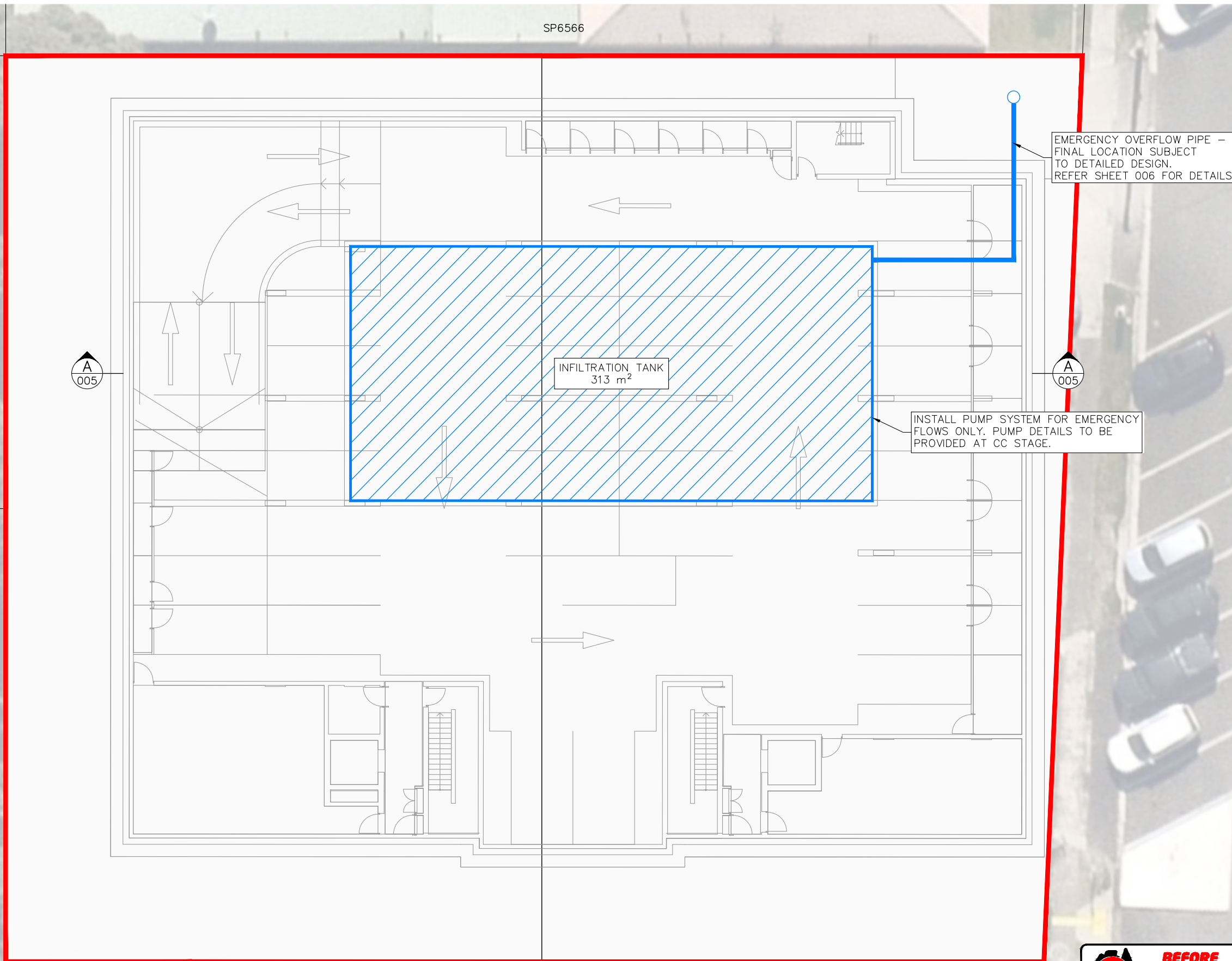


LEGEND	
	SITE BOUNDARY
	EXISTING LOT BOUNDARY
	PROPOSED DRAINAGE
	PROPOSED INFILTRATION TANK



EMERGENCY OVERFLOW PIPE –
FINAL LOCATION SUBJECT
TO DETAILED DESIGN.
REFER SHEET 006 FOR DETAILS.

INSTALL PUMP SYSTEM FOR EMERGENCY
FLOWS ONLY. PUMP DETAILS TO BE
PROVIDED AT CC STAGE.

INFILTRATION TANK
313 m²

PLAN
SCALE 1:100



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	22.10.2024	INITIAL ISSUE	R.C.	B.M.	C.C.	B.M.	0 1 2 3 4 A1 / A3
B	22.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.	1:100 / 1:200
C	23.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.	
D	07.02.2025	REVISED ISSUE	L.S.	O.M.	C.C.	B.M.	
E	21.03.2025	REVISED ISSUE	D.N.	B.M.	C.C.	B.M.	

DESIGN FILE N:\JOBNUMBER\Design\120\ ALL DIMENSIONS ARE IN METRES U.N.O. DO NOT SCALE
Plotted By: Dipendra Neupane Plot Date: 21/03/25 2:06:06PM Cad File: \\ADW-SVR1\DRAWING\190996\DWG\ENGINEERING\ESK\190996-ESK-001 TO 005[E].DWG

adw Johnson
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Fax: (02) 4978 5199
email: hunter@adwjohnson.com.au
www.adwjohnson.com.au
ABN 62 129 445 398

