

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Stormwater Management Plan

ADVERTISED PLAN

43 & 63-67 River Street, Richmond

Issue: Version 1

Prepared for: Duo Projects

Project No.: WD25069

20th February 2026

Table of Contents

1.0	INTRODUCTION	2
2.0	DESCRIPTION OF SITE	3
3.0	PROJECT DESCRIPTION	4
4.0	RELEVANT CODES AND STANDARDS.....	5
5.0	EXISTING SITE CONDITION	5
6.0	FLOOD ASSESSMENT	5
7.0	STORMWATER ASSESSMENT.....	6
8.0	WATER QUALITY STRATEGY.....	6
9.0	APPENDICES	9
	APPENDIX A – FEATURE SURVEY	9
	APPENDIX B – POST DEVELOPMENT CATCHMENT AREAS.....	10
	APPENDIX C – MELBOUNRE WATER PRE-DEVELOPMENT ADVICE	11
	APPENDIX D – CITY OF PORT PHILLIP LAND INFORMATION CERTIFICATE	12
	APPENDIX E – OSD4 & ORIFICE CALCULATION.....	13
	APPENDIX F – CIVIL ENGINEERING PLANS.....	14
	APPENDIX H – LEGAL POINT OF DISCHARGE.....	15

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in accordance with the agreement between the Client and Webber Design Pty Ltd. Webber Design Pty Ltd accepts no liability or responsibility whatsoever for any use of or reliance upon this report by any third party. Any copying of this report to external parties requires the permission of the Client and Webber Design Pty Ltd.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

1.0 INTRODUCTION

Webber Design has been engaged by Duo Projects to prepare a Stormwater Management Plan (SWMP) for the proposed mixed-use development at 43 & 63-67 River Street, Richmond. This plan outlines a comprehensive stormwater management strategy, including stormwater quality assessment using MUSIC modelling and the determination of on-site detention (OSD) requirements.

This site drainage assessment and the accompanying documentation have been prepared in accordance with the City of Yarra Guidelines for Water Sensitive Urban Design (WSUD). This report also takes into consideration the Melbourne Water Sea Level Rise Guidelines – Interim Development Assessment Principles (February 2023).

This report addresses the following key issues and performance outcomes:

Table 1: Key Issue in Relation to Stormwater of New Development and Performance Outcome

Key Issue	Performance Outcomes
<ul style="list-style-type: none"> - Detail measures to minimise operational water quality impacts on surface waters and groundwater. - Stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties - Identify flood risk on-site (detailing the most recent flood studies for the project area) including the potential effects of climate change, sea level rise and an increase in rainfall intensity. If there is a material flood risk, include design solutions for mitigation - Risks include: <ul style="list-style-type: none"> o Increase rainfall intensity due to climate change o Increase impervious area which cause increase on discharge rate to downstream. o Dispersing litter and pest species 	<ul style="list-style-type: none"> - Use of Model for Urban Stormwater Improvement Conceptualisation (MUSIC) analysis software to analyse water pollutant of the surface water and proposal of Storm Quality Improvement Devices (SQID) such as litter basket, gross pollutant trap and raingarden basin to treat rainwater to designated pollution targets for Water Sensitive Urban Design (WSUD). - Proposed internal stormwater system to control surface flow to existing council stormwater pipe. - Manual analysis using survey contour to understand existing overland flow path and ensure adequate overland flow path for the proposed development. - Review of Flood Levels and Flood Report prepared by Melbourne Water and ensure that there is adequate freeboard, above the 1% Annual Exceedance Probability (AEP), and have adequate protection measurements.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

<ul style="list-style-type: none"> ○ Altering nutrient composition and pollutant levels, which can damage native vegetation and aquatic ecosystem, reduce water recreation safety and promote weed growth 	
--	--

2.0 DESCRIPTION OF SITE

The site is approximately 0.950 hectares (9502m²), which is described in Table 1 below and shown in Figure 1.

PROPERTY DETAILS

The details of the property for the proposed development are as itemized within Table 1 below.

Street Address	43 & 63-67 River Street, Richmond VIC 3121
Site Area	9502m ² (Approximate)

Table 1 – Property Details

The site encompasses frontages to River Street to the west, Crown Street to the north and Murphy Street to the south. This site abuts the Yarra River on the east. The locality plan is marked below in Figure 1.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



Figure 1 - Site Locality Plan

3.0 PROJECT DESCRIPTION

ADVERTISED PLAN

The proposed works comprise the following:

- Demolition of existing buildings and carpark on site.
- Construction of two residential towers up to 11-storeys high, including a commercial precinct.
- Two townhouse developments (north and south) comprising a total of 13 units.
- Two basement levels providing 276 car parking spaces, loading and servicing bays and waste management facilities.
- Site landscaping throughout the site, including the embellishment of the ground and open rooftop communal areas.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

4.0 RELEVANT CODES AND STANDARDS

National Construction Code (NCC) 2019

Water Sensitive Urban Design (WSUD) Guidelines for City of Yarra Works

Melbourne Water – Water Sensitive Urban Design Guidelines.

**ADVERTISED
PLAN**

5.0 EXISTING SITE CONDITION

The existing site is currently made up of two brick and concrete buildings, with the remainder of the site comprised of paved and unpaved carpark and vehicle circulation area. The site is approximately 56% impervious.

Legal Point of Discharge (LPD) - TBC

A legal point of discharge application is currently with City of Yarra for review and approval. It is anticipated the LPD will be towards the north of the site

Overland Flow Path

For the proposed development, the overland flow path shall for the paved pathway north-south of the site is to fall towards the north of the site. The central roadway has a high point at the roundabout, separating overland flow towards the west to River Street and east to the paved pathway running north-south.

This copied document to be made available for the sole purpose of enabling its consideration and approval as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

6.0 FLOOD ASSESSMENT

As per Melbourne Water pre-development advice, dated 11/09/2025, The applicable flood level for the property is 9.90 metres to Australian Height Datum (AHD), based on a rainfall event which has a 1% Annual Exceedance Probability (AEP), that is, a 1% probability of being equalled or exceeded in any one year.

A copy of Melbourne Water's advice is included in Appendix C.

The City of Yarra did not provide any further flooding advice to Melbourne Water.

Flood Mitigation Strategy

It is proposed that any new development has adequate flood mitigation strategy due to increase of impermeability of surface area and discharge rate of the stormwater. This can be achieved by having oversized pipe to cater 1% AEP and overland flow path.

It is proposed that internal areas to be set 150mm above the invert level of the paved pathways along the overland flow path to avoid water intruding habitable space. Other areas where overland flow path is not achievable, oversized pits and pipes are proposed to cater the 1% AEP flow.

7.0 STORMWATER ASSESSMENT

The post-development hydrology catchment plan has been based on the preliminary architectural plans for the proposed new development.

As outlined within the review of the post-development catchment plan, the site has been nominated as approximately 86% impervious area.

On-Site Detention (OSD)

On-Site Detention is required for this development. The total required OSD storage volume for the site is 87,000 L. Due to the large scale of the site, it is expected this volume will be split into separate OSD systems, potentially discharging to more than one legal point of discharge.

The proposal includes surcharge pits located within the site boundary. The overall stormwater network for the development must accommodate a surcharge level in accordance with the Nominal Flood Protection Level (NFPL). If the finished floor level (FFL) under the surcharge pit is insufficient, a secondary surcharge overflow discharge will be required for the development, with an invert level (IL) of no less than 300mm above the flood level.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

8.0 WATER QUALITY STRATEGY

The aim of the water quality strategy is to treat the stormwater to certain targets before discharging to the council drain. According to City of Yarra, the objectives for on-site treatment relating to urban stormwater quality, as outlined by the Water Sensitive Urban Design Guidelines are:

- 80% retention of the typical urban annual load for Total Suspended Solids. (TSS)
- 45% retention of the typical urban annual load for Total Phosphorus. (TP).
- 45% retention of the typical urban annual load for Total Nitrogen. (TN).
- 70% retention of the typical urban annual load for gross pollutants. (Litter).

In addition, the water quality strategy aims to achieve as many points available for Greenstar as outlined in Table Emi-5.1 of the Greenstar Building Council stormwater guide:

**ADVERTISED
PLAN**

Table Emi-5.1: Pollution Reduction Targets.

Pollutant	Reduction Target (% of the typical urban annual load).		
	A	B	C
Total Suspended Solids (TSS) ¹	80%	80%	90%
Gross Pollutants	85%	90%	95%
Total Nitrogen (TN) ²	30%	45%	60%
Total Phosphorus (TP) ²	30%	60%	70%
Total Petroleum Hydrocarbons ³	60%	90%	90%
Free Oils ³	90%	90%	98%

Figure 2: Pollution Reduction Target extract from Greenstar Building Council

The treatment units that have been proposed in the MUSIC model are listed below:

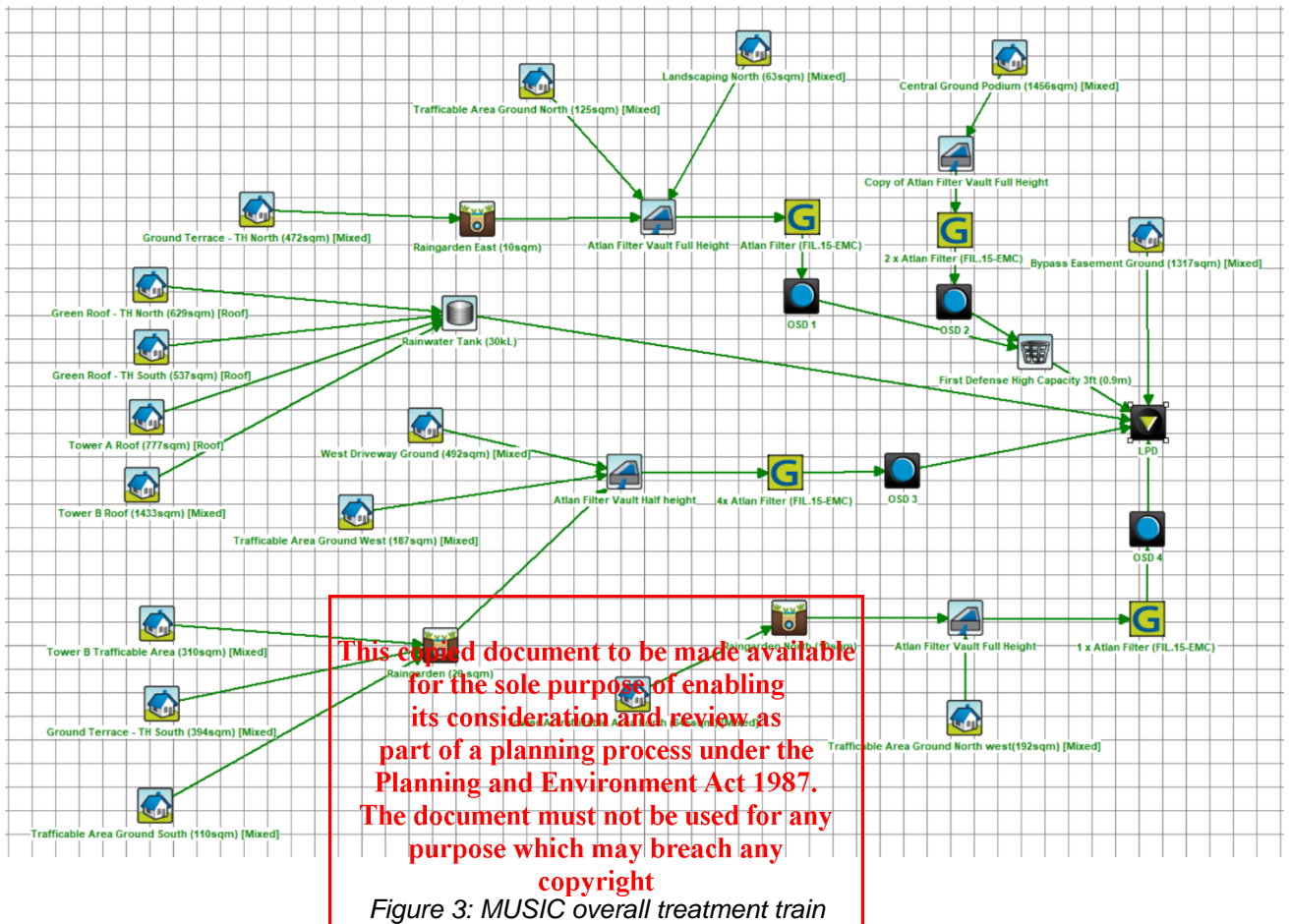
- 30kL Rainwater tank
- 8 x Atlan Filter (FIL_15-EMC) half height
- Raingarden (40 sqm) in total
- First Defence High Capacity (0.9m) GPT.

The proposed catchment areas have been broken down into 4 areas as shown in Appendix B, with treatment trains as follows:

- North Townhouse terrace area, northern ground trafficable area and a landscape portion at the north are discharging to OSD1 which includes an Atlan Filter. It is then discharged to the First Defence High Capacity GPT before being discharged to the surcharge pit and LPD.
- Central ground podium area discharges to OSD2 before following the same network as above.
- Roof areas from Towers A and B, plus green roof areas for all townhouses, discharge to the 30 kL rainwater tank (size TBC). Any overflow from the rainwater tank will need to go to the respective OSD via high flow diverter.
- The west driveway area and western ground trafficable area discharge to OSD3 which includes three Atlan Filters before being discharged to the surcharge pit and LPD.
- Tower B trafficable area, south townhouse terrace area and southern ground terrace area discharge to a raingarden before following the same network as above through OSD3.
- Tower A trafficable area and northern ground trafficable areas are being discharged to OSD4 before being discharged to surcharge pit and LPD.
- Any surface area that cannot be discharged to internal pipe network system will bypass the SQID system.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Detailed specifications to follow, pending final coordination with ESD and hydraulics.



	Sources	Residual Load	% Reduction
Flow (ML/yr)	3.68	2.52	31.5
Total Suspended Solids (kg/yr)	574	102	82.3
Total Phosphorus (kg/yr)	1.27	0.327	74.2
Total Nitrogen (kg/yr)	9.94	3.21	67.7
Gross Pollutants (kg/yr)	141	11	92.2

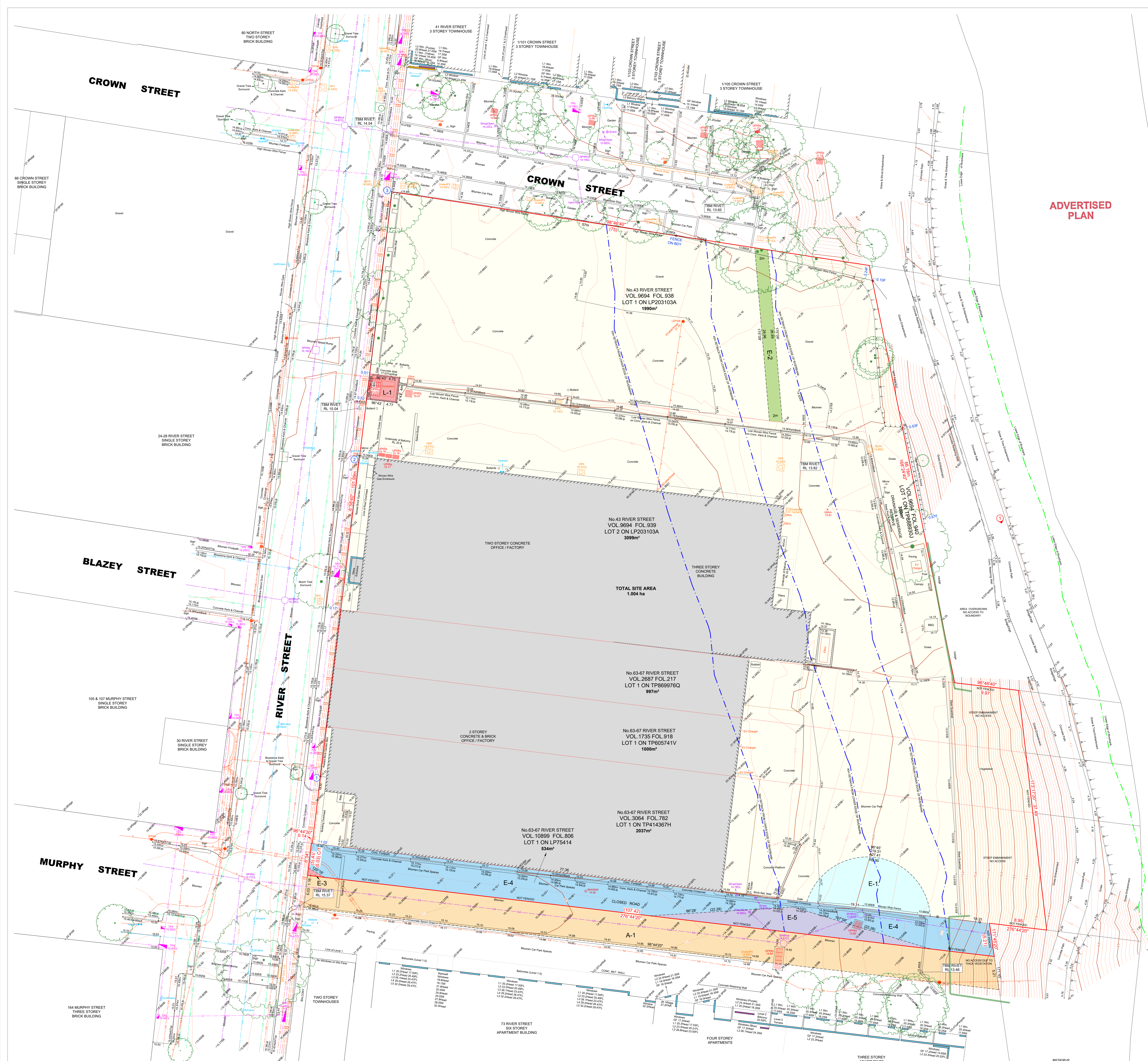
Figure 4: MUSIC treatment train results

9.0 APPENDICES

APPENDIX A – FEATURE SURVEY

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**



ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

NOTATIONS:
 CRITICAL DIMENSIONS SHOULD BE VERIFIED ON SITE AND NOT SCALED FROM THIS DRAWING OR TAKEN FROM THE DIGITAL DATA WHICH CREATES IT.
 DATE OF SURVEY: 16/01/2025
 SURROUNDING CADASTRAL TITLE BOUNDARIES ARE DERIVED FROM VICMAP DIGITAL DATA.
 DIMENSIONS AND LEVELS SHOWN TO ONE DECIMAL PLACE SHOULD NOT BE RELIED UPON TO HAVE AN ACCURACY GREATER THAN ±0.2m.
 DO NOT SCALE DISTANCES TO FENCES OR BUILDINGS. THE POSITION OF THESE FEATURES MAY HAVE BEEN EXAGGERATED FOR CLARITY.
 OFFSETS SHOWN ARE FROM THE BOUNDARY TO THE RELEVANT OCCUPATION UNLESS LABELLED OTHERWISE.
 LEVELS SHOWN THUS +14.16 ARE IN METRES TO AUSTRALIAN HEIGHT DATUM BASED ON JIKA JIKA PM 18 WITH STATED RL 13.370 AS AT 13/01/2025. (LUMINOUS SCALE FACTOR HAS BEEN APPLIED).
 CO-ORDINATES SHOWN HEREON ARE PROJECT SPECIFIC BASED ON THE STATED MGA 2020 CO-ORDINATES OF JIKA JIKA PM 18 AS AT 13/01/2025. (LUMINOUS SCALE FACTOR HAS BEEN APPLIED).
 SOME BUILDINGS AND SURROUNDING FEATURES ARE POSITIONED FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.
 CONTOURS ARE AT 0.2m INTERVALS. LEVELS AND 3D TERRAIN ARE CONTAINED IN THE DIGITAL DWG FILE.

SYMBOLS:

○ BOLLARD	■ TRAFFIC DETECT PIT
○ DOWN PIPE	● TRAFFIC SIGNAL PIT
○ DRAINAGE COVER	○ TRAFFIC SIGNAL POLE
○ GRATED PIT	○ TELECOM ANTENNA
○ SIDE ENTRY PIT	○ TELECOM PIT
○ GAS METER	○ TELECOM POLE
○ GAS VALVE	○ UTILITY UNCLASSIFIED
○ PETROL VALVE	○ BOREHOLE
○ ELECTRICITY PIT	○ MONITORING WELL
○ ELECTRICITY POLE	○ SOIL VAPOUR
○ ELEC LIGHT POLE	○ FIRE PLUG
○ LIGHT POLE	○ FIRE HYDRANT
○ POST	○ SPRINKLER
○ SEWER INSPECTION	○ STOP VALVE
○ SEWER PIT	○ WATER TAP
○ SEWER VENT	○ WATER METER
○ SIGN POST	○ TREE MEASURED
○ STAY	○ TREE (APPROX)

EASEMENTS / RESTRICTIONS:
 DEPTH LIMITATION OF 15.24m BELOW THE SURFACE ENCUMBERS LOT 1 ON TP414367H & LOT 1 ON LP75414
 ANY EASEMENTS SHOWN SHOULD BE READ IN CONJUNCTION WITH THE RELEVANT TITLE.

