MSC26157 - PROPOSED MULTI-UNIT DEVELOPMENT AT 1 SARGOOD STREET, ALTONA

ADVERTISED PLAN

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CIVIL CONCEPT DESIGN

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

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DWG: P3
PROJECT: 1 SARGOOD STREET, ALTONA
PROJECT No: MSC 26157
BY:O.H.

372.19 m2 OF ROOF CATCHMENT TO BE CONNECTED TO 6x2,000L UNDER DECK RAINWATER TANKS. WATER TANKS TO CONNECTED ALL TOILETS FOR REUSE.

GREEN DASHED LINE DENOTES Ø100 AGI DRAIN FOR SUBDRAINAGE. TYPICAL

EXISTING CONCRETE CROSSOVER TO BE DEMOLISHED AND FOOTPATH AND NATURESTRIP REINSTANT AS PER COUNCIL STANDARTS

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PIT-5 900x600

PIT-4 600x600

PIT-3 600x600

Ø300 DETENTION STORAGE PIPE

Ø100 BALANCE PIPES, TYP.

Ø150 TANK OVERFLOW PIPE

Ø300 DETENTION STORAGE PIPE

Ø300 DETENTION STORAGE PIPE

200x200 TRENCH DRAIN

PIT-2 600x600

Ø300 DETENTION STORAGE PIPE

PIT-1 ORIFICE (CONTROL PIT)

+RL 1.90

+ RL 1.80

RL 1.70 +

RL 1.60 +

RL 1.50 +

+RL 1.45

+RL 1.85

RL 3.00 +

+ RL 3.00

+RL 1.70

+RL 1.65

+ RL 1.50

+ RL 1.35

RL 1.45 RL 1.41

RL 1.42 RL 1.39

RL 1.39 RL 1.37

RL 1.38 RL 1.34

1:50

1:10 MAX

+ MATCH TO EXISTING

NEW CONCRETE CROSSOVER TO BE AS PER COUNCIL'S STANDARD DRAWING EDCM 501.

EX. ELEC. POLE

0.47 m

0.90 m

EX. TELSTRA PIT

EX.SEWER

EX.SEWER

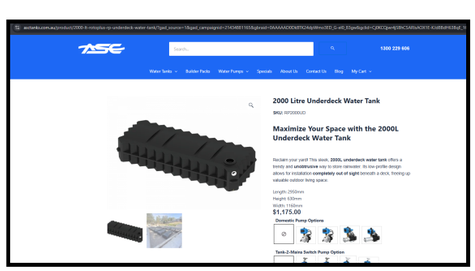
SEWER MANHOLE

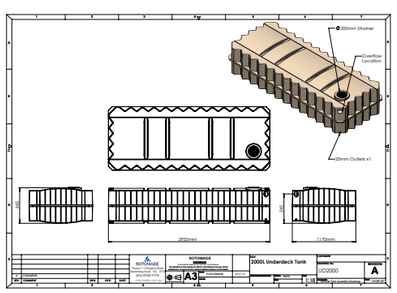
EXACT LOCATION OF MAINTENANCE HOLE TBC BY WATER AUTHORITY

LEGAL POINT OF DISCHARGE IS EXISTING SIDE ENTRY PIT.

PIPE INLET DESIGNS TO BE FINALISED AFTER CONFIRMATION OF SIDE ENTRY PIT DEPTH ON-SITE - TO FUTURE DETAILS

ADVERTISED PLAN





UNDERDECK RAINWATER TANK SPECS

DETENTION PARAMETERS

SITE AREA = 1013m3
POST DEVELOPMENT C = 0.66
PRE DEVELOPMENT C = 0.69

PSD (Permissible Site Discharge) = 12.80 L/sec
OSD (On-site Detention Volume) =4.41 m3

