Stormwater Management Plan

ROZELLE VILLAGE – BALMAIN LEAGUES CLUB

Issue: REV H

Prepared for: HEWORTH

Project No.: WD17151

13th May 2020

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1.0 INTRODUCTION

Webber Design has been engaged by Heworth to carry out preliminary site drainage concept documentation as part of the DA application for the proposed new development at the Balmain Leagues Club, 138 – 152 Victoria Road, Rozelle. Including advice regarding lawful point of discharge, overland flow path and on-site detention requirement.

The following site drainage review and attached documentation have generally been conducted in accordance with the guidelines contained within the Inner West Council Development Control Plan – Part E: Water and the Leichhardt Development Control Plan – Part D – Site Specific Controls Balmain Leagues Club.

CLIENT AND PROJECT DETAILS

Client: HEWORTH

Development: URBAN DEVELOP

Project Architect: SCOTT CARVER

Base architectural drawings: This report is based on the architectural planning drawings received dated 12 August 2019.

RELEVANT CODES AND STANDARDS

NCC - 2019

AS3500.3:2018 – Plumbing and drainage – Part 3: Stormwater drainage

Inner West Council Development Control Plan – Part E: Water

Leichhardt Development Control Plan – Part D

Marrickville MUSIC Modelling Guidelines

PROPERTY DETAILS

The details of the property for the proposed development are as itemized within Table 1 below.

Title	Lot 1 DP528045, Lot 1 DP109047, Lot 104 DP733658, Lots 101 & 102 DP629133, Lots 37 & 37 DP421, Lot 46 DP190866
Street Address	138 – 152 Victoria Road, Rozelle, 154 – 156 Victoria Road, Rozelle 697 Darling Street, Rozelle, 1-7 Waterloo Street, Rozelle
Site Area	7337m^2 (Approximate)

Table 1 – Property Details

The site encompasses encompassed frontages to Victoria Road, Waterloo Street, and Darling Street. As marked on the below locality plan, Figure 1.

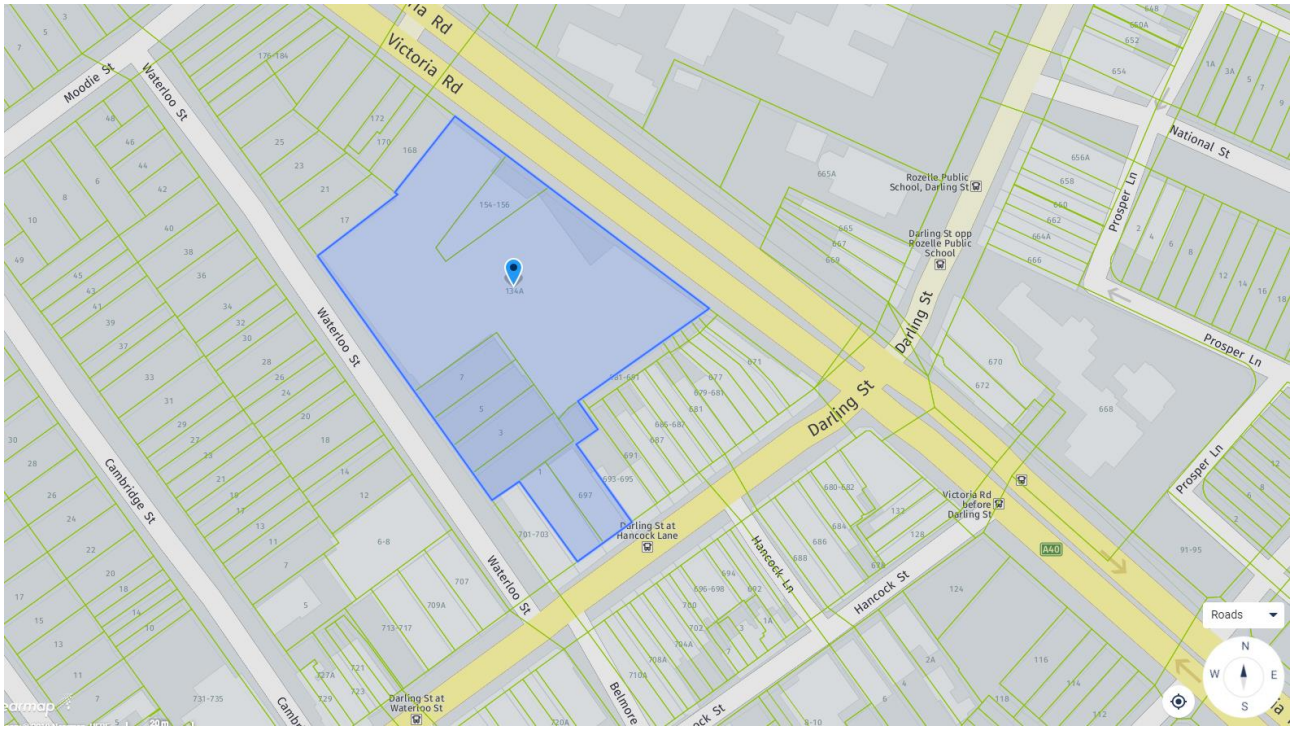


Figure 1 – Site Locality Plan

2.0 EXISTING SITE

The existing site is currently made up of a number of low-rise commercial buildings over the majority of the site, approximately 60% site coverage, with the remainder of the site hard paved for vehicle parking and access, with minor planting beds on the building facades.

The site is approximately 95% impervious and predominantly covered by the aforementioned buildings, vehicle parking and vehicle access, as shown on Figure 2 below.

For the existing site survey refer to survey documentation prepared by LTS Lockley Land Surveyors, Appendix A.



Figure 2 – Existing Site Use

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a new residential and commercial mixed-use development, compromising of the following elements:

- Two-level of basements:
  - One level basement for residential parking, accessed from Waterloo Street.
  - One level basement for retail parking, accessed from Victoria Road.
- Supermarket tenancy on Lower Ground Level, fronting Victoria Road.
- Retail space, Balmain Leagues Club, and open communal space on the Upper Ground Floor, fronting Waterloo Street, Darling Street, and Victoria Road.
- Overlain by residential floors to Level 12, with the residential floor areas reducing with height.

The proposed layout results in a site that is approximately 95% impermeable, as detailed within the post-development catchment plan, drawings C200, C201 and C350, Appendix C. Not taking into account raised planting and is therefore considered to be conservative.

Lawful point of discharge

The pre-development site currently utilises several points of discharge which connect to the council stormwater infrastructure via what appears to be solely kerb and channel connection within Waterloo Street and Victoria Street, in addition, the majority of overland flow from the vehicle hardstands appears to be directed towards Waterloo Street. The council in-ground drainage infrastructure maps for the site also indicate a lack of in-ground infrastructure in the area, with kerb and channel connection more likely.

Refer site photos of the connection points as detailed within, Appendix B, and council in-ground stormwater drainage infrastructure map, also within Appendix B.

It is proposed that the new development will replace the kerb and channel connection with a new in-ground stormwater connection at Victoria Road as per council comments dated 21 November 2019. With council in-ground drainage infrastructure available at the corner of Victoria Street and Moodie Street.

As such, it is proposed the site will be drained to a single connection point to the existing council drainage pit on the corner of Victoria Road and Moodie Street, via a new outfall drain, on-site detention tank and flow control pit. Refer to drawing C200 & C205.

The proposed drainage connection will allow for the capture, temporary storage, and controlled discharge of stormwater to the in-ground council drainage in Waterloo Street, where it currently flows uncontrolled within the kerb and channel.

Overland Flow Path

Currently, the majority of overland flow is directed to the surface drainage system on Victoria Road. It is proposed to divert the overland from the common podium or plaza and heritage lane to Victoria Road as per the council's letter dated 15 April 2020.

The above information is detailed within the post-development overland flow path plan, refer C215 on Appendix C.

4.0 STORMWATER ASSESSMENT

Pre-Development Hydrology

The pre-development hydrology has been assessed with reference to the Inner West Council Development Control Plan – Part E – Water. With the theoretical peak discharge calculated for the 1 in 5 year as detailed within Table 2 below.

The existing site is approximately 95% developed as outlined within the above pre-development information, however, to size On-Site Detention Tank, the site is assumed to be at natural state. This is assumed to be 35% impermeable.

Storm Event	Time of Concentration	Cp	Intensity	Discharge (L/s)
5 Year ARI	7	0.35	144	231

Table 2 – Pre-Development Hydrology

Post Development Hydrology

The post-development hydrology catchment plan has been based on the preliminary architectural plans for the proposed new development. The Swinbourne Method vis OSD4 software was applied to the catchment plan, considering the 1 in 100 year ARI, time of concentration of 7 minutes and a runoff coefficient of 0.95. The results are as detailed in Table 3 below.

As outlined within the review of the post-development catchment plan the site has been nominated as 95% developed, i.e. ignoring raised planter beds to the balconies or communal open space which are expected to be included as part of the final design. The below figures are therefore considered to be the upper-end estimate.

Storm Event	Time of Concentration	Cp	Intensity
100 year ARI	7	0.95	220

Table 3 – Post-Development Hydrology

On-Site Detention

On-site detention is required to limit post-development outflow for the 100 year ARI to pre-development levels for the 5 year ARI (natural state condition assumed), as outlined within the Inner West Development Plan – Part E: Water.

Refer to Appendix C for calculations for the on-site detention tank volume, which have been based on the Swinburne method using OSD4W software.

Storm Event	Intensity (L/s)	OSD Tank Discharge (L/s)	Discharge Bypassing OSD Tank (L/s) (Heritage Laneway)	Total Site Discharge (L/s)	OSD Tank Volume (L)
100 year ARI	220	231	0	231	250,000

Table 4 – On-Site Detention

5.0 CONSTRUCTION

Site Access

While it is expected that a detailed site access management plan will be developed as part of the detailed design our preliminary review of the site access options are as follows.

It is proposed to access the site during construction from Waterloo Street as detailed on the proposed Sediment and Erosion control plans, C010 and C020, Appendix C.

Earthworks

The earthworks for the subject site will consist of excavation of approximately 2 levels of basement car parking which will extend over the majority of the development site. The structure will be built to the boundary with a structural engineer designed retention system to allow a vertical site cut.

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Erosion and Sediment Control

It is expected that all sediment and erosion controls will be finalized in the detail design phase, and a construction management plan will address the management of erosion and sediment control during construction and transportation.

However, preliminary sedimentation and erosion control measure have been identified within the sediment and erosion control plans and details, refer C010 and C020, Appendix B, as outlined within the Inner West Development Control Plan – Part E – Water.

6.0 Water Quality Strategy

On site treatment of the stormwater exiting the site is required to confirm to specific treatment targets as outlined within the Inner West Council – Development Control Plan – Part E: Water.

The required treatment targets are as follows:

Gross Pollutants – 90% reduction

Total Suspended Solids – 85% reduction

Total Phosphorus – 60% reduction

Total Nitrogen – 45% reduction

Modelling of the stormwater catchment has been completed using MUSIC modelling software, by ewater with WSUD reference guidelines for Marrickville Council prepared by Equatica dated February 2012 as a guide.

The proposed treatment option for this site include the following:

- Collection of the non-trafficable roofs for storage and re-use on-site, to be utilized for toilet flushing and landscape irrigation. Preliminary estimated allow for a daily drawdown on 2.5kL and an estimated tank size of 40kL.
- Collection of remaining areas such as balconies, terraces, plaza and heritage lane to the On-Site Detention Tank which is filter via. Spel Storm filter and discharge to a pit at the loading dock entry with Spel Stormsack prior to final discharge to the council drainage network.

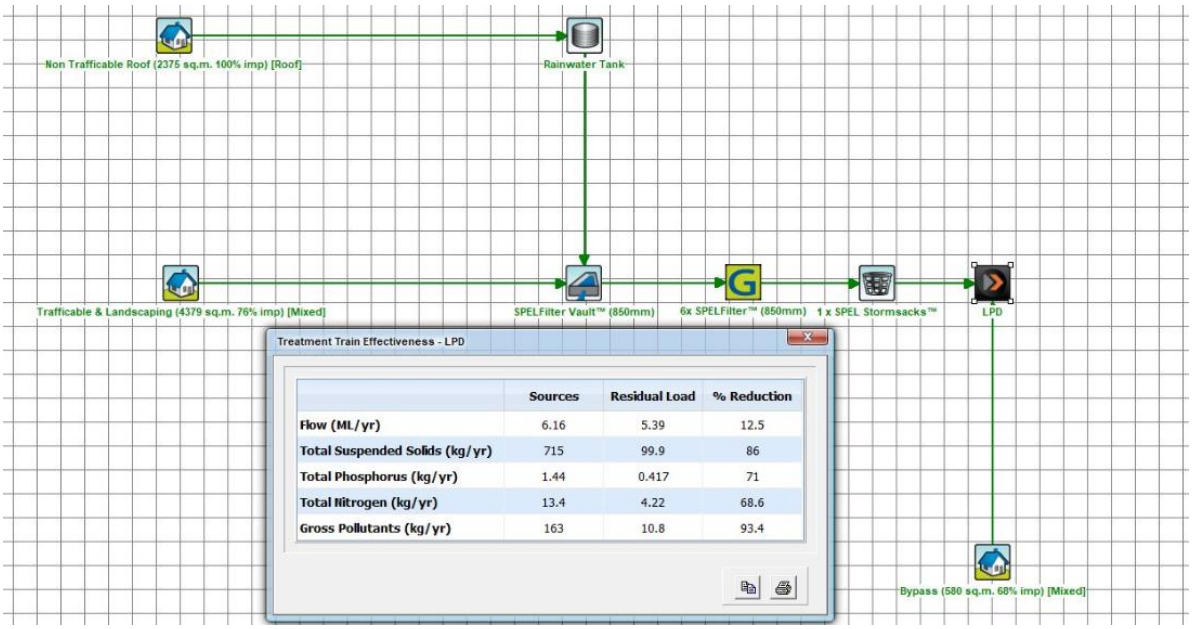


Figure 3 – Stormwater Treatment Diagram

Water Quality Results

Based on the above described MUSIC model the following results were achieved:

Items	Mean Annual Pollutant Loads (kg/yr)		Pollutant Reduction / Removal Rate (%)	Target Pollutant Removal Rate (%)
	Existing	Proposed With Treatment Train		
Total Suspended Solids	903	100	86	85
Total Phosphorus	2.7	0.42	71	60
Total Nitrogen	30.2	4.2	68.6	45
Gross Pollutant	368	10.8	93.4	90

Table 5: Treatment Train Result (Music Modelling Result)

Based on the treatment levels achieved within the MUSIC model described above the stormwater treatment quality is deemed acceptable.

7.0 APPENDICES

APPENDIX A – SITE SURVEY & COUNCIL REQUIREMENT

NOTES

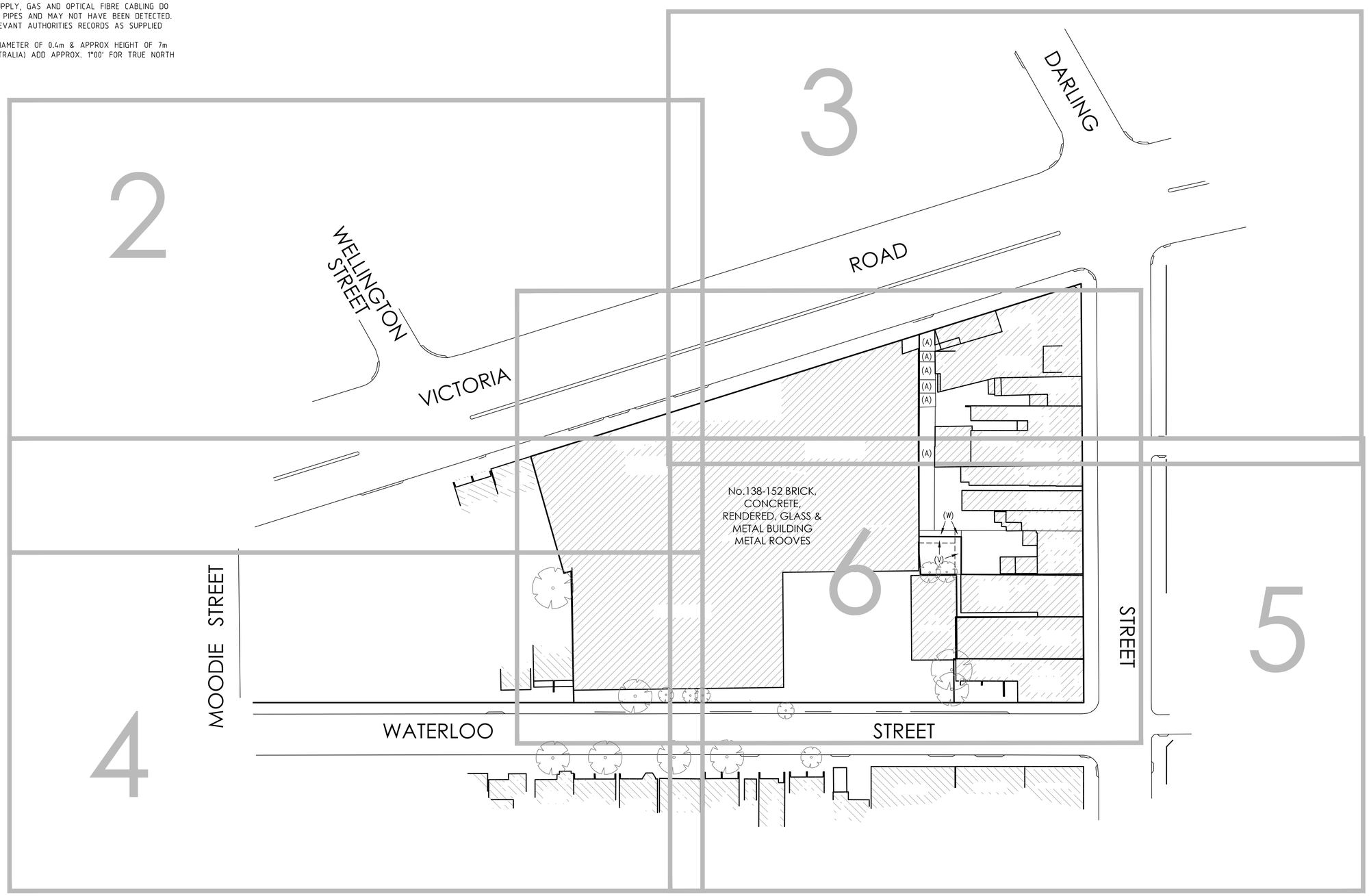
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3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **PM27846** R.L. **26.158** (A.H.D.) IN VICTORIA ROAD
4. CONTOUR INTERVAL **0.5 m**
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
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11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

EASEMENTS

(A) RIGHT OF WAY (VIDE BK 641 No 116)
(V) RIGHT OF CARRIAGEWAY 1.5 WIDE (VIDE DP733658)
(W) RIGHT OF CARRIAGEWAY 1.5 WIDE (VIDE DP733658)

LEGEND

BENCH MARK	▲
TELSTRA PILLAR	⊠ TP
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	◐ ELP
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ELECTRICITY BOX	EL
POWER POLE	● PP
PIT WITH CONCRETE LID	□ CLID
PIT WITH METAL LID	□ MLID
TRAFFIC LIGHT	■ TL
STREET SIGN	⊠ SS
RUBBISH BIN	◯ RB
ROAD TRAFFIC AUTHORITY	⊠ RTA
GRATED INLET PIT	▤ GIP
KERB INLET PIT	KIP
SEWER INSPECTION POINT	○ SIP
SEWER VENT	SEV
SEWER MANHOLE	◯ SMH
STOP VALVE	⊠ SV
HYDRANT	◧ HYD
WATER VALVE	WV
GAS VALVE	⊠ GAS
VEHICLE CROSSING	(VC)
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GAS (DBYD)	
TELSTRA (DBYD)	
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REFER TO NOTES AND LEGEND

0 10 15 20 30 40 50
SCALE 1:500 @ A1

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THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

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Registered Surveyor NSW

LOCKLEY
Registered Surveyors NSW
www.ltsl.com.au
Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client GRAND ROZELLE

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site Area 7331m²
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scale 1:500 @A1
date of survey 21/12/2017

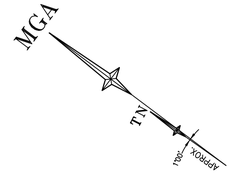
SHEET 1 OF 10 SHEETS

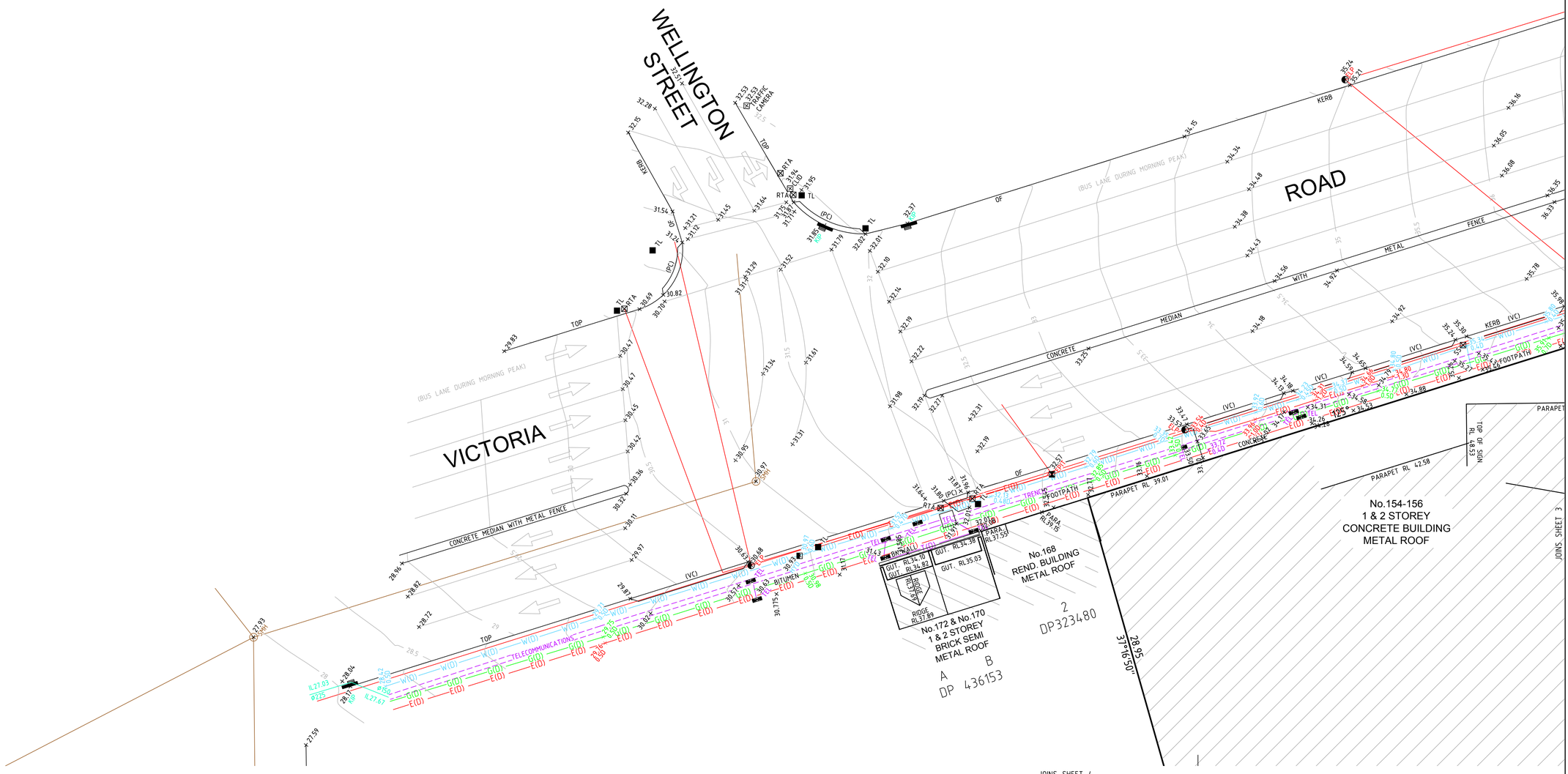
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0 4 6 8 12 16 20

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site Area 7331m²
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reference number 50194 001DT
scale 1:200 @A1
date of survey 21/12/2017

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ELECTRICITY (DETECTED)	E(D)

MGA

APPROX -.04°

DARLING ROAD

VICTORIA STREET

HANCOCK LANE

No.138-152
BRICK, CONCRETE, RENDERED, GLASS & METAL BUILDING METAL ROOVES

No.671
1 & 2 STOREY METAL & REND. BUILDING

No.673
1 & 2 STOREY BRICK BUILDING METAL ROOF

No.677
1 & 2 STOREY BRICK BUILDING METAL ROOF

No.679
2 & 3 STOREY BRICK BUILDING METAL ROOF

No.681
2 & 3 STOREY BRICK BUILDING METAL ROOF

No.683-685
2 STOREY BRICK BUILDING 'VINNIES'

DP 216444

EASEMENTS
(A) RIGHT OF WAY (VIDE BK 641 No 116)

JOINS SHEET 4

REFER TO NOTES AND LEGEND

SCALE 1:200 @ A1

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3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **PM27846** R.L. **26.158** (A.H.D.) IN VICTORIA ROAD
4. CONTOUR INTERVAL **0.5 m**
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
7. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
8. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
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10. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

DIAL BEFORE YOU DIG www.1100.com.au

REFER TO NOTES AND LEGEND

0 4 6 8 12 16 20

SCALE 1:200 @ A1

Revision	Date	Description	Reference
D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	19/02/18	TREES WITHIN SITE BOUNDARY ADDED	00

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

.....

Registered Surveyor NSW

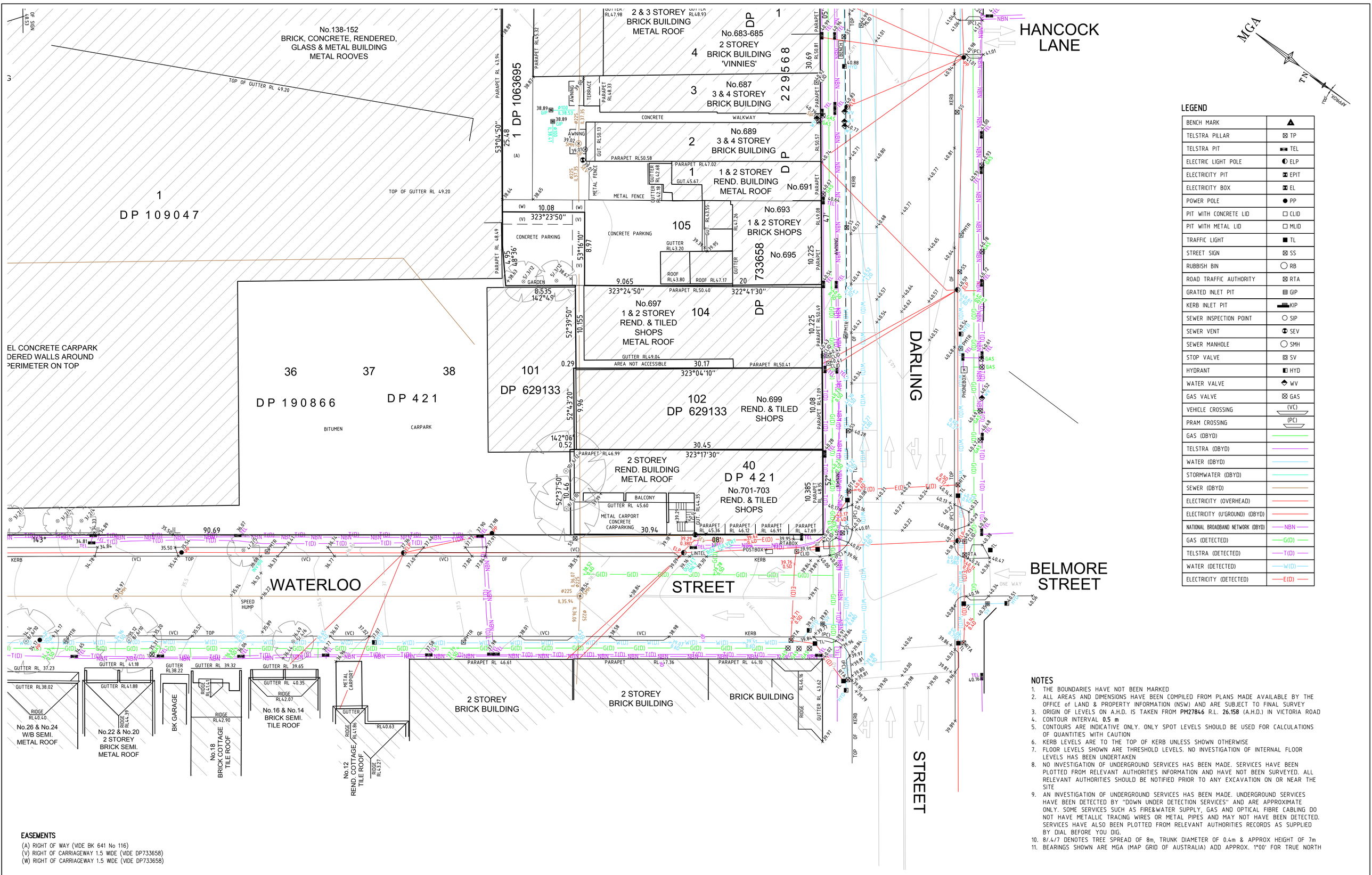
LTS LOCKLEY
Registered Surveyors NSW
www.ltsl.com.au
Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client GRAND ROZELLE

Drawing title

PLAN OF DETAIL AND LEVELS OVER LOT 1 DP528045, LOT 1 DP 109047, LOT 36 DP190866, LOTS 37 & 38 DP421, LOTS 101 & 102 DP629133 AND LOT 104 DP733658 AT VICTORIA ROAD, ROZELLE

datum	AHD
site Area	7331m²
LGA	INNER WEST
reference number	50194 001DT
scale	1:200 @A1
date of survey	21/12/2017
SHEET	4
OF	10 SHEETS



LEGEND

BENCH MARK	▲
TELSTRA PILLAR	⊠ TP
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
TRAFFIC LIGHT	TL
STREET SIGN	SS
RUBBISH BIN	RB
ROAD TRAFFIC AUTHORITY	RTA
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
SEWER INSPECTION POINT	SIP
SEWER VENT	SEV
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
WATER VALVE	WV
GAS VALVE	GAS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
GAS (DBYD)	
TELSTRA (DBYD)	
WATER (DBYD)	
STORMWATER (DBYD)	
SEWER (DBYD)	
ELECTRICITY (OVERHEAD)	
ELECTRICITY (U'GROUND) (DBYD)	
NATIONAL BROADBAND NETWORK (DBYD)	NBN
GAS (DETECTED)	G(D)
TELSTRA (DETECTED)	T(D)
WATER (DETECTED)	W(D)
ELECTRICITY (DETECTED)	E(D)

NOTES

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11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

EASEMENTS

(A) RIGHT OF WAY (VIDE BK 641 No 116)
(V) RIGHT OF CARRIAGEWAY 1.5 WIDE (VIDE DP733658)
(W) RIGHT OF CARRIAGEWAY 1.5 WIDE (VIDE DP733658)

DIAL BEFORE YOU DIG www.1100.com.au

REFER TO NOTES AND LEGEND

0 4 6 8 12 16 20
SCALE 1:200 @ A1

Revision	Date	Description	Reference
D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	19/02/18	TREES WITHIN SITE BOUNDARY ADDED	00

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

.....
Registered Surveyor NSW

LTS LOCKLEY
Registered Surveyors NSW
www.lts.com.au
Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client GRAND ROZELLE

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 DP528045, LOT 1 DP 109047, LOT 36 DP190866, LOTS 37 & 38 DP421, LOTS 101 & 102 DP629133 AND LOT 104 DP733658 AT VICTORIA ROAD, ROZELLE

datum AHD
site Area 7331m²
LGA INNER WEST

reference number 50194 001DT
scale 1:200 @A1
date of survey 21/12/2017

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11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

MGA

TN

APPROX 1°00'

LEGEND

BENCH MARK	▲
TELSTRA PILLAR	⊠ TP
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
TRAFFIC LIGHT	TL
STREET SIGN	SS
RUBBISH BIN	RB
ROAD TRAFFIC AUTHORITY	RTA
GRATED INLET PIT	GIP
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STOP VALVE	SV
HYDRANT	HYD
WATER VALVE	WV
GAS VALVE	GAS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
GAS (DBYD)	
TELSTRA (DBYD)	
WATER (DBYD)	
STORMWATER (DBYD)	
SEWER (DBYD)	
ELECTRICITY (OVERHEAD)	
ELECTRICITY (U'GROUND) (DBYD)	
NATIONAL BROADBAND NETWORK (DBYD)	NBN
GAS (DETECTED)	G(D)
TELSTRA (DETECTED)	T(D)
WATER (DETECTED)	W(D)
ELECTRICITY (DETECTED)	E(D)

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(A) RIGHT OF WAY (VIDE BK 641 No 116)
(V) RIGHT OF CARRIAGEWAY 1.5 WIDE (VIDE DP733658)
(W) RIGHT OF CARRIAGEWAY 1.5 WIDE (VIDE DP733658)

DIAL BEFORE YOU DIG www.1100.com.au

REFER TO NOTES AND LEGEND

0 4 6 8 12 16 20
SCALE 1:200 @ A1

VICTORIA ROAD

STREET

DARLING STREET

WATERLOO STREET

No.671
1 & 2 STOREY METAL & REND. BUILDING

No.673
1 & 2 STOREY BRICK BUILDING METAL ROOF

No.677
1 & 2 STOREY BRICK BUILDING METAL ROOF

No.679
2 & 3 STOREY BRICK BUILDING METAL ROOF

No.681
2 & 3 STOREY BRICK BUILDING METAL ROOF

No.683-685
2 STOREY BRICK BUILDING 'VINNIES'

No.687
3 & 4 STOREY BRICK BUILDING

No.689
3 & 4 STOREY BRICK BUILDING

No.691
1 & 2 STOREY REND. BUILDING METAL ROOF

No.693
1 & 2 STOREY BRICK SHOPS

No.695
1 & 2 STOREY REND. & TILED SHOPS METAL ROOF

No.697
1 & 2 STOREY REND. & TILED SHOPS METAL ROOF

No.699
REND. & TILED SHOPS

No.701-703
REND. & TILED SHOPS

No.138-152
BRICK, CONCRETE, RENDERED, GLASS & METAL BUILDING METAL ROOVES

No.154-156
1 & 2 STOREY CONCRETE BUILDING METAL ROOF

No.19 & No. 17
2 STOREY REND. SEMI METAL ROOF

3 LEVEL CONCRETE CARPARK RENDERED WALLS AROUND PERIMETER ON TOP

2 & 3 STOREY BRICK BUILDING METAL ROOF

2 & 3 STOREY BRICK BUILDING METAL ROOF

2 & 3 STOREY BRICK BUILDING METAL ROOF

2 STOREY REND. BUILDING METAL ROOF

1 & 2 STOREY REND. BUILDING METAL ROOF

METAL AWNING ABOVE

PAVED PATIO

METAL CARPORT CONCRETE CARPARKING

CONCRETE PARKING

GARDEN

AREA NOT ACCESSIBLE

BITUMEN

CARPARK

SPEED HUMP

KERB

FOOTPATH

CONCRETE

METAL FENCE

WALKWAY

BALCONY

LINTEL

POSTBOX

TOP OF GUTTER RL 49.20

PARAPET RL 44.07

PARAPET RL 42.58

PARAPET RL 39.01

PARAPET RL 43.94

PARAPET RL 45.87

PARAPET RL 45.89

PARAPET RL 50.58

PARAPET RL 47.02

PARAPET RL 50.40

PARAPET RL 46.99

PARAPET RL 50.41

PARAPET RL 45.36

PARAPET RL 46.12

PARAPET RL 46.91

PARAPET RL 47.69

1 DP 1063695

1 DP 109047

SP 67362

DP 190866

DP 421

DP 216444

DP 229568

DP 258388

DP 733658

DP 629133

36 37 38

101 102 104

Revision	Date	Description	Reference
D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	19/02/18	TREES WITHIN SITE BOUNDARY ADDED	00

