Stormwater Management Plan

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PLAN

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NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Issue: Version 5

Prepared for: T&P Northcote Development Pty Ltd

Project No.: WD21063

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Version	Description	Report By	Checked By	Date
1	Preliminary Report	ES/GC	GP	31.03.26
2	Amended for Approval	ES/GC	GP	16.04.26
3	Further Amendment - Draft Report	ES	GP	05.06.26
4	TP Submission	ES	GP	18.06.26
5	TP Submission	ES	GP	19.06.26

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1.0 INTRODUCTION

Webber Design has been engaged by T&P Northcote Development Pty Ltd to carry out the stormwater quality treatment (MUSIC modelling) requirement.

The following site drainage review and attached documentation has generally been conducted in accordance with the guidelines contained within the City of Darebin Planning Scheme, Melbourne Water Sensitive Urban Design (WSUD), Best Practice Environmental Management Guidelines (BPEMG), Australian Standard 2018 AS 3500.3 Part 3: Stormwater Drainage and complies with State Environmental Planning Policies (SEPP).

CLIENT AND PROJECT DETAILS
Client: T&P Northcote Development Pty Ltd

Development: Northcote Village, 25 Separation Street Northcote VIC 3070

Project Architect: Wardle Studio

Base architectural drawings: This report is based on the architectural drawings issued on June 2026.

RELEVANT CODES AND STANDARDS
NCC - 2019

City of Darebin – Legal Point of Discharge Guidelines (June 2025)

City of Darebin – Planning Scheme Clause 14.02-1S Catchment Planning and Management

City of Darebin – Planning Scheme Clause 15.01-2S Building Design

City of Darebin – Planning Scheme Clause 15.01-2L-01 Environmentally sustainable development

City of Darebin – Planning Scheme Clause 19.03-3S Integrated Water Management

Melbourne Water – Water Sensitive Urban Design Guidelines.

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

Table 1: Property Details

Street Address	25 Separation Street, Northcote VIC 3070
Site Area	13,510m^2 (Approximate)

The site encompasses as marked on the below locality plan, Figure 1.

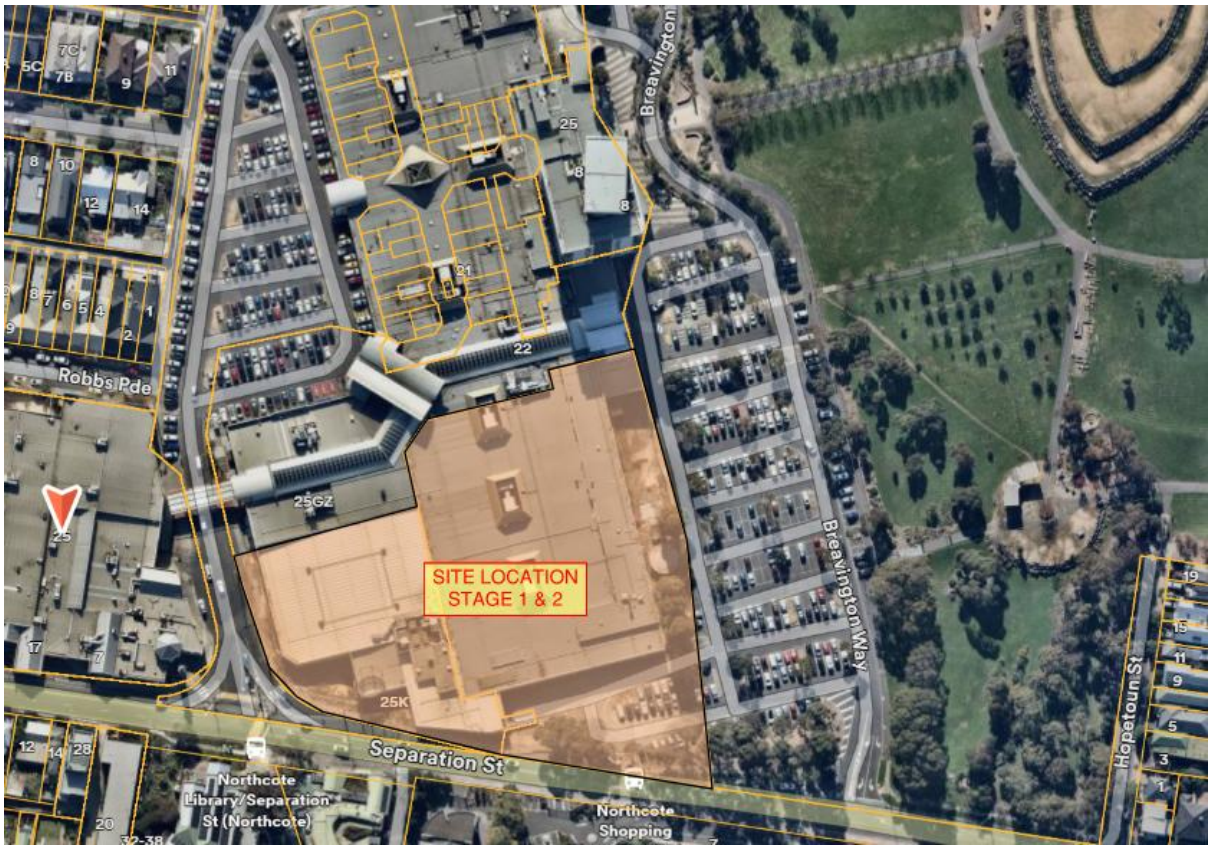

Figure 1 - Site Locality Plan

2.0 PROPOSED SITE DRAINAGE STRATEGY

The proposed works comprise the following:

- Demolition of existing buildings on site (separate work)
- Construction of 3 residential buildings up to 24-storey high, with common podium structures up to level 3.
- Site landscaping and access road construction throughout the site

2.1 Lawful Point of Discharge

The legal point of discharge for the proposed development at 25 Separation Street is nominated as the existing drainage pits as follow:

- Stage 1 (North) is proposed to be discharged into existing pit within the existing carpark on site which eventually discharge to the council drainage pits at Robbs Parade and McCutcheon Street.
- Stage 1 (South) and Stage 2 is proposed to be discharged to Separation Street existing drain with provision of a new council pit and 300 diameter reinforced concrete outfall drain to the existing pit at Separation Street to service Stage 2 development.

The connection to Separation St is proposed in lieu of connection to the existing drainage system to the west of the site which eventually discharges to Robbs Parade and McCutcheon Street. The alternative connection has been selected due to staging constraints associated with ongoing developments within the subject site, which will remain operational during portions of

the construction phase. Establishing a connection to the downstream network would necessitate routing drainage infrastructure through adjoining properties, thereby creating an implied easement and requiring consent from affected landowners, including building management and Owners Corporation approvals. To avoid these complexities and potential delays, the connection to the drainage infrastructure in Separation Street represents the most practical and feasible legal point of discharge for the site.

It is noted that future road widening works are proposed along Separation Street, which may have implications for the existing underground drainage network and overland flow paths. These works will be coordinated to ensure no adverse hydraulic impacts and, where possible, to achieve improvements to the existing drainage infrastructure.

Accordingly, the final legal point(s) of discharge will be subject to confirmation following the detailed design and approval of the Separation Street widening works by Council. The permissible site discharge will be required to comply with Council requirements and be limited to the design capacity of the receiving drainage system. Refer to Appendix B for the preliminary drainage schematic.

2.2 Existing Separation Street Drainage Infrastructure Capacity

Majority of the site (approx. 70% of the site) is proposed to discharge to the existing Council drainage pit located within Separation Street. Preliminary hydraulic assessments have been undertaken based on available survey information to confirm the adequacy of the receiving drainage infrastructure (refer to Appendix E for calculation breakdown). The assumptions and findings are as below:

- The existing drains are designed up to 10yr ARI which is more conservative than nominated in council's legal point of discharge guideline (to be designed to 5yr ARI).
- The existing site is assumed to have no detention system or any flow control.
- The capacity of existing 300Ø concrete pipe at Separation St (where the LPD is proposed) is expected to be 195L/s.
- From analysis, the existing site (pre-development) contributing area including existing upstream road area as nominated in Appendix E will discharge up to 150.44 L/s to pit EX-P1 at Separation St.
- The proposed development (whole site) has a PSD of 69.96 L/s and combined with the same road area as per existing, the total discharge to EX-P1 will be up to 96.61 L/s.
- Beyond the above design rainfall, we expect the contributing catchment to be overland flow to the downstream infrastructure.

Refer to below Figure 2 and 3 for Existing and Proposed Catchment Plan respectively. Further details refer to Appendix E.



Figure 2 Existing Catchment and Drainage Infrastructure Plan

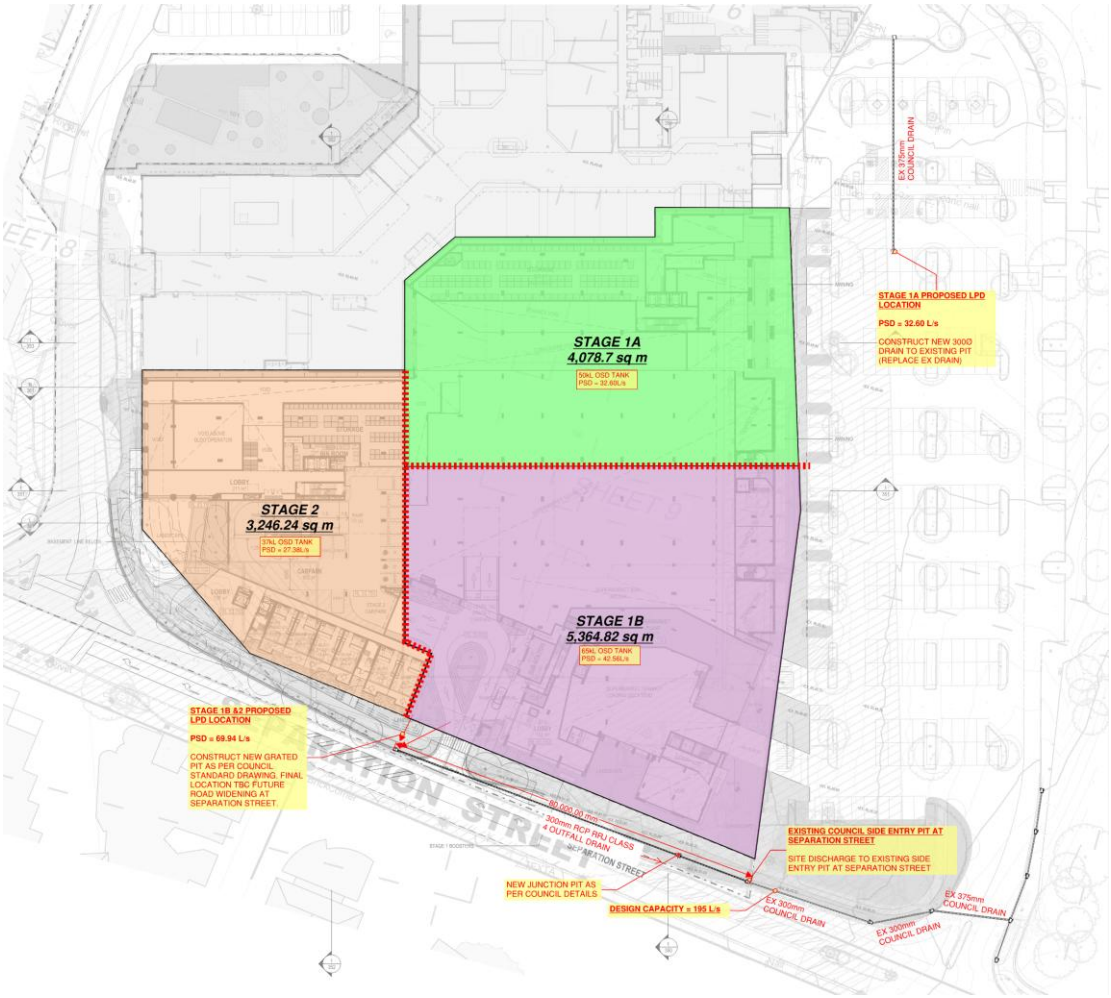

Figure 3 Proposed Catchment Plan and Proposed LPD Locations

Based on these assessments, the existing system has sufficient capacity to convey both the site-generated and upstream road runoff under current conditions and furthermore, will alleviate the strain to the current infrastructure.

Under the proposed development scenario, the implementation of an on-site detention (OSD) system will restrict the post-development discharge to a permissible site discharge (PSD) of 69.94 L/s in 1 in 5yr ARI to Separation St Drainage infrastructure. This represents a reduction in peak flow relative to the existing condition and is not expected to adversely impact the capacity or performance of the downstream drainage network.

2.3 Overall Drainage Strategy

The stormwater drainage strategy, at high level, is to drain treated stormwater catchment for each building (as per catchment area in Appendix B) to the legal point of discharge(s) via on-site detention tank(s). The on-site detention tank functions as a temporary stormwater storage for 10-year ARI which will control the flow to the LPD via an orifice. In regards to the overland flow path, the strategy is to follow the contour of the existing site as well adhering to the flood management strategy. Refer to Appendix B for further details on the drainage strategy for the site.

According to Melbourne Water flood advice, there is no defined flood level for the site for 1%AEP storm event. Although there is no applicable flood level for the site, the building levels should still be protected from the localised overland flow from the adjacent streets/site. It is recommended for building levels to be at least 300mm above the adjacent invert of kerbs and minimum 150mm structural step or hob should be allowed between all external and internal areas within the site. In general, it will need to also adhere to council's recommended floor levels. Any waterproofing to door thresholds for instance will need to be provided as per relevant requirement by others.

3.0 WATER QUALITY STRATEGY

The objective of the water quality strategy is to ensure that stormwater is treated to specified target standards prior to its discharge into the council drainage system. The objectives for on-site treatment of urban stormwater quality are defined in accordance with the guidelines set out by Melbourne Water's Water Sensitive Urban Design Guidelines, the Urban Stormwater Best Practice Environmental Management Guidelines, and the City of Darebin Integrated Water Management Guidelines:

- 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).

3.1 Modelling Parameters

Please refer to Table 4 and Appendix C for details on the catchment areas for the MUSIC modelling.

