



## Guidance note 2

# Water management reports in the land planning process

This note is one in a series that aims to assist people and organisations involved in implementing *Better urban water management* (BUWM), which was developed by the Western Australian Planning Commission in 2008.

*Better urban water management* identifies the actions and investigations required to support planning decisions that may affect water resources at each stage of the land planning process. The information is presented in water management reports (i.e. regional, district or local water management strategies or urban water management plans).

This guidance note provides general advice about which water management report is required at each planning stage.

## Preparing a water management report

The proponent<sup>1</sup> is responsible for investigating and preparing information to support their proposal. This includes preparing water management reports which demonstrate how their proposal will manage water resources consistent with current best management practice and water sensitive urban design.

Decision making in land-use planning should be based on information appropriate to the planning level at which the decision is being made, such as the district or local planning stage. Total water cycle management should be considered for all proposals. However, only issues that are relevant to the site, its surroundings and planning decision require investigation and discussion.

The degree of investigation required in preparing a water management report will depend on the significance of the receiving environment and the level of risk to water resources and community assets associated with the proposal.

Refer to *Better urban water management* guidance note 3 for further advice about how to prepare and assess water management reports, including the roles and responsibilities of proponents, local government and state government agencies.

## How to determine which water management report is required to support a planning proposal

Figure 1 shows how government integrates land and water planning in *Better urban water management*. It shows how water planning (left side) integrates with land planning tools (right side) through the requirement for water management reports. Figure 1 depicts the ideal situation. However, *Better urban water management* recognises that the planning process may not occur in a sequential order.

<sup>1</sup> For the purpose of this guidance note, the proponent is the person or organisation that is the initiator of a planning proposal.

Figure 2 also depicts the ideal process, and specifies the land planning tools and water management reports at each of the stages of land planning.

Table 1 provides further information about which water management report is required to support planning proposals, including those that fit outside or are not clearly defined by the ideal planning scenario used in *Better urban water management*.

When no upper level water management report, such as a district water management strategy, has been prepared, the proponent should address the information required by *Better urban water management* at the current planning stage. This may incorporate additional investigation in the absence of upper level water management reports.

