

# 17-24 LOFTUS CRESCENT, HOMEBUSH STORMWATER CONCEPT DESIGN



LOCALITY PLAN  
NOT TO SCALE  
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PREPARED BY



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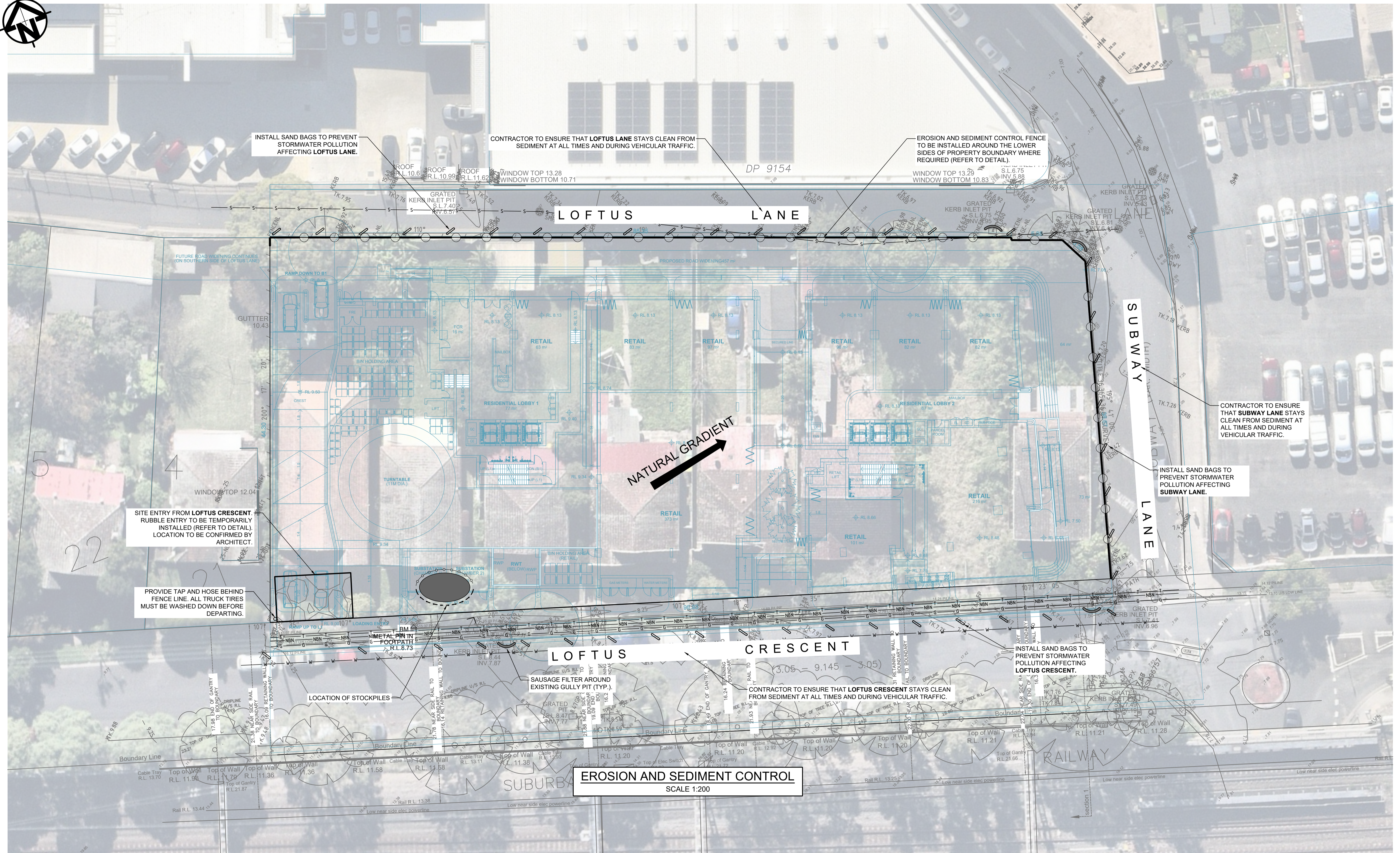


CLIENT

HOMEBUSH  
DEVELOPMENTS NO. 1  
PTY LTD

LGA



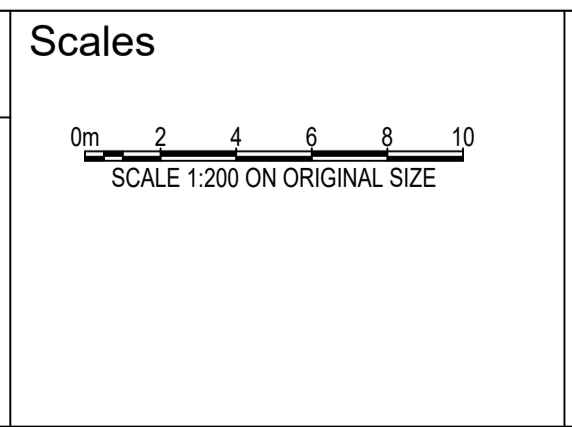


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 2-Drawn: 14.10.25  
 3-Checked: 14.10.25  
 4-Designed: 14.10.25  
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Reference Coordination Drawing				
Discipline	Drawing Title and Number	Date	Rev.	
ARCH	STRUCT			
B	ISSUED FOR APPROVAL	KF	14.10.25	02
A	ISSUED FOR APPROVAL	KF	19.09.25	02
P01	PRELIMINARY	KF	06.09.25	01
Issue	Last revision title	By	Date	Status
Issuer internal sequence and revision history				
1-preliminary	2-development application	3-construction certificate	4-tender	5-construction
6-other				

Quality Control	
DRAWN	DATE
KF	14.10.25
CHECKED	DATE
SH	14.10.25
DESIGNED	DATE
KF	14.10.25
VERIFIED	DATE
SH	14.10.25
APPROVED	DATE
SH	14.10.25

