

Stormwater Fact Sheet

Stormwater and Roofwater Drainage

Stormwater is the water draining off a site from the rain which falls on a building's roof and land, and includes everything it carries with it.

Council's stormwater system (which includes kerbing) is infrastructure put in place at the time of a development or for the existing waterflow from properties, roads, reserves, parks etc. and carry it away from properties.

Most of Councils stormwater systems drain directly into the gulf via the pipe network. This is untreated in most occasions and is essential that it be kept as clean as possible. Other stormwater is pumped via holding dams to designated salt lakes.

Council's infrastructure consists of kerb and watertable (gutter), pipes, open drains, headwalls, holding dams and pump stations which Council maintains.

Key points to remember when installing/maintaining roofwater stormwater pipes:



Do install a kerb adaptor when connecting stormwater to kerb & watertable



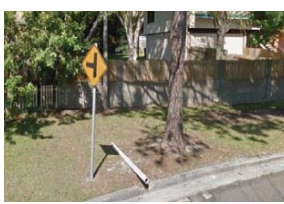
Do ensure all pipe joins are properly sealed to prevent root intrusion



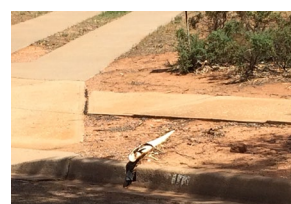
It is the property owner's responsibility to ensure that their stormwater system is correctly installed with a legal stormwater connection, to the stormwater system (including kerb & watertable) not the sewer or community waste management system (CWMS), which does not adversely impact on Council's infrastructure or community safety.



DON'T install stormwater pipes within 3 metres of street trees without Council approval.



DON'T allow your stormwater system to become a hazard to footpath or road users.



ROOFWATER:

Roofwater pipes are connected to your building's gutters and will either carry your water;

- Via a kerb adapter, into the kerb & watertable fronting your property
- To a Council controlled drainage easement or reserve
- To other lawful disposal systems – this may include dams, tanks etc.

You cannot direct the flow to cause the water to pool and become stagnant. This does not apply to dams and tanks etc. Building applications are issued with a decision notice and/or approved plan which outlines what the builder/owner/developer must do for stormwater drainage on the property (i.e. connect to kerb, install inter-allotment drainage etc.

OVERLAND WATER FLOW:

Property owners are required to accept natural water flow from neighbouring properties or public land. However, it is the responsibility of the property owner of the land which is responsible for the water flowing onto your property, to ensure that your property is not adversely affected by their stormwater i.e. not running an above ground pipe to the fenceline which then drains onto your property surface.

Please note that it is your responsibility to make sure any natural overland water flow that enters your property does not impact on your buildings by ensuring you have adequate drainage systems in place to collect and redirect water if required.

PROPERTY OWNERS RESPONSIBILITY:

All roofwater infrastructure and tank overflow which is located on Council's verge/footpath, such as underground stormwater pipes which connect from the property line to Council's kerb & watertable remain the property of the homeowner who is responsible for the maintenance up to and including, the connection point (i.e. kerb adaptors and surrounding concrete kerb).



INSTALLING A NEW SYSTEM ON AN EXISTING STRUCTURE:

When installing additional roof or tank water pipes that are not a part of a building application, i.e. adding an additional overflow from a tank or structure, you will need to lodge a Section 221 – Application to construct, remove or repair a stormwater pipe and connection to kerb form with Council prior to any works starting.

Forms can be found: www.portaugusta.sa.gov.au

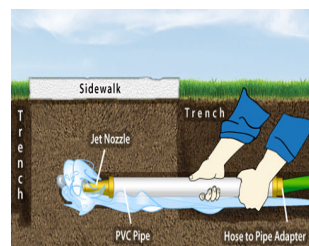


CHECKLIST:

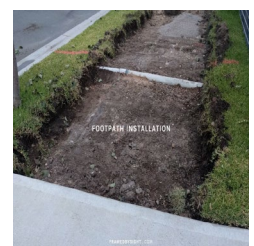
- I have located all underground services, pipes and cables. Dial before you Dig – 1100.com.au
- Complete and have approved the Section 221 – Application to construct, remove or repair a stormwater pipe and connection to kerb form
- I have read Council's requirements for the kerb and watertable drainage connections and viewed the standard drawings (attached).
- I have obtained Council approval before conducting the work within 3 metres of a street tree.
- The new stormwater pipe requires a minimum of 100mm cover 1 metre back from the back of kerb

MAINTAINING AN EXISTING SYSTEM:

Where maintenance is required for your stormwater pipe across Council's property (footpath/verge), i.e. replacing a broken pipe or installing a kerb adaptor, work must be completed within 1 day and pedestrian safety maintained at all times. If the pipe runs under a concrete footpath, Council requires that you remove the whole slab and when re-installing a new slab, pin it to the adjacent concrete footpath on both sides using Y10 bar at 600 centres or bore under concrete as shown below. If the repair is concrete pavers, pavers to be replaced so that no trip hazards exist.




