



POLICY NO:	CP/OPS - XXX	
POLICY	Stormwater Management for Developments	
RESPONSIBLE DIRECTORATE	Infrastructure	
RESPONSIBLE OFFICER	Director Infrastructure	
COUNCIL ADOPTION	Date:	Resolution No:
REVIEWED/MODIFIED	Date:	Resolution No:
	Date:	Resolution No:
REVIEW DUE	Date:	
LEGISLATION	Local Government Act 1995 Section 3.1	
RELEVANT DELEGATIONS	Delegation 58 Stormwater Management for Developments	
RELATED DOCUMENTS	Organisational Directive: OD/XXX-XXXX Stormwater Management Guidelines for Developments Stormwater Management Assessment Application Form Stormwater Management Guidelines for Developers	

PURPOSE

This Policy provides guidance for stormwater management for developments within the Shire of Wyndham East Kimberley.

DEFINITION

AEP – means the Annual Exceedance Probability for the nominated event. Note; For the small catchments covered by this Policy the flood AEP can be taken to be equivalent to the rainfall AEP.

Shire – means the Shire of Wyndham East Kimberly.

WSUD – means Water Sensitive Urban Design.

BACKGROUND

Common practice for larger developments in the Shire has followed the practice of many southern Shires by requiring the retention and disposal on site of runoff from the 0.2 Annual Exceedance Probability (AEP) storm. The Shire is of the view that this requirement imposes an unreasonable cost burden on developers and does not provide the best stormwater management outcome for the Shire.

The existing drainage system was designed several decades ago for different public expectations and a different development extent and density. Additional capacity margins were built into the system but the increasing pressures on the Shires drainage system and its ability to effectively drain developed areas during storm events does not meet current standards. This policy seeks to address the deficiency.

POLICY OBJECTIVES

To ensure that stormwater run-off from new developments is properly managed to:

1. Avoid or minimise the risk of erosion caused by rainfall run-off from new impervious surfaces;
2. Prevent sedimentation and turbidity of watercourses;
3. Avoid overloading Council's stormwater drainage system;
4. Minimise the risk of localised flooding caused by increased stormwater run-off from impervious surfaces in new developments.

POLICY STATEMENTS

1. The Council supports the principles of WSUD and the principles of Better Urban Water Management and recommends they be adapted and applied within the Shire.
2. All new development applications within the Shire must provide stormwater detention storage volume equivalent to the 0.2 AEP rainfall depth for the entire development lot.
3. A low flow discharge point may be provided from the bottom of the detention storage and connected via a gravity system to the Shire's stormwater system.
4. The low flow discharge rate from the detention storage shall be such that the detention storage retains runoff from the 0.01 AEP event for the development (assuming a coefficient of runoff of 1.0).
5. For new development applications, the owner of the land is required to place a notification under section 70A of the Transfer of Land Act 1893 to be placed 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 and drainage system in good working order.
6. Delegated authority to vary the requirements of this policy for residential developments on Lots of less than 600 m² in area may be found in the delegations register.

EXPLANATORY NOTES

Development can lead to change in both the quantity and quality of water that is delivered to the Shire's stormwater system. Traditionally, the Shire has required stormwater to be contained and disposed of within the development for events up to 0.2 AEP, with larger flows discharging to the Shire's stormwater system.

Within the Shire there are many areas where there is a high water table or soils that are largely clay in nature where onsite disposal is problematic. This Policy seeks to provide a more cost effective alternative to on site disposal for developers while improving the overall performance of stormwater management within the Shire.

APPLICATION:

This Policy applies to any new development within the Shire of Wyndham East Kimberley.

RISKS: