



van der meer

INTEGRATED WATER MANAGEMENT PLAN

MONTEFIORE ST IVES

25 College Crescent

St Ives NSW 2075

Document Control Record

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Position:	Associate Director
Signed:	
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Recipients are responsible for eliminating all superseded documents in their possession.

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1. Executive Summary

This Integrated Water Management Plan has been prepared by Van der Meer Consulting to accompany a State Significant Development Application (SSDA) for the development of seniors housing accommodation at 19 - 25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (LGA). The site is legally described as Lot 2 and Lot 3 in DP616326.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) (SSD-98363228) issued by the Department of Planning, Housing and Infrastructure on 10th November 2025.

This report concludes that the proposed seniors housing is suitable and warrants approval subject to the implementation of the following mitigation measures.

- A pit and pipe network to collect minor storm runoff from surface areas will minimize nuisance flooding
- Overland flow paths to carry major storms through and around the site without causing damage to property from flooding.
- A 15kL rainwater reuse tank for irrigation purposes and to assist in achieving water quality targets.
- An on-site stormwater detention tank with orifice to maintain pre-development peak flows. The tank will be fitted with 50 x Atlan Filters to treat the stormwater prior to site discharge.

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

2. Introduction

2.1 Introduction

A State Significant Development Application (**SSDA**) has been prepared in support of the proposed seniors housing development at 19 – 25 College Crescent, St Ives. The proposed development comprises:

- Site preparation and demolition of existing structures.
- Construction of four buildings ranging in heights from five to eight storeys comprising:
 - approximately one hundred and twenty-six (126) Independent Living Units
 - approximately forty-eight (48) residential care beds.
 - a range of resident amenities and facilities.
 - basement car parking containing approximately 260 spaces.
- Vehicular and pedestrian access from Link Road and College Crescent.
- Associated landscaping works.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) and accompanying cover letter issued for the project (reference SSD-98363228) dated 10th November 2025.

Specifically, this report has been prepared to respond to the SEARs requirement issued below

Table 1 SEARs for flooding

Sear	Sear Description	Report Name and Section
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 developed complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Section 4, 5 & 6

2.2 The Site

The primary area of the site is located at 19-25 College Crescent, St Ives, within the Ku-ring-gai Local Government Area and is approximately 10 kilometres north of Chatswood and 19 kilometres north of Sydney CBD. This primary site is legally described as Lot 3 in DP 616326.

A small part of site to be developed is the adjoining lot upon which the Masada College is located at 9-15 Link Road, St Ives (legally described as part of Lot 2 in DP 616326). This part of the development site will specifically be used for access purposes and provide a direct connection from the proposal to the Link Road frontage.

On this basis, the site (for the purpose of this SSDA) comprises:

- the (primary) residual land, being 14,480 square metres (accommodating the proposed buildings and associated spaces); and
- part of the adjoining land, being 1,060 square metres (accommodating the proposed access driveway and pedestrian link from the proposed buildings to the Link Road frontage)

The site is zoned SP2 Infrastructure under the Ku-ring-gai LEP 2015.

The surrounding area is characterised by residential flat buildings, aged care facilities, educational uses and commercial/retail uses within St Ives Town Centre, which is located approximately 400 metres west of the site on Mona Vale Road.

- To the north of the site is 132-138 Killeaton Street, which comprises a residential development with six residential flat buildings.
- To the east of this development (at 142 Killeaton Street) comprises town houses and further east (at 144-146 Killeaton Street on the corner of Yarrabung Road) exists an aged care facility (Estia Healthcare). The site is bounded to the east by College Crescent, with tall street trees providing partial screening of the site. On the eastern side of College Crescent are detached houses, set back from the road and generally below street level, with significant street-front planting.
- To the south of the site is Chabad North Shore. Further south are large, detached houses along Stanley Street and Lancaster Avenue, and residential flat buildings to the south-west along Stanley Street
- To the west of the site is Masada College, which includes early learning, junior and secondary schools. An easement will be created on the edge of the campus to provide vehicle access from Link Road for the development. Link Road, a four-lane regional road, runs west of the school campus and connects to Mona Vale Road. West of Link Road are residential buildings along Newhaven Place, and further west are medium and higher-density housing and commercial premises in St Ives Town Centre. This includes five-six -storey buildings along Porters Lane, St Ives Shopping Centre and St Ives Village Green. The shopping centre precinct is expected to be subject to future major redevelopment.

A map of the regional context of the site and an aerial of the site is shown in Figure 1 and Figure 2.



Figure 1 Regional Context (Source: Urbis)



Figure 2 Aerial Photograph (Source: Urbis)

3. Erosion and Sedimentation Control

During construction, water quality control is achieved by deposition and trapping of silts and clays which often have nutrients such as phosphorus and nitrogen attached to their surfaces. Silt fences will be erected prior to construction to control sediment runoff. This will reduce and isolate sediments and particulate matter.

An Erosion and Sediment Control Plan has been provided in accordance with Landcom's "Managing Urban Stormwater – Soils and Construction (2004)". This will ensure that a significant portion of sediments and attached nutrients can be contained on site during construction.

A copy of the preliminary erosion and sediment control plan is included in Appendix A, it details:

- The location and extent of proposed sediment & erosion control measures
- The location of the sediment control fence
- The locations and control measures for temporary stockpiles
- The locations and control measures for vehicle wash down areas

4. Stormwater Quantity Management

4.1 Objective and Targets

Ku-ring-gai Council has a stormwater disposal policy and engineering design guideline to all developments within the Ku-ring-gai Council Local Government Area.

The following guidelines were utilised in the stormwater design:

- Ku-ring-gai Development Control Plan (2024)
- Ku-ring-gai Technical Guideline for Water Management (2023)
- Middle Harbour Northern Catchments Flood Study (2025)
- Australian Rainfall and Runoff (2019)

4.2 Proposed Drainage System

The drainage system for the proposed development has been designed to collect most concentrated flows from impermeable surfaces such as paved footpaths, and buildings. Where possible and practical, stormwater runoff from pervious areas will also be collected. On site detention is provided to ensure peak discharge of stormwater collected from the developed site is retained on site for gradual release to council drainage system. An overflow route spillway is provided for the OSD during a 1% AEP storm. The proposed drainage system will discharge into the existing drainage network in College Crescent.

The proposed stormwater management system for the development includes:

- A pit and pipe network to collect minor stormwater runoff from areas connected to the OSD.
- On site detention (OSD) tank to attenuate peak flow
- Stormwater Quality Treatment Chamber with 50 x Atlan Filters
- 15 kL rainwater tank and stormwater treatment system
- Overflow path to carry flow if there is any blockage within the OSD, which will surcharge through grate drain towards College Crescent.

4.3 Drainage Results

Appendix B presents the On-site Detention Calculation sheet provided by Ku-ring-gai council. This calculation sheet was used to determine the stormwater discharge rate into council assets. Furthermore, the OSD tank has been sized according to this calculation sheet.

4.4 Cumulative Impacts

An on-site detention (OSD) tank is proposed as part of the development to ensure that the cumulative effect of the development does not adversely impact the existing stormwater infrastructure and downstream watercourses within the local government area.

5. Stormwater Quality Management

5.1 Objectives and Targets

According to Ku-ring-gai 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)
- 70% reduction in the mean annual load of gross pollutants

5.2 Proposed Water Quality Treatment System

- Atlan Stormsack

Atlan Stormsack are to be provided as the primary stormwater treatment for the subject site. ATLAN Stormsack pit inserts will be placed at all proposed surface inlet pits within the proposed development.

- Atlan Filter

Atlan Filters are to be provided as the tertiary stormwater treatment for the subject site. 50x Atlan Filters are to be placed inside the proposed stormwater Quality Treatment Chamber. Atlan Filters are effective in reducing a high level of stormwater pollutants including total suspended solids, phosphorus, and nitrogen.

- Rainwater Tank

A 15 kL rainwater reuse tank is proposed for irrigation and carwash bay purposes to assist with treatment and reduce overall runoff. Rainwater sizing is as per BASIX certificate.

5.3 MUSIC Results

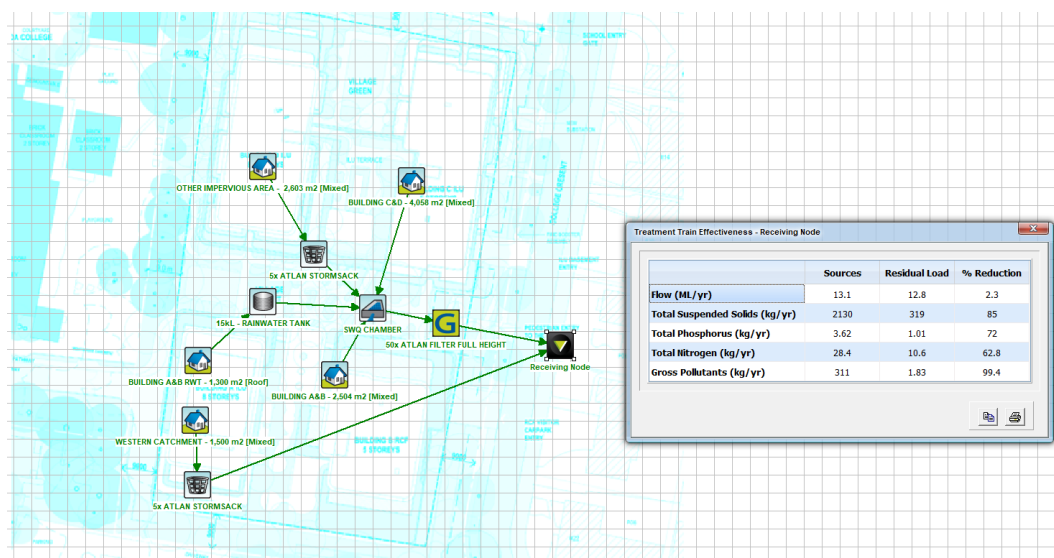


Figure 3 MUSIC model

The results of the MUSIC modelling, presented in Figure 1, demonstrate the pollutant reduction performance of the proposed stormwater treatment train. It should be noted that the northern and eastern landscape bypass areas have been excluded from the analysis due to the impracticality of connecting these areas to the Water Quality Chamber and the natural gradient of the site. These bypass zones are disconnected from the treatment infrastructure and connecting them would require significant civil works that are not feasible within the constraints of the site. Despite this exclusion, the MUSIC results confirm that the proposed treatment system meets Ku-ring-gai Council's stormwater quality objectives for Total Suspended Solids (TSS), Total Phosphorus (TP), Total Nitrogen (TN), and gross pollutants. Refer to Appendix C for MUSIC-Link report.

5.4 Monitoring and Maintenance

Monitoring and maintenance are required to ensure proper function of the stormwater treatment devices. Table 2 shows the monitoring and maintenance requirements for subject site stormwater systems.

Table 2: Stormwater devices monitoring and maintenance schedules

Stormwater Devices	Monitoring Schedule	Maintenance Schedule
OSD Tank	6 months	12 months
Atlan Stormsack	As per manufacturer specification	As per manufacturer specification
Atlan Filter	As per manufacturer specification	As per manufacturer specification

6. Sewer Management

A 225mm PVC sewer is located along the northern boundary, extending east towards College Crescent, while a 150mm VC sewer is located along the south-eastern boundary. The Sydney Water Feasibility Study confirms that the 150mm sewer has no available capacity, and therefore the proposed development will be required to connect to the 225mm sewer to the north. Following the granting of development consent, a Section 73 Application can be submitted to Sydney Water, which will result in the issuance of a Notice of Requirements for acceptance and implementation. The sewer connection point(s) are illustrated in Figure 4

Based on the desktop investigation, document review, it was determined that the existing sewer connection for Masada College discharges to the Sydney Water sewer located at the south-eastern corner of Lot 3. Refer to Figure 5 for the Sydney Water Sewer Service Diagram. A 3m wide easement is currently identified on the LTS survey drawing, extending diagonally across Lot 3. As part of the proposed works, the existing College sewer will need to be diverted around the southern perimeter of Lot 3. The diverted sewer alignment will run adjacent to the south-western and southern boundaries within a new easement. Refer to civil plan on Appendix A for the proposed diversion layout.

Figure 5 Sydney Water sewer service diagram

7. Recommendations

The proposed development mitigates stormwater quantity and quality impacts due to the water sensitive urban design approach as part of the development strategy.

The key strategies to be adopted for this development include the following:

1. A pit and pipe network to collect minor storm runoff from surface areas will minimize nuisance flooding.
2. Overland flow paths to carry major storms through and around the site without causing damage to property from flooding.
3. A 15kL rainwater reuse tank for irrigation purposes and to assist in achieving water quality targets.
4. An on-site stormwater detention tank with orifice to maintain pre-development peak flows. The tank will be fitted with 50 x Atlan Filters to treat the stormwater prior to site discharge.

The results from the investigations and modelling for this project that have been summarized in this report indicate an assessment of impact to the related infrastructure and ecosystem and show that the development with the proposed stormwater management strategy and management can meet the council's stormwater objectives for the site.

The proposed development and the proposed OSD tank comply with the requirements of Ku-ring-gai Council.

Appendix A – Civil Engineering Plans

MONTEFIORE ST IVES

19-25 COLLEGE CRESCENT

ST IVES NSW 2075

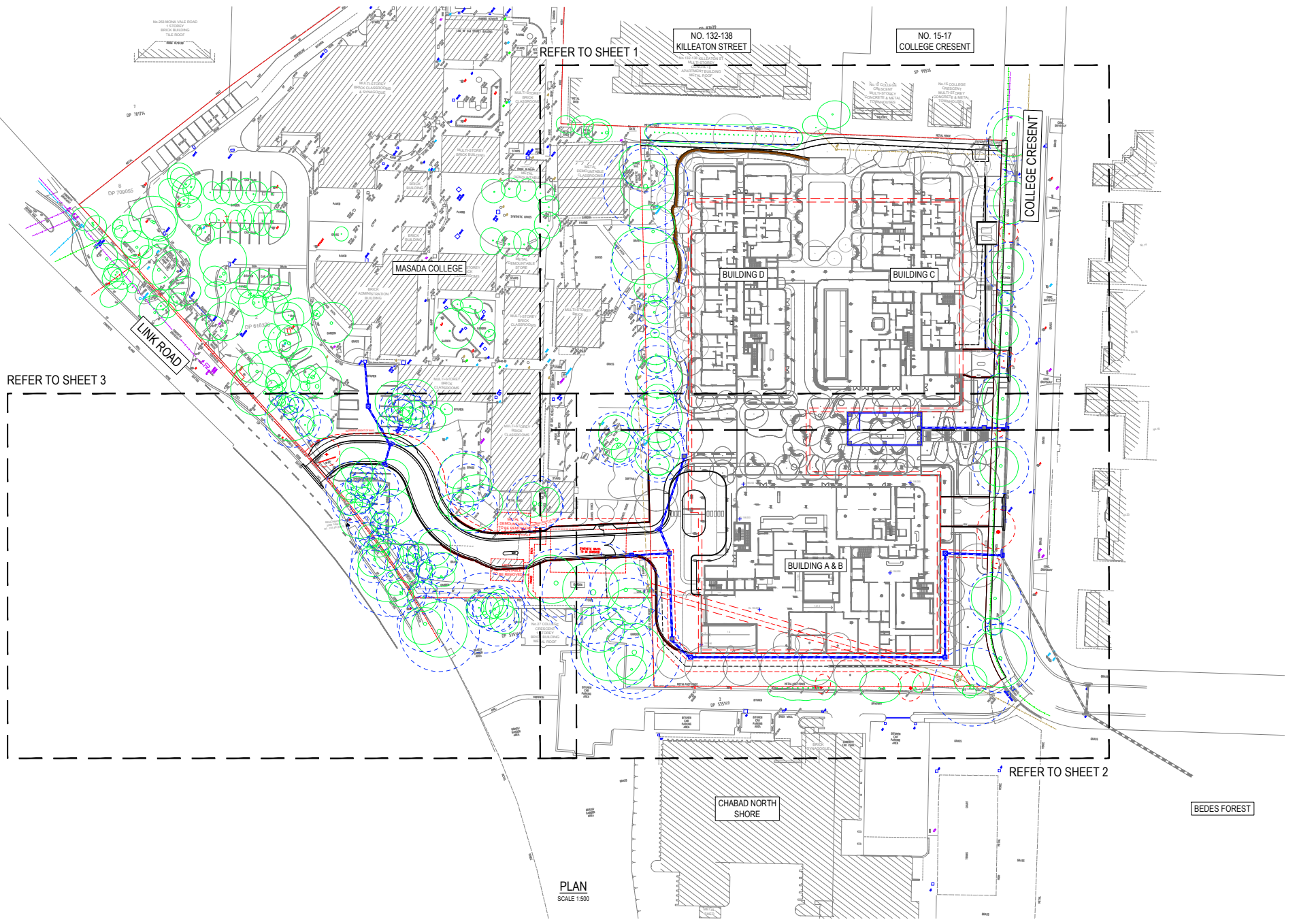
CIVIL DRAWING LIST

C000	COVER SHEET	C401	DRAINAGE LAYOUT - SHEET 1
		C402	DRAINAGE LAYOUT - SHEET 2
C101	SITE PLAN	C403	DRAINAGE LAYOUT - SHEET 3
		C421	PRE DEVELOPMENT DRAINAGE CATCHMENT PLAN
C111	EROSION & SEDIMENT CONTROL PLAN	C422	POST DEVELOPMENT DRAINAGE CATCHMENT PLAN
C151	EROSION & SEDIMENT CONTROL DETAILS - SHEET 1	C423	MUSIC CATCHMENT PLAN
		C451	DRAINAGE DETAILS - SHEET 1
C201	BULK EARTHWORKS PLAN - SHEET 1	C452	DRAINAGE DETAILS - SHEET 2
C202	BULK EARTHWORKS PLAN - SHEET 2		
C203	BULK EARTHWORKS PLAN - SHEET 3	C501	EXTERNAL WORKS PLAN
C211	BULK EARTHWORKS SECTIONS - SHEET 1		
C212	BULK EARTHWORKS SECTIONS - SHEET 2		
C213	BULK EARTHWORKS SECTIONS - SHEET 3		
C301	LINK ROAD ACCESS PLAN		
C311	LINK ROAD ACCESS LONG. SECTION		
C320	DRIVEWAY PLAN		
C321	DRIVEWAY 1 PLAN & LONG. SECTIONS		
C322	DRIVEWAY 2 PLAN & LONG. SECTIONS		
C323	DRIVEWAY 3 PLAN & LONG. SECTIONS		



LOCALITY PLAN
NTS

REVISIONS:			SCALE BAR			 LEVEL 4, 39 CHANDOS STREET ST LEONARDS NSW 2060 Telephone 61-2-9436 0433 Fax 61-2-9436 1370 www.vandermeer.com.au van der Meer (NSW) Pty Ltd A.B.N. 56 159 266 301	CLIENT Montefiore ARCHITECT JACKSON TEECE 23 HICKSON ROAD SYDNEY NSW 2000			PROJECT TITLE MONTEFIORE ST IVES 19-25 COLLEGE CRESCENT ST IVES NSW 2075 DRAWING TITLE COVER SHEET			DRAWING STATUS APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION					
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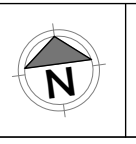
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Montefiore

ARCHITECT

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23 HICKSON ROAD SYDNEY NSW 2000

PROJECT TITLE

MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075

DRAWING TITLE

SITE PLAN

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SY252-018	C101	A	



LEGEND

-  -STORMWATER SEDIMENT TRAPS AT ALL PROPOSED PIT INLETS
-  -TEMPORARY CONSTRUCTION VEHICLE EXIT
-  -SEDIMENT CONTROL FENCE
-  -DIVERSION DRAIN
-  -STOCKPILE AREA
-  -SANDBAG KERB INLET SEDIMENT TRAP

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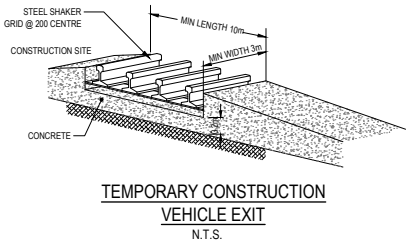
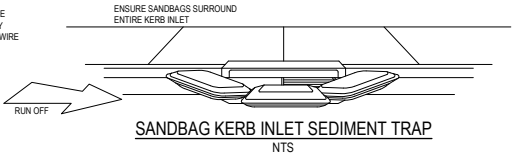
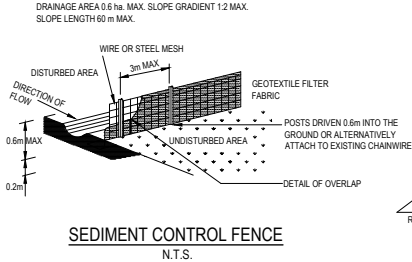
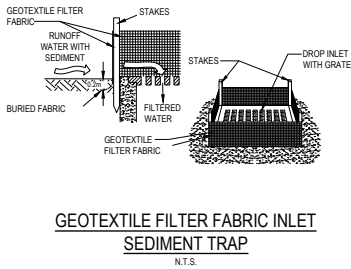
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**EROSION AND SEDIMENT CONTROL
PLAN**

DRAWING STATUS
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NOT TO BE USED FOR CONSTRUCTION**

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JOB No. SY252-018	DRAWING No. C111	SHEET SIZE A1
		REVISION A

EROSION AND SEDIMENT NOTES

- B1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS SHOWN
- B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT COUNCIL'S APPROVAL. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF.
- B4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM DEVICES SUCH THAT NO MORE THAN 50% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED OR AS DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- B5. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFIRMING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
- B6. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
- B7. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENTS ARE REVEGETATED OR PAVED.
- B8. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
- B9. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
A) DOWNPIPES CONNECTED
B) PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER
- B10. SILT FENCE MAINTENANCE INSPECTION TO BE CARRIED OUT EVERY 3 MONTHS AND AFTER EACH RAINFALL EVENT.
- B11. EROSION & SEDIMENT CONTROL SIGNAGE AVAILABLE FROM COUNCIL MUST BE ATTACHED TO THE MOST PROMINENT AVAILABLE STRUCTURE AND BE VISIBLE AT ALL TIMES WHEN ENTERING THE SITE FOR THE DURATION OF CONSTRUCTION.



