



09 February 2026

211541 CAAL

East Walker 88 Development Pty Ltd
c/- Economos, Citigroup Centre
Suite 38B, Level 38, 2 Park Street
Sydney NSW 2000

Attention: Joshua Mitchell

173-179 Walker Street, North Sydney

Proposed Changes to Early Works Stormwater Diversion (SSD-67175465)

Dear Joshua,

TTW are providing civil and stormwater design to ALAND for the proposed residential development including in-fill affordable housing at East Walker Street located at 173-179 Walker Street and 11-17 Hampden Street, North Sydney.

We refer to our previously submitted *Stormwater Management Plan Report* dated 25 October 2024 and the *Response to Submissions – Stormwater Letter Addendum*, as supporting documentation for the State Significant Development Application (SSDA) SSD-67175465. This letter is intended to support a modification to the above SSDA submission and provides information to describe changes to the civil engineering design for the diversion of existing trunk stormwater services owned by North Sydney Council. The proposed design changes will be submitted to North Sydney Council for approval and are generally consistent with Council requirements.

Following a detailed review of the existing site conditions and further investigation undertaken during design development, we propose the following amendments to the stormwater diversion works. These revisions aim to improve constructability, reduce interface risks with existing infrastructure and minimise impacts on surrounding assets, while maintaining the hydraulic performance and overall intent of the original design. By matching the hydraulic capacity of the original stormwater design, the proposed design is not expected to change the flooding outcomes as detailed in the TTW's Flood Impact and Risk Assessment Report (Rev 7 dated 17 December 2024) and Flood Emergency Response Plan (Rev 6 dated 18 December 2024).

The proposed changes are summarised below represents a more efficient and community-focused solution, delivering substantial reductions in construction impacts to surrounding residents, businesses, and public infrastructure, while also improving construction safety and reducing interface risks with critical services.

1. Relocation of Proposed 5-Grate/Lintel Pit with Stone Inlet (Pit 7A)

Site investigations have confirmed that the existing 860mm × 1000mm box culvert traverses the site in a perpendicular alignment to the retaining wall, rather than the diagonal alignment shown on the original survey. To reflect the confirmed culvert alignment, reduce on-site construction complexity, and utilise existing pits to achieve a direct connection, it is proposed to relocate Pit 7A directly over the existing box culvert.

This revision removes unnecessary pipework and transitions and allows the pit to function as intended, without introducing any additional structural or hydraulic risk. The relocation of this pit and retention of the existing sag inlet pit to the south matches the intake capacity of the previously submitted design.

2. Modification of Pit 6A

As a result of the revised location of Pit 7A and the confirmed alignment of the existing pipe through the site, Pit 6A has been adjusted to suit the updated pit and pipe arrangement. This ensures continuity of the stormwater system and appropriate pipe alignments are maintained.

3. Relocation of Stormwater Diversion Within the Site Boundary

The stormwater diversion alignment has been revised to be located within the site boundary parallel to Hampden Street (the previous proposal had the pipe within and along the centre of Hampden Street). This change avoids known clashes with existing infrastructure within the public road reserve and eliminates the need for relocation and coordination with third-party service authorities.

- **Ausgrid (High Voltage and Low Voltage):**

The current stormwater design requires extensive high voltage and low voltage cable relocations within Hampden Street. The proposed design avoids these works, substantially reducing service interruptions to residents, businesses, and critical users and improves construction safety. The presence of transmission cables within Hampden Street further reinforces the benefit of relocating stormwater construction away from the road reserve. The Hampden Street corridor is a demonstrated corridor for high voltage power assets and therefore benefits from reduced congestion from other utilities/stormwater assets in the event of any future maintenance or upgrade works.

- **Telstra:**

Telecommunications infrastructure currently impacted by the approved design is avoided under the proposed arrangement, reducing the risk of service interruptions to residents, businesses, and critical users.

- **Sydney Water (Potable Water):**

The approved design directly impacts existing potable water services. The revised design significantly reduces or eliminates these impacts, lowering the likelihood of service outages. Importantly, these water services also support the Warringah Freeway project; minimising disruption therefore reduces potential flow-on impacts to this major infrastructure project.

- **Future Infrastructure**

The proposed stormwater design eliminated an increased utility/drainage congestion within Hampden St allowing for future expansion. The proposed drainage pipe is large asset and is proposed wholly within the development's lands within a suitable easement restricting future impact to the service whilst maintaining future access at all times, allowing capacity within the existing road corridor for other infrastructure

Relocating the stormwater works from Hampden Street into the site boundary will result in a significant reduction in disruptive road-based construction activities, providing tangible benefits to the local community, including:

- A substantial reduction in construction noise, particularly benefiting nearby residents and local businesses who are already experiencing construction fatigue due to multiple concurrent developments and major infrastructure works in the vicinity.
- A corresponding reduction in the requirement for night works, as construction within the site boundary can be undertaken during standard daytime hours without the traffic and safety constraints associated with road occupation.

Reduced vibration, dust, and traffic disruption within the public road reserve, improving pedestrian safety and amenity along Hampden Street.

By matching the previous submitted pipe size, there is no loss of hydraulic capacity of the system with this change.

4. Replacement of Kerb Inlet Pits with Grated Drains

It is proposed to replace the previously approved four kerb inlet pits along Hampden Street with two 300mm wide grated drains, each 7.0m in length, providing a total inlet length of 14.0m. Each of the grated drain is proposed to have a 450 x 600mm surface inlet pit at the end, discharging via a proposed 375mm diameter outlet.

This arrangement has been designed to achieve an equivalent or greater hydraulic capacity compared to the original kerb inlet pits. It also improves constructability within the constrained streetscape by reducing excavation depth and minimising potential conflicts with existing underground services, thereby lowering the risk of service relocations or disruption to live services. This supports uninterrupted operation of surrounding developments and infrastructure projects and aligns with Council objectives to reduce cumulative construction impacts in high-activity precincts.

In summary, the proposed stormwater design amendment provides a clear net benefit to the community, utility providers, and Council, while maintaining compliance with all relevant engineering and hydraulic requirements. The relocation of stormwater infrastructure into the site boundary represents a more sustainable, safer, and less disruptive outcome.

The updated early works stormwater diversion drawings are attached in Appendix A for reference.

Yours faithfully,
TTW (NSW) PTY LTD



COLIN ROPE
Associate Director

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Appendix A

Stormwater Diversion Works Drawings

173-179 WALKER STREET

EARLY WORKS - STORMWATER DIVERSION

CIVIL WORKS



LOCALITY PLAN
SCALE 1:1000

DRAWING SCHEDULE

DRAWING NUMBER	DRAWING NAME
C0000	COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE
C0001	GENERAL NOTES AND LEGENDS
C0002	SEDIMENT AND EROSION CONTROL PLAN AND DETAILS
C0003	OVERALL SITEWORKS AND STORMWATER MANAGEMENT PLAN AND SHEET KEY PLAN
C0010	SITEWORKS AND STORMWATER MANAGEMENT PLAN, SHEET 1
C0011	SITEWORKS AND STORMWATER MANAGEMENT PLAN, SHEET 2
C0012	SITEWORKS AND STORMWATER MANAGEMENT PLAN, SHEET 3
C0020	STORMWATER LONGITUDINAL SECTION
C0030	STORMWATER CATCHMENT PLAN
C0040	TYPICAL DETAILS, SHEET 1
C0041	TYPICAL DETAILS, SHEET 2
C0042	TYPICAL DETAILS, SHEET 3
C0045	TYPICAL CUSTOM PIT DETAILS

FOR APPROVAL

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						ARCHITECT:			ENGINEER:			PROJECT:			DRAWING NAME:			SCALE : A1			DRAWN BY			AUTHORISED BY		
						rothelowman						173-179 WALKER STREET, NORTH SYDNEY			COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE			1:1000			LA			CR		
P3 ISSUE FOR APPROVAL			CR LA 11.12.24															PROJECT No			DRAWING No			REVISION		
P2 ISSUE FOR APPROVAL			CR LA 15.10.24															211541			C0000			P3		
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1. Contractor must verify all dimensions and existing levels on site prior to commencement of works. Any discrepancies to be reported to the Engineer.
2. Strip all spoil from the construction area. All stripped spoil shall be deposited off-site unless directed otherwise.
3. Make smooth connection with all existing works.
4. Compact subgrade under buildings and pavements to minimum 98% standard maximum dry density in accordance with AS 1289 5.1.1. Compaction under buildings to extend 2m minimum beyond building footprint.
5. All work on public property, property which is to become public property or any work which is to come under the control of the Statutory Authority, the Contractor is to ensure that the drawings used for construction have been approved by all relevant authorities prior to commencement site.
6. All work on public property, property which is to become public property, or any work which is to come under the control of the Statutory Authority is to be carried out in accordance with the requirements of the relevant Authority. The Contractor shall obtain the approval from the relevant Authority of the requirements of the Authority are different to the drawings and specifications, the requirements of the Authority shall be applicable.
7. For all temporary batters refer to geotechnical recommendations.

1. These drawings have been based from, and to be read in conjunction with the following Consultants drawings. Any conflict to the drawings must be notified immediately to the Engineer.

"Public Service Utility information shown on plan has been compiled from information received from Dial Before You Dig inquiry, reference Number 36749123, which was obtained on 23/05/24. Unless specifically shown otherwise, this location and depth of services shown on this plan have not been verified.

The location of services shown on this drawing have been plotted as accurately as possible from diagrams provided by service authorities and should be confirmed by site inspection."

The property boundary and easement locations shown on Taylor Thomson Whitting drawing's have been based from information received from : LTS LOCKLEY

Taylor Thomson Whitting makes no guarantees that the boundary or easement information shown is correct.

Taylor Thomson Whitting will accept no liabilities for boundary inaccuracies. The contractor/builder is advised to check/confirm all boundaries in relation to all proposed work prior to the commencement of construction. Boundary inaccuracies found are to be reported to the superintendent prior to construction starting.

Taylor Thomson Whiting (NSW) Pty Ltd operates under Safe Work Australia's Code of Conduct for the Safe Design of Structures.

These drawings shall be read in conjunction with the Taylor Thomson Whiting Transfer of Information Letter and Civil Risk and Solutions Register.

Under the Code of Conduct it is the Client's responsibility to provide a copy of the Civil Risk and Solutions Register to the Principal Contractor.

It is the Principal Contractor's responsibility to review the hazards and risks identified during the design process to ensure a safe workplace is maintained for the construction, maintenance and eventual demolition of the civil infrastructure.

These plans are awaiting final approval from the authority regarding these public works. Public domain works are not to commence until these drawings are stamped as approved.

NOTE:
REVISION CLOUDS IN RED INDICATE UPDATES TO
DRAWINGS ISSUED FOR SSDA ON 25 OCTOBER 2024

Contractor to refer to Appendix B of the Civil Specification for the Civil Risk and Solutions Register.

Contractor to be aware existing services are located within the site. Location of all services to be verified by the Contractor prior to commencing works. Contractor to confirm with relevant authority regarding measures to be taken to ensure services are protected or procedures are in place to demolish and/or relocate.

Contractor to be aware existing structures may exist within the site. To prevent damage to existing structure(s) and/or personnel, site works to be carried out as far as practicably possible from existing structure(s).

Contractor to be aware existing trees exist within the site which need to be protected. To prevent damage to trees and/or personnel, site works to be carried out as far as practicably possible from existing trees. Advice needs to be sought from Arborist and/or Landscape Architect on measures required to protect trees.

Contractor to be aware ground water levels are close to existing surface level. Temporary de-watering may be required during construction works.

Deep excavations due to stormwater drainage works is required.
Contractor to ensure safe working procedures are in place for works.
All excavations to be fenced off and batters adequately supported to
approval of Geotechnical Engineer.