In summary:

- the non-trafficable roof areas (A1-Roof, B1-Roof, C1-Roof and D1-Roof) drain into a total of 81kL rainwater tank for toilet flushing and irrigation with daily demand approx. 3kL/day as per ESD requirement. The overflow of the rainwater tank is to be discharged to to On-Site Detention Tank via High Flow Diverter before discharges to council system. Refer to hydraulic engineering drawings for suspended pipe networks and details.
- Trafficable areas and planters (Impervious) from the upper levels and podium area will be treated using Atlan Flowfilter 1200.3 prior to OSD tank and Atlan Filters which will be located within the On-Site Detention Tanks. Refer to hydraulic engineering drawings for suspended pipe networks and details.
- Ground floor unroofed area is proposed to be treated using Atlan Flowfilter 1200.3, Atlan Ecoceptor 1500 GPT and Atlan Stormsacks. Some of these areas will bypass the OSD tank and directly connected to the LPD.
- The water quality model for the site is established using Music (Version 6.3).
- For catchment area and individual treatment train, refer to MUSIC nodes link at Appendix D.

3.2 Water Quality Model

The following table shows the basic rainfall data input used for the MUSIC model:

Table 2: Rainfall Simulation

Rainfall Reference Station	Reference Year	Time Step
Melbourne City	1952-1961	6 Min.

The proposed site is divided into a number of sub-catchments shown in table below:

Table 3: Sub-catchment Area

Sub-Catchment	Description	Treatment Node	Area(Ha)	Impervious Fraction (%)
A1	Non-trafficable Roof	27kL Rainwater Tank, 6 x Atlan Filters (Full Height)	0.125	100
A2	Podium Terraces	6 x Atlan Filters (Full Height)	0.242	90
A4	Ground Paved Area	Atlan Flowfilter (FLF 1200.3)	0.038	90
B1	Non-trafficable Roof	27kL Rainwater Tank	0.235	100
B2	Podium Terraces	Atlan Flowfilter (FLF 1200.3), 8 x Atlan Filters (Full Height)	0.263	90
B4	Ground Paved Area	Atlan Flowfilter (FLF 1200.3)	0.016	80
C4	Ground Paved Area (Bypass)	None	0.013	70
C4	Ground Paved Area	Atlan Ecoceptor GPT 1500	0.010	70
D1	Non-trafficable Roof	27kL Rainwater Tank	0.177	100
D2	Podium Terraces	8 x Atlan Filters (Full Height)	0.109	90
D3	Ground Landscaping	8 x Atlan Filters (Full Height)	0.030	30
D4	Ground Paved Area	Atlan Stormsacks (600 X 600mm)	0.009	90

3.3 Water Quality Result

The MUSIC model results show that the pollutant removal rate achieves the reduction targets provided. The results from the MUSIC model are tabulated below:

Table 4: MUSIC Modelling Result

Items	Mean Annual Pollutant Loads (kg/yr)		Pollutant Reduction / Removal Rate (%)	Council Target Pollutant Removal Rate (%)
	Source	Residual Load		
Total Suspended Solids	343	49.4	**85.6**	80
Total Phosphorus	1.09	0.158	**85.4**	45
Total Nitrogen	11.5	2.63	**77.1**	45
Gross Pollutant	200	2.28	**98.9**	70

Based on the result above, the proposed 81kL rainwater tank for reuse connected to toilet flushing and landscape irrigation, and proprietary filtration units meets the Water Sensitive Urban Design pollutant targets as required by Darebin City Council.

4.0 MAINTENANCE PROGRAM

The proposed system will be routinely maintained as part of the maintenance programme and will be included in the service requirements of the project.

The following will be followed:

- First flush devices will be cleaned every 6 months
- Roof and other collection areas will be inspected regularly, at a minimum every 3 months to ensure they are maintained free of pollutants
- The type of tanks and pump will be maintained in accordance with manufacturers' requirements – typically, annually but quarterly in the first year as part of building tuning phase.
- Any stormwater filtration units will be inspected and maintained in accordance with relevant manufacturers, typical, quarterly or as per manufacturer's recommendation.

Please refer to below table for the general maintenance regime:

Table 5: Maintenance Schedule for Stormwater Drainage System

MAINTENANCE SCHEDULE									
ITEM	ONCE A MONTH	ONCE EVERY 3 MONTHS	ONCE EVERY 4 MONTHS	ONCE EVERY 6 MONTHS	ONCE EVERY YEAR	AFTER MINOR STORM (UP TO 1:10 YEAR ARI)	AFTER MAJOR STORM (1:20 YEAR AND ABOVE)	AS PER MANUFACTURER'S RECOMMENDATION	COMMENTS
Pits		☑		☑	☑		☑		Visual inspection. CCTV camera if required. Remove any debris. Flow test
Pipes		☑		☑	☑		☑		Visual inspection. CCTV camera if required. Remove any debris. Flow test
On-Site Detention Tank				☑	☑		☑		Visual inspection. CCTV camera if required. Remove any debris. Flow test
Pump Well Station and Pumps				☑				☑	As per manufacturer's recommendation.
Overflow Device, Open Channel and Culvert System				☑	☑		☑		Open lid and remove debris. Jet flush every major storm event and flow test.
Rainwater Tank				☑	☑		☑	☑	Also refer to manufacturer and services consultant for recommendations
Diversion Valve								☑	Refer to manufacturer's recommendation and services consultant
Filtration System			☑					☑	Refer to manufacturer's recommendation and services consultant
Raingarden				☑	☑			☑	Visual inspections. CCTV camera if required. Remove any debris. Flow test. Plants to be replaced as per manufacturer's recommendation and landscape architect schedule. Replace filtration media as per manufacturer's recommendations
*All system to be inspected accordingly. Any proprietary device to be inspected and replaced as per manufacturer's recommendations. Service all system after major storm events. Immediately service once blockage has									

Tips for undertaking maintenance

Things to look for and how to fix them.

Leaf litter / debris in gutters	Pump not working
Regularly clear your gutters. Make sure you cover the tank inlet if you're rinsing down the gutters to avoid debris entering the tank.	Check operating instructions for your pump. Check that pumps are kept clear of surface water (flooding), vegetation, and have adequate ventilation. Pumps should be serviced every few years to prolong the pump life.
Blocked downpipe	**Mains backup or pump not working**
If you see water spilling from the edge of the gutters check that the downpipe is not blocked, removing any debris.	Have you heard the pump operating? If the mains backup switching device fails many people do not notice for a long time. Consider a manual system if the switching device is problematic and you don't mind operating it manually.
First flush diverter clogging	**Overflow**
To clean out, unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water and the flow restrictor inside the cap.	Check that the overflow is not blocked and that there is a clear path for water to safely spill from the tank through the overflow pipe when full. Check that a clean mesh screen is safely in place to prevent mosquitoes entering the tank.
Debris on the mesh cover over inlets / outlets	**Sediment / debris build-up in tank (more than 20mm thick)**
The fine stainless steel mesh is similar to fly screen mesh. It should be cleaned regularly to ensure it does not become blocked with leaves and other material.	Over time a small amount of fine sediment will collect in the bottom of your tank and this is harmless and natural. It should not be disturbed until it is approx 20 mm thick which may take many years. To clean your tank out simply empty your tank and wash out with a high-pressure washer or hose.
Dirt and debris around the tank base or side.	**Base area**
Keep leaf build-up, sticks, pot plants and other items off the lid of your tank. Use a hose to remove dust and dirt from the outside of the rainwater tank and ensure there is no debris on the base, bottom lip and walls of your tank.	Tanks must be fully supported by a flat and level base. Check for any movement, cracks or damage to the slab or pavers. If damage is observed, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. There is no warranty from suppliers for damage to a rainwater tank if the base has failed.
Smelly water or mosquitos	**Monitoring the water level**
Rainwater tanks can smell if there is debris in the gutters. Check the gutters and leaf strainers are clean. Mosquitos or wrigglers can make their way into your tank if they are small enough to pass through the inlet strainer. A very small amount of chlorine (approx 4 parts per million) can be put in the tank to kill off mosquitos or the bacteria causing odours. The chlorine will disinfect the water and then evaporate. Chlorine tablets from a pool supplier can be used (but check the recommended dose based on your tank capacity).	A range of devices are available to monitor water level. Some simple float systems can be used effectively.

(Acknowledgement: Information from PJT Green Plumbing's 'Maintenance Guide for Your Rainwater Tank' was used to develop this fact sheet.)

The Owners Corporation is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task
1	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.
2	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.
3	Potable mains back up device	Is the potable mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.
4	Mesh cover	Has the mesh cover deteroriated or have any holes in it?		Replace mesh cover.
5	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.
6	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the potable mains back up is not permanently on. Repair or replace pump.
7	Pipes and taps	Are pipes and taps leaking?		Repair as needed.
8	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.
9	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.

Maintenance frequency

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		

Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

The type tank takes safety seriously and recommends that prior to the entry of any of its devices, that maintenance personnel undertake relevant safety checks and use appropriate safety equipment. All devices are considered confined spaces and should only be entered by appropriately trained and certified personnel with the necessary safety equipment.

5.0 APPENDICES

APPENDIX A – PRE-DEVELOPMENT SURVEY AND INFRASTRUCTURE INFORMATION



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: 13/11/2019, 19/02/2020, UPDATED 24/08/2021 & 23/05/2023

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LEVELS SHOWN ARE IN METRES TO AUSTRALIAN HEIGHT DATUM BASED ON CRA SURVEY DATA.

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CONTOUR INTERVAL 0.2m

THIS IS NOT A TITLE RE-ESTABLISHMENT PLAN

BUILDING / STRUCTURES

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
SB	SPOT ON BITUMEN
SC	SPOT ON CONCRETE
THL	THRESHOLD LEVEL

LINESTYLES / SYMBOLS:

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

SYMBOLS:

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

Rev	Description	By	Date
D	ADDITIONAL SURVEY	CD	30/05/23
C	SURVEY EXTENDED	DT	14/03/23

Revisions

Ref: 23600/T
Rev: D
Drawn: CD
Date: 15/03/2023
Sheet: 1 of 11
Checked: AL
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PLAN OF FEATURES AND LEVELS

"NORTHCOTE PLAZA"
SEPARATION STREET, NORTHCOTE VIC 3070

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MGA2020 ZONE 55

TREES / SHRUBS
GRASS
BITUMEN FOOTPATH
ROCK EMBANKMENT
COMPACTED GRAVEL
SHRUBS
MULCH / SHRUBS
MULCH
ALL NATIONS PARK

CONTINUED SHEET 3

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THL	THRESHOLD LEVEL

LINESTYLES / SYMBOLS:

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

SYMBOLS:

- BOLLARD
- DOWN PIPE
- DRAINAGE COVER
- GRATED PIT
- SIDE ENTRY PIT
- GAS METER
- GAS VALVE
- PETROL VALVE
- ELECTRICITY PIT
- ELECTRICITY POLE
- ELEC LIGHT POLE
- LIGHT POLE
- POST
- SEWER INSPECTION
- SEWER PIT
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- SIGN POST
- STAY
- TRAFFIC DETECT PIT
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- TELECOM ANTENNA
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- FIRE HYDRANT
- SPRINKLER
- STOP VALVE
- WATER TAP
- WATER METER
- TREE MEASURED
- TREE (APPROX)

D	ADDITIONAL SURVEY	CD	30/05/23
C	SURVEY EXTENDED	DT	14/03/23
Rev	Description	By	Date

Revisions

Ref: 23600/T Drawn: CD Sheet: 3 of 11
Rev: D Date: 15/03/2023 Checked: AL

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PLAN OF FEATURES AND LEVELS

"NORTHCOTE PLAZA"
SEPARATION STREET, NORTHCOTE VIC 3070

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CONTOUR INTERVAL 0.2m

THIS IS NOT A TITLE RE-ESTABLISHMENT PLAN

BUILDING / STRUCTURES

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
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SB	SPOT ON BITUMEN
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PLAN OF FEATURES AND LEVELS

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Ref: 23600/T
Rev: D
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Sheet: 7 of 11
Checked: AL

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CONTINUED SHEET 5
CONTINUED SHEET 7
CONTINUED SHEET 9
MGA2020 ZONE 55
SEPARATION STREET
COLES
K-MART
SERVICES CUPBOARD
RAMP TO U/G CAR PARK
PEDESTRIAN CROSSING
CONCRETE FOOTPATH
CONCRETE KERB & CHANNEL
CONCRETE CHANNEL
CONCRETE CROSSOVER
BITUMEN
PAVING
SPEED HUMP
Overhead Structure
STEEL TOWER
LOW BRICK FENCE
STEEL PANEL FENCE
LOW WOVEN WIRE FENCE
TIMBER STEEL PANEL FENCE
CONCRETE TRAFFIC ISLAND
LOADING BAY
COMPACTOR
GATE
TBM RIVET RL 53.49
STN 102 TBM RIVET IN CONC. E 324 021.44 N 5 817 864.75 RL 52.47
No.20 SEPARATION STREET 2 STOREY BRICK APARTMENTS
No.32-38 SEPARATION STREET "NORTHCOTE LIBRARY" BRICK BUILDING
No.42 SEPARATION STREET "NORTHCOTE COMMUNITY HEALTH CENTRE" SINGLE STOREY BRICK BUILDING
75°00' 20.19
75°02'40" 35.07
345°00' 44.17
345°04' 63.06
165°04' 15.21
75°04' 15.32
165°12' 14.16
75°12' 1.20
345°04' 9.10
345°04' 10.91
74°54' 10.48
165°04' 30.99
165°02' 9.10
183°42' 0.12
183°42' 0.12
183°42' 0.12



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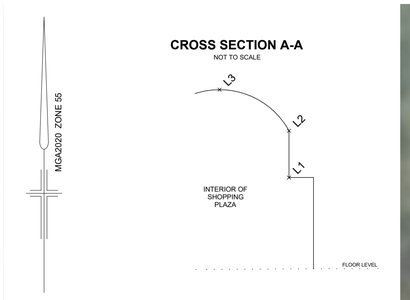

HOPETOUN STREET

SEPARATION STREET

ANDREW STREET

No.115 SEPARATION STREET (SITE UNDER CONSTRUCTION)

No.117 SEPARATION STREET 2 STOREY BRICK HOUSE

No.125 SEPARATION STREET 2 STOREY BRICK APARTMENTS

No.106 SEPARATION STREET SINGLE STOREY RENDERED HOUSE

No.108 SEPARATION STREET SINGLE STOREY WEATHERBOARD HOUSE

No.110 SEPARATION STREET SINGLE STOREY WEATHERBOARD HOUSE

No.112 SEPARATION STREET SINGLE STOREY WEATHERBOARD HOUSE

No.114 SEPARATION STREET SINGLE STOREY TIMBER & RENDERED HOUSE

No.116 SEPARATION STREET 2 STOREY BRICK & TIMBER HOUSE

No.122 SEPARATION STREET 2 STOREY TIMBER & COLORBOND HOUSE

No.124 SEPARATION STREET SINGLE STOREY WEATHERBOARD HOUSE

No.126 SEPARATION STREET SINGLE STOREY WEATHERBOARD HOUSE

No.128 SEPARATION STREET SINGLE STOREY WEATHERBOARD HOUSE

No.130 SEPARATION STREET SINGLE STOREY WEATHERBOARD HOUSE

CONTINUED SHEET 9

CONTINUED SHEET 7

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MGA2020 ZONE 55

LANGWELLS PARADE

HUNTER STREET

ROAD

SINGLE STOREY BRICK TERRACE

TBM RIVET R.L 47.99

CONTINUED SHEET 4

CONTINUED SHEET 5

SHEET 11 (INSET)

DENNIS STREET

'NORTHCOTE POLICE STATION' 2 STOREY BRICK BUILDING

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: 13/11/2019, 19/02/2020, UPDATED 24/08/2021 & 23/05/2023

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.

