



# NORTHERN MIDLANDS COUNCIL

## POLICY MANUAL

### PUMPED STORMWATER CONNECTION

**Originated Date:** Adopted 11 December 2023; Min. Ref. 23/0469

**Amended Date/s:**

**Applicable Legislation:** *Urban Drainage Act 2013*

Australian Rainfall and Runoff 2019

AS3500.3:2021 Plumbing and Drainage

Tasmanian Stormwater Policy Guidance and Standards for Development 2021

**Objective** To ensure that stormwater runoff generated by new urban developments is managed in an appropriate manner, and to ensure reliance on private pumped systems is minimised

**Administration:** Community and Development

**Review Cycle/Date:** Next review by 1<sup>st</sup> November 2027

#### PURPOSE

This policy details the controls enforced by Council to ensure that private pumped stormwater systems for new urban residential developments are permitted only in appropriate locations, and where they are permitted appropriate design standards are applied.

#### BACKGROUND

Pumped stormwater systems must be actively maintained to ensure they are working properly. This contrasts with gravity systems which generally have very low maintenance requirements and do not require ongoing management or expense to operate. In the event of failure pumped systems are much more likely to cause a nuisance than gravity systems, as they are often utilised when a site is falling away from public infrastructure towards other private properties, or when the ground is flat or within a localised hollow. Failure is more likely due to requirement for a power source, and noise issues can arise from poorly maintained systems.

#### LEGISLATIVE CONTEXT

The *Urban Drainage Act 2013* (UDA) is the Act which provides for the management of urban drainage and stormwater systems and infrastructure in Tasmania. The Objectives of the Act are to:

- a) protect people and property by ensuring that stormwater services, infrastructure and planning are provided so as to minimise the risk of urban flooding due to stormwater flows; and
- b) provide for the safe, environmentally responsible, efficient, and sustainable provision of stormwater services in accordance with the objectives of the resource management and planning system of Tasmania as set out in Schedule 1.

The Act clearly defines the responsibility of Councils to manage stormwater quantity and development design, in order to minimise the risk of urban flooding and protect people and property.

Section 14 of the Act states that without General Managers consent a person must not build on or near existing stormwater infrastructure:

14. *Interference with public stormwater systems*

(1) *A person must not, without a general manager's consent, cause or permit*

a) *any works to be connected to a public stormwater system; or*

b) *the alteration or removal of, or interference with, a public stormwater system.*



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Interference or alteration with/of a public stormwater systems includes connections to a public stormwater system.

Section 23 of the Act states that property owners are not to direct stormwater onto neighbouring properties:

23. *Property owners not to direct stormwater onto neighbouring properties*

- (1) *A property owner must ensure that stormwater is not discharged from a private stormwater system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents.*

Therefore, Councils have the power to require developers and owners to acquire General Managers consent before connecting to any public stormwater system, and conditions may be placed upon the design and construction of the stormwater arrangements for the minor and major stormwater systems. The General Manager can also withhold consent to connect until the preconditions are met.

### APPLICATION

This policy applies to all:

- All urban residential properties

### POLICY

Roof and surface stormwater runoff is to be collected and controlled within the property prior to discharging to Council's stormwater system by gravity or via charged connection. Proposed developments will not be permitted to connect via a private pumped system.

### EXEMPTIONS

Where an existing property is unable to be drained to Council's stormwater system via gravity Council may consider allowing pumped stormwater systems in the following situations:

- Where the proposed drainage is for an existing or proposed single residential dwelling or a development where intensification of use is not proposed; or
- Where basement level pump-out systems for disposal of seepage water and runoff from incidental areas is required, e.g., basement or subsoil drainage pumps; or
- In special circumstances, where consent is given at the discretion of the General Manager

### DESIGN REQUIREMENTS FOR PUMPED SYSTEMS WHERE AN EXEMPTION HAS BEEN GRANTED

- Where an exemption for a pumped system is granted, designs for the system shall be designed and certified by a suitably qualified professional engineer with relevant experience.
- The maximum permissible pumped discharge Councils stormwater system shall be 10 L/s, unless an exemption is granted, and it has been demonstrated that the capacity of the receiving system can accommodate the selected discharge rate.
- It shall be demonstrated that the system provided will not cause damage or nuisance to the property and neighbouring properties in the event of pump failure
- Designs shall be strictly in accordance with the latest revision of AS3500.3 and Australian Rainfall and Runoff
- Pump discharge to Council's stormwater system shall be by way of a dispersion chamber, to convert the pressure flow to gravity flow, before connection is made to the public system. The dispersion chamber shall have dimensions of 450 x 450mm or greater.
- A design report is to be provide for all systems, demonstrating the capability of the system and certification that there will be no adverse impacts on downstream properties. The report is to also include an Operation and Maintenance Plan.



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- Upon completion certification shall be supplied to Council by the designer that the system has been installed and commissioned, and is functioning as per the designs.
- Council will use Plumbing Permits to condition for maintenance for any developments via a Form 46 Schedule of Maintenance – Prescribed Essential Building Services (Plumbing Installations)

### **MAINTENANCE REQUIREMENTS**

The property owner is responsible for the operation, maintenance, and replacement of the pumped disposal system.

The clearing of below ground storage facilities should be conducted in accordance with the requirements and risk control measures specified in *AS2865-2009 Confined Spaces*.

### **REVIEW**

The next review of this document is scheduled for completion by 1<sup>st</sup> November 2027.