CARDINAL FREEMAN VILLAGE

Supporting Documentation

Appendix BB

Hydraulic Services Report

Prepared by **Whipps Wood Consulting**

aevum LIMITED

HYDRAULIC SERVICES MASTER PLAN REPORT

CARE PRECINCT
CARDINAL FREEMAN VILLAGE
137 VICTORIA STREET
ASHFIELD

Issue **A**

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Project Manager

Greengate Property Group
Level 1, 156 Gloucester St
Sydney NSW 2000

Ph: (02) 9256 5600
Fax: (02) 9247 5825

Client

Aevum Limited
Level 6 23-35 O'Connell Street
Sydney NSW 2000

Ph: (02) 8223 0900

Hydraulic Engineers

Whipps-Wood Consulting
Lower Ground, 48 Alfred Street
Milsons Point NSW 2061

PO Box 558, Milsons Point
NSW 1565

Ph: (02) 8923 8444
Fax: (02) 8923 8484

sydney@whipps-wood.com.au
www.whipps-wood.com.au

ABN 11 077 989 158

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1. PURPOSE OF REPORT

This report has been prepared by Whipps Wood Consulting on of behalf of Aevum Limited Property Group for the proposed care precinct development at the Cardinal Freeman Village, Ashfield.

The purpose of this report is to provide details in relation to the hydraulic services to address the requirements of the Department of Planning as outlined in the Director-General Requirements, Application No MP 08_0245 in addition to a review of the site servicing requirements and strategies.

2. REPORT OVERVIEW

This report addresses the following specific areas, related to hydraulic services:

- The existing site
- Authority mains infrastructure
- Site Services infrastructure
- Proposed services strategies

3. EXISTING SITE & AUTHORITY INFRASTRUCTURE

The care precinct shall consist of a new Residential Aged Care Facility and associated independent living units.

The following provides a brief overview of the existing site and hydraulic services details;

3.1 SITE LOCATION

The Cardinal Freeman Village existing site consists of a series of separately titled parcels of land bounded by Clissold, Seaview, Victoria, and Queen Streets. The proposed care precinct is located on a single existing lot bounded by Clissold and Queens Streets.

3.2 SEWER MAINS

Currently the care precinct drains to Sydney Water sewer main infrastructure in Clissold Street. In addition a Sydney Water sewer main extends from Clissold Street into the north eastern corner of the care precinct side before terminating adjacent to the access road which traverses the site between Victoria and Queen Streets.

3.3 WATER MAINS

Currently there are a number of water main connections and water meters around the site which provide potable water.

3.4 GAS MAINS

Currently gas mains are located on the Queen and Clissold Street frontages. A number of gas meters are located around the site to serve the various buildings and plant.

4. MASTERPLAN DETAILS

The following outlines the design intent for the hydraulic services based on the current master plan scheme.

4.1 SEWER DRAINAGE

As previously noted the site drains to a number of separate sewer connection point in Clissold street. In addition a Sydney Water sewer main traverses part of the northern boundary of the site, adjacent to the existing nursing home in Clissold Street and then extends through the site toward the chapel.

It is proposed to maintain this sewer connection and comply with Sydney Water requirements in relation to building adjacent to the sewer main in the north eastern corner.

Unless the site is consolidated and the individual lot boundaries are extinguished the existing sewer main infrastructure will remain an asset of Sydney Water. However, if the site is either fully of partially consolidated then Sydney Water will hand the ownership of the sewer mains as required.

4.2 STORMWATER DRAINAGE

Based on information obtained from site investigations the stormwater drainage system consists of a series of stormwater drainage lines located around the main site, these drains connect to a main stormwater line which extends along the route of the internal road system and connects to the Council main infrastructure in Clissold Street, opposite William Street.

In order to provide an environmentally sensitive solution for the site redevelopment the primary focus shall be retaining rainwater on site for sanitary flushing and irrigation purposes. Based on this the intent of proposed stormwater management plan is to;

- Harvest rainwater for sanitary flushing and landscape watering
- Reduce the outflow from the site and;
- Discharge cleaner water into the downstream catchments.

