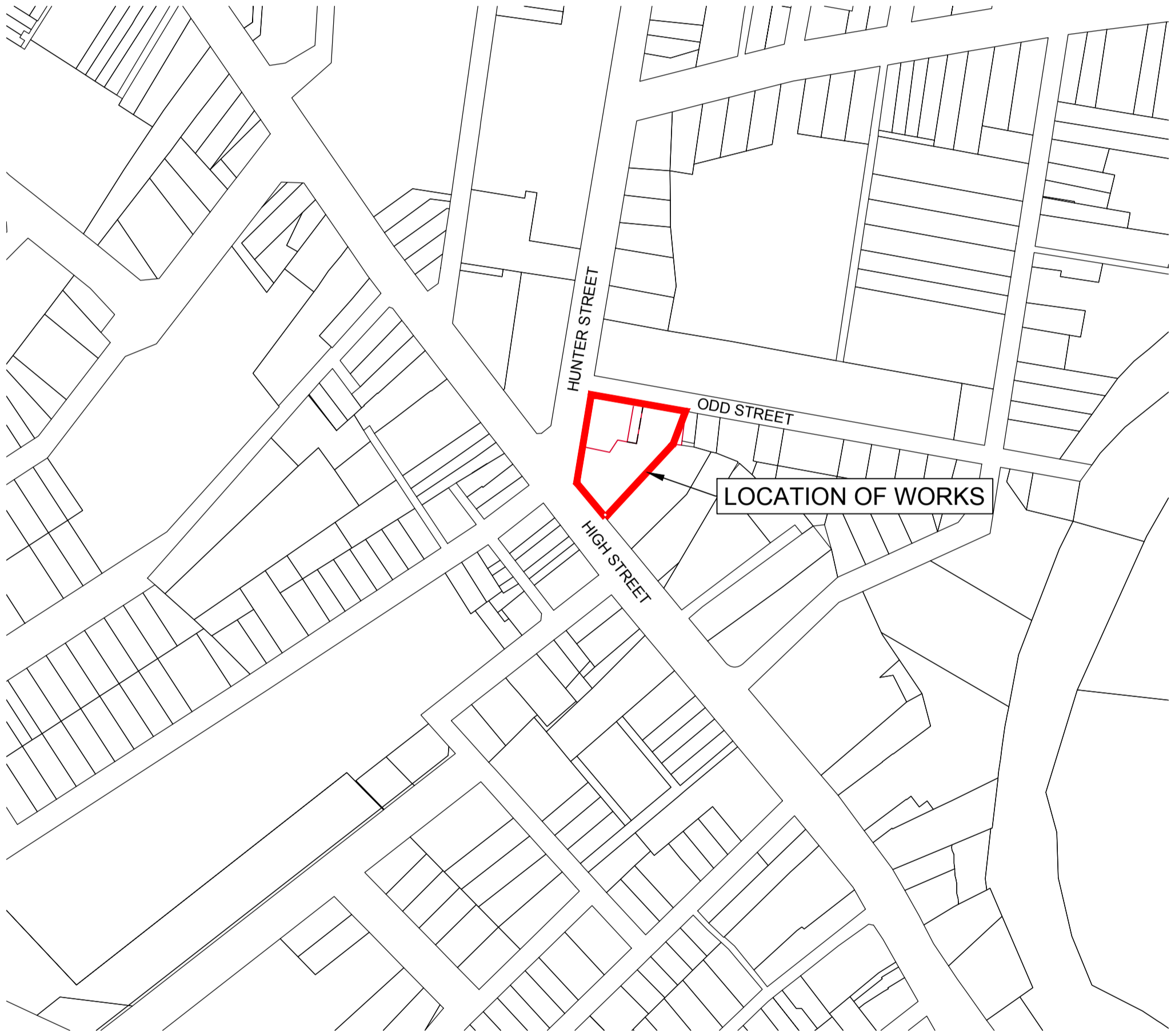


HILLTOP PLANNERS

PROPOSED ALTERATIONS TO MAITLAND MERCURY

258 HIGH ST & 2 HUNTER ST, MAITLAND

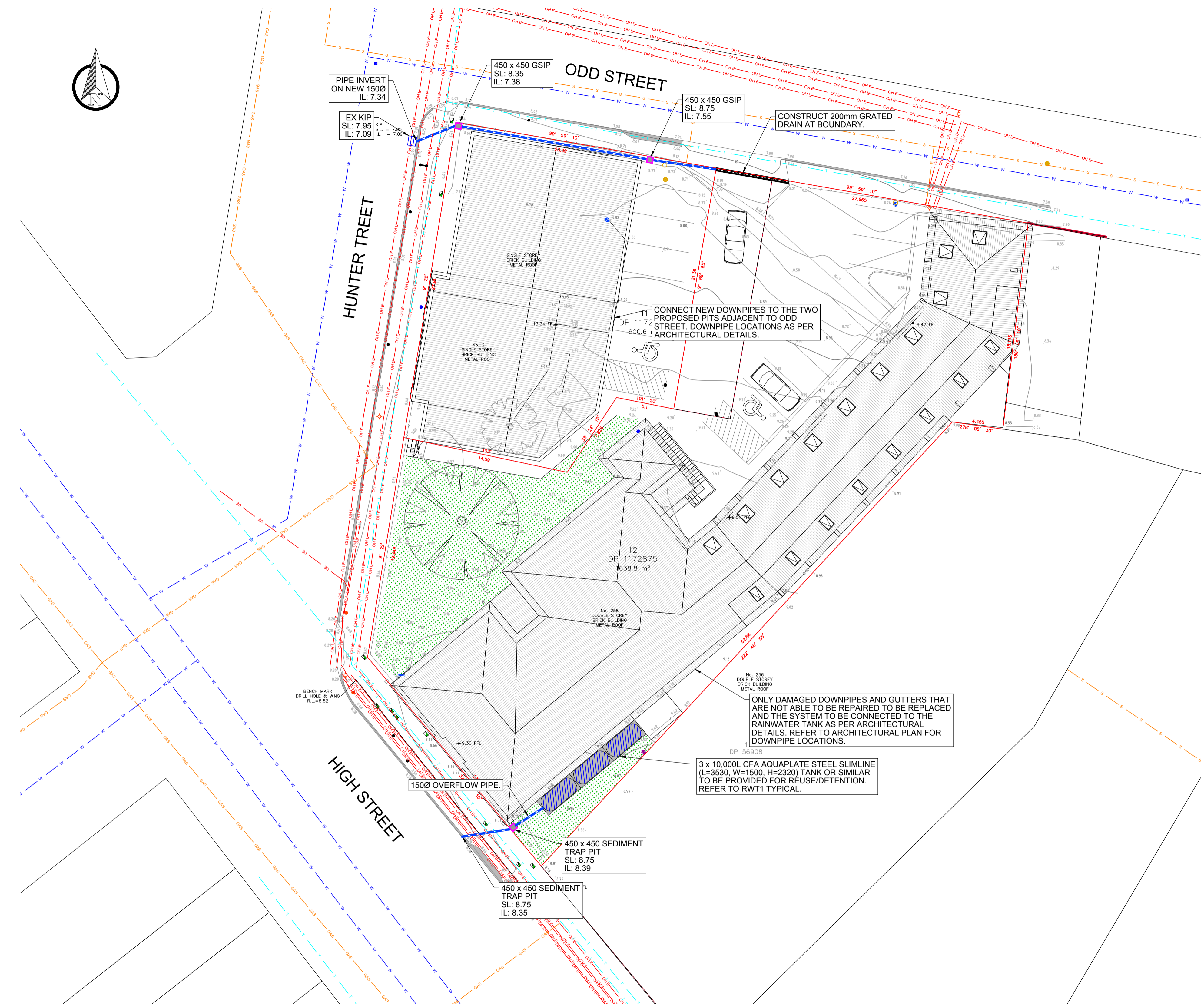
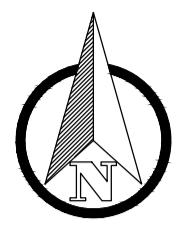
DRAWING SCHEDULE		
Sheet Number	Sheet Title	Revision
01	AL22004.RevA - COVER SHEET	A
02	AL22004.RevA - STORMWATER MANAGEMENT PLAN	A
03	AL22004.RevA - TYPICAL SECTIONS	A



LOCALITY SKETCH
(Not to Scale)

PRELIMINARY

AL Civil Design (ABN 45 104 684 218) 5 Yew Street GILLIESTON HEIGHTS NSW 2321 0466 253 917	REVISION NUMBER	DATE
	A	06.08.2022
	DRAWING NUMBER	AL22004.REVA-01
	PROJECT NUMBER	AL22004



GENERAL NOTES

- DRAWINGS ARE CONCEPTUAL ONLY AND HAVE BEEN PREPARED TO SUPPORT A DEVELOPMENT APPLICATION TO COUNCIL. DETAILS MAY CHANGE AS PART OF THE FUTURE DETAILED DESIGN WORK.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS BY RTC GROUP.
- ARCHITECTURAL BASE ADOPTED FROM DESIGN BY RTC GROUP.
- SURVEY INFORMATION ADOPTED FROM SURVEY SUPPLIED BY DELFS LASCELLES.
- ALL LEVELS ARE APPROXIMATE ONLY, CONFIRM ON SITE.
- ALL LEVELS ARE FINISHED PAVEMENT OR LAWN LEVELS.
- EXISTING LEVELS SHOWN eg. 4.79E NEW LEVELS SHOWN eg. *20.84.

