

40-48 REDAN STREET

CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

40-48 REDAN STREET
MOSMAN
NSW 2088



LOCALITY PLAN

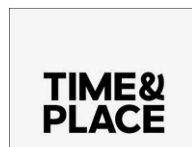
SOURCE : METROMAP.COM.AU (@2025)

DRAWING LIST	
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NOT FOR CONSTRUCTION



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REV.	DESCRIPTION	ISSUED	DATE
2	ISSUED FOR SSDA	MS	27.02.26
1	ISSUED FOR INFORMATION	MS	20.02.26

PROJECT
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NSW 2088

DRAWING
**COVER SHEET, DRAWING SCHEDULE
AND LOCALITY PLAN**

JOB No.
SY25000244

DRAWING No.
C01.01

REV.
2

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

GENERAL NOTES

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

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

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

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

DETAIL SURVEY DATA WAS SUPPLIED BY LTS SURVEYORS, REF. NUMBER: 52627 00101
DRAWING TITLE: PLAN OF DETAIL AND LEVELS OVER LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

REVISION DATE: 20.08.2025
REVISION NUMBER: A
GEOCENTRIC DATUM OF AUSTRALIA: 2020

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

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

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

STORMWATER DRAINAGE

- ALL DRAINAGE LINES SHALL BE UPVC (CLASS SN4) SEWER GRADE DRAINAGE PIPE, UNO.
- ALL DRAINAGE LINES SHALL BE LAID AT 1% MIN. FALL, UNO.
- ALL LEVELS ARE AUSTRALIAN HEIGHT DATUM (AHD).
- ALL DOWNPIPES GUTTERS TO BE DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3.2 - 2003 'STORMWATER' DRAINAGE.
- THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3.2-2003 'STORMWATER' DRAINAGE.
- ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.
- SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.
- ALL GRATES TO BE GALVANISED STEEL WITH HINGES AND CHILD PROOF LOCK.
- ALL GRATES TO BE HEEL SAFE WITHIN AGED CARE DEVELOPMENTS.
- THE STORMWATER DRAINAGE IS DESIGNED IN ACCORDANCE WITH COUNCILS STORMWATER CODE.

DRAINAGE CALCULATIONS

PRE-DEVELOPED RUNOFF CALCULATED USING THE RATIONAL METHOD IN ACCORDANCE WITH MOSMAN COUNCIL'S 'POLICY FOR STORMWATER MANAGEMENT':

A= SITE AREA (ha)²= 0.3233 ha²
I= 139.70 mm/hr
C= 0.65

THE CALCULATED PEAK FLOW (Q) IS = 82.20 L/s (0.0822 cu.m/s)

RAINWATER RE-USE

- PROVIDE RAINWATER RE-USE SYSTEM TO SUPPLY WATER FOR TOILET FLUSHING.
- GUTTER GUARD TO BE INSTALLED ON ALL EAVES GUTTERS.
- A PERMANENT SIGN IS TO BE LOCATED IN THE VICINITY OF THE TANK STATING THE WATER IS "NON POTABLE WATER" WITH APPROPRIATE HAZARD IDENTIFICATION.
- PIPEWORK USED FOR RAINWATER SERVICES SHALL BE COLOURED LILAC IN ACCORDANCE WITH AS1345.
- ALL VALVES AND APERTURES SHALL BE CLEARLY AND PERMANENTLY LABELLED WITH SAFETY SIGNS TO COMPLY WITH AS1319.
- RAINWATER TANK RETICULATION SYSTEM AND MAINS WATER BYPASS ARRANGEMENT TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500.1.2-2003 AND THE NSW CODE OF PRACTICE : PLUMBING AND DRAINING.
- A FIRST FLUSH FILTRATION DEVICE IS TO BE PROVIDED AT RAINWATER TANK.

DESIGN SUMMARY

TOWN CENTRE = MOSMAN COUNCIL

ON-SITE DETENTION:

DESIGN BASIS:

- PRESCRIBED RATE

ON-SITE DETENTION STORAGE PROVIDED = 107 cu.m³

THEREFORE PERMITTED SITE DISCHARGE = 82.20 L/s

ON-SITE DETENTION SUMMARY:

- BELOW GROUND BLOCK WORK TANK

OVERFLOW LEVEL = RL58.07

RAINWATER RE-USE:

IN ACCORDANCE WITH BASIX/COUNCIL REQUIREMENTS.

RAINWATER RE-USE STORAGE REQUIRED = 30kL

RAINWATER RE-USE TO BE USED FOR THE FOLLOWING:

- TOILET FLUSHING;

STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH MOSMAN COUNCIL AND WATER NSW MUSIC MODELLING GUIDELINES.

WATER QUALITY:

MUSIC MODEL SUMMARY (REFER NORTHPROP REPORT FOR FURTHER DETAILS -IF REPORT PROVIDED).

MUSIC MODEL SUMMARY:

SOURCE NODE	CATCHMENT	AREA
URBAN	ROOF AREA	1,975m ²
URBAN	LANDSCAPE	336m ²
URBAN	PODIUM	744m ²
URBAN	PAVEMENT	178m ²
		TOTAL 3,233m ²

TREATMENT NODES:

- RAINWATER RE-USE TANK
- 5 X 690mm OCEAN PROTECT XPG STORM FILTER CARTRIDGE
- 3 X OCEAN GUARD OCEAN PROTECT PIT FILTERS

TREATMENT STANDARDS:

POLLUTANT	REDUCTION STANDARDS	REDUCTION ACHIEVED
GROSS POLLUTANTS	100%	90%
TOTAL SUSPENDED SOLIDS	85%	85%
TOTAL PHOSPHORUS	71.80%	60%
TOTAL NITROGEN	59%	45%

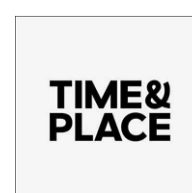
CONCEPT SOIL & WATER MANAGEMENT

- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION (THE 'BLUE BOOK'). THIS SOIL AND WATER MANAGEMENT PLAN DETAILS THE ACTIONS TO BE TAKEN FOR THE MANAGEMENT AND DEWATERING OF STORMWATER DURING CONSTRUCTION OF THE PROPOSED BUILDING.
- INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
- ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
- INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
- ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAYS WORK.
- THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
- ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
- STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
- CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
- ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
- PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
- ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
- GROUNDWATER SEEPAGE RATES AND QUALITY TO BE MONITORED AND TREATED IF REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH REQUIREMENTS OF SUPERVISING GEOTECHNICAL ENGINEER.

NOT FOR CONSTRUCTION



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REV. DESCRIPTION

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SPECIFICATION NOTES

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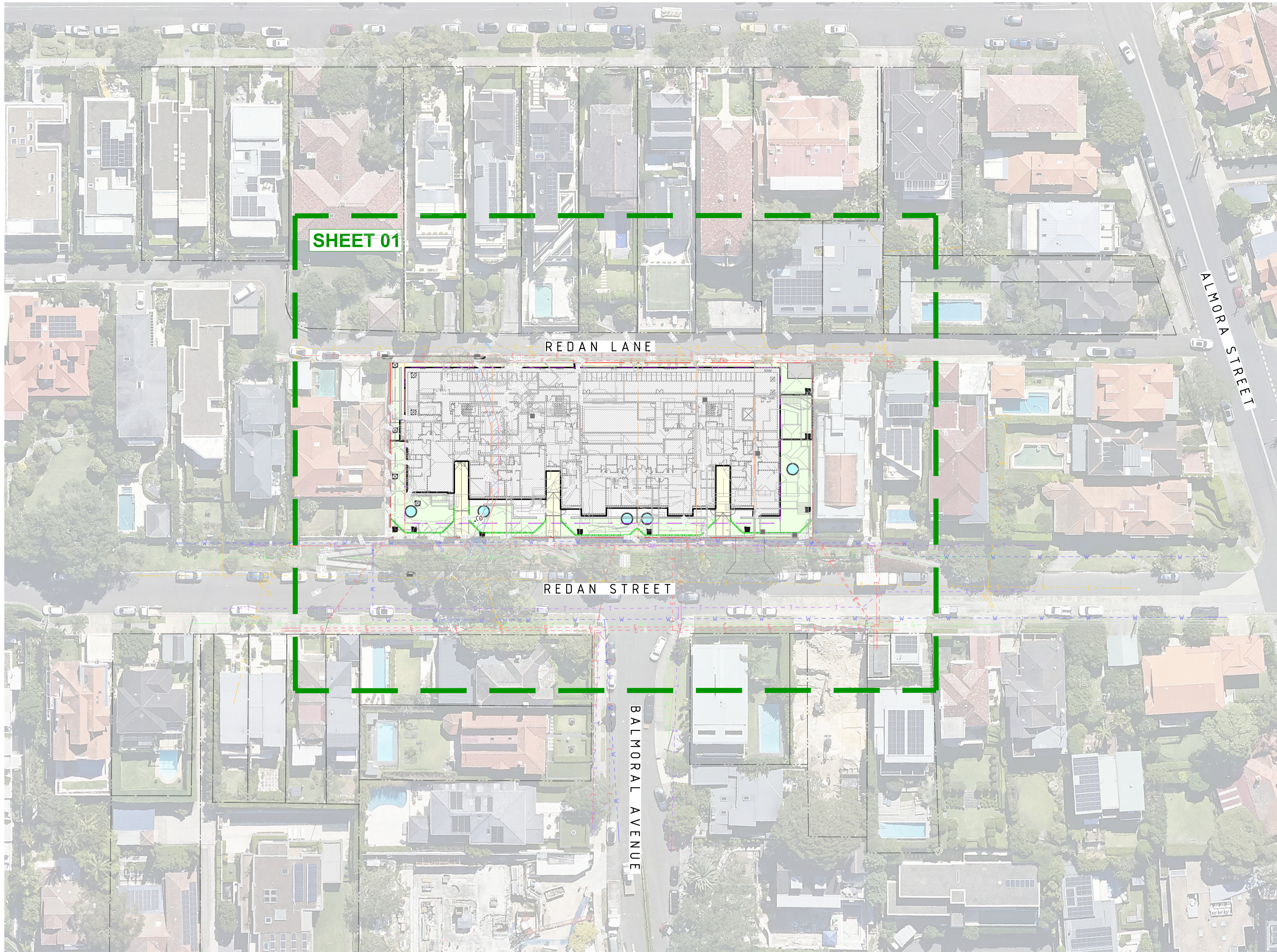
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C01.11

REV.

2

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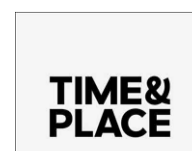
LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- REDUNDANT BOUNDARY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOURS
- SHEET LAYOUT (1:200)
- SERVICES SLAB
- FOOTPATH
- PLUNGE POOLS
- LANDSCAPING
- EXISTING SERVICES

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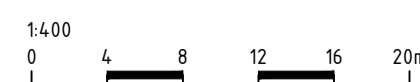
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DRAWING

GENERAL ARRANGEMENT PLAN

JOB No.

