

BUILDING

B 7.3 Roof Drainage - Townsites

POLICY	For the purpose of drainage of stormwater from roofs under the provisions of the Building Code of Australia, the Shire road network, within Shire of Northam townsites, is an approved stormwater disposal system.
OBJECTIVES	To prevent nuisance and damage to property caused by roof stormwater drainage.
GUIDELINES	See Procedures Roof Drainage /G: /Procedures /Building /Roof Drainage_Townsites
HISTORY	Adopted: 16/09/2009 Last Review: 16/10/2013
REVIEW	Executive Manager, Development Services

ATTACHMENT 7.3 ROOF DRAINAGE - TOWNSITES

1. BACKGROUND

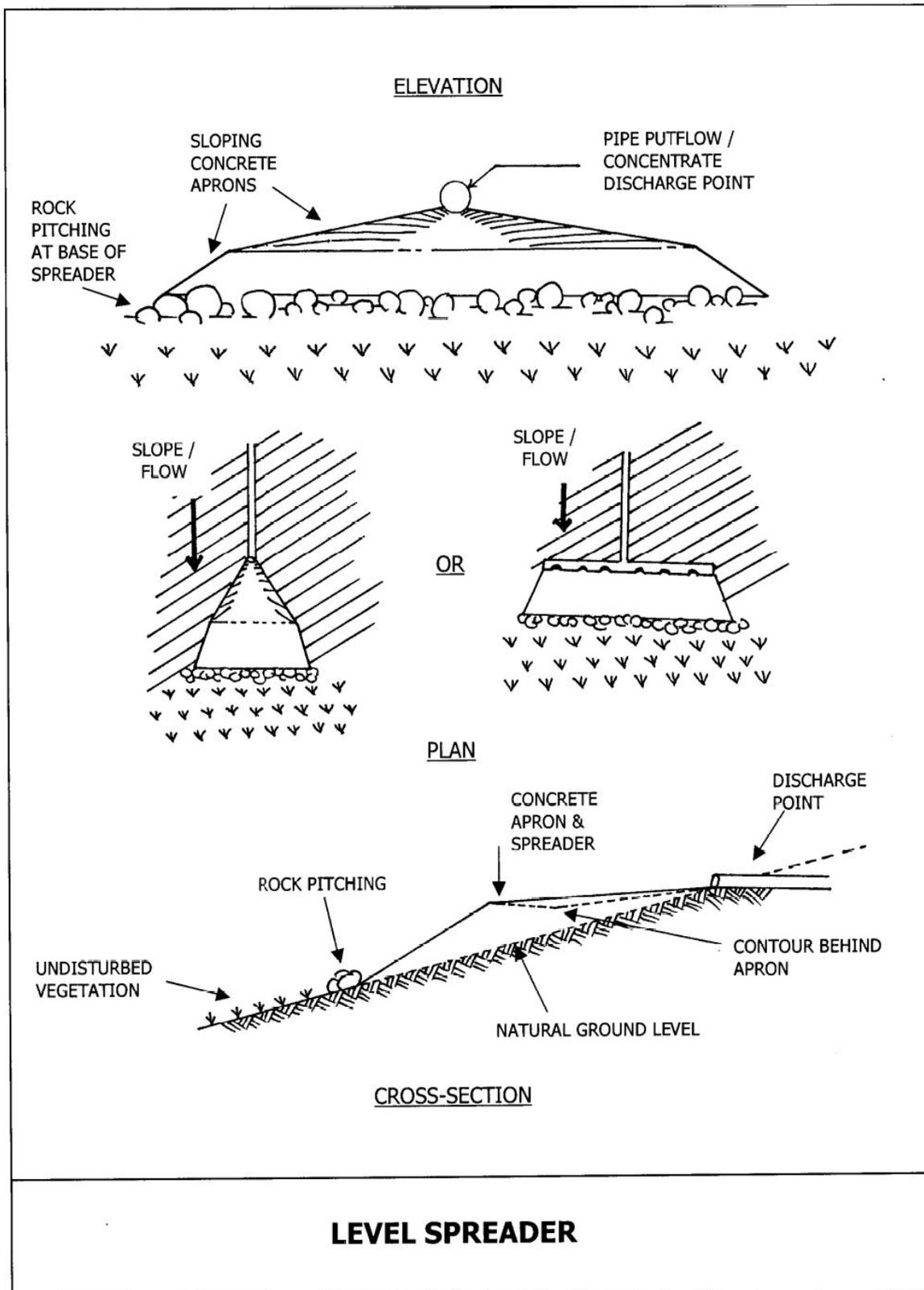
Stormwater from roofs in Shire townsites shall be channelled into a suitable pipe to be laid under the footpath of the adjoining street and discharged into street drains, in accordance with the Shire's specifications available from the Shire office.