Contractor to be aware of the site geotechnical conditions.
Refer to geotechnical report

Existing asbestos products & contaminated material may be present on site. Contractor to ensure all hazardous materials are identified prior to commencing works. Safe working practices as per relevant authority to be adopted and appropriate PPE to be used when handling all hazardous materials. Refer to geotechnical/environmental report or details.

Contractor to be aware of potential hazards due to working in confined spaces such as stormwater pits, trenches and/or tanks. Contractor to provide safe working methods and use appropriate PPE when entering confined spaces.

Contractor to be aware manual handling may be required during construction. Contractor to take appropriate measures to ensure manual handling procedures and assessments are in place prior to commencing works.

Contractor to ensure appropriate measures are taken to prevent pollutants from construction works contaminating the surrounding environment.

Contractor to be aware site works occur in close proximity to footpaths and roadways. Contractor to erect appropriate barriers and signage to protect site personnel and public.

Contractor to supply and comply with traffic management plan and provide adequate site traffic control including a certified traffic marshall to supervise vehicle movements where necessary.

Origin of levels : SSM25302 RL55.657
Datum of levels : AHD
Coordinate system : MGA
Survey prepared by : LTS LOCKLEY
Setout Points : CONTACT THE SURVEYOR

Taylor Thomson Whitting does not guarantee that the survey information shown on these drawings is accurate and will accept no liability for any inaccuracies in the survey information provided to us from any cause whatsoever.

The locations of underground services shown on Taylor Thomson Whittings drawings have been plotted from diagrams provided by service authorities. This information has been prepared solely for the authorities own use and may not necessarily be updated or accurate.

The position of services as recorded by the authority at the time of installation may not reflect changes in the physical environment subsequent to installation.

Taylor Thomson Whitting does not guarantee that the services information shown on these drawings shows more than the presence or absence of services, and will accept no liability for inaccuracies in the services information shown from any cause whatsoever.

The Contractor must confirm the exact location and extent of services prior to construction and notify any conflict with the drawings immediately to the Engineer/Superintendent.

The contractor is to get approval from the relevant state survey department, to remove/adjust any survey mark. This includes but is not limited to; State Survey Marks (SSM), Permanent Marks (PM), cadastral reference marks or any other survey mark which is to be removed or adjusted in any way.

Taylor Thomson Whitting plans do not indicate the presence of any survey mark. The contractor is to undertake their own search.

Stormwater Design Criteria :

- (A) Average exceedance probability -
 - 1% AEP for roof drainage to first external pit
 - 5% AEP for paved and landscaped areas
- (B) Rainfall intensities -
 - Time of concentration: 5 minutes
 - 1% AEP = 265 mm/hr
 - 5% AEP = 202mm/hr
- (C) Rainfall losses -
 - Impervious areas: IL = 1.5 mm, CL = 0 mm/hr
 - Pervious areas: IL = 19.6 mm, CL = 0.64 mm/hr

2. Pipes 300 dia and larger to be reinforced concrete Class "N" approved spigot and socket with rubber gmn joints U2"

3. Pipes up to 300 dia may be lower grade uPVC with solvent welded joints, subject to approval by the engineer

4. Equivalent strength WCP or FRP pipes may be used subject to approval.

5. Precast pits may be used external to the building subject to approval by

6. All pipe connections and junctions to be manufactured with fittings where pipes are less than 300 dia.

7. Where subsoil drains pass under foot slabs and vehicular pavements, unslootted uPVC sewer grade pipes is to be used.

8. Grates and covers shall conform with AS 3996-2006, and AS 428.1 for access requirements.

9. Pipes are to be installed in accordance with AS 3725. All bedding to be type H2 U.N.O.

10. Care is to be taken with invert levels of stormwater lines. Grades shown are not to be reduced without approval.

11. All stormwater pipes to be 150 dia at 1.0% min fall U.N.O.

12. Subsoil drains to be pipe flexible uPVC U.N.O.

13. Adopt invert levels for pipe installation (grades shown are only nominal).

● F22.20	FINISHED SURFACE LEVEL
----- 22.50	MAJOR FINISHED SURFACE CONTOUR 0.5m INTERVAL
----- 22.10	MINOR FINISHED SURFACE CONTOUR 0.1m INTERVAL

	EXISTING STORMWATER PIPE
	STORMWATER PIPE, FLOW DIRECTION
	UPSTREAM PIPE INVERT LEVEL PIPE SIZE AND STRENGTH CLASS PIPE GRADIENT PEAK DESIGN FLOW DOWNSTREAM PIPE INVERT LEVEL
	JUNCTION PIT
	GRATED INLET PIT
	DRAINAGE LINE AND PIT NUMBER

	eEA	EXISTING OVERHEAD ELECTRICAL
	eEU	EXISTING UNDERGROUND ELECTRICAL
	eG	EXISTING GAS
	eT	EXISTING TELECOMMUNICATIONS
	eS	EXISTING SEWER
	eW	EXISTING WATER
	eSW	EXISTING STORMWATER

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED
ON SITE PRIOR TO COMMENCING WORKS

PRECAUTIONS ARE TO BE UNDERTAKEN TO ENSURE EXISTING TREES IN THE VICINITY OF WORKS ARE NOT DAMAGED DURING CONSTRUCTION ACTIVITIES

DRAWINGS TO BE READ IN CONJUNCTION WITH THE
CIVIL SPECIFICATION. REFER APPENDIX A FOR INSPECTION
HOLD POINTS

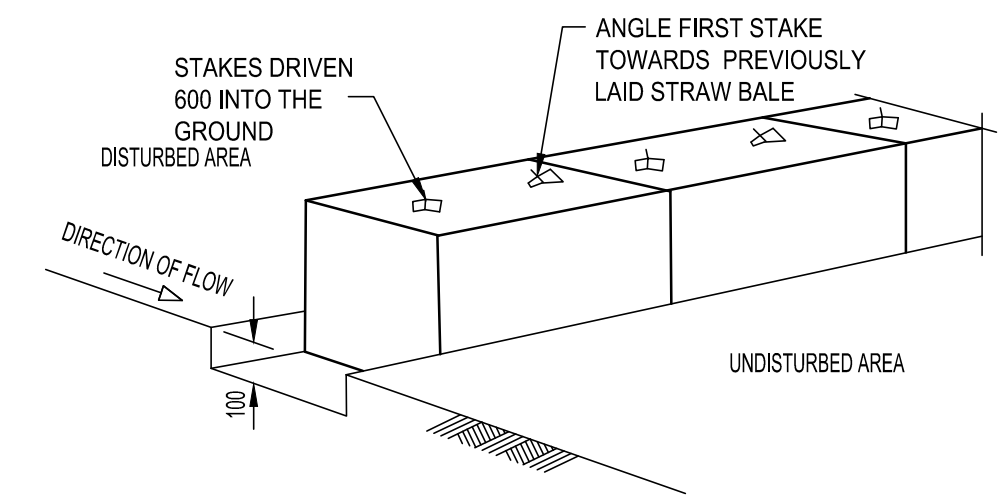
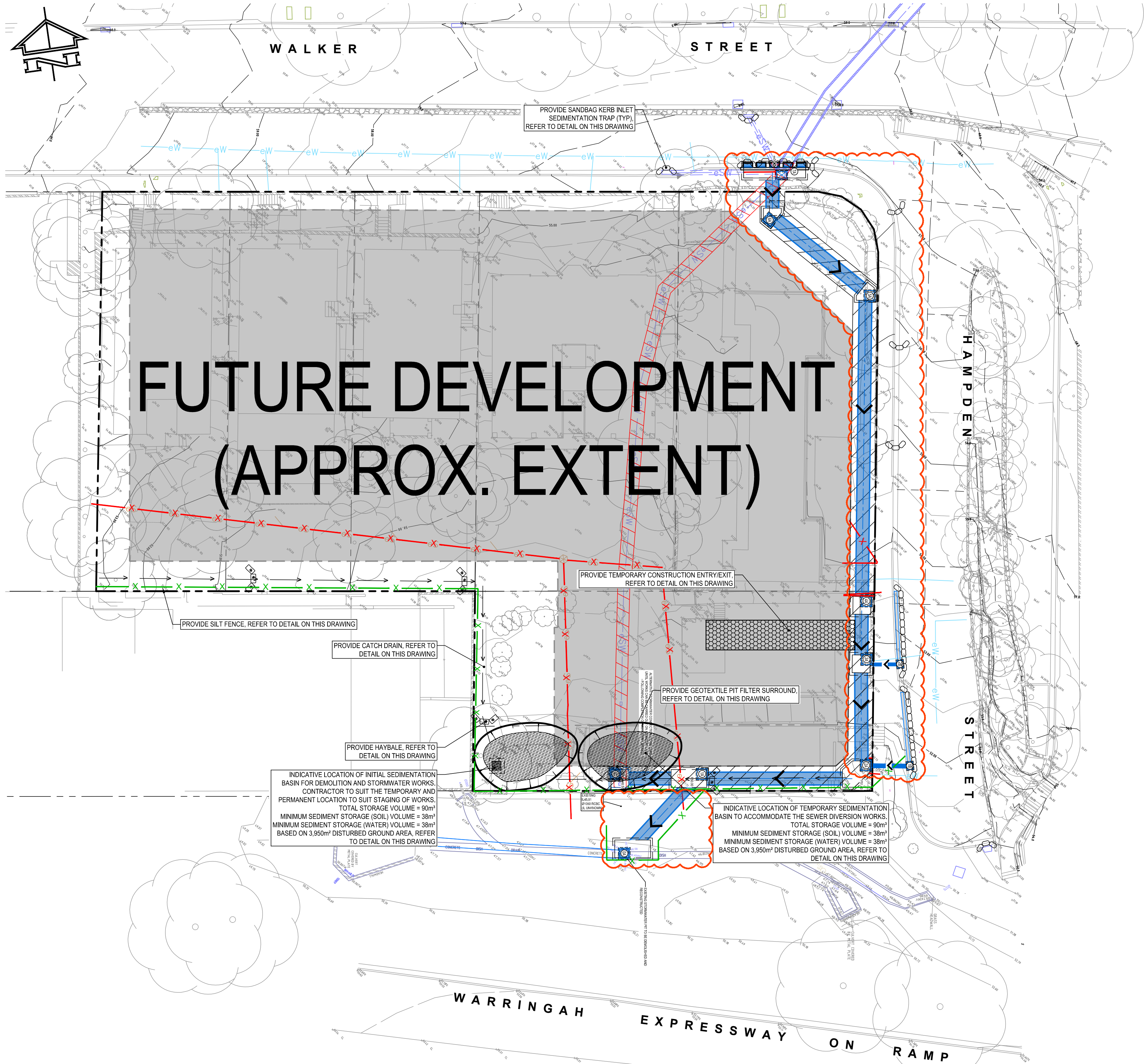
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LIAISE WITH THE ASSET OWNER AS REQUIRED

PRECAUTIONS ARE TO BE UNDERTAKEN TO ENSURE HIGH VOLTAGE CABLE IN THE VICINITY OF WORKS IS NOT DAMAGED DURING CONSTRUCTION ACTIVITIES.
LIAISE WITH ASSET OWNER AS REQUIRED

