

# MIXED USE DEVELOPMENT 35-41 FLINDERS STREET, WOLLONGONG STORMWATER CONCEPT DESIGN



LOCALITY PLAN  
NOT TO SCALE  
COPYRIGHT OF SIX MAPS

DRAWINGS LIST			
SHEET No.	DWG No.	TITLE	REV
1	SW100	COVER SHEET	A
2	SW200	STORMWATER CONCEPT DESIGN - BASEMENT 2 PLAN	A
3	SW201	STORMWATER CONCEPT DESIGN - RETAIL LEVEL PLAN	A
4	SW202	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN	A
5	SW203	STORMWATER CONCEPT DESIGN - ROOF PLAN	A
6	SW300	STORMWATER CONCEPT DESIGN - DETAILS SHEET	A
7	SW400	EROSION AND SEDIMENT CONTROL - PLAN AND DETAILS	A
8	SW500	STORMWATER CONCEPT DESIGN - MUSIC CATCHMENT PLAN	A



**PREPARED BY:**  
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**ARCHITECT:**

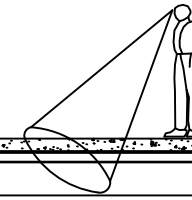


**CLIENT :**

LEVEL 33 DEVELOPMENTS



SERVICES ON THIS DRAWING  
ARE SHOWN BELOW SLAB U.N.O



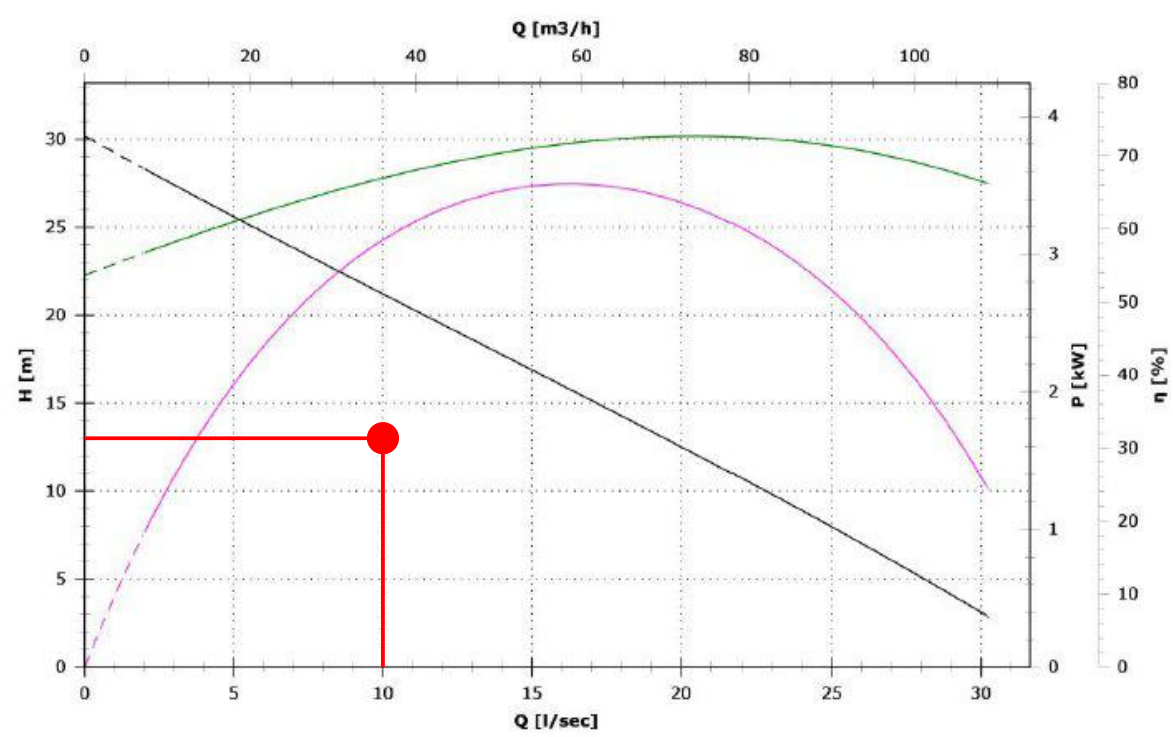
**PUMP-OUT PIT NOTE:**  
INSTALL WITH THE FOLLOWING ITEMS:  
- 900SQ HEAVY DUTY STEEL GRATED LID FOR ACCESS AND MAINTENANCE PURPOSES.  
- CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING.  
- STEP IRONS. REFER TO DETAILS.  
- PUMP-OUT PIT CONTROL BOX (CTRL) TO MANUFACTURERS SPECIFICATIONS. LOCATIONS TO BE CONFIRMED WITH ARCHITECT.  
- PUMPS TO OPERATE IN ALTERNATE MODE TO INCREASE LIFESPAN  
- INSTALL VISIBLE FLASHING LIGHT SYSTEM IN CASE OF PUMP FAILURE  
- INSTALL 1x MAN 550/2/80 A1FT/50 FROM ZENIT WATER SOLUTIONS OR SIMILAR 3 PHASE PUMPS WITH 10L/s OUTFLOW FOR 13m HEAD

**SUBSOIL DESIGN CALCS:**  
THE AREA OF DRIVEWAY RAMP IS COVERED THEREFORE IN ACCORDANCE WITH AS3500, THE MINIMUM PUMPOUT PIT SIZE IS 3m<sup>2</sup>.

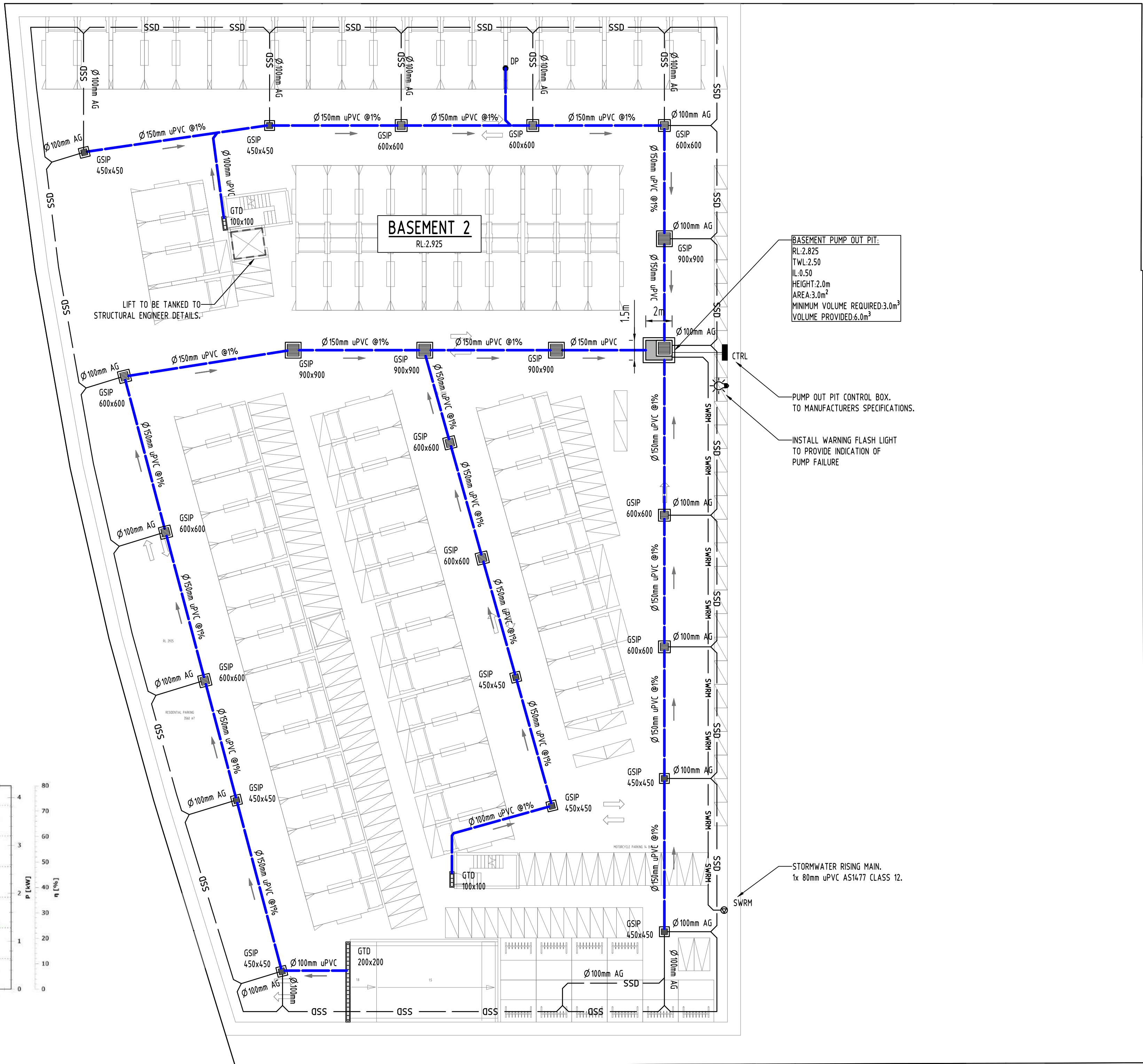
**GEO-TECHNICAL NOTE:**  
BASEMENT DRAINAGE DESIGN SUBJECT TO GEOTECHNICAL INVESTIGATION (INCLUDING WATER TABLE AND SEEPAGE RATE) AND STRUCTURAL DESIGN OF WALLS AND SLABS.  
  
