

Subterranean Drainage Guideline

Guideline title:	Subterranean Drainage Guideline 2018
Guideline ref no:	DOC/18/82030
Governing policy (ref no):	Works in Road Reserve Policy 2018
Guideline owner:	Manager City Assets and Projects
Approved by:	Manager City Assets and Projects
Date approved:	June 2018
Scheduled review:	May 2022

1. Guideline intent

This guideline establishes guiding principles for managing the discharge or flow of subterranean water from any building or land to any Council owned or controlled land, footpath, municipal reserve, road or street, and where appropriate, the conditions on which Council will accept a subterranean water discharge or flow into the Council's storm water drainage system.

The intent of this guideline is to:

- Reinforce that Council is under no legal obligation to accept any subterranean water discharge or flow into the Council's storm water drainage system;
- Set out the circumstances, and the conditions, under which Council may accept any subterranean water discharge or flow into the Council's storm water drainage system; and
- Reinforce that the 'point of discharge', as determined by the Council in accordance with regulation s133 of the Building Regulations 2018, is for the purposes of discharging storm water, as defined by this guideline, from the specified point of discharge on a property to an appropriate external point of connection in the Council's storm water drainage system.

2. Scope

This guideline is applicable to all properties within the City of Bayside. While this guideline is largely applicable to privately-owned properties with basements and/or underground car parking or other below-ground structures, it also applies to properties owned by the Council and other Government Authorities. This guideline also applies to any other property for which there is a requirement to discharge any subterranean water from the site.

3. Procedure statement

3.1 Councils Obligations

While the Council is under no legal obligation to accept any subterranean water discharge into the Council's storm water drainage system, in some instances this may be the only practical solution available to property owners.

Council is also obligated to:

- Adhere to all relevant policy on this matter;
- Communicate to the applicant their obligations with respect to subterranean discharge; and
- Respond to applicant within the stated timeframes.

3.2 Owners obligation to consider alternatives

Property owners must consider alternatives to discharging subterranean water on an ongoing basis.

- Design Considerations - Designing the basement taking the subterranean water level into account and constructing the basement to be water tight so that there would be no need to discharge any subterranean water. Certification by an appropriately qualified engineer is required;
- Storage Facility - Discharging the subterranean water into a water storage facility and using it on site.

3.3 Availability / Capacity of Public Underground Drainage System

Discharges of subterranean water to the Legal Point of Discharge will only be considered if the Legal Point of Discharge is connected to a public underground drainage system with adequate capacity to handle the additional flows.

Where a public underground drainage system of adequate capacity is not available within the property or at the front boundary of the property, the subterranean water must be discharged into the nearest public underground drainage system at the cost of the owner unless otherwise determined by Council.

Any drain between the Legal Point of Discharge and the public underground drainage system must be constructed to Council's satisfaction and this drain will be vested in Council upon completion.

Council will contribute to the cost of the drain if:

- a) The size of the drain determined by Council exceeds minimum standards i.e. 225mm diameter; or
- b) Other properties are connected to the new drain as part of its construction.

3.4 Legal Point of Discharge

A legal point of discharge must be obtained before a permit for Stormwater drainage works can be issued.

In the event that an applicant is seeking permission to discharge subterranean water into the public drainage system (the property owner is seeking a stormwater tapping (applicable for dual occupation / apartment buildings / commercial / industrial developments)) the owner must provide Council with the Legal Point of Discharge

notification (“point of discharge” under the Building Regulations 2018 (s133 – Stormwater Drainage) as well as stamped / approved drainage design drawings.

3.5 Consent to work in the road reserve

If a partial or full road closure is required as a result of the road opening works a road opening permit is required.

3.6 Water Quality

In the event that the owner demonstrates that the need to discharge subterranean water cannot practically be eliminated or be contained and used on site:

- a) The owner must demonstrate that the existing or treated subterranean water meets Councils quality standard for discharge into the storm water drainage system;
- b) On an ongoing basis, when requested by Council, the owner at their cost provides further evidence that quality standards are being met; and
- c) Where required, subterranean water is filtered to rainwater clarity or other standard approved by Council.

3.7 Council Imposed Subterranean Water Provisions

Depending on the nature of any proposed development on a property Council may require engineering certification that subsurface water will not be discharged from the property if it appears that this may be a likely outcome and no application to discharge has been lodged.

Where it is identified that a nuisance is created by subterranean water discharging from an existing property into kerb and channel, require the property owner to amend their drainage system to discharge that water into the nearest public underground drainage system, at the cost of the owner unless otherwise determined by Council.

Council will contribute to the cost of the drain if:

- a) The criteria listed in clause 3.3 for new approvals are met; or
- b) Specific approval has previously been given by Council to discharge subterranean water into the kerb and channel.

4. Related documents

Policies	Works in Road Reserve Policy 2018
Strategies	Drainage Asset Management Plan 2015 Stormwater Quality Management Plan 2001
Procedures	Application for Legal Point of Discharge
Guidelines	Requirements for the Design of Council Drains

5. Definitions & Abbreviations

Term	Meaning
Legal Point of Discharge	A point specified by Council where stormwater from a property must be discharged. This point is usually Council's stormwater drain, where available, or street kerb and channel.
Stormwater Tapping	Physical connection to kerb & channel or Council's drains.
Stormwater	Naturally occurring water that results from rainfall falling on or around the surface of a site, or water flowing onto the surface of a site, but does not include any rainfall which does not form or become surface run-off from a site, and which has otherwise soaked, seeped or percolated into the subsurface of the ground or the soil of a site.
Road Opening	Works involve opening up the footpath, nature strip or kerb and channel to connect various services in the street or easement.
Drainage Drawings	Plans outlining the private drainage system.
Subterranean discharge	<p>The discharge or flow of pumped water originating from sub-surface agricultural drainage systems and the discharge or flow of pumped water associated with the construction of basements and/or underground car parking or other below-ground structures.</p> <p>Any water (including any matter dissolved or suspended in any such water) which –</p> <p>(a) Exists or occurs in or can be obtained from any geological structure or formation, any natural or artificial land fill or any soil beneath the surface of the land; and</p> <p>(b) Arises (or has originated) from any surface or underground flow of water (including any discharge, release, escape, percolation, seepage or passage of such water).</p>

Please note: This guideline is current as at the date of approval. Refer to Council's website (www.bayside.vic.gov.au) to ensure this is the latest version.