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SCALE BAR	
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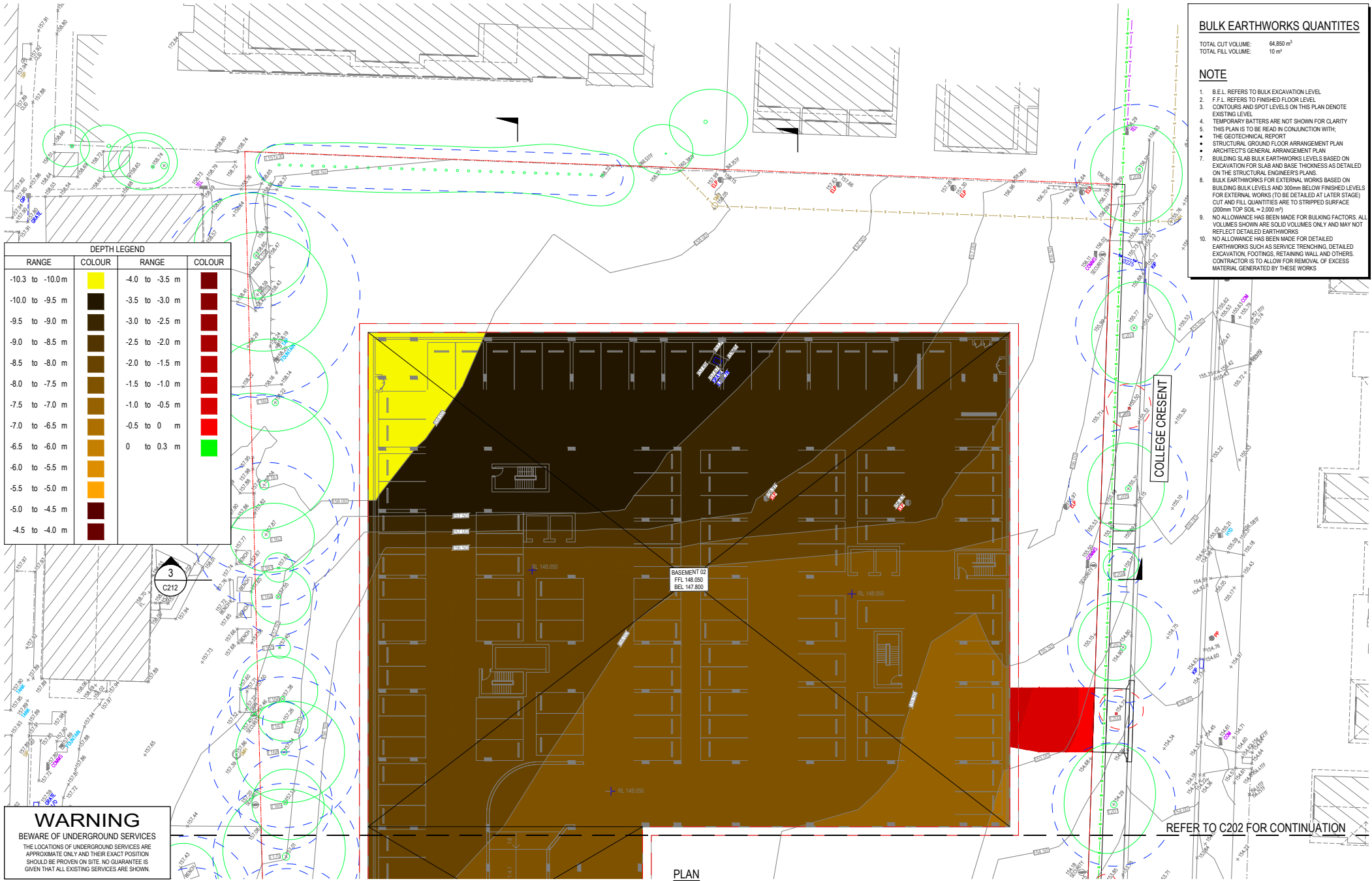
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**EROSION AND SEDIMENT CONTROL
DETAILS - SHEET 1**

DRAWING STATUS			
APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION			
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JOB NO. SY252-018	DRAWING NO. C151	REVISION A	



BULK EARTHWORKS QUANTITIES	
TOTAL CUT VOLUME	64,850 m³
TOTAL FILL VOLUME	10 m³
NOTE	
1. B.E.L. REFERS TO BULK EXCAVATION LEVEL	
2. F.F.L. REFERS TO FINISHED FLOOR LEVEL	
3. CONTOURS AND SPOT LEVELS ON THIS PLAN DENOTE EXISTING LEVEL	
4. TEMPORARY BATTERS ARE NOT SHOWN FOR CLARITY	
5. THIS PLAN IS TO BE READ IN CONJUNCTION WITH:	
• THE GEOTECHNICAL REPORT	
• STRUCTURAL GROUND FLOOR ARRANGEMENT PLAN	
• ARCHITECT'S GENERAL ARRANGEMENT PLAN	
6. BUILDING SLAB BULK EARTHWORKS LEVELS BASED ON EXCAVATION FOR SLAB AND BASE THICKNESS AS DETAILED ON THE STRUCTURAL ENGINEERS PLANS	
7. BULK EARTHWORKS FOR EXTERNAL WORKS BASED ON BUILDING SLAB LEVELS AND 300mm BELOW FINISHED LEVELS FOR EXTERNAL WORKS (TO BE DETAILED AT LATER STAGE)	
8. CUT AND FILL QUANTITIES ARE TO STRIPPED SURFACE (200mm TOP SOIL = 2,000 m³)	
9. NO ALLOWANCE HAS BEEN MADE FOR BULKING FACTORS. ALL VOLUMES SHOWN ARE SOLID VOLUMES ONLY AND MAY NOT REFLECT DETAILED EARTHWORKS	
10. NO ALLOWANCE HAS BEEN MADE FOR DETAILED EARTHWORKS SUCH AS SERVICE TRENCHING, DETAILED EXCAVATION, FOOTINGS, RETAINING WALL AND OTHERS. CONTRACTOR IS TO ALLOW FOR REMOVAL OF EXCESS MATERIAL GENERATED BY THESE WORKS	

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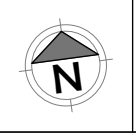
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SCALE 1:200

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LEVEL 4, 39 CHANDOS STREET
ST LEONARDS NSW 2060
Telephone 61-2-9436 0433 Fax 61-2-9436 1370

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van der Meer (NSW) Pty Ltd
A.B.N. 56 159 266 301

CLIENT

Montefiore

ARCHITECT

JACKSON TEECE

23 HICKSON ROAD SYDNEY NSW 2000

PROJECT TITLE

MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075

DRAWING TITLE

BULK EARTHWORKS PLAN - SHEET 1

DRAWING STATUS

APPROVAL ISSUE
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER

AW

DESIGNER

HB

DRAFTSPERSON

HB

JOB NO.

SY252-018

SIGNATURE

DATE

01/06/2026

CHECKED

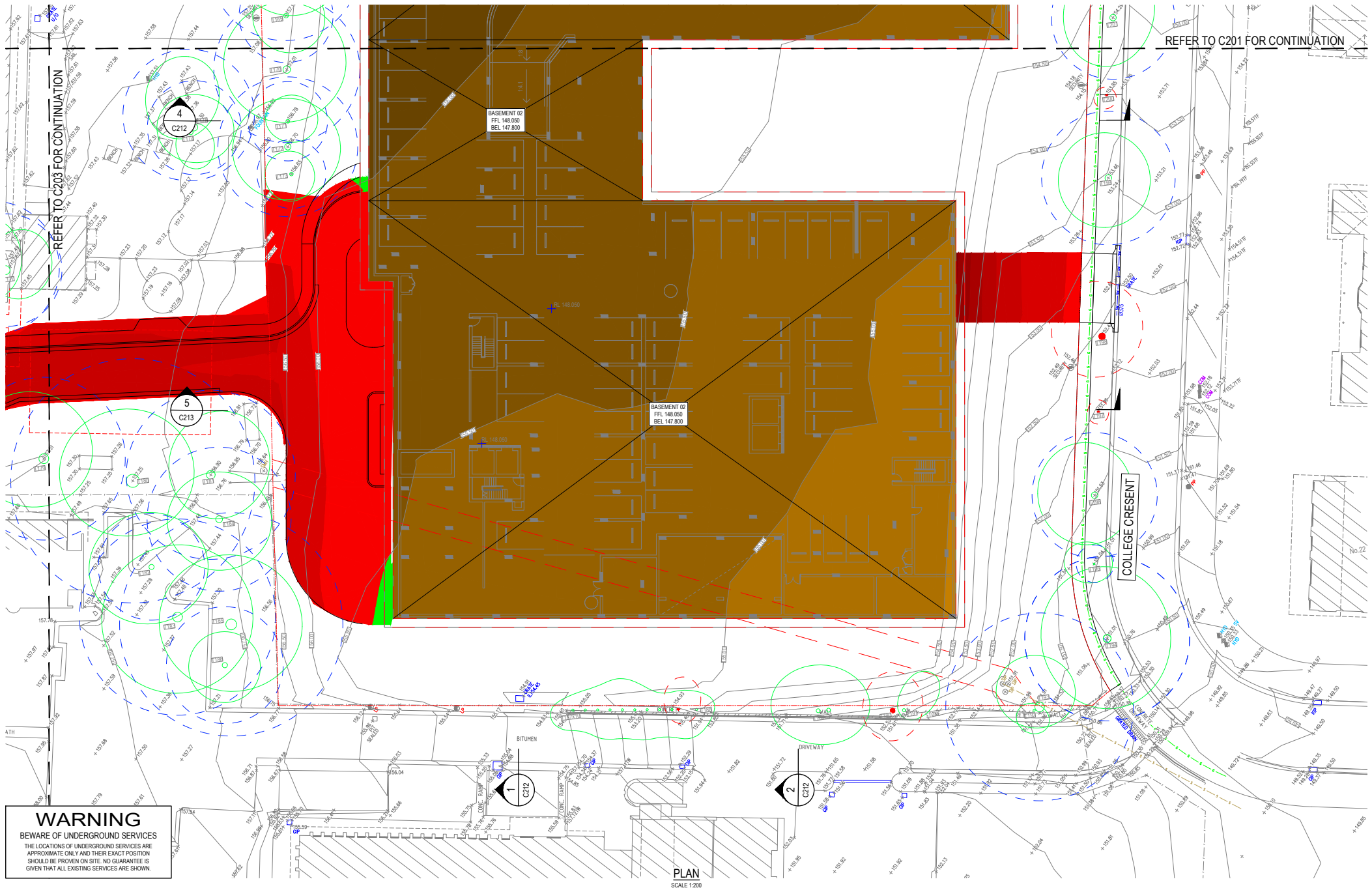
C201

SHEET SIZE

A1

REVISION

A

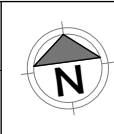


WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

REVISIONS:	
No.	DESCRIPTION
1	ISSUED FOR SSDA
2	
3	
4	
5	
6	
7	
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9	
10	

SCALE BAR
0 1 2 3 4 5 10m 15 20m
SCALE 1:200

WHERE THE DRAWING HAS BEEN ALTERED, AMENDED OR CHANGED, THE REVISIONS SHOULD BE INDICATED BY A CIRCLED NUMBER IN THE MARGIN. THE REVISIONS SHOULD BE INDICATED BY A CIRCLED NUMBER IN THE MARGIN. THE REVISIONS SHOULD BE INDICATED BY A CIRCLED NUMBER IN THE MARGIN.



