



STORMWATER

CIVIL

FLOODING

STRUCTURAL

REMEDIAL

20240356



PROPOSED CIVIL PLANS

Proposed Residences Development
142-150 Narrow Neck Road Katoomba 2780

Reference
20240356-State Significant
Development Application-CIV-DWG-1
Client
VDM Prime Pty Ltd
Architect
Antoniades Architects

REVISION **1**

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General Notes

- All work shall be carried out in accordance with council's requirements, building code of Australia, NSW code of practice and the to the relevant service codes.
- These drawings shall be read in conjunction with all architectural and other consultants' drawings and specifications and with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to the superintendent for decision before proceeding with the work.
- All dimensions shown on the drawings are in meters (u.n.o.). Dimensions shall not be obtained by scaling of these drawings. Use figured dimensions only.
- Benchmarks have been established where indicated on the drawings. All levels are to Australian height datum (A.H.D.). The contractor shall undertake all necessary survey work to ensure that the works are constructed to design line and level.
- Setting out dimensions and levels shown on the drawings shall be verified by the contractor.
- All materials shall be in accordance with the requirements of the relevant codes and the by-laws and ordinances of the relevant building authorities.
- It is the contractor's responsibility to provide all safety fences, warning signs, traffic diversions and the like during construction. All works to comply with work health and safety requirements and other relevant authority safety requirements.
- No trees shall be removed, cutback or relocated without the written instruction from the superintendent.
- Where new works about existing the contractor shall ensure that a smooth even profile, free from abrupt changes is obtained.
- All works shall be carried out in accordance with the details shown on the drawings and these specifications.
- Design levels given are to finished surface level and inclusive of topsoil. (topsoil depth varies)
- The contractor shall arrange all survey set out to be carried out by a registered surveyor.
- Care is to be taken when excavating near existing services. No mechanical excavations are to be undertaken over telecommunications or electrical services. Hand excavate in these areas.
- The Locations of underground services shown on the drawing have been plotted from diagrams provided by service authorities. This information has been prepared solely for the authorities own use and may not necessarily be updated or accurate.
- The position of services as recorded by the authority at the time of installation may not reflect changes in the physical environment after installation.
- Deboke Engineering Consultants do not guarantee that the services information shown on the drawing shows more than the presence or absence of services, and will accept no liability for inaccuracies in the services information shown from any cause whatsoever.
- It is the contractor's responsibility to obtain from the utility services authorities a current copy of underground services search for the location of all existing services prior to commencement of any work and notify any conflict with the drawings immediately. Clearance shall be obtained from the relevant regulatory authority. Contractor to keep copy of underground services search on site at all times. Any damages to services or services adjustments shall be carried out by the contractor or relevant authority at the contractor's expense.
- Visit the site before submitting the final tender price to assess 'on site' conditions. Failure to do so will forfeit any claim for not being aware of conditions affecting the tender.
- The contractor shall prepare accurate work-as-executed drawings following the completion of all works.
- It is the contractor's responsibility to have in place & maintain traffic facilities at all times during construction.
- Contractor to provide workshop coordinated drawings prior to commencing works on site. Workshop drawings to be reviewed and approved by design engineer.

Kerb Notes

- All concrete shall be of 25mpa compressive strength (F_c) at 28 days unless noted otherwise in concrete notes.
- Expansion joints of approved bitumen impregnated jointing material or equivalent shall be placed at 12m intervals, at junctions with existing work, kerb transitions and adjacent to gully pit.
- Weaked plane joints (dummy joints) shall be cut at 3m intervals.
- For integral kerb, all joints should match the slab joints.
- Broomed Finish to all ramped and vehicular crossing. all other kerbing or dish drains to be steel float finish.

Concrete Pavements

- This section refers to civil concrete works and does not include structural elements such as buildings, below ground structures or retaining walls.
- All workmanship and materials shall be in accordance with AS3600 current edition with amendments, except where varied by the contract documents.
- Concrete quality and reinforcing cover

Element	Concrete Strength F _c (MPa)	Specified Slump	Nominal Aggregate Size	Max. 56Day Drying Shrinkage	Cover (mm)
Kerb and Paths	25	60	20	650microns	TOP 40
Vehicular Pavements	32	80	20	650microns	TOP 40

- All reinforcement shall be firmly supported on mild steel plastic tipped chairs, plastic chairs or concrete chairs at not greater than 1m centres both ways. bars shall be tied at alternate intersections.
- Cement to be type sl U.N.O. to AS3972-1997: Portland and blended cements', and maximum water/cement ratio of 0.40. No admixtures shall be used without the approval of the engineer.
- Falls in slab as shown on plan maintain minimum slab thickness as shown.
- The finished concrete shall be a dense homogenous mass, completely filling the formwork, thoroughly embedding the reinforcement and free of stone pockets.
- Formwork class shall be in accordance with AS3600
- Surface Finishes:

Elements	Formwork class
Stormwater Pit	Off form
Pavements	Machine float or broom finish
Kerbs	Steel float or trowel
- Curing shall commence within two hours of finishing operations and shall be continued for a minimum of seven days by an approved proprietary compound or by keeping continuously wet.
- Concrete to be covered by asphalt shall be cured by the use of one of the following:-
 - Bitumen emulsion grade CRS/170 complying with AS1160-1996: bituminous emulsions for the construction and maintenance of pavements' for asphalt wearing surface
 - Chlorinated rubber curing compound complying with AS3799-1998: Liquid membrane-forming curing compound for concrete' class C type 1d or resin-based curing compound complying with AS3799-1998 class B, type 1D or type 2.
- Reinforcement symbols:

N	denotes grade 450 N bars to AS1302 grade N
R	denotes 230 R hot rolled plain bars to AS1302
SL	denotes hard-drawn wire reinforcing fabric to AS1304
- Concrete testing shall comply with AS1012: methods of testing concrete' AS amended.
- Formwork shall be designed and constructed in accordance with AS3610-1995: formwork for concrete'. formwork shall not be stripped nor props removed without the approval of the engineer.

Site Works

- Contractor must verify all dimensions & existing levels, services & structures on site prior to commencement of work.
- The contractor is to design, obtain approvals and carry out required temporary traffic control procedures during construction in accordance with all regulatory authorities, inclusive of local council regulations and requirements.
- The contractor shall arrange all survey setout to be carried out by a registered surveyor prior to commencement of works. the contractor is to ensure that survey boundaries are derived from a cadastral survey rather than a detail survey.
- The contractor is to obtain all authority approvals as required prior to commencement of works.
- On completion of works, all disturbed areas shall be restored to their original condition or as directed by the site superintendent, including kerbs, footpaths, concrete areas, gravel, grassed areas and road pavements.
- Where new works about existing the contractor shall ensure that a smooth even profile, free from abrupt changes is obtained. make smooth transition to existing features and make good where joined.
- The contractor is responsible for dealing with community complaints associated with the works under the contract and to compensate for/rectify any damage reasonably caused by the contractor.
- Tolerances to be in accordance with council/authority requirements.

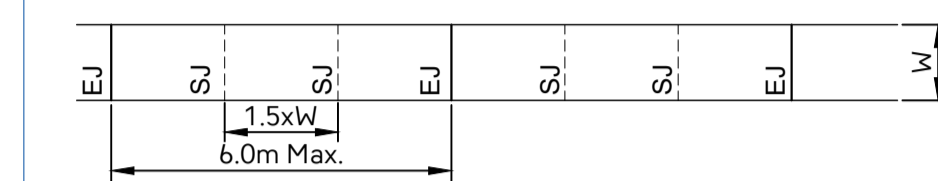
Pavement Joints

- Provide 10mm ABLEFLEX between new concrete works and existing structures.
- Local authority requirements shall take precedence within the public road reserve.
- Dowels to be placed on proprietary cradles to ensure correct spacing and alignment.

Pedestrian Pavements

- All pedestrian pavements are to be jointed as follows U.N.O. on the design drawings
- Expansion joints are to be located where possible at tangent points of curves and elsewhere at max. 6.0m centres.
 - Weakened plane joints (sawn or tool joints) are to be located at a max. spacing of 1.5m x width of the pavement.
 - Where possible joints should be located to match kerbing and or adjacent pavement joints.

Typical pedestrian pavement joint arrangement

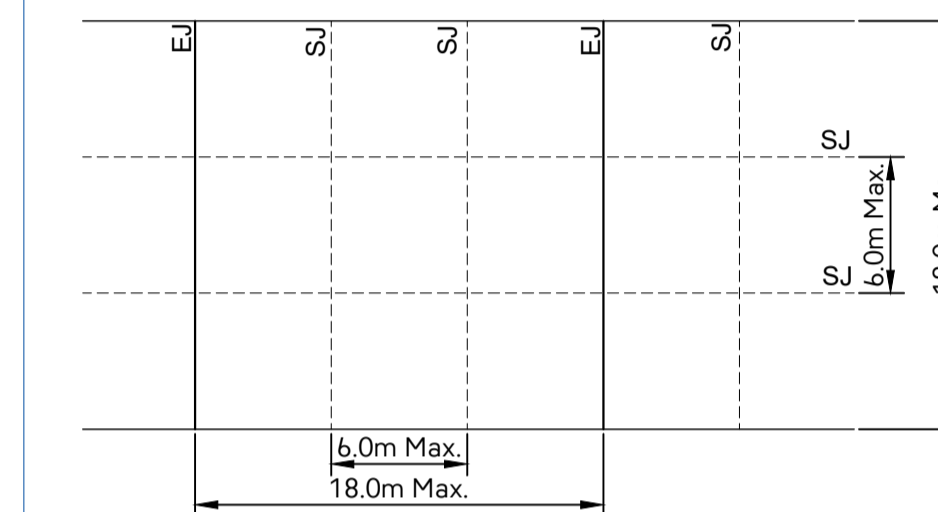


Vehicular Pavements

All vehicular pavements to be jointed as follows U.N.O on the design drawings.

- Tied keyed construction joints should generally be located longitudinally at a max. of 6.0m centres.
- Sawn joints should generally be located laterally at a max. of 6.0m centres with doweled expansion joints at max. 18.0m centres.

Typical vehicular pavement joint detail.



- Kerb expansion joints shall be formed from 10mm ABLEFLEX for full depth of section.
- Kerb expansion joints to be located at drainage pits, tangent points of curves / corners and at 12m centres.
- Tooled joints to be min 3mm wide and located at max 3m centres.
- Integral kerb joints shall match the location of pavement joints.

Pavements Notes

- The subgrade and/or subgrade replacement to be compacted to a minimum relative compaction of 100% when tested in accordance with AS1289-e4.1: standard compaction effect' or a minimum density of 80% for cohesive soils.
 - All soft, wet or unsuitable material to be removed as directed by the superintendent & replaced with approved selected fill satisfying the requirements listed below & approved by the superintendent.
 - Free from organic & perishable matter
 - maximum particle size 75mm
 - plasticity index between 2% and 15%
 - Compaction testing of the subgrade and the base course shall be carried out by a NATA registered soil laboratory for a minimum of:

Subgrade	- 1 test per 500m ² (2 test min.)
Base course	- 1 test per 500m ² (2 test per layer min.)
 - Minimum dry density ratios (AS1289:3.4.1-1993) to be:

base course	98% modified
subbase	95% modified
subgrade	100% standard
subgrade replacement	100% standard
- The degree of compaction shall be measured by one of the following parameters:-
- granular fill (non-cohesive soils), the density index (id) determined in accordance with AS1289.eb.1 based on the maximum and minimum dry densities in accordance with AS1289.e5.1 and the field dry density in accordance with AS1289.5.3.2, AS1289.e.3.5 or AS1289.e.8.1.
 - non-granular fill (cohesive soils), the dry density ratio (rd) determined in accordance with AS1289.5.4.1 based on the field dry density in accordance with AS1289.5.3.2 and the maximum dry density in accordance with AS1289.5.1.1.

Legend

	RAINWATER TANK LINES
	STORMWATER LINE
	SUBSOIL LINE
	STORMWATER RISING MAIN
	HIGH LEVEL STORMWATER LINE
	OVERFLOW LINE
	EXISTING STORMWATER LINE
	AUTHORITY STORMWATER LINE
	AUTHORITY SEWER LINE
	AUTHORITY WATER LINE
	AUTHORITY GAS LINE
	AUTHORITY ELECTRICITY LINE
	AUTHORITY UNDERGROUND ELECTRICITY LINE
	AUTHORITY FIBRE OPTIC LINE
	AUTHORITY COMMS LINE
	FENCE LINE
	GRADED SURFACE INLET PIT
	JUNCTION PIT
	KERB INLET PIT
	EXISTING KERB INLET PIT
	EXISTING TELSTRA PIT
	EXISTING HYDRANT
	EXISTING STOP VALVE
	EXISTING POWER POLE
	EXISTING SEWER MANHOLE
	OVERLAND FLOW PATH
	RAINWATER OUTLET
	CLEAR OUT POINT
	CAPPING
	DOWNPIPE DROP
	DOWNPIPE
	SPOT LEVELS
	BENCHMARK
	PROPOSED VEHICULAR CROSSING
	PROPOSED KERB & GUTTER
	PROPOSED FOOTPATH
	PROPOSED DRIVEWAY
	PROPOSED SAW-CUT TO PAVEMENT

DBYD DECLARATION



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

SERVICES NOTE



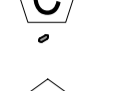
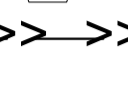

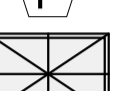


SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

ABBREVIATIONS

O or DIA	DIAMETER
CO	CLEAR OUT
DDO	DISH DRAIN OUTLET
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GTD	GRADED TRENCH DRAIN
GSIP	GRADED SURFACE INLET PIT
IL	INVERT LEVEL
KIP	KERB INLET PIT
NGL	NATURAL GROUND LEVEL
OFF	OVERLAND FLOWPATH
OSD	ON-SITE DETENTION
RCP	REINFORCED CONCRETE PIPE
RL	REDUCED LEVEL
RWT	RAINWATER TANK
SW	STORMWATER
SWP	STORMWATER PIT
SWRM	STORMWATER RISING MAIN
SWS	STORMWATER SUMP
TOK	TOP OF KERB
TOW	TOP OF WALL
UPVC	UNPLASTICISED POLYVINYL CHLORIDE

	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Specifications Sheet	Drawing No. S101	Rev. Description Design Date 1 Issued For SSDA (State Significant Development Application) ZZ 16-01-2026	ANTONIADES ARCHITECTS	VDM Prime Pty Ltd	Project Proposed Residences Development	Drawn CL Designed ZZ	Discipline Consultant Reference Revision Date Architect Antoniadis Architects --- --- 18.12.2025 Surveyor METWEST SURVEYS --- --- 03.05.2025 Landscape XERISCAPES --- --- 15.01.2026	 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
	Scale	Architect	Client	Address 142-150 Narrow Neck Road Katoomba 2780 LGA BLUE MOUNTAINS CITY Council	Approved AA Date 27-08-2025 Andrew Arida B.E Civil/Structural MIEAust (NO: 5579488) Professional Engineer (PRE0000268) Design Practitioner (DEP0000455)	Geotechnical Structural Hydraulic/Fire Goldfish & Bay Construction --- --- 19.12.2025 Mechanical			

LEGEND:

-  TEMPORARY SURFACE INLET
SEDIMENT TRAP
OR GROSS POLLUTANT TRAP
-  SEDIMENT BARRIER FOR KERB
INLET PITS
-  GRAVEL FILLED SAUSAGE
-  CATCH DRAIN
-  SILT FENCE
-  TEMPORARY CONSTRUCTION
VEHICLE EXIT
-  SEDIMENT BASIN
-  STOCKPILE

NOTE:

THE ARRANGEMENT OF EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE INDICATIVE ONLY AND RELATE TO A PARTICULAR STAGE OF THE CONSTRUCTION WORKS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN, CONSTRUCT AND MAINTAIN ANY ADDITIONAL MEASURES THAT MAY BE REQUIRED FOR THE CONTRACTOR'S CONSTRUCTION METHODOLOGIES, IN ORDER TO MEET ALL CONDITIONS AND REQUIREMENTS IMPOSED BY ANY STATUTORY AUTHORITY.

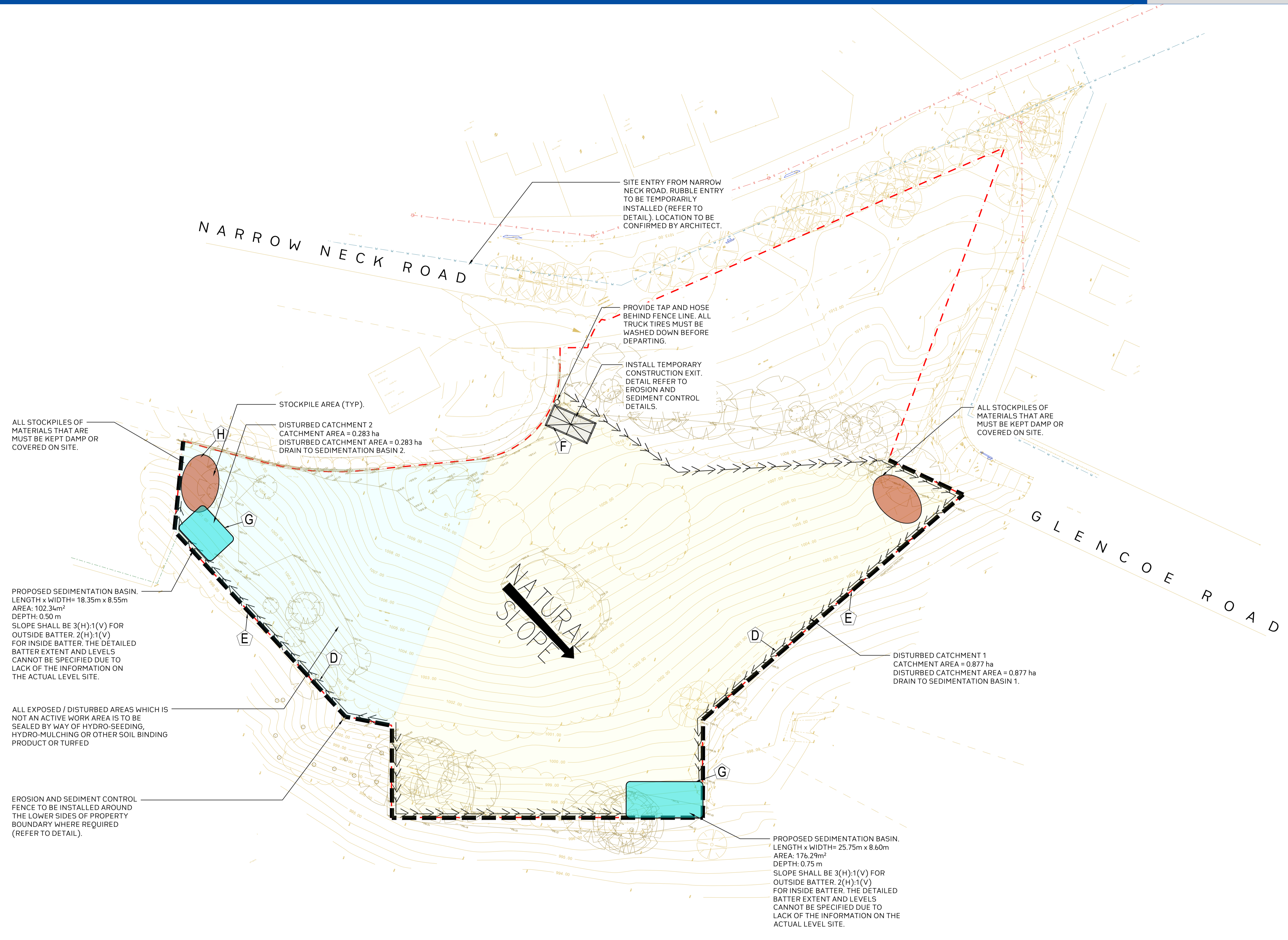
THE POSITION OF ALL EXISTING SERVICES SHOWN SHOULD BE REGARDED AS APPROXIMATE AND NOT NECESSARILY COMPREHENSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING SERVICES (WHETHER SHOWN OR NOT) AND INFORM ALL RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION.

THE STABILITY OF TEMPORARY BATTERS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO VERIFY SETOUT BEFORE COMMENCING EARTHWORKS. REFER ANY DISCREPANCIES TO ENGINEER.

EROSION AND SEDIMENT CONTROL PLAN

1:500



1. Erosion Hazard and Sediment Basins

Site Name: PROPOSED HOTEL, 142-150 Narrow Neck Road Katoomba 2780
Site Location: BLUE MOUNTAINS
Precinct/Stage:
Other Details:

Site area	Sub-catchment or Name of Structure		Notes
Total catchment area (ha)	0.331	0.877	
Disturbed catchment area (ha)	0.331	0.877	

Sediment Type (C, F or D) if known:	D	D	From Appendix C (if known)
% sand (fraction 0.02 to 2.00 mm)			Enter the percentage of each soil fraction. E.g. enter 10 for 10%
% silt (fraction 0.02 to 0.02 mm)			
% clay (fraction finer than 0.02 mm)			
Dispersion percentage			E.g. enter 10 for dispersion of 10%
% of whole soil dispersible			See Section 6.3.3(a). Auto-calculated
Soil Texture Group	D	D	Automatic calculation from above

Rainfall data	5	5	Notes
Design rainfall depth (no. of days)			See Section 6.3.4 and, particularly, Table 6.3 on pages 6-24 and 6-25.
Design rainfall depth (percentage)	75	75	
4-day, 2-percentage rainfall event (mm)	20.3	20.3	
Rainfall (factor) (if known)			Only need to enter one or the other here
FD: 2-year, 6-hour storm (if known)	6.94	6.94	

RUSLE Factors	1.00	1.00	Auto-filled from above
Rainfall erosivity (R-factor)			
Soil erodibility (K-factor)	0.04	0.04	
Slope length (m)	52	52	
Slope gradient (%)	31	31	RUSLE LS factor calculated for a high rainfall ratio.
Length gradient (L3-factor)	8.52	8.52	
Position correct practice (P-factor)	1.3	1.3	1.3 1.3 1.3 1.3
Ground cover (C-factor)	1	1	1 1 1 1 1 1

Sediment Basin Design Criteria (for Type D/F basins only. Leave blank for Type C basins)	2	2	Minimum is generally 2 months
Storage (soil zone design (no. of months))			
Cv (Volume to runoff coefficient)	0.39	0.39	See Table F2, page F-4 in Appendix F

Calculations and Type D/F Sediment Basin Volumes	549	549	
Soil loss (t/ha/yr)			
Soil Loss Class	5	5	See Table 4.2, page 4-13
Soil loss (t/ha/yr)	422	422	Conversion to cubic metres
Sediment basin storage (soil) volume (m ³)	23	62	See Sections 6.3.4(a) for calculations
Sediment basin settling (water) volume (m ³)	26	69	See Sections 6.3.4(a) for calculations
Sediment basin total volume (m ³)	49	131	

NB for sizing of Type C (coarse) sediment basins, see Worksheet 3 (if required).

Project No. 20240356-State Significant
Development Application-CIV-DWG-1
Erosion and Sediment Control Plan

Drawing No. S110

Scale
0m 5 10 15 20 25
SCALE 1:500 ON ORIGINAL SIZE

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16.01.2026

ANTONIADES ARCHITECTS
Contractor

VDM Prime Pty Ltd
Client

Project Proposed Residences Development
Application SSDA
Address 142-150 Narrow Neck Road Katoomba 2780
LGA BLUE MOUNTAINS CITY Council

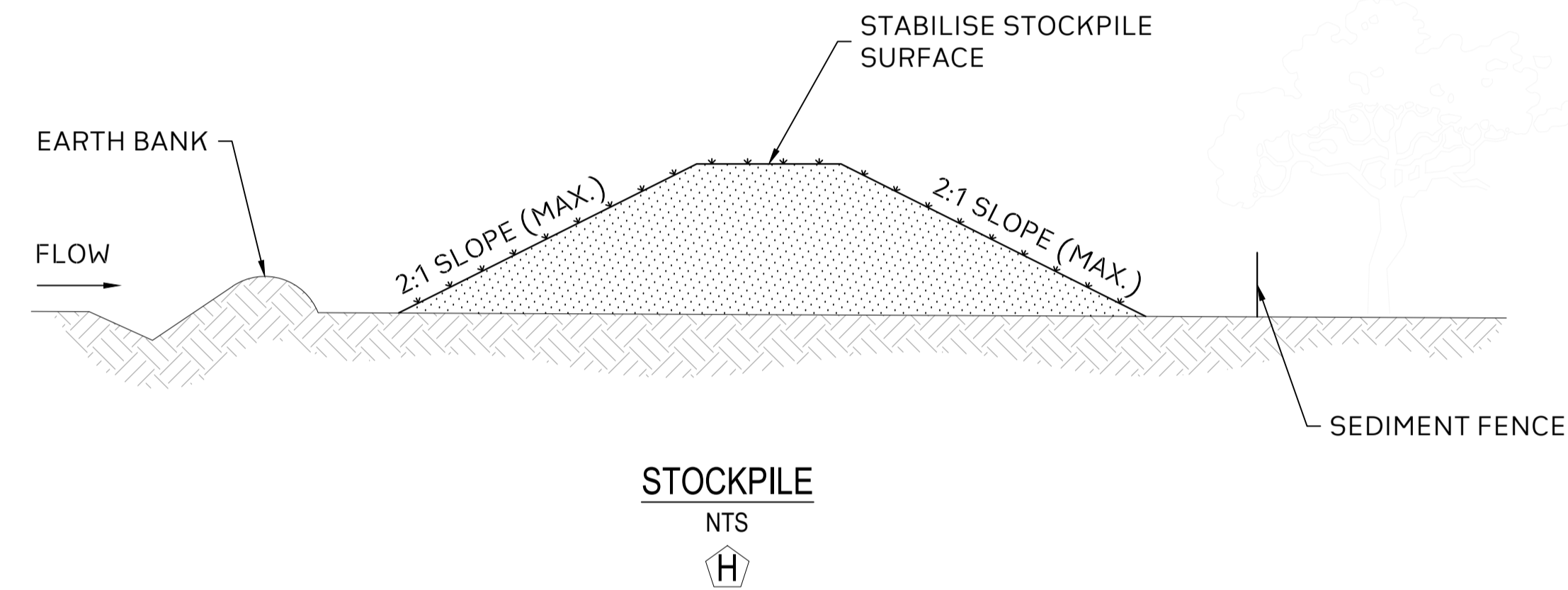
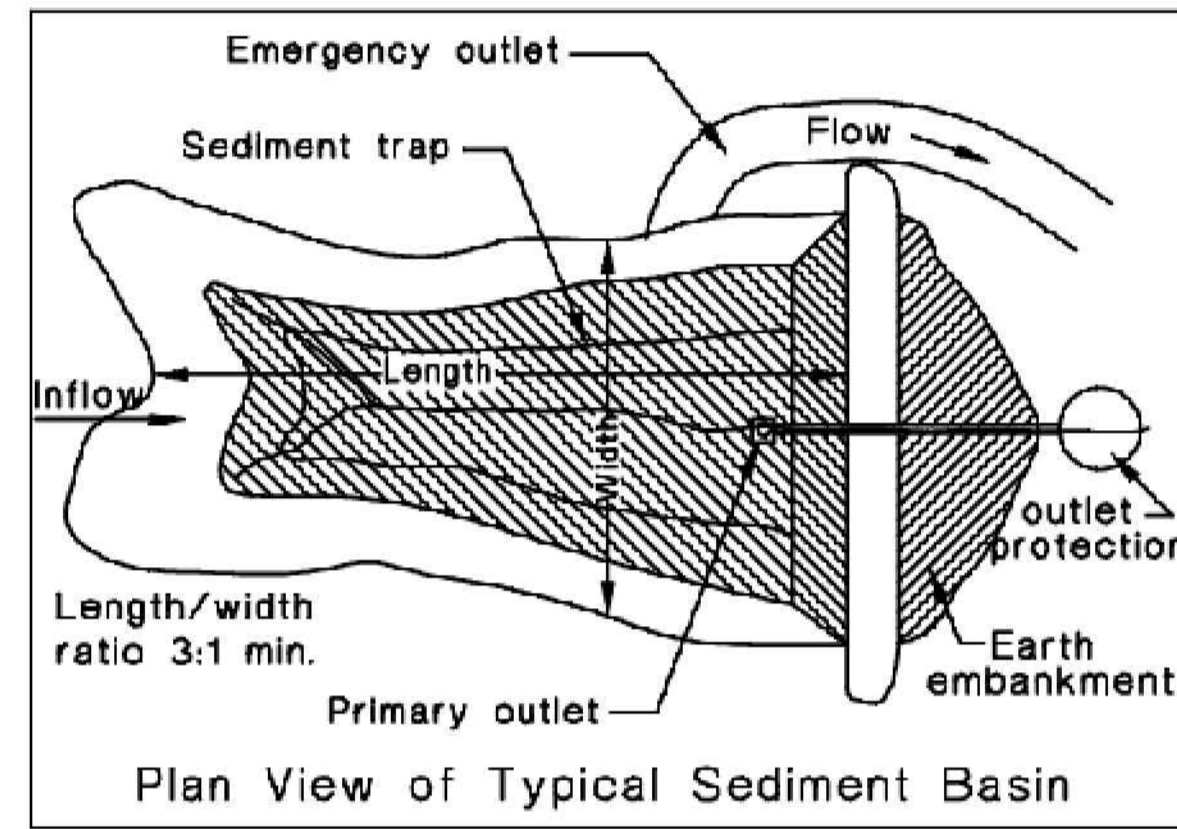
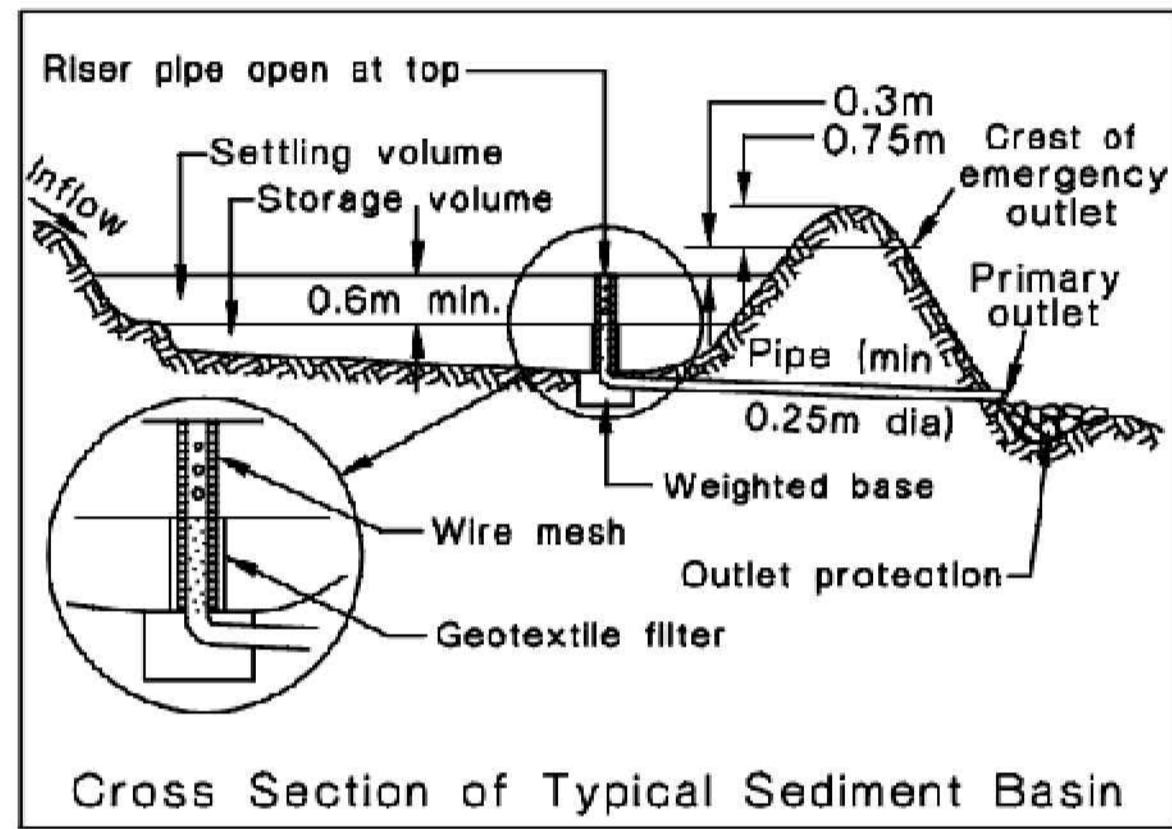
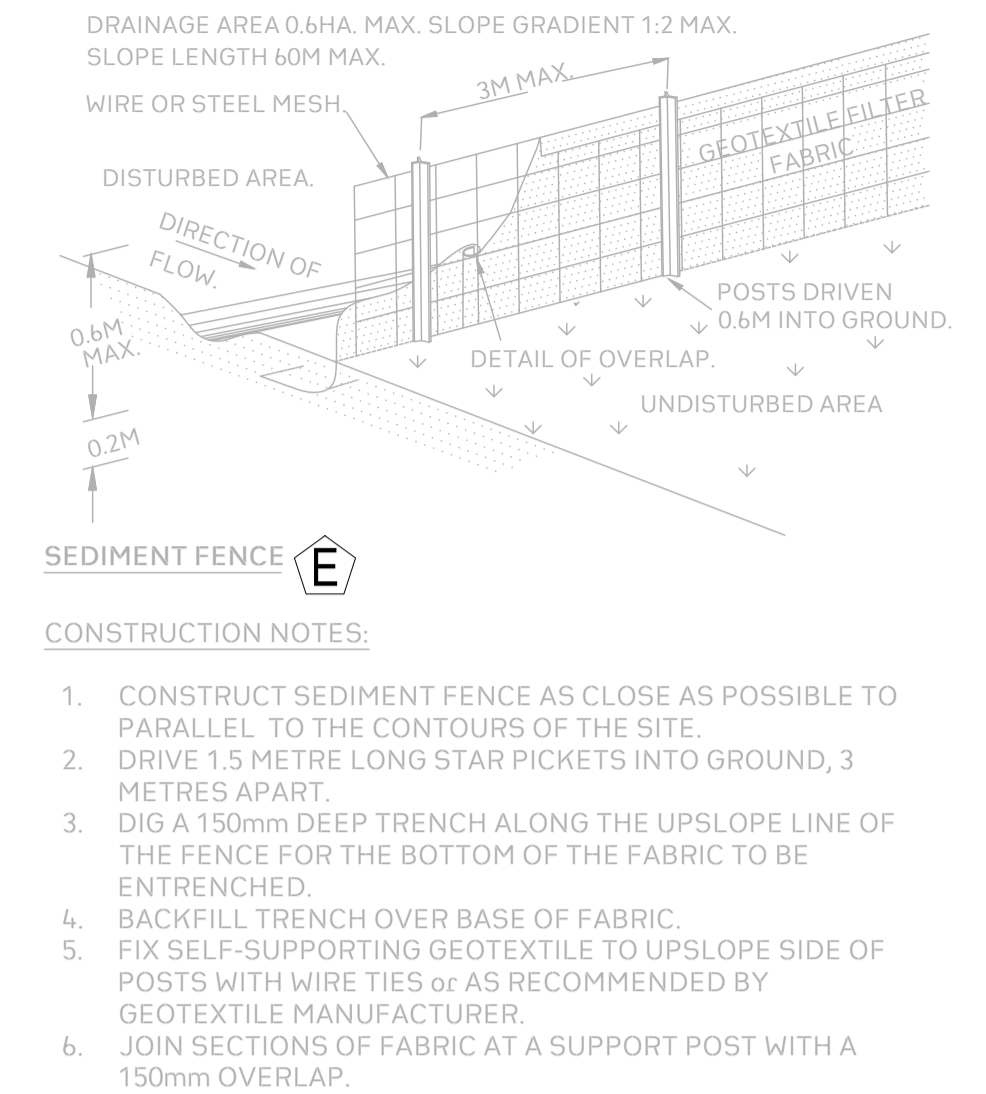
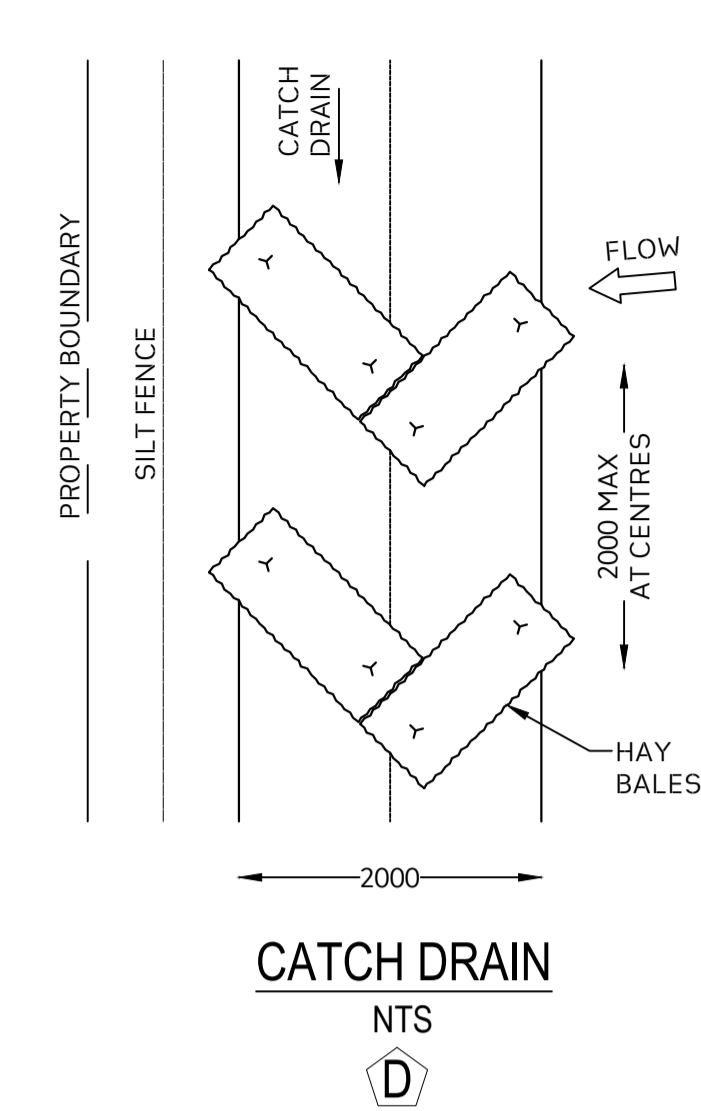
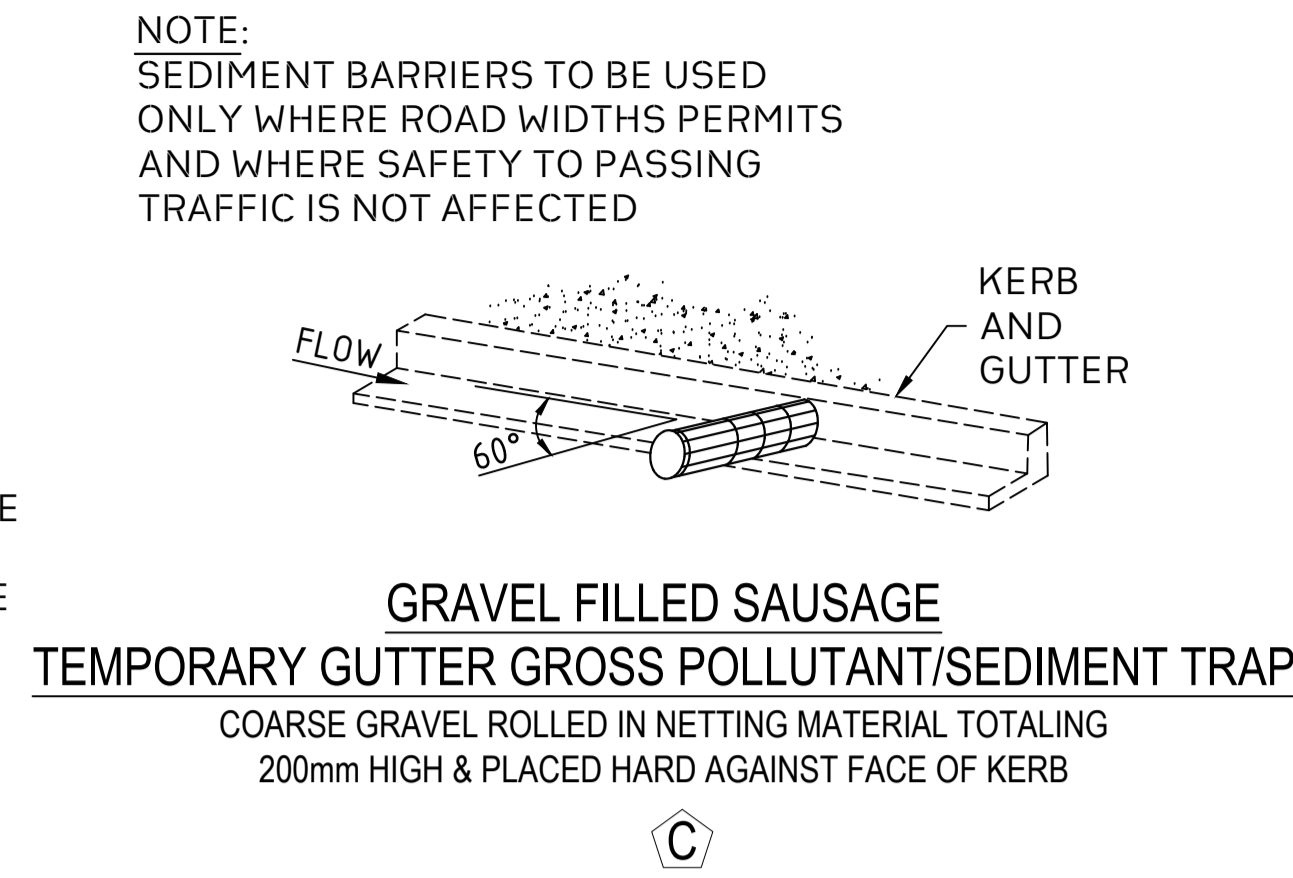
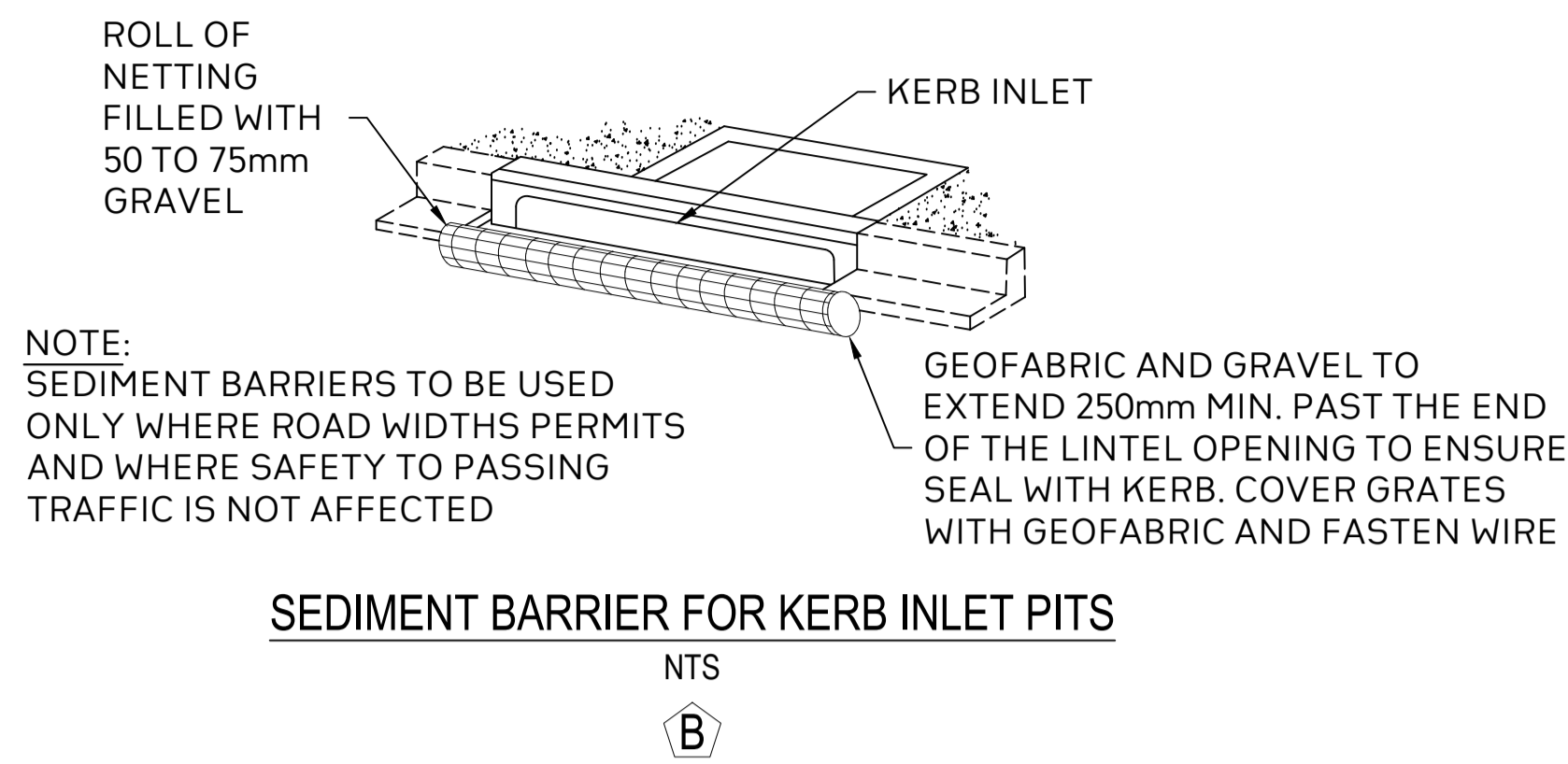
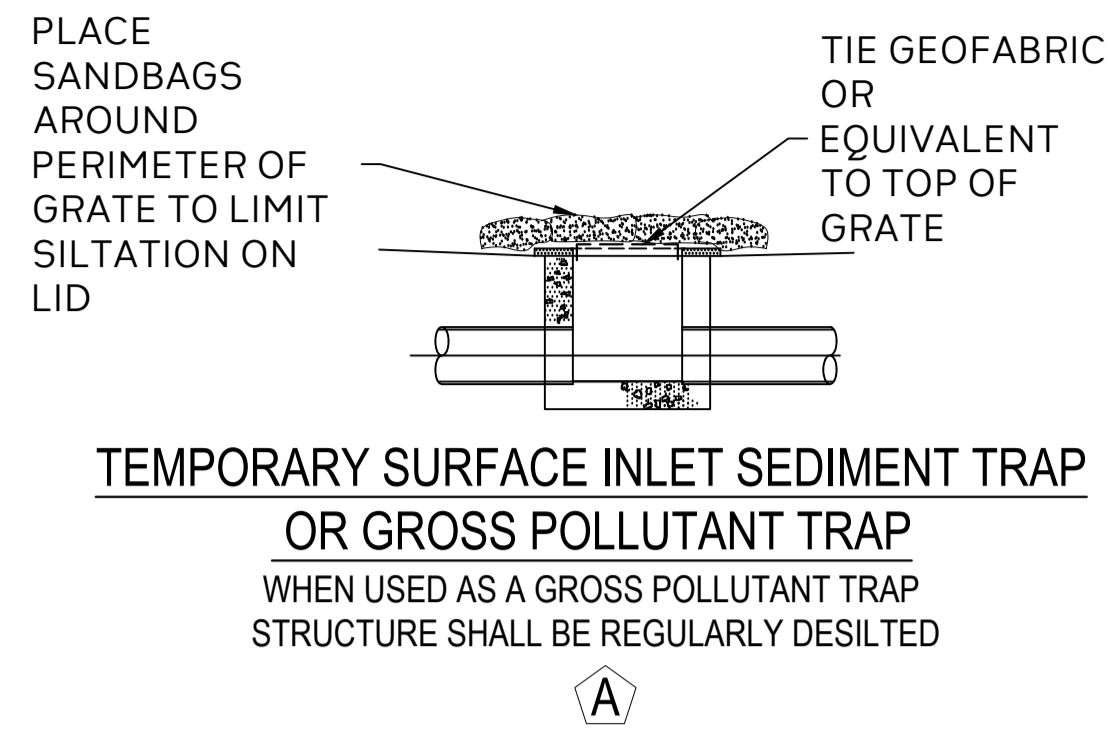
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Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

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Professional Engineer (PRE0000268)
Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antoniades Architects	---	---	18.12.2025
Surveyor	METWEST SURVEYS	---	---	03.05.2025
Landscape	XERISCAPES	---	B	15.01.2026
Geotechnical				
Structural				
Hydraulic/Fire				
Mechanical				

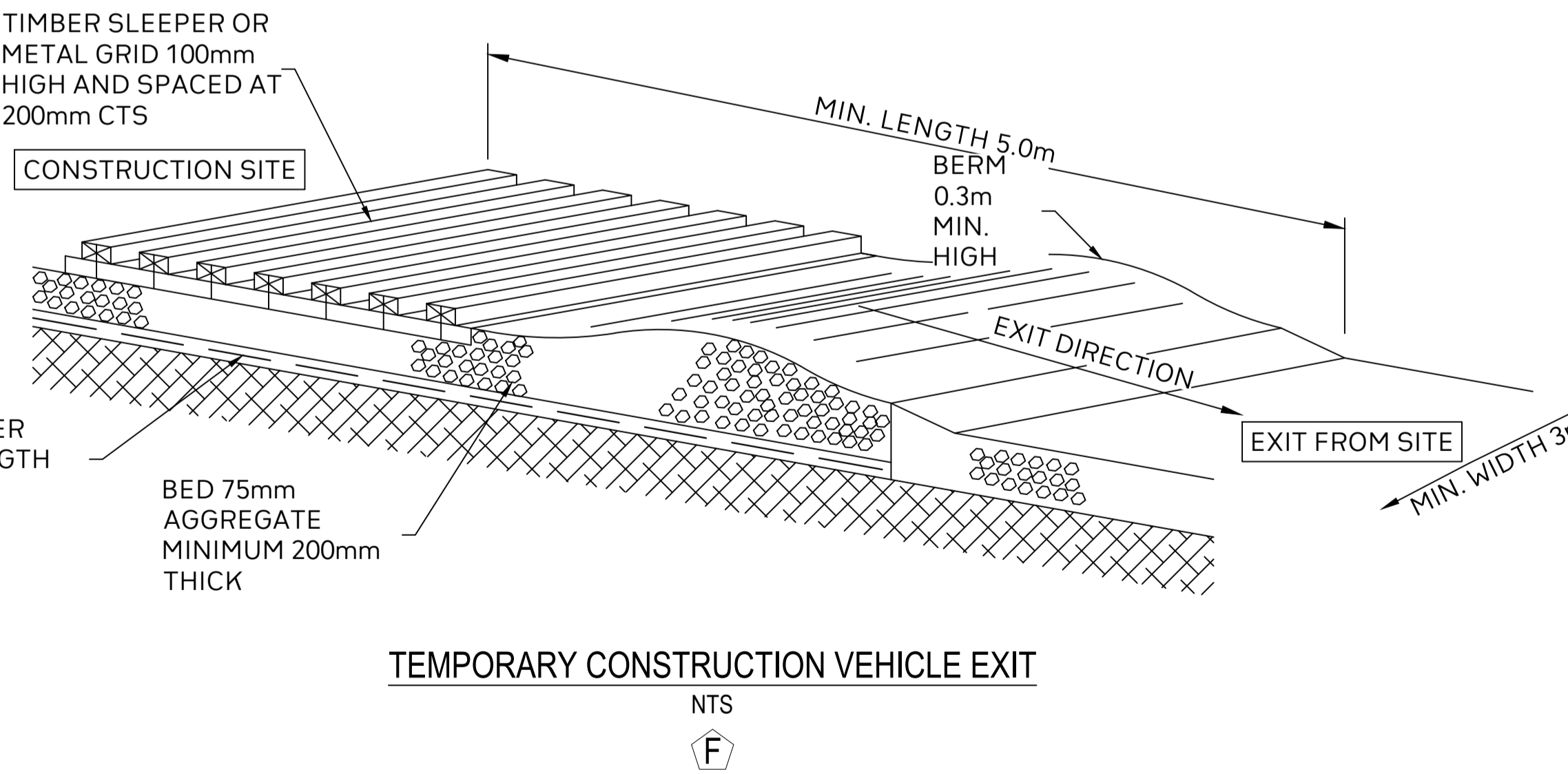
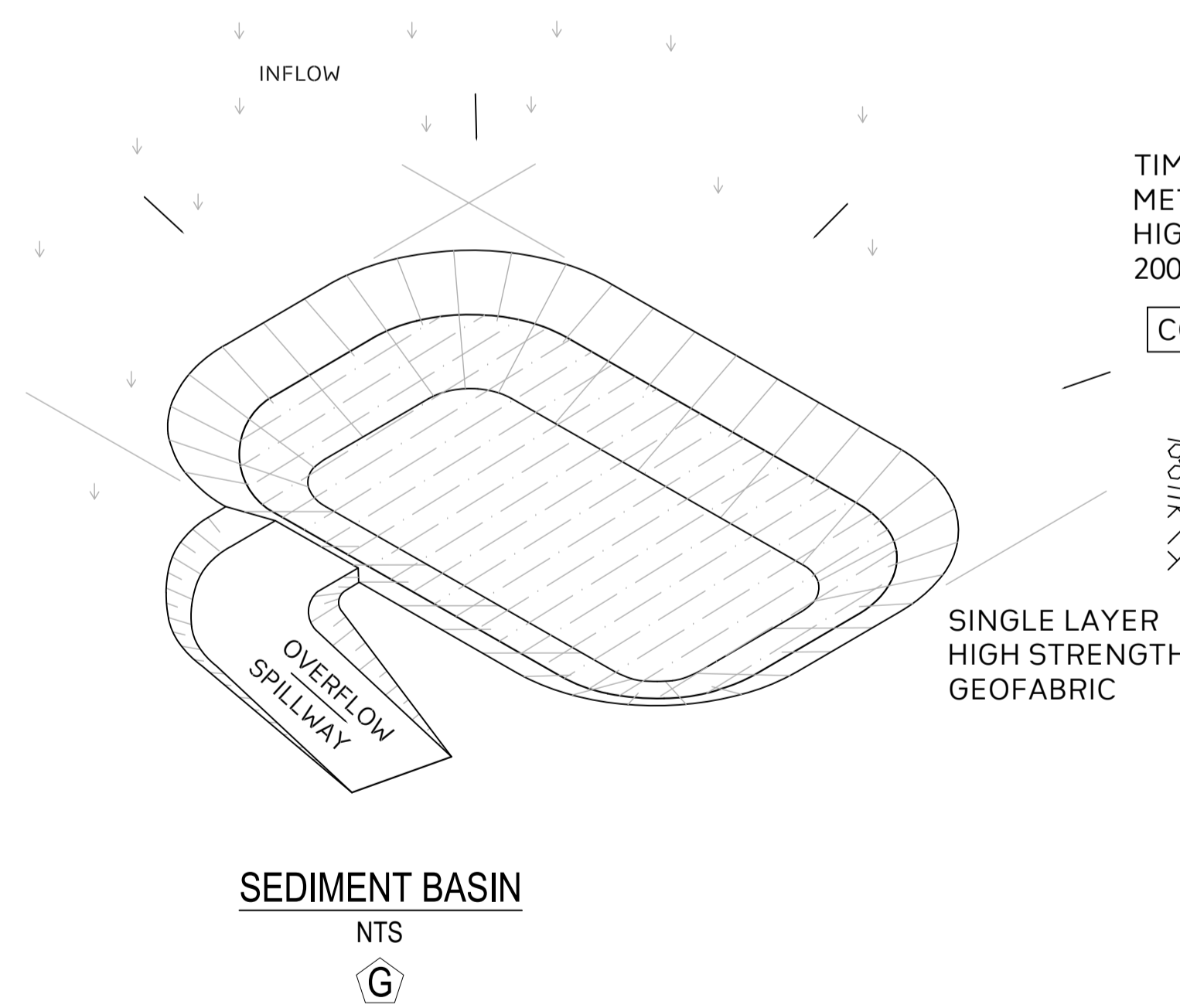
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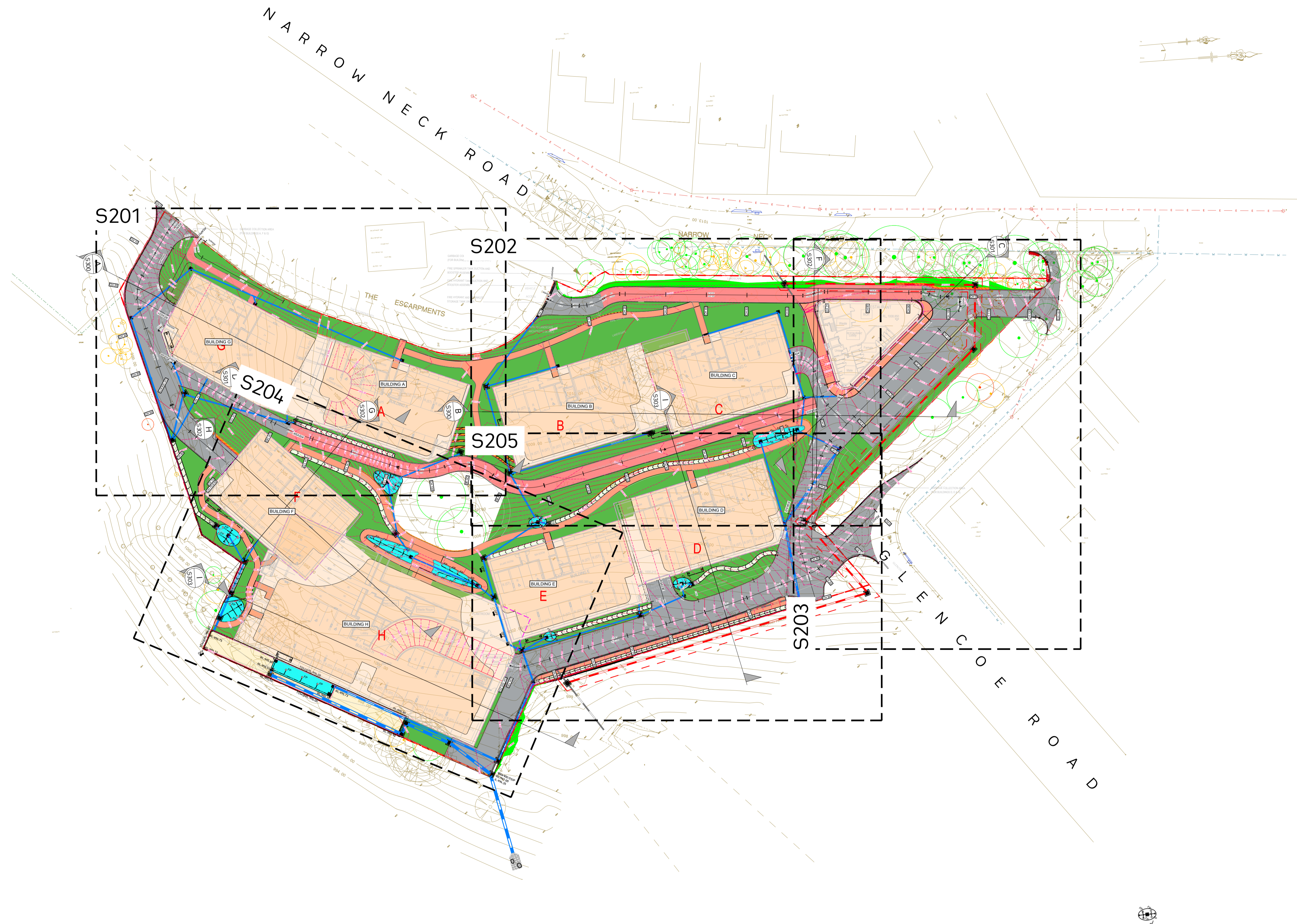


- ### Erosion and Sediment Control Notes
1. BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
 2. DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.
 3. ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.
 4. MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.
 5. INSTALL EROSION/SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXCAVATION OPERATIONS.
 6. PROVIDE SILT FENCE/STRAW BALE BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300MM ABOVE GROUND & EXTENDING 150MM BELOW GROUND.
 7. ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.
 8. DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROADWAY.
 9. DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.
 10. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.
 11. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.
 12. ADOPT TEMPORARY MEASURES AS MAY BE NECESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: - DRAINS: TEMPORARY DRAINS AND CATCH DRAINS. - SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUNOFF. - SILT TRAPS: CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.
 13. AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.
 14. REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.
 15. COMPLY WITH THE REQUIREMENTS OF LANDCOM'S MANAGING URBAN STORMWATER - SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION.
 16. THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS.

