



van der meer

INTEGRATED WATER MANAGEMENT PLAN

ALDI GORDON

810 Pacific Highway

Gordon NSW 2072

Document Control Record

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Position:	Associate Director
Signed:	
Date:	07/01/2026
Job No.	SY242-045

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C	Issued for SSDA	19/12/2025	Hary Budhi
D	Issued for SSDA	07/01/2026	Hary Budhi

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1. Project Description

1.1 Project Description

This Integrated Water Management Plan has been prepared by Van Der Meer Consulting on behalf of Ecove Group Pty Ltd to accompany a State Significant Development Application (SSDA) (SSD-101444458) for a mixed-use development at 810 Pacific Highway, Gordon. The site is described as Lot 12 DP631351 and has a total area of 2,357m² and is located within the Gordon town centre, immediately north of the Gordon Centre and south of the Ku-ring-gai Council Chambers. The proposal delivers approximately 180 new dwellings (including affordable housing apartments), together with a full-line supermarket in a highly accessible location, contributing to both State and Council housing objectives while revitalising Gordon Town Centre.

The proposal is declared State Significant Development (SSD) pursuant to Schedule 1, section 26A of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). SSD-101444458 seeks approval for an amending DA which proposes to amend DA-0610-17, except for the demolition, excavation, shoring and piling works, which are to proceed under the existing approval.

1.2 Background

Development consent (DA-0610/17) was issued on 12 December 2018 by the Sydney North Planning Panel for the demolition of existing buildings and the construction of a mixed-use development on the subject site. The approved scheme provided for:

- 56 apartments in a shop-top housing format, comprising a mix of one, two and three-bedroom dwellings.
- An Aldi supermarket and a small retail tenancy at ground floor level, supported by storage, loading and back-of-house facilities at the lower ground level.
- Three basement levels containing 142 car parking spaces for residents, visitors, and retail customers.
- Associated landscaping, signage, earthworks and tree removal, including the relocation of a Canary Island Date Palm.

The consent was issued as a Deferred Commencement Approval, subject to the satisfaction of several preconditions. The consent was subsequently modified on three occasions:

- MOD0222/20 (21 September 2021)
- MOD0194/21 (18 November 2021)
- MOD0061/25 (13 November 2025)

These modifications collectively removed the deferred commencement condition, amended the development description, and incorporated an amended construction traffic management plan into the approved documentation. MOD0061/25 approved the increased depth of excavation, realigned basement walls in the northeast corner and modified conditions relating to the issue of construction



certificates to allow preliminary basement excavation to occur independently. This SSDA will amend the existing Development Consent and associated modifications. Notwithstanding, preliminary works are proposed to proceed under the current consent to meet Aldi's contractual requirement to be established and operating on the site by 2028.

1.3 Planning Context

The planning context for the site has evolved significantly since the original consent was issued. In April 2024, the Department of Planning, Housing and Infrastructure (DPHI) identified the site as being located within a Transport Oriented Development (TOD) precinct. In parallel, Ku-ring-gai Council progressed a preferred planning framework for Gordon Town Centre, including proposed amendments to the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015). Following a Council-initiated legal process, legislative amendments removed access to TOD uplift for proposals that had not been submitted in June 2025. As part of the resolution of this legal process, Council formally endorsed its preferred planning framework for Gordon Town Centre on 5 June 2025. That framework was subsequently accepted by the Department, with minor amendments, and implemented through an amendment to the KLEP 2015 via the *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025*, which commenced on 14 November 2025.

The proposed development responds to the amended KLEP 2015 and, in addition, seeks to utilise the floor space ratio and height incentives available under Chapter 2, Part 2, Division 1 of the *State Environmental Planning Policy (Housing) 2021*.

1.4 Document Purpose and Structure

The report aims to address the Integrated Water Management Plan component of item 11 of the Secretary's Environmental Assessment Requirements (SEARs) issued for the project on 9 December 2025.

SEARs issued for the project on SSD-101444458 (refer to *Table 1*). In particular, the report addresses:

Table 1 Secretary's Environmental Assessment Requirements relevant to this report

Sear	Sear description	Report name and section
11. Water Management	Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater) Demonstrated how the development complies with council's drainage requirements and identifies proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts	Section 3,4 and 5. Wastewater and other infrastructure refer to MGP Infrastructure Report for detail

2. Erosion and Sedimentation Control

During construction, water quality control is achieved by deposition and trapping of silts and clays which often have nutrients such as phosphorus and nitrogen attached to their surfaces. Silt fences will be erected prior to construction to control sediment runoff. This will reduce and isolate sediments and particulate matter.

An Erosion and Sediment Control Plan has been provided in accordance with Landcom's "Managing Urban Stormwater – Soils and Construction (2004)". This will ensure that a significant portion of sediments and attached nutrients can be contained on site during construction.

A copy of the preliminary Soil & Water Management Plan is included in Appendix A, it details:

- The location and extent of proposed sediment & erosion control measures
- The location of the sediment control fence
- The locations and control measures for temporary stockpiles
- The locations and control measures for vehicle wash down areas



3. Stormwater Quantity Management

3.1 Objective and Targets

Ku-ring-gai Council has a stormwater disposal policy and engineering design guideline to all developments within the Ku-ring-gai Council Local Government Area.

The following guidelines were utilised in the stormwater design:

- Ku-ring-gai Development Control Plan (2024)
- Ku-ring-gai Technical Guideline for Water Management (2023)
- Blackbutt Creek Flood Study (2014)
- Australian Rainfall and Runoff (2019)

3.2 Proposed Drainage System

The drainage system for the proposed development has been designed to collect most concentrated flows from impermeable surfaces such as paved footpaths, and buildings. Where possible and practical, stormwater runoff from pervious areas will also be collected. On site detention is provided to ensure maximum discharge of stormwater collected from the undeveloped site, which would occur for all storms up to and including the 1% AEP storm, which is to be retained on site for gradual release to council drainage system. An overflow route spillway is provided for the OSD during a 1% AEP storm. The proposed drainage system will discharge into the existing drainage network in Radford Place.

The proposed stormwater management system for the development includes:

- A pit and pipe network to collect minor stormwater runoff from areas connected to the OSD.
- On site detention (OSD) tank to attenuate peak flow
- Stormwater Quality Treatment Chamber with 2 x Atlan Filters
- 15kL rainwater tank and stormwater treatment system
- Overflow path to carry flow if there is any blockage within the OSD, which will surcharge through grate drain towards Radford Place.

3.3 Drainage Results

Appendix A presents the On-site Detention Calculation sheet provided by Ku-ring-gai council. This calculation sheet was used to determine the stormwater discharge rate into council assets. Furthermore, the OSD tank has been sized according to this calculation sheet.