SIZE, INVERT LEVEL AND CONDITION OF ALL AFFECTED
EXISTING STORMWATER ASSETS TO BE CONFIRMED
PRIOR TO COMMENCING WORKS

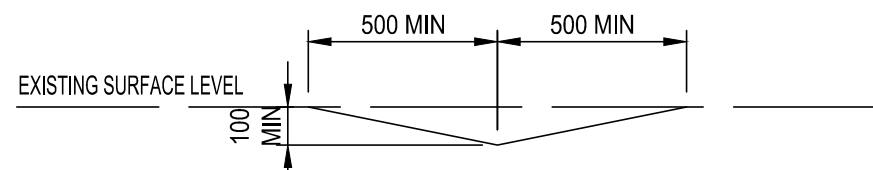


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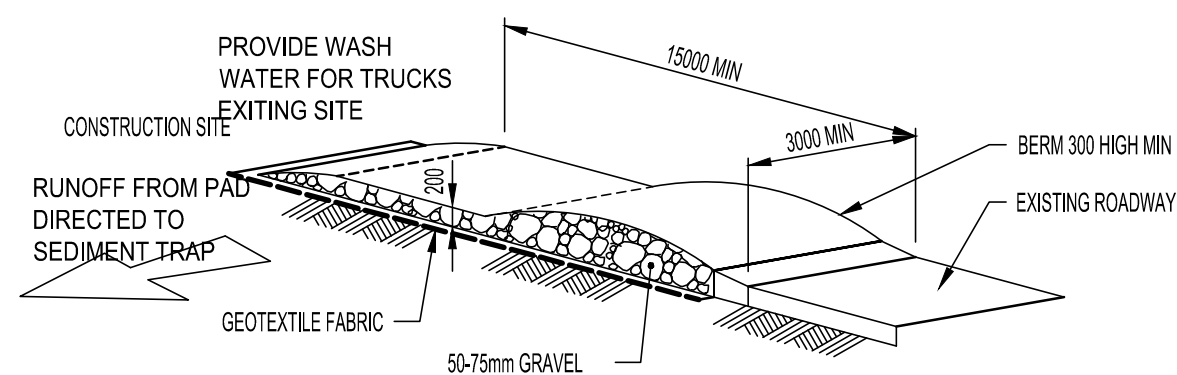


HAY BALE SEDIMENT FILTER

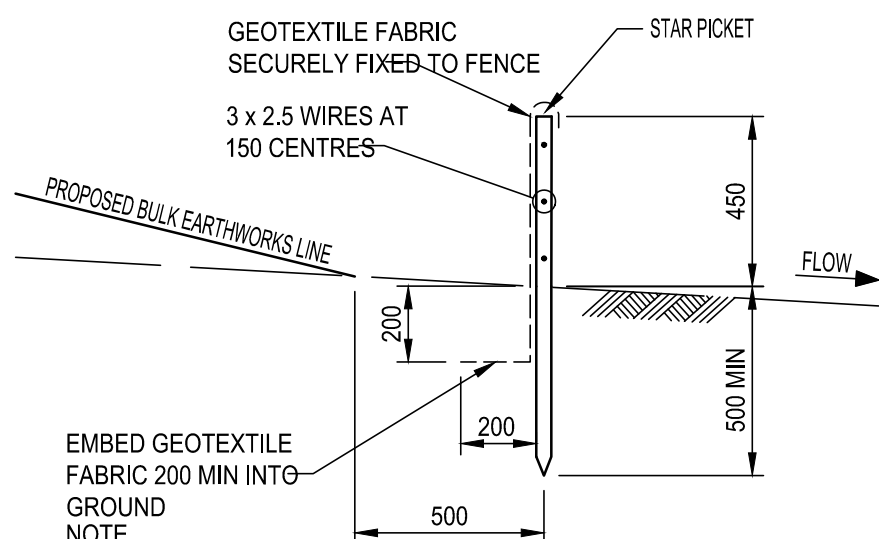
NOTE: STAKE TO BE EITHER TAR COATED STAR OR 50 X 50 HARDWOOD



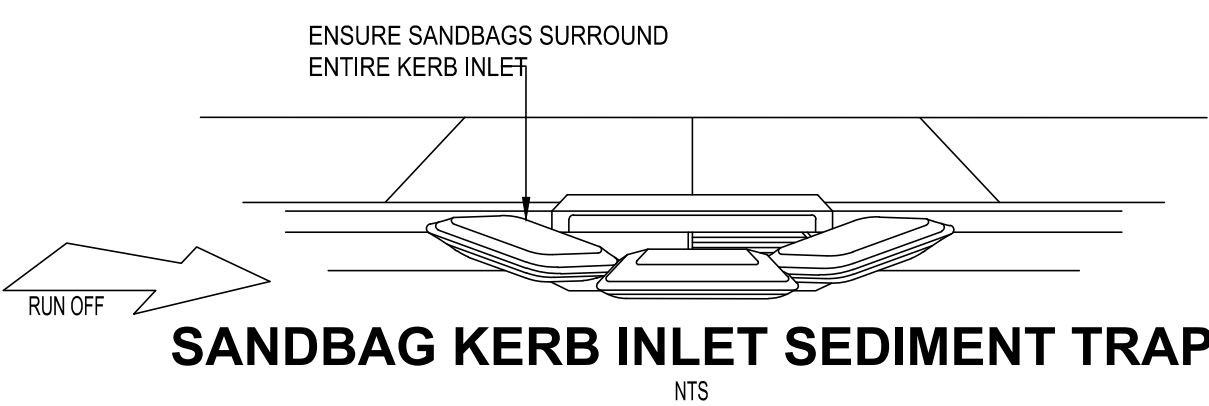
TYPICAL SECTION THROUGH CATCH DRAIN



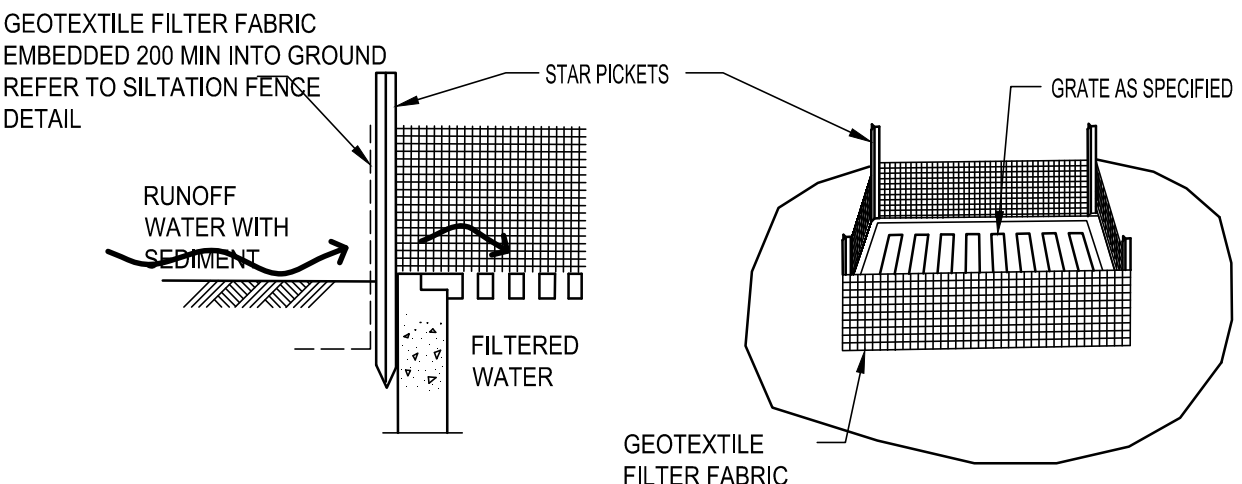
TEMPORARY CONSTRUCTION EXIT



SILTATION FENCE DETAIL



SANDBAG KERB INLET SEDIMENT TRAP



GEOTEXTILE FILTER PIT SURROUND

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EROSION AND SEDIMENT CONTROL NOTES

- All work shall be generally carried out in accordance with:
 - (A) Local authority requirements;
 - (B) EPA - Pollution control manual for urban stormwater;
 - (C) LANDCOM NSW - Managing Urban Stormwater: Soils and Construction ("Blue Book").
- Erosion and sediment control drawings and notes are provided for the whole of the works. Should the Contractor stage these works then the design may be required to be modified. Variation to these details may require approval by the relevant authorities. The erosion and sediment control plan shall be implemented and adapted to meet the varying situations as work on site progresses.
- Maintain all erosion and sediment control devices to the satisfaction of the superintendent and the local authority.
- When stormwater pits are constructed prevent site runoff entering the pits unless silt fences are erected around pits.
- Minimise the area of site being disturbed at any one time.
- Protect all stockpiles of materials from scour and erosion. Do not stockpile loose material in roadways, near drainage pits or in watercourses.
- All soil and water control measures are to be put back in place at the end of each working day, and modified to best suit site conditions.
- Control water from upstream of the site such that it does not enter the disturbed site.
- All construction vehicles shall enter and exit the site via the temporary construction entry/exit.
- All vehicles leaving the site shall be cleaned and inspected before leaving.
- Maintain all stormwater pipes and pits clear of debris and sediment. Inspect stormwater system and clean out after each storm event.
- Clean out all erosion and sediment control devices after each storm event.
- High-risk earthworks shall be avoided during forecast heavy rainfall events due to risk of flooding.

Sequence Of Works

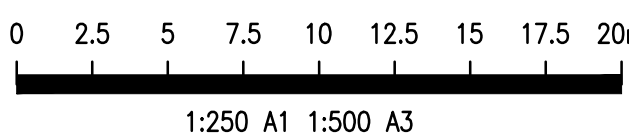
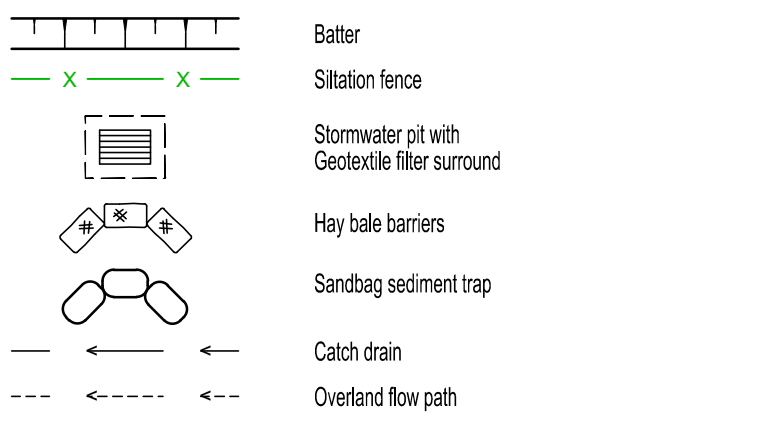
- Prior to commencement of excavation the following soil management devices must be installed.
- Construct silt fences below the site and across all potential runoff sites.
- Construct temporary construction entry/exit and divert runoff to suitable control systems.
- Construct measures to divert upstream flows into existing stormwater system.
- Construct sedimentation traps/basin including outlet control and overflow.
- Construct turf lined swales.
- Provide sandbag sediment traps upstream of existing pits.
- Construct geotextile filter pit surround around all proposed pits as they are constructed.
- On completion of pavement provide sand bag kerb inlet sediment traps around pits.
- Provide and maintain a strip of turf on both sides of all roads after the construction of kerbs.

WATER QUALITY TESTING REQUIREMENTS

Prior to discharge of site stormwater, groundwater and seepage water into council's stormwater system, contractors must undertake water quality tests in conjunction with a suitably qualified environment consultant outlining the following:

- Compliance with the criteria of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000)
- If required subject to the environmental consultants advice, provide remedial measures to improve the quality of water that is to be discharged into Councils storm water drainage system. This should include comments from a suitably qualified environmental consultant confirming the suitability of these remedial measures to manage the water discharged from the site into Councils storm water drainage system. Outlining the proposed, ongoing monitoring, contingency plans and validation program that will be in place to continually monitor the quality of water discharged from this site. This should outline the frequency of water quality testing that will be undertaken by a suitably qualified environmental consultant.

