

DRAFT

Drainage requirements for residential lots

Residential lots are expected to drain either to the kerb or table drain in the road at the front of the property, or to a designated stormwater drain at the side or rear.

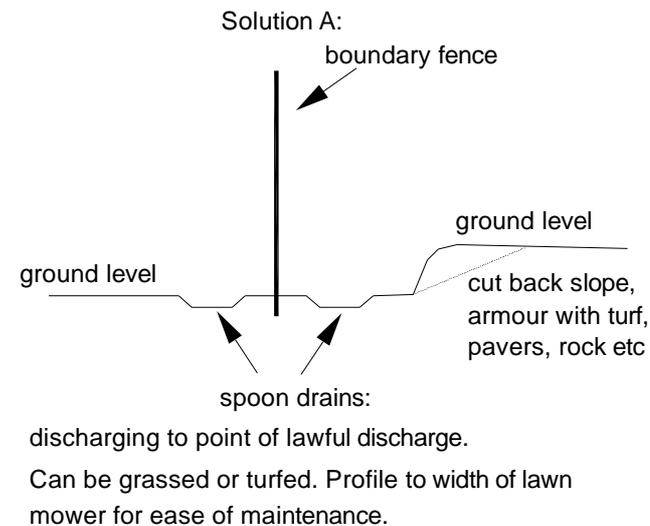
Inter-allotment drainage, eg draining stormwater over a boundary into a neighbour's property, should not occur, except in the case of some properties on sloping land, and some Park Residential and Rural properties, where there are natural watercourses or swales.

Changing the level of fill on residential lots by more than 100mm may require a development approval.

Where differences of level across boundaries occur, precautions may need to be taken to prevent stormwater discharging over boundaries.

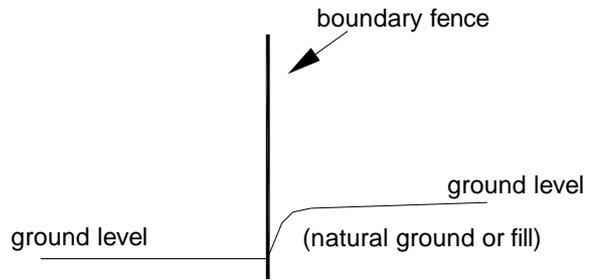
These drawings illustrate common examples of problem situations, with possible solutions. No warranty is expressed or implied.

Generally, inter-allotment drainage issues are a civil matter, and Councils may not undertake enforcement of the issues.



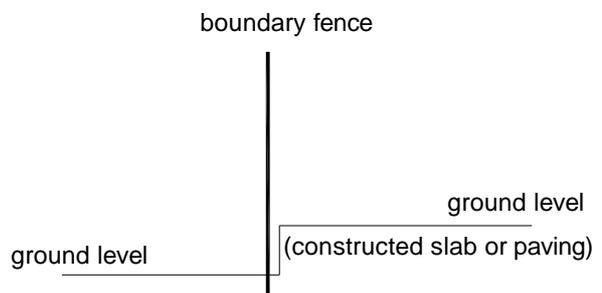
Additional Notes:
 Consider the stability of any slopes; heavy soils are likely to have a steeper angle of repose than granulated or sandy soils.
 Retaining walls greater than 1 metre in height require a building permit.
 Dividing fences are a joint responsibility between neighbours; the neighbour should be consulted before any work is undertaken which may affect the boundary fence.
 The solutions suggested cannot be expected to handle the amount of runoff which may occur in a major rainstorm.

Example A:



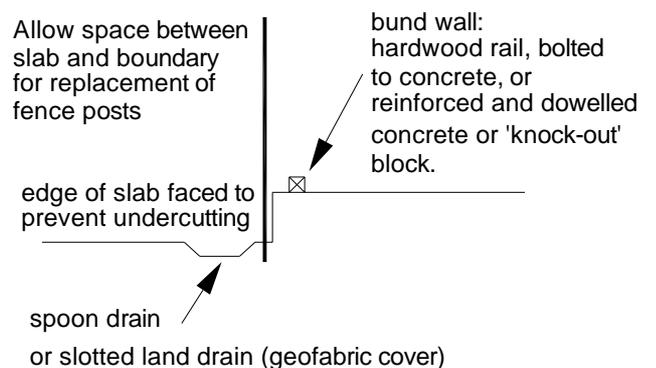
A configuration like this will cause problems - discharge over the boundary, erosion etc.

Example B:



Water will discharge over the boundary. Integrity of fence likely to be compromised.

Solution B:



Caveat:
 This advice is only advice. Except where stated, it is not based on any particular law or public policy.

Treatments for changes of level between residential lots		
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