4. Stormwater Quality Management

4.1 Objectives and Targets

According to Ku-ring-gai Council DCP, the stormwater quality requirements are as follows:

- 85% reduction in the mean annual load of Total Suspended Solids (TSS)
- 65% reduction in the mean annual load of Total Phosphorus (TP)
- 45% reduction in the mean annual load of Total Nitrogen (TN)
- 70% reduction in the mean annual load of gross pollutants

4.2 Proposed Water Quality Treatment System

- Atlan Filter

Atlan Filters are to be provided as the tertiary stormwater treatment for the subject site. 10x Atlan Filters are to be placed inside the proposed stormwater Quality Treatment Chamber. Atlan Filters are effective in reducing a high level of stormwater pollutants including total suspended solids, phosphorus, and nitrogen.

- Rainwater Tank

A 15kL rainwater reuse tank is proposed for irrigation purposes to assist with treatment and reduce overall runoff.

4.3 MUSIC Results

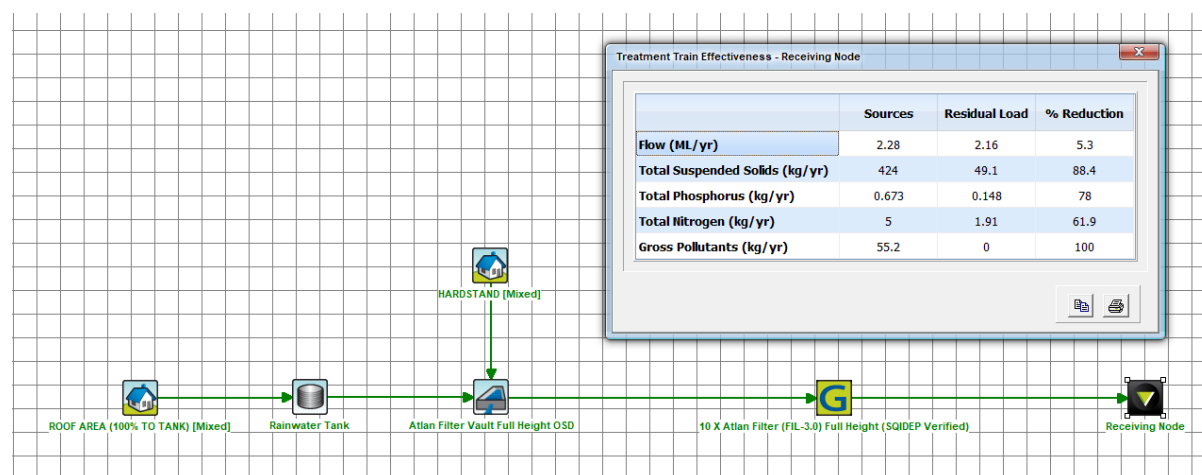


Figure 1: MUSIC model

The results of the MUSIC modelling, presented in Figure 1, demonstrate the pollutant reduction performance of the proposed stormwater treatment train. It should be noted that the footpath and landscape bypass areas have been excluded from the analysis due to the impracticality of connecting these areas to the Water Quality Chamber. These bypass zones are disconnected from the treatment infrastructure and connecting them would require significant civil works that are not feasible within the constraints of the site. Despite this exclusion, the MUSIC results confirm that the proposed treatment system meets Ku-ring-gai Council's stormwater quality objectives for Total Suspended Solids (TSS), Total Phosphorus (TP), Total Nitrogen (TN), and gross pollutants.

4.4 Monitoring and Maintenance

Monitoring and maintenance are required to ensure proper function of the stormwater treatment devices. Table 2 shows the monitoring and maintenance requirements for subject site stormwater systems.

Table 2: Stormwater devices monitoring and maintenance schedules

Stormwater Devices	Monitoring Schedule	Maintenance Schedule
OSD Tank	6 months	12 months
Atlan Filter	As per manufacturer specification	As per manufacturer specification

5. Sewer Management

There is a 150mm sewer main serving the existing development located on Radford Place. The existing sewer main will need to amplify with a new manhole and 225mm sewer main in accordance with Sydney Water's servicing requirements. The connection point(s) are illustrated in Figure 3. Refer to Infrastructure report by MGP for details.



Figure 2: Sydney Water BDYD Plan

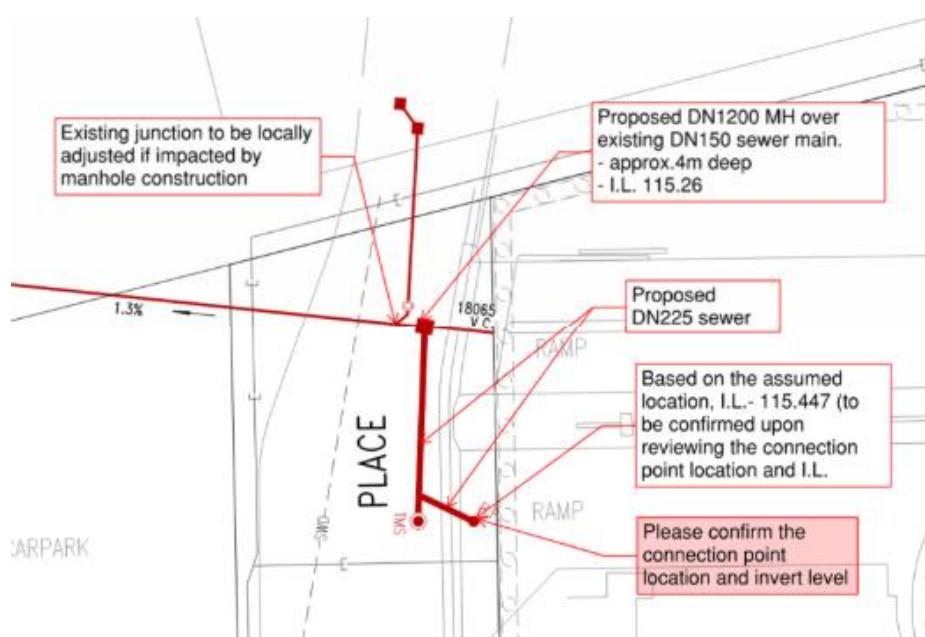


Figure 3: Water Servicing Coordinator Preliminary Design

6. Recommendations

The proposed development mitigates stormwater quantity and quality impacts due to the water sensitive urban design approach as part of the development strategy.

The key strategies to be adopted for this development include the following:

1. A pit and pipe network to collect minor storm runoff from surface areas will minimize nuisance flooding.
2. Overland flow paths to carry major storms through and around the site without causing damage to property from flooding.
3. A 15kL rainwater reuse tank for irrigation purposes and to assist in achieving water quality targets.
4. An on-site stormwater detention tank with orifice to maintain pre-development peak flows. The tank will be fitted with 10 x Atlan Filters to treat the stormwater prior to site discharge.

