

8-24 Nicholson Street, Wollstonecraft

Integrated Water Cycle Management Report

Prepared for Traders in Purple

October 2025

Project Number S25091

Document Number CI-0001

Revision C

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Document Control

Revision	Date	Description	Prepared	Reviewed	Approved
A	13/10/2025	Development Application Issue	Miah Poon	Jonahlie Lucas 3703721	Jonahlie Lucas 3703721
B	21/10/2025	Development Application Issue	Miah Poon	Jonahlie Lucas 3703721	Jonahlie Lucas 3703721
C	23/10/2025	Development Application Issue	Miah Poon	Jonahlie Lucas 3703721	Jonahlie Lucas 3703721

SEARs Declaration

Table 0-1 – SEARs Declaration

Declaration		
Name	Jonahie Lucas	
Professional Qualifications	BEng DipEngPrac, Meng MIEAust CPEng NER APEC IntPE(Aus)	
	The undersigned declares that this Stormwater Management Plan and report has been prepared in response to the following SEARs requirement for the Project on 23 June 2025 for SSD-86462209	
SEARS Item	SEARS Issue and Assessment Requirements	Relevant Sections of this Report that Addresses SEARs Requirement
11. Water Management	- Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater) - Demonstrate how the development Complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Section 3
Signed		
Dated	13/10/2025	

Glossary

Table 0-1 - Glossary

Abbreviation	Description
the Project	8-24 Nicholson Street
AGRD	Austrroads Guide to Road Design
AGTM	Austrroads Guide to Traffic Management
AHD	Australian Height Datum
AS	Australian Standard
ASD	Approach Sight Distance
BG&E	BG&E Pty Ltd (ABN 67 150 804 603)
Catchment	The area of land draining through the main as well as tributary systems.
IWMS	Integrated Water Management Strategy
Local Environmental Plan (LEP)	A Local Environmental Plan is a plan prepared in accordance with the Environmental Planning and Assessment Act, 1979 that defines zones, permissible uses within those zones and specifies development standards and other special matters for consideration with regard to the use or development of land.
WSUD	Water Sensitive Urban Design
QL	Quality Level
SiD	Safety in Design

1. Introduction

BG&E has been engaged by Traders in Purple to prepare the Civil Engineering Design and Documentation in support of a State Significant Development Application (SSDA) submission to North Sydney Council for the proposed construction of a Residential flat building and stormwater infrastructure associated with 8-24 Nicholson Street, Wollstonecraft. The Project is located in; a locality plan is provided in Figure 1-1.

Works associated with this application include:

1. Implementation of erosion and sediment controls; and
2. Stormwater Management

This report intends to inform Council of the parameters and assumptions adopted in design and documentation of the following civil engineering elements:

- Levels and grading
- Stormwater Management including:
 - o Quantity
 - o Quality
- Sediment and Erosion Control



Figure 1-1 – Locality Plan

1.1 Related Reports and Documents

This report is to be read in conjunction with the following reports and documents:

1. Development Application Documentation prepared by BG&E:

Table 1-1 - Drawing Schedule

Drawing Number	Drawing Title
S25091-CI-0000	COVER SHEET, LOCALITY PLAN AND DRAWING INDEX
S25091-CI-0001	GENERAL NOTES
S25091-CI-0200	SITEWORKS AND DRAINAGE PLAN LOWER GROUND FLOOR
S25091-CI-0201	SITEWORKS AND DRAINAGE PLAN GROUND FLOOR
S25091-CI-0240	DRIVEWAY LONGSECTIONS
S25091-CI-0300	DRAINAGE PLAN CATCHMENT PLAN
S25091-CI-0340	DRAINAGE DETAILS
S25091-CI-0350	OSD PLAN, SECTIONS AND DETAILS
S25091-CI-0700	EROSION AND SEDIMENT CONTROL PLAN
S25091-CI-0710	EROSION AND SEDIMENT CONTROL DETAILS

2. Flood Risk Management Report by BG&E

1.2 Scope of Works

The purpose of the SSDA is to re-develop the and deliver market build-to-sell. Specifically the SSDA seeks development consent for:

- Site establishment and enabling works including:
 - Sewer diversion
 - Removal of some trees and existing vegetation on the site
 - Demolition of all existing structures on the site
 - Disconnect and make safe of existing services.
- Excavation of groundworks including retention, bulk excavation and in ground services
- Building – Construction of a residential flat building containing housing.
- Construction of a 3-level shared basement with primary access for residents, visitors and loading dock along Oxley Street.
- Landscaping and public domain works
- Extensions and augmentation of services and infrastructure as required.

3. Stormwater Management Strategy

3.1 Objectives and Targets

North Sydney Council has a stormwater disposal policy and engineering design guidelines to all developments within the North Sydney Council Local Government Area.

The following guidelines were utilised in the stormwater design:

- North Sydney Council Development Control Plan (2013)
- North Sydney Council Performance Guide (2005)
- North Sydney Council Infrastructure Manual (2021)
- Australian Rainfall and Runoff (2019)

3.2 Proposed Stormwater Management Strategy

The stormwater management strategy has design to ensure site stormwater runoff is managed in the following key areas:

- Site Catchments
- Stormwater Quantity; and
- Stormwater Quality

The proposed stormwater management system for the development includes:

- A pit and pipe network to collect minor storm runoff. Drainage on podium area will be directed to OSD. Grading and drainage strategies on the podium to be detailed at a later stage.
- OSD tank to attenuate peak flows
- 10kL rainwater tank and stormwater treatment system
- Overflow path to carry flow if there are any blockage within the OSD can internally surcharge and surcharge through the grate towards the southern boundary.

3.3 Flooding

A Flood Impact and Risk Assessment has been prepared by BG&E to support the proposed development at the corner of Oxley Street and Nicholson Street, referencing the 2022 North Sydney Council Flood Study by GRC Hydro. The assessment utilised an updated hydraulic model incorporating 2020 LiDAR data, detailed site survey, and pipe inspection records to evaluate the 1% AEP and PMF events.

The results indicate that the proposed development results in only minor increases in flood levels, which remain contained within the existing drainage easement, with no adverse impact on adjoining properties. All entry and floor levels have been designed above the applicable flood planning level (1% AEP + 0.30 m or PMF where relevant) in accordance with Council's requirements. Further details are provided in the BG&E Flood Impact and Risk Assessment Report.

3.4 Stormwater Quantity

3.4.1 Stormwater Quantity Objectives

The North Sydney Council's DCP requires that new developments increase imperviousness must provide an On-site Stormwater Detention (OSD). The stormwater quantity system for the proposed development has been designed to collect most concentrated flows from impervious sources such as paved footpaths and buildings, where possible and practical, stormwater runoff from pervious areas will also be collected. OSD is provided to ensure the maximum discharge of stormwater collected from the undeveloped site, which would occur during a 1 in 5 year storm (20% AEP) of 1 hour is not exceeded. All other stormwater runoff from the site for all storms up to 1 in 100 year storm (1% AEP) is

to be retained on site for gradual release to Council's drainage system. The proposed drainage system will discharge into the existing stormwater easement adjacent to the site along the south eastern boundary.

3.4.2 DRAINS Results

An orifice outlet OSD system was modelled using 130mm

ARI/AEP	Pre-Development Peak Discharge (m ³ /s)	Post Development Peak Discharge (No-OSD) (m ³ /s)	Post Development Peak Discharge with OSD tank (m ³ /s)	OSD Storage Volume Provided (m ³)
50%	0.035	0.061	0.035	15.92
20%	0.06	0.09	0.05	24.22
10%	0.077	0.109	0.06	29.93
5%	0.093	0.128	0.07	36.12
2%	0.112	0.151	0.106	39.60
1%	0.128	0.171	0.128	40.47

The results indicated that the proposed stormwater drainage system and OSD tank satisfy North Sydney Council's requirements for all storms between 50% and 1% AEP.

