2-4 Burleigh St & 20-24 Railway Parade, Burwood

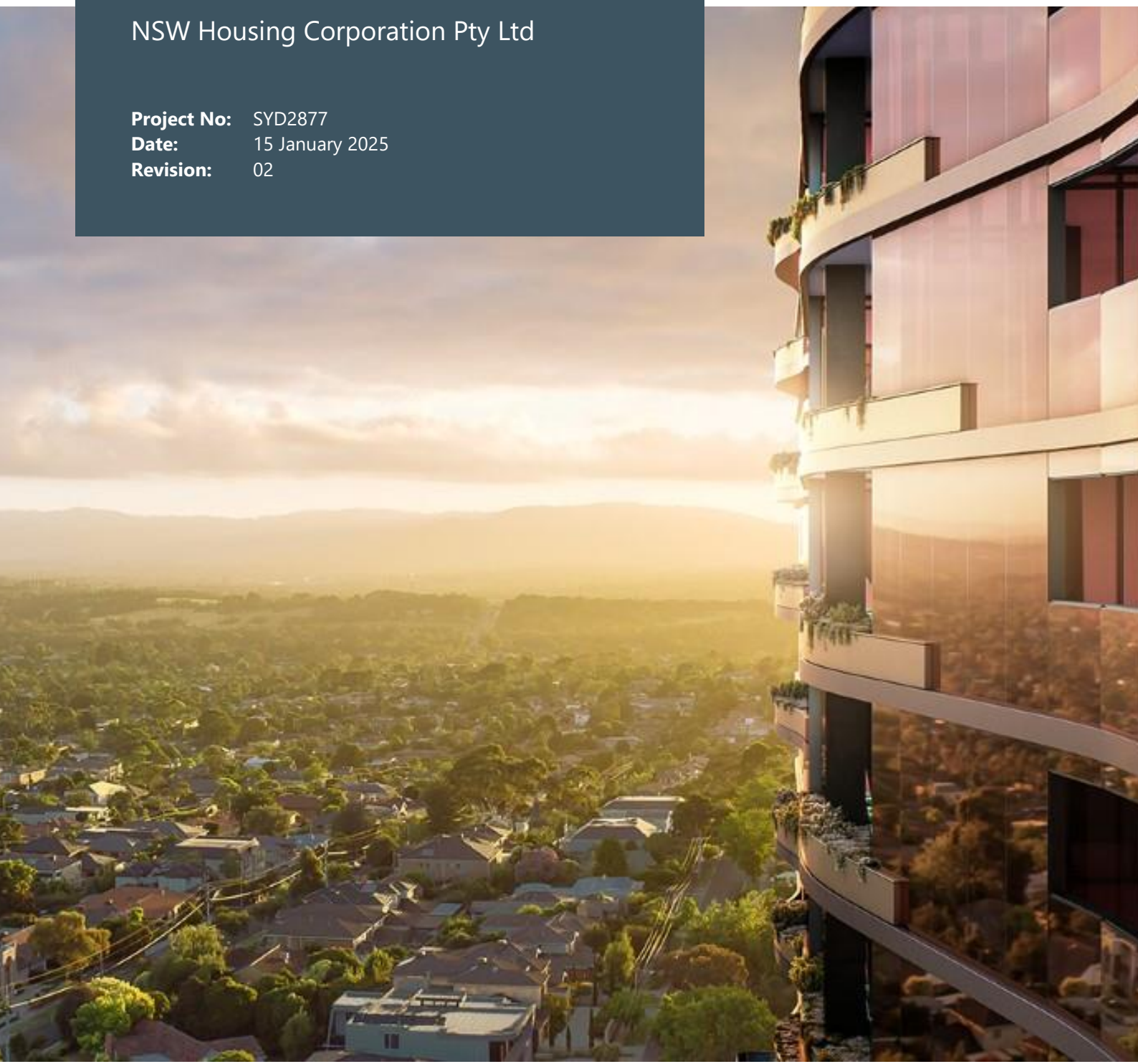
SEARs Report

Prepared for:

NSW Housing Corporation Pty Ltd

Project No: SYD2877
Date: 15 January 2025
Revision: 02

ADP Consulting : Engineering



Project:	2-4 Burleigh St & 20-24 Railway Parade, Burwood
Location:	2-4 Burleigh St & 20-24 Railway Parade Burwood, NSW, 2134
Prepared by:	ADP Consulting Pty Ltd Level 6, 33 Erskine Street Sydney NSW 2000
Project No:	SYD2877
Revision:	02
Date:	15 January 2025

Rev	Date	Comment	Author	Signature	Technical Review	Signature	Authorisation & QA	Signature
01	1/11/24		Harold Ip	HI	SS		SS	
02	15/1/25		Harold Ip	HI	SS		SS	

Project Team	
Client / Principal	NSW Housing Corporation Pty Ltd
Architect	pti ARCHITECTURE

Contents

1. Introduction

The report has been prepared for NSW Housing Corporation Pty Ltd to address the stormwater-related Secretary's Environmental Assessment Requirements (SEARs) of the affordable housing State Significant Development Application (SSDA). The proposed site is located at 2-4 Burleigh Street & 20-24 Railway Parade with an area of approximately 1330m^2. The site is bordered by Burleigh St to the west and Railway Parade to the north. There is a residential building on the east and a carpark on the south of the subject site.

Relevant sections of SEARs items 14 and 15 related to stormwater have been addressed in the following section in this report.

SEARs Item	Refer to section
14. Water Management • **Provide an Integrated Water Management Plan for the development that:**	
Is prepared in consultation with the local council and any other relevant drainage or water authority.	2.1 Stormwater Drainage 2.2 Stormwater On-Site Detention
details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality management measures and nominated discharge points.	2.2 Stormwater On-Site Detention
demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts	2.2 Stormwater On-Site Detention 3.2 Upstream Catchment Assessment

15. Flood Risk

Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any: • **flood risks on site having regard to adopted flood studies** • **the potential effects of climate change, and** • **any relevant provisions of the NSW Flood Risk Management Manual.**	3 Flood Impact Risk
Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment Guideline - LU01 (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.	3 Flood Impact Risk
Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan). Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	3 Flood Impact Risk

2. Stormwater Drainage

2.1 Stormwater Design

In accordance with Burwood Council water management code section 4.7, the stormwater drainage system has been designed to cater for the minor (20% AEP) event and control up to the major (1% AEP) event.