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Registered Surveyor NSW

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Registered Surveyors NSW
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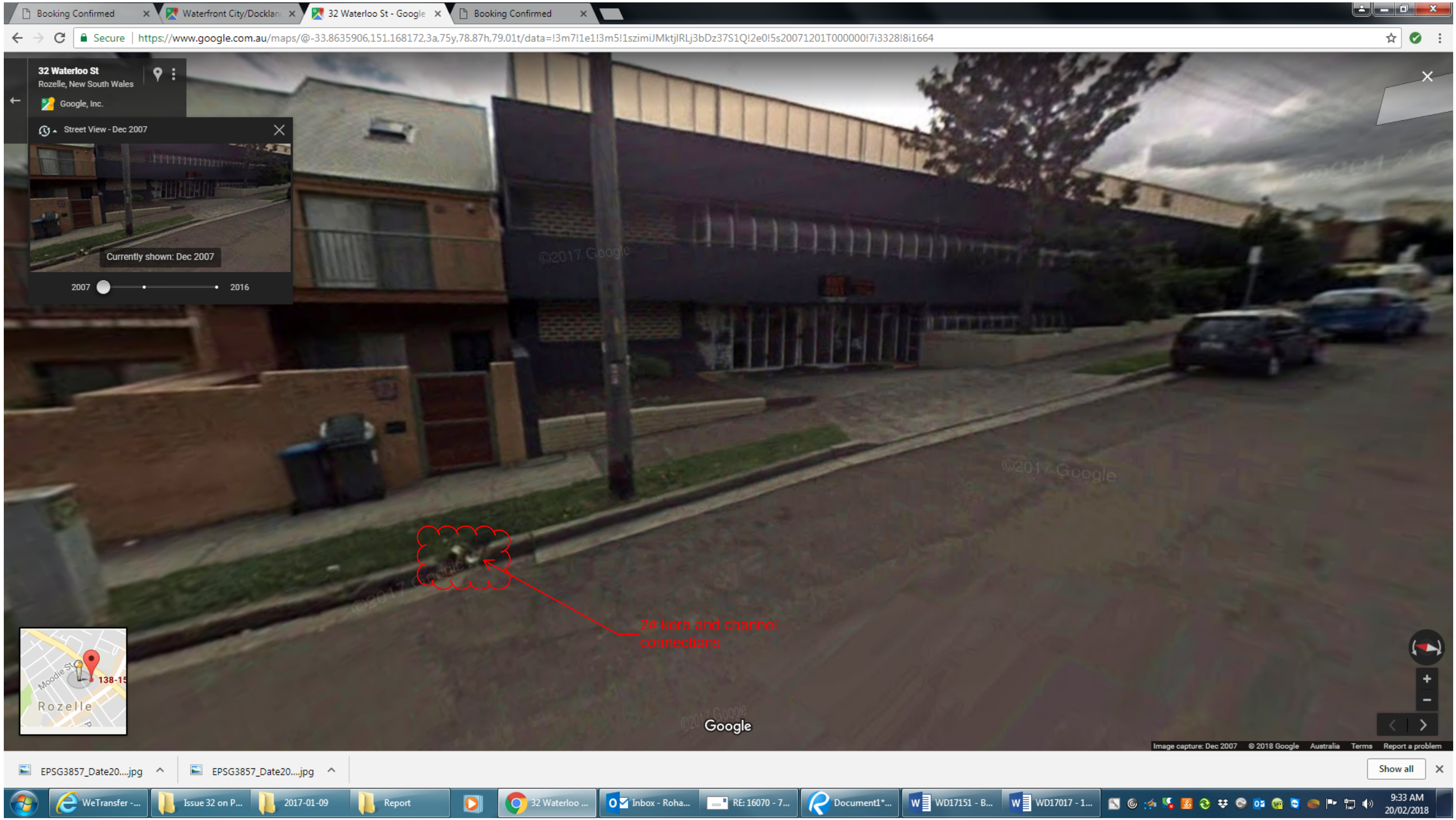
datum AHD
site Area 7331m²
LGA INNER WEST

reference number 50194 001DT
scale 1:200 @A1
date of survey 21/12/2017

APPENDIX B – EXISTING SITE STORMWATER DISCHARGE


Booking Confirmed
Waterfront City/Docklan
16 Waterloo St - Google
Booking Confirmed
Secure
https://www.google.com.au/maps/@-33.8639907,151.1685229,3a,75y,47.56h,77.47t/data=!3m7!1e1!3m5!1sbx12eU5zCPYFsEJ6H7Tj2Q!2e0!5s20071201T000000!7i3328!8i1664
16 Waterloo St
Rozelle, New South Wales
Google, Inc.
Street View - Dec 2007
Currently shown: Dec 2007
2007
2016
External hard stand graded towards Waterloo Street
3# kerb and channel connections
Moodie St
Rozelle
138-15
Google
Image capture: Dec 2007
© 2018 Google
Australia
Terms
Report a problem
EPSG3857_Date20....jpg
EPSG3857_Date20....jpg
Show all
WeTransfer -...
Issue 32 on P...
2017-01-09
Report
16 Waterloo ...
Inbox - Roha...
RE: 16070 - 7...
50194 001DT ...
WD17151 - B...
WD17017 - 1...
9:29 AM
20/02/2018


Booking Confirmed
Waterfront City/Docklan
18 Waterloo St - Google
Booking Confirmed
Secure
https://www.google.com.au/maps/@-33.8639124,151.1684544,3a,75y,88.85h,75.68t/data=!3m7!1e1!3m5!1sTUyvqlElwG-jai01-26iDQ!2e0!5s20071201T000000!7i3328!8i1664
18 Waterloo St
Rozelle, New South Wales
Google, Inc.
Street View - Dec 2007
Currently shown: Dec 2007
2007
2016
External hard stand graded towards Waterloo Street
3# kerb and channel connections
Kerb and channel connections
Waterloo St
Moodie St
Rozelle
Google
Image capture: Dec 2007
© 2018 Google
Australia
Terms
Report a problem
EPSG3857_Date20....jpg
EPSG3857_Date20....jpg
Show all
WeTransfer -...
Issue 32 on P...
2017-01-09
Report
18 Waterloo ...
Inbox - Roha...
RE: 16070 - 7...
Document1*...
WD17151 - B...
WD17017 - 1...
9:30 AM
20/02/2018


Booking Confirmed
Waterfront City/Docklan
32 Waterloo St - Google
Booking Confirmed
Secure
https://www.google.com.au/maps/@-33.8635906,151.168172,3a,75y,78.87h,79.01t/data=!3m7!1e1!3m5!1szimiJMktjlRLj3bDz37S1Q!2e0!5s20071201T000000!7i3328!8i1664
32 Waterloo St
Rozelle, New South Wales
Google, Inc.
Street View - Dec 2007
Currently shown: Dec 2007
2007
2016
©2017 Google
2# kerb and channel connections
Moodie St
Rozelle
Google
Image capture: Dec 2007
© 2018 Google
Australia
Terms
Report a problem
EPSG3857_Date20....jpg
EPSG3857_Date20....jpg
Show all
WeTransfer -...
Issue 32 on P...
2017-01-09
Report
32 Waterloo ...
Inbox - Roha...
RE: 16070 - 7...
Document1*...
WD17151 - B...
WD17017 - 1...
9:33 AM
20/02/2018


Booking Confirmed
Waterfront City/Docklan
6 Waterloo St - Google
Booking Confirmed
Secure
https://www.google.com.au/maps/@-33.8641951,151.1686869,3a,75y,26.18h,79.98t/data=!3m7!1e1!3m5!1s1oR-G8pV8h5CB8XADsVVgQ!2e0!5s20160901T000000!7i13312!8i6656
6 Waterloo St
Rozelle, New South Wales
Google, Inc.
Street View - Sep 2016
Currently shown: Sep 2016
2013
2016
External hard stand graded towards Waterloo Street
External hard stand graded towards Waterloo Street
2# kerb and channel connections
Byers
Moodie St
138-152
Rozelle
Google
Image capture: Sep 2016
© 2018 Google
Australia
Terms
Report a problem
EPSG3857_Date20....jpg
EPSG3857_Date20....jpg
Show all
WeTransfer -...
Issue 32 on P...
2017-01-09
Report
6 Waterloo S...
Inbox - Roha...
RE: 16070 - 7...
Document1*...
WD17151 - B...
WD17017 - 1...
9:35 AM
20/02/2018

APPENDIX C – POST DEVELOPMENT HYDROLOGY PLANS AND SEDIMENT AND EROSION CONTROL PLANS

MIXED USE DEVELOPMENT
TIGERS LEAGUES CLUB
138-152 VICTORIA ROAD, ROZELLE
17151 - CIVIL DOCUMENTATION

DRG No.	DRAWING TITLE
C000	COVER SHEET
C001	CIVIL NOTES
C010	SEDIMENT AND EROSION CONTROL PLAN
C020	SEDIMENT AND EROSION CONTROL DETAILS
C100	BASEMENT 2 - DRAINAGE PLAN
C105	BASEMENT 1 - DRAINAGE PLAN
C200	LOWER GROUND FLOOR - DRAINAGE PLAN
C205	OUTFALL DRAIN
C210	UPPER GROUND FLOOR - DRAINAGE PLAN
C215	OVERLAND FLOW PATH
C350	ROOF - CATCHMENT AREA
C400	VICTORIA RD - PROPOSED CROSSING LEVEL PLAN
C410	VICTORIA RD - PROPOSED CROSSOVER SECTION
C420	VICTORIA RD - PROPOSED VEHICLE SWEPT PATH
C500	TYPICAL CIVIL DETAILS - SHEET 1
C501	TYPICAL CIVIL DETAILS - SHEET 2
C502	CIVIL SECTIONS - SHEET 1
C503	CIVIL SECTIONS - SHEET 2
C600	VICTORIA RD - CROSS SECTION - INBOUND
C610	VICTORIA RD - CROSS SECTION - OUTBOUND
C650	VICTORIA ROAD - VEHICLE LONGITUDINAL SECTION - OUTBOUND
C651	VICTORIA ROAD - VEHICLE LONGITUDINAL SECTION - OUTBOUND



LOCALITY PLAN

WEBBER DESIGN
STRUCTURAL ENGINEERING

A1 0 1 2 3 4 5 6 7 8 9 10

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DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P1	PRELIMINARY ISSUE	RG	JO	22.02.18					
P2	D.A. SUBMISSION	GP	WC/NRA	15.08.19					
P3	GENERALLY REVISED - DA	GP	GP	01.05.20					
P4	GENERALLY REVISED - DA	GP	GP	06.05.20					
P5	GENERALLY REVISED - DA	GP	GP	12.05.20					
P6	GENERALLY REVISED - DA	GP	GP	13.05.20					

WEBBER DESIGN
STRUCTURAL ENGINEERING
MELBOURNE OFFICE:
LOWER GROUND, 15 QUEEN STREET
MELBOURNE, VIC, AUSTRALIA 3000
T: +61 3 9614 7155
SYDNEY OFFICE:
SUITE 301, LEVEL 3, 19A BOUNDARY STREET
RUSHCUTTERS BAY, NSW, AUSTRALIA 2011
T: +61 2 9690 2488

PRELIMINARY ISSUE

CLIENT
HEWORTH

PROJECT
MIXED USE DEVELOPMENT
TIGERS LEAGUES CLUB
138-152 VICTORIA ROAD,
ROZELLE

TITLE
COVER SHEET

CIVIL DRAWING

DATE	DESIGNED BY	CHECKED BY
FEB'18	RG	AW
SCALES AT A1	DRAWN BY	APPROVED BY
1 : 20	JO	PW
JOB No.	DRAWING No.	REV.
17151	C000	P6

PRINT TIME: 13/05/2020 9:04:01 AM
C:\Users\gp\sd\Documents\REVIT BACKUPS\W17151_138-152 Victoria Road_CENTRAL_gpsd4XU2BU.rvt

GENERAL NOTES:

1. THESE DRAWINGS, SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION, & ALL OTHER ASSOCIATED DISCIPLINE DRAWINGS SHOULD THERE BE ANY 'DISCREPANCY', POTENTIAL CONFLICT/CLASH ETC., NOTIFY THE SUPERINTENDENT IMMEDIATELY FOR RESOLUTION
2. THE CONTRACTOR SHALL ARRANGE & PAY FOR ALL INSPECTIONS REQUIRED BY THE COUNCIL & ALL OTHER RELEVANT STATUTORY AUTHORITIES THE CONTRACT SHALL PAY FOR PERMIT FEES, INSPECTION FEES & OTHER FEES PAYABLE TO THE AUTHORITIES. ANY DRAINAGE OR OTHER LEVY FEES TO BE PAID BY THE PRINCIPAL.
3. ALL SUB-GRADES/SUB-BASES/BASE COURSES & DRAINS, PRIOR TO CONCEALMENT, ARE TO BE INSPECTED BY THE SUPERINTENDENT & ALSO TESTS WITNESSED AND/OR VERIFIED BY AN AGREED PROCEDURE. AT LEAST TWO (2) DAYS' NOTICE (IN WRITING) TO BE GIVEN. IT SHOULD BE NOTED THAT THESE INSPECTIONS/FINDINGS ARE NOT TO BE TAKEN AS HAVING RECEIVED APPROVAL FOR THE COMPLIANCE OF THE INSTALLATION/CONSTRUCTION ETC. COMPLIANCE WILL BE ISSUED SUBJECT TO 'SATISFACTORY' EVIDENCE THAT THE WORKS COMPLY WITH THE CONTRACT DOCUMENTS & AUTHORITIES/SERVICE COMPANIES' REQUIREMENTS.
4. EXISTING SURFACE LEVELS/FEATURES SHOWN HAVE BEEN USED IN THE DESIGN PROCESS. THESE ARE SHOWN AS A GUIDE ONLY & MAY BE USED BY THE CONTRACTOR ON THE BASIS THAT THERE WILL BE NO CONTRACTUAL VARIATION APPROVED FOR ANY DISCREPANCIES IN THE EXISTING LEVELS/FEATURES CAUSING VARIATIONS IN THE QUANTITIES.
5. ALL CONNECTING ('TYING INTO); SURFACE LEVELS, INVERT LEVELS, FEATURES SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION OF ANY WORKS. REPORT ALL FINDINGS TO THE SUPERINTENDENT PRIOR TO PROCEEDING WITH THE WORK.
6. ANY SERVICE THAT IS DISUSED/REDUNDANT/TO BE ABOLISHED SHALL BE ABOLISHED & REMOVED. CUT/PLUG/SEAL & REMOVE ABOLISHED PORTIONS ENSURING RETAINED PORTIONS ARE SECURELY SEALED/PLUGGED ALL TERMINATIONS SHALL BE IN ACCORDANCE WITH THE AUTHORITIES/SERVICE COMPANIES' REQUIREMENTS. ANY SERVICES TO BE RELOCATED SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS & THE REQUIREMENTS OF THE AUTHORITIES/ SERVICE COMPANIES BACKFILL RESULTANT EXCAVATIONS IN ACCORDANCE WITH CL. 17. ALLOW TO SAW-CUT PAVEMENTS PRIOR TO EXCAVATION & REINSTATE TO NEAREST JOINT.
7. ALL TRENCHES/EXCAVATIONS UNDERNEATH PAVED/NON-SPANNING SLABS/KERBS/CHANNELS/AND WITHIN 500mm OF THESE SHALL BE BACKFILLED WITH CLASS 2 20mm CRUSHED ROCK PLACED & COMPACTED IN LAYERS TO A DENSITY OF 98% OF THE STANDARD MAXIMUM DRY DENSITY (S.M.D.D.) A.S.1289. TRENCHES/EXCAVATIONS ELSEWHERE SHALL BE BACKFILLED WITH APPROVED SELECT MATERIAL, FREE OF DEBRIS, RUBBLE, CLAY LUMPS & CAPABLE OF BEING COMPACTED IN LAYERS TO AT LEAST 95% OF THE S.M.D.D, OR OTHER OF COMPACTION AS INSTRUCTED BY THE SUPERINTENDENT. (ALLOW TO IMPORT IF INSUFFICIENT SELECT MATERIAL ON SITE)
8. ANY TRENCH/LOCAL EXCAVATION EXCEEDING 1.5m DEPTH, AND LESSER DEPTHS WHERE THE SIDES ARE NOT SELF-SUPPORTING, SHALL BE STABILESED/SHORED TO COMPLY WITH THE RELEVANT CONSTRUCTION SAFETY ACTS
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY DRAIN THE SITE AT ALL TIMES.
10. ANY PAVEMENT, FEATURE OR SURFACE THAT IS DISUSED/REDUNDANT/TO BE ABOLISHED SHALL BE ABOLISHED & REMOVED, ALLOW TO SAW-CUT OUT PAVEMENTS, FENCES & OTHER STRUCTURE FEATURES & SURFACES PRIOR TO THE REMOVAL. TO ENSURE NEAT EDGE FOR ABUTTAL, ALLOW TO SAW-CUT PAVEMENTS PRIOR TO EXCAVATION & REINSTATE TO NEAREST JOINT
11. NOT ALL EXISTING SERVICES/MAINS ARE NECESSARILY SHOWN. POSITIONS SHOWN ARE ASSUMED LOCATIONS ONLY.SITE VERIFICATION, INVOLVING PROBING, INVESTIGATIVE EXCAVATIONS & CHECKING RECORDS AT AUTHORITIES/ COMPANIES IS TO BE CARRIED OUT PRIOR TO COMMENCEMENT OF WORK & BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. DIMENSIONS REFER TO OUTER WALL OF BUILDING CENTRELINE OF SERVICE BACK OF KERB THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS & REFER ANY DISCREPANCIES TO THE SUPERINTENDENT PRIOR TO COMMENCING WORK.
13. DRAWINGS SHALL NOT BE SCALED
14. ON COMPLETION OF THESE WORKS THE CONTRACTOR SHALL CLEAN UP THE SITE TO THE SATISFACTION OF THE SUPERINTENDENT AND REMOVE ALL DEBRIS, RUBBLE & SURPLUS MATERIAL OFF SITE.
15. ALL ANOMALIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR CLARIFICATION BEFORE PUTTING WORK IN HAND.
16. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE NECESSARY VEHICLE CROSSING PERMIT IS OBTAINED FROM COUNCIL THE VEHICLE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT COUNCIL REQUIREMENTS
17. ALL HEIGHTS ARE TO AHD REFER LAND SURVEYOR.
18. EXCAVATED MATERIAL & TOPSOIL TO BE STOCKPILED AS DIRECT ED BY THE SUPERINTENDENT AND REUSED ON SITE AS MUCH AS POSSIBLE. NO MATERIAL TO BE MOVED OFF SITE UNLESS APPROVED BY THE SUPERINTENDENT
19. FOR LINE MARKING STANDARDS AND REQUIREMENTS REFER TO THE ARCHITECTS SPECIFICATIONS.
20. PRIOR TO COMMENCING ANY WORKS OR TRANSPORTATION OF SOIL OFF SITE REFER TO THE RECOMMENDATIONS CONTAINED WITHIN THE SOIL CONTAMINATION ASSESSMENT REPORT.
21. FOR PREPARATION OF SUB BASE TO PAVEMENTS, FOOTINGS FOR RETAINING WALLS, SCREENS, FENCES AND CONCRETE SEATING, REFER TO THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, REPORT No TBC, PREPARED BY TBC PTY. LTD., DATED TBC.

EXCAVATION, FILLING, COMPACTION TOPSOIL:

1. USEABLE TOPSOIL OBTAINED FROM EXCAVATIONS SHALL BE STOCKPILED SEPARATELY ON SITE FOR USE IN LANDSCAPING AREAS
2. FILLING.
   FILL MATERIAL SHALL BE FREE OF TOPSOIL, DELETERIOUS AND/OR PERISHABLE MATTER & WHICH AFTER COMPACTION HAS A MAXIMUM PARTICLE DIMENSION OF NOT MORE THAN 150mm WITHIN 400mm OF THE SUBGRADE, OR 400mm AT DEPTHS GREATER THAN 400mm BELOW SUBGRADE. MATERIAL CLASSIFIED AS SILT, EITHER BEFORE OR AFTER COMPACTION, IS NOT ACCEPTABLE AS FILL UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
   THE MATERIAL IMMEDIATELY BELOW THE FILL AREA SHALL BE SCARIFIED TO A DEPTH OF 150mm, & COMPACTED TO MEET THE SPECIFIED REQUIREMENTS,
   FILL SHALL BE PLACED & SPREAD IN UNIFORM LAYERS & SHALL BE COMPACTED TO MEET THE SPECIFIED REQUIREMENTS. DURING THE PLACEMENT OF FILL THE SURFACE OF EACH LAYER SHALL BE KEPT GENERALLY PARALLEL TO THE SURFACE OF THE SUBGRADE. ANY ROCKY MATERIAL PRESENT IN THE FILL FOR ANY LAYER SHALL BE UNIFORMLY DISTRIBUTED WITHIN THE LAYER & THE WHOLE SHALL BE COMPACTED AS SPECIFIED.
   THE CONTRACTOR SHALL ENSURE THAT AN ADEQUATE BOND WILL DEVELOP BETWEEN EACH LAYER OF FILL.
   FILLING SHALL BE CARRIED UP IN HORIZONTAL LAYERS, EXTENDING THE FULL WIDTH OF THE WORKS, NOT EXCEEDING 200mm. EACH LAYER SHALL BE COMPACTED IN ACCORDANCE WITH A.S. 1289 BY APPROVED COMPACTION EQUIPMENT, CAREFULLY ROUTED & DIVERTED TO ENSURE AN EVEN COMPACTION OVER THE FULL AREA OF EACH LAYER.
3. COMPACTION:
   COMPACTION REQUIREMENTS FOR EXCAVATION
   REPLACE UNSUITABLE MATERIAL IN CUTTINGS OTHER THAN SUB-GRADE - DENSITY OF SURROUNDING UNDISTURBED SOIL
   SUBGRADE PREPARATION, CUT OR FILL - COMPACTED TO NOT LESS THAW 98% STANDARD MAXIMUM DRY DENSITY FOR PAVEMENTS, 95% STANDARD MAXIMUM DRY DENSITY ELSEWHERE, AS 1289.
   REPLACE UNSUITABLE SUBGRADE MATERIAL -COMPACTED TO NOT LESS THAN 98% STANDARD MAXIMUM DRY DENSITY FOR PAVEMENTS, 95% STANDARD MAXIMUM DRY DENSITY ELSEWHERE, AS 1289.
4. SOIL REPORT
   REFER TO RECOMMENDATION CONTAINED WITHIN THE GEOTECHNICAL REPORT (REFER NOTE 21 OF THE GENERAL NOTES) FOR ALL SITE EXCAVATION FILLING AND COMPACTION REQUIREMENTS.

SERVICES:

1. THE CONTRACTOR SHALL COORDINATE LAYING OF SERVICES TO AVOID CLASHES. REFER CLASHES/CONFLICTS TO SUPERINTENDENT FOR RESOLUTION PRIOR TO PROCEEDING. (WHERE APPLICABLE)

PAVEMENTS:

1. CONCRETE FOOTPATH,
   I) CONCRETE TO BE 25 MPa AT 28 DAYS.
   II) EXPANSION JOINTS SHALL BE ZIPPED POLYETHYLENE FOAM WITH AN APPROVED JOINT SEALER (SUCH AS SIKA-FLEX). THESE JOINTS ARE TO BE LOCATED WHERE PAVEMENT ABUTS STRUCTURAL COMPONENT, I E. BUILDINGS, PITS ETC., & AT INTERVALS OF NOT MORE THAN 12 METRES.
   III) CONTRACTION JOINTS SHALL BE PROVIDED AT EVEN SPACINGS, BUT NOT MORE THAN 2m C-C IN PATHS. FOR BROAD AREAS, SPACING TO BE EVEN, BUT NOT MORE THAN 3M C-C. CONSTRUCTION JOINTS SHALL COINCIDE WITH EXPANSION/CONTRACTION JOINTS
   IV) NO CONCRETE POUR TO EXCEED 15 METRES.
   V) CONCRETE PAVING TO HAVE NON-SKID FLOAT FINISH.
2. ASPHALT & BITUMINOUS SURFACE TREATMENT BITUMEN, BITUMINOUS MIX & AGGREGATE MATERIAL FOR ASPHALT AND SURFACE TREATMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEC. 407 OF THE VICROADS SPEC., EXCEPT THE MAXIMUM VERTICAL IRREGULARITY AS MEASURED WITH A 3m STRAIGHT EDGE BETWEEN TWO POINTS SHALL NOT EXCEED 3mm THE FINISHED SURFACE SHALL BE FREE FROM DEPRESSIONS, RIDGES, JOINT OR OTHER IRREGULARITIES AND BE OF UNIFORM DENSITY & TEXTURE CONSISTENCY WITH NO FATTY OR BONEY AREAS (SEGREGATION)
3. CRUSHED ROCK, THE GRADING & PROPERTIES OF CRUSHED ROCK SHALL BE THE SAME CLASSIFICATION AS USED BY VICROADS,
4. PAVEMENT COMPACTION, SUB-BASE & BASECOURSE - COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM STANDARD DRY DENSITY, AS1289.
5. SOFT AREAS, THE CLAYEY SILT AND SOFT SOILS WITHIN THE PROPOSED CARPARK AREAS, SHALL BE REMOVED AND REPLACED UNDER THE DIRECTION OF THE CONTRACTORS GEOTECHNICAL ENGINEER WITH APPROVED FILL MATERIAL (NON-SILTY, NON-ORGANIC) WITH A CBR GREATER THAN 5

LANDSCAPE DEVELOPMENT:

1. RESPREAD USEABLE TOPSOIL OBTAINED FROM SITE STRIP IMPORT AS REQUIRED IF SHORTFALL
2. ALL SURFACES ARE TO BE FLUSH WITH ABUTTING PAVING, KERBS, CHANNELS & TO FINISHED SURFACE LEVEL INDICATED & BE GRADED UNIFORMLY

NOTE:

ROOF AND SURFACE DRANAGE (INCLUSIVE OF BALCONIES, TERRACES AND GROUND FLOOR) IS TO BE INDEPENDENTLY DRAINED AND DOCUMENTED BY THE HYDRAULIC ENGINEER

PRESERVATION OF EXISTING TREES MAINTENANCE REQUIREMENTS DURING CONSTRUCTION:

1. **OPEN TRENCHING:** IN THE PROXIMITY OF THE COUNCIL TREES IS TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.
2. **FINES:** CARE MUST BE TAKEN TO AVOID DAMAGE TO TREES DURING WORKS. UNDER COUNCIL BY LAWS FINES ARE APPLICABLE FOR ANY DAMAGE, INCLUDING BARK LOSS AND BROKEN BRANCHES
3. **REINSTATEMENT:** NATURE STRIP REINSTATEMENT MUST OCCUR IMMEDIATELY AFTER WORKS ARE COMPLETED. SPOILS ARE TO BE CLEAN, FERTILE AND WEED FREE. THE CONTRACTOR IS RESPONSIBLE FOR ANY SUBSIDENCE WHICH MAY OCCUR WITHIN THE FOLLOWING TWELVE (12) MONTHS. A DRY CLIMATE LAWN SEED IS TOO BE LIBERALLY APPLIED AND RAKED IN TO ALLOW GOOD GERMINATION AFTER RAIN OR WATERING
4. **NATIVE VEGETATION REMOVAL:** FOR WORKS REQUIRING THE REMOVAL OF NATIVE VEGETATION, APPROPRIATE INDIGENOUS SPECIES ARE TO NE REPLACED
5. **COMPENSATION:** IF ANY SIGNIFICANT TREES ARE DAMAGED OR SUFFER ILL EFFECTS DUE TO NON COMPLIANCE WITH THE COUNCILS REQUIREMENTS, COUNCIL MAY SEEK COMPENSATION

ABOLITIONS:

1. ABOLISH AND REMOVE ALL DISUSED ITEMS, EXISTING ASPHALT PAVEMENT, DISUSED PITS, DRAINS, DISUSED ELECTRICAL, LIGHTING AND OTHER ITEMS TO BE ABOLISHED
2. ALL TREES THAT ARE TO BE ABOLISHED ARE HAVE THEIR ROOTS GRUBBED OUT TO 300mm BELOW FORMATION LEVEL
3. ANY ITEMS THAT CAN BE SALVAGED/RE-USED SHALL BE DISMANTLED/ABOLISHED CAREFULLY AND OFFERED TO THE PRINCIPAL FIRSTLY FOR RE-USE. SHOULD THE PRINCIPAL NOT REQUIRED THESE ITEMS, THEY SHALL BE COME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM SITE.
4. ALL TERMINATIONS ARE TO BE MADE IN ACCORDANCE WITH AUTHORITIES, SERVICES, COMPANIES REQUIREMENTS. RESULTANT EXCAVATIONS TO BE BACKFILLED WITH CRUSHED ROCK WHERE LOCATED BENEATH PAVEMENTS, KERB AND CHANNELS AND WITHIN 500mm OF THESE, ELSEWHERE BACKFILLED WITH SELECTED MATERIAL

SITE PREPERATION:

1. STRIP WHOLE ARE OF VEGETATION, TOPSOIL AND OTHER DELETERIOUS MATTER. EXCAVATE TO APPROVED SUBGRADE. THE DEPTH OF EXCAVATION SHALL BE AT LEAST 360mm BELOW EXITING VEGETATED SURFACE LEVELS OR FORMATION LEVELS, WHICHEVER IS GREATER. PROOF ROLL AND COMPACT THE SUBGRADE IN THE PRESENCE OF THE SUPERINTENDENT. ANY SOFT OR UNSTABLE AREAS DETECTED SHALL BE EXCAVATED OUT AND REPLACED WITH BACKFILL MATERIAL SPECIFIED IN PAVEMENT NOTE 5 FOR FILLING AND COMPACTION REFER TO EXCAVATION, FILLING, COMPACTION TOPSOIL NOTE SET.

KERBS:

1. REFER TO ARCHITECT AND LANDSCAPE ARCHITECT FOR FINISH TO ALL CONCRETE KERBING.
   THE FINAL COLOUR IS TO BE APPROVED BY THE CLIENT VIA SAMPLE PROCESS THROUGH THE PROJECT MANAGER.

NOTES:

1. THIS DRAINAGE DESIGN IS BASED ON LPD EMAIL ADVICE SENT BY BRIAN KIRK FROM INNER WEST CITY COUNCIL DATED 21 NOVEMBER 2019 REFERENCE TIGERS DA - LETTERS REQUESTING INFORMATION (STC) AND IS SUBJECT TO AUTHORITY REVIEW AND APPROVAL. BUILDER TO MAKE NECESSARY ALLOWANCE WHERE DEEM REQUIRED.
2. FOOTPATH RL SUBJECT TO ARCHITECTURAL AND COUNCIL REVIEW. BUILDER TO MAKE NECESSARY ALLOWANCE WHERE DEEMED REQUIRED. (ALL LEVELS APPROXIMATE BASED FROM LTS LOCKLEY PTY LTD REF : 50194 001DT DATED : 21/12/2017
3. THE DESIGN ASSUMES THAT GROUND WATER IS ENCOUNTERED WITHIN THE BASEMENT EXCAVATION, PENDING GEOTECHNICAL REPORT. ASSUMED GROUND WATER IS ENCOUNTERED 2.0M ABOVE BASEMENT RL.
4. SUBJECT TO VERIFICATION OF THE ACTUAL GROUNDWATER DEPTH ON SITE.
5. SUBJECT TO REVIEW BY TRAFFIC ENGINEER.
6. SUBJECT TO RECEIPT AND REVIEW OF HYDRAULICS AND FIRE SERVICE CONSTRUCTION ISSUED DRAWINGS FOR COORDINATION.
7. SUBJECT TO RECEIVED UP TO DATE FEATURE LEVEL SURVEY AND IN GROUND SERVICES SURVEY.

BASEMENT CONSTRUCTION PHILOSOPHY:

THE BASEMENT SLAB AND LOWER RETENTION WALLS ARE LOCATED BELOW THE WATER TABLE AND HAVE BEEN DESIGNED AS A HYDROSTATIC SLAB TO STRUCTURALLY RESIST THE HYDROSTATIC FORCES APPLIED. THEY HAVE NOT BEEN DESIGN AS A LIQUID RETAINING STRUCTURE AND AS SUCH RELIES ON A WATERPROOF MEDIUM MEMBRANE, WATERPROOF ADDITIVES OR SIMILAR, TO STOP WATER PERMEATING THROUGH THE CONCRETE OR POTENTIAL CRACKS IN THE STRUCTURE. A WATERPROOFING CONSULTANT SHOULD BE ENGAGED TO ADVISE ON ALL WATERPROOFING REQUIREMENTS INCLUDING POTENTIAL MEMBRANES, CONCRETE ADDITIVES AND DETAILING OF ALL COLD JOINTS TO PILES, SHOTCRETE WALLS, SLABS, FOUNDATIONS AND WALLS. ALLOWANCE FOR APPLICABLE PRESSURE HEAD APPLIED TO THE FLOOR AND WALLS OF THE BASEMENT.

