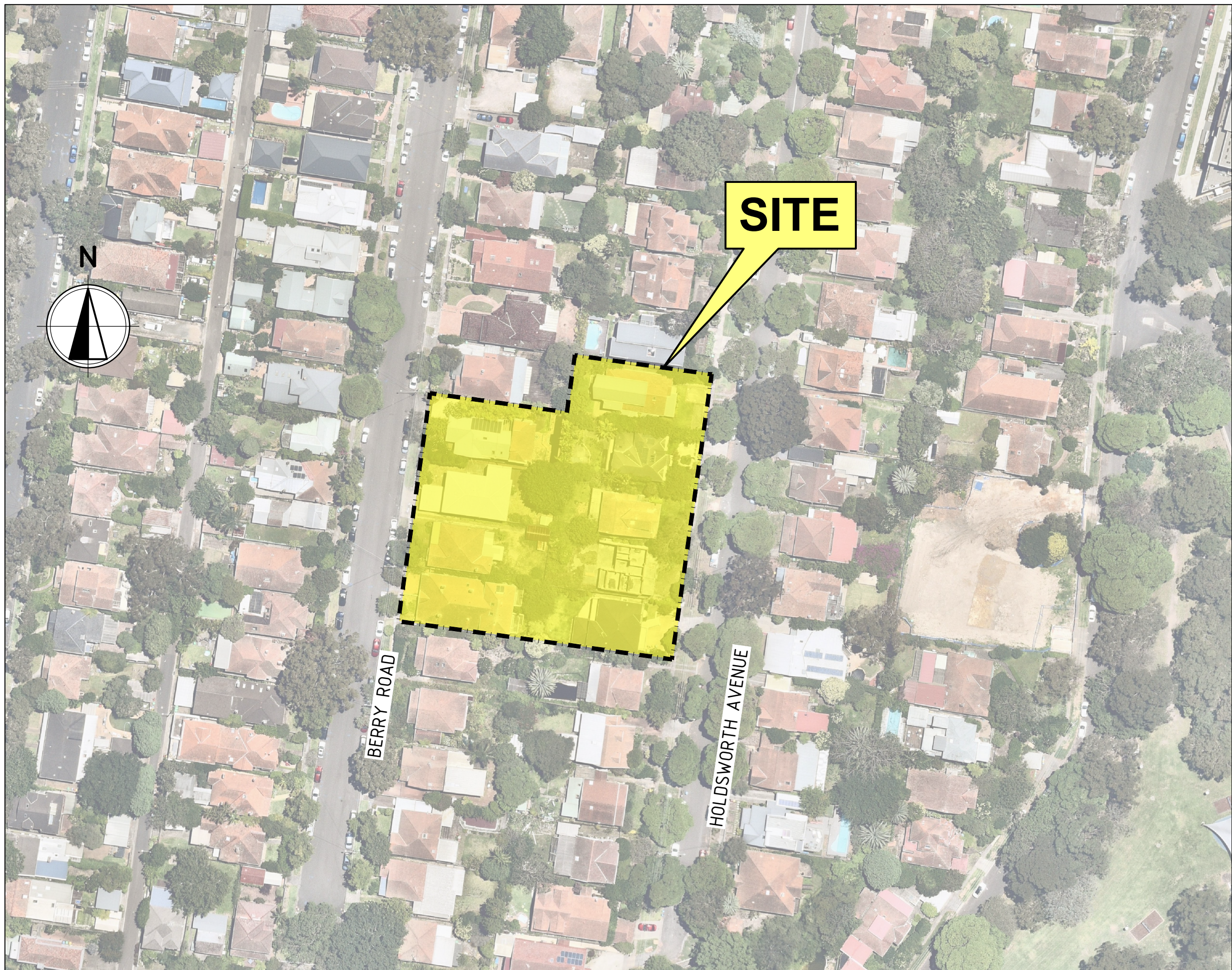


12-20 BERRY RD & 11-19 HOLDSWORTH AVENUE, ST LEONARDS, NSW, 2065, AUSTRALIA

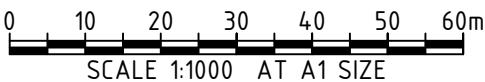
LGA: LANE COVE COUNCIL
DEVELOPMENT APPLICATION ISSUE



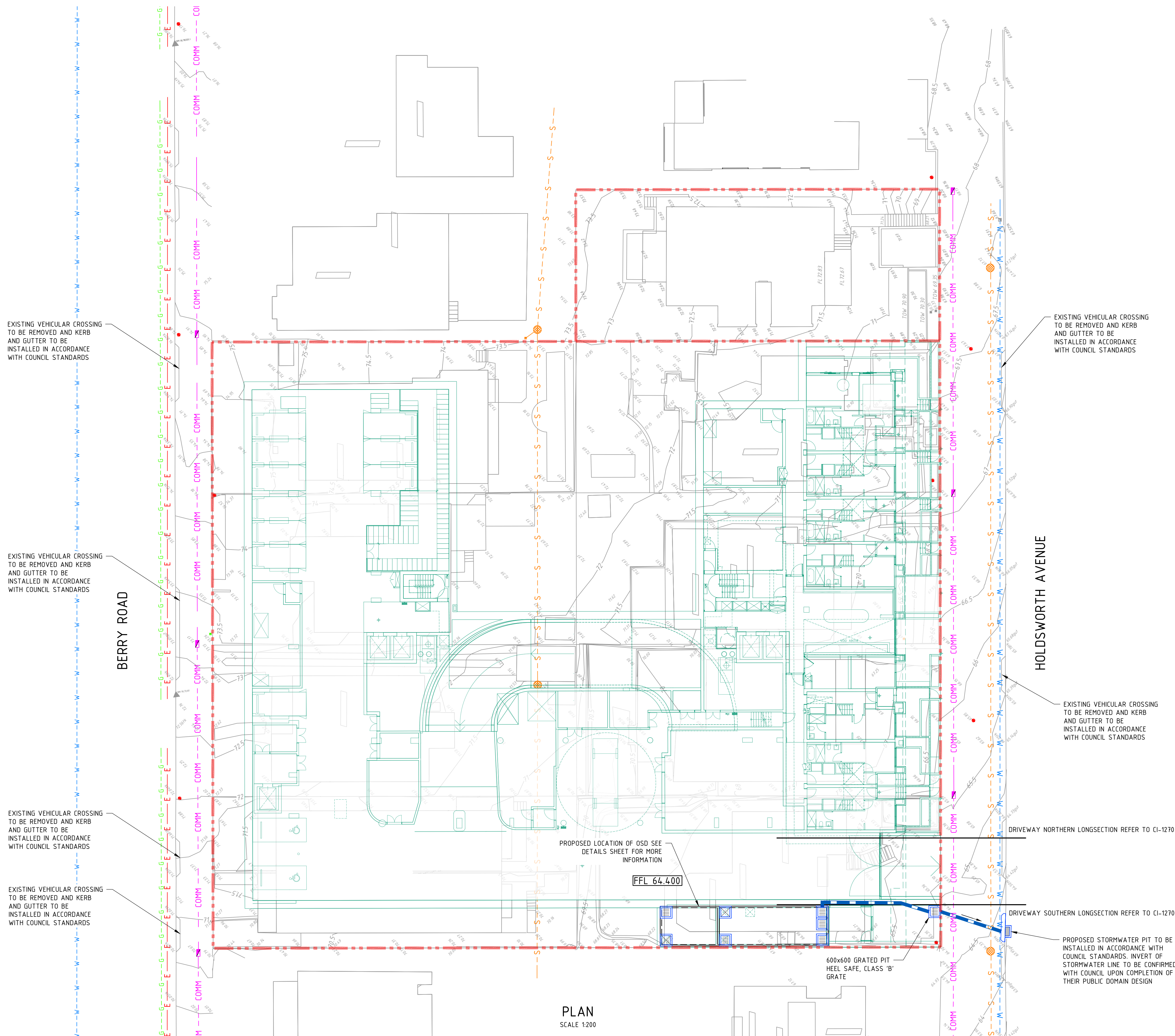
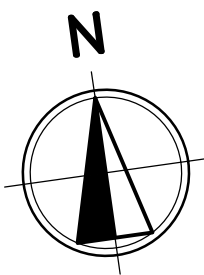
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DRAWING No.	DESCRIPTION
CI-0000	COVER SHEET, LOCALITY PLAN AND DRAWING INDEX
CI-0200	SITEWORKS AND DRAINAGE BASEMENT 1
CI-0201	SITEWORKS AND DRAINAGE GROUND FLOOR
CI-0270	DRIVEWAY SECTIONS
CI-0300	DRAINAGE CATCHMENT PLAN
CI-0340	DRAINAGE DETAILS
CI-0350	OSD PLAN
CI-0351	OSD SECTIONS AND DETAILS
CI-0700	EROSION AND SEDIMENT CONTROL PLAN
CI-0710	EROSION AND SEDIMENT CONTROL DETAILS