**ENGINEERS AUSTRALIA**  
 Chartered Professional Engineer  
 MEMBER  
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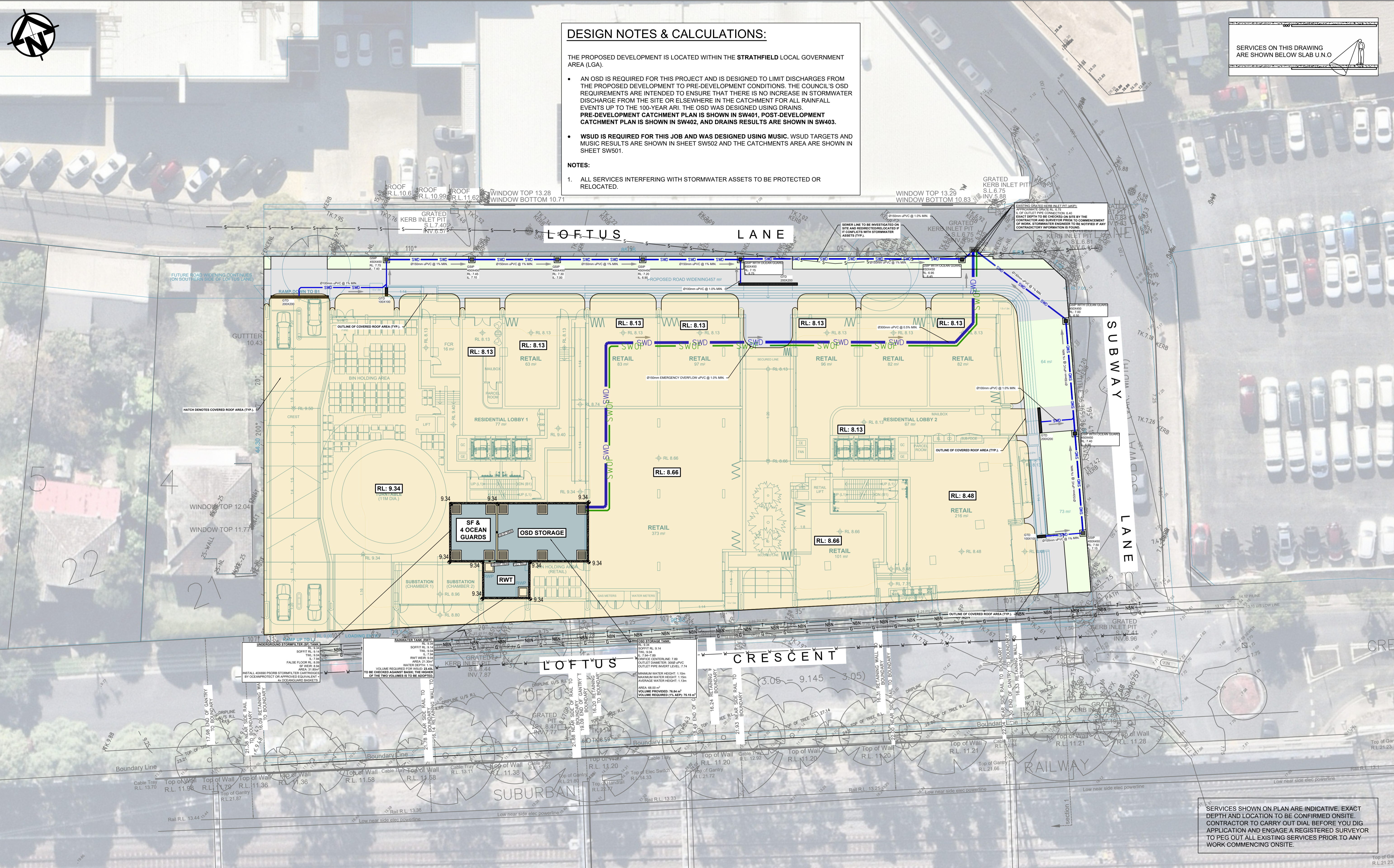
**PROJECT**  
 17-24 LOFTUS CRESCENT,  
 HOMEBUSH  
 STORMWATER CONCEPT DESIGN

Status	
ISSUED FOR DA	NOT FOR CONSTRUCTION
Drawing Title	
EROSION & SEDIMENT CONTROL PLAN	
Project No.	Set No. - Drg No.
20250082	S01-SW201
Revision No.	B

Grid	Datum	Sheet
-	A.H.D.	02







**DESIGN NOTES & CALCULATIONS:**

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE STRATHFIELD LOCAL GOVERNMENT AREA (LGA).

- AN OSD IS REQUIRED FOR THIS PROJECT AND IS DESIGNED TO LIMIT DISCHARGES FROM THE PROPOSED DEVELOPMENT TO PRE-DEVELOPMENT CONDITIONS. THE COUNCIL'S OSD REQUIREMENTS ARE INTENDED TO ENSURE THAT THERE IS NO INCREASE IN STORMWATER DISCHARGE FROM THE SITE OR ELSEWHERE IN THE CATCHMENT FOR ALL RAINFALL EVENTS UP TO THE 100-YEAR ARI. THE OSD WAS DESIGNED USING DRAINS. PRE-DEVELOPMENT CATCHMENT PLAN IS SHOWN IN SW401, POST-DEVELOPMENT CATCHMENT PLAN IS SHOWN IN SW402, AND DRAINS RESULTS ARE SHOWN IN SW403.
- WSUD IS REQUIRED FOR THIS JOB AND WAS DESIGNED USING MUSIC. WSUD TARGETS AND MUSIC RESULTS ARE SHOWN IN SHEET SW502 AND THE CATCHMENTS AREA ARE SHOWN IN SHEET SW501.

**NOTES:**

- ALL SERVICES INTERFERING WITH STORMWATER ASSETS TO BE PROTECTED OR RELOCATED.

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

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

1-Product: 17-24 Loftus Crescent, Homebush NSW 1510 2025 082 - SW 151002.dwg  
 2-Client: S&G CONSULTANTS PTY LTD  
 3-Project: 17-24 LOFTUS CRESCENT, HOMEBSH NSW  
 4-Drawn: 14/10/25  
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**LEGEND - PRE DEVELOPMENT**

TOTAL SITE AREA= 3978.13 m<sup>2</sup>

- EXISTING PERVIOUS AREA  
2379.59 m<sup>2</sup> (59.82% OF TOTAL SITE AREA)
- MIXED IMPERVIOUS AREA TO SF AND OSD TANK  
1598.54 m<sup>2</sup> (40.18% OF TOTAL SITE AREA)

P:\Projects\17-24 Loftus Crescent\17-24 Loftus Crescent - Stormwater Concept Design - 2011.dwg  
 1-preliminary 2-development application 3-construction certificate 4-tender 5-construction 6-other  
 S&G CONSULTANTS PTY LTD  
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Issue	Last revision title	By	Date	Status
B	ISSUED FOR APPROVAL	KF	14.10.25	02
A	ISSUED FOR APPROVAL	KF	19.09.25	02
P01	PRELIMINARY	KF	06.09.25	01

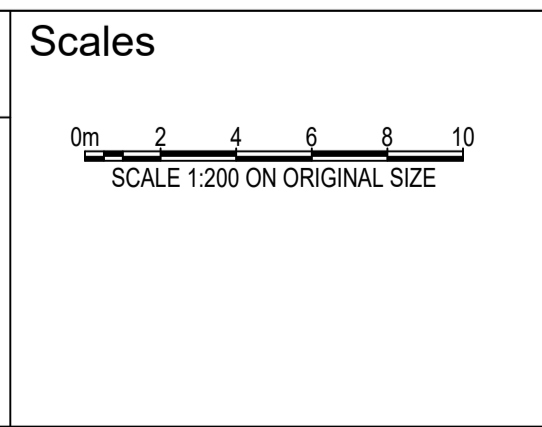
Discipline	Drawing Title and Number	Date	Rev.
ARCH	STRUCT		
MECH			
ELEC			
HYD			
FIRE			
CIVIL			
SURVEY			

Quality Control	DATE
DRAWN	14.10.25
CHECKED	14.10.25
DESIGNED	14.10.25
VERIFIED	14.10.25
APPROVED	14.10.25
SH	14.10.25

**ENGINEERS AUSTRALIA**  
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**Client**

HOME BUSH DEVELOPMENTS NO. 1 PTY LTD

**Architect**

**DKO**

**SGC**

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A.B.N. 21 118 222 530

**PROJECT**

17-24 LOFTUS CRESCENT,  
HOME BUSH  
STORMWATER CONCEPT DESIGN

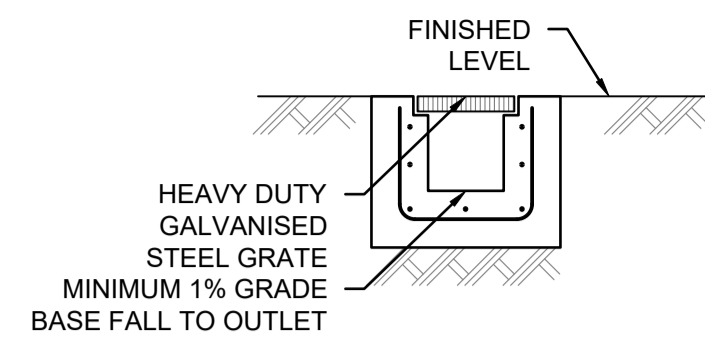
Project No.	Set No. - Drg No.	Revision No.
20250082	S01-SW401	B

Status: **ISSUED FOR DA NOT FOR CONSTRUCTION**

Drawing Title: **STORMWATER CONCEPT DESIGN PRE-DEVELOPMENT CATCHMENT PLAN**

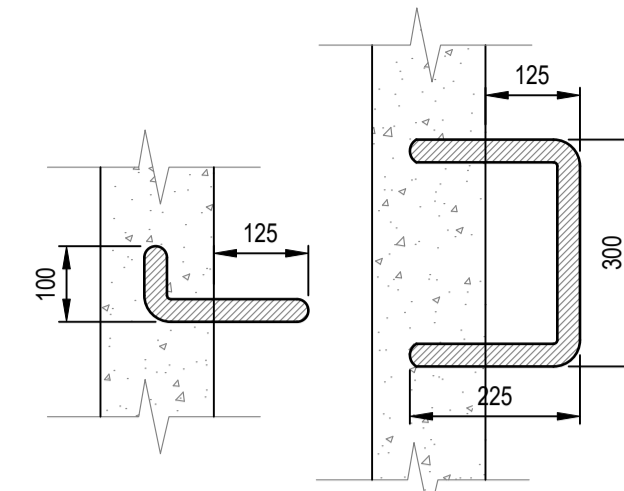






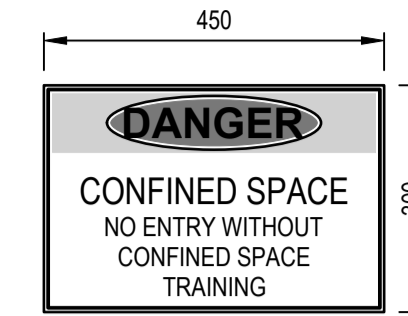
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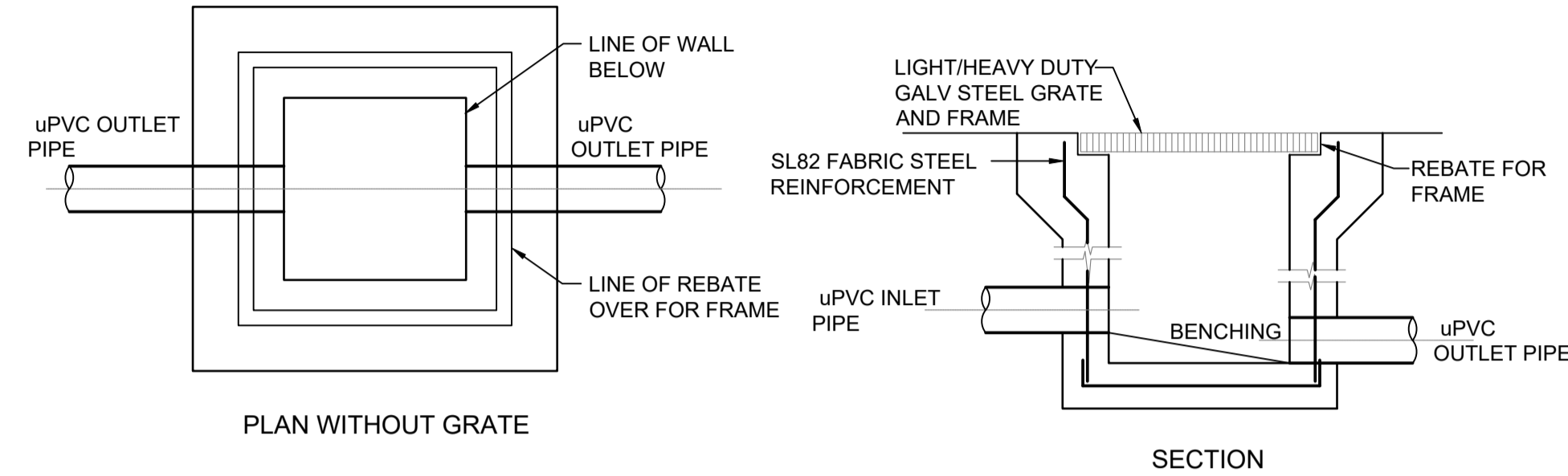
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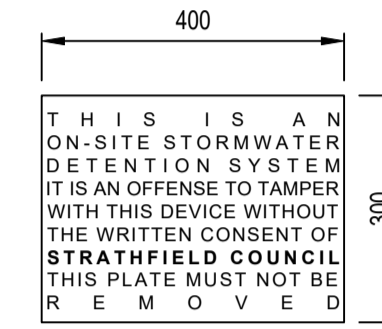
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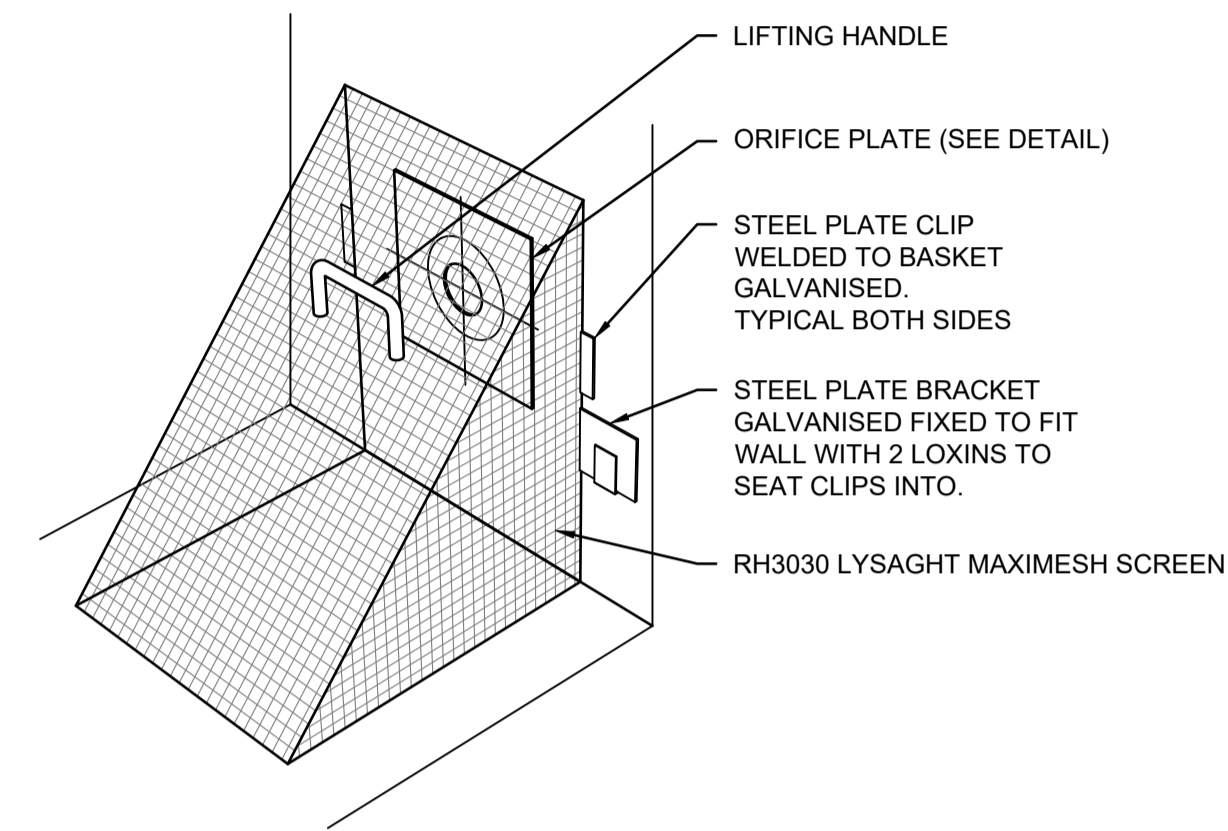
PLAN WITHOUT GRATE

SECTION



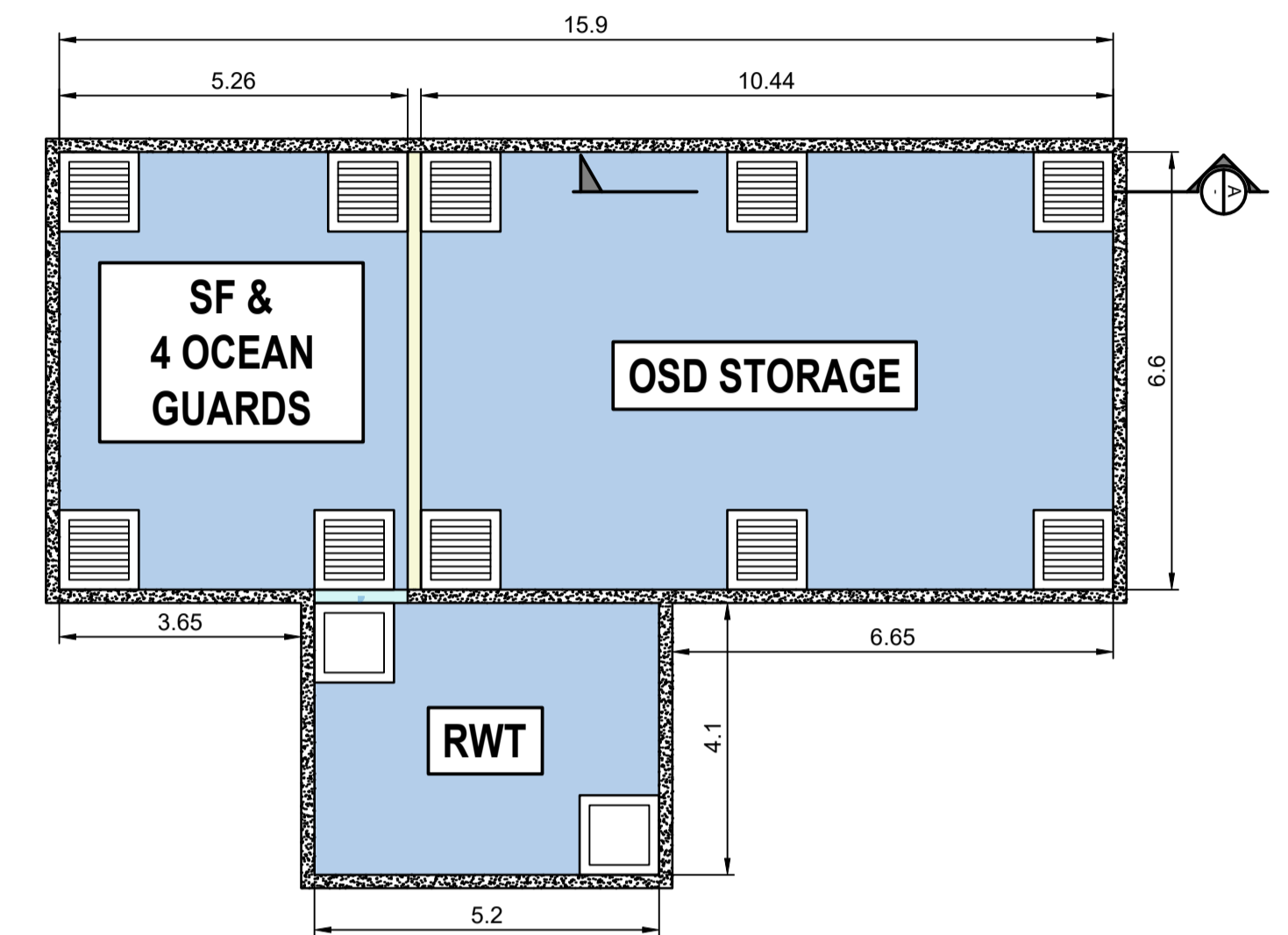
**OSD SIGN**

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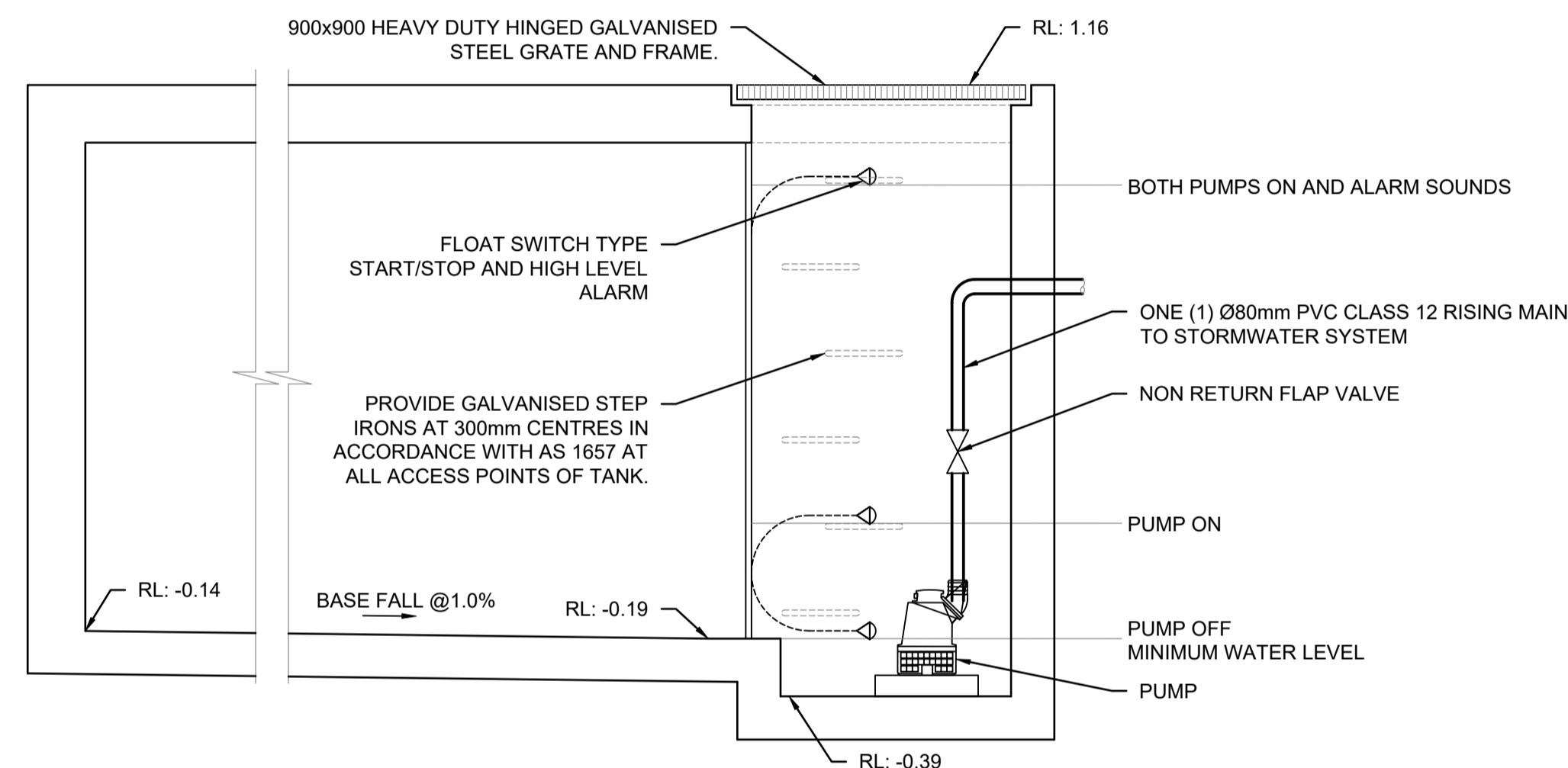
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N.T.S.



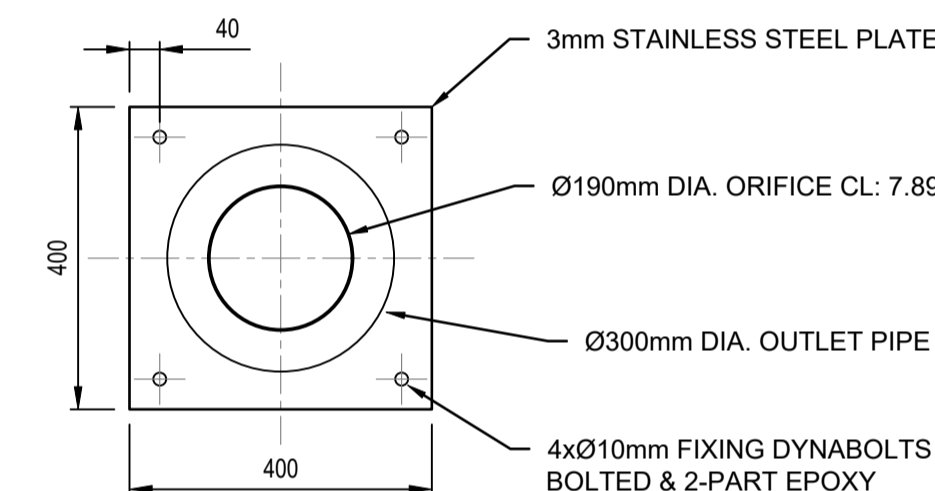
**RWT & SF & OSD PLAN VIEW**

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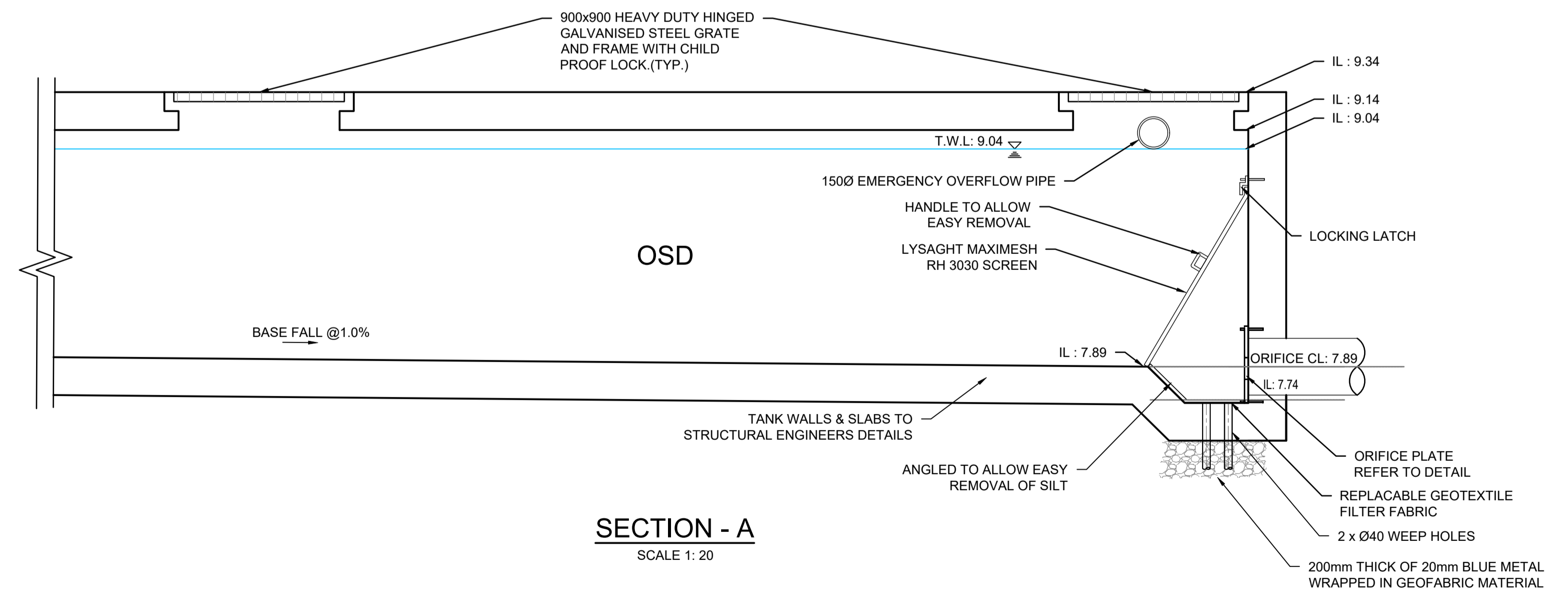
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SCALE 1: 20



