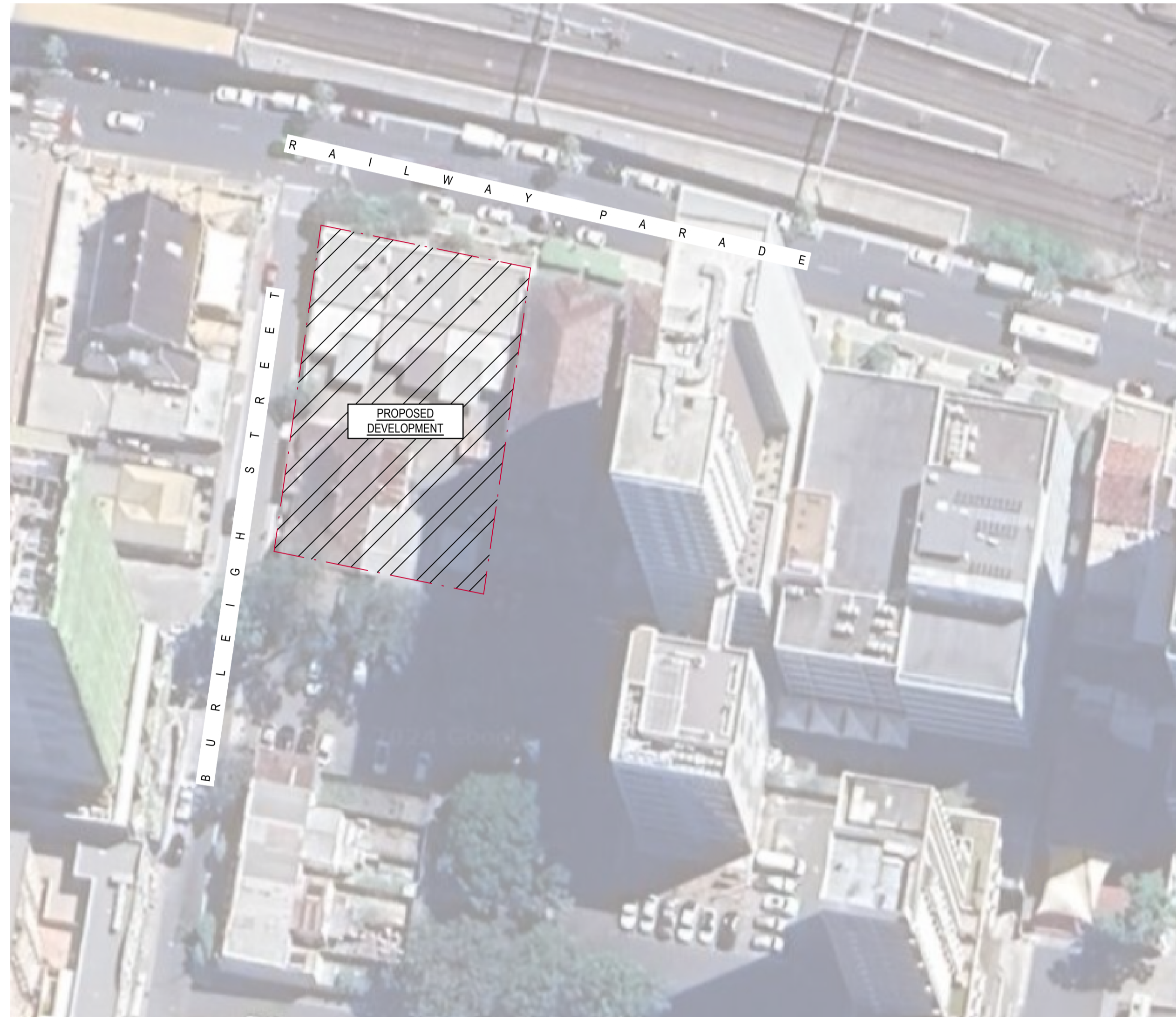


# 2-4 BURLEIGH STREET & 20-24 RAILWAY PARADE, BURWOOD, NSW PROPOSED MIXED DEVELOPMENT



LOCALITY PLAN  
SOURCE: Google Maps - 07.03.2024  
NOT TO SCALE

DRAWING SCHEDULE	
DRAWING NO.	DRAWING NAME
CE000	COVER SHEET
CE100	STORMWATER MANAGEMENT PLAN - B1
CE101	STORMWATER MANAGEMENT PLAN - GF
CE200	STORMWATER DETAIL
CE400	SEDIMENT & EROSION CONTROL PLAN
CE410	SEDIMENT & EROSION CONTROL DETAILS