LEVELS SHOWN ARE IN METRES TO AUSTRALIAN HEIGHT DATUM BASED ON CRA SURVEY DATA.

SOME BUILDINGS AND SURROUNDING FEATURES ARE POSITIONED FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.

CONTOUR INTERVAL 0.2m

FOR ELEVATIONS REFER TO BUILDING ELEVATION PLAN 23600-T-EL-A.dwg

THIS IS NOT A TITLE RE-ESTABLISHMENT PLAN

BUILDING / STRUCTURES

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
SB	SPOT ON BITUMEN
SC	SPOT ON CONCRETE
THL	THRESHOLD LEVEL

LINESTYLES / SYMBOLS:

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

SYMBOLS:

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

Rev	Description	By	Date
D	ADDITIONAL SURVEY	CD	30/05/23
C	SURVEY EXTENDED	DT	14/03/23

Revisions

Ref: 23600/T Drawn: CD Sheet: 11 of 11
Rev: D Date: 15/03/2023 Checked: AL
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PLAN OF FEATURES AND LEVELS

"NORTHCOTE PLAZA"
SEPARATION STREET, NORTHCOTE VIC 3070

SCALE 1: 200 (5 0 5 10 15 20) SHEET A1

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survey@reedsconsulting.com.au

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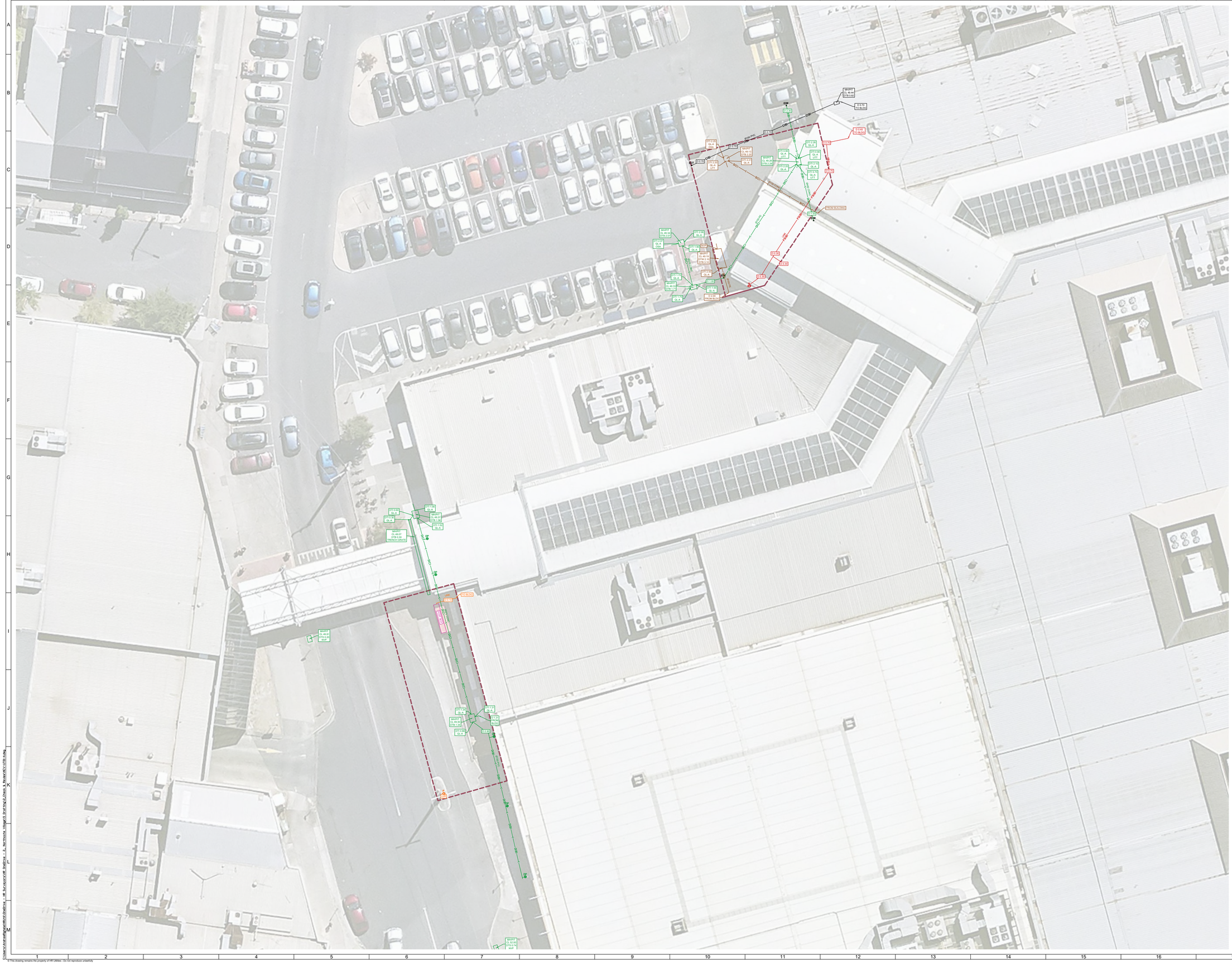
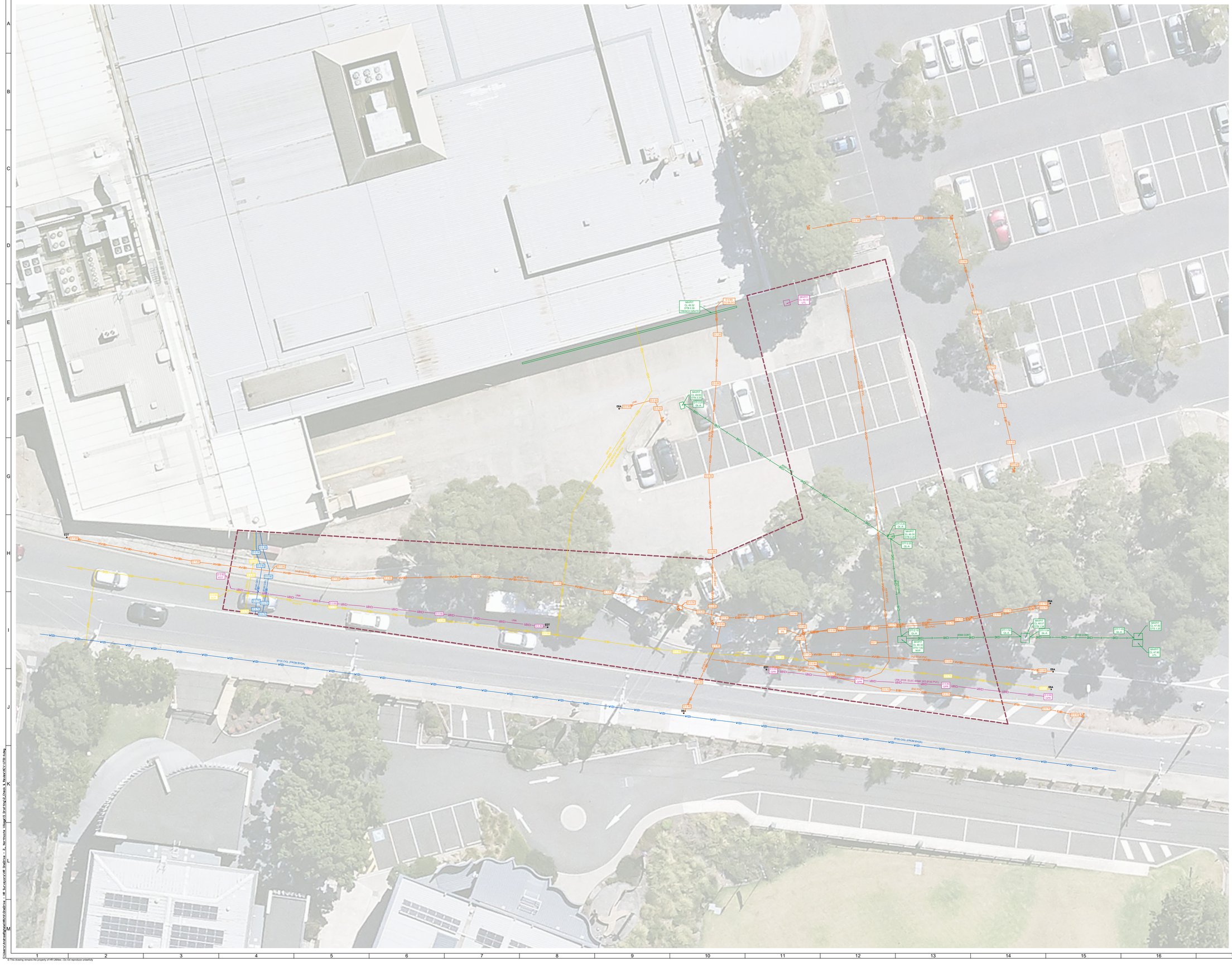

MH/PIT
CL 49.44
DTB 0.60
D:0.50
D:0.50
D:0.50


MH/PIT CL:46.92 DTB:43.92 TRENCH DEPTH
MH/PIT CL:46.92 DTB:43.92 UNKNOWN
MH/PIT CL:46.81 DTB:43.81 UNKNOWN
MH/PIT CL:46.81 DTB:43.81 UNKNOWN
MH/PIT CL:46.65 DTB:43.65 UNKNOWN
MH/PIT CL:47.00 DTB:43.80 UNKNOWN
MH/PIT CL:47.00 DTB:43.80 UNKNOWN
MH/PIT CL:47.00 DTB:43.80

KEY FOR UNDERGROUND SERVICES

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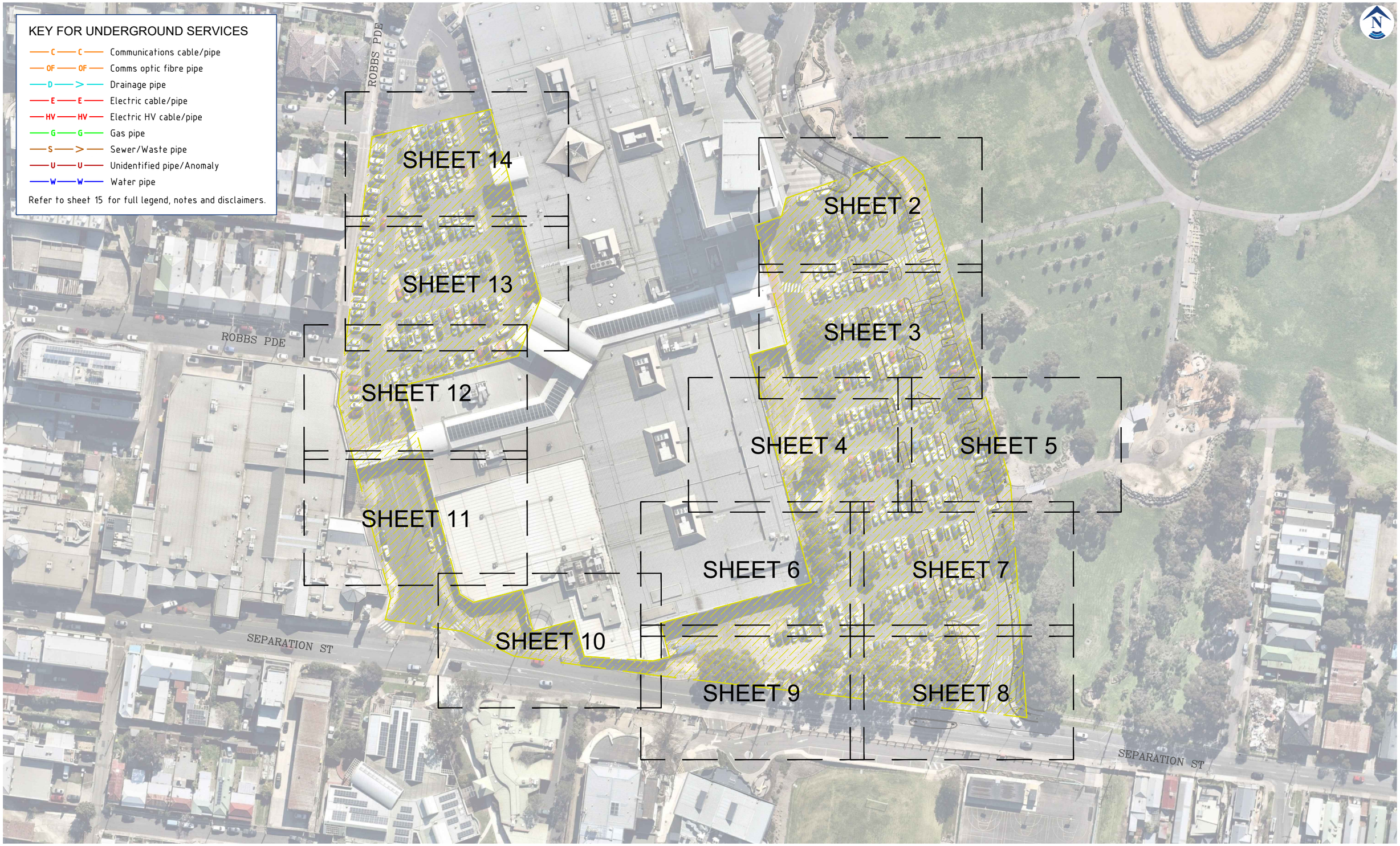
- U — U — Unidentified pipe/Anomaly
- W — W — Water pipe

Refer to sheet 15 for full legend, notes and disclaimers.



