

## CP.54 Roof Drainage - Townsites

<i>Responsible Department</i>	Development and Community Services
<i>Resolution Number</i>	C.5434
<i>Resolution Date</i>	26/11/2025
<i>Next Scheduled Review</i>	2027/28
<i>Related Shire Documents</i>	
<i>Related Legislation</i>	

### OBJECTIVE

To prevent nuisance and damage to property caused by roof stormwater drainage.

### SCOPE

Applies to new developments within the townsite areas within the Shire of Northam.

### 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.

## ATTACHMENT 7.3 ROOF DRAINAGE - TOWNSITES

### 1. BACKGROUND

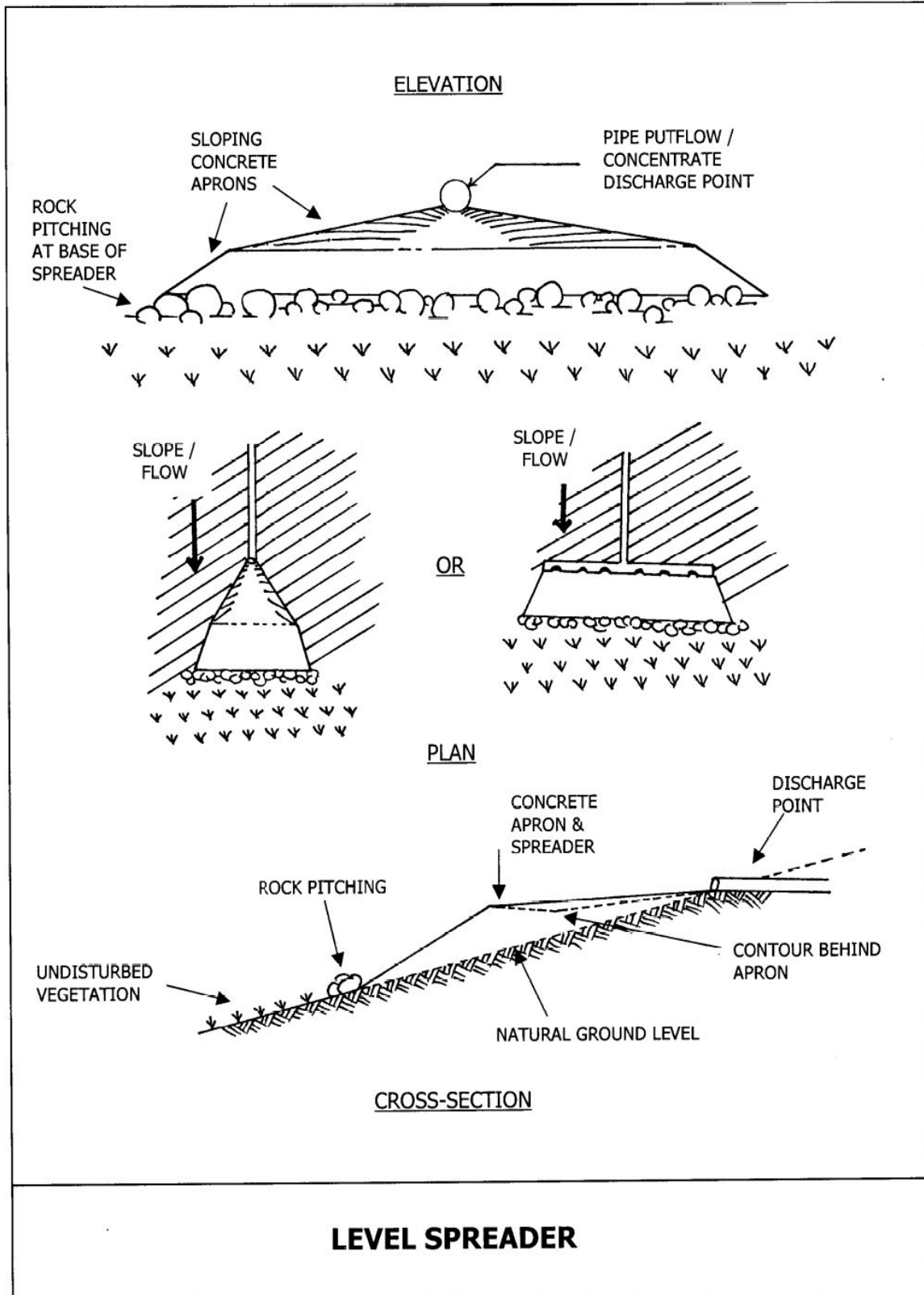
Stormwater from roofs in Shire townsites shall be channelled into a suitable pipe to be laid under the footpath of the adjoining street and discharged into street drains, in accordance with the Shire's specifications available from the Shire office.