DEVELOPMENT SUMMARY

- THE EXISTING SITE CONDITION CONSIST OF TWO EXISTING BUILDINGS AND ASSOCIATED HARDSTAND.
- THE PROPOSED DEVELOPMENT CONSISTS OF ADDITION AND ALTERATION TO THE EXISTING DWELLING, ASSOCIATED DRIVEWAY AND LANDSCAPING.

SITE ANALYSIS

- THE SITE CONSISTS SLIGHT GRADE, SLOPING TOWARDS THE PERIMETER ROADS.
- A TYPICAL GRADE WOULD BE IN THE ORDER OF 2.2% WITH LEVELS RANGING FROM 9.50 TO 8.73 AHD.

STORMWATER MANAGEMENT STRATEGY

- ALL WORKS IN ACCORDANCE WITH AS 3500, COUNCIL DEVELOPMENT CONTROL PLANS, HVC REQUIREMENTS AND PROPRIETARY MANUFACTURER'S RECOMMENDATIONS.
- RUNOFF FROM THE ROOF AREAS FOR THE NEW DWELLINGS IS TO BE COLLECTED AND DIRECTED TO RAINWATER REUSE TANKS AS SHOWN ON THE PLAN. LOCATION OF TANKS & TANK TYPES CAN BE VARIED AT OWNER'S DISCRETION.
- ROOF WATER IS TO PASS THROUGH A SUITABLE FIRST FLUSH BYPASS DEVICE PRIOR TO ENTERING THE TANK.
- HARVESTED RAINWATER IS TO BE REUSED FOR EXTERNAL IRRIGATION, TOILET FLUSHING AND CLOTHES WASHING.
- TANK OVERFLOW IS TO BE CONVEYED THROUGH THE INTERNAL STORMWATER DRAINAGE NETWORK TO THE DETENTION TANK AS SHOWN ON THE PLAN.
- ALL STORMWATER PIPES, INCLUDING DOWNPIPES AND RAINWATER TANK OVERFLOW PIPES, TO BE 100Ø UPVC STORMWATER GRADE, U.N.O. JOINTED & INSTALLED TO MANUFACTURER'S RECOMMENDATIONS
- ALL DOWNPIPES TO BE FITTER WITH LEAF EATER™ RAIN HEAD TO PROVIDE INSECT, VERMIN AND DEBRIS CONTROL
- UPVC PIPES TO CONFORM TO AS 1260.
- OVERFLOWS FROM THE DETENTION TANK IS TO DISCHARGE TO THE NOMINATED DISCHARGE POINT AS SHOWN ON THE PLAN.
- MINIMUM COVER TO STORMWATER PIPES TO BE AS FOLLOWS:
 - TRAFFICABLE AREAS - 450mm
 - LANDSCAPED AREAS - 300mm
- PIPES TO BE CONCRETE ENCASED IF MINIMUM COVERS CANNOT BE OBTAINED IN TRAFFICABLE AREAS. REFER TO CLAUSE 3.8 AS 3500.3 ALTERNATIVELY USED USE UPVC SEWER GRADE PIPES UNDER ROADS AND BUILDINGS.

STORMWATER

SITE AREA	≈ 2239.4m ²
IMPERVIOUS AREA EXISTING (ROOF)	≈ 1077.7m ²
IMPERVIOUS AREA EXISTING (OTHER)	≈ 770.6m ²
TOTAL IMPERVIOUS AREA	≈ 1848.3m ²

IMPERVIOUS AREA NEW (ROOF)	≈ 1286.8m ²
IMPERVIOUS AREA EXISTING (OTHER)	≈ 690.9m ²
TOTAL IMPERVIOUS AREA	≈ 1977.7m ²

INCREASE IN IMPERVIOUS AREA	≈ 129.4m ²
IMPERVIOUS AREA RATIO	≈ 0.883

FOLLOWING CLAUSE 7.8.1 OF THE MAITLAND CITY COUNCIL - MANUAL OF ENGINEERING STANDARDS THE REQUIRED DETENTION FOR THE DEVELOPMENT IS:

MINIMUM ON SITE DETENTION REQUIRED = 2239.4m² x 19m²/1000m² = 42.5m³.
MAXIMUM PSD ALLOWABLE = 2239.4/1000 x 9L/Sec = 20.2 L/Sec

THE INCREASE IN IMPERVIOUS AREA BETWEEN WHAT IS CURRENTLY ON SITE AND WHAT IS THE NEW IMPERVIOUS AREA ON SITE AFTER THE WORKS IS MINIMAL, 129.4m². IN LIGHT OF THE ABOVE THE PROPOSAL IS TO CONSTRUCT ABOVE GROUND STORAGE IN FORM OF A RAINWATER TANK TO REUSE/DETENTION. IF THE SITE WAS NEW THE REQUIREMENT WOULD BE AS STATED ABOVE 42.5m³ IN DETENTION, THE PROPOSAL IS FOR A 30kL IN TANKS, WITH 3.0kL AS REUSE AND 27kL AS DETENTION.

LEGEND

--- 29.0 ---	CONTOURS - EXISTING
---	PROPOSED STORMWATER
---	EXISTING STORMWATER
- / - / - / - /	EXISTING FENCE LINE
- S - S - S - S -	EXISTING SEWER
- W - W - W - W -	EXISTING WATER
- OHP - OHP - OHP - OHP -	EXISTING OVER HEAD POWER
- UE - UE - UE - UE -	EXISTING UNDER GROUND ELECTRICITY
- T - T - T - T -	EXISTING TELECOM
- GAS - GAS - GAS - GAS -	EXISTING GAS

STORMWATER MANAGEMENT PLAN
SCALE 1:200



AL Civil Design (ABN 45 104 684 218) 5 Yew Street GILLISTON HEIGHTS NSW 2321 0466 253 917		
PRELIMINARY ISSUE	M.M	06.08.2022
REVISION DETAILS	ISSUED BY	DATE

