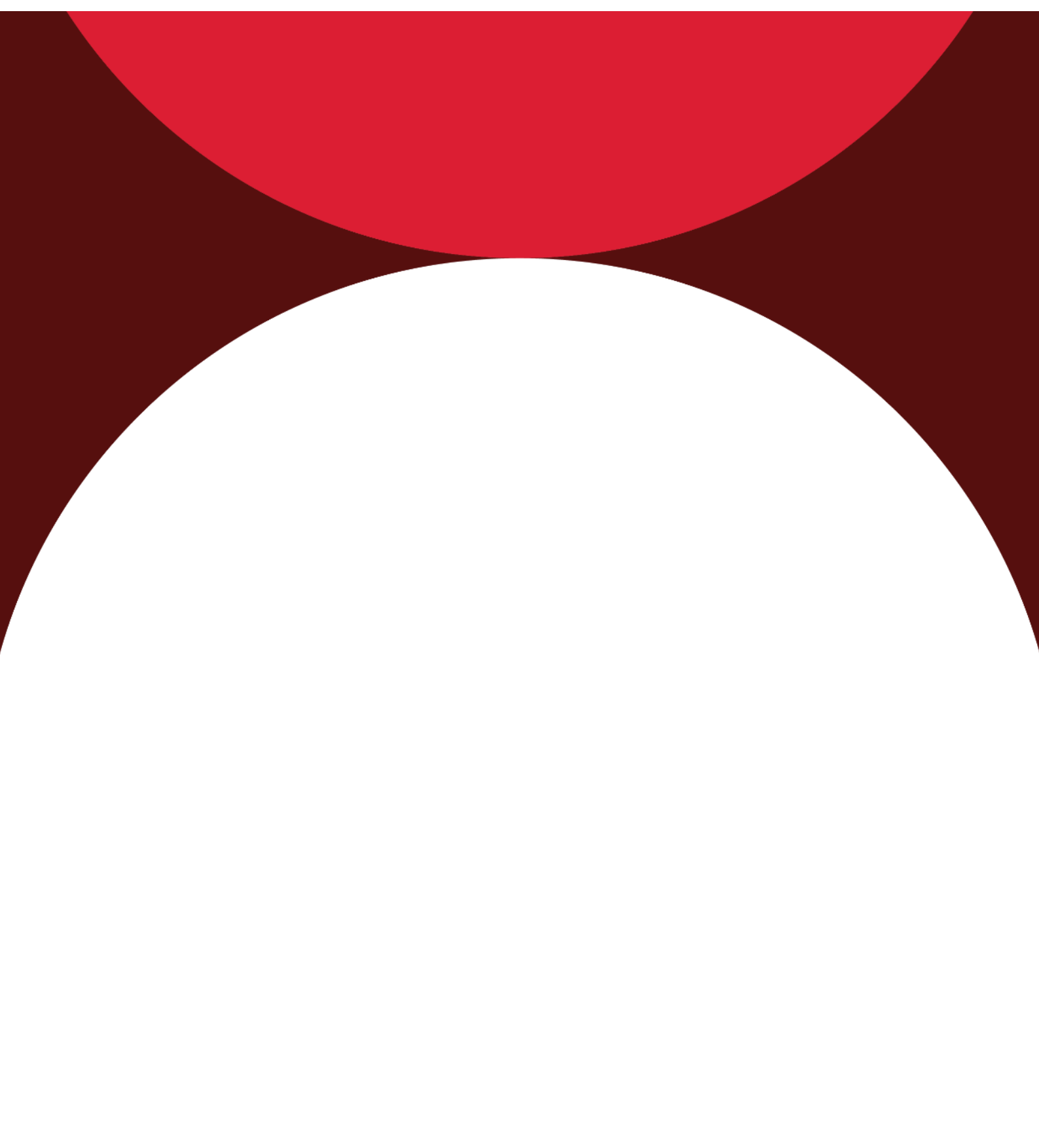


## 122-130 Pyrmont Bridge Road, Annandale

Prepared for PWD Camperdown Pty Ltd ATF PWD CD Health Trust

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# Document Information

|                 |                                                |
|-----------------|------------------------------------------------|
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| PROJECT NAME:   | 122-133 Pyrmont Bridge Road                    |
| REPORT TITLE:   | Integrated Water Management Plan               |
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# 1. Introduction

Northrop Consulting Engineers Pty Ltd (Northrop) have been engaged by PWD Camperdown Pty Ltd ATF PWD CD Health Trust to prepare Civil Engineering design documentation for a multistorey building comprising of retail, commercial, and residential areas at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale. This report has been prepared to accompany a State Significant Development Application (SSDA) submission for the proposed 22-storey top shop residential building.

The main civil engineering components that are explored in this report include:

- Sediment and Erosion Control
- Stormwater Drainage / On-Site Detention
- Stormwater Quality / Water Sensitive Urban Design

## 1.1. Related Reports and Documents

This report is to be read in conjunction with the following supporting and reference documents

- Detailed Site Survey prepared by Beveridge Williams dated 3rd February 2017 (See Appendix C)
- Architectural Plans prepared by SJB Architect dated 24<sup>th</sup> October 2025 (See Appendix B)
- Civil Engineering Drawings prepared by Northrop Consulting Engineers (See Appendix A)

## 1.2. SEARs Requirements

The project is seeking approval for a SSDA (SSD-84024470). An industry specific Planning Secretary's Environmental Assessment Requirements (SEARs) have been issued by the Department of Planning and Environment. Table 1 demonstrates SEARs items which have been addressed in this report.

Table 1: SEARs Requirements

| ITEM | SEARS REQUIREMENT                                                                                                                                                                                                                                           | RELEVANT SECTION OF REPORT   |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 11   | <ul style="list-style-type: none"><li>• Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).</li></ul>                                                               | 2.3, 2.5, 2.9                |
|      | <ul style="list-style-type: none"><li>• 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.</li></ul> | 2.1, 2.3, 2.5, 2.7, 2.8, 2.9 |

### 1.3. Site Description and Proposed Works

The site is located in Annadale and occupies the parcels of land at 122-128, 130 Pyrmont Bridge Road, and 206 Parramatta Road. These are otherwise known as Lot 3 – 6 and 12, in Section 1 DP976387, Lot 1 DP539271, and Lot 100 DP1101482.

The site has three frontages, along Cahill Street to the north, Mathieson Street to the west and Great Western Highway (Parramatta Road) and Pyrmont Bridge to the south. The site currently contains several single and two-storey retail and commercial buildings.



Figure 1: Site Aerial Photograph (Source: Nearmaps)

The site area is approximately 0.26 hectares in area with elevations ranging from approximately 12.6 to 15.4m AHD.

## 1.4. Project Description

The proposed development includes construction of a 22-storey top shop residential building with vehicle access from Cahill Street.

Architectural plans describing the development are provided in Appendix B – Architectural Drawings.



Figure 2: Architectural Plan – Ground Floor (Source: SJB Architects)

## 2. Proposed Civil Works

### 2.1. Design Criteria & Methodology

The objectives of this report are to ensure that the proposed civil engineering design of the site meets the requirements stipulated in the following documents:

- Inner West Local Environmental Plan (2022)
- Leichhardt Development Control Plan (2013)
- Managing Urban Stormwater Soil & Construction (2004) by Landcom (The Blue Book)
- AS/NZS 3500.3:2018 (Plumbing and Drainage)

### 2.2. Sediment and Erosion Control

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

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

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

#### 2.2.1. SEDIMENT BASIN

Due to the size of the proposed development, a temporary sediment basin will be required to capture site runoff during construction. The construction of the basin may be undertaken in stages to enable maximum runoff capture assisted by diversion swales and direct runoff to the basin. The design parameters of this temporary sediment basin are summarised in Table 2.

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

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

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

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

Table 2: Sediment Basin Sizing Values

| PARAMETER                             | ADOPTED VALUE |
|---------------------------------------|---------------|
| Total Disturbed Area (ha)             | 0.3           |
| Soil Texture Group                    | F/D           |
| Design Rainfall Depth (Days)          | 5             |
| Design Rainfall Depth (Percentile)    | 80            |
| x-day, y-percentile Rainfall Event    | 29.7          |
| Cv                                    | 0.42          |
| Settling Zone Volume ( $m^3$ )        | 32.432        |
| Sediment Storage Volume ( $m^3$ )     | 16.216        |
| Total Basin Volume Required ( $m^3$ ) | 48.649        |

### 2.2.2. SEDIMENT AND EROSION CONTROL MEASURES

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

- A temporary site security/safety fence is to be constructed around the site, the site office area, and the proposed sediment basin.
- Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles, shown in Figure 3 (below).
- Dust control measures including covering stockpiles, installing fence hessian, and watering exposed areas.
- Placement of hay bales or mesh and gravel inlet filters around and along proposed catch drains and around stormwater inlets pits
- The construction of a temporary sediment basin as noted above.
- Stabilised site access at the construction vehicle entry/exits.
- Any stockpiled material, including topsoil, shall be located as far away as possible from any associated natural watercourses or temporary overland flow paths. All stockpiles and embankment formations shall be stabilised by hydroseeding or hydro mulching on formation.



Figure 3: Sediment Fence (example)

## 2.3. Stormwater Infrastructure and Modelling

The stormwater strategy for the development will need to comply with the following requirements:

- OSD design as per Part E: Water of the Leichhardt Development Control Plan (2013)
- AS/NZS 3500.3:2021 (Plumbing and Drainage)
- Australian Rainfall and Runoff (2019) – with AR&R (2016) rainfall datasets sourced from BoM
- Bureau of Meteorology IFD data – sourced from <http://www.bom.gov.au>
- Managing Urban Stormwater: Soils and Construction, “The Blue Book” – 4th edition 2004
- Council Design Guidelines Subdivisions/Developments
- Council Design Works Specification Subdivisions/Developments
- New South Wales Floodplain Development Manual (2005)

## 2.4. Stormwater Management Overview

A stormwater management plan for the development has been prepared by Northrop to satisfy the aims of the documents as stated above. The key elements of the stormwater management will include:

- Stormwater Quantity Management
- Stormwater Quality Management
- Rainwater Conservation

## 2.5. Stormwater Quantity Management

### 2.5.1. MAJOR/MINOR DESIGN

The major/minor approach to stormwater drainage is the recognized drainage concept for catchments within the Leichhardt Council Government Area.

The minor drainage system is comprised of below ground pit and pipe network and is designed to control nuisance flooding and enable effective stormwater management for the site. Council requires the minor drainage system to be designed for the critical 5% AEP (~1 in 20-year ARI) event.

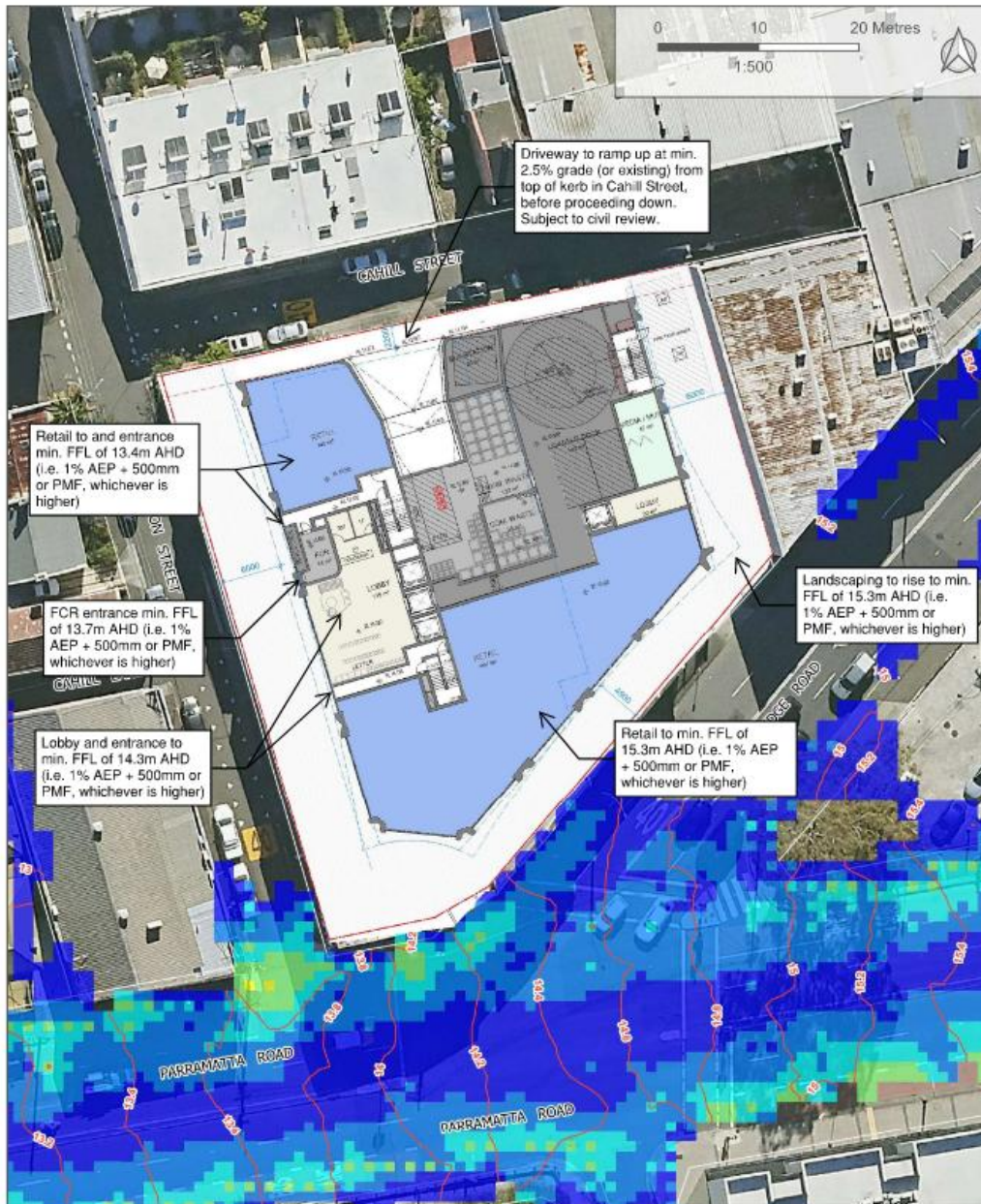
The major drainage system is inclusive of overland flow paths which are designed to control and convey flows in excess of the minor system capacity. Council requires the major drainage system to be designed for the critical 1% AEP (1 in 100-year ARI event).