- ALL DETAILING OF MEMBRANES, WATER STOPS, ETC MADE HEREIN ARE INDICATIVE ONLY AND PENDING TO FURTHER SPECIALIST ADVICE.
- ALLOWANCE FOR POTENTIAL 50mm BLINDING LAYER TO BASEMENT SLAB SHOULD BE MADE PENDING CONFIRMATION OF THE WATERPROOFING SYSTEM ADOPTED AND SPECIFIC REQUIREMENTS.
- ALLOW FOR WATERPROOF ADMIXTURE IN CONCRETE BELOW THE WATERTABLE.
- POUR STRIP AND POUR SIZE TO BE CONSIDERING IN CONJUNCTION WITH WATERPROOFING STRATEGY ALONG WITH ADDITIONAL REINFORCEMENT TO CONTROL CRACK WIDTH

STORMWATER PIT SCHEDULE

PIT No.	PIT SIZE	PIT TYPE	COVER CLASS	COVER LEVEL	REMARKS
P1	2500 DIA x 1500D	PUMP WELL	CLASS B	26.81	10L/s AT 10M HEAD, PUMP WELL TO PUMP MANUFACTURER'S SPEC
P2	600 x 600	GRATED PIT	CLASS B	26.81	
P3	600 x 600	GRATED PIT	CLASS B	26.81	
P4	600 x 600	GRATED PIT	CLASS B	26.81	
P5	600 x 600	GRATED PIT	CLASS B	26.81	
P6	900 x 900	GRATED PIT	CLASS B	26.81	
P7	900 x 900	GRATED PIT	CLASS B	26.81	
P8	900 x 900	GRATED PIT	CLASS B	26.81	
P9	900 x 900	GRATED PIT	CLASS B	26.81	
P10	900 x 900	GRATED PIT	CLASS B	26.81	
P11	600 x 600	GRATED PIT	CLASS B	26.81	
P12	600 x 600	GRATED PIT	CLASS B	26.81	
P13	900 x 900	GRATED PIT	CLASS B	26.81	
P14	900 x 900	GRATED PIT	CLASS B	26.81	
P15	900 x 900	GRATED PIT	CLASS B	26.81	
P16	900 x 900	GRATED PIT	CLASS B	26.81	
P17	900 x 900	GRATED PIT	CLASS B	26.81	
P18	900 x 900	GRATED PIT	CLASS B	26.81	
P19	900 x 900	GATIC PIT	CLASS D	34.72	TO BE FITTED WITH SPEL STORMSACK
P20	900 x 900	GRATED PIT	CLASS B, HEEL GUARD	33.30	
P21	600 x 600	GRATED PIT	CLASS B, HEEL GUARD	38.60 (ASSUMED)	
P22	600 x 600	GRATED PIT	CLASS B, HEEL GUARD	38.65 (ASSUMED)	
P23	900 x 900	GATIC PIT	CLASS B	39.30	
P24	900 x 900	GATIC PIT	CLASS B	T.B.C. LANDSCAPE FINISH	
P25	600 x 600	GRATED PIT	CLASS B, HEEL GUARD	38.60 (ASSUMED)	

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Rev	Description	Eng	Draft	Date
P1	PRELIMINARY ISSUE	RG	JO	22.02.18
P2	ISSUED FOR DA SUBMISSION	GP	WC/NRA	15.08.19
P3	GENERALLY REVISED - DA	GP	GP	01.05.20
P4	GENERALLY REVISED - DA	GP	GP	06.05.20
P5	GENERALLY REVISED - DA	GP	GP	13.05.20

WEBBER DESIGN
STRUCTURAL ENGINEERING
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SYDNEY OFFICE: SUITE 301, LEVEL 3, 19A BOUNDARY STREET RUSHCUTTERS BAY, NSW, AUSTRALIA 2011 T: +61 2 9690 2488

PRELIMINARY ISSUE

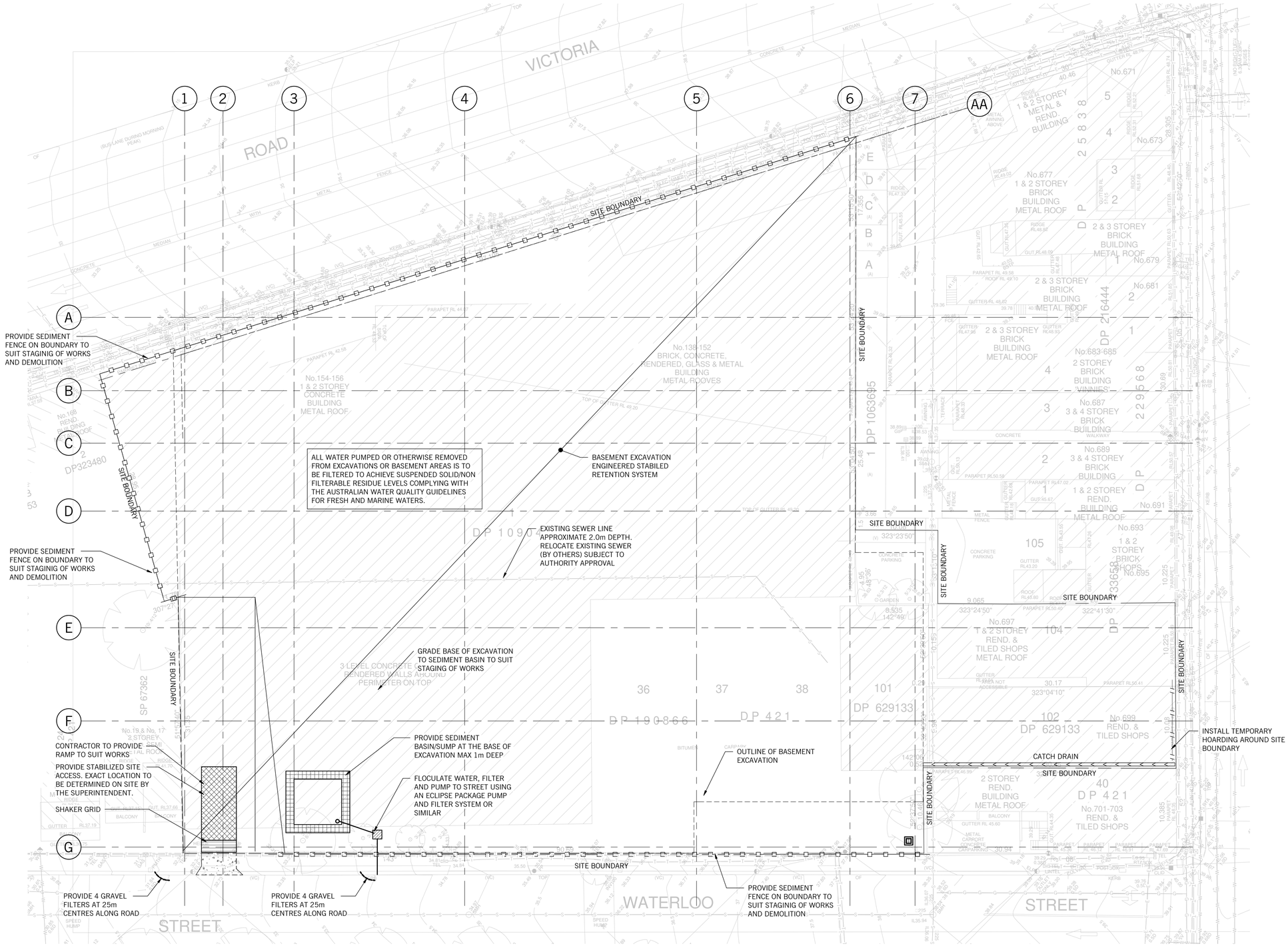
CLIENT: HEWORTH

PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: CIVIL NOTES

CIVIL DRAWING

DATE	DESIGNED BY	CHECKED BY
FEB'18	RG	AW
SCALES AT A1	DRAWN BY	APPROVED BY
1 : 100	JO	PW
JOB No.	DRAWING No.	REV.
17151	C001	



LEGEND

- STABILISED SITE ENTRY
- SITE BOUNDARY
- SEDIMENT FENCE
- FENCING / HOARDING
- GEOTEXTILE INLET FILTER
- MESH AND GRAVEL INLET FILTER
- SAND BAGS

GENERAL NOTE:

1. EROSION AND SEDIMENT CONTROLS TO BE MONITORED ON A DAILY BASIS AND MAINTAINED.
2. ROAD AND FOOTPATH TO BE SWEEP DAILY AND PUT SOIL SPILL BEHIND THE SEDIMENT CONTROLS.
3. ESCP DEVICES ARE TO REMAIN IN PLACE UNTIL 70% OF THE SITE HAS BEEN REVEGETATED.

GROUND - SIDEMENT CONTROL PLAN

SCALE: 1 : 250

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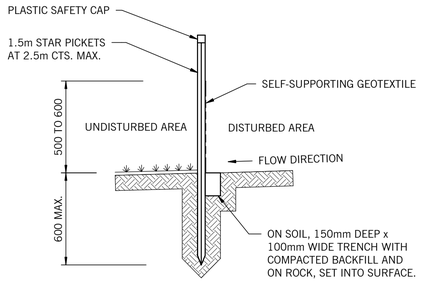
TITLE: SEDIMENT AND EROSION CONTROL PLAN

CIVIL DRAWING

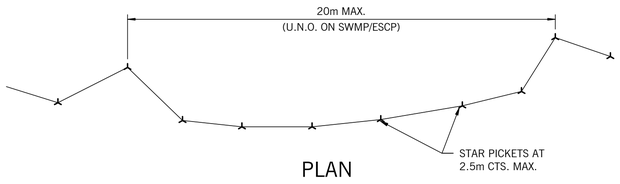
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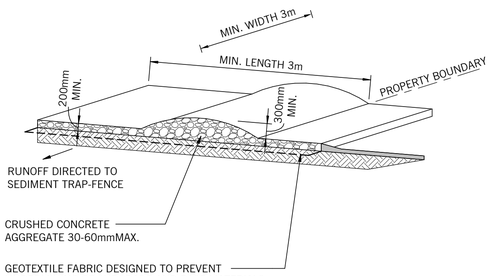
SECTION DETAIL



PLAN

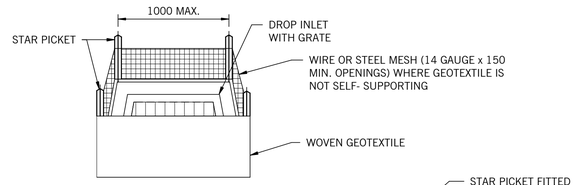
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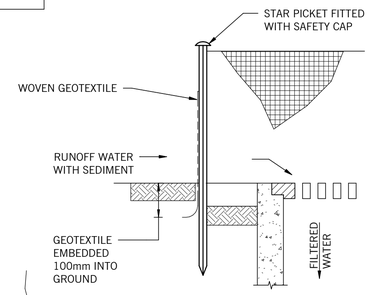
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNES AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECONG IN DESIGN STORM EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS MAX. AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURE IT GOES TO THE BASE OF TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTION OF FABRIC AT THE SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER BASE OF THE FABRIC AND COMPACT IT THROUGHLY OVER THE GEOTEXTILE.

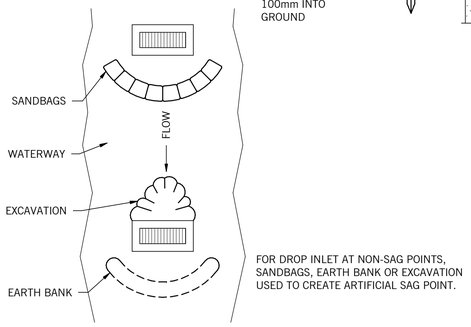


STABILISED SITE ACCESS NOTES:

1. STRIP AT LEAST 150mm OF TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING CRUSHED CONCRETE AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 3m LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3m WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCES.

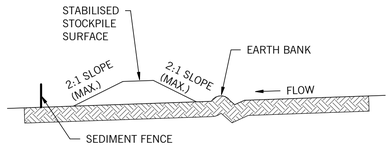






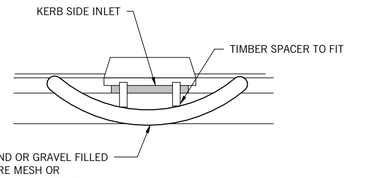
GEOTEXTILE INLET FILTER NOTES:

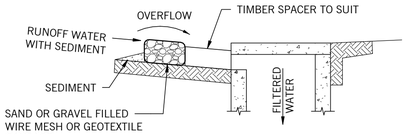
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC, REDUCE THE PICKET SPACING TO 1m CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINT CAN BE CREATED WITH SANDBAGS OR EARTH AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.



STOCKPILES NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCTION ON THE CONTOURS AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THEN 2m HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THEN 10 DAYS, STABILISED FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (REFER SEDIMENT FENCE NOTE) 1 TO 2 METRES DOWNSLOPE.

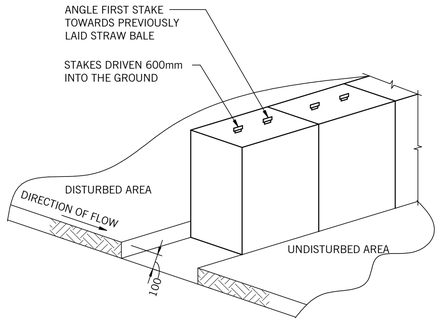




NOTE:
THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP.

MESH AND GRAVEL INLET FILTER SEDIMENT SOCK) NOTES:

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND HALF FILL IT WITH 25mm TO 50mm GRAVEL OR CLEAN SAND.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



STRAW BALE SEDIMENT FILTER NOTES:

1. STAKE TO BE EITHER TAR COATED STAR OR 50 x 50 HARDWOOD.
2. RETURN STRAW BALES EVERY 20 METRES.
3. MINIMUM NUMBER OF BALES TO BE USED AT ALL TIMES IS 4.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH:
   a. LOCAL AUTHORITY REQUIREMENTS;
   b. EPA - POLUTION CONTROL MANUAL FOR URBAN STORMWATER
   c. LANDCOM'S SOIL AND CONSTRUCTION - MANAGING URBAN STORMWATER MANUAL
2. EROSION AND SEDIMENT CONTROL DRAWINGS AND NOTES ARE PROVIDED FOR THE WHOLE OF THE WORKS. SHOULD THE CONTRACTOR STAGE THESE WORKS THEN THE DESIGN MAY REQUIRE TO BE MODIFIED. VARIATION TO THESE DETAILS MAY REQUIRE TO BE APPROVED BY THE RELEVANT AUTHORITIES. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED AND ADOPTED TO MEET THE VARYING SITUATIONS AS WORK ON THE SITE PROGRESSES.
3. MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY.
4. WHEN STORMWATER PITS ARE CONSTRUCTED PREVEND SITE RUNOFF ENTERING THE PITS UNLESS SEDIMENT TRAPS ARE ERECTED AROUND PIT.
5. MINIMIZE THE AREA OF THE SITE BEING DISTURBED AT ANY ONE TIME.
6. PROTECT ALL STOCKPILES OF THE MATERIALS FROM SCOUR AND EROSION. DO NOT STOCKPILE LOOSE MATERIAL IN ROADWAYS, NEAR DRAINAGE PITS OR IN WATERCOURSES.
7. ALL SOIL AND WATER CONTROL MEASURES ARE TO BE PUT BACK IN PLACE AT THE END OF EACH WORKING DAY, AND MODIFIED TO BEST SUIT STE CONDITIONS.
8. CONTROL WATER FROM UPSTREAM OF THE SITE SUCH THAT IT DOES NOT ENTER THE DISTURBED SITE.
9. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE APPROVED CONSTRUCTION ENTRY / EXIT ROUTE.
10. ALL VEHICLES LEAVING THE SITE SHALL BE CLEANED AND INSPECTED BEFORE LEAVING.
11. MAINTAIN ALL STORMWATER PIPES AND PITS CLEAR OF DEBRIS AND SEDIMENT. INSPECT STORMWATER SYSTEM AND CLEAN OUT AFTER EACH STORM EVENT.
12. CLEAN OUT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH STORM EVENT.

SEQUENCE OF WORK:

1. PRIOR TO COMMENCEMENT OF EXCAVATION THE FOLLOWING SOIL MANAGEMENT DEVICES MUST BE INSTALLED:
   a. CONSTRUCT SILT CONTROL DEVICES BELOW THE SITE AND ACROSS ALL POTENTIAL RUNOFF SITES.
   b. CO-ORDINATE CONSTRUCTION ENTRY / EXIT ROUTES WITH SITE SUPERINTENDENT. ARRANGE SUITABLE LOCATION FOR THE INSPECTION OF TRUCKS PRIOR TO LEAVING SITE AND DIVERT RUNOFF TO SUITABLE CONTROL SYSTEM.
   c. CONSTRUCT MEASURES TO DIVERT UPSTREAM FLOWS INTO EXISTING STORMWATER SYSTEM.
   d. PROVIDE SANDBAG SEDIMENT TRAPS UPSTREAM OF EXISITNG PITS.
   e. LOCATE A 1.8 METRE CHAIN WIRE FENCE AROUND THE BOUNDARIES AND ATTACH HESSAIN CLOTH TO IT ON THE WINDWARD SIDE (TIES AT THE TOP CENTRE AND BOTTOM AND AT 1 METRE INTERVALS).
2. DISTURBED AREA ARE REGULARLY WATERED TO REDUCE DUST POLLUTION.
3. CONSTRUCT GEOTEXTILE FILTER PIT SURROUND (SEDIMENT TRAP) AROUND ALL PROPOSED PITS AS THEY ARE CONSTRUCTED.
4. ON COMPLETION OF PAVEMENT PROVIDE SAND BAG SEDIMENT TRAPS AROUND PITS.
5. PROVIDE AND MAINTAIN A STRIP OF TURF ON BOTH SIDES OF ALL ROADS AFTER THE CONSTRUCTION OF KERBS.
6. REMOVE ALL TEMPORARY SOIL MANAGEMENT DEVICES AT THE COMPLETION OF ALL CONSTRUCTION ACTIVITY AND PRIOR TO SITE HANDOVER.

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P1	PRELIMINARY ISSUE	RG	JO	22.02.18					
P2	ISSUED FOR DA SUBMISSION	GP	WC/NRA	15.08.19					
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P4	GENERALLY REVISED - DA	GP	GP	06.05.20					
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MELBOURNE OFFICE:
LOWER GROUND, 15 QUEEN STREET
MELBOURNE, VIC, AUSTRALIA 3000
T: +61 3 9614 7155
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SUITE 301, LEVEL 3, 19A BOUNDARY STREET
RUSHCUTTERS BAY, NSW, AUSTRALIA 2011
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PRELIMINARY ISSUE

CLIENT: HEWORTH

PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: SEDIMENT AND EROSION CONTROL DETAILS

CIVIL DRAWING

DATE	DESIGNED BY	CHECKED BY
FEB'18	RG	AW
SCALES AT A1	DRAWN BY	APPROVED BY
1 : 20	JO	PW
JOB No.	DRAWING No.	REV.
17151	C020	

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NOTES:

1. ALLOW STRIP DRAIN BETWEEN EACH RETENTION PILE. CONNECT TO 100Ø HARD PIPE AT 500mm ABOVE G.W.T. TEE INTO FULLY SEALED uPVC PIPE BENEATH SLAB. REFER DETAIL ON DRG S500.
2. ALLOW 225Ø RELIEF OPENING PIPE AT 20m x 20m (APPROX.) GRID SPACING. PROVIDE AGI PIPE AT 6m CENTRES, DRAINED SEPERATE TO STORMWATER DRAINAGE SYSTEM TO ALLOW PRESSURE RELIEF INCASE G.W.T. RISES ABOVE DESIGN PRESSURE HEAD.

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LEGEND

- PIT NUMBER
- GRATED PIT
- JUNCTION PIT
- EXISTING SIDE ENTRY PIT
- I.O. — INSPECTION OPENING
- G.I. — GRATED INLET
- FALL DIRECTION
- STRIP DRAIN
- STORMWATER PIPE
- 100 DIA. AGRICULTURAL DRAIN LAID TO 1:100 FALL
- PUMP OUT FLOW DRAIN LINE
- RISING MAIN LINE
- SPOON DRAIN
- NEW PAVEMENT
- NEW LANDSCAPING
- NSL 34.01× — NATURAL SURFACE LEVEL
- Ex K&CH — EXISTING KERB & CHANNEL
- K&CH — NEW KERB & CHANNEL TO COUNCIL REQUIREMENTS
- OVERLAND FLOW PATH
- 150mm FREEBOARD TO INTERNAL SPACE.

PUMP WELL PIT ALL PURPOSE PUMP STATION
PUMP WELL : 2500Ø x 1500D (2000 WET WELL STORAGE = 7.3 M³). 2 HEAVY DUTY SUBMERSIBLE
PUMPS CAPABLE OF PUMPING 10L/s AT 15m HEAD REFER TO PUMP SUPPLIER FOR INSTALLATION REQUIREMENTS. REFER TO SERVICES CONSULTANT FOR ELECTRICAL REQUIREMENTS & BATTERY BACK UP SYSTEM.

RISING MAIN FROM PUMP PIT TO OSD TANK WITH NON-RETURN VALVE

100Ø FULLY SEALED uPVC PIPE MIN 1:100 FALL UNDER SPOON DRAIN

100Ø FULLY SEALED uPVC PIPE MIN 1:100 FALL

150Ø FULLY SEALED uPVC PIPE MIN 1:100 FALL

DROPPER FROM B1

LIFT PIT TO BE FULLY TANKED. REFER TO WATERPROOFING CONSULTANT FOR DETAILS.

DRY SUMP

EXISTING SEWER LINE APPROXIMATE 2.0m DEPTH. RELOCATE EXISTING SEWER (BY OTHERS) SUBJECT TO AUTHORITY APPROVAL

LIFT PIT TO BE FULLY TANKED. REFER TO WATERPROOFING CONSULTANTFOR DETAILS.

LIFT PIT TO BE FULLY TANKED. REFER TO WATERPROOFING CONSULTANTFOR DETAILS.

R.L. 26.81

SITE BOUNDARY

DEEP SOIL

BASEMENT B2 - CIVIL PLAN

SCALE 1 : 250

REFER TO DRG. C001 FOR STORMWATER PIT SCHEDULE

Rev	Description	Eng	Draft	Date
P1	ISSUED FOR DA SUBMISSION	GP	WC/NRA	15.08.19
P2	GENERALLY REVISED - DA	GP	GP	01.05.20
P3	GENERALLY REVISED - DA	GP	GP	06.05.20
P4	GENERALLY REVISED - DA	GP	GP	13.05.20

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PRELIMINARY ISSUE

CLIENT: HEWORTH

PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: BASEMENT 2 - DRAINAGE PLAN

CIVIL DRAWING

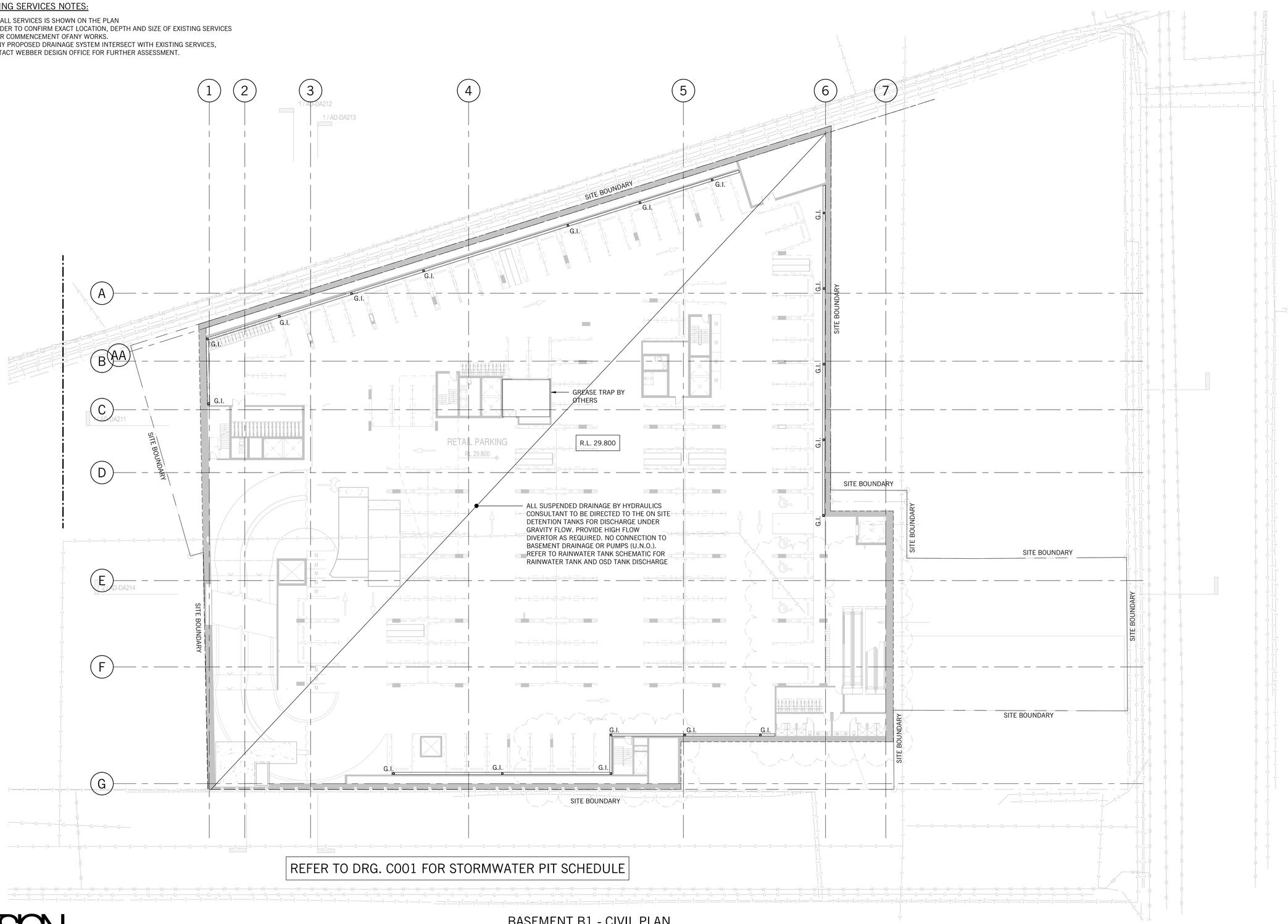
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LEGEND

Pxx	PIT NUMBER
	GRATED PIT
	JUNCTION PIT
	EXISTING SIDE ENTRY PIT
I.O.	INSPECTION OPENING
G.I.	GRATED INLET
	FALL DIRECTION
	STRIP DRAIN
	STORMWATER PIPE
	100 DIA. AGRICULTURAL DRAIN LAID TO 1:100 FALL
	PUMP OUT FLOW DRAIN LINE
	RISING MAIN LINE
	SPOON DRAIN
	NEW PAVEMENT
	NEW LANDSCAPING
NSL 34.01×	NATURAL SURFACE LEVEL
Ex K&CH	EXISTING KERB & CHANNEL
K&CH	NEW KERB & CHANNEL TO COUNCIL REQUIREMENTS
	OVERLAND FLOW PATH
	150mm FREEBOARD TO INTERNAL SPACE.

REFER TO DRG. C001 FOR STORMWATER PIT SCHEDULE

BASEMENT B1 - CIVIL PLAN

SCALE 1 : 250

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PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: BASEMENT 1 - DRAINAGE PLAN

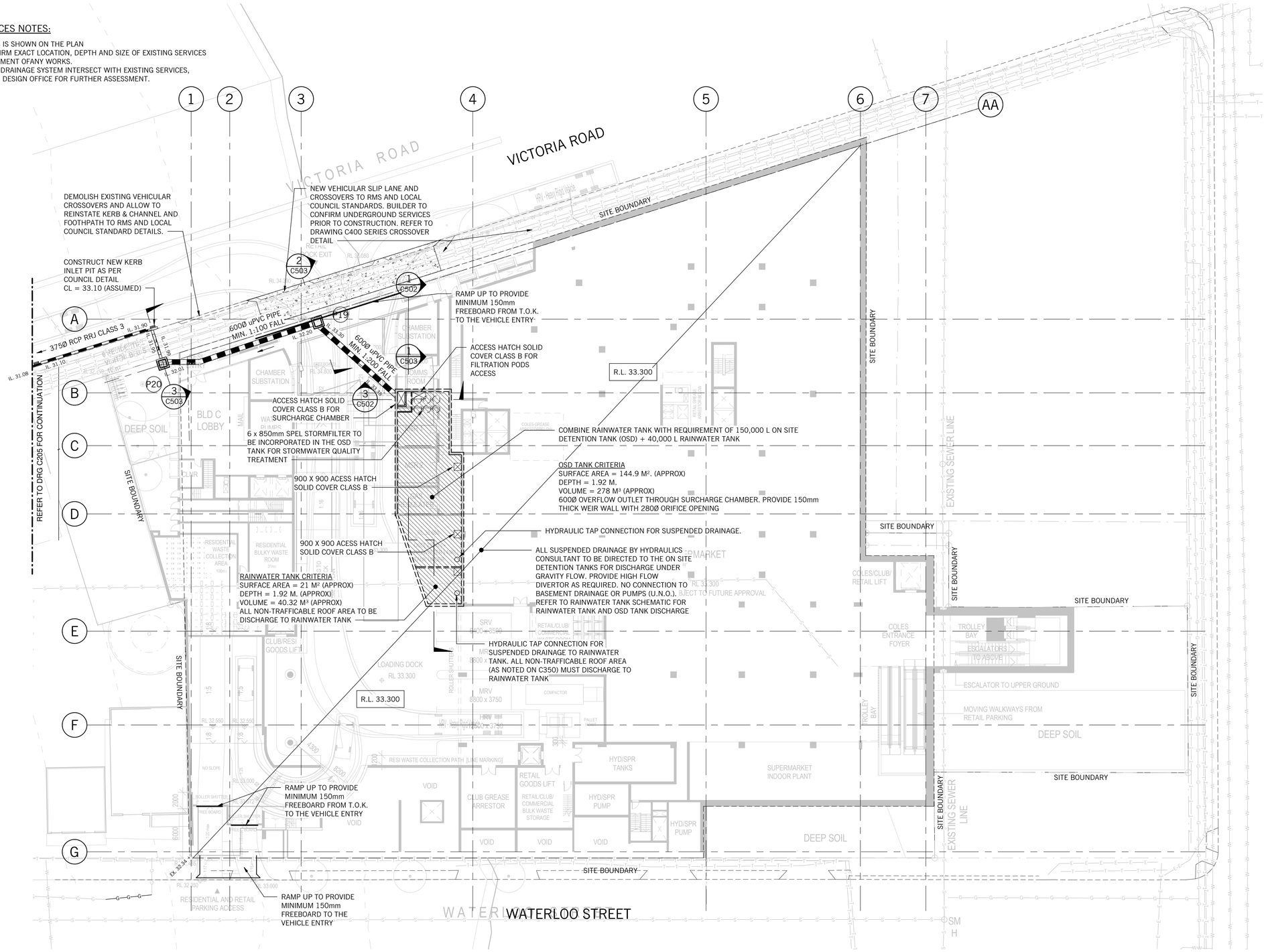
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17151	C105	

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LEGEND

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- OVERLAND FLOW PATH
- 150mm FREEBOARD TO INTERNAL SPACE.

TOTAL SITE AREA	7337m²		
ASSUMING EXISTING SITE AT NATURAL STATE CONDITION. (ALL PERMEABLE / GRASS)			Cn : 0.35 SITE
EXISTING DISCHARGES - IMPERVIOUS			
STORM EVENT	TIME OF CENCENTRATION	INTENSITY	DISCHARGE (L/s)
5 YEAR ARI	7	144	231

LOWER GROUND - CIVIL PLAN

SCALE: 1 : 250

POST DEVELOPMENT DISCHARGES							
STORM EVENT	COEFFICIENT	TIME OF CONCENTRATION	INTENSITY	OSD TANK DISCHARGE (L/s)	BYPASSING DISCHARGE (L/s)	TOTAL SITE DISCHARGE (L/s)	OSD VOLUME (L/s)
100 YEAR	1.0	7	220	231	0	231	250,000 L

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P5	GENERALLY REVISED - DA	GP	GP	06.05.20					
P6	GENERALLY REVISED - DA	GP	GP	13.05.20					

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PRELIMINARY ISSUE

CLIENT: HEWORTH

PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: LOWER GROUND FLOOR - DRAINAGE PLAN

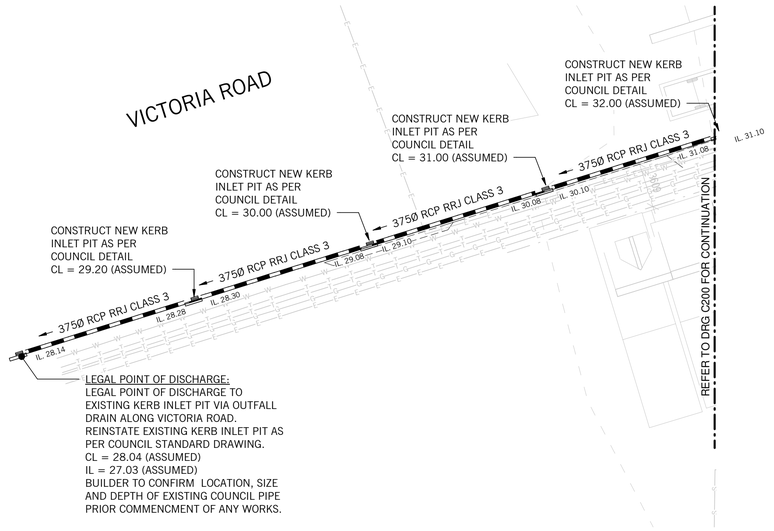
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JOB No.: 17151	DRAWING No.: C200	REV.

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- K&CH — NEW KERB & CHANNEL TO COUNCIL REQUIREMENTS
- OVERLAND FLOW PATH
- 150mm FREEBOARD TO INTERNAL SPACE.



OUTFALL DRAIN
SCALE: 1 : 250

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MELBOURNE, VIC, AUSTRALIA 3000
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RUSHCUTTERS BAY, NSW, AUSTRALIA 2011
T: +61 2 9690 2488

CLIENT: HEWORTH

PROJECT: MIXED USE DEVELOPMENT
TIGERS LEAGUES CLUB
138-152 VICTORIA ROAD,
ROZELLE

TITLE: OUTFALL DRAIN

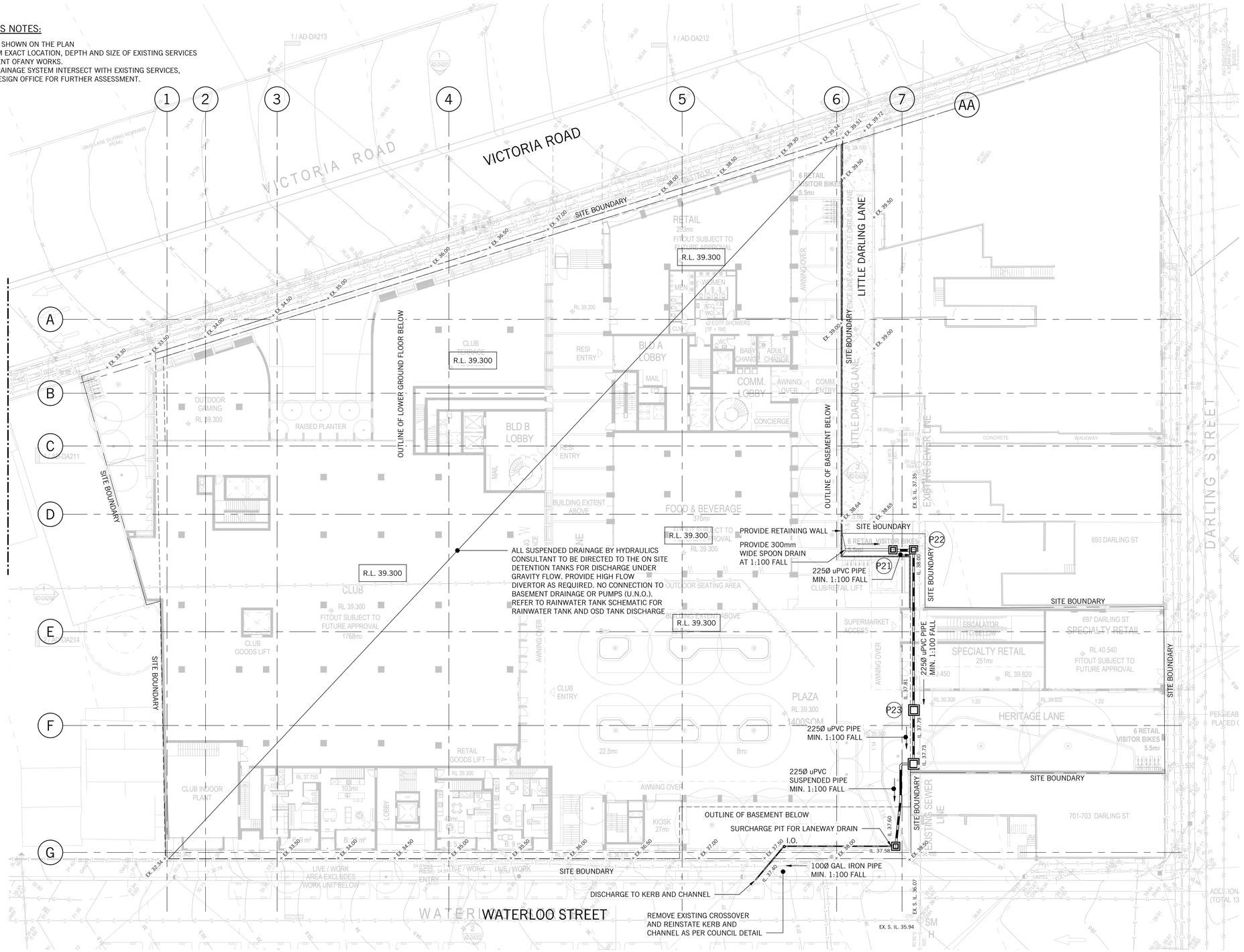
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LEGEND

Pxx	PIT NUMBER
	GRATED PIT
	JUNCTION PIT
	EXISTING SIDE ENTRY PIT
I.O.	INSPECTION OPENING
G.I.	GRATED INLET
	FALL DIRECTION
	STRIP DRAIN
	STORMWATER PIPE
	100 DIA. AGRICULTURAL DRAIN LAID TO 1:100 FALL
	PUMP OUT FLOW DRAIN LINE
	RISING MAIN LINE
	SPOON DRAIN
	NEW PAVEMENT
	NEW LANDSCAPING
NSL 34.01×	NATURAL SURFACE LEVEL
Ex K&CH	EXISTING KERB & CHANNEL
K&CH	NEW KERB & CHANNEL TO COUNCIL REQUIREMENTS
	OVERLAND FLOW PATH
	150mm FREEBOARD TO INTERNAL SPACE.