EROSION AND SEDIMENT CONTROL LEGEND



FOR APPROVAL

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ARCHITECT:

rothelowman

ENGINEER:

TTW Structural Civil Traffic Façade

PROJECT:

173-179 WALKER STREET, NORTH SYDNEY

DRAWING NAME:

SEDIMENT AND EROSION CONTROL PLAN AND DETAILS

SCALE : A1

1:250

DRAWN BY

LA

AUTHORISED BY

CR

PROJECT No

211541

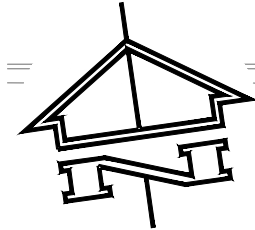
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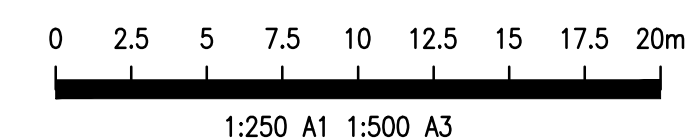
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FUTURE DEVELOPMENT
(APPROX. EXTENT)



THIS DRAWING MUST BE
PRINTED IN COLOUR

FILENAME: Z:\proj2\173-179\173-179-0003.dwg - USER: jgm - Plot File Created: Feb 02, 2026 - 4:37pm

P6	ISSUE FOR APPROVAL	CR	LA	11.08.25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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ARCHITECT:
rothelowman

ENGINEER:
TTW **Structural Civil Traffic Façade**
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

PROJECT:
**173-179 WALKER STREET,
NORTH SYDNEY**

DRAWING NAME:
**OVERALL SITEWORKS AND
STORMWATER MANAGEMENT PLAN
AND SHEET KEY PLAN**

SCALE : A1 1:250	DRAWN BY LA	AUTHORISED BY CR
PROJECT No 211541	DRAWING No C0003	REVISION P10
Plot File Created: Feb 02, 2026 - 4:37pm		

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THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT
NOTES ON DRAWING C0001

 EXISTING SERVICE TO BE REMOVED
 EXISTING STORMWATER TO BE REMOVED
 FUTURE DEVELOPMENT (APPROX. EXTENT)

NOTE:
ALL PIPES AND LEVELS ARE INDICATIVE AND SUBJECT
TO DETAILED DESIGN.

A horizontal scale bar with tick marks at 0, 1, 2, 3, 4, 5, 6, 7, and 8m. Below the bar, the text '1:100 A1' is centered under the first 2 meters, and '1:200 A3' is centered under the next 2 meters (from 2m to 4m).

DRAWING NAME:	SITEWORKS AND STORMWATER MANAGEMENT PLAN, SHEET 1
---------------	---

SCALE : A1 1:100	DRAWN BY LA	AUTHORISED BY CR
PROJECT No 211541	DRAWING No C0010	REVISION P3
Plot File Created: Dec 11, 2024 - 10:19am		

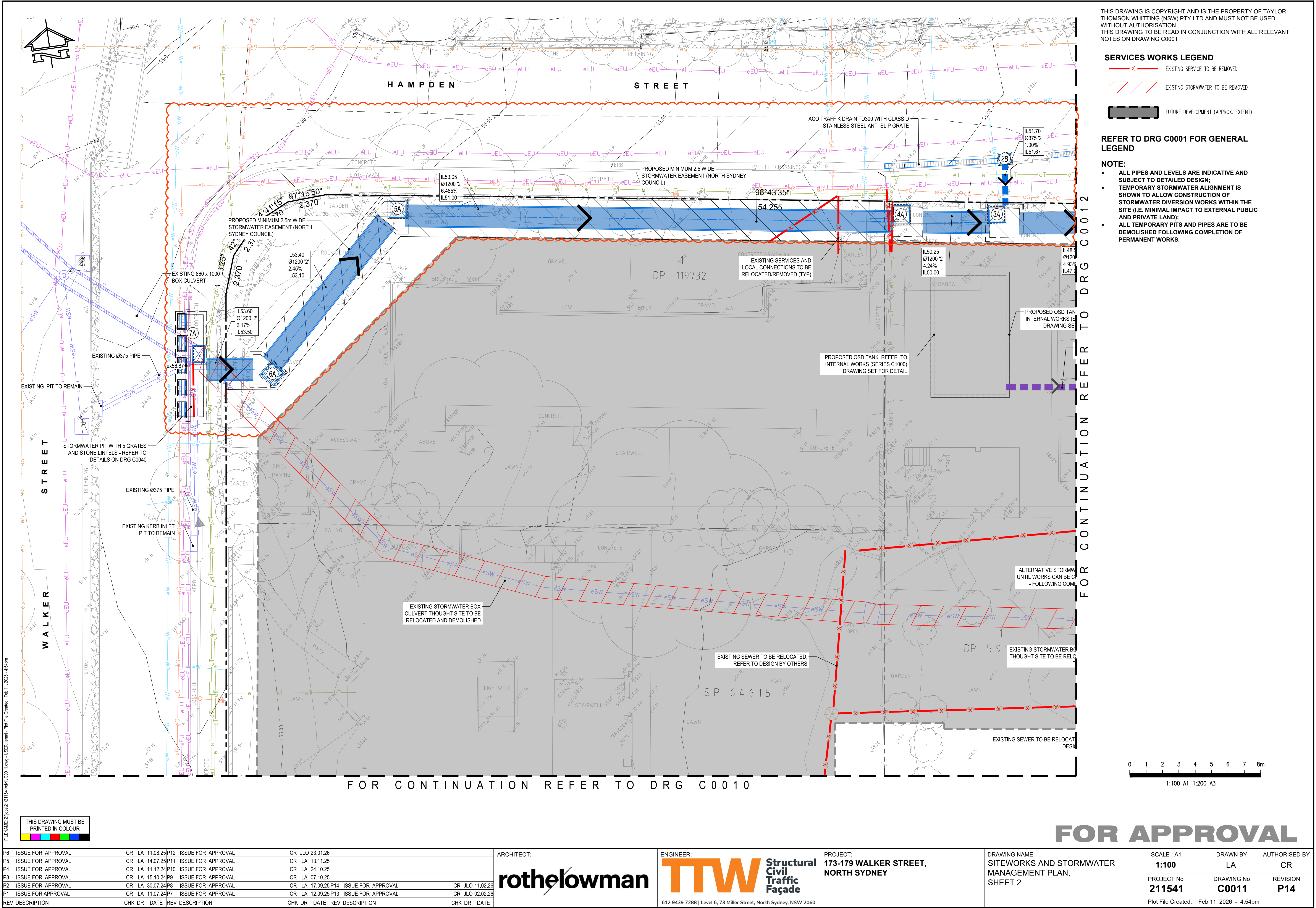
rothelowman

TTW Structural
Civil
Traffic
Façade

PROJECT:
**173-179 WALKER STREET,
NORTH SYDNEY**

**SITeworks AND STORMwater
MANAGEMENT PLAN,
SHEET 1**

[illegible]



SERVICES WORKS LEGEND

	EXISTING SERVICE TO BE REMOVED
	EXISTING STORMWATER TO BE REMOVED
	FUTURE DEVELOPMENT (APPROX. EXTENT)

NOTE:

- ALL PIPES AND LEVELS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN;
- TEMPORARY STORMWATER ALIGNMENT IS SHOWN TO ALLOW CONSTRUCTION OF STORMWATER DIVERSION WORKS WITHIN THE SITE (I.E. MINIMAL IMPACT TO EXTERNAL PUBLIC AND PRIVATE LAND);
- ALL TEMPORARY PITS AND PIPES ARE TO BE DEMOLISHED FOLLOWING COMPLETION OF PERMANENT WORKS.

THIS DRAWING MUST BE
PRINTED IN COLOUR

P6	ISSUE FOR APPROVAL		CR LA 14.07.25	P12	ISSUE FOR APPROVAL		CR JLO 23.01.26			
P5	ISSUE FOR APPROVAL		CR LA 11.12.24	P11	ISSUE FOR APPROVAL		CR LA 13.11.25			
P4	ISSUE FOR APPROVAL		CR LA 15.10.24	P10	ISSUE FOR APPROVAL		CR LA 24.10.25			
P3	ISSUE FOR APPROVAL		CR LA 23.08.24	P9	ISSUE FOR APPROVAL		CR LA 17.09.25			
P2	ISSUE FOR APPROVAL		CR LA 30.07.24	P8	ISSUE FOR APPROVAL		CR LA 12.09.25	P14	ISSUE FOR APPROVAL CR JLO 11.02.26	
P1	ISSUE FOR APPROVAL		CR LA 11.07.24	P7	ISSUE FOR APPROVAL		CR LA 11.08.25	P13	ISSUE FOR APPROVAL CR JLO 02.02.26	
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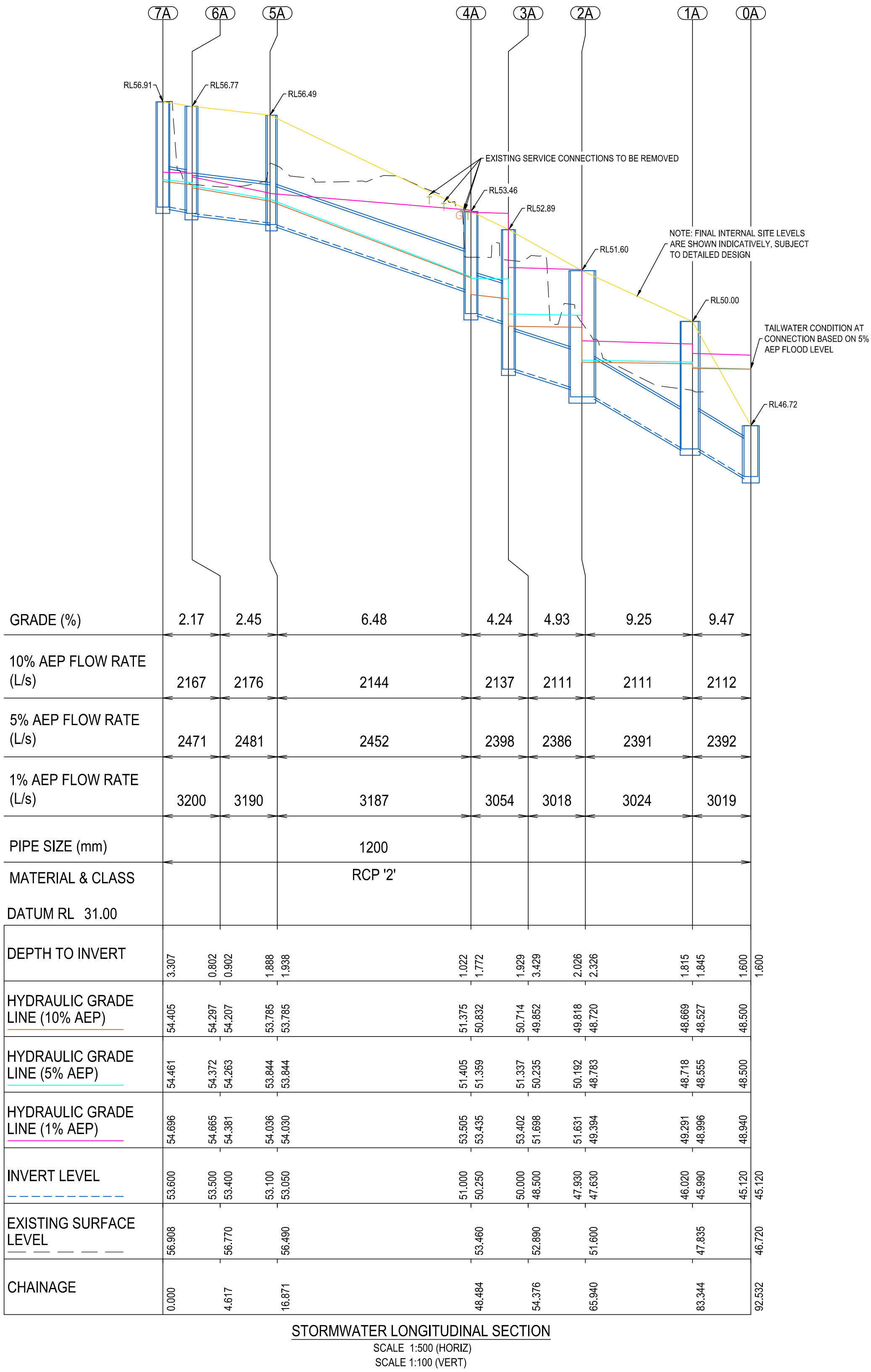
rothelowman

