

# 12-20 Berry Road & 11-19 Holdsworth Avenue St Leonards NSW 2065-Stormwater Management Report

Prepared for Barings

October 2025  
Project Number S22192  
Version B



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| Document Control |            |           |               |             |
|------------------|------------|-----------|---------------|-------------|
| Revision         | Date       | Prepared  | Reviewed      | Approved    |
| A                | 24/10/2025 | S.Mahfouz | L.Baumgartner | S.Hazlewood |
| B                | 28/10/2025 | S.Mahfouz | L.Baumgartner | S.Hazlewood |

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# 1. Introduction

This Water Management Plan is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of our client, Aware Real Estate c/- The Trust Company (Australia) Limited to support a State Significant Development Application (SSDA) for a mixed-use development at 12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards (the site).

This report will outline the methodology adopted and associated results of:

- Requirement of a detention tank; and
- Water sensitive urban design.

## 1.1 Purpose of Report

The purpose of this Water Management Plan is to design the stormwater management system and prepare a supporting stormwater report for the State Significant Development Application, and to address the Secretary's Environmental Assessment Requirements (SEARs) issued on 10 April 2025, which identified the following specific assessment requirements: SEARs condition 11. Water Management and 19. Flood Risk

This report will outline the methodology adopted and associated results of:

- Requirement of an on-site detention tank; and
- Water sensitive urban design
- SEARs condition 11. Water Management and 19. Flood Risk

**Table 1: Compliance with SEARs**

| Item                 | SEARs Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Relevant Section of Report                                                                              |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 11. Water Management | Provide an integrated Water Management Plan for the development that:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                         |
|                      | Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).                                                                                                                                                                                                                                                                                                                                                                                                                   | Refer to Sections 5 & 6 for stormwater drainage design requirements.                                    |
|                      | Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.                                                                                                                                                                                                                                                                                                                                                     | Refer to Sections 5 & 6 for all requirements for the site's stormwater quality and quantity management. |
| 19. Flood Risk       | Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine. <ul style="list-style-type: none"><li>o The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans</li><li>o The site access and egress routes</li><li>o the potential effects of climate change,</li><li>o any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines</li></ul> | Refer to Section 7 for Flood risk assessment                                                            |
|                      | Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.                                                                                                                                                                                                                               | Refer to Section 7 for Flood risk assessment                                                            |



|  |                                                                                                                                                                                                                                                                                               |                                              |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
|  | Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan). | Refer to Section 7 for Flood risk assessment |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|

## 1.2 Referenced Standards and Documentation

The following documents have been used as part of this report:

- Lane Cove Council DCP Part O: Stormwater Management
- Lane Cove Council DCP Part C: Residential Development
- Lane Cove Local Environmental Plan 2009 -NSW legislation
- Lane Cove Development Control Plan 2009 (Amendment 2016) – Lane Cove Council
- NSW Flood Risk Management Manual (2023)

## 1.3 Development Controls

The development has used the Lane Cove Council DCP requirements as a guidance and reference for the stormwater management design. The objectives of stormwater management in Part O: Stormwater Management of the DCP are as follows:

- Minimise the impacts of development upon the water cycle and achieve more sustainable forms of urban development.
- Assist in the management of stormwater via On-Site detention to prevent any increase in downstream peak flows resulting from new developments.



## 2. Existing Scenario

### 2.1 Existing Scenario

The site is located at 12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards within the Lane Cove Local Government Area (LGA). It is identified as being located as Area 16 and 17 of the St Leonards South precinct, which is just 550m south of the St Leonards Train Station and 3km north of the North Sydney Centre.

The site comprises nine separate allotments with a consolidated site area of 5,015m<sup>2</sup> and is legally described as Lot 10-14 and Lot 31-33 in Section 2 in DP7259, and Lot A and B in DP110452. It has a street frontage of approximately 76m to Holdworth Avenue to the east and 60m to Berry Road to the west. The site currently comprises nine dwelling houses, however, a separate application is currently being pursued to demolish the existing structures on the site.



Figure 1: Aerial view of the site



Figure 2: Site Image – looking from 20 Berry Road to 12 Berry Road (Google Street View, Mar 2021)

## 2.2 Existing Stormwater Pipe Infrastructure

A review of the Before You Dig Australia (BYDA) information and survey prepared by Pinnacle Land Surveyors dated 20/06/2025 (refer to Appendix B and Figure 3) reveals that there is currently no stormwater drainage on either Holdsworth Ave or Berry Road. Currently, properties fronting both streets discharge to the kerb. Stormwater is currently collected by grated inlet pits at the end of both streets. The Council is currently in the process of designing new stormwater drainage for both Holdsworth and Berry, but the detailed inverts and locations are yet to be confirmed.



Figure 3: Survey Information by SDG Land Development Solutions

## 2.3 Existing Site Drainage Description

The survey conducted by Pinnacle Land Surveyors dated 20/06/2025 could not capture the internal drainage of the site due to the nature of the existing buildings. A review of the survey data shows the site slopes very steeply towards Holdsworth Street from Berry Road at an approximate slope of 8%. We make note of no existing easements shown on the survey to assist in the drainage of the existing lots.



### 3. Proposed Development

The proposed development involves the construction of a new mixed-use residential development within Area 16 and 17 of the St Leonards South precinct. Specifically, approval is sought for the following:

- Site preparation, excavation and infrastructure works;
- Construction of a shared 3-storey basement accessed from Holdsworth Avenue;
- Construction of 2 x 15 storey residential flat buildings, which will comprise a childcare centre and community hall within Area 17 and an approximate total of 191 dwellings across both areas (including 15% affordable housing).
- Provision of a range of communal open space, particularly on the ground level through the delivery of a 24m wide green spine, and rooftop open space.
- Public domain and landscaping, including the delivery of a through site link along the northern boundary connecting Holdsworth and Berry Avenue.
- Augmentation of physical infrastructure and utilities as required.



Figure 4: Proposed Ground Floor Plan (Turner)

As a part of this development Baring will be constructing a portion of the proposed Pedestrian through site link as per the St Leonards South Landscape Master Plan dated October 2020. Figure 5 below shows an overview of the plan and the section that will be dedicated to Council after construction. This portion has been treated separately from the proposed development with the through site link having a drainage system and WSUD infrastructure independent to the residential apartments.



**Figure 5: St Leonards Landscaping Plan**



## 4. Design Criteria

### 4.1 Stormwater Policies and Objectives

An integrated stormwater management and water sensitive urban design concept has been prepared for the development. The strategy has been developed to meet the following objectives and comply with:

- Lane Cove Council DCP Part O: Stormwater Management
- Lane Cove Council DCP Part C: Residential Development

### 4.2 Proposed Drainage Design

On-site detention (OSD) is required for this development in accordance with Lane Cove Council DCP Part O: Stormwater Management. New developments must comply with the permissible site discharge (PSD) and site storage requirements (SSR) to limit flows to pre-development levels for all storms between the 20% AEP (1 in 5 year) and 1% AEP (1 in 100 year) events. Council has advised that a new council-owned stormwater drainage pipe will be installed beneath Holdsworth Avenue. Our design has been prepared in anticipation of this pipeline and may require review once detailed information on the proposed line is made available by council.

As per council recommendation, we will be discharging the lots containing the building independently from the lot dedicated to Council's through site link. The residential building and its corresponding lots will drain to an OSD which will limit the discharge as per Lane Cove Council DCP Part O: Stormwater Management and improve the quality of the water discharged to be better than predevelopment quality using OceanGuards and Stormfilters (discussed in a later section).

The through-site link will discharge to the proposed stormwater pipe via an independent pit and pipe network. In accordance with Council advice, no OSD will be provided for this lot. Water quality will be improved prior to discharge using OceanGuards, as discussed in a later section.

### 4.3 Pre-Development Catchment

In accordance with Council requirements, the existing site conditions must be assessed to determine OSD and WSUD requirements. Figure 6 shows the pre-development catchment plan used to calculate the impervious area of the site.



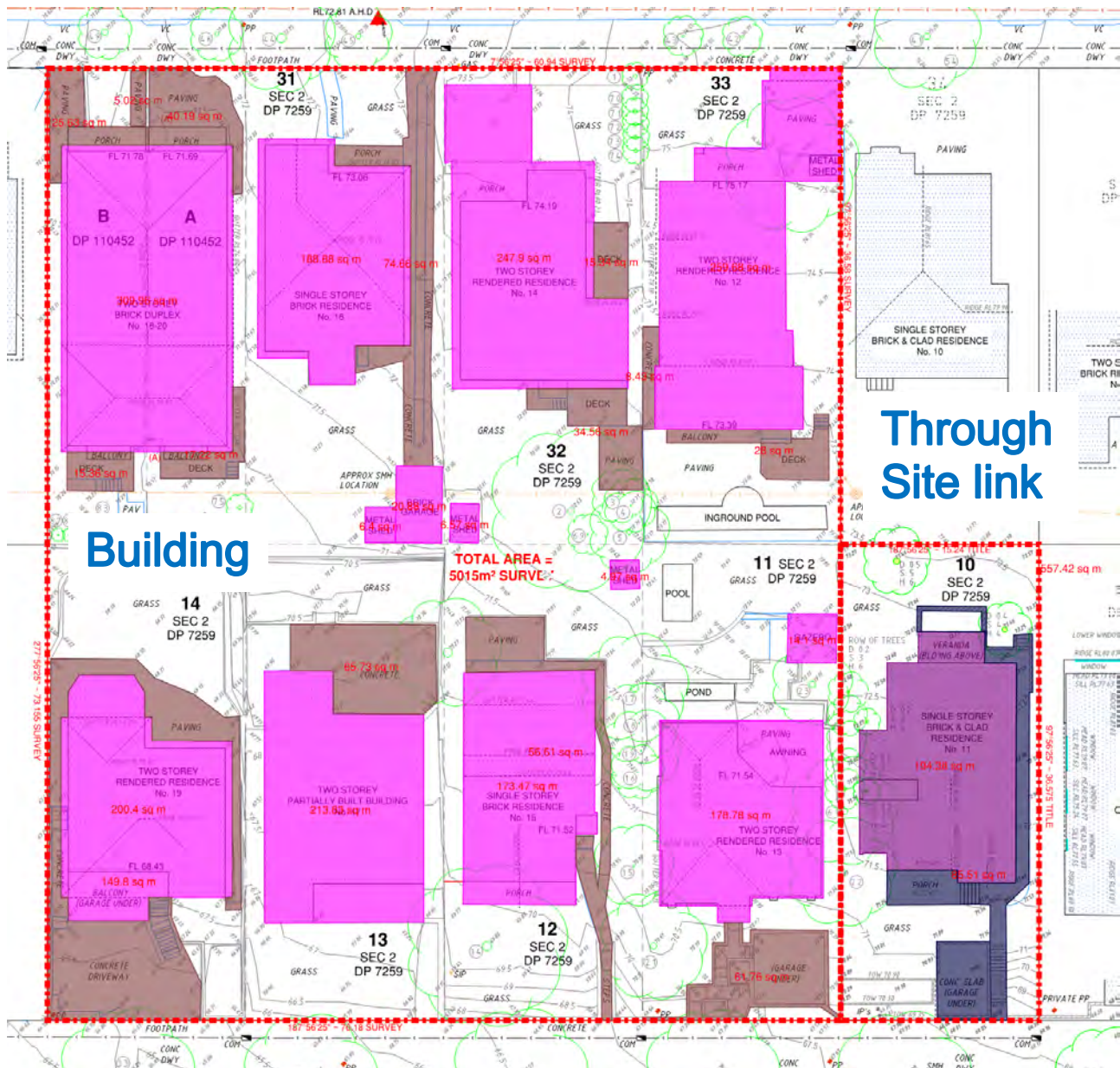


Figure 6: Pre-Development Catchment

**Table 2: Summary of pre-development catchment plan areas**

| Building Lots        | $m^2$ |  | Through Site Link    | $m^2$ |
|----------------------|-------|--|----------------------|-------|
| Roof                 | 1826  |  | Roof                 | 195   |
| Pervious Landscaping | 599   |  | Pervious Landscaping | 276   |
| Paved                | 2034  |  | Paved                | 85.5  |

Due to the nature of the site, there is a portion of area that cannot drain to the OSD tank via gravity. This requires the PSD from the OSD tank to be adjusted to make sure the overall Site PSD is compliant. The rational method was used to calculate the bypassing PSD rate.

Below is a summarised table of areas in the post developed state:

**Table 3: Post-Development Catchment Areas**

| Building Lots         | $m^2$ |  | Through Site Link | $m^2$ |
|-----------------------|-------|--|-------------------|-------|
| Roof                  | 948   |  | Roof              | 0     |
| Landscaping (Treated) | 1525  |  | Landscaping       | 450   |
| Paved (Treated)       | 1,760 |  | Paved             | 105   |
| Driveway              | 22.5  |  |                   |       |
| Landscape (Untreated) | 65    |  |                   |       |
| Paved (Untreated)     | 140   |  |                   |       |

#### 4.4 Proposed Drainage Design – Building

Council requires in there DCP Part O Stormwater Management states that permissible Site Discharge (PSD) and Site Storage Requirement (SSR) is based on per Site area.

PSD: 140 l/s/ha

SSR:  $0.0255m^3/m^2$

The PSD and SSR were calculated based on Council's On-Site Detention Calculations Sheet refer to Appendix D. The results of the Council's On-Site Detention Calculations sheet were as follows:

PSD = 55.68 L/s

SSR =  $111.81 m^3$

The proposed OSD tank for the building catchment is proposed to have  $123.4m^3$  which complies with the minimum required storage requirement of  $111.81m^3$ .

#### 4.5 Proposed Drainage Design – Through Site Link

As per council's recommendation, we have not provided an OSD for this area as the flow does not need to be restricted and can be allowed to flow fully to council systems. We have proposed to install a pit and pipe system to collect the water from the site to limit uncontrolled overland flow and discharge this water to councils proposed stormwater system in a controlled manner.

#### 4.6 Water sensitive Urban Design

The main objectives for stormwater quality are indicated in Lane Cove Council DCP Part O: Stormwater Management. The design is required to improve the quality of the discharge from the site from its pre-developed state. Methods to achieve the above treatment targets can include the use of proprietary products, rainwater reuse, raingardens, detention basins or treatment further downstream within the external stormwater network.



## 5. Analysis results

### 5.1 On-Site Detention Design

Stormwater runoff from the development is required to be discharged at a controlled rate. The design is governed by the requirement set out in Lane Cove Council DCP Part O: Stormwater Management.

### 5.2 Water Sensitive Urban Design Implementation

The water quality modelling software MUSIC v6.3 was used to analyse the performance of the treatment train. Figure 7 below shows the MUSIC node and link diagram used to describe the proposed treatment train. The model has been built to assess the adequacy of the proposed stormwater treatment measure and ensure that stormwater quality meets the objectives prior to stormwater runoff leaving the Site.

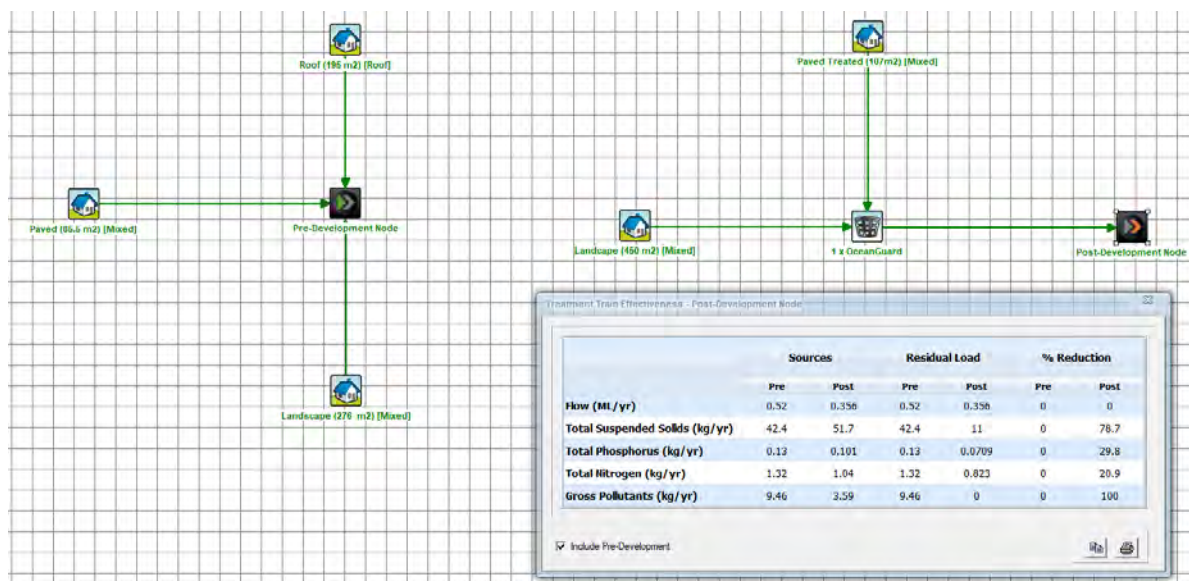


Figure 7: Music Model and Results – Through Site Link

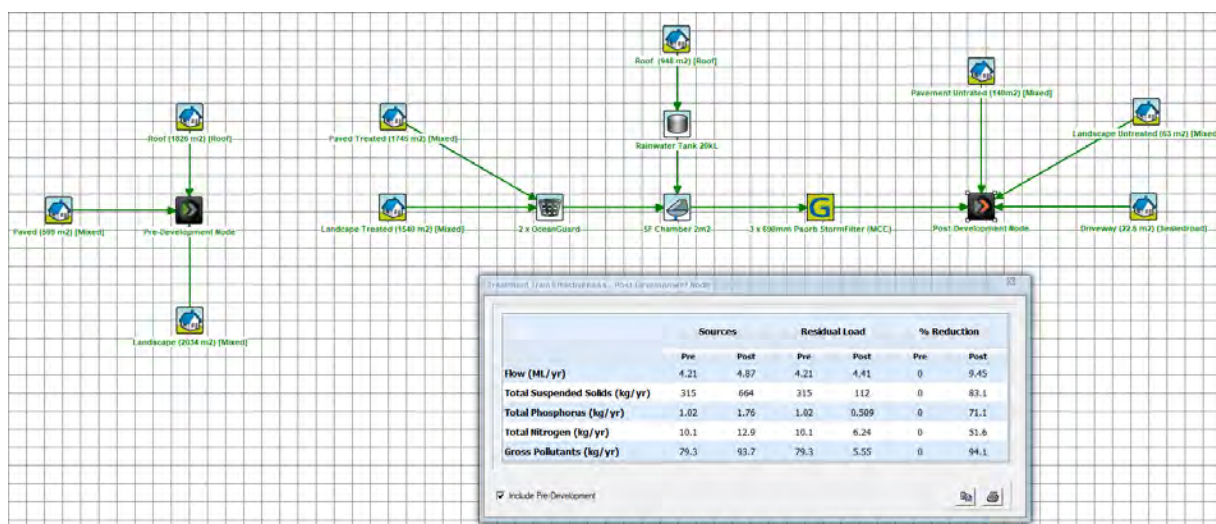


Figure 8: Music Model and Results - Building Only

The results of the analysis showed the treatment train would achieve the water quality targets set out in Council's DCP. Tables 4 and 5 below displays the effectiveness of the treatment train for the primary and secondary treatment. To meet the requirements set out by Council, the following treatment devices were implemented 3 x 690 Psorb (MCC) StormFilter, 2 x OceanGuard from Ocean Protect in the building lots and 1 x OceanGuard in the through site link.

