



Integrated Water Management Report

15a & 15b Moseley Street & 25-31 Donald
Street, Carlingford

Issue A

Prepared For Captag Investments Pty Ltd

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REVISION TABLE

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P01	18.07.2025	Preliminary Issue	SELH	SELH	
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1 Executive Summary

1.1 Addressing Relevant SEARs

Table 1-1 Relevant SEARS

Item	Description	Section Reference
11. Water Management	Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	Appendix 3 Stormwater Plans
	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.	Section 4.3

1.2 Project Description

This Integrated Water Management Plan (IWMP) has been prepared by S&G Consultants Pty Ltd to accompany a detailed State Significant Development Application (SSDA) for the in-fill affordable housing development at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford. The site made up of six lots. The legal description of the site is outlined in Table 1-2.

Table 1-2 Legal Description

Property Address	Legal Description
15A Moseley Street, Carlingford	Lot 35 DP 536982
15B Moseley Street, Carlingford	Lot 34 DP 536982
25 Donald Street, Carlingford	Lot 5 DP 35555
27 Donald Street, Carlingford	Lot 33 DP 536982
29 Donald Street, Carlingford	Lot 32 DP 536982
31 Donald Street, Carlingford	Lot 2 DP 35555



This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83870463).

This report concludes that the proposed in-fill affordable housing development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- Provide an On-Site Detention system to limit the post developed discharge to pre-developed site conditions;
- Provide a rainwater tank to collect part of the roof runoff and to re-use on site for irrigation of landscaped areas;
- Provide a water quality treatment system capable of meeting the pollutants reduction targets as stipulated by Council; and
- Divert and upgrade the stormwater infrastructure that traverses the site around the footprint of the proposal.

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

2 Introduction

2.1 The Proposal

S&G Consultants Pty Ltd (SGC) have been engaged by Captag Investments Pty Ltd (The Client) to prepare the integrated water management plan and report in support of the proposed residential development at 15a and 15b Moseley Street & 25-31 Donald Street, Carlingford.

The application seeks development consent for the development of an in-fill affordable housing development at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford. Specifically, the SSDA seeks development consent for:

Table 2-1 Project Details

Item	Details
Project Name	Moseley Street & Donald Street
Landowner(s)	Captag Investments Pty Ltd
Applicant / Principal	Captag Investments Pty Ltd
Client Representative	Fatemah Taghvaei
Site Address	15a & 15b Moseley Street & 25-31 Donald Street, Carlingford
Site Area	5,948 sqm
SSD Number	SSD-83870463
Proposal Description	<p>SSD-83870463 (Issue date 12/05/2025)</p> <ul style="list-style-type: none"> • Demolition of all existing buildings and structures • Staged construction of two residential flat buildings and a child care centre, with a maximum building height of up to 31.7 metres, including: <ul style="list-style-type: none"> • Stage 1 – Buildings A1 and A2 including a total of 60 apartments. • Stage 2 – Building B including a 76-place childcare centre and 76 apartments.
QTY Apartments	A total of approx. 136 residential apartments, including:

Item	Details
Affordable Housing	<ul style="list-style-type: none"> 106 market apartments 30 affordable housing apartments to be managed by a CHP for 15 years (equivalent to at least 15% affordable housing based on the total proportion of all floor space)
GFA	<ul style="list-style-type: none"> A total gross floor area (GFA) of approximately 14,044 m² (equating to an FSR of approx. 2.36:1), including: <ul style="list-style-type: none"> A childcare centre comprising approx. 413 m² GFA Total residential GFA of approx. 13,631 m²
Parking	<ul style="list-style-type: none"> Excavation for approx. 2-3 shared basement levels providing 181 car parking spaces, comprising: <ul style="list-style-type: none"> 164 residential parking spaces 22 visitor spaces (including one car wash space) 14 accessible car parking spaces Motorcycle and bicycle parking spaces Vehicular access from Donald Street for the residential apartments, and access from Moseley Street for the childcare centre (including 27 car parking spaces for the childcare centre)

2.2 The Site

The site is located in Carlingford within the Parramatta Local Government Area (LGA). It comprises a series of irregular lots with a total site area of 5,948 m². The site has a frontage of approx. 79 metres to Moseley Street and a frontage of approx. 45 metres to Donald Street. All existing buildings, structures and trees on site have been demolished or removed, with the exception of a display suite for sales and marketing.

The site is within approximately 300m walking distance of Carlingford Court Shopping Centre and 5.3 km northeast of the Parramatta CBD. The site is well serviced by public transport with regular bus services at Carlingford Court Shopping Centre, land Jenkins Road, approximately 350m west of the site. Stage 1 of the Parramatta Light Rail opened in December 2024 and provides public transport connections from Carlingford to Parramatta CBD via Camellia.

Development surrounding the site comprises a mix of land uses, varying between low and medium density to high density. The immediate area surrounding the site to the east, west and south is zoned R4 High Density Residential. Therefore, the surrounding area is

undergoing significant change, particularly to the south of the site, with several residential apartment buildings under construction on nearby streets (including Paul Place, Tanderra Avenue, Post Office Street, and Thallon Street).

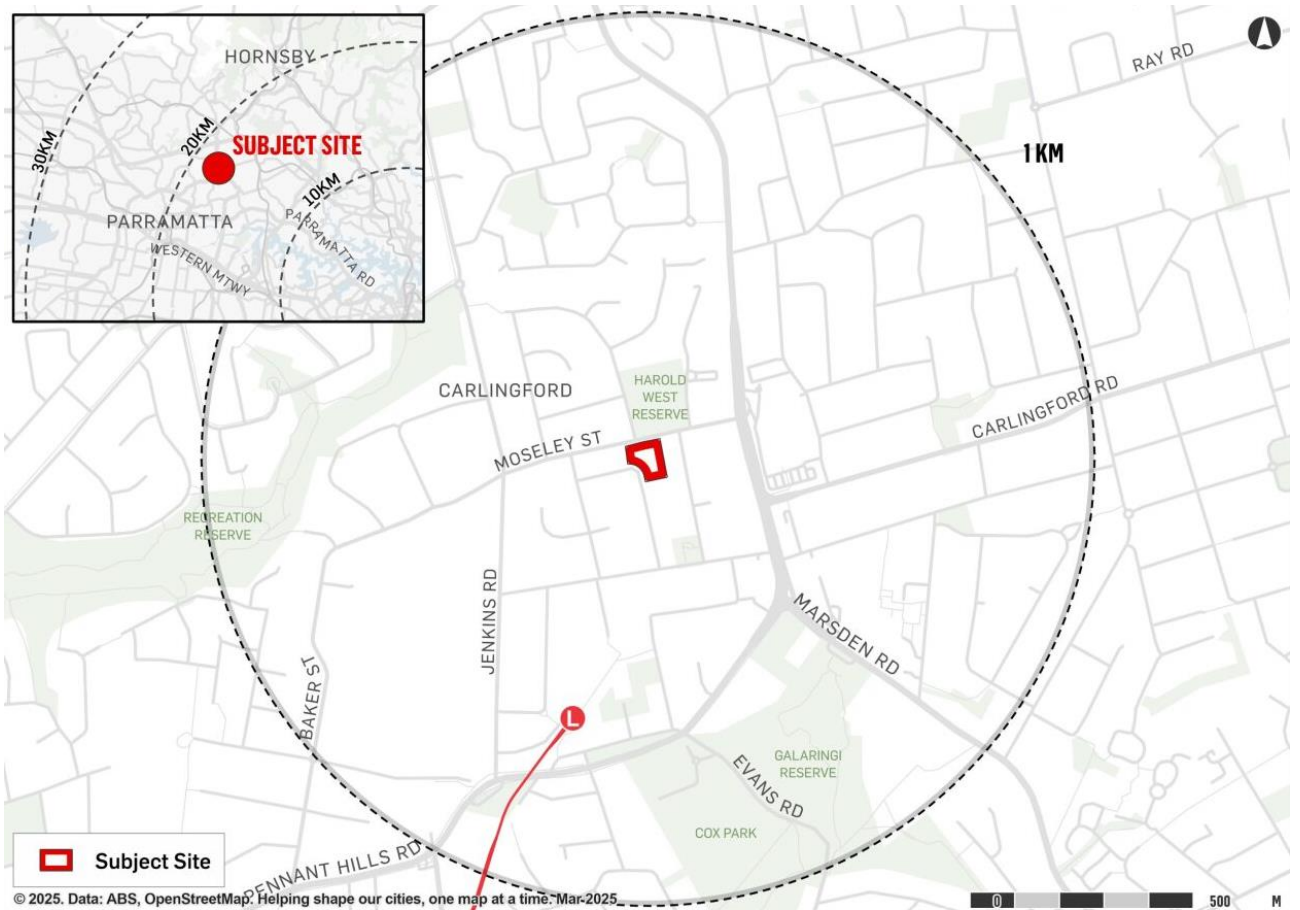
The area to the north of the site is zoned R2 Low Density Residential and includes The Harold West Reserve and St Paul's Anglican Parish Centre which are surrounded by single residential dwellings.

