

Stormwater Quality in lieu Contribution Scheme Guideline

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A Guide for Planning Applicants

Protecting our Waterways

The Mornington Peninsula is unique in its catchment hydrology and supports the greatest length of coastline of any local government in Victoria. With over 140,000 residents, over 30 unique townships, 46 Environmental Vegetation Classes, 8,000 businesses and a world renowned tourism market, the Mornington Peninsula supports a huge diversity of land uses and services.

Planning applicants in the Mornington Peninsula Shire must meet stormwater quality targets onsite to reduce the amount of pollutants entering local waterways and Port Phillip and Western Port bays.

The Stormwater in Lieu Contribution Scheme (the Scheme) lets planning applicants offset up to 100% (subject to approval) of their onsite stormwater requirements by paying a contribution to Council. Council will use these funds to build large scale Water Sensitive Urban Design (WSUD) projects. These projects will deliver the same stormwater quality benefits to our waterways and bays that would have previously been achieved by individual developments.

Benefits of the Scheme

- Simplifying the approval process
- Flexible options for developers
- More cost effective compared to on-site works
- Deliver local community and environmental benefit.

Moving to a Council-run scheme is:

- recommended by the Victorian Stormwater Ministerial Advisory Council and
- supported by the Victorian Government and Melbourne Water.

Subject to approval, planning applicants will be able to offset up to 100% of their on-site stormwater treatment requirements. The funds from the offset will deliver precinct-scale WSUD projects. These works 'offset' stormwater impacts not treated within the development.

What Developments are eligible to use the Scheme?

Most small and medium urban development and subdivisions:

- Multi-dwelling residential and mixed-use developments
- Commercial and industrial developments
- Residential and industrial subdivisions

Refer to Clauses 53.18, 55.07 and 56.07 of the Mornington Peninsula Shire Planning Scheme for more details.

- ❖ **Stormwater Quality requirements do not apply to Single Dwellings or alterations and additions to dwellings.**

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What Developments may not be eligible to use the Scheme?

Not all sites will be able to make use of the Scheme. The use of the Scheme will be at Council's discretion.

Example of possible ineligibility to use the Scheme are:

- Site where there is a sensitive interface, such as draining to a creek or one of the bays
- Large sites capable of managing their own stormwater quality
- Sites or discharge locations that are susceptible to erosion or instability
- Where additional stormwater run-off will add to existing drainage issues

If a development falls within a Melbourne Water Drainage Scheme area, then it will be subject to the conditions of that scheme.

Meeting Best Practice Stormwater Quality Requirements

Under the Scheme, applicants can meet their stormwater quality requirements in one of the following ways:

- Option 1 – Install WSUD treatment measures on-site in accordance with an approved WSUD Response to fully meet the development's stormwater quality provisions (a business-as-usual option currently available).
- Option 2 – Install some WSUD treatment measures on-site in accordance with an approved WSUD Response to partially meet the stormwater quality provisions. Additionally, provide a payment to Council's Scheme to make up the balance of the development's stormwater quality provisions.
- Option 3 – Make a 100% payment to the Scheme. This payment is in lieu of doing any water quality-related works on site.

Most small developments will achieve at least half of their stormwater quality requirements with rainwater tanks plumbed for flushing.

The application pathway will be subject to Council approval because it will be entirely appropriate for some developments to meet their stormwater quality provisions within the development.

The level of compliance will be measured by Melbourne Water's STORM calculator or equivalent software acceptable to Council.

All other stormwater requirements, such as those to reduce the risk of flooding, will remain as per the conditions within the planning permit and must be met.

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Stormwater Quality in Lieu Contribution Scheme Rate

- The voluntary payment rate is \$29 per square metre of developed untreated impervious area.
- This rate has been estimated by industry experts based on the average on-lot cost of treatment assets to meet stormwater quality obligations and the cost to Council to implement stormwater quality offsets.
- The calculated contribution is non-negotiable as applicants have the option to meet their obligation by installing WSUD treatment measures and achieving full stormwater quality compliance on-site.
- Subject to Council approval, the contribution can be applied to up to 100% of your stormwater quality compliance obligations.
- The rate may be adjusted as part of Council's annual review of its fees and charges.

The Planning Approval Process

The start date for the Scheme is 1 July 2022. All relevant applications lodged after this date will be subject to this new Scheme. This scheme also applies to subdivision applications lodged after 1 July that relate to development applications lodged before this date.

Step 1 – Pre-application consultation

Applicants are encouraged to discuss their proposed stormwater quality treatment approach at an early stage as Council requirements may influence the proposed site layout and configuration. The site coverage and impervious areas should be minimised as much as practical to reduce stormwater runoff.