The water quality model created using MUSIC software provides an indication of the pollutant removal rates expected when a treatment train of water quality measures is applied to the proposed layout of the development.

**Table 4: MUSIC Model Results – Through Site link**

| Pollutant                    | Pre-Development Loads (kg/yr) | Post Development Loads (kg/yr) | Water Quality Objective (Pre < Post) |
|------------------------------|-------------------------------|--------------------------------|--------------------------------------|
| Gross Pollutants (GP)        | 79.3                          | 0                              | YES                                  |
| Total Suspended Solids (TSS) | 315                           | 112                            | YES                                  |
| Total Phosphorus (TP)        | 1.02                          | 0.509                          | YES                                  |
| Total Nitrogen (TN)          | 10.1                          | 6.24                           | YES                                  |

**Table 5: MUSIC Model Results – Building Only**

| Pollutant                    | Pre-Development Loads (kg/yr) | Post Development Loads (kg/yr) | Water Quality Objective (Pre < Post) |
|------------------------------|-------------------------------|--------------------------------|--------------------------------------|
| Gross Pollutants (GP)        | 9.46                          | 0                              | YES                                  |
| Total Suspended Solids (TSS) | 42.4                          | 11                             | YES                                  |
| Total Phosphorus (TP)        | 0.13                          | 0.0709                         | YES                                  |
| Total Nitrogen (TN)          | 1.32                          | 0.823                          | YES                                  |

## 5.3 Proposed Stormwater Treatment Train

### 5.3.1 Ocean Protect 690 PSORB Stormfilter Cartridges (MCC)

A total of three (3) cartridges are to be introduced to the design as a major filter device located within the WSUD tank at the end of the treatment train. The capture rates provided by the manufacturer, Ocean Protect:

- TSS 73.5%
- TN 32%
- TP 49%
- Litter 95%

### 5.3.2 Ocean Protect OceanGuard

A total of two (2) OceanGuard inserts will be used as a pre-treatment for stormwater runoff to capture litter and coarse sediment surface flows on the Site. OceanGuard inserts are to be installed on all surface inlet pits across the Site. The following capture rates have been adopted for the MUSIC model, based on information provided by OceanProtect:

- TSS 54%
- TN 21%
- TP 30%
- Litter 100%

### 5.3.3 50kL Rainwater Tank

A 50kL rainwater tank will be implemented to capture stormwater runoff generated off the roof of the residential flat buildings. The collected rainwater will be used for irrigation of the landscaped areas across the Site.



## 6. Flood Risk Assessment

The proposed development involves the construction of a new mixed-use residential development within Area 16 and 17 of the St Leonards South precincts. The development comprises two 15-storey residential with a shared 3-storey basement accessed from Holdsworth Avenue. The site is free from flood risk and located outside the designated Flood Planning Area. There are no overland flow paths or flood storage areas in proximity to the site.

### 6.1 Catchment

The site is located within a fully urbanised area, surrounded by high-density residential and commercial developments. The site lies at approximately 72.5 m AHD and forms part of a small local catchment of around 0.13 ha, with minimal external area draining toward the site. There are no natural or formal overland flow paths affecting the property. During rainfall events, runoff from roofs, driveways, and surrounding impervious areas is collected and conveyed via the local roadside kerb and gutter drainage system, which includes street pits and underground pipes. The local flow is diverted through this formal drainage network and is fully contained within the existing system, with no evidence of surface flow across the site. The area ultimately drains toward Berrys Creek, located approximately 260 m downstream, under normal flow conditions.

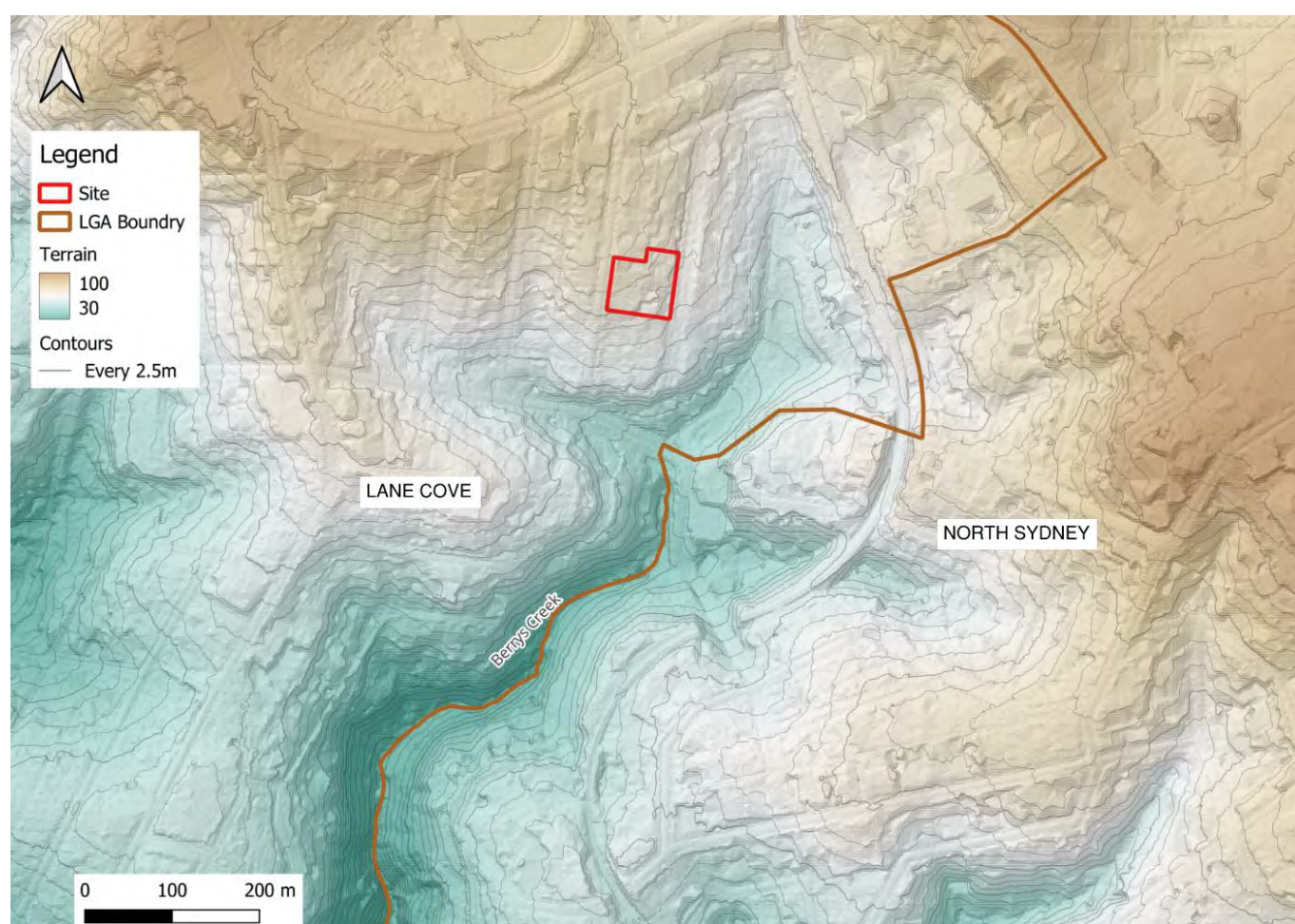


Figure 9: Catchment Information

## 6.2 Compliance with SEARs

The Secretary's Environmental Assessment Requirements (SEARs) issued on 10 April 2025 for SSD-81941461 require consideration of potential flood risk to confirm that the proposed development is appropriately located and designed in relation to flooding.

The site is situated on elevated terrain with a proposed finished floor level of 69.5 m AHD and is not identified as being within or near any flood-affected area. Given the absence of mapped flood hazard and the site's topographical elevation, the proposal is not subject to flood impact or evacuation risk, and it will not alter flood behaviour or increase flood risk to surrounding properties. No detailed flood modelling or Flood Impact and Risk Assessment (FIRA) is considered necessary to satisfy the SEARs requirement relating to flood risk.

## 6.3 Compliance with Lane Cove DCP 2009

Under Part B – Environmental Management (§6.3) and Part O – Stormwater Management, the development must demonstrate that it is flood-free and adopts water-sensitive urban design (WSUD) measures (refer to section 5 for details). The proposed development doesn't sit within flood storage area or has overland flow path traverses through the site, the design Basement entries level and building entrance points are elevated and protected from localised ponding.

## 6.4 Compliance with Lane Cove LEP 2009

Clause 5.21 of the Lane Cove Local Environmental Plan 2009 requires Council to consider whether a proposed development is compatible with the flood hazard of the land, allows for safe occupation and evacuation, and impacts on flood behaviour. As the site is not located within flood-prone land, these provisions are not directly triggered. However, the proposal inherently satisfies the intent of Clause 5.21 by locating all habitable and access areas well above any potential flood levels, ensuring safe access and egress via Berry Road and Holdsworth Avenue, and maintaining existing drainage conditions as detailed in the Drainage section of this report. The proposed development is therefore considered fully compliant with the flood planning objectives of the Lane Cove LEP 2009.

## 7. Conclusion

BG&E Pty Ltd (BG&E) has been engaged by Barings on behalf of Aware Real Estate c/- The Trust Company (Australia) to prepare a Water Management Plan for the proposed mixed-use development at 12-20 Berry Road & 11-19 Holdsworth Avenue St Leonards South NSW 2065 Australia.

This report has outlined the methodology adopted and associated results of:

- Requirement of a detention tank; and
- Water sensitive urban design.
- Flood Risk

As outlined in this report, the following key items have been identified:

- The site previously was connected to the road, discharging all water from the separate lots to the kerb;
- The proposed stormwater discharge line from the site has been design to allow for a future connection into Council proposed stormwater line to run along Holdsworth Ave;
- A detention tank is required and will provide 123.4m<sup>3</sup> of storage; and
- The building site is expected to discharge approximately 55.68 L/s from the site during a 1 in 100 Year ARI storm event;
- The discharge from the through site link has not been controlled as per council's suggestion but the water quality has been treated to be better than pre-development conditions;
- Water Sensitive Urban Design is required as part of the development of the building site and through site link. This has been achieved using proprietary products. The building site requires 3 x 690 Psorb(MCC) StormFilter and 2 x OceanGuard from Ocean Protect or equivalent products in the building space and 1 x OceanGuard separately in the through site link. This will need to be finalised and rationalised during detailed design based on final area calculations.
- The site is located on elevated terrain and is not within any mapped flood-prone or flood storage area.
- No further detailed flood modelling or Flood Impact and Risk Assessment (FIRA) is required given the absence of flood hazard and the site's elevated topography.





# Appendices

# Appendix A - Architectural Plans

Drawing List

| Series                       | Drawing No. | Drawing Name            | Scale | Rev | Series                                          | Drawing No. | Drawing Name                     | Scale | Rev |
|------------------------------|-------------|-------------------------|-------|-----|-------------------------------------------------|-------------|----------------------------------|-------|-----|
| 000 GENERAL                  |             |                         |       |     | 720 Amenity Diagrams (ADG) Cross Ventilation    |             |                                  |       |     |
|                              | DA-001-001  | Title Sheet             |       | 01  |                                                 | DA-720-101  | Lower Ground Floor to Level 06   | 1:500 | 01  |
| 010 Siteworks                |             |                         |       |     | 720 Amenity Diagrams (ADG) Solar                | DA-720-102  | Level 07                         | 1:500 | 01  |
|                              | DA-010-001  | Site Plan               |       | 01  |                                                 | DA-720-202  | Lower Ground Floor to Level 06   | 1:500 | 01  |
| 110 GA Plans                 |             |                         |       |     |                                                 | DA-720-203  | Level 07 - Level 13              | 1:500 | 01  |
|                              | DA-110-004  | Basement 03             | 1:200 | 01  | 730 Deep Soil and Communal Space Diagrams (ADG) |             |                                  |       |     |
|                              | DA-110-005  | Basement 02             | 1:200 | 01  |                                                 | DA-730-101  | Deep Soil                        | 1:200 | 01  |
|                              | DA-110-006  | Basement 01             | 1:200 | 01  | 770 GFA Diagrams                                | DA-730-201  | Communal Open Space              | 1:500 | 01  |
|                              | DA-110-007  | Lower Ground Level      | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-110-008  | Ground Level            | 1:200 | 01  | 790 Shadow Diagram                              | DA-770-001  | Lower Ground Level to Level 06   | 1:500 | 01  |
|                              | DA-110-009  | Upper Ground Level      | 1:200 | 01  |                                                 | DA-770-002  | Level 07 to Level 13             | 1:500 | 01  |
|                              | DA-110-010  | Level 01                | 1:200 | 01  | 810 Adaptable Apatment Layouts                  |             |                                  |       |     |
|                              | DA-110-020  | Level 02                | 1:200 | 01  |                                                 | DA-790-101  | Shadow Diagram June 21st 9am-3pm |       | 01  |
|                              | DA-110-030  | Level 03                | 1:200 | 01  | 830 Affordable Aparments                        |             |                                  |       |     |
|                              | DA-110-040  | Level 04                | 1:200 | 01  |                                                 | DA-810-001  | 1 Bedroom Apartments             | 1:75  | 01  |
|                              | DA-110-050  | Level 05                | 1:200 | 01  | 890 Materials & Finishes Board                  | DA-810-002  | 2 Bedroom Apartments             | 1:75  | 01  |
|                              | DA-110-060  | Level 06                | 1:200 | 01  |                                                 | DA-810-003  | 3 Bedroom Apartments             | 1:75  | 01  |
|                              | DA-110-070  | Level 07                | 1:200 | 01  | 910 3D VIEWS                                    |             |                                  |       |     |
|                              | DA-110-080  | Level 08                | 1:200 | 01  |                                                 | DA-830-001  | Affrodable Aparments             | 1:200 | 01  |
|                              | DA-110-090  | Level 09                | 1:200 | 01  |                                                 | DA-890-001  | External                         |       | 01  |
|                              | DA-110-100  | Level 10                | 1:200 | 01  |                                                 | DA-890-002  | Material Palette                 |       | 01  |
|                              | DA-110-110  | Level 11                | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-110-120  | Level 12                | 1:200 | 01  |                                                 | DA-910-001  | NE                               |       | 01  |
|                              | DA-110-130  | Level 13                | 1:200 | 01  |                                                 | DA-910-002  | SE                               |       | 01  |
|                              | DA-110-140  | Roof Level              | 1:200 | 01  |                                                 | DA-910-003  | SW                               |       | 01  |
|                              | DA-110-150  | Top of Plant Level      | 1:200 | 01  |                                                 | DA-910-004  | NW                               |       | 01  |
| 150 Typical Apartment Layout |             |                         |       |     |                                                 |             |                                  |       |     |
|                              | DA-150-001  | TYP Apt Layout          | 1:75  | 01  |                                                 |             |                                  |       |     |
| 210 GA Elevations            |             |                         |       |     |                                                 |             |                                  |       |     |
|                              | DA-210-101  | North Elevation         | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-210-201  | East Elevation          | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-210-202  | East Internal Elevation | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-210-301  | South Elevation         | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-210-401  | West Elevation          | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-210-402  | West Internal Elevation | 1:200 | 01  |                                                 |             |                                  |       |     |
| 310 GA Sections              |             |                         |       |     |                                                 |             |                                  |       |     |
|                              | DA-310-101  | Section AA              | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-310-301  | Section CC              | 1:200 | 01  |                                                 |             |                                  |       |     |
|                              | DA-310-401  | Section DD              | 1:200 | 01  |                                                 |             |                                  |       |     |
| 710 Sun Eye Views            |             |                         |       |     |                                                 |             |                                  |       |     |
|                              | DA-710-101  | Sun Eye Views 9-9:45    |       | 01  |                                                 |             |                                  |       |     |
|                              | DA-710-102  | Sun Eye Views 10-10:45  |       | 01  |                                                 |             |                                  |       |     |
|                              | DA-710-103  | Sun Eye Views 11-11:45  |       | 01  |                                                 |             |                                  |       |     |
|                              | DA-710-104  | Sun Eye Views 12-12:45  |       | 01  |                                                 |             |                                  |       |     |
|                              | DA-710-105  | Sun Eye Views 13-13:45  |       | 01  |                                                 |             |                                  |       |     |
|                              | DA-710-106  | Sun Eye Views 14-14:45  |       | 01  |                                                 |             |                                  |       |     |
|                              | DA-710-107  | Sun Eye Views 15        |       | 01  |                                                 |             |                                  |       |     |

