Integrated Water Management Report

17-24 Loftus Crescent, Homebush

Issue B

Prepared For Homebush Developments No. 1 Pty Ltd

Date: Monday, 13 October 25

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MEMBER

REVISION TABLE

Revision	Date	Issue Description	Issued by	Approved by	Signed
P01	14.08.2025	Preliminary Issue	SELH	SELH	
A	16.09.2025	For SSDA Lodgement	SELH	SELH	
B	10.10.2025	For SSDA Lodgement	SELH	SELH	

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1 Executive Summary

1.1 Addressing Relevant SEARs

Table 1-1 Relevant SEARS

Item	Description	Section Reference
11. Water Management	Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	Appendix 3 Stormwater Plans
	Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Section 4.3

1.2 Project Description

This Integrated Water Management Report (IWMP) prepared by S&G Consultants on behalf of Homebush Developments No.1 Pty Ltd ('the Applicant') in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a mixed-use development for the site at 17-24 Loftus Crescent, Homebush (the site).

This SSDA seeks approval for:

- Demolition of existing structures on the site, tree removal and site excavation for basement levels.
- Construction of a new mixed-use development consisting of:
- Ground floor retail premises consisting of 1,193sqm of GFA.
- Two residential towers, ranging from 27-35 storeys and comprising a total of 318 apartments including:
    - Approx. 306 market apartments;
    - Approx. 12 affordable apartments;
    - Residential lobbies and a podium; and
    - Communal open space.
- Car and bicycle parking for residents, workers and visitors across two (2) basement level and podium levels 1 to 3 including:
- 352 car parking spaces, inclusive of 48 accessible spaces;

- Garbage storage.
- Plant rooms and other associated services.
- Public domain upgrades to Loftus Lane, including road widening and the provision of a site through link from Loftus Crescent through to Loftus Lane.
- Associated landscaping and public domain works.
- The concurrent Rezoning seeks the following amendments to the Strathfield Local Environmental Plan 2012 (SLEP 2012) to facilitate the proposed development:
    - Amend the Height of Buildings Map under Clause 4.3 to increase the building height from 75m to 90m and 116m; and
    - Amend the Maximum Floor Space Ratio Map under Clause 4.4 to change the maximum Floorspace Ratio (FSR) from 3.6:1 to 7:1.

For a further detailed project description, please refer to the Environmental Impact Statement and Rezoning Report prepared by Ethos Urban.

This report should be read in conjunction with the Rezoning Request and Environmental Impact Statement prepared by Ethos Urban, the Architectural Plans prepared by DKO Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-81767963).

This report concludes that the proposed in-fill affordable housing development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- Provide an On-Site Detention system to limit the post developed discharge to pre-developed site conditions;
- Provide a rainwater tank to collect part of the roof runoff and to re-use on site for irrigation of landscaped areas;
- Provide a water quality treatment system capable of meeting the pollutants reduction targets as stipulated by Council; and
- Divert and upgrade the stormwater infrastructure that traverses the site around the footprint of the proposal.

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

2 Introduction

2.1 The Proposal

S&G Consultants Pty Ltd (SGC) have been engaged by Homebush Developments No. 1 Pty Ltd (The Client) to prepare the integrated water management plan and report in support of the proposed residential development at 17-24 Loftus Crescent, Homebush.

The application seeks development consent for the development of an in-fill affordable housing development at 17-24 Loftus Crescent, Homebush. Specifically, the SSDA seeks development consent for:

Table 2-1 Project Details

Item	Details
Project Name	17-24 Loftus Crescent, Homebush
Landowner(s)	Homebush Developments No. 1 Pty Ltd
Applicant / Principal	Homebush Developments No. 1 Pty Ltd
Client Representative	Claudine Malanum
Site Address	17-24 Loftus Crescent, Homebush
Site Area	3,978 sqm
SSD Number	SSD-81767963
Proposal Description	**SSD-81767963 (Issue date 17/04/2025)** • Demolition of all existing buildings and structures • Construction of a mixed-use development with a height of 34 storeys, including basement car parking, ground level non-residential uses, above ground carparking and communal indor and outdoor spaces

2.2 Site Description

The site is situated at 17-24 Loftus Crescent, Homebush, approximately 14.6km west of the Sydney CBD and within the Stratfield Local Government Area (LGA). It is strategically located within the Homebush Precinct being approximately 250m from Homebush Train Station which provides services to Parramatta, Penrith, Leppington and the Sydney CBD. It

is within proximity to the local retail shopping strip along Parramatta Road Corridor, two (2) schools including Homebush Public School and Homebush Boys High School and multiple areas of public open space including Augustus Loftus Reserve, Ismay Reserve and Crane Street Park.

The site consists of the following parcels of land and is legally described in **Table 2.**

Table 2 Site Description

Legal Description	Address
Lots A DP 405742	17 Loftus Crescent
Lot 14 DP 9154	18 Loftus Crescent
Lot 15 DP 9154	19 Loftus Crescent
Lot 16 DP 9154	20 Loftus Crescent
Lot 17 DP 9154	21 Loftus Crescent
Lot 18 DP 9154	22 Loftus Crescent
Lot 19 DP 9154	23 Loftus Crescent
Lot 20 DP 9154	24 Loftus Crescent

The land is wholly owned by Homebush Developments No.1 Pty Ltd. The site is irregularly shaped with an area of approximately 3,980m^2, with frontages to Loftus Crescent, Subway Lane and Loftus Lane. Additionally, the site is significantly underutilised being currently occupied by seven (7) detached dwellings and one empty lot

An aerial of the site is provided in **Figure 1**.

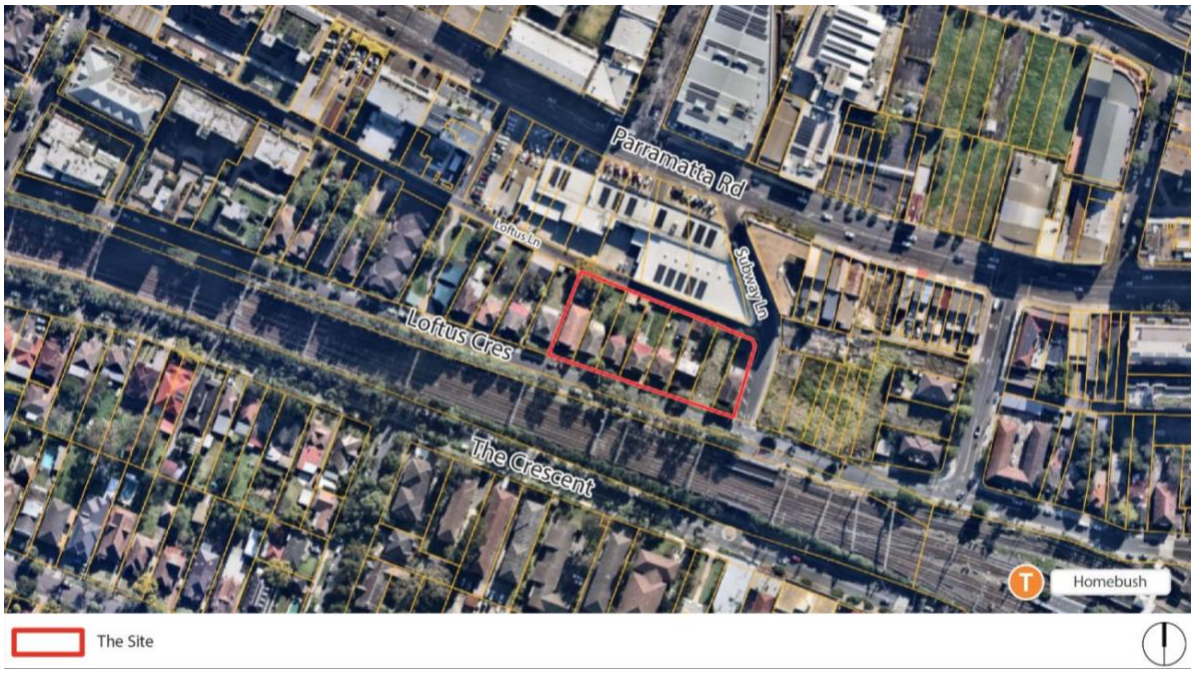

Figure 1 Site Aerial (highlighted in red)

Source: Nearmap and Ethos Urban

The development is proposed on a residential site on Loftus Avenue. Homebush Developments No. 1 Pty Ltd is proposing a mixed-use development as per the architectural concept plans prepared by DKO. The site plan is illustrated in Figure 2-2 below.

