

COU0004: CONSTRUCTION OF CROSSING PLACES & STORMWATER PIPES FROM PROPERTIES POLICY

Policy Type:	Council Policy
Responsible Department:	City Development
Responsible Officer:	Manager Strategic Assets
Related Policies and Procedures	<ul style="list-style-type: none"> • Asset Management • Vegetation Management
Community Plan Link	<i>Community Living</i> 1.3 Our City meets the needs of all generations.
Date Adopted	25 October 2010: C758/10
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Next review date	December 2021
Reference/Version Number	COU0004: Version 4
ECM Doc set I.D.	1840047

1. PREAMBLE

1.1. The purpose of this policy is to provide consistent, transparent, equitable and efficient guidelines for the installation and alteration of vehicle crossings and stormwater pipes from properties in accordance with the *Local Government Act 1999*.

2. SCOPE

2.1. The construction, maintenance and/or repair of crossing places and stormwater pipes to properties must meet Council standards. This ensures the impact on the local environment and Council infrastructure will be minimised and reduce the potential for future damage to private or public property.

3. POLICY PURPOSE/OBJECTIVES

- 3.1 To enable appropriately situated and constructed vehicular access between the road pavement and property boundary.
- 3.2 To prevent inappropriate 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 assets.

- 3.5 To control the impact of crossings on the visual amenity of streetscapes by avoiding their excessive dominance.
- 3.6 To protect the safety and amenity of pedestrians and motorists.
- 3.7 To ensure motorists are able to access/egress driveways safely and with ease.
- 3.8 To ensure stormwater pipes from properties to Council land meet Council standards.
- 3.9 To ensure the flow rate of stormwater discharged to laneways does not increase the flood risk of properties downstream.

4. DEFINITIONS

4.1. Crossing place can refer to:

- (a) footpath to road,
- (b) verge to road,
- (c) driveway to footpath.
- (d) kerb and water table

5. ROLES AND RESPONSIBILITIES

5.1 This Policy will be administered on behalf of Council by the:

- General Manager City Development
- Manager Operational Services
- Manager Strategic Assets
- Asset Officer

6. POLICY STATEMENT

- 6.1. Council has resolved that any stormwater connection to any street or road is to be undertaken by Council except where 6.9 is applicable.
- 6.2. The adjoining land owner is to meet the cost of each stormwater connection.
- 6.3. Council requires that the stormwater connection be 80mm heavy duty UPVC Pipe Class 12 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.
- 6.4. 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.

Crossing places

- 6.5. All work relating to the installation of crossing places is to be undertaken by Council except where 6.9 is applicable.
- 6.6. Council requires that adjoining land-owners shall meet the full cost of the construction of new, modified and relocated crossing place(s).
- 6.7. Redundant crossing places that are no longer required as a result of a new, relocated or additional crossing place installation will be returned back 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 land owner is to meet the cost of the work.

- 6.8. Further to 6.6, if the crossing place requires maintenance or renewal, the adjoining land owner will meet the cost of the repair/renewal for the portion of cross over that does not form part of the footpath.

Construction by owner

- 6.9. The Administration has the discretion to allow adjoining land-owners to construct crossing places and stormwater connections themselves, only when the relevant Officer is satisfied that the adjoining land-owner would:

- 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.

Laneways (stormwater discharge)

- 6.10. The discharge of stormwater to laneways from properties where the laneway is not the primary frontage is not permitted 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. In areas of high flood risk potential, Council can require residents to discharge all stormwater to the primary street frontage (not to Council laneway), with all costs to be borne by the land owner.

7. POLICY DELEGATIONS

- 7.1 Full information about the sub-delegated powers and duties is contained in the Council Delegations Register.

8. LEGISLATION

- *Local Government Act 1999*
- *Development Act 1993*

9. AVAILABILITY OF POLICY

- 9.1 The policy is available for public inspection during normal office hours from;

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:	Ref/Version No.	Comment:
25 October 2010	C758/10 (V1)	
22 October 2012	C564/12 (V2)	Was policy no. COU117
25 July 2016	C526/16 (V3)	
25 November 2019	C0148/19 (V4)	