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Notified Address Nicholas Turner 6005, APR 90 504 034 811

CLIENT  
**BARINGS**  
Level 19/60 Castlereigh Street,  
Sydney NSW 2000  
Australia

Rev 01 Date 27/10/2025 Approved by JMC Notes For SSDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia  
Drawing Title  
**GENERAL**  
**Title Sheet**

Scale  
**@A1, 50%@A3**  
Status  
**For SSDA Submission**  
Project No.  
**22050**  
Dwg No.  
**DA-001-001**  
Drawn by  
**NZ**  
Rev  
**01**  
North

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Legend

- Site
- Hospital and University
- Train Station
- Local Green
- Residential
- Mixed Use

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Notified Architect Nicholas Turner 6055, ABN 96 594 094 911

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Australia

| Rev | Date       | Approved by | Notes               |
|-----|------------|-------------|---------------------|
| 01  | 27/10/2025 | JMC         | For SSDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**Siteworks  
Site Plan**

Scale  
@A1, 50%@A3  
Status  
For SSDA Submission

Project No.  
**22050**

Dwg No.  
**DA-010-001**

Drawn by  
**PS**

Rev  
**01**

North  
↑

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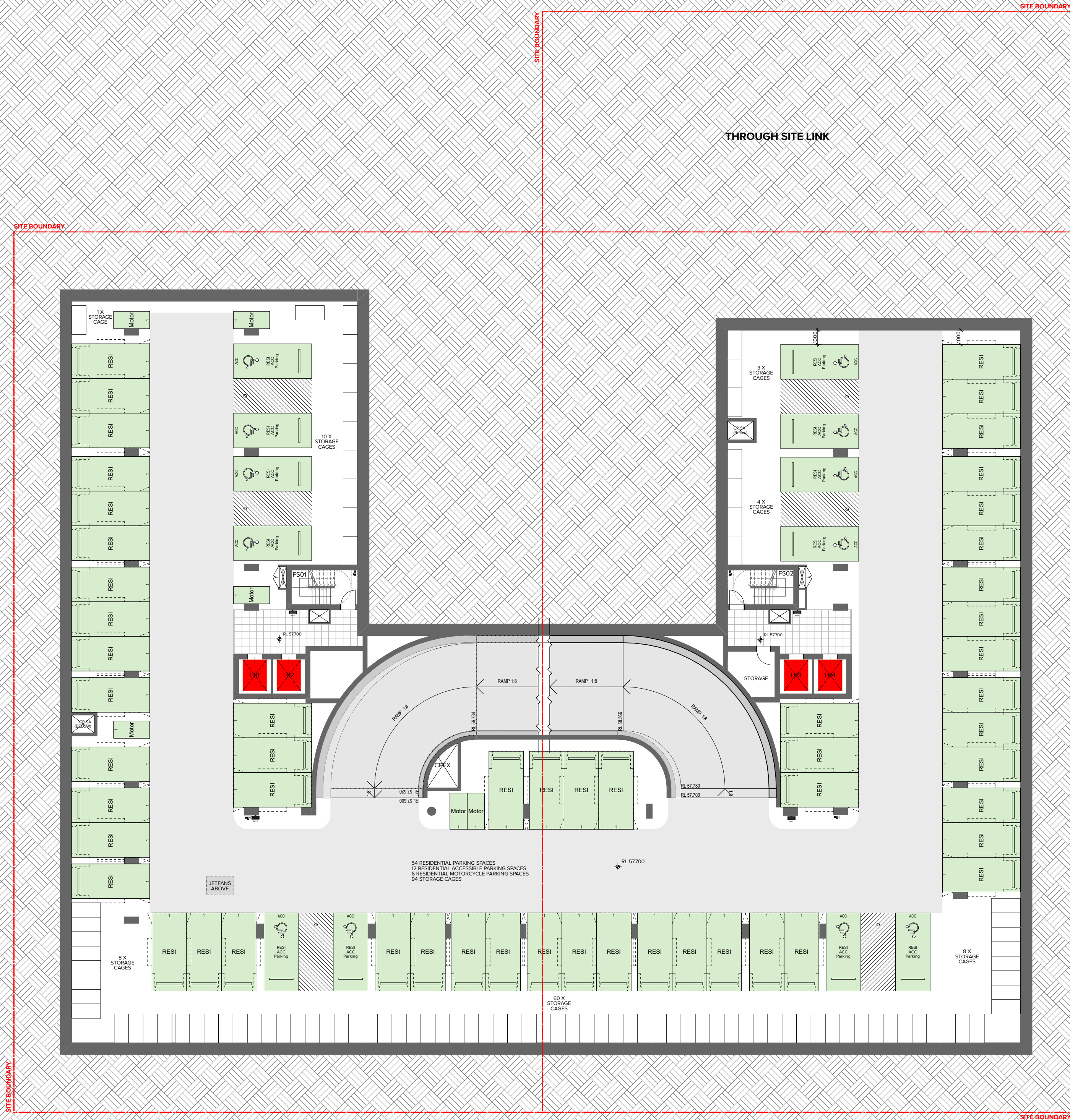
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Turner and Black Nicholas Turner 6055, ABN 55 554 354 871

Rev 01 Date 27/10/2025 Approved by JMC Notes For SDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Basement 02**

Scale  
**1:200 @A1, 50% @A3**  
Status  
**For SDA Submission**

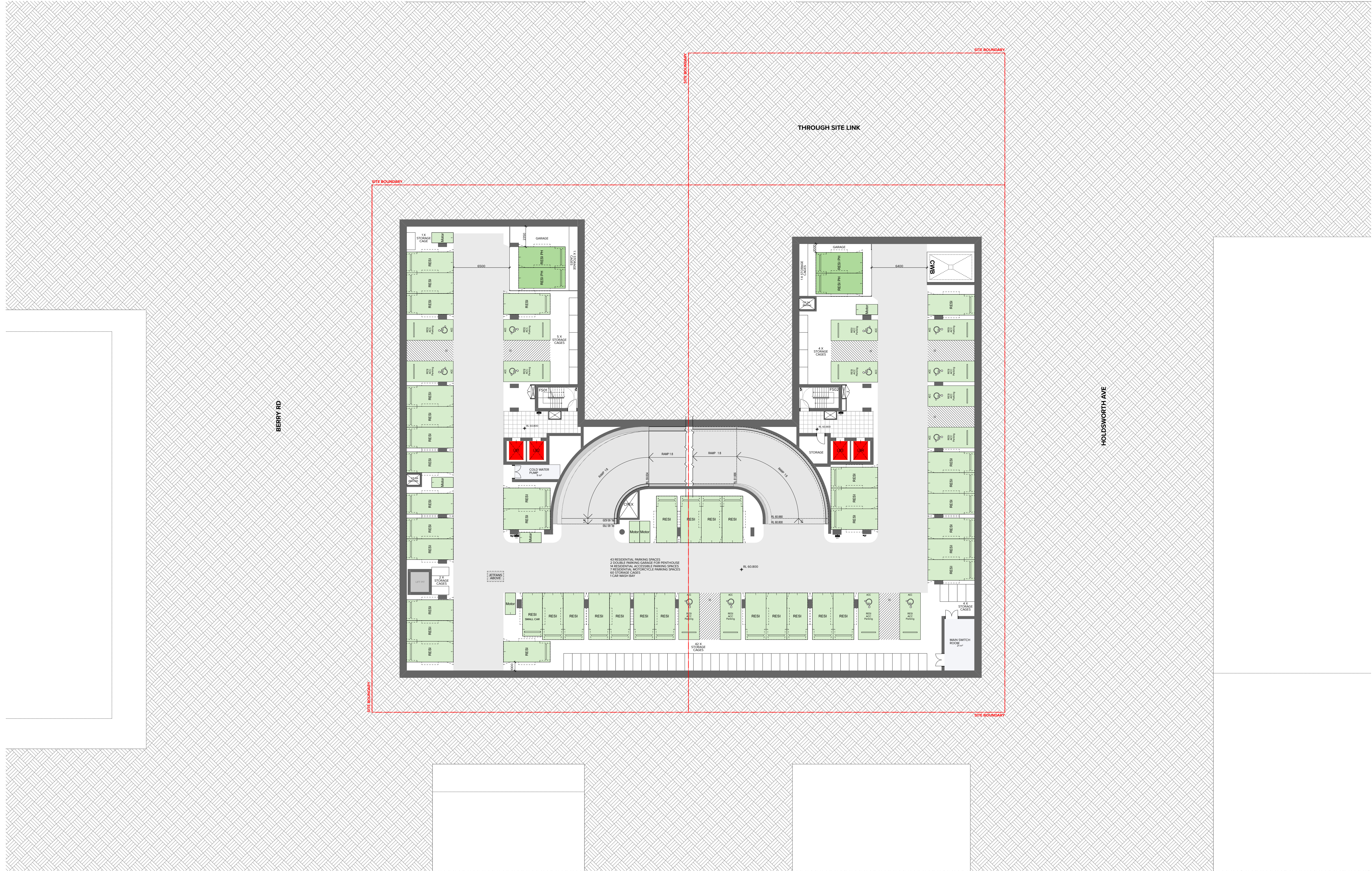
Project No. **22050** Drawn by **CC/PS/KZ/AS**  
Dwg No. **DA-110-005** Rev **01**

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Notwithstanding to which Nicholas Turner 6055, ABN 59 594 094 871

|     |            |             |                    |
|-----|------------|-------------|--------------------|
| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Basement 01**

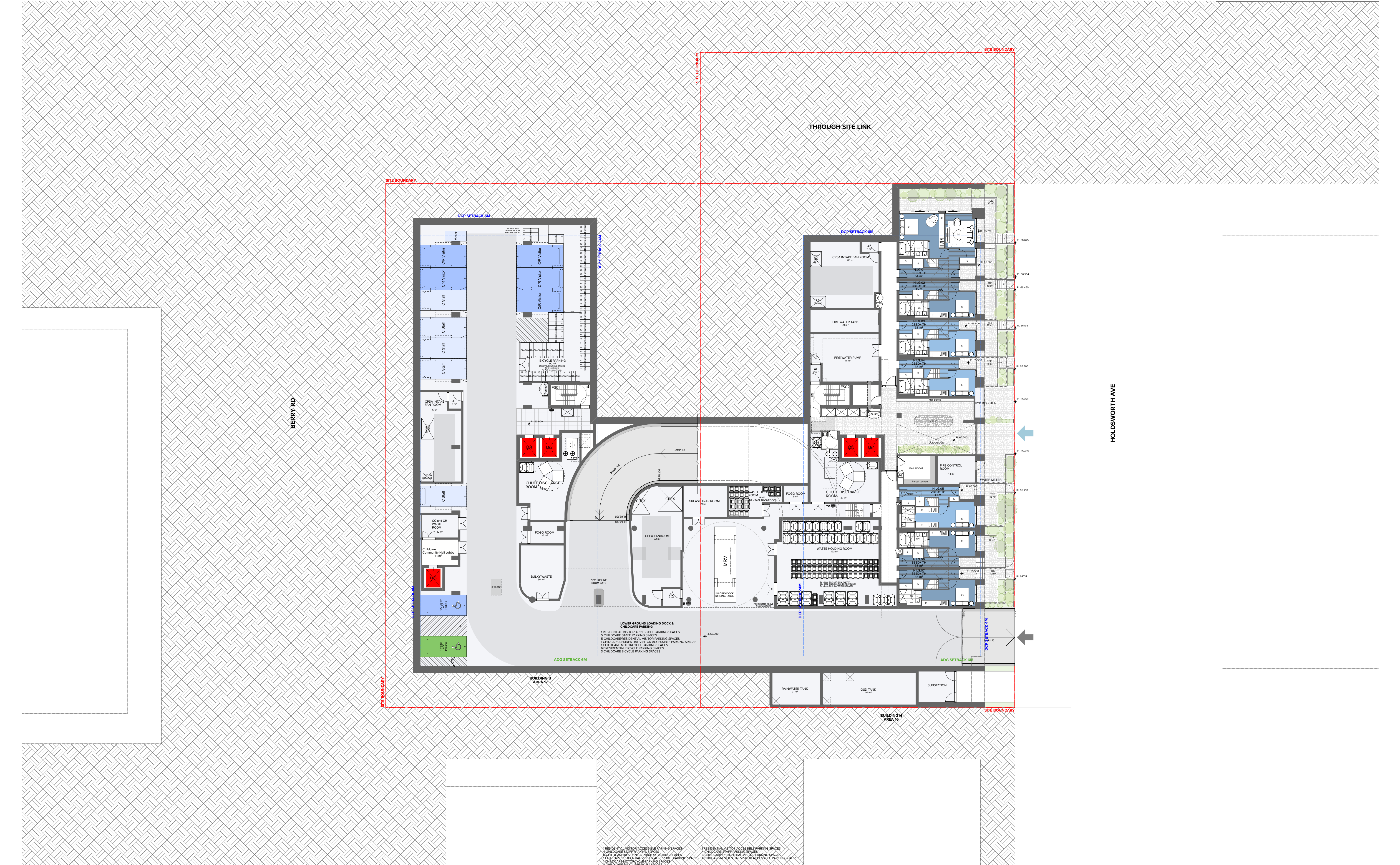
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|--------|--------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3 | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SDA Submission | Dwg No.     | DA-110-006 | Rev      | 01          | ↑     |

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Notified Architect Nicholas Turner 6055, APN 90-264-284-011

Rev 01 Date 27/10/2025 Approved by JMC Notes For SDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
Lower Ground Level

Scale  
**1:200 @A1, 50% @A3**

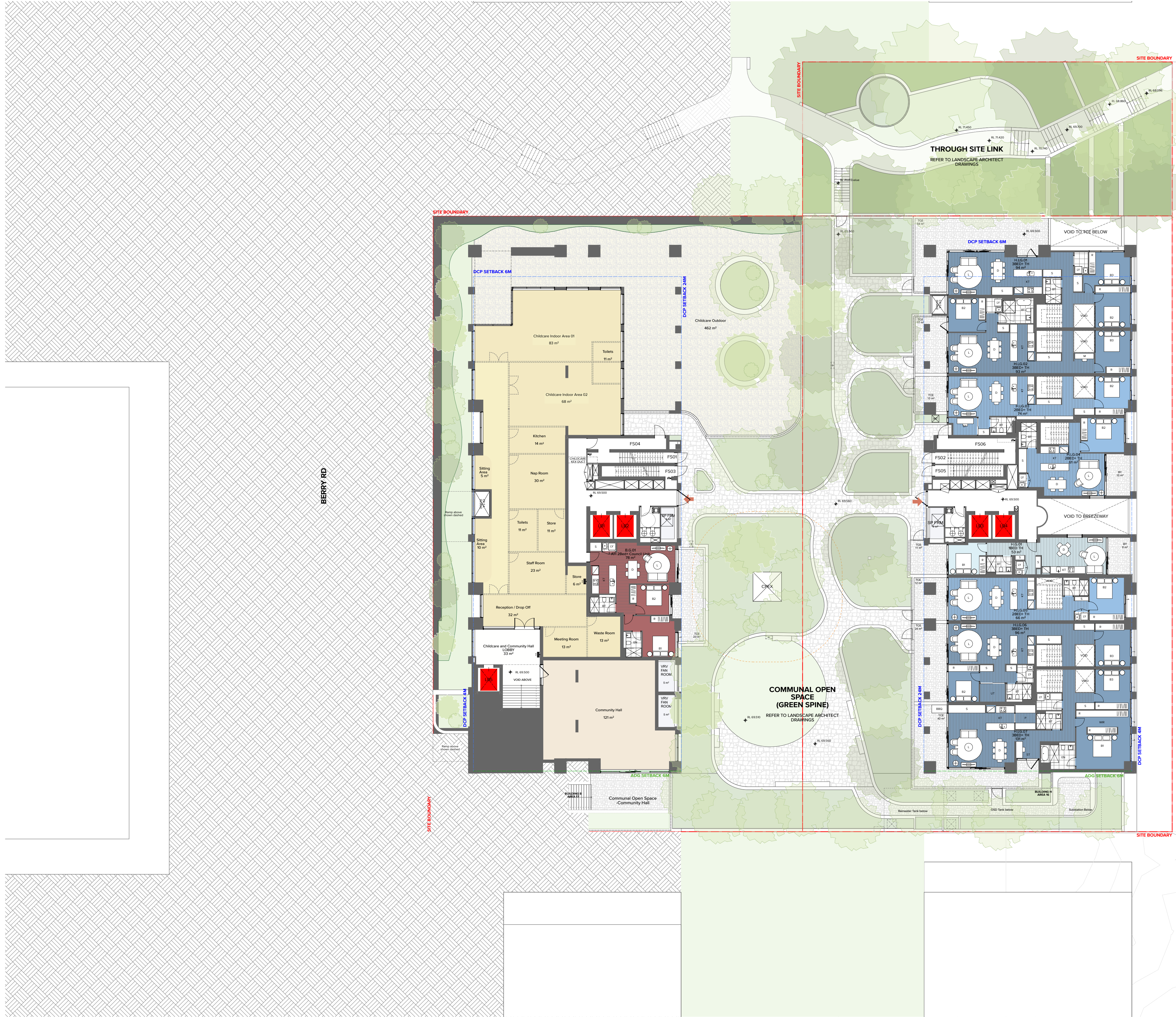
Project No. **22050** Drawn by **CC/PS/KZ/AS**  
Dwg No. **DA-110-007** Rev **01**

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Notified Architect Nicholas Turner 6055, APN 90-204-204-011

Rev 01 Date 27/10/2025 Approved by JMC Notes For SSDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia  
Drawing Title  
**GA Plans**  
**Ground Level**

Scale  
**1:200 @A1, 50% @A3**  
Status  
**For SSDA Submission**  
Project No.  
**22050**  
Dwg No.  
**DA-110-008**  
Drawn by  
**CC/PS/KZ/AS**  
Rev  
**01**

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| Rev | Date       | Approved by | Notes               |
|-----|------------|-------------|---------------------|
| 01  | 27/10/2025 | JMC         | For SSDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
Upper Ground Level

| Scale               | Project No. | Drawn by    | North |
|---------------------|-------------|-------------|-------|
| 1:200 @A1, 50% @A3  | 22050       | CC/PS/KZ/AS | ↑     |
| Status              | Dwg No.     | Rev         |       |
| For SSDA Submission | DA-110-009  | 01          |       |

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Notified Architect Nicholas Turner 6055, ABN 55 504 034 911

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|-----|------------|-------------|---------------------|
| Rev | Date       | Approved by | Notes               |
| 01  | 27/10/2025 | JMC         | For SSDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 01**

|        |                     |             |            |          |             |       |
|--------|---------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50%@A3   | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SSDA Submission | Dwg No.     | DA-110-010 | Rev      | 01          |       |

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Notified Architect Nicholas Turner 6055, ABN 56 564 094 811

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|-----|------------|-------------|---------------------|
| Rev | Date       | Approved by | Notes               |
| 01  | 27/10/2025 | JMC         | For SSDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 02**

|        |                     |             |            |          |             |       |
|--------|---------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3  | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SSDA Submission | Dwg No.     | DA-110-020 | Rev      | 01          |       |

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Notwithstanding to whomsoever  
Turner & Townsend Pty Ltd  
ABN 96 594 394 811

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|     |            |             |                    |
|-----|------------|-------------|--------------------|
| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
Level 03

|        |                    |             |            |          |             |       |
|--------|--------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3 | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SDA Submission | Dwg No.     | DA-110-030 | Rev      | 01          |       |

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Notified Architect Nicholas Turner 6055, APR 98 504 034 911

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| Rev | Date       | Approved by | Notes               |
| 01  | 27/10/2025 | JMC         | For SSDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 04**

|        |                     |             |            |          |             |       |
|--------|---------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3  | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SSDA Submission | Dwg No.     | DA-110-040 | Rev      | 01          |       |

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Notwithstanding And/Incl. Nicholas Turner 6055, APR 98 264 294 811

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|     |            |             |                    |
|-----|------------|-------------|--------------------|
| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 06**

|                    |             |             |       |
|--------------------|-------------|-------------|-------|
| Scale              | Project No. | Drawn by    | North |
| 1:200 @A1, 50% @A3 | 22050       | CC/PS/KZ/AS | ↑     |
| Status             | Dwg No.     | Rev         |       |
| For SDA Submission | DA-110-060  | 01          |       |

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Notified Architect Nicholas Turner 6055, APR 98 504 094 911

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|     |            |             |                    |
|-----|------------|-------------|--------------------|
| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 07**

|        |                    |             |            |          |             |       |
|--------|--------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3 | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SDA Submission | Dwg No.     | DA-110-070 | Rev      | 01          | ↑     |

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|-----|------------|-------------|---------------------|
| Rev | Date       | Approved by | Notes               |
| 01  | 27/10/2025 | JMC         | For SSDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 08**

|        |                     |             |            |          |             |       |
|--------|---------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3  | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SSDA Submission | Dwg No.     | DA-110-080 | Rev      | 01          |       |

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Notwithstanding And/In Addition Nicholas Turner 6055, APR 98 504 034 911

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|     |            |             |                    |
|-----|------------|-------------|--------------------|
| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 09**

|        |                    |             |            |          |             |       |
|--------|--------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3 | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SDA Submission | Dwg No.     | DA-110-090 | Rev      | 01          | ↑     |

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Notwithstanding to whomsoever, 4005, APR 98 204 204 011

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|-----|------------|-------------|---------------------|
| Rev | Date       | Approved by | Notes               |
| 01  | 27/10/2025 | JMC         | For SDDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 10**

|        |                     |             |            |          |             |       |
|--------|---------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3  | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SDDA Submission | Dwg No.     | DA-110-100 | Rev      | 01          | ↑     |

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6055, ABN 55 554 054 911

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Australia

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| Rev | Date       | Approved by | Notes               |
| 01  | 27/10/2025 | JMC         | For SSDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
Level 11

|        |                     |             |            |          |             |       |
|--------|---------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3  | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SSDA Submission | Dwg No.     | DA-110-110 | Rev      | 01          | ↑     |

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Notwithstanding to the Architectural Turner 6000, APR 98 204 204 011

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Australia

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|-----|------------|-------------|--------------------|
| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 12**

|        |                    |             |            |          |             |       |
|--------|--------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3 | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SDA Submission | Dwg No.     | DA-110-120 | Rev      | 01          |       |

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Notified Architect Nicholas Turner 6055, APR 98 264 264 811

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Australia

|     |            |             |                    |
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| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Level 13**

|        |                    |             |            |          |             |       |
|--------|--------------------|-------------|------------|----------|-------------|-------|
| Scale  | 1:200 @A1, 50% @A3 | Project No. | 22050      | Drawn by | CC/PS/KZ/AS | North |
| Status | For SDA Submission | Dwg No.     | DA-110-130 | Rev      | 01          |       |

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Notified Architect Nicholas Turner 6055, APR 98 504 094 911

CLIENT  
**BARINGS**

Level 19/60 Castlereigh Street,  
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Australia

|     |            |             |                    |
|-----|------------|-------------|--------------------|
| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
**Roof Level**

|                    |             |             |       |
|--------------------|-------------|-------------|-------|
| Scale              | Project No. | Drawn by    | North |
| 1:200 @A1, 50% @A3 | 22050       | CC/PS/KZ/AS | ↑     |
| Status             | Dwg No.     | Rev         |       |
| For SDA Submission | DA-110-140  | 01          |       |

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Notified Address: Nicholas Turner 6005, APR 88 204 004 911

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| Rev | Date       | Approved by | Notes              |
| 01  | 27/10/2025 | JMC         | For SDA Submission |

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Plans**  
Top of Plant Level

|                    |             |          |       |
|--------------------|-------------|----------|-------|
| Scale              | Project No. | Drawn by | North |
| 1:200 @A1, 50% @A3 | 22050       | CC/PS    | ↑     |
| Status             | Dwg No.     | Rev      |       |
| For SDA Submission | DA-110-150  | 01       |       |

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ELEVATIONS LEGEND:

- [BAL1] BALUSTRADE TYPE 1  
PRECAST SOLID SPANDREL  
COLOUR TO MATCH CONCRETE\_PIGMENTED PINK
- [BAL2] BALUSTRADE TYPE 2  
VERTICAL BRICK BALUSTRADE  
BRICKWORK TO MATCH BWK1
- [BAL3] BALUSTRADE TYPE 3  
FRAMELESS GLASS BALUSTRADE FIXED TO  
FACE OF SLAB WITH STAINLESS STEEL FIXINGS
- [BAL4] BALUSTRADE TYPE 4  
PRECAST SOLID SPANDREL  
NATURAL FINISH

- [BWK1] BRICKWORK TYPE 1  
COLOUR AND FINISH SIMILAR TO  
ROSE BLEND

- [CLD1] CLADDING TYPE 1  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSEM TO MATCH PF1
- [CLD2] CLADDING TYPE 2  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSEM TO MATCH PF2
- [CLD3] CLADDING TYPE 3  
SANDSTONE CLADDING

- [CON1] PRECAST CONCRETE TYPE 1  
NATURAL FINISH
- [CON2] PRECAST CONCRETE TYPE 2  
CHAMFERED EDGE, NATURAL  
FINISH

- [GC1] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF1
- [GC2] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF2

- [FEN1] FENCE TYPE 1  
VERTICAL METAL FENCE SYSTEM  
FIXED TO SANDSTONE PLANTER WALL  
COLOUR FINISH TO MATCH PCF1
- [FEN2] FENCE TYPE 2  
VERTICAL METAL FENCE SYSTEM  
FIXED TO BRICKWORK/ CONCRETE WALL  
COLOUR FINISH TO MATCH PCF1

- [LV1] LOUVRE TYPE 1  
FIXED HORIZONTAL LOUVRE SYSTEM  
50 X 250MM PROFILE
- [SCN1] SCREEN TYPE 1  
3050MM FIXED HORIZONTAL SCREEN  
50 X 250MM PROFILE
- [SCN2] SCREEN TYPE 2  
FIXED VRV PLANTROOM SCREEN  
50 X 250MM PROFILE
- [SCN3] SCREEN TYPE 3  
FULL HEIGHT FIXED HORIZONTAL  
SCREEN 50 X 250MM PROFILE

- [PCF1] POWDERCOAT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PCF2] POWDERCOAT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX MONUMENT
- [PF1] PAINT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PF2] PAINT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX SHALE GREY

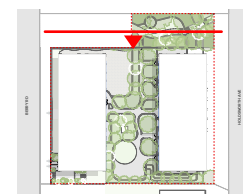
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Sydney NSW 2000  
Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Nominated Architect Nicholas Turner 6055, ABN 56 594 094 911

KEYPLAN



Rev 01 Date 10/02/25 Approved by JMC Notes For SSDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Elevations**  
North Elevation

Scale  
**1:200 @A1, 50%@A3**

Project No.  
**22050**

Drawn by  
**CCJOW/BS**

Status  
**For SSDA Submission**

Dwg No.  
**DA-210-101**

Rev  
**01**

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ELEVATIONS LEGEND:

- [BAL1] BALUSTRADE TYPE 1  
PRECAST SOLID SPANDREL  
COLOUR TO MATCH CONCRETE\_PIGMENTED PINK
- [BAL2] BALUSTRADE TYPE 2  
VERTICAL BRICK BALUSTRADE  
BRICKWORK TO MATCH BWK1
- [BAL3] BALUSTRADE TYPE 3  
FRAMELESS GLASS BALUSTRADE FIXED TO  
FACE OF SLAB WITH STAINLESS STEEL FIXINGS
- [BAL4] BALUSTRADE TYPE 4  
PRECAST SOLID SPANDREL  
NATURAL FINISH

- [BWK1] BRICKWORK TYPE 1  
COLOUR AND FINISH SIMILAR TO  
ROSE BLEND

- [CLD1] CLADDING TYPE 1  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSTEM TO MATCH PF1
- [CLD2] CLADDING TYPE 2  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSTEM TO MATCH PF2
- [CLD3] CLADDING TYPE 3  
SANDSTONE CLADDING

- [CON1] PRECAST CONCRETE TYPE 1  
NATURAL FINISH
- [CON2] PRECAST CONCRETE TYPE 2  
CHAMFERED EDGE, NATURAL  
FINISH

- [GC1] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF1
- [GC2] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF2

- [FEN1] FENCE TYPE 1  
VERTICAL METAL FENCE SYSTEM  
FIXED TO SANDSTONE PLANTER WALL  
COLOUR FINISH TO MATCH PCF1
- [FEN2] FENCE TYPE 2  
VERTICAL METAL FENCE SYSTEM  
FIXED TO BRICKWORK/ CONCRETE WALL  
COLOUR FINISH TO MATCH PCF1

- [LV1] LOUVRE TYPE 1  
FIXED HORIZONTAL LOUVRE SYSTEM  
50 X 250MM PROFILE
- [SCN1] SCREEN TYPE 1  
3050MM FIXED HORIZONTAL SCREEN  
50 X 250MM PROFILE
- [SCN2] SCREEN TYPE 2  
FIXED VRV PLANTROOM SCREEN  
50 X 250MM PROFILE
- [SCN3] SCREEN TYPE 3  
FULL HEIGHT FIXED HORIZONTAL  
SCREEN 50 X 250MM PROFILE

- [PCF1] POWDERCOAT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PCF2] POWDERCOAT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX MONUMENT
- [PF1] PAINT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PF2] PAINT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX SHALE GREY

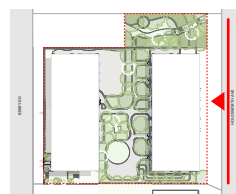
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Notified Architect Nicholas Turner 6055, APR 98-204-054-011

KEYPLAN



Rev 01 Date 10/02/25 Approved by JMC Notes For SSDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Elevations**  
**East Elevation**

Scale  
**1:200 @A1, 50% @A3**

Project No.  
**22050**

Drawn by  
**CCJW/BS**

Status  
**For SSDA Submission**

Dwg No.  
**DA-210-201**

Rev  
**01**

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ELEVATIONS LEGEND:

- [BAL1] BALUSTRADE TYPE 1  
PRECAST SOLID SPANDREL  
COLOUR TO MATCH CONCRETE\_PIGMENTED PINK
- [BAL2] BALUSTRADE TYPE 2  
VERTICAL BRICK BALUSTRADE  
BRICKWORK TO MATCH BWK1
- [BAL3] BALUSTRADE TYPE 3  
FRAMELESS GLASS BALUSTRADE FIXED TO  
FACE OF SLAB WITH STAINLESS STEEL FIXINGS
- [BAL4] BALUSTRADE TYPE 4  
PRECAST SOLID SPANDREL  
NATURAL FINISH

- [BWK1] BRICKWORK TYPE 1  
COLOUR AND FINISH SIMILAR TO  
ROSE BLEND

- [CLD1] CLADDING TYPE 1  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSEM TO MATCH PF1
- [CLD2] CLADDING TYPE 2  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSEM TO MATCH PF2
- [CLD3] CLADDING TYPE 3  
SANDSTONE CLADDING

- [CON1] PRECAST CONCRETE TYPE 1  
NATURAL FINISH
- [CON2] PRECAST CONCRETE TYPE 2  
CHAMFERED EDGE, NATURAL  
FINISH

- [GC1] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF1
- [GC2] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF2

- [FEN1] FENCE TYPE 1  
VERTICAL METAL FENCE SYSTEM  
FIXED TO SANDSTONE PLANTER WALL  
COLOUR FINISH TO MATCH PCF1
- [FEN2] FENCE TYPE 2  
VERTICAL METAL FENCE SYSTEM  
FIXED TO BRICKWORK/ CONCRETE WALL  
COLOUR FINISH TO MATCH PCF1

- [LV1] LOUVRE TYPE 1  
FIXED HORIZONTAL LOUVRE SYSTEM  
50 X 250MM PROFILE
- [SCN1] SCREEN TYPE 1  
3050MM FIXED HORIZONTAL SCREEN  
50 X 250MM PROFILE
- [SCN2] SCREEN TYPE 2  
FIXED VRV PLANTROOM SCREEN  
50 X 250MM PROFILE
- [SCN3] SCREEN TYPE 3  
FULL HEIGHT FIXED HORIZONTAL  
SCREEN 50 X 250MM PROFILE

- [PCF1] POWDERCOAT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PCF2] POWDERCOAT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX MONUMENT
- [PF1] PAINT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PF2] PAINT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX SHALE GREY

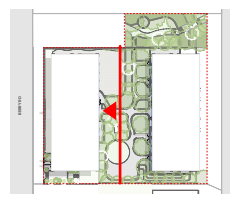
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Notified Architect Nicholas Turner 6055, ABN 96 594 094 971

KEYPLAN



Rev 01 Date 10/27/25 Approved by JMC Notes For SDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Elevations**  
East Internal Elevation

Scale  
**1:200 @A1, 50% @A3**

Project No. **22050** Drawn by **CCJW/BS** North

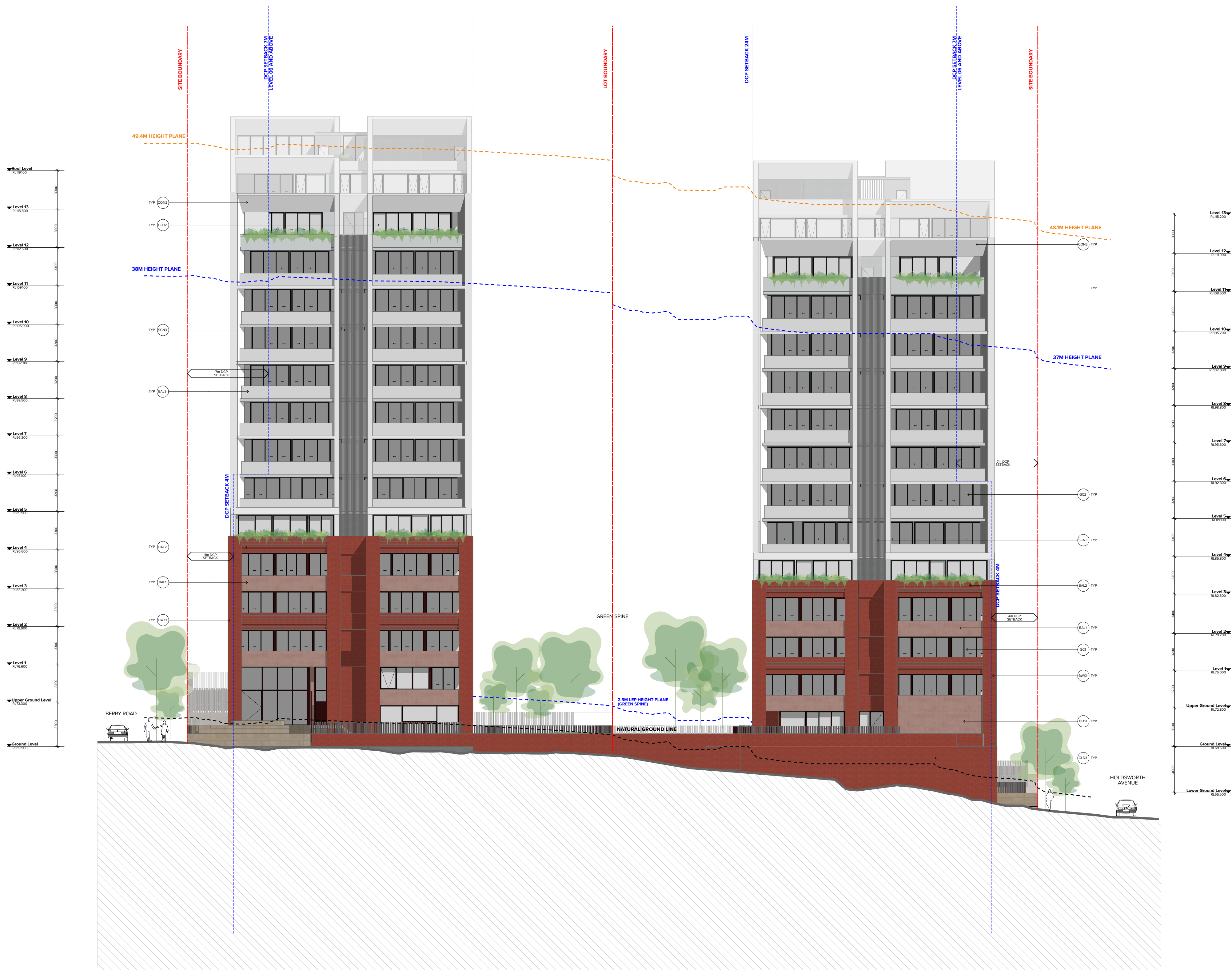
Status **For SDA Submission** Dwg No. **DA-210-202** Rev **01**