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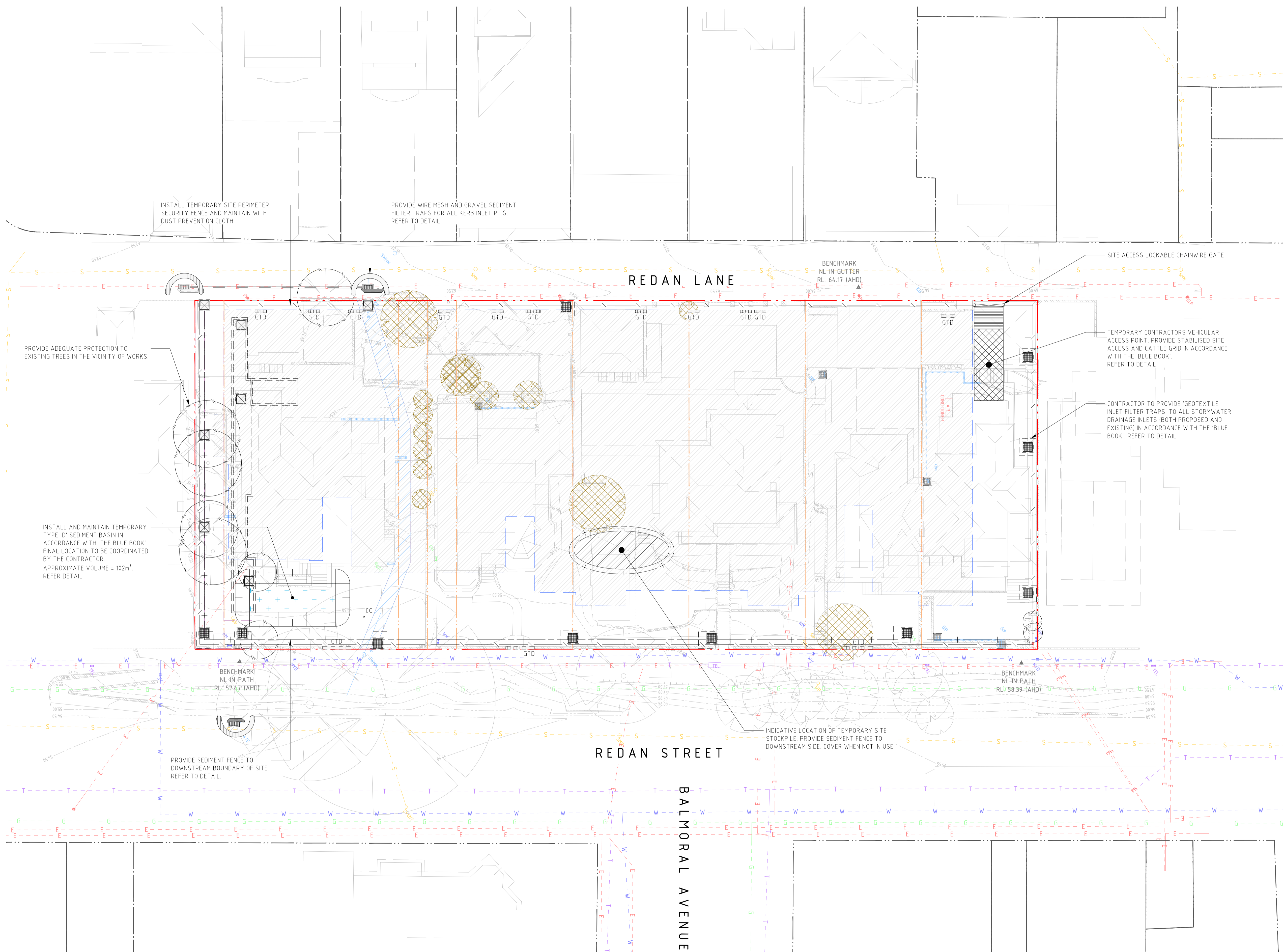
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C01.21

REV.

2

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 Date plotted: 2/2/2026
 Sheet size: A1
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LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- REDUNDANT BOUNDARY LINE
- EXISTING EASEMENT LINE
- GROUND FLOOR OUTLINE
- EXISTING CONTOURS
- SEDIMENT FENCE
- SECURITY FENCE
- WIRE MESH AND GRAVEL SEDIMENT FILTER
- GEOTEXTILE INLET FILTER TRAP
- LOCKABLE GATE
- STABILISED SITE ACCESS
- STOCKPILE
- SEDIMENT BASIN (MIN. 100 cu m)
- TREE PROTECTION
- TREE TO BE REMOVED
- TREE TO BE RETAINED
- EXISTING EASEMENT HATCH
- E EXISTING SERVICES
- G
- T
- W
- SW

SEDIMENT BASIN CALCULATIONS

PARAMETER	ADOPTED VALUE
TOTAL DISTURBED AREA (ha)	0.4
SOIL TEXTURE GROUP	D
DESIGN RAINFALL DEPTH (DAYS)	5
DESIGN RAINFALL DEPTH (PERCENTILE)	80%
x-DAY, y-PERCENTILE RAINFALL EVENT	32.9
Cv	0.64
SETTLING ZONE VOLUME (m³)	68.074
SEDIMENT STORAGE VOLUME (m³)	34.037
TOTAL BASIN VOLUME REQUIRED (m³)	102.111

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DRAWN: WD
DESIGNED: MS
1200
0 2 4 6 8 10m
Scale at A1

JOB MANAGER: JG
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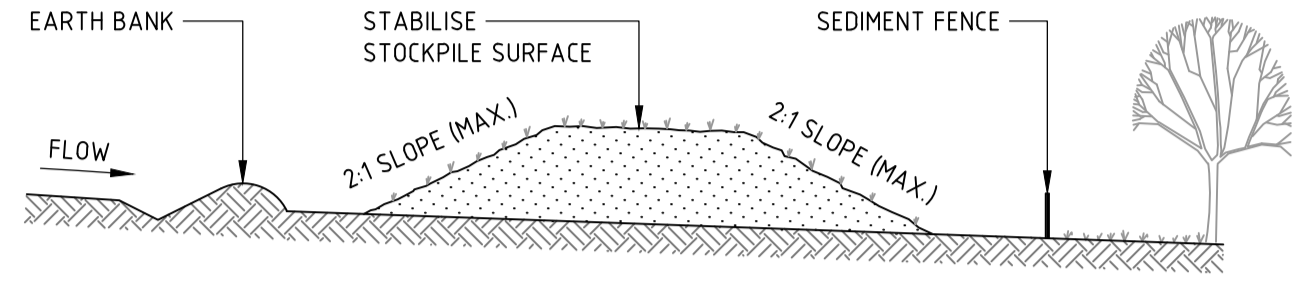
DRAWING

SEDIMENT AND SOIL EROSION CONTROL PLAN

JOB No. SY25000244
DRAWING No. C02.01
REV. 2

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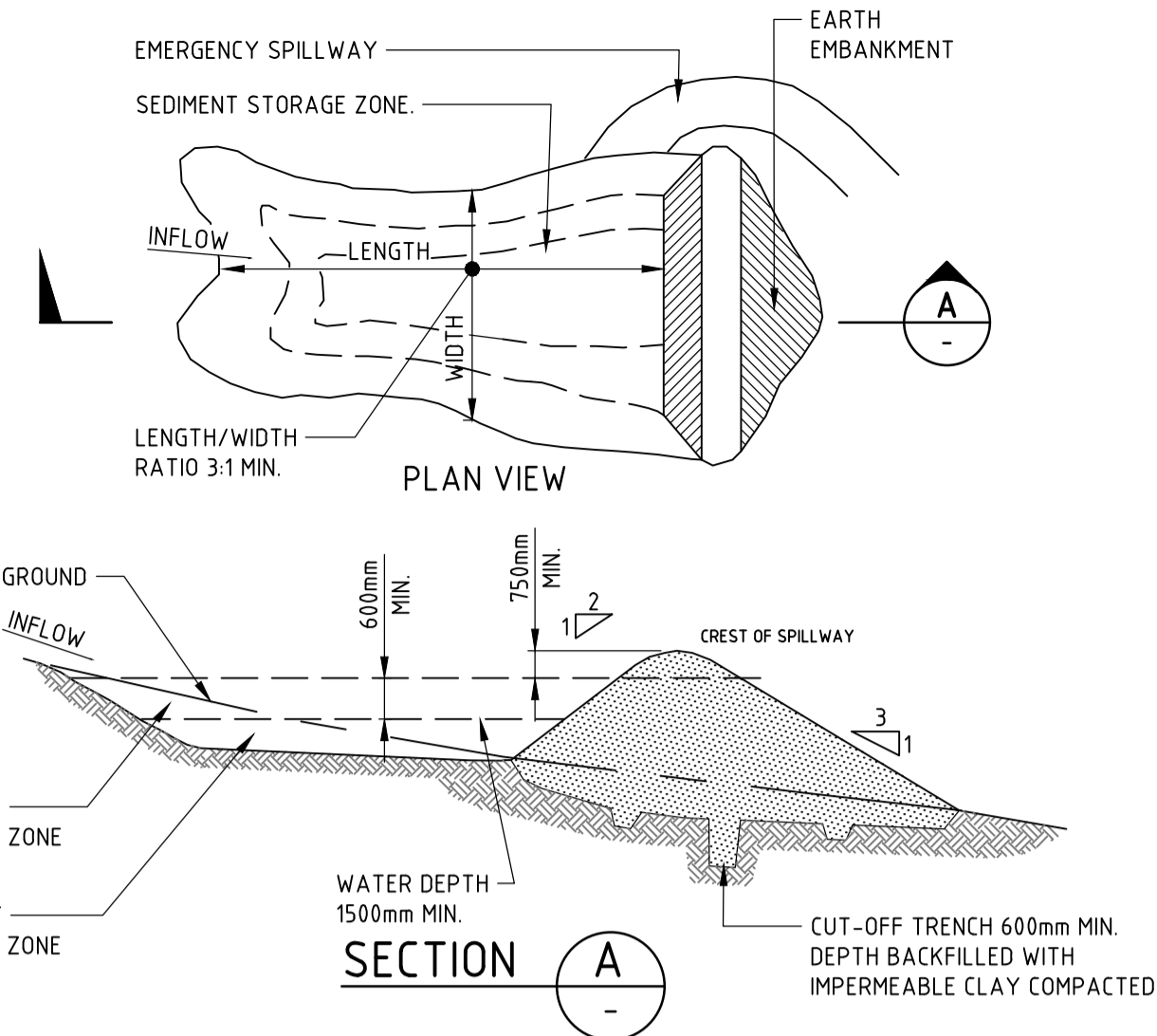
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CONSTRUCTION NOTES

