

Project Mars Data Centre 12 Mars Road, Lane Cove West Stormwater Report

Prepared for Goodman Property Services Australia Pty Ltd (GPSA)

December 2025
Project Number S24248
Version B



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Document Control				
Revision	Date	Prepared	Reviewed	Approved
A	10/04/2025	Naomi Honan	Stephen Hazlewood	Stephen Hazlewood
B	05/12/2025	Naomi Honan	Stephen Hazlewood	Stephen Hazlewood

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1. Executive Summary

This Stormwater Management Report has been prepared by BG&E to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 12 Mars Road, Lane Cove West in the Lane Cove Government Area (LGA). The site is legally described as Lot 22 in Deposited Plan 732062.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Mars Data Centre Project (SSD-82052708) dated 10th April 2025.

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

- Requirement of on-site detention; and
- Water sensitive urban design.
- Industry Specific SEARs condition 14 Water Management

Addressing the requirements directly, the report will present all information to show that the quantity and quality of runoff from the site can be suitably managed by the proposed On-Site Detention (OSD) Tank as required by Part O "Stormwater Management" of LCC's Development Control Plan. Considering this report and its contents, it can be concluded that the development has demonstrated a neutral environmental impact in terms of water quality and quantity.

As part of the civil package prepared by BG&E, erosion and sediment controls must be installed before construction and maintained throughout the construction stages per the BlueBook. These measures ensure there is no impact on the ecological values adjacent to the site and to further ensure the surroundings are not impacted during construction.

It is understood that this report will be utilised in the State Significant Development Application (SSDA) submission and will also inform the basis of the next phases of design works to ensure continuity through the project. As outlined in this report, the following key items have been identified:

- OSD is required with a minimum volume of 631.8m³ and a maximum discharge of 353.8L/s.
- GPT's are to be installed in the development
- Peak stormwater flows are reduced
- Porous surfaces are maximised
- Hard paved surfaces are minimised

By discussing the key elements of the existing and proposed site conditions and providing sufficient evidence, it can be concluded that development satisfies the Lane Cove Municipal Council DCP requirements and relevant SEARs requirements.

1.1 Relevant Documentation

The following documentation has been used as a reference in the preparation of this report and the stormwater concept plans:

- Architectural Drawings by HDR Inc (Dated 03/12/2025)
- Survey by LTS Surveyors (Dated 28/10/2024)

2. Introduction

2.1 Purpose of Report

A State Significant Development Application (SSDA) has been prepared to support a data centre at 12 Mars Road, Lane Cove West. The site area is 33,559m² and is zoned E4 General Industrial.

BG&E have been engaged by Goodman Property Services Australia (GPSA) to design the stormwater management system and to prepare a Stormwater Management Report to inform and support the State Significant Development Application (SSDA).

This report will outline the approach BG&E has adopted to evaluate the following

- Existing stormwater management on site
- Proposed stormwater management on site
- Water Sensitive Urban Design

Item	SEARS Requirement	Relevant Section of Report
14 Water Manag ement	Provide an integrated Water Management Plan for the development that:	Please note that this report encapsulates the water management on site as it relates to stormwater drainage. Please refer to hydraulic documentation as prepared by HDR for potable water and wastewater services.
	Is prepared in consultation with the local council and any other relevant drainage or water authority.	Refer to Section 2.3 for council DCP requirements that have been adopted for the stormwater design.
	Outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision).	Please refer to the hydraulic information as prepared by HDR as this is not applicable to this report.
	Details the proposed drainage design (stormwater and wastewater) for the site including any on-site detention facilities, water quality management measures and nominated discharge points, on-site sewage management, and measures to treat, reuse and dispose of water.	Refer to Sections 4 and 6 for the design and results of the stormwater quality and quantity management.
	Demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.	Refer to sections 5 and 6 for compliance criteria and design.
	Where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.	None of this type of work is proposed at this time.

2.2 Referenced Standards and Documentation

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

- Lane Cove Municipal Council Development Control Plan (2010)
- Australian Rainfall and Runoff Guidelines (Geoscience Australia, 2019)
- 12 Mars Road, Lane Cove West Flood Impact and Risk Assessment (April 2025, prepared by BG&E)

2.3 Development Controls

As the property is part of the Lane Cove Municipal Council LGA, development is subject to Section O Stormwater Management of the DCP. The objectives for stormwater management are as follows:

- Providing better site water management as a consequence of development
- Ensuring adequate detention/retention of stormwater is provided on site
- Integrating quality treatment wherever possible

Development controls relating to Water Sensitive Urban Design are subject to Section J Landscaping and Tree Preservation and Section S Environmental Sustainability. The objectives for Stormwater Management under Section 4.2 of Part S are as follows:

- Reduce the load onto stormwater infrastructure
- Protect aquatic ecology by minimising the transport of pollutants from the site
- Provide water in the soil to promote the growth of trees and landscape
- Reduce potential flooding and prevent stream erosion

No objectives are provided for Water Sensitive Urban Design (WSUD) under Section 3.4 of Part J.

3. Site Context

3.1 Existing Scenario

The site is zoned as E4 General Industrial under the Lane Cove Local Environmental Plan 2009. The site is legally described as Lot 22 DP732062, and is occupied by four multi-storey concrete and glass buildings, which are used as office and warehouse spaces. The site is located at 12 Mars Road, Lane Cove West, approximately 8.5km northwest of the CBD and 750m south of Epping Road. As shown in the locality plan in Figure 1, the site is bordered to the North by Mars Road, and to the south and east by public land.

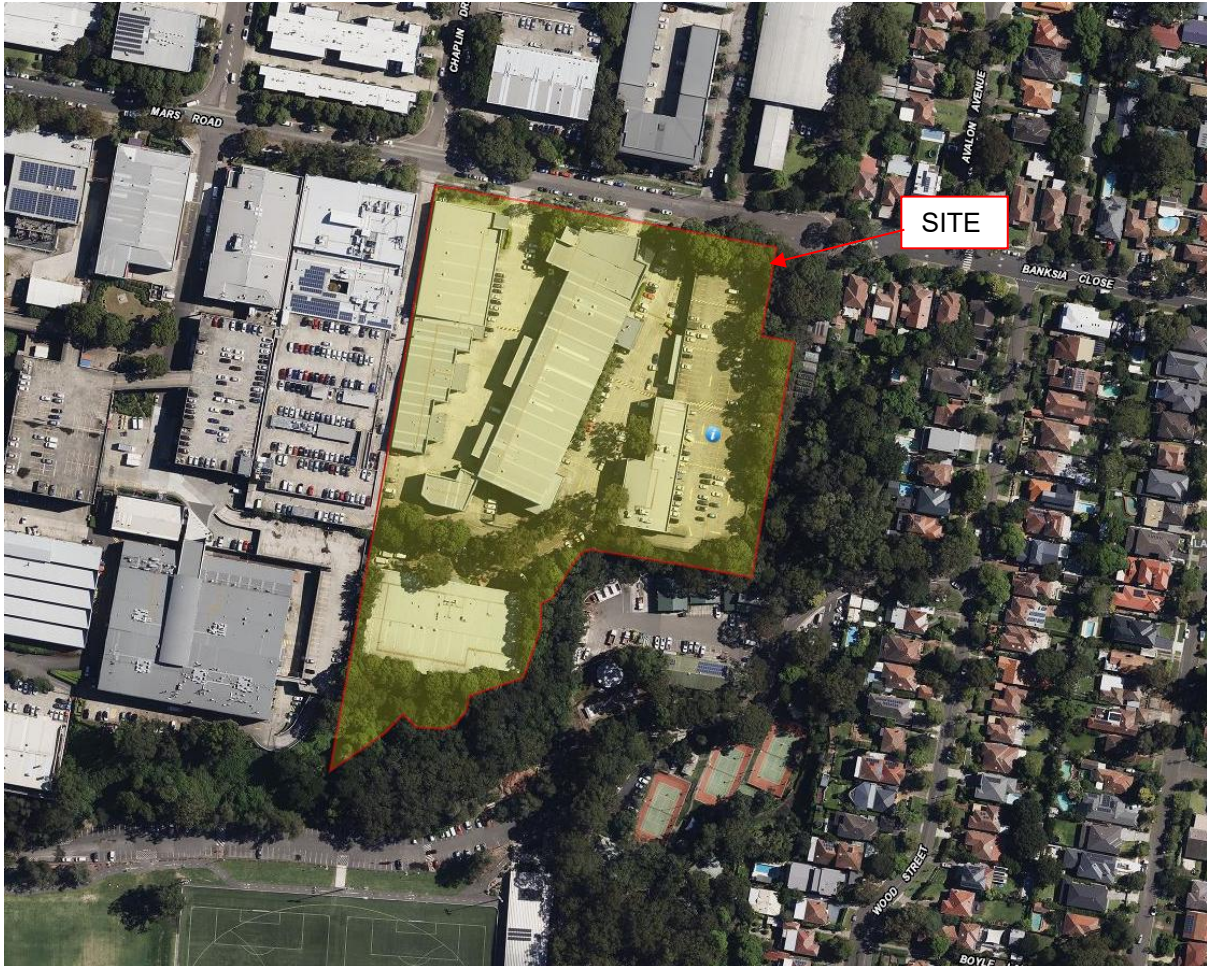


Figure 1 Site Locality Plan (Sixmaps, 30/01/2025)

3.2 Existing Stormwater Infrastructure

The survey conducted by LTS Surveyors on 28/10/2024 indicates the presence of an existing pit and pipe network on-site. A portion of the drainage drains to Mars Road through kerb outlet, while another portion drains to the east through a pit and pipe system. The rest of the site is serviced by pit and pipe infrastructure which discharges to a pipe running through the public land south-east of the site. The location of these connections is shown in Figure 2 below.

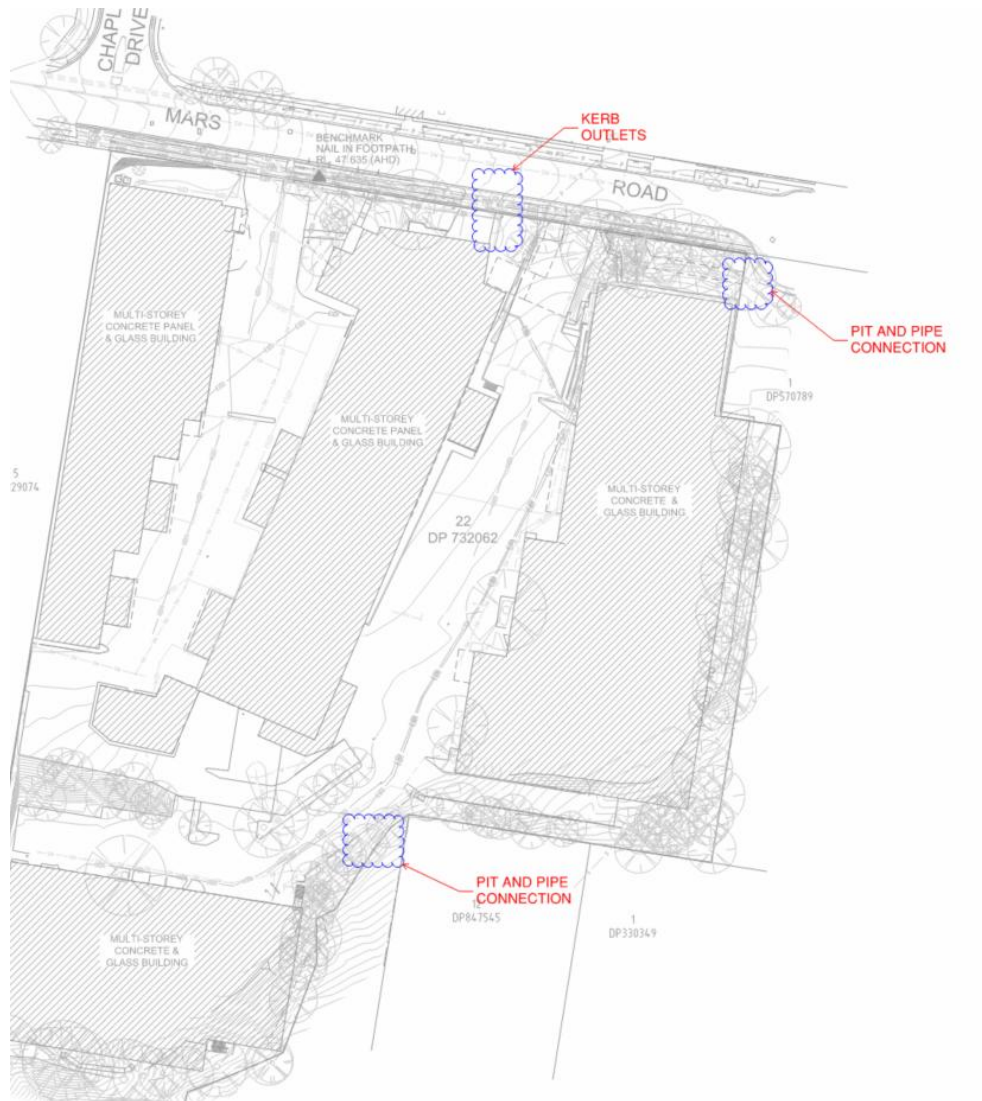


Figure 2 Existing Drainage Outlets

3.3 Existing Land and Flooding

The site is currently occupied by four multi-storey concrete and glass buildings, concrete paving and some vegetation. The site has a total area of approximately 3.355 hectares. The existing ground surface falls gently south-east with steep batters at the southern and eastern boundaries.

The site is not identified as being flood prone land.

4. Proposed Development

4.1 Design Proposal

The proposed development consists of the construction of a multi-level data centre and associated and local infrastructure including a substation, parking, servicing, and drainage. Refer to Figure 3 for the proposed site plan.

The proposal will include:

- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing and bulk earthworks.
- Construction, fit-out and operation of a three-storey data centre building with a total gross floor area of approximately 21,832m² comprising:
 - 24 parking spaces
 - 2 loading dock spaces
 - 2 levels of technical data hall floor space
 - 3 level office and amenities building
- Provision of required utilities including:
 - diesel storage tanks
 - water tanks
 - substations on site
- Vehicle and pedestrian access provided via Mars Road
- Associated landscaping and site servicing
- Installation of site services and drainage infrastructure
- A floor space ratio of approximately 0.65:1

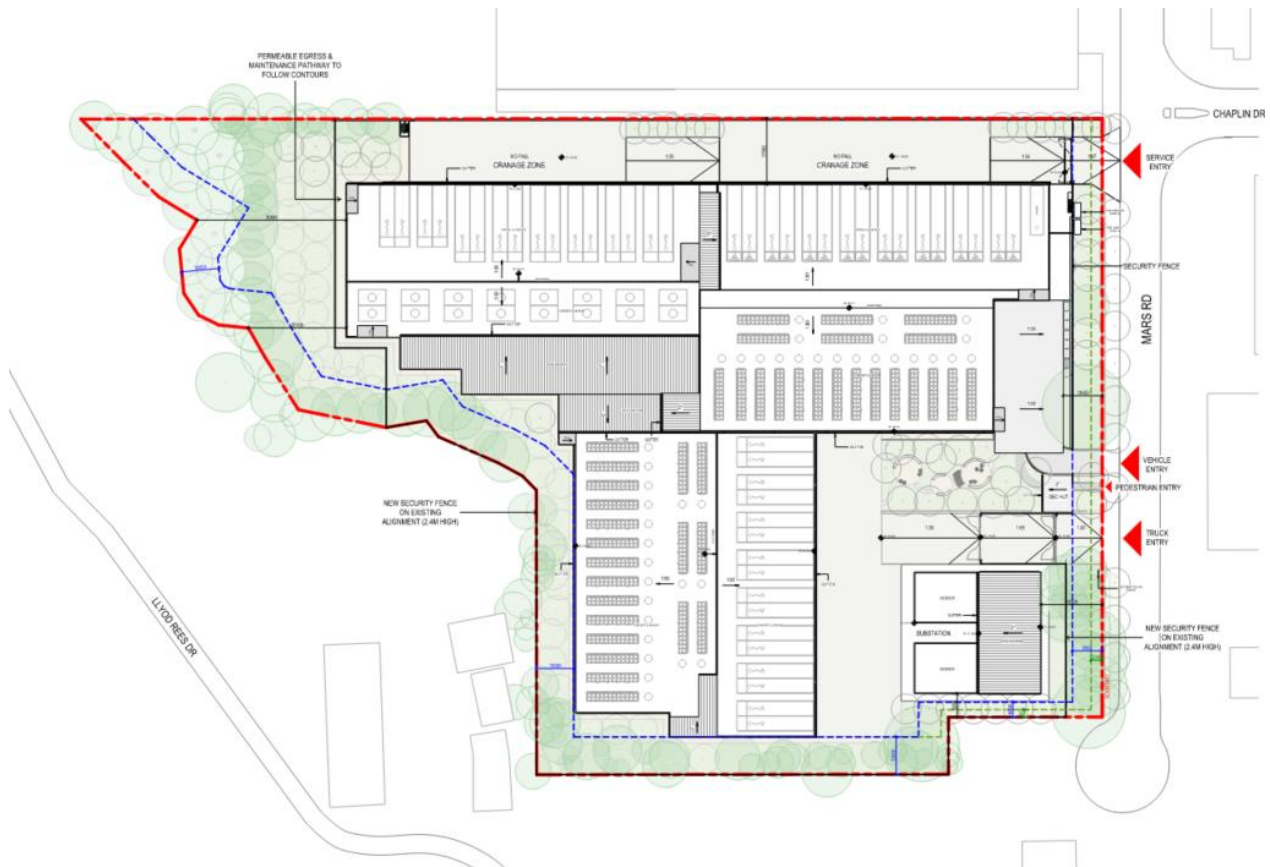


Figure 3 Proposed Site Plan (HDR Inc, December 2025)

5. Design Criteria

5.1 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 comply with and meet the objectives of the LCC DCP 2010. The objectives for stormwater management are as follows:

- Providing better site water management as a consequence of development
- Ensuring adequate detention/retention of stormwater is provided on site
- Integrating quality treatment wherever possible

5.2 Proposed Drainage Design

On-Site Detention (OSD) is required for the proposed development, as outlined by Section 7 of Part O of LCC's DCP. Section 7.1.3 Commercial and Industrial Developments states that "All commercial developments and redevelopment where the footprint of the building is altered will require OSD.". As the footprint of the building will be amended, OSD is therefore required for the site.

Section 7.4 stipulates the following Design Criteria for OSD:

- Sufficient storage shall be provided to ensure peak flow rates at any point within the downstream drainage system do not increase as a result of the development during storms from the 1 in 5 year to the 1 in 100 year ARI storm events.
- The Permissible Site Discharge (PSD) from all developments shall not exceed one hundred and forty litres per second per hectare (140l/s/ha)
- The Site Storage Requirement (SSR) shall be designed to provide for 0.025m³ for each square metre of basin catchment

5.3 Water Sensitive Urban Design

Council's DCP states in Section 3.4.2 of Part O Stormwater Management that:

- Gross Pollutant Traps (GPT's) must be installed in all industrial developments.

This provision is in accordance with the best practice principles for development to have a neutral or positive impact on site.

Section 4.2 of Part S of Council's DCP has the following provisions for stormwater management

- Peak stormwater flows are to be reduced with a stormwater detention system. Other measures can include green roofs, stormwater harvesting, rain gardens, bio-retention basins and passive filtration measures.
- The use of porous surfaces is to be maximised
- Where required, Gross Pollutant Traps and filtration are to meet Sydney Water Best Practice guidelines for reducing stormwater pollutants
- Any other relevant provisions described in Part O – Stormwater Management may still apply

Furthermore, the DCP doesn't identify the site as required to meet Sydney Water Best Practice Guidelines. Upon consultation with council these guidelines were not able to be provided.

Section 3.4 of Part J of Council's DCP has some provisions for Water Sensitive Urban Design (WSUD) relevant to the civil design, as well as some related to the hydraulic and landscaping design for the site, which are as follows:

- All new development must address WSUD when submitting their application, as well as any other relevant parts of Council's DCP
- New development in high density residential areas (existing and proposed) must:
 - Consider water conservation in all aspects of the design

- Integrate the landscape design into the overall site water and stormwater management systems
- Capture and reuse rainwater for irrigation of landscape areas and other water recycling uses as necessary
- Minimise hard paved areas and maximise deep soil landscaped areas
- Direct water run off to permeable surfaces such as garden beds and turf areas
- Incorporate planting design which will provide a high percentage of mass planted areas in preference to unnecessarily large areas of lawn
- Incorporate planting design which will comprise mostly locally indigenous trees, shrubs and groundcovers

In discussion with Council, council advised that MUSIC modelling was to be undertaken for the development to size the GPT so there is no increase in pollution rates post development.

6. Analysis Results

6.1 On-Site Detention

The stormwater discharge and storage requirements for the site are outlined in Section 5.2 of this report. The permissible site discharge and site storage requirements were determined based on the following site information:

- Proposed impervious area: 25,128m²
- Total area draining to OSD: 25,270m²
- Impervious area bypassing OSD: 494m²
- Rainfall Intensity (1% AEP, 5min event) 240mm/hr

The permissible site discharge and site storage requirements for the site are provided below:

- Permissible Discharge = 140 x 2.527 = 353.8L/s
 - Bypass Discharge Flow Rate = 32.9L/s
 - Maximum OSD Discharge = 320.9L/s
- Site Storage Requirement = 0.025 x 25270 = 631.8m³

The OSD proposed reduces the peak stormwater flows on site, in accordance with Part O and Part S of the DCP. Furthermore, the proposed architectural design maximises pervious surfaces on site. Table 1 below provides the existing and proposed catchment areas across the site. See Figures 4 and 5 for the existing and proposed catchment plans.

Table 1 Existing and Proposed Catchment Areas

Catchment	Existing Area (m ²)	Proposed Area (m ²)
Roof	17,162	18058
Impervious Landscaping	10,692	7070
Pervious Landscaping	5696	8422

The increase in pervious area on site also serves to reduce the peak stormwater flows on site through infiltration and absorption.



Figure 4 Existing Catchment

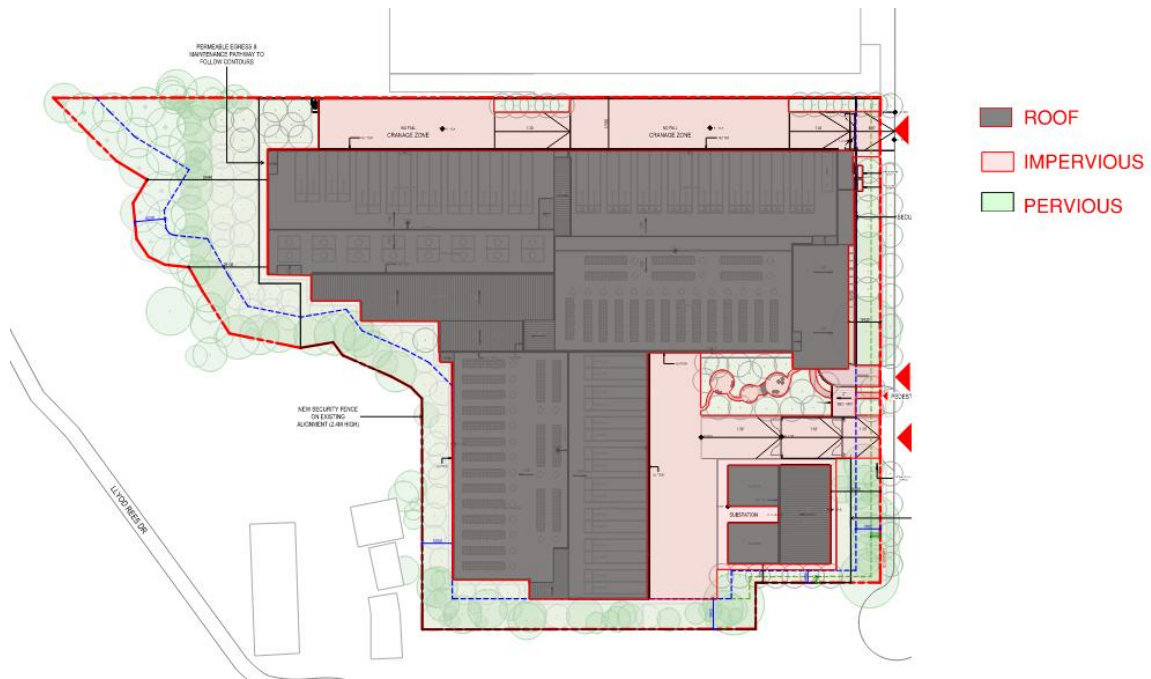


Figure 5 Post-Development Catchment

A stormwater drainage system is proposed on site to capture water and minimise overland flows. The proposed pit and pipe network is in accordance with the natural topography of the site. Furthermore, OSD is proposed with a minimum volume of 631.8m³ and a maximum discharge of 353.8L/s.

6.2 Water Sensitive Urban Design

The water quality modelling software MUSIC v6.3 was used to analyse the performance of the treatment train. Figure 6 shows the MUSIC node and link diagram prepared to assess the existing site pollutant rates and Figure 7 shows the MUSIC node and link diagram prepared to assess the proposed development. The models have been built to assess the adequacy of the proposed stormwater treatment measures and ensure that the stormwater discharge meets quality objectives prior to leaving the site.