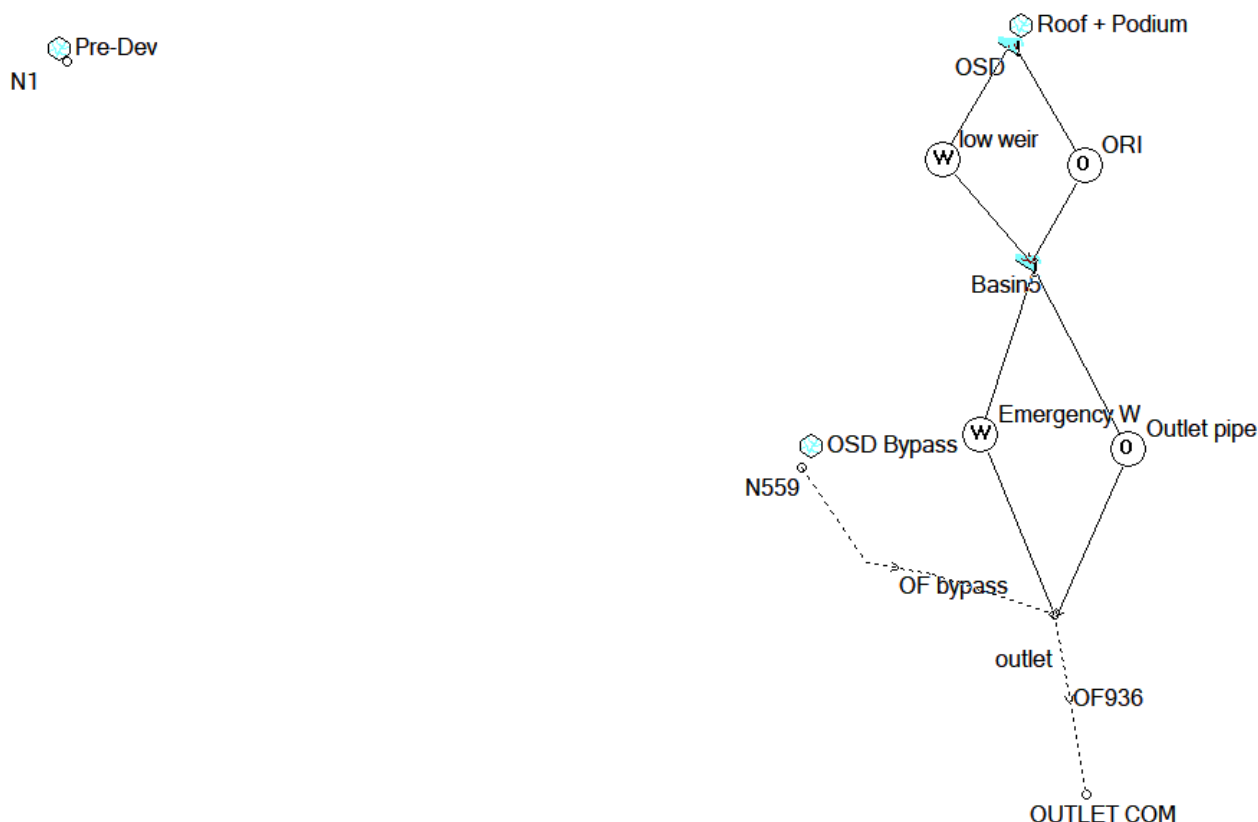


Figure 3-1 - DRAINS model arrangement

3.5 Stormwater Quality Management

3.5.1 Objectives and Targets

According to North Sydney Council DCP, the stormwater quality requirements are as follows:

- 85% Reduction in the mean annual load of Total Suspended Solids (TSS)

- 65% Reduction in the mean annual load of Total Phosphorus (TP)
- 45% Reduction in the mean annual load of Total Nitrogen (TN)
- 90% Reduction in the mean annual load of Gross Pollutants (GP)

3.5.2 MUSIC Modelling

A water quality analysis has been undertaken to assess the performance of the proposed WSUD strategy against the adopted stormwater quality targets. The stormwater quality analysis for this study was undertaken using the industry standard software MUSIC (Model for Urban Stormwater Improvement Conceptualisation) Version 6 and results can be observed below

MUSIC uses source pollutant loads and treatment removal efficiencies to determine the percentage reduction of pollutants within a catchment as a result of the treatment.

3.5.3 Proposed Water Quality Treatment System

The following water quality measures have been implemented into the design:

- Rainwater tank for runoff including a first flush system – a 10kL rainwater is proposed
- 10 x 690mm Psorb Ocean Protect Stormfilter Cartridges
- 5 x Oceanguard Ocean Protect Filter Baskets

Figure 3-2 presents the node and link schematic, which comprises of the catchments, rainwater tank, stormfilter and filter baskets. The model has been built to predict the adequacy of the stormwater treatment measures proposed meet the water quality objectives prior to stormwater runoff leaving the site.

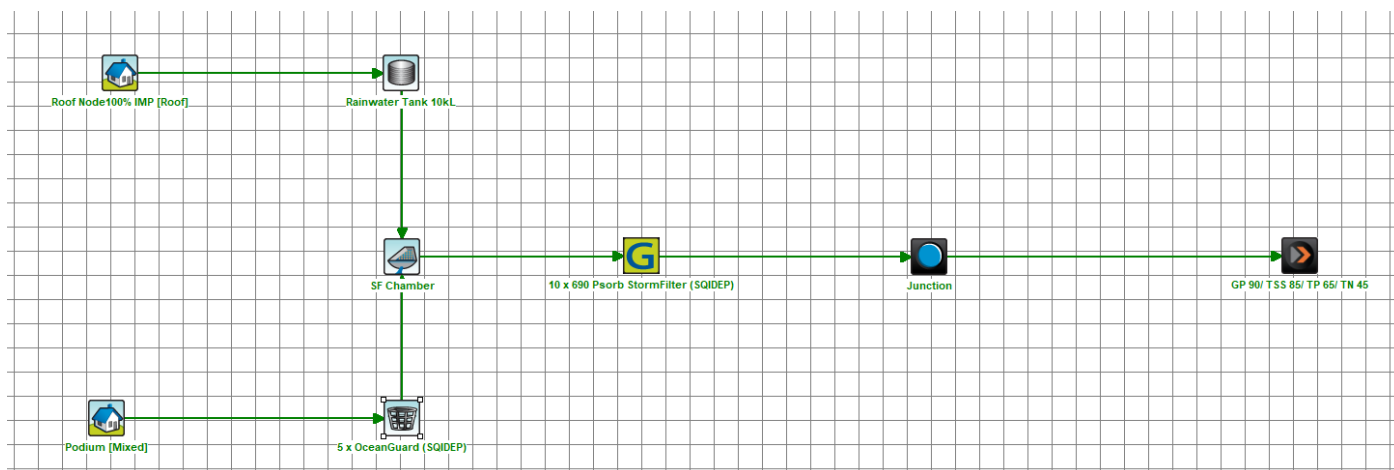


Figure 3-2 - Proposed MUSIC Model

3.5.4 MUSIC Model Results

Table 3-1 summarises the average annual pollutant loads and reductions at the receiving node, located directly downstream of the treatment.

Table 3-1 Estimated Average Annual Pollutant Load Reduction

Criteria	Target % Reduction	Achieved % Reduction	Achieved (Y/N)
Total Suspended Solids (TSS)	85	88.3	Y
Total Phosphorous (TP)	65	76.6	Y
Total Nitrogen (TN)	45	60.7	Y
Gross Pollutant (GP)	90	100	Y

The results above demonstrate that the development meets Council's target reductions for pollutant loads at the discharge location.

3.5.5 Monitoring and Maintenance

Monitoring and Maintenance are required to ensure proper function of the stormwater treatment devices.

Table 3-2 - Stormwater Devices monitoring and maintenance schedules

Stormwater Devices	Monitoring Schedule	Maintenance Schedule
OSD Tank	6 months	12 months
Psorb 690mm Stormfilter Cartridges	As per manufacturer specifications	As per manufacturer specifications
Oceanguard Ocean Protect Filter Baskets	As per manufacturer specifications	As per manufacturer specifications

4. Sewer Management

There are existing 225mm sewer mains located through the development starting from Nicholson Street. Based on preliminary calculations, this site will require the sewer to be relocated around the site which may have capacity to service this development. The connection point are illustrated in below Figure 4-1. This is subject to detailed design.

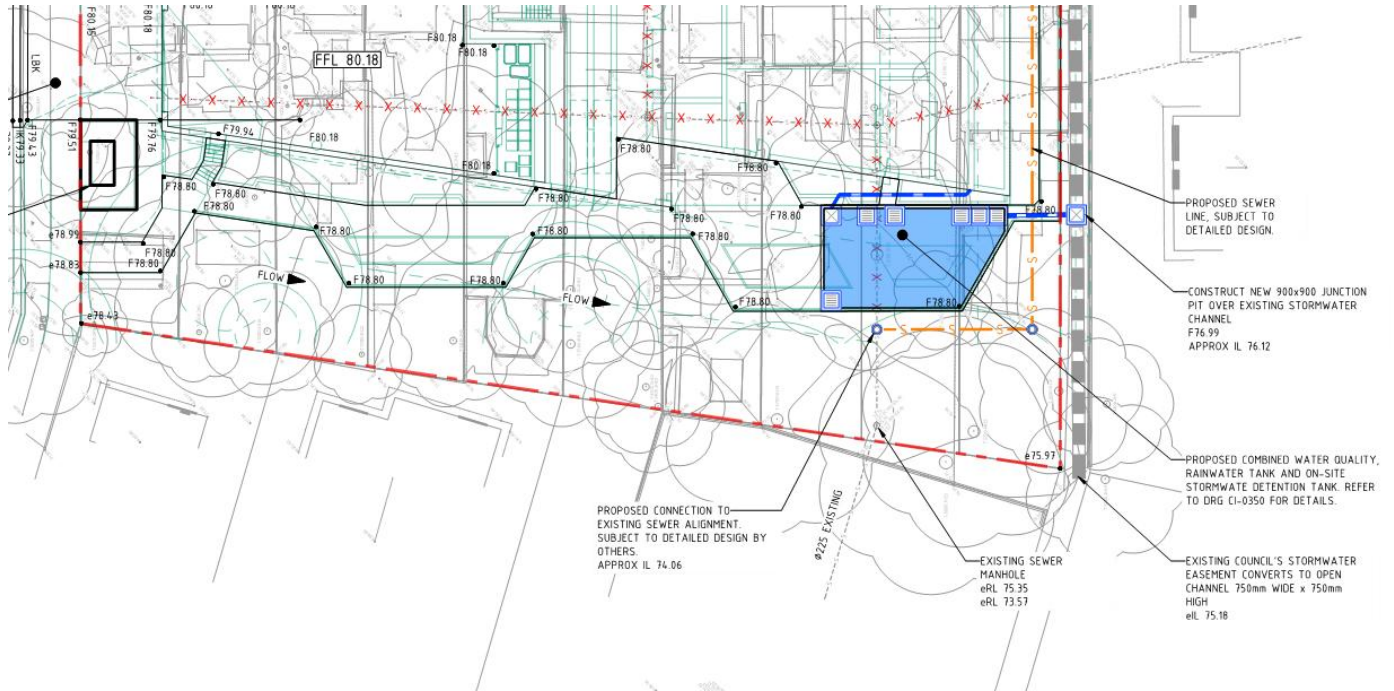


Figure 4-1 - Proposed sewer realignment

5. Erosion and Sediment Control

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

O1 To provide a consistent approach to erosion and sediment control, with a view to achieve best practice.