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#### ELEVATIONS LEGEND:

- [BAL1] BALUSTRADE TYPE 1  
PRECAST SOLID SPANDREL  
COLOUR TO MATCH CONCRETE\_PIGMENTED PINK
- [BAL2] BALUSTRADE TYPE 2  
VERTICAL BRICK BALUSTRADE  
BRICKWORK TO MATCH BWK1
- [BAL3] BALUSTRADE TYPE 3  
FRAMELESS GLASS BALUSTRADE FIXED TO  
FACE OF SLAB WITH STAINLESS STEEL FIXINGS
- [BAL4] BALUSTRADE TYPE 4  
PRECAST SOLID SPANDREL  
NATURAL FINISH
- [BWK1] BRICKWORK TYPE 1  
COLOUR AND FINISH SIMILAR TO  
ROSE BLEND

- [CLD1] CLADDING TYPE 1  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSTEM TO MATCH PF1
- [CLD2] CLADDING TYPE 2  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSTEM TO MATCH PF2
- [CLD3] CLADDING TYPE 3  
SANDSTONE CLADDING

- [CON1] PRECAST CONCRETE TYPE 1  
NATURAL FINISH
- [CON2] PRECAST CONCRETE TYPE 2  
CHAMFERED EDGE, NATURAL  
FINISH

- [GC1] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF1
- [GC2] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF2

- [FEN1] FENCE TYPE 1  
VERTICAL METAL FENCE SYSTEM  
FIXED TO SANDSTONE PLANTER WALL  
COLOUR FINISH TO MATCH PCF1
- [FEN2] FENCE TYPE 2  
VERTICAL METAL FENCE SYSTEM  
FIXED TO BRICKWORK/ CONCRETE WALL  
COLOUR FINISH TO MATCH PCF1

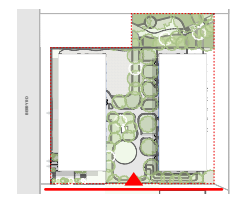
- [LV1] LOUVRE TYPE 1  
FIXED HORIZONTAL LOUVRE SYSTEM  
50 X 250MM PROFILE
- [SCN1] SCREEN TYPE 1  
3050MM FIXED HORIZONTAL SCREEN  
50 X 250MM PROFILE
- [SCN2] SCREEN TYPE 2  
FIXED VRV PLANTROOM SCREEN  
50 X 250MM PROFILE
- [SCN3] SCREEN TYPE 3  
FULL HEIGHT FIXED HORIZONTAL  
SCREEN 50 X 250MM PROFILE

- [PCF1] POWDERCOAT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PCF2] POWDERCOAT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX MONUMENT
- [PF1] PAINT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PF2] PAINT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX SHALE GREY

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CLIENT  
**BARINGS**  
Level 19/60 Castlereigh Street,  
Sydney NSW 2000  
Australia

#### KEYPLAN



Rev 01 Date 10/27/25 Approved by JMC Notes For SSDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Elevations**  
South Elevation

Scale  
**1:200 @A1, 50% @A3**

Project No.  
**22050**

Drawn by  
**CCJOW/BS**

Status  
**For SSDA Submission**

Dwg No.  
**DA-210-301**

Rev  
**01**

**TURNER**

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F +61 2 8558 0088  
turner@tda.com.au





ELEVATIONS LEGEND:

- [BAL1] BALUSTRADE TYPE 1  
PRECAST SOLID SPANDREL  
COLOUR TO MATCH CONCRETE\_PIGMENTED PINK
- [BAL2] BALUSTRADE TYPE 2  
VERTICAL BRICK BALUSTRADE  
BRICKWORK TO MATCH BWK1
- [BAL3] BALUSTRADE TYPE 3  
FRAMELESS GLASS BALUSTRADE FIXED TO  
FACE OF SLAB WITH STAINLESS STEEL FIXINGS
- [BAL4] BALUSTRADE TYPE 4  
PRECAST SOLID SPANDREL  
NATURAL FINISH

- [BWK1] BRICKWORK TYPE 1  
COLOUR AND FINISH SIMILAR TO  
ROSE BLEND

- [CLD1] CLADDING TYPE 1  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSTEM TO MATCH PF1
- [CLD2] CLADDING TYPE 2  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSTEM TO MATCH PF2
- [CLD3] CLADDING TYPE 3  
SANDSTONE CLADDING

- [CON1] PRECAST CONCRETE TYPE 1  
NATURAL FINISH
- [CON2] PRECAST CONCRETE TYPE 2  
CHAMFERED EDGE, NATURAL  
FINISH

- [GC1] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF1
- [GC2] GLASS, CLEAR, TYPE 1  
ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF2

- [FEN1] FENCE TYPE 1  
VERTICAL METAL FENCE SYSTEM  
FIXED TO SANDSTONE PLANTER WALL  
COLOUR FINISH TO MATCH PCF1
- [FEN2] FENCE TYPE 2  
VERTICAL METAL FENCE SYSTEM  
FIXED TO BRICKWORK/ CONCRETE WALL  
COLOUR FINISH TO MATCH PCF1

- [LV1] LOUVRE TYPE 1  
FIXED HORIZONTAL LOUVRE SYSTEM  
50 X 250MM PROFILE
- [SCN1] SCREEN TYPE 1  
3050MM FIXED HORIZONTAL SCREEN  
50 X 250MM PROFILE
- [SCN2] SCREEN TYPE 2  
FIXED VRV PLANTROOM SCREEN  
50 X 250MM PROFILE
- [SCN3] SCREEN TYPE 3  
FULL HEIGHT FIXED HORIZONTAL  
SCREEN 50 X 250MM PROFILE

- [PCF1] POWDERCOAT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PCF2] POWDERCOAT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX MONUMENT
- [PF1] PAINT FINISH TYPE 1  
COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
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COLOUR & FINISH SIMILAR TO  
DULUX SHALE GREY

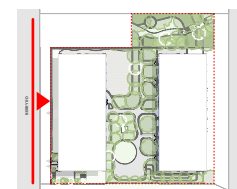
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CLIENT  
**BARINGS**

Level 19/60 Castlereigh Street,  
Sydney NSW 2000  
Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Nominated Architect Nicholas Turner 6055, ABN 96 594 094 911

KEYPLAN



Rev 01 Date 10/07/25 Approved by JMC Notes For SDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Elevations**  
**West Elevation**

Scale  
**1:200 @A1, 50% @A3**

Status  
**For SDA Submission**

Project No.  
**22050**

Dwg No.  
**DA-210-401**

Drawn by  
**CCJW/BS**

Rev  
**01**

North

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ELEVATIONS LEGEND:

- [BAL1] BALUSTRADE TYPE 1  
PRECAST SOLID SPANDREL  
COLOUR TO MATCH CONCRETE\_PIGMENTED PINK
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VERTICAL BRICK BALUSTRADE  
BRICKWORK TO MATCH BWK1
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FACE OF SLAB WITH STAINLESS STEEL FIXINGS
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NATURAL FINISH

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ROSE BLEND

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PANEL SYSTEM TO MATCH PF1
- [CLD2] CLADDING TYPE 2  
COMPRESSED FIBRE CEMENT (CFC)  
PANEL SYSTEM TO MATCH PF2
- [CLD3] CLADDING TYPE 3  
SANDSTONE CLADDING

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NATURAL FINISH
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CHAMFERED EDGE, NATURAL  
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FRAME FINISH TO MATCH PCF1
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ALUMINIUM FRAMING SYSTEM  
FRAME FINISH TO MATCH PCF2

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COLOUR FINISH TO MATCH PCF1
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VERTICAL METAL FENCE SYSTEM  
FIXED TO BRICKWORK/ CONCRETE WALL  
COLOUR FINISH TO MATCH PCF1

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FIXED HORIZONTAL LOUVRE SYSTEM  
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3050MM FIXED HORIZONTAL SCREEN  
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FIXED VRV PLANTROOM SCREEN  
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COLOUR & FINISH SIMILAR TO  
DULUX FLAME RED
- [PF2] PAINT FINISH TYPE 2  
COLOUR & FINISH SIMILAR TO  
DULUX SHALE GREY

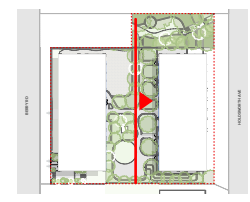
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CLIENT  
**BARINGS**

Level 19/60 Castlereigh Street,  
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Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6055, APN 98-294-294-911

KEYPLAN



Rev 01 Date 10/27/25 Approved by JMC Notes For SSDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Elevations**  
West Internal Elevation

Scale  
**1:200 @A1, 50% @A3**

Project No. **22050** Drawn by **CCJOW/BS** North

Status **For SSDA Submission** Dwg No. **DA-210-402** Rev **01**

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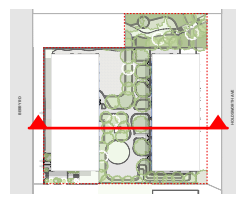
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CLIENT  
**BARINGS**

Level 19/60 Castlereigh Street,  
Sydney NSW 2000  
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476  
Notified And Notified Nicholas Turner 6055, ABN 96 594 094 811

KEYPLAN



Rev 01 Date 27/10/2025 Approved by JMC Notes For SDA Submission

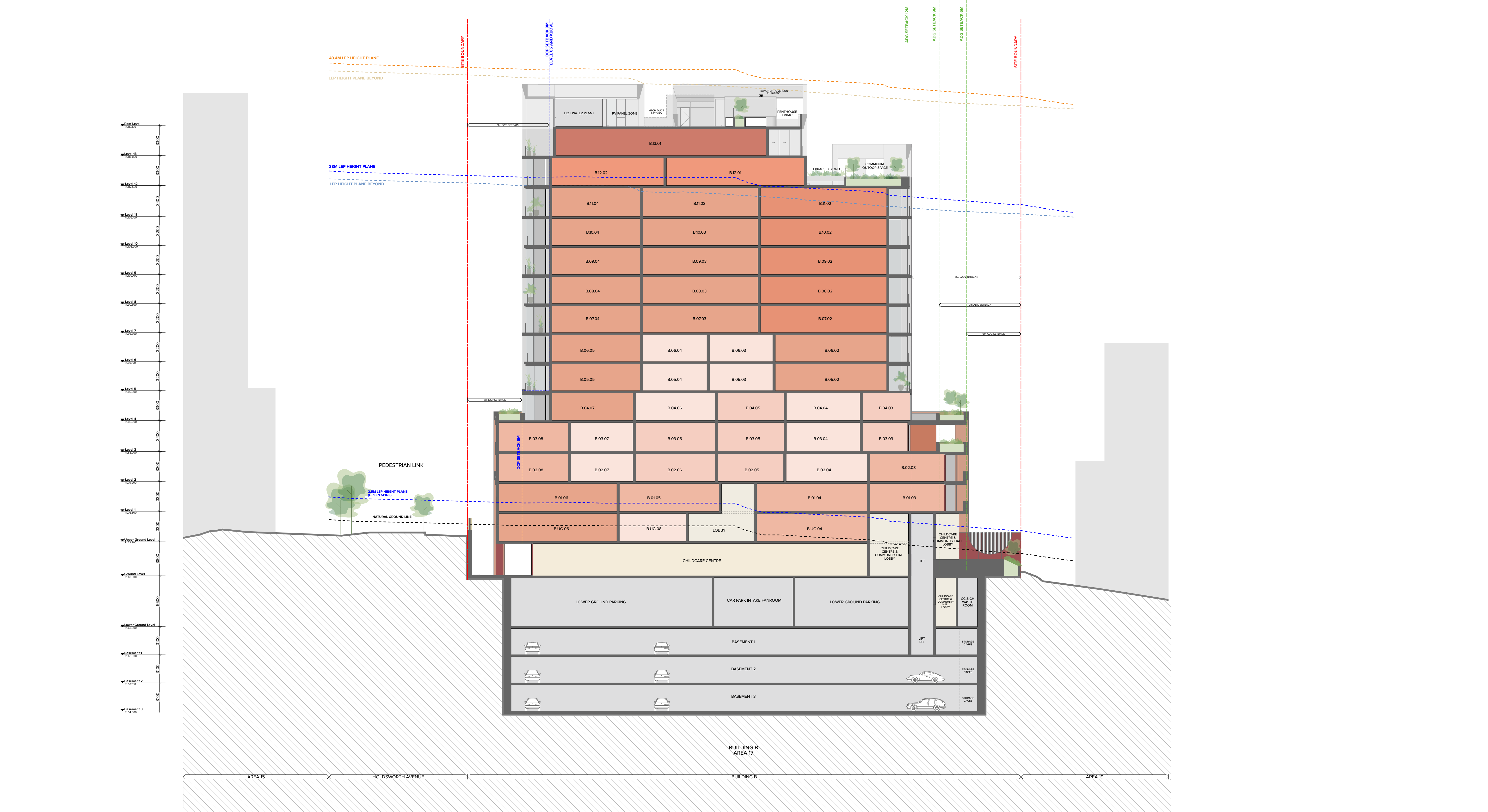
Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia  
Drawing Title  
**GA Sections**  
**Section AA**

Scale  
**1:200 @A1, 50% @A3**  
Status  
**For SDA Submission**  
Project No.  
**22050**  
Dwg No.  
**DA-310-101**  
Drawn by  
**PS/CC/BS**  
Rev  
**01**

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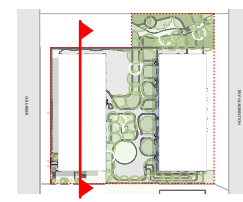
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6055, APR 98 594 394 911

CLIENT  
**BARINGS**

Level 19/60 Castlereigh Street,  
Sydney NSW 2000  
Australia

KEYPLAN



Rev 01 Date 27/10/2025 Approved by JMC Notes For SSDA Submission

Project Title  
**Berry Holdsworth**  
12-20 Berry Road, St Leonards NSW 2065, Australia

Drawing Title  
**GA Sections**  
Section CC

Scale  
**1:200 @A1, 50% @A3**  
Status  
**For SSDA Submission**

Project No.  
**22050**  
Dwg No.  
**DA-310-301**

Drawn by  
**PS/CC/BS**  
Rev  
**01**

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# Appendix B - Site Survey



LEGEND

- BUILDING/STRUCTURE
- BENCH MARK
- BOUNDARY
- FENCE
- GARDEN
- OVERHEAD CABLES
- POWER POLE
- RIDGE
- TOP OF GUTTER
- WATER METER
- SHRUB/SMALL PLANT
- STORMWATER PIT
- SEWER MANHOLE
- SEWER INSPECTION OPENING
- TELSTRA PIT
- HYDRANT
- GAS
- FL=FLOOR LEVEL GF=GROUND FLOOR FF=FIRST FLOOR
- GL=GROUND LEVEL D=DIAMETER S=SPREAD H=HEIGHT
- H=WINDOW HEAD S=WINDOW SILL
- UNDERGROUND ELECTRICAL CALBES
- UNDERGROUND GAS PIPES
- UNDERGROUND SEWER PIPES
- UNDERGROUND TELSTRA CABLES
- UNDERGROUND WATER PIPES

I, Aaron Fleury, a surveyor registered under the [Surveying and Spatial Information Act 2002](#), certify that this plan, report or diagram has been prepared in accordance with the [Surveying and Spatial Information Regulation 2024](#), section 45.

Signature

Dated:  
Address: 26/35 Old Northern Road, Baulkham Hills NSW 2153  
Name of firm: Pinnacle Land Surveyors  
Surveyor identification no 8770

Total Site Area: 5015.6m<sup>2</sup>

NOTES:  
0.5m AND 1m CONTOURS SHOWN.

THIS PLAN IS PREPARED FOR DETAIL AND LEVEL PURPOSES ONLY AND THE INFORMATION SHOWN ON THIS PLAN MUST NOT BE USED FOR CONSTRUCTION SETOUT.

BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED (OR DEFINED) BY SURVEY

THIS SURVEY IS LIMITED TO THOSE PARTS OF THE SUBJECT BUILDING AND OTHER IMPROVEMENTS THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY.

