

Title	Stormwater Property Connections
Council Resolution	Item 16 (15 May 2017) as per Council Minutes
Responsible Directorate	City Services and Infrastructure
Due for Review	Four (4) years from Council Resolution Date
Strategic Plan Reference	<u>Valuing our environment</u> 3.1 Create a liveable and desirable city. 3.1.4. Deliver new and existing services to improve the City's liveability. <u>Leading our community</u> 4.1 Govern in the best interests of our community 4.1.2 Manage the City's assets soundly for the long term benefit of the Community
ECM	Council Policy

PURPOSE

This policy clarifies the requirements and responsibilities for constructing and maintaining stormwater property connections. This policy replaces previous Council Policy 23-5 (Aug 2011).

SCOPE

This policy applies to all properties with, or requiring, a stormwater property connection.

It does not apply to private stormwater services on the upstream side of the stormwater property connection.

STATUTORY REQUIREMENTS

Acts	Urban Drainage Act 2013 Building Act 2016 Land Use Planning and Approval Act 1993
Regulations	Plumbing Regulations 2016
Australian/International Standards	Australian Standard AS/NZS3500.3:2015 Plumbing and Drainage Tasmanian Standard Drawings Tasmanian Subdivision Guidelines

DEFINITIONS

Stormwater property connection	a point provided for the connection of private stormwater to Council's stormwater network.
Boundary Box"	generally, a cover to protect the inspection shaft rising from the IO from damage which provides access for cleaning and maintenance purposes.
"Inspection Opening (IO)"	generally, an access opening in a pipe or pipe fitting, arranged to facilitate inspection, testing or clearing of obstructions and fitted with a threaded cap or plug or an access cover.

Inspection Shaft	Generally, a shaft constructed in the IO and extended to and capped at the finished surface level.
Additional infrastructure	generally, a larger pipe size but may also include pits and manholes.
Hard standing areas	hard compacted areas that runoff generates, and includes driveways, parking and turning areas and paths.
Stormwater main	a Council owned stormwater line.
Developer	an owner of a property undergoing development or a person(s) authorised to act on behalf of a property owner.

POLICY STATEMENT

1. All stormwater property connections downstream of the Boundary Box or Inspection Opening are classed as Council assets, and will be maintained by the Council. However, Council may request that property owners contribute the cost of repairing damaged Council property connections if man-made damage is found. Note that Boundary Box and Inspection Openings are part of the private stormwater system, and are the property owner's responsibility to maintain them.
2. Each lot will typically have only a single property connection. For those properties where Council determines that a single property connection is insufficient, multiple connection points into the public reticulation system may be provided at the Council's Hydraulics Engineer's discretion. The cost of providing such connections is to be paid by the property owner before the work is undertaken.
3. For any new unit developments, Council may allow up to two units to discharge via a single property connection (minimum 150mm diameter circular or equivalent) direct to a kerb outlet provided that the calculated concentrated runoff does not exceed the hydraulic capacity of the kerb and gutter. A stormwater connection from any development which has a total catchment size more than 1500m² will be connected directly into Council's reticulation system or other approved watercourse.
4. If an existing developed property does not have a stormwater property connection, Council will provide one as funds become available and as other funding priorities allow. Council will consider any such installations through the budget process, and assess their priority in Council's capital works program.
5. If a property owner wishes to develop a property other than a single residential dwelling, they will be responsible for paying the cost of installing a stormwater property connection or upgrading the existing property connection to meet the needs of the development and to Council's satisfaction. The upgrade of a stormwater connection associated with a redevelopment is to be completed prior to a plumbing permit being granted. The installation/upgrading work will be undertaken by Council on receipt of payment.
6. Council will require a developer to provide a registered easement (at developer's cost) giving free and unfettered access to Council or its agents or nominees to any stormwater assets that become vested in Council.
7. If a property owner wishes to develop a property, they shall be responsible for all the matters associated with gaining a suitable stormwater property connection. This includes:
 - a) design of the connection

- b) negotiating and compensating easements with affected property owners
- c) providing title plan to the Council, including any easement required, ready to be lodged with the Land Title Office and payment for associated legal cost, and
- d) all construction and associated costs.

BACKGROUND

Under the *Urban Drainage Act 2013*, Council is required to provide such public stormwater systems as may be necessary to effectively drain the urban area of the Council's municipal area.

It is acknowledged that the typical practice is to collect stormwater from a developed property via a private stormwater system, internal to the property and discharge to a stormwater property connection, usually a 150mm diameter pipe, from the legal stormwater discharge point. The legal discharge point may be a kerb outlet, the public stormwater main or a natural water course or body.

Within Glenorchy there are some existing developed properties which have no stormwater property connection. In other cases the connection exists however it has been misconnected into sewer or inadequately drained.

This policy provides clarification on the proportional costs sharing between Council and property owners when new connections or upgrades of existing connections are required.