

Oakford Fields 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. The information sheet has been prepared in accordance with the Urban Water Management Plan (UWMP) for Oakland Fields Estate.

All residential lots are to detain the runoff from the first 15mm of rainfall to roofs and hardstand areas via on-lot soakwells or an approved alternative. Soakwells shall be interconnected with minimum 90mm diameter pipework.

To prevent interaction with shallow groundwater, soakwells shall be a maximum 900mm deep and located within the 1.2m deep sand pad.

To allow for safe overflow, when soakwells are overcome, each lot is recommended to provide a grated overflow pit (Bubble out), to be located central to the driveway, with the centre of the Bubble out pit located no further than 1.5m from the road reserve boundary.

The Bubble out pit shall be connected to the inter-connected soakwells. The use of a material capable of traffic loading is advised under driveways. All lot drainage shall be designed and installed in accordance with National Construction Code (NCC) and AS/NZS 3500, meeting onsite detention (OSD) requirements. Residents are also recommended to ensure the top of the bubble out chamber is minimum 300mm below the habitable finished floor levels.

Summary of Drainage Information

- All drainage to be installed in accordance with NCC & AS/NZS 3500 guidelines.
- All residential lots to retain first 15mm of rainfall to roofs and hardstand areas.
- All soakwells to be interconnected.
- Bubble out in driveway required for overflow connection to the street drainage.
- Trafficable pits in driveways are advised.
- Top of Bubble out is recommended to be minimum 300mm below habitable finished house floor level
- Soakwells are to be maximum 900mm deep.

Table 1 – Connected Area and required pit size to manage the first 15mm rainfall

Roof/Hardstand Area (m²)	Chamber Depth (mm)	Chamber Diameter (mm)	Max. Stotage Volume (m³)
44	900	900	0.573
78	900	1200	1.018
122	900	1500	1.590
176	900	1800	2.290