ANY STRUCTURES RELATED TO PHYSICAL FEATURES SUCH AS BUILDINGS, POOLS, DRIVEWAYS, TREES, WALLS AND STAIRS MUST BE CONFIRMED PRIOR TO FINAL DESIGN.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED AND NO DBYD INFORMATION HAS BEEN INVESTIGATED, ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NEIGHBOURING HOUSES, ROOF POSITIONS, RIDGE POSITIONS AND WINDOW DETAILS ARE APPROXIMATE ONLY.

ORIGIN OF RL'S: SSM 74341 - RL 76.44 (AHD)



PINNACLE LAND SURVEYORS PTY LTD  
MAIL: PO Box 112  
Baulkham Hills NSW 2153  
ADDRESS: Suite 26, Level 1  
35 Old Northern Road,  
Baulkham Hills NSW 2153  
PHONE: (02) 9686 2548  
FAX: (02) 9844 5445  
EMAIL: office@pinnaclelandsurveyors.com.au



PROJECT : DETAIL AND LEVEL SURVEY  
AT No. 12-20 BERRY RD AND,  
11-19 HOLDSWORTH AVE,  
ST LEONARDS

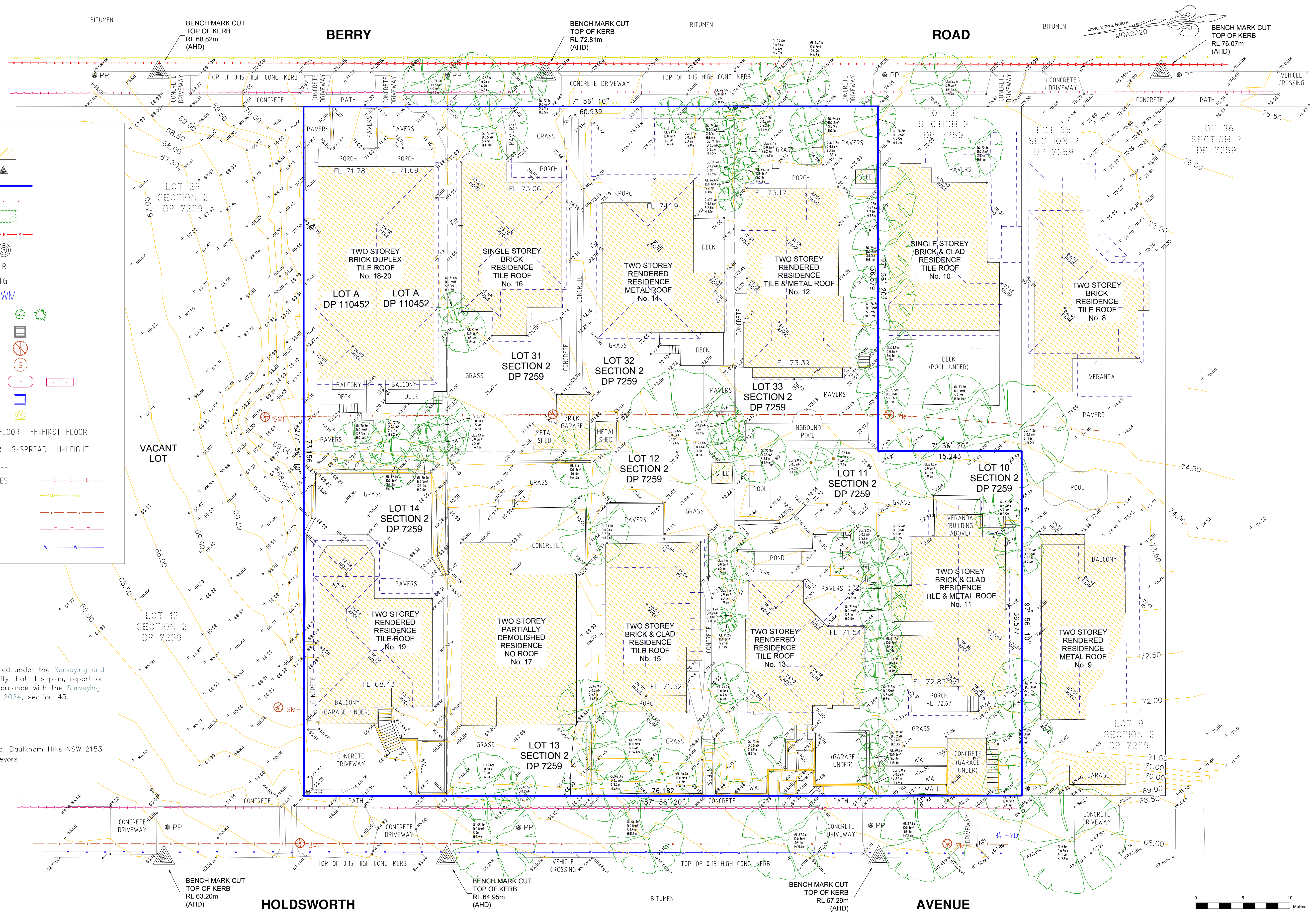
CLIENT : BARINGS C/O ESSENCE

SHEET 1 OF 2

DRAWING No. : 1920DET

JOB REF : 1920

DATE : 20 June 2025



0 5 10 Meters  
SCALE: 1:200 (A1)  
SCALE: 1:400 (A3)

A1





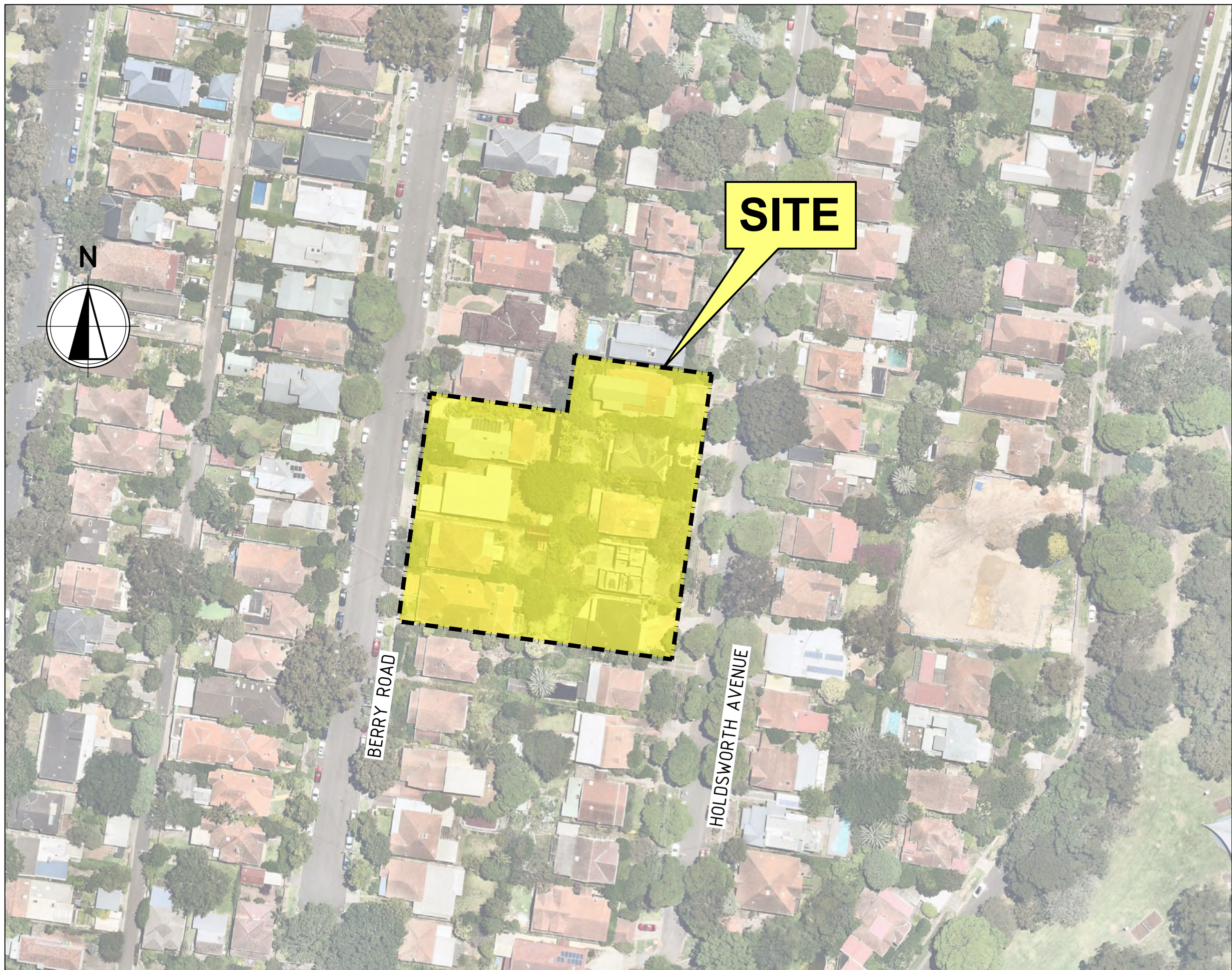


# Appendix C - Civil Plans



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

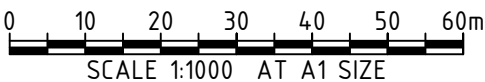
LGA: LANE COVE COUNCIL  
DEVELOPMENT APPLICATION ISSUE



| DRAWING INDEX |                                              |
|---------------|----------------------------------------------|
| 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         |

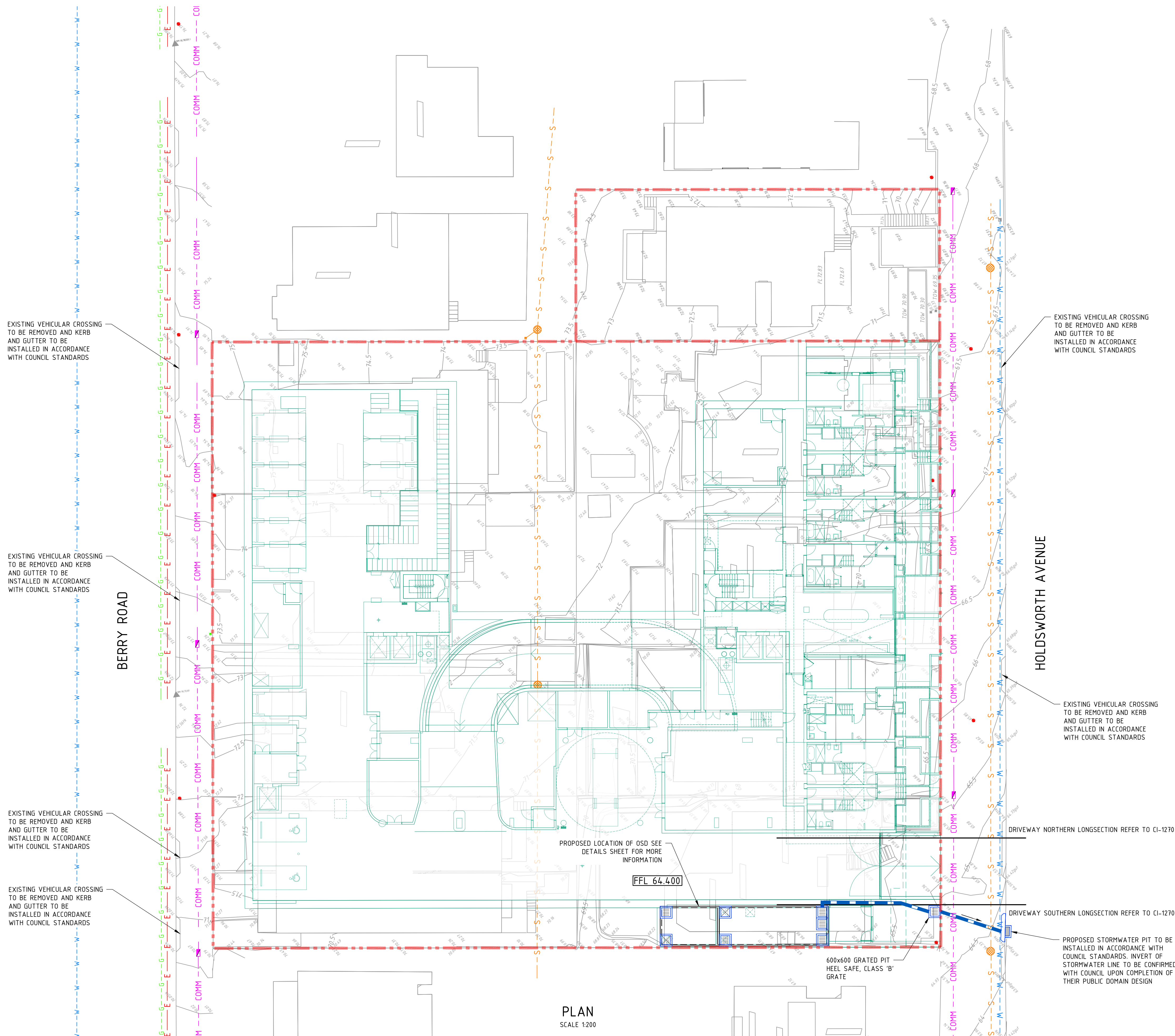
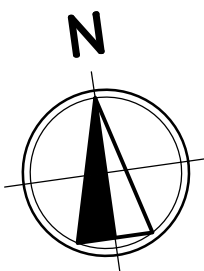


LOCALITY PLAN  
SCALE 1:1000



|  |  |  |  |  |  |  |  |        |  |  |  |                                                                                       |  |  |  |                                                                                                                   |  |  |  |                                                                                       |  |  |  |                                                                                    |  |  |  |                                                        |  |  |  |                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  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|  |  |  |  |  |  |  |  |        |  |  |  |                                                                                       |  |  |  | Sydney Office —<br>L2, 8 Windmill St<br>Sydney NSW 2000<br>P / +61 2 9770 3300 E / info@bgeeng.com<br>bgeeng.com— |  |  |  |                                                                                       |  |  |  | 12-20 BERRY ROAD &<br>11-19 HOLDSWORTH AVENUE<br>ST LEONARDS, NSW, 2065, AUSTRALIA |  |  |  | ISSUED FOR APPROVAL<br>NOT TO BE USED FOR CONSTRUCTION |  |  |  | COVER SHEET,<br>LOCALITY PLAN<br>AND DRAWING INDEX |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  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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.

| 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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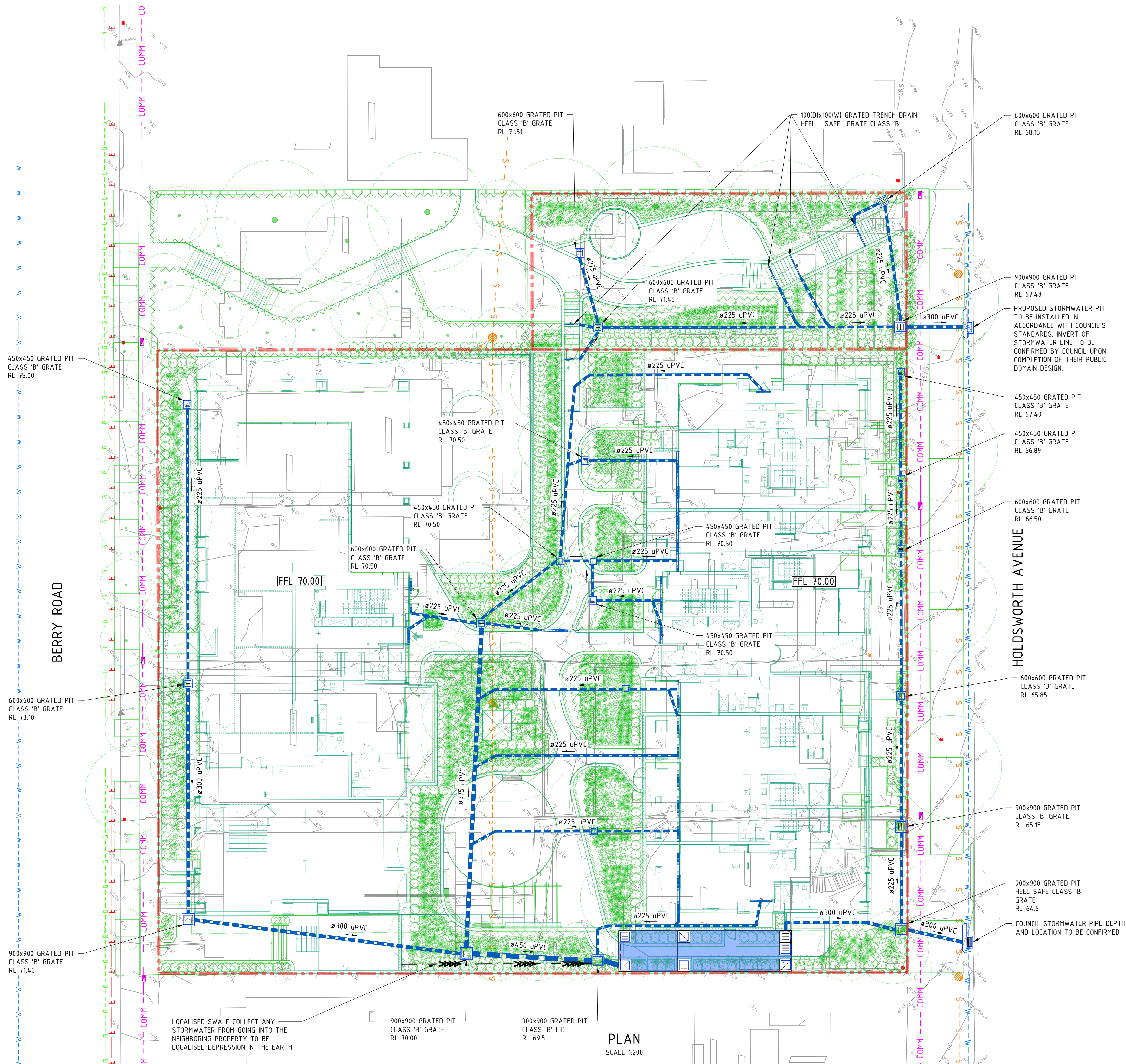
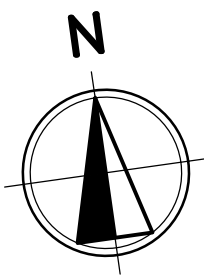


