




NEW TOWNHOUSES
14 CRAWFORD STREET
BULAHDELAH, NSW 2423
RAY GUTHRIE

DRAWING LIST	
No.	TITLE
SWDA 1.1	COVER SHEET & DRAWINGS LIST
SWDA 1.2	STORMWATER MANAGEMENT PLAN & GENERAL NOTES
SWDA 1.3	EROSION & SEDIMENT CONTROL PLAN AND DETAILS
SWDA 1.4	STORMWATER DRAINAGE SITE PERMEABILITY
SWDA 1.5	STORMWATER DRAINAGE SERVICES PROPOSED LAYOUT
SWDA 1.6	GENERAL DETAILS

P1PRELIMINARY ISSUESHAH30.05.25

Rev. Issue / AmendmentBy App. Date



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Client

RAY GUTHRIE

Architect

SMART ECO GROUP

Project

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BULAHDELAH, NSW 2423

Title

COVER SHEET & DRAWING LIST

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FY

Drawn
SH

Job No.
2025H0075

Scale at A1
N/A

Start Date
MAY 2025

Drawing No.
SWDA 1.1

Revision
P1

PRELIMINARY - NOT FOR CONSTRUCTION

STORMWATER MANAGEMENT PLAN

PARTRIDGE HYDRAULIC SERVICES WERE ENGAGED TO CARRY OUT A STORMWATER MANAGEMENT PLAN FOR THE PROPOSED DEVELOPMENT AT 14 CRAWFORD STREET, BULADELAH (LOT 4, SEC 31). THE BELOW ADDRESSES THE MANAGEMENT OF STORMWATER WITHIN THE PROPOSED SITE BOUNDARIES.

EXISTING SITE CONTEXT

THE SUBJECT SITE CURRENTLY IS A TOTAL 1664m² IN AREA AND CURRENTLY CONSISTS OF ONE SINGLE DWELLING, WITH THE REST OPEN GRASS. THE SITE GENERALLY SLOPES TOWARDS THE WEST AND IS BOUND BY AN ADJACENT PRIVATE PROPERTIES TO THE NORTH, EAST AND SOUTH AND CRAWFORD STREET TO THE WEST.

PEDESTRIAN AND VEHICLE ACCESS TO THE SITE IS CURRENTLY FROM CRAWFORD STREET.

PROPOSED DEVELOPMENT

IT IS PROPOSED TO DEMOLISH THE EXISTING DWELLING AND PROVIDE UP TO TEN TOWNHOUSES ON THE SITE, WITH ASSOCIATED LANDSCAPING AND DRIVEWAYS.

PEDESTRIAN AND VEHICLE ACCESS TO THE SITE IS TO CONTINUE FROM CRAWFORD STREET. A NEW VEHICULAR ACCESS TO THE SITE IS PROPOSED VIA A CONCRETE DRIVEWAY AND Crossover FROM CRAWFORD STREET.

EXISTING DRAINAGE

THERE IS AN EXISTING KERB OUTLET WHICH APPEARS TO SERVE THE EXISTING DWELLING. THERE IS NO EVIDENCE OF SUBSTANTIAL DRAINAGE INFRASTRUCTURE BEYOND THE DWELLING. THERE IS NO EVIDENCE OF OSD OR STORMWATER TREATMENT DEVICES AT THE PRESENT.

FLOODING

THERE ARE NO AVAILABLE HISTORICAL DOCUMENTS OR RECORDS OF FLOODING WITHIN THE PROPOSED SITE.

PROPOSED STORMWATER PLAN

IT IS PROPOSED TO CONSTRUCT A NEW STORMWATER NETWORK ON THE FOLLOWING PRINCIPLES:

- A NEW NETWORK OF PIPES AND PITS IS PROPOSED TO CONVEY THE RUNOFF FROM THE SITE PRIOR TO DISCHARGING INTO COUNCIL'S EXISTING DRAINAGE SYSTEM.
- EACH DWELLING IS TO BE PROVIDED WITH A RAINWATER TANK, THE OVERFLOWS OF WHICH WILL DISCHARGE TO A BIORETENTION FEATURE (RAIN GARDEN) AT THE FRONT OF THE SITE.
- ON SITE DETENTION IS PROVIDED TO LIMIT THE SITE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
- A TRASH SCREEN HAS BEEN PROPOSED IN THE ON-SITE DETENTION TANK TO PROVIDE FURTHER SEDIMENT CAPTURE PRIOR TO DISCHARGE. A FURTHER SILT TRAP IS PROPOSED PRIOR TO DISCHARGE TO THE NEW KERB INLET PIT.

AREA AND RUNOFF ANALYSIS

PRE-DEVELOPMENT CATCHMENT AREAS:

- IMPERVIOUS AREA: 193m²
- PERVIOUS AREA: 1471m²
- PRE-DEVELOPMENT DISCHARGE VOLUME FOR 1% AEP EVENT: 89 L/s

POST-DEVELOPMENT CATCHMENT AREAS:

- IMPERMEABLE AREA: 1110m²
- PERMEABLE AREA: 554m²
- MINIMUM ON-SITE DETENTION VOLUME REQUIRED: 26.5m³

OVERLAND FLOWS

IF STORMS HIGHER THAN THE DESIGN STORM OCCUR, THE SITE IS GRADED TO ALLOW AN OVERLAND FLOW PATH TO PROTECT THE BUILDINGS. OVERLAND FLOWS WILL EXIT THE SITE ON THE WESTERN BOUNDARY AND SPILL ONTO CRAWFORD STREET. NO DAMAGE TO THE NEIGHBOURING PROPERTIES WILL OCCUR.

WATER SENSITIVE DESIGN STRATEGY

THE SITE IS MAPPED IN THE SEPP COASTAL ZONES AND WSD PRIORITY AREA, AND THEREFORE MUST COMPLY WITH THE FOLLOWING LOAD REDUCTION TARGETS IN ACCORDANCE WITH SECTION 11.4.4 OF THE MID-COAST COUNCIL DCP:

- TOTAL SUSPENDED SOLIDS 80%
- TOTAL PHOSPHORUS 60%
- TOTAL NITROGEN 45%

STORMWATER QUALITY PERFORMANCE WAS ASSESSED USING EWATER MUSICX SOFTWARE, WHICH HAS BEEN FORWARDED TO COUNCIL SEPARATELY FOR ASSESSMENT. THE MODEL USES THE METEOROLOGICAL TEMPLATE CREATE BY MID-COAST COUNCIL FOR THE LGA AND A 6-MINUTE TIMESTEP OVER THE RECOMMENDED 10 YEAR PERIOD WITHIN THE TEMPLATE.

CATCHMENT AREAS WERE DELINEATO FROM THE ARCHITECTURAL SITE PLAN AS FOLLOWS.

- ROOF AREA 730m²
- LAWN/LANDSCAPE AREA 564m²
- DRIVEWAY AREA 330m²
- BYPASS AREA (DRIVEWAY ENTRANCE) 40m²

SITE SOILS WERE IDENTIFIED FROM THE NSW ESPADE WEBSITE AS CLAY DOMINANT SOILS, CONSISTENT WITH "SOIL TYPE C" CONDITIONS. IN LIGHT OF THIS PERVIOUS AREAS USED A SOIL STORAGE OF 100mm, FIELD CAPACITY OF 70mm AND INITIAL STORAGE OF 25%.

THE PROPOSED WSUD STRATEGY INCLUDES A 2,000kL RAINWATER TANK FOR EACH DWELLING, DRAINING ROOF CATCHMENTS OF ALL HOUSES, WITH REUSE FOR OUTDOOR IRRIGATION. RAINWATER TANK OVERFLOWS AND DRIVEWAY RUNOFF ARE DIRECTED TO A BIORETENTION AREA ON THE WESTERN EXTENT OF THE SITE. THIS BIORETENTION AREA IS TO BE CONSTRUCTED IN GENERAL ACCORDANCE WITH THE RAIN GARDEN IN CLAY SOILS EXAMPLE SET OUT BY MID-COAST COUNCIL, AND CONSISTENT WITH THE SPECIFICATIONS IN COUNCIL'S FACTSHEETS: FILTER MEDIA IN RAIN GARDENS AND LOCAL PLANT SELECTION FOR RAIN GARDENS. THE FEATURE IS TO COMPRISE A MIN 500mm FILTER MEDIA DEPTH AND 200mm EXTENDED DETENTION DEPTH.

THE MUSIC MODEL DEMONSTRATES COMPLIANCE WITH THE WATER QUALITY TARGETS. PREDICTED REDUCTIONS ARE AS FOLLOWS:

- TOTAL SUSPENDED SOLIDS 83.51%
- TOTAL PHOSPHORUS 60.95%
- TOTAL NITROGEN 46.24%

THESE RESULTS CONFIRM THAT THE PROPOSED TREATMENT TRAIN IS SUFFICIENT TO MEET COUNCIL AND SEPP STORMWATER QUALITY OBJECTIVES.