CLIENT
COHO
PROPERTY

PROPERTY DESCRIPTION
LOTS 781 & 782 DP.802108
CORNER OF STOCKTON AND
TOMAREE STREETS,
NELSON BAY, NSW 2315

SURVEYED
ADW Johnson

DATUM
GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT
TOMAREE STREET RESIDENTIAL APARTMENTS

PLAN TITLE
STORMWATER MANAGEMENT
BASEMENT LEVEL

PROJECT No.
190996

DISCIPLINE
ESK

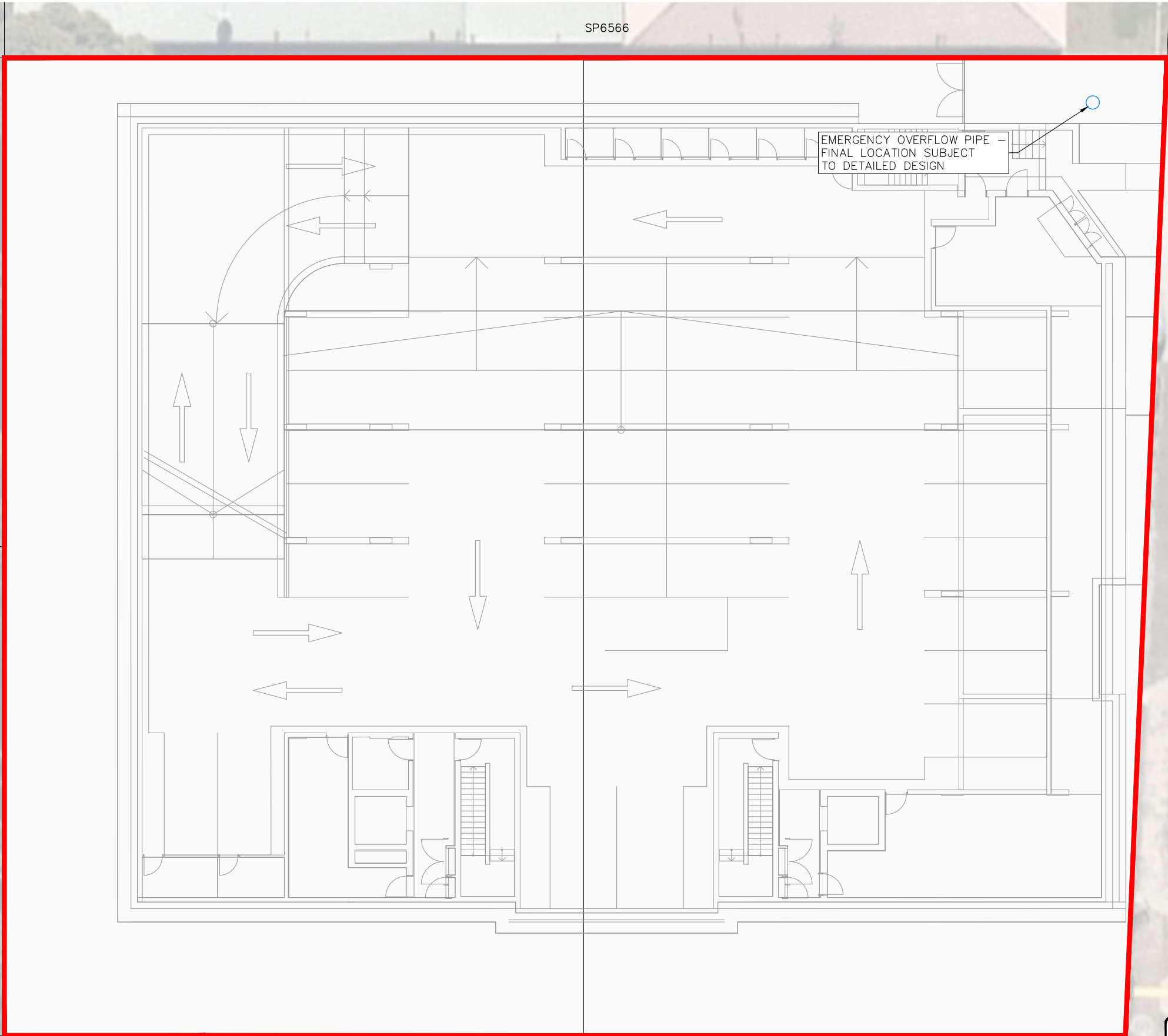
NUMBER
001

REV.
E

LEGEND

SITE BOUNDARY

EXISTING LOT BOUNDARY



EMERGENCY OVERFLOW PIPE -
FINAL LOCATION SUBJECT
TO DETAILED DESIGN

PLAN
SCALE 1:100



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES	 Hunter Office Unit 7/335 Hillsborough Rd Warners Bay N.S.W. 2282 Phone: (02) 4978 5100 Fax: (02) 4978 5199 email: hunter@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT	PROPERTY DESCRIPTION			PROJECT			
A	22.10.2024	INITIAL ISSUE	R.C.	B.M.	C.C.	B.M.				LOTS 781 & 782 DP.802108 CORNER OF STOCKTON AND TOMAREE STREETS, NELSON BAY, NSW 2315			TOMAREE STREET RESIDENTIAL APARTMENTS			
B	22.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.										
C	23.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.										
D	07.02.2025	REVISED ISSUE	L.S.	O.M.	C.C.	B.M.										
E	21.03.2025	REVISED ISSUE	D.N.	B.M.	C.C.	B.M.										
DESIGN FILE N:\JOBNUMBER\Design\120\							ALL DIMENSIONS ARE IN METRES U.N.O. DO NOT SCALE		SURVEYED ADW Johnson		DATUM GDA2020 M.G.A. ZONE 56 A.H.D.		PROJECT No. 190996	DISCIPLINE - ESK -	NUMBER 002	REV. E