Figure 2-1 Aerial View



Source: Nearmap 2025 (edited by Urbis)

Figure 2-2 Local Context



Source: Nearmap 2025 (edited by Urbis)

The development is proposed on a residential site on Moseley Street. Captag Investments Pty Ltd is proposing a residential development and Childcare Centre as per the architectural concept plans prepared by Capiro. The site plan is illustrated in Figure 2-3 below.

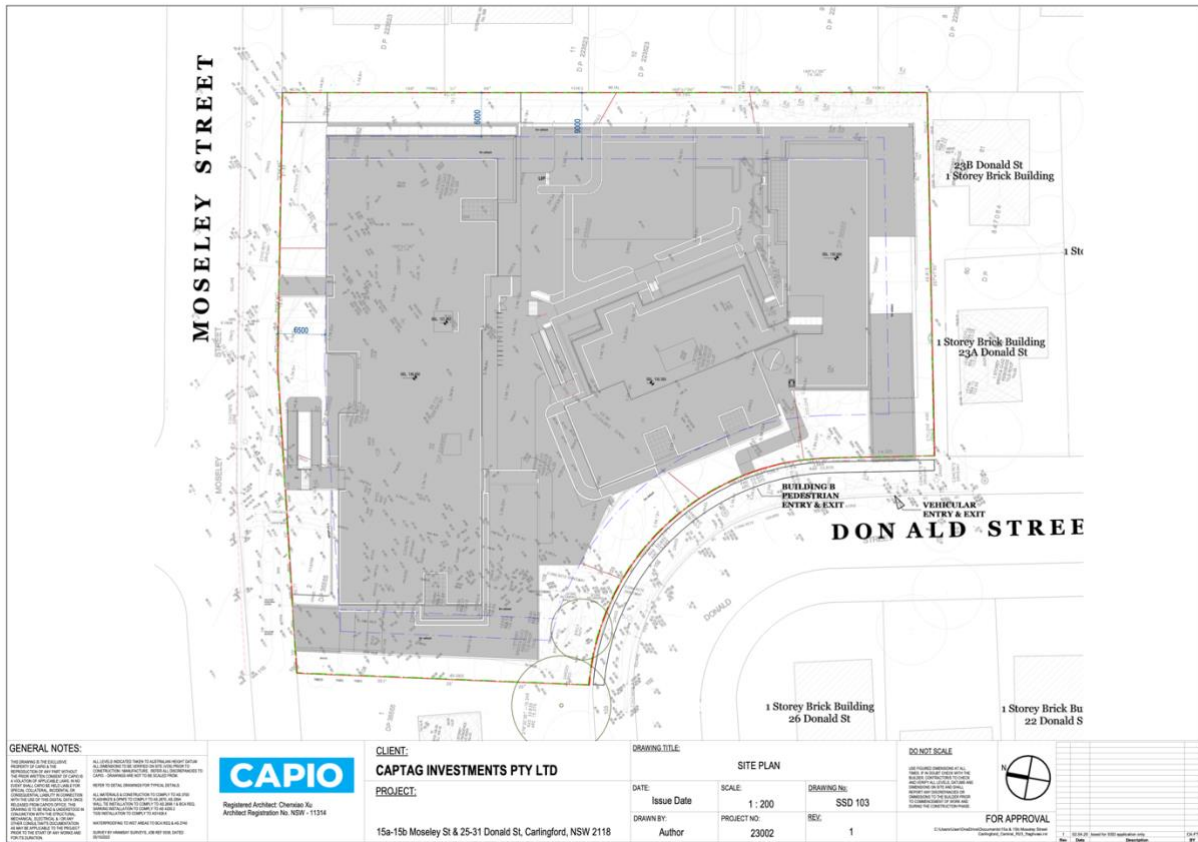


Figure 2-3 Site Plan

2.3 Methodology

This report describes the stormwater quality and quantity measures proposed to address the local Council’s requirements for stormwater drainage and reports on the results of modelling carried out in support of the development.

In summary, the stormwater strategies adopted for the development are as follows:-

- An OSD system is provided to reduce the site discharge to pre-development conditions;
- Water quality devices are provided to meet the pollutants reduction targets;
- Rainwater reuse tanks to irrigate the proposed landscaping; and
- The diversion and upgrade of the stormwater trunk mains traversing the site around the proposal footprint.

This report describes how the proposed stormwater drainage design and servicing infrastructure will be incorporated as part of the development and how the development complies with council’s drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.



The concept stormwater drainage plans have been prepared by S&G Consultants (SGC) to comply with the following:

- Council of the City of Parramatta Development Control Plan 2023 Part 5 :Environmental Management”;
- Section 6.7(1)(c) and (f) of the Biodiversity and Conservation SEPP (State Environmental Planning Policy); and
- Section 6.10 of the Biodiversity and Conservation SEPP (State Environmental Planning Policy).

The stormwater systems incorporated in the concept stormwater drainage design for the development are as follows:

- A 20m³ volume rainwater tank to ensure rainwater retention and re-use as per council’s guidelines;
- 324.2m³ volume On-Site Detention (OSD) tank to ensure post-development site discharge is minimised to permissible site discharge as per Council’s DCP;
- Stormfilter chamber consist of 18 x 690 PSorb Stormfilter cartridges or similar equivalent to comply with Council’s DCP; and
- Achieve a Neutral Or Beneficial (NORBE) impact on the environment as per the Bio-diversity SEPP.

2.4 Limitations

This report is intended solely for Captag Investments Pty Ltd as the Client of SGC and no liability will be accepted for use of the information contained in this report by other parties than this client.

This report is limited to visual observations and to the information including the referenced documents made available at the time when this report was written.

2.5 Reference Documents

The following documents have been referenced in this report:-

1. Site survey prepared by H Ramsay & Co ref. 9338 dated 21/04/23;
2. Architectural plans prepared by Capio;
3. Engineers Australia, *Australian Rainfall & Runoff* (AR&R 1999);
4. Parramatta City Council LEP 2023;
5. Parramatta City Council DCP 2023 Part 5; and
6. Industry Specific SEARs for application number SSD-83870463.

3 Assessment & Results

3.1 Addressing Parramatta City Council's LEP Requirements

The stormwater requirements are set out in Part 6 Clause 6.5 of Parramatta City Council LEP 2023 as per below.

6.5 Stormwater management

- (1) The objectives of this clause are as follows—
 - (a) to minimise the impacts of urban stormwater on properties, native vegetation and receiving waters,
 - (b) to avoid adverse impacts of stormwater on soil and land stability,
 - (c) to protect the environmental and social values of water identified for urban waterways in the Sydney Harbour, Parramatta River and Lane Cove River catchments.
- (2) Development consent must not be granted to development unless the consent authority is satisfied the development—
 - (a) is designed to maximise the use of water permeable surfaces, having regard to the soil characteristics affecting on-site infiltration of water, and
 - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
 - (c) avoids significant adverse impacts of stormwater runoff on adjoining properties, native bushland, receiving waters and land used for water-based recreation or, if the impacts cannot be reasonably avoided, minimises and mitigates the impacts.

The responses to these requirements are included below.

The proposal includes a significant amount of landscaping area that allows for infiltration of water into the ground.

A rainwater tank is proposed as an alternative water supply for irrigating the landscaping within the proposal.

The proposal includes water quality and water quantity measures that ensure that the proposal does not have any adverse impacts on the receiving stormwater infrastructure and the adjoining properties.

3.2 NSW Government's SEPP Requirements

The table below provides a response to the requirements of the SEPP.

SEPP	Section 6.6(1)(a)-(d) and (f) - In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following - (a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway, (b) whether the development will have an adverse impact on water flow in a natural waterbody, (c) whether the development will increase the amount of stormwater run-off from a site, (d) whether the development will incorporate on-site stormwater retention, infiltration or reuse and (f) the cumulative environmental impact of the development on the regulated catchment,	An On-site Detention System has been proposed to ensure the runoff from the proposed development do not exceed the pre-development scenario.
SEPP	Section 6.6(2) - Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures— (a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and (b) the impact on water flow in a natural waterbody will be minimised.	NORBE (Neutral or Beneficial Effect on Water Quality Assessment) analysis has been carried out to ensure impact is minimised on water flow in a natural waterbody
SEPP	Section 6.7(1)(c) and (f) - In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following— (c) whether the development will minimise or avoid— (i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody and (f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.	An erosion & sediment control plan has been prepared as a part of the stormwater concept plan.
SEPP	Section 6.10 -In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact.	Stormwater plans and Stormwater management report is to be submitted to council for approval

Table 3-1 Responses to SEPP Requirements

3.3 Addressing Parramatta City Council’s DCP Requirements

The Council’s requirements are provided in Part 5 of DCP 2023 “Water Management”. This report responds to Sections 5.1.2 and 5.1.3 of the DCP. The Water Sensitive Use requirements are outlined in the figure below.