□ LAND UNDER SURVEY
□ E-1 SEWERAGE EASEMENT
□ E-2 DRAINAGE EASEMENT
□ E-3 POWERLINE PURPOSES EASEMENT
□ E-3, E-4 & E-5 CARRIAGEWAY EASEMENT FOR LOT 2 ON LP75414
□ E-3, E-4 & E-5 EASEMENT FOR MMBW
□ A-1 APPURTENANT EASEMENT OF WAY
□ L-1 KIOSK TYPE SUBSTATION LEASE

ABBREVIATIONS:

BK	BRICK
CB	CENTRE OF BITUMEN (ROAD)
CL	PIT COVER LEVEL
DP	DRAINAGE DOWN PIPE
F	FENCE
FL	FLOOR LEVEL
H	HABITABLE WINDOW
INV	INVERT OF CHANNEL/PIPE
LIP	LIP OF CHANNEL
NH	NON-HABITABLE WINDOW
PAR	PARAPET LEVEL
SP	SPOT ON BITUMEN
SC	SPOT ON CONCRETE
THL	THRESHOLD LEVEL
CT	TITLE DIMENSION
AV	AVAILABLE DIMENSION
CF	GROUND FLOOR LEVEL ONE

LINESTYLES / SYMBOLS:

---	BUILDING (MASONRY)
---	BUILDING (OTHER)
---	FENCE
---	INVERT OF CHANNEL
---	OVERHEAD CABLE
---	ROOFLINE
---	TOE OF BANK
---	TOP OF BANK

UNDERGROUND UTILITIES:
 THE POSITIONS OF SERVICES SHOWN HAVE BEEN TAKEN FROM AUTHORITIES RECORDS. ALL AUTHORITIES STATE THAT SOME VARIATIONS FROM RECORDS DO EXIST AND COMPLETE ACCURACY CANNOT BE GUARANTEED. THEREFORE IT IS ESSENTIAL THAT THE EXACT POSITION OF UNDERGROUND CABLES/PIPES BE PROVIDED BY CAREFUL HAND EXCAVATION UNDER SUPERVISION BY RELEVANT AUTHORITIES.

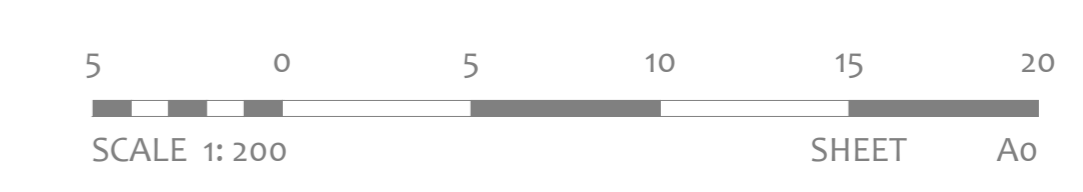
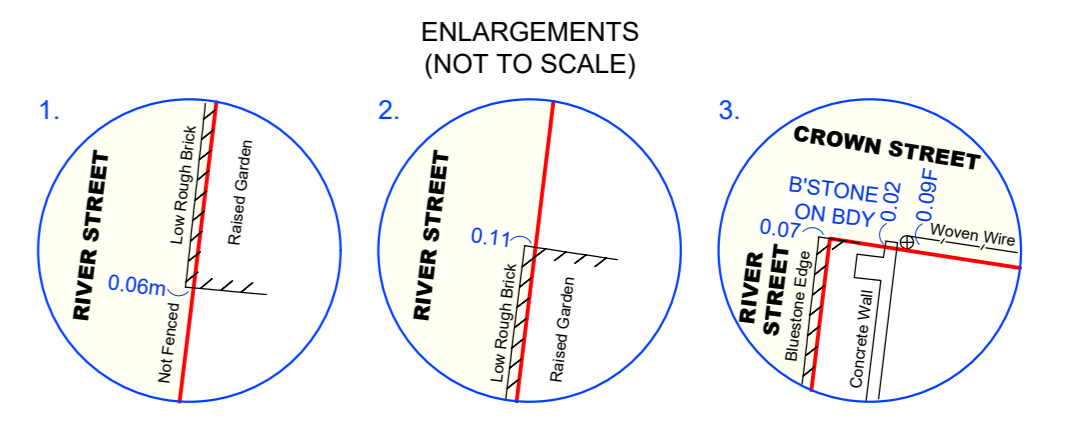
---	U/G DRAINAGE SERVICE
---	U/G ELECTRICITY SERVICE
---	U/G GAS SERVICE
---	U/G SEWER SERVICE
---	U/G TELECOM SERVICE
---	U/G WATER SERVICE

CERTIFICATION BY SURVEYOR
 I THOMAS ANDREW MILLAR of 16/501 Swanston Street Melbourne certify that this plan has been prepared from a survey made under my direction and supervision, in accordance with the Surveying Act 2004 and completed on 16/01/2025, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy records with that required by regulation 2(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Thomas Andrew Millar
 Licensed Surveyor (Surveying Act 2004)



PHOTO 1



PLAN OF TITLE RE-ESTABLISHMENT FEATURES AND LEVELS
 43 & 63-67 RIVER STREET
 RICHMOND, VIC 3121

APPENDIX B – POST DEVELOPMENT CATCHMENT AREAS

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

TOTAL SITE AREA 9,502 sq m

Landscaping 63 sq m

OSD 4 13 sq m

Trafficable Area 125 sq m

Trafficable Area (G) 504 sq m 862 sq m

1,629 sq m

LANDSCAPE (G) 52 sq m

Trafficable Area (G) 472 sq m

BYPASS 830 sq m

Trafficable area 187 sq m

OSD 2 2,013 sq m

Trafficable Area (G) 1,896 sq m

OSD 3 59 sq m

Trafficable Area 492 sq m

Trafficable Area (G) 1,349 sq m

5,093 sq m

Trafficable Area (G) 110 sq m

BYPASS 487 sq m

E-1 119 sq m

E-3 2 sq m

E-4 435 sq m

E-5 87 sq m

A-1 544 sq m

BLAZEY STREET

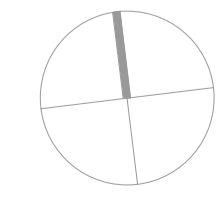
ADVERTISED PLAN

A1 A2 A3 A4 A5 A6 A7 A8 A9 A10 A11 A12 A13 A14 A15

B1 B2 B3 B4 B5 B6 B8 B9 B10 B11 B12 B13 B14 B15

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client	Project
cbus property	CBUS Richmond 43 & 63-67 River Street, Richmond



Drawing Name
OVERALL PLAN - GROUND FLOOR

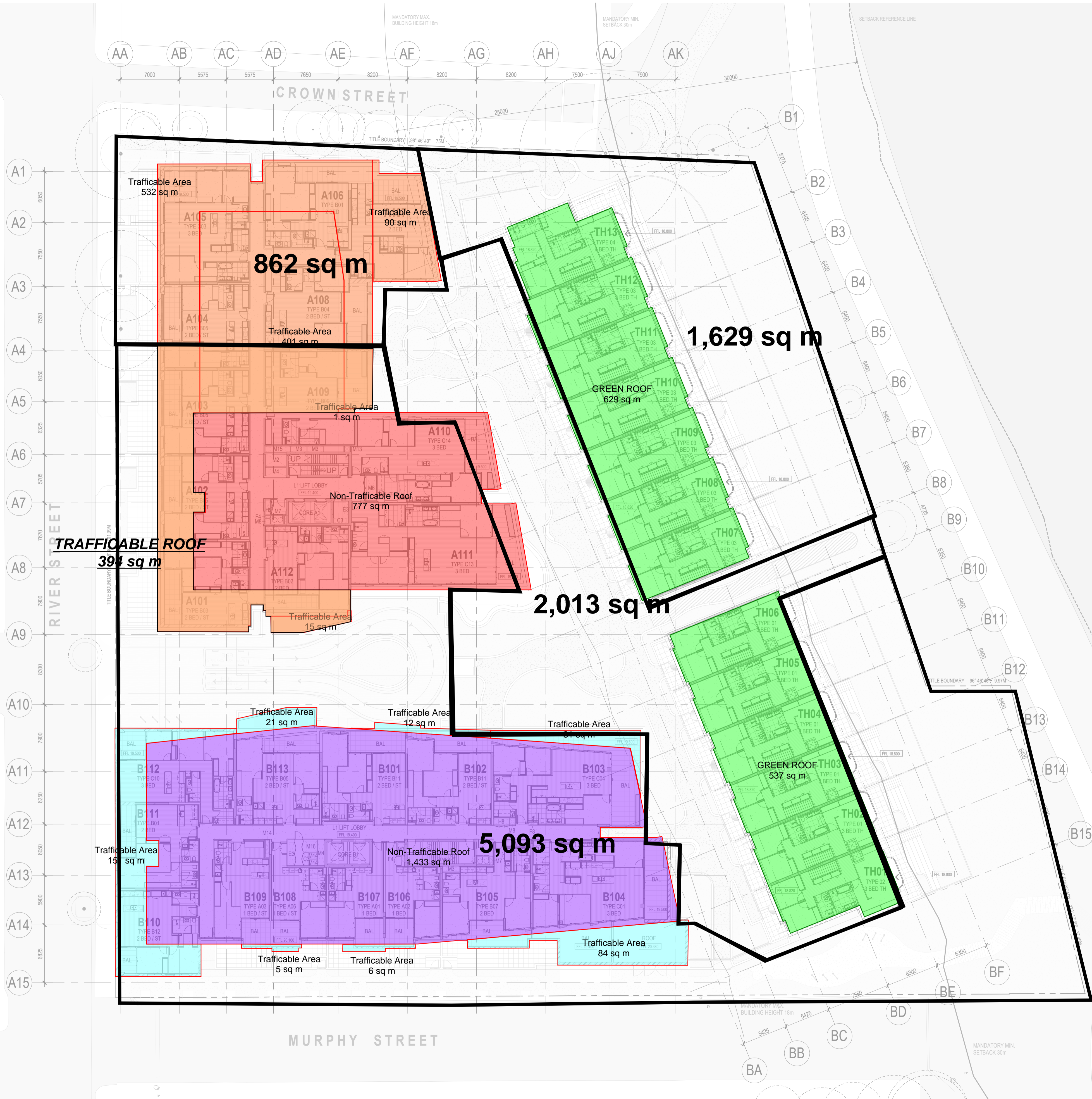
Date	Scale	Sheet Size
05.02.2026	1 : 250	@ A1
AR	BL	21715
A02_03		/ 2

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

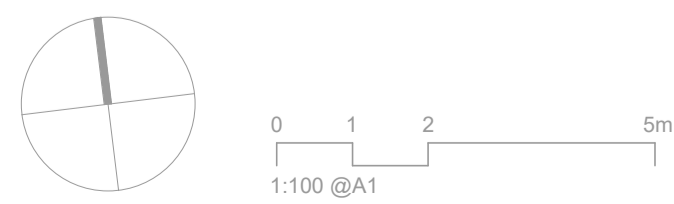


BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client



Project

CBUS Richmond
43 & 63-67 River Street, Richmond

Drawing Name

OVERALL PLAN - LEVEL 01

Date

05.02.2026

Scale
1 : 250

Sheet Size

@ A1

Drawn

AR

Chk.

BL

Job No.

21715

Drawing No.

A02_04

Revision

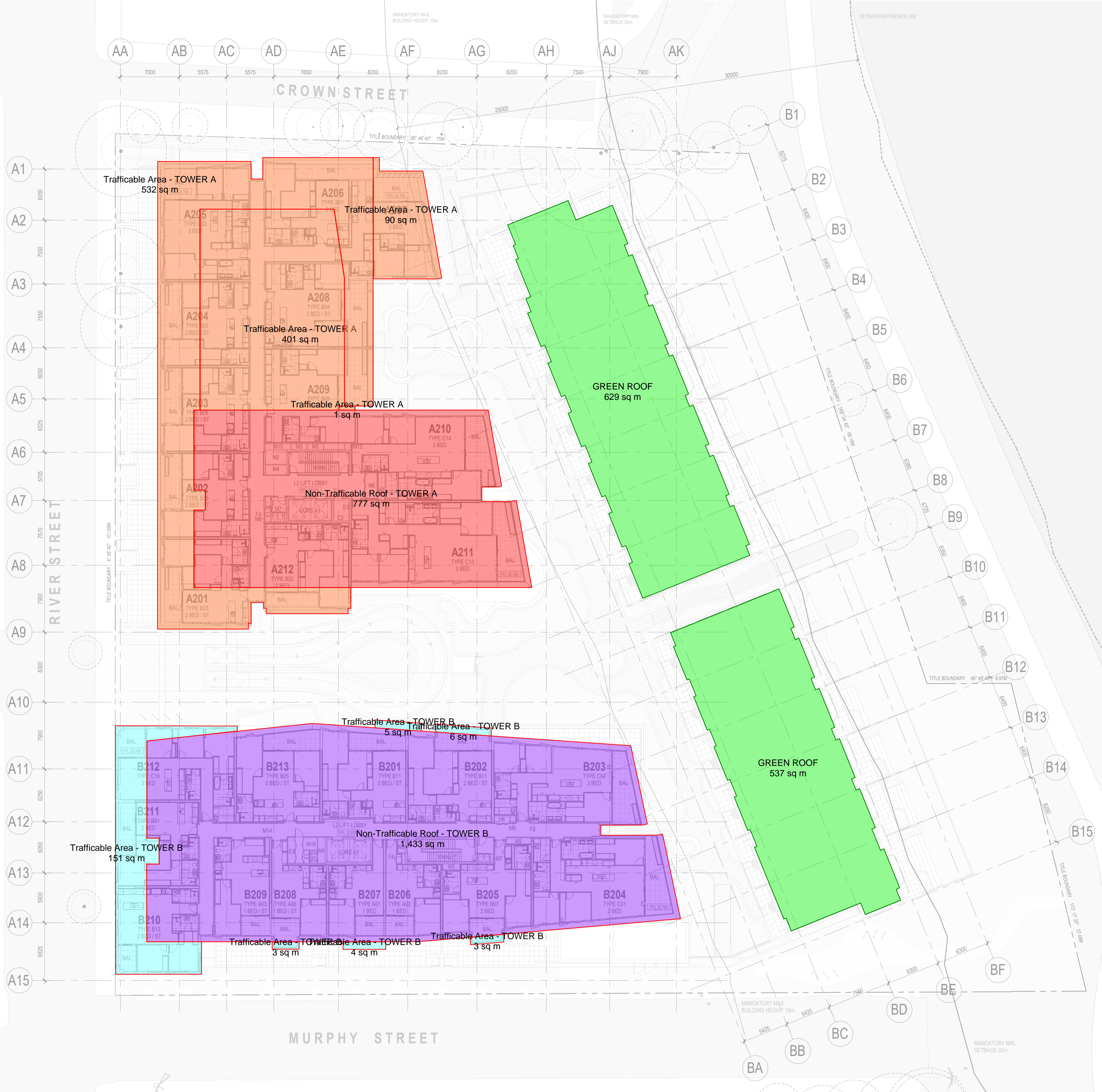
/ 2

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



CROWN STREET

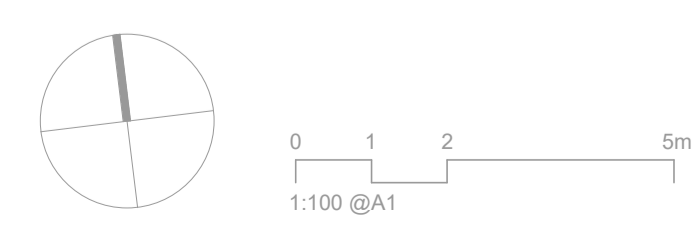
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



ADVERTISED PLAN

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the documents on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client
 Project
 CBUS Richmond
 43 & 63-67 River Street, Richmond

Drawing Name
 OVERALL PLAN - LEVEL 02

Date	Scale	Sheet Size
05.02.2026	1 : 250	@ A1
AR	BL	21715
A02_05		/ 2

SJB Architects
 L5, 18 Oliver Lane
 Melbourne VIC
 3000 Australia
 T 61 3 9699 6688
 sjb.com.au

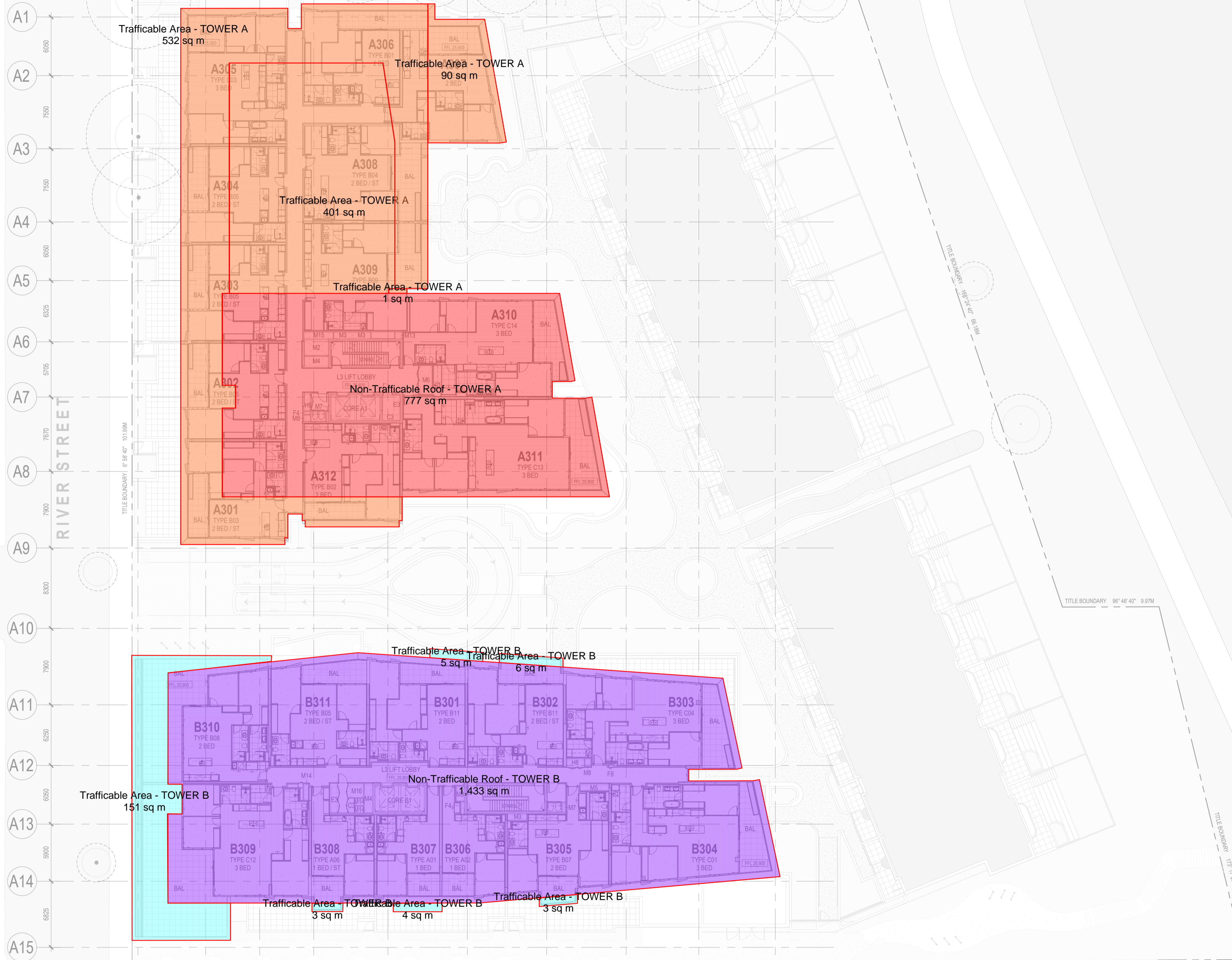


CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

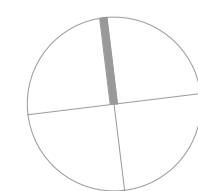


BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client



Project

CBUS Richmond
43 & 63-67 River Street, Richmond

Drawing Name

OVERALL PLAN - LEVEL 03

Date

05.02.2026 1 : 250

Drawn

AR

Chk.

BL

A02_06

Sheet Size

@ A1

Job No.

21715

Revision

/ 2

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au

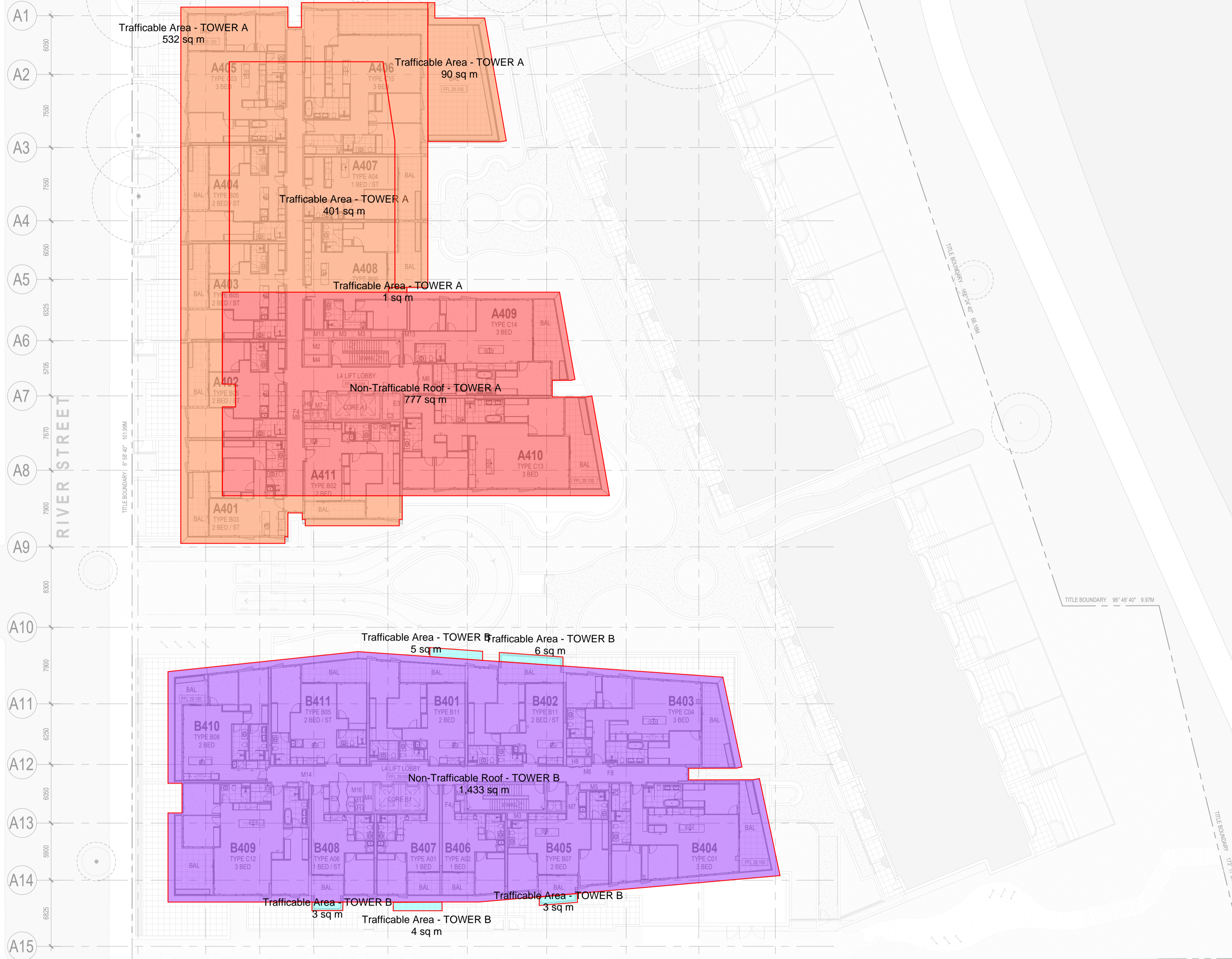


CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
A11
A12
A13
A14
A15

RIVER STREET

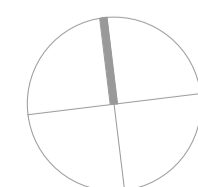
BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client



Project

CBUS Richmond
43 & 63-67 River Street, Richmond

Drawing Name

OVERALL PLAN - LEVEL 04

Date

05.02.2026

Scale
1 : 250

Sheet Size

@ A1

Drawn

AR

Chk.