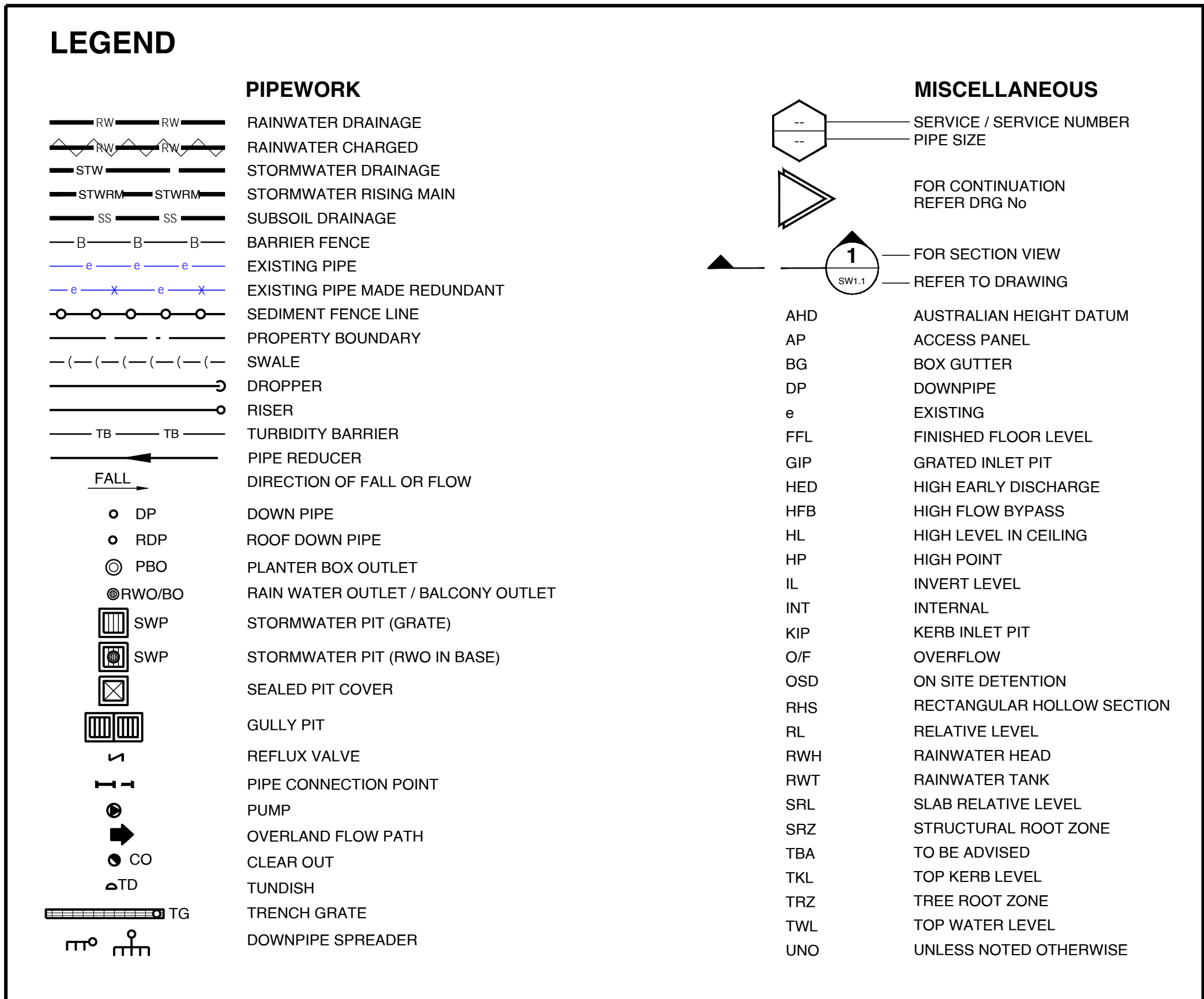
REFERENCES

THE ABOVE ASSESSMENT HAS BEEN PREPARED AND BASED ON PUBLISHED TOPOGRAPHIC MAPS, PHYSICAL LAND SURVEY, HYDRAULIC AND HYDROLOGICAL CALCULATIONS, AVAILABLE AERIAL PHOTOGRAPHY OF THE SITE AND IN ACCORDANCE WITH RELEVANT AUSTRALIA STANDARDS AND DEVELOPMENT CONTROL PLANS BELOW:

- AS 3500 - PLUMBING AND DRAINAGE
- MID-COAST COUNCIL DCP
- MID-COAST COUNCIL SITE STORMWATER DRAINAGE GUIDELINES
- MID-COAST COUNCIL GUIDELINES FOR WATER SENSITIVE DESIGN STRATEGIES

GENERAL NOTES

- THIS IS A STORMWATER DRAINAGE PLAN ONLY, REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT INFORMATION.
- ALL STORMWATER RUNOFF FROM SURFACE, PITS, SUMPS AND UNDERGROUND PIPE NETWORK TO BE COLLECTED VIA ON-SITE DRAINAGE SYSTEM PRIOR TO DISCHARGE FROM THE SITE.
- ALL PIPES ARE TO BE 100DIA UPVC LAID AT 1.0% MIN GRADE. UPVC PIPES TO BE SOLVENT WELDED JOINTS U.N.O
- ALL PIPES ARE TO BE PROPRIETARY PRE-CAST ITEMS, COVER LEVELS TO MATCH U.N.O
- ALL GRATED DRAINS TO HAVE BASE GRADED 1.0% MIN WITH HEAVY DUTY GRATES.
- IT IS THE BUILDER'S RESPONSIBILITY TO LAY ALL PIPES IN ACCORDANCE WITH ALL RELEVANT AUTHORITY REQUIREMENTS (EG. COUNCIL, EPA, SYDNEY WATER).
- THE CONTRACTOR SHALL LOCATE EXISTING SERVICES ON SITE PRIOR TO CONSTRUCTION AND SHALL TAKE EXTREME CAUTION DURING CONSTRUCTION.
- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE LOCAL AUTHORITY'S CIVIL SPECIFICATION AND STANDARDS TO THE SATISFACTION OF THE LOCAL AUTHORITY OR PRIVATE CERTIFYING AUTHORITY'S REPRESENTATIVE. ANY DISCREPANCY, VARIATION OR ADDITIONAL WORKS SHALL BE APPROVED BY THE BUILDER'S REPRESENTATIVE BEFORE COMMENCEMENT OF WORKS.
- THE LOCAL AUTHORITY OR PRIVATE CERTIFYING AUTHORITY'S INSPECTION OF WORKS SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE INSPECTOR'S INSPECTION SCHEDULE REQUIREMENTS AND ENSURE THAT EACH IDENTIFIED STAGE OF WORKS IN ACCORDINGLY INSPECTED.
- THESE DRAWINGS ARE DIAGRAMMATIC REPRESENTATION OF WORKS TO BE CARRIED OUT ONLY AND ARE NOT TO BE SCALED OFF.
- ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCH MARKS ONLY. DATUM USED ON THESE DRAWINGS IN AUSTRALIA HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE.
- UTILITY INFORMATION SHOWN ON THE PLANS IS NOT INTENDED TO DEPICT MORE THAN THE PRESENCE OF ANY SERVICES. ACTUAL LOCATIONS SHOULD BE VERIFIED BY HAND EXCAVATION PRIOR TO CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED WHERE SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH THE SPECIFICATION AND THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (IF APPLICABLE).



P2	ADDITION OF WSUD DESIGN	SH	AH	11.06.25
P1	PRELIMINARY ISSUE	SH	AH	30.05.25
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Title
**STORMWATER MANAGEMENT PLAN
& GENERAL NOTES**