Response Required	Land Use	Development Type	Water Sensitive Design measures
	Residential	Residential development on lots of 1500m ² or more, including any type of mixed-use development.	<ul style="list-style-type: none"> A site-specific water sensitive urban design and management plan integrated with the site landscape design and stormwater system. Annual outflow 10% or lower than pre development outflow where practicable. A rainwater tank connected to the roof area, with a volume of at least 5,000 litres, or compliance with BASIX which prevails in the event of any inconsistency. Retention and WSUD measures must achieve the water pollution reduction targets listed below in Table 5.1.2.2.

Figure 3-1 WSUD Requirements (source DCP 2023 Part 5.1.2)

3.3.1 Rainwater Tank

A 20KL rainwater tank is proposed to supply the landscaping irrigation around the proposal. The tank collects the runoff from non-trafficable roof areas within the proposed development.

3.3.2 Water Quality

It is proposed to collect and convey the roof and the surface water from the proposed development in a new stormwater system to cater for the 100-yr ARI storm event.

The runoff from the roof areas (1000m²) will be directed to the rainwater tank. The overflow from the tank along with the surface runoff will be directed towards stormfilter chamber. Stormfilters have the capacity to remove suspended solids, fine particles and other nutrients such as TSS, TP & TN.

Table 5.1.2.2 – Water Pollution reduction targets

Parameter	Water pollution reduction targets
Gross Pollutants	90% Reduction in the post development mean annual load of total gross pollutants load (greater than 5mm).
Total Suspended Solids	85% reduction in the post development mean annual load of Total Suspended Solids (TSS).
Total Phosphorus	65% reduction in the post development mean annual load of Total Phosphorus (TP).
Total Nitrogen	45% reduction in the post development mean annual load of Total Nitrogen (TN).
Hydrocarbons, motor oils, oil and grease	90% reduction in the post development mean annual load of hydrocarbons, oils, and grease.

Note: Reductions in pollutant loads are relative to the pollution generation from the same development without treatment.

Figure 3-2 WSUD Pollution Reduction Targets (source DCP 2023 Part 5.1.2)

A MUSIC model has been setup to determine if the proposed measures are adequate to treat the runoff from the catchment.

The MUSIC model diagram is included below for reference. The proposed measures achieve the requirements of council as detailed in the following table:

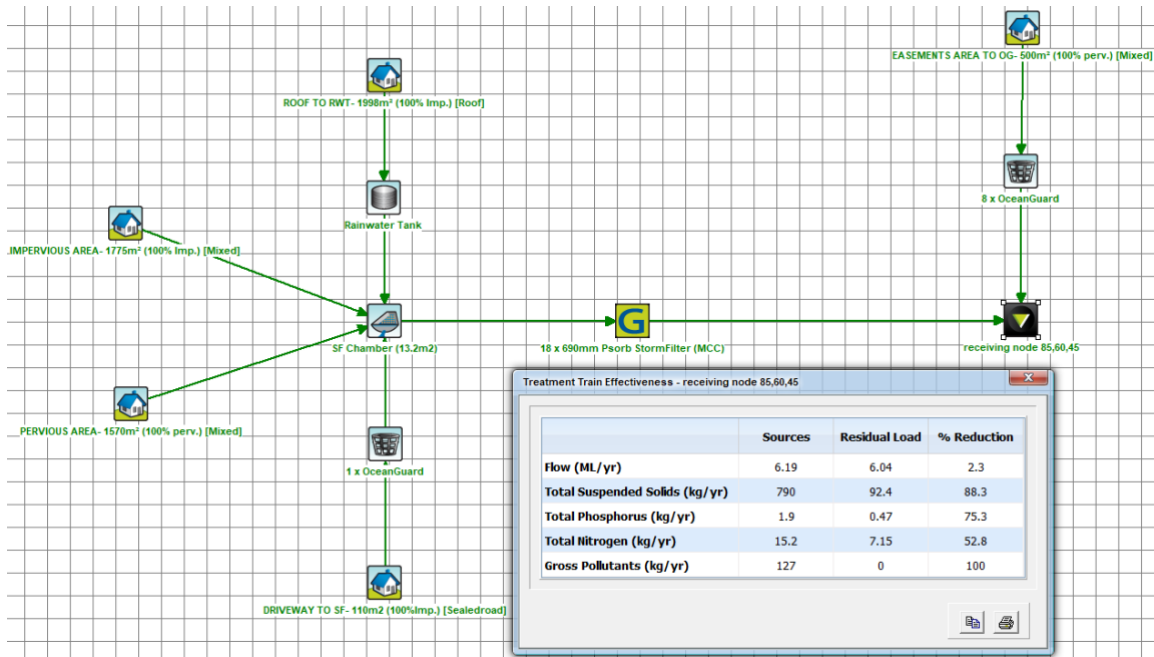


Figure 3-3 MUSIC Diagram & Results

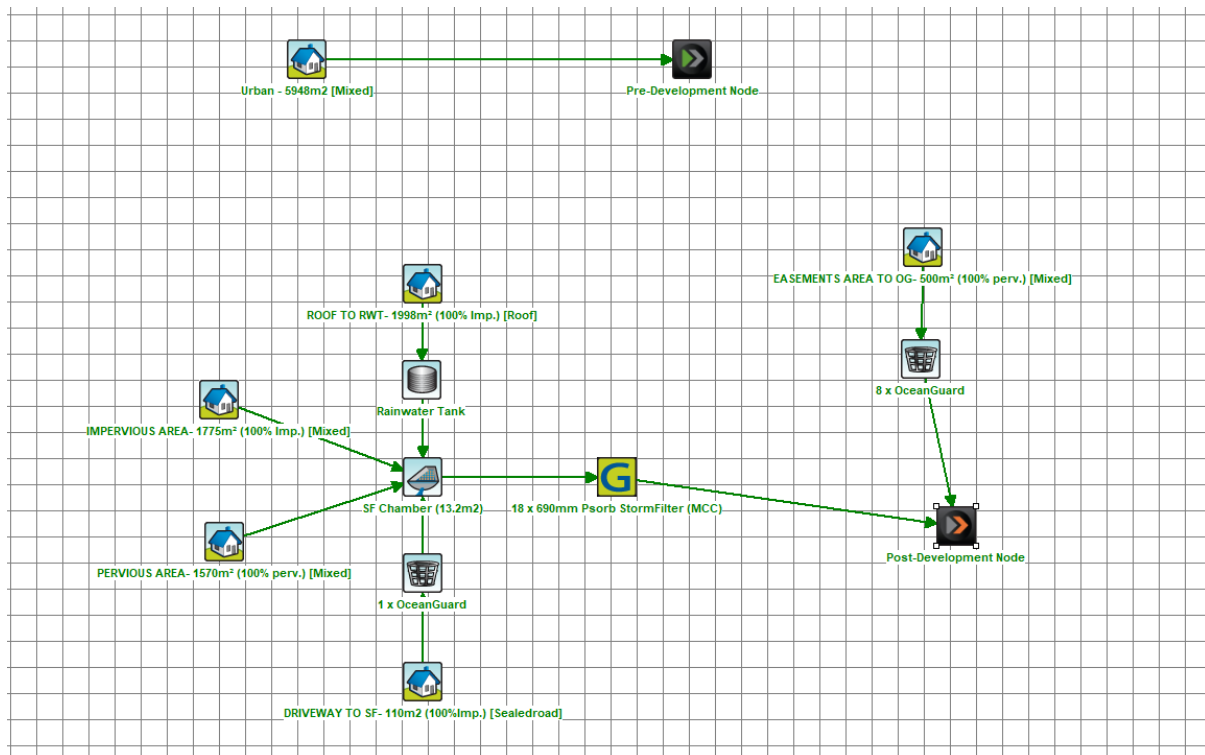


Figure 3-4 NORBE MUSIC Diagram

Treatment Train Effectiveness - Post-Development Node						
	Sources		Residual Load		% Reduction	
	Pre	Post	Pre	Post	Pre	Post
Flow (ML/yr)	2.74	6.19	2.74	6.04	0	2.42
Total Suspended Solids (kg/yr)	296	766	296	81.5	0	89.4
Total Phosphorus (kg/yr)	0.794	1.8	0.794	0.369	0	79.5
Total Nitrogen (kg/yr)	7.19	16.1	7.19	7.73	0	52
Gross Pollutants (kg/yr)	0	127	0	0	0	100

Include Pre-Development

Figure 3-5 Pre-Development & Post-Development MUSIC Results

Pre-Development	Source (Kg/yr)	Residual Load (Kg/yr)	% Reduction
Total Suspended Solids (kg/yr)	296	296	0
Total Phosphorus (kg/yr)	0.794	0.794	0
Total Nitrogen (kg/yr)	7.19	7.19	0
Gross Pollutants (kg/yr)	0	0	0
Post-Development			
Total Suspended Solids (kg/yr)	766	81.5	89.4
Total Phosphorus (kg/yr)	1.8	0.369	79.5
Total Nitrogen (kg/yr)	16.1	7.73	52
Gross Pollutants (kg/yr)	127	0	100
NorBE	Pre-Development Load (Kg/yr)	Post-Development Load (Kg/yr)	% Post vs % Pre Reduction
Total Suspended Solids (kg/yr)	296	81.5	-79.42%
Total Phosphorus (kg/yr)	0.794	0.369	-53.53%
Total Nitrogen (kg/yr)	7.19	7.73	+107.5%
Gross Pollutants (kg/yr)	0	0	0%

Figure 3-6 NORBE Results

3.3.3 Water Quantity / On-Site Detention

325m³ below ground on-site detention tank has been provided to meet council's on-site detention requirements. The OSD has been sized using the Upper Parramatta River Catchment Trust (UPRCT) to reduce the peak flows to existing site conditions which is shown in Figure 3-7. The permissible site discharge from the site is 31.87 L/s.