The Civil/Stormwater management plan attached in Appendix A shows the overall design intent of stormwater conveyance across the site. The discharge of stormwater from the site to the Council's drainage system is by gravity and controlled by an On-Site Detention (OSD) tank sized for storm events up to 1% AEP. The OSD discharges to the Council drainage system via a new connection to an existing Council kerb inlet pit located on the Railway Parade.

2.2 Stormwater On-Site Detention

In accordance with Burwood Stormwater Management Code section 4.7, site discharge for the storm event up to 1% AEP must be controlled. The design intent is to limit post-development flows to the pre-development flows for the major (1% AEP) event and minor (20% AEP) event.

The pre-development catchment was assumed to be 60% impervious for the purposes of the OSD analysis. From architectural plans, the post-developed building has been determined to be 95% impervious. The site has been modelled in DRAINS using ILSAX hydrology and Australian Rainfall and Runoff 2019 (ARR 2019) methods. The pre-development and post-development analysis results are shown in Table 1 below.

Table 1 On-Site Detention Tank Calculation Details

Storm Event (AEP %)	Pre-Dev Flow (L/s)	Post-Dev Flow Non- Attenuated (L/s)	Post-Dev Flow Attenuated (L/s)	Required Storage Volume (m^3)
20	**36**	44	**36**	3.96
1	**68**	77	**67**	9.19

The OSD is located at the northwest corner of the proposed site underneath the entrance driveway and planter box. Refer to Appendix A – Stormwater Management Plans for the detailed location. The 1% AEP top water level of the OSD is 25.60mAHD while the minimum ground floor FFL is 26.10, therefore, a 500mm freeboard has been achieved in compliance with Burwood Council Stormwater Management Code section 4.9. In case of emergencies or when storms larger than the 1% AEP event occur, stormwater will flow overland towards Burleigh Street via open grate pits.

3. Flood Impact Risk

Following a review of the Burwood Council's Consolidated Flood Identification Map (see Figure 1 below), The subject site has not been flagged as flood-identified property and therefore will not have any additional flood management controls applied to the development.

3.1 Flood map

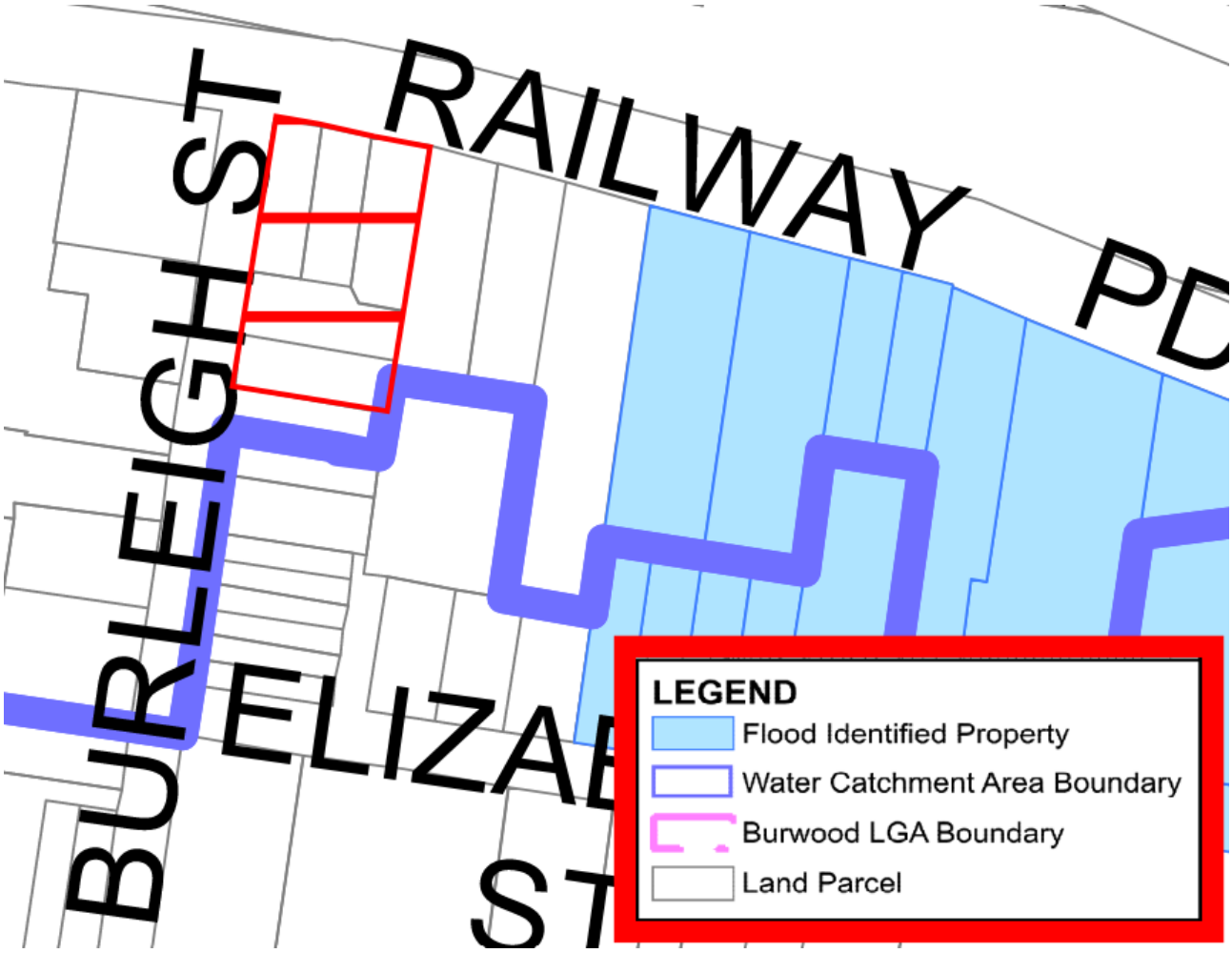


Figure 1 - Consolidated Flood Identification Map by Burwood Council

3.2 Upstream Catchment Assessment

Digital Elevation Model (DEM) data was obtained from NSW Government - Spatial Services and it was determined that the area generally falls towards Railway Parade from south to north. The following assessment assumes the worst-case scenario of 1% AEP overland flow with all the pits and pipes blocked. In the 1% AEP event, the upstream catchments generate a total flow of 1.41m^3/s and 0.82m^3/s that will run through Burleigh St and Railway Parade respectively. The upstream catchments are shown in figure 2 below. Generated gutter flow cross-sections show that Burleigh St and Railway Parade will have flow depths of 0.204m and 0.190m respectively, shown in Figures 3 and 4 respectively.

