

Mason Green Estate Stormwater Drainage Requirements

(Extract from the approved Urban Water Management Plan)

This information sheet is to be read in conjunction with the approved Local Development Plan – No 1 and Local Development Plan No – 2 for Mason Green Estate. Please refer to the below information when designing stormwater for this estate.

The stormwater drainage system has been designed on three lot typologies, standard lots, cottage lots and compact lots. Standard lots assume 80% of the lot area is impervious and connected to soakwells sized to hold 165L per 10m². If the impervious area of the lot is greater than 80%, additional soakwells will be required. Cottage and compact lots are assumed to have minimal pervious area and will be provided an overflow connection to the street drainage system.

Local Development Plan – No 1 Standard Lots

For lots exceeding 350m² all stormwater drainage will be directed to on-site soakwells in accordance with Table 10 of the approved Urban Water Management Plan (JDA 2015). The soakwell units installed shall not exceed 900mm in depth.

Cottage Lots and Compact Lots

For all lots $\leq 350\text{m}^2$ in areas all stormwater drainage will be directed to on-site soakwells in accordance with Table 10 and Appendix E of the approved Urban Water Management Plan (JDA 2015). The soakwells will be inter-connected and the height of the soakwell units shall not exceed 900mm. Each lot is provided an overflow connection by the developer and one soakwell unit will be connected to the overflow provided.

Lot Development Plan – No 2

All stormwater drainage will be directed to on-site soakwells in accordance with Table 10 and Appendix E of the approved Urban Water Management Plan (JDA 2015). The soakwells will be inter-connected and the height of the soakwell units shall not exceed 900mm. Each lot is provided an overflow connection by the developer and one soakwell unit will be connected to the overflow provided.

Table 11 – Average Lot Typology Drainage Assumptions (an extract from the approved Urban Water Management Plan)

Parameter	Standard Lots	Compact Lots	Cottage Lots
Average Lot Area (m ²)	400	300	300
Roof Area (m ²)	240	195	195
Impervious Area (m ²)	320 ¹	300	300
Pervious Area (m ²)	80 ²	0	0

1. For standard lots, if the impervious area exceeds 80% of the lot area, additional soakwells will be provided for the excess area, sized to store 165L per 10m²
2. A minimum of 45m² pervious area to be provided in rear of lot. If minimum pervious area is not achieved in rear of lot, then additional soakwells will be provided as per note 1.