TOTAL SITE AREA	7337m²	
ASSUMING EXISTING SITE AT NATURAL STATE CONDITION. (ALL PERMEABLE / GRASS)		Cn : 0.35 SITE
EXISTING DISCHARGES - IMPERVIOUS		
STORM EVENT	TIME OF CENCENTRATION	INTENSITY	DISCHARGE (L/s)
5 YEAR ARI	7	144	231

POST DEVELOPMENT DISCHARGES							
STORM EVENT	COEFFICIENT	TIME OF CONCENTRATION	INTENSITY	OSD TANK DISCHARGE (L/s)	BYPASSING DISCHARGE (L/s)	TOTAL SITE DISCHARGE (L/s)	OSD VOLUME (L/s)
100 YEAR	1.0	7	220	231	0	231	250,000 L

UPPER GROUND - CIVIL PLAN

SCALE: 1 : 250

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P2	PRELIMINARY ISSUE	RG	ALN	19.04.18					
P3	ISSUED FOR DA SUBMISSION	GP	WC/NRA	15.08.19					
P4	GENERALLY REVISED - DA	GP	GP	01.05.20					
P5	GENERALLY REVISED - DA	GP	GP	06.05.20					
P6	GENERALLY REVISED - DA	GP	GP	13.05.20					

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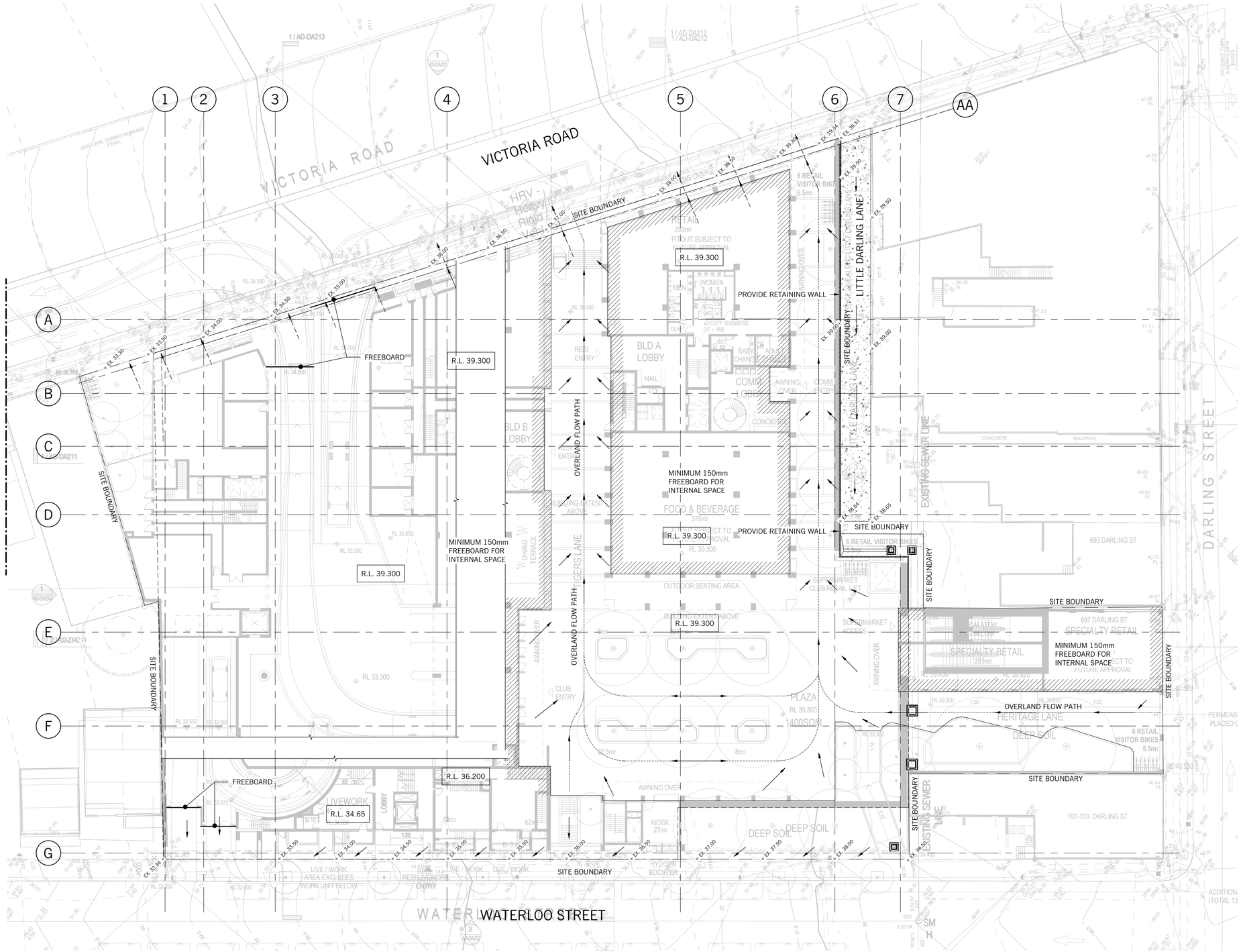
PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: UPPER GROUND FLOOR - DRAINAGE PLAN

CIVIL DRAWING

DATE	DESIGNED BY	CHECKED BY
FEB'18	RG	AW
SCALES AT A1	DRAWN BY	APPROVED BY
As indicated	JO	PW
JOB No.	DRAWING No.	REV.
17151	C210	

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OVERLAND FLOW PATH
SCALE: 1 : 250

LEGEND

Pxx	PIT NUMBER
	GRATED PIT
	JUNCTION PIT
	EXISTING SIDE ENTRY PIT
I.O.	INSPECTION OPENING
G.I.	GRATED INLET
	FALL DIRECTION
	STRIP DRAIN
	STORMWATER PIPE
	100 DIA. AGRICULTURAL DRAIN LAID TO 1:100 FALL
	PUMP OUT FLOW DRAIN LINE
	RISING MAIN LINE
	SPOON DRAIN
	NEW PAVEMENT
	NEW LANDSCAPING
NSL 34.01×	NATURAL SURFACE LEVEL
Ex K&CH	EXISTING KERB & CHANNEL
K&CH	NEW KERB & CHANNEL TO COUNCIL REQUIREMENTS
	OVERLAND FLOW PATH
	150mm FREEBOARD TO INTERNAL SPACE.

WEBBER DESIGN

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P3	GENERALLY REVISED - DA	GP	GP	13.05.20					

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PROJECT
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138-152 VICTORIA ROAD,
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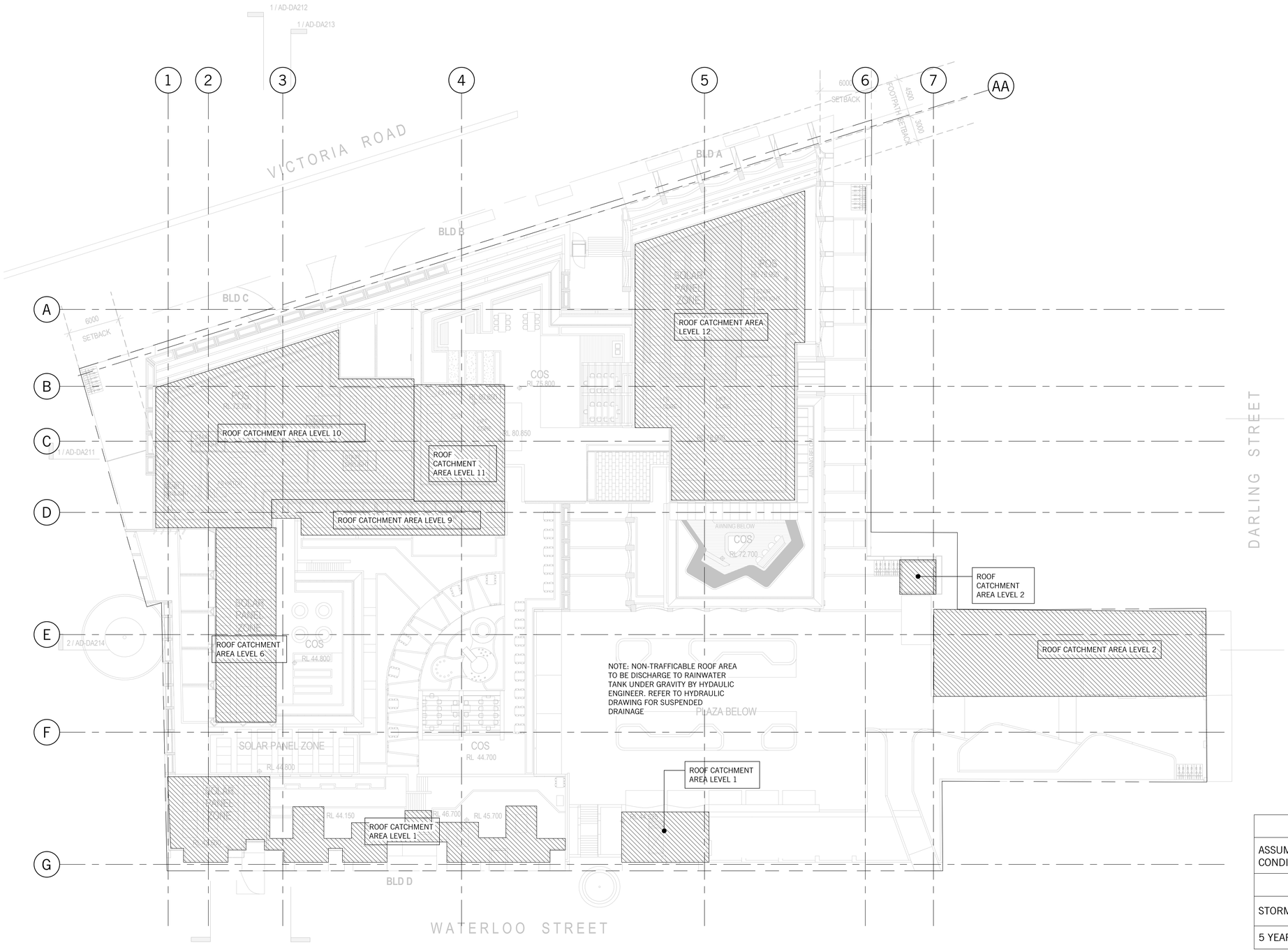
TITLE
OVERLAND FLOW PATH

CIVIL DRAWING

DATE: FEB'18	DESIGNED BY: GP	CHECKED BY: GP
SCALES AT A1: As indicated	DRAWN BY: GP	APPROVED BY: PW
JOB No.: 17151	DRAWING No.: C215	REV.:

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LEGEND

Pxx	PIT NUMBER
	GRATED PIT
	JUNCTION PIT
	EXISTING SIDE ENTRY PIT
I.O.	INSPECTION OPENING
G.I.	GRATED INLET
	FALL DIRECTION
	STRIP DRAIN
	STORMWATER PIPE
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	RISING MAIN LINE
	SPOON DRAIN
	NEW PAVEMENT
	NEW LANDSCAPING
NSL 34.01×	NATURAL SURFACE LEVEL
Ex K&CH	EXISTING KERB & CHANNEL
K&CH	NEW KERB & CHANNEL TO COUNCIL REQUIREMENTS
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	150mm FREEBOARD TO INTERNAL SPACE.

TOTAL SITE AREA	7337m²	
ASSUMING EXISTING SITE AT NATURAL STATE CONDITION. (ALL PERMEABLE / GRASS)		Cn : 0.35 SITE

EXISTING DISCHARGES - IMPERVIOUS

STORM EVENT	TIME OF CENCENTRATION	INTENSITY	DISCHARGE (L/s)
5 YEAR ARI	7	144	231

POST DEVELOPMENT DISCHARGES

STORM EVENT	COEFFICIENT	TIME OF CONCENTRATION	INTENSITY	OSD TANK DISCHARGE (L/s)	BYPASSING DISCHARGE (L/s)	TOTAL SITE DISCHARGE (L/s)	OSD VOLUME (L/s)
100 YEAR	1.0	7	220	231	0	231	250,000 L

ROOF - CATCHMENT AREA

SCALE: 1 : 250

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P4	GENERALLY REVISED - DA	GP	GP	06.05.20					
P5	GENERALLY REVISED - DA	GP	GP	13.05.20					

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PRELIMINARY ISSUE

CLIENT: HEWORTH

PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: ROOF - CATCHMENT AREA

CIVIL DRAWING

DATE	DESIGNED BY	CHECKED BY
FEB'18	RG	AW
SCALES AT A1	DRAWN BY	APPROVED BY
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VICTORIA ROAD - PROPOSED CROSSING LEVEL PLAN

SCALE: 1 : 100

A1

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PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

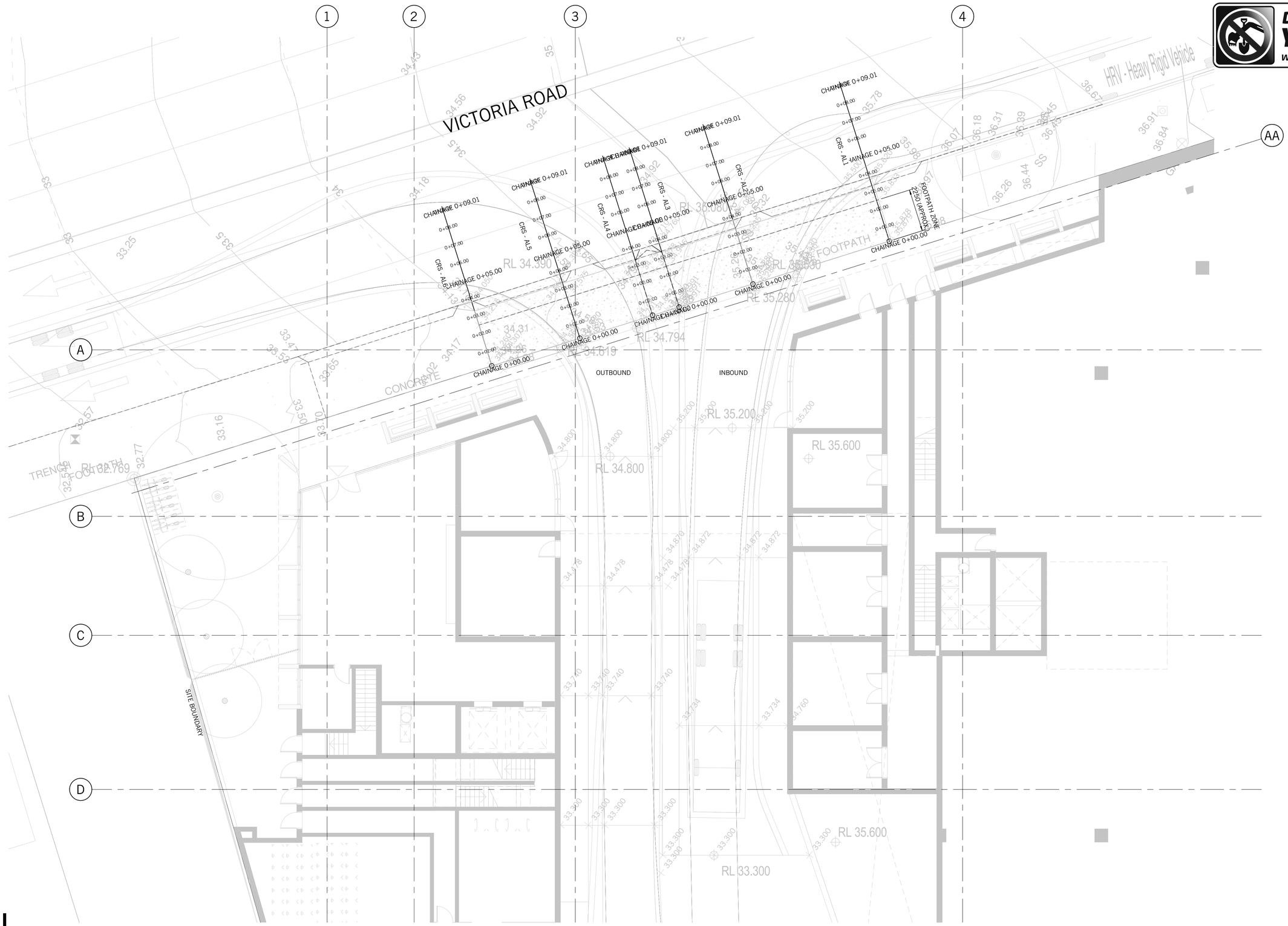
TITLE: VICTORIA RD - PROPOSED CROSSING LEVEL PLAN

CIVIL DRAWING

DATE	DESIGNED BY	CHECKED BY
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SCALES AT A1	DRAWN BY	APPROVED BY
1 : 100	GP	PW
JOB No.	DRAWING No.	REV.
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VICTORIA ROAD - PROPOSED CROSSOVER SECTION

SCALE: 1 : 100

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P1	PRELIMINARY ISSUE	GP	GP	08.05.20					
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PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

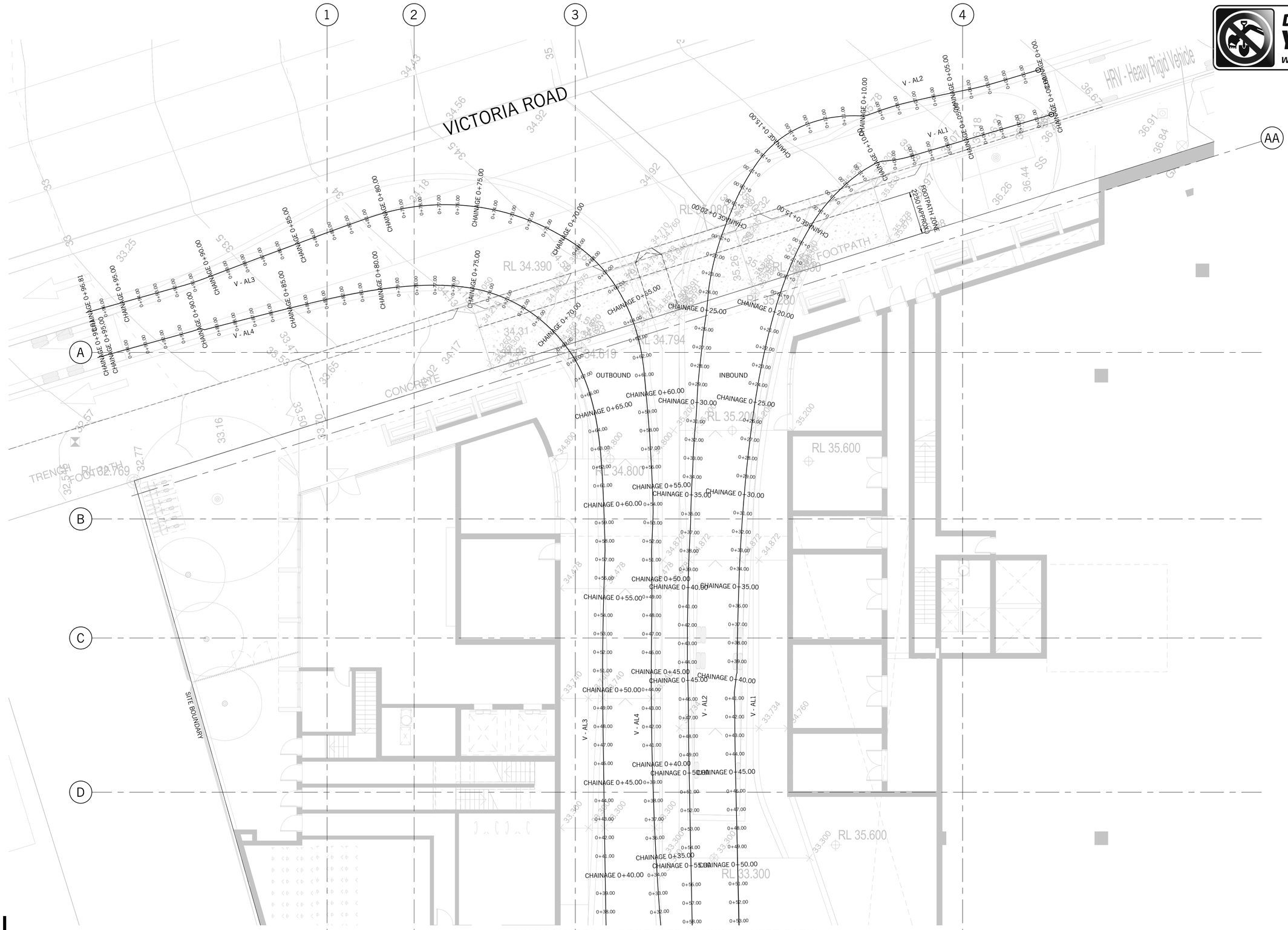
TITLE: VICTORIA RD - PROPOSED CROSSOVER SECTION

CIVIL DRAWING

DATE	DESIGNED BY	CHECKED BY
FEB'18	GP	GP
SCALES AT A1	DRAWN BY	APPROVED BY
1 : 100	GP	PW
JOB No.	DRAWING No.	REV.
17151	C410	

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VICTORIA ROAD - PROPOSED VEHICLE SWEPT PATH

SCALE: 1 : 100

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PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

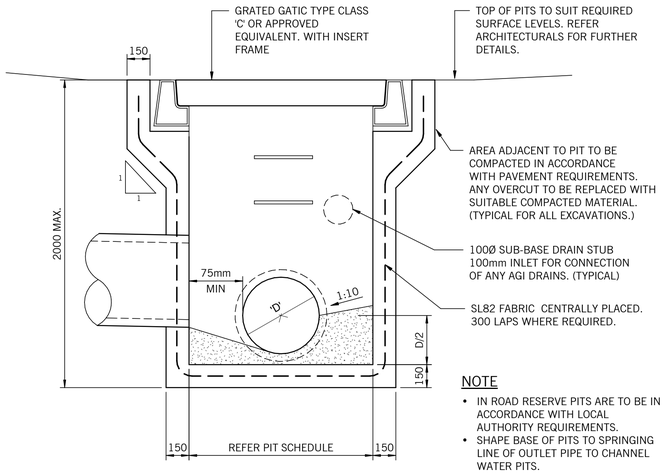
TITLE: VICTORIA RD - PROPOSED VEHICLE SWEPT PATH

CIVIL DRAWING

DATE	DESIGNED BY	CHECKED BY
FEB'18	GP	GP
SCALES AT A1	DRAWN BY	APPROVED BY
1 : 100	GP	PW
JOB No.	DRAWING No.	REV.
17151	C420	

PRINT TIME: 13/05/2020 9:04:27 AM

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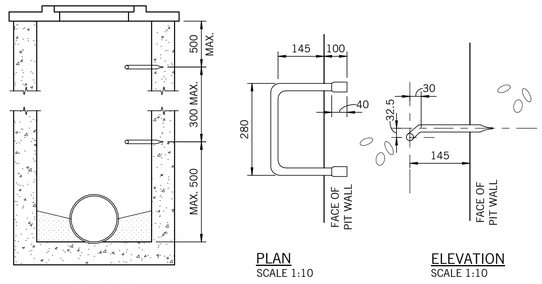


TYPICAL PIT DETAIL

SCALE 1:20

NOTE

- IN ROAD RESERVE PITS ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- SHAPE BASE OF PITS TO SPRINGING LINE OF OUTLET PIPE TO CHANNEL WATER PITS.



SCALE 1:20

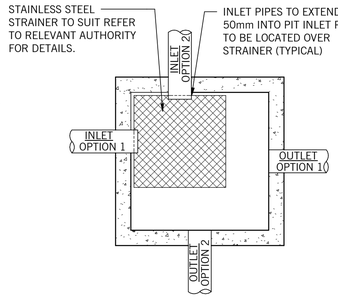
PLAN SCALE 1:10

ELEVATION SCALE 1:10

TYPICAL STEP IRON DETAIL

NOTES:

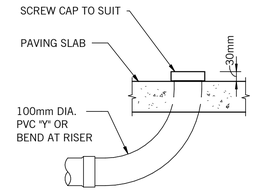
1. STEP IRONS TO BE GALVANISED AND USED IN PITS EXCEEDING 900mm IN DEPTH
2. COMMENCE STEP IRONS 500mm FROM BOTTOM OF PIT WITH MAXIMUM 300mm SPACING TO WITHIN 500mm OF THE TOP.
3. STEP IRONS TO BE PLACED CENTRAL TO PIT COVER OPENINGS.
4. STEP IRONS INSTALLED IN COUNCIL PITS MUST COMPLY WITH STANDARDS AS3679 PART 1 AND AS/NZS 4680.
5. FOR PRECAST PITS, STEP IRONS MUST BE LOAD TESTED TO AS4198/1994



TYPICAL PIT BASE DETAIL

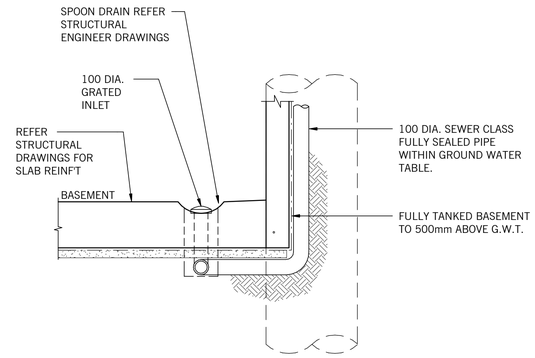
SCALE 1:10

REFER TO RELEVANT AUTHORITY FOR FURTHER REQUIREMENTS AND LOCATIONS.



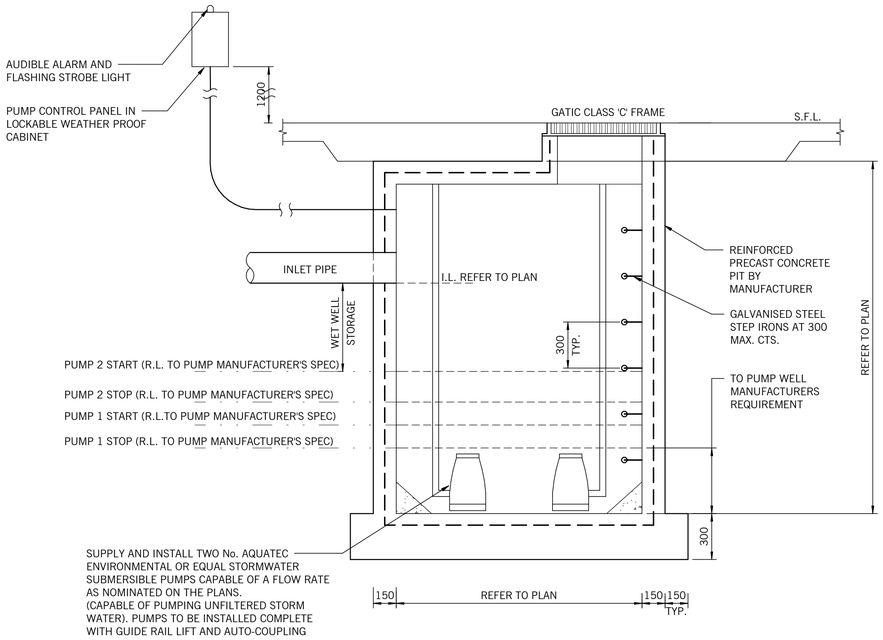
INSPECTION OPENING (I.O.)

(TO BE INSTALLED AT HIGH POINTS, 30m INTERVALS AND AS NOMINATED ON DRAWINGS AS A MINIMUM)



GRATED INLET (G.I.) DETAIL WITHIN HYDROSTATIC SLAB

NTS



PUMP WELL PIT DETAIL

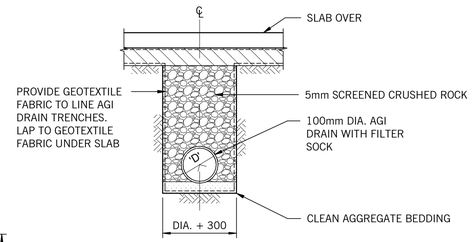
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NOTE

DESIGN OF PIT WALLS TO TAKE INTO ACCOUNT HYDROSTATIC PRESSURE FROM GROUND WATER FOR FULL DEPTH OF PIT

NOTE

SIZE AND SPECIFICATION OF PUMPWELL AND PUMPS T.B.C. PENDING REVIEW OF HYDRAULIC DRAWINGS



AGI DRAIN LAYING DETAIL

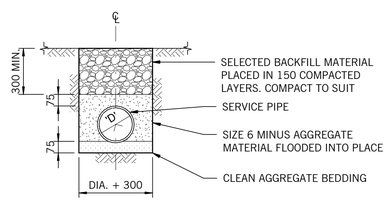
SCALE: 1:20

NOTE:
INVERT LEVEL OF AGI DRAIN SHALL BE AS REQUIRED BY ADJOINING CONSTRUCTION, BUT NOT LESS THAN THE 500mm BELOW FINISHED SURFACE LEVEL AND/OR 300mm BELOW THE FORMATION LEVEL OF ADJACENT CHANNELLING PAVEMENT SYSTEMS

NOTE:
ALL KERBS, RETAINING WALLS, PAVEMENT EDGES, ETC ARE TO BE AGI DRAINS TO BE CONNECTED TO MAIN IN GROUND DRAINAGE SYSTEM TO SUIT. AGI DRAINS NOT SHOWN ON DRAWINGS FOR CLARITY. REFER DETAILS.

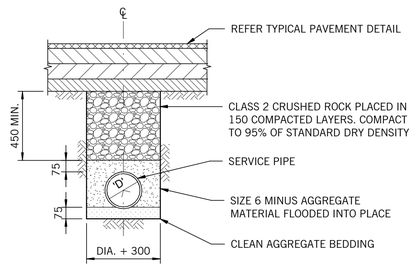
PIPE LAYING DETAIL UNDER CONCRETE PAVEMENT

SCALE: 1:20



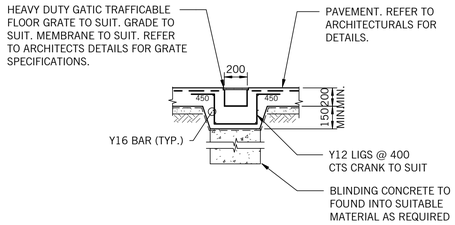
PIPE LAYING DETAIL - OPEN SPACE

SCALE: 1:20



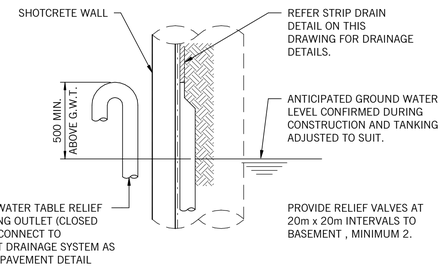
PIPE LAYING DETAIL UNDER ASPHALT PAVEMENT

SCALE: 1:20



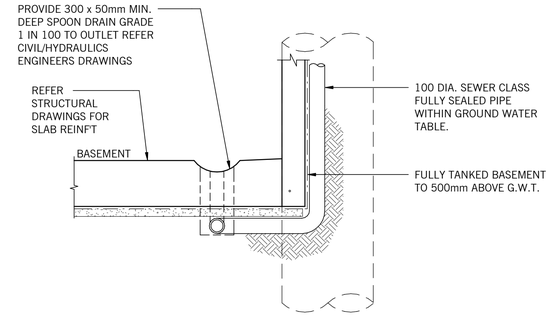
GRATED TRENCH DETAIL

SCALE 1:20



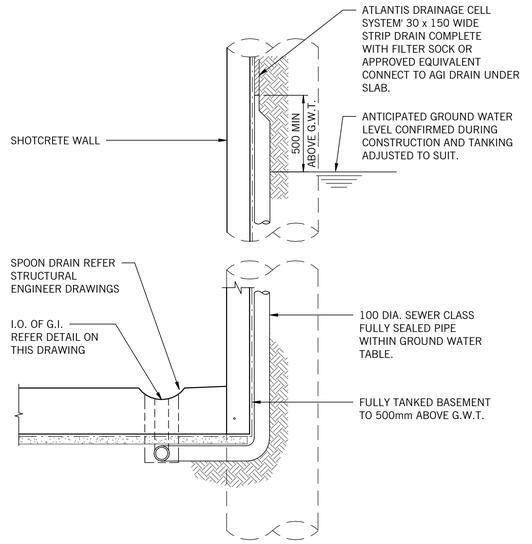
TYPICAL RELIEF VALVE FOR HYDROSTATIC SLABS

NTS



SPOON DRAIN DETAIL WITHIN HYDROSTATIC SLAB

NTS



STRIP DRAIN DETAIL WITHIN HYDROSTATIC BASEMENT

NTS

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PRELIMINARY ISSUE

CLIENT: HEWORTH

PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: TYPICAL CIVIL DETAILS - SHEET 1

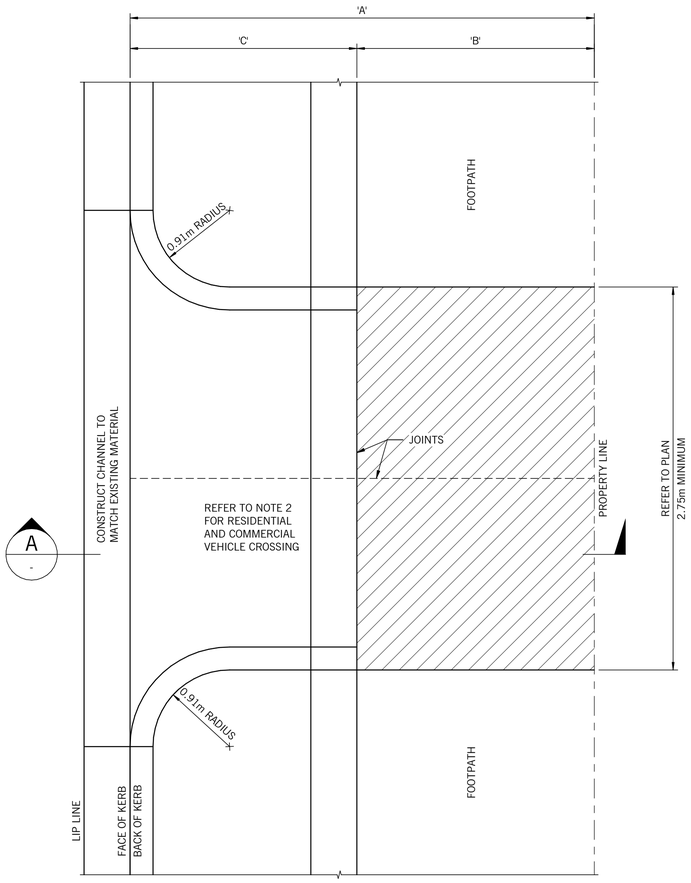
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JOB No.	DRAWING No.	REV.
17151	C500	

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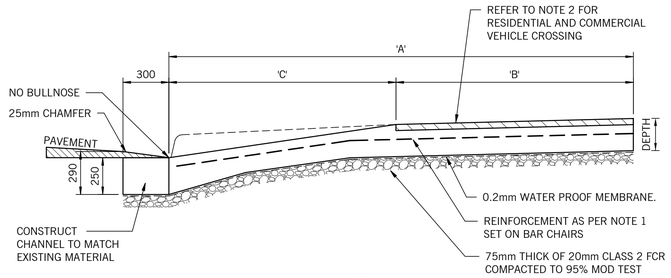
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ALSO REFER TO INNER WEST COUNCIL VEHICULAR CROSSING DETAIL

CROSSOVER PLAN
SCALE 1:20



SECTION A
SCALE 1:20

EACH OF THE RELATIVE GRADE CHANGE BETWEEN THE ROAD, SECTION C, SECTION B AND INSIDE THE PROPERTY LINE SHALL NOT EXCEED 12%

NOTES:

1. CONCRETE DETAIL

TYPE	REINFORCEMENT	DEPTH OF SLAB
COMMERCIAL	SL82	150mm
CONCRETE STRENGTH: 32MPa AT 28 DAYS. PLACE REINFORCEMENT 50mm ABOVE CRUSHED ROCK BASE ON BAR CHAIRS.		
SURFACE FINISH: TROWELLED AND GROOVED AT CHANGES OF GRADE.		