LOCALITY PLAN
SCALE 1:1000



								CLIENT				PROJECT				ARCHITECT				PROJECT				STATUS				TITLE			
								BARINGS TURNER Level 1 ONE Oxford Street Sydney NSW 2000 AUSTRALIA T +61 2 9088 0000 F +61 2 9088 0000 turner@barings.com.au				BG &E Sydney Office — L2, 8 Windmill St Sydney NSW 2000 P / +61 2 9770 3300 E / info@bgeeng.com bgeeng.com—				12-20 BERRY ROAD & 11-19 HOLDWORTH AVENUE ST LEONARDS, NSW, 2065, AUSTRALIA				ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION				COVER SHEET, LOCALITY PLAN AND DRAWING INDEX							
DRAWN		DESIGNED		CHECKED		APPROVED																									
SR		SM		SH		SH																									
DATE		SCALE		SCALE		AT A1 SIZE																									
AHD		GDA2020 MGA-56		1:1000																											
REV				DATE				DESCRIPTION				RVD				REV				DATE				DESCRIPTION				RVD			
REVISIONS																REVISIONS															



LEGEND

- SITE BOUNDARY
- SURVEY
- Ø225 uPVC PROPOSED STORMWATER (SIZE AND TYPE)
- PROPOSED GRATED INLET/JUNCTION PIT
- GD PROPOSED GRATED DRAIN
- DOWNPIPES TO RAINWATER TANK
- DOWNPIPES
- SS SUBSOIL DRAIN
- ARCHITECTURAL
- LANDSCAPING
- SWALE

EXISTING SERVICES

- E --- EXISTING ELECTRICITY
- OH --- EXISTING ELECTRICITY OVERHEAD
- S --- EXISTING SEWER
- COMM --- EXISTING COMMS
- W --- EXISTING WATER
- G --- EXISTING GAS
- SW --- EXISTING STORMWATER

NOTES

- OCEAN PROTECT OCEANGUARD OR EQUIVALENT PRODUCT TO BE INSTALLED TO ALL GRATED INLET PITS.
- ALL GRATED TRENCH DRAINS TO BE 100(D)x100(W) EXCEPT FOR THE DRIVEWAY GRATED TRENCH DRAINS TO BE 200(W)x200(D).
- ALL UNMARKED STORMWATER PITS ARE TO BE 450 x 450 POLY PITS WITH CLASS 'B' GRATES.

PLAN
SCALE 1:200

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
C	24.10.25	ISSUED FOR DEVELOPMENT APPROVAL	SH		
B	10.04.24	ISSUED FOR DEVELOPMENT APPROVAL	SH		
A	12.03.24	ISSUED FOR INFORMATION	SH		
REV	DATE	DESCRIPTION	RVD	REV	DATE
REVISIONS			REVISIONS		

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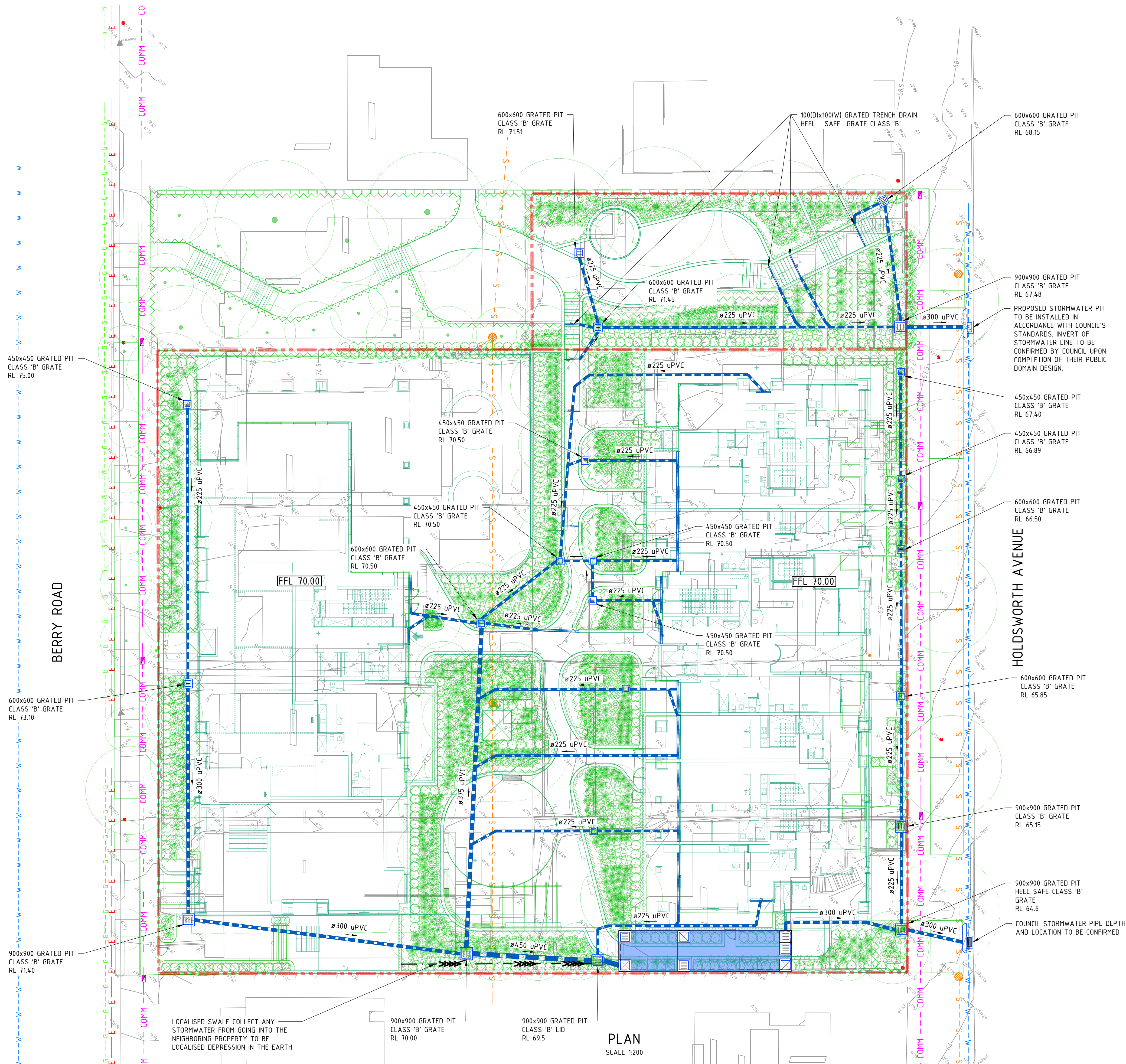
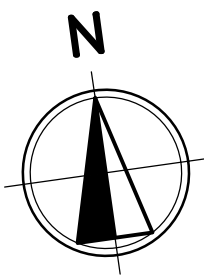
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PROJECT
12-20 BERRY ROAD &
11-19 HOLDSWORTH AVENUE
ST LEONARDS, NSW, 2065, AUSTRALIA

STATUS			
ISSUED FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
SR	SM	SH	SH
DATUM	GRID	SCALE	AT
AHD	GDA2020 MGA-56	1:200	A1 SIZE

TITLE		
SITEWORKS AND DRAINAGE BASEMENT 1		
PROJECT No.	DRAWING No.	REV.
S22192	CI-0200	C



LEGEND

- SITE BOUNDARY
- SURVEY
- Ø225 uPVC PROPOSED STORMWATER (SIZE AND TYPE)
- PROPOSED GRATED INLET/JUNCTION PIT
- GD PROPOSED GRATED DRAIN
- DOWNPIPES TO RAINWATER TANK
- DOWNPIPES
- SS SUBSOIL DRAIN
- ARCHITECTURAL
- LANDSCAPING
- SWALE

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PLAN
SCALE 1:200

0 2 4 6 8 10 12m
SCALE 1:200 AT A1 SIZE

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
C	24.10.25	ISSUED FOR DEVELOPMENT APPROVAL	SH		
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REV	DATE	DESCRIPTION	RVD	REV	DATE
REVISIONS			REVISIONS		