REV	REVISION DESCRIPTION	DATE	DRN	CHK
1	CHANGE OF QL-D GAS LOCATION	13/12/19	DD	AJ

Utility MAPPING
Suite 2, 85 Salmon Street
Port Melbourne
VIC 3207
Ph: 1300 62 77 46
Mail: melbourne@utilitymapping.com.au
Web: www.utilitymapping.com.au

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UNDERGROUND UTILITY SURVEY

NORTHCOTE PLAZA SHOPPING CENTRE
3 SEPARATION STREET
NORTHCOTE, VIC

LOCATED:	CL/DK/MK	CHECKED:	CL/AMM	DATE:	10/12/19
SURVEYED:	DL	SCALE AT A3:	1:1250	DATUM:	AHD
DRAWN:	DD	DBYD REF:	18592666	GRID:	MGA20 Z55

STATE/YEAR	JOB No	DRG TYPE	DRG No	REV
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SHEET 1 OF 15

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1:200 5 0 2.5 5 15

D1.20 LV/HV/EMPTY MIXTURE EOT
Ø150mm PVC
D1.15 EOT
D2.00 EOT
Ø375mm CONC
RL 47.67 QL-A(1)
RL 47.12 QL-A(1)
RL 47.13 QL-A(1)
MH/PIT 43
LID RL 49.05
DEPTH 1.94
RL 47.67 QL-A(1)
RL 47.74 QL-A(1)
D0.40 GPR EOT
U (c)
Ø??mm NFI
D0.80
D1.75
MH/PIT 44
LID RL 49.00
DEPTH 1.24
RL 47.79 QL-A(1)
2X2 Ø150mm PVC
D0.45 GPR EOT
U
D0.40 GPR EOT
D0.75 LV/HV/EMPTY MIXTURE
D0.70 LV/HV/EMPTY MIXTURE
Ø225mm PVC
RL 48.17 QL-A(1)
MH/PIT 45
LID RL 49.18
DEPTH 1.00
START OF RUN
MH/PIT 46
LID RL 49.08
DEPTH 2.10
D1.68
MH/PIT 46
LID RL 49.03
DEPTH 2.10
Ø375mm CONC
D1.48
3X3 Ø150mm PVC
D0.55
D0.47 EOT
C (b)
Ø65mm PVC
D0.54
MH/PIT 33
LID RL 49.40
DEPTH 0.50
D0.56
D0.46
D0.33 LIGHT FEED BEND
E (b)
D0.87
Ø??mm NFI
D0.91
D0.77

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NORTHCOTE, VIC

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Refer to sheet 15 for full legend, notes and disclaimers.

MH/PIT 37
LID RL 48.92
DEPTH UKWN
UTL

MH/PIT 36
LID RL 49.26
DEPTH UKWN
UTL

MH/PIT 34
LID RL 49.45
DEPTH 2.70
SOFIT 0.95

MH/PIT 35
LID RL 49.29
DEPTH 2.70
SOFIT 0.95

D0.70 EMPTY
2X2 Ø150mm PVC
D0.70 EMPTY
Ø100mm PVC
D1.08
POSS DRAINAGE
Ø150mm ST
D0.40
D0.40
D0.35
D0.90
POOR SIGNAL
Ø225mm CONC
2X Ø100mm PVC
D???mm ST
D0.70
Ø??mm NFI
D0.66
D0.56
D0.80
Ø??mm NFI
D0.85
Ø??mm NFI
D0.84
D0.74
Ø??mm NFI
D0.55
Ø??mm NFI
D0.74

TO GAS CAGE
NO ACCESS, UNABLE TO TRACE

GAS IS 50P2
UNABLE TO TRACE,
SHOWN AS PER DBYD PLAN

1:200 5 0 2.5 5 15

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Refer to sheet 15 for full legend, notes and disclaimers.

1:200 5 0 2.5 5 15

SHOWN AS PER DBYD PLAN

D1.10 LV/EMPTY EOT

D??? POOR SIGNAL

Ø150mm ST PVC

D??? POOR SIGNAL

D1.10 POSS DRAINAGE

TO GAS CAGE NO ACCESS, UNABLE TO TRACE

GAS IS 40P2 UNABLE TO TRACE, SHOWN AS PER DBYD PLAN

Ø225mm CONC

33.20m

19.70m

GAS IS 40P2 UNABLE TO TRACE, SHOWN AS PER DBYD PLAN

Ø??mm NFI

D0.24

D1.10 POSS DRAINAGE

MH/PIT 38
LID RL 49.30
DEPTH 0.66

4.90m

Ø150mm CONC

RL 48.65 QL-A(1)

D1.45 TO BUILDING EOT

Ø??mm NFI

MH/PIT 12
LID RL 49.42
DEPTH 1.37
POSSIBLE OIL TRAP

MH/PIT 11
LID RL 49.38
DEPTH 1.33
POSSIBLE OIL TRAP

MH/PIT 10
LID RL 49.35
DEPTH 1.30
POSSIBLE OIL TRAP

RL 48.82 QL-A(1)
OPEN DRAIN PIPE

Ø100mm PVC

D0.73 BEND

D0.20 EOT

Ø100mm PVC

RL 49.15 QL-A(1)

MH/PIT 1
LID RL 49.85
DEPTH 2.48
CAR PARK DRAIN

D1.44

D0.90 FROM LIGHT

RL 47.41 QL-A(1)

RL 47.39 QL-A(1)

Ø??mm NFI

Ø??mm NFI

D0.54

D0.90

Ø300mm CONC

D2.60

Ø300mm CONC

D2.60

D2.21

Ø300mm CONC

D0.87

D1.64

2.80m

16.80m

3.00m

D1.67

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SHEET 6 OF 15

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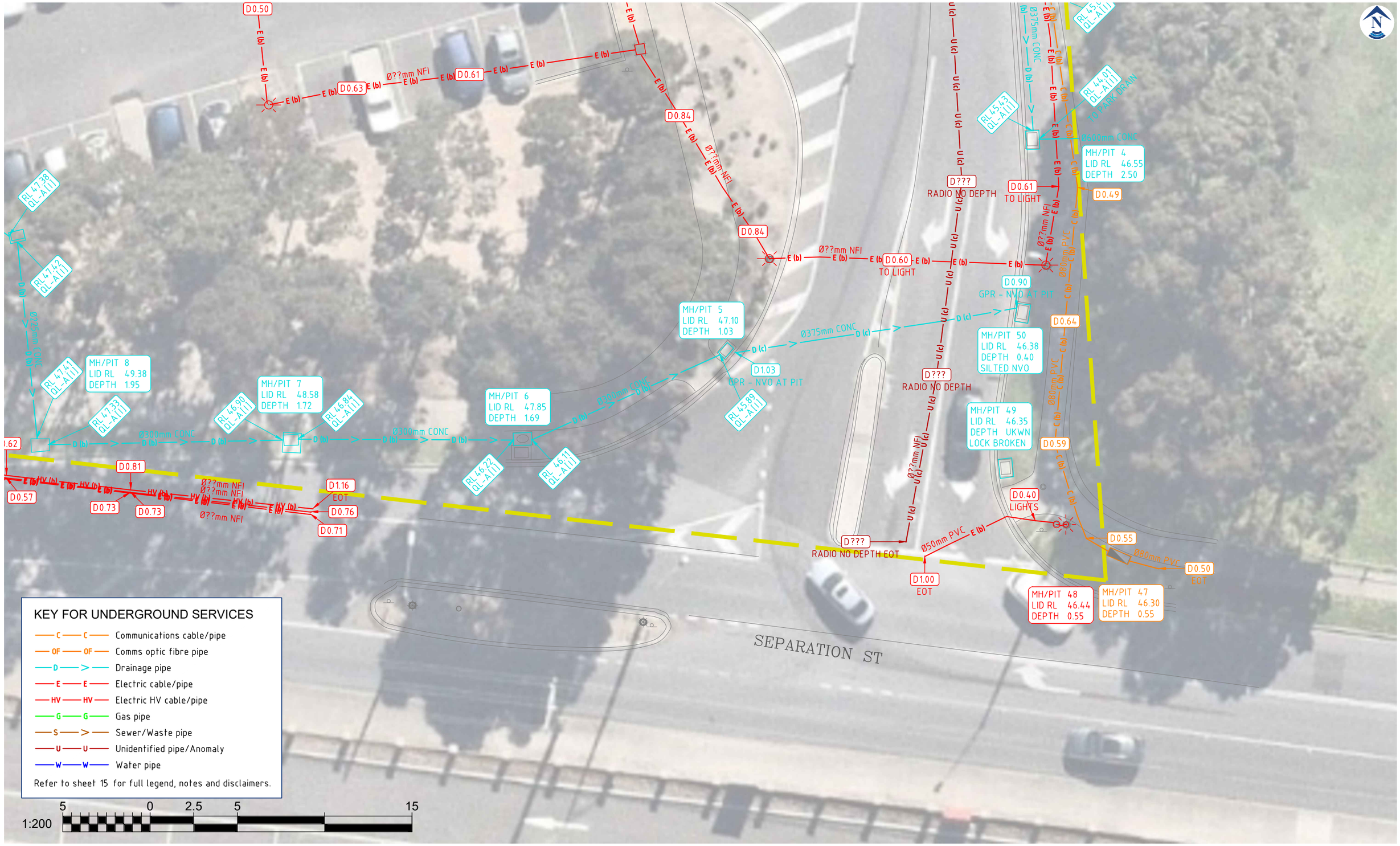

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1:200 (5 0 2.5 5 15)

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STATE/YEAR	JOB No	DRG TYPE	DRG No	REV
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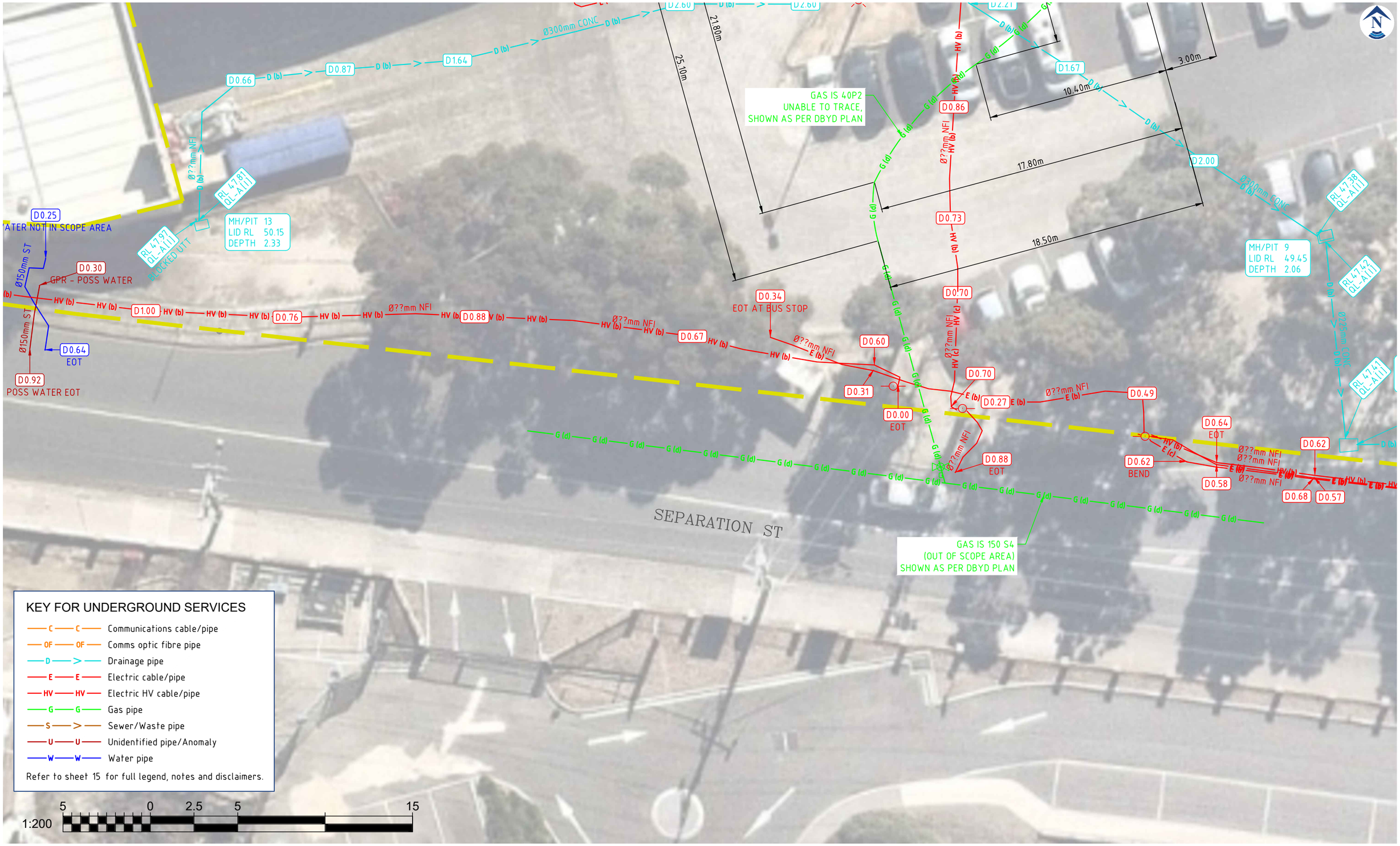

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SHEET 9 OF 15

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D1.00

UMED FEED FROM DOWNSPOUTS TO BUILDING EOT

D1.15

Ø375mm CONC

RL 48.37
QL-A[1]

MH/PIT 41
LID RL 49.50
DEPTH 1.10

RL 48.47
QL-A[1]

Ø225mm CONC

D (b)