Statutory Requirements

Ashfield Council nominates the requirements for stormwater management in their Stormwater Management Code adopted by Council in April 1995. This Code nominates the following items which are relevant to the development;

Section 4.2 Relates to on-site detention (OSD) and states that “OSD of stormwater is required to limit discharges from developments to predevelopment conditions. Council’s OSD requirements have been formulated to ensure there is no increase in discharges adjacent to the site or elsewhere in the catchment for virtually all rainfall events through to 100 years ARI.” (ARI = Average Recurrence Interval)

Section 4.3 Relates to surface flow paths and states that “Surface flow paths are an integral part of the drainage system. They are to be preserved, or alternatives provided, wherever they pass through or affect the development site. Site discharges are not to be concentrated to a greater degree than that which naturally occurs.”

Supplement 4 Relates to OSD storage requirements and states that "Hydrologic calculations;

Section S4.1 Are required to demonstrate the post development site runoff does not exceed that prior to development for all recurrence intervals over the range 5 to 100 years ARI. Calculation methods considered acceptable for this demonstration are:-

a. Triangular Hydrographs
b. Swinburne
c. Time Area models such as ILSAX

The following outlines how these requirements are to be included in the proposed design;

Council Condition	**Response**
Section 4.2	Council requires that if the site impervious area increases then OSD will be provided. For the recent development of 2 x Independent Living Unit developments in the north eastern corner of the site it was successfully argued that the impervious areas were decreasing and therefore the requirement for detention was waived. In relation to a whole of site assessment it is estimated that the existing site area is 40856m2, of which 62% is considered impervious. The proposed impervious areas indicated on the master plan will as a minimum not exceed the existing impervious areas and may actually decrease.
Section 4.3	Based on the current site topography the main site including the care precinct site drains toward Clissold Street. It is anticipated that the development of the site will retain the intent of the existing overland flow corridors.
Supplement 4 Section S4.1	As previously noted the intent of the master plan is to not increase the amount of impervious area. Based on this OSD is technically not required.

Design Intent

Based on the Ashfield Council guidelines and to comply with the aforementioned design intent, it is proposed to provide OSD to reduce the site outflow, which will be further assisted with the inclusion of rainwater harvesting.

To determine the volume of detention for the site it was necessary to firstly establish the design criteria, which was difficult based on the fact that the site does not technically require OSD. However, the following was used as the design criteria.

On-site detention has been calculated using the Triangular Hydrograph method as incorporated into the RAREWIN (Rainfall And Runoff Estimation for Windows) software program developed by Smartkey Solutions.

This method calculates a storage volume on the basis of an increased impervious area, and cannot generate results for a negative increase (or a more pervious site).
Therefore, the lower impervious area (for the proposed, not existing, situation) was adopted for both existing and proposed calculations to determine the storage volume.

If the existing impervious area was adopted to determine the permissible 5 year discharge, the storage volume would actually become smaller for the proposed site runoff.

It is proposed that the detention volume then be reduced by incorporating rainwater harvesting.

Until recently many Councils have refused to allow rainwater harvesting tanks to be considered as part of the OSD strategy for a site, primarily due to the contention that the rainwater tank maybe full at the commencement of a storm event, thereby negating the intention of the OSD Strategy to limit the permissible site discharge. However, it has since been generally acknowledged that a rainwater tank will not always be full at the commencement of a storm if the water is being used for non – potable purposes i.e. sanitary flushing or landscape irrigation. The results of a study conducted by Peter Coombes and Associate Professor George Kuczera of the University of Newcastle indicated that the average percentage of a rainwater tank volume that can be counted as part of the site's OSD volume ranges from 32% to 50% if the tank has no air space.

Proposed Design

Based on the aforementioned criteria is it assumed that 184m^2 of storage shall be required for the care precinct site, of which it is proposed that a maximum of 30% be offset for rainwater harvesting. The 30% figure is based on the results of the study conducted by Peter Coombes and Associate Professor George Kuczera previously noted.

Overland Flow Considerations

A review of the overland flow through the site has also been undertaken in conjunction with Robert Bird and Partners. This review indicates that it is possible to retain the proposed overland flow paths within the road easements. Further, a preliminary analysis indicates that the anticipated flow velocities with the lower areas of the road easements are expected to be 0.310m2/s which is less that the maximum velocity of 0.4m2/s as outlined in the Australian Rainfall and Runoff Manual.

4.3 POTABLE WATER SUPPLY

As previously noted there are a number of separate water main connections and water meters located around the care precinct site. It is proposed to reationalise these connections and provide a single meter for the precinct.

4.4 GAS SERVICES SYSTEM

In a similar arrangement to the potable water service there are a number of separate gas main connections and gas meters located around the site, It is proposed to reationalise these connections and provide a single meter for the precinct.