The results from the investigations and modelling for this project that have been summarized in this report indicate an assessment of impact to the related infrastructure and ecosystem and show that the development with the proposed stormwater management strategy and management can meet the council's stormwater objectives for the site.

The proposed development and the proposed OSD tank comply with the requirements of Ku-ring-gai Council.



Appendix A – On-Site Detention Calculation Sheet



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ON-SITE DETENTION CALCULATION SHEET

Address **810 Pacific Highway, Gordon NSW 2072**

Catchment Detail

1.	Catchment Name	BB1 - Blackbutt Creek
2.	Catchment Discharge Rate	0.0141 l/sec/m ² A
3.	Catchment Storage Rate	0.0302 m ³ /m ² B

Site Details *Site area reduced from 2,358 m² to 2,180 m² due to 4m land dedication on Pacific Hwy frontage

4.	Site Area	2,180* m ²	60% of site area	1,308 m ²	C
5.	Area(s) not draining to the detention system	262 m ²	(262 m² impervious - setback area and site link)		
6.	Total impervious area (roofs, driveways, paving, etc.)	2,180 m ²			D
7.	Impervious area bypassing detention system	262 m ²			E

Permitted Site Discharge

8.	C [1,308 m ²] x A [0.0141 l/sec/m ²] =	18.44 l/sec	Flow 1
9.	Adjustment for any uncontrolled impervious flow E / D =	0.12 (<0.25)	F
10.	Flow 1 [18.44 l/sec] x F [0.12] =	2.2 l/sec	Flow 2
11.	Flow 1 [18.44] – Flow 2 [2.2] =	16.24 l/sec	PSD

Site Storage Requirement

12.	C [1,308 m ²] x B [0.0302 m ³ /m ²] =	39.5 m ³	SSR1
13.	If the storage is in a landscaped basin, SSR1 x 1.2 =	N/A m ³	SSR2

Outlet Control

14.	Height difference between top water surface level and the centre of the orifice	0.95 m	G
15.	Orifice Diameter $21.8 \times \sqrt{\frac{PSD}{\sqrt{G}}}$	90 mm	OD

PSD = Permitted Site Discharge

SSR1 = Site Storage Requirement (except for landscaped basins)

SSR2 = Site Storage Requirement (landscaped basins) (Note: Use only SSR1 or SSR2)

OD = Orifice Diameter

Signature  Name **Hary Budhi**

Qualifications **B.Eng (Civil) M.Eng (Civil)** Date **01/09/2025**

Appendix B – Civil Engineering Plans



AUCKLAND
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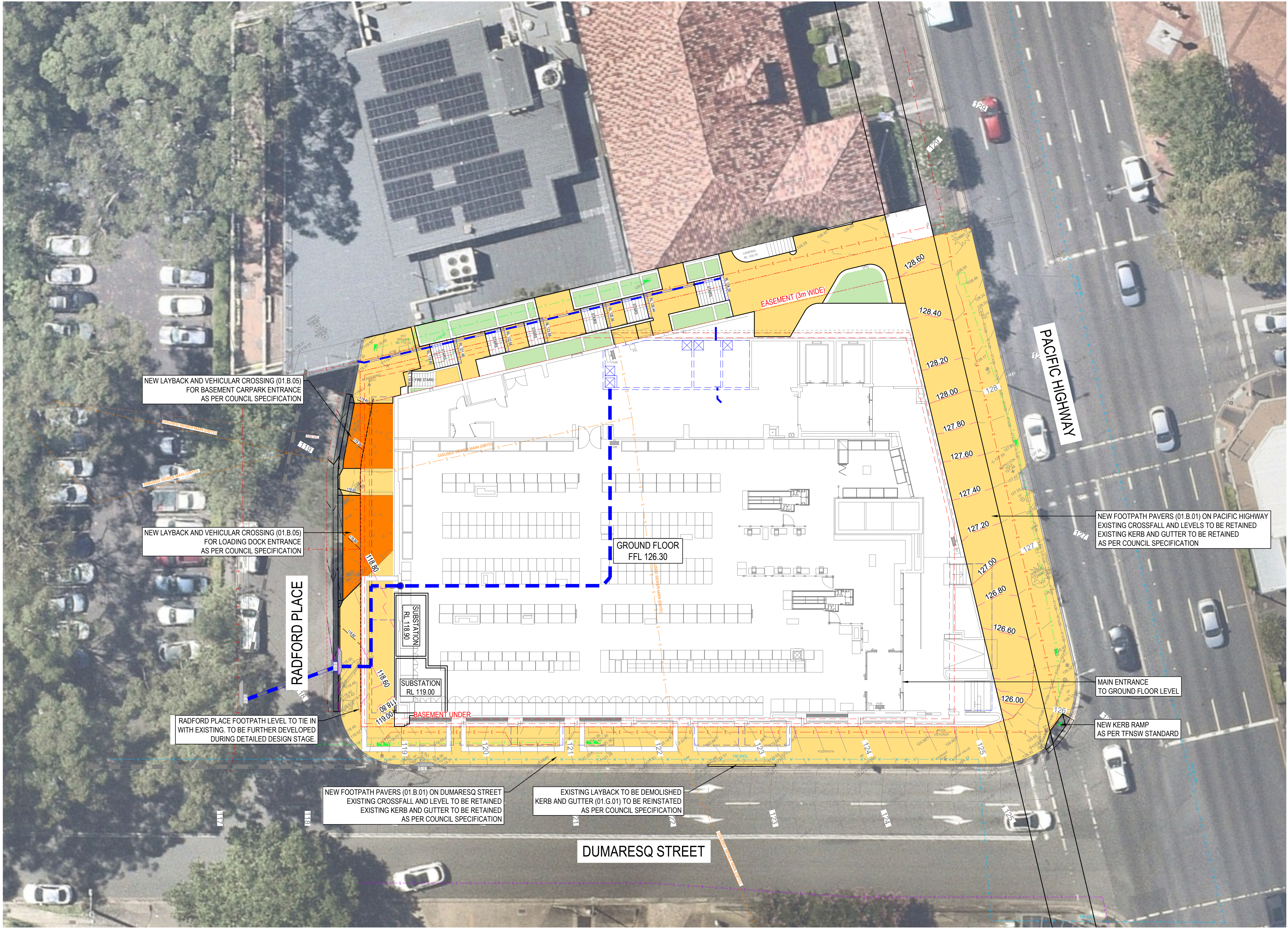
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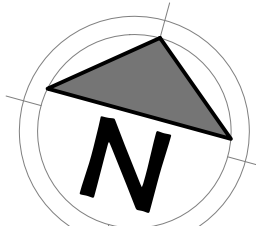
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PLAN
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ALL WORKS ON PUBLIC DOMAIN TO BE UNDERTAKEN IN ACCORDANCE WITH
KU-RING-GAI COUNCIL PUBLIC DOMAIN PLAN 2022