GEO-TECHNICAL ENGINEER TO CONFIRM IF THE BASEMENT NEEDS TO BE TANKED.

**PUMP NOTE**  
ALL STORMWATER PUMPS TO BE CLASS 1 ZONE 2 FLAME SAFE TO ELECTRICAL CONSULTANT'S REQUIREMENTS.

**SURFACE GRADING NOTE:**  
SURFACES ARE TO BE GRADED TOWARDS SURFACE INLET PIT (GSIP) AND RAINWATER OUTLET (RWO) AT 1% MIN. FOR UNCOVERED AREA AND AT 0.5% MIN. FOR COVERED AREA.



PUMP PERFORMANCE CURVE



BASEMENT PUMP OUT PIT:  
RL 2.925  
TWL 2.50  
IL 0.50  
HEIGHT 2.0m  
AREA 3.0m<sup>2</sup>  
MINIMUM VOLUME REQUIRED 3.0m<sup>3</sup>  
VOLUME PROVIDED 6.0m<sup>3</sup>

PUMP OUT PIT CONTROL BOX.  
TO MANUFACTURERS SPECIFICATIONS.

INSTALL WARNING FLASH LIGHT  
TO PROVIDE INDICATION OF  
PUMP FAILURE

STORMWATER RISING MAIN.  
1x 80mm uPVC AS1477 CLASS 12.

Reference Coordination Drawing				
Discipline	Drawing Title and Number	Date	Rev.	
ARCH				
ARCH				
ARCH				
STRUCT				
MECH				
ELEC				
HYD				
FIRE				
LANDS				
CIVIL				
SURVEY				

Issue Last revision title

by Date Status

1-preliminary  
4-tender

2-development application  
5-construction

3-construction certificate  
6-other

Issuer internal sequence and revision history

ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER
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QUALITY CONTROL			
DRAWN	SC	DATE	25.06.21
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DESIGNED	SC	DATE	25.06.21
VERIFIED	SH	DATE	25.06.21
APPROVED	SH	DATE	25.06.21

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Scales

0m 2 4 6 8 10  
SCALE 1:200 ON ORIGINAL SIZE

CLIENT  
LEVEL 33  
DEVELOPMENTS

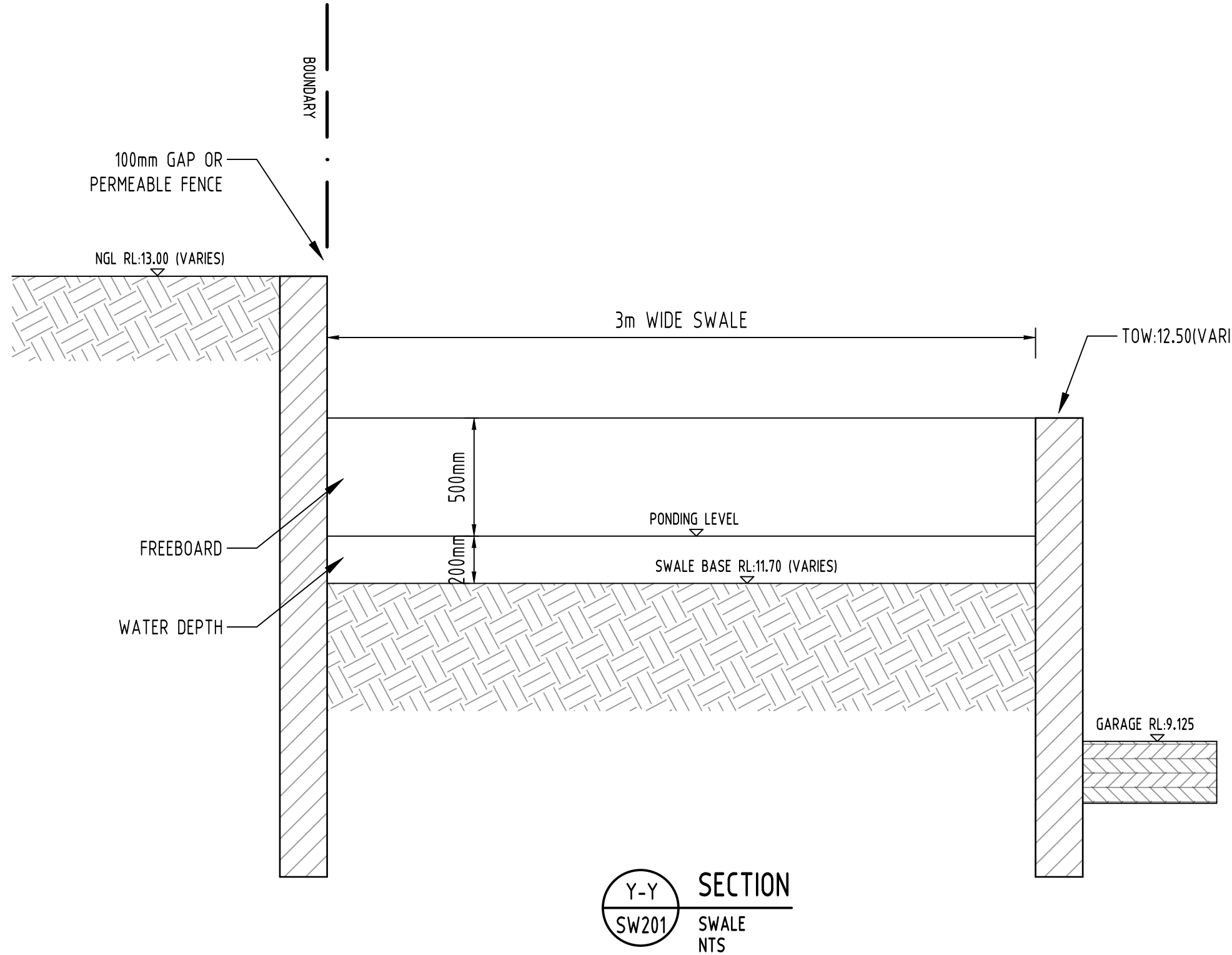
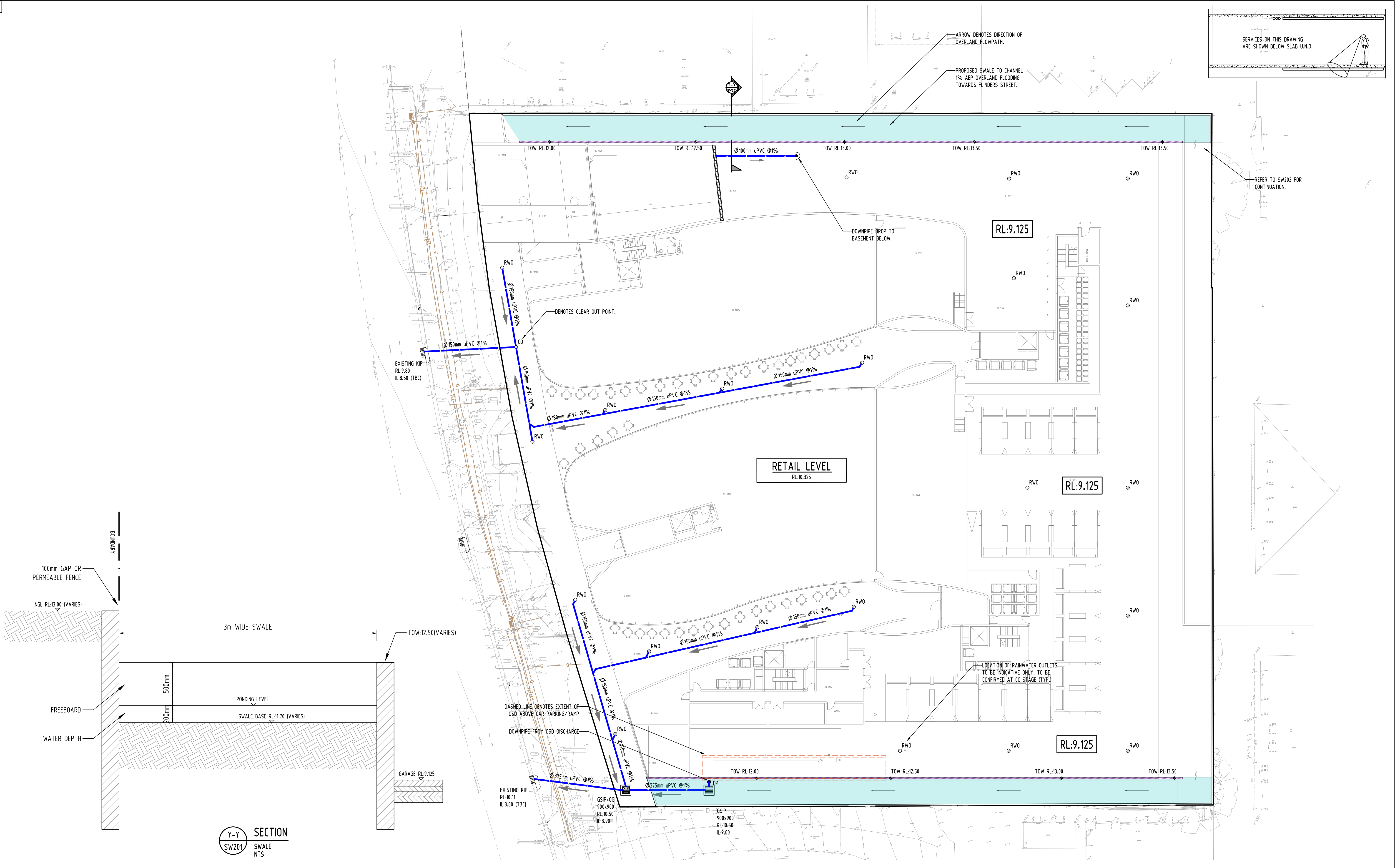
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PROJECT MIXED USE DEVELOPMENT 35-41 FLINDERS STREET, WOLLONGONG			Drawing Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title STORMWATER CONCEPT DESIGN BASEMENT 2			Project No 20210130		
Grid -			Drawing No SW200		
Datum A.H.D.			Revision No A		
Sheet 2 OF 8			Scale (at original size) 1:200 @ A1		





