

The Glades at Byford – Icaria South Precinct

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 The Glades at Byford – Icaria South Precinct.

The stormwater drainage system has been designed for all lots to cater for the first 15mm rainfall event on site with the use of soakwells. 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.

All Lots

All stormwater drainage shall be directed to on-site soakwells. The soakwells shall be interconnected and the height of the soakwell units installed shall not exceed 900mm. Each lot is to be provided with an overflow connection with a capacity for the 5YR ARI and one soakwell unit shall be connected to the overflow provided.

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