Legend	
A	TEMPORARY SURFACE INLET SEDIMENT TRAP OR GROSS POLLUTANT TRAP
B	SEDIMENT BARRIER FOR KERB INLET PITS
C	GRAVEL FILLED SAUSAGE
D	CATCH DRAIN
E	SILT FENCE
F	TEMPORARY CONSTRUCTION VEHICLE EXIT
G	SEDIMENT BASIN
H	STOCKPILE



	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S111 Erosion and Sediment Control Details	Rev. Description Design Date 1 Issued For SSDA (State Significant Development Application) ZZ	ANTONIADES ARCHITECTS Contractor	VDM Prime Pty Ltd Client	Project Proposed Residences Development Application SSDA Address 142-150 Narrow Neck Road, Katoomba 2780 LGA BLUE MOUNTAINS CITY Council	Drawn CL Reviewed AA Approved AA	CL AA AA	Designed ZZ Date 27-08-2025 Date 27-08-2025	ZZ Date 27-08-2025	Discipline Architect Consultant Antoniadis Architects Reference --- Revision --- Date 18.12.2025	Discipline Surveyor Consultant METWEST SURVEYS Reference --- Revision --- Date 03.05.2025	Discipline Landscape Consultant XERISCAPES Reference --- Revision B Date 15.01.2026	Discipline Geotechnical Structural Hydraulic/Fire Mechanical	 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
	Scale 0m 5 10 15 20 25 SCALE 1:500 ON ORIGINAL SIZE	Andrew Arida B.E Civil/Structural MIEAust (NO. 5579488) Professional Engineer (PRE0000268) Design Practitioner (DEP0000455)												



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S200
 General Arrangement - Locality Plan



Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
 Contractor

VDM Prime Pty Ltd
 Client

Project: Proposed Residences Development
 Application: SSDA
 Address: 142-150 Narrow Neck Road, Katoomba 2780
 LGA: BLUE MOUNTAINS CITY Council

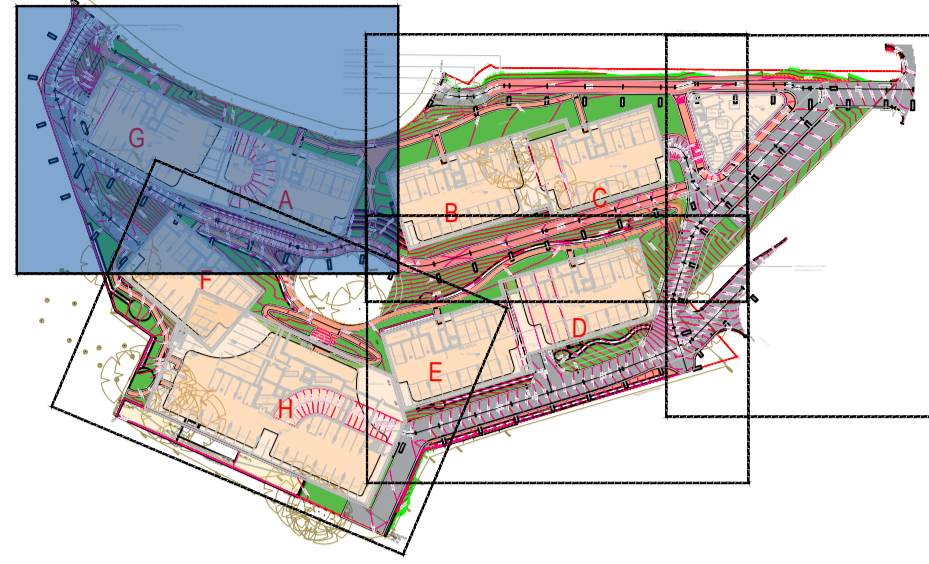
Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

Andrew Arida
 B.E Civil/Structural
 MIEAust (NO. 5579488)
 Professional Engineer (PRE0000268)
 Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antoniades Architects	---	---	18.12.2025
Surveyor	METWEST SURVEYS	---	---	03.05.2025
Landscape	XERISCAPES	---	B	15.01.2026
Geotechnical				
Structural				
Hydraulic/Fire				
Mechanical				

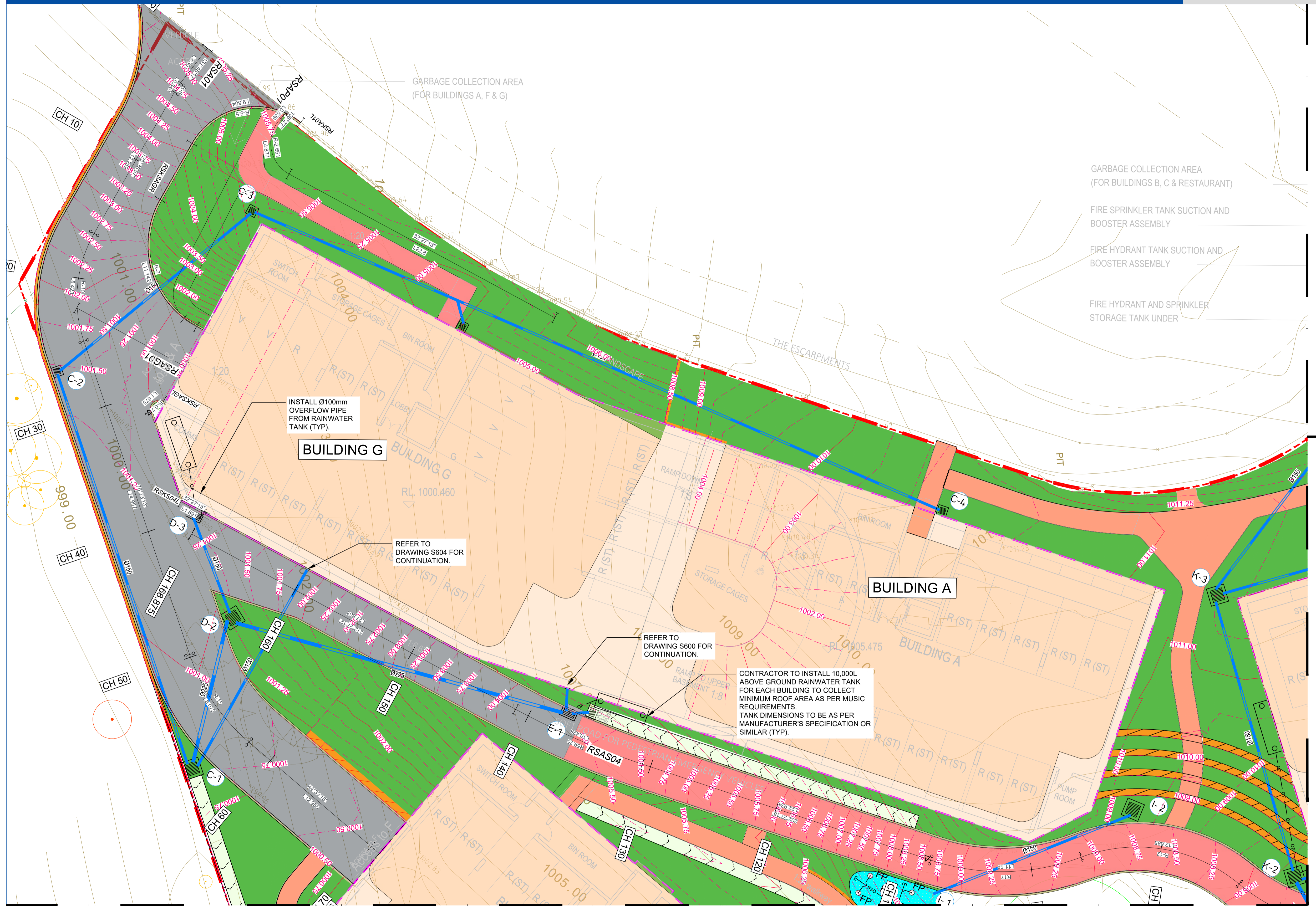


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LEGEND

- SITE BOUNDARY
- BASEMENT OUTLINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- STORMWATER LINE
- EXISTING STORMWATERLINE
- AUTHORITY COMMS LINE
- AUTHORITY ELECTRICITY LINE
- AUTHORITY SEWER LINE
- AUTHORITY WATER LINE
- STORMWATER RISING MAIN
- OVERFLOW LINE
- GRATED SURFACE INLET PIT
- GRATED TRENCH DRAIN
- KERB INLET PIT
- PROPOSED RAINWATER TANK
- HEADWALL
- PROPOSED KERB
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE FOOTPATH
- PROPOSED MAIN ROAD
- PROPOSED SECONDARY ROAD
- PROPOSED BUILDING PAD
- LANDSCAPE AREAS
- CUT AREAS
- FILL AREAS
- PERMEABLE UNIT PAVING (TRAFFICABLE)
- TREES TO BE RETAINED SUBJECT TO ARBORIST REPORT
- TREES TO BE REMOVED SUBJECT TO ARBORIST REPORT



CONTINUATION ON S202

CONTINUATION ON S205

C O N T I N U A T I O N O N S 2 0 4



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S201
 General Arrangement Plan 1 of 5

Scale
 0m 1.50 3.00 4.50 6.00 7.50
 SCALE 1:150 ON ORIGINAL SIZE

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	19-01-2026

ANTONIADES ARCHITECTS
 Contractor

VDM Prime Pty Ltd
 Client

Project
 Proposed Residences Development

Application
 SSDA

Address
 142-150 Narrow Neck Road
 Katoomba 2780
 LGA
 BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

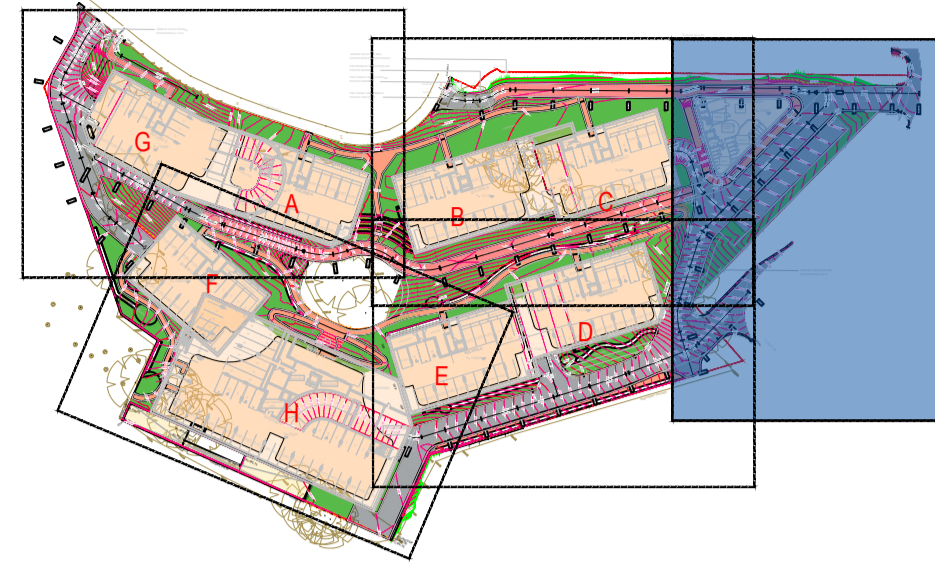
Andrew Arida
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 MIEAust (NO. 5579488)
 Professional Engineer (PRE0000268)
 Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antoniades Architects	---	---	18.12.2025
Surveyor	METWEST SURVEYS	---	---	03.05.2025
Landscape	XERISCAPES	---	B	15.01.2026
Geotechnical				
Structural				
Hydraulic/Fire				
Mechanical				

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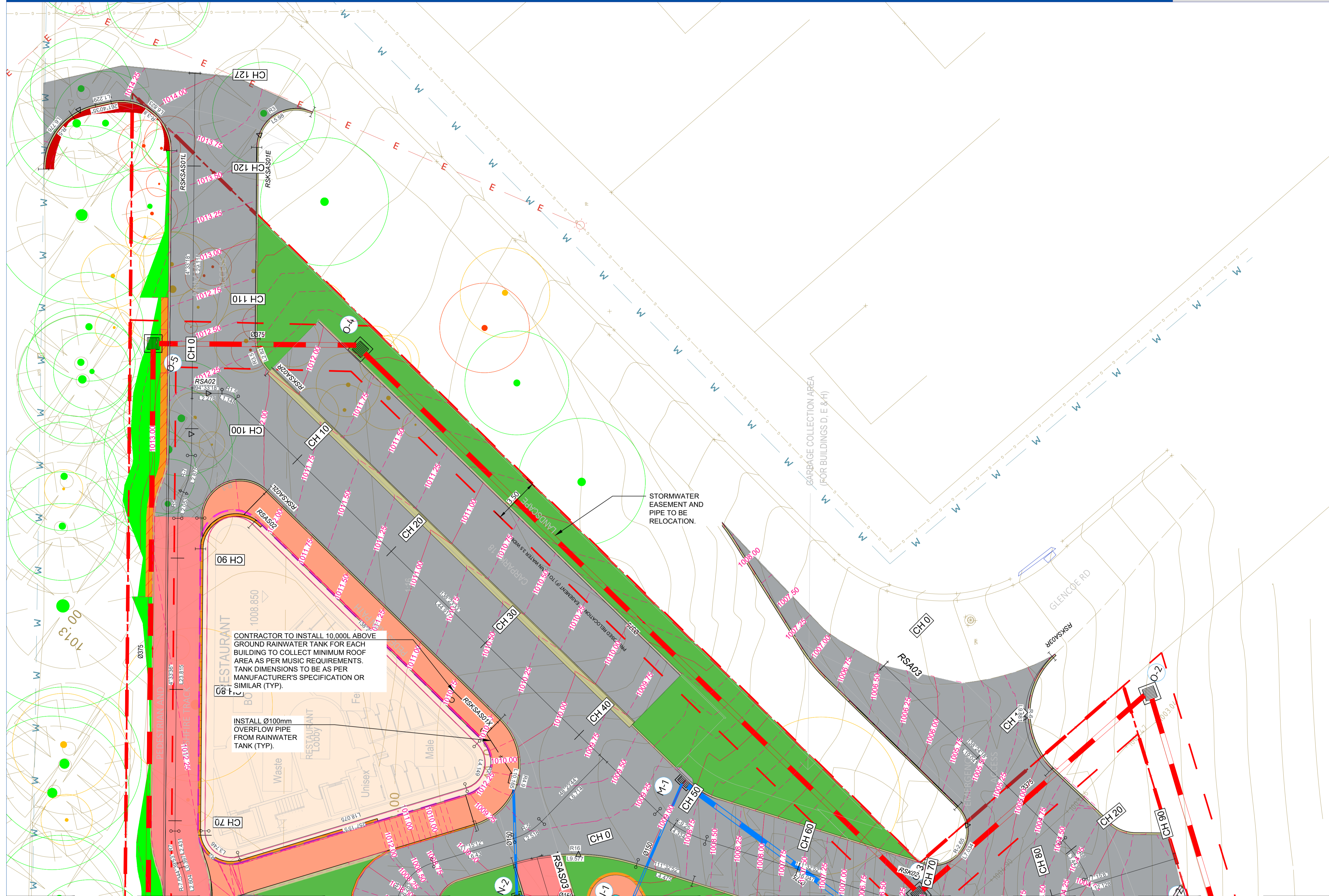
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LEGEND

- - - SITE BOUNDARY
- - - BASEMENT OUTLINE
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- TREES TO BE REMOVED SUBJECT TO ARBORIST REPORT



CONTINUATION ON S202

CONTINUATION ON S205



Project No. 20240356-State Significant Development Application-CIV-DWG-1 General Arrangement Plan 2 of 5

Drawing No. S203

Scale: 0m 1.50 3.00 4.50 6.00 7.50
SCALE 1:150 ON ORIGINAL SIZE

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	

ANTONIADIS ARCHITECTS
Contractor

VDM Prime Pty Ltd
Client

Project: Proposed Residences Development

Application: SSDA

Address: 142-150 Narrow Neck Road, Katoomba 2780

LGA: BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

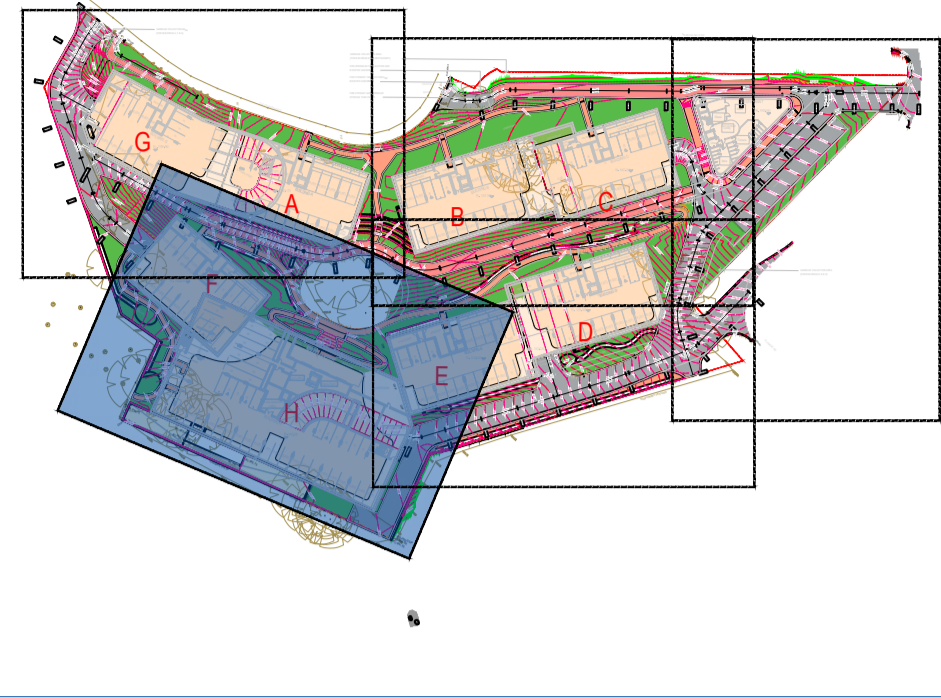
Andrew Arida
B.E Civil/Structural
MIEAust (NO. 5579488)
Professional Engineer (PRE0000268)
Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antoniadis Architects	---	---	18.12.2025
Surveyor	METWEST SURVEYS	---	---	03.05.2025
Landscape	XERISCAPES	---	B	15.01.2026
Geotechnical				
Structural				
Hydraulic/Fire				
Mechanical				

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ENGINEERING CONSULTANTS

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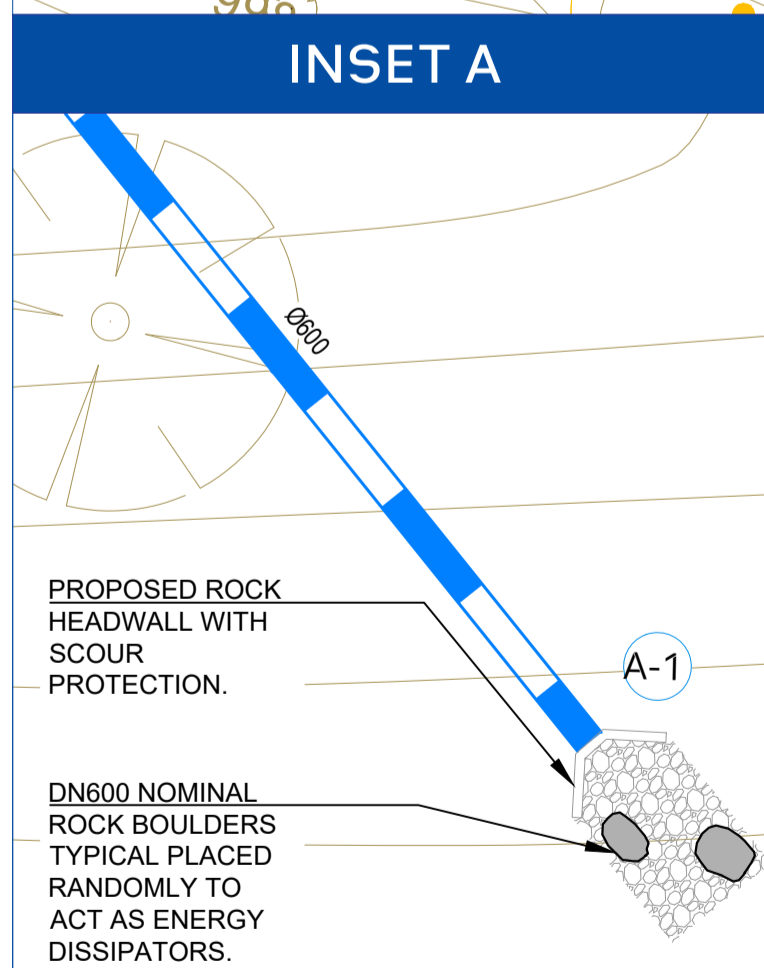
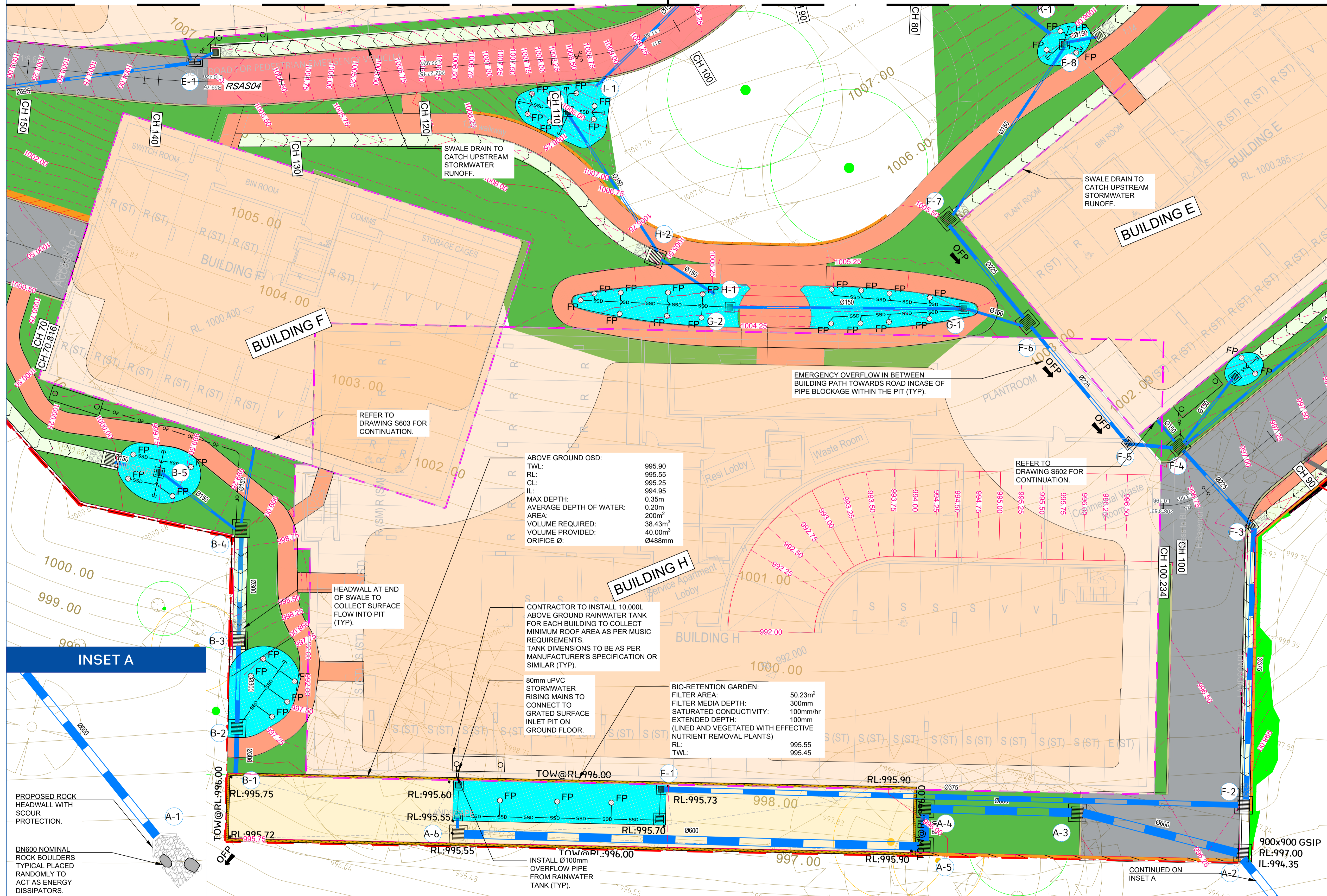


CONTINUATION ON S201

CONTINUATION ON S205

LEGEND

- SITE BOUNDARY
- BASEMENT OUTLINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- STORMWATER LINE
- EXISTING STORMWATERLINE
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- TREES TO BE REMOVED SUBJECT TO ARBORIST REPORT



	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S204 General Arrangement Plan 2 of 5	Rev. Description Design Date 1 Issued For SSDA (State Significant Development Application) ZZ 16-01-2026	Contractor: ANTONIADES ARCHITECTS Client: VDM Prime Pty Ltd	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	Drawn: CL, Designed: ZZ Reviewed: AA, Date: 27-08-2025 Approved: AA, Date: 27-08-2025	Discipline: Architect, Consultant: AntoniaDES Architects, Reference: ---, Revision: ---, Date: 18.12.2025 Surveyor: METWEST SURVEYS, Reference: ---, Revision: ---, Date: 03.05.2025 Landscape: XERISCAPES, Reference: ---, Revision: B, Date: 15.01.2026	Geotechnical Structural Hydraulic/Fire Mechanical	 E: admin@deboke.com.au W: deboke.com.au A: 17 William Street Ryde NSW 2112 P: 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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General Notes

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL AND RELEVANT AUTHORITIES SPECIFICATIONS AND DETAILS.

BULKING FACTORS ARE NOT CONSIDERED IN THE EARTHWORK MODEL AND VOLUME CALCULATION.

ALL DETAILED EARTHWORKS ARE NOT CONSIDERED SUCH AS FOOTINGS, SERVICE TRENCH AND RETAINING WALLS IN THE EARTHWORK MODEL AND VOLUME CALCULATION.

EXISTING SURFACE LEVEL ARE BASED ON RGM PROPERTY SURVEYS BY DATE

BULK EARTHWORKS PLAN ARE BASED ON THE FINISHED LEVELS, THE PAVEMENT / SLAB THICKNESS ARE NOT CONSIDERED.

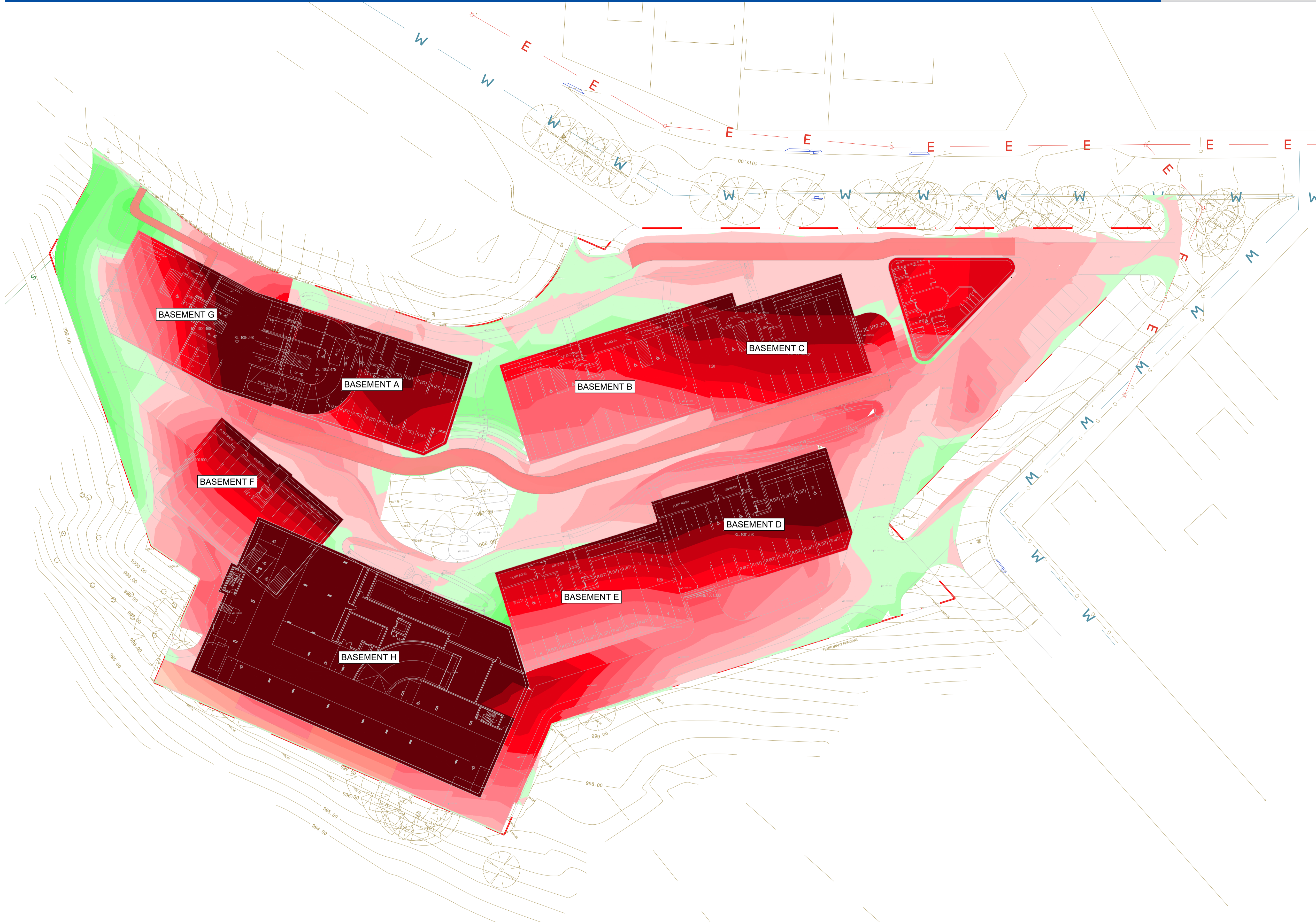
APPROXIMATE BULK EARTHWORK VOLUMES AS FOLLOWS:

CUT : 49015.308 m³
 FILL : 1330.223 m³
 NET <CUT> : 47685.085 m³

BULK EARTHWORKS PLAN

1:400

ELEVATIONS TABLE 500 mm Depth			
NUMBER	COLOR	MINIMUM ELEVATION	MAXIMUM ELEVATION
1	Dark Red	-10.0 m	-5.0 m
2	Red	-5.0 m	-4.5 m
3	Red	-4.5 m	-4.0 m
4	Red	-4.0 m	-3.5 m
5	Red	-3.5 m	-3.0 m
6	Red	-3.0 m	-2.5 m
7	Red	-2.5 m	-2.0 m
8	Red	-2.0 m	-1.5 m
9	Red	-1.5 m	-1.0 m
10	Red	-1.0 m	-0.5 m
11	Red	-0.5 m	0.0 m
12	Light Green	0.0 m	0.5 m
13	Light Green	0.5 m	1.0 m
14	Light Green	1.0 m	1.5 m
15	Light Green	1.5 m	2.0 m
16	Light Green	2.0 m	2.5 m
17	Light Green	2.5 m	3.0 m
18	Light Green	3.0 m	3.5 m
19	Light Green	3.5 m	4.0 m
20	Light Green	4.0 m	4.5 m
21	Light Green	4.5 m	5.0 m
22	Light Green	5.0 m	10.0 m



Project No. 20240356-State Significant Development Application-CIV-DWG-1 Bulk Earthwork Plan
 Drawing No. S230

Scale
 0m 40 80 120 160 200
 SCALE 1:400 ON ORIGINAL SIZE

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS

Architect

VDM Prime Pty Ltd

Client

Project Proposed Residences Development

Application SSDA

Address 142-150 Narrow Neck Road Katoomba 2780
 LGA BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

Andrew Arida
 B.E Civil/Structural
 MIEAust (NO. 5579488)
 Professional Engineer (PRE0000268)
 Design Practitioner (DEP0000455)

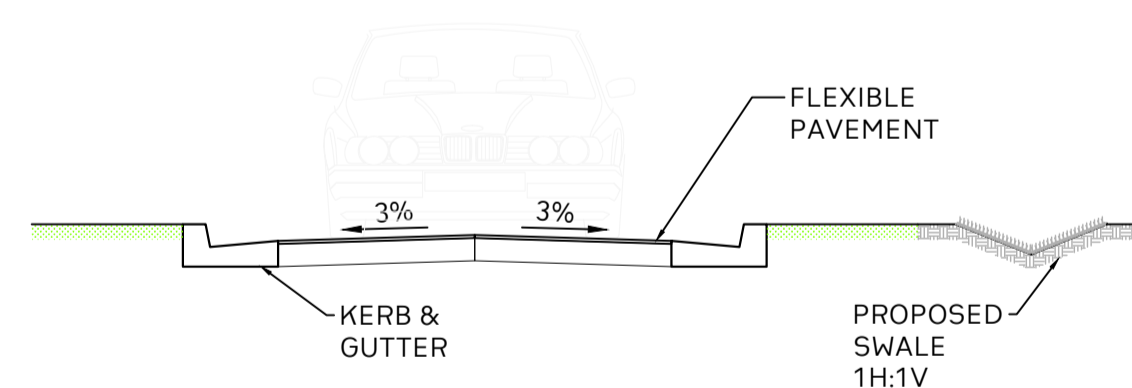
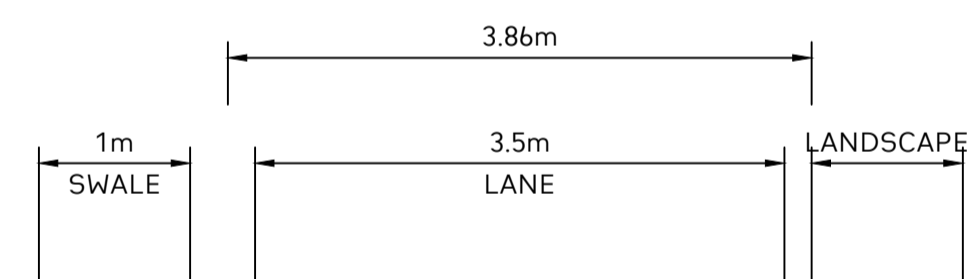
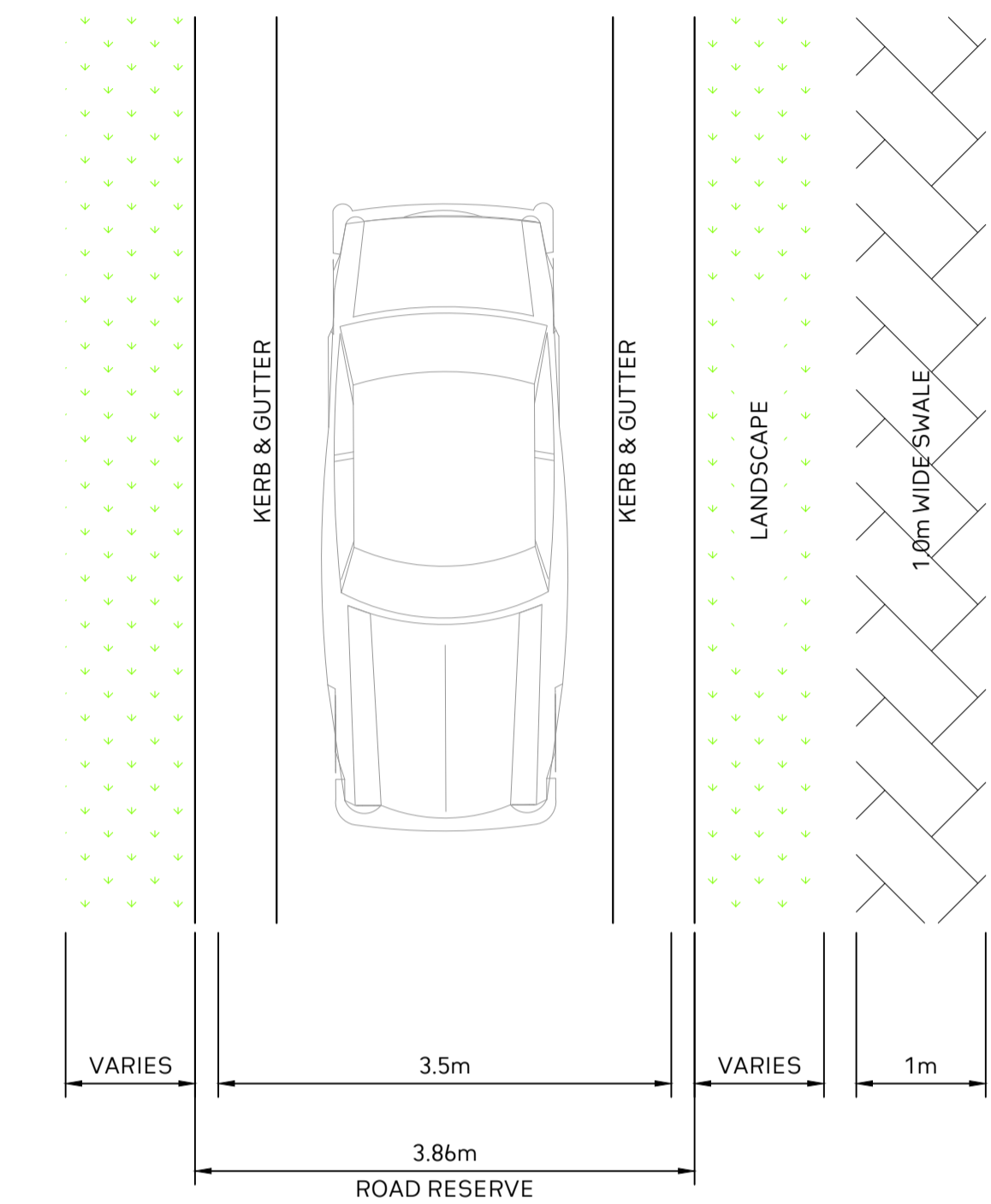
Discipline	Consultant	Reference	Revision	Date
Architect	Antoniades Architects	---	---	18.12.2026
Surveyor	METWEST SURVEYS	---	---	03.05.2025

Landscape
 Geotechnical
 Structural
 Hydraulic/Fire
 Mechanical

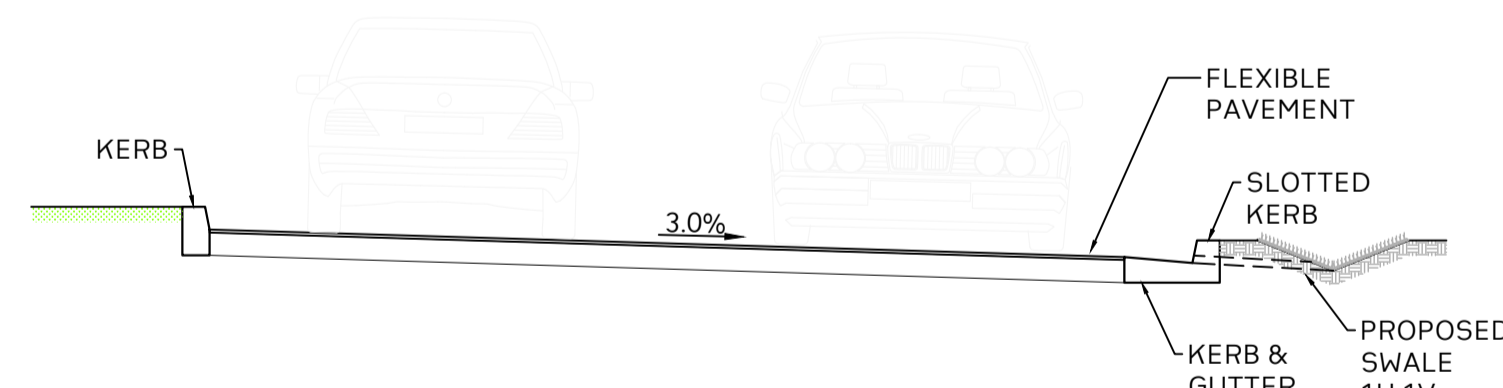
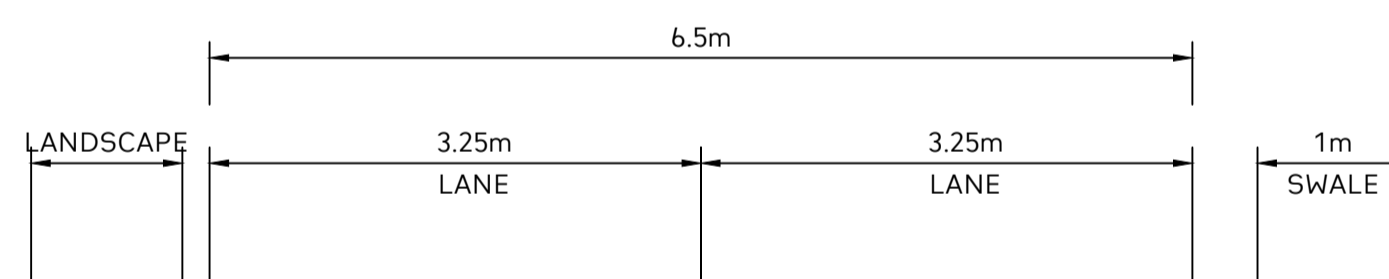
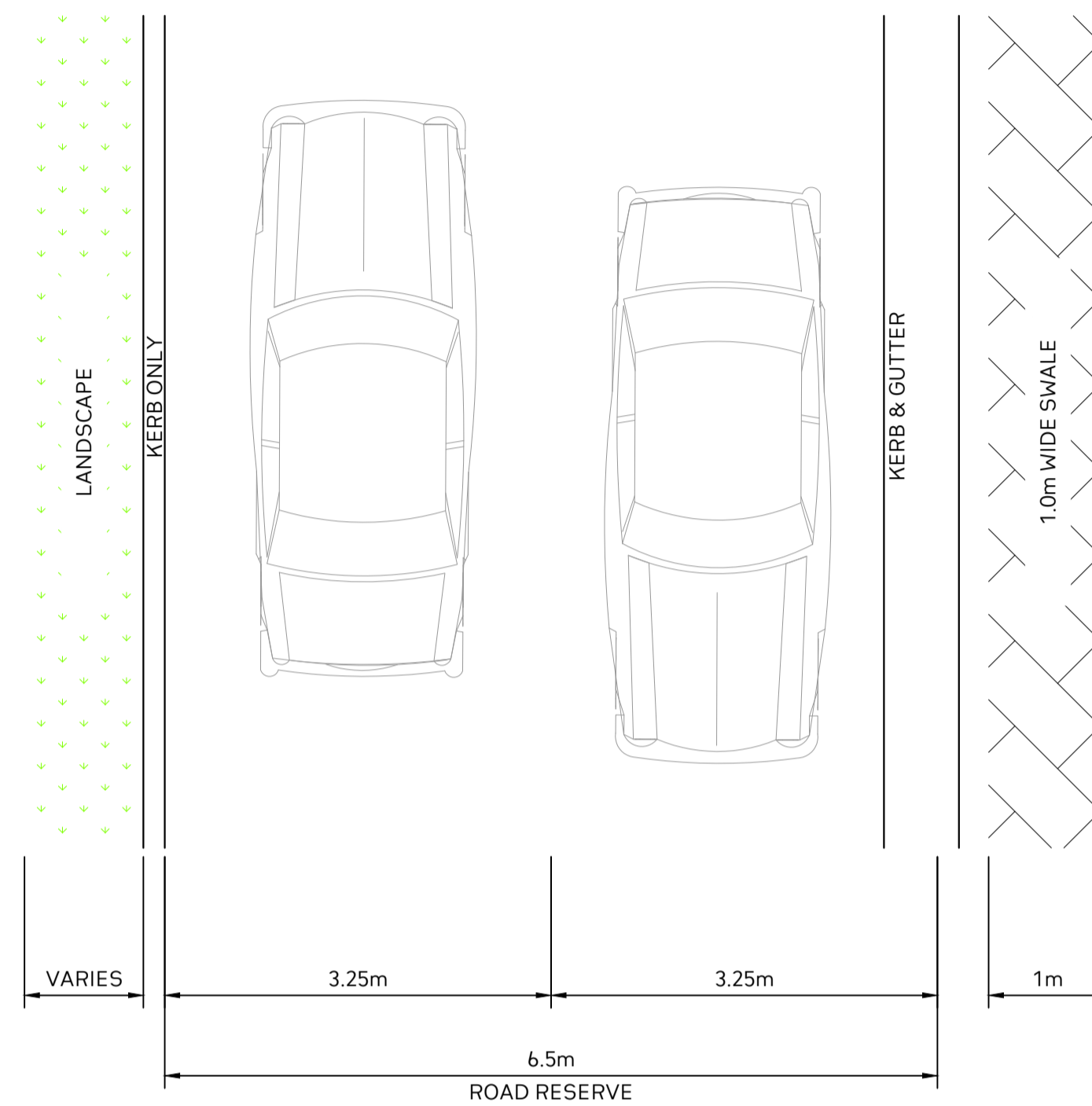


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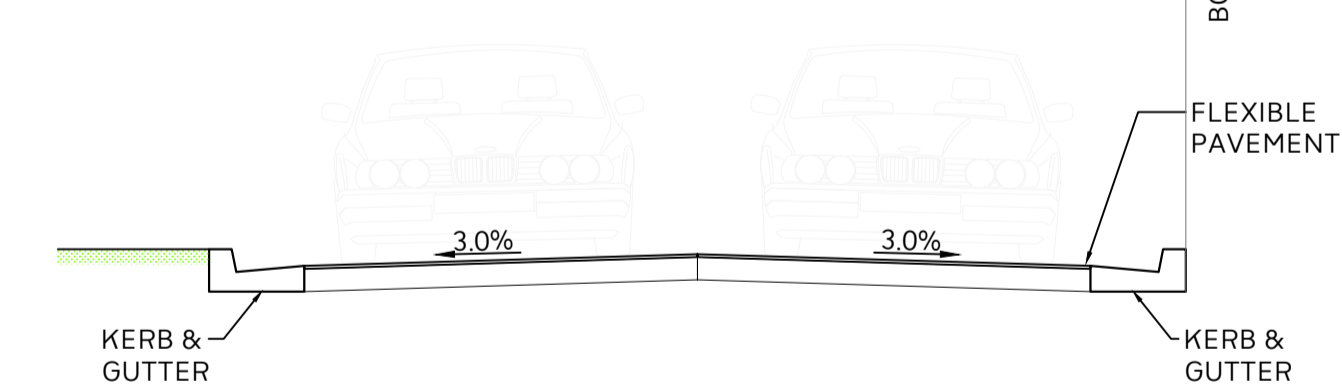
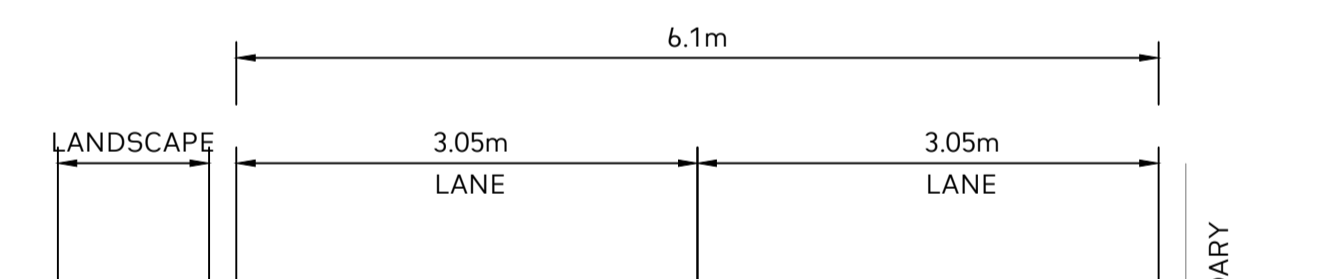
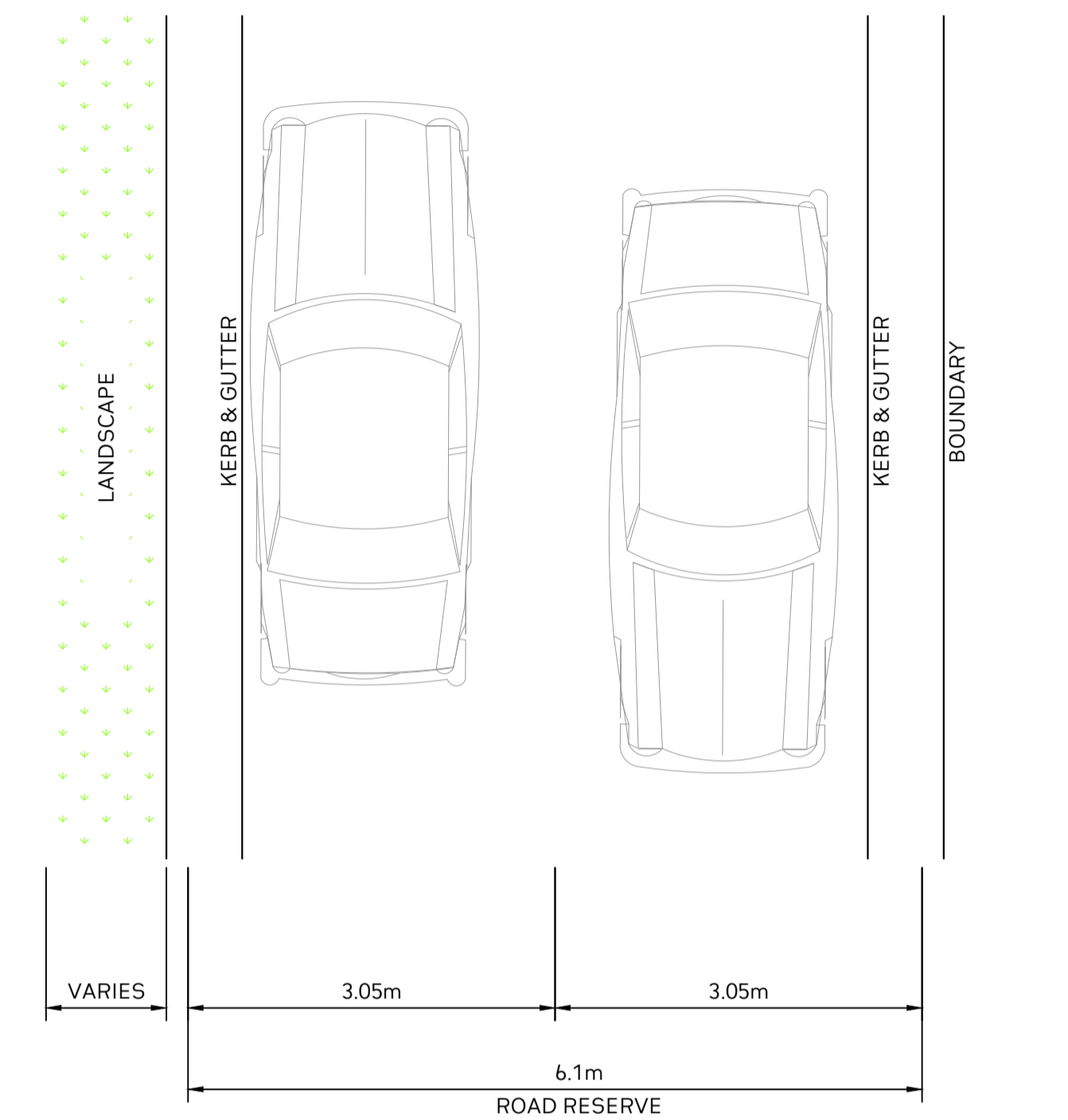
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3.5m SOFT ROAD
TYPICAL SECTION A
SCALE 1:50