2. COMMERCIAL VEHICLE CROSSING

FOOTPATH RESERVE WITH NATURE STRIP		
A	B*	C
EXISTING FOOTPATH RESERVE WIDTH	DIMENSION **B** AND **C** ARE GOVERNED BY THE EXISTING FOOTPATH AND NATURE STRIP WIDTHS.	
	MATERIAL: CONCRETE TO MATCH FOOTPATH MATERIAL.	MATERIAL: CONCRETE TO MATCH COLOUR OF KERB AND CHANNEL.

3. COMMERCIAL VEHICLE CROSSING CONTINUED

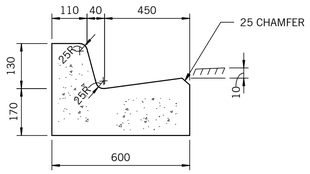
FOOTPATH RESERVE WITHOUT NATURE STRIP		
A	B*	C
LESS THAN 1.75m	MATERIAL: CONSTRUCT ENTIRE VEHICLE CROSSING IN CONCRETE TO MATCH COLOUR OF FOOTPATH.	
BETWEEN 1.75m AND 2.25m	VARIES	0.75m
BETWEEN 2.25m AND 5.00m	1.50m	VARIES
GREATER THAN 5.00m	VARIES	3.50m
	MATERIAL: CONCRETE TO MATCH FOOTPATH MATERIAL.	MATERIAL: CONCRETE TO MATCH COLOUR OF KERB AND CHANNEL

B* IF SECTION B OF THE CROSSING IS TO BE CONSTRUCTED IN ASPHALT, THEN REBATE CONCRETE BY 35mm (MIN.) TO ALLOW FOR ASPHALT WEARING COURSE. FOR COMMERCIAL: USE SIZE 10mm NOMINAL SIZE ASPHALT, TYPE 'N' ASPHALT

3. GENERAL

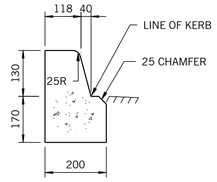
- THE COLOUR OF CONCRETE TO BE USED IS EITHER PLAIN OR CHARCOAL COLOURED DEPENDING ON THE COLOUR OF MATERIAL REQUIRED TO BE MATCHED.
- FOR CHARCOAL COLOURED CONCRETE USE HANSON 'EBONY' COLOUR OR 15kg 'BLACK OXIDE' BAYER 318 PER CUBIC METER CONCRETE OR APPROVED EQUIVALENT.
- ALL CROSSING SHALL HAVE A MINIMUM RISE OF 150mm FROM THE CHANNEL INVERT TO THE PROPERTY LINE.
- REFER TO AS/NZS 2890.1 FOR WIDER CROSSING, MINIMUM 5.5m

NOTE:
ALL EXTERNAL PAVEMENT, KERB & CHANNEL AND VEHICLE CROSSINGS REQUIRE COUNCIL APPROVAL (PENDING) OR ADOPT COUNCIL DETAILS



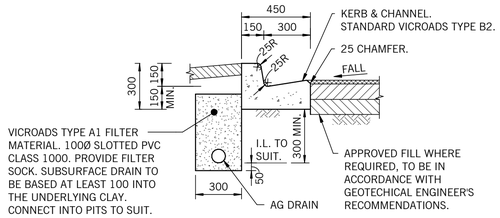
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(TYPICAL KERB SYSTEM TO BE UTILISED WITH MODIFICATIONS TO SUIT U.N.O)

TYPICAL KERB DETAIL
(REFER TO LAYOUT DRAWINGS FOR LOCATIONS IN ASSOCIATION WITH ARCHITECTURALS AND LANDSCAPING DOCUMENTS)



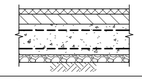
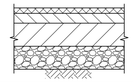
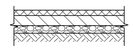
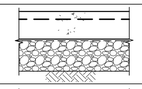
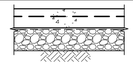
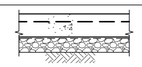
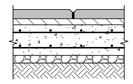
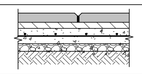
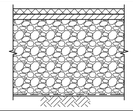
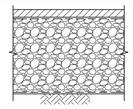
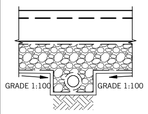
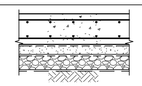
K3

TYPICAL KERB DETAILS
REFER TO LAYOUT DRAWINGS FOR LOCATIONS IN ASSOCIATION WITH ARCHITECTURALS AND LANDSCAPING DOCUMENTS



TYPICAL PAVEMENT/KERB & CHANNEL DETAIL

PAVEMENT TYPES

TYPE	PROFILE COMPOSITION	SPECIFICATIONS
ASPHALT ROAD PAVEMENT CONCRETE BASE		35mm DEPTH OF 10mm HMA, TYPE N 65mm DEPTH OF 14mm HMA, TYPE N 200mm CONCRETE BASE WITH F82 REINFORCEMENT TOP AND BTM. 50mm MIN. COVER, F'c=50 MPa 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
ASPHALT ROAD PAVEMENT CRUSHED ROCK BASE		35mm DEPTH OF 10mm HMA, TYPE N 65mm DEPTH OF 14mm HMA, TYPE N 150mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK 150mm DEPTH OF CLASS 3 COMPACTED CRUSHED ROCK
ASPHALT FOOTPATH		35mm THICKNESS OF SIZE 7mm HMA, TYPE N 65mm THICKNESS OF 14mm HMA, TYPE N 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
CONCETE PAVEMENT HEAVY DUTY		180mm R.C. SLAB, SL92 MESH TOP, F'c=32 MPa MIN. 200mm COMPACTED DEPTH OF CLASS 2 FINE CRUSHED ROCK
CONCETE PAVEMENT LIGHT DUTY		125mm R.C. SLAB, SL72 MESH TOP, F'c=32 MPa. 150mm DEPTH OF CLASS 3 COMPACTED CRUSHED ROCK
CONCETE FOOTPATH		100mm N25 CONCRETE WITH SL82 CENTAL 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
BLUESTONE ROAD PAVEMENT		60mm THICK BLUE STONE PAVERS BEDING (MIN. THICKNESS 25mm, MAX. 40mm) 200mm R.C SLAB WITH SL82 MESH TOP AND BOTTOM, F'c=32 MPa 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
BLUESTONE FOOTPATH PAVEMENT		40mm THICK BLUE STONE PAVERS BEDING (MIN. THICKNESS 25mm, MAX. 40mm) 100mm R.C. SLAB WITH SL72 MESH CENTRAL, F'c=32 MPa 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
POROUS ASPHALT PAVEMENT		30mm THICK LAYER OF OPEN GRADED POROUS ASPHALT PAVEMENT 20% VOIDS. 30mm LAYER OF 10mm Ø SINGLE SIZE AGGREGATE, CEMENT STABILISED. 500mm MIN. LAYER OF LARGE SINGLE SIZE AGGREGATE 40% VOID, CEMENT STABILISED GEOTEXTILE FILTER FABRIC
POROUS PAVER PAVEMENT		POROUS PAVER AND BEDDING MATERIAL TO LANDSCAPE ARCHITECT DETAILS AND REQUIREMENTS. GEOTEXTILE FILTER FABRIC 500mm MIN. LAYER OF LARGE SINGLE SIZE AGGREGATE 40% VOID, CEMENT STABILISED GEOTEXTILE FILTER FABRIC
DRAINED SLAB DETAIL		RC SLAB, AS SPECIFIED ON PLAN 2 LAYERS OF 0.02mm MOISTURE BARRIER 100mm MIN. LAYER OF FREE DRAINING ROCK, SINGLE SIZE AGGREGATE WITH 100mm Ø AG DRAINAGE LINES, INSTALLED AT 4m MAX. CTS. (IN GEOTEXTILE SOCK) GEOTEXTILE FILTER FABRIC
HYDROSTATIC SLAB DETAIL		HYDROSTATIC SLAB TO STRUCTURAL ENGINEERS DETAIL WATERPROOFING MEMBRANE TO SPECIALIST CONTRACTORS DETAILS 50mm MIN. LAYER OF BLINDING CONCRETE 2 LAYERS OF 0.02mm MOISTURE BARRIER 100mm MIN. LAYER OF FREE DRAINING ROCK SINGLE SIZE AGGREGATE WITH 90mm Ø AG DRAINAGE LINES INSTALLED AT 6m MAX. CTS. (IN GEOTEXTILE SOCK) GEOTEXTILE FILTER FABRIC PROVIDE RELIEF POINTS AS DETAILED

NOTE:
- SUB BASE TO BE PREPARED TO MINIMUM CBR OF 2.5.
- ALL CRUSHED ROCK LAYERS SPECIFIED TO BE COMPACTED TO 98% SMDD.
- PROVIDE SHRINKAGE CONTROL JOINTS TO ALL CONCRETE PAVEMENTS, CONFIRM WITH ENGINEER.
- PROVIDE OVERFLOW PIPE CONNECTED TO ADJACENT STORMWATER SYSTEM FOR POROUS PAVEMENTS.

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P3	GENERALLY REVISED - DA	GP	GP	06.05.20
P4	GENERALLY REVISED - DA	GP	GP	13.05.20

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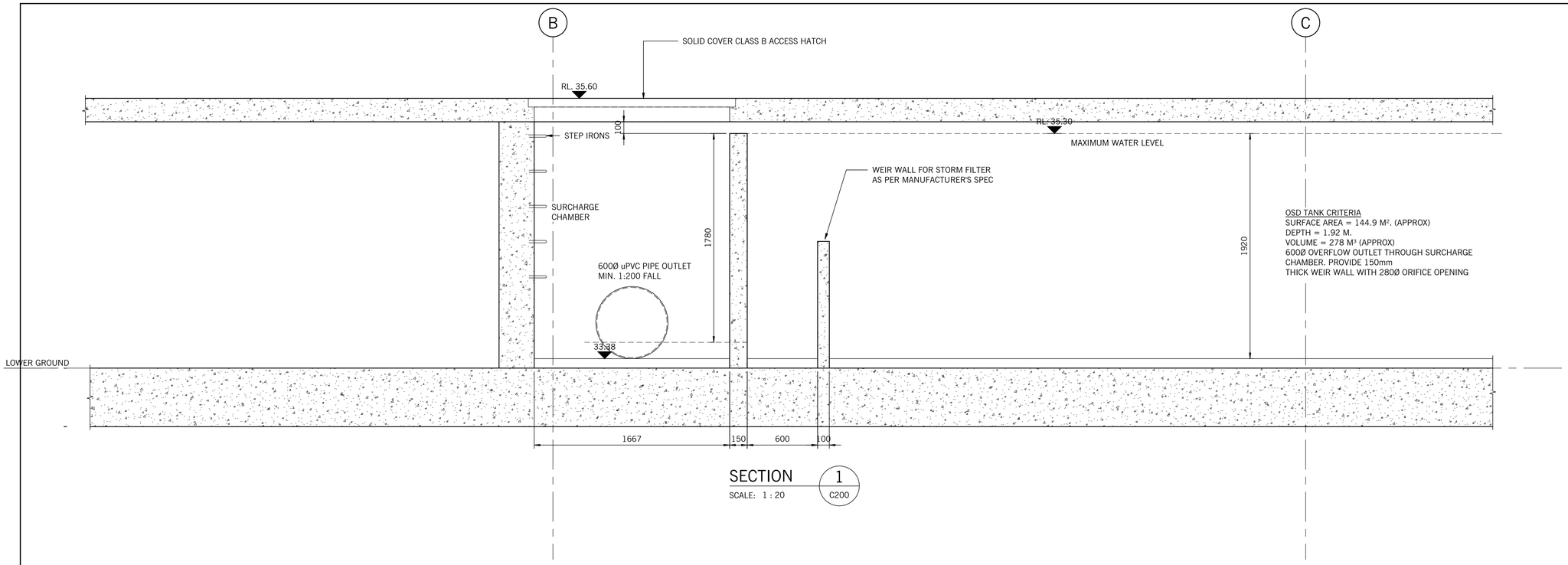
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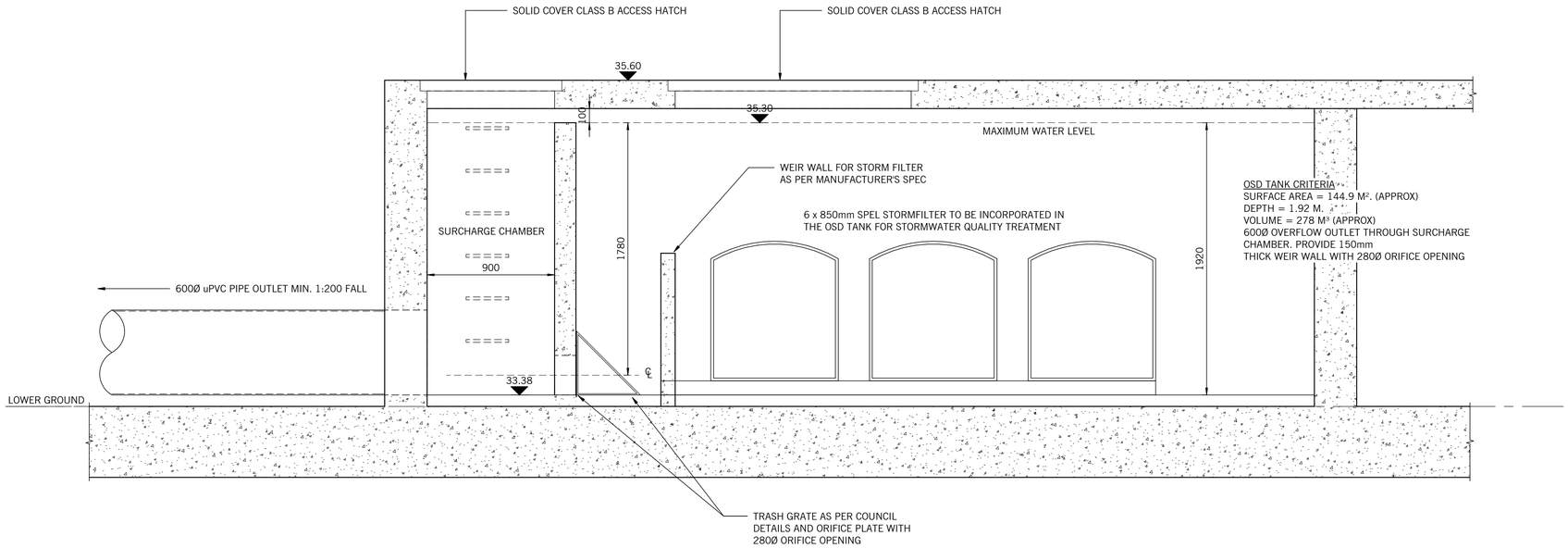
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SECTION 1
SCALE: 1 : 20 C200



SECTION 3
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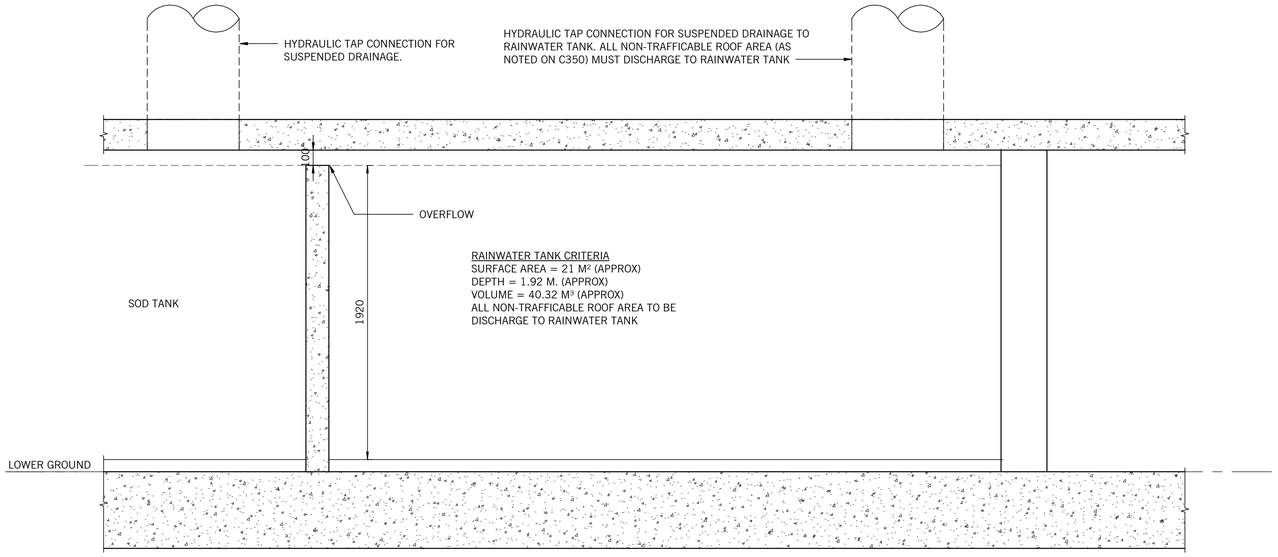
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PROJECT
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TIGERS LEAGUES CLUB
138-152 VICTORIA ROAD,
ROZELLE

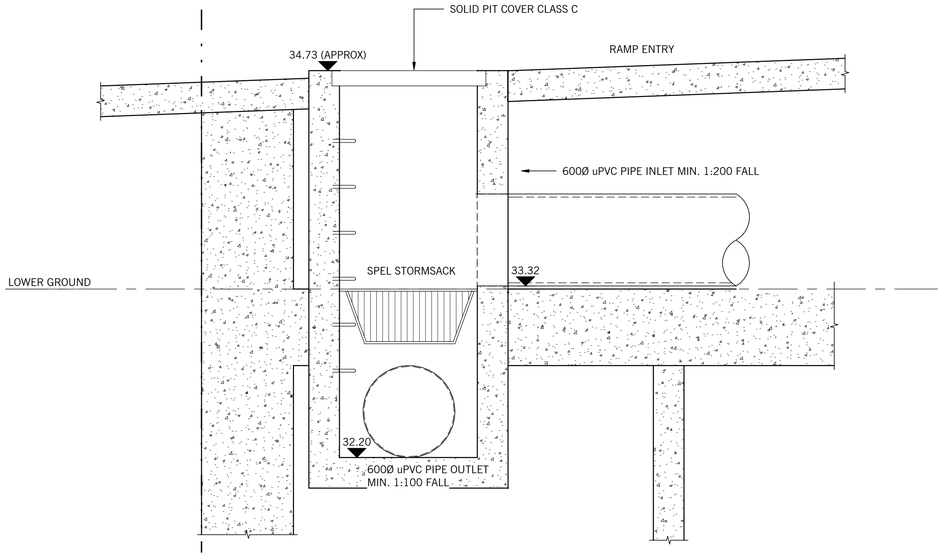
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CIVIL SECTIONS - SHEET 1

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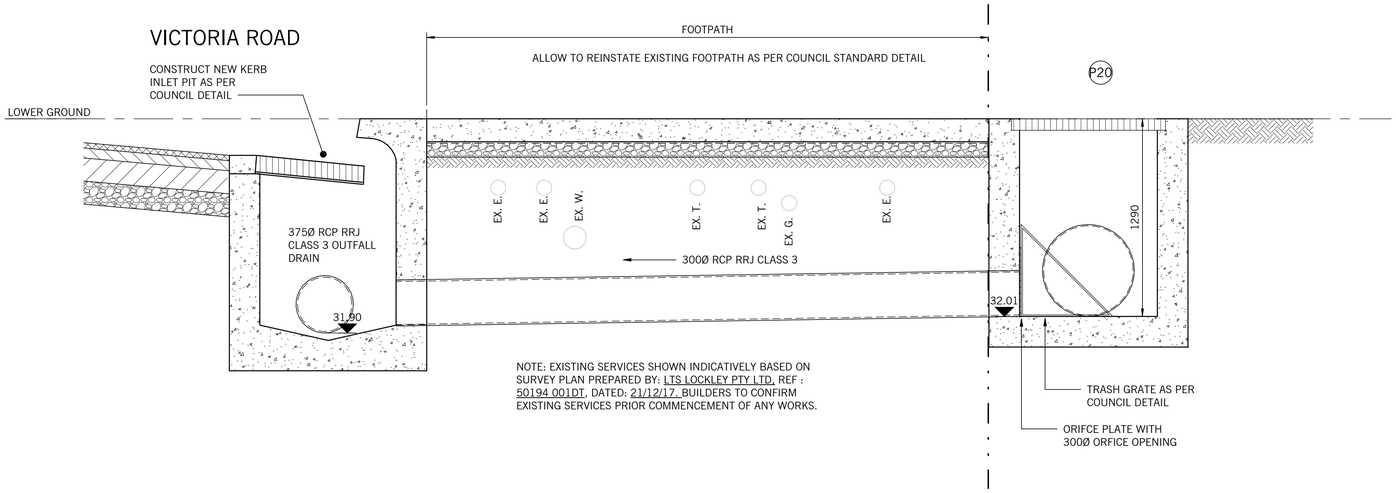
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SECTION 1
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SECTION 2
SCALE: 1 : 20 C200



SECTION 3
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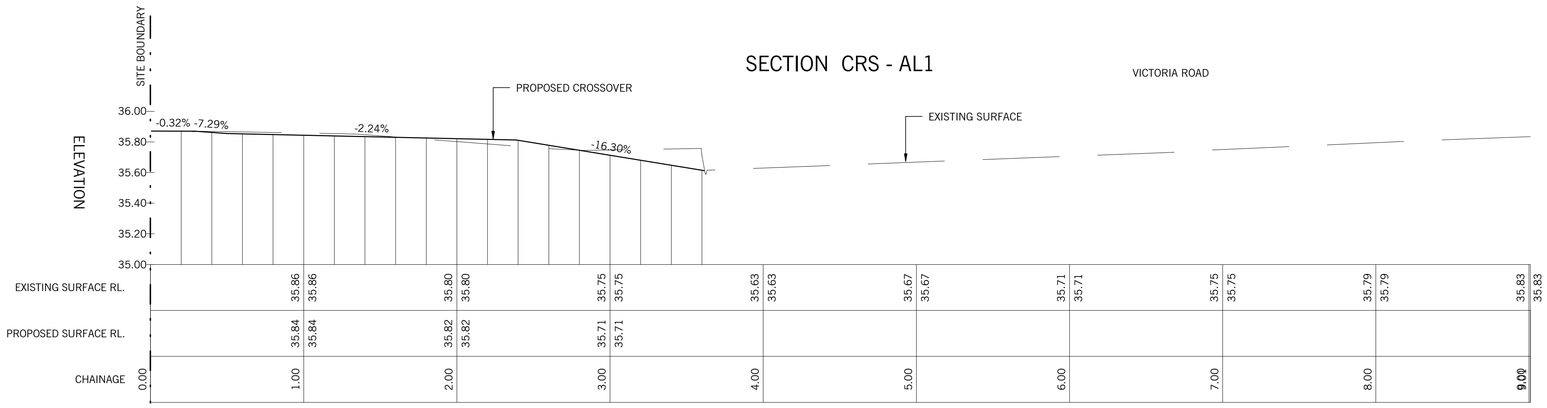
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TITLE: CIVIL SECTIONS - SHEET 2

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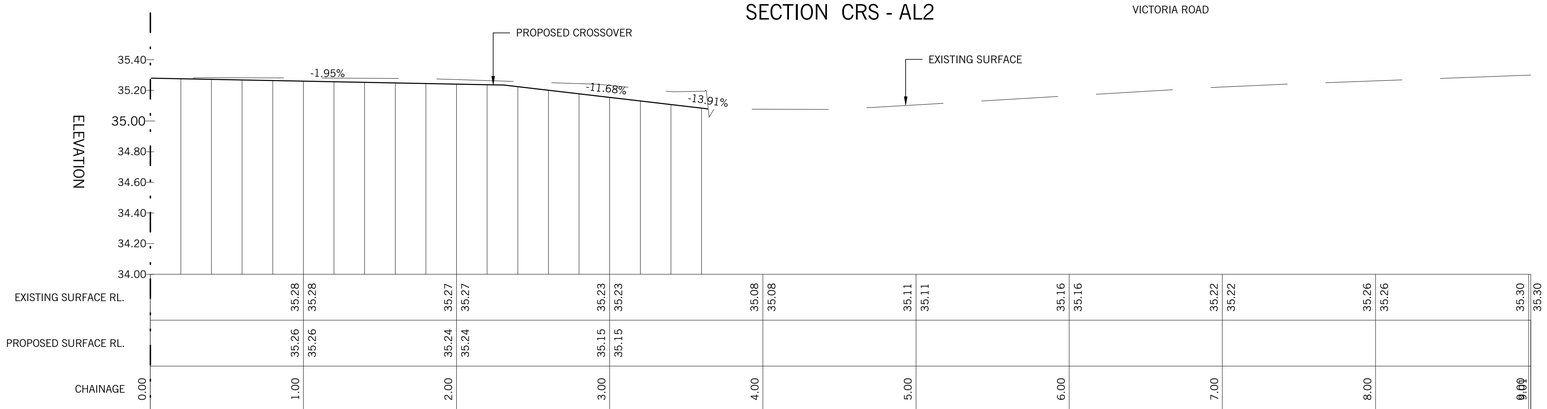
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JOB No.: 17151	DRAWING No.: C503	REV.

SECTION CRS - AL1



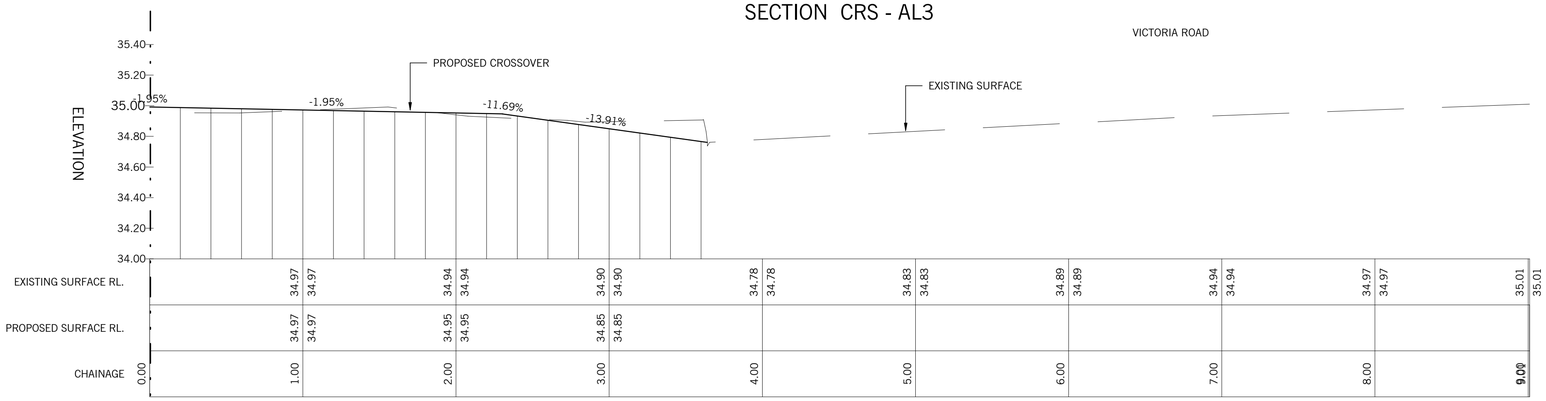
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EXISTING SURFACE RL.	35.86	35.86	35.80	35.75	35.63	35.67	35.71	35.75	35.79	35.83
PROPOSED SURFACE RL.	35.84	35.84	35.82	35.71						

SECTION CRS - AL2



CHAINAGE	0.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
EXISTING SURFACE RL.	35.28	35.28	35.27	35.23	35.08	35.11	35.16	35.22	35.26	35.30
PROPOSED SURFACE RL.	35.26	35.26	35.24	35.15						

SECTION CRS - AL3



CHAINAGE	0.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
EXISTING SURFACE RL.	34.97	34.97	34.94	34.90	34.78	34.83	34.89	34.94	34.97	35.01
PROPOSED SURFACE RL.	34.97	34.97	34.95	34.85						

VICTORIA ROAD - VEHICLE CROSS SECTION - INBOUND

SCALE: 1 : 20

WEBBER DESIGN

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MELBOURNE, VIC, AUSTRALIA 3000
T: +61 3 9614 7155
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PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

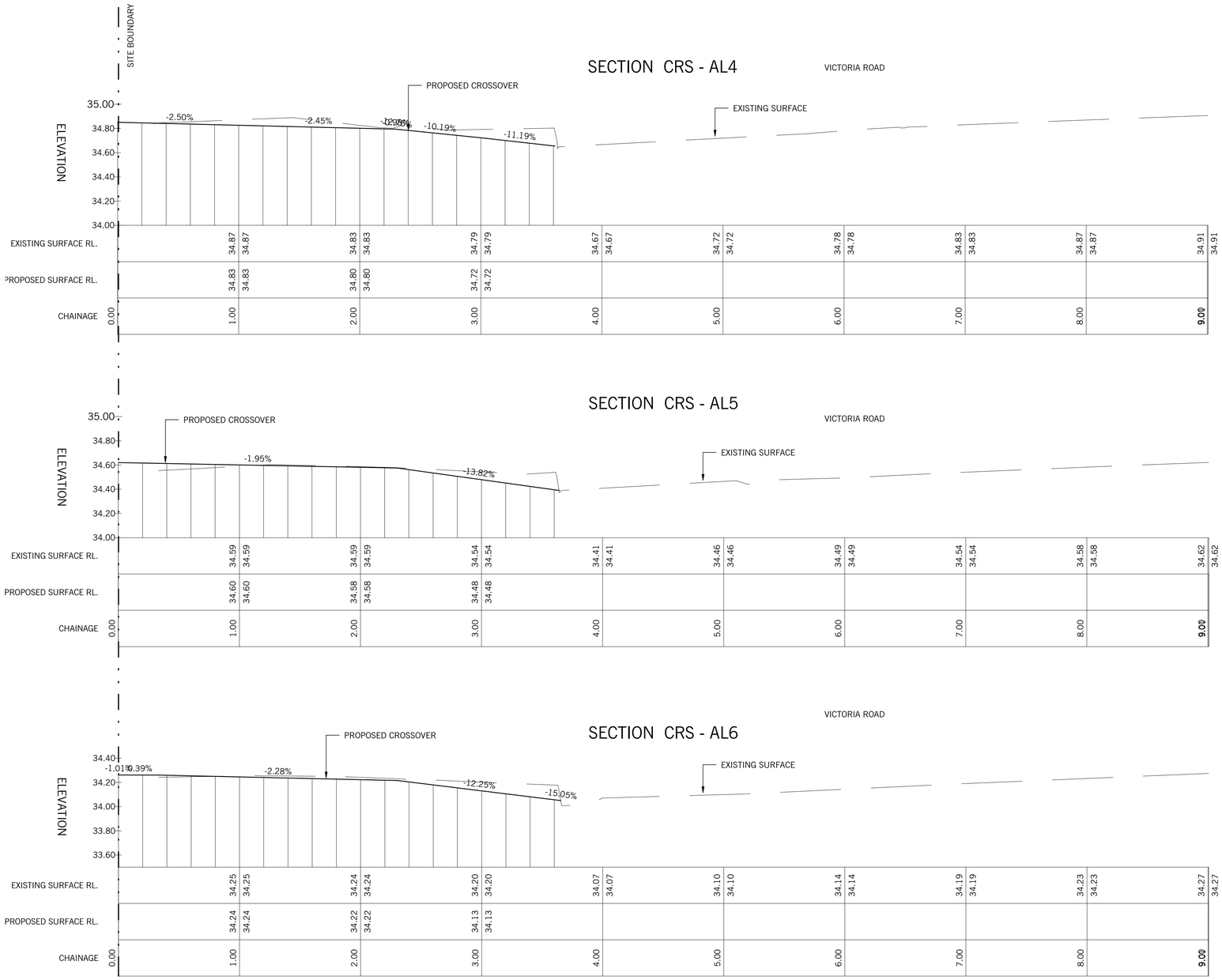
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CIVIL DRAWING

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1 : 20	GP	PW
JOB No.	DRAWING No.	REV.
17151	C600	

PRINT TIME: 13/05/2020 9:04:34 AM

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VICTORIA ROAD - VEHICLE CROSS SECTION - OUTBOUND

SCALE: 1 : 20

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PRINT TIME: 13/05/2020 9:04:35 AM

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Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P1	PRELIMINARY ISSUE	GP	GP	08.05.20					
P2	GENERALLY REVISED - DA	GP	GP	12.05.20					
P3	GENERALLY REVISED - DA	GP	GP	13.05.20					

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MELBOURNE, VIC, AUSTRALIA 3000
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SYDNEY OFFICE:
SUITE 301, LEVEL 3, 19A BOUNDARY STREET
RUSHCUTTERS BAY, NSW, AUSTRALIA 2011
T: +61 2 9690 2488

PRELIMINARY ISSUE

CLIENT: HEWORTH

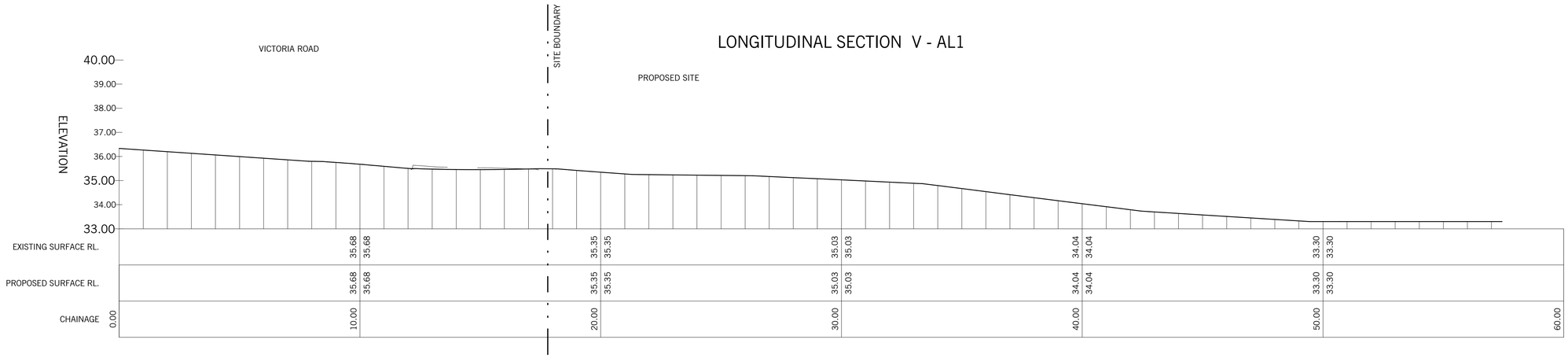
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TITLE: VICTORIA RD - CROSS SECTION - OUTBOUND

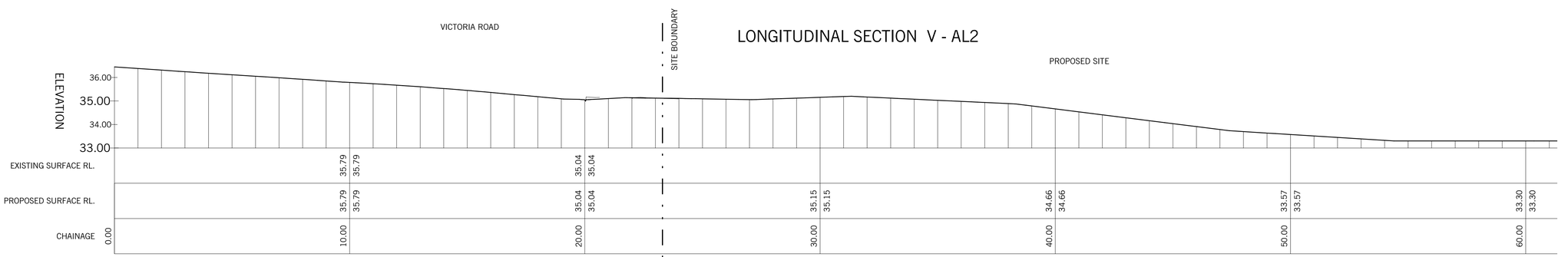
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17151	C610	