BL

Job No.

21715

Drawing No.

A02_07

Revision

/ 2

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



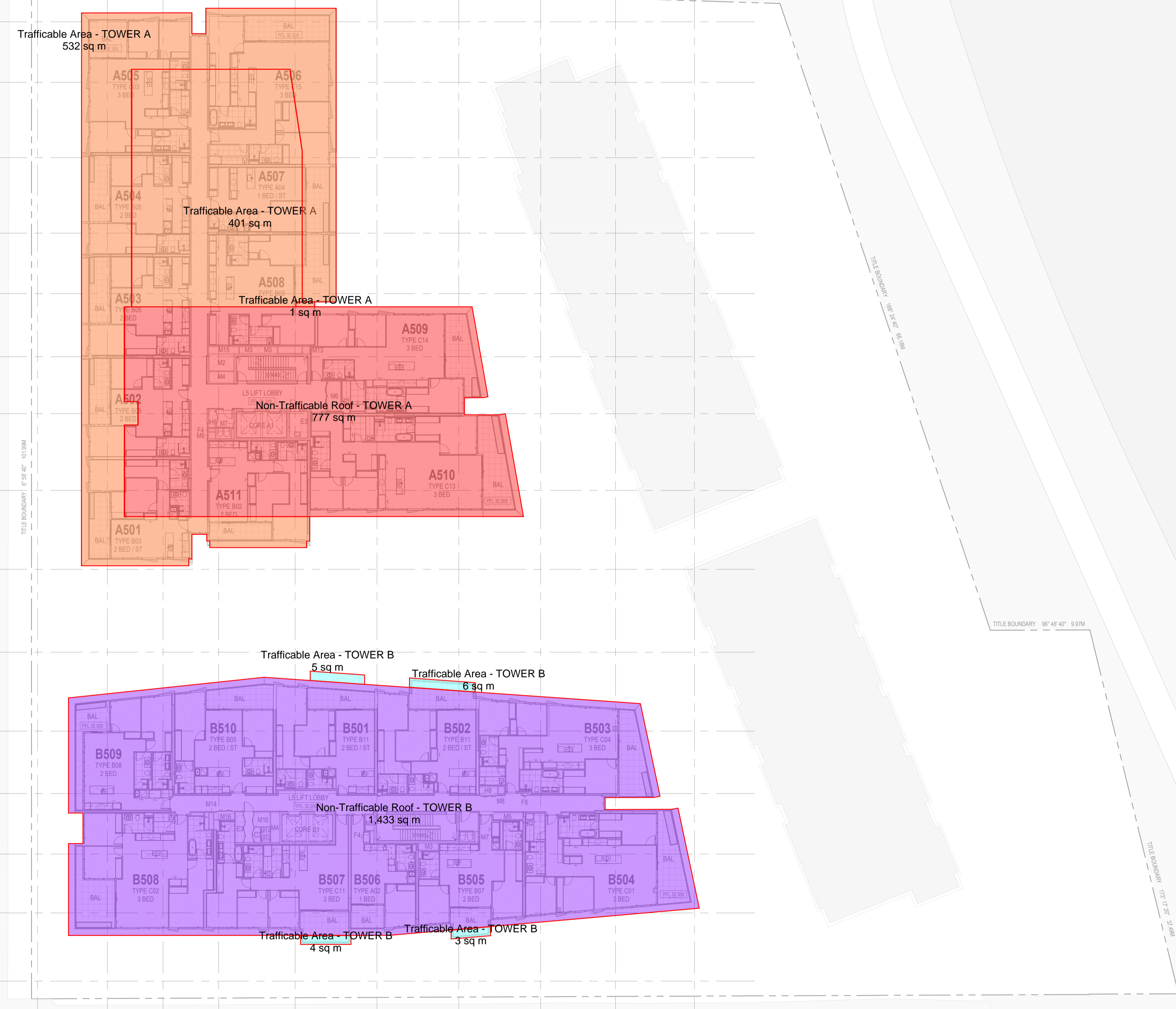
CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
A11
A12
A13
A14
A15



Trafficable Area - TOWER A
532 sq m

Trafficable Area - TOWER A
401 sq m

Trafficable Area - TOWER A
1 sq m

Non-Trafficable Roof - TOWER A
777 sq m

Trafficable Area - TOWER B
5 sq m

Trafficable Area - TOWER B
63 sq m

Non-Trafficable Roof - TOWER B
1,433 sq m

Trafficable Area - TOWER B
4 sq m

Trafficable Area - TOWER B
3 sq m

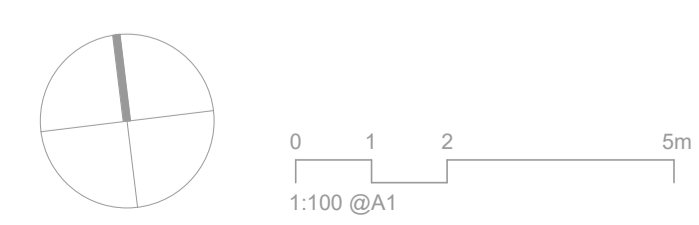
MURPHY STREET

BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client

Project
CBUS Richmond
43 & 63-67 River Street, Richmond

Drawing Name
OVERALL PLAN - LEVEL 05

Date	Scale	Sheet Size
05.02.2026	1 : 250	@ A1
Drawn	Chk.	Job No.
AR	BL	21715
Drawing No.	Revision	
A02_08	/ 2	

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au

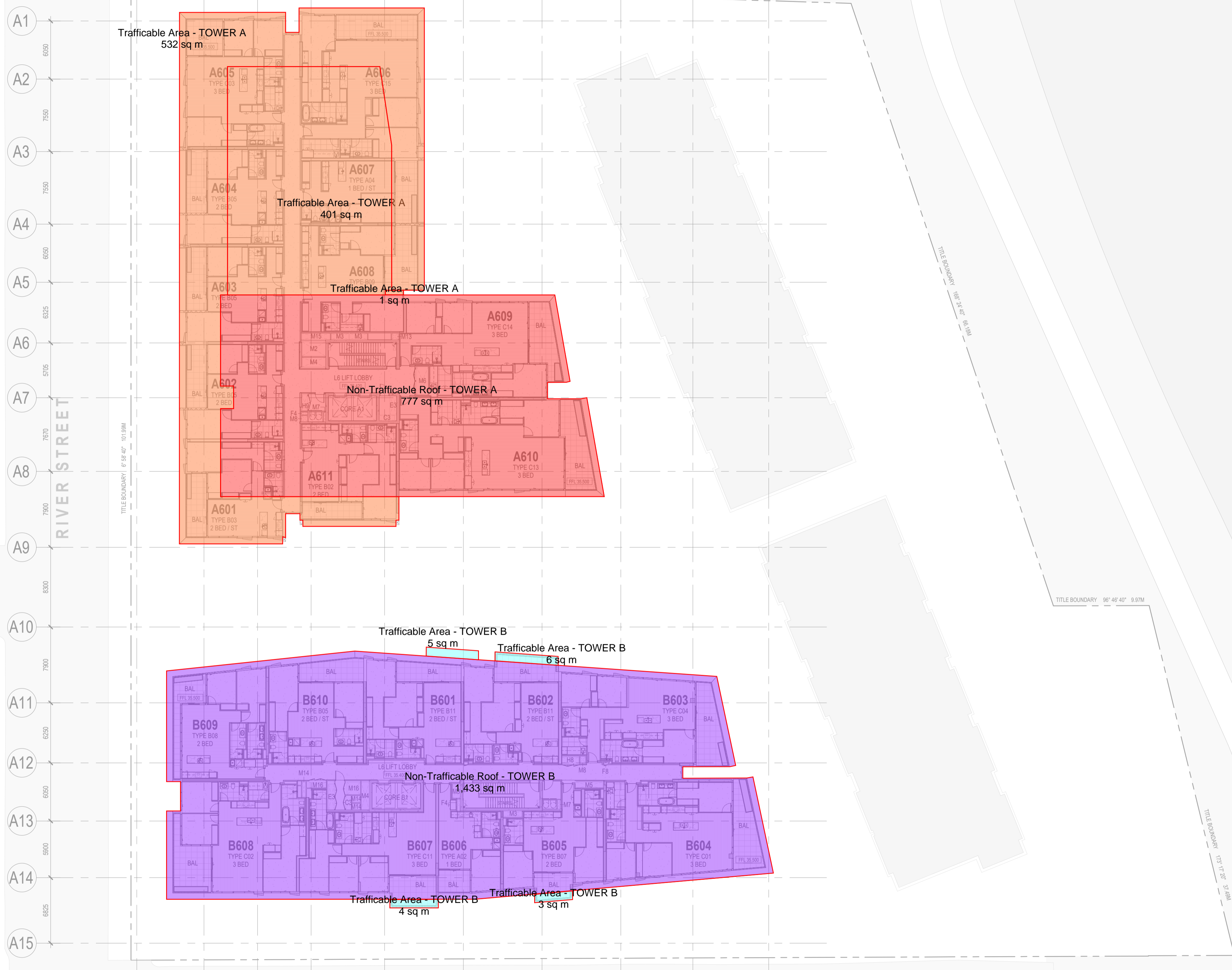


CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



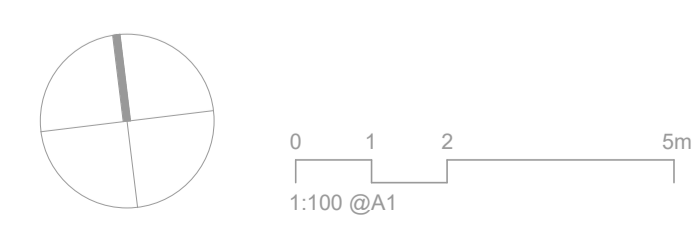
A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
A11
A12
A13
A14
A15

BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client

Project
CBUS Richmond
43 & 63-67 River Street, Richmond

Drawing Name
OVERALL PLAN - LEVEL 06

Date	Scale	Sheet Size
05.02.2026	1 : 250	@ A1
Drawn	Chk.	Job No.
AR	BL	21715
Drawing No.		Revision
A02_09		/ 2

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

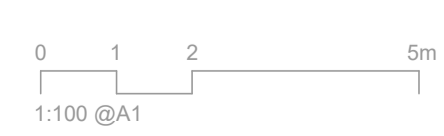
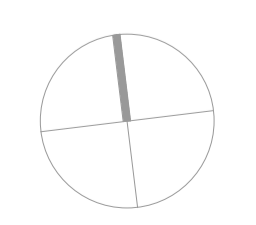
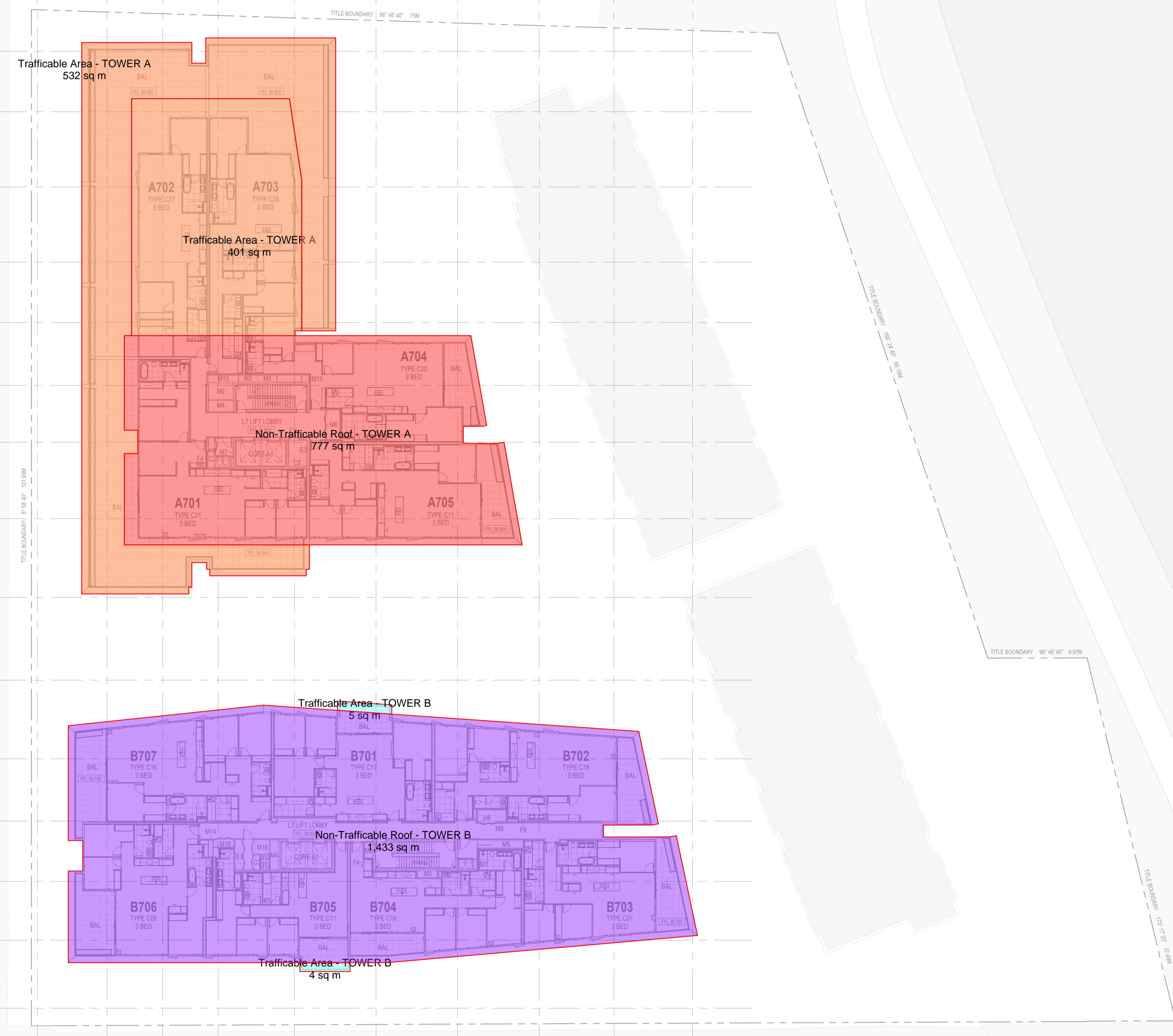
A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
A11
A12
A13
A14
A15

RIVER STREET

BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET



Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL



Client
Project
Date
Scale
Sheet Size

cbus property

CBUS Richmond
43 & 63-67 River Street, Richmond

05.02.2026 1 : 250 @ A1

Drawing Name
OVERALL PLAN - LEVEL 07

Drawn	Chk.	Job No.
AR	BL	21715
Drawing No.		Revision
A02_10		/ 2

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

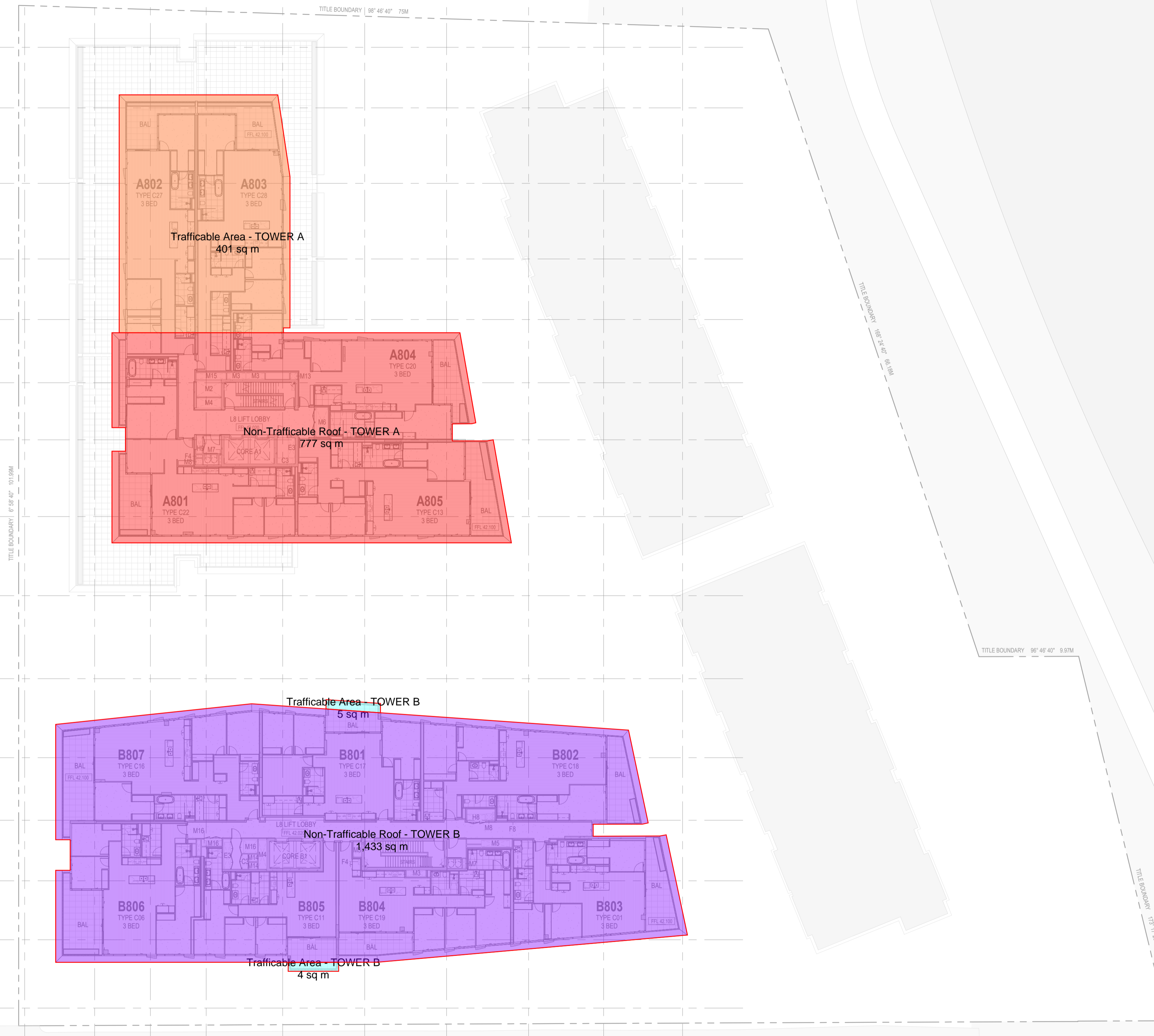
A1 6500
A2 7500
A3 7500
A4 6500
A5 6325
A6 5715
A7 7670
A8 7900
A9 6300
A10 7900
A11 6520
A12 6650
A13 5800
A14 6825
A15

RIVER STREET

BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET



Trafficable Area - TOWER A
401 sq m

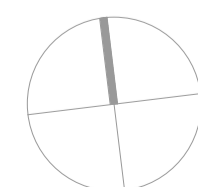
Non-Trafficable Roof - TOWER A
777 sq m

Trafficable Area - TOWER B
5 sq m

Non-Trafficable Roof - TOWER B
1,433 sq m

Trafficable Area - TOWER B
4 sq m

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client

Project
CBUS Richmond
43 & 63-67 River Street, Richmond

Drawing Name
OVERALL PLAN - LEVEL 08

Date	Scale	Sheet Size
05.02.2026	1 : 250	@ A1
Drawn	Chk.	Job No.
AR	BL	21715
Drawing No.		Revision
A02_11		/ 2

