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**1. PREAMBLE**

The City of Holdfast Bay (Council) has an overarching objective of progressing towards becoming a “Water Sensitive City” and to minimise flooding and harness the potential of stormwater to overcome water shortages, reduce urban temperatures, and improve waterway health and the landscape of the city.

**1.1 Background**

Local Government has a responsibility to the community and ratepayers to manage stormwater drainage and run off to minimise damage and inconvenience while complying with sound environmental practice.

The Environment Protection (Water Quality) Policy 2015 specifies that a number of pollutants cannot be discharged to the storm water system or onto land where they may enter storm water.

Activities undertaken in the building and construction industry have the potential for significant storm water pollution and impacts to receiving waters. This policy will assist to preserve and protect the amenity and property of existing residents, owners and the community.

**1.2 Purpose**

This document provides the principles that Council will apply when assessing applications for stormwater disposal from private property to the Council road or drainage system.

**1.3 Scope**

This document applies to all applications for stormwater disposal but does not interfere with or override other planning approvals and conditions imposed under the *Development Act 1993*.

**1.4 Definitions**

*Average Recurrence Interval (ARI)* – is a statistical likelihood of a storm event of at least a designated average rainfall intensity occurring. The probability is a long term average, and not a period between events (e.g. 10 years ARI indicates 10 events over 100 years).

*Hydrology* is the estimation of the runoff and flow rates of rainfall once on the ground.

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*Hydraulic*-refers to calculating the capacity or characteristics of flow control devices and conduits (Pipes).

*On-site Stormwater Detention (OSD) Storage* - restricting the outflow of stormwater runoff from a site by draining collected surface flows from paved and roof areas through a storage with an outflow control device.

## 1.5 Strategic Reference

Environment: Building an environmentally resilient city

Environment: Using resource efficiently

Environment: Fostering an environmentally connected community

## 2. PRINCIPLES

### 2.1 General Provisions

- 2.1.1 All developments/building works within the City of Holdfast Bay area shall incorporate stormwater drainage facilities to collect and convey stormwater runoff to Council's system, minimising adverse impact on the proposed property as well as surrounding environment.
- 2.1.2 Property owners or contractors should apply for a permit to be issued by Council for stormwater pipe installations for existing buildings.
- 2.1.3 Stormwater that is permitted to be discharged into Council's drainage system shall be installed at the developer's expense in accordance with Council specification for stormwater pipe construction in or under pavements.
- 2.1.4 Builders and developers must ensure buildings are constructed to an adequate height to enable stormwater to drain freely into Council's drainage systems. Information on desirable ground Finished Floor Levels can be obtained by reference to Council's 100 year Average Recurrence Interval flood maps. Developers may need to undertake Hydrology and Hydraulic assessments.
- 2.1.5 Building floor levels need to be set (400mm) above surrounding ground levels with an adequate freeboard to surface runoff flows or ponding levels. Where re-contouring of the site is proposed, the existing ground levels at the boundaries are to be retained with maximum 1 in 4 finished ground level slopes. Retaining walls are not to be constructed closer than 0.9m to the boundary unless approved by Council. Existing ground surface levels are to be retained within 0.9m of any property boundary.
- 2.1.6 For average sized residential developments, the stormwater disposal system should be designed for a 5 year rainfall event, with discharge to the road not to exceed 10 litres per second. Any excess above this flow is to be detained on site.

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- 2.1.7 For multi-unit residential complexes or commercial developments, the stormwater disposal system should cater for a 10 year rainfall event, with post-development flows to the road not to exceed pre-development flows.
- 2.1.8 Stormwater shall not be connected directly into underground drainage or side entry pits except where prior approval has been given.
- 2.1.9 Adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.
- 2.1.10 Stormwater from each new dwelling in a residential development shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all stormwater from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.
- 2.1.11 Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

### 2.2 Development/Construction Requirements

- 2.2.1 To fulfil the obligations of the EPA Water Quality Policy and ensure the pollutants do not move off site, all building or construction sites shall undertake erosion, sediment and drainage control management practices.
- 2.2.2 Where deemed appropriate for larger developments, stormwater approval to discharge to the street shall be drained into an inspection pit constructed within the development adjacent to the Council property alignment and from which the stormwater can enter directly into Council's drainage system.
- 2.2.3 Development activities must not cause an adverse impact on adjoining or any other properties. This includes preserving surface flow paths and not increasing water levels. For multi-unit residential complexes, or commercial developments, Site discharges will need to be restricted to pre development discharges using On-site Stormwater Detention. Protection is to be provided for all rainfall events through to 100 years ARI.
- 2.2.4 All runoff and stormwater from development sites during the construction phase must be either contained on site or directed through

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a temporary sediment trap, prior to discharge to the stormwater system.

## 2.3 Disclaimer

2.3.1 Council will make available information on its drainage system where it is available, on the express understanding that Council is not liable for the accuracy of the information or the consequences of it being used. Results and information provided to Council by other parties may be released at the discretion of Council's Engineer subject to copyright and privacy restrictions, and on the understanding Council makes no guarantees as to its validity.

## 3. REFERENCES

### 3.1 Legislation

- *Local Government Act 1999*
- *Development Act 1993*
- *Environment Protection (Water Quality) Policy 2015*

### 3.2 Other References

- Stormwater Management Plan 2013
- Water Sensitive Urban Development Plan 2013