O2 Establish principles for the control and management of erosion and sediment risks.

O3 To ensure that the Sydney and Middle Harbours water catchments are clean, productive and healthy.

O4 To minimise soil erosion and siltation resulting from building and excavation works.

O5 To ensure that consent conditions and Erosion and Sediment Control plans are fully implemented through monitoring and maintenance protocols.

To control runoff quality during earthwork operations, several measures have been incorporated into the design in accordance with the Bluebook (Volume 1, 4th Edition, Landcom, March 2004) and North Sydney Council's Section 17 Development Control Plan 2013.

5.1 Sediment Basin

One (1) sediment basin is proposed to be utilised during construction of the basement. The sediment basin has been designed to capture site runoff during construction and has been located to coincide with the ultimate catchment low point.

As per Appendix C of the Bluebook, the expected soil texture group for the proposed development is Type D. the proposed sediment basin is designed and sized to represent this soil texture classification.

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

5.2 Sediment and Erosion Control Measures

Prior to any earthworks commencing on site, sediment and erosion control measures shall be implemented. The measures shown on the drawings are intended to be a minimum treatment only as the contractor will be required to modify and stage the erosion and sedimentation control measures to suit the construction program, sequencing and techniques. These measures will include:

- A temporary site security/safety fence is to be constructed around the site;
- Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles;
- Dust control measures including covering stockpiles, installing hessian fences to water exposed areas;
- Placement of gravel inlet filters around and along proposed and existing stormwater pits;
- The construction of temporary sediment basin; and
- Stabilised site access at the construction vehicle entry/exit

6. Conclusion

This Integrated Stormwater Management Report has been prepared to present the design assumptions, methods and inputs that were utilised to produce the Civil Engineering design for the proposed development.

This includes stormwater quantity calculations to demonstrate how peak flows from the proposed development site are attenuated to no greater than the existing peak flows for all design storms up to and including the 1% AEP event. The OSD and associated network has been designed so that it can safely discharge into the existing Council easement.

The stormwater quality assessment demonstrates that the proposed treatment will be required to meet the pollutant removal targets as defined in Council's DCP during the operational phase of the proposed development.

This report demonstrates that the design of the stormwater drainage and associated civil infrastructure are compliant with the objectives of North Sydney Council's requirements and therefore we believe should support the proposed development.

Appendices

Appendix A

Design Drawings

At BG&E, we are united by a common purpose – we believe that truly great engineering takes curiosity, bravery and trust, and is the key to creating extraordinary built environments.

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

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

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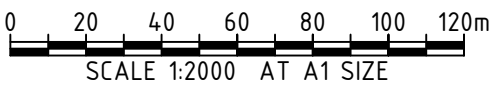
8-24 NICHOLSON STREET, WOLLSTONECRAFT, NSW 2065

LGA: NORTH SYDNEY COUNCIL
STATE SIGNIFICANT DEVELOPMENT APPLICATION



LOCALITY PLAN
SCALE 1:1000

DRAWING INDEX	
DRAWING No.	DESCRIPTION
CI-0000	COVER SHEET, LOCALITY PLAN AND DRAWING INDEX
CI-0001	GENERAL NOTES
CI-0120	EARTHWORKS DEPTH RANGE PLAN
CI-0140	EARTHWORKS SECTIONS
CI-0200	SITEWORKS AND DRAINAGE PLAN LOWER GROUND FLOOR
CI-0201	SITEWORKS AND DRAINAGE PLAN GROUND FLOOR
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2. DO NOT DEPART FROM THE DESIGN UNLESS AUTHORISED IN WRITING BY THE DESIGN ENGINEER
3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION FROM THESE DRAWINGS, AND THEIR ASSOCIATED CONSULTANTS' DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY THE RELEVANT AUTHORITIES.
4. REFER TO ALL NOTES ON THESE DRAWINGS AND PREVIOUSLY MENTIONED DOCUMENTATION BEFORE BEGINNING CIVIL WORKS.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SPECIFIED STANDARDS AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT APPROVAL AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION AND/OR DRAWINGS.
6. THE RELEVANT AUTHORITIES OCCUPATIONAL HEALTH AND SAFETY PRACTICES MUST BE COMPLIED WITH.
7. ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. CIVIL DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND SETOUT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN METRES (m) AND ALL LEVELS ARE IN METRES (m) TO AUSTRALIAN HEIGHT DATUM (AHD).
9. GRADES TO PAVEMENTS TO BE AS IMPLIED BY RL'S ON CIVIL GRADING PLAN DRAWINGS. GRADE EVENLY BETWEEN NOMINATED RL'S. AREAS EXHIBITING PONDING GREATER THAN 5mm DEPTH WILL NOT BE ACCEPTED/ UNLESS IN A DESIGNATED SAUT POINT.
10. IF THERE IS DOUBT REGARDING THE CIVIL DESIGN, CONTACT THE ENGINEER FOR CLARIFICATION.
11. ALL ABBREVIATIONS ARE AS FOLLOWS:

E.	EG	EXISTING GROUND LEVEL
	FFL	FINISHED FLOOR LEVEL
	RL	REDUCED LEVEL
N.	EASTING	COORDINATE
	NORTHING	COORDINATE
	AHD	AUSTRALIAN HEIGHT DATUM
	UNO	UNLESS NOTED OTHERWISE
	pVPC	UNPLASTICISED POLYVINYL CHLORIDE
	RCP	REINFORCED CONCRETE PIPE
	VCP	VITRIFIED CLAY PIPE
	FRC	FIBRE REINFORCED COMPOSITE
	F#.#	FINISHED SURFACE LEVEL
	K&G	KERB AND GUTTER
	KO	KERB ONLY
	NFK	NOMINAL FACE OF KERB
	FK	FLUSH KERB
	TOK	TOP OF KERB
	BOK	BACK OF KERB
	DD	DISH DRAIN
	MK	MOUNTABLE KERB
	MIK	MOUNTABLE INTEGRAL KERB
	IK	INTEGRAL KERB
	IL	INVERT LEVEL
	OL	OBVERT LEVEL
	GD	GRATED DRAIN
	TWL	TOP WATER LEVEL
GAL.	GALVANISED	
	TE	THICKENED EDGE
	FP	FLUSHING POINT
	DP	DOWN PIPE
	RW#	RETAINING WALL
	IJ	ISOLATION JOINT
	DEJ	DOWELLED EXPANSION JOINT
	SJ	SAWN JOINT
	KJ	KEYED JOINT
	WPJ	TROWELED WEAKENED PLANE JOINT
	EJ	EXPANSION JOINT
	TW	TOP OF WALL LEVEL
	BW	BOTTOM OF WALL LEVEL

1. THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN DERIVED FROM SURVEY INFORMATION SUPPLIED FROM:
SURVEY PLUS
LAND DEVELOPMENT CONSULTANTS
info@surveyplus.com.au
www.surveyplus.com.au
2. THE FOLLOWING SURVEY INFORMATION HAS BEEN TAKEN DIRECTLY FROM ORIGINAL SURVEY DOCUMENTS:

ORIGIN OF LEVELS	SSM 8692 (MGA-GDA2020)
DATUM	AHD RL 83.697 (AHD)
SURVEY DATE	06.03.2024, 09.09.2025
3. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. BG&E PTY LTD DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASED OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
4. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT BG&E PTY LTD.
5. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
6. BENCHMARK, SURVEY PEGS, LEVEL PEGS OR SUPPLEMENTARY REFERENCE MARKS SHALL NOT BE ADJUSTED OR MOVED WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT. THE CONTRACTOR SHALL TRANSFER ANY PEGS AFFECTED BY THE PROPOSED WORKS TO SITE POSITIONS CLEAR OF OPERATIONS AND SHALL NOTE THE EXTENT OF THE MOVEMENT IN DISTANCE AND LEVEL.