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B	ISSUED FOR DRAFT SSDA	HB	15.10.2025	3									
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				ARCHITECT PBD ARCHITECTS LEVEL 2, 52 ALBION STREET, SURRY HILLS NSW 2010									
				DRAWING TITLE SITE PLAN									
				JOB No. SY242-045									
				DRAWING No. DA-C0101									
				REVISION C									

- B1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS SHOWN
- B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL, PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT COUNCIL'S APPROVAL. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPEAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY, (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RESPEAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF.
- B4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM DEVICES SUCH THAT NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS, THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED OR AS DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- B5. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
- B6. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
- B7. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENTS ARE REVEGETATED OR PAVED.
- B8. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
- B9. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL :
A) DOWNPIPES CONNECTED
B) PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER
- B10. SILT FENCE MAINTENANCE INSPECTION TO BE CARRIED OUT EVERY 3 MONTHS AND AFTER EACH RAINFALL EVENT.
- B11. EROSION & SEDIMENT CONTROL SIGNAGE AVAILABLE FROM COUNCIL, MUST BE ATTACHED TO THE MOST PROMINENT AVAILABLE STRUCTURE AND BE VISIBLE AT ALL TIMES WHEN ENTERING THE SITE FOR THE DURATION OF CONSTRUCTION.

TEMPORARY CONSTRUCTION
VEHICLE EXIT
REFER TO DWG C0111 FOR DETAILS

SEDIMENT CONTROL FENCE
REFER TO DWG C0111 FOR DETAILS

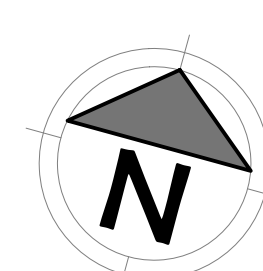
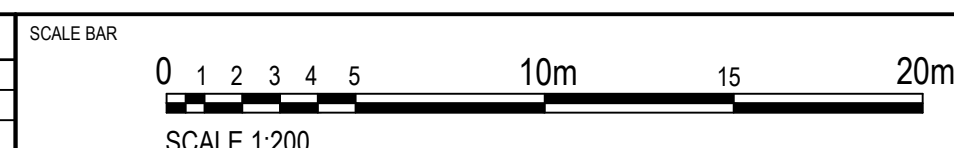
STOCKPILE AREA

SANDBAG KERB INLET
SEDIMENT TRAP
REFER TO DWG C0111 FOR DETAILS

SITE BOUNDARY



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C	ISSUED FOR SSDA	HB	07.01.2022
B	ISSUED FOR DRAFT SSDA	HB	15.10.2021
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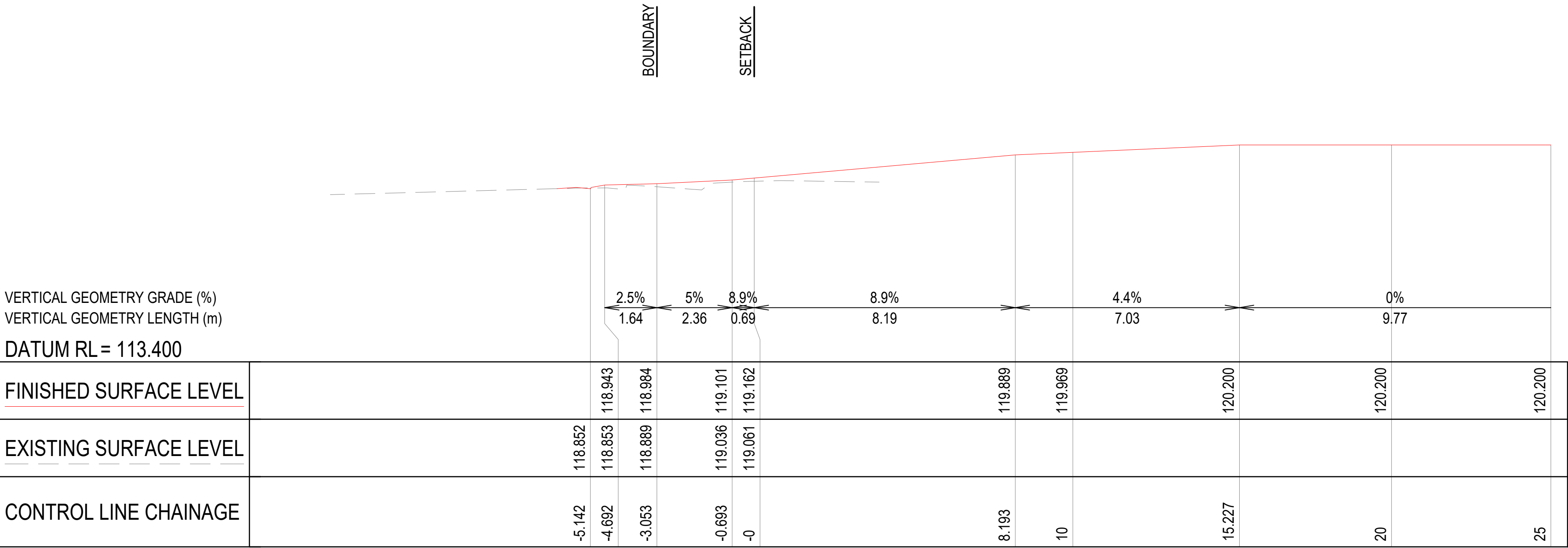
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DRAWING STATUS			
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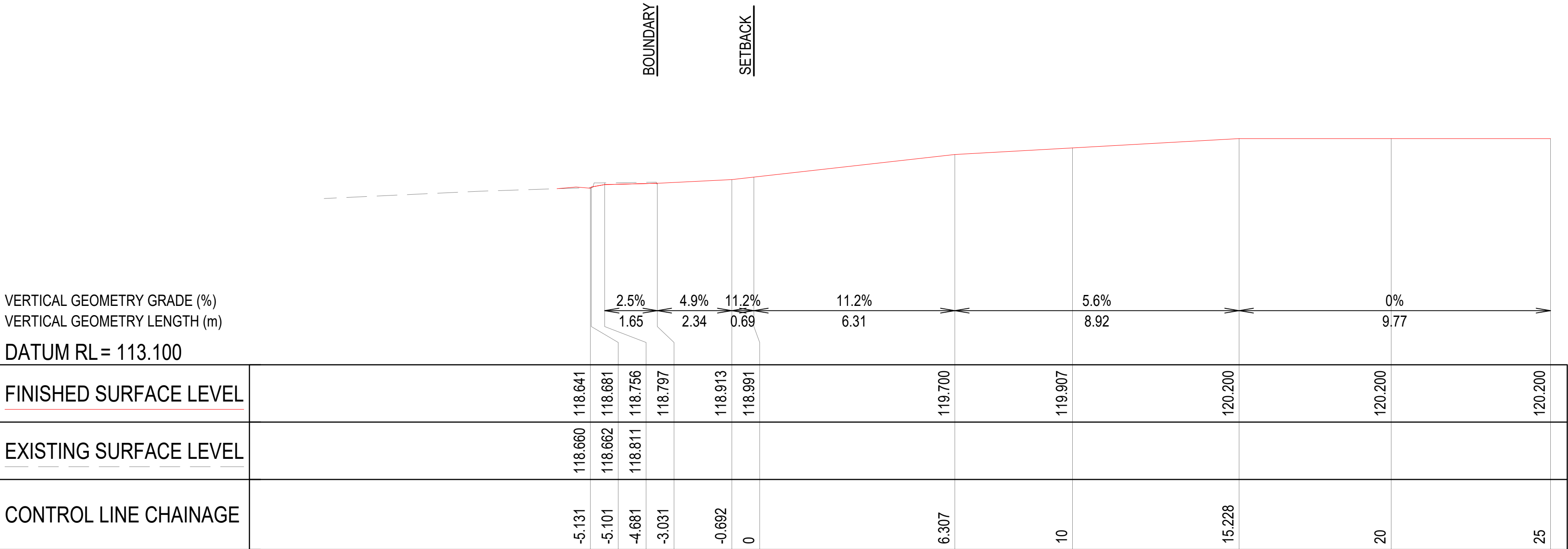
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LONGITUDINAL SECTION DWY 2 LHS



