



## Details of advertisement

### PUBLIC NOTIFICATION

#### Review of Local Policy (CS-CP-310) Storm Water Drainage & Disposal

At the Ordinary Meeting of Council held 23 July 2024 it was resolved that the draft Storm Water Drainage & Disposal Local Policy be placed on public exhibition for a minimum of 28 days, allowing 42 days for submissions to be received from the date of advertising. Council is required to notify the public and provide the opportunity for submissions regarding this document.

The draft Storm Water Drainage & Disposal Local Policy may be viewed at the Council Chambers, 1 Benerembah Street Griffith, the Griffith City Library and on Council's website at [griffith.nsw.gov.au/onexhibition](http://griffith.nsw.gov.au/onexhibition)

Anyone wishing to make comment on the draft Storm Water Drainage & Disposal Local Policy can do so in writing addressed to the General Manager, Griffith City Council, PO Box 485, GRIFFITH NSW 2680 or visit [Council's website](http://griffith.nsw.gov.au/onexhibition) to provide an online submission.

Submissions received will be included in a report to be presented to an Ordinary Meeting of Council. As such, copies of all submissions (including the writer's name and address) will form part of Council's Business Paper and be available to the public. Should you wish to have your contact details withheld it is recommended that you request this in your submission.

Comments or submissions will be received up to **4.00 pm, 4 September 2024.**

**CLAUSE**      **CL04**

**TITLE**        **Review of Local Policy (CS-CP-310) Storm Water Drainage & Disposal**

**FROM**        **Joe Rizzo, Engineering Design & Approvals Manager**

**TRIM REF**    **24/76709**

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### **SUMMARY**

Review of Local Policy (CS-CP-310) Storm Water Drainage & Disposal is to be amended to provide further details on the requirements for privately owned stormwater pumps.

### **RECOMMENDATION**

- (a) Council endorse the draft Review of Local Policy (CS-CP-310) Storm Water Drainage & Disposal as attached;**
- (b) The draft Review of Local Policy (CS-CP-310) Storm Water Drainage & Disposal be placed on public exhibition for 28 days allowing 42 days for submissions to be received from the date of advertising;**
- (c) Following the public exhibition period, a further report be presented to Council to adopt Review of Local Policy (CS-CP-310) Storm Water Drainage & Disposal or to consider submissions received.**

### **REPORT**

The current Local Policy (CS-CP-310) Storm Water Drainage & Disposal prioritises methods of stormwater disposal for developments. As a last resort option, stormwater pump systems are approved by Council under the current policy however details of the criteria for the installation of such systems are not provided. Therefore the amendments to the policy provide a list of requirements to ensure stormwater pump systems are operational, maintained, and will not impact on neighbouring properties.

Review of Local Policy (CS-CP-310) Storm Water Drainage & Disposal is to be amended to provide further details on the requirements for privately owned stormwater pumps.

### **OPTIONS**

#### **OPTION 1**

As per the Recommendation.

#### **OPTION 2**

Any other resolution of Council.

### **POLICY IMPLICATIONS**

Council policies provide the framework from which Council staff work and make decisions. Local policies are required to be on public exhibition for 28 days allowing 42 days for receipt of submissions.

### **FINANCIAL IMPLICATIONS**

Not Applicable

### **LEGAL/STATUTORY IMPLICATIONS**

Local Government Act 1993 part 3 – Adoption of Local Policies

### **ENVIRONMENTAL IMPLICATIONS**

Not Applicable

### **COMMUNITY IMPLICATIONS**

The community would expect Council to review its policies on a regular basis to ensure they reflect current practices and adhere to governing legislation.

### **LINK TO STRATEGIC PLAN**

This item links to Council's Strategic Plan item 3.1 Undertake Council activities within a clear framework of strategic planning, policies, procedures and service standards.

### **CONSULTATION**

Senior Management Team

### **ATTACHMENTS**

(a) Draft (CS-CP-310) Storm Water Drainage & Disposal Local Policy



## Storm Water Drainage & Disposal CS-CP- 310 (LOCAL POLICY)

### 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

### 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