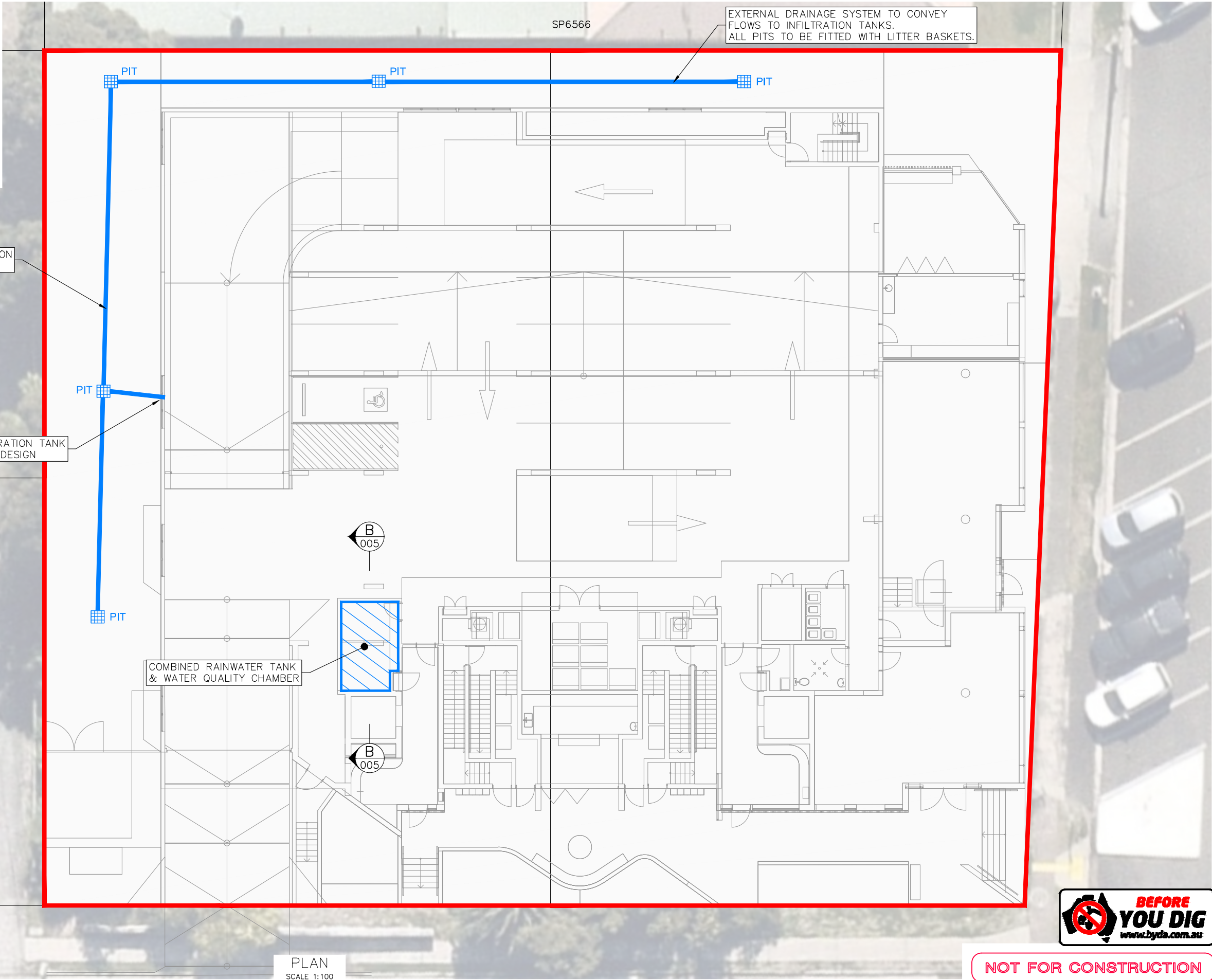
LEGEND

SITE BOUNDARY

EXISTING LOT BOUNDARY

PROPOSED DRAINAGE

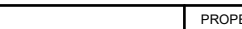
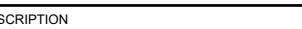
PROPOSED RAINWATER TANK



PLAN
SCALE 1:100



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES	 Hunter Office Unit 7/335 Hillsborough Rd Warners Bay N.S.W. 2282 Phone: (02) 4978 5100 Fax: (02) 4978 5199 email: hunter@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT	PROPERTY DESCRIPTION	PROJECT					
A	22.10.2024	INITIAL ISSUE	R.C.	B.M.	C.C.	B.M.				LOTS 781 & 782 DP.802108 CORNER OF STOCKTON AND TOMAREE STREETS, NELSON BAY, NSW 2315	TOMAREE STREET RESIDENTIAL APARTMENTS					
B	22.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.					PLAN TITLE					
C	23.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.					STORMWATER MANAGEMENT GROUND LEVEL					
D	07.02.2025	REVISED ISSUE	L.S.	O.M.	C.C.	B.M.					PROJECT No. DISCIPLINE NUMBER REV.					
E	21.03.2025	REVISED ISSUE	D.N.	B.M.	C.C.	B.M.					190996	-	ESK	-	003	E
DESIGN FILE N:\JOBNUMBER\Design\120\							ALL DIMENSIONS ARE IN METRES U.N.O. DO NOT SCALE		SURVEYED ADW Johnson		DATUM GDA2020 M.G.A. ZONE 56 A.H.D.					

