



# STORMWATER PIPE CONNECTION 221 FORM

Section 221 of the Local Government Act 1999, provides Council the ability to control works on roads, including requiring property owners to obtain permission from Council to do works (construction, replacement or removal) on their stormwater drains.

Property owners are responsible for all drainage infrastructure related to the drainage of private property. This also includes sections of pipe in the road reserve that discharge stormwater to the kerb. Property owners require approval for works to stormwater infrastructure that disperse stormwater from private properties to the kerb and watertable.

As the property owner, you are responsible for the condition, maintenance and replacement (and associated costs) of:

- pipes from your property boundary to the road that releases stormwater to the kerb
- drain covers installed in the footpath and/or verge
- stormwater outlet points installed into the kerb
- pipes that connect to a stormwater drain
- surrounding infrastructure such as footpaths, verges, kerbing that gets damaged when installing stormwater infrastructure or from damaged private stormwater infrastructure.

**Written approval is to be given from Council, prior to the commencement of works on site.  
Please allow at least 10 working days to assess applications.**

<b>APPLICANT DETAILS</b>	
<p><b>Are you the property owner?</b></p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p><input type="checkbox"/> No – but I have attached formal permission from the property owner to submit the application.</p> <p><b>If no, are you a part of a Community Title?</b></p> <p><input type="checkbox"/> Yes – and I have attached formal permission from the property owners to submit the application.</p> <p><input type="checkbox"/> No</p>	
Full name:	
Phone number:	
Email:	
Address:	
Postal address (if different to above)	

## WORK SITE DETAILS

Site address:		
Proposed timings of works:	Start date:	Completion date:
Does this application relate to a development application?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please provide development application number:		

## CONTRACTOR DETAILS

Name:	
Mobile number (site contact):	
Email:	
ABN:	
Office address:	