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

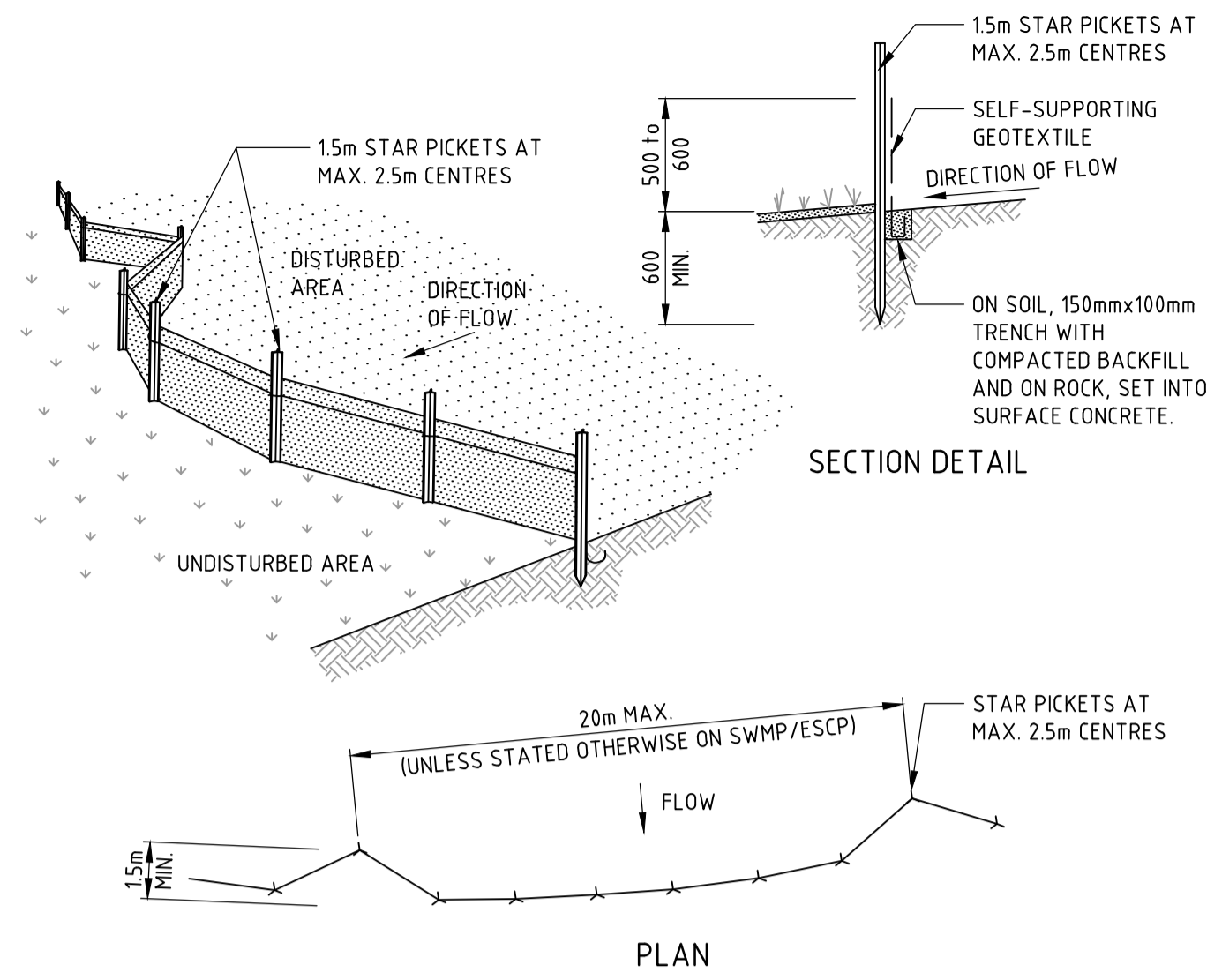
STOCKPILE



CONSTRUCTION NOTES

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

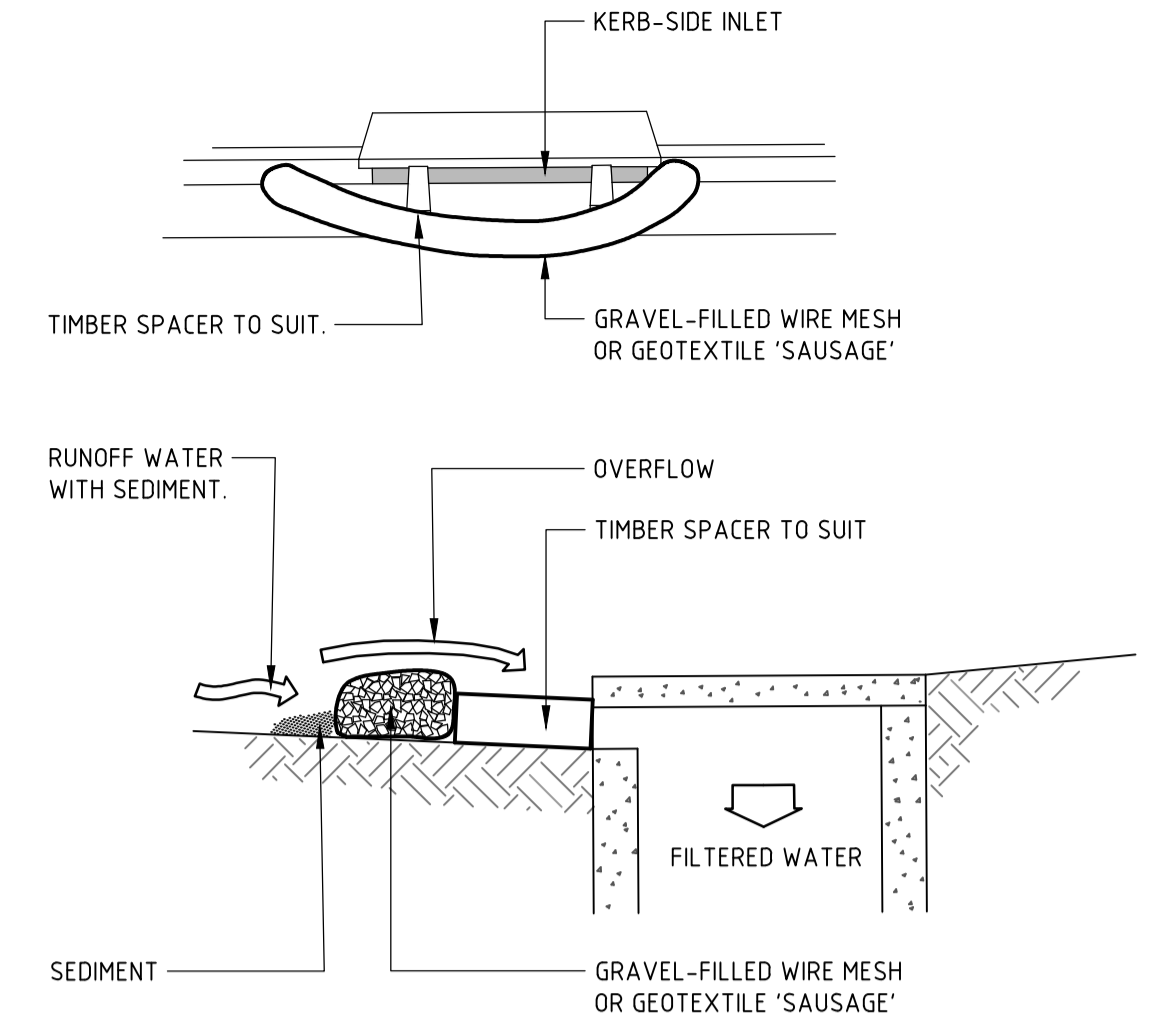
(APPLIES TO 'TYPE D' AND 'TYPE F' SOILS ONLY)
EARTH SEDIMENT BASIN - WET



CONSTRUCTION NOTES

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

SEDIMENT FENCE

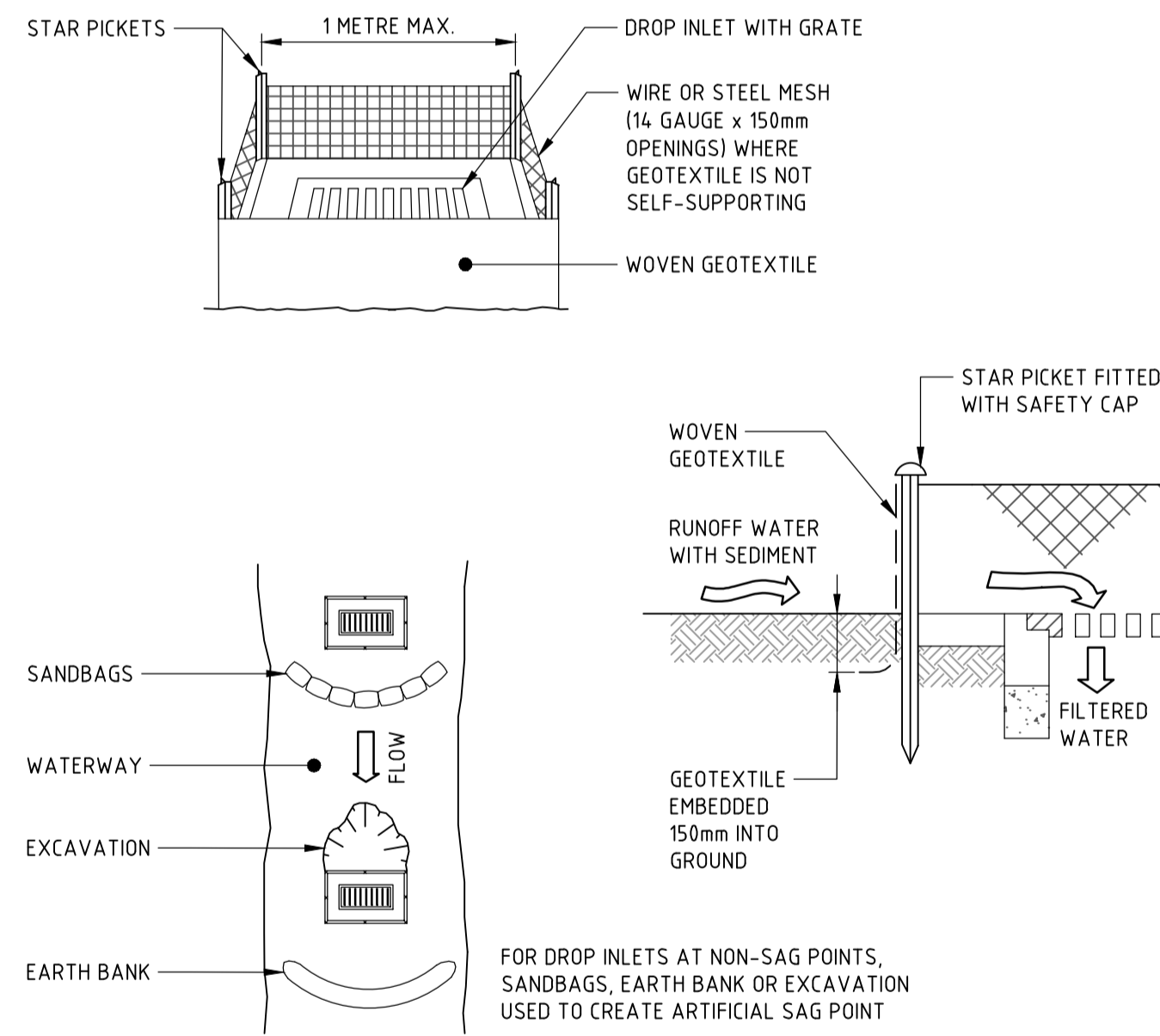


NOTE-THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

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

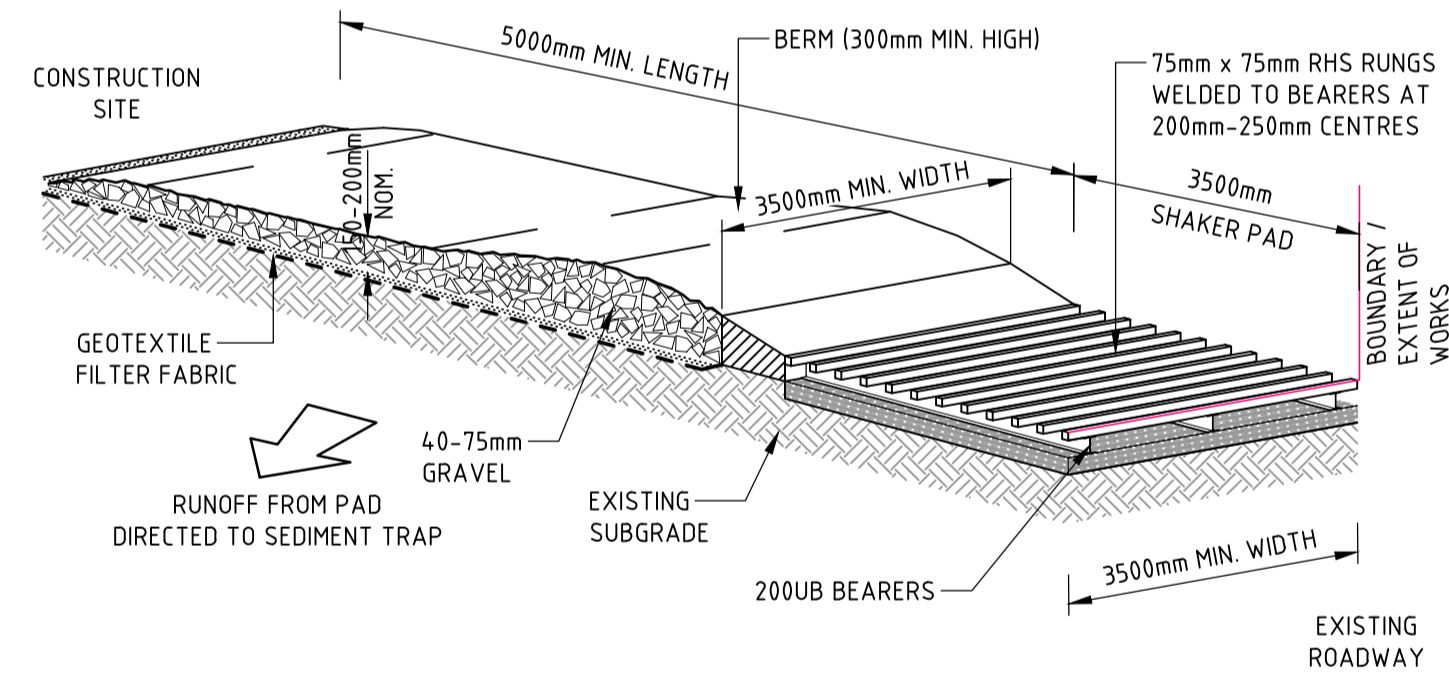
WIRE MESH AND GRAVEL SEDIMENT FILTER



CONSTRUCTION NOTES

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

GEOTEXTILE INLET FILTER TRAPS



CONSTRUCTION NOTES

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

STABILISED SITE ACCESS

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NOT TO SCALE

Scale at

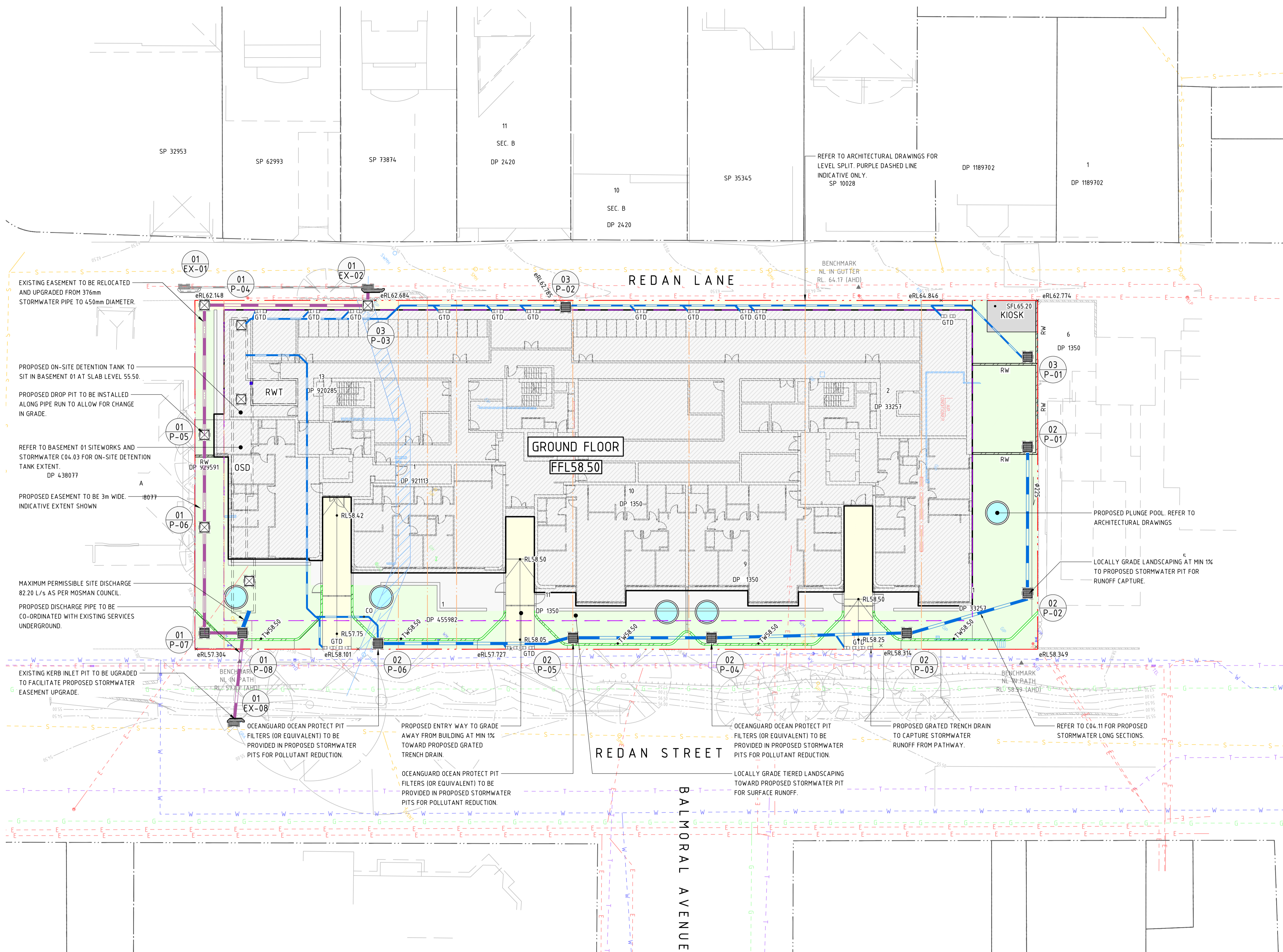
PROJECT
40-48 REDAN STREET
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
40-48 REDAN STREET
MOSMAN
NSW 2088

DRAWING
SEDIMENT AND SOIL EROSION CONTROL DETAILS

JOB No.
SY25000244
DRAWING No.
C02.11
REV.
2

Drawing Location: 011 Current Blue Projects\25000244 - 40-48 Redan Street, Mosman\Civil\Drawings\A Working\01-DAISY25000244-C04.01
 Date plotted: 2/2/2026
 Sheet size: A1
 Drawing to be printed in colour
 Drawing © Northrop Consulting Engineers Pty Ltd



LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- REDUNDANT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- GROUND FLOOR OUTLINE
- PROPOSED BASEMENT EXTENT
- EXISTING STORMWATER PIPE
- STORMWATER PIPE
- PROPOSED BASEMENT RAINWATER OVERFLOW PIPE
- PROPOSED EASEMENT RELOCATION
- BASEMENT 1 FOOTPRINT BELOW
- EXISTING KERB
- PROPOSED KERB
- INDICATIVE EXTENT OF TRANSITION LINE BETWEEN LEVEL 01 / LEVEL 02
- CONTOURS
- EXISTING CONTOURS
- RLS8.50 PROPOSED SPOT HEIGHT
- SFL65.20 EXISTING SPOT HEIGHT
- eRL62.145 EXISTING SPOT HEIGHT
- FFL58.50 PROPOSED FINISHED FLOOR LEVEL
- RW1 RETAINING WALL
- GTD LANDSCAPE WALL EXTENT
- GTD GRATED TRENCH DRAIN
- 01 P-01 STORMWATER PIT TAG LINE ID / STRUCTURE No.
- EXISTING DRAINAGE STRUCTURE
- NEW DRAINAGE STRUCTURE