PARRAMATTA CITY COUNCIL - OSD CALCULATIONS				
Project: Proposed Development		Lot No.		
Location: 15a-15b Moseley St & 25-31 Donald St, Carling		DP No.		
Phone: 02 88834239				
OSD Catchment	UPRCT		UPRCT - Drowned	
Site Area	0.595		0.59500	
Basic Storage Volume	279.65		279.65	
Basic Discharge	47.60		47.60	
Area of Site to Storage	0.545	92%	0.54500	92%
Percentage of Site	91.60		91.60	
Storage per ha of contributing area	513.12		513.12	
Volume/PSD Adjustment	71.05		71.05	
PSD for site	38.690		38.690	
Maximum Head to Orifice Centre	1.35		1.00	
Calculated Orifice Diameter	0.124		0.124	
Maximum discharge	38.721		33.165	
Head for high early discharge	1.200		0.850	
High Early Discharge	36.507	94%	30.576	79%
Mean Discharge	37.614		31.870	
Average Discharge per Hectare	69.017		58.478	
Final Site Storage Ratio	527		595	
Site Storage Volume	287.22		324.20	
Volume Provided	325.00	113%	325.00	100%
Checked By:				
Date Checked:	4-Jun-25			

Figure 3-7 OSD UPRCT Calculation Sheet



4 Stormwater Disposal

It is proposed that Stormwater is discharged to a proposed stormwater drainage infrastructure in Donald Street. The proposed infrastructure is designed to cater for the flows from the future developed site and from the local upstream catchment.

The proposed infrastructure requires relocation, diversion and upgrade around the proposal's footprint. The design of the trunk main diversion is in accordance of the council's requirements for new drainage infrastructure and is able to convey the 10% AEP flows from the upstream catchment.

Please refer to Stormwater plans prepared by Northrop included in Appendix 4.

5 Overland Flow Management

A flood review report is prepared by S&G Consultants P/L to address the requirement of the Department of Planning's SEARs item 19. Reference to report for details.

6 Soil & Water Management

6.1 Construction Stage

A Soil and Water Management Plan (SWMP) has been prepared for the DA submission. The implementation of the SWMP shall be in accordance with the guidelines of the NSW Department of Housing publication "Managing Urban Stormwater: Soils & Construction" (The Blue Book) and relative sections of the DCP.

The SWMP outlines the erosion and sediment control processes for the duration of the project. Emphasis should be placed firstly on minimising erosion then on preventing movement of sediment.

The clearing of the site leaves the land surface susceptible to increased erosion. The eroded particles can be transported off site and into natural waterways causing siltation, loss of hydraulic capacity and environmental stress. The SWMP aims to minimise the extent of erosion of the site, restrict movement of soil particles and mitigate the impacts of the works on the natural environment.

The SWMP provides for the:-

- Protection of disturbed ground through devices such as temporary vegetation, diversion banks and sediment fences;
- Early installation and progressive implementation of erosion controls;
- Early construction of permanent drainage structures, culverts, sediment basins traps and catch drains;
- Progressive revegetation of disturbed areas;



- Use of geotextile to stabilise disturbed surfaces during construction of culverts;
- Control of runoff from embankments through shaping of fill and construction of temporary windrows and batter drains;
- Implementation of erosion control measures at associated sites, including access tracks, roads, office/compound site and extraction sites;
- Progressive and continual implementation of temporary sediment controls;
- Diversion of runoff from disturbed areas to sediment control structures;
- Management of turbid water in basins after rain through flocculation or extraction and use for construction or dust suppression;
- Construction of temporary sediment traps at strategic locations;
- Routine maintenance of sediment control devices to ensure that they remain fully functional at all times;
- Removal of sediment from basins and other structures and placement in secure locations where further movement will not occur;
- Minimisation of transportation of mud and soil by vehicles onto Gordon Avenue and Hammond Lane, through the use of shakers and wash-bays;
- Provision for regular inspections of the control measures by a trained personnel to review and update control measures. Inspections should be conducted weekly and immediately after every significant storm event;
- Dust control through progressive revegetation and application of water;
- A procedure to ensure that water is not released from basins until achieving the appropriate quality standard; and
- Meeting EPA requirements & the guidelines of the Department of Housing publication “Managing Urban Stormwater: Soils & Construction” (Blue Book).

7 Maintenance Strategy

The maintenance strategy relating to the internal drainage system involves inspecting and maintaining the following structures:-

- On-Site Detention systems including the orifice plates and the mesh screens;
- Stormfilter Chamber;
- Ocean guard Baskets; and
- Rainwater tank.

The corporate body managing the development, or their contractors have the obligation to inspect and maintain these structures.

The following table indicates the minimum requirements for the inspection of the above structures and the maintenance procedures to be adopted.

Table 7-1 OSD & Ocean Guard Basket & Rainwater tank Maintenance Strategy Requirements

Item	Inspection Frequency	Inspection Check Items	Maintenance Procedures
OSD Tanks	6m	Clogging and blockage of mesh screen. Sediment depth in trap.	Leaves and debris to be removed from screen. Trap flood to be cleaned out
Ocean Guard Basket	6m	Maintenance Contractor	Follow recommended procedure set out in Ocean Protect "Operation and Maintenance Guidelines"
Rainwater Tank	6m-1yr	Clogging and blockage of tank	First flush device and tank to be cleared of any debris.

Table 7-2 Stormfilter Maintenance Strategy Requirements

Item	Inspection Frequency	Inspection Check Items	Maintenance Procedures
Inspection – Minor Maintenance	2 years and after major storms	Maintenance Contractor	Follow recommended procedure set out in Ocean Protect "Operation and Maintenance Guidelines"
Inspection – Major Maintenance	1 year (except in case of spill)	Maintenance Contractor	Follow recommended procedure set out in Ocean Protect "Operation and Maintenance Guidelines"

Inspection Frequency Key:-

- 1yr one year
- 6m six monthly
- 3m three monthly



8 Design Statement

I, Sam Haddad of S&G Consultants P/L, confirm that this report addresses the requirement of SEAR No. 11 “Water Management” (Stormwater component only) and relevant State and local legislation, policies and guidelines including DCP of Parramatta City Council. I further confirm that none of the information contained in the SSDA is false or misleading.



