

MPSC Stormwater In Lieu Contribution Scheme

2nd Developers Information Session – July 2021



Welcome and Introduction



Melissa Burrage
Manager, Climate Change and
Sustainability

Acknowledgement

Mornington Peninsula Shire acknowledges and pays respect to the elders, families and ancestors of the Bunurong/Boon Wurrung people, who have been the custodians of this land for many thousands of years. We acknowledge that the land on which we meet is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong/Boon Wurrung peoples' living culture continues to have a unique role in the life of this region



Agenda

- Background and Overview
- Planning Process
- Worked Examples
- Q&A

Background and Overview

Brenda Lee

Integrated Water Management Officer

Background



Image: Melbourne Water

Development ↑

Imperviousness ↑

Stormwater ↑

Waterway Health ↓

Council's Commitment



Victoria Government Gazette

No. S 499 Tuesday 23 October 2018
By Authority of Victorian Government Printer

Environment Protection Act 1970

ERRATUM

Victoria Government Gazette S493 19 October 2018 – page 19

Notice is hereby given that Clause 25 of the State environment protection policy (Waters) published on page 19 of the Victoria Government Gazette S493 dated 19 October 2018 was incorrect. Both the Clause and explanatory note should include reference to 'or other uses' after the term 'water for the environment'. A full version of the correct notice is published below and replaces entirely the notice published in the aforementioned gazette.

BRYONY GRICE

Director Environmental Policy and Community Partnerships

Environment Protection Act 1970

STATE ENVIRONMENT PROTECTION POLICY (WATERS)

Order in Council

The Governor in Council under section 16(1) of the **Environment Protection Act 1970** and on the recommendation of the Environment Protection Authority, declares the State environment protection policy contained in the Schedule to this Order.



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Current Stormwater Requirements

Victoria Planning Provisions

- Clause 53.18: stormwater management in urban areas
- Clauses 55.07-5 and 56.07: stormwater quality with respect to residential apartment complexes and residential land subdivision
- Clause 58.03.8: IWM and stormwater management objectives



**Amendment VC154 -
Stormwater management**

Planning Advisory Note 75
OCTOBER 2018

Status Quo with On-Site Development

Current practice for developers to meet their on-site stormwater management compliance:

- Meet 100% stormwater treatment compliance on-site,
- OR**
- Pay a contribution towards Melbourne Water offset scheme (up to 100%)



Drivers for a Change

Challenges in meeting best practice stormwater management:

- Melbourne Water's offset scheme does not guarantee Mornington Peninsula as a beneficiary
- Site constraints and impractical solutions
- Funding required to construct and maintain precinct scale WSUD assets



Revised Approach to Stormwater Management

- Victorian Stormwater Ministerial Advisory Council recommended moving to Municipal run stormwater offsets
- Victorian Government supports Municipal run schemes and is developing guidance to implement
- Municipal offsets allowed under VPP via VC154



New Pathway – Shire Run Scheme

New practice for developers to meet their on-site stormwater management compliance:

- Continue to meet 100% stormwater treatment compliance on-site,

OR

- Pay a **voluntary** contribution towards MPSC Stormwater in Lieu Scheme (up to 100% - combo with on-site works)
(NEW)

Note: If a development proposal falls within a Melbourne Water drainage scheme area, then it will be subject to the conditions of that scheme

