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STORMWATER REPORT

Marlborough House

Prepared for M House Surry Pty Ltd

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DOCUMENT INFORMATION

PROJECT NUMBER:	SY251834
PROJECT NAME:	Marlborough House
REPORT TITLE:	Stormwater Report
CLIENT:	M House Surry Pty Ltd
REVISION:	2

REVISION	STATUS	REVISION BY	VERIFIED BY	DATE	COMMENT
1	Issued for Development Application	L.Smeets	A. Carvalhaes	25 March 2026	
2	Issued for Development Application	L.Smeets	A. Carvalhaes	25 March 2026	

Northrop Consulting Engineers Pty Ltd

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CONTENTS

DOCUMENT INFORMATION 1
CONTENTS 2
1. INTRODUCTION 3
1.1. PROJECT DESCRIPTION 3
1.2. THE SITE 4
2. CIVIL ENGINEERING DESIGN 5
2.1. DESIGN CRITERIA AND METHODOLOGY 5
2.2. SEDIMENT AND EROSION CONTROL 5
2.3. STORMWATER INFRASTRUCTURE AND MODELLING 6
2.4. ON-SITE STORMWATER DETENTION 8
2.5. STORMWATER QUALITY 9
2.6. WATER CONSERVATION 11
CONCLUSION 12
APPENDIX A – SURVEY 13
APPENDIX B – CIVIL ENGINEERING DRAWINGS 14
APPENDIX C – SYDNEY WATER CORRESPONDENCE 15

1. INTRODUCTION

This report has been prepared to support a State Significant Development Application (SSDA) SSD- 78545225 for the site at 47 – 97 Marlborough Street, Surry Hills.

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 19 December 2024 (SSD- 78545225). Specifically, this report has been prepared to respond to the following SEARs:

SEARs Requirements	
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 identify proposed stormwater treatment and water quality management measures to minimize adverse environmental impacts.

1.1. PROJECT DESCRIPTION

The application seeks development consent for the redevelopment of the site for an in-fill affordable housing residential development comprising 172 market and affordable housing dwellings. The works will involve the adaptive reuse of the heritage listed warehouse building known as the 'Former David Jones Factory'.

Specifically, this application seeks approval for the following:

- Demolition of the existing car park on the northern portion of the site.
- Site preparation works including:
  - Tree removal.
  - Excavation on the northern portion of the site.
- Alterations and additions to the existing warehouse building for the purposes of a residential flat building comprising:
  - Heritage conservation works to the warehouse building and alterations to the warehouse roof profile on level 8.
  - Four level addition to the warehouse building on the central portion of the site.
  - 134 residential apartments across 9 levels.
  - Indoor communal resident amenity and rooftop communal open space.
  - Service vehicle access from Goodlet Street to an at-grade loading dock.
  - Lower ground storage, plant and services area.
- Construction of a new residential flat building on the northern portion of the site comprising:
  - Basement car stacker and vehicular access from Landsdowne Street.
  - Retail tenancy on ground level on the corner of Marlborough Street and Landsdowne Street.
  - 38 residential apartments across 9 levels.
- Landscaping and associated public domain works including a private pedestrian link along the western site boundary.
- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Refer to Architectural Plans prepared by Wardle appended to the Environmental Impact Statement.

1.2. THE SITE

The site is located at 47-97 Marlborough Street, Surry Hills and is legally described as Lot 1 in DP225393 and Lot 1 in DP251056. It is regular in shape and has an area of approximately 3,413 sqm.

The site is located in the City of Sydney local government area (LGA) in Surry Hills, which is well-serviced by public amenities such as a supermarket, cafes, destination retail shops and a library. Community facilities such as swimming pools, tennis courts, and active open space are easily accessible. The southern portion of the site comprises a locally listed heritage item (the former David Jones Warehouse building) and the northern portion of the site accommodates a car park. The area to the east and south of the site is a Heritage Conservation Area.

The site is in a highly accessible area with the nearest Light Rail Station (Surry Hills) 200m to the north of the site. The site is also close to regular bus services in the immediate vicinity.

The existing building is built to the site boundaries. There are existing street trees along Marlborough Street, as well as some planter boxes containing vegetation on the site's north-eastern frontage to Marlborough Street.

The location of the site is illustrated in Figure 1.

Figure 1: Site Locality

2. CIVIL ENGINEERING DESIGN

2.1. DESIGN CRITERIA AND METHODOLOGY

The Civil Engineering design has considered several relevant documents and reports applicable to the proposed development. The objectives of this report are to ensure the proposed stormwater management of the site meets the requirements of the following documents:

- City of Sydney Development Control Plan (DCP) (2012)
- Managing Urban Stormwater Soil & Construction (2004) by Landcom (The Blue Book)
- AS/NZS 3500.3:2018 (Plumbing and Drainage)

2.2. SEDIMENT AND EROSION CONTROL

The objectives of the sediment and erosion control for the development site will be to ensure:

- Adequate sediment and erosion control measures are applied prior to the commencement of construction and are maintained throughout construction; and
- Construction site runoff is appropriately treated in accordance with the requirements of the City of Sydney council, prior to discharge.

Prior to any earthworks commencing on site, the sediment and erosion control will need to be provided during the construction phase of the development in accordance with the requirements of the City of Sydney council and The Blue Book.

2.2.1. SEDIMENT BASIN

Due to the size of the proposed development, several temporary sediment basins will be required to capture site runoff during construction. The design parameters for the sediment basin is summarised in Table 1.

Calculations to determine the required basin size are based on available geotechnical information regarding soil types and using The Blue Book.

To ensure the sediment basin is working effectively, it will need to be maintained throughout the construction works. Maintenance includes ensuring adequate settlement times or flocculation and pumping of clean water to reach the minimum storage volume at the lower level of the settling zone. The settling zone will be identified by pegs to clearly show the level at which design storage capacity is available.

The pumped water from the sediment basin can be reused for dust control during construction.

Overflow weirs are to be provided to control overflows for rainfall events more than the design criteria.

Table 1: Stage 1 Sediment Basin Sizing Values

Parameter	Adopted value
Total disturbed area (ha)	0.34
Soil Texture Group	D or F
Design rainfall depth (days)	5
Design rainfall depth (percentile)	80
x-day, y-percentile rainfall event	29.7
Cv	0.56
Sediment storage volume (m^3)	56.84
Sediment settling volume (m^3)	28.42
Total basin volume required (m^3)	85.27

2.2.2. SEDIMENT AND EROSION CONTROL MEASURES

Prior to any earthworks commencing on site, sediment and erosion control measures shall be implemented generally in accordance with the engineering drawings, Council requirements, and The Blue Book. The measures are intended to be a minimum treatment only as the contractor will be required to modify and stage the sediment and erosion control measures to suit the construction program, sequencing, and techniques. These measures may include:

- A temporary site security/safety fence is to be constructed around the site, the site office area, and the proposed sediment basin.
- Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles.
- Dust control measures including covering stockpiles, installing fence hessian, and watering exposed areas.
- Placement of hay bales or mesh and gravel inlet filters around and along proposed catch drains and around stormwater inlets pits
- The construction of a temporary sediment basin as noted above.
- Stabilised site access at the construction vehicle entry/exits.
- Any stockpiled material, including topsoil, shall be located as far away as possible from any associated natural watercourses or temporary overland flow paths. All stockpiles and embankment formations shall be stabilised by hydroseeding or hydro mulching on formation.

2.3. STORMWATER INFRASTRUCTURE AND MODELLING

The objectives of this investigation include:

- Stormwater flows up to the 5% annual exceedance probability event are conveyed by a minor drainage system;
- Stormwater flows above the 5% annual exceedance probability event are conveyed by a major drainage system; and
- OSD design as per Sydney Water requirement (Refer to Appendix C).

The proposed stormwater system was modelled using DRAINS. The following parameters were adopted:

- Major Storm = 1% AEP
- Minor Storms = 5% AEP
- Soil Type - 3
- Paved (Impervious) Area Depression Storage - 1mm
- Supplementary Area Depression Storage - 1mm
- Grassed (Pervious) Area Depression Storage - 5mm
- Sag pit Blocking Factor – 0.9
- On Grade Pit Blocking Factor – 0.9

The DRAINS Model Layout is shown below. The DRAINS model can be provided for assessment upon request.

Figure 2: DRAINS Model Layout

2.4. ON-SITE STORMWATER DETENTION

2.4.1. OSD REQUIREMENTS

On-site Stormwater Detention (OSD) has been provided for the site. Northrop Consulting Engineers requested the OSD requirements for the site from Sydney Water on the 9th of September 2025. Sydney Water responded to the enquiry on the 10th of September 2025. See the correspondence in Appendix C.

The on-site detention requirements for the site are:

- On-Site Detention = 31 cu.m
- Permissible Site Discharge = 73 L/s

2.4.2. OSD DESIGN

The tank has been designed to store and attenuate the peak discharge from the site in all events (up to 100% AEP). An emergency weir has been introduced, with an orifice of 220mm. The outflow pipe will enter the legal point of discharge located on Goodlet Street. The assumed tailwater levels at the point of connection are:

- RL 40.76m for 1% AEP (top of kerb)
- RL 40.61m for up to 5% AEP storm events (existing grate level)

The key OSD design parameters are presented in Table 2.

Table 2: Summary of OSD Design Parameters

Item	Design Parameters
Effective OSD Volume	$31m^3$
1% AEP Top Water Level	41.20m
Footprint Required	$100m^2$

2.5. STORMWATER QUALITY

2.5.1. STORMWATER QUALITY REQUIREMENTS

According to the City of Sydney Council, the Stormwater Quality treatment target reduction removal rates are:

- 90% reduction in the post development baseline annual pollutant load for litter and vegetation larger than 5mm.
- 85% reduction in the post development baseline annual pollutant load of Total Suspended Solids (TSS).
- 65% reduction in the post development baseline annual pollutant load of Total Phosphorus (TP).
- 45% reduction in the post development baseline annual pollutant load of Total Nitrogen (TN).

2.5.2. PROPOSED STORMWATER QUALITY TREATMENT SYSTEM

The stormwater pollutant load reduction and water conservation objectives will be met using rainwater tanks and stormwater treatment devices such as pit baskets, and PSorb Stormfilter Cartridges.

2.5.3. MODELLING OF STORMWATER QUALITY

Stormwater treatment was modelled using Modelling Urban Stormwater Improvement Conceptualisation (MUSIC) software v6.3.0 for both water quality and quantity. The MUSIC model uses the City of Sydney Clay Soil MUSIC-link Data v6.35 to analyse the water quality treatment performance of the site.

The stormwater quality treatment parameters are included below:

- 8 x Ocean Guard Pit Inserts
- 16 x 310mm Psorb StormFilter Cartridges
- 1 x SF Chamber (6.3 sqm)
- 1 x 3kL Rainwater Tank – refer to Section 2.6 of this report

MUSIC Model Layout and pollutant removal performance is shown below.

Figure 3: MUSIC Water Quality Model

Table 3: MUSIC Model Results

Item	Target Reduction Removal Rate (%)	% Reduction
Total Suspended Solids	85	85.2
Total Phosphorus	65	71.2
Total Nitrogen	45	53
Gross Pollutants	90	98.1

As shown in the table above, the stormwater treatment targets appropriate for the site will be met by the treatment measures provided. The pollutant removal performance as calculated by MUSIC modelling meets the City of Sydney Council targets.

2.6. WATER CONSERVATION

2.6.1. WATER CONSERVATION REQUIREMENTS

A Rainwater tank will be required to address BASIX requirements, the exact size, location and reuse purpose will be determined by the sustainability consultants.