TTW Structural
Civil
Traffic
Façade

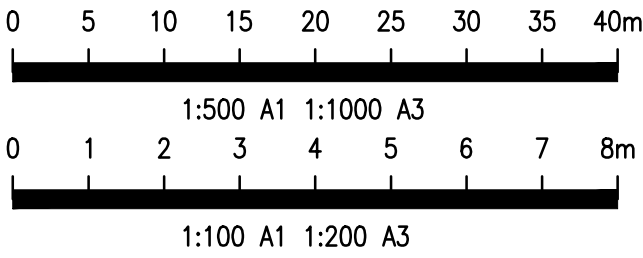
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

DRAWING NAME:
SITEWORKS AND STORMWATER
MANAGEMENT PLAN,
SHEET 3

SCALE : A1 1:100	DRAWN BY LA	AUTHORISED BY CR
PROJECT No 211541	DRAWING No C0012	REVISION P14
Plot File Created: Feb 11, 2026 - 3:21pm		



STORMWATER LONGITUDINAL SECTION
SCALE 1:500 (HORIZ)
SCALE 1:100 (VERT)



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FILENAME: Z:\projects\173-179 Walker Street\0000.dwg USER: jmar Plot File Created: Feb 03, 2026 - 9:21am

P6	ISSUE FOR APPROVAL	CR	LA	11.12.24	P12	ISSUE FOR APPROVAL	CR	LA	13.11.25
P5	ISSUE FOR APPROVAL	CR	LA	15.10.24	P11	ISSUE FOR APPROVAL	CR	LA	24.10.25
P4	ISSUE FOR APPROVAL	CR	LA	30.08.24	P10	ISSUE FOR APPROVAL	CR	LA	07.10.25
P3	ISSUE FOR APPROVAL	CR	LA	23.08.24	P9	ISSUE FOR APPROVAL	CR	LA	17.09.25
P2	ISSUE FOR APPROVAL	CR	LA	30.07.24	P8	ISSUE FOR APPROVAL	CR	LA	12.09.25
P1	ISSUE FOR APPROVAL	CR	LA	11.07.24	P7	ISSUE FOR APPROVAL	CR	LA	11.08.25
REV	DESCRIPTION	CHK	DR	DATE	REV	DESCRIPTION	CHK	DR	DATE

ARCHITECT:

rothelowman

ENGINEER:

TTW Structural Civil Traffic Façade

612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

PROJECT:

173-179 WALKER STREET, NORTH SYDNEY

DRAWING NAME:

STORMWATER LONGITUDINAL SECTION

SCALE : A1

AS SHOWN

DRAWN BY

LA

AUTHORISED BY

CR

PROJECT No

211541

DRAWING No

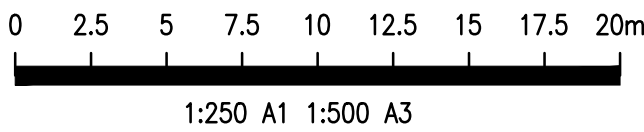
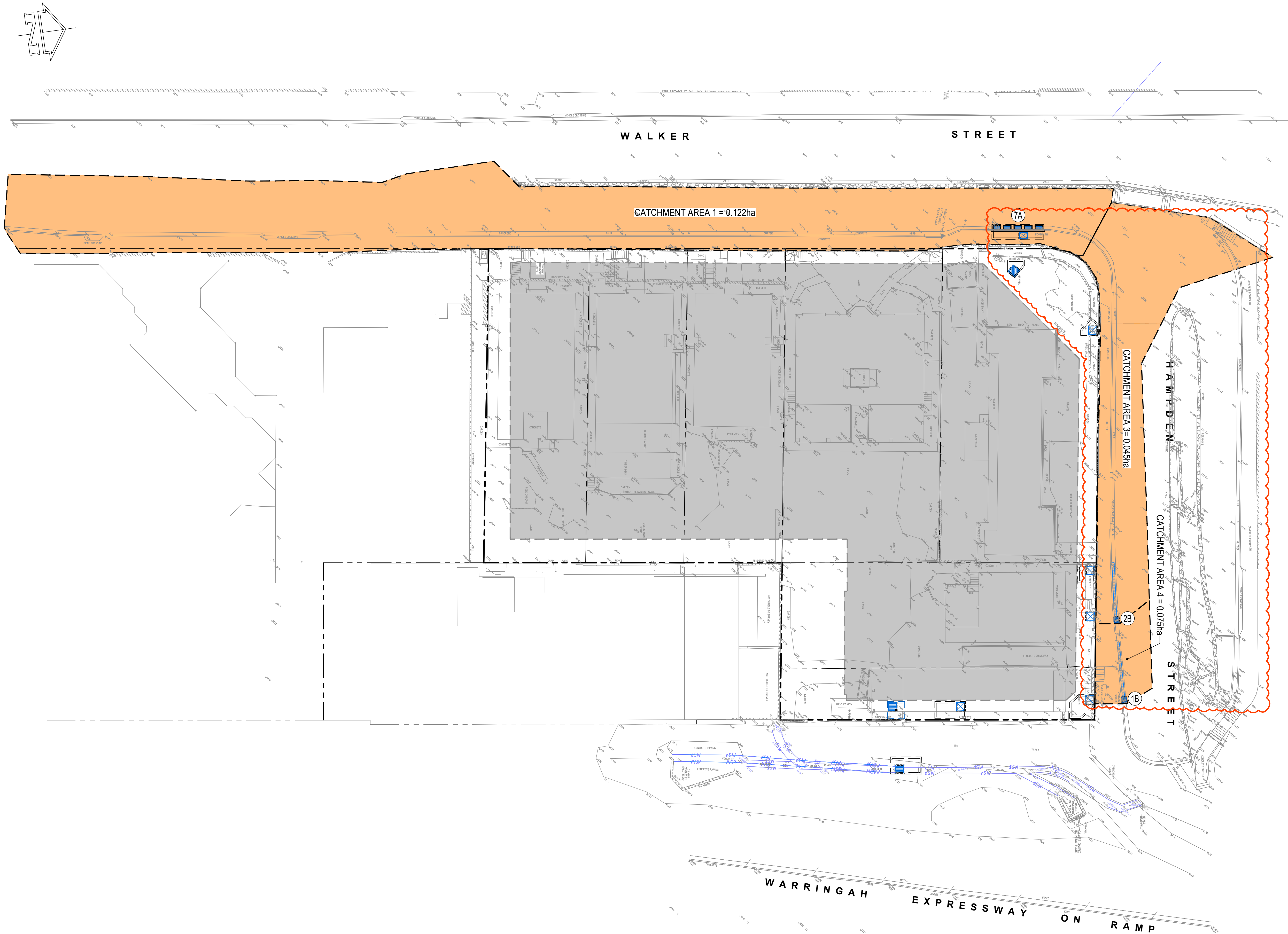
C0020

REVISION

P13

Plot File Created: Feb 03, 2026 - 9:21am

FOR APPROVAL



FOR APPROVAL

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P5	ISSUE FOR APPROVAL	CR	LA	12.09.25					
P4	ISSUE FOR APPROVAL	CR	LA	11.08.25					
P3	ISSUE FOR APPROVAL	CR	LA	11.12.24					
P2	ISSUE FOR APPROVAL	CR	LA	15.10.24	P8	ISSUE FOR APPROVAL	CR	JL	02.02.26
P1	ISSUE FOR APPROVAL	CR	LA	11.07.24	P7	ISSUE FOR APPROVAL	CR	LA	24.10.25
REV DESCRIPTION	CHK DR	DATE	REV DESCRIPTION	CHK DR	DATE	REV DESCRIPTION	CHK DR	DATE	

ARCHITECT:
rothelowman

ENGINEER:
TTW Structural
Civil
Traffic
Façade
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

PROJECT:
**173-179 WALKER STREET,
NORTH SYDNEY**

DRAWING NAME:
STORMWATER CATCHMENT PLAN

SCALE : A1 1:250	DRAWN BY LA	AUTHORISED BY CR
PROJECT No 211541	DRAWING No C0030	REVISION P8
Plot File Created: Feb 02, 2026 - 4:32pm		

NOTES:

