

DID YOU KNOW?

Rain gardens (also known as biofilters or swales) are a great way to capture stormwater and help the environment.

More information about how to correctly design a rain garden can be found at:

www.wa.gov.au/government/document-collections/water-sensitive-urban-design-brochures



MORE INFORMATION:



www.plantagenet.wa.gov.au

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

CONTACT US:



(08) 9892 1111



info@sop.wa.gov.au



PO Box 48
MOUNT BARKER WA 6324

This information is provided as a general guide only - please contact us before starting your project.



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STORMWATER & DRAINAGE

Planning & Building Guidelines



What should I do with water runoff from buildings on my property?



In our townsites all landowners are required to retain water runoff up to 1m³ per 100m² of roofed areas.

This includes properties that are in the Residential, Mixed Use, Commercial or Service Commercial zones.

You can retain water runoff by installing below ground storage systems (eg. soakwells, sumps or infiltration cells) and/or above ground storage systems (e.g. water tank buffers, purpose-built rain gardens and detention basins).

Further details are available in **Local Planning Policy No. 7 - Stormwater & Drainage.**

Can I connect my overflow into the public drainage system?

Once you have met the on-site retention requirement (1m³ per 100m² of roofed areas) overflow water runoff can be directed to the public drainage system in the street.

So that overflow water doesn't cause erosion or damage to roads, pipes and other infrastructure, we have standard specifications for connecting your overflow to our drainage system.

Alternatively, you can direct your overflow water to a natural waterway if one crosses your property.

What about paved areas without a roof?

Water runoff from paved areas at ground level should be directed:

- Away from buildings
- Away from neighbours
- Into landscaped areas where water can soak into the ground
- Into water storage/ infiltration systems (eg. soakwells)

Water should not be left to 'pond' as this encourages mosquito breeding.

What should I do if water is flowing into my property?

Even if your neighbour is meeting the minimum retention requirements and diverting overflow to the street, water can runoff into an adjoining property in large rainfall events. In these instances it is your responsibility to design your property to divert overland water flow away from your buildings and into the street where possible.

If you have concerns about water coming from a neighbour's property onto your property in regular rainfall events, a friendly conversation with your neighbour is the best place to start. You can also contact a plumber to discuss potential solutions.

The Shire can ensure minimum retention requirements within new development but is unable to intervene in disputes between private landowners.

