

# 13-15 & 17 OXFORD ST & 2 VERONA ST, PADDINGTON PROPOSED MIXED USE DEVELOPMENT

## STORMWATER CONCEPT PLANS



LOCALITY PLAN  
N.T.S.

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NOT FOR CONSTRUCTION

<table border="1"> <tr> <th>Issue</th> <th>Description</th> <th>Date</th> <th>Design</th> <th>Checked</th> </tr> <tr> <td>D</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> <td>22/05/2026</td> <td>MIG</td> <td>SBF</td> </tr> <tr> <td>C</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> <td>16/04/2026</td> <td>MIG</td> <td>SBF</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> <td>19/11/2025</td> <td>MIG</td> <td>SBF</td> </tr> <tr> <td>A</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> <td>30/10/2025</td> <td>MIG</td> <td>SBF</td> </tr> </table>	Issue	Description	Date	Design	Checked	D	ISSUE FOR DEVELOPMENT APPLICATION	22/05/2026	MIG	SBF	C	ISSUE FOR DEVELOPMENT APPLICATION	16/04/2026	MIG	SBF	B	ISSUE FOR DEVELOPMENT APPLICATION	19/11/2025	MIG	SBF	A	ISSUE FOR DEVELOPMENT APPLICATION	30/10/2025	MIG	SBF	Certification by Dr. Michel Ghasas B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng, Civil & Structural Engineer 	Architect <b>TonkinZulaikhaGreer</b> 117 Reservoir Street Surry Hills NSW 2010 Australia ABN 46 002 722 349 T +61 2 9215 4900 W tzg.com.au E info@tzg.com.au	Council <b>City of Sydney LGA</b> Client <b>WT Malouf</b>	Scale N.T.S.	<b>TELFORD CIVIL</b> CONSULTING CIVIL & STORMWATER ENGINEERS Level 14, 32 Smith Street, Parramatta NSW 2150 PO BOX 3579 Parramatta 2124 Email: info@telfordcivil.com.au Phone: 02 7809 4931 Company: Telford Consulting Pty Ltd	Project <b>13-15 &amp; 17 OXFORD ST &amp; 2 VERONA ST, PADDINGTON PROPOSED MIXED USE DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION</b>	Drawing Title <b>COVER SHEET PLAN</b> Scale A1 Project No. 25080 Dwg. No. 000 Issue D
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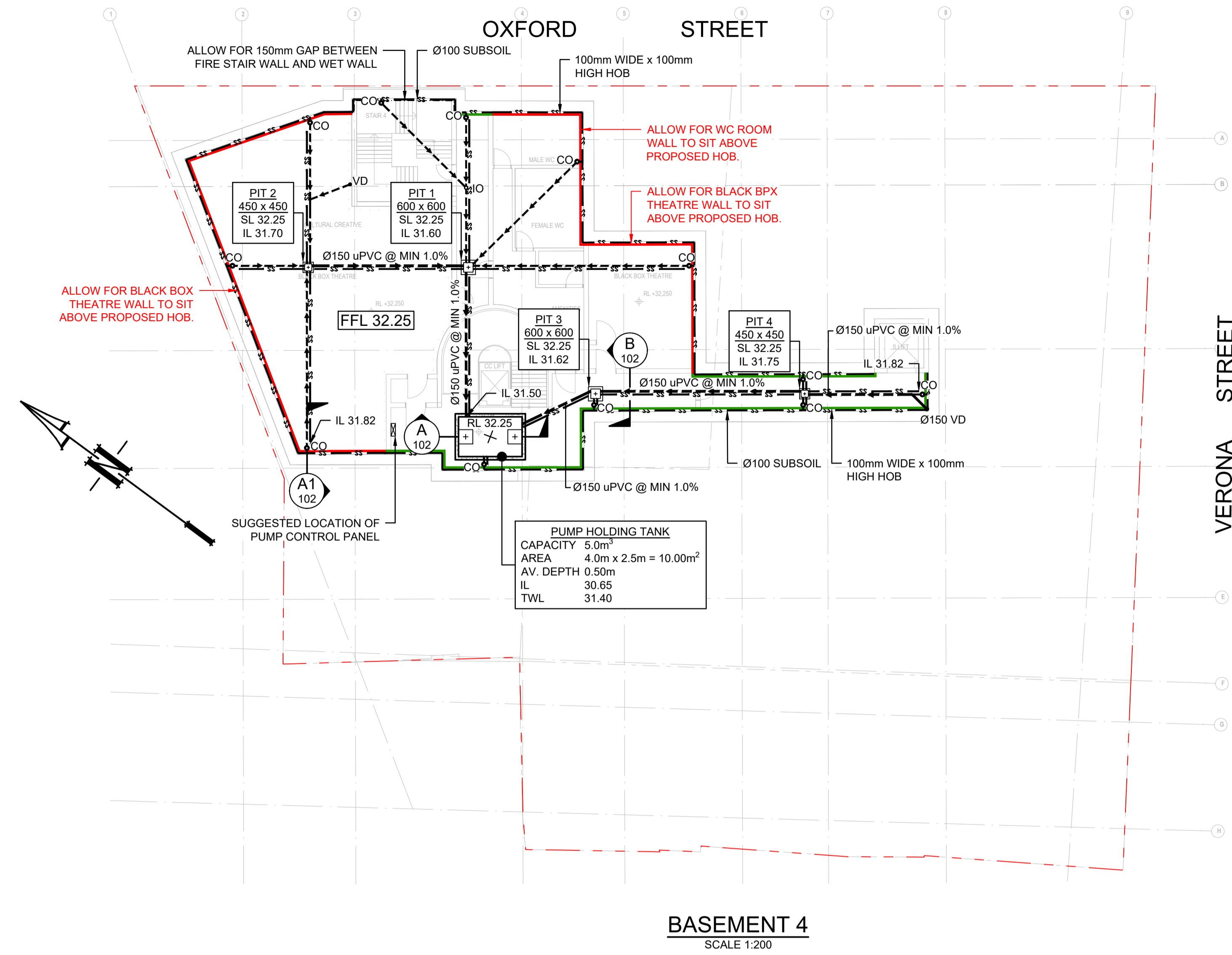
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 Ø225 PVC @ MIN 0.5%  
 Ø300 PVC @ MIN 0.4%  
 UNLESS NOTED OTHERWISE

**NOTE:**  
 ALL STORMWATER DRAINAGE  
 PIPES ARE Ø100 uPVC  
 UNLESS NOTED OTHERWISE.

**NOTE**  
 ALLOW FOR 600x600 ACCESS TO  
 CLEANING OPENINGS (CO) BETWEEN  
 WET WALLS AND ROOMS WALLS.  
 FOR FIRE COMPARTMENTS, ACCESS  
 HATCH TO COMPLY WITH FIRE  
 CONSULTANT'S REQUIREMENTS.

**NOTE**  
 FOR CLEANING OPENINGS (CO)  
 BEHIND STORAGE CAGES, ALLOW  
 600x600 OPENING WITHIN THE REAR  
 MESH FOR MAINTENANCE PURPOSES.

**NOTE:**  
 REFER ARCHITECTURAL DRAWINGS  
 FOR FINAL SET-OUT LEVELS.



**LEGEND**

- PROPOSED STORMWATER
- Ø100mm VERTICAL DROP
- SURFACE FLOW DIRECTION
- Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
- CLEANING EYE (OR INSPECTION EYE)
- INSPECTION OPENING
- FINISHED SURFACE LEVEL
- GRATED DRAIN
- HEAVY DUTY
- Ø150mm FLOOR GRATE

**STANDARD PUMP OUT DESIGN NOTES**

- THE PUMP OUT SYSTEM SHALL BE DESIGN TO BE OPERATED IN THE FOLLOWING MANNER:
- 1 - THE PUMP SHALL BE PROGRAMMED TO WORK SIMULTANEOUSLY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
  - 2 - A FLOAT SHALL BE PROVIDED TO ENSURE OF THE MINIMUM REQUIRED WATER LEVEL. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
  - 3 - A SECOND FLOAT SHALL BE PROVIDE AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
  - 4 - AN ALARM SYSTEM SHALL BE PROVIDE WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
  - 5 - A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER CATCHMENT TRUST OSD HANDBOOK.



**BASEMENT PUMP OUT FAILURE WARNING SIGN**  
 SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT  
 COLOURS:  
 "WARNING" = RED  
 BORDER AND OTHER LETTERING = BLACK



**CONFINED SPACE DANGER SIGN**  
 A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.  
 B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) -250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)  
 C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE  
 D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN  
 COLOURS:  
 "DANGER" & BACKGROUND = WHITE  
 ELLIPTICAL AREA = RED  
 RECTANGLE CONTAINING ELLIPSE = BLACK  
 BORDER AND OTHER LETTERING = BLACK

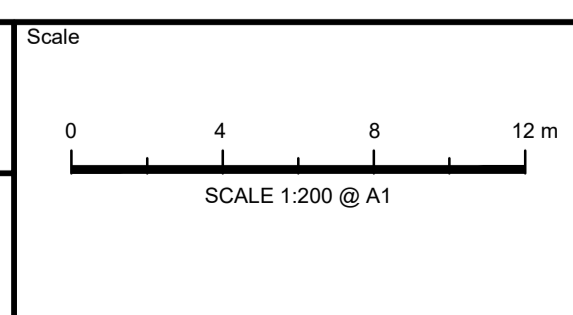
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A	ISSUE FOR DEVELOPMENT APPLICATION	22/05/2026	MIG	SBF

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 Civil & Structural Engineer

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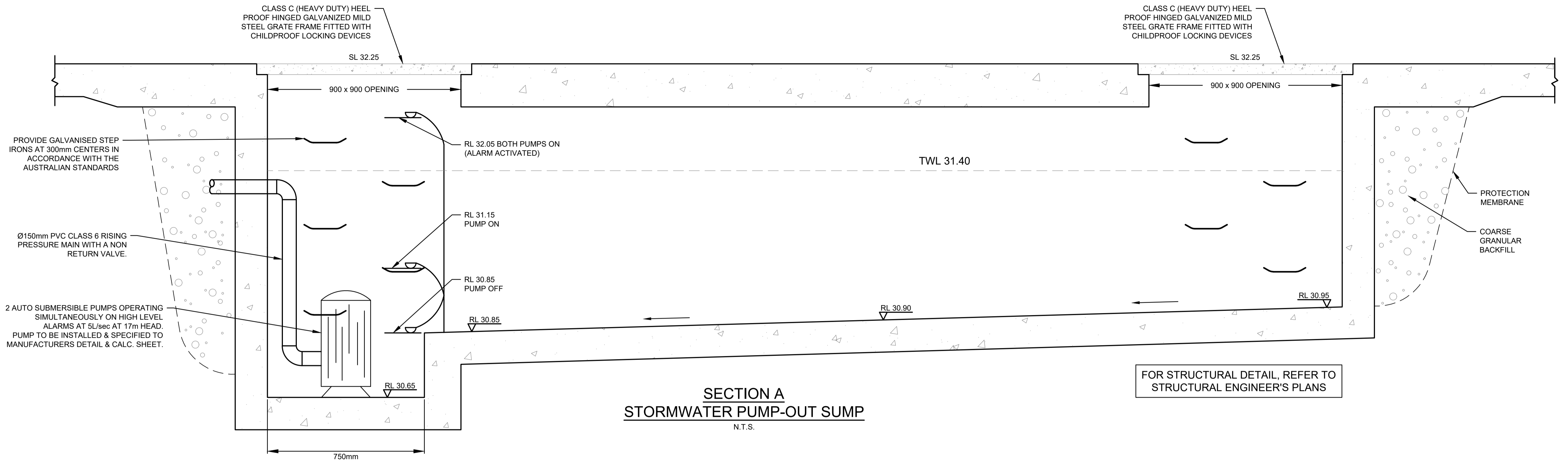
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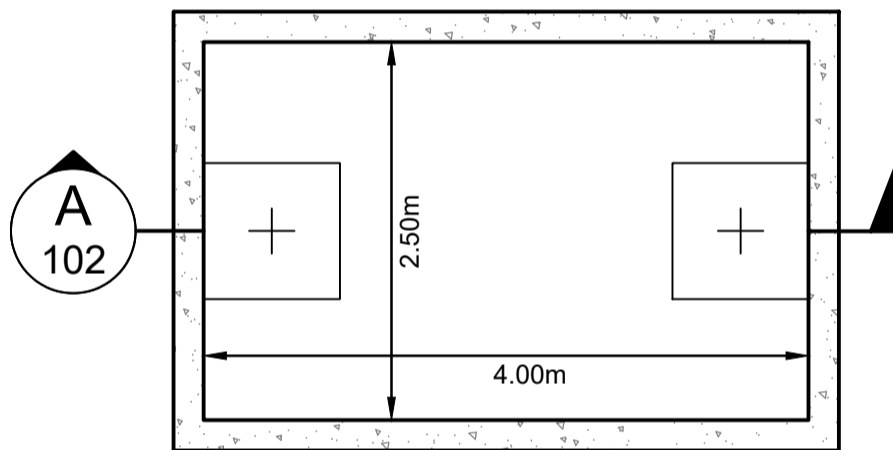
Project  
**13-15 & 17 OXFORD ST & 2 VERONA ST, PADDINGTON PROPOSED MIXED USE DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION**

Drawing Title	<b>STORMWATER CONCEPT PLAN BASEMENT LEVEL 4 SHEET 1 OF 2</b>		
Scale	A1	Project No.	Dwg. No.
1:200		25080	101
Issue	A		



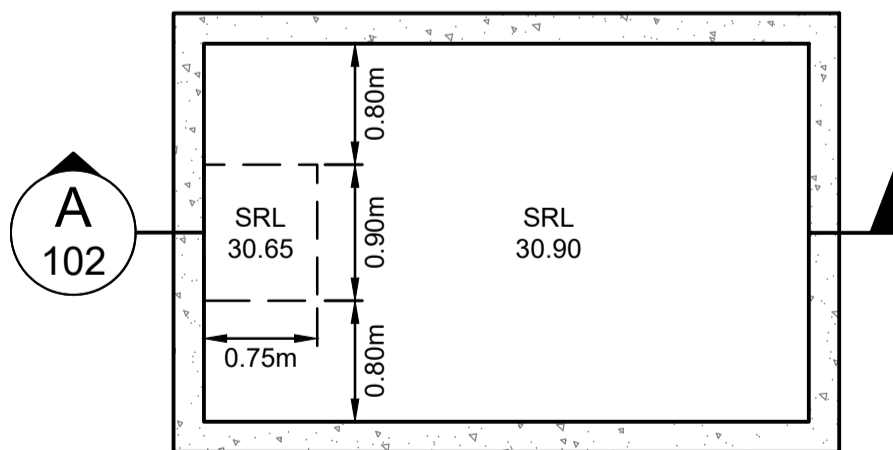
FOR STRUCTURAL DETAIL, REFER TO STRUCTURAL ENGINEER'S PLANS

**SECTION A**  
**STORMWATER PUMP-OUT SUMP**  
N.T.S.

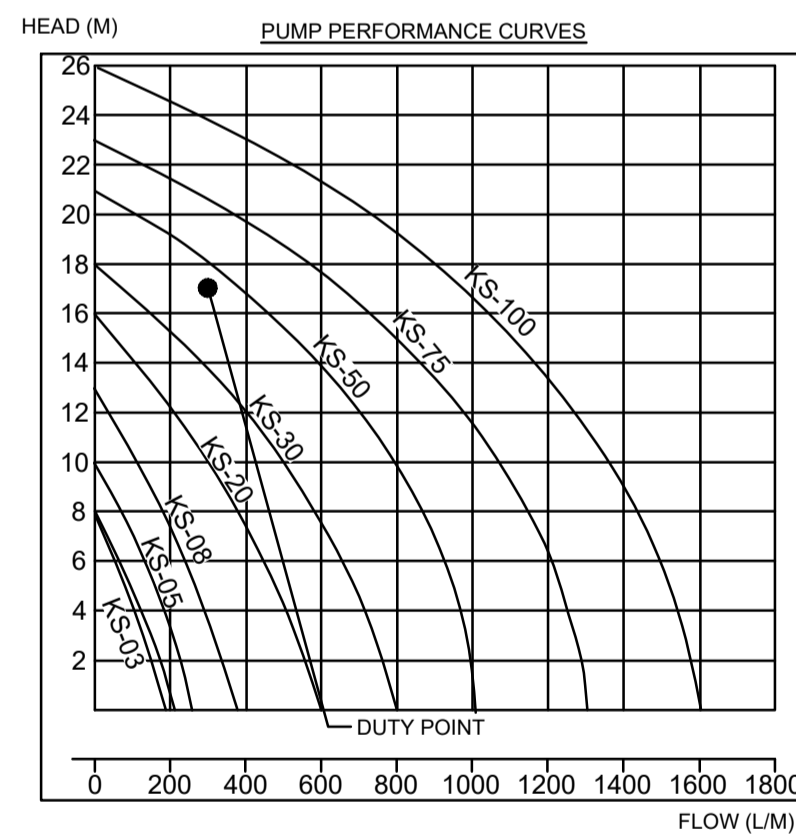


**NOTE:**  
1. FOR ALL THE STRUCTURAL DETAILS, REFER TO STRUCTURAL ENGINEER'S PLAN.  
2. ALL THE AG LINES BEHIND THE BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.

**PUMP-OUT SUMP DETAIL**  
**PLAN VIEW**  
SCALE 1:50



**PUMP-OUT SUMP DETAIL**  
**SRL**  
SCALE 1:50



**PUMP STORAGE VOLUME CALCULATION**

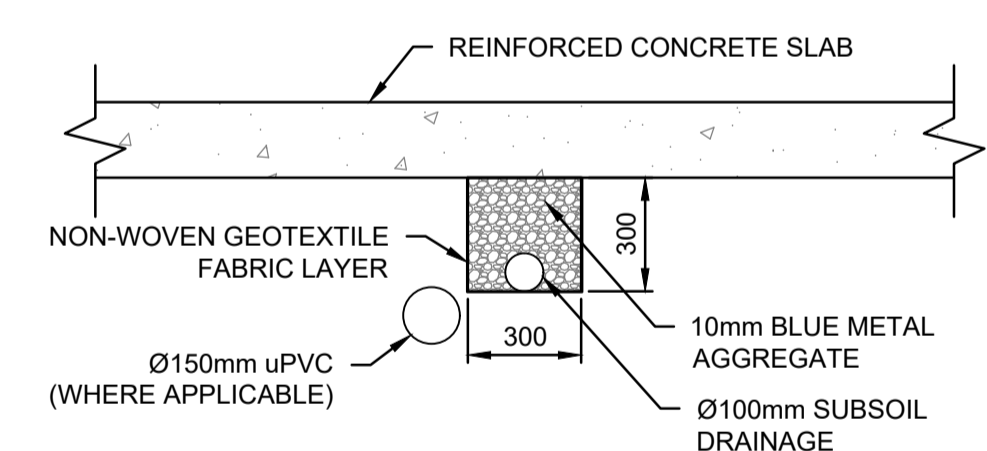
AREA DRAINING TO SUMP = 0.0 m<sup>2</sup>

SUMP SIZE BASED ON 100 YEAR 2 HR STORM, I = 49.1 mm/hr,  
Q = CIA/3600 = 1 x 49.1 x 0/3600 = 0.0 L/sec  
VOLUME REQUIRED = 0x(2x60x60) = 0.0L = 0.0m<sup>3</sup>  
STORAGE PROVIDED = 4.0x2.5x0.5 = 5.0m<sup>3</sup>

PUMP OUT RATE BASED ON 100YR 5MIN STORM, I = 260 mm/hr  
(MIN RATE REQUIRED AS PER AS3500.3 IS 10L/sec)  
Q = CIA/3600 = 1 x 260 x 0/3600 = 0.0 L/sec

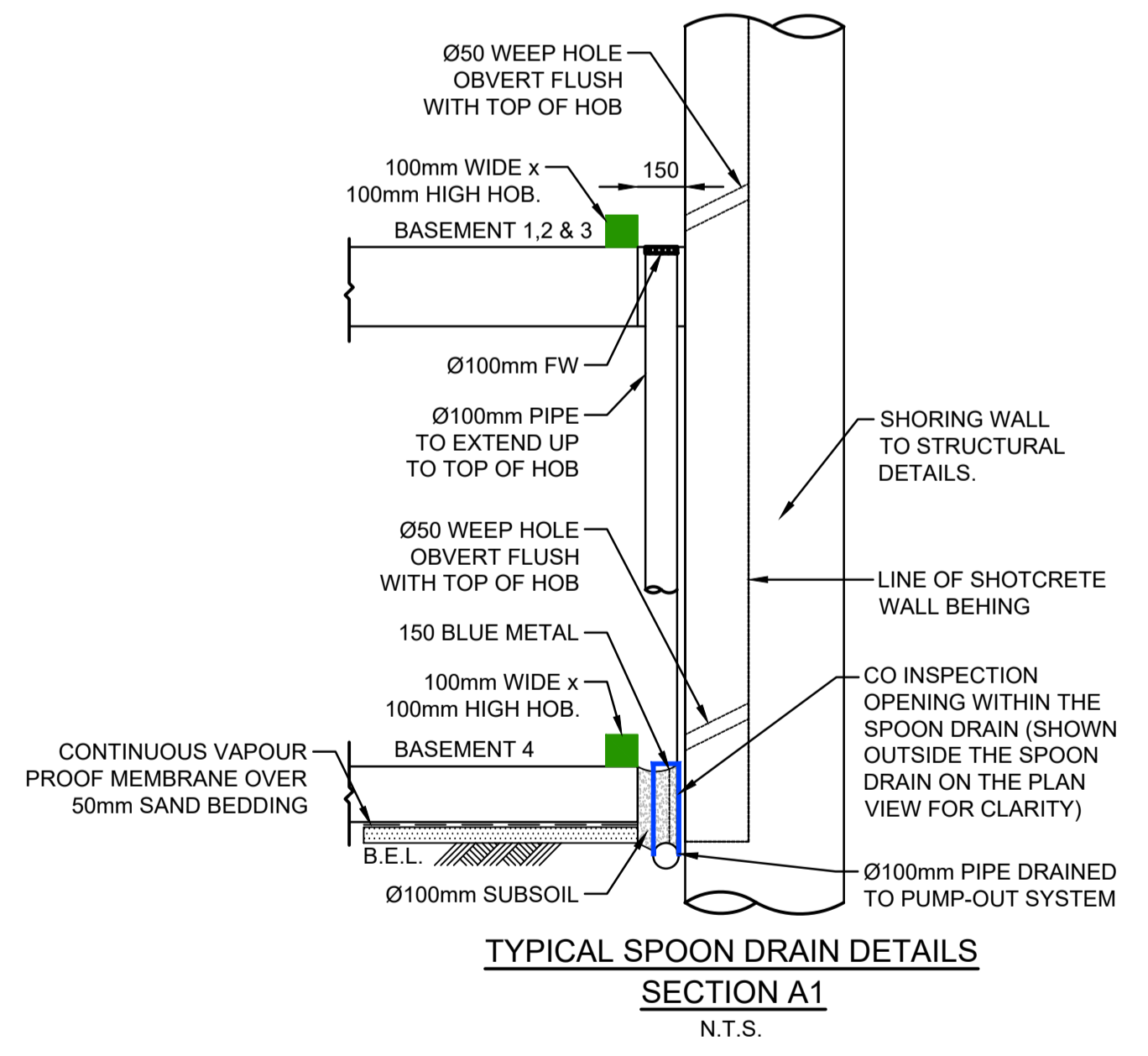
DUAL KS-30 PUMP OR EQUIVALENT TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMP TO OPERATE SIMULTANEOUSLY ON HIGH LEVEL WITH ALARM AT 5 L/sec AT 17m HEAD.