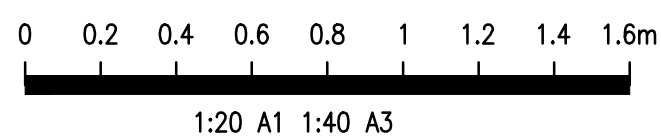
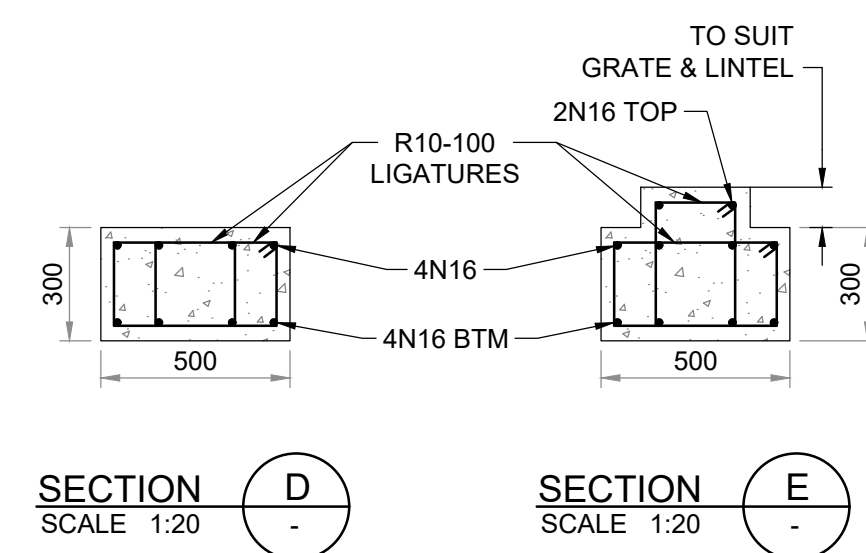
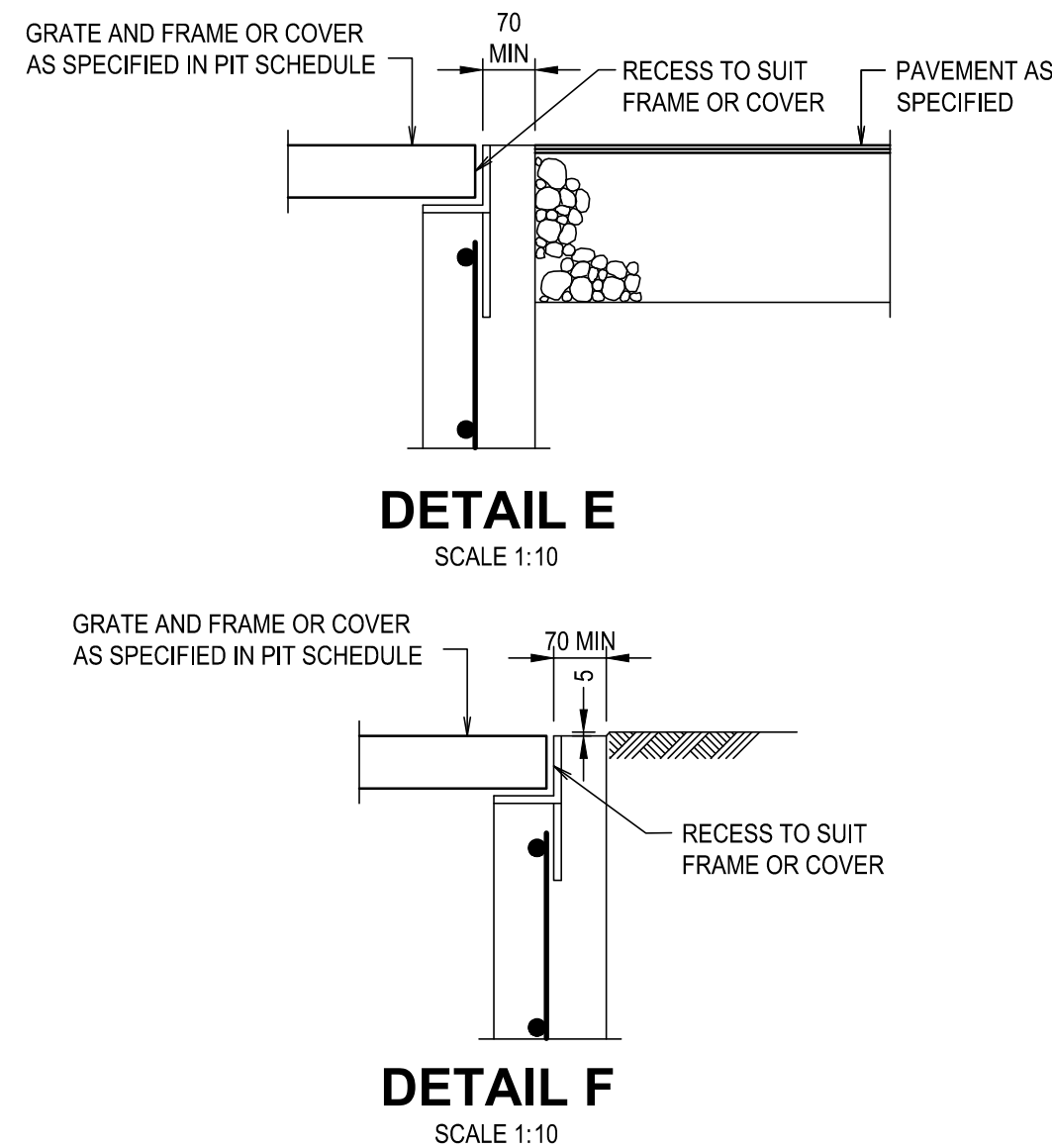
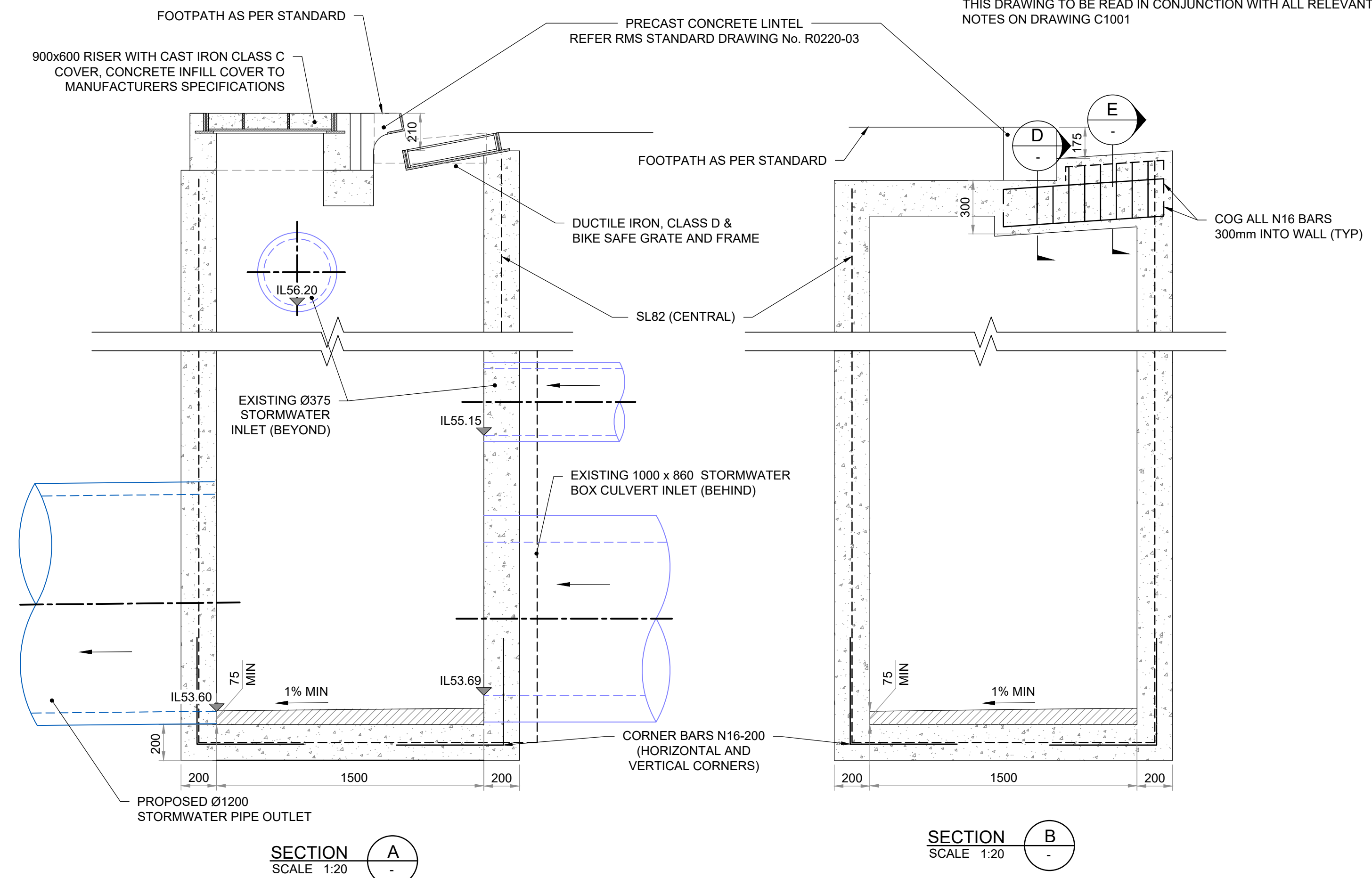
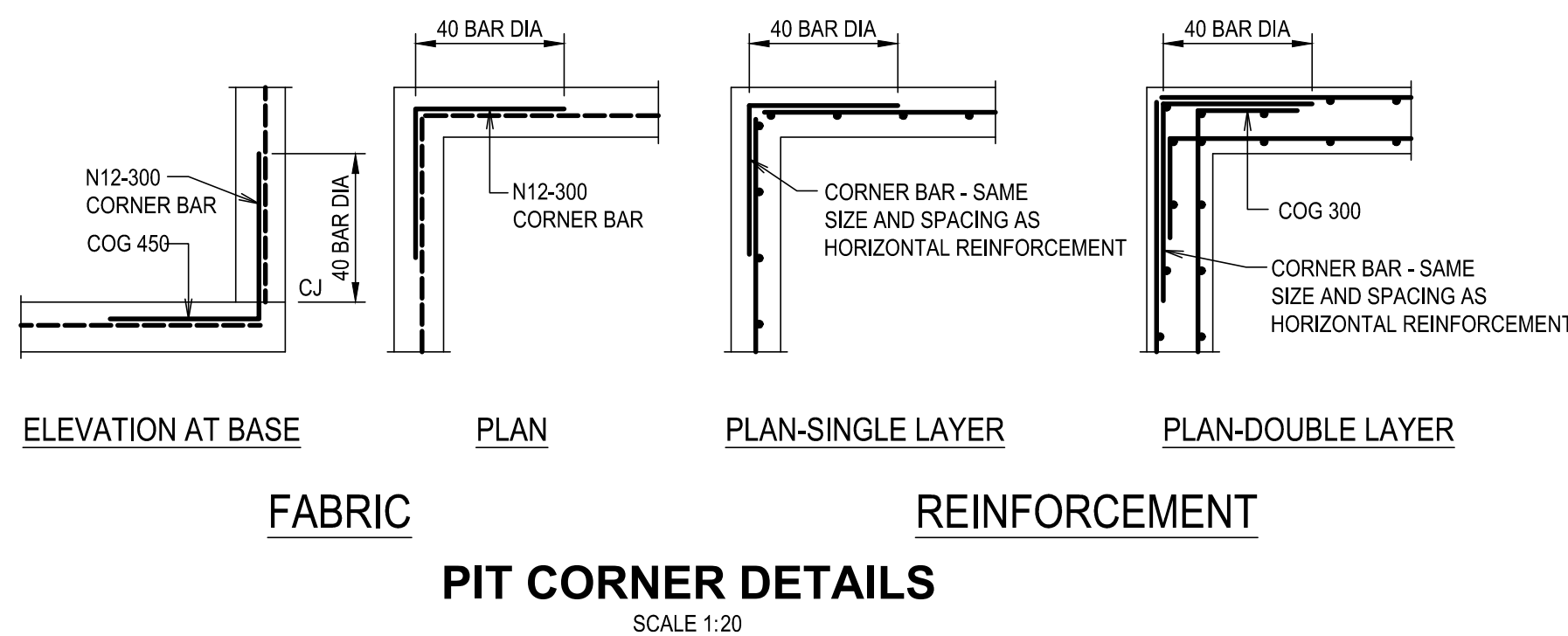
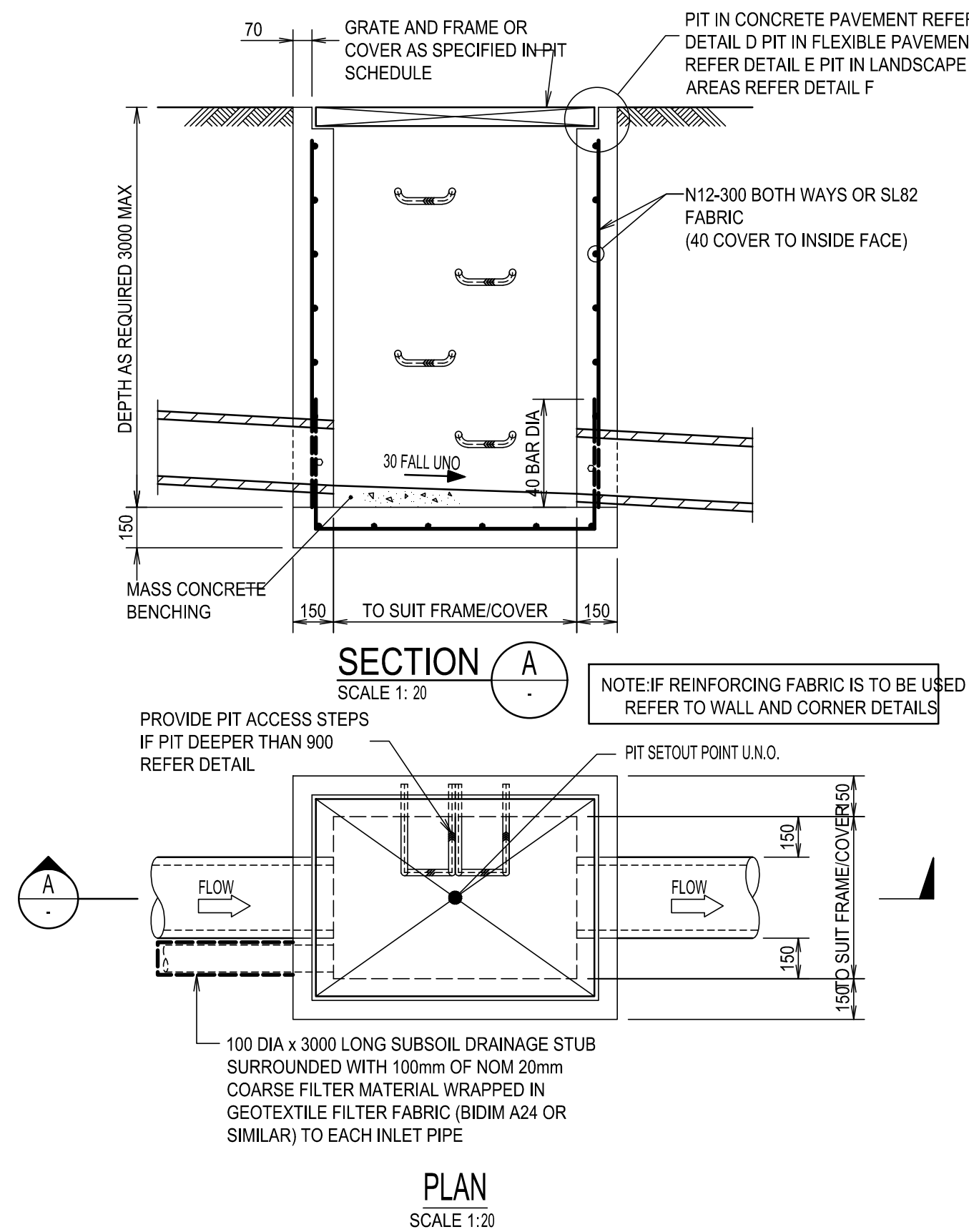
1. CONCRETE STRUCTURES & REINFORCEMENT TO COMPLY WITH AS 3600, AS 4671 & NORTH SYDNEY COUNCIL TECHNICAL SPECIFICATIONS;
2. ALL REINFORCEMENT TO BE GRADE 500;
3. COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE 32MPa;
4. MINIMUM LAP LENGTH IS TO BE 40 x BAR Ø UNLESS NOTED OTHERWISE;
5. ALL REINFORCEMENT SHALL BE PLACED IN MID-SECTION UNO;
6. MIN CONCRETE BEAM COVER SHALL BE 40mm;
7. FOR ANY PENETRATION THROUGH WALLS AND SLABS GREATER THAN 200 SPACING, PROVIDE N12 TRIMMER BARS AND ADDITIONAL N12 REPLACEMENT BARS ON EACH SIDE;
8. Ø100mm SUBSOIL DRAINAGE PIPE 3.0m LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED IN PIPE TRENCHES ADJACENT TO INLET PIPES;
9. PROVIDE STEP IRONS FOR PITS DEEPER THAN 1.0m IN ACCORDANCE WITH STANDARD STEP IRONS DRAWING;
10. GRATES SHALL BE BICYCLE SAFE AND HAVE MAXIMUM INLET CAPACITY. ALL GRATES MUST BE APPROVED BY THE NORTH SYDNEY COUNCIL REPRESENTATIVE.
11. STRUCTURAL DESIGN OF ALL PITS SHOWN INDICATIVELY AND TBC IN DETAIL DESIGN.