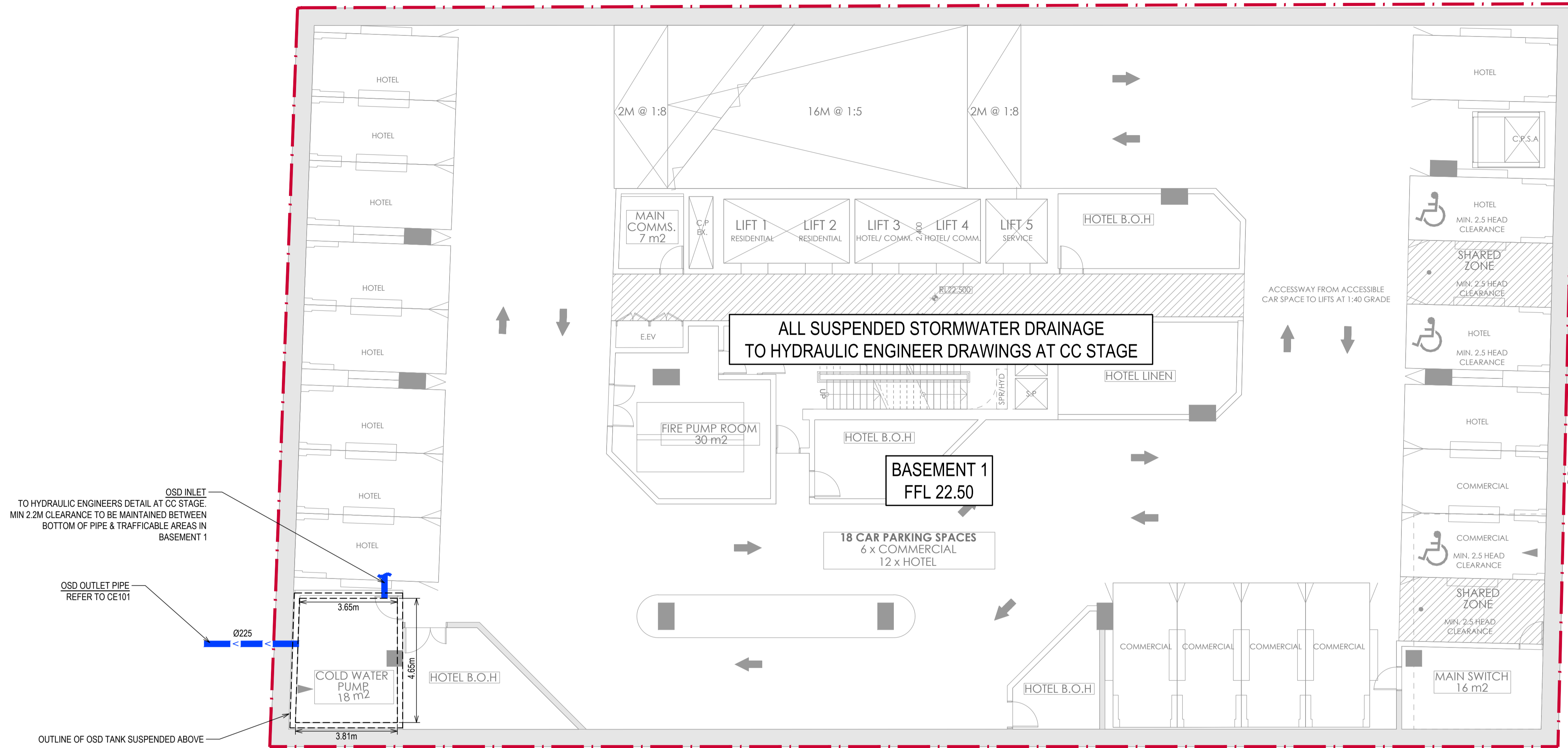
## DEVELOPMENT APPLICATION

**PRINTING NOTE:**  
THIS DRAWING TO BE  
PRINTED IN COLOUR.

Revision	Description	Initial	Date	Client	Building Services Consultants	Project	Drawing Title	Drafted	Designed	Approved	Date	Scale	Sheet Size
B	ISSUE FOR DEVELOPMENT APPLICATION			NSW HOUSING CORPORATION PTY LTD		2-4 BURLEIGH STREET, BURWOOD	CIVIL ENGINEERING SERVICES	HI	HI	SS	JAN 2025	NTS	@ A1
A	ISSUE FOR DEVELOPMENT APPLICATION	HI	15.01.2025	PTI ARCHITECTURE LEVEL2/ 68 SOPHIA STREET, SURRY HILLS, NSW			2-4 BURLEIGH STREET & 20-24 RAILWAY PARADE BURWOOD	COVER SHEET	Job Number	Drawing Number	Revision	North Point	
		HI	04.11.2024					SYD2877	CE000	B			

**LEGEND**

-  SITE BOUNDARY
-  EXISTING CONTOUR (0.XXm)
-  PROPOSED STORMWATER PIPE
-  GRATED SURFACE INLET PIT
-  SEALED JUNCTION PIT



STORMWATER MANAGEMENT PLAN - B1  
SCALE 1:100

- NOTES:**
1. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
  2. ALL REDUCED LEVELS ARE IN mAHD.
  3. SURVEY INFORMATION OBTAINED FROM RGM PROPERTY SURVEY'S DRAWING TITLED '20-24 RAILWAY PARADE & 2-4 BURLEIGH STREET, BURWOOD', DATED 07/06/2022.
  4. PROPOSED STORMWATER PIPES TO HAVE MINIMUM PIPE FALLS AS PER BELOW:
    - A. DIAMETER ≤ 150mm: 1.0% FALL.
    - B. DIAMETER ≥ 225mm: 0.5% FALL.
  5. SLAB/PAVEMENT TO HAVE MINIMUM 1% FALL TOWARDS STORMWATER INLETS AS PER AS2890 REQUIREMENTS.
  6. REFER TO SEAR& REPORT BY ADP CONSULTING FOR OSD DESIGN AND FLOOD MITIGATION.

**PRINTING NOTE:**  
THIS DRAWING TO BE  
PRINTED IN COLOUR.

**DEVELOPMENT APPLICATION**

A1 1:100

Revision	Description
B	ISSUE FOR DEVELOPMENT APPLICATION
A	ISSUE FOR DEVELOPMENT APPLICATION

Initial	Date	Client
		NSW HOUSING CORPORATION PTY LTD
Initial	Date	Architect
HI	15.01.2025	PTI ARCHITECTURE
HI	04.11.2024	LEVEL2/ 68 SOPHIA STREET, SURRY HILLS, NSW

Building Services Consultants

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CONSULT AUSTRALIA Member Firm

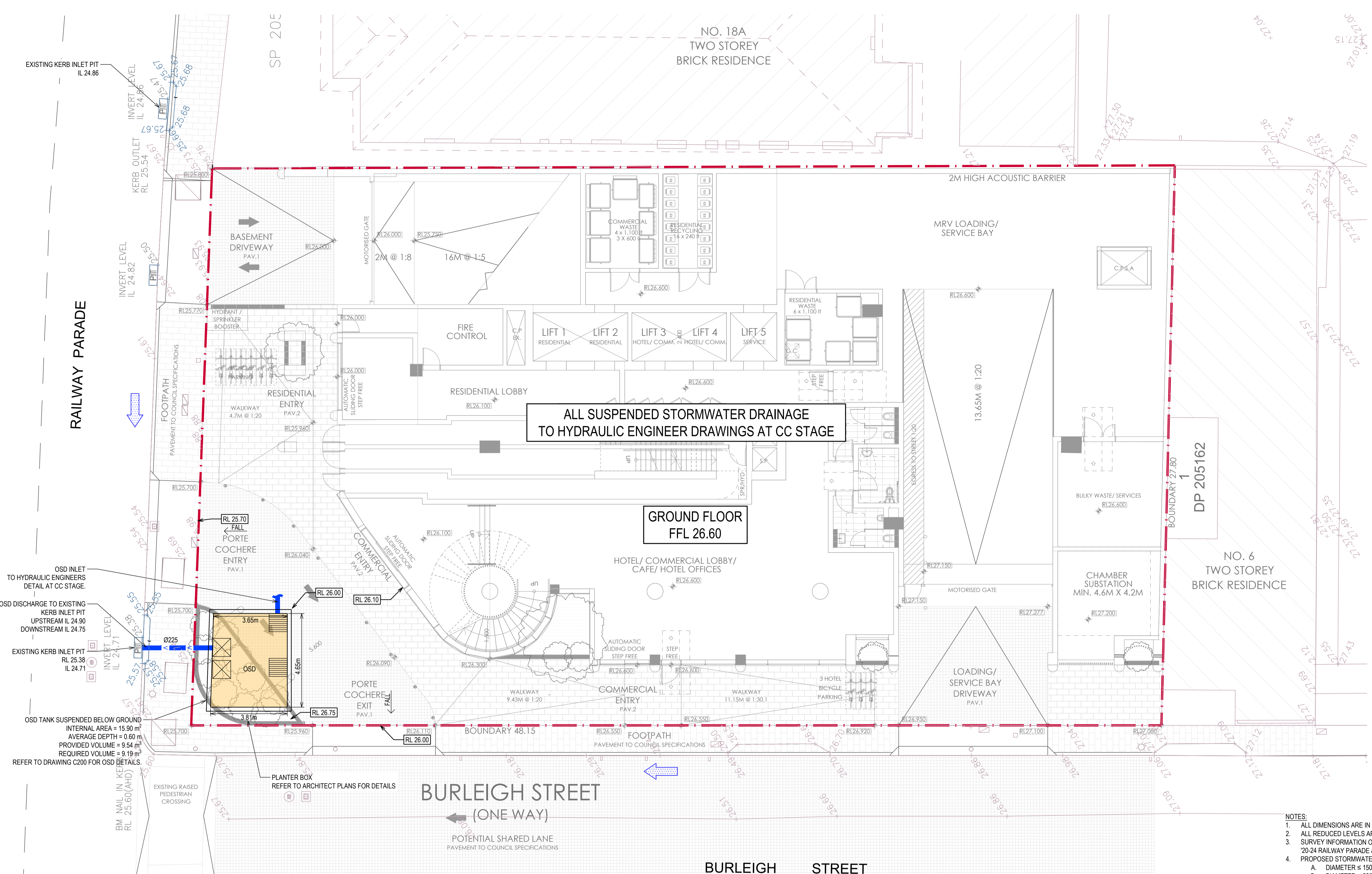
Project

2-4 BURLEIGH STREET, BURWOOD  
2-4 BURLEIGH STREET & 20-24 RAILWAY PARADE  
BURWOOD

Drawing Title

**CIVIL ENGINEERING SERVICES**  
STORMWATER MANAGEMENT PLAN - B1

Drafted	Designed	Approved	Date	Scale	Sheet Size
HI	HI	SS	JAN 2025	1:100 @	A1
Job Number	Drawing Number	Revision	North Point		
SYD2877	CE100	B			



**LEGEND**

- SITE BOUNDARY
- - - 34.5 EXISTING CONTOUR
- PROPOSED STORMWATER PIPE
- [Symbol] GRATED SURFACE INLET PIT
- [Symbol] SEALED JUNCTION PIT
- [Symbol] UPSTREAM CATCHMENTS OVERLAND FLOW RUNOFF

- NOTES:**
- ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
  - ALL REDUCED LEVELS ARE IN mAHD.
  - SURVEY INFORMATION OBTAINED FROM RGM PROPERTY SURVEY'S DRAWING TITLED '20-24 RAILWAY PARADE & 2-4 BURLEIGH STREET, BURWOOD', DATED 07/06/2022.
  - PROPOSED STORMWATER PIPES TO HAVE MINIMUM PIPE FALLS AS PER BELOW:
    - A. DIAMETER ≤ 150mm: 1.0% FALL.
    - B. DIAMETER ≥ 225mm: 0.5% FALL.
  - SLAB/PAVEMENT TO HAVE MINIMUM 1% FALL TOWARDS STORMWATER INLETS AS PER AS2690 REQUIREMENTS.
  - REFER TO SEAR'S REPORT BY ADP CONSULTING FOR OSD DESIGN AND FLOOD MITIGATION.

