

Preliminary Construction Management Plan

PCLI Stage 2

Henley

11 May 2026

DRAFT

Document Control

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Contents

To be populated

Appendix A – Drawings (Placeholder)

Insert drawing (site plan, demo plan)

Appendix B – Hoarding & Site Establishment Plans (Placeholder)

Appendix C – Preliminary CTPMP

Appendix D – Site Services Information

Sign-off Sheet

Role	Organisation	Name	Signature	Date
Prepared by	Lineaire Projects			
Reviewed by	Health Infrastructure			
Approved by	Ministry of Health, Mental Health Branch			
Principal Contractor	TBC			

Disclaimer

This preliminary CMP has been prepared by Lineaire Projects for Health Infrastructure as a guide only based on information supplied by others and publicly available. It will be finalised by the Principal Contractor and relevant consultants prior to construction through the Contractor's CEMP/CTMP and associated sub-plans. Lineaire makes no representation or warranty (express or implied) as to the completeness or accuracy of the information and, to the extent permitted by law, accepts no responsibility for loss or damage arising from reliance on this document by any party other than the Client for the stated purpose. It is not a construction methodology, permit, or approval.

1.0 Site Details and Location Plan

Address: CROWN CLOSE HENLEY NSW 2111

Lot: Part of 880, DP: 832717

Local Government Area: Hunters Hill



2.0 Project Overview

- General Scope: Health Services Facility containing 10 single bedroom units which include facilities for independent daily living, shared communal spaces, staff support areas and associated civil/landscaping works.
- Operating context: Low density residential precinct adjoining Gladesville Hospital site and associated parkland with Victoria Rd (busy urban arterial) at the rear of the site. Access via Crown close.
- Construction hours: 7:00–18:00 Mon–Fri; 8:00–13:00 Sat; no work Sundays/Public Holidays.
- Governance: Principal Contractor (PC) to develop CEMP, CTPMP and discipline sub-plans prior to site establishment. A preliminary CTPMP is provided (Appendix C).

Key Project Stakeholders:

Stakeholder	Role	Name / Contact Details
Health Infrastructure	Client (Principal)	
TBC	Client Project Manager	
TBC	Contractor	
TBC	Architect	

Program (Key Dates):

Stage	Indicative Date
REF Submission	To be confirmed
REF Approval	To be confirmed
Contract Award	To be confirmed
Construction Commencement	To be confirmed
Complete Construction Works	To be confirmed

3.0 General Description of Scope

The project scope of works is described as:

Demolition

The demolition of all existing structures on the Site inclusive of the following:

- Tree removal;
- Removal of existing building;
- Site preparation / leveling;
- Driveway crossover; and
- Associated boundary fencing.

Construction (Ground Floor)

The Ground Floor (GF) proposes the construction of the following;

- Staff Areas;
- Communal areas;
- 1 x bedsit unit and 4 x 1 bedroom units
- Landscaping and perimeter fencing;
- Carpark;
- Pedestrian entry; and
- Vehicle ingress and egress.

Construction (First Floor)

The First Floor (FF) proposes the construction of the following;

- 1 x bedsit unit and 4 x 1 bedroom units

Construction (Roof Level)

The Roof Level (RL) proposes the construction of the following:

- Pitched metal roofs

Utilities and Services Infrastructure

Refer Appendix D

4.0 Draft Delivery & Staging Plan

This plan has been compiled for a REF submission to provide a high-level overview of the delivery of the project. The plan will be further developed by the Principal Contractor to respond to detailed site planning prior to the issuing of the Construction Certificate and any works commencing.

The Plan will remain as a 'live' document reflecting the site delivery parameters for the duration of the project. The works will be undertaken by a Principal Contractor. All statements and proposals documented in this preliminary Construction Management Plan will be further detailed at the time of contract award for the Works to ensure alignment with the proposed methodologies and construction staging of the Contractor.

Likely plant and equipment used during works:

- Bulldozers, backhoes and earthmoving equipment;
- Articulated and fixed trucks;
- Mobile cranes;
- Forklifts; and
- General Power Tools.

Site Hours and Personnel:

During the construction phase, the site will typically operate according to the following work hours. Out of hours (OOH) works may be required by exception, which will be subject to the approved OOH Procedures.

- Monday – Friday: 7.00am to 5.00pm
- Saturday: 8.00am to 1.00pm
- Sunday: No work.

It is anticipated that during the construction stage, the number of personnel on site will vary between *[to be confirmed prior to the commencement of works]* per day, depending on the phase of the project. Over the course of the project, it is expected that over *[to be confirmed prior to the commencement of works]* personnel will be inducted on site and work on the project in some capacity, including various construction workers, subcontractors and suppliers.

The Works will be undertaken in accordance with the following legislative requirements and any others that must be complied with, as required:

- National Construction Code comprising of the Building Code of Australia.
- Applicable Australian Standards.
- Protection of the Environment Operations Act and Regulations.
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA).
- Protection of the Environment Administration Act and Regulations.
- Work, Health and Safety Act and relevant codes of practice and Standards.
- Work Health and Safety Regulation
- Code of Practice for the Safe Removal of Asbestos.
- Resource and Recovery Act
- Environmental Planning and Assessment Act
- Local Government Act

5. Environmental Amenity

Principal Contractor to submit a detailed Construction Environmental Management Plan (CEMP) prior to CC. The following framework and minimum requirements are provided.

5.1 Noise & Vibration

- Comply with EPA and applicable Australian Standards along with recommendations made in the Noise and Vibration Impact Assessment prepared by Acoustic Logic dated March 2026.
- Controls: All as required/applicable, but may include quiet plant, well-maintained equipment, broadband reversing alarms, position plant away from receivers, acoustic blankets to hoarding, saw-cutting over hammering, vibration-minimising methods.
- Pre- and post-works dilapidation surveys for adjacencies; monitoring where risk is higher.
- Respite scheduling for any high-noise activities.
- Any planned disruptions will be managed through the process of Disruption Notices (DNs). For such stoppages, the DN will describe the applicable works, timetable, issues and risk management plans.
- DNs are submitted by the contractor to the project manager and impacted stakeholders for approval. Depending on the nature of the works these may be required up to 4 weeks prior to commencement of the subject works.

5.2 Air Quality (Dust, Fumes) & Odour

- Water carts/misting during bulk earthworks; wheel-wash and road sweeping; sealed stockpiles; truck covers; wet cutting/drilling; eliminate idling.
- Odour control via maintenance regimes and catalytic converters where required.
- The appointed Principal Contractor will develop a strategy in accordance with the statutory regulations for dust control to be included in the EMP. This strategy will include control measures and document how these measures are to be implemented and monitored.

5.3 Stormwater, Sediment & Erosion

- Erosion/sediment fencing, inlet protection, bunded refuelling, staged surface stabilisation, controlled dewatering.
- The appointed Principal Contractor will develop a strategy in accordance with the statutory regulations for a comprehensive Soil and Water Management Plan to be included in the EMP as well as the Erosion and Sediment Control Plan. The strategy will include consideration and implementation of necessary measures as outlined in the Geotechnical Investigation report prepared by STS geotechnics dated March 2026. The strategy will include control measures and document how these measures are to be implemented and monitored.

5.4 Lighting, Visual Screening & Public Realm

- Class A/B hoardings with solid visual screens and wayfinding; lighting directed inward with baffles; tidy compounds; complaint register maintained.

5.5 Trees & Ecology

- Protect retained trees in accordance with AS 4970 and any required/applicable Management Plans, exclusion fencing and no-go zones.
- Implement recommendations included in the CPS Arboricultural Impact Assessment dated April 2026.

5.6 Construction Impacts

- Maintain a live Construction Interface Register of nearby projects and public works.
- Monitor and apply for in a timely manner any road-occupancies, lane closures and detours.
- Implement mitigation measures such as:
 - Residents, Community and Authority consultation and updates.
 - Thorough and early due diligence and site investigations.
 - High level consultation with applicable stakeholders and early disruption notices.
 - Traffic Management Plan established.

6. Traffic, Transport & Accessibility

Principal Contractor to submit a detailed Construction Traffic and Pedestrian Management Plan (CTPMP) prior to CC.

Refer to Preliminary CTPMP provided at Appendix C.

7. Waste Management

7.1 Construction Waste – Identification, Quantification & Classification

- **Materials:** concrete, brick/masonry, steel/aluminium, plasterboard, timber, plastics/packaging, soils, and toxic or hazardous wastes (paints/chemicals).
- **Potential asbestos/HAZMAT:** manage by licensed contractor per EPA and NSW legislation.

7.2 Construction Waste – Hierarchy & Controls

- **Avoid/Reduce:** Maximise off-site fabrication; use just-in-time deliveries to cut packaging and off-cuts.
- **Reuse/Recycle:** Segregate metals, clean concrete, plasterboard, timber/cardboard, and soft plastics (where available).
- **Disposal & Reporting:** Send residuals to licensed landfill and obtain tipping dockets.
- **Servicing & Site Controls:** Private collections; no public-road bin storage; wheel-wash to prevent tracking fines onto the network.
- **Personnel Waste:** Clean-site policy; lunch-room source separation; daily housekeeping.
- **Streams & Indicative Bins:** General waste, paper/cardboard, commingled recyclables, clinical & related waste (incl. sharps/pharmaceuticals), bulky items.
- **Facilities:** Secure Waste Storage Room; Waste Collection Area with MRV access (AS 2890.2); wash bay; signage and PPE for clinical waste.
- **Clinical & Related Waste:** Colour-coded receptacles; licensed EPA transporter; spill kits; staff training and signage.

7.3 Waste and Materials Recycling

The Contractor must prioritise the reuse and recycling of materials wherever practicable. The Contractor will be responsible for implementing effective waste-sorting and recycling processes to maximise the recovery of recyclable materials and minimise waste sent to landfill. All waste management practices are to comply with relevant EPA guidelines and environmental regulations.

8. Infrastructure Requirements & Utilities

8.1 Summary of Infrastructure and Utilities Works

Refer to Appendix D for an overview of current infrastructure servicing the site and required connections, modifications or upgrades to existing utility networks.

The following stakeholders are likely to be consulted with prior to and during the works:

- Stakeholders: Ausgrid, Sydney Water/Hunter Water, NBN/Telco carriers, TfNSW, Council.

9. Communications

The Principal Contractor is responsible for:

- Start of Works notification to nearby residents – outlining types of activities and standard working hours;
- Notification of any Works out standard working hours works;
- Notification of any activities that may impact stakeholders (noise, traffic disruptions etc.);
- Establishment and maintenance of a complaints management process (to be submitted for the Principal approval), which will include:
 - maintaining a log of complaints;
 - managing stakeholder relations directly while keeping the Principal informed
 - notifying the Principal as soon as possible of any Council or other sensitive stakeholder complaints

10. Programme

10.1 Early Works

Placeholder: Demolition, site preparation and any infrastructure relocation works to be described here.

10.2 Main Works

Following completion of the Early Works, the Main Works will comprise all construction and commissioning activities. The Main Works is anticipated to have a [*to be confirmed prior to the commencement of works*] week duration from the Contractor establishing on site. The Main Works Package Programme shall be confirmed once a Contractor has been engaged to deliver the Project.

11. Site Management & WHS (Summary)

- Site security: Suitable temporary fencing, locked gates, daily inspections, rapid graffiti removal.
- Amenities: suitable for workforce; clean/secure compounds.
- HAZMAT: licensed removalist, air monitoring, clearance certificates (as required).
- Dilapidation: pre- and post-works survey of roads, footpaths, adjoining structures, services and trees.

12. Roles, Reporting & Approvals

- Principal Contractor: develops CEMP, CTPMP, SWMS, Noise/Vibration Plan, HAZMAT Plan, Utilities, Stakeholder Communications Plan; chairs weekly coordination meeting.
- HI Project Manager (PM): administer approvals, chair PCG, maintain risk/interface registers, audit compliance, approve DNs.
- Authorities: TfNSW/Council for road occupancy, hoarding and works zones; utilities for connections and outages; EPA matters via licensed contractors.
- Reporting: monthly dashboards, environmental inspections, traffic compliance audits.

13. Commitments for CC

- CEMP with sub-plans: Noise/Vibration, Air Quality, Soil & Water, Waste, HAZMAT/Unexpected Finds, Tree Protection.
- CTMP: heavy-vehicle routes/times, swept-path checks for on-site turn-around, traffic plans, pedestrian detours, bus interface.
- Utilities delivery & staging plan: authority approvals/hold points and outage protocols.

Appendix A – Drawings (Placeholder)

Insert drawing (site plan, demo plan)

Appendix B – Hoarding & Site Establishment Plans (Placeholder)

Insert hoarding lines, gate positions, site compound, crane pad and pedestrian routes.

Appendix C – Preliminary CTPMP

Appendix D – Site Services Information

Reference: 25.427r07v02

22 April 2026

Terroir
Level 2, 79 Myrtle Street
Chippendale NSW 2008

Attention: Rose Stranan, Project Lead

Re: Pathways