6.5m DRIVEWAY
TYPICAL SECTION B
SCALE 1:50



6.1m DRIVEWAY
TYPICAL SECTION C
SCALE 1:50



Project No. 20240356-State Significant Development Application-CIV-DWG-1 Bulk Earthwork Plan
Drawing No. S240



Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
Architect

VDM Prime Pty Ltd
Client

Project Proposed Residences Development
Application SSDA
Address 142-150 Narrow Neck Road Katoomba 2780
LGA BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

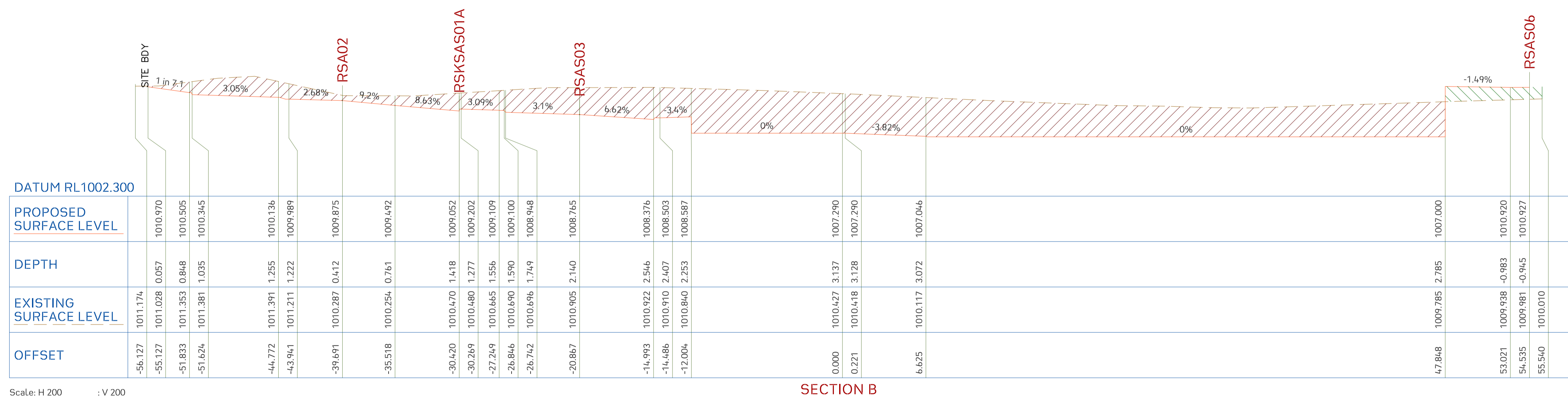
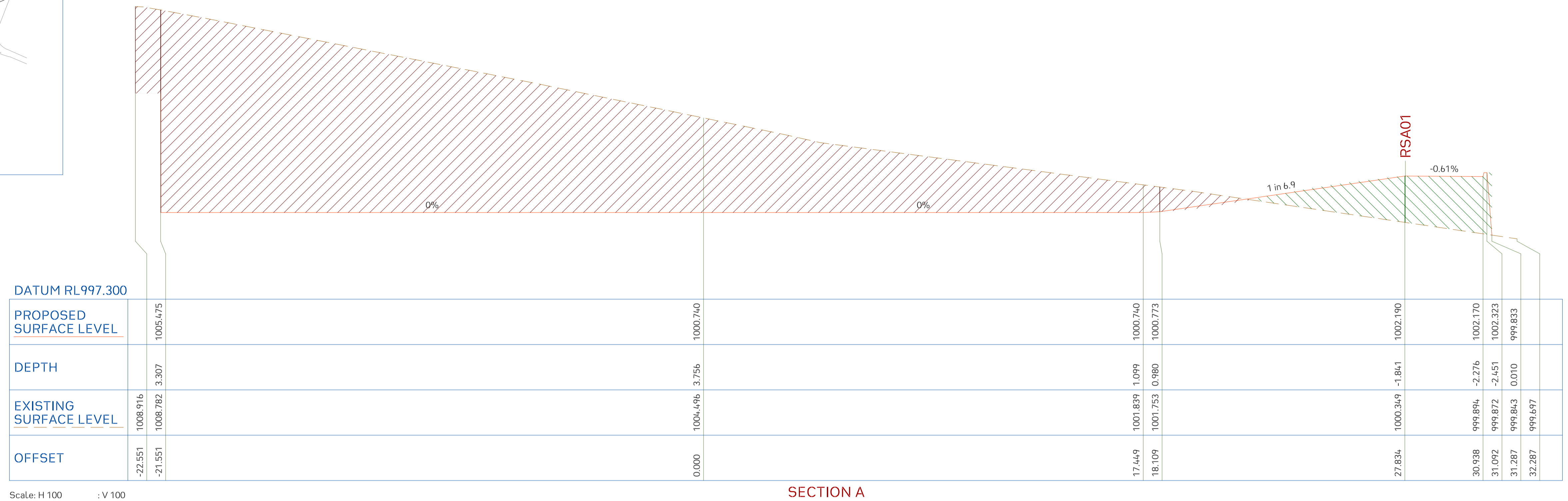
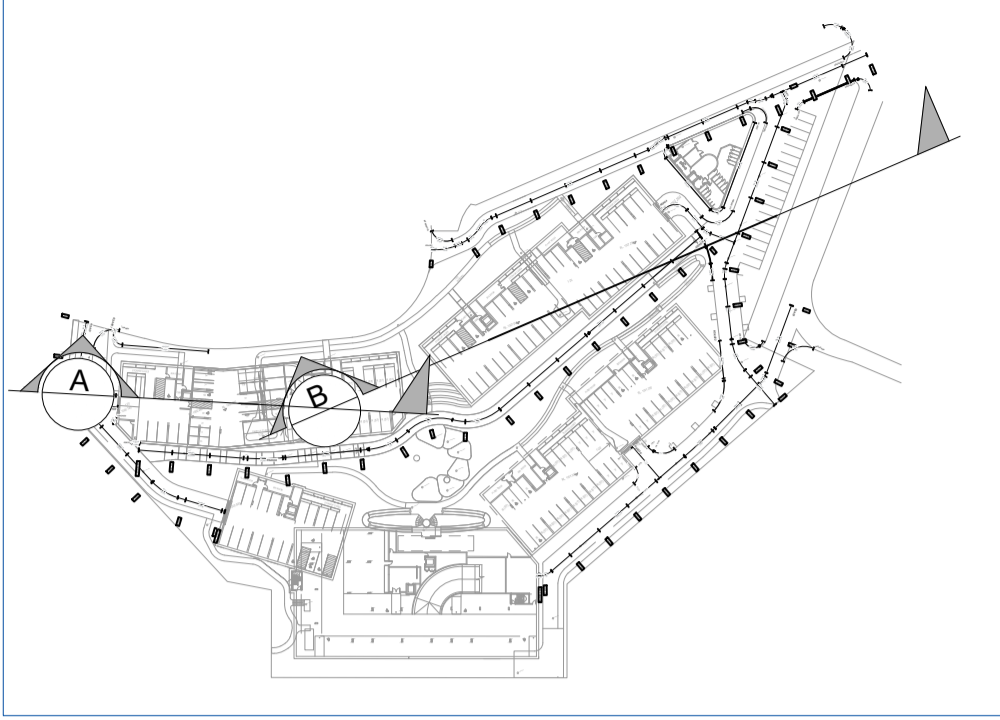
Andrew Arida
B.E Civil/Structural
MIEAust (NO. 5579488)
Professional Engineer (PRE0000268)
Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antoniades Architects	---	---	18.12.2025
Surveyor	METWEST SURVEYS	---	---	03.05.2025
Landscape				
Geotechnical				
Structural				
Hydraulic/Fire				
Mechanical				

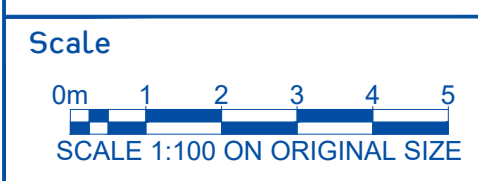


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KEYPLAN



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S300
 Site Longitudinal Sections



Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADIS ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

Project Proposed Residences Development
 Application SSDA
 Address 142-150 Narrow Neck Road Katoomba 2780
 LGA BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
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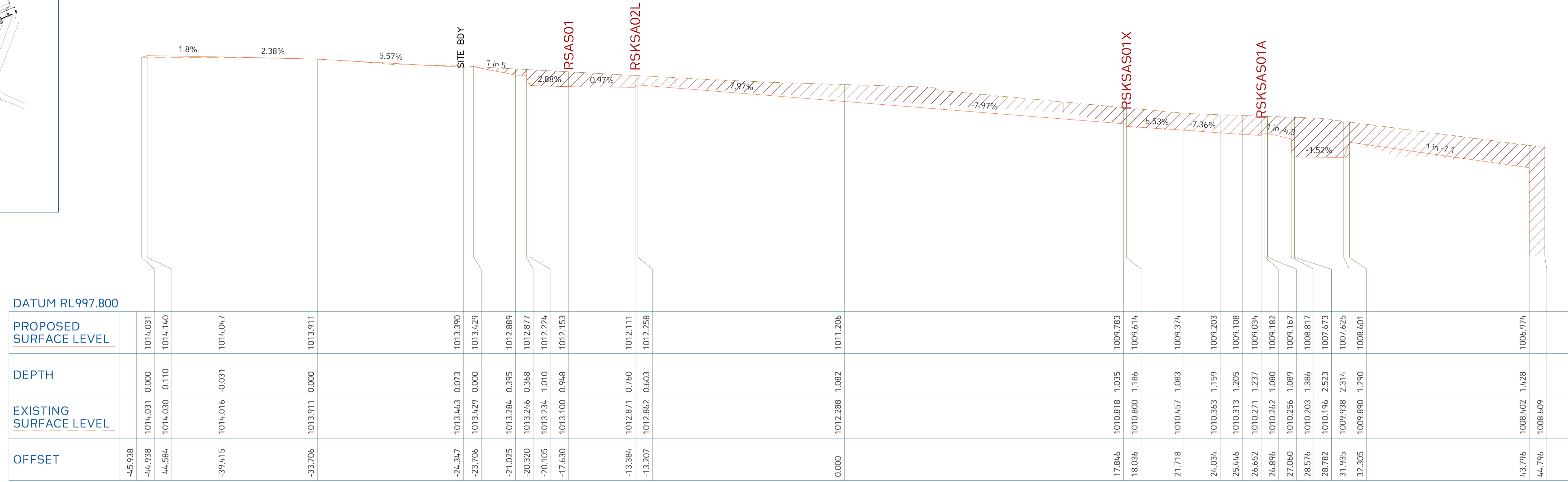
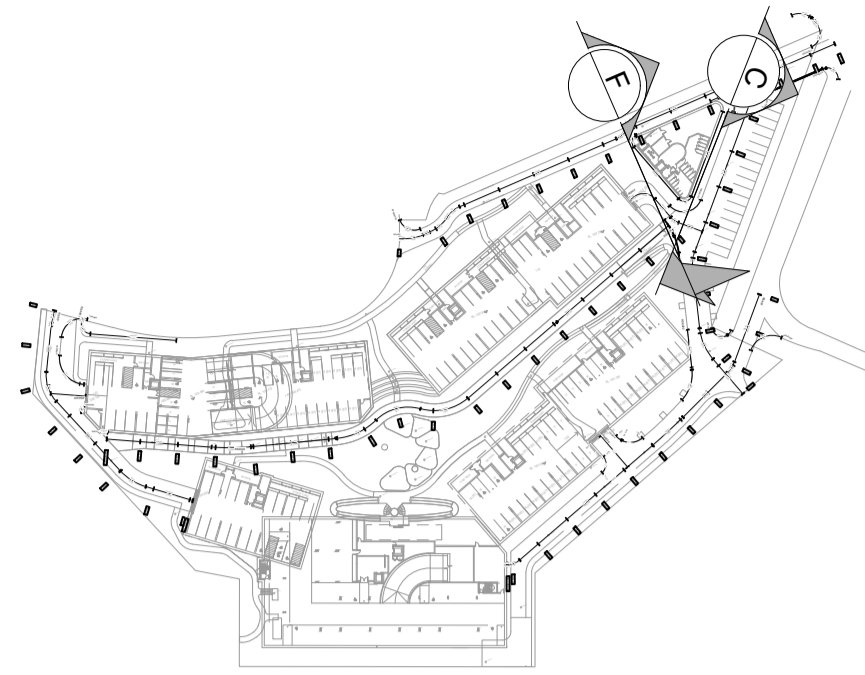
Andrew Arida
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 MIEAust (NO. 5579488)
 Professional Engineer (PRE0000268)
 Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
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Surveyor	METWEST SURVEYS	---	---	03.05.2025
Landscape				
Geotechnical				
Structural				
Hydraulic/Fire				
Mechanical				



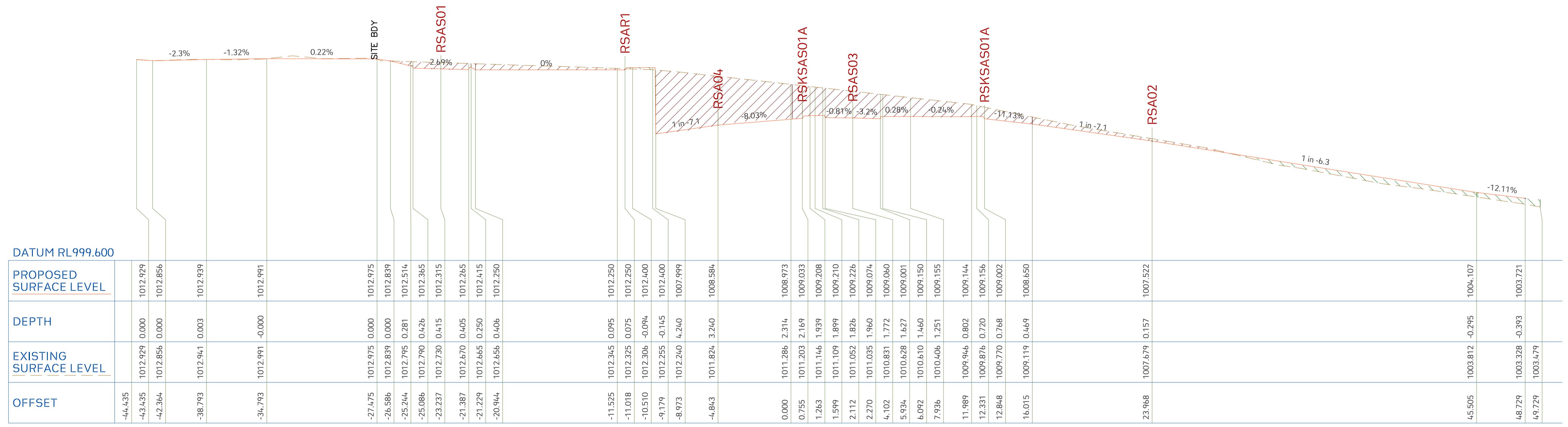
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KEYPLAN



Scale: H 150 : V 150

SECTION C



Scale: H 150 : V 150

SECTION F



Project No. 20240356-State Significant Development Application-CIV-DWG-1 Site Longitudinal Sections
 Drawing No. S301
 Scale: 1:100 ON ORIGINAL SIZE

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

Project: Proposed Residences Development
 Application: SSDA
 Address: 142-150 Narrow Neck Road, Katoomba 2780
 LGA: BLUE MOUNTAINS CITY Council

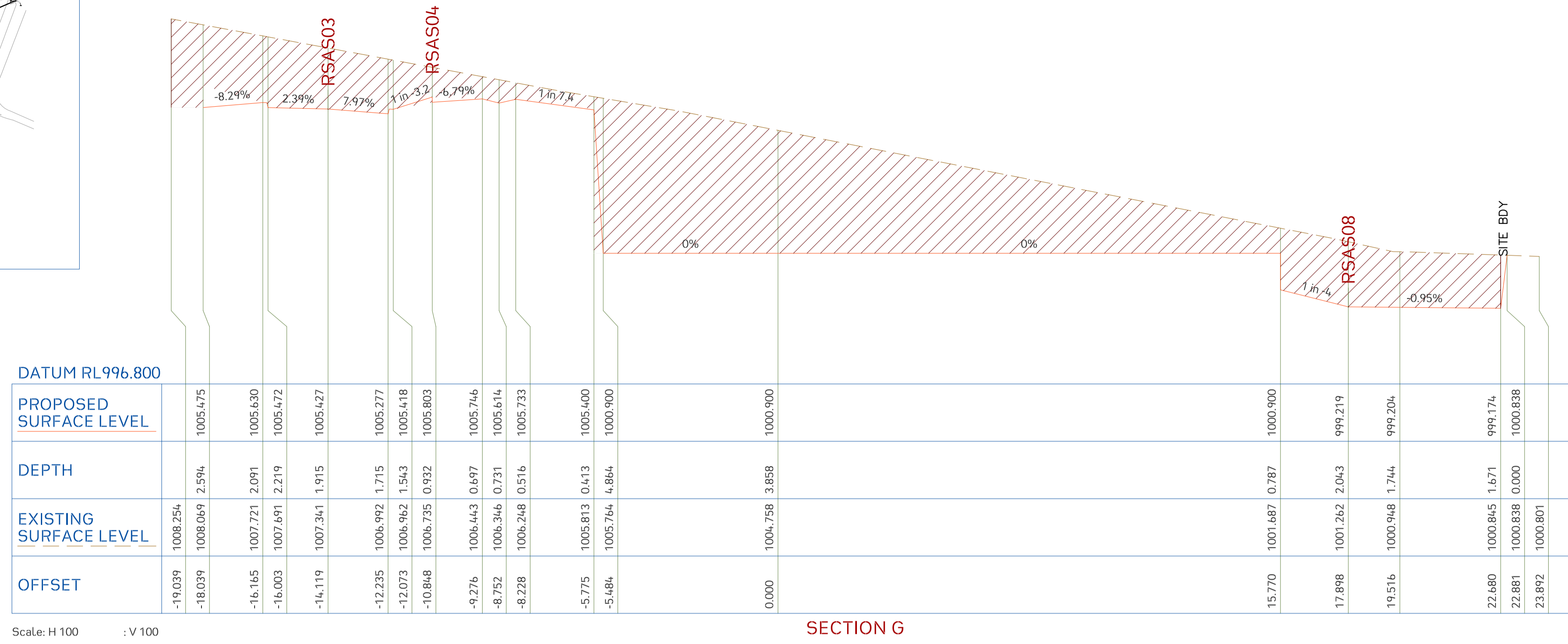
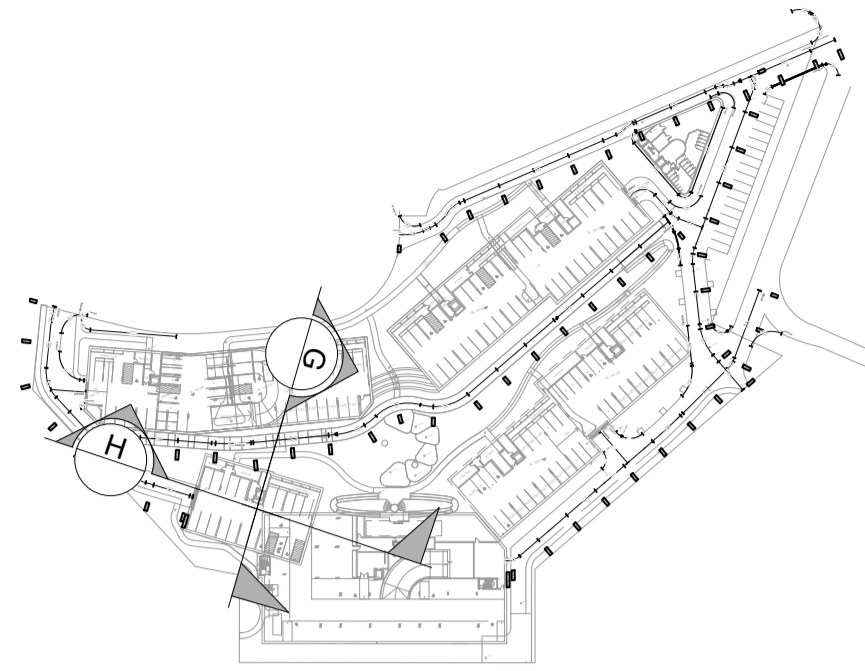
Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

Andrew Arida
 B.E Civil/Structural
 MIEAust (NO: 5579488)
 Professional Engineer (PRE0000268)
 Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antonides Architects	---	---	18.12.2025
Surveyor	METWEST SURVEYS	---	---	03.05.2025
Landscape				
Geotechnical				
Structural				
Hydraulic/Fire				
Mechanical				

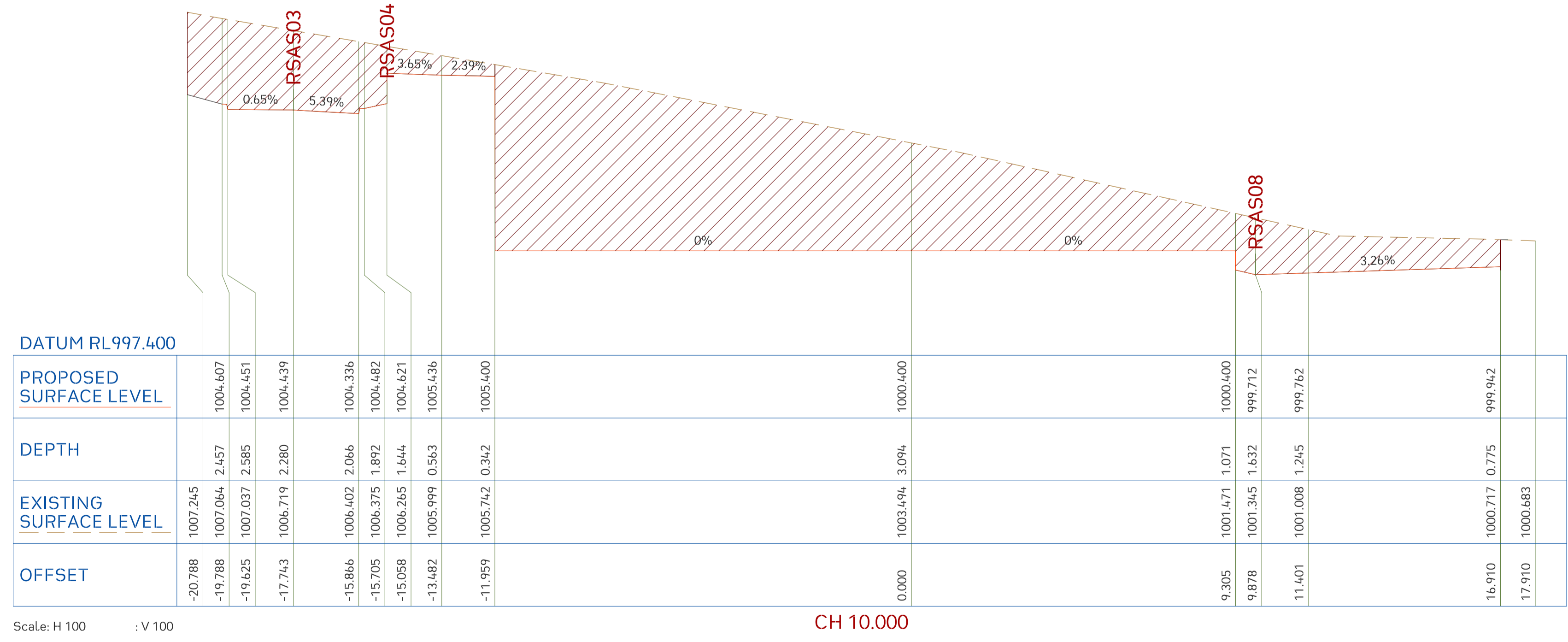
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KEYPLAN



Scale: H 100 : V 100

SECTION G

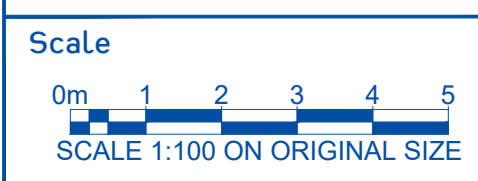


Scale: H 100 : V 100

CH 10.000



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S302
 Site Longitudinal Sections



Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

Project Proposed Residences Development
 Application SSDA
 Address 142-150 Narrow Neck Road, Katoomba 2780
 LGA BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

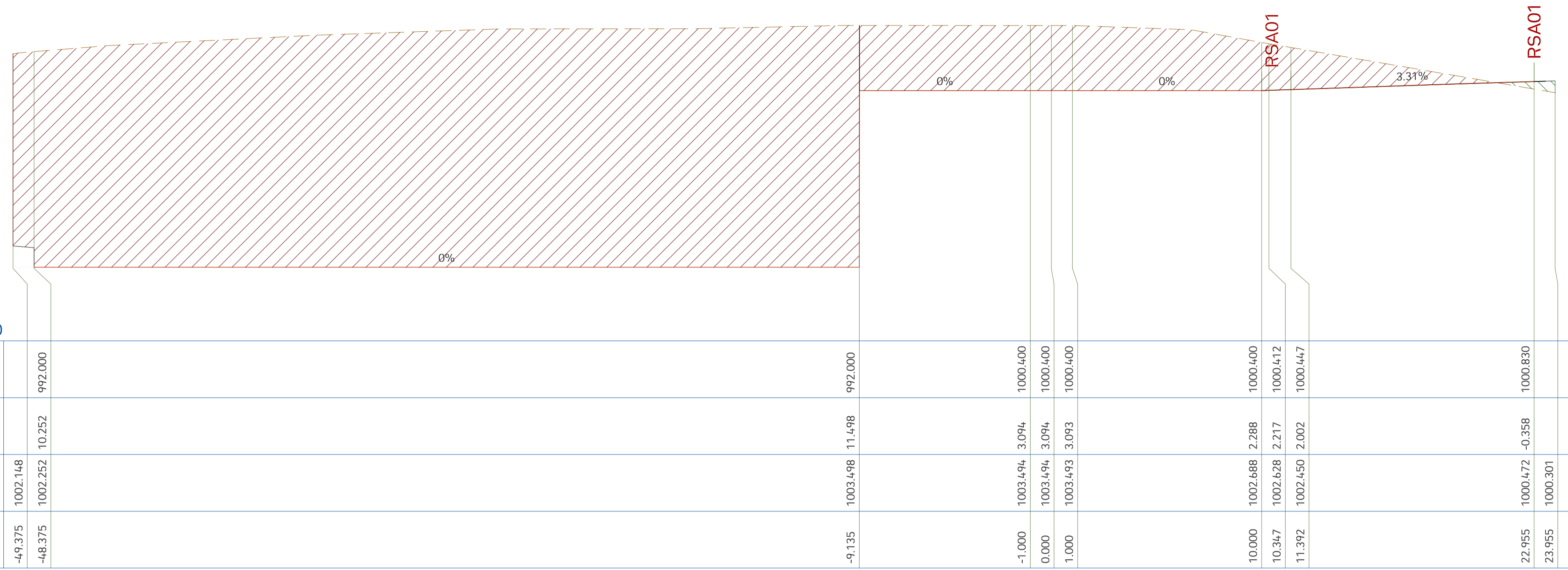
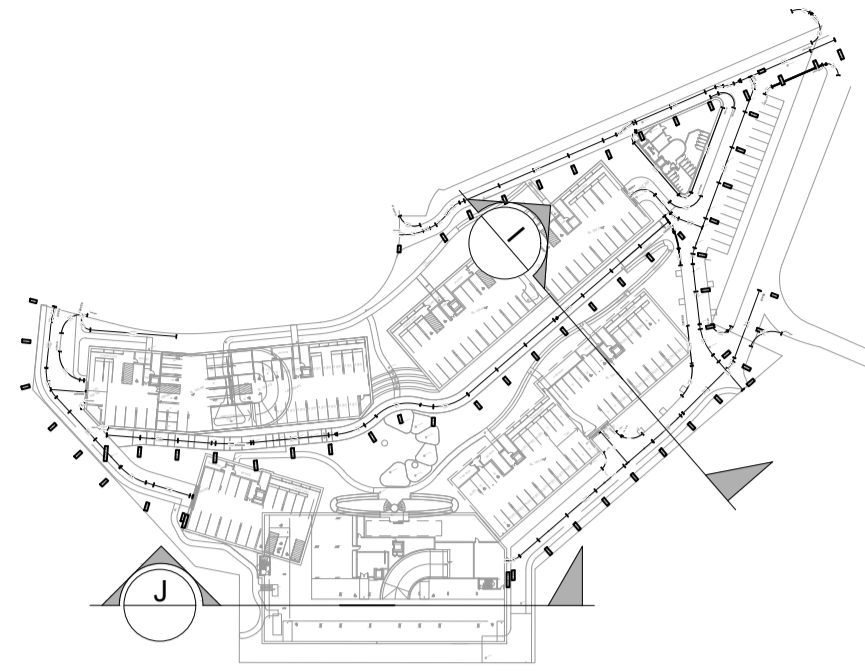
Andrew Arida
 B.E Civil/Structural
 MIEAust (NO. 5579488)
 Professional Engineer (PRE0000268)
 Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
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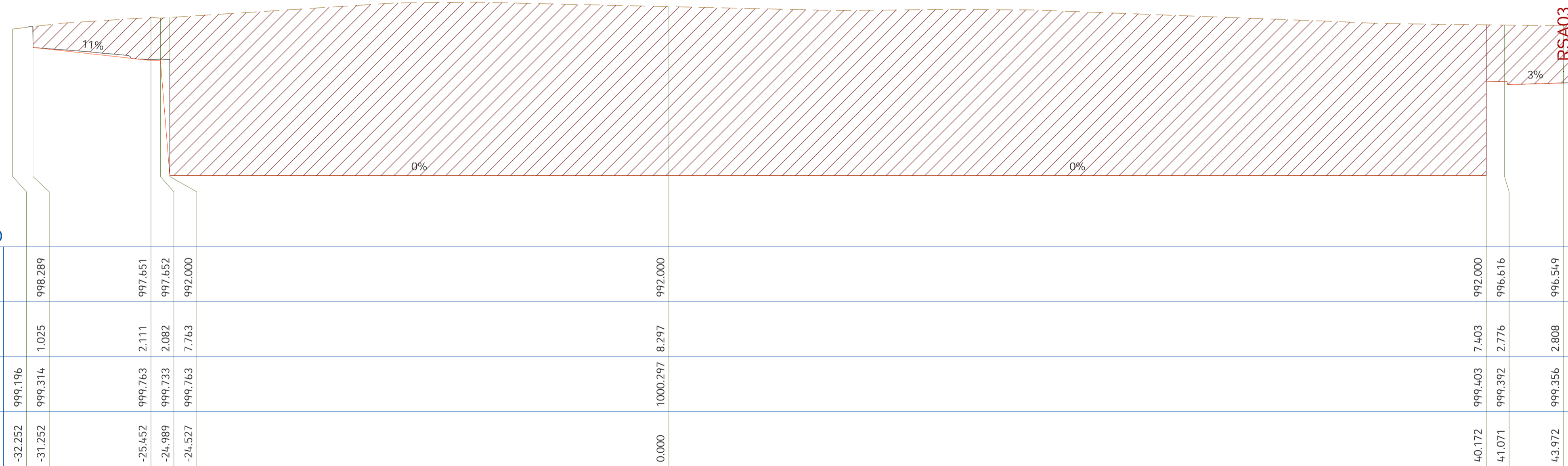
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KEYPLAN



Scale: H 150 : V 150

CH 0.000

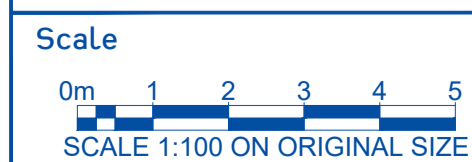


Scale: H 150 : V 150

CH 1.000



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S303
 Site Longitudinal Sections



Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

Project: Proposed Residences Development
 Application: SSDA
 Address: 142-150 Narrow Neck Road, Katoomba 2780
 LGA: BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
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HORIZONTAL CURVE DATA

VERTICAL CURVE LENGTH (m)

VERTICAL GEOMETRY GRADE (%)
VERTICAL GEOMETRY LENGTH (m)

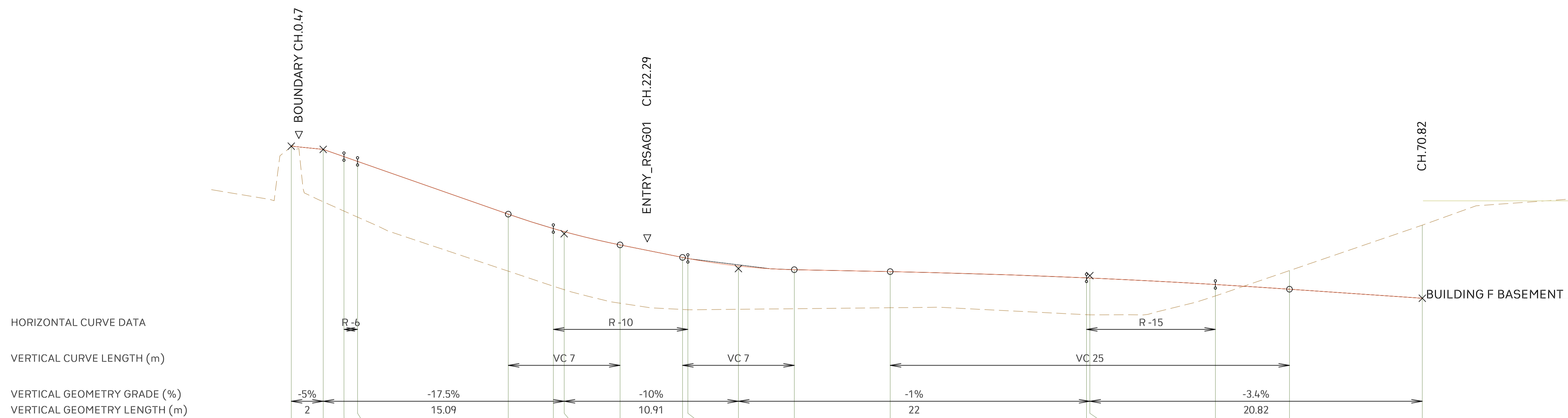
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FINISHED SURFACE LEVEL		1012.214	1012.145	1012.111	1012.099	1011.963	1011.766	1010.063	1009.084	1008.954	1008.580	1007.251	1006.178	1004.742	1004.453	1003.980	1003.683	1003.483
EXISTING SURFACE LEVEL		1013.144	1012.973	1012.884	1012.858	1012.639	1012.420	1010.751	1009.575	1009.474	1008.929	1007.399	1006.002	1004.497	1004.271	1003.756	1003.227	1002.639
CUT / FILL DEPTH		-0.930	-0.828	-0.773	-0.760	-0.676	-0.654	-0.688	-0.491	-0.520	-0.349	-0.148	0.176	0.245	0.182	0.224	0.455	0.845
CONTROL LINE CHAINAGE		0	2.278	3.426	3.832	7.332	10.832	37.02	48.343	49.52	52.677	62.02	68.724	77.702	79.51	83.01	86.51	89.83

A1 SCALE: H 1:150, V 1:75

LONGITUDINAL SECTION RSA02

	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S400 Road Long Sections	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antonides Architects</td> <td>---</td> <td>---</td> <td>18.12.2026</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antonides Architects	---	---	18.12.2026	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT: This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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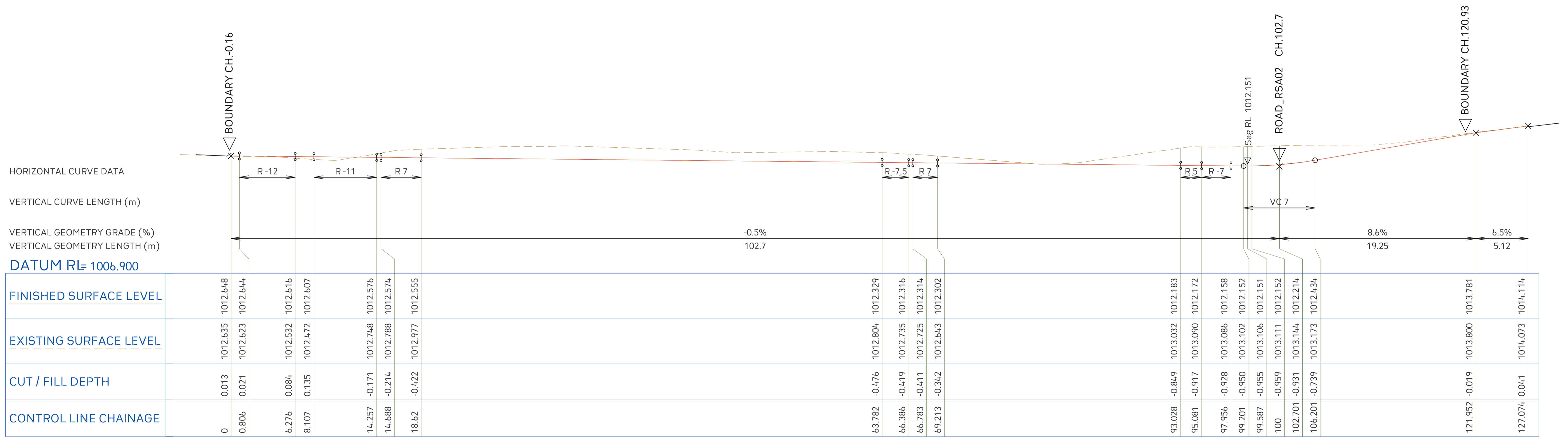


FINISHED SURFACE LEVEL	EXISTING SURFACE LEVEL	CUT / FILL DEPTH	CONTROL LINE CHAINAGE
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1005.059	1003.420	1.640	2
1004.832	1003.128	1.704	3.301
1004.683	1002.939	1.744	4.15
1003.032	1001.248	1.784	13.587
1002.581	1000.777	1.804	16.408
1002.485	1000.667	1.818	17.087
1002.069	1000.234	1.835	20.587
1001.678	1000.042	1.636	24.497
1001.645	1000.040	1.605	24.832
1001.407	1000.054	1.353	27.997
1001.293	1000.072	1.221	31.497
1001.233	1000.103	1.130	37.5
1001.038	999.885	1.153	49.789
1001.033	999.880	1.153	50
1000.830	1000.472	0.358	57.861
1000.683	1001.266	-0.583	62.5
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A1 SCALE: H 1:150, V 1:75

LONGITUDINAL SECTION RSA01

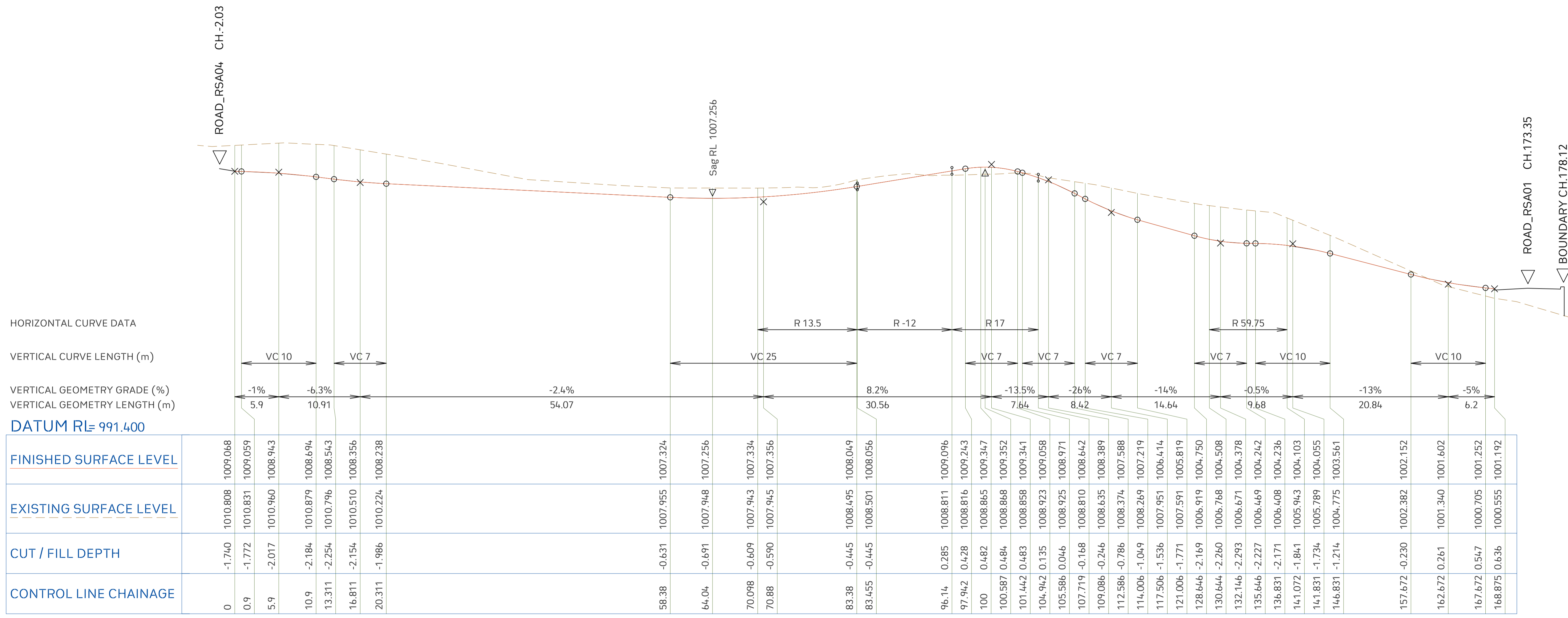
	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S401 Road Long Sections	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table> <p>Andrew Arida B.E Civil/Structural MIEAust (NO. 5579488) Professional Engineer (PRE0000268) Design Practitioner (DEP0000455)</p>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antoniades Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.16.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antoniades Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.16.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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Scale SCALE 1:150 ON ORIGINAL SIZE																																																																				



A1 SCALE: H 1:200, V 1:100

LONGITUDINAL SECTION RSAS01

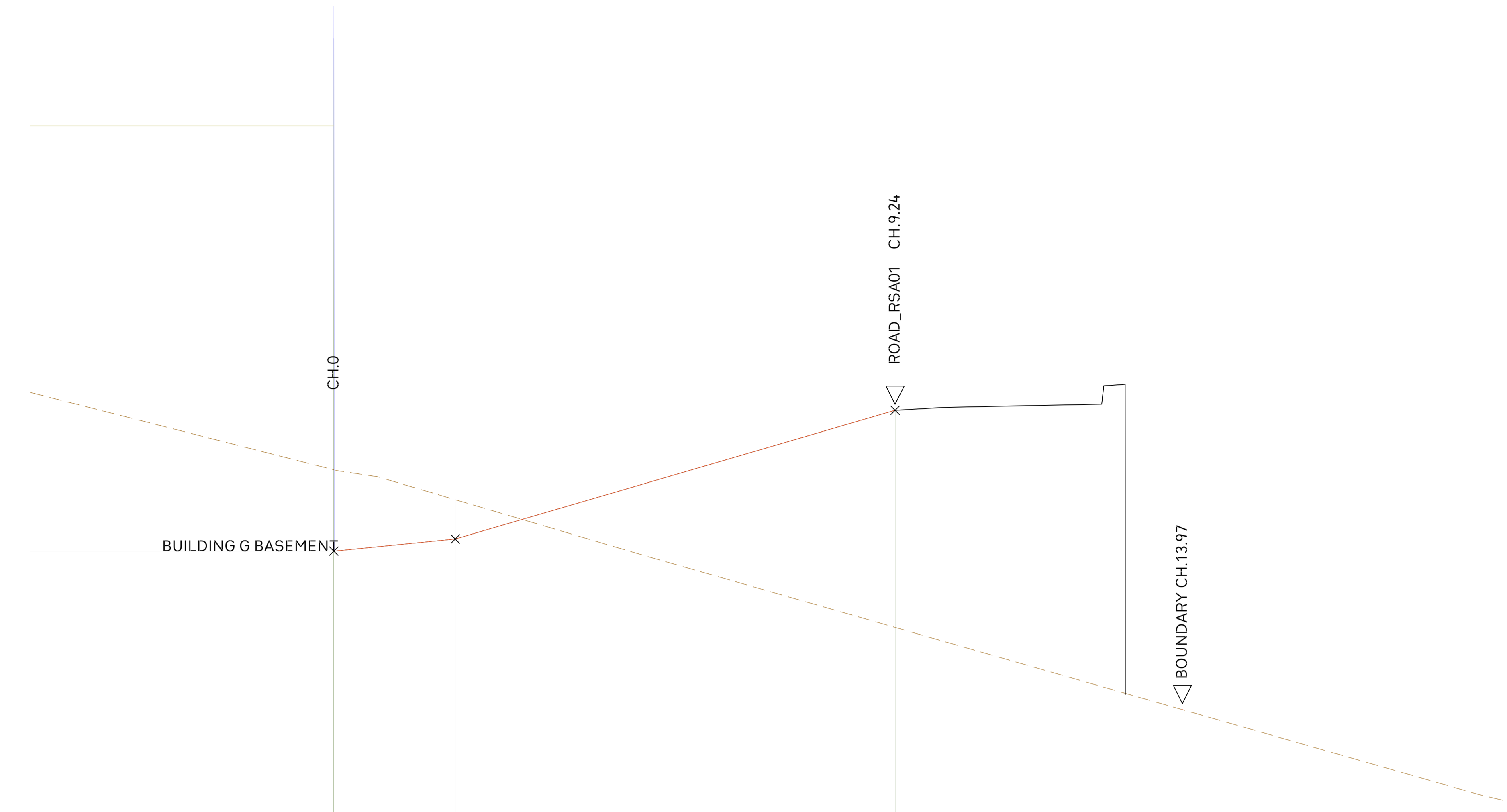
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A1 SCALE: H 1:300, V 1:150

LONGITUDINAL SECTION RSAS03

	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S403 Road Long Sections	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table> <p>Andrew Arida B.E Civil/Structural MIEAust (NO. 5579488) Professional Engineer (PRE0000268) Design Practitioner (DEP0000455)</p>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antonides Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antonides Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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VERTICAL GEOMETRY GRADE (%)

VERTICAL GEOMETRY LENGTH (m)

DATUM RL= 997.300

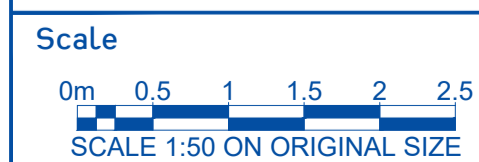
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FINISHED SURFACE LEVEL	1000.740	1000.840	1001.900
EXISTING SURFACE LEVEL	1001.409	1001.163	1000.112
CUT / FILL DEPTH	-0.669	-0.323	1.788
CONTROL LINE CHAINAGE	0	2	9.243

A1 SCALE: H 1:50, V 1:25

LONG SECTION RSAG01 ENTRY BLDG G



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S405
 Road Long Sections



Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

Project Proposed Residences Development
 Application SSDA
 Address 142-150 Narrow Neck Road Katoomba 2780
 LGA BLUE MOUNTAINS CITY Council

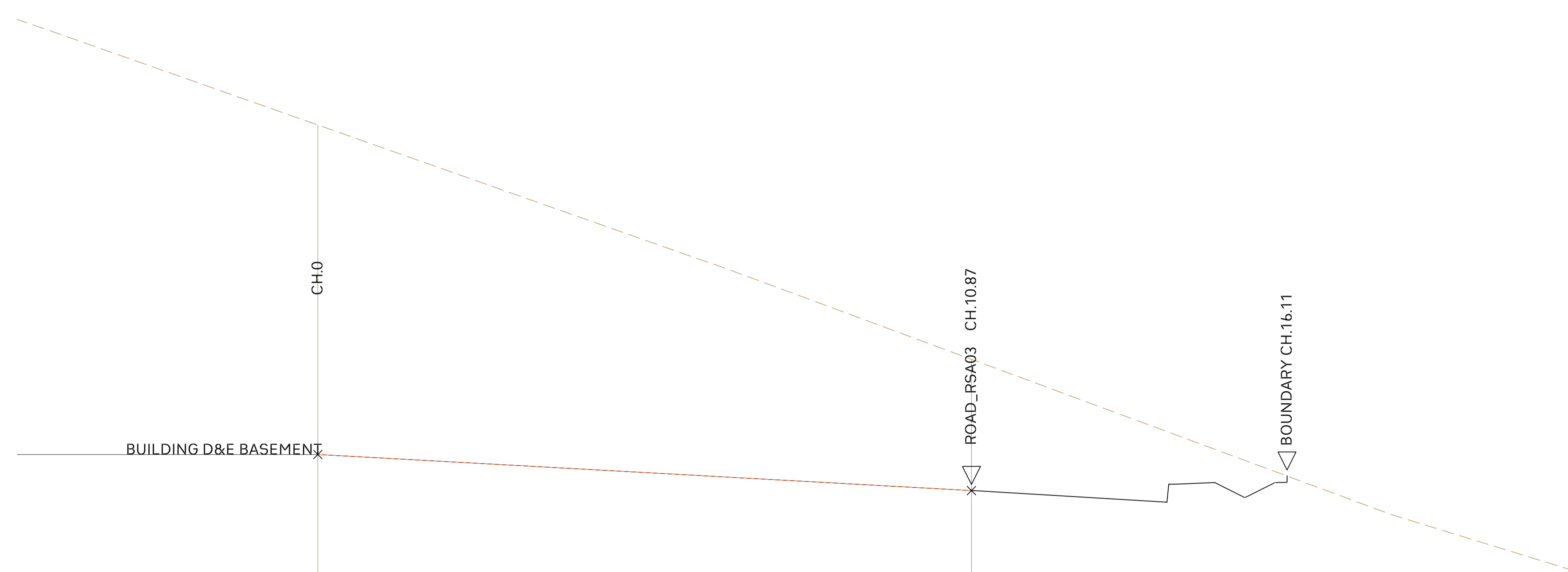
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Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

Andrew Arida
 B.E Civil/Structural
 MIEAust (NO. 5579488)
 Professional Engineer (PRE0000268)
 Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antoniades Architects	---	---	18.12.2025
Surveyor	METWEST SURVEYS	---	---	03.05.2025
Landscape	XERISCAPES	---	---	15.01.2026
Geotechnical				
Structural				
Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025
Mechanical				



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HORIZONTAL CURVE DATA

VERTICAL CURVE LENGTH (m)

VERTICAL GEOMETRY GRADE (%)
VERTICAL GEOMETRY LENGTH (m)

DATUM RL= 998.200

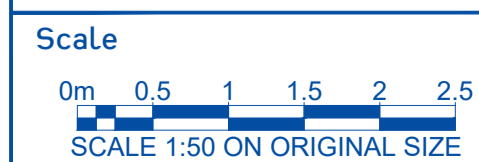
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EXISTING SURFACE LEVEL		1003.208		1001.260
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CONTROL LINE CHAINAGE		-0		10.867

A1 SCALE: H 1:50, V 1:25

LONG SECTION RSA03E ENTRY BLDG D & E



Project No. 20240356-State Significant Development Application-CIV-DWG-1
Drawing No. S406
Road Long Sections



Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
Architect

VDM Prime Pty Ltd
Client

Project Proposed Residences Development
Application SSDA
Address 142-150 Narrow Neck Road Katoomba 2780
LGA BLUE MOUNTAINS CITY Council

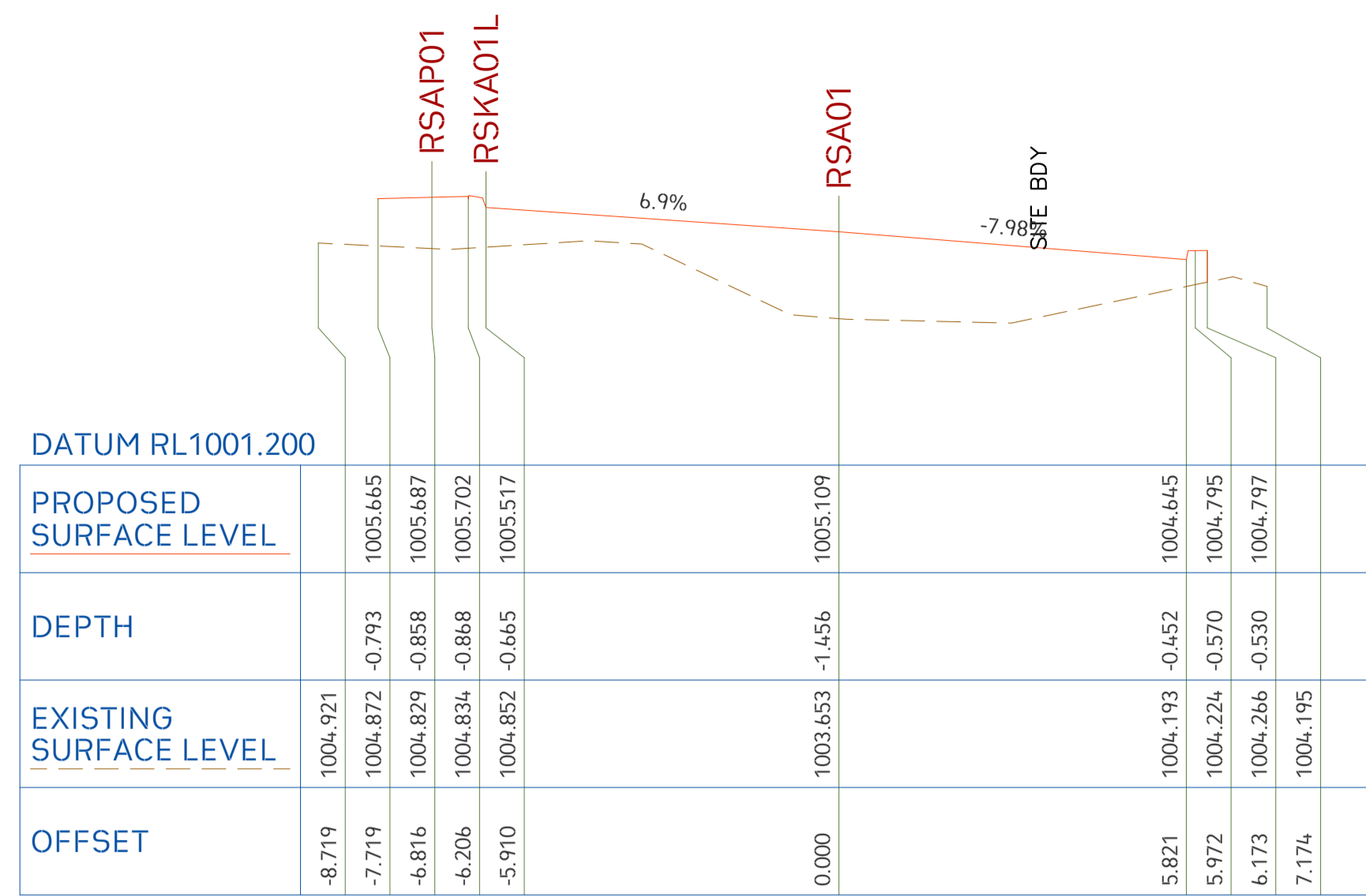
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Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

Andrew Arida
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MIEAust (NO. 5579488)
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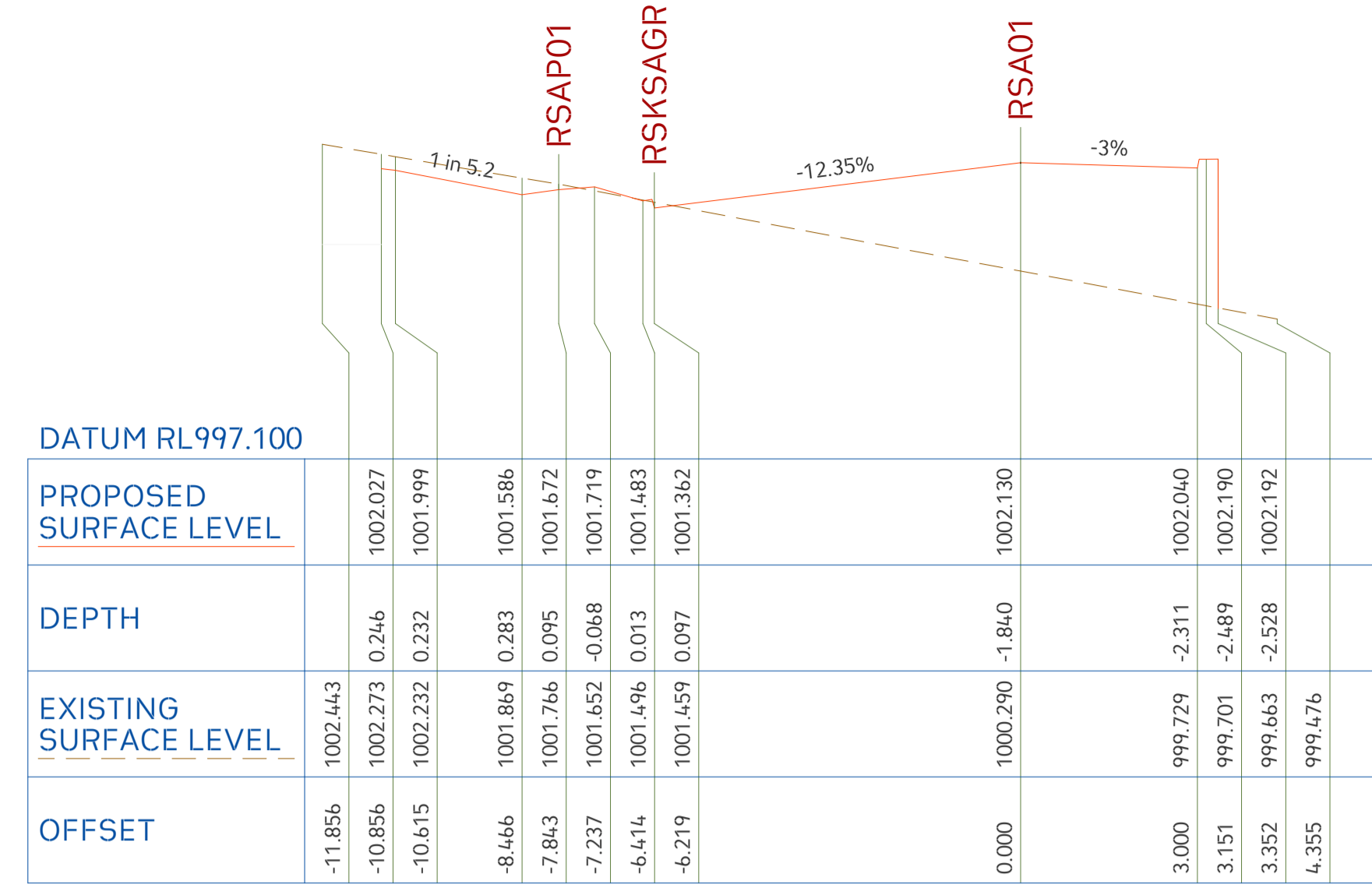
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Landscape	XERISCAPES	---	---	15.01.2026
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Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025
Mechanical				



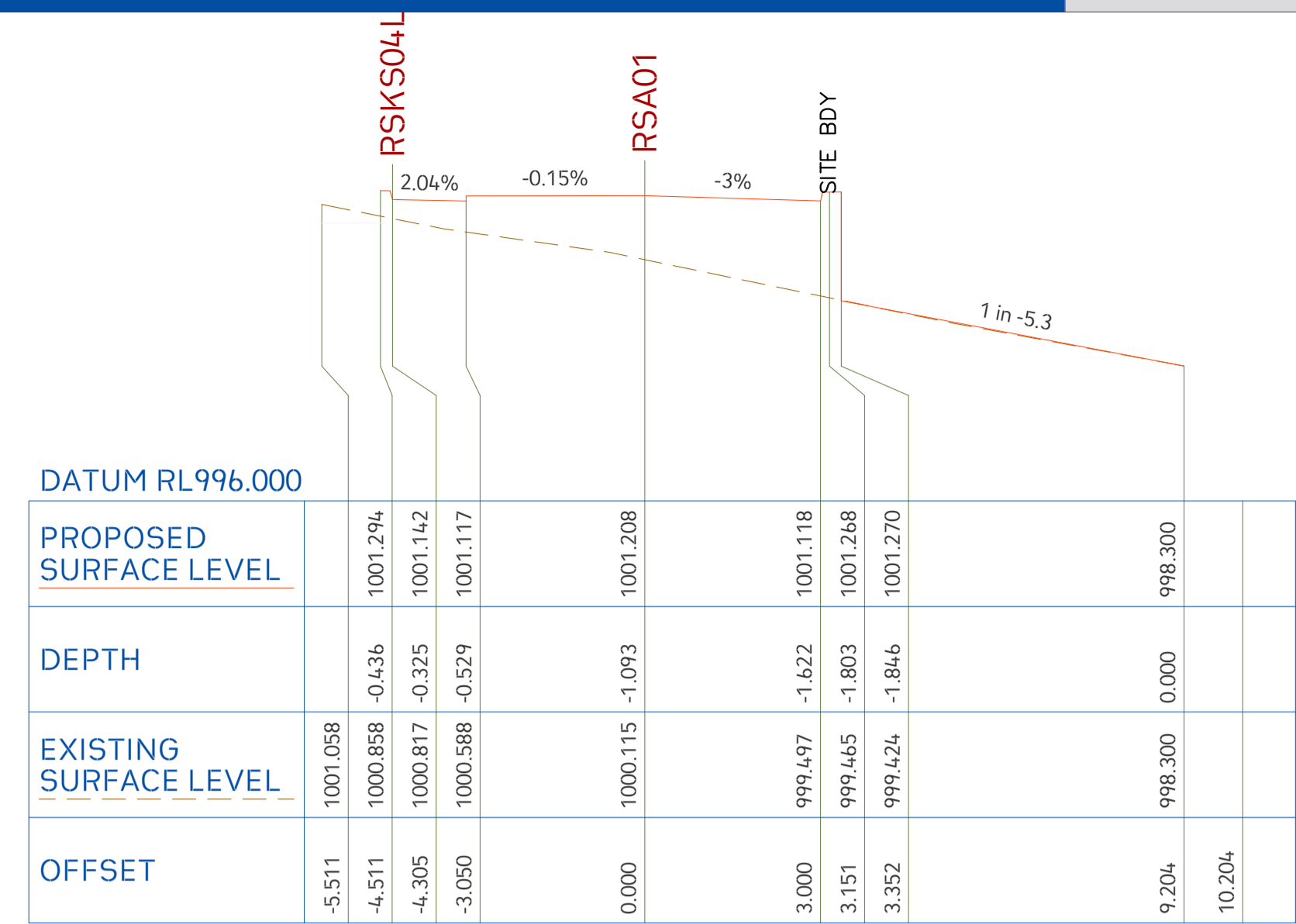
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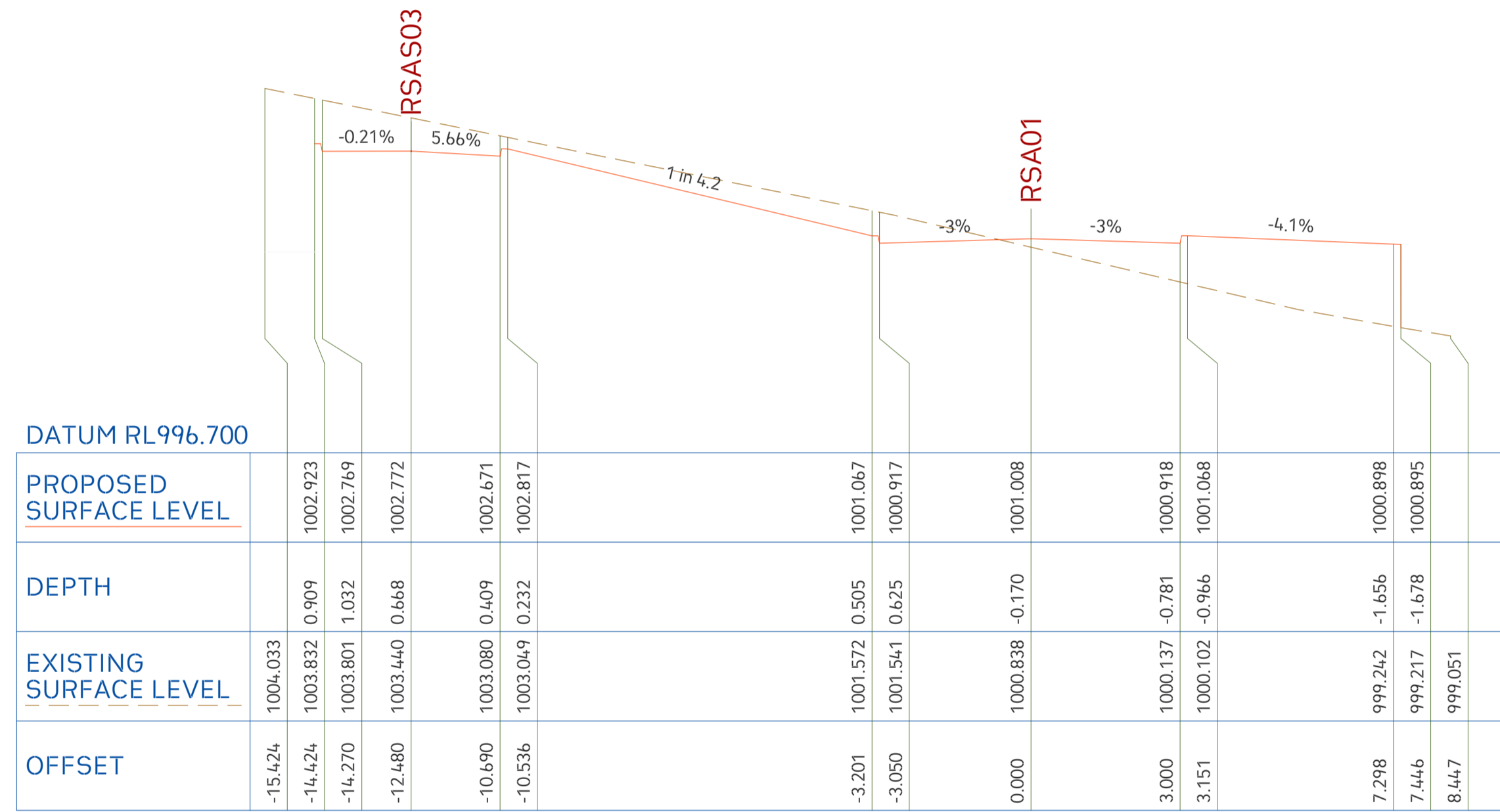
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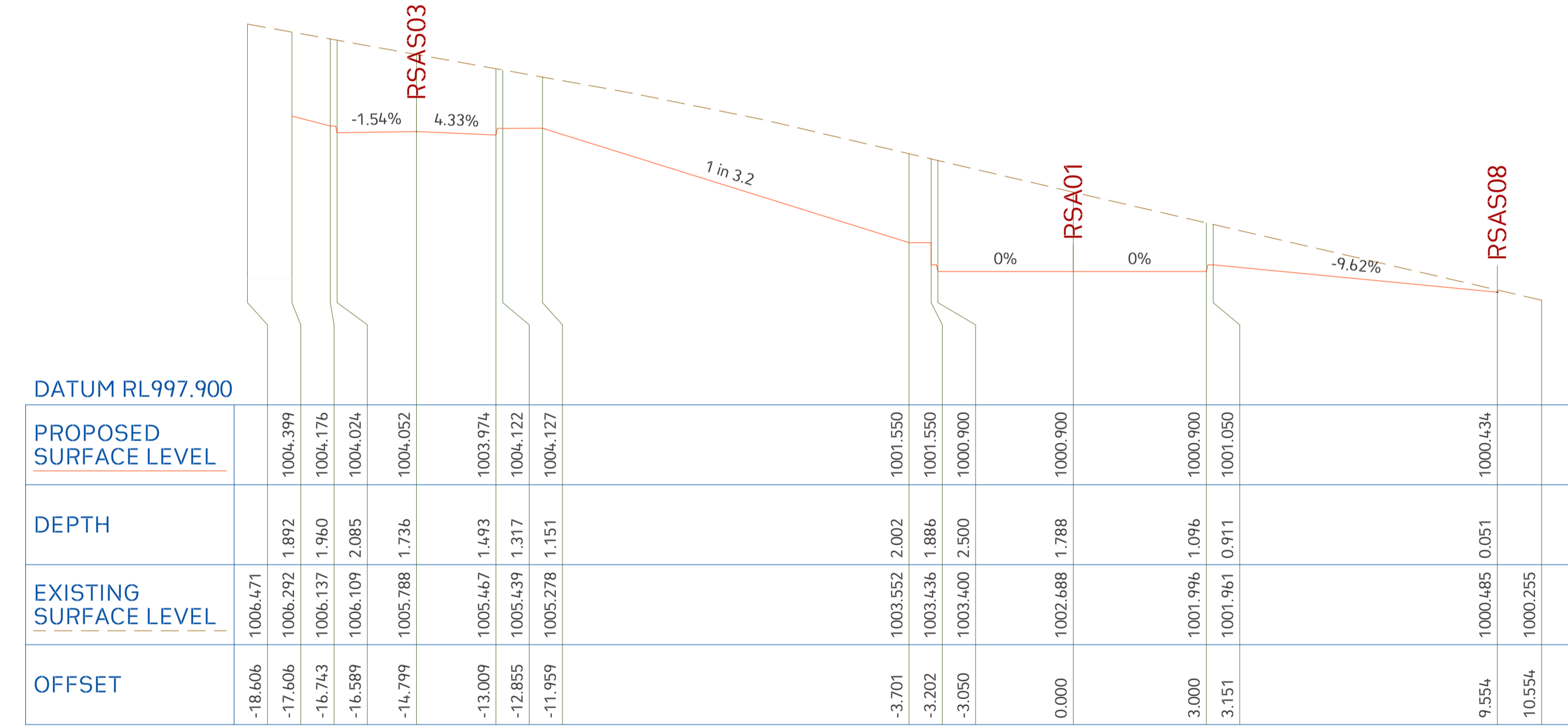
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Scale: H 100 : V 100 CH 40.000



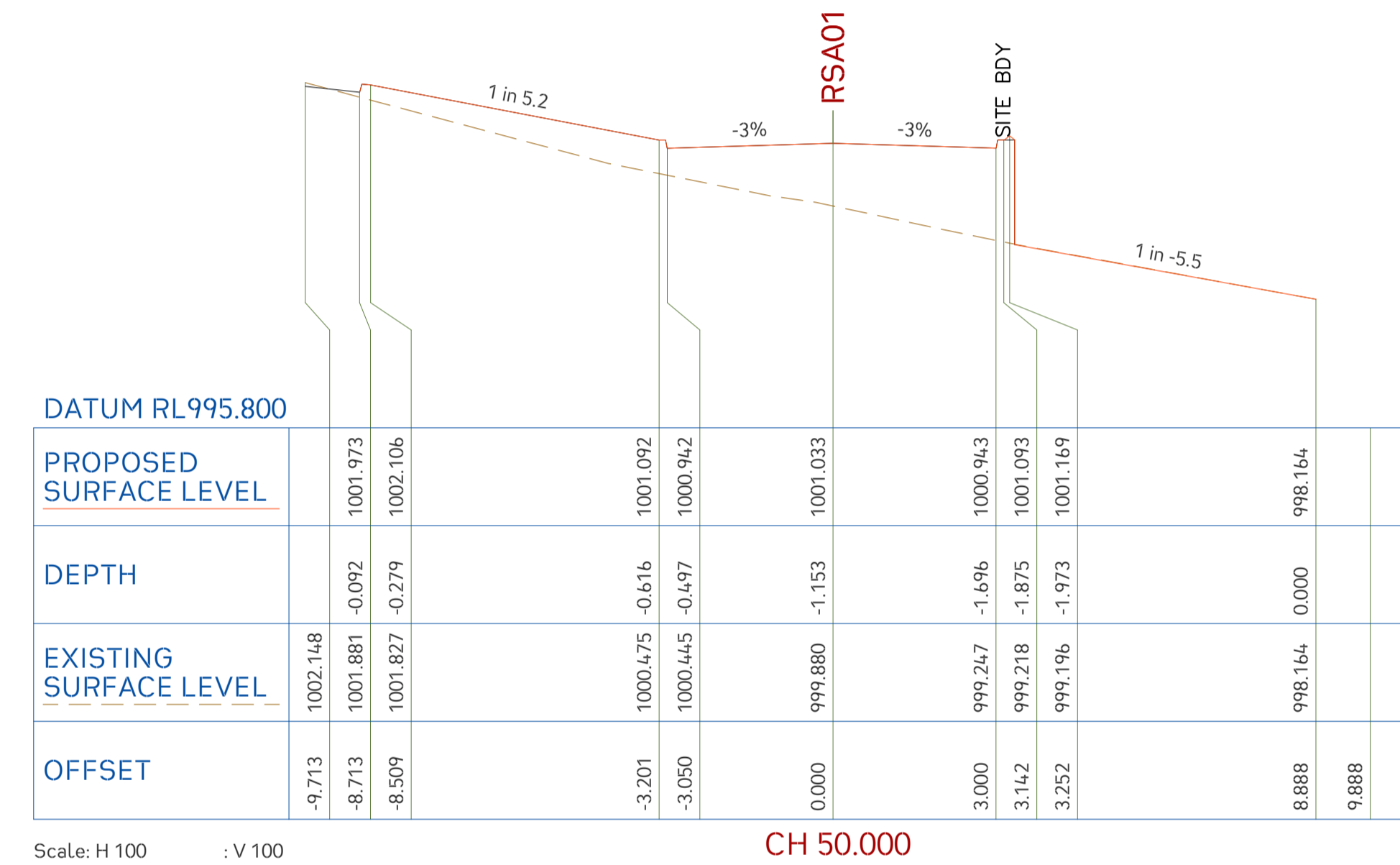
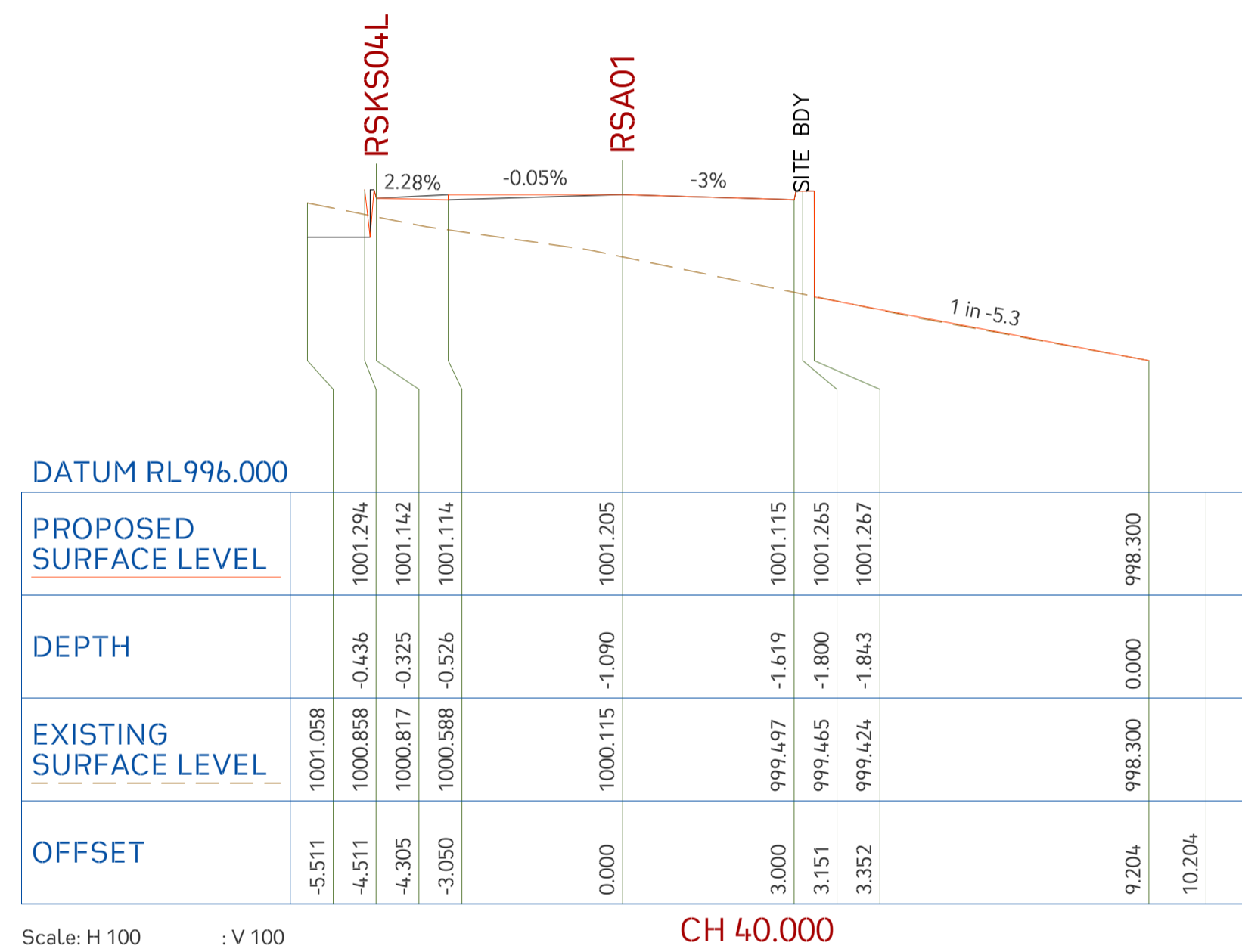
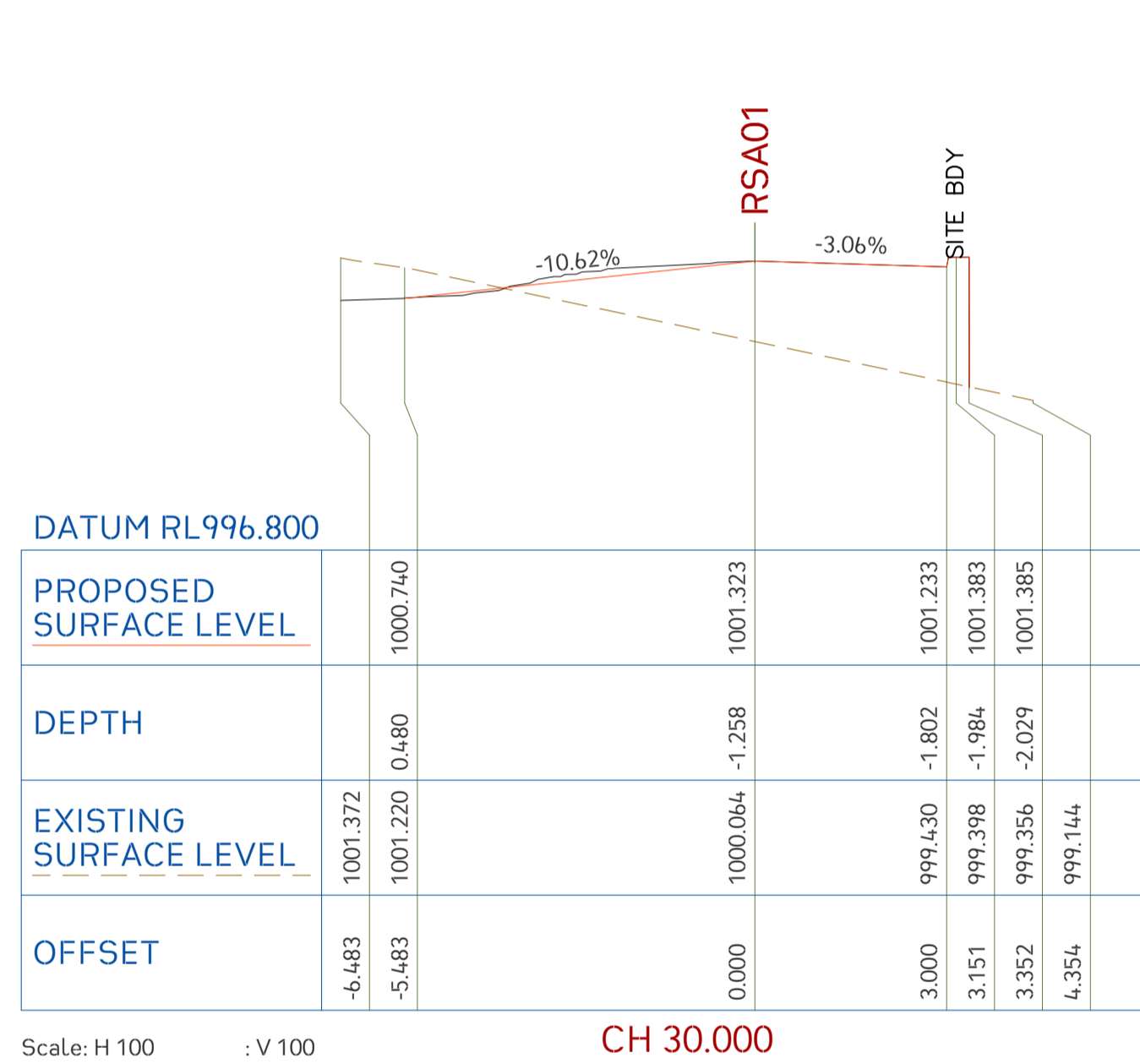
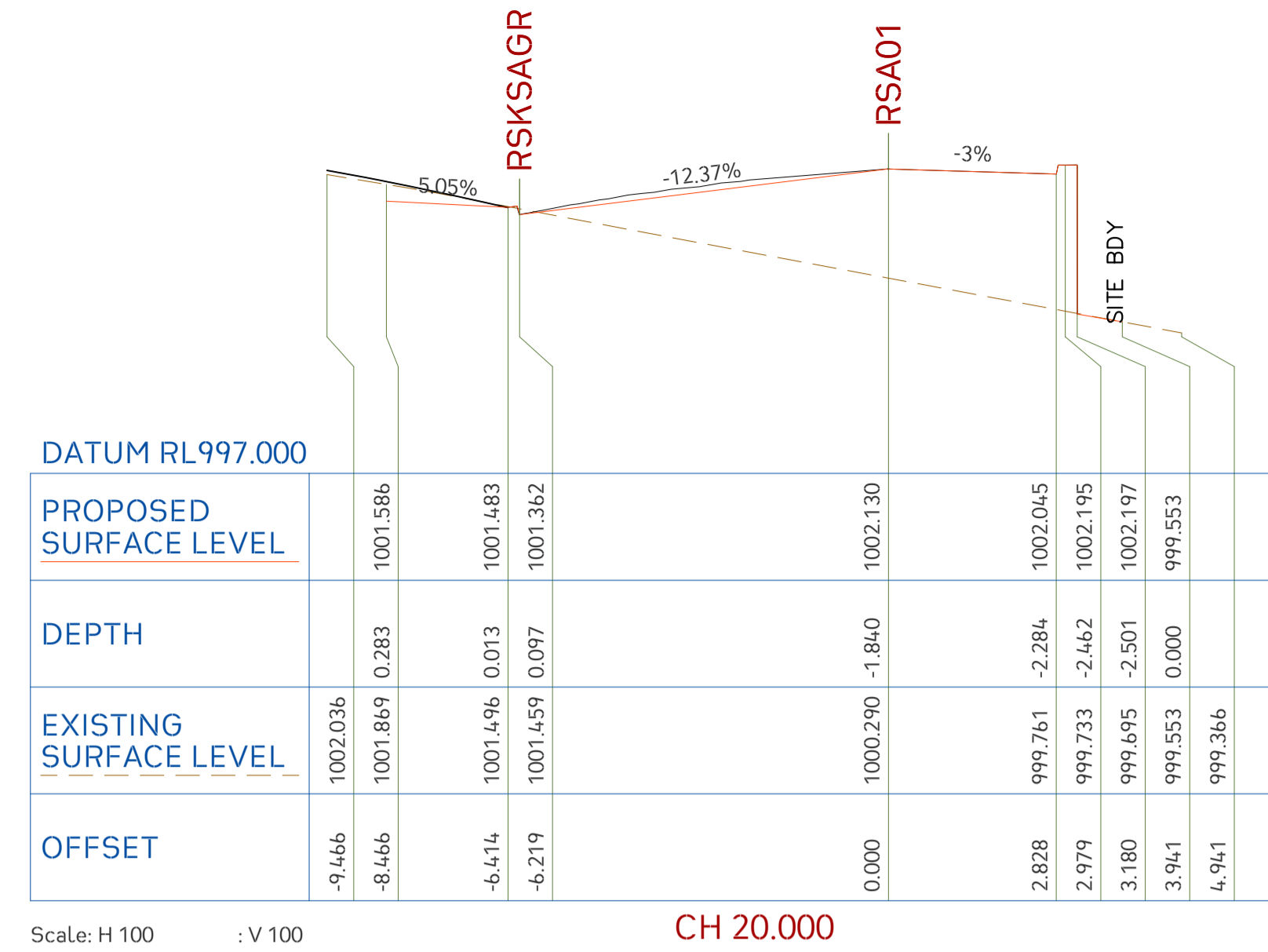
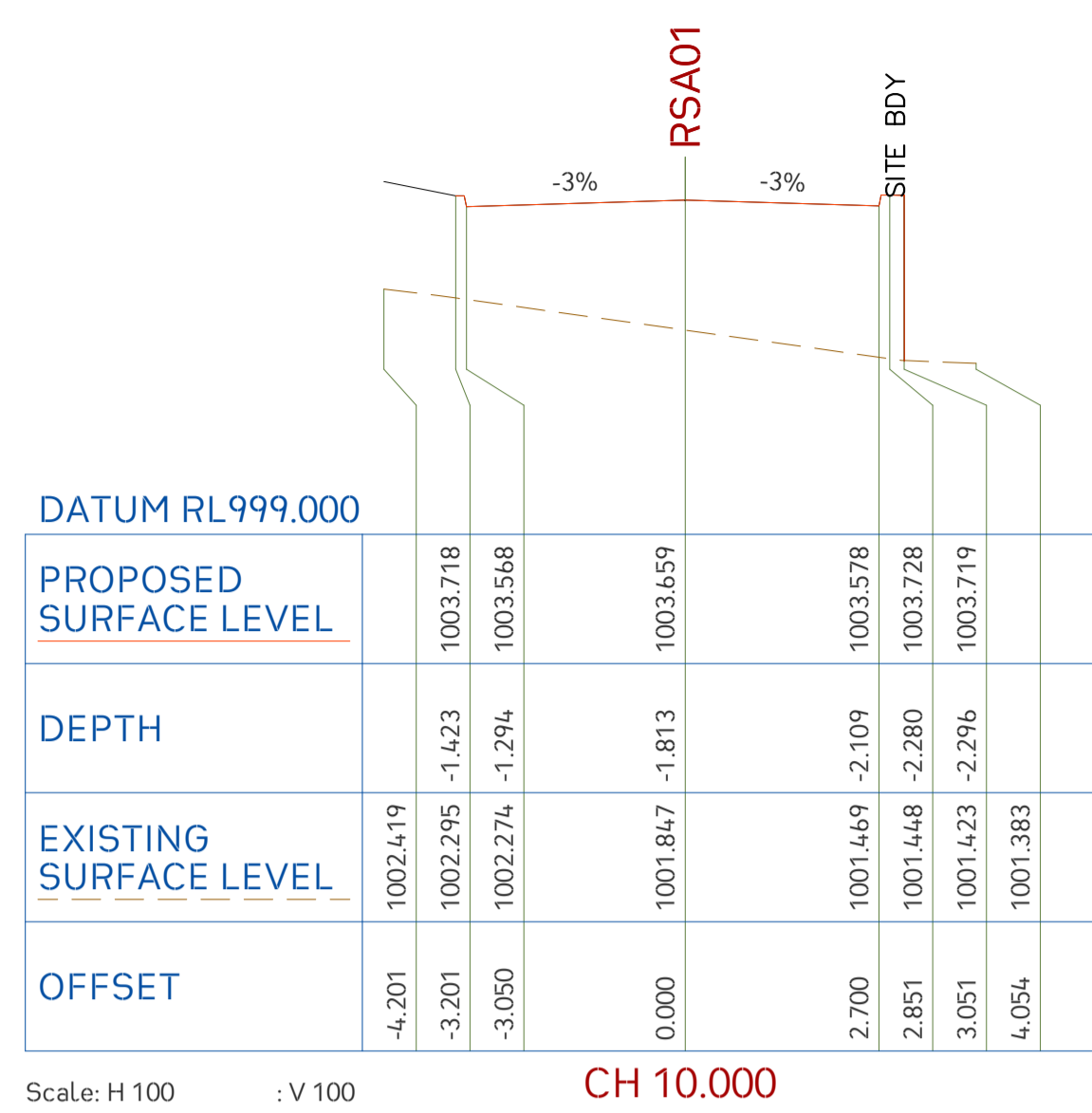
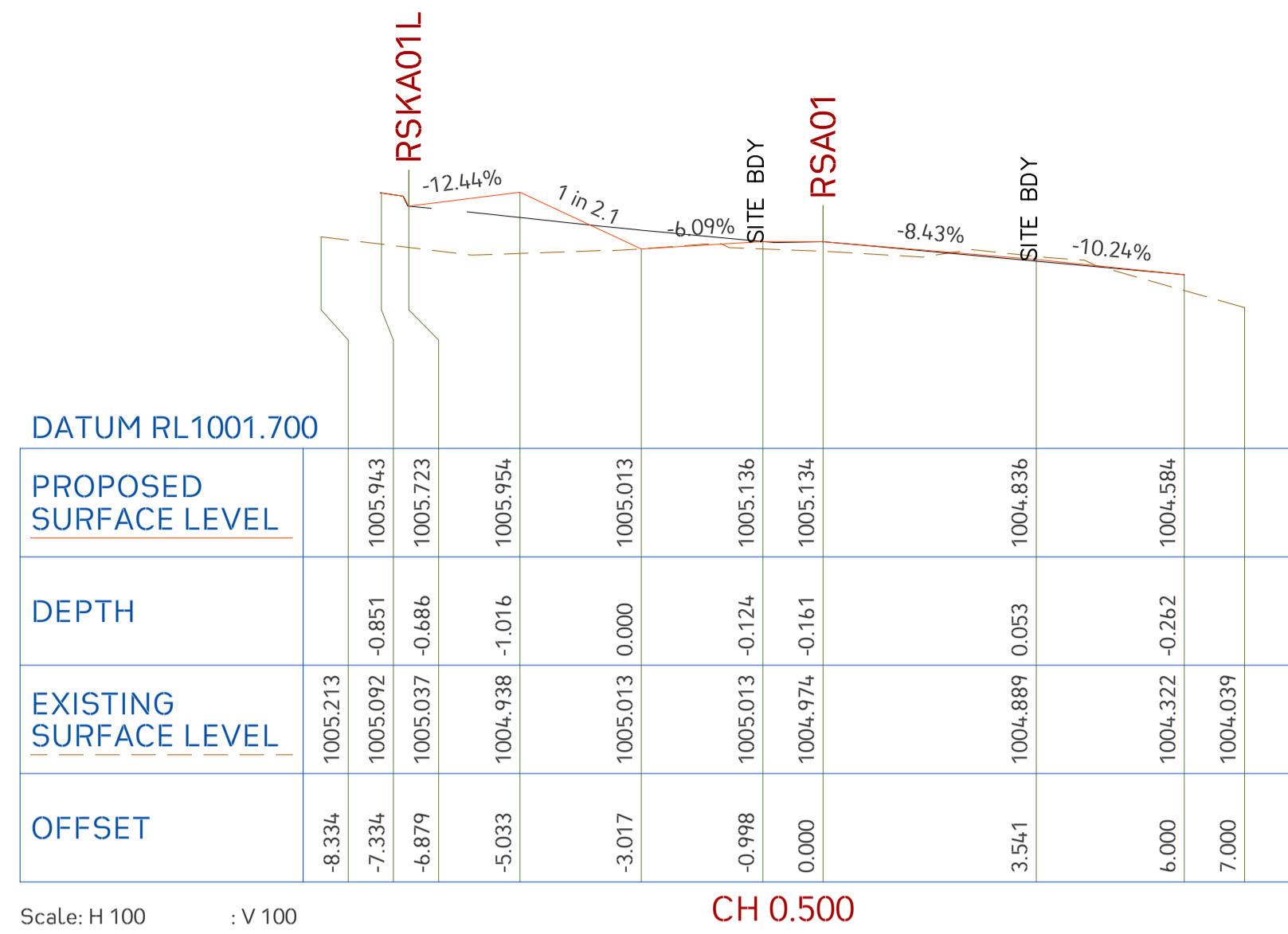
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12d Model Horizontal Scale 1:100

	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S407 Road Cross Sections	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antoniades Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2024</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antoniades Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2024	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT: This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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12d Model
Horizontal Scale 1:100



Project No. 20240356-State Significant Development Application-CIV-DWG-1
Drawing No. S408
Road Cross Sections

Scale
0m 1 2 3 4 5
SCALE 1:100 ON ORIGINAL SIZE

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
Architect

VDM Prime Pty Ltd
Client

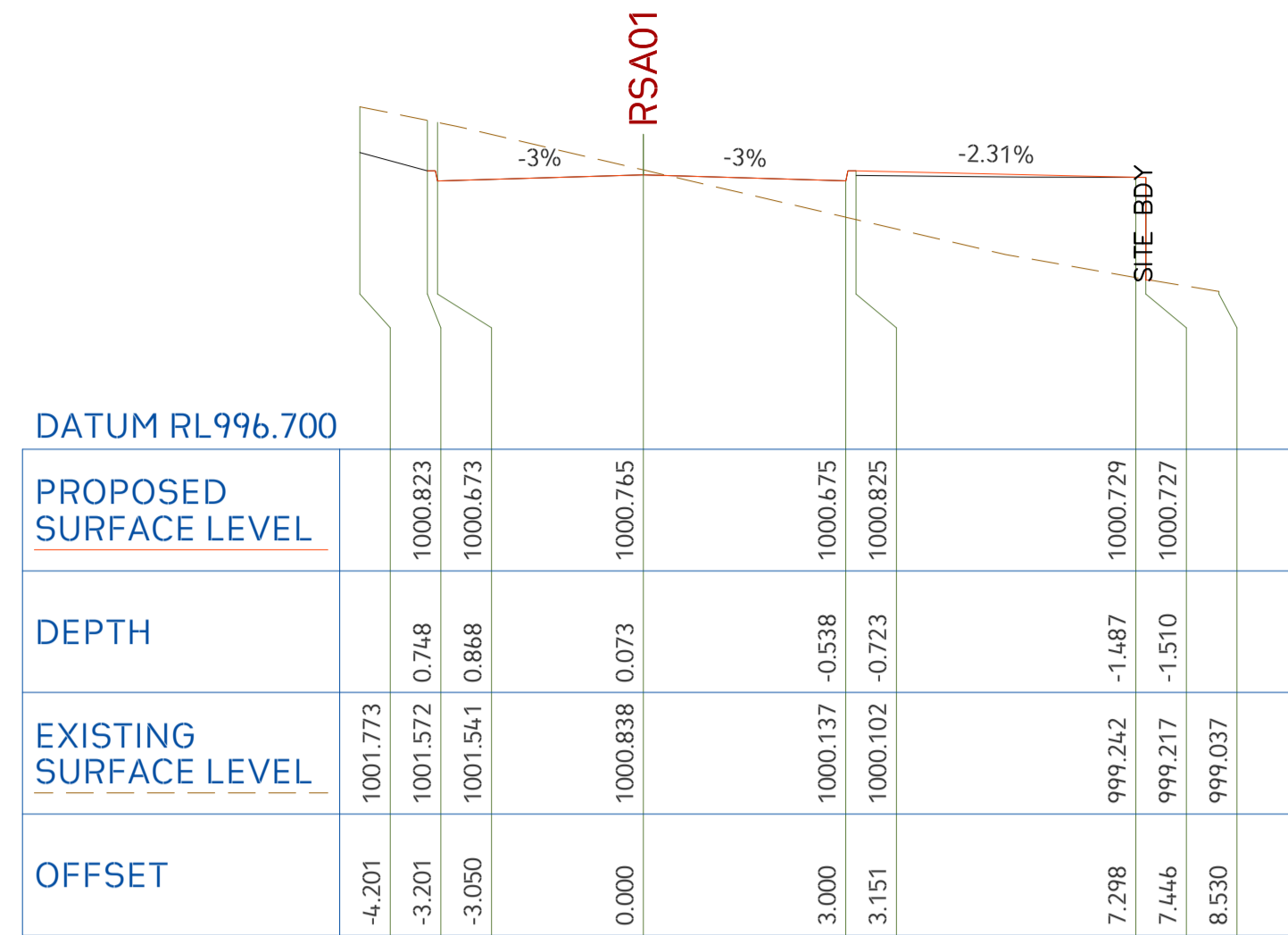
Project Proposed Residences Development
Application SSDA
Address 142-150 Narrow Neck Road Katoomba 2780
LGA BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

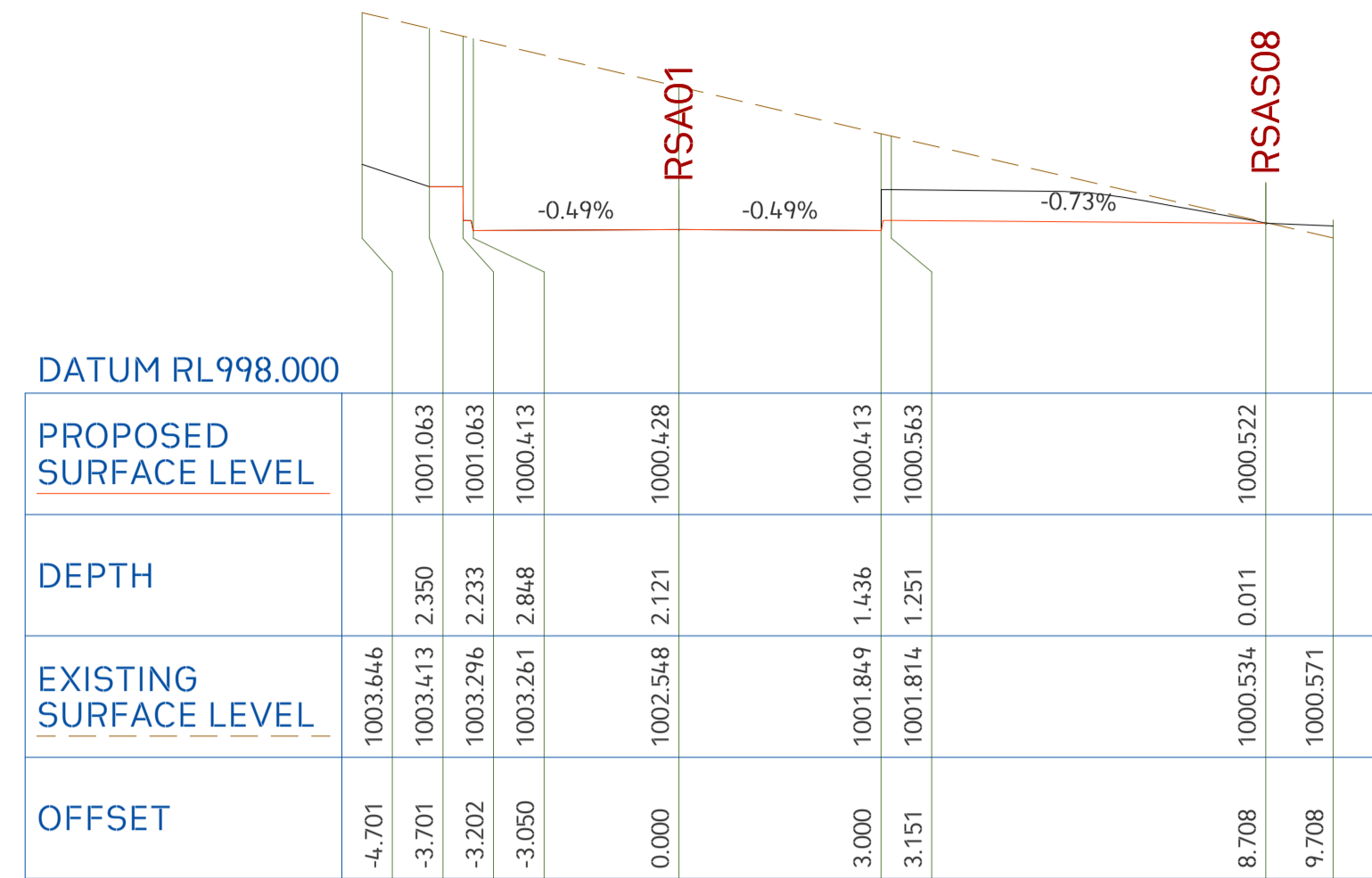
Andrew Arida
B.E Civil/Structural
MIEAust (NO. 5579488)
Professional Engineer (PRE0000268)
Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antonides Architects	---	---	18.12.2025
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Scale: H 100 : V 100 CH 60.000



Scale: H 100 : V 100 CH 70.000

12d Model
Horizontal Scale 1:100



Project No. 20240356-State Significant Development Application-CIV-DWG-1
Drawing No. S409
Road Cross Sections