Key Feature

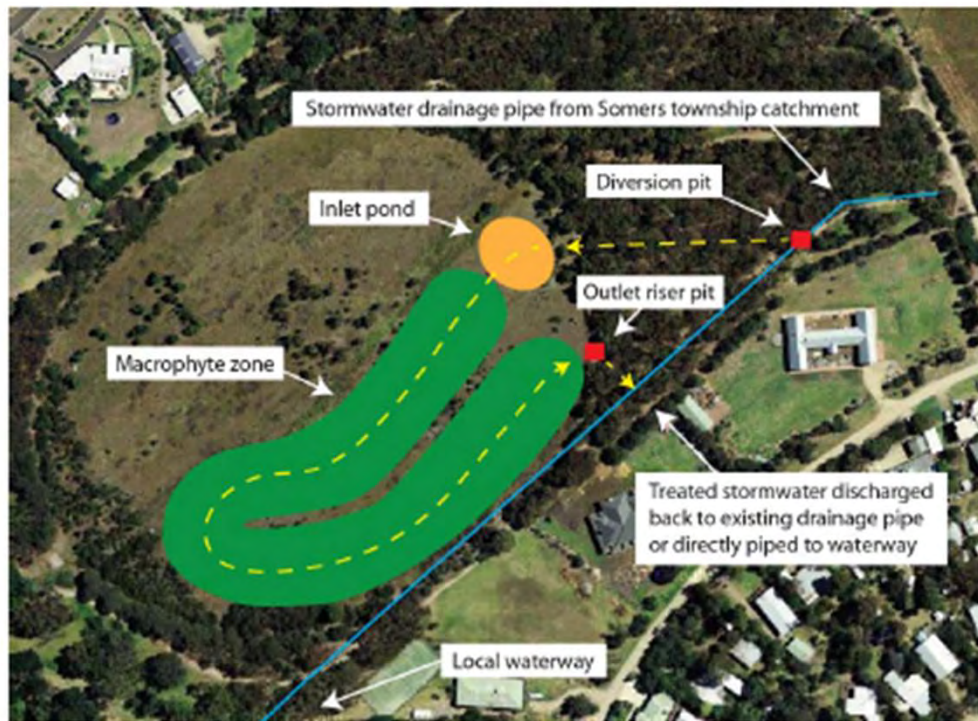
The Scheme

- Is VOLUNTARY– developers/ applicants have a choice
- Up to 100% transfer of stormwater obligation to council (combo with on-site work)
- Estimated starting point rate: **\$29 per m²** of developed 'total impervious area'

Expenditure of Funds

- Deliver **large scale WSUD projects** within Mornington Peninsula to achieve the equivalent, or greater, stormwater treatment
- Improve the quality of water entering Port Philip and Western Port Bays and our local waterways
- WSUD Masterplan is in development to identify opportunities for investment of funds collected

Expenditure of Funds – Example Project



Proposed Koala Reserve Wetland

243kg Total N removal

\$856k CAPEX estimate

Benefit to Developers



- ✓ Can reduce compliance costs for developers compared to on-site works
- ✓ Flexibility for dealing with difficult sites
- ✓ Easily administered, simple approval process
- ✓ Voluntary option
- ✓ Working with your local municipality with local knowledge

Benefits for the Community & Shire

- ✓ More certainty in stormwater quality improvement outcomes on the Peninsula
- ✓ Deliver **local** community benefit
 - ✓ Healthier waterway and bays
 - ✓ Connection with nature
 - ✓ Potential drought-proofing of public open space



Planning Process

Lucy Yang

Senior Statutory Planner



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Pathways

100% onsite

Applicant meets 100% of stormwater quality requirements onsite



Applicant demonstrates compliance and provides concept of SWQ works.



Detailed design reviewed by Development Engineer.
WSUD measures constructed onsite.

Partial contribution

Applicant meets a percentage of stormwater contributions onsite, with the remainder paid to Council's Contribution Scheme



Applicant demonstrates partial compliance and provides concept of SWQ works.



Detailed design and offset form reviewed by Development Engineer.
Some WSUD measures constructed onsite and offset paid.

100% contribution

Applicant chooses 100% contribution to Council's Contribution Scheme



Offset form reviewed by Development Engineer.
Invoice sent to applicant.

Application Requirements

- Applicant nominates a preferred pathway (on-site works / offset) at planning application stage

If not provided, this will be requested at further information stage

- Statement of Intention
- Concept of on-site stormwater quality works
- Demonstrated compliance (ie. STORM report or similar)

Implementation of the Contributions Scheme

- Council may still require developers to achieve full (or minimum) compliance onsite
- Target Start date: 1 November 2021
- All applications lodged after this date will be subject to these new pathways.

Exemptions:

- An application lodged before this date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before this date.

Implementation of the Contributions Scheme

- Stormwater Quality Contribution Purchase Agreement forms to be developed
- When is the contribution to be paid?
 - Development (including integrated subdivision/development) - Prior to the approval of Engineering Plans
 - Subdivision - Prior to the issue of Statement of Compliance

Worked Examples

Alex Chisholm

Development Engineer

Developments where the Scheme may be supported

Most small and medium urban developments

- Multi-unit sites
- Commercial
- Mixed use
- Child Care Centres/Medical Centres
- Warehouse and Industrial developments
- Small residential and industrial subdivisions in urban areas

Where the Scheme may not be supported

Not all sites will be able to make use of the Scheme and this will be at Council's discretion. Examples are:

- Large sites capable of managing their own SWQ
- Where there is a sensitive interface, such as draining to a creek or the bays
- In erosion-susceptible sites or outfalls
- Site where additional stormwater run-off will add to existing drainage issues

Assessment tools – STORM & MUSIC

STORM Calculator

"Design your development to protect river health"

The STORM Calculator
Welcome to the STORM Calculator.
You now need to submit details relating to your development site.