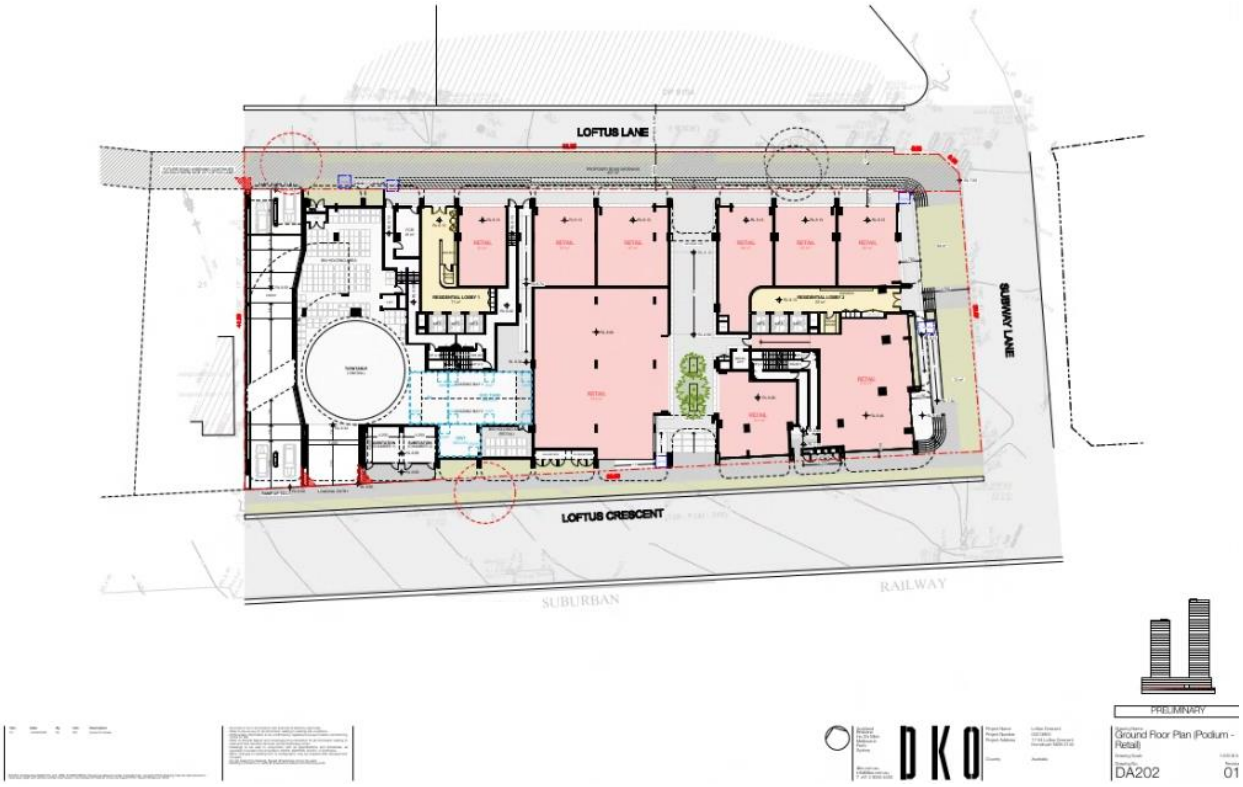

Figure 2-2 Site Plan

2.3 Methodology

This report describes the stormwater quality and quantity measures proposed to address the local Council's requirements for stormwater drainage and reports on the results of modelling carried out in support of the development.

In summary, the stormwater strategies adopted for the development are as follows:-

- An OSD system is provided to reduce the site discharge to pre-development conditions;
- Water quality devices are provided to meet the pollutants reduction targets;
- Rainwater reuse tanks to irrigate the proposed landscaping; and
- The diversion and upgrade of the stormwater trunk mains traversing the site around the proposal footprint.

This report describes how the proposed stormwater drainage design and servicing infrastructure will be incorporated as part of the development and how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.

The concept stormwater drainage plans have been prepared by S&G Consultants (SGC) to comply with the following:

- Strathfield Council Development Control Plan 2023 Part 5 :Environmental Management";
- Section 6.7(1)(c) and (f) of the Biodiversity and Conservation SEPP (State Environmental Planning Policy); and
- Section 6.10 of the Biodiversity and Conservation SEPP (State Environmental Planning Policy).

The stormwater systems incorporated in the concept stormwater drainage design for the development are as follows:

- A rainwater tank, required at 20 m³ to meet WSUD and water quality targets, will harvest runoff from non-trafficable roof areas and provide irrigation for landscaped areas, with the final capacity determined as the larger of this requirement or the BASIX volume;
- 70m^3 volume On-Site Detention (OSD) tank to ensure post-development site discharge is minimised to permissible site discharge as per Council's DCP;
- Stormfilter chamber consist of 40 x 690 PSorb Stormfilter cartridges or similar equivalent to comply with Council's DCP; and
- Achieve a Neutral Or Beneficial (NORBE) impact on the environment as per the Bio-diversity SEPP.

2.4 Limitations

This report is intended solely for Homebush Developments No. 1 Pty Ltd as the Client of SGC and no liability will be accepted for use of the information contained in this report by other parties than this client.

This report is limited to visual observations and to the information including the referenced documents made available at the time when this report was written.

2.5 Reference Documents

The following documents have been referenced in this report:-

1. Site survey prepared by Master Surveying ref. 68620 dated 13/10/2025;
2. Architectural plans prepared by DKO;
3. Engineers Australia, *Australian Rainfall & Runoff* (AR&R 1999);
4. Strathfield Stormwater Management Code;
5. Strathfield Municipal Council LEP 2012;

6. Strathfield Council DCP 2023 Part 5; and

3 Assessment & Results

3.1 Addressing Strathfield Council's LEP Requirements

The stormwater requirements are set out in PART H of Strathfield Consolidated Development Control Plan 2005 Waste Minimisation and Management Plan Section 1.6 Aims and Objectives as per below.

1.6 Aims and Objectives

This Plan aims to encourage waste minimisation and facilitate appropriate and sustainable waste storage and collection arrangements in all stages of development. It is designed to be consistent with the Federal and State Government legislative and policy context whilst meeting the vision and priorities set by the Strathfield community in the Strathfield Community Strategic Plan 2025. The specific objectives of the Plan are:

a) To maximise reuse and recycling of building and construction materials, household generation waste, industrial and commercial waste.

b) To assist in achieving Federal and State Government waste minimisation targets.

c) To minimise the overall environmental impacts of waste and to provide advice to the community on how to prepare Waste Management Plans, detailing actions to minimise waste generation and disposal.

d) To provide advice to the community on matters to be considered when assessing the waste implications of applications made under the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993.

e) To require source separation and other design and location standards which complement waste collection and management services offered by Council and private operators.

f) To provide advice to the community on how to reduce and handle waste during the demolition and construction phase.

g) To encourage building designs and construction techniques that will minimise future waste generation.

h) To provide details for the design and construction of waste handling storage facilities in buildings.

i) To prevent large quantities of bins from being placed on street frontages and detracting from the visual amenity of the area by requiring onsite collection.

j) To facilitate safe and practical collection options in new development for Council collection staff and contractors.

k) To ensure that medium and high density development in the Parramatta Road Corridor are adaptable for future connection to an automated waste collection system.

The proposal aligns with Strathfield Municipal Council's sustainability and stormwater management objectives by incorporating substantial landscaped areas to promote on-site water infiltration, thereby reducing runoff and supporting groundwater recharge; installing a rainwater tank, in compliance with Council and NSW guidelines, to provide a sustainable non-potable water supply for landscape irrigation; and implementing water quality and quantity measures consistent with the Council's Stormwater Management Code to ensure no adverse impacts on downstream stormwater infrastructure or adjoining properties. These initiatives reflect best-practice Water Sensitive Urban Design principles, reduce reliance on mains water, minimise pressure on public drainage systems, and enhance the environmental performance and resilience of the development.

3.2 NSW Government's SEPP Requirements

The table below provides a response to the requirements of the SEPP.

SEPP	**Section 6.6(1)(a)-(d) and (f)** - In deciding whether to grant development consnet to development on land in a regulated catchment, the consent authority must consider the following - **(a)** whether the development will have a neutral or beneficial effect on the quality of water entering a waterway, **(b)** whether the development will have an adverse impact on water flow in a natural waterbody, **(c)** whether the development will increase the amount of stormwater run-off from a site, **(d)** whether the development will incorporate on-site stormwater retention, infiltration or reuse and **(f)** the cumulative environmental impact of the development on the regulated catchment,	An On-site Detention System has been proposed to ensure the runoff from the proposed development do not exceed the pre-development scenario.
SEPP	**Section 6.6(2)** - Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures— **(a)** the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and **(b)** the impact on water flow in a natural waterbody will be minimised.	NORBE (Neutral or Beneficial Effect on Water Quality Assessment) analysis has been carried out to ensure impact is minimised on water flow in a natural waterbody
SEPP	**Section 6.7(1)(c) and (f)** - In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—**(c)** whether the development will minimise or avoid— **(i)** the erosion of land abutting a natural waterbody, or **(ii)** the sedimentation of a natural waterbody and **(f)** if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.	An erosion & sediment control plan has been plan has been prepared as a part of the stormwater concept plan.
SEPP	**Section 6.10** -In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact.	Stormwater plans and Stormwater management report is to be submitted to council for approval

Table 3-1 Responses to SEPP Requirements

3.3 Addressing Strathfield Council's DCP Requirements

The Council's requirements are provided in Stormwater Management Code and specifically in Strathfield Consolidated Development Control Plan 2005. Part N of the Strathfield Development Control Plan provides guidance to landowners and developers on integrating Water Sensitive Urban Design (WSUD) into developments within the Strathfield Local Government Area to minimise impacts on the urban water cycle, including drinking water,

wastewater, stormwater, and groundwater. Its objectives are to protect and enhance natural waterways, improve stormwater quality for reuse or safe discharge, maintain runoff patterns close to natural conditions where appropriate, reduce potable water demand through efficiency measures and alternative water sources, minimise wastewater generation and promote its reuse, integrate stormwater management into landscapes for visual and recreational benefits, and establish clear objectives and controls for WSUD elements such as water conservation, stormwater quality, and waterway stability.