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



CROWN STREET

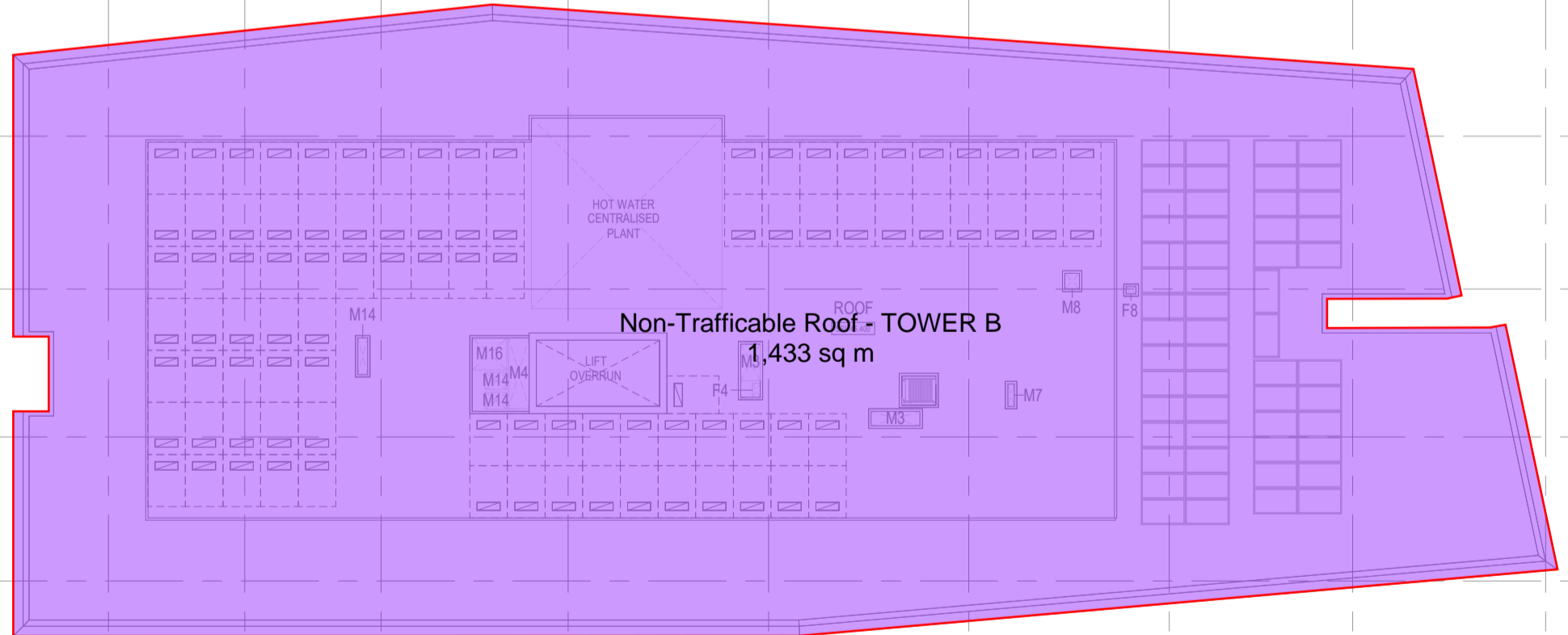
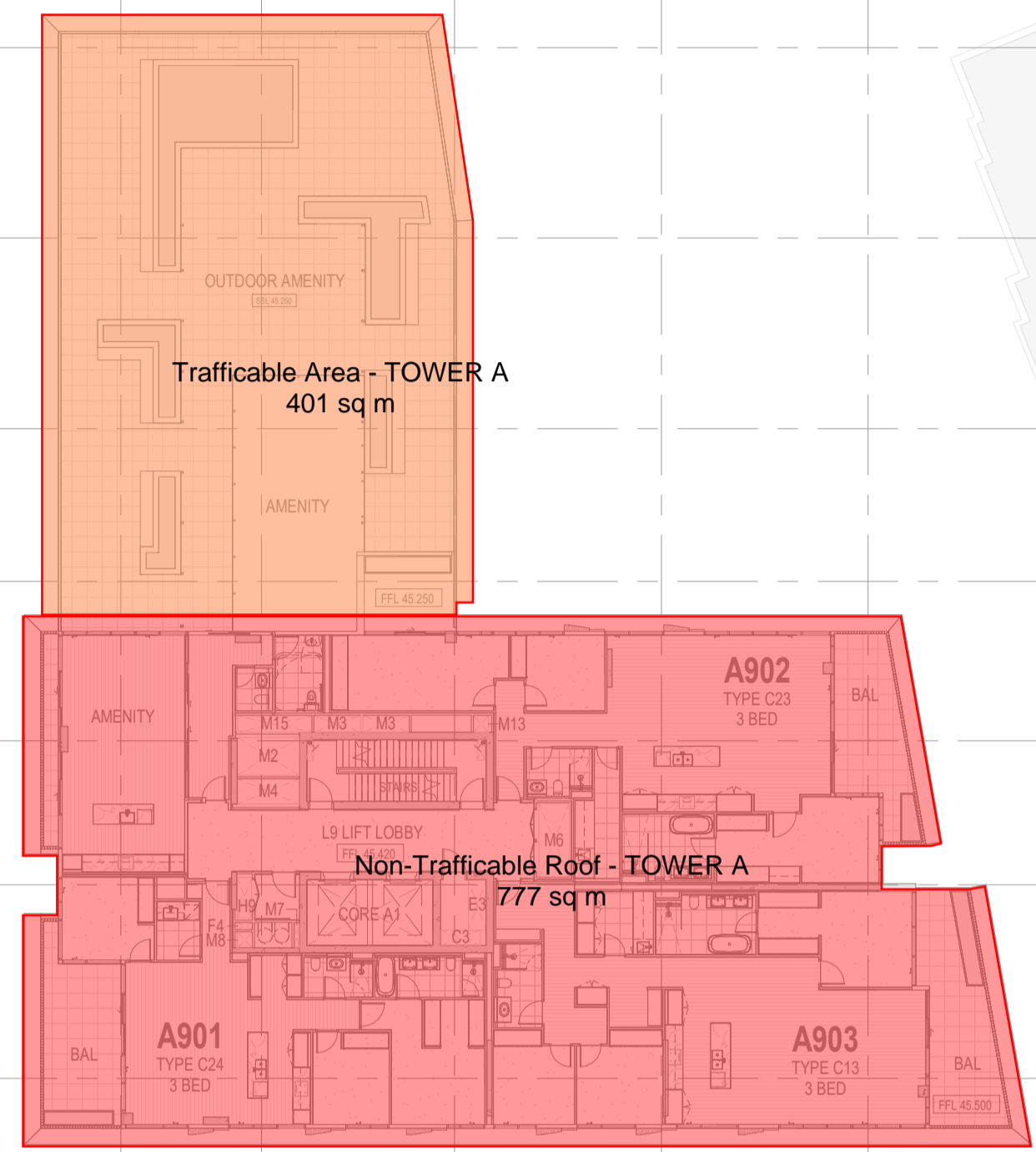
AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

A1 6950
A2 7550
A3 7550
A4 6950
A5 6325
A6 5715
A7 7670
A8 7900
A9 6300
A10 7900
A11 6250
A12 6650
A13 5900
A14 6825
A15

RIVER STREET



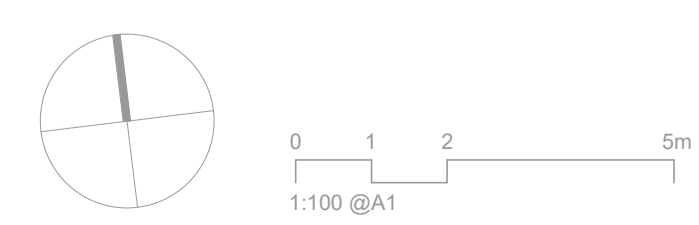
MURPHY STREET

BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL



Client
Project
CBUS Richmond
43 & 63-67 River Street, Richmond
Drawing Name
OVERALL PLAN - LEVEL 09

Date	Scale	Sheet Size
05.02.2026	1 : 250	@ A1
Drawn	Chk.	Job No.
AR	BL	21715
Drawing No.	Revision	
A02_12	/ 2	

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

A1 6950
A2 7550
A3 7550
A4 6950
A5 6325
A6 5715
A7 7670
A8 7900
A9 6300
A10 7900
A11 6250
A12 6650
A13 5800
A14 6825
A15

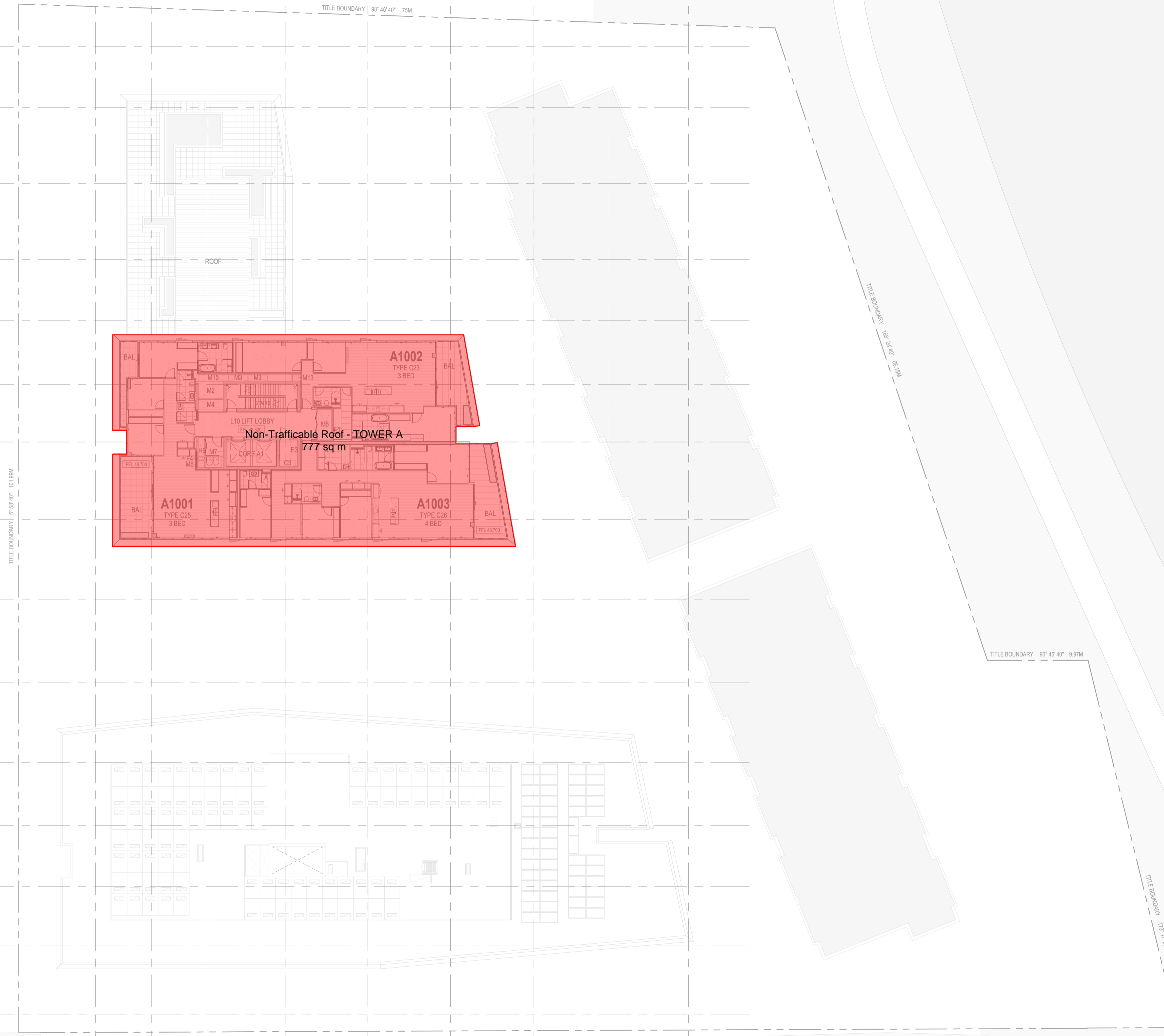
RIVER STREET

BLAZEY STREET

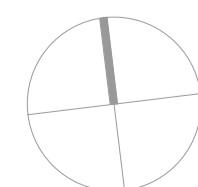
ADVERTISED PLAN

MURPHY STREET

MURPHY STREET



In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL

Client



Project

CBUS Richmond
43 & 63-67 River Street, Richmond

Drawing Name

OVERALL PLAN - LEVEL 10

Date

05.02.2026

Scale
1 : 250

Drawn

AR

Chk.

BL

Sheet Size

@ A1

Job No.

21715

Drawing No.

A02_13

Revision

/ 2

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



CROWN STREET

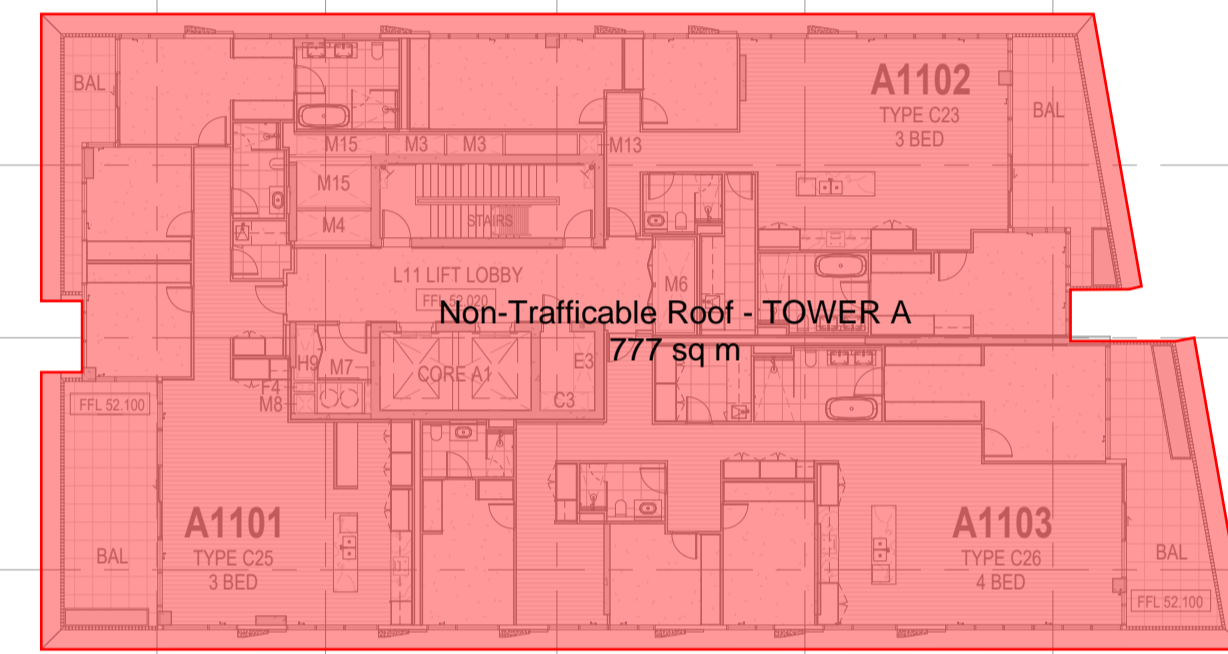
AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

A1 6850
A2 7550
A3 7550
A4 6950
A5 6325
A6 5715
A7 7670
A8 7910
A9 6000
A10 7900
A11 6250
A12 6950
A13 5900
A14 6825
A15

RIVER STREET



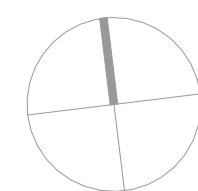
MURPHY STREET

BLAZEY STREET

ADVERTISED PLAN

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL



Client
Project
CBUS Richmond
43 & 63-67 River Street, Richmond
Drawing Name
OVERALL PLAN - LEVEL 11

Date	Scale	Sheet Size
05.02.2026	1 : 250	@ A1
AR	BL	21715
Drawing No.	Revision	
A02_14	/ 2	

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



CROWN STREET

AA AB AC AD AE AF AG AH AJ AK

CROWN STREET

ADVERTISED PLAN

A1

A2

A3

A4

A5

A6

A7

A8

A9

A10

A11

A12

A13

A14

A15

6950

7350

7550

6950

6325

5715

7670

7900

6000

7900

6250

6950

5900

6825

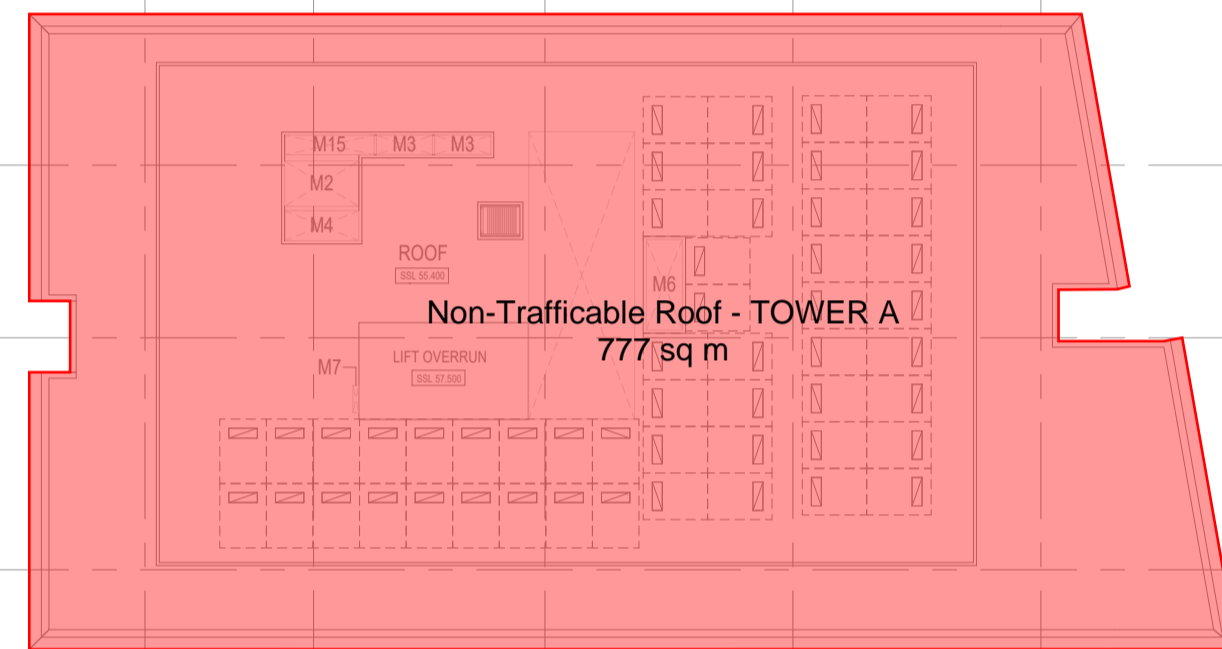
TITLE BOUNDARY 8° 58' 40" 101.99M

TITLE BOUNDARY 96° 46' 40" 75M

TITLE BOUNDARY 100° 25' 48" 148.10M

TITLE BOUNDARY 96° 46' 40" 9.97M

TITLE BOUNDARY 117° 11' 20" 51.96M

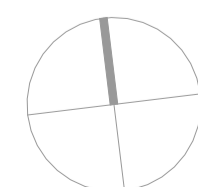


This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

MURPHY STREET

MURPHY STREET

In accepting and utilising this document the recipient agrees that SJB Architecture Pty. Ltd. ACN 065 207 490 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	18.12.2025	PROGRESS ISSUE	AR	BL
2	05.02.2026	PROGRESS ISSUE	AB	BL



Client
CBUS Richmond
43 & 63-67 River Street, Richmond

Drawing Name
OVERALL PLAN - ROOF

Date	Scale	Sheet Size
05.02.2026	1 : 250	@ A1
Drawn	Chk.	Job No.
AR	BL	21715
Drawing No.	Revision	
A02_15	/ 2	

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au



APPENDIX C – MELBOURNE WATER PRE-DEVELOPMENT ADVICE

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

ADVERTISED PLAN



OFFICIAL

11 September 2025

Alena Nesterenko
Webber Design
31 Queen Street
Melbourne VIC 3000

Dear Alena,

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Proposal: Pre-development advice - Multi-level residential development including basement

Site location: 43 & 63-67 River Street, Richmond VIC 3121

Melbourne Water reference: MWA-1381547

Date Received: 14/08/2025

Thank you for your application for pre-development information for the property listed above.

Melbourne Water provides the following high level, preliminary information to assist you in understanding the impacts that flooding and associated infrastructure or waterway assets may have on the potential to develop a property, and to inform your design response. Melbourne Water recommends that independent expert advice from a planning consultant or hydraulic engineer is sought in relation to the proposal, prior to submitting a planning or building permit application to the Responsible Authority.

Flood Level Information	(43) - Information available at Melbourne Water indicates that the property is not subject to flooding from Melbourne Water's drainage system, based on a rainfall event which has a 1% Annual Exceedance Probability (AEP), that is, a 1% probability of being equalled or exceeded in any one year. (63-67) - The applicable flood level for the property is 9.90 metres to Australian Height Datum (AHD), based on a rainfall event which has a 1% Annual Exceedance Probability (AEP), that is, a 1% probability of being equalled or exceeded in any one year.
Requirements for	Melbourne Water assesses development applications in accordance with the Guidelines for Development in Flood

Development in Flood Prone Areas

[Affected Areas \(DELWP, 2019\)](#). These Guidelines describe four key objectives that need to be complied with when designing a development proposal. These include safety, flood damage, offsite impacts and waterway and floodplain protection.

Development in or adjacent to a floodplain may only be acceptable where the development is protected from flooding (floor levels are constructed to the identified Nominal Flood Protection Level, there is safe access to and around the development (in considering site specific flood depths and velocities), development does not interfere with the passage and storage of floodwaters, and development does not impact the environmental values of waterways and floodplains.

The property may be within the Land Subject to Inundation Overlay (LSIO) under the relevant Council Planning Scheme. This can be verified on the [VicPlan](#) website. Refer to the relevant Planning Scheme and applicable Planning Policy Framework provisions relating to floodplains, coastal inundation, waterways, erosion and drainage for policy guidelines.

Development in areas affected by flooding must consider the following:

- Development must not obstruct the passage of flood flows;
- Development must not reduce floodplain storage as this may cause flood levels and velocities to increase and adversely impact surrounding properties.
- Imported fill must be kept to a minimum and used only for sub floor areas of buildings.
- New fencing and decking must be of an open and unenclosed style of construction (fencing with 50% openings) to allow for the passage of flood flows.