<b>Reference Coordination Drawing</b>				<b>QUALITY CONTROL</b>		<b>WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF S&amp;G CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF S&amp;G CONSULTANTS PTY LTD</b>		<b>CLIENT</b> <b>LEVEL 33 DEVELOPMENTS</b>		<b>ARCHITECT</b> <b>LEVEL 33</b> ARCHITECTURAL DIVISION T +612 8199 1144 www.level33.com.au Nominated Registered Architect George O'Donovan NSW 6763		<b>PROJECT</b> <b>MIXED USE DEVELOPMENT</b> 35-41 FLINDERS STREET, WOLLONGONG		<b>Drawing Status</b> <b>FOR APPROVAL</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES																																																																											
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DESIGN NOTES:

THE PROPOSED IS A MIXED USED DEVELOPMENT LOCATED WOLLONGONG CITY COUNCIL AND GOVERNED BY CHAPTER E14 AND CHAPTER E15 OF WOLLONGONG DEVELOPMENT CONTROL PLAN 2009.

TOTAL SITE AREA: 6403m<sup>2</sup>

FLOODING:  
THE SITE IS PARTIALLY FLOOD AFFECTED AND A SWALE HAS BEEN PROPOSED TO CHANNEL THE FLOOD WATER TOWARDS FLINDERS STREET. REFER TO SW300 FOR DETAILS.

ON-SITE DETENTION:  
ON-SITE DETENTION IS MANDATORY FOR THE DEVELOPMENT AS PER 12.1.1 OF CHAPTER E14 OF WOLLONGONG DCP 2009. THEREFORE, A BELOW GROUND OSD HAS BEEN PROPOSED.

OSD DESIGNED USING "DRAINS" SOFTWARE AND RESULTS SHOWN ON SW300.

WSUD:  
WSUD IS MANDATORY FOR THE DEVELOPMENT AS PER 5.4 OF CHAPTER E15 OF WOLLONGONG DCP 2009.

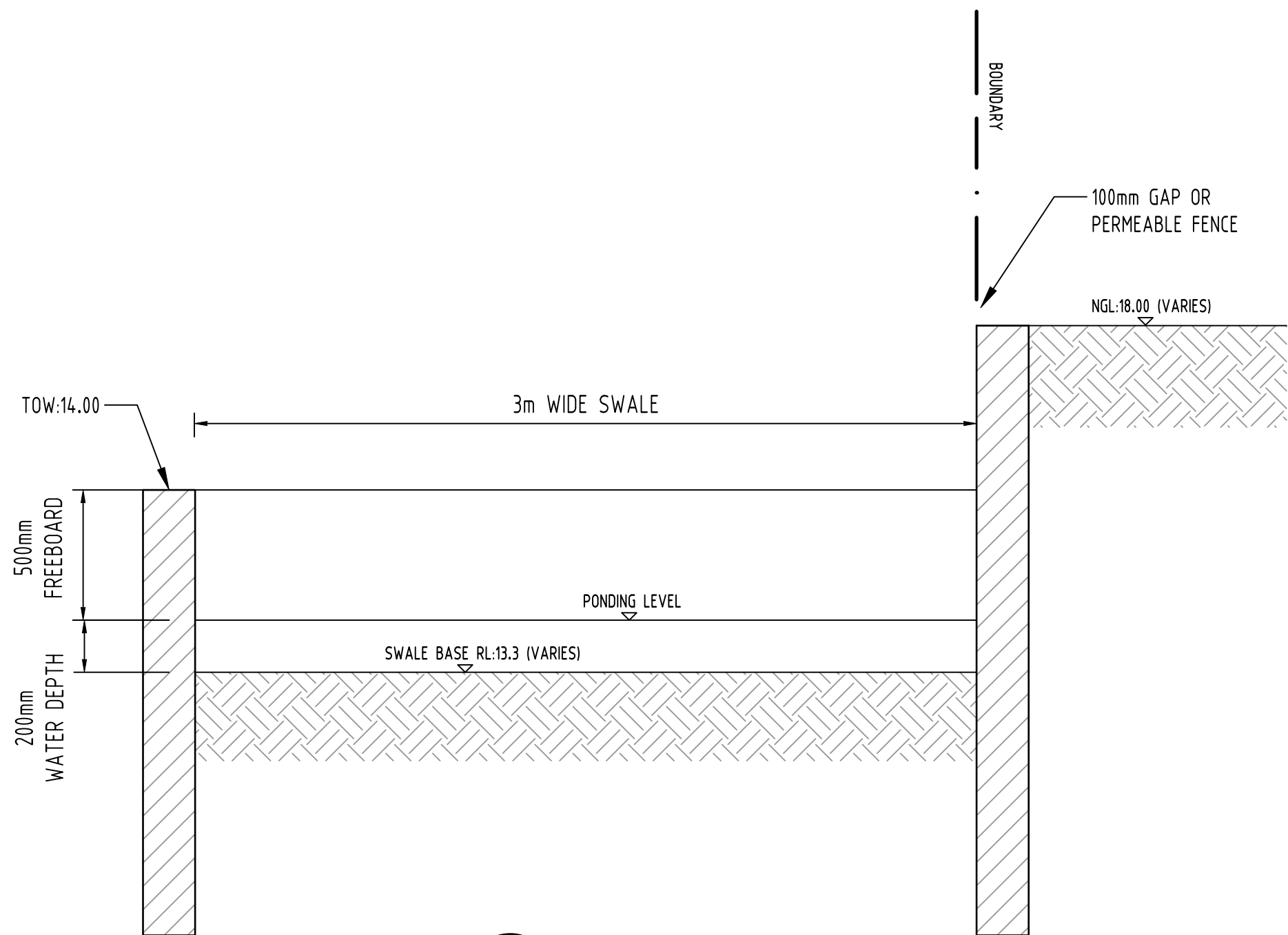
PERFORMANCE TARGETS:  
TSS= 80%  
TP= 55%  
TN= 40%

OSD NOTES:

- ALL ACCESS GRATES TO OSD TANK ARE 900x900 GALVANISED STEEL GRATE.
- ALL ACCESS GRATES ARE INSTALLED WITH STEP IRONS.
- INSTALL CONFINED SPACE WARNING SIGN AT ALL ACCESS POINTS INTO OSD TANK AND INSTALL OSD SIGN FOR WARNING AND PUBLIC AWARENESS.