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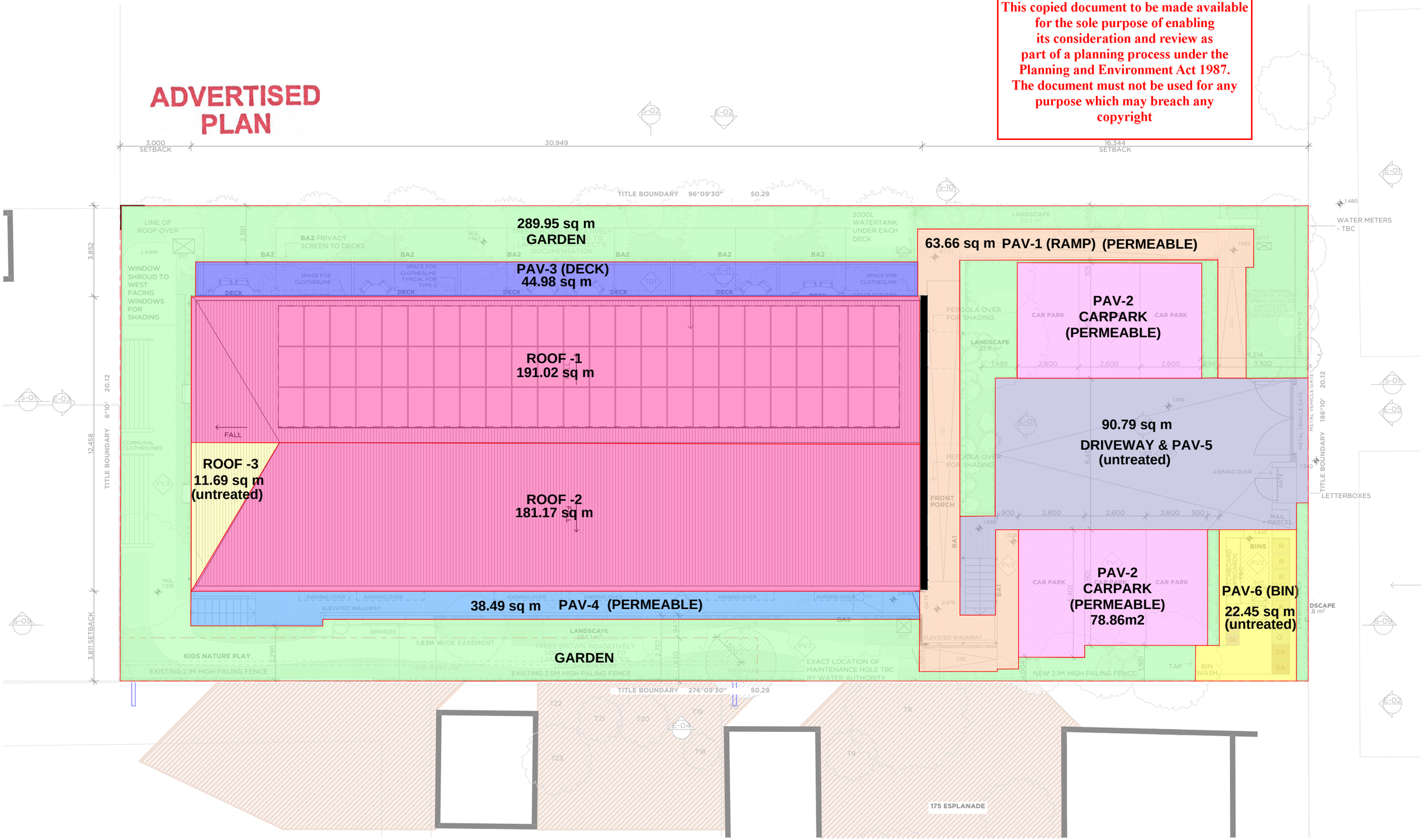

STORMWATER & DRAINAGE CATCHMENT AREA PLAN

SCALE - 1:150

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REV	COMMENTS	DATE
01 - WIP	Draft Town Planning for Consultant Coordination	Work in Progress

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
01 - WIP	2524	8/7/2026	JM	EM	1:150 @ A3

PROJECT
Phoenix
Kulin Nation

DRAWING TITLE
Proposed Ground Floor Plan

DRAWING
TP04

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED PLAN

Project # DED1AB4C
1 Sargood Street, Altona
Ozgur Hatunoglu - ozgur@measureengineering.com.au
1 Sargood St, Altona VIC 3018, Australia
12 August 2026 11:39 a.m.

BLUE FACTOR®

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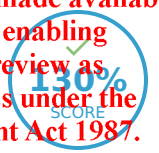
1 Sargood Street, Altona

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.



Project details

Name	1 Sargood Street, Altona
Project ID	DED1AB4C
Street address	1 Sargood St, Altona VIC 3018, Australia
Municipality	Hobsons Bay
Site area	1013 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	66%	>80%
Total phosphorus (%)	63%	>45%
Total nitrogen (%)	58%	>45%
Total gross pollutants (%)	74%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	56%	>29%
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%

For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication 1739.1) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable (epa.vic.gov.au/about-epa/laws ew-laws/what-is-reasonablypracticable). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

A completed small-scale low risk site with no public roads or external user parking areas will usually generate very little sediment, referred to as total suspended solids (TSS). It is common that the 80% TSS target will not easily be achieved for this type of site.

