

Responsible Directorate	Infrastructure
Responsible Business Unit/s	Engineering Design
Responsible Officer	Manager Engineering Design
Affected Business Unit/s	Engineering 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 Water Sensitive Urban Design principles using soak wells 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.

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 soak well requirement whereby the required soak wells shall be interconnected using a high level small diameter class 4 pipe drain.

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

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 Design Business Unit shall be sought prior to any approvals being given.

1. The plans submitted must show the following drainage details:
 - 1.1. Existing ground levels or contours to Australian Height Datum.
 - 1.2. Proposed levels on paved or concreted areas to Australian Height Datum.
 - 1.3. Details of roof drainage disposal.
 - 1.4. Locations of all man-holes, soak wells and silt pits.
 - 1.5. Diameter, length, gradient, invert levels and type of interconnecting pipes.
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, the following inspection fees and deposits apply:-
 - 2.2.1 An inspection fee of 1.5% or 3% of construction costs within the road reserve shall be paid to the City.
 - 2.2.2 A verge bond shall be required in accordance with the City's current requirements.
 - 2.3 The section of pipe between the trapped manhole or silt pit and the City's drainage system shall be of minimum size 300mm diameter reinforced concrete pipe and shall have a minimum cover of 700mm for class 2 pipe.
 - 2.4 The connecting pipe shall preferably match the City's pipe overt to overt but under no circumstances shall the proposed connection invert level be lower than 50mm above the invert level of the City's pipe drain.
 - 2.5 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.
 - 2.6 The City's Engineering Design Business Unit shall be contacted at least 48 hours prior to storm water drainage construction works commencing.

Note

Where footpath and/or road crossing deposits have been paid, a refund of the monies not spent will be made after works are complete.

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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 26 May 2020	Resolution #	0520/027
Next review due	Date 2021		