The proposed stormwater system will be modelled using DRAINS Hydrologic and the ILSAX Hydrological Model. The following parameters will be adopted:

- Major Storm = 1% AEP
- Minor Storm = 5% AEP
- Soil Type = 3
- Paved (Impervious) Area Depression Storage = 1mm
- Supplementary Area Depression Storage = 1mm
- Grassed (Pervious) Area Depression Storage = 5mm
- Sag pit Blocking Factor = 0.5
- On Grade Pit Blocking Factor = 0.2

## 2.6. Flooding

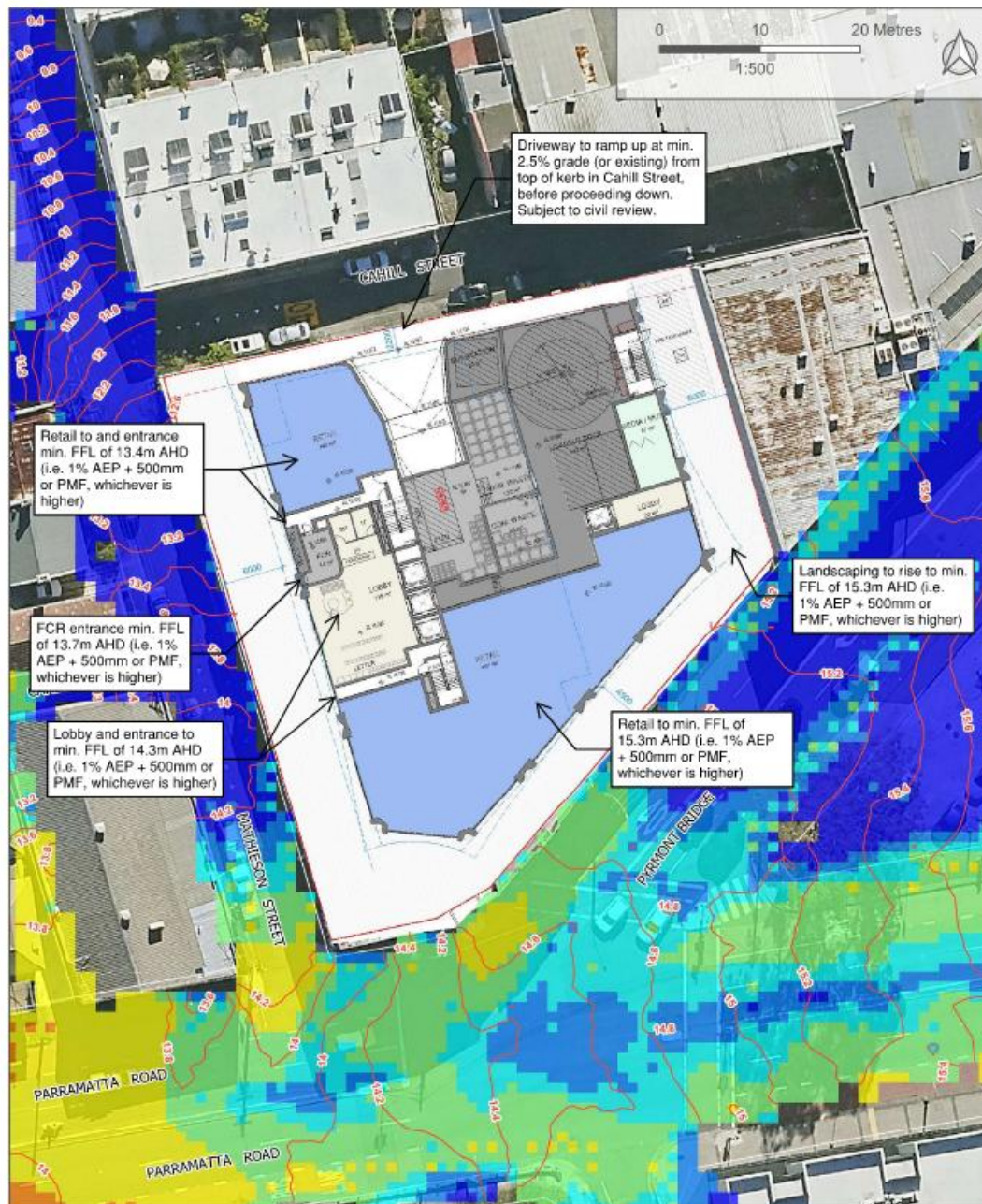
According to the Flood Risk Assessment prepared by Northrop; the streets surrounding the site are subject to Flooding, the figures below show the 100-year and PMF Flood Maps. Refer to Northrop's report for further details.



#### Legend

|                      |                  |
|----------------------|------------------|
| Depth (m)            | 0.3 - 0.5        |
| 200mm Flood Contours | 0.5 - 1.0        |
| Depth (m)            | 1.0 - 2.0        |
| Less than 0.1        | Greater than 2.0 |
| 0.1 - 0.2            |                  |
| 0.2 - 0.3            |                  |

Data Source: Aerial (SIX Maps), Cadastre (NSW), PL  
2019/2020/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/123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#### Legend

|                      |                  |
|----------------------|------------------|
| Depth (m)            | 0.3 - 0.5        |
| 200mm Flood Contours | 0.5 - 1.0        |
| Depth (m)            | 1.0 - 2.0        |
| Less than 0.1        | Greater than 2.0 |
| 0.1 - 0.2            |                  |
| 0.2 - 0.3            |                  |

Data Source: Aerial (SIX Maps), Ca Goshie (NSW, PJ)  
20220225 0.5 Pre-July 24 Project Name: 122-130 Pymont Bridge - Conceptual Masterplan - Drawing of MAP 202202 - Updated Scheme/Map/0202\_Proposed

**Figure 2**

PMF Depth and Elevation

122-130 Pymont Bridge Road



Figure 5: PMF flood depth (Source: Northrop)

## 2.7. On-Site Stormwater Detention

### 2.7.1. OSD REQUIREMENTS

On-site stormwater detention is required for the site. The proposed OSD has been modelled in accordance with Leichhardt DCP 2013.

According to the DCP, the proposed on-site detention tank should be designed in accordance with the following control standard:

- The OSD must be designed to ensure that the post development flows for the 100-year Average Recurrence Interval (ARI) storm event are restricted to the pre-development flows for the 5-year ARI storm event.

The 5-year ARI (0.2 EY) runoff from pre-development was modelled in DRAINS and yielded a result of 103L/s. The post development discharges were calculated using DRAINS, a small portion of the total site bypasses the OSD tank as the levels are lower than the OSD top water level. This bypass flowrates are considered in the above calculations.

Table 3: Site Discharge

| POST-DEVELOPMENT DISCHARGE<br>(100-YEAR ARI) | PERMISSIBLE SITE DISCHARGE<br>(PRE-DEVELOPMENT 5-YEAR ARI) |
|----------------------------------------------|------------------------------------------------------------|
| 0.102 m <sup>3</sup> /s                      | 0.103 m <sup>3</sup> /s                                    |

### 2.7.2. DESIGN ASSUMPTIONS

The model for the proposed site will be developed based upon the following assumptions:

- The majority of the site stormwater pit and pipe network is proposed to discharge to the existing stormwater pit located in Pyrmont Bridge Road.
- A small portion of the site discharges to kerb limited to 19L/s to Cahill Street as the site levels are lower.
- The whole roof catchment from the new building is to drain directly to the rainwater harvesting tank.
- Designs for roof drainage shall be undertaken as either conventional or siphonic drainage by a certified Hydraulic Engineer during the detail design stage of the works.
- For the purposes of OSD modelling, the rainwater tanks are considered full during simulation.
- Paved areas are generally collected within grated pits and drains (where possible). Elsewhere, runoff is sheeting into landscaped areas for passive irrigation.
- The 5% AEP and 1% AEP events were considered for all standard durations; and
- A tail water level of RL14.40 (flood level at connecting pit) has been adopted for the OSD design.

## 2.8. Stormwater Overland Flow

The stormwater piped system will be designed to cater for the 5% AEP. The surface flow paths have been designed for the 1% AEP storm event so that the  $v \times d$  relation is less than 0.4 m<sup>3</sup>/s.

## 2.9. Stormwater Quality

### 2.9.1. STORMWATER QUALITY REQUIREMENTS

The stormwater management system for the site shall comply with Leichhardt Council's Development Control Plan. Council's policy requires improved water quality of the stormwater flow from the developed site prior to discharge into the authority's drainage system.

In accordance with Leichhardt Council Development Control Plan, the stormwater quality approach aims to reduce the pollutant load of stormwater runoff using a series of stormwater quality improvement devices (SQIDs) prior to discharge into receiving waters.

Stormwater quality modelling for the site has been prepared using 'Model for Urban Stormwater Improvement Conceptualization' (MUSIC) Version 6.4 software. The model has been built to assess the adequacy of the proposed SQIDs and

to ensure that the quality of stormwater meets the water quality objectives for the development once landscape architectural plans have been received and an appropriate strategy can be developed.

According to the Leichhardt DCP (2013), the stormwater quality treatment target reduction removal rates are:

- 90% reduction in the post development mean annual load of Total gross pollutant load (>5mm).
- 85% reduction in the post development mean annual load of Total Suspended Solids (TSS).
- 65% reduction in the post development mean annual load of Total Phosphorus (TP).
- 45% reduction in the post development mean annual load of Total Nitrogen (TN).

## 2.9.2. WATER QUALITY MODELLING – MUSIC MODEL

The catchments shown in the image below have been modelled in MUSIC.

The roof drainage will be directed to a 20kL rainwater tank, the terrace drainage (in pink) and the footpath (in yellow) will be directed through an Ocean Guard and a water quality chamber with 20 x 310mm Psorb Stormfilters. The footpath (in orange) will be directed to an Ocean guard and a pit with 2x310mm stormfilters. The area in cyan bypasses the treatment system. The area in green has not been considered in MUSIC as it will be dedicated to Council as part of the Mathieson St footpath.

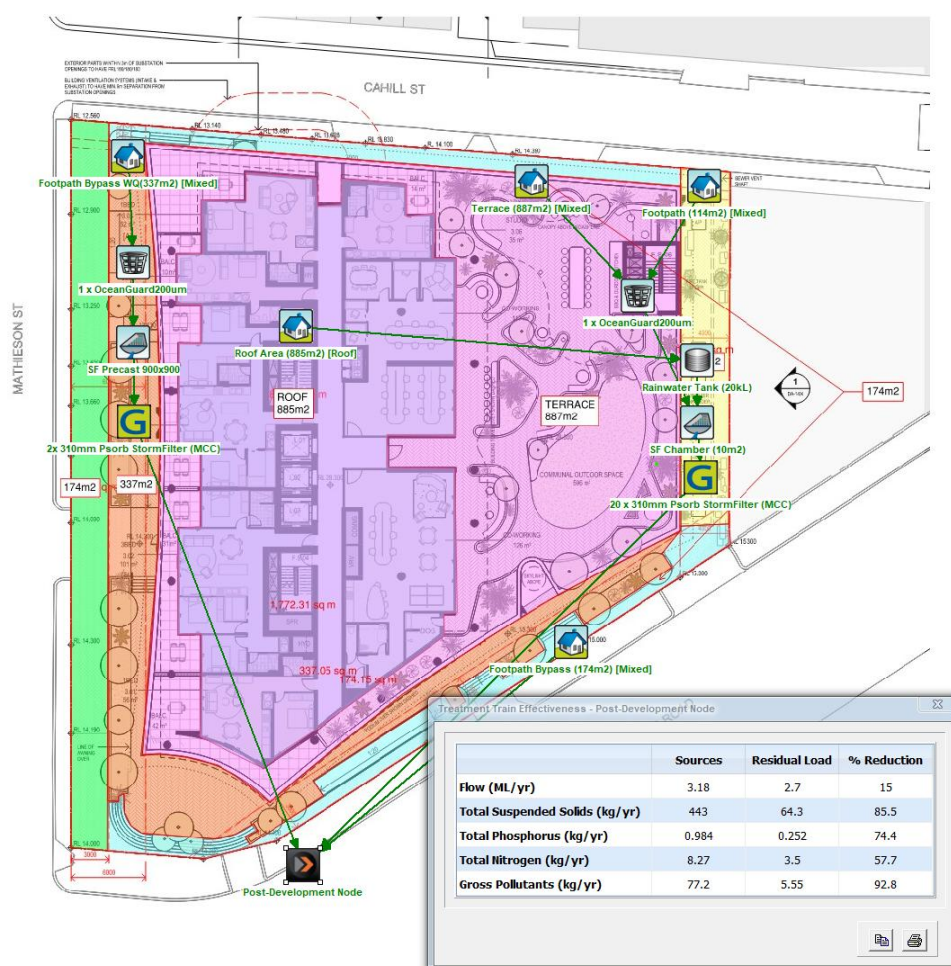


Figure 6: MUSIC model.

The table below demonstrates the treatment train effectiveness and compares it with the target reduction removal rate, showing that the proposed treatment meets Council's targets.

| Item                   | Target Reduction Removal Rate (%) | % Reduction |
|------------------------|-----------------------------------|-------------|
| Total Suspended Solids | 85                                | 85.5        |
| Total Phosphorus       | 65                                | 74.4        |
| Total Nitrogen         | 45                                | 57.7        |
| Gross Pollutants       | 90                                | 92.8        |

### 2.9.3. RAINWATER STORAGE AND REUSE

A 20kL rainwater tank has been proposed to capture the roof water, before connecting to the OSD system. This water has been assumed to be used for irrigation and toilet flushing re-use where applicable. The following preliminary re-use assumptions have been made (to be confirmed during detailed design):

- 173 kL/year for irrigation reuse
- 12 toilets at a reuse rate of 0.1kL/day/toilet

### 2.9.4. STORMFILTER CARTRIDGES

Filtration cartridges in the form of Stormfilters (by Ocean Protect) are proposed as an end of line treatment device to treat stormwater runoff from the proposed development. The Stormfilter system targets a full range of pollutants including total gross pollutants, total suspended solids and total nutrients. Each cartridge has a treatable flow rate of 0.39L/s. The expected removal rates that are to be utilized in the water quality modelling process to represent the pollutant filters will be based on manufacturers specifications. 20 x 310mm cartridges by Ocean Protect with a treatable flow rate of 0.39/s will be required and incorporated into the OSD tank storage.

### 2.9.5. OCEAN GUARD PIT INSERTS

Pit insert will sit beneath the stormwater pit grates and will collect gross pollutants and larger sediments prior to treatment by the Stormfilter cartridges. The expected removal rates that are to be utilized in the water quality modelling process to represent the pollutant filters will be based on manufacturers specifications.

The number of pit inserts required will depend upon the landscape architect plans.

## 2.10. Wastewater

The wastewater generated within the development will be collected internally in accordance with the requirement of Plumbing Code of Australia and AS3500.2-2021 and connected to Sydney water infrastructure located in Cahill Street. Sydney Water Notice of requirement to nominate the acceptable connection point to the infrastructure.

### 3. Conclusion

This report and the associated Civil Engineering documentation by Northrop outlines the proposed development and mitigation measures in relation to stormwater runoff. The civil engineering and stormwater elements for the proposed development are summarised as follows:

- Sediment & Erosion Control – The main element is a sediment basin to effectively capture sediment laden site runoff during siteworks. Sediment and erosion control measures should be installed and maintained for the duration of the construction works.
- Stormwater Quantity – The stormwater design will consider the major/minor philosophy consistent with the requirements of Inner West Council for the below ground pit and pipe network inclusive of On-site Stormwater Detention.
- Stormwater Quality – Stormwater Quality requirements are to be achieved through the provision of pit basket inserts, filter cartridges, filters in Grated Trench Drains and a rainwater tank.
- The site is flood-affected, this is considered as part of the overall stormwater strategy for the site.

# NORTHROP



## Appendix A – Civil Engineering Plans

# 122-130 PYRMONT BRIDGE ROAD

## STATE SIGNIFICANT DEVELOPMENT APPLICATION

122-130 Pyrmont Bridge Road  
Annandale  
NSW 2038



LOCALITY PLAN

SOURCE : METROMAP.COM.AU (@2025)

### DRAWING LIST

|        |                                                 |
|--------|-------------------------------------------------|
| C01.01 | COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN |
| C01.11 | SPECIFICATION NOTES                             |
| C02.01 | SEDIMENT AND SOIL EROSION CONTROL PLAN          |
| C02.11 | SEDIMENT AND SOIL EROSION CONTROL DETAILS       |
| C04.01 | SITEWORKS AND STORMWATER MANAGEMENT PLAN        |
| C04.31 | STORMWATER DETAILS - SHEET 01                   |
| C04.32 | STORMWATER DETAILS - SHEET 02                   |

NOT FOR CONSTRUCTION

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Level 2  
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Surry Hills NSW 2010

DRAWN

A.SUYO

DESIGNED

A.CARVALHAES

11250

0 10 20 30 40 50 60m

Scale at A1

JOB MANAGER

A.CARVALHAES

VERIFIER

AC



REV. DESCRIPTION

1 ISSUED FOR SSDA

ISSUED

AS

DATE

28.11.25

PROJECT

122-130 PYRMONT BRIDGE ROAD  
SSDA

ADDRESS

122-130 Pyrmont Bridge Road  
Annandale  
NSW 2038

DRAWING

COVER SHEET, DRAWING SCHEDULE  
AND LOCALITY PLAN

JOB No.

SY251279

DRAWING No.

C01.01

REV.

1

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

GENERAL NOTES

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

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

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

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

DETAIL SURVEY DATA WAS SUPPLIED BY BEVERIDGE WILLIAMS, DRAWING DATED 03.02.2017.

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

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

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

- STORMWATER DRAINAGE
1.

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SN4) SEWER GRADE DRAINAGE PIPE, U.N.O.
2.

ALL DRAINAGE LINES SHALL BE LAID AT 1% MIN. FALL, UNO.
3.

ALL LEVELS ARE AUSTRALIAN HEIGHT DATUM (AHD).
4.

ALL DOWNPIPES GUTTERS TO BE DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3.2 - 2003 'STORMWATER' DRAINAGE.
5.

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3.2-2003 'STORMWATER' DRAINAGE.
6.

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.
7.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.
8.

ALL GRATES TO BE GALVANISED STEEL WITH HINGES AND CHILD PROOF LOCK.
9.

ALL GRATES TO BE HEEL SAFE WITHIN AGED CARE DEVELOPMENTS.
10.

THE STORMWATER DRAINAGE IS DESIGNED IN ACCORDANCE WITH PART E OF LEICHHARDT DCP (2013).

- RAINWATER RE-USE
1.

PROVIDE RAINWATER RE-USE SYSTEM TO SUPPLY WATER FOR TOILET FLUSHING AND IRRIGATION
2.

GUTTER GUARD TO BE INSTALLED ON ALL EAVES GUTTERS.
3.

A PERMANENT SIGN IS TO BE LOCATED IN THE VICINITY OF THE TANK STATING THE WATER IS "NON POTABLE WATER" WITH APPROPRIATE HAZARD IDENTIFICATION.
4.

PIPEWORK USED FOR RAINWATER SERVICES SHALL BE COLOURED LILAC IN ACCORDANCE WITH AS1345.
5.

ALL VALVES AND APERTURES SHALL BE CLEARLY AND PERMANENTLY LABELLED WITH SAFETY SIGNS TO COMPLY WITH AS1319.
6.

RAINWATER TANK RETICULATION SYSTEM AND MAINS WATER BYPASS ARRANGEMENT TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500.12-2003 AND THE NSW CODE OF PRACTICE : PLUMBING AND DRAINING.
7.

A FIRST FLUSH FILTRATION DEVICE IS TO BE PROVIDED AT RAINWATER TANK.

DESIGN SUMMARY

CATCHMENT CALCULATIONS:

|                 | PRE-DEVELOPMENT           | POST-DEVELOPMENT         |
|-----------------|---------------------------|--------------------------|
| TOTAL AREA      | 2570m <sup>2</sup>        | 2570m <sup>2</sup>       |
| IMPERVIOUS AREA | 2570m <sup>2</sup> (100%) | 2350m <sup>2</sup> (91%) |
| PERVIOUS AREA   | 0m <sup>2</sup> (0%)      | 220m <sup>2</sup> (9%)   |

ON-SITE DETENTION:

DESIGN BASIS:

•

PRE TO POST DEVELOPMENT CONDITIONS

THE OSD TANK HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION E12.3 OF LEICHHARDT DEVELOPMENT CONTROL PLAN (2013). PART E WHICH STATES THAT "THE ON-SITE DETENTION FACILITIES DESIGN SHOULD BE DESIGNED BY AN APPROPRIATELY QUALIFIED CIVIL ENGINEER AND BE SUPPORTED BY CALCULATIONS DEMONSTRATING THAT THE POST DEVELOPMENT FLOWS FOR THE 100 YEAR AVERAGE RECURRENCE INTERVAL (ARI) STORM EVENT ARE RESTRICTED TO THE PRE DEVELOPMENT FLOWS FOR THE 5 YEAR ARI STORM EVENT."

PRE DEVELOPMENT 5 YEAR ARI STORM EVENT FLOWS = 103 L/s  
POST DEVELOPMENT 100 YEAR ARI STORM EVENT FLOWS = 102 L/s

RAINWATER RE-USE:

IN ACCORDANCE WITH COUNCIL REQUIREMENTS, RAINWATER RE-USE STORAGE PROVIDED = 20m<sup>3</sup>

RAINWATER RE-USE TO BE USED FOR THE FOLLOWING;

•

TOILET FLUSHING;

•

IRRIGATION

STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH LEICHHARDT DEVELOPMENT CONTROL PLAN (2013): PART E WATER.

WATER QUALITY:

MUSIC MODEL SUMMARY (REFER NORTHPROP REPORT FOR FURTHER DETAILS

TREATMENT NODES:

•

RAINWATER RE-USE TANK

•

OCEAN PROTECT 'STORMFILTER' CARTRIDGES

•

OCEAN PROTECT 'OCEAN GUARD' PIT INSERT

TREATMENT STANDARDS:

| POLLUTANT              | REDUCTION STANDARDS | REDUCTION ACHIEVED |
|------------------------|---------------------|--------------------|
| GROSS POLLUTANTS       | 90.0%               | 93.3%              |
| TOTAL SUSPENDED SOLIDS | 85.0%               | 85.5%              |
| TOTAL PHOSPHORUS       | 65.0%               | 74.4%              |
| TOTAL NITROGEN         | 45.0%               | 57.7%              |

- CONCEPT SOIL & WATER MANAGEMENT
1.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION' (THE 'BLUE BOOK'). THIS SOIL AND WATER MANAGEMENT PLAN DETAILS THE ACTIONS TO BE TAKEN FOR THE MANAGEMENT AND DEWATERING OF STORMWATER DURING CONSTRUCTION OF THE PROPOSED BUILDING.
2.

INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
3.

ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
4.

INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
5.

ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAYS WORK.
6.

THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
7.

ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
8.

STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
9.

CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
10.

ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
11.

PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
12.

ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
13.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
14.

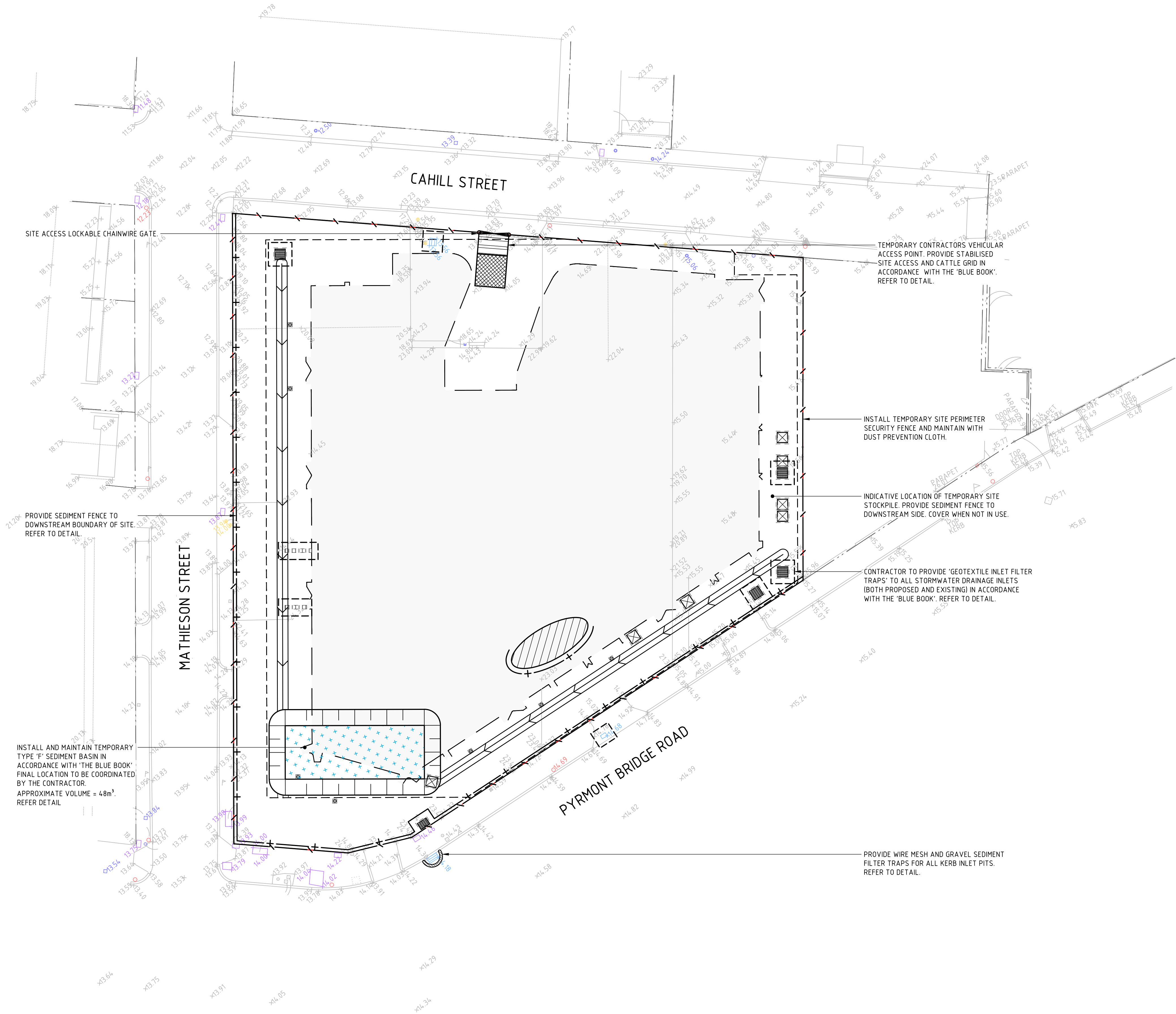
GROUNDWATER SEEPAGE RATES AND QUALITY TO BE MONITORED AND TREATED IF REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH REQUIREMENTS OF SUPERVISING GEOTECHNICAL ENGINEER.

