

Policy P354 Stormwater Drainage Requirements for Proposed Buildings

Responsible Business Unit/s	Assets and Design
Responsible Officer	Manager Assets and Design
Affected Business Unit/s	Assets and Design, Development Services

Policy Objectives

The City is required to deal with stormwater drainage requirements and this policy sets the standards for stormwater drainage in new developments within the City.

Policy Scope

This Policy affects Assets and Design and Development Services business units, and the wider community who plan to purchase and/or renovate buildings in the City of South Perth.

Policy Statement

Buildings proposed to be constructed in the City shall be required to comply with the specific requirements depending upon:

- The type and size of the building as defined in this policy;
- The drainage precinct in which the building is to be undertaken as defined by the *Stormwater Drainage Precinct Plan* (CoSP Drawing: 3170-CP-01).
- The specific design requirements of each drainage precinct are set out within the Design Guidelines – Stormwater for Proposed Buildings
- The standard conditions for approval for each stormwater drainage treatment are set out within the Design Guidelines – Stormwater for Proposed Buildings

For the purpose of this policy and the relevant management practice, building development is broken into the following categories:

- *Minor Additions:*
 - additional smaller roofed buildings such as garages, sheds or patio; or
 - extensions to existing buildings
- *Type 1 Residential Buildings:*
 - Single or 2 storey residential buildings; or
 - Small subdivisions of less than 4 single storey buildings

- *Type 2 Residential Buildings:*
 - Residential buildings greater than 2 storeys high; or
 - Subdivisions with 4 or more single storey units
- *Mixed Residential / Commercial Buildings:*
 - Buildings that have both commercial and residential usage
- *Commercial Buildings:*
 - Buildings that have only a commercial usage

All stormwater drainage for new buildings requiring calculations to be submitted shall be designed in accordance with the current industry standards:

The overall design should ensure that overflows from the drainage system resulting from storms in excess of the design storm are not directed towards the road reserve any adjacent buildings or properties but retained on site in secure approved areas.

The ability to store run-off from the design storm on site for re-use is encouraged as the preferred method of stormwater disposal in all drainage precincts. Detention and re-use may also be integrated into other disposal systems.

Legislation / Local Law Requirements

City of South Perth Town Planning Scheme No. 6

Other Relevant Policies / Key Documents

P203 Groundwater Management

P211 Water Sensitive Urban Design

Design Guidelines – Stormwater for Proposed Buildings