

## Bateman Homestead

### Stormwater Drainage Requirements

(Extract from the approved Urban Water Management Plan)

*This information sheet is to provide guidance on water management for homeowners and builders with their development and ensuring Shire requirements are complied to within Bateman Homestead.*

The stormwater drainage system for this estate is consistent with water sensitive urban design (WSUD) practices. The system will consist of roadside swales, an existing drainage/ public access way (PAW). There is no proposed use of pit and pipe drainage within roadsides (other than driveway/road crossovers).

#### Standard Lots

For lots greater than 5100m<sup>2</sup>, all stormwater drainage shall be directed to on-site soakwells. Lot soakwells are proposed in the building pad. The soakwell units shall not exceed 900mm in depth and allow for a minimum of 300mm separation from the bottom of the soakwell to the groundwater level.

#### Smaller Lots

For lots smaller than 5100m<sup>2</sup>, lots are to cater for the first 15mm, 1 in 1 Year event only through the use of soakwells. Lot soakwells are proposed in the building pad. The soakwell units shall not exceed 900mm in depth and allow for a minimum of 300mm separation from the bottom of the soakwell to the groundwater level. For major events stormwater drainage from the lot will contribute to the road side swale.

**Table 1 – Average Lot Typology Drainage Assumption**

Chamber Diameter (mm)	Chamber Depth (mm)	Max. Storage Volume (m <sup>3</sup> )	Roof Area Served (m <sup>2</sup> )
1200	900	1.02	102
1500	900	1.59	159
1800	900	2.59	229