

CONSTRUCTION OF CROSSING PLACES & STORMWATER PIPES FROM PROPERTIES POLICY

Policy Type	Council
Responsible Department	City Infrastructure
Responsible Officer	Manager City Assets
Related Policies and Procedures	• Asset Management • Vegetation Management
Community Plan Link	3. Economy 3.5 We drive strong economic, cultural, environmental, and social outcomes through strategic investments in property, technology, facilities, and infrastructure.
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Last Review Date	8 December 2025
Next Review Date	December 2028
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1. PREAMBLE

- 1.1. The purpose of this Policy is to provide consistent, transparent and equitable framework for the installation and alteration of vehicle crossings (driveways) and stormwater pipes from properties in accordance with the *Local Government Act 1999*.

2. SCOPE

- 2.1. This Policy applies to the construction, maintenance and/or repair of crossing places and stormwater pipes to private properties, which must meet Council standards.

3. PURPOSE/OBJECTIVES

- 3.1. To enable appropriately situated and constructed vehicular access between the road pavement and property boundary.
- 3.2. To prevent avoidable loss of street trees, vegetation and landscaping.
- 3.3. To prevent unnecessary loss of on-street parking.
- 3.4. To control the impact of crossings on utility infrastructure, street furniture and other Council owned and maintained assets.
- 3.5. To protect the safety and amenity of pedestrians and motorists.
- 3.6. To ensure motorists can access/egress driveways safely.

- 3.7. To ensure domestic waste collection services are not negatively impacted.
- 3.8. To ensure stormwater pipes from properties to Council land meet Council standards.
- 3.9. To ensure the frequency and quality of water discharged from residential properties does not cause nuisance, environmental harm or unnecessary risk to the community.
- 3.10. To ensure the flow rate of stormwater discharged to kerbs and laneways does not increase the flood risk of properties downstream.
- 3.11. To minimise impacts on the local environment and Council infrastructure and reduce the potential for future damage to private or public property.

4. DEFINITIONS

<u>Term</u>	<u>Definition</u>
Crossing place	can refer to: (a) footpath to road, (b) verge to road, (c) driveway to footpath. (d) kerb and water table
Ground Water Discharge	Refers to water that exists under the ground, and that is pumped to the surface and discharged to a Council's road or laneway.

5. ROLES AND RESPONSIBILITIES

<u>Role</u>	<u>Responsibilities</u>
Elected Members	- Responsible for the approval and adoption of this Policy - Must comply with the requirements of this Policy
Manager City Assets	Responsible for the review and application of this Policy
All Employees	Must comply with the requirements of this Policy

6. STATEMENT

- 6.1. To meet the objectives of this Policy as outlined, Council will only permit **one** crossing place per property (single width 4.0m or double width 6.0m).
- 6.2. Council will **only** consider a second crossing place in the event the landowner can demonstrate that it is absolutely necessary and provided that:
 - 6.2.1. It is for a residential property and that the second crossing place is proposed on a residential road under the care, control and management of Council.
 - 6.2.2. It does not result in the removal of an existing street tree or Council plantings, vegetations, landscaping or similar.
 - 6.2.3. It does not result in the loss of existing on-street parking space(s).
 - 6.2.4. It complies with all requirements from a traffic management and road safety perspective, including Australian Standards, codes, guidelines or similar.
- 6.3. Council has resolved that any stormwater connection to any street or road is to be undertaken by Council except where 6.10 is applicable.
- 6.4. The adjoining landowner is to meet all costs associated with the installation and maintenance of each stormwater connection from their property to the street, unless it has been determined by Council that the damage has been caused by an adjacent street tree.

- 6.5.** Council requires that the stormwater connection be 80mm heavy duty UPVC Pipe Class 12 or similar approved, where appropriate soil cover can be achieved to enable the relay of concrete, bitumen or pavers depending on the footpath construction. Where adequate soil cover cannot be achieved, an approved galvanised metal box gutter or a 'top hat' stormwater pipe cover shall be used.
- 6.6.** All stormwater is to be discharged to the kerb water table, or road surface in the instance that kerb and water table does not exist (i.e. laneways). No stormwater is to be discharged directly onto footpaths.
- 6.7.** The maximum discharge flow rate is 20L/s from any approved stormwater connection point, however, if multiple stormwater outlets are required each discharge point must be a minimum of 20m apart.
- 6.8.** Ground Water Discharge through any stormwater connection to the street (kerb water table or laneway) is **prohibited**, unless Council approves a connection that is made directly to its underground stormwater infrastructure, having given consideration to the flow volume, flow rate, discharge frequency and water quality.
- 6.9. Crossing places**
- 6.9.1. All work relating to the installation of crossing places is to be undertaken by Council except where 6.10 is applicable.
- 6.9.2. Council requires that adjoining landowners shall meet the full cost of the construction of new, modified and relocated crossing place(s).
- 6.9.3. Redundant crossing places that are no longer required, as a result of a new, relocated or additional crossing place installation, will be returned to kerb and water table. The work will include raising the footpath within the redundant crossing places to match the existing footpath level. The adjoining landowner is to meet the cost of the work.
- 6.9.4. Further to 6.9.2, if the crossing place requires maintenance or renewal, the adjoining landowner will meet the cost of the repair/renewal for the portion of cross over that does not form part of the footpath.
- 6.10. Construction by landowner (or their contractors)**
- 6.10.1. The Administration has the discretion to allow adjoining landowners to construct crossing places and stormwater connections themselves, only when the relevant Council Officer is satisfied that the adjoining landowner will:
- undertake the work to the appropriate standards, and
 - in accordance with Council design and specification, and
 - ensure that the stormwater is discharged to the water table.
 - construct the crossing place using concrete segmental pavers for residential properties or using concrete for commercial properties, as approved by Council.
- 6.11. Laneways (stormwater discharge)**
- 6.11.1. The discharge of stormwater to laneways from properties where the laneway is not the primary frontage is **prohibited** unless specific approval is given by Council. If approval is given, Council will prescribe the allowable flow rate of stormwater discharged from the property.
- 6.11.2. In areas of high flood risk potential, Council may require residents to discharge all stormwater to the primary street frontage (not to Council laneway), with all costs to be borne by the landowner.

7. DELEGATIONS

7.1. All delegations and sub-delegations are outlined in Council's Delegations document located on the City of Unley's website.

8. LEGISLATION

- *Local Government Act 1999*
- *Planning, Development and Infrastructure Act 2016*

9. AVAILABILITY OF POLICY

9.1. The Policy is available for public inspection during normal office hours at:

The Civic Centre,
181 Unley Road, Unley SA 5061.

A copy may be purchased for a fee as determined annually by Council.

It is also available for viewing, download and printing free of charge from the Council's website www.unley.sa.gov.au.

10. DOCUMENT HISTORY

Date	Version No.	Comment
25 October 2010	Version 1	C758/10
22 October 2012	Version 2	C564/12
25 July 2016	Version 3	C526/16
25 November 2019	Version 4	C0148/19
8 December 2025	Version 5	C1675/25