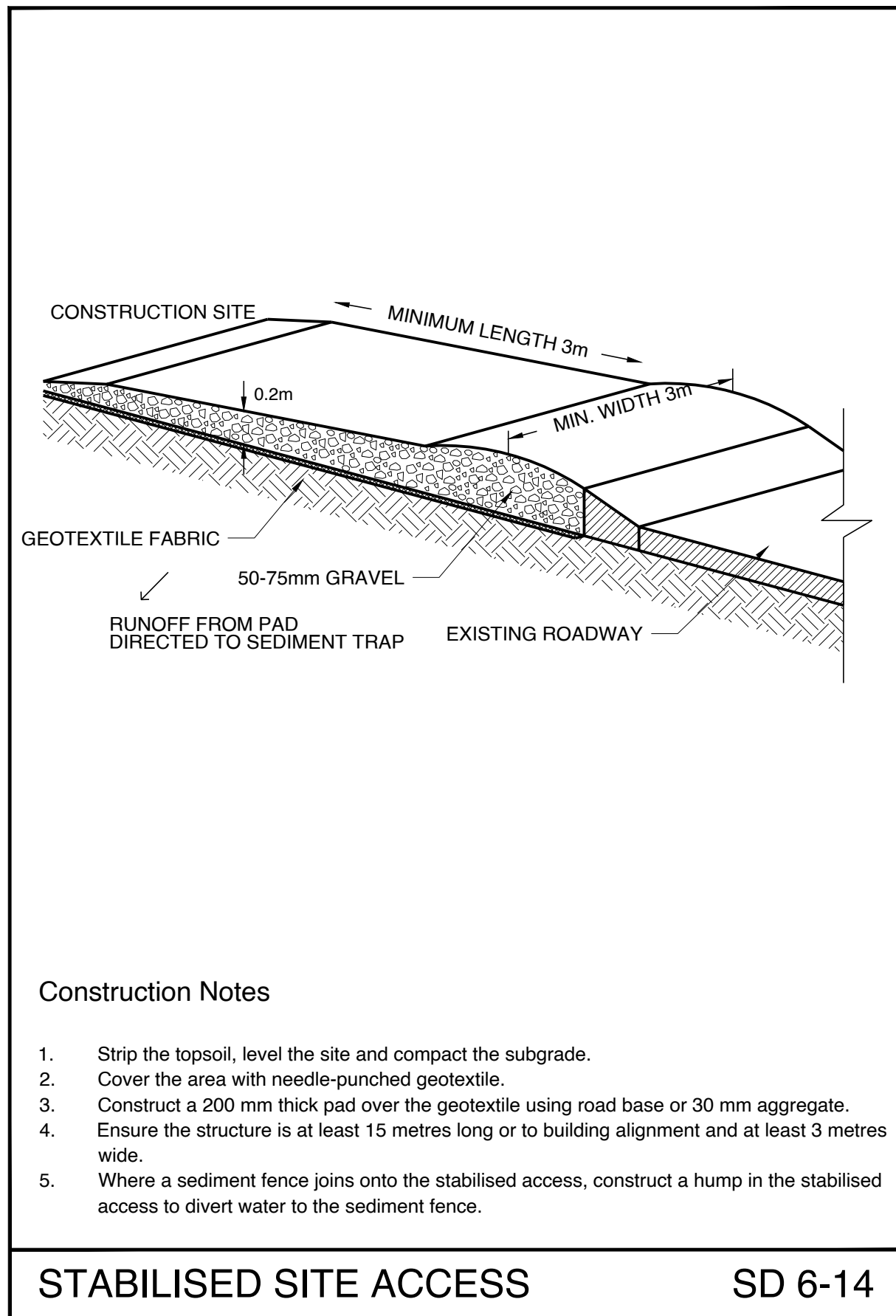
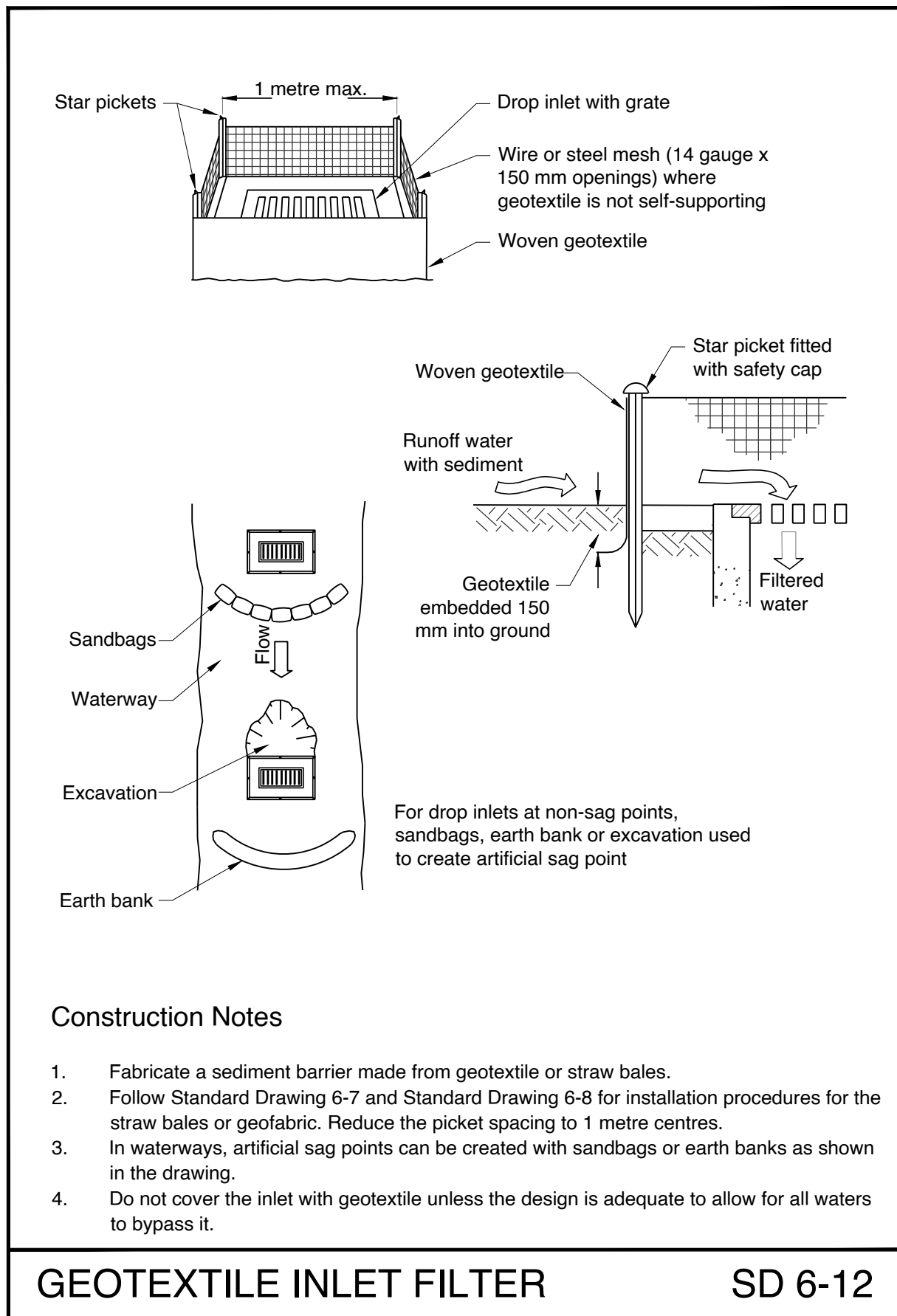
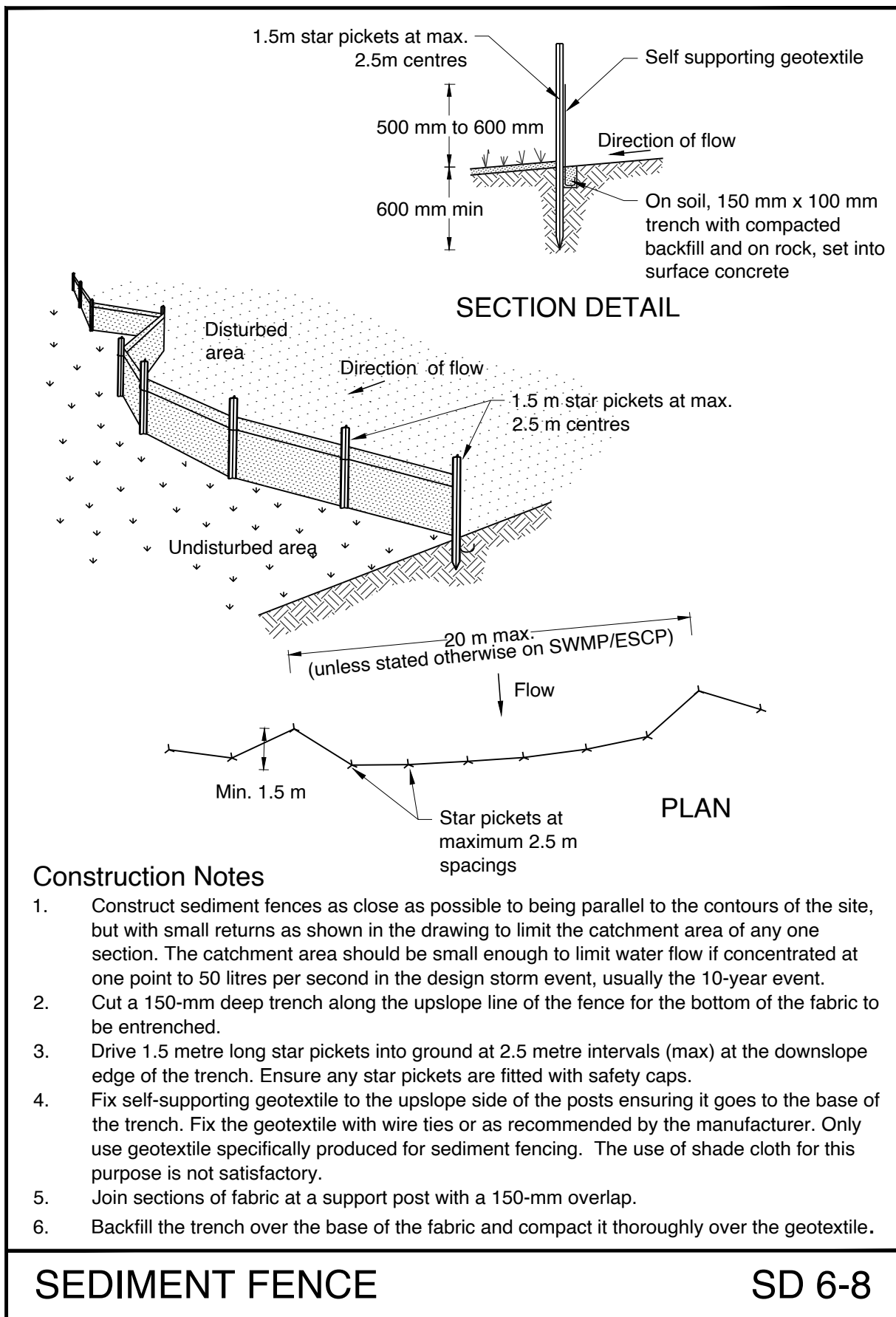
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Start Date MAY 2025	Drawing No. SWDA 1.2	Revision P2