1. WHEN POSITIONED IN STRAIGHT ALIGNMENT, STEP TO BE 400mm WIDE;
2. STAGGERED STEPS TO BE 200mm WIDE, STEPS TO BE STAGGERED 200mm CENTRE TO CENTRE FOR ALTERNATE STEPS;
3. SPACING OF STEPS TO BE UNIFORM TO WITHIN 45mm IN EACH PIT;
4. DRILL Ø30 HOLE x 120mm DEEP AND EPOXY INTO WALL WITH EPOXY MORTAR EQUAL TO EPIREZ 633 (NON SAG) - IN PRECAST PITS, DEPTH OF EMBEDMENT IS TO BE IN ACCORDANCE WITH PIT MANUFACTURER'S DETAILS.



SCALE : A1	DRAWN BY	AUTHORISED BY
AS NOTED	LA	CR
PROJECT No	DRAWING No	REVISION
211541	C0040	P7
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P6	ISSUE FOR APPROVAL	CR	LA	07.10.25			
P5	ISSUE FOR APPROVAL	CR	LA	12.09.25			
P4	ISSUE FOR APPROVAL	CR	LA	11.08.25			
P3	ISSUE FOR APPROVAL	CR	LA	11.12.24			
P2	ISSUE FOR APPROVAL	CR	LA	15.10.24	P8	ISSUE FOR APPROVAL	CR JLO 02.02.26
P1	ISSUE FOR APPROVAL	CR	LA	11.07.24	P7	ISSUE FOR APPROVAL	CR JLO 23.01.26
REV DESCRIPTION	CHK DR DATE	REV DESCRIPTION	CHK DR DATE	REV DESCRIPTION	CHK DR DATE	REV DESCRIPTION	CHK DR DATE

ARCHITECT:

rothelowman

ENGINEER:

TTW Structural Civil Traffic Façade

612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

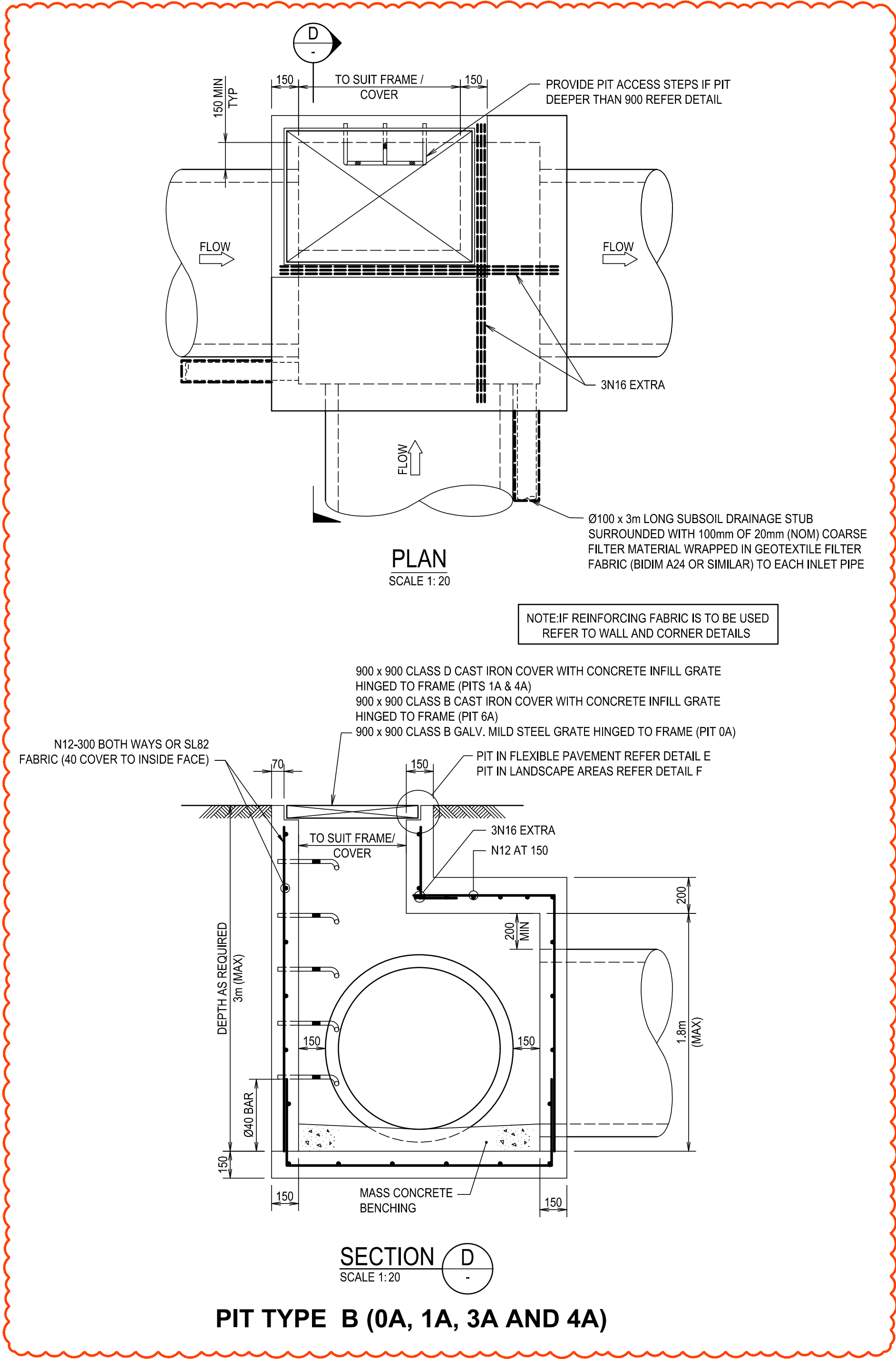
PROJECT:

173-179 WALKER STREET, NORTH SYDNEY

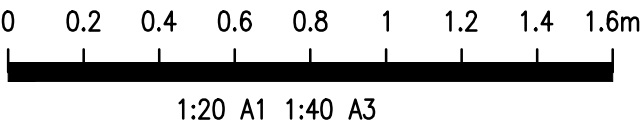
DRAWING NAME:

TYPICAL DETAILS, SHEET 2

SCALE : A1	DRAWN BY	AUTHORISED BY
1:20	LA	CR
PROJECT No	DRAWING No	REVISION
211541	C0041	P8
Plot File Created: Feb 02, 2026 - 5:47pm		



PIT TYPE B (0A, 1A, 3A AND 4A)



FILENAME: Z:\projects\211541\civil\00042.dwg - USER: jgmiller - Plot File Created: Feb 02, 2026 - 5:49pm

P4	ISSUE FOR APPROVAL	CR	JLO	02.02.26	
P3	ISSUE FOR APPROVAL	CR	LA	12.09.25	
P2	ISSUE FOR APPROVAL	CR	LA	11.08.25	
P1	ISSUE FOR APPROVAL	CR	LA	11.12.24	
REV DESCRIPTION	CHK	DR	DATE	REV DESCRIPTION	CHK DR DATE

