

1 Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	26 May 1990	C540	26 May 1990
2	14 Jan 2003	25	14 Jan 2003
3	11 May 2010	0142	11 May 2010
4	13 Aug 2013	0255	13 Aug 2013
5	22 Aug 2017	17/205	22 Aug 2017
6	23 Aug 2022	22/209	23 Aug 2022
7	22 Oct 2024	24/265	22 Oct 2024

2 Policy Objective

To ensure development takes place which does not detrimentally affect the amenity of the locality as it relates to adequate disposal of drainage and to prioritise methods of stormwater disposal. This is to include limitation of peak flow throughout the catchment for the critical storm event by means of On-Site Detention (OSD).

3 Policy Statement

- 3.1 For development proposals where drainage cannot be satisfactorily disposed of to the street kerb and gutter and therefore is directed through adjoining properties, an easement is required. The applicant shall arrange to create the easement and install the necessary drainage system prior to the finalisation of subdivision or building works. On-Site detention is to comply with Council's On-Site Detention Policy. Any existing obligation to provide and maintain an OSD system will be found in the development consent applicable to the property or on the property title itself.
- 3.2 The following is the order of priority for the disposal of stormwater from a property:
- (i) Stormwater is to be disposed of by piping to Council's stormwater system
 - (ii) Pipe stormwater to Council's stormwater system via adjoining property easement, or owner's approval;
 - (iii) Install a stormwater pit and pump system approved by Council.

It is necessary for the developer / land owner to explore and satisfy the above options in the priority order listed. Justification for the option chosen is to be submitted to Council in writing for approval prior to commencement of construction and or installation.

Stormwater pump out systems are not encouraged by Council and will only be considered as a last resort option for any development. Where a pump system is proposed the following criteria will apply:

- In the event of pump failure, an overland flowpath/spillway for stormwater is to be provided to the street which is to be lower than the floor levels of habitable rooms (as defined in the Building Code of Australia). Boundary fencing of the site is to be waterproofed to Council's satisfaction, to the height of the overland flowpath/spillway to ensure neighbouring properties are not impacted. Colorbond/timber boundary fences etc are not considered to be water proof and therefore any build-up of water on boundary fences are to be diverted to Council's satisfaction such as a concrete hobb/retaining wall.
- Pump lines must terminate within the property boundary to a stilling pit from which drainage is by gravity to Council's Stormwater System.
- An audible alarm and flashing light are to be installed to signal during pump failure.
- An electrical point is to be installed, providing a power inlet for a petrol/diesel generator connection to operate the pump during power failure.
- A Restriction to User in accordance with Section 88E of the Conveyancing Act is to be created for the subject property detailing the ongoing operation procedure, maintenance and ownership of the pump system.

No structure/s shall be permitted to be constructed over stormwater infrastructure. This includes all pits, pipes, sumps and overland flow paths. Where drainage easements are in place no structure/s shall be located within the drainage easement. Interallotment drainage systems are to remain the responsibility of the property owners and not Council. Any maintenance of the interallotment drainage systems shall be the responsibility of the property owners.

4 Definitions

OSD – On-Site Detention

5 Exceptions

None

6 Legislation

None



7 Related Documents

On-Site Detention Policy – CS-CP-404

8 Directorate

Sustainable Development