- OSD ON-SITE DETENTION TANK
- E EXISTING EASEMENT HATCH
- SERVICES SLAB
- FOOTPATH
- PLUNGE POOLS
- LANDSCAPING
- E EXISTING SERVICES
- G
- W
- S
- SW

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

Level 34 - Suite 3402
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 Sydney NSW 2000

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DRAWN
WD

DESIGNED
MS

JOB MANAGER
JG

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Scale at A1

REV.	DESCRIPTION	ISSUED	DATE
2	ISSUED FOR SSDA	MS	27.02.26
1	ISSUED FOR INFORMATION	MS	20.02.26

PROJECT
40-48 REDAN STREET
 CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

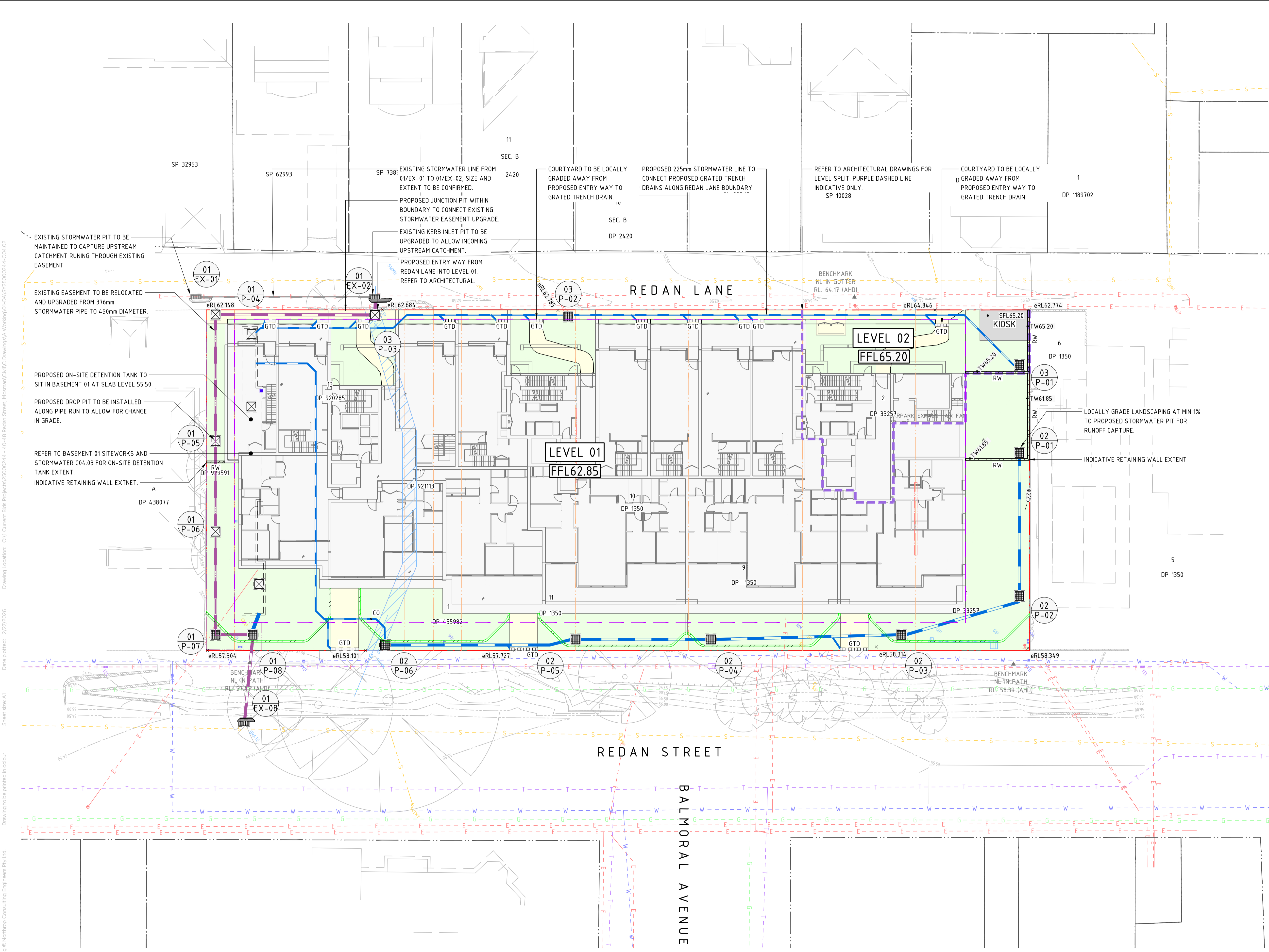
ADDRESS
 40-48 REDAN STREET
 MOSMAN
 NSW 2088

DRAWING
SITeworks AND STORMwater
MANAGEMENT PLAN - GROUND
FLOOR

JOB No.
SY25000244

DRAWING No.
C04.01

REV.
2



LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- REDUNDANT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- GROUND FLOOR OUTLINE
- PROPOSED BASEMENT EXTENT
- EXISTING STORMWATER PIPE
- STORMWATER PIPE
- PROPOSED BASEMENT RAINWATER OVERFLOW PIPE
- PROPOSED EASEMENT RELOCATION
- BASEMENT 1 FOOTPRINT BELOW
- EXISTING KERB
- PROPOSED KERB
- INDICATIVE EXTENT OF TRANSITION LINE BETWEEN LEVEL 01 / LEVEL 02
- CONTOURS
- EXISTING CONTOURS
- RLS8.50 PROPOSED SPOT HEIGHT
- SFL65.20 EXISTING SPOT HEIGHT
- eRL62.145 EXISTING SPOT HEIGHT
- FFL58.50 PROPOSED FINISHED FLOOR LEVEL
- RW1 RETAINING WALL
- Landscape Wall Extent LANDSCAPE WALL EXTENT
- GTD GRATED TRENCH DRAIN
- 01
P-01 STORMWATER PIT TAG LINE ID / STRUCTURE No.
- EXISTING DRAINAGE STRUCTURE
- NEW DRAINAGE STRUCTURE
- OSD ON-SITE DETENTION TANK
- EXISTING EASEMENT HATCH EXISTING EASEMENT HATCH
- SERVICES SLAB SERVICES SLAB
- FOOTPATH FOOTPATH
- PLUNGE POOLS PLUNGE POOLS
- LANDSCAPING LANDSCAPING
- E EXISTING SERVICES
- G
- W
- S
- SW

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Scale at A1

REV.	DESCRIPTION	ISSUED	DATE
2	ISSUED FOR SSDA	MS	27.02.26
1	ISSUED FOR INFORMATION	MS	20.02.26

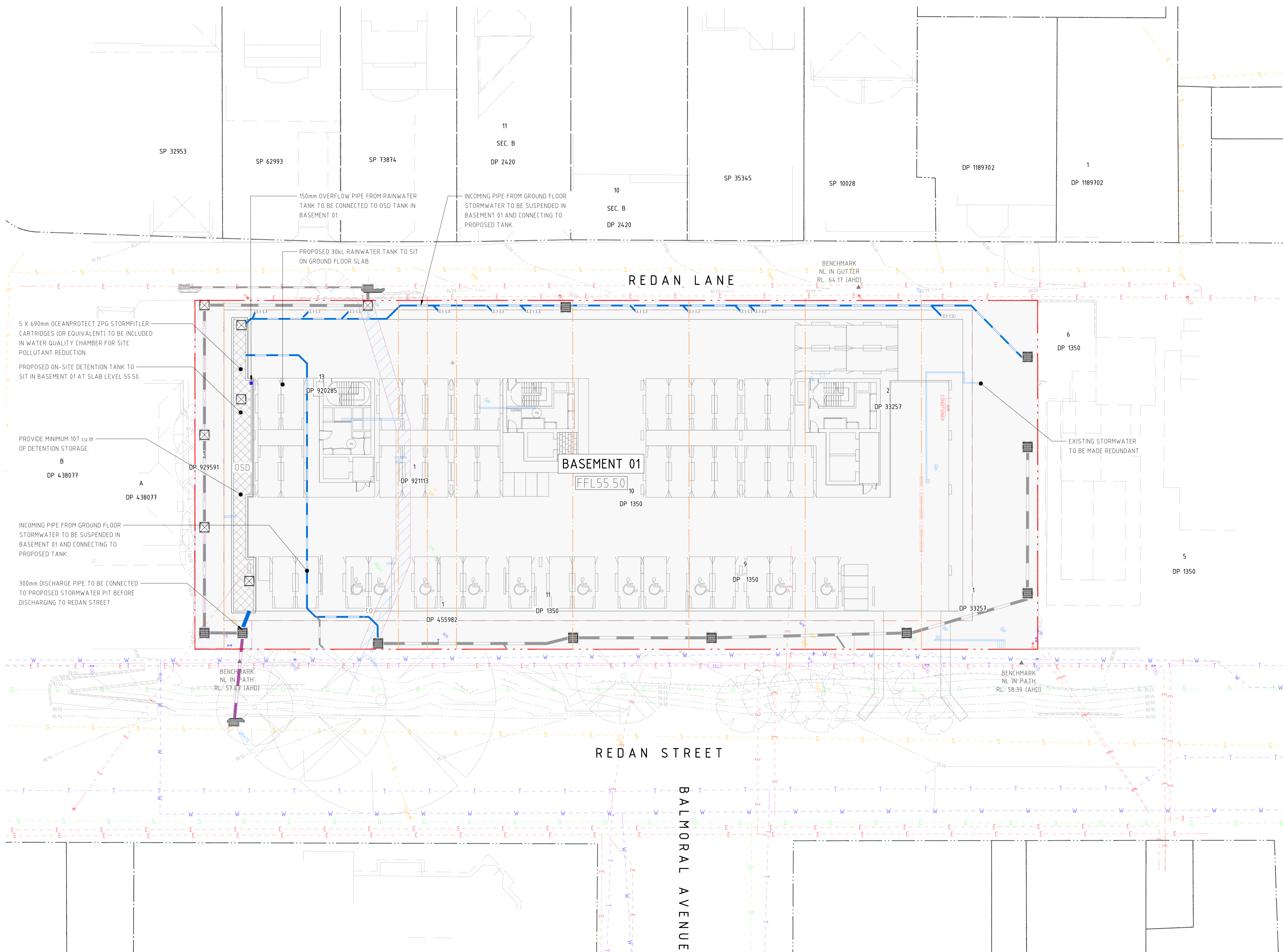
PROJECT
40-48 REDAN STREET
CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
40-48 REDAN STREET
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NSW 2088