Scale
0m 1 2 3 4 5
SCALE 1:100 ON ORIGINAL SIZE

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
Architect

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Project Proposed Residences Development
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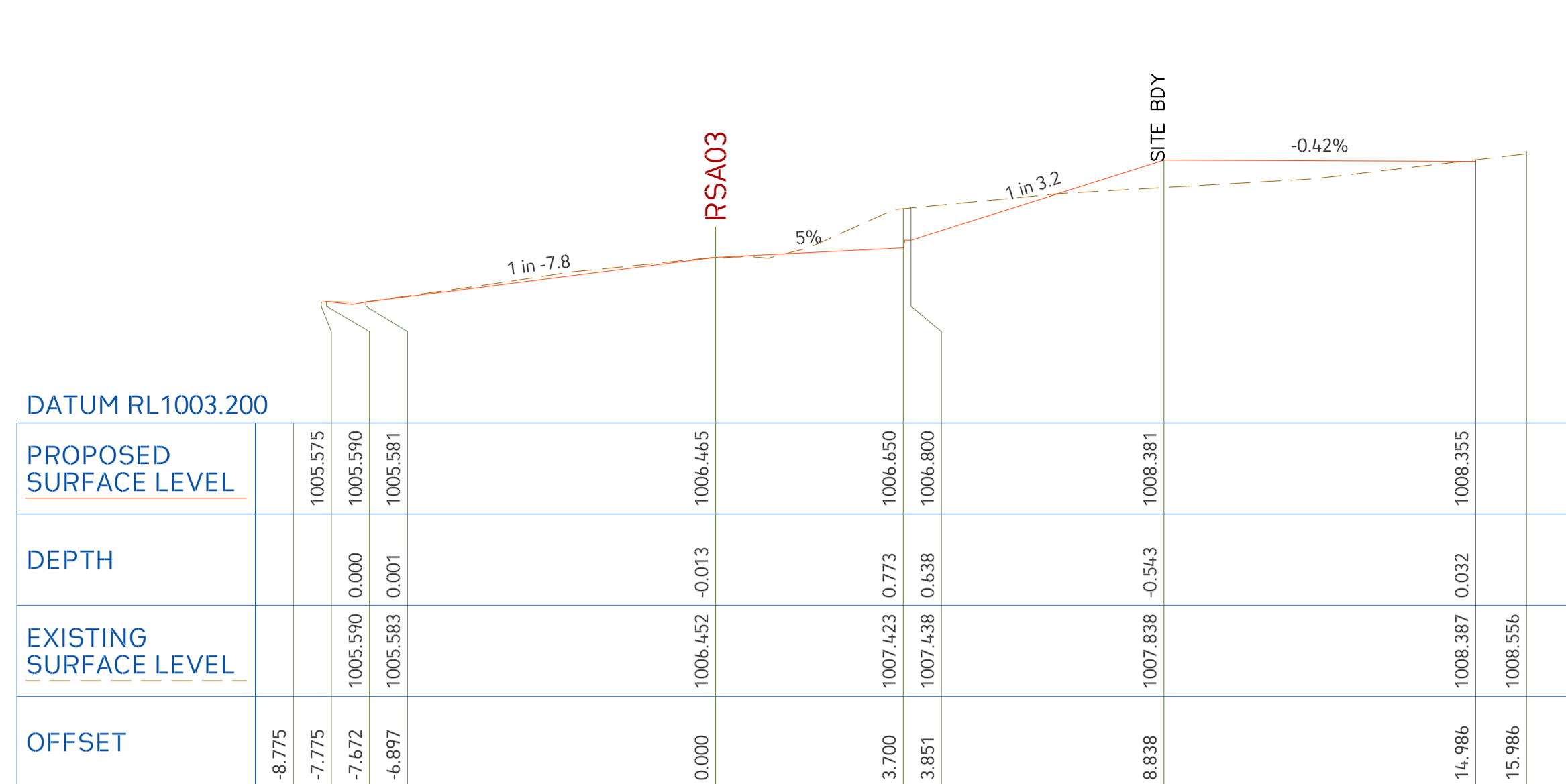
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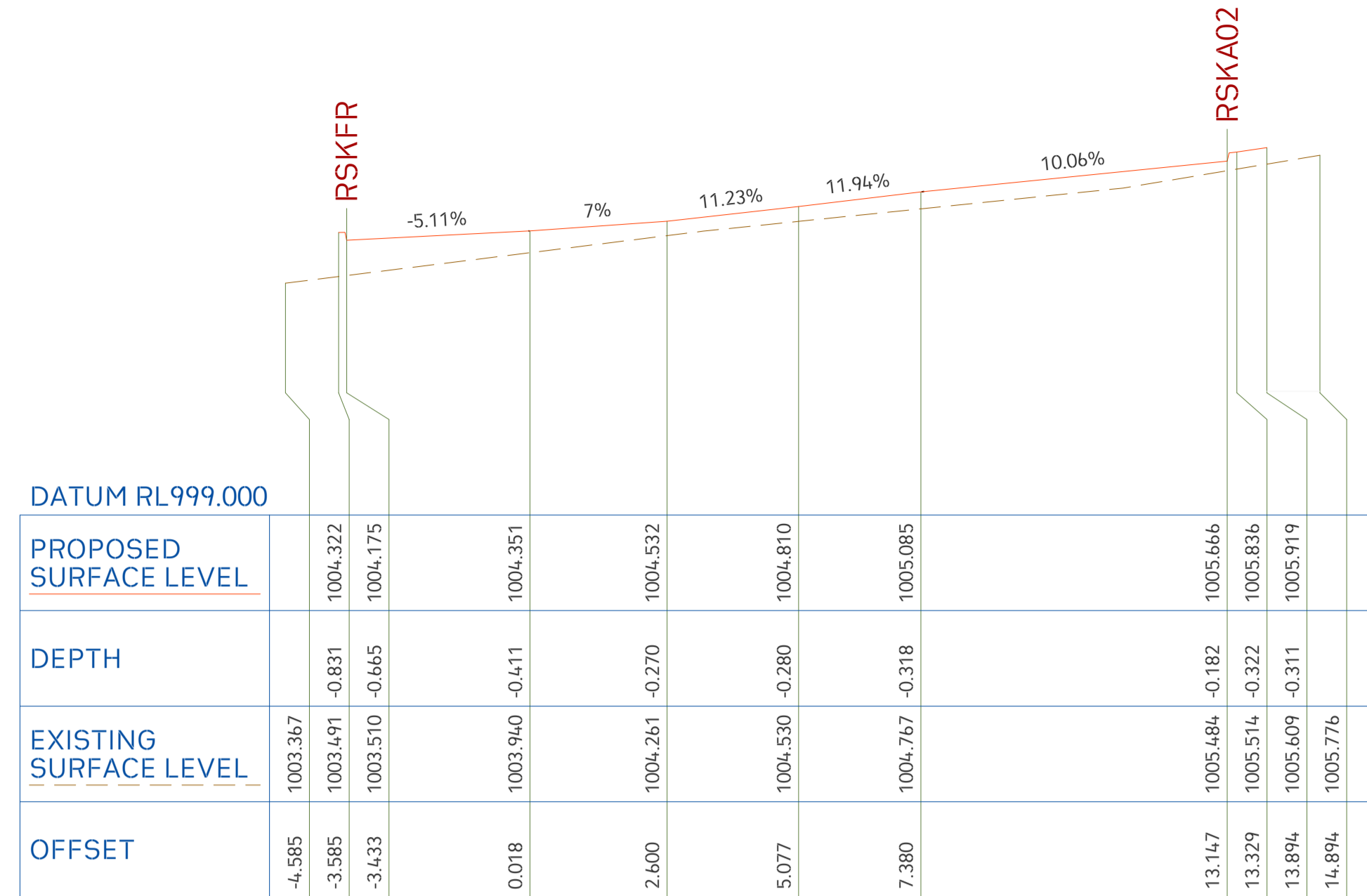
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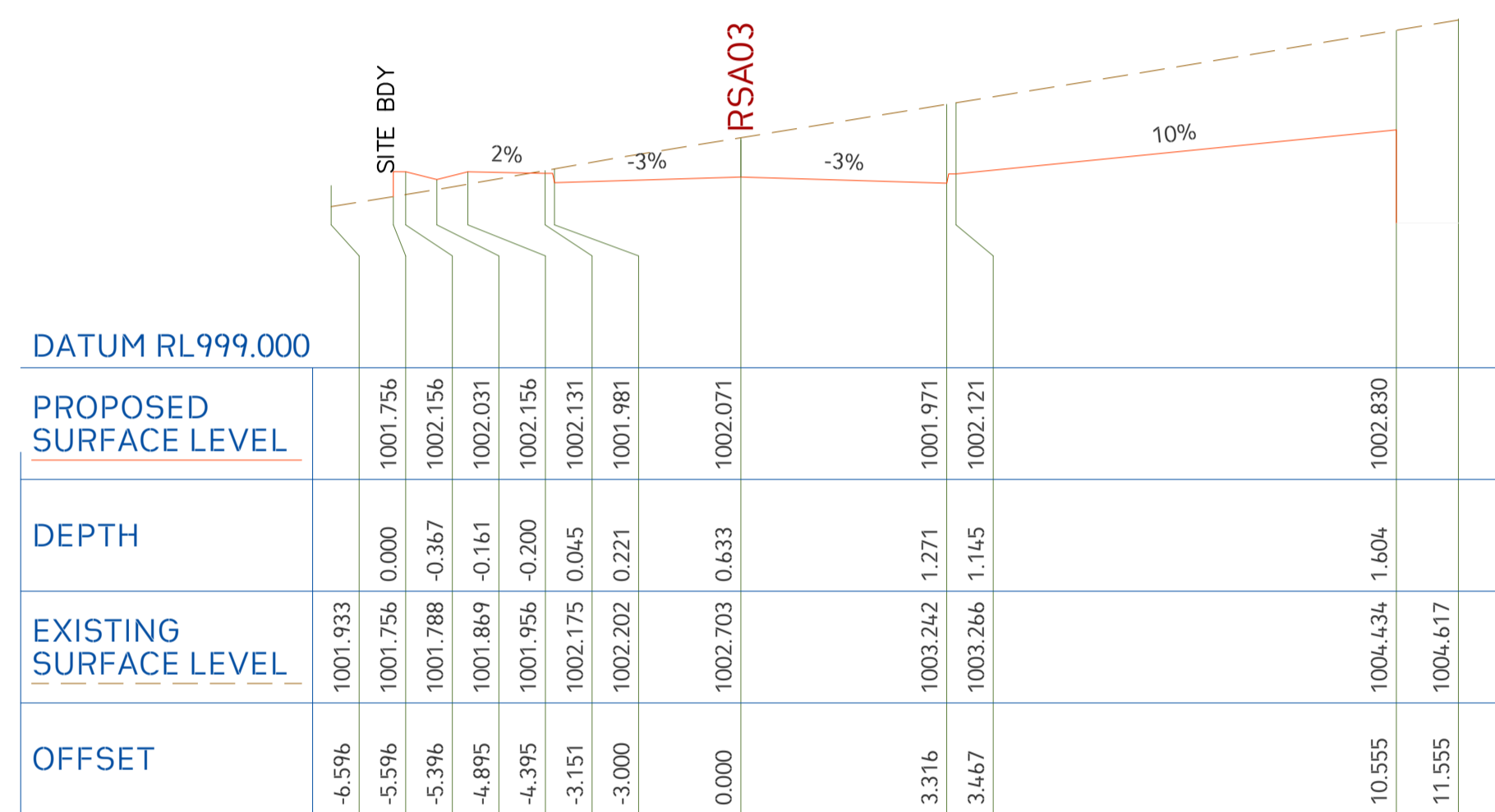
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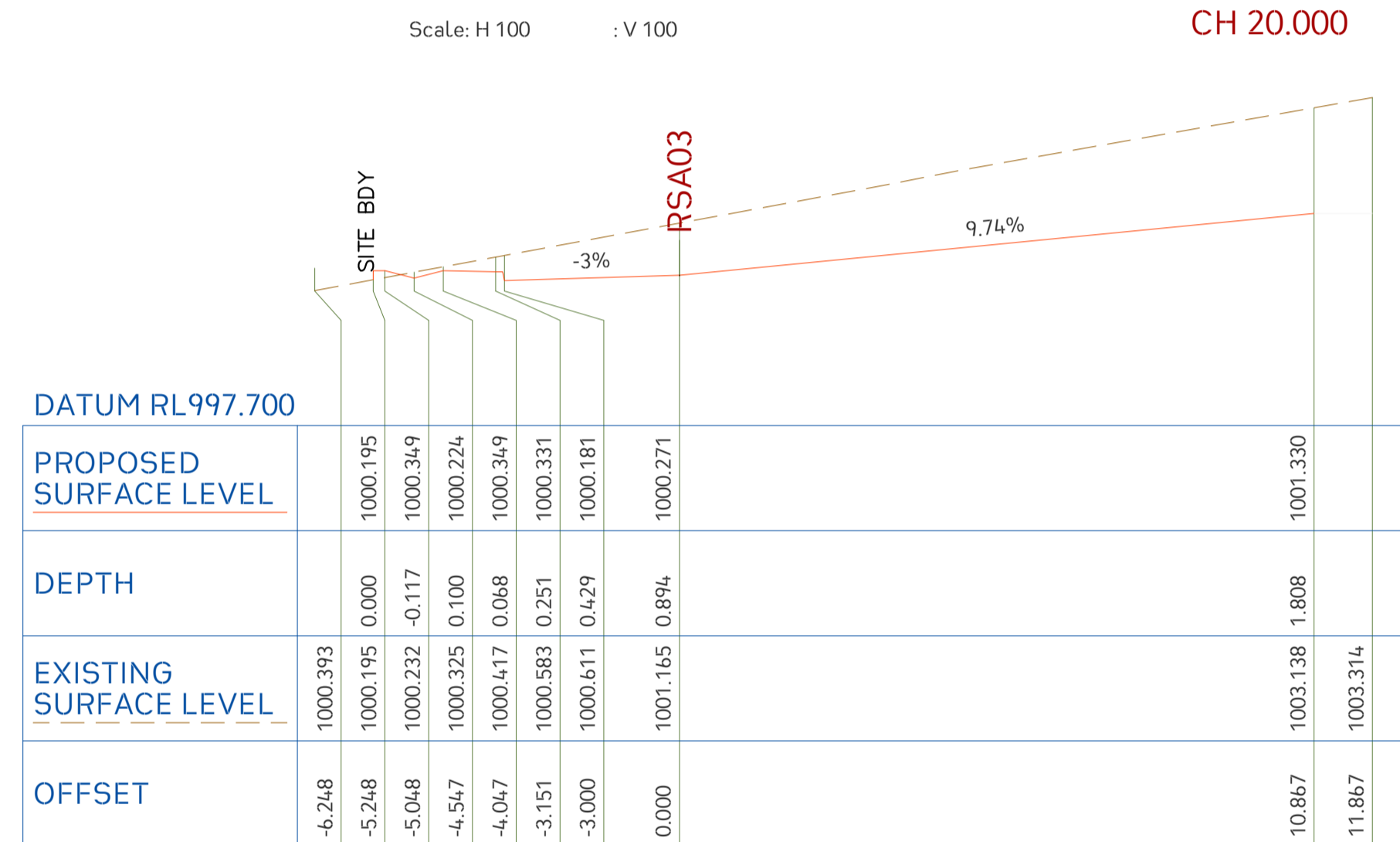
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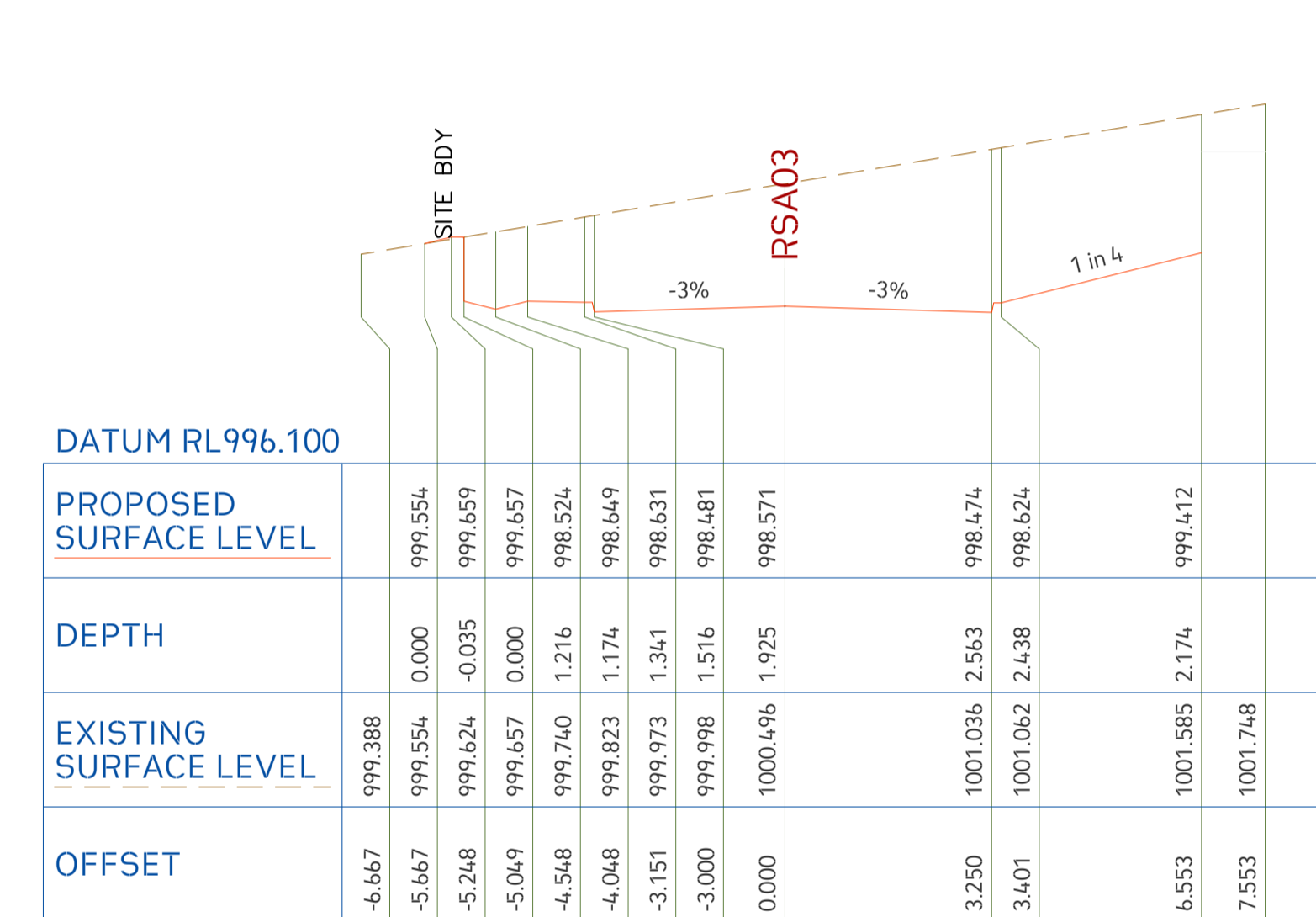
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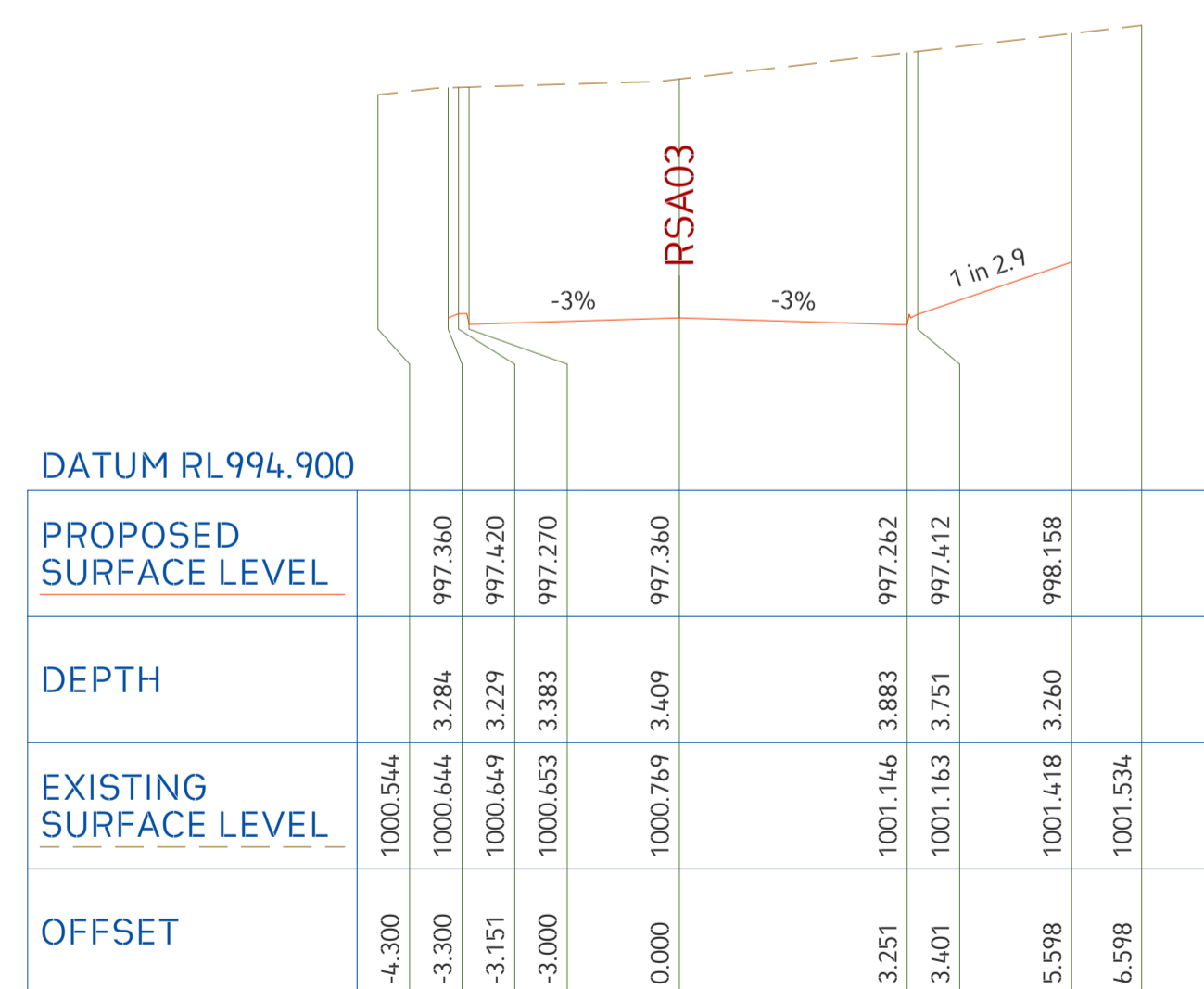
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Scale: H 100 : V 100

CH 80.000



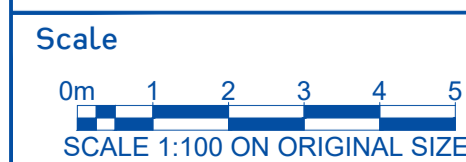
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12d Model Horizontal Scale 1:100



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S410
 Road Cross Sections



Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

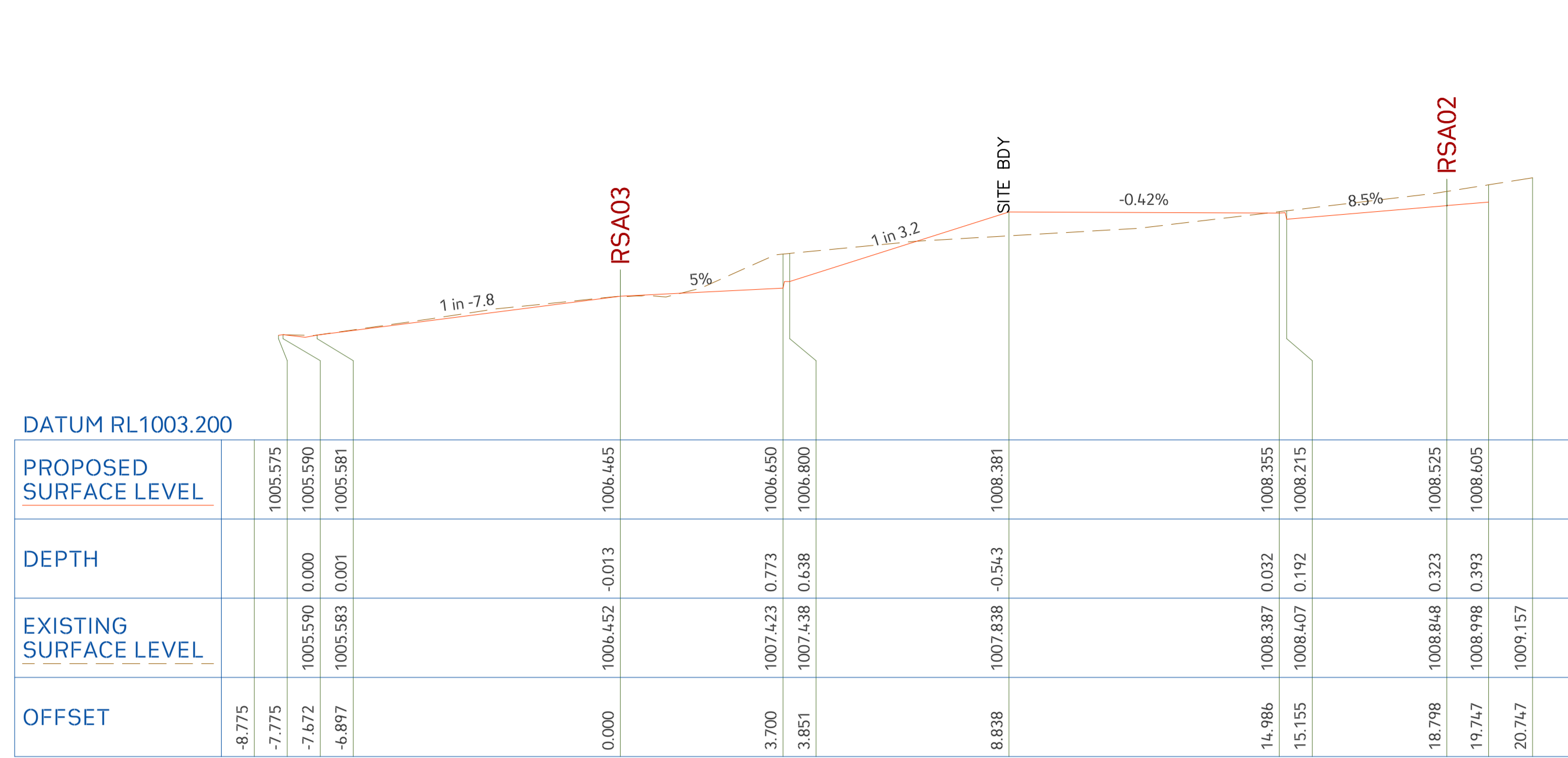
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 LGA BLUE MOUNTAINS CITY Council

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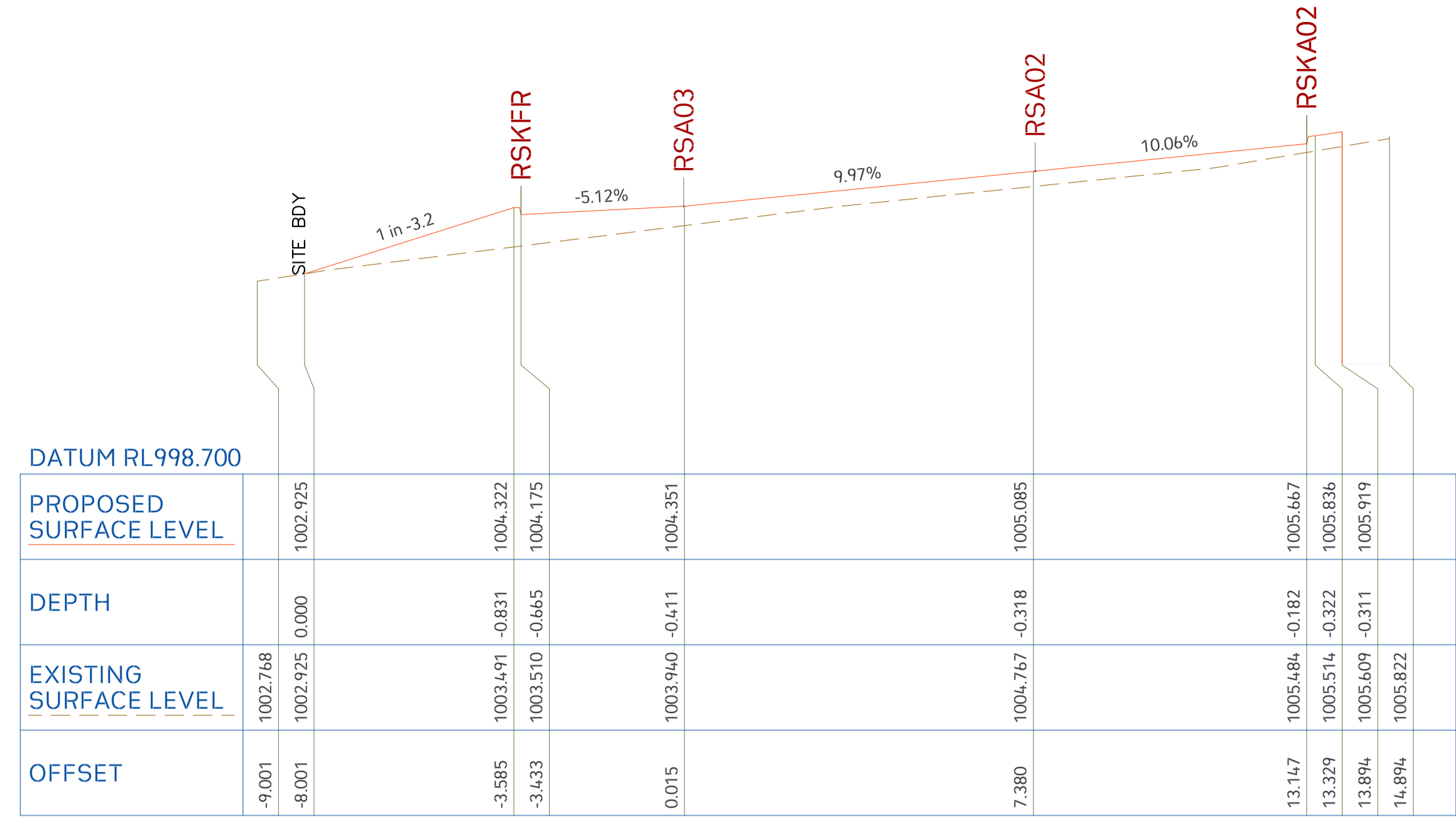
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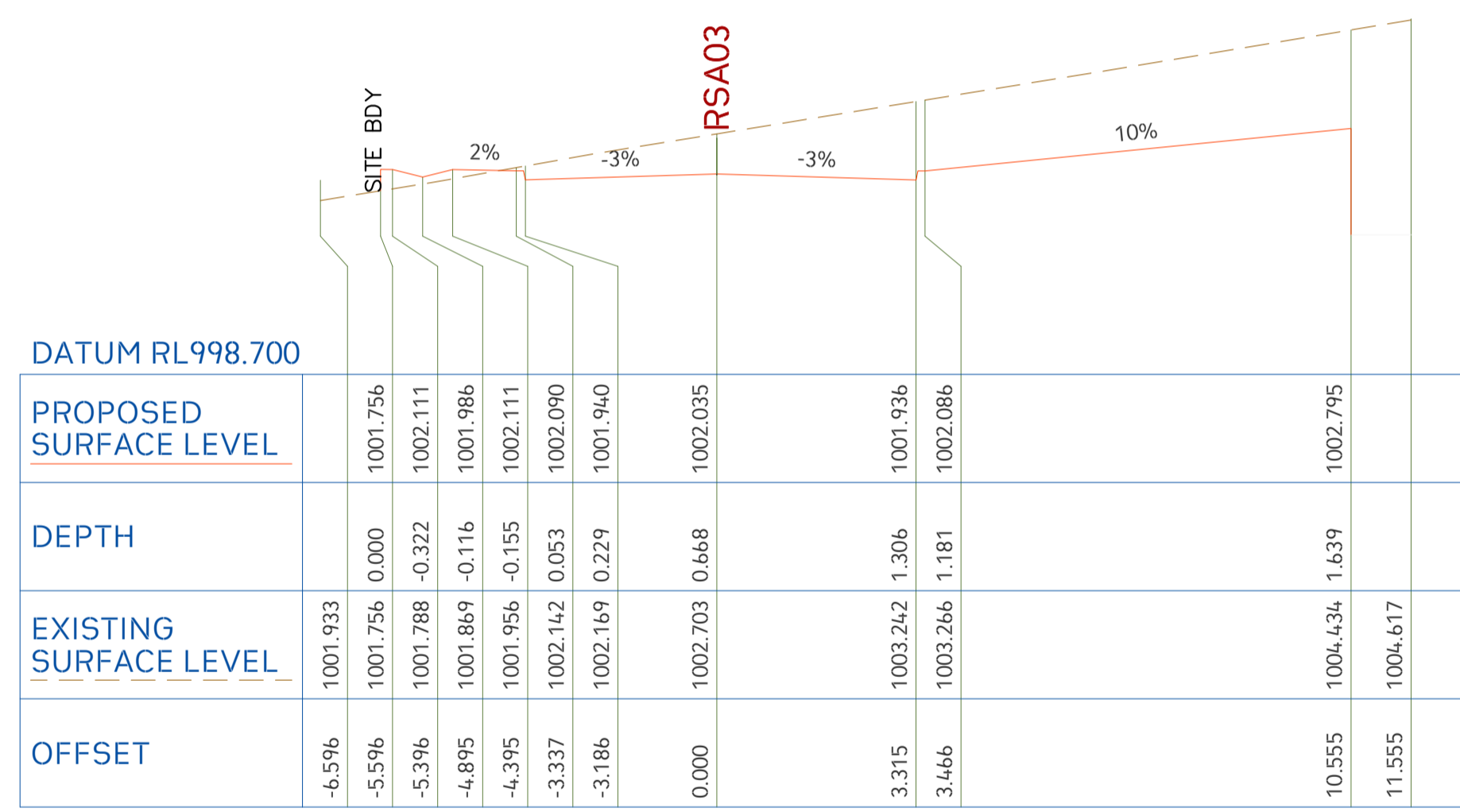
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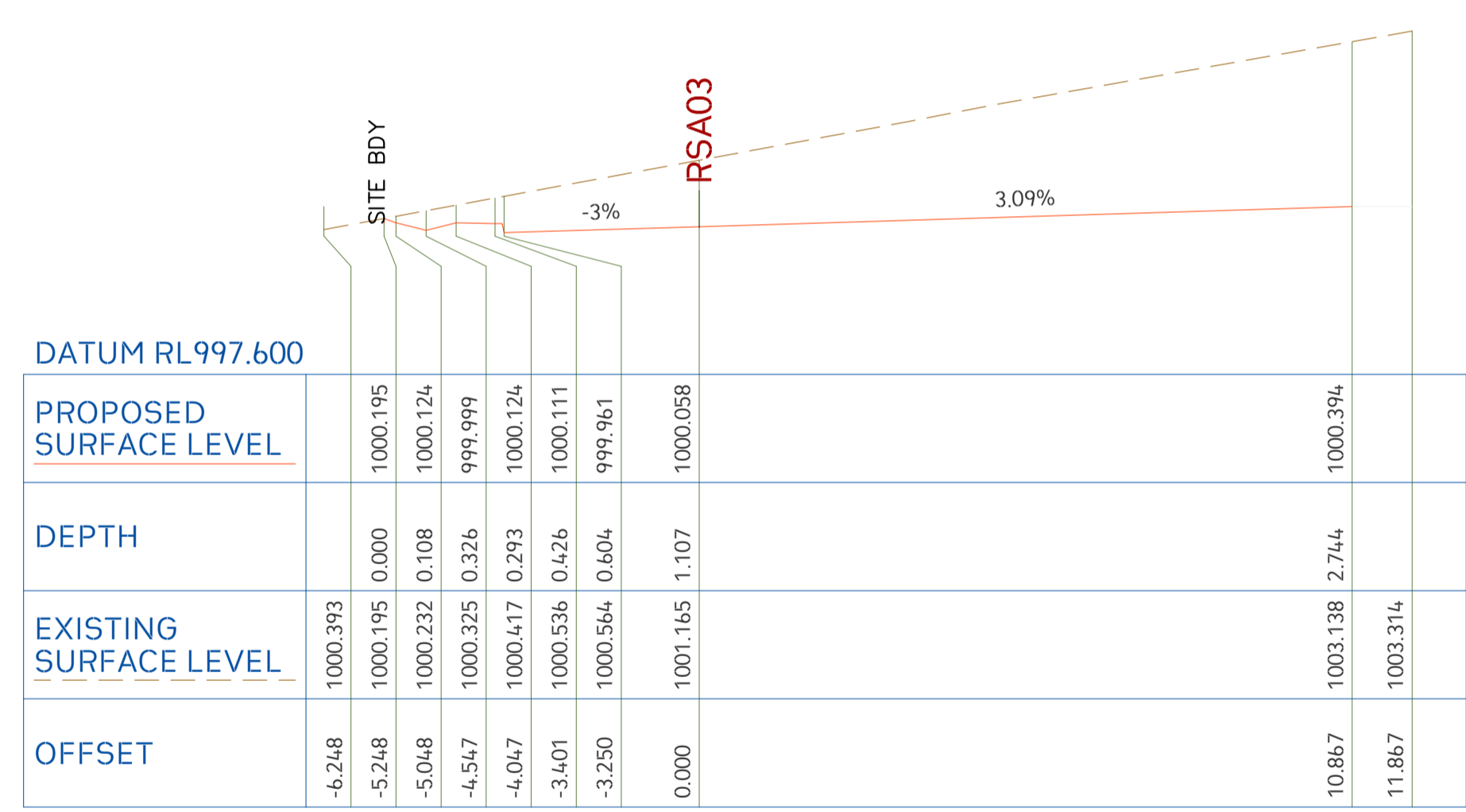
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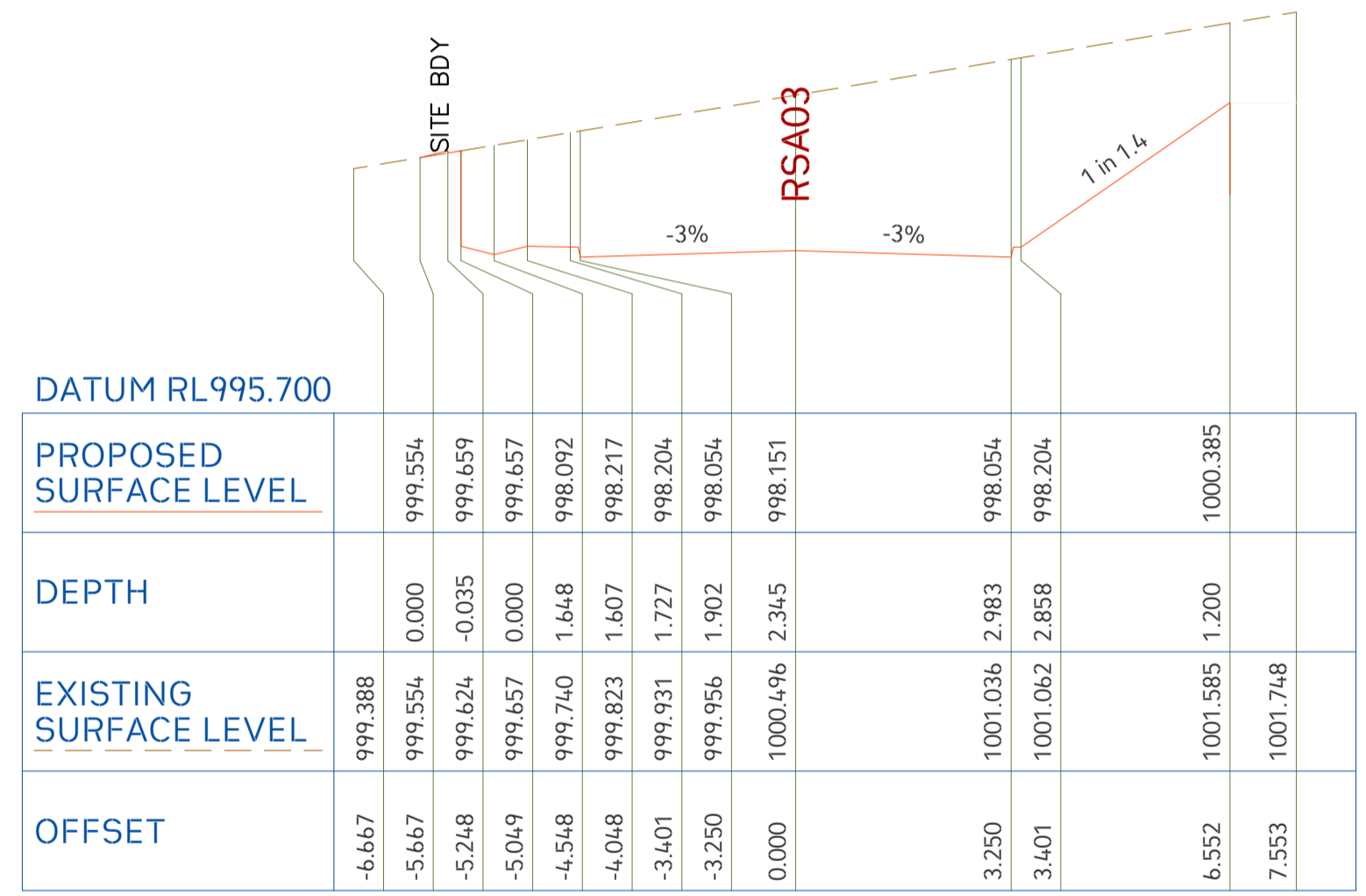
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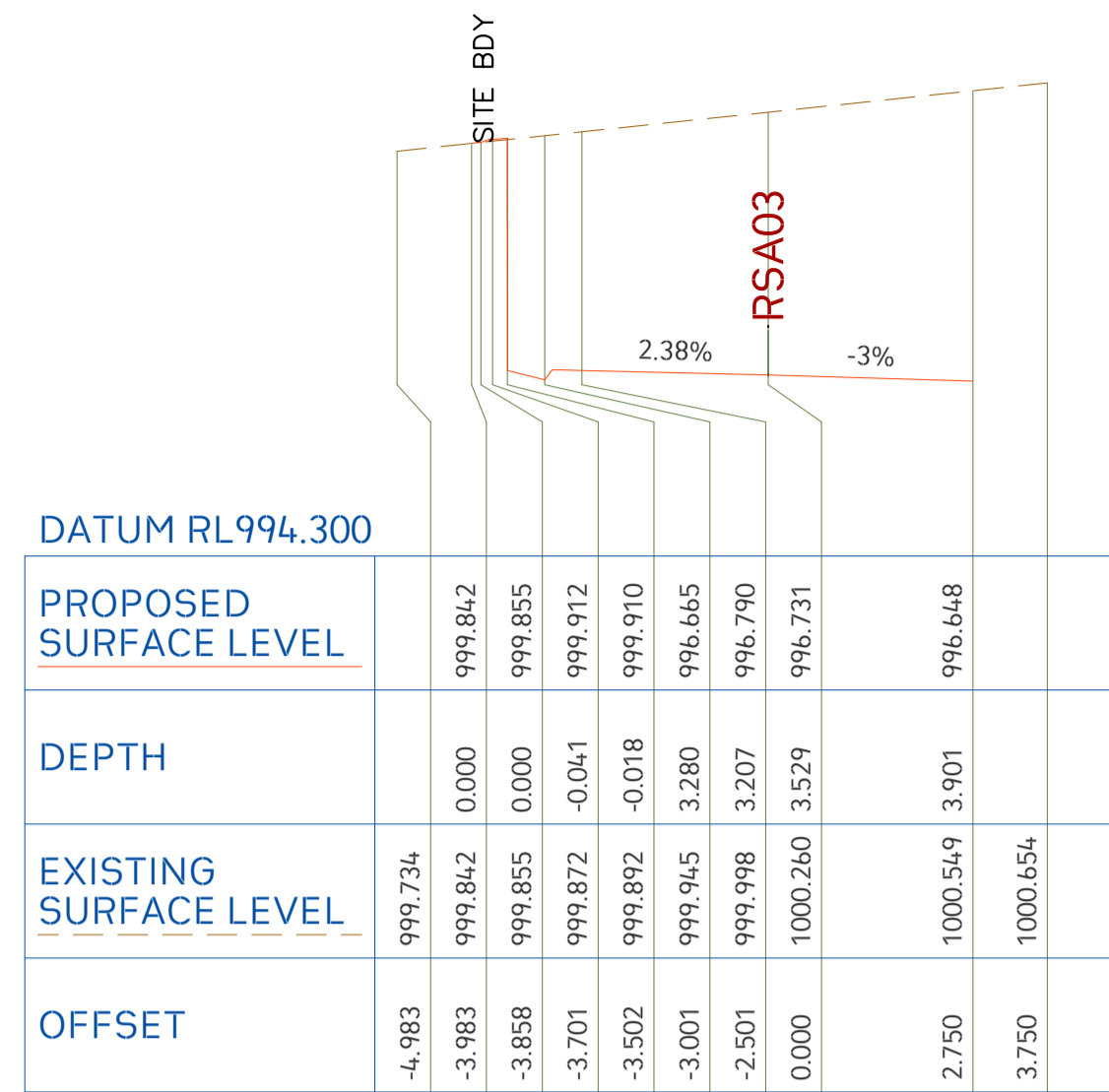
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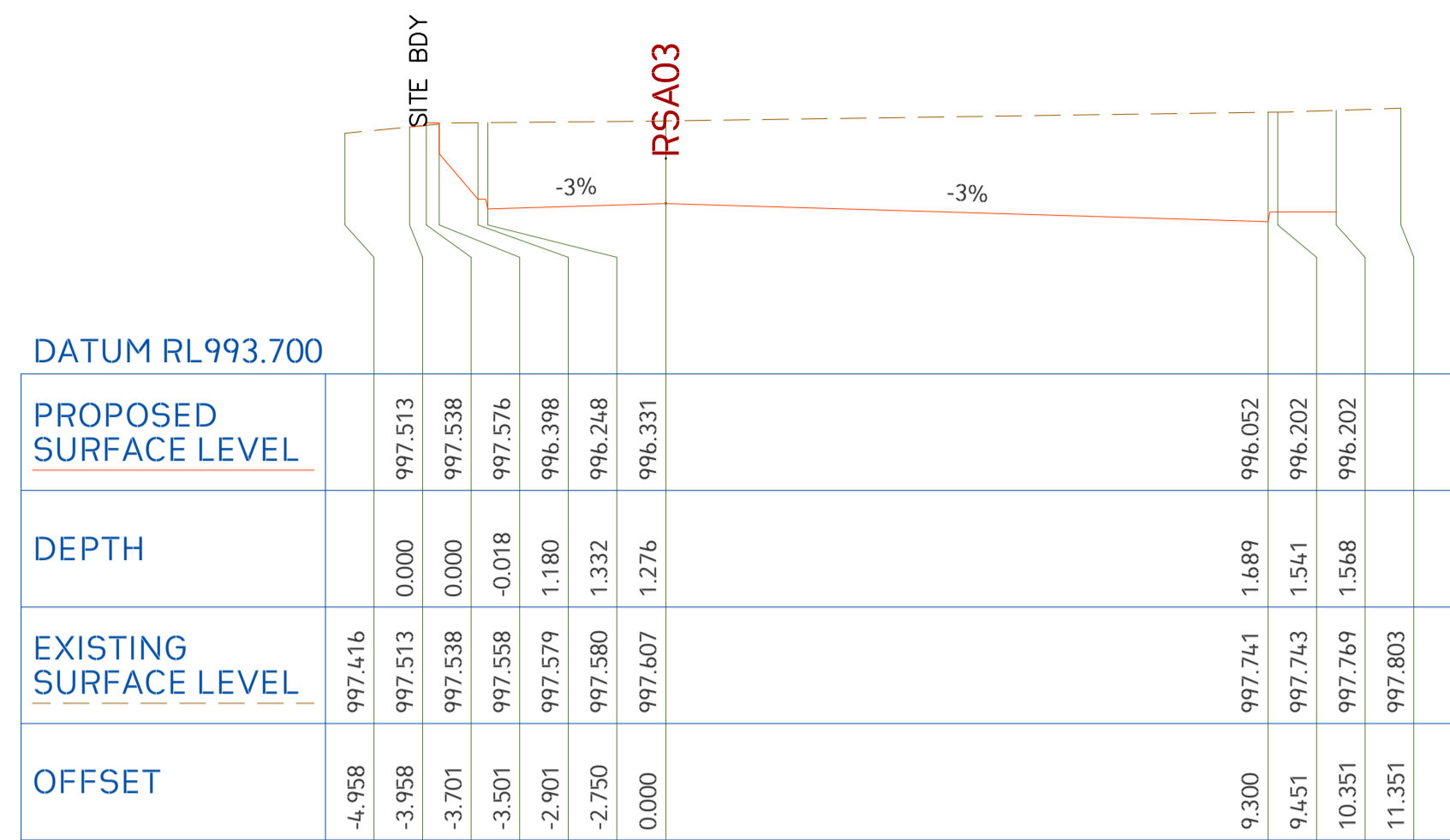
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	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S411 Road Cross Sections	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antonides Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antonides Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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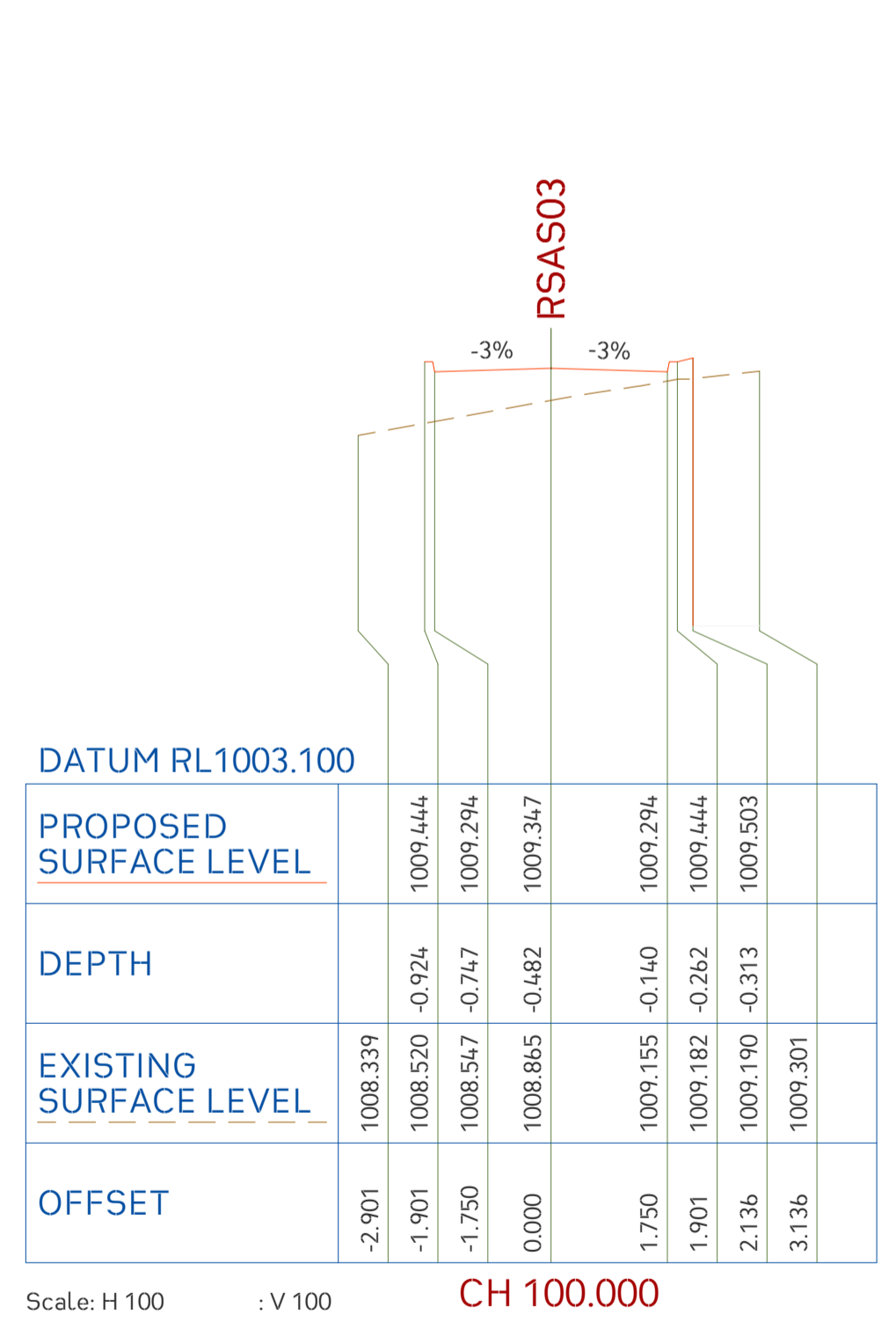
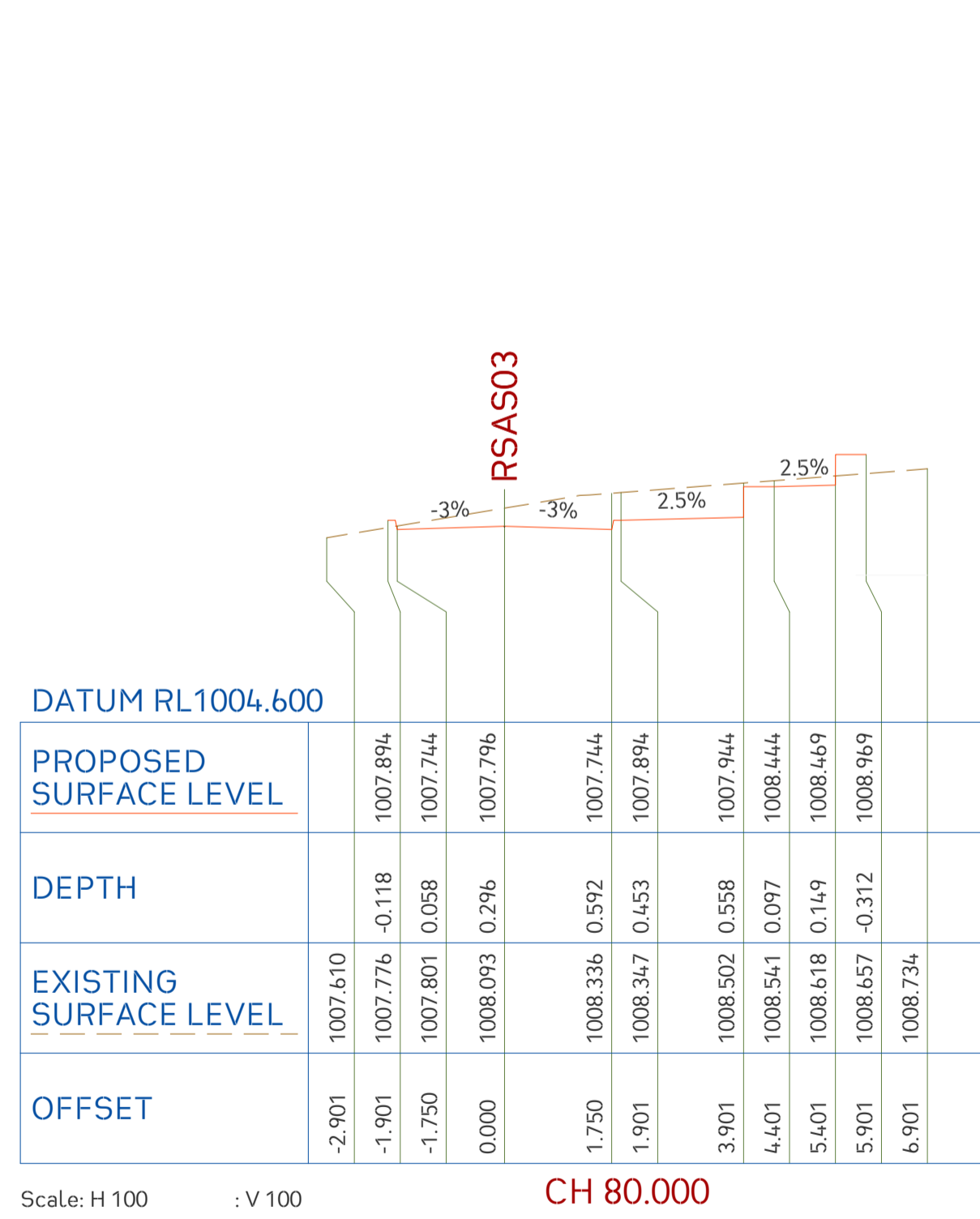
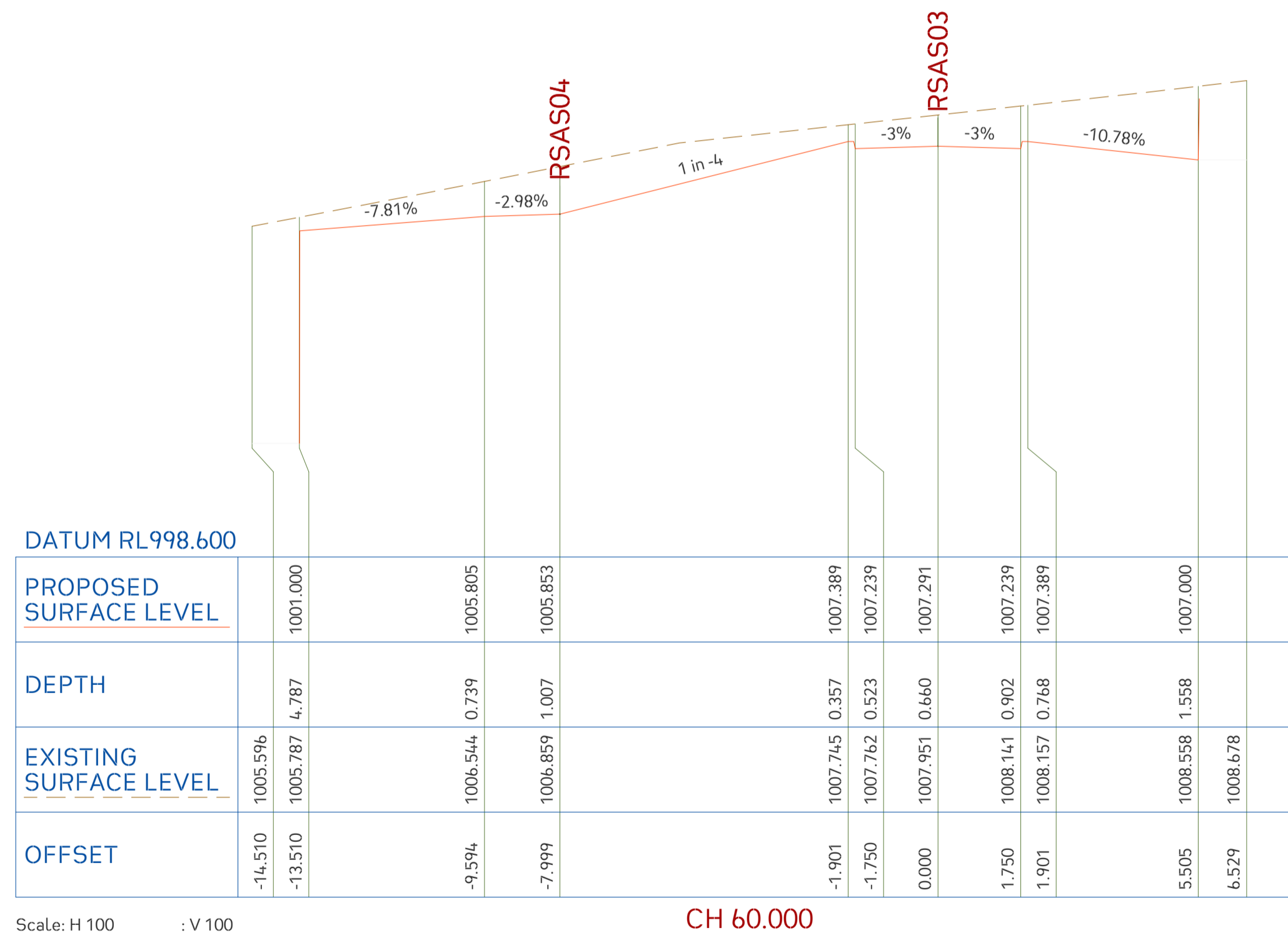
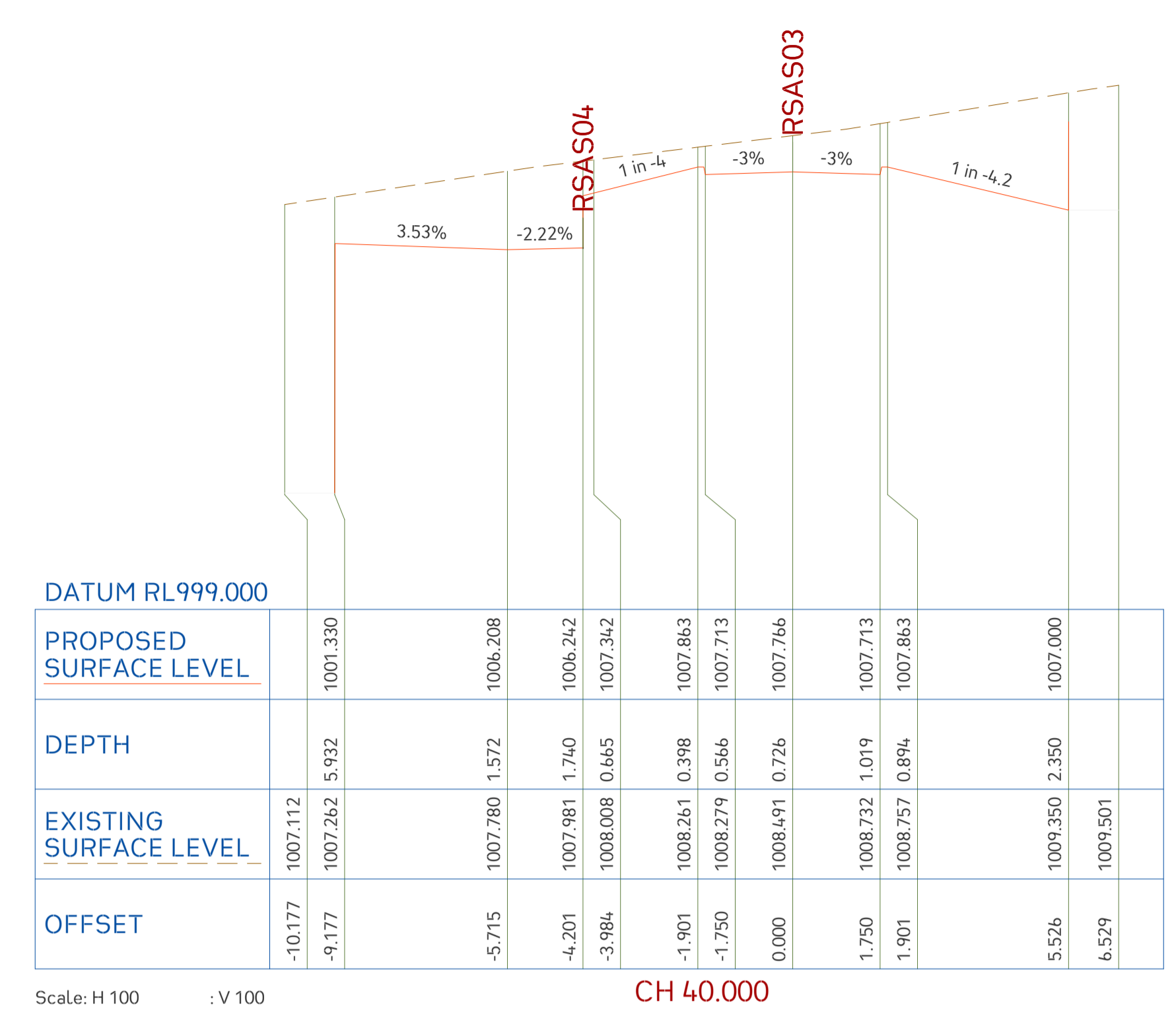
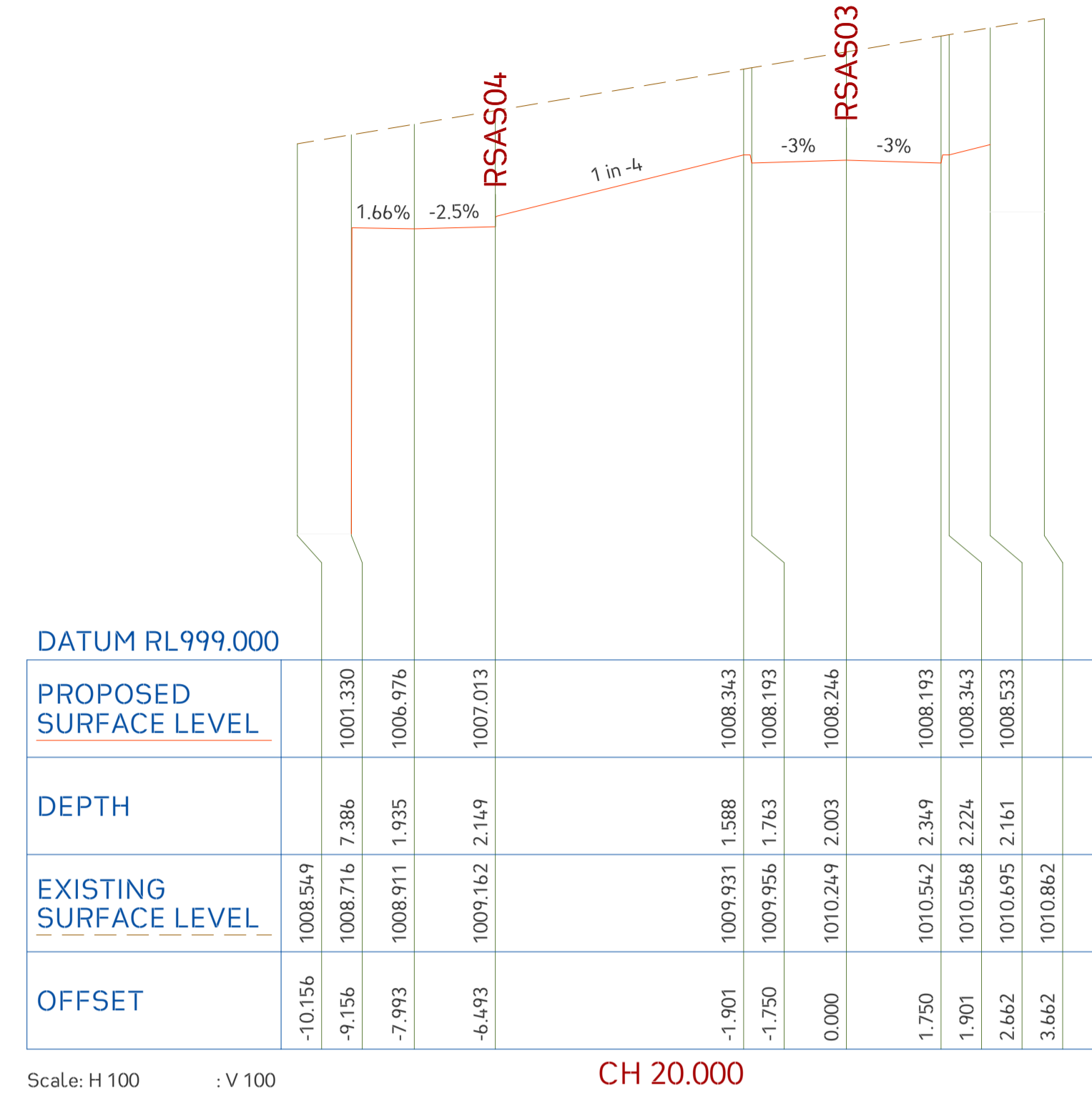
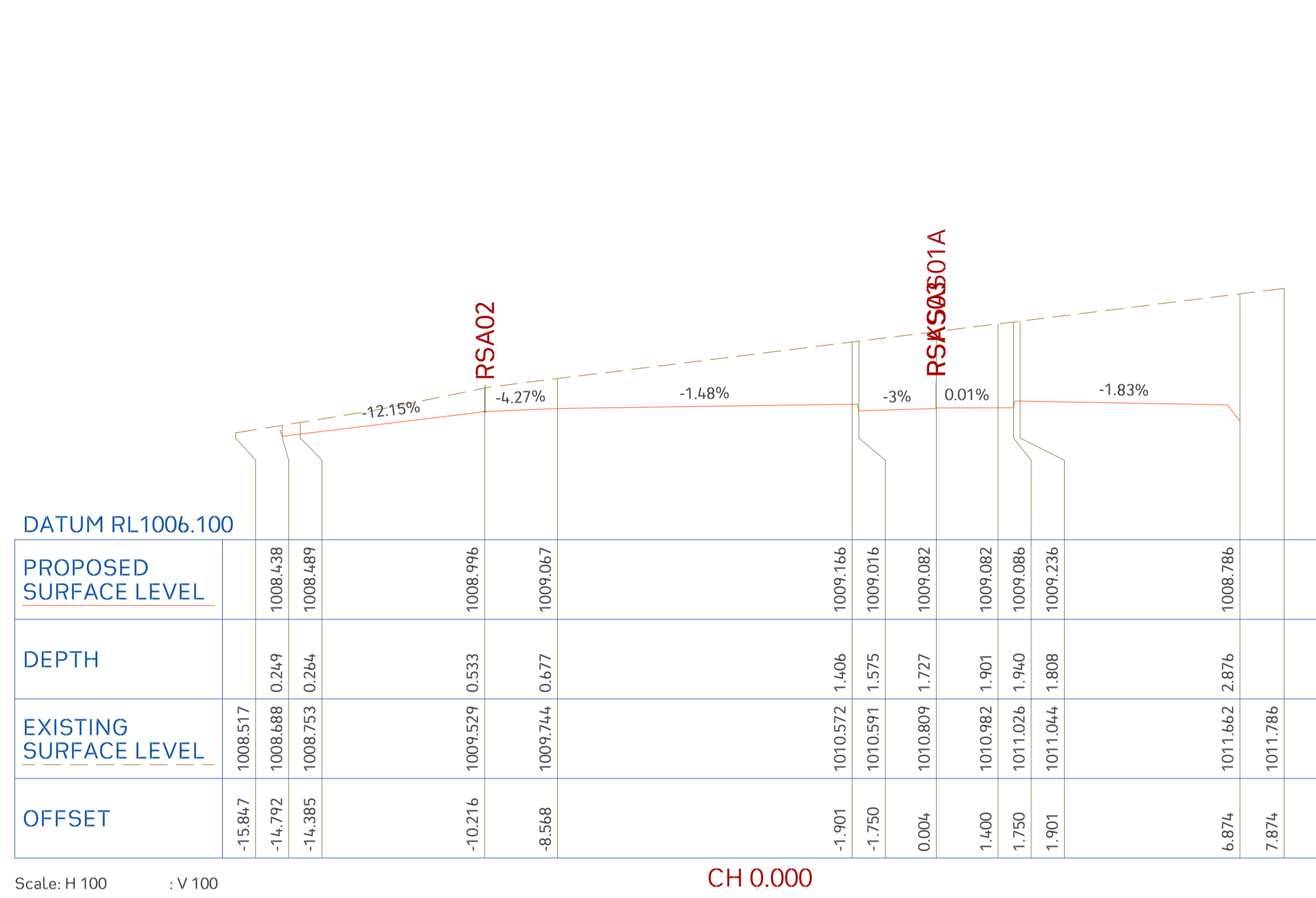
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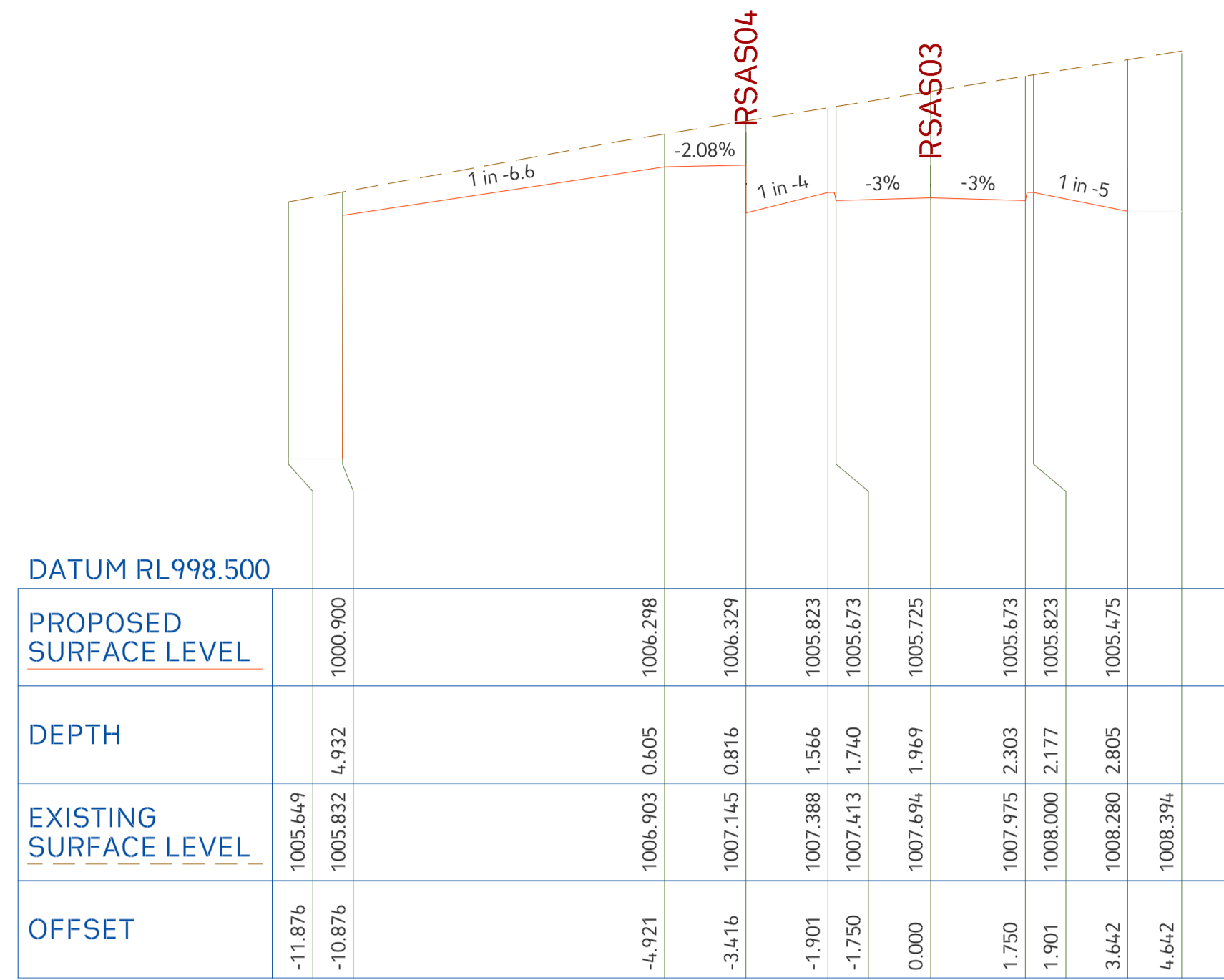
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	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S412 Road Cross Sections	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antoniades Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antoniades Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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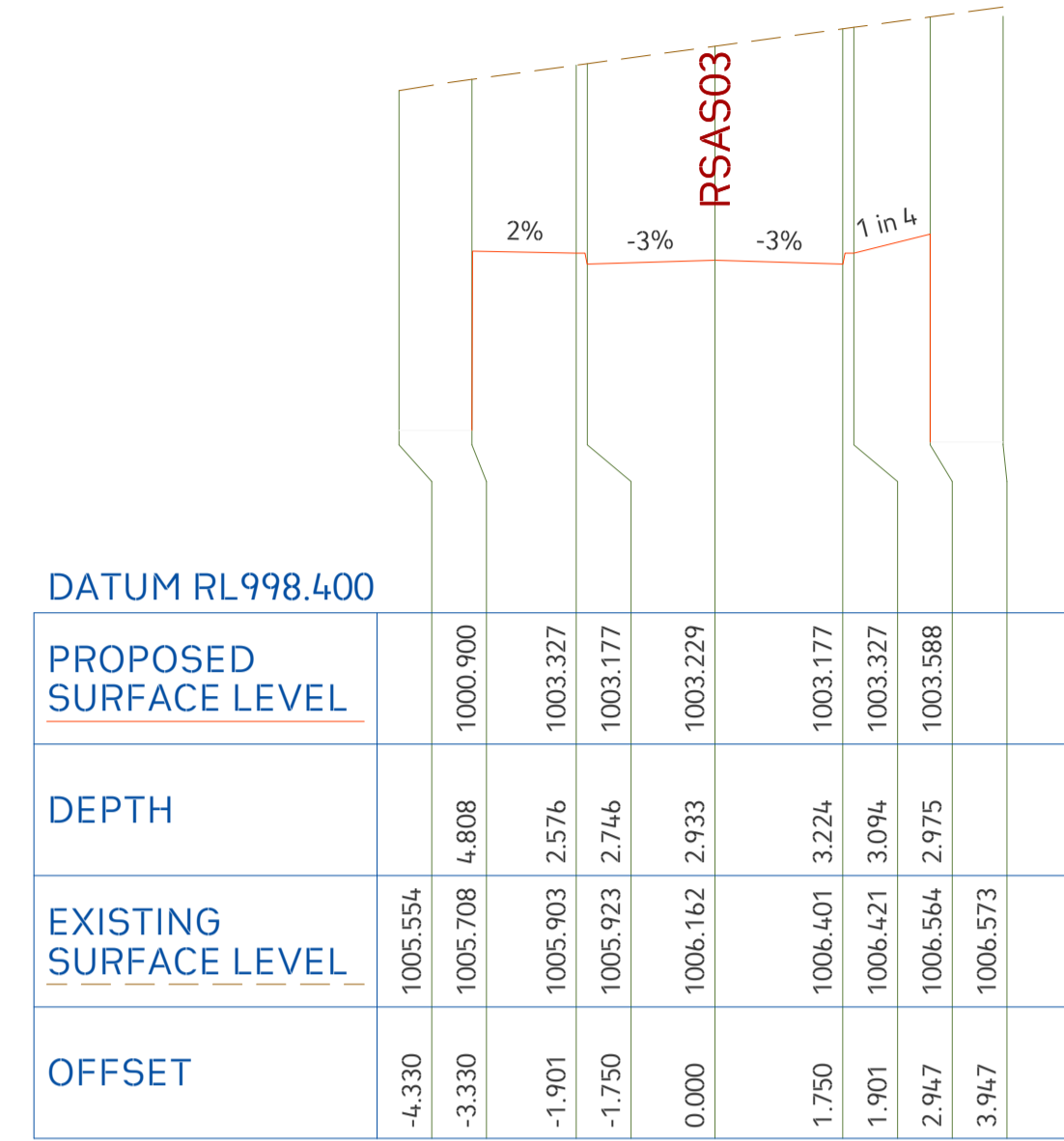
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	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S413 Road Cross Sections	Rev. Description Design Date 1 Issued For SSDA (State Significant Development Application) ZZ 16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project Proposed Residences Development Application SSDA Address 142-150 Narrow Neck Road Katoomba 2780 LGA BLUE MOUNTAINS CITY Council	Drawn CL Designed ZZ Reviewed AA Date 27-08-2025 Approved AA Date 27-08-2025	Discipline Consultant Reference Revision Date Architect Antoniades Architects Surveyor METWEST SURVEYS Landscape XERISCAPES Geotechnical Structural Hydraulic/Fire Goldfish & Bay Construction Mechanical	E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
	Scale SCALE 1:100 ON ORIGINAL SIZE							



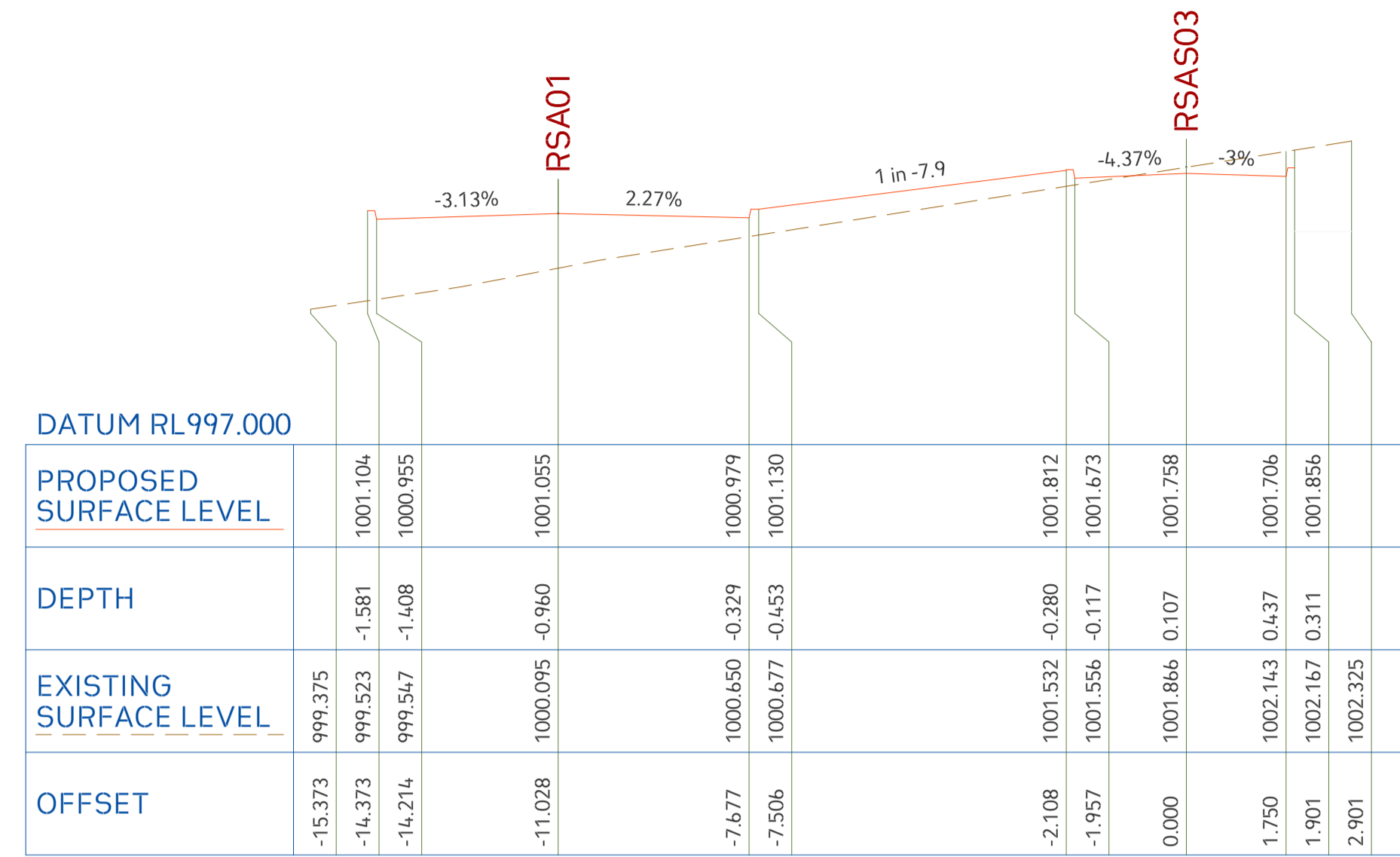
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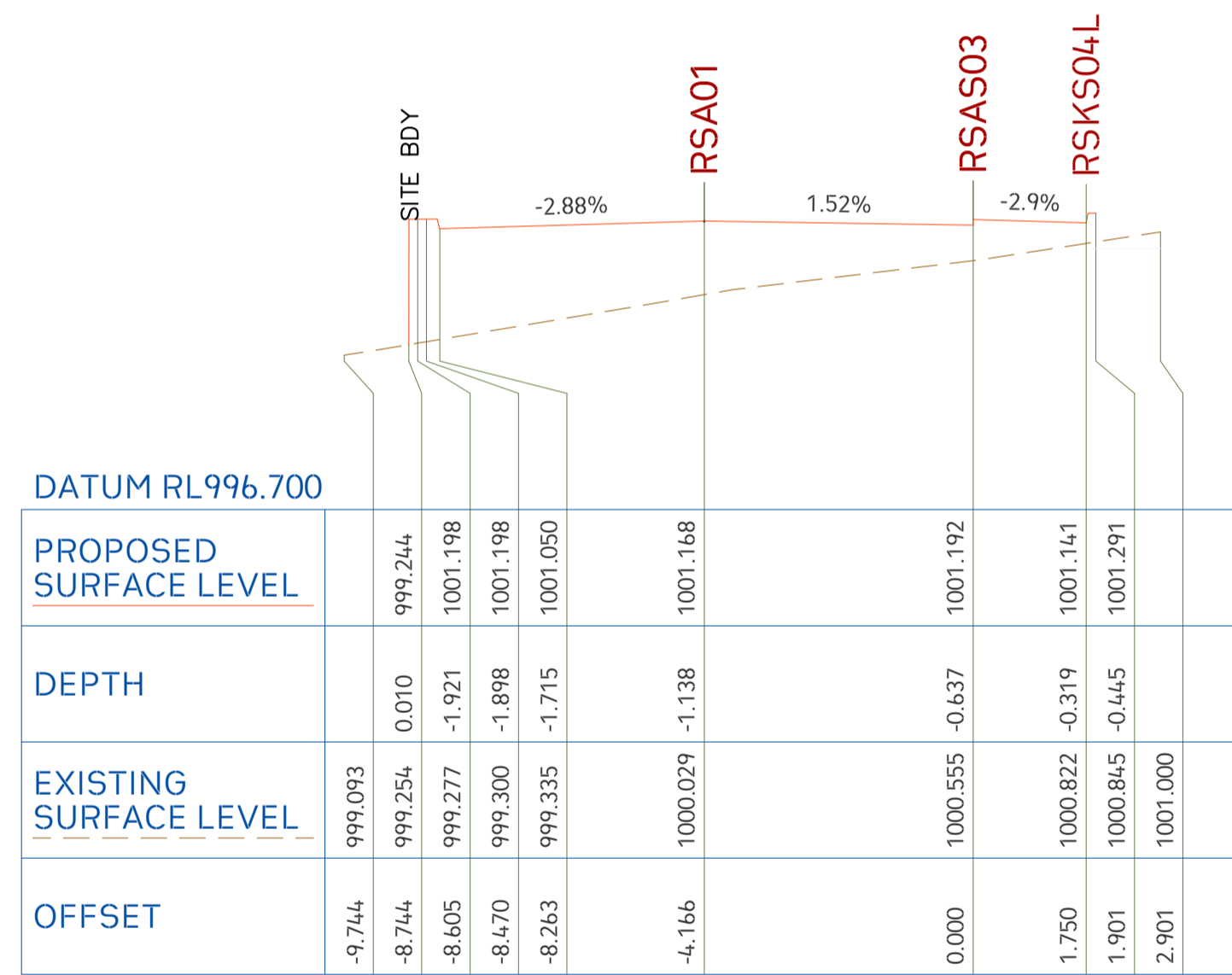
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Scale: H 100 : V 100

CH 160.000



Scale: H 100 : V 100

CH 168.875

12d Model
Horizontal Scale 1:100



Project No. 20240356-State Significant Development Application-CIV-DWG-1
Drawing No. S414
Road Cross Sections

Scale
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SCALE 1:100 ON ORIGINAL SIZE

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
Architect

VDM Prime Pty Ltd
Client

Project Proposed Residences Development
Application SSDA
Address 142-150 Narrow Neck Road Katoomba 2780
LGA BLUE MOUNTAINS CITY Council

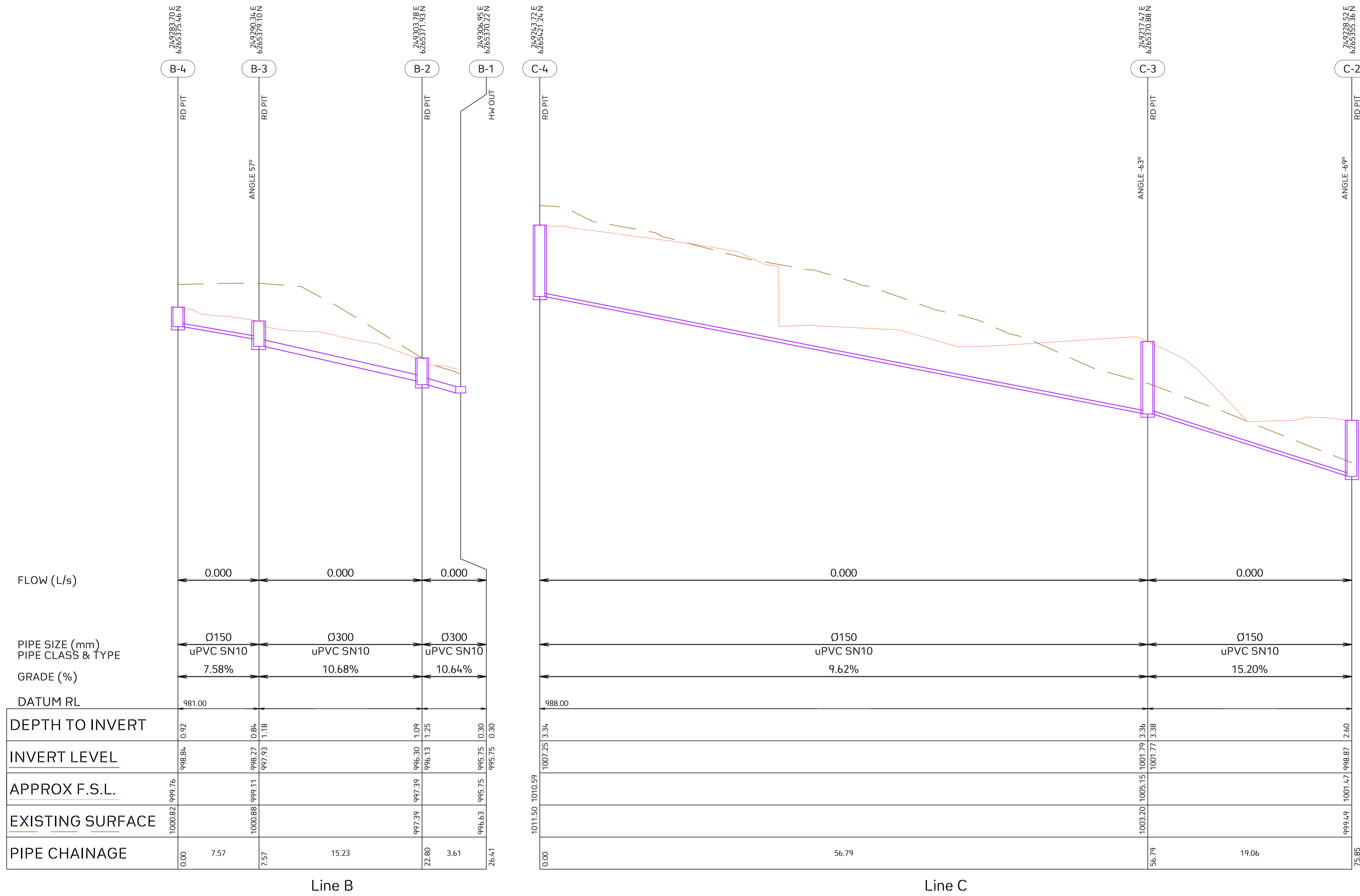
Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
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Andrew Arida
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Professional Engineer (PRE0000268)
Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
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Surveyor	METWEST SURVEYS	---	---	03.05.2025
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Geotechnical				
Structural				
Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025
Mechanical				

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STORMWATER LONGITUDINAL SECTIONS



Line B

Line C



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S501
 Stormwater Longitudinal Sections
 Sheet 2 of 8

Scale

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

Project Proposed Residences Development
 Application SSDA
 Address 142-150 Narrow Neck Road, Katoomba 2780
 LGA BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
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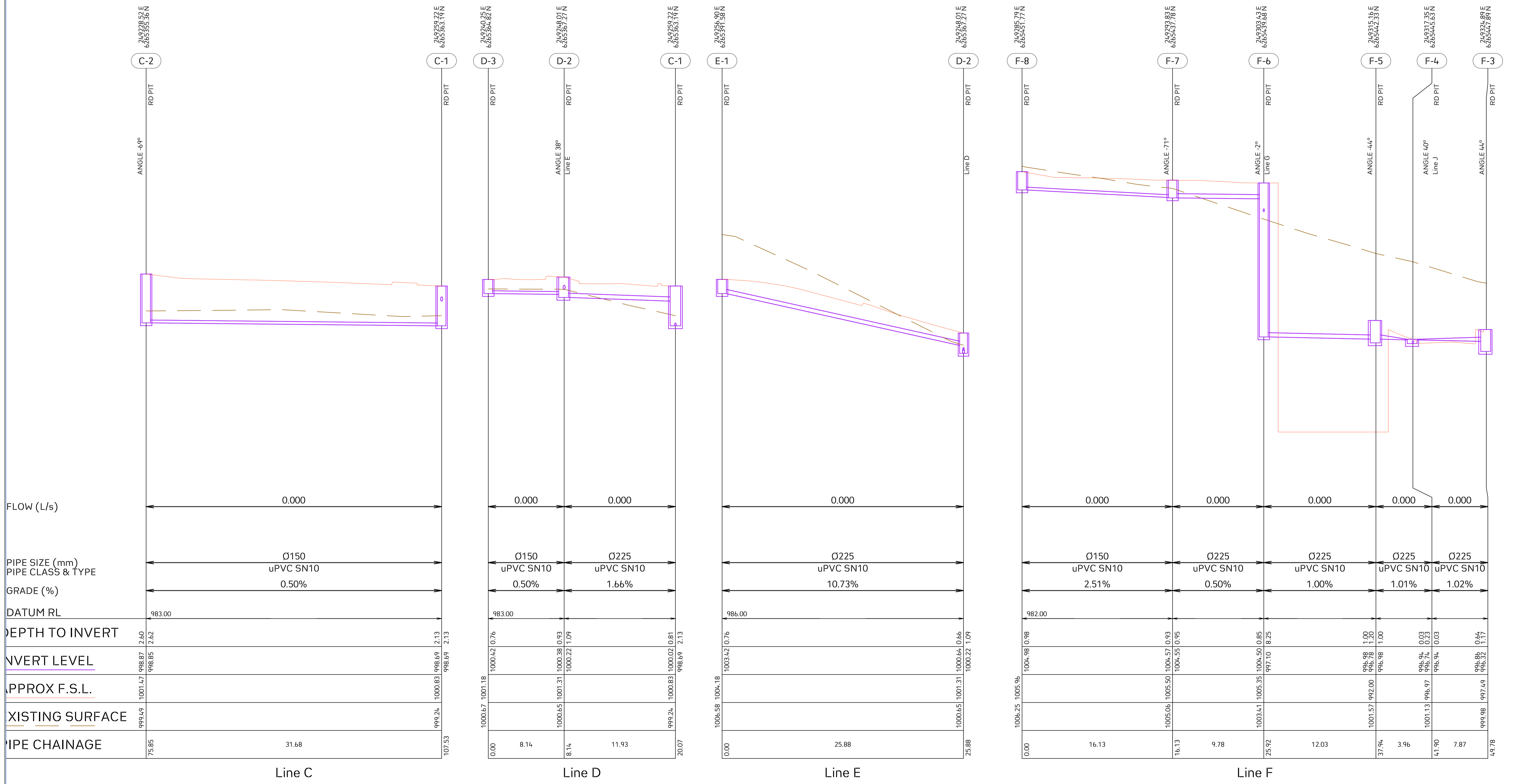
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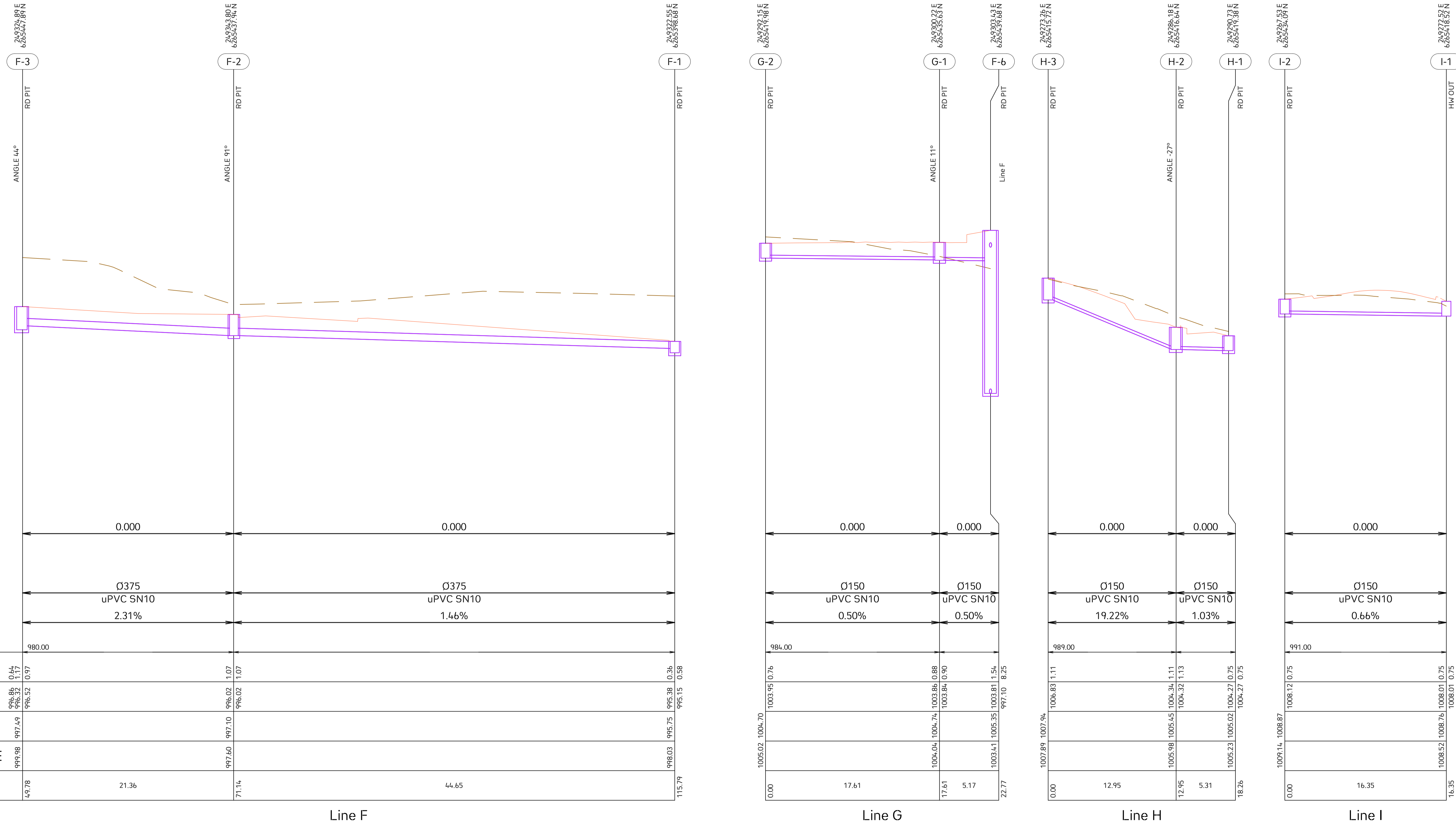
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STORMWATER LONGITUDINAL SECTIONS



	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S502 Stormwater Longitudinal Sections Sheet 3 of 8	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antonides Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antonides Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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STORMWATER LONGITUDINAL SECTIONS



Line F

Line G

Line H

Line I



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S503
 Stormwater Longitudinal Sections
 Sheet 4 of 8

Scale

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS

Architect

VDM Prime Pty Ltd

Client

Project Proposed Residences Development

Application SSDA

Address 142-150 Narrow Neck Road Katoomba 2780
 LGA BLUE MOUNTAINS CITY Council

Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
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Andrew Arida
 B.E Civil/Structural
 MIEAust (NO. 5579488)
 Professional Engineer (PRE0000268)
 Design Practitioner (DEP0000455)

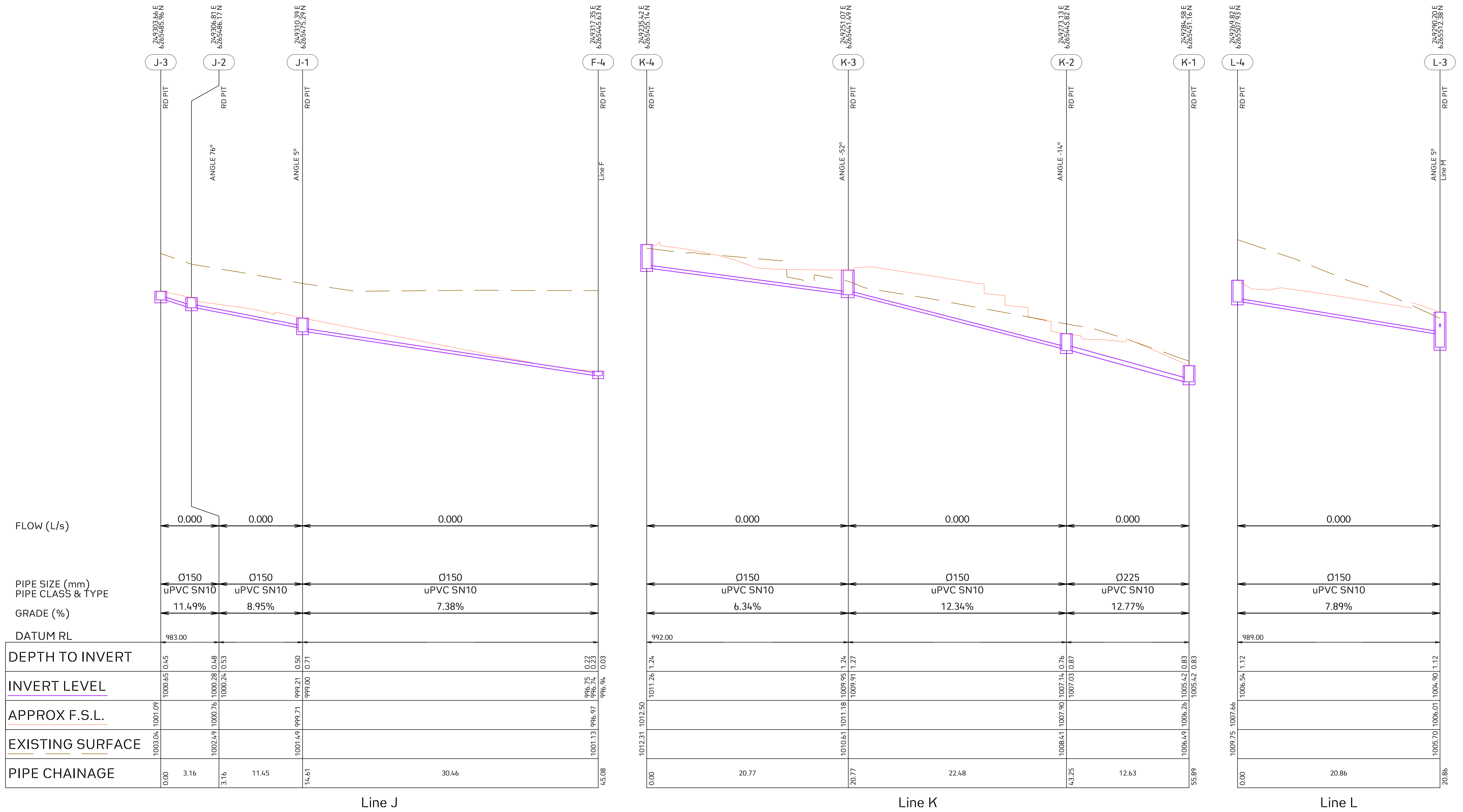
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STORMWATER LONGITUDINAL SECTIONS



Line J

Line K

Line L



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S504
 Stormwater Longitudinal Sections
 Sheet 5 of 8

Scale

Rev.	Description	Design	Date
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ANTONIADES ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

Project
 Proposed Residences Development
 Application
 SSDA
 Address
 142-150 Narrow Neck Road
 Katoomba 2780
 LGA
 BLUE MOUNTAINS CITY Council

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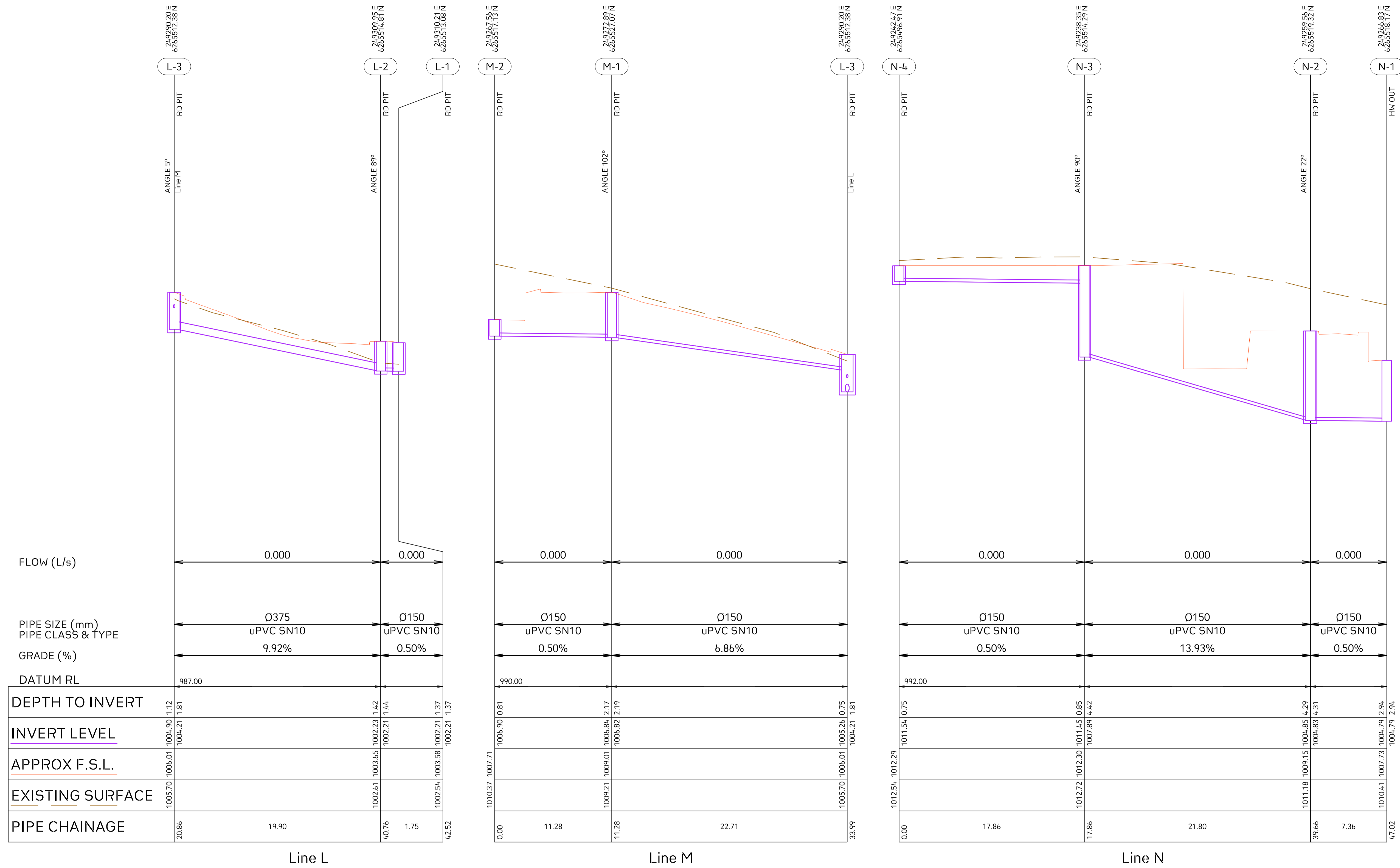
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STORMWATER LONGITUDINAL SECTIONS



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S505
 Stormwater Longitudinal Sections
 Sheet 6 of 8

Scale

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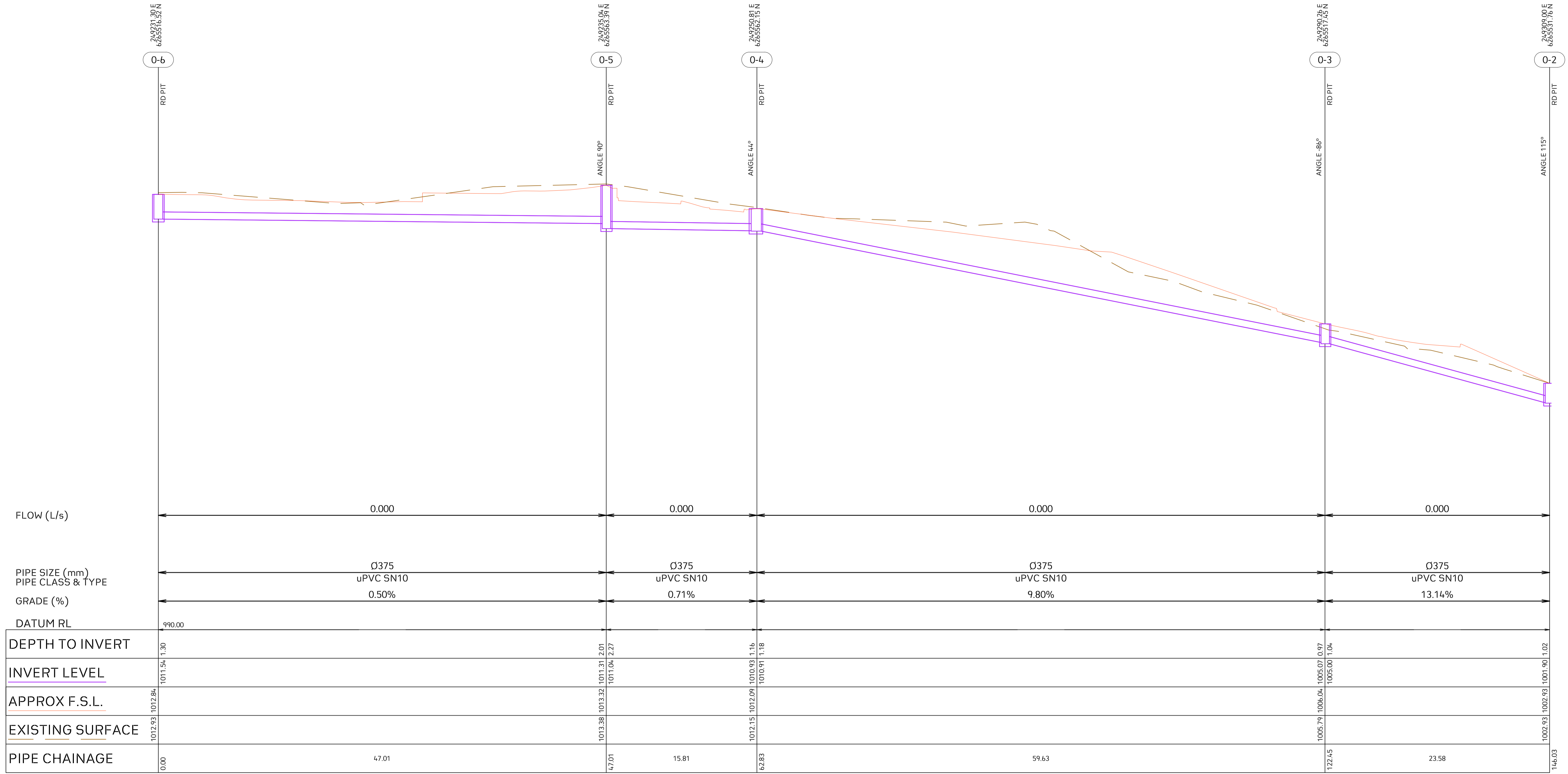
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STORMWATER LONGITUDINAL SECTIONS



Line 0



Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S506
 Stormwater Longitudinal Sections
 Sheet 7 of 8

Scale

Rev.	Description	Design	Date
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ANTONIADES ARCHITECTS
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VDM Prime Pty Ltd
 Client

Project: Proposed Residences Development
 Application: SSDA
 Address: 142-150 Narrow Neck Road, Katoomba 2780
 LGA: BLUE MOUNTAINS CITY Council

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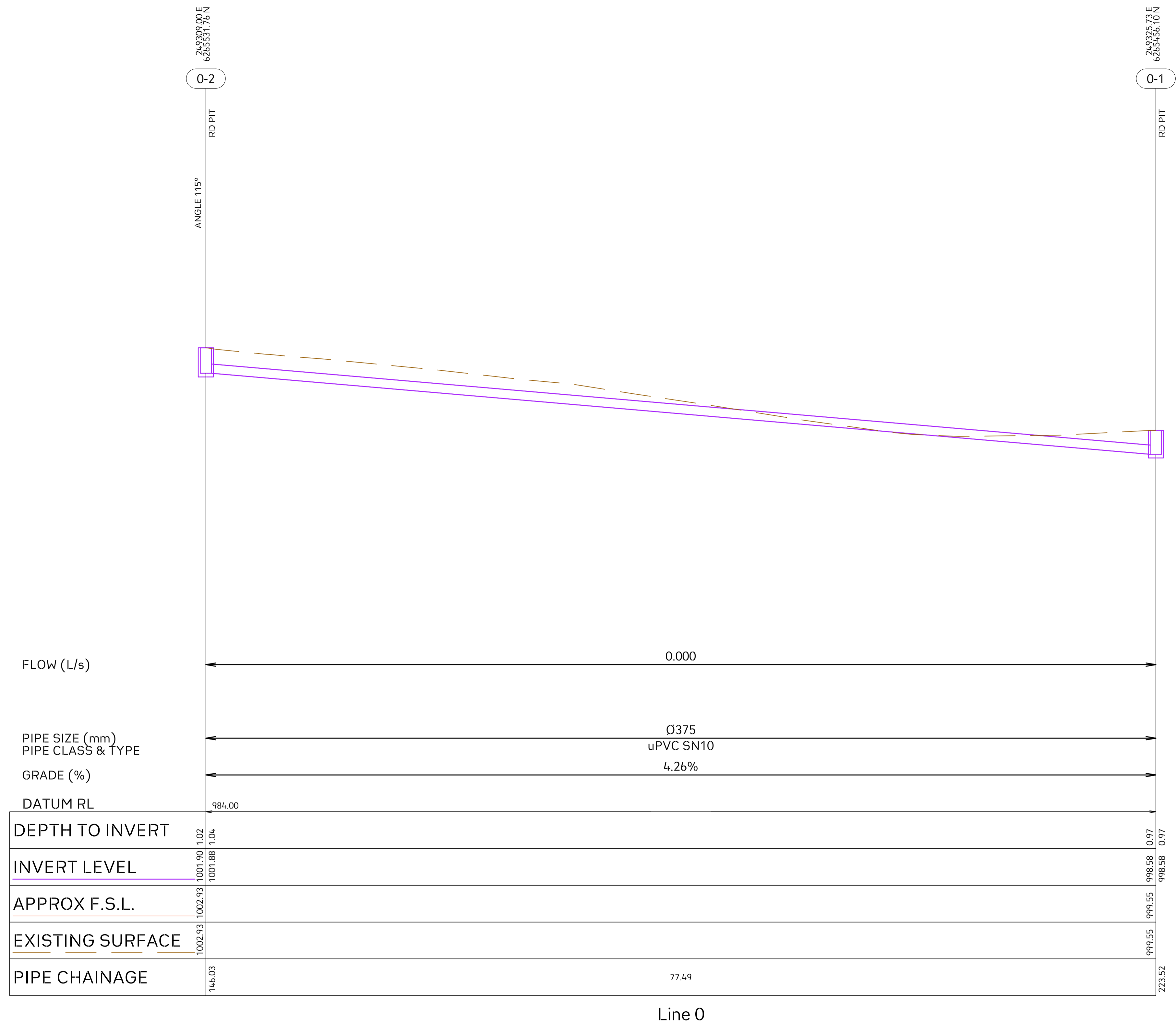
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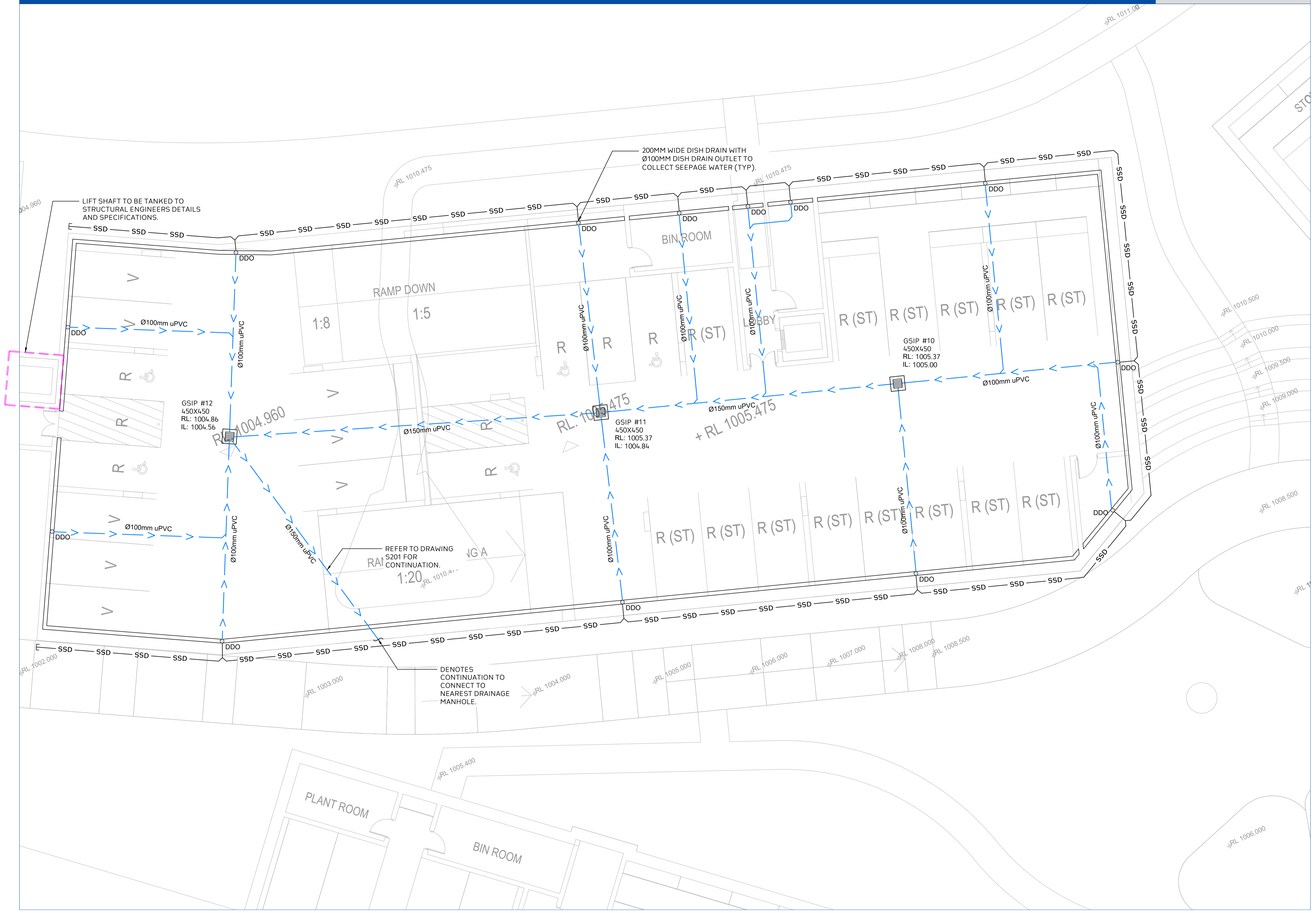
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STORMWATER LONGITUDINAL SECTIONS



Line 0

	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S507 Stormwater Longitudinal Sections Sheet 8 of 8	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS ... Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table> Andrew Arida B.E Civil/Structural MIEAust (NO. 5579488) Professional Engineer (PRE0000268) Design Practitioner (DEP0000455)	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antoniades Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antoniades Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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Project No. 20240356-State Significant Development Application-CIV-DWG-1 Building A Ground Floor Plan
 Drawing No. S600
 Scale
 0m 1 2 3 4 5
 SCALE 1:100 ON ORIGINAL SIZE

Rev.	Description	Design	Date
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ANTONIADES ARCHITECTS
 Architect

VDM Prime Pty Ltd
 Client

Project Proposed Residences Development
 Application SSDA
 Address 142-150 Narrow Neck Road Katoomba 2780
 LGA BLUE MOUNTAINS CITY Council

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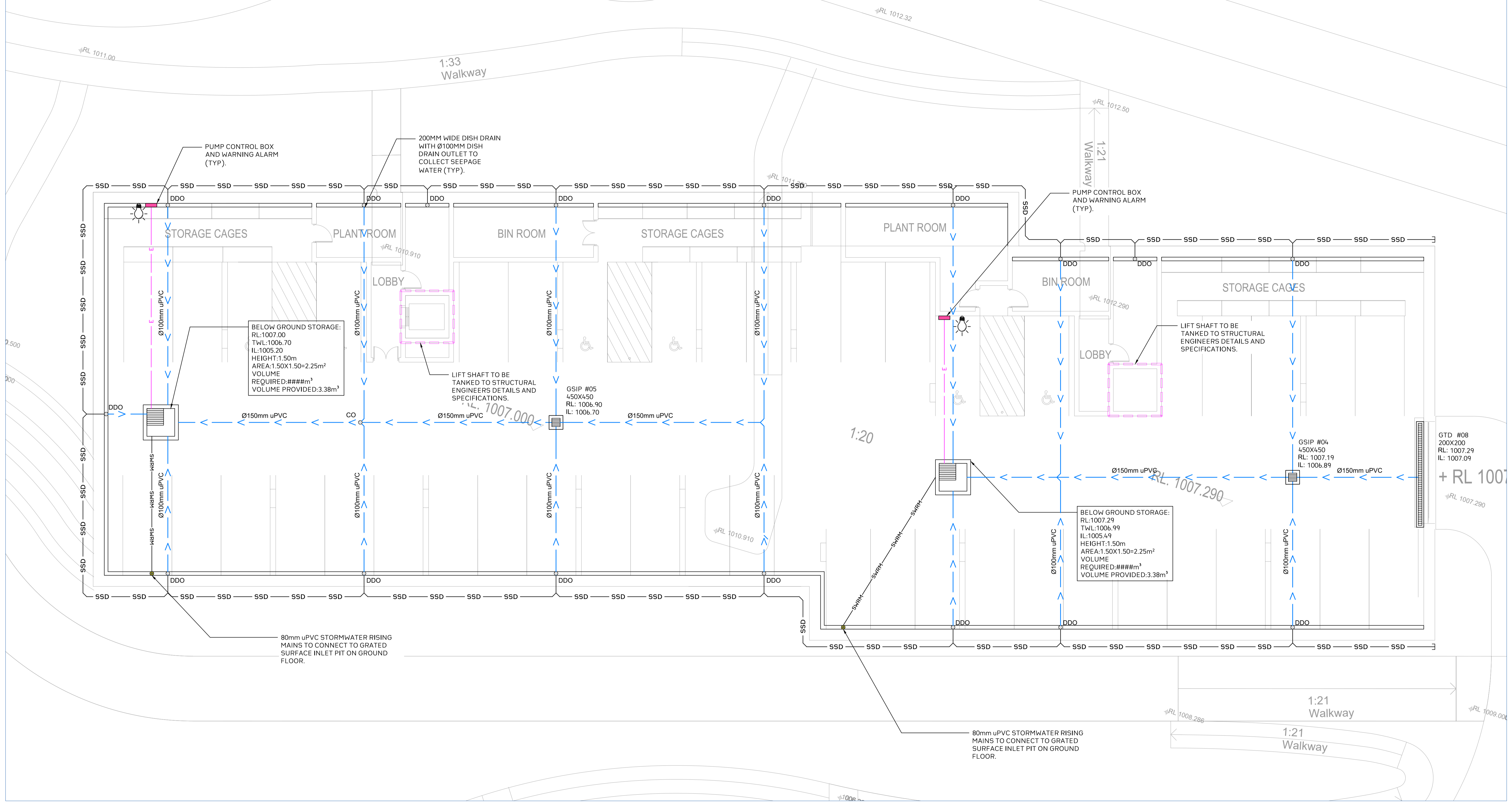
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NOTES