A1 SCALE: H 1:100, V 1:100

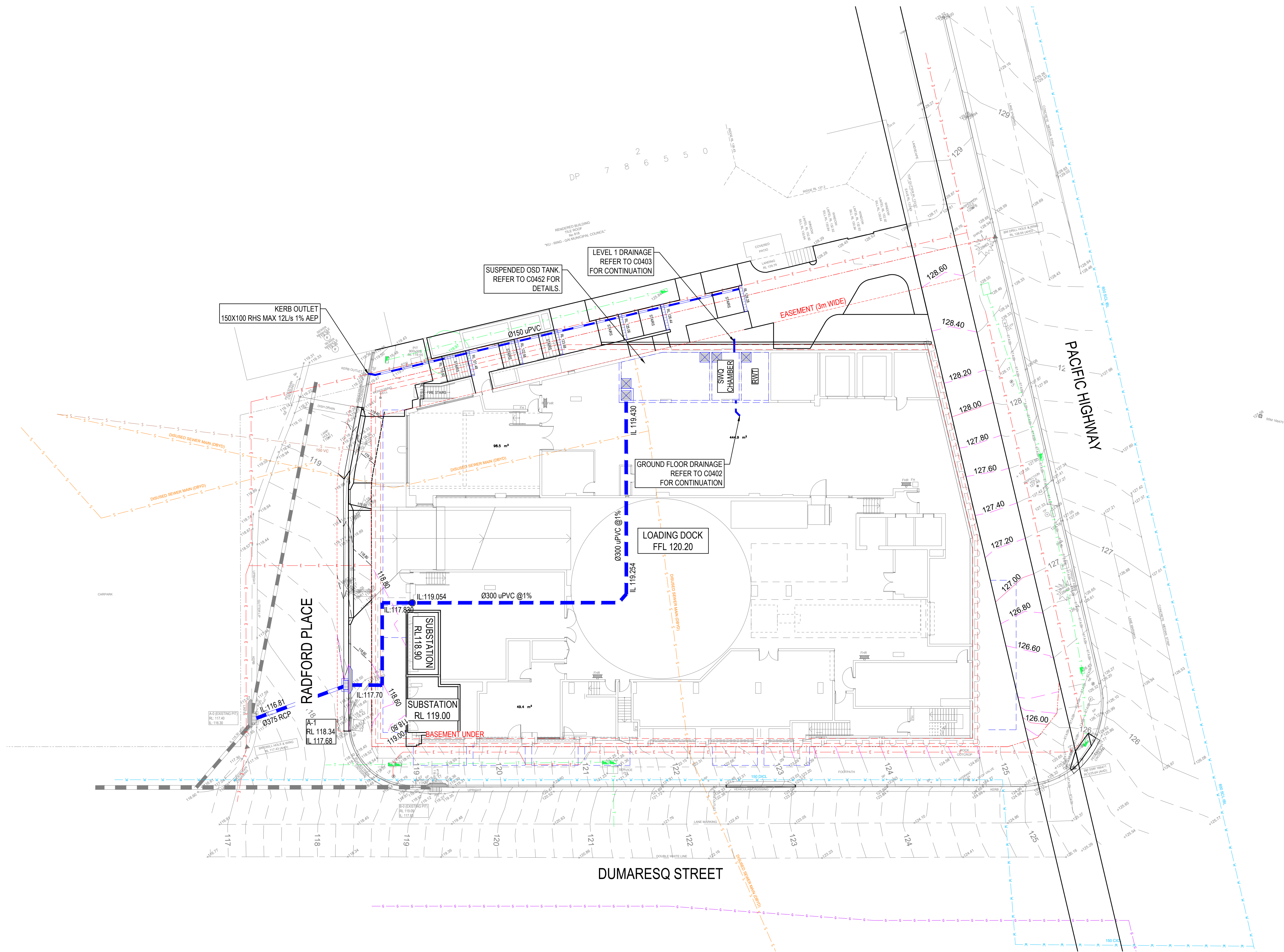
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PLAN
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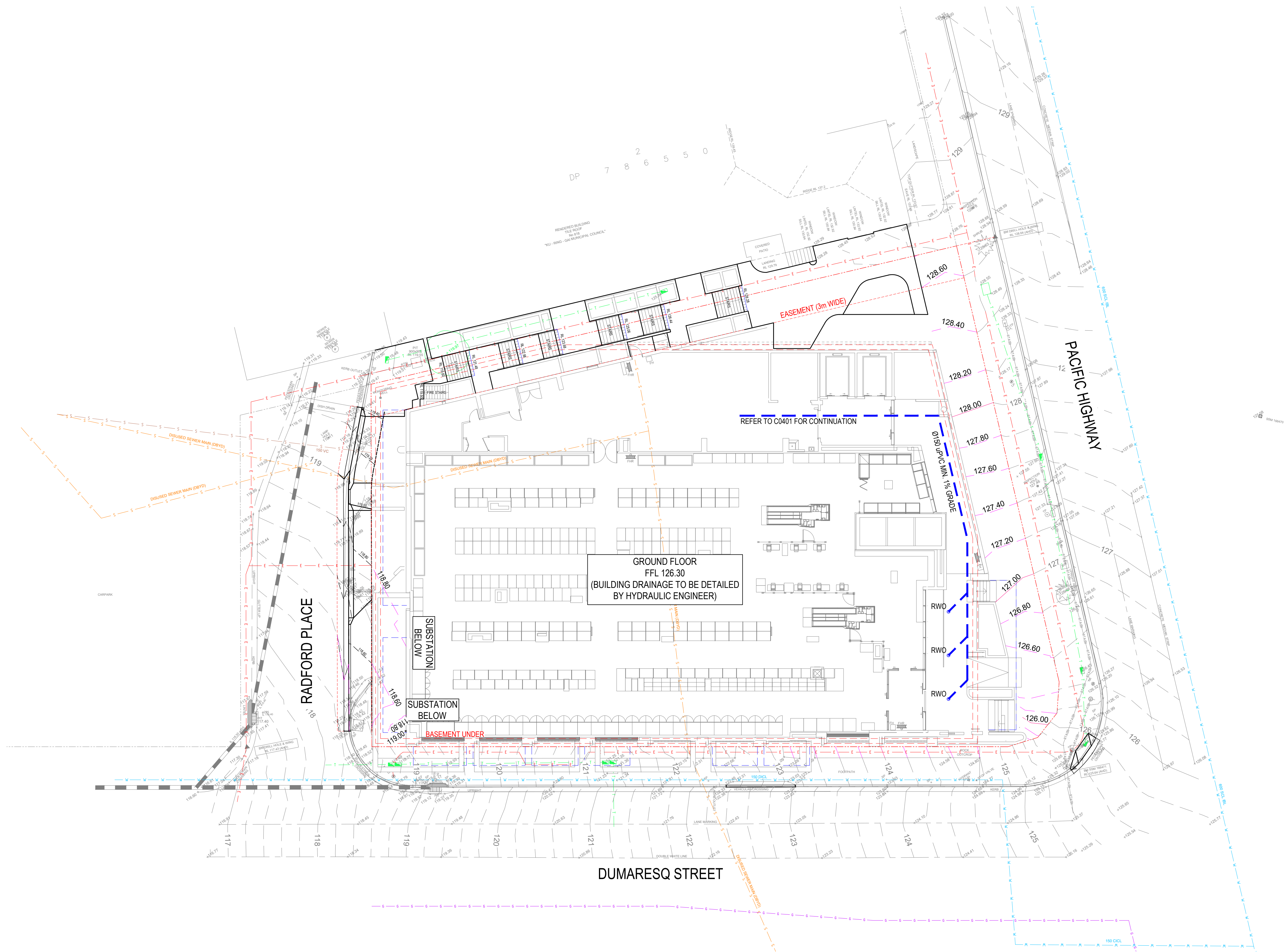
LEGEND