RL 48.87
QL-A[1]
TO DOWNSPOUT

Ø150mm PVC

MH/PIT 40
LID RL 49.24
DEPTH 0.79

RL 48.57
QL-A[1]
TO DOWNSPOUT

D (b)

Ø225mm CONC

D (b)

D0.66

Ø225mm CONC

D (b)

D0.52

RL 48.88
QL-A[1]
TO BUILDING EOT

RL 48.99
QL-A[1]

Ø150mm PVC

MH/PIT 39
LID RL 49.40
DEPTH 0.52

D1.13
EOT

HV (b)

Ø??mm NFI

D1.13

SEPARATION ST

D0.25
FIREWATER NOT IN SCOPE AREA

Ø150mm ST

D0.30
GPR - POSS WATER

Ø150mm ST

D0.64
EOT

D0.92
GPR - POSS WATER EOT

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DRAWN:	DD	DBYD REF:	18592666	GRID:	MGA20 Z55

STATE/YEAR	JOB No	DRG TYPE	DRG No	REV
VIC19	- 0538 -	US	- 01	R1

SHEET 10 OF 15

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REV	REVISION DESCRIPTION	DATE	DRN	CHK
1	CHANGE OF QL-D GAS LOCATION	13/12/19	DD	AJ

Utility MAPPING
Suite 2, 85 Salmon Street
Port Melbourne
VIC 3207
Ph: 1300 62 77 46
Mail: melbourne@utilitymapping.com.au
Web: www.utilitymapping.com.au

REEDS CONSULTING

UNDERGROUND UTILITY SURVEY

NORTHCOTE PLAZA SHOPPING CENTRE
3 SEPARATION STREET
NORTHCOTE, VIC

LOCATED:	CL/DK/MK	CHECKED:	CL/AMM	DATE:	10/12/19
SURVEYED:	DL	SCALE AT A3:	1:200	DATUM:	AHD
DRAWN:	DD	DBYD REF:	18592666	GRID:	MGA20 Z55

STATE/YEAR	JOB No	DRG TYPE	DRG No	REV
VIC19	- 0538 -	US	- 01	R1

SHEET 11 OF 15

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ROBBS PDE

MH/PIT 17
LID RL 48.94
DEPTH 0.60

MH/PIT 15
LID RL 49.03
DEPTH 1.84

MH/PIT 16
LID RL 48.92
DEPTH 0.71

MH/PIT 14
LID RL 49.25
DEPTH 2.03

MH/PIT 18
LID RL 49.30
DEPTH 1.49

MH/PIT 19
LID RL 49.35
DEPTH 1.73

MH/PIT 20
LID RL 49.38
DEPTH 2.07

MH/PIT 22
LID RL 49.28
DEPTH 3.20
GREASE TRAP

MH/PIT 29
LID RL 49.39
DEPTH 1.50

MH/PIT 51
LID RL 49.30
DEPTH 1.14

MH/PIT 52
LID RL 49.25
DEPTH 1.10

MH/PIT 53
LID RL 49.26
DEPTH 0.89

MH/PIT 54
LID RL 49.45
DEPTH 1.50

D0.50 Ø50mm PVC
D0.55
D0.65 GPR EOT
D0.67
D0.72
D0.76
D0.81
D0.70 GPR
D0.44 GPR EOT
D0.83 GPR EOT
D2.19 EOT
D0.93 GPR - EOT
D0.94 GPR - EOT
D0.96
D0.90
D0.84 EOT
D0.67 TO BUILDING
D0.85
D0.55 TO BUILDING EOT
D0.75
D1.10
D1.41
D1.45
D1.50
D1.40
D1.40

Ø50mm PVC
Ø375mm CONC
Ø225mm PVC
Ø225mm CONC
Ø150mm PVC
Ø100mm ST
Ø150mm AC
Ø375mm CONC
Ø225mm PVC
Ø225mm PVC
Ø375mm PVC
Ø100mm PVC
Ø375mm CONC
Ø225mm PVC
Ø375mm CONC
Ø225mm PVC
Ø??mm NFI
Ø??mm NFI
Ø225mm VC
Ø450mm CONC
Ø375mm CONC
Ø375mm CONC

RL 47.35 QL-A(1)
RL 47.32 QL-A(1)
RL 48.26 QL-A(1)
RL 48.17 QL-A(1)
RL 47.22 QL-A(1)
RL 47.32 QL-A(1)
RL 48.01 QL-A(1)
RL 47.77 QL-A(1)
RL 47.82 QL-A(1)
RL 47.84 QL-A(1)
RL 47.89 QL-A(1)
RL 47.92 QL-A(1)
RL 47.30 QL-A(1)
RL 47.29 QL-A(1)
RL 47.64 QL-A(1)
RL 47.62 QL-A(1)
RL 47.66 QL-A(1)
RL 48.05 QL-A(1)
RL 48.35 QL-A(1)
RL 48.16 QL-A(1)
RL 48.47 QL-A(1)
RL 48.21 QL-A(1)
RL 48.41 QL-A(1)
RL 48.43 QL-A(1)
RL 48.63 QL-A(1)
RL 48.38 QL-A(1)
RL 47.95 QL-A(1)
RL 48.39 QL-A(1)

TO WALL
BLOCKED UTT
TO BUILDING
NOT ENTERING SCOPE

KEY FOR UNDERGROUND SERVICES

- C — C — Communications cable/pipe
- OF — OF — Comms optic fibre pipe
- D — > — Drainage pipe
- E — E — Electric cable/pipe
- HV — HV — Electric HV cable/pipe
- G — G — Gas pipe
- S — > — Sewer/Waste pipe
- U — U — Unidentified pipe/Anomaly
- W — W — Water pipe

Refer to sheet 15 for full legend, notes and disclaimers.

1:200 5 0 2.5 5 15

REV	REVISION DESCRIPTION	DATE	DRN	CHK
1	CHANGE OF QL-D GAS LOCATION	13/12/19	DD	AJ

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REEDS CONSULTING
UNDERGROUND UTILITY SURVEY
NORTHCOTE PLAZA SHOPPING CENTRE
3 SEPARATION STREET
NORTHCOTE, VIC

LOCATED: CL/DK/MK CHECKED: CL/AMM DATE: 10/12/19
SURVEYED: DL SCALE AT A3: 1:200 DATUM: AHD
DRAWN: DD DBYD REF: 18592666 GRID: MGA20 Z55

STATE/YEAR	JOB No	DRG TYPE	DRG No	REV
VIC19	- 0538 -	US	- 01	R1

SHEET 12 OF 15

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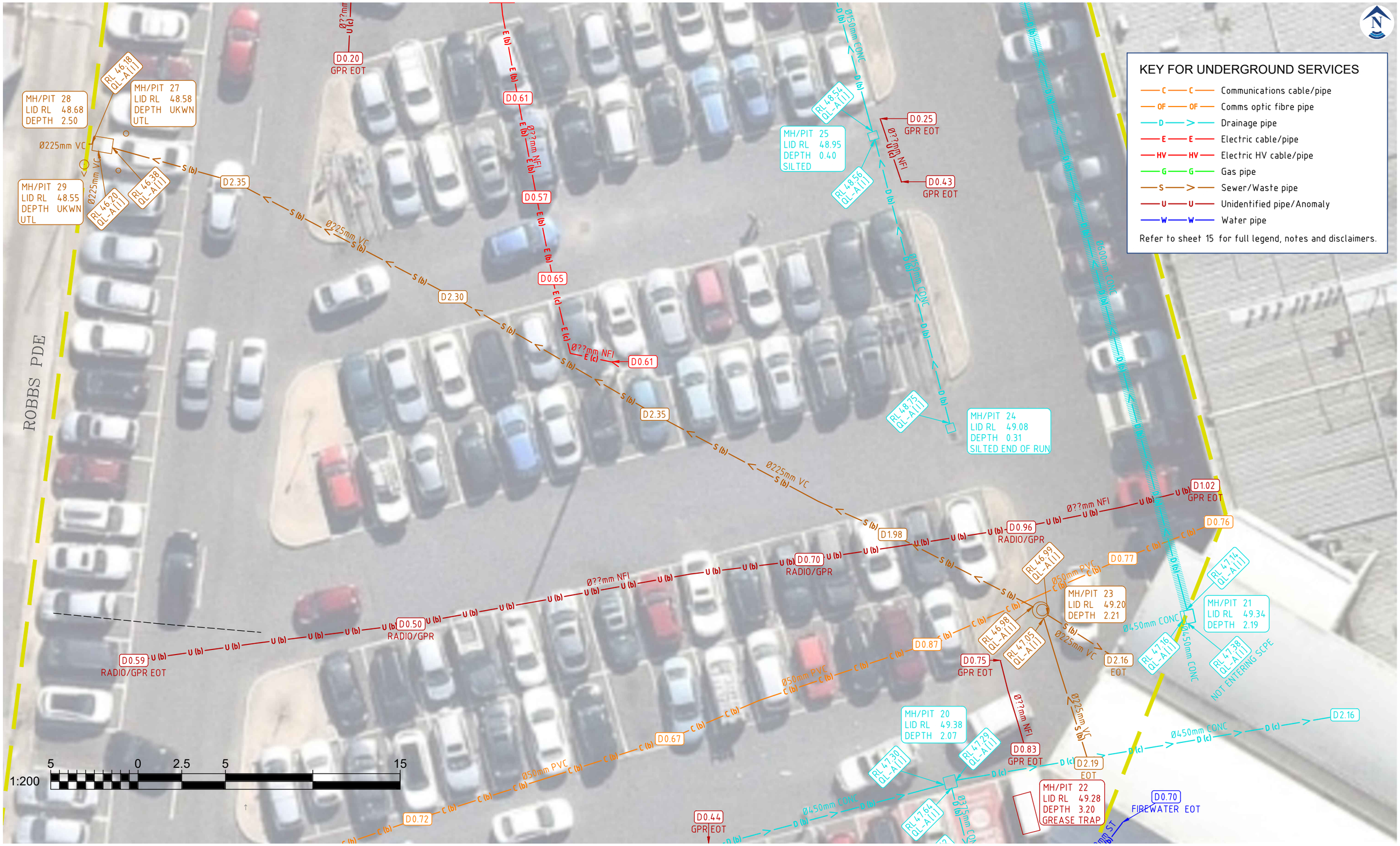

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- W — W — Water pipe

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- U — U — Unidentified pipe/Anomaly
- W — W — Water pipe

Refer to sheet 15 for full legend, notes and disclaimers.

1:200 5 0 2.5 5 15

ROBBS PDE

D0.56 — E (b) — Ø??mm NFI — D0.57 — D0.50 — D0.60 — D0.91 — D1.50

D0.20 GPR EOT

RL 4.809 QL-A(1)

RL 4.693 QL-A(1)

RL 4.832 QL-A(1)

RL 4.833 QL-A(1)

MH/PIT 26
LID RL 48.82
DEPTH 0.51
SILTED

Ø450mm CONC

Ø600mm CONC

REV	REVISION DESCRIPTION	DATE	DRN	CHK
1	CHANGE OF QL-D GAS LOCATION	13/12/19	DD	AJ

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SUBSURFACE UTILITY INFORMATION (SUI) AS5488 CLASSIFICATION

QUALITY LABELING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY A:

INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON DESTRUCTIVE EXCAVATION (POT HOLING) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X,Y,Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/-50mm.

QUALITY B:

INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X,Y, AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL ACCURACY IS +/-300mm, VERTICAL ACCURACY +/-500mm.

QUALITY C:

INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HYDRANTS AND ACQUIRED DIAL BEFORE YOU DIG PLANS TO DRAW A STRING WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY (SURFACE FEATURES ONLY) IS +/-300mm.

QUALITY D:

INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DIAL BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

DETECTION DISCLAIMER:

ELECTROMAGNETIC LOCATING TECHNIQUES AS WELL AS GROUND PENETRATING RADAR HAVE BEEN UTILISED IN THE LOCATION OF UNDERGROUND SERVICES. THESE RESULTS ARE NOT INFALLIBLE AND A NON DESTRUCTIVE DIG PROCESS SHOULD BE CARRIED OUT TO CONFIRM SERVICE IDENTIFICATION, POSITIONS AND PARTICULARLY HEIGHTS, WHERE THESE ARE CRITICAL. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN LOCATING AND MAPPING THE UNDERGROUND SERVICES, THE COMPLETE EXTENTS OF THE THIS UTILITY SURVEY INFORMATION CANNOT BE GUARANTEED.

SURVEY TECHNIQUE DISCLAIMER:

ALL SURVEY INFORMATION COLLECTED BY UTILITY MAPPING SHOWN ON THIS PLAN HAS BEEN SURVEYED USING GNSS AND TPS SURVEY METHODS. EXPECTED MINIMUM ACCURACY OF GNSS SURVEY DATA IS +/-50mm. ACCURACY IS SUBJECT TO VARIATION DEPENDANT ON SITE CONDITIONS AND SURVEY CONTROL NETWORK SOURCES. AFOREMENTIONED TOLERANCE PROVIDED SHOULD BE USED AS A GUIDE ONLY AND REVIEWED ON A PROJECT BY PROJECT BASIS.

THIRD PARTY INFORMATION DISCLAIMER:

ALL FEATURES SHOWN IN GREY HAVE BEEN TAKEN FROM EXTERNAL SOURCES AND AS SUCH UTILITY MAPPING CANNOT VERIFY THE ACCURACY OF THIS INFORMATION. CONTACTING THE RELEVANT PROVIDER IS RECOMMENDED FOR THE LATEST INFORMATION.

AERIAL IMAGERY DISCLAIMER:

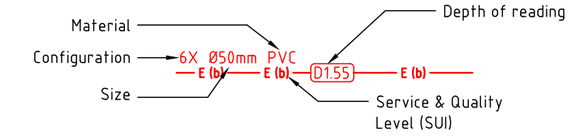
AERIAL IMAGERY HAS BEEN SUPPLIED UNDER A COMMERCIAL LICENCE AGREEMENT AND IS NOT TO BE REPRODUCED FOR ANY OTHER PURPOSES OTHER THAN THAT INTENDED BY UTILITY MAPPING UNDER ANY CIRCUMSTANCE WITHOUT WRITTEN APPROVAL. FEATURES SHOWN ON IMAGERY ARE INDICATIVE ONLY AND MAY NOT REPRESENT THE TRUE AND FINAL POSITION OF FEATURES ON SITE.

KEY FOR UNDERGROUND SERVICES

- AIR — Air line
- CH — Chemical cable/pipe
- C — Communications cable/pipe
- OF — Comms optic fibre pipe
- D — Drainage pipe
- ER — Electric earth cable/pipe
- E — Electric cable/pipe
- DB — Electric direct buried cable
- HV — Electric HV cable/pipe
- F — Fuel pipe
- G — Gas pipe
- IRR — Irrigation pipe
- CW — Chilled water pipe
- HW — Heated water pipe
- OIL — Oil pipe
- RC — Rail counter cable/pipe
- S — Sewer/Waste pipe
- P — Sewer pressure main pipe
- TC — Traffic cable/pipe
- U — Unidentified pipe/Anomaly
- W — Water pipe
- Underground storage tank
- MUD — Multi user duct
- EMPTY — Empty duct
- O/H — Overhead service
- Survey Boundary
- Cable/Pipe group or duct
- Trench scar

- Air pit centre
- Air valve
- Chemical pit centre
- Chemical valve
- Comms main marker
- Comms pillar
- Comms pole
- Comms pit centre
- Drainage connection
- Drainage down pipe
- Drainage pump
- Drainage pit centre
- Electric dome
- Electric earth cover
- Electric earth spike
- Electric junction box
- Electric light
- Electric light pole
- Electric main marker
- Electric power pole
- Electric pit centre
- Electric sign centre
- Fuel access point
- Fuel pit centre
- Fuel valve
- Gas bottle
- Gas meter
- Gas main marker
- Gas pit centre
- Gas test point
- Gas valve
- Irrigation pit centre
- Irrigation sprinkler
- Irrigation valve
- Mechanical chilled water valve
- Mechanical hot water valve
- Mechanical pit centre
- Oil pit centre
- Oil valve
- Rail junction box
- Rail light
- Rail pit centre
- Rail signal control box
- Rail traffic signal
- Sewer main marker
- Sewer connection
- Sewer flush point
- Sewer inspection opening
- Sewer inspection shaft
- Sewer pit centre
- Sewer pipe vent
- Sewer valve
- Traffic camera
- Traffic pit centre
- Traffic signal light
- Traffic sensor
- Unknown main marker
- Unknown pit centre
- Unknown valve
- Water bore
- Water connection
- Water fire hose
- Water hydrant
- Water meter
- Water main marker
- Water pump
- Water pit centre
- Water tap
- Water valve
- Characteristic change
- Pothole (indicative)
- Miscellaneous pipe riser
- End of trace

EXPLANATION OF PIPE ANNOTATION



* Surveyed position of pipe: C = Centre, I = Invert, T = Top, G = Ground Level
Where Ground Level is shown it indicates that no depth has been obtainable.

EXPLANATION OF CONFIGURATION

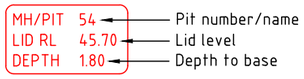
Pipe configuration is annotated as the number of pipes per row. For example:

2x3x4 = (total of 9 pipes)



Where pipes are not clearly defined in rows, a single total number is given eg. 9x.

EXPLANATION OF PIT ANNOTATION



EXPLANATION OF SUBSURFACE UTILITY INFORMATION (SUI AS5488)

- E (a) — Denotes electric pipe/cable verified to QL-A
- E (b) — Denotes electric pipe/cable verified to QL-B
- E (c) — Denotes electric pipe/cable verified to QL-C
- E (d) — Denotes electric pipe/cable verified to QL-D

Verified utility; Unverified utility

ABBREVIATIONS FOR UNDERGROUND SERVICES

AC	Asbestos cement
ALK	Alkathene
BR	Brick
CI	Cast iron
CICL	Cast iron cement lined
CONC	Concrete
CU	Copper
DI	Ductile iron
DICL	Ductile iron cement lined
DIPL	Ductile iron poly lined
EW	Earthenware
FG	Fibreglass
GI	Galvanised iron
GRP	Glass reinforced plastic
MDPE	Medium density polyethylene
MS	Medium steel
MSCL	Medium steel cement lined
PE	Polyethylene
PVC	Polyvinyl chloride
RC	Reinforced concrete
SGW	Salt glazed ware
SI	Spun iron
SPL	Steel poly lined
ST	Steel
VC	Vitrified clay

NLA	Not located - route assumed
NLI	Not located - route plotted from on-site information
NLR	Not located - route plotted from records
NLT	Not located - plotted from visible trench scar detail
NVP	No visible pipes
UTF	Unable to find
UTGA	Unable to gain access
UTL	Unable to lift
UTR	Unable to rod
UTS	Unable to survey
UTT	Unable to trace
BL	Base level
CL	Cover level
IL	Invert level (pipe)
NFI	No further information
NS	No signal
O/H	Overhead
(R)	Information taken from records

NOTES FOR UNDERGROUND SERVICES

1. Pipe sizes which cannot be obtained by visual survey are taken from record drawings/marker plates where available.
2. Cable routes shown as a single line may actually consist of many cables, refer to annotated configuration details.
3. Drainage pipe sizes & invert levels have been determined without man entry into chambers. Every effort has been made to correctly obtain this information, however, accuracy is dependent on visibility from the surface.
5. All annotations depict 'depth to service' UNLESS otherwise stated. Annotations marked 'RL' inidcate the true elevation of service feature.
6. Utility lines located using Electromagnetic Induction (EMI) or similar proving techniques are assumed to have been located to the approximate CENTRE of the service.
7. Utility lines located using Ground Penetrating Radar (GPR) or similar proving techniques are assumed to have been located to the TOP of the service.

REV	REVISION DESCRIPTION	DATE	DRN	CHK
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NORTHCOTE PLAZA SHOPPING CENTRE
3 SEPARATION STREET
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SHEET 15 OF 15

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APPENDIX B – PROPOSED DRAINAGE SCHEMATIC

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BASEMENT DRAINAGE STRATEGY

- FINAL PIPE SIZES AND NUMBER AND LOCATION OF PITS TBC FINAL COORDINATION AND FURTHER DESIGN DEVELOPMENT

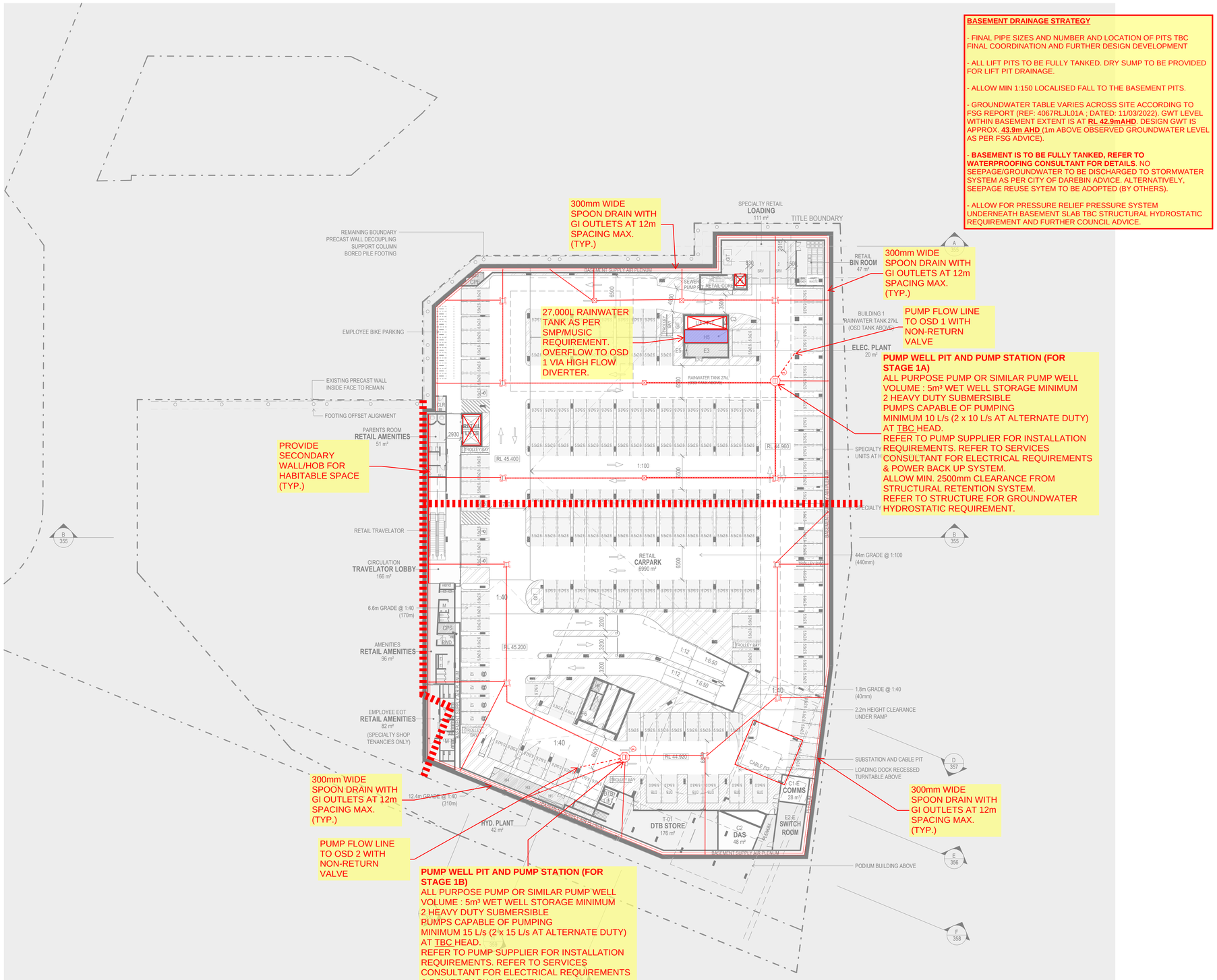
- ALL LIFT PITS TO BE FULLY TANKED. DRY SUMP TO BE PROVIDED FOR LIFT PIT DRAINAGE.

- ALLOW MIN 1:150 LOCALISED FALL TO THE BASEMENT PITS.

- GROUNDWATER TABLE VARIES ACROSS SITE ACCORDING TO FSG REPORT (REF; 4067RLJL01A ; DATED: 11/03/2022). GWT LEVEL WITHIN BASEMENT EXTENT IS AT **RL 42.9mAHD**. DESIGN GWT IS APPROX. **43.9m AHD** (1m ABOVE OBSERVED GROUNDWATER LEVEL AS PER FSG ADVICE).

- **BASEMENT IS TO BE FULLY TANKED, REFER TO WATERPROOFING CONSULTANT FOR DETAILS**. NO SEEPAGE/GROUNDWATER TO BE DISCHARGED TO STORMWATER SYSTEM AS PER CITY OF DAREBIN ADVICE. ALTERNATIVELY, SEEPAGE REUSE SYTEM TO BE ADOPTED (BY OTHERS).

- ALLOW FOR PRESSURE RELIEF PRESSURE SYSTEM UNDERNEATH BASEMENT SLAB TBC STRUCTURAL HYDROSTATIC REQUIREMENT AND FURTHER COUNCIL ADVICE.



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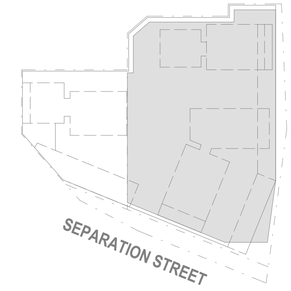

BASEMENT 1 RETAIL CAR PARK		
TYPE	BAY SIZE	COUNT
B01		
ACCESSIBLE	2600x5500	4
DTB	3000x5500	6
ELECTRIC VEHICLE	2600x5500	4
STANDARD	2600x5500	166
TOTAL: 180		

Rev.	Issue	Revision Description	Date	Appr by
11		DTP PLANNING SUBMISSION	17.06.2026	DM
10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
9		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
8		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
7		COORDINATION ISSUE	16.05.26	MW PL
6		WOOLWORTHS UPDATE	15.05.26	MW PL
5		COORDINATION ISSUE	17.04.26	MW PL
4		OVGA REVIEW 3	27.03.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - BASEMENT 01

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 100
Revision: 11

PRINTED: 17/06/2026 9:49:47 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER).R_R25.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

50,000L ON-SITE DENTENTION TANK (STAGE 1A - OSD 1) BELOW LOWER GROUND FLOOR (INGROUND TANK) - ALTERNATIVE MODULAR TANK/PIPE SYSTEM TO MEET THE LPD INVERT

SURFACE AREA = 42m²
EFFECTIVE DEPTH = 1.2m
VOLUME = 50.4m³

PROVIDE 2x 900 x 900 SOLID COVER ACCESS HATCH FROM TOP, ALLOW FOR MIN 400mm FOR REFUGE ZONE ABOVE WATER LEVEL.
ALLOW 200mm OSD FLOOR SLAB AND WALL.
OSD TANK SUBJECT TO DETAILED DESIGN.
375Ø OVERFLOW PIPE TO SURCHARGE PIT.

ALLOW ORIFICE OPENING AND TRASCH SCREEN AS PER COUNCIL DETAILS

8x ATLAN FILTER (FIL-3.0) AS PER SMP REPORT. REFER TO MANUFACTURER'S SPECIFICATION FOR DETAILS AND INSTALLATION. WEIR HEIGHT AS PER MANUFACTURER'S SPECIFICATIONS

1300 x 1200 SURCHARGE PIT FOR STAGE 1B

EX 375mm COUNCIL DRAIN

NEW 225Ø DRAIN TO EX PIT.

ATLAN FLOWFILTER 1200.3

8x ATLAN FILTER (FIL-3.0) AS PER SMP REPORT. REFER TO MANUFACTURER'S SPECIFICATION FOR DETAILS AND INSTALLATION. WEIR HEIGHT AS PER MANUFACTURER'S SPECIFICATIONS

27,000L RAINWATER TANK AS PER SMP/MUSIC REQUIREMENT.

ALLOW OVERFLOW TO OSD 3 VIA HIGH FLOW DIVERTER

REFER TO UPPER GROUND FLOOR PLAN

PUMP WELL PIT AND PUMP STATION (FOR STAGE 2 OSD)
ALL PURPOSE PUMP OR SIMILAR PUMP WELL
VOLUME : 5m³ WET WELL STORAGE MINIMUM
2 HEAVY DUTY SUBMERSIBLE
PUMPS CAPABLE OF PUMPING
MINIMUM 10 L/s (2 x 10 L/s AT ALTERNATE DUTY)
AT TBC HEAD.
REFER TO PUMP SUPPLIER FOR INSTALLATION REQUIREMENTS. REFER TO SERVICES CONSULTANT FOR ELECTRICAL REQUIREMENTS & POWER BACK UP SYSTEM.
ALLOW MIN. 2500mm CLEARANCE FROM STRUCTURAL RETENTION SYSTEM.
REFER TO STRUCTURE FOR GROUNDWATER HYDROSTATIC REQUIREMENT.

REFER TO UPPER GROUND FLOOR PLAN

27,000L RAINWATER TANK AS PER SMP/MUSIC REQUIREMENT.

ALLOW OVERFLOW TO OSD 3 VIA HIGH FLOW DIVERTER

SUBSTATION FREEBOARD AND WATERPROOFING REFER TO RELEVANT AUTHORITY REQUIREMENTS

PROVIDE 81kL TOTAL RAINWATER TANK FOR REUSE (FINAL LOCATION TBC). ALLOW SEPARATE TANKS FOR EACH TOWER AS PER MUSIC RESULT. OVERFLOW FROM RAINWATER TANK TO RESPECTIVE OSD TANK VIA HIGH FLOW DIVERTER. ALL RAINWATER TANK SPECIFICATION AND SUSPENDED DRAINAGE TO HYDRAULIC DOCUMENTATION.

LEGAL POINT OF DISCHARGE INTO EXISTING COUNCIL PIT
BUILDER TO CONFIRM LOCATION, SIZE AND DEPTH OF EXISTING SERVICES (INCLUDING COUNCIL DRAIN) PRIOR COMMENCEMENT OF ANY WORKS

LEGEND:

OVERLAND FLOW PATH (1% AEP RAINFALL EVENT)

SITE DRAINAGE STRATEGY

- FINAL PIPE SIZES AND NUMBER AND LOCATION OF PITS AND TANKS TBC FINAL COORDINATION AND FURTHER DESIGN DEVELOPMENT

- BUILDING FREEBAORD - BUILDING LEVELS AND ENTRANCES TO BE MIN 300mm ABOVE THE ADJACENT INVERT OF KERB.

- DRIVEWAY HIGH POINT TO BE MIN 300mm ABOVE INVERT OF KERB.

- ALLOW MIN 150mm STRUCTURAL STEP/HOB BETWEEN INTERNAL HABITABLE AND EXTERNAL AREAS TO PROTECT FROM WATER INGRESS.

- ALL SUSPENDED DRAINAGE SYSTEM IS BY HYDRAULICS CONSULTANT. REFER TO HYDRAULIC DOCUMENTATION. OVERFLOW FROM RAINWATER TANK TO ON-SITE DETENTION TANK VIA HIGH FLOW DIVERTER.

- OVERLAND FLOW PATH SHOWING DESIGN INTENT. FINAL STRATEGY TBC DESIGN DEVELOPMENT AND PUBLIC DOMAIN LEVELS.

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General Notes



CAR PARKING LEVEL LOWER GROUND	
STAGE 2	COUNT
RESIDENTIAL (STAGE 2)	30
TOTAL: 30	

Rev.	Issue	Revision Description	Date	Appr by
11		DTP PLANNING SUBMISSION	17.06.2026	DM
10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
9		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
8		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
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1		OVGA REVIEW	05.11.25	MW PL

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ABN 83 006 814 268

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - GROUND LOWER (STAGE 2)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 102
Revision: 11

PRINTED: 17/06/2026 10:00:11 PM
FILE: Autodesk Docs://Northcote Village 2413_Northcote_MASTER R_R25.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

SITE DRAINAGE STRATEGY

- FINAL PIPE SIZES AND NUMBER AND LOCATION OF PITS AND TANKS TBC FINAL COORDINATION AND FURTHER DESIGN DEVELOPMENT

- BUILDING FREEBAORD - BUILDING LEVELS AND ENTRANCES TO BE MIN 300mm ABOVE THE ADJACENT INVERT OF KERB.

- DRIVEWAY HIGH POINT TO BE MIN 300mm ABOVE INVERT OF KERB.

- ALLOW MIN 150mm STRUCTURAL STEP/HOB BETWEEN INTERNAL HABITABLE AND EXTERNAL AREAS TO PROTECT FROM WATER INGRESS.

- ALL SUSPENDED DRAINAGE SYSTEM IS BY HYDRAULICS CONSULTANT. REFER TO HYDRAULIC DOCUMENTATION. OVERFLOW FROM RAINWATER TANK TO ON-SITE DETENTION TANK VIA HIGH FLOW DIVERTER.

- OVERLAND FLOW PATH SHOWING DESIGN INTENT. FINAL STRATEGY TBC DESIGN DEVELOPMENT AND PUBLIC DOMAIN LEVELS.

LEGEND:

OVERLAND FLOW PATH (1% AEP RAINFALL EVENT)

65,000L ON-SITE DENTENTION TANK (STAGE 1B - OSD 2)
SUSPENDED BELOW UPPER GROUND FLOOR

SURFACE AREA = 32.8m²
EFFECTIVE DEPTH = 2m
VOLUME = 65.6m³

PROVIDE 2x 900 x 900 GRATED COVER ACCESS HATCH FROM TOP (AT DRIVEWAY AREA)
ALLOW 200mm OSD FLOOR SLAB AND WALL.
375Ø OVERFLOW PIPE TO SURCHARGE PIT.
OSD TANK DESIGN FINAL LOCATION AND DETAILS SUBJECT TO DETAILED DESIGN.

ALLOW FOR ATLAN FLOWFILTER FLF 1200.3 PRIOR TO OSD TANK AS PER MANUFACTURER'S REQUIREMENT.

PROVIDE 8x ATLAN FILTER (FIL-3.0) AS PER SMP REPORT. REFER TO MANUFACTURER'S SPECIFICATION FOR DETAILS AND INSTALLATION. WEIR HEIGHT AS PER MANUFACTURER'S SPECIFICATIONS

INDICATIVE HYDRAULIC TAP POINT & PUMP FLOW LINE

37,000L ON-SITE DENTENTION TANK (STAGE 2 - OSD 3) BELOW LOWER GROUND FLOOR (INGROUND TANK) - ALTERNATIVE MODULAR TANK/PIPE SYSTEM TO MEET THE LPD INVERT

SURFACE AREA = 23m²
EFFECTIVE DEPTH = 1.7m
VOLUME = 39m³

PROVIDE 2x 900 x 900 SOLID COVER ACCESS HATCH FROM TOP
ALLOW 200mm OSD FLOOR SLAB AND WALL.
OSD TANK SUBJECT TO DETAILED DESIGN.
375Ø OVERFLOW PIPE TO SURCHARGE PIT.

ALLOW ORIFICE OPENING AND TRASCH SCREEN AS PER COUNCIL DETAILS

8x ATLAN FILTER (FIL-3.0) AS PER SMP REPORT. REFER TO MANUFACTURER'S SPECIFICATION FOR DETAILS AND INSTALLATION. WEIR HEIGHT AS PER MANUFACTURER'S SPECIFICATIONS

ATLAN ECOCEPTOR GPT 1500 AS PER SMP REPORT

ATLAN FLOWFILTER 1200.3 AS PER SMP REPORT

INDICATIVE HYDRAULIC TAP POINT & PUMP FLOW LINE

ALLOW TYPICAL DRIANAGE OUTLETS FOR GF BALCONY

PIT WITH ATLAN STORMSACKS

INDICATIVE SUBSTATION CONDUIT

HIGH POINT TO BE AT LEAST 300mm ABOVE INVERT OF KERB

1200 x 1000 SURCHARGE PIT FOR STAGE 2

PROVIDE 80kL TOTAL RAINWATER TANK FOR REUSE (FINAL LOCATION TBC). ALLOW SEPARATE TANKS FOR EACH TOWER AS PER MUSIC RESULT. OVERFLOW FROM RAINWATER TANK TO RESPECTIVE OSD TANK VIA HIGH FLOW DIVERTER. ALL RAINWATER TANK SPECIFICATION AND SUSPENDED DRAINAGE TO HYDRAULIC DOCUMENTATION.

1600 x 1200 SURCHARGE PIT FOR STAGE 1B

PIT WITH ATLAN STORMSACKS. CONNECT TO OSD 3 VIA BASEMENT PUMP. PIT LOCATION TBC FINAL SUBSTATION CONDUIT LAYOUT.

LEGAL POINT OF DISCHARGE INTO NEW COUNCIL PIT. CONSTRUCT NEW 300Ø OUTFALL DRAIN (APPROX 80m LONG) AS PER COUNCIL DETAILS. TO BE COORDINATED WITH FUTURE ROAD WIDENING PLANS. BUILDER TO CONFIRM LOCATION, SIZE AND DEPTH OF EXISTING SERVICES (INCLUDING COUNCIL DRAIN) PRIOR COMMENCEMENT OF ANY WORKS.

300mm RCP RRJ CLASS 4 OUTFALL DRAIN

NEW JUNCTION PIT AS PER COUNCIL DETAILS

CONTROL PIT WITH ORIFICE TO LIMIT TO PSD

PIT WITH ATLAN STORMSACKS

EX 300mm COUNCIL DRAIN

EX 300mm COUNCIL DRAIN

EX 375mm COUNCIL DRAIN

LEGAL POINT OF DISCHARGE INTO EXISTING COUNCIL PIT
BUILDER TO CONFIRM LOCATION, SIZE AND DEPTH OF EXISTING SERVICES (INCLUDING COUNCIL DRAIN) PRIOR COMMENCEMENT OF ANY WORKS

SITE DRAINAGE STRATEGY

- FINAL PIPE SIZES AND NUMBER AND LOCATION OF PITS AND TANKS TBC FINAL COORDINATION AND FURTHER DESIGN DEVELOPMENT

- BUILDING FREEBAORD - BUILDING LEVELS AND ENTRANCES TO BE MIN 300mm ABOVE THE ADJACENT INVERT OF KERB.

- DRIVEWAY HIGH POINT TO BE MIN 300mm ABOVE INVERT OF KERB.

- ALLOW MIN 150mm STRUCTURAL STEP/HOB BETWEEN INTERNAL HABITABLE AND EXTERNAL AREAS TO PROTECT FROM WATER INGRESS.

- ALL SUSPENDED DRAINAGE SYSTEM IS BY HYDRAULICS CONSULTANT. REFER TO HYDRAULIC DOCUMENTATION. OVERFLOW FROM RAINWATER TANK TO ON-SITE DETENTION TANK VIA HIGH FLOW DIVERTER.

- OVERLAND FLOW PATH SHOWING DESIGN INTENT. FINAL STRATEGY TBC DESIGN DEVELOPMENT AND PUBLIC DOMAIN LEVELS.

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General Notes



CAR PARKING LEVEL UPPER GROUND	
STAGE 2	COUNT
RESIDENTIAL (STAGE 2)	13
TOTAL: 13	

Rev.	Issue	Revision Description	Date	Appr by
10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
9		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
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1		OVGA REVIEW	05.11.25	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

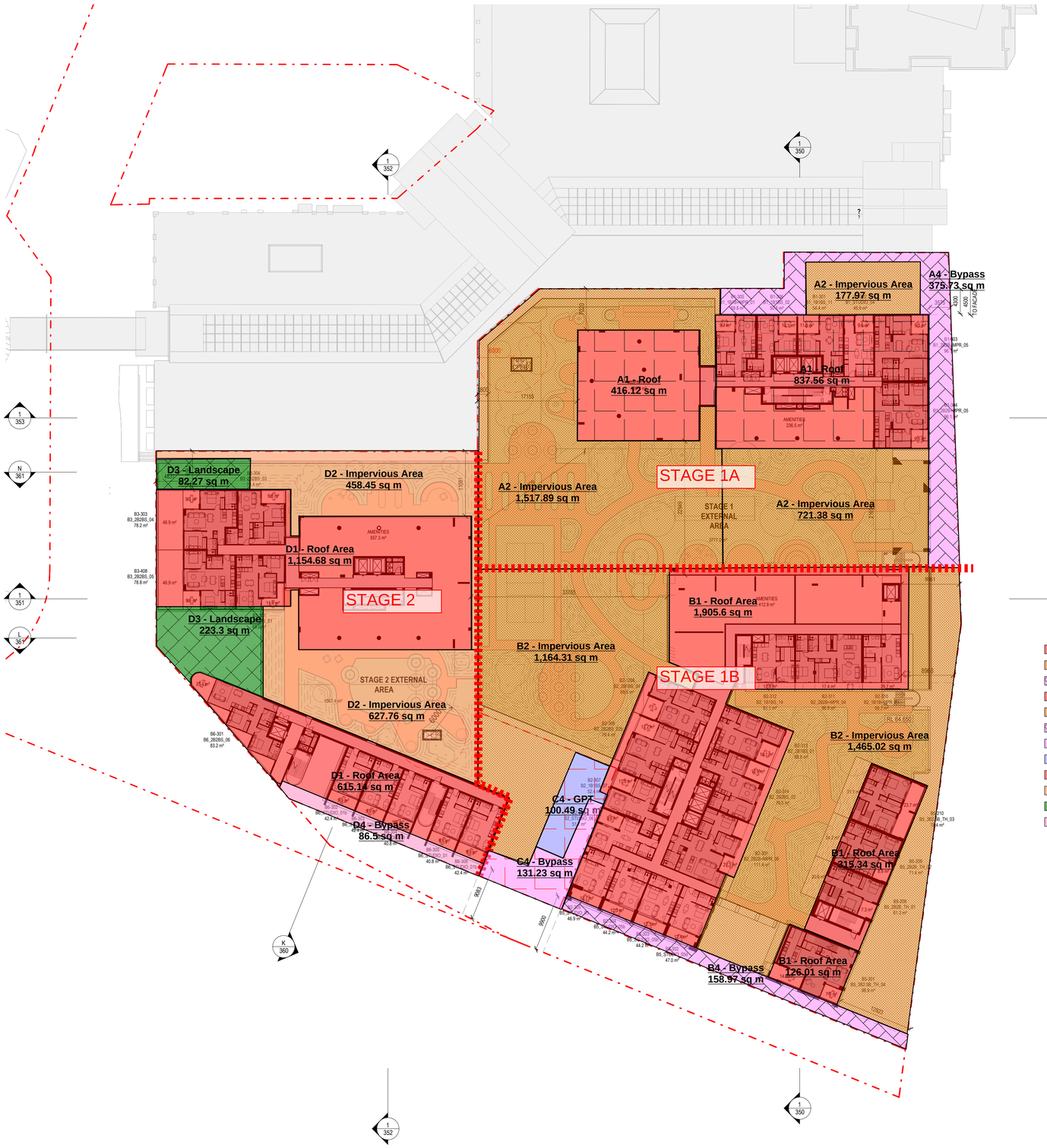
Title: FLOOR PLANS
FLOOR PLAN - GROUND UPPER (STAGE 2)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 104
Revision: 10