How to dig under a concrete path



Depth required for future footpath works 100mm near kerb and 200mm at property boundary

WHAT COUNCIL WILL DO FOR YOU:

For existing property owners (with an existing house), Council will supply 1 stormwater kerb adaptor free of charge so a connection to the kerb can be made. The free adaptor can be accessed by  the box on the application form and can be picked up from the Council office by prior arrangement. Details on the kerb adaptor design can be found on the plans supplied. A minimum width of 300mm will be required to be cut out of the kerb which will be required to be cut with a concrete saw.

WHAT COUNCIL WILL AND WILLNOT ACCEPT:



Pipes to be a minimum of 100mm below ground level – 1 metre back from kerb



Broken pipes and incorrect kerb placement are the responsibility of the property owner to repair



Incorrect disposal to footpath and kerb. Risks to pedestrians exist as trip hazard and footpath damage



Kerb broken and not cut by concrete saw. Kerb Adaptor required



Only 1 stormwater pipe allowed and require a minimum of 1 metre gap between pipes



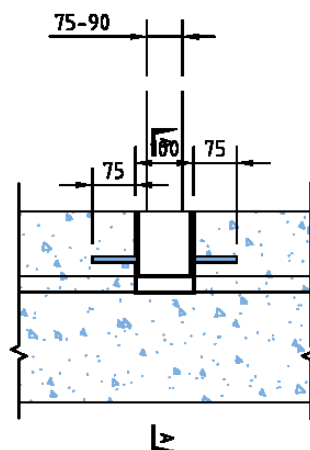
No kerb adaptor and risk of pipe damage and no kerb repair



Concreted kerb repair with no adaptor but saw cut and acceptable by Council but needs approval



Galvanised Checkerplate stormwater drain used if depth of pipe cannot be achieved



HOUSE STORMWATER OUTLET CONNECTION

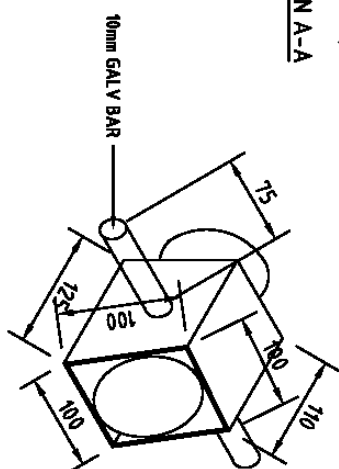
- HOT DIP GALVANISED 100 x 100 x 4mm
SQUARE HOLLOW SECTION GRADE 350
TO AS.1163 CUT TO SAME AS KERB PROFILE