DRAWING
SITeworks AND STORMwater
MANAGEMENT PLAN - LEVEL 01 AND
02

JOB No.
SY25000244
DRAWING No.
C04.02
REV.
2

Drawing: 40-48 Redan Street, Mosman/Civil/C Drawings/01-DAS/25000244-C04.03
 Drawing Location: 011 Current Blue Projects/25000244 - 40-48 Redan Street, Mosman/Civil/C Drawings/01-DAS/25000244-C04.03
 Date plotted: 2/2/2026
 Sheet size: A1
 Drawing to be printed in colour
 Drawing © Northrop Consulting Engineers Pty Ltd.



LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- REDUNDANT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- GROUND FLOOR OUTLINE
- PROPOSED BASEMENT EXTENT
- EXISTING STORMWATER PIPE
- STORMWATER PIPE REFER TO ABOVE GROUND SITEWORKS FOR STORMWATER INLET POINTS
- PROPOSED BASEMENT RAINWATER OVERFLOW PIPE
- PROPOSED EASEMENT RELOCATION
- BASEMENT 1 FOOTPRINT BELOW
- EXISTING KERB
- PROPOSED KERB
- INDICATIVE EXTENT OF TRANSITION LINE BETWEEN LEVEL 01 / LEVEL 02
- CONTOURS
- EXISTING CONTOURS
- RLS8.50
- SFL65.20
- eRL62.145
- FFL58.50 PROPOSED FINISHED FLOOR LEVEL
- RW1 RETAINING WALL
- GTD LANDSCAPE WALL EXTENT
- GTD GRATED TRENCH DRAIN
- 01 STORMWATER PIT TAG LINE ID / STRUCTURE No.
- OSD EXISTING DRAINAGE STRUCTURE
- OSD NEW DRAINAGE STRUCTURE
- OSD ON-SITE DETENTION TANK
- OSD EXISTING EASEMENT HATCH
- SERVICES SLAB
- FOOTPATH
- PLUNGE POOLS
- LANDSCAPING
- E
- G
- T
- W
- S
- SW
- EXISTING SERVICES

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Level 6
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 Sydney NSW 2000

DRAWN
 WD
DESIGNED
 MS
 1200
 0 2 4 6 8 10m
 Scale at A1

JOB MANAGER
 JG
VERIFIER

REV.	DESCRIPTION	ISSUED	DATE
2	ISSUED FOR SSDA	MS	27.02.26
1	ISSUED FOR INFORMATION	MS	20.02.26

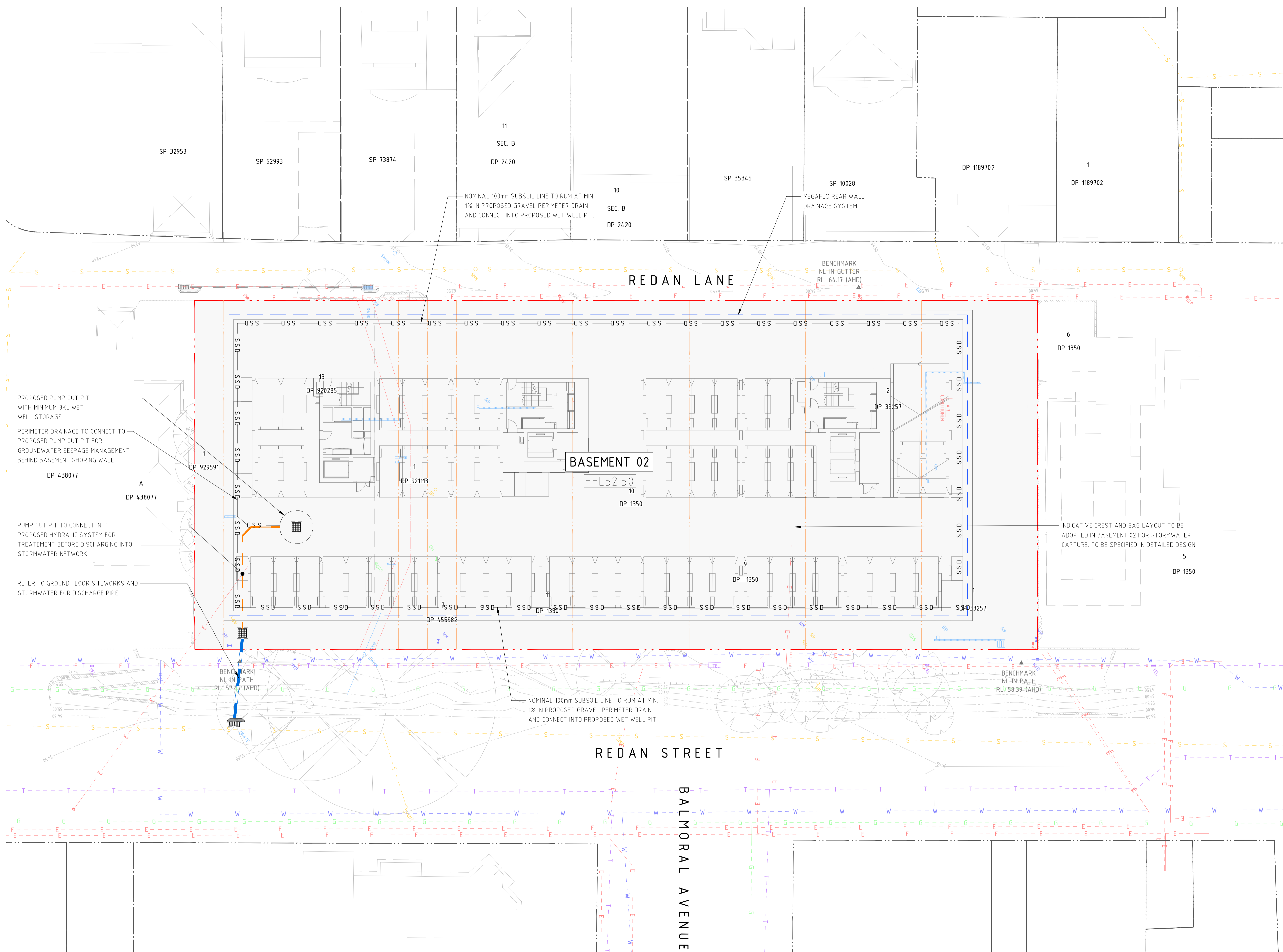
PROJECT
40-48 REDAN STREET
 CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
 40-48 REDAN STREET
 MOSMAN
 NSW 2088

DRAWING
SITWORKS AND STORMWATER
MANAGEMENT PLAN - BASEMENT 01

JOB No.
 SY25000244
DRAWING No.
 C04.03
REV.
 2

Drawing: 40-48 Redan Street, Mosman (Civil) Drawings (A) Working (D) - D:\SY25000244-C04.04
 Drawing Location: C:\1 Current Blue Projects\25000244 - 40-48 Redan Street, Mosman\Civil\Drawings\A Working (D) - D:\SY25000244-C04.04
 Date plotted: 2/2/2026
 Sheet size: A1
 Drawing to be printed in colour
 Drawing © Northrop Consulting Engineers Pty Ltd.



LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- REDUNDANT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- MEGAFLOW REAR WALL DRAINAGE SYSTEM
- 150mm GRAVEL DRAIN
- INDICATIVE CREST AND SAG LAYOUT
- PROPOSED PUMP OUT PIT
- --- PROPOSED GROUND FLOOR STORMWATER DRAINAGE

PROPOSED PUMP OUT PIT WITH MINIMUM 3KL WET WELL STORAGE
 PERIMETER DRAINAGE TO CONNECT TO PROPOSED PUMP OUT PIT FOR GROUNDWATER SEEPAGE MANAGEMENT BEHIND BASEMENT SHORING WALL.
 DP 438077

PUMP OUT PIT TO CONNECT INTO PROPOSED HYDRAULIC SYSTEM FOR TREATMENT BEFORE DISCHARGING INTO STORMWATER NETWORK
 DP 438077

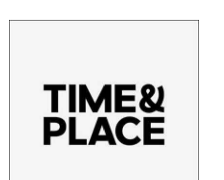
REFER TO GROUND FLOOR SITEWORKS AND STORMWATER FOR DISCHARGE PIPE.

INDICATIVE CREST AND SAG LAYOUT TO BE ADOPTED IN BASEMENT 02 FOR STORMWATER CAPTURE. TO BE SPECIFIED IN DETAILED DESIGN.
 5
 DP 1350

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 WD
DESIGNED
 MS
 1200
 0 2 4 6 8 10m
 Scale at A1

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REV.	DESCRIPTION	ISSUED	DATE
1	ISSUED FOR SSDA	MS	27.02.26

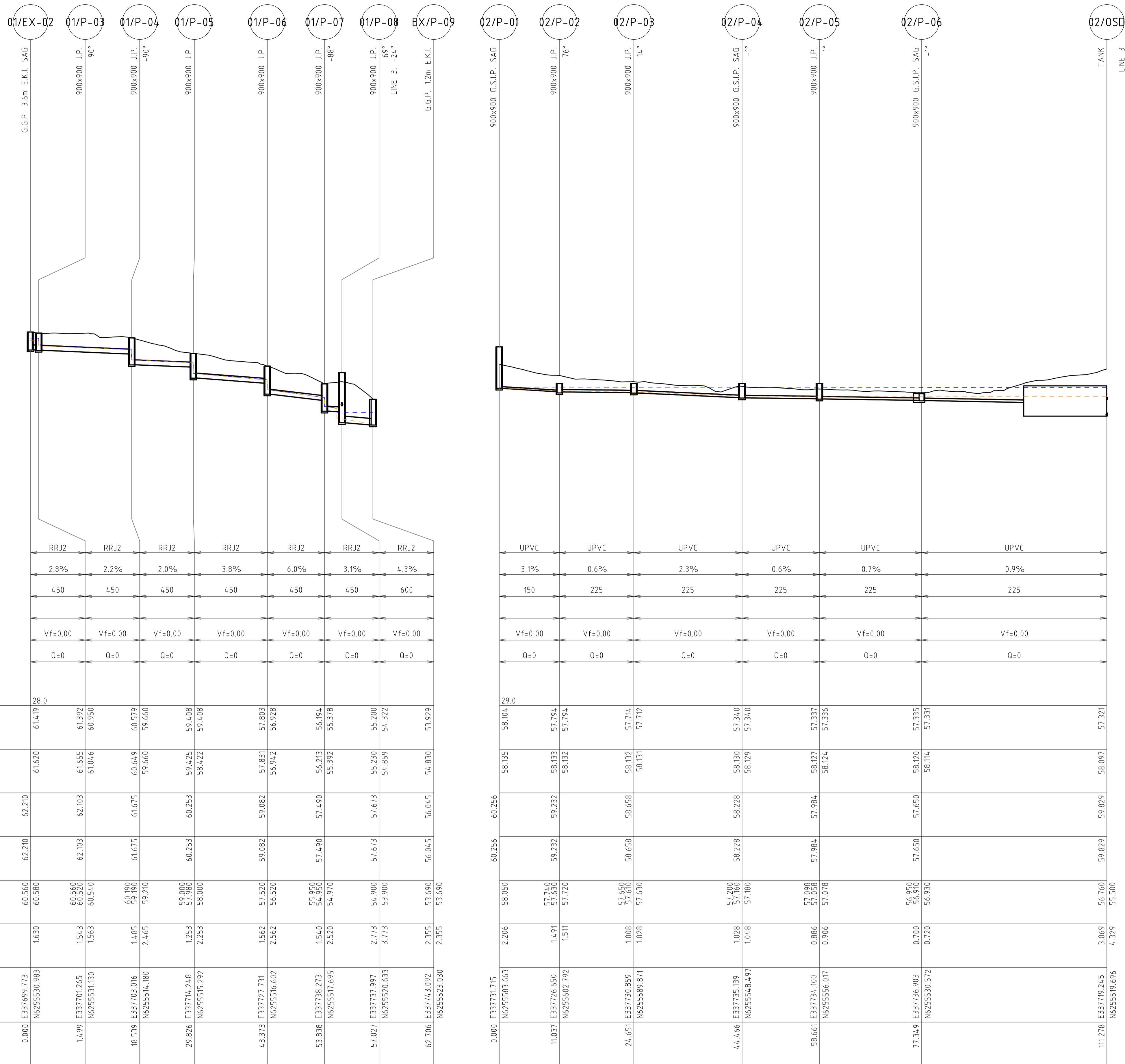
PROJECT
40-48 REDAN STREET
 CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
 40-48 REDAN STREET
 MOSMAN
 NSW 2088