NOT FOR CONSTRUCTION

Drawing Location: C:\1 Current Blue Projects\251279 - 122-130 Pyrmont Bridge Road, Annandale\Civil\Drawings\A Working\SSDA\SY251279-C02.01  
Date plotted: 11/26/2025  
Sheet size: A1  
Drawing to be printed in colour  
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|------|-----------------|--------|----------|
| 1    | ISSUED FOR SSDA | AS     | 28.11.25 |
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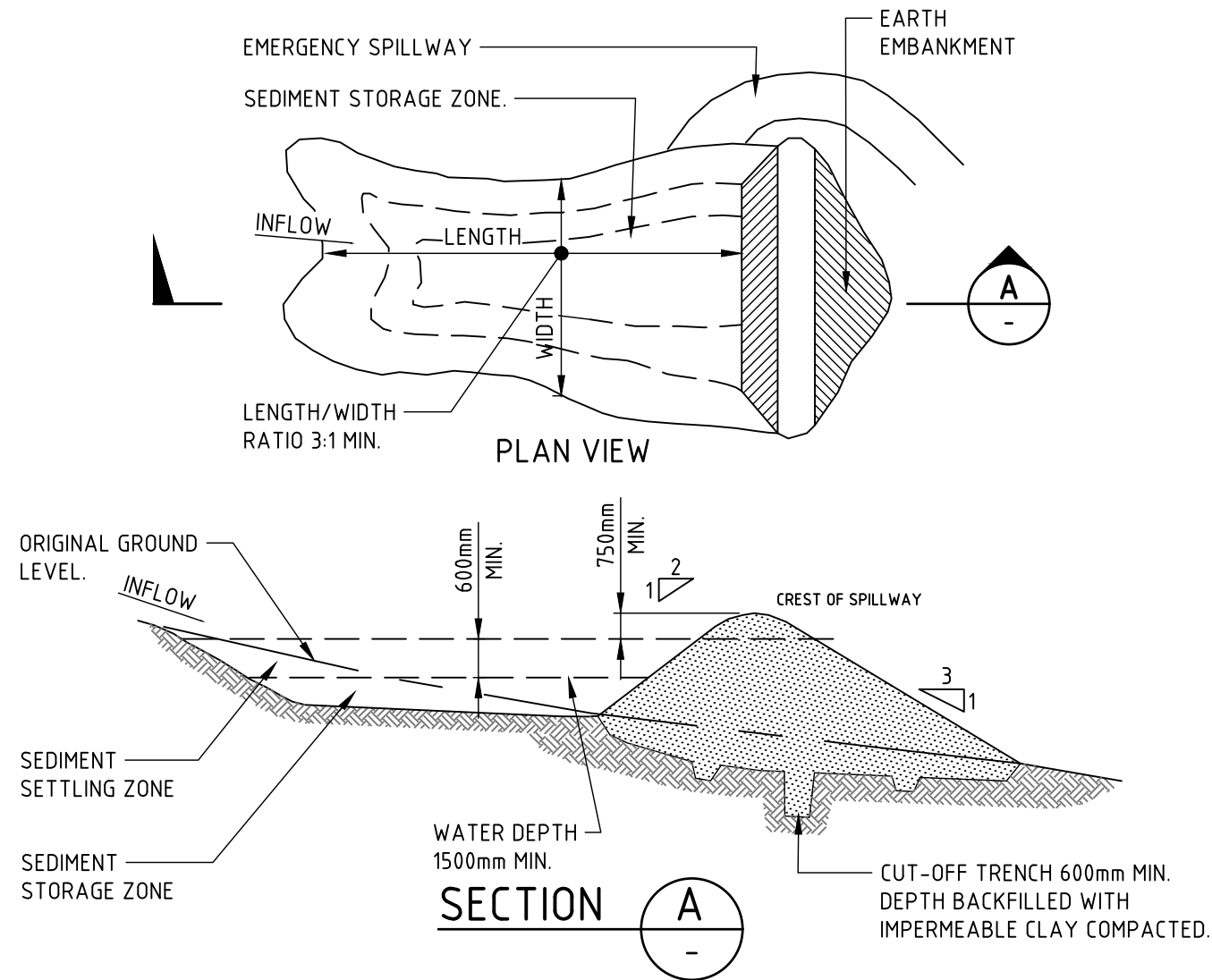
| LEGEND |                                      |
|--------|--------------------------------------|
|        | PROPOSED BOUNDARY LINE               |
|        | EXISTING BOUNDARY LINE               |
|        | PROPOSED BUILDING FOOTPRINT          |
|        | PROPOSED BASEMENT FOOTPRINT          |
|        | SEDIMENT FENCE                       |
|        | SECURITY FENCE                       |
|        | WIRE MESH AND GRAVEL SEDIMENT FILTER |
|        | GEOTEXTILE INLET FILTER TRAP         |
|        | STABILISED SITE ACCESS               |
|        | STOCKPILE                            |
|        | SEDIMENT BASIN                       |
|        | DRAINAGE SWALE                       |

| SEDIMENT BASIN CALCULATIONS        |               |
|------------------------------------|---------------|
| PARAMETER                          | ADOPTED VALUE |
| TOTAL DISTURBED AREA (ha)          | 0.257         |
| SOIL TEXTURE GROUP                 | F/D           |
| DESIGN RAINFALL DEPTH (DAYS)       | 5             |
| DESIGN RAINFALL DEPTH (PERCENTILE) | 80            |
| x-DAY, y-PERCENTILE RAINFALL EVENT | 29.7          |
| Cv                                 | 0.42          |
| SETTLING ZONE VOLUME (m³)          | 32.058        |
| SEDIMENT STORAGE VOLUME (m³)       | 16.029        |
| TOTAL BASIN VOLUME (m³)            | 48.087        |

| GENERAL NOTES: |                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.             | REFER SPECIFICATIONS NOTES FOR SEDIMENT AND SOIL EROSION CONTROL GENERAL REQUIREMENTS.                                                                                                                     |
| 2.             | ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.                                                                                                    |
| 3.             | ALL SEDIMENT AND SOIL EROSION CONTROL MEASURES TO BE INSTALLED IN ACCORDANCE WITH THE 'BLUE BOOK'. CONTRACTOR TO ENSURE THESE MEASURES ARE IN PLACE AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION WORKS. |
| 4.             | CONTRACTOR TO PROVIDE 'WIRE MESH AND GRAVEL SEDIMENT FILTER' TO ALL PAVED / ROAD AREAS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.                                                    |
| 5.             | CONTRACTOR TO PROVIDE 'GEOTEXTILE INLET FILTER TRAPS' TO ALL STORMWATER DRAINAGE INLETS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.                                                   |
| 6.             | ALL PITS OPEN TO ATMOSPHERE TO BE PROTECTED IN ACCORDANCE WITH THE 'BLUE BOOK'.                                                                                                                            |

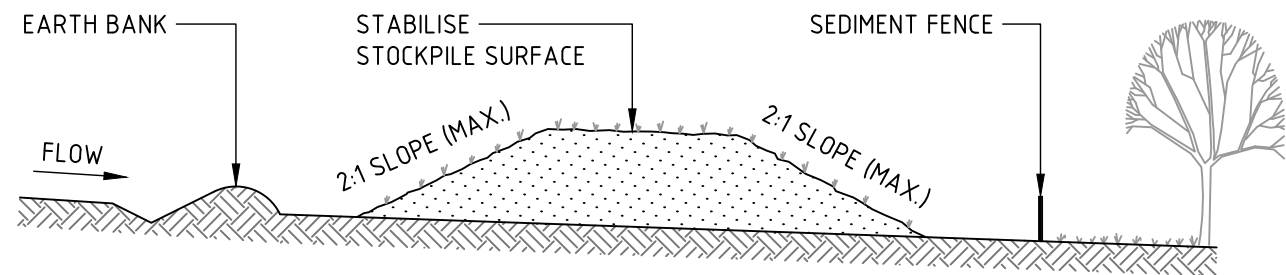
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Date plotted: 11/28/2025  
Sheet size: A1  
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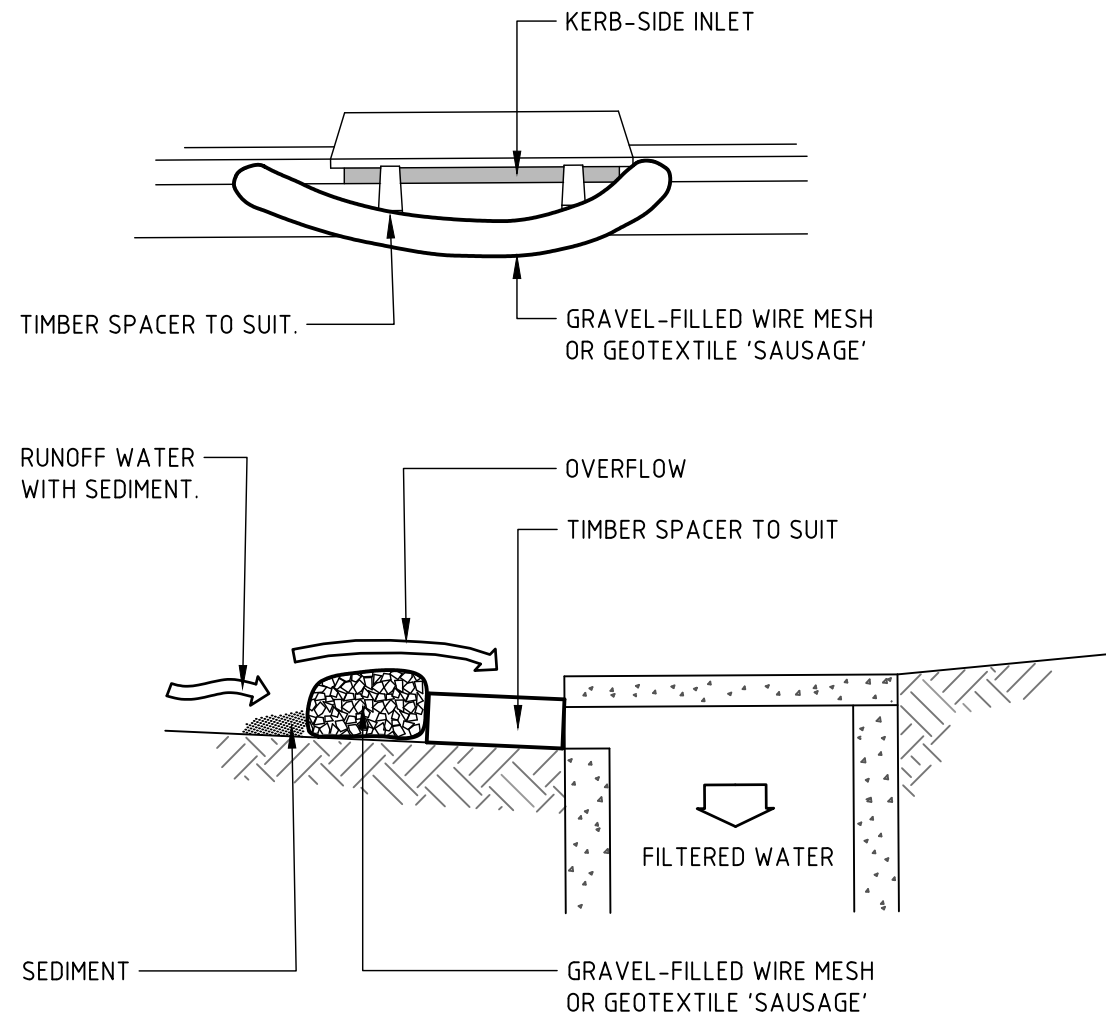
- CONSTRUCTION NOTES**
1. REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN THE STORAGE AREA.
  2. CONSTRUCT A CUT-OFF TRENCH 500mm DEEP AND 1200mm WIDE ALONG THE CENTRELINE OF THE EMBANKMENT EXTENDING TO A POINT ON THE GULLY WALL LEVEL WITH THE RISER CREST.
  3. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95 PER CENT STANDARD PROCTOR DENSITY.
  4. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
  5. PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
  6. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.
  7. CONSTRUCT THE EMERGENCY SPILLWAY.
  8. REHABILITATE THE STRUCTURE FOLLOWING THE SWMP.

(APPLIES TO 'TYPE D' AND 'TYPE F' SOILS ONLY)  
**EARTH SEDIMENT BASIN - WET**



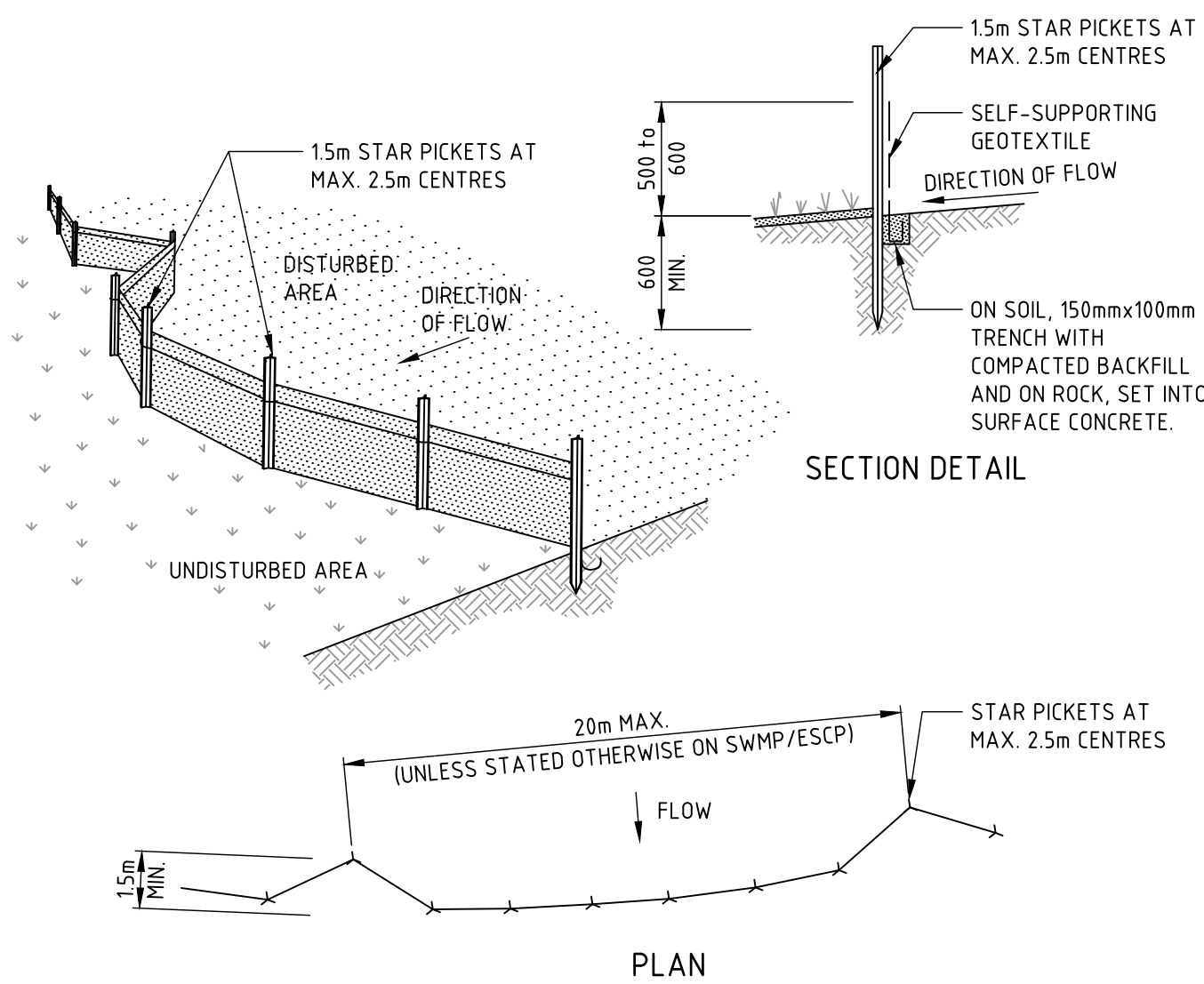
- CONSTRUCTION NOTES**
1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
  2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
  3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
  4.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