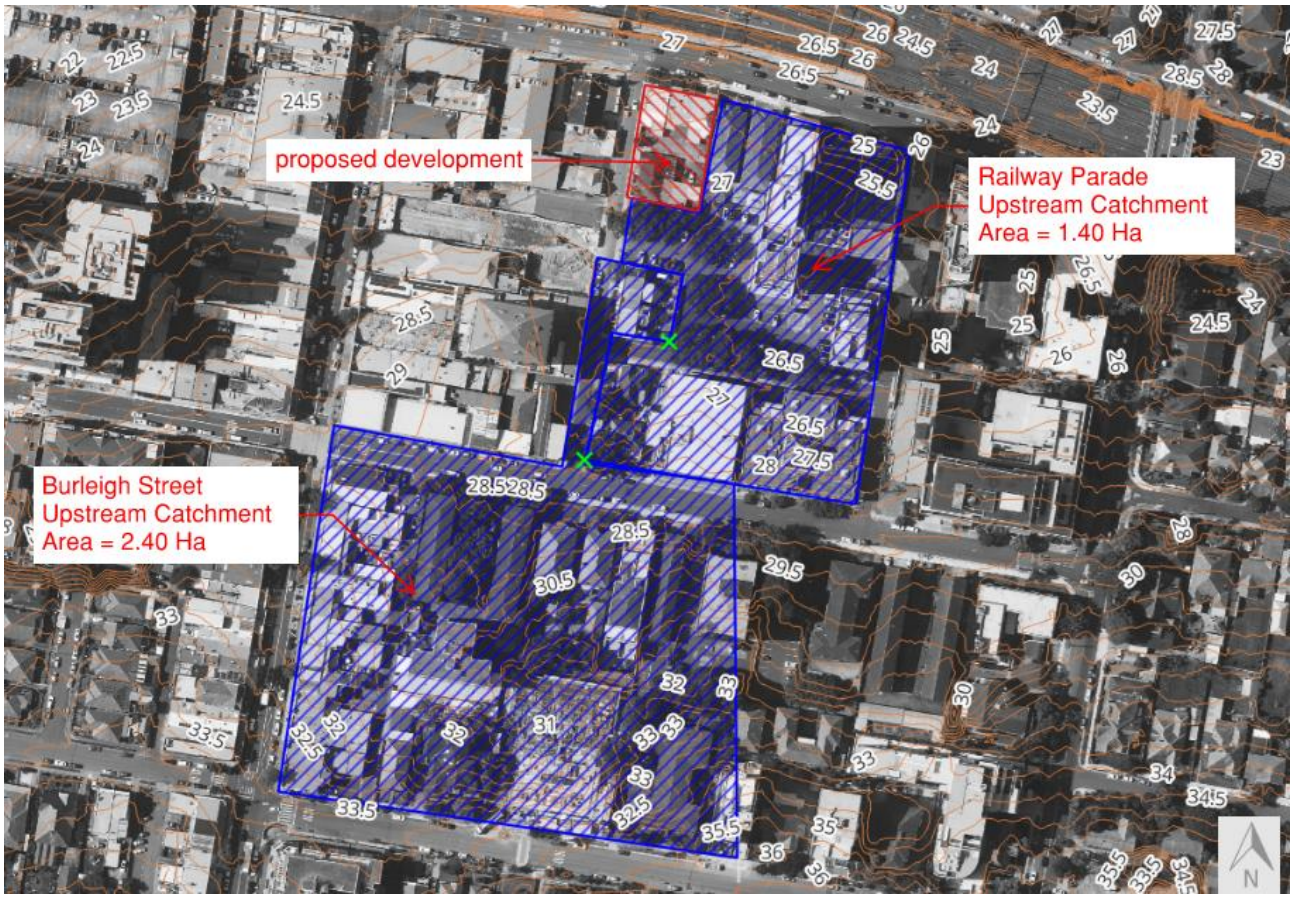


Figure 2 – Burleigh Street and Railway Parade Upstream Catchment

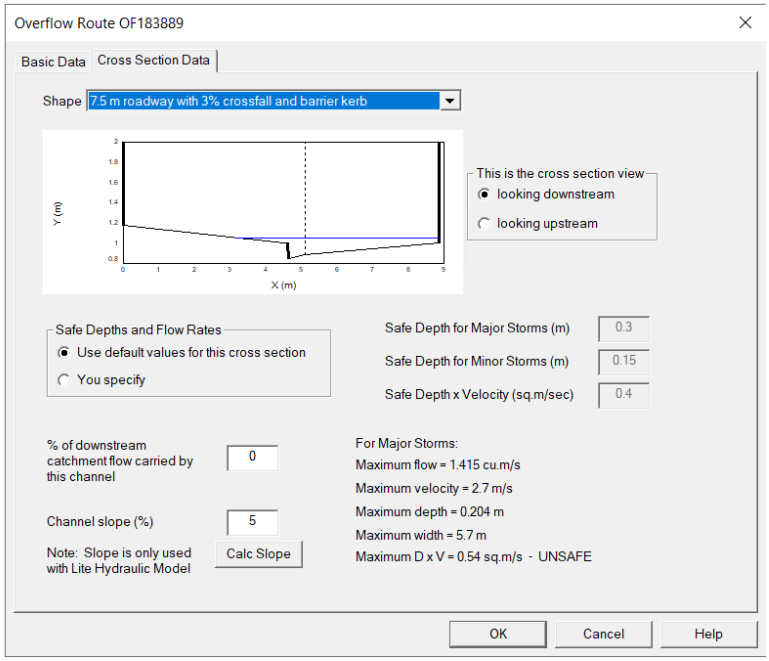


Figure 3 – Burleigh Street 1% AEP overland flow path

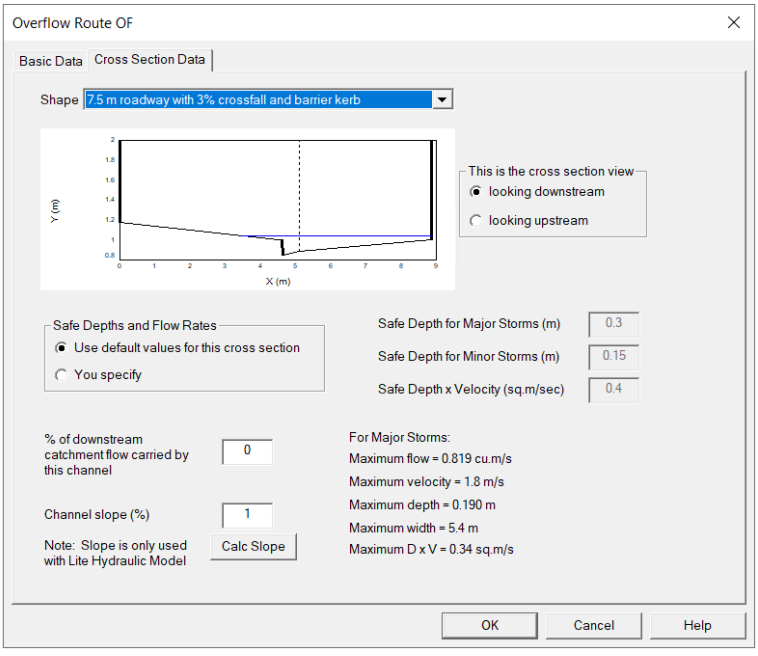


Figure 4 – Railway Parade 1% AEP overland flow path

In order to prevent external stormwater flow ingress into the basement through the driveway, a driveway crest is required to provide 100mm freeboard above 1% AEP top water level to comply with Burwood Council Stormwater Management Code section 4.9. The minimum driveway crest levels have been determined to be 25.96 and 27.16 mAHD for Railway Parade and Burleigh Street respectively, as shown in Figure 5.