SERVICES SHOWN ON PLAN ARE INDICATIVE. EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

X-X SECTION  
SWALE  
SCALE 1:20



BELOW GROUND OSD TANK  
RL:14.175  
GRATE RL:13.875  
TWL:13.575  
CL:11.775  
IL:11.63  
MAXIMUM HEIGHT:1.95m  
AVERAGE HEIGHT:1.87m  
AREA:49.22m<sup>2</sup>  
VOLUME REQUIRED:91.95m<sup>3</sup>  
VOLUME PROVIDED:92.04m<sup>3</sup>

RL:14.325

GROUND LEVEL

RL:13.425

RL:13.425

OSD TANK

SF

HATCHING DENOTES CUT IN WALL TO ALLOW FOR EMERGENCY OVERFLOW.  
DOWNPIPE DROP TO LEVEL BELOW.  
DENOTES EMERGENCY OVERLAND FLOWPATH FROM OSD TANK.

STORMWATER RISING MAIN.  
1x 80mm uPVC A51477  
CLASS 12.

STORMWATER PIPE TO BE STRAPPED WITH WALL AT HIGH LEVEL.


SERVICES ON THIS DRAWING  
ARE SHOWN BELOW SLAB U.N.O

REFER TO SW201 FOR  
CONTINUATION.

PROPOSED SWALE TO CHANNEL  
1% AEP OVERLAND FLOODING  
TOWARDS FLINDERS STREET.

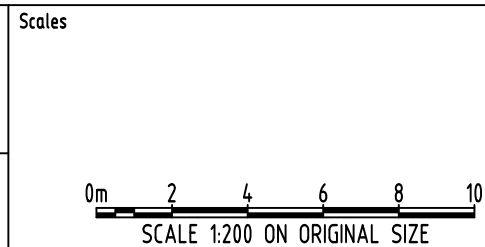
REFER TO SW201 FOR  
CONTINUATION.

					Reference Coordination Drawing			
					Discipline	Drawing Title and Number	Date	Rev.
					ARCH			
					ARCH			
A	ISSUE FOR DEVELOPMENT APPLICATION	SC	25.06.21	2	STRUCT			
P3	PRELIMINARY ISSUE	SC	21.06.21	1	MECH			
P2	PRELIMINARY ISSUE	SC	18.06.21	1	ELEC			
P1	PRELIMINARY ISSUE	SC	04.06.21	1	HYD			
Issue	Last revision title	by	Date	Status	FIRE			
Issuer internal sequence and revision history								
LANDS								
CIVIL								
SURVEY								
1-preliminary								
2-development application								
3-construction certificate								
4-tender								
5-construction								
6-other								

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PROJECT  
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35-41 FLINDERS STREET,  
WOLLONGONG

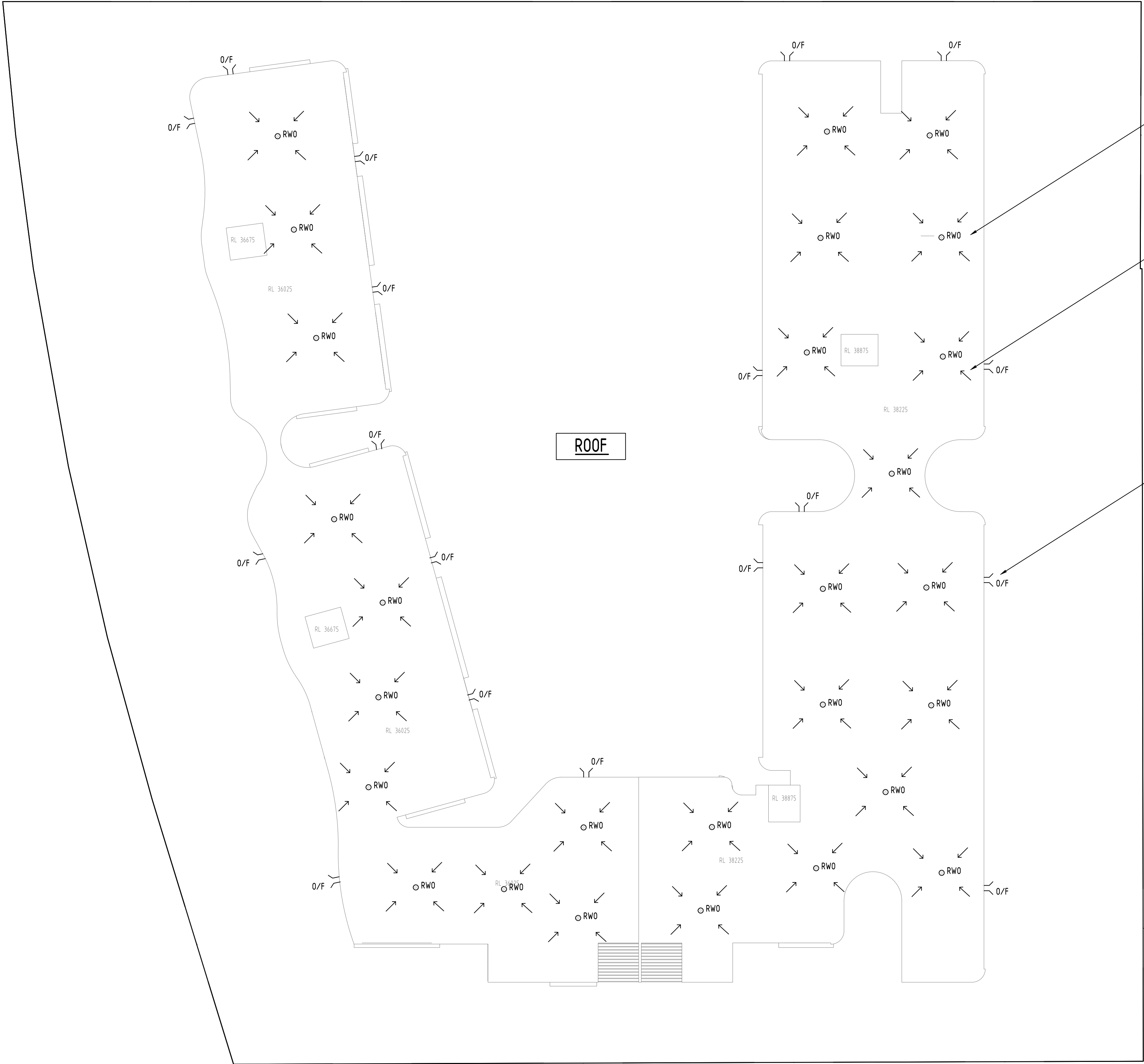
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-	A.H.D.	4 OF 8	1:200 @ A1

Drawing Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title	STORMWATER CONCEPT DESIGN GROUND FLOOR LEVEL		
Project No	Drawing No	Revision No	
20210130	SW202	A	



A1

SERVICES ON THIS DRAWING  
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DENOTES SPS RAINWATER OUTLET  
OR APPROVED EQUIVALENT FOR  
COLLECT ROOF RUNOFF (TYP.)

DENOTES FALL OF ROOF TOWARDS  
RAINWATER OUTLETS (TYP.)

DENOTES OVERFLOW FROM ROOF  
(TYP.)