LEGEND

SITE BOUNDARY

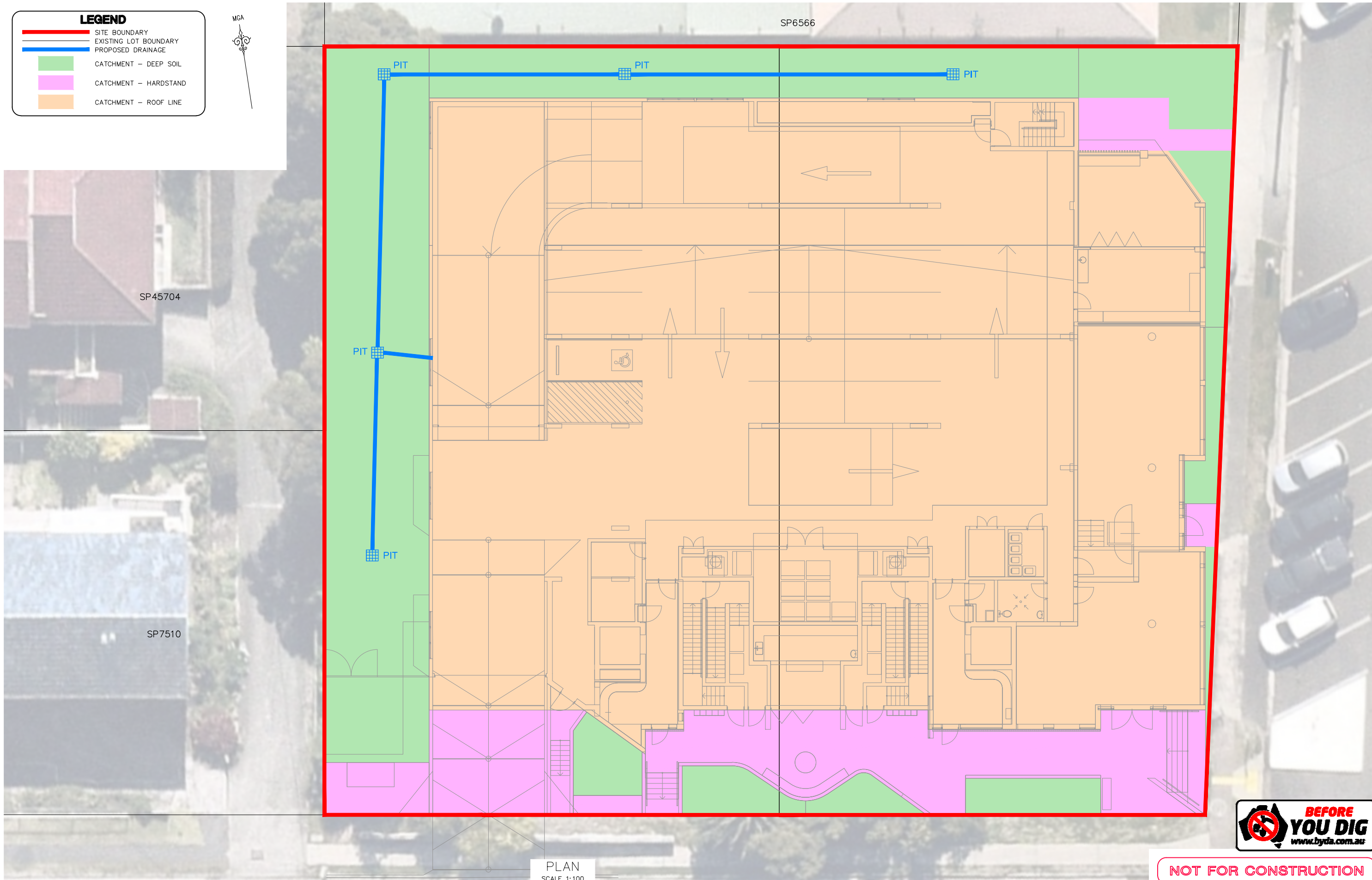
EXISTING LOT BOUNDARY

PROPOSED DRAINAGE

CATCHMENT - DEEP SOIL

CATCHMENT - HARDSTAND

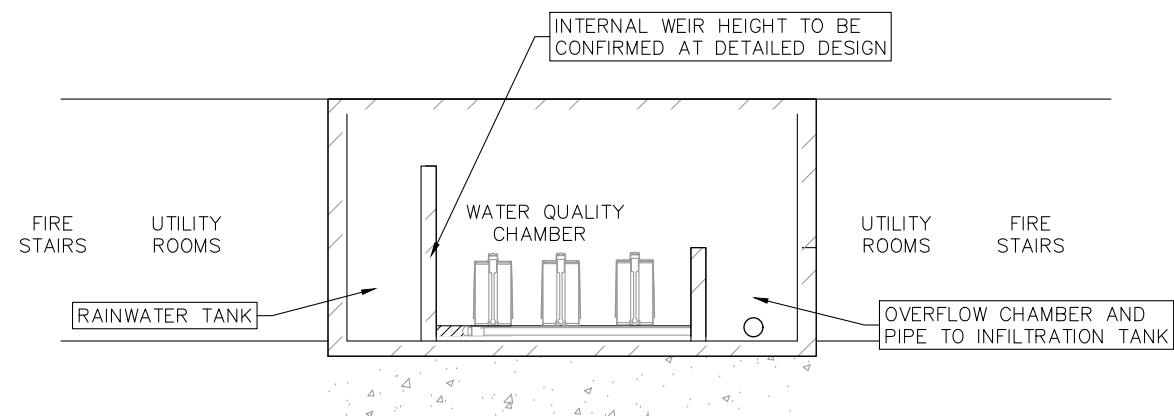
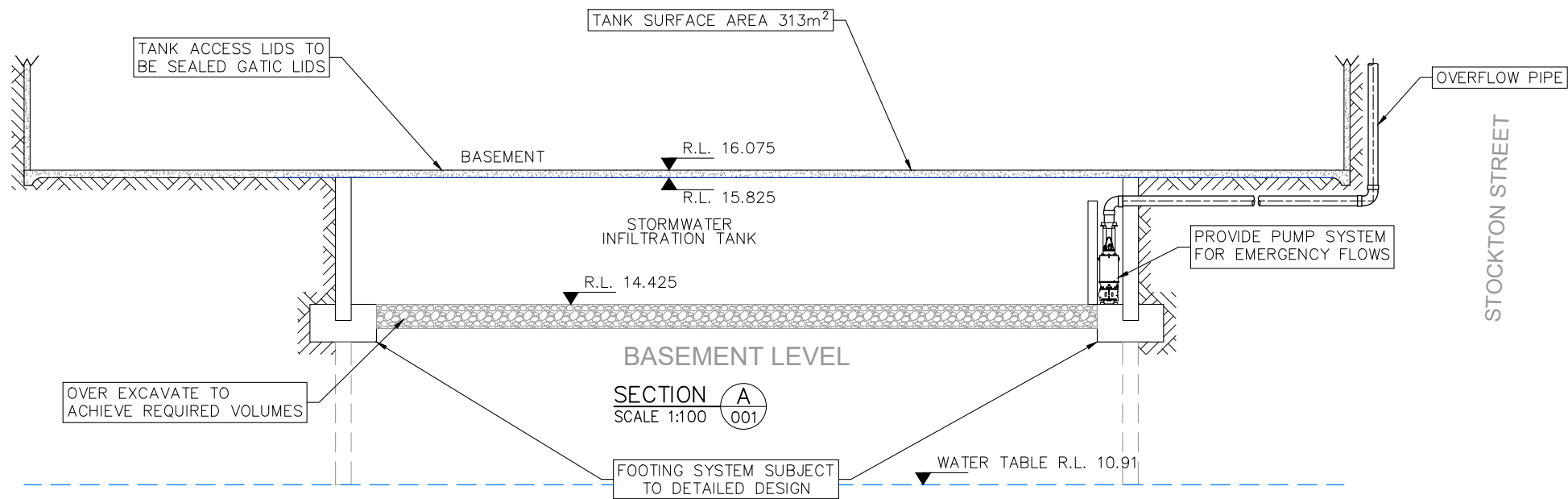
CATCHMENT - ROOF LINE