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1. MEASURES PROVIDED WILL BE TO THE SATISFACTION OF THE PRINCIPAL'S REPRESENTATIVE IN ACCORDANCE WITH THE LOCAL AND STATUTORY REQUIREMENTS UNLESS NOTED OTHERWISE. ALL WORKS SHALL BE ERECTED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE 'BLUE BOOK'-MANAGING URBAN STORMWATER (MUS); SOILS AND CONSTRUCTION, LANDCOM (VOL. 1) AND DECCW (VOL. 2) AND COUNCIL'S DEVELOPMENT CONTROL PLAN (DCP).
2. ALL EXCAVATION WORKS ARE TO BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, IF AVAILABLE, AND THE STRUCTURAL ENGINEER'S DRAWINGS.
3. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
4. MESH AND GRAVEL INLET FILTERS (SD 6-12) TO BE INSTALLED UPSTREAM OF PROPOSED STORMWATER PITS AS WELL AS EXISTING STORMWATER PITS DOWNSTREAM OF DISTURBED AREAS.
5. TOP SOIL WILL BE STRIPPED AND STOCKPILED (SD 4-1) FOR LATER USE IN LANDSCAPING.
6. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
7. TOP SOIL WILL BE RE SPREAD AND ALL DISTURBED AREAS WILL BE REHABILITATED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS.
8. ALL SEDIMENT TO BE STORED AND COLLECTED BY A LIQUID WASTE COMPANY FOR DISPOSAL AT A LICENSED TREATMENT FACILITY.
9. ROADS AND FOOTWAYS TO BE SWEEPED AT THE END OF THE DAY.
10. ALL EROSION AND SEDIMENT CONTROLS WILL BE CHECKED AT LEAST WEEKLY AND AFTER RAINFALL EVENTS TO MAKE SURE THEY ARE MAINTAINED TO A FULLY FUNCTIONAL CONDITION.



PARTRIDGE

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Title
**EROSION & SEDIMENT CONTROL
PLAN & DETAILS**

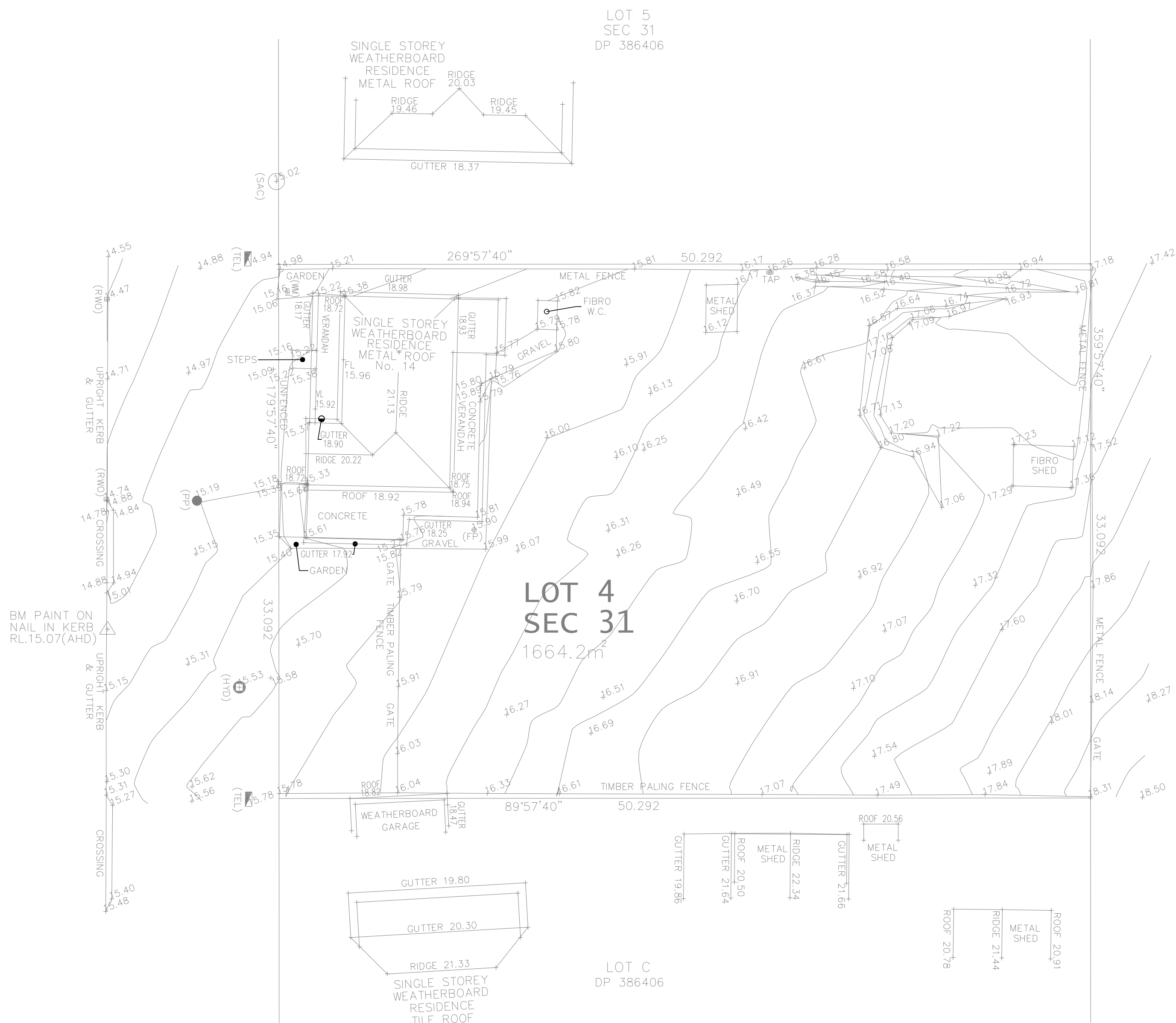
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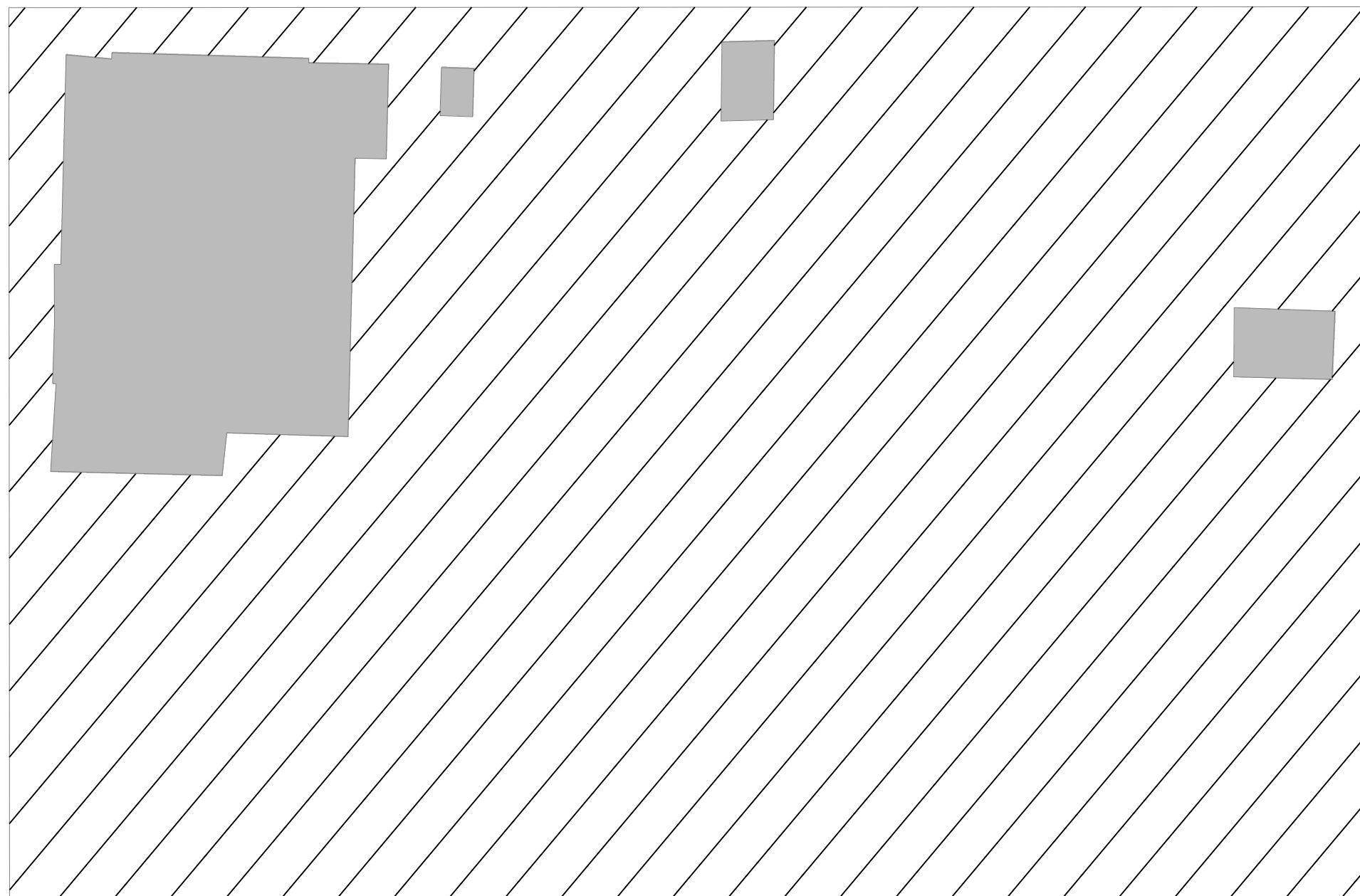
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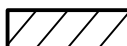
CRAWFORD STREET