CONCLUSION

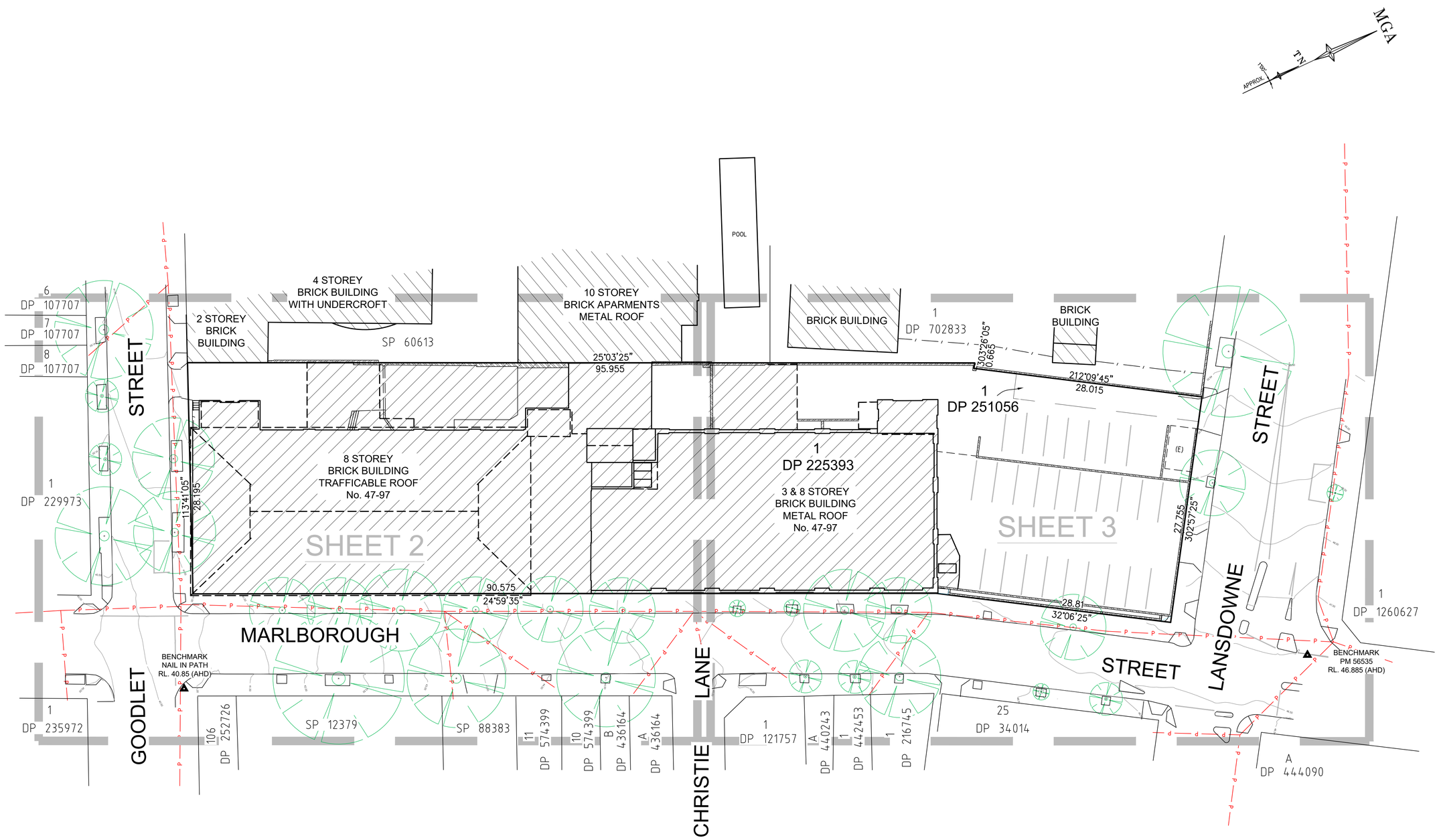
In summary, the civil engineering requirements for the proposed development are as follows:

- Sediment & Erosion Control – A sediment basin is required to effectively capture sediment laden site runoff during siteworks. Sediment and erosion control measures should be installed and maintained for the duration of the construction works.
- Stormwater Infrastructure – The stormwater design has considered the below ground drainage network and overflow paths consistent with the requirements of the City of Sydney Council inclusive of on-site stormwater detention.
- Water Quality and Conservation – Water quality requirements will be achieved through the provision of pit baskets, PSorb Stormfilter cartridges, and a rainwater tank in accordance with the requirements of the City of Sydney Council. The rainwater tanks has been designed to reduce non-potable water demand based on BASIX requirements.

APPENDIX A – SURVEY

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
COMMS PIT	COM
ELECTRIC LIGHT POLE	ELP
POWER POLE	PP
KERB OUTLET	KO
GRATED INLET PIT	GIP
GRATED DRAIN	
SEWER INSPECTION POINT	SIP
SEWER VENT	SEV
SEWER MANHOLE	SMH
LAMPHOLE	LH
STOP VALVE	SV
HYDRANT	HYD
GAS VALVE	GAS
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
RUBBISH BIN	BIN
STREET SIGN	SS
BOLLARD	BOL
TOP OF WALL	TW
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
COMMUNICATIONS (DBYD)	C
ELECTRICITY (U'GROUND DBYD)	E
ELECTRICITY (OVERHEAD)	P
SEWER (DBYD)	S
WATER (DBYD)	W
GAS (DBYD)	G
STORMWATER (DBYD)	SW



EASEMENT

(E) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE (AE287935)

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. THE BOUNDARY SURVEY FOR THE SUBJECT SITE (DIMENSIONS AND AREA FOR LOT 1 IN DP 225393 AND LOT 1 IN DP 251056) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2024 SECTION 45 "SURVEYS FOR IDENTIFICATION" AND ARE SUBJECT TO FINAL SURVEY
4. ADJOINING BOUNDARIES WITHIN THIS FILE HAVE BEEN ADDED FROM DCDB DATA OBTAINED FROM NSW LAND REGISTRY SERVICES AND ARE APPROXIMATE ONLY
5. ORIGIN OF **MGA2020** COORDINATES IS TAKEN FROM **PM 56535** - E:**334641.049**, N:**6248683.679** IN MARLBOROUGH STREET **(19/6/2025)**
6. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **PM 56535** R.L. **46.885** (A.H.D.) IN MARLBOROUGH STREET
7. CONTOUR INTERVAL 0.5 **m**
8. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
9. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
10. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
11. 8/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
12. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
13. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

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SCALE 1: ### @ A1

Revision	Date	Description	Reference
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F	00/00/00	-	00
E	00/00/00	-	00

Revision	Date	Description	Reference
D	00/00/00	-	00
C	00/00/00	-	00
B	00/00/00	-	00
A	00/00/00	-	00

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THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

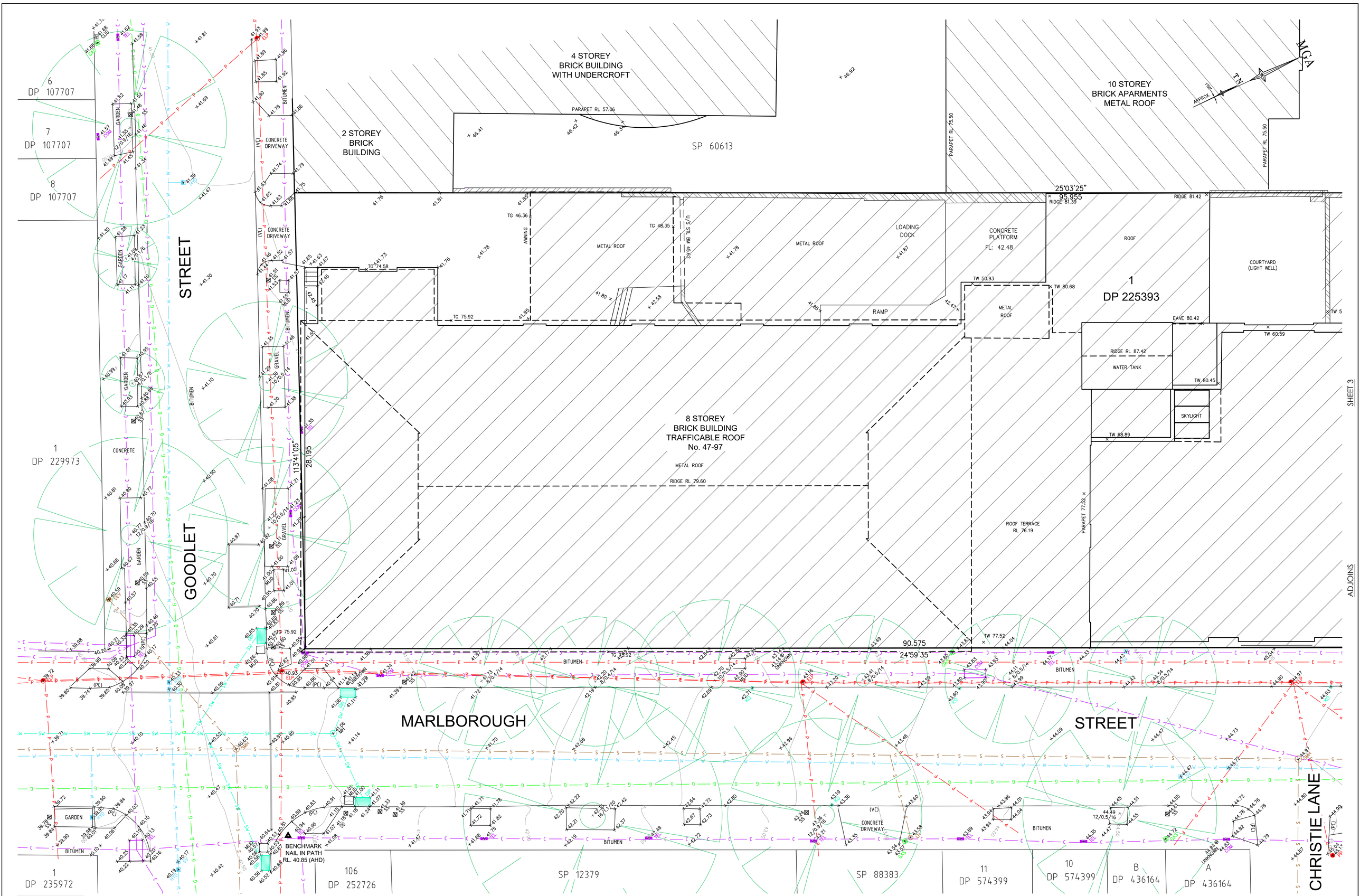
.....
Registered Surveyor NSW

Client M HOUSE SURRY PTY LTD

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP251056 AND LOT 1 IN DP225393 KNOWN AS "MARLBOROUGH HOUSE" NO.47-97 MARLBOROUGH STREET, SURRY HILLS

datum AHD
site Area 3413 m²
LGA SYDNEY

reference number 52561 002DT
scale 1:250 @A1
date of survey 22/08/2025
SHEET 1 OF 5



