



Former Land Usage (Industrial Brownfield) Impermeable Area Plan
Scale 1:1000

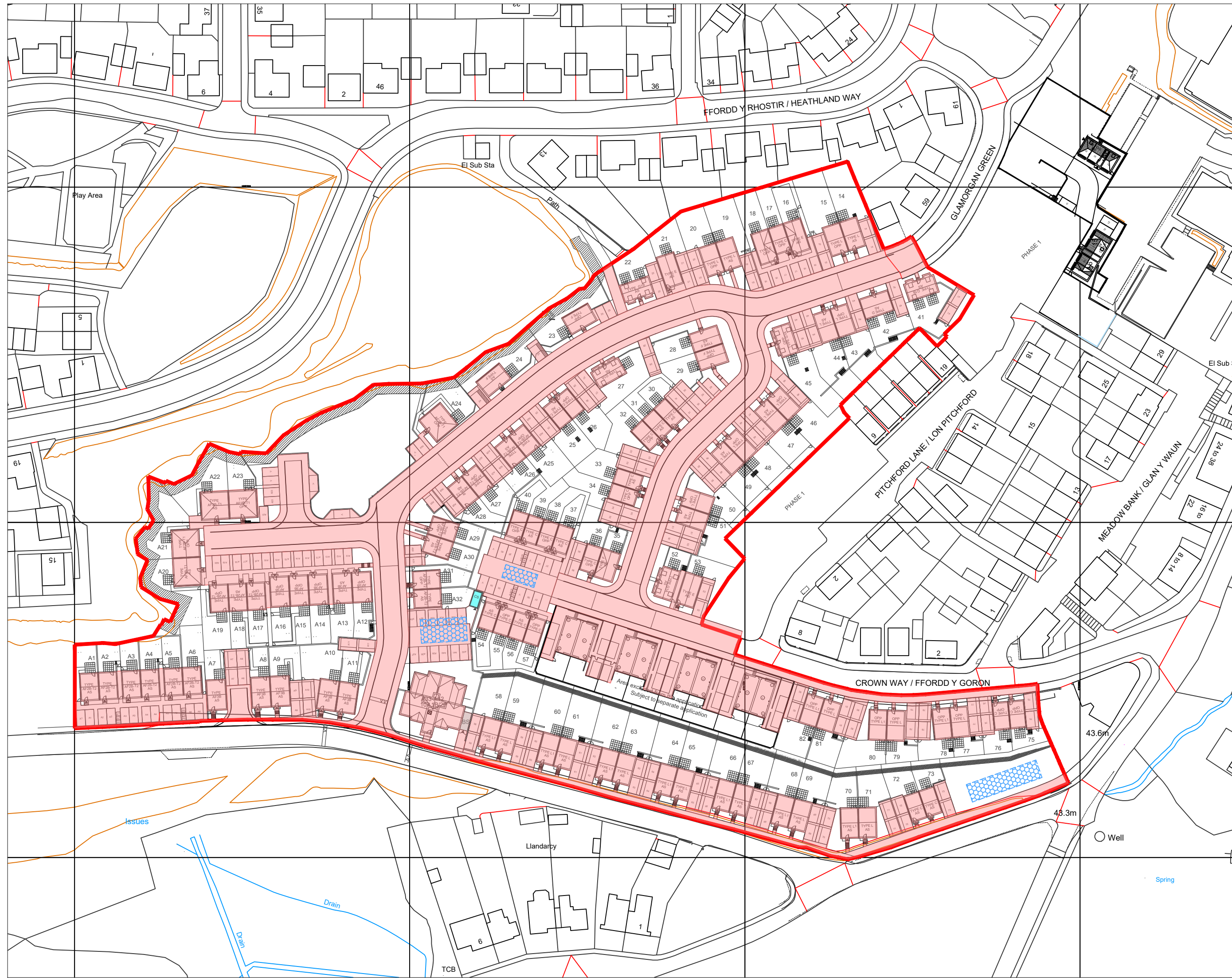
Key :-

- Development Boundary - Area : 2.9763 hectares
- Former Site Usage Impermeable Areas (Roofs, Roads & Hardstandings)
Area : 1.8392 hectares

Former site usage = 61.7% impermeable

Notes :-

- The proposed development impermeable area is circa 89% of the impermeable area of the former industrial site usage.
- It is proposed to provide a 30% betterment for proposed surface water discharge rates when compared with previous discharge rates. The former site discharge rate has been calculated to be circa 484.1 l/s during the 30 year return period storm. Therefore, proposed flows from the contributing area shall be restricted to 338.87 l/s for all storms up-to-and-including the 100 year event + 30% allowance for climate change.
- In order to achieve the restricted discharge rate, it has been calculated that circa 175m³ attenuation storage will be required.



Proposed Development (Residential) Impermeable Area Plan
Scale 1:1000

Key :-

- Development Boundary - Area : 2.9763 hectares
- Proposed Development Impermeable Areas (Roofs, Roads & Hardstandings)
Area : 1.640 hectares

Former site usage = 55.0% impermeable

- Indicative storm water attenuation locations. Assumed to be cellular storage. Dimensions and layout subject to detailed design.