PROJECT  
12-20 BERRY ROAD &  
11-19 HOLDSWORTH AVENUE  
ST LEONARDS, NSW, 2065, AUSTRALIA

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

| TITLE                               |             |      |
|-------------------------------------|-------------|------|
| SITWORKS AND DRAINAGE<br>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

## EXISTING SERVICES

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

## NOTES

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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 |      |             |

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BG  
&E

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

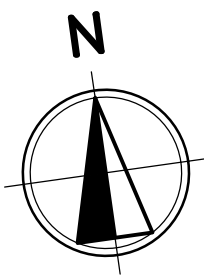
| STATUS                          |                   |         |          |
|---------------------------------|-------------------|---------|----------|
| ISSUED FOR APPROVAL             |                   |         |          |
| NOT TO BE USED FOR CONSTRUCTION |                   |         |    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

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









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 m<sup>2</sup>
- PAVED AREA (UNTREATED) CATCHMENT 140 m<sup>2</sup>
- PAVED AREA (TREATED) CATCHMENT 1760 m<sup>2</sup>
- PAVED AREA (PARK) CATCHMENT 105 m<sup>2</sup>
- LANDSCAPE (TREATED) CATCHMENT 1525 m<sup>2</sup>
- LANDSCAPE (UNTREATED) CATCHMENT 65 m<sup>2</sup>
- LANDSCAPE (PARK) CATCHMENT 450 m<sup>2</sup>
- DRIVEWAY CATCHMENT 22.5 m<sup>2</sup>
- TOTAL SITE 5015.5 m<sup>2</sup>

### WATER QUALITY FOR DEVELOPMENT

4458.5 m<sup>2</sup>

- 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 m<sup>2</sup>

- 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



| REV       | DATE     | DESCRIPTION                     | REV       | DATE | DESCRIPTION |
|-----------|----------|---------------------------------|-----------|------|-------------|
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| REV       | DATE     | DESCRIPTION                     | RVD       | REV  | DATE        |
| REVISIONS |          |                                 | REVISIONS |      |             |

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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   | PROJECT No. |
| AHD   | GDA2020<br>MGA-56 | 1:200   | S22192      |

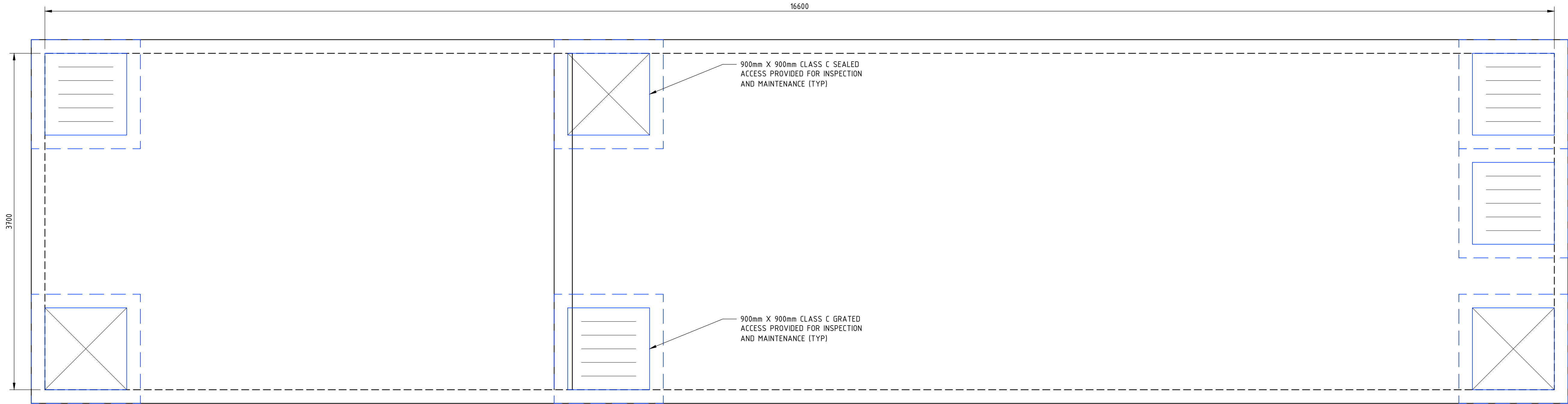
TITLE  
**DRAINAGE CATCHMENT  
PLAN**

| DRAWING No. | REV. |
|-------------|------|
| CI-0300     | C    |



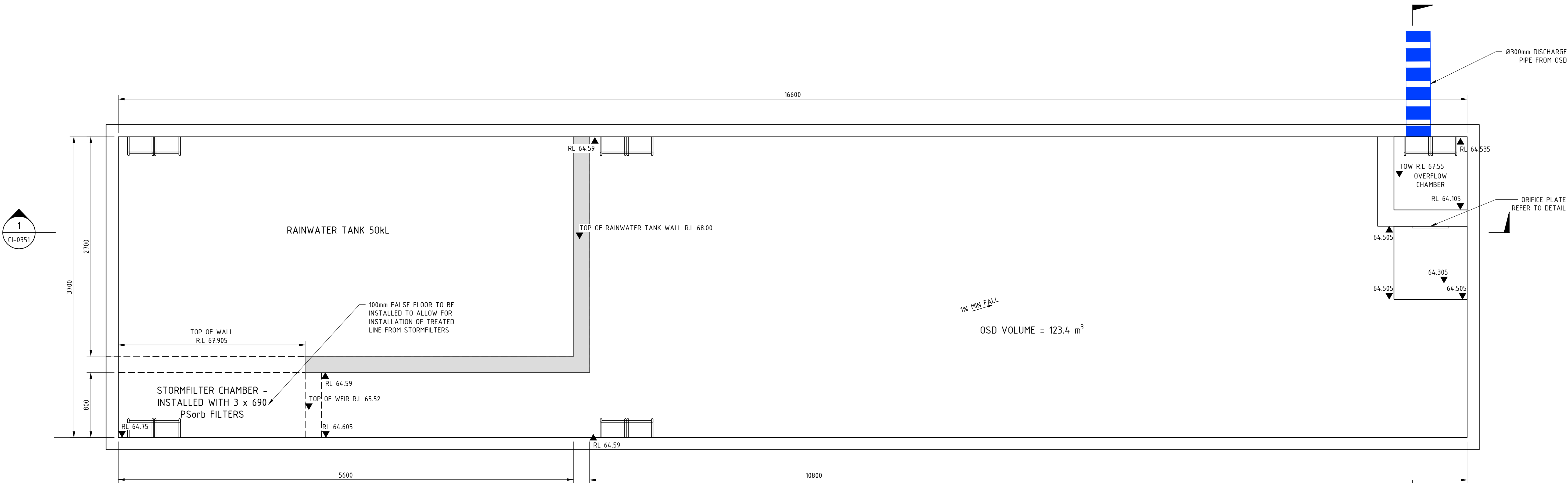
NOTES

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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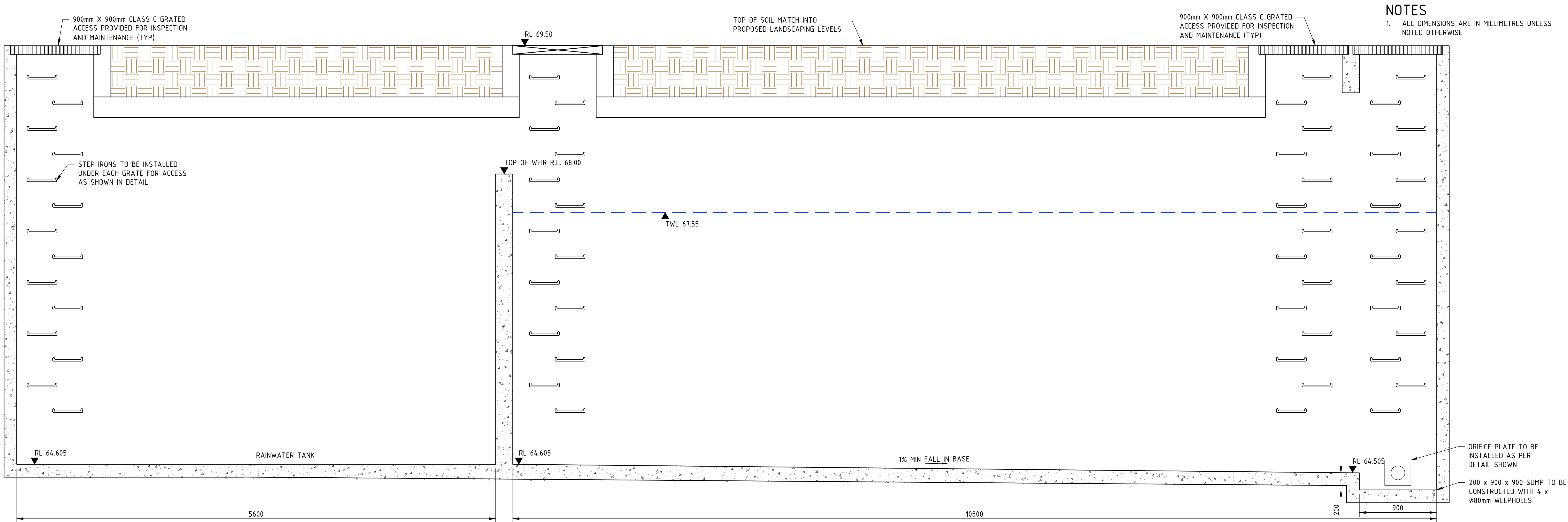
BG  
&E

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

| STATUS                          |                   |         |          |
|---------------------------------|-------------------|---------|----------|
| ISSUED FOR APPROVAL             |                   |         |          |
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| DRAWN                           | DESIGNED          | CHECKED | APPROVED |
| SR                              | SM                | SH      | SH       |
| DATUM                           | GRID              | SCALE   |          |
| AHD                             | GDA2020<br>MGA-56 | 1:25    |          |

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





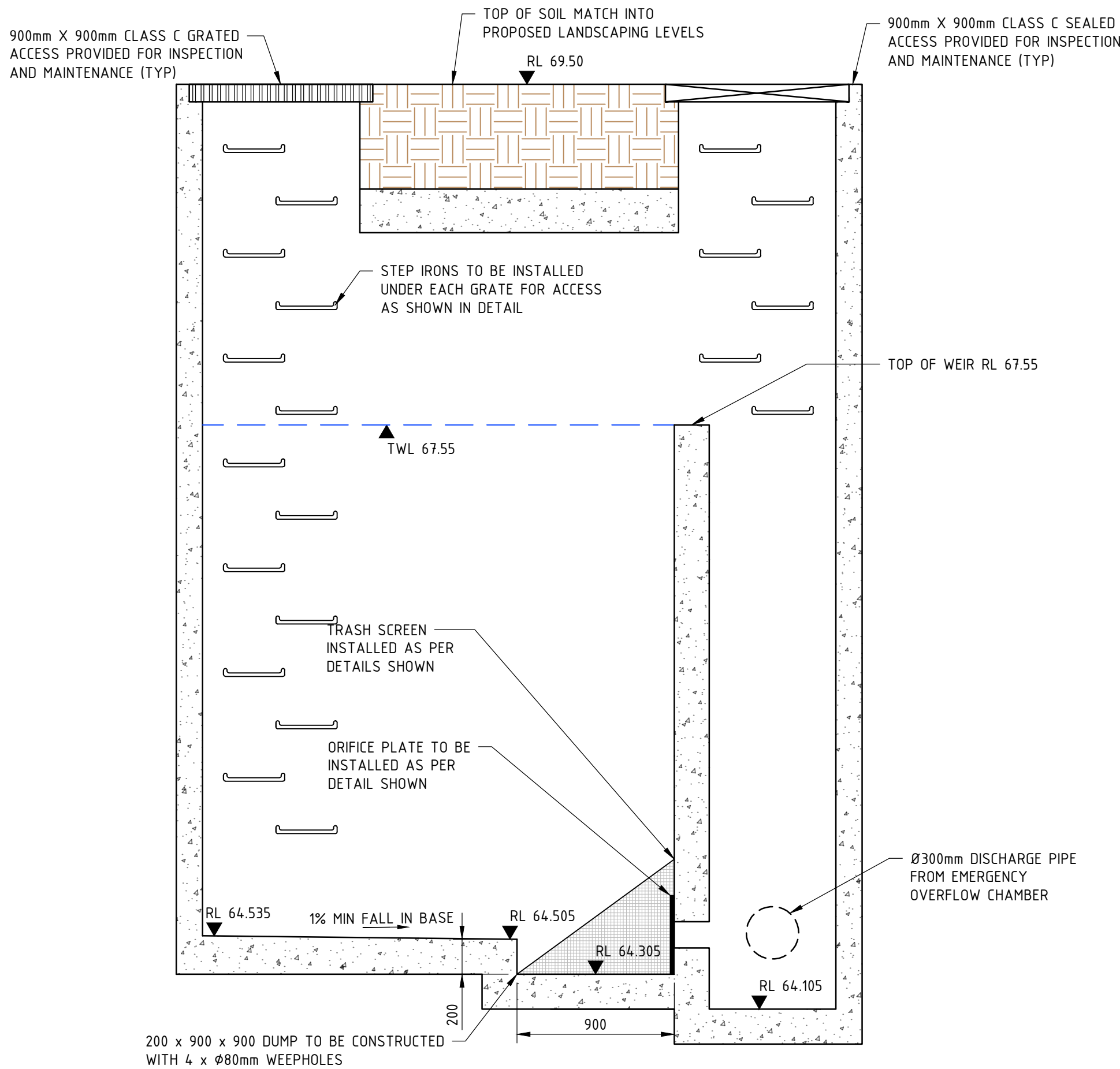
NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE

SECTION 1

SCALE 1:25

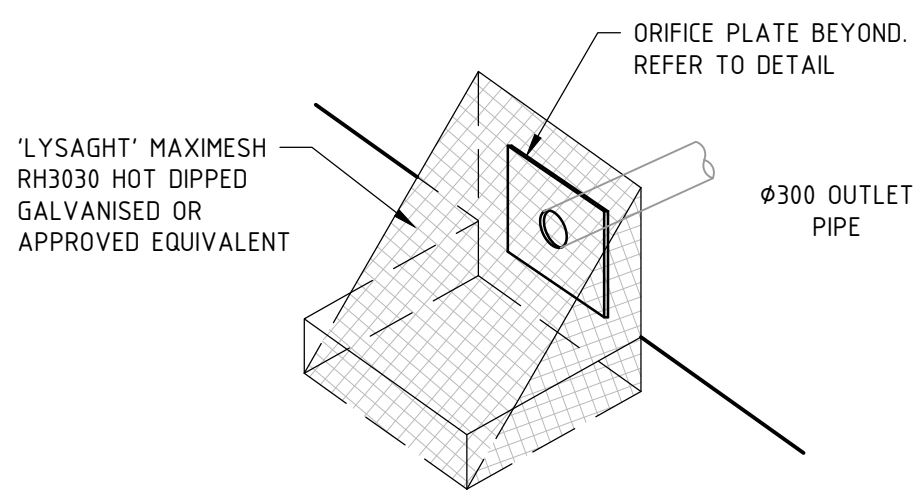
CI-0350



SECTION 2

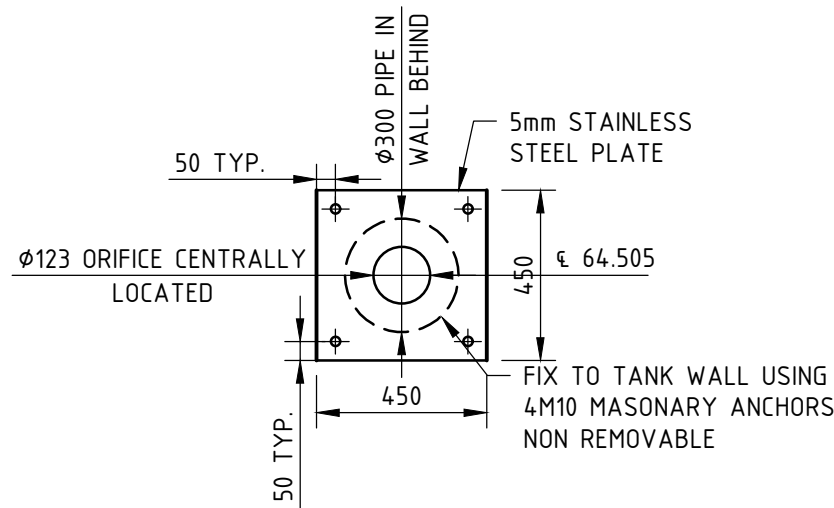
SCALE 1:25

CI-0350



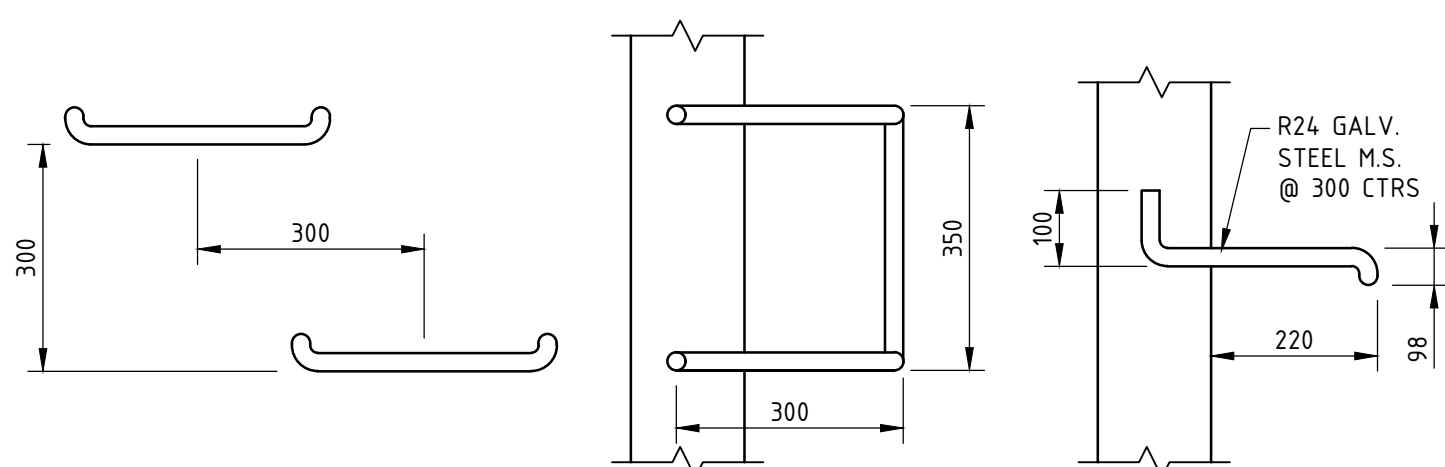
TRASH SCREEN DETAIL

N.T.S.