Questions? Have a look at the [help page](#) or contact your Council's Planning or Environmentally Sustainable Design department as part of the Council permit requirements.

* Required field

Municipality: * MORNINGTON PENINSULA

Rainfall Station: * MORNINGTON PENINSULA

Click [here](#) to find the location of a rainfall station (closest to your development).

Total Site Area: * 1197 (m²)

Address: 2 Queen Street

Suburb / Postcode: Mornington / 3931

Assessor: Shane Hardingham

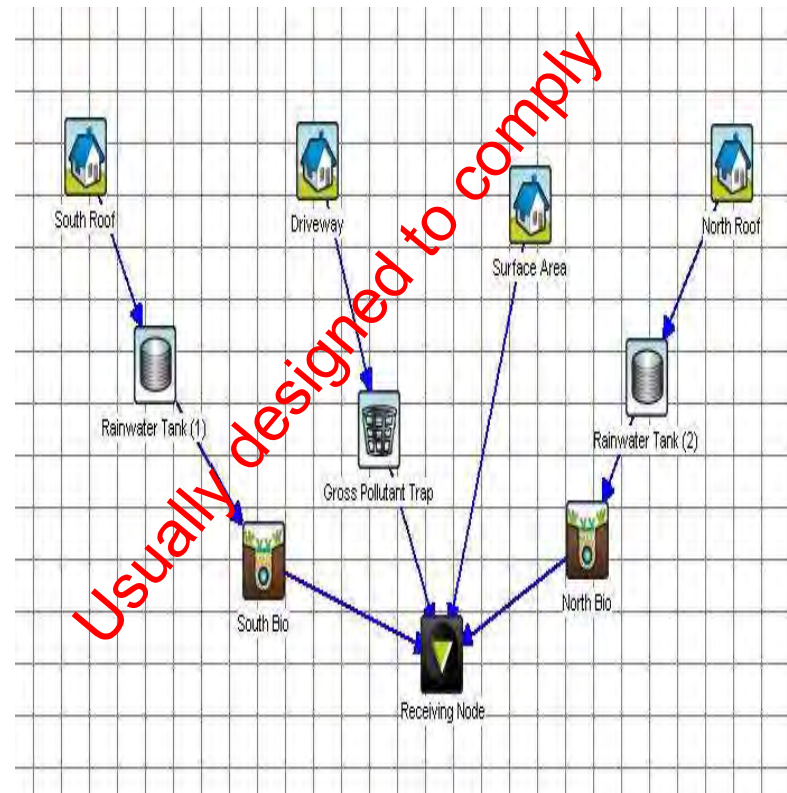
Development Type: * Residential - Mixed Use

You now need to list every impervious area (Hard surfaces e.g. roof, road) on your site and detail your planned treatment measures.
All hard surface areas must be listed with the area - if there is no treatment choose NONE in the treatment field box.

- You can add or delete rows by selecting the Add Treatment Row and Delete Selected Rows buttons.
- Once you have finished select Calculate.
- Select Restart to clear all fields and begin again.

Impervious Area Names	Impervious Area (m ²)	Treatment Type More Information	Treatment Size (m ² or L)	Number of Bedrooms	Delete Row
Roof 1	200	Rainwater Tank	2000	3	
Roof 2	180	Rainwater Tank	2000	3	
Driveway	150	None	0	0	

Add Treatment Row Delete Selected Rows Calculate Restart



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How the WSUD Voluntary Contribution is calculated for Developments

$$\begin{aligned} & \text{Total } \underline{\text{impervious}} \text{ area of the site} \\ & \quad \times \\ & \text{Percentage variance (100\% - STORM Rating\%)} \\ & \quad \times \\ & \$29 \text{ per m}^2 \text{ (WSUD voluntary contribution rate)} \\ & \quad = \\ & \$ \text{ WSUD voluntary contribution} \end{aligned}$$