A1 Appendix 1

Survey Plan

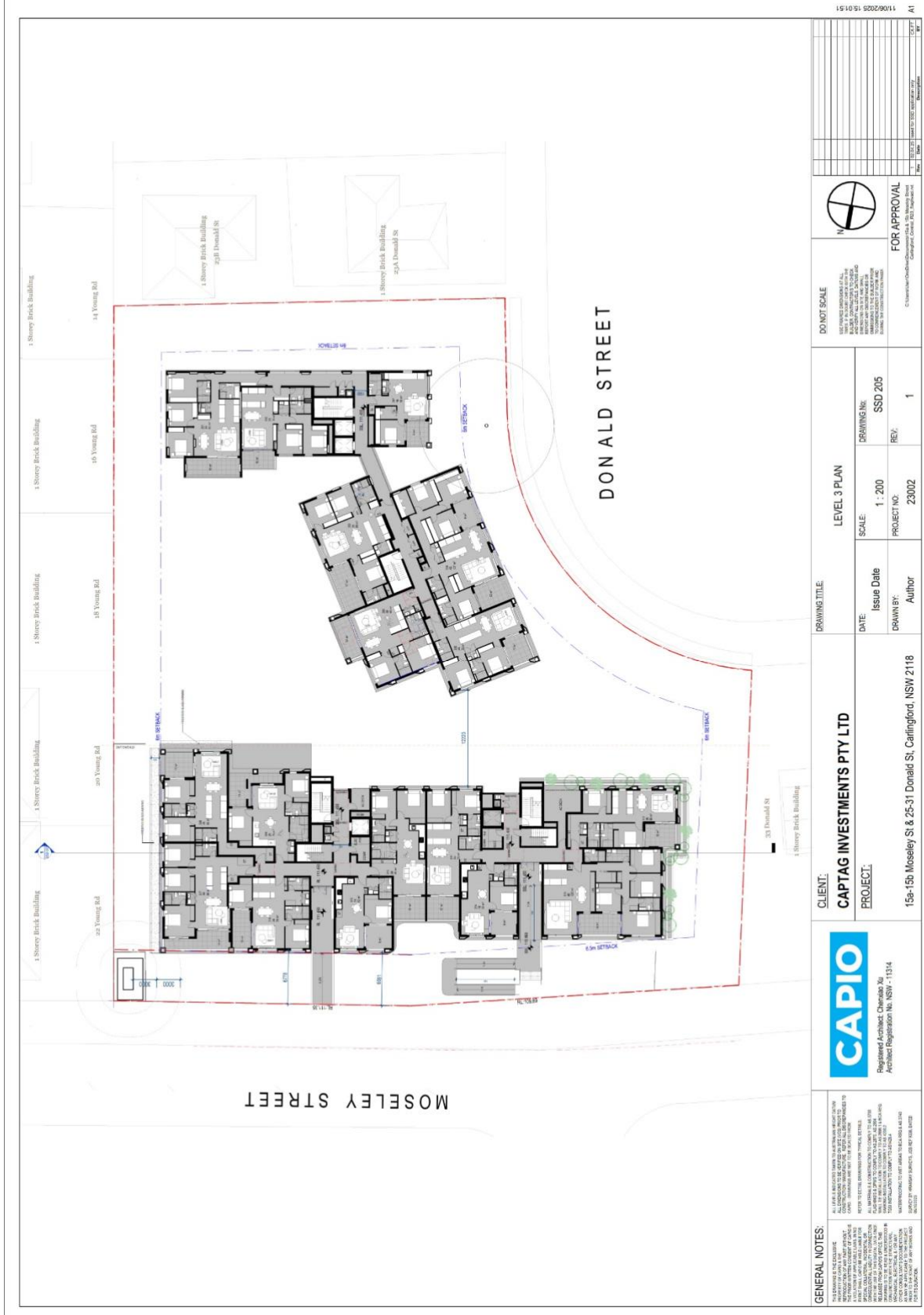


A2 Appendix 2

Architectural Plans

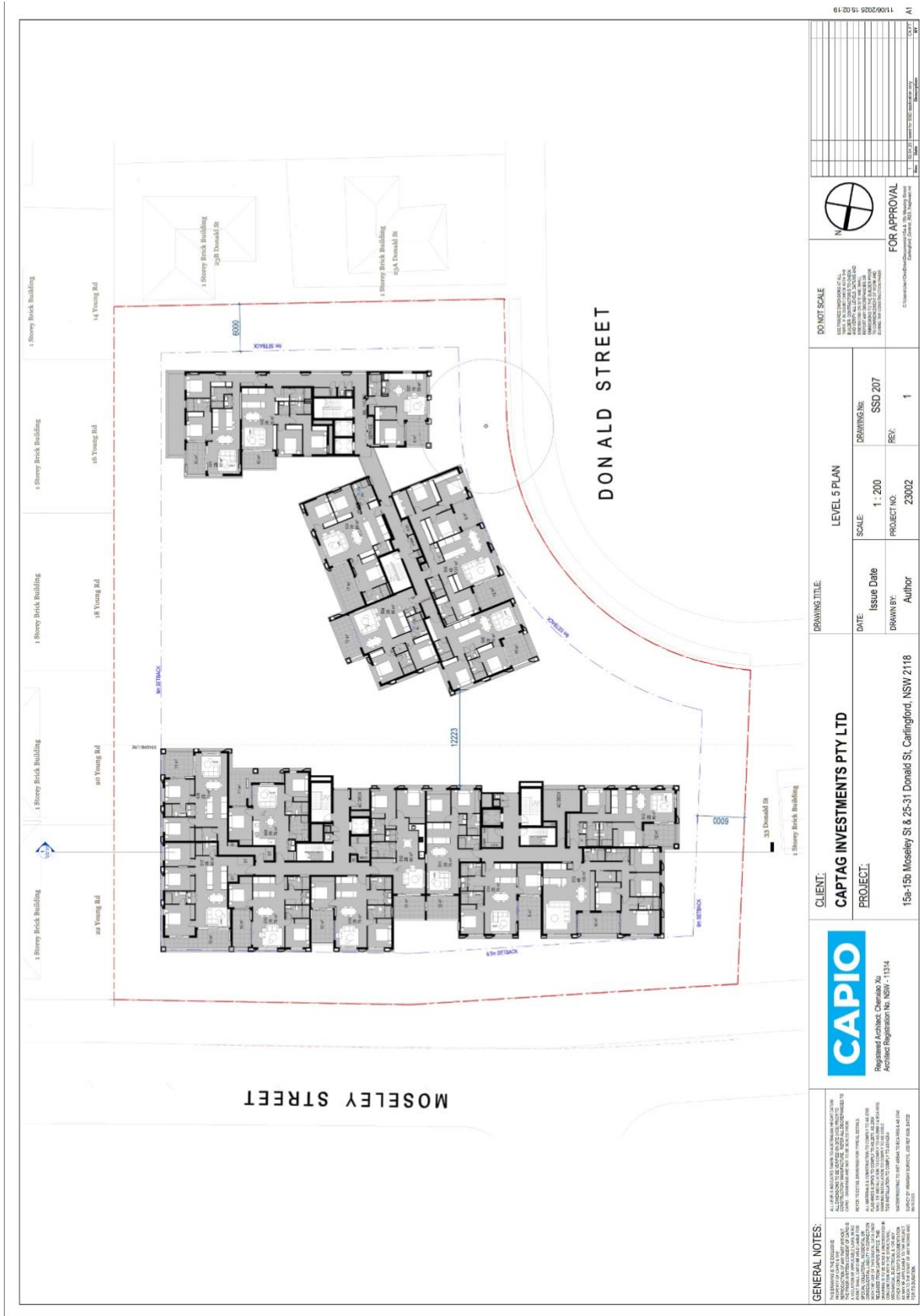


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GENERAL NOTES: 1. THIS DRAWING IS THE PROPERTY OF CAPIO ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAPIO ARCHITECTS. 2. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS. 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS. 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS. 7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS. 8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS. 9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS. 10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.	CLIENT: CAPTAG INVESTMENTS PTY LTD PROJECT: 15a-15b Moseley St & 25-31 Donald St, Caringford, NSW 2118	DRAWING TITLE: LEVEL 3 PLAN		FOR APPROVAL CAPTAG INVESTMENTS PTY LTD 15/07/2025
		DATE: Issue Date	SCALE: 1 : 200	
CLIENT: CAPTAG INVESTMENTS PTY LTD PROJECT: 15a-15b Moseley St & 25-31 Donald St, Caringford, NSW 2118		DATE: Issue Date	SCALE: 1 : 200	DRAWING No.: SSD 205
CLIENT: CAPTAG INVESTMENTS PTY LTD PROJECT: 15a-15b Moseley St & 25-31 Donald St, Caringford, NSW 2118		DRAWN BY: Author	PROJECT No.: 23002	REV.: 1

11/08/2025 15:04:51



<p>GENERAL NOTES:</p> <p>1. THIS DRAWING IS THE PROPERTY OF CAPTAG INVESTMENTS PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CAPTAG INVESTMENTS PTY LTD.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>		<p>CLIENT: CAPTAG INVESTMENTS PTY LTD</p> <p>PROJECT: 15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118</p>		<p>DRAWING TITLE: LEVEL 5 PLAN</p>		<p>DO NOT SCALE</p> <p>THIS DRAWING IS THE PROPERTY OF CAPTAG INVESTMENTS PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CAPTAG INVESTMENTS PTY LTD.</p>		<p>FOR APPROVAL</p> <p>Client: _____ Date: _____</p>	
<p>DATE: _____</p> <p>ISSUE DATE: _____</p> <p>DRAWN BY: _____</p> <p>AUTHOR: _____</p>		<p>SCALE: 1: 200</p> <p>PROJECT NO.: 23002</p>		<p>DRAWING NO.: SSD 207</p> <p>REV.: 1</p>		<p>DATE: _____</p> <p>ISSUE DATE: _____</p> <p>DRAWN BY: _____</p> <p>AUTHOR: _____</p>		<p>DATE: _____</p> <p>ISSUE DATE: _____</p> <p>DRAWN BY: _____</p> <p>AUTHOR: _____</p>	