STORMWATER MANAGEMENT PLAN - GF  
SCALE 1:100

**PRINTING NOTE:**  
THIS DRAWING TO BE PRINTED IN COLOUR.

Revision	Description
B	ISSUE FOR DEVELOPMENT APPLICATION
A	ISSUE FOR DEVELOPMENT APPLICATION

Initial	Date	Client
HI	15.01.2025	NSW HOUSING CORPORATION PTY LTD
HI	04.11.2024	PTI ARCHITECTURE LEVEL2/ 68 SOPHIA STREET, SURRY HILLS, NSW

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Melbourne Sydney Brisbane  
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**ADP**  
Consulting : Engineering

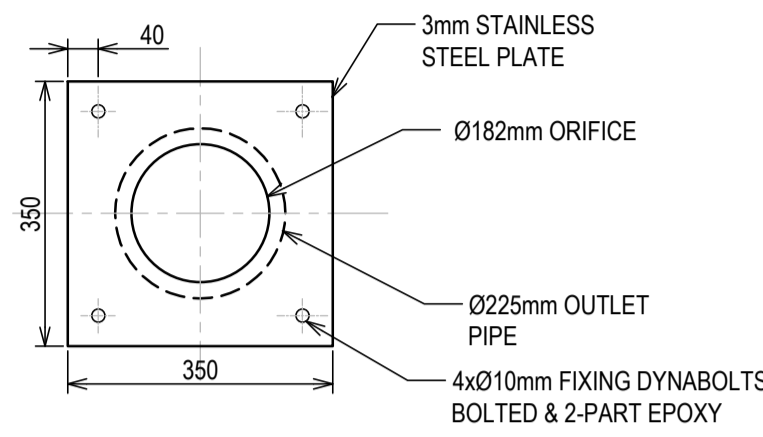
CONSULT AUSTRALIA  
Member Firm

Project  
2-4 BURLEIGH STREET, BURWOOD  
2-4 BURLEIGH STREET & 20-24 RAILWAY PARADE  
BURWOOD

Drawing Title  
**CIVIL ENGINEERING SERVICES**  
STORMWATER MANAGEMENT PLAN - GF

Drafted	Designed	Approved	Date	Scale	Sheet Size
HI	HI	SS	JAN 2025	1:100 @	A1
Job Number	Drawing Number	Revision	North Point		
SYD2877	CE101	B	[North Arrow]		