Freeboard is the difference between the floor level of a building and the 1% AEP flood level. Freeboard requirements

	<p>are designed to ensure that valuable buildings, their contents and the people in them are safely above the 1% AEP flood level. The development must be constructed with finished floor levels set no lower than 600mm above the applicable flood level. Garages must be constructed with finished floor levels set no lower than the applicable flood level.</p> <p>Basement carparks The entry / exit driveway of the basement carpark must incorporate a flood proof apex of a minimum of 600mm above the applicable flood level.</p> <p>All doors, windows, vents and openings to the basement car park must be a minimum of 600mm above the applicable flood level.</p>
<p>Asset Information</p>	<p>Melbourne Water Sewer main runs along Murphy Street with a manhole on the property boundary</p> <p>Buildings and works should be located sufficiently away from a water supply, sewerage or drainage asset to ensure that the asset is not impacted and enable the asset to be adequately serviced. Formal approval is required from Melbourne Water (Asset Protection Team) to undertake buildings and works over or near a Melbourne Water asset.</p> <p>A separate application is required to be submitted to Melbourne Water (Asset Protection Team) for approval of any new or modified stormwater connection to Melbourne Water's drains or watercourses and a build over agreement.</p> <p>Applications for these types of activities can be made directly to Melbourne Water via our website.</p>
<p>Waterway Information</p>	<p>The Yarra River is in the proximity to the subject properties and is designated waterway under the Water Act 1989.</p> <p>Melbourne Water's Healthy Waterways Strategy 2018 describes the waterway catchment context, waterway</p>

This copied document to be made available for the sole property holding its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



management objectives and the multiple values waterways support.

All new development should preserve, and if possible enhance, the social and environmental values and benefits of floodplains and waterways and should be sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along and adjacent to river corridors, waterways, lakes and wetlands.

Refer to Melbourne Water's [Waterway Corridors Guidelines](#) for general waterway setback guidance, and to the relevant Planning Scheme and applicable Planning Policy Framework provisions relating to waterways for policy guidelines.

Any plans that may have been submitted with your application have not been assessed for compliance and the information provided above does not constitute approval. Melbourne Water may not support development that does not satisfy the criteria within the relevant guidelines and planning provisions.

Melbourne Water will formally review, assess and respond to your complete application at planning or building permit stage, and as such recommends that the Responsible Authority's pre-application service is also used to understand the risks associated with any proposal as a whole.

This information provided above is preliminary in nature and forms no contractual agreement between your company and Melbourne Water. Melbourne Water reserves the right to alter any or all of this information at any time.

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,

George Lattouf
Statutory Referral Permit Services

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

APPENDIX D – CITY OF YARRA FLOOD CERTIFICATE

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

19 February 2026

Level 5, 31 Queen Street
MELBOURNE VIC 3000

Dear Webber Design

Council Reference: ePE26/00095
Your Reference:
Agent Reference: Not Applicable
Address: 63-67 River St Richmond

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**



Yarra City Council
ABN 98 394 086 520

PO Box 168
Richmond VIC 3121

03 9205 5555
info@yarracity.vic.gov.au
yarracity.vic.gov.au

BUILDING REGULATIONS 2018
Regulation 51
REQUEST FOR BUILDING APPROVAL PARTICULARS

We acknowledge your request for building particulars regarding the above property. Our building records indicate the following information.

51. The property is liable to flooding within the meaning of Building Regulation 153.

With regards to Reg 154 information please contact Melbourne Water. See 'Advisory Note' below.

The property is not in an area which is:

- designated under *Building Regulation 150* as an area in which buildings are likely to be subject to infestation by termites.
- a designated bush fire prone area determined under *Building Regulation 155*.
- an area determined under *Building Regulation 152* likely to be subject to significant snowfalls.

Details of building envelopes on the allotment or adjoining allotments or adjoining allotments may be obtained from the Certificate of Title. Certificates of Title are available from www.landata.online.

Advisory Note-

Reg 153 Information:

Flood mapping for land within the City of Yarra is currently being reviewed and updated by Melbourne Water as the floodplain management authority. According to Melbourne Water's

**ADVERTISED
PLAN**

ADVERTISED PLAN

information, the land you enquired about is identified as being within an area potentially affected by flooding from stormwater.

This flood mapping is based on data that is draft data, and not final data. Property owners, developers, and their consultants may use the flood mapping at their own risk, and should conduct their own investigations as to the suitability of land for any proposed development.

Flood levels, hazard classification and further details should be obtained from Melbourne Water's updated mapping information.

For any questions, please contact Melbourne Water at [131722](tel:131722) or enquiry@melbournewater.com.au and see [Yarra flood mapping / Melbourne Water](#)

Reg 154 Information :

We apologise that we cannot provide any information pertaining to Reg 154, at this stage. The City of Yarra is working with Melbourne Water to obtain accurate updated flood mapping for our Municipality. Therefore, we recommend that you apply directly to Melbourne Water to obtain information on whether the property is subject to Reg 154 (3) of the Building Regulations and whether it's subject to Regulations 153 (6)(a) of the Building Regulations.

Please note:

All residential properties containing existing swimming pools or spas are required to have safety pool fencing erected and that failure to do so can result in a penalty of \$500.00. Furthermore, owners are required to register swimming pools and/or spas with Council as well as submitting Compliance Certificates by the required deadline. Failure to do so may result in penalties up to \$1,652.20.

Owners or purchasers of residential properties are to ensure that smoke alarms exist and that failure to do so can result in a penalty of \$500.00. For further detailed information, please contact the Council's Building Department.

Melbourne Water has recently changed flood information on properties within the City of Yarra. You must make an enquiry with Melbourne Water in respect to land that is liable to flooding on designated land or works.

This property may not be eligible to receive a Parking Permit.

In 2003 Council introduced a policy to ease the pressure on street parking. New developments that increase the density (e.g dual occupancies) are not eligible for parking permits. Developers either have to provide off-street parking or the property is sold without the provision of a parking permit. For further information please contact Parking Services on 9205 5255.

Yours sincerely,

Yarra Building Services

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

APPENDIX E – OSD4 & ORIFICE CALCULATION

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

Printed from *OSD4W* version 1.08.4 S/N # W4-01201

Licensed to :

Prepared by : Daniel Atherinis

1. CLIENT DETAILS

Name : ClientName
Address line 1 : ClientDet1.....
Address line 2 : ClientDet2.....
Address line 3 : ClientDet3.....

2. JOB NAME AND REFERENCE

Job Reference : OSD4W-2008-001
Job Name : 63-67 River Street
Job Detail 1 : Richmond
Job Detail 2 : VIC
Job Detail 3 : 3121

ADVERTISED PLAN

3. AREAS (sq.m.) & RUN-OFF COEFFICIENTS

Total Site area : 9502

4. EXISTING SITE DETAILS

Aes1 : 4136 Ces1 : 0.90
Aes2 : 5366 Ces2 : 0.40
Aes3 : 0 Ces3 : 0.30
Aes4 : 0 Ces4 : 0.12
Weighted C - site Cew : 0.62

5. PROPOSED SITE DETAILS

Aps1 : 4738 Cps1 : 1.00
Aps2 : 3447 Cps2 : 0.90
Aps3 : 0 Cps3 : 0.30
Aps4 : 1317 Cps4 : 0.60 <-- Total uncontrolled portion(s) - weighted
Weighted C - site Cpw : 0.91
Uncontrolled portion(s) UPfrac : 0.13 <-- Weighted uncontrolled fraction of total site

6. CATCHMENT TIMES (minutes)

Time of concentration : 10.00
Travel time from discharge point
to catchment outlet : 5.00

7. OSD DESIGN

Flow Control Device : Orifice
Storage type : Tank
Rainfall zone : MELBOURNE
ARI for OUTFLOW (years) : 5
ARI for STORAGE (years) : 10
Qptot (L/s) : 102.73 <-- Existing site discharge
Qu (L/s) : 13.83 <-- Exist. discharge from uncontrolled portion
Qp (L/s) : 88.90 <-- Exist. discharge from controlled portion(s)
Calculated PSD (L/s) : 101.93
Nominated PSD (L/s) : ----
Adopted PSD (L/s) : 101.93

8. STORAGE DETAILS

Volume (cub.m.) : 86.71
Time to fill storage (mins) : 16.9
Time to empty storage (mins) : 46.8
Critical storm duration (mins) : 23.9

9. STORM DURATIONS & RAINFALL INTENSITIES

PSD Duration : 10.0 min. Intensity : 63.0 mm/hr
MAX. STORAGE Duration : 23.9 min. Intensity : 48.7 mm/hr

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

** The runoff from portion(s) of the site will not be controlled by the OSD system.
** OSD4W has calculated a reduced PSD and an increased storage volume to ensure that the
** timewise discharge rates from the site satisfy the Swinburne Methodology criteria.

APPENDIX F – CIVIL ENGINEERING PLANS

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

RIVER STREET

43 & 63-67 RIVER STREET, RICHMOND, VIC
CIVIL PRELIMINARY SKETCHES



**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



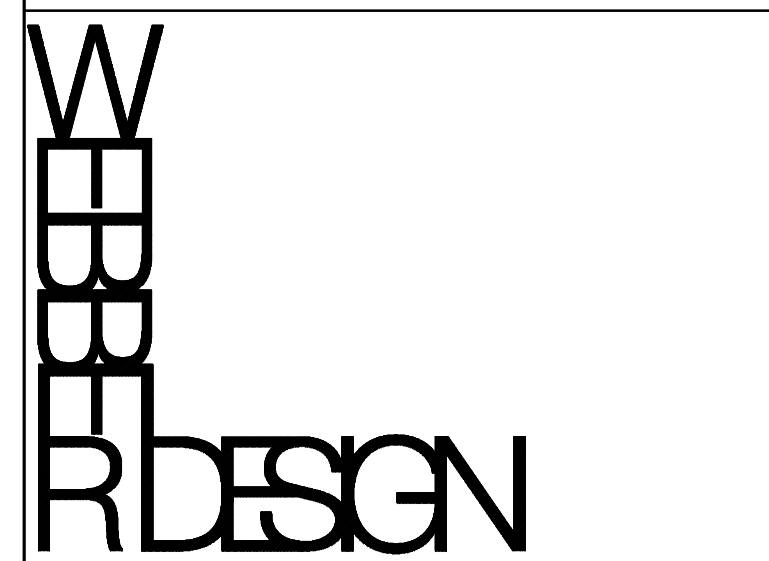
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND REMAINS THE PROPERTY OF WEBBER DESIGN PTY LTD. NO PART OF THIS WORK SHALL BE REPRODUCED OR COPIED IN ANY FORM OR BY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING, RECORDING OR INFORMATION RETRIEVAL SYSTEMS) WITHOUT THE PERMISSION OF WEBBER DESIGN PTY LTD.

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

Rev	Description	Eng	Draft	Date
A	PRELIMINARY	GP	DA	20/02/26

PRELIMINARY

Status
CIVIL DRAWING



MELBOURNE OFFICE: LEVEL 2, 31 QUEEN STREET MELBOURNE, VIC, AUSTRALIA 3000 T: +61 3 9814 7155
SYDNEY OFFICE: SUITE 301, LEVEL 3, 19A BOUNDARY STREET RUSSELLSBAY, NSW, AUSTRALIA 2011 T: +61 2 9690 2488

CLIENT

CBUS PROPERTY

PROJECT
**43 & 63-67 RIVER STREET,
RICHMOND**

TITLE
COVER PAGE

DATE 20/02/26	DESIGNED BY G.P.	CHECKED BY P.W.
SCALES AT A1 N.T.S.	DRAWN BY D.A.	APPROVED BY P.W.
JOB No. WD25069	DRAWING No. WD-CIV-SK 01	REV. A

ADVERTISED PLAN

CIVIL NOTES:
 1. THIS DRAINAGE DESIGN IS PRELIMINARY PENDING LPD ADVICE BY CITY OF YARRA AND IS SUBJECT TO AUTHORITY REVIEW AND APPROVAL. BUILDER TO MAKE NECESSARY ALLOWANCES WHERE DEEMED REQUIRED.
 2. FOOTPATH RL SUBJECT TO ARCHITECTURAL AND COUNCIL REVIEW. BUILDER TO MAKE NECESSARY ALLOWANCES WHERE DEEMED REQUIRED. (ALL LEVELS APPROXIMATE BASED FROM REEDS CONSULTING REF : 24446 DATED : 14/02/25)
 3. THE DESIGN ASSUMES THAT GROUNDWATER IS NOT ENCOUNTERED WITHIN THE BASEMENT EXCAVATION, BASED ON GEOTECHNICAL REPORT FROM FSG GEOTECHNICS REF: 13024RKMM03A DATED 30/09/25. DESIGN GROUNDWATER LEVEL RL 6.50. SHOULD GROUNDWATER BE IDENTIFIED, RE-DESIGN OF BASEMENT DRAINAGE SYSTEM MAY BE REQUIRED.
 4. SUBJECT TO REVIEW BY TRAFFIC ENGINEER.
 5. SUBJECT TO RECEIPT AND REVIEW OF HYDRAULICS AND FIRE SERVICE CONSTRUCTION ISSUED DRAWINGS FOR COORDINATION.
 6. SUBJECT TO RECEIVED UP TO DATE FEATURE LEVEL SURVEY AND IN GROUND SERVICES SURVEY.

EXISTING SERVICES NOTES:
 □ BUILDER TO CONFIRM EXACT LOCATION, DEPTH AND SIZE OF EXISTING SERVICES PRIOR COMMENCEMENT OF ANY WORKS.
 □ IF ANY PROPOSED DRAINAGE SYSTEM INTERSECT WITH EXISTING SERVICES, CONTACT WEBBER DESIGN OFFICE FOR FURTHER ASSESSMENT.

LEGEND

	PIT NUMBER
	GRATED PIT
	JUNCTION PIT
	EXISTING SIDE ENTRY PIT
	INSPECTION OPENING
	GRATED INLET
	FALL DIRECTION
	STRIP DRAIN
	STORMWATER PIPE
	100 DIA. AGRICULTURAL DRAIN LAID TO 1:100 FALL
	PUMP OUT FLOW DRAIN LINE
	RISING MAIN LINE
	SPOON DRAIN
	NEW PAVEMENT
	NEW LANDSCAPING
	NSL 34.01x
	Ex K&CH
	K&CH
	NEW KERB & CHANNEL TO COUNCIL REQUIREMENTS

PRELIMINARY

Status: CIVIL DRAWING

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

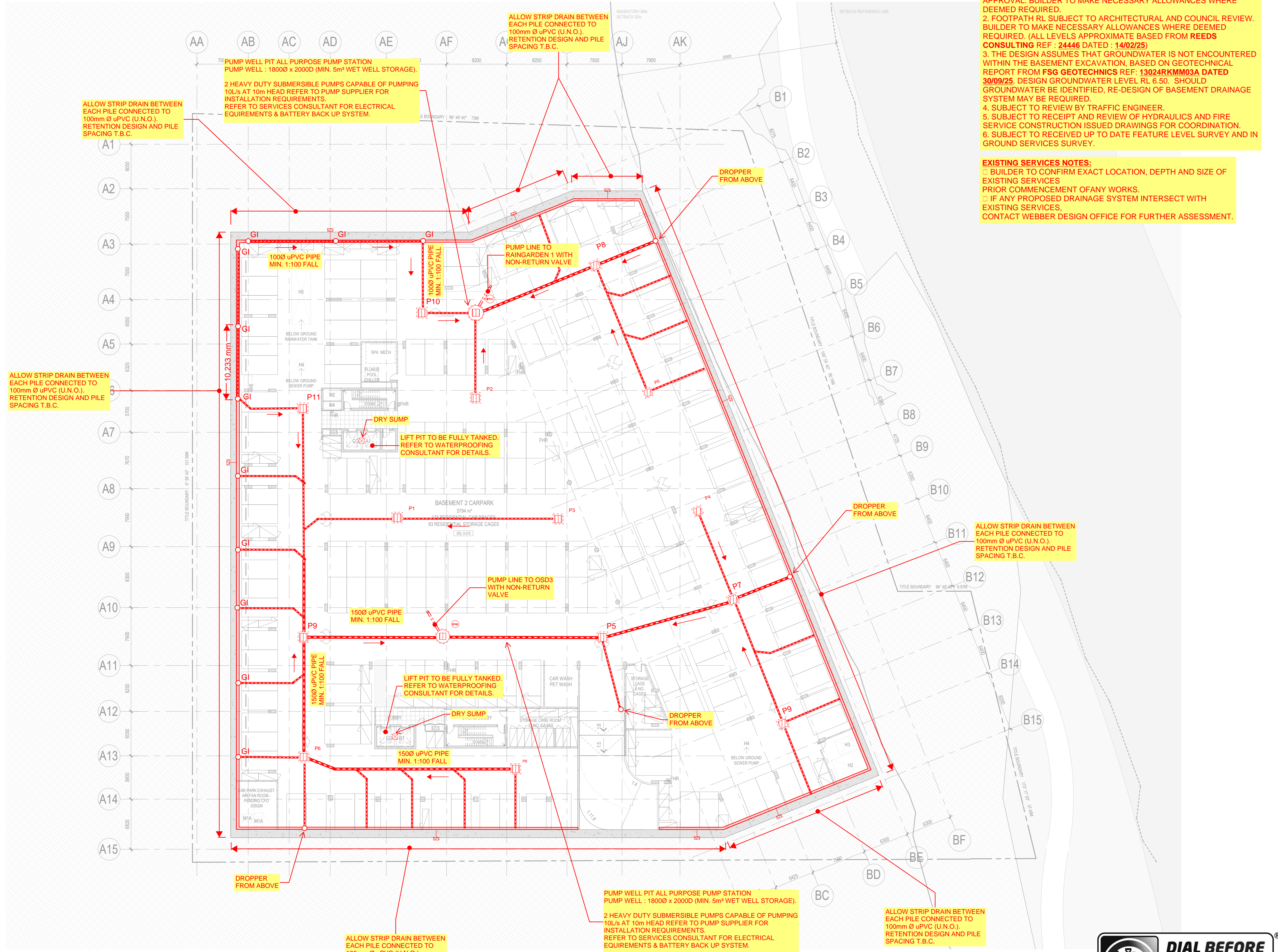
WEBBER DESIGN
 STRUCTURAL ENGINEERING
 MELBOURNE OFFICE: LEVEL 2, 31 QUEEN STREET MELBOURNE, VIC, AUSTRALIA 3000
 SYDNEY OFFICE: SUITE 301 LEVEL 3, 19A BOUNDARY STREET RUSSELLSBURY RD, NSW, AUSTRALIA 2011

CBUS PROPERTY

PROJECT: 43 & 63-67 RIVER STREET, RICHMOND

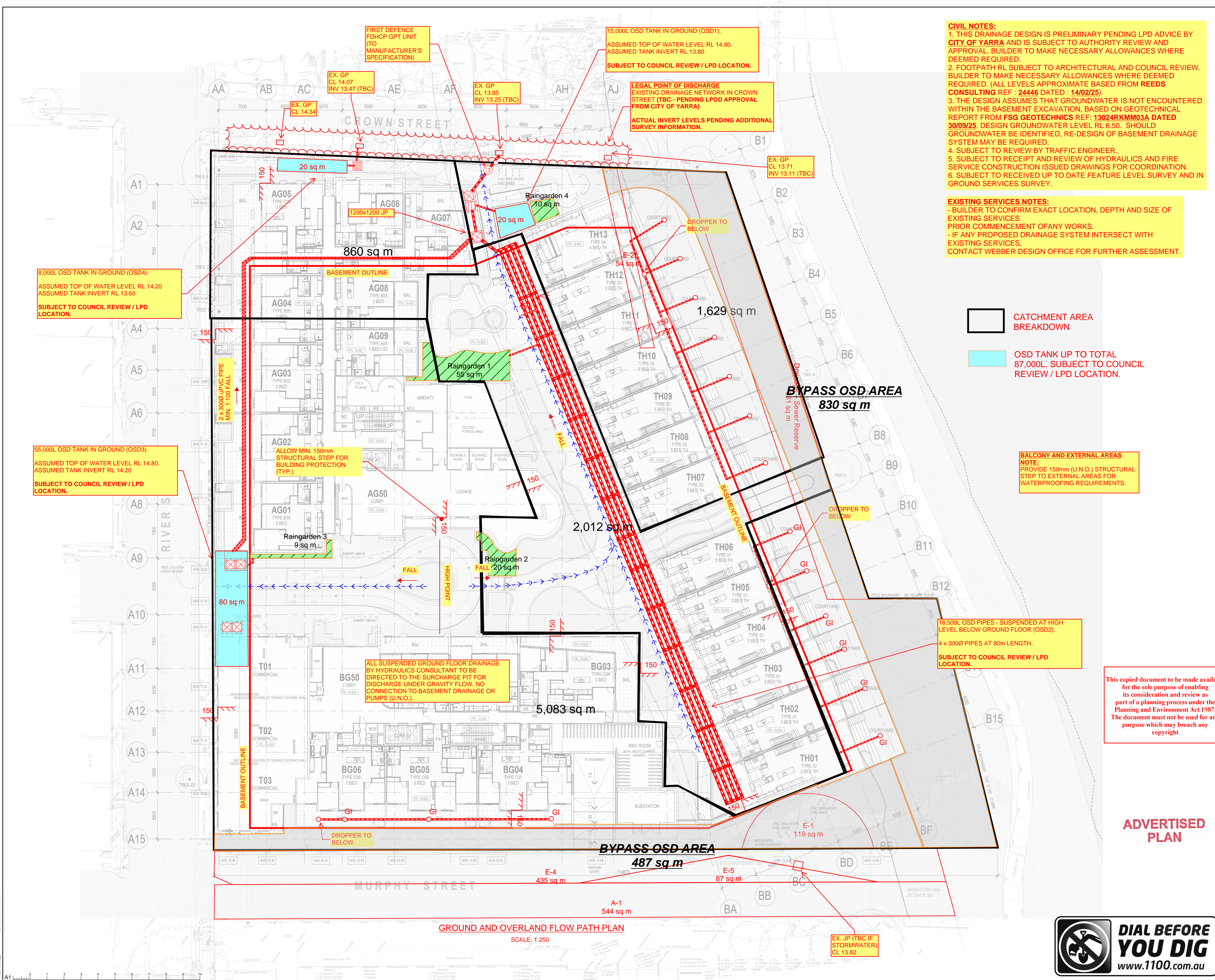
TITLE: **BASEMENT 2 - DRAINAGE PLAN**

DATE: 20/02/26	DESIGNED BY: G.P.	CHECKED BY: P.W.
SCALE AT A1: N.T.S.	DRAWN BY: D.A.	APPROVED BY: P.W.
JOB No: WD25069	DRAWING No: WD-CIV-SK 02	REV: A



PRINT TIME: 20/02/2018 10:14:07 AM





CIVIL NOTES:

1. THIS DRAINAGE DESIGN IS PRELIMINARY PENDING LPD ADVICE BY CITY OF YARRA AND IS SUBJECT TO AUTHORITY REVIEW AND APPROVAL. BUILDER TO MAKE NECESSARY ALLOWANCES WHERE DEEMED REQUIRED.
2. FOOTPATH RL SUBJECT TO ARCHITECTURAL AND COUNCIL REVIEW. BUILDER TO MAKE NECESSARY ALLOWANCES WHERE DEEMED REQUIRED. (ALL LEVELS APPROXIMATE BASED FROM REEDS CONSULTING REF : 24446 DATED : 14/02/25)
3. THE DESIGN ASSUMES THAT GROUNDWATER IS NOT ENCOUNTERED WITHIN THE BASEMENT EXCAVATION, BASED ON GEOTECHNICAL REPORT FROM FSG GEOTECHNICS REF: 13024RKMM03A DATED 30/09/25. DESIGN GROUNDWATER LEVEL RL 6.50. SHOULD GROUNDWATER BE IDENTIFIED, RE-DESIGN OF BASEMENT DRAINAGE SYSTEM MAY BE REQUIRED.
4. SUBJECT TO REVIEW BY TRAFFIC ENGINEER.
5. SUBJECT TO RECEIPT AND REVIEW OF HYDRAULICS AND FIRE SERVICE CONSTRUCTION ISSUED DRAWINGS FOR COORDINATION.
6. SUBJECT TO RECEIVED UP TO DATE FEATURE LEVEL SURVEY AND IN GROUND SERVICES SURVEY.