**STOCKPILE**



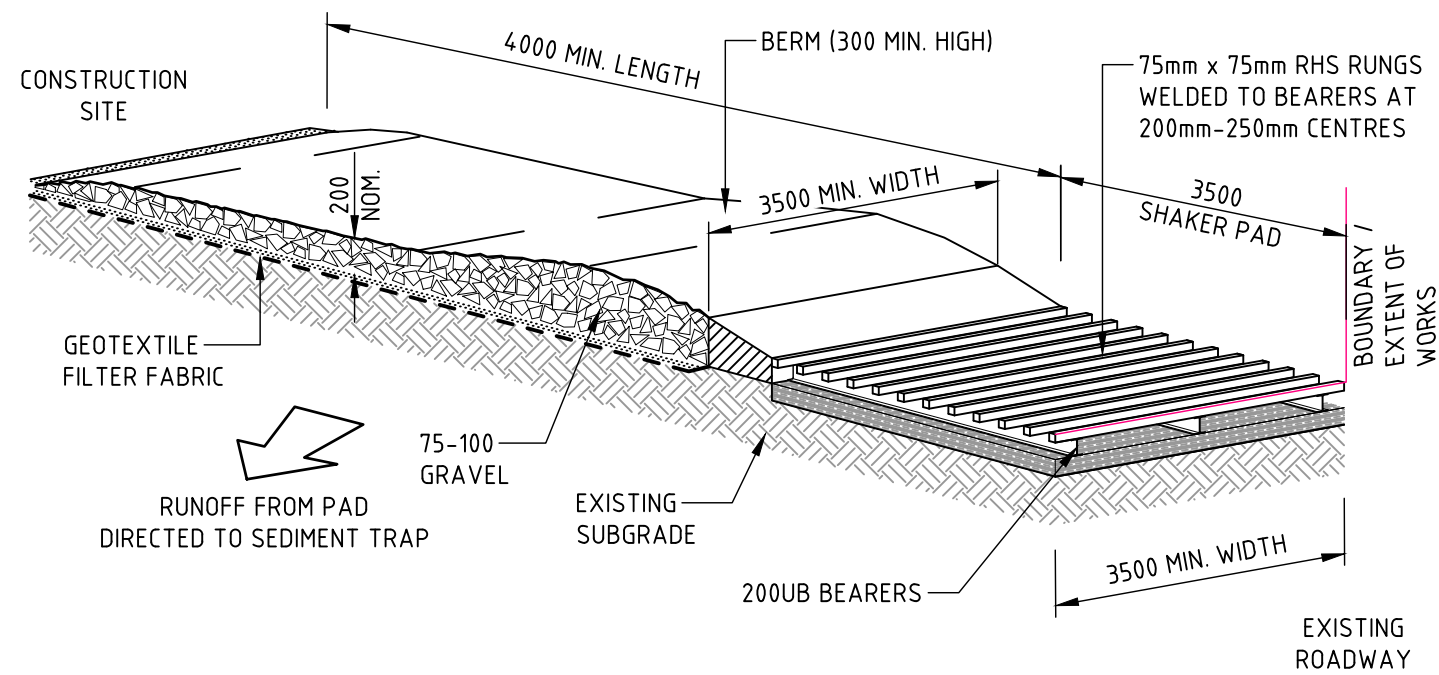
- CONSTRUCTION NOTES**
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
  2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
  3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
  4. PLACE THE FILTER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

**WIRE MESH AND GRAVEL SEDIMENT FILTER**



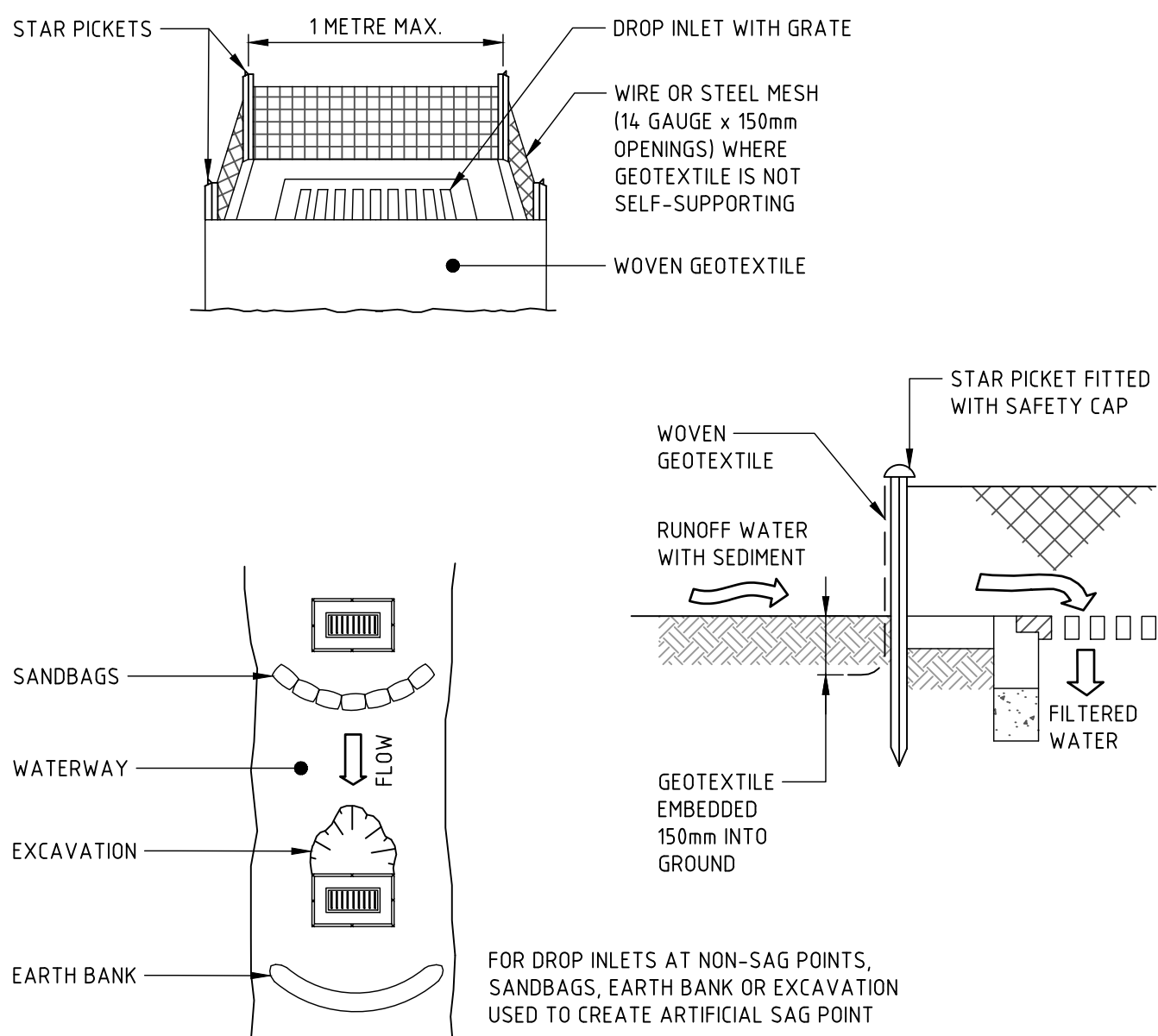
- CONSTRUCTION NOTES**
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT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

**SEDIMENT FENCE**



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

**STABILISED SITE ACCESS**



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

**GEOTEXTILE INLET FILTER TRAPS**

**NOT FOR CONSTRUCTION**

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**DRAWN**  
A.SUYO

**DESIGNED**  
A.CARVALHAES

1:10  
0.0 0.1 0.2 0.3 0.4 0.5m

Scale at A1

**JOB MANAGER**  
A.CARVALHAES

**VERIFIER**  
AC

| REV. | DESCRIPTION     | ISSUED | DATE     |
|------|-----------------|--------|----------|
| 1    | ISSUED FOR SSDA | AS     | 28.11.25 |
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**PROJECT**  
**122-130 PYRMONT BRIDGE ROAD**  
**SSDA**

**ADDRESS**  
122-130 Pyrmont Bridge Road  
Annandale  
NSW 2038

**DRAWING**  
**SEDIMENT AND SOIL EROSION**  
**CONTROL DETAILS - SHEET 01**

**JOB No.**  
**SY251279**  
**DRAWING No.**  
**C02.11**

**REV.**

**1**

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Date plotted: 11/26/2025  
Sheet size: A1  
Drawing to be printed in colour  
Drawing © Northrop Consulting Engineers Pty Ltd.

**NORTHROP**

**SYDNEY**  
Level 10, 400 George Street  
Sydney NSW 2000  
sydney@northrop.com.au  
(02) 9241 4188

PARTNERS

**COSGROVE**  
GROUP

Level 12  
25 Bligh Street  
Sydney NSW 2000

**SB**

Level 2  
490 Crown Street  
Surry Hills NSW 2010

DRAWN

A.SUYO

DESIGNED

A.CARVALHAES

1200  
0 2 4 6 8 10m

Scale at A1

JOB MANAGER

A.CARVALHAES

VERIFIER

XX

REV. DESCRIPTION

1 ISSUED FOR INFORMATION

ISSUED

XX

DATE

XX.XX.XX

PROJECT

**122-130 PYRMONT BRIDGE ROAD  
SSDA**

ADDRESS

122-130 Pyrmont Bridge Road  
Annandale  
NSW 2038

DRAWING

**SITWORKS AND STORMWATER  
MANAGEMENT PLAN**

JOB No.

**SY251279**

DRAWING No.

**C04.01**

REV.

**1**

LEGEND

PROPOSED BOUNDARY LINE

EXISTING BOUNDARY LINE

PROPOSED BUILDING FOOTPRINT

PROPOSED BASEMENT FOOTPRINT

EXISTING KERB

PROPOSED SPOT HEIGHT

EXISTING SPOT HEIGHT

PROPOSED FINISHED FLOOR LEVEL

DIRECTION OF GRADE

EXISTING DRAINAGE STRUCTURE

NEW DRAINAGE STRUCTURE

RAINWATER OUTLET

STORMWATER PIPE

STORMWATER PIPE (SUSPENDED IN BASEMENT)

GRATED TRENCH DRAIN

VEHICULAR CROSSING PAVEMENT

FOOTPATH PAVEMENT

LANDSCAPING

GENERAL NOTES:

1. SURVEY SUPPLIED BY:

1.1. REF. NUMBER: 1700152

1.2. DRAWING TITLE: 1700152\_170203

1.3. REVISION DATE: 03.02.2017

1.4. REVISION NUMBER: E

1.5. GEOCENTRIC DATUM OF AUSTRALIA: A.H.D.

1.6. SURVEYOR: R.O.

1.7. APPROVED: J.P.T.

2. REFER SPECIFICATIONS NOTES FOR STORMWATER AND SITEWORKS GENERAL REQUIREMENTS.

3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS. CAD FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).

4. SUBSOIL DRAINAGE TO RETAINING WALLS, KERBS AND SWALE DRAINS NOT SHOWN FOR CLARITY - REFER RELEVANT DETAILS.

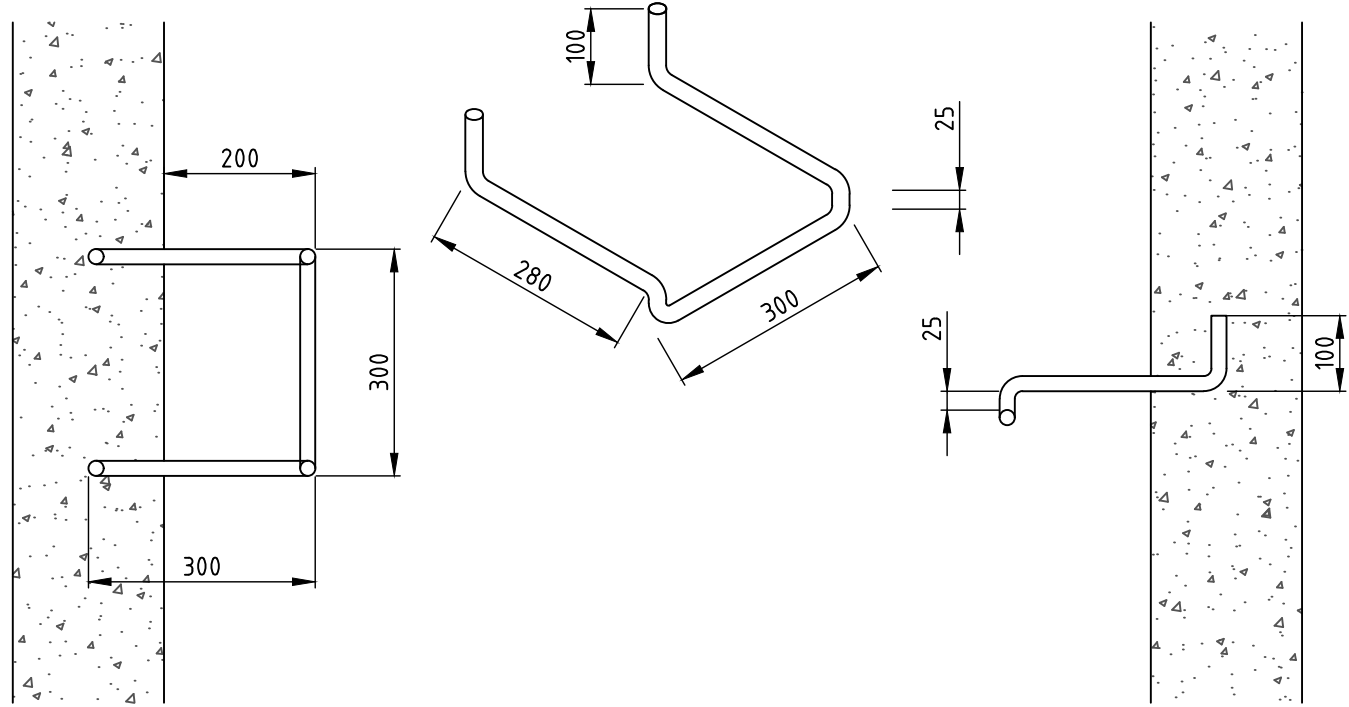
5. REFER HYDRAULIC ENGINEERS / ARCHITECTS DRAWINGS FOR DOWNPIPE LOCATIONS AND SIZING.

6. PROVIDE DRAINAGE CONNECTIONS TO KERB IN ACCORDANCE WITH COUNCIL STANDARD DETAILS AND SPECIFICATION.

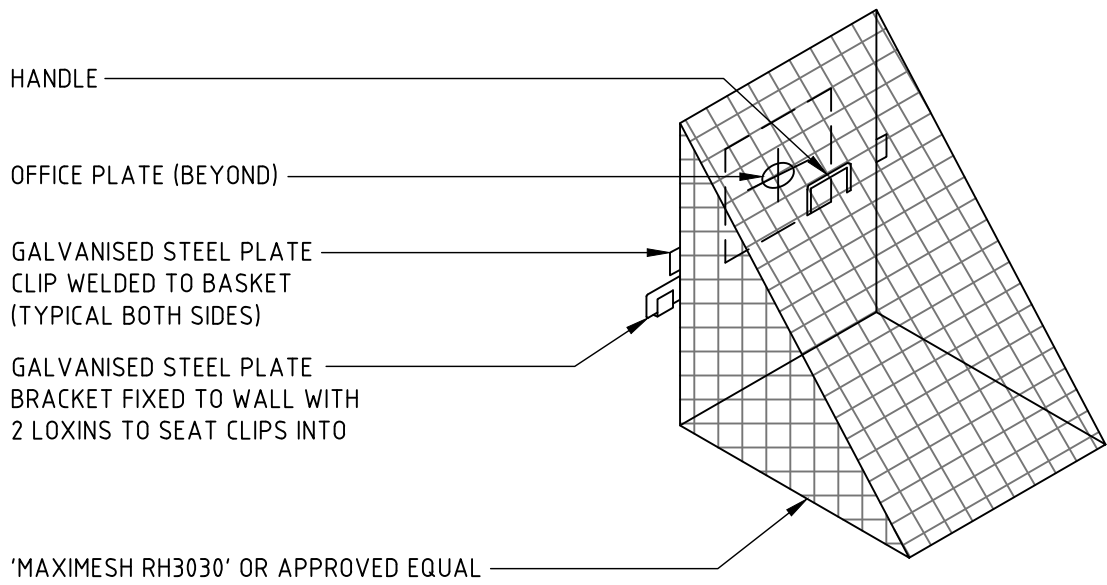
7. CONTRACTOR TO ALLOW TO ADJUST AND LIAISE WITH RELEVANT SERVICE AUTHORITIES IN RELATION TO EXISTING SERVICE ADJUSTMENT AND MODIFICATIONS.

NOT FOR CONSTRUCTION

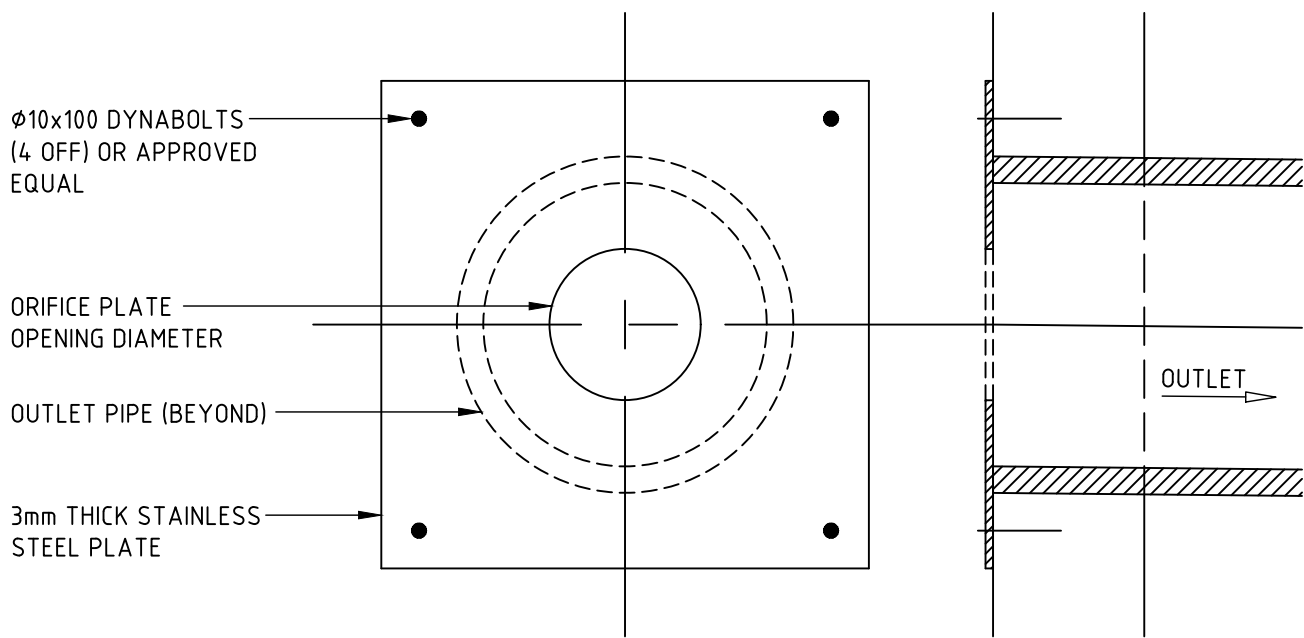
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Date plotted: 11/26/2025  
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Drawing to be printed in colour  
Drawing © Northrop Consulting Engineers Pty Ltd



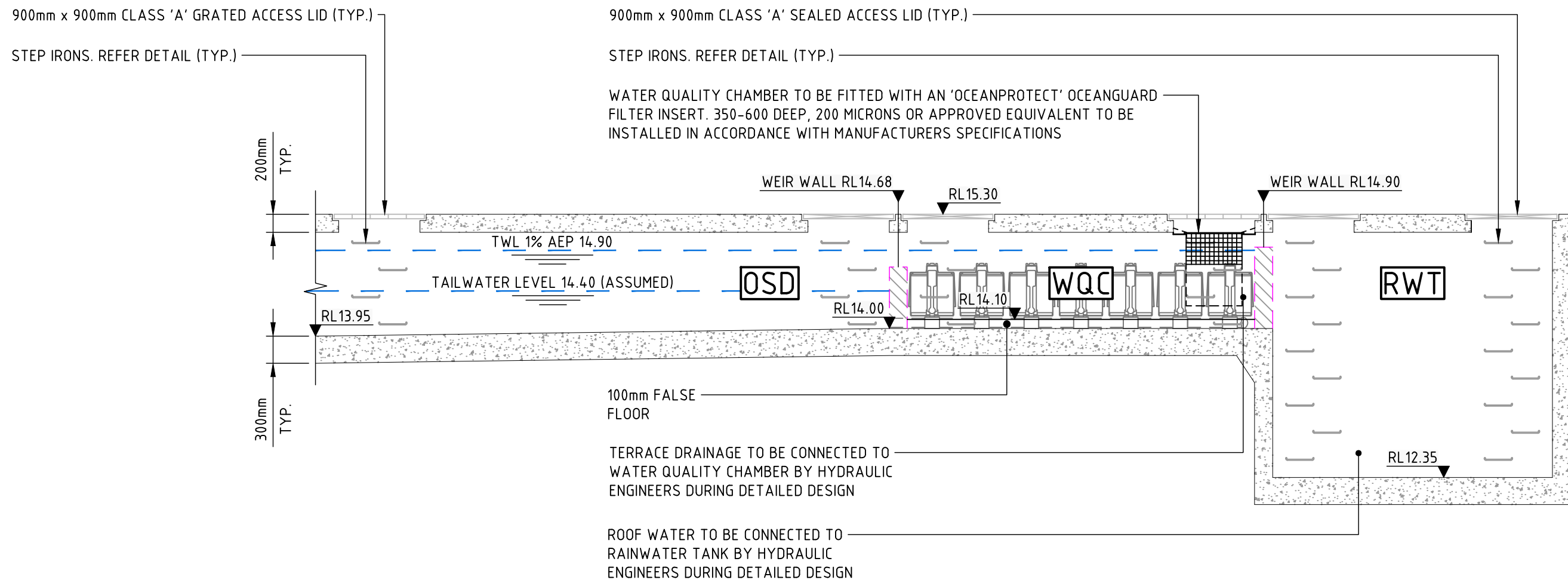
**STEP IRON DETAIL**  
STEP IRON OF 20mm GALVANISED STEEL MADE TO SHAPE AND DIMENSIONS AS SHOWN, PLACED AT 300 CENTRES AND STAGGERED HORIZONTALLY FOR ALL PITS DEEPER THAN 1.0m. THE USE OF PROPRIETARY STEP IRONS ARE ACCEPTABLE PROVIDED THE PRODUCT IS IN ACCORDANCE WITH AUSTRALIAN STANDARDS  
SCALE 1:10



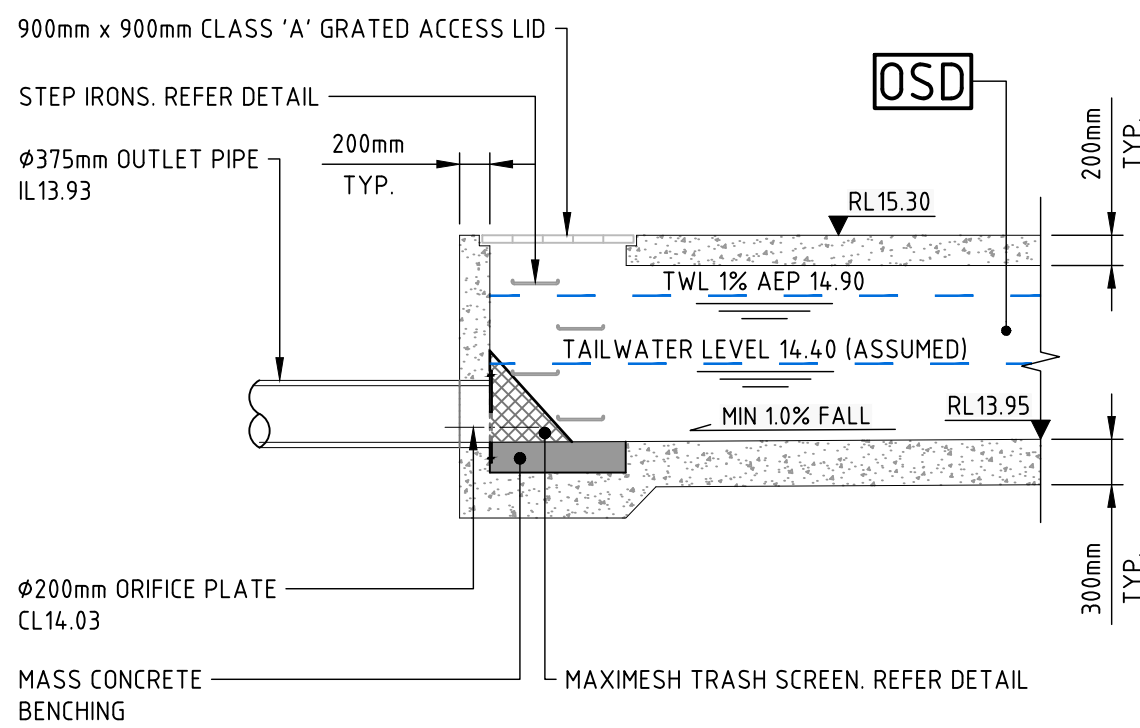
**TRASH SCREEN DETAIL**  
SCALE 1:10



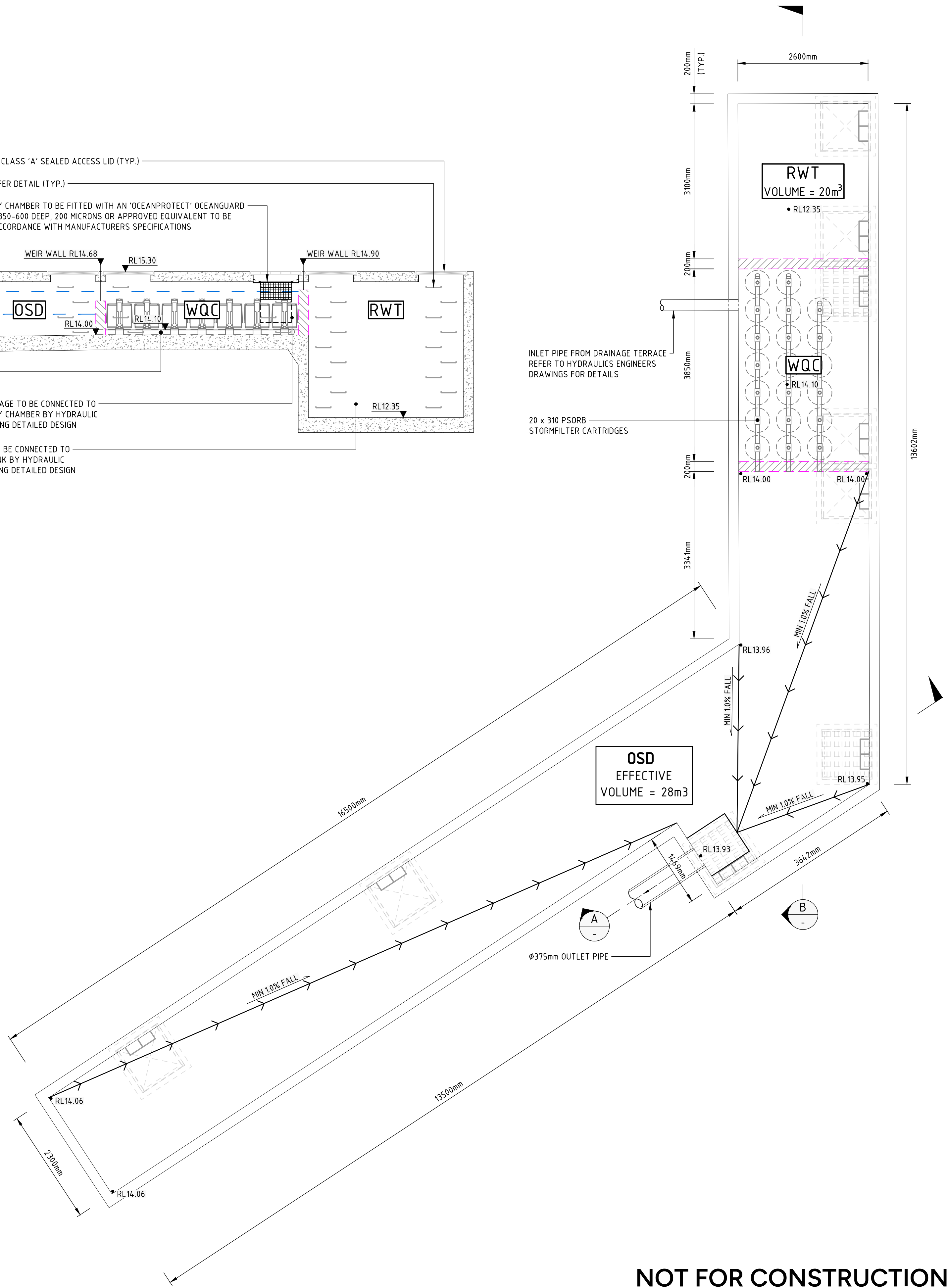
**ORIFICE PLATE DETAIL**  
• ORIFICE PLATE -  $\phi$  200mm  
SCALE 1:10