**ORIFICE PLATE**

SCALE 1: 10



**SECTION - A**

SCALE 1: 20

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Issue	Last revision title	By	Date	Status
P01	PRELIMINARY	KF	06.09.25	01
A	ISSUED FOR APPROVAL	KF	19.09.25	02
B	ISSUED FOR APPROVAL	KF	14.10.25	02

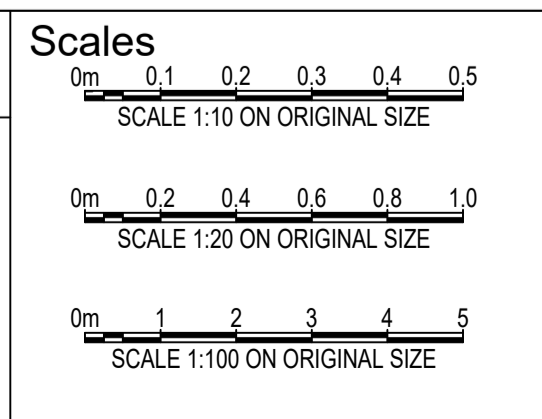
Discipline	Drawing Title and Number	Date	Rev.
ARCH	STRUCT		
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

Quality Control	DATE
DRAWN	14.10.25
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DESIGNED	14.10.25
VERIFIED	14.10.25
APPROVED	14.10.25
SH	14.10.25

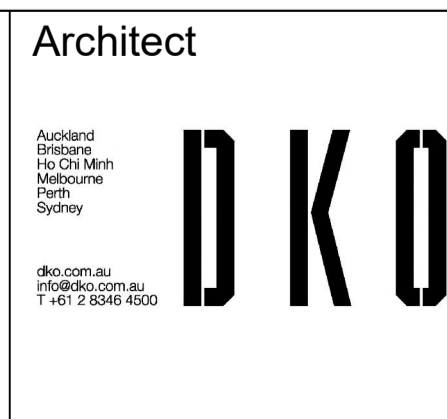
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Chartered Professional Engineer MEMBER

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**Client**  
HOMEBUSH DEVELOPMENTS NO. 1 PTY LTD



**PROJECT**  
17-24 LOFTUS CRESCENT,  
HOMEBUSH  
STORMWATER CONCEPT DESIGN

Project No.	Set No.	Drg No.	Revision No.
20250082	S01-SW404	B	

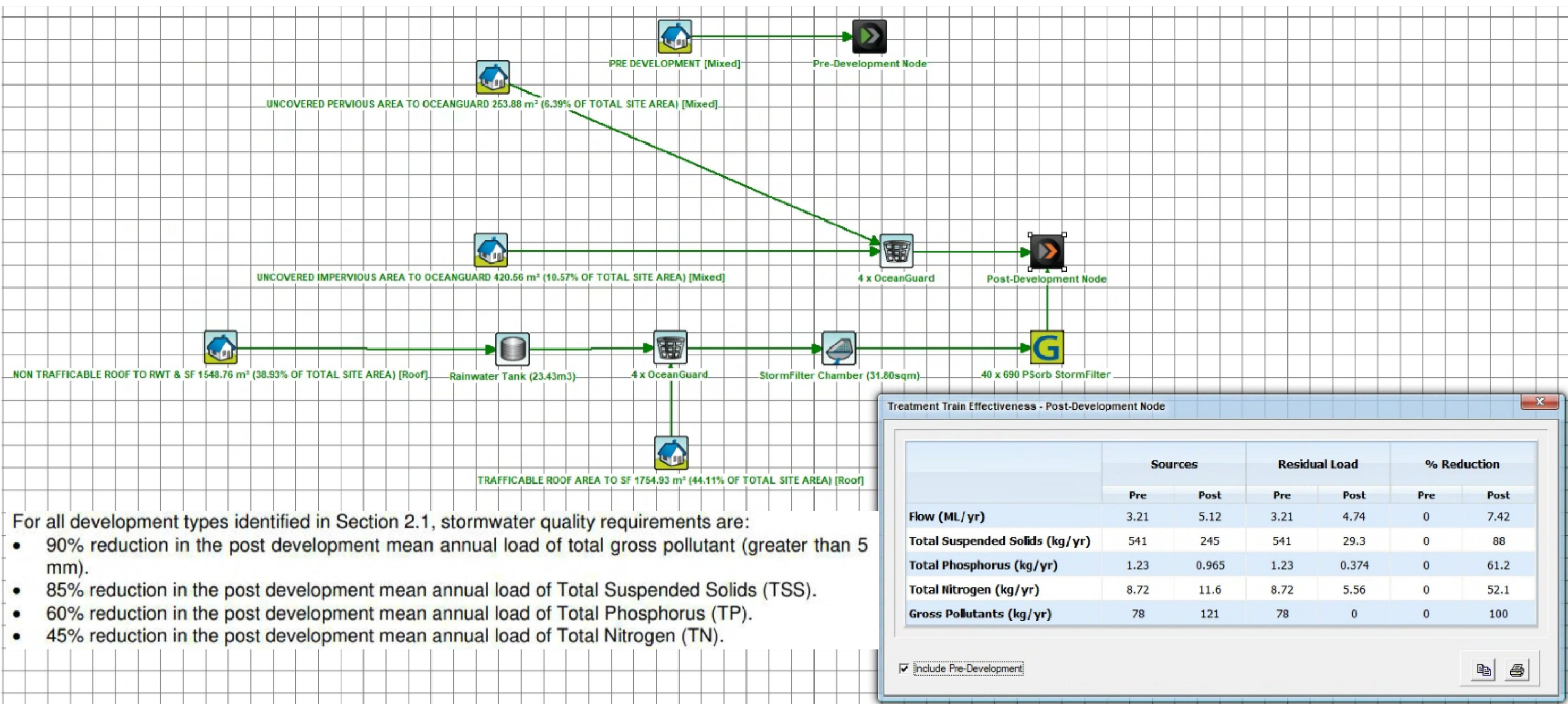
Grid	Datum	Sheet
-	A.H.D.	09

Status: **ISSUED FOR DA NOT FOR CONSTRUCTION**

Drawing Title: **STORMWATER CONCEPT DESIGN DETAILS SHEET**

A.B.N. 21 118 222 530





- 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).