PLAN
SCALE 1:100

NOT FOR CONSTRUCTION

REV.		DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES	adw Johnson Hunter Office Unit 7/335 Hillsborough Rd Warners Bay N.S.W. 2282 Phone: (02) 4978 5100 Fax: (02) 4978 5199 email: hunter@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398 CLIENT COHO PROPERTY	PROPERTY DESCRIPTION		PROJECT					
A	B	22.10.2024	INITIAL ISSUE	R.C.	B.M.	C.C.	B.M.			LOTS 781 & 782 DP.802108 CORNER OF STOCKTON AND TOMAREE STREETS, NELSON BAY, NSW 2315		TOMAREE STREET RESIDENTIAL APARTMENTS					
C	D	23.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.			PLAN TITLE		STORMWATER MANAGEMENT GROUND LEVEL CATCHMENT AREAS					
E		07.02.2025	REVISED ISSUE	L.S.	O.M.	C.C.	B.M.										
		21.03.2025	REVISED ISSUE	D.N.	B.M.	C.C.	B.M.										
DESIGN FILE N:\JOBNUMBER\Design\120\								ALL DIMENSIONS ARE IN METRES U.N.O. DO NOT SCALE		SURVEYED ADW Johnson		DATUM GDA2020 M.G.A. ZONE 56 A.H.D.		PROJECT No. 190996	DISCIPLINE - ESK	NUMBER - 004	REV. E



STRUCTURAL DETAILS,
INCLUDING FOOTINGS TO
BE PROVIDED AT
DETAILED DESIGN PHASE



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	22.10.2024	INITIAL ISSUE	R.C.	B.M.	C.C.	B.M.	0 1 2 3 4 A1 / A3
B	22.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.	1:100 / 1:200
C	23.10.2024	LAYOUT AMENDED	R.C.	B.M.	C.C.	B.M.	
D	07.02.2025	REVISED ISSUE	L.S.	O.M.	C.C.	B.M.	
E	21.03.2025	REVISED ISSUE	D.N.	B.M.	C.C.	B.M.	



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ABN 62 129 445 398

CLIENT



PROPERTY DESCRIPTION

LOTS 781 & 782 DP.802108
CORNER OF STOCKTON AND
TOMAREE STREETS,
NELSON BAY, NSW 2315

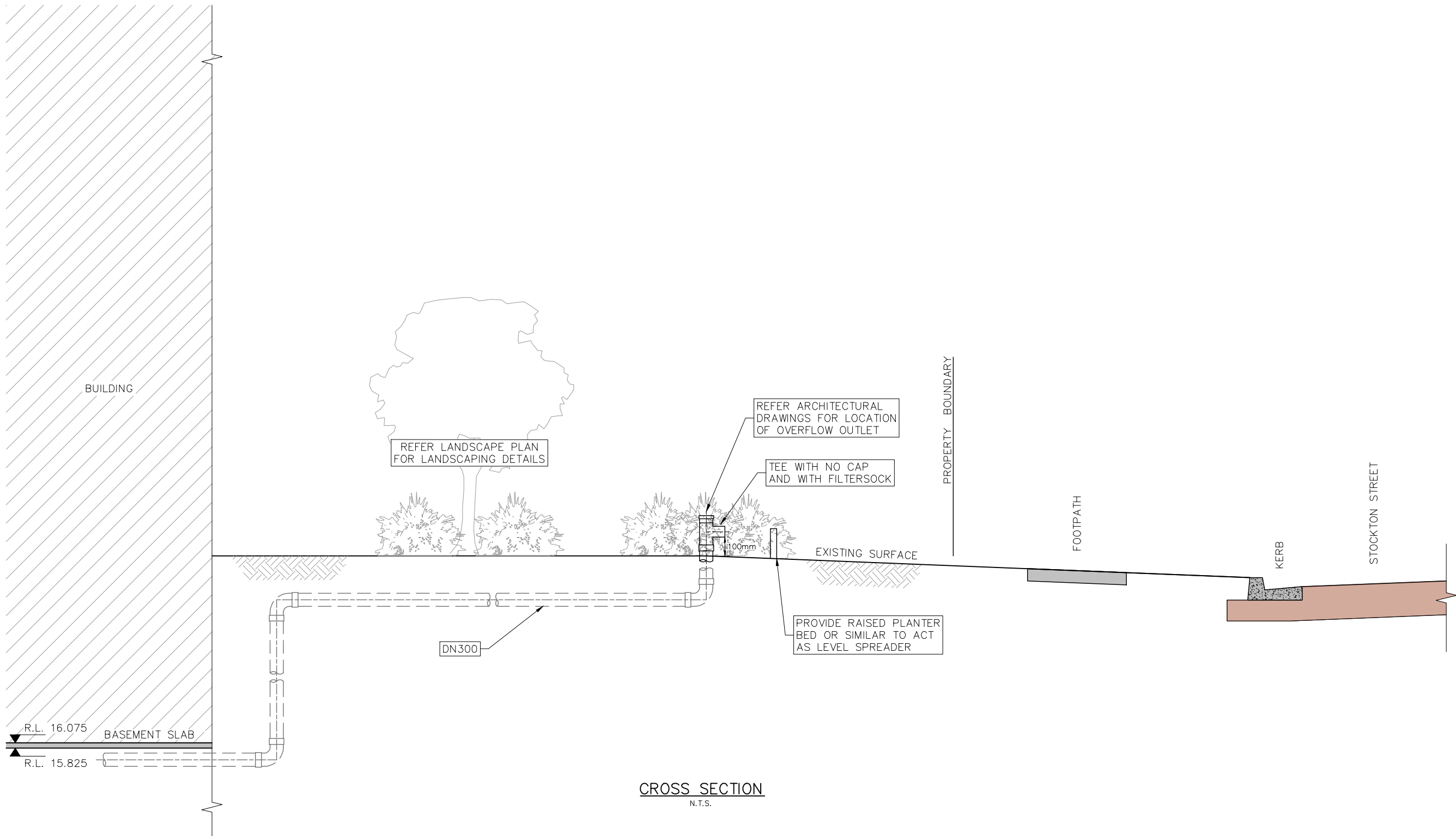
SURVEYED
ADW Johnson

DATUM
GDA2020 M.G.A. ZONE 56 A.H.D.

