

## Whitby Estate

### Stormwater Drainage Requirements

(Extract from the approved Urban Water Management Plan)

*This information sheet is to be read in conjunction with the approved Detailed Area Plan for Whitby 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, compact lots and cottage lots. Standard lots assume 80% of the lot area is impervious and connected to soakwells sized to hold 165L per 10m<sup>2</sup>. If the impervious area of the lot is greater than 80%, additional soakwells will be required. Compact and Cottage lots are assumed to have minimal pervious area and will be provided an overflow connection to the street drainage system.

#### Standard Lots

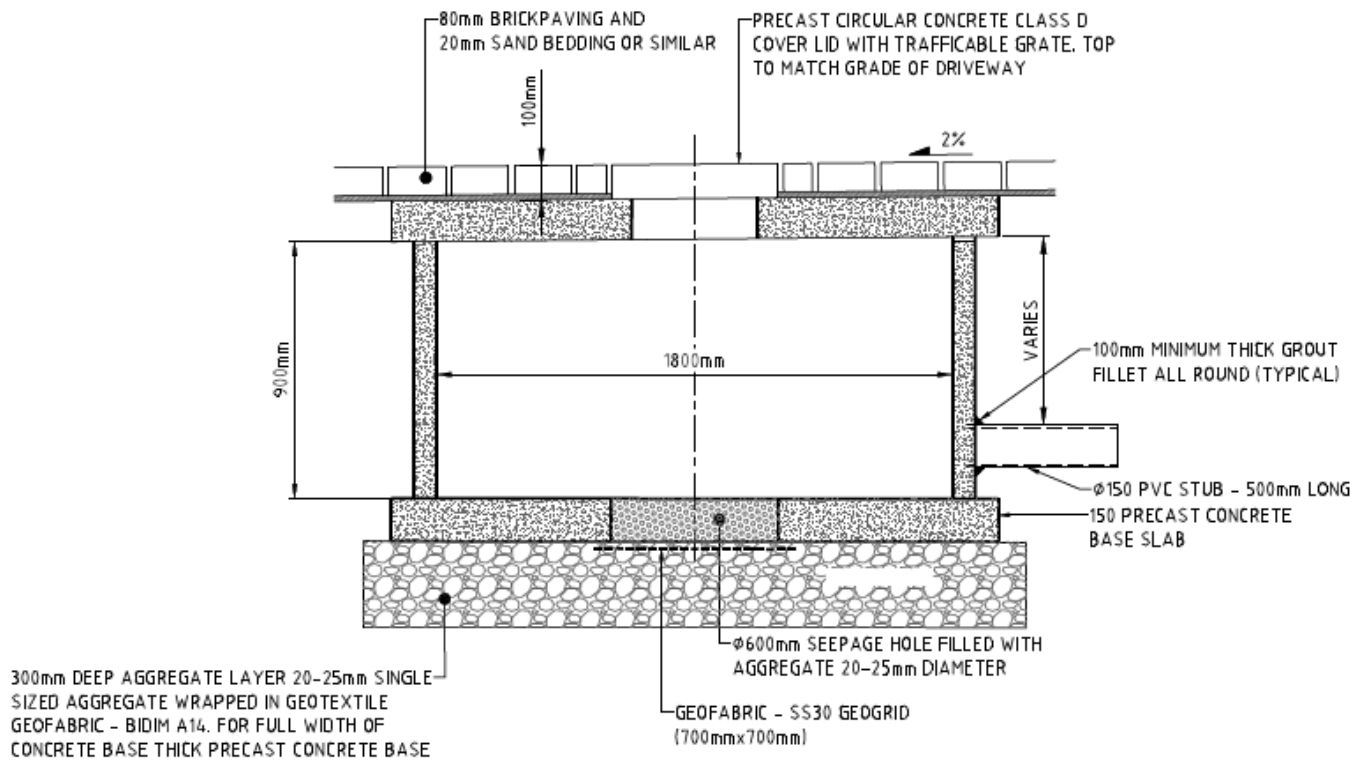
For Lots greater than 300m<sup>2</sup>, all stormwater drainage shall be directed to on-site soakwells in accordance with Table 1 of the approved Urban Water Management Plan. The soakwell units shall not exceed 900mm in depth.

#### Compact Lots and Cottage Lots

For lots smaller than 300m<sup>2</sup>, all stormwater drainage shall be directed to on-site soakwells in accordance with Table 1 of the approved Urban Water Management Plan. The soakwells shall be interconnected and the height of the soakwell units installed shall not exceed 900mm. Each lot is to be provided with an overflow soakwell with a grated lid within the driveway by the developer and one soakwell unit shall be connected to the overflow provided.

**Table 1 – Average Lot Typology Drainage Assumption**

Parameter	Standard Lots	Compact or Cottage Lots
Average Lot Area (m <sup>2</sup> )	450	300
Roof Area (m <sup>2</sup> )	315	195
Impervious Area (m <sup>2</sup> )	360	300
Pervious Area (m <sup>2</sup> )	90	0



## LOT SOAKWELL PIT DETAIL

SCALE 1:20