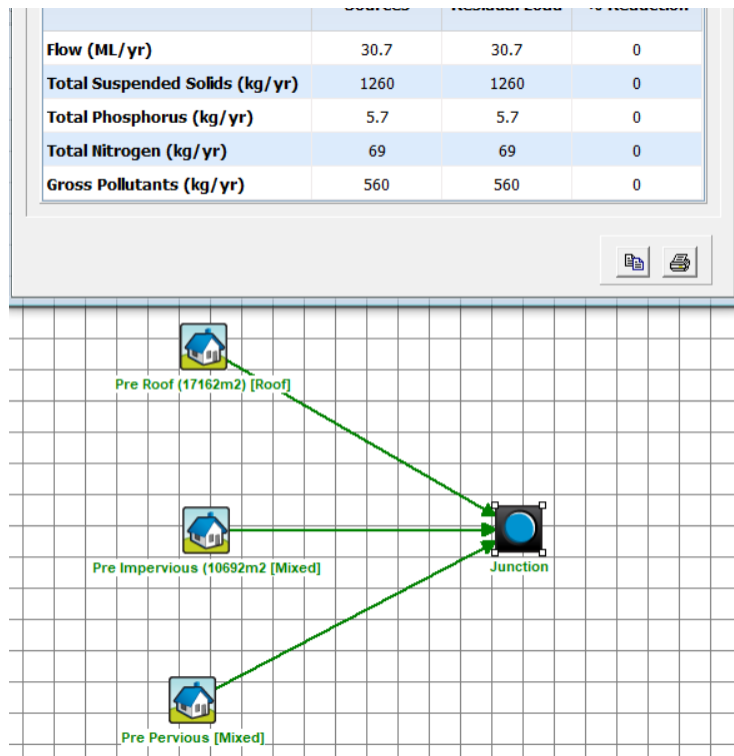


Figure 6 Pre-Development MUSIC Model

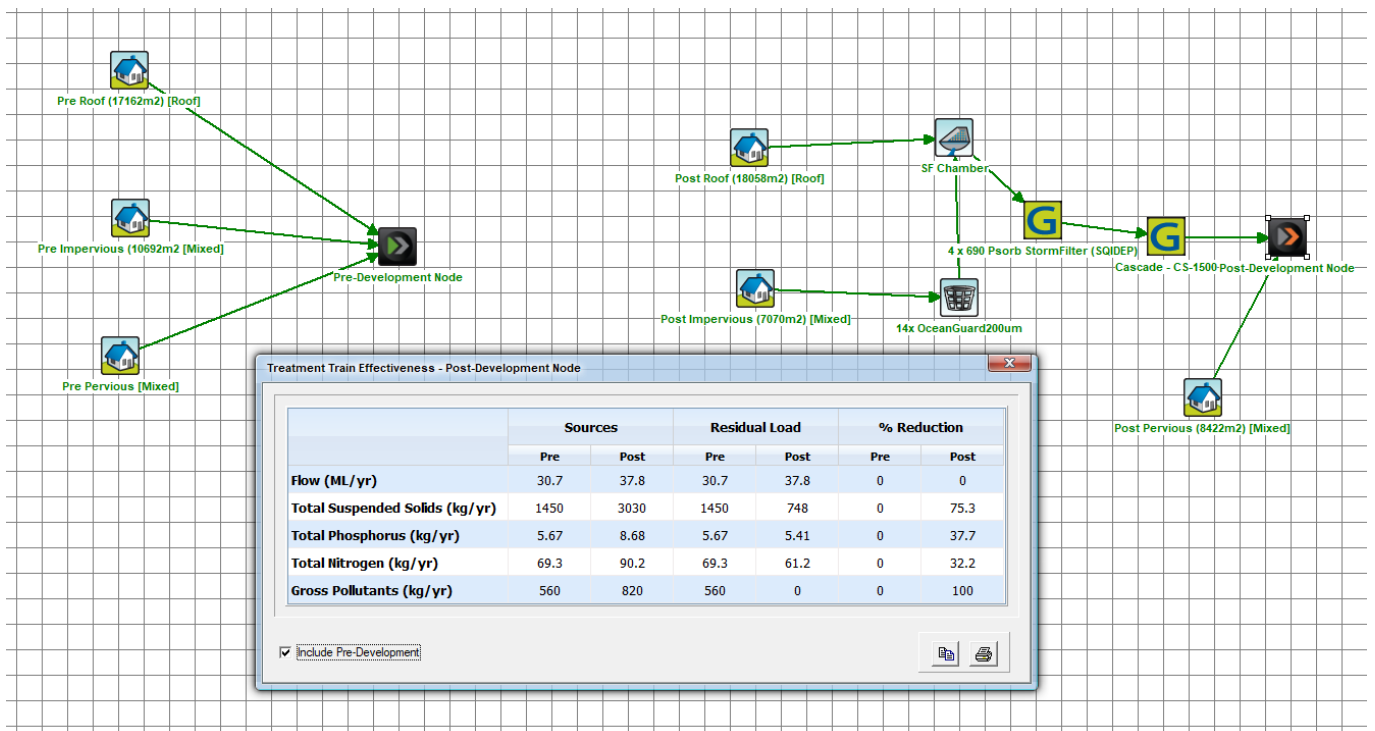


Figure 7 Post-Development MUSIC Model

In order to meet the water quality targets, 14 Oceanguard filters, 4 x 690 PSORB Stormfilters and one 1.5m Cascade Separator (or equivalent) are required. See Table 2 below for the MUSIC results in relation to the pre-

development objectives. The Cascade Separator functions as the primary GPT for the site, fulfilling the requirements of Part O of the DCP. Additionally, OSD is proposed to reduce the peak stormwater flows on site, in accordance with Part O and Part S of the DCP. Furthermore, the proposed architectural design maximises pervious surfaces on site as identified in section 6.1.

Hence, with the development of the site, the percentage of pervious area will increase from 17% to 26%.

Table 2 MUSIC Model Results and Objectives

Pollutant	Pre-Development Rate	Post-Development Rate
Total Suspended Solids (TSS) (kg/yr)	1260	748
Total Phosphorus (TP) (kg/yr)	5.7	5.41
Total Nitrogen (TN) (kg/yr)	69	61.2
Gross Pollutants (GP) (kg/yr)	560	0

Therefore, the following water quality provisions have been met:

- GPT's are to be installed in the development
- Peak stormwater flows are reduced
- Porous surfaces are maximised
- Hard paved surfaces are minimised

7. Conclusion

BG&E have been engaged by GPSA to prepare a Stormwater Management Report to accompany a State Significant Development Application (SSDA) for a proposed data centre at 12 Mars Road, Lane Cove West (site). This report has been prepared in response to the requirements contained within the item 14 (Water Management) of the Industry Specific Secretary's Environmental Assessment Requirements (SEARs).

This report outlines the approach BG&E has adopted to evaluate the following

- Existing stormwater on site
- Proposed stormwater on site
- Water Sensitive Urban Design

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

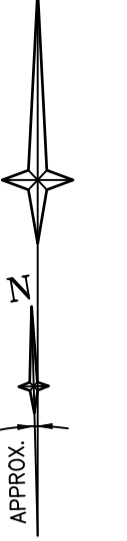
- OSD is required with a minimum volume of 631.8m³ and a maximum discharge of 353.8L/s.
- 14 x Oceanguard Filters, 4 x 690 PSORB Stormfilters, 1 x 1.5m Cascade Separator are to be installed in the development (or equivalent)
- GPT's are to be installed in the development
- Peak stormwater flows are reduced
- Porous surfaces are maximised
- Hard paved surfaces are minimised

No risks have been identified that would constrain the future development of the proposed site, though design measures as identified above are necessary to accommodate council requirements and minimise the impact on peak stormwater flows. The proposal is considered to meet the requirements of the SEARs.

Appendices

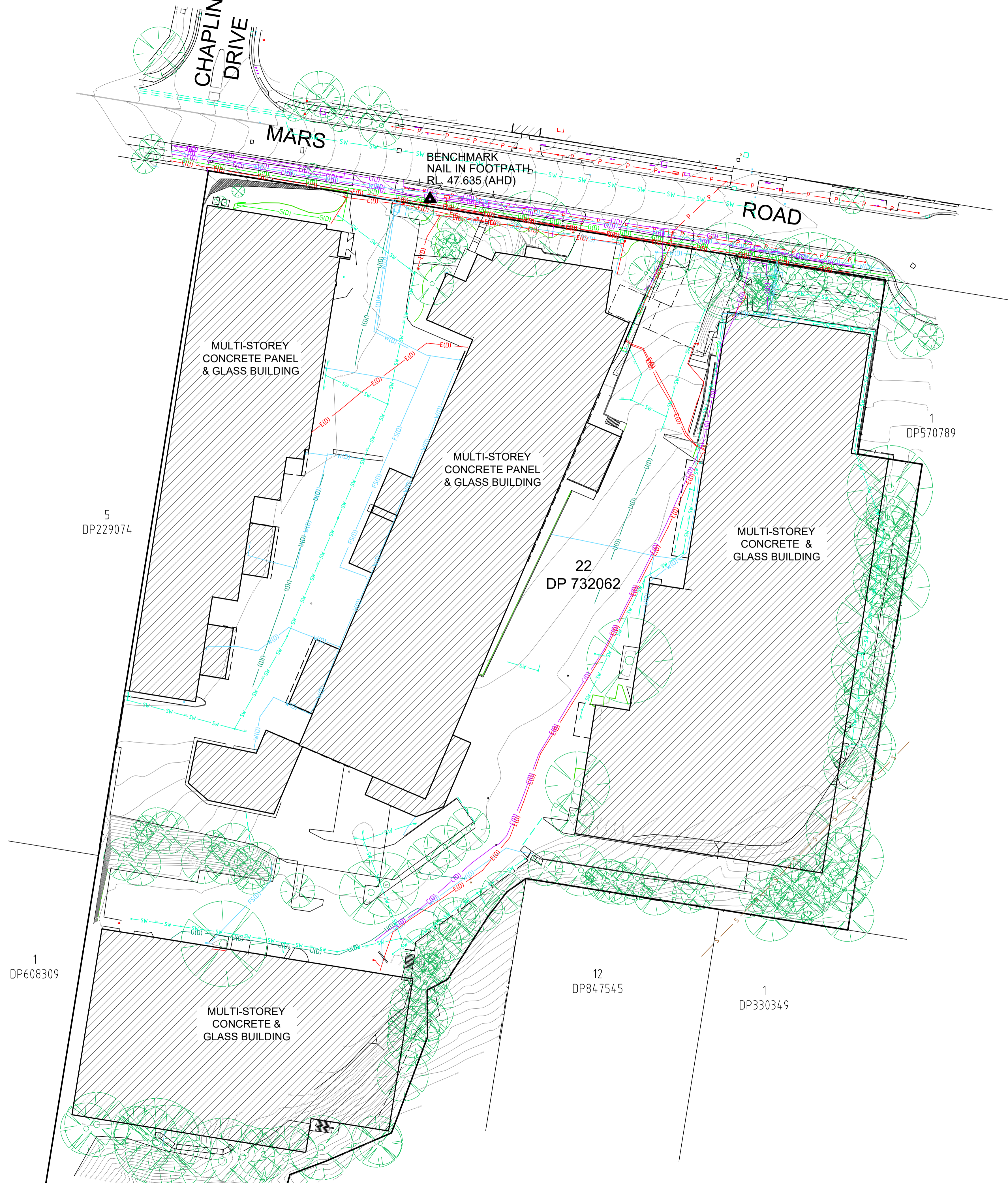


Appendix A - Survey



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
COMMS PIT	COM
OPTUS PIT	OPT
TPG PIT	TPG
VOCUS PIT	VOC
NBN PIT	NBN
COMMS PILLAR	CPIL
TELSTRA PILLAR	TPIL
ELECTRIC LIGHT POLE	ELP
ELECTRIC POLE	LP
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EBOX
POWER POLE	PP
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
KERB OUTLET	KO
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
WATER TAP	TAP
HYDRANT BOOSTER	HBST
GAS METER	GM
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
STREET SIGN	SS
BOLLARD	BOL
TOP OF WALL	TW
GATE	—
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
OBVERT LEVEL	OL
INVERT LEVEL	IL
DEPTH OF SERVICE	DO.S
END OF TRACE	EOT
UNABLE TO OPEN	UTO
GAS (DETECTED)	G(D)
COMMUNICATIONS (DETECTED)	C(D)
WATER (DETECTED)	W(D)
WATER FIRE (DETECTED)	FS(D)
STORMWATER (DETECTED)	SW(D)
SEWER (DETECTED)	S(D)
ELECTRICITY (DETECTED)	E(D)
UNKNOWN SERVICE (DETECTED)	U(D)



EXISTING EASEMENTS
 (A) LEASE TO AUSGRID OF SUBSTATION PREMISES No.5233 TOGETHER WITH A RIGHT OF WAY 7 WIDE (B) AND EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (C) (VIDE T133215)
 (D) EASEMENT TO DRAIN WATER 3 WIDE (VIDE P814.044)

- NOTES**
- THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
 - THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
 - ORIGIN OF MGA2020/MGA94 COORDINATES IS TAKEN FROM SSM 37221 - E:328534.144, N:6257284.317 IN MARS ROAD (05/11/2024)
 - ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 149650 R.L. 41.661 (A.H.D.) IN SIRIUS ROAD (05/11/2024)
 - CONTOUR INTERVAL 0.5 m
 - CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 - ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 - KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 - FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 - AN INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. UNDERGROUND SERVICES HAVE BEEN DETECTED BY "QASAR" SURFACE UTILITY CONSULTANTS AND ARE APPROXIMATE ONLY. SOME SERVICES SUCH AS FIRE&WATER SUPPLY, GAS AND OPTICAL FIBRE CABLING DO NOT HAVE METALLIC TRACING WIRES OR METAL PIPES AND MAY NOT HAVE BEEN DETECTED. SERVICES HAVE ALSO BEEN PLOTTED FROM RELEVANT AUTHORITIES RECORDS AS SUPPLIED BY BEFORE YOU DIG AUSTRALIA.
 - "QASAR" UNDERGROUND SERVICE DETECTION REPORT DATED 6TH NOVEMBER 2024 HAS BEEN PROVIDED TO THE CLIENT. IT IS AN INTEGRAL COMPONENT OF THIS PLAN AND SHOULD BE READ IN CONJUNCTION WITH IT.
 - 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 - SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
 - BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

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Revision	Date	Description	Reference	Revision	Date	Description	Reference
H	00/00/00	—	00	D	00/00/00	—	00
G	00/00/00	—	00	C	15/01/25	ADDITIONAL 3D SCAN DATA ADDED TO STRENGTHEN 3D TERRAIN MESH	001
F	00/00/00	—	00	B	20/12/24	MESH UPDATED	001
E	00/00/00	—	00	A	21/11/24	DETECTED SERVICES ADDED	001

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THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 6-11-2024

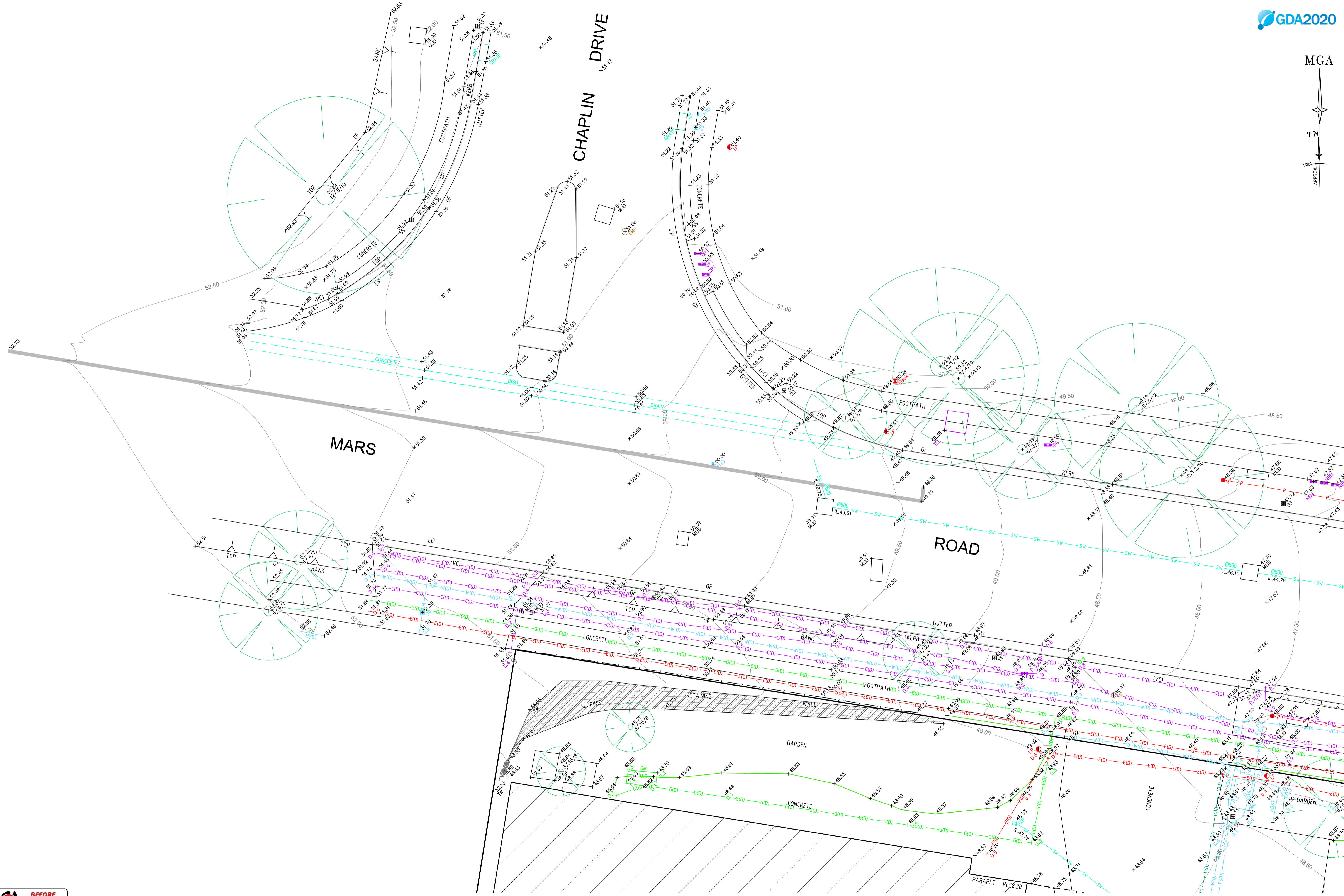
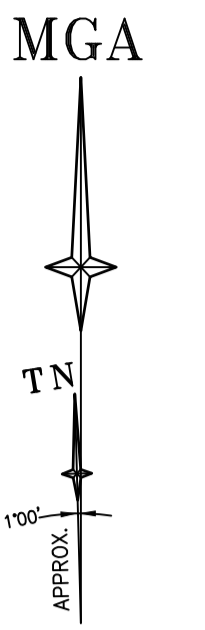
Registered Surveyor NSW

Client GOODMAN PROPERTY SERVICES (AUST) PTY LTD
 Drawing title PLAN OF DETAIL AND LEVELS OVER LOT 22 IN DP732062, No.12 MARS ROAD, LANE COVE WEST
 'TRANSTECH BUSINESS PARK'

datum AHD
 site Area 3.355ha (Deed)
 LGA LANE COVE

reference number 52396 001DT
 scale 1:500 @A1
 date of survey 28/10/2024

SHEET 1 OF 16



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SCALE 1:100 @ A1

Revision	Date	Description	Reference	Revision	Date	Description	Reference
H	00/00/00	-	00	D	00/00/00	-	00
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F	00/00/00	-	00	B	20/12/24	MESH UPDATED	001
E	00/00/00	-	00	A	21/11/24	DELETED SERVICES ADDED	001

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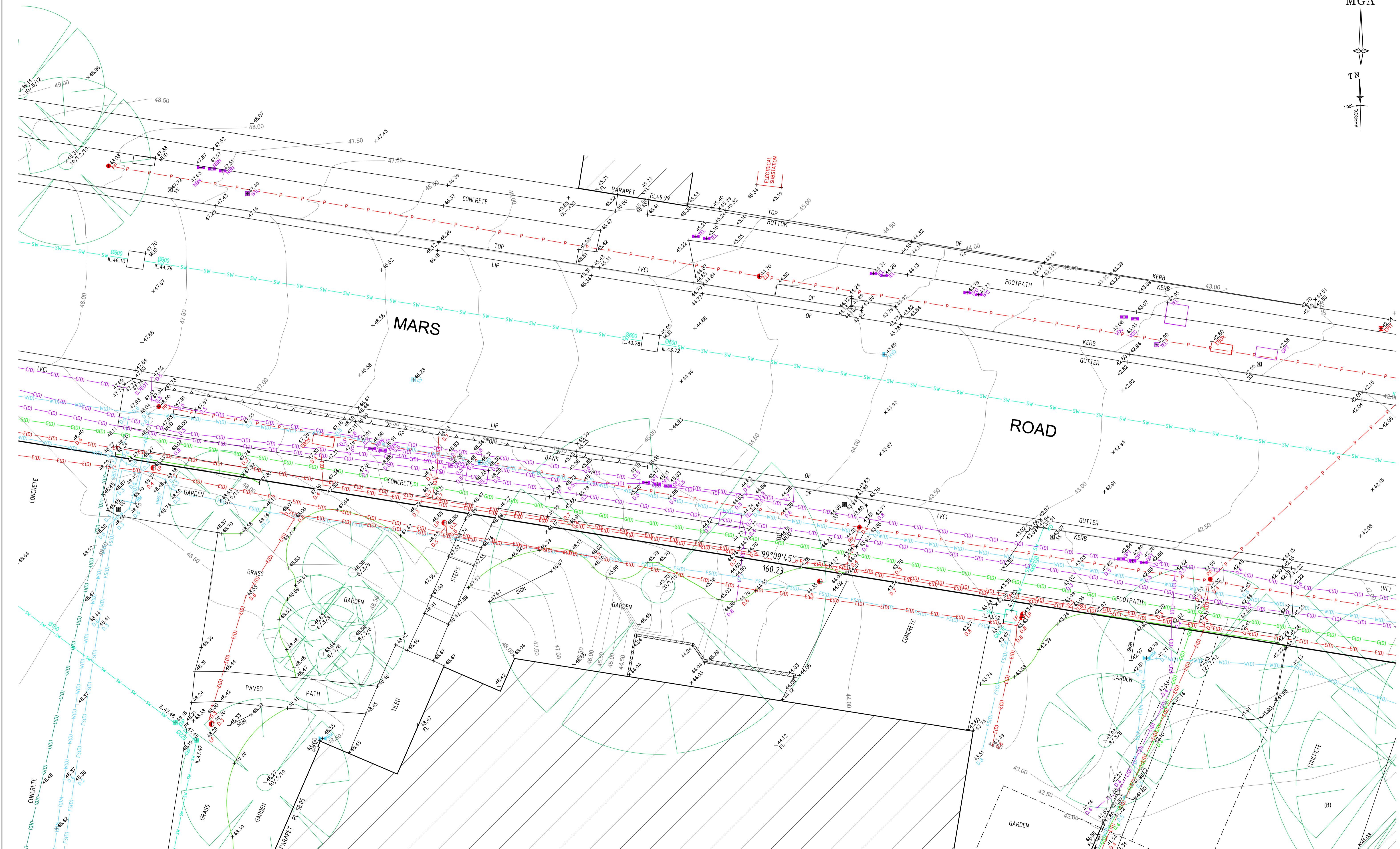
Registered Surveyor NSW

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datum: AHD
site Area: 3.355ha (Deed)
LGA: LANE COVE

reference number: 52396 001DT
scale: 1:100
date of survey: 28/10/2024

SHEET 16 OF 2



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SCALE 1:100 @ A1

Revision	Date	Description	Reference
H	00/00/00		00
G	00/00/00		00
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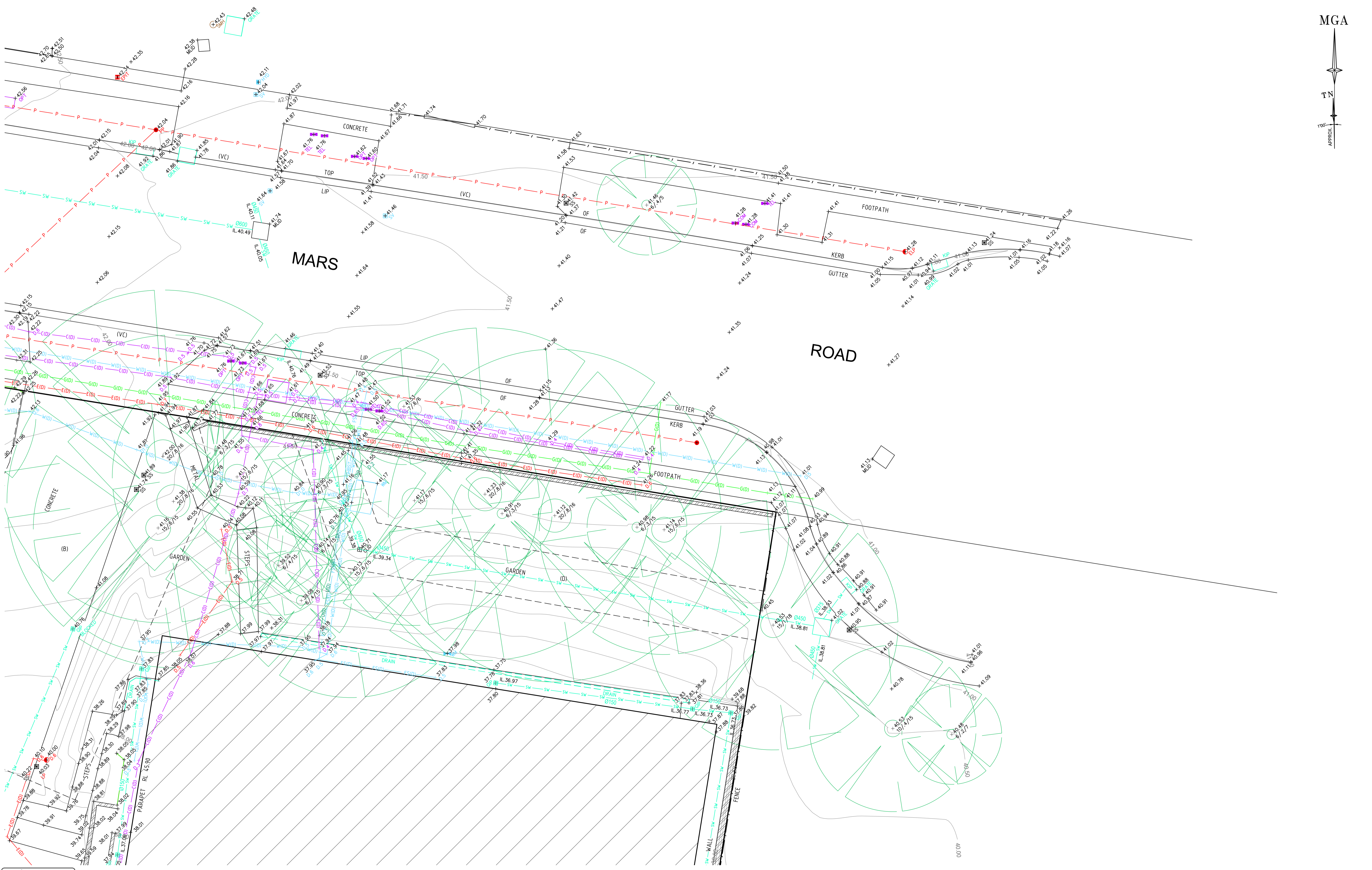
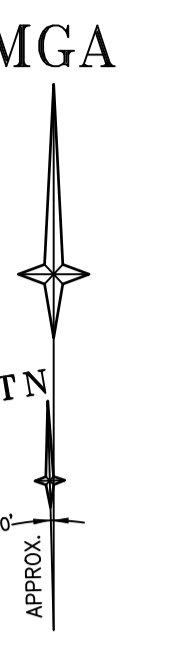
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SHEET 16 OF 3



