	COUNCIL POLICY	
	Voluntary Mechanism for Stormwater Quality	
	POLICY NO	087
	DEPARTMENT	Development Services
	PROGRAM	Strategic Planning
ENDORSED BY COUNCIL	9 December 2020 Resolution: ORD-2020-329	

1.0 Scope

Stormwater quality management is a mandatory requirement for development in Mackay under the current Urban Stormwater Quality Management Plan and the *State Planning Policy* (SPP).

The interim development assessment requirements for the State interest – water quality in the SPP will apply to development applications for any of the following:

- 1) A material change of use for urban purposes that involves a land area greater than 2500 square metres that:
 - a) Will result in an impervious area greater than 25% of the net developable area, or
 - b) Will result in six or more dwellings, or
- 2) Reconfiguring of a lot for urban purposes that involves a land area greater than 2500 square metres and will result in six or more lots, or
- 3) Operational works for urban purposes that involve disturbing more than 2500 square metres of land.

The voluntary mechanism (the mechanism) for stormwater quality management provides an alternative for managing stormwater pollutants (on-site) for the post-construction phase of development.

The mechanism allows developers to make a payment to Council in lieu of providing stormwater quality management within their development. Payments made to Council will fund the delivery of regional stormwater quality improvements.

The mechanism is voluntary and as such, does not constitute an infrastructure charge. Following the mechanism payment to Council, the developer will be deemed to comply with the stormwater quality management requirements of the Planning Scheme and *State Planning Policy*. It must be noted that this does not exempt developers from their responsibilities to manage stormwater design objectives during the construction phase, or flooding in accordance with the Planning Scheme, *State Planning Policy* and the Queensland Urban Drainage Manual (QUDM).

This document outlines the mechanism scenarios, rates and application and compliance requirements.

2.0 Reference

- Voluntary Mechanism for Stormwater Quality Management Maps (4 in total)
- *State Planning Policy* – State Interest Water Quality
- Urban Stormwater Quality Planning Guidelines (DERM 2010)
- Mackay City Planning Scheme
- Urban Stormwater Quality Management Plan for Mackay

3.0 Definitions

To assist in interpretation the following definitions shall apply:

Development Area shall mean the total site contained in the development application excluding drainage reserves and open space.

Greenfield Development shall mean development of land that is currently undeveloped, in a city or rural area either used for agriculture, landscape design or natural uses.

GPT shall mean Gross Pollutant Trap.

Infill Development shall mean development of unused or under-utilized land within existing urban areas.

4.0 Mechanism Scenarios

The mechanism maps, identify three scenarios for urban development in Mackay.

No Mechanism

No mechanism will be considered where the local receiving waterway is highly valued for ecosystem or social value. In this case Mackay Regional Council requires stormwater management to occur on-site in accordance with the Planning Scheme and the State Planning Policy.

Level 1

Level 1 applies where the local receiving waterway is resilient to nutrient loading. In this case, treatment of stormwater from the development is required to achieve the Total Suspended Solids objective (i.e. 75% removal of annual average TSS load) prior to discharge from the development site.

Level 2

Level 2 applies where the local receiving waterway is disturbed or where the development area is <0.5ha.

5.0 Gross Pollutant Traps for Industrial and Commercial Development

Where developers wish to apply the mechanism to commercial and industrial developments, a GPT(s) **must** be installed to capture litter and coarse sediment. The developer must provide a detailed maintenance plan for the ongoing maintenance and operation of the GPT.

6.0 Mechanism Rates

Table 1 presents the mechanism rates and Table 2 provides multipliers that are applied to these rates. The mechanism payments are defined as follows:

Mechanism payment (\$) = development area (ha) X mechanism rate (\$/ha) X multiplier

Table 1 - Mechanism Rates

Mechanism Scenario	Mechanism Rate (\$/ha)
Level 1	15,000
Level 2	42,000

Table 2 - Mechanism Landuse Multipliers

Land use	Multiplier
Rural residential* lots (<2,000m ² , assumed f _i 50%)	1.0
Rural residential* lots (between 2,000m ² and 4,000m ² , assumed f _i 25%)	0.75
Low density residential	1.0
Medium density residential	1.1
High density residential	1.7
Commercial/Industrial	2.0
Community facilities (schools, sports facilities, recreation etc)	0.75

* Rural residential lots greater than 4,000m² have an assumed fraction impervious (f_i) of <25% therefore not triggering the State interest for water quality in the SPP. Note: The minimum lot size for rural residential lots is 1ha under the current Planning Scheme.