BARINGS

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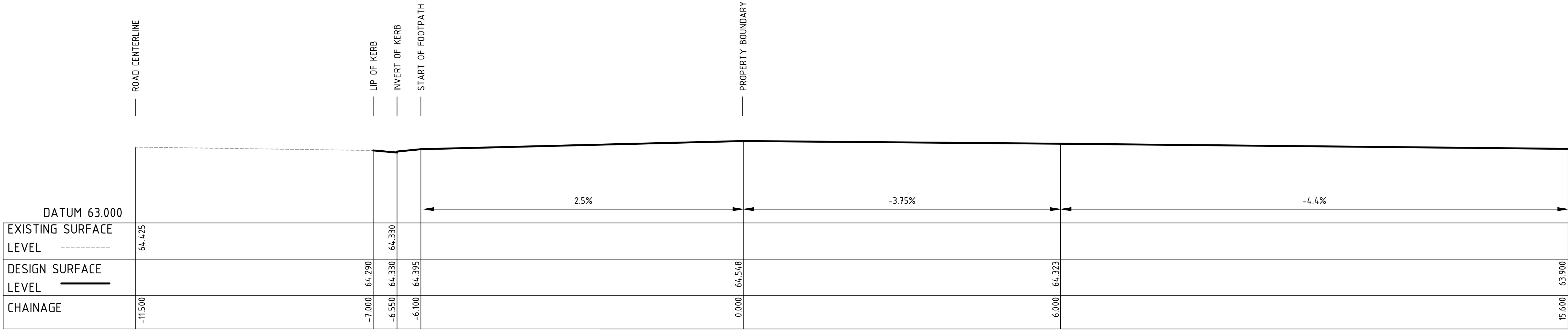
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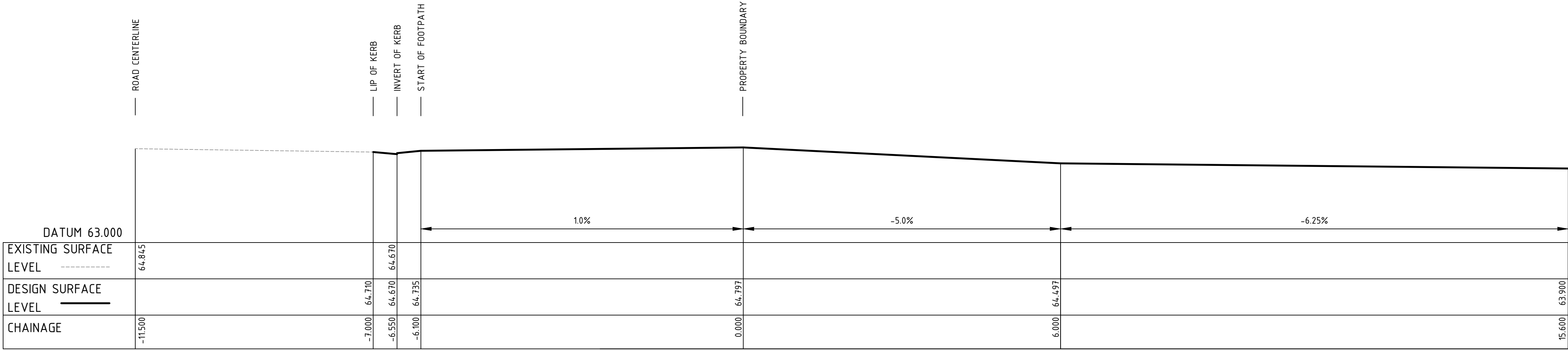
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12-20 BERRY ROAD &
11-19 HOLDSWORTH AVENUE
ST LEONARDS, NSW, 2065, AUSTRALIA

STATUS			
ISSUED FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
SR	SM	SH	SH
DATUM	GRID	SCALE	
AHD	GDA2020 MGA-56	1:200	
AT		A1 SIZE	

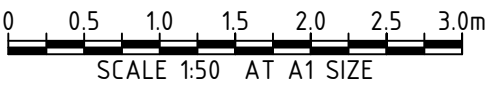
TITLE		
SITEWORKS AND DRAINAGE GROUND FLOOR		
PROJECT No.	DRAWING No.	REV.
S22192	CI-0201	C



DRIVEWAY SOUTHERN LONGITUDINAL SECTION



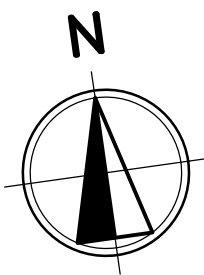
DRIVEWAY NORTHERN LONGITUDINAL SECTION



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DRAWN	DESIGNED	CHECKED	APPROVED																																														
SR	SM	SH	SH																																														

1 USER:RSMEL ALDERA@BGEENGINEERING.COM
24/10/2025 11:06:54 am

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HATCHED AREA NOT PART OF THIS DA APPLICATION

BERRY ROAD

HOLDSWORTH AVENUE

PLAN
SCALE 1:200

LEGEND

- SITE BOUNDARY
- SURVEY
- ARCHITECTURAL
- LANDSCAPING
- ROOF CATCHMENT 948 m²
- PAVED AREA (UNTREATED) CATCHMENT 140 m²
- PAVED AREA (TREATED) CATCHMENT 1760 m²
- PAVED AREA (PARK) CATCHMENT 105 m²
- LANDSCAPE (TREATED) CATCHMENT 1525 m²
- LANDSCAPE (UNTREATED) CATCHMENT 65 m²
- LANDSCAPE (PARK) CATCHMENT 450 m²
- DRIVEWAY CATCHMENT 22.5 m²
- TOTAL SITE 5015.5 m²

WATER QUALITY FOR DEVELOPMENT

4458.5 m²

- TREATMENT DEVICES:
- WATER QUALITY CHAMBER WITH 3 OCEAN PROTECT 690 PSORB (MCC) STORMFILTER CARTRIDGES
 - 2 X OCEANGUARD

TREATMENT STANDARDS

POLLUTANT	PRE	POST	COUNCIL REQUIREMENT REDUCTION FROM PRE TO POST BY:
GROSS POLLUTANTS	79.3	5.55	OK
TOTAL SUSPENDED SOLIDS	302	111	OK
TOTAL PHOSPHORUS	0.966	0.478	OK
TOTAL NITROGEN	9.74	6.05	OK

STORMWATER DRAINAGE REQUIREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH LANE COVE COUNCIL DCP SECTION D: STORMWATER MANAGEMENT

WATER QUALITY FOR THE THROUGH SITE LINK

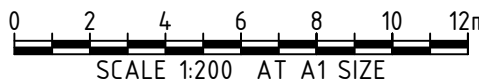
557 m²

- TREATMENT DEVICES:
- 1 x OCEANGUARD

TREATMENT STANDARDS

POLLUTANT	PRE	POST	COUNCIL REQUIREMENT REDUCTION FROM PRE TO POST BY:
GROSS POLLUTANTS	9.46	0	OK
TOTAL SUSPENDED SOLIDS	42.5	10.1	OK
TOTAL PHOSPHORUS	0.125	0.0793	OK
TOTAL NITROGEN	1.22	0.717	OK

STORMWATER DRAINAGE REQUIREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH LANE COVE COUNCIL DCP SECTION D: STORMWATER MANAGEMENT



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REV	DATE	DESCRIPTION	RVD	REV	DATE
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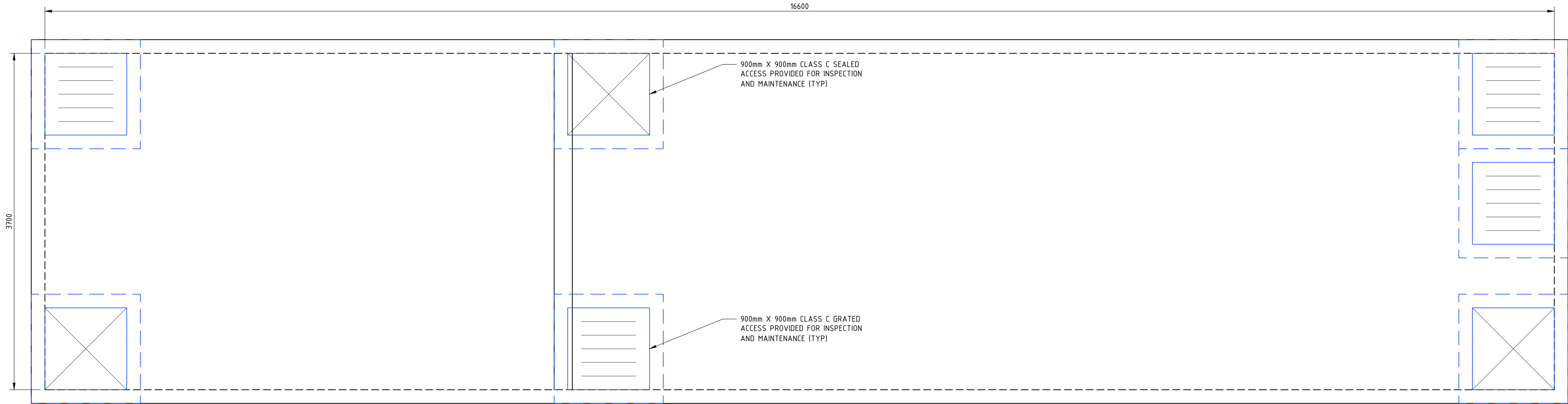
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12-20 BERRY ROAD &
11-19 HOLDSWORTH AVENUE
ST LEONARDS, NSW, 2065, AUSTRALIA