	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

**MUSIC MODEL, RESULTS & TARGETS**

**SYSTEM INPUTS**

System Type: Variable Detention Area  
 Cartridge Height: 690  
 Number of Cartridges: 40  
 Cartridge Media: P5orb

Variable Detention Area Inputs  
 Length B (m): 5.3  
 Width A (m): 6.0

**MUSIC MODEL PROPERTIES**

SF Chamber (31.8m²) | 40 x 690 P5orb StormFilter

**Properties of SF Chamber**

Location: SF Chamber (31.8m²)  
 Inlet Properties: Low Flow Bypass (0.00000), High Flow Bypass (100.00000)  
 Storage Properties: Surface Area (24.7), Expanded Detention Depth (0.77), Permanent Pool Volume (0.00), Initial Volume (0.00), Effluxion Rate (0.00), Evaporative Loss (0.00)  
 Outlet Properties: Equivalent Pipe Diameter (140), Overflow Weir Width (0.00), National Detention Time (0.00)

**OSD PLAN VIEW**

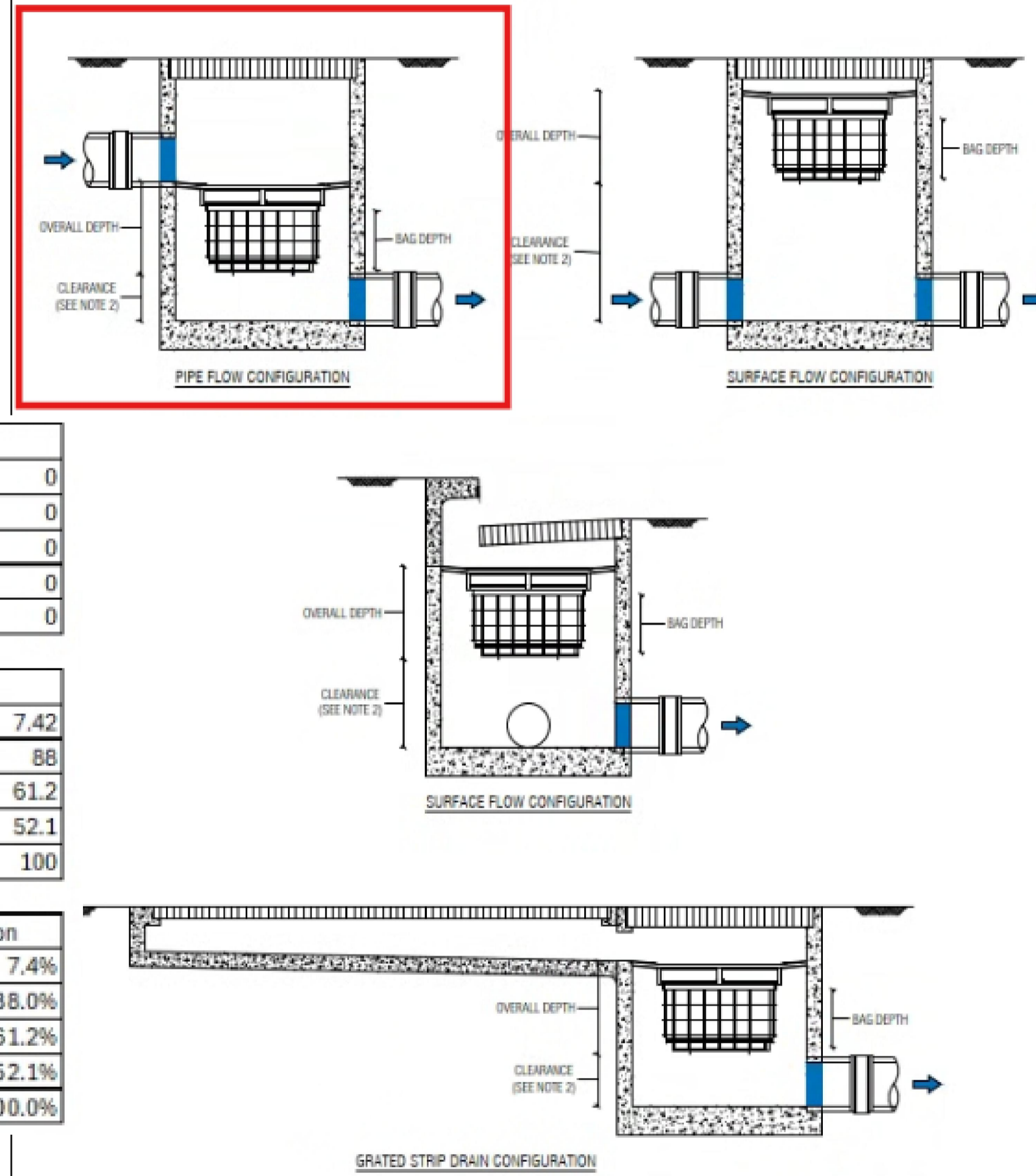
**Properties of StormFilter**

Location: 40 x 690 P5orb StormFilter  
 Inlet Properties: Low Flow Bypass (0.00000), High Flow Bypass (0.03600)

**STORMFILTER DESIGN TABLE**

CARTRIDGE NAME / SIPHON HEIGHT (mm)	690	460	310
CARTRIDGE PHYSICAL HEIGHT (mm)	690	460	460
TYPICAL WEIR HEIGHT (mm)	300	690	540
CARTRIDGE FLOW RATE FOR 2PG MEDIA (L/s)	1.6	1.1	0.7
CARTRIDGE FLOW RATE FOR P5ORB MEDIA (L/s)	0.9	0.46	0.39