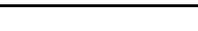
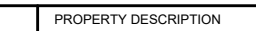
PROJECT
TOMAREE STREET RESIDENTIAL APARTMENTS

PLAN TITLE
STORMWATER MANAGEMENT
TYPICAL SECTIONS

PROJECT No.	DISCIPLINE	NUMBER	REV.
190996	ESK	005	E



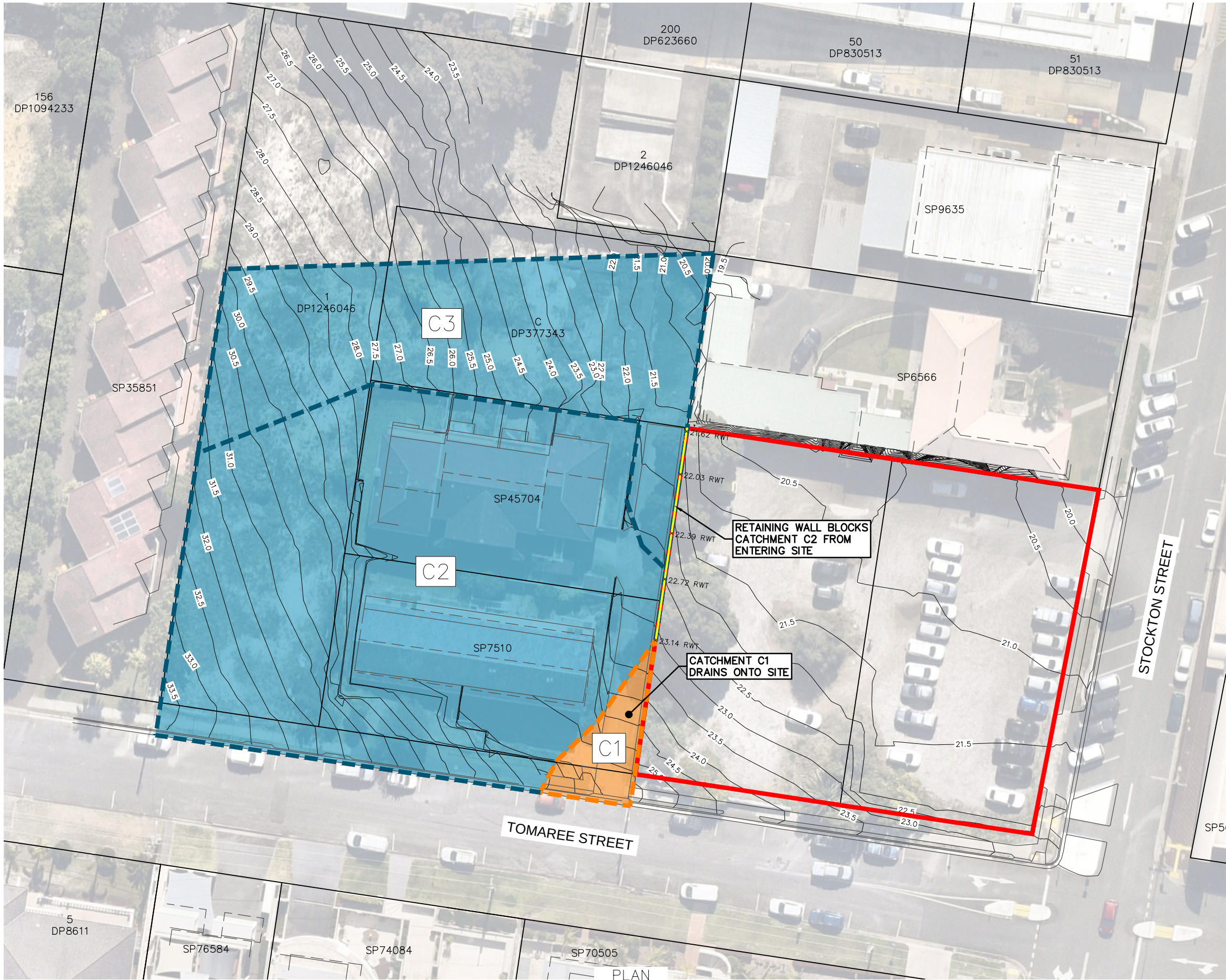
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REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES		Hunter Office Unit 7/335 Hillsborough Rd Warners Bay N.S.W. 2282 Phone: (02) 4978 5100 Fax: (02) 4978 5199 email: hunter@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT 	PROPERTY DESCRIPTION		PROJECT TOMAREE STREET RESIDENTIAL APARTMENTS			
A	B	INITIAL ISSUE REVISED ISSUE	L.S. D.N.	O.M. B.M.	C.C. C.C.	B.M. B.M.	NOT TO SCALE				LOTS 781 & 782 DP.802108 CORNER OF STOCKTON AND TOMAREE STREETS, NELSON BAY, NSW 2315		PLAN TITLE PROPOSED EMERGENCY OVERFLOW OUTLET DETAIL			
DESIGN FILE N:\JOBNUMBER\Design\12D\							ALL DIMENSIONS ARE IN METRES U.N.O. DO NOT SCALE				SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 190996	DISCIPLINE - ESK	NUMBER - 006	REV. B

190996-ESK-007[A]

This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

100mm AT FULL SIZE



MGA



LEGEND

- SITE BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING RETAINING WALL
- TOP OF RETAINING WALL SPOT HEIGHT

CONTOUR INTERVAL = 0.5m

NOTE:
PEAK FLOW IN 1% AEP EVENT IS 11.5 L/s. THIS FLOW WILL BE CAPTURED WITHIN PLANTER ZONES AND INFILTRATED INTO THE UNDERLYING SOILS. OVERFLOWS WILL BE CAPTURED BY THE PROPOSED PIT AND PIPE NETWORK AND CONVEYED THROUGH THE BUILDING.