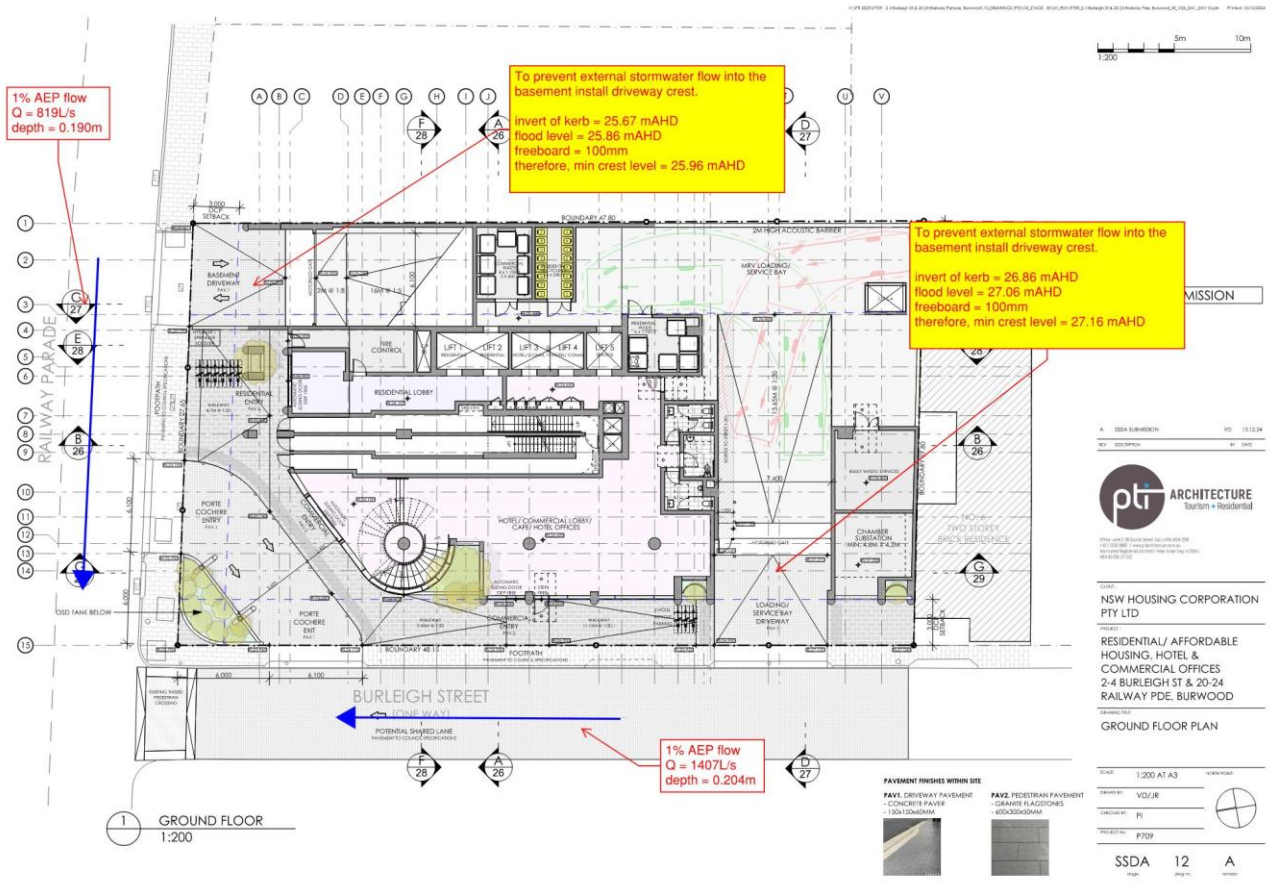


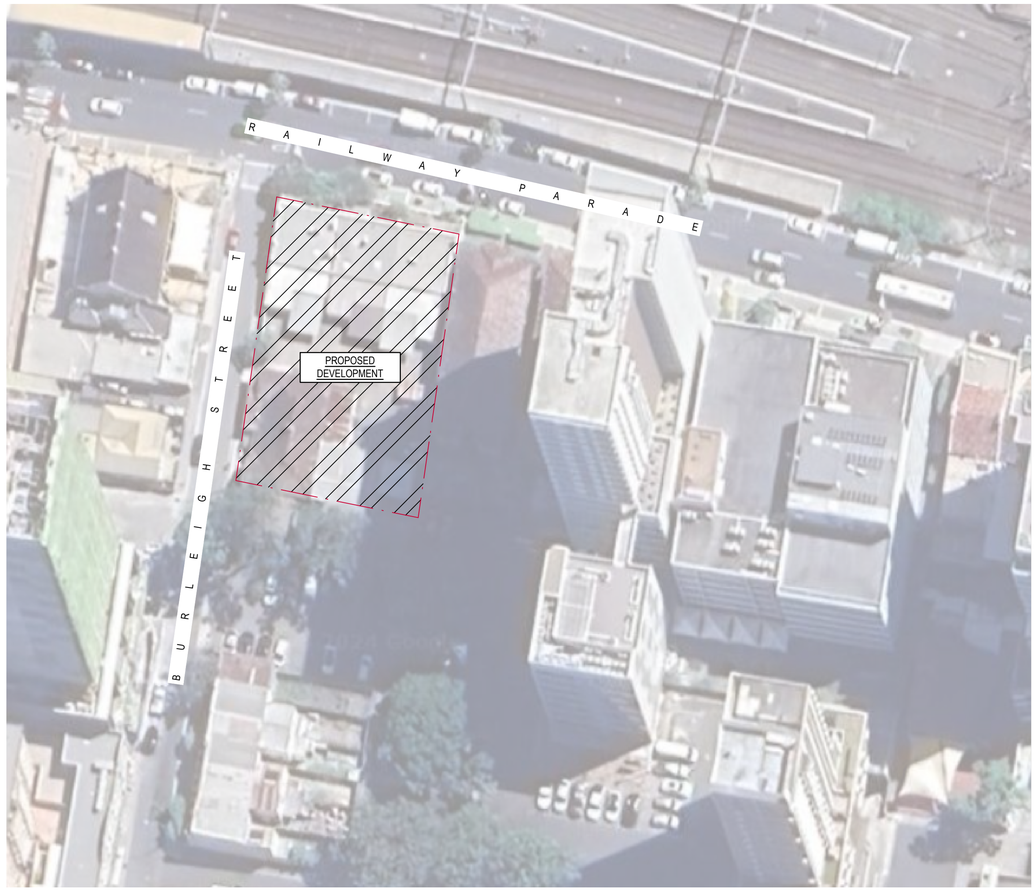
Figure 5 – Flood extents and flow rate

ADP
Consulting : Engineering

Appendix A

Stormwater Management Plan

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

PRINTING NOTE:
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DEVELOPMENT APPLICATION

Revision	Description	Initial	Date
B	ISSUE FOR DEVELOPMENT APPLICATION	HI	15.01.2025
A	ISSUE FOR DEVELOPMENT APPLICATION	HI	04.11.2024

Client
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Brisbane