Reference Coordination Drawing				
Discipline	Drawing Title and Number	Date	Rev.	
ARCH				
ARCH				
A	ISSUE FOR DEVELOPMENT APPLICATION	SC	25.06.21	2
P3	PRELIMINARY ISSUE	SC	21.06.21	1
P2	PRELIMINARY ISSUE	SC	18.06.21	1
P1	PRELIMINARY ISSUE	SC	04.06.21	1
Issue	Last revision title	by	Date	Status
Issuer internal sequence and revision history				
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ENGINEERS  
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MEMBER

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Scales

0m 2 4 6 8 10

SCALE 1:200 ON ORIGINAL SIZE

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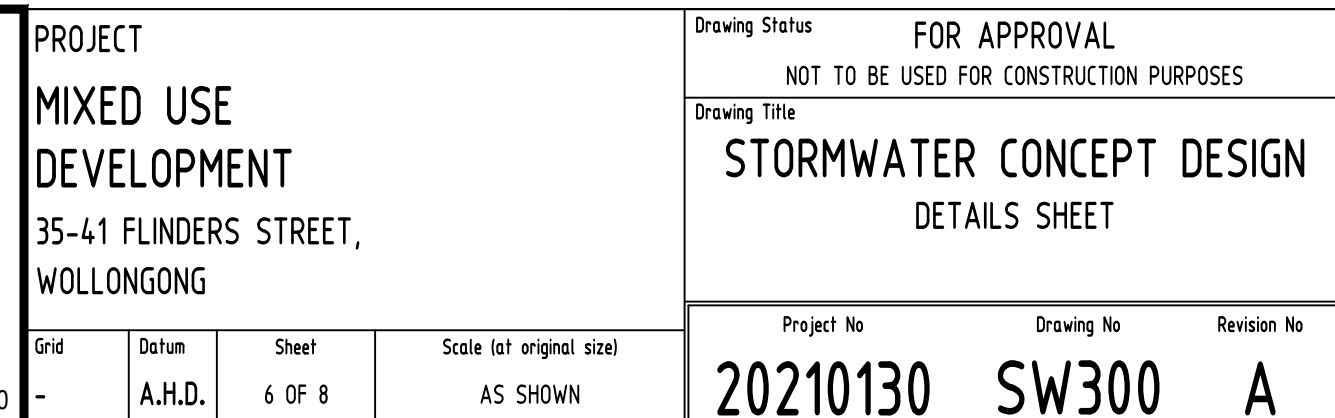
PROJECT  
**MIXED USE  
DEVELOPMENT**  
35-41 FLINDERS STREET,  
WOLLONGONG

Grid Datum Sheet Scale (at original size)  
- A.H.D. 5 OF 8 1200 @ A1

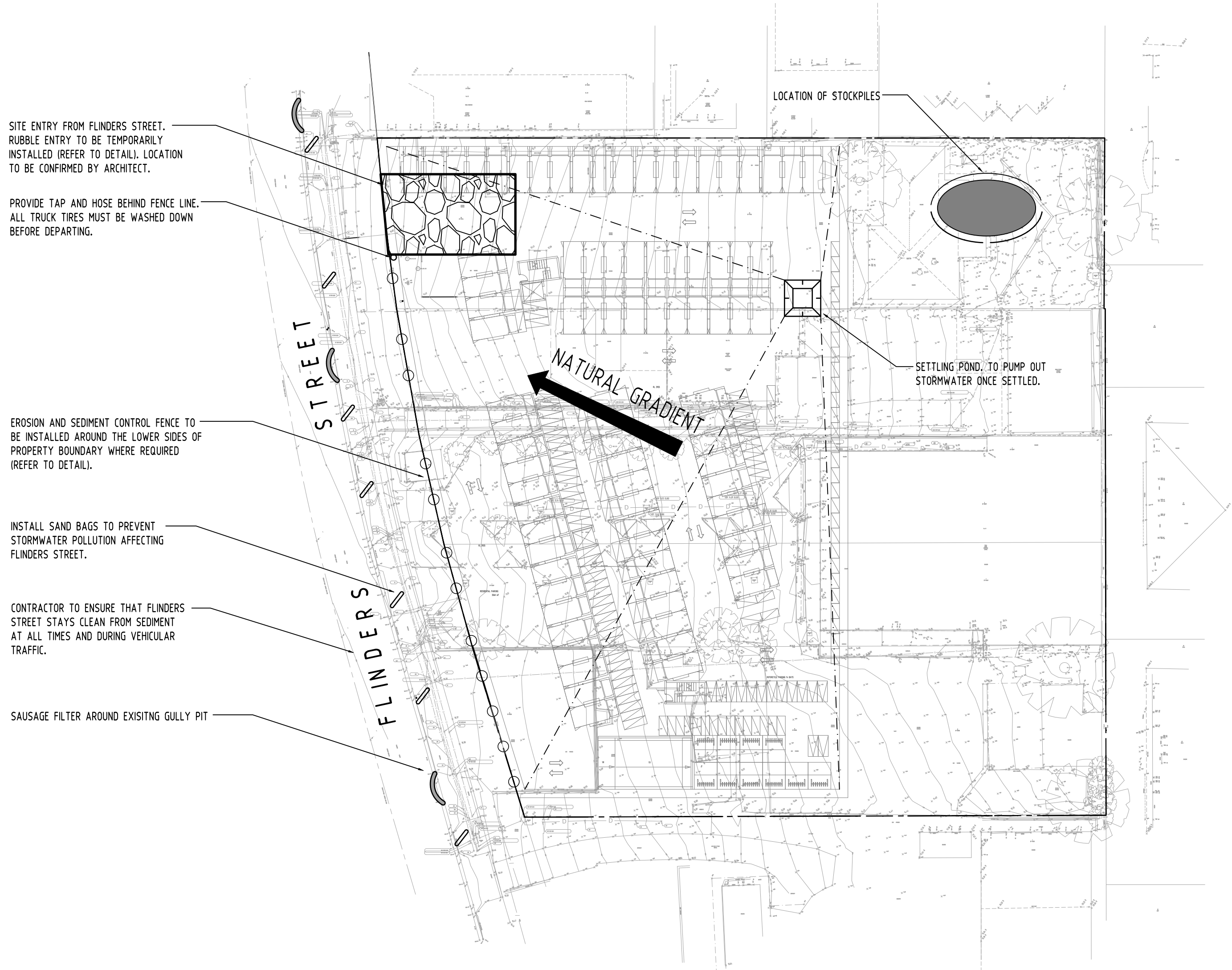
Drawing Status **FOR APPROVAL**  
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Drawing Title  
**STORMWATER CONCEPT DESIGN  
ROOF PLAN**

