

Policy P211 Water Sensitive Urban Design

Responsible Business Unit/s	Infrastructure Services, Development Services
Responsible Officer	Director Infrastructure Services
Affected Business Unit/s	Infrastructure Services, Development Services

Policy Objectives

The City of South Perth is a progressive local government with a primary objective to deliver quality social, economic and environmental services for the wellbeing of its community and employees now and into the future. This also extends to assisting and facilitating the South Perth community in making more sustainable and environmentally responsible choices, including in the context Water Sensitive Urban Design (WSUD).

The objective of this Policy is to:

- Integrate the management of the total water cycle in the urban environment (typically referred to as Water Sensitive Urban Design (WSUD)). WSUD incorporates all water resources, including surface water, groundwater, urban and roof runoff and wastewater.
- Employ the key principles of WSUD, including:
 - Protect and enhance natural systems and ecological processes,
 - Protect water quality of surface and ground waters,
 - Migration of peak flows to natural background rates;
 - Integrate stormwater treatment into the landscape,
 - Reducing potable water demand,
 - Minimise wastewater generation,
 - Protect the built environment from flooding and water logging, and
 - Retain, use and infiltrate stormwater at source.
- Assist in the protection and/or enhancement of the environmental values of the Swan and Canning Rivers and watercourses, consistent with the requirements of the *Swan and Canning Rivers Management Act 2006*;
- Protect, and where possible, restore and enhance the environmental, economic and social (for example recreation and scenic) values of the City's waterways and protected wetlands;
- Implement WSUD best management practices for all new development proposals and City operations.

Policy Scope

This Policy applies to all development that occurs within the City of South Perth, including, rezoning, structure plans, subdivisions, and development proposals; and is applicable to all activities, works, services and programs conducted by the City, its contractors, consultants and volunteers.

This Policy shall not bind the Council in respect of any application for planning approval but the Council shall have due regard to the provisions of the Policy and the objectives which the planning policy is designed to achieve before making its decision.

The Water Sensitive Urban Design Guidelines for the City of South Perth is the technical document which supports and forms part of this Policy, and must be read in conjunction with this Policy.

Policy Statement

The City acknowledges that urban development disrupts the natural water cycle and can have a significant impact on the environment, in terms of the quantity and quality of water.

The Water Sensitive Urban Development Guidelines for the City of South Perth is the technical document that has been prepared to support this Policy and provide information to those proposing to undertake development and works activities within the City of South Perth.

The WSUD principles are derived from the Department of Water's core goals for water management throughout Western Australia. These goals ensure that:

- The water needs for Perth's population and economic growth are sustainably met;
- Western Australia has contemporary and adaptive water management; and
- Western Australia exceeds national standards in water efficiency and demand management.

To meet the desired WSUD outcomes, the guidelines contain specific water management objectives and targets for all parts of the urban water cycle. Additionally, guidance is provided on how best to incorporate and design WSUD measures into urban developments to achieve these targets dependent on the size, type and complexity of development.

Detail on a range of best management practice WSUD measures that can be adapted for use within the City of South Perth can be found in the Water Sensitive Urban Design Guidelines for the City of South Perth and the Department of Water Stormwater Management Manual for WA.

The City will encourage innovation and creativity in the uptake of WSUD measures and will move toward supporting and recognising best practice (and beyond) initiatives wherever possible.

Structural WSUD Best Management Practices

There are opportunities to incorporate structural best management practice at the structure planning or subdivision stage of development, to incorporate WSUD measures into regions and precincts. Many structural measures are scalable and can be easily applied to single lots – refer to the Site Element measures listed in the table below.

The City has developed a list of design criteria for WSUD measures for different types and scales of developments, ranging from single dwelling to subdivision, open spaces and commercial sites. This table outlines potential application of some of these measures for different development types/ elements.

	Regional Elements	Precinct Elements	Site Elements
Element Description	Public Open Space Multiple Use Corridors	Street Layout and Streetscape	Allotment Density and Layout
WSUD Measure	Constructed Wetlands Stormwater Reuse Hydro zoned parkland	Road design Infiltration Systems Pervious Paving Pollutant Traps Sand Filter Buffer Strip Swales Bio-retention System Urban Forest Constructed Wetlands Stormwater Reuse	Infiltration Systems Porous Pavement Sand Filter Buffer Strip Swales Bio-retention System Rain Garden Onsite Detention Rainwater Tank for Stormwater Reuse Green Roofs Landscaping

Non-structural Best Management WSUD Practices

A comprehensive approach to stormwater management also involves the promotion of non-structural best management WSUD practices. These include controls including, but not limited to, the following:

- Education of residents, developers, and City Officers on WSUD practices, including design and best management practices, such as appropriate plant species, fertilizer and water use;
- Street sweeping programs;
- Improved waste and storm water management for residential and commercial premises; and
- Monitoring.

Legislation / Local Law Requirements

City of South Perth Town Planning Scheme No. 6
Residential Design Codes (R-Codes)

Relationship to other State documents and Planning Policies (SPPs)

This Policy has due regard to, and should be read in conjunction with the State Planning Policies. Of particular relevance to this Policy are:

- State Planning Policy No 2 Environment and Natural Resources (2003)
- State Planning Policy No 2.9 Water Resources (2006)
- State Planning Policy No 2.10 Swan-Canning River System (2006)
- Swan and Canning Rivers Management Act* (2006)
- State Water Plan (2007)
- State Water Strategy (2003)
- Department of Water Stormwater Management Manual for WA (2004-2007)
- Department of Planning & Infrastructure Better Urban Water Management (2008).

Other legislative documents which should be read in conjunction with this Policy include:

- Environmental Protection and Biodiversity Conservation (EPBC) Act 1999*; and
- Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon (WAPC) 2010.

Other Relevant Policies/ Key Documents

The Water Sensitive Urban Design Guidelines for the City of South Perth 2012
City of South Perth Strategic Community Plan 2017-2027
City of South Perth Sustainability Strategy 2012-2015
City of South Perth Green Plan
City of South Perth Integrated Planning and Reporting Framework
P203 Groundwater Management
P208 Ecologically Sustainable Building Design
P302 General Design Guidelines for Residential Development
P350 Residential Design Policy Manual, particularly:
P350.01 Sustainable Design
P351 Precinct and Streetscape
P352 Final Clearance Requirements for Completed Buildings
P354 / M354 Stormwater Drainage Requirements for Proposed Buildings
P357 Right-of-Way (ROW) Maintenance and Development
P692 Sustainability Policy