

STORMWATER RUNOFF

This information sheet has been created for residential property owners to provide information relating to effectively containing water run off on their properties.

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.

WHAT IS WATER RUNOFF?

- Rainwater that is collected from roof and paved areas on and around the dwelling on the property.
- Swimming pool water discharged from overflowing or emptied swimming pools.

CLEARANCES FOR SOAKWELLS AWAY FROM BUILDINGS AND BOUNDARIES.

As a general guide the setbacks for soakwells should be a minimum of the width of the soakwell away from buildings and boundaries, providing that the width is greater or equal to the depth of the soakwell.

Property owners have a statutory obligation under common law precedents and the Local Government Act 1995 to confine water run off within their property boundaries.

The purpose of this procedure is so that when the soakwells are being placed in the ground, the excavation does not cause undermining of fencing and retaining walls or other adjacent buildings on boundaries or footings to buildings within the property.

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.

It is not recommended to install soakwells where there are narrow clearances between buildings and boundaries as there would not be sufficient drainage area for water to be drained into the soil.

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

Please find below a table indicating some common sizes of concrete soakwells for rainwater dispersion. The soakwell sizes required for the area of roof or paved areas are also provided as a guide.

CAPACITY

1. Internal diameter(mm)	600	900	900	1200	1800	1800
2. Length (mm)	600	600	900	1200	600	1200
3. Weight (kg)	185	350	540	1100	900	1800
4. Capacity (ltrs)	180	385	580	1300	1550	3100
5. Approx surface area Drained.	14	31	47	111	125	250

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

Disclaimer: This information sheet is produced by the City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as at August 2001.