SEE SHEET 1 FOR LEGEND & NOTES

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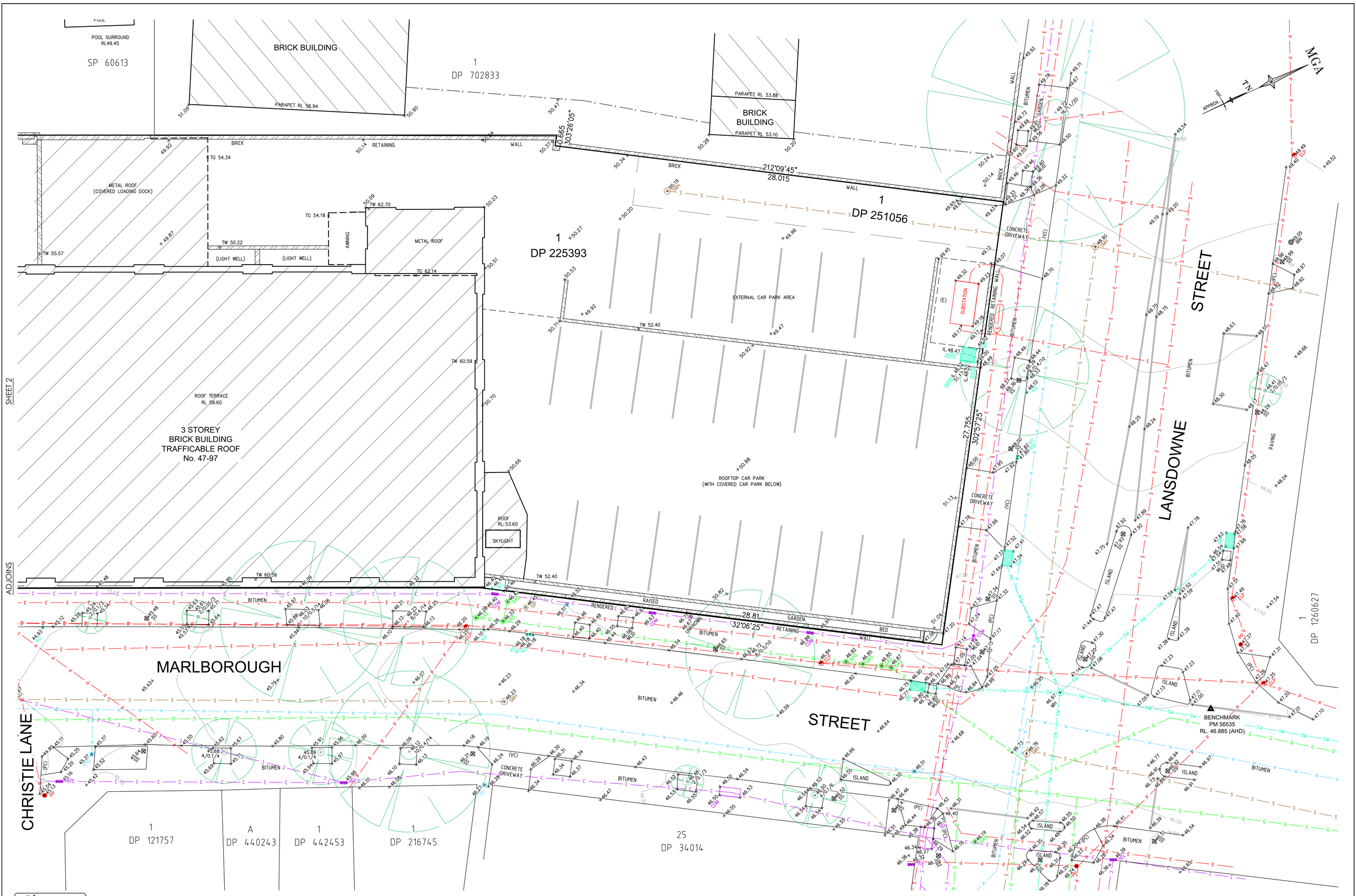
SHEET 2 OF 5



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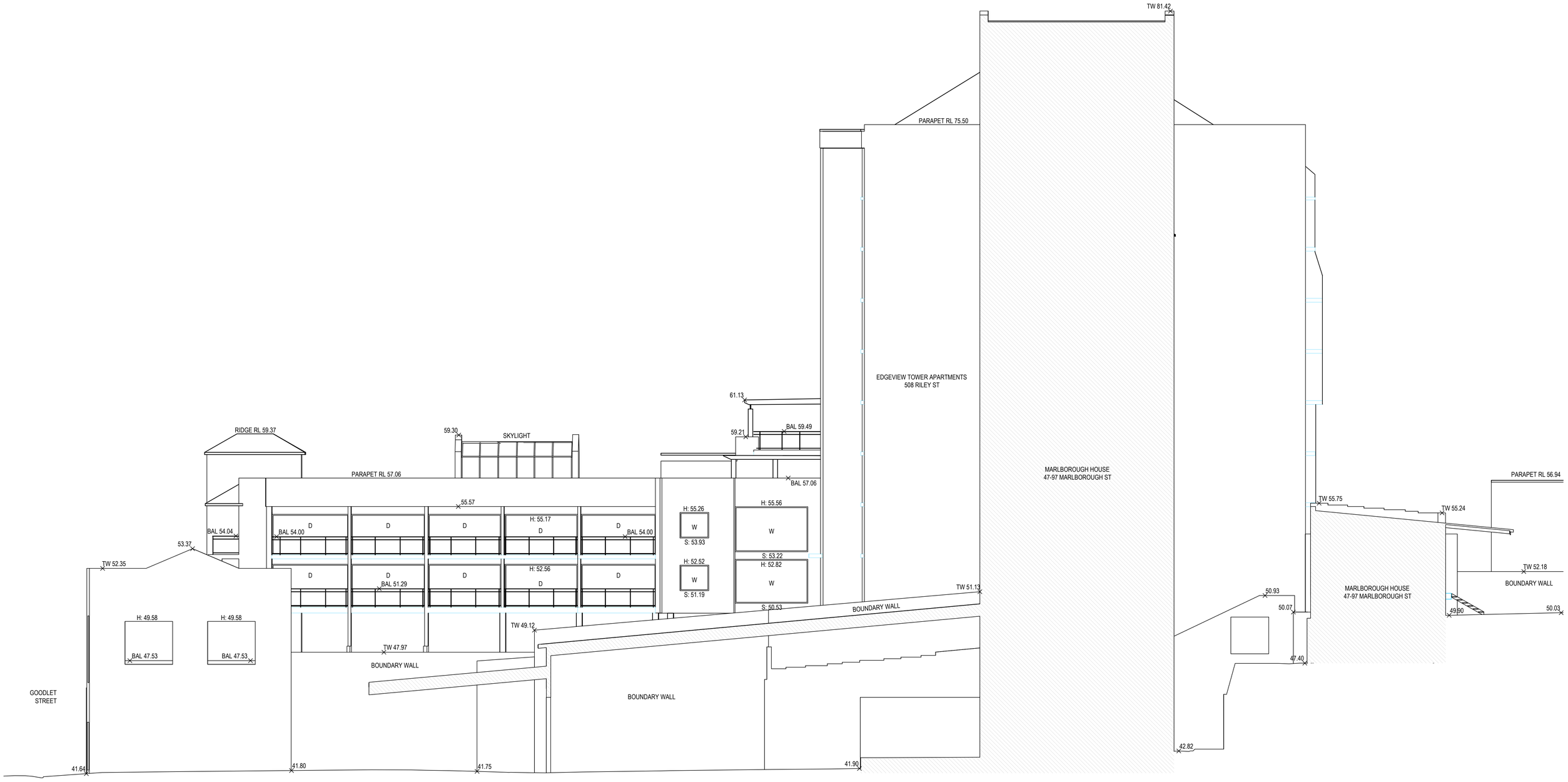
site Area	3413 m²
LGA	SYDNEY
reference number	52561 002DT
scale	1:100 @A1
date of survey	22/08/2025
SHEET	3 OF 5

ELEVATIONS



WESTERN BOUNDARY ELEVATION

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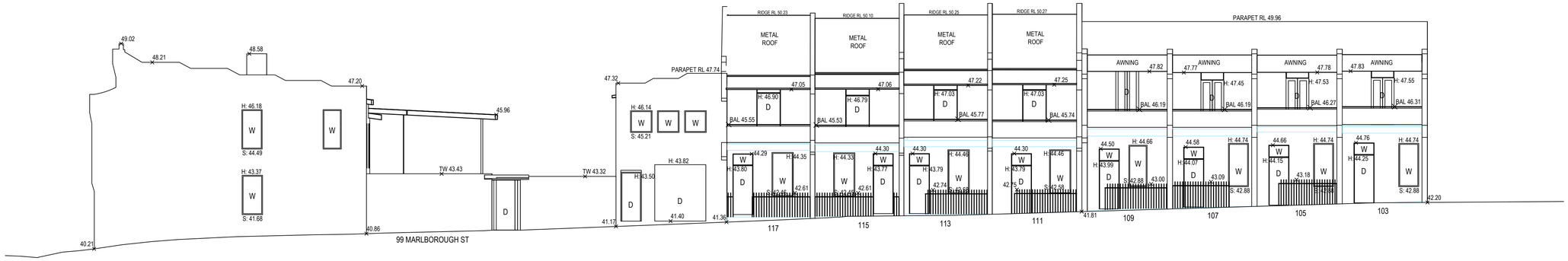
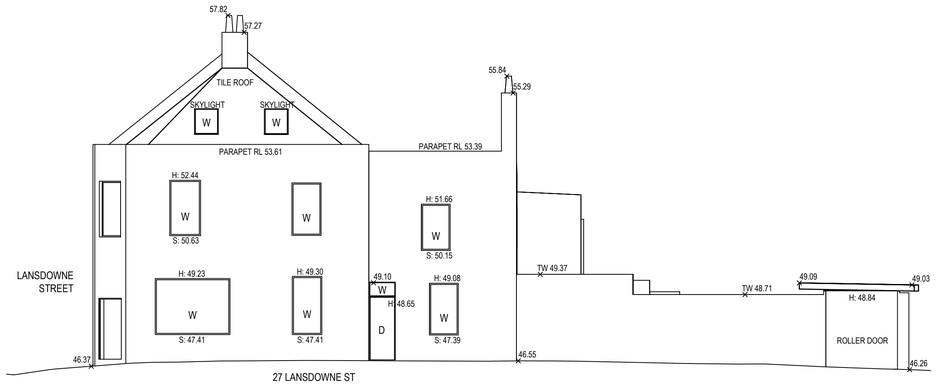
SHEET 4 OF 5