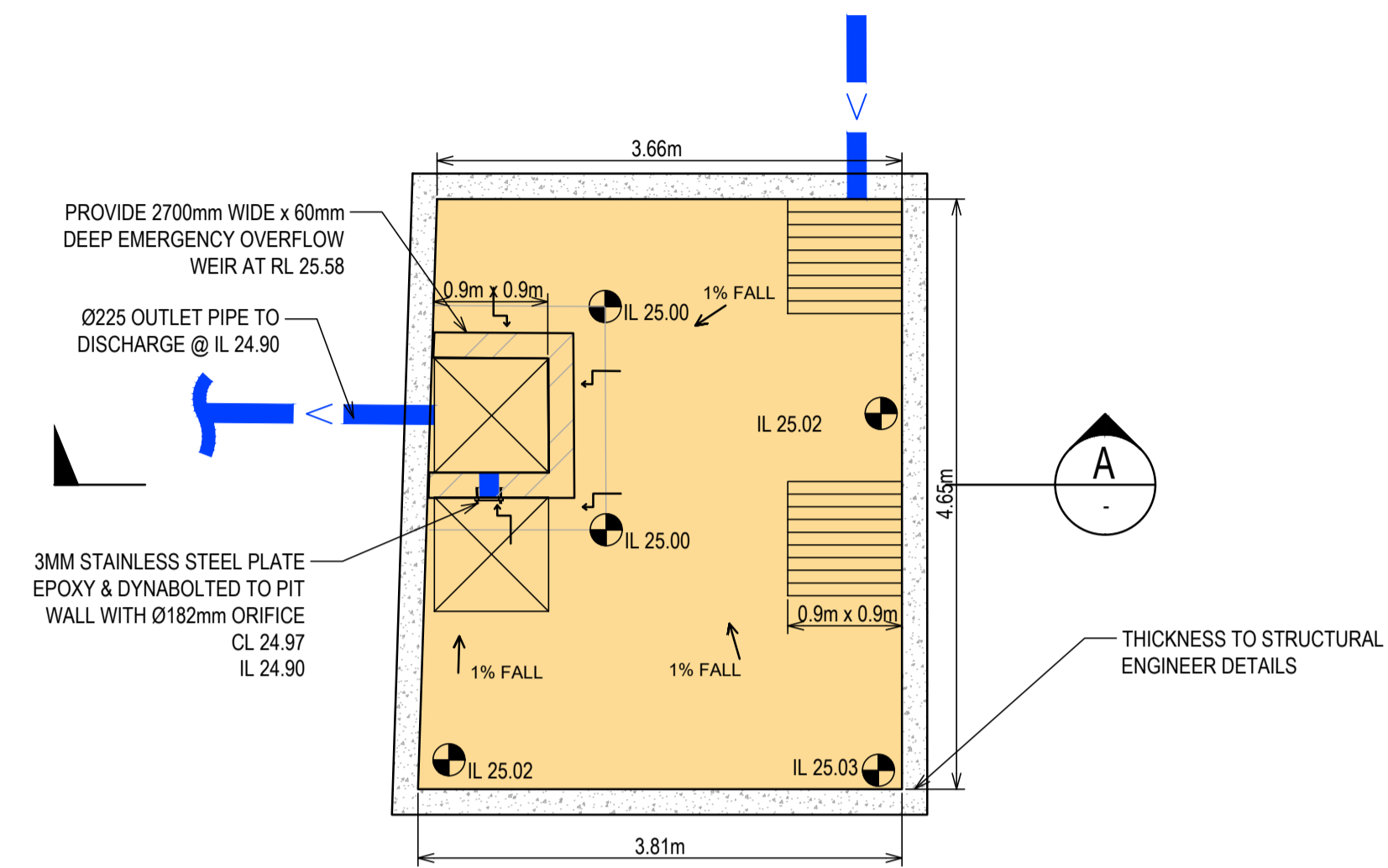
**DEVELOPMENT APPLICATION**



ORIFICE PLATE DETAIL  
SCALE 1:10

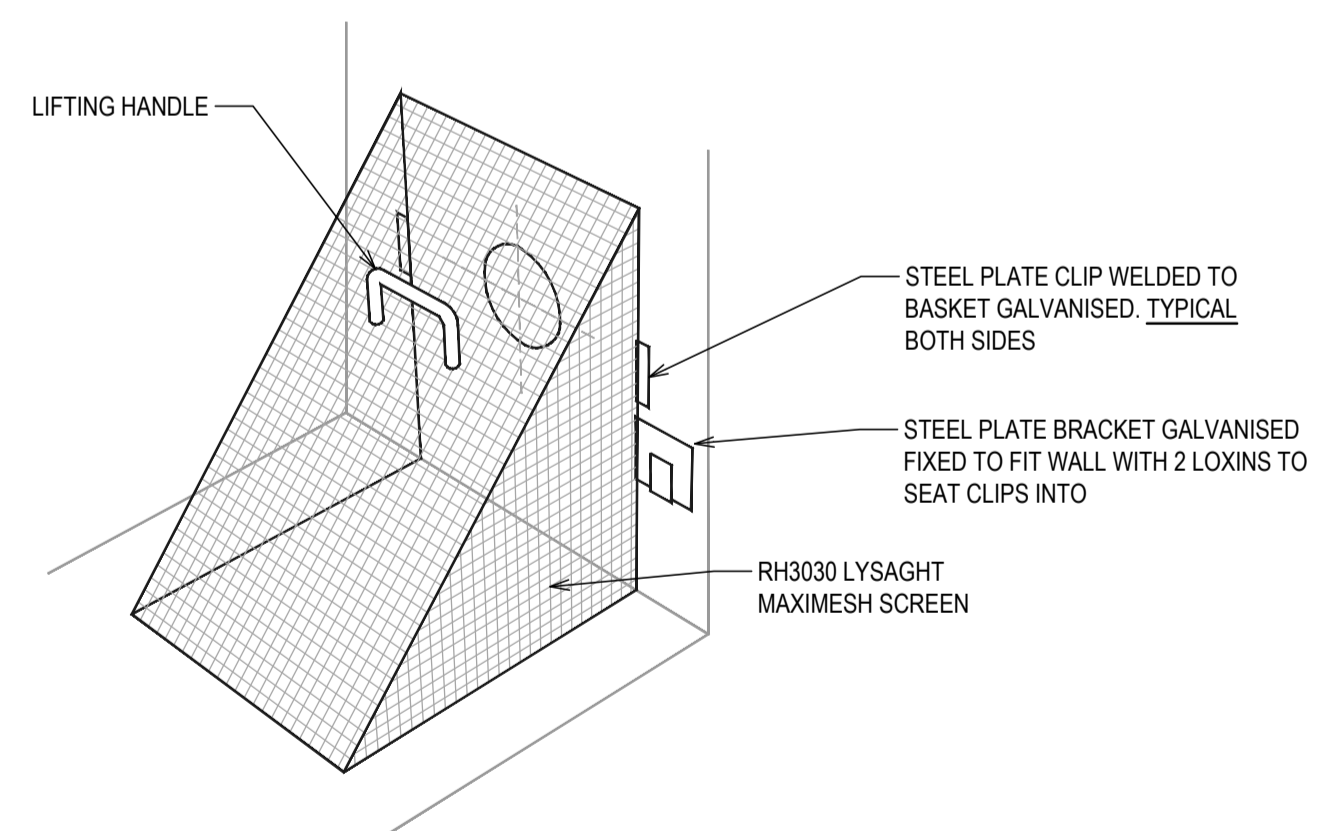
**OSD DETAILS**  
 INTERNAL AREA = 15.90m<sup>2</sup>  
 AVERAGE DEPTH = 0.60 m  
 VOLUME PROVIDED = 9.54m<sup>3</sup>  
 REQUIRED VOLUME = 9.19m<sup>3</sup>

**EMERGENCY OVERFLOW WEIR SIZING**  
 $Q_{1\%} = 0.068 \text{ m}^3/\text{s} = 68 \text{ L/s}$   
 2.7m LONG WEIR PROVIDED  
 $Q = 1.7 \times L \times D^{1.5}$   
 $0.068 = 1.7 \times 2.7 \times D^{1.5}$   
 D = 60mm DEPTH OF FLOW

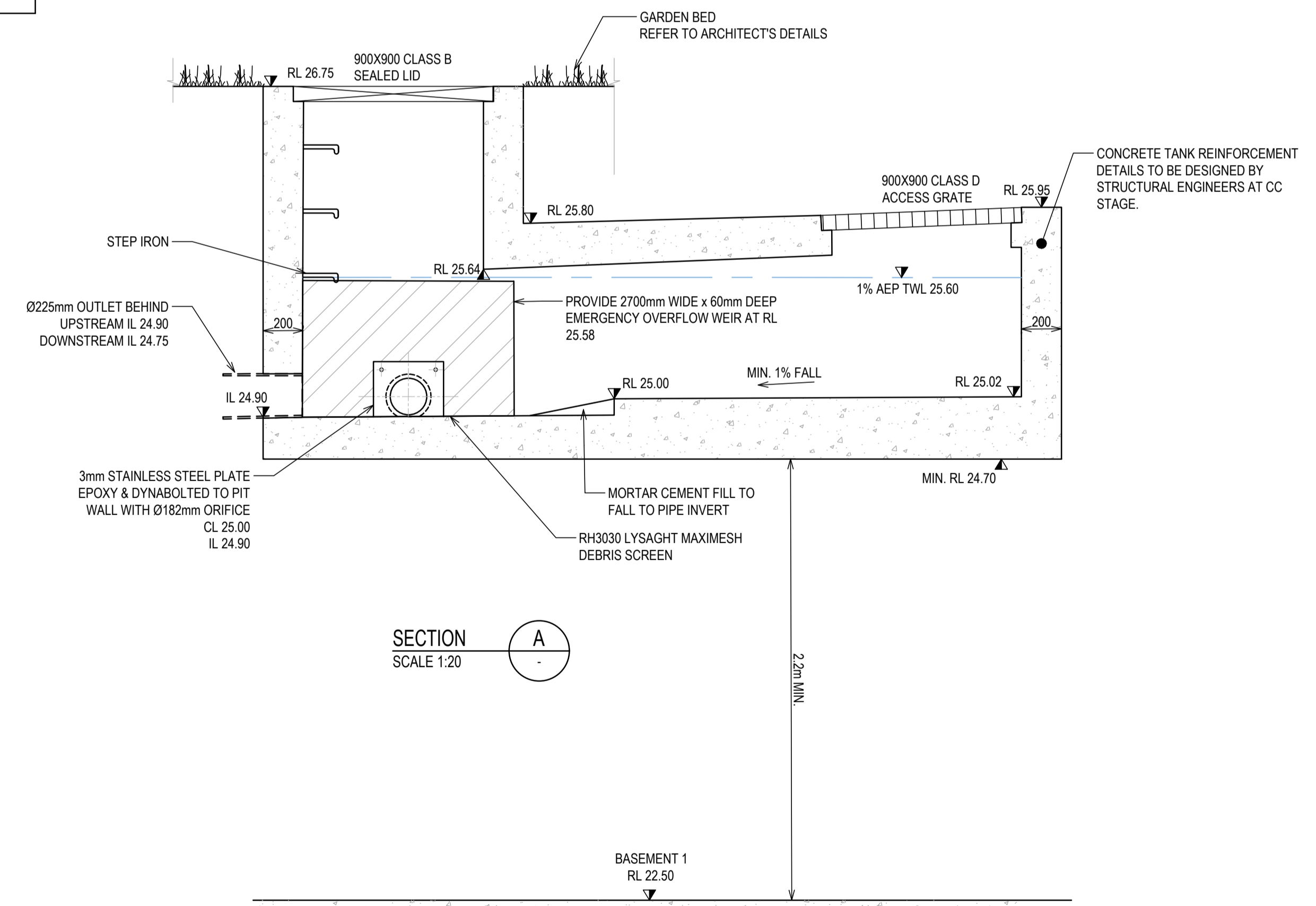


OSD TANK PLAN  
SCALE 1:50

ON SITE DETENTION TANK - CALCULATION					
STORM EVENT (AEP %)	PRE-DEVELOPMENT FLOW (L/s)	POST-DEVELOPMENT NON-ATTENUATED FLOW (L/s)	POST-DEVELOPMENT ATTENUATED FLOW (L/s)	REQUIRED STORAGE VOLUME (m <sup>3</sup> )	TOP WATER LEVEL (mAHD)
20%	36	44	36	3.96	25.25
1%	68	77	67	9.19	25.60

