

PROPOSED MIXED USE DEVELOPMENT AT 160 OXFORD ST, PADDINGTON

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SITE LOCALITY
NOT TO SCALE

NOTES

- THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
- THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
- W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
- ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
- ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
- ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
- ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
- THE BASE OF ALL DRAINAGE PITS SHALL BE BENCHMARKED TO THE INVERT OF THE OULET PIPE.
- ALL GUTTERS SHALL BE MINIMUM 100 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
- ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM Ø100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE uPVC.
- THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RTA ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL. IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONARY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
- ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF Ø90mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S KERB/DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

LEGEND

DRAINAGE LINE	---	SURFACE INLET PIT	
AG. LINE	— a — a	SEALED JUNCTION PIT	
SILT FENCE	— x —	CLEANING EYE (OR INSPECTION EYE)	
EXISTING LEVEL x 165.00		DOWN PIPE	
DESIGN LEVEL x 166.00		SPREADER PIPE	
SILT BARRIER AROUND PIT		PLANTER GRATE	
TOP OF WALL R.L. 166.00 - [TOW 166.00]		FLOOR GRATE	
		PUMP RISING MAIN	



BASEMENT PUMP OUT FAILURE WARNING SIGN

NOTE:-

1 - 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

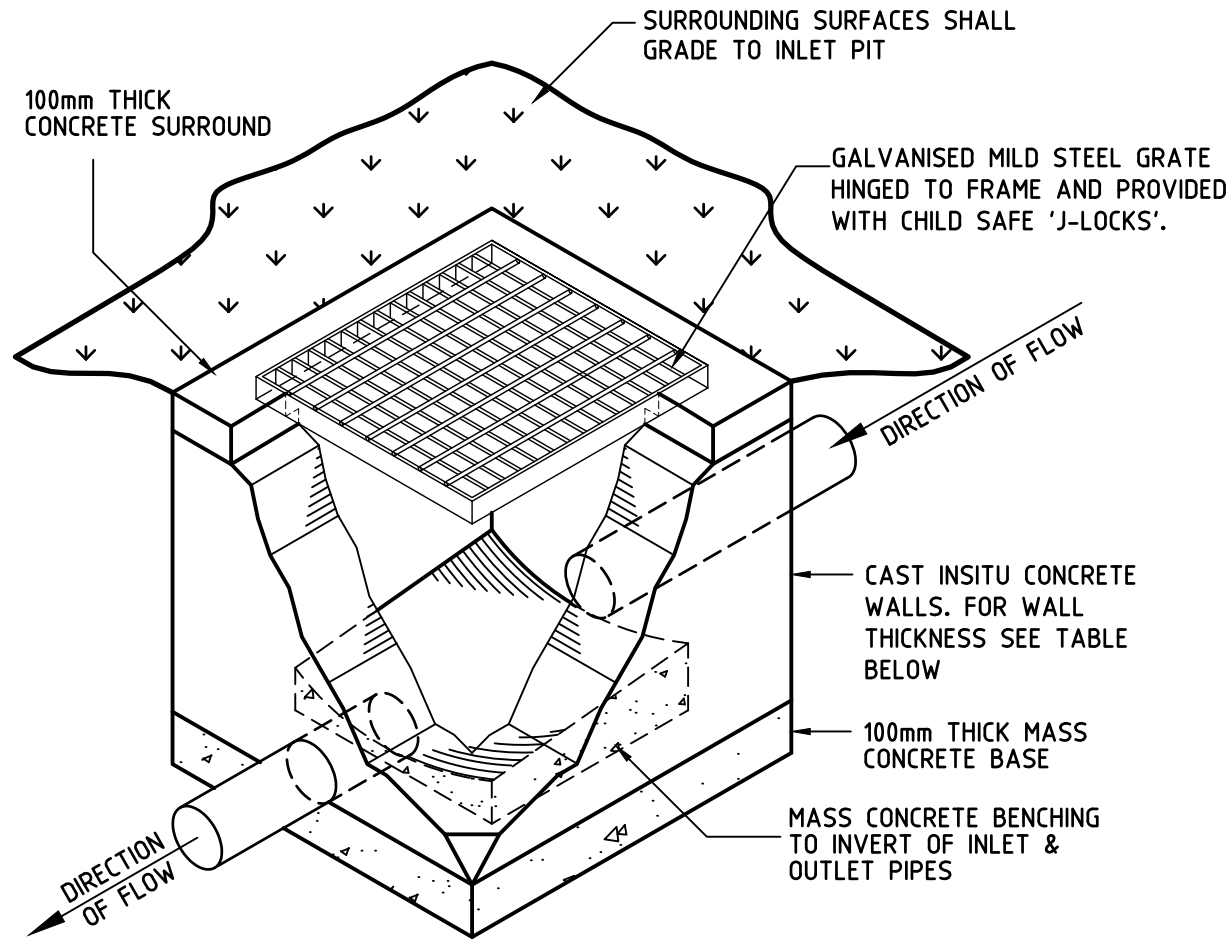
COLOURS - 'DANGER' AND BACKGROUND - WHITE
ELLIPTICAL AREA - RED
RECTANGLE CONTAINING ELLIPSE - BLACK
OTHER LETTERING AND BORDER - BLACK

