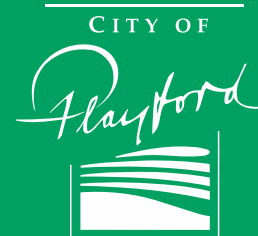


CITY OF PLAYFORD BUILDING OVER COUNCIL EASEMENTS



PROPOSED ENCROACHMENTS OVER STORMWATER EASEMENTS

This Fact Sheet outlines the requirements that must be observed when planning to build a structure or undertake works adjacent to, or over a Council stormwater asset or easement. Details of existing easements are shown on your property's *Certificate of Title* (available for a fee from www.sailis.sa.gov.au).

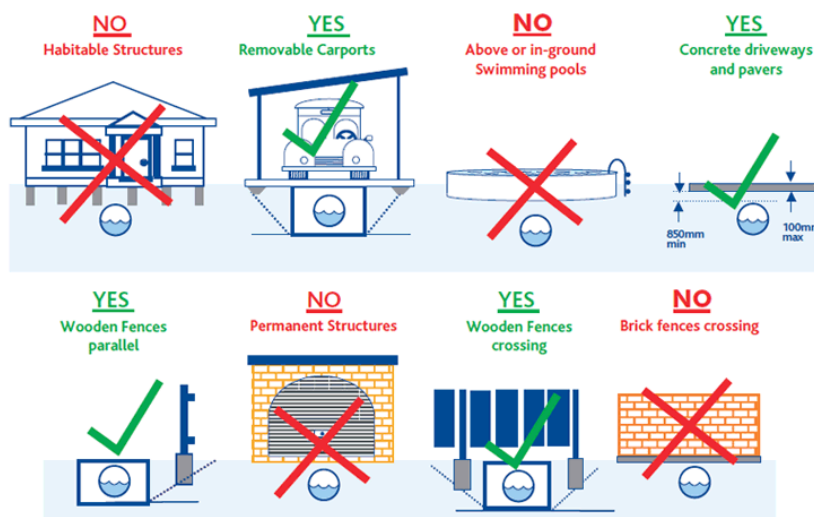
This information will assist in protecting Council's assets and your proposed works from damage, and ensure that you avoid the inconvenience and cost in removing encroachments that may impede access to an easement for Council's construction and maintenance purposes.

WHAT IS AN ENCROACHMENT OVER A STORMWATER EASEMENT?

An encroachment can be a change in the land, land use, or may be a physical intrusion of a structure, or item into, over or under the land subject to a stormwater easement. Specific rules apply regarding the encroachment of structures and works adjacent to, into, over, or under stormwater easements. Construction is not permitted over maintenance pits and inspection points.

EXAMPLES OF THE TYPES OF ENCROACHMENTS WHERE APPROVAL IS REQUIRED

- Brick fence
- Carport
- Concrete of paving
- Garage
- Rainwater tank
- Retaining wall
- Shed
- Swimming pool or spa
- Tennis court
- Timber decking
- Verandah or pergola



ADVICE OF PROPOSED BUILDING WORK

If you intend to carry out any work, such as construction of retaining walls, erecting a shed, garage, carport, pool or rainwater tank etc., you must lodge an application and plan to Council for approval.

When you submit an application, Council's main consideration is the location and impact that your proposed building works or encroachment may have in relation to Council's stormwater asset and easement.

ADDITIONAL INFORMATION PROVIDED TO COUNCIL BY THE PROPERTY OWNER

The property owner must supply details (drawings where applicable) of the proposed encroachment, including a site plan indicating the easement alignment and boundaries (detailed on the property's *Certificate of Title*). The drawing must show the conditions associated with the proposed encroachment over Council's stormwater easement and asset.

For public utility installations located within the easement, call 1100 (Dial Before You Dig).

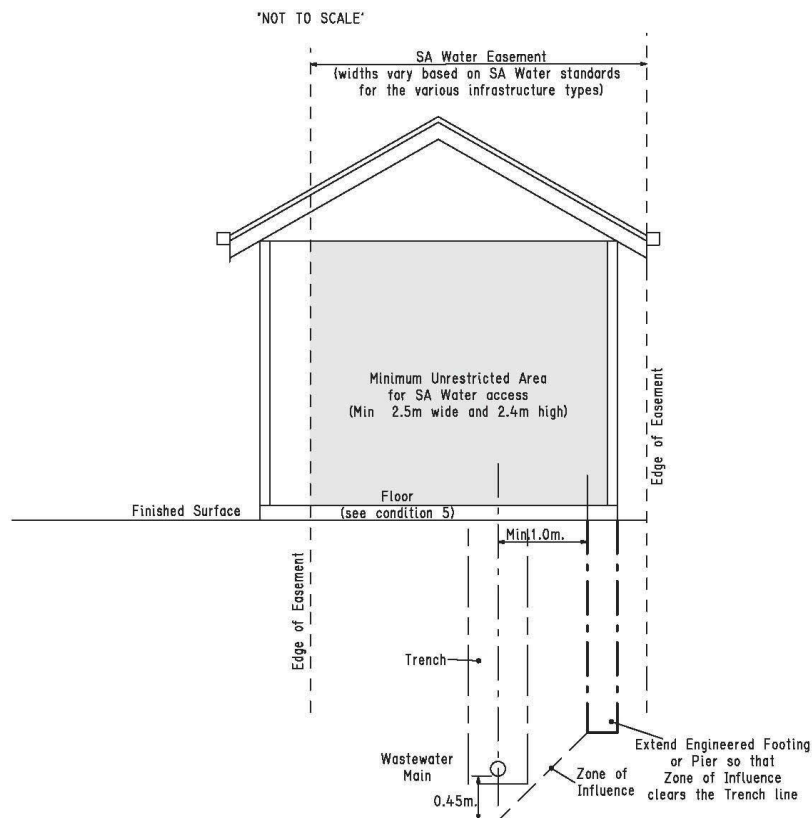
For detailed information on the location, alignment and depth of Council's stormwater asset within the easement, contact the City Operations team on (08) 8256 0333.

PROPOSED STRUCTURE DESIGN:

Proposed structures (eg, sheds, garages, carports, verandahs, pergolas, etc) either attached or free-standing, encroaching on a stormwater easement and over an existing stormwater asset must allow free access for easement asset maintenance.

DESIGN CONDITIONS TO BE OBSERVED:

1. Attached or free-standing structures over a stormwater asset must be easily demountable (eg, non-masonry construction)
2. The engineering design for the structure (footing/other load) must ensure that the Zone of Influence will be clear of the adjacent trench line for an existing stormwater asset.
3. A minimum 1.0 metre horizontal clearance shall be maintained from the stormwater asset to the closest wall or footing of the structure
4. Structure to be engineered to have minimum full height openings of 2.4 metres (eg, all doors/panels) to enable Council full access to the easement
5. Floor to be either loose-laid paving or poured concrete. If the finished surface within the stormwater easement is to be poured concrete, it must be constructed of individual slabs 0.6 of a metre either side of the centre line of the stormwater asset and no greater than 1.0 metre in length
6. Where an easement does not currently contain a stormwater asset, an application for encroachment will be assessed on a case-by-case basis



CONTACT

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Visit Playford Civic Centre to speak to a Duty Planner

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