



Item 7.1 Petition Response - Requesting action on lack of drainage, causing water pooling and ongoing rising damp on properties on Clyde Street, St Kilda

A Petition containing 7 signatures, was received from Residents of Clyde Street, St Kilda and received at the Council meeting of 19 August 2020.

The Petition states the following:-

The petition of the following named citizens draws the attention of the Council to the ongoing issues around water pooling at the rear of the properties 34 to 46 Clyde Street, St Kilda, which is falling towards the middle of the properties, resulting in rising damp.

A number of the properties have attempted to remedy the issue through various costly measures including injection of chemical agents into shared walls, adding drainage under the properties and adding water tanks to capture rainwater. Whilst some improvements have been observed through these measures, a number of the issues continue to resurface after a short period of time. Some of the properties have been particularly adversely impacted by the issue resulting in moisture levels of above 80% being observed (See Appendix A). Furthermore, the higher than average precipitation over the past 6 months have exacerbated the already high water table the properties sit on (see Appendix B), resulting in further excessive dampness.

A number of the residents have engaged contractors privately over the years to rectify the issue and been provided a consistent advice whereby the issue has been attributed to the lack of drainage at the rear of the properties resulting in water pooling and sitting in the middle of the properties (Refer to Appendix A for one example of a professional opinion by an independent plumber). The issue of the lack of drainage even on Clyde St is evident through the flooding that can often be seen after a rain in front of our properties compared to other parts of the street which have some drainage.

The following Petitioners hereby request that:

- An expert opinion from Council is provided on the drainage around our properties that would ameliorate/ fix the ongoing problems;*
- The Council take appropriate action and implement a solution to address the issue, which may include, as advice provided by an independent contractor, the construction of bunds or a new common drain to divert the accumulating water at the rear of the properties into an existing drainage system (similar to the solution the Council implemented a few years ago for Alfred Place between Clyde St and Robe St); and*
- Ensure that we are notified and included in any inspection that is due to be carried out by the Council's building surveyors / engineers.*

OFFICER COMMENT

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A number of the residents have engaged contractors privately over the years to rectify the issue and been provided a consistent advice whereby the issue has been attributed to the lack of drainage at the rear of the properties resulting in water pooling and sitting in the middle of the properties (Refer to Appendix A for one example of a professional opinion by an independent plumber). The issue of the lack of drainage even on Clyde St is evident through the flooding that can often be seen after a rain in front of our properties compared to other parts of the street which have some drainage.

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- Ensure that we are notified and included in any inspection that is due to be carried out by the Council's building surveyors I engineers.

OFFICER COMMENT

Due to the current Covid-19 Stage 4 restrictions it is not currently possible for officers to attend on site for further inspections or to meet with the petitioners. However, Officers have done a review of the site using asset data and images. A further assessment of the site and engagement with the petitioners will be undertaken in person when restrictions allow.

Laneway R3483 services 10 properties including the rear of 7 residences identified as 34-46 Clyde Street. The laneway is bluestone construction with no mortar joints, with average cross fall. Several bluestones have been removed over the years and these have been repaired with a gravel material. A 3-pitcher bluestone spoon drain traverses the centre of the lane for its entire length. Isolated sections of greenery are featured in the laneway from abutting properties.

Several stormwater discharge points in the laneway are evident. There are no approved legal points of discharge for stormwater runoff to laneway R3483, although it is evident that properties are discharging stormwater into the laneway. Properties 34 through to 46 Clyde Street legal point of discharge is to the front of the properties, being the kerb and channel in Clyde Street which flows to Council stormwater infrastructure, approx. 68m to the north east. Through information supplied from developments in this area the water table is known to be

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close to the surface with a natural source of supply. The stormwater drainage infrastructure in this area is adequate to provide the standard 1 in 5-year historical service level for this area.

The annual laneway renewal program had laneway R3483 identified for design in 2017/18 this program was postponed by Council to further investigate the potential to increase permeability of our laneways across the municipality. With the reinstated of the program in 2019/20, this laneway was designed in last financial year with improved crossfall and drainage. Due to the high-water table in this area permeability was not designed into this laneway. The laneway is due to be delivered in the 2020/21 construction program.

Whilst officers cannot comment directly on rising damp issues of individual residences, in general it would be paramount for structures to have adequate horizontal waterproofing protection and under floor ventilation to counter the water table prevalence in this area, particularly for any masonry structure.

Officers will make efforts to contact the signatories from the petition via email and phone in the coming days to share information and discuss any concerns further.

OFFICER RECOMMENDATION

That officers work with residents in this area to review their concerns, with a site assessment and a meeting with residents on site to occur when restrictions are lifted.

TRIM FILE NO: F20/1

ATTACHMENTS Nil