

Holland Park 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 Holland Park Private 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 10m². 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.

Compact Lots and Cottage Lots

All stormwater drainage shall be directed to onsite soakwells in accordance with Table 11 of the approved Urban Water Management Plan. The soakwells shall be inter-connected and the height of the soakwell units installed shall not exceed 900mm. Each lot is to be provided with an overflow connection by the developer and one soakwell unit shall be connected to the overflow provided.

Standard Lots

All stormwater drainage shall be directed to on-site soakwells in accordance with Table 11 of the approved Urban Water Management Plan. The soakwell units shall not exceed 900mm in depth.

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

Parameter	Standard Lots	Compact Lots	Cottage Lots
Average Lot Area (m ²)	450	300	300
Roof Area (m ²)	315	195	195
Impervious Area (m ²)	360 ¹	300	300
Pervious Area (m ²)	90 ²	0	0

- 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
- 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.