Applicants wishing to provide a Stormwater Quality In Lieu Contribution Scheme payment as part of their application should consider this early in the process so that plans may be adjusted as required.

Step 2 – Submit a Planning Application

It is important for applicants to seek appropriate advice and refer to the relevant clauses within the Mornington Peninsula Planning Scheme and these Guidelines to ensure the correct information is submitted as part of the application.

An application shall include a Stormwater Quality report or statement of intention including:

1. The Stormwater Quality Pathway or extent of stormwater quality works proposed (100% works, some works and part offset, or 100% payment of offset).
2. Justification of the proposed stormwater quality approach, including a STORM or MUSIC Report, if applicable.
3. The concept plan of the WSUD stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties, and vegetation areas.

Council's Statutory Planning and Development Engineering Departments will assess the application, taking into consideration a range of stormwater management requirements as part of the overall planning considerations.

Council may still require an applicant to achieve full (or some minimum) compliance on-site.

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Step 3 – Permit Conditions

If Council issues a permit, it will include several conditions relating to stormwater management.

The Planning Permit conditions will be written to allow flexibility in the Stormwater Quality pathway if it turns out that the method needs to change.

All other stormwater requirements, such as those to reduce the risk of flooding, will remain as per the conditions within the planning permit and must be met.

Step 4 – Approval of Stormwater Quality Contribution and Payment

If the applicant has opted to make a contribution payment, it will typically be required prior to issue of approved engineering plans. The Development Engineering Department will manage the final approval process, in conjunction with approval of the engineering plans.

Where the applicant is proposing to pay a contribution payment, or where they are proposing to meet 100% of their treatment requirements on site, the size and details of the impervious area and any proposed stormwater quality treatments are to be provided. This information must include a STORM Rating Report. This information will usually be submitted along with the engineering plans. Any subsequent changes to the impervious area will require a contribution recalculation.

Following the assessment, the applicant will be provided with:

- Details of any modifications required to the treatment measures or requests for additional information.
- When the Stormwater Quality arrangements are approved, the applicant will be advised of the Scheme payment amount and a letter of offer will be issued.
- Once the Scheme payment is made, the approved engineering plans can be issued.

Transition Arrangements

The start date for the Scheme is 1 July 2022. All relevant applications lodged after this date will be subject to this new Scheme. This Scheme does not apply to:

- an application to subdivide a multi-unit residential development where the development application was lodged prior to 9 October 2006 and the application to subdivide will be exempt from the stormwater quality provisions of Clause 56.07, as is currently the case.
- an application lodged before 1 July 2022.
- an application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before 1 July 2022.
- an application to subdivide land if the subdivision application is related to a development application which was lodged before 1 July 2022.

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Scheme Payment Calculation for Developments:

$$\begin{aligned} & \text{Total impervious area of the site} \\ & \quad \times \\ & \text{Percentage variance (100\% - STORM Rating \%)} \\ & \quad \times \\ & \$29 \text{ (Stormwater In Lieu Contribution Scheme Voluntary contribution rate)} \\ & \quad = \\ & \$ \text{ Stormwater In Lieu Contribution Scheme payment amount} \end{aligned}$$

Scheme Payment Calculation for Land Subdivisions:

$$\begin{aligned} & \text{Total area of the site} \\ & \quad \times \\ & \text{Imperviousness Ratio} \\ & \quad \times \\ & \text{Relative Density Ratio (as published by Melbourne Water)} \\ & \quad \times \\ & \text{Percentage variance (100\% - STORM Rating \%)} \\ & \quad \times \\ & \$29 \text{ (Stormwater In Lieu Contribution Scheme Voluntary contribution rate)} \\ & \quad = \\ & \$ \text{ Stormwater In Lieu Contribution Scheme payment amount} \end{aligned}$$

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Extra Information about the Calculations

Impervious areas typically include:

- Roofs
- Roads
- Driveways
- Sealed paths & patios
- Swimming pools and sealed surrounds, and
- Other sealed surfaces such as tennis courts etc

The STORM Rating is calculated using Melbourne Water's STORM Calculator, available here: [STORM Calculator \(melbournewater.com.au\)](https://stormcalculator.melbournewater.com.au)

For sites that are required to use Model for Urban Stormwater Improvement Conceptualization (MUSIC) outputs to assess stormwater quality compliance, the Scheme payment shall be reduced by the same percentage as the ratio of Total Nitrogen (TN) removal to the Best Practice target of 45% reduction.

