

## Byford Meadows Estate

### 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 Byford Meadows Estate.*

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 10m<sup>2</sup>. If the impervious area of the lot is greater than 80%, additional soakwells will be required. Compact and Cottage lots are assumed to have minimal pervious area and will be provided a direct connection to the street drainage system.

#### Standard Lots

For Lots greater than 350m<sup>2</sup>, all stormwater drainage shall be directed to on-site soakwells. The soakwell units shall not exceed 900mm in depth.

#### Compact Lots and Cottage Lots

For lots smaller than 350m<sup>2</sup>, all stormwater drainage shall be directed to a direct connection stormwater drainage connection provided by the developer.

**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