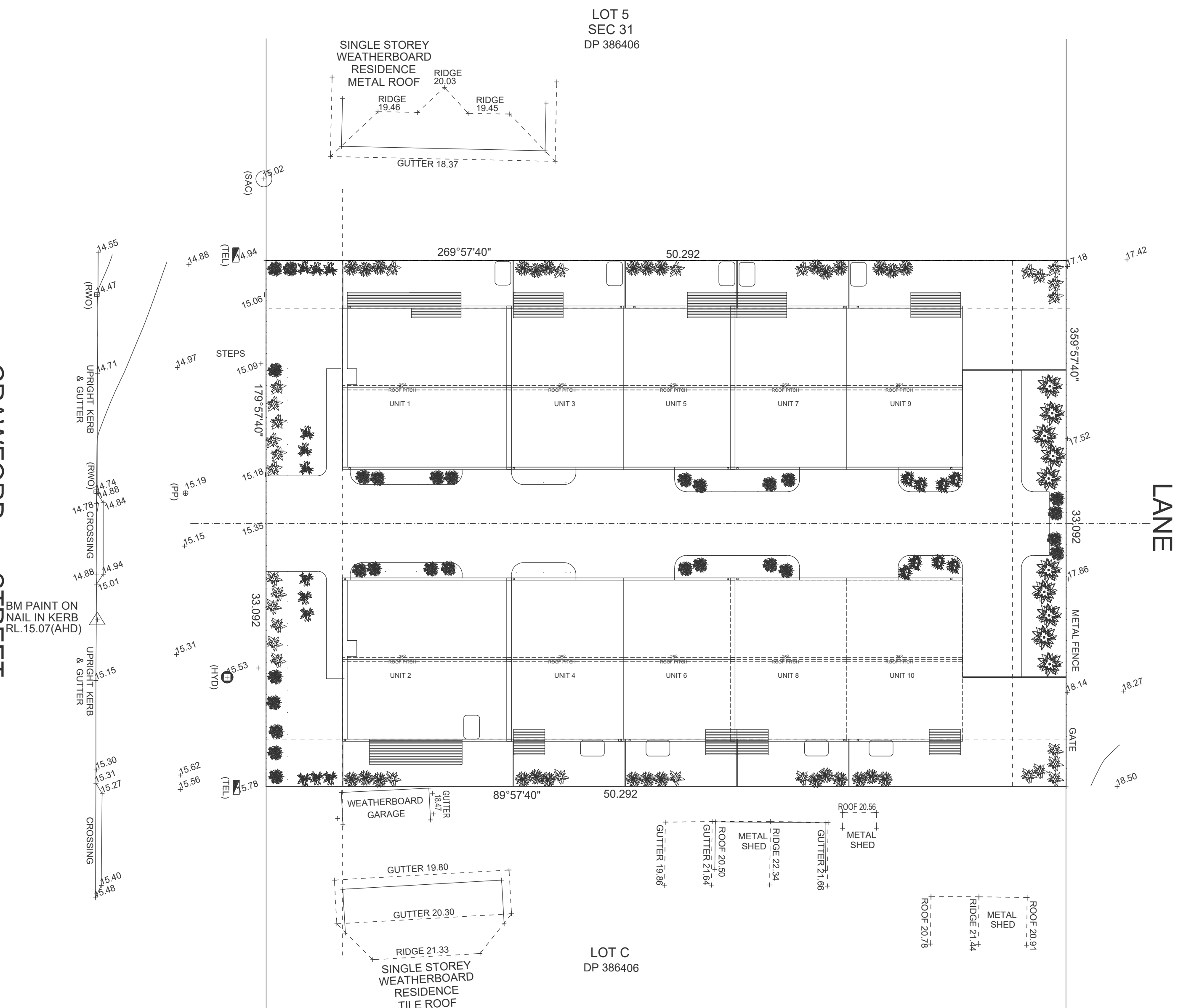
EXISTING SITE PLAN



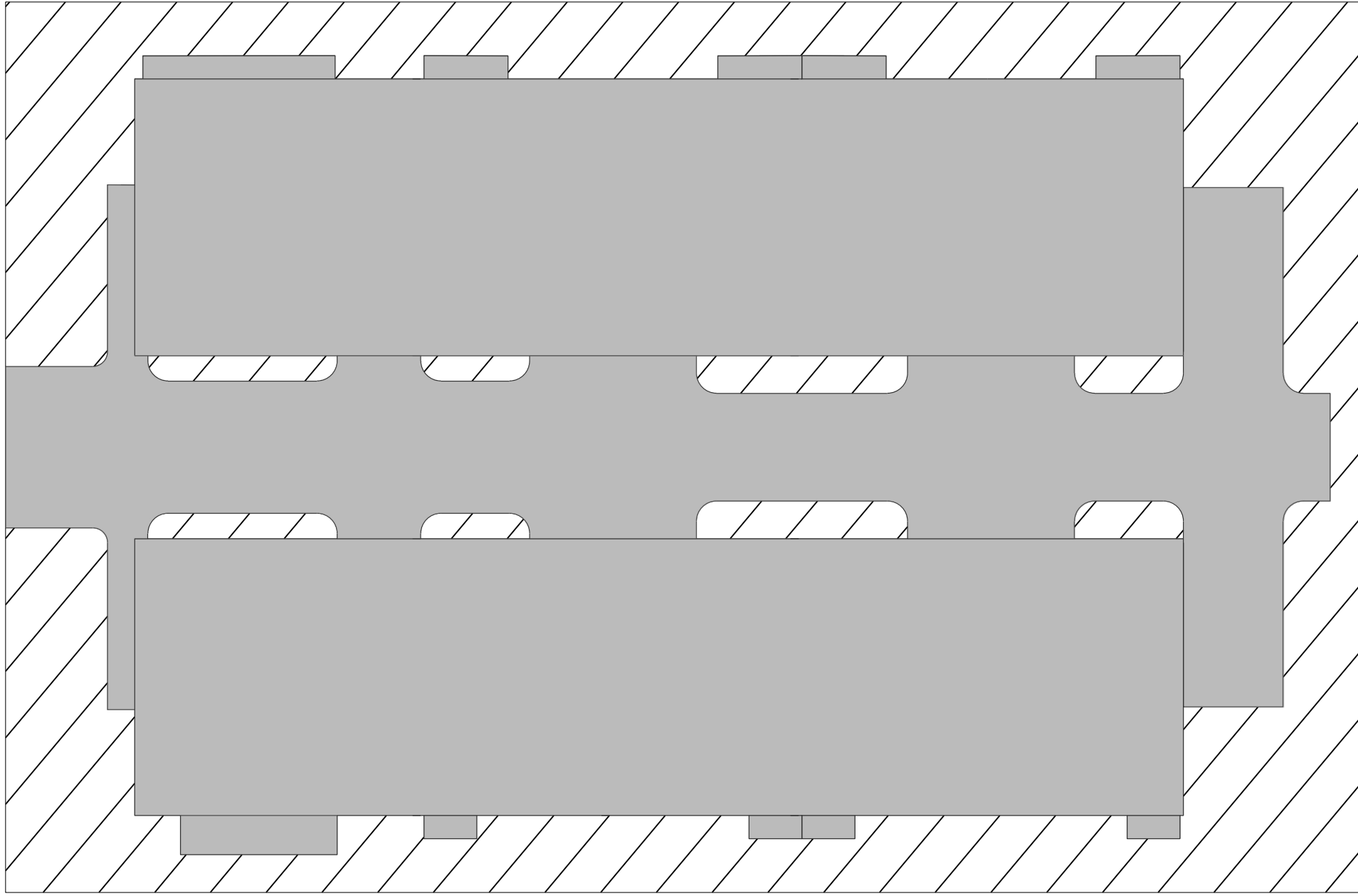
EXISTING SITE PERMEABILITY PLAN

LEGEND	EXISTING		PROPOSED	
	IMPERVIOUS AREA	193 m²	1110 m²	
	PERVIOUS AREA	1471 m²	554 m²	

CRAWFORD STREET



PROPOSED SITE PLAN



PROPOSED SITE PERMEABILITY PLAN

REFER TO DRAWING No. SWDA 1.2 FOR STORMWATER MANAGEMENT PLAN & GENERAL NOTES

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Title
**STORMWATER DRAINAGE
SITE PERMEABILITY**

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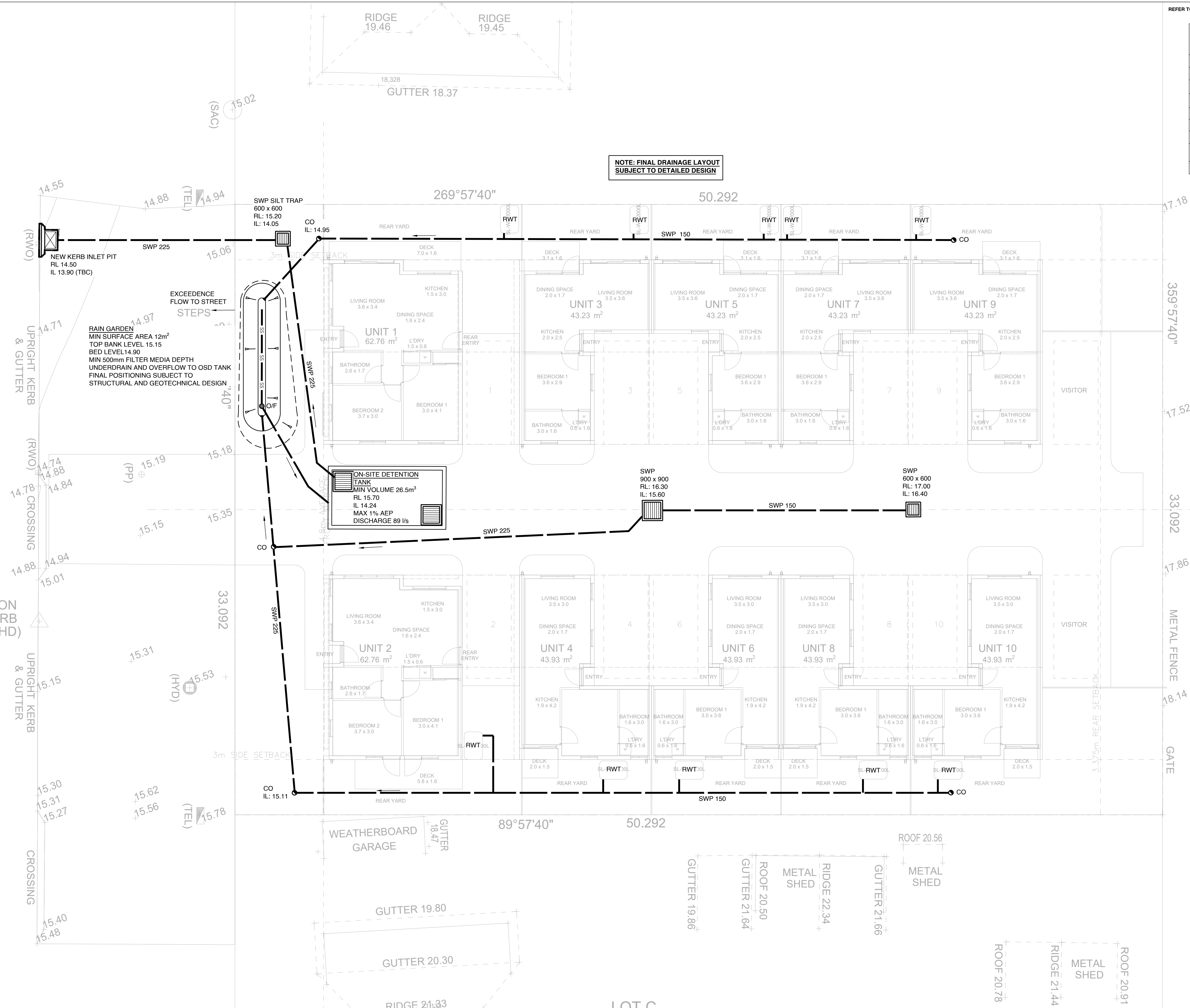
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CRAWFORD STREET