3.3.1 Rainwater Tank

Strathfield Council's water conservation controls aim to reduce potable water consumption across all development types, aligning with NSW Government commitments under the Metropolitan Water Plan and BASIX requirements for residential buildings.

A 20 kL rainwater tank is proposed to provide irrigation for the landscaped areas of the development. The tank will harvest runoff from the non-trafficable roof areas of the proposed development, in accordance with WSUD requirements and to meet the applicable water quality targets. The final tank capacity will be determined based on BASIX requirements, with the larger of the two volumes (proposed or BASIX) adopted.

3.3.2 Water Quality

Urban development increases pollution in receiving waterways, and Strathfield Council's stormwater quality controls aim to mitigate this by implementing cost-effective and technically feasible WSUD measures. These controls, developed through modelling of various urban development scenarios, are designed to improve stormwater runoff quality while considering the land footprint required for treatment. Compliance is achieved by modelling stormwater quality in MUSIC (Model for Urban Stormwater Improvement Conceptualisation) using Strathfield-specific data, with the overarching objective of protecting the environment and safeguarding receiving waters.

It is proposed to collect and convey the roof and the surface water from the proposed development in a new stormwater system to cater for the 100-yr ARI storm event. The runoff from the roof areas will be directed to the rainwater tank. The overflow from the tank along with the surface runoff will be directed towards stormfilter chamber. Stormfilters have the capacity to remove suspended solids, fine particles and other nutrients such as TSS, TP & TN.

For all development types identified in Section 2.1, stormwater quality requirements are:

- 90% reduction in the post development mean annual load of total gross pollutant (greater than 5 mm).
- 85% reduction in the post development mean annual load of Total Suspended Solids (TSS).
- 60% reduction in the post development mean annual load of Total Phosphorus (TP).
- 45% reduction in the post development mean annual load of Total Nitrogen (TN).

Modelling for the determination of the mean annual loads of landuses must be undertaken in MUSIC and in accordance with the Strathfield Council *WSUD Reference Guideline*.

Figure 3-1 WSUD Pollution Reduction Targets (source DCP 2023 Part PART N of STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 – Section 3.2 – Stormwater Quality)

A MUSIC model has been setup to determine if the proposed measures are adequate to treat the runoff from the catchment.

The MUSIC model diagram is included below for reference. The proposed measures achieve the requirements of council as detailed in the following table:

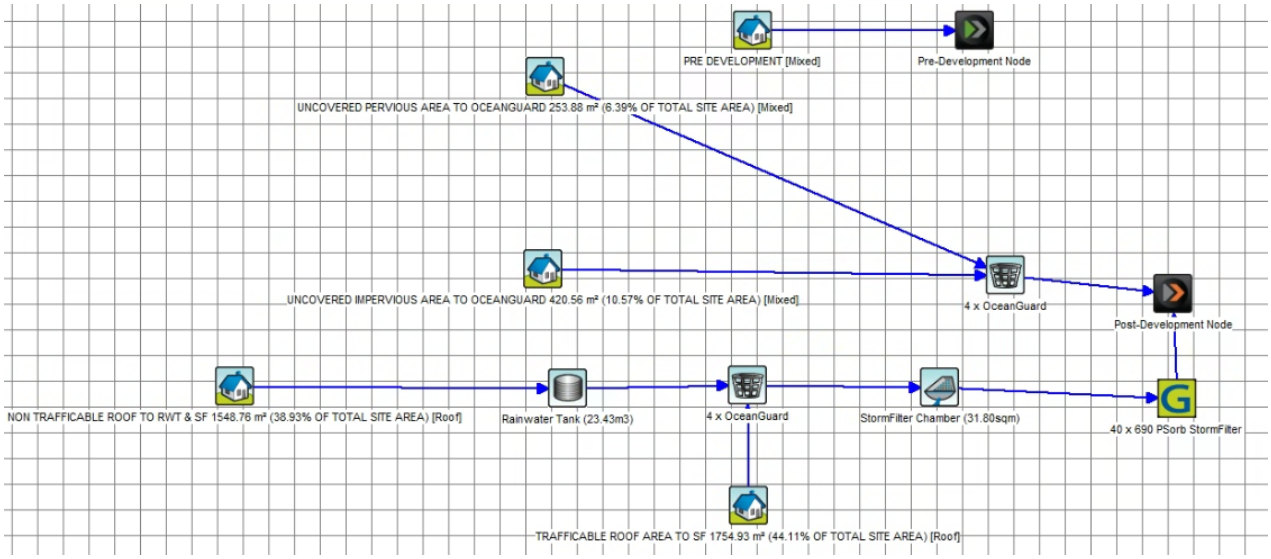

Figure 3-2 MUSIC Diagram & Results

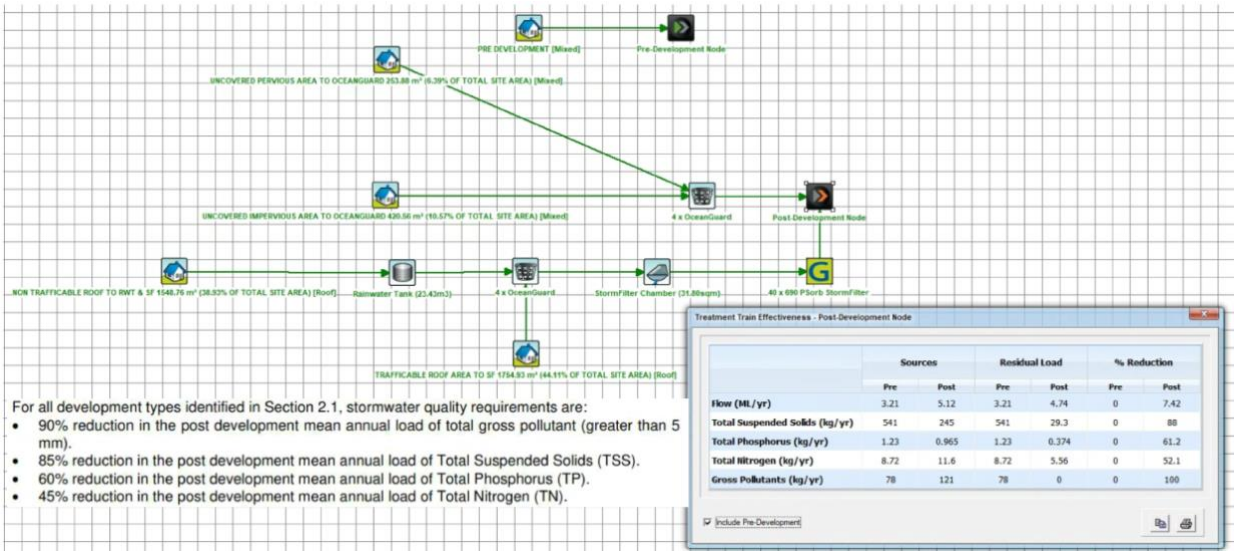

Figure 3-3 NORBE MUSIC Diagram

Treatment Train Effectiveness - Post-Development Node

	Sources		Residual Load		% Reduction	
	Pre	Post	Pre	Post	Pre	Post
Flow (ML/yr)	3.21	5.12	3.21	4.74	0	7.42
Total Suspended Solids (kg/yr)	541	245	541	29.3	0	88
Total Phosphorus (kg/yr)	1.23	0.965	1.23	0.374	0	61.2
Total Nitrogen (kg/yr)	8.72	11.6	8.72	5.56	0	52.1
Gross Pollutants (kg/yr)	78	121	78	0	0	100