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)

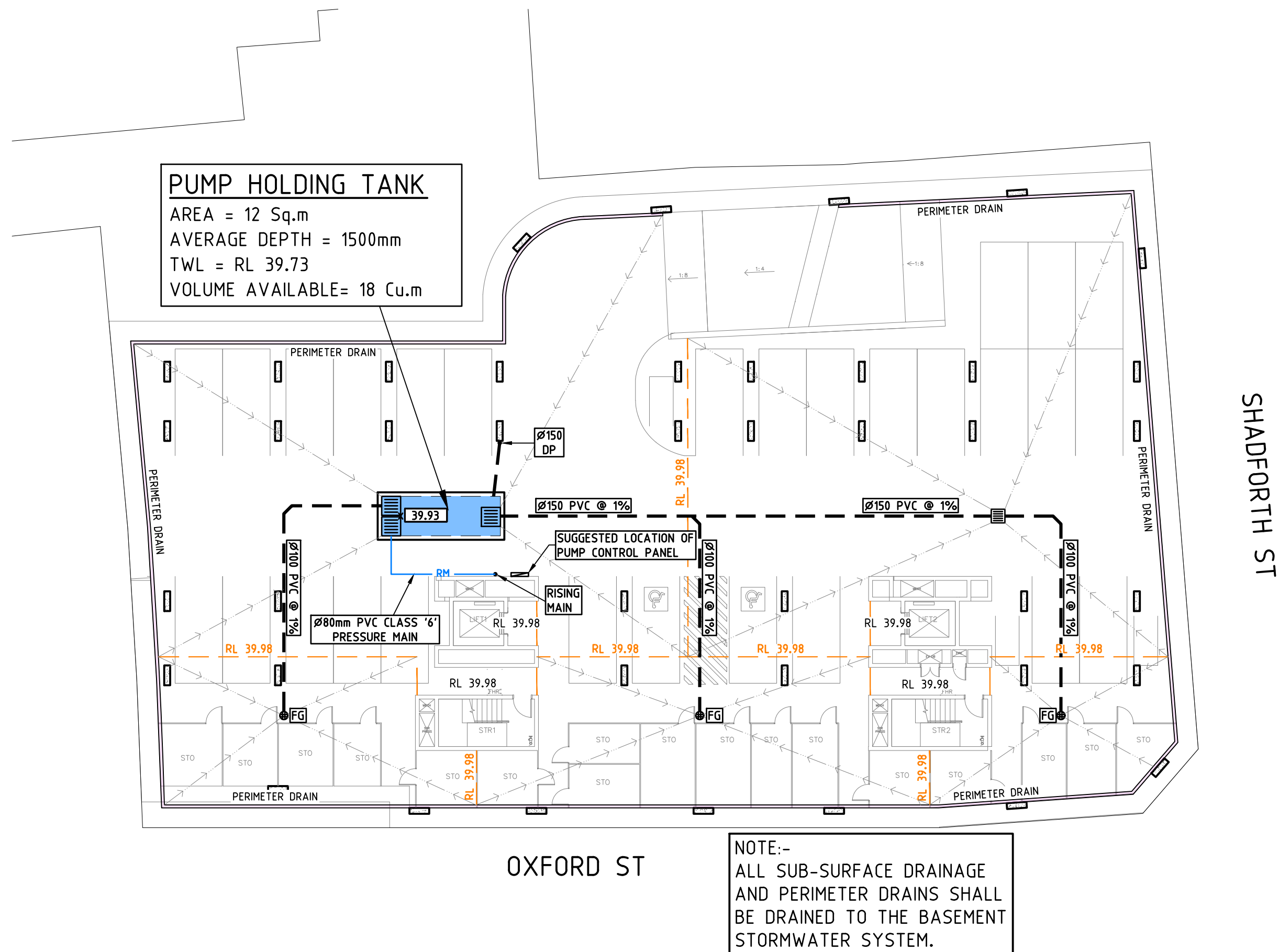
C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPELENE.

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

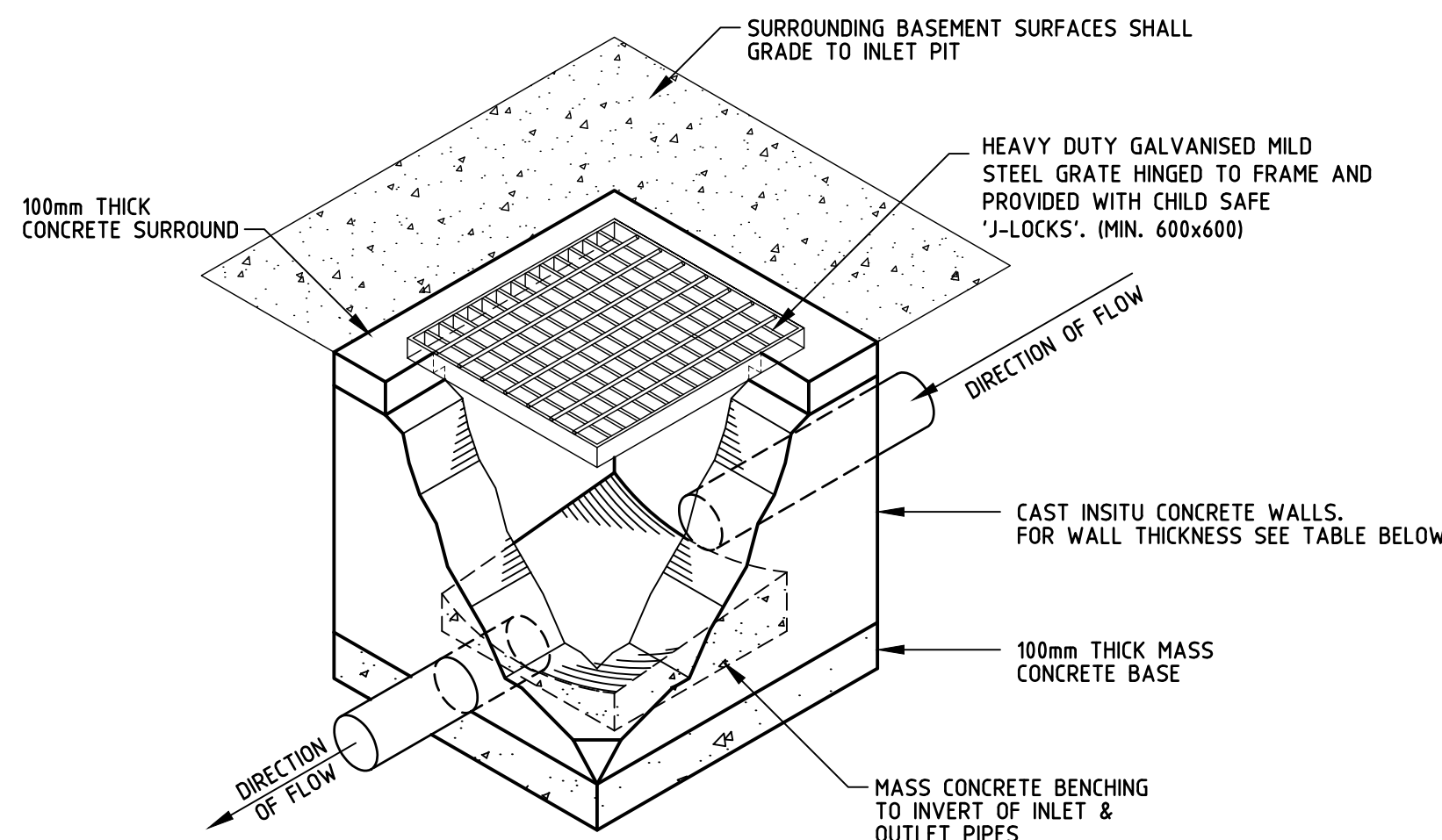


TYPICAL GRATED INLET PIT DETAIL
NOT TO SCALE

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								15-12-25				160 OXFORD STREET, PADDINGTON				DATUM A.H.D.		DRAWING NUMBER			
A FOR DA SUBMISSION		GE 15/12/25														SCALE 1:100		SW001		A1	
P1 PRELIMINARY ISSUE		GE 04/12/25						STEVE ARRAJ B.E.(Civil)													
ISSUE		DESCRIPTION		BY DATE																	



STORMWATER LAYOUT PLAN
BASEMENT 4 LEVEL
SCALE 1:200



TYPICAL GRATED INLET PIT DETAIL FOR BASEMENTS
NOT TO SCALE

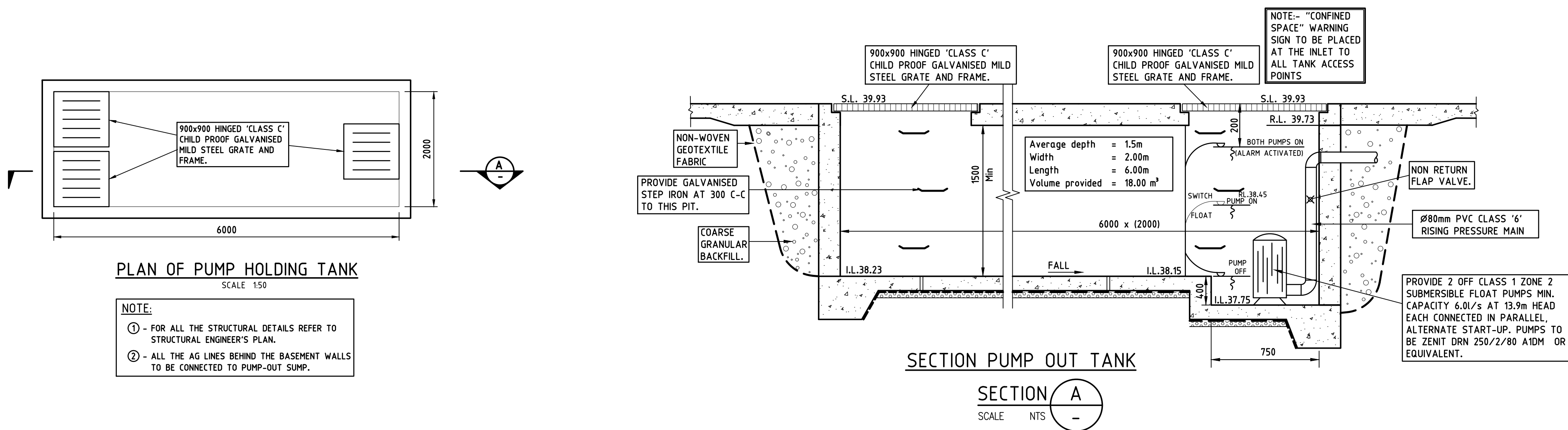
TABLE FOR PIT WALL THICKNESS FOR BASEMENT PITS

PIT DEPTH (mm)	WALL THICKNESS (mm)	REINFORCEMENT
0-600	150	-
601-1500	150	SL 1218
1501-3000	200	SL 1218

NOTE: PROVIDE ADDITIONAL CORNER BARS N12 @ 200mm CENTERS WHERE WALLS ARE REINFORCED

TABLE FOR GRATE SPECIFICATION FOR BASEMENT PITS

PIT DEPTH (mm)	GRATE (mmxmm)	GRATE GRADE
0-899	600x600	HEAVY DUTY
900-1999	900x900	HEAVY DUTY
> 2000	1200x1200	HEAVY DUTY



PLAN OF PUMP HOLDING TANK
SCALE 1:50

SECTION PUMP OUT TANK
SECTION A
SCALE NTS

STANDARD PUMP OUT DESIGN NOTES

- THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:-
- THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
 - A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
 - A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300MM ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT.
 - A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
 - AN ALARM SYSTEM SHALL BE PROVIDED 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.

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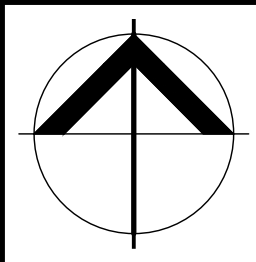


STORMWATER LAYOUT PLAN
BASEMENT 1 LEVEL
SCALE 1:200

ISSUE	DESCRIPTION	BY	DATE
B	TANK LAYOUT AMENDED	GE	16/12/25
A	FOR DA SUBMISSION	GE	15/12/25
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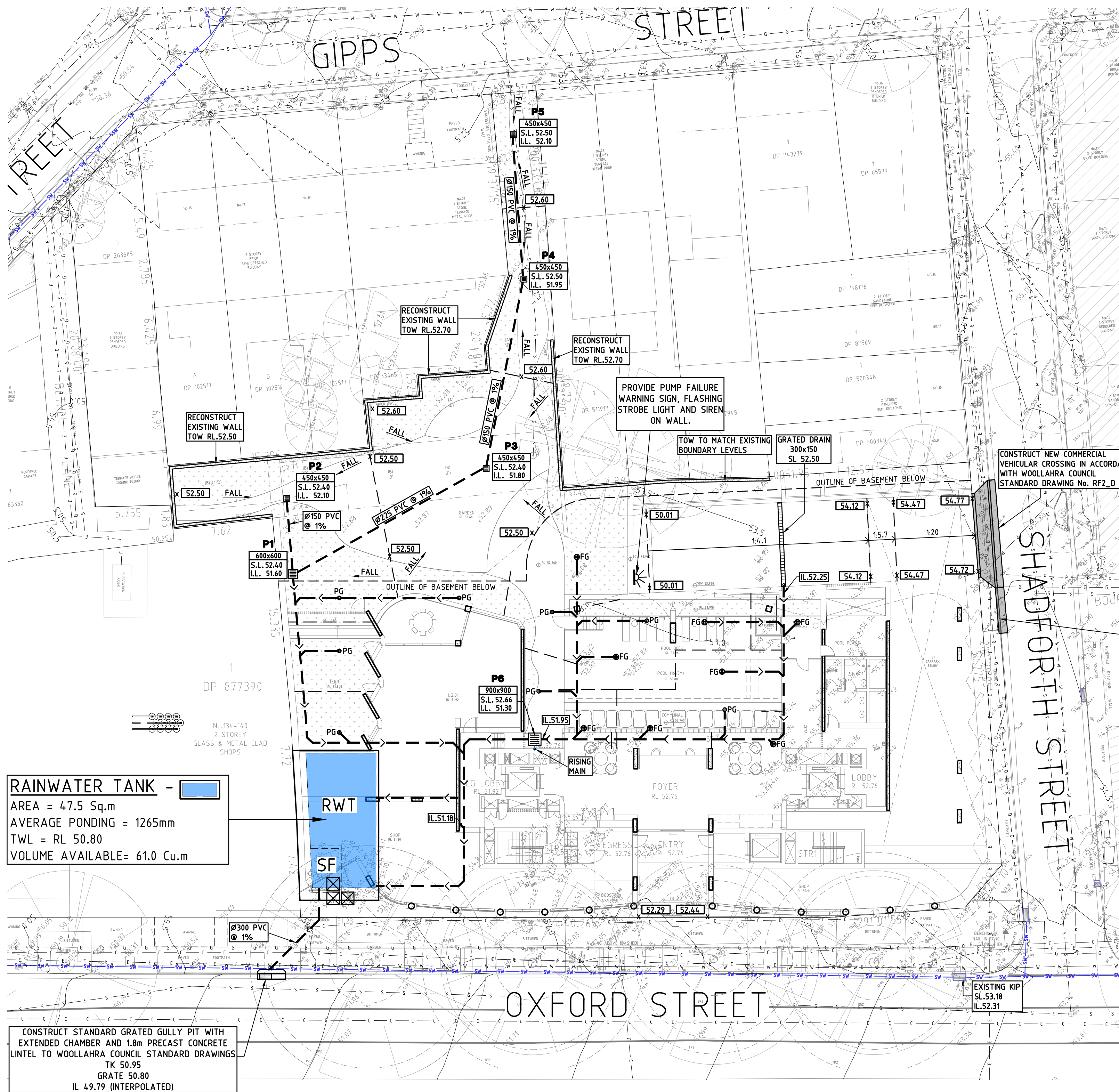


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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
160 OXFORD STREET,
PADDINGTON

DRAWING TITLE
STORMWATER LAYOUT DRAWING
BASEMENT 1 LEVEL

FOR COUNCIL APPROVAL			
DESIGNED	GE	PROJECT NUMBER	B
CHECKED	SA	7336-DA	
DATUM	A.H.D.	DRAWING NUMBER	A1
SCALE	1:100	SW040	



STORMWATER LAYOUT PLAN
GROUND LEVEL
SCALE 1:200

WOOLLAHRA COUNCIL OSD POLICY:

IN ACCORDANCE WITH SECTION E2.2.4 OF WOOLLAHRA'S COUNCIL DCP, OSD IS REQUIRED FOR NEW DEVELOPMENTS WHERE THE TOTAL SITE AREA IS MORE THAN 500m².

TOTAL SITE AREA = 2022m², THEREFORE, OSD IS REQUIRED.

OSD REQUIREMENT CALCULATED BASED ON THE COUNCIL'S SIMPLIFIED DESIGN APPROACH.

SITE STORAGE REQUIREMENT (SSR) PER 1000m² IS 20m³.

PERMISSIBLE SITE DISCHARGE (PSD) PER 1000m² IS 34L/s.

THEREFORE, AN OSD STORAGE OF 40.44m³ AND DISCHARGE OF 68.7L/s IS REQUIRED.

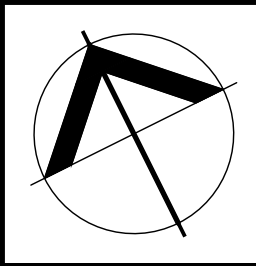
IN ACCORDANCE TO CLAUSE 22 OF SECTION E.2.2.4, A RAINWATER TANK MAY BE INSTALLED AS AN ALTERNATIVE TO ALL OR PART OF THE OSD REQUIREMENTS OF ANY DEVELOPMENT TYPE. THE CAPACITY OF THE RAINWATER TANK IS 1.5 TIMES THE OSD VOLUME REQUIREMENT.

SINCE, THE OSD VOLUME REQUIREMENT FOR THE SITE IS 40.44m³, THE RAINWATER TANK VOLUME REQUIREMENT IS 60.7m³.

ISSUE	DESCRIPTION	BY	DATE
B	TANK LAYOUT AMENDED	GE	16/12/25
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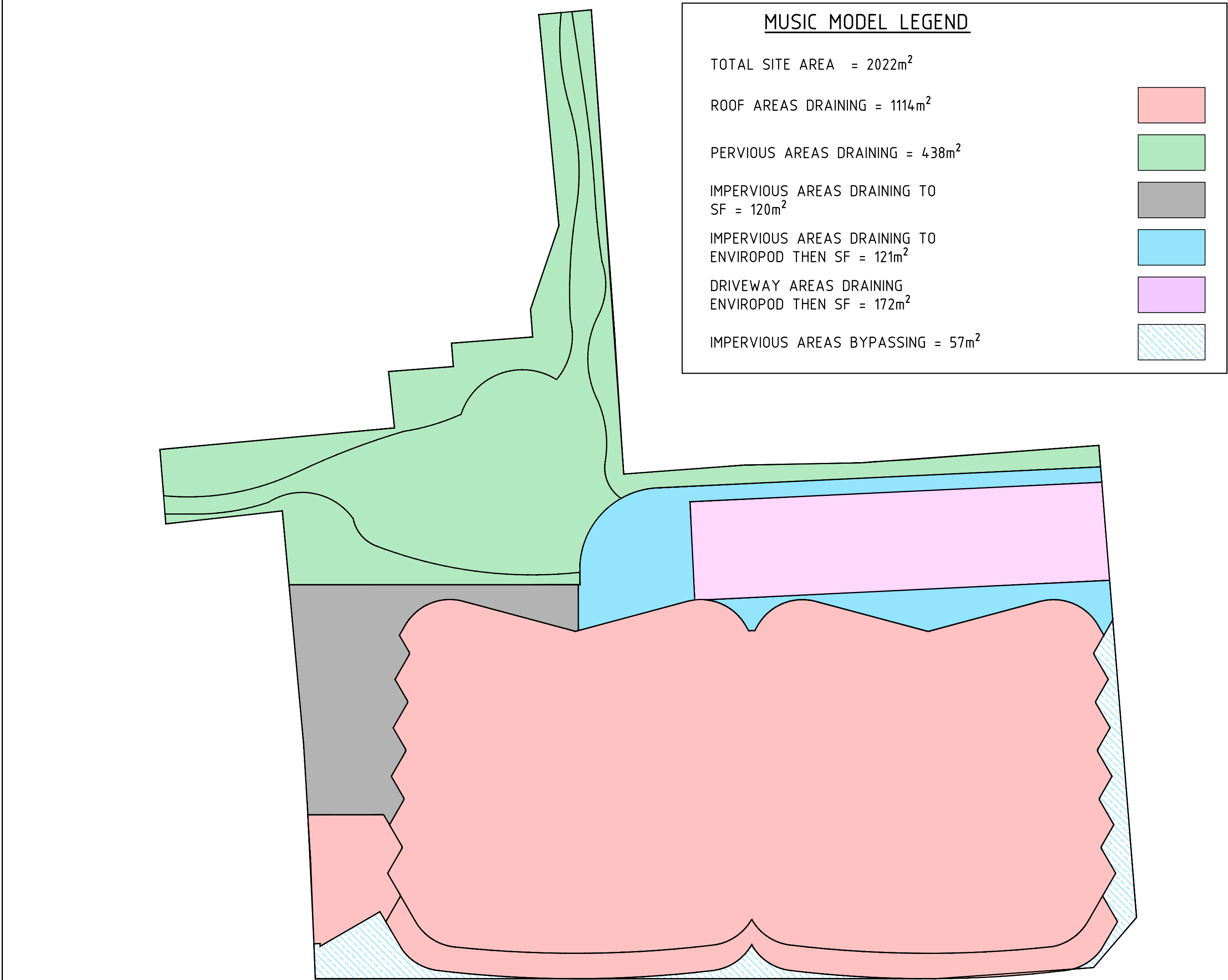