STATUS ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
DRAWN SR	DESIGNED SM	CHECKED SH	APPROVED SH
DATUM AHD	GRID GDA2020 MGA-56	SCALE 1:200	AT A1 SIZE

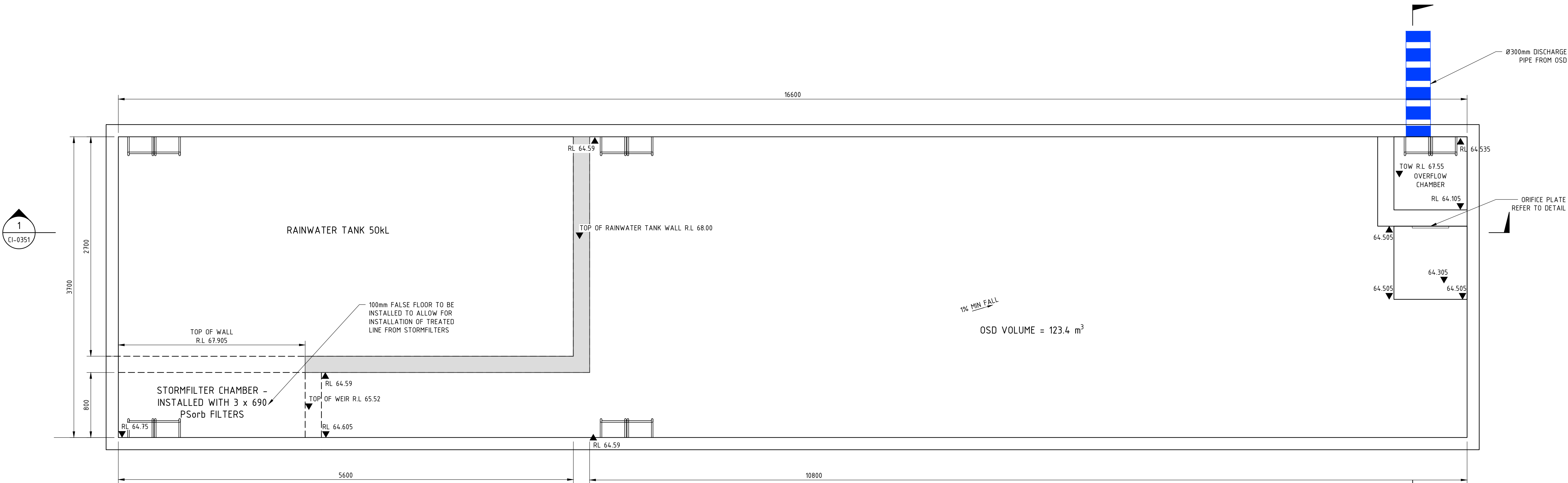
TITLE
DRAINAGE CATCHMENT
PLAN

PROJECT No. S22192	DRAWING No. CI-0300	REV. C
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NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE



OSD TANK PLAN
SCALE 1:25



OSD TANK BASE PLAN
SCALE 1:25

REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
C	24.10.25	ISSUED FOR DEVELOPMENT APPROVAL	SH				
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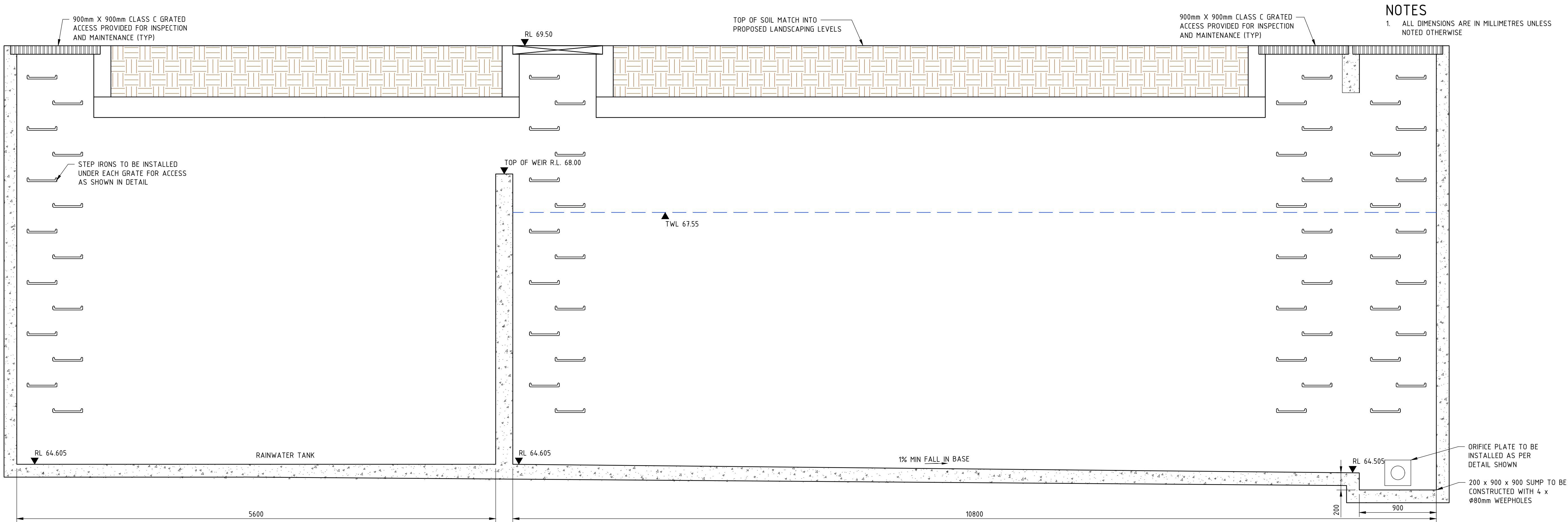
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PROJECT
12-20 BERRY ROAD &
11-19 HOLDWORTH AVENUE
ST LEONARDS, NSW, 2065, AUSTRALIA

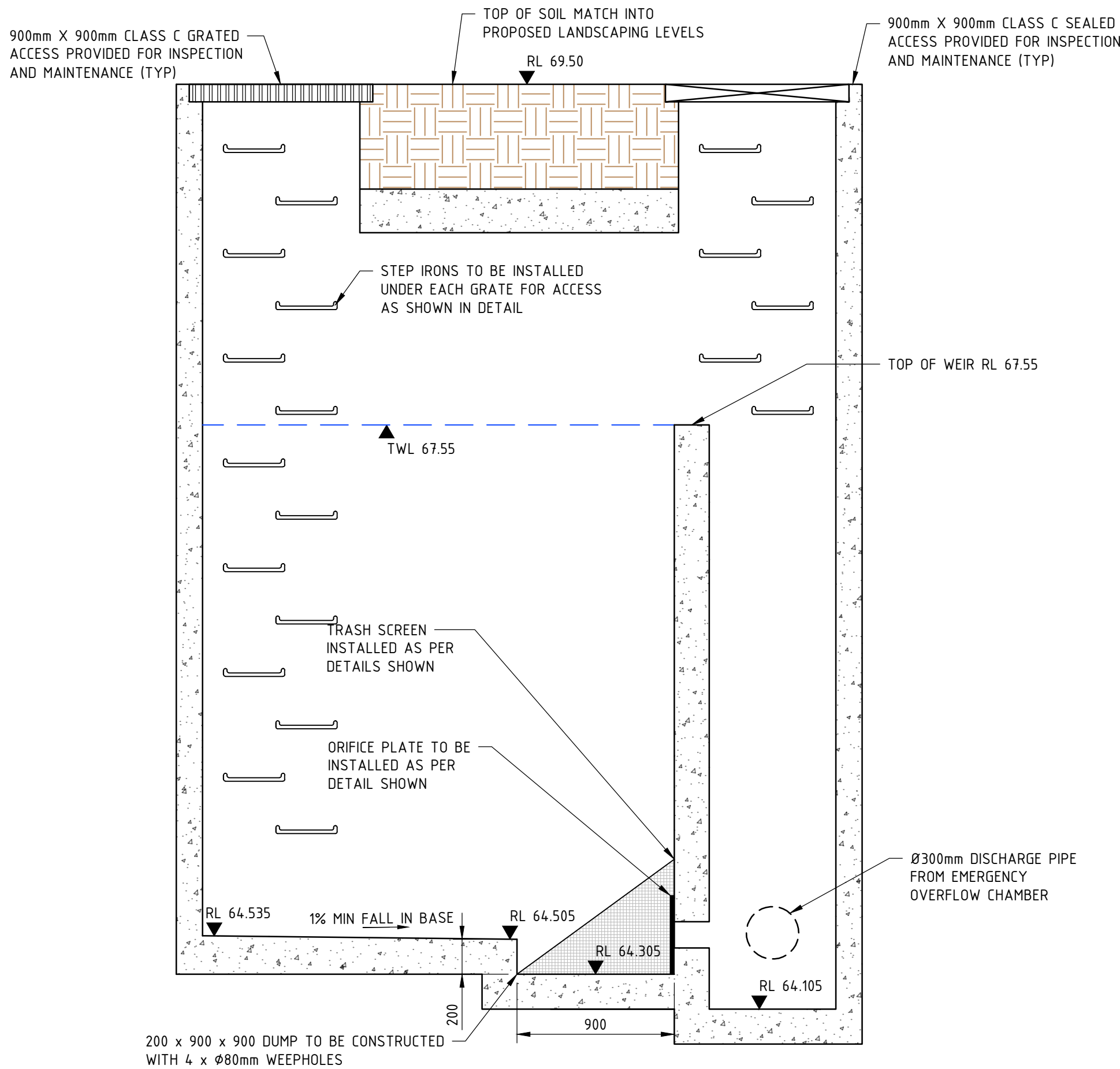
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ISSUED FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
SR	SM	SH	SH
DATUM	GRID	SCALE	
AHD	GDA2020 MGA-56	1:25	