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SCALE 1:100 @ A1

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THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 6-11-2024

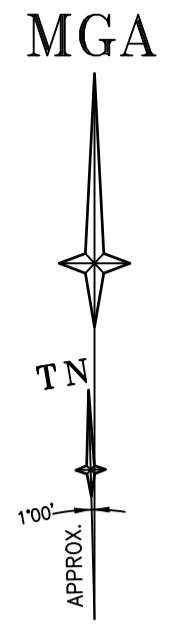
Registered Surveyor NSW

Client GOODMAN PROPERTY SERVICES (AUST) PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 22 IN DP732062, NO.12 MARS ROAD, LANE COVE WEST 'TRANSTECH BUSINESS PARK'

datum AHD
site Area 3.355ha (Deed)
LGA LANE COVE

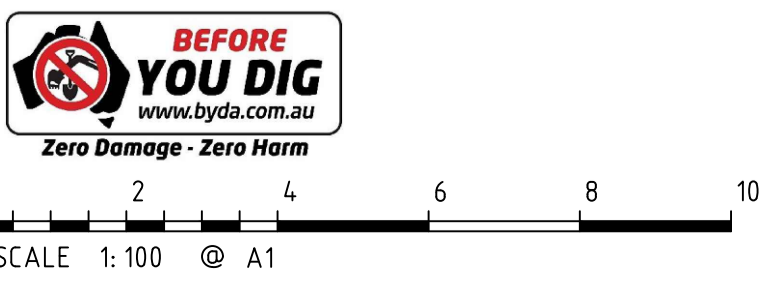
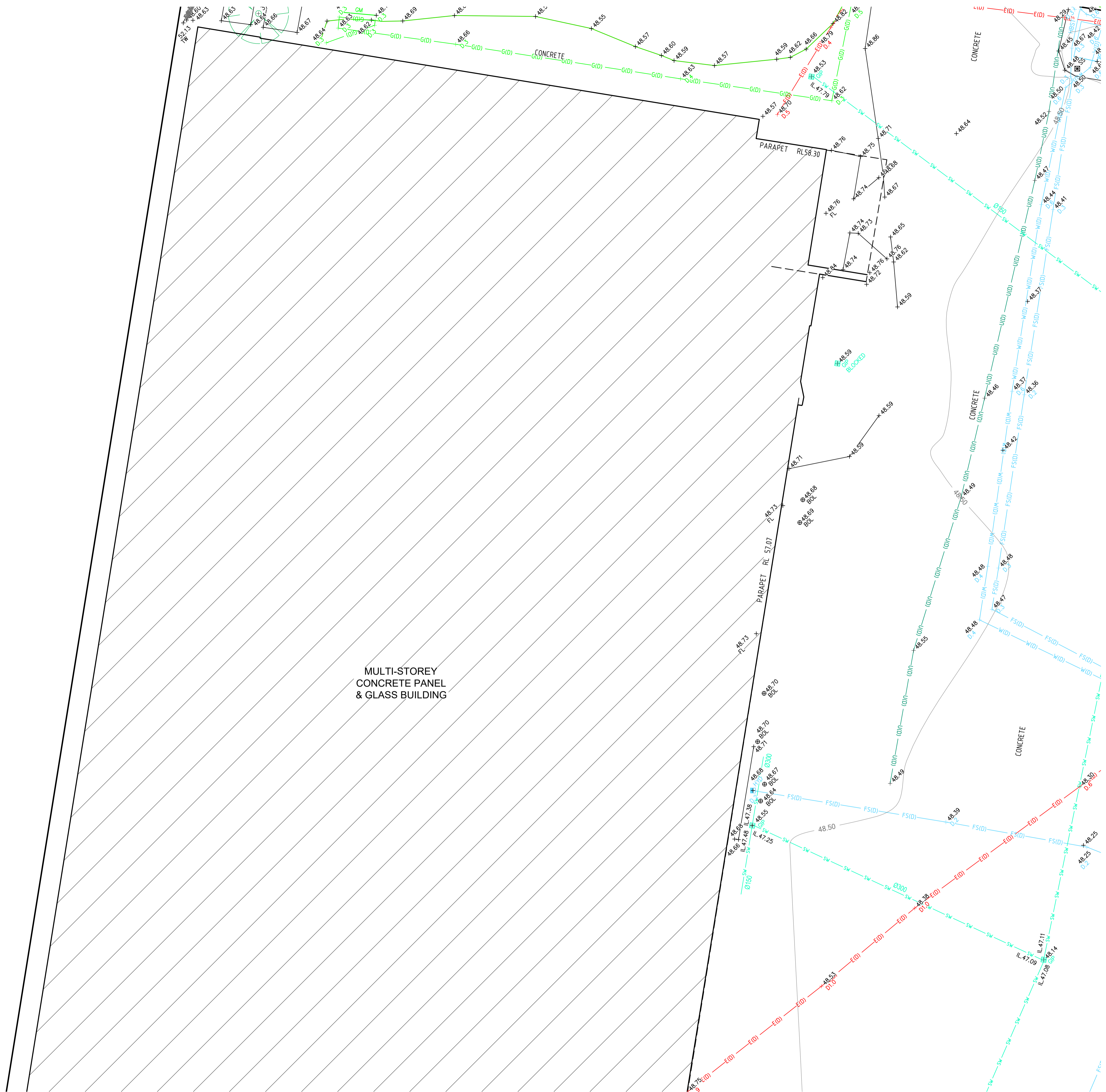
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scale 1:100
date of survey 28/10/2024

SHEET 4 OF 16



5
DP229074

MULTI-STOREY
CONCRETE PANEL
& GLASS BUILDING



Revision	Date	Description	Reference	Revision	Date	Description	Reference
H	00/00/00	-	00	D	00/00/00	-	00
G	00/00/00	-	00	C	15/01/25	ADDITIONAL 3D SCAN DATA ADDED TO STRENGTHEN 3D TERRAIN MESH	001
F	00/00/00	-	00	B	20/12/24	MESH UPDATED	001
E	00/00/00	-	00	A	21/11/24	DETECTED SERVICES ADDED	001

LTS
CONFIDENCE TOGETHER

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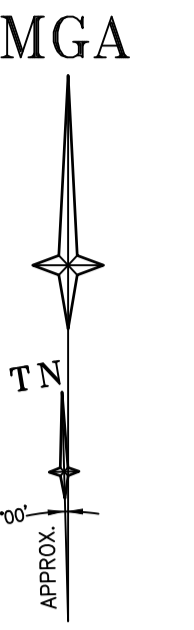
Registered Surveyor NSW

Client GOODMAN PROPERTY SERVICES (AUST) PTY LTD
Drawing title
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No.12 MARS ROAD, LANE COVE WEST
'TRANSTECH BUSINESS PARK'

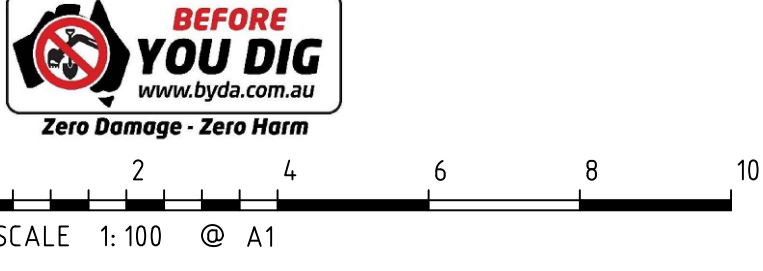
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site Area 3.355ha (Deed)
LGA LANE COVE

reference number 52396 001DT
scale 1:100
date of survey 28/10/2024

SHEET 16 OF 5



MULTI-STOREY
CONCRETE &
GLASS BUILDING



Revision	Date	Description	Reference	Revision	Date	Description	Reference
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G	00/00/00	-	00	C	15/01/25	ADDITIONAL 3D SCAN DATA ADDED TO STRENGTHEN 3D TERRAIN MESH	001
F	00/00/00	-	00	B	20/12/24	MESH UPDATED	001
E	00/00/00	-	00	A	21/11/24	DETECTED SERVICES ADDED	001

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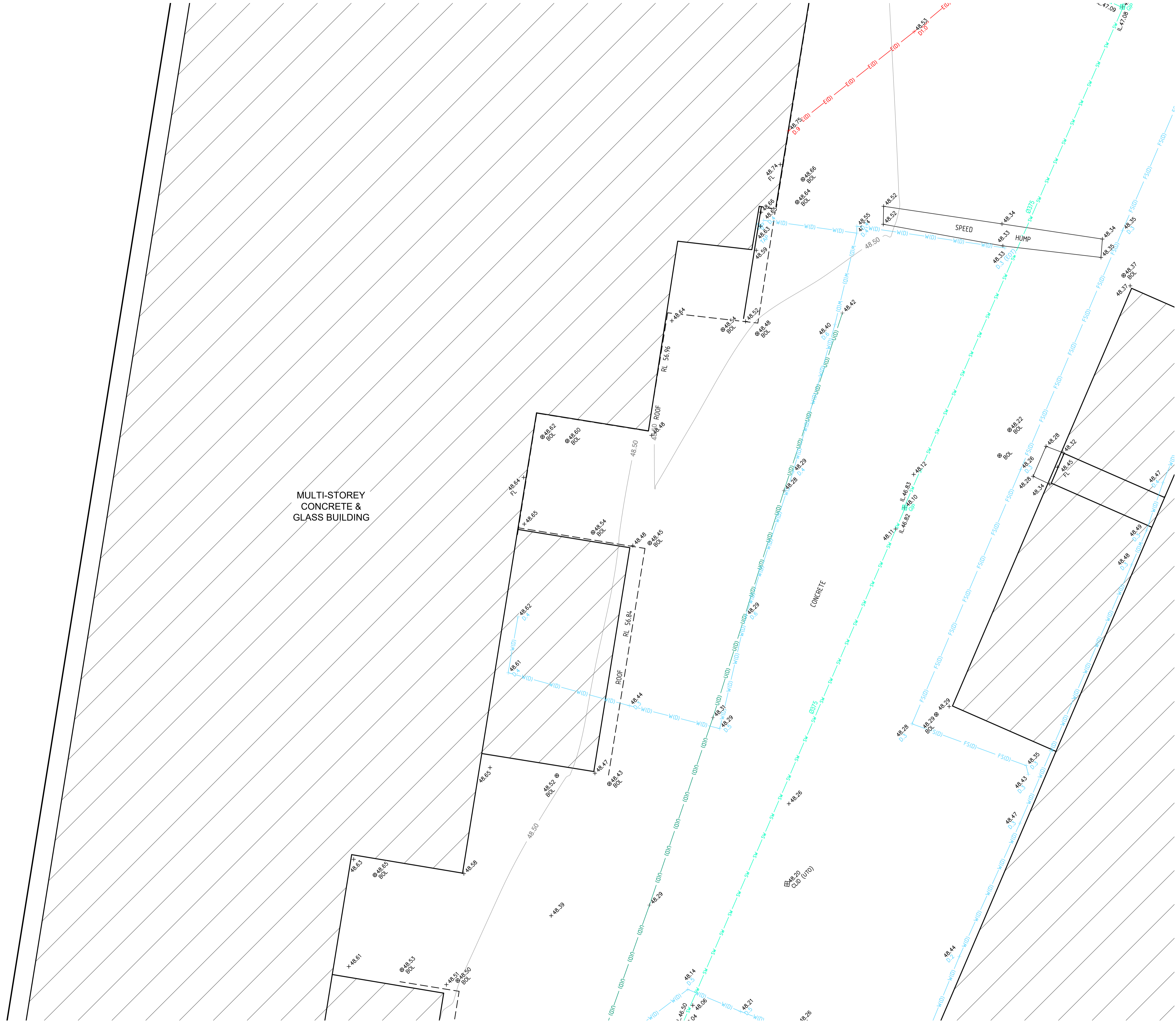
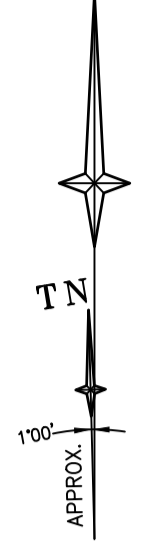
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 6-11-2024

Registered Surveyor NSW

Client GOODMAN PROPERTY SERVICES (AUST) PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 22 IN DP732062,
No.12 MARS ROAD, LANE COVE WEST
'TRANSTECH BUSINESS PARK'

datum	AHD	reference number	52396 001DT
site Area	3.355ha (Deed)	scale	1:100 @A1
LGA	LANE COVE	date of survey	28/10/2024
		SHEET	7
		OF	16

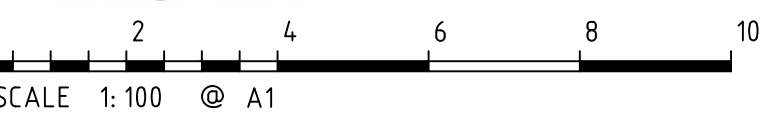
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MULTI-STOREY
CONCRETE &
GLASS BUILDING

CONCRETE

SPEED
HUMP



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

Revision	Date	Description	Reference
D	00/00/00	-	00
C	15/01/25	ADDITIONAL 3D SCAN DATA ADDED TO STRENGTHEN 3D TERRAIN MESH	001
B	20/12/24	MESH UPDATED	001
A	21/11/24	DETECTED SERVICES ADDED	001

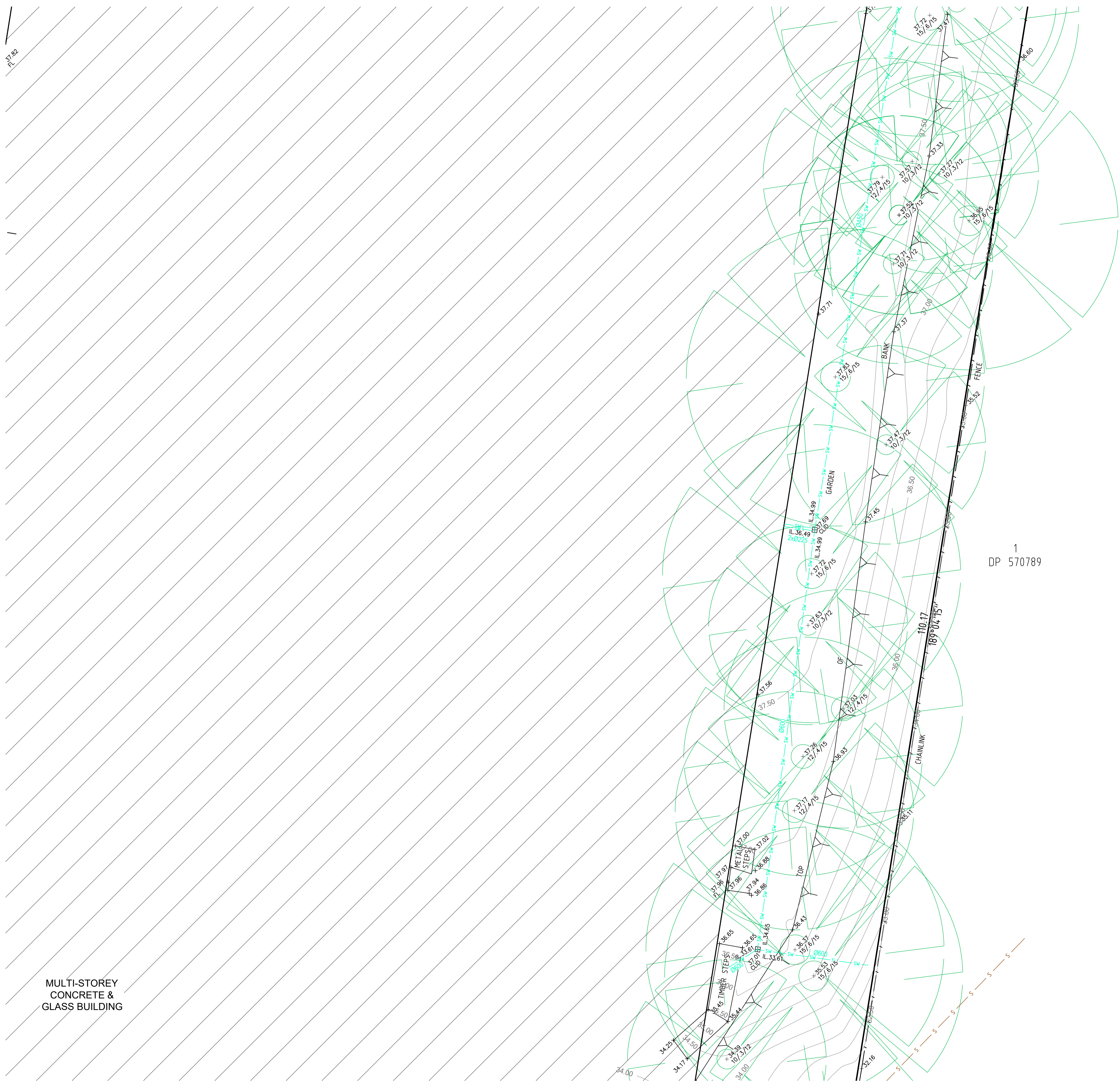
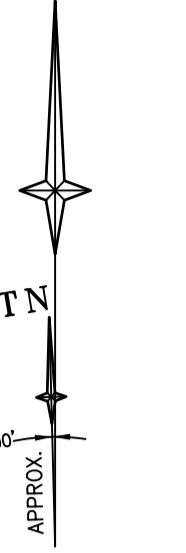
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CONFIDENCE TOGETHER

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Registered Surveyor NSW

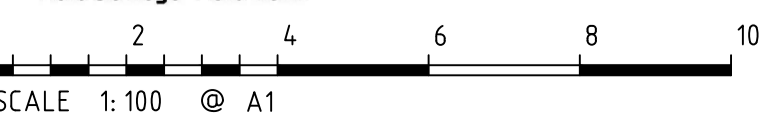
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Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 22 IN DP732062,
No.12 MARS ROAD, LANE COVE WEST
'TRANSTECH BUSINESS PARK'

datum	AHD	reference number	52396 001DT
site Area	3.355ha (Deed)	scale	1:100 @ A1
LGA	LANE COVE	date of survey	28/10/2024
		SHEET	8
		OF	16



MULTI-STOREY
CONCRETE &
GLASS BUILDING

1
DP 570789



Revision	Date	Description	Reference	Revision	Date	Description	Reference
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LTS
CONFIDENCE TOGETHER

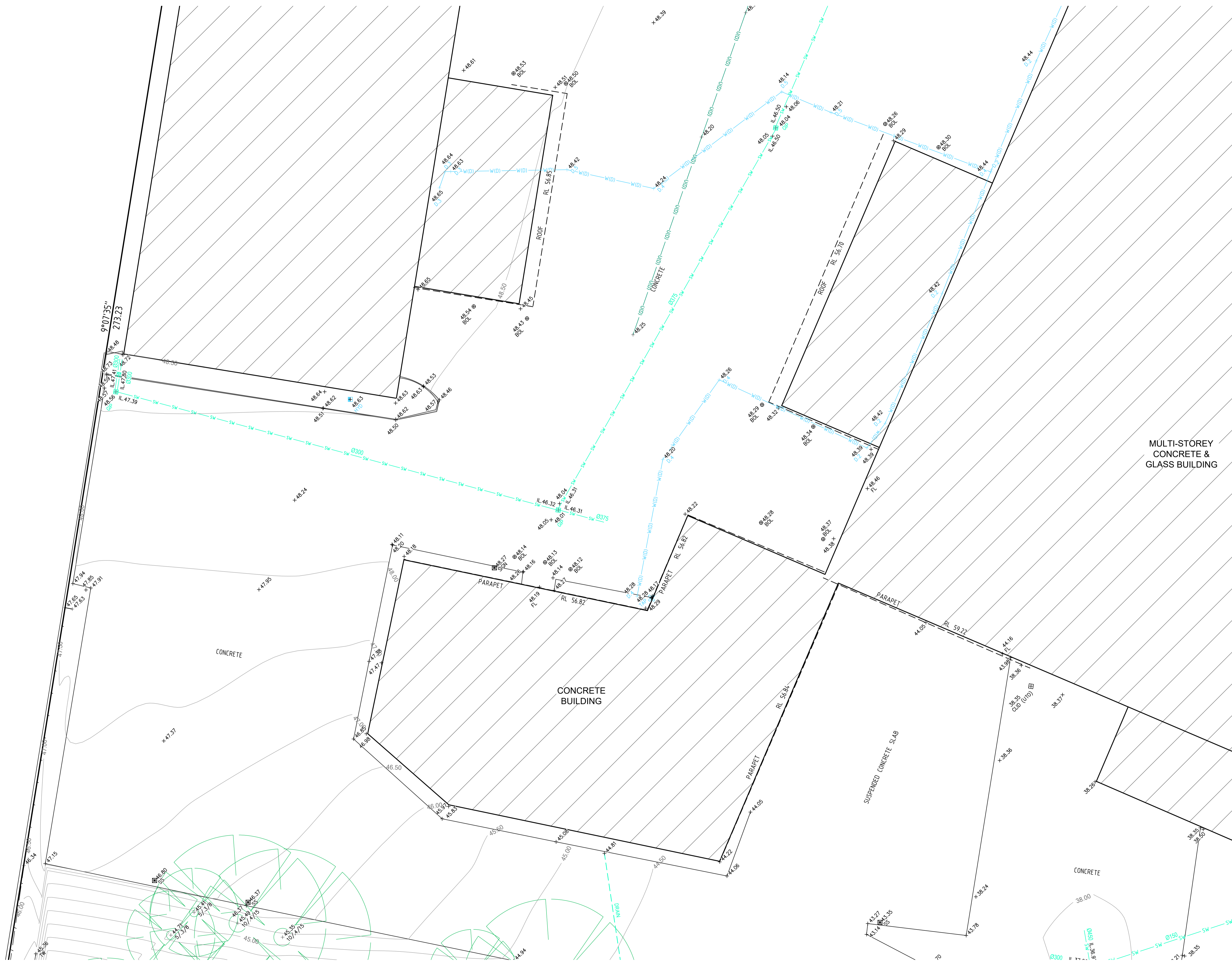
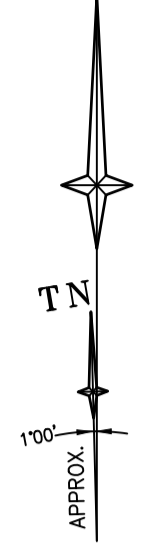
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Registered Surveyor NSW

Client GOODMAN PROPERTY SERVICES (AUST) PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 22 IN DP732062,
NO.12 MARS ROAD, LANE COVE WEST
'TRANSTECH BUSINESS PARK'

datum	AHD	reference number	52396 001DT
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		SHEET	10
		OF	16



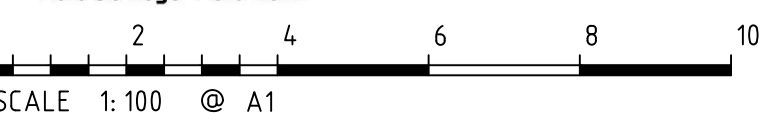
MULTI-STOREY
CONCRETE &
GLASS BUILDING

CONCRETE
BUILDING

CONCRETE

SUSPENDED CONCRETE SLAB

CONCRETE



Revision	Date	Description	Reference	Revision	Date	Description	Reference
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E	00/00/00	-	00	A	21/11/24	DETECTED SERVICES ADDED	001