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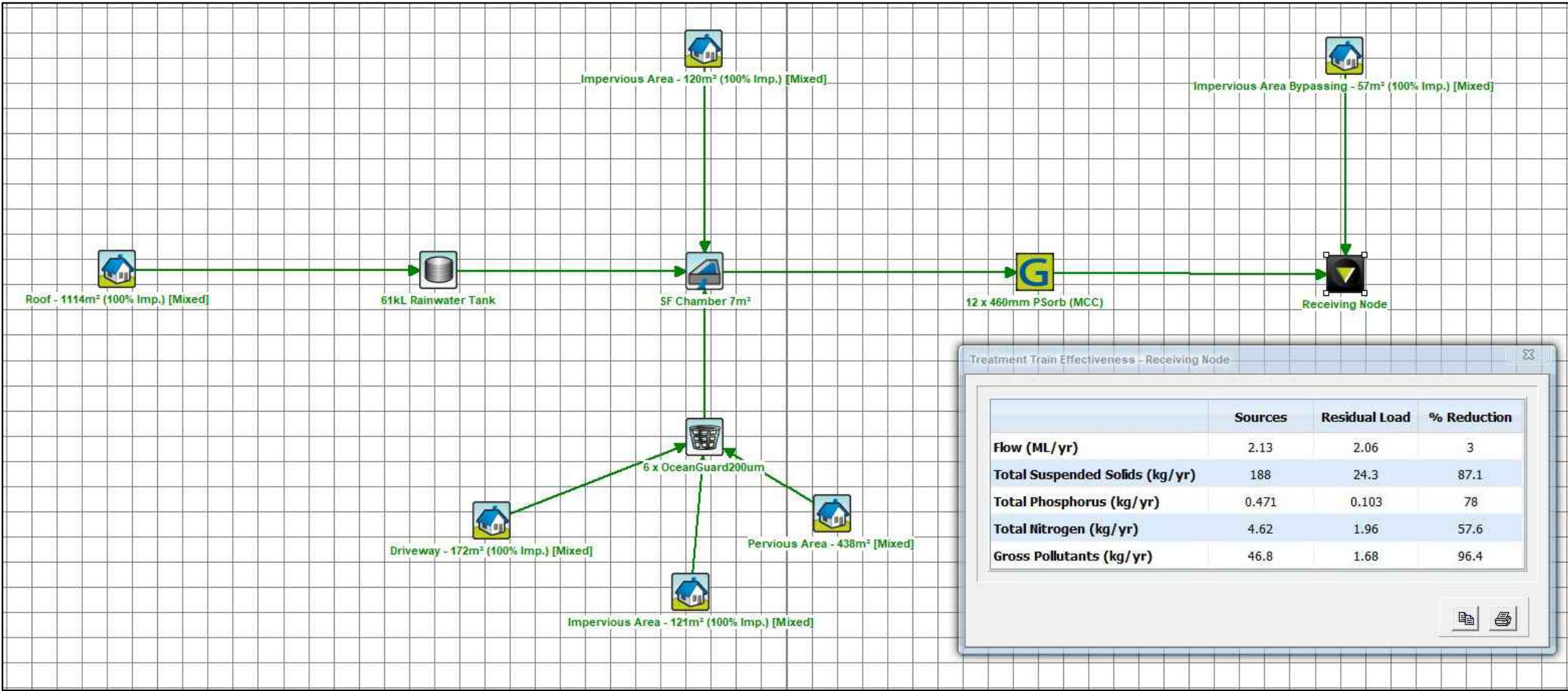
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT 160 OXFORD STREET, PADDINGTON

DRAWING TITLE
STORMWATER LAYOUT DRAWING GROUND LEVEL

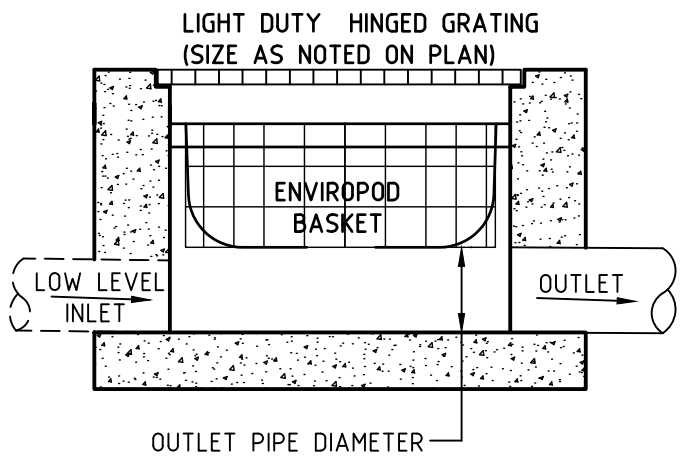
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MUSIC MODEL CATCHMENT PLAN
SCALE 1:200