TITLE		
OSD PLAN		
PROJECT No.	DRAWING No.	REV.
S22192	CI-0350	C

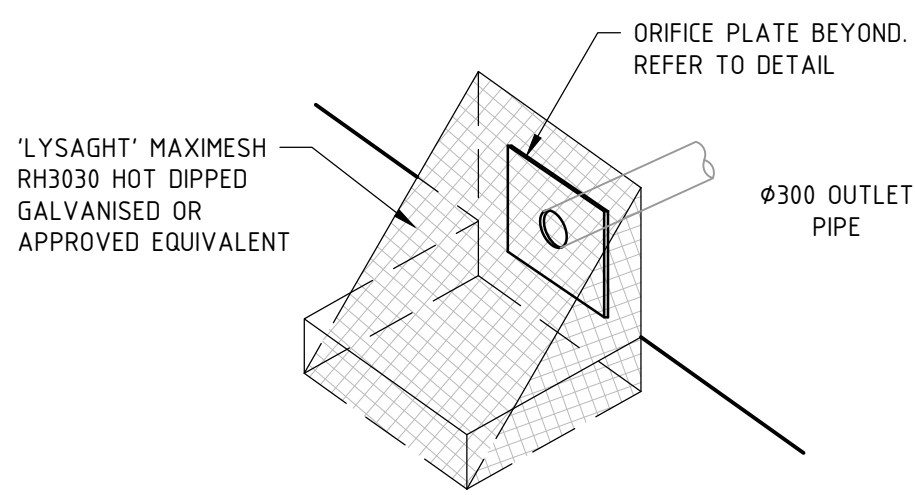


NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE

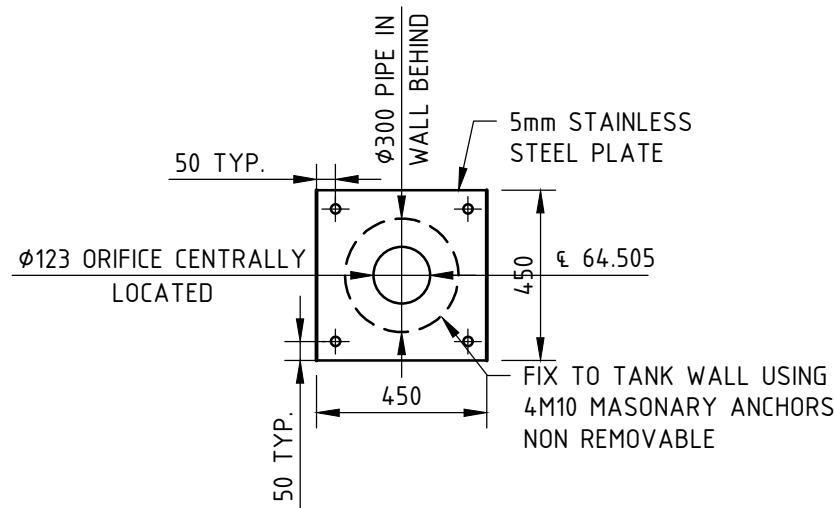
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SCALE 1:25
CI-0350



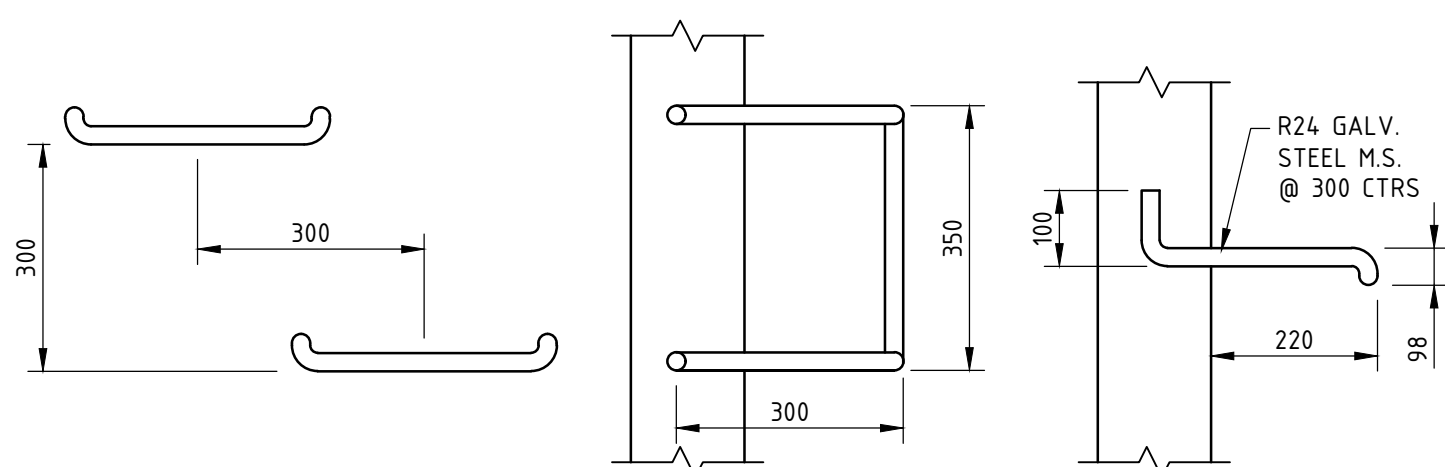
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SCALE 1:25
CI-0350



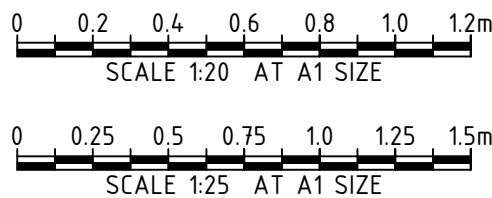
TRASH SCREEN DETAIL
N.T.S.



150mm ORIFICE PLATE DETAIL
SCALE 1:20



TYPICAL STEP IRON DETAILS
N.T.S.



REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
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REVISIONS							