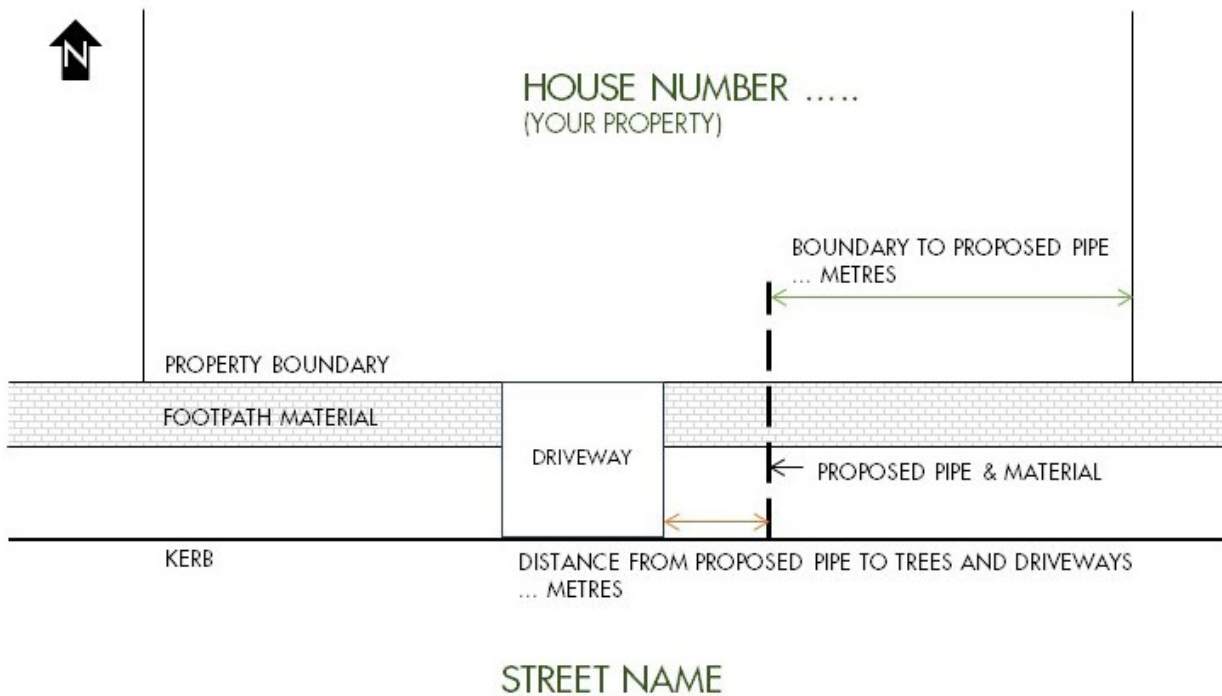
## DETAILS OF WORK

Details of drain material (Refer to Appendix A for details)	<input type="checkbox"/> PVC	<input type="checkbox"/> Steel	<input type="checkbox"/> Other _____
Details of drain shape	<input type="checkbox"/> Pipe: Diameter _____ mm		
	<input type="checkbox"/> Box drain: Width _____ mm by depth _____ mm		
No. of pipes/drains:			
Length of pipe/s from property boundary to front of kerb:			
Existing footpath surface:	<input type="checkbox"/> Concrete		
	<input type="checkbox"/> Pavers		
	<input type="checkbox"/> Hot mix asphalt		
	<input type="checkbox"/> Unmade		
	<input type="checkbox"/> Other _____		
Other information:			

**Please provide further details and a sketch of the proposed works including** dimensions, boundaries, proposed works, materials, kerb, trees, Stobie poles, parking controls, driveways, stormwater infrastructure, north arrow, property numbers and street names.



**Sketch Plan Example**



## APPLICANT'S DECLARATION

- I, the Applicant, request approval for works in accordance with the details above, the diagram/s attached and Council's conditions as contained therein.
- I, the Applicant, understand that in accordance with Local Government Act 1999 Section 218, if the works are not constructed in accordance with the approved permit issued by Council; and, rectification work specified by Council is not carried out by the property owner within a reasonable amount of time, Council is able to engage a contractor to carry out the work specified by Council and recover the cost of the work from the property owner.
- I, the Applicant have submitted the contractor's public liability insurance Certificate of Currency in the sum of not less than TWENTY MILLION DOLLARS (\$20,000,000) with this application.

**Applicant's signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**APPLICANT TO RETAIN THE  
FOLLOWING PAGES**

## APPENDIX A – CONDITIONS FOR STORMWATER PIPE CONNECTION

Please refer to the Stormwater Drainage – Building and Construction Policy on Council’s website for further information.

### Size of Drain

- Minimum pipe diameter is 75mm and maximum pipe diameter is 100mm.
- Maximum number of outlets is one outlet per 10m of frontage. Up to 2 x 100mm pipes may be provided side by side. If more than two 2 x 100mm pipes are required at one location, a rectangular section steel drain must be provided instead.

### Location of Drains

- Drains must run at between 90 degrees and 60 degrees to the kerb and angled in the direction of the street water table flow.
- All drain outlets must be located a minimum of 0.2 metres from inverts and/or kerb ramps.
- Stormwater drainage connection must be located at least two metres from street trees to ensure that roots are not damaged and root growth will not impact the pipe. For trees of a legislative status, the proximity is to be determined by Council’s Senior Urban Forest Officer.
- Street furniture (Stobie poles, Telstra services, trees, signs, stormwater pits, etc.) may not be removed or adjusted for the purpose of installing stormwater drains, except with the express written approval of the relevant authority and Council’s Assets & Delivery Department.
- If your property is located at a level lower than that the adjacent road level, property owners are responsible for ensuring adequate stormwater drainage systems (grated drains, pumps, landscaping or on-site stormwater detention, as per Council’s Stormwater Drainage – Building and Construction Policy) are in place to remove water from your property.