Include Pre-Development

Figure 3-4 Pre-Development & Post-Development MUSIC Results

Pre-Development	Source (Kg/yr)	Residual Load (Kg/yr)	% Reduction
Flow (ML/yr)	3.21	3.21	0
Total Suspended Solids (kg/yr)	5.40E+02	5.40E+02	0
Total Phosphorus (kg/yr)	1.23	1.23	0
Total Nitrogen (kg/yr)	8.72	8.72	0
Gross Pollutants (kg/yr)	78	78	0

Post-Development	Source (Kg/yr)	Residual Load (Kg/yr)	% Reduction
Flow (ML/yr)	5.12	4.74	7.42
Total Suspended Solids (kg/yr)	245	29.3	88
Total Phosphorus (kg/yr)	0.965	0.374	61.2
Total Nitrogen (kg/yr)	11.6	5.56	52.1
Gross Pollutants (kg/yr)	121	0	100

NorBE	Pre-Development Load	Post-Development Load	% Post vs % Pre Reduction
Flow (ML/yr)	5.12	4.74	7.4%
Total Suspended Solids (kg/yr)	245	29.3	88.0%
Total Phosphorus (kg/yr)	0.965	0.374	61.2%
Total Nitrogen (kg/yr)	11.6	5.56	52.1%
Gross Pollutants (kg/yr)	121	0	100.0%

Figure 3-5 NORBE Results

3.3.3 Water Quantity / On-Site Detention

70m^3 below ground floor on-site detention tank has been provided to meet council's on-site detention requirements. The OSD has been sized using DRAINS to reduce the peak flows to existing site conditions for all storm events. The results are shown in the figures below:

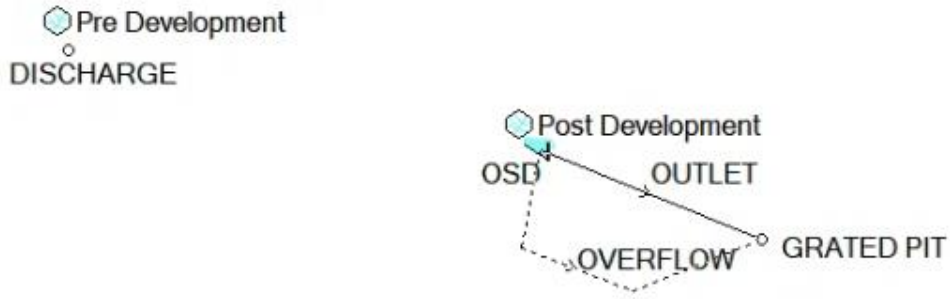

Figure 3-6 OSD DRAINS Model

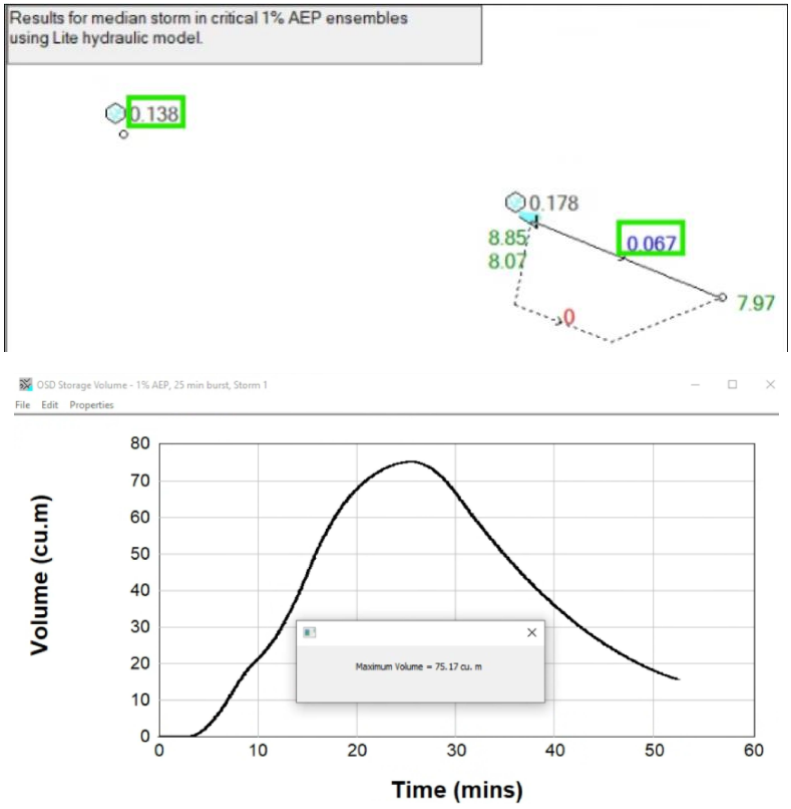

Figure 3-7 OSD Volume Required for 1% AEP

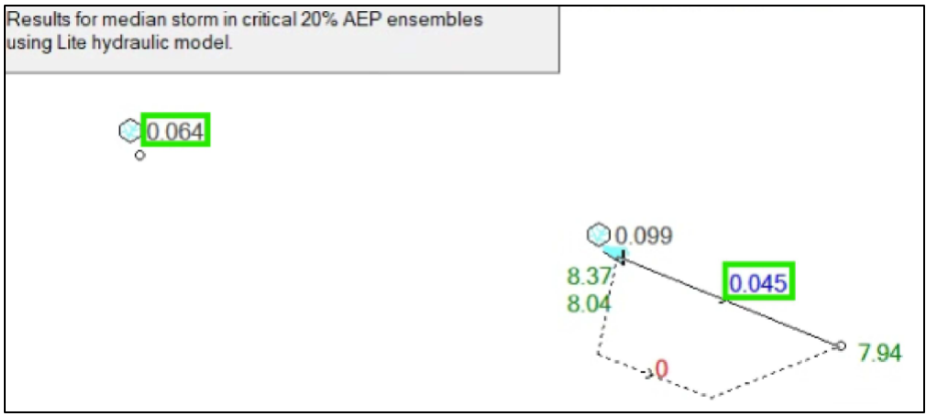

Figure 3-8 OSD Results for 20% AEP

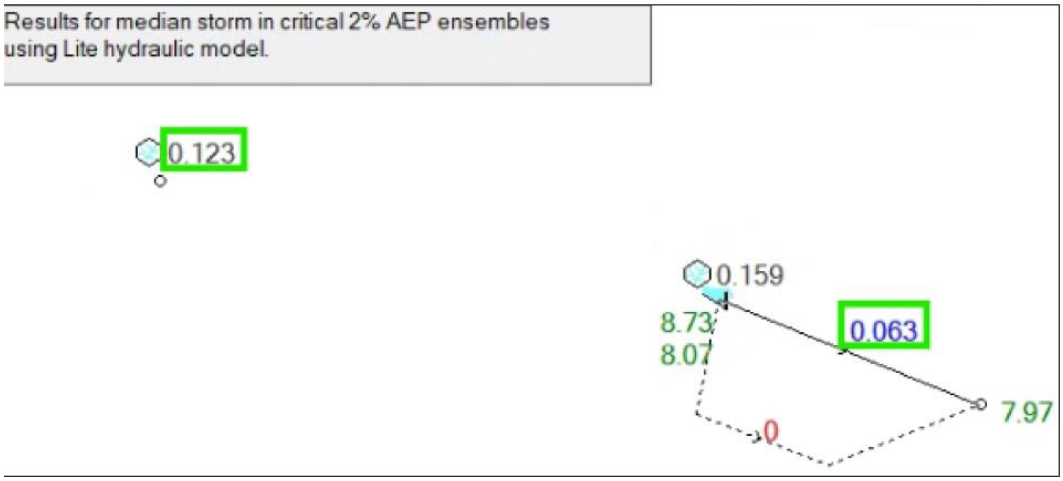

Figure 3-9 OSD Results for 2% AEP

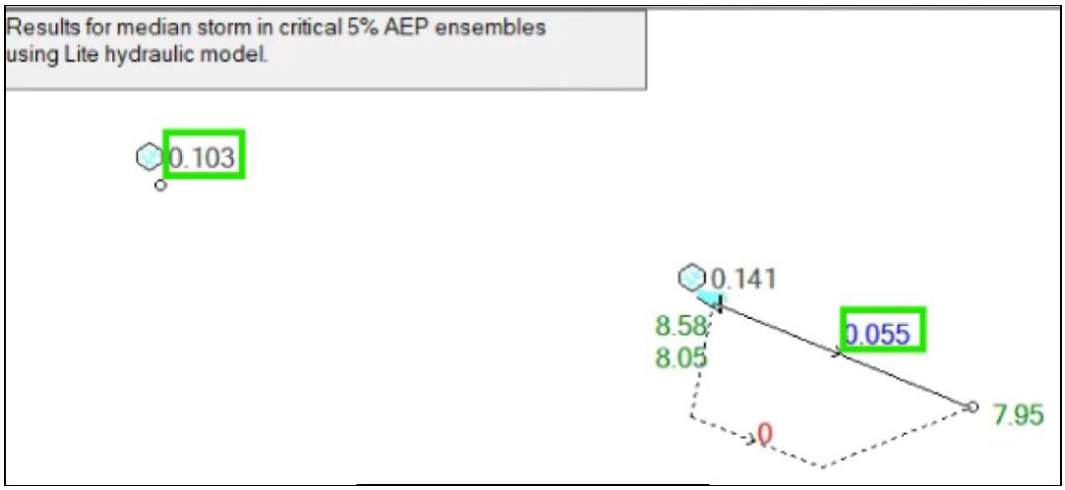

Figure 3-10 OSD Results for 5% AEP

4 Stormwater Disposal

It is proposed that stormwater from the development will be discharged to a grated kerb inlet pit located within Loftus Lane. The discharge point forms part of the local stormwater drainage network, which is designed to convey flows from both the subject site and the upstream catchment. Modifications to the existing drainage connection may be required within the proposal's frontage to facilitate the new discharge arrangement. The design of the proposed connection complies with Council's requirements for stormwater infrastructure.