- THE CONTRACTOR MUST CONFIRM THE EXACT LOCATION AND EXTENT OF EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY TO THE ENGINEER/SUPERINTENDENT.
- EXISTING SERVICES UNLESS SHOWN ON SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A "DIAL BEFORE YOU DIG" SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER/SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.
- THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR SERVICES. DO NOT ASSUME DEPTHS OR ALIGNMENTS OF CABLES OR PLANT AS THESE MAY VARY SIGNIFICANTLY. THE CONTRACTOR MUST ACCEPT ALL RESPONSIBILITY TO DAMAGES TO EXISTING SERVICES AS SERVICE AUTHORITIES MAY SEEK COMPENSATION FOR DAMAGES CAUSED TO THEIR PROPERTY AND SUBSEQUENT LOSSES CAUSED.
- THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL OR RELOCATION (IF REQUIRED) TO RELEVANT AUTHORITIES GUIDELINES OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE ENGINEER/SUPERINTENDENT.
- INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO SURROUNDING ALLOTMENTS. CONTRACTOR TO GAIN APPROVAL FROM THE RELEVANT AUTHORITIES FOR TIME OF INTERRUPTION.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF ANY RELEVANT AUTHORITIES. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY/SUPERINTENDENT.
- EXISTING SERVICES, BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE EXISTING FEATURES PRIOR TO ANY DEMOLITION WORKS.
- ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS, BRICK PAVING AND CONSTRUCTION TRAFFIC MANEUVERING AREAS SHALL BE PROTECTED TO RELEVANT AUTHORITIES GUIDELINES.
- ALL EXISTING SERVICE UTILITIES COVERS AND GRATES ARE TO BE ADJUSTED (TO RELEVANT AUTHORITY GUIDELINES) TO SUIT NEW FINISHED SURFACE LEVELS WHERE APPLICABLE.
- IF EXISTING SERVICE UTILITY COVERS AND GRATES OR SURROUNDING SURFACE LEVELS ARE TO BE LOWERED, THE CONTRACTOR IS TO MAKE CERTAIN THAT MINIMUM COVERS (TO RELEVANT SERVICE AUTHORITY GUIDELINES) TO SERVICES ARE MAINTAINED. IF MINIMUM COVERS AREN'T MAINTAINED THE CONTRACTOR IS TO LOWER OR PROTECT SERVICES TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY/SUPERINTENDENT.

1. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH RELEVANT AUTHORITY GUIDELINES AND ANY DETAILS SHOWN ON THESE DRAWINGS.
2. ALL PERIMETER AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN EARTHWORKS AND/OR CLEARING.
3. THE EROSION AND SEDIMENT CONTROL PLAN MAY REQUIRE FUTURE ADJUSTMENT TO REFLECT CONSTRUCTION STAGING. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THEIR OWN EROSION AND SEDIMENT CONTROL PLAN WHICH SUITS THE DESIGNED CONSTRUCTION STAGING.
4. FILTRATION BUFFER ZONES ARE TO BE FENCED OFF AND ACCESS PROHIBITED TO ALL PLANT AND MACHINERY.
5. ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING. DAMAGED SEDIMENT TRAPPING STRUCTURES ARE TO BE REPAIRED AND ANY TRAPPED MATERIAL IS TO BE REMOVED TO A SAFE LOCATION.
6. ALL TOPSOIL IS TO BE STOCKPILED ON SITE (AWAY FROM TREES AND DRAINAGE LINES) IN ACCORDANCE WITH DETAILS PROVIDED AND WITH RELEVANT AUTHORITY GUIDELINES. MEASURES SHALL BE APPLIED TO PREVENT EROSION OF THE STOCKPILES.
7. ALL EARTHWORK AREAS SHALL BE ROLLED EACH EVENING TO SEAL THE EARTHWORKS. DUST SUPPRESSION SHALL BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUTHORITIES GUIDELINES.
8. UPON COMPLETION OF ALL EARTHWORKS OR AS DIRECTED BY RELEVANT AUTHORITY, SOIL CONSERVATION TREATMENTS SHALL BE APPLIED SO AS TO RENDER AREAS THAT HAVE BEEN DISTURBED, EROSION PROOF WITHIN 14 DAYS.
9. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND STRAW MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION U.N.O. BY LANDSCAPE ARCHITECTS.
10. EROSION AND SILT PROTECTION MEASURES ARE TO BE MAINTAINED AT ALL TIMES.
11. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE TEMPORARY CONSTRUCTION ENTRY/EXIT AS PER DETAILS PROVIDED OR WITH RELEVANT AUTHORITY GUIDELINES.
12. ALL VEHICLES LEAVING THE SITE SHALL BE CLEANED AND INSPECTED BEFORE LEAVING SITE TO LIMIT SEDIMENT TRACKING TO ROADWAYS.

1. THE STORMWATER DESIGN SHOWN ON THESE DRAWINGS HAS BEEN CARRIED OUT IN ACCORDANCE WITH GEORGES RIVER COUNCIL'S REQUIREMENTS, AUSTRALIAN RAINFALL AND RUNOFF (AR&R) GUIDELINES AND RELEVANT AUTHORITIES GUIDELINES.
2. FINISHED SURFACE LEVELS SHOWN ON CIVIL GRADING PLAN DRAWINGS TAKE PRECEDENCE OVER DRAINAGE LONGITUDINAL SECTION SURFACE LEVELS.
3. ALL STORMWATER WORK IS TO COMPLY WITH AS3500 PART 3.
4. PROTECTION OF PIPES EXPOSED TO LOADS EXCEEDING THE W7 WHEEL LOAD OF 70KN SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. NO CONSTRUCTION LOADS SHALL BE APPLIED TO uPVC PIPES.
6. EXISTING STORMWATER PIPE LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. FOR ALL STORMWATER DRAINAGE PITS REFER TO TYPICAL PIT CHAMBER DETAILS ON THESE DRAWINGS. IF PIT LID SIZE IS SMALLER THAN THE PIT CHAMBER SIZE THEN THE PIT LID IS TO BE CONSTRUCTED ON THE CORNER OF THE PIT CHAMBER WITH THE STEP IRONS DIRECTLY BELOW. ALTERNATIVELY THE PIT LID TO BE USED, IS TO BE THE SAME SIZE AS THE PIT CHAMBER.
8. GALVANIZED STEP IRONS SHALL BE PROVIDED AT 300 CTRS FOR PITS HAVING A DEPTH EXCEEDING 1200mm
9. PIPES 300 DIA. AND LARGER TO BE REINFORCED CONCRETE PIPES (RCP) CLASS '2' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS U.N.O.
10. PIPES UP TO 300 DIA. SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
11. EQUIVALENT STRENGTH VCP OR FRC PIPES MAY BE USED IF RELEVANT APPROVAL AUTHORITY AND SUPERINTENDENT PERMITS.
12. BEDDING TYPE SHALL BE TYPE 2H FOR RCP. WHERE NECESSARY THE OVERLAY ZONE SHALL BE REDUCED TO ACCOMMODATE PAVEMENT REQUIREMENTS.
13. PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES BACKFILL TRENCH WITH SAND TO 200mm ABOVE THE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1 (OR A DENSITY INDEX OF NOT LESS THAN 75).
14. WHERE TRENCHES ARE IN ROCK THE PIPE SHALL BE BEDDED ON A MINIMUM OF 50mm CONCRETE BED (OR 75mm BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE.
15. ENLARGERS, CONNECTORS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
16. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
17. GRATES AND COVERS SHALL CONFORM TO AS3996 AND AS1428.1 AT ALL TIMES DURING CONSTRUCTION OF THE STORMWATER PITS.
18. ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT AND ENGINEER FOR FURTHER DIRECTIONS.

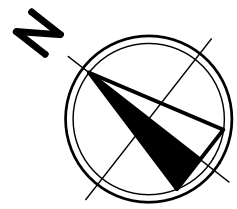
1. PROVIDE SUBSOIL DRAINS TO INTERCEPT GROUNDWATER SEEPAGE AND PREVENT WATER BUILD-UP BEHIND WALLS AND UNDER FLOORS AND PAVEMENTS. CONNECT SUBSOIL TO SURFACE DRAINS OR TO THE STORMWATER DRAINAGE SYSTEM AS APPLICABLE.
2. ALL SUBSOIL PIPES SHALL BE 100mm SLOTTED CORRUGATED uPVC IN A FILTER SOCK U.N.O.
3. FILTER SOCKS ARE TO BE POLYESTER PERMEABLE SOCKS, CAPABLE OF RETAINING PARTICLES GREATER THAN 0.25mm IN SIZE. SECURELY FIT OR JOIN THE SOCK AT EACH JOINT.
4. WHERE SUBSOIL DRAINS PASS UNDER EXTERNAL SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE IS TO BE USED.
5. SUBSOIL DRAINAGE TRENCHES ARE TO BE WRAPPED WITH PERMEABLE TEXTILE FABRIC 'BIDIM A12' OR EQUIVALENT.
6. TO REDUCE GROUND WATER TRACKING WITHIN STORMWATER TRENCHES INSTALL A 3m LENGTH OF SUBSOIL PIPE IN PIPE TRENCHES DRAINING IN DIRECTION OF FALL OF PIPE AND CONNECT TO DOWNSTREAM STORMWATER DRAINAGE PIT.
7. SUBSOIL MINIMUM CLEARANCE DEPTHS, MEASURED TO THE CROWN OF THE PIPE, WHERE THE PIPE PASSES BELOW THE FOLLOWING ELEMENTS:
 - 100mm BELOW FORMATION LEVEL OF THE PAVEMENT, KERB OR CHANNEL.
 - AT THE AVERAGE GRADIENT OF THE BOTTOM OF FOOTING.
8. AT JUNCTIONS OF SUBSOIL PIPES PROVIDE TEES, COUPLINGS OR ADAPTORS IN ACCORDANCE WITH AS2439.1.
9. SUBSOIL DRAINAGE TRENCHES SHALL BE A MINIMUM 300mm WIDE.
10. GRADE THE TRENCH FLOOR EVENLY TO THE GRADIENT OF THE PIPELINE. IF THE TRENCH FLOOR IS ROCK, CORRECT ANY IRREGULARITIES WITH COMPACTED BEDDING MATERIAL. BED PIPING ON A CONTINUOUS UNDERLAY OF BEDDING MATERIAL, AT LEAST 75mm THICK AFTER COMPACTION. LAY THE PIPE WITH ONE LINE OF PERFORATIONS AT THE BOTTOM.
11. PLACE THE MATERIAL IN THE PIPE SURROUND IN LAYERS SMALLER THAN OR EQUAL TO 200mm LOOSE THICKNESS, AND COMPACT WITHOUT DAMAGING OR DISPLACING PIPING.

1. EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 – GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS, 2007. THERE IS A REQUIREMENT FOR LEVEL 1 INSPECTION OF ALL WORKS BY A CERTIFIED GEOTECHNICAL ENGINEER.
2. REFER TO 'EXISTING SERVICES AND FEATURES' NOTES BEFORE COMMENCING BULK EARTHWORKS.
3. TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS CONTAINED IN THE GEOTECHNICAL REPORT TAKE PRECEDENCE OVER THESE NOTES.
4. BULK EARTHWORKS DRAWINGS ARE NOT TO BE USED FOR DETAIL EXCAVATION.
5. SHOULD ANY HISTORICAL RELICS BE UNEXPECTEDLY DISCOVERED ON THE SITE DURING EXCAVATION, ALL EXCAVATION OR DISTURBANCE TO THE AREA IS TO STOP IMMEDIATELY AND THE HERITAGE COUNCIL OF NSW SHALL BE INFORMED IN ACCORDANCE WITH SECTION 146 OF HERITAGE ACT 1977
6. SHOULD ANY ABORIGINAL RELICS BE UNEXPECTEDLY DISCOVERED THEN ALL EXCAVATION OR DISTURBANCE OF THE AREA IS TO STOP IMMEDIATELY AND THE NATIONAL PARKS AND WILDLIFE SERVICE IS TO BE INFORMED IN ACCORDANCE WITH SECTION 91 OF THE NATIONAL PARKS AND WILDLIFE ACT 1974.
7. ENGINEERED FILL TO BE TO BE PLACED IN LAYERS NOT EXCEEDING 250mm LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AND TO WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC) IN ACCORDANCE WITH AS 1289 5.11. APPROVED BACKFILL MATERIAL MAY BE CRUSHED ROCK OR SANDY LOAM WITH A PLASTICITY INDEX LESS THAN 15%.
8. TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. REGISTERED LABORATORY.
9. ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING.
FREE FROM ORGANIC AND PERISHABLE MATTER
MAXIMUM PARTICLE SIZE = 75mm
MAXIMUM PLASTICITY INDEX = 12%

1. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH NORTH SYDNEY COUNCIL SPECIFICATIONS/STANDARD DRAWINGS.
2. CONTRACTOR TO CONFIRM ALL NECESSARY INSPECTION WITH CERTIFYING AUTHORITY.
3. MINIMUM 24 HOURS NOTICE TO BE GIVEN PRIOR TO ALL INSPECTIONS.

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LEGEND

- SWIM CENTRE DA EXTENT OF WORK
- ARCHITECTURAL
- LANDSCAPE
- SURVEY
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

NOTES

- NO ALLOWANCE FOR ANY SCRAPPING OF TOPSOIL AND REPLACEMENT OF TOPSOIL.
- NO ALLOWANCE FOR BULKING FACTOR.
- NO ALLOWANCE FOR DETAILED SUBFLOOR STRUCTURES, SLAB, PAVEMENT OR TANKS.
- NO ALLOWANCE FOR ANY UNSUITABLE MATERIALS.
- MATERIAL TO BE TREATED PER GEOTECHNICAL ENGINEER REQUIREMENTS PRIOR TO REUSE ON SITE.
- TENDER DOCUMENTATION BASED ON PHASE 3 SCHEMATIC DESIGN.
- DETAILED DESIGN TO BE DEVELOPED BY SUCCESSFUL TENDERER.

SUMMARY

TOTAL CUT: -xxxm³
TOTAL FILL: XXXm³
TOTAL BALANCE: -XXXm³ (EXPORT)

CUT	FILL	Lower_value	Upper_value	1	Colour
-3	to	-2.75	1		
-2.75	to	-2.5	1		
-2.5	to	-2..25	1		
-2.25	to	-2	1		
-2	to	-1.75	1		
-1.75	to	-1.5	1		
-1.5	to	-1.25	1		
-1.25	to	-1	1		
-1	to	-0.75	1		
-0.75	to	-0.5	1		
-0.5	to	-0.25	1		
-0.25	to	0	1		
0	to	0.25	1		
0.25	to	0.5	1		
0.5	to	0.75	1		
0.75	to	1	1		
1	to	1.25	1		
1.25	to	1.5	1		
1.5	to	1.75	1		
1.75	to	2	1		
2	to	2.25	1		
2.25	to	2.5	1		
2.	to	2.75	1		



REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
1	09.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL				
REVISIONS							

CLIENT

Traders In Purple

ARCHITECT

GROUP USA

Sydney Office –
12, 8 Windmill St
Sydney NSW 2000
P / +61 2 9770 3300 E / info@bgeeng.com
bgeeng.com

BG & E

PROJECT

8-24 NICHOLSON STREET
WOLLSTONECRAFT, NSW 2065

STATUS

ISSUED FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

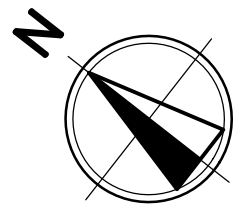
DRAWN	DESIGNED	CHECKED	APPROVED
BS	JL	JL	-

DATUM: AHD
GRID: GDA2020 MGA-56
SCALE: 1:200
AT A1 SIZE

TITLE

EARTHWORKS DEPTH
RANGE PLAN

PROJECT No.	DRAWING No.	REV.
S25091	CI-0120	1



LEGEND

- SITE BOUNDARY
- ARCHITECTURAL
- LANDSCAPE
- SURVEY
- Ø150 uPVC @ 1% MIN PROPOSED STORMWATER (SIZE AND GRADE)
- PROPOSED SUSPENDED STORMWATER SIZE AND GRADE
- EXISTING DRAINAGE PIPE
- MASONRY WALL
- PROPOSED GRATED INLET PIT/ PROPOSED KERB INLET PIT
- PROPOSED JUNCTION PIT
- EXISTING INLET PITS
- GO
- PROPOSED GRATED DRAIN
- PROPOSED OSD TANK
- FLOW
- OVERLAND FLOW ARROW
- RWO
- RAINWATER OUTLET

PROPOSED

- PROPOSED SEWER

EXISTING UTILITIES

- EXISTING ELECTRICITY
- EXISTING ELECTRICITY OVERHEAD
- EXISTING ELECTRICITY UNDERGROUND
- EXISTING TELECOMMUNICATIONS
- EXISTING SEWER
- EXISTING SEWER RISING MAIN
- EXISTING GAS
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING DRAIN
- EXISTING SERVICE TO BE REMOVED

NOTES

- THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY GUIDELINES FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY AND ARE SUBJECT TO COUNCIL APPROVAL AND DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE.
- DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS, ALL DIMENSIONS ARE IN METRES (m) AND ALL LEVELS ARE IN METRES (m), U.N.O. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
- GEOTECHNICAL TESTING REQUIRED TO DETERMINE LEVEL OF WATER TABLE IF REQUIRED, PROVIDE TANKING TO BASEMENT IN ACCORDANCE WITH GEOTECHNICAL SPECIFICATIONS.
- ALL WORKS EXTERNAL TO THE SITE ARE TO BE UNDERTAKEN IN ACCORDANCE WITH NORTH SYDNEY COUNCIL'S SPECIFICATIONS AND STANDARD DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT NORTH SYDNEY COUNCIL'S SPECIFICATIONS AND STANDARD DRAWINGS PRIOR TO CONSTRUCTION.
- ALL DOWNPIPES, STORMWATER AND GRATED TRENCH DRAINS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.
- CONTRACTOR TO CONFIRM THE LEVELS OF EXISTING STORMWATER SYSTEM WITHIN THE SITE PRIOR TO CONSTRUCTION.
- ALL PODIUM AND SUSPENDED DRAINAGE IS SUBJECT TO DETAILED DESIGN.
- ALL BASEMENT DRAINAGE AND PUMP OUT TANK IS SUBJECT TO DETAILED DESIGN.