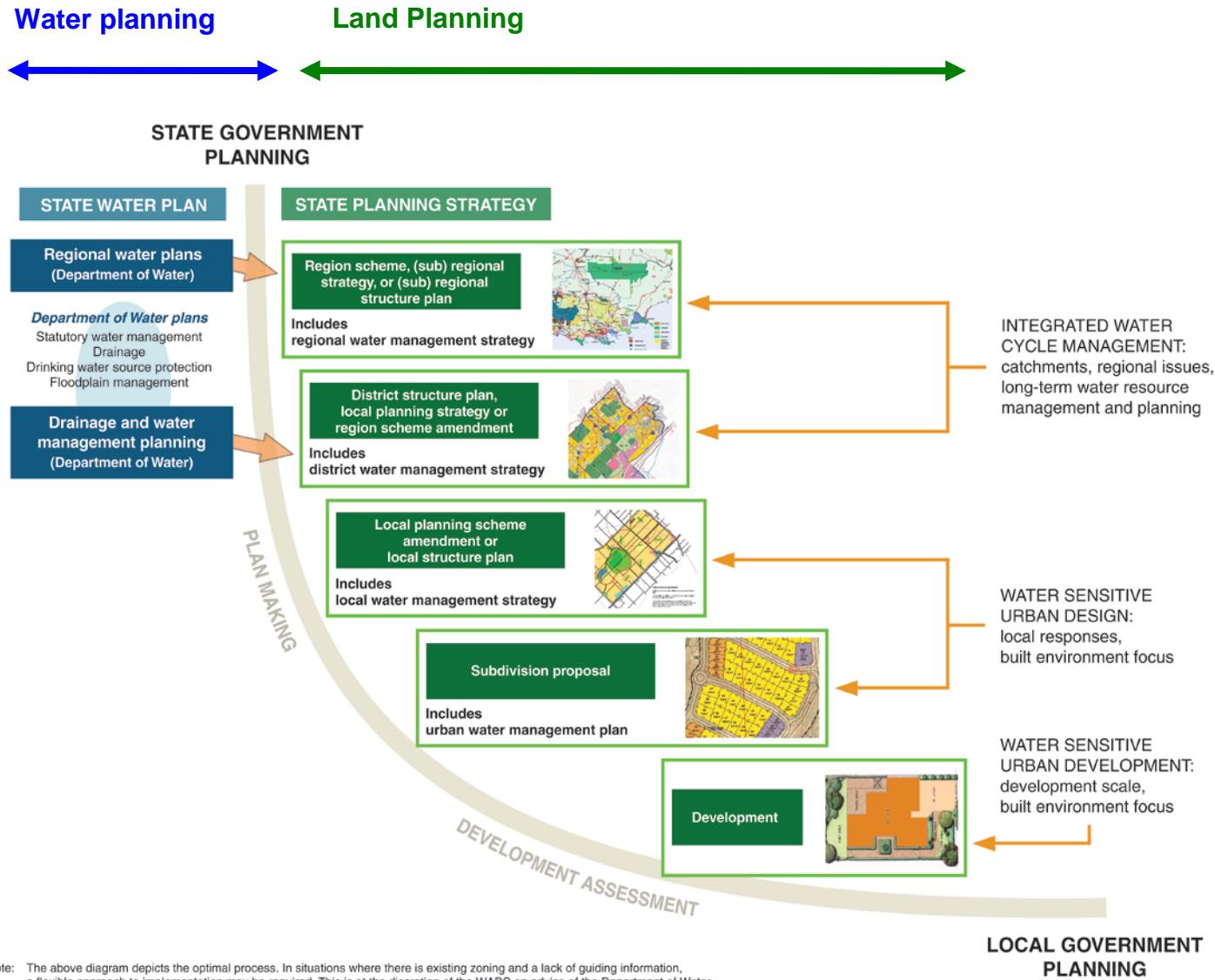


Figure 1 Integration of land and water planning in Better urban water management

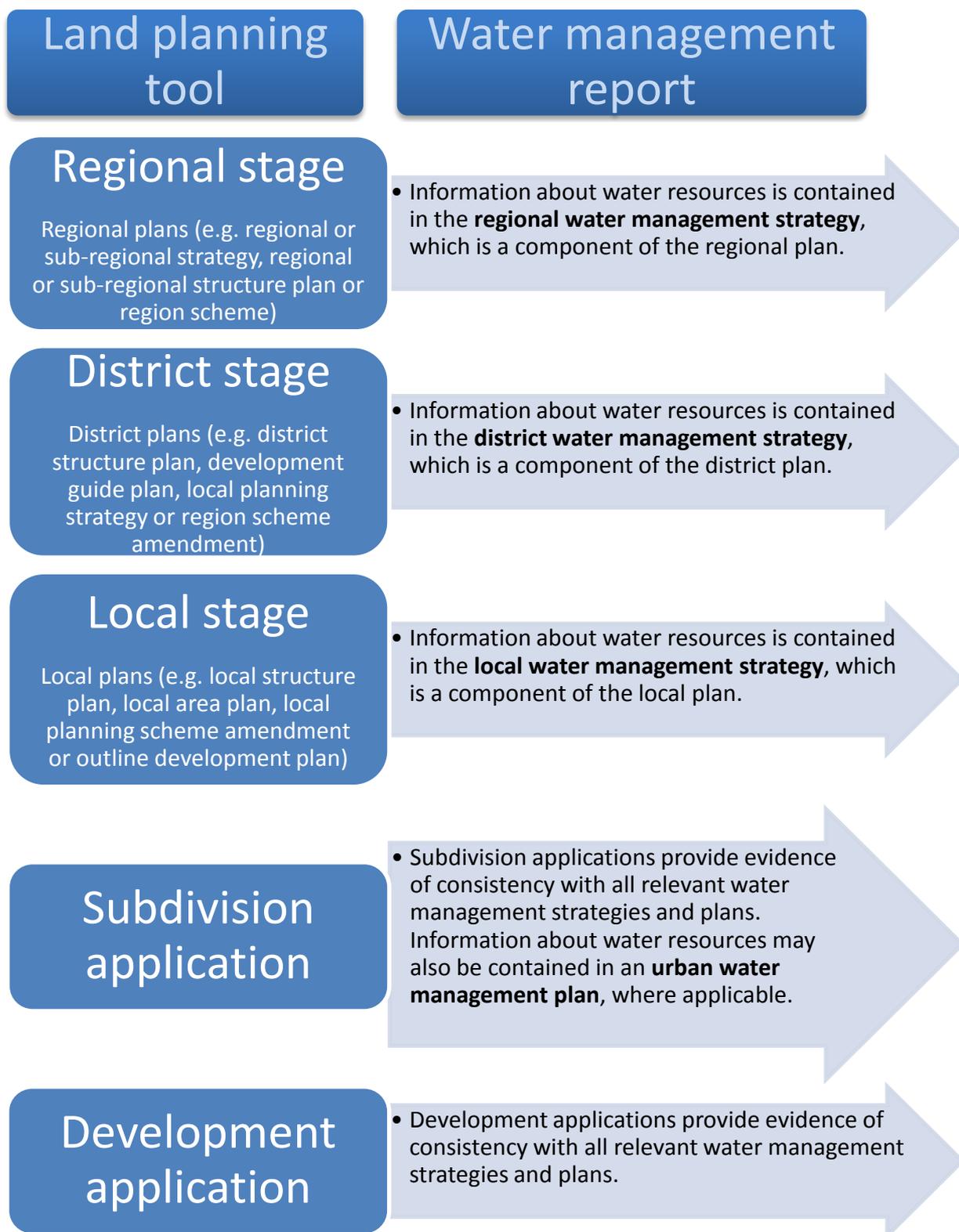


Figure 2 Land planning tools and water management reports at each of the stages of land planning

Table 1 Planning stage, decision and water management reports required to meet Better urban water management requirements

Planning stage	Water management report and <i>Better urban water management</i> requirements for proponents
<p><b>Regional planning stage</b>  <i>Purpose of regional water management strategies:</i> To identify areas for future land use change and potential impacts on water resource management at the regional scale.</p>	
Regional or sub-regional strategy, regional or sub-regional structure plan or region scheme.	Regional water management strategy
<p><b>District planning stage</b>  <i>Purpose of district water management strategies:</i> To demonstrate that the area is capable of supporting the change in land use and identify land areas required for water management.</p>	
District structure plan, development guide plan, local planning strategy, local scheme amendment where there is no regional scheme, or region scheme amendment.	District water management strategy is required.
Rezoning to Urban Deferred.	District water management strategy required to support rezoning to Urban Deferred under a regional scheme.
Lifting of Urban Deferred.	When water resource management was deferred or not assessed (prior to <i>Better urban water management</i> ) at the rezoning to Urban Deferred stage a district water management strategy is required to support the lifting of Urban Deferred zoning under a regional scheme.
Concurrent regional and local planning scheme amendment.	Where the local planning scheme amendment or equivalent planning requirement (e.g. outline development plan, subdivision guide plan) is required prior to the subdivision stage of development, a district water management strategy will be required to support the concurrent regional and local scheme amendment and a local water management strategy would be required to support the local structure plan (outline development plan or subdivision guide plan).