CONSULT AUSTRALIA Member Firm

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

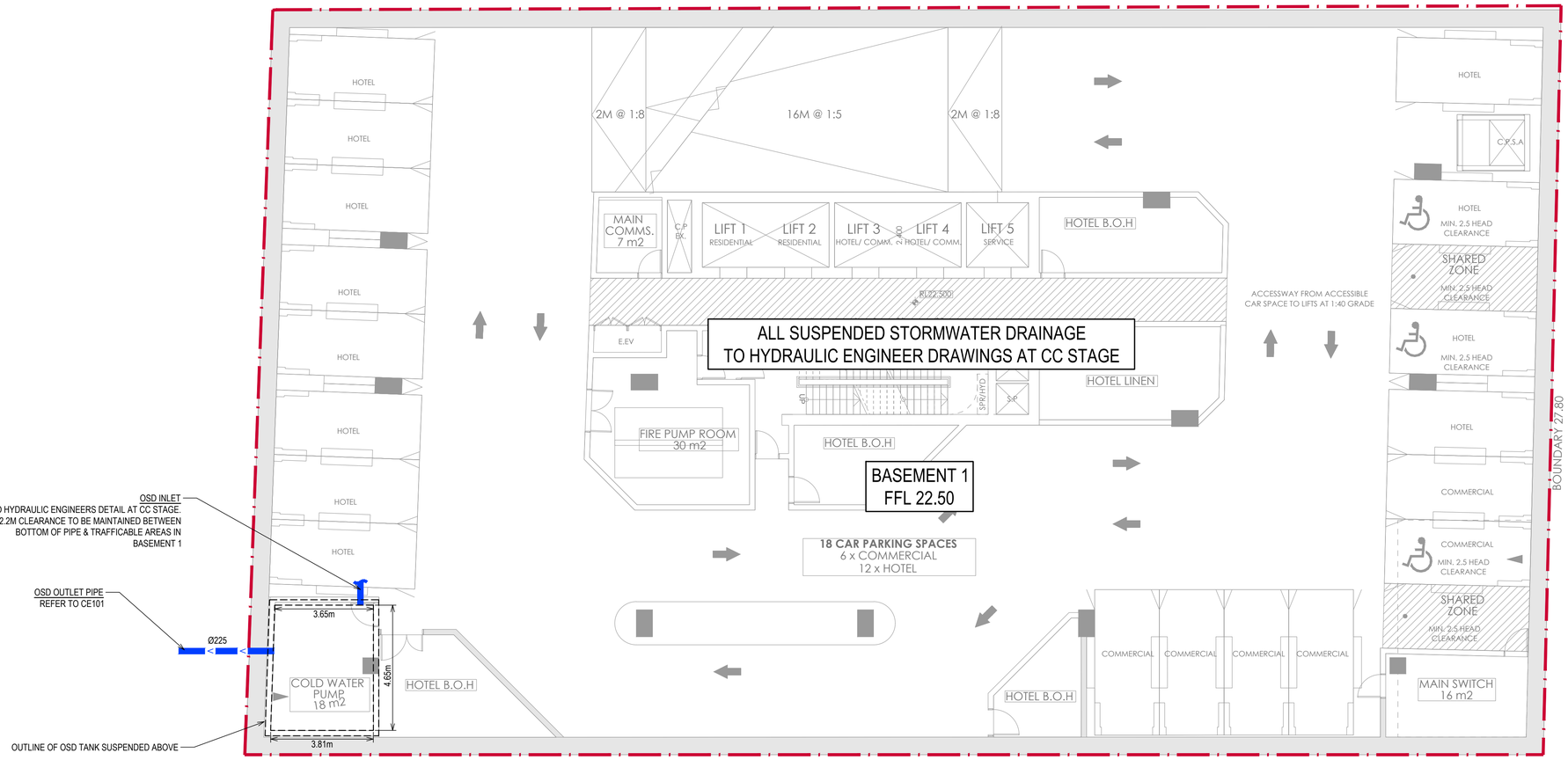
Drawing Title
CIVIL ENGINEERING SERVICES
COVER SHEET

Drafted	Designed	Approved	Date	Scale	Sheet Size
HI	HI	SS	JAN 2025	NTS @	A1

Job Number	Drawing Number	Revision	North Point
SYD2877	CE000	B	

LEGEND

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



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 SEARs REPORT BY ADP CONSULTING FOR OSD DESIGN AND FLOOD MITIGATION.

