



**GLAMORGAN
SPRING BAY
COUNCIL**

Glamorgan Spring Bay Council

Stormwater Policy for New Developments

Version 1

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1. Introduction

1.1 Purpose

This policy aims to:

- Establish a framework for Glamorgan Spring Bay Council to manage stormwater in new developments in alignment with the Tasmanian Planning Scheme.
- Ensure that stormwater from new developments is of acceptable quality and does not negatively impact downstream waters, particularly those with high conservation values.
- Ensure climate change risks are adequately considered in the development of the stormwater system in the municipality.
- Ensure that the quantity of stormwater generated can be safely conveyed within the stormwater network without causing overload.
- Minimize the risk of urban flooding due to stormwater runoff.
- Ensure that on-site stormwater disposal is feasible, without adversely affecting wastewater management systems or areas prone to inundation.
- Maintain consistency in the construction, installation, and maintenance of both public and relevant private stormwater infrastructure, ensuring optimal performance of the public stormwater network.

1.2 Scope

- This policy applies to all new developments within the municipal area that require stormwater management.
- This policy does not apply to existing developments unless they undergo modifications that require additional stormwater management.

1.3 Definitions

The following definitions apply to this policy:

- **Annual Exceedance Probability (AEP):** The chance of a flood of a given size, or larger, occurring in any one year, expressed as a percentage.
- **Council:** Refers to the Glamorgan Spring Bay Council.
- **Council Stormwater System:** A public stormwater system under the Urban Drainage Act 2013.
- **Private Stormwater System:** A private stormwater system under the Urban Drainage Act 2013.

- **Major Stormwater System:** The part of the drainage system that controls stormwater flows greater than those controlled by the minor drainage system, including overland flow paths, rivulets, and creeks.
- **Minor Stormwater System:** A pipeline system designed to contain nuisance flows, prevent stormwater damage to the properties, and limit surface flows to an agreed level of service.
- **Suitably Qualified Person:** A professional engineer with relevant accreditation or a person with relevant qualifications and experience, demonstrating appropriate professional indemnity and public liability insurance.

1.4 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as legislation, including:

- Australian Rainfall and Runoff
- Australian Runoff Quality
- Australian Standard AS/NZS3500.3:2015 Plumbing and Drainage
- Building Act 2016
- Conveyancing and Law of Property Act 1884
- Council Climate Change Adaptation Plan 2023
- Council Policies, Plans, Procedures and Guidelines
- Council Risk Management Policy
- Council Stormwater System Management Plan
- Land Use Planning and Approvals Act 1993
- Regional Land Use Strategies
- Road and Jetties Act 1935
- State Policy on Water Quality Management 1997
- Tasmanian Planning Scheme
- Tasmanian State Stormwater Strategy 2010
- Tasmanian Stormwater Policy Guidance and Standards for New Developments
- Urban Drainage Act 2013

1.5 Policy Review and Update Cycle

This policy is to be reviewed every five years.

2. Policy

2.1 Policy Statement

This policy provides the framework for Council to:

- Fulfil the requirements of relevant policies, strategies, and Acts in relation to stormwater management.
- Provide developers and designers with clarity on meeting permit requirements and contributing to best practice stormwater management.
- Ensure that buildings, works, subdivisions, and stormwater drainage systems generate stormwater of a quality and quantity that protects natural assets, infrastructure, and property.
- Prevent inundation of development and ensure surface flow paths convey floodwaters within suitable velocity/depth limits.
- Manage pollutant types and/or loadings appropriately to protect natural values, infrastructure, and property.
- Manage the impacts of erosion and sediment on the environment.
- Minimise maintenance requirements of public stormwater systems.

2.2 Policy Requirements

- Stormwater infrastructure must be designed to high standards to minimize the risk of early replacement or upgrade.
 - Council is responsible for approving development that meets the requirements of the Planning Scheme and the Land Use Planning and Approvals Act 1993, in line with the State Policy on Water Quality Management 1997.
 - Stormwater design in new developments must adhere to industry standard documents, including Australian Rainfall and Runoff, Australian Runoff Quality, and the Tasmanian Stormwater Policy Guidance and Standards for Developments 2021.
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3. Stormwater System Design Requirements

3.1 Major and Minor Drainage Systems

- A new major stormwater system must be designed for the safe conveyance of the 1% AEP event, with an allowance for climate change in accordance with ARR Scenario RCP 8.5 for year 2090 or current industry standards.
- A new minor stormwater system must convey a 5% AEP, reducing to 2% AEP for light and general industrial zones.

3.2 Minimum Finished Floor Levels

- Floor levels must be in accordance with Building Act and Planning Scheme Requirements, typically at least 300mm above the 1% AEP flood event.

3.3 Mitigation of Post-Development Stormwater Flows

- If the downstream stormwater system cannot accommodate proposed developments, Council may require post-development peak site discharge to be moderated to pre-development levels. Controls may include:
 - On-site detention
 - Off-site detention
 - Upgrade or duplication of public stormwater systems

3.4 Stormwater System Design Quality and Quantity

3.4.1 Stormwater Quality Treatment Standards:

- 90% reduction in average annual load of litter/gross pollutants.
- 80% reduction in average annual load of total suspended solids (TSS).
- 45% reduction in average annual load of total phosphorus (TP).
- 45% reduction in average annual load of total nitrogen (TN).

