Building Information Sheet

BS16 - Stormwater Management

August 2009

Stormwater from buildings and surface water run off is the responsibility of the owner to manage and contain on their property. The Building Code of Australia (BCA) has standards to protect the building from water damage. In our Shire about 1m of rain falls on each square metre of land in a year. For the average house lot this is 700 000 litres that needs to be controlled. In clay soils in newer urban areas a stormwater system is available to connect to, to help with stormwater management.

Residential

Where there is no available stormwater system to connect to, you will need to provide 1m³ of on-site storage for every 100m² of impervious surface, which is the total of all roofs, paving and driveways. As a guide a 900 x 900 soakwell will hold about 0.5m³.
Where a stormwater connection system is available, the landowner is required to provide a silt trap on the property side of the connection point. See diagram below.

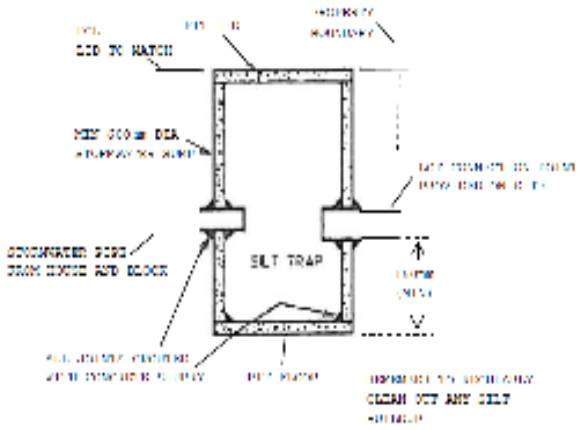
Gutters and downpipes need an overflow relief in the event of a blockage in the stormwater system. The gutter may be designed to prevent flooding, and downpipes should not be directly connected to the stormwater pipes below ground, without some means of escape.

Sub soil drains are required to be connected to the stormwater disposal system. These pipes need to work efficiently for the structural integrity of your house, so maintenance is essential.

Paving around the house needs to be a minimum 50mm below the house floor level, and, slope down a minimum 25mm in the first metre away from the building. Some paving areas may also need to be connected to a drainage system, depending on the landscape.

Driveways that fall towards the street need to have a stormwater grate at the edge of the property to catch the run off.

Residential Silt Trap



Commercial developments need to manage stormwater on site, and because of the large areas of impervious surface, the design of the system will usually need to be slowly released to the street system where available, through a slow release silt trap. The design would usually require a professional consultant or engineer.