### Type of Drains

Permitted drain types include:

- P.V.C. sewer grade pipe
- P.V.C. pressure grade pipe class 12 or heavier
- Steel pipe – minimum wall thickness 4mm

Non-permitted drain types include:

- Asbestos Cement
- Concrete (steel reinforced)

### Construction

- The outlet must be continuous, single length with no leads, bends or joins and adequately sealed at the boundary of the adjoining property.
- Minimum of 25mm cover must be provided over the top of the drain.
- The drain must be laid either level or with fall to the street water-table.
- Concrete kerbing must be saw cut to a minimum of 50mm wider than the drain diameter/width and re-mortared at the stormwater outlet. It is not acceptable to break out the kerbing without cutting first.
- All stormwater surface runoff from the property and buildings must be contained within the property boundaries, collected and overflow discharges to the kerb and water table.
- A steel kerb adaptor may be used to protect the pipe. Please refer to drawing SD120 in the Institute of Public Works Engineering Australasia’s [Infrastructure Guidelines SA](#).
- A steel checker plate may be secured around the stormwater drain for protection if there is not room to reinstate the footpath above the stormwater drainage. The checker plate must be flush with the footpath level and not cause a tripping hazard.

## Reinstatement

The footpath should be reinstated to match the existing type with a maximum crossfall of 2.5%. The trench must be backfilled with quarry screenings and tamped firmly to achieve a sound, compact base. Reinstatement work must be completed by applicant to Council's satisfaction in accordance with the following:

- **Asphalt**  
Edges of existing asphalt must be saw cut with a straight and clean edge. A minimum of 30mm compacted thickness layer formed from hot mix asphalt laid at temperature within 4 °C of supply temperature.
- **Concrete**  
Edges of trench must be saw cut with a straight and clean edge. A minimum of 75mm thickness 20 MPa strength concrete must be suitably compacted and finished to a surface matching existing.
- **Paving bricks or blocks**  
Reuse existing pavers that are not damaged or match new pavers to existing, including colour and shape. Paving bricks or blocks must be bedded in sand bedding minimum 20mm thick spread on a base of compacted quarry rubble minimum 75mm thick. The trench edges must not be cut to a straight line where pavers need to be interlocked together after construction. Edges must be restrained by a concrete retainer in accordance with established good practice.
- **No footpath**  
Where no made footpath existed, the surface should be topped with similar material to the existing verge and the surface should be left level, smooth and free from trip hazards.

## APPENDIX B – GENERAL CONDITIONS

The following conditions are applicable when seeking authorisation in accordance with Section 221 of the Local Government Act 1999 and shall apply in all circumstances.

1. The issuing of this Authorisation is subject to:
  - The Applicant agreeing to the General Conditions of Authorisation as contained herein.
  - The Applicant agreeing to any/all Special Conditions and Specifications that the Council may determine and attach to this Authorisation.
  - The Applicant advising Council on commencement and completion of any works.

### Standards of Care

2. For the term of the Authorisation, to comply with all applicable industry standards, health or safety standards, current standards of Standards Australia or any applicable Code of Practice.
3. To ensure that all works carried out are undertaken to the highest standard and are carried out promptly and with all due care, skill, and diligence.
4. To ensure that any alteration to the road does not interfere with or cause damage to or in any way affect the property of any other person (including Council property).
5. To comply with any direction given by any authority, statutory authority, or Council to remove, maintain or otherwise modify the alteration to the road under this Authorisation.

### Site Control

6. Underground services must be located prior to commencing excavations. The essential first step is contacting Before You Dig Australia at [www.byda.com.au](http://www.byda.com.au). Damage to public utilities and infrastructure shall be reported to the relevant service authority and will be the responsibility of the property owner.
7. When street trees are present, the contractor shall at all times ensure that any damage to the tree and root system is minimised and seek Council advice prior to undertaking excavation works around any street trees. Existing street trees shall not have their branches cut, damaged or removed without seeking permission from Council.
8. No street furniture (e.g., street signs, signs, power poles, Telstra services, stormwater pits etc.) may be removed or adjusted for any works except within the approval of a Council delegated officer or relevant authority.
9. No material may be stockpiled on the road, verge or footpath at any time. The adjoining road and footpath must be cleared of all rubbish, spillage, excess fill or material and framework as it accumulates.

