



FAQ SHEET- REQUIREMENTS FOR ONSITE STORMWATER DRAINAGE

1. Site Plan

Include with the plans submitted to the Town's Planning and Regulatory services a site plan showing the following drainage details:

- 1.1. Existing ground levels or contours (AHD).
- 1.2. Proposed levels of paved or concrete areas (AHD).
- 1.3. Details of roof and pavement drainage disposal.
- 1.4. Size (depth and diameter) and locations of all soakwells.
- 1.5. Minimum size soakwells allowable for roof water disposal is: 900mm diameter x 600mm diameter deep.
- 1.6. Cover of pipes in trafficable areas, and identification of trafficable grates.

NOTE: The following formula shall be used to determine the soakwell capacities required:
impervious area (m²) x 0.0125m = capacity required m³

2. Conditions

The following conditions shall also apply:

- 2.1. All soakwells installed in paved or concreted areas are to be provided with trafficable lids and made accessible for maintenance purposes.
- 2.2. Soakwells to be no closer than 1m or its depth (whichever is greater) to a footing or boundary from the outside edge of the soakwell.
- 2.3. All soakwells used shall be of an approved manufacture and standard. PVC soakwells are not acceptable in areas subject to vehicular traffic
- 2.4. All soakwells installed within flexible pavement areas (bitumen or brick paving) shall be provided with an approved base to prevent any subsidence of the well liners.

3. Soakwells

The following criteria shall apply in the use of soakwells:

- 3.1. Soakwells shall be used only where soil and groundwater conditions are favourable.
- 3.2. Soakwells are not acceptable in road reserves as part of a subdivision unless specifically approved by Council.
- 3.3. Soil profile and groundwater data shall be submitted to Council.
- 3.4. Soakwells shall be linked only where the site slopes towards the frontage boundary and a future drainage connection is required. The last soakwell shall be located 3m from the boundary and must allow for the installation of a future sand-trap.

- 3.5. No linkage is permitted onsite sloping towards the rear.
- 3.6. Overflow outlets are required for the 20 years ARI storm and contingency provisions for the 100 year ARI storm.

4. Soakwells

Council policy discourages the construction of drainage sumps. In exceptional cases where sumps are permitted, the following shall apply:

- 4.1 For subdivisions, a sump may be incorporated as part of the Public Open Space (POS) under strict guidelines in respect of slope, vegetation, landscaping and nutrient stripping. These vary with each sump.
- 4.2 For development, similar rules as (a) apply except that the sump is constructed within the block. A beautified fence/wall may also be required.
- 4.3 Sump capacity (measured between base level & Top of Wall Level (TWL)) shall be the equivalent of 70% of total incoming flows resulting from a 72-hour design storm of 10-ARI.
- 4.4 The TWL shall determine the Hydraulic Grade Line (HGL).
- 4.5 Total sump volume (freeboard included) shall contain the entire flow of a 72 hours design storm of 10 year ARI.
- 4.6 Sump and adjoining areas (excluding residential blocks) shall contain the flow of a 72-hour design storm of 100-year ARI without causing severe flooding or damage.

SOAKWELL SIZES AND CAPACITIES

Diameter	Depth	Capacity (m ³)	Equivalent Impervious area (m ³)
900	600	0.38	30.40
900	900	0.57	45.60
900	1200	0.76	60.80
1070	600	0.54	43.20
1070	900	0.81	64.80
1070	1200	1.09	87.20
1200	600	0.68	54.40
1200	900	1.02	81.60
1200	1200	1.36	108.80
1200	1500	1.70	136.00
1500	600	1.06	84.80
1500	1200	2.10	168.00
1500	1500	2.65	212.00
1800	600	1.53	122.40
1800	900	2.29	183.20
1800	1200	3.05	244.00
1800	1500	3.82	305.60
1800	1800	4.58	366.40

More Information?

If you would like further information, please contact the Town of Mosman Park’s Technical Service Department on 9383 1633 or email admin@mosmanpark.wa.gov.au