

Stormwater Drainage

This information sheet has been created for residential property owners to provide information to effectively contain water runoff on their properties.

Surface water is rainwater that runs off roof and paved areas on and around the dwelling on the property. It also includes swimming pool water discharged from overflowing or emptied swimming pools.

It is the owner's responsibility to ensure that:

- Surface water resulting from a one in a twenty year occurrence is disposed of in a way that will prevent damage or nuisance to any other property including the street.
- Surface water resulting from a one in a hundred year occurrence is disposed of in a way that will prevent it from entering the building.

The most effective way to achieve this objective is to provide catchment areas such as soakwells, spoon drains or similar methods to disperse the rainwater collected from gutters and downpipes from roof and paved areas.

These catchment areas (soakwells, spoon drains) are required to have a minimum capacity of the roof & paving area x 0.013. They are also required to be located a minimum of 2m setback to any structures and side and rear boundaries. However, other locations and systems, where designed by a suitably qualified person i.e. a professional engineer, may be suitable.

It is necessary to design and install a system so that when overflowing occurs any water is directed away in a manner which ensures it does not pond against, or enter into, the building or adjacent properties.

Note: One downpipe is required for approximately 15 square metres of roof area. The distance between downpipes should not exceed 12 metres in accordance with the Building Code of Australia and AS/NZS 3500.3.

Capacity

Please refer to the next page for the calculator.

Note: The calculations provided are recommended based on normal rainfall conditions. Excessive stormwater conditions can cause overflow depending on the soil type – eg: clay, limestone etc.

Soakwell Calculations								
Property Address						0 litres/sec for 1 in 20 year flood event		
Impervious Area Calculations			Number of Soaks Provided			Total Impervious Area x 0,013 = Volume of Soaks Req'd (m3)		
Length (m)	Width (m)	Area (m2)	Number	Diam	Depth		Vol m3	
		0.00		600	600	0.17	13.05	0.00
		0.00		600	900	0.25	19.57	0.00
		0.00		900	600	0.38	29.36	0.00
		0.00		900	900	0.57	44.04	0.00
		0.00		900	1200	0.76	58.72	0.00
		0.00		1200	600	0.68	52.20	0.00
		0.00		1200	900	1.02	78.30	0.00
		0.00		1200	1200	1.36	104.39	0.00
		0.00		1200	1500	1.70	130.49	0.00
		0.00		1500	600	1.06	81.56	0.00
		0.00		1500	900	1.59	122.34	0.00
		0.00		1500	1200	2.12	163.12	0.00
		0.00		1500	1500	2.65	203.90	0.00
		0.00		1500	1800	3.18	244.67	0.00
		0.00		1800	600	1.53	117.44	0.00
		0.00		1800	900	2.29	176.17	0.00
		0.00		1800	1200	3.05	234.89	0.00
		0.00		1800	1500	3.82	293.61	0.00
		0.00		1800	1800	4.58	352.33	0.00
Known Areas (m2)								
Impervious Area		TOTAL	0.00 m2	0	Total Provided	0.00 m3	NO	
Impervious m2			0 m2	x 0.01		3 vol coefficient	0 m3	
TOTAL PROVIDED must be more than the TOTAL REQUIRED							Have adequate soakwells been provided?	