- PROPOSED STORMWATER PIT
REFER TO DRAWING C0451 FOR DETAILS
- PROPOSED STORMWATER PIPE
REFER TO DRAWING C0451 FOR DETAILS
- EXISTING STORMWATER PIT
REFER TO DRAWING C0451 FOR DETAILS
- EXISTING STORMWATER PIPE
REFER TO DRAWING C0451 FOR DETAILS
- SUBSOIL DRAIN AND FLUSH POINT
REFER TO DRAWING C0451 FOR DETAILS
- GRATED DRAIN
REFER TO DRAWING C0451 FOR DETAILS
- DOWNPIPE CONNECTION
REFER TO HYDRAULIC ENGINEER'S PLAN
- DESIGN CONTOURS (MAJOR AND MINOR)
- EXISTING CONTOURS (MAJOR AND MINOR)
- TREE PROTECTION ZONE
REFER TO LANDSCAPE ARCHITECT'S PLAN
- PROPOSED TREE
REFER TO LANDSCAPE ARCHITECT'S PLAN
- EXISTING TREE TO BE RETAINED
REFER TO LANDSCAPE ARCHITECT'S PLAN
- EXISTING TREE TO BE DEMOLISHED
REFER TO LANDSCAPE ARCHITECT'S PLAN
- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING TELECOMMUNICATION

WARNING

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No.	REVISION DESCRIPTION	DRAWN	DATE	0	10m					PROJECT LEADER AW	DESIGNER HB	SIGNATURE	
C	ISSUED FOR SSDA	AB	07.01.2026	2	20m	COPYRIGHT © THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF VAN DER MEER (NSW) PTY LTD. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF VAN DER MEER (NSW) PTY LTD. DISCLAIMER THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED, ARE CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH THEY WERE INTENDED. VAN DER MEER (NSW) PTY LTD. WILL NOT ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR WHERE THE DRAWING HAS BEEN ALTERED, AMENDED OR CHANGED EITHER MANUALLY OR ELECTRONICALLY BY ANY THIRD PARTY. NOTE THIS IS AN UNCONTROLLED DOCUMENT ISSUED FOR INFORMATION PURPOSES ONLY, UNLESS SIGNED, FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED. DO NOT SCALE REDUCED SIZE DRAWINGS. VERIFY DIMENSIONS PRIOR TO COMMENCING ANY ON-SITE OR OFF-SITE WORKS OR FABRICATION. IF IN DOUBT - ASK.	www.vandermeer.com.au van der Meer (NSW) Pty Ltd A.B.N. 56 158 266 301	ARCHITECT PBD ARCHITECTS LEVEL 2, 52 ALBION STREET, SURRY HILLS NSW 2010	DRAWING TITLE DRAINAGE LAYOUT - LOADING DOCK	DRAFTSPERSON HB	SCALE 1:200	DATE AS SHOWN	SHEET SIZE A1
B	ISSUED FOR DRAFT SSDA	HB	15.10.2025										
A	ISSUED FOR DRAFT SSDA	HB	29.09.2025										
								JOB No. SY242-045		DRAWING No. DA-C0401		REVISION C	