BM PAINT ON
NAIL IN KERB
RL.15.07(AHD)



GROUND FLOOR LAYOUT

REFER TO DRAWING No. SWDA 1.2 FOR STORMWATER MANAGEMENT PLAN & GENERAL NOTES

STORMWATER TREATMENT SUMMARY	
Sizing method	MUSICX
Lot area (m2)	1664
Roof area (m2)	730
Rain Tank Sizes (kL)	2
Roof area to tanks (m2)	730
Other hardstand to treatment	330
Bypass area	40
Treatment Type	Rain Tanks and Bioretention
Treatment size (m2)	12

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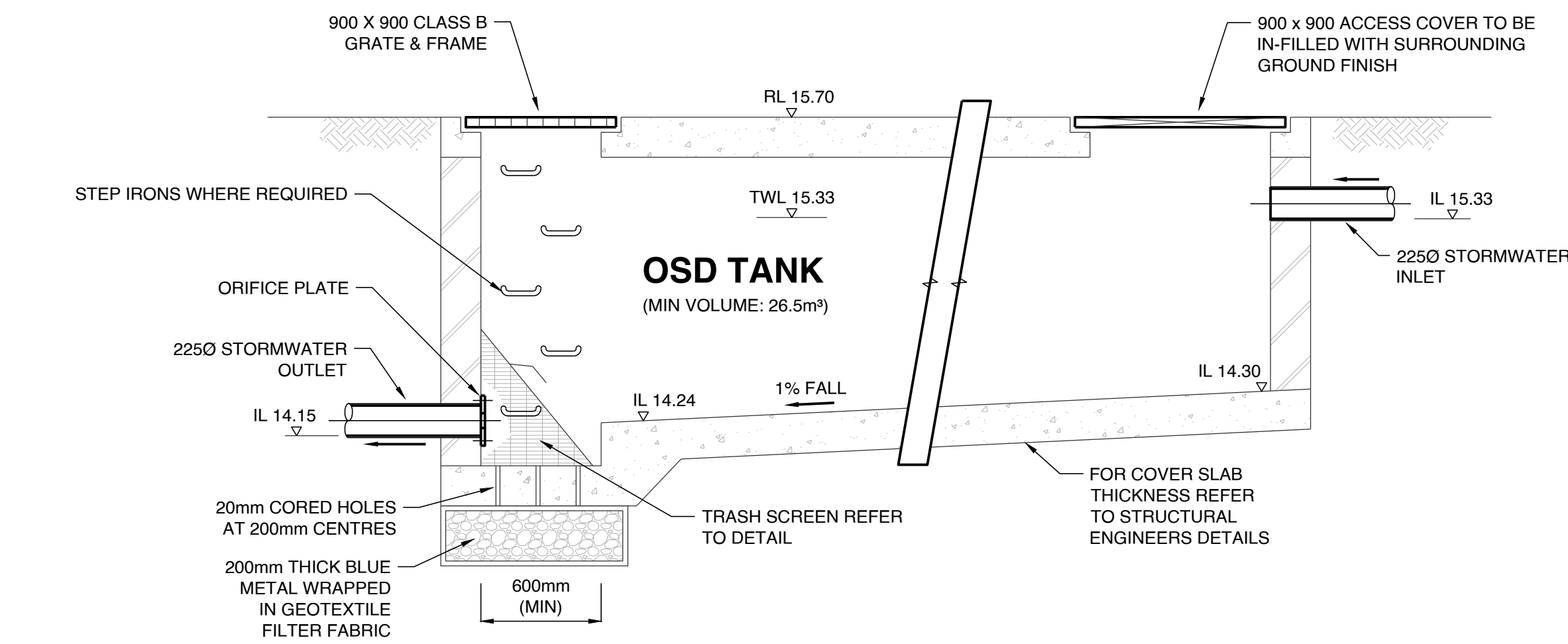
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Title
**STORMWATER DRAINAGE SERVICES
PROPOSED LAYOUT**

