



Ashfield
Council

Ashfield Interim Development Assessment Policy 2013

Stormwater Easements Policy

Ashfield Council Policy on Stormwater Easements (March 2001).

Stormwater Easements which are to be dedicated to Council

All stormwater easements that are to be dedicated to Council are to have a minimum pipe diameter of 375 mm and a minimum easement width of 2.5 metres.

This minimum width is to allow room for mechanical digging equipment onto the easement for future Council maintenance of the pipe and also to allow space for the pipe to be "pier and beamed" should any structure over the pipe be considered in the future.

Private stormwater easements which are to be owned and maintained by private owners

Often these stormwater pipes are PVC 225 mm or 300 mm in diameter.

Ideally an easement width of 2.5 metres will be required. However if this width of 2.5 metres is impractical or not feasible then the designer will need to demonstrate that the pipe will be able to be physically accessed for future maintenance.

For example, the pipe may be under a house pathway and may only require a minimum of 300mm of cover as the pipe will not be driven over by a car or truck, which may crush the pipe. As such, it could be easily accessed by sawcutting/excavating the relevant area.

In this type of situation an appropriate easement width would be the pipe diameter plus 1.5 metres. Any smaller width will need to be justified by the designer.

Building over all stormwater easements both public and private

1. The owner shall grant an easement over the subject land, to the satisfaction of the Council, with respect to the stormwater line.
2. The owner shall state in writing that "I/We.....being the owner(s) for the time being of property hereby indemnify Ashfield Municipal Council against all claims arising out to the presence on the subject property or in the vicinity of the stormwater pipe line(s) and maintenance operations carried out thereon which may result from the building and/or structure being erected over/adjacent to the said stormwater pipe line(s) and which do not result from negligence on the part of the Council or its servants or workmen and I/we undertake to

obtain a like indemnity from successors in Title.”

3. Engineers' foundation details in the vicinity of the Council's stormwater line(s) shall be submitted to and approved by council before building work is commenced.
4. No building shall be permitted to be erected over a stormwater line for a distance of more than 7.6 metres. Where greater distances are involved, Council may approve of deviation of the pipe line around the building providing satisfactory grades and changes of direction are obtainable.
5. Foundations shall be constructed, such that building loads are not transmitted to the stormwater pipe line(s) and such that the pipe line can be repaired or renewed at any time without affecting the stability of the building. Piers in the vicinity of the Council's pipe line shall be at least 0.6 metres from the pipe and carried down to the pipe invert or to solid rock.
6. Stormwater line(s) of diameter equal to or less than 0.45 metres in diameter shall be encased in concrete for the full distance and an additional 1.2 metre outside the building limits. Such concrete casing shall be placed 0.15 metres around the pipe and shall contain at least six bags of cement per 0.8 cubic metre (m³).
7. Foundation work over of adjacent to the pipeline and the encasing of the pipeline shall be carried out to the satisfaction of the council; in which regard the Municipal Engineer shall be contracted at least twenty-four (24) hours before commencing work.
8. A minimum of 1.8 metre headroom shall be maintained between the top of the pipeline and the underside of the bearers or concrete slab structure, which support the building.
9. Ground slabs for supporting motor vehicles and the like shall be readily removable and shall extend a distance of half the diameter plus 0.3 metres on each side of the conduit centre line to permit access in a practical sense for maintenance purposes. Such slabs shall be suitably reinforced to bridge the pipeline so that no load shall be transmitted, and there shall be a minimum of 0.3 metres clearance between the underside of the slab and the top of the pipeline. Nothing of a permanent nature shall be placed over this section of the floor.
10. Unrestricted access in a practical sense to all manholes, inspection pits, gullies and the like shall be maintained at all times and nothing of a permanent nature shall be placed thereon. No building will be permitted over or within 1.2 metres of the centre of such manholes etc. Full responsibility shall be accepted by the property owner for any damage due to the overflow of stormwater from such m manholes, inspection pits, gullies and the like.

11. Further requirements may be specified after submission of plans, and investigation of the detail.
12. Written acceptance of the above requirements and acceptance of all costs connected therewith shall be required from the owner before building plans will be considered for approval.