7.0 Applying to Utilize the Mechanism for Stormwater Quality Management

Developers must submit an application form (Appendix A) to Council for consideration as part of the Reconfiguration of Lot / Material Change of Use (RoL/MCU) development application. Council will determine the merit of the application and appropriate mechanism where applicable. For level 1, a stormwater management plan is to be submitted to Council that provides on-site treatment to achieve 75% TSS.

8.0 Payment of the Mechanism

Following approval, Council will enter into an agreement with the developer for payment of the mechanism. For RoL applications, payment of the mechanism will occur at plan sealing or signed survey stage. For MCU applications payment of the

mechanism will occur prior to commencement of use. The mechanism rate (\$/ha) cannot be negotiated.

9.0 Review of Policy

This policy is to be reviewed annually. The review process will include an assessment of actual costs of stormwater quality projects and further consultation with industry (UDIA) to ensure the intent and functionality of the policy is being met.

10.0 Mechanism Calculation Examples

The following provides examples of how the voluntary mechanism for stormwater quality management would be applied:

Example 1: Greenfield development in Level 2

Level 2 – developer pays \$42,000 per hectare of development.

Example 2: Greenfield development in Level 1

Level 1 plus onsite treatment – developer pays \$15,000 per hectare and submits a stormwater management plan to Council that provides on-site treatment to achieve the 75% TSS objective. This will require, for example, a swale at 10m per hectare and wetland area at 2% of the development area.

Example 3: Infill low density residential development <0.5ha in Level 2

Level 2 – developer pays \$42,000 per hectare of development.

Example 4: Commercial or industrial development in Level 2

Level 2 offset (with multiplier) plus GPT – developer pays \$42,000/ha x 2 = \$84,000 and installs a GPT on-site.

11.0 Review of Policy

This policy will be reviewed when any of the following occur:

1. The related documents are amended or replaced.
2. Other circumstances as determined from time to time by a resolution of Council

Notwithstanding the above, this policy is to be reviewed at intervals of no more than two years.

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
1	New Policy		Council	13.08.14
2	Policy Reviewed		Council	23.11.16
3	Policy Review		Council	09.12.20

Application for the Mechanism for Stormwater Quality Management

Details of Owner/Applicant

Name: _____
Contact address: _____
Email: _____
Phone: _____

Details of Development

Estate name/stage: _____
No. of lots/area of subdivision: _____ / _____
Address (if applicable): _____
Lot reference: _____
Area: _____

PROPOSED OVERALL DEVELOPMENT LAYOUT AND DEVELOPMENT AREA TO BE SUBMITTED WITH THIS APPLICATION.

Development statistics to be provided including landuse split, development stages; number of allotments, area and type; passive open space area; drainage and road areas per stage of development.

13.0 Request for Mechanism

Mechanism Level	Area (ha)	Land Use	Multiplier	Mechanism Amount
Level 1		Rural residential (<2000m ² , assumed f _i 50%)	1.0	
Level 1		Rural residential (between 2000m ² and 4000m ² , assumed f _i 25%)	0.75	
Level 1		Low density residential	1.0	
Level 1		Medium density residential	1.1	
Level 1		High density residential	1.7	
Level 1		Commercial / Industrial	2.0	
Level 1		Community facilities (schools, sports facilities, recreation etc)	0.75	
Level 2		Rural residential (<2000m ² , assumed f _i 50%)	1.0	
Level 2		Rural residential (between 2000m ² and 4000m ² , assumed f _i 25%)	0.75	
Level 2		Low density residential	1.0	
Level 2		Medium density residential	1.1	
Level 2		High density residential	1.7	
Level 2		Commercial / Industrial	2.0	
Level 2		Community facilities (schools, sports facilities, recreation etc)	0.75	
TOTAL		Mechanism Payment		\$

14.0 Application Checklist

Has the development been mapped as Level 1?	
Has the development been mapped as Level 2?	
Has a development plan been provided that shows the area of landuse used to calculate the mechanism payment?	
If Level 1, has a Site Based Stormwater Management Plan provided?	