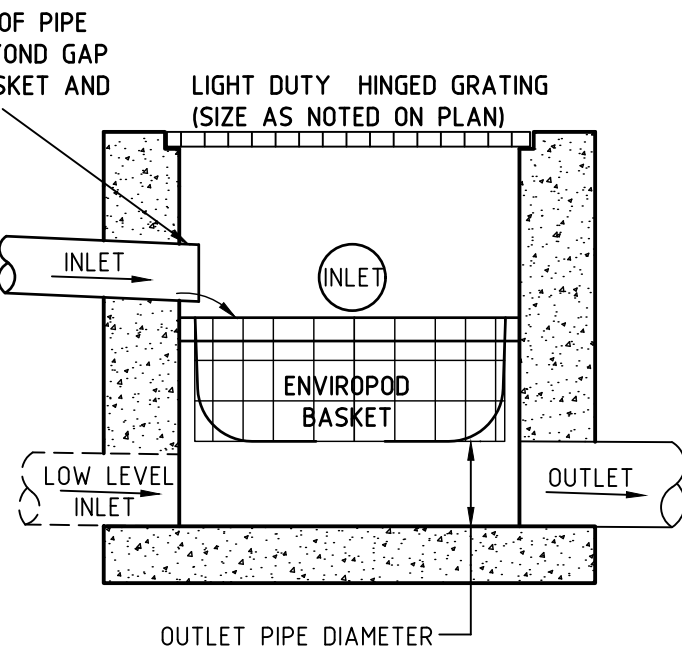


MUSIC MODEL RESULTS



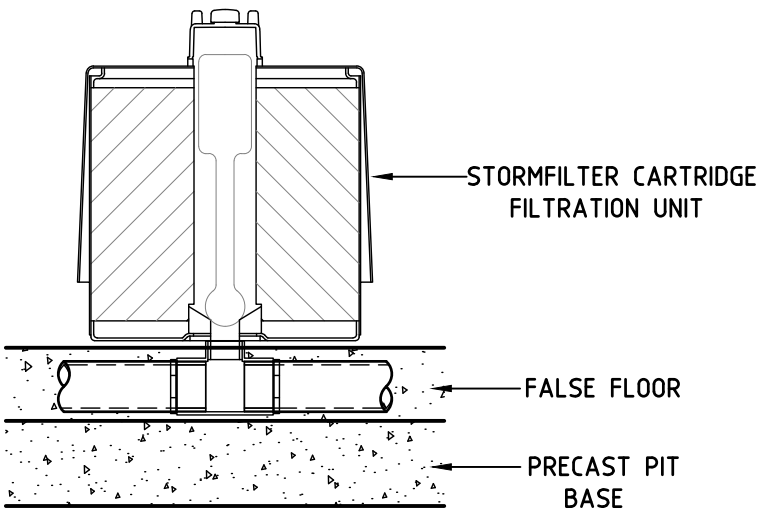
TYPICAL SURFACE PIT DETAIL WITH ENVIROPOD INSERT
PITS 1, 2, 3, 4 & 5

SECTION 1
SCALE NTS -



TYPICAL SURFACE AND INFLOW PIT DETAIL WITH ENVIROPOD INSERT
PIT 6

SECTION 2
SCALE NTS -



STORMFILTER CARTRIDGE INSTALLATION DETAIL
N.T.S

GENERAL NOTES FROM OCEAN PROTECT

1. INLET AND OUTLET PIPING SHALL BE SPECIFIED BY SITE CIVIL ENGINEER (SEE PLANS) AND PROVIDED BY CONTRACTOR. STORMFILTER IS PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS.
2. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT OCEAN PROTECT FOR OPTIONS.
3. THE FILTER CARTRIDGE(S) ARE SIPHON-ACTUATED AND SELF-CLEANING. THE STANDARD DETAIL DRAWING SHOWS THE MAXIMUM NUMBER OF CARTRIDGES. THE ACTUAL NUMBER SHALL BE SPECIFIED BY THE SITE CIVIL ENGINEER ON SITE PLANS OR IN DATA TABLE BELOW. PRECAST STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH A53600.
4. SEE STORMFILTER DESIGN TABLE FOR REQUIRED HYDRAULIC DROP. FOR SHALLOW, LOW DROP OR SPECIAL DESIGN CONSTRAINTS, CONTACT OCEAN PROTECT FOR DESIGN OPTIONS.
5. ALL WATER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE O&M GUIDELINES. PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS.
6. STRUCTURE AND ACCESS COVERS DESIGNED TO MEET AUSTRROADS T44 LOAD RATING WITH 0-2m FILL MAXIMUM.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES AND VARY REGIONALLY.
8. ANY BACKFILL DEPTH, SUB-BASE, AND OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
9. CARTRIDGE HEIGHT ARE 460mm (AS SHOWN).
10. STORMFILTER BY OCEAN PROTECT: SYDNEY & BRISBANE : 1300354722

OCEAN PROTECT

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				CHECKED BY Signature				Date								CHECKED SA		7336-DA		B									
								16-12-25								DATUM A.H.D.						DRAWING NUMBER							
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