Planning stage	Water management report and <i>Better urban water management</i> requirements for proponents
	or If no local structure plan or equivalent planning requirement (e.g. outline development plan, subdivision guide plan) is required by the local planning scheme or other local planning policy before subdivision, then a combined district and local water management strategy is required to support the concurrent regional and local scheme amendment.
Local planning scheme amendment where there is no regional scheme.	District water management strategy required for local planning scheme amendments. However, depending on the local planning scheme requirements and the next stage of planning to occur, a local water management strategy may also be required in accordance with the requirements of a concurrent regional and local scheme amendment.
Rezoning where there is no drainage and water management plan (DWMP <sup>2</sup> ).	District water management strategy required.
Rezoning where a drainage and water management plan (DWMP) is being prepared.	The Department of Water is unlikely to support any decision to finalise scheme amendments or other planning decisions until the drainage and water management plan has been finalised. Where significant progress has been made on a drainage and water management plan (e.g. draft drainage and water management plan at advertising stage) and a proposal (i.e. scheme amendment or structure plan) appears to be in accordance with a draft drainage and water management plan, then the Department of Water would have no objection to the advertising of the proposal for public comment, provided it is not approved prior to and is made consistent with, the final drainage and water management plan. In the absence of a district water management strategy (DWMS) additional investigations may be required in the absence of upper level planning documents.

