

LOCAL PLANNING POLICY NO. 14 – STORMWATER

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 14 – Stormwater.

Policy Statement

Stormwater consists of rainfall runoff and any material (soluble or insoluble) mobilised in its path of flow. Impervious surfaces as a result of development prevent absorption of water into the ground, and effective management of stormwater is required to prevent pollution of waterways and flooding. This Policy seeks to outline the requirements for the retention and management of stormwater within the Town.

Policy Objectives

- (a) Outline the circumstances in which the Town will permit a connection to the Town's Stormwater Infrastructure.
- (b) Detail the information required and design standards required for stormwater systems.
- (c) Outline construction and maintenance requirements for stormwater systems.

Application

This Policy applies to all applications for subdivision or development approval where stormwater retention is required.

Definitions

- Average Recurrence Interval (ARI): *means the average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration.*
- Permissible Site Discharge (PSD) *means the maximum rate of discharge for the total site that the existing downstream stormwater system can accommodate.*

Policy Requirements

1. Connection Requirements

Stormwater must be contained on-site unless ground conditions are deemed unsuitable for on-site disposal via infiltration as verified by a geotechnical investigation, soil permeability testing and a site classification report prepared by a suitably qualified civil engineer.

2. Information Requirements – Onsite Stormwater

Where on site storm water disposal is proposed, the system must be approved by an appropriately qualified stormwater engineer and designed to a 1 in 20 year event (or relevant Building Code of Australia Standard). This includes all run off from buildings and hardstand surfaces of a site.

3. Information Requirements – Offsite Stormwater

- (a) Where on-site stormwater cannot be accommodated as detailed in clause 1 and connection to the Town's stormwater infrastructure is supported, the following information is required:
- i. Geotechnical report justifying offsite storm water disposal;
 - ii. A completed modified COPAS equation for stormwater retention;
 - iii. A comprehensive stormwater drainage plan prepared and certified by a suitably qualified engineer, detailing:
 - sizes and types of all materials;
 - invert levels;
 - pit levels (top and bottom);
 - design return period;
 - site retention capacity and outlet capacity for the design return period;
 - internal drainage design and
 - grades of all pipes.

All surveys for existing invert levels and pipe alignment (etc.) are the responsibility of the landowner/applicant to obtain.

- (b) Payment of fees associated with connecting to the Town's stormwater infrastructure in accordance with Council's adopted Schedule of Fees and Charges; and an Infrastructure Services - Application for Permit.

4. Design Requirements

- (a) Stormwater systems are required to manage stormwater for the critical duration of a 1 in 20 year ARI event by:
- i. onsite retention and infiltration; or

- ii. onsite retention and restricted flow into the Towns drainage infrastructure where supported by geotechnical report as specified in in section 6.3(a).
- (b) A standard pre-development runoff coefficient of $C=0.35$ applies over the whole of the development area or the applicant/landowner is required to demonstrate that post development site discharge is reduced to pre-development levels and that flow rates within the downstream stormwater drainage and conveyance system will not be increased.
- (c) In calculating the PSD, the Rational Method combined with a Hydrograph Estimation Method can be used. Alternatively, the standard design contained as Appendix A can be utilised in accordance with the site discharge values and subsequent site storage requirements to be determined.
- (d) Where restricted flow into the Town's stormwater infrastructure is approved, the base level of any underground storage system must be such that stormwater will flow unaided via gravity into the Towns stormwater infrastructure.

5. Construction and Maintenance

- (a) All works associated with connecting the internal system to the Town's stormwater infrastructure are to be carried out by the applicant/landowner.
- (b) Where there is an existing manhole, gully or side entry pit within the verge and within the extent of the frontage of the property, a connection from the silt pit may be made directly to that structure (provided levels are suitable).
- (c) Where the Town has no stormwater infrastructure accessible from the property, the Town may extend the Town's network or allow conveyance via the road reserve to the closest drainage gully at the landowner/applicants owners cost.
- (d) Where the Town's stormwater infrastructure is accessible, the applicant/landowner shall be responsible for all costs associated with the connection to the Town's stormwater infrastructure.
- (e) Prior to backfilling of trenches, the works are to be inspected by the Town. All pipes and connection points to pits are to be easily visible.
- (f) Where connection to the Town's stormwater infrastructure is provided and the land is zoned industrial, the stormwater discharging from the site is to be independently tested, in accordance with the *Environmental Protection (Unauthorised Discharges) Regulations 2004* enacted under the *Environmental Protection Act 1986*.
- (g) For onsite detention systems, detailed drawings are to be provided to the Town, detailing the key components of the system and their locations.
- (h) The costs and works associated with the ongoing maintenance of onsite stormwater systems is the responsibility of the landowner, including cleaning of

accumulated debris from screens and removal of sediment from the base of the pit or tank.

6. Stormwater Infrastructure Notification

The Town may include or recommend to the WAPC that it impose a condition requiring the landowner/applicant to register a notification under section 70A of the Transfer of Land Act 1893 as amended, on the Certificate(s) of Title advising of the stormwater detention system installation, the restrictions, drainage limitations and the requirement for the current and future property owners to maintain the detention system in good working order.

Document responsibilities:			
Owner:	Community Planning	Owner Business Unit:	Planning and Regulation
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