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.

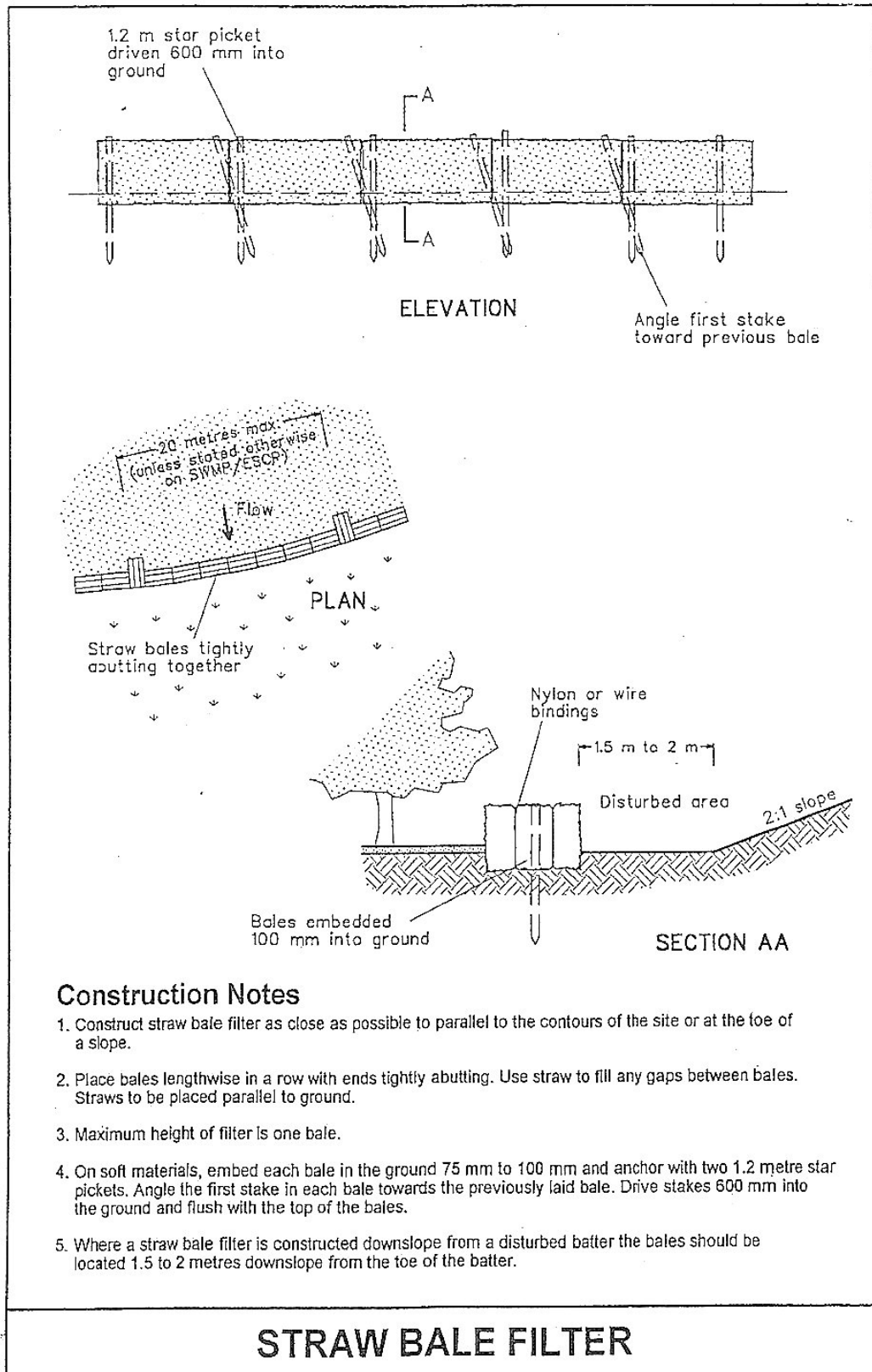
- 1.1 Outside of townsites where a stormwater system is not available, stormwater is to be managed in one of the following ways:
  - (a) installation of soak-wells with grated lids to be utilised to cater for the overflow from rain watertanks where required by Building Surveyor;
  - (b) construction 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.
  - (i) The Shire of Northam requires the installation of suitably sized rain tanks on all new houses and/or associated outbuildings.
- 1.2 The information contained within and the requirements of this Policy does 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**