**STORMFILTERS PROPERTIES**



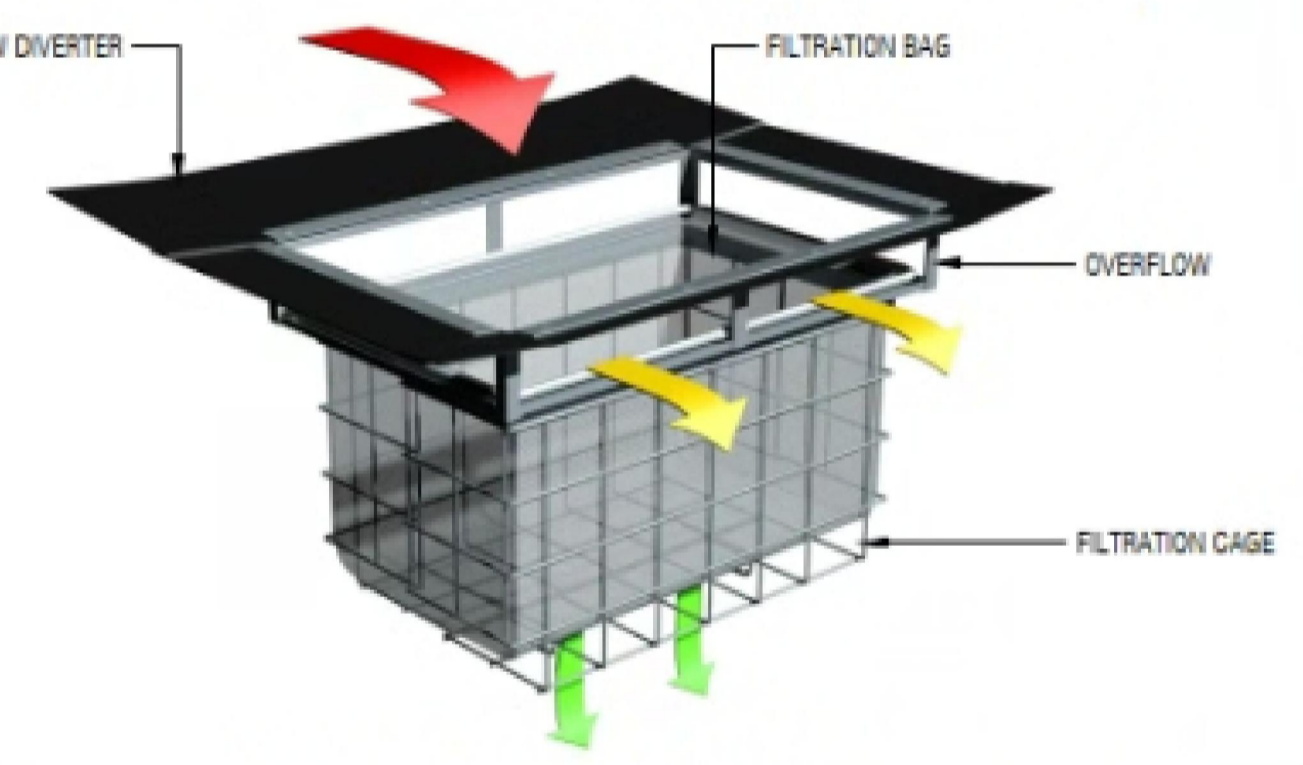
PLAN ID	MAXIMUM PIT PLAN DIMENSIONS
S	450mm x 450mm
M	600mm x 600mm
L	900mm x 900mm
XL	1200mm x 1200mm

DEPTH ID	BAG DEPTH	OVERALL DEPTH
1	170	270
2	300	450
3	600	700

PLAN ID	DEPTH ID		
	1	2	3
S	■	■	■
M	■	■	■
L	■	■	■
XL	■	■	■



- GENERAL NOTES**
1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.
  2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OVERTOP SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.
  3. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES- 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING AND A COARSE BAG FOR TARGETING GROSS POLLUTANTS.
  4. DRAWINGS NOT TO SCALE.

**OCEAN PROTECT**  
 OCEANGUARD  
 TYPICAL ARRANGEMENTS  
 SPECIFICATION DRAWING

PHONE: 1300 354 722 | www.oceanprotect.com.au

Pre-Development	Source (Kg/yr)	Residual Load (Kg/yr)	% Reduction
Flow (ML/yr)	3.21	3.21	0
Total Suspended Solids (kg/yr)	5.40 E+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%

**NorBE RESULTS**

LAST MODIFIED: 15-10-19

**OCEANGUARD PROPERTIES**

<p>Reference Coordination Drawing</p> <table border="1"> <thead> <tr> <th>Discipline</th> <th>Drawing Title and Number</th> <th>Date</th> <th>Rev.</th> </tr> </thead> <tbody> <tr> <td>ARCH</td> <td>STRUCT</td> <td></td> <td></td> </tr> <tr> <td>MECH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ELEC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HYD</td> <td></td> <td></td> <td></td> </tr> <tr> <td>FIRE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LANDS</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CIVIL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SURVEY</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Drawing Title and Number	Date	Rev.	ARCH	STRUCT			MECH				ELEC				HYD				FIRE				LANDS				CIVIL				SURVEY				<p>Quality Control</p> <table border="1"> <thead> <tr> <th>DRAWN</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>KF</td> <td>14.10.25</td> </tr> <tr> <th>CHECKED</th> <th>DATE</th> </tr> <tr> <td>SH</td> <td>14.10.25</td> </tr> <tr> <th>DESIGNED</th> <th>DATE</th> </tr> <tr> <td>KF</td> <td>14.10.25</td> </tr> <tr> <th>VERIFIED</th> <th>DATE</th> </tr> <tr> <td>SH</td> <td>14.10.25</td> </tr> <tr> <th>APPROVED</th> <th>DATE</th> </tr> <tr> <td>SH</td> <td>14.10.25</td> </tr> </tbody> </table>	DRAWN	DATE	KF	14.10.25	CHECKED	DATE	SH	14.10.25	DESIGNED	DATE	KF	14.10.25	VERIFIED	DATE	SH	14.10.25	APPROVED	DATE	SH	14.10.25	<p>Engineers Australia Chartered Professional Engineer</p> <p>WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF S&amp;G CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF S&amp;G CONSULTANTS PTY LTD</p> <p>DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DECISION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.</p>	<p>Scales</p>	<p>Client</p> <p>HOME BUSH DEVELOPMENTS NO. 1 PTY LTD</p>	<p>Architect</p> <p>Accred. Engineers Australia Member Sydney</p> <p><b>DKO</b></p> <p>80 Connaught St. Sydney NSW 2000        T: +61 2 9361 6500</p>	<p>S&amp;G CONSULTANTS PTY LTD        SUITE 311, LEVEL 3        480 PACIFIC HIGHWAY        ST. LEONARDS, N.S.W. 2065        T: +61 2 8883 4239        Email: office@sgce.com.au        Web: www.sgce.com.au</p>	<p>PROJECT</p> <p>17-24 LOFTUS CRESCENT,        HOME BUSH        STORMWATER CONCEPT DESIGN</p>	<p>Status</p> <p><b>ISSUED FOR DA NOT FOR CONSTRUCTION</b></p> <p>Drawing Title</p> <p>STORMWATER CONCEPT DESIGN MUSIC MODEL &amp; RESULTS</p>
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