DRAWING
SITWORKS AND STORMWATER
MANAGEMENT PLAN - BASEMENT 02

JOB No.
 SY25000244
DRAWING No.
 C04.04
REV.
 1

Drawing: Northrop Consulting Engineers Pty Ltd. Drawing Location: 011 Current Blue Projects\25000244 - 40-48 Redan Street, Mosman\Civil\Drawings\A Working\01-DAS\25000244-C04-11 Date plotted: 2/2/2026 Sheet size: A1



PIPE CLASS	RRJ2	RRJ2	RRJ2	RRJ2	RRJ2	RRJ2	RRJ2
PIPE GRADE (%)	2.8%	2.2%	2.0%	3.8%	6.0%	3.1%	4.3%
PIPE SIZE (mm)	450	450	450	450	450	450	600
MINIMUM COVER (m)							
Vf - FULL PIPE VELOCITY (m/s)	Vf=0.00	Vf=0.00	Vf=0.00	Vf=0.00	Vf=0.00	Vf=0.00	Vf=0.00
Q - PIPE FLOW (L/s)	Q=0	Q=0	Q=0	Q=0	Q=0	Q=0	Q=0

DATUM RL	28.0
H.G.L. (5% AEP)	61.419
H.G.L. (1% AEP)	61.620
FINISHED SURFACE	62.210
NATURAL SURFACE	62.210
PIPE INVERT LEVEL	60.560
DEPTH TO INVERT	1.630
CO-ORDINATED SETOUT	E337699.773
CHAINAGE	0.000

PIPE CLASS	UPVC	UPVC	UPVC	UPVC	UPVC	UPVC
PIPE GRADE (%)	3.1%	0.6%	2.3%	0.6%	0.7%	0.9%
PIPE SIZE (mm)	150	225	225	225	225	225
MINIMUM COVER (m)						
Vf - FULL PIPE VELOCITY (m/s)	Vf=0.00	Vf=0.00	Vf=0.00	Vf=0.00	Vf=0.00	Vf=0.00
Q - PIPE FLOW (L/s)	Q=0	Q=0	Q=0	Q=0	Q=0	Q=0

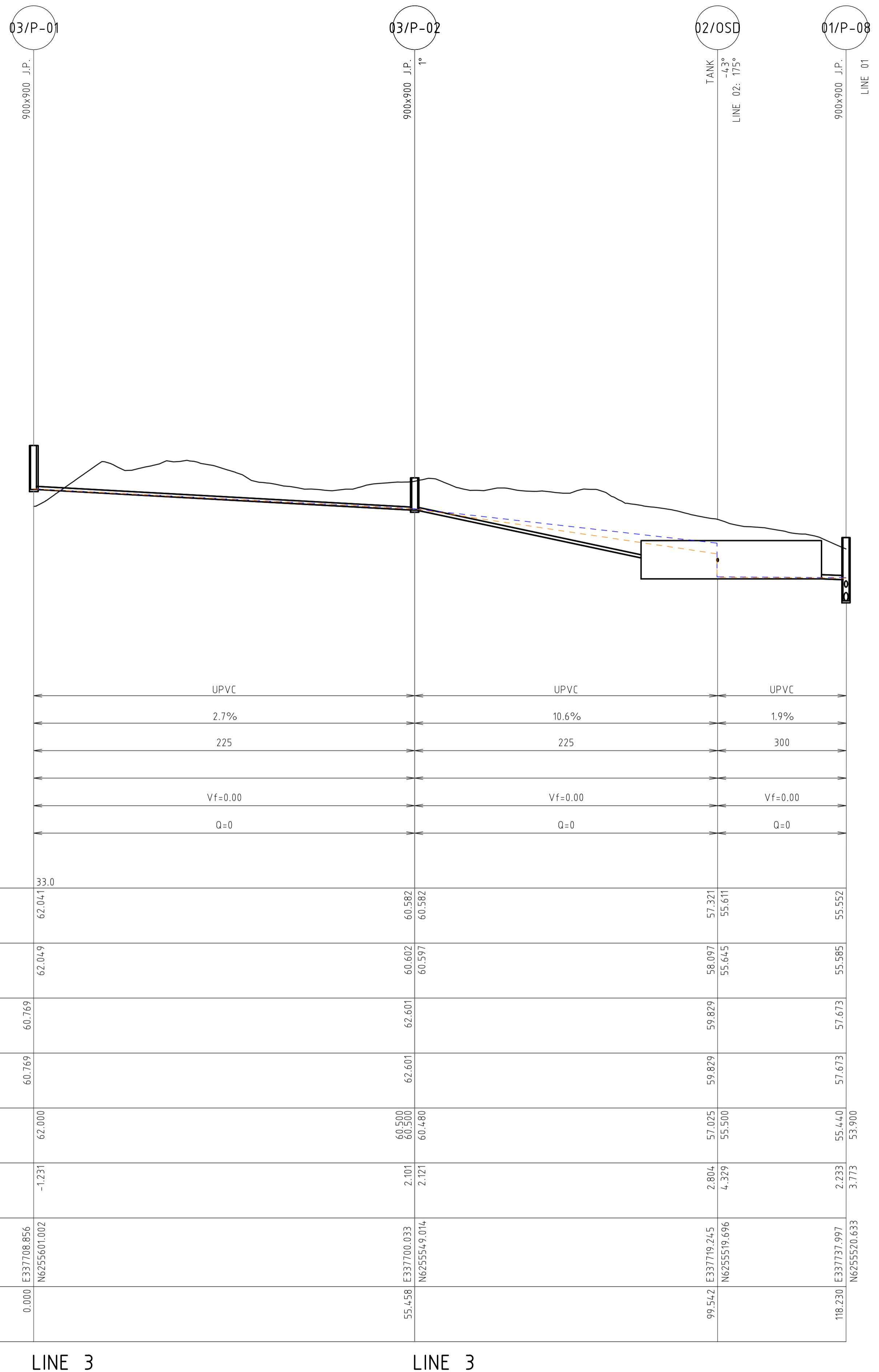
DATUM RL	29.0
H.G.L. (5% AEP)	58.104
H.G.L. (1% AEP)	58.135
FINISHED SURFACE	60.256
NATURAL SURFACE	60.256
PIPE INVERT LEVEL	58.050
DEPTH TO INVERT	2.206
CO-ORDINATED SETOUT	E337731.715
CHAINAGE	0.000

LINE 01

LINE 02

NOT FOR CONSTRUCTION

Drawing Location: C:\1 Current\Bios Projects\25000244 - 40-48 Redan Street, Mosman\Civil\Drawings\A Working\01-DAS\25000244-C04-11
 Date plotted: 2/2/2026
 Sheet size: A1
 Drawing to be printed in colour
 Drawing © Northrop Consulting Engineers Pty Ltd



PIPE CLASS	UPVC	UPVC	UPVC
PIPE GRADE (%)	2.7%	10.6%	1.9%
PIPE SIZE (mm)	225	225	300
MINIMUM COVER (m)			
Vf - FULL PIPE VELOCITY (m/s)	Vf=0.00	Vf=0.00	Vf=0.00
Q - PIPE FLOW (L/s)	Q=0	Q=0	Q=0

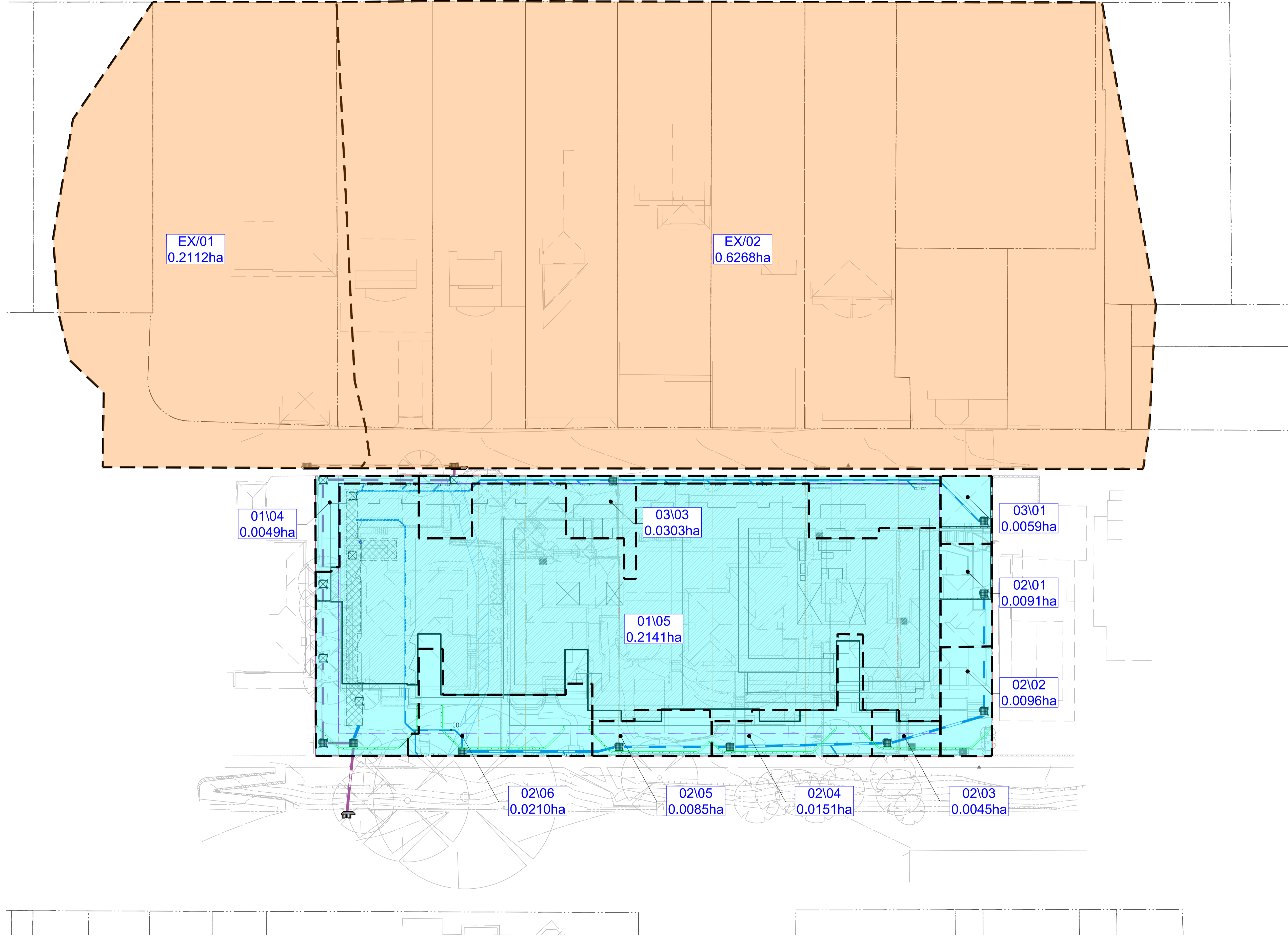
DATUM RL	33.0				
H.G.L. (5% AEP)	62.041	60.582 60.582	57.321 55.611	55.552	
H.G.L. (1% AEP)	62.049	60.602 60.597	58.097 55.645	55.585	
FINISHED SURFACE	60.769	62.601	59.829	57.673	
NATURAL SURFACE	60.769	62.601	59.829	57.673	
PIPE INVERT LEVEL	62.000	60.500 60.480	57.025 55.500	55.440	53.900
DEPTH TO INVERT	-1.231	2.101 2.121	2.804 4.329	2.233	3.773
CO-ORDINATED SETOUT	E337708.856 N6255601.002	E337700.033 N6255549.014	E337719.245 N6255519.696	E337737.997	N6255520.633
CHAINAGE	0.000	55.458	99.542	118.230	