PRINTED: 5/06/2026 9:02:22 PM
FILE: Autodesk Docs://Northcote Village 2413_Northcote_MASTER_A_R25.rvt

APPENDIX C – POST DEVELOPMENT CATCHMENT AREAS

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED



Area Calculation

Label	Quantity	Unit
A1 - Roof	1,253.68	sq m
A2 - Impervious Area	2,417.24	sq m
A4 - Bypass	375.73	sq m
B1 - Roof Area	2,346.96	sq m
B2 - Impervious Area	2,629.33	sq m
B4 - Bypass	158.97	sq m
C4 - Bypass	131.23	sq m
C4 - GPT	100.49	sq m
D1 - Roof Area	1,769.82	sq m
D2 - Impervious Area	1,086.21	sq m
D3 - Landscape	305.56	sq m
D4 - Bypass	86.50	sq m

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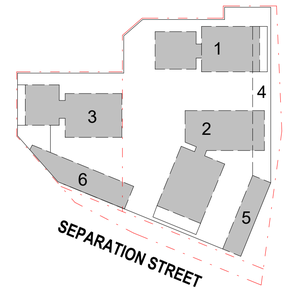
General Notes



Rev.	Issue	Revision Description	Date	Appr by
8		DTP PLANNING SUBMISSION	05.06.2026	MW PL
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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L03

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

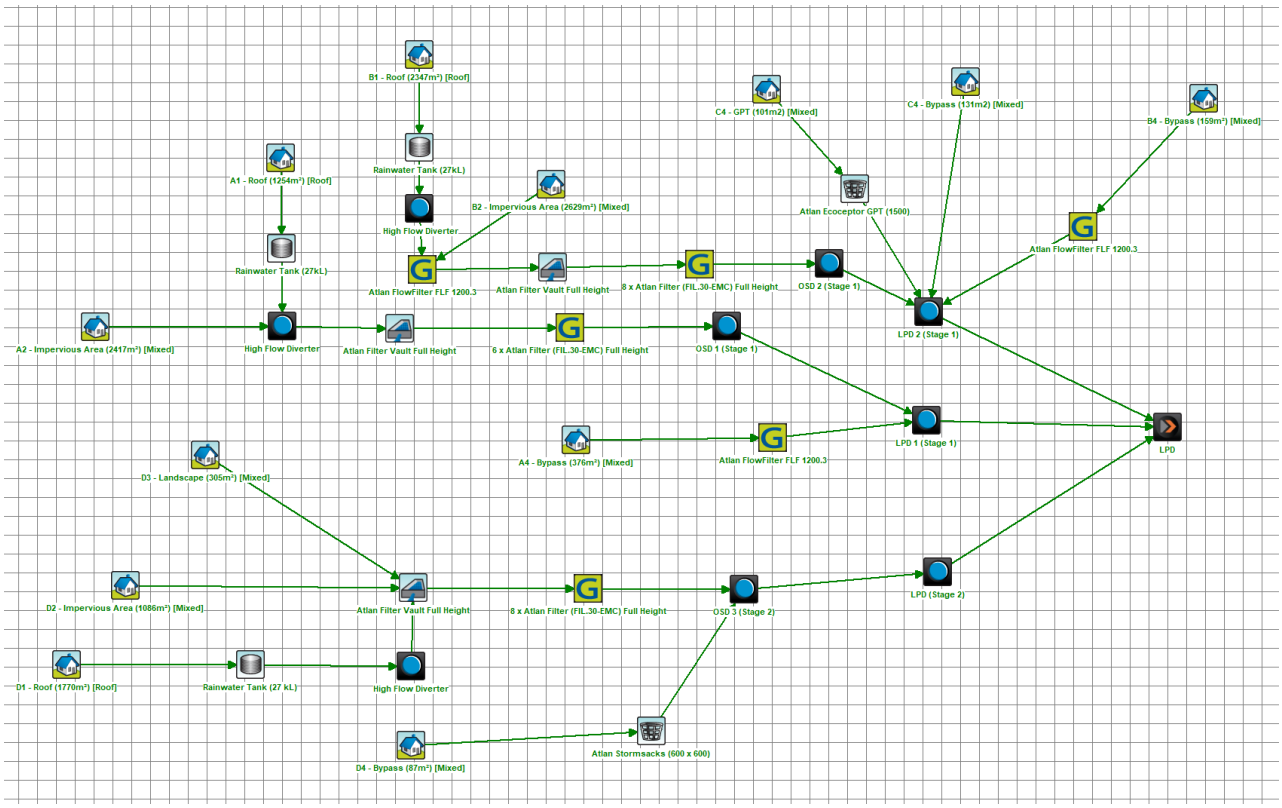
Drawing Status: FOR APPROVAL

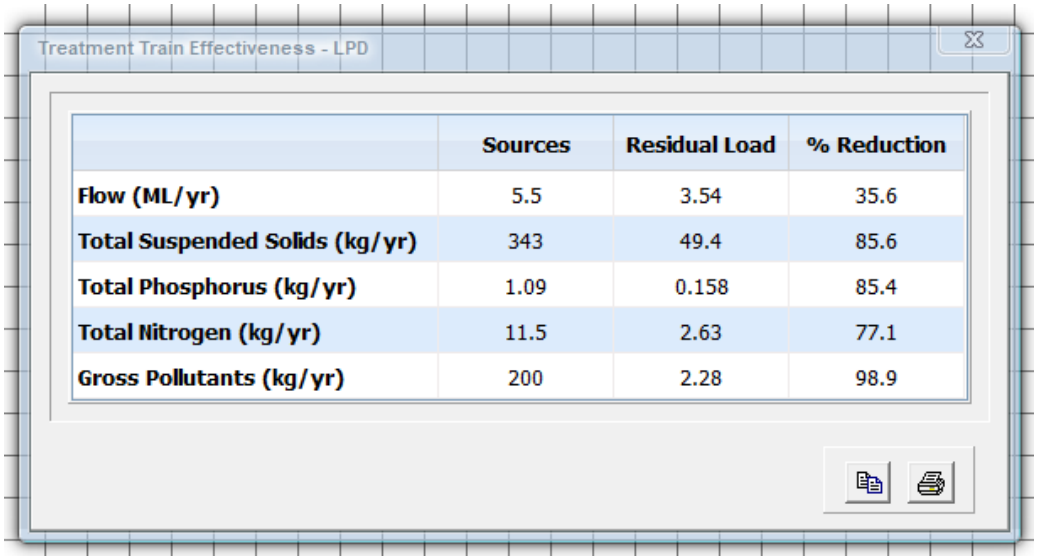
Drawing No.: AR 108

Revision: 8

PRINTED: 5/06/2026 7:44:49 PM
FILE: Autodesk Docs://Northcote Village /2413_Northcote_MASTRER A_R25.rvt

APPENDIX D – MUSIC MODELLING





	Sources	Residual Load	% Reduction
Flow (ML/yr)	5.5	3.54	35.6
Total Suspended Solids (kg/yr)	343	49.4	85.6
Total Phosphorus (kg/yr)	1.09	0.158	85.4
Total Nitrogen (kg/yr)	11.5	2.63	77.1
Gross Pollutants (kg/yr)	200	2.28	98.9

APPENDIX E – PRE-DEVELOPMENT AND POST-DEVELOPMENT FLOW RATE CALCULATION

WEBBER DESIGN
LEVEL 2, 31 QUEEN STREET, MELBOURNE, VIC 3000
(03) 9614 7155

SUITE 301, LEVEL 3, 19A BOUNDARY STREET, RUSHCUTTERS BAY, NSW 2011
(02) 9690 2488

CONSULTING ENGINEERS

PROJECT ADDRESS: **25 Separation Street, Northcote**

Pre-Development

Contributing Catchment Area	
Road Area (sqm)	865.1
Ex Site Area (sqm)	4014
Roof	2782
Paved	1232

Assumption
No OSD system or flow control in place

Design ARI (years)	**Design Flow Rate (Q) L/s**
5	123.60
10	150.44
20	180.26

Post-Development

Contributing Catchment Area		
Road Area (sqm)	865.1	
Proposed Site Area (sqm)	12691	
Roof	5336	
Paved	6007	
Landscape	306	
Bypass	1042	
Site Storage (OSD)	102	kL
PSD (1 in 5 yr ARI)	69.94	L/s

Design ARI (years)	**Design Flow Rate (Q) L/s**
5	91.86
10	96.61

Existing Drain at Separation St **Design Capacity (L/s)**

Ex-D1
300dia RCP 1 in 33 grade

PIPE	**COLEBROOK - K (uPVC)**		**0.0001**	**mtrs**
	COLEBROOK - K (non-poly)		**0.0006**	**mtrs**
CAP	**PIPE DIA (mm)**	**GRADE**	**VEL**	**LENGTH**
Litres/ Sec	**mm**	**1 in**	**m/sec**	**mtrs**
195	300	33	2.76	13.94

EXISTING CATCHMENT PLAN

LEGEND

EXISTING DRAIN

EXISTING PIT

EXISTING ROOF AREA

2782sqm

EXISTING PAVED AREA

1234sqm

863sqm

ROAD AREA

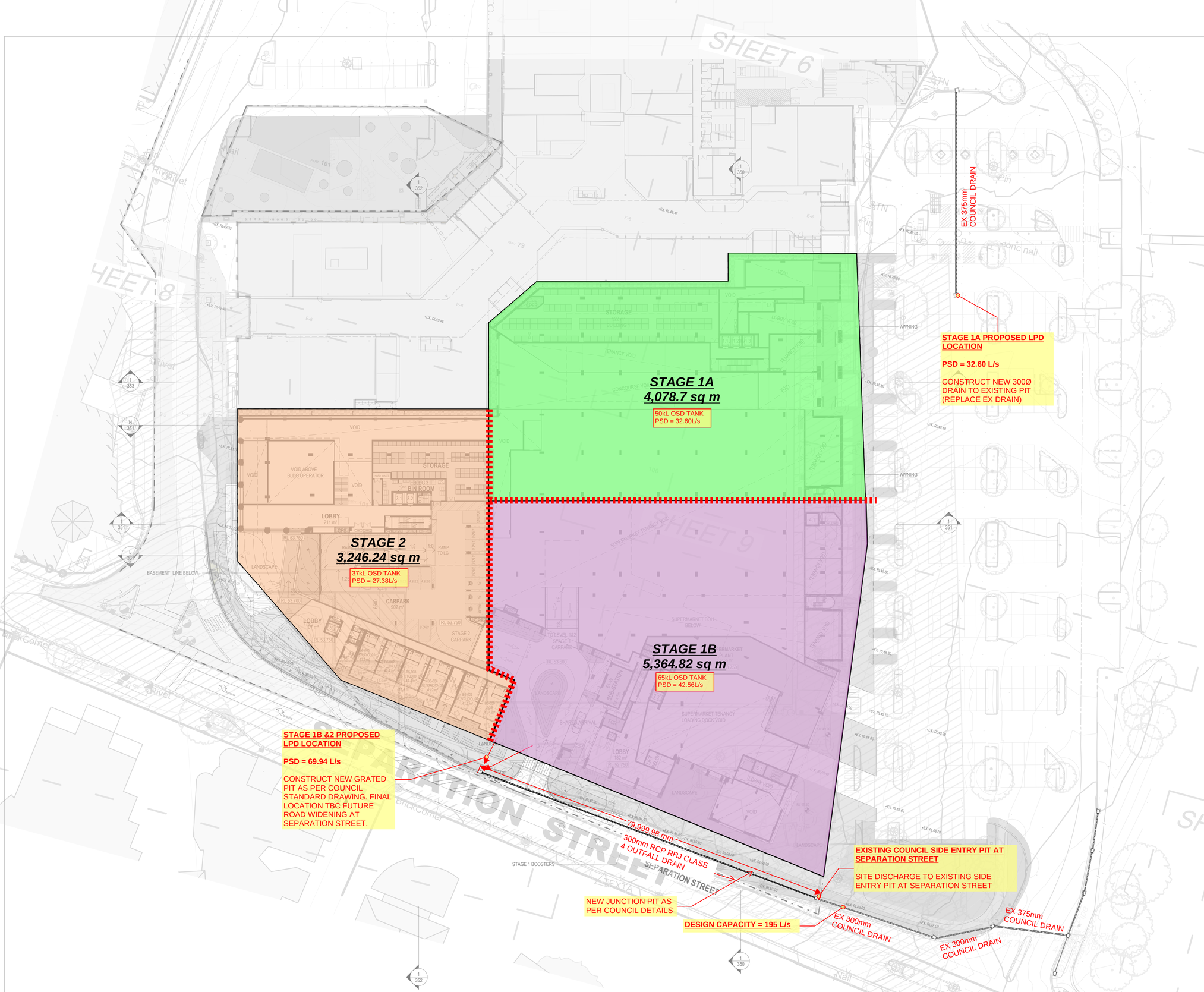
11,256sqm

EX. 300Ø RCP

EX-P1 EX-P2 EX-P3 EX-P4 EX-P5 EX-P6 EX-P7 EX-P8

EX-D1 EX-D2 EX-D3 EX-D4 EX-D5 EX-D6 EX-D7 EX-D8

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED



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General Notes



CAR PARKING LEVEL UPPER GROUND	
STAGE 2	COUNT
RESIDENTIAL (STAGE 2)	13
TOTAL: 13	

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10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
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25 SEPARATION STREET, NORTHCOTE VIC 3070

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FLOOR PLAN - GROUND UPPER (STAGE 2)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 104
Revision: 10

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