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AUSTRALIA

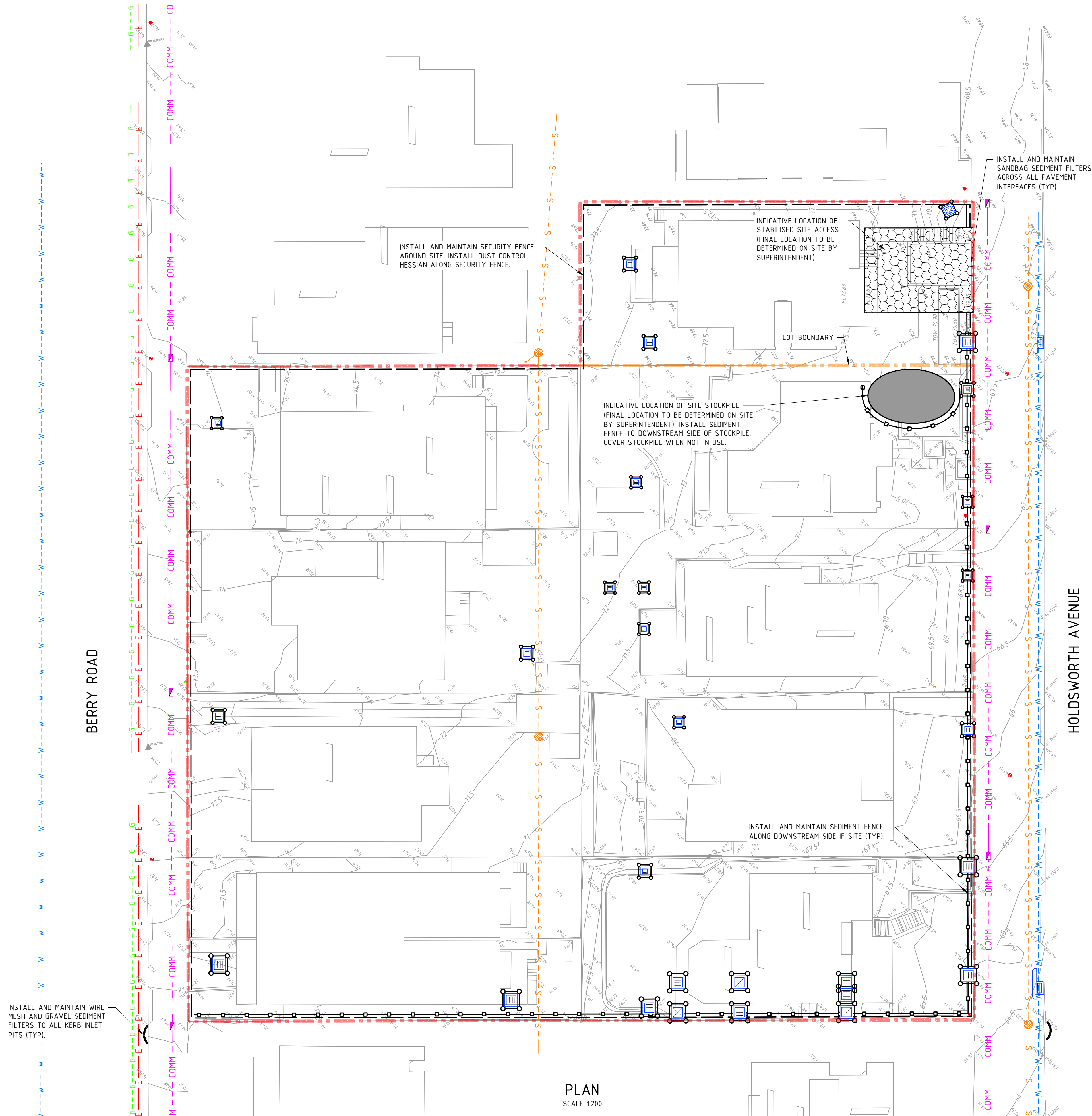
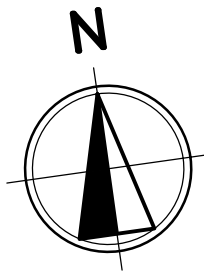
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BG & E

PROJECT
12-20 BERRY ROAD &
11-19 HOLDWORTH AVENUE
ST LEONARDS, NSW, 2065, AUSTRALIA

STATUS			
ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
DRAWN SR	DESIGNED SM	CHECKED SH	APPROVED SH
DATUM AHD	GRID GDA2020 MGA-56	SCALE AS SHOWN	AT A1 SIZE

TITLE		
OSD SECTIONS AND DETAILS		
PROJECT No. S22192	DRAWING No. CI-0351	REV. C



LEGEND

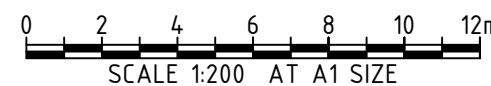
- SITE BOUNDARY
- LOT BOUNDARY
- SURVEY
- ARCHITECTURAL
- PROPOSED GRATED INLET/JUNCTION PIT
- GEOTEXTILE INLET FILTER
- STABILISED SITE ACCESS
- SEDIMENT FENCE
- SECURITY FENCE
- SUGGESTED TEMPORARY STOCKPILE LOCATION
- MESH & GRAVEL INLET FILTER

EXISTING SERVICES

- E --- E --- EXISTING ELECTRICITY
- OH --- EXISTING ELECTRICITY OVERHEAD
- UG --- EXISTING ELECTRICITY UNDERGROUND
- S --- S --- EXISTING SEWER
- COMM --- EXISTING COMMS
- W --- W --- EXISTING WATER
- G --- G --- EXISTING GAS
- SW --- EXISTING STORMWATER
- X --- X --- EXISTING SERVICE TO BE REMOVED

NOTES

- REFER DRAWING CI-1710 FOR EROSION AND SEDIMENT CONTROL DETAILS.
- CONTRACTOR TO ENSURE SITE DRAINAGE IS NOT ADVERSELY IMPACTED DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE 'SANDBAG SEDIMENT TRAP' TO ALL PAVED / ROAD AREAS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.
- CONTRACTOR TO PROVIDE 'GEOTEXTILE INLET FILTER TRAPS' TO ALL STORMWATER DRAINAGE INLETS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.
- INSTALL AND MAINTAIN SANDBAG FILTERS ACROSS ALL PAVEMENT INTERFACES.



REV	DATE	DESCRIPTION	REVISIONS	RVD	REV	DATE	DESCRIPTION	REVISIONS	RVD
C	24.10.25	ISSUED FOR DEVELOPMENT APPROVAL	SH						
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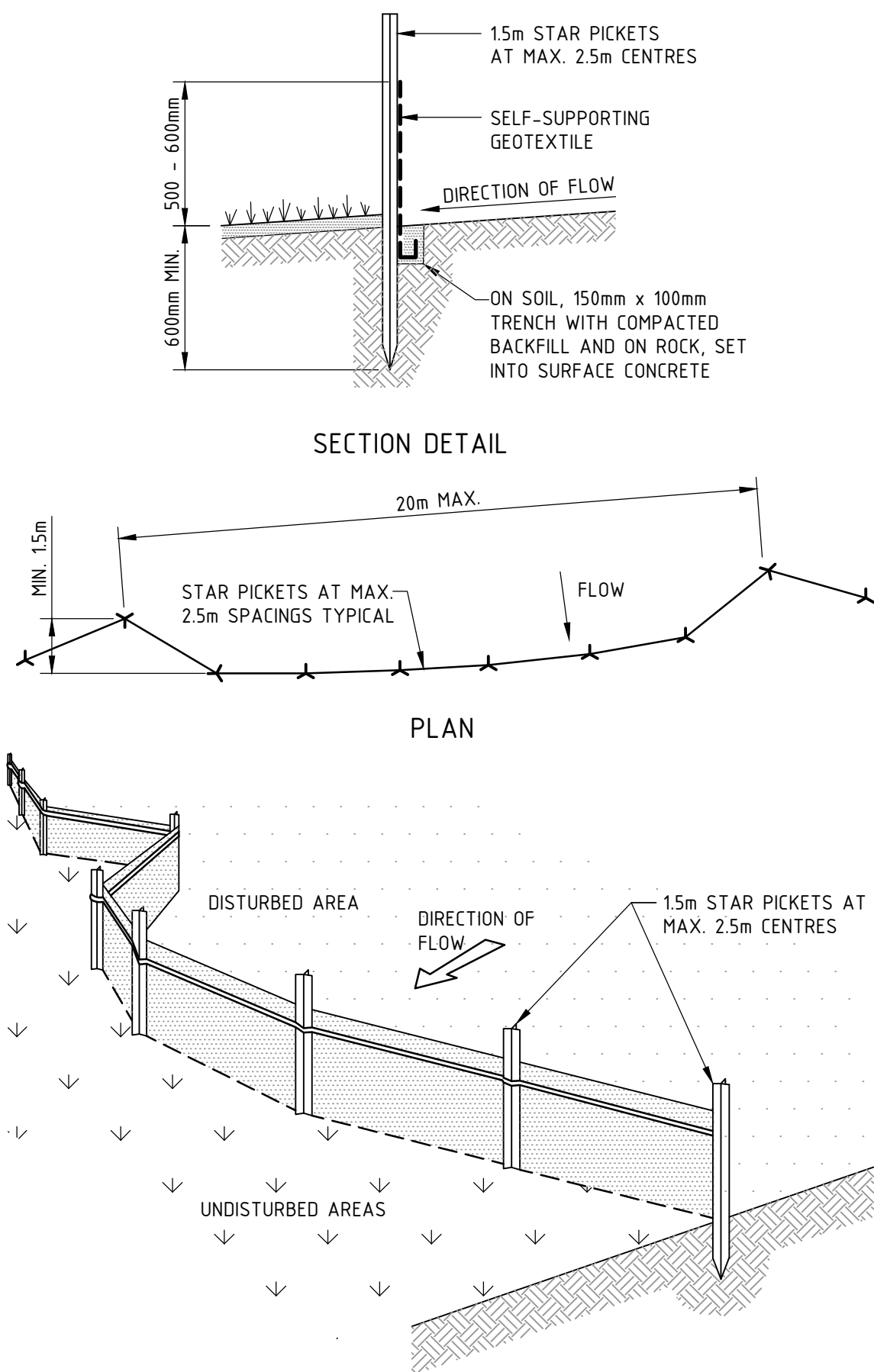
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PROJECT
12-20 BERRY ROAD &
11-19 HOLDSWORTH AVENUE
ST LEONARDS, NSW, 2065, AUSTRALIA

