



## Stormwater Soakwell & House Silt Pit Connection Requirements

\*\* Please provide this information sheet to your builder or drainage contractor \*\*

13/09/16

Stormwater is to be contained and managed on your lot by:

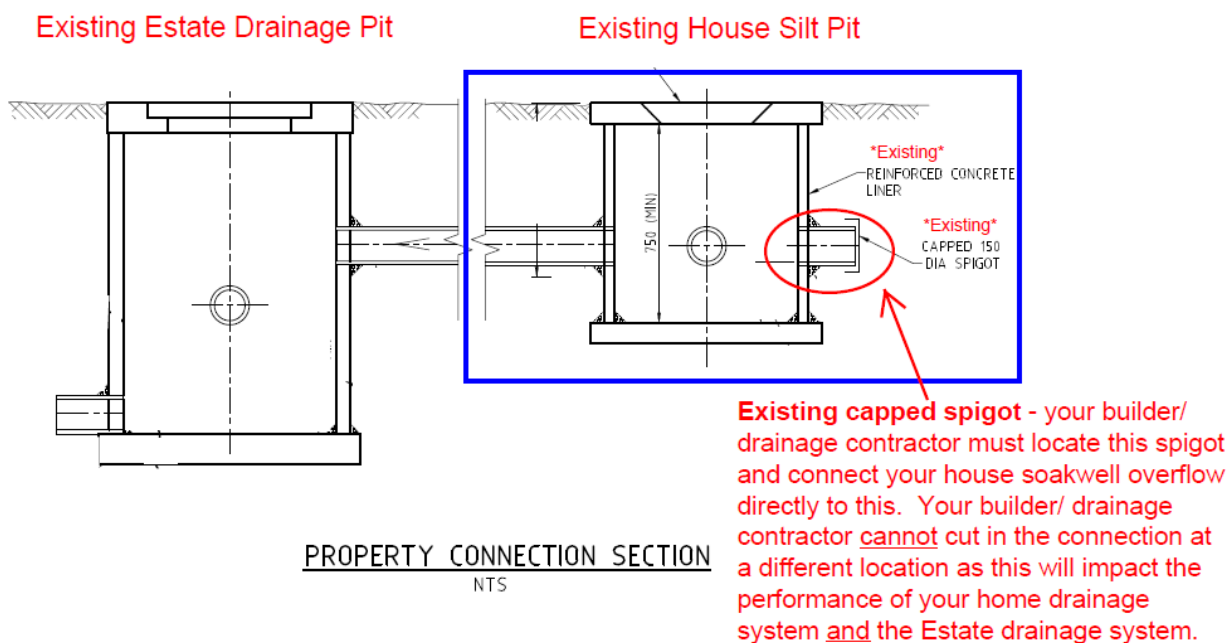
1. **Soakwells** to be installed by your builder/ drainage contractor during your build to contain stormwater within your lot. These soakwells will need to be installed at the front of your house; and
2. Connection of those soakwells via an **overflow to the existing house silt pits** already installed by the Developer at the front of your lot. These house silt pits are located as shown on your Sales Engineering Plan and are designed to handle the overflow from your soakwells and discharge this overflow into the Estate drainage system.

Please refer to the extract overleaf from the approved Drainage Strategy for Seville Central which outlines these requirements and gives guidance on the minimum size of soakwells required.

Your builder/ drainage contractor will need to take care to ensure that they understand these requirements when designing your home/ installing your soakwells and that they connect your soakwells correctly to the existing house silt pit as noted below.

### Connection to Existing House Silt Pit

Your builder/ drainage contractor needs to locate the existing capped spigot (shown below) and connect your house soakwell overflow directly to this spigot. Your builder/ drainage contractor cannot cut in the connection at a different location as this will impact the performance of the entire drainage system. Failure to connect to the existing spigot may result in stormwater pooling on your lot.



### SIGNED BY:

Buyer  \_\_\_\_\_ Buyer  \_\_\_\_\_

Date  \_\_\_\_ / \_\_\_\_ /20

### 5.1.3 Soakwells

Runoff from impervious areas within the lot is to be directed to soakwells. Soakwells have been sized based on the 1-year 1-hour event (16.5-mm) multiplied by the impervious lot area, assumed to be approximately 80% of the lot. Typical lot area and soakwell volumes are tabulated below.

**Table 12 Typical lot soakwell volumes**

Lot area (m <sup>2</sup> )	Minimum soakwell volume (m <sup>3</sup> )
360	4.75
480	6.34
510	6.73
560	7.39

Given that subsoil drains are located at the front of lots, soakwells must be also located at the front of lots where groundwater levels are lowest, to allow soakwells to drain freely under typical conditions.

As a result of maximum groundwater level in a wet winter situation (refer section 5.4.1), soakwells must be shallow (900-mm deep variety) and installed close to surface. Lots in areas of high groundwater may lose approximately 30% of capacity due to groundwater mounding. Therefore, lots are required to also have connection to the street drainage system as an overflow from the soakwells. In the 1-year 1-hour event, soakwells that are 30% full of groundwater will retain the first 11.5-mm of a rainfall event, and the remaining 5.0-mm will overflow to the street drainage and eventually the basins for treatment and infiltration.