van der meer
LEVEL 6, 39 CHANDOS STREET
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ARCHITECT
JACKSON TEECE
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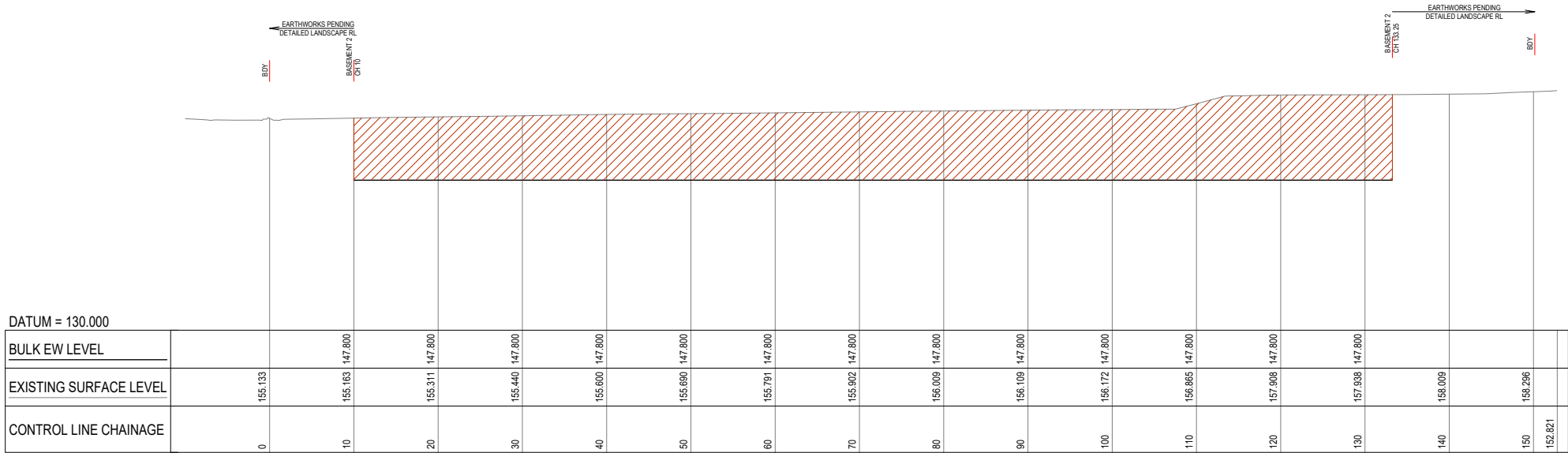
PROJECT TITLE
**MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075**

DRAWING TITLE
BULK EARTHWORKS PLAN - SHEET 2

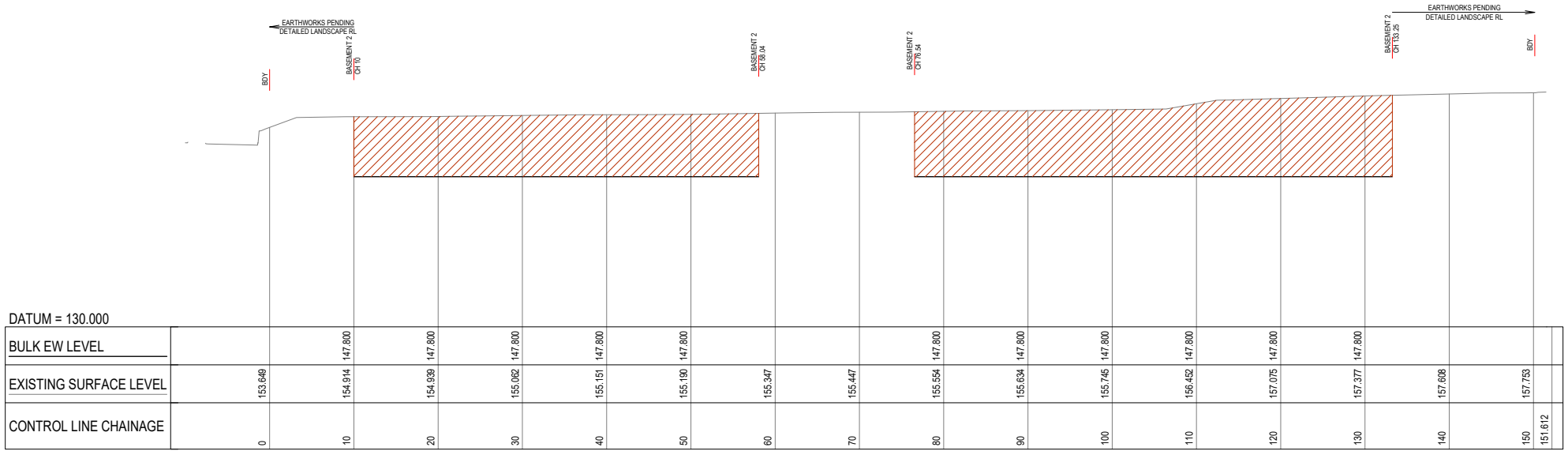
DRAWING STATUS
**APPROVAL ISSUE
NOT TO BE USED FOR CONSTRUCTION**

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DRAWN HB	CHECKED HB	REVISION C202	REVISION A

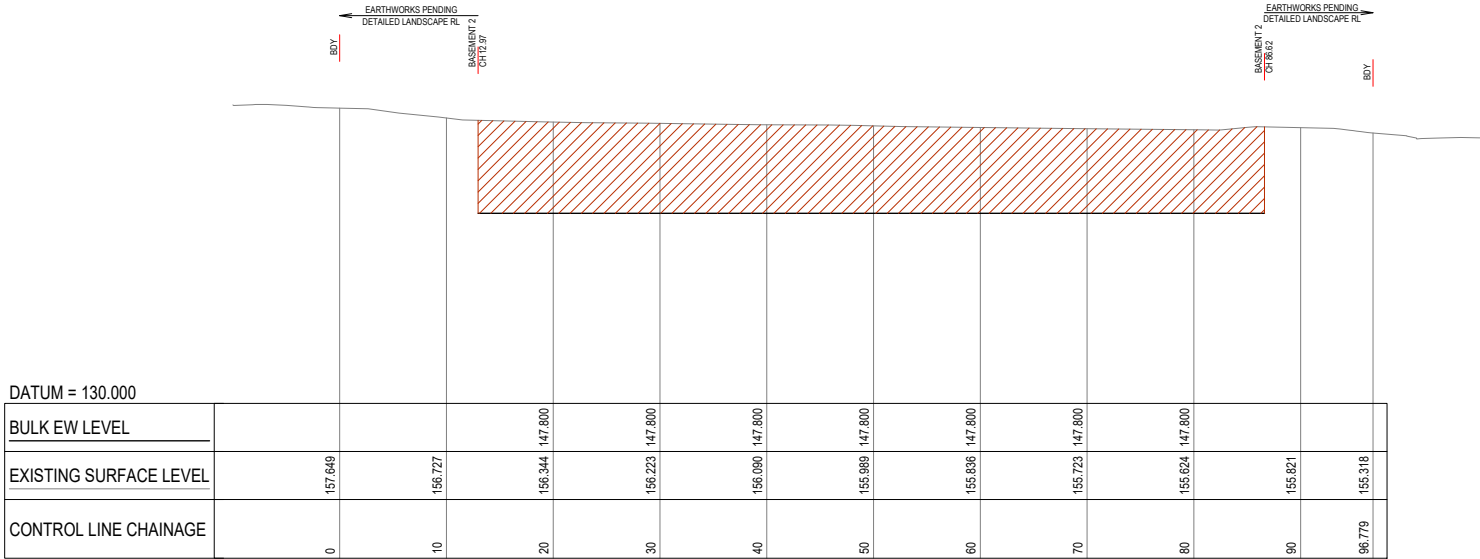
JOB No. SY252-018



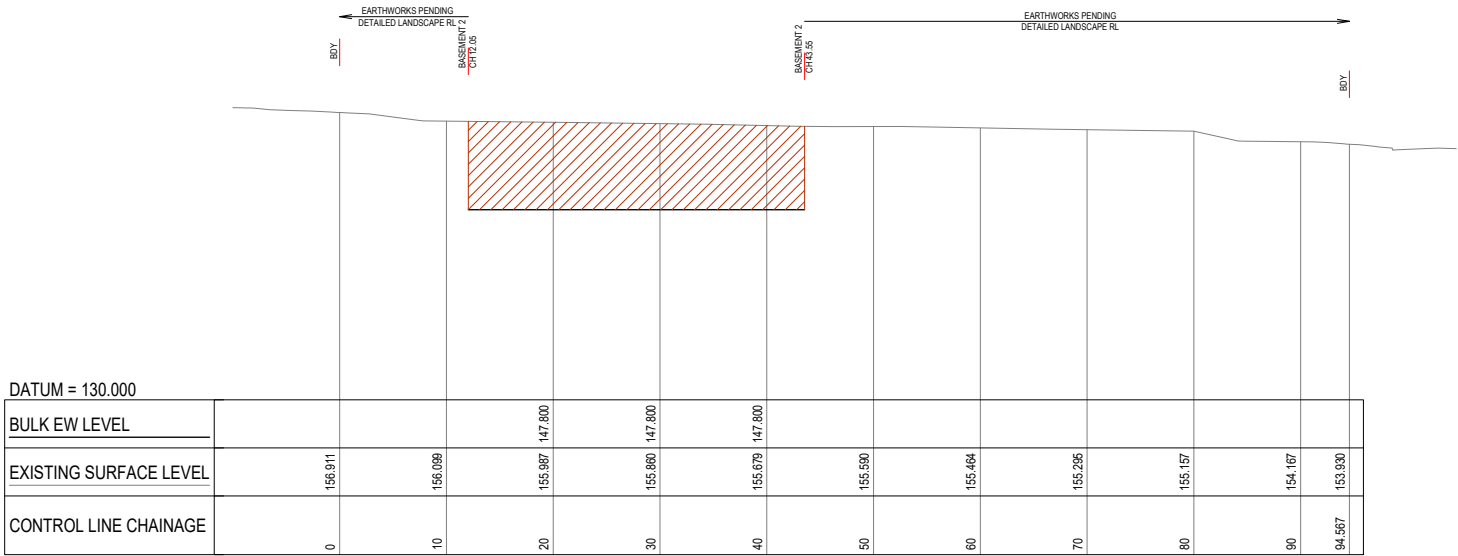
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LONGITUDINAL SECTION 1



A1 SCALE: H 1:250, V 1:250
LONGITUDINAL SECTION 2

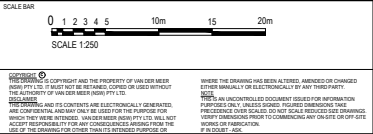


A1 SCALE: H 1:250, V 1:250
LONGITUDINAL SECTION 3



A1 SCALE: H 1:250, V 1:250
LONGITUDINAL SECTION 4

REVISIONS:			
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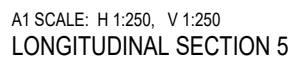
CLIENT
Montefiore