LTS
CONFIDENCE TOGETHER

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Registered Surveyor NSW

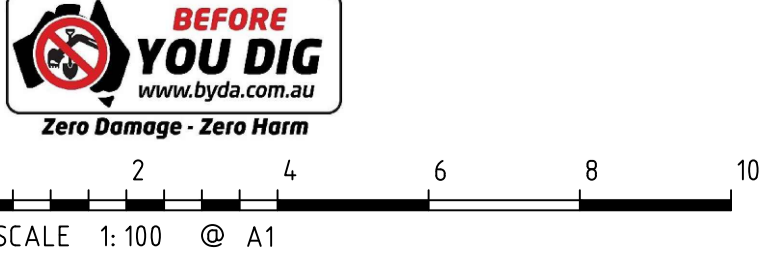
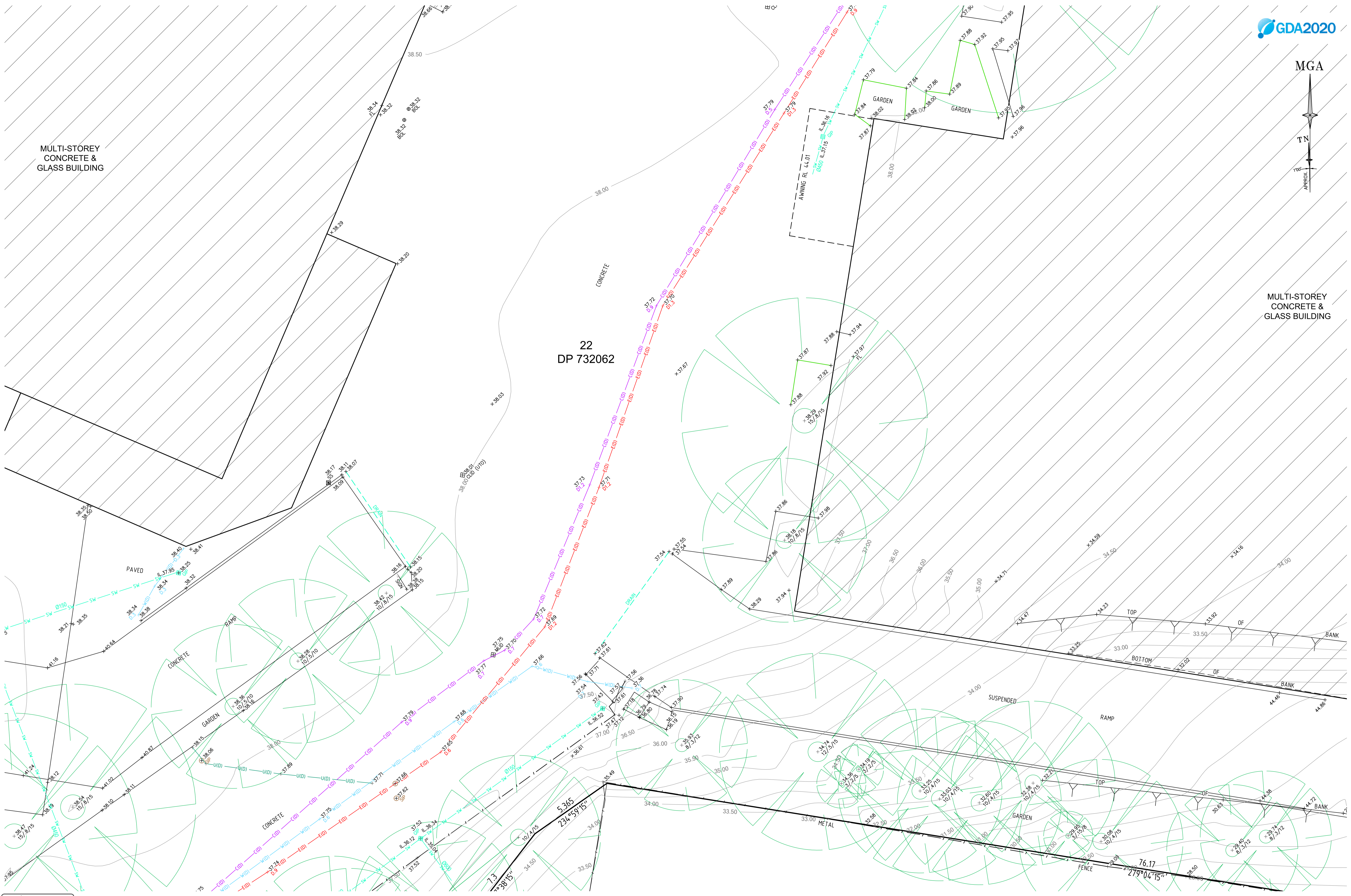
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'TRANSTECH BUSINESS PARK'

datum	AHD	reference number	52396 001DT
site Area	3.355ha (Deed)	scale	1:100 @A1
LGA	LANE COVE	date of survey	28/10/2024
		SHEET	11
		OF	16

MULTI-STOREY
CONCRETE &
GLASS BUILDING

MULTI-STOREY
CONCRETE &
GLASS BUILDING

22
DP 732062



Revision	Date	Description	Reference	Revision	Date	Description	Reference
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E	00/00/00	-	00	A	21/11/24	DETECTED SERVICES ADDED	001

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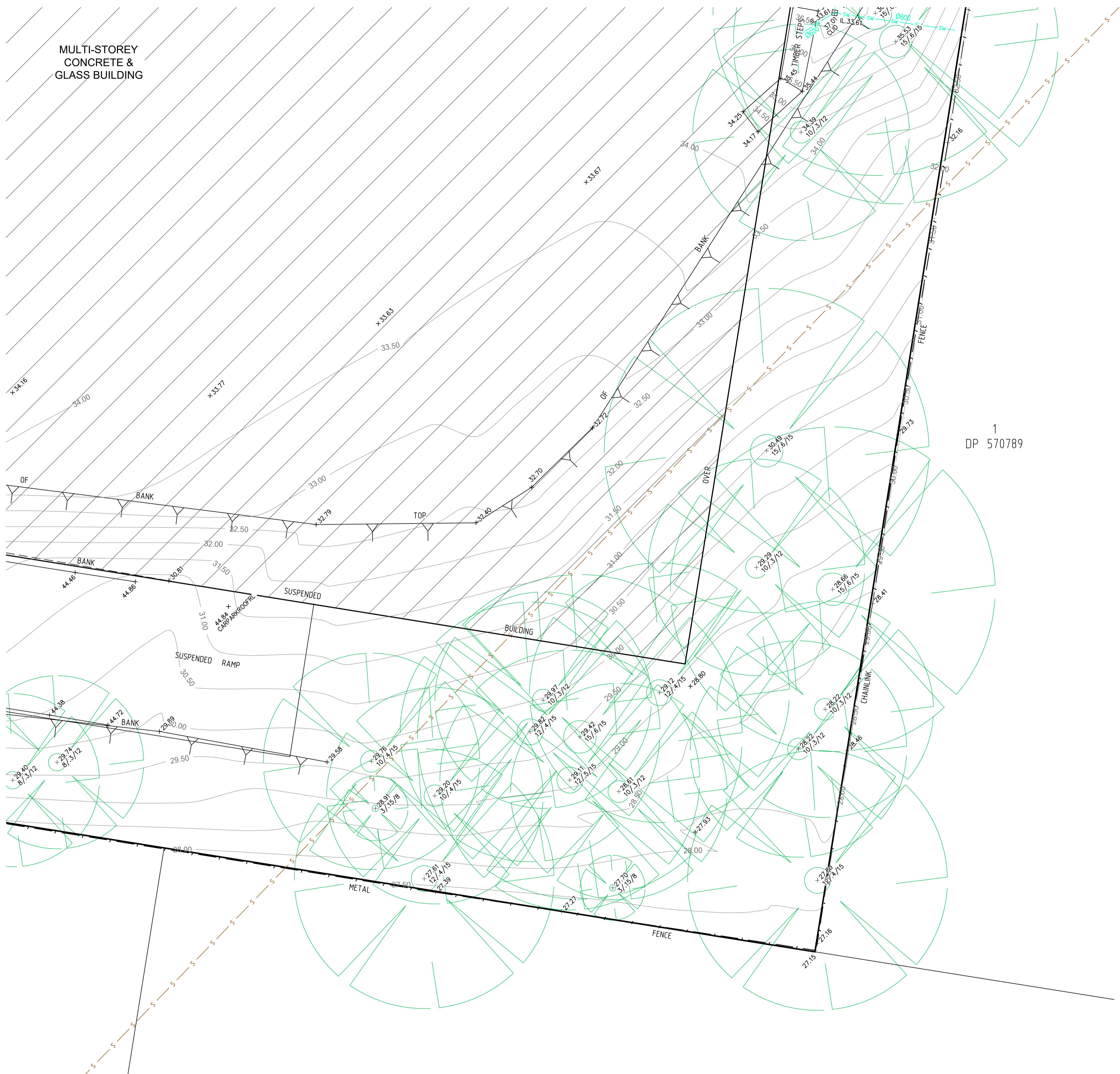
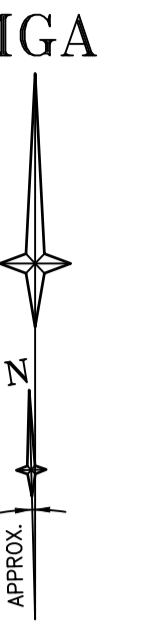
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Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 22 IN DP732062,
No.12 MARS ROAD, LANE COVE WEST
'TRANSTECH BUSINESS PARK'

datum AHD
site Area 3.355ha (Deed)
LGA LANE COVE

reference number 52396 001DT
scale 1:100
date of survey 28/10/2024

SHEET 16 OF 12

MULTI-STOREY
CONCRETE &
GLASS BUILDING



1
DP 570789

1
DP330349

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Zero Damage - Zero Harm

SCALE 1:100 @ A1

Revision	Date	Description	Reference	Revision	Date	Description	Reference
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E	00/00/00	-	00	A	21/11/24	DETECTED SERVICES ADDED	001

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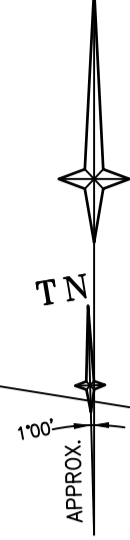
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Client GOODMAN PROPERTY SERVICES (AUST) PTY LTD
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No.12 MARS ROAD, LANE COVE WEST
'TRANSTECH BUSINESS PARK'

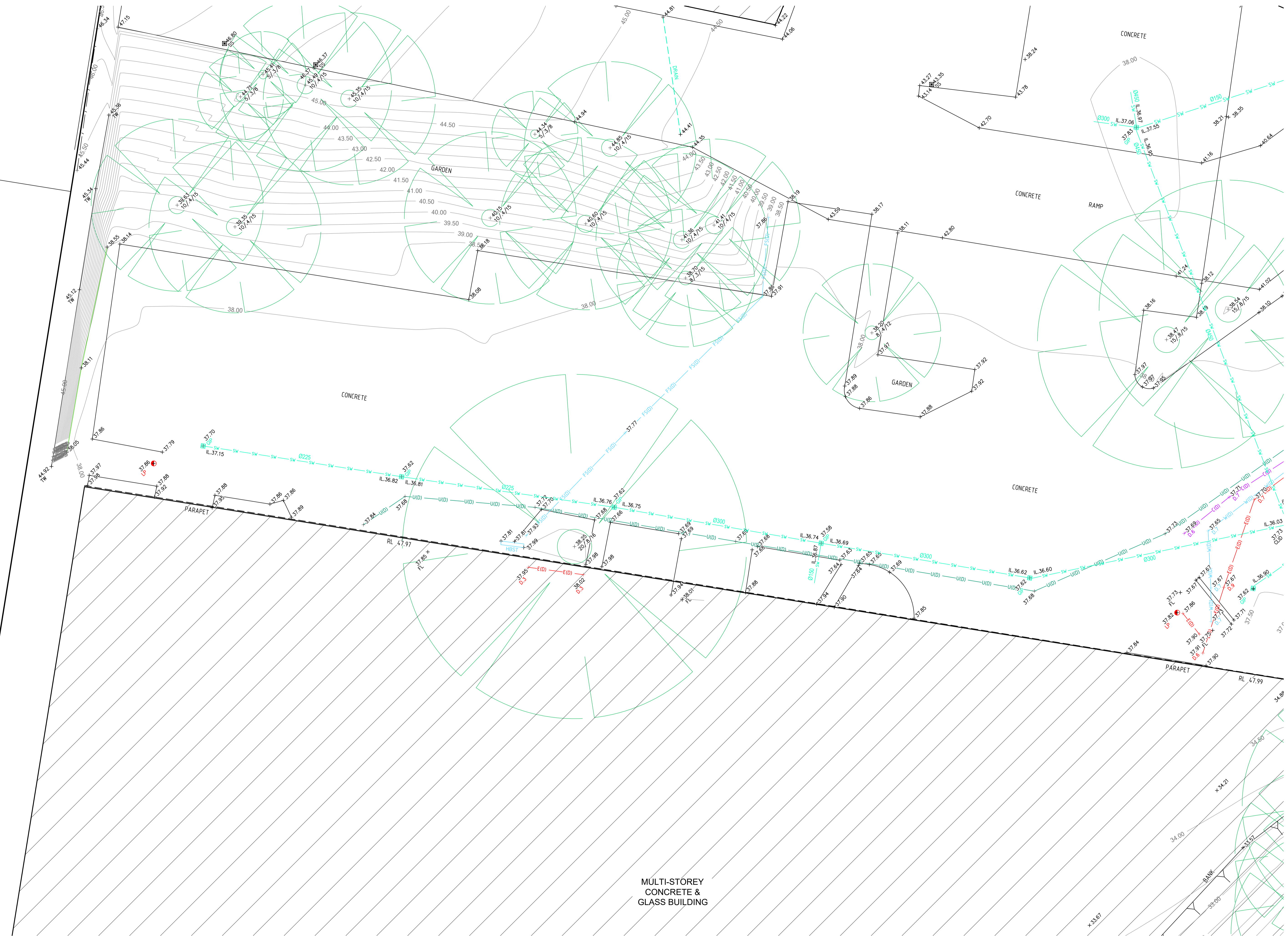
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reference number 52396 001DT
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date of survey 28/10/2024

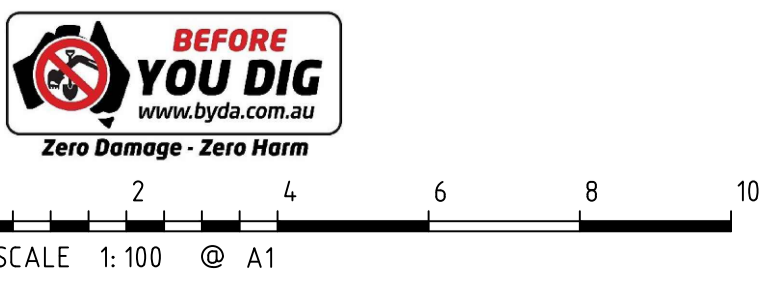
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OF 16



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DP608309



MULTI-STOREY
CONCRETE &
GLASS BUILDING



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E	00/00/00	-	00	A	21/11/24	DETECTED SERVICES ADDED	001

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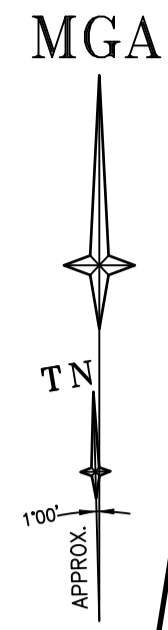
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Client GOODMAN PROPERTY SERVICES (AUST) PTY LTD
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No.12 MARS ROAD, LANE COVE WEST
'TRANSTECH BUSINESS PARK'

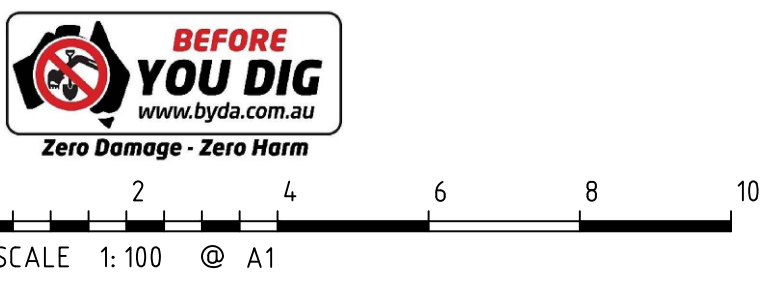
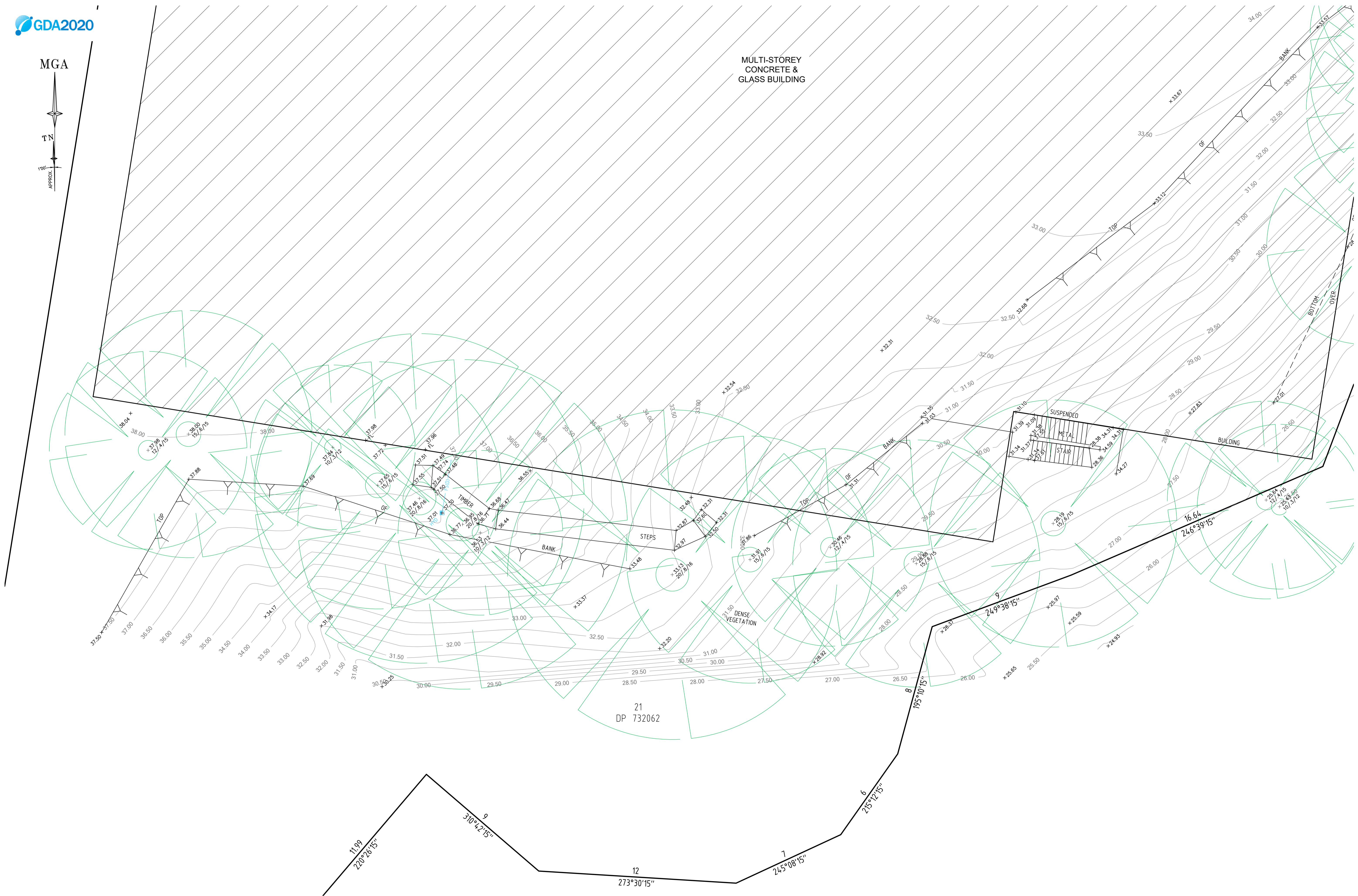
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LGA LANE COVE

reference number 52396 001DT
scale 1:100
date of survey 28/10/2024

SHEET 16 OF 14



MULTI-STOREY
CONCRETE &
GLASS BUILDING



Revision	Date	Description	Reference	Revision	Date	Description	Reference
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 Registered Surveyor NSW

Client GOODMAN PROPERTY SERVICES (AUST) PTY LTD
 Drawing title
 PLAN OF DETAIL AND LEVELS OVER LOT 22 IN DP732062,
 No.12 MARS ROAD, LANE COVE WEST
 'TRANSTECH BUSINESS PARK'

datum	AHD	reference number	52396 001DT
site Area	3.355ha (Deed)	scale	1:100 @A1
LGA	LANE COVE	date of survey	28/10/2024
		SHEET	16
		OF	16

Appendix B – Architectural Drawings

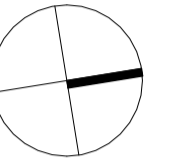


Level 24, 25 Martin Place, Sydney NSW, 2000, Australia
 +61 2 9956 2666 | hdnrc.com
 HDR Pty. Limited ABN 76 158 075 220 trading as HDR
NOMINATED ARCHITECTS:
 NSW Huai Lim DR16065, D. Joe Mihaljevic 8699, Mark Gazy 7289,
 Simon Fleet 6363
 VIC HDR Pty Ltd 51752
 ACT Huai Lim 16065

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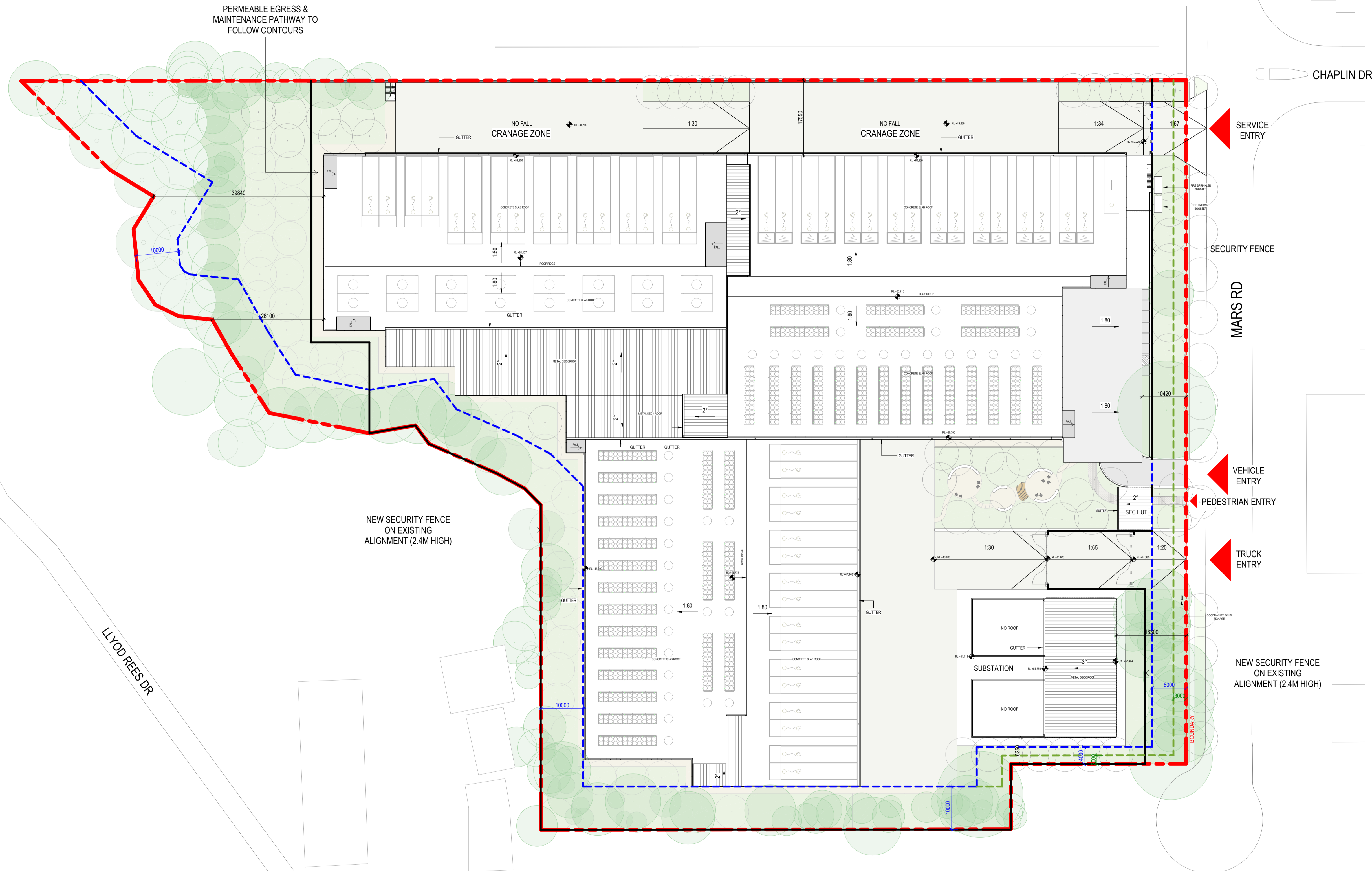
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REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
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B	ISSUE FOR FORMAL LODGEMENT	03/12/25	HDR	HDR

LEGEND:

- BOUNDARY
- DCP LANDSCAPE SETBACK
- DCP SETBACK
- SECURITY FENCE
- PROPOSED LANDSCAPE
- PROPOSED EGRESS PATHWAY
- EXISTING TREES RETAINED
- PROPOSED TREES



CLIENT
Goodman
 PROJECT
PROJECT MARS
 12 Mars Rd, Lane Cove West NSW
 2066

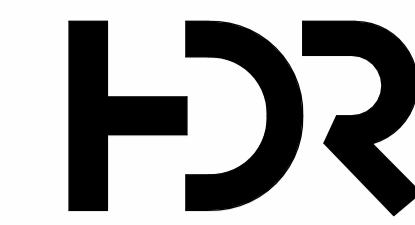
DRAWING TITLE
SITE PLAN

SCALE
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 DRAWING NUMBER
MAR-AR-DRG-11003 B

PROJECT STATUS
SSDA APPLICATION

3/12/2025 11:34:46 AM

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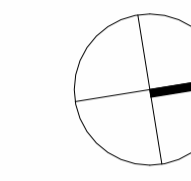
Level 24, 25 Martin Place, Sydney NSW, 2000, Australia
 +61 2 9956 2666 | hdnrc.com
 HDR Pty. Limited ABN 76 158 075 220 trading as HDR