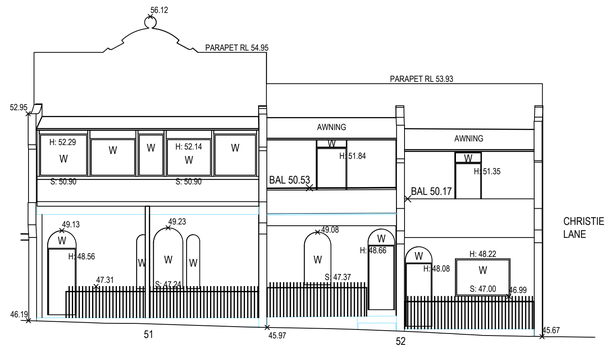
ELEVATIONS



GOODLET STREET ELEVATION - SOUTH



MARLBOROUGH STREET ELEVATION 1 - EAST



MARLBOROUGH STREET ELEVATION 2 - EAST

MARLBOROUGH STREET ELEVATION 3 - EAST

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SCALE 1:100 @ A1

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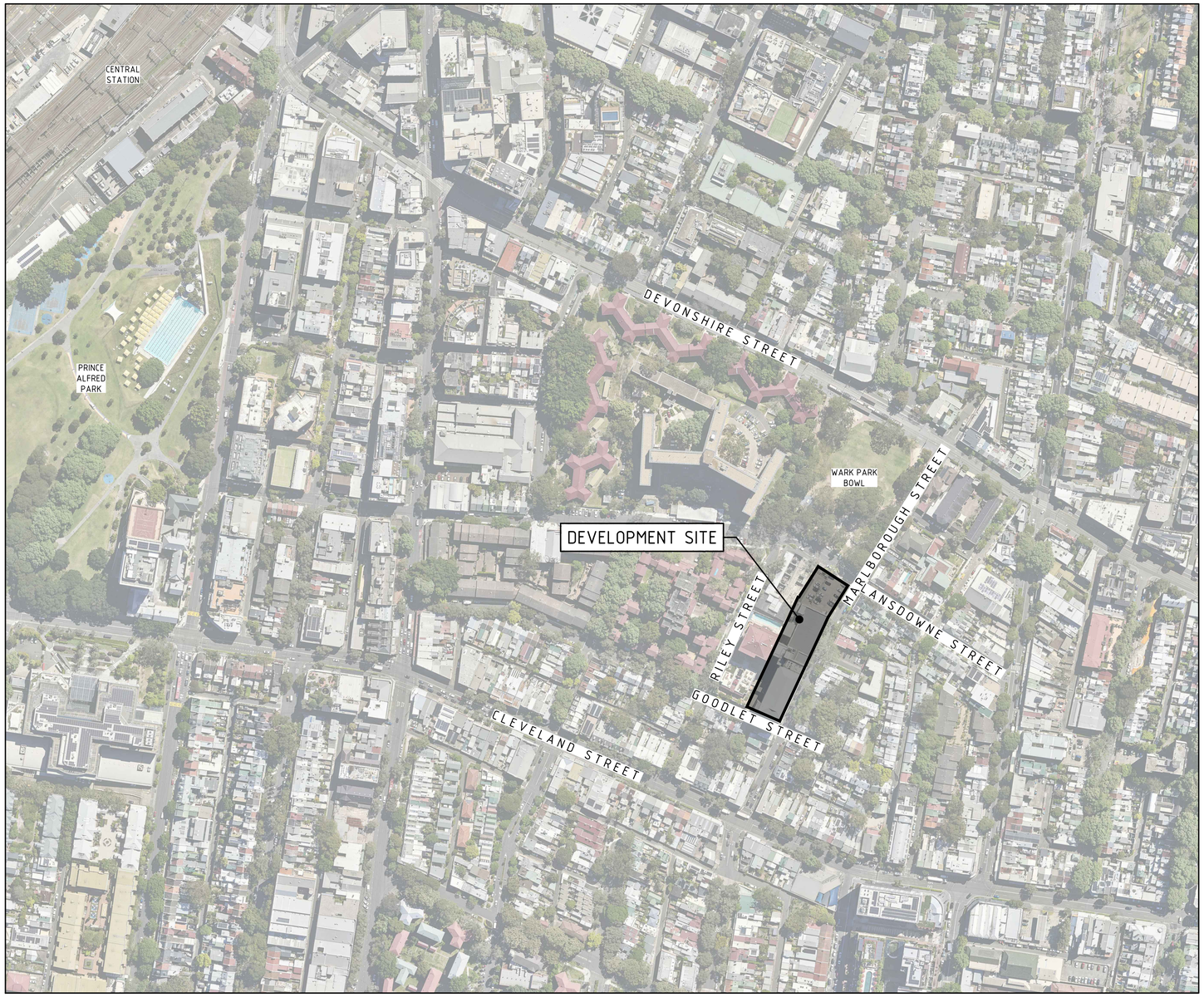
LGA SYDNEY
SHEET 5 OF 5

APPENDIX B – CIVIL ENGINEERING DRAWINGS

MARLBOROUGH HOUSE

CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

61 MARLBOROUGH STREET
SURRY HILLS
NSW 2010



LOCALITY PLAN

SOURCE : METROMAP.COM.AU (©2025)

DRAWING LIST

C01.01	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN
C01.11	SPECIFICATION NOTES
C02.01	SEDIMENT AND SOIL EROSION CONTROL PLAN
C02.11	SEDIMENT AND SOIL EROSION CONTROL DETAILS
C04.01	SITEWORKS AND STORMWATER MANAGEMENT PLAN - LEVEL 01
C04.02	SITEWORKS AND STORMWATER MANAGEMENT PLAN - GROUND FLOOR
C04.51	STORMWATER DETAILS
C09.01	DETAILS

NOT FOR CONSTRUCTION

Drawing © Northrop Consulting Engineers Pty Ltd Drawing to be printed in colour Sheet size: A1 Date plotted: 3/13/2026 Drawing Location: O:\1 Current Bids Projects\SY251834 - Marlborough House, Surry Hills\Civil\C Drawings\A Working\SY251834-C01.01

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JOB MANAGER: A.CARVALHAES
DESIGNED: L.SMEETS
VERIFIER:

1:2000
0 20 40 60 80 100m
Scale at A1

REV.	DESCRIPTION	ISSUED	DATE
2	ISSUED FOR DEVELOPMENT APPLICATION	AS	13.03.26
1	ISSUED FOR INFORMATION	AS	27.02.26

PROJECT
MARLBOROUGH HOUSE
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
61 Marlborough Street
Surry Hills
NSW 2010

DRAWING
COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN

JOB No.
SY251834

DRAWING No.
C01.01

REV.
2

NOTE: ALL CIVIL ENGINEERING CONSTRUCTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CITY OF SYDNEY DEVELOPMENT GUIDELINES. THE AFOREMENTIONED GUIDELINES INCLUSIVE OF ALL SPECIFICATIONS TAKE PRECEDENCE OVER NOTES PROVIDED BELOW.

GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DETAIL SURVEY DATA WAS SUPPLIED BY LTS CONFIDENCE TOGETHER
REF. NUMBER: 52561.002DT
DRAWING TITLE: LOT 1 IN DP251056 AND LOT 1 IN DP225393
KNOWN A "MARLBOROUGH HOUSE"
NO.47-97 MARLBOROUGH STREET, SURRY HILLS
DATE OF SURVEY: 22.08.2025
GEOCENTRIC DATUM OF AUSTRALIA: GDA2020

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED.

STORMWATER DRAINAGE

1. ALL DRAINAGE LINES SHALL BE UPVC (CLASS SN4) SEWER GRADE DRAINAGE PIPE, U.N.O.
2. ALL DRAINAGE LINES SHALL BE LAID AT 1% MIN. FALL, UNO.
3. ALL LEVELS ARE AUSTRALIAN HEIGHT DATUM (AHD).
4. ALL DOWNPIPES GUTTERS TO BE DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3.2 - 2003 'STORMWATER' DRAINAGE.
5. THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3.2-2003 'STORMWATER' DRAINAGE.
6. ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.
7. SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.
8. ALL GRATES TO BE GALVANISED STEEL WITH HINGES AND CHILD PROOF LOCK.
9. ALL GRATES TO BE HEEL SAFE WITHIN AGED CARE DEVELOPMENTS.
10. THE STORMWATER DRAINAGE IS DESIGNED IN ACCORDANCE WITH THE CITY OF SYDNEY DCP.

RAINWATER RE-USE

1. PROVIDE RAINWATER RE-USE SYSTEM TO SUPPLY WATER FOR TOILET FLUSHING.
2. GUTTER GUARD TO BE INSTALLED ON ALL EAVES GUTTERS.
3. A PERMANENT SIGN IS TO BE LOCATED IN THE VICINITY OF THE TANK STATING THE WATER IS "NON POTABLE WATER" WITH APPROPRIATE HAZARD IDENTIFICATION.
4. PIPEWORK USED FOR RAINWATER SERVICES SHALL BE COLOURED LILAC IN ACCORDANCE WITH AS1345.
5. ALL VALVES AND APERTURES SHALL BE CLEARLY AND PERMANENTLY LABELLED WITH SAFETY SIGNS TO COMPLY WITH AS1319.
6. RAINWATER TANK RETICULATION SYSTEM AND MAINS WATER BYPASS ARRANGEMENT TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500.1.2-2003 AND THE NSW CODE OF PRACTICE : PLUMBING AND DRAINING.
7. A FIRST FLUSH FILTRATION DEVICE IS TO BE PROVIDED AT RAINWATER TANK.

DESIGN SUMMARY

ON-SITE DETENTION:

DESIGN BASIS:
- SYDNEY WATER REQUIREMENTS (REFER TO NORTHROP REPORT).

PERMISSIBLE SITE DISCHARGE = 73L/s
SITE STORAGE REQUIREMENTS = 31m³

SITE DISCHARGE = 73L/s
ON-SITE DETENTION STORAGE PROVIDED = 31m³

ON-SITE DETENTION SUMMARY:
- BELOW GROUND BLOCK WORK TANK

TOP WATER LEVEL = RL41.20
EMERGENCY WEIR LEVEL = RL41.20
ORIFICE CENTERLINE = RL40.90
ORIFICE DIAMETER = Ø220mm

RAINWATER RE-USE:

IN ACCORDANCE WITH BASIX REQUIREMENTS.
RAINWATER RE-USE STORAGE REQUIRED = 3,000L.

STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE CITY OF SYDNEY COUNCIL-DEVELOPMENT CONTROL PLAN 2012.

WATER QUALITY:

MUSIC MODEL SUMMARY (REFER NORTHROP REPORT FOR FURTHER DETAILS).

MUSIC MODEL SUMMARY:

SOURCE NODE	CATCHMENT	AREA
URBAN	DRIVEWAY AREA	41m²
URBAN	BYPASS	121m²
URBAN	SOUTH BUILDING	1,217m²
URBAN	CENTRAL & NORTH BUILDINGS	1,408m²
URBAN	SUSPENDED SLAB	626m²
		TOTAL 3,413m²

TREATMENT NODES:

- RAINWATER RE-USE TANK
- ON-SITE DETENTION TANK
- 'OCEANGUARD' PIT INSERTS
- STORMWATER 310 'STORMFILTER' CARTRIDGES

TREATMENT STANDARDS:

POLLUTANT	REDUCTION STANDARDS	REDUCTION ACHIEVED
GROSS POLLUTANTS	90%	98.1%
TOTAL SUSPENDED SOLIDS	85%	85.2%
TOTAL PHOSPHORUS	65%	71.2%
TOTAL NITROGEN	45%	53.0%

MUSIC MODEL PARAMETERS IN ACCORDANCE WITH THE DRAFT NSW MUSIC MODELLING GUIDELINES REF: R.B17048.001.01 DATED AUGUST 2010.

CONCEPT SOIL & WATER MANAGEMENT

1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS, NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION' (THE 'BLUE BOOK'). THIS SOIL AND WATER MANAGEMENT PLAN DETAILS THE ACTIONS TO BE TAKEN FOR THE MANAGEMENT AND DEWATERING OF STORMWATER DURING CONSTRUCTION OF THE PROPOSED BUILDING.
2. INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
4. INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
5. ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAYS WORK.
6. THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
7. ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
8. STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
9. CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
10. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
11. PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
12. ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
14. GROUNDWATER SEEPAGE RATES AND QUALITY TO BE MONITORED AND TREATED IF REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH REQUIREMENTS OF SUPERVISING GEOTECHNICAL ENGINEER.