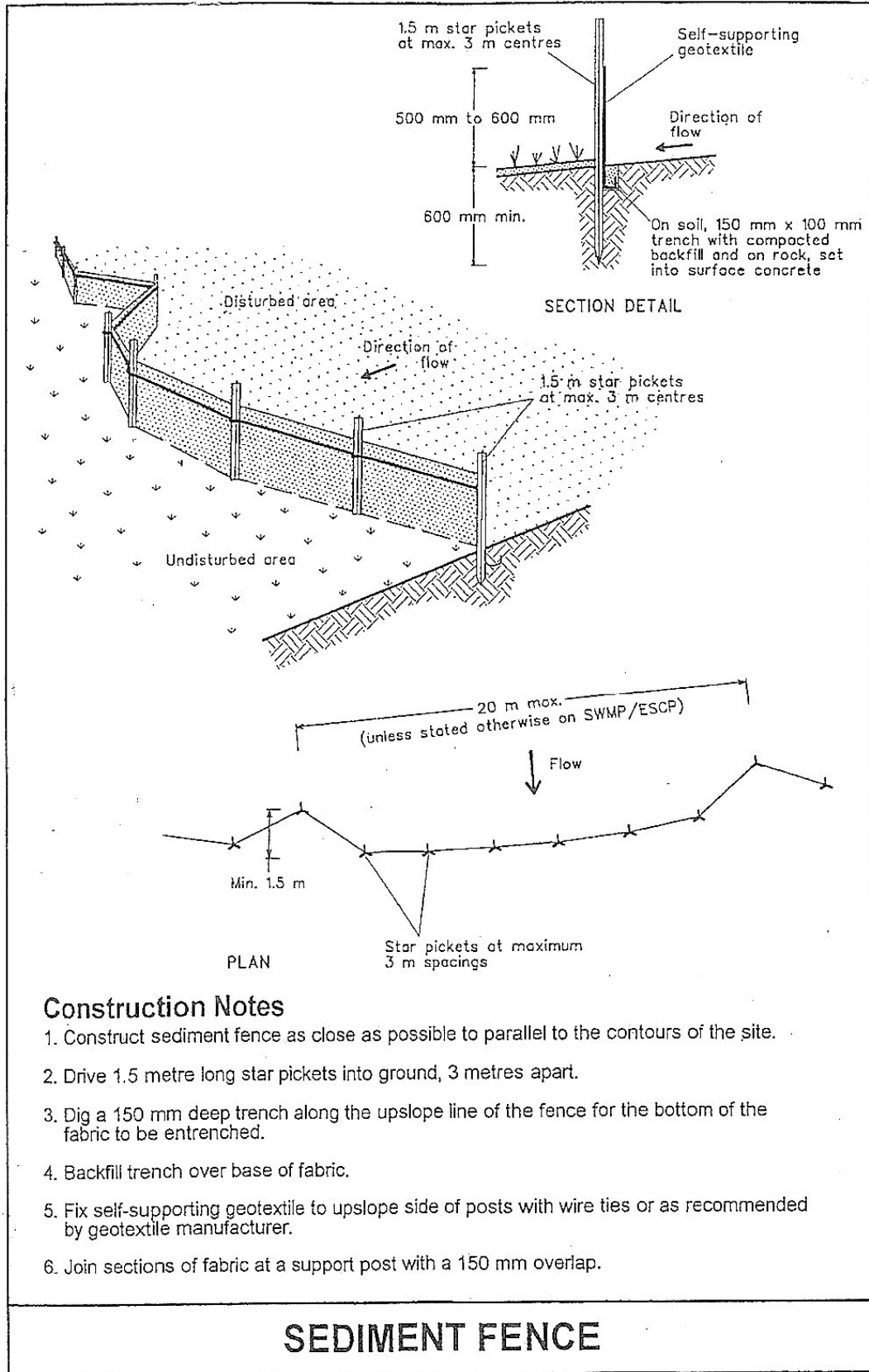


**Appendix 2: Item 15**



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

Appendix 3: Item 15



**Construction Notes**

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 3 metres apart.
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Backfill trench over base of fabric.
5. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
6. Join sections of fabric at a support post with a 150 mm overlap.

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