Please refer to the Stormwater plans prepared by S&G Consultants P/L in the appendix.

5 Overland Flow Management

A flood review report is prepared by S&G Consultants P/L to address the requirement of the Department of Planning's SEARs item 19. Reference to report for details.

6 Soil & Water Management

6.1 Construction Stage

A Soil and Water Management Plan (SWMP) has been prepared for the DA submission. The implementation of the SWMP shall be in accordance with the guidelines of the NSW Department of Housing publication "Managing Urban Stormwater: Soils & Construction" (The Blue Book) and relative sections of the DCP.

The SWMP outlines the erosion and sediment control processes for the duration of the project. Emphasis should be placed firstly on minimising erosion then on preventing movement of sediment.

The clearing of the site leaves the land surface susceptible to increased erosion. The eroded particles can be transported off site and into natural waterways causing siltation, loss of hydraulic capacity and environmental stress. The SWMP aims to minimise the extent of erosion of the site, restrict movement of soil particles and mitigate the impacts of the works on the natural environment.

The SWMP provides for the:-

- Protection of disturbed ground through devices such as temporary vegetation, diversion banks and sediment fences;
- Early installation and progressive implementation of erosion controls;
- Early construction of permanent drainage structures, culverts, sediment basins traps and catch drains;
- Progressive revegetation of disturbed areas;
- Use of geotextile to stabilise disturbed surfaces during construction of culverts;

- Control of runoff from embankments through shaping of fill and construction of temporary windrows and batter drains;
- Implementation of erosion control measures at associated sites, including access tracks, roads, office/compound site and extraction sites;
- Progressive and continual implementation of temporary sediment controls;
- Diversion of runoff from disturbed areas to sediment control structures;
- Management of turbid water in basins after rain through flocculation or extraction and use for construction or dust suppression;
- Construction of temporary sediment traps at strategic locations;
- Routine maintenance of sediment control devices to ensure that they remain fully functional at all times;
- Removal of sediment from basins and other structures and placement in secure locations where further movement will not occur;
- Minimisation of transportation of mud and soil by vehicles onto Gordon Avenue and Hammond Lane, through the use of shakers and wash-bays;
- Provision for regular inspections of the control measures by a trained personnel to review and update control measures. Inspections should be conducted weekly and immediately after every significant storm event;
- Dust control through progressive revegetation and application of water;
- A procedure to ensure that water is not released from basins until achieving the appropriate quality standard; and
- Meeting EPA requirements & the guidelines of the Department of Housing publication “Managing Urban Stormwater: Soils & Construction” (Blue Book).

7 Maintenance Strategy

The maintenance strategy relating to the internal drainage system involves inspecting and maintaining the following structures:-

- On-Site Detention systems including the orifice plates and the mesh screens;
- Stormfilter Chamber;
- Ocean guard Baskets; and
- Rainwater tank.

The corporate body managing the development, or their contractors have the obligation to inspect and maintain these structures.

The following table indicates the minimum requirements for the inspection of the above structures and the maintenance procedures to be adopted.

Table 7-1 OSD & Ocean Guard Basket & Rainwater tank Maintenance Strategy Requirements

Item	Inspection Frequency	Inspection Check Items	Maintenance Procedures
OSD Tanks	6m	Clogging and blockage of mesh screen. Sediment depth in trap.	Leaves and debris to be removed from screen. Trap flood to be cleaned out
Ocean Guard Basket	6m	Maintenance Contractor	Follow recommended procedure set out in Ocean Protect "Operation and Maintenance Guidelines"
Rainwater Tank	6m-1yr	Clogging and blockage of tank	First flush device and tank to be cleared of any debris.

Table 7-2 Stormfilter Maintenance Strategy Requirements

Item	Inspection Frequency	Inspection Check Items	Maintenance Procedures
Inspection – Minor Maintenance	2 years and after major storms	Maintenance Contractor	Follow recommended procedure set out in Ocean Protect "Operation and Maintenance Guidelines"
Inspection – Major Maintenance	1 year (except in case of spill)	Maintenance Contractor	Follow recommended procedure set out in Ocean Protect "Operation and Maintenance Guidelines"

Inspection Frequency Key:-

1yr	one year
6m	six monthly
3m	three monthly

8 Design Statement

I, Sam Haddad of S&G Consultants P/L, confirm that this report addresses the requirement of SEAR No. 11 “Water Management” (Stormwater component only) and relevant State and local legislation, policies and guidelines including DCP of Strathfield Muncipal Council. I further confirm that none of the information contained in the SSDA is false or misleading.

A1 Appendix 1

Survey Plan

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Project:
Lots 14-20 D.P.9154 & Lot A D.P.405742- No. 17-24 Loftus Crescent Homebush
Title:
Detailed Site Survey update
Client:
Homebush Investments No. 1 Pty. Ltd.
Masters Job No:
68620
Scale:
1:200 at A1
Level Datum:
AHD
Origin:
SSM 96757
Co-ord System:
MGA2020
Masters Drawing No:
68620-1
Revision:
0
Sheet:
1 of 1
MASTERS SURVEYING
LOFTUS CRESCENT
SUBURBAN RAILWAY
LOFTUS LANE
SUBWAY (VAR. WIDTH) LANE
SECTION 1 (LOOKING WEST)
Legend
IMPORTANT NOTE