Rational Method Urban Stormwater Drainage 1% AEP (ARR pg 307)			
Area (ha)	A		0.0122
Intensity (mm/hr)	I		340
Frequency Factor	F _y		1.2
Intensity (ten year, 1 hour)	I ₁₀ ¹		60.04
Runoff coefficient (ten year, 1 hour)	C ₁₀ ¹		0.5672
Fraction impervious	f		0.8
Runoff coefficient (ten year)	C ₁₀		0.83
Runoff coefficient	C _y		1.00
Design Flowrate (m ³ /s)	Q		0.0115
Design Flowrate (L/s)	Q		11.5

RETAINING WALL BLOCKS CATCHMENT C2 FROM ENTERING SITE

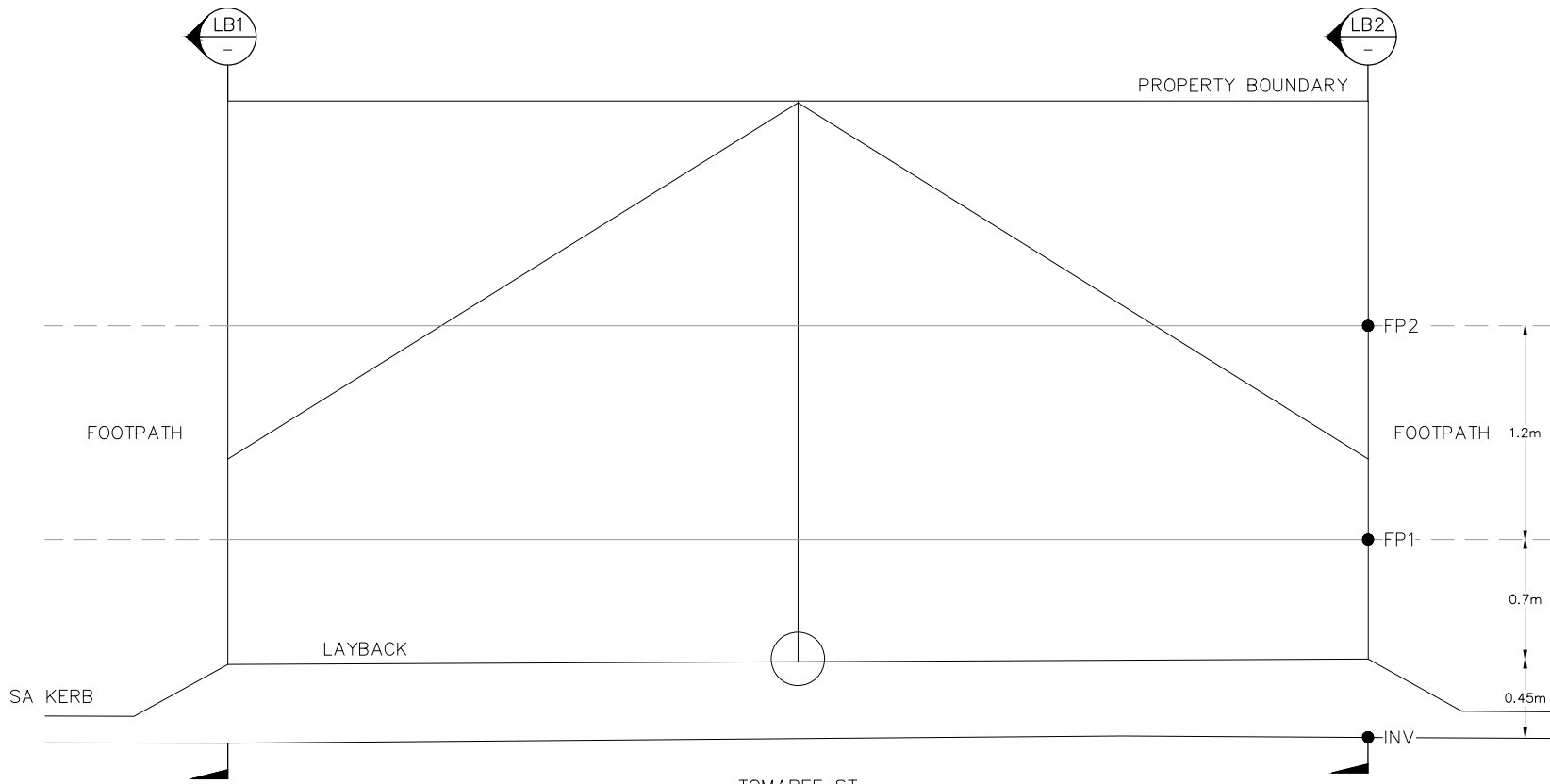
CATCHMENT C1 DRAINS ONTO SITE

PLAN
SCALE 1:250



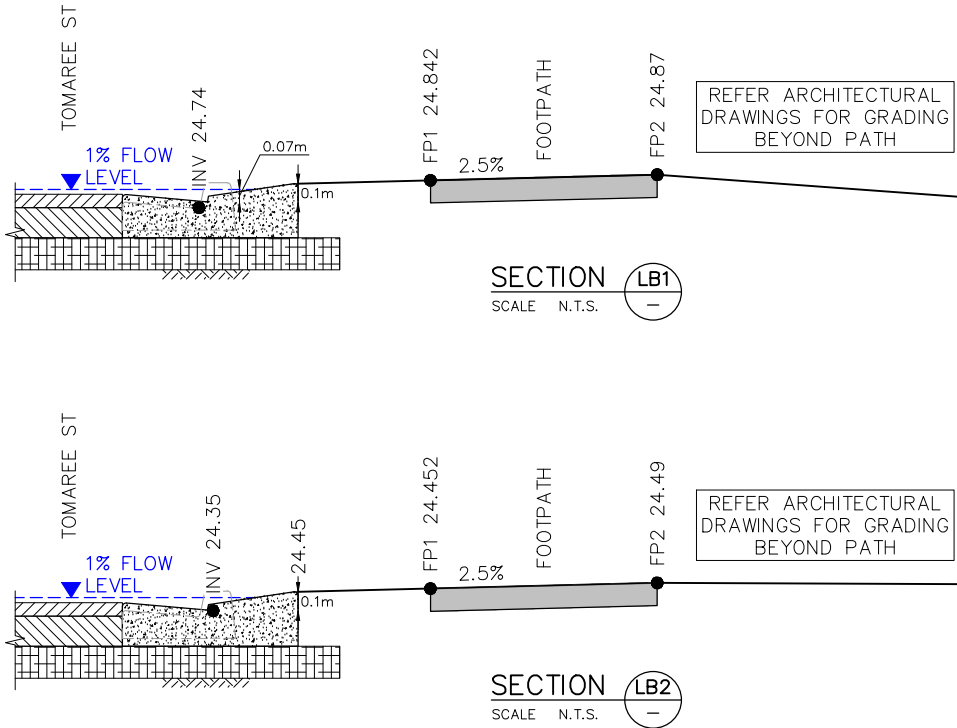
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES		Hunter Office Unit 7/335 Hillsborough Rd Warners Bay N.S.W. 2282 Phone: (02) 4978 5100 Fax: (02) 4978 5199 email: hunter@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT	PROPERTY DESCRIPTION	PROJECT				
A	7.02.2025	INITIAL ISSUE	L.S.	O.M.	C.C.	B.M.					LOTS 781 & 782 DP.802108 CORNER OF STOCKTON AND TOMAREE STREETS, NELSON BAY, NSW 2315	TOMAREE STREET RESIDENTIAL APARTMENTS				
												PLAN TITLE				
												EXTERNAL CATCHMENT 1% AEP FLOWRATE				
DESIGN FILE N:\JOBNUMBER\Design\120\							ALL DIMENSIONS ARE IN METRES U.N.O. DO NOT SCALE				SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 190996	DISCIPLINE - ESK	NUMBER - 007	REV. A



CONCRETE DRIVEWAY AND LAYBACK DETAIL
N.T.S.

Layback Catchment		
Catchment Area	0.137	ha
Impervious Percentage	90	%
1% AEP Flow	0.117	m ³ /s
CALCULATIONS		
Area (Upright Kerb)	0.054	m ²
Perimeter	1.647	m
Hydraulic Radius	0.033	m
Velocity	2.163	m/s
Total Width	0.943	m
Velocity-Depth Product	0.148	m ² /s
Normal Flow Depth	0.068	m



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	07.02.2025	INITIAL ISSUE	L.S.	O.M.	C.C.	B.M.	NOT TO SCALE

DESIGN FILE N:\JOBNUMBER\Design\120\ ALL DIMENSIONS ARE IN METRES U.N.O. DO NOT SCALE
Plotted By: Ben Myles Plot Date: 08/02/25 6:04:10AM Cad File: S:\190996\DWG\ENGINEERING\ESK\190996-ESK-008[A].DWG

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COHO
PROPERTY

CLIENT
LOTS 781 & 782 DP.802108
CORNER OF STOCKTON AND