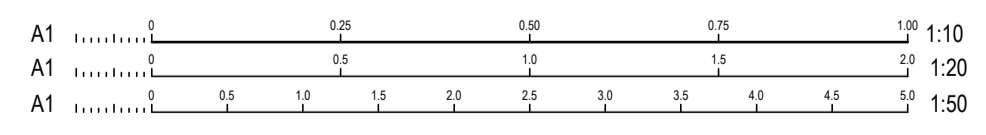


DEBRIS SCREEN  
SCALE 1:20



SECTION A-A  
SCALE 1:20

NOTES:  
1. REFER TO SEARs REPORT FOR STORMWATER PLAN DETAILS AND DESIGN INTENT



Revision	Description
B	ISSUE FOR DEVELOPMENT APPLICATION
A	ISSUE FOR DEVELOPMENT APPLICATION

Client: NSW HOUSING CORPORATION PTY LTD  
 Architect: PTI ARCHITECTURE  
 LEVEL2/ 68 SOPHIA STREET, SURRY HILLS, NSW

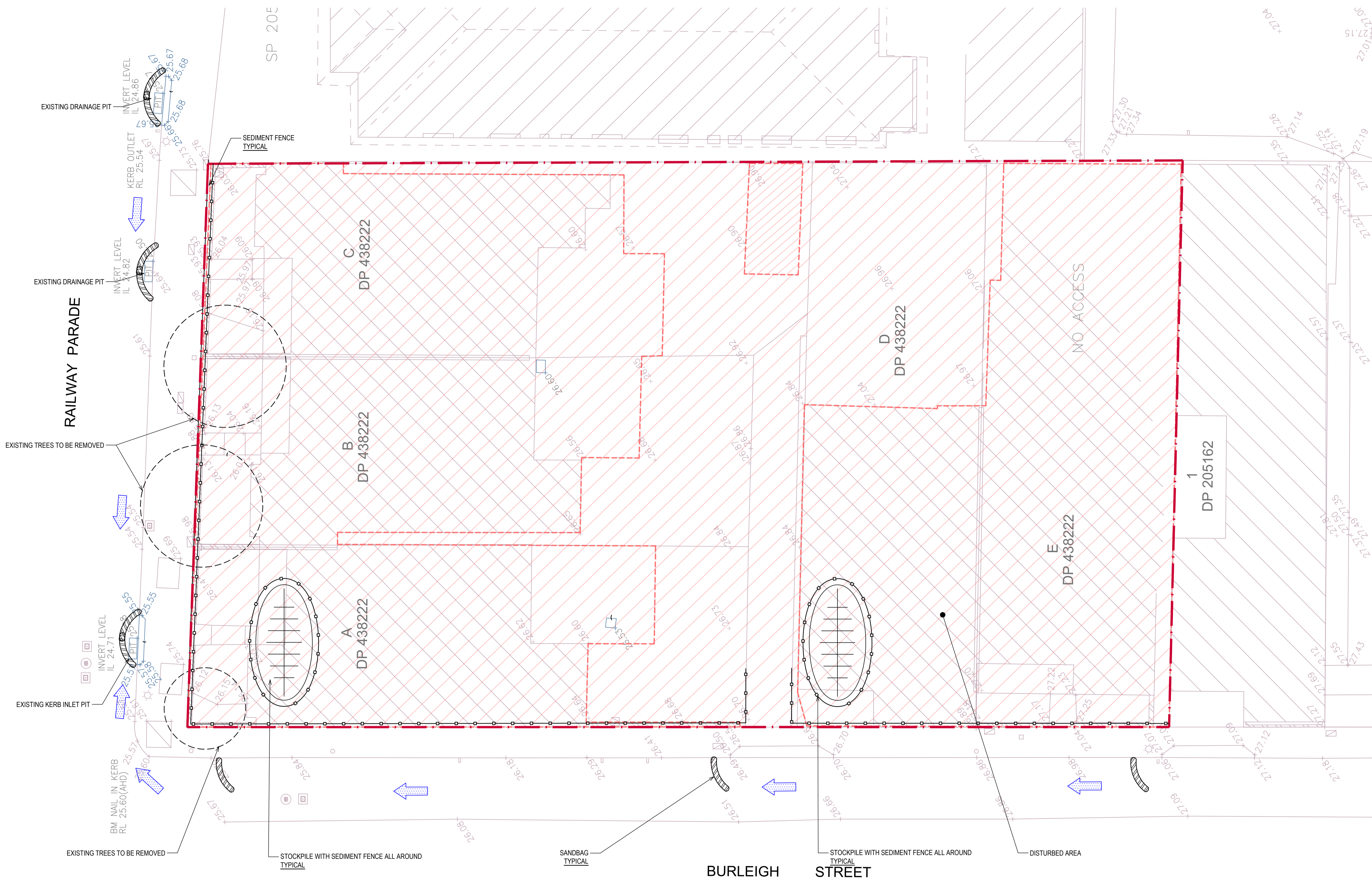
Building Services Consultants  
**ADP** Consulting : Engineering  
 Melbourne Sydney Brisbane  
 www.adpconsulting.com.au adpconsulting@adpconsulting.com.au

Project: 2-4 BURLEIGH STREET, BURWOOD  
 2-4 BURLEIGH STREET & 20-24 RAILWAY PARADE BURWOOD

Drawing Title: CIVIL ENGINEERING SERVICES  
 STORMWATER DETAIL

Drafted	Designed	Approved	Date	Scale	Sheet Size
HI	HI	SS	JAN 2025	@	A1
Job Number	Drawing Number	Revision	North Point		
SYD2877	CE200	B			

DEVELOPMENT APPLICATION



LEGEND	
	SITE BOUNDARY
	EXISTING CONTOUR
	DISTURBED AREA
	SEDIMENT FENCE
	SAND BAG
	FLOW DIRECTION
	PROPOSED STOCKPILE LOCATION WITH SEDIMENT FENCE
	STABILISED SITE ACCESS
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

SEDIMENT AND EROSION CONTROL PLAN  
SCALE 1:100

- NOTES:
1. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
  2. ALL REDUCED LEVELS ARE IN mAHD.
  3. SURVEY INFORMATION OBTAINED FROM RGM PROPERTY SURVEY'S DRAWING TITLED '20-24 RAILWAY PARADE & 2-4 BURLEIGH STREET, BURWOOD', DATED 07/06/2022.
  4. NO WORKS ARE TO OCCUR OUTSIDE THE SITE PROPERTY BOUNDARY UNLESS PRIOR APPROVAL IS PROVIDED BY COUNCIL.
  5. REFER TO DRAWING CE410 FOR EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE AND GENERAL INSTRUCTIONS NOTES.

PRINTING NOTE:  
THIS DRAWING TO BE  
PRINTED IN COLOUR.