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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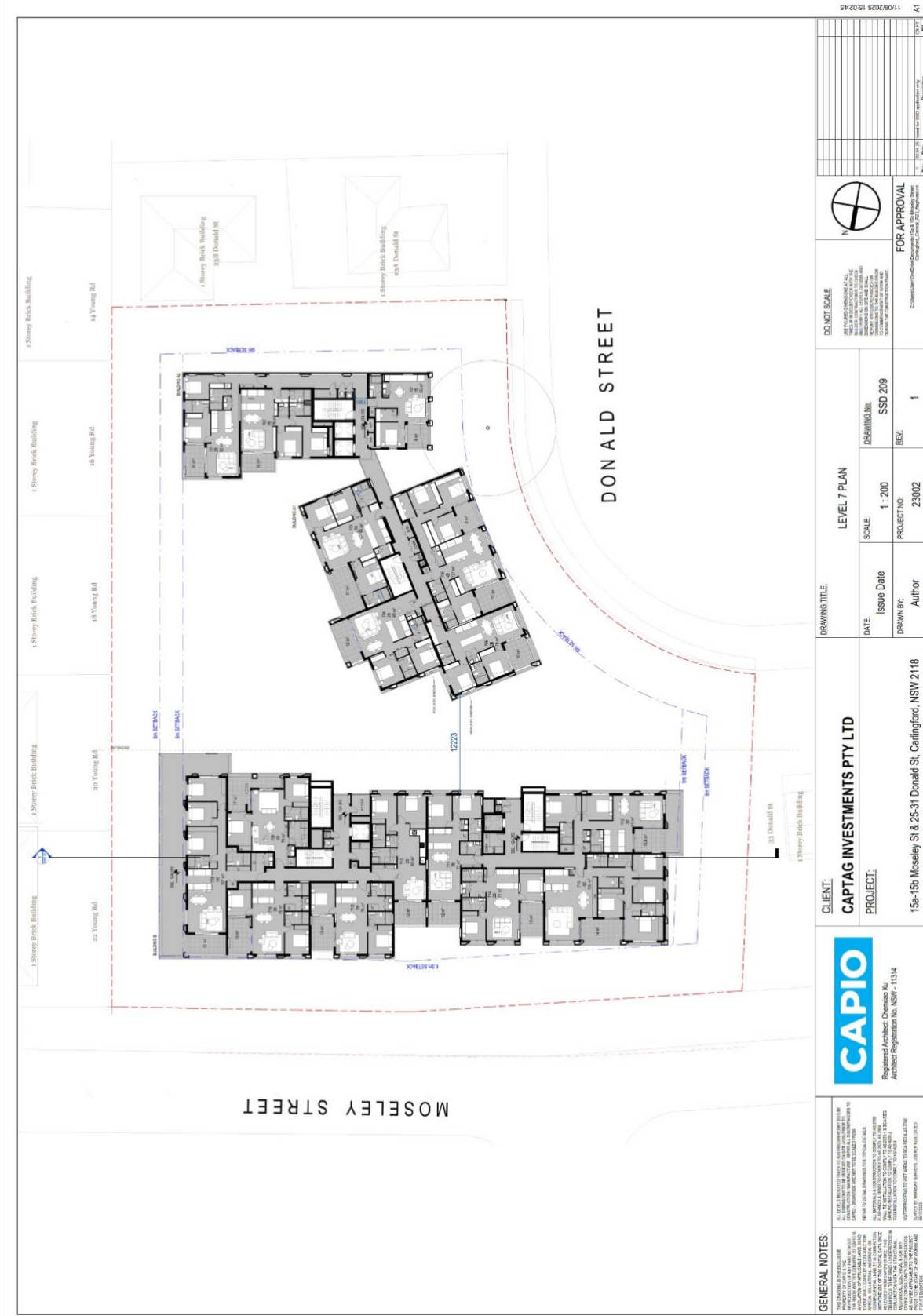
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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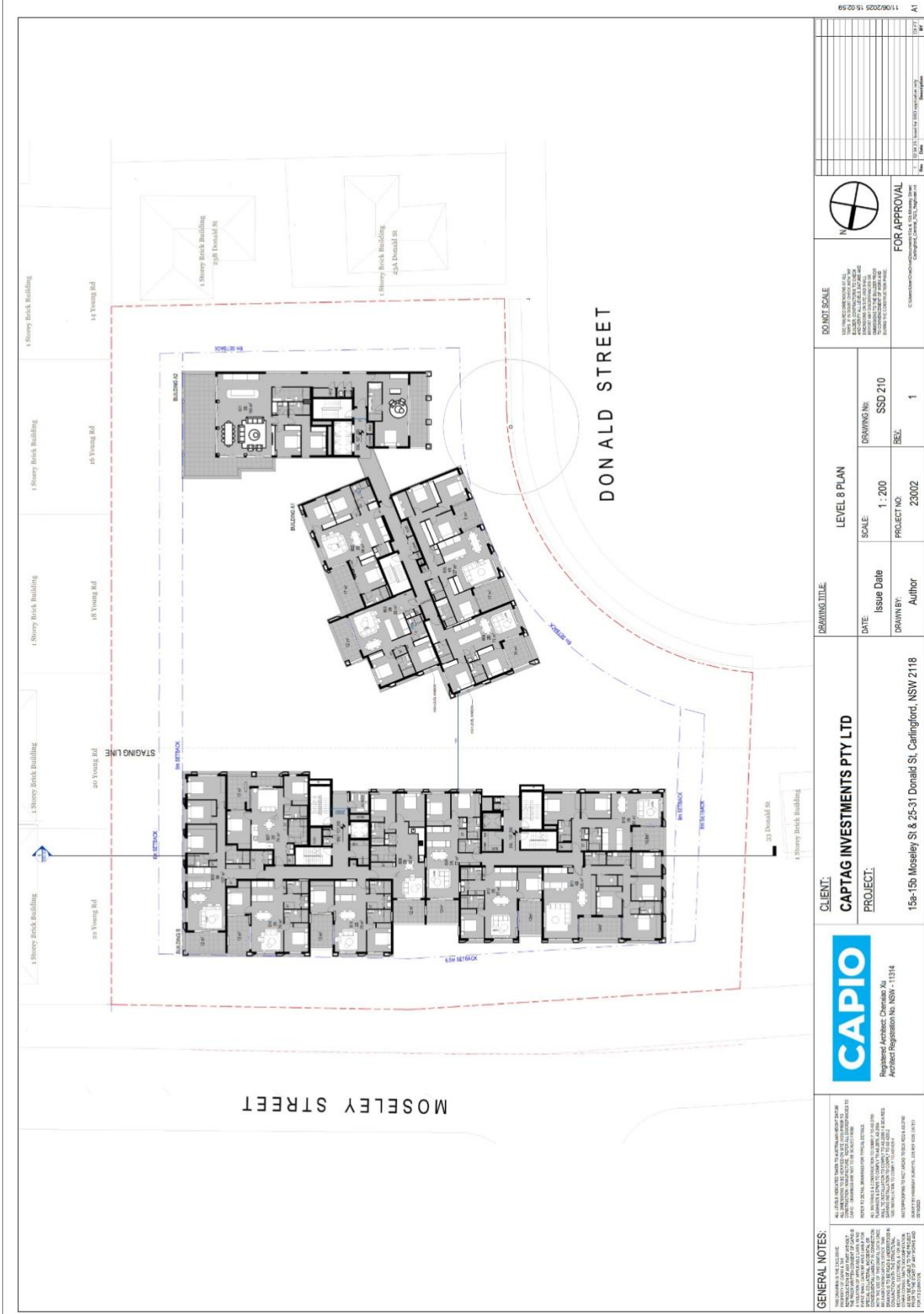
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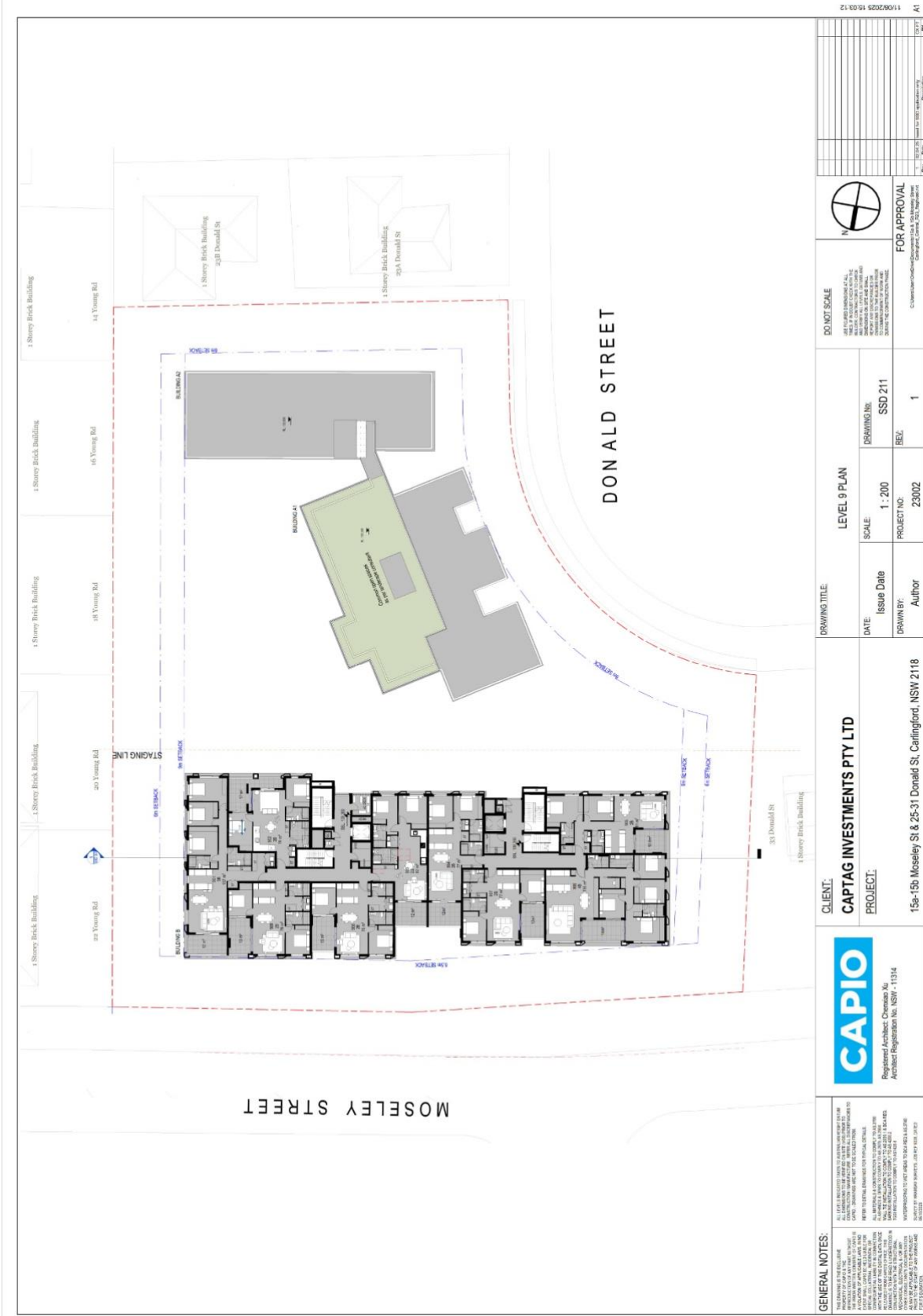