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 Simon Fleet 6363
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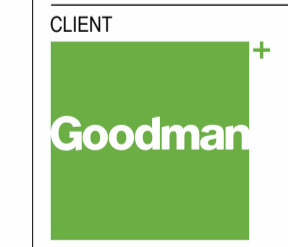
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REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
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B	ISSUE FOR FORMAL LODGEMENT	03/12/25	HDR	HDR

LEGEND:

- BOUNDARY
- DCP LANDSCAPE SETBACK
- DCP SETBACK
- SECURITY FENCE
- PROPOSED LANDSCAPE
- PROPOSED EGRESS PATHWAY
- EXISTING TREES RETAINED
- PROPOSED TREES
- DATA HALL
- PLANT / SERVICES
- OFFICE
- BACK OF HOUSE / STORAGE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- AMENITIES



CLIENT
Goodman

PROJECT
PROJECT MARS
 12 Mars Rd, Lane Cove West NSW
 2066

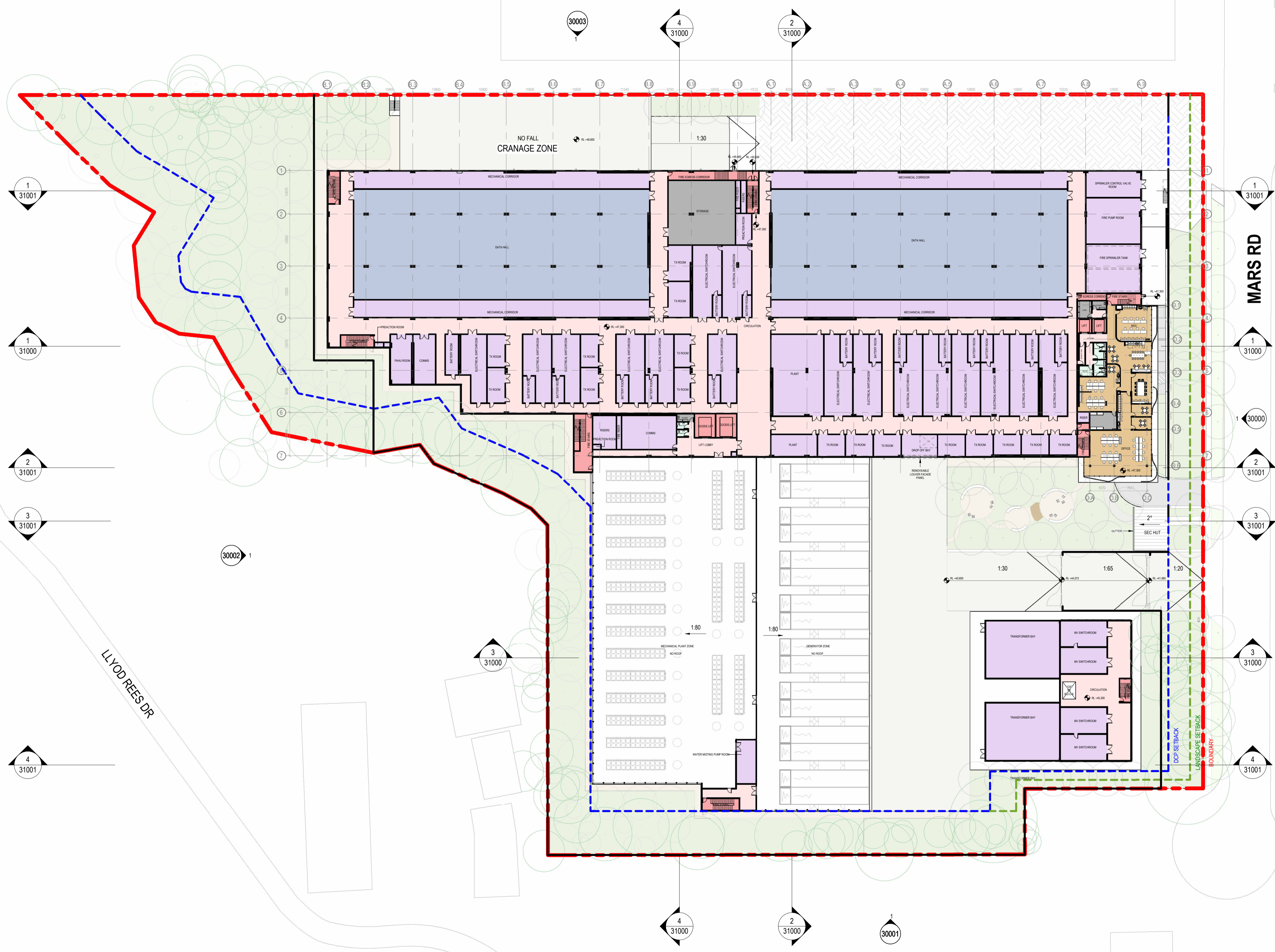
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**GENERAL ARRANGEMENT - LEVEL
 1 FLOOR PLAN**

SCALE
 1 : 500 @ A1

DRAWING NUMBER
MAR-AR-DRG-21002 B

PROJECT STATUS
SSDA APPLICATION

3/12/2025 11:54:14 AM



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 Client: Goodman
 Project: Project Mars
 Drawing Title: General Arrangement - Level 1 Floor Plan
 Scale: 1:500 @ A1
 Drawing Number: MAR-AR-DRG-21002 B
 Project Status: SSDA Application
 Date: 3/12/2025 11:54:14 AM



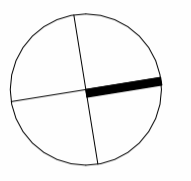
Level 24, 25 Martin Place, Sydney NSW, 2000, Australia
 +61 2 9956 2666 | hdrinc.com
 HDR Pty. Limited ABN 76 158 075 220 trading as HDR

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NORTH POINT



REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
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B	ISSUE FOR FORMAL LODGEMENT	03/12/25	HDR	HDR

LEGEND:

- - - BOUNDARY
- - - DCP LANDSCAPE SETBACK
- - - DCP SETBACK
- SECURITY FENCE
- PROPOSED LANDSCAPE
- PROPOSED EGRESS PATHWAY
- EXISTING TREES RETAINED
- PROPOSED TREES
- DATA HALL
- PLANT / SERVICES
- OFFICE
- BACK OF HOUSE / STORAGE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- AMENITIES



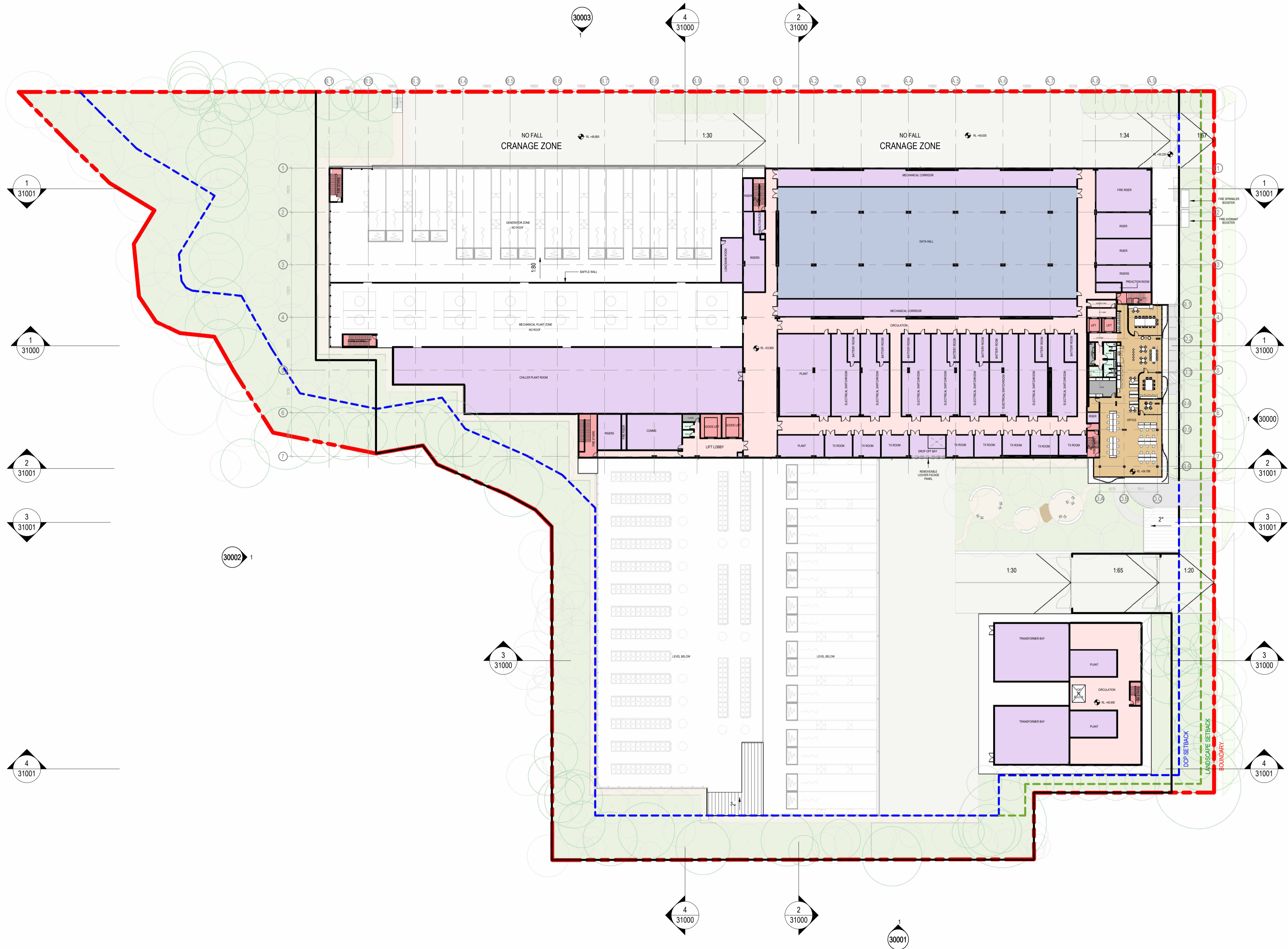
PROJECT
PROJECT MARS
 12 Mars Rd, Lane Cove West NSW
 2066

DRAWING TITLE
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 2 FLOOR PLAN**

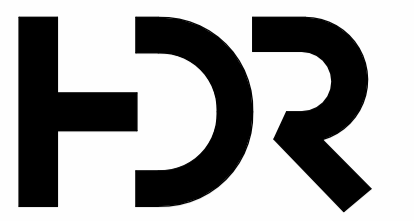
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PROJECT STATUS
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3/12/2025 12:02:10 PM



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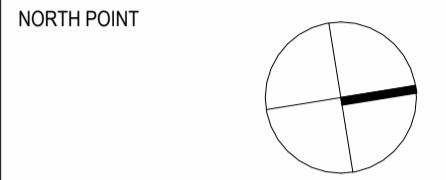


Level 24, 25 Martin Place, Sydney NSW, 2000, Australia
 +61 2 9956 2666 | hdnrc.com
 HDR Pty. Limited ABN 76 158 075 220 trading as HDR

NOMINATED ARCHITECTS:
 NSW: Huai Lim DR16065, D. Joe Mihaljevic 8699, Mark Gazy 7289,
 Simon Fleet 6363
 VIC: HDR Pty Ltd 51752
 ACT: Huai Lim 16065

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REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	ISSUE FOR TOA	17/11/25	HDR	HDR
B	ISSUE FOR FORMAL LODGEMENT	03/12/25	HDR	HDR

LEGEND:

- BOUNDARY
- DCP LANDSCAPE SETBACK
- DCP SETBACK
- SECURITY FENCE
- PROPOSED LANDSCAPE
- PROPOSED EGRESS PATHWAY
- EXISTING TREES RETAINED
- PROPOSED TREES
- DATA HALL
- PLANT / SERVICES
- OFFICE
- BACK OF HOUSE / STORAGE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- AMENITIES



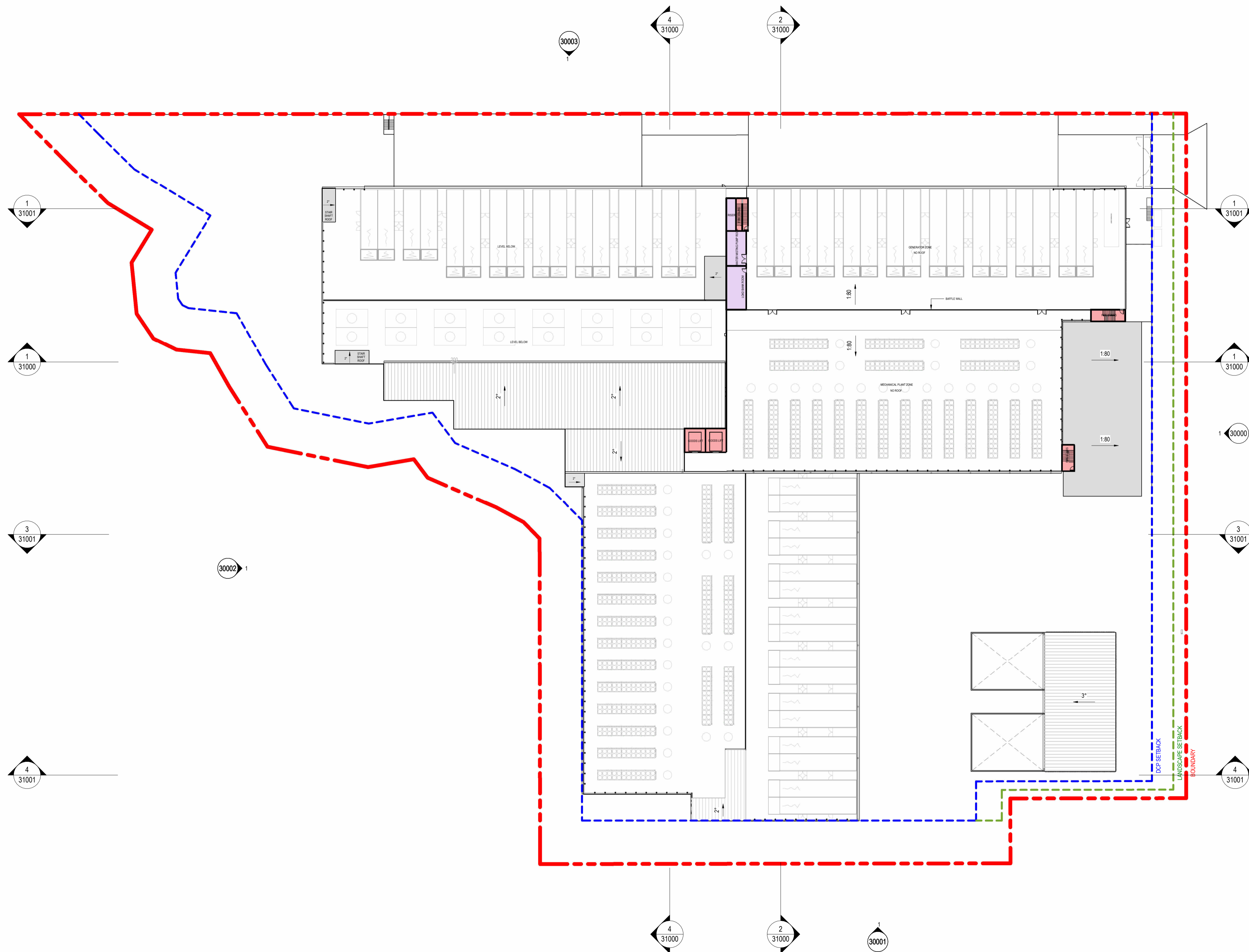
PROJECT
PROJECT MARS
 12 Mars Rd, Lane Cove West NSW
 2066

DRAWING TITLE
**GENERAL ARRANGEMENT - ROOF
 PLAN**

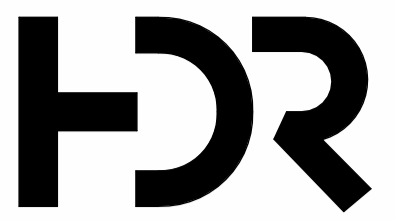
SCALE
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 DRAWING NUMBER
MAR-AR-DRG-21004

PROJECT STATUS
SSDA APPLICATION

3/12/2025 12:13:35 PM



Autodesk Docs://10417434_Goodman_12 Mars Rd SSDA MAR-AR-DRG-21004.dwg



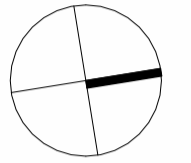
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NOMINATED ARCHITECTS:
 NSW Huai Lim DR16065, D. Joe Mihaljevic 8699, Mark Gazy 7289,
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NORTH POINT



REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	ISSUE FOR TOA	17/11/25	HDR	HDR
B	ISSUE FOR FORMAL LODGEMENT	03/12/25	HDR	HDR

LEGEND:

- - - BOUNDARY
- - - DCP LANDSCAPE SETBACK
- - - DCP SETBACK
- SECURITY FENCE
- PROPOSED LANDSCAPE
- PROPOSED EGRESS PATHWAY
- EXISTING TREES RETAINED
- PROPOSED TREES
- DATA HALL
- PLANT / SERVICES
- OFFICE
- BACK OF HOUSE / STORAGE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- AMENITIES



PROJECT
PROJECT MARS
 12 Mars Rd, Lane Cove West NSW
 2066

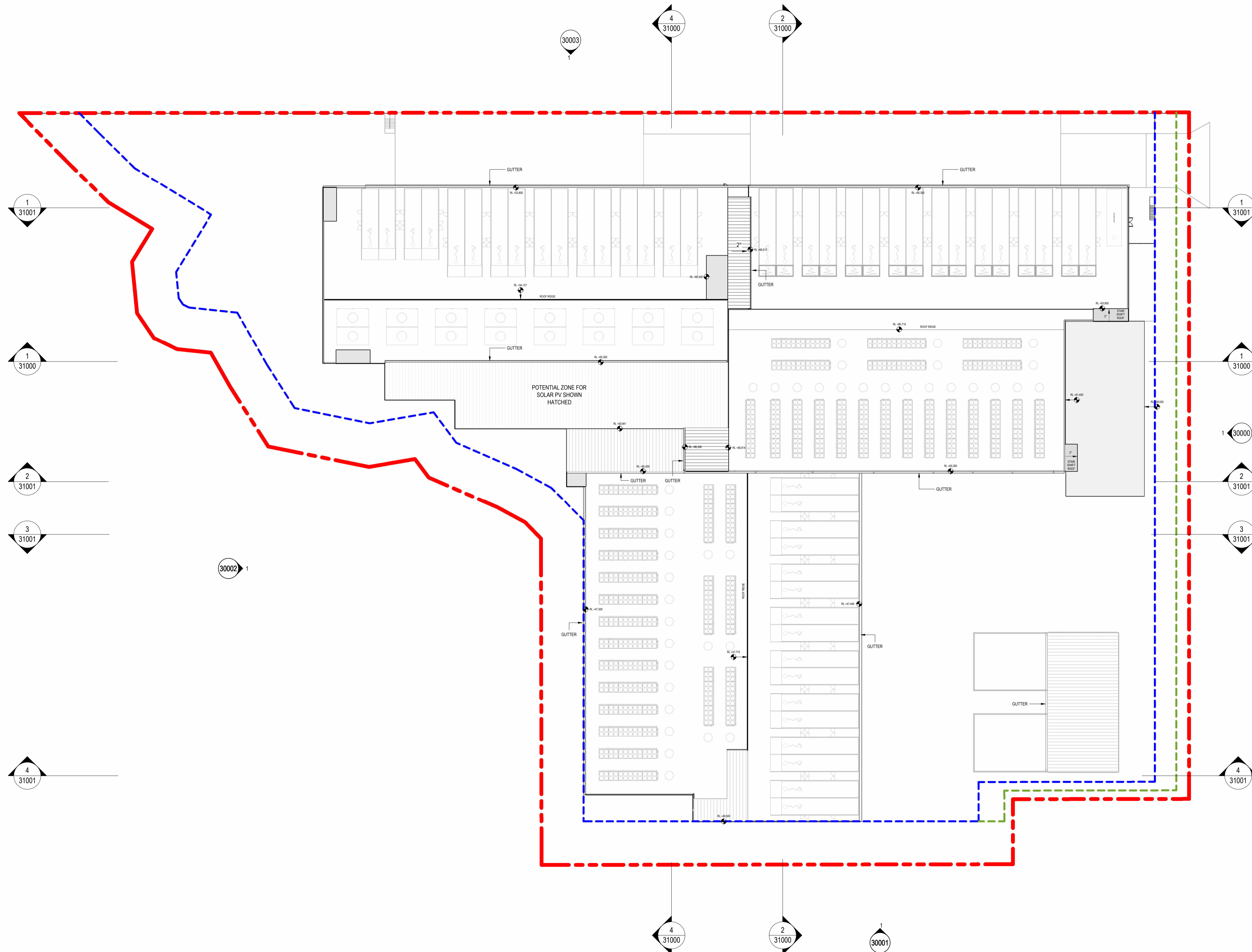
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**GENERAL ARRANGEMENT - TOP
 OF SCREEN**

SCALE
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 DRAWING NUMBER
MAR-AR-DRG-21005

PROJECT NUMBER
 10417434
 ISSUE

PROJECT STATUS
SSDA APPLICATION

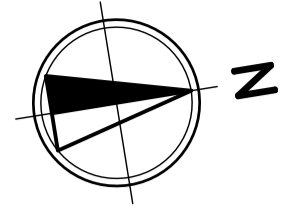
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A:\Projects\2025\17434_Goodman\12 Mars Rd SSDA\MAR-AR-DRG-21005.dwg

Appendix C - Civil Drawings





LEGEND

- SITE BOUNDARY
- ARCHITECTURAL
- SURVEY
- 27.00 PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

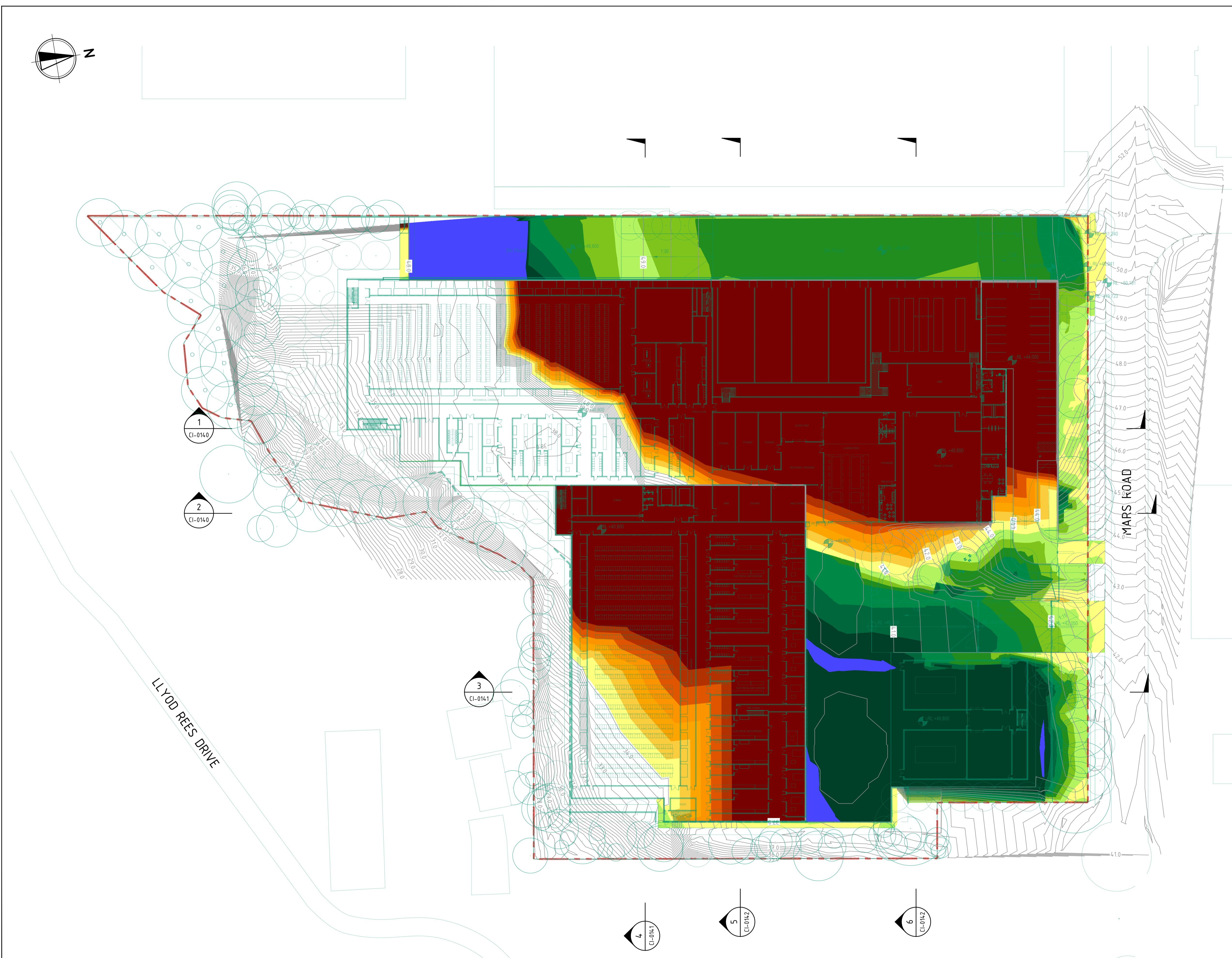
SUMMARY

TOTAL CUT: -67421m³
 TOTAL FILL: 19155m³
 TOTAL BALANCE: -48266m³

CUT FILL	Lower_value	Upper_value	Colour	
	-999	to -3	3	
	-3	to -2.5	3	
	-2.5	to -2	3	
	-2	to -1.5	3	
	-1.5	to -1	3	
	-1	to -0.5	3	
	-0.5	to 0	3	
	0	to 0.5	3	
	0.5	to 1	3	
	1	to 1.5	3	
	1.5	to 2	3	
	2	to 2.5	3	
	2.5	to 3	3	
	3	to 999	3	

NOTE

1. NO BOXING ALLOWANCE FOR PUBLIC DOMAIN FOOTPATH WORKS.
2. NO BOXING ALLOWANCE FOR BUILDING FOUNDATION AND DRAINAGE WORKS.
3. NO BOXING ALLOWANCE FOR PAVEMENT TYPES.
4. NO BOXING ALLOWANCE FOR LANDSCAPING.
5. NO BOXING ALLOWANCE FOR STRIPPING.