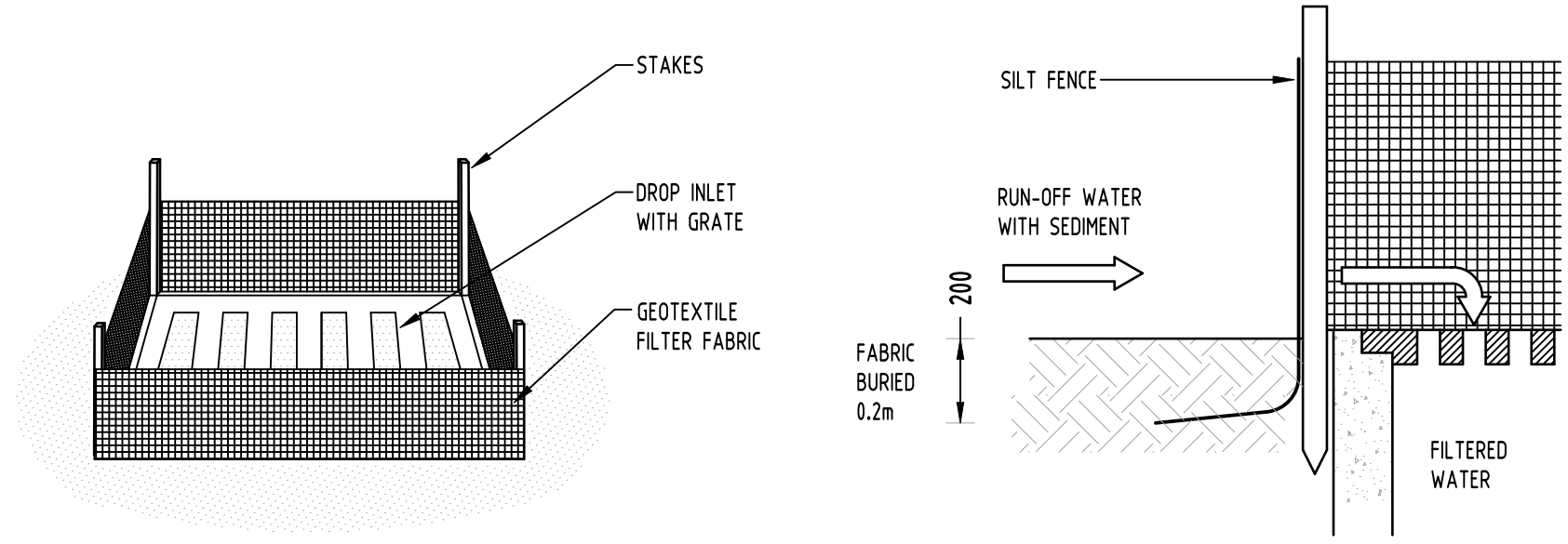
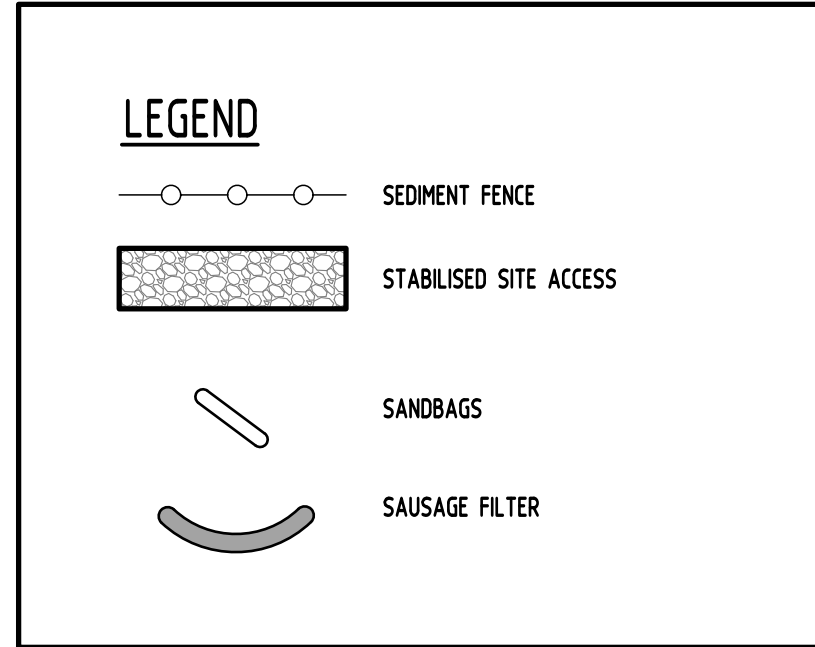
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**20210130 SW203 A**







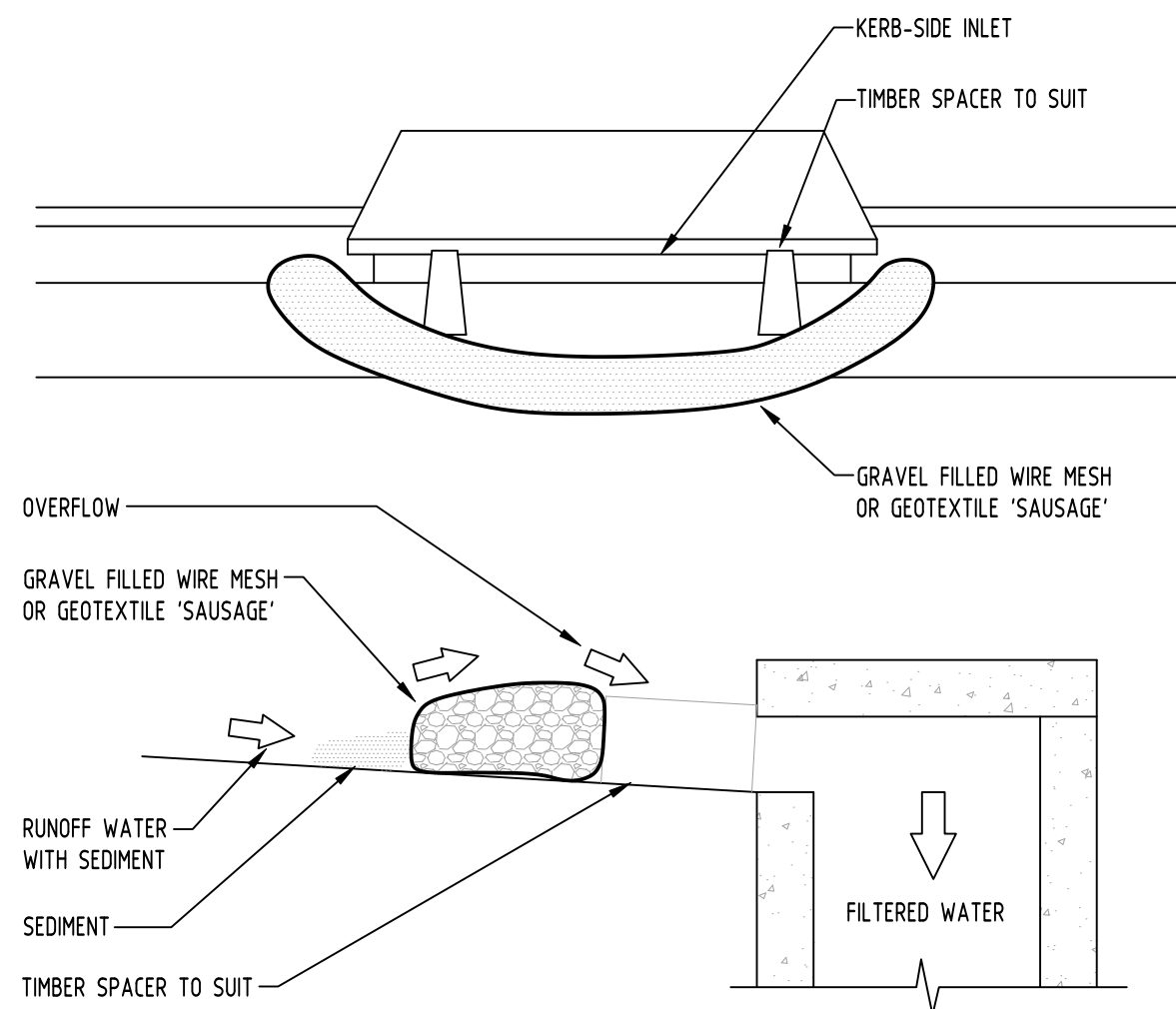
EROSION AND SEDIMENT CONTROL  
SCALE 1:400



GEOTEXTILE INLET FILTER  
NOT TO SCALE

EROSION & SEDIMENTATION CONTROL  
NOTES

1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.



