

Engineering Advisory Note

EAN 30

Requirements for stormwater ties and risers located under Domestic driveways

Background

In newer suburbs across the ACT, some residential blocks are designed with stormwater ties located beneath Domestic driveways. While this arrangement is not preferred, it arises due to a range of site-specific constraints, including land slope, the location of tie junctions and existing infrastructure layouts.

Section 7.7 of [MIS 08 Stormwater](#) requires that each new lease shall be individually serviced with a single service tie and **riser** from a stormwater pipeline to provide for drainage of buildings on the lease. The [Stormwater Easement Requirements](#) (July 2025) specify a minimum 0.5 m clearance around stormwater ties. In practice, these requirements can conflict with other design and construction standards when the service tie is located within the driveway. As a result, the requirement to provide a stormwater riser in accordance with [MIS 08 Stormwater](#) is often overlooked or omitted due to uncertainty and confusion surrounding the applicable requirements.

However, stormwater risers are mandatory, as they enable the Territory to inspect stormwater ties and clear blockages when required. The ability to accurately identify the location of a blockage is also critical to the stormwater tie blockage and damage reimbursement process.

To address both the technical and administrative implications of this arrangement, this Engineering Advisory Note (EAN) sets out the requirements for stormwater ties and risers where they are located within Domestic driveways. The EAN provides guidance on the installation of stormwater risers and inspection shafts, with the aim of maintaining serviceability while minimising disruption to property owners.

Technical

Where stormwater ties are located within residential driveways, a riser and an inspection shaft must be provided. The applicant must also install a trafficable lid (Class D) to the inspection shaft. A 0.5 m clearance is not required for a stormwater tie where it is located within a residential driveway.

Administrative Arrangement

This Engineering Advisory Note will take effect from the latest date of endorsement by the Authorised Person/s.

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