NOT FOR CONSTRUCTION

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JOB MANAGER A.CARVALHAES
VERIFIER
Scale at

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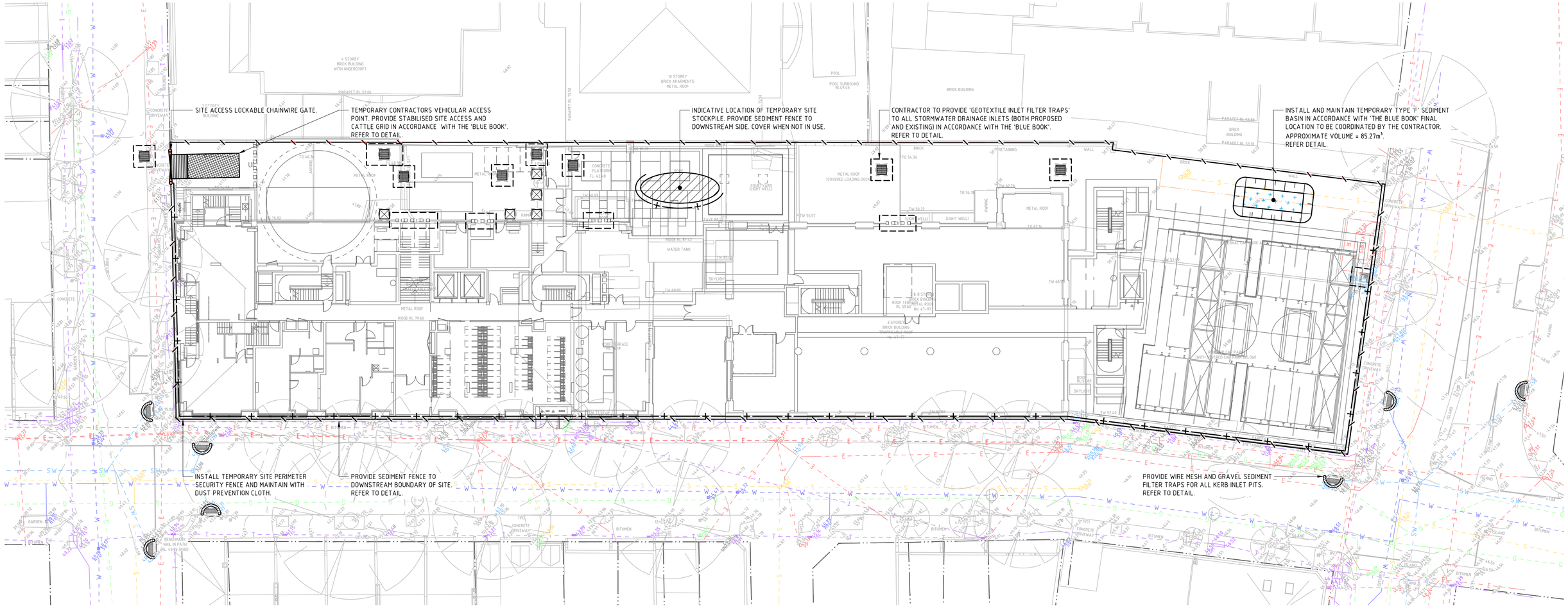
1	ISSUED FOR INFORMATION	AS	27.02.26

PROJECT
MARLBOROUGH HOUSE
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
61 Marlborough Street
Surry Hills
NSW 2010

DRAWING
SPECIFICATION NOTES

JOB No. SY251834
DRAWING No. C01.11
REV. 2



LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT LINE
- REDUNDANT BOUNDARY LINE
- PROPOSED KERB
- EXISTING KERB
- Ø150 STORMWATER PIPE
- Ø150 SUSPENDED STORMWATER PIPE
- SAWCUT AND PAVEMENT INFILL
- GTD GRATED TRENCH DRAIN
- OSD ON-SITE DETENTION TANK
- S S D — S S D SUBSOIL DRAINAGE LINE
- • CO SUBSOIL DRAINAGE CLEAROUT
- FFLXX.XX PROPOSED FINISHED FLOOR LEVEL
- XX.XX CONTOURS
- XX.XX EXISTING CONTOURS
- DRAINAGE SWALE
- EXISTING DRAINAGE STRUCTURE
- NEW DRAINAGE STRUCTURE
- E EXISTING ELECTRICITY
- E-OH EXISTING ELECTRICITY (OVERHEAD)
- G EXISTING GAS
- T EXISTING TELSTRA
- W EXISTING WATER
- S EXISTING SEWER
- SW EXISTING STORMWATER
- U EXISTING UNKNOWN SERVICE
- LANDSCAPING - TYPE 1
- FOOTPATH - TYPE 1
- FLEXIBLE / RIGID PAVEMENT - TYPE 1
- • RL.XX.XX PROPOSED SPOT HEIGHT

GENERAL NOTES:

1. SURVEY SUPPLIED BY:
   - 1.1. REF. NUMBER: 52561 002DT
   - 1.2. DRAWING TITLE: 52561 002DT
   - 1.3. REVISION DATE: 09.09.2025
   - 1.4. REVISION NUMBER: N/A
   - 1.3. GEOCENTRIC DATUM OF AUSTRALIA: AHD
   - 1.4. SURVEYOR: N/A
   - 1.5. APPROVED: N/A
2. REFER SPECIFICATIONS NOTES FOR STORMWATER AND SITEWORKS GENERAL REQUIREMENTS.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
4. CAD FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).
5. SUBSOIL DRAINAGE TO RETAINING WALLS, KERBS AND SWALE DRAINS NOT SHOWN FOR CLARITY - REFER RELEVANT DETAILS.
6. REFER 'STORMWATER LONGITUDINAL SECTIONS' FOR PIPE INFORMATION.
7. REFER 'STORMWATER PIT SCHEDULE' OR 'STORMWATER LONGITUDINAL SECTIONS' FOR PIT INFORMATION.
8. REFER HYDRAULIC ENGINEERS / ARCHITECTS DRAWINGS FOR DOWNPIPE LOCATIONS AND SIZING.
9. PROVIDE DRAINAGE CONNECTIONS TO KERB IN ACCORDANCE WITH COUNCIL STANDARD DETAILS AND SPECIFICATION.
10. CONTRACTOR TO ALLOW TO ADJUST AND LIAISE WITH RELEVANT SERVICE AUTHORITIES IN RELATION TO EXISTING SERVICE ADJUSTMENT AND MODIFICATIONS.
11. WHEEL STOPS TO BE INSTALLED TO ALL CAR SPACES AS SHOWN AND INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND MANUFACTURERS SPECIFICATIONS. IF WHEEL STOPS ARE NOT SHOWN, ALLOW FOR WHEEL STOPS WHERE CAR SPACES ARE FRONTING A WALL.
12. REFER 'RETAINING WALL ELEVATIONS' FOR RETAINING WALL INFORMATION.

NOT FOR CONSTRUCTION

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PROJECT
MARLBOROUGH HOUSE
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
61 Marlborough Street
Surry Hills
NSW 2010

DRAWING
SEDIMENT AND SOIL EROSION CONTROL PLAN

JOB No.
SY251834

DRAWING No.
C02.01

REV.
2

Drawing Location: O:\1 Current Bids Projects\SY251834 - Marlborough House, Surry Hills\Civil\C Drawings\A Working\SY251834-C02.01
Date plotted: 3/13/2026
Sheet size: A1
Drawing to be printed in colour
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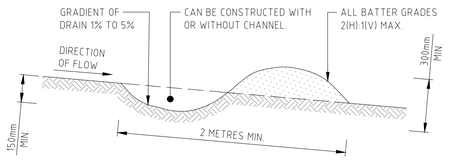
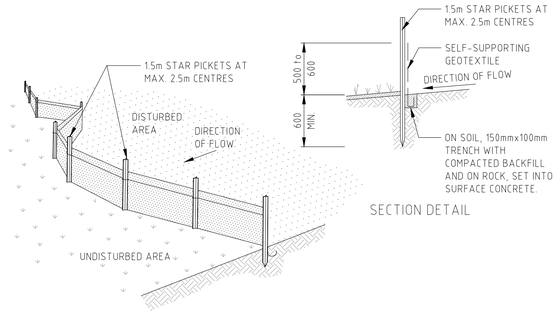


CONSTRUCTION NOTES

1. BUILD WITH GRADIENTS BETWEEN 1 AND 5 PERCENT.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

NOTE: ONLY TO BE USED AS TEMPORARY BANK
WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES.

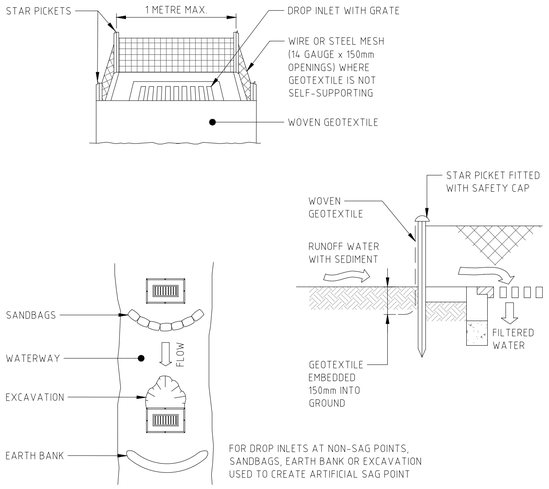
DRAINAGE SWALE - LOW FLOW



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

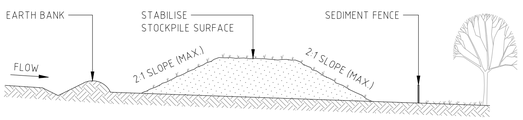
SEDIMENT FENCE



CONSTRUCTION NOTES

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

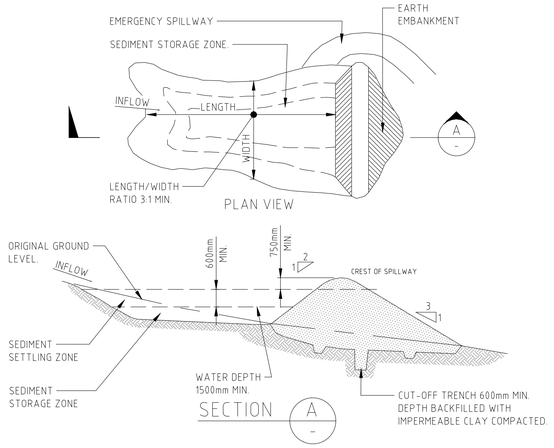
GEOTEXTILE INLET FILTER TRAPS



CONSTRUCTION NOTES

1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE.

STOCKPILE

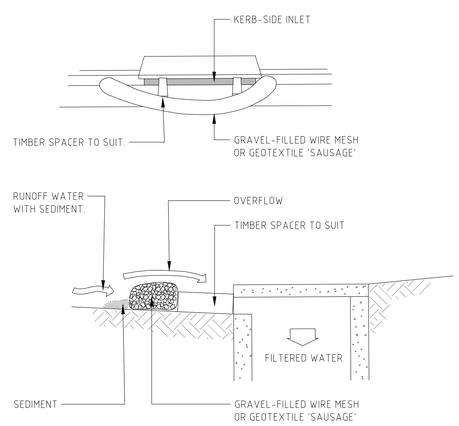


CONSTRUCTION NOTES

1. REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN THE STORAGE AREA.
2. CONSTRUCT A CUT-OFF TRENCH 500mm DEEP AND 1200mm WIDE ALONG THE CENTRELINE OF THE EMBANKMENT EXTENDING TO A POINT ON THE GULLY WALL LEVEL WITH THE RISER CREST.
3. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95 PER CENT STANDARD PROCTOR DENSITY.
4. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
5. PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
6. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.
7. CONSTRUCT THE EMERGENCY SPILLWAY.
8. REHABILITATE THE STRUCTURE FOLLOWING THE SWMP.