REFER TO BLDG H LOWER BASEMENT PLAN FOR NOTES AND DESIGN CALCULATIONS



Project No. 20240356-State Significant Development Application-CIV-DWG-1 Building B & C Ground Floor Plan
 Drawing No. S601
 Scale: 1:100 ON ORIGINAL SIZE

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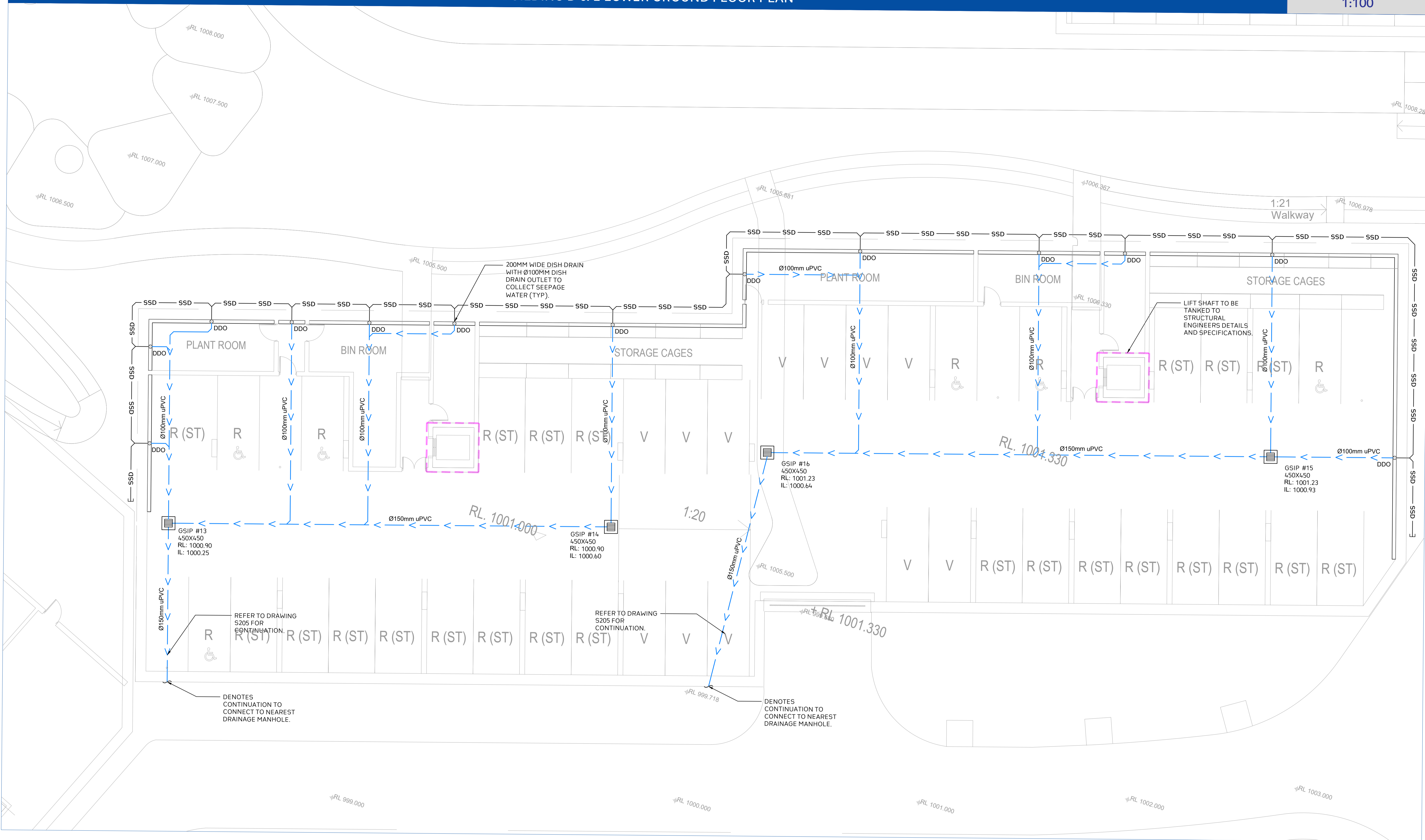
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 Application: SSDA
 Address: 142-150 Narrow Neck Road, Katoomba 2780
 LGA: BLUE MOUNTAINS CITY Council

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 Drawing No. S602
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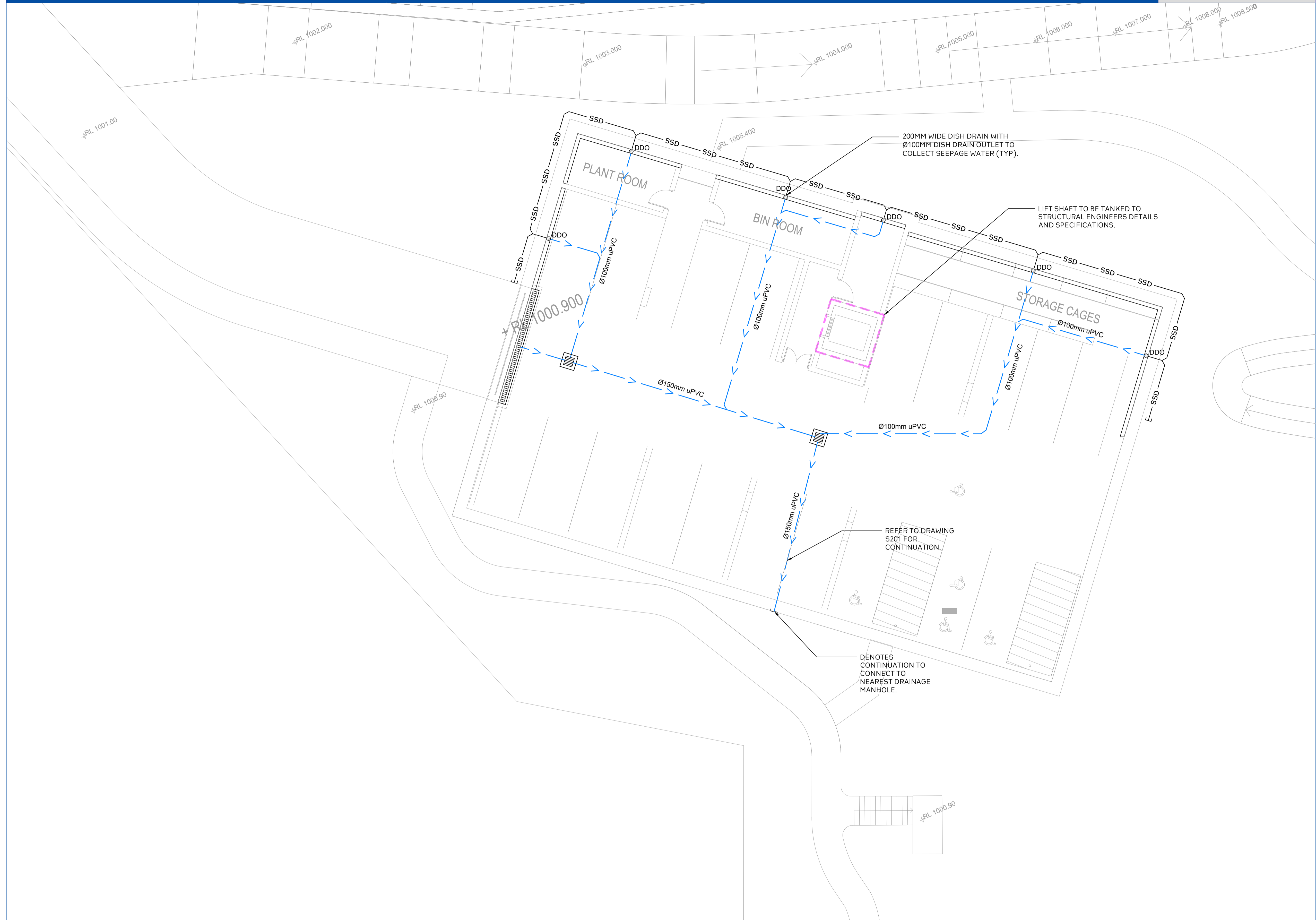
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Project No. 20240356-State Significant Development Application-CIV-DWG-1 Building F Upper Basement Plan
 Drawing No. S603

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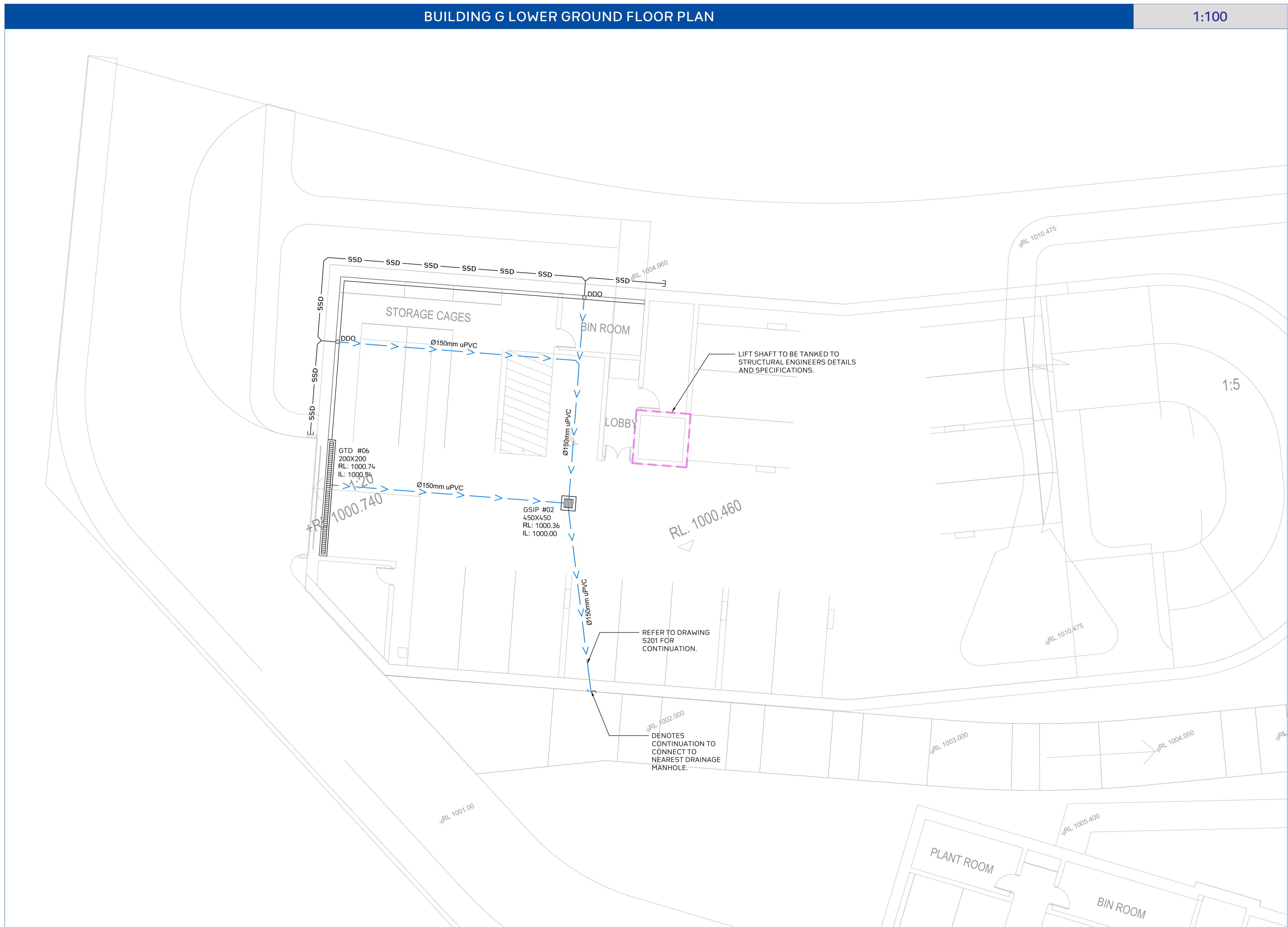
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	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S604 Building G Lower Ground Floor Plan	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table> Andrew Arida B.E Civil/Structural MIEAust (NO. 5579488) Professional Engineer (PRE0000268) Design Practitioner (DEP0000455)	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antonides Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antonides Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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Subsoil Design Calculations

MP OUT PIT WAS DESIGNED FOR A 100yr 2hr STORM EVENT FOR A MORE CONSERVATIVE STORAGE VOLUME.

100yr 2hr ARI STORM = 33.20 mm/hr
 ARIx2 = 66.40 mm/hr
 AREA OF DRIVEWAY RAMP UNCOVERED = 0.00 m²

$V = A \times d$
 $= 0.00 \times (66.40/1000)$
 $= 0.00 \times 0.06640$
 $= 0.00m^3$

THEREFORE, REQUIRED STORAGE = 3.00 m³

THE MINIMUM STORAGE REQUIREMENT OF 3m³ AS PER AS/NZS 3500.3.

Key Notes

1. STORMWATER RUNOFF FROM VEHICULAR CROSSING FALLS TO ASPHALT & IS COLLECTED BY BASEMENT PUMP OUT PIT.

2. INSTALL STEP IRONS FOR EASE OF ACCESS DURING MAINTENANCE OF PUMP OUT CONTROL PIT TO COUNCIL SATISFACTION.

3. INSTALL CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING.

4. ALL STORMWATER PIPES AND BASEMENT PIPES ARE Ø100mm PVC AND SLOPING AT 1.0% U.N.O (TYP).

5. ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO COLLISIONS ARE PRESENT DURING CONSTRUCTION (TYP).

6. STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINATED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

7. PROVIDE CLEAR OUT POINTS FOR INSPECTION & MAINTENANCE PURPOSES WHERE REQUIRED (TYP).

Pump-Out Tank Notes

1. INSTALL WITH THE FOLLOWING ITEMS:
 900SQ HEAVY DUTY STEEL GRATED LID FOR ACCESS AND MAINTENANCE PURPOSES;
 CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING;
 STEP IRONS; REFER TO DETAILS;
 PUMP-OUT PIT CONTROL BOX (CTRL) TO MANUFACTURER'S SPECIFICATIONS. LOCATIONS TO BE CONFIRMED WITH ARCHITECT;
 PUMPS TO OPERATE IN ALTERNATE MODE TO INCREASE LIFE-SPAN; AND
 INSTALL VISIBLE FLASHING LIGHT SYSTEM IN CASE OF PUMP FAILURE.

Geotechnical Investigation Notes

1. BASEMENT DRAINAGE DESIGN SUBJECT TO FURTHER GEOTECHNICAL INVESTIGATION AND CONFIRMATION OF GROUND WATER PRESENCE ON SITE IF GROUND WATER TABLE DETECTED DURING EXCAVATION, STORMWATER ENGINEER TO BE CONTACTED PRIOR TO COMMENCING ANY WORKS

Standard Pump Out Design Notes

1. THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:-

1). THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.

2). A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA IF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300MM ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.

3). A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.

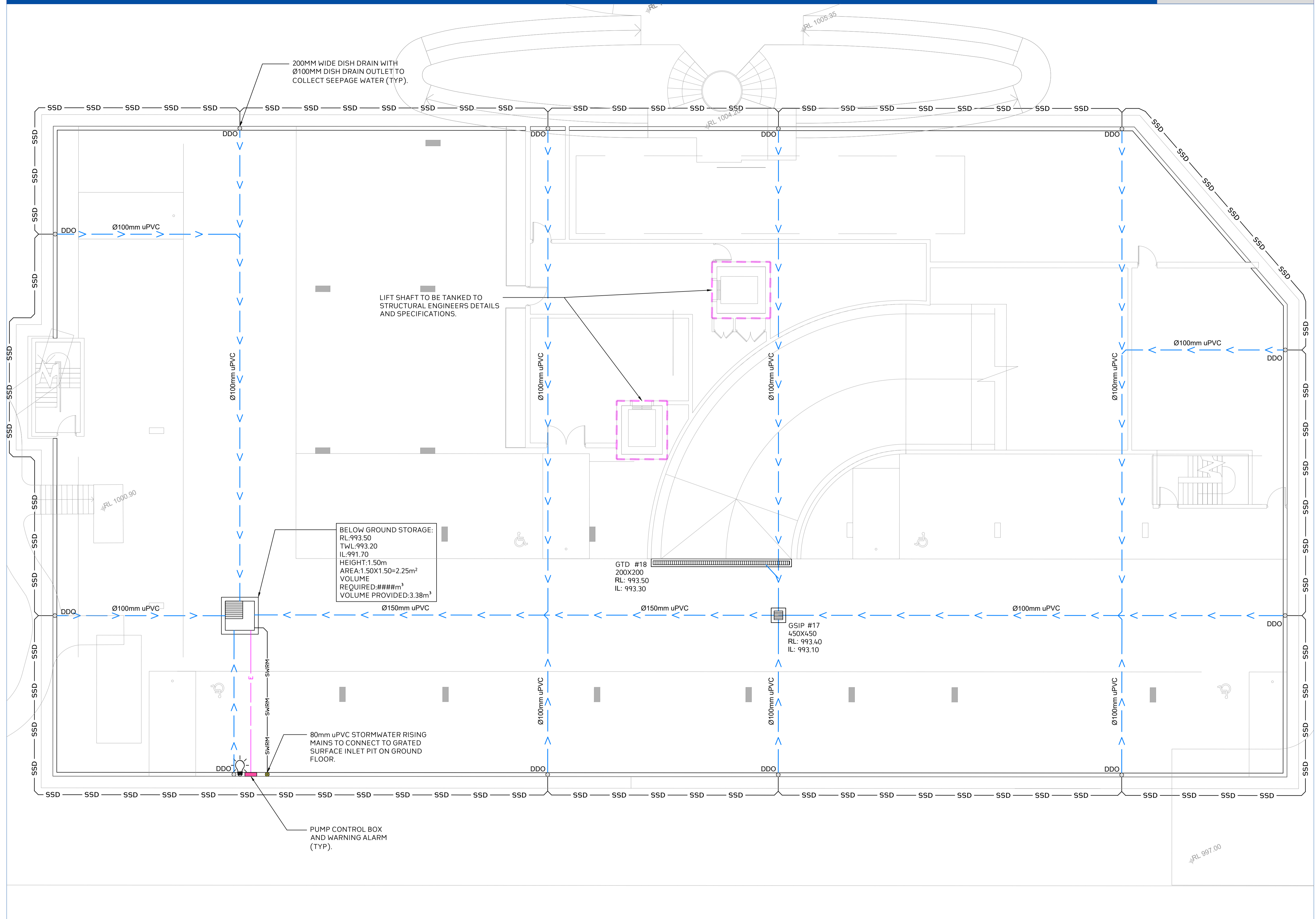
4). AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING TROUBLELIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

5). A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK.

PRIOR TO INSTALLATION OF PUMPS OR PUMP OUT LINE, EVIDENCE/PLUMBER TO CONTACT PUMP SUPPLIER TO DETERMINE THEIR REQUIRED PUMP AND DISCHARGE LINE DETAILS.

BUILDING H LOWER BASEMENT PLAN

1:100



Project No. 20240356-State Significant Development Application-CIV-DWG-1 Building H Lower Basement Plan	Drawing No. S605
Scale 0m 1 2 3 4 5 SCALE 1:100 ON ORIGINAL SIZE	

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ANTONIADES ARCHITECTS
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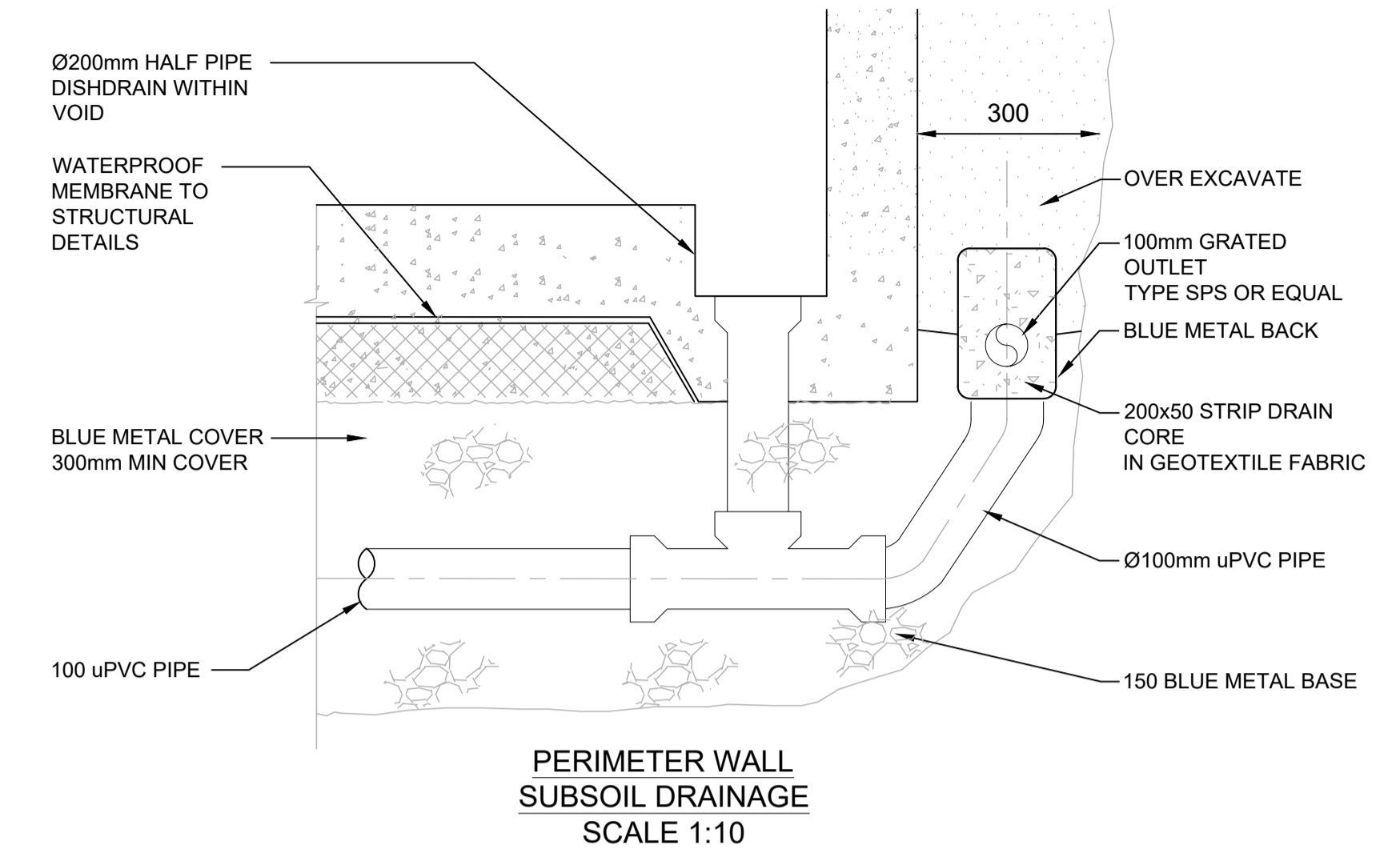
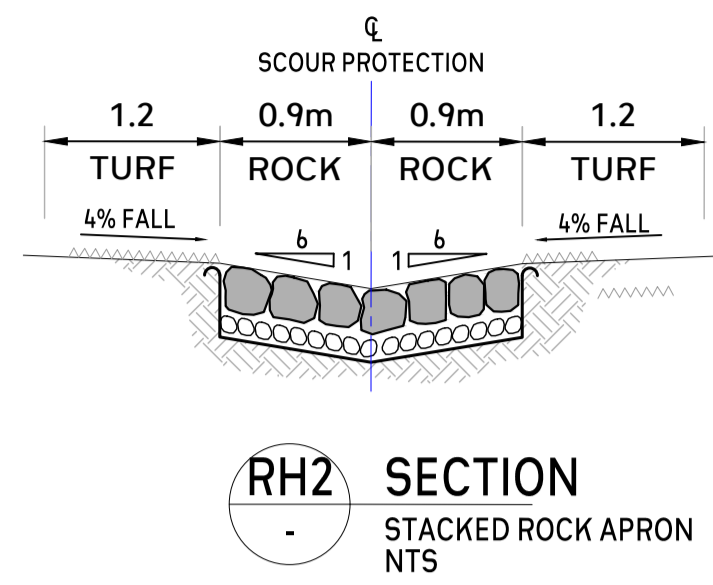
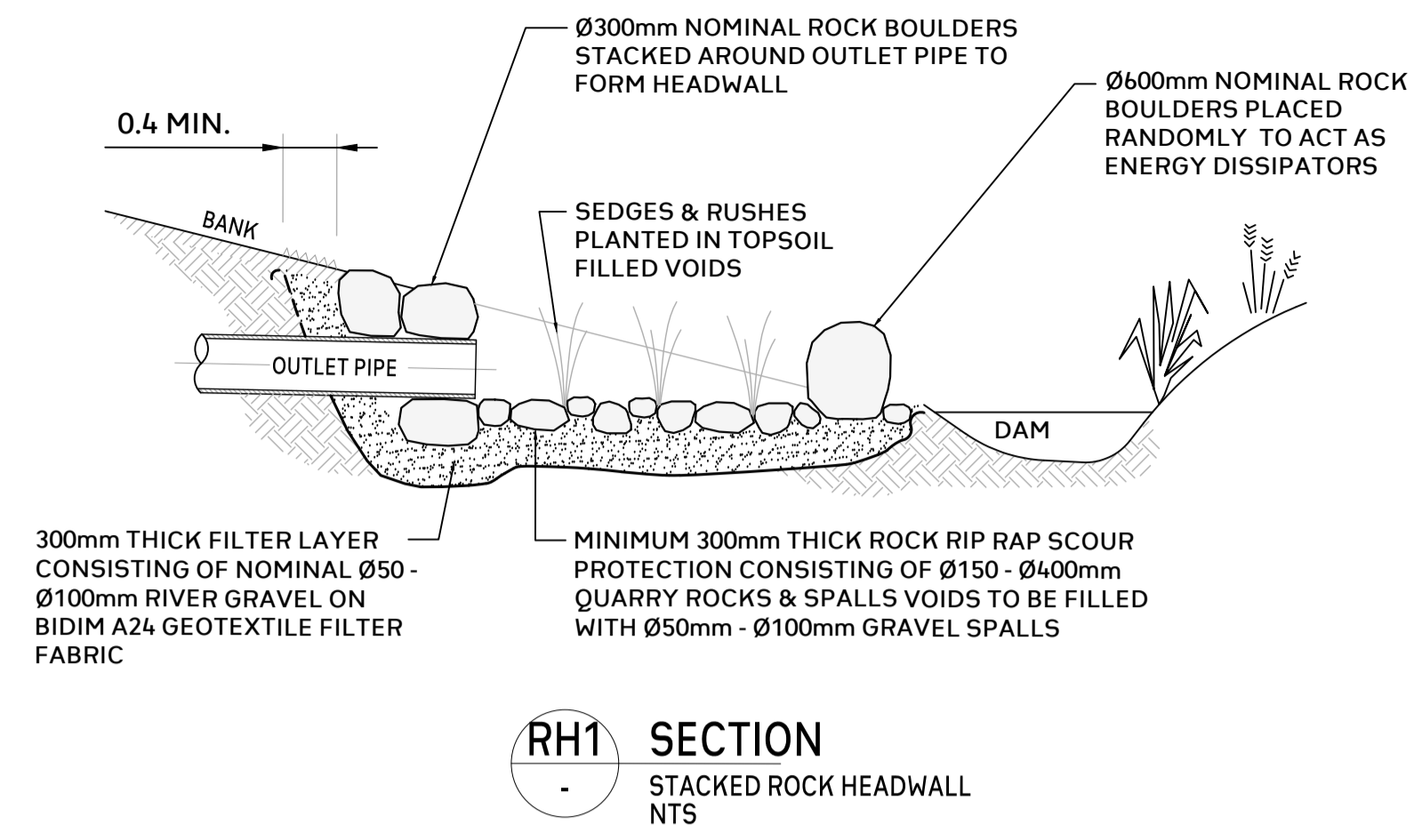
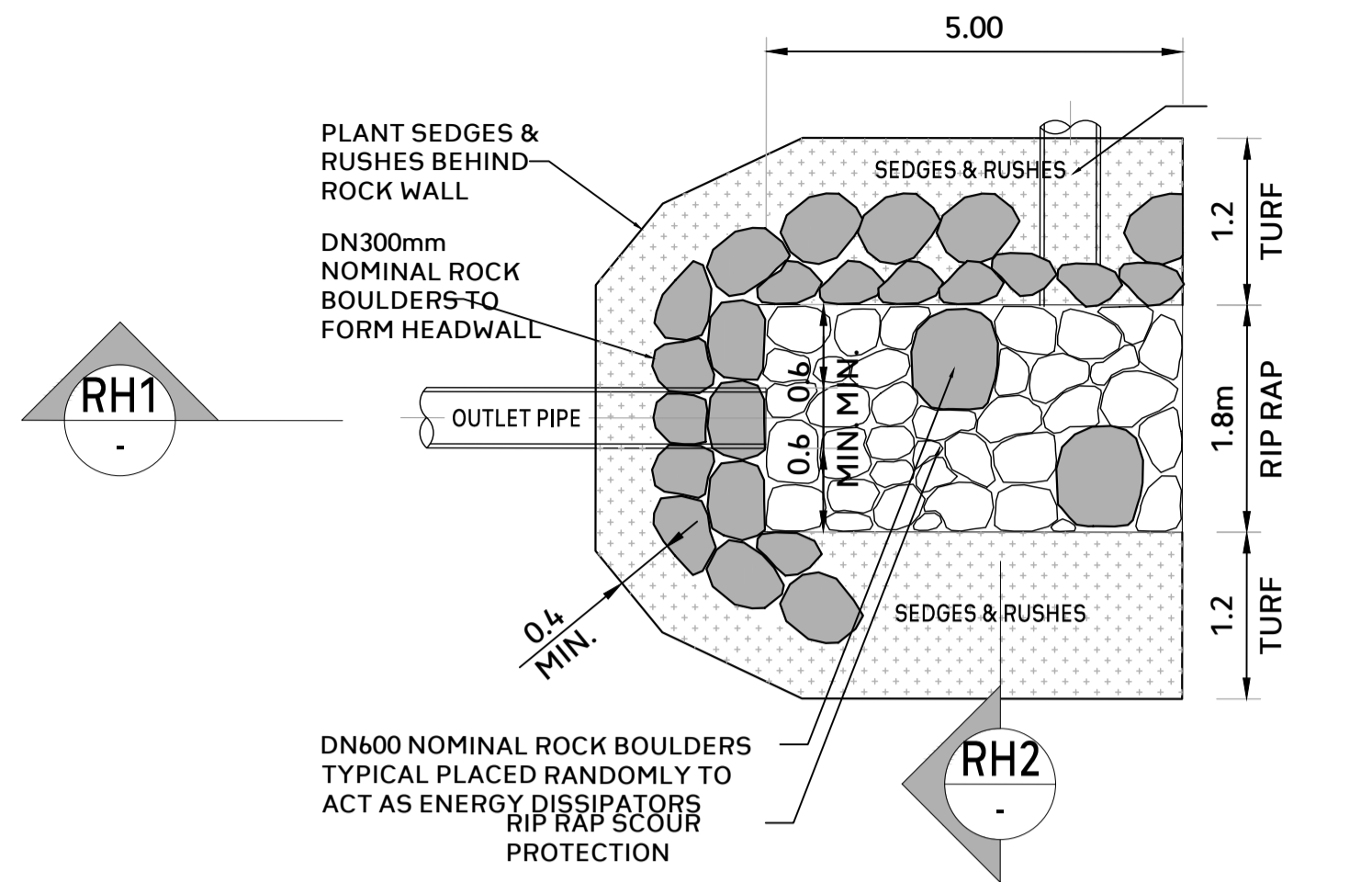
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DETAILS SHEET



A DETAIL
STACKED ROCK HEADWALL WITH SCOUR PROTECTION NTS

RH1 SECTION
STACKED ROCK HEADWALL NTS

RH2 SECTION
STACKED ROCK APRON NTS

NATURAL OUTLET NOTES :

DESIGN AND POSITION

- Outlet angle is to be no greater than 30 degrees in the direction of the channel flow.
- The cover over the pipe must be a minimum of 300 mm.
- Setback of the end of the pipe must be:
 - at least three times the bank height from the toe of the bank on the same side of the channel.
 - at least 10 times the pipe diameter from the toe of the bank on the opposite side of the channel, if there is only one pipe
 - at least 13 times the largest pipe diameter from the toe of the bank on the opposite side of the channel, if there are multiple pipes.
- A maximum of one metre of the pipe can be exposed.
- Place the headwall so as to avoid vertical drops of over 900 mm.

MATERIAL COMPOSITION

- The headwall foundation must sit on a geotextile fabric of Bidim A44 or approved equivalent.
- There must be a 100 mm thick layer of coarse granular material, such as crushed recycled terracotta 10-40 mm Ø (not blue metal) on the geotextile fabric.
- Stacked rock rip rap is to be a mixture of hard sandstone rocks to fill voids during placement. It should be made up of:
 - 70% large rocks of regular dimension suitable for neat interlocking stacks (typically 200 kg to 500 kg and 0.75-1.2 m x 0.5 m x 0.25-0.45 m)
 - 15% medium rocks (typically the size of a soccer ball)
 - 15% small rocks (typically the size of a closed fist)
 - hand-compacted growing medium for voids less than 200 mm Ø. This should not be over compacted.
- All rock batters steeper than 2H:1V require to be rock armoured.
- All non-rock batters are to be no steeper than 3H:1V.

PIPE SIZE:

- THE MINIMUM PIPE SIZE SHALL BE:
- 90mm DIA WHERE THE LINE ONLY RECEIVES ROOFWATER RUNOFF, OR
 - 100mm DIA WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS ON THE PROPERTY

THE MINIMUM PIPE VELOCITY SHOULD BE 0.6 m/s AND A MAXIMUM PIPE VELOCITY OF 6.0 m/s DURING THE DESIGN STORM.

PIPE GRADE:

- THE MINIMUM PIPE GRADE SHALL BE:
- 1.0% FOR PIPES LESS THAN 225mm DIA
 - 0.5% FOR ALL LARGER PIPES

PIPES WITH A GRADIENT GREATER THAN 20% WILL REQUIRE ANCHOR BLOCKS AT THE TOP AND BOTTOM OF THE INCLINED SECTION; AND AT INTERVALS NOT EXCEEDING 3.0m

ANCHOR BLOCKS ARE DESIGNED ACCORDING TO CLAUSE 7.9 OF AS3500.3-2018.

DEPTH OF COVER FOR PVC PIPES:

MINIMUM PIPE COVER SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTIAL 300mm ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICLE LOADING	450mm WHERE NOT IN A ROAD
UNDER A SEALED ROAD	600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE

SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.

CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH AS3725-2007 LOADS ON BURIED CONCRETE PIPES, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.

WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL THEN BE PAVED WITH AT LEAST:

- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC;
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR
- 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS:

SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 6.2.8 OF AS3500.3-2018.

ABOVE GROUND PIPEWORK:

SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 6 OF AS3500.3-2018.

PIT SIZES AND DESIGN:

DEPTH (mm)	MINIMUM PIT SIZE
UP TO 450mm	450mm x 450mm
451mm TO 600mm	600mm x 600mm
601mm TO 900mm	600mm x 900mm
901mm TO 1500mm	900mm x 900mm (WITH STEP IRONS)
1501MM TO 2000mm	1200mm x 1200mm (WITH STEP IRONS)

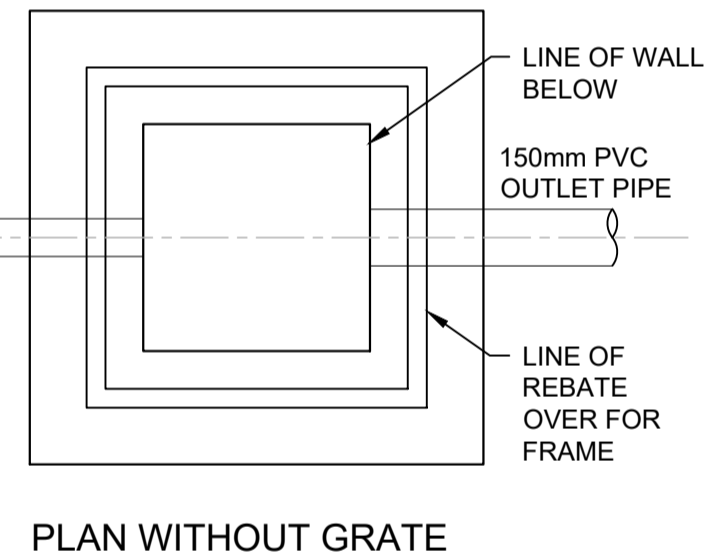
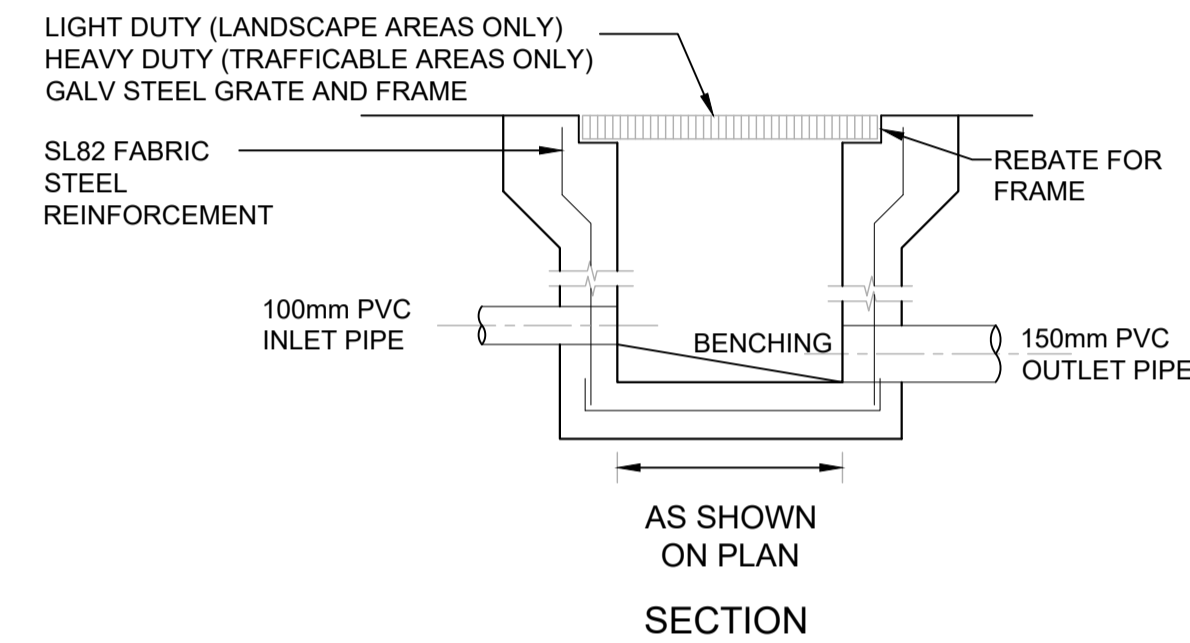
ALL PIPES SHOULD BE CUT FLUSH WITH THE WALL OF THE PIT.

PITS GREATER THAN 600mm DEEP SHALL HAVE A MINIMUM ACCESS OPENING OF 600 x 600mm.

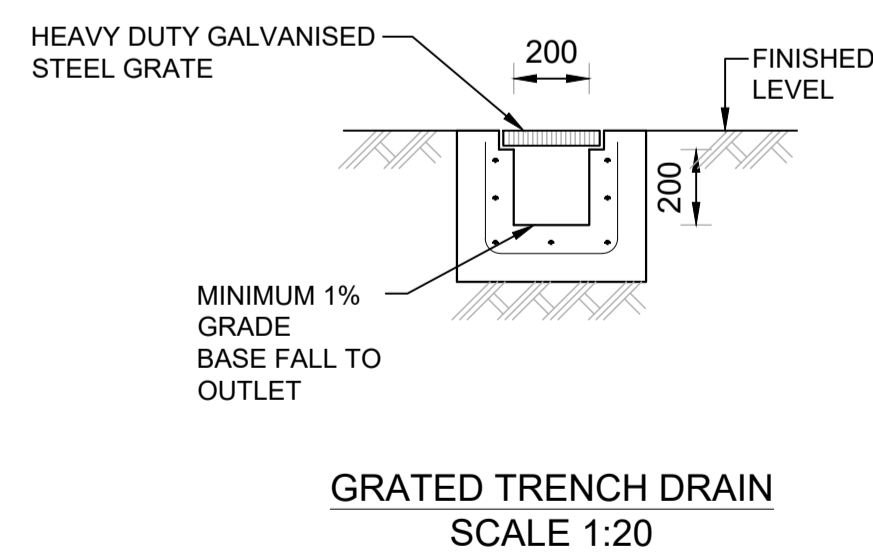
THE GRATED COVERS OF PITS LARGER THAN 600 x 600mm ARE TO BE HINGED TO PREVENT THE GRATE FROM FALLING INTO THE PIT.

THE BASE OF THE DRAINAGE PITS SHOULD BE AT THE SAME LEVEL AS THE INVERT OF THE OUTLET PIPE. RAINWATER SHOULD NOT BE PERMITTED TO POND WITHIN THE STORMWATER SYSTEM:

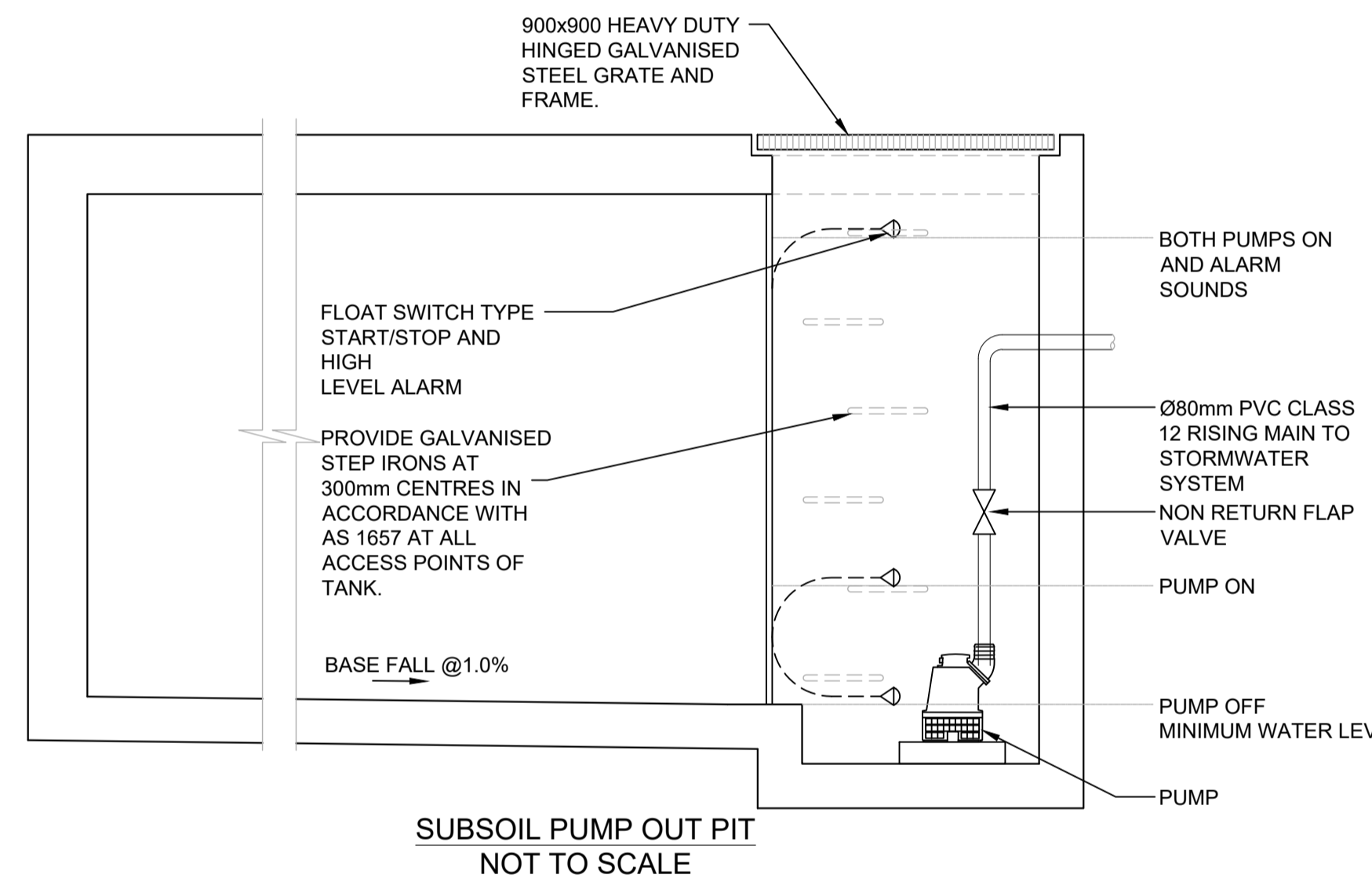
- TRENCH DRAINS: CONTINUOUS TRENCH DRAINS ARE TO BE OF WIDTH NOT LESS THAN 150mm AND DEPTH NOT LESS THAN 100mm. THE BARS OF THE GRATING ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.
- STEP IRONS: PITS BETWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE PROVIDED.
- IN-SITU PITS: IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 7.5.5.1 OF AS3500.3-2018. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.
- GRATES: GRATES ARE TO BE GALVANISED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.



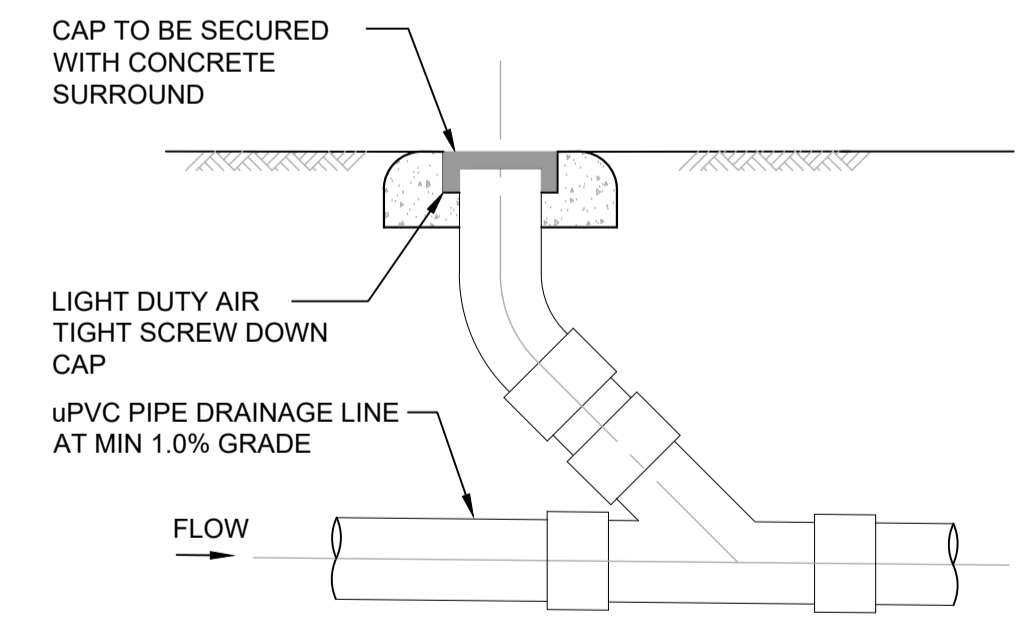
SECTION
STORMWATER PIT
SCALE 1:20



GRATED TRENCH DRAIN
SCALE 1:20



SUBSOIL PUMP OUT PIT
NOT TO SCALE



CLEANING EYE
SCALE 1:20

CLASS	USE
A - EXTRA LIGHT DUTY	AREAS INCLUDING FOOTWAYS, ACCESSIBLE ONLY TO PEDESTRIANS, PEDAL CYCLISTS, AND CLOSED TO OTHER TRAFFIC
B - LIGHT DUTY	AREAS INCLUDING FOOTWAYS AND LIGHT TRACTOR PATHS ACCESSIBLE TO VEHICLES (EXCLUDING COMMERCIAL VEHICLES) OR LIVESTOCK
C - MEDIUM DUTY	MALL AND AREAS OPEN TO SLOW-MOVING COMMERCIAL TRAFFIC
D - HEAVY DUTY	CARRIAGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES
E - EXTRA HEAVY DUTY	GENERAL DOCKS AND AIRCRAFT PAVEMENTS
F - EXTRA HEAVY DUTY	DOCK AND AIRCRAFT PAVEMENTS SUBJECTS TO HIGH WHEEL LOADS
G - EXTRA HEAVY DUTY	DOCKS AND AIRCRAFT PAVEMENTS SUBJECT TO VERY HIGH WHEEL LOADS

Project No. 20240356-State Significant Development Application-CIV-DWG-1
Drawing No. S700
Details Sheet
Scale

Rev.	Description	Design	Date
1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026

ANTONIADES ARCHITECTS
Architect

VDM Prime Pty Ltd
Client

Project Proposed Residences Development
Application SSDA
Address 142-150 Narrow Neck Road Katoomba 2780
LGA BLUE MOUNTAINS CITY Council

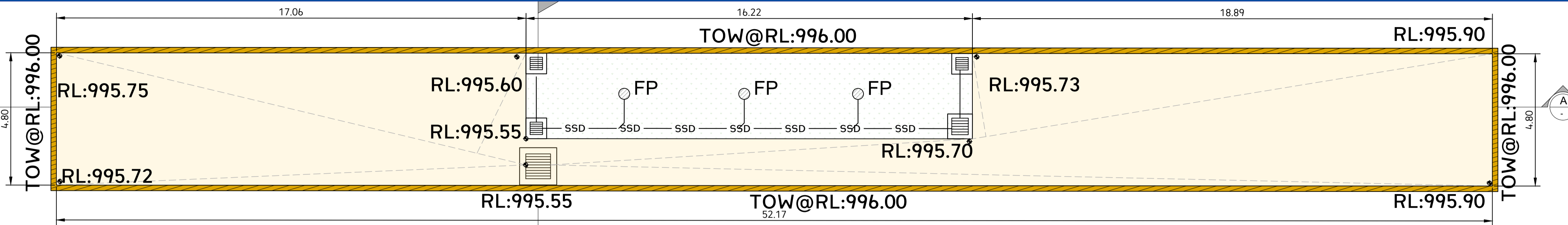
Drawn	CL	Designed	ZZ
Reviewed	AA	Date	27-08-2025
Approved	AA	Date	27-08-2025

Andrew Arida
B.E Civil/Structural
MIEAust (NO. 5579488)
Professional Engineer (PRE0000268)
Design Practitioner (DEP0000455)

Discipline	Consultant	Reference	Revision	Date
Architect	Antonides Architects	---	---	18.12.2025
Surveyor	METWEST SURVEYS	---	---	03.05.2025
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DETAILS SHEET



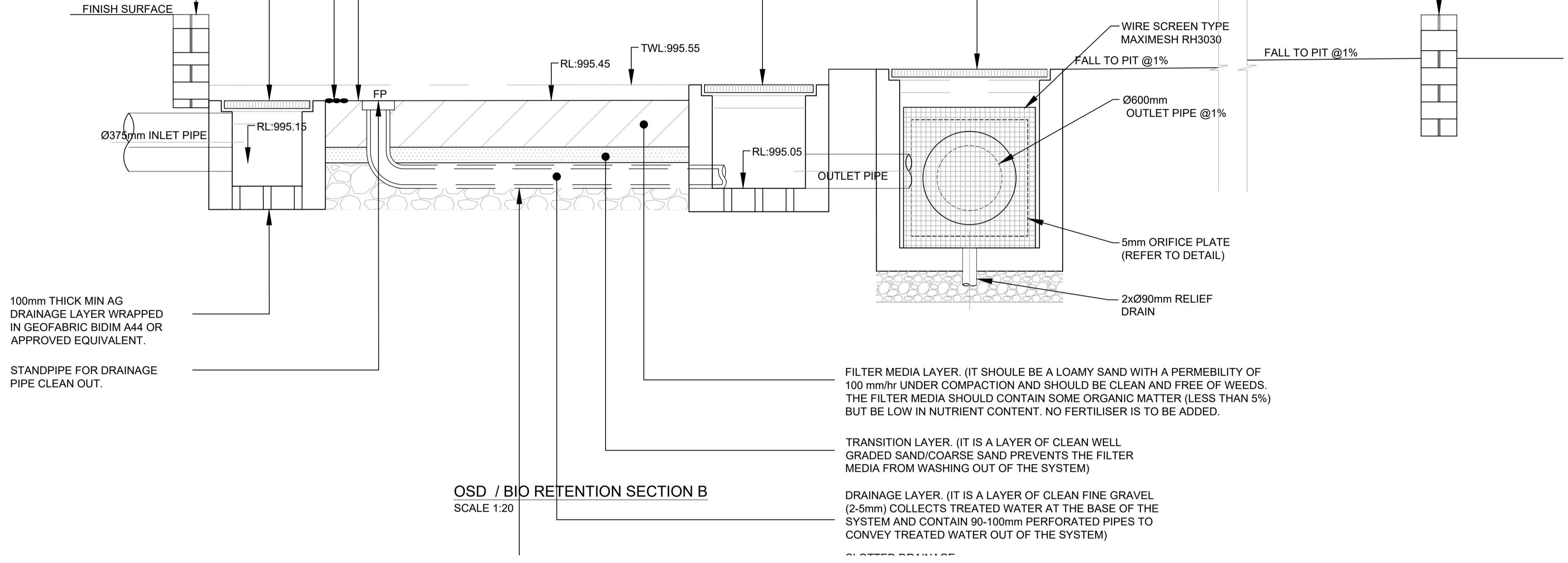
- Vegetation minimises surface clogging and assists in pollutant removal via biological processes. Some plant species that can be used include:
 - Imperata cylindrica (Blady Grass),
 - Ficinia nodosa (Syn. Isolepis nodosa) (Knobby Club Rush),
 - Juncus usitatus (Common Rush),
 - Lomandra longifolia (Matrush),
 - Poa siebreiana (Grey Tussock grass),
 - Themeda australis (Kangaroo Grass)
 - Dianella caerulea (Blue flax-lily)
 - Carex appressa (Tussock Sedge)

VEGETATION WITHIN BIO-RETENTION
NOTE: A MINIMUM OF 8 PLANTS PER SQUARE METRE IS RECOMMENDED. SHRUBS OR TREES MAY ALSO BE INCLUDED.

BIO-RETENTION TO BE VEGETATED WITH NUTRIENT ABSORBING PLANTS (REFER LANDSCAPE ARCHITECT DRAWINGS).
PLACE ROCK LOCALLY AROUND SURCHARGE PIT (MIN Ø50)
450SQ DEEP SURCHARGE PIT (GRATED CLASS B) WITH WEEPHOLES IN BASE (TYP).