How the WSUD Voluntary Contribution is calculated for Land Subdivisions

$$\begin{aligned} & \text{Total area of the site} \\ & \quad \times \\ & 0.6 \text{ (the 5-year ARI coefficient of runoff for a standard residential} \\ & \quad \text{subdivision)} \\ & \quad \times \\ & \text{Relative Density Ratio (as published by Melbourne Water)} \\ & \quad \times \\ & \text{Percentage variance (100\% - STORM Rating\%)} \\ & \quad \times \\ & \$29 \text{ per m}^2 \text{ (WSUD voluntary contribution rate)} \\ & = \$ \text{ WSUD voluntary contribution} \end{aligned}$$

Example A - 2 Unit residential development



STORM Rating Report

TransactionID: 1156754
Municipality: MORNINGTON PENINSULA
Rainfall Station: MORNINGTON PENINSULA
Address: 2 Units - RW Tanks only

Assessor: VIC
Shane Hardingham
Development Type: Residential - Multiunit
Allotment Site (m2): 750.00
STORM Rating %: 59

- 750 m² site, 2 x 3 Bedroom units, 2 x 200 m² roof areas, 2 x 40 m² driveways
- 200 m² of each roof to 2,000 litre rainwater tank

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 2 Driveway	40.00	None	0.00	0	0.00	0.00

Example A - 2 Unit residential development

- 2 x 2,000 litre rainwater tank \$8,400 Capital + \$2,800 Land value
- Total Cost of Works \$11,200

Total impervious 480 m²

STORM Rating 59%

SWQ offset to Council

$480 \text{ m}^2 \times (100 - 59)\% \times \$29 = \$5,707.20$

Total Cost to meet SWQ requirements: \$16,907.20

Example B - 4 Warehouses on 2,000 m²



STORM Rating Report

TransactionID: 1156931
Municipality: MORNINGTON PENINSULA
Rainfall Station: MORNINGTON PENINSULA
Address: Warehouse - All RGs

VIC
Assessor: Shane Hardingham
Development Type: Industrial
Allotment Site (m2): 2 000.00
STORM Rating %: 101

- 2,000 m² site, 4 Warehouses, 4 x 250 m² roof areas, 680 m² carpark
- All roofs and carparks to a single 10 m² raingarden

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

Example B - 4 Warehouses on 2,000 m²

- 1 x 10 m² raingarden \$10,000 Capital + \$7,000 Land value
- Total Cost of Works \$17,000
- May be easy to comply with a raingarden in landscape set-back.
- Must also keep in mind requirement for on-site detention



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Example C - Child Care Centre on 1,200 m²



STORM Rating Report

TransactionID: 1156988
Municipality: MORNINGTON PENINSULA
Rainfall Station: MORNINGTON PENINSULA
Address: Child Care Centre - Treated

- 1,200 m² site, 400 m² Roof, 400m² carpark
- Roof to 10,000 litre Rainwater tank

VIC
Assessor: Shane Hardingham
Development Type: Commercial/Retail
Allotment Site (m2): 1,200.00
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

Example C - Child Care Centre on 1,200 m²

- 1 x 10,000 litre rainwater tank \$10,000 Capital + \$1,400 Land value
- Total Cost of Works \$11,400
- Total impervious 800 m²
- STORM Rating 77%
- SWQ offset to Council: $800 \text{ m}^2 \times (100 - 77)\% \times \$29 = \$5,336$

Total Cost to meet SWQ requirements: \$16,736

Example D – 5,000m² subdivision - 12 lots

- Ave lot size = 417m²
- Relative Density Ratio = 1.0 (from MW website)
- No SWQ treatment works

$$5,000\text{m}^2 \times 0.6 \times 1.0 \times 100\% \times \$29 =$$

Total Cost to meet SWQ requirements: \$87,000

Makes a case for exploring on-site treatments

Example E – 2,000m² subdivision - 2 lots Existing dwelling retained on one lot

- Average lot size = 1,000m²
- Relative Density Ratio = 0.9 (from MW website)
- Ex dwelling with 2,000L RW tank STORM Score = 13%

$$2,000\text{m}^2 \times 0.6 \times 0.9 \times (100-13)\% \times \$29 =$$

Total Cost to meet SWQ requirements: \$ 27,248.40

Summary

- New practice/ policy to meet stormwater obligations:
 1. On-site treatment
 2. Off-site treatment: local stormwater offset scheme (voluntary)
 3. Combo of the above
- Melbourne Water's offset scheme will no longer be available
- Funds collected will be used to construct and maintain off-site stormwater assets (equivalent of total nitrogen transferred)

Q&A



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