ARCHITECT
JACKSON TEECE
23 HICKSON ROAD SYDNEY NSW 2000

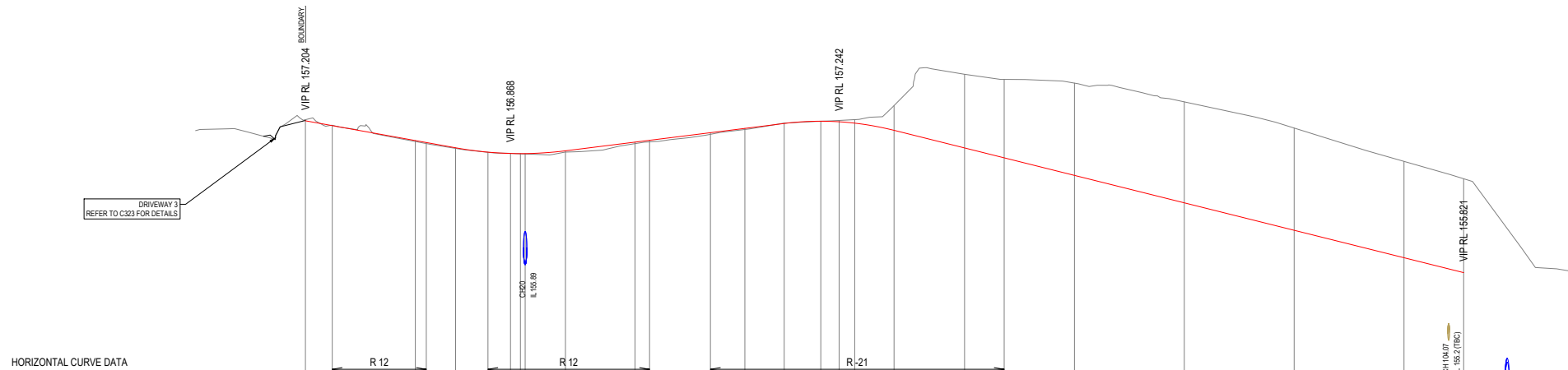
PROJECT TITLE
MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075

DRAWING TITLE
BULK EARTHWORKS SECTIONS
- SHEET 2

DRAWING STATUS			
APPROVAL ISSUE			
NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	
AW	HB		
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
HB	1:250	01/06/2026	A1
JOB No.	DRAWING No.	REVISION	
SY252-018	C212	A	



DRAWING STATUS			
APPROVAL ISSUE			
NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER AW	DESIGNER HB	SIGNATURE	
DRAFTER/PERSON HB	SCALE 1:250	DATE 01/06/2026	SHEET SIZE A1
JOB NO. SY252-018		DRAWING No. C213	REVISION A



HORIZONTAL CURVE DATA

VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)
VERTICAL GEOMETRY GRADE (%)
VERTICAL GEOMETRY LENGTH (m)
DATUM RL = 154.000

FINISHED SURFACE LEVEL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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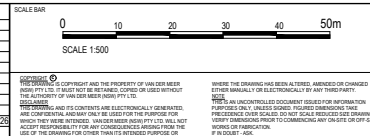
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LONGITUDINAL SECTION LINK ROAD ACCESS

REVISIONS:		SCALE BAR		PROJECT TITLE		DRAWING STATUS	
				MONTEFIORE ST IVES		APPROVAL ISSUE	
				19-25 COLLEGE CRESCENT		NOT TO BE USED FOR CONSTRUCTION	
				ST IVES NSW 2075			
				LINK ROAD ACCESS LONG. SECTION			
A. ISSUED FOR SSDA		SCALE 1:50		ARCHITECT		PROJECT LEADER	
HB		SCALE 1:250		JACKSON TEECE		AW	
01/06/2026				23 HICKSON ROAD SYDNEY NSW 2000		SCALE	
						AS SHOWN	
						DATE	
						01/06/2026	
						SHEET SIZE	
						A1	
						REVISION	
						A	



REVISIONS:		
NO.	REVISION DESCRIPTION	DATE
A	ISSUED FOR SSDA	01/06/2026



van der meer

LEVEL 1, 39 CHANDOS STREET
ST LEONARDS NSW 2055
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A.B.N. 56 159 266 301

CLIENT
Montefiore

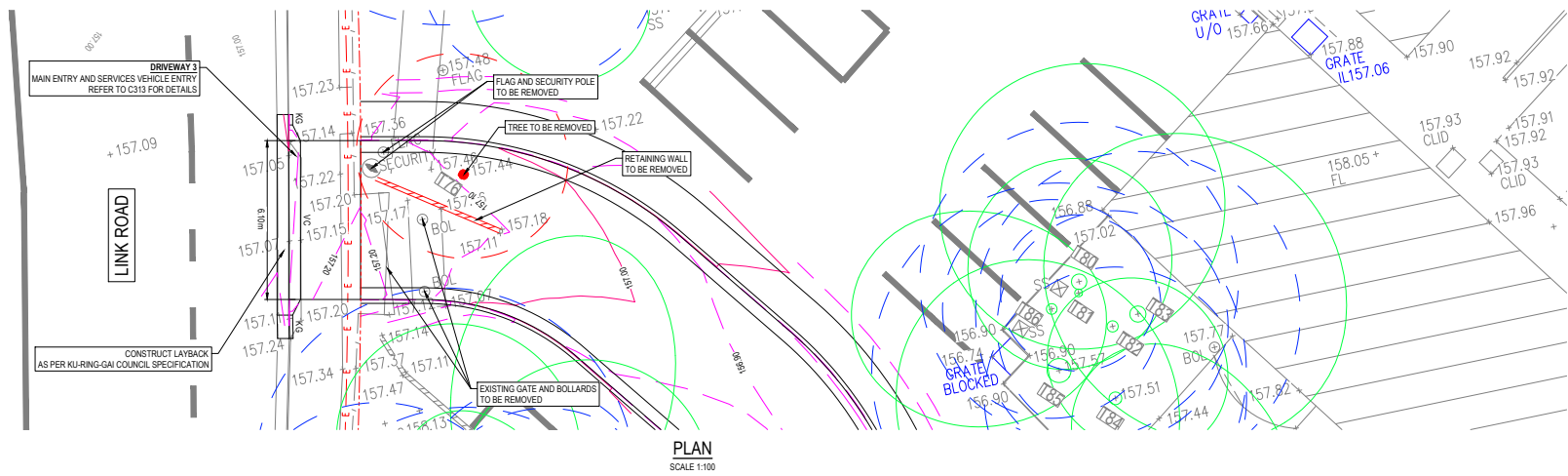
ARCHITECT
JACKSON TEECE

23 HICKSON ROAD SYDNEY NSW 2000

PROJECT TITLE
**MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075**

DRAWING TITLE
DRIVEWAY PLAN

APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER AW	DESIGNER HB	SIGNATURE	
DRAFTSPERSON HB	SCALE 1:500	DATE 01/06/2026	SHEET SIZE A1
JOB NO. SY252-018	DRAWING NO. C320	REVISION A	



VERTICAL GEOMETRY GRADE (%)
VERTICAL GEOMETRY LENGTH (m)
DATUM RL = 153.900

FINISHED SURFACE LEVEL	157.057	157.027	157.027	157.035	156.995	157.110	157.168
EXISTING SURFACE LEVEL	157.027	157.012	157.035	156.995	157.110	157.168	
CONTROL LINE CHAINAGE	-5	-3.819	-3.219	-2.769	-2.321	0	

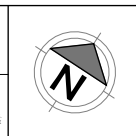
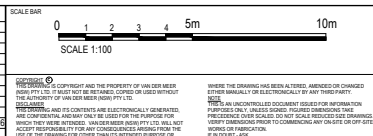
A1 SCALE: H 1:100, V 1:100
LONGITUDINAL SECTION DWY 3 LHS

VERTICAL GEOMETRY GRADE (%)
VERTICAL GEOMETRY LENGTH (m)
DATUM RL = 154.000

FINISHED SURFACE LEVEL	157.132	157.085	157.113	157.073	157.188	157.246
EXISTING SURFACE LEVEL	157.132	157.085	157.113	157.073	157.188	157.246
CONTROL LINE CHAINAGE	-5	-3.219	-2.769	-2.319	0	

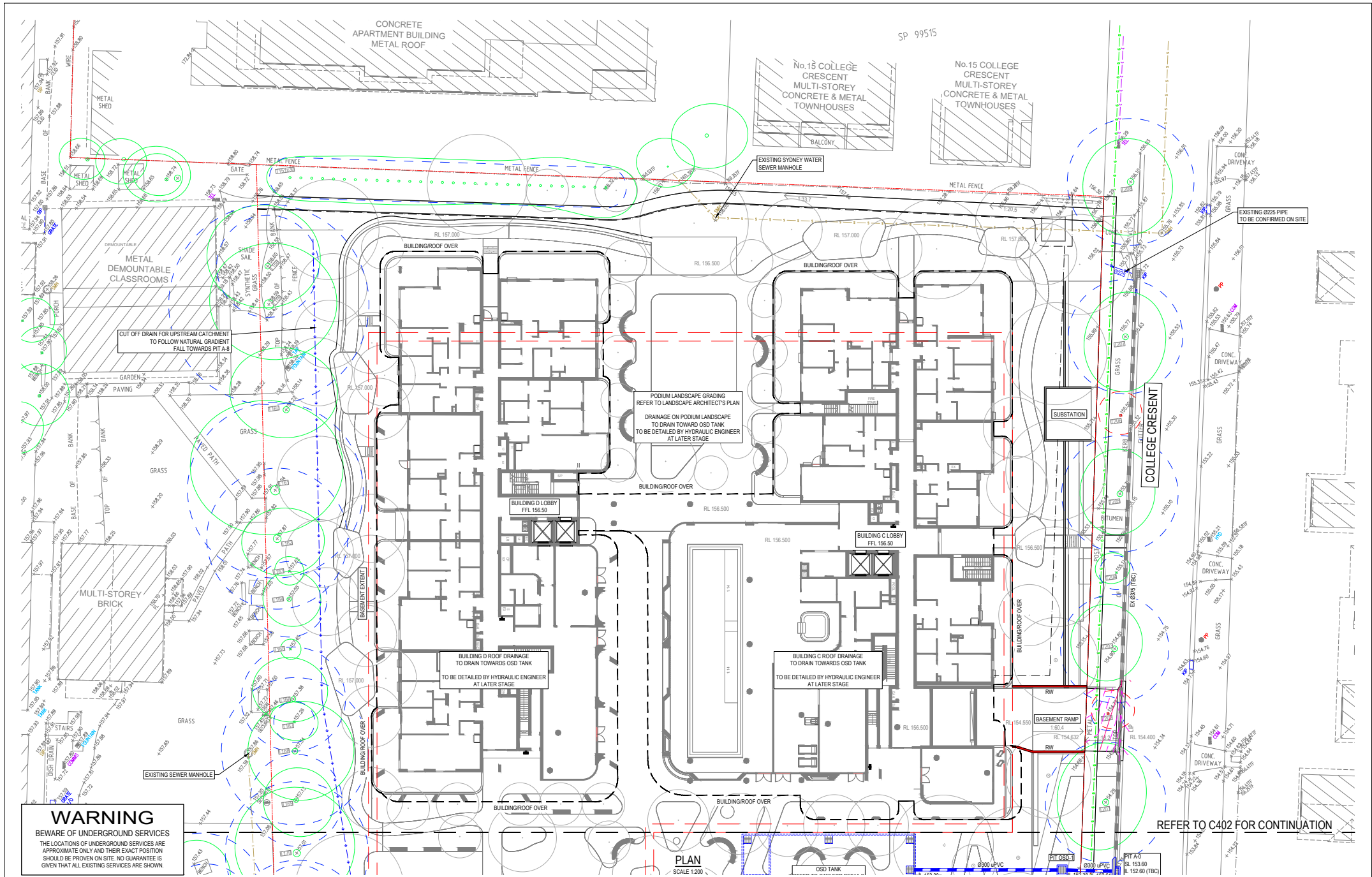
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LONGITUDINAL SECTION DWY 3 RHS

REVISIONS:		NO.	REVISION DESCRIPTION	DATE
A		1	ISSUED FOR SSDA	01/06/2026



CLIENT		PROJECT TITLE	
Montefiore		MONTEFIORE ST IVES 19-25 COLLEGE CRESCENT ST IVES NSW 2075	
ARCHITECT		DRAWING TITLE	
JACKSON TEECE		DRIVEWAY 3 PLAN & LONG. SECTIONS	