GENERAL NOTES: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2011. THE DRAWING IS THE PROPERTY OF CAPTAG INVESTMENTS PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAPTAG INVESTMENTS PTY LTD. THIS DRAWING IS THE PROPERTY OF CAPTAG INVESTMENTS PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAPTAG INVESTMENTS PTY LTD.	CLIENT: CAPTAG INVESTMENTS PTY LTD PROJECT: 15b-15c Moseley St & 25-31 Donald St, Carlingford, NSW 2118	DATE: Issue Date DRAWN BY: Author	SCALE: 1:200 PROJECT NO.: 23002	DRAWING NO.: SSD 209 REV.: 1	DO NOT SCALE USE FOR DIMENSIONS AT ALL TIMES. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2011. THE DRAWING IS THE PROPERTY OF CAPTAG INVESTMENTS PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAPTAG INVESTMENTS PTY LTD.		FOR APPROVAL [Signature Line]



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11/06/2025 15:02:59	AT
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CLIENT: CAPTAG INVESTMENTS PTY LTD
PROJECT: 15b-15c Moseley St & 25-31 Donald St, Carlingford, NSW 2118

CAPIO
 Registered Architect Chartered No. 11314
 Architect Registration No. NSW - 11314

DRAWING TITLE: LEVEL 9 PLAN

DATE: Issue Date
SCALE: 1:200
DRAWING NO.: SSD 211
PROJECT NO.: 23002
REVISION: 1

FOR APPROVAL

DO NOT SCALE

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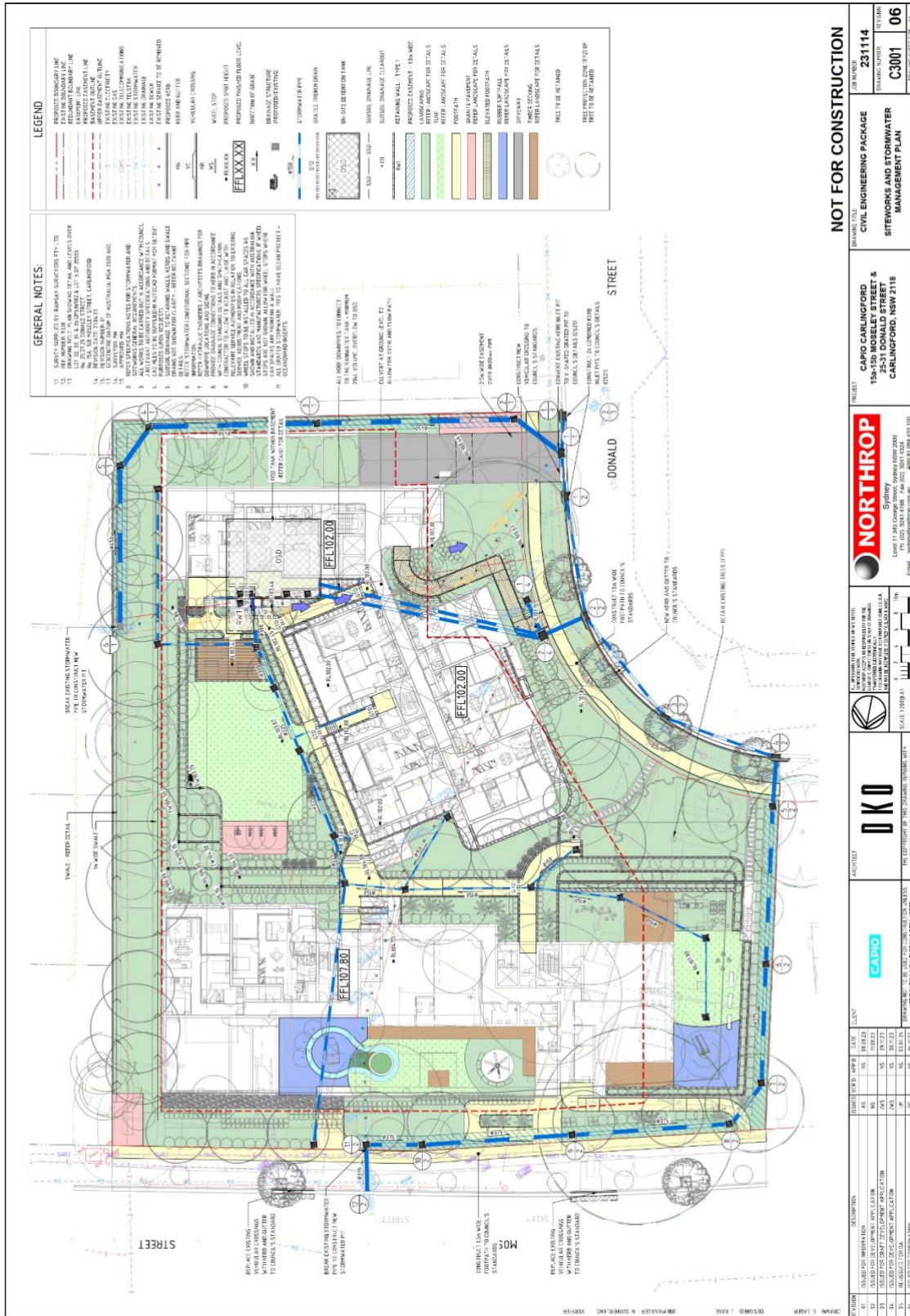
A3 Appendix 3

Stormwater Plans



A4 Appendix 4

Stormwater Infrastructure Diversion Plans (Northrop)



LEGEND

- PROPOSED DRAINAGE LINE
- PROPOSED SEWER MAIN
- PROPOSED STORMWATER MAIN
- PROPOSED LANDSCAPING
- PROPOSED PAVEMENT
- PROPOSED FENCING WALL
- PROPOSED LIGHTING
- PROPOSED SIGNAGE
- PROPOSED PLANTING
- PROPOSED RETENTION WALL
- PROPOSED DRAINAGE LINE
- PROPOSED WALL TYPE
- PROPOSED LANDSCAPING DETAILS
- PROPOSED FENCING DETAILS
- PROPOSED LIGHTING DETAILS
- PROPOSED SIGNAGE DETAILS
- PROPOSED PLANTING DETAILS
- PROPOSED RETENTION WALL DETAILS
- PROPOSED DRAINAGE LINE DETAILS
- PROPOSED WALL TYPE DETAILS

GENERAL NOTES:

1. ALL WORK TO BE COMPLETED BY 15/08/2024.
2. ALL WORK TO BE COMPLETED BY 15/08/2024.
3. ALL WORK TO BE COMPLETED BY 15/08/2024.
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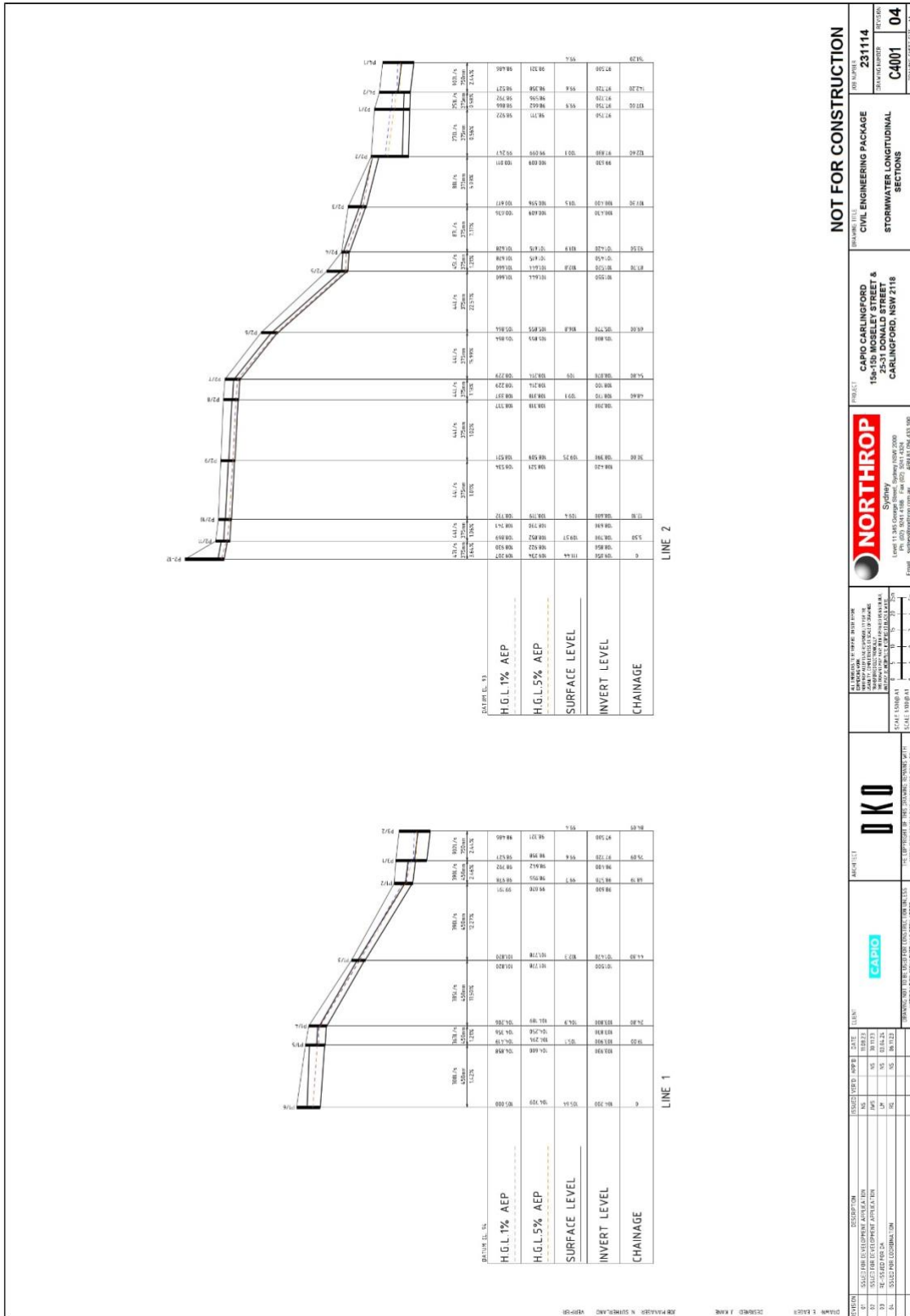
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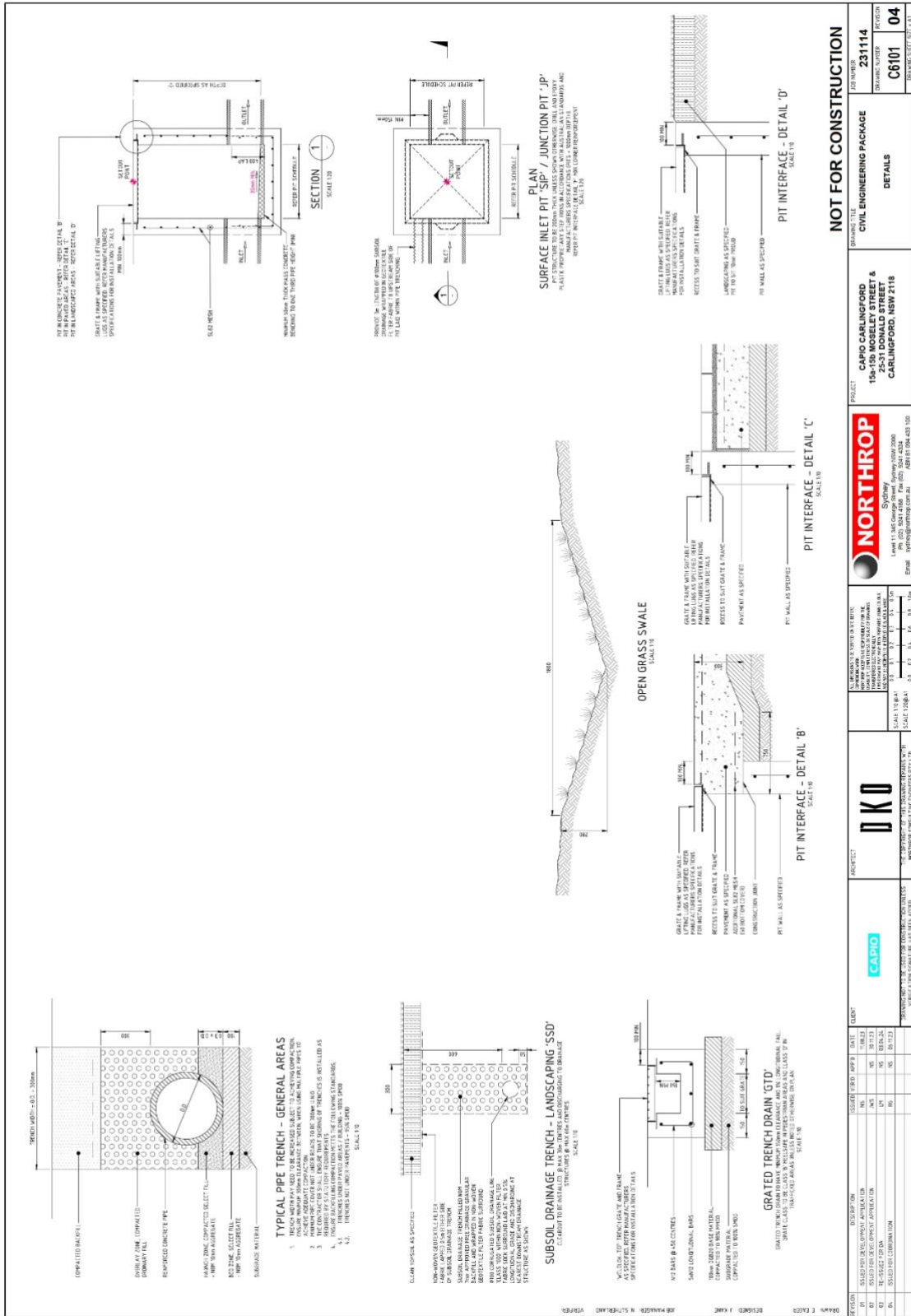
PROJECT: CAPIO CARLINGFORD
158-159 MOBELEY STREET &
25-31 DONALD STREET
CARLINGFORD, NSW 2118

DATE: 23/11/24
DRAWING NO: C3001
SCALE: AS SHOWN



NO.	DESCRIPTION	DATE	BY	CHECKED
01	ISSUED FOR INFORMATION	19/02/24	AS	AS
02	ISSUED FOR INFORMATION APPLICATION	19/02/24	AS	AS
03	ISSUED FOR INFORMATION APPLICATION	19/02/24	AS	AS
04	ISSUED FOR INFORMATION APPLICATION	19/02/24	AS	AS
05	ISSUED FOR INFORMATION APPLICATION	19/02/24	AS	AS
06	ISSUED FOR INFORMATION APPLICATION	19/02/24	AS	AS





NOT FOR CONSTRUCTION

DRAWING TITLE: CIVIL ENGINEERING PACKAGE

JOB NUMBER: 231114

DRAWING NUMBER: C6101

REVISION: 04

PROJECT: CAPIO CARLINGFORD & DONALD STREET CARLINGFORD, NSW 2118

CLIENT: NORTHROP

DATE: 11/03/2024

SCALE: 1:50

ARCHITECT: DKO

ENGINEER: CAPIO

DATE: 11/03/2024

SCALE: 1:50

REVISION	NO.	DATE	DESCRIPTION
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02	1	11/03/24	ISSUED FOR PERMIT APPLICATION
03	1	11/03/24	ISSUED FOR PERMIT APPLICATION
04	1	11/03/24	ISSUED FOR PERMIT APPLICATION

APPROVED FOR CONSTRUCTION:

DATE: 11/03/2024

SCALE: 1:50

SCALE: 1:50

P: 02 8883 4239

W: www.sgce.com.au

A: Suite 311, Level 3,
480 Pacific Highway,
St Leonards, NSW 2065

