



Ballarat West PSP Potable Water Demand Target

Supplementary Guide
April 2014

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1.0 Introduction

The purpose of this supplementary guideline is to outline Central Highlands Water (CHW)'s requirements in relation to a potable water demand target for development in accordance with the approved Ballarat West Precinct Structure Plan (PSP) 2012.

2.0 Ballarat West Precinct Structure Plan

The Ballarat West PSP provides the framework for planning of the key growth area located west of Ballarat. The PSP identifies that approximately 14,000 new residential lots will be created within the Ballarat West urban growth zone over the next 40 - 50 years and guides the delivery of a quality urban environment in accordance with current best practice and Victorian Government Guidelines. The PSP can be found on the City of Ballarat website (www.ballarat.vic.gov.au) and is illustrated in Figure 1.

Details in relation to Water Sensitive Design and Integrated Water Management requirements are located in Plan 15 and Section 5.1.3, 5.5.3 and 5.7 of the Ballarat West PSP. It should be noted that the Council is the responsible authority for stormwater management aspects of the Ballarat West PSP development area.

CHW is the relevant water corporation for this development area with specific statutory obligations under the Water Act 1989 and is a referral authority under the Planning and Environment Act 1987.

The Ballarat West PSP stipulates that *“All developments should demonstrate a 40% reduction on potable water demand from business as usual and encourage the use of rainwater tanks for uses within domestic, commercial and community facility buildings and for external irrigation”*.

This supplementary guide responds to the above by providing the necessary further details in relation to this potable water usage target for development in the Ballarat West PSP.

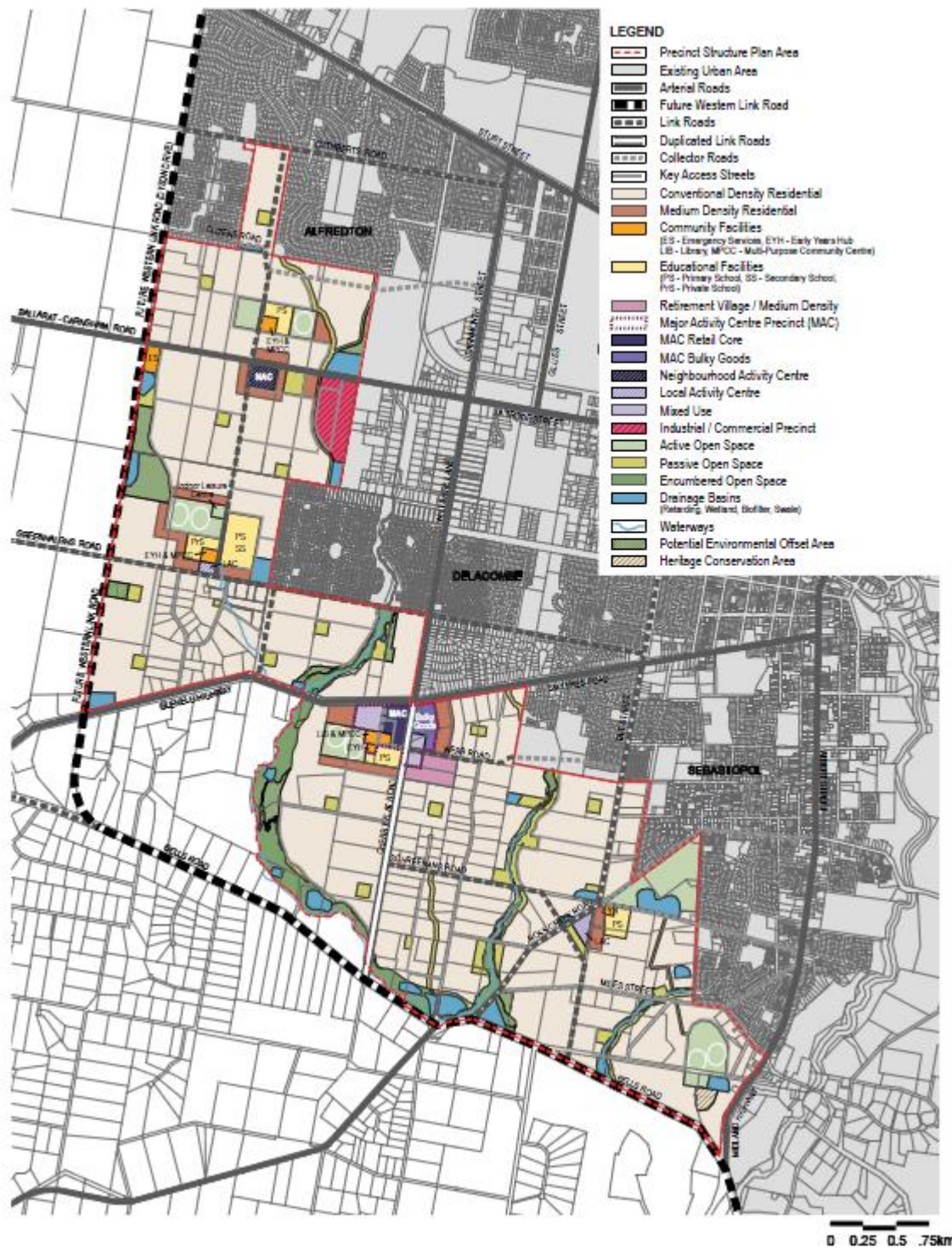


Figure 1: Ballarat West PSP Development Area June 2012

3.0 Potable Water Demand Target

The Ballarat West PSP (refer to section 5.7.1) requires Central Highlands Water (the responsible Water Authority) to set the water use and savings targets for the Ballarat and District Water Supply System.