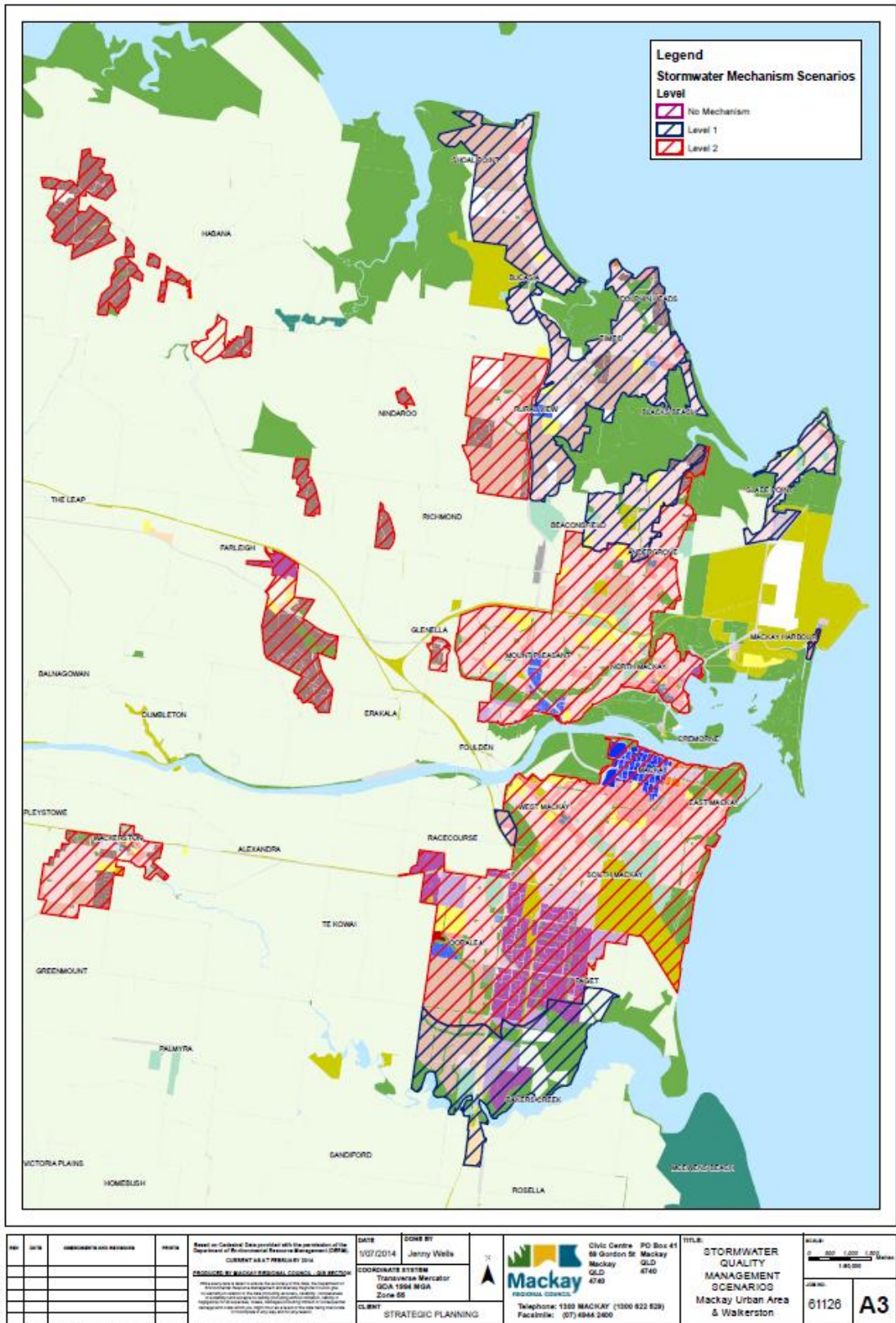
For more information, please refer to the voluntary mechanism for stormwater quality management, scenario maps (4 in total).