(APPLIES TO 'TYPE D' AND 'TYPE F' SOILS ONLY)

EARTH SEDIMENT BASIN - WET

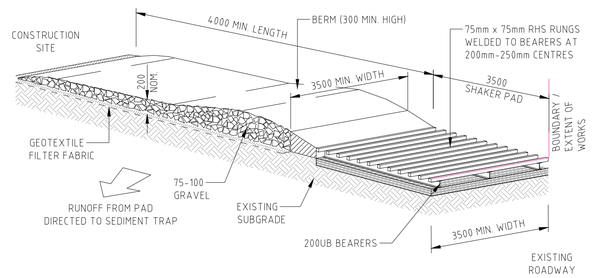


NOTE:THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

WIRE MESH AND GRAVEL SEDIMENT FILTER



CONSTRUCTION NOTES

1. THE TEMPORARY ACCESS SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY,
   - THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
3. INSTALL BARRIER ON EITHER SIDE OF SHAKER PAD. TO ENSURE VEHICLES ARE GUIDED ON TO THE PAD.
4. INVERT OF SHAKER PAD TO BE DRAINED VIA AGRICULTURAL PIPE WRAPPED IN GEOTEXTILE FABRIC.

STABILISED SITE ACCESS

NOT FOR CONSTRUCTION

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&W
Level 21 / 477 Pitt Street
Haymarket
NSW 2000

DRAWN: A.SUYO
JOB MANAGER: A.CARVALHAES
DESIGNED: L.SMEETS
VERIFIER:

NOT TO SCALE
Scale at

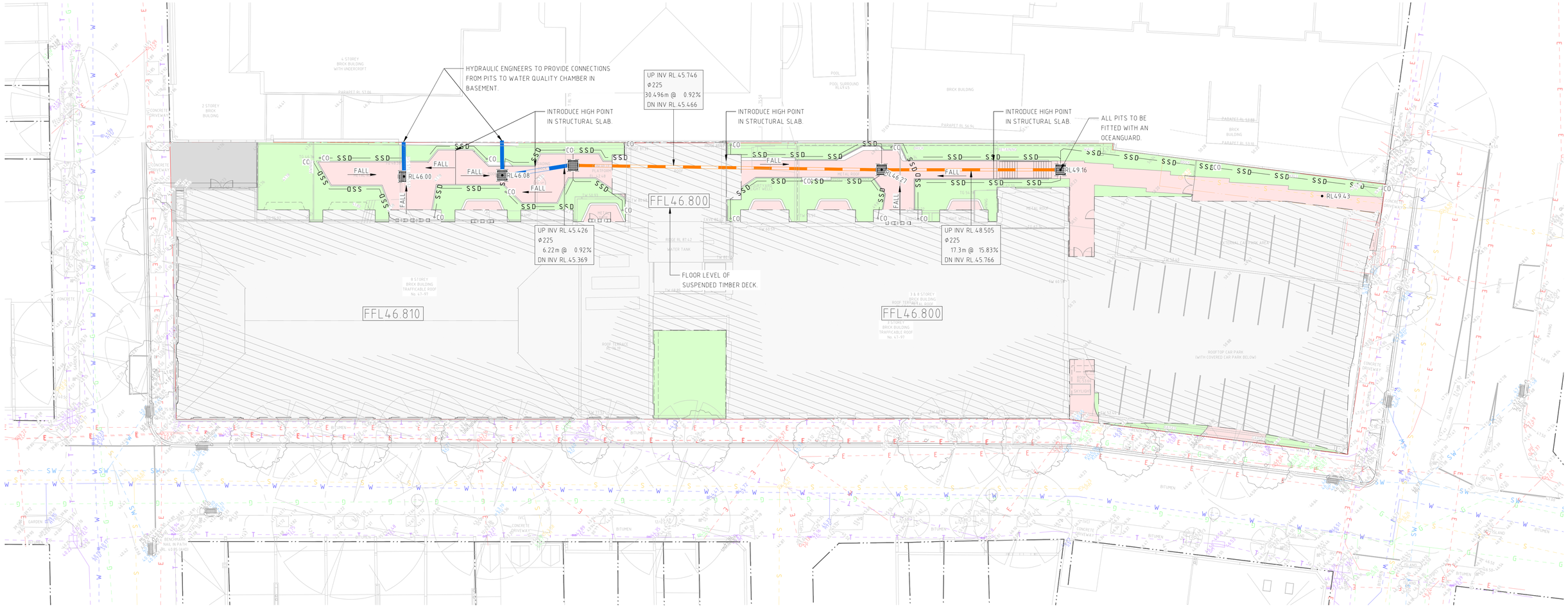
REV.	DESCRIPTION	ISSUED	DATE
2	ISSUED FOR DEVELOPMENT APPLICATION	AS	13.03.26
1	ISSUED FOR INFORMATION	AS	27.02.26

PROJECT
MARLBOROUGH HOUSE
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
61 Marlborough Street
Surry Hills
NSW 2010

DRAWING
SEDIMENT AND SOIL EROSION CONTROL DETAILS

JOB No. SY251834
DRAWING No. C02.11
REV. 2



LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT LINE
- REDUNDANT BOUNDARY LINE
- PROPOSED KERB
- EXISTING KERB
- Ø150 STORMWATER PIPE
- Ø150 SUSPENDED STORMWATER PIPE
- SAWCUT AND PAVEMENT INFILL
- GTD GRATED TRENCH DRAIN
- OSD ON-SITE DETENTION TANK
- SSD SUBSOIL DRAINAGE LINE
- CO SUBSOIL DRAINAGE CLEAROUT
- FFLXX.XX PROPOSED FINISHED FLOOR LEVEL
- XX.XX CONTOURS
- EXISTING CONTOURS
- DRAINAGE SWALE
- EXISTING DRAINAGE STRUCTURE
- NEW DRAINAGE STRUCTURE
- E EXISTING ELECTRICITY
- E-OH EXISTING ELECTRICITY (OVERHEAD)
- G EXISTING GAS
- T EXISTING TELSTRA
- W EXISTING WATER
- S EXISTING SEWER
- SW EXISTING STORMWATER
- U EXISTING UNKNOWN SERVICE
- LANDSCAPING - TYPE 1
- FOOTPATH - TYPE 1
- FLEXIBLE / RIGID PAVEMENT - TYPE 1
- • RLXX.XX PROPOSED SPOT HEIGHT

GENERAL NOTES:

1. SURVEY SUPPLIED BY:
   1.1. REF. NUMBER: 52561 002DT
   1.2. DRAWING TITLE: 52561 002DT
   1.3. REVISION DATE: 09.09.2025
   1.4. REVISION NUMBER: N/A
   1.3. GEOCENTRIC DATUM OF AUSTRALIA: AHD
   1.4. SURVEYOR: N/A
   1.5. APPROVED: N/A
2. REFER SPECIFICATIONS NOTES FOR STORMWATER AND SITEWORKS GENERAL REQUIREMENTS.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
4. CAD FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).
5. SUBSOIL DRAINAGE TO RETAINING WALLS, KERBS AND SWALE DRAINS NOT SHOWN FOR CLARITY - REFER RELEVANT DETAILS.
6. REFER 'STORMWATER LONGITUDINAL SECTIONS' FOR PIPE INFORMATION.
7. REFER 'STORMWATER PIT SCHEDULE' OR 'STORMWATER LONGITUDINAL SECTIONS' FOR PIT INFORMATION.
8. REFER HYDRAULIC ENGINEERS / ARCHITECTS DRAWINGS FOR DOWNPIPE LOCATIONS AND SIZING.
9. PROVIDE DRAINAGE CONNECTIONS TO KERB IN ACCORDANCE WITH COUNCIL STANDARD DETAILS AND SPECIFICATION.
10. CONTRACTOR TO ALLOW TO ADJUST AND LIAISE WITH RELEVANT SERVICE AUTHORITIES IN RELATION TO EXISTING SERVICE ADJUSTMENT AND MODIFICATIONS.
11. WHEEL STOPS TO BE INSTALLED TO ALL CAR SPACES AS SHOWN AND INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND MANUFACTURERS SPECIFICATIONS. IF WHEEL STOPS ARE NOT SHOWN, ALLOW FOR WHEEL STOPS WHERE CAR SPACES ARE FRONTING A WALL.
12. REFER 'RETAINING WALL ELEVATIONS' FOR RETAINING WALL INFORMATION.

NOT FOR CONSTRUCTION

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&W
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Haymarket
NSW 2000

DRAWN A.SUYO
JOB MANAGER A.CARVALHAES
DESIGNED L.SMEETS
VERIFIER

1:2000
0 20 40 60 80 100m
Scale at A1

REV.	DESCRIPTION	ISSUED	DATE
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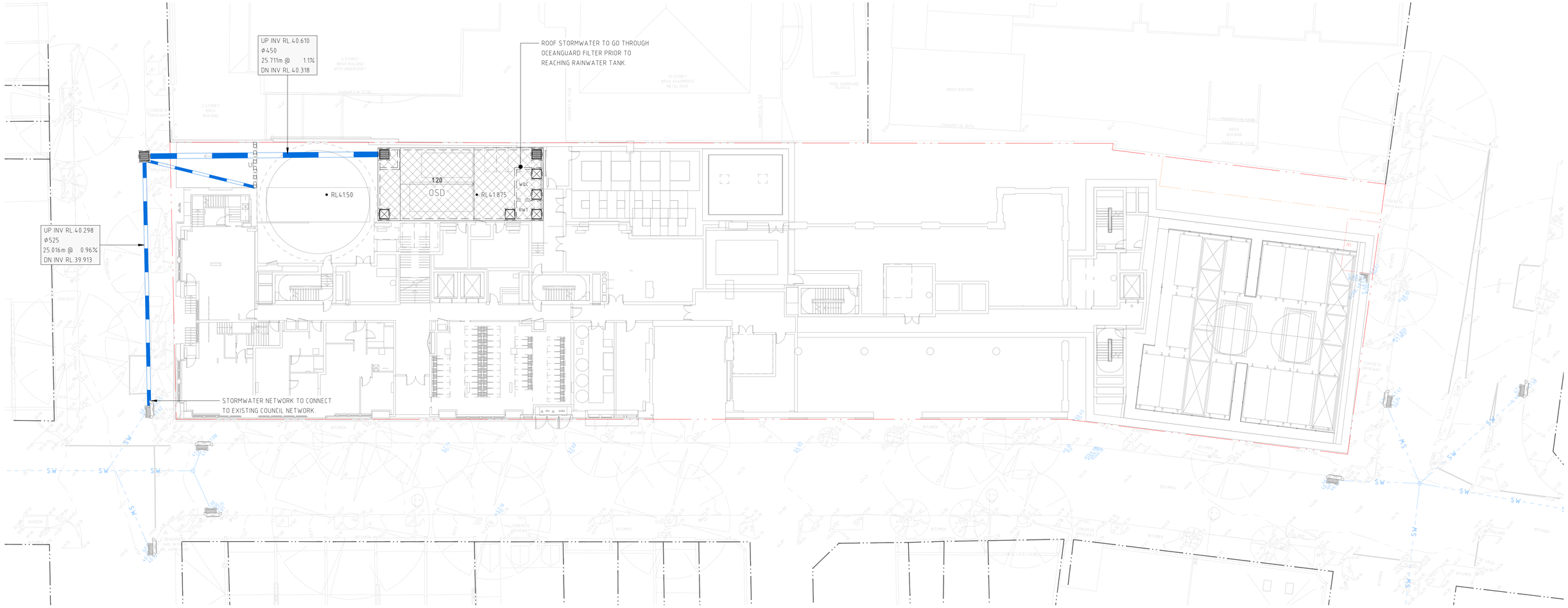
PROJECT
MARLBOROUGH HOUSE
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
61 Marlborough Street
Surry Hills
NSW 2010