DRAWING STATUS		APPROVAL ISSUE	
NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	
AW	HB		
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
HB	1:100	01/06/2026	A1
JOB No.	DRAWING No.	REVISION	
SY252-018	C323	A	



WARNING
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REVISIONS:		
NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR SDDA	01/06/2026

SCALE BAR
0 1 2 3 4 5 10m 15 20m
SCALE 1:200

WHERE THE DRAWING HAS BEEN ALTERED, AMENDED OR CHANGED BY ANY PARTY, THE REVISION SHALL BE INDICATED BY A REVISION NUMBER AND A REVISION DATE. THE REVISION NUMBER SHALL BE A NUMBER FROM 1 TO 99. THE REVISION DATE SHALL BE THE DATE OF THE REVISION. THE REVISION NUMBER SHALL BE A NUMBER FROM 1 TO 99. THE REVISION DATE SHALL BE THE DATE OF THE REVISION.



van der meer

LEVEL 4, 39 CHANDOS STREET
ST LEONARDS NSW 2060
Telephone 61-2-9436 0433 Fax 61-2-9436 1370

Montefiore

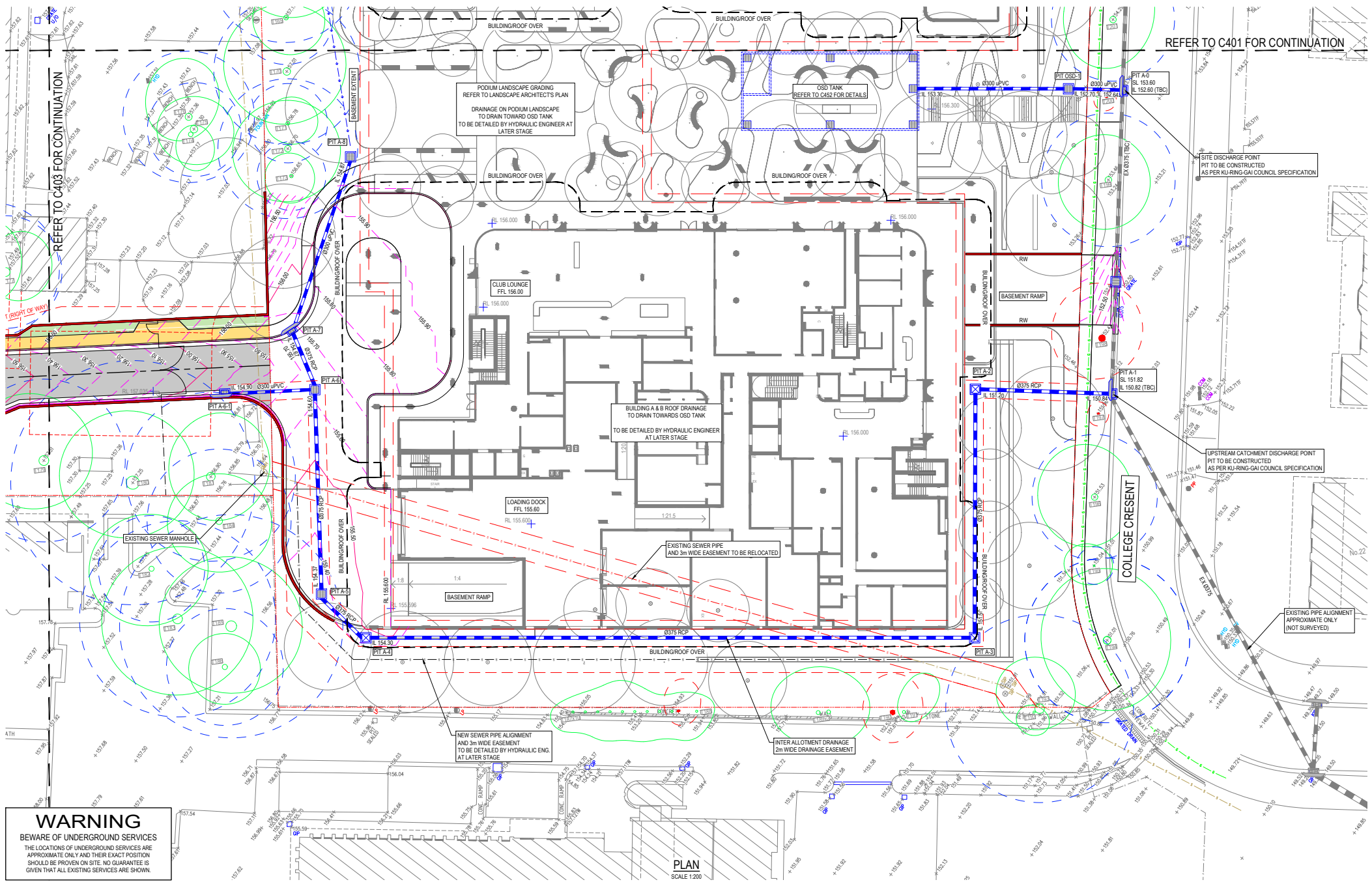
ARCHITECT
JACKSON TEECE
23 HICKSON ROAD SYDNEY NSW 2000

PROJECT TITLE
MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075

DRAWING TITLE
DRAINAGE LAYOUT - SHEET 1

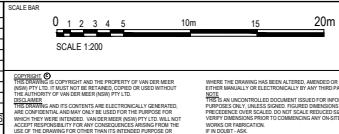
DRAWING STATUS
APPROVAL ISSUE
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER AW	DESIGNER HB	SIGNATURE
DRAFTSPERSON HB	SCALE 1:200	DATE 01/06/2026
JOB NO. SY252-018	DRAWING NO. C401	SHEET SIZE A1
		REVISION A



WARNING
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GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

REVISIONS:			
No.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SSDA	01/06/2026	HB



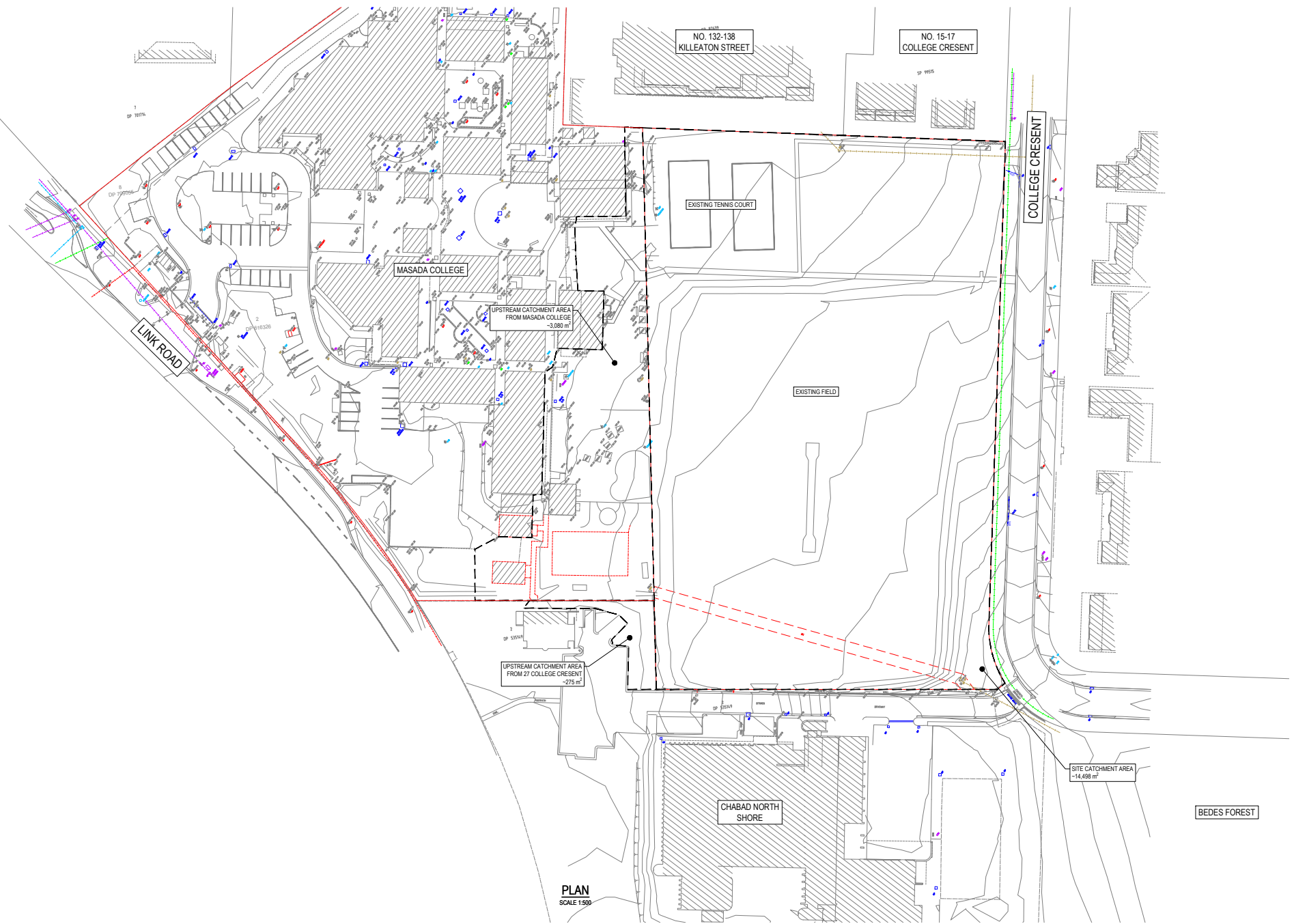
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ST LEONARDS NSW 2060
Telephone 61-2-9436 0433 Fax 61-2-9436 1370

CLIENT
Montefiore
ARCHITECT
JACKSON TEECE
23 HICKSON ROAD SYDNEY NSW 2000

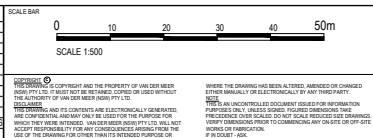
PROJECT TITLE
MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075

DRAWING TITLE
DRAINAGE LAYOUT - SHEET 2

DRAWING STATUS		APPROVAL ISSUE	
		NOT TO BE USED FOR CONSTRUCTION	
PROJECT LEADER	HB	DESIGNER	HB
DRAWN BY	HB	SCALE	1:200
JOB No.	SY252-018	DATE	01/06/2026
		DRAWING No.	C402
		SHEET SIZE	A1
		REVISION	A



REVISIONS:		
NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR SSDA	01/06/2026