## DEVELOPMENT APPLICATION

Revision	Description
B	ISSUE FOR DEVELOPMENT APPLICATION
A	ISSUE FOR DEVELOPMENT APPLICATION

Initial	Date	Client
HI	15.01.2025	NSW HOUSING CORPORATION PTY LTD
HI	04.11.2024	
Architect		Building Services Consultants
PTI ARCHITECTURE		
LEVEL2/ 68 SOPHIA STREET, SURRY HILLS, NSW		

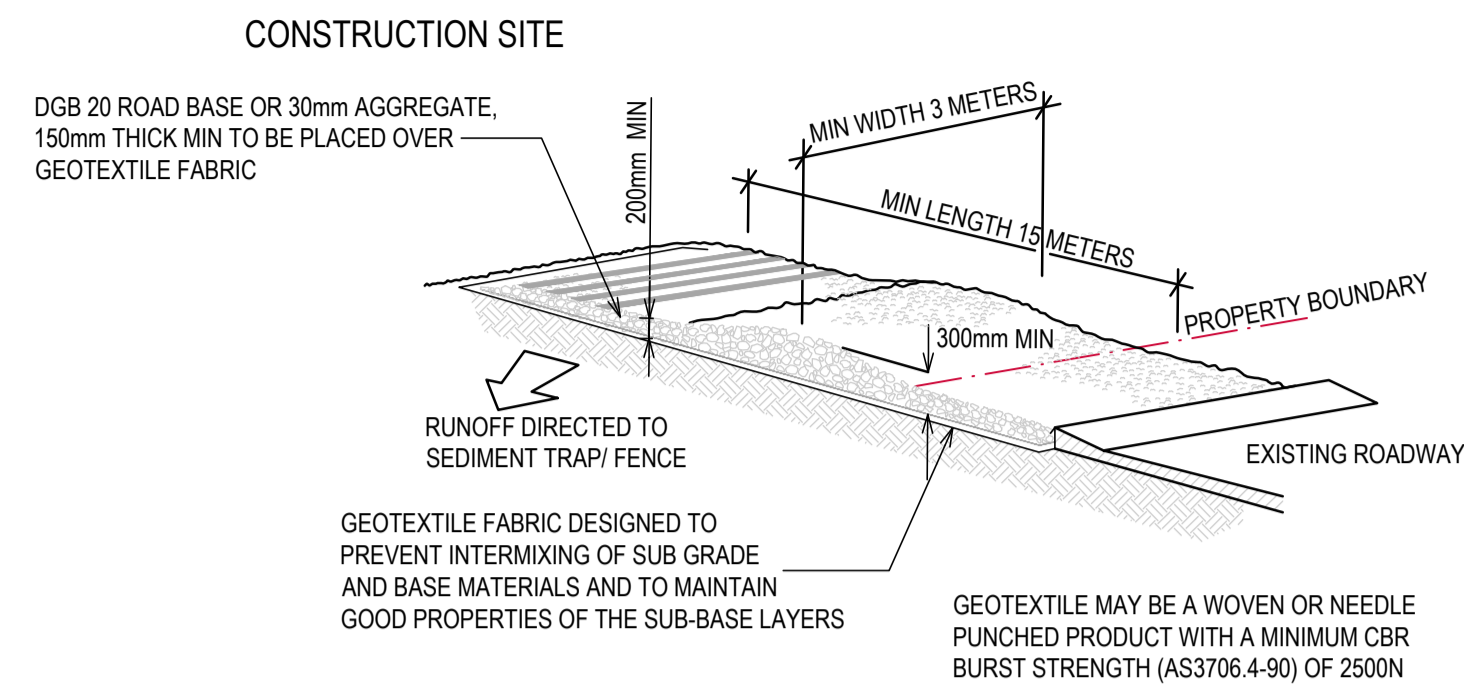
**ADP**  
Consulting : Engineering

Melbourne Sydney Brisbane  
www.adpconsulting.com.au adpconsulting@adpconsulting.com.au

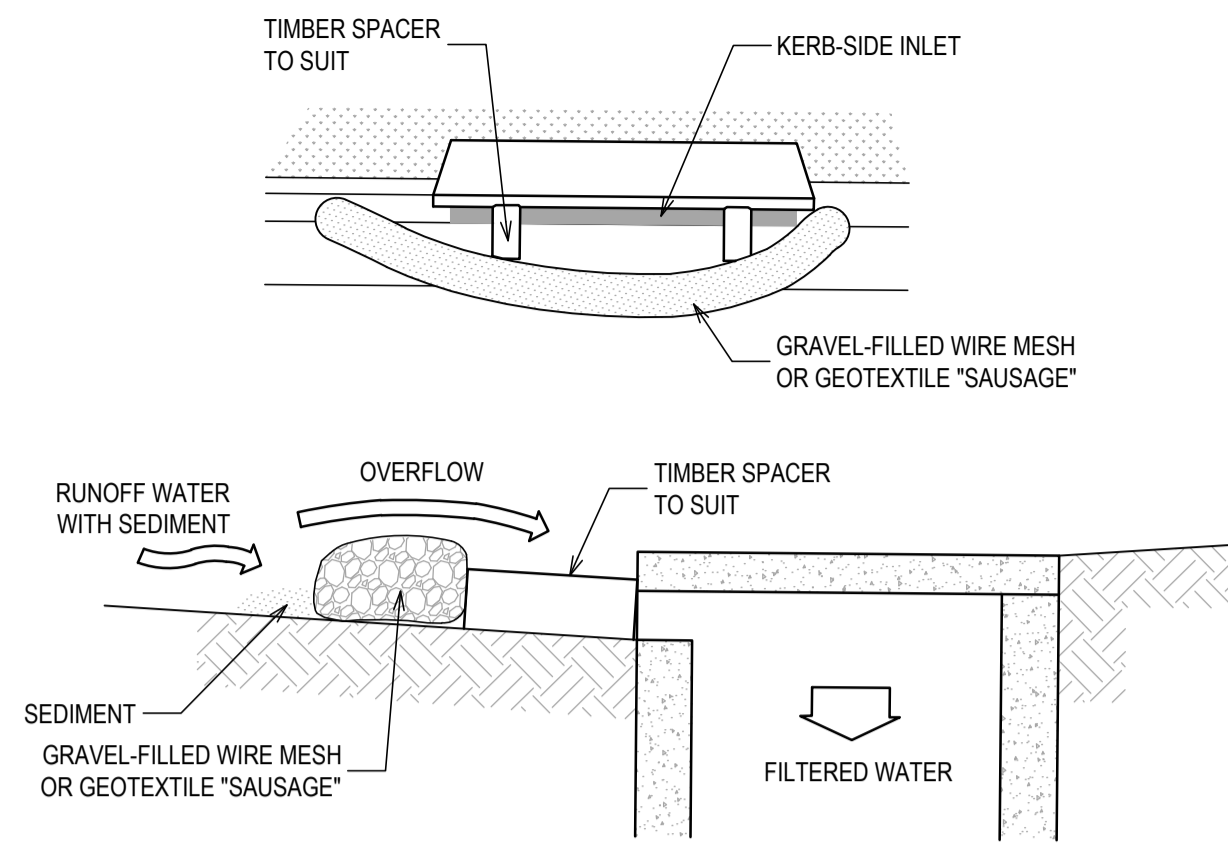
Project	2-4 BURLEIGH STREET, BURWOOD
	2-4 BURLEIGH STREET & 20-24 RAILWAY PARADE BURWOOD