DRAWING
SITEWORKS AND STORMWATER MANAGEMENT PLAN - LEVEL 01

JOB No. SY251834
DRAWING No. C04.01
REV. 2

Drawing Location: O:\1 Current Bids Projects\251834 - Marlborough House, Surry Hills\Civil\C Drawings\A Working\SY251834-C04.01
Date plotted: 3/13/2026
Sheet size: A1
Drawing to be printed in colour
Drawing © Northrop Consulting Engineers Pty Ltd



LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT LINE
- REDUNDANT BOUNDARY LINE
- PROPOSED KERB
- EXISTING KERB
- Ø150 STORMWATER PIPE
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- LANDSCAPING - TYPE 1
- FOOTPATH - TYPE 1
- FLEXIBLE / RIGID PAVEMENT - TYPE 1
- • RLXX.XX PROPOSED SPOT HEIGHT

GENERAL NOTES:

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   - 1.2. DRAWING TITLE: 52561.002DT
   - 1.3. REVISION DATE: 09.09.2025
   - 1.4. REVISION NUMBER: N/A
   - 1.3. GEOCENTRIC DATUM OF AUSTRALIA: AHD
   - 1.4. SURVEYOR: N/A
   - 1.5. APPROVED: N/A
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NOT FOR CONSTRUCTION

Drawing © Northrop Consulting Engineers Pty Ltd. Drawing to be printed in colour Sheet size: A1 Date plotted: 3/13/2026 Drawing Location: O:\1 Current Bids Projects\251834 - Marlborough House, Surry Hills\Civil\C Drawings\A Working\SY251834-C04.02

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DRAWN A.SUYO
JOB MANAGER A.CARVALHAES
DESIGNED L.SMEETS
VERIFIER

1:2000
0 20 40 60 80 100m
Scale at A1

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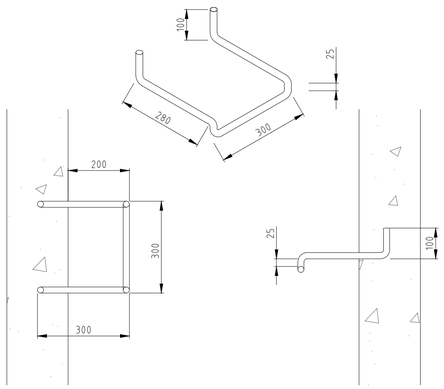
PROJECT
MARLBOROUGH HOUSE
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
61 Marlborough Street
Surry Hills
NSW 2010

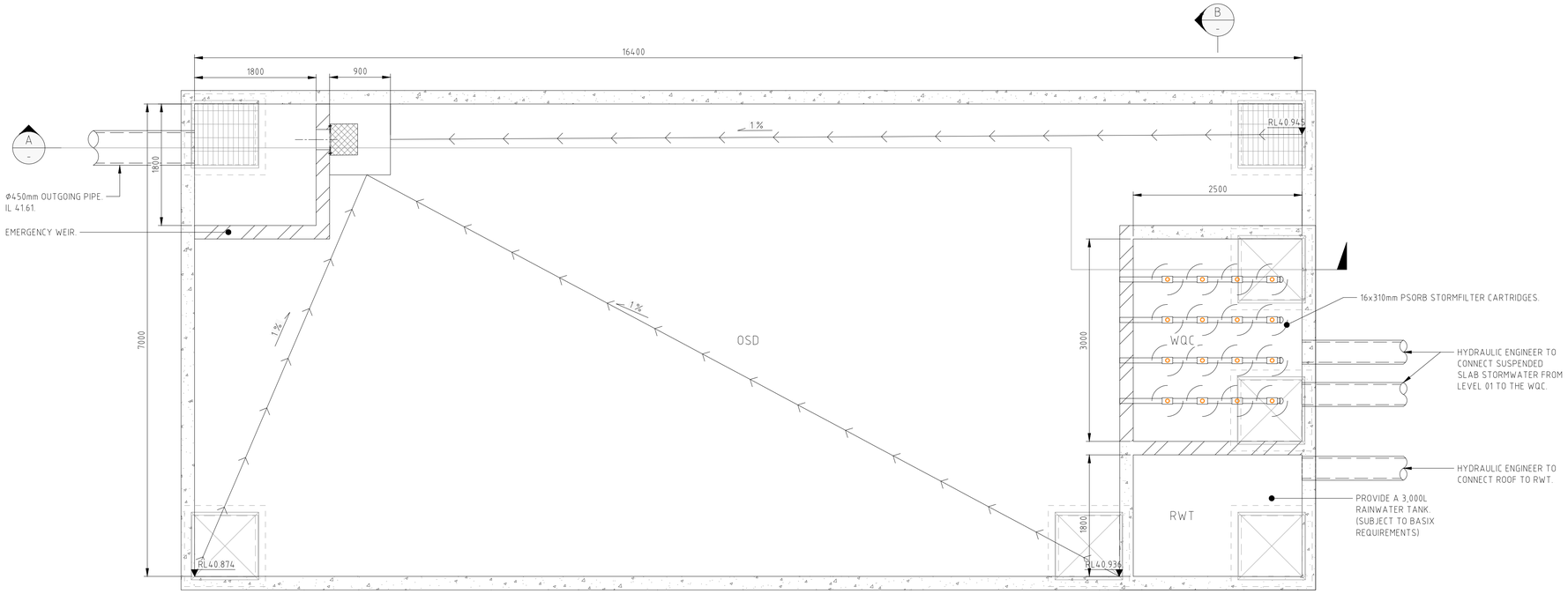
DRAWING
SITEWORKS AND STORMWATER MANAGEMENT PLAN - GROUND FLOOR

JOB No. SY251834
DRAWING No. C04.02
REV. 2



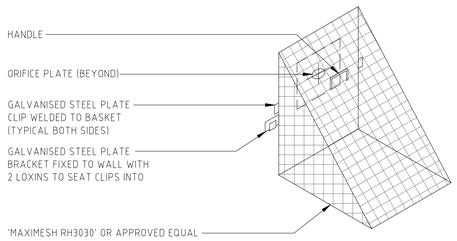
STEP IRON DETAIL

STEP IRON OF 20mm GALVANISED STEEL MADE TO SHAPE AND DIMENSIONS AS SHOWN, PLACED AT 300 CENTRES AND STAGGERED HORIZONTALLY FOR ALL PITS DEEPER THAN 1.0m. THE USE OF PROPRIETARY STEP IRONS ARE ACCEPTABLE PROVIDED THE PRODUCT IS IN ACCORDANCE WITH AUSTRALIAN STANDARDS



PLAN

SCALE 1:40



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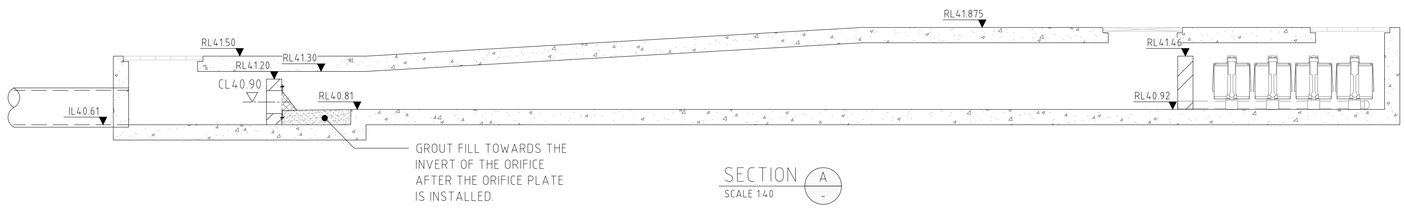
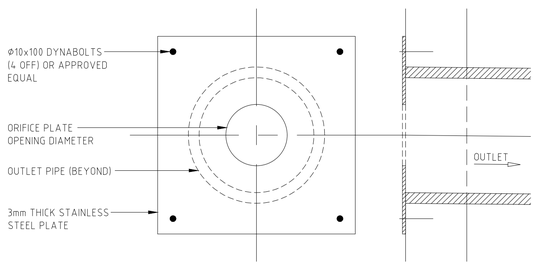


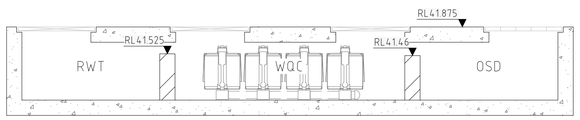
SECTION A

SCALE 1:40



ORIFICE PLATE DETAIL

- ORIFICE PLATE - Φ 220



SECTION B

SCALE 1:40

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&W
Level 21 / 477 Pitt Street
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NSW 2000

DRAWN: A.SUYO
JOB MANAGER: A.CARVALHAES
DESIGNED: L.SMEETS
VERIFIER:

SCALE VARIES

Scale at

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PROJECT
MARLBOROUGH HOUSE
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
61 Marlborough Street
Surry Hills
NSW 2010

DRAWING
STORMWATER DETAILS

JOB No.
SY251834

DRAWING No.
C04.51

REV.
2

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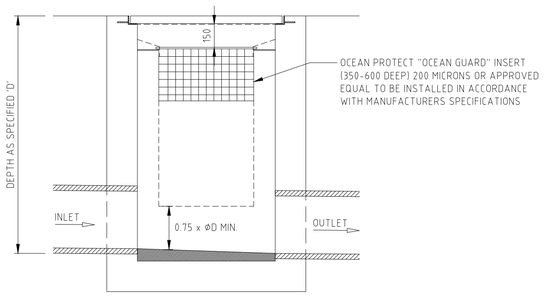

'OCEAN PROTECT' INSERTS

ENSURE MINIMUM 70mm CLEARANCE ACHIEVED BETWEEN OCEAN PROTECT CAGE AND PIT WALLS / FLOORS. INSTALL OCEAN PROTECT INSERTS TO ALL GRATED INLET PITS U.N.O.

SW5.01

NOT FOR CONSTRUCTION

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Sydney NSW 2000
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SCALE VARIES

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ADDRESS
61 Marlborough Street
Surry Hills
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DRAWING
DETAILS

JOB No.
SY251834

DRAWING No.
C09.01

REV.
2

APPENDIX C – SYDNEY WATER CORRESPONDENCE

Aline Carvalhaes

From: Stormwater <Stormwater@sydneywater.com.au>
Sent: Wednesday, 10 September 2025 9:41 AM
To: Aline Carvalhaes
Subject: RE: [External] [251834] Marlborough House, Surry Hills - 59 Marlborough Street, Surry Hills

Aline,

As per your following email, On-Site Detention requirements would apply for Central (1100 square meters) and Northern (859 square meters) components of your proposed development. You need to obtain revised On-Site Detention requirements, if you made any changes to the current proposal as submitted.