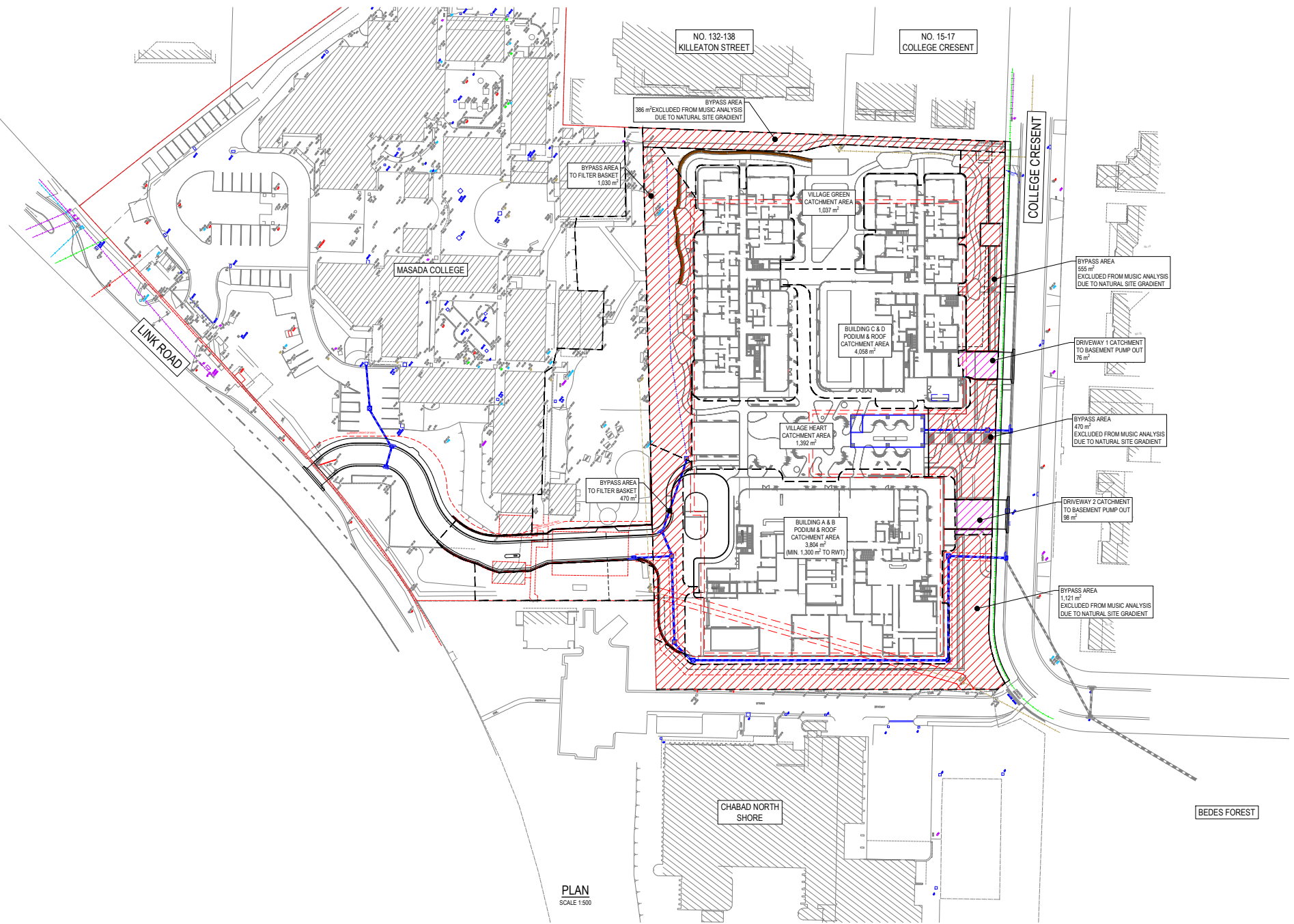
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CLIENT
Montefiore
ARCHITECT
JACKSON TEECE
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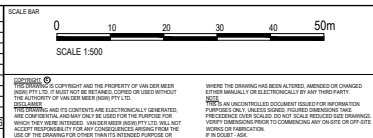
PROJECT TITLE
MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075

DRAWING TITLE
PRE DEVELOPMENT
DRAINAGE CATCHMENT PLAN

DRAWING STATUS			
APPROVAL ISSUE			
NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	
AW	HB		
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
HB	1:500	01/06/2026	A1
JOB NO.	DRAWING NO.	REVISION	
SY252-018	C421	A	



REVISIONS:			
NO.	REVISION DESCRIPTION	DATE	BY
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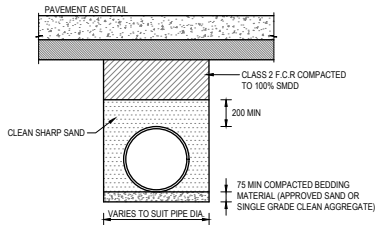
PROJECT TITLE

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ST IVES NSW 2075

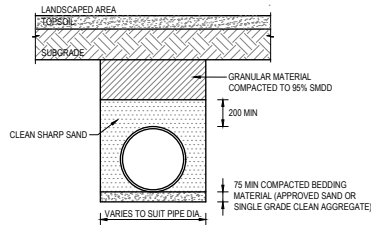
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MUSIC CATCHMENT PLAN

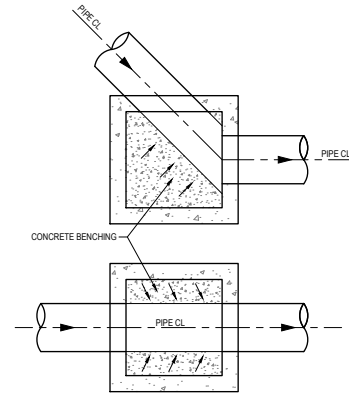
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APPROVAL ISSUE			
NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	
AW	HB		
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
HB	1:500	01/06/2026	A1
JOB NO.	DRAWING NO.	REVISION	
SY252-018	C423	A	



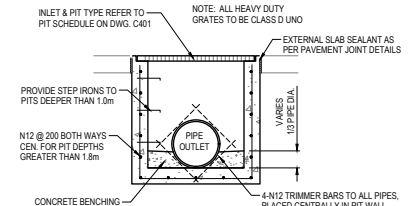
UNDER PAVEMENT PIPE BEDDING
NTS



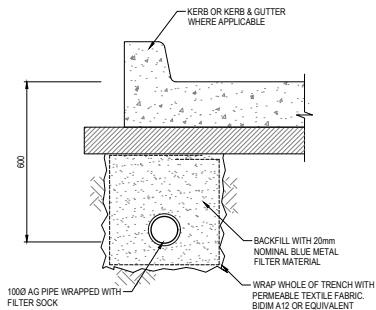
UNDER LANDSCAPING PIPE BEDDING
NTS



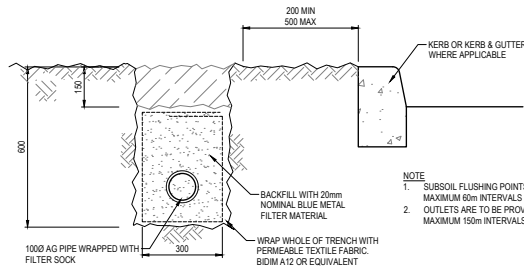
TYPICAL CONCRETE BENCHING
SCALE 1:25



TYPICAL INLET PIT & JUNCTION PIT
SCALE 1:25

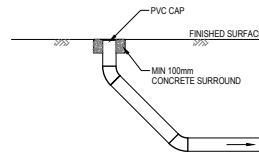


SUB-SOIL DRAIN DETAIL
SCALE 1:10

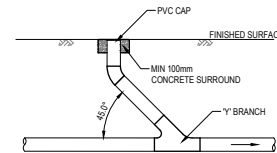


SUB-SOIL DRAIN DETAIL
SCALE 1:10

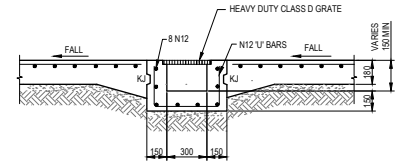
- NOTE
- SUBSOIL FLUSHING POINTS TO BE AT MAXIMUM 60m INTERVALS
 - OUTLETS ARE TO BE PROVIDED AT MAXIMUM 150m INTERVALS



FLUSH POINT DETAIL
SCALE 1:20



FLUSH POINT DETAIL (INLINE)
SCALE 1:20



TYPICAL HEAVY DUTY GRATED DRAIN DETAIL
SCALE 1:20

NO REINFORCEMENT REQUIRED AROUND PREFAB DRAIN. EXPANSION JOINTS EITHER SIDE OF DRAIN IN LEU OF KEY JOINTS. REFER TO MANUFACTURE'S SPECIFICATIONS.

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NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SSDA	01/06/2026	HB

SCALE BAR	
0 1 2 3 4 5 1m 1.5 2m	SCALE 1:20
0 1 2 3 4 5 1m 1.5 2m	SCALE 1:25

REVISIONS:	
NO.	REVISION DESCRIPTION

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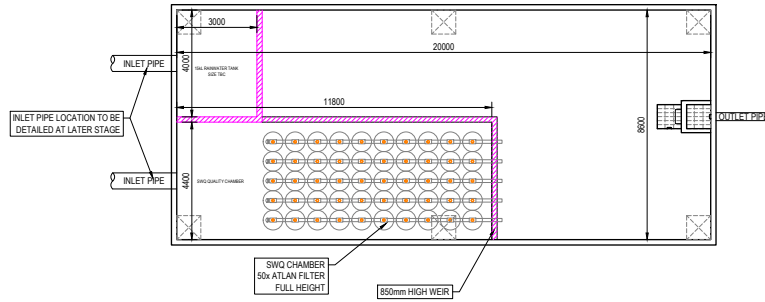
PROJECT TITLE

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19-25 COLLEGE CRESCENT
ST IVES NSW 2075

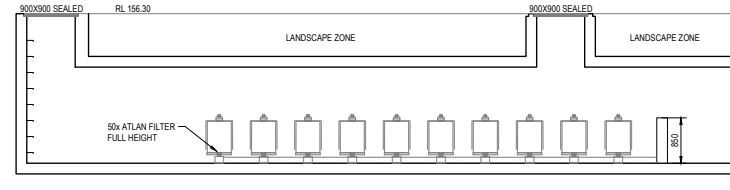
DRAWING TITLE

DRAINAGE DETAILS - SHEET 1

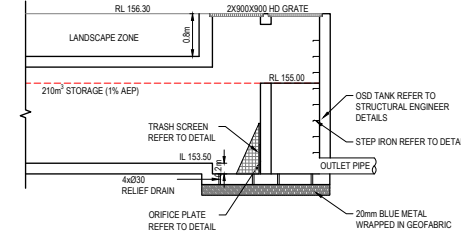
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APPROVAL ISSUE			
NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	
AW	HB		
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
HB	AS SHOWN	01/06/2026	A1
JOB No.	DRAWING No.	REVISION	
SY252-018	C451	A	



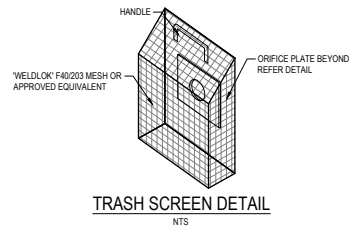
OSD TANK - BASE PLAN
SCALE 1:100



SECTION OSD TANK
SCALE 1:50



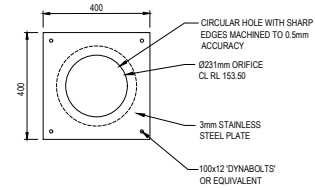
TYPICAL STEP IRON DETAIL
SCALE 1:10



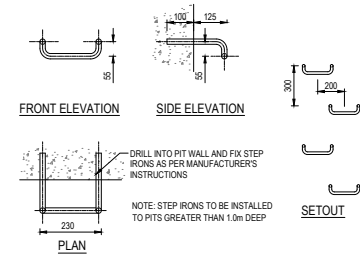
TRASH SCREEN DETAIL
SCALE 1:10

MESH TYPE	MESH SCREEN AREA
LYSAGHT RH3030 FOR ORIFICE 1500 OR LESS	>50x ORIFICE DIA
'WELDLOK' F40/203 FOR ORIFICE GREATER THAN 1500	>20x ORIFICE DIA