The owner of such dwellings will bear the full cost of this work, which will be inspected by a Council employee before any kerb bonds are returned.

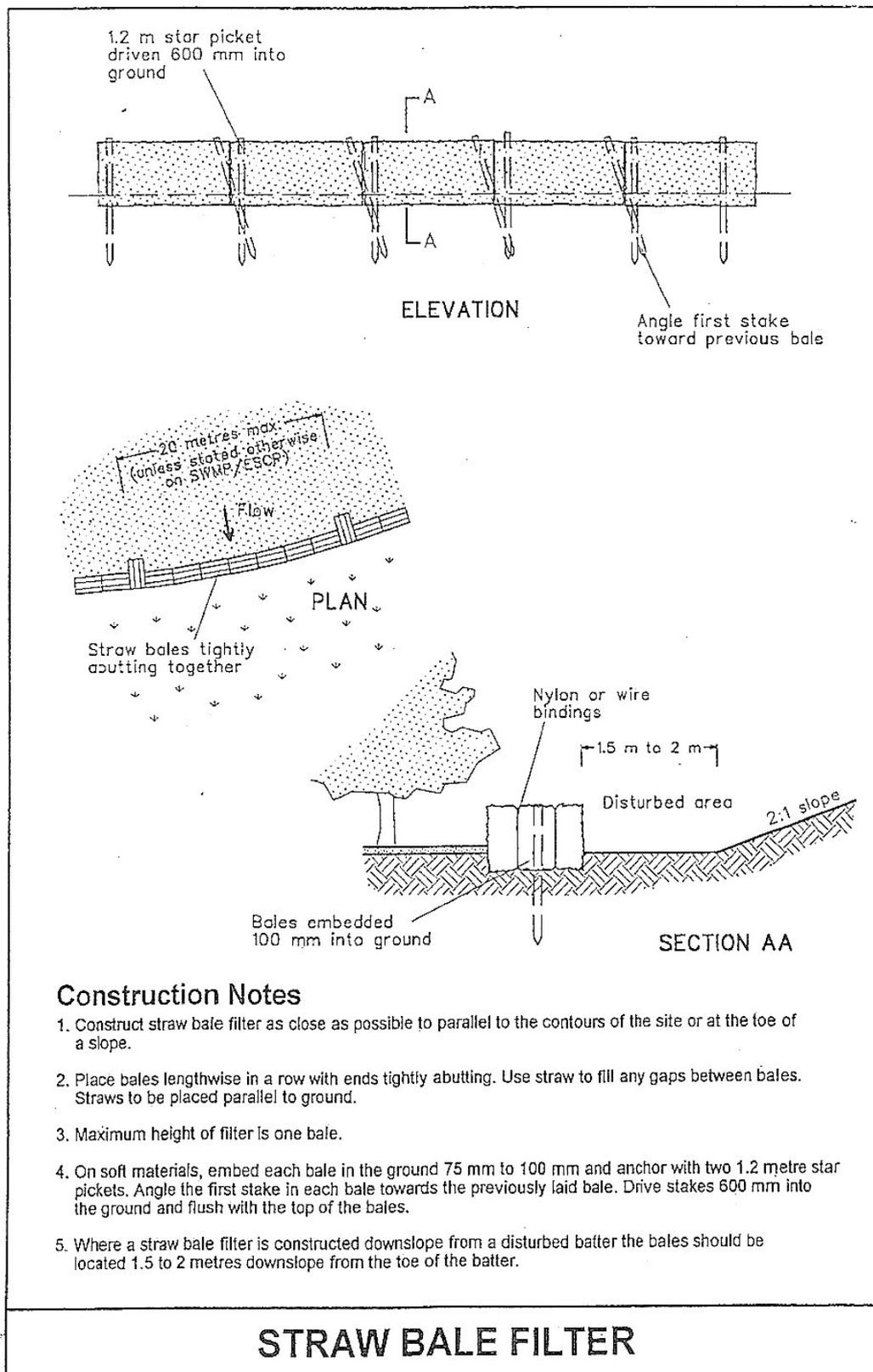
- 1.1 Outside of townsites where a stormwater system is not available, stormwater is to be managed in one of the following ways:
- (a) installation of soak-wells;
 - (b) construction of a stormwater detention basin(s);
 - (c) construction of a diversion or catch drain(s) across a slope to convey runoff at a non-erosive velocity and to divert runoff from upslope areas around the site of a disturbance or an area at risk of erosion;
 - (d) construction of a level water spreader, which slowly discharges water from the outlet of a drain or pipe onto an undisturbed area stabilised by vegetation cover. The purpose of the spreader is to convert a concentrated potentially erosive outflow from a discharge point into non erosive sheet flow". A construction note illustrating this method is included as Appendix – 1;
 - (e) installation of a weed-free hay bale barrier(s) positioned so as to intercept runoff and sediment. The primary purpose of the hay bale barrier is to reduce runoff velocities and filter runoff. A construction note illustrating this method is included as Appendix –2;
 - (f) installation of a sediment fence(s) to reduce runoff velocities and cause the deposition of silt. These fences are usually used to intercept sheet flow from disturbed areas. A construction note illustrating this method is included as Appendix – 3;
 - (g) planting of continuous vegetated buffers to intercept sediment laden sheet flow. The buffers remove the silt from runoff by trapping soil and sediment particles and are most effective where the flow is shallow and spread over a large area;
 - (h) any other method identified as being acceptable for controlling stormwater runoff from developments in Council's Stormwater Drainage Strategy or accompanying Application Guidelines.
- 1.2 Stormwater runoff during the construction phase of a development shall be managed in accordance with the following principles:
- (a) topsoil is to be retained on site and redistributed to disturbed areas post-construction;