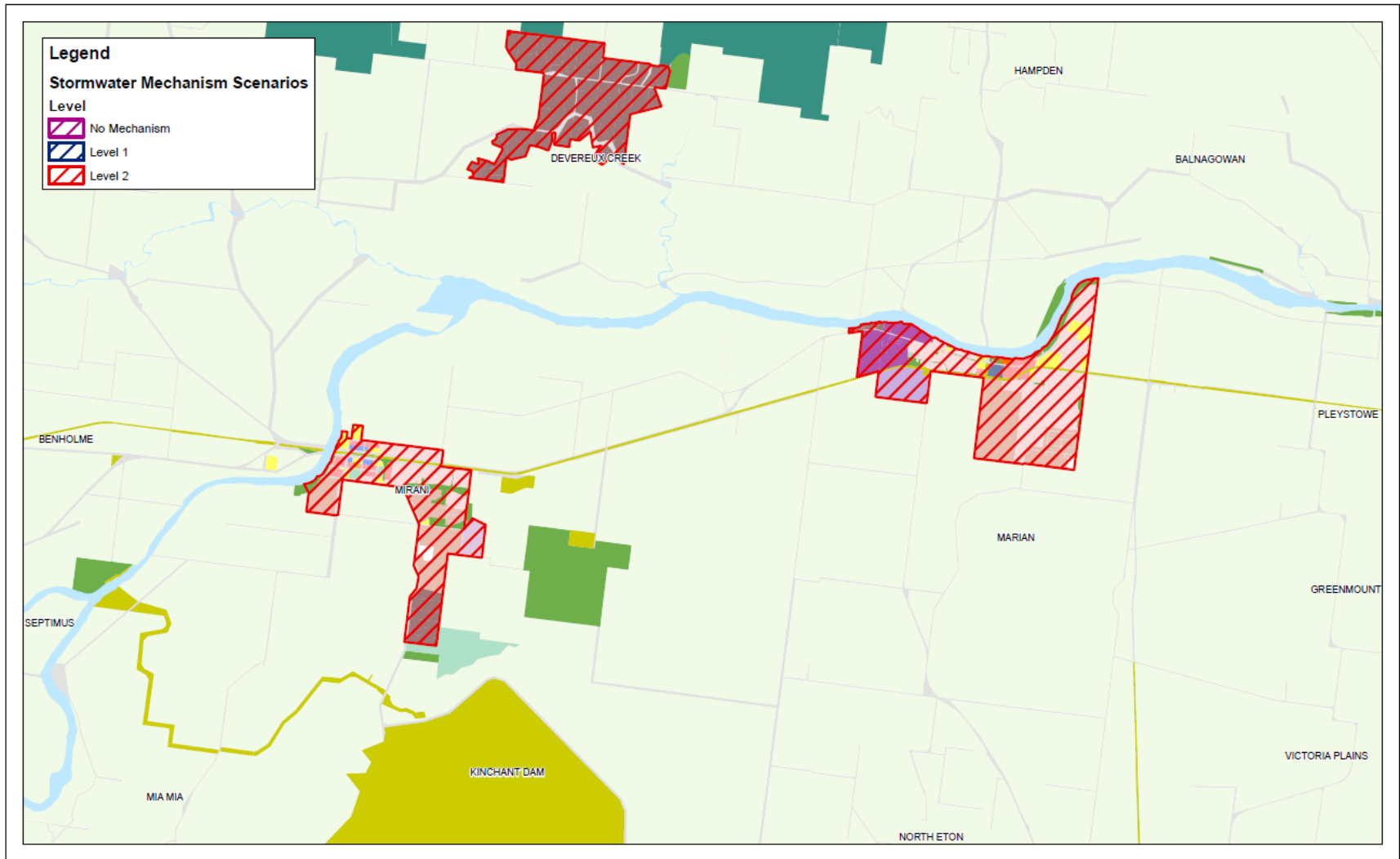
Declaration:

I _____ declare that the information provided in this application is correct and will enter into a mechanism payment agreement with Mackay Regional Council should this application be approved.

Signature of owner/applicant: _____ Date: _____

Office use only:

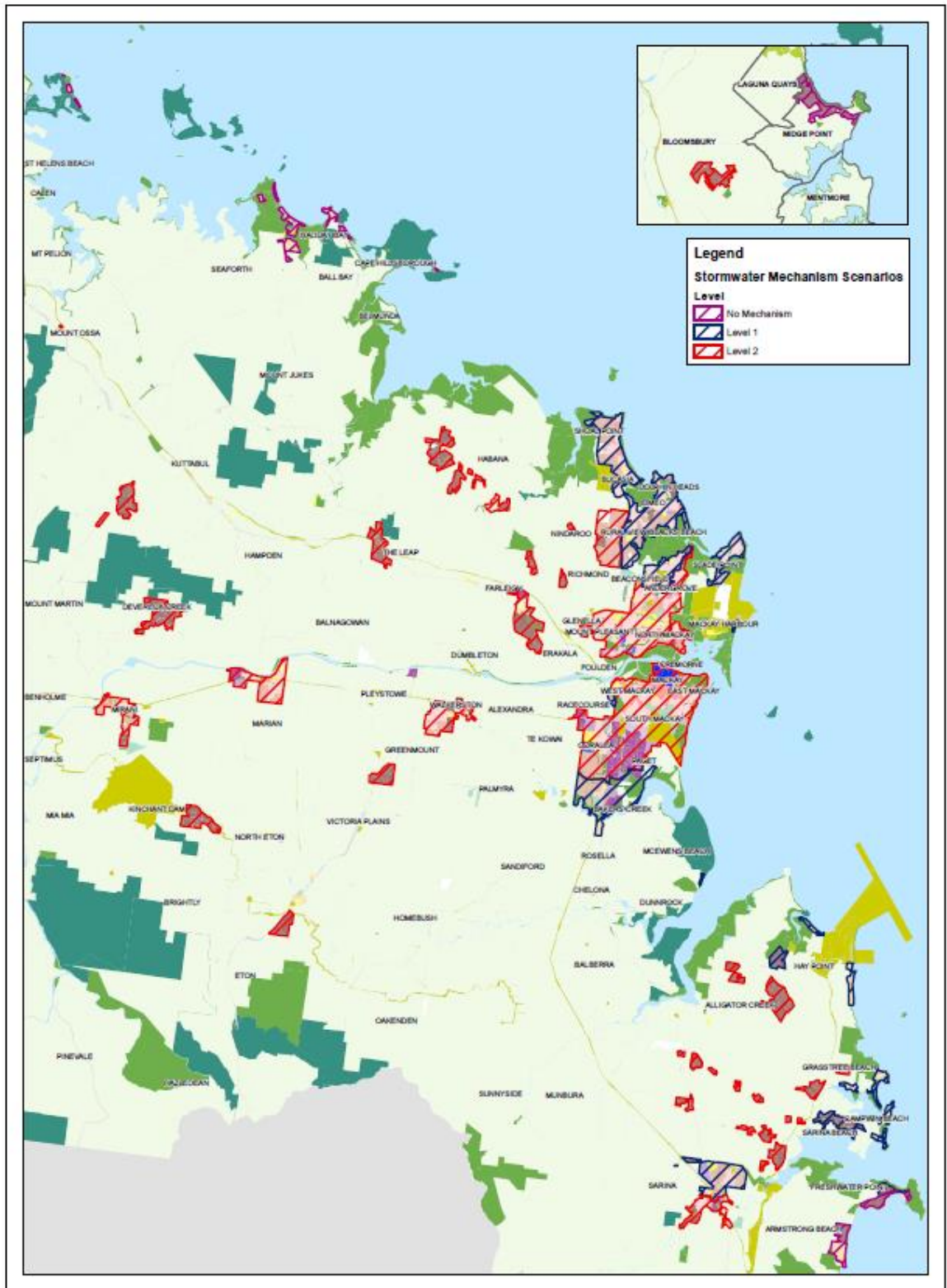




REV No.	DATE	AMENDMENTS AND REVISIONS	No OF PRINTS

<p>Based on Cadastral Data provided with the permission of the Department of Environmental Resource Management (DERM). CURRENT AS AT FEBRUARY 2014</p> <p>PRODUCED BY MACKAY REGIONAL COUNCIL - GIS SECTION</p> <p><small>While every care is taken to ensure the accuracy of this data, the Department of Environmental Resource Management and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accept no liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.</small></p>		<p>DATE 1/07/2014</p> <p>DONE BY Jenny Wells</p> <p>COORDINATE SYSTEM Transverse Mercator GDA 1984 MGA Zone 55</p> <p>CLIENT STRATEGIC PLANNING</p>	<p></p> <p></p> <p>Civic Centre 59 Gordon St Mackay QLD 4740</p> <p>PO Box 41 Mackay QLD 4740</p> <p>Telephone: 1300 MACKAY (1300 622 529) Facsimile: (07) 4544 2400</p>	<p>TITLE: STORMWATER QUALITY MANAGEMENT SCENARIOS</p> <p>Marian & Mirani</p>	<p>SCALE: 0 250 500 1,000 Metres 1:50,000</p> <p>JOB NO. 61126</p> <p>A3</p>
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NO.	DATE	AMENDMENTS AND REVISIONS	PREPARED BY	<p>Based on Customer Data provided with the permission of the Department of Environmental Regulation Management (DERM) CURRENT AS AT FEBRUARY 2014</p> <p>PREPARED BY: MACKAY REGIONAL COUNCIL - SEE SECTION 1</p> <p>THIS MAP IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE DEPARTMENT OF ENVIRONMENTAL REGULATION MANAGEMENT'S (DERM) POSITION ON ANY MATTER. THE DEPARTMENT OF ENVIRONMENTAL REGULATION MANAGEMENT (DERM) IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS MAP. THE DEPARTMENT OF ENVIRONMENTAL REGULATION MANAGEMENT (DERM) IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS MAP.</p>	DATE	DRAWN BY	<p>Civic Centre PO Box 41 88 Gordon St Mackay QLD 4740</p> <p>Telephone: 1300 MACKAY (1300 622 829) Facsimile: (07) 4944 2493</p>	TITLE	<p>STORMWATER QUALITY MANAGEMENT SCENARIOS Mackay Region</p>	SCALE	<p>0 1000 2000 3000 Metres</p>
				1/07/2014	Jenny Wells					61126	