LEGEND

- PROPOSED STORMWATER PIT
REFER TO DRAWING C0451 FOR DETAILS
- PROPOSED STORMWATER PIPE
REFER TO DRAWING C0451 FOR DETAILS
- EXISTING STORMWATER PIT
REFER TO DRAWING C0451 FOR DETAILS
- EXISTING STORMWATER PIPE
REFER TO DRAWING C0451 FOR DETAILS
- SUBSOIL DRAIN AND FLUSH POINT
REFER TO DRAWING C0451 FOR DETAILS
- GRATED DRAIN
REFER TO DRAWING C0451 FOR DETAILS
- DOWNPIPE CONNECTION
REFER TO HYDRAULIC ENGINEER'S PLAN
- DESIGN CONTOURS (MAJOR AND MINOR)
- EXISTING CONTOURS (MAJOR AND MINOR)
- TREE PROTECTION ZONE
REFER TO LANDSCAPE ARCHITECT'S PLAN
- PROPOSED TREE
REFER TO LANDSCAPE ARCHITECT'S PLAN
- EXISTING TREE TO BE RETAINED
REFER TO LANDSCAPE ARCHITECT'S PLAN
- EXISTING TREE TO BE DEMOLISHED
REFER TO LANDSCAPE ARCHITECT'S PLAN
- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING TELECOMMUNICATION

PLAN
SCALE 1:200

WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

REVISIONS:				SCALE BAR 0 1 2 3 4 5 10m 15 20m SCALE 1:200		CLIENT ECOVE / STERLING PROJECTS		PROJECT TITLE PROPOSED MIXED USED DEVELOPMENT 810 PACIFIC HIGHWAY GORDON NSW 2072		DRAWING STATUS APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION	
				N		ARCHITECT PBD ARCHITECTS LEVEL 2, 52 ALBION STREET, SURRY HILLS NSW 2010		DRAWING TITLE DRAINAGE LAYOUT - GROUND FLOOR		PROJECT LEADER AW	
				van der Meer Consulting van der meer		DESIGNER HB		SIGNATURE		DRAFTSPERSON HB	
				LEVEL 6, 39 CHANDOS STREET ST LEONARDS NSW 2065 Telephone 61-2-9436 0433 Fax 61-2-9436 1370		SCALE 1:200		DATE AS SHOWN		SHEET SIZE A1	
				www.vandermeer.com.au van der Meer (NSW) Pty Ltd A.B.N. 56 158 266 301		JOB No. SY242-045		DRAWING No. DA-C0402		REVISION C	
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DUMARESQ STREET

PLAN
SCALE 1:200

LEGEND

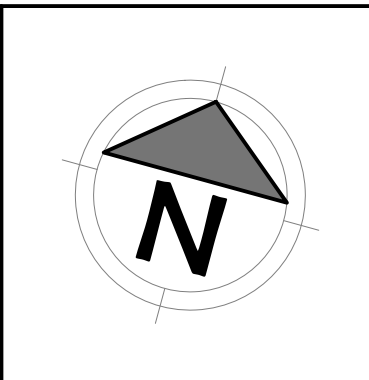
- PROPOSED STORMWATER PIT
REFER TO DRAWING C0451 FOR DETAILS
- PROPOSED STORMWATER PIPE
REFER TO DRAWING C0451 FOR DETAILS
- EXISTING STORMWATER PIT
REFER TO DRAWING C0451 FOR DETAILS
- EXISTING STORMWATER PIPE
REFER TO DRAWING C0451 FOR DETAILS
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REFER TO DRAWING C0451 FOR DETAILS
- GRATED DRAIN
REFER TO DRAWING C0451 FOR DETAILS
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REFER TO HYDRAULIC ENGINEER'S PLAN
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REVISIONS:			
No.	REVISION DESCRIPTION	DRAWN	DATE
C	ISSUED FOR SSDA	AB	07.01.2026
B	ISSUED FOR DRAFT SSDA	HB	15.10.2025
A	ISSUED FOR DRAFT SSDA	HB	29.09.2025

SCALE BAR	
SCALE 1:200	
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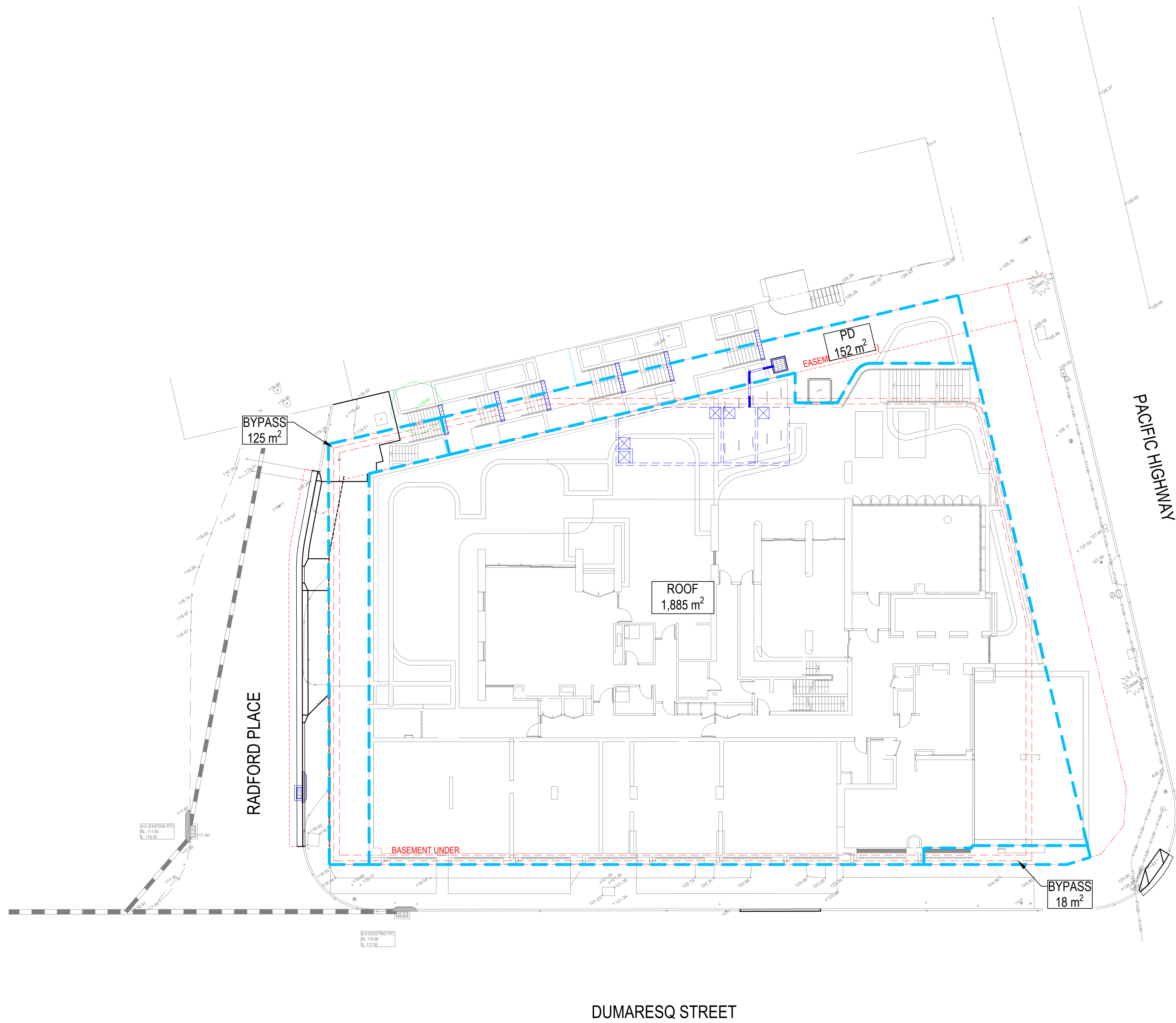
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Telephone 61-2-9436 0433 Fax 61-2-9436 1370