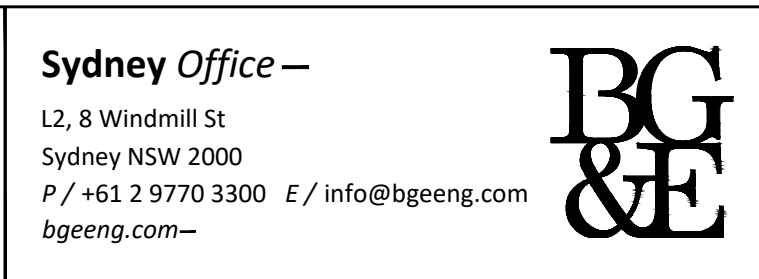


0 2 4 6 8 10 12m
SCALE 1:200 AT A1 SIZE

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
3	21.10.2025	ISSUED FOR SSDA	JL		
2	13.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL		
1	10.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL		

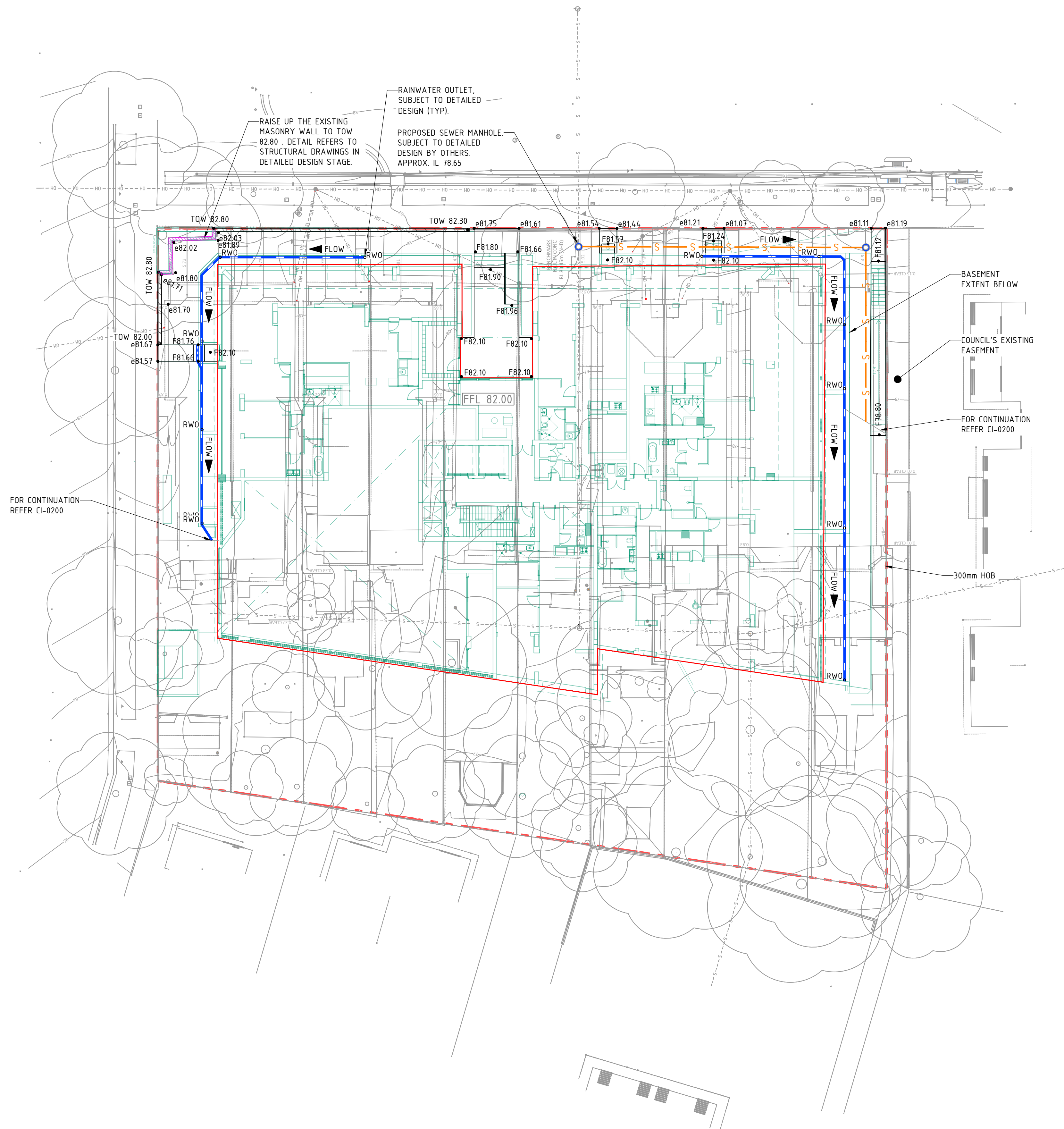
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION

\\users\BENJAMIN.SUNDARAM\LOCAL\CD\SSDA\AUS1010 URBAN CIVIL DRAFTING\PROJECT FILES\250901 - 8 NICHOLSON STREET, WOLLSTONECRAFT\1002 CIVIL\REFS\250901-X-DRAINAGE-LOWER.DWG
10/20/2025 3:16:22 PM



STATUS			
ISSUED FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
BS	AM	SH	-
DATUM	GRID	SCALE	
AHD	GDA2020 MGA-56	1:200	

TITLE		
SITeworks AND DRAINAGE PLAN LOWER GROUND FLOOR		
PROJECT No.	DRAWING No.	REV
S25091	CI-0200	3



	SITE BOUNDARY
	ARCHITECTURAL
	LANDSCAPE
	SURVEY
	PROPOSED STORMWATER (SIZE AND GRADE)
	PROPOSED SUSPENDED STORMWATER SIZE AND GRADE
	EXISTING DRAINAGE PIPE
	MASONRY WALL
	PROPOSED GRATED INLET PIT/ PROPOSED KERB INLET PIT
	PROPOSED JUNCTION PIT
	EXISTING INLET PITS
	PROPOSED GRATED DRAIN
	PROPOSED OSD TANK
	OVERLAND FLOW ARROW
	RAINWATER OUTLET

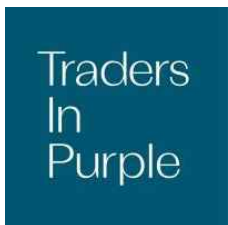
— S — S — PROPOSED SEWER

$\rightarrow$	EXISTING ELECTRICITY
$\rightarrow$	EXISTING ELECTRICITY OVERHEAD
$\rightarrow$	EXISTING ELECTRICITY UNDERGROUND
$\rightarrow$	EXISTING TELECOMMUNICATIONS
$\rightarrow$	EXISTING SEWER
$\rightarrow$	EXISTING SEWER RISING MAIN
$\rightarrow$	EXISTING GAS
$\rightarrow$	EXISTING WATER
$\rightarrow$	EXISTING STORMWATER
$\rightarrow$	EXISTING DRAIN
$\rightarrow$	EXISTING SERVICE TO BE REMOVED

1. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY GUIDELINES FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY AND ARE SUBJECT TO COUNCIL APPROVAL AND DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE.
2. DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS, ALL DIMENSIONS ARE IN METRES (m) AND ALL LEVELS ARE IN METRES (m), U.N.O. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
3. GEOTECHNICAL TESTING REQUIRED TO DETERMINE LEVEL OF WATER TABLE IF REQUIRED, PROVIDE TANKING TO BASEMENT IN ACCORDANCE WITH GEOTECHNICAL SPECIFICATIONS.
4. ALL WORKS EXTERNAL TO THE SITE ARE TO BE UNDERTAKEN IN ACCORDANCE WITH NORTH SYDNEY COUNCIL'S SPECIFICATIONS AND STANDARD DRAWING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT NORTH SYDNEY COUNCIL'S SPECIFICATIONS AND STANDARD DRAWINGS PRIOR TO CONSTRUCTION.
5. ALL DOWNPIPES, STORMWATER AND GRATED TRENCH DRAINS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.
6. CONTRACTOR TO CONFIRM THE LEVELS OF EXISTING STORMWATER SYSTEM WITHIN THE SITE PRIOR TO CONSTRUCTION.
7. ALL PODIUM AND SUSPENDED DRAINAGE IS SUBJECT TO DETAILED DESIGN.
8. ALL BASEMENT DRAINAGE AND PUMP OUT TANK IS SUBJECT TO DETAILED DESIGN.

[illegible]