STORMWATER MANAGEMENT PLAN - B1
SCALE 1:100

PRINTING NOTE:
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STORMWATER MANAGEMENT PLAN - B1

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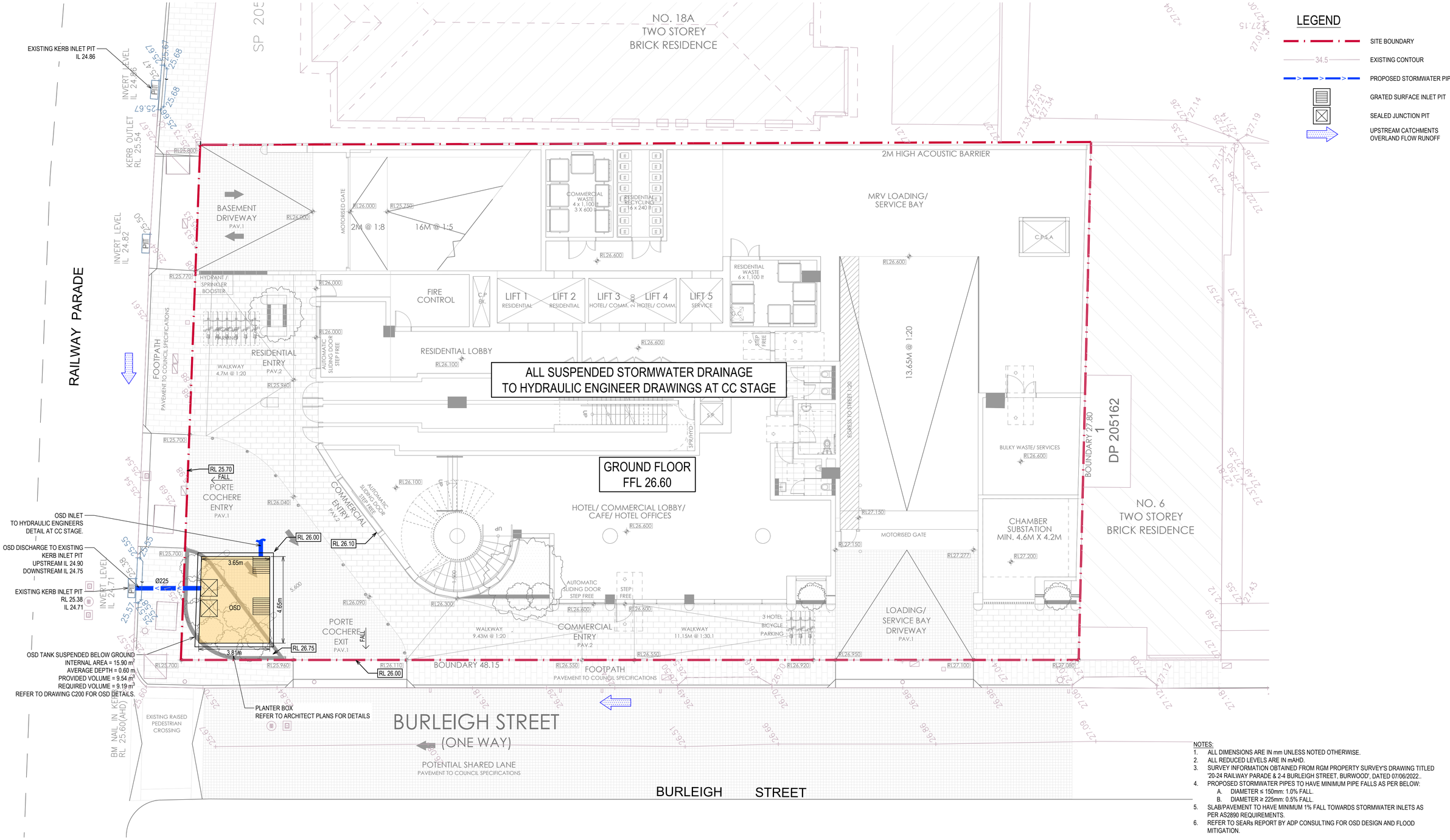

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STORMWATER MANAGEMENT PLAN - GF
SCALE 1:100

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STORMWATER MANAGEMENT PLAN - GF

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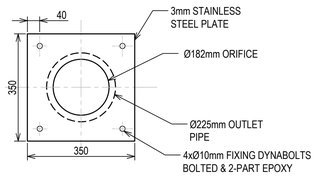
Job Number	Drawing Number	Revision	North Point
SYD2877	CE101	B	



ORIFICE PLATE DETAIL

SCALE 1:10

OSD DETAILS

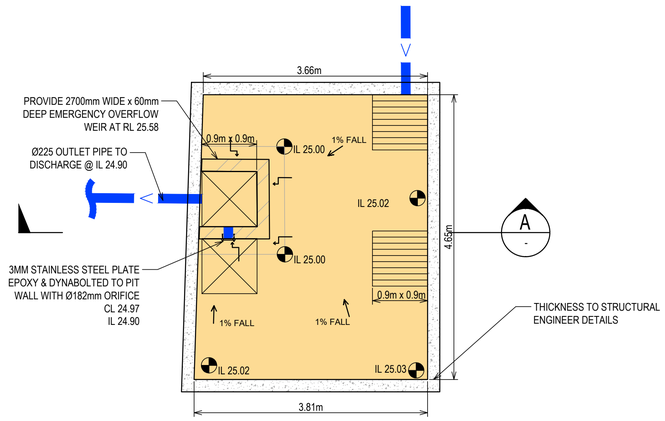
INTERNAL AREA = 15.90m^2
AVERAGE DEPTH = 0.60 m
VOLUME PROVIDED = 9.54m^3
REQUIRED VOLUME = 9.19m^3