<sup>2</sup> Drainage and water management plans are prepared by the Department of Water. They provide guidance on planning and water service provision in areas where water management will be a critical factor influencing or limiting the nature of urban development; and assist in the implementation of *Better urban water management*. These plans consider all aspects of total water cycle management, including flood protection, management of hydrogeology and hydrology, water quality, water recycling and efficiency and protection of waterways, wetlands and other water dependent ecosystems.

<b>Planning stage</b>	<b>Water management report and <i>Better urban water management</i> requirements for proponents</b>
<b>Local planning stage</b>	
<i>Purpose of local water management strategies:</i> To identify how the proposed urban form will address water use, the protection of water dependent environments and management and to identify existing and required water management infrastructure, including detailed land requirements.	
Local structure plan, local area plan, local planning scheme amendment (within regional scheme area), outline development plan or subdivision guide plan where there is no district structure planning or district water management strategy.	Local water management strategy required.
<b>Subdivision stage<sup>3</sup></b>	
<i>Purpose of urban water management plans:</i> To demonstrate how the final urban form will use and manage water including specific infrastructure, land requirements and detailed designs for water management such as stormwater management and treatment.	
Urban zoned land with approved local water management strategy.	Condition on subdivision for: <i>Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water, consistent with any approved [INSERT VALUE] Local Water Management Strategy/Drainage and Water Management Plan [DELETE AS APPLICABLE]. (Local Government)(Western Australian Planning Commission 2012)</i> Where an approved local water management strategy exists, the urban water management plan will not need to be lodged with the application for subdivision but will be required to be lodged and approved prior to any site works as a condition of subdivision.
Urban zoned land with no approved local water management strategy or upper level water management	Urban water management plan required to be lodged with the subdivision application to demonstrate that the design can achieve water management objectives. Condition on

<sup>3</sup> *Better urban water management* recommends that large greenfield subdivisions or small subdivisions in priority catchments or where there are water management issues should be supported by an urban water management plan to demonstrate how the proposed development complies with published policy.

<b>Planning stage</b>	<b>Water management report and <i>Better urban water management</i> requirements for proponents</b>
documents.	subdivision may still be required for: <i>Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water, consistent with any approved [INSERT VALUE] Local Water Management Strategy/Drainage and Water Management Plan [DELETE AS APPLICABLE]. (Local Government)(Western Australian Planning Commission 2012)</i>
Staged development	Urban water management plans should be prepared for whole of subdivision (where applicable). However, where there is an approved local water management strategy, separate urban water management plans for each stage may be acceptable subject to approval from the department.
<b>Development stage</b>	
<i>Purpose of urban water management plans:</i> To demonstrate how will the final urban form will use and manage water including specific infrastructure, land requirements and detailed designs for water management such as stormwater management and treatment.	
Development application in a location with an approved urban water management plan.	Site works and management to be consistent with the urban water management plan.
Development application where an urban water management plan is not available.	Urban water management plan or similar report may be required for the development, depending on the risks.
<b>Brown field, urban infill or redevelopment</b>	
All zonings and stages of planning.	The principle of informed decision making in <i>Better urban water management</i> should still be applied to these types of proposals. The amount and detail of information required will vary according to the constraints and size of proposal (refer to <i>Better urban water management</i> guidance note 3: <i>Preparing water management reports</i> ). Upon preliminary assessment of the proposal by the Department of Water, the water management requirements of <i>Better urban water management</i> will be determined.

## References

Department of Water 2013, *Better urban water management* guidance note 3: *Preparation and assessment of water management reports*, Department of Water, Perth.

Western Australian Planning Commission 2008, *Better urban water management*, Western Australian Planning Commission, Perth.

Western Australian Planning Commission 2012, *Model subdivision conditions schedule*, Western Australian Planning Commission, Perth.

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