**SECTION B**  
SCALE 1:50



**SECTION A**  
SCALE 1:50



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GROUP

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Sydney NSW 2000

**JB**

Level 2  
490 Crown Street  
Surry Hills NSW 2010

**DRAWN**

A.SUYO

**DESIGNED**

A.CARVALHAES

1:10

0.0 0.1 0.2 0.3 0.4 0.5m

1:50

0.0 0.5 1.0 1.5 2.0 2.5m

Scale at

**JOB MANAGER**

A.CARVALHAES

**VERIFIER**

AC

**REV. DESCRIPTION**

1 ISSUED FOR SSDA

**ISSUED**

AS

**DATE**

28.11.25

**PROJECT**

**122-130 PYRMONT BRIDGE ROAD  
SSDA**

**ADDRESS**

122-130 Pyrmont Bridge Road  
Annandale  
NSW 2038

**DRAWING**

**STORMWATER DETAILS - SHEET 01**

**JOB No.**

SY251279

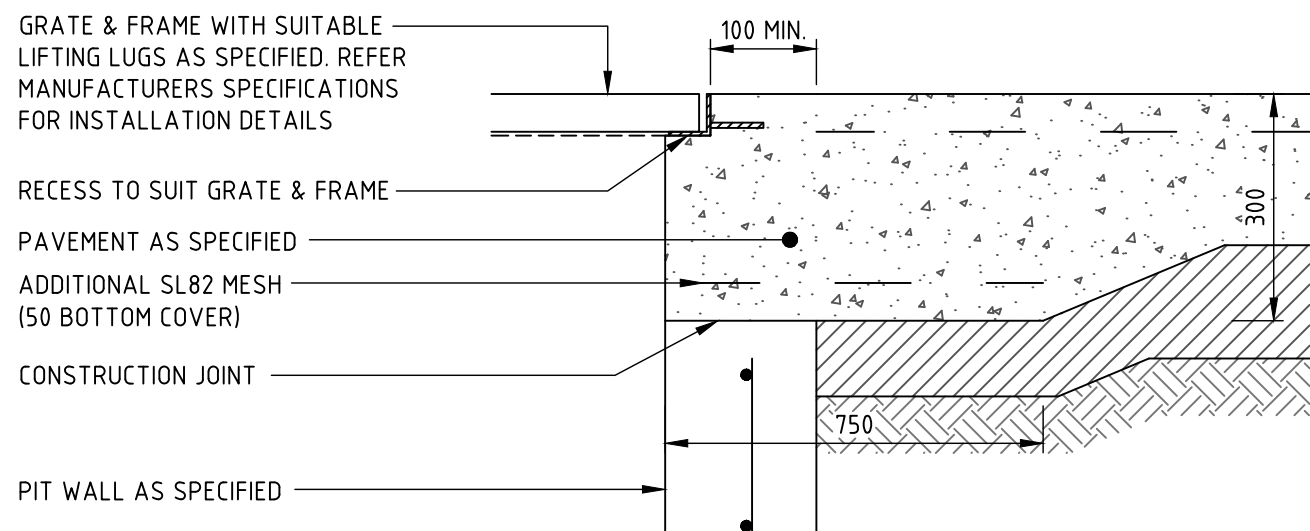
**DRAWING No.**

C04.31

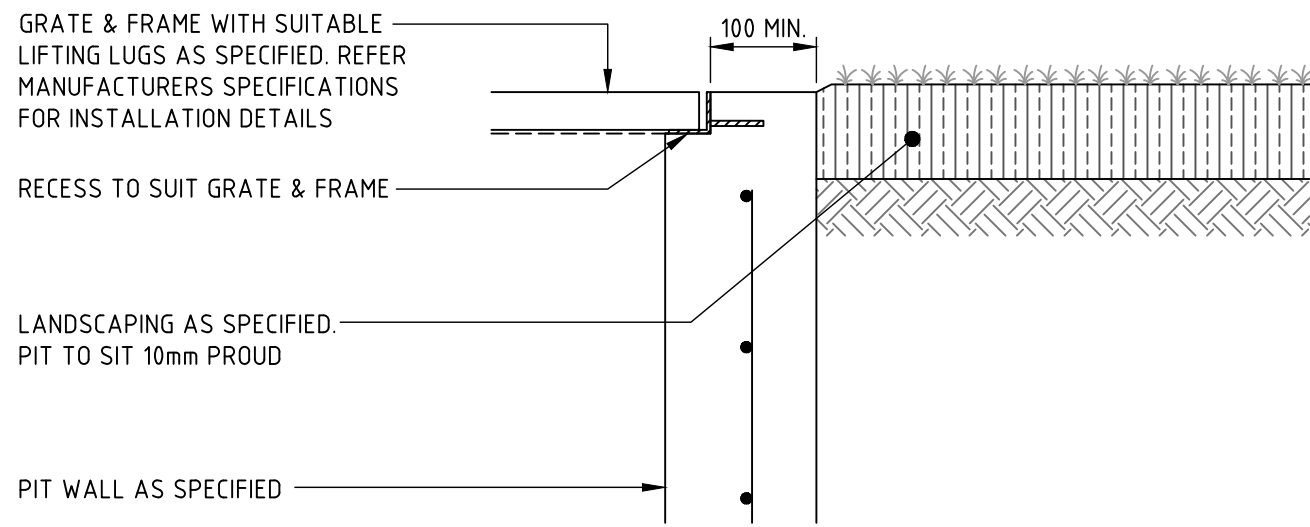
**REV.**

1

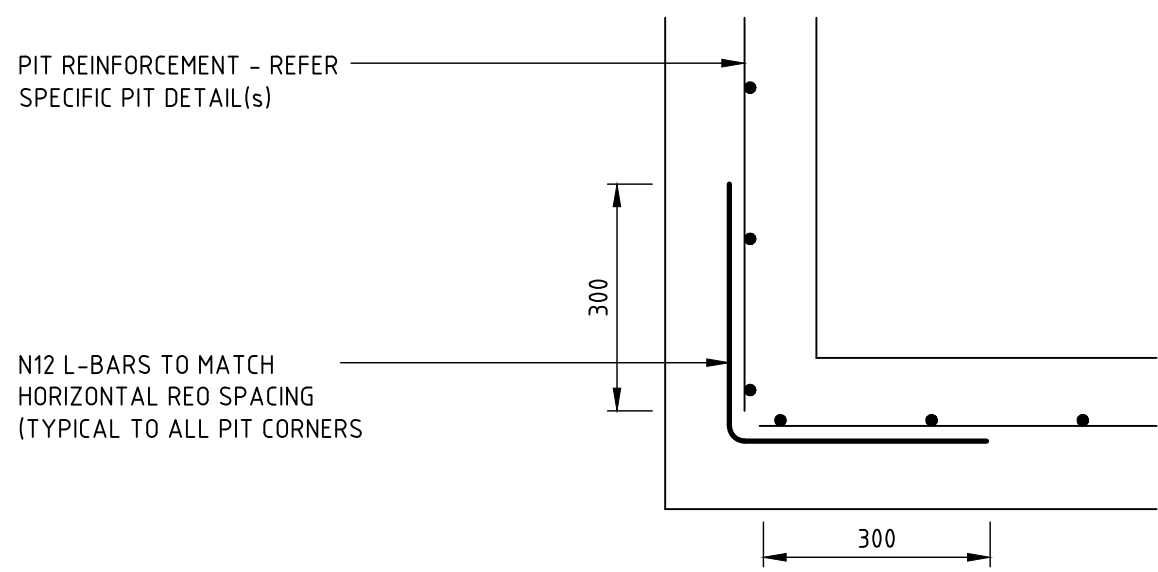
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Date plotted: 11/26/2025  
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Drawing to be printed in colour  
Drawing © Northrop Consulting Engineers Pty Ltd



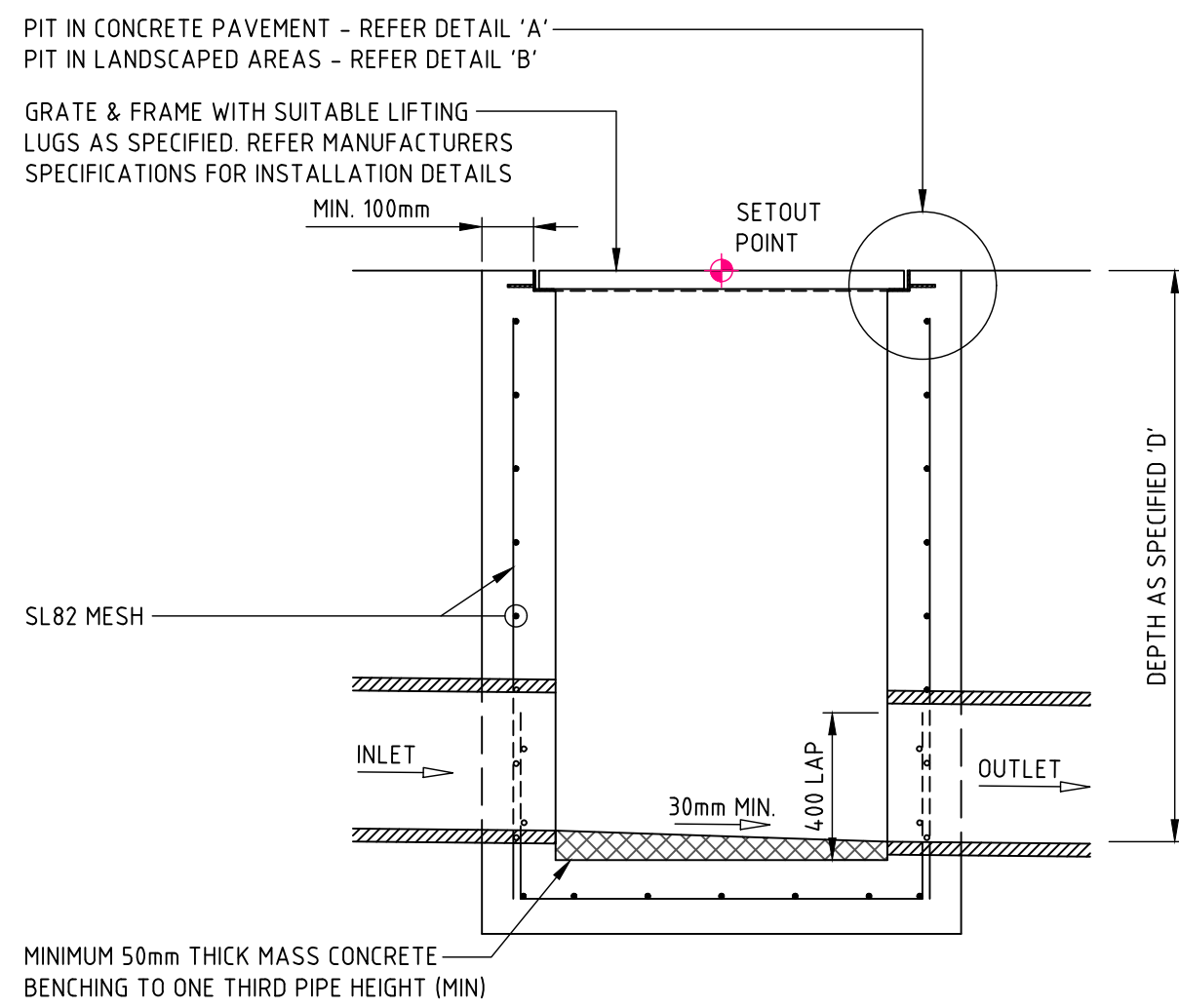
PIT INTERFACE - DETAIL 'A'  
SCALE 1:10



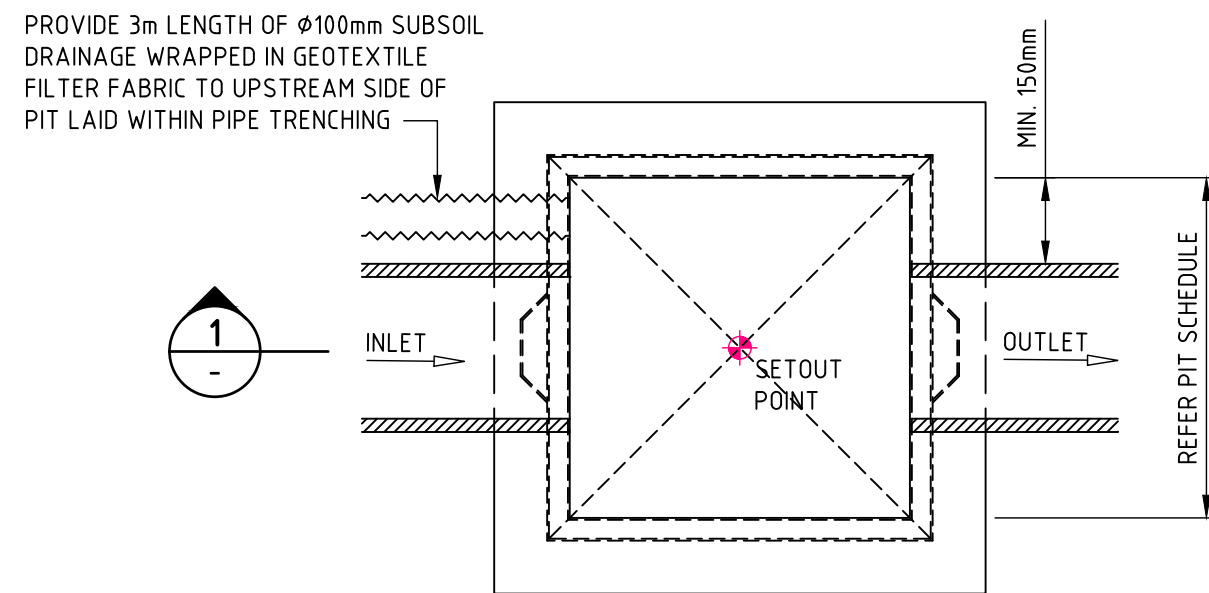
PIT INTERFACE - DETAIL 'B'  
SCALE 1:10



PIT CORNER - DETAIL 'F'  
APPLICABLE TO ALL STORMWATER DRAINAGE STRUCTURES  
SCALE 1:10



SECTION 1  
SCALE 1:20



PLAN  
SURFACE INLET PIT 'SIP' / JUNCTION PIT 'JP'  
PIT STRUCTURE TO BE 200mm THICK UNLESS SHOWN OTHERWISE. DRILL AND EPOXY PLASTIC PROPRIETARY STEP IRONS IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND MANUFACTURERS SPECIFICATIONS (PITS > 1000mm DEPTH).  
REFER PIT INTERFACE DETAIL 'F' FOR CORNER REINFORCEMENT  
SCALE 1:20