EXISTING SERVICES NOTES:

- BUILDER TO CONFIRM EXACT LOCATION, DEPTH AND SIZE OF EXISTING SERVICES PRIOR COMMENCEMENT OF ANY WORKS.
- IF ANY PROPOSED DRAINAGE SYSTEM INTERSECT WITH EXISTING SERVICES, CONTACT WEBBER DESIGN OFFICE FOR FURTHER ASSESSMENT.

CATCHMENT AREA BREAKDOWN

OSD TANK UP TO TOTAL 87,000L. SUBJECT TO COUNCIL REVIEW / LPD LOCATION.

BALCONY AND EXTERNAL AREAS NOTE:

NOTE: PROVIDE 150mm (U.N.O.) STRUCTURAL STEP TO EXTERNAL AREAS FOR WATERPROOFING REQUIREMENTS.

18,500L OSD PIPES - SUSPENDED AT HIGH LEVEL BELOW GROUND FLOOR (OSD2).
4 x 3000 PIPES AT 80m LENGTH.
SUBJECT TO COUNCIL REVIEW / LPD LOCATION.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

ALL RIGHT RESERVED. THIS WORK IS COPYRIGHT AND REMAINS THE PROPERTY OF WEBBER DESIGN PTY LTD. NO PART OF THIS WORK SHALL BE REPRODUCED OR COPIED IN ANY FORM OR BY MEANS GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR INFORMATION RETRIEVAL SYSTEMS) WITHOUT THE PERMISSION OF WEBBER DESIGN PTY LTD.

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

Rev	Description	Eng	Draft	Date
A	PRELIMINARY	GP	DA	20/02/26

LEGEND

(Pxx)	PIT NUMBER
[Grid]	GRATED PIT
[X]	JUNCTION PIT
[Diagonal]	EXISTING SIDE ENTRY PIT
I.O. O	INSPECTION OPENING
G.I. O	GRATED INLET
[Arrow]	FALL DIRECTION
[Strip]	STRIP DRAIN
[Thick Line]	STORMWATER PIPE
[Dashed]	100 DIA. AGRICULTURAL DRAIN LAID TO 1:100 FALL
[Dotted]	PUMP OUT FLOW DRAIN LINE
[Dash-Dash]	RISING MAIN LINE
[Thin Line]	SPOON DRAIN
[Pattern]	NEW PAVEMENT
[Pattern]	NEW LANDSCAPING
NSL 34.01x	NATURAL SURFACE LEVEL
Ex K&CH	EXISTING KERB & CHANNEL
K&CH	NEW KERB & CHANNEL TO COUNCIL REQUIREMENTS

PRELIMINARY

Status: CIVIL DRAWING

WEBBER DESIGN

STRUCTURAL ENGINEERING

MELBOURNE OFFICE: LEVEL 2, 31 QUEEN STREET, MELBOURNE, VIC, AUSTRALIA 3000
SYDNEY OFFICE: SUITE 301, LEVEL 3, 19A BOUNDARY STREET, RICHMOND VIC, NSW, AUSTRALIA 2011

CLIENT: CBUS PROPERTY

PROJECT: 43 & 63-67 RIVER STREET, RICHMOND

TITLE: GROUND & OVERLAND FLOW PATH

DATE	DESIGNED BY	CHECKED BY
20/02/26	G.P.	P.W.

SCALES AT A1	DRAWN BY	APPROVED BY
N.T.S.	D.A.	P.W.

JOB No.	DRAWING No.	REV.
WD25069	WD-CIV-SK 04	A

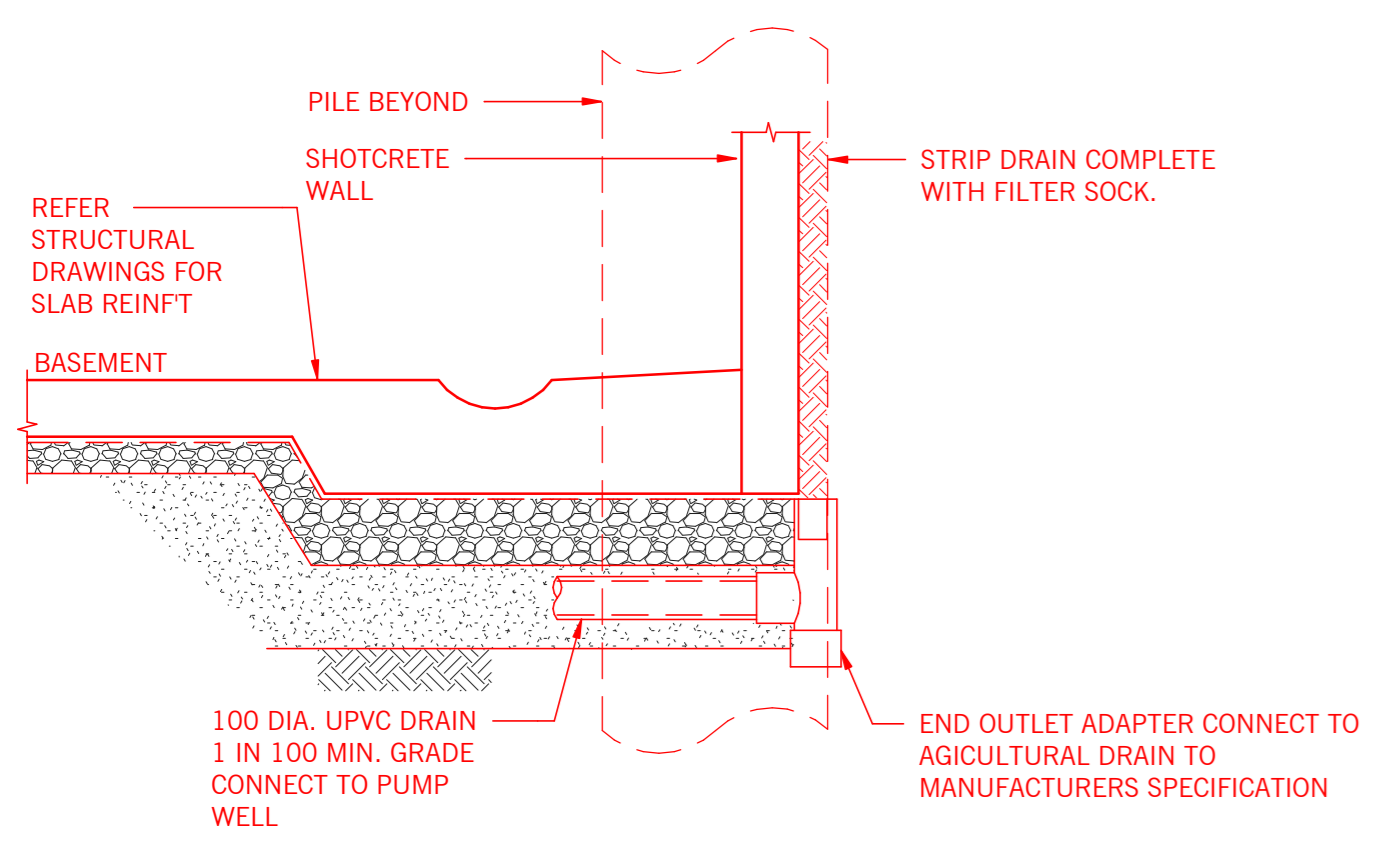


PRINT TIME: 20/02/2018 10:14:07 AM

ALL RIGHT RESERVED. THIS WORK IS COPYRIGHT AND REMAINS THE PROPERTY OF WEBBER DESIGN PTY LTD. NO PART OF THIS WORK SHALL BE REPRODUCED OR COPIED IN ANY FORM OR BY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR INFORMATION RETRIEVAL SYSTEMS) WITHOUT THE PERMISSION OF WEBBER DESIGN PTY LTD.

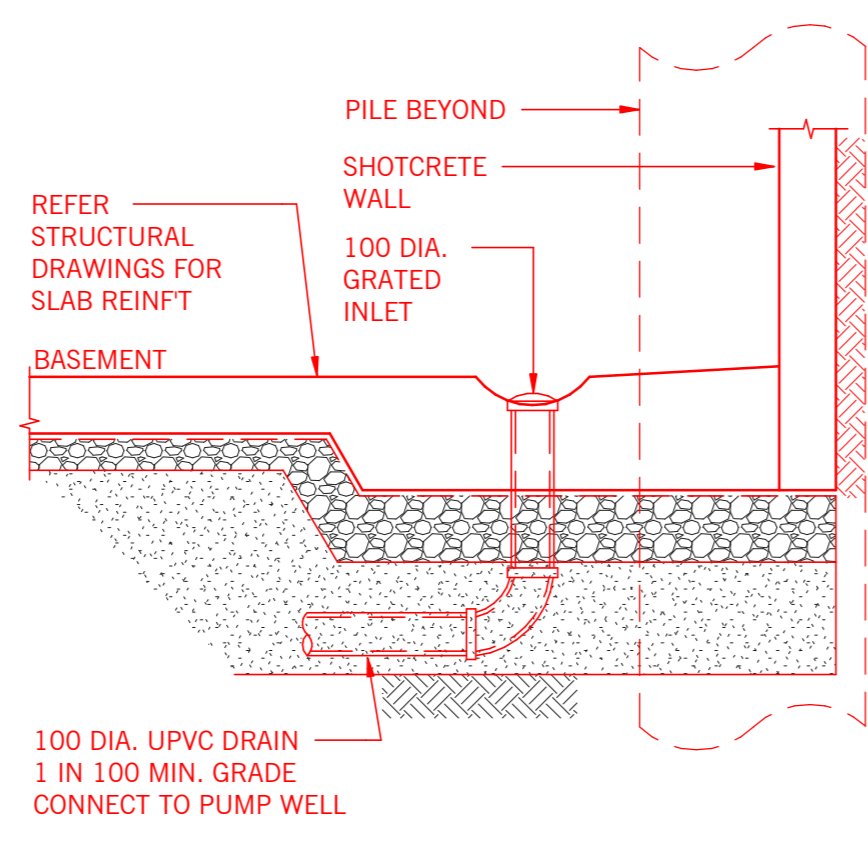
DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

Rev	Description	Eng	Draft	Date
A	PRELIMINARY	GP	DA	20/02/26

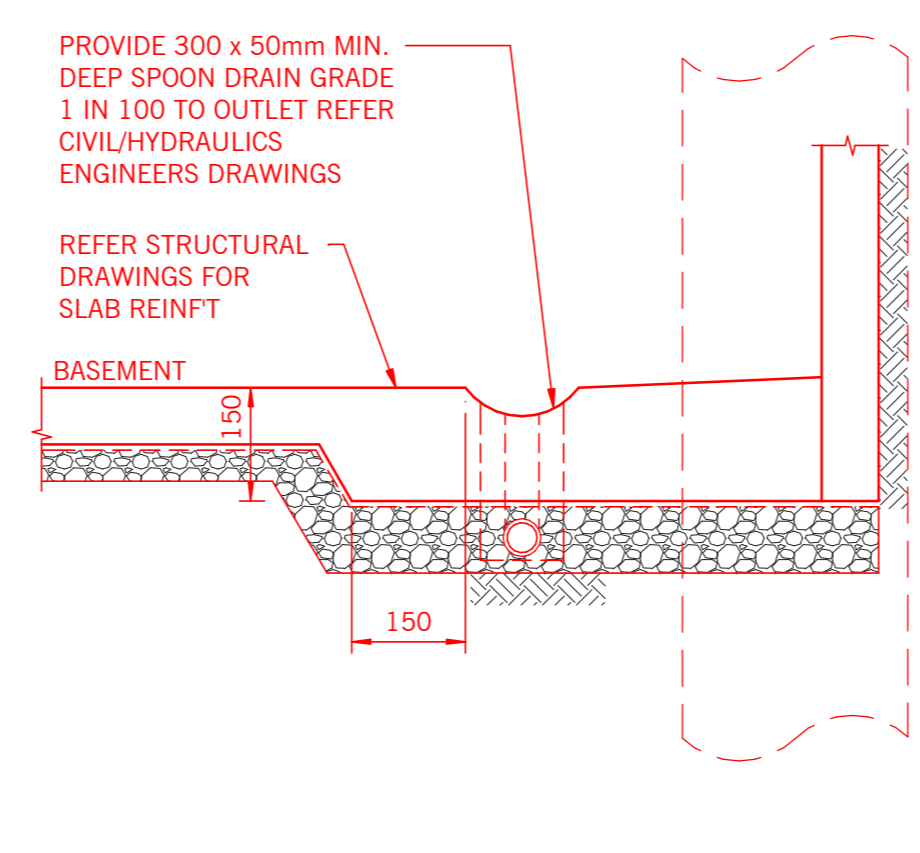


STRIP DRAIN CONNECTION DETAIL
NTS

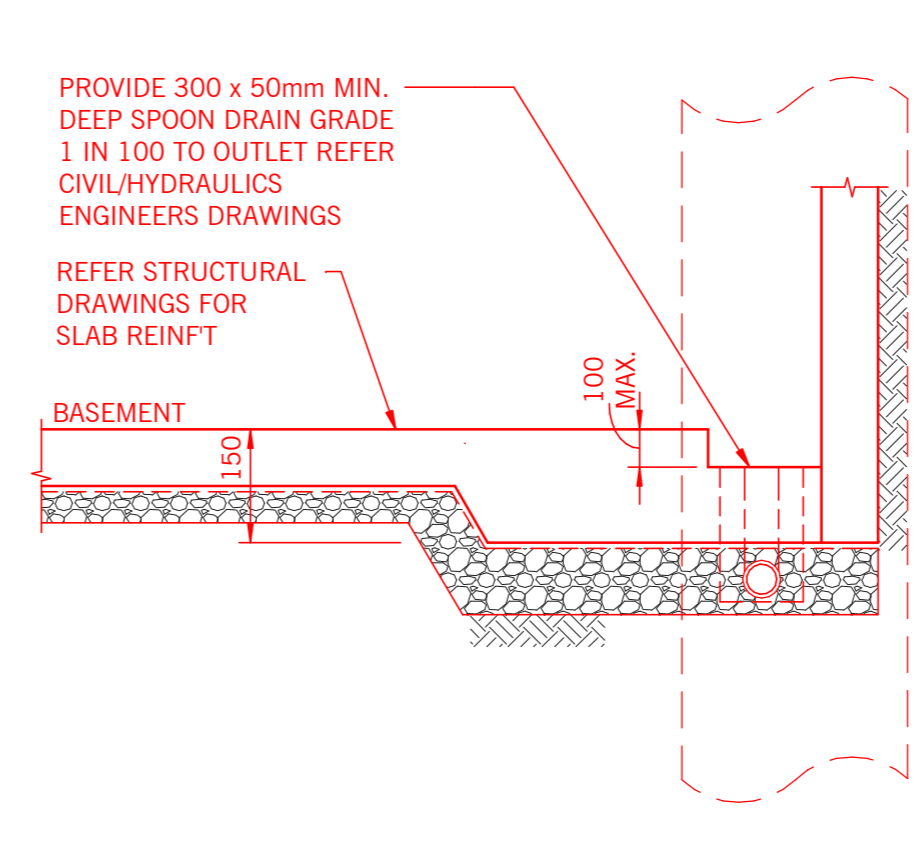
NOTE
CONNECT STRIP DRAINS DIRECT TO A.G. DRAIN NETWORK UNDER SLAB



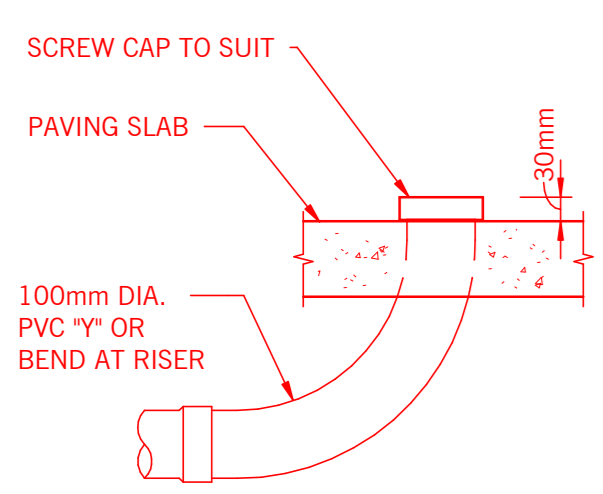
GRADED INLET (G.I.) DETAIL
NTS



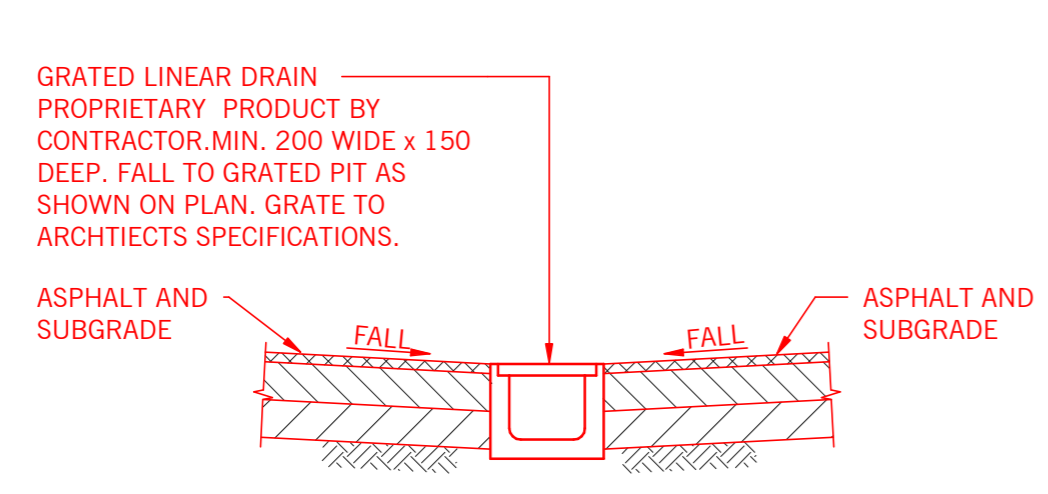
SPOON DRAIN DETAIL
NTS



SPOON DRAIN RECESS DETAIL
NTS

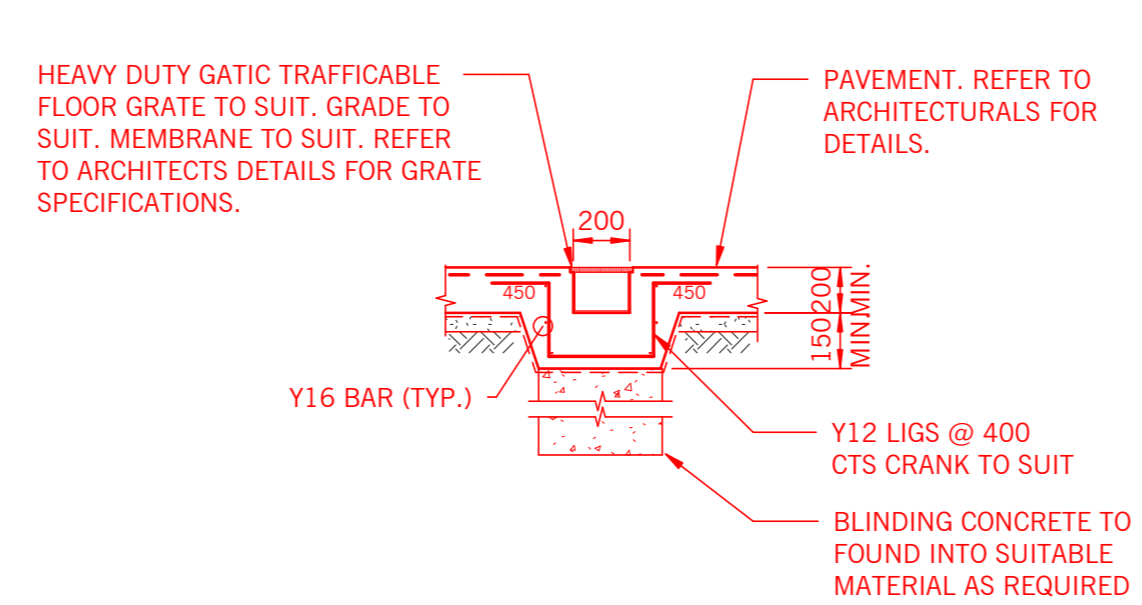


INSPECTION OPENING (I.O.)
(TO BE INSTALLED AT HIGH POINTS, 30m INTERVALS AND AS NOMINATED ON DRAWINGS AS A MINIMUM)

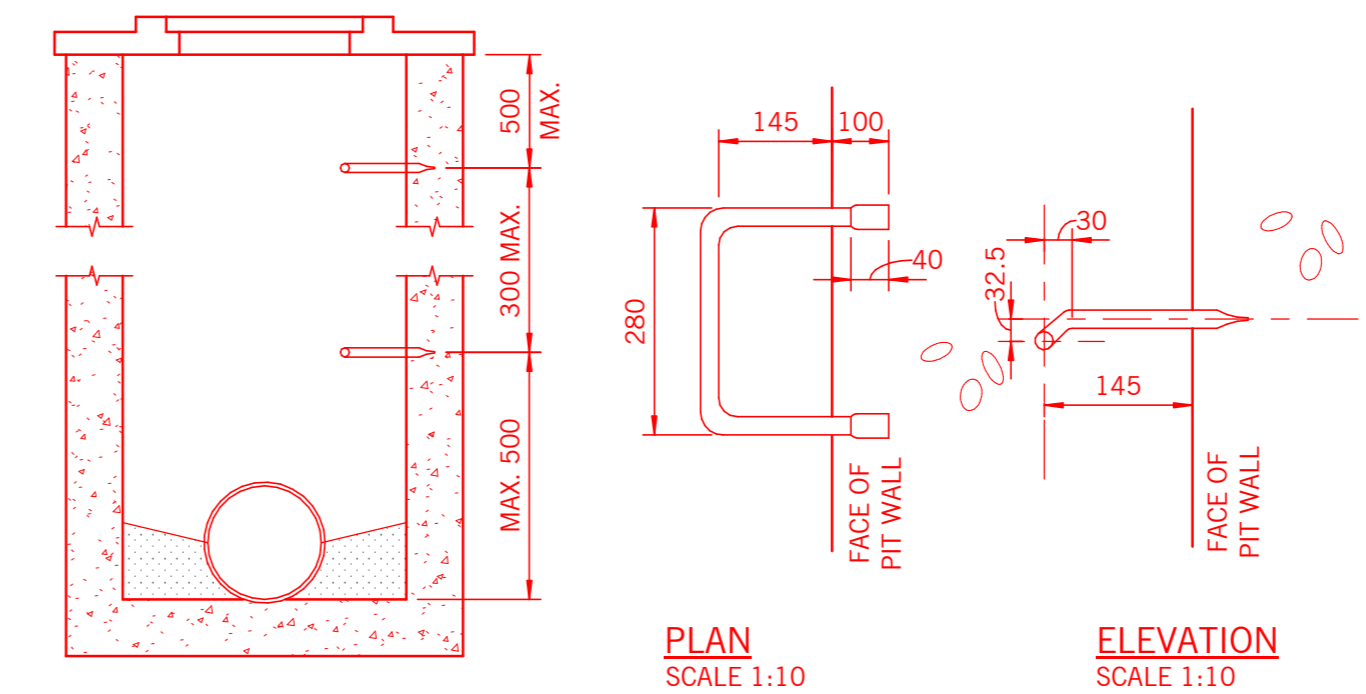


GRADED LINEAR DRAIN DETAIL

NOTE:
REFER TO PROPRIETARY PRODUCT SPECIFICATIONS FOR INSTALLATION DETAIL.

