

Requirements for Private Connections to the City's Drainage System Policy

Responsible Directorate	Infrastructure
Responsible Business Unit/s	Engineering Services - Design
Responsible Officer	Design Engineer – Engineering Services
Affected Business Unit/s	Engineering Services - Operations Development Services

Objective

This policy is to explain the exceptional circumstances under which the City would allow private connections to its drainage system.

Scope

This policy applies to private connections to the City's drainage system.

Private properties are generally required to contain and dispose of storm water runoff on site in accordance with the City of Stirling On Site Drainage Criteria document and in line with current Water Sensitive Urban Design principles, using soak wells or a similar storage method to store and infiltrate runoff into the ground and ultimately recharge the ground water table.

Only in exceptional circumstances, where the existence of a high ground water table precludes the effective use of soak wells or other alternative approved infiltration measures, the City will consider the approval of a piped connection to its drainage system should such a system exist at the required location with sufficient surplus capacity to accommodate additional flows. This piped connection will be in addition to an approved internal stormwater collection system (ie it will provide an additional level of support but will not be the primary method for treatment of private stormwater) as outlined in the City of Stirling On-Site Drainage Criteria document.

It shall be the responsibility of the applicant to carry out and submit a suitable report to the City detailing the geotechnical site investigations necessary to determine existing ground water table and site infiltration conditions. The piped connection if subsequently approved by the City, shall be in addition to the normal on site drainage requirements, whereby the internal drainage shall be interconnected using a high level small diameter trafficable pipe drain with a maximum allowable outflow as advised by the City.

In earlier times certain industrial lots within areas of Osborne Park, Balcatta, Mirrabooka and Herdsman Industrial areas may have been provided with connections to the City's piped drainage system. This practice does not comply with current Water Sensitive Urban Design principles and consequently is no longer supported. Where such a site having a previous connection is redeveloped, a piped connection will no longer be approved if on site infiltration is effective and runoff shall be required to be retained on site and disposed of using soak wells in accordance with the City's current requirements.

Policy

Note

All enquiries and requests relating to private connections to the City's street drainage system shall in the first instance be referred to the City's Development Services Business Unit as part of the development approvals process. The advice of the City's Engineering Services Business Unit shall be sought prior to any approvals being given. The City of Stirling retains the right to refuse a private connection into its stormwater drainage system as it deems necessary.

1. A drainage management plan (DMP) shall be submitted and must include but not be limited to the following information:
 - 1.1. Construction plans showing proposed connection with pipe sizes, lengths, type, class, grades and calculated or controlled out flow rate.
 - 1.2. Existing ground levels or contours to Australian Height Datum (AHD).
 - 1.3. Proposed levels on paved or concreted areas to Australian Height Datum (AHD).
 - 1.4. Details of roof drainage disposal.
 - 1.5. Locations of all internal manholes, soak wells and silt pits and external affected drainage assets.
 - 1.6. Stormwater storage volume calculations with justification, sized to contain the correct design storm (refer to the City of Stirling On Site Drainage Criteria document).
 - 1.7. Affected utility providers' assets locations, levels, material and size.
 - 1.8. Geotechnical report, including but not limited to soil type description, site measured and estimated infiltration rate, measured distance to groundwater and predicted distance to maximum groundwater levels, potential contaminants and/or acid sulfate soils)
2. Other conditions which apply are:
 - 2.1 The last manhole or silt pit prior to entry to the City's drainage system shall be trapped in accordance with the City's requirements.
 - 2.2 A verge bond and inspection fee shall apply where the proposed trench does not cross the road carriageway. (Imposed and determined in accordance with sections 6.16 - 6.19 of the *Local Government Act 1995*). Where the proposed pipeline within the road reserve is of considerable length or will cross a footpath and/or road carriageway, one of the following inspection fees and deposits will apply:
 - a) 1.5% of construction costs if the applicant/developer provides their own consulting engineer and design.
 - b) 3% of construction costs if the applicant/developer requires consultation from the City. *The City shall only act in an advisory role and will not provide design services for this purpose.*
For more information on inspection fees contact the City's Subdivision and Development Works Engineer

Additionally, a minimum performance bond of 5% of construction costs or for larger works an amount as specified by the City, shall also be applicable and paid to the City in full prior to commencement of works. Additionally, proof of contract and invoiced construction costs shall be provided to the City. A defect liability period of 12 months will apply after which the bond shall be returned to the developer/applicant should no issues arise.

 - 2.3 The outflow from the section of pipe between the trapped manhole or silt trap and the City's drainage system shall be controlled by either restricting the outlet pipe diameter or by using a fixed rate pump outflow, to a flow rate specified by the City.
 - 2.4 The section of pipe between the trapped manhole or silt pit and the City's drainage system shall be of maximum size 150mm diameter, be fully trafficable and installed according to the manufacturer's specifications.
 - 2.5 The connecting pipe shall preferably match the City's pipe obvert to obvert but under no circumstances shall the proposed connection invert level be lower than 50mm beyond the invert level of the City's pipe drain.

- 2.6 It is the drainage contractor's responsibility to ensure that all affected public utilities providers' services within the road reserve and elsewhere are located and adequately protected for the duration of the works in accordance with the requirements of the relevant public utilities services providers. Any damage caused to any public utilities' services shall be immediately reported to the relevant authorities. The City shall not bear any liability for damage caused.
- 2.7 The City's Engineering Services Business Unit shall be contacted at least 48 hours prior to storm water drainage construction works commencing.

Definitions

Australian Height Datum (AHD) means a geodetic datum for altitude measurement in Australia.

Relevant management practices/documents

Crossover Policy
Verge Treatment Policy

Legislation/local law requirements

Local Government Act 1995

Office use only			
Relevant delegations	Not applicable		
Initial Council adoption	Date 10 December 2013	Resolution #	1213/007
Last reviewed	Date 7 December 2021	Resolution #	1221/008
Next review due	Date 2023		