LONGITUDINAL SECTION V - AL1



LONGITUDINAL SECTION V - AL2



VICTORIA ROAD -VEHICLE LONG SECTION - INBOUND

SCALE: 1 : 100

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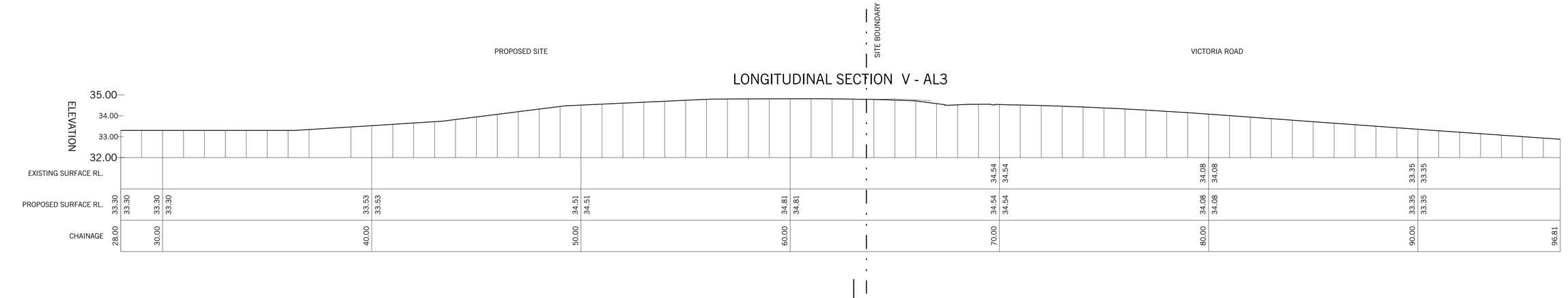
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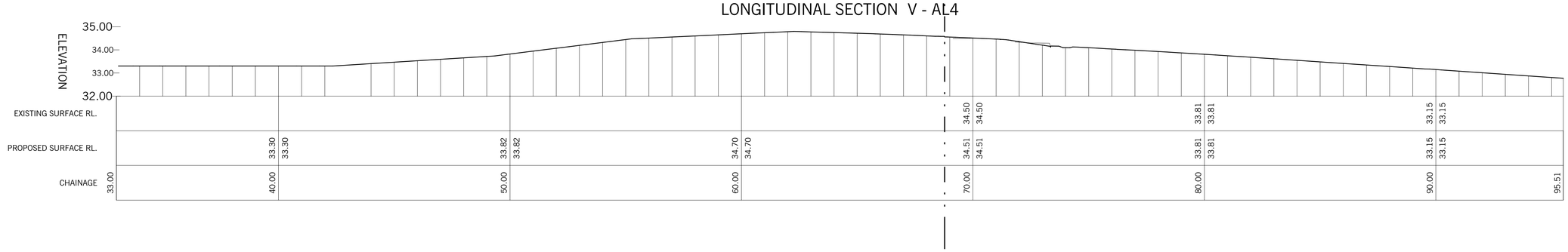
PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: VICTORIA ROAD - VEHICLE LONGITUDINAL SECTION - OUTBOUND

STRUCTURAL DRAWING

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JOB No.	DRAWING No.	REV.
17151	C650	





VICTORIA ROAD - VEHICLE LONG SECTION - OUTBOUND

SCALE: 1 : 100

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P2	GENERALLY REVISED - DA	GP	GP	13.05.20					

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SUITE 301, LEVEL 3, 19A BOUNDARY STREET
RUSHCUTTERS BAY, NSW, AUSTRALIA 2011
T: +61 2 9690 2488

CLIENT: HEWORTH

PROJECT: MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE

TITLE: VICTORIA ROAD - VEHICLE LONGITUDINAL SECTION - OUTBOUND

CIVIL DRAWING

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17151	C651	

APPENDIX D – ON-SITE DETENTION CALCULATIONS

CIVIL COMPUTATIONS

ROZELLE VILLAGE – BALMAIN LEAGUES CLUB

Job No: 17151
Council Ref: INNER WEST COUNCIL (NSW) – D/2018/219

Version 1
1 May 2020

Level 2, 31 Queen Street, Melbourne VIC 3000
Suite 301, Level 3, 19A Boundary Street, Rushcutters Bay, NSW, 2011
Ph: 03 96147155 Fax: 03 96147166

Table of Contents

1.0 PRE-EXISTING CONDITIONS 1
2.0 OSD4W COMPUTATION 2
3.0 ORIFICE COMPUTATION 3

Level 2, 31 Queen Street, Melbourne VIC 3000
Suite 301, Level 3, 19A Boundary Street, Rushcutters Bay, NSW, 2011
Ph: 03 96147155 Fax: 03 96147166

1.0 PRE-EXISTING CONDITIONS



2.0 OSD4W COMPUTATION

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 12/05/2020 8:44:24 PM

History

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B	FOR INFORMATION	06.04.2018
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N	DEVELOPMENT APPLICATION	19.12.2019
O	FOR INFORMATION	15.04.2020
P	FOR INFORMATION	24.04.2020
Q	FOR INFORMATION	29.04.2020
1	DEVELOPMENT APPLICATION	04.05.2020
2	DEVELOPMENT APPLICATION	12.05.2020

VICTORIA ROAD

1 / AD-DA213

1 / AD-DA212

1 / AD-DA201

6000 SETBACK

4500 FOOTPATH

6000 SITE LINK

AWNING OVER

RL 39.100

RL 32.770

RL 36.440

LANDSCAPED FENCE LINE ALONG LITTLE DARLING LANE

LITTLE DARLING LANE

EXISTING SEWER LINE

3 / AD-DA203

1 / AD-DA211

Impervious Area 69.82 sq m

Basement Suspended Area 6,361 sq m

Total Area 7,337.19 sq m

693 DARLING ST

Impervious Area 39 sq m

EXTENT OF RETAINED BUILDING

DARLING STREET

1 / AD-DA205

1 / AD-DA202

2 / AD-DA214

Impervious Area 315.34 sq m

RL 40.529

PERMEABLE PAVEMENT PLACED ON DEEP SOIL

RL 40.530

701-703 DARLING ST

DEEP SOIL

Impervious Area 23.33 sq m

EXISTING SEWER LINE

RL 38.450

1000 SETBACK

LIVE / WORK AREA EXCLUDES WORK UNIT BELOW

RESI ENTRY

LIVE / WORK

LIVE / WORK

ADDITIONAL 5 ON STREET PARKING (TOTAL 13 SPACES)

WATERLOO STREET

2 / AD-DA202

SM H

BICYCLE PARKING LEGEND

- RESIDENT [CLASS B]
- RESIDENTIAL VISITOR [CLASS C]
- RETAIL STAFF (COMMERCIAL, RESTAURANT, CLUB & SHOP) [CLASS B]
- RETAIL VISITOR (COMMERCIAL, RESTAURANT, CLUB & SHOP) [CLASS C]

Area Breakdown Calculation

Description	Quantity	Unit
Basement Suspended Slab	6,361	sq m
Impervious Area	441.48	sq m
Total Area	7,337.19	sq m

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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - UPPER GROUND

[Ref] 20170127 [Dwg No] AD-DA104 [Rev] 2

*** SUMMARY OSD DESIGN REPORT ***

Printed from *OSD4W* version 1.08.4 S/N # W4-01201
Licensed to : Gracio Permata
Prepared by : Gracio Permata

1. CLIENT DETAILS

Name	:	ClientName
Address line 1	:	ClientDet1.....
Address line 2	:	ClientDet2.....
Address line 3	:	ClientDet3.....

2. JOB NAME AND REFERENCE

Job Reference	:	WD17151
Job Name	:	TIGERS BALMAIN CLUB - OSD4W
Job Detail 1	:	JobAddress1.....
Job Detail 2	:	JobAddress2.....
Job Detail 3	:	JobAddress3.....

3. AREAS (sq.m.) & RUN-OFF COEFFICIENTS

Total Site area	:	7337

4. EXISTING SITE DETAILS

Aes1	:	7337	Ces1	:	0.35
Aes2	:	0	Ces2	:	0.30
Aes3	:	0	Ces3	:	0.15
Aes4	:	0	Ces4	:	0.12
Weighted C - site			Cew	:	0.35

5. PROPOSED SITE DETAILS

Aps1	:	6802	Cps1	:	1.00
Aps2	:	535	Cps2	:	0.30
Aps3	:	0	Cps3	:	0.15
Aps4	:	0	Cps4	:	0.12
Weighted C - site			Cpw	:	0.95
Uncontrolled portion(s)			UPfrac	:	0.00

6. CATCHMENT TIMES (minutes)

Time of concentration	:	7.00
Travel time from discharge point to catchment outlet	:	5.00

