

City of Port Phillip Building Department

St Kilda town Hall, Cnr Carlisle Street & Brighton Road

T: 9209 6253 F: 9536 2741

www.portphillip.vic.gov.au/building

email: helpbuilding@portphillip.vic.gov.au



STORM WATER DRAINAGE LEGAL POINT OF DISCHARGE

Regulation 610

Building Regulations 2006

To:	The Municipal Building Surveyor
	City of Port Phillip
	Private Bag 3 St Kilda VIC 3182
Applicants Name:	
Applicants Postal Address:	
Telephone Number:	
Facsimile Number:	
Mobile Number:	
Site Address:	
Proposed Building Works:	
Relevant Building Surveyor:	

Checklist: The following information MUST accompany this application.

Note: Your Application request will not be processed until the applicable fees have been paid and the following documentation supplied.

- A copy of site plans
- A copy of title (where appropriate)

\$56.75

- cheques to be made payable to: **City of Port Phillip**

Applicant's Signature _____ Date: _____

Officer's initials:	Lodgement no: B/ / 20 / LPD	Cheque no:
---------------------	-----------------------------	------------

Privacy Statement

Personal information required on this form is for the purposes of dealing with this request. It will be used solely by Council for this primary purpose or other directly related purposes. The applicant understands that the personal information provided is for the purposes of dealing with the request and he/she may apply to Council for access to and/or amendment of the information. Request for access and/or correction should be made to Council's Information Privacy Officer (ph Council Assist no 9209 6777)

WHERE DO MY STORM WATER DRAINS RUN?

Storm water collection is important to avoid shedding water to adjoining allotments resulting in damage such as dampness and flooding.

Stormwater drainage systems specified in the Building Code of Australia 2010 are not designed to remove all of the water during exceptionally heavy rain, especially in tropical areas.

Accordingly, it is necessary to design and install the system so that when overflowing occurs any water is directed away from the inside of the building and away from the building foundation.

To ensure that roof gutters do not overflow into the building consideration should be given to using slotted gutters, locating the gutter so that it is below the top edge of the fascia, the installation of rainwater heads with overflow slots.

Special attention needs to be given to box gutters, valley gutters or similar type construction, located above the internal areas of a building. In these situations if adequate overflow controls cannot be implemented there may be a need to increase the size and capacity of drainage components to remove all water anticipated during heavy rain periods.

Where a Stormwater drainage system is installed, it must comply with the following:

- The position and manner of discharge of the Stormwater drainage system must be to the satisfaction of the appropriate authority.
- The Stormwater drainage system must be designed so that any overflow during heavy rain periods is prevented from flowing back into the building.

Down pipes connect to these stormwater outlets to drain the water away from buildings. The location of the stormwater pipes is normally shown on building plans unless no building approvals have been issued or the buildings are very old.

Before designing or determining the location of the stormwater pipes it is imperative that the legal point of discharge for your property is located.

Council's building-surveying group, **Building Solutions Victoria** can provide you with the Storm water drainage - point of discharge for your property, the attached application form must be filled out in order to make application.

Council's Urban Services Department is responsible for the management of the City's drains. The Environmental Services section is responsible for the cleansing of the drains and can be contacted by calling 9209 6765.

Should you have any queries or wish to discuss this matter further please do not hesitate to call Building Solutions Victoria on 9209 6253.

Our enquiries counter at the St Kilda Town Hall is open at the following times:

8.30am – 6.00pm Monday Only
8.30am – 5.00pm Tuesday to Friday