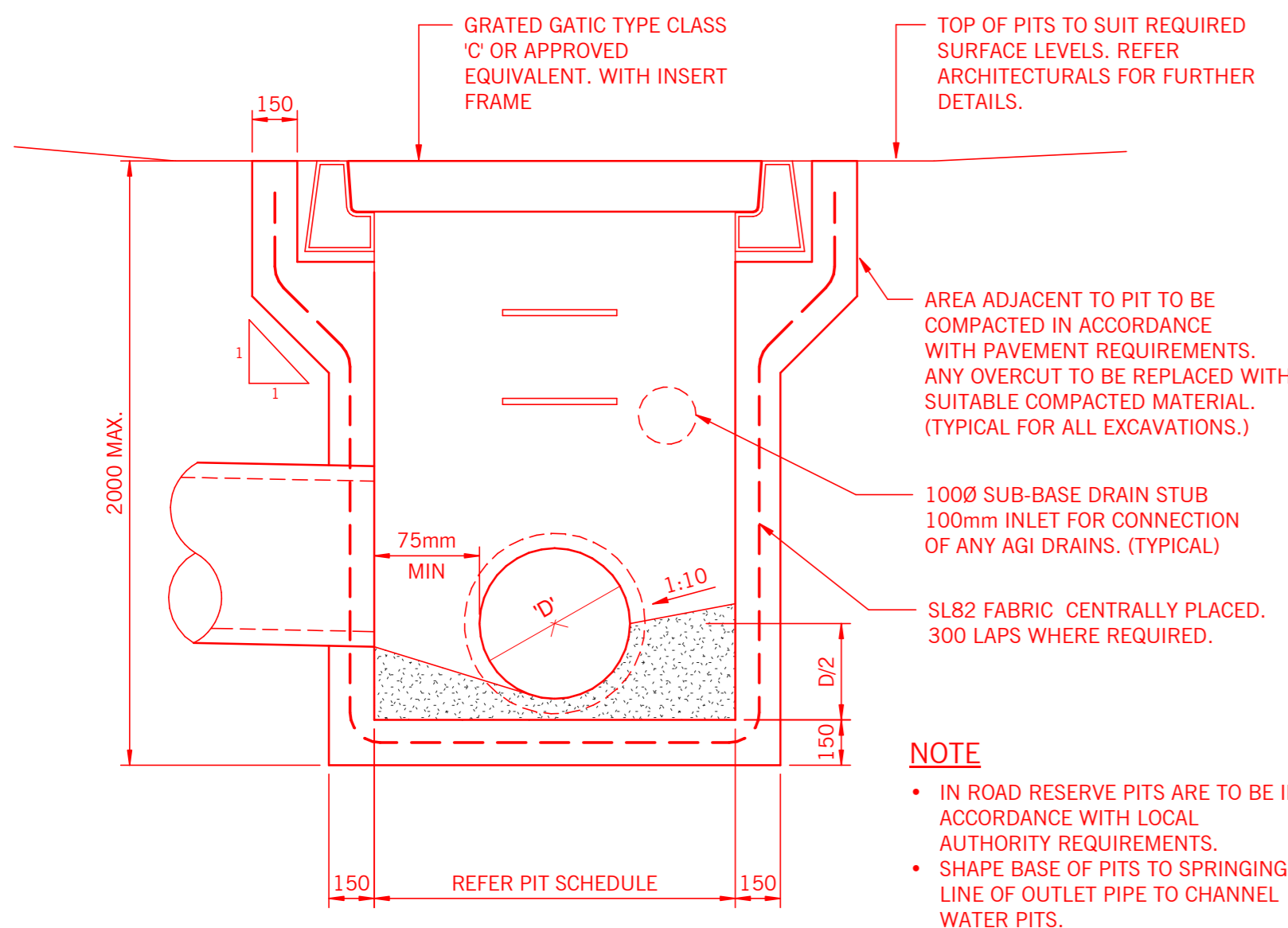


GRADED TRENCH DETAIL
SCALE 1:20



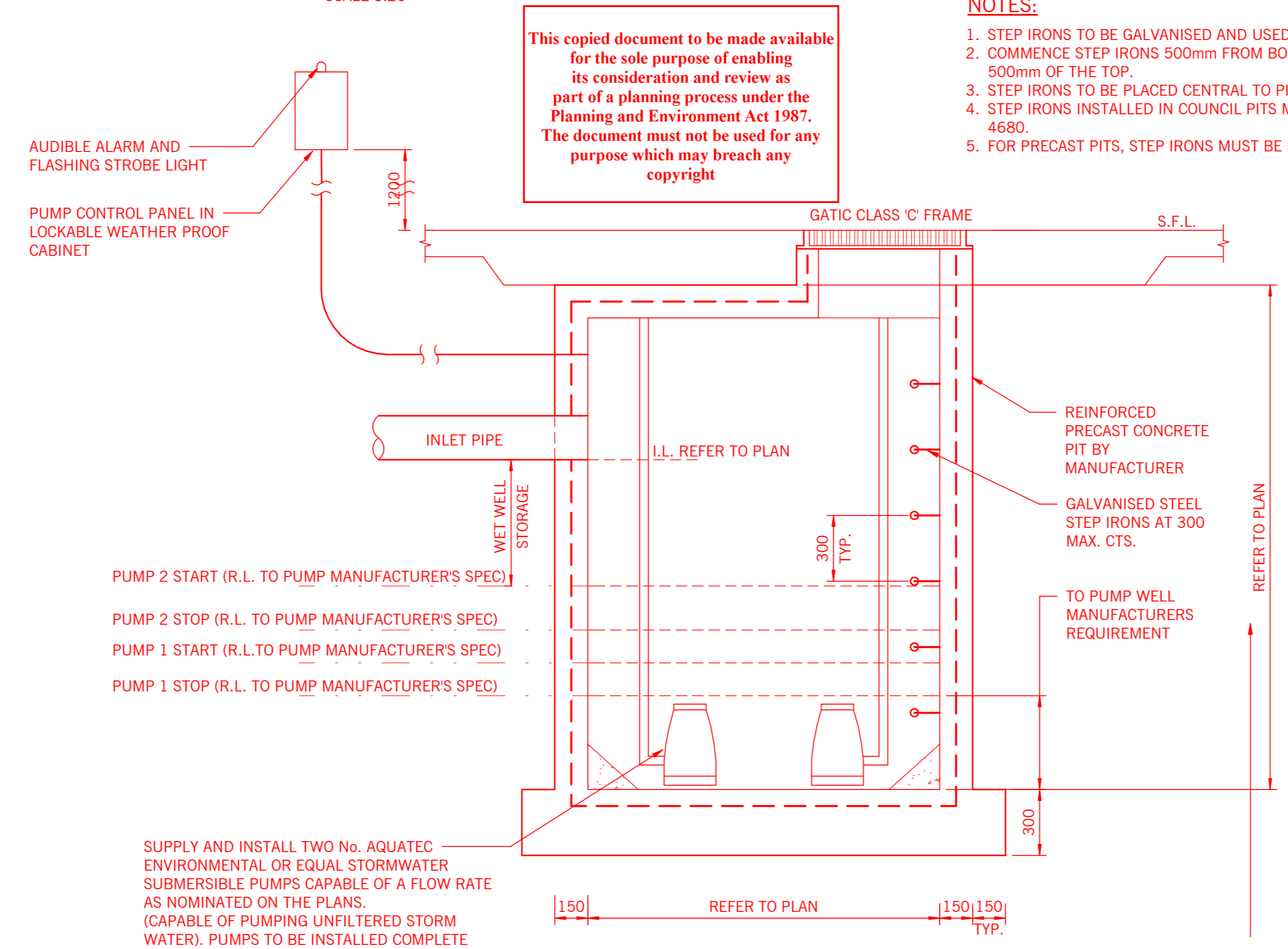
TYPICAL STEP IRON DETAIL

- NOTES:**
- STEP IRONS TO BE GALVANISED AND USED IN PITS EXCEEDING 900mm IN DEPTH
 - COMMENCE STEP IRONS 500mm FROM BOTTOM OF PIT WITH MAXIMUM 300mm SPACING TO WITHIN 500mm OF THE TOP.
 - STEP IRONS TO BE PLACED CENTRAL TO PIT COVER OPENINGS.
 - STEP IRONS INSTALLED IN COUNCIL PITS MUST COMPLY WITH STANDARDS AS3679 PART 1 AND AS/NZS 4680.
 - FOR PRECAST PITS, STEP IRONS MUST BE LOAD TESTED TO AS4198/1994



TYPICAL PIT DETAIL
SCALE 1:20

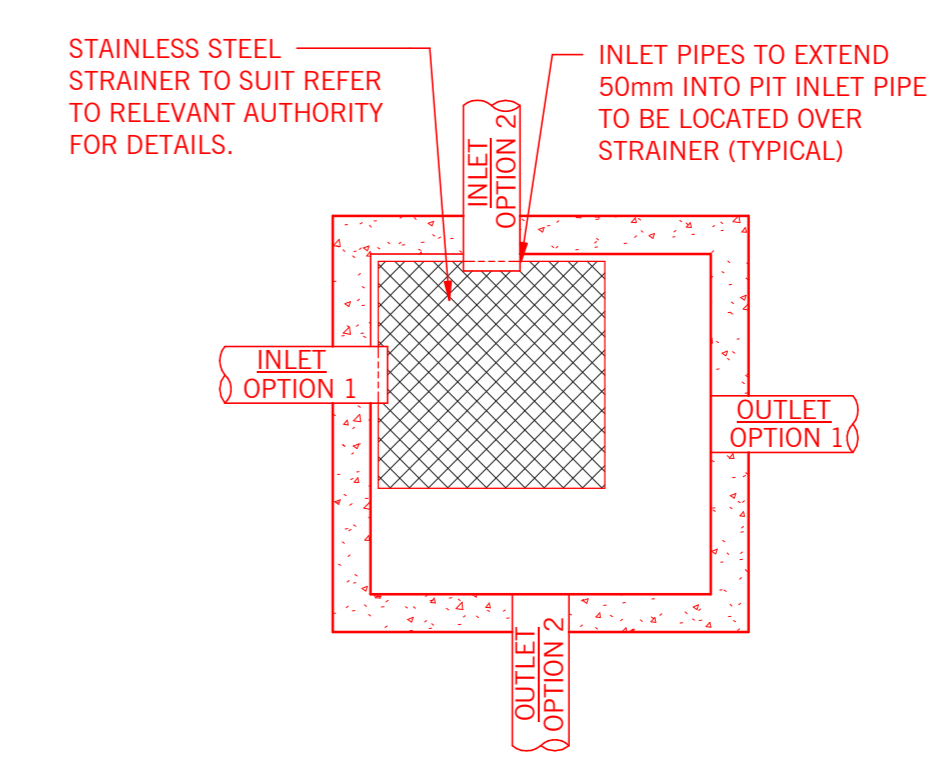
- NOTE**
- IN ROAD RESERVE PITS ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
 - SHAPE BASE OF PITS TO SPRINGING LINE OF OUTLET PIPE TO CHANNEL WATER PITS.



PUMP WELL PIT DETAIL
SCALE: N.T.S.

NOTE
DESIGN OF PIT WALLS TO TAKE INTO ACCOUNT HYDROSTATIC PRESSURE FROM GROUND WATER FOR FULL DEPTH OF PIT

NOTE
SIZE AND SPECIFICATION OF PUMPWELL AND PUMPS T.B.C. PENDING REVIEW OF HYDRAULIC DRAWINGS



TYPICAL PIT BASE DETAIL
SCALE 1:10
REFER TO RELEVANT AUTHORITY FOR FURTHER REQUIREMENTS AND LOCATIONS.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

PRELIMINARY

Status
CIVIL DRAWING

WEBBER DESIGN
STRUCTURAL ENGINEERING
MELBOURNE OFFICE: LEVEL 2, 31 QUEEN STREET MELBOURNE, VIC, AUSTRALIA 3000 T: +61 3 9814 7155
SYDNEY OFFICE: SUITE 301, LEVEL 3, 19A BOUNDARY STREET RICHMOND VIC, NSW, AUSTRALIA 2011 T: +61 2 9690 2488

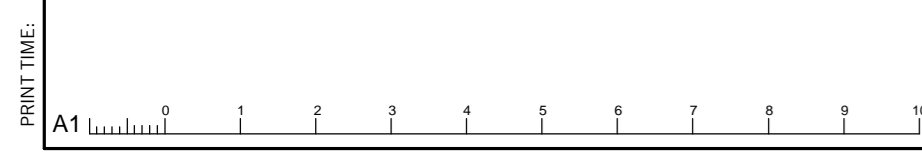
CBUS PROPERTY

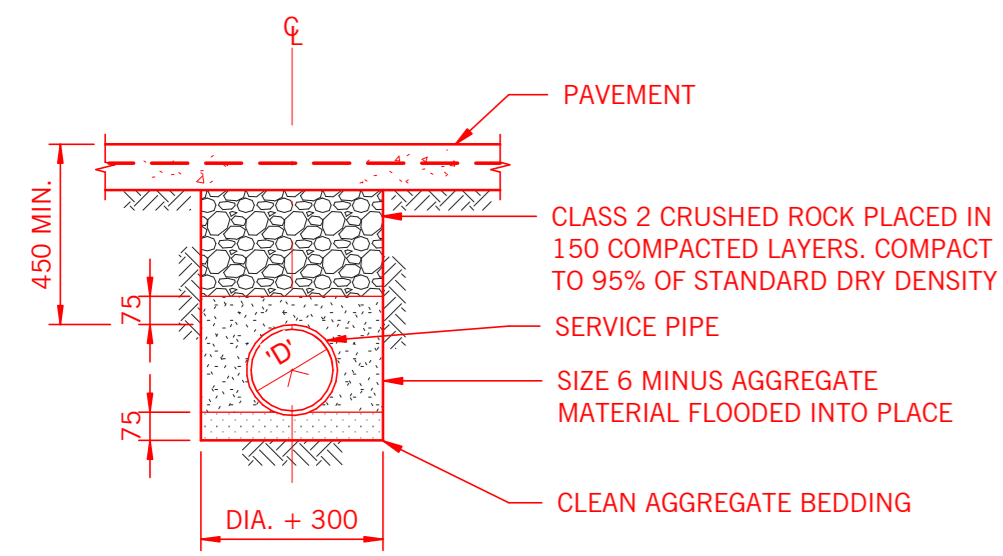
PROJECT
43 & 63-67 RIVER STREET, RICHMOND

TITLE
TYPICAL DETAILS - SHEET 1

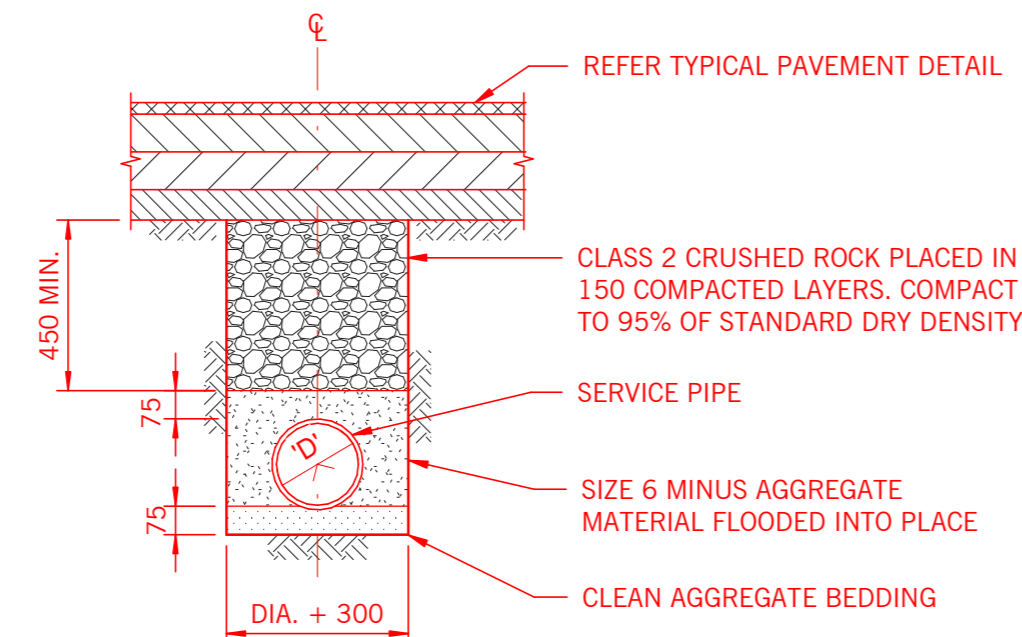
DATE 20/02/26	G.P.	P.W.
SCALE AT A1 N.T.S.	DRAWN BY D.A.	APPROVED BY P.W.
JOB No. WD25069	DRAWING No. WD-CIV-SK 05	REV. A

PRINT TIME: 20/02/2018 10:14:07 AM

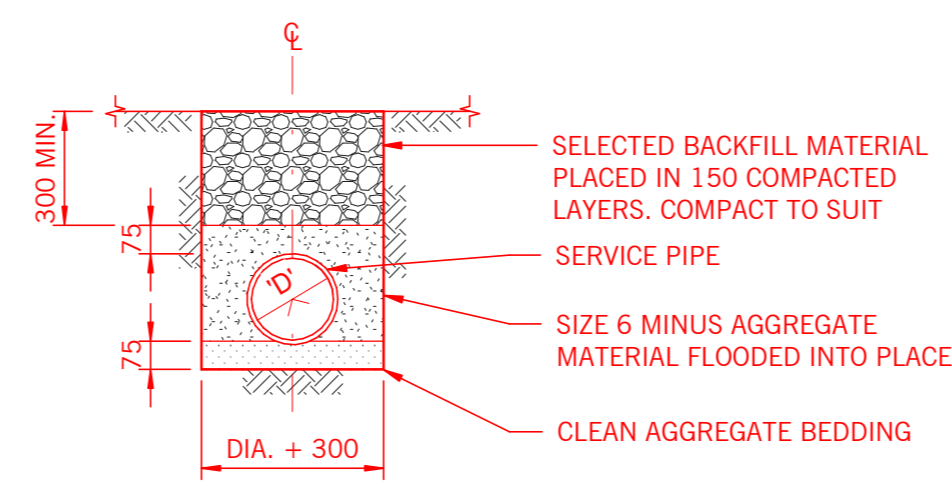




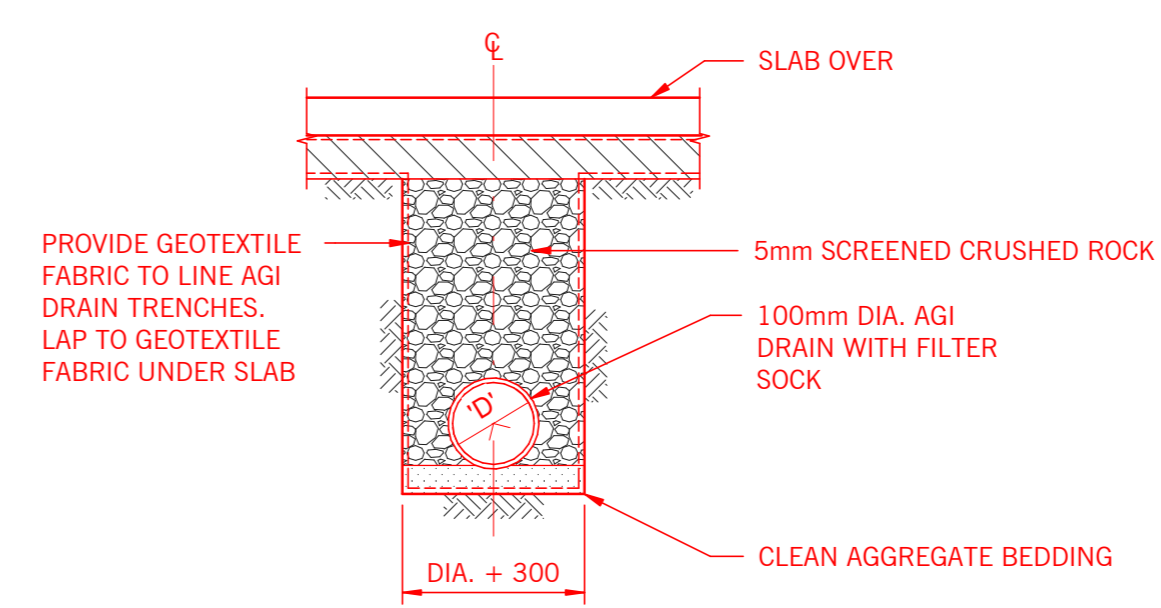
PIPE LAYING DETAIL UNDER CONCRETE PAVEMENT
SCALE: 1:20



PIPE LAYING DETAIL UNDER ASPHALT PAVEMENT
SCALE: 1:20



PIPE LAYING DETAIL - OPEN SPACE
SCALE: 1:20



AGI DRAIN LAYING DETAIL

SCALE: 1:20
NOTE:
INVERT LEVEL OF AGI DRAIN SHALL BE AS REQUIRED BY ADJOINING CONSTRUCTION, BUT NOT LESS THAN THE 500mm BELOW FINISHED SURFACE LEVEL AND/OR 300mm BELOW THE FORMATION LEVEL OF ADJACENT CHANNELLING PAVEMENT SYSTEMS

NOTE:
ALL KERBS, RETAINING WALLS, PAVEMENT EDGES, ETC ARE TO BE AGI DRAINS TO BE CONNECTED TO MAIN IN GROUND DRAINAGE SYSTEM TO SUIT. AGI DRAINS NOT SHOWN ON DRAWINGS FOR CLARITY. REFER DETAILS.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

ALL RIGHT RESERVED. THIS WORK IS COPYRIGHT AND REMAINS THE PROPERTY OF WEBBER DESIGN PTY LTD. NO PART OF THIS WORK SHALL BE REPRODUCED OR COPIED IN ANY FORM OR BY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR INFORMATION RETRIEVAL SYSTEMS) WITHOUT THE PERMISSION OF WEBBER DESIGN PTY LTD.