For example, a site that achieves a TN removal of 18% shall, subject to Council approval, have the Stormwater In Lieu Contribution Scheme payment reduced by 40% (i.e. 18 divided by 45). So, in this example, 40% replaces the STORM Rating in the above formulae.

The Land Subdivision calculation is different because the impervious surface areas are not known at the time the land is subdivided. However, there are standard run-off coefficients for different development types that can be used to adjust the total area to an estimated impervious surface area. The same coefficients are used for designing drainage in new subdivisions. Firstly, the total area is converted (by the multiplier 0.6) to the likely impervious surface area assuming the site is a standard residential subdivision. Secondly, a Relative Density Ratio is applied that adjusts the typical density of a standard residential subdivision to the density of the actual subdivision type. The current Relative Density Ratios are available here: [Contributions 1.6 | Melbourne Water](#)

Some areas of a subdivision should be excluded from the WSUD Voluntary Contribution calculation. For example:

- Open space being transferred to Mornington Peninsula Shire, including Tree Reserves;
- Land set aside on plans of subdivision as drainage reserves or easement for public waterways, open channels, low flow pipelines with grassed overflow channels;
- Reserves in residential subdivisions which are un-developable as a result of encumbrance (e.g. electricity reserves, State school sites)
- Stage or 'super' lots on greenfield subdivisions

A list of areas that must be included in the Subdivision Area include:

- Lots

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- Common property areas
- Most easements
- Roads including road reserves

You can use Mornington Peninsula Shire's online Stormwater In Lieu Contribution Scheme Calculator to estimate the Stormwater In Lieu Contribution Scheme payment here: mornpen.vic.gov.au/stormwatercalculator

Acceptable WSUD Treatments

Rain water tanks plumbed for flushing toilets are the most acceptable WSUD/Stormwater Quality Treatment system.

Raingardens of a reasonable scale are an acceptable treatment. Melbourne Water has some useful guidelines here: [Raingardens | Melbourne Water](#). Although STORM may indicate a smaller raingarden meets the stormwater quality provisions, a larger raingarden may be required to handle the run-off from the relevant surface.

Supported treatments include:

- Infiltration Raingardens – Only on sandy soils
- Inground Raingardens
- Planter Box Raingardens
- Porous Paving Raingardens – Only on sandy soils

Downpipe Diversion, Tank Diversion, Swale Raingardens and Vegetable Raingardens are generally not supported in Mornington Peninsula Shire.

Wetlands and similar larger-scale treatments are acceptable. These are usually more suited to large sites. Large sites are usually assessed using MUSIC instead of STORM.

Consideration of proprietary systems will be on a case by case basis.

Documents to be Submitted

The applicant's proposed approach to stormwater management should be discussed with Council officers during the preliminary consultant phase with the outcomes influencing the proposed development's site layout and configuration as appropriate.

The following documentation must be submitted as part of the Council engineering plan approval process:

- A full set of your drainage design plans
- Drainage computations
- A completed [engineering plan checklist](#),

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- A copy of a STORM or MUSIC program output demonstrating how the proposal achieves 100% storm rating:

OR

A copy of a STORM or MUSIC program output demonstrating the extent to which the proposal achieves 100% storm rating and a request for an offer from Mornington Peninsula Shire to take on the balance of your stormwater quality obligations:

OR

A request for an offer from Mornington Peninsula Shire to take on 100% of your stormwater quality obligations

All stormwater management / drainage documentation must be submitted electronically to dev.eng@mornpen.vic.gov.au. Refer to Council website [here](#) for more details.

Development Examples Utilising the Scheme

Example A – Two Unit Residential Development:

- Two Unit Residential Development
- Total site area: 750m²
- Three bedrooms per unit
- 200m² roof area per unit
- 40m² driveway area per unit
- Only the roof area of each development is being treated through use of 2,000l rainwater retention tanks, plumbed internally.
- Approximate cost of rain water tanks works: \$8,400 capital + \$2,800 land value
- \$11,200 total cost of on-site works
- STORM result:

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STORM Rating Report

TransactionID: 1379188
Municipality: MORNINGTON PENINSULA
Rainfall Station: MORNINGTON PENINSULA
Address: 1
Imagination Lane
3929
VIC
Assessor: Engineer
Development Type: Residential - Multiunit
Allotment Site (m2): 750.00
STORM Rating %: 59

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 Roof	200.00	Rainwater Tank	2,000.00	3	71.10	88.80
Unit 1 Driveway	40.00	None	0.00	0	0.00	0.00
Unit 2 Roof	200.00	Rainwater Tank	2,000.00	3	71.10	88.80
Unit 1 Driveway	40.00	None	0.00	0	0.00	0.00