CLIENT	
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ARCHITECT



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



PROJECT

8-24 NICHOLSON STREET
WOLLSTONECRAFT, NSW 2065

STATUS

ISSUED FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

DRAWN BS	DESIGNED JL	CHECKED JL	APPROVED -
DATUM AHD	GRID GDA2020 MGA-56	SCALE 1:200	AT A1 SIZE

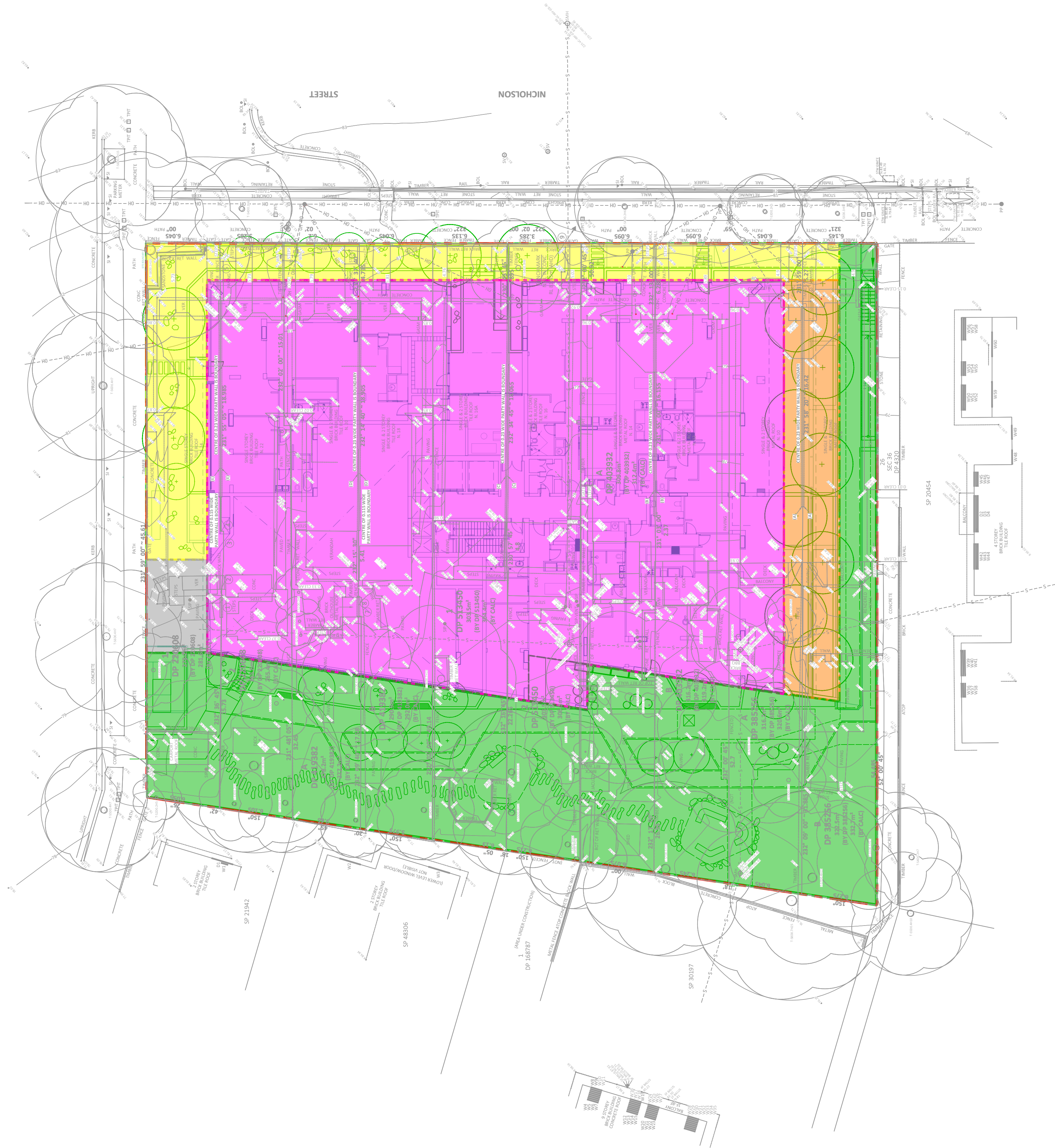
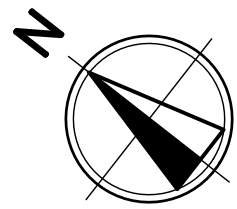
TITLE

SITEWORKS AND DRAINAGE PLAN GROUND FLOOR

PROJECT No. S25091	DRAWING No. CI-0201	REV. 4
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C:\USERS\BENJAMIN\SUNDAM\LOCALCADD\SV\BG&E\AU\S\YD\URBAN\CIVIL_DRAFTING\PROJECT FILES\S25991 - 8 NICHOLSON STREET, WOLLSTONECRAFT\1002 CIVIL\AUTOCAD\S25991-ORG-CI-074.DWG
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LEGEND

	SITE BOUNDARY	
	ARCHITECTURAL	
	LANDSCAPE	
	SURVEY	
	ROOF CATCHMENT =	1,564.80m ²
	PAVING BYPASSING TREATMENT =	38.39m ²
	PAVING TO TREATMENT =	157.11m ²
	LANDSCAPE BYPASSING TREATMENT =	964.32m ²
	LANDSCAPE TO TREATMENT =	286.26m ²
	TOTAL =	3010.88m ²



REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
A	10.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL				
REVISIONS				REVISIONS			

CLIENT

ARCHITECT

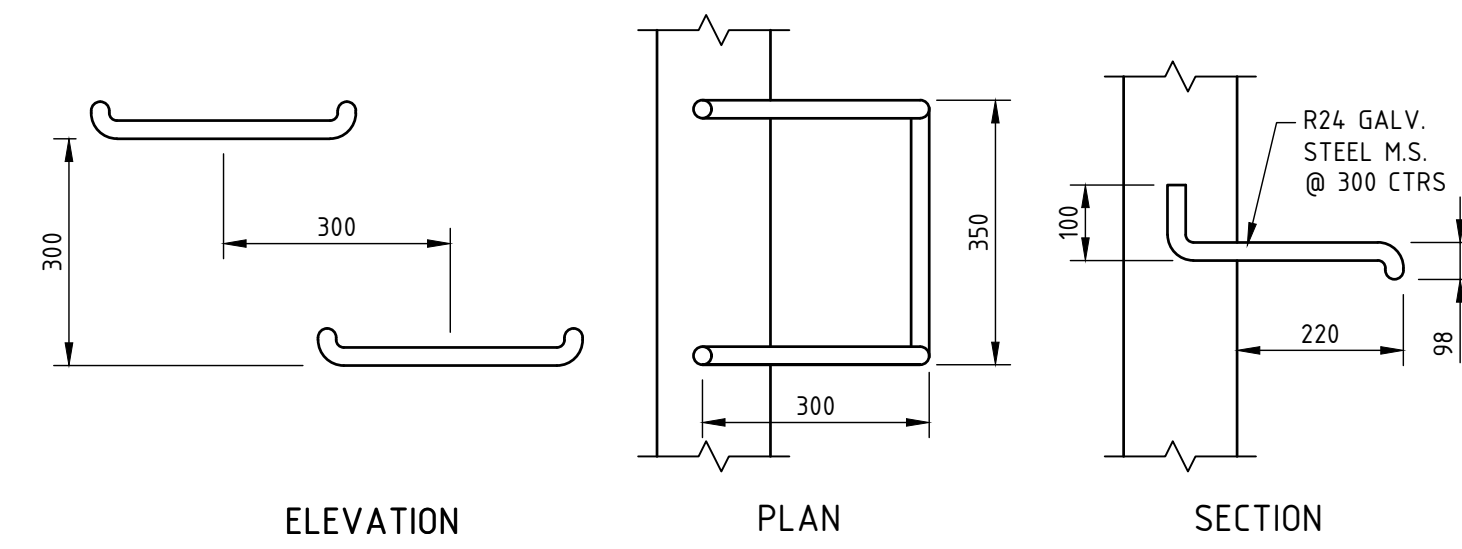
Sydney Office –
12, 8 Windmill St
Sydney NSW 2000
P / +61 2 9770 3300 E / info@bgeeng.com
bgeeng.com

PROJECT

8-24 NICHOLSON STREET
WOLLSTONECRAFT, NSW 2065

STATUS			
ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
BS	JL	JL	-
DATUM	GRID	SCALE	
AHD	GDA2020 MGA-56	1:200	

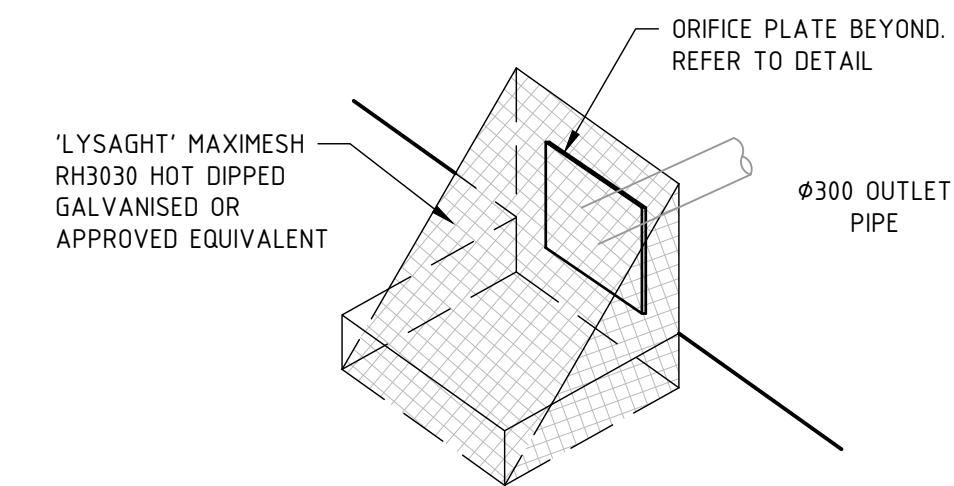
TITLE			
DRAINAGE CATCHMENT PLAN			
PROJECT No.	DRAWING No.	REV	
S25091	CI-0300	1	



N.T.S.