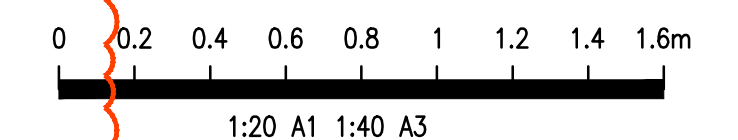
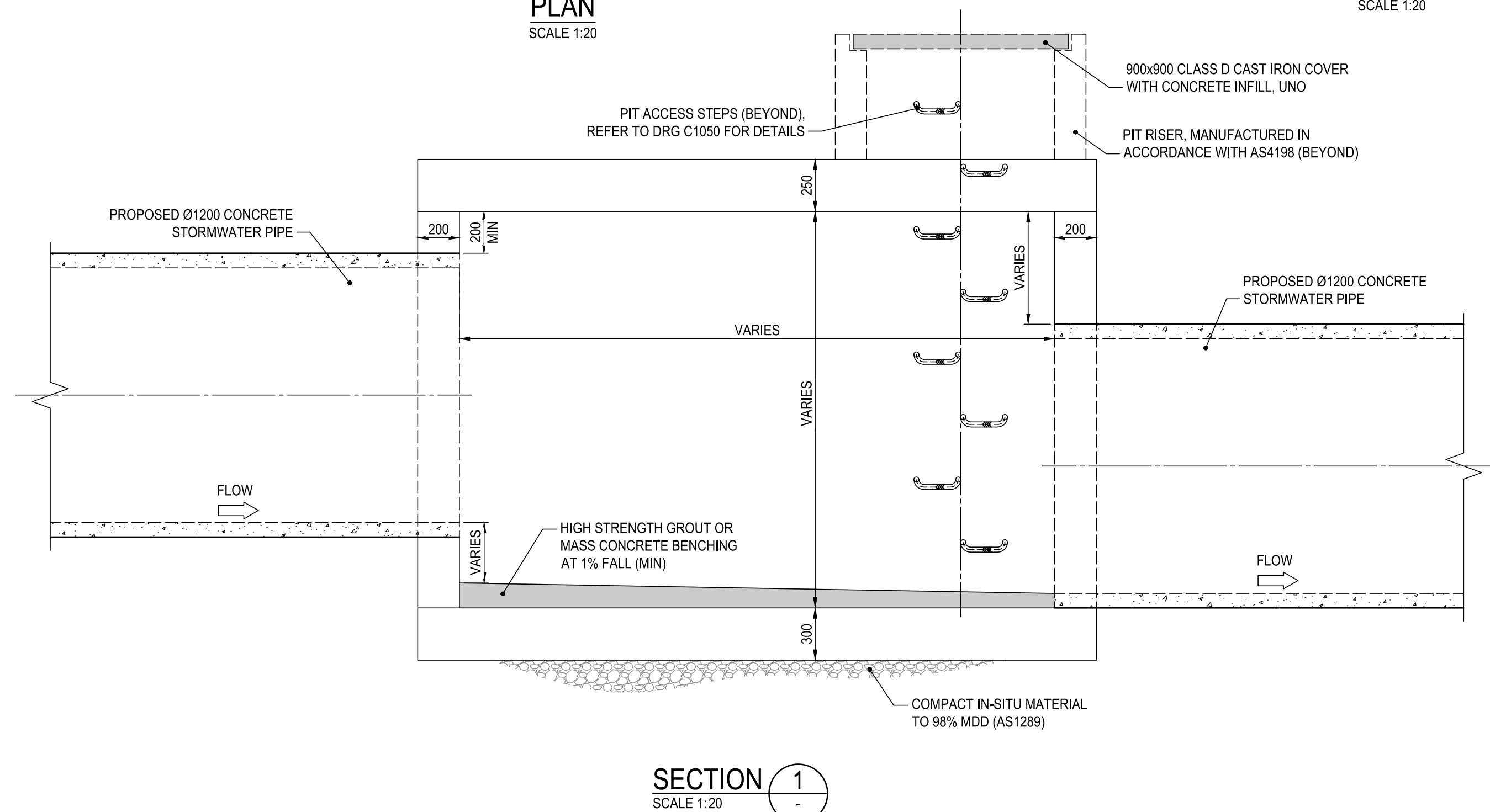
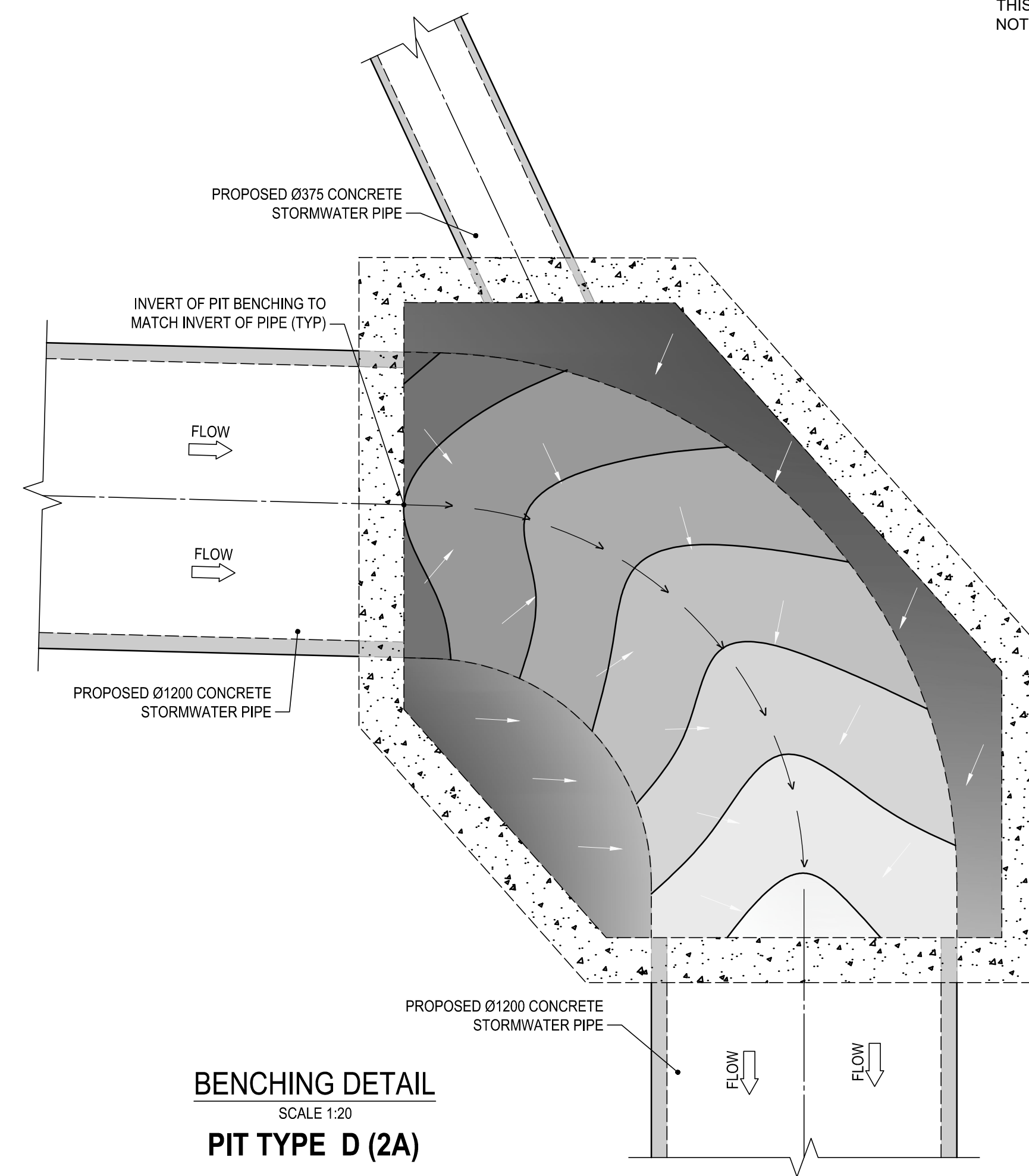
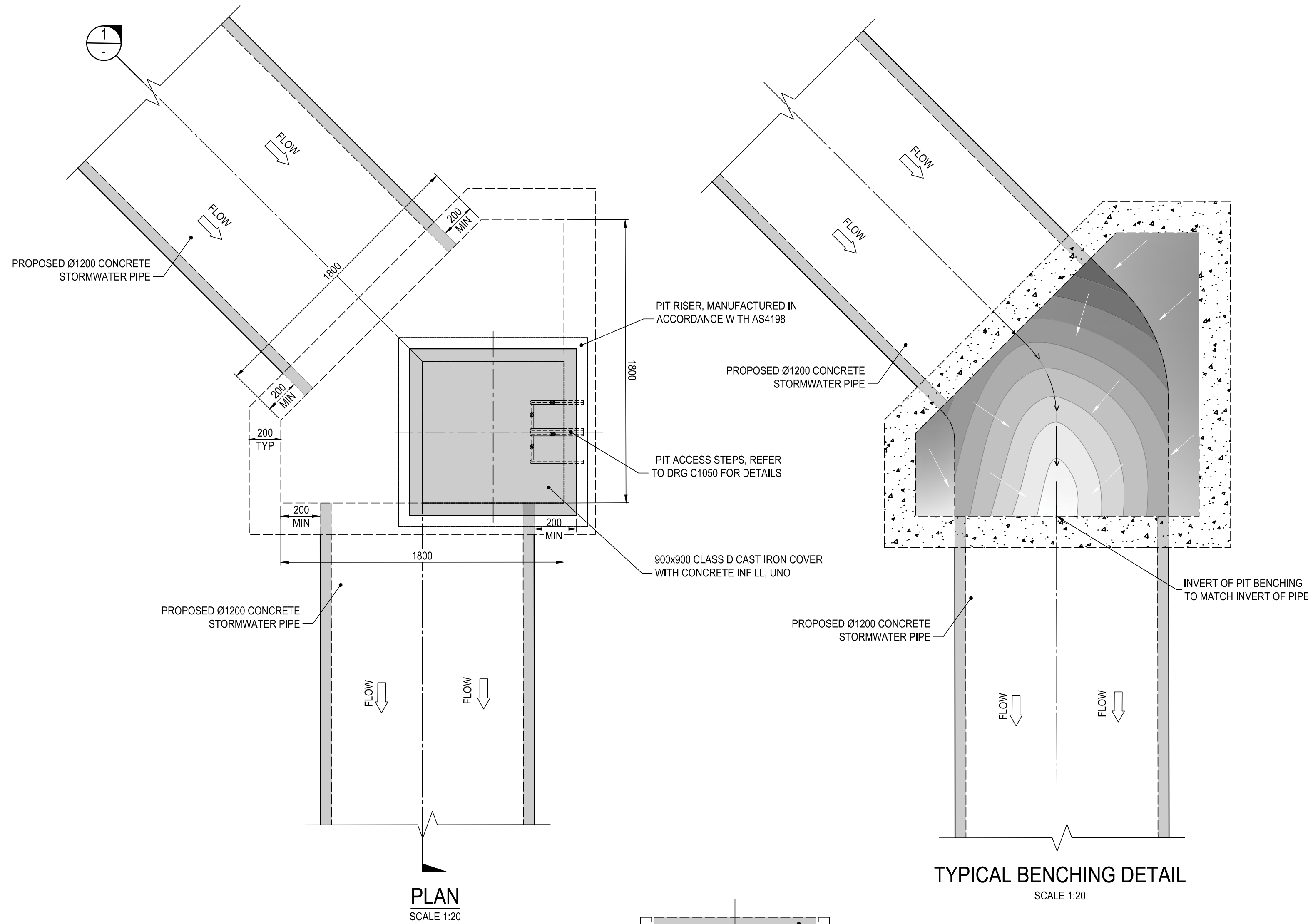
ARCHITECT:
rothelowman

ENGINEER:
TTW **Structural Civil Traffic Façade**
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

PROJECT:
**173-179 WALKER STREET,
NORTH SYDNEY**

DRAWING NAME:
TYPICAL DETAILS, SHEET 3

SCALE : A1 1:20	DRAWN BY LA	AUTHORISED BY CR
PROJECT No 211541	DRAWING No C0042	REVISION P4
Plot File Created: Feb 02, 2026 - 5:49pm		



FOR APPROVAL

FILENAME: Z:\projects\211541\Drawings\CD0045.dwg - USER: jgma - Plot File Created: Feb 02, 2026 - 5:53pm



P6	ISSUE FOR APPROVAL	CR	LA	24.10.25			
P5	ISSUE FOR APPROVAL	CR	LA	12.09.25			
P4	ISSUE FOR APPROVAL	CR	LA	11.08.25			
P3	ISSUE FOR APPROVAL	CR	LA	11.12.24			
P2	ISSUE FOR APPROVAL	CR	LA	15.10.24	P8	ISSUE FOR APPROVAL	CR JLO 02.02.26
P1	ISSUE FOR APPROVAL	CR	LA	11.07.24	P7	ISSUE FOR APPROVAL	CR LA 28.10.25
REV	DESCRIPTION	CHK	DR	DATE	REV	DESCRIPTION	CHK DR DATE

ARCHITECT:

rothelowman

ENGINEER:

TTW Structural
Civil
Traffic
Façade

612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

PROJECT:

**173-179 WALKER STREET,
NORTH SYDNEY**

DRAWING NAME:

TYPICAL CUSTOM PIT DETAILS

SCALE : A1

1:20

DRAWN BY

LA

AUTHORISED BY

CR

PROJECT No

211541

DRAWING No

C0045

REVISION

P8

Plot File Created: Feb 02, 2026 - 5:53pm