A2 Appendix 2

Architectural Plans

P: 02 8883 4239 W: www.sgce.com.au

LOFTUS CRESCENT
LOFTUS LANE
SUBWAY LANE
SUBURBAN
RAILWAY
BASEMENT 2
PRELIMINARY
Basement 2 Plan
DA200
B

P: 02 8883 4239 W: www.sgce.com.au

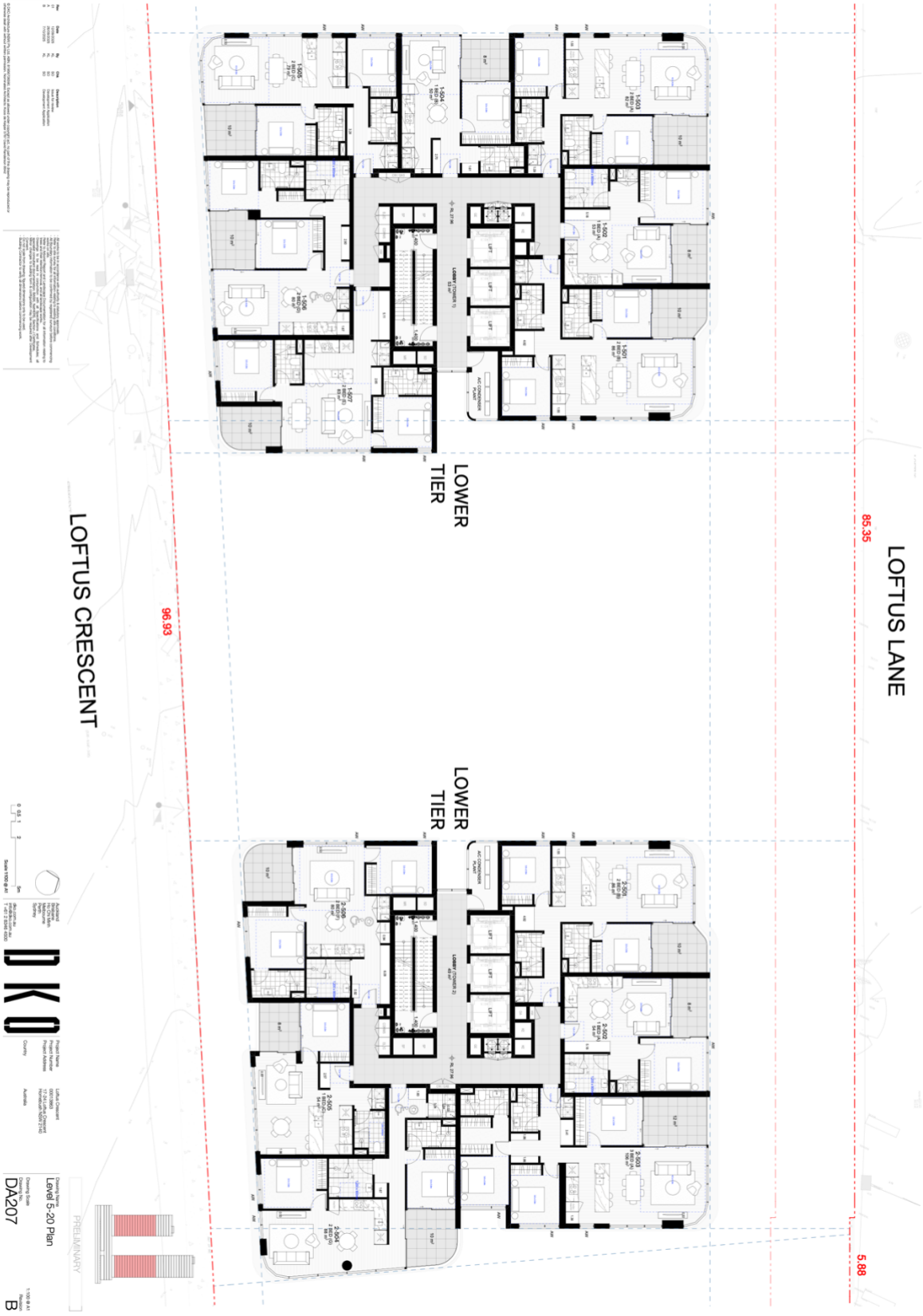

LEGEND
NON RESIDENTIAL
RESIDENTIAL
DEEP SOIL
LOFTUS CRESCENT
LOFTUS LANE
SUBWAY LANE
SUBURBAN
RAILWAY
PRELIMINARY
Ground Floor Plan (Podium - Retail)
DA202

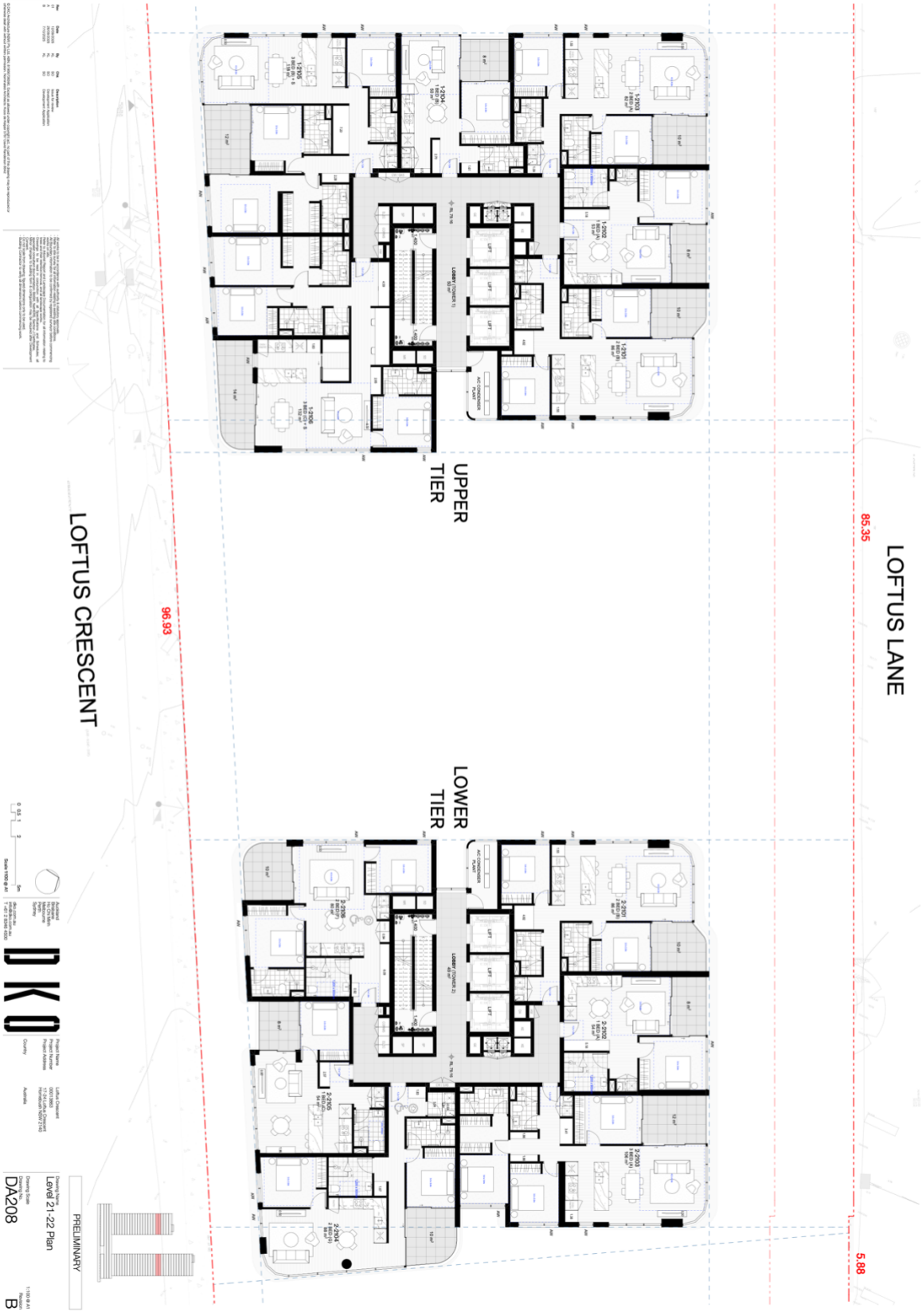

LOFTUS CRESCENT
LOFTUS LANE
SUBWAY LANE
CARPARK LEVEL 1
44.30
65.39
PRELIMINARY
Level 1 Plan (Podium - Parking)
DA203

LOFTUS CRESCENT
LOFTUS LANE
SUBWAY LANE
CARPARK LEVEL 2
PRELIMINARY
DA204
Level 2 Plan (Podium - Parking)

LOFTUS CRESCENT
LOFTUS LANE
SUBWAY LANE
POOL PLANT
CARPARK LEVEL 3
PRELIMINARY
DA205
Level 3 Plan (Podium - Parking)


LOFTUS CRESCENT
LOFTUS LANE
SUBWAY LANE
PRELIMINARY
DA206
Level 4 Plan


LOFTUS CRESCENT
LOFTUS LANE
LOWER TIER
LOWER TIER
96.93
85.35
5.88
PRELIMINARY
DA207
Level 5-20 Plan


LOFTUS CRESCENT
LOFTUS LANE
96.93
85.35
5.88
UPPER TIER
LOWER TIER
PRELIMINARY
DA208
Level 21-22 Plan


LOFTUS LANE
LOFTUS CRESCENT
UPPER TIER
UPPER TIER
85.35
96.93
5.88
PRELIMINARY
DA209
Level 23-25 Plan


LOFTUS CRESCENT
LOFTUS LANE
96.93
85.35
5.88
PENTHOUSE LEVEL
UPPER TIER
PRELIMINARY
DA210
Level 26 Plan

LOFTUS LANE

85.35

5.88

ROOF PLAN

UPPER TIER

96.93

LOFTUS CRESCENT

PRELIMINARY

Rev	Date	By	Chk	Description
H	12/08/2025	KL	SO	Issue for review
A	26/09/2025	KL	SO	Development Application
B	7/10/2025	KL	SO	Development Application

- All works to be in accordance with authority & statutory approvals.
- Refer to Hydraulic Engineer's documentation for all stormwater details.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all discrepancies to be reported to Architect before any work is commenced on site.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