N.T.S



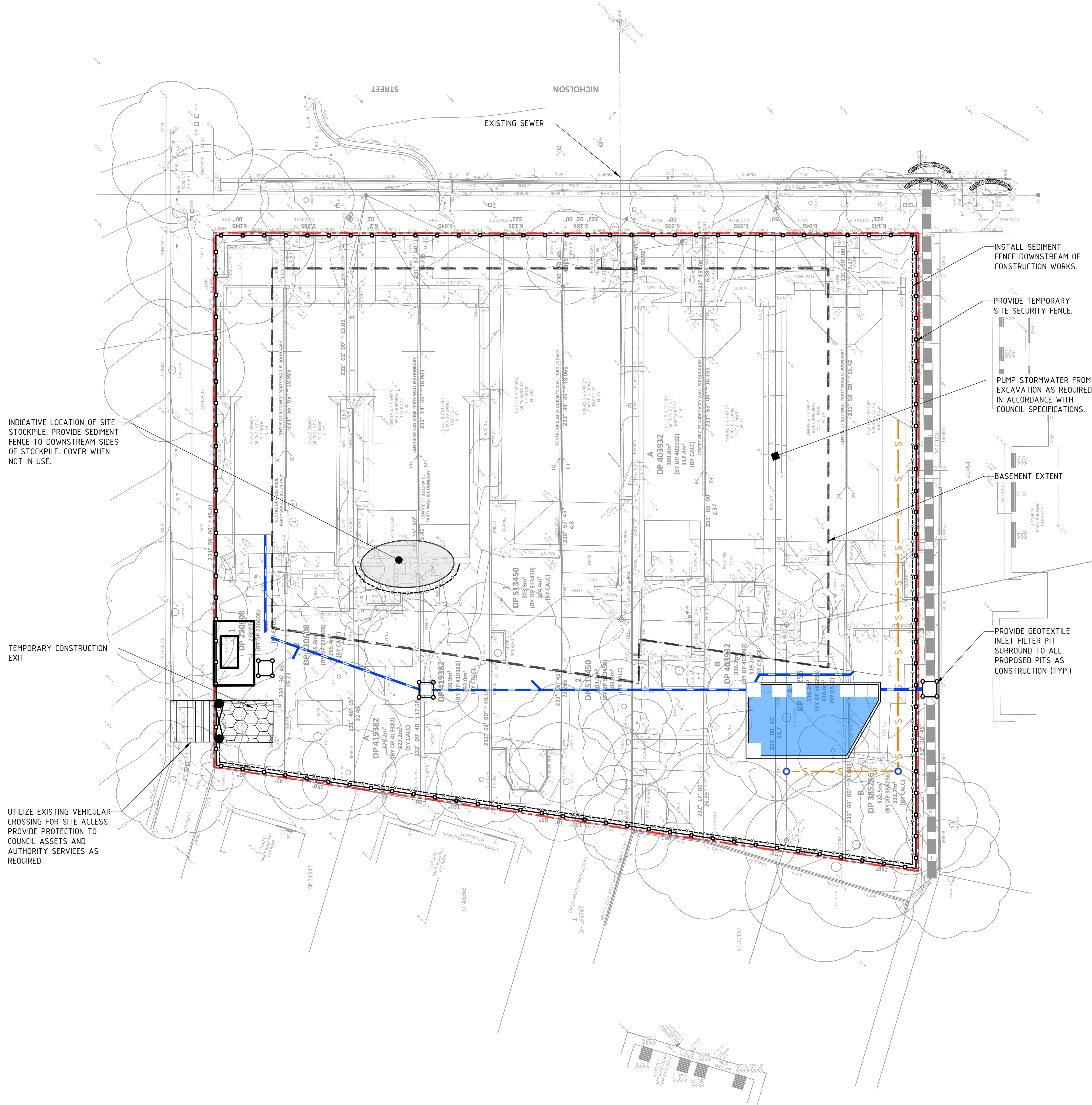
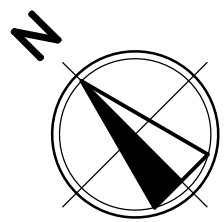
N.T.S

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	PROJECT
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TITLE		
OSD PLAN OSD SECTIONS AND DETAILS		
PROJECT No.	DRAWING No.	REV.
S25091	CI-0350	2





LEGEND

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

NOTES

- REFER DRAWING CI-0710 FOR EROSION AND SEDIMENT CONTROL DETAILS.
- CONTRACTOR TO ENSURE SITE DRAINAGE IS NOT ADVERSELY IMPACTED DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE 'SANDBAG SEDIMENT TRAP' TO ALL PAVED/ROAD AREAS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.
- CONTRACTOR TO PROVIDE 'GEOTEXTILE INLET FILTER TRAPS' TO ALL STORMWATER DRAINAGE INLETS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.
- INSTALL AND MAINTAIN SANDBAG FILTERS ACROSS ALL PAVEMENT INTERFACES.



REV	DATE	DESCRIPTION	REVISED	REV	DATE	DESCRIPTION	REVISED
3	21.10.2025	ISSUED FOR SSDA	JL				
2	13.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL				
1	10.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL				

REVISIONS



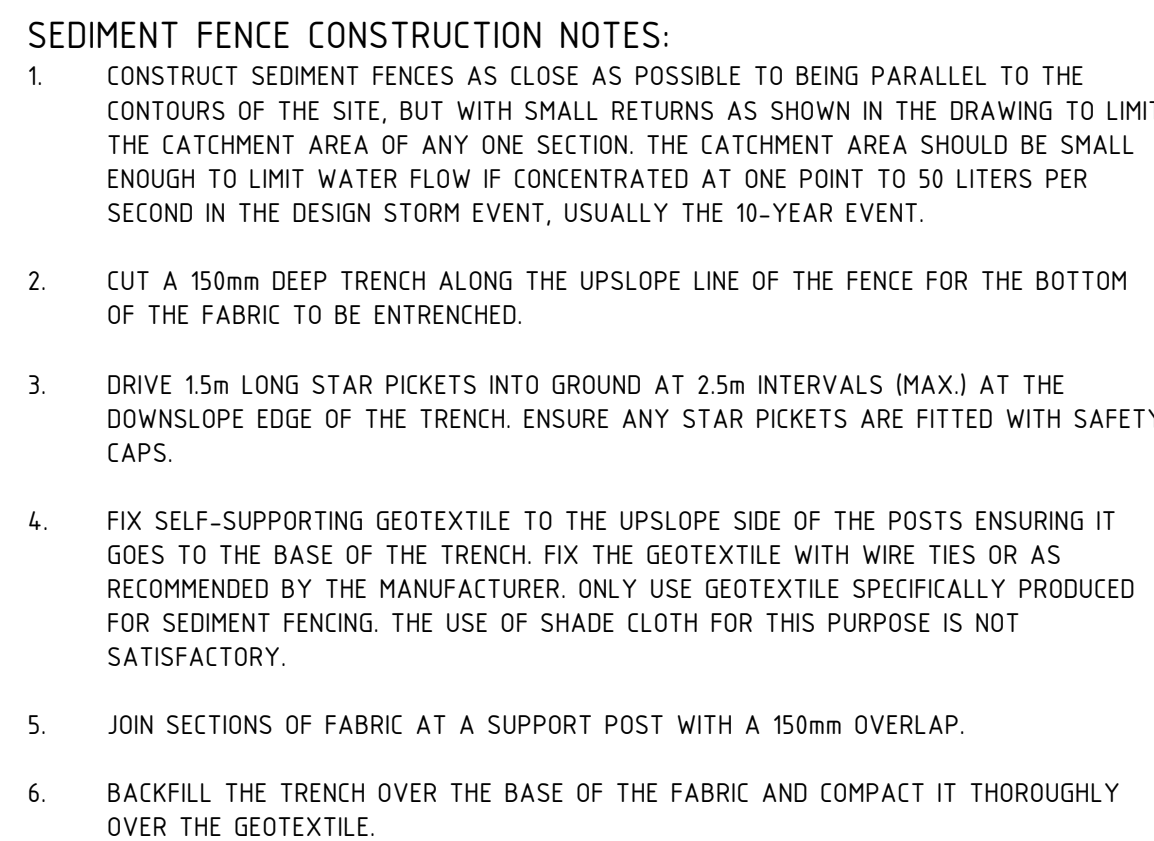
Sydney Office –
12, 8 Windmill St
Sydney NSW 2000
P / +61 2 9770 3300 E / info@bgeeng.com
bgeeng.com



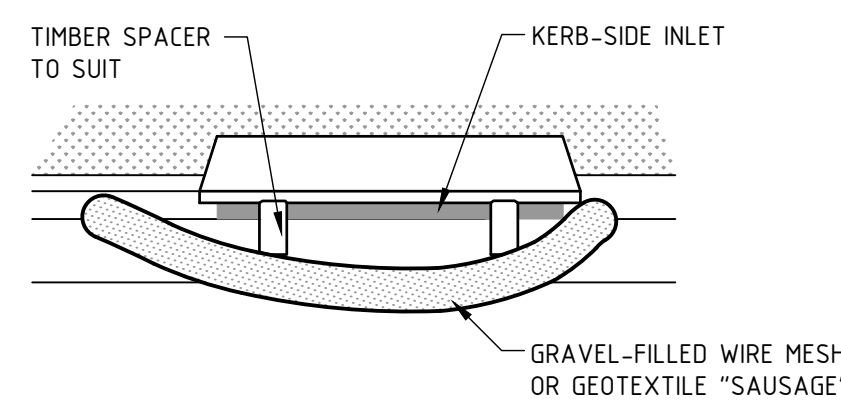
PROJECT
8-24 NICHOLSON STREET
WOLLSTONECRAFT, NSW 2065

STATUS			
ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
BS	JL	JL	-
DATUM	GRID	SCALE	
AHD	GDA2020 MGA-56	1:200	

TITLE		
EROSION AND SEDIMENT CONTROL PLAN		
PROJECT No.	DRAWING No.	REV.
S25091	CI-0700	3



SCALE N.T.S



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

SCALE N.T.S.

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

SCALE N.T.S.