

<b>Policy Number:</b>	LPP 002
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Private Stormwater Drainage Connections to Council's Stormwater Drains</b>
<b>Policy Owner:</b>	Chief Executive Officer

**Authority:** Planning and Development Act 2005  
Local Government Act 1995 Schedule 9.1.7  
Shire of Nannup Local Planning Scheme No.3

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## **OBJECTIVE**

To provide a control system for the installation of private drainage connections, within town sites, to the local government's drainage pipelines, at a cost to the applicant.

To minimise maintenance issues with townsite drainage systems caused by private connections, to ensure that kerbs and pipelines are not damaged by unqualified and inexperienced installers and to provide a uniformed standard.

## **DEFINITIONS**

### **Townsite:**

Includes the subdivision of the "Askino Estate" along with other urban, residential and associated subdivision/development near the Nannup townsite.

## **POLICY**

All land owners can apply to the local government to connect their private stormwater drainage into any available local government drainage system on a street/road reserve or a drainage reserve or easement, but must make application and copy with the local government's specifications.

All applications are to be accompanied with a refundable bond as set out in the Council's adopted Fees and Charges to ensure the approved work is in accordance with the approved plans and specifications. With new houses this will form part of the building permit process.

Drainage connections may be to an inlet pit/well liner or pipeline in the street verge. They may also be made to an open 'Vee' drain or to a properly shaped gap in the kerb line. Connections can also be made to a drainage reserve or easement through private property provided the requisite approvals are acquired.

Any drainage pipe connecting from private property into a public local government controlled piped drainage system will require the installation of a

manhole/silt trap to be situated and built within the private property prior to connection into the local government's system, to stop any silt or debris from entering the pipeline system.

All maintenance of the silt trap is the landowner's responsibility and the local government will not accept any liability for any damage or failure of the silt trap.

There are various other services on the road reserve, e.g. power, water supply, sewer, telephone cables etc. Whoever installs the private drainage connection is totally responsible for checking the location of these services and for any liability if damage is done to them.

The local government is not responsible for damage done to private drainage pipes on street verges by other groups, individuals or service authorities.

If the drainage plumber or builder declines to make good any lack in meeting the local government's requirements, then the local government shall retain the bond and use its own staff to complete the works.

The local government shall allow a private drain pipe connection to be cut into the existing kerbing of a street to allow the water to drain down the kerb face if the pipe is of a small diameter (approximately 90mm) and the connection makes use of a standard commercial shaped drainage fitting to match the kerb profile.

The local government will generally require that new drainage pipes, proposed to be created through new lots, are protected by an easement.

Related Policies	LPP 013 Car Parking and Vehicular Access
Related Procedures/Documents	<ol style="list-style-type: none"> <li>1. Shire of Nannup Stormwater Management Procedure <a href="#">LPP002 Attachment 1.docx</a></li> <li>2. Decision process of stormwater management in Western Australia (DoW 2009)</li> <li>3. Stormwater management manual for Western Australia (DoW 2007-2009)</li> </ol>
Delegation Level	CEO, Manager Infrastructure, Executive Officer, Development Services Officer
Adopted	OM 22 April 2010
Reviewed	<a href="#">25 January 2018</a>



## Local Planning Policy 2: Stormwater Management Procedure

Stormwater from buildings and surface water runoff is the responsibility of the owner to manage and contain on their property. The Building Code of Australia (BCA) has standards (3.1.2.5), to protect the building from water damage. In the Shire of Nannup, about 900mm of rain falls on each square metre of land in a year. For the average house lot (1012m<sup>2</sup>) this is 911,000 litres that needs to be controlled. In clay soils in newer urban areas a stormwater system is available to connect to, to help with stormwater management.

### Residential

1. Where there is no available stormwater system to connect to, you will need to provide 1 m<sup>3</sup> of on-site storage for every 100m<sup>2</sup> of impervious surface, which is the total of all roofs, paving and driveways. As a guide a 900 x 900 soakwell will hold about 0.5m<sup>3</sup>. Where a stormwater connection system is available, the landowner is required to provide a silt trap on the property side of the connection point (see *diagram below*).
2. Gutters and downpipes need an overflow relief in the event of a blockage in the stormwater system. The gutter may be designed to prevent flooding, and downpipes should not be directly connected to the stormwater pipes below ground, without some means of escape.
3. Sub soil drains are required to be connected to the stormwater disposal system. These pipes need to work efficiently for the structural integrity of your house, so maintenance is essential.
4. Paving around the house needs to be a minimum 50mm below the house floor level, and, slope down a minimum 25mm in the first metre away from the building. Some paving areas may also need to be connected to a drainage system, depending on the landscape.
5. Driveways that fall towards the street need to have a stormwater grate at the edge of the property to catch the run off.

### Commercial

1. Commercial developments need to manage stormwater on site, and because of the large areas of impervious surface, the design of the system will usually need to be slowly released to the street system where available, through a slow release silt trap. The design would usually require a professional consultant or engineer.

- All storm water pipes from private property that have been approved to discharge into Council storm water drainage system must be connected via a storm water grate as detailed below:

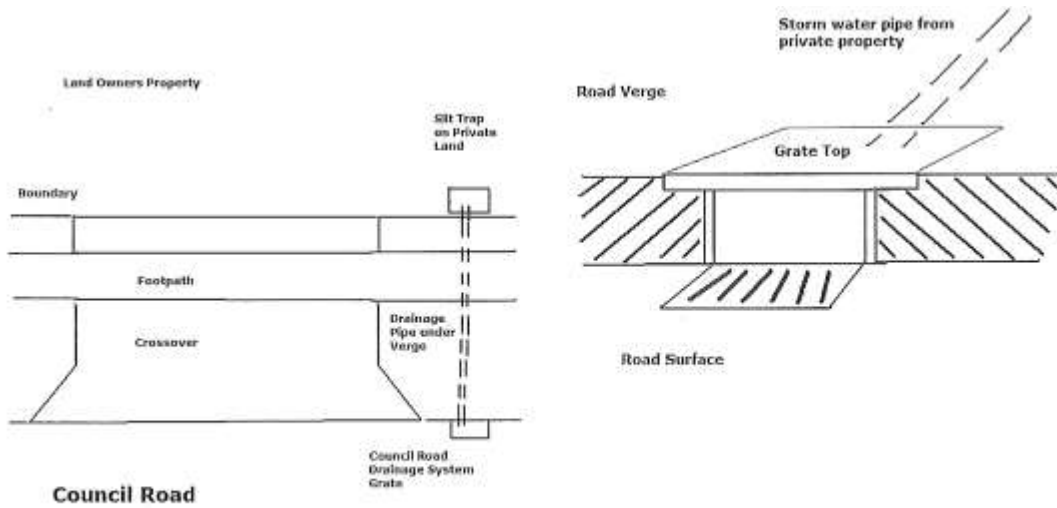


Diagram 2: Residential Silt Trap

Commercial Pollutant Arrestor Pit