0 0.5 1 2 5m
Scale 1:100 @ A1

Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

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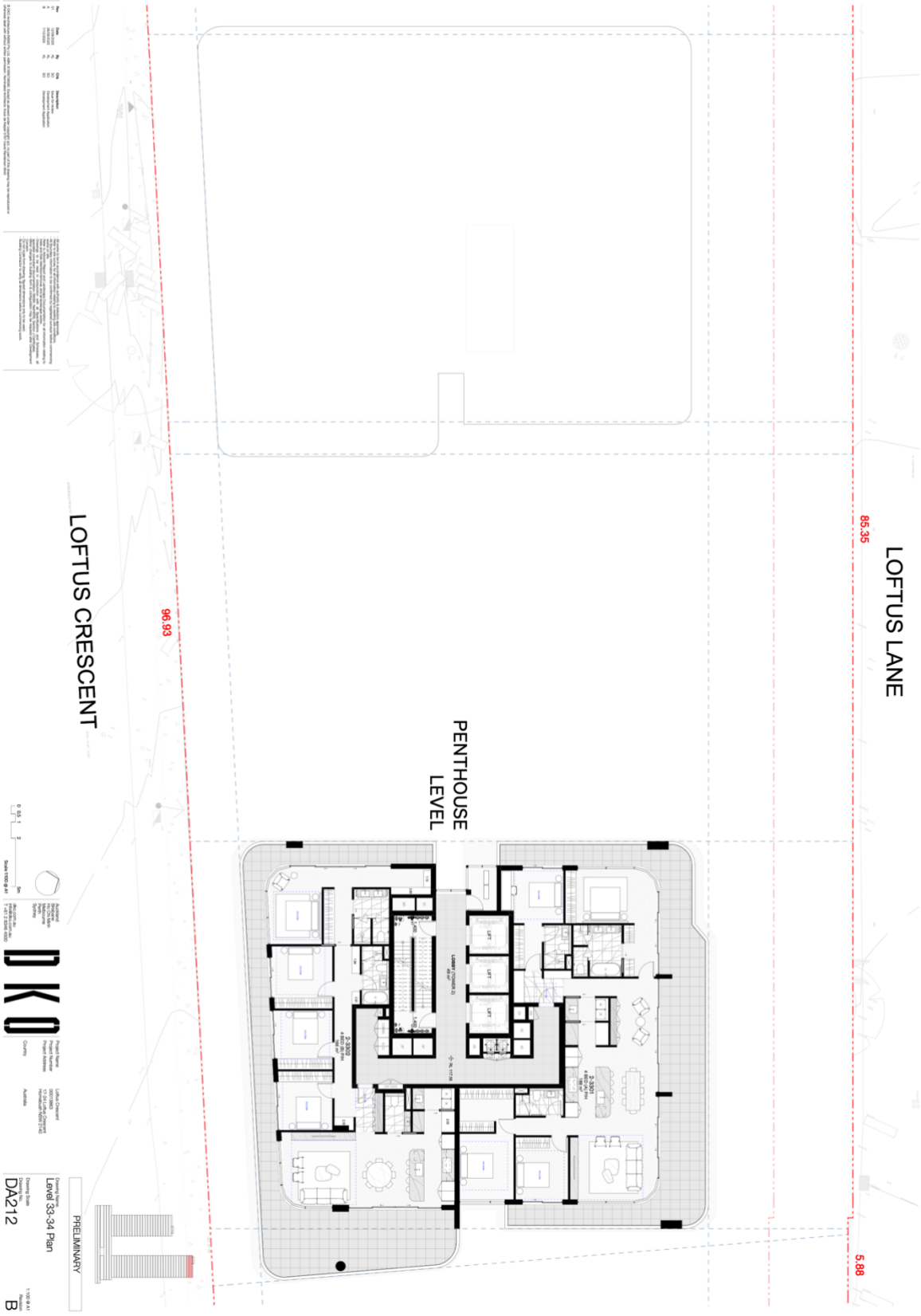
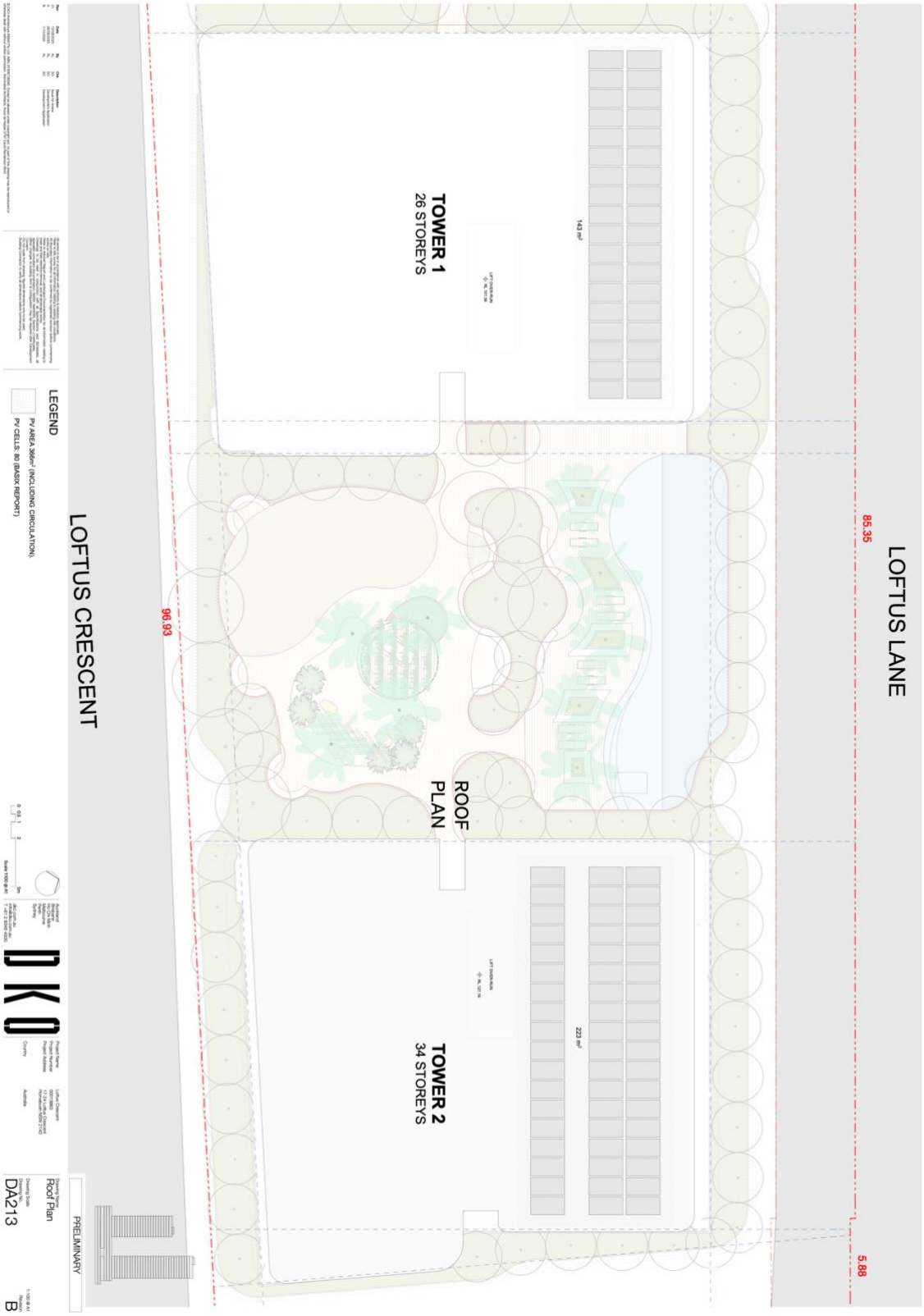
DKO

Project Name	Loftus Crescent
Project Number	00013963
Project Address	17-24 Loftus Crescent Homebush NSW 2140
Country	Australia