4.5 FIRE HYDRANT SYSTEM

It is proposed to provide a separate fire hydrant service for the care precinct complete with booster valve and associated equipment plant

5. WATER SENSITIVE URBAN DESIGN

The following assessment has been prepared based on the summation of the Toolbox Matrix contained within the Water Sensitive Planning Guide: for the Sydney Region complied as a cooperative project between the Sydney Coastal Councils, Western Sydney Regional Organisation of Councils and the Stormwater Trust.

Water Management Measure	**Design Response**
Aquifer storage & recovery system	The provision of Aquifer storage systems for the site has not been deemed as practical due to the site building constraints and presence of reactive clay deposits
Chemical spill prevention measures	Not applicable
Compliance mechanisms	The stormwater design has been prepared in accordance with the intent of the Ashfield Council Stormwater Management code
Detention devices	It is proposed to reduce the requirement for onsite detention systems by providing onsite retention systems where it can be demonstrated that this approach will not detrimentally affect the surrounding properties and have a positive impact on the Ashfield Council infrastructure.
Erosion & sediment control plan	This plan will be prepared in accordance with the necessary requirements for each stage of development
Extended detention devices	It is envisaged that the amount of water leaving the site will both be reduced and harvested.
Filtration and bioretention devices	It is envisaged that gross pollutant traps and sediment control will be provided to remove debris and hydrocarbons collected on site before discharging to the Council's infrastructure in Clissold Street.
Grassed swales	Refer to Aquifer storage & recovery system
Infiltration devices	Refer to Aquifer storage & recovery system
Landscape practises	Not applicable to this report
Responsive building design	Not applicable to this report
Responsive major stormwater design	It is proposed that the stormwater design incorporate measures which will involve the reuse of rainwater from roofs throughout the site for irrigation and sanitary flushing. In addition it is proposed to provide gross pollutant traps and sediment control to remove debris and hydrocarbons collected on site before discharging to the Council's infrastructure in Clissold Street.
Responsive street layout	Not applicable to this report
Ponds and wetlands	Not applicable to this report
Porous paving	It is envisaged that Porous paving may be provided in non vehicular traffic areas
Roofwater tanks	Rainwater harvesting shall be provided for sanitary flushing and landscape watering
Site analysis	Not applicable to this report
Stormwater tanks	It is envisaged that only rainwater harvesting from roofed areas shall be provided
Termite-resistance	Not applicable to this report
Wastewater reuse systems	Grey and Black water systems are not considered to be commercially viable for this project
Water-efficient fixtures & appliances	The selection of all tapware and sanitaryware shall be based on the WELS rating system to ensure the installation of Water efficient fixtures and appliances.

6. CARE PRECINCT – HYDRAULIC SUMMARY

The second stage of works shall be the development of the Care Precinct. As noted on the attached sketch drawings this will involve the modification of the existing services and the construction of OSD and Rainwater harvesting tanks.

The following outlines how this stage of works shall be serviced and constructed to minimise the impact on the existing unaffected village;

1. Some minor diversions will be required to accommodate the services from the existing retained building in the Precinct.

2. The fire hydrant, cold water and gas mains are rationalised and provided as individual services to the site

3. The internal street drainage system is to be reconstructed with new kerb inlet pits to accommodate the revised street alignment. The design of this new drainage shall make provision for the street drainage and the associated flows from existing drainage systems

4. The overland flow paths around the developed site from the upstream development shall generally flow around the site toward the internal street, and shall be retained within the street easement where required and maintain a velocity of less than 0.4m2/s

5. Onsite detention shall be provided. The volume of detention has been calculated as a percentage of the site area, approximately 22% of the site or 8800m2, based on this 132m3 of detention is required.

   In addition to the OSD it is proposed to provide rainwater harvesting. The volume of rainwater harvesting is proposed to be 184m3 which has been sized based on the population figures and roof catchment area.

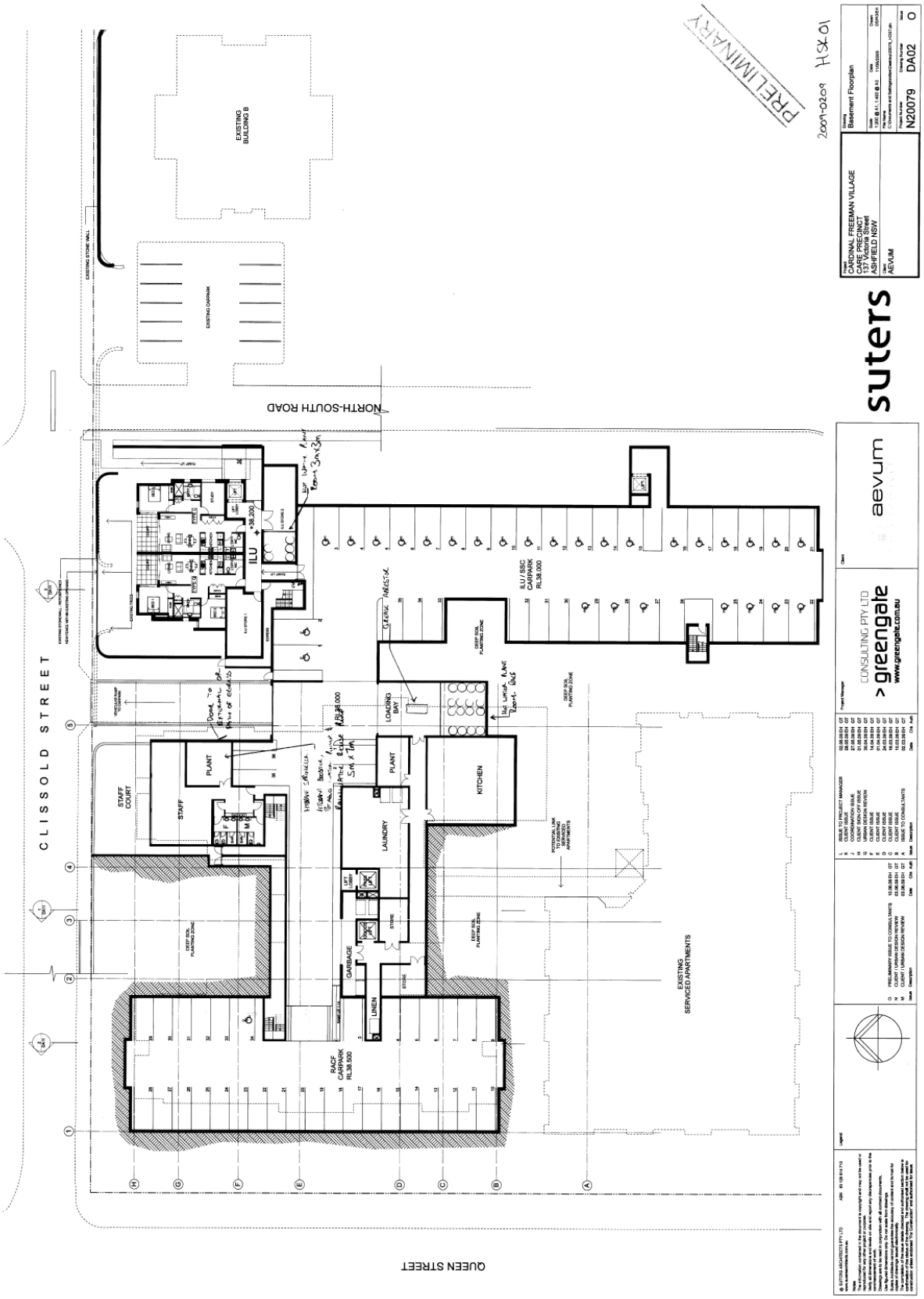
   As noted in the report the minimum amount of OSD offset with rainwater harvesting 30%. Based on this it is proposed to provide 39.6m3 of detention, but provide additional rainwater harvesting storage of 184m3

   The outlet from the OSD shall connect to the existing new stormwater main infrastructure

6. The site shall connect to the existing sewer main in Clissold Street

APPENDIX

1. Stage 2 – Care Precinct - Sketch Drawings



CLISSOLD STREET
NORTH - SOUTH ROAD
QUEEN STREET
EXISTING BUILDING B
EXISTING BUILDING C
EXISTING BUILDING D
PROPOSED CAR-PARK
DEMENTIA COURTYARD
COURTYARD
PORTE COCHERE
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Ground Floorplan
N20079
DA03
2009-0209
HSK02

PRELIMINARY
2009-0209 HSt 03
EXISTING BUILDING C
EXISTING BUILDING D
NORTH - SOUTH ROAD
EAST - WEST ROAD
QUEEN STREET
EXISTING SERVICED APARTMENTS
CARDINAL FREEMAN VILLAGE
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Level 1 Floorplan
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2. Sewage service diagram