GRAVEL INLET FILTER (SAUSAGE)  
NOT TO SCALE

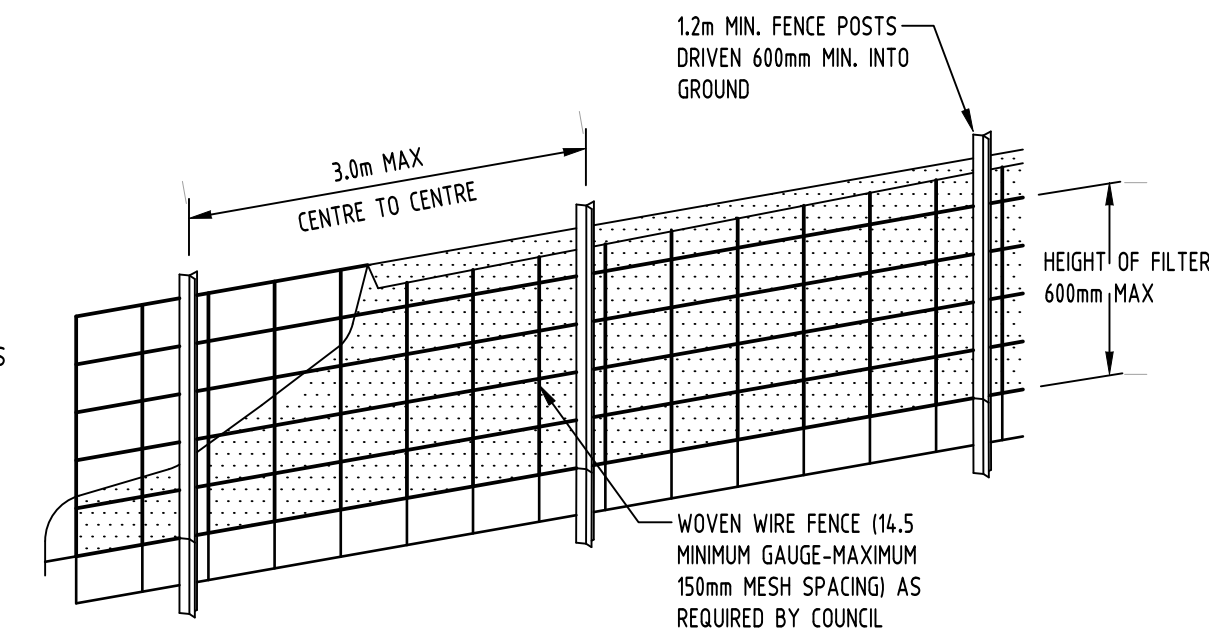
GENERAL NOTES

1. THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

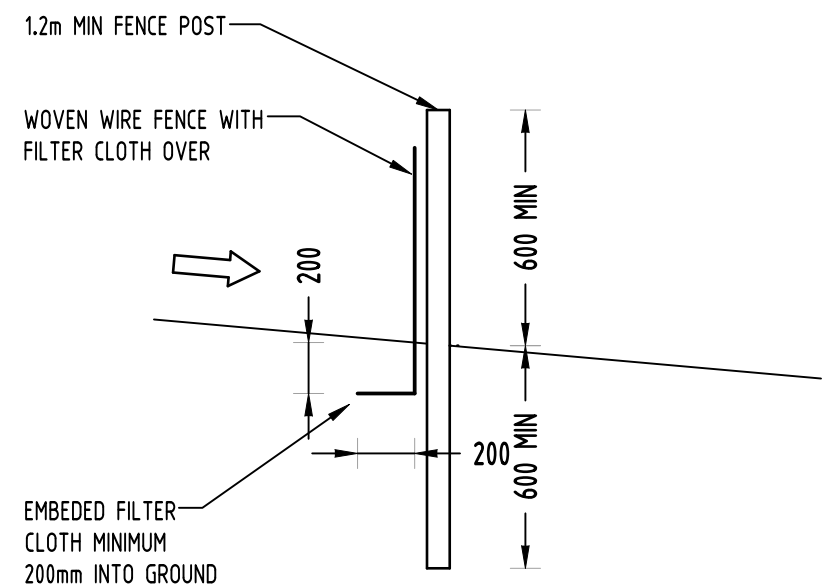
CLAY SOILS

A SYSTEM SHALL BE INSTALLED TO EITHER:

1. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
2. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.