7. OSD DESIGN

Flow Control Device		:	Orifice
Storage type		:	Tank
Rainfall zone		:	SYDNEY(NSW)
ARI for OUTFLOW	(years)	:	5
ARI for STORAGE	(years)	:	100
Qptot	(L/s)	:	103.29
Qu	(L/s)	:	0.00
Qp	(L/s)	:	0.00
Calculated PSD	(L/s)	:	231.08

```
     Nominated PSD            (L/s)      :   -----
     Adopted PSD              (L/s)      :  231.08

8. STORAGE DETAILS
     Volume                   (cub.m.)   :  245.48
     Time to fill storage     (mins)     :   23.8
     Time to empty storage    (mins)     :   61.5
     Critical storm duration  (mins)     :   34.7

9. STORM DURATIONS & RAINFALL INTENSITIES
     PSD ............... Duration :   7.0 min.     Intensity : 144.8
mm/hr
     MAX. STORAGE ...... Duration :  34.7 min.     Intensity : 126.5
mm/hr

=====================================================================
=====================================================================
Generated at :  30/04/2020 3:28:34 PM
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3.0 ORIFICE COMPUTATION

WEBBER DESIGN
LEVEL 2, 31 QUEEN STREET, MELBOURNE, VIC 3000
(03) 9614 7155

SUITE 301, LEVEL 3, 19A BOUNDARY STREET, RUSHCUTTERS BAY, NSW 2011
(02) 9690 2488

138-152 Victoria Rd, Rozelle NSW 2039

OSD Orrifice outlet calculation

Outlet Control: Orifice

Outflow
controlled by orifice pit.

$Qo = CdAo(2gh)^{1/2}$
Cd=0.6 for square outlet and = 1.0 for circular outlet
h=weir ht to orifice c/l

$Ao=\pi\phi^2/4$

Orfice dia	**h**	**Qo**
mm	**mm**	**l/s**
280	1780	218.33

P20 Orrifice outlet calculation

Outlet Control: Orifice

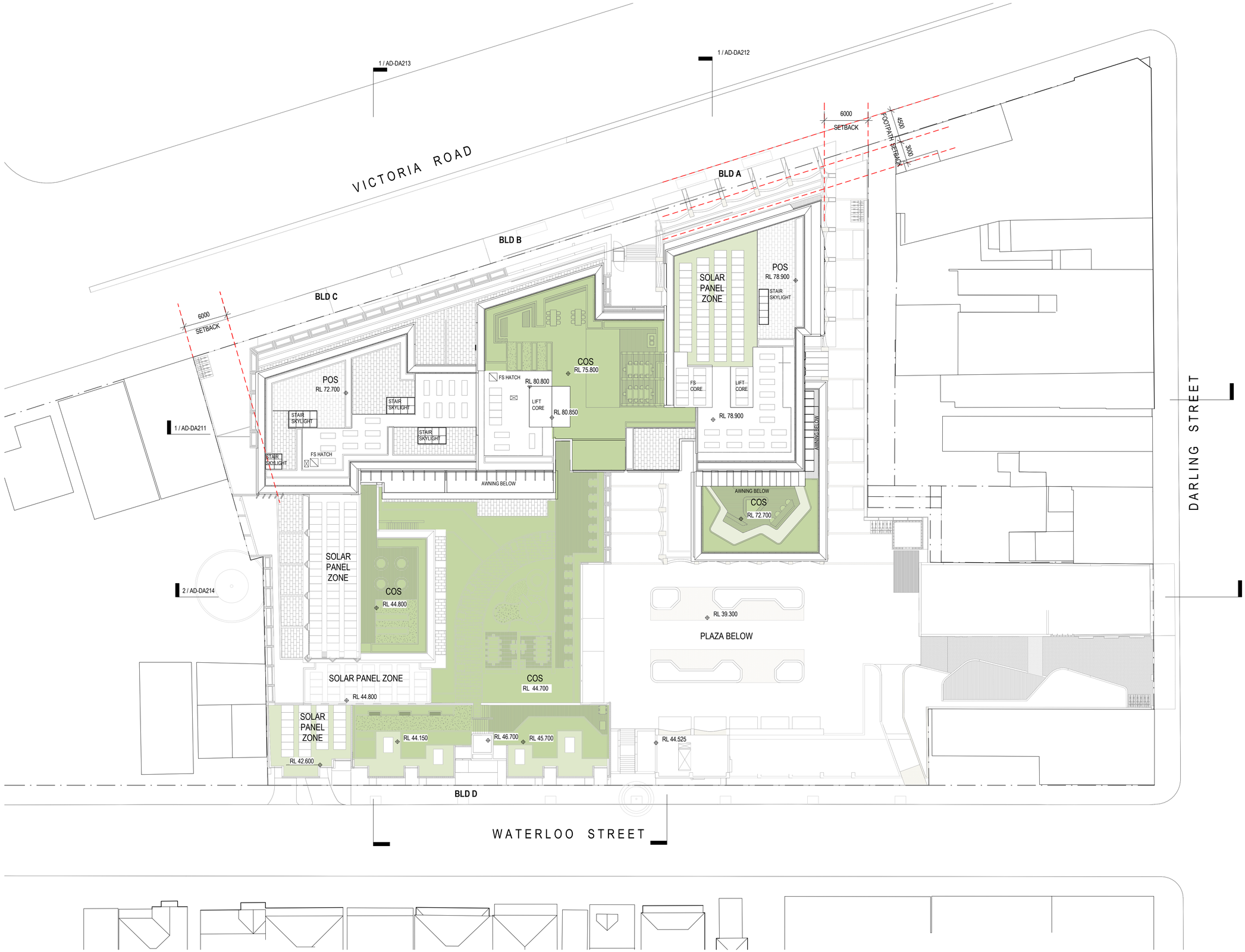
Outflow
controlled by orifice pit.

$Qo = CdAo(2gh)^{1/2}$
Cd=0.6 for square outlet and = 1.0 for circular outlet
h=weir ht to orifice c/l

$Ao=\pi\phi^2/4$

Orfice dia	**h**	**Qo**
mm	**mm**	**l/s**
300	1290	213.37

APPENDIX E – MUSIC MODELLING



[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 12/05/2020 7:16:52 PM

History

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E	FOR INFORMATION	09.07.2019
F	FOR INFORMATION	19.07.2019
G	FOR CLIENT APPROVAL	26.07.2019
H	DRAFT DA	02.08.2019
J	DEVELOPMENT APPLICATION	09.08.2019
K	DEVELOPMENT APPLICATION	19.12.2019
L	FOR INFORMATION	24.04.2020
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1	DEVELOPMENT APPLICATION	04.05.2020
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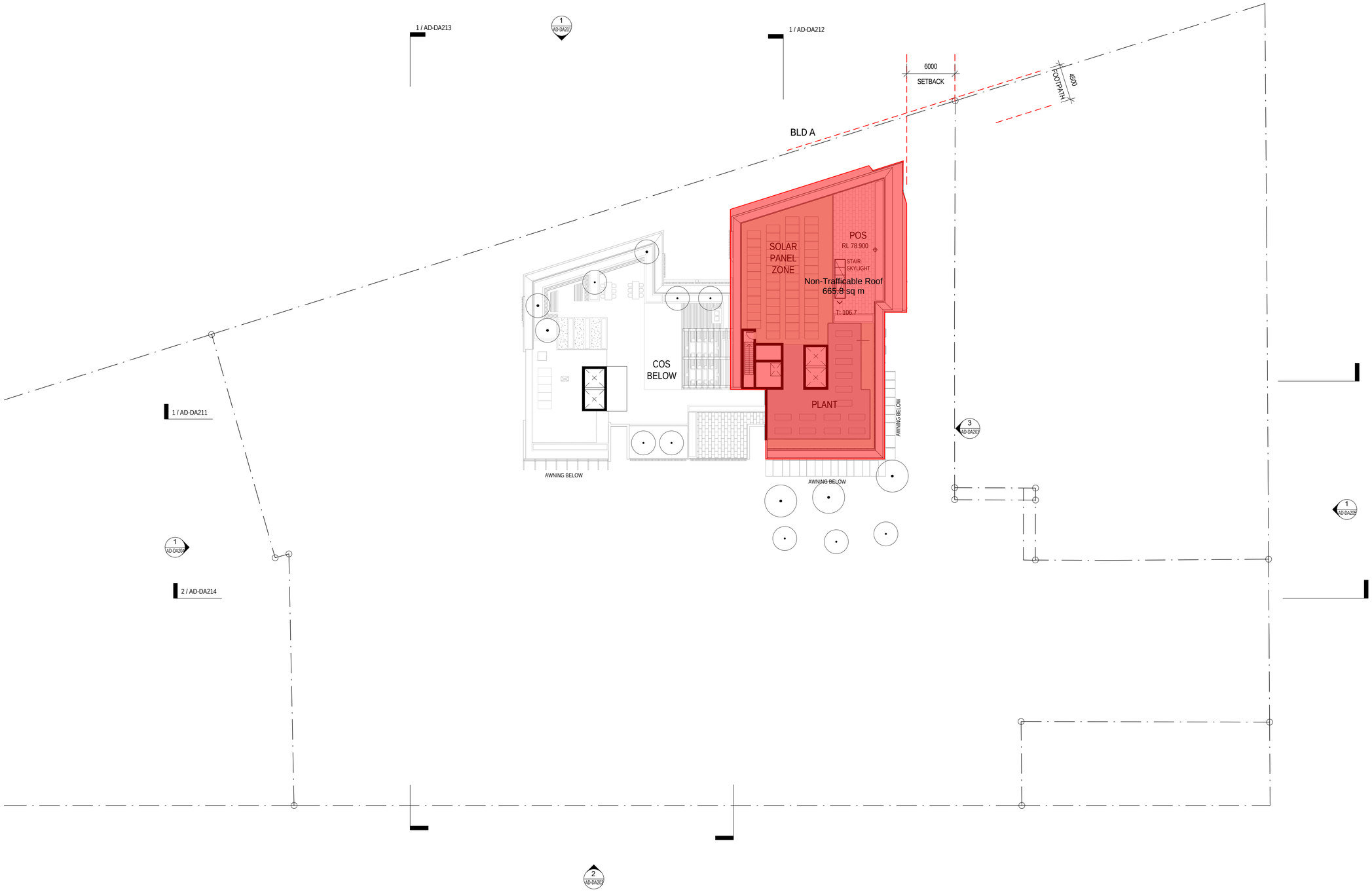
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[Scale] 1 : 250 @ A1

ROOF PLAN

[Ref] 20170127 [Dwg No] AD-DA118 [Rev] 2



[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 12/05/2020 6:19:18 PM

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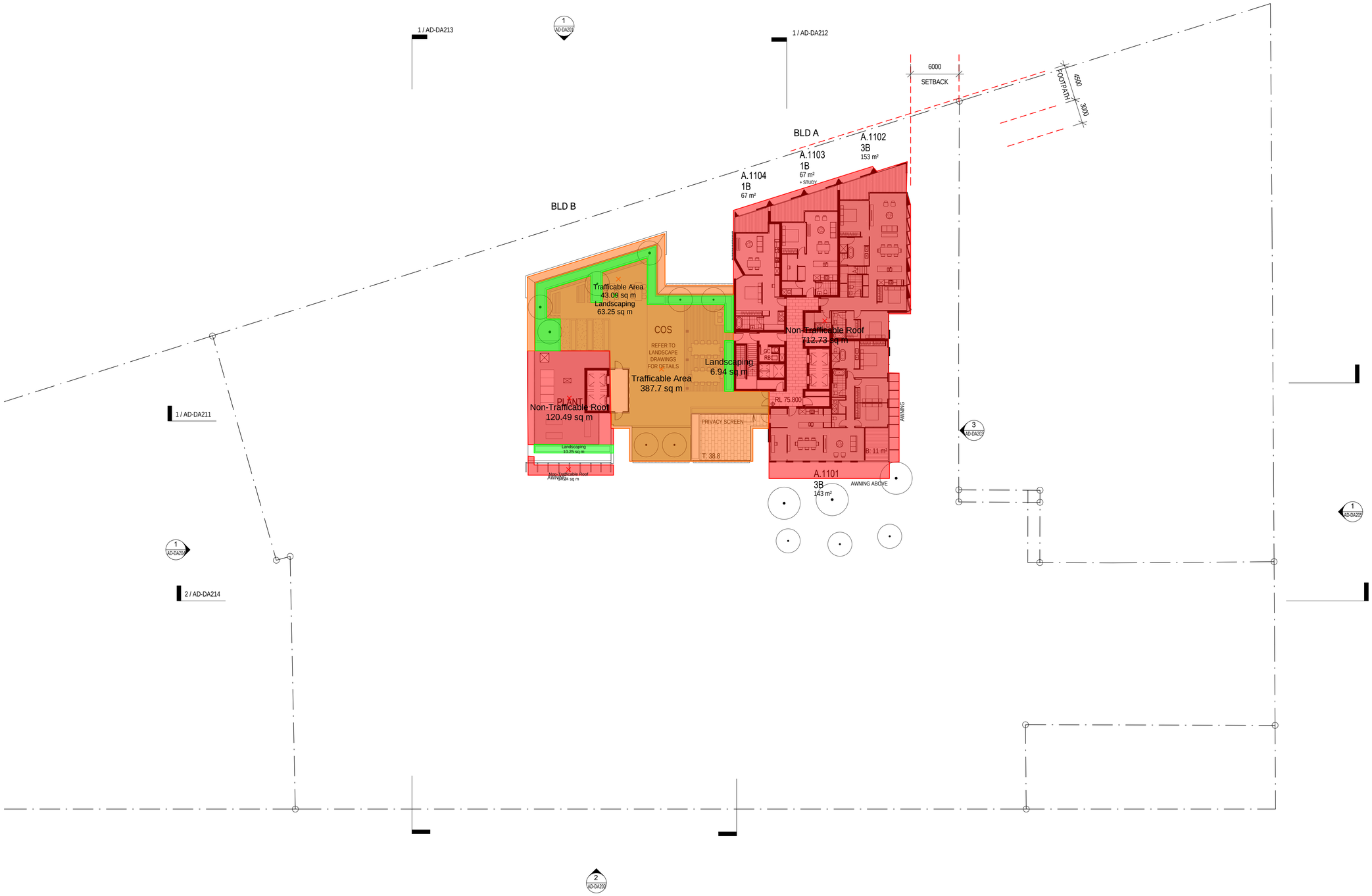
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FLOOR PLAN - LEVEL 12

[Ref] 20170127 [Dwg No] AD-DA117 [Rev] 2



[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 12/05/2020 6:19:07 PM

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2	DEVELOPMENT APPLICATION	12.05.2020

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[Client] HEWORTH

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[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 11

[Ref] 20170127 [Dwg No] AD-DA116 [Rev] 2

[Status] DEVELOPMENT APPLICATION

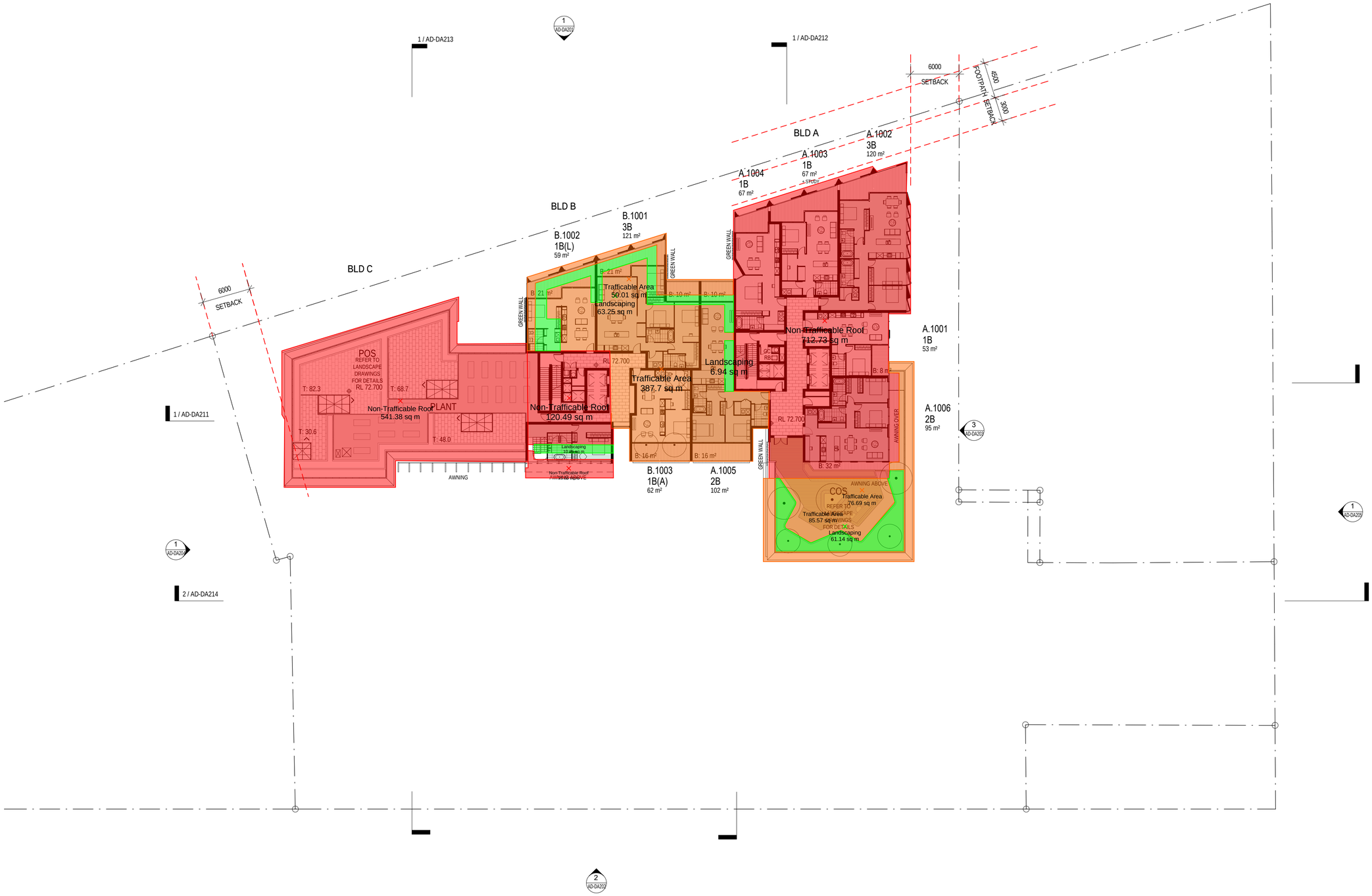
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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

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[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 10

[Ref] 20170127 [Dwg No] AD-DA115 [Rev] 2

[Status] DEVELOPMENT APPLICATION

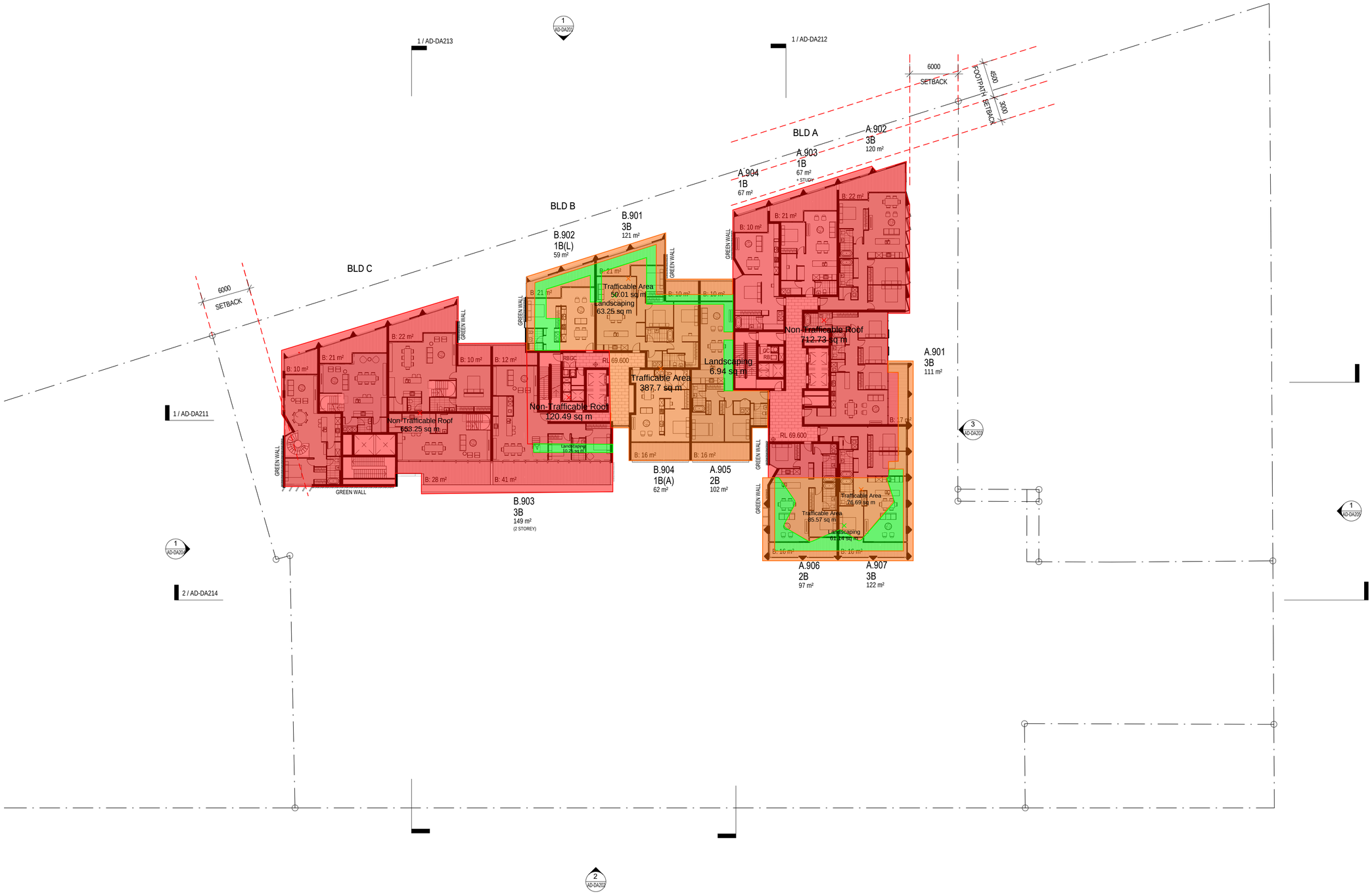
[Nom. Architect] Doug Southwell /7362

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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

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[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 09

[Ref] 20170127 [Dwg No] AD-DA114 [Rev] 2

[Status] DEVELOPMENT APPLICATION

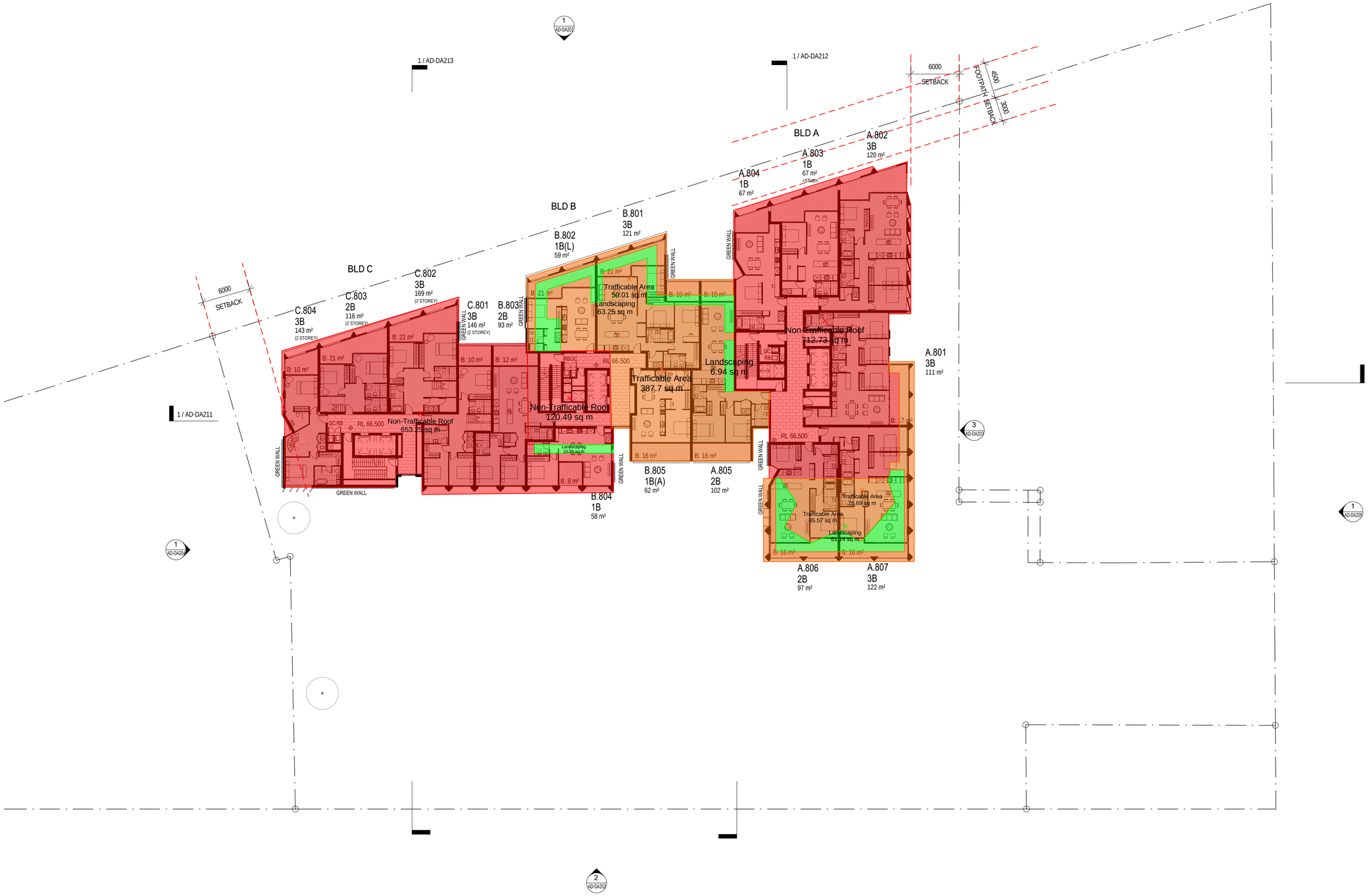
[Nom. Architect] Doug Southwell /7362

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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 08

[Ref] 20170127 [Dwg No] AD-DA113 [Rev] 2

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

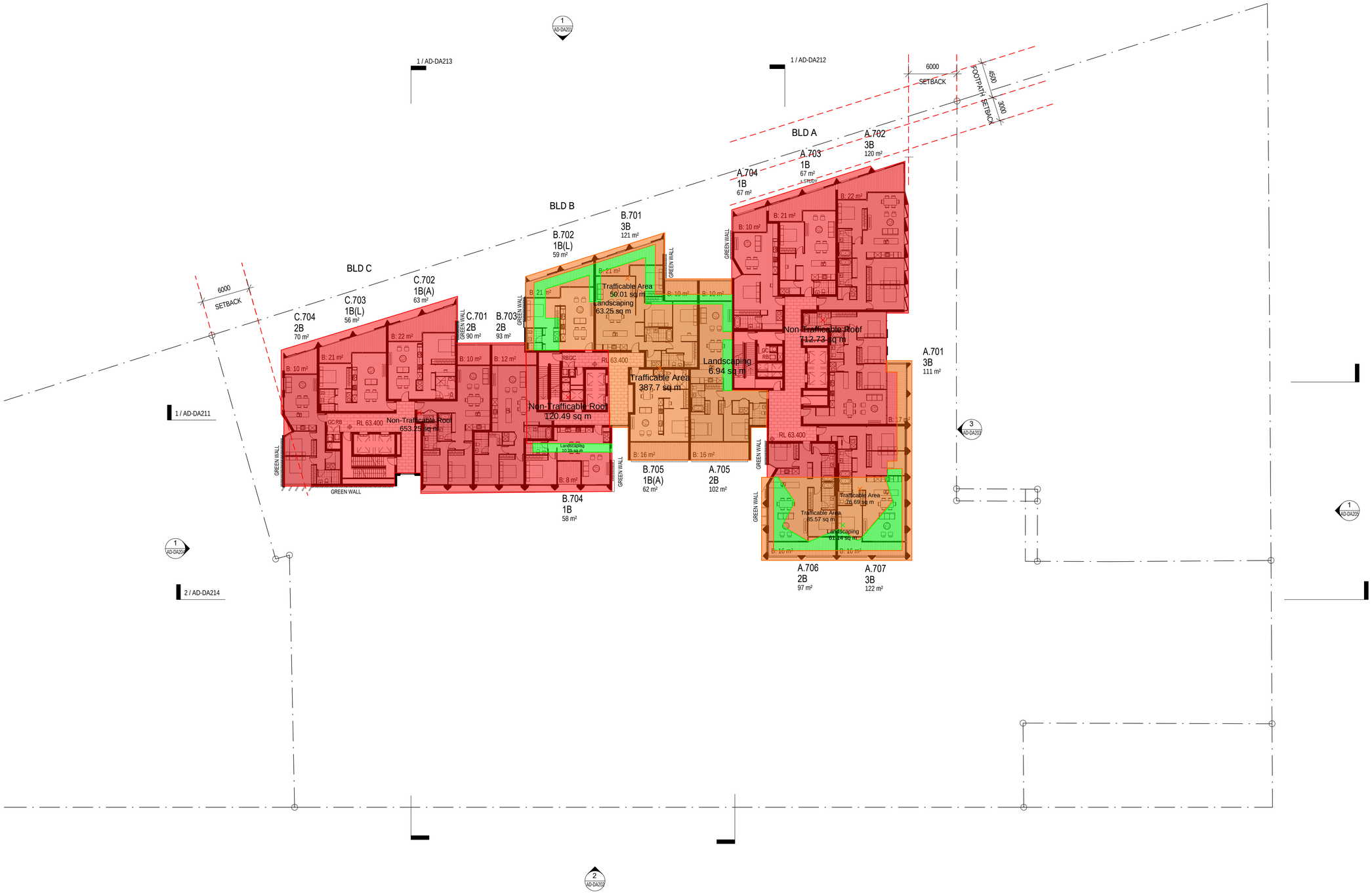
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History

[Rev#]	[Description]	[Date]
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B	FOR INFORMATION	06.04.2018
C	FOR INFORMATION	13.04.2018
D	DEVELOPMENT APPLICATION	17.04.2018
E	FOR INFORMATION	14.06.2019
F	FOR INFORMATION	09.07.2019
G	FOR INFORMATION	19.07.2019
H	FOR CLIENT APPROVAL	26.07.2019
J	DRAFT DA	02.08.2019
K	DEVELOPMENT APPLICATION	09.08.2019
L	FOR INFORMATION	13.12.2019
M	DEVELOPMENT APPLICATION	19.12.2019
N	FOR INFORMATION	24.04.2020
O	FOR INFORMATION	29.04.2020
1	DEVELOPMENT APPLICATION	04.05.2020
2	DEVELOPMENT APPLICATION	12.05.2020

Area Breakdown Calculation

Description	Quantity	Unit
Landscaping	141.58	sq m
Non-Trafficable Roof	1,486.47	sq m
Trafficable Area	599.96	sq m



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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 07

[Ref] 20170127 [Dwg No] AD-DA112 [Rev] 2

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

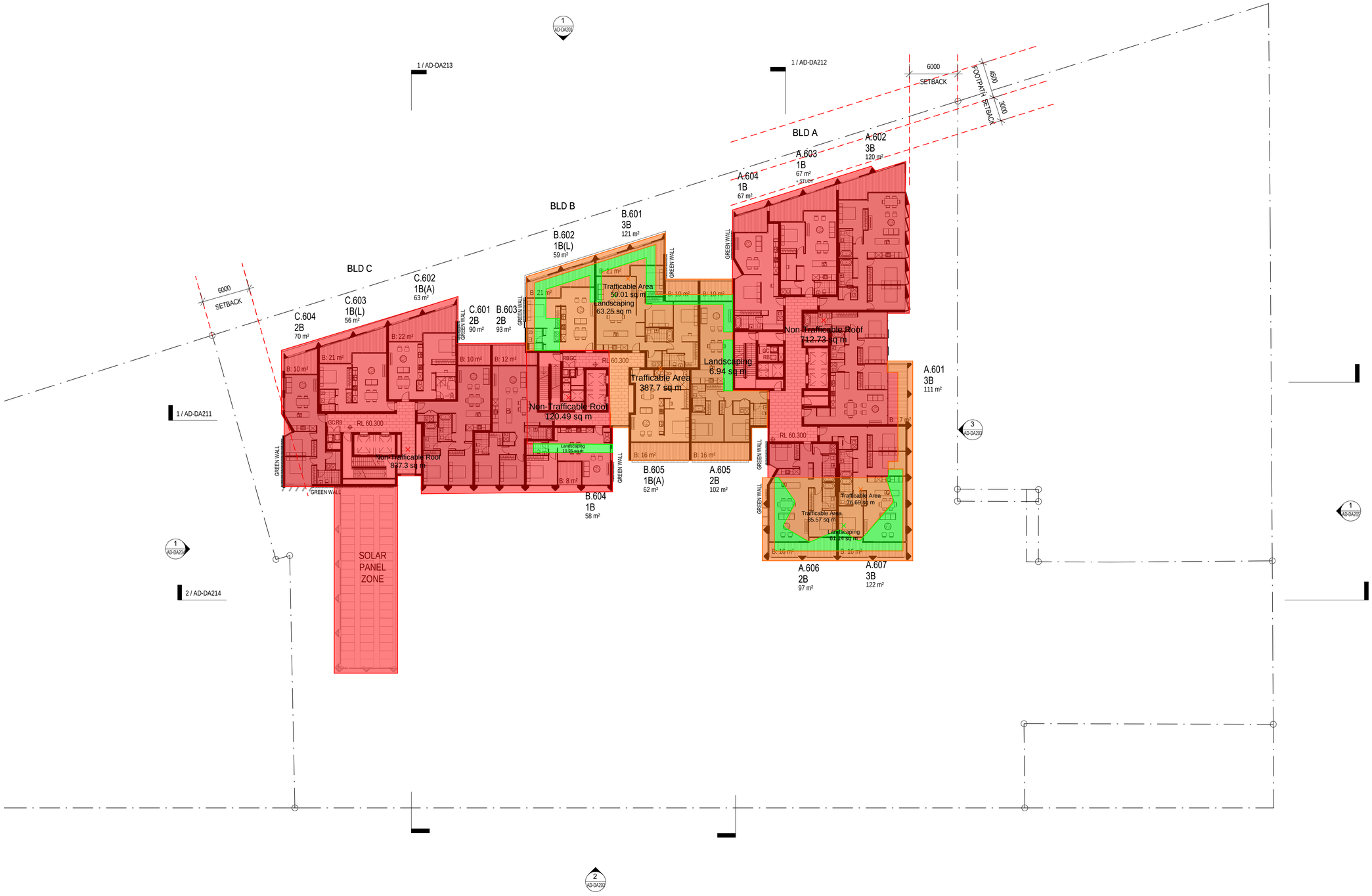
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History

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C	FOR INFORMATION	13.04.2018
D	DEVELOPMENT APPLICATION	17.04.2018
E	FOR INFORMATION	14.06.2019
F	FOR INFORMATION	09.07.2019
G	FOR INFORMATION	19.07.2019
H	FOR CLIENT APPROVAL	26.07.2019
J	DRAFT DA	02.08.2019
K	DEVELOPMENT APPLICATION	09.08.2019
L	FOR INFORMATION	13.12.2019
M	DEVELOPMENT APPLICATION	19.12.2019
N	FOR INFORMATION	24.04.2020
O	FOR INFORMATION	29.04.2020
1	DEVELOPMENT APPLICATION	04.05.2020
2	DEVELOPMENT APPLICATION	12.05.2020

Area Breakdown Calculation

Description	Quantity	Unit
Landscaping	141.58	sq m
Non-Trafficable Roof	1,670.52	sq m
Trafficable Area	599.96	sq m



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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 06

[Ref] 20170127 [Dwg No] AD-DA111 [Rev] 2

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

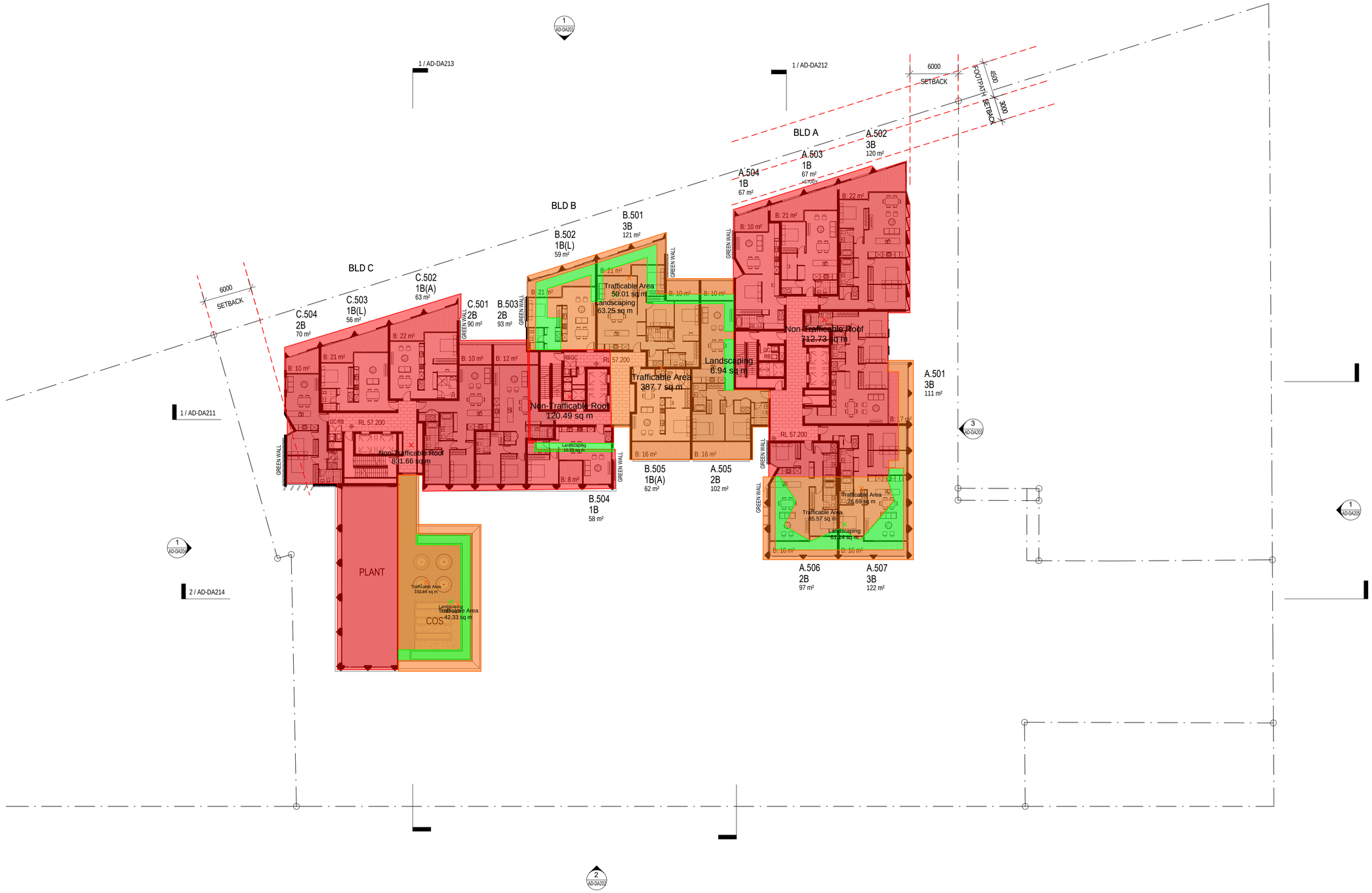
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F	FOR INFORMATION	09.07.2019
G	FOR INFORMATION	19.07.2019
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N	FOR INFORMATION	24.04.2020
O	FOR INFORMATION	29.04.2020
1	DEVELOPMENT APPLICATION	04.05.2020
2	DEVELOPMENT APPLICATION	12.05.2020

Area Breakdown Calculation

Description	Quantity	Unit
Landscaping	179.13	sq m
Non-Trafficable Roof	1,664.88	sq m
Trafficable Area	764.94	sq m



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[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 05

[Ref] 20170127 [Dwg No] AD-DA110 [Rev] 2

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

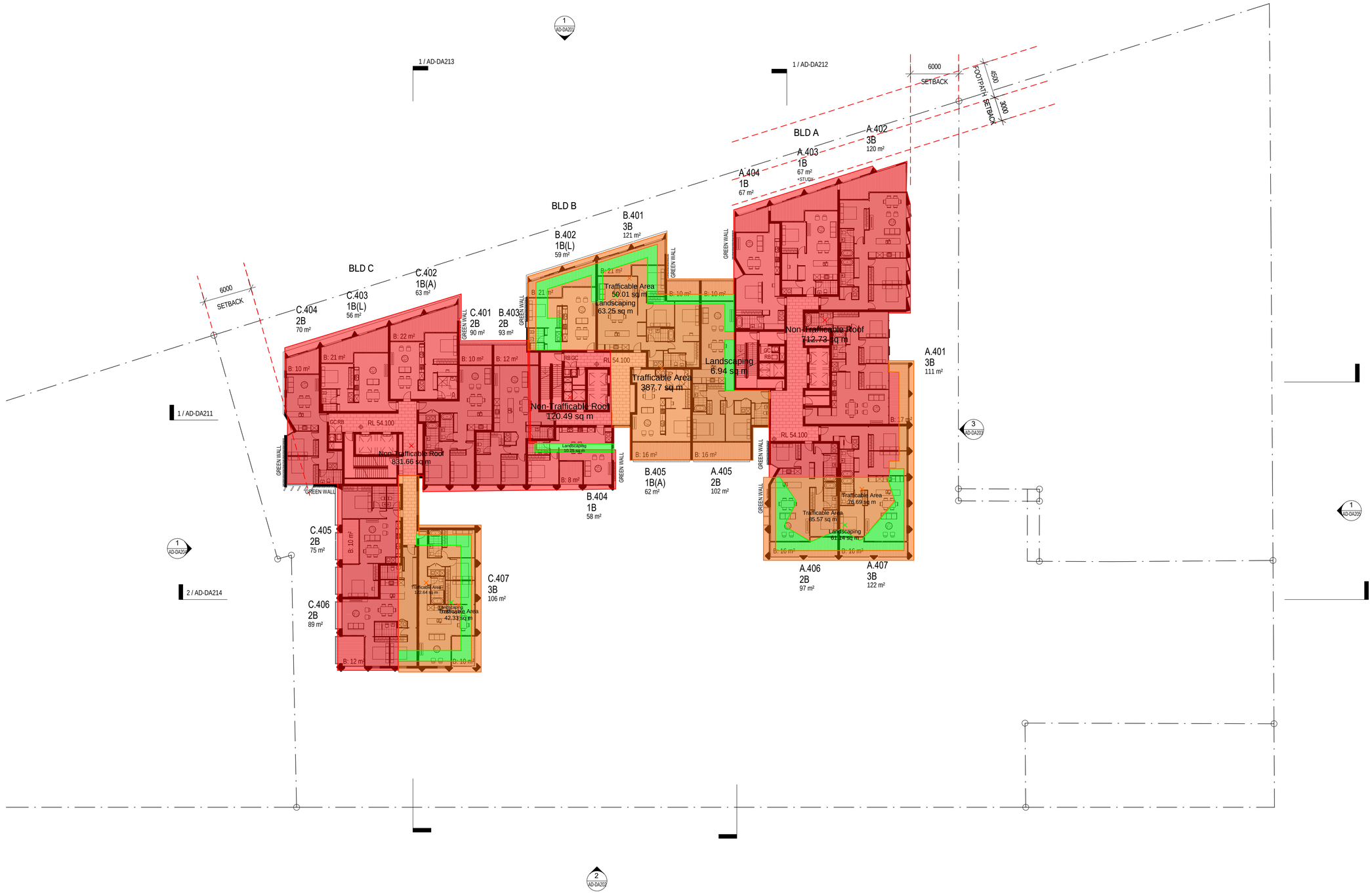
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History

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D	DEVELOPMENT APPLICATION	17.04.2018
E	FOR INFORMATION	14.06.2019
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1	DEVELOPMENT APPLICATION	04.05.2020
2	DEVELOPMENT APPLICATION	12.05.2020

Area Breakdown Calculation

Description	Quantity	Unit
Landscaping	179.13	sq m
Non-Trafficable Roof	1,664.88	sq m
Trafficable Area	764.94	sq m



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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 04

[Ref] 20170127 [Dwg No] AD-DA109 [Rev] 2

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

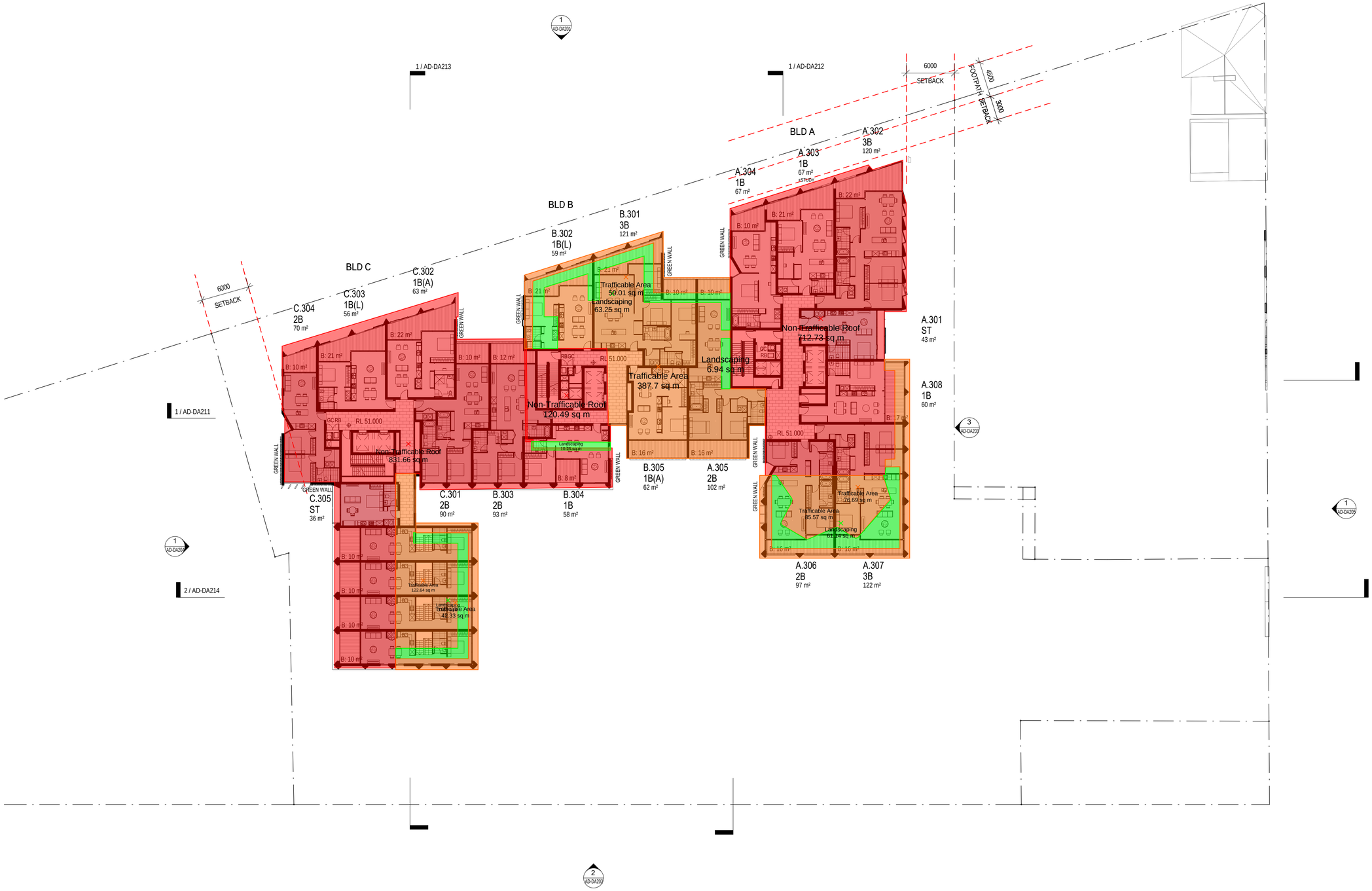
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History

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C	FOR INFORMATION	13.04.2018
D	DEVELOPMENT APPLICATION	17.04.2018
E	FOR INFORMATION	14.06.2019
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O	FOR INFORMATION	29.04.2020
1	DEVELOPMENT APPLICATION	04.05.2020
2	DEVELOPMENT APPLICATION	12.05.2020

Area Breakdown Calculation

Description	Quantity	Unit
Landscaping	179.13	sq m
Non-Trafficable Roof	1,664.88	sq m
Trafficable Area	764.94	sq m



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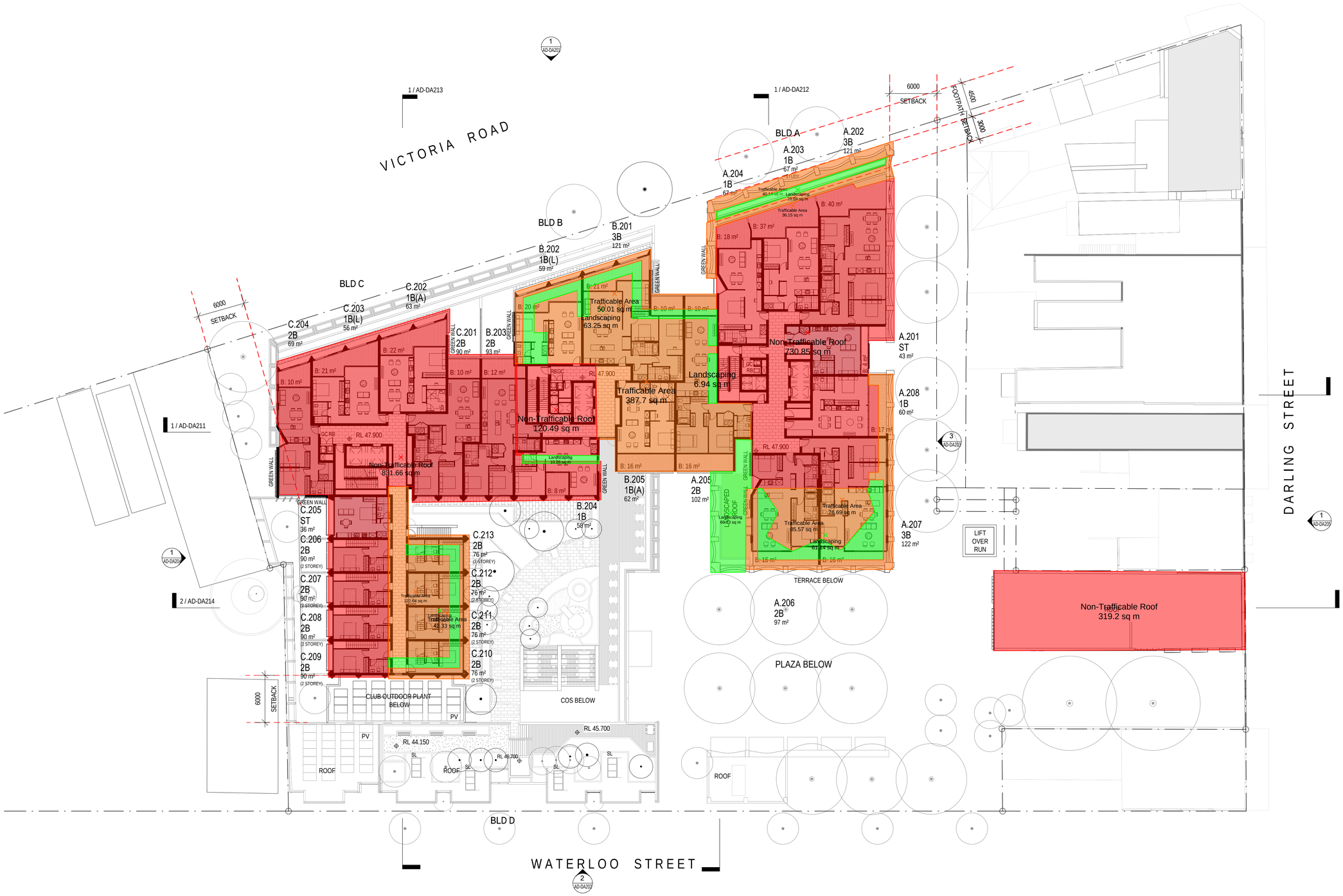
[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 03

[Ref] 20170127 [Dwg No] AD-DA108 [Rev] 2



[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 12/05/2020 6:17:07 PM

History

[Rev#]	[Description]	[Date]
A	FOR INFORMATION	29.03.2018
B	FOR INFORMATION	06.04.2018
C	FOR INFORMATION	13.04.2018
D	DEVELOPMENT APPLICATION	17.04.2018
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2	DEVELOPMENT APPLICATION	12.05.2020

Area Breakdown Calculation

Description	Quantity	Unit
Landscaping	266.56	sq m
Non-Trafficable Roof	2,002.20	sq m
Traffic Area	841.23	sq m

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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 02

[Ref] 20170127 [Dwg No] AD-DA107 [Rev] 2

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 12/05/2020 6:16:36 PM

History

[Rev#]	[Description]	[Date]
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E	DEVELOPMENT APPLICATION	17.04.2018
F	FOR INFORMATION	14.06.2019
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Area Breakdown Calculation

Description	Quantity	Unit
Impervious Area Bypass	167.02	sq m
Landscaping	742.90	sq m
Non-Trafficable Roof	2,285.94	sq m
Trafficable Area	1,661.46	sq m



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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - LEVEL 01 - COMMERCIAL

[Ref] 20170127 [Dwg No] AD-DA106 [Rev] 2

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 12/05/2020 7:16:04 PM

History

[Rev#]	[Description]	[Date]
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Area Breakdown Calculation

Description	Quantity	Unit
Impervious Area Bypass	167.02	sq m
Landscaping	762.48	sq m
Non-Trafficable Roof	2,352.78	sq m
Trafficable Area	1,661.46	sq m

VICTORIA ROAD

WATERLOO STREET

DARLING STREET

1 / AD-DA213

1 / AD-DA212

1 / AD-DA211

2 / AD-DA214

1 AD-DA209

2 AD-DA202

3 AD-DA203

6000 SETBACK

4500 FOOTPATH

1000 SETBACK

AWNING OVER

LITTLE DARLING LANE BELOW

TIGERS LANE BELOW

BUILDING EXTENT ABOVE

LEAGUES CLUB BELOW

PLAZA BELOW

HERITAGE LANE BELOW

RETAIL BELOW

LOBBY BELOW

RETAIL GOODS LOBBY BELOW

CLUB INDOOR PLANT BELOW

LIFT OVER RUN

SUPERMARKET CLUB/RETAIL LIFT

Impervious Area Bypass 167.02 sq m

Trafficable Area 127.23 sq m

Landscaping 63.25 sq m

Non-Trafficable Roof 743.26 sq m

Landscaping 6.94 sq m

Trafficable Area 395.73 sq m

Non-Trafficable Roof 120.49 sq m

Landscaping 10.25 sq m

Non-Trafficable Roof 808.55 sq m

Trafficable Area 19.36 sq m

Landscaping 49.94 sq m

Trafficable Area 88.47 sq m

Landscaping 35.08 sq m

Landscaping 79.07 sq m

Landscaping 55.59 sq m

Trafficable Area 315.19 sq m

Trafficable Area 82.65 sq m

Landscaping 104.84 sq m

Trafficable Area 154.08 sq m

Landscaping 11.89 sq m

Landscaping 23.89 sq m

Non-Trafficable Roof 130.22 sq m

Landscaping 54.12 sq m

Non-Trafficable Roof 107.02 sq m

Trafficable Area 40.44 sq m

Landscaping 20.69 sq m

Trafficable Area 36.15 sq m

Trafficable Area 76.69 sq m

Landscaping 66.73 sq m

Trafficable Area 85.57 sq m

Landscaping 61.14 sq m

Non-Trafficable Roof 17.2 sq m

Trafficable Area 22.17 sq m

Non-Trafficable Roof 319.2 sq m

Non-Trafficable Roof 66.84 sq m

RL 40.850

RL 42.400

B: 9 m²

B: 5 m²

B: 5 m²

B: 9 m²

TH04 1B 62 m²

TH03 ST 43 m²

TH02 ST 43 m²

TH01 1B 62 m²

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[Client] HEWORTH

0 2.5 5 7.5 10 12.5 m

[Scale] 1 : 250 @ A1

FLOOR PLAN - UPPER GROUND MEZ.

[Ref] 20170127 [Dwg No] AD-DA105 [Rev] 2



Area Calculations

Description	Quantity	Unit
Impervious Area Bypass	365.39	sq m
Landscaping	1,013.74	sq m
Non-Trafficable Roof	2,375.67	sq m
Pervious Area Bypass	211.33	sq m
Trafficable Area	3,364.21	sq m

BICYCLE PARKING LEGEND

- RESIDENT [CLASS B]
- RESIDENTIAL VISITOR [CLASS C]
- RETAIL STAFF (COMMERCIAL, RESTAURANT, CLUB & SHOP) [CLASS B]
- RETAIL VISITOR (COMMERCIAL, RESTAURANT, CLUB & SHOP) [CLASS C]

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 12/05/2020 8:44:24 PM

History

[Rev#]	[Description]	[Date]
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C	FOR INFORMATION	13.04.2018
D	DEVELOPMENT APPLICATION	17.04.2018
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M	FOR INFORMATION	13.12.2019
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O	FOR INFORMATION	15.04.2020
P	FOR INFORMATION	24.04.2020
Q	FOR INFORMATION	29.04.2020
1	DEVELOPMENT APPLICATION	04.05.2020
2	DEVELOPMENT APPLICATION	12.05.2020

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[Project] Rozelle Mixed Use Development - Tigers Leagues Club

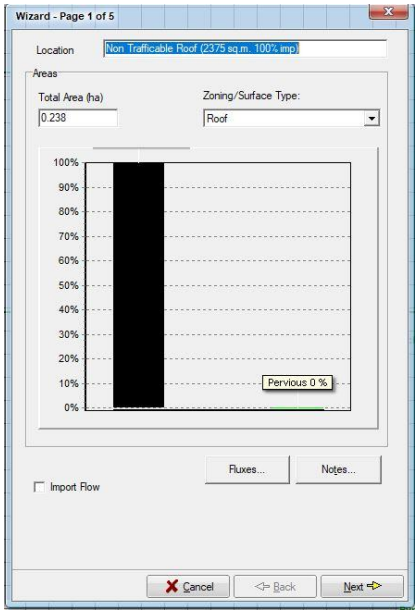
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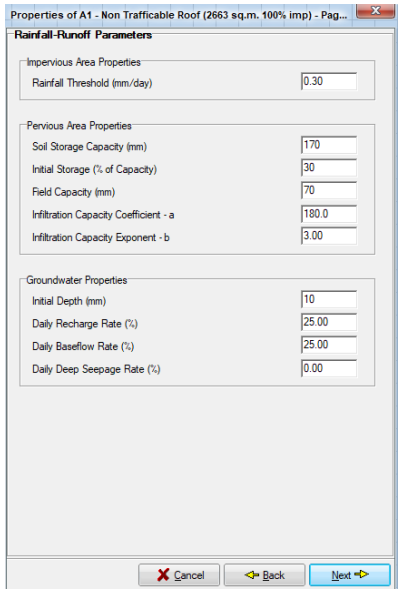
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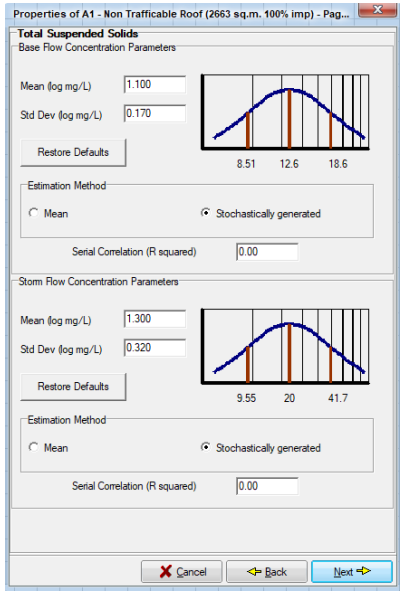
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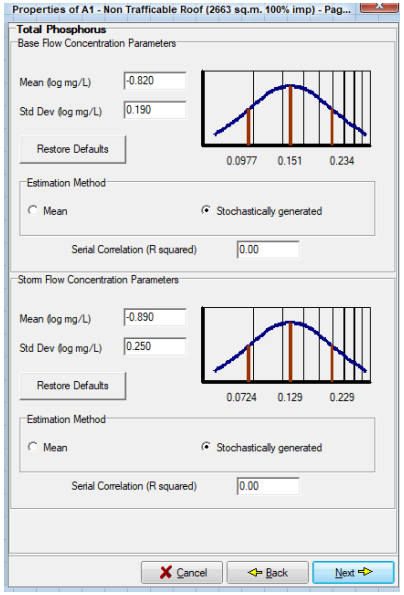
FLOOR PLAN - UPPER GROUND

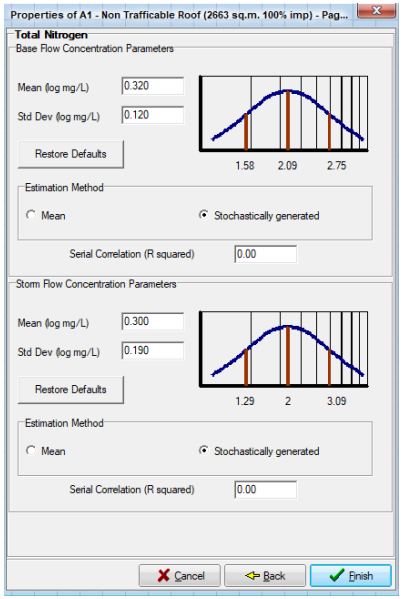