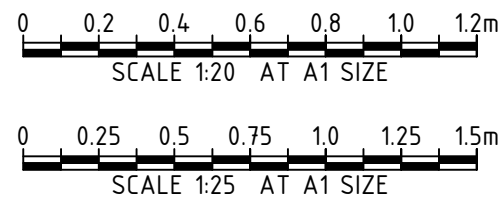
150 ORIFICE PLATE DETAIL

SCALE 1:20



TYPICAL STEP IRON DETAILS

N.T.S.



| REV | DATE     | DESCRIPTION                     | RVD | REV | DATE | DESCRIPTION | RVD |
|-----|----------|---------------------------------|-----|-----|------|-------------|-----|
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| REV | DATE     | DESCRIPTION                     | RVD | REV | DATE | DESCRIPTION | RVD |

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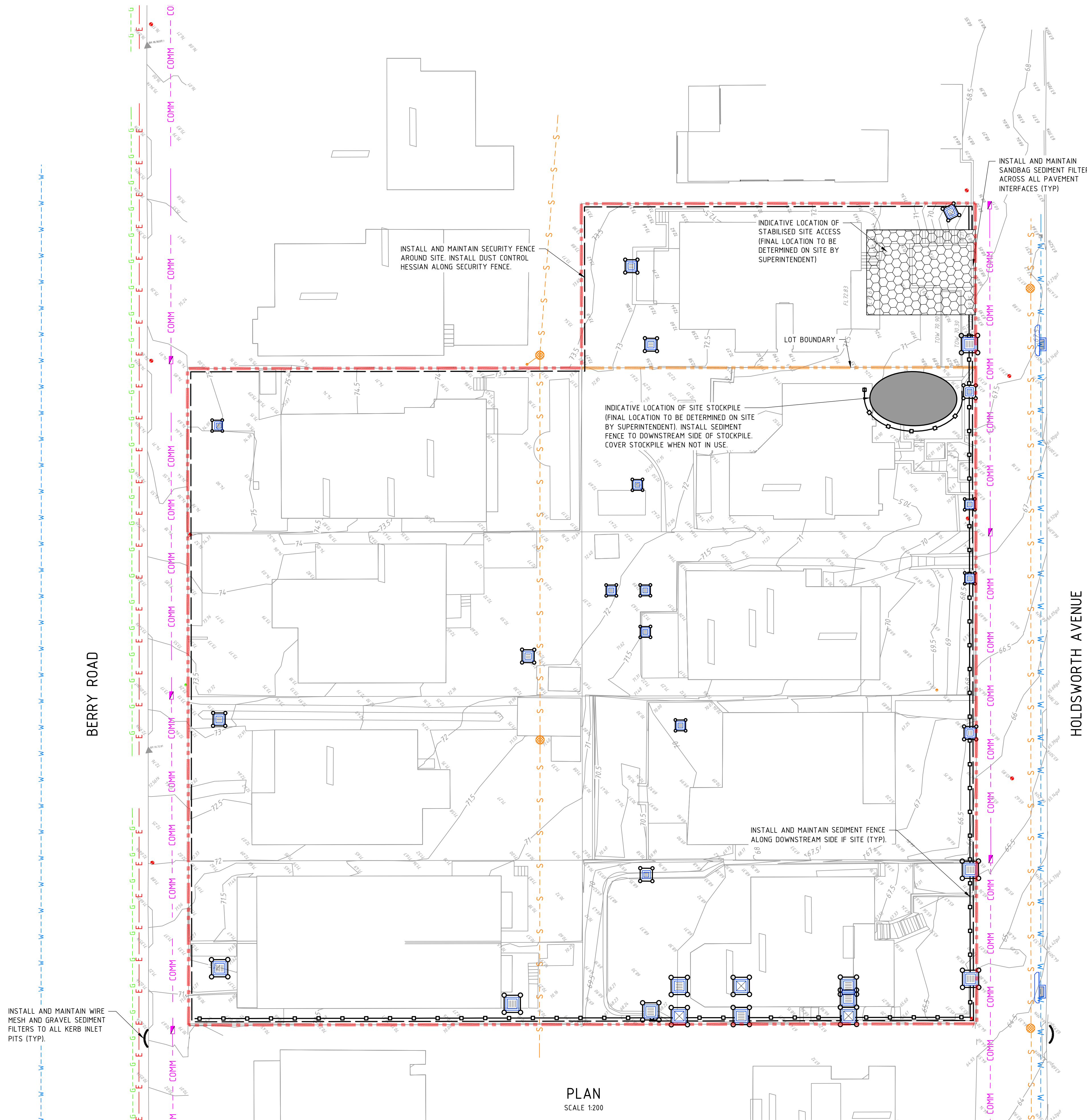
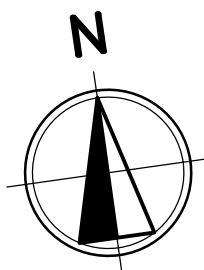
BG  
&E

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                           | DESIGNED          | CHECKED  | APPROVED |
| SR                              | SM                | SH       | SH       |
| DATUM                           | GRID              | SCALE    |          |
| AHD                             | GDA2020<br>MGA-56 | AS SHOWN |          |

| TITLE                       |             |      |
|-----------------------------|-------------|------|
| OSD SECTIONS<br>AND DETAILS |             |      |
| PROJECT No.                 | DRAWING No. | REV. |
| S22192                      | CI-0351     | C    |

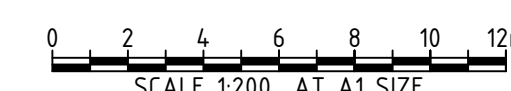




- LEGEND**
- SITE BOUNDARY
  - LOT BOUNDARY
  - SURVEY
  - ARCHITECTURAL
  - PROPOSED GRATED INLET/JUNCTION PIT
  - GEOTEXTILE INLET FILTER
  - STABILISED SITE ACCESS
  - SEDIMENT FENCE
  - SECURITY FENCE
  - SUGGESTED TEMPORARY STOCKPILE LOCATION
  - MESH & GRAVEL INLET FILTER

- 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.



PLAN  
SCALE 1:200

| REV | DATE     | DESCRIPTION                     | REVISIONS |
|-----|----------|---------------------------------|-----------|
| 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 | REVISIONS |
|-----|------|-------------|-----------|
| REV | DATE | DESCRIPTION | RVD       |



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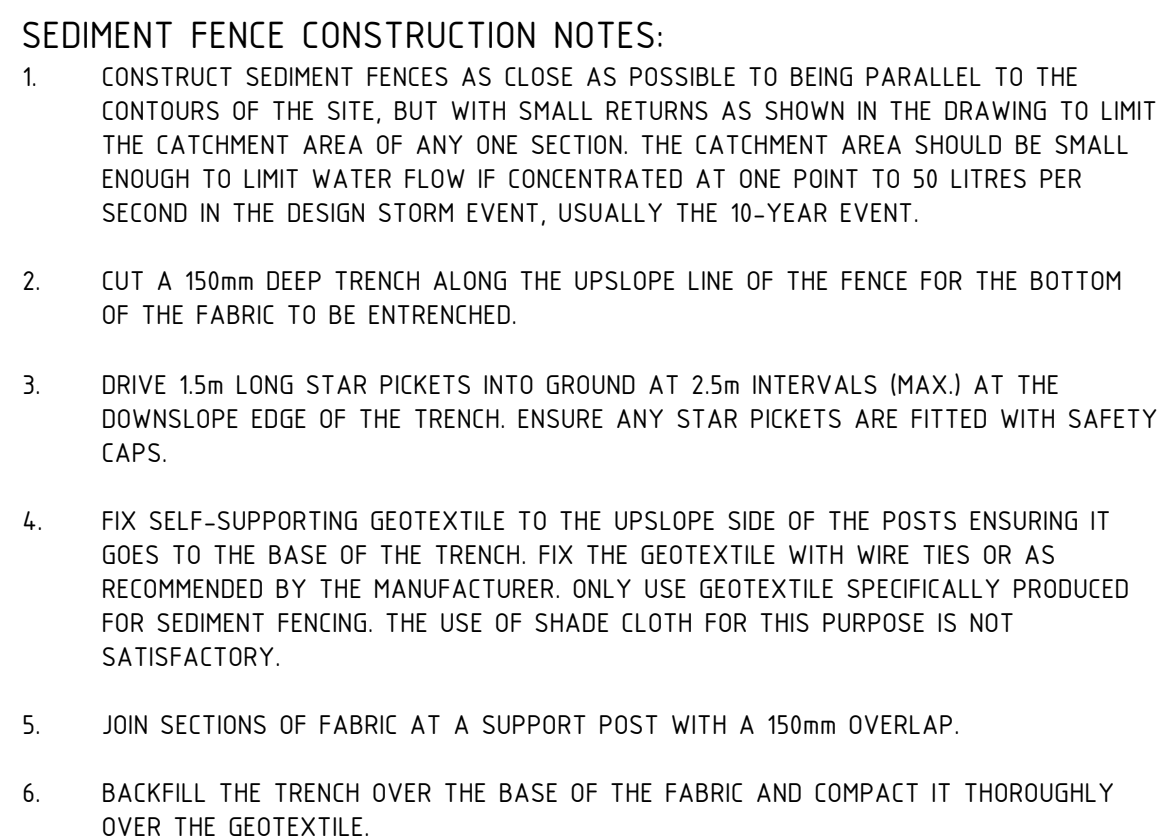


**12-20 BERRY ROAD &  
11-19 HOLDSWORTH AVENUE**  
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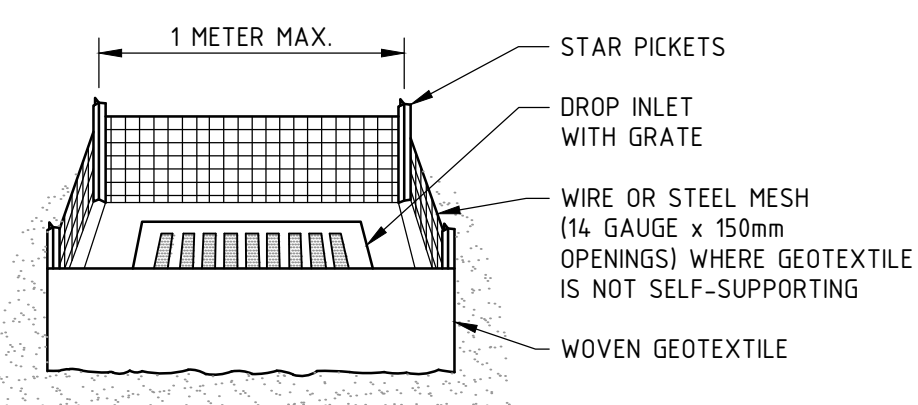
| ISSUED FOR APPROVAL<br>NOT TO BE USED FOR CONSTRUCTION |                           |                |                |
|--------------------------------------------------------|---------------------------|----------------|----------------|
| DRAWN<br>SR                                            | DESIGNED<br>SM            | CHECKED<br>SH  | APPROVED<br>SH |
| DATUM<br>AHD                                           | GRID<br>GDA2020<br>MGA-56 | SCALE<br>1:200 | AT A1 SIZE     |

| EROSION AND SEDIMENT<br>CONTROL PLAN |                        |           |
|--------------------------------------|------------------------|-----------|
| PROJECT No.<br>S22192                | DRAWING No.<br>CI-0700 | REV.<br>C |





## SCALE N.T.S.



# BARINGS

Level 7 ONE Oxford Street  
Darlinghurst NSW 2000  
AUSTRALIA



|                       |                        |
|-----------------------|------------------------|
| PROJECT No.<br>S22192 | DRAWING No.<br>CI-0710 |
|-----------------------|------------------------|



# Appendix D - OSD Tank Detention Calculation Sheet



## Appendix 13 – OSD Checklist for DA Submission

### ON-SITE STORMWATER DETENTION CHECKLIST

This form is to be used to determine if OSD will be required for residential developments and must be completed before the submission of any application.



#### PART A. Address and type of proposed development

Street No. .... Street Name **12-20 Berry Road & 11-19 Holdsworth Ave**  
 Lot No. .... DP No. .... Suburb **St Leonards South**

Type of development (tick relevant box).

- |                                                      |                                                                                       |
|------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> Duplex Residential Building | <input checked="" type="checkbox"/> Multiple Occupancy Residential (villa, flats etc) |
| <input type="checkbox"/> Extensions                  | <input type="checkbox"/> Single Residential                                           |
| <input type="checkbox"/> Commercial                  | <input type="checkbox"/> Garages                                                      |
| <input type="checkbox"/> Other.....                  |                                                                                       |

#### PART B. Exemption for discharge directly to Lane Cove River

Is the site within the designated exclusion zone along the foreshore of the Lane Cove River. (tick one only).  
 (Confirm with Council's Urban Services Division).

- ☒ No ☐ Yes

If yes, OSD is not required, If no go to part C

#### PART C. Exemption for minimum allowable size of site impervious area

- |                                                                                    |                |
|------------------------------------------------------------------------------------|----------------|
| (a) Site Area .....                                                                | m <sup>2</sup> |
| (b) Existing impervious area to be removed .....                                   | m <sup>2</sup> |
| (c) Existing impervious to be retained .....                                       | m <sup>2</sup> |
| (d) Proposed new impervious area:                                                  |                |
| (d1) Roof area .....                                                               | m <sup>2</sup> |
| (d2) Driveways .....                                                               | m <sup>2</sup> |
| (d3) Other paved area .....                                                        | m <sup>2</sup> |
| (d4) Supplementary areas (i.e Pervious paving area x 25%) .....                    | m <sup>2</sup> |
| (e) Total proposed NEW impervious area (d1) + (d2) + (d3) + (d4) = .....           | m <sup>2</sup> |
| (f) Total post development impervious area (c) + (d1) + (d2) + (d3) + (d4) = ..... | m <sup>2</sup> |
| (g) Post development impervious area (f) x 100 / (a) = .....                       | %              |

OSD will not be required if one or more of the following are satisfied

- ☐ (e) is less than 50m<sup>2</sup> increase in site cover and (f) is less than 65% of the total site area.  
 (only applicable for alterations and additions)
- ☐ (g) is less than 35% of site area

**Note:** If OSD is not required, then the collected stormwater runoff is to be directed to a 600x600mm environmental pollution control pit with sediment collection sump and drainage filter, prior to discharging to an approved outlet. The control pit is to be designed as a gross pollutant trap to remove pollutants from the stormwater flow.

#### PART D. Special Consideration

Where the applicant believes that special consideration should be given for exemption from OSD, even though Parts A, B, C, or D are not satisfied, they may request exemption from OSD. Consideration may only be given on reasonable grounds and should be discussed with Council's Development Engineer.



## Appendix 14 – OSD Calculation Sheet



### ON-SITE DETENTION CALCULATION SHEET

DEVELOPMENT TYPE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Site Area (m<sup>2</sup>) 4,458.5 (A)Total Impervious Area (roofs, driveways, hardstand etc) (m<sup>2</sup>) 2,868.5 (B)Total Area draining to the Storage Facility (m<sup>2</sup>) (impervious and pervious areas) 4,253.5 (C)New Impervious Area bypassing the Storage Facility 131.5 (D)

$$\frac{(B)+(D)}{(B)} = \underline{1.05} \quad (E)$$

cannot be greater than 1.25.

**Permitted Site Discharge (PSD) rate per m<sup>2</sup>**If (D) = 0 then PSD = 0.014 l/sec/m<sup>2</sup>If (D) ≠ 0 then PSD = 0.014x(E)<sup>-1.37</sup> l/sec/m<sup>2</sup> 0.01309 (F)**PERMITTED SITE DISCHARGE** (l/s) (C) x (F)55.68 l/s**Storage Volume per m<sup>2</sup>**(G) = 0.0255 m<sup>3</sup>/m<sup>2</sup> for all Catchments0.0255 (G)**SITE STORAGE REQUIREMENT** (m<sup>3</sup>) ((C) + (D)) x (G)111.81 m<sup>3</sup>**OUTLET CONTROL - using a Sharp Edged Orifice Plate**Height Difference between top water level and Centre of Orifice (m) 3 (H)**ORIFICE DIAMETER** (mm)

$$\underline{123 \text{ mm}} = 21.9 \sqrt{\frac{PSD}{\sqrt{H}}}$$

Should pipe and pit losses be used to control outflow, the calculations are to be attached.



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