NOTE: SCREEN AREA INCLUDES SIDES WHERE APPLICABLE



OSD TANK ORIFICE PLATE DETAIL
SCALE 1:10



REVISIONS:	NO.	REVISION DESCRIPTION	DATE
A	ISSUED FOR SSDA	HB	01/06/2026

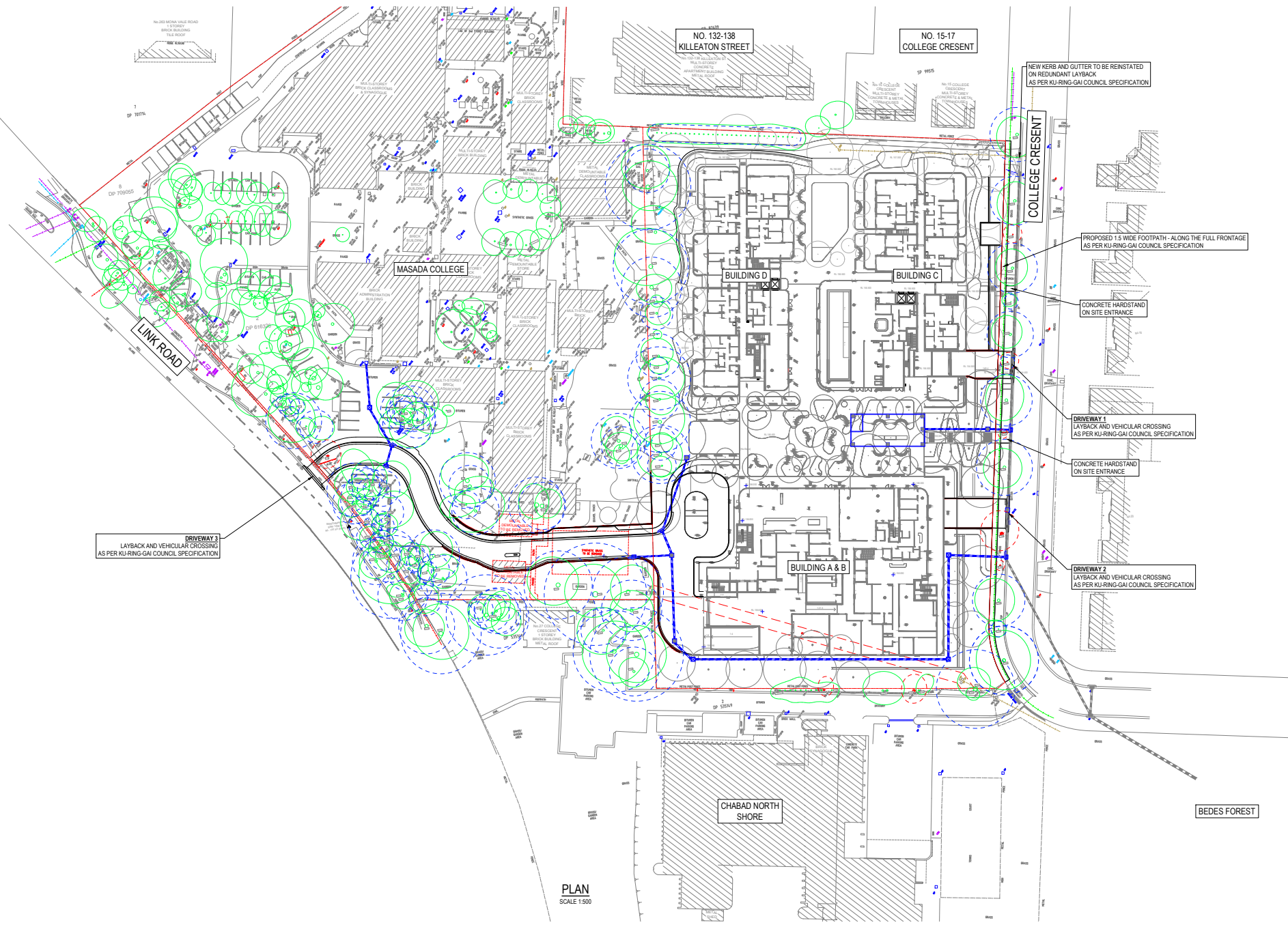
SCALE BAR	0 1 2 3 4 5 1m 1.5 2m
SCALE 1:20	0 1 2 3 4 5 1m 1.5 2m
SCALE 1:25	0 1 2 3 4 5 1m 1.5 2m

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PROJECT TITLE
MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075
DRAWING TITLE
DRAINAGE DETAILS - SHEET 2

DRAWING STATUS			
APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER AW	DESIGNER HB	SIGNATURE	
DRAFTSPERSON HB	SCALE AS SHOWN	DATE 01/06/2026	SHEET SIZE A1
JOB No. SY252-018	DRAWING No. C452	REVISION A	

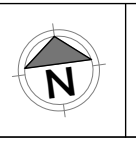


PLAN
SCALE 1:500

REVISIONS:		
NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR SSDA	01/06/2026

SCALE BAR
0 10 20 30 40 50m
SCALE 1:500

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PROJECT TITLE
**MONTEFIORE ST IVES
19-25 COLLEGE CRESCENT
ST IVES NSW 2075**

DRAWING TITLE
EXTERNAL WORKS PLAN

DRAWING STATUS
**APPROVAL ISSUE
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PROJECT LEADER AW	DESIGNER HB	SIGNATURE
DRAFTSPERSON HB	SCALE 1:500	DATE 01/06/2026
JOB NO. SY252-018	DRAWING NO. C501	SHEET SIZE A1
		REVISION A

Appendix B – Ku-ring-gai Council OSD Calculation

ON-SITE DETENTION CALCULATION SHEET

Address 19-25 COLLEGE CRESENT ST IVES NSW 2075

Catchment Detail

1.	Catchment Name	MH - Middle Harbour			
2.	Catchment Discharge Rate	0.0166	l/sec/m ²	A	
3.	Catchment Storage Rate	0.0241	m ³ /m ²	B	

Site Details

4.	Site Area	14498	m ²	60% of site area	8698.8	m ²	C
5.	Area(s) not draining to the detention system	4031	m ²				
6.	Total impervious area (roofs, driveways, paving, etc.)	10467	m ²				D
7.	Impervious area bypassing detention system	500	m ²				E

Permitted Site Discharge

8.	C [8698.8 m ²] x A [0.0166 l/sec/m ²] =	144.40	l/sec	Flow 1	
9.	Adjustment for any uncontrolled impervious flow E / D =	0.05	(<0.25)	F	
10.	Flow 1 [144.40008 l/sec] x F [0.04777] =	6.9	l/sec	Flow 2	
11.	Flow 1 [144.40008] - Flow 2 [6.89787] =	137.5	l/sec	PSD	

Site Storage Requirement

12.	C [8698.8 m ²] x B [0.0241 m ³ /m ²] =	210	m ³	SSR1	
13.	If the storage is in a landscaped basin, SSR1 x 1.2 =	252	m ³	SSR2	

Outlet Control

14.	Height difference between top water surface level and the centre of the orifice	1.5	m	G	
15.	Orifice Diameter $21.8 \times \sqrt{\frac{\text{PSD}}{G}}$	231	mm	OD	

PSD = Permitted Site Discharge

SSR1 = Site Storage Requirement (except for landscaped basins)

SSR2 = Site Storage Requirement (landscaped basins) (Note: Use only SSR1 or SSR2)

OD = Orifice Diameter

Signature



Name Hary Budhi

Qualifications

BEng (Civil) MEng (Civil)

Date 15/05/2026

Appendix C – MUSIC-Link Report



MUSIC-link Report

Project Details		Company Details	
Project:	Montefiore St Ives	Company:	van der Meer Consulting
Report Export Date:	14/05/2026	Contact:	Hary Budhi
Catchment Name:	SY252-018 - ST IVES	Address:	Level 6/39 Chandos Street, NSW 2065
Catchment Area:	1.195ha	Phone:	
Impervious Area*:	90.58%	Email:	hary.budhi@vandermeer.com.au
Rainfall Station:	66062 SYDNEY		
Modelling Time-step:	6 Minutes		
Modelling Period:	1/01/1963 - 31/12/1993 11:54:00 PM		
Mean Annual Rainfall:	1275mm		
Evapotranspiration:	1261mm		
MUSIC Version:	6.4.0		
MUSIC-link data Version:	6.41		
Study Area:	Ku-ring-gai Council		
Scenario:	Ku-ring-gai		

* takes into account area from all source nodes that link to the chosen reporting node, excluding Import Data Nodes

Treatment Train Effectiveness		Treatment Nodes		Source Nodes	
Node: Receiving Node	Reduction	Node Type	Number	Node Type	Number
Flow	2.3%	Detention Basin Node	1	Urban Source Node	5
TSS	85%	Rain Water Tank Node	1		
TP	72%	Generic Node	1		
TN	62.8%	GPT Node	2		
GP	99.4%				

Comments

Treatment node as per ATLAN specification. Rainwater tank size as per BASIX.



Passing Parameters

Node Type	Node Name	Parameter	Min	Max	Actual
GPT	5xATLAN STORMSACK	Hi-flow bypass rate (cum/sec)	None	None	0.055
GPT	5xATLAN STORMSACK	Hi-flow bypass rate (cum/sec)	None	None	0.055
Receiving	Receiving Node	% Load Reduction	None	None	2.3
Receiving	Receiving Node	GP % Load Reduction	70	None	99.4
Receiving	Receiving Node	TN % Load Reduction	45	None	62.8
Receiving	Receiving Node	TP % Load Reduction	65	None	72
Receiving	Receiving Node	TSS % Load Reduction	85	None	85
Urban	BUILDING A&B - 2_504 m2	Area Impervious (ha)	None	None	0.25
Urban	BUILDING A&B - 2_504 m2	Area Pervious (ha)	None	None	0
Urban	BUILDING A&B - 2_504 m2	Total Area (ha)	None	None	0.25
Urban	BUILDING A&B RWT - 1_300 m2	Area Impervious (ha)	None	None	0.13
Urban	BUILDING A&B RWT - 1_300 m2	Area Pervious (ha)	None	None	0
Urban	BUILDING A&B RWT - 1_300 m2	Total Area (ha)	None	None	0.13
Urban	BUILDING C&D - 4_058 m2	Area Impervious (ha)	None	None	0.405
Urban	BUILDING C&D - 4_058 m2	Area Pervious (ha)	None	None	0
Urban	BUILDING C&D - 4_058 m2	Total Area (ha)	None	None	0.405
Urban	OTHER IMPERVIOUS AREA - 2_603 m2	Area Impervious (ha)	None	None	0.26
Urban	OTHER IMPERVIOUS AREA - 2_603 m2	Area Pervious (ha)	None	None	0
Urban	OTHER IMPERVIOUS AREA - 2_603 m2	Total Area (ha)	None	None	0.26
Urban	WESTERN CATCHMENT - 1_500 m2	Area Impervious (ha)	None	None	0.037
Urban	WESTERN CATCHMENT - 1_500 m2	Area Pervious (ha)	None	None	0.112
Urban	WESTERN CATCHMENT - 1_500 m2	Total Area (ha)	None	None	0.15

Only certain parameters are reported when they pass validation



Failing Parameters

Node Type	Node Name	Parameter	Min	Max	Actual
Rain	15kL - RAINWATER TANK	% Reuse Demand Met	80	None	66.0667

Only certain parameters are reported when they pass validation