

BACKGROUND

In the past, the City's practice for single residential properties has been to retain stormwater on site and for commercial or industrial properties to connect to the street drainage system where possible. With the gradual increase in expectations of the community, there have been alterations in the criteria affecting the rate at which stormwater requires to be disposed of from properties. For example, in the period from 1970 to the present, the design criteria used for calculating the rate of discharge of stormwater from properties has progressively altered, restricting expected storm flooding from once in every 5 years to once in 50 or 100 years.

These changes require many of the City's street stormwater drainage systems and Water Corporation Mains into which the City's stormwater drains discharge, to be upgraded. The cost of up-grading the City's drains can be very expensive and even more so for the Water Corporation's main drains.

The Water Corporation have indicated that increases of discharges to their mains will not be allowed. As a result, upgrading of the City's drains to give increased capacity is often not possible.

The City's current policy is that disposal of stormwater generated on the following property categories shall be as indicated:

1. Commercial or Industrial Developments

Such properties shall be connected into the City's drainage system. However, if an adjoining drainage system does not exist, or where the existing system is not capable of handling the additional flow, stormwater is to be retained on-site or an application may be made by the owner of the property for an extension of the stormwater system. Where there is concern about possible pollution of the stormwater generated on such a property, the stormwater should be adequately treated and retained on site.

2. Residential Properties

Stormwater to be retained on-site. However, if circumstances exist where stormwater cannot be suitably retained on-site a connection to the City's drainage system may be approved.

The cost of connecting on-site drainage to the City's drainage system by the Council shall be the responsibility of the owner of the property being connected, this includes the cost of any necessary extensions to the City's drainage system. A connection of limited capacity only may be provided in some circumstances.