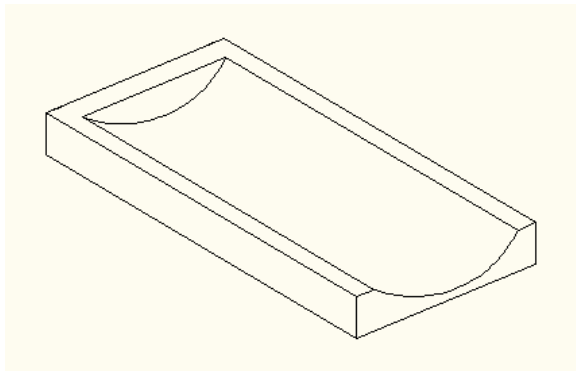


## **Stormwater/Surface Water disposal requirements for Residential Buildings.**

Stormwater /surface water resulting from a storm having an average recurrence interval of 20 years is required to be contained within the subject site. Stormwater must be disposed of in a way that avoids the likelihood of damage or nuisance to another property.

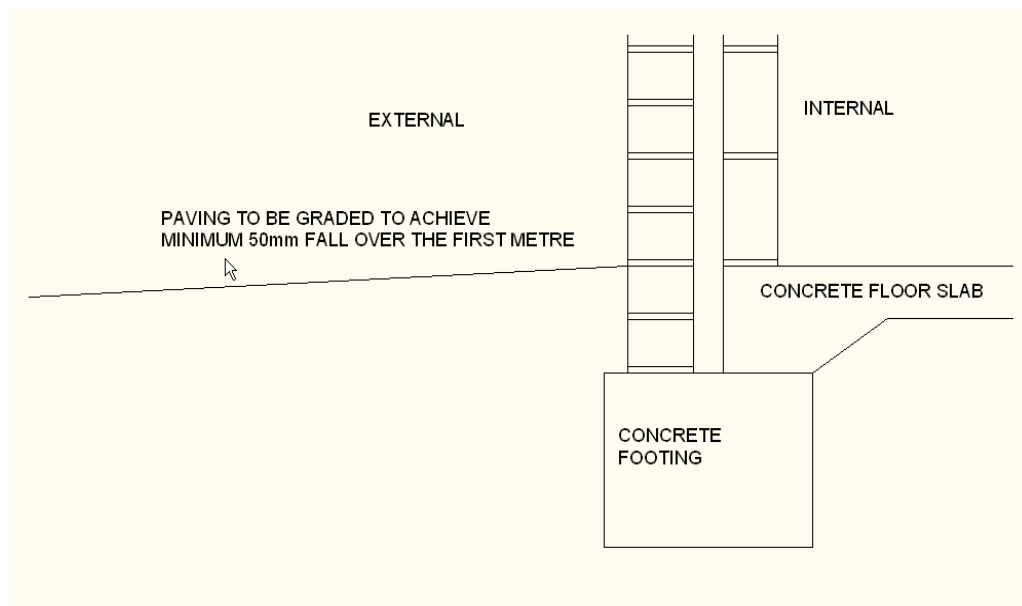
The minimum requirement for stormwater disposal in the Town of Kwinana is spoon drains. Spoon drains are prefabricated in either concrete or plastic and are readily available from hardware and building supply outlets. They are required to be placed at each downpipe and direct stormwater away from the building. They must be placed in a manner that will restrict the discharge of water onto adjacent properties.



**Spoon drain**

On smaller lots there may be a need to install soakwells to ensure stormwater does not cause damage or nuisance to another property. In this case the soakwells may be required to be placed in front and rear setbacks due to site space restrictions. On sites of a high density an engineer designed stormwater layout may be required to ensure the building is not undermined by soakwell placement. A general rule for the placement of soakwells is that the distance from all buildings and boundaries must not be less than the depth of the soakwell.

External finished surfaces such as brick paving and concrete are required to be drained to remove surface water away from the building. The minimum requirement for grading is 50mm over the first 1m.



**Surface Water Drainage Requirements.**