

Northland Urban Renewal Precinct – Integrated Water Cycle Management Scheme Targets

APPENDIX C

Fixed base targets	Further desired design outcomes
50% Total Nitrogen reduction	Further reduction in potable water use
50% Total Phosphorus reduction	Make best use of local water sources
85% Total Suspended Solids reduction	Support recreational areas
25% Reduction in mean annual total runoff	Improve amenity
Water efficiency measures to meet building regulations	Further reduction of flood risk for other properties not being redeveloped (in the PAA or downstream)
Buildings are constructed with toilet plumbing ready to accept a non-potable source.	Best value whole of life cost
Developments must not increase the existing 1 in 100 year flood level and/or create localised flooding issues. There should also be no increase in velocity and no reduction in flood storage.	Highly practicable solutions
All redeveloped properties will have buildings with 300mm freeboard for a 100 year ARI	
Stormwater drainage system designed to meet 10 year ARI (residential) and 20 year ARI (commercial).	

Note: a fixed target has not been included for the reduction of potable water use through the use of alternative water sources at a building scale (i.e. for toilet flushing). It is unknown whether this will be required by future building regulations at this stage or whether local planning requirements for ESD targets will drive such measures. The addition of such a target may favour the use of localised or neighbourhood wide third pipe recycling schemes in medium to high density areas. The consideration of these options are not within the scope of this study. It will however be assumed that rainwater harvesting will be taken up at an allotment scale where this is commercially viable as per the conclusions of the Yarra Valley Water study which suggests this would currently be more favourable than the use of a precinct-wide third pipe supply from recycled wastewater or stormwater.