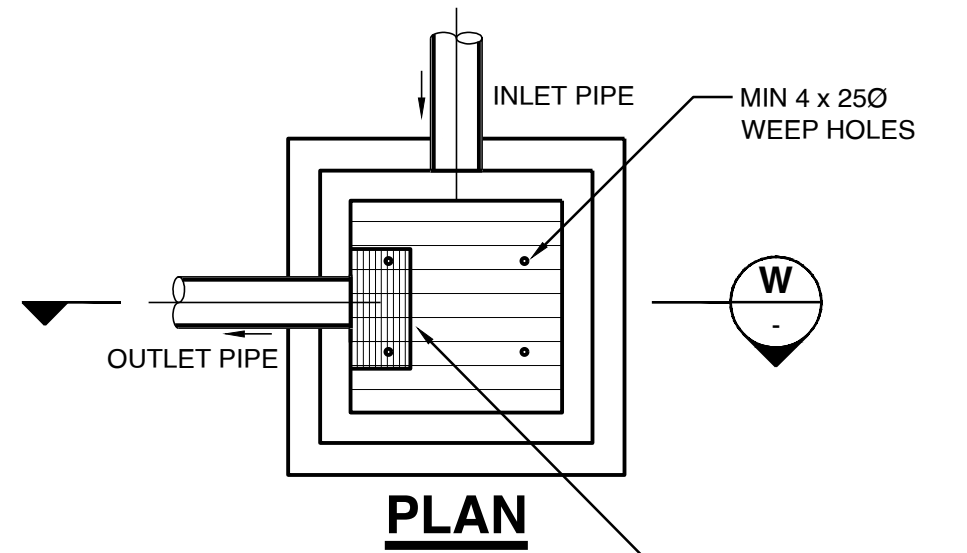
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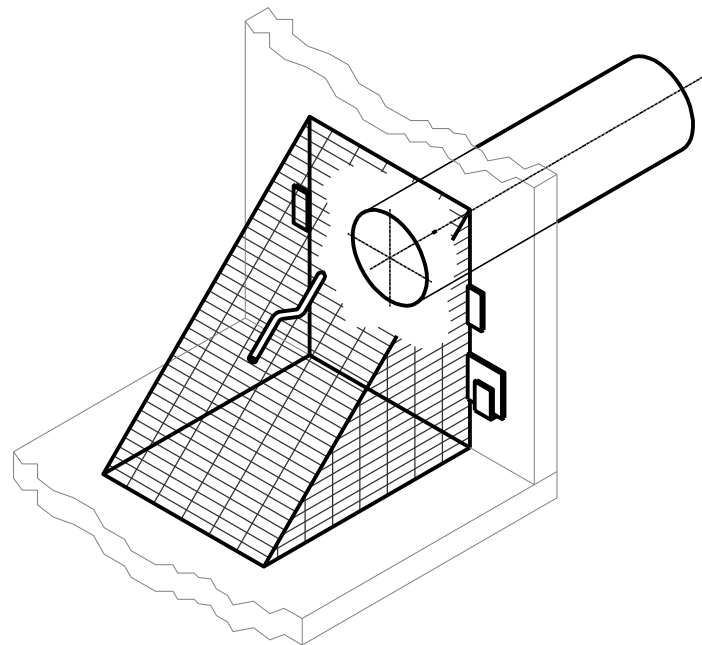
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SECTION - OSD TANK
N.T.S SCALE 1:1 view port scale 1:25



MAINTENANCE ACTION	FREQUENCY	RESPONSIBILITY	PROCEDURE
SILT TRAP PIT	MONTHLY AND AFTER HEAVY RAINFALL EVENTS	PROPERTY OWNER	OPEN GRATE AND REMOVE TRASH OR LEAF LITTER THAT HAS BEEN CAPTURED BY THE TRASH SCREEN. REMOVE ALL SILT IN SUMP AND DISPOSE IN GARDEN WASTE BIN. REMOVE ANY BLOCKAGES OVER WEEP HOLES IN BASE. ENSURE TRASH SCREEN IS SECURELY FIXED AND REPLACE GRATE CORRECTLY.

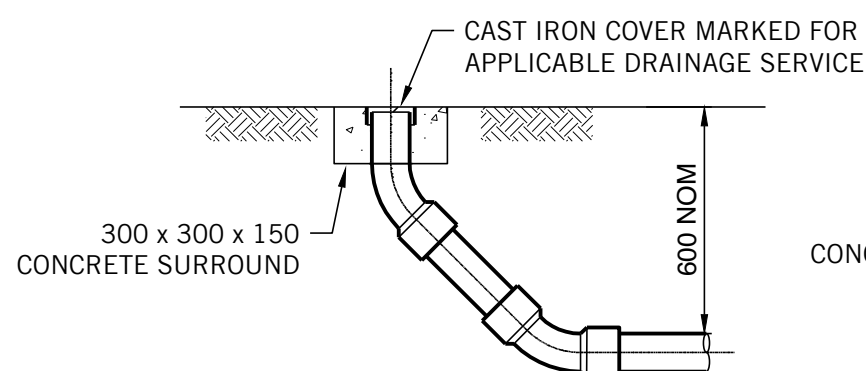
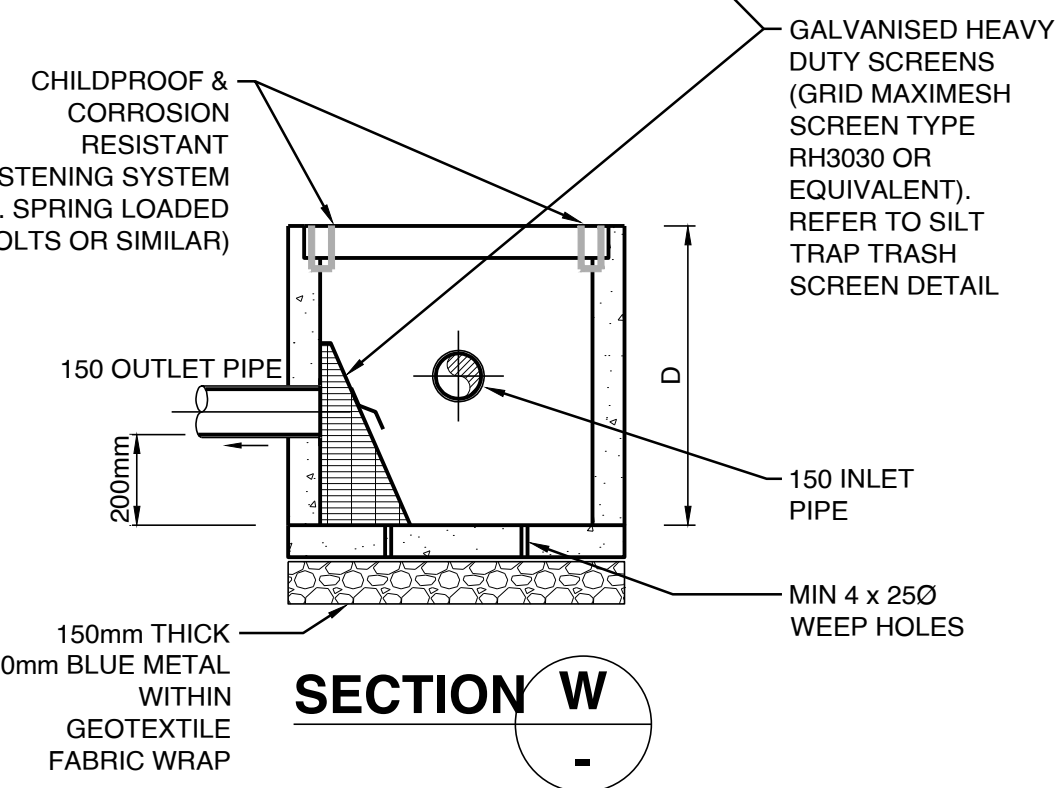


SILT TRAP TRASH SCREEN DETAIL

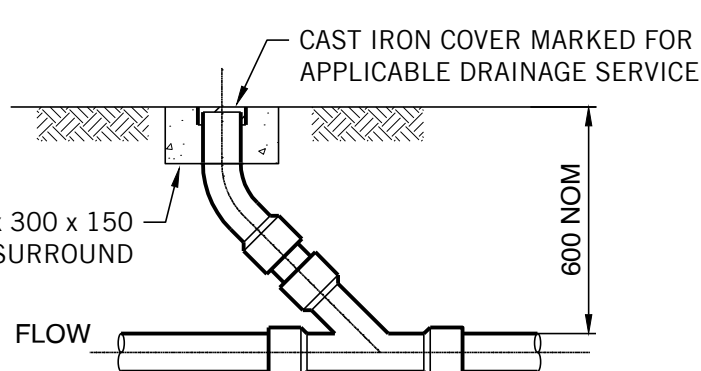
N.T.S.