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

Rev	Description	Eng	Draft	Date
A	PRELIMINARY	GP	DA	20/02/26

PRELIMINARY

Status
CIVIL DRAWING

WEBBER DESIGN
STRUCTURAL ENGINEERING
MELBOURNE OFFICE: LEVEL 2, 31 QUEEN STREET MELBOURNE, VIC, AUSTRALIA 3000 T: +61 3 9814 7155
SYDNEY OFFICE: SUITE 301, LEVEL 3, 19A BOUNDARY STREET RICHMOND, NSW, AUSTRALIA 2011 T: +61 2 9690 2488

CLIENT

PROJECT
43 & 63-67 RIVER STREET, RICHMOND

TITLE
TYPICAL DETAILS SHEET 2

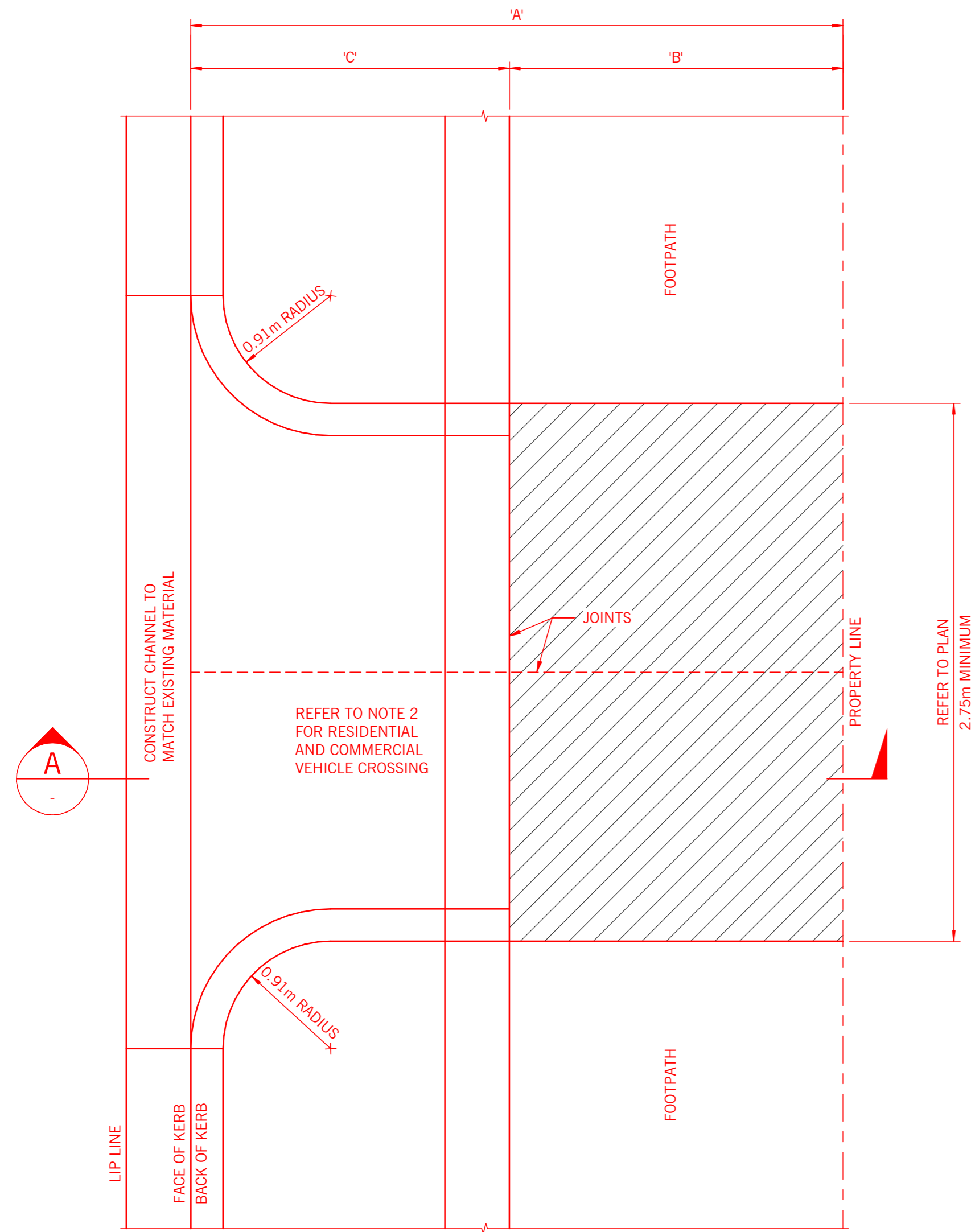
DATE 20/02/26	DESIGNED BY G.P.	CHECKED BY G.P.
SCALES AT A1 N.T.S.	DRAWN BY D.A.	APPROVED BY P.W.
JOB No. WD25069	DRAWING No. WD-CIV-SK 06	REV. A

20/02/2018 10:14:07 AM

PRINT TIME



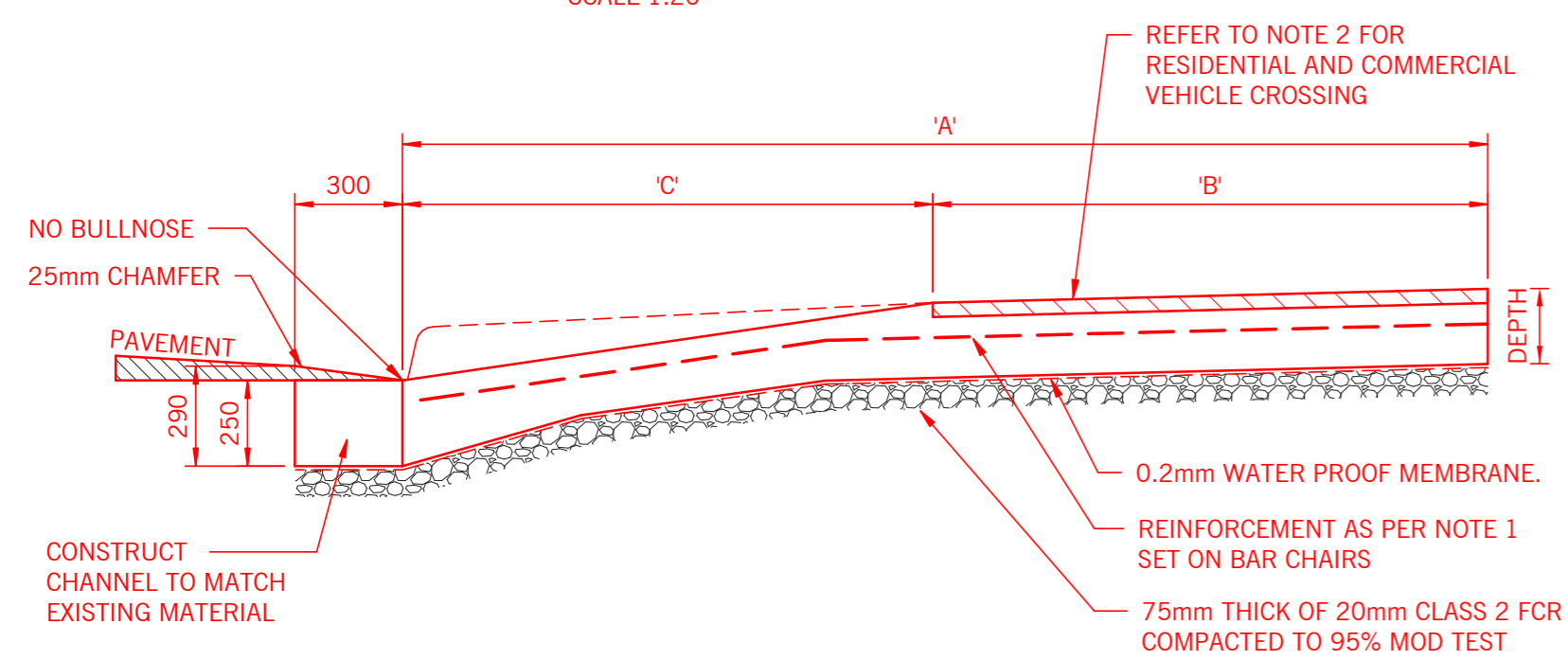
ADVERTISED PLAN



ALSO REFER TO CITY OF YARRA VEHICULAR CROSSING

CROSSOVER PLAN

SCALE 1:20



SECTION A

SCALE 1:20

EACH OF THE RELATIVE GRADE CHANGE BETWEEN THE ROAD, SECTION C, SECTION B AND INSIDE THE PROPERTY LINE SHALL NOT EXCEED 12%

NOTES:

1. CONCRETE DETAIL

TYPE	REINFORCEMENT	DEPTH OF SLAB
COMMERCIAL	SL82	150mm

CONCRETE STRENGTH: 32MPa AT 28 DAYS.
PLACE REINFORCEMENT 50mm ABOVE CRUSHED ROCK BASE ON BAR CHAIRS.
SURFACE FINISH: TROWELLED AND GROOVED AT CHANGES OF GRADE.

2. COMMERCIAL VEHICLE CROSSING

FOOTPATH RESERVE WITH NATURE STRIP		
A	B*	C
EXISTING FOOTPATH RESERVE WIDTH	DIMENSION B AND C ARE GOVERNED BY THE EXISTING FOOTPATH AND NATURE STRIP WIDTHS.	
	MATERIAL: CONCRETE TO MATCH FOOTPATH MATERIAL.	MATERIAL: CONCRETE TO MATCH COLOUR OF KERB AND CHANNEL.

3. COMMERCIAL VEHICLE CROSSING CONTINUED

FOOTPATH RESERVE WITHOUT NATURE STRIP		
A	B*	C
LESS THAN 1.75m	MATERIAL: CONSTRUCT ENTIRE VEHICLE CROSSING IN CONCRETE TO MATCH COLOUR OF FOOTPATH.	
BETWEEN 1.75m AND 2.25m	VARIABLES	0.75m
BETWEEN 2.25m AND 5.00m	1.50m	VARIABLES
GREATER THAN 5.00m	VARIABLES	3.50m
	MATERIAL: CONCRETE TO MATCH FOOTPATH MATERIAL.	MATERIAL: CONCRETE TO MATCH COLOUR OF KERB AND CHANNEL.

B* IF SECTION B OF THE CROSSING IS TO BE CONSTRUCTED IN ASPHALT, THEN REBATE CONCRETE BY 35mm (MIN.) TO ALLOW FOR ASPHALT WEARING COURSE. FOR COMMERCIAL: USE SIZE 10mm NOMINAL SIZE ASPHALT, TYPE 'N' ASPHALT

3. GENERAL

- THE COLOUR OF CONCRETE TO BE USED IS EITHER PLAIN OR CHARCOAL COLOURED DEPENDING ON THE COLOUR OF MATERIAL REQUIRED TO BE MATCHED.
- FOR CHARCOAL COLOURED CONCRETE USE HANSON 'EBONY' COLOUR OR 15kg 'BLACK OXIDE' BAYER 318 PER CUBIC METER CONCRETE OR APPROVED EQUIVALENT.
- ALL CROSSING SHALL HAVE A MINIMUM RISE OF 150mm FROM THE CHANNEL INVERT TO THE PROPERTY LINE.
- REFER TO AS/NZS 2890.1 FOR WIDER CROSSING, MINIMUM 5.5m

NOTE:

ALL EXTERNAL PAVEMENT, KERB & CHANNEL AND VEHICLE CROSSINGS REQUIRE COUNCIL APPROVAL (PENDING) OR ADOPT COUNCIL DETAILS

PAVEMENT TYPES

TYPE	PROFILE COMPOSITION	SPECIFICATIONS
ASPHALT ROAD PAVEMENT CONCRETE BASE		35mm DEPTH OF 10mm HMA, TYPE N 65mm DEPTH OF 14mm HMA, TYPE N 200mm CONCRETE BASE WITH F82 REINFORCEMENT TOP AND BTM. 50mm MIN. COVER, Fc=50 MPa 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
ASPHALT ROAD PAVEMENT CRUSHED ROCK BASE		35mm DEPTH OF 10mm HMA, TYPE N 65mm DEPTH OF 14mm HMA, TYPE N 150mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK 150mm DEPTH OF CLASS 3 COMPACTED CRUSHED ROCK
ASPHALT FOOTPATH		35mm THICKNESS OF SIZE 7mm HMA, TYPE N 65mm THICKNESS OF 14mm HMA, TYPE N 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
CONCRETE PAVEMENT HEAVY DUTY		180mm R.C. SLAB, SL92 MESH TOP, Fc=32 MPa MIN. 200mm COMPACTED DEPTH OF CLASS 2 FINE CRUSHED ROCK
CONCRETE PAVEMENT LIGHT DUTY		125mm R.C. SLAB, SL72 MESH TOP, Fc=32 MPa. 150mm DEPTH OF CLASS 3 COMPACTED CRUSHED ROCK
CONCRETE FOOTPATH		100mm N25 CONCRETE WITH SL82 CENTAL 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
BLUESTONE ROAD PAVEMENT		80mm THICK BLUE STONE PAVERS BEDDING (MIN. THICKNESS 50mm) 200mm R.C SLAB WITH SL82 MESH TOP AND BOTTOM, Fc=32 MPa 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
BLUESTONE ROAD ON SUSPENDED SLAB		80mm THICK BLUE STONE PAVERS BEDDING (MIN. THICKNESS 50mm) SUSPENDED SLAB REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS
BLUESTONE FOOTPATH PAVEMENT		40mm THICK BLUE STONE PAVERS BEDDING (MIN. THICKNESS 25mm) 100mm R.C. SLAB WITH SL72 MESH CENTRAL, Fc=32 MPa 50mm DEPTH OF CLASS 2 COMPACTED CRUSHED ROCK
POROUS ASPHALT PAVEMENT		30mm THICK LAYER OF OPEN GRADED POROUS ASPHALT PAVEMENT 20% VOIDS. 30mm LAYER OF 10mm Ø SINGLE SIZE AGGREGATE, CEMENT STABILISED. 500mm MIN. LAYER OF LARGE SINGLE SIZE AGGREGATE 40% VOID, CEMENT STABILISED GEOTEXTILE FILTER FABRIC
POROUS PAVER PAVEMENT		POROUS PAVER AND BEDDING MATERIAL TO LANDSCAPE ARCHITECT DETAILS AND REQUIREMENTS. GEOTEXTILE FILTER FABRIC 500mm MIN. LAYER OF LARGE SINGLE SIZE AGGREGATE 40% VOID, CEMENT STABILISED GEOTEXTILE FILTER FABRIC
DRAINED SLAB DETAIL		RC SLAB, AS SPECIFIED ON PLAN 2 LAYERS OF 0.02mm MOISTURE BARRIER 150mm MIN. LAYER OF FREE DRAINING ROCK, SINGLE SIZE AGGREGATE WITH 100mm Ø AG DRAINAGE LINES, INSTALLED AT 4m MAX. CTS. (IN GEOTEXTILE SOCK) GEOTEXTILE FILTER FABRIC
HYDROSTATIC SLAB DETAIL		HYDROSTATIC SLAB TO STRUCTURAL ENGINEERS DETAIL WATERPROOFING MEMBRANE TO SPECIALIST CONTRACTORS DETAILS 50mm MIN. LAYER OF BLINDING CONCRETE 2 LAYERS OF 0.02mm MOISTURE BARRIER 150mm MIN. LAYER OF FREE DRAINING ROCK SINGLE SIZE AGGREGATE WITH 90mm Ø AG DRAINAGE LINES INSTALLED AT 6m MAX. CTS. (IN GEOTEXTILE SOCK) GEOTEXTILE FILTER FABRIC PROVIDE RELIEF POINTS AS DETAILED

NOTE:

- SUB BASE TO BE PREPARED TO MINIMUM CBR OF 2.5.
- ALL CRUSHED ROCK LAYERS SPECIFIED TO BE COMPACTED TO 98% SMDD.
- PROVIDE SHRINKAGE CONTROL JOINTS TO ALL CONCRETE PAVEMENTS, CONFIRM WITH ENGINEER.
- PROVIDE OVERFLOW PIPE CONNECTED TO ADJACENT STORMWATER SYSTEM FOR POROUS PAVEMENTS.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ALL RIGHT RESERVED. THIS WORK IS COPYRIGHT AND REMAINS THE PROPERTY OF WEBBER DESIGN PTY LTD. NO PART OF THIS WORK SHALL BE REPRODUCED OR COPIED IN ANY FORM OR BY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR INFORMATION RETRIEVAL SYSTEMS) WITHOUT THE PERMISSION OF WEBBER DESIGN PTY LTD.

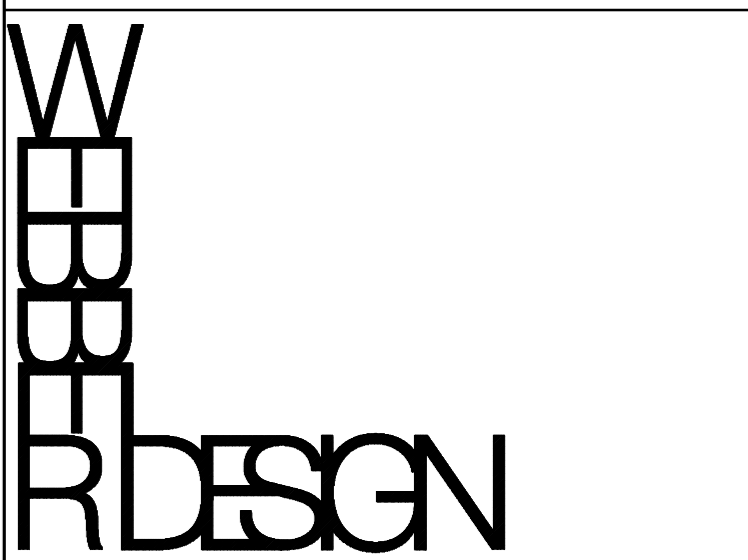
DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

Rev	Description	Eng	Draft	Date
A	PRELIMINARY	GP	DA	20/02/26

PRELIMINARY

Status

CIVIL DRAWING



MELBOURNE OFFICE: SUITE 301, LEVEL 3, 19A BOUNDARY STREET, MELBOURNE, VIC, AUSTRALIA 3000
T: +61 3 9814 7155
SYDNEY OFFICE: SUITE 301, LEVEL 3, 19A BOUNDARY STREET, RICHMOND, VIC, NSW, AUSTRALIA 2011
T: +61 2 9690 2488

CLIENT

PROJECT
**43 & 63-67 RIVER STREET,
RICHMOND**

TYPICAL PAVEMENT DETAILS

DATE	DESIGNED BY	CHECKED BY
20/02/26	G.P.	G.P.
SCALES AT A1	DRAWN BY	APPROVED BY
N.T.S.	D.A.	P.W.
JOB No.	DRAWING No.	REV.
WD25069	WD-CIV-SK 07	A

APPENDIX H – LEGAL POINT OF DISCHARGE

ADVERTISED PLAN

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**



Webber Design Pty Ltd
Level 2
31 Queen Street
Melbourne 3000

T +61 3 9614 7155

www.webberdesign.com