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Sydney NSW 2000

**JB**

Level 2  
490 Crown Street  
Surry Hills NSW 2010

**DRAWN**

A.SUYO

**DESIGNED**

A.CARVALHAES

1:10

0.0 0.1 0.2 0.3 0.4 0.5m

1:20

Scale at

**JOB MANAGER**

A.CARVALHAES

**VERIFIER**

AC

**REV. DESCRIPTION**

1 ISSUED FOR SSDA

**ISSUED**

AS

**DATE**

28.11.25

**PROJECT**

122-130 PYRMONT BRIDGE ROAD  
SSDA

**ADDRESS**

122-130 Pyrmont Bridge Road  
Annandale  
NSW 2038

**DRAWING**

STORMWATER DETAILS - SHEET 02

**JOB No.**

SY251279

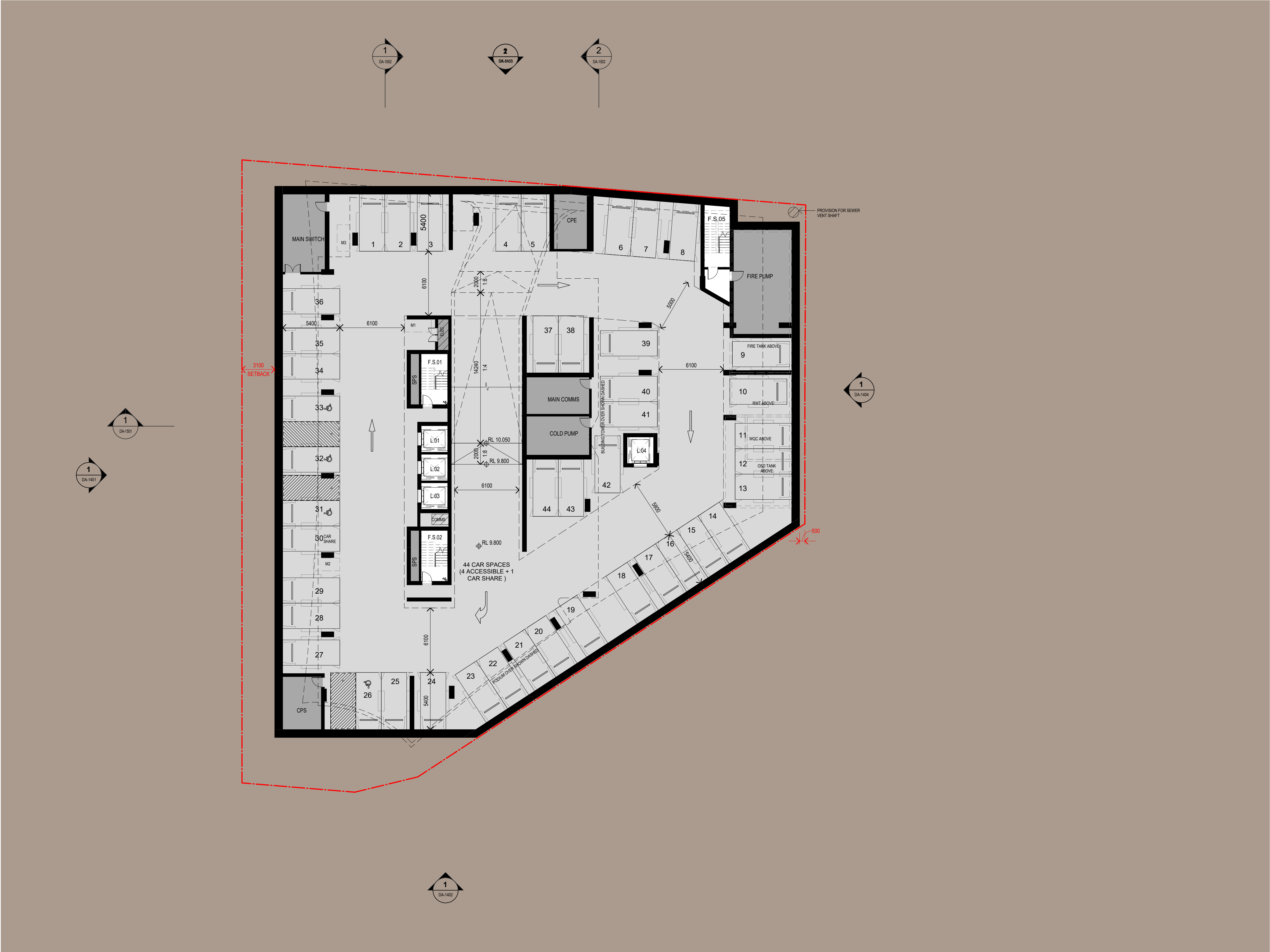
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C04.32

**REV.**

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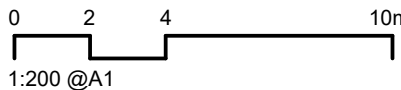
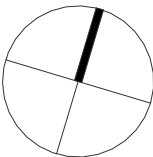
## Appendix B – Architectural Plans



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PRELIMINARY



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision                          | By | Chk. |
|-----|------------|-----------------------------------|----|------|
| 1   | 02.07.2025 | Issued for Client Information     | MA | WG   |
| 2   | 07.07.2025 | Issued for Client Information     | MQ | WG   |
| 3   | 15.07.2025 | Issued for Client Information     | MQ | WG   |
| 4   | 15.08.2025 | Concept Issue                     | MQ | WG   |
| 5   | 01.09.2025 | Issued for Client Information     | MQ | WG   |
| 6   | 05.09.2025 | Consultant Co-ordination for SSDA | MQ | WG   |
| 7   | 19.09.2025 | Consultant Co-ordination for SSDA | MQ | WG   |
| 8   | 03.10.2025 | Consultant Co-ordination for SSDA | MQ | WG   |
| 9   | 17.10.2025 | FOR INFORMATION                   | MQ | WG   |
| 10  | 24.10.2025 | 95% Issue for SSDA                | MQ | WG   |

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

COSGROVE  
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206  
PARRAMATTA ROAD, ANNANDALE  
Country: GADIGAL COUNTRY  
Drawing Name  
FLOOR PLAN - BASEMENT 01

Date Scale Sheet Size

24.10.2025 1 : 200 A1

Drawn Chk. Job No.

MA WG 7134

Drawing No. Revision

DA-1001 / 10

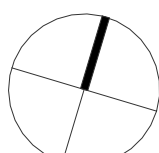
SJB Architects  
Level 2, 490 Crown Street  
Sunny Hills NSW 2010  
T 61 2 9380 9911  
www.sjb.com.au





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PRELIMINARY



0 2 4 10m  
1:200 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision                          | By | Chk. |
|-----|------------|-----------------------------------|----|------|
| 1   | 19.06.2025 | Issued for Client Review          | MA | WG   |
| 2   | 07.07.2025 | Issued for Client Information     | MQ | WG   |
| 3   | 15.07.2025 | Issued for Client Information     | MQ | WG   |
| 4   | 15.08.2025 | Concept Issue                     | MQ | WG   |
| 5   | 01.09.2025 | Issued for Client Information     | MQ | WG   |
| 6   | 05.09.2025 | Consultant Co-ordination for SSDA | MQ | WG   |
| 7   | 19.09.2025 | Consultant Co-ordination for SSDA | MQ | WG   |
| 8   | 03.10.2025 | Consultant Co-ordination for SSDA | MQ | WG   |
| 9   | 17.10.2025 | FOR INFORMATION                   | MQ | WG   |
| 10  | 24.10.2025 | 95% Issue for SSDA                | MQ | WG   |

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

COSGROVE  
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206  
PARRAMATTA ROAD, ANNANDALE  
Country: GADIGAL COUNTRY  
Drawing Name  
FLOOR PLAN - GROUND FLOOR

| Date        | Scale    | Sheet Size |
|-------------|----------|------------|
| 24.10.2025  | 1 : 200  | A1         |
| Drawn       | Chk.     | Job No.    |
| MA          | WG       | 7134       |
| Drawing No. | Revision |            |
| DA-1002     | / 10     |            |

SJB Architects  
Level 2, 490 Crown Street  
Sunny Hills NSW 2010  
T 61 2 9380 9911  
www.sjb.com.au



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## Appendix C – Survey

MGA COORDINATES  
OF BOUNDARY CORNER  
EASTING  
331 057.985  
NORTHING  
6 248 895.604

MGA COORDINATES  
OF BOUNDARY CORNER  
EASTING  
331 127.178  
NORTHING  
6 248 911.402

MGA COORDINATES  
OF BOUNDARY CORNER  
EASTING  
331 135.123  
NORTHING  
6 248 897.920

MGA COORDINATES  
OF BOUNDARY CORNER  
EASTING  
331 074.862  
NORTHING  
6 248 840.157

#### NOTES:

- THE PURPOSE OF THIS SURVEY WAS TO OBTAIN TOPOGRAPHICAL DETAIL AS REPRESENTED ON THIS PLAN
- BOUNDARIES HAVE BEEN SURVEYED BASED ON PUBLIC RECORDS. PRIOR TO CONSTRUCTION CORNERS SHOULD BE MARKED
- LEVELS SHOWN HEREON ARE RELATED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- LEVELS AND POSITIONS OF WINDOWS ON ADJOINING PROPERTIES HAVE BEEN MEASURED BY INDIRECT SURVEY METHODS WITHOUT ENTERING THE PROPERTIES AND ARE INDICATIVE ONLY
- TREE CANOPIES AND HEIGHTS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY DETAILED SURVEY IF CRITICAL TO DESIGN
- SERVICES AND PIT INFORMATION SHOWN RELATES TO VISIBLE DATA AT GROUND SURFACE AND DOES NOT INDICATE SIZE OR POSITION OF BELOW SURFACE FEATURES. SYMBOLS SHOWN ON PLAN MAY NOT BE ACTUAL DIMENSIONS
- CONTRACTORS SHOULD CONSULT WITH SERVICE AUTHORITIES (DBYD) PRIOR TO ANY WORKS AT SITE
- THIS PLAN MUST NOT BE ALTERED IN SCALE

#### LEGEND:

BALC BALCONY  
CONC CONCRETE  
HYD HYDRANT  
PC PRAM CROSSING  
PP POWER POLE  
SIC SEWER INSPECTION COVER  
SV STOP VALVE  
SVP SEWER VENT PIPE  
TEL TELSTRA  
TG TOP GUTTER  
TK TOP KERB  
TLHT TRAFFIC LIGHT  
TS TRAFFIC SIGN  
TW TOP WALL  
UAC UNIDENTIFIED ACCESS CHAMBER  
VC VEHICLE CROSSING  
VER VERANDAH  
W WATER

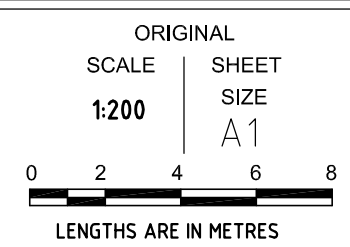
#### EASEMENT:

(A) EASEMENT FOR SUPPORT 0.15, 0.2, 0.25 AND 0.38 WIDE

| CAD REFERENCE: 1700152_170203.DWG |    |            |      |
|-----------------------------------|----|------------|------|
| VER                               | BY | AMENDMENTS | DATE |
| B                                 |    |            |      |
| C                                 |    |            |      |
| D                                 |    |            |      |
| E                                 |    |            |      |

|                             |
|-----------------------------|
| SURVEYOR: R.O<br>DRAWN: R.K |
| CHECKED: J.P.T              |
| DATUM:<br>A.H.D             |

|                           |
|---------------------------|
| SURVEYORS REF.<br>1700152 |
| VERSION A                 |
| 3 FEBRUARY 2017           |
| SHEET 1 OF 1              |



**BW**  
Beveridge Williams  
incorporating Dunlop Thorpe  
Sydney ph: 02 9283 6677  
www.beveridgewilliams.com.au

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|          |                                                                |
|----------|----------------------------------------------------------------|
| CLIENT:  | CAMPERDOWN PRIME<br>c/- DANIEL HAUSMAN                         |
| DETAILS: | FEATURE & LEVEL SURVEY<br>114 PYRMONT BRIDGE ROAD<br>ANNANDALE |

|        |                                                                                                      |
|--------|------------------------------------------------------------------------------------------------------|
| TITLE: | PLAN OF THE LAND COMPRISED IN<br>CERTIFICATE OF TITLE 5/1128562<br>AT ANNANDALE<br>L.G.A. INNER WEST |
|--------|------------------------------------------------------------------------------------------------------|