REV	DATE	DESCRIPTION	REVISIONS	RVD	REV	DATE	DESCRIPTION	REVISIONS	RVD
E	26.09.25	ISSUED FOR APPROVAL		SH					
D	19.09.25	ISSUED FOR APPROVAL		SH					
C	18.09.25	ISSUED FOR INFORMATION		SH					
B	23.07.25	ISSUED FOR INFORMATION		SH					
A	10.04.25	ISSUED FOR INFORMATION		SH					

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 Sydney NSW 2000
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PROJECT

PROJECT MARS DATA CENTRE
 12 MARS ROAD, LANE COVE WEST

STATUS

ISSUED FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION

DRAWN	DESIGNED	CHECKED	APPROVED
CMM	NH	SH	-

DATUM: AHD GRID: GDA2020 MGA-56 SCALE: 1:500 AT A1 SIZE

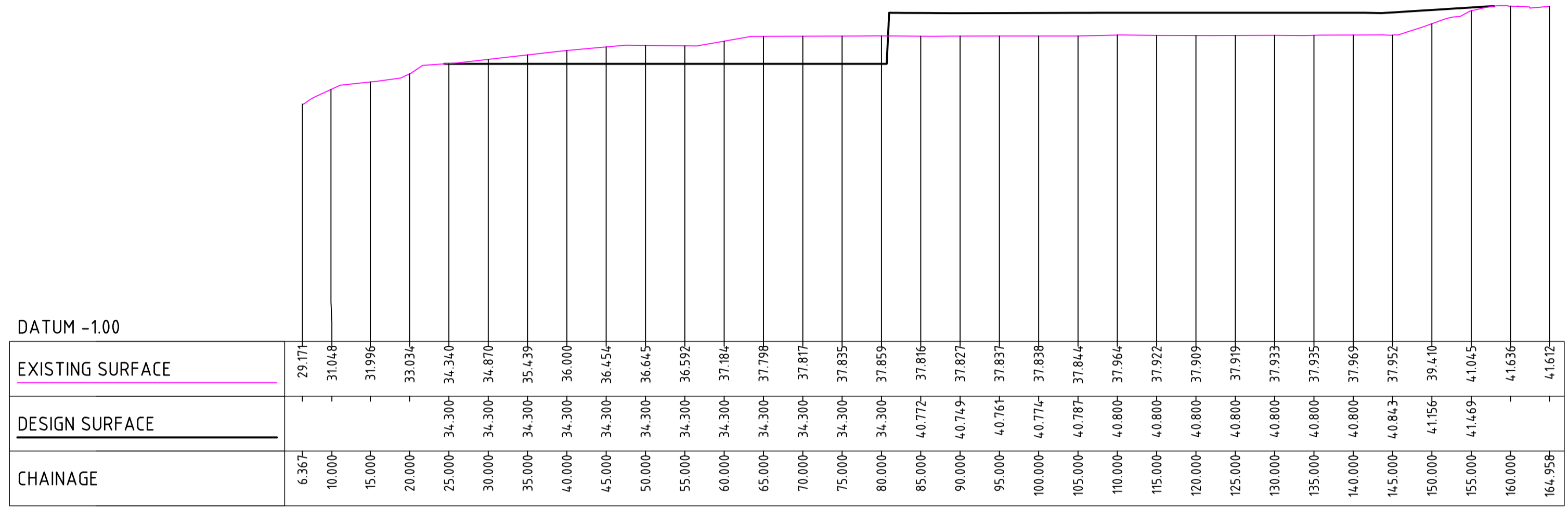
TITLE

EARTHWORKS PLAN

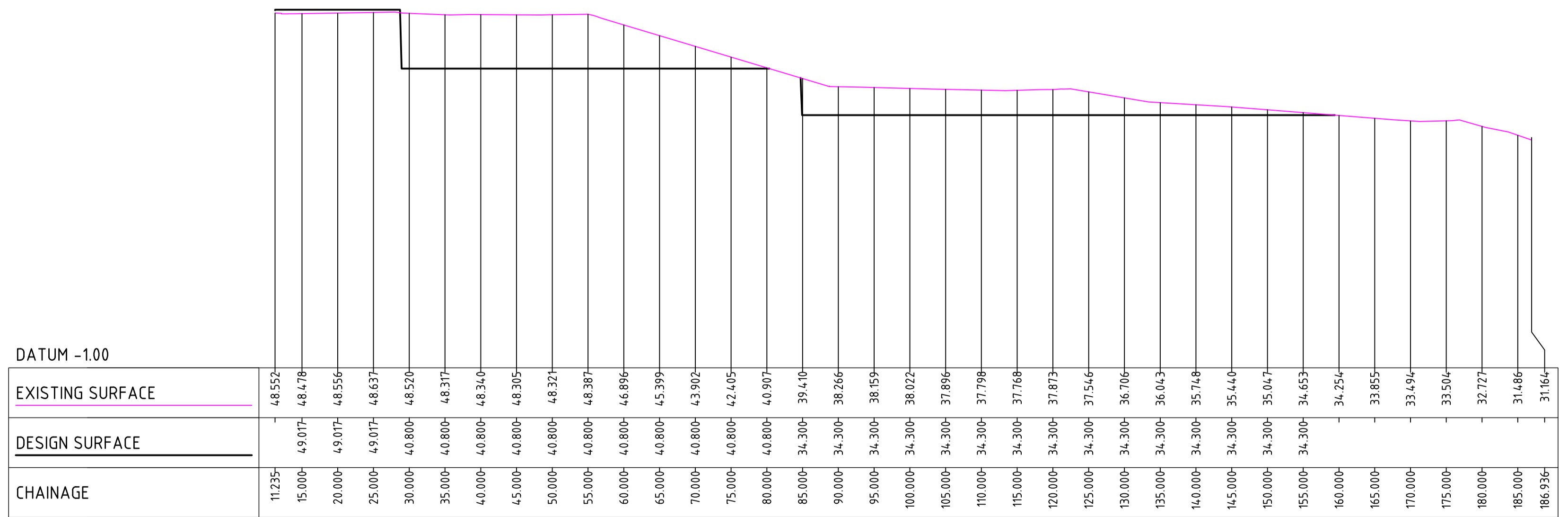
PROJECT No: **S24248** DRAWING No: **CI-0100** REV: **E**

© BG&E Pty Limited

\\NSP01MENA\ENR\SUNDRAM\K\ALC\DCS\18084_401510\URBAN_CIVIL\DRAWING\PROJECT FILES\S24248 - 12 MARS ROAD\003 CIVIL\AUTOCAD\S24248-003-CI-0100.DWG 9/26/2025 9:47:03 AM



LONGITUDINAL SECTION - 5
SCALE HORIZ. 1:500 VERT. 1:500



LONGITUDINAL SECTION - 6
SCALE HORIZ. 1:500 VERT. 1:500



REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
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D	19.09.25	ISSUED FOR APPROVAL	SH				
C	18.09.25	ISSUED FOR INFORMATION	SH				
B	23.07.25	ISSUED FOR INFORMATION	SH				
A	10.04.25	ISSUED FOR INFORMATION	SH				

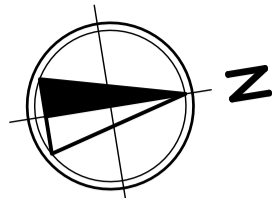


PROJECT
PROJECT MARS DATA CENTRE
12 MARS ROAD, LANE COVE WEST

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

TITLE		
EARTHWORKS SECTIONS SHEET 3 OF 4		
PROJECT No.	DRAWING No.	REV
S24248	CI-0142	E

\\NSR01\MENTALHEALTH\BANKING\ACC0051\BANKING\01510 URBAN CIVIL\DRAWING\PROJECT FILES\S24248 - 12 MARS ROAD\001 CIVIL\AUTOCAD\S24248-CI-0142.DWG
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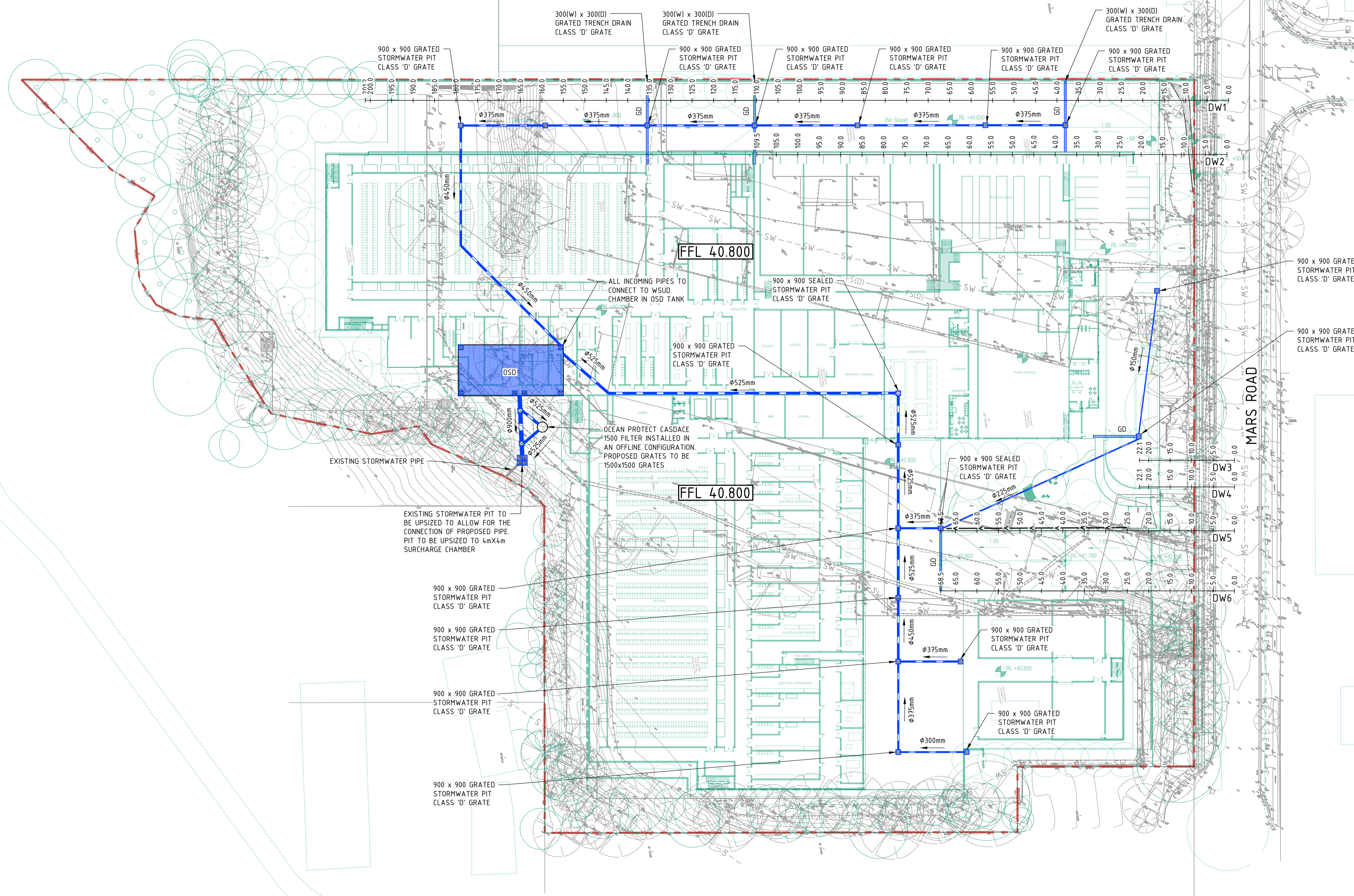
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- ARCHITECTURAL
- SURVEY
- 27.00 EXISTING SURFACE CONTOURS
- 27.00 PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- $\phi 150$ uPVC @ 1% MIN PROPOSED STORMWATER (SIZE AND GRADE)
- EXISTING DRAINAGE PIPE
- PROPOSED GRATED INLET PIT / PROPOSED KERB INLET PIT
- EXISTING INLET PITS
- GD PROPOSED GRATED DRAIN
- PROPOSED SWALE
- PROPOSED OSD TANK

EXISTING UTILITIES

- EXISTING ELECTRICITY
- EXISTING TELECOMMUNICATIONS
- EXISTING SEWER
- EXISTING GAS
- EXISTING WATER
- EXISTING STORMWATER

NOTE

1. OCEANGUARD FILTERS (OR EQUIVALENT) TO BE INSTALLED IN ALL GRATED PITS.



REV	DATE	DESCRIPTION	REVISED BY	DATE	DESCRIPTION	REVISED BY
E	26.09.25	ISSUED FOR APPROVAL	SH			
D	19.09.25	ISSUED FOR APPROVAL	SH			
C	18.09.25	ISSUED FOR INFORMATION	SH			
B	23.07.25	ISSUED FOR INFORMATION	SH			
A	10.04.25	ISSUED FOR INFORMATION	SH			



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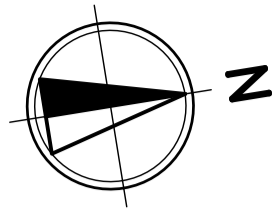
PROJECT
PROJECT MARS DATA CENTRE
 12 MARS ROAD, LANE COVE WEST

ISSUED FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
DESIGNED	CHECKED	APPROVED	
CMH	NH	SH	-
DRAWN	SCALE	PROJECT No.	DRAWING No.
AHD	1:500	S24248	CI-0200






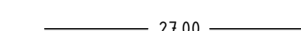


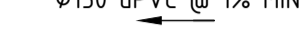




TITLE
SITWORKS AND DRAINAGE PLAN SITE PLAN

PROJECT No. **S24248** DRAWING No. **CI-0200** REV **E**

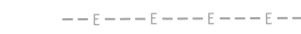

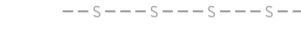

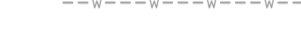

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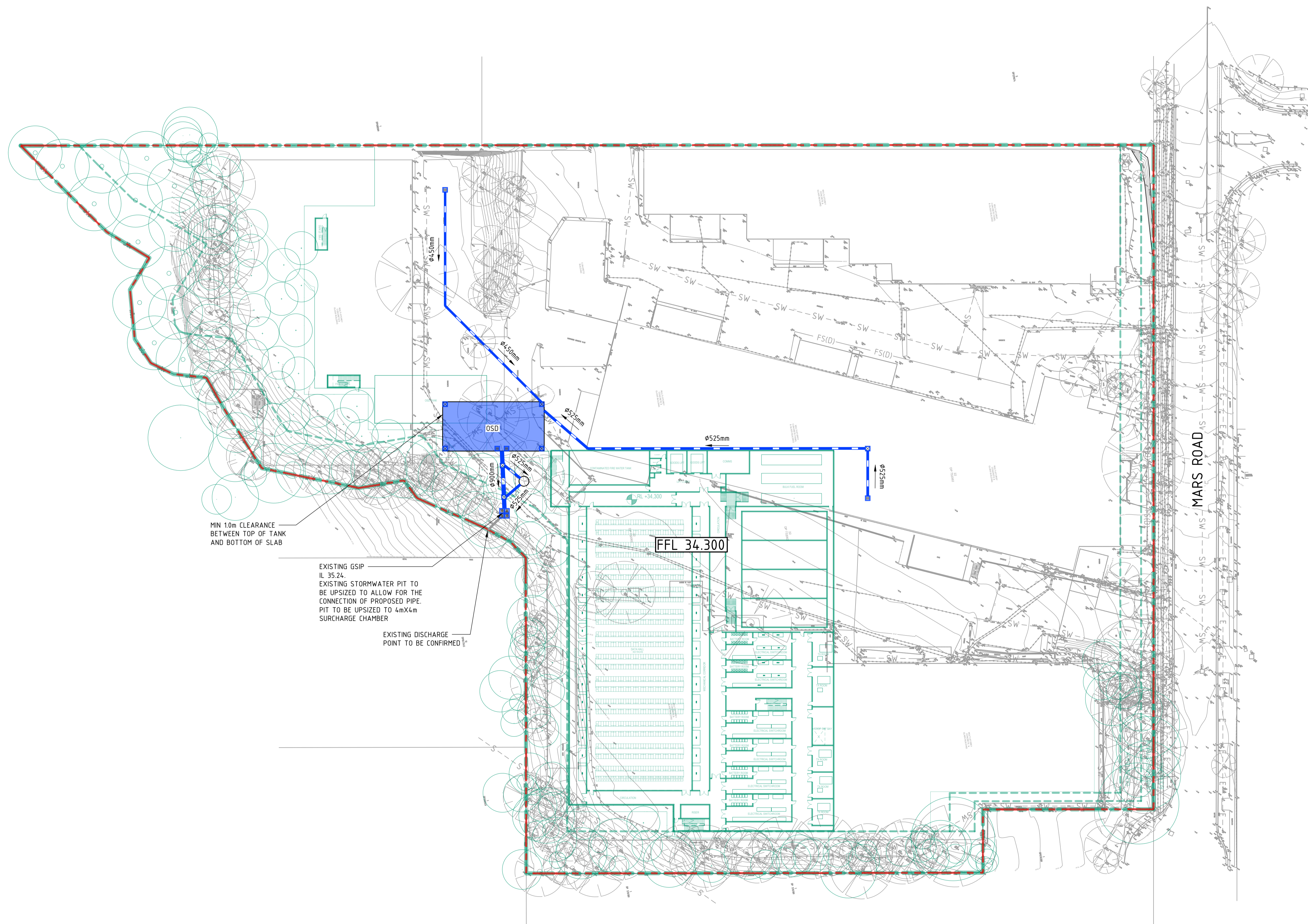
-  SITE BOUNDARY
-  ARCHITECTURAL
-  SURVEY
-  27.00 EXISTING SURFACE CONTOURS
-  27.00 PROPOSED MAJOR CONTOURS
-  PROPOSED MINOR CONTOURS
-  $\phi 150$ uPVC @ 1% MIN PROPOSED STORMWATER (SIZE AND GRADE)
-  EXISTING DRAINAGE PIPE
-  PROPOSED GRATED INLET PIT/
PROPOSED KERB INLET PIT
-  EXISTING INLET PITS
-  GD PROPOSED GRATED DRAIN
-  PROPOSED SWALE
-  PROPOSED OSD TANK

EXISTING UTILITIES

-  EXISTING ELECTRICITY
-  EXISTING TELECOMMUNICATIONS
-  EXISTING SEWER
-  EXISTING GAS
-  EXISTING WATER
-  EXISTING STORMWATER

NOTE

1. OCEANGUARD FILTERS (OR EQUIVALENT) TO BE INSTALLED IN ALL GRATED PITS.



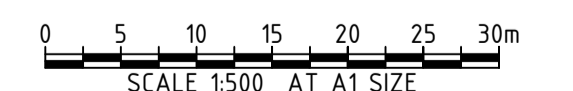
MIN 1.0m CLEARANCE BETWEEN TOP OF TANK AND BOTTOM OF SLAB

EXISTING GSIP IL 35.24. EXISTING STORMWATER PIT TO BE UPSIZED TO ALLOW FOR THE CONNECTION OF PROPOSED PIPE. PIT TO BE UPSIZED TO 4mX4m SURCHARGE CHAMBER

EXISTING DISCHARGE POINT TO BE CONFIRMED

FFL 34.300

MARS ROAD




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D	19.09.25	ISSUED FOR APPROVAL		SH					
C	18.09.25	ISSUED FOR INFORMATION		SH					
B	23.07.25	ISSUED FOR INFORMATION		SH					
A	10.04.25	ISSUED FOR INFORMATION		SH					

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PROJECT
PROJECT MARS DATA CENTRE
12 MARS ROAD, LANE COVE WEST

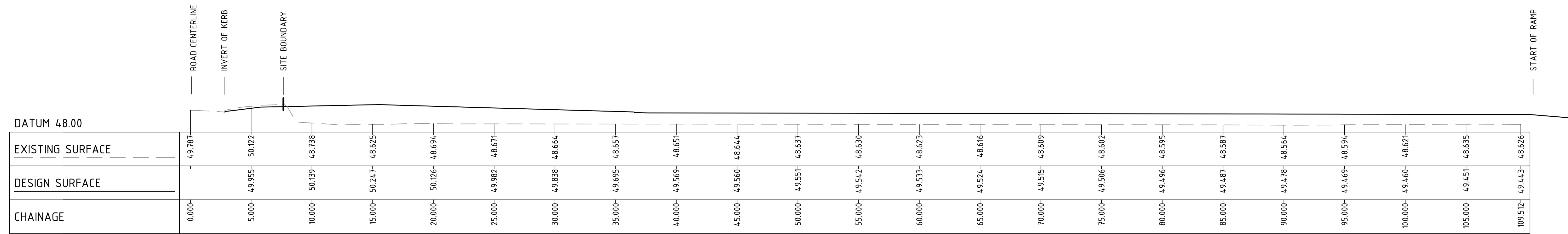
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ISSUED FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

DRAWN	DESIGNED	CHECKED	APPROVED
CMM	NH	SH	-

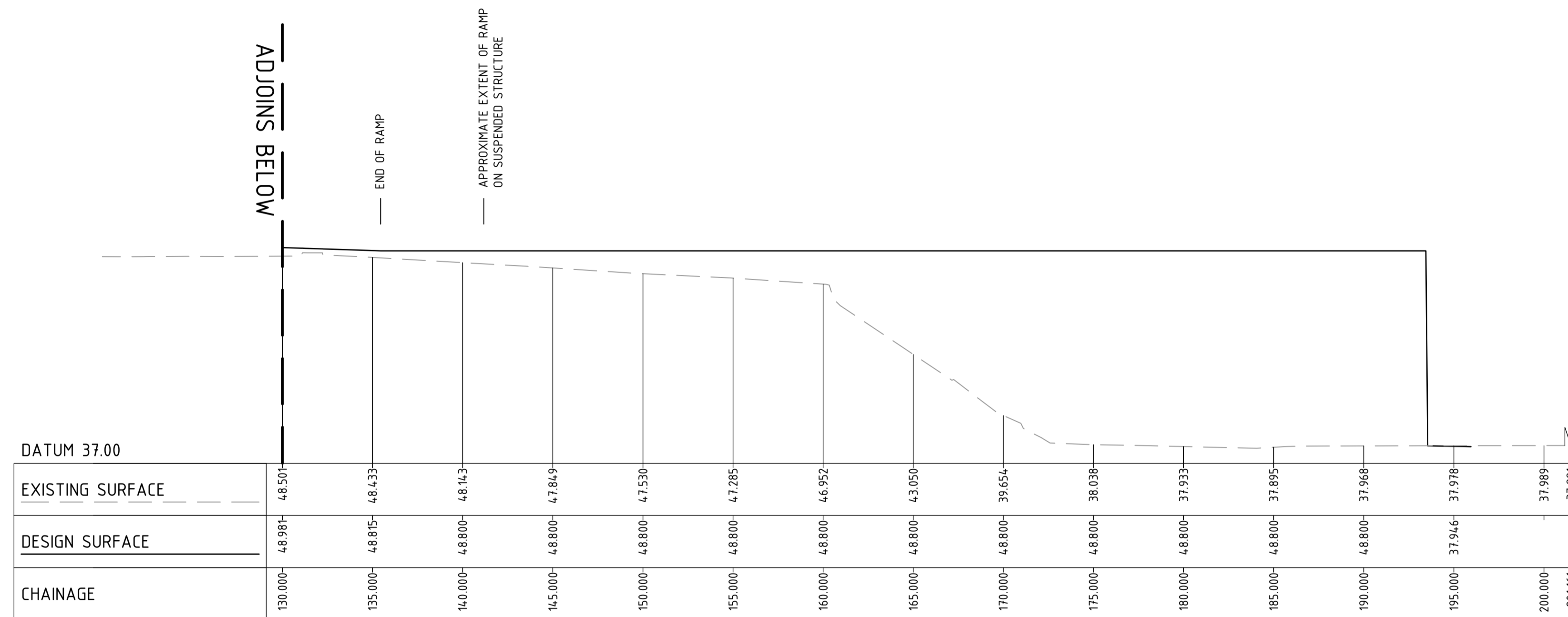
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GRID: GDA2020 MGA-56
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TITLE
SITWORKS AND DRAINAGE PLAN LOWER GROUND FLOOR

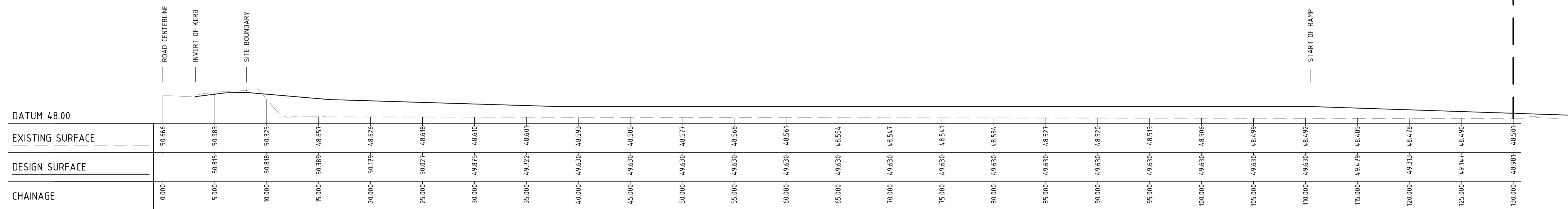
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DRAWING No: **CI-0201**
REV: **E**



