

Beenyup Grove

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 with in Beenyup Grove.

The stormwater drainage system has been designed on three lot typologies, standard lots, compact lots and cottage lots. Standard lots assume 80% of the lot area is impervious and connected to soakwells sized to hold 165L per 10ms². If the impervious area of the lot is greater than 80%, additional soakwells will be required.

Residential lots with front driveway access in the Beenyup Grove development are required to retain stormwater runoff generated by the development of dwellings and impervious surfaces in the front setback area within the boundary of the lot.

Figure 1 demonstrates typical arrangements for urban and suburban coded lots indicating the number and arrangement of soakwells that are required to be provided.

No direct connection to the road drainage system will be provided; excess stormwater runoff shall overflow from grated covers to the street drainage system via the driveway as indicated in Figure 1.

The following points are to be considered during assessment of dwellings in this estate:

- The use of soakwells to the rear of properties is not recommended.
- Maximum depth of soakwell to be used is 900mm.
- Soakwells shall be sited on top of a 300 mm layer of aggregate.
- Soakwells to be located at least 2 m from any building and at least 0.5 m from lot boundaries.

There are no direct lot connections provided within this estate.

Table 1 – Average Lot Typology Drainage Assumption

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

Figure 1 – Typical arrangement on Lot

