

Stormwater Detention Residential Fact Sheet



What is Stormwater Detention?

Stormwater detention refers to storing or detaining rainwater for short periods during and following rainfall. The stored water is released at a reduced rate once the rainfall intensity reduces or stops.

Note this is different to collecting rainwater for later use in irrigating gardens or other uses, where the water is held in tanks for extended periods.

Why do we need Stormwater Detention?

Urban development can increase the proportion of stormwater running off and therefore increasing stormwater flows creating or making existing flooding problems worse. Council stormwater systems typically can only handle stormwater flows from existing levels of development.



How does it Work?

Detention storage of rainwater is provided by tanks or by way of shallow garden basins. The outlet pipe to the street or pipe system is restricted to limit flows. This slows down site runoff rates and limits stormwater flows to more manageable levels during heavy rain.

When is Storage Needed?

Stormwater detention storage is required when the proportion of building roof, driveways or other hard surfaced areas exceeds approximately 50% of the total site.

Where do I put this Storage?

Storage can be in above ground tanks made to compliment the form of buildings or below ground tanks. Other options include landscaped garden areas that allow for short term ponding of water during heavy rainfall.

What volume of storage do I need?

A simple calculator is provided on the Council website. This works out how much storage, if any, is needed. You will need the following information measured in square metres:

- Total property area
- Proposed roof area of buildings
- Area of proposed driveway and other hard surface areas including patios or decks