DIAGRAMMATIC VIEW

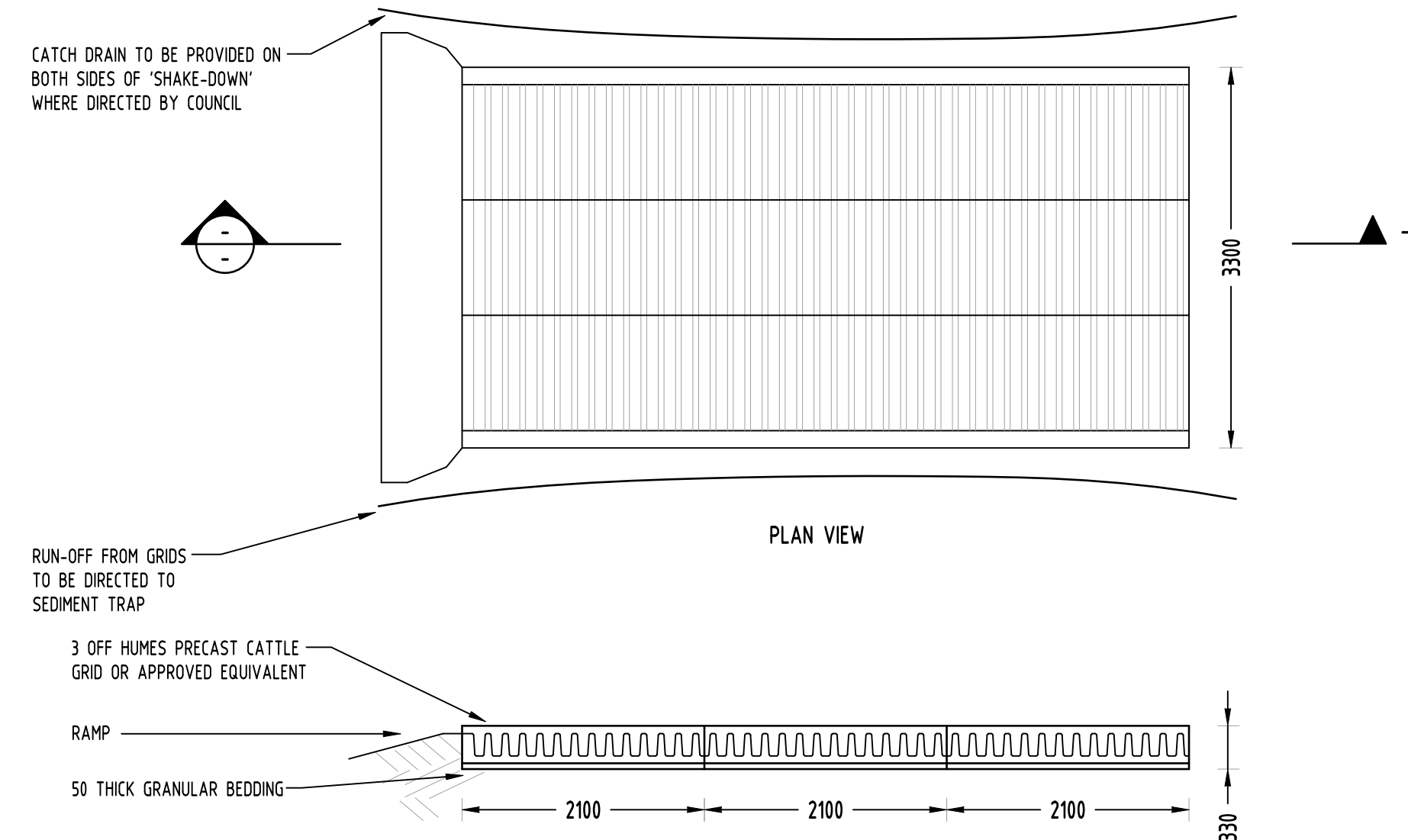


TYPICAL SECTION






SEDIMENT FENCE  
NOT TO SCALE

GEOTEXTILE INLET FILTER

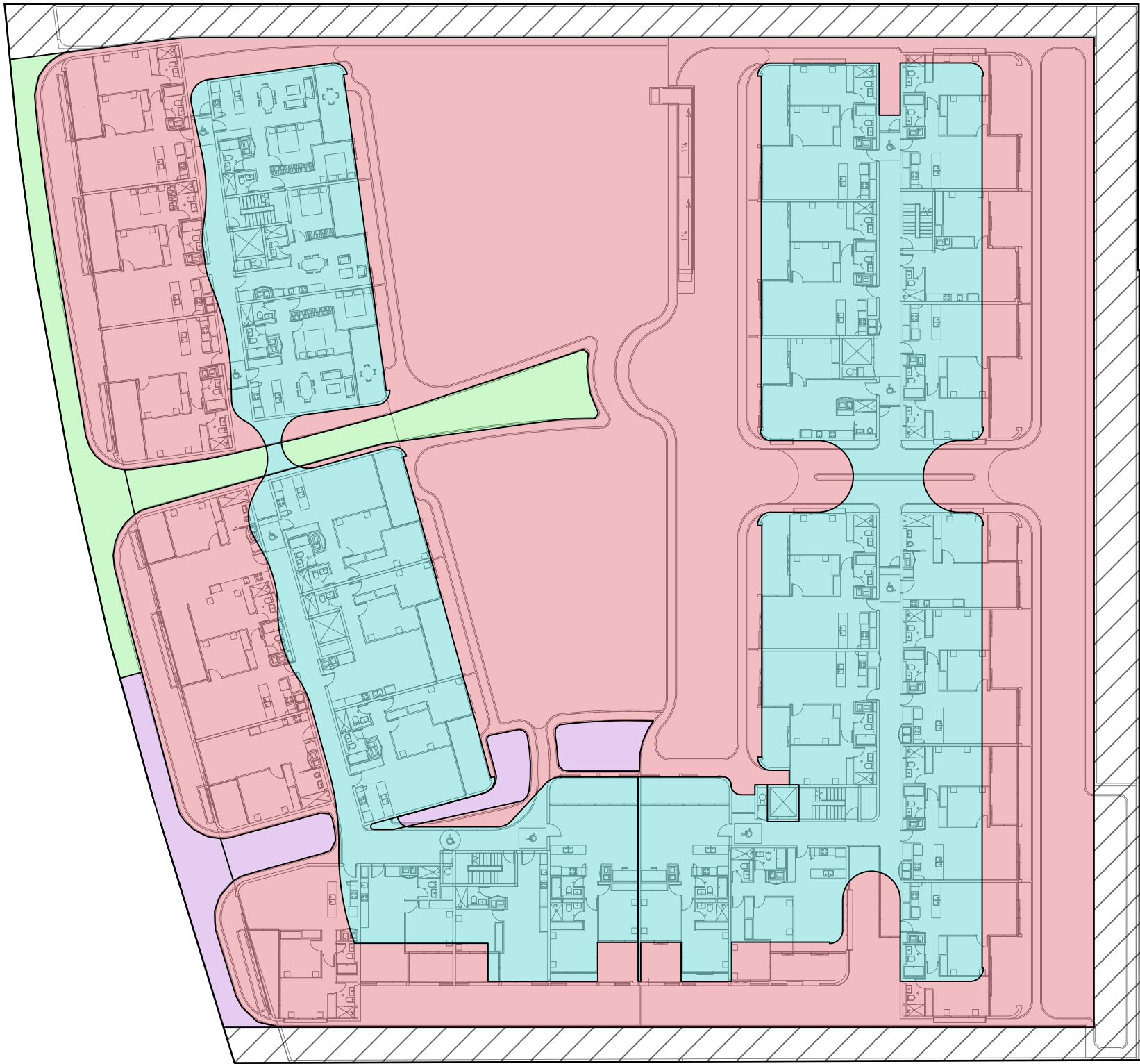
GEOTEXTILE INLET FILTER IS PLACED IN EVERY PIT WITHIN THE SITE TO ENSURE THE RUNOFF WATER DURING CONSTRUCTION NOT ENTER THE PITS.



TYPICAL SECTION  
'CATTLE GRID' ALTERNATIVE  
TEMPORARY CONSTRUCTION EXIT  
NOT TO SCALE

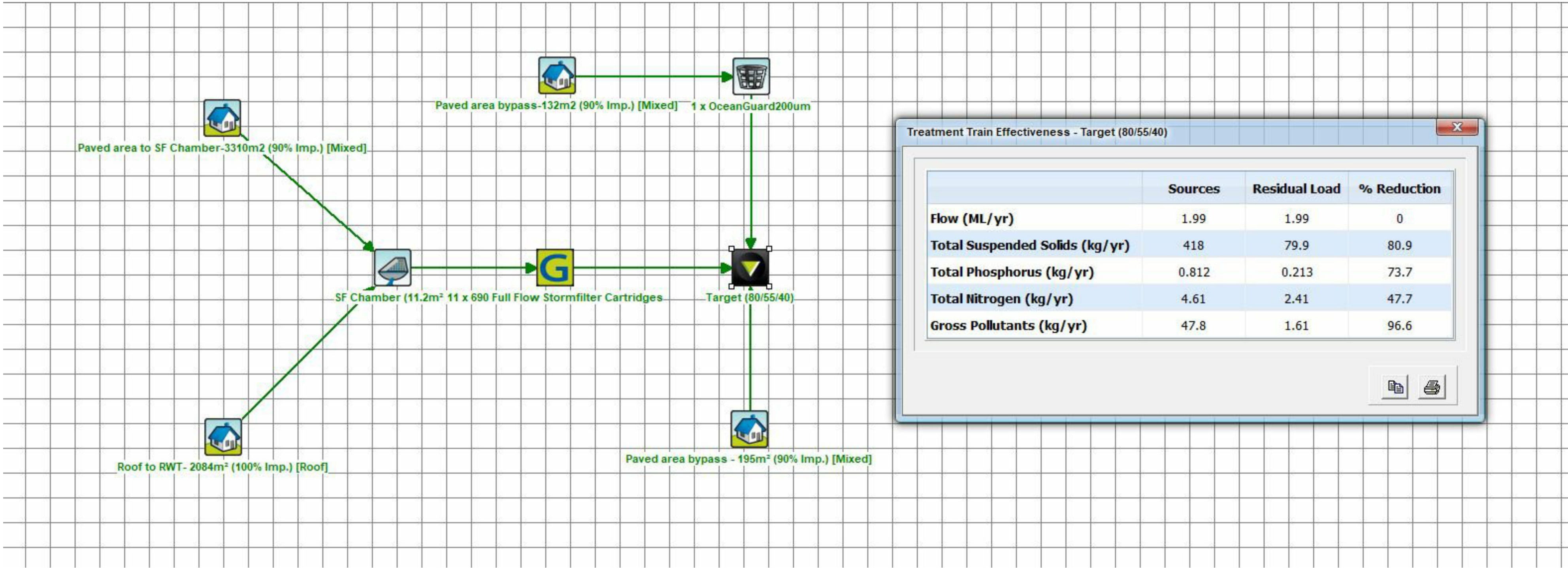
Reference Coordination Drawing											QUALITY CONTROL				WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF S&G CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF S&G CONSULTANTS PTY LTD	Scales 	CLIENT  LEVEL 33 DEVELOPMENTS	ARCHITECT   T +612 8199 1144 www.level33.com.au Nominated Registered Architect George O'Donovan NSW 6763	 Suite 5.03, Level 5, 156 PACIFIC HIGHWAY ST. LEONARDS, NSW 2065 T: +612 8883 4239 Email: office@sgce.com.au Web: www.sgce.com.au  A.B.N. 21 118 222 530	PROJECT  MIXED USE DEVELOPMENT  35-41 FLINDERS STREET, WOLLONGONG	Drawing Status  FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES	Drawing Title  EROSION AND SEDIMENT CONTROL PLAN AND DETAILS	Project No  20210130	Drawing No  SW400	Revision No  A																																																																																																																																																																																																																																																																												
Discipline	Drawing Title and Number	Date	Rev.	DRAWN	SC	DATE	25.06.21	CHECKED	SH		DATE	25.06.21	DESIGNED	SC												DATE	25.06.21	VERIFIED	SH	DATE	25.06.21	APPROVED	SH	DATE	25.06.21																																																																																																																																																																																																																																																																		
Issue internal sequence and revision history											DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSTING OF AUTHORITIES MARKS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DESIGN/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.																																																																																																																																																																																																																																																																																										





MUSIC CATCHMENT SITE BREAK-UP PLAN

SCALE 1:400



Reference Coordination Drawing				
Discipline	Drawing Title and Number		Date	Rev.
ARCH				
ARCH				
STRUCT				
MECH				
ELEC				
HYD				
FIRE				
LANDS				
CIVIL				
SURVEY				

Issuer internal sequence and revision history				
Issue	Last revision title	by	Date	Status
1-preliminary	2-development application	3-construction	4-tender	5-construction
6-other				

ENGINEERS AUSTRALIA  
Austlian Professional Engineer  
MEMBER

QUALITY CONTROL				
DRAWN	SC	DATE	25.06.21	
CHECKED	SH	DATE	25.06.21	
DESIGNED	SC	DATE	25.06.21	
VERIFIED	SH	DATE	25.06.21	
APPROVED	SH	DATE	25.06.21	

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Scales

0m 2 4 6 8 10  
SCALE 1:400 ON ORIGINAL SIZE

CLIENT  
LEVEL 33  
DEVELOPMENTS

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A.B.N. 21 118 222 530

PROJECT MIXED USE DEVELOPMENT 35-41 FLINDERS STREET, WOLLONGONG			Drawing Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title STORMWATER CONCEPT DESIGN MUSIC CATCHMENT PLAN			Project No 20210130		
Drawing No SW500			Revision No A		
Grid	Datum	Sheet	Scale (at original size)		
-	A.H.D.	8 OF 8	1200 @ A1		