OSD & BIO RETENTION PLAN
SCALE 1:100

600SQ DEEP SURCHARGE PIT (GRATED CLASS B) WITH WEEPHOLES IN BASE (TYP).

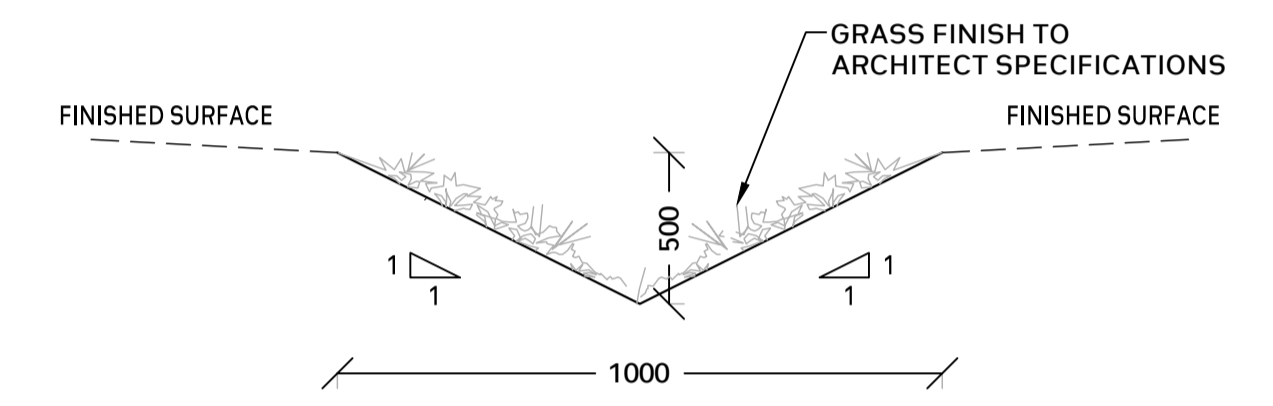


OSD / BIO RETENTION SECTION B
SCALE 1:20

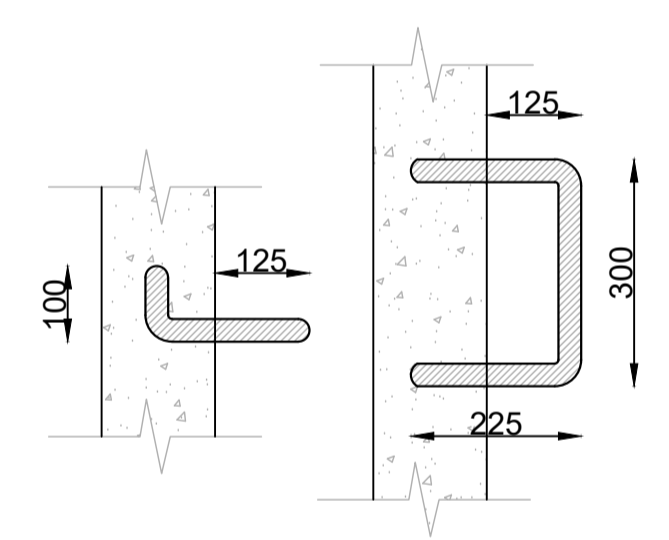
FILTER MEDIA LAYER. (IT SHOULD BE A LOAMY SAND WITH A PERMEABILITY OF 100 mm/hr UNDER COMPACTION AND SHOULD BE CLEAN AND FREE OF WEEDS. THE FILTER MEDIA SHOULD CONTAIN SOME ORGANIC MATTER (LESS THAN 5%) BUT BE LOW IN NUTRIENT CONTENT. NO FERTILISER IS TO BE ADDED).

TRANSITION LAYER. (IT IS A LAYER OF CLEAN WELL GRADED SAND/COARSE SAND PREVENTS THE FILTER MEDIA FROM WASHING OUT OF THE SYSTEM)

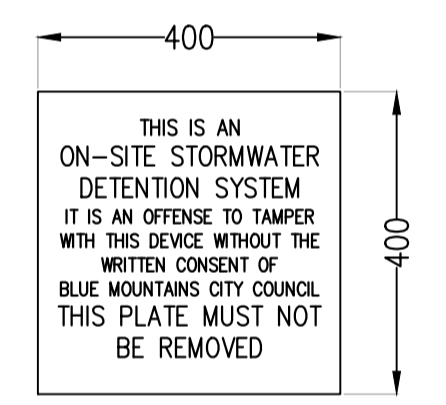
DRAINAGE LAYER. (IT IS A LAYER OF CLEAN FINE GRAVEL (2-5mm) COLLECTS TREATED WATER AT THE BASE OF THE SYSTEM AND CONTAIN 90-100mm PERFORATED PIPES TO CONVEY TREATED WATER OUT OF THE SYSTEM)



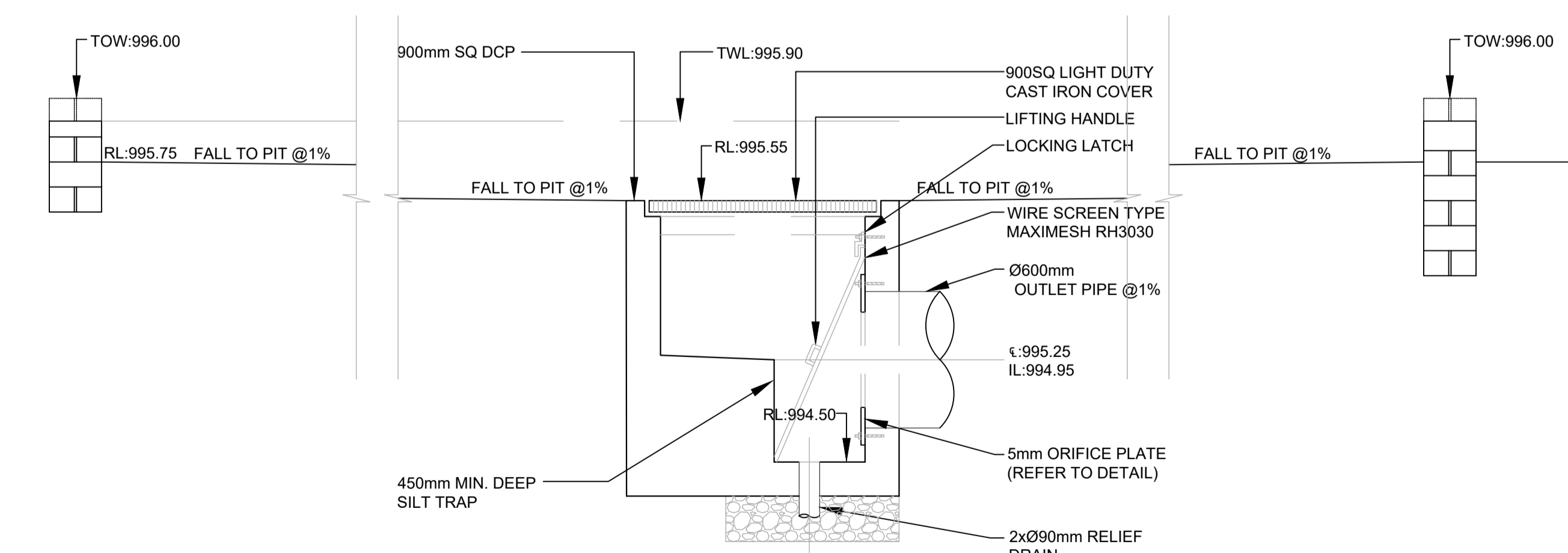
SWALE DRAIN
NOT TO SCALE



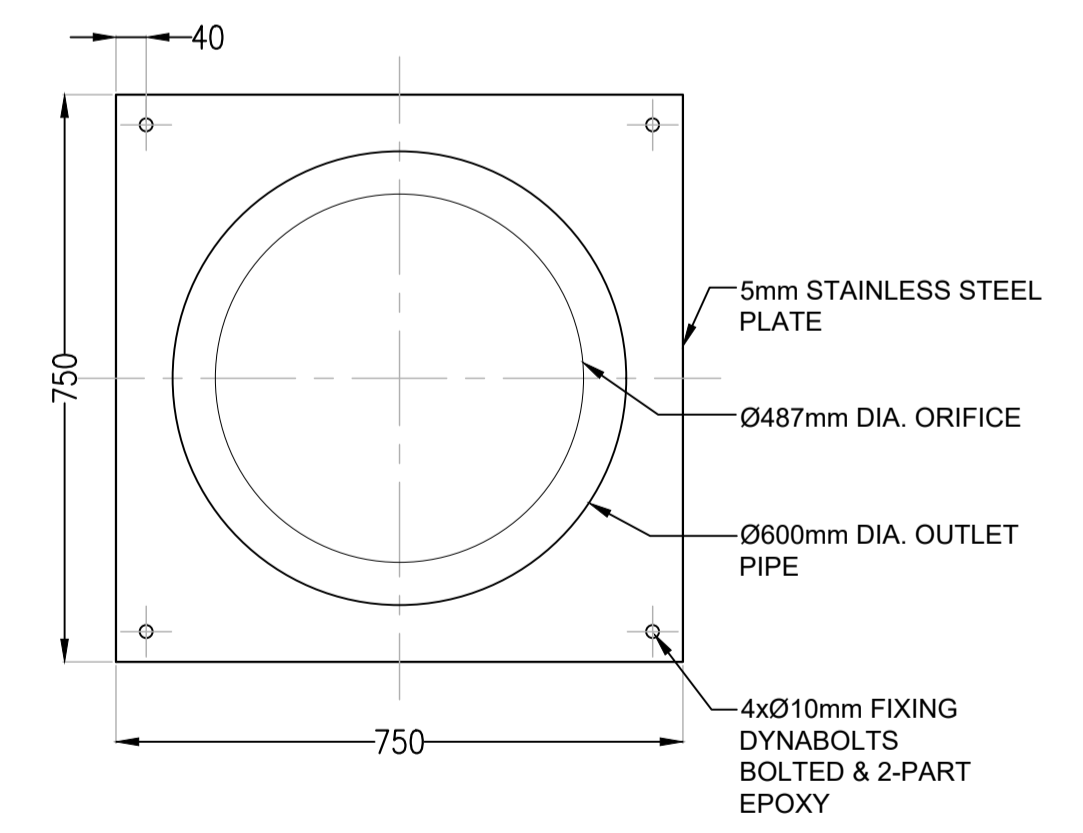
CONFINED SPACE SIGN
SCALE 1:10



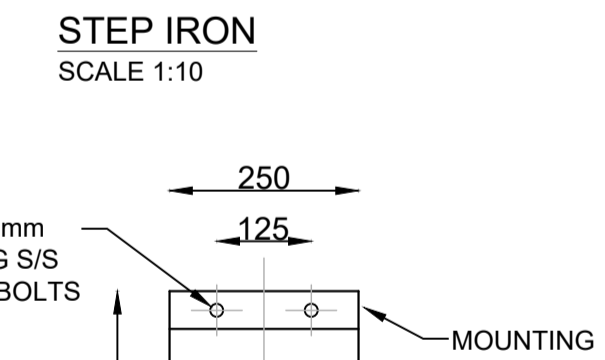
OSD SIGN
SCALE 1:10



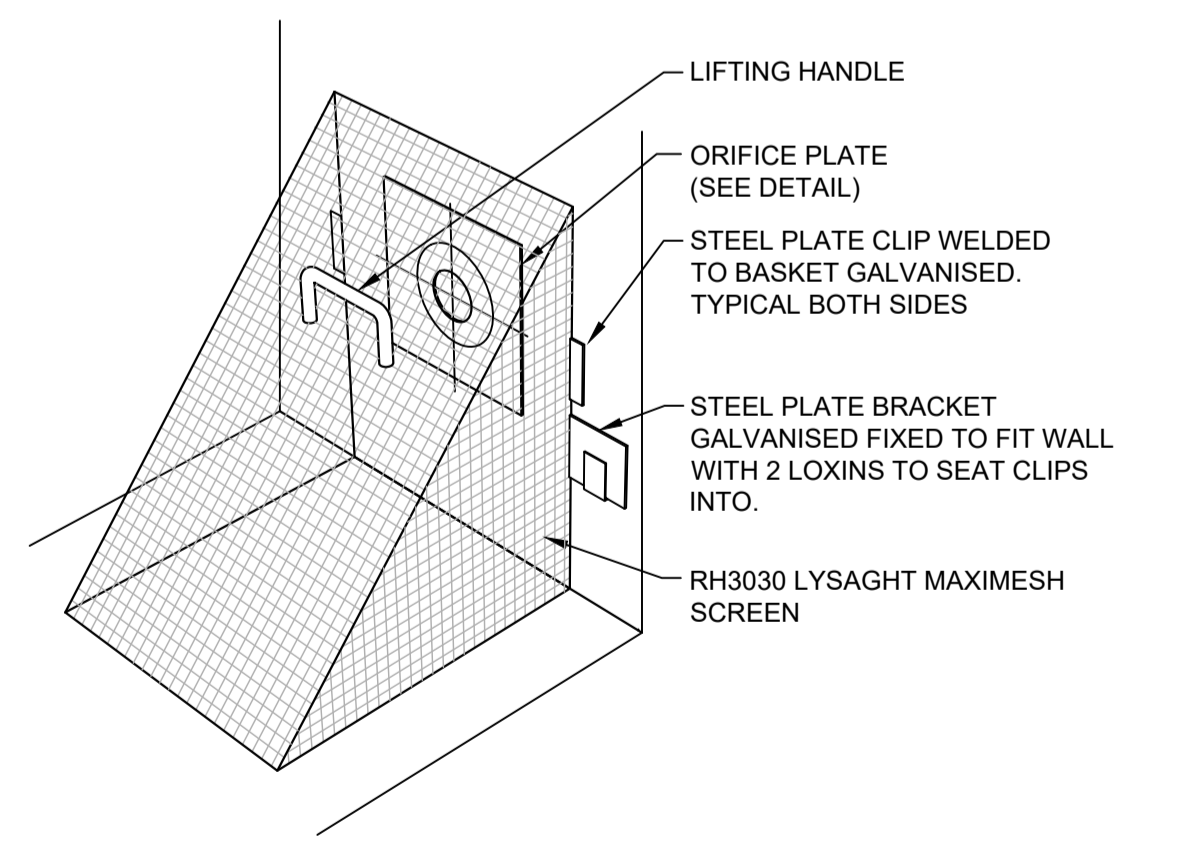
OSD SECTION A
SCALE 1:20



ORIFICE PLATE
SCALE 1:20



FLAP VALVE
SCALE 1:10



DEBRIS SCREEN
NOT TO SCALE



Project No. 20240356-State Significant Development Application-CIV-DWG-1
Drawing No. S701
Details Sheet
Scale

Rev.	Description	Design	Date
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Architect

VDM Prime Pty Ltd
Client

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Application SSDA
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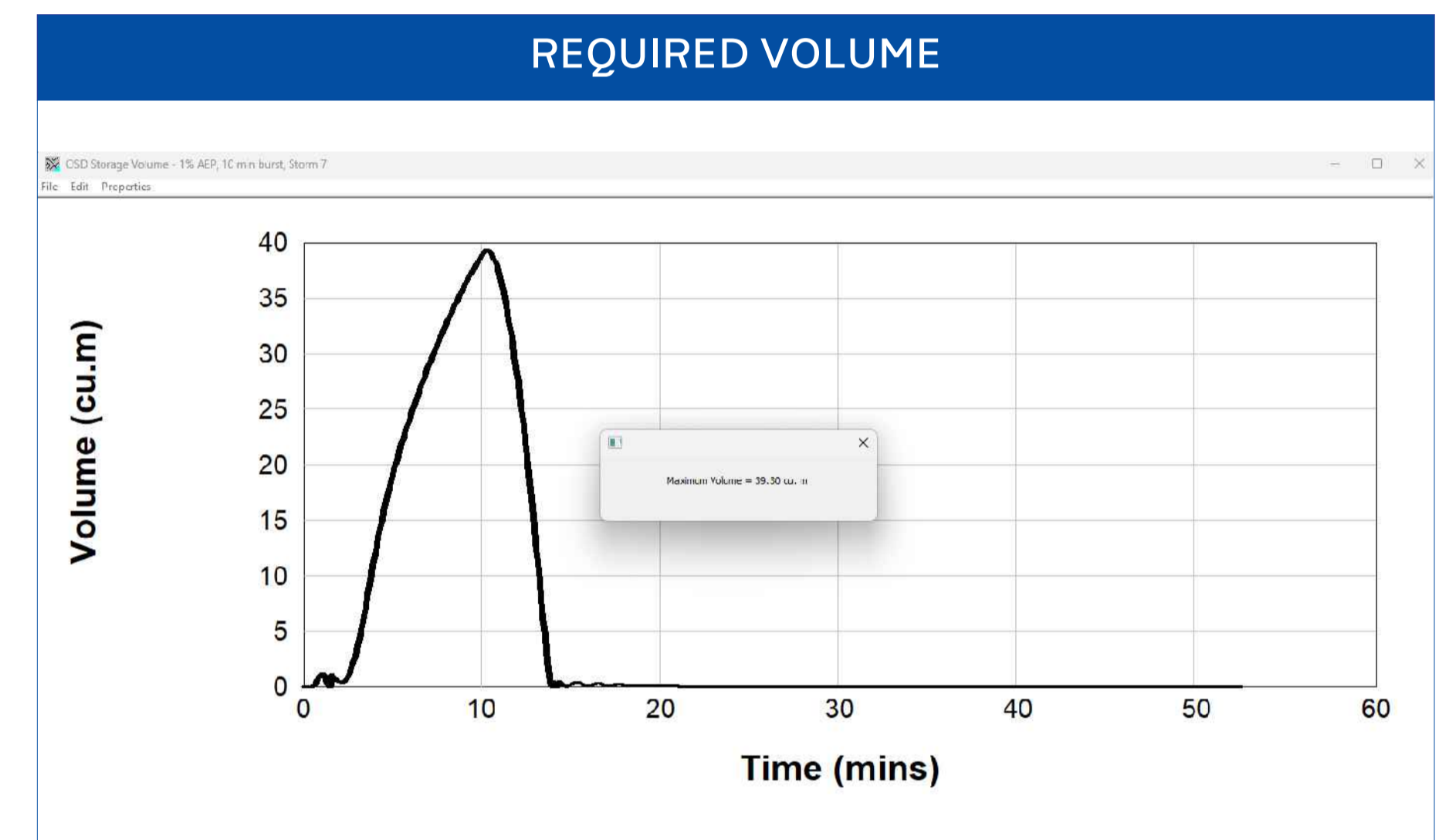
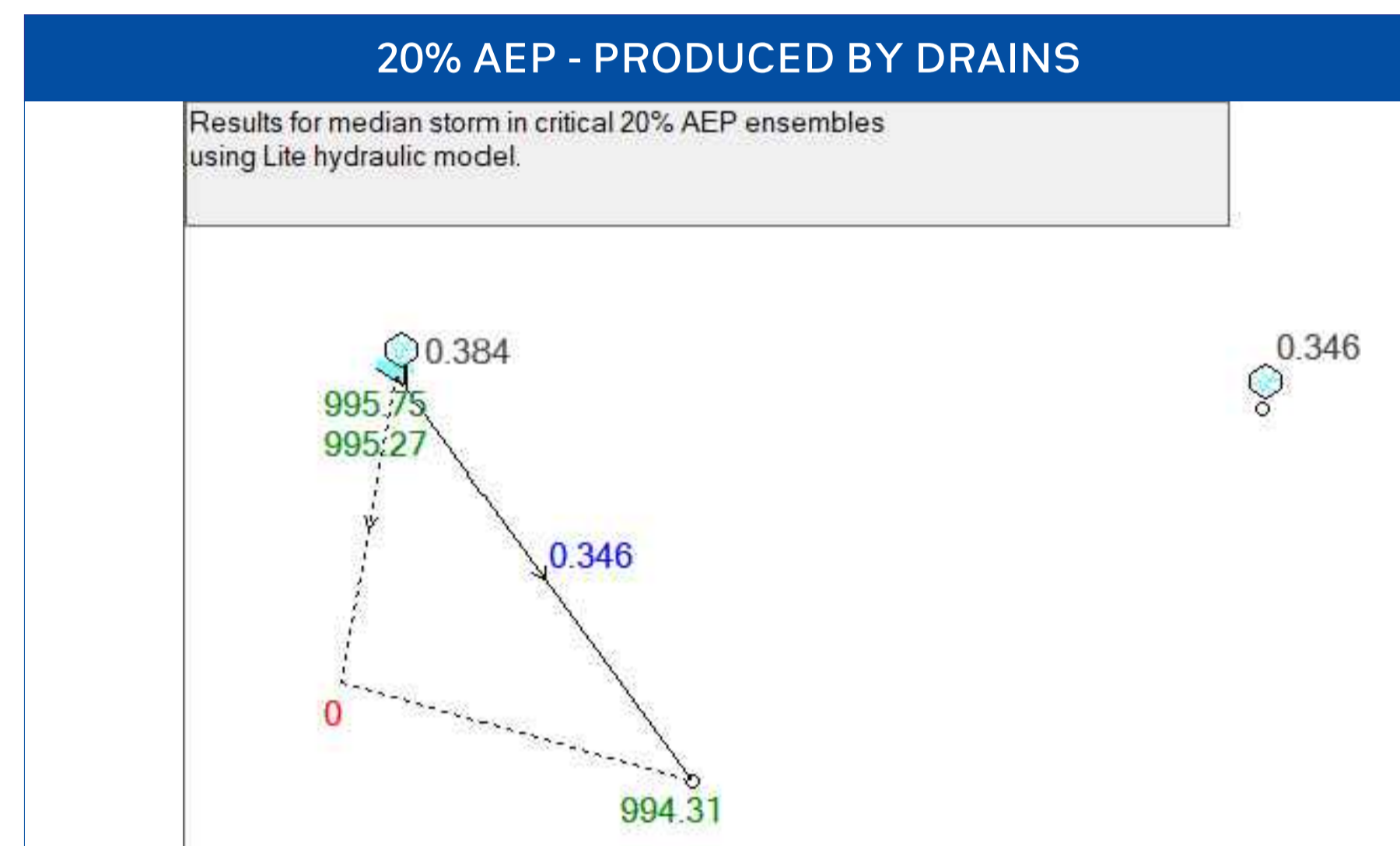
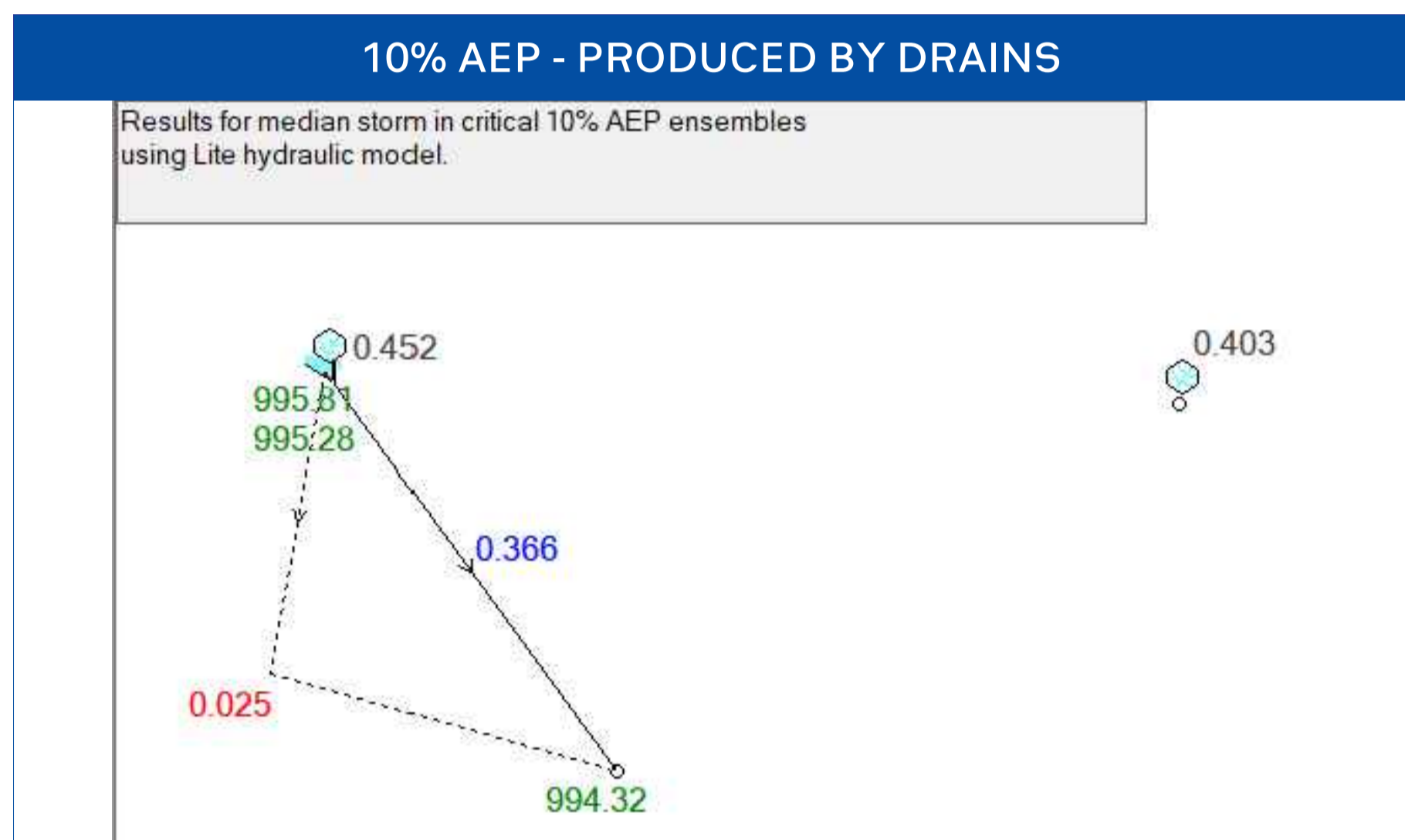
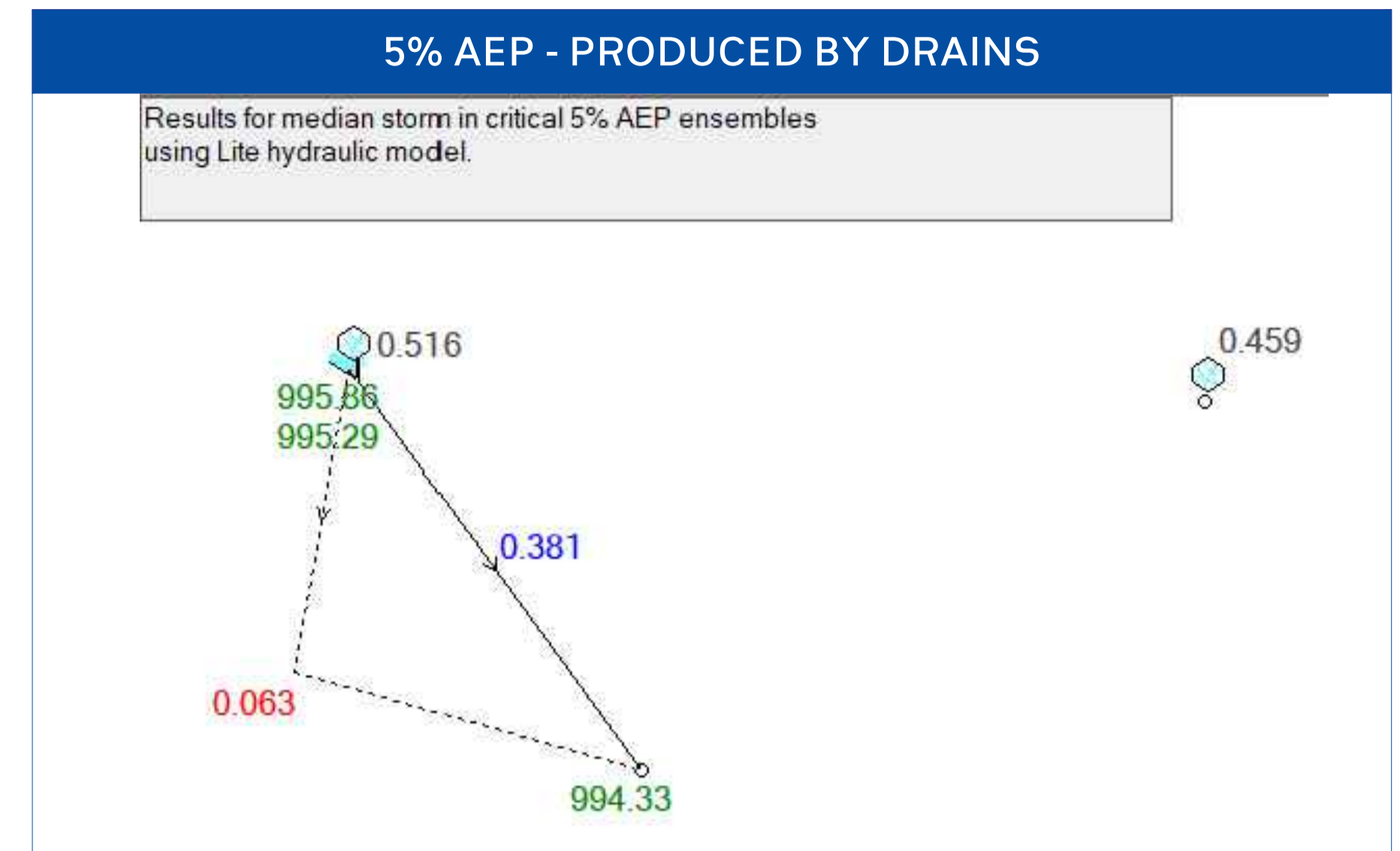
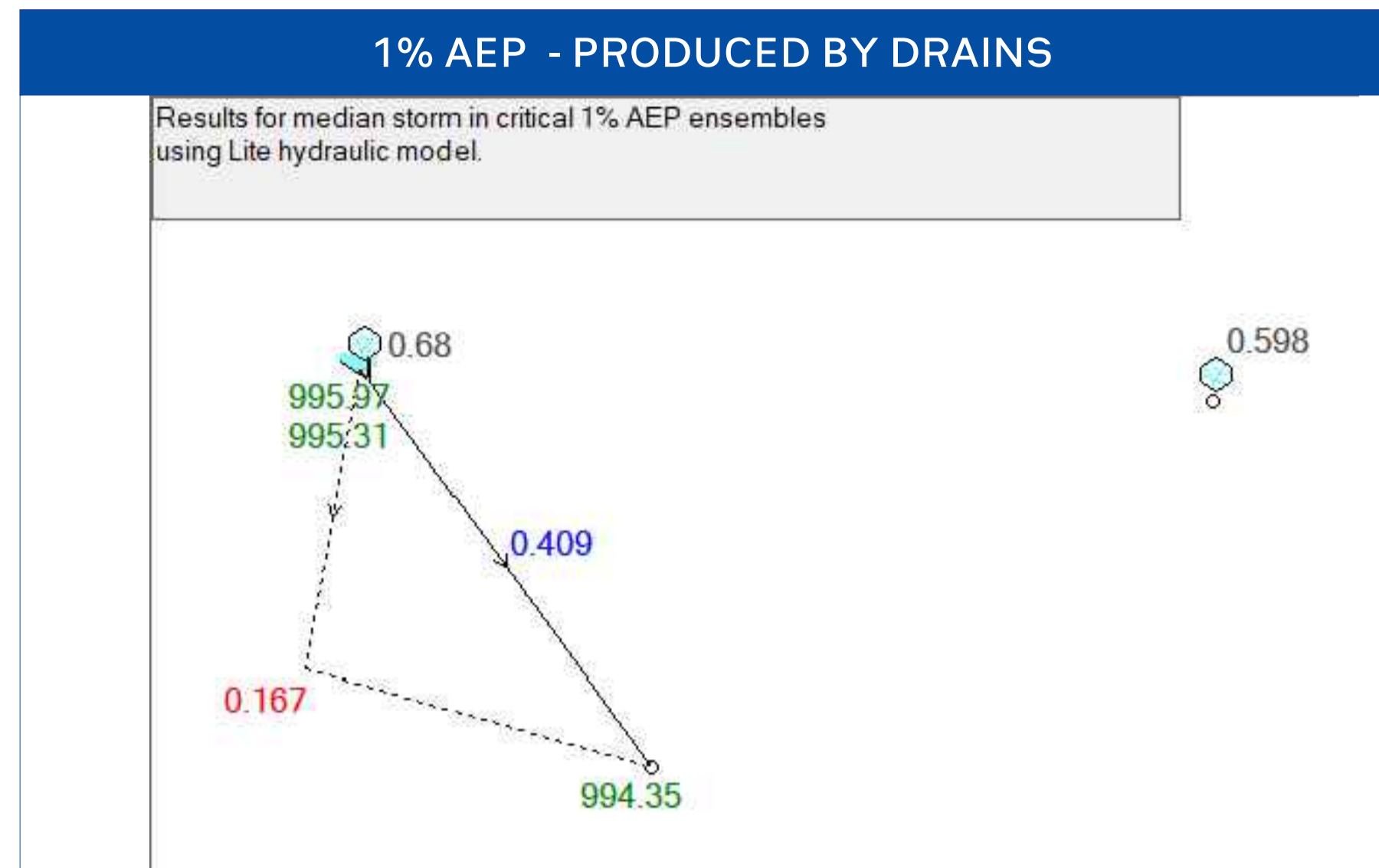
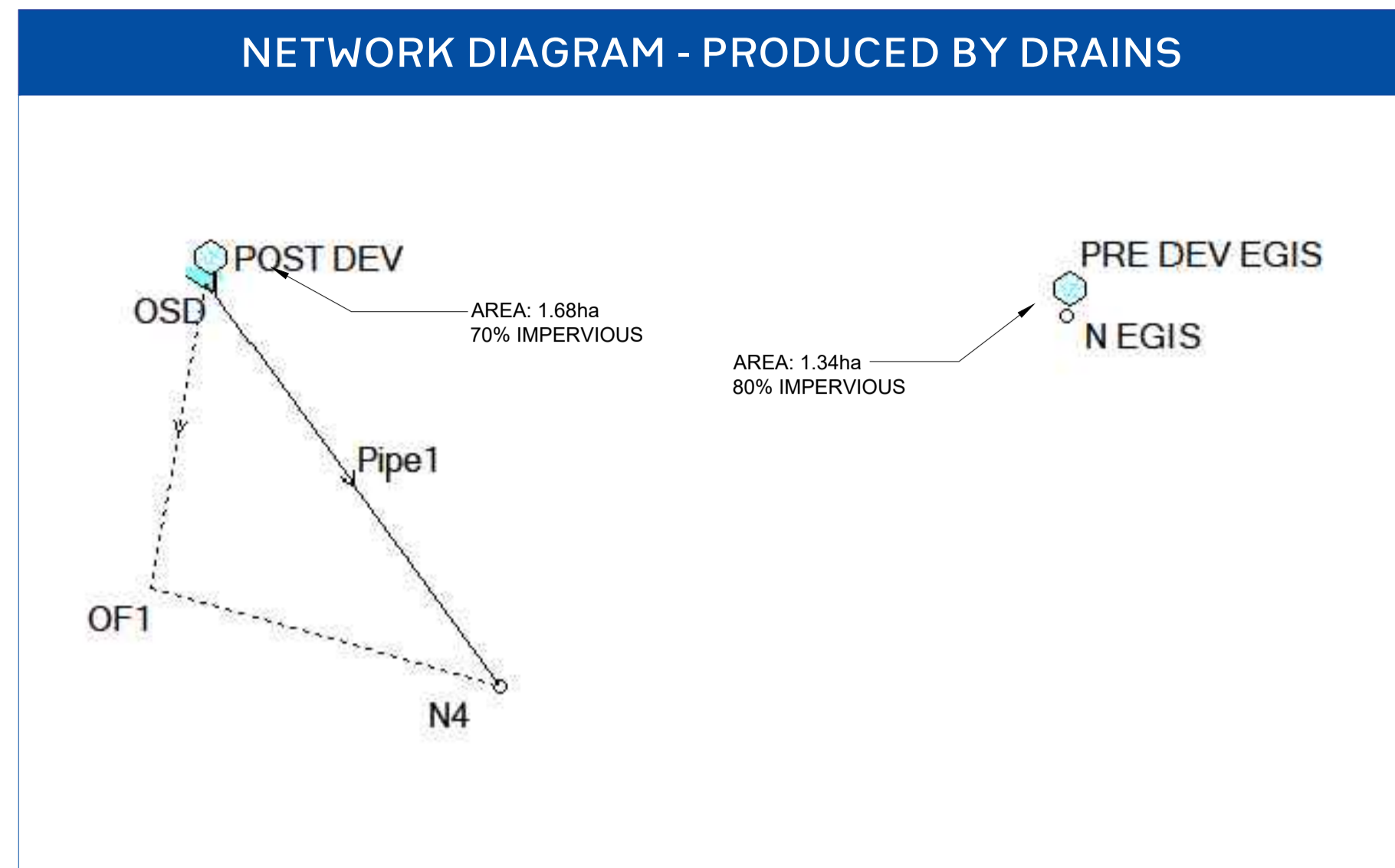
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DRAINS RESULTS



OSD CALCULATION SUMMARY TABLE

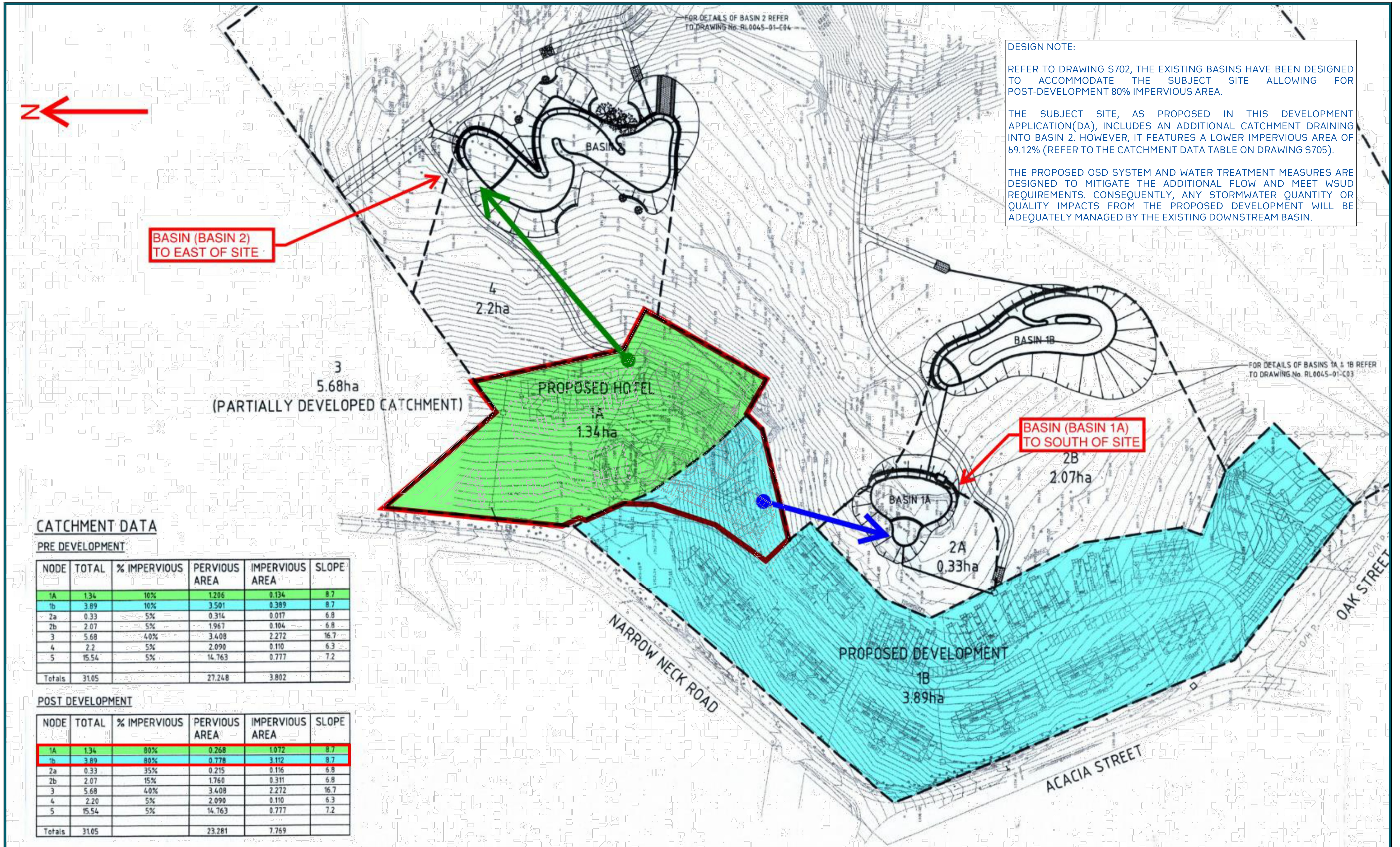
SITE AREA (m ²)	CATCHMENT AREAS (ha)	IMPERVIOUS AREAS (%)	ANNUAL EXCEEDANCE PROBABILITY	TOTAL PRE-DEVELOPMENT FLOW (L/s)	TOTAL POST-DEVELOPMENT FLOW (L/s)	PIPE OUTFLOW (L/s)	OVERFLOW (L/s)	BYPASS FLOW (L/s)	OSD VOLUME (m ³)
16836.020	1.34 ha (Pre-Dev Area)	80.00%	1 %	598	576	409	167	0	38.43
			5 %	459	444	381	63	0	
	1.68ha (Post Dev Area)	70.00%	10 %	403	391	366	25	0	
			20 %	346	346	346	0	0	

OSD Design Notes

OSD SYSTEM HAS BEEN MODELLED FOR PRE AND POST USING THE PROGRAM DRAINS (ILSAX).

STORMS UP TO AND INCLUDING THE 1%, 5%, 10% AND 20% AEP STORM HAVE BEEN MODELED.

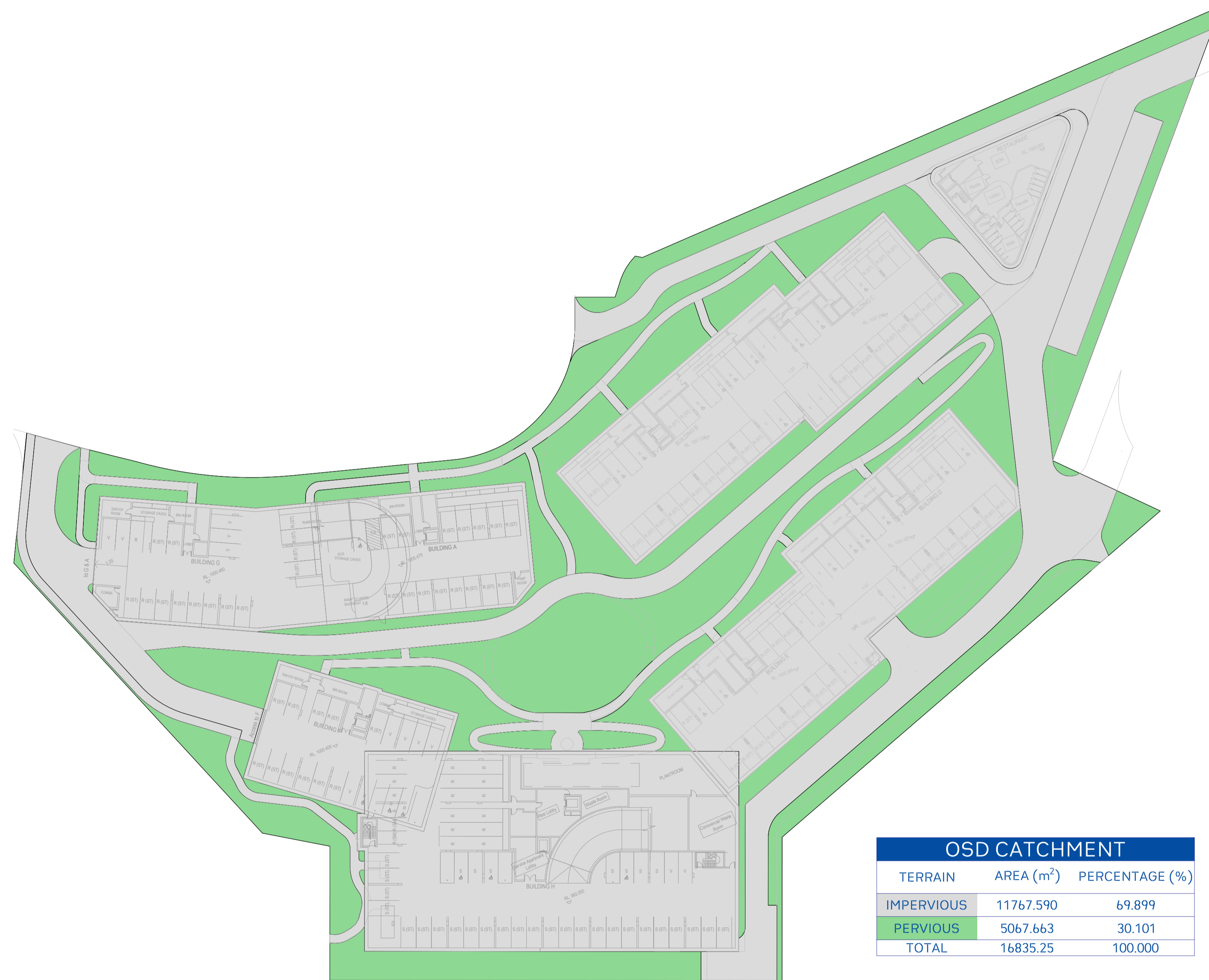
	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S702 DRAINS Results	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS ... Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table> <p>Andrew Arida B.E Civil/Structural MIEAust (NO. 5579488) Professional Engineer (PRE0000268) Design Practitioner (DEP0000455)</p>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antoniades Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antoniades Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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EXCERPT WITH MARKUPS FROM HISTORICAL DRAWING WATER QUALITY CONTROL PLAN BY EGIS CONSULTING SHOWING THE SUBJECT SITE (RED OUTLINE) SPANNING CATCHMENTS 1A (GREEN) AND 1B (BLUE) DRAINING TO BASIN 2 AND BASIN 1A RESPECTIVELY, ARROWS INDICATE HOW THE PORTION OF THE CATCHMENT WITHIN THE SUBJECT SITE DRAINS TO THE BASINS (EGIS CONSULTING, 2000)

REFER TO THE STORMWATER REPORT BY DEBOKE 2023044-DA-CIV-REP-01-SERVICES & INFRASTRUCTURE REPORT

	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S703 Catchment Plan Scale	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Design</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued For SSDA (State Significant Development Application)</td> <td>ZZ</td> <td>16-01-2026</td> </tr> </tbody> </table>	Rev.	Description	Design	Date	1	Issued For SSDA (State Significant Development Application)	ZZ	16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project: Proposed Residences Development Application: SSDA Address: 142-150 Narrow Neck Road, Katoomba 2780 LGA: BLUE MOUNTAINS CITY Council	<table border="1"> <thead> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> </thead> <tbody> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </tbody> </table> <p>Andrew Arida B.E Civil/Structural MIEAust (NO. 5579488) Professional Engineer (PRE0000268) Design Practitioner (DEP0000455)</p>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <thead> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Architect</td> <td>Antoniades Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antoniades Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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Project No. 20240356-State Significant Development Application-CIV-DWG-1
 Drawing No. S704
 OSD Catchment Plan

Scale
 0m 5 10 15 20 25
 SCALE 1:500 ON ORIGINAL SIZE

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ANTONIADES ARCHITECTS
 ...
 Architect

VDM Prime Pty Ltd
 Client

Project
 Proposed Residences Development

Application
 SSDA

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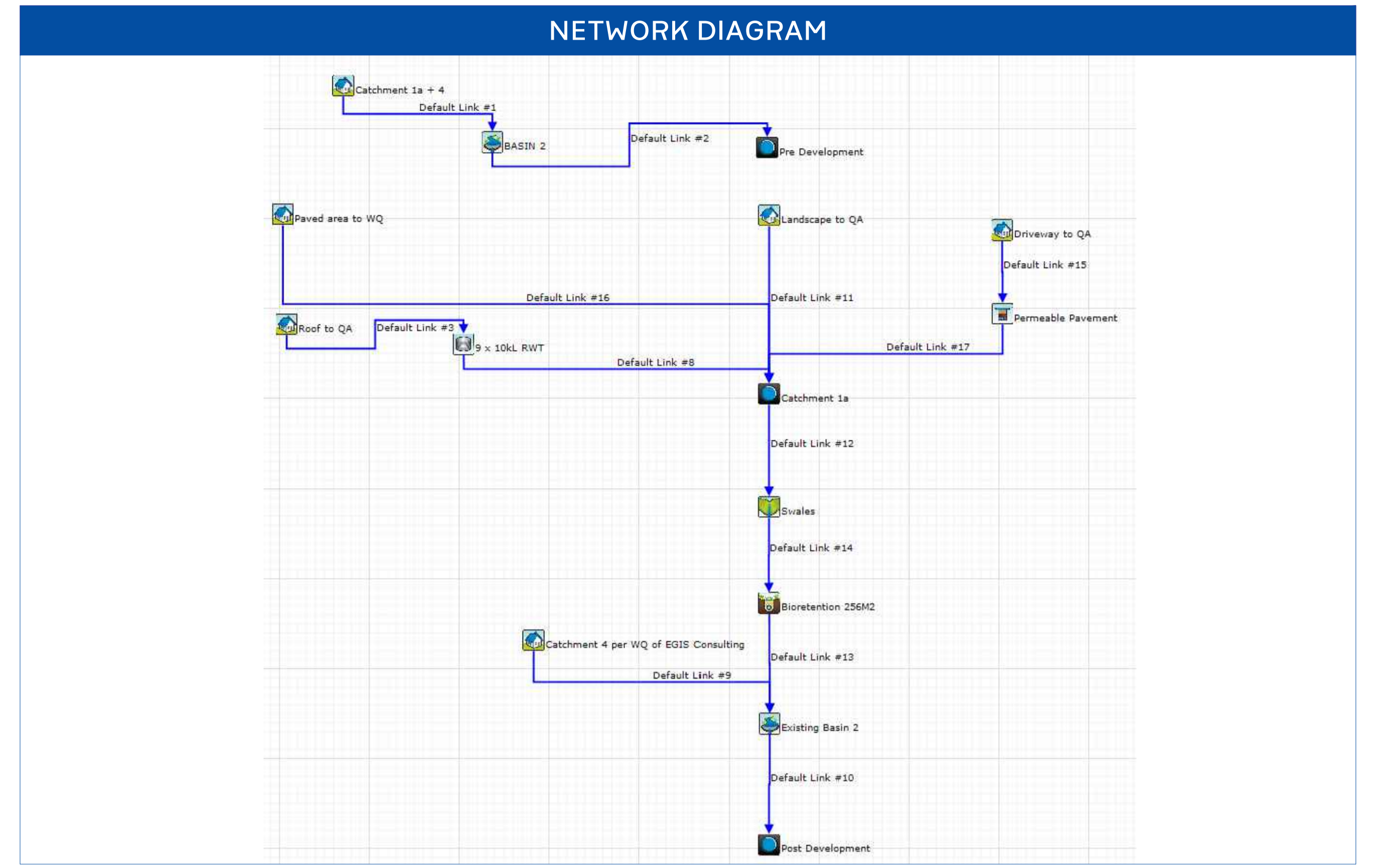
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MUSIC RESULTS (NorBE)

142-150 Narrow Neck Road Katoomba 2780

	Source (kg/yr)	Residual Load (kg/yr)	% Reduction
Pre-Development			
Flow (ML/yr)	18.952	18.952	0
Total Suspended Solids (kg/yr)	2577.141	2577.141	0
Total Phosphorus (kg/yr)	6.405	6.405	0
Total Nitrogen (kg/yr)	50.489	50.489	0
Gross Pollutants (kg/yr)	149.578	149.578	0
Post-Development			
Flow (ML/yr)	26.950	22.578	43.3%
Total Suspended Solids (kg/yr)	3770.189	606.367	89.5%
Total Phosphorus (kg/yr)	8.666	2.745	86.3%
Total Nitrogen (kg/yr)	67.731	30.595	73.3%
Gross Pollutants (kg/yr)	376.977	0.000	100.0%
NorBE			
	Pre-Development Load (kg/yr)	Post Development Load (kg/yr)	% Pre. Vs Post Reduction
Flow (ML/yr)	18.952	22.578	-19.1%
Total Suspended Solids (kg/yr)	2577.141	606.367	76.5%
Total Phosphorus (kg/yr)	6.405	2.745	57.1%
Total Nitrogen (kg/yr)	50.489	30.595	39.4%
Gross Pollutants (kg/yr)	149.578	0	100.0%

MUSIC CATCHMENT		
TERRAIN	AREA (m ²)	PERCENTAGE (%)
PAVED AREA DRAINING TO WATER QUALITY	2502.711	14.869
DRIVEWAY AREA DRAINING TO WATER QUALITY	3008.848	17.876
ROOF AREA DRAINING TO WATER QUALITY	6253.011	37.149
LANDSCAPED AREA DRAINING TO WATER QUALITY	5067.663	30.107
TOTAL	16832.233	100.000

NOTES

LANDSCAPE AREA OF 4974m² WILL BE IRRIGATED BY THE REUSE WATER FROM RAINWATER TANK. THE ANNUAL DEMAND IS 4974 X 0.4 = 1990 KL/YEAR.

10% LOSS IN RAINWATER TANK SIZE HAS BEEN INCORPORATED INTO THE MUSIC MODEL. THE VOLUME BELOW THE OVERFLOW PIPE IS 90% OF THE TOTAL RAINWATER TANK STORAGE

100 (TBC) TOILETS ARE PROPOSED AS PER ARCHITECTURAL PLAN. TOTAL DAILY DEMAND FOR TOILET FLUSHING IS 0.1 X 100 X 5 / 7 = 7.14 KL/DAY.

	Project No. 20240356-State Significant Development Application-CIV-DWG-1 Drawing No. S705 MUSIC	Rev. Description Design Date 1 Issued For SSDA (State Significant Development Application) ZZ 16-01-2026	ANTONIADES ARCHITECTS Architect	VDM Prime Pty Ltd Client	Project Proposed Residences Development Application SSDA Address 142-150 Narrow Neck Road Katoomba 2780 LGA BLUE MOUNTAINS CITY Council	<table border="1"> <tr> <th>Drawn</th> <th>CL</th> <th>Designed</th> <th>ZZ</th> </tr> <tr> <td>Reviewed</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> <tr> <td>Approved</td> <td>AA</td> <td>Date</td> <td>27-08-2025</td> </tr> </table>	Drawn	CL	Designed	ZZ	Reviewed	AA	Date	27-08-2025	Approved	AA	Date	27-08-2025	<table border="1"> <tr> <th>Discipline</th> <th>Consultant</th> <th>Reference</th> <th>Revision</th> <th>Date</th> </tr> <tr> <td>Architect</td> <td>Antonides Architects</td> <td>---</td> <td>---</td> <td>18.12.2025</td> </tr> <tr> <td>Surveyor</td> <td>METWEST SURVEYS</td> <td>---</td> <td>---</td> <td>03.05.2025</td> </tr> <tr> <td>Landscape</td> <td>XERISCAPES</td> <td>---</td> <td>---</td> <td>15.01.2026</td> </tr> <tr> <td>Geotechnical</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Structural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hydraulic/Fire</td> <td>Goldfish & Bay Construction</td> <td>---</td> <td>---</td> <td>19.12.2025</td> </tr> <tr> <td>Mechanical</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Discipline	Consultant	Reference	Revision	Date	Architect	Antonides Architects	---	---	18.12.2025	Surveyor	METWEST SURVEYS	---	---	03.05.2025	Landscape	XERISCAPES	---	---	15.01.2026	Geotechnical					Structural					Hydraulic/Fire	Goldfish & Bay Construction	---	---	19.12.2025	Mechanical					 E admin@deboke.com.au W deboke.com.au A 17 William Street Ryde NSW 2112 P 02 9188 0688 COPYRIGHT This drawing and the information shown hereon is the property of deboke engineering consultants and may not be used for any purposes than for which supplied.
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