The On Site Detention requirements for the 1,959 square meters site at 59 Marlborough Street, Surry Hills, are as follows:

- On Site Detention 31 cubic meters
- Permissible Site Discharge 73 L/s

The approval for the On-Site Detention would only be given as part of the Section 73 application for this development. The On-Site Detention is to be designed according to the above values and submitted to Sydney Water for approval with the Section 73 application. The following details are to be included in your submission for On Site Detention approval:

- Location of the On-Site Detention in relation to the development
- Location of the On-Site Detention in relation to overall stormwater network of the property
- Plan and Elevation of the On-Site Detention tank with all dimensions
- Orifice plate calculation

Best Regards

Planning and Technical
Water and Environment Services
Sydney Water, Level 13, 1 Smith Street, Parramatta NSW 2150

Sydney WATER

Sydney Water acknowledges the traditional custodians of the waters and land on which we work, live and learn.

From: Aline Carvalhaes <ACarvalhaes@northrop.com.au>
Sent: Tuesday, 9 September 2025 11:29 AM
To: Stormwater <Stormwater@sydneywater.com.au>
Subject: [External] [251834] Marlborough House, Surry Hills

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

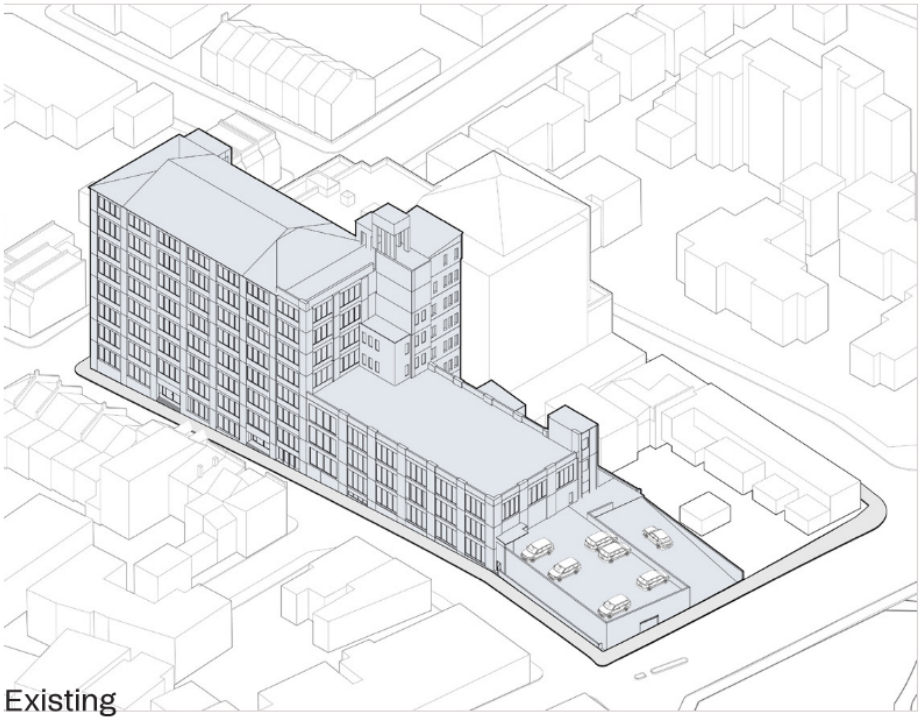
Hi,

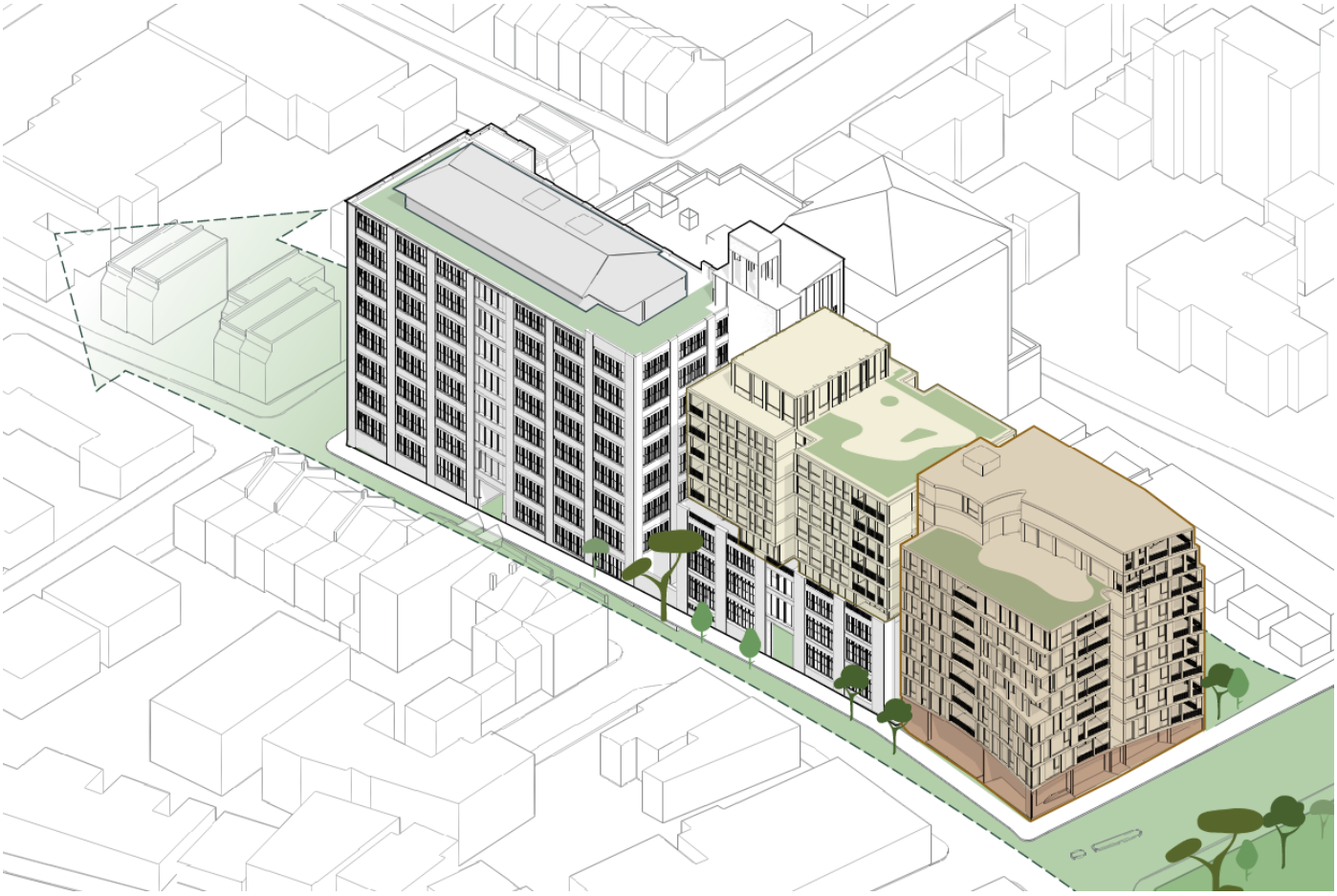
I am the Civil Engineer working on the Marlborough House project and I would like to confirm the OSD requirements.

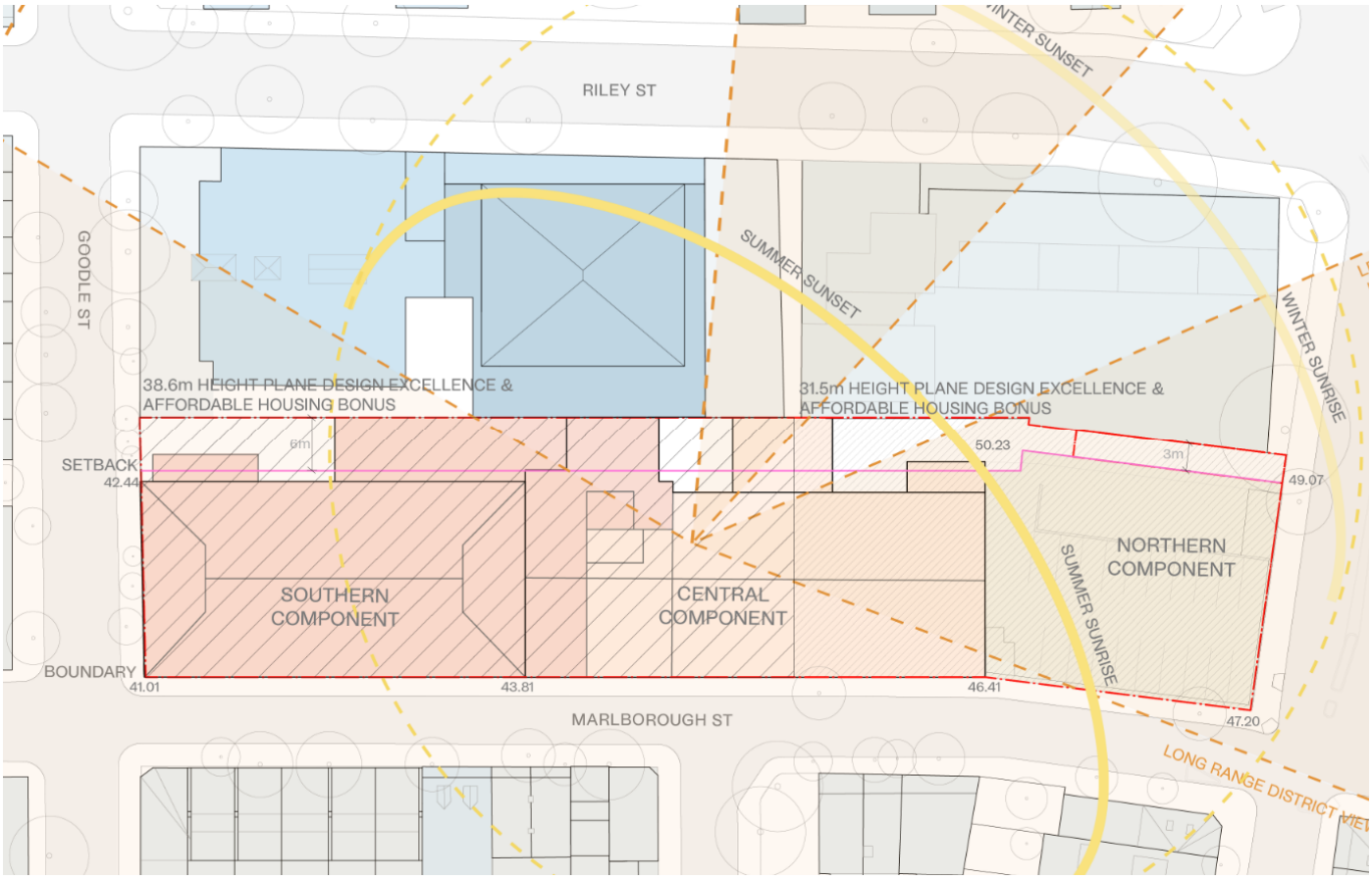
Address: 417-49 Marlborough street, Surry Hills
Site Area: 3413 sqm
Proposed works:
The proposed works will consist of a refurbishment of the existing heritage building, and a new building.

The building has been divided in 3 sections, the Southern component (1454 sqm)will be retained, with the roof being refurbished and with internal changes.
For the central component (1100 sqm), additional floors will be constructed.
For the northern component (859 sqm), the building will be demolished, and a new building is proposed.

I have included preliminary 3d images below.







Please let me know if any further information is required.

Kind regards,

NORTHROP

Brisbane · Coffs Harbour · Newcastle
Central Coast · Sydney · Parramatta
Wollongong · Canberra · Melbourne

NORTHROP.COM.AU

Aline Carvalhaes
Group Manager | Senior Civil Engineer

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