STATUS			
ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
DRAWN SR	DESIGNED SM	CHECKED SH	APPROVED SH
DATUM AHD	GRID GDA2020 MGA-56	SCALE 1:200	AT A1 SIZE

TITLE
EROSION AND SEDIMENT
CONTROL PLAN

PROJECT No. S22192	DRAWING No. CI-0700	REV. C
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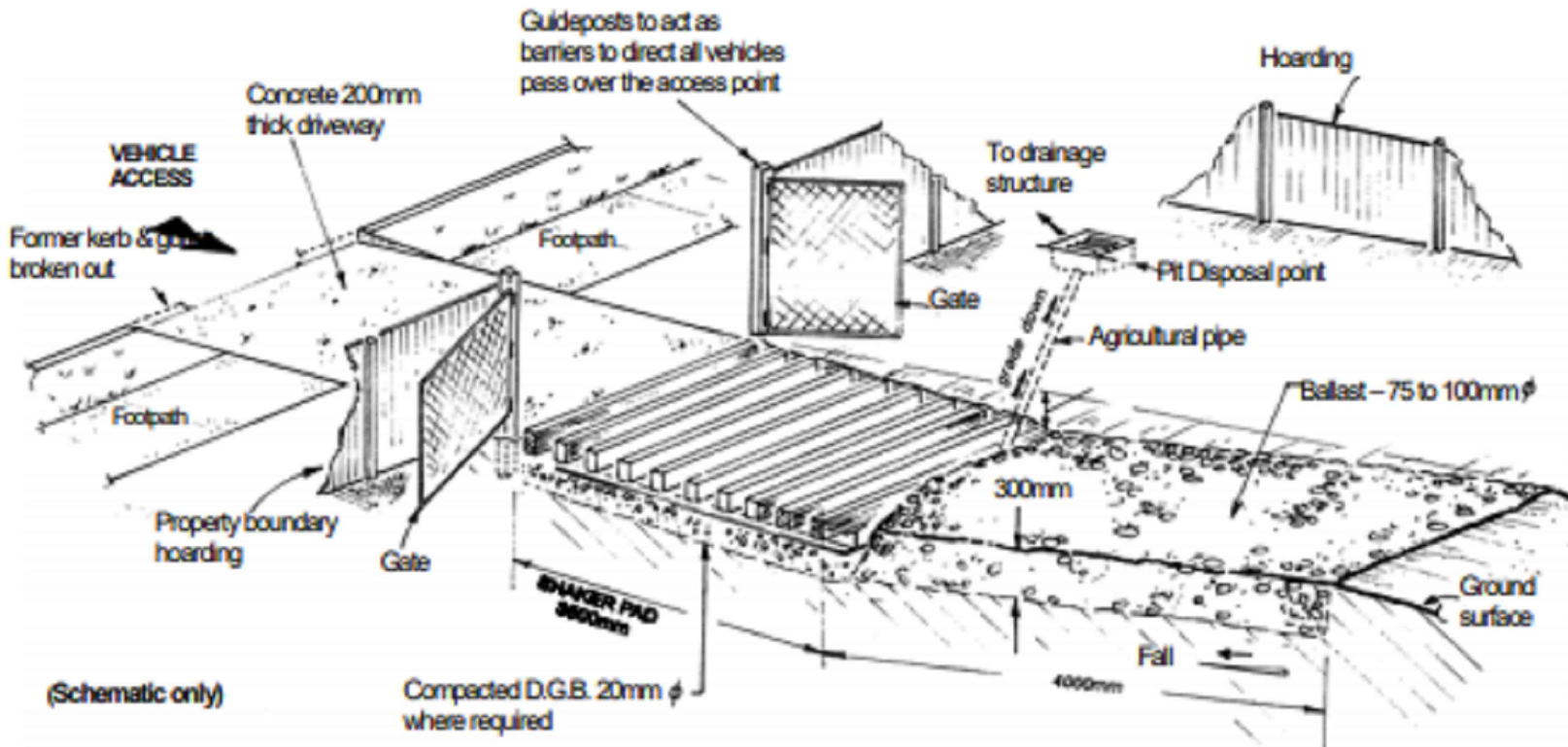


SEDIMENT FENCE CONSTRUCTION NOTES:

- 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.
- CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 15m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- 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.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

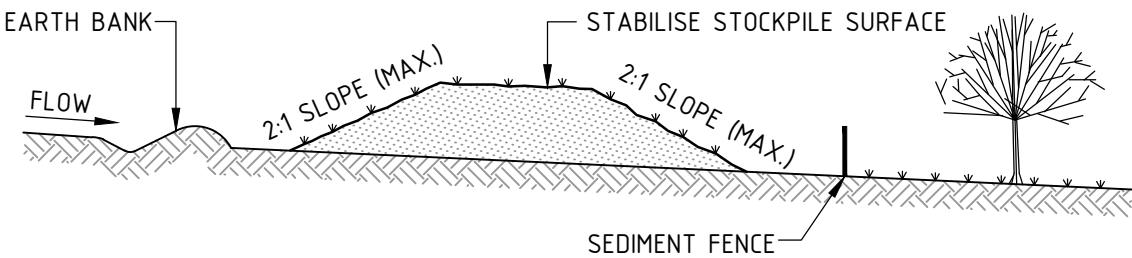
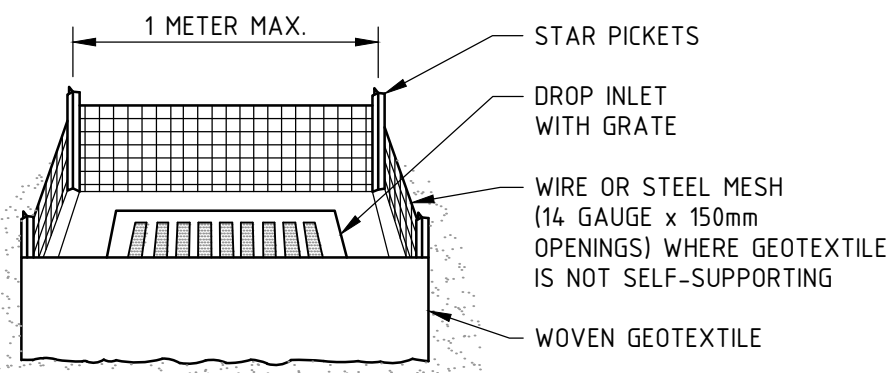
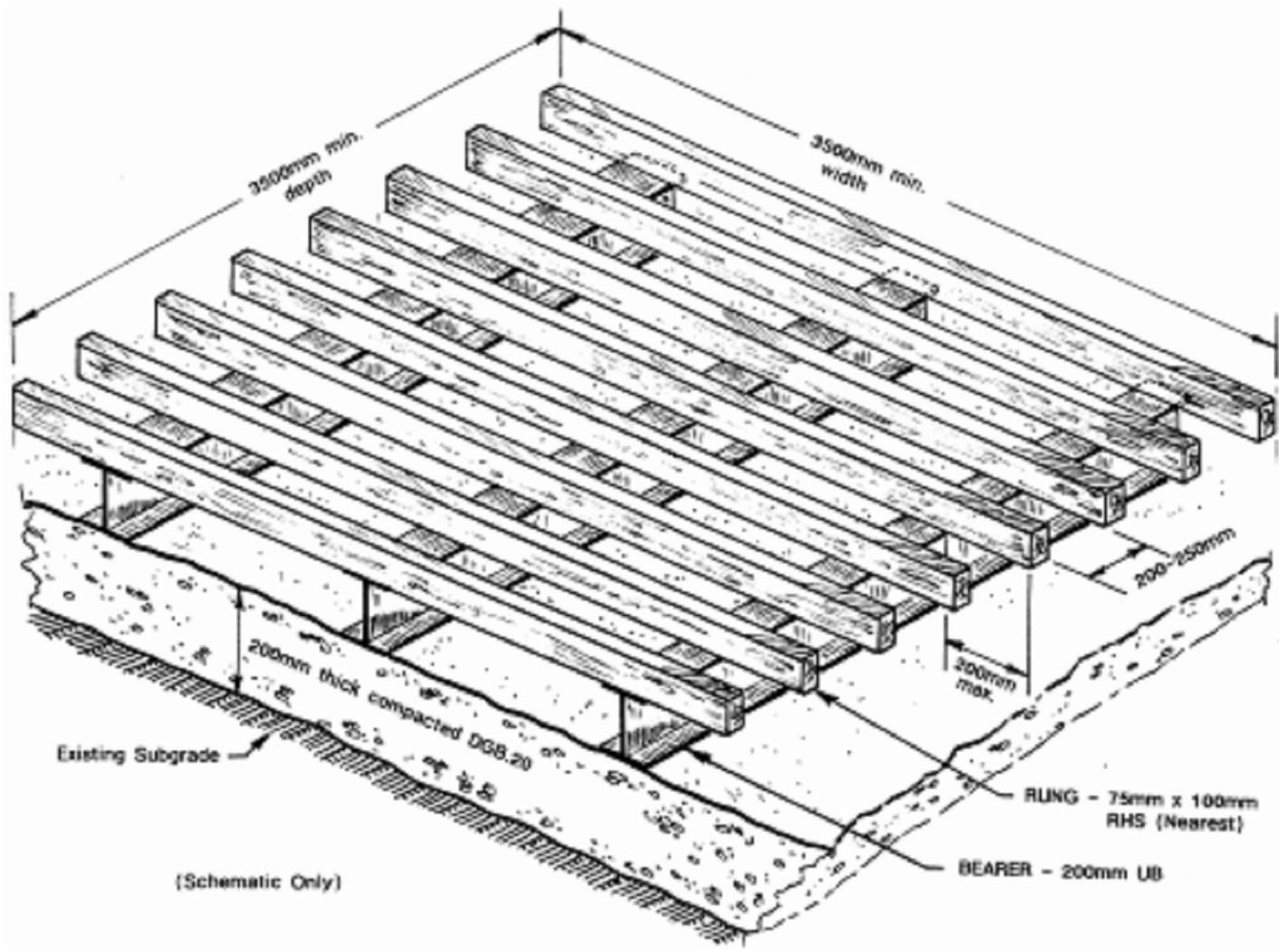
SEDIMENT FENCE