EMERGENCY OVERFLOW WEIR SIZING

$Q_{1\%}$ = 0.068 m3/s = 68 L/s
2.7m LONG WEIR PROVIDED

Q = 1.7 x L x D$^{1.5}$
0.068 = 1.7 x 2.7 x D$^{1.5}$

D = 60mm DEPTH OF FLOW

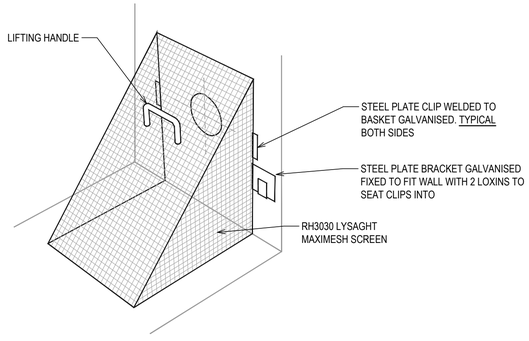


OSD TANK PLAN

SCALE 1:50

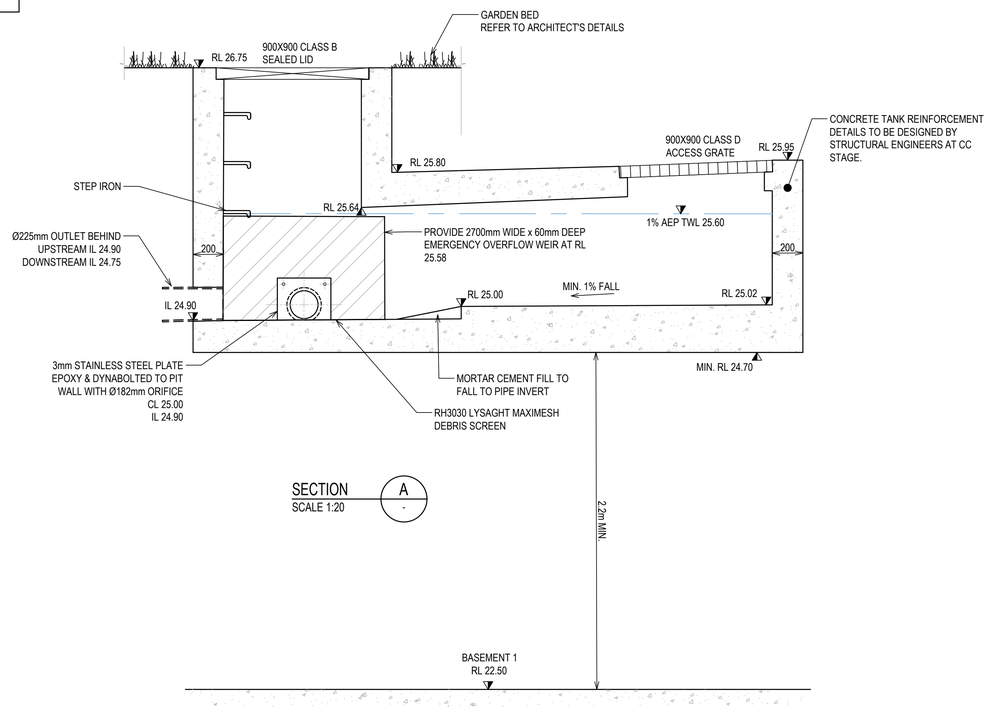
ON SITE DETENTION TANK - CALCULATION

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^3)	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



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

A1 1:10
A1 1:20
A1 1:50

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STORMWATER DETAIL

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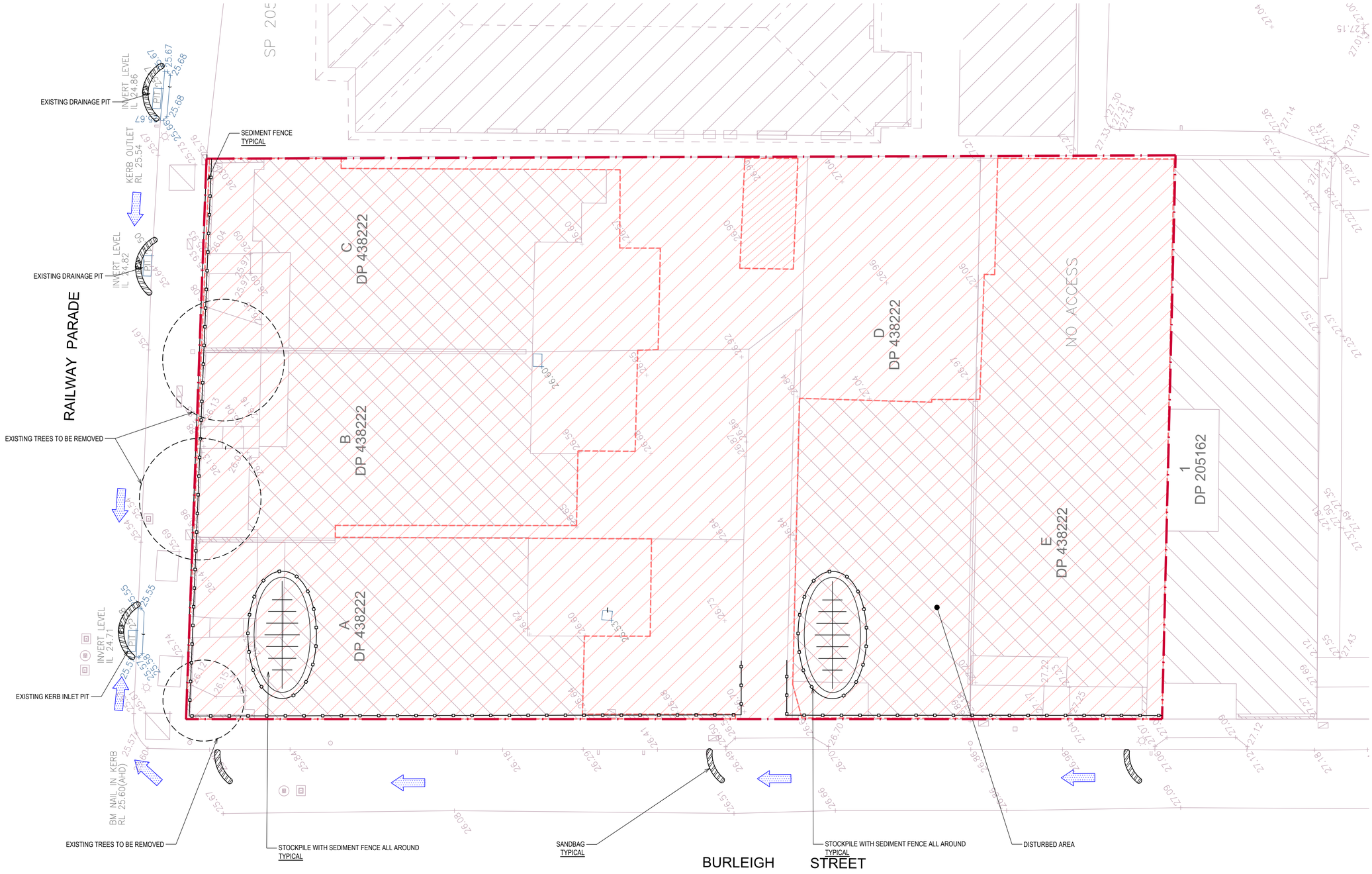
SYD2877	CE200	B	



SEDIMENT AND EROSION CONTROL PLAN
SCALE 1:100

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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.