25mm CRUSHERDUST

MAX. DIAMETER PVC PIPE
TO KERB 75-90mm AND AT INVERT

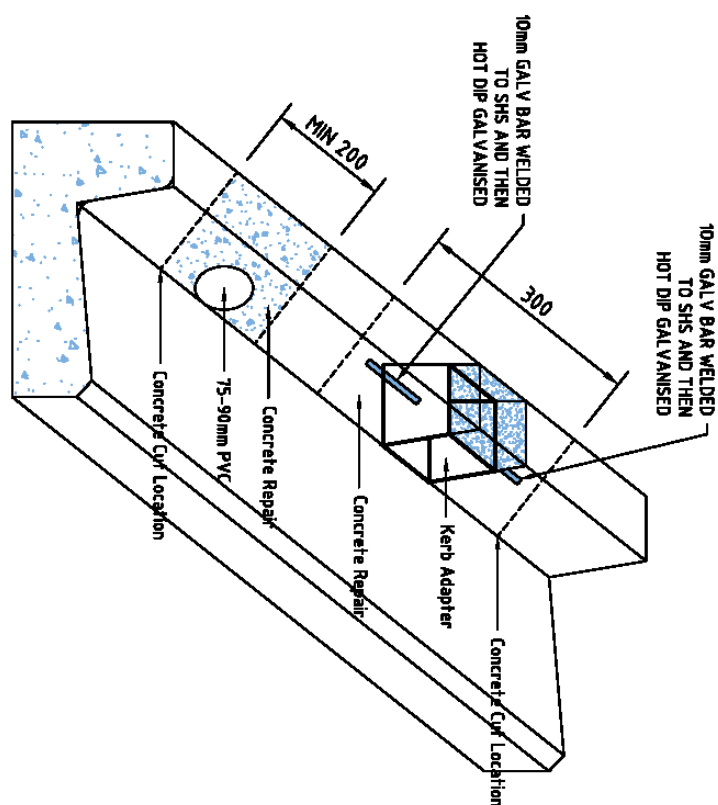
IN-SITU FILL MIN. 25mm

SECTION A-A




KERB ADAPTOR - UPRIGHT KERB

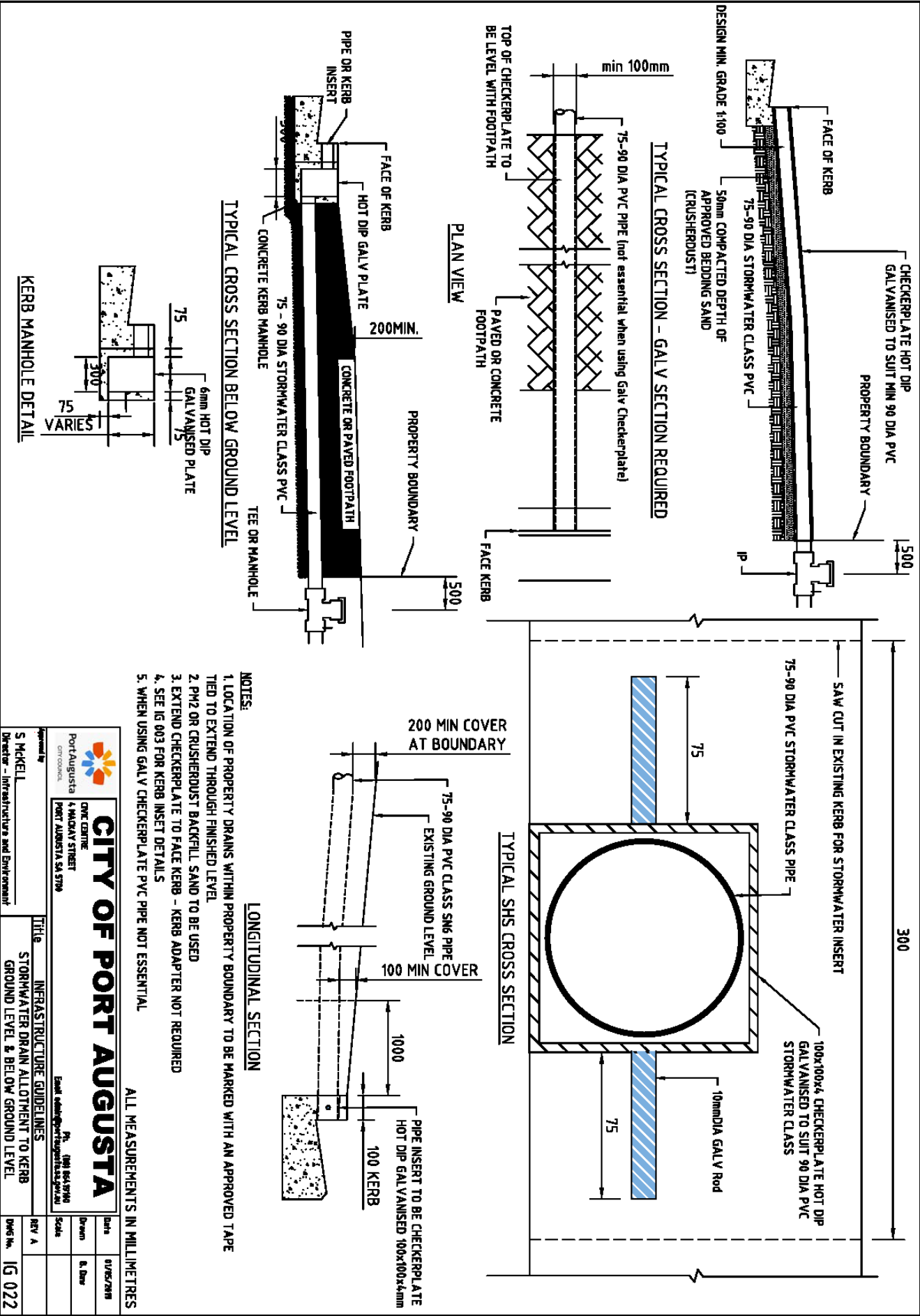
- NOTES:
1. PROVIDE MIN. 1 OUTLET PER ALLOTMENT FRONTAGE ON LOW SIDE OF LOT
 2. FURNISHING PIPE TO KERN 75mm
 3. ALL KERN ADAPTORS ARE TO BE AN APPROVED PROPRIETARY PRODUCT CONSTRUCTED FROM HOT DIPPED GALVANIZED MILD STEEL
 4. KERN IS TO BE MECHANICALLY SAW CUT & KERN ADAPTOR EXPOSED INTO POSITION
 5. KERN ADAPTOR TO BE PROVIDED TO ANY EXISTING RESIDENTIAL PROPERTY AT NO CHARGE
 6. KERN ADAPTOR WILL NOT BE SUPPLIED TO ANY SUBDIVIDED PROPERTIES - DEVELOPERS RESPONSIBILITY