Offset payment calculation:

$Impervious\ Area \times (100\% - STORM\ Rating\ \%) \times Scheme\ Rate = Amount\ payable$

$480 \times (100\% - 59\%) \times 29 = \$5,707.20$

Total cost to meet Stormwater Quality Requirements: $\$11,200 + \$5,707.20 = \$16,907.20$

Example B – Four Warehouse Development:

- Total site area: 2,000m²
- 250m² roof area per warehouse
- 680m² carpark area
- All roofs and carpark to a 10m² raingarden with 100mm freeboard
- Approximate cost of raingarden works: \$10,000 capital + \$7,000 land value
- \$17,000 total cost of on-site works
- STORM result:

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STORM Rating Report

TransactionID: 1379478
 Municipality: MORNINGTON PENINSULA
 Rainfall Station: MORNINGTON PENINSULA
 Address: 12
 Imagination Lane
 3939
 VIC
 Assessor: Engineer
 Development Type: Industrial
 Allotment Site (m2): 2,000.00
 STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof 1	250.00	Raingarden 100mm	1.50	0	101.50	0.00
Roof 2	250.00	Raingarden 100mm	1.50	0	101.50	0.00
Roof 3	250.00	Raingarden 100mm	1.50	0	101.50	0.00
Roof 4	250.00	Raingarden 100mm	1.50	0	101.50	0.00
Carpark	680.00	Raingarden 100mm	4.00	0	100.50	0.00

As the works achieve >100% STORM Rating, no offset payment is required.

Example C – Child Care Centre:

- Total site area: 1,200m²
- 400m² roof area
- 400m² carpark
- Roof to be directed to 10,000l tank
- Approximate cost of rain water tanks works: \$10,000 capital + \$1,400 land value
- \$11,400 total cost of on-site works
- STORM result:

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STORM Rating Report

TransactionID: 1379500
Municipality: MORNINGTON PENINSULA
Rainfall Station: MORNINGTON PENINSULA
Address: 124
Imagination Lane
3943
VIC
Assessor: Engineer
Development Type: Industrial
Allotment Site (m2): 800.00
STORM Rating %: 77

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Building Roof	400.00	Rainwater Tank	10,000.00	20	154.40	79.00
Carpark	400.00	None	0.00	0	0.00	0.00

Offset payment calculation:

$$\text{Impervious Area} \times (100\% - \text{STORM Rating \%}) \times \text{Scheme Rate} = \text{Amount payable}$$

$$800 \times (100\% - 77\%) \times 29 = \$5,336$$

$$\text{Total cost to meet Stormwater Quality Requirements: } \$11,400 + \$5,336 = \$16,736$$

Example D – Standard Residential 12 Lot Subdivision:

- Total site area: 5,000m²
- 417m² average lot size
- Relative Density Ratio: 1.0
- No Stormwater Quality Treatment Works

Offset payment calculation:

$$\text{Total Site Area} \times \text{Relative Density Ratio} \times \text{Imperviousness Ratio} \times (100\% - \text{STORM Rating\%}) \times \text{Scheme Rate} = \text{Amount payable}$$

$$5000 \times 1 \times 0.6 \times (100\% - 0\%) \times 29 = \$87,000$$

Example E – Standard Residential Two Lot Subdivision with Existing Dwelling Retained:

- Total site area: 2,000m²
- Average lot size: 1,000m²

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- Relative Density Ratio: 0.9
- Imperviousness Ratio: 0.6
- Calculated Impervious area of each lot: 540m²
- Existing dwelling has a 2,000l rainwater tank
- STORM result:



STORM Rating Report

TransactionID: 1383076
Municipality: MORNINGTON PENINSULA
Rainfall Station: MORNINGTON PENINSULA
Address: 1248
Imagination Lane
3939
VIC
Assessor: Engineer
Development Type: Residential - Subdivision
Allotment Site (m2): 2,000.00
STORM Rating %: 15

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Dwelling 1	540.00	Rainwater Tank	2,000.00	3	30.80	58.00
Vacant Lot	540.00	None	0.00	0	0.00	0.00

Offset payment calculation:

$$\text{Total Site Area} \times \text{Relative Density Ratio} \times \text{Imperviousness Ratio} \times (100\% - \text{STORM Rating}\%) \times \text{Scheme Rate} = \text{Amount payable}$$

$$2,000 \times 0.6 \times 0.9 \times (100\% - 15\%) \times 29 = \$26,622$$