

IMPORTANT LINKS:

[Local Planning Policy 6: Development Contribution Policy](#)

[Local Planning Policy 8: General Development & Process Standards Policy](#)

WHAT IS STORMWATER MANAGEMENT?

“Stormwater Management” is a term used to describe the control of surface water runoff from impervious surfaces such as roofs, roads, driveways and paved areas which prevent the absorption of water into the ground. Efficient and effective management of stormwater runoff is necessary to protect people and property from flooding, and avoid adverse impact to natural groundwater and ecosystems (eg waterways, wetlands etc...).

WHAT ARE THE METHODS OF STORMWATER MANAGEMENT?

Generally, stormwater is managed on-site by either containment or infiltration, as permitted by the soil type and site conditions. Stormwater retention/infiltration may be achieved by one, or any combination of the following techniques:

- Above ground storage and infiltration systems (eg rainwater tanks, under eaves rainwater tanks, and/or rainwater gardens; *and/or*)
- Below ground storage and infiltration systems (e.g. soakwells, rainwater tanks or infiltration cells).

STORMWATER MANAGEMENT PROVISIONS

Stormwater management shall satisfy the provisions of the **Local Planning Policy 8C – Stormwater Management Provisions** in conjunction with **Local Planning Policy 6F – Drainage Infill Contributions Provisions**.

STORMWATER MANAGEMENT	
Single House (and associated outbuildings, in all zones)	
Lots under 4,000m ² No throttled lot connection available	Stormwater runoff is retained for use and/or infiltration within the lot at a rate of 1m ³ per 65m ² of impervious area.
Lots under 4,000m ² Throttled lot connection available	Stormwater runoff is retained for use and/or infiltration within the lot at a rate of 1m ³ per 65m ² of impervious area with compliant silt trap prior to connection to City’s drainage system.
Lots over 4,000m ² No throttled lot connection available	Stormwater runoff is retained for use and/or infiltration within the lot at a rate of 1m ³ per 65m ² of impervious area.
Canal lots within Port Geographe Overflow pipe within canal wall	No onsite stormwater management require. Connection to overflow pipe via silt-trap.
Commercial, Industrial, Mixed Use, Group and Multiple Residential, and other Residential Development in Urban Zones	
Lots with no throttled lot connection	Stormwater runoff is retained for use and/or infiltration within the lot at a rate of 1m ³ per 40m ² of impervious area except: <ul style="list-style-type: none"> ○ Where an approved urban water management plan (UWMP) is in place, stormwater management to be in accordance with that plan. ○ Where there is no UWMP, stormwater is retained for use and/or infiltration within the lot at a rate of 1m³ per 65m² of impervious area, and a Contribution payable to the City in accordance with LPP6F.
Lots with a throttled lot connection	Connection to City’s drainage system via compliant silt-trap.

DRAINAGE CONTRIBUTION PROVISIONS

Infill development places a higher demand on the City's stormwater infrastructure than it was originally designed to accommodate, therefore infill development is required to retain the 1 hour/ 5 year rainfall event on site to reduce the load to the City's stormwater infrastructure. If the required stormwater retention 1m³ per 40m² is managed on site no contribution applies. However, instances where the 1m³ per 40m² cannot be managed on site, stormwater is required to be retained at a rate of 1m³ per 65m² (1 hour/1 year rainfall event) and a contribution, based on the difference is payable towards upgrading the City's stormwater infrastructure. The contribution rate is \$1.80/m² of impervious area.

Contributions only apply to infill development in existing, established residential areas where drainage upgrades are relevant and required (LPP6F Schedule 1 provides areas where contributions may be required). Contributions will not apply in Vasse, Provence, Old Broadwater Farm, Peppermint Park, College Avenue, Country Road, parts of Broadwater and Abbey, south of Bussell Highway, Dunsborough Lakes, Windlemere, Cape Rise etc...

ENQUIRIES

Enquiries may be directed to Planning and Development Services staff on 9781 1731, via email at city@busselton.wa.gov.au, or in person at the City Administration Building during office hours, Monday – Friday.

*****Disclaimer** - this information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.***