STORMWATER OUTLET DETAIL **Installed during Construction**

ALL MEASUREMENTS IN MILLIMETRES

 CITY OF PORT AUGUSTA ONE CENTRE 1 MACLAY STREET PORT AUGUSTA SA 5700 PH (08) 845700 Email enquiries@portaugusta.sa.gov.au	
Approved by S. MCKELL Director – Infrastructure and Environment	Title INFRASTRUCTURE GUIDELINES STANDARD STORMWATER KEBB OUTLET DETAILS INSTALLED DURING CONSTRUCTION ON EXISTING
REV A	DATE 16/05/2018
IG 003	Drawn B. Daw Scale



Conditions:

Pursuant to Section 221 of the Local Government Act 1999, a person (other than the Council or a person acting under some statutory authority) must not make an alteration to a public road unless authorised to do so by the Council. A person makes an alteration to the road if the person erects or installs a structure in, on, across, under or over the road, this includes new or altered stormwater pipes and connections to the kerb. Accordingly, all relevant works must be carried out in accordance with the following conditions.

1. All work shall be completed within six (6) months of the approved application date after which, if no satisfactory arrangement with Council has been made for the completion of work, Council may arrange for the works to be completed and seek to recover the costs.
2. The minimum standard of construction for a stormwater pipe and connection to kerb shall be as detailed on Port Augusta City Council Drawing;

IG 003 – Standard Stormwater Kerb Outlet Details Installed During Construction or Existing

IG 022 – Stormwater Drain Allotment to Kerb Ground Level & Below Ground Level

3. If a minimum depth of 100mm (measure from 1 metre behind existing kerb & watertable) to top of PVC stormwater pipe cannot be achieved then the placement of a galvanised Checkerplate drain minimum dimension of 100mm x 100mm x 4mm must be placed across existing verge/footpath area.
4. A minimum depth of 200mm to top of PVC stormwater pipe is required at the property boundary.
5. No stormwater pipe will be placed within 3 metres of an existing tree situated on the Council verge/footpath. Council approval is required if encroachment within this zone is required.
6. Public services i.e. Telstra/SA Water etc may be present in the road/footpath area and it is the property owner's responsibility to ensure these services are not damaged as a result of the works. If services require alterations, it is the property owner's responsibility to consult with the particular service agency.

(For further information, dial 1100 or www.1100.com.au



Dial Before You Dig).

7. 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 to any negligent act or omission of the Applicant in relation to the road or any activity arising out of or from the granting of this authorisation by the Council.
8. At all times during the construction, removal or repair of a stormwater pipe or kerb adaptor, sufficient barricades and signs, visible at night (where work duration exceeds daylight hours), are to be installed and maintained to give adequate warning to the public.
9. The property owner shall be responsible for all cost associated with:
 - The construction, removal or repair of stormwater pipes or kerb adaptors. This may include the repairs and modifications to an abutting concrete or paved footpath as a result of the construction or alteration of the stormwater works.
 - The pruning, removal, damage and replacement of any tree as approved in accordance with Council's Tree Policy and Council's Fees and Charges Register.