

Stormwater Drainage Systems

What is a stormwater runoff?

Rainwater that is collected from roof and paved areas on and around the dwelling on the property and includes swimming pool and spa water discharge from overflowing or emptying a swimming pool.

What can I build?

The Shire of Capel requires all stormwater falling within the lot boundaries to be contained on site, either through soakwell, drainage cells, sumps or other approved methods.

It is necessary to design and install a system so that when overflowing occurs any water is directed away in a manner which ensures it does not pond against, or enter into, the building or adjacent properties.

When installing soakwells they should be located away from adjacent structures by a distance at least equal to the depth of the bottom of the soakwell, unless certified by a Practising Structural Engineer that the structure will not be adversely affected by the soakwell location.

An above ground overflow path should be provided to prevent flooding of the premises or adjacent properties, should the system overflow in times of prolonged heavy storms.

Soakwells located under driveways should have trafficable lids and bases.

Soakwells within the Drainage System must be interconnected and grated inlets should be installed at the base of all downpipes.

One downpipe is required for approximately 15 square metres of roof area. The distance between downpipes should not exceed 12 metres in accordance with the Building Codes of Australia.

Do I need a Building Permit?

Property owners have a statutory obligation under common law precedents and the *Local Government Act* to confine stormwater within their boundaries.

An application for Stormwater Drainage Systems can be submitted as part of a dwelling building application providing the responsible person installing the Stormwater Drainage Systems is the builder.

Where an application states "soakwells by owner", "stormwater by owner" or any other note, indicating that the owner or any other party

will take responsibility for the installation and management of stormwater drainage systems, a separate Building Permit Application must be lodged, assessed and *approved* by Shire of Capel, prior to the Dwelling Permit being issued.

Stormwater Retention?

The minimum capacity of Stormwater Retention for Dalyellup, Gelorup and Peppermint Grove Beach is 1 cubic meter per 100 square metres and Capel and Boyanup requires 1 cubic meter per 65 square metres of impervious area. Impervious area being roofs, paved areas and driveways.

Problem areas can only be detained, not disposed of onsite, due to high gradient or impervious soils, overflow connection via a flow control pit (which can be included in the volume of onsite storage for stormwater detention) is required to Council's street drainage system.

Soakwell Sizes and Capacities?

Diameter	Depth	Capacity (m ³)
600	600	0.17
900	600	0.38
900	900	0.57
900	1200	0.76
1070	600	0.54
1070	900	0.81
1070	1200	1.09
1200	600	0.68
1200	900	1.02
1200	1200	1.36
1200	1500	1.70
1500	600	1.06
1500	1200	2.10
1500	1500	2.65
1800	600	1.53
1800	900	2.29
1800	1200	3.05
1800	1500	3.82
1800	1800	4.58

How long does it take to get a Building Permit?

The *Building Act 2011* sets time frames in which the Shire of Capel has to assess and determine an application for a Building Permit. The applicable timeframe depends on whether the building application is Uncertified or Certified.

It is important that you are aware of allowed time frames prior to lodging your application and that your application documentation is complete at the time of submission.

Should further information be required by the Shire of Capel in order to assess the building application, the applicant may be given up to 21 calendar days in which to provide the outstanding information. If the information is not received within the 21 days, the application may be refused unless mutual consent has been granted for a further 21 days.

Uncertified Building Applications

An Uncertified Building Application can be submitted for Class 10 structures, such as Stormwater Drainage System.

The Shire of Capel has up to 25 business days from the date of lodgement to assess the application and issue a Building Permit. The required Certificate of Design Compliance will be issued by the Shire of Capel as part of the application process.

Certified Building Applications

A Certified Building Application can be submitted for all Classes of structure.

Prior to lodging a Certified Building Application to the Shire of Capel, a private Building Surveying Practitioner would need to be engaged to issue a Certificate of Design Compliance.

The Shire of Capel has up to 10 business days from the date of lodgement to assess the application and issue a Building Permit.

How long until my permit expires?

A Building Permit is generally valid for two years from the date on which it was granted.

If more time is required to complete the building works, you can apply for an extension of time of up to a further six months by making a formal application and paying the prescribed fee.

What happens when I have completed my building works?

The nominated builder on the Building Permit must submit a Notice of Completion BA7 form to the Shire of Capel within seven days.

Building Application Checklist – Stormwater Drainage Systems

BA2 – Uncertified Application

		Attached	
Approvals & Forms	Further Information	Yes	N/A
Planning Approval	Prior planning approval may be required. Please contact Shire of Capel’s Planning Department to ascertain if planning approval will be required for your application.		
Health Approval	Please contact Shire of Capel’s Health Department to ascertain if there are any health requirements for your application.		
Uncertified Application Form	BA2 applications will be assessed within 25 working days of lodgment.		
Fees	Refer to Fee Schedule. http://capel.wa.gov.au/plan-build/building-services/forms-fees/		
Required Documents	One copy of all documents required	Yes	N/A
Site Plan (Scale 1:200)	Show contour survey and/or spot levels.		
	Proposed finished floor levels and finished ground levels.		
	The distance the proposed structure will be setback from the lot boundaries.		
	Septic systems (if applicable).		
	North Point.		
	Size (depth and diameter) and locations of all Stormwater drainage systems		
	Cover of pipes in trafficable areas, and identification of trafficable grates		
Building Specifications			
Structural Engineers Detail			
Encroachments/work affecting other land			

Please ensure all required documents are submitted as incomplete applications will delay the issue of a Building Permit

This Information Sheet is produced by the Shire of Capel in good faith. The Shire accepts no responsibility for any ramifications for providing this information, which is correct at the time of writing but subject to change without notice.

Building Application Checklist – Stormwater Drainage Systems

BA1 – Certified Application

		Attached	
Approvals & Forms	Further Information	Yes	N/A
Planning Approval	Prior to lodging a certified building permit application, a development approval (DA) must be granted, <i>if applicable</i> .		
Health Approval	Prior to lodging a certified building permit application, please contact Shire of Capel’s Health Department to ascertain if there are any health requirements for your application.		
Certified Application Form	BA1 applications will be assessed within 10 working days after lodgment.		
Fees	Refer to Fee Schedule. http://capel.wa.gov.au/plan-build/building-services/forms-fees/		
Required Documents	One copy of all documents required	Yes	N/A
Certificate of Design Compliance	BA3 Certificate of Design Compliance (CDC).		
Plans & Specifications	A copy of all plans & specifications listed in the CDC.		
Technical Certificate	A copy of each technical certificate relied on by the building surveyor.		

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