CHW have set this target at a maximum of 124 litres per person per day for the Ballarat West PSP. It should be noted this is the identical target adopted in the adjacent Alfredton West (i.e. Lucas) PSP & related Integrated Water Management Plan 2011 that has been approved and currently being implemented.

It should be noted that CHW also requires the development of best practice water demand reduction measures being incorporated in the non-residential development areas within the Ballarat West PSP development area. Refer to Section 5.3.3 of the Ballarat West PSP for more specific details in relation to how activity centres are required to positively address environmental sustainability including integrated water management.



Figure 2: CHW and the Ballarat West PSP support rainwater tanks as an effective means of achieving potable water substitutions.

4.0 Potable Water Demand Reduction Measures

A CHW endorsed example of how to effectively and efficiently meet this target in the Alfredton West PSP/Integrated Water Management Plan is achieved via mandatory rainwater tank installation (2kL and above) and water efficiency devices as outlined in the following Table 1 (Alfredton West PSP Water Demand Management Measures). CHW is supportive of this approach being further implemented (or improved upon) in the continued development of the Ballarat West PSP development area.

Water Usage	Base Case (Business As Usual Reference) l/p/d*	Potable Water Savings (via water efficiency initiatives) – l/p/d	Potable Water Substitution (i.e. minimum of 2 KL rain water tank plumbed to toilet, laundry and for outdoor usage) – l/p/d	Alfredton West PSP Potable Water Target - l/p/d
Outdoor Use	41.6	0	20.8	20.8
Kitchen and Bathroom Taps	39.5	3.2	0	36.3
Dishwasher	2.1	0.8	0	1.3
Clothes Washing	33.3	16.0	8.7	8.6
Toilet	41.6	15.8	12.9	12.9
Shower	62.4	18.1	0	44.3
Total	220.5	53.9	42.4	124.2

Note: *l/p/d – litres per person per day

Table 1: Example of Alfredton West Potable Demand Management and Potable Substitution Measures.

CHW encourages innovation that demonstrates the delivery of whole of community benefits in water cycle management subject to meeting the principles of ensuring it delivers affordable customer pricing and sustainable business financial, social and environmental outcomes to CHW and other key stakeholders.

CHW does not mandate the specific solution for achieving the potable water reduction target outlined in this supplementary guide and it is up to the developer(s) to demonstrate and obtain CHW approval as to how the reduction of water use is to be met.

Further details relating to the Integrated Water Management objectives and opportunities that are encouraged for further consultation with Central Highlands Water are outlined in Section 5.7 of the Ballarat West PSP.

5.0 Implementation of Potable Water Target

In accordance with Section 56 of the Planning and Environment Act 1987 (Vic), CHW has the statutory power to specify any condition which must be included on a planning permit (and provide its comments to the Responsible Authority on the application). Any conditions specified by CHW will be directly related to the subdivision and will be consistent with the objectives and requirements of the PSP and the Planning Scheme.

In the capacity as a prescribed referral authority the required measures approved by CHW to ensure the delivery of the potable demand targets during development of the subject land will be imposed by way of a specific planning permit condition(s) in most instances. Other means of imposing the specific condition will be considered by CHW on a case by case basis in accordance with the necessary alternatives to providing for the specific needs and outcomes sought for the development by CHW (i.e. restrictive covenants, Section 173 agreements, etc).

Further details in relation to the staging objectives and principles of the development are outlined in Section 5.10 of the Ballarat West PSP.



Figure 3: CHW support potable water saving via the installation of water efficient appliances in all new developments.

6.0 Wastewater Reduction

The demand reduction measures described above will minimise the amount of wastewater produced. CHW is supportive of innovative solutions that deliver improved wastewater management outcomes in particular inflow and infiltration reduction to the sewer system and demonstrate whole of community benefits in water cycle management by agreement with CHW.

7.0 Reference Documents

Reference documents include, but are not limited to:

- Melbourne Water Future, Government Water Policy December 2013;
- Ballarat West Precinct Structure Plan 2012; and
- Alfredton West Precinct Structure Plan and Integrated Water Management Plan 2011.

8.0 Supplementary Guideline - Accessibility and Revisions

From time to time at CHW's discretion, it will update/make revisions to this document as required and make it available to the public at all times on the CHW internet site at chw.net.au. CHW also encourage that developers and/or other stakeholders make early contact with the CHW land development and infrastructure planning team in relation to seeking any necessary clarification on meeting the needs as outlined in this document and/or the Ballarat West PSP.