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CLIENT ECOVE / STERLING PROJECTS	PROJECT TITLE PROPOSED MIXED USED DEVELOPMENT 810 PACIFIC HIGHWAY GORDON NSW 2072
ARCHITECT PBD ARCHITECTS LEVEL 2, 52 ALBION STREET, SURRY HILLS NSW 2010	DRAWING TITLE DRAINAGE LAYOUT - LEVEL 01

PROJECT LEADER AW	DESIGNER HB	SIGNATURE
DRAFTSPERSON HB	SCALE 1:200	DATE AS SHOWN
JOB No. SY242-045	DRAWING No. DA-C0403	SHEET SIZE A1

DRAWING STATUS APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION	
REVISION C	



DUMARESQ STREET

PLAN
SCALE 1:200

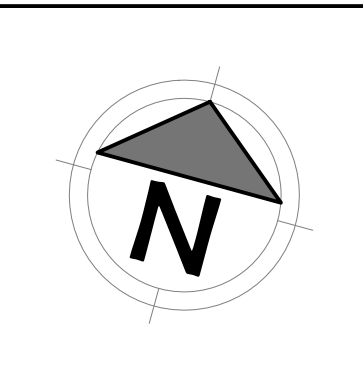
REVISIONS:			
No.	REVISION DESCRIPTION	DRAWN	DATE
B	ISSUED FOR SSDA	HB	07.01.2026
A	ISSUED FOR DRAFT SSDA	HB	15.10.2025

SCALE BAR

0 1 2 3 4 5 10m 15 20m

SCALE 1:200

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CLIENT
ECOVE / STERLING PROJECTS

ARCHITECT
PBD ARCHITECTS
LEVEL 2, 52 ALBION STREET, SURRY HILLS NSW 2010

PROJECT TITLE
PROPOSED MIXED USED DEVELOPMENT
810 PACIFIC HIGHWAY
GORDON NSW 2072

DRAWING TITLE
DRAINAGE CATCHMENT PLAN

DRAWING STATUS			
APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER AW	DESIGNER HB	SIGNATURE	
DRAFTSPERSON HB	SCALE 1:200	DATE AS SHOWN	SHEET SIZE A1
JOB No. SY242-045	DRAWING No. DA-C0421	REVISION B	



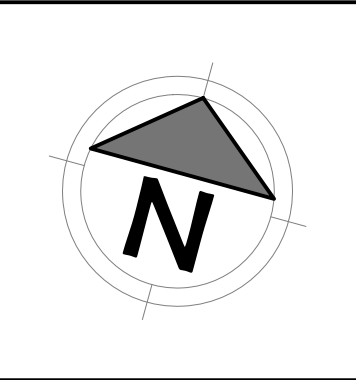
LEGEND		
SITE AREA: 2,180 m²		
	TRAFFICABLE ROOF TO WSUD (100% IMPERVIOUS)	1,885 m²
	HARDSTAND TO WSUD (100% IMPERVIOUS)	72 m²
	LANDSCAPE AREA BYPASS (20% IMPERVIOUS)	79 m²
	HARDSTAND BYPASS (100% IMPERVIOUS)	144 m²

DUMARESQ STREET

PLAN
SCALE 1:200

REVISIONS:			
No.	REVISION DESCRIPTION	DRAWN	DATE
B	ISSUED FOR SSDA	AB	07.01.2026
A	ISSUED FOR DRAFT SSDA	HB	15.10.2025

SCALE BAR 0 1 2 3 4 5 10m 15 20m SCALE 1:200	
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ARCHITECT PBD ARCHITECTS LEVEL 2, 52 ALBION STREET, SURRY HILLS NSW 2010	DRAWING TITLE MUSIC CATCHMENT PLAN

PROJECT LEADER AW	DESIGNER HB	SIGNATURE	
DRAFTSPERSON HB	SCALE 1:200	DATE AS SHOWN	SHEET SIZE A1
JOB No. SY242-045	DRAWING No. DA-C0422	REVISION B	

DRAWING STATUS			
APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER AW	DESIGNER HB	SIGNATURE	
DRAFTSPERSON HB	SCALE 1:200	DATE AS SHOWN	SHEET SIZE A1
JOB No. SY242-045	DRAWING No. DA-C0422	REVISION B	



NO REINFORCEMENT REQUIRED AROUND PREFAB DRAIN. EXPANSION JOINTS EITHER SIDE OF DRAIN IN LEIU OF KEY JOINTS. REFER TO MANUFACTURE'S SPECIFICATIONS.



REVISIONS:				SCALE BAR 012345 1m 1.52m 012345 1m 1.52m SCALE 1:20 SCALE 1:25				van der Meer Consulting van der meer LEVEL 6, 39 CHANDOS STREET ST LEONARDS NSW 2065 Telephone 61-2-9436 0433 Fax 61-2-9436 1370 www.vandermeer.com.au van der Meer (NSW) Pty Ltd A.B.N. 56 156 265 301				CLIENT: ECOVE / STERLING PROJECTS		PROJECT TITLE PROPOSED MIXED USED DEVELOPMENT 810 PACIFIC HIGHWAY GORDON NSW 2072		DRAWING STATUS APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION	
				PROJECT LEADER AW		DESIGNER HB		SIGNATURE									
				DRAFTSPERSON HB		SCALE AS SHOWN		DATE AS SHOWN		SHEET SIZE A1							
B ISSUED FOR SSDA HB 07.01.2026				A ISSUED FOR DRAFT SSDA HB 15.10.2025		JOB NO: SY242-045		DRAWING No: DA-C0451		REVISION B							
No REVISION DESCRIPTION DRAWN DATE																	
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