For staged developments:

- Treatment is required for the total development before proceeding with more than 50% of the total development.
- The developer must maintain Water Sensitive Urban Design (WSUD) treatment elements until final subdivision sealing and demonstrate working condition to Council.

- Stormwater must be disposed of by gravity to the Council stormwater system where possible. If not feasible, on-site disposal, re-use, or pumped systems may be considered, with a report by a Suitably Qualified Person required.
- If stormwater is discharged directly to a watercourse, impacts must be mitigated with adequate capacity energy dissipation.
- For staged development, the timing of interim and final quality treatment is at the discretion of Council.
- Stormwater treatment assets to be transferred to Council must be provided with safe and convenient vehicular access.
- If Council does not desire proposed public water quality treatment systems, a contribution equivalent to the value of the proposed systems may be required.

3.4.2 Stormwater Quantity Management Requirements:

- Exemptions include developments with no increase in impervious area or those discharging to sufficiently capacitated downstream systems.
- Any increase in stormwater runoff must be managed within:
 - Existing public stormwater systems
 - Upgraded public infrastructure
 - On-site detention designed to offset increased runoff

Fraction Impervious Values:

Zone	Fraction Impervious Surface
General Business Zone	1.0
Local Business Zone	0.9
Light Industrial Zone	0.9
Utility Zone	0.9
General Residential Zone – Single Dwelling	0.6
General Residential Zone – Multiple Dwelling	0.75
Low Density Residential Zone	0.5
Community Purpose Zone	0.5
Recreation Zone	0.5
Rural Living Zone	0.1

Other Zone	0.05
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- For developments requiring Onsite Stormwater Detention (OSD), where the additional impervious surface proposed is less than 250m², the following standard minimum OSD capacities can be used. Development that results in an additional impervious area of greater than 250m² must have OSD designed by a suitably qualified person and approved by the General Manager:

Additional Impervious Surface Proposed	Onsite Detention Required
40m ² to 65m ²	A minimum of 1.8m ³ (1,800 litres)
65m ² to 100m ²	A minimum of 2.5m ³ (2,500 litres)
100m ² to 150m ²	A minimum of 3.0m ³ (3,000 litres)
150m ² to 200m ²	A minimum of 3.5m ³ (3,500 litres)
200m ² to 250m ²	A minimum of 4.0m ³ (4,000 litres)
Over 250m ²	Development specific design required

- Maintenance of all On-Site Detention (OSD) systems is the sole responsibility of the property owner or body corporate.
- Where capacity exists in the public stormwater system, any increase in stormwater runoff must be discharged to that system.
- Where capacity does not exist in the public stormwater system, the developer must:
 - Upgrade the public stormwater system to provide capacity; and/or
 - Limit post-development peak flows to pre-development conditions; and/or
 - Contribute to future upgrades by Council.
- Where an increase in stormwater quantity into a public stormwater system will increase a known flood risk, irrespective of capacity, the developer must:
 - Upgrade the public stormwater system to mitigate flood risk; and/or
 - Limit post-development peak flows to pre-development conditions; and/or
 - Contribute to future upgrades by Council.
- The General Manager has discretion to require either an upgrade, detention and/or contribution having regard to capacity of existing or planned infrastructure, the timing of planned infrastructure, flood risk and reasonable opportunities to improve the stormwater network over time.

Soil and Erosion Protection:

- New developments must prepare soil and water management plans to be incorporated into approved and stamped drawings.

Design of Stormwater Systems:

All stormwater systems must be designed by a Suitably Qualified Person in accordance with:

- Australian Rainfall and Runoff (ARR)
 - Tasmanian Municipal Standard – Specifications
 - Tasmanian Municipal Standard – Drawings
 - Tasmanian Subdivision Guidelines
 - AS/NZ 3500.3:2003 - Plumbing and Drainage
 - Building Code of Australia
 - Tasmanian Planning Scheme - Flood-Prone Areas Hazard Code
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4. Lot Connection Design & Disposal

Lot connections and onsite management systems are to a satisfactory and consistent standard and reduce the risk to life and property onsite and downstream of the site.

4.1 Connection to reticulated main

- A maximum of one connection per lot.
- Lot connections must be in accordance with Tasmanian Standard Drawings.
- Stormwater connections must be undertaken by a suitably qualified contractor at the owners' expense.

4.2 Discharge to Road Side Table Drain

In the instance where:

- The drain is less than 300mm deep and/or less than 1200mm wide between the site and the outfall; or
- The drain discharges to or through an area of known flood hazard,

Lot connections to an open drain managed by Council or roadside table drain must include a Concrete Endwall, Wingwall or Equivalent; satisfactory to Council's General Manager.