Drawing Name
Level 27-32 Plan

Drawing Scale: 1:100 @ A1
Drawing No.: DA211
Revision: B

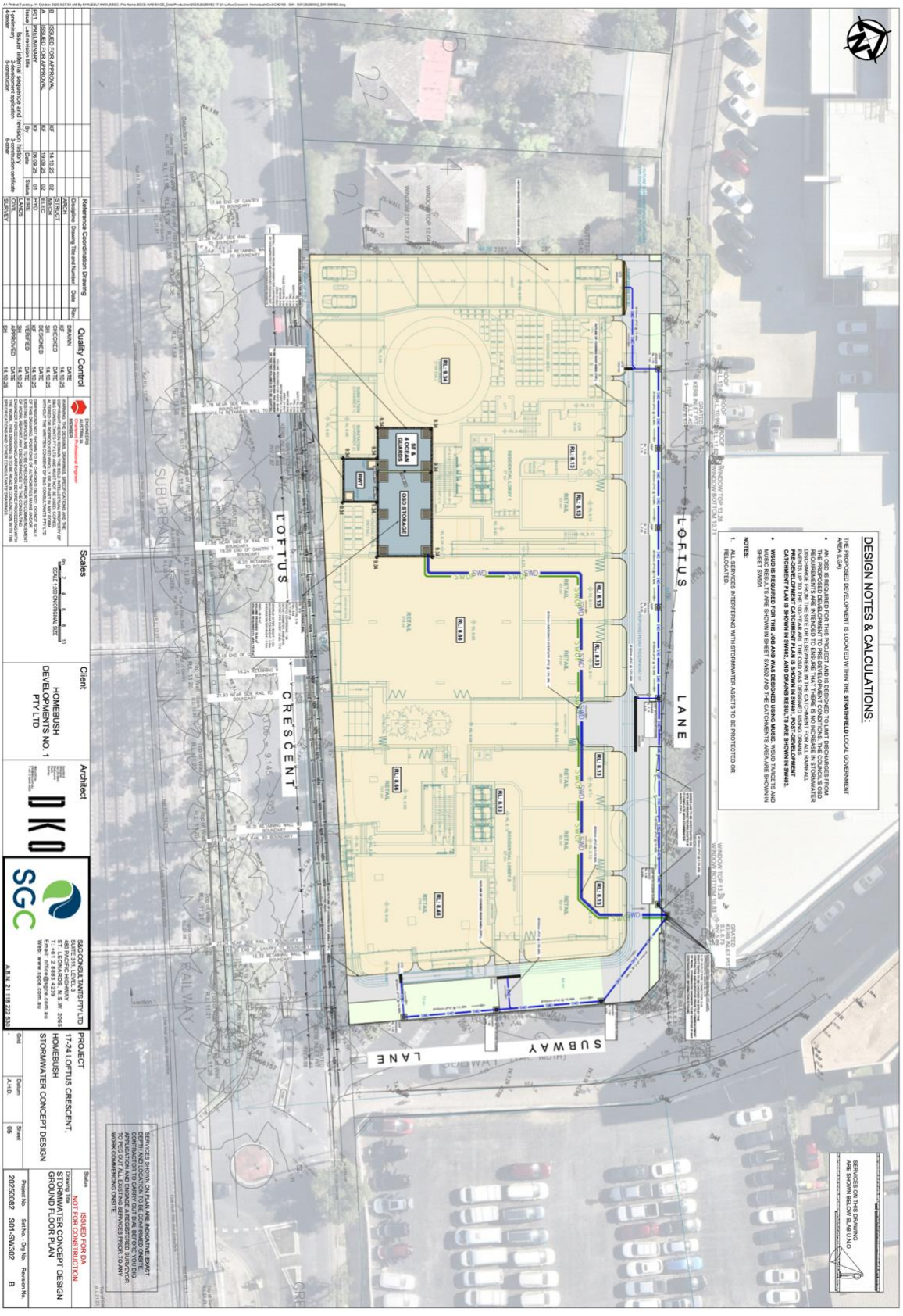

LOFTUS CRESCENT
LOFTUS LANE
96.93
85.35
5.88
PENTHOUSE LEVEL
PRELIMINARY
Level 33-34 Plan
DA212

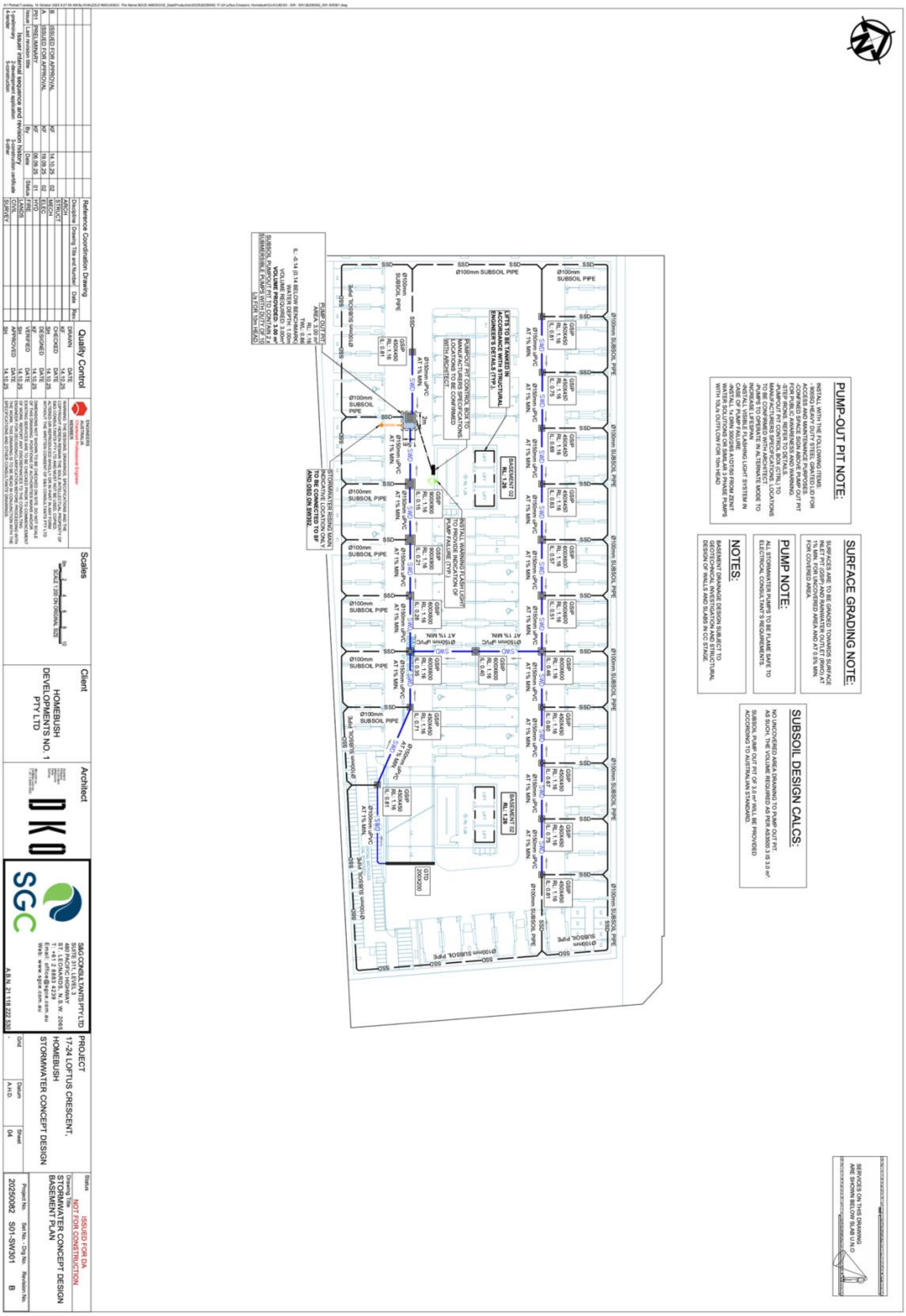

LOFTUS LANE
85.35
5.88
96.93
LOFTUS CRESCENT
TOWER 1
26 STOREYS
TOWER 2
34 STOREYS
ROOF
PLAN
143 m²
223 m²
LEGEND
PV AREA 386m² (INCLUDING CIRCULATION)
PV CELLS: 80 (BASIX REPORT)
PRELIMINARY
Roof Plan
DA213

A3 Appendix 3

Stormwater Plans

P: 02 8883 4239 W: www.sgce.com.au


DESIGN NOTES & CALCULATIONS:
THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE STRATHFIELD LOCAL GOVERNMENT AREA (LGA).
THE PROPOSED DEVELOPMENT IS DESIGNED TO MITIGATE STORMWATER FROM THE PROPOSED DEVELOPMENT TO PRE-DEVELOPMENT CONDITIONS. THE COUNCILS OSD REQUIREMENTS ARE INTENDED TO ENSURE THAT THERE IS NO INCREASE IN STORMWATER RUNOFF FROM THE SITE FOR ALL STORM EVENTS UP TO THE 100-YEAR ARI. THE OSD WAS DESIGNED USING DRAINS.
WSUD IS REQUIRED FOR THIS JOB AND WAS DESIGNED USING MUSIC. WSUD TARGETS AND MUSIC RESULTS ARE SHOWN IN SHEET SW302 AND THE CATCHMENTS AREA ARE SHOWN IN SHEET SW301
NOTES:
1. ALL SERVICES INTERFERING WITH STORMWATER ASSETS TO BE PROTECTED OR RELOCATED.
LOFTUS CRESCENT
LOFTUS LANE
SUBWAY LANE
OSD STORAGE
EP & 4 OCEAN GUARDS
ONY
SERVICES ON THIS DRAWING ARE SHOWN BELOW SUM O.H.D
Reference Coordination Drawing
Quality Control
Scales
Client
HOMEBUSH DEVELOPMENTS NO. 1 PTY LTD
Architect
SGC CONSULTANTS PTY LTD
PROJECT
17-24 LOFTUS CRESCENT, HOMEBUSH
STORMWATER CONCEPT DESIGN
Drawing Title
STORMWATER CONCEPT DESIGN GROUND FLOOR PLAN
Status
ISSUED FOR DA
NOT FOR CONSTRUCTION
Project No.
20250082
Set No - Drg No.
S01-SW302
Revision No.
B


PUMP-OUT PIT NOTE:
SURFACE GRADING NOTE:
PUMP NOTE:
NOTES:
SUBSOIL DESIGN CALCS:
HOMEBUSH DEVELOPMENTS NO. 1 PTY LTD
17-24 LOFTUS CRESCENT, HOMEBUSH
STORMWATER CONCEPT DESIGN
ISSUED FOR DA
NOT FOR CONSTRUCTION
STORMWATER CONCEPT DESIGN BASEMENT PLAN
20250082
S01-SW301
B

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St Leonards, NSW 2065

SGC