Other sites may generate significant total suspended solids (TSS) as well as litter, referred to as gross pollutants and should meet all targets.

The generation of sediment and litter during the construction phase is a significant problem and must be addressed effectively for all developments.

You should demonstrate what appropriate controls will be used to ensure the generation of litter and sediment is prevented and controlled during construction to minimise risk of harm.

Blue Factor is designed to support a range of developments of less than 10,000 square metres including small scale residential, apartment developments, small scale commercial and small public use developments which must meet planning requirements including stormwater management quality objectives in the EPA Urban stormwater management guidelines (EPA - Publication 1739.1) It is recommended that MUSIC is used for larger and more complex projects to demonstrate compliance.

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PLAN

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Water treatment

Configuration 1



Roof-1+2 372.19m2



Undedeck Rainwater Tanks
Rainwater tank retention volume in kilolitres: 12



THs - 2BRx4 + 3BRx1 + 4BRx1 Residential Townhouse Residential Townhouse, 12 bedroom(s)

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Catchments



Roof-1+2 372.19m2



Pav-1 (Ramp)(permeable) Pervious (garden and lawn), 63.66m2



Pav-2 (Driveway, permeable)
Pervious (garden and lawn), 78.86m2



Pav-3 (Deck) Pervious (garden and lawn), 44.98m2



Pav-4 (permeable) Pervious (garden and lawn), 38.49m2



Driveway & Pav-5 Paved, 90.79m2 — Untreated



Pav-6 (Bin) Paved, 22.45m2 — Untreated



Garden Pervious (garden and lawn), 289.95m2



Roof-3 11.69m2

Untreated

Treatments



Undedeck Rainwater Tanks
Rainwater tank retention volume in kilolitres: 12

174%

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Buildings & dwellings



THs - 2BRx4 + 3BRx1 + 4BRx1 Residential Townhouse
Residential Townhouse, 12 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per min plus water saving feature)
Clothes Washer - Primary water source	Mains water
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	12
Toilets connected to recycled water	0
Toilets efficiency	5 star WELS rating
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
Irrigated garden area supplied by:	
• **Mains**	1 m^2
• **Rainwater Tank**	281.7 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	Medium

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*** SUMMARY OSD DESIGN REPORT ***

Printed from *OSD4W* version 1.08.4 S/N # W8-07081
Licensed to : MEASURE ENGINEERS
Prepared by : Ozgur Hatunoglu

1. CLIENT DETAILS
Name :
Address line 1 :
Address line 2 :
Address line 3 :

2. JOB NAME AND REFERENCE
Job Reference : OSD4W-2008-001
Job Name :
Job Detail 1 :
Job Detail 2 :
Job Detail 3 :

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3. AREAS (sq.m.) & RUN-OFF COEFFICIENTS
Total Site area : 1013

4. EXISTING SITE DETAILS
Aes1 : 600 Ces1 : 0.90
Aes2 : 413 Ces2 : 0.30
Aes3 : 0 Ces3 : 0.15
Aes4 : 0 Ces4 : 0.12
Weighted C - site Cew : 0.66

5. PROPOSED SITE DETAILS
Aps1 : 660 Cps1 : 0.90
Aps2 : 353 Cps2 : 0.30
Aps3 : 0 Cps3 : 0.15
Aps4 : 0 Cps4 : 0.12
Weighted C - site Cpw : 0.69
Uncontrolled portion(s) UPfrac : 0.00

6. CATCHMENT TIMES (minutes)
Time of concentration : 10.00
Travel time from discharge point
to catchment outlet : 5.00

7. OSD DESIGN
Flow Control Device : Orifice
Storage type : Pipe
Rainfall zone : ALTONA
ARI for OUTFLOW (years) : 5
ARI for STORAGE (years) : 10
Qptot (L/s) : 11.94
Qu (L/s) : 0.00
Qp (L/s) : 0.00
Calculated PSD (L/s) : 12.80
Nominated PSD (L/s) : -----
Adopted PSD (L/s) : 12.80

8. STORAGE DETAILS
Volume (cub.m.) : 4.41
Time to fill storage (mins) : 8.1
Time to empty storage (mins) : 11.0
Critical storm duration (mins) : 11.7

9. STORM DURATIONS & RAINFALL INTENSITIES
PSD ..... Duration : 10.0 min. Intensity : 64.8 mm/hr
MAX. STORAGE ..... Duration : 11.7 min. Intensity : 71.6 mm/hr

Generated at : 16/07/2026 10:40:43 AM

STORMWATER & DRAINAGE DETENTION CALCULATION