10. During the work, the site must be kept safe at all times, this may require protected by appropriate safety barriers in accordance with AS1742.3. The work site area shall be kept safe for pedestrians and road users at all times and minimise the restriction of pedestrian and vehicular traffic.
11. A Traffic Management Plan must accompany this application if traffic flow or pedestrian movements will be interrupted.
12. Any on road traffic management must be conducted in accordance with AS1742.3 (Australian Standard Manual of Uniform Traffic Control Devices, Part 3: Traffic Control Devices for Works on Roads).
13. The works must not restrict access to parked vehicles. Parked vehicles must have access to be able to open passenger side doors.
14. If the condition of a Council asset is altered in any other way than what is outlined on this form, Council need to be notified.
15. Any residents or businesses impacted by works must be advised in writing as soon as possible prior to the commencement of works.

### **Reinstatement**

16. All reinstatement and infrastructure work will remain the responsibility of the property owner and must be completed in a tradesman like manner. The adjoining footpath, road and all other council infrastructure must be reinstated to its original state following the works and be free of obstructions and trip hazards.
17. Every attempt must be made to complete the work as quickly as possible, and any trenching must be fully reinstated within 7 days of construction.
18. Any trenched area needs to be backfilled with quarry sand or quarry rubble and properly compacted prior to replacement with the same material. Verge must be backfilled with soil or dolomite; not rock, mud or rubble.
19. Any damage to the footpath, verge, kerb or road during works or temporary storage is the responsibility of the owner and must be made good at their cost.

### **Fixtures**

20. All fixtures and equipment erected or installed in, on, across, under or over the road under this Authorisation remain the property of the Applicant pursuant to section 209 of the Local Government Act, 1999.
21. For the term of the Authorisation, to maintain all fixtures and equipment erected or installed, or vegetation planted, in good and safe condition and to recognised standards. Surrounding infrastructure such as footpath, verge, kerbing that may get damaged when completing the work or as a result from the private works must be maintained and repaired.

### **Indemnities**

22. To indemnify the Council, its employees and/or agents against all actions, costs, claims, and demands for injury, loss or damage arising out of any negligent act or omission of the Applicant in relation to any activities under the Authorisation or arising out of breach of any condition attaching to the Authorisation.
23. The Applicant acknowledges that the Council is not liable for any injury, damage or loss resulting from the granting of this permit and the Applicant indemnifies and holds harmless the Council in respect of any claim that may arise from such injury, damage or loss.
24. The Applicant accepts responsibility for any damage caused to the road or footpath surface, or any other damage of public property, as the result of these works on a public road and understands that Council may complete any repairs necessary and recover the costs from the Applicant, in accordance with the provisions of the Local Government Act 1999 Section 23

## **Termination**

25. Subject to section 225 of the Act, the Council may cancel the Authorisation for breach of a condition.
26. At the expiration or earlier termination of this Authorisation to remove, if so, directed by the Council, any structure or object erected or installed on the road under the Authorisation and to reinstate the road to the satisfaction of the Council.

## **About the Authorisation**

27. For the term of the Authorisation, to take out and keep current a public liability policy of insurance to an appropriate level of cover per claim in respect of any negligent act or omission of the Applicant in relation to any activities under the Authorisation.
28. Must not assign or otherwise transfer this Authorisation without first obtaining the consent of the Council in writing.
29. Undertaking work without a permit under Local Government Act 1999 and the Development Act 1993 may result in the imposition of a fine.
30. The Applicant must submit a copy of their contractor's current public liability insurance policy with this application. The Certificate of Currency must be for not less than TWENTY MILLION DOLLARS (\$20,000,000).
31. This Authorisation does not confer on the Applicant any exclusive right, entitlement or interest in the road and does not derogate from the Council's powers arising under the Local Government Act 1999.

***It is an offence to alter a public road without approval from the Council. Maximum Penalty \$5,000 applies in addition to cost of rectification and administrative fees.***