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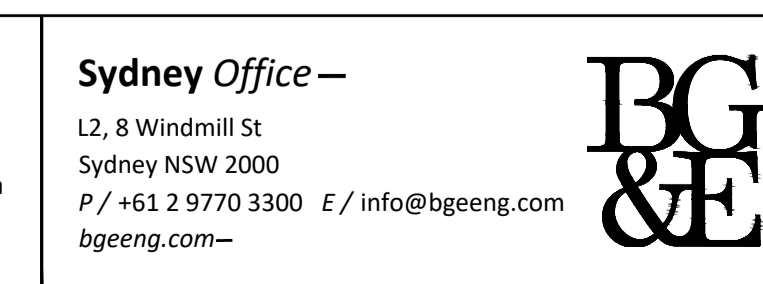
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SCALE HORIZ. 1:200 VERT. 1:200



LONGITUDINAL SECTION - DW1
SCALE HORIZ. 1:200 VERT. 1:200



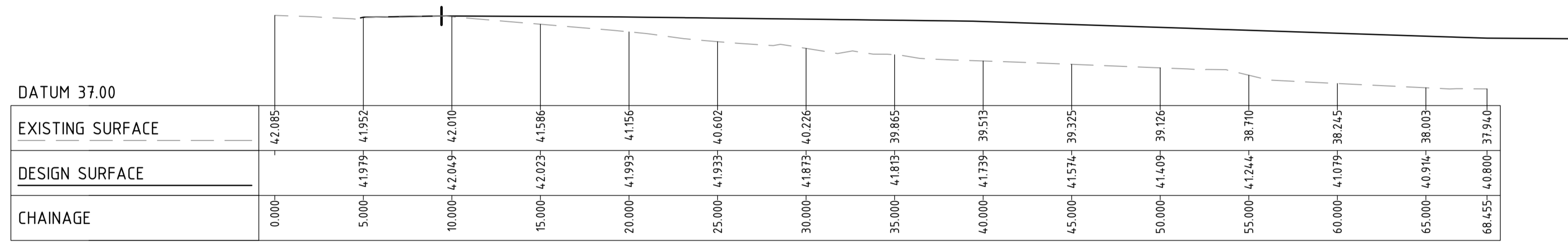
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D	19.09.25	ISSUED FOR APPROVAL	SH				
C	18.09.25	ISSUED FOR INFORMATION	SH				
B	23.07.25	ISSUED FOR INFORMATION	SH				
A	10.04.25	ISSUED FOR INFORMATION	SH				



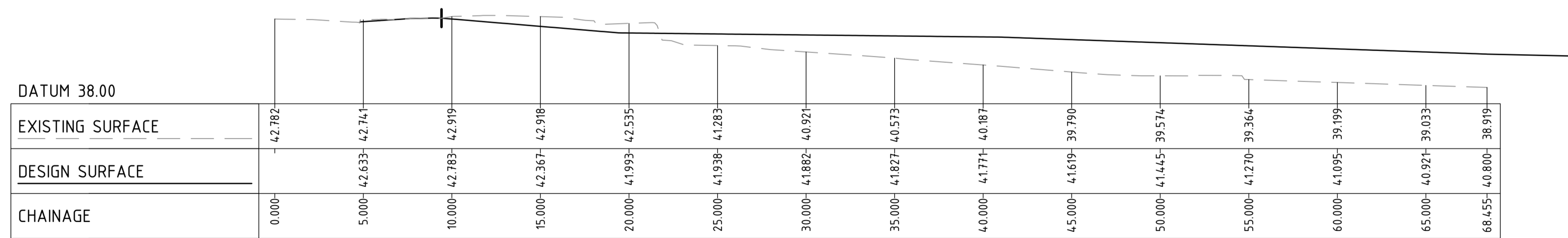
PROJECT
PROJECT MARS DATA CENTRE
12 MARS ROAD, LANE COVE WEST

STATUS			
ISSUED FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
CMM	NH	SH	-
DATUM	GRID	SCALE	
AHD	GDA2020 MGA-56	AS SHOWN	

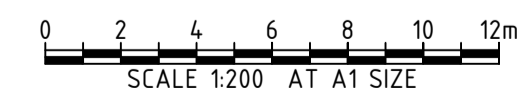
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DRIVEWAY LONGITUDINAL SECTIONS SHEET 1 OF 3	
PROJECT No.	DRAWING No.
S24248	CI-0270
REV	E



LONGITUDINAL SECTION - DW6
SCALE HORIZ. 1:200 VERT. 1:200



LONGITUDINAL SECTION - DW5
SCALE HORIZ. 1:200 VERT. 1:200



REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
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CLIENT

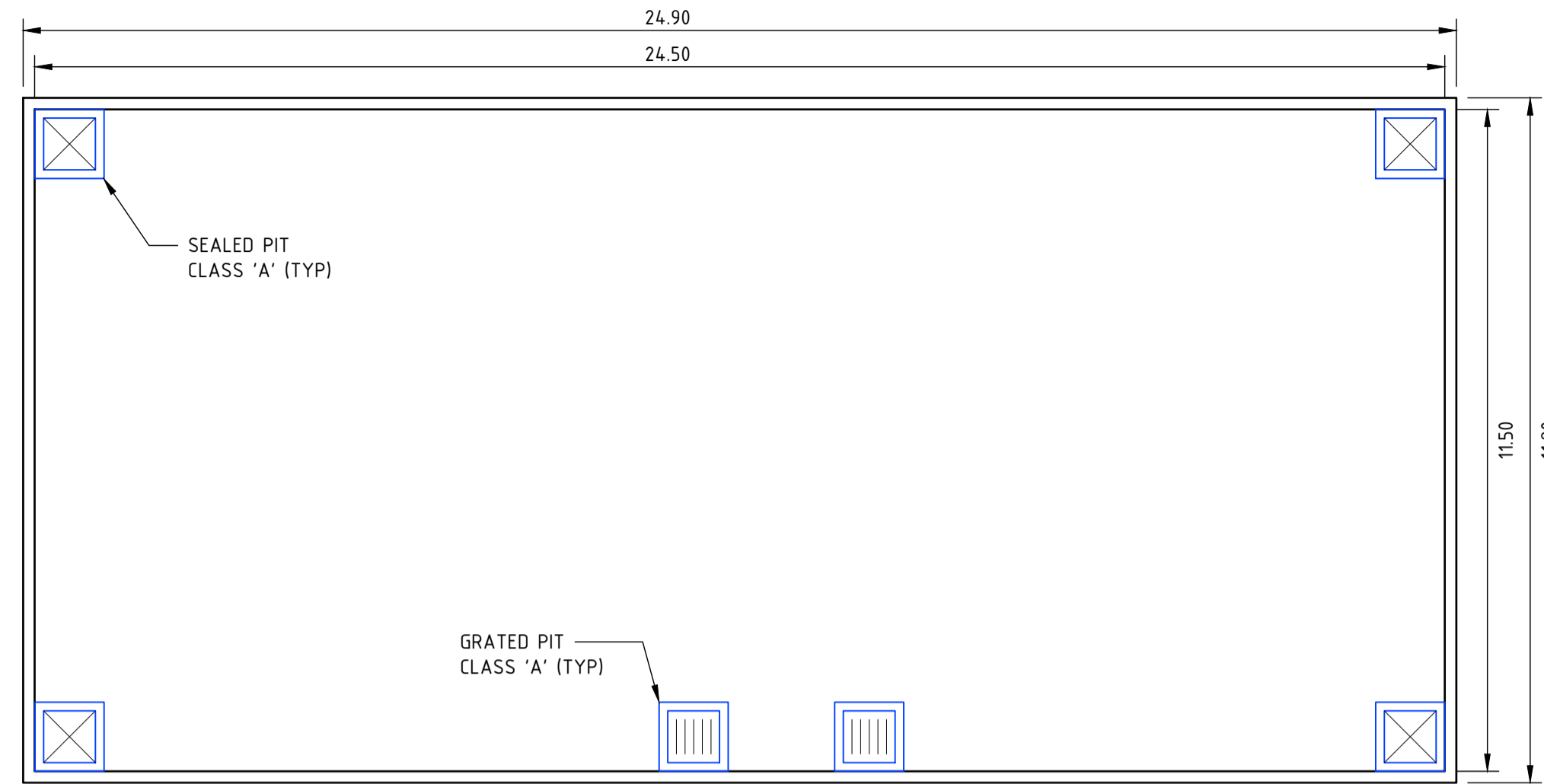
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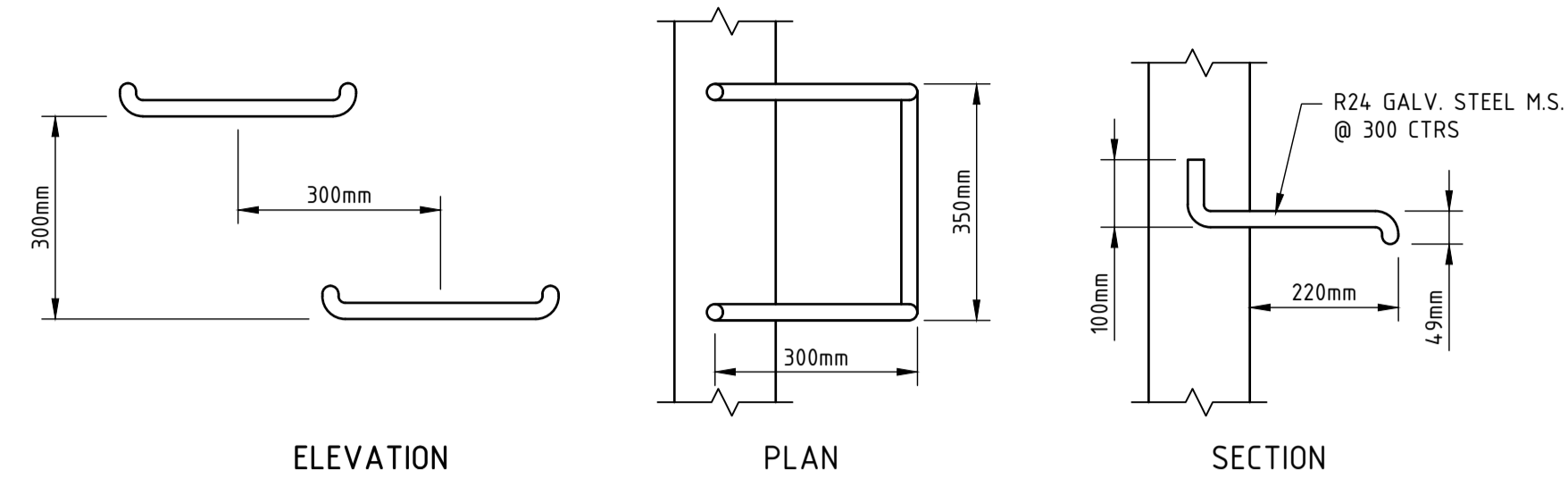
PROJECT
PROJECT MARS DATA CENTRE
12 MARS ROAD, LANE COVE WEST

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

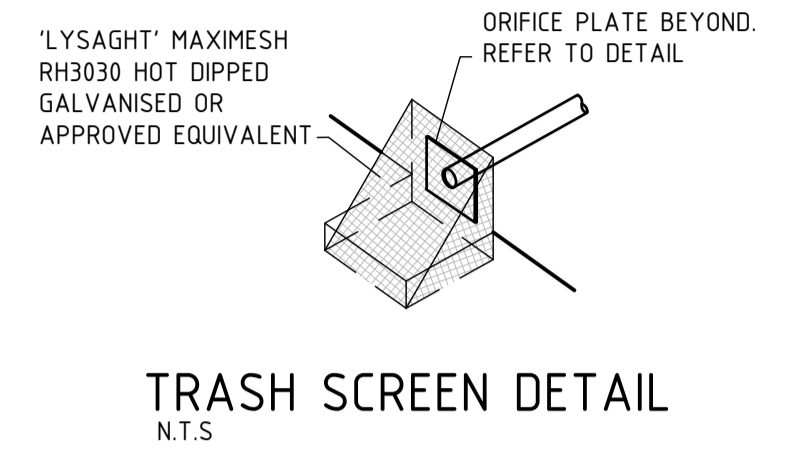
TITLE DRIVEWAY LONGITUDINAL SECTIONS SHEET 3 OF 3		
PROJECT No. S24248	DRAWING No. CI-0272	REV C



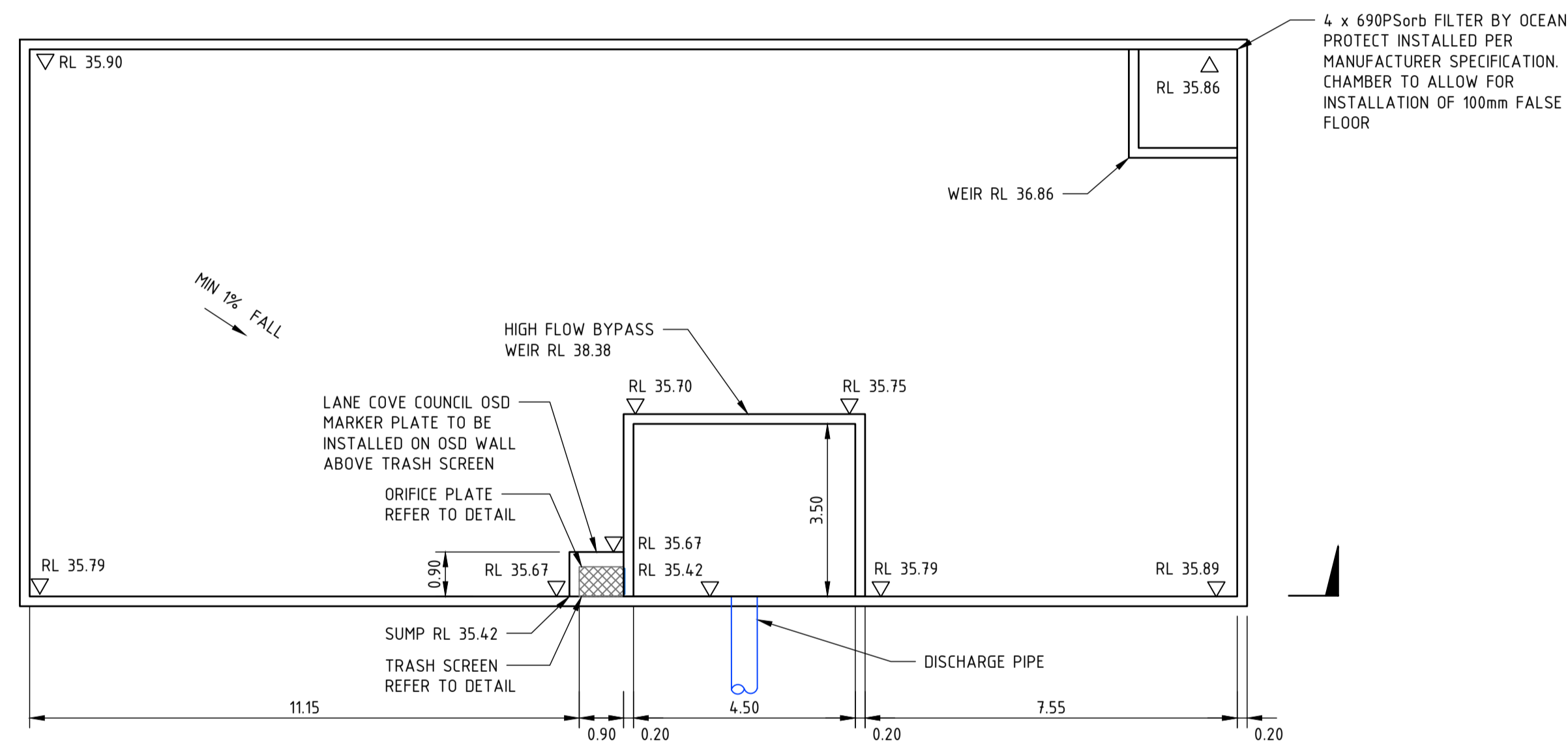
OSD LID PLAN
SCALE 1:100



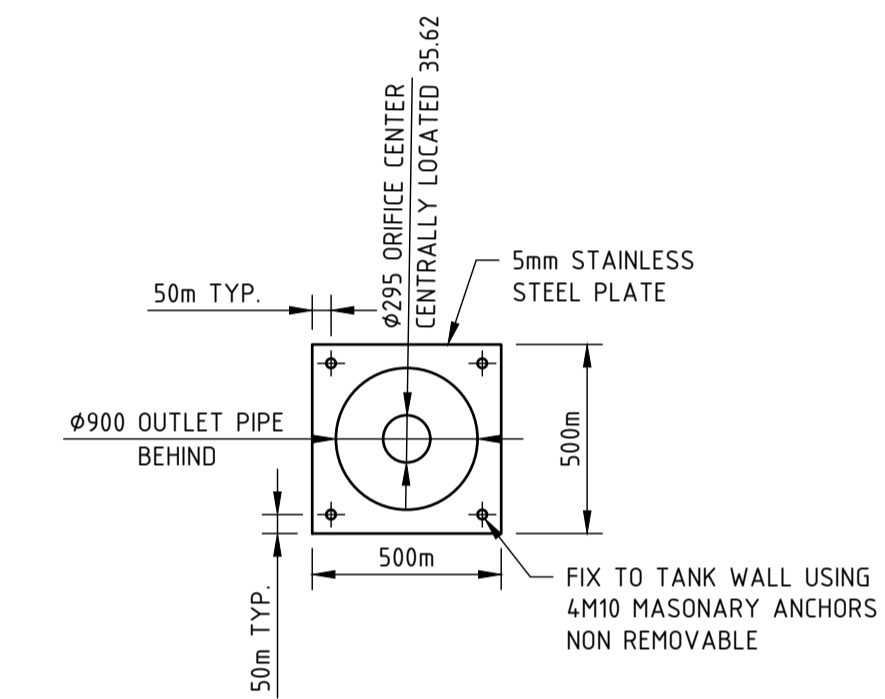
TYPICAL STEP IRON DETAILS
SCALE 1:10



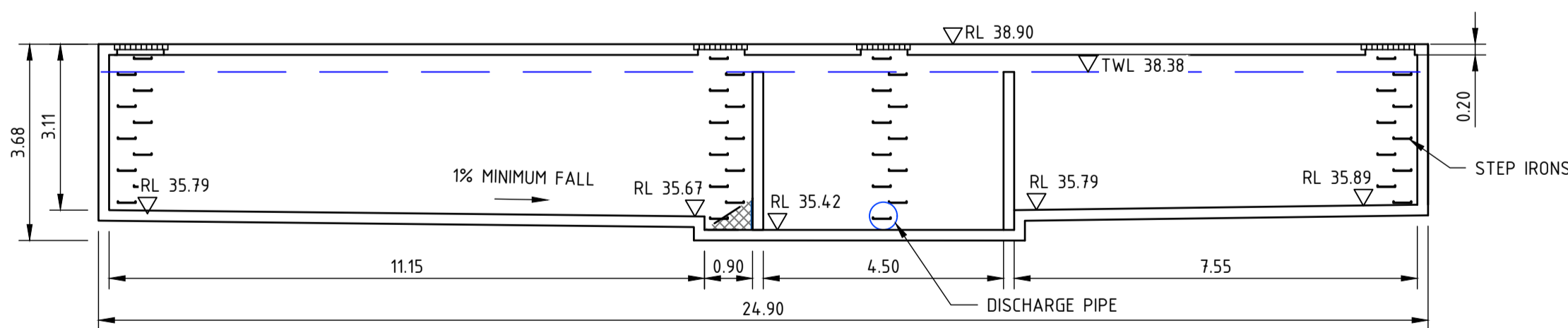
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N.T.S.



OSD BASE PLAN
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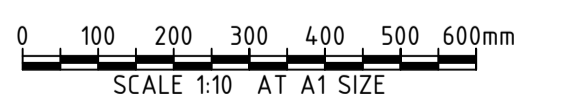


ORIFICE PLATE DETAIL
N.T.S.



SECTION 1
SCALE 1:100

NOTE:
REQUIRED VOLUME: 632m³
PROVIDED VOLUME: 697m³
REQUIRED PSD: 354 L/s
OSD DISCHARGE: 313 L/s
BY PASS DISCHARGE:
33L/s
TOTAL PSD: 346 L/s



REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
E	26.09.25	ISSUED FOR APPROVAL	SH				
D	19.09.25	ISSUED FOR APPROVAL	SH				
C	18.09.25	ISSUED FOR INFORMATION	SH				
B	23.07.25	ISSUED FOR INFORMATION	SH				
A	10.04.25	ISSUED FOR INFORMATION	SH				



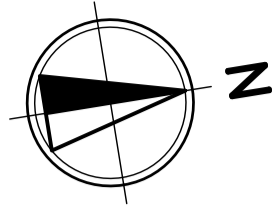
Sydney Office—
L2, 8 Windmill St
Sydney NSW 2000
P / +61 2 9770 3300 E / info@bgeeng.com
bgeeng.com—



PROJECT
PROJECT MARS DATA CENTRE
12 MARS ROAD, LANE COVE WEST

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

TITLE	
OSD PLAN, SECTIONS AND DETAILS	
PROJECT No.	DRAWING No.
S24248	CI-0350
REV	E



LEGEND

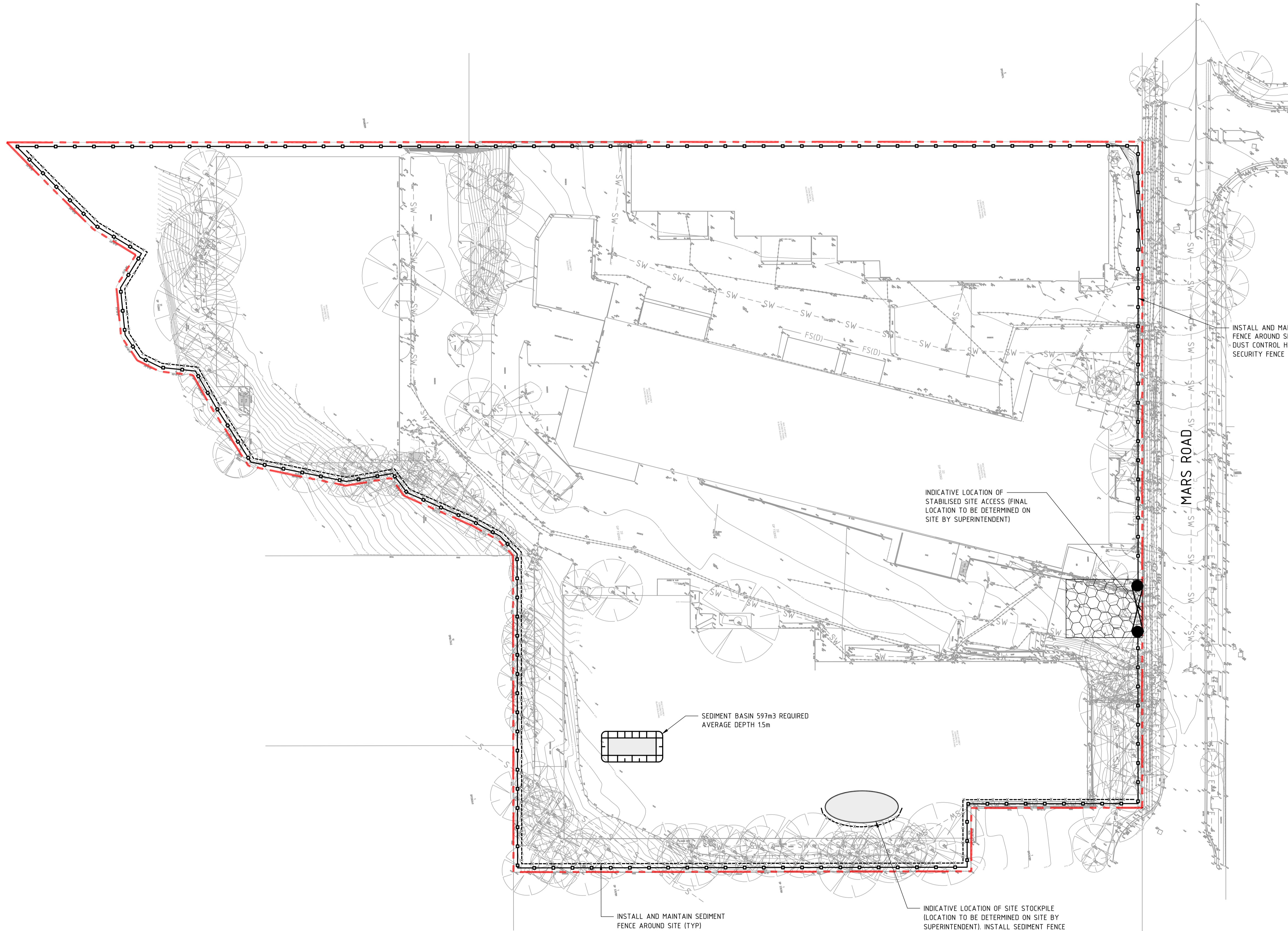
- SITE BOUNDARY
- SURVEY
- CONSTRUCTION VEHICLE ENTRANCE/EXIT
- SEDIMENT FENCE
- SECURITY FENCE
- LOCKABLE CHAINWIRE GATE
- GEOTEXTILE INLET FILTER
- MESH & GRAVEL INLET FILTER
- SUGGESTED TEMPORARY STOCKPILE LOCATION

EXISTING UTILITIES

- EXISTING ELECTRICITY
- EXISTING TELECOMMUNICATIONS
- EXISTING SEWER
- EXISTING GAS
- EXISTING WATER
- EXISTING STORMWATER

NOTES

1. REFER DRAWING CI-0710 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. 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'.
3. CONTRACTOR TO PROVIDE 'GEOTEXTILE INLET FILTER TRAPS' TO ALL STORMWATER DRAINAGE INLETS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.
4. INSTALL AND MAINTAIN SANDBAG FILTERS ACROSS ALL PAVEMENT INTERFACES.