4.3 On-Site Disposal

- On-site disposal may occur where some or all of the site cannot be drained by gravity to the public stormwater network due to either topography or insufficient capacity in the public stormwater system
- A system design and report from a suitably qualified person must demonstrate that the site is suitable for on-site stormwater disposal and that the system is designed and managed to minimise the risk of failure.
- A system design and report must take into consideration:
 - The soil permeability and depth;
 - Seasonal water table;
 - Rainfall intensity and duration;
 - Inundation risk;
 - Additional stormwater detention;
 - Period of time that the site will be inundated by a 1% and 5% AEP event; and
 - Impact on any on-site wastewater management system.

4.4 Drainage to a natural watercourse or open drain

- For a single equivalent stormwater tenement, direct discharge to a watercourse must include energy dissipation to reduce velocity and minimise erosion or other impacts to the watercourse.
- Suitable energy dissipation include:
 - rip-rap; or
 - bio-retention swales; or
 - headwalls with baffle blocks or equivalent dissipater.
- Direct discharge to a watercourse must include energy dissipation to reduce velocity and minimise erosion or other impacts to the watercourse together with any necessary detention devices determined on a case-by-case basis.

4.5 Pumped Systems

- Pumped systems may be appropriate where they provide a lower level of risk to downstream infrastructure, property or receiving waters relative to other methods of disposal or management.
- Pumped systems must be designed by a suitably qualified person and be designed and maintained to minimise risk of failure and a Form 46 (Schedule of Maintenance – Prescribed Essential Building Services) is to be attached to the Occupancy Permit.
- Discharge needs to be constructed as required under 4.1, 4.2 or 4.4 above.

4.6 Driveway Runoff

- In a serviced area, driveways and uncovered car parking areas exceeding 100m² per site must drain to one or more grated pits and channels and drained to the lot connection.
 - In an un-serviced area, sealed or unsealed driveways and uncovered car parking areas exceeding 100m² per site must drain to one or more grated pits and channels and connected to the lot stormwater system.
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5. Subdivision Design & Construction

The following requirements are in addition to the Tasmanian Subdivision Guidelines and ensures a satisfactory standard of subdivision design and construction.

- Unless prevented by existing site constraints, any existing or proposed major stormwater system is to be contained within a road reservation, public land or natural waterway.
 - A stormwater CCTV conduit inspection and report prepared by a recognised provider is required at the completion of all new rigid underground stormwater infrastructure.
 - Any subdivision of five or more lots partly or wholly within a flood-prone area must provide a post-subdivision flood hazard report detailing minimum floor levels or other mitigation measures as appropriate. This report must be provided prior to sealing the final plan for the relevant stage(s).
 - A stormwater management report must be provided for any development where there is risk of adverse impacts to neighbouring properties and/or existing infrastructure.
 - Minimum pipe diameter for stormwater systems to be taken over by Council shall be 300mm unless agreed by the General Manager.
 - The use of rainwater tanks to manage stormwater quantity that exceeds the existing capacity of the public stormwater system is to be avoided wherever practicable given the lack of effective and cost-efficient control over privately owned assets.
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6. Creation of easements for existing stormwater infrastructure

Notwithstanding any statutory easement 1m either side of a stormwater main under section 13(1)(b) of the Urban Drainage Act 2013, and subject to landowner consent,

Council may create a stormwater easement around any pipe, pit, manhole or water sensitive design installation on private property where no easement currently exists and new development is proposed.

7. Protection of easements

Buildings and structures, including rainwater tanks and exempt or low risk buildings, must not be placed wholly or partly within a drainage easement on title or a statutory easement under section 13(1)(b) of the Urban Drainage Act 2013. For sites constrained by easements, topography or other factors, the General Manager may consent to buildings and structures within an easement subject to a Part 5 Agreement whereby the owner acknowledges that Council has the right to remove any building or structure at the owners' costs and without notice to or approval of the owner. Driveways, sealed parking areas and landscaping is permitted in an easement provided that:

- Vehicular access, such as for a vacuum truck, is maintained to any maintenance hole;
 - Any maintenance hole is unobstructed at all times;
 - If fill is placed on or near a maintenance hole, the owner obtains approval from the General Manager to increase the height of the chamber such that the maintenance hole lid is at all times equal to or above finished ground level.
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8. Planning Application Submission Documentation

Planning application submission documentation shall include the following:

- All above and below ground features, including overland flow paths and easements
 - Topography (1m contours for lots <2000m², 5m for larger lots)
 - Natural drainage lines, watercourses, and wetlands
 - Proposed stormwater connection points and private infrastructure
 - Existing and proposed buildings, footpaths, accesses, and car parking
 - Detailed design submission requirements must be in accordance with the Tasmanian Subdivision Guidelines as published by the Local Government Association of Tasmania and/or Institute of Public Works Engineering Australasia.
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9. Certification

Before practical completion or sealing of titles for new developments, designers must certify that stormwater systems comply with design and achieve required outcomes.

Contributions for Future Infrastructure:

- Developers may be required to contribute towards future WSUD requirements or system capacity upgrades. Contribution fees will be included in Council's fees and charges schedule.
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10. Implementation

The General Manager is responsible for implementing this policy. The policy will be communicated via:

- Council's website
- New planning and development enquiries
- Internal staff circulation
- Council's social media and local advertising