LINE 3

LINE 3

NOT FOR CONSTRUCTION

Drawing Location: 011 Current Blue Projects\25000244 - 40-48 Redan Street, Mosman\Civil\Drawings\A Working\01-D\SY25000244-C04.51
 Date plotted: 2/2/2026
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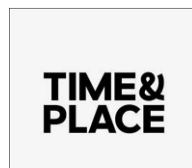
LEGEND

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- REDUNDANT BOUNDARY LINE
- EXISTING EASEMENT LINE
- GROUND FLOOR OUTLINE
- BASEMENT 1 FOOTPRINT BELOW
- CATCHMENT BOUNDARY
- INTERNAL CATCHMENT AREA
- EXTERNAL CATCHMENT AREA
- 01\04
0.0049ha STORMWATER PIT TAG
CATCHMENT AREA (ha)
- EXISTING DRAINAGE STRUCTURE
- NEW DRAINAGE STRUCTURE

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MS

JOB MANAGER
JG

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Scale at A1

REV.	DESCRIPTION	ISSUED	DATE
1	ISSUED FOR SSDA	MS	27.02.26

PROJECT
40-48 REDAN STREET
 CIVIL ENGINEERING PACKAGE | DEVELOPMENT APPLICATION

ADDRESS
 40-48 REDAN STREET
 MOSMAN
 NSW 2088

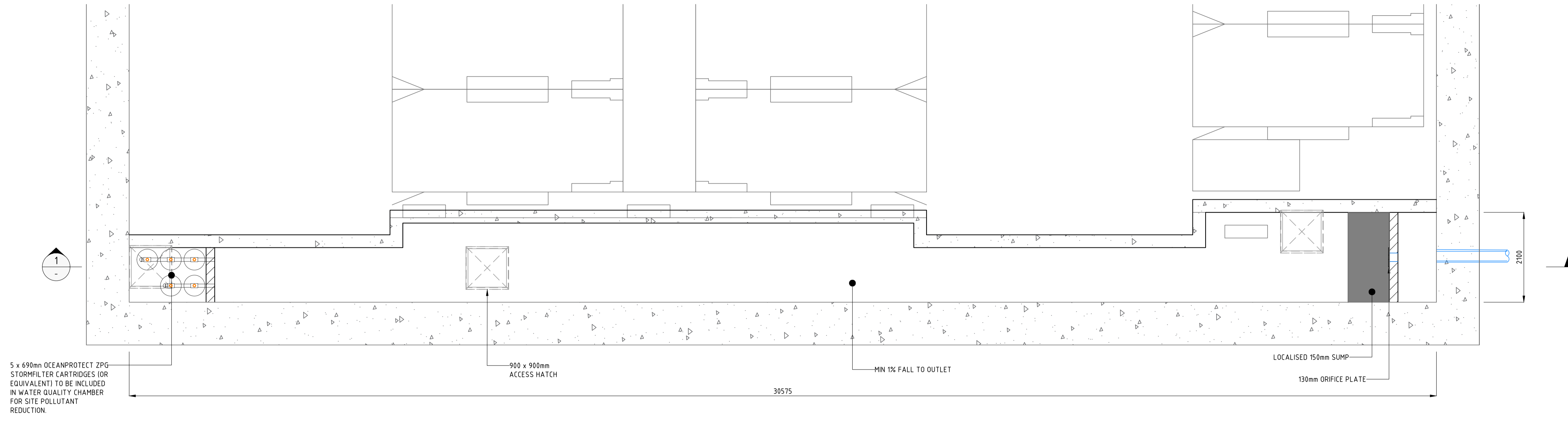
DRAWING
STORMWATER CATCHMENT PLAN

JOB No.
 SY25000244

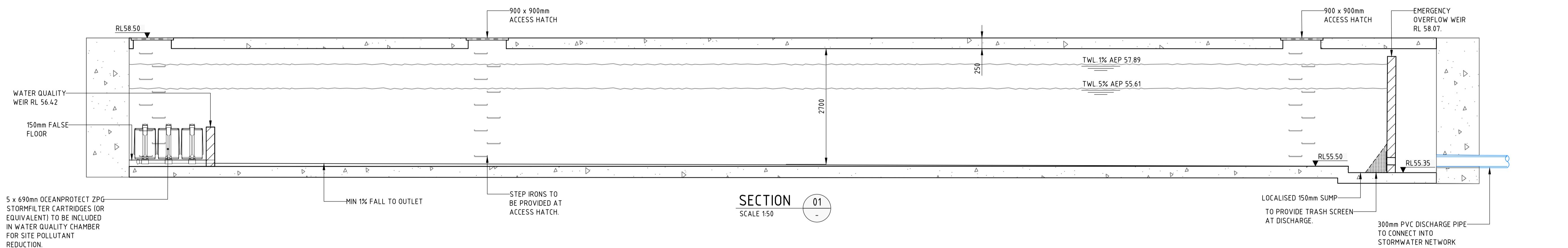
DRAWING No.
 C04.51

REV.
 1

Drawing Location: 011 Current Blue Projects\25000244 - 40-48 Redan Street, Mosman\Civil\Drawings\A Working\01-Detailed\25000244-C06.01
 Date plotted: 2/2/2026
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ON-SITE DETENTION TANK
PLAN VIEW

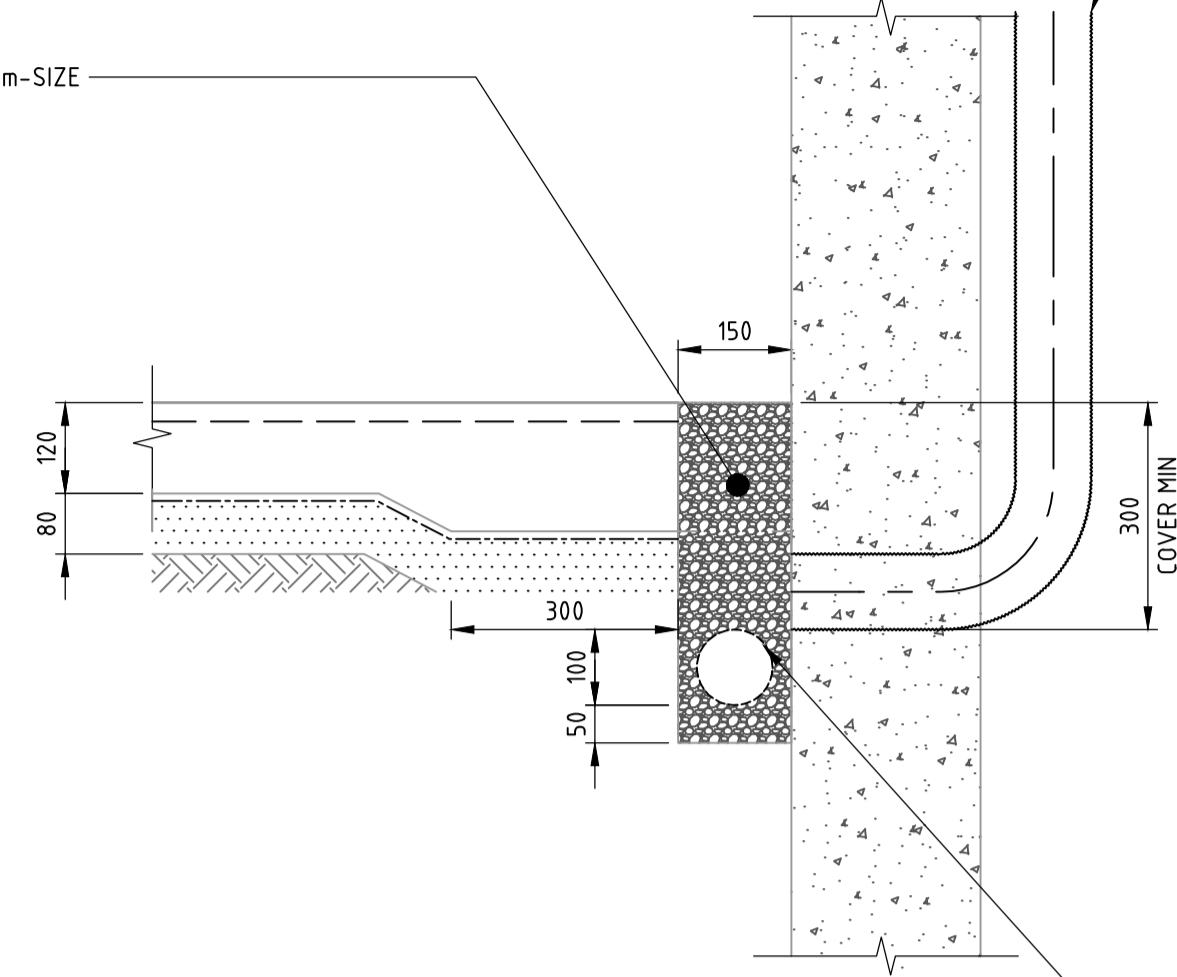


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REV.	DESCRIPTION	ISSUED	DATE
1	ISSUED FOR SSDA	MS	27.02.26

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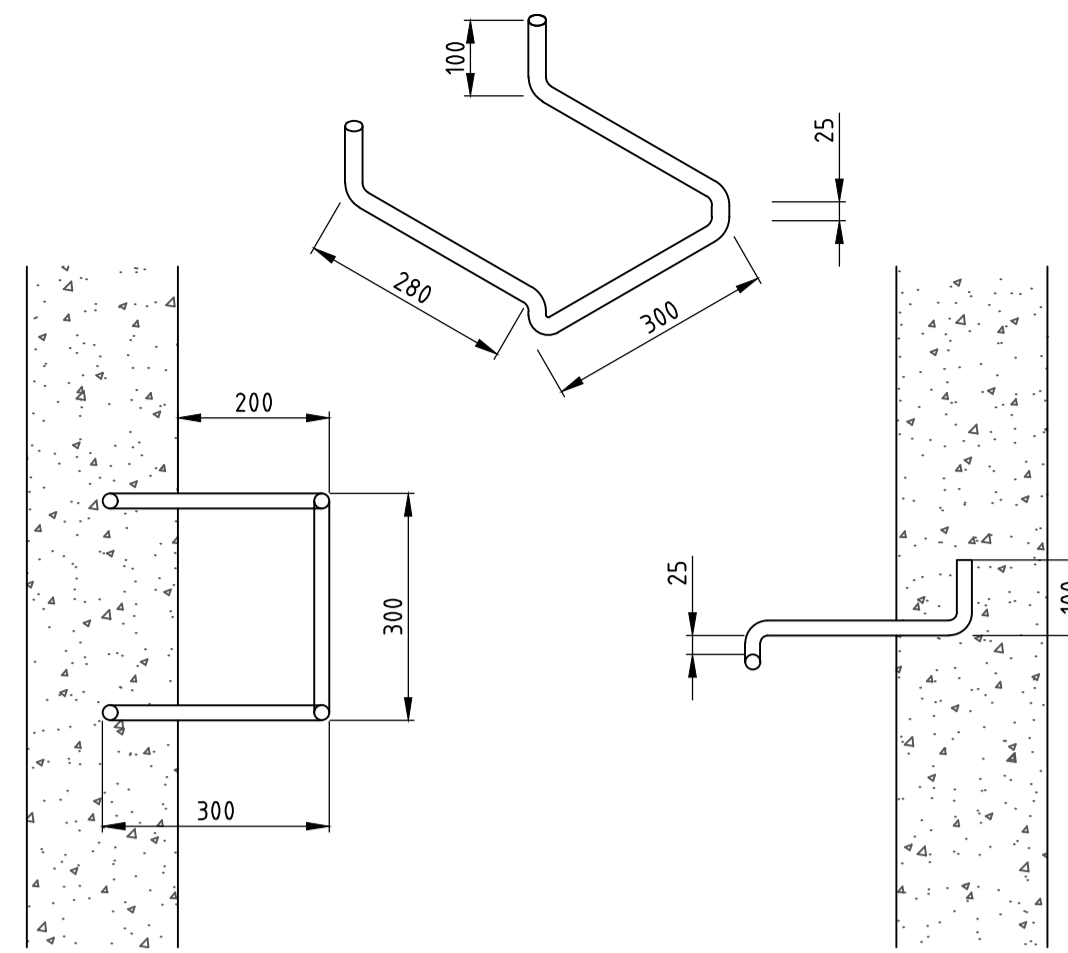
BACKFILL WITH CLEAN SINGLE-SIZED 7mm-SIZE AGGREGATE (FREE FROM FINES)