Drawing Title	CIVIL ENGINEERING SERVICES
	SEDIMENT & EROSION CONTROL PLAN

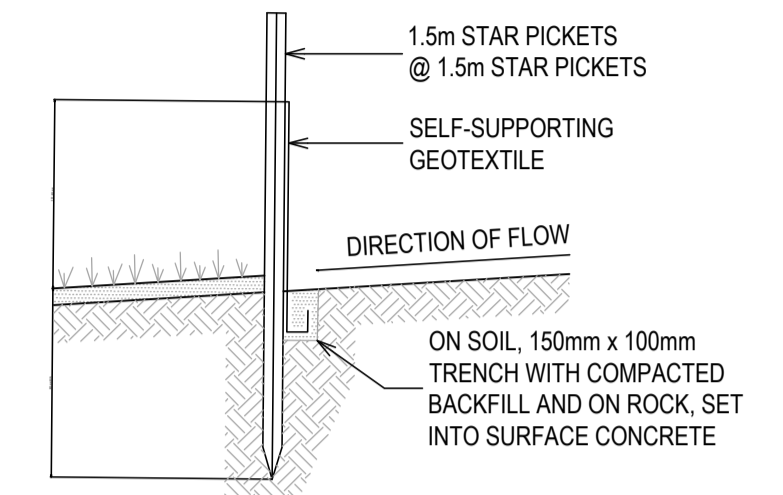
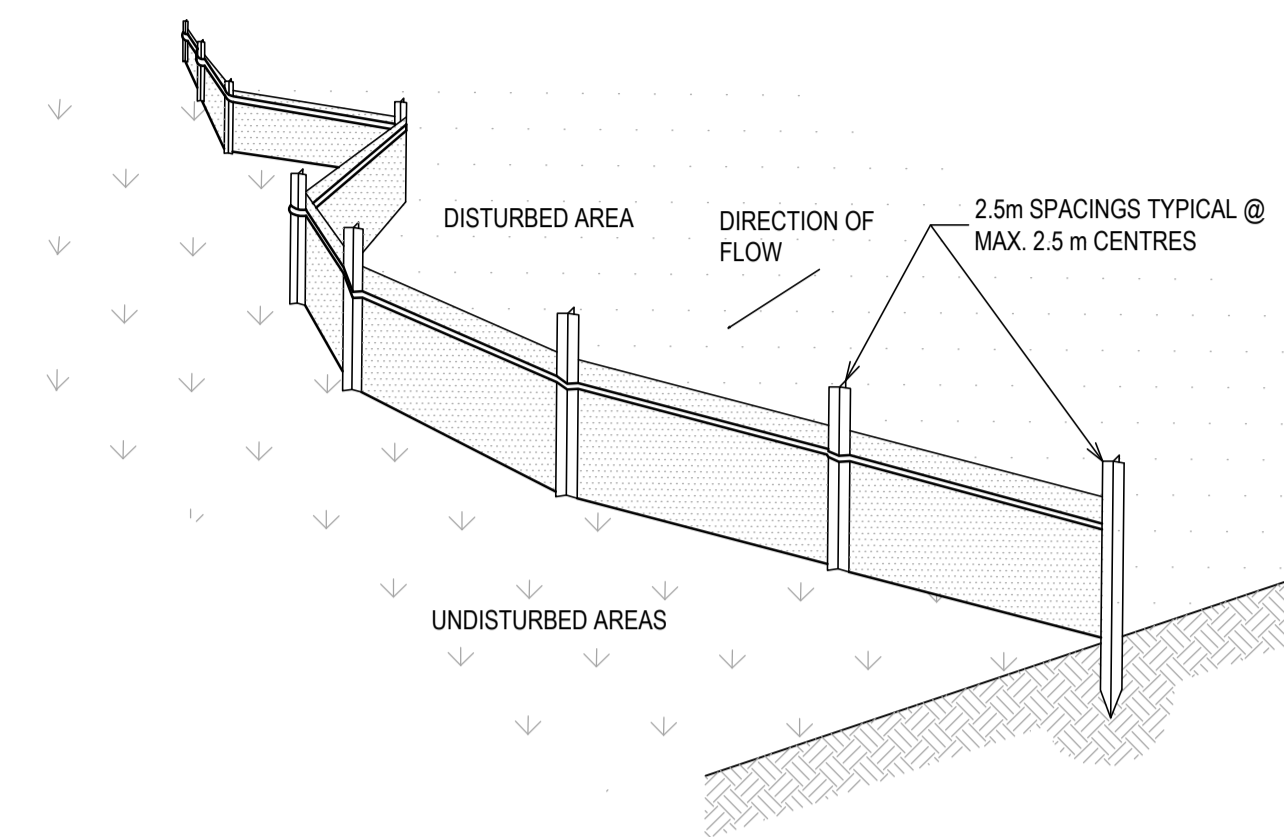
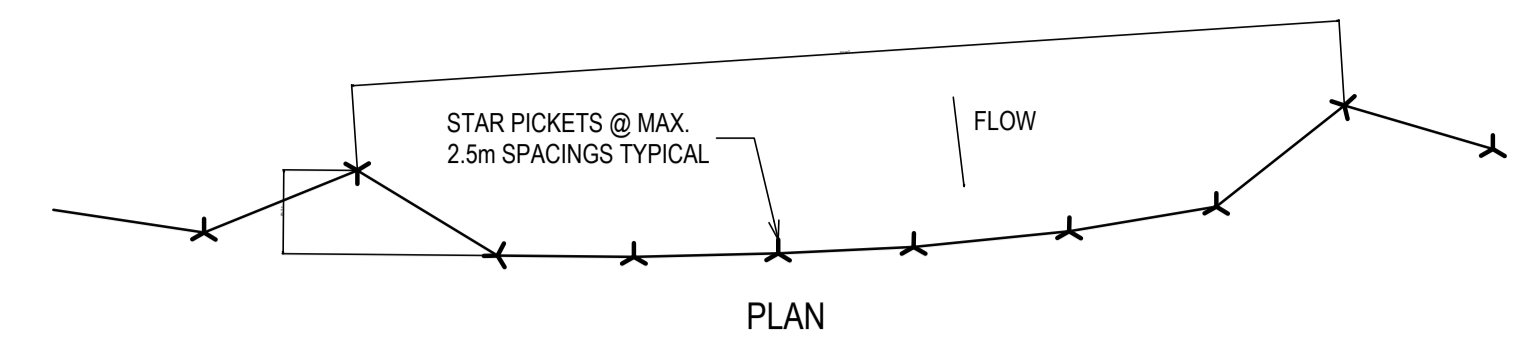
Drafted	Designed	Approved	Date	Scale	Sheet Size
HI	HI	SS	JAN 2025	1:100 @	A1
Job Number	Drawing Number	Revision	North Point		
SYD2877	CE400	B			



- NOTES:
- THIS DEVICE IS TO BE LOCATED AT ALL EXITS FROM CONSTRUCTION SITE.
  - THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.
  - ANY UNSEALED ROAD BETWEEN THIS DEVICE AND NEAREST ROADWAY IS TO BE TOPPED WITH 100mm THICK 40-70mm SIZE AGGREGATE.
  - ALTERNATIVELY, THREE(3) PRECAST CONCRETE CATTLE GRIDS (AS MANUFACTURED BY \*HUMES CONCRETE MAY BE USED. 1, 2 & 3 ABOVE ALSO APPLY.



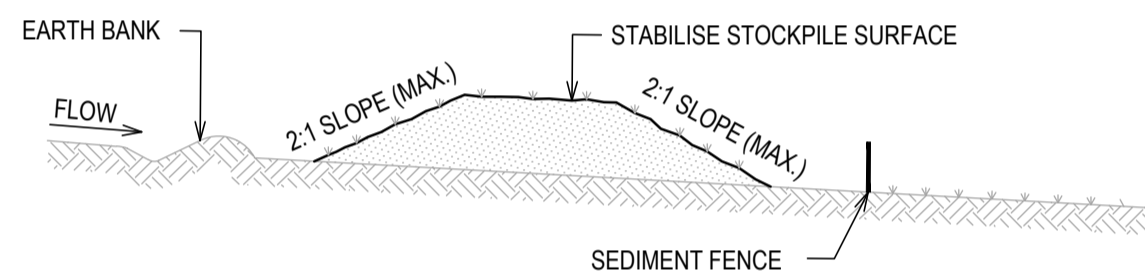
- MESH & GRAVEL INLET FILTER CONSTRUCTION NOTES:
- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
  - FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
  - PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
  - FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
  - SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY CAN FIRMLY ABUT EACH OTHER AND SEDIMENT / LADEN WATERS CANNOT PASS BETWEEN.



SECTION DETAIL

### STABILISED SITE ACCESS WITH SHAKER RAMP

SCALE N.T.S.