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A1 0 1 2 3 4 5 6 7 8 9 10 1:100

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SEDIMENT & EROSION CONTROL PLAN

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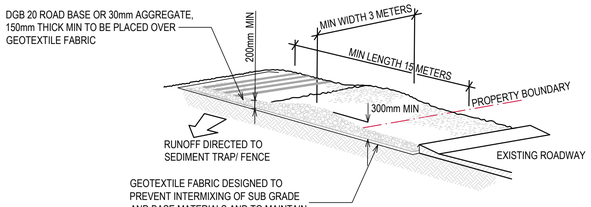
SYD2877	CE400	B	

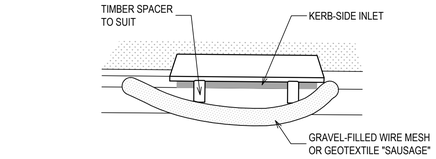
CONSTRUCTION SITE

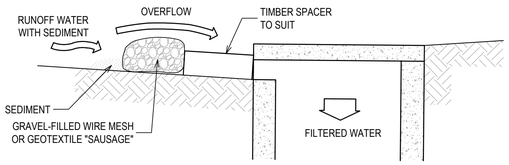


NOTES:
1. THIS DEVICE IS TO BE LOCATED AT ALL EXITS FROM CONSTRUCTION SITE.
2. THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.
3. ANY UNSEALED ROAD BETWEEN THIS DEVICE AND NEAREST ROADWAY IS TO BE TOPPED WITH 100mm THICK 40-70mm SIZE AGGREGATE.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

STABILISED SITE ACCESS WITH SHAKER RAMP

SCALE N.T.S.

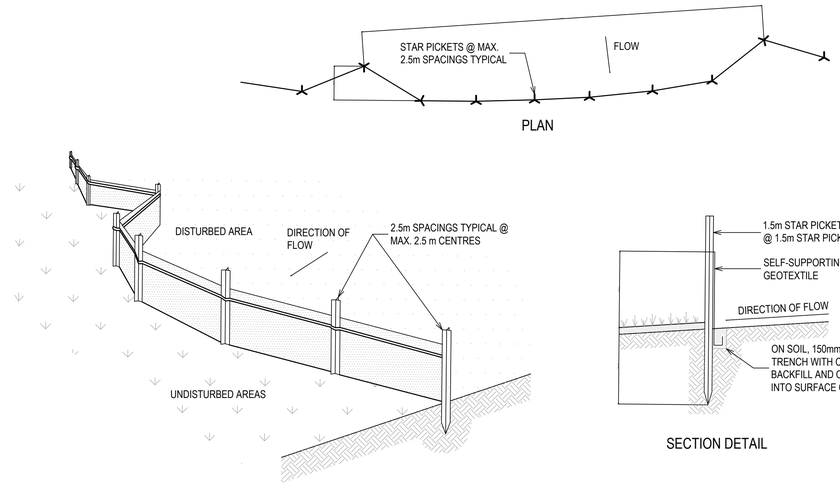




MESH & GRAVEL INLET FILTER CONSTRUCTION NOTES:
1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
2. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
3. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
4. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
5. 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.

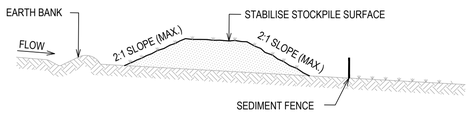
MESH & GRAVEL INLET FILTER

SCALE N.T.S.



SEDIMENT FENCE

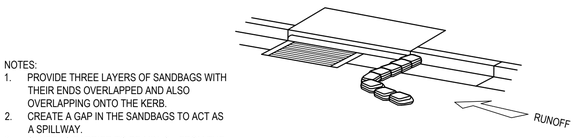
SCALE N.T.S.



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

STOCKPILES

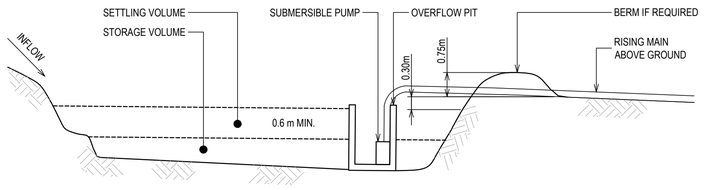
SCALE N.T.S.



NOTES:
1. PROVIDE THREE LAYERS OF SANDBAGS WITH THEIR ENDS OVERLAPPED AND ALSO OVERLAPPING ONTO THE KERB.
2. CREATE A GAP IN THE SANDBAGS TO ACT AS A SPILLWAY.
3. 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.



TYPICAL SEDIMENT BASIN

SCALE N.T.S.

SEDIMENT FENCE CONSTRUCTION NOTES:

1. 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.
2. CUT A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. 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.
4. 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.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

GENERAL INSTRUCTIONS:

1. 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.
2. 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.
3. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
4. THE NON-DISTURBED PORTION OF THE CATCHMENT OUTSIDE OF OPERATING AREA IS TO BYPASS THE BASINS BY MEANS OF LINED CATCH DRAINS.
5. 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.
6. 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%.
7. CONSTRUCT ADDITIONAL EROSION OR SEDIMENT CONTROL WORKS AS MAY BE APPROPRIATE TO ENSURE THE PROTECTION OF DOWNSLOPE LANDS AND WATERWAYS.
8. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION AT ALL TIMES UNTIL THE SITE IS REHABILITATED.
9. REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM.

CONSTRUCTION SEQUENCE:

WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:

1. 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.
2. CONSTRUCT STABILISED SITE ACCESS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
3. REDIRECT CLEAN WATER AROUND THE CONSTRUCTION SITE.
4. INSTALL SEDIMENT CONTROL PROTECTION MEASURES AT ALL NATURAL AND MAN-MADE DRAINAGE STRUCTURES. MAINTAIN UNTIL ALL THE DISTURBED AREAS ARE STABILISED.
5. CLEAR AND STRIP THE WORK AREAS. MINIMISE THE DAMAGE TO THE GRASS AND LOW GROUND COVER OF NON-DISTURBED AREAS.
6. 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.
7. APPLY PERMANENT STABILISATION TO SITE (LANDSCAPING).

DEVELOPMENT APPLICATION

Revision	Description	Initial	Date
B	ISSUE FOR DEVELOPMENT APPLICATION	HI	15.01.2025
A	ISSUE FOR DEVELOPMENT APPLICATION	HI	04.11.2024

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

Drawing Title: CIVIL ENGINEERING SERVICES
SEDIMENT & EROSION CONTROL DETAILS

Drafted	Designed	Approved	Date	Scale	Sheet Size
HI	HI	SS	JAN 2025	NTS @	A1

Job Number	Drawing Number	Revision	North Point
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