Type	Output		Outlet		Rated Head Capacity		Maximum Head Capacity		Weigh Kg	Dimension		
	HP	kW	mm	Inch	M	LPM	M	LPM		L(mm)	W(mm)	H(mm)
KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305
KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359
KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375
KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425
KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475
KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450
KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530
KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590
KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610



**SECTION B**  
N.T.S.

**NOTE:**  
DUAL PUMPS TO BE RESTRICTED TO PUMPING BETWEEN MIDNIGHT AND 4AM ONLY.



**TYPICAL SPOON DRAIN DETAILS**  
**SECTION A1**  
N.T.S.

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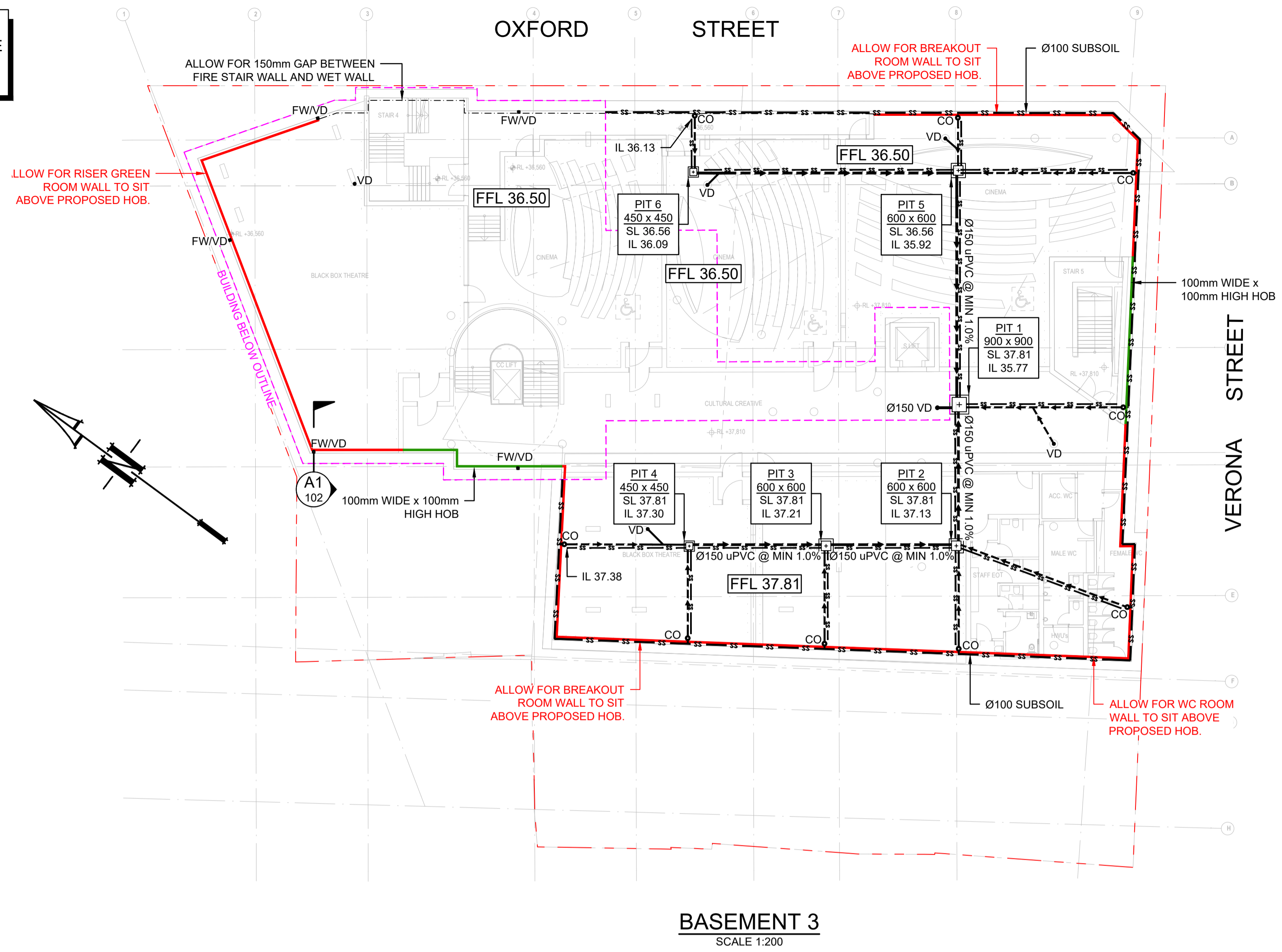
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 Ø225 PVC @ MIN 0.5%  
 Ø300 PVC @ MIN 0.4%  
 UNLESS NOTED OTHERWISE

**NOTE:**  
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 PIPES ARE Ø100 uPVC  
 UNLESS NOTED OTHERWISE.

**NOTE**  
 ALLOW FOR 600x600 ACCESS TO  
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 FOR FIRE COMPARTMENTS, ACCESS  
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**NOTE**  
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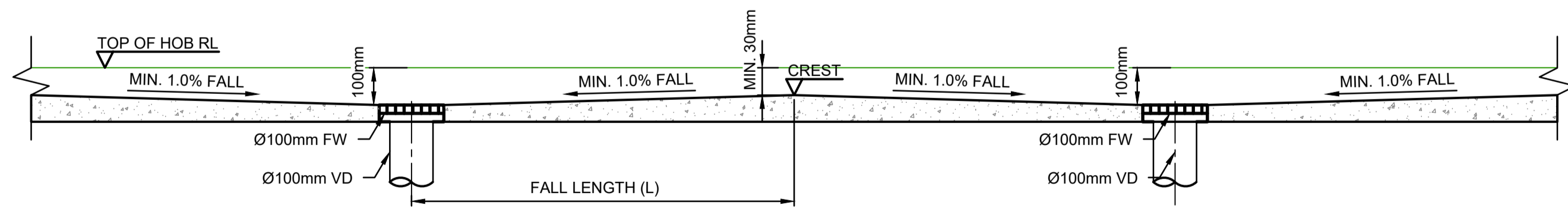
**NOTE:**  
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**BASEMENT 3**  
 SCALE 1:200

**LEGEND**

- >--- PROPOSED STORMWATER
- VD Ø100mm VERTICAL DROP
- SURFACE FLOW DIRECTION
- SS --- SS --- Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
- CLEANING EYE (OR INSPECTION EYE)
- IO INSPECTION OPENING
- RL 29.65 FINISHED SURFACE LEVEL
- ▬ GRATED DRAIN
- (HD) HEAVY DUTY
- FG Ø150mm FLOOR GRATE



**TYPICAL SPOON DRAIN FALL DETAILS**  
 N.T.S.

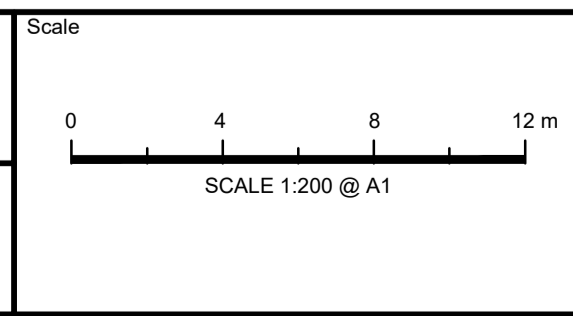
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Project  
**13-15 & 17 OXFORD ST &  
 2 VERONA ST, PADDINGTON  
 PROPOSED MIXED USE DEVELOPMENT  
 STORMWATER CONCEPT PLANS  
 DEVELOPMENT APPLICATION**

Drawing Title		Scale	Project No.	Dwg. No.	Issue
STORMWATER CONCEPT PLAN BASEMENT LEVEL 3		1:200	25080	103	D

**PIPES NOTE:**  
 Ø65 PVC @ MIN 1.0%  
 Ø90 PVC @ MIN 1.0%  
 Ø100 PVC @ MIN 1.0%  
 Ø150 PVC @ MIN 1.0%  
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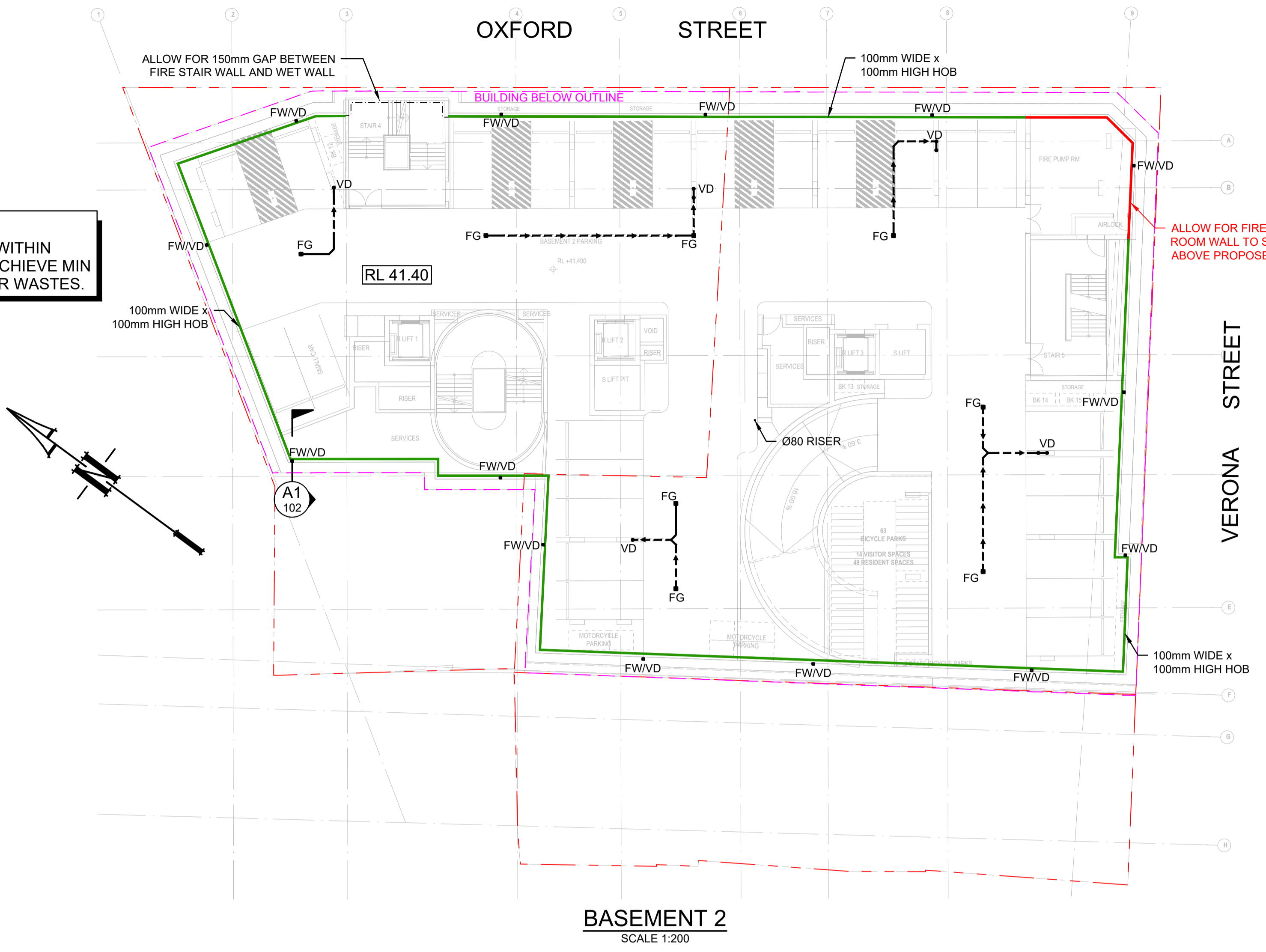
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**NOTE:**  
 ALLOW FOR 600x600 ACCESS TO FLOOR  
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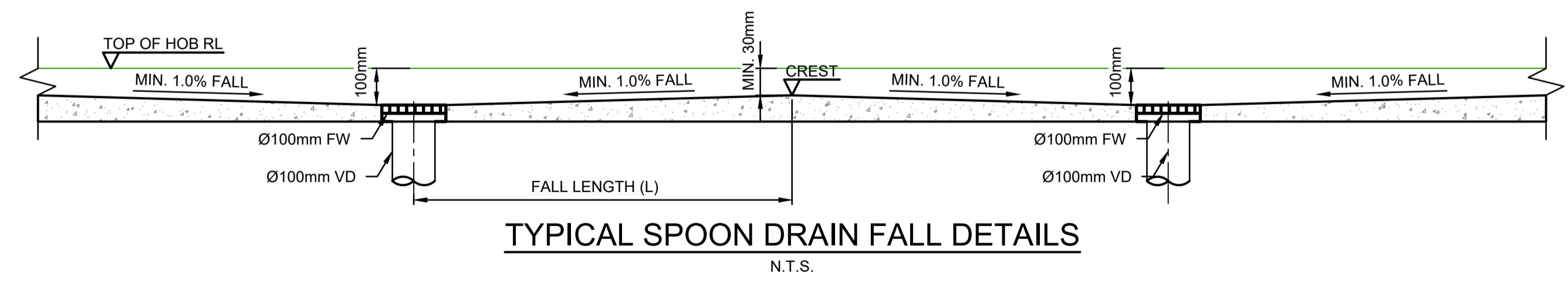
**NOTE:**  
 ALLOW BENCHING WITHIN  
 SPOON DRAIN TO ACHIEVE MIN  
 1.0% FALL TO FLOOR WASTES.

**NOTE:**  
 REFER ARCHITECTURAL DRAWINGS  
 FOR FINAL SET-OUT LEVELS.

**NOTE:**  
 FOR FLOOR WASTES (FW) BEHIND  
 STORAGE CAGES, ALLOW 600x600  
 OPENING WITHIN THE REAR MESH  
 FOR MAINTENANCE PURPOSES.



- LEGEND**
- [S] PROPOSED STORMWATER
  - VD Ø100mm VERTICAL DROP
  - SURFACE FLOW DIRECTION
  - SS --- Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
  - ⊙ CLEANING EYE (OR INSPECTION EYE)
  - IO INSPECTION OPENING
  - RL 29.65 FINISHED SURFACE LEVEL
  - [Grated] GRATED DRAIN
  - (HD) HEAVY DUTY
  - FG Ø150mm FLOOR GRATE
  - FW Ø100mm FLOOR WASTE



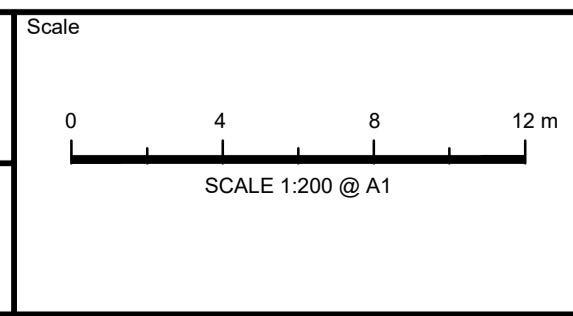
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 PROPOSED MIXED USE DEVELOPMENT  
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 DEVELOPMENT APPLICATION**

Drawing Title		Scale	Project No.	Dwg. No.	Issue
STORMWATER CONCEPT PLAN BASEMENT LEVEL 2		1:200	25080	104	D

**PIPES NOTE:**  
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 Ø90 PVC @ MIN 1.0%  
 Ø100 PVC @ MIN 1.0%  
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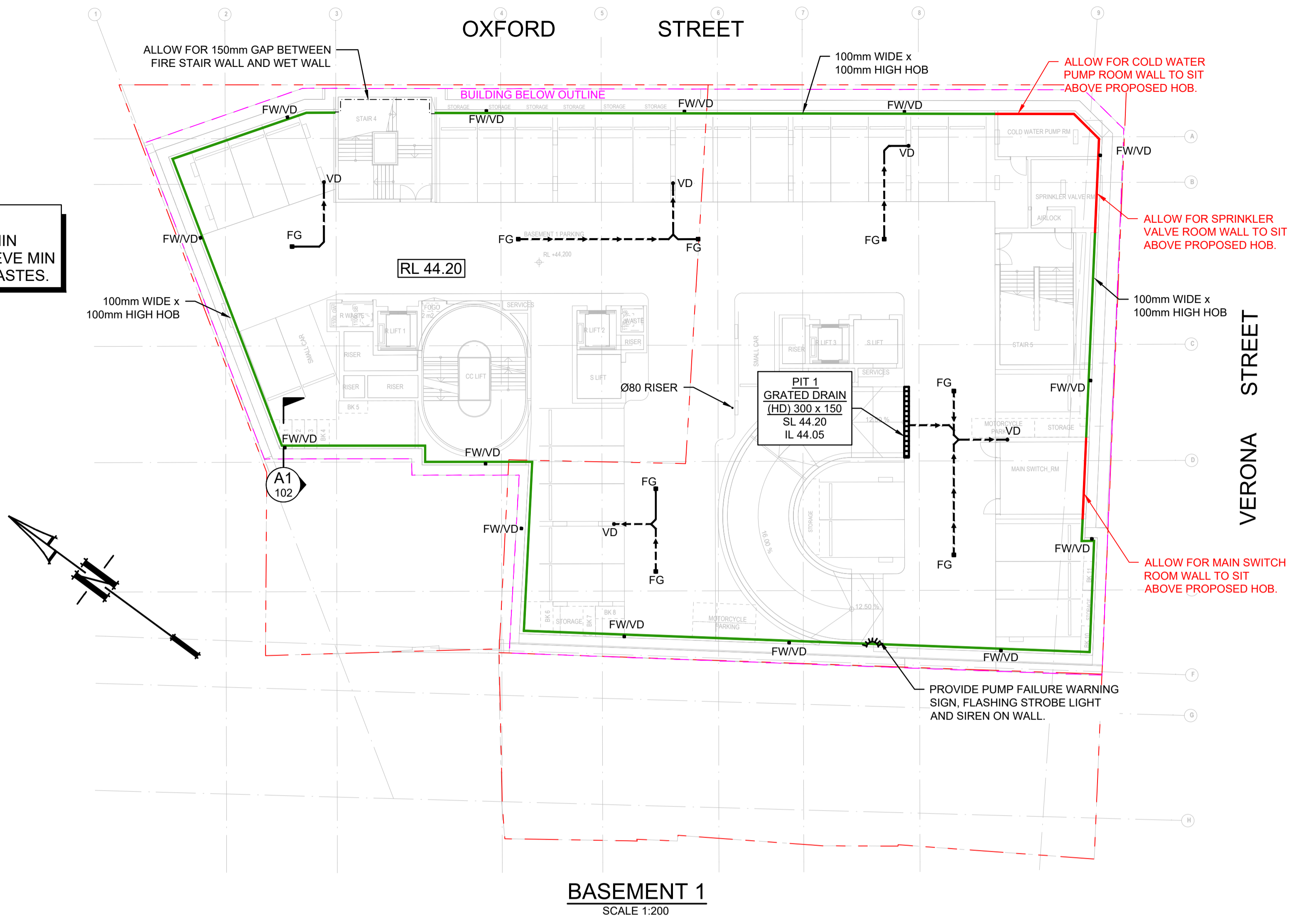
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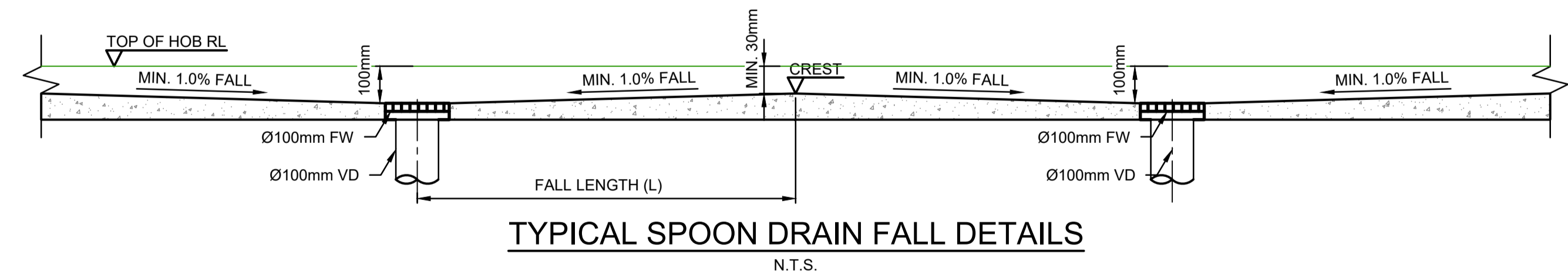
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**NOTE:**  
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 STORAGE CAGES, ALLOW 600x600  
 OPENING WITHIN THE REAR MESH  
 FOR MAINTENANCE PURPOSES.

**NOTE:**  
 ALL LINEAR GRATED DRAINS  
 TO BE MIN. 100mm DEEP  
 UNLESS NOTED OTHERWISE.



- LEGEND**
- [ ] PROPOSED STORMWATER
  - VD Ø100mm VERTICAL DROP
  - SURFACE FLOW DIRECTION
  - SS — SS — Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
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  - FG Ø150mm FLOOR GRATE
  - FW Ø100mm FLOOR WASTE



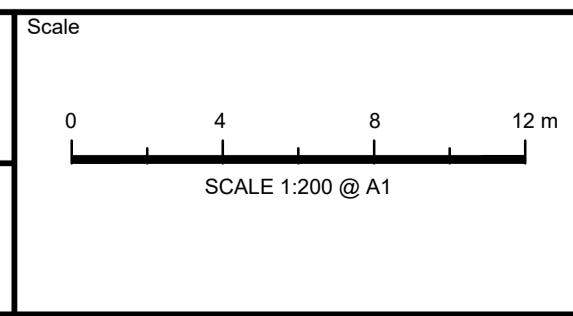
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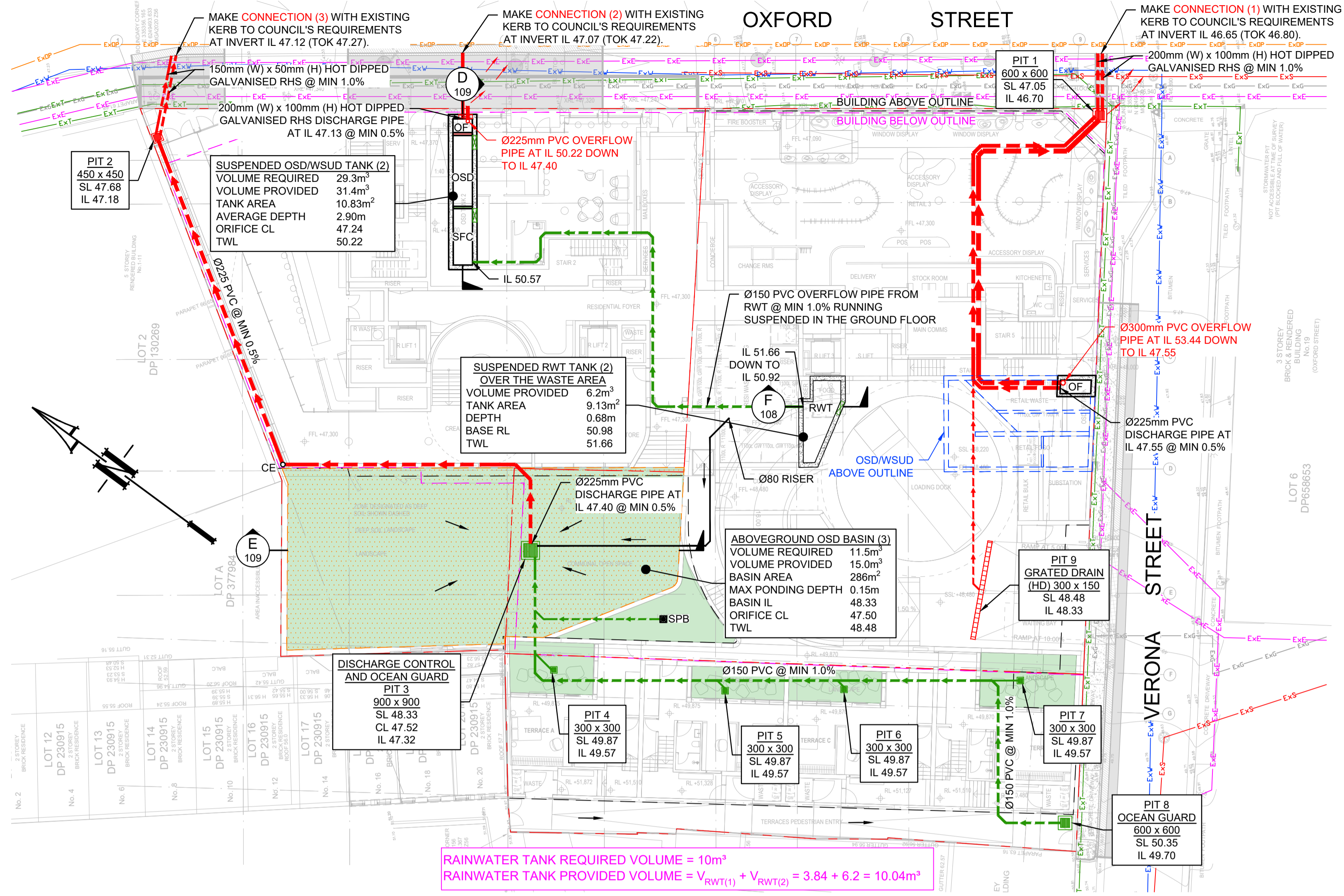
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 Company: Telford Consulting Pty Ltd

Project  
**13-15 & 17 OXFORD ST &  
 2 VERONA ST, PADDINGTON  
 PROPOSED MIXED USE DEVELOPMENT  
 STORMWATER CONCEPT PLANS  
 DEVELOPMENT APPLICATION**

Drawing Title		Scale	Project No.	Dwg. No.	Issue
STORMWATER CONCEPT PLAN BASEMENT LEVEL 1		1:200	25080	105	D

- ### LEGEND
- PROPOSED STORMWATER DRAINAGE PIPE
  - PROPOSED STORMWATER DRAINING TO OSD
  - PROPOSED STORMWATER BYPASSING OSD
  - 0100 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
  - 065 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
  - 050 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
  - PROPOSED STORMWATER PIPE TO RAINWATER TANK
  - 0100 SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34
  - RISER PIPE
  - DOWNPIPE 0100
  - VERTICAL DROP 0100
  - VERTICAL DROP FROM SLAB
  - PLANTER GRATE 0150
  - FLOOR GRATE 0150
  - FLOOR GRATE 200x200 (ALLOW MINIMUM 1.0% FALL TO FG)
  - FLOOR GRATE 300x300 (ALLOW MINIMUM 1.0% FALL TO FW)
  - RAINWATER OUTLET 0260 SPS (ALLOW MINIMUM 1.0% FALL TO RWO)
  - SUSPENDED PLANTER BOX RAINWATER OUTLET
  - AC CONDENSER TUNDISH TO MANUFACTURER'S DETAILS
  - 050mm EMERGENCY OVERFLOW SPITTERS/PIPES U.N.O.
  - INVERT LEVEL
  - DESIGN SURFACE LEVEL
  - EXISTING SURFACE LEVEL
  - EXISTING STORMWATER DRAINAGE
  - EXISTING WATER MAIN
  - EXISTING SEWER MAIN
  - EXISTING TELESTRA
  - EXISTING ELECTRICAL
  - EXISTING ELECTRICAL UNDERGROUND
  - EXISTING OVERHEAD ELECTRICAL
  - EXISTING GAS
  - EXISTING HOUSE DRAINAGE
  - EXISTING OPTIC FIBER



**GROUND FLOOR PLAN**  
SCALE 1:200

- ### GENERAL NOTES
1. ALL LINES ARE TO BE 090 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
  2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
  3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
  4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
  5. PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
  6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
  7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
  8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
  9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
  10. ALL DPs TO HAVE LEAF GUARDS.
  11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
  12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
  13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
  14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
  15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
  16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
  17. ALL PIPES IN BALCONIES TO BE 065 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
  18. THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES

**NOTE:**  
ALL NON-TRAFFICABLE AREAS DRAINAGE SYSTEM IN UPPER LEVELS IS SUBJECT TO DETAILED DESIGN STAGE & TO BE CONNECTED TO THE SUSPENDED RAINWATER TANK.

ALL TRAFFICABLE AREAS DRAINAGE SYSTEM IN UPPER LEVELS IS SUBJECT TO DETAILED DESIGN STAGE & TO BE CONNECTED TO THE SUSPENDED WSUD TANK.

**NOTE:**  
A CLIMATE CHANGE FACTOR WAS INCORPORATED INTO THE STORMWATER DESIGN TO TAKE INTO CONSIDERATION THE CHANGES IN EXTREME RAINFALL IN THE ASSESSMENT OF CURRENT AND FUTURE FLOOD RISKS AS PER THE "ARR\_190514\_BOOK1\_V4.2". FOR A FUTURE DESIGN YEAR OF 2050 (MID-CENTURY) AND SSP3-7.0 FOR A STORM DURATION LESS THAN 1 HOUR, THE APPLIED FACTOR IS 1.29.

**PIPES NOTE:**  
065 PVC @ MIN 1.0%  
090 PVC @ MIN 1.0%  
0100 PVC @ MIN 1.0%  
0150 PVC @ MIN 1.0%  
0225 PVC @ MIN 0.5%  
0300 PVC @ MIN 0.4%  
UNLESS NOTED OTHERWISE

**NOTE:**  
ALL GRATES WITHIN FOOTWAY AREAS TO BE HEEL GUARD & BIKE SAFE.

**NOTE:**  
PITS DEEPER THAN 1.0m TO BE FITTED WITH STEP IRONS.

**NOTE:**  
ALL LINEAR GRATED DRAINS TO BE MIN. 100mm DEEP UNLESS NOTED OTHERWISE.

**NOTE:**  
1. CONTRACTOR IS TO PROVIDE OVERFLOW OUTLETS & EMERGENCY OVERFLOW SPITTERS TO ALL TRAPPED AREAS.  
2. DP/VD ARE 0100 PIPES UNLESS NOTED OTHERWISE.  
3. ALL TRANSFERRING PIPES ARE SUSPENDED UNLESS NOTED OTHERWISE.  
4. BALCONIES PIPES ARE 050mm HDPE OR PVC CAST IN SLAB AT MIN 1.0% SLOPE.

**NOTE:**  
ALL STORMWATER DRAINAGE PIPES ARE 0100 PVC AT MIN 1.0% SLOPE UNLESS NOTED OTHERWISE.

**NOTE:**  
ALL REDUNDANT PIPELINES WITHIN FOOTPATH AREA MUST BE REMOVED AND FOOTPATH/KERB REINSTATED.

**NOTE:**  
IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENTS' SURFACES AT MINIMUM 1.0% FALL.

**NOTE:**  
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

SSP3-7.0		<1 hour	1.5	2	3	4.5	6	9	12	18	>24
Year	hour	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours
2030	1.18	1.17	1.16	1.14	1.13	1.12	1.12	1.11	1.1	1.1	1.1
2040	1.23	1.21	1.2	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.12
2050	1.29	1.26	1.24	1.22	1.2	1.19	1.18	1.17	1.16	1.15	1.15
2060	1.35	1.32	1.3	1.27	1.25	1.23	1.22	1.2	1.19	1.18	1.18
2070	1.42	1.38	1.35	1.32	1.29	1.28	1.26	1.24	1.22	1.21	1.21
2080	1.5	1.45	1.42	1.38	1.35	1.33	1.3	1.28	1.26	1.25	1.25
2090	1.59	1.53	1.49	1.44	1.4	1.38	1.35	1.33	1.3	1.29	1.29
2100	1.66	1.59	1.55	1.5	1.45	1.42	1.39	1.37	1.34	1.32	1.32

**CLIMATE CHANGE FACTOR TABLE**

SYDNEY WATER REQUIREMENTS					
	REQUIRED	OSD (1)	OSD (2)	OSD BASIN (3)	TOTAL
ON SITE DETENTION VOLUME (m³)	42	54.2	31.4	15.0	100.6
PERMISSIBLE SITE DISCHARGE (L/s)	92	45	24	10	79

CITY OF SYDNEY REQUIREMENTS				
PERMISSIBLE SITE DISCHARGE AT 20YR ARI STORM EVENT (L/s)	REQUIRED	CONNECTION (1)	CONNECTION (2)	CONNECTION (3)
	25	21	22	10

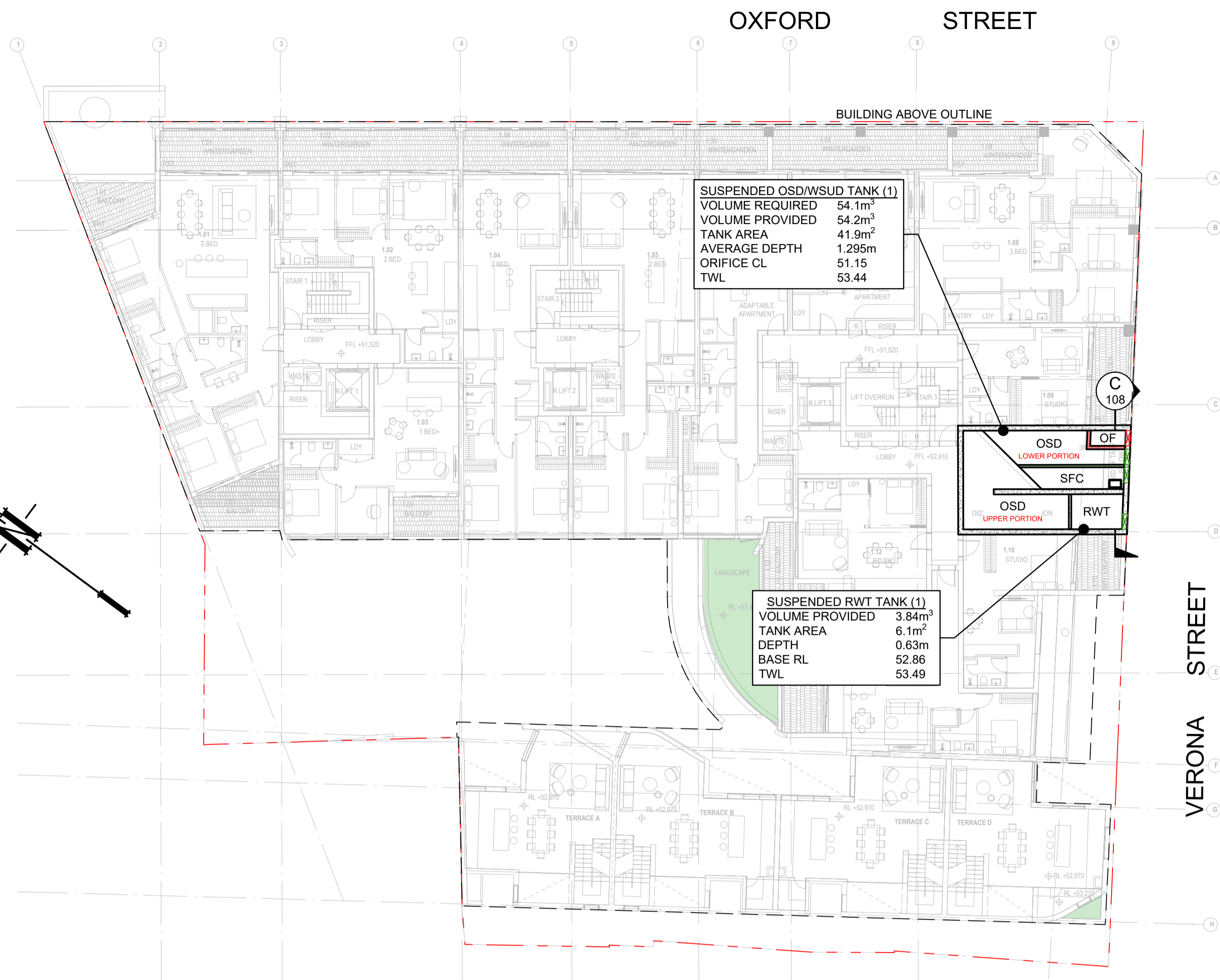
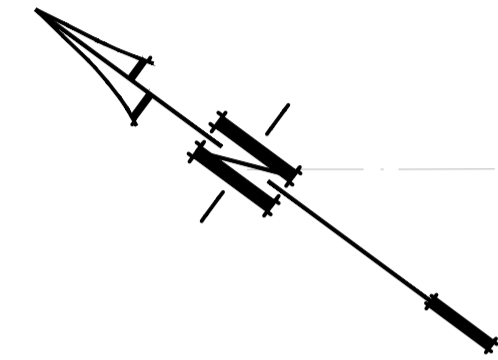
TfNSW REQUIREMENTS				
PERMISSIBLE SITE DISCHARGE AT 10YR ARI STORM EVENT (L/s)	REQUIRED	CONNECTION (1)	CONNECTION (2)	CONNECTION (3)
	20	20	20	10

NOT FOR CONSTRUCTION

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D	ISSUE FOR DEVELOPMENT APPLICATION	22/05/2026	MIG	SBF																												
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**LEGEND**

- PROPOSED STORMWATER DRAINAGE PIPE
- Ø100 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- Ø65 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- Ø50 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- PROPOSED STORMWATER PIPE TO RAINWATER TANK
- Ø100 SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34
- RISER PIPE
- DP DOWNPIPE Ø100
- VD VERTICAL DROP Ø100
- VERTICAL DROP FROM SLAB
- PG PLANTER GRATE Ø150
- FG FLOOR GRATE Ø150
- FG FLOOR GRATE 200x200 (ALLOW MINIMUM 1.0% FALL TO FG)
- FG FLOOR GRATE 300x300 (ALLOW MINIMUM 1.0% FALL TO FG)
- RWO RAINWATER OUTLET Ø260 SPS (ALLOW MINIMUM 1.0% FALL TO RWO)
- SPB SUSPENDED PLANTER BOX RAINWATER OUTLET
- TD AC CONDENSER TUNDISH TO MANUFACTURER'S DETAILS
- OF Ø50mm EMERGENCY OVERFLOW SPITTERS/PIPES UNLESS NOTED OTHERWISE.
- CE Ø300 CLEANING EYE
- IL 31.00 INVERT LEVEL
- RL 29.85 DESIGN SURFACE LEVEL
- NS 28.31 EXISTING SURFACE LEVEL



**SUSPENDED OSD/WSUD TANK (1)**  
 VOLUME REQUIRED 54.1m<sup>3</sup>  
 VOLUME PROVIDED 54.2m<sup>3</sup>  
 TANK AREA 41.9m<sup>2</sup>  
 AVERAGE DEPTH 1.295m  
 ORIFICE CL 51.15  
 TWL 53.44

**SUSPENDED RWT TANK (1)**  
 VOLUME PROVIDED 3.84m<sup>3</sup>  
 TANK AREA 6.1m<sup>2</sup>  
 DEPTH 0.63m  
 BASE RL 52.86  
 TWL 53.49

**LEVEL 1**  
 SCALE 1:200

**PIPES NOTE:**  
 Ø65 PVC @ MIN 1.0%  
 Ø90 PVC @ MIN 1.0%  
 Ø100 PVC @ MIN 1.0%  
 Ø150 PVC @ MIN 1.0%  
 Ø225 PVC @ MIN 0.5%  
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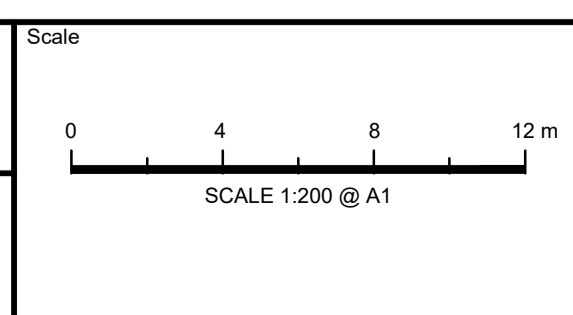
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Issue	Description	Date	Design	Checked
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A	ISSUE FOR DEVELOPMENT APPLICATION	16/04/2026	MIG	SBF

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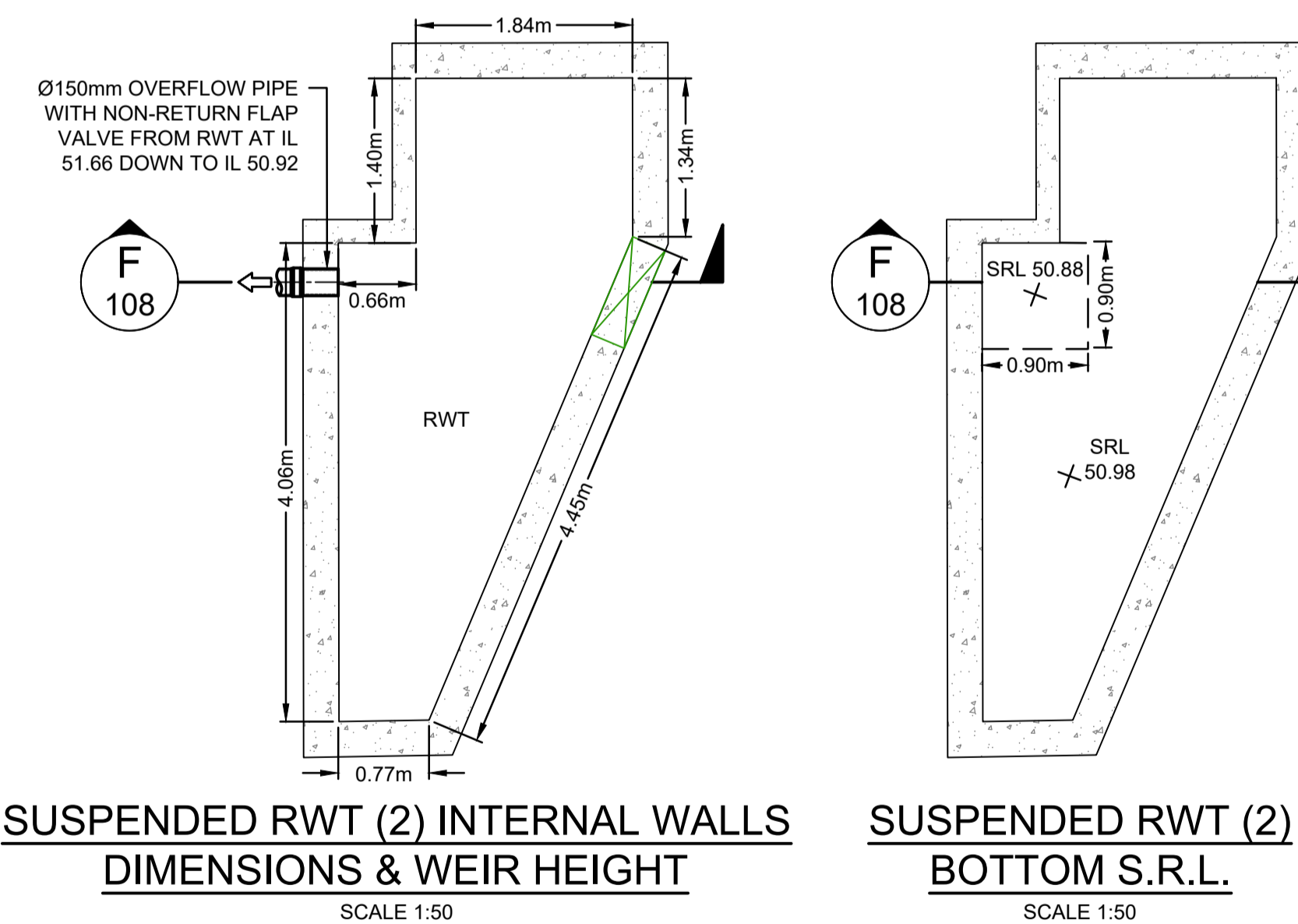
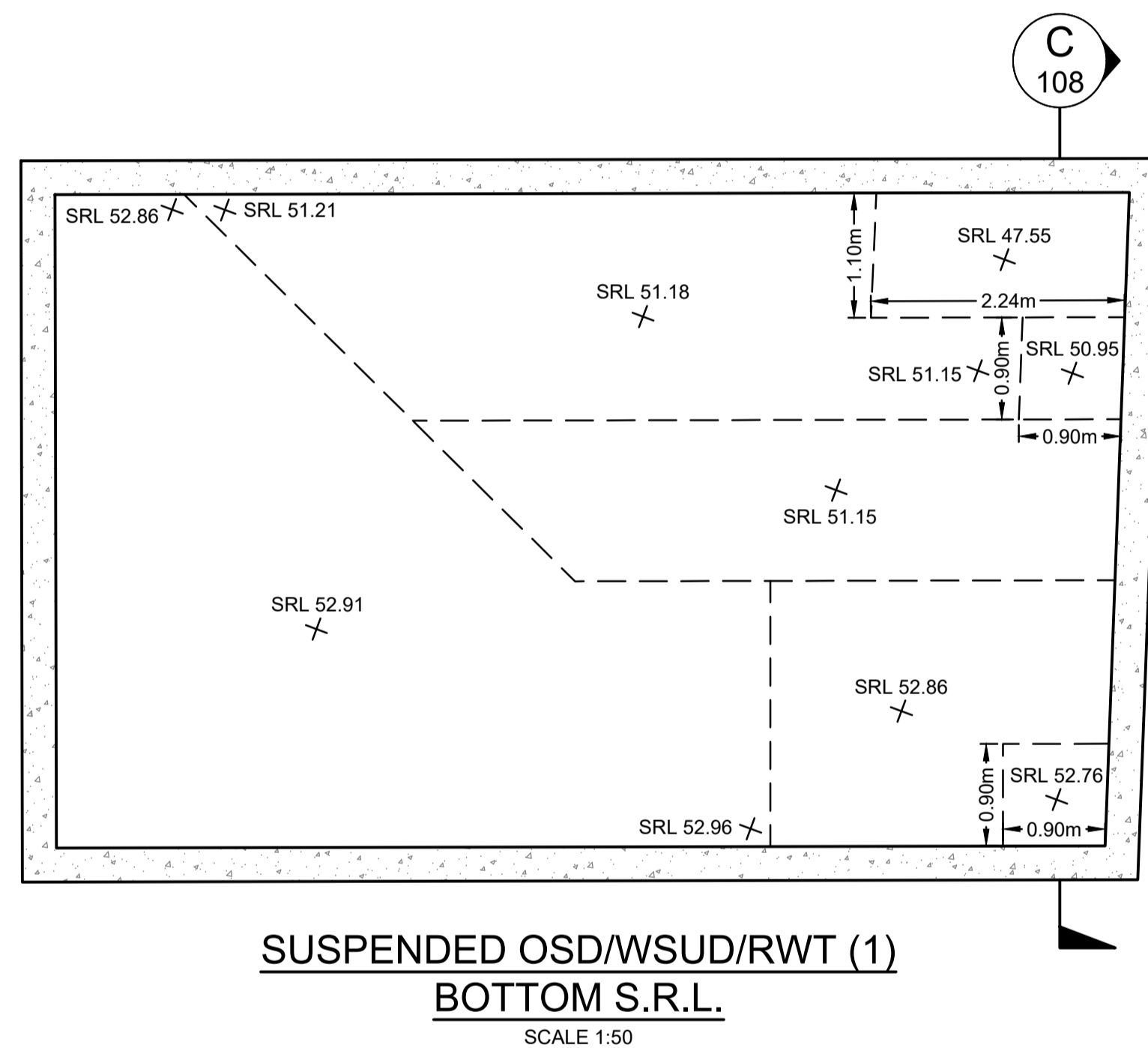
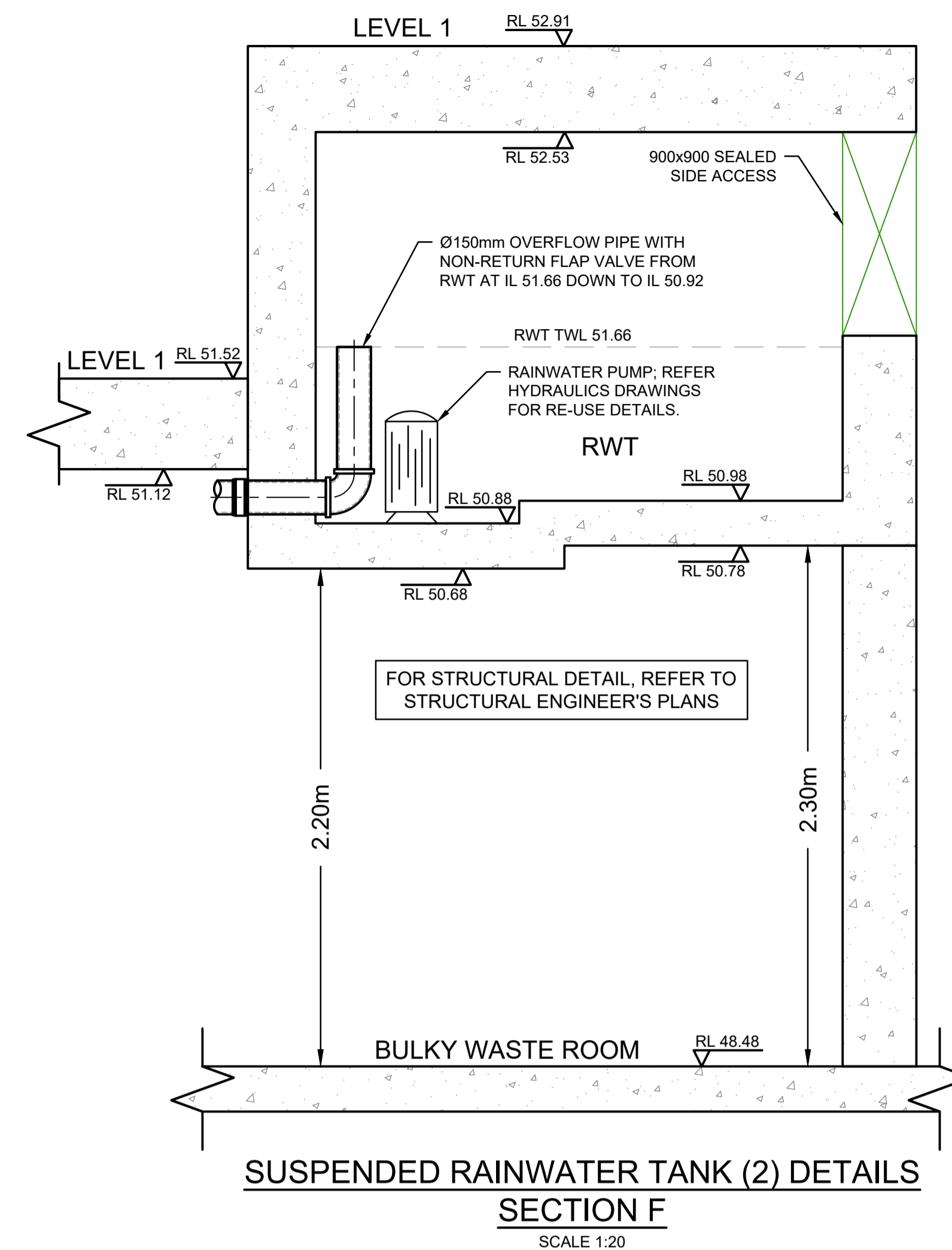
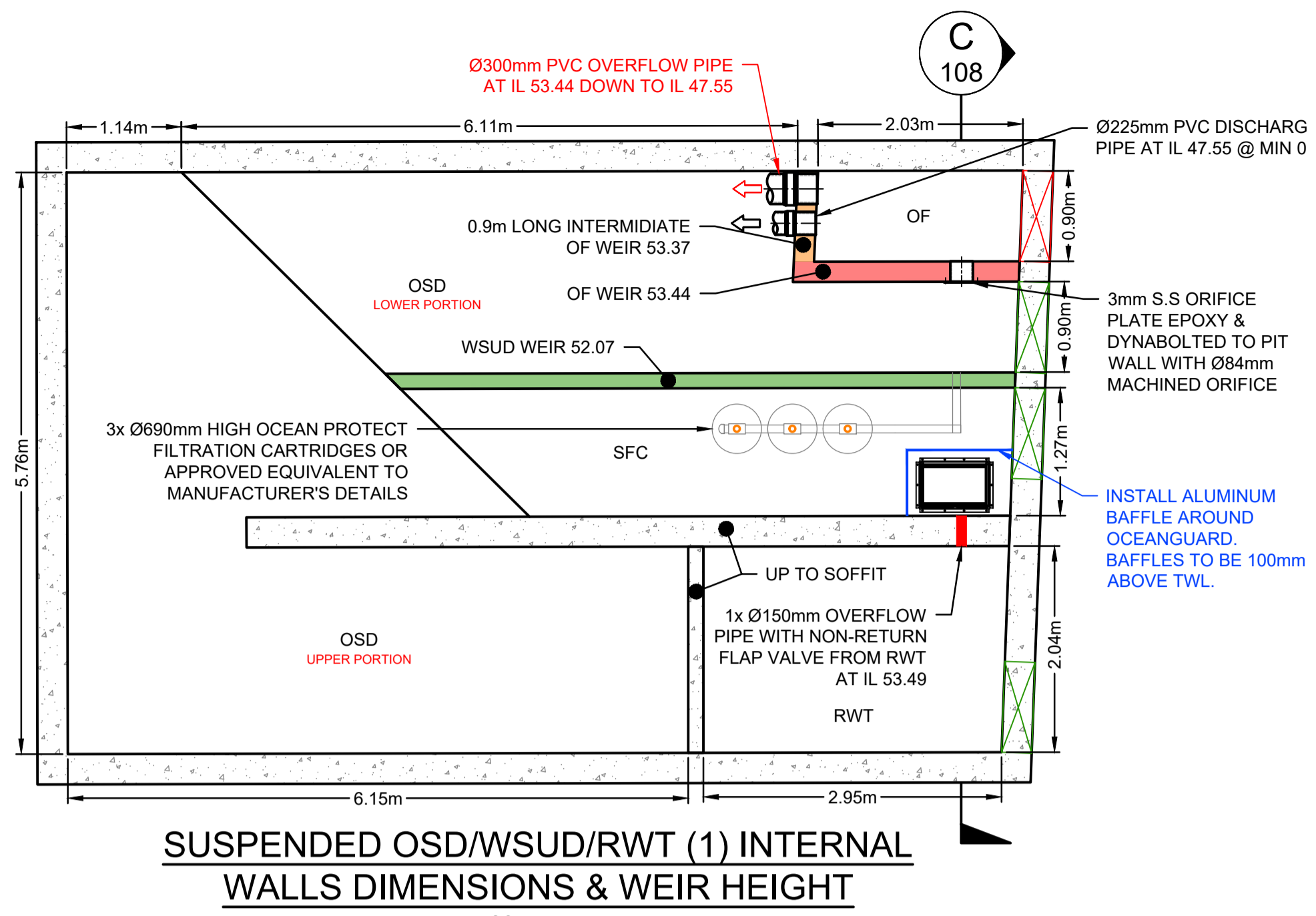
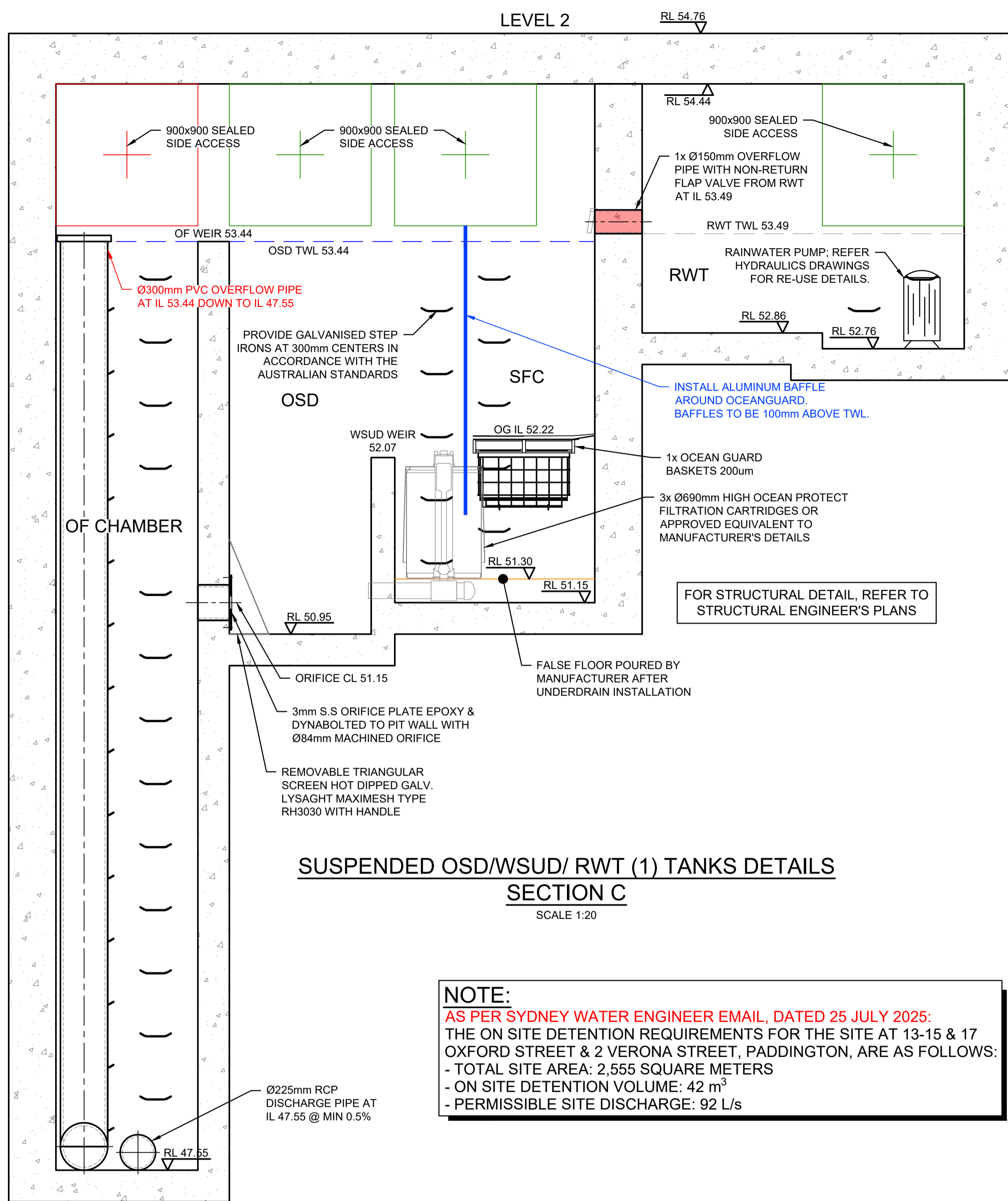
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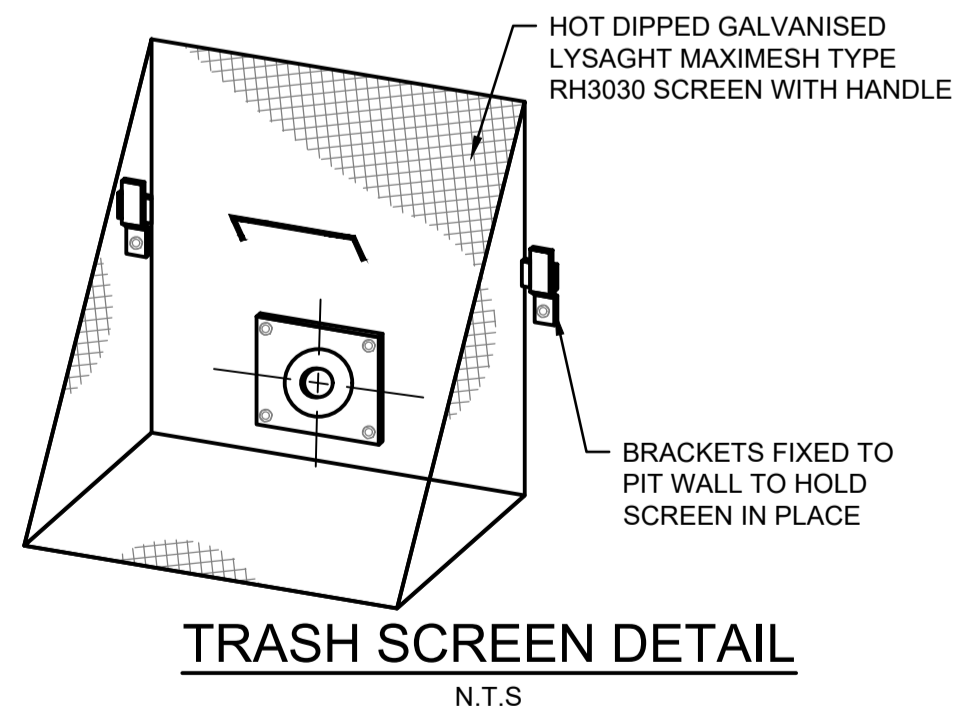
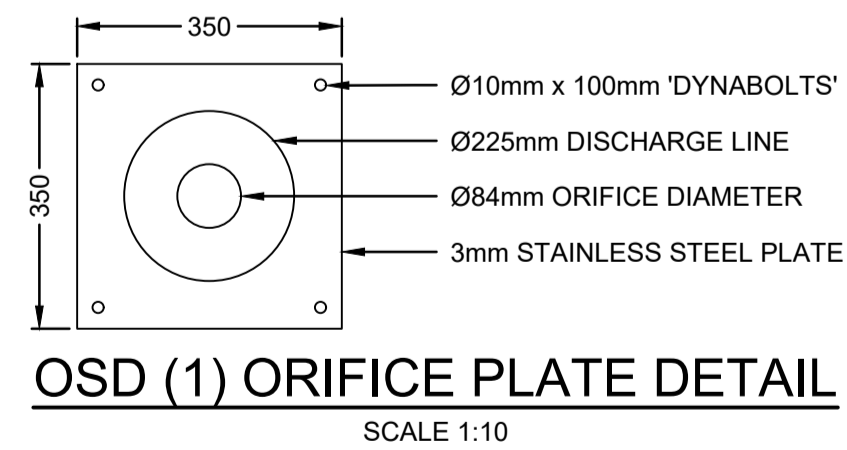
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**13-15 & 17 OXFORD ST & 2 VERONA ST, PADDINGTON**  
 PROPOSED MIXED USE DEVELOPMENT  
 STORMWATER CONCEPT PLANS  
 DEVELOPMENT APPLICATION

Drawing Title <b>STORMWATER CONCEPT PLAN LEVEL 1</b>			
Scale 1:200	Project No. 25080	Dwg. No. 107	Issue B



THIS IS AN  
**ON-SITE STORMWATER  
DETENTION SYSTEM**  
REQUIRED BY YOUR LOCAL COUNCIL  
IT IS AN OFFENCE TO REDUCE THE VOLUME OF THE  
TANK OR BASIN OR TO INTERFERE WITH THE  
ORIFICE PLATE THAT CONTROLS THE OUTFLOW  
THE BASE OF THE OUTLET CONTROL PIT AND THE  
DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND  
SEDIMENT ON A REGULAR BASIS BY THE OWNER  
THIS PLATE MUST NOT BE REMOVED



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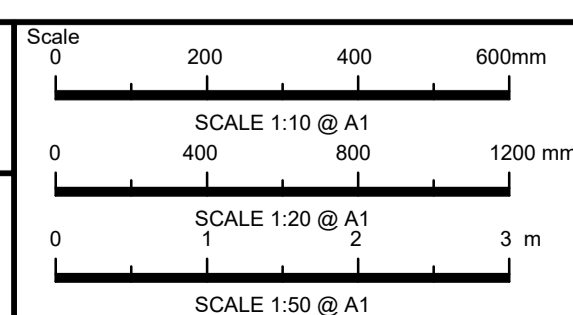
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Client  
**WT Malouf**



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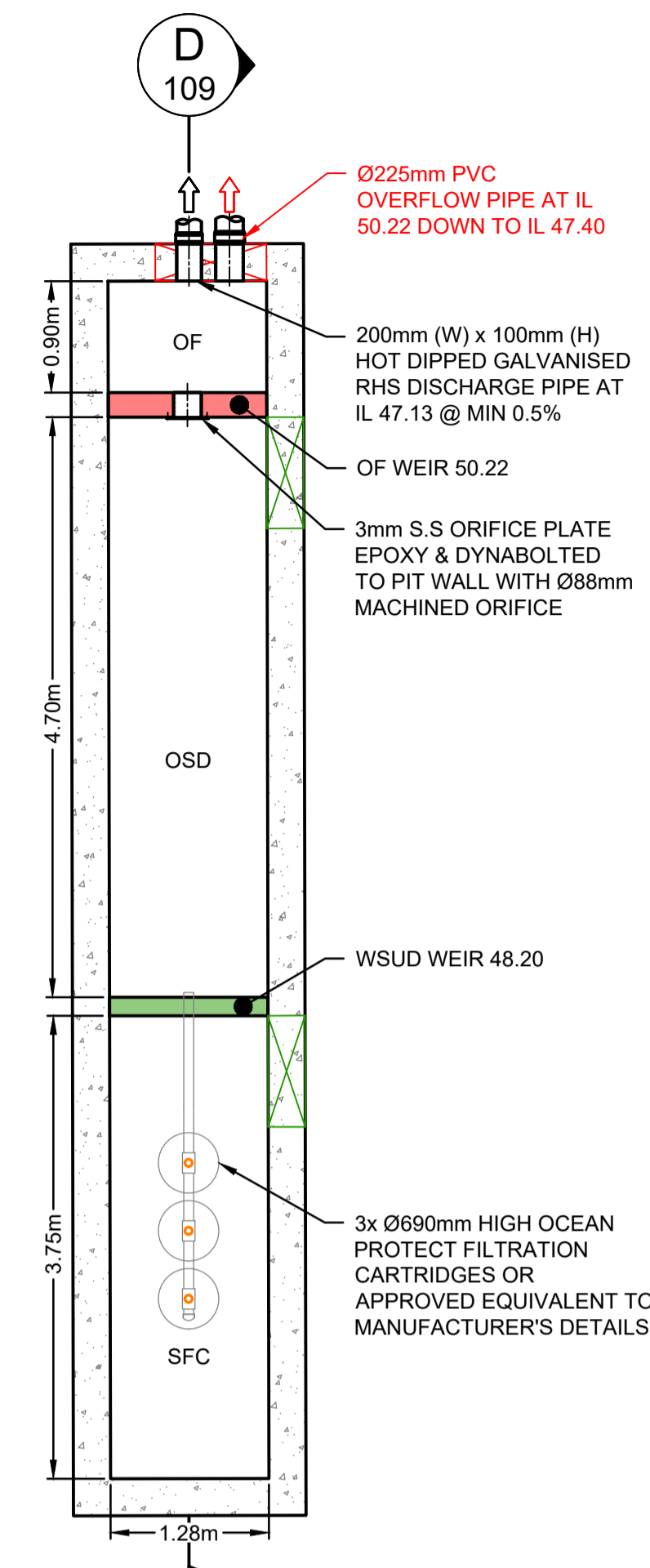
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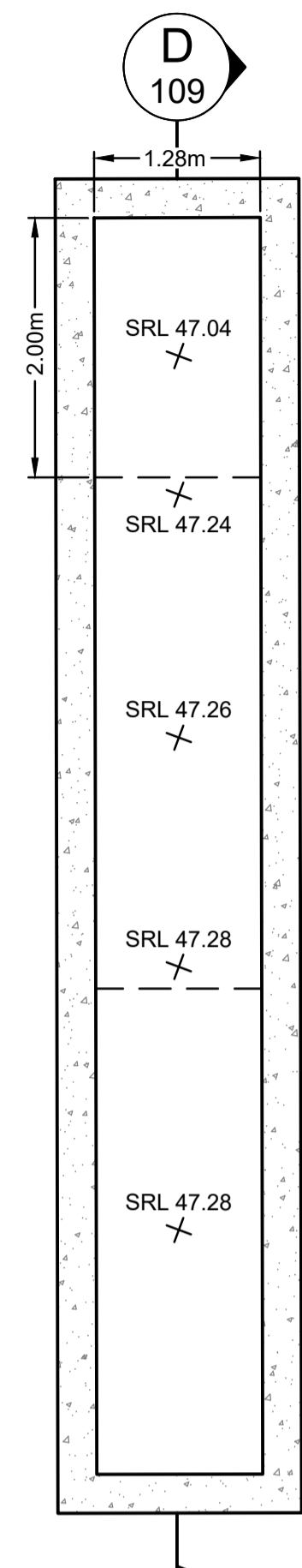
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**13-15 & 17 OXFORD ST &  
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PROPOSED MIXED USE DEVELOPMENT  
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DEVELOPMENT APPLICATION**

Drawing Title  
**ON-SITE DETENTION DETAILS  
AND CALCULATIONS  
SHEET 1 OF 2**

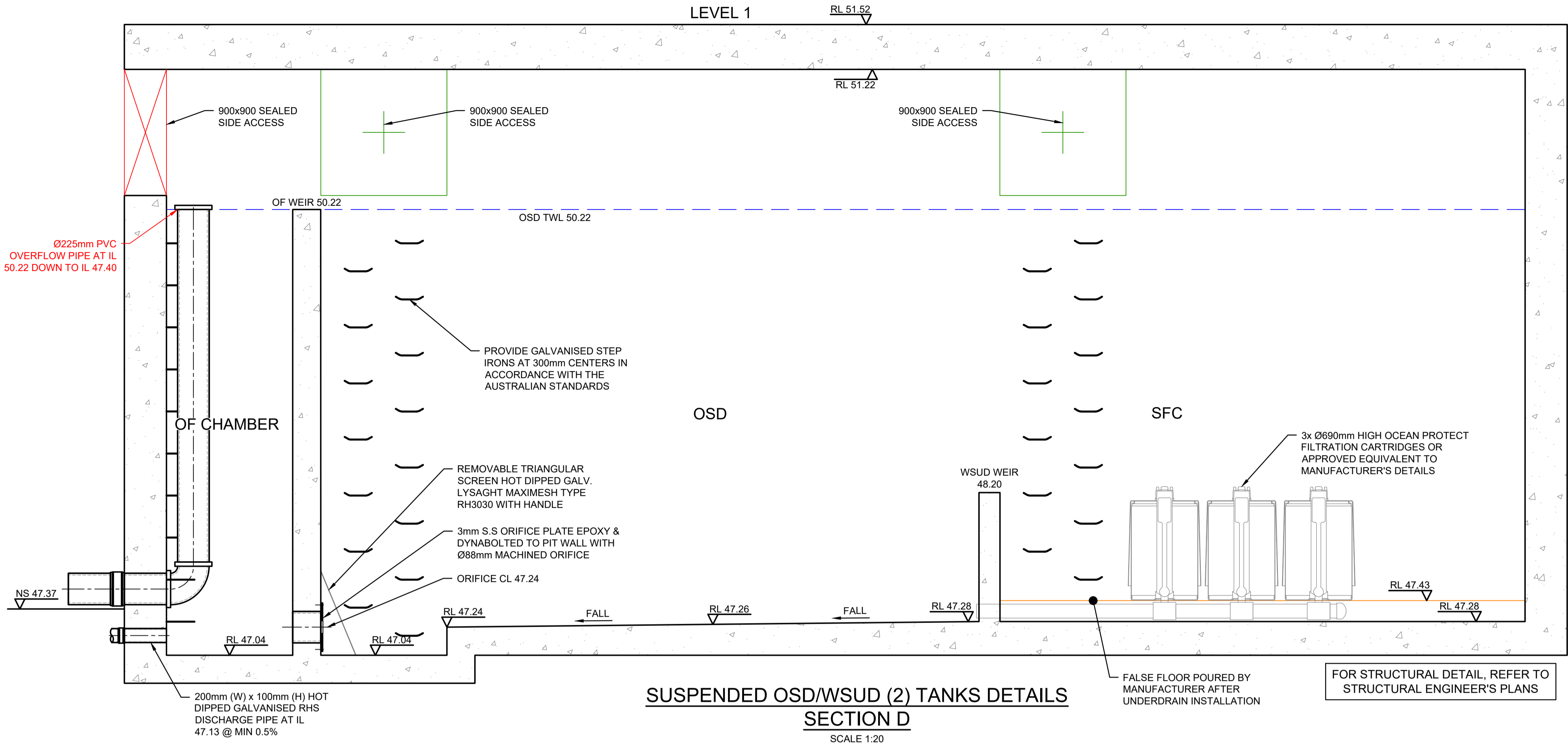
Scale A1 Project No. 25080 Dwg. No. 108 Issue D



**SUSPENDED OSD/WSUD (2) INTERNAL WALLS DIMENSIONS & WEIR HEIGHT**  
SCALE 1:50

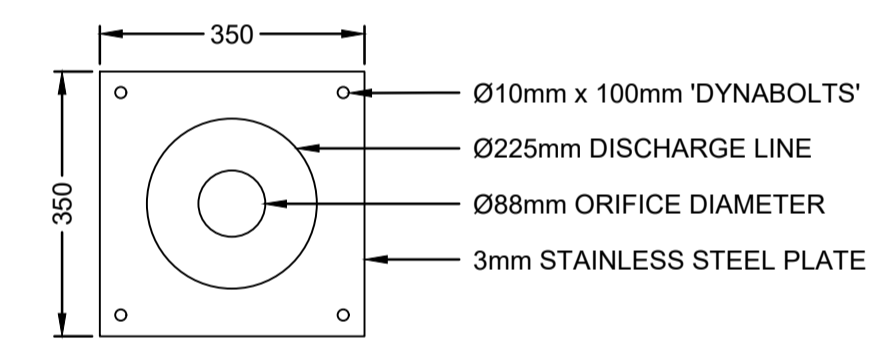


**SUSPENDED OSD/WSUD (2) BOTTOM S.R.L.**  
SCALE 1:50

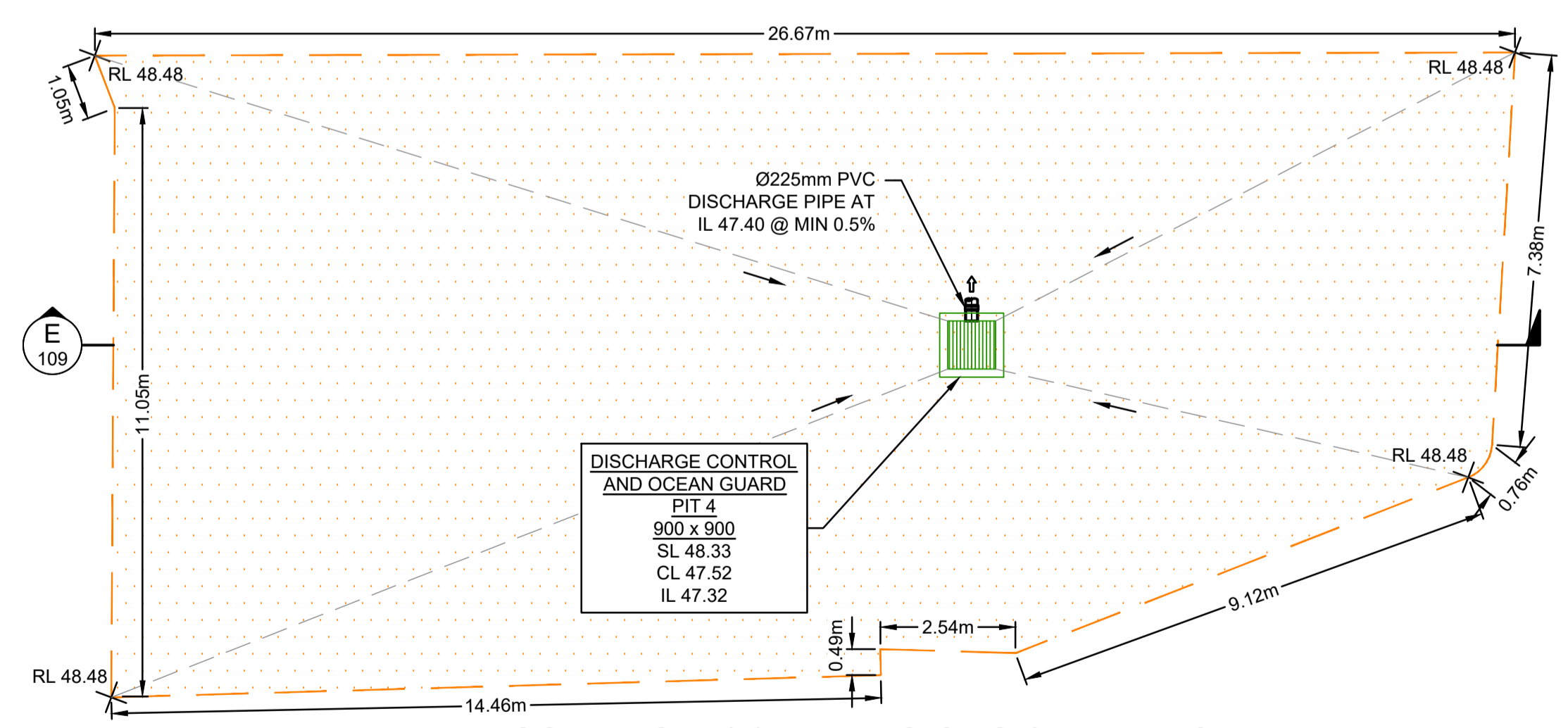


**SUSPENDED OSD/WSUD (2) TANKS DETAILS SECTION D**  
SCALE 1:20

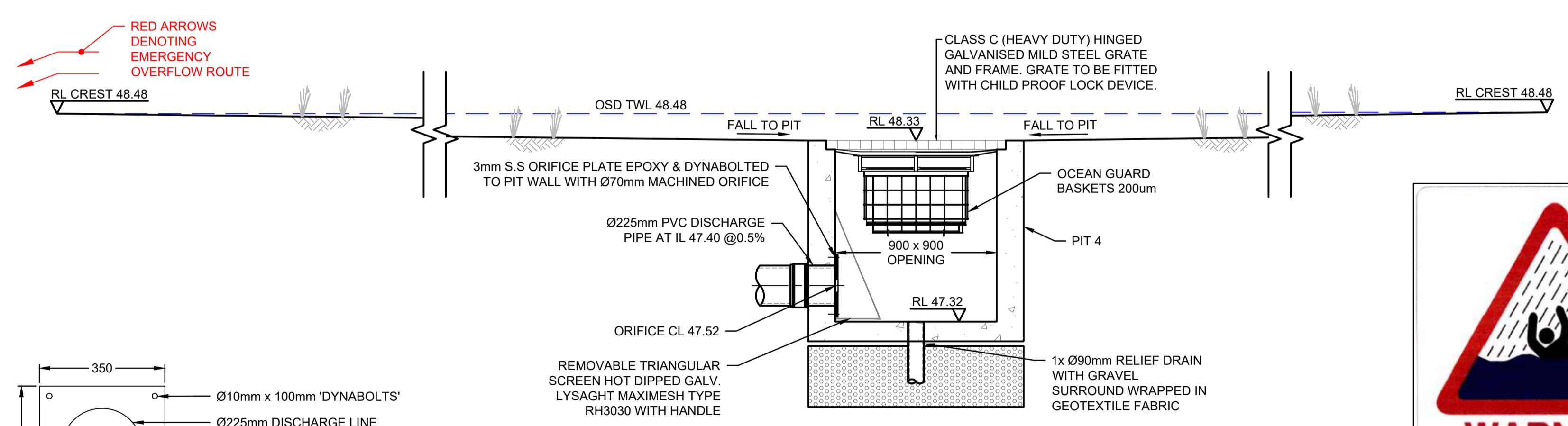
FOR STRUCTURAL DETAIL, REFER TO STRUCTURAL ENGINEER'S PLANS



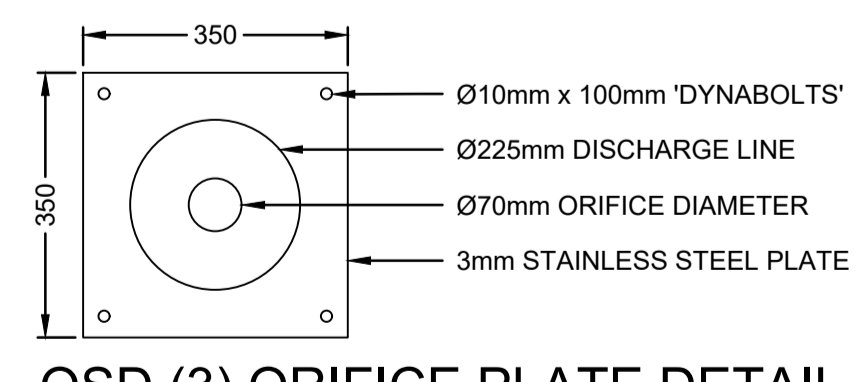
**OSD (2) ORIFICE PLATE DETAIL**  
SCALE 1:10



**OSD BASIN (3) DIMENSIONS & DETAILS**  
SCALE 1:100



**ABOVEGROUND OSD BASIN (3) DETAILS SECTION E**  
SCALE 1:20



**OSD (3) ORIFICE PLATE DETAIL**  
SCALE 1:10



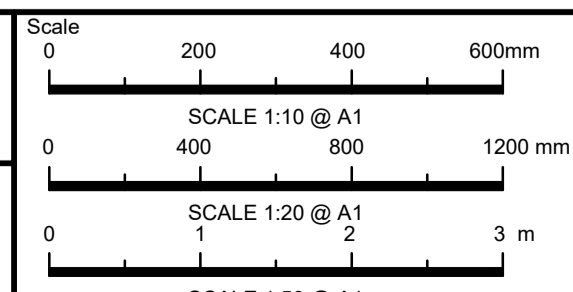
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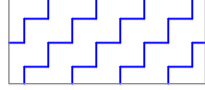


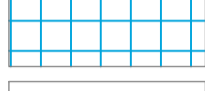
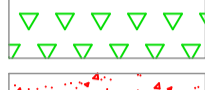
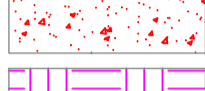



**TELFORD CIVIL**  
CONSULTING CIVIL & STORMWATER ENGINEERS  
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Company: Telford Consulting Pty Ltd

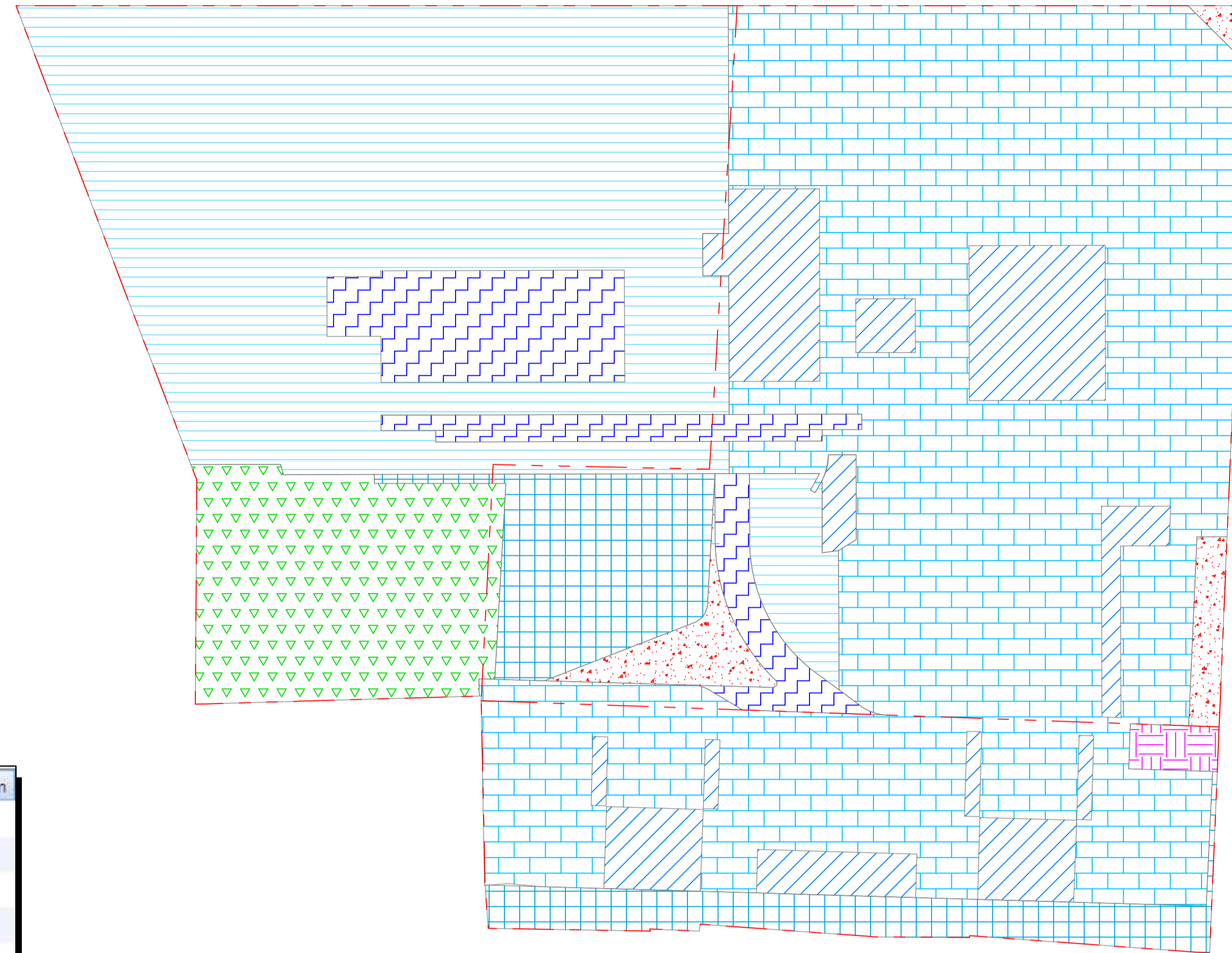
Project  
**13-15 & 17 OXFORD ST & 2 VERONA ST, PADDINGTON**  
PROPOSED MIXED USE DEVELOPMENT  
STORMWATER CONCEPT PLANS  
DEVELOPMENT APPLICATION

Drawing Title		Dwg. No.		Issue	
<b>ON-SITE DETENTION DETAILS AND CALCULATIONS</b>		25080		109	
<b>SHEET 2 OF 2</b>		As Shown		D	

**CATCHMENT LEGEND**

-  ROOF AREA TO RWT 1 THEN TO OG AND SFC 1 = 214.3m<sup>2</sup>
-  ROOF AREA TO RWT 2 THEN TO SFC 2 = 144.9m<sup>2</sup>
-  IMPERVIOUS AREA TO OG THEN SFC 1 = 1,029.1m<sup>2</sup>
-  IMPERVIOUS AREA TO SFC 2 = 716.5m<sup>2</sup>
-  IMPERVIOUS AREA TO OG BYPASSING SFC = 186.8m<sup>2</sup>
-  PERVIOUS AREA TO OG BYPASSING SFC = 183.9m<sup>2</sup>
-  IMPERVIOUS AREA BYPASSING SFC = 46.7m<sup>2</sup>
-  PERVIOUS AREA BYPASSING SFC = 10.8m<sup>2</sup>

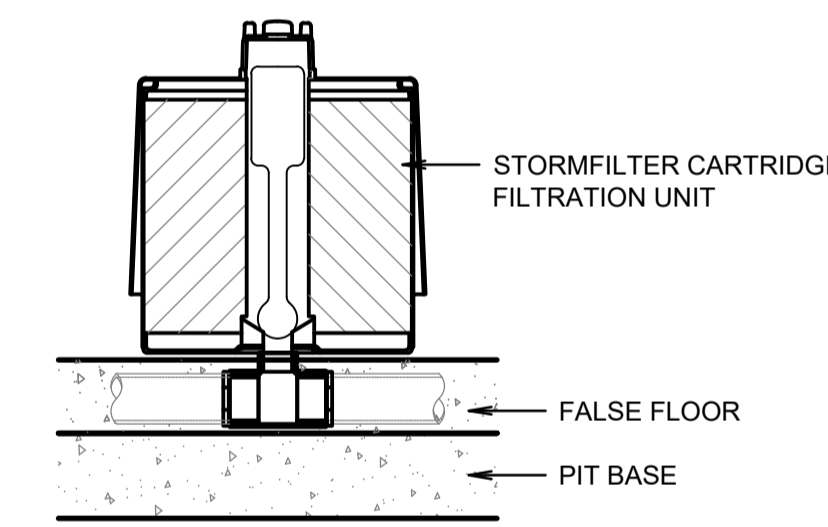
TOTAL SITE AREA = 2,533.0m<sup>2</sup>  
 TOTAL AREA TO SFC 1 = 1,243.4m<sup>2</sup> (49.1% OF TOTAL SITE AREA)  
 TOTAL AREA TO SFC 2 = 861.4m<sup>2</sup> (34.0% OF TOTAL SITE AREA)  
 TOTAL BYPASS AREA = 428.2m<sup>2</sup> (54.5% IMPERVIOUS)



**WSUD CATCHMENT PLAN**  
SCALE 1:200

	Sources	Residual Load	% Reduction
<b>Flow (ML/yr)</b>	2.978	2.856	4.087
<b>Total Suspended Solids (kg/yr)</b>	477.3	68.18	85.71
<b>Total Phosphorus (kg/yr)</b>	0.8184	0.2346	71.34
<b>Total Nitrogen (kg/yr)</b>	6.554	3.19	51.33
<b>Gross Pollutants (kg/yr)</b>	71.91	1.436	98

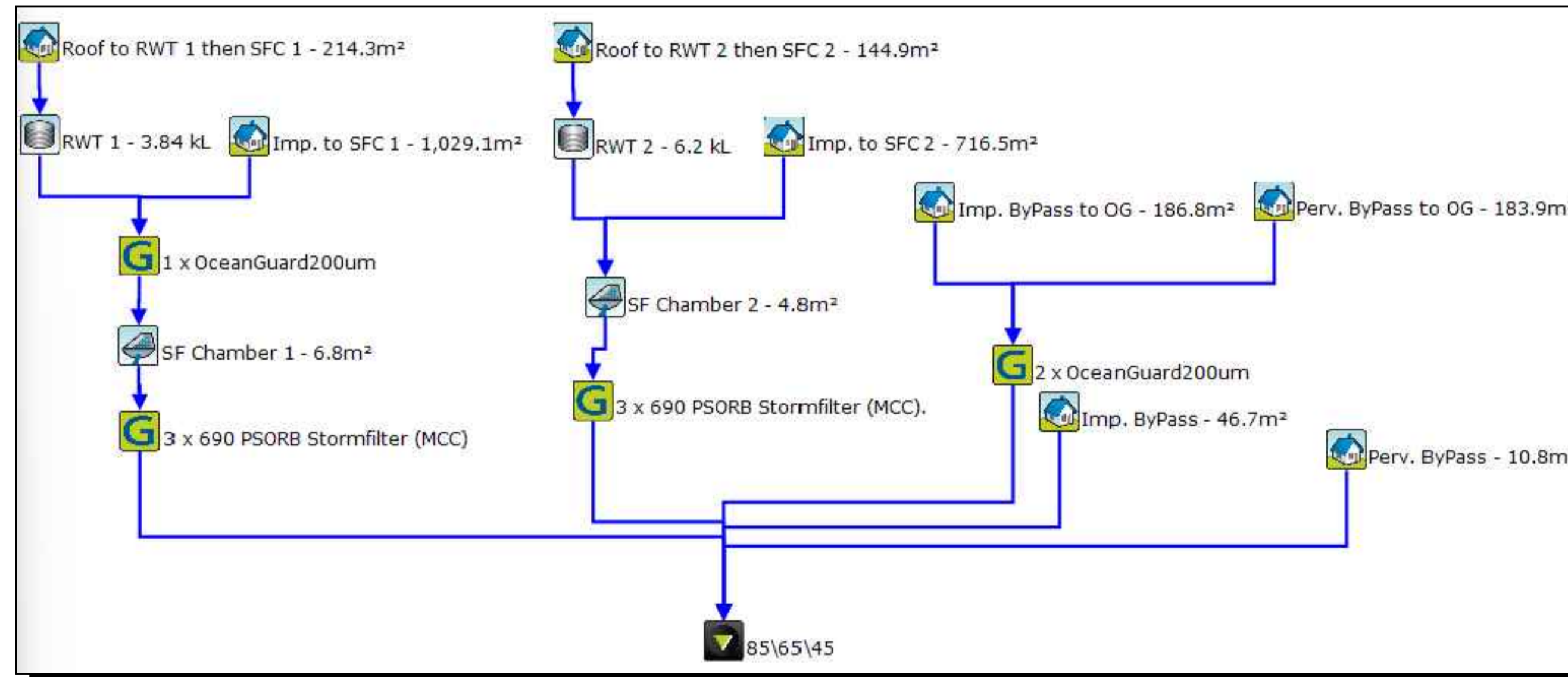
**MUSIC RESULTS**  
N.T.S.



**STORMFILTER CARTRIDGE DETAIL**  
N.T.S.

**GENERAL NOTES:**

1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 x 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.



**MUSIC MODEL**  
N.T.S.

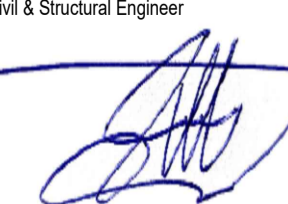
Facility Component Requiring Maintenance	Maintenance Activity	When Maintenance Activity Is Required	Expected Facility Performance After Maintaining	INSPECTION/MINOR MAINTENANCE (TIMES/YEAR)	MAJOR MAINTENANCE (TIMES/YEAR)
StormFilter® Cartridges and Containment Structure	Trash and Debris Removal	Floatable objects or other trash is present in the filter. Remove to avoid hindrance of filtration and eliminate unsightly debris and trash.	Permanent removal from storm system.	2 (and after major storms)	1 (except in case of a spill)
	Cartridge Replacement and Sediment Removal	1. Media has been contaminated by high levels of pollutants, such as after a spill.	1. New media is able to effectively treat stormwater.	-	-
Drainage System Piping	Flushing With Water	Drainage system is obstructed by debris or sediment.	Outflow is not restricted.	-	-

**FILTRATION UNIT MAINTENANCE SCHEDULE**

**NOT FOR CONSTRUCTION**

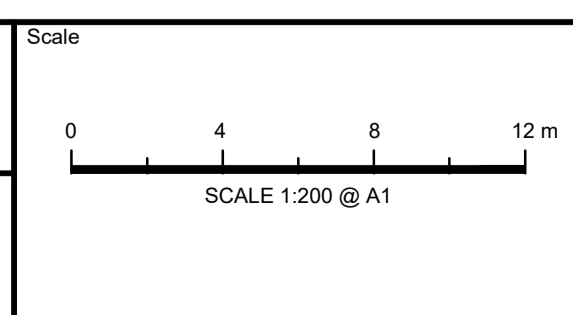
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D	ISSUE FOR DEVELOPMENT APPLICATION	22/05/2026	MIG	SBF
C	ISSUE FOR DEVELOPMENT APPLICATION	16/04/2026	MIG	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	19/11/2025	MIG	SBF
A	ISSUE FOR DEVELOPMENT APPLICATION	30/10/2025	MIG	SBF

Certification By: Dr. Michel Masaya  
 B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng,  
 Civil & Structural Engineer



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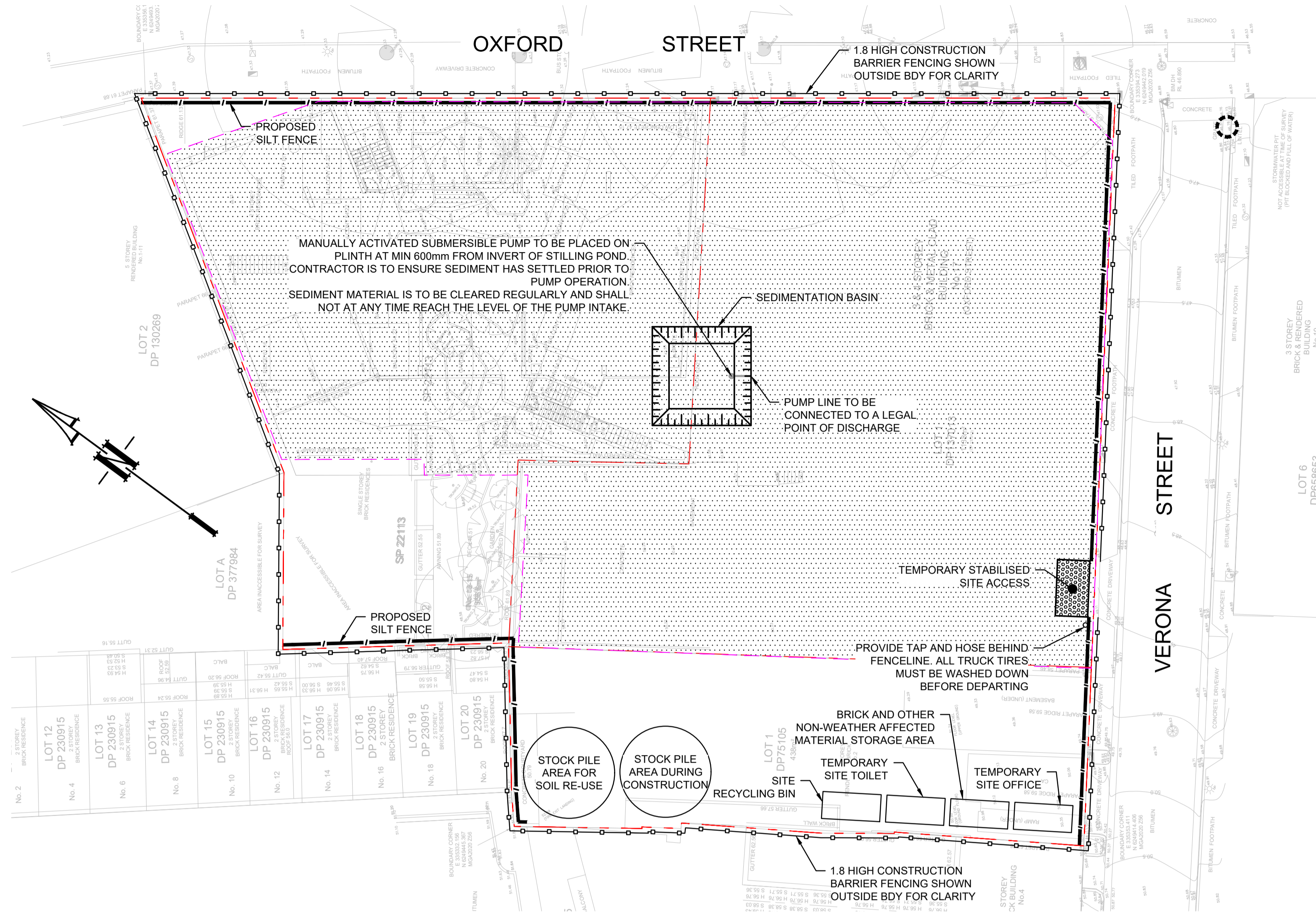
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**13-15 & 17 OXFORD ST & 2 VERONA ST, PADDINGTON**  
**PROPOSED MIXED USE DEVELOPMENT**  
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**DEVELOPMENT APPLICATION**

Drawing Title			
<b>WSUD CATCHMENT PLAN AND MUSIC RESULTS</b>			
Scale	A1	Project No.	Dwg. No.
As Shown	25080	110	D

**LEGEND**

- EXISTING CONTOUR
- EXISTING SURFACE LEVEL
- EARTHWORKS LEVELS
- DESIGN SURFACE LEVELS
- SILT FENCE
- STABILISED SITE ACCESS
- 1.8 HIGH CONSTRUCTION BARRIER FENCING
- TREES TO BE RETAINED
- INLET PROTECTION
- BASEMENT CUT EXTENT



**SEDIMENT & EROSION CONTROL PLAN**  
SCALE 1:200

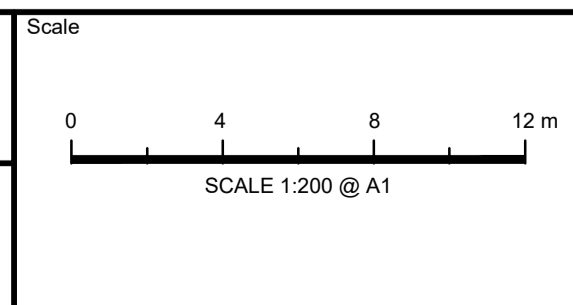
NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
C	ISSUE FOR DEVELOPMENT APPLICATION	16/04/2026	MIG	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	19/11/2025	MIG	SBF
A	ISSUE FOR DEVELOPMENT APPLICATION	30/10/2025	MIG	SBF

Certification by Dr. Michel Ghasya  
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Architect  
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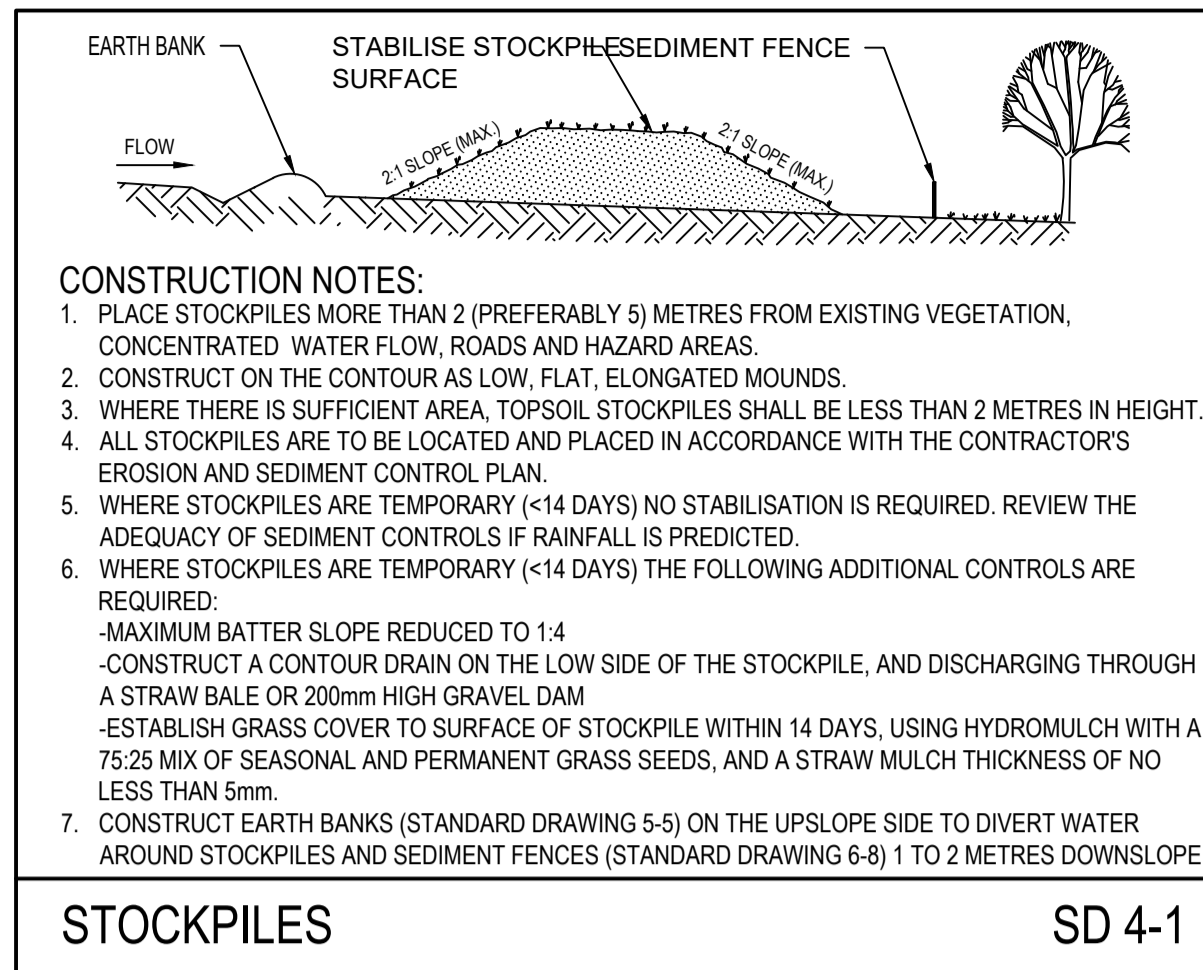
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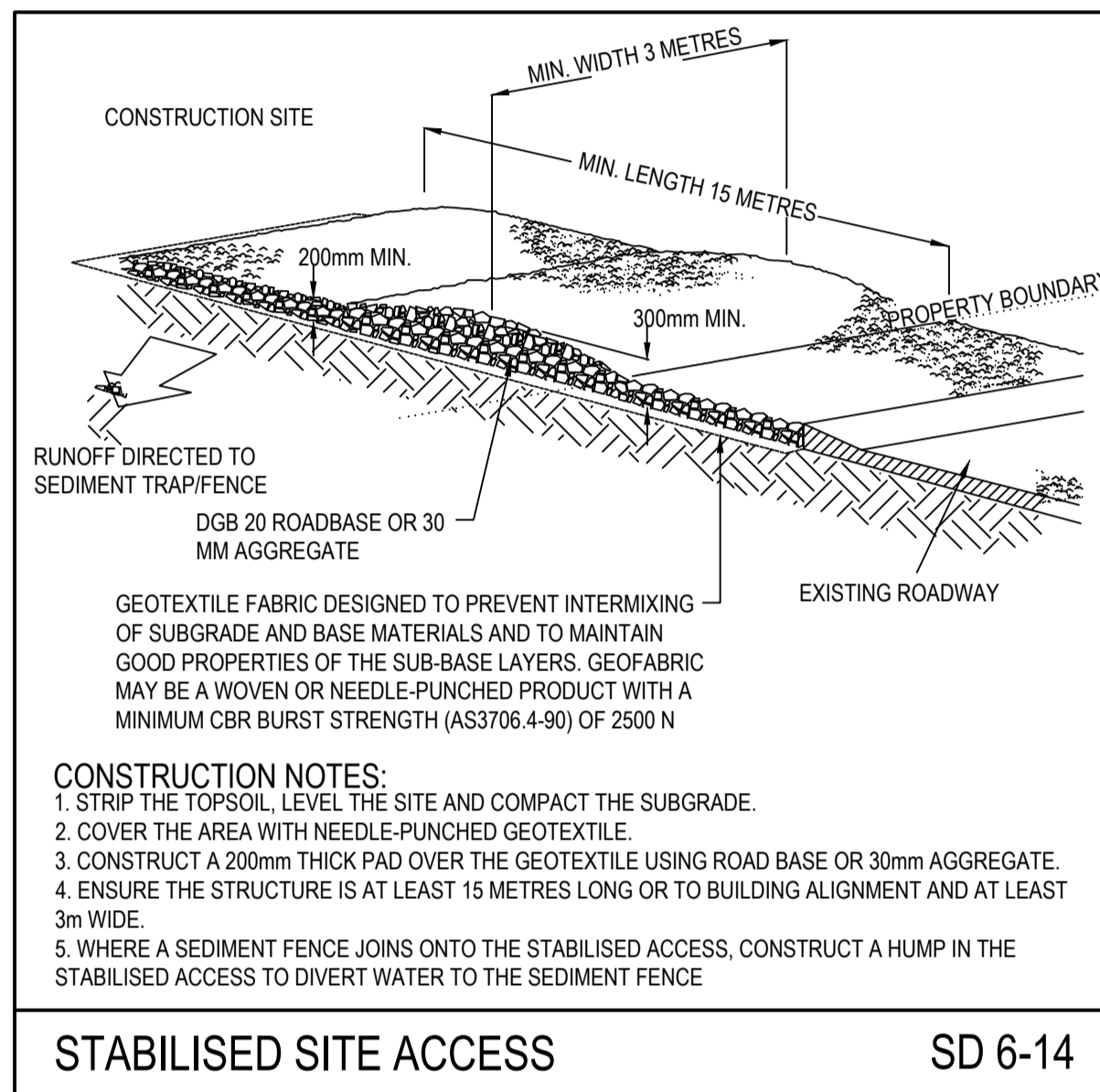
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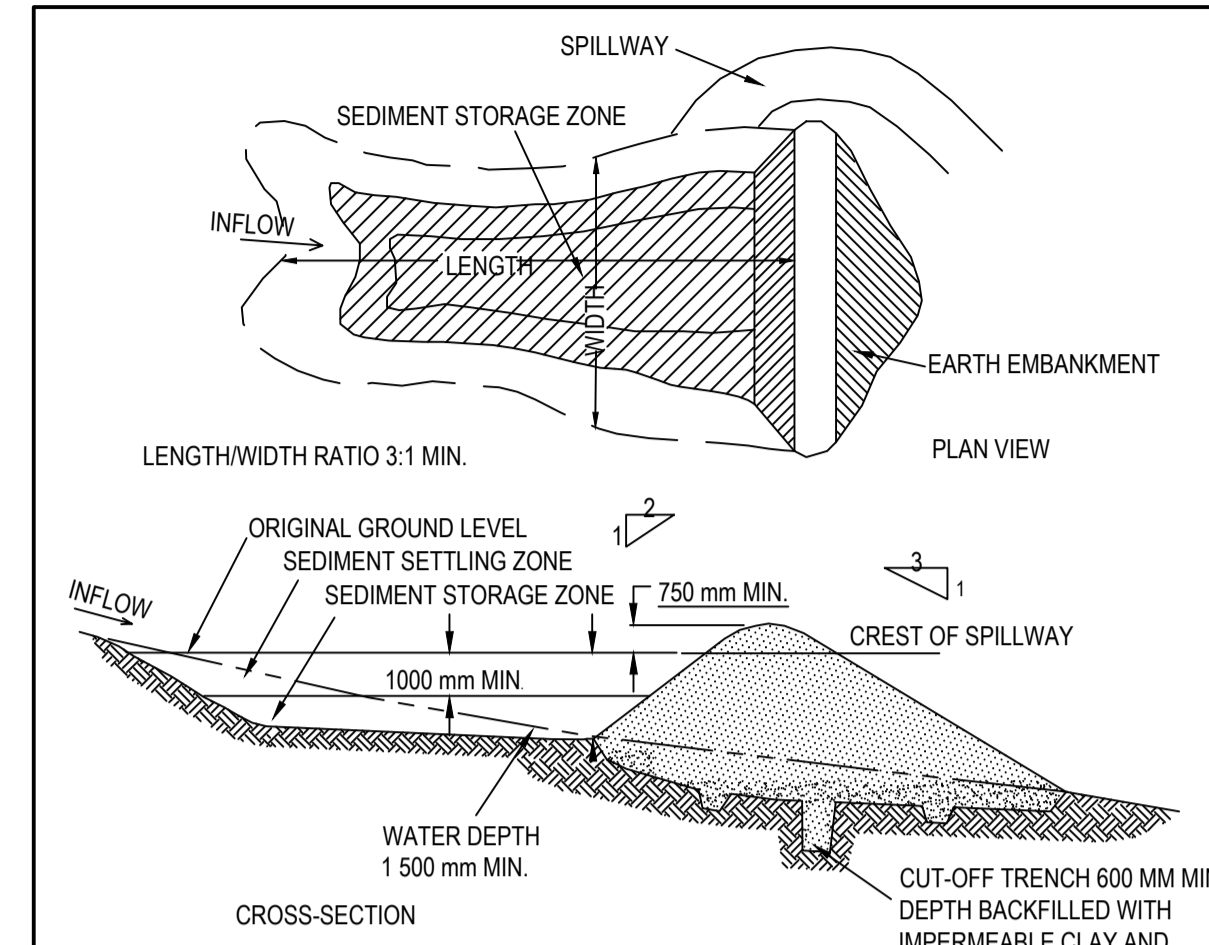
Drawing Title			
<b>SEDIMENT &amp; EROSION CONTROL PLAN &amp; DETAILS SHEET 1 OF 2</b>			
Scale	A1	Project No.	Dwg. No.
1:200		25080	111
			Issue
			C



