



Storm Water Affecting Building Works

Advice Sheet

Problems may arise if your property is located where storm water runoff can adversely affect your proposed dwelling.

Problem 1: Water may pool alongside the proposed dwelling

Solution:

1. Raising the ground level above or level with the surrounding area.
2. Installing subsoil drainage, spoon drains, retaining walls or contour banks directing water clear of footings and to a lower point on the property or to a reserve catchment.
3. Appropriate plants and trees can be planted surrounding, but within reasonable proximity of the dwelling site which will draw water from the ground and promote better soil drainage. Trees with large root systems should not be planted near pipes or close to footings as they can crack the footings and will be attracted to water pipes, growing in them and causing blockage issues.

Problem 2: Erosion of soil around footings from water run-off

Solution:

1. Clearing only those areas necessary for building work to occur.
2. Planting groundcover, grass, shrubs and trees in the higher area above the dwelling.
3. Building a series of low height retaining walls complete with subsoil drainage up the sloping area above the dwelling.
4. Stabilize the site as soon as possible after construction, or while the last trades are finishing, to minimize the potential for ongoing soil erosion.
5. Biodegradable erosion control mats are useful when re-vegetating steep slopes.

Also be aware that to comply with the Building Codes of Australia

The external finished surface surrounding a slab-on-ground must be drained to move surface water away from the building and graded to give a slope of not less than 50mm over the first 1 metre from the building.

The height of the slab-on-ground above external finished surfaces (eg: paving) must not be less than 150mm (BCA Part 3.1.2.3).