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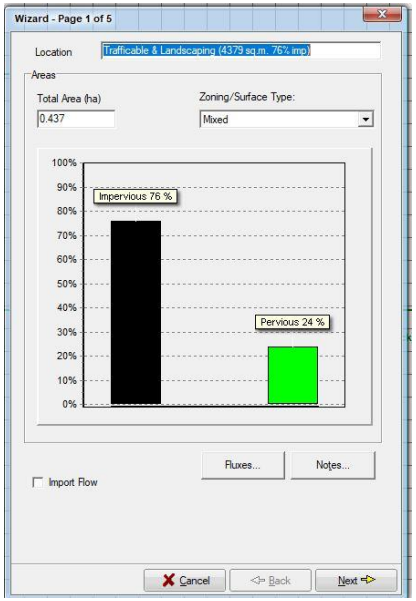

Wizard - Page 1 of 5
Location
Non Trafficable Roof (2375 sq.m. 100% imp)
Areas
Total Area (ha)
0.238
Zoning/Surface Type:
Roof
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Pervious 0 %
Fluxes...
Notes...
Import Flow
Cancel
Back
Next

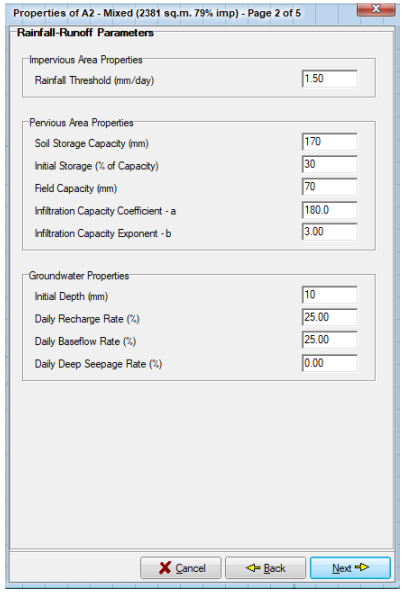

Properties of A1 - Non Trafficable Roof (2663 sq.m. 100% imp) - Pag...
Rainfall-Runoff Parameters
Impervious Area Properties
Rainfall Threshold (mm/day)
0.30
Pervious Area Properties
Soil Storage Capacity (mm)
170
Initial Storage (% of Capacity)
30
Field Capacity (mm)
70
Infiltration Capacity Coefficient - a
180.0
Infiltration Capacity Exponent - b
3.00
Groundwater Properties
Initial Depth (mm)
10
Daily Recharge Rate (%)
25.00
Daily Baseflow Rate (%)
25.00
Daily Deep Seepage Rate (%)
0.00
Cancel
Back
Next

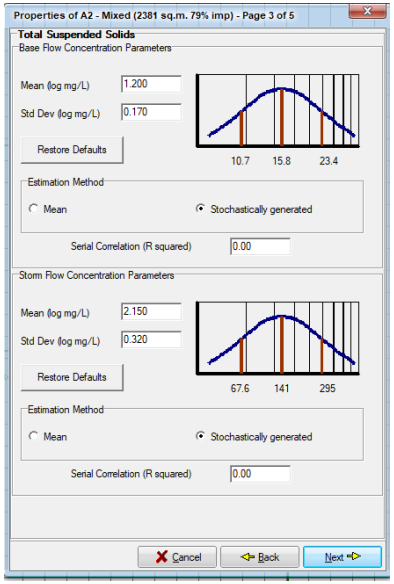

Properties of A1 - Non Trafficable Roof (2663 sq.m. 100% imp) - Pag...
Total Suspended Solids
Base Flow Concentration Parameters
Mean (log mg/L)
1.100
Std Dev (log mg/L)
0.170
Restore Defaults
8.51
12.6
18.6
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
1.300
Std Dev (log mg/L)
0.320
Restore Defaults
9.55
20
41.7
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Next

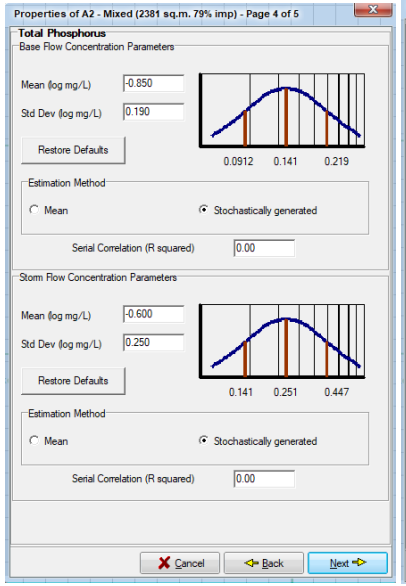

Properties of A1 - Non Trafficable Roof (2663 sq.m. 100% imp) - Pag...
Total Phosphorus
Base Flow Concentration Parameters
Mean (log mg/L)
-0.820
Std Dev (log mg/L)
0.190
Restore Defaults
0.0977
0.151
0.234
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
-0.890
Std Dev (log mg/L)
0.250
Restore Defaults
0.0724
0.129
0.229
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Next

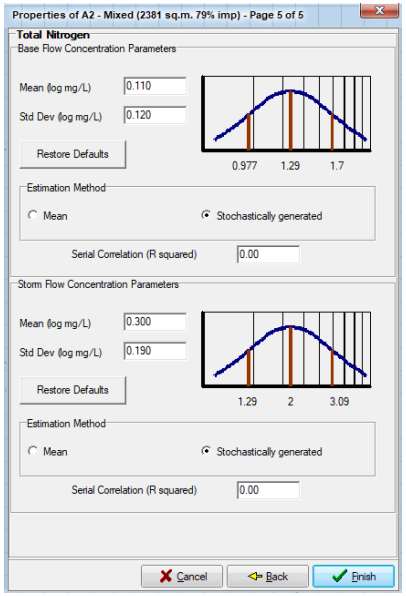

Properties of A1 - Non Trafficable Roof (2663 sq.m. 100% imp) - Pag...
Total Nitrogen
Base Flow Concentration Parameters
Mean (log mg/L)
0.320
Std Dev (log mg/L)
0.120
Restore Defaults
1.58
2.09
2.75
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
0.300
Std Dev (log mg/L)
0.190
Restore Defaults
1.29
2
3.09
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Finish

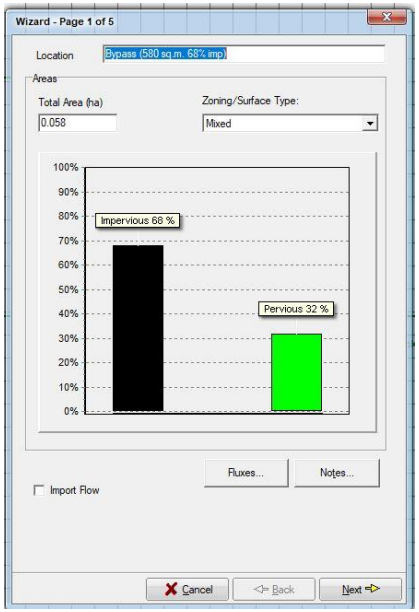

Wizard - Page 1 of 5
Location
Trafficable & Landscaping (4379 sq.m. 76% imp)
Areas
Total Area (ha)
0.437
Zoning/Surface Type:
Mixed
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Impervious 76 %
Pervious 24 %
Fluxes...
Notes...
Import Flow
Cancel
Back
Next

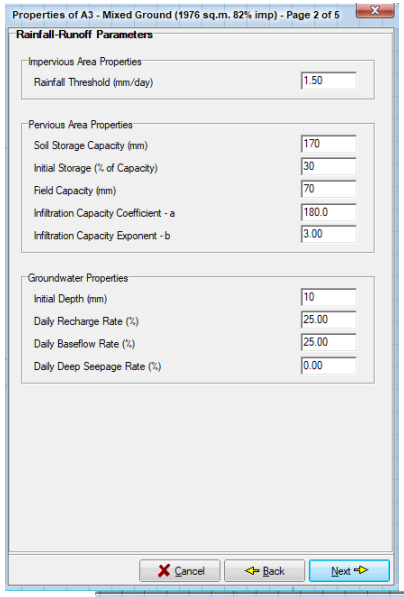

Properties of A2 - Mixed (2381 sq.m. 79% imp) - Page 2 of 5
Rainfall-Runoff Parameters
Impervious Area Properties
Rainfall Threshold (mm/day)
1.50
Pervious Area Properties
Soil Storage Capacity (mm)
170
Initial Storage (% of Capacity)
30
Field Capacity (mm)
70
Infiltration Capacity Coefficient - a
180.0
Infiltration Capacity Exponent - b
3.00
Groundwater Properties
Initial Depth (mm)
10
Daily Recharge Rate (%)
25.00
Daily Baseflow Rate (%)
25.00
Daily Deep Seepage Rate (%)
0.00
Cancel
Back
Next

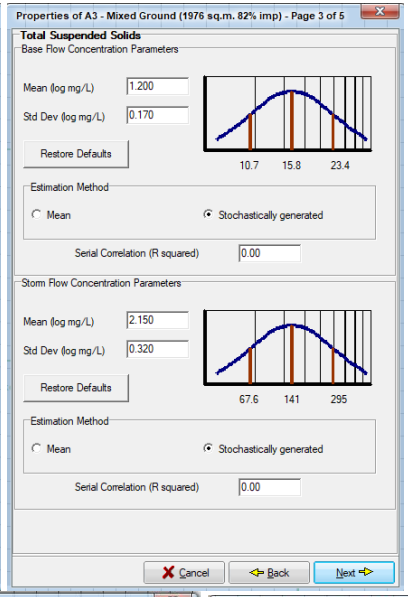

Properties of A2 - Mixed (2381 sq.m. 79% imp) - Page 3 of 5
Total Suspended Solids
Base Flow Concentration Parameters
Mean (log mg/L)
1.200
Std Dev (log mg/L)
0.170
Restore Defaults
10.7
15.8
23.4
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
2.150
Std Dev (log mg/L)
0.320
Restore Defaults
67.6
141
295
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Next

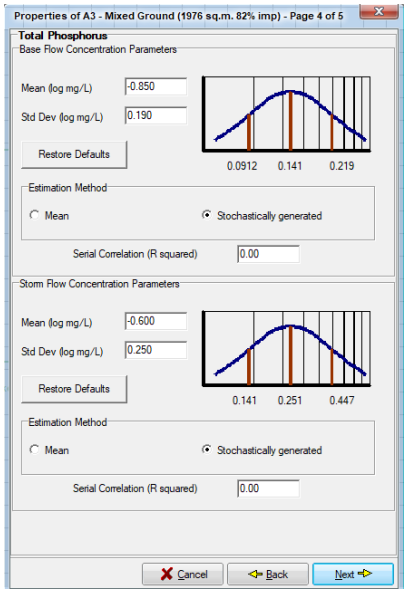

Properties of A2 - Mixed (2381 sq.m. 79% imp) - Page 4 of 5
Total Phosphorus
Base Flow Concentration Parameters
Mean (log mg/L)
-0.850
Std Dev (log mg/L)
0.190
Restore Defaults
0.0912
0.141
0.219
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
-0.600
Std Dev (log mg/L)
0.250
Restore Defaults
0.141
0.251
0.447
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Next

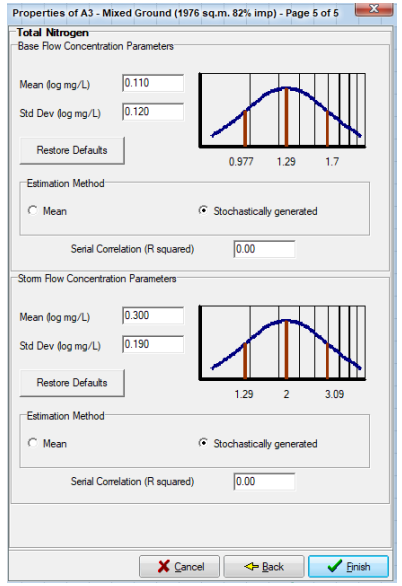

Properties of A2 - Mixed (2381 sq.m. 79% imp) - Page 5 of 5
Total Nitrogen
Base Flow Concentration Parameters
Mean (log mg/L)
0.110
Std Dev (log mg/L)
0.120
Restore Defaults
0.977
1.29
1.7
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
0.300
Std Dev (log mg/L)
0.190
Restore Defaults
1.29
2
3.09
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Finish

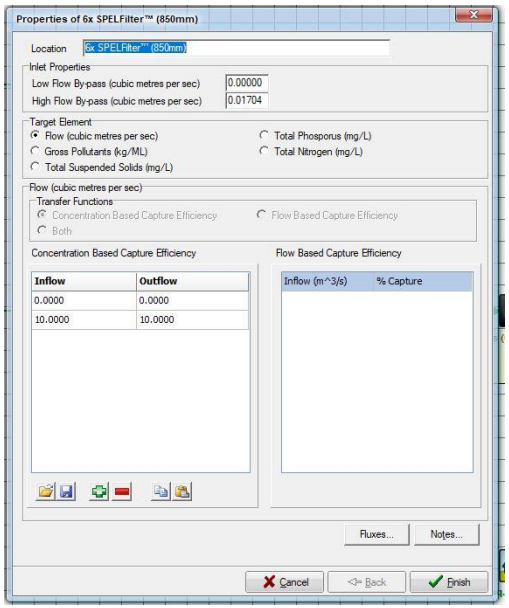

Wizard - Page 1 of 5
Location
Bypass (580 sq.m. 68% imp)
Areas
Total Area (ha)
0.058
Zoning/Surface Type:
Mixed
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Impervious 68 %
Pervious 32 %
Fluxes...
Notes...
Import Flow
Cancel
Back
Next

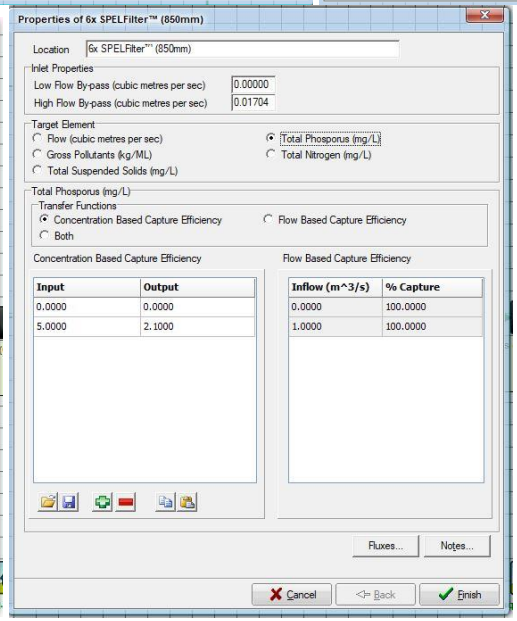

Properties of A3 - Mixed Ground (1976 sq.m. 82% imp) - Page 2 of 5
Rainfall-Runoff Parameters
Impervious Area Properties
Rainfall Threshold (mm/day)
1.50
Pervious Area Properties
Soil Storage Capacity (mm)
170
Initial Storage (% of Capacity)
30
Field Capacity (mm)
70
Infiltration Capacity Coefficient - a
180.0
Infiltration Capacity Exponent - b
3.00
Groundwater Properties
Initial Depth (mm)
10
Daily Recharge Rate (%)
25.00
Daily Baseflow Rate (%)
25.00
Daily Deep Seepage Rate (%)
0.00
Cancel
Back
Next

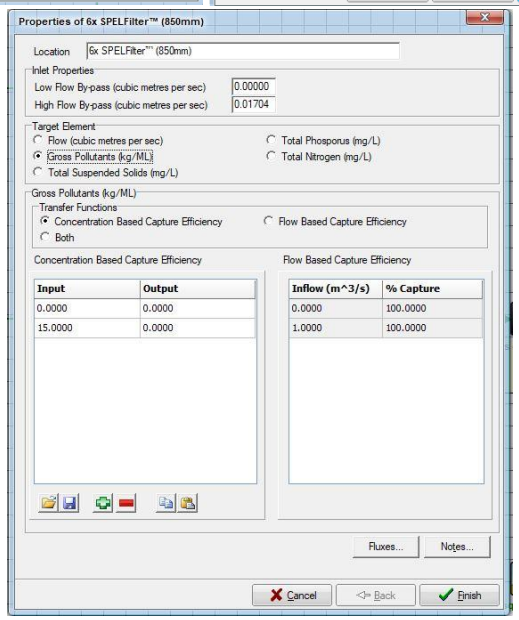

Properties of A3 - Mixed Ground (1976 sq.m. 82% imp) - Page 3 of 5
Total Suspended Solids
Base Flow Concentration Parameters
Mean (log mg/L)
1.200
Std Dev (log mg/L)
0.170
10.7
15.8
23.4
Restore Defaults
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
2.150
Std Dev (log mg/L)
0.320
67.6
141
295
Restore Defaults
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Next

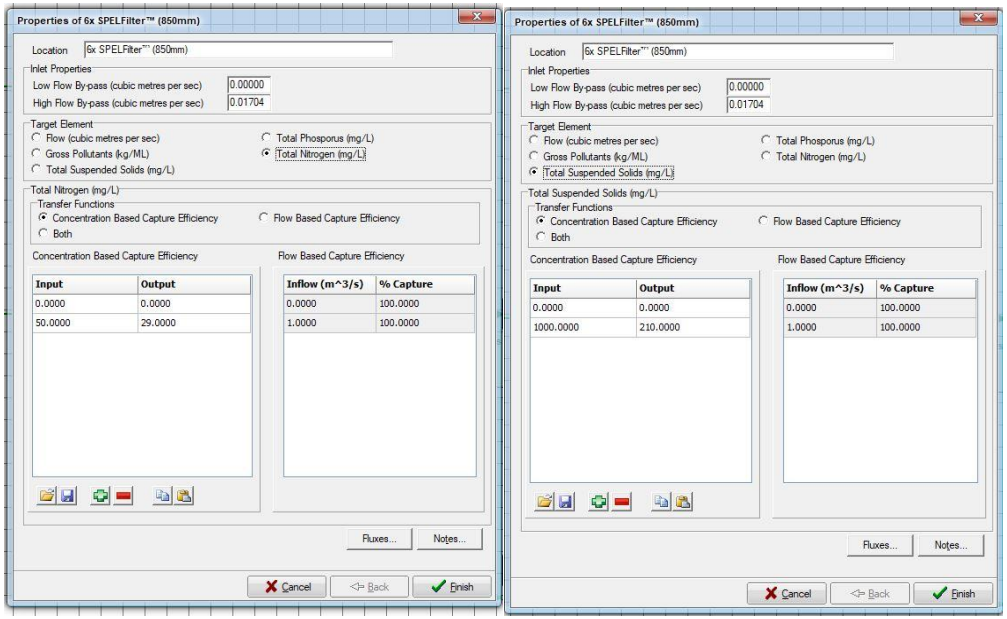

Properties of A3 - Mixed Ground (1976 sq.m. 82% imp) - Page 4 of 5
Total Phosphorus
Base Flow Concentration Parameters
Mean (log mg/L)
-0.850
Std Dev (log mg/L)
0.190
0.0912
0.141
0.219
Restore Defaults
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
-0.600
Std Dev (log mg/L)
0.250
0.141
0.251
0.447
Restore Defaults
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Next

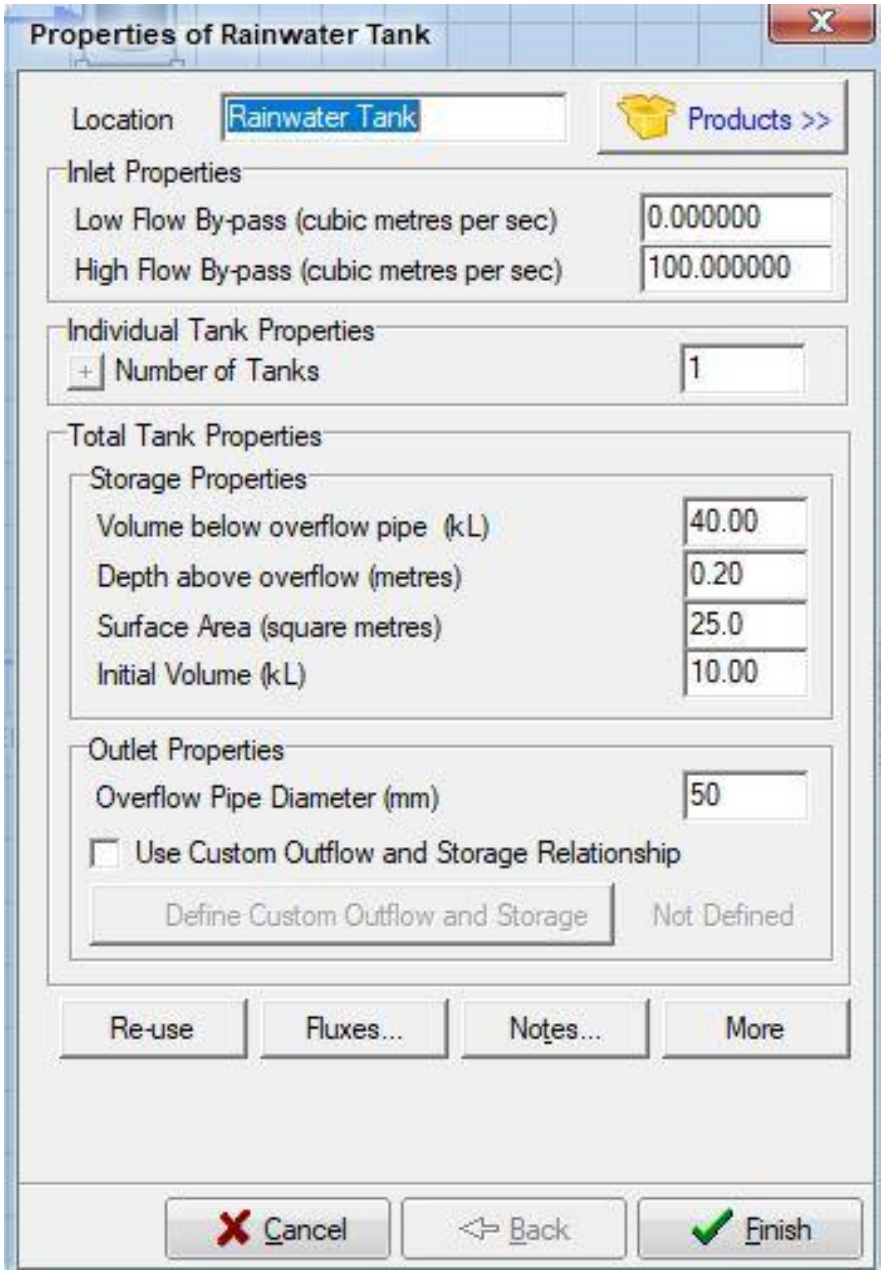

Properties of A3 - Mixed Ground (1976 sq.m. 82% imp) - Page 5 of 5
Total Nitrogen
Base Flow Concentration Parameters
Mean (log mg/L)
0.110
Std Dev (log mg/L)
0.120
0.977
1.29
1.7
Restore Defaults
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Storm Flow Concentration Parameters
Mean (log mg/L)
0.300
Std Dev (log mg/L)
0.190
1.29
2
3.09
Restore Defaults
Estimation Method
Mean
Stochastically generated
Serial Correlation (R squared)
0.00
Cancel
Back
Finish

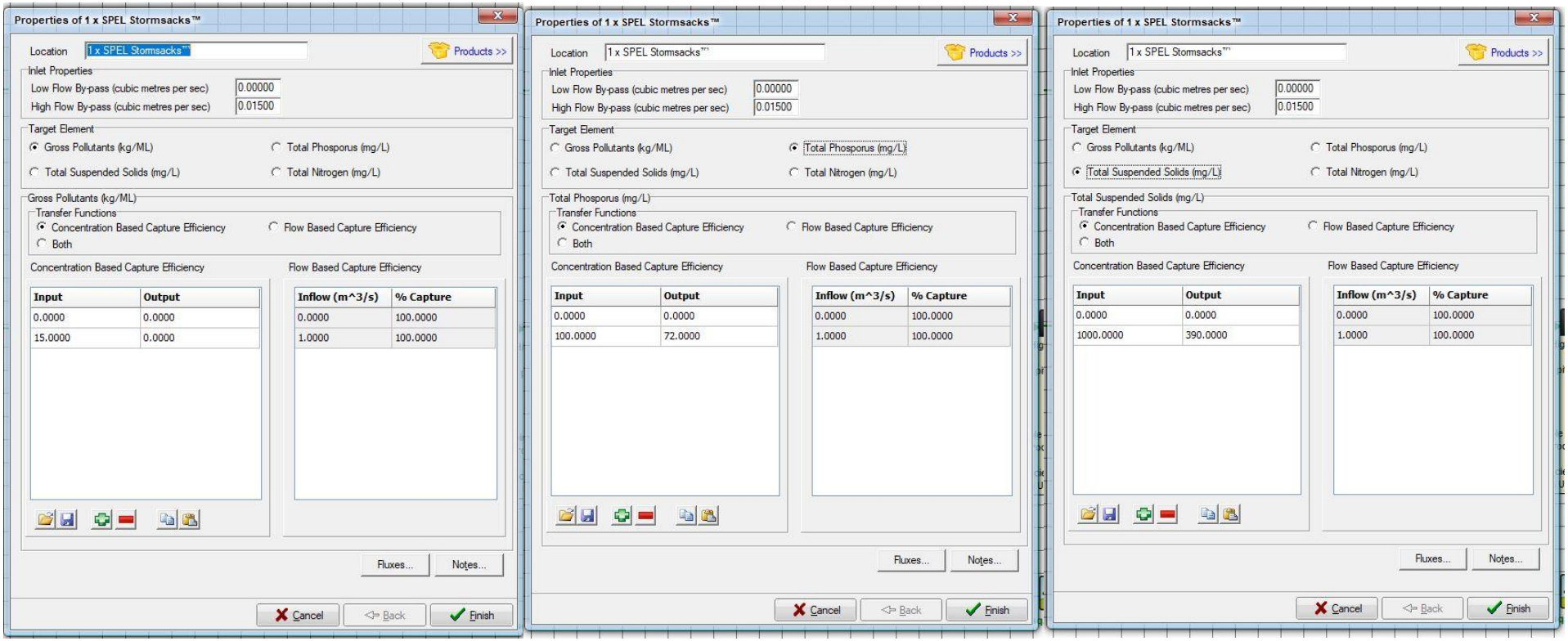

Properties of 6x SPELFilter™ (850mm)
Location
6x SPELFilter™ (850mm)
Inlet Properties
Low Flow By-pass (cubic metres per sec)
0.00000
High Flow By-pass (cubic metres per sec)
0.01704
Target Element
Flow (cubic metres per sec)
Gross Pollutants (kg/ML)
Total Suspended Solids (mg/L)
Total Phosporus (mg/L)
Total Nitrogen (mg/L)
Flow (cubic metres per sec)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Inflow
Outflow
0.0000
0.0000
10.0000
10.0000
Flow Based Capture Efficiency
Inflow (m^3/s)
% Capture
Fluxes...
Notes...
Cancel
Back
Finish

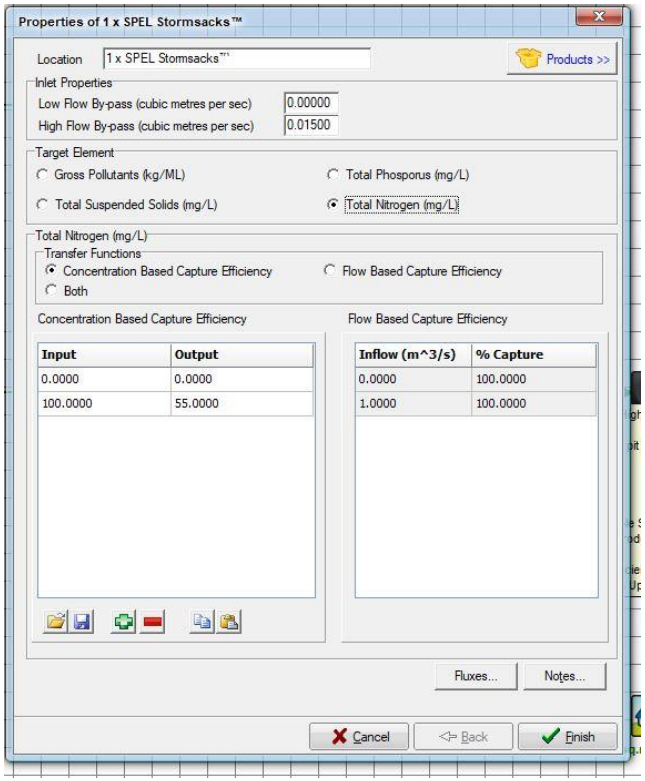

Properties of 6x SPELFilter™ (850mm)
Location
6x SPELFilter™ (850mm)
Inlet Properties
Low Flow By-pass (cubic metres per sec)
0.00000
High Flow By-pass (cubic metres per sec)
0.01704
Target Element
Flow (cubic metres per sec)
Gross Pollutants (kg/ML)
Total Suspended Solids (mg/L)
Total Phosporus (mg/L)
Total Nitrogen (mg/L)
Total Phosporus (mg/L)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Input
Output
0.0000
0.0000
5.0000
2.1000
Flow Based Capture Efficiency
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Fluxes...
Notes...
Cancel
Back
Finish

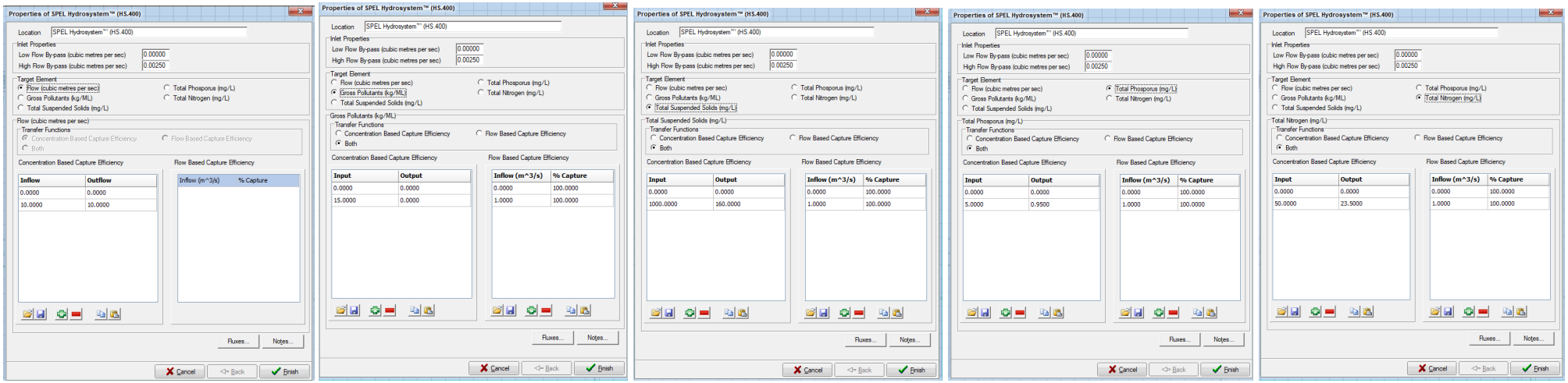

Properties of 6x SPELFilter™ (850mm)
Location
6x SPELFilter™ (850mm)
Inlet Properties
Low Flow By-pass (cubic metres per sec)
0.00000
High Flow By-pass (cubic metres per sec)
0.01704
Target Element
Flow (cubic metres per sec)
Gross Pollutants (kg/ML)
Total Suspended Solids (mg/L)
Total Phosporus (mg/L)
Total Nitrogen (mg/L)
Gross Pollutants (kg/ML)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Input
Output
0.0000
0.0000
15.0000
0.0000
Flow Based Capture Efficiency
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Fluxes...
Notes...
Cancel
Back
Finish


Properties of 6x SPELFilter™ (850mm)
Location
6x SPELFilter™ (850mm)
Inlet Properties
Low Flow By-pass (cubic metres per sec)
0.00000
High Flow By-pass (cubic metres per sec)
0.01704
Target Element
Flow (cubic metres per sec)
Gross Pollutants (kg/ML)
Total Suspended Solids (mg/L)
Total Phosporus (mg/L)
Total Nitrogen (mg/L)
Total Nitrogen (mg/L)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Input
Output
0.0000
0.0000
50.0000
29.0000
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Fluxes...
Notes...
Cancel
Back
Finish
Properties of 6x SPELFilter™ (850mm)
Location
6x SPELFilter™ (850mm)
Inlet Properties
Low Flow By-pass (cubic metres per sec)
0.00000
High Flow By-pass (cubic metres per sec)
0.01704
Target Element
Flow (cubic metres per sec)
Gross Pollutants (kg/ML)
Total Suspended Solids (mg/L)
Total Phosporus (mg/L)
Total Nitrogen (mg/L)
Total Suspended Solids (mg/L)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Input
Output
0.0000
0.0000
1000.0000
210.0000
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Fluxes...
Notes...
Cancel
Back
Finish


Properties of Rainwater Tank
Location
Rainwater Tank
Products >>
Inlet Properties
Low Flow By-pass (cubic metres per sec)
0.000000
High Flow By-pass (cubic metres per sec)
100.000000
Individual Tank Properties
Number of Tanks
1
Total Tank Properties
Storage Properties
Volume below overflow pipe (kL)
40.00
Depth above overflow (metres)
0.20
Surface Area (square metres)
25.0
Initial Volume (kL)
10.00
Outlet Properties
Overflow Pipe Diameter (mm)
50
Use Custom Outflow and Storage Relationship
Define Custom Outflow and Storage
Not Defined
Re-use
Fluxes...
Notes...
More
Cancel
Back
Finish


Properties of 1 x SPEL Stormsacks™
Location
1 x SPEL Stormsacks™
Products >>
Inlet Properties
Low Flow By-pass (cubic metres per sec) 0.00000
High Flow By-pass (cubic metres per sec) 0.01500
Target Element
Gross Pollutants (kg/ML)
Total Phosporus (mg/L)
Total Suspended Solids (mg/L)
Total Nitrogen (mg/L)
Gross Pollutants (kg/ML)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Input Output
0.0000 0.0000
15.0000 0.0000
Flow Based Capture Efficiency
Inflow (m^3/s) % Capture
0.0000 100.0000
1.0000 100.0000
Fluxes...
Notes...
Cancel
Back
Finish
Properties of 1 x SPEL Stormsacks™
Location
1 x SPEL Stormsacks™
Products >>
Inlet Properties
Low Flow By-pass (cubic metres per sec) 0.00000
High Flow By-pass (cubic metres per sec) 0.01500
Target Element
Gross Pollutants (kg/ML)
Total Phosporus (mg/L)
Total Suspended Solids (mg/L)
Total Nitrogen (mg/L)
Total Phosporus (mg/L)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Input Output
0.0000 0.0000
100.0000 72.0000
Flow Based Capture Efficiency
Inflow (m^3/s) % Capture
0.0000 100.0000
1.0000 100.0000
Fluxes...
Notes...
Cancel
Back
Finish
Properties of 1 x SPEL Stormsacks™
Location
1 x SPEL Stormsacks™
Products >>
Inlet Properties
Low Flow By-pass (cubic metres per sec) 0.00000
High Flow By-pass (cubic metres per sec) 0.01500
Target Element
Gross Pollutants (kg/ML)
Total Phosporus (mg/L)
Total Suspended Solids (mg/L)
Total Nitrogen (mg/L)
Total Suspended Solids (mg/L)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Input Output
0.0000 0.0000
1000.0000 390.0000
Flow Based Capture Efficiency
Inflow (m^3/s) % Capture
0.0000 100.0000
1.0000 100.0000
Fluxes...
Notes...
Cancel
Back
Finish


Properties of 1 x SPEL Stormsacks™
Location
1 x SPEL Stormsacks™
Products >>
Inlet Properties
Low Flow By-pass (cubic metres per sec)
0.00000
High Flow By-pass (cubic metres per sec)
0.01500
Target Element
Gross Pollutants (kg/ML)
Total Phosporus (mg/L)
Total Suspended Solids (mg/L)
Total Nitrogen (mg/L)
Total Nitrogen (mg/L)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Concentration Based Capture Efficiency
Input
Output
0.0000
0.0000
100.0000
55.0000
Flow Based Capture Efficiency
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Fluxes...
Notes...
Cancel
<!= Back
Finish


Properties of SPEL Hydrosystem™ (HS.400)
Location
SPEL Hydrosystem™ (HS.400)
Inlet Properties
Low Flow By-pass (cubic metres per sec)
0.00000
High Flow By-pass (cubic metres per sec)
0.00250
Target Element
Flow (cubic metres per sec)
Gross Pollutants (kg/ML)
Total Suspended Solids (mg/L)
Total Phosporus (mg/L)
Total Nitrogen (mg/L)
Transfer Functions
Concentration Based Capture Efficiency
Flow Based Capture Efficiency
Both
Inflow
Outflow
0.0000
0.0000
10.0000
10.0000
Inflow (m^3/s)
% Capture
Input
Output
0.0000
0.0000
15.0000
0.0000
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Input
Output
0.0000
0.0000
1000.0000
160.0000
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Input
Output
0.0000
0.0000
5.0000
0.9500
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Input
Output
0.0000
0.0000
50.0000
23.5000
Inflow (m^3/s)
% Capture
0.0000
100.0000
1.0000
100.0000
Fluxes...
Notes...
Cancel
Back
Finish



Webber Design Pty Ltd
Suite 301, Level 3
19A Boundary Street
Rushcutters Bay NSW 2011

T +61 2 9690 2488

www.webberdesign.com