TOMAREE STREETS,
NELSON BAY, NSW 2315

PROJECT
TOMAREE STREET RESIDENTIAL APARTMENTS
PLAN TITLE
PROPOSED LAYBACK DETAILS

SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 190996	DISCIPLINE - ESK	NUMBER - 008	REV. A
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LEGEND

- SITE BOUNDARY
- EXISTING LOT BOUNDARY
- DESIGN CONTOURS
- DEPTH CONTOURS
- ARCHITECTURAL LAYOUT

LOT FILL REMEDIATION

- EARTHWORKS WERE CALCULATED FROM THE BOTTOM OF THE SLAB OF THE BASEMENT FLOOR.
- THIS PLAN IS NOT TO BE USED FOR BUILDING SET OUT. ALL SET OUT SHOULD BE CONDUCTED OFF FUTURE APPROVED CIVIL/ARCHITECTURAL PLANS.
- WORKS OUTSIDE THE BASEMENT FOOTPRINT ARE SUBJECT TO DETAILED DESIGN.

TOTAL CUT = -9131.0
TOTAL FILL = 75.0
TOTAL EXPORT BALANCE = -9056.0

LEGEND (+ FILL - CUT)			Lower_value	Upper_value	Colour
-9999	to	-8	m		
-8	to	-7	m		
-7	to	-6	m		
-6	to	-5	m		
-5	to	-4	m		
-4	to	-3.5	m		
-3.5	to	-3	m		
-3	to	-2.5	m		
-2.5	to	-2	m		
-2	to	-1.5	m		
-1.5	to	-1	m		
-1	to	-0.5	m		
-0.5	to	0	m		
0	to	0.5	m		
0.5	to	1	m		
1	to	1.5	m		

SP45704

SP7510

BASEMENT LEVEL ARCHITECTURAL DRAWING
SHOWN FOR INFORMATION ONLY. EARTHWORKS
TAKEN TO UNDERSIDE OF BASEMENT SLAB

SP6566

AA
010

INFILTRATION TANK

R.L. 14.425

R.L. 16.075

PLAN
SCALE 1:100

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	18.03.2025	INITIAL ISSUE	D.N.	B.M.	C.C.	B.M.	0 1 2 3 4 A1 / A3 1:100 / 1:200

DESIGN FILE N:\JOBNUMBER\Design\120\ ALL DIMENSIONS ARE IN METRES U.N.O. DO NOT SCALE
Plotted By: Ben Myles Plot Date: 21/03/25 2:43:12PM Cad File: S:\190996\DWG\ENGINEERING\ESK\190996-ESK-009-010[A].DWG



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CLIENT



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NELSON BAY, NSW 2315

SURVEYED

ADW Johnson

DATUM

GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT

TOMAREE STREET RESIDENTIAL APARTMENTS

PLAN TITLE

BULK EARTHWORKS PLAN

PROJECT No.

190996

DISCIPLINE

ESK

NUMBER

009

REV.

A



NOT FOR CONSTRUCTION



Plotted By: Ben Myles Plot Date: 21/03/25 2:43:13PM Cad File: S:\190996\DWG\ENGINEERING\ESK\190996-ESK-009-010[A].DWG