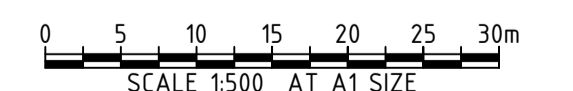
INSTALL AND MAINTAIN SECURITY FENCE AROUND SITE. INSTALL DUST CONTROL HESSIAN ALONG SECURITY FENCE (TYP)

INDICATIVE LOCATION OF STABILISED SITE ACCESS (FINAL LOCATION TO BE DETERMINED ON SITE BY SUPERINTENDENT)

SEDIMENT BASIN 597m³ REQUIRED AVERAGE DEPTH 15m

INSTALL AND MAINTAIN SEDIMENT FENCE AROUND SITE (TYP)

INDICATIVE LOCATION OF SITE STOCKPILE (LOCATION TO BE DETERMINED ON SITE BY SUPERINTENDENT). INSTALL SEDIMENT FENCE TO DOWNSTREAM SIDE OF STOCKPILE. COVER STOCKPILE WHEN NOT IN USE



REV	DATE	DESCRIPTION	REVISIONS	RVD	REV	DATE	DESCRIPTION	REVISIONS	RVD
E	26.09.25	ISSUED FOR APPROVAL		SH					
D	19.09.25	ISSUED FOR APPROVAL		SH					
C	18.09.25	ISSUED FOR INFORMATION		SH					
B	23.07.25	ISSUED FOR INFORMATION		SH					
A	10.04.25	ISSUED FOR INFORMATION		SH					

CLIENT

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 bgeeng.com

PROJECT

PROJECT MARS DATA CENTRE
 12 MARS ROAD, LANE COVE WEST

STATUS

ISSUED FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION

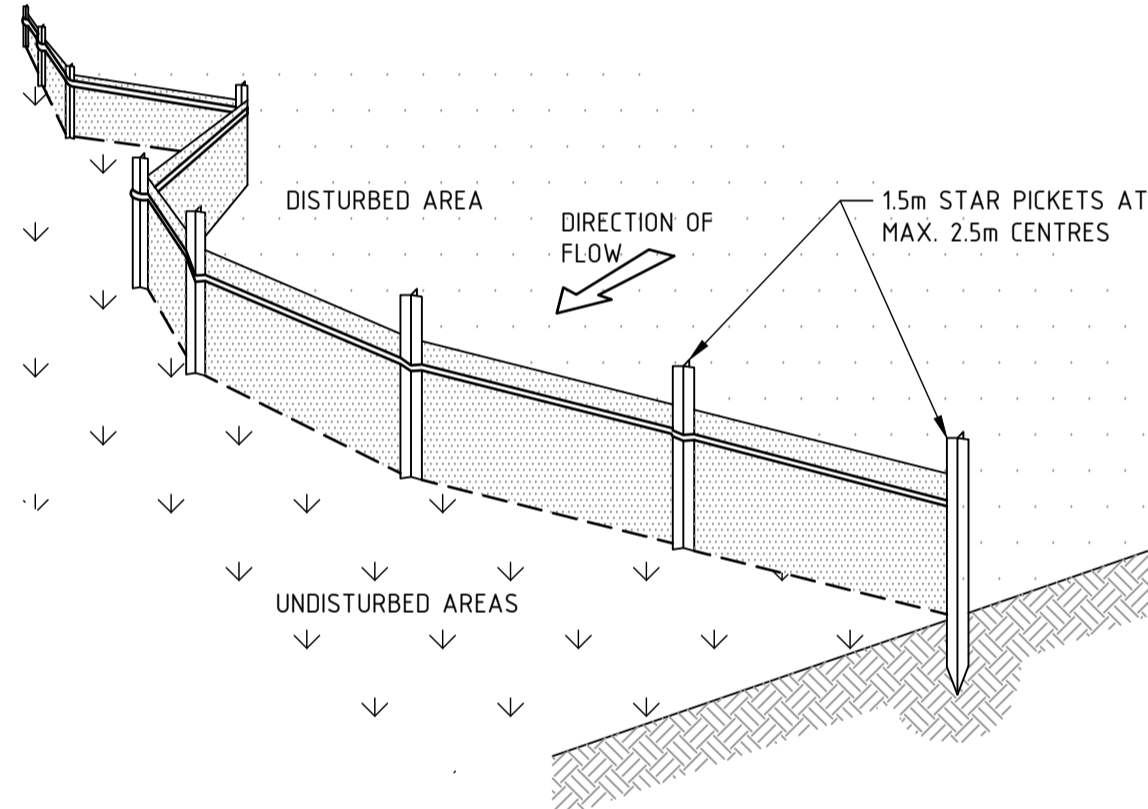
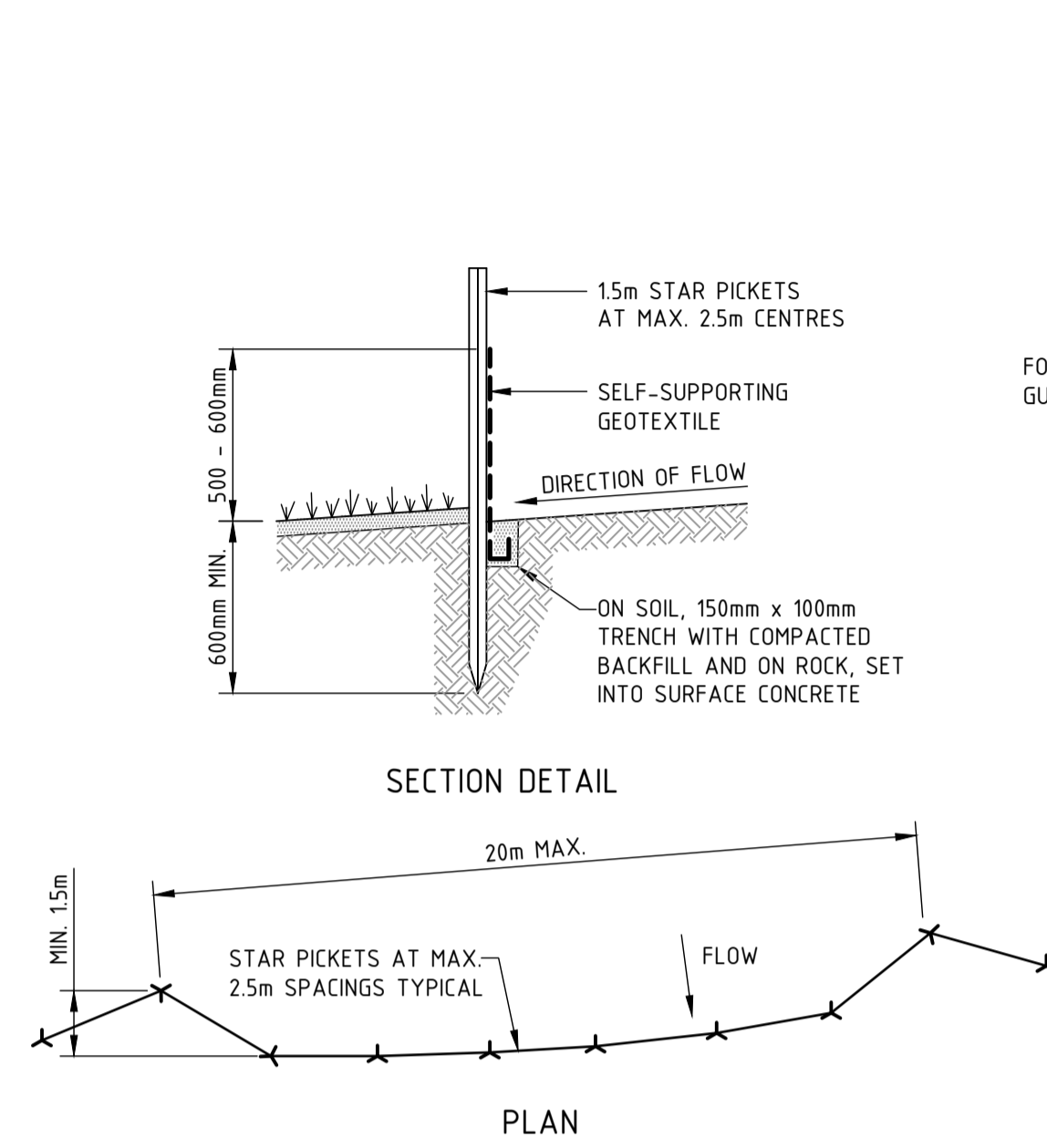
DRAWN	DESIGNED	CHECKED	APPROVED
CMM	NH	SH	-

DATUM: AHD GRID: GDA2020 MGA-56 SCALE: 1:500 AT A1 SIZE

TITLE

EROSION AND SEDIMENT CONTROL PLAN

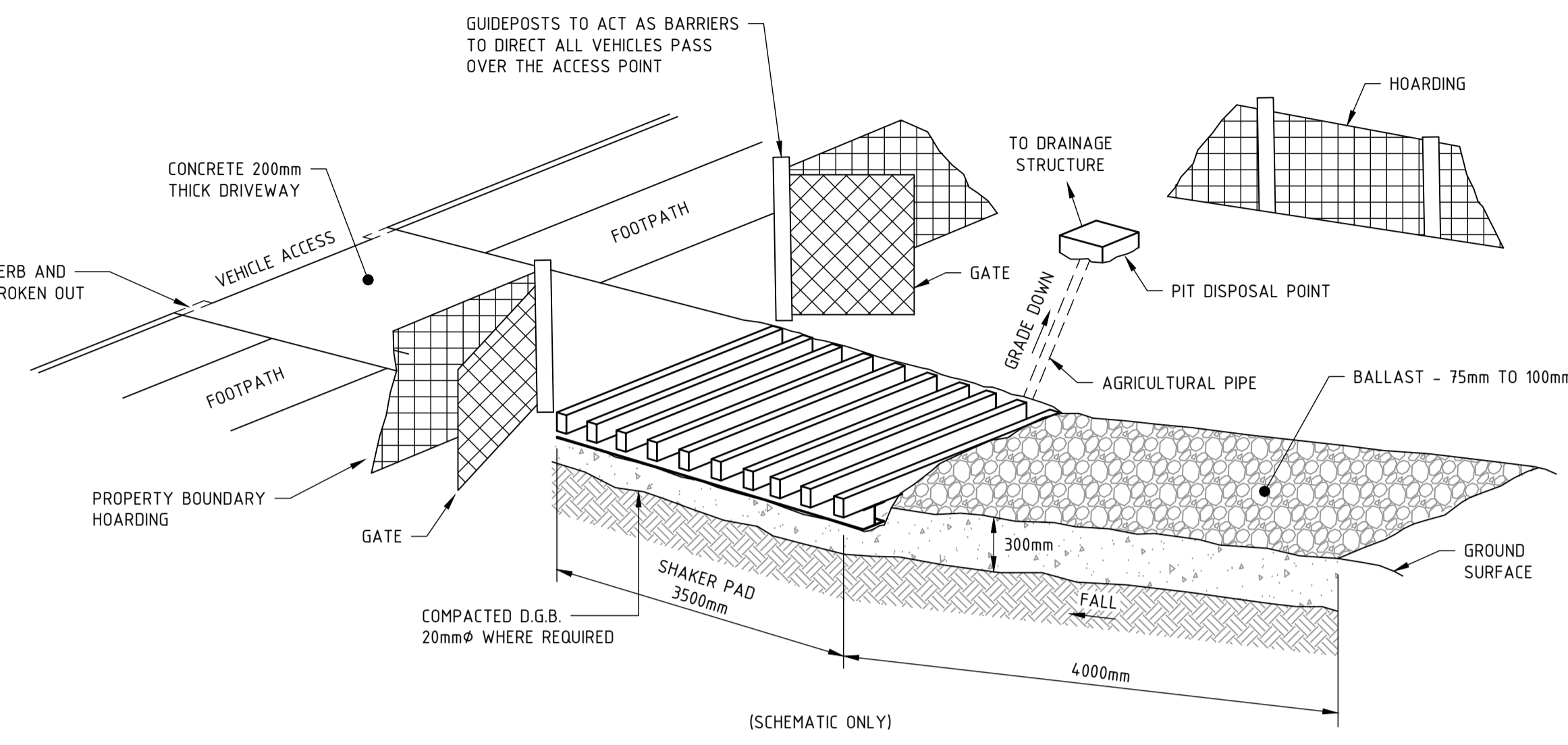
PROJECT No.	DRAWING No.	REV
S24248	CI-0700	E



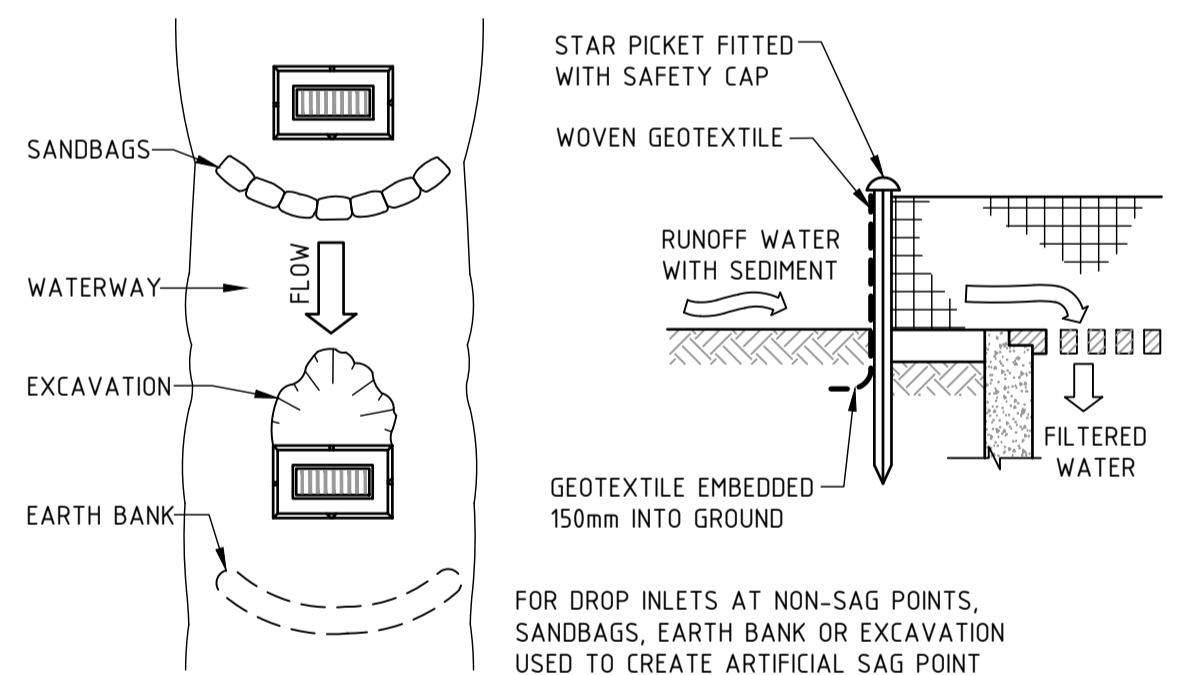
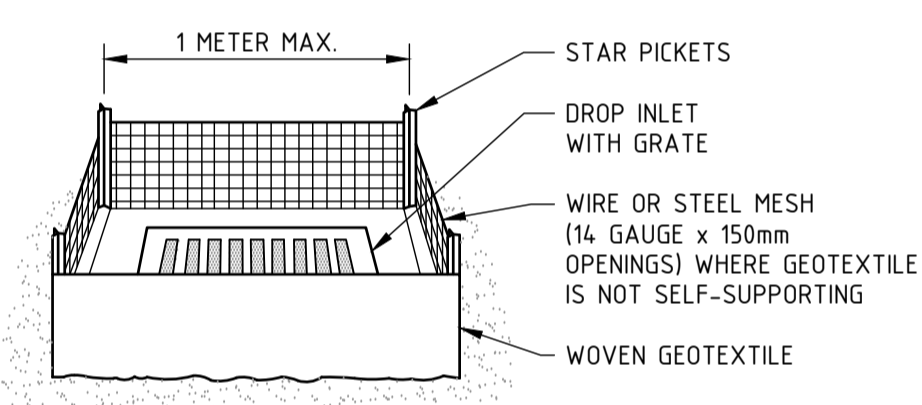
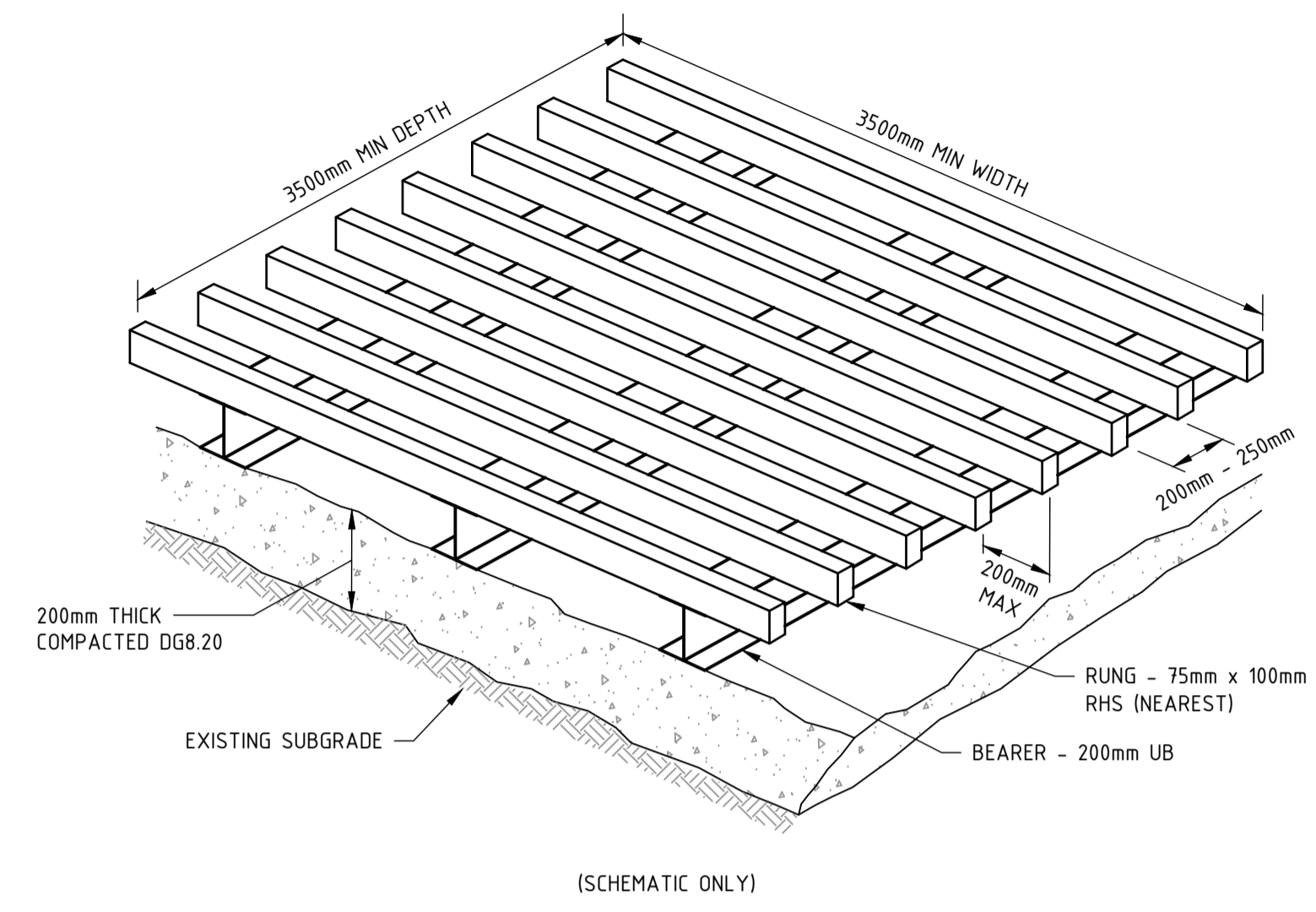
SEDIMENT FENCE CONSTRUCTION NOTES:

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITERS PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
- CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 15m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE
SCALE N.T.S.



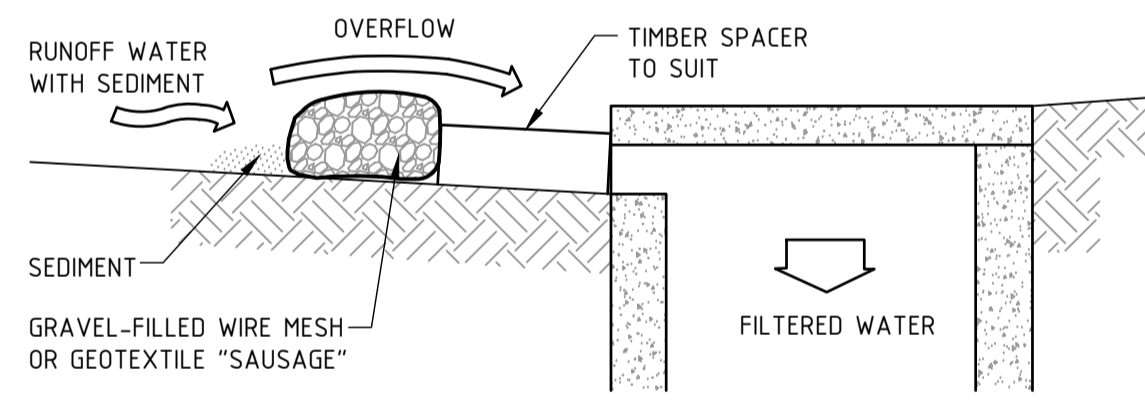
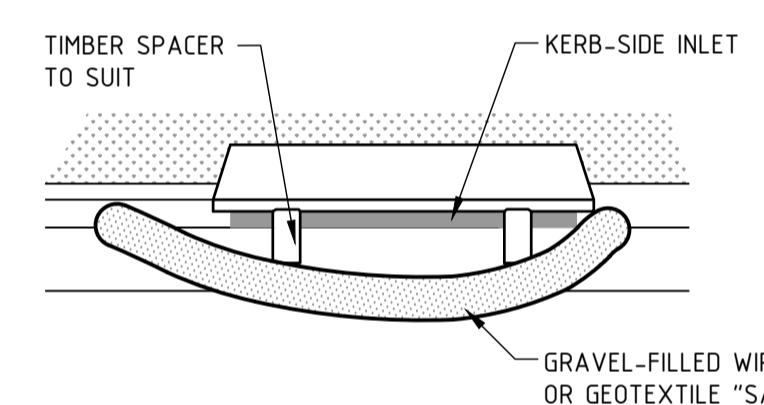
STABILISED SITE ACCESS - SHAKER GRID
SCALE N.T.S.



GEOTEXTILE INLET FILTER CONSTRUCTION NOTES:

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

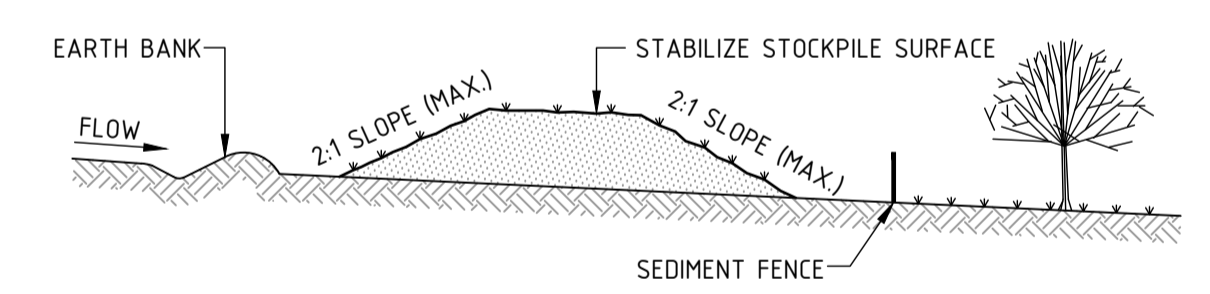
GEOTEXTILE INLET FILTER
SCALE N.T.S.



MESH & GRAVEL INLET FILTER CONSTRUCTION NOTES:

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

MESH & GRAVEL INLET FILTER
SCALE N.T.S.

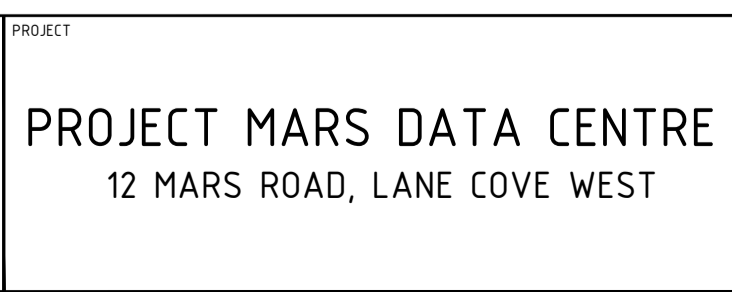


STOCKPILE CONSTRUCTION NOTES:

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

STOCKPILES
SCALE N.T.S.

REV	DATE	DESCRIPTION	REVISED BY	DATE	DESCRIPTION	REVISED BY
E	26.09.25	ISSUED FOR APPROVAL	SH			
D	19.09.25	ISSUED FOR APPROVAL	SH			
C	18.09.25	ISSUED FOR INFORMATION	SH			
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A	10.04.25	ISSUED FOR INFORMATION	SH			



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

TITLE EROSION AND SEDIMENT CONTROL DETAILS	PROJECT No. S24248	DRAWING No. CI-0710	REV E
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At BG&E, we are united by a common purpose – we believe that truly great engineering takes curiosity, bravery and trust, and is the key to creating extraordinary built environments.

Our teams in Australia, New Zealand, South East Asia, the United Kingdom and the Middle East, design and deliver engineering solutions for clients in the Property, Transport, Ports and Marine, Water, Defence, Renewables and Resources sectors.

We collaborate with leading contractors, developers, architects, planners, financiers and government agencies, to create projects for today and future generations.

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