

Engineering Information Sheet (ES1)

Stormwater Management for Residential Properties

As outlined in the Local Government Act it is the landowner's responsibility to confine all stormwater runoff from buildings or hard stand (impervious) areas within your property boundary.

When designing the stormwater management for your property you also need to consider the natural flow of stormwater across your land to ensure these flows will not impact on building structures.

For properties that are located on sandy free draining soils (e.g. Australind / Binningup / Myalup) and/or properties greater than 1000m²

You are required to contain all stormwater on site. The required amount of storage to be provided is 1m³ per 65m² of impervious area (e.g. roof and paved areas). This storage can be achieved by many different methods including; soakwells, rainwater tanks that have stormwater storage availability, rain gardens and rainwater detention systems that are plumbed into the house (e.g. laundry / toilet)

As a guide soakwells are to be located a minimum of 1.5m away from buildings and from rear or side boundaries (owner's responsibility to located appropriately).

Please note that during large rain events this storage capacity may be exceeded, thus when designing your stormwater management system you need to consider having safe overland flood routes away from buildings and adjoining properties.

The Shire also recommends that your gutter and downpipes have an overflow relief in the event of a blockage in the stormwater system. This can be achieved by not having the downpipe directly connected to the below ground stormwater pipes. (Refer picture)



Typical Soakwell

Overflow Relief

Rain Garden

For properties in clay or unsuitable ground conditions (i.e. Harvey or Brunswick)

You are permitted to discharge your stormwater into the Shire of Harvey drainage network (if available) subject to you providing stormwater detention of 1m³ of storage per 100m² of impervious area.

The detention facilities are required so that temporary storage of runoff is allowed for in your property, and so that your stormwater is discharged into the Shire drainage network at a rate that can be accommodated by the system.

The last storage pit that your stormwater passes through before it enters the Shire of Harvey's drainage network is to have a minimum 150mm deep silt trap (refer typical detail).

Overflow relief should be provided in the event of a blockage in the stormwater system. This can be achieved by not having the downpipe directly connected to the below ground stormwater pipes (Refer picture).

In most newly developed subdivisions where the Shire will permit discharge into our stormwater system, typically a house drainage connection point will have been provided within your property boundary. The owner/builder can complete all requirements including connection as outlined above and the Shire will inspect at the building completion inspection.

If no connection point has been provided connection can be made to the Shire of Harvey's drainage network (if available) by paying the Shire to make the connection or by engaging a licensed plumber to do the works. Prior to these works commencing the attached application form needs to be completed and the required fee amount paid to the Shire. Once approval has been received from the Shire your works can proceed as per the requirements on the application form and standard detail sheet.

If an alternate stormwater management system is proposed, the owner will be required to submit detail plans for written approval from the Shire prior to construction commencing.

For any further Information please contact the Shire on 9729 0360 or via email shire@harvey.wa.gov.au

NOTE:

DRAINAGE CONNECTION
MAY BE AT SIDE OR REAR
BOUNDARY IN SOME AREAS

PROPERTY BOUNDARY

PROPERTY BOUNDARY

EXISTING
RESIDENCE

RAINWATER
DOWNPIPES

90mm Dia P.V.C.
INTERNAL PIPING
OR SIMILAR

STORMWATER DETENTION PITS
SIZED TO MEET REQUIREMENTS

IF REQUIRED, STORMWATER CONNECTION
ACROSS VERGE BY SHIRE OR LICENSED
PLUMBER ONCE APPROVAL GRANTED.
SHIRE TO INSPECT PLUMBER CONNECTION
PRIOR TO BACKFILL. YOUR LICENSED PLUMBER
IS RESPONSIBLE FOR THE LOCATION AND PROTECTION
OF EXISTING SERVICES IF WORKING IN THE VERGE.

SHIRE OF HARVEY STORMWATER MAIN

(IF NOT ALREADY PROVIDED)
600mm Dia MIN
SILT TRAP LOCATED
WITHIN PROPERTY
TO BE INSTALLED PRIOR
TO SHIRE CONNECTION
TO STORMWATER MAIN
(SEE DETAIL SUMP)

NATURAL SURFACE LEVEL

FENCELINE ON PROPERTY
BOUNDARY (IF APPLICABLE)

CONCRETE LID ON SUMP
THICKNESS AS REQUIRED

90mm Dia P.V.C. PIPE
OR SIMILAR

MINIMUM 600mm x 600mm
CONCRETE SUMP TO BE
LOCATED ENTIRELY ON LOT

CONCRETE FOOTING
TO SUIT

DETAIL SUMP

SILT TRAP

150 mm (Min)

OUTLET PIPE INTO COUNCIL
STORMWATER SYSTEM TO
BE INSTALLED BY SHIRE AT
OWNERS COST.



SHIRE OF HARVEY

P.O. BOX 500
HARVEY, 6220
TELEPHONE (08) 9729 0300
FACSIMILE (08) 9729 2053

STANDARD DETAIL FOR THE
CONNECTION OF STORMWATER
INTO SHIRE DRAINAGE NETWORK

DESIGNED:

DRN: L.R.F

REVISED: D.M

DATUM: ASSUMED

DATE : 8/9/2000

DATE : 12/5/2011

DRAWING No: 00-124

REVISION No: N/A

GEOCOMP JOB No:

HOR. SCALE : N/A

VERT. SCALE N/A



APPLICATION FOR VERGE STORMWATER CONNECTION

Name of Applicant: _____

Address: _____

Phone Number: _____

LOCATION: Lot Number: _____ Street Number: _____

Street: _____ District/Locality: _____

Owner's Name: _____

Please tick which is applicable

Shire of Harvey to make connection from owner/builder installed silt trap in approved location to Shire drainage network. Fee to be paid \$440.

Licensed plumber to make connection as per Shire requirements. Fee to be paid \$44

Please provide sketch showing proposed verge connection location in relation to property boundaries, house and driveway locations.

I hereby apply to connect to the Shire of Harvey stormwater system and agree to comply with the conditions of this approval and the requirements as outlined on the Engineering Information Sheet (ES1).

SIGNATURE OF APPLICANT: _____ DATE: _____

OFFICE USE ONLY:

DATE APPROVED: _____

DATE INVOICE RAISED: _____

DATE PAID: _____ REC. NO: _____

SIGNATURE: _____

ASSESS NO: _____ COMPUTER UPDATED: _____