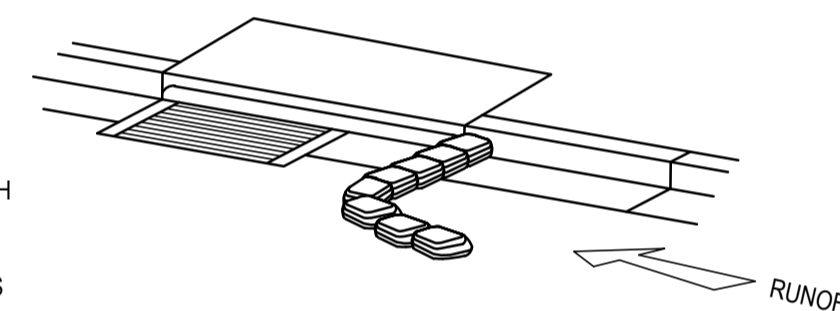
- STOCKPILE CONSTRUCTION NOTES:
- PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
  - CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
  - WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
  - WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.F. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
  - CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

### STOCKPILES

SCALE N.T.S.

### MESH & GRAVEL INLET FILTER

SCALE N.T.S.



- NOTES:
- PROVIDE THREE LAYERS OF SANDBAGS WITH THEIR ENDS OVERLAPPED AND ALSO OVERLAPPING ONTO THE KERB.
  - CREATE A GAP IN THE SANDBAGS TO ACT AS A SPILLWAY.
  - SANDBAG BARRIER TO BE MIN. 2m FROM THE INLET AND EXTEND MIN. 0.9m OUT FROM THE KERB.

### GULLY INLET SANDBAG PROTECTION DETAIL

SCALE N.T.S.

### SEDIMENT FENCE

SCALE N.T.S.

#### SEDIMENT FENCE CONSTRUCTION NOTES:

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS 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 SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
- CUT A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 1.5 m LONG STAR PICKETS INTO GROUND @ 2.5 m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE 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.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

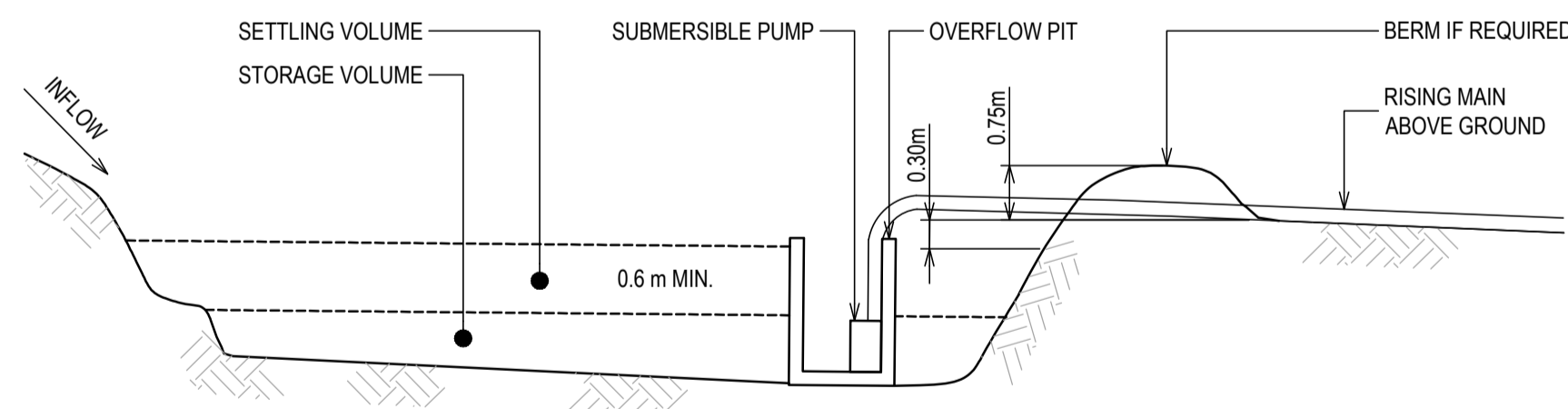
#### GENERAL INSTRUCTIONS:

- THIS SEDIMENT AND EROSION CONTROL WORKS FOR THE SITE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION, 4TH EDITION (2004)" BY LANDCOM.
- AS REQUIRED BY COUNCIL, SEDIMENT CONTROL MEASURES WILL BE REQUIRED DURING THE CONSTRUCTION OF ALL DEVELOPMENTS/BUILDING WORKS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN AND COUNCIL'S REQUIREMENTS.
- THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
- THE NON-DISTURBED PORTION OF THE CATCHMENT OUTSIDE OF OPERATING AREA IS TO BYPASS THE BASINS BY MEANS OF LINED CATCH DRAINS.
- WHERE PRACTICABLE, THE SOIL EROSION HAZARD SHALL BE KEPT AS LOW AS POSSIBLE. LIMITATIONS TO ACCESS ARE TO BE VIA STANLEY LANE UNLESS OTHERWISE APPROVED BY COUNCIL.
- ENSURE THAT ALL DRAINS ARE OPERATING EFFECTIVELY AND SHALL MAKE ANY NECESSARY REPAIRS. REMOVE TRAPPED SEDIMENT WHERE THE CAPACITY OF THE TRAPPING DEVICE FALLS BELOW 60%.
- CONSTRUCT ADDITIONAL EROSION OR SEDIMENT CONTROL WORKS AS MAY BE APPROPRIATE TO ENSURE THE PROTECTION OF DOWNSLOPE LANDS AND WATERWAYS.
- MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION AT ALL TIMES UNTIL THE SITE IS REHABILITATED.
- REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM.

#### CONSTRUCTION SEQUENCE:

WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:

- INSTALL SEDIMENT FENCING AND CUT DRAINS TO MEET THE REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLAN. WASTE COLLECTION BINS SHALL BE INSTALLED ADJACENT TO SITE OFFICE.
- CONSTRUCT STABILISED SITE ACCESS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
- REDIRECT CLEAN WATER AROUND THE CONSTRUCTION SITE.
- INSTALL SEDIMENT CONTROL PROTECTION MEASURES AT ALL NATURAL AND MAN-MADE DRAINAGE STRUCTURES. MAINTAIN UNTIL ALL THE DISTURBED AREAS ARE STABILISED.
- CLEAR AND STRIP THE WORK AREAS. MINIMISE THE DAMAGE TO THE GRASS AND LOW GROUND COVER OF NON-DISTURBED AREAS.
- ANY DISTURBED AREAS, OTHER THAN BUILDING PAD AREAS, SHALL IMMEDIATELY BE COVERED WITH SITE TOPSOIL WITHIN 7 DAYS OF CLEARING. BUILDING PAD AREAS SHALL BE COVERED WITH BITUMEN EMULSION AS SPECIFIED.
- APPLY PERMANENT STABILISATION TO SITE (LANDSCAPING).



### TYPICAL SEDIMENT BASIN

SCALE N.T.S.

## DEVELOPMENT APPLICATION

Revision	Description	Initial	Date	Client	Building Services Consultants	Project	Drawing Title	Drafted	Designed	Approved	Date	Scale	Sheet Size
				NSW HOUSING CORPORATION PTY LTD		2-4 BURLEIGH STREET, BURWOOD	CIVIL ENGINEERING SERVICES	HI	HI	SS	JAN 2025	NTS	@ A1
				Architect		2-4 BURLEIGH STREET & 20-24 RAILWAY PARADE BURWOOD	SEDIMENT & EROSION CONTROL DETAILS	Job Number	Drawing Number	Revision	North Point		
B	ISSUE FOR DEVELOPMENT APPLICATION	HI	15.01.2025	PTI ARCHITECTURE				SYD2877	CE410	B			
A	ISSUE FOR DEVELOPMENT APPLICATION	HI	04.11.2024	LEVEL2/ 68 SOPHIA STREET, SURRY HILLS, NSW	ADP Consulting : Engineering								