- (b) soil must be prevented from being washed off site and must be kept out of any existing or proposed drainage system(s);
 - (c) mulching, revegetation or other stabilisation of disturbed sloping areas;
 - (d) construction of a level water spreader, which slowly discharges water from the outlet of a drain or pipe onto an undisturbed area stabilised by vegetation cover. The purpose of the spreader is to convert a concentrated potentially erosive outflow from a discharge point into non-erosive sheet flow;
 - (e) provision of stabilised site access. A construction note illustrating this method is included as **Appendix – 4**.
- 1.3 Council may at its discretion require the applicant of a development proposal to submit a detailed stormwater management plan for Council's consideration before determining their application, or as a condition of any Planning Approval granted for the development. Where required, such plan shall demonstrate to Council's satisfaction how stormwater runoff from the development will be managed to comply with the objectives of this Policy.
- 1.4 The information contained within and the requirements of this Policy do not remove or replace the need for any professional engineering or hydrological advice in the preparation of stormwater management solutions for new developments.

Appendix 1: Item 15

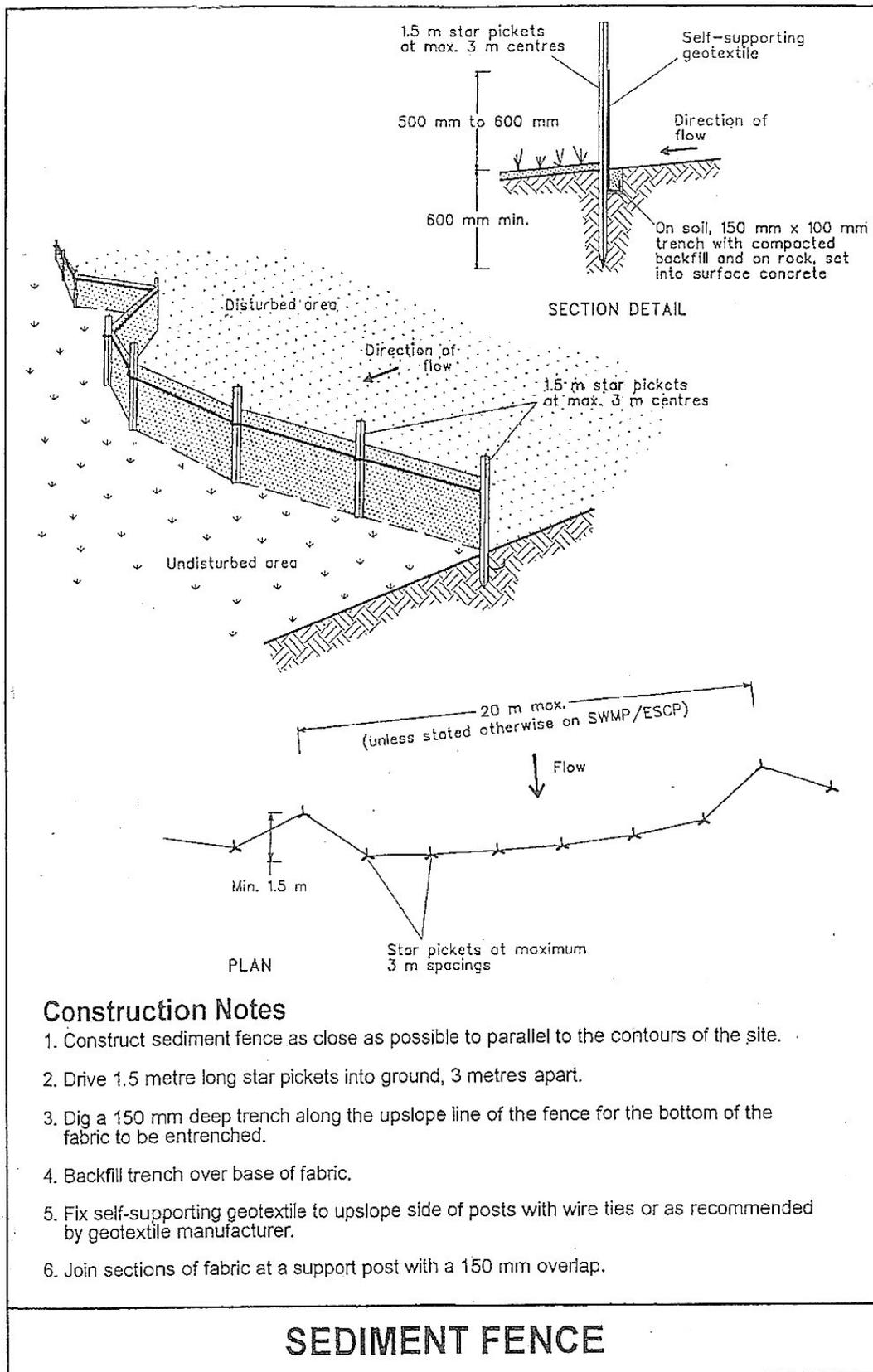


Appendix 2: Item 15



(Source: Local Government NRM Policy Manual – Erosion and Sedimentation Control Guidelines for the Swan Coastal Plain (EMRC, 2002)).

Appendix 3: Item 15



(Source: Local Government NRM Policy Manual – Erosion and Sedimentation Control Guidelines for the Swan Coastal Plain (EIMRC, 2002)).

Appendix 4: Item 15