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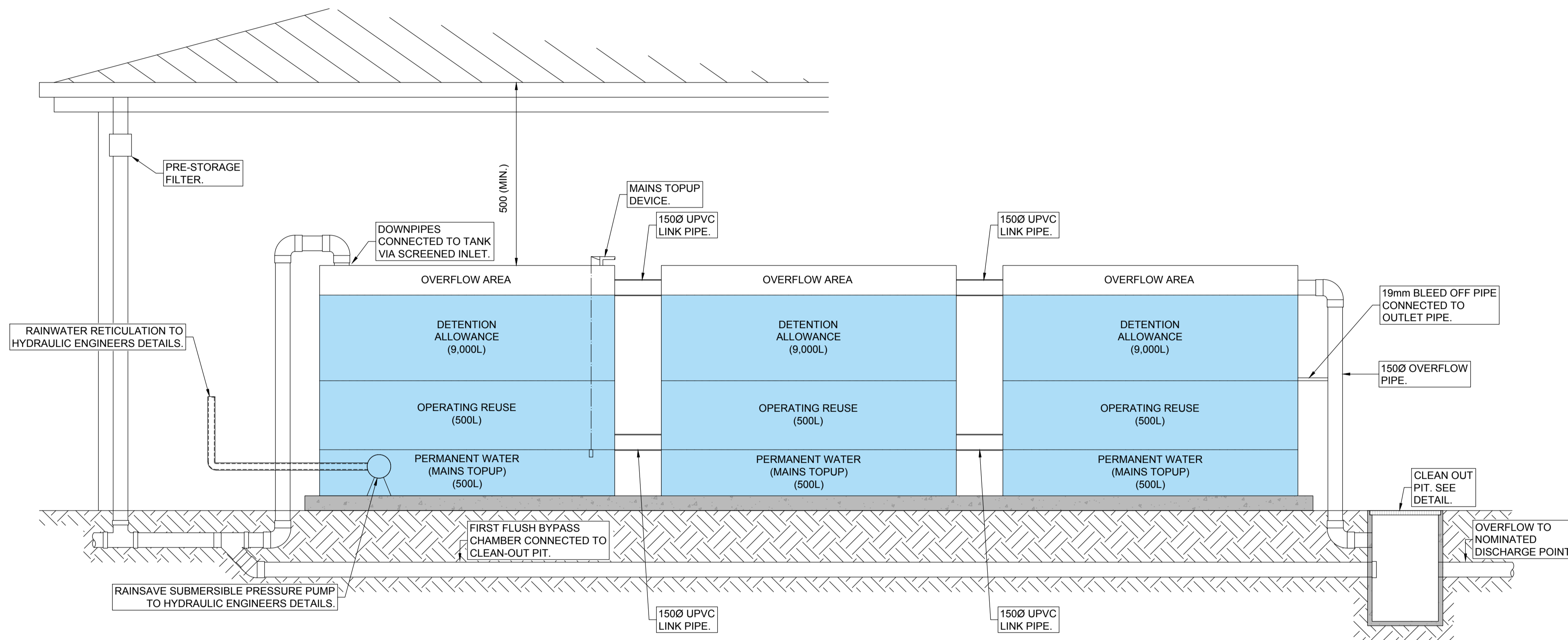
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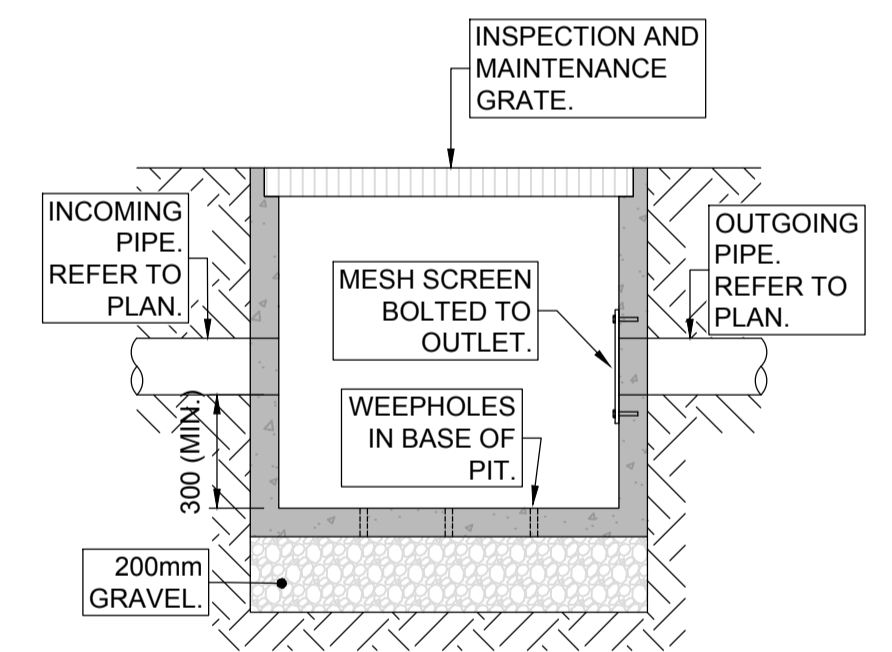
SURVEY: DELFS LASCELLES	CLIENT: HILLTOP PLANNERS
DESIGN: M.M	
DRAWN: M.M	
CHECKED: M.M	
DATE: 06.08.2022	PLAN: LONGITUDINAL SECTION CROSS SECTION
APPROVED: M.M	1:200 (A1) HORIZ. N/A HORIZ. N/A VERT. N/A VERT. N/A

PROJECT: PROPOSED ALTERATIONS TO MAITLAND MERCURY	PROJECT No: AL22004
258 HIGH ST & 2 HUNTER ST, MAITLAND	REVISION: A
DRAWING TITLE: STORMWATER MANAGEMENT PLAN	DWG No: AL22004.REVA-02
SHEET 02 OF 03 SHEETS	PRELIMINARY

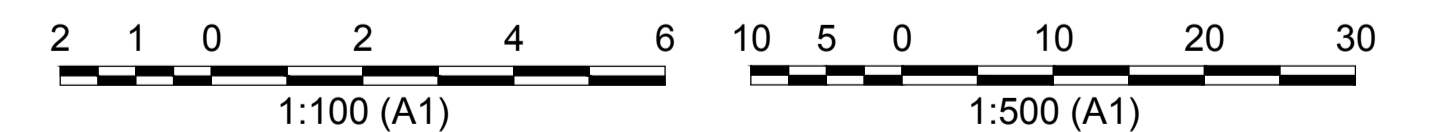
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RAINWATER REUSE TANK DETAIL - RWT1
NTS



SEDIMENT TRAP PIT DETAIL
NTS



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<p>A PRELIMINARY ISSUE REV REVISION DETAILS</p>		<p>M.M 06.08.2022 ISSUED BY DATE</p>											