BASEMENT 02 - PERIMETER DRAIN DETAIL
SCALE 1:10

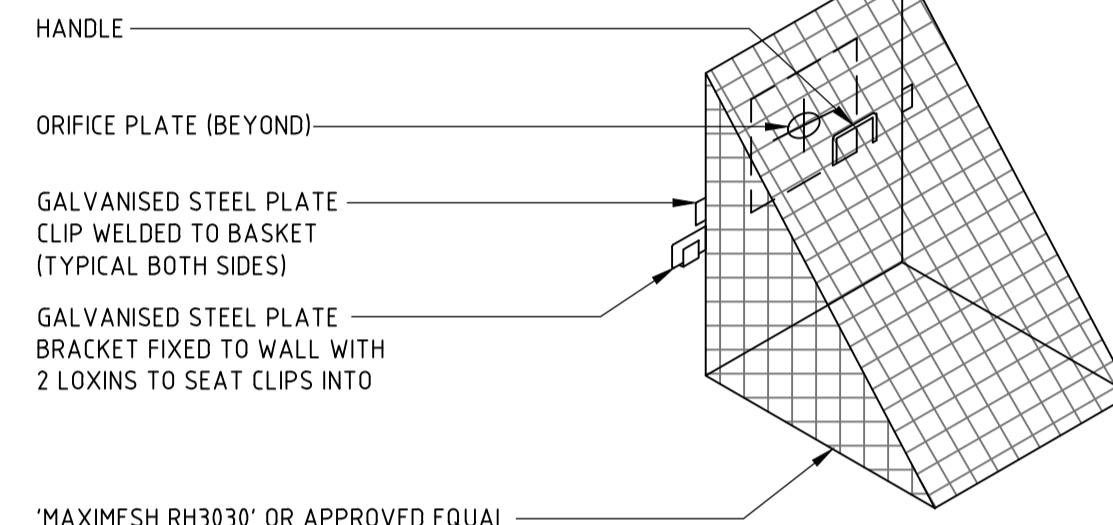
100mm CORRUGATED SUB-SOIL DRAINAGE LINE WITH NON-WOVEN FILTER SOCK SURROUND @MIN 1% FALL

315mm WIDE X 50mm THICK MEGAFLO 300 VERTICAL DRAINAGE CELL WITH GEO-TEXTILE FILTER FABRIC SURROUND, PLACED IN CENTRE BETWEEN PILES. 1 DRAINAGE CELL (MIN) FOR PILE DISTANCE C/C 1500mm MAX. 2 DRAINAGE CELLS (MIN) FOR PILE DISTANCE C/C MORE THAN 1500mm. MEGAFLO DRAINAGE CELLS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

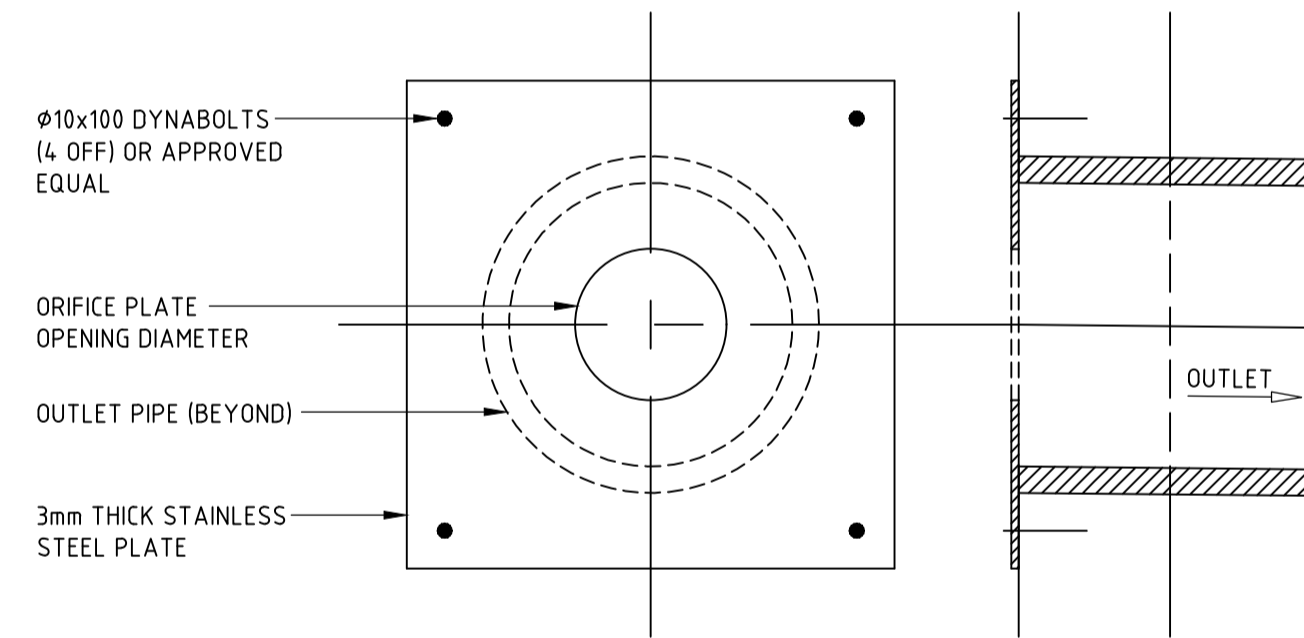


STEP IRON DETAIL

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

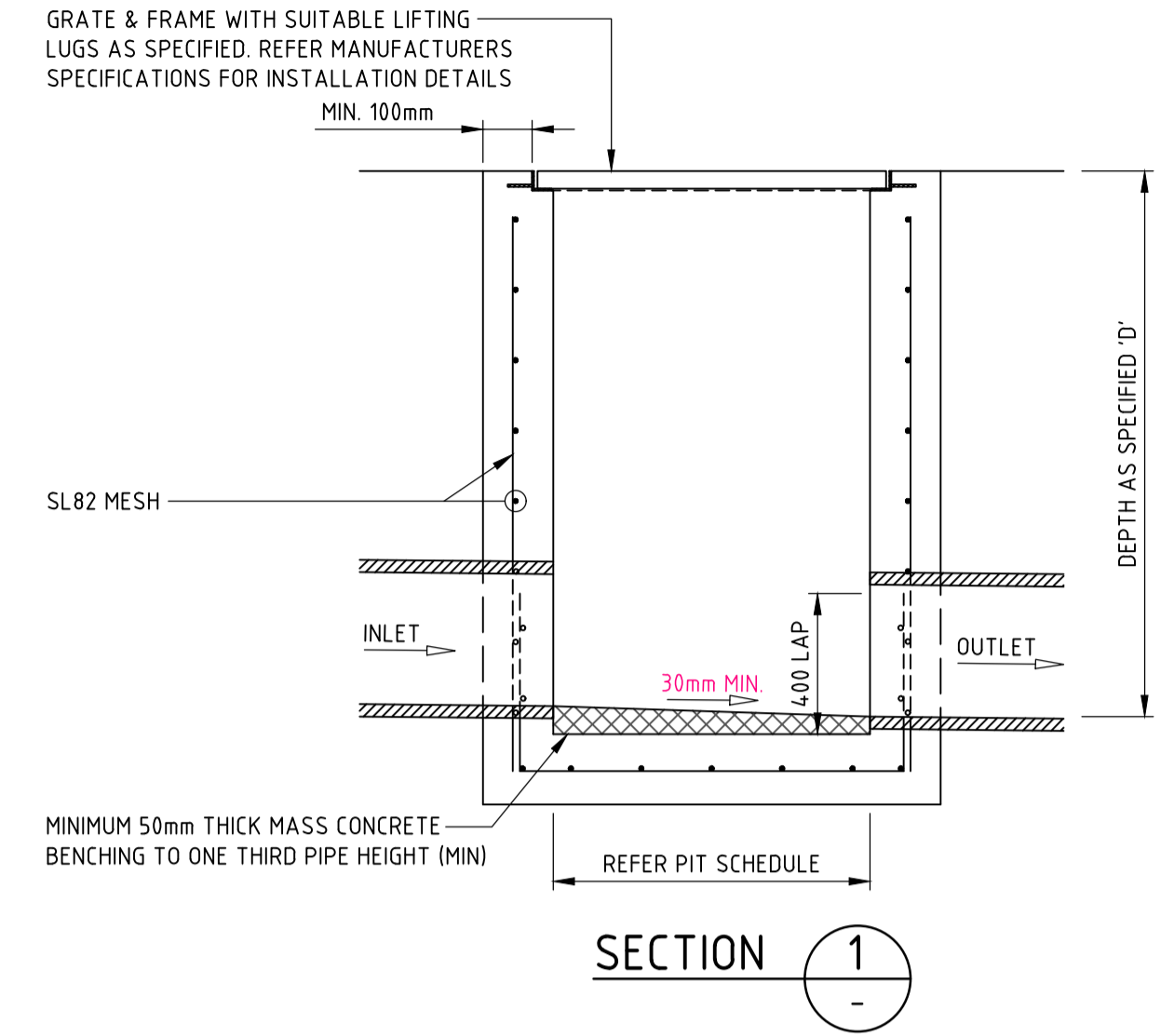


TRASH SCREEN DETAIL

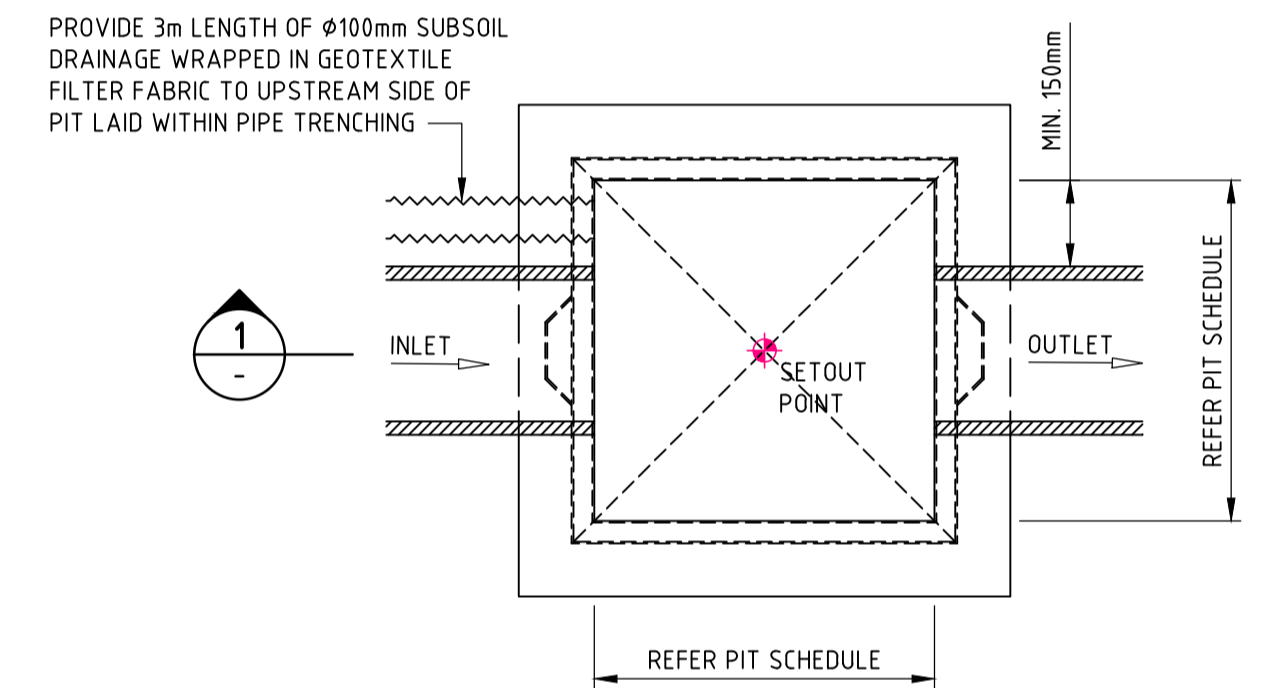


ORIFICE PLATE DETAIL

ORIFICE PLATE ϕ 130mm



SECTION 1



PLAN SURFACE INLET PIT 'SIP' / JUNCTION PIT 'JP'

PIT STRUCTURE TO BE 200mm THICK UNLESS SHOWN OTHERWISE. DRILL AND EPOXY PLASTIC PROPRIETARY STEP IRONS IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND MANUFACTURERS SPECIFICATIONS (PITS > 1000mm DEPTH). REFER PIT INTERFACE DETAIL 'F' FOR CORNER REINFORCEMENT

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REV.	DESCRIPTION	ISSUED	DATE
1	ISSUED FOR SSDA	MS	27.02.26