NOTES

- PITS TO BE CONSTRUCTED FROM EQUAL TO BCP MANUFACTURER.
- A SIGN SHALL BE CONSTRUCTED ADJACENT TO THE PIT STATING: "THIS SEDIMENT / SILT ARRESTOR PIT SHALL BE REGULARLY INSPECTED AND CLEANED".



N.T.S

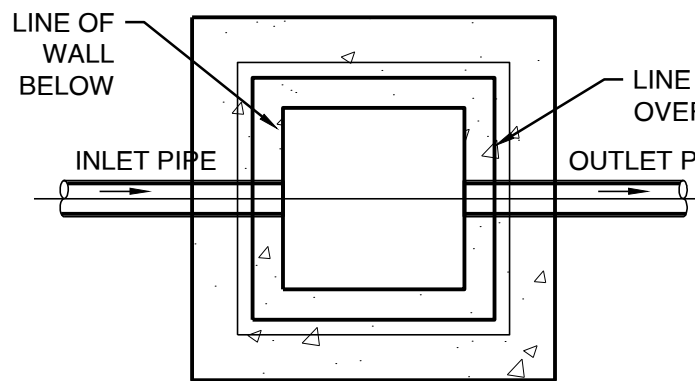


N.T.S

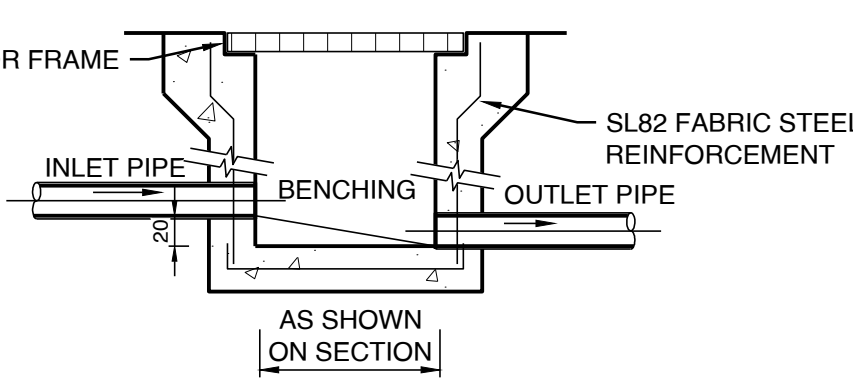
PROVIDE CLEAR OUTS INSTALLED IN ACCORDANCE WITH A.S. 3500 AT LOCATIONS WHERE NOTED CO ON PLAN

TYPICAL DRAINAGE CLEAR OUT (INSPECTION OPENING)

N.T.S



TYPICAL GRATED INLET PIT
N.T.S



AS SHOWN ON SECTION

INLET: All inlet pipes to the raingarden to discharge over large stones to prevent erosion. Flow energy dissipators are required on inlet pipes with slopes greater than 10% grade (see MCC Standard Drawing for Energy Dissipator)

CAP: Gridded cap on cleanout pipe 100mm above final filter media level for overflow

PLANTING: 50% of raingarden area to be planted with a minimum of two (2) species contained within MCC Factsheet: Local plant selection for raingardens. Remaining 50% to be planted with plants of owners choosing

TEMPORARY PONDING: Raingarden to temporarily pond 100mm of water maximum

OUTLET: Install UNI Pit TM200 or similar (225 x 225 x 89) for overflow outlet

SIDES / EDGES: Maximum batter / side slope of 1V:4H, unless otherwise retained by a structural wall or landscaping

RL _____ Inlet Pipe (level to be provided by applicant on the plan)

IMPERMEABLE LINER: Line base and sides. Extend lining 50mm above extended detention level or 150mm above filter media. Secure liner with edging materials

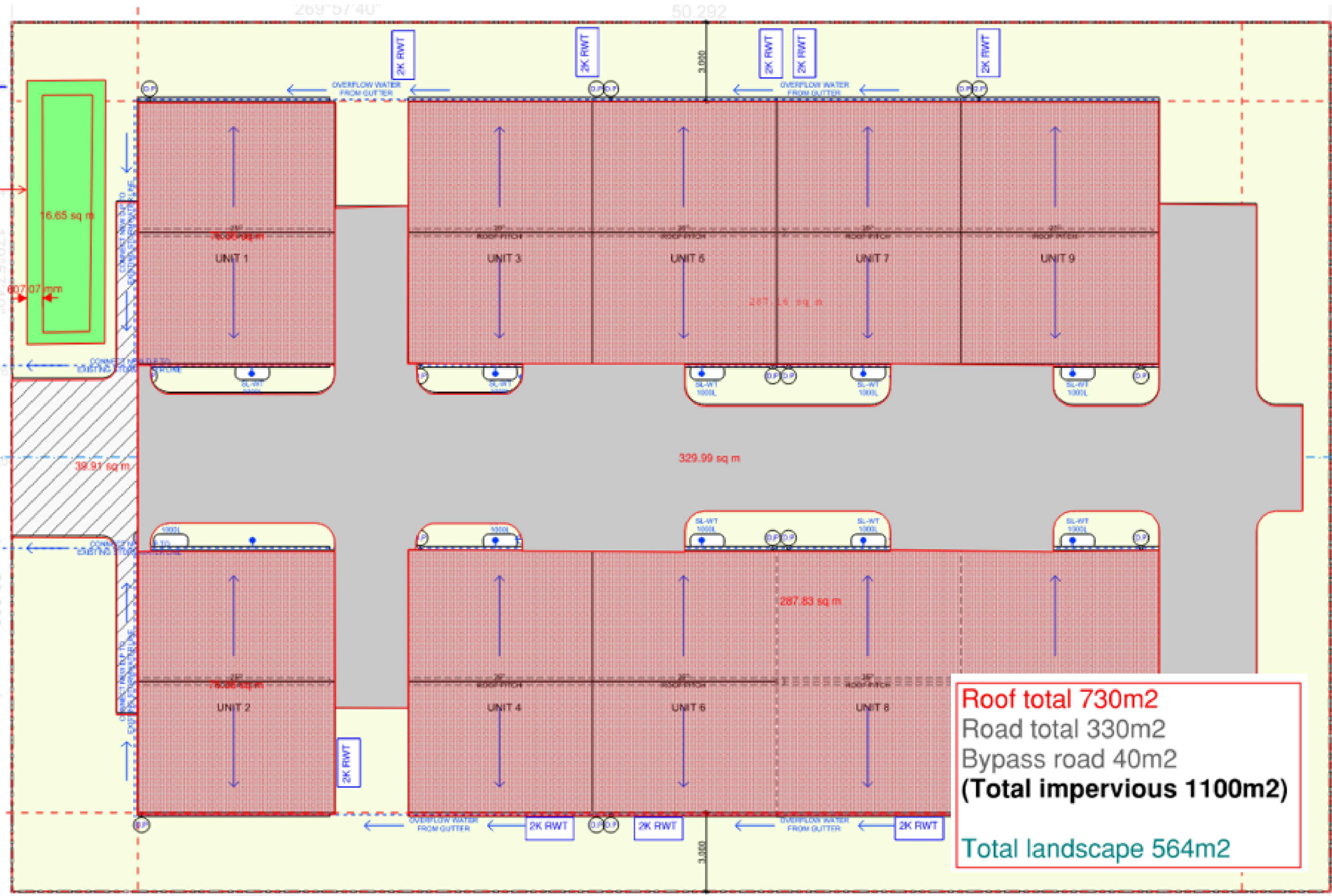
DRAINAGE LAYER: Clean aggregate, eg. gravel such as 2-5mm washed screenings

FILTER MEDIA: Sandy loam consistent with specifications in MCC Factsheet: Filter media for raingardens

UNDERDRAINS: 100mm slotted PVC pipe WITHOUT geofabric on 1-2% grade

OUTLET PIPE: Typical 90mm sewer grade pipe laid at 1:100 grade to stormwater system. Ensure pipe is sealed (eg. taped) where it passes through the impermeable liner and provide a rigid kerb adaptor at the outlet

RAIN GARDEN ON CLAY SOIL STANDARD SECTION



LAND USE / CATCHMENT DELINEATION

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