SCALE N.T.S



STABILISED SITE ACCESS - SHAKER GRID

SCALE N.T.S.

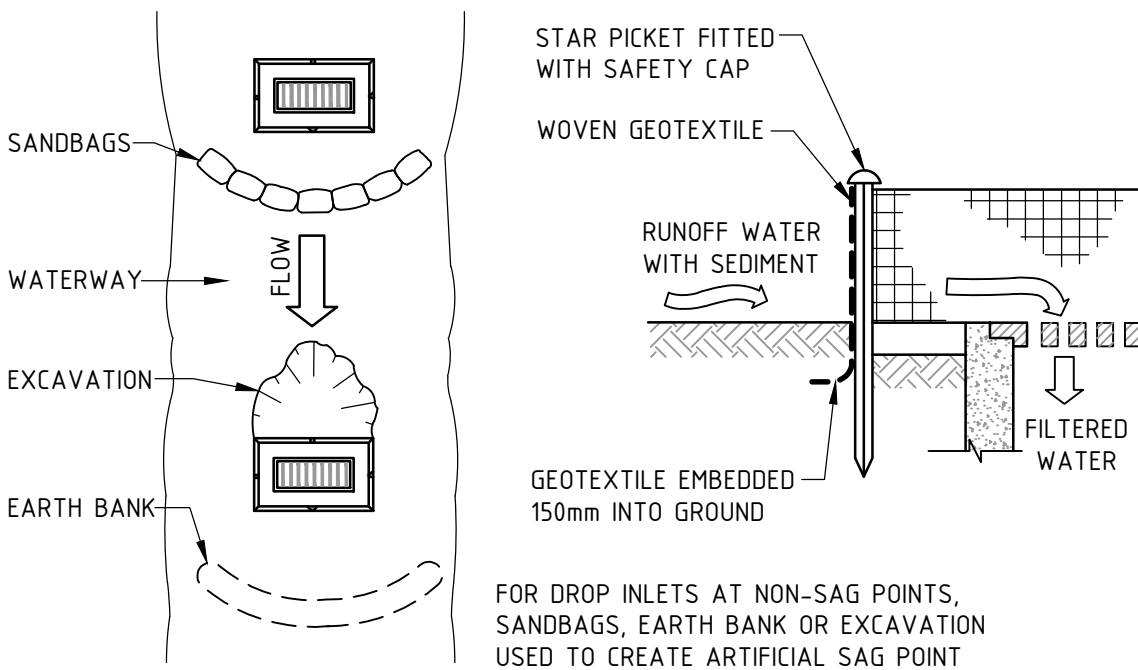


STOCKPILE CONSTRUCTION NOTES:

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

STOCKPILES

SCALE N.T.S

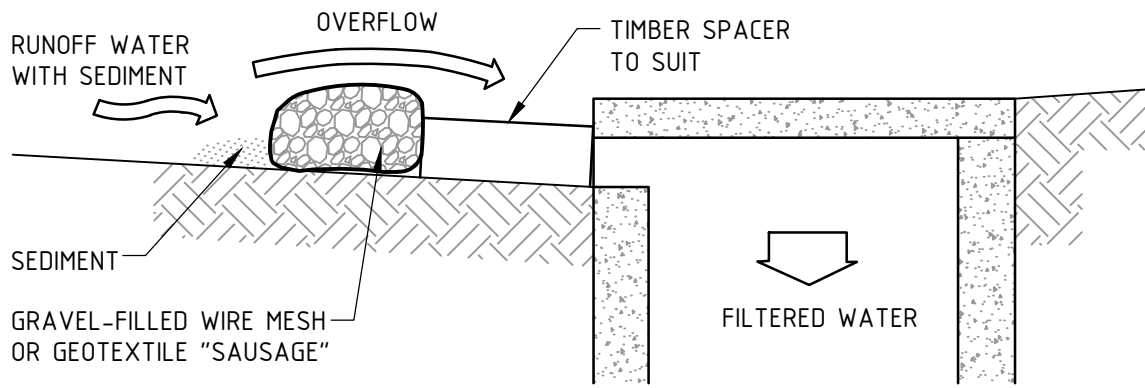
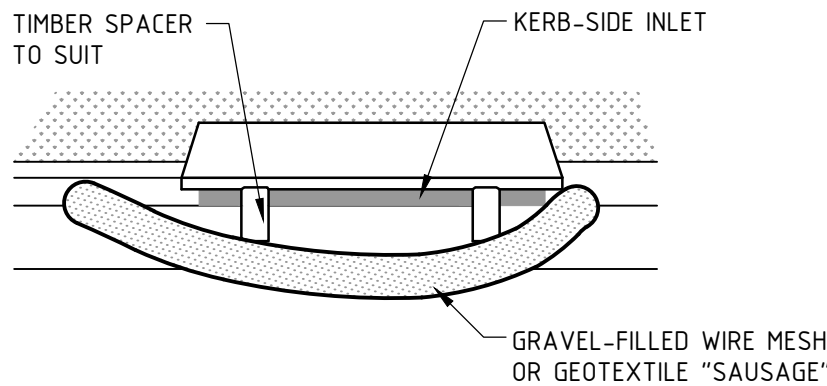


GEOTEXTILE INLET FILTER CONSTRUCTION NOTES:

- FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
- PICKET SPACING TO BE A MAXIMUM 1.0m CENTRES.
- IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
- DO NOT COVER THE INLET WITH GEOTEXTILES UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

GEOTEXTILE INLET FILTER

SCALE N.T.S



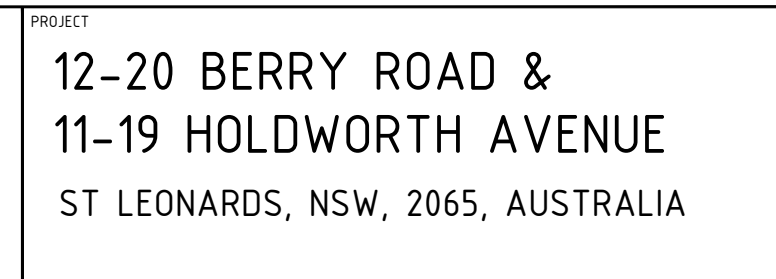
MESH & GRAVEL INLET FILTER CONSTRUCTION NOTES:

- INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
- 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.
- FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
- PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
- FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
- SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY CAN FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

MESH & GRAVEL INLET FILTER

SCALE N.T.S

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
C	24.10.25	ISSUED FOR DEVELOPMENT APPROVAL	SH		
B	10.04.24	ISSUED FOR DEVELOPMENT APPROVAL	SH		
A	12.03.24	ISSUED FOR INFORMATION	SH		
REV	DATE	DESCRIPTION	RVD	REV	DATE
REVISIONS			REVISIONS		



STATUS	ISSUED FOR APPROVAL
DRAWN	DESIGNED
SR	SM
CHECKED	APPROVED
SH	SH
DATUM	GRID
AHD	GOA2020
	MOA-56
SCALE	NOT TO SCALE
AT	A1 SIZE

TITLE	EROSION AND SEDIMENT CONTROL DETAILS
PROJECT No.	S22192
DRAWING No.	CI-0710
REV	C