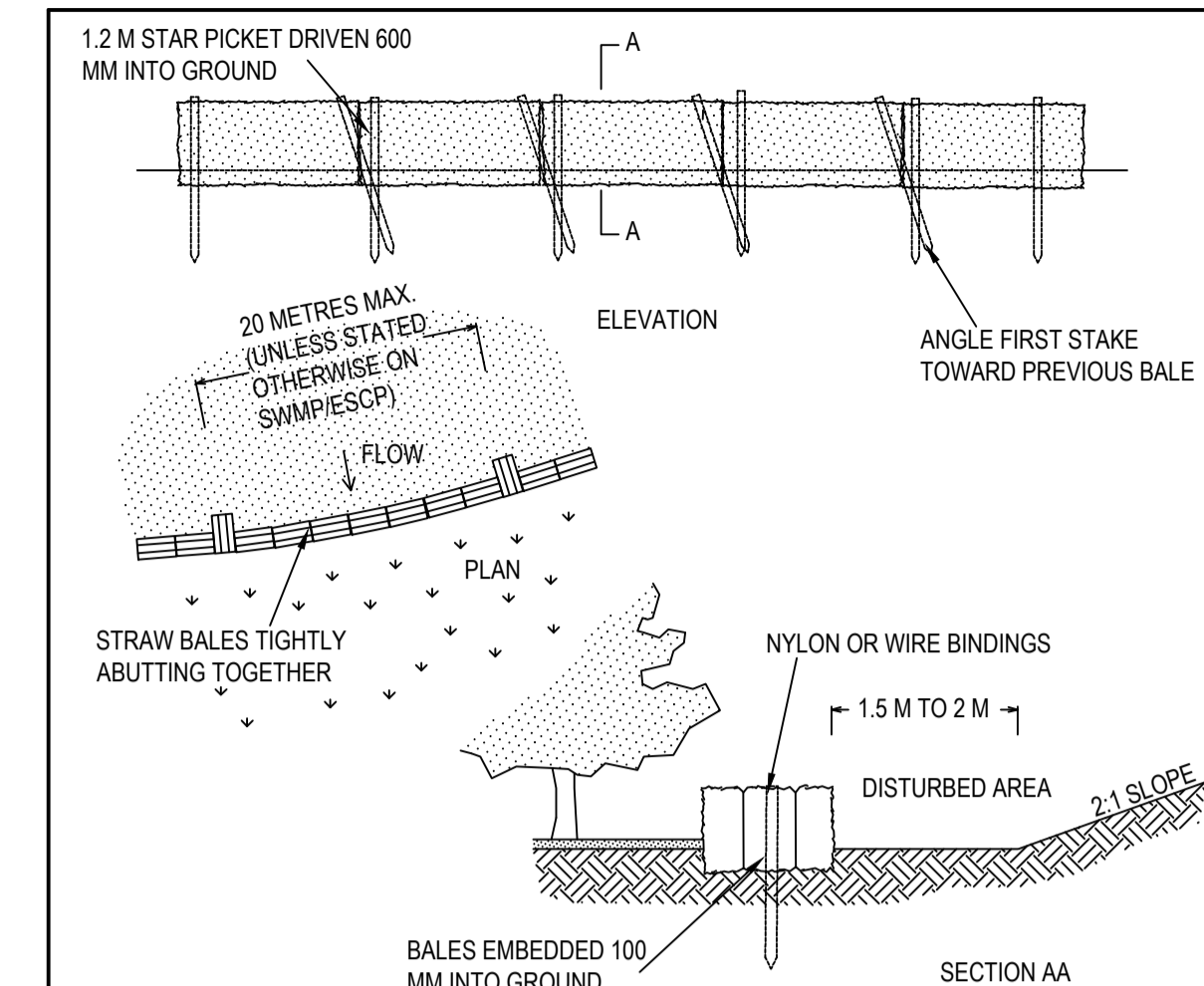
**STOCKPILES SD 4-1**



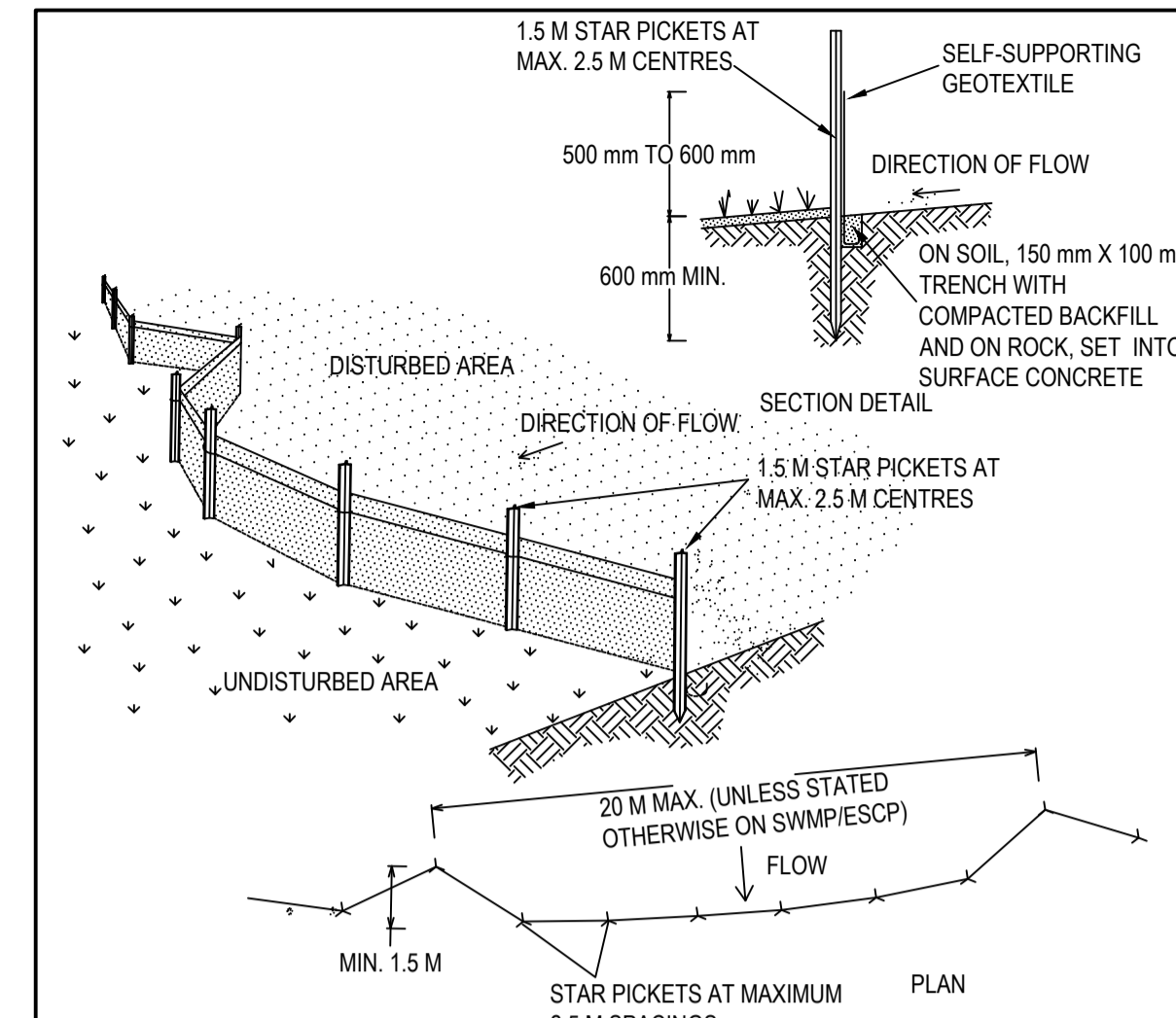
**STABILISED SITE ACCESS SD 6-14**



**EARTH BASIN - WET (APPLIES TO 'TYPE D' AND 'TYPE F' SOILS ONLY) SD 6-4**



**STRAW BALE FILTER SD 6-7**



**SEDIMENT FENCE SD 6-8**

**SEDIMENT & EROSION CONTROL NOTES:**

- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF ANY WORKS BEING CARRIED OUT. ALL SOIL AND EROSION MEASURES SHALL BE MAINTAINED AND KEPT IN PLACE FOR THE FULL DURATION OF THE WORKS AND SHALL ONLY BE REMOVED AT FINAL STABILISATION OF THE WORKS. WHERE IT IS NECESSARY TO UNDERTAKE STRIPPING IN ORDER TO CONSTRUCT A SEDIMENT CONTROL DEVICE ONLY SUFFICIENT GROUND SHALL BE STRIPPED TO ALLOW CONSTRUCTION.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED & MAINTAINED AS INDICATED ON THESE DRAWINGS. LOCATION AND EXTENT OF SOIL & WATER MANAGEMENT DEVICES IS DIAGRAMMATIC ONLY AND THE ACTUAL REQUIREMENTS SHALL BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT.
- CONFORMITY WITH THIS PLAN SHALL IN NO WAY REDUCE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AGAINST WATER DAMAGE DURING THE COURSE OF THE CONTRACT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ANY NECESSARY CONTROL IS IN PLACE EVEN THOUGH SUCH CONTROL MAY NOT BE SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS & ALL EMPLOYEES OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION & POLLUTION TO DOWNSTREAM AREAS
- IN ADDITION TO SEDIMENT BASINS, THE CONTRACTOR SHALL REGULARLY MAINTAIN SEDIMENT AND EROSION CONTROL STRUCTURES & DESILT SUCH STRUCTURES PRIOR TO THE REDUCTION IN CAPACITY OF 30% DUE TO ACCUMULATED SEDIMENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE IN A MANNER APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL TEMPORARILY REHABILITATE WITHIN TEN (10) DAYS ANY DISTURBED AREAS PROVIDING A MINIMUM 80% COVER. FINAL REHABILITATION IS TO BE PROVIDED WITHIN A FURTHER 60 DAYS WITH A MINIMUM 70% COVER.
- THE CONTRACTOR SHALL PROVIDE WATERING OF THE VEGETATED BATTERS FOR MAINTENANCE PERIOD. PLANT, MACHINERY AND VEHICLES SHALL NOT BE DRIVEN OVER GRASSED AREAS UNLESS ON AN APPROVED HAULAGE ROUTE.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS QUICKLY AS POSSIBLE TO MINIMISE RISK OF EROSION.
- SITE ACCESS SHALL BE RESTRICTED TO THE NOMINATED POINTS. THE CONTRACTOR SHALL PROVIDE STABILISED SITE ACCESS.
- DUST AND SITE DISTURBANCE MUST BE KEPT TO A MINIMUM. DURING WINDY WEATHER, LARGE, UNPROTECTED AREAS MUST BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO REDUCE WIND EROSION. ERECT BARRIER FENCING TO MINIMISE LAND DISTURBANCE BY PREVENTING VEHICULAR AND PEDESTRIAN ACCESS TO AREAS BEING REHABILITATED AND LANDS THAT DO NOT NEED TO BE DISTURBED BY THIS PROJECT.
- STOCKPILE TOPSOILS, SUBSOILS AND OTHER MATERIALS SEPARATELY.
- TOPSOIL SHALL BE STORED IN LOW MOUNDS NO MORE THAN 2 METRES HIGH AND RE-USED WITHIN TWO MONTHS TO MAINTAIN ACTIVE POPULATIONS OF BENEFICIAL SOIL MICROBES & SEED.
- PLACE ALL STOCKPILES AT LEAST FIVE METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS, ESPECIALLY EARTH BANKS AND ROADS. IF NECESSARY, EARTH BANKS OR DRAINS WILL BE CONSTRUCTED TO DIVERT LOCALISED RUN-ON.
- TURN TOPSOIL STOCKPILES OVER TO AERATE THEM AT MONTHLY INTERVALS. ENSURE VEGETATION IS NOT INCORPORATED INTO THE SOIL.
- AVOID REVERSING THE SOIL PROFILE MATERIALS DURING FILL OPERATIONS - REPLACE DISTURBED SOILS IN THEIR ORIGINAL ORDER.
- ON COMPLETION OF MAJOR EARTHWORKS AND BEFORE ADDING TOPSOIL, LEAVE DISTURBED LANDS WITH A LOOSE SURFACE. ALTERNATELY, DISTURBED AREAS PREVIOUSLY COMPACTED BY CONSTRUCTION WORKS WILL BE RIPPED TO MORE THAN 200mm ALONG THE CONTOUR BEFORE APPLYING TOPSOIL
- PROVIDING MATERIALS ARE AVAILABLE, SPREAD TOPSOIL TO A MINIMUM DEPTH OF 75mm IN REVEGETATION AREAS ON SLOPES OF 4(H):1(V) OR LESS AND TO A DEPTH OF 40 TO 60mm IN REVEGETATION AREAS STEEPER THAN 4:1.
- LEAVE TOPSOIL IN A SCARIFIED OR ROUGH CONDITION ONCE REPLACED TO HELP MOISTURE INFILTRATION AND REDUCE SOIL EROSION.
- ENSURE SOIL IS THOROUGHLY SOAKED TO A DEPTH OF 75mm (RAIN OR IRRIGATION) IMMEDIATELY BEFORE PLANTING.
- HANDLE TOPSOIL ONLY WHEN IT IS MOIST (NOT WET OR DRY) TO AVOID DECLINE OF SOIL STRUCTURE
- THE CONTRACTOR SHALL MAINTAIN A LOG BOOK DETAILING:
  - RECORDS OF ALL RAINFALL
  - CONDITION OF SOIL AND WATER MANAGEMENT STRUCTURES
  - ANY APPLICATION OF FLOCCULATING AGENTS TO SEDIMENT BASIN
  - VOLUMES OF ALL WATER DISCHARGED FROM SEDIMENT BASINS
  - ANY ADDITIONAL REMEDIAL WORKS REQUIRED.
- THE LOG BOOK SHALL BE MAINTAINED ON A WEEKLY BASIS AND BE MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. THE ORIGINAL LOG BOOK SHALL BE ISSUED TO THE PROJECT MANAGER AT THE COMPLETION OF WORKS
- ALL ROAD EMBANKMENTS TO BE STABILISED AS PER LANDSCAPE ARCHITECTS DETAILS.
- A SELF AUDITING PROGRAM SHOULD BE ESTABLISHED BASED ON A CHECK SHEET DEVELOPED FOR THE SITE. A SITE INSPECTION USING THE CHECK SHEET SHOULD BE MADE BY THE SITE MANAGER AT LEAST WEEKLY, IMMEDIATELY BEFORE SITE CLOSURE AND IMMEDIATELY FOLLOWING RAINFALL EVENTS THAT CAUSE RUNOFF.
- UNDERTAKE THE SELF AUDIT BY:
  - WALKING AROUND THE SITE SYSTEMATICALLY (E.G. CLOCKWISE)
  - RECORDING THE CONDITION OF EVERY BMP EMPLOYED
  - RECORDING MAINTENANCE REQUIREMENTS (IF ANY) FOR EACH BMP
  - RECORDING THE SITE WHERE SEDIMENT IS DISPOSED
  - FORWARDING A SIGNED DUPLICATE OF THE COMPLETED CHECK SHEET TO THE PROJECT MANAGER/DEVELOPER/SITE OPERATOR FOR THEIR INFORMATION
- IN PARTICULAR, INSPECT:
  - LOCATIONS WHERE VEHICLES ENTER AND LEAVE THE SITE
  - ALL INSTALLED EROSION AND SEDIMENT CONTROL MEASURES, ENSURING THEY ARE OPERATING CORRECTLY
  - AREAS THAT MIGHT SHOW WHETHER SEDIMENT OR OTHER POLLUTANTS ARE LEAVING THE SITE OR HAVE POTENTIAL TO DO SO
  - ALL DISCHARGE POINTS, TO ASSESS WHETHER THE EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING IMPACTS TO THE RECEIVING WATERS
- A SITE INSPECTION USING THE CHECK SHEET WILL BE MADE BY THE SITE MANAGER AT LEAST WEEKLY, IMMEDIATELY BEFORE SITE CLOSURE, AND IMMEDIATELY FOLLOWING RAINFALL EVENTS GREATER THAN 5mm IN 24 HOURS.

**SEDIMENT BASIN CALCULATION:**  
THE MINIMUM VOLUME OF THE UPPER SETTING ZONE IS DEFINED BY EQUATION:

$$V_s = 10 \cdot R_{(y\%, 5\text{-day})} \cdot C_v \cdot A$$

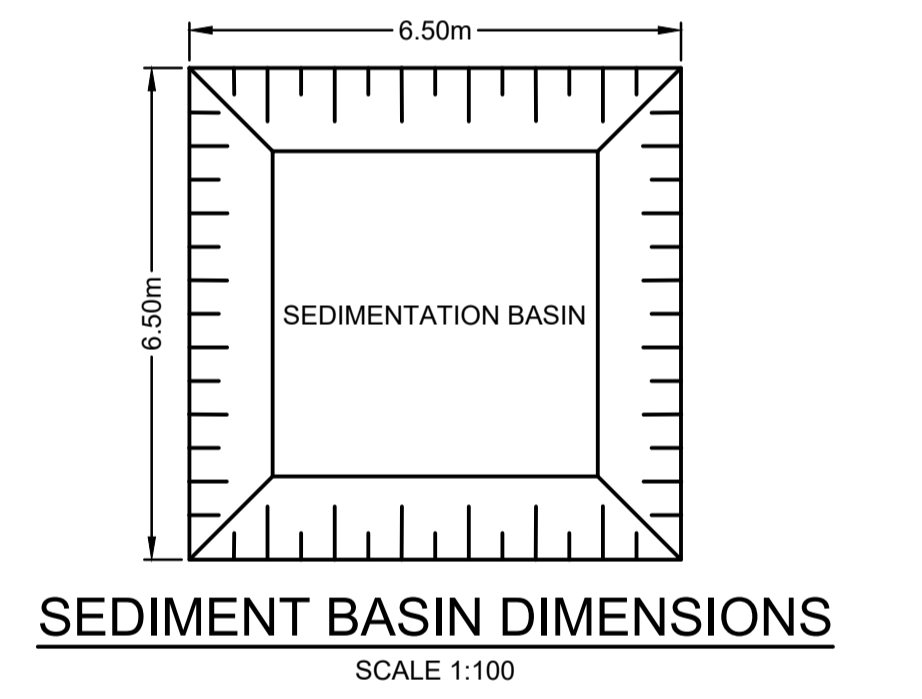
WHERE:  $V_s$  = VOLUME OF THE SETTING ZONE ( $m^3$ )  
 $R_{(y\%, 5\text{-day})}$  = Y%, 5-DAY RAINFALL DEPTH (mm)  
 $C_v$  = VOLUMETRIC RUNOFF COEFFICIENT  
 $A$  = EFFECTIVE CATCHMENT SURFACE AREA TO BE CONNECTED TO THE BASIN (ha)  
 $R_{(y\%, 5\text{-day})} = K_1 \cdot I_{(1y, 120hr)} + K_2$

WHERE:  $K$  = CONSTANT = 17  
 $K_2$  = CONSTANT = 11.2  
 $I_{(1y, 120hr)}$  = AVERAGE RAINFALL INTENSITY FOR A 1 IN 1 YEAR ARI, 120 HR STORM (mm/hr) = 1.3

THEN:  $R_{(y\%, 5\text{-day})} = 17 \times 1.3 + 11.2 = 33.3$

SEDIMENT BASIN:  
 $R_{(y\%, 5\text{-day})} = 33.3$   
 $C_v = 0.5$   
 $A = 2,533 m^2 = 0.2533 \text{ ha}$

THEN  $V_s = 10 \times 33.3 \times 0.5 \times 0.2533 = 42.18 m^3$



**BASIN DEWATERING NOTES:**  
ALL SEDIMENT BASINS ON-SITE ARE TO BE CONTINUOUSLY MONITORED AND MAINTAINED BEFORE AND AFTER RAIN EVENTS. DEWATERING IS TO BE ACHIEVED BY:

- AFTER A RAIN EVENT, ALLOW UP TO 24 HOURS FOR ALL SURFACE FLOWS AND GROUND WATER TO CONTINUE SEEPING INTO THE BASIN;
- PLACE INDUSTRY STANDARD FLOCCULANT FOR A PERIOD OF 24-48 HOURS. MORE TIME MAY BE REQUIRED DEPENDING ON GROUND SEEPAGE FROM UPSTREAM CATCHMENT;
- WATER QUALITY TESTING BY AN ACCREDITED ENVIRONMENTAL ENGINEER AND LABORATORY FOR TOTAL SUSPENDED SOLIDS (TSS) IS TO OCCUR;
- ONCE CLEARANCE BY AN ENVIRONMENTAL ENGINEER HAS BEEN SOUGHT, PUMP WATER IN NEARBY DRAINAGE SYSTEM

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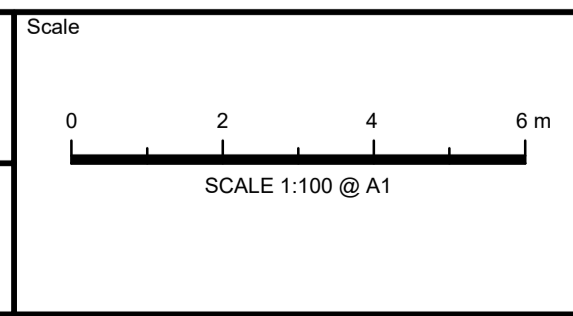
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Issue	Description	Date	Design	Checked

Verification by Dr. Michel Orsaya  
B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng.,  
Civil & Structural Engineer

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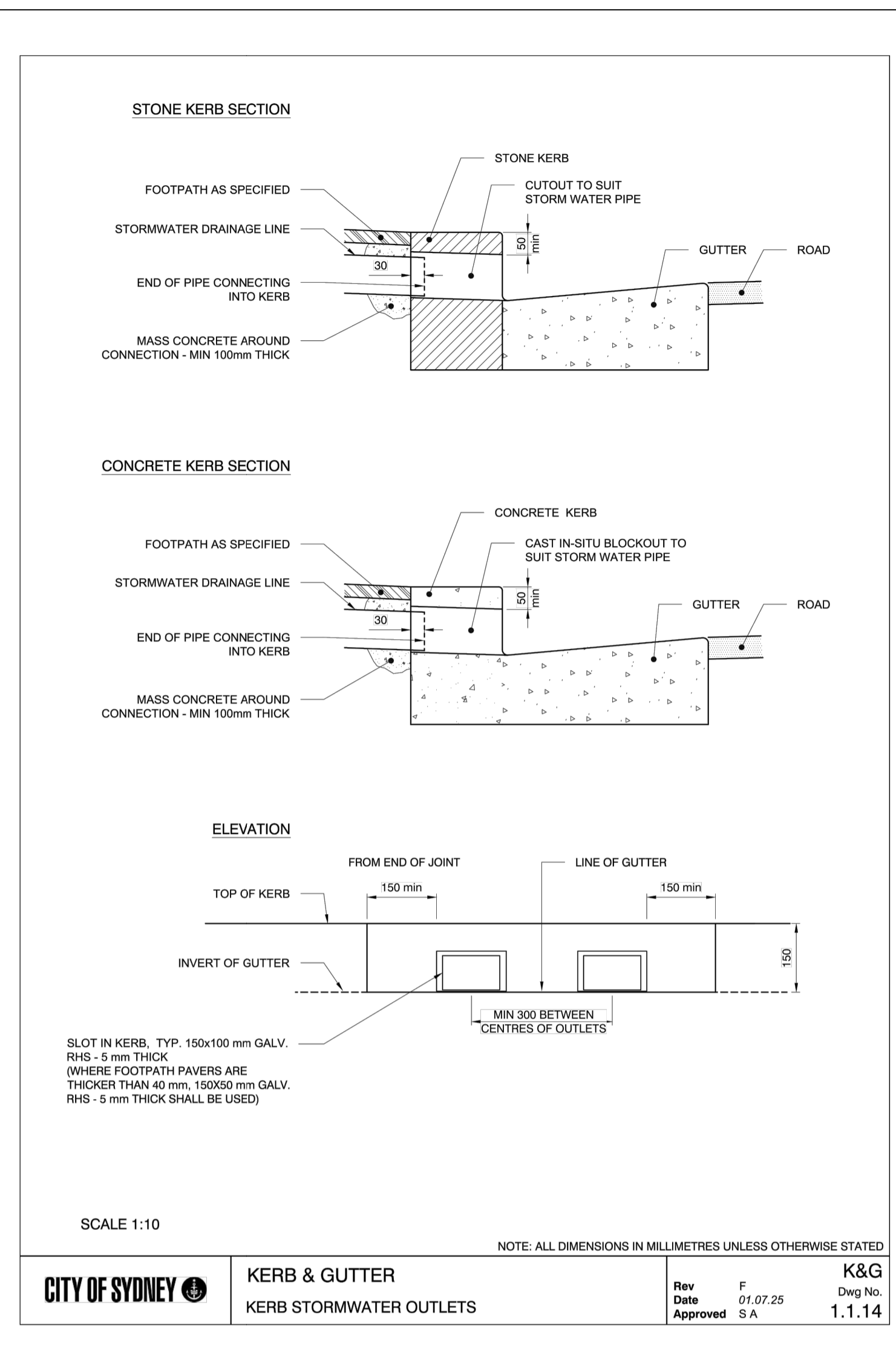
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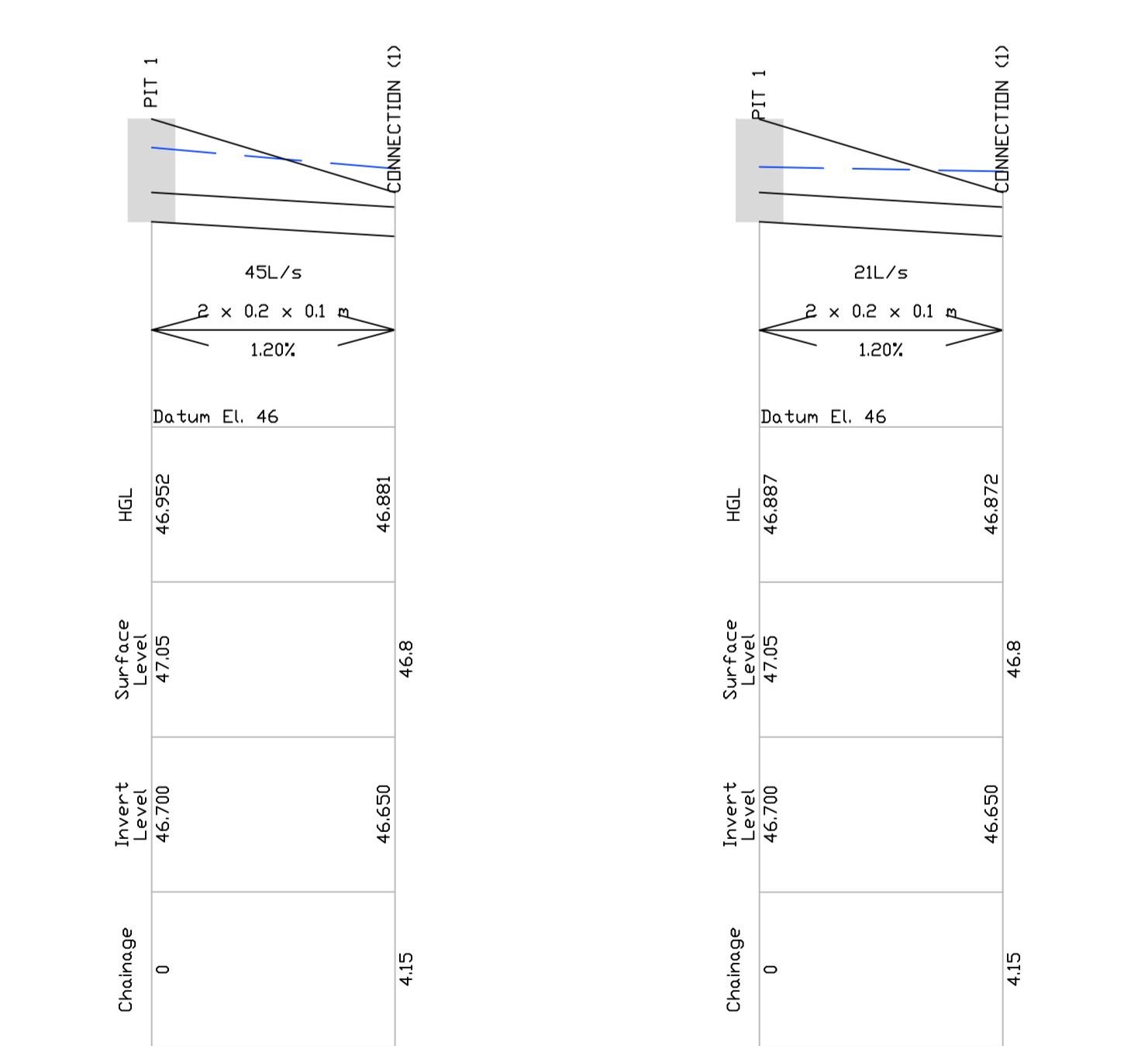
Project  
**13-15 & 17 OXFORD ST & 2 VERONA ST, PADDINGTON**  
PROPOSED MIXED USE DEVELOPMENT  
STORMWATER CONCEPT PLANS  
DEVELOPMENT APPLICATION

Drawing Title  
**SEDIMENT & EROSION CONTROL PLAN & DETAILS SHEET 2 OF 2**

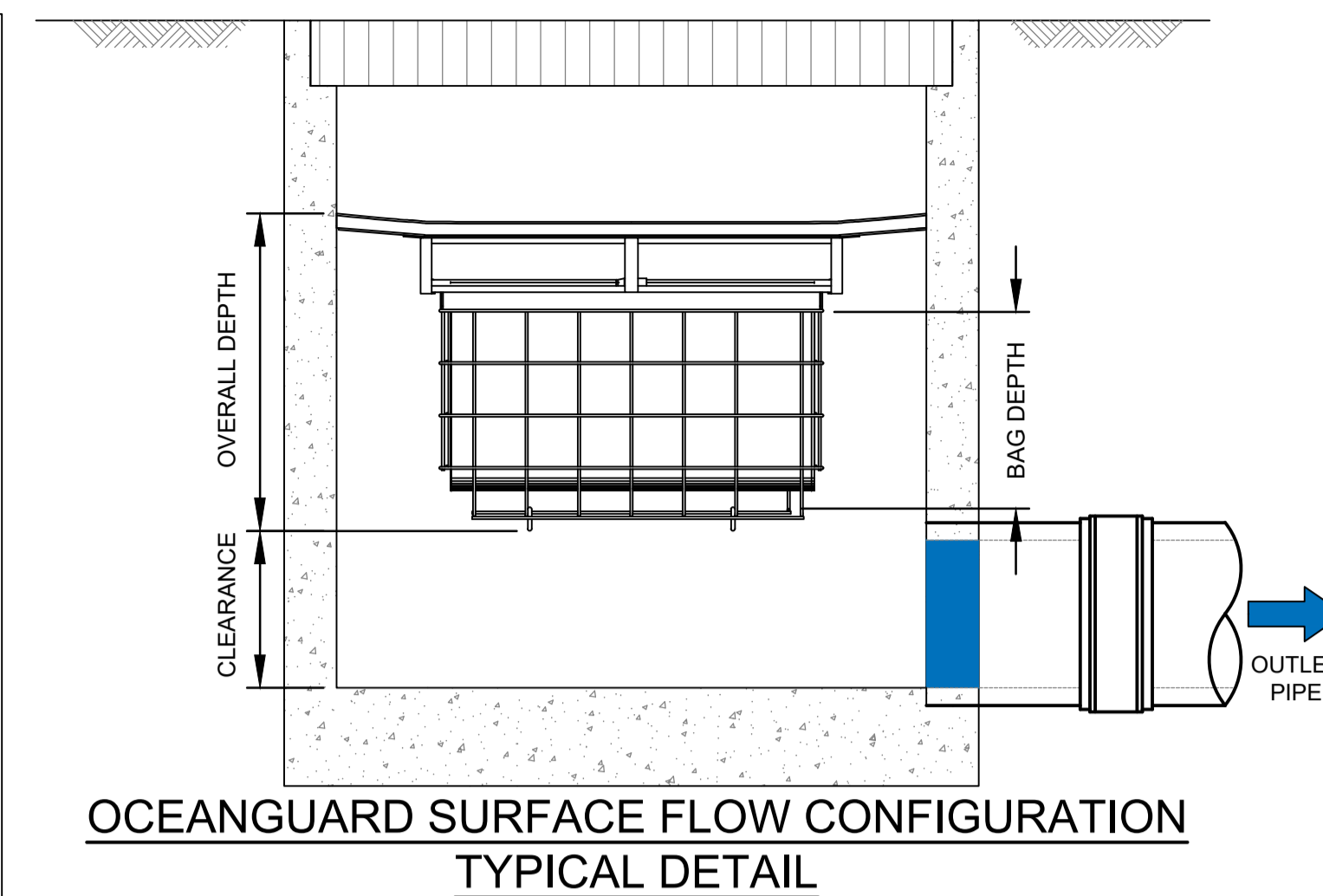
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As Shown		25080	112	C



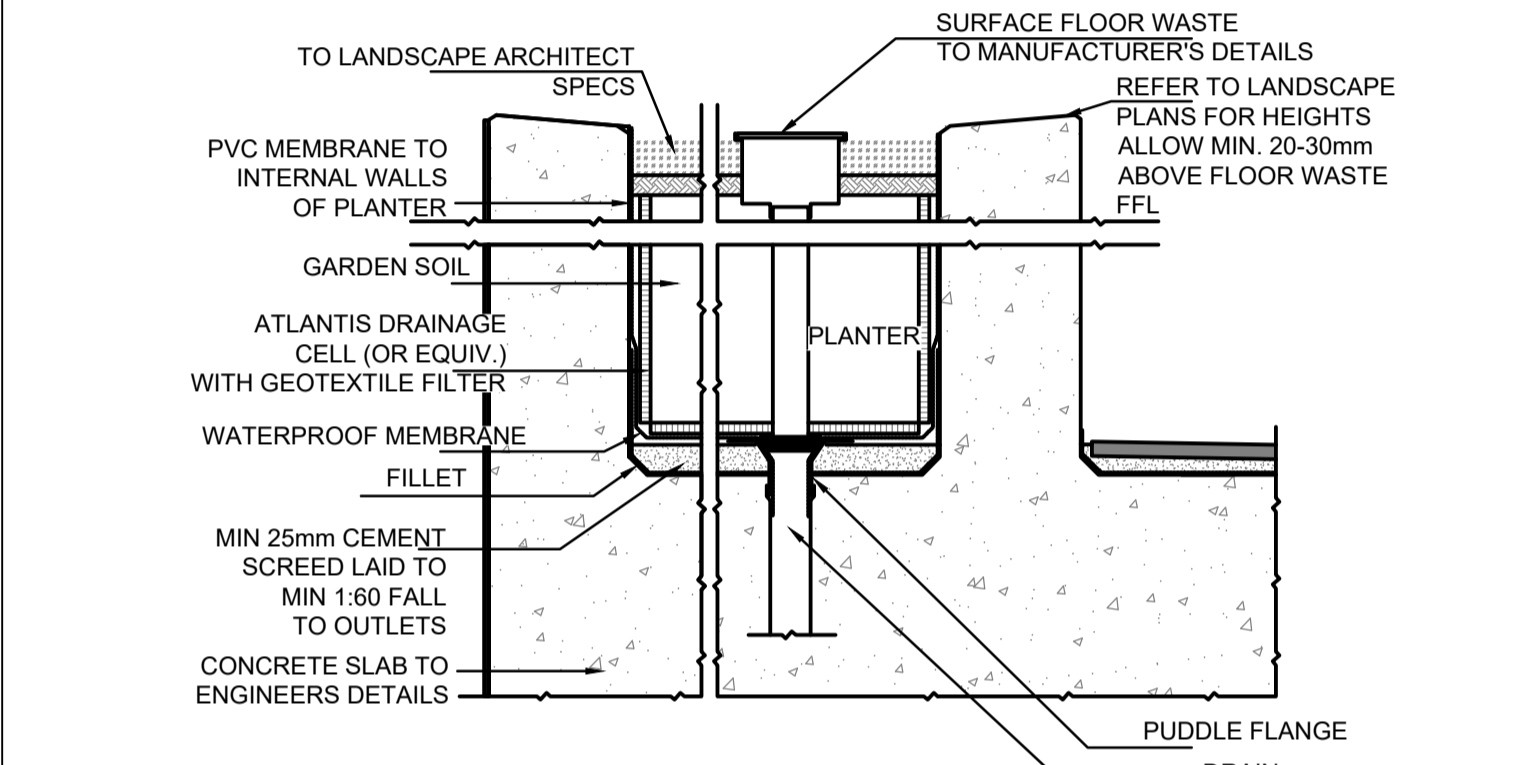
CITY OF SYDNEY	KERB & GUTTER	K&G
	KERB STORMWATER OUTLETS	
Rev	F	Dwg No.
Date	01.07.25	1.1.14
Approved	SA	



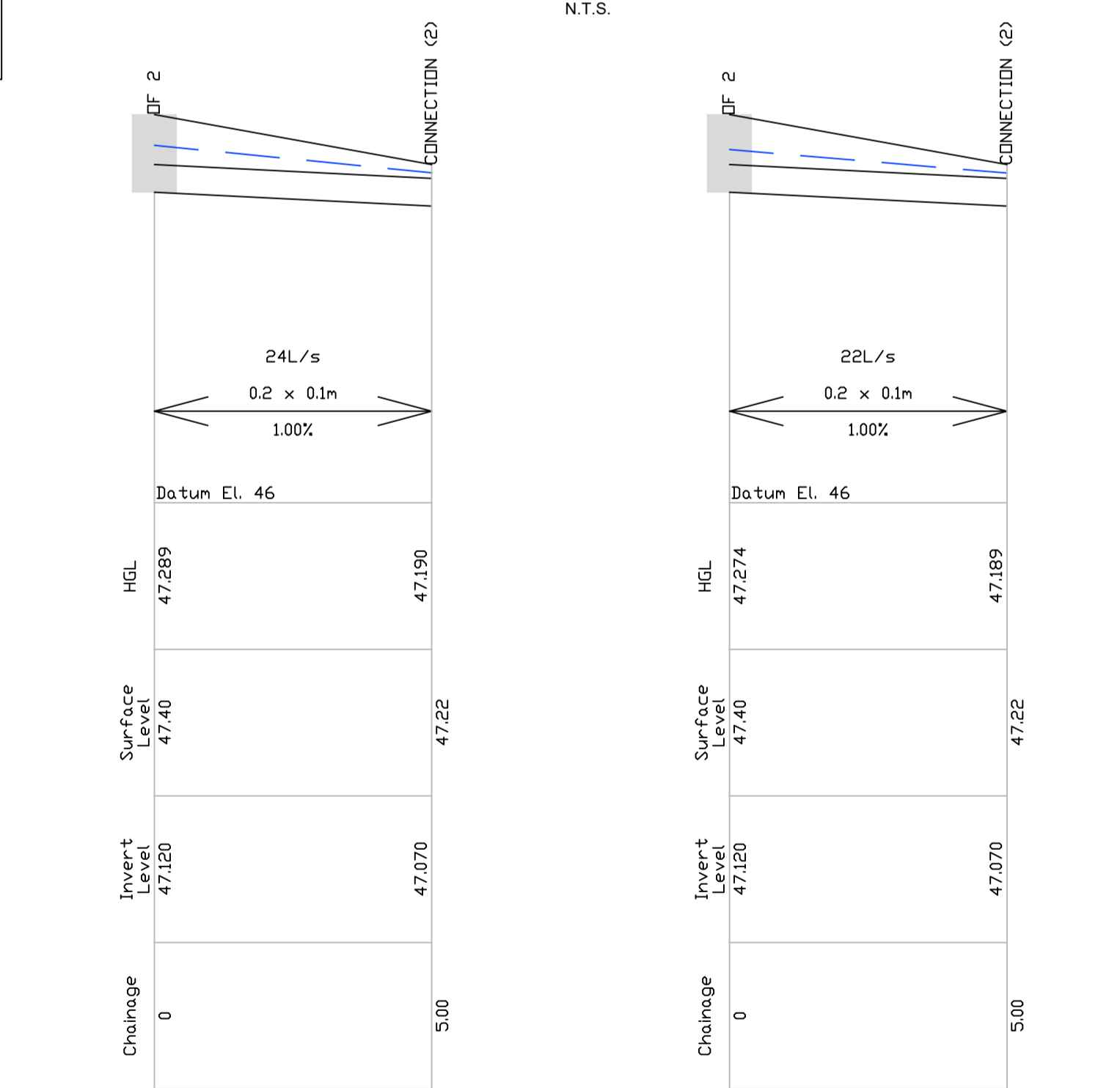
100YR ARI STORM DRAINAGE LONGITUDINAL SECTION CONNCTION (1)  
HORIZONTAL SCALE 1:100  
VERTICAL SCALE 1:20



**NOTE:**  
DETAIL TO BE CONFIRMED BY WATERPROOFING CONSULTANT/ARCHITECT.

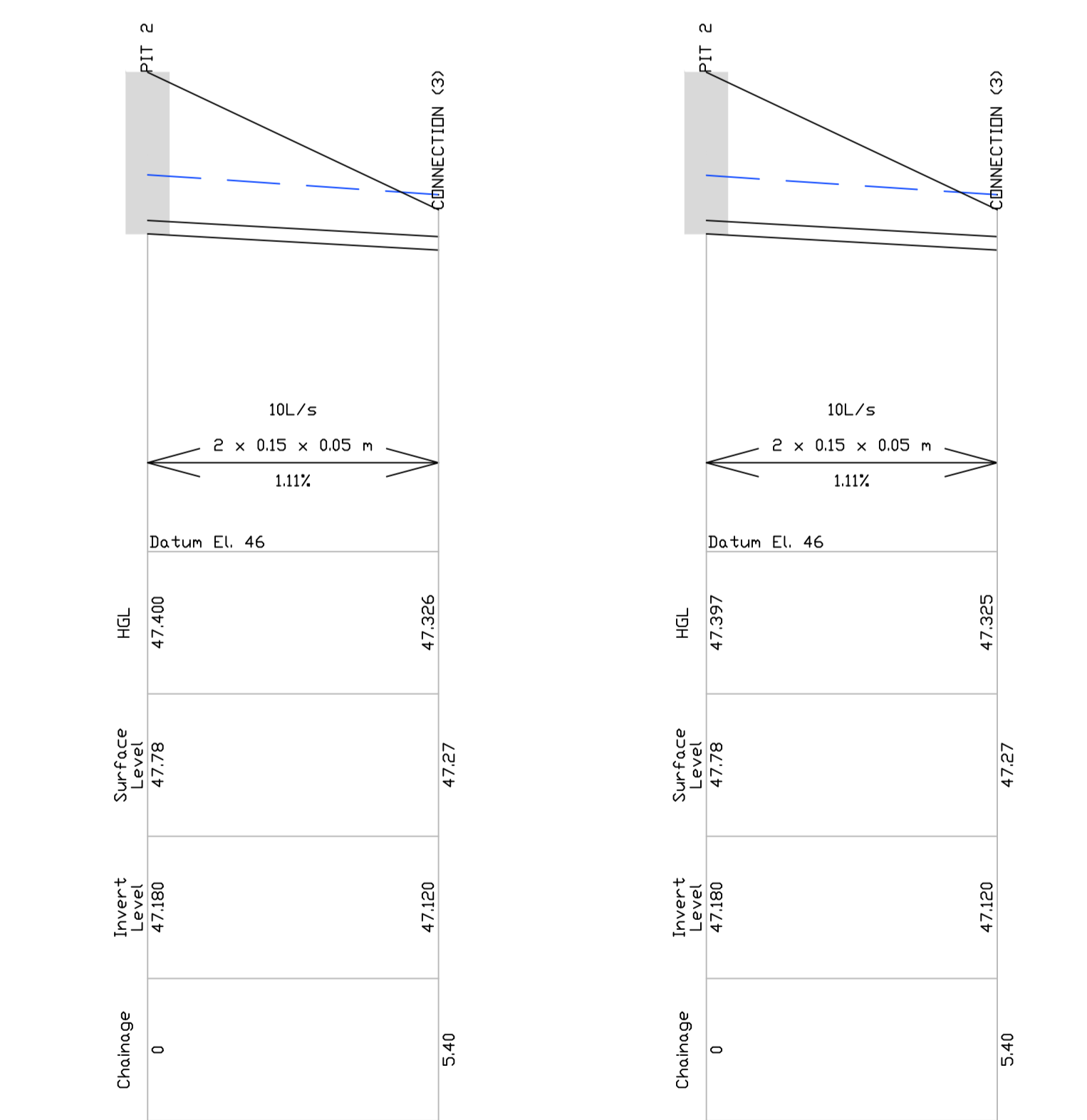


TYPICAL SUSPENDED PLANTER BOX FLOOR WASTE DETAIL  
N.T.S.

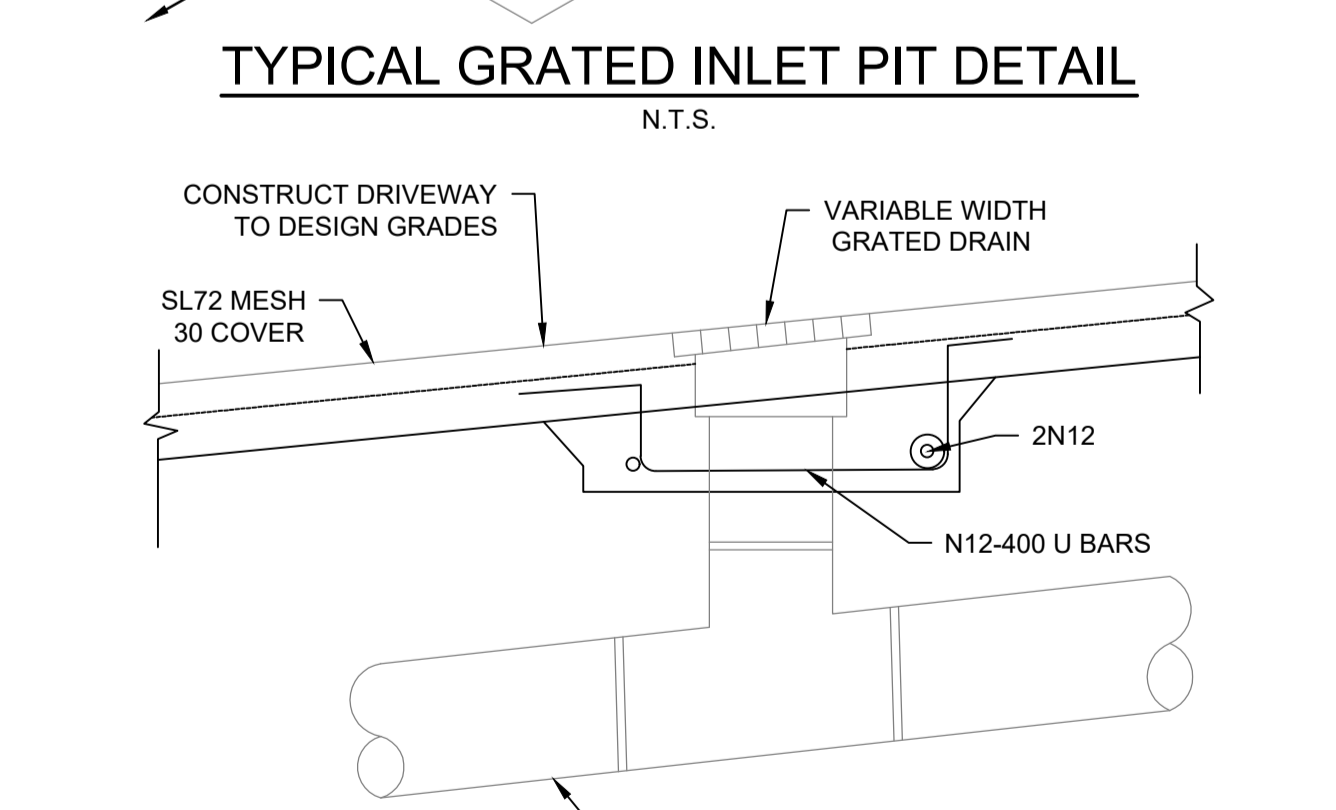
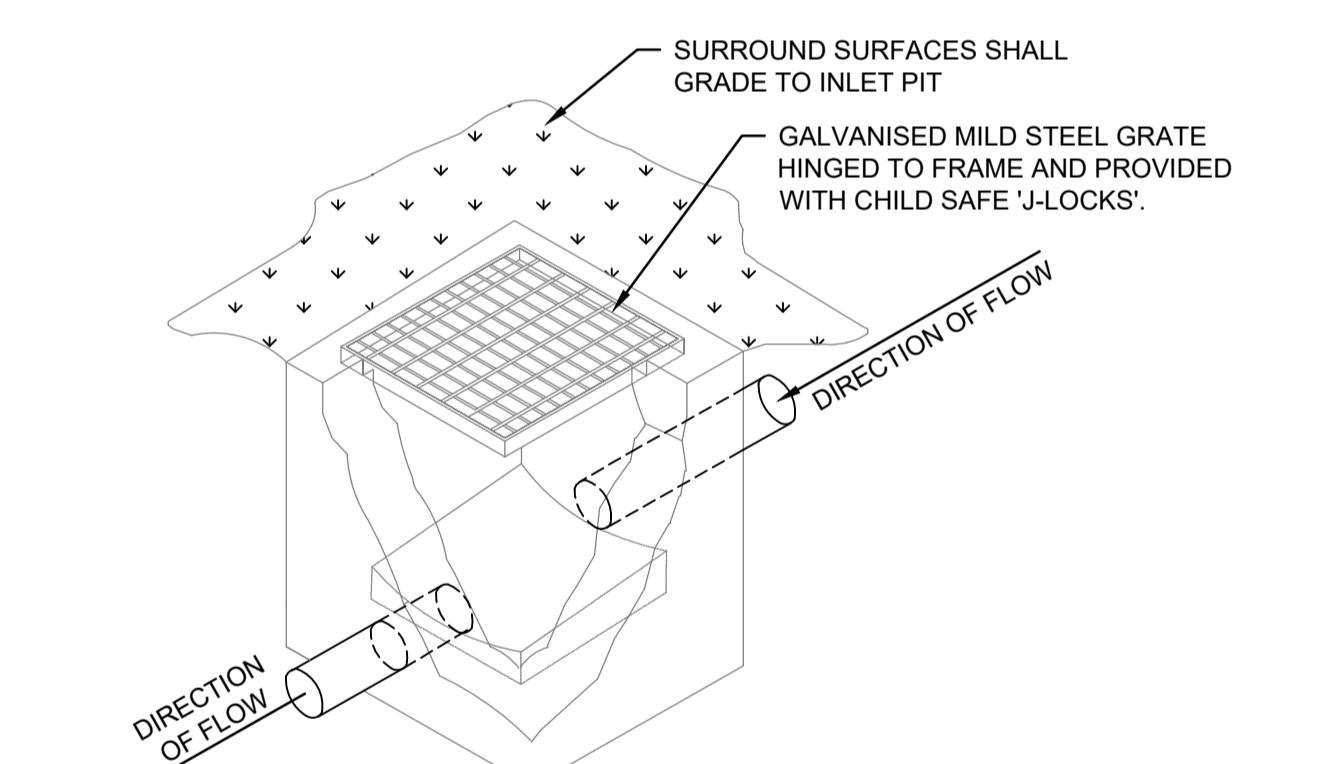


100YR ARI STORM DRAINAGE LONGITUDINAL SECTION CONNCTION (2)  
HORIZONTAL SCALE 1:100  
VERTICAL SCALE 1:20

Stormwater Drainage System Maintenance Schedule			
Maintenance Action	Frequency	Responsibility	Procedure
<b>General</b>			
Inspect roof drainage system of building and remove any debris/sludge	Six Monthly	Strata/Maintenance Contractor	Remove any leaves or debris and sludge from gutters of building and flush downpipes of building to remove any blockages. Pits downstream of downpipes to be cleaned of flushed debris.
Inspect pits and trench drains on site and remove debris/litter/sludge	Monthly or following Rain Period	Strata/Maintenance Contractor	Remove grate. Remove any debris/litter/sludge from within pits.
Inspect site for litter and floatable debris and remove	Fortnightly	Strata/Maintenance Contractor	Remove litter from site and sweep all driveway and pathways in order to remove leaves or sediments that may enter into the drainage system.
<b>Basement Pump out</b>			
Inspect and clean flap valve,	Six Monthly	Strata/Maintenance Contractor	Remove grate and check flap valve and pipe for blockages and clean. Check hinges for rust and test operation by moving flap to full extent.
Check hinge operation.	Annually	Strata/Maintenance Contractor	Inspect hinge and check its operation.
Check attachment of flap valve to wall pit.	Annually	Strata/Maintenance Contractor	Remove grate and ensure valve fixings are secure.
Check flap valve seal.	Six Monthly	Strata/Maintenance Contractor	Remove grate and fill pit with water, ensure flap seals against side of pit with minimal leakage.
Inspect walls for cracking or spalling.	Annually	Strata/Maintenance Contractor	Remove grate to inspect internal walls, remove vegetation to inspect external wall, repair as required.
Inspect sump and clean.	Six Monthly	Strata/Maintenance Contractor	Remove grate and clean sediment/sludge from sump.
Inspect grate for damage or blockage.	Six Monthly	Strata/Maintenance Contractor	Check both sides of grate for corrosion (particularly welds and corners); also check for damage and blockages.
Inspect outlet pipe and remove blockages	Six Monthly	Strata/Maintenance Contractor	Remove grate and flush outlet pipe to ensure it drains freely. Check for debris on upstream side of return line.
<b>Outlets</b>			
Inspect & remove any blockage of orifices	Six monthly	Strata/Maintenance Contractor	Remove grate & screen to inspect orifice. See plan for location of outlets
Check attachment of orifice plates to wall of chamber and/or pit (gaps less than 5 mm)	Annually	Strata/Maintenance Contractor	Remove grate and screen. Ensure plates are mounted securely, tighten fixings if required. Seal gaps as required.
Check orifice diameters are correct and retain sharp edges	Five yearly	Strata/Maintenance Contractor	Compare diameter to design (see Work-as-Executed) and ensure edge is not pitted or damaged.
Inspect screen and clean	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screens if required to clean them.
Check attachment of screens to wall of chamber or pit	Annually	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Ensure screen fixings are secure. Repair as required.
Check screen(s) for corrosion	Annually	Strata/Maintenance Contractor	Remove grate(s) and examine screen(s) for rust or corrosion, especially at corners or welds.
Inspect walls (internal and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect outlet sumps & remove any sediment/sludge	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up and check orifices are clear.
Inspect grate(s) for damage or blockage	Six monthly	Strata/Maintenance Contractor	Check both sides of a grate for corrosion, (especially corners and welds) damage or blockage.
Inspect outlet pipe & remove any blockage	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Ventilate underground storage if present. Check orifices and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.
Check step irons for corrosion	Annually	Strata/Maintenance Contractor	Remove grate. Examine step irons and repair any corrosion or damage
Check fixing of step irons is secure	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and ensure fixings are secure prior to placing weight on step iron.
<b>Storage</b>			
Inspect storage & remove any sediment/sludge in pit	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up.
Inspect internal walls of storage (and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect & remove any debris/litter/mulch etc blocking grates	Six monthly	Strata/Maintenance Contractor	Remove blockages from grate(s) and check if storage is blocked.
Inspect areas draining to the storage(s) & remove debris/mulch/litter etc likely to block screens/grates	Six monthly	Strata/Maintenance Contractor	Remove debris and floatable material likely to be carried to grates.
Compare storage volume to volume approved. (Rectify if loss > 5%)	Annually	Strata/Maintenance Contractor	Compare actual storage available with Work-as Executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Inspect storages for subsidence near pits	Annually	Strata/Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.



100YR ARI STORM DRAINAGE LONGITUDINAL SECTION CONNCTION (3)  
HORIZONTAL SCALE 1:100  
VERTICAL SCALE 1:20



NOT FOR CONSTRUCTION

D	ISSUE FOR DEVELOPMENT APPLICATION	22/05/2026	MIG	SBF
C	ISSUE FOR DEVELOPMENT APPLICATION	16/04/2026	MIG	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	19/11/2025	MIG	SBF
A	ISSUE FOR DEVELOPMENT APPLICATION	30/10/2025	MIG	SBF
Issue	Description	Date	Design	Checked

Verification by Dr. Michel Ghasa  
B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng,  
Civil & Structural Engineer

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Council  
**City of Sydney LGA**

Client  
**WT Malouf**

Scale

0 2 4 6 m

SCALE 1:100 @ A1

0 400 800 1200 mm

SCALE 1:20 @ A1

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Phone: 02 7809 4931  
Company: Telford Consulting Pty Ltd

Project  
**13-15 & 17 OXFORD ST & 2 VERONA ST, PADDINGTON**  
PROPOSED MIXED USE DEVELOPMENT  
STORMWATER CONCEPT PLANS  
DEVELOPMENT APPLICATION

Drawing Title <b>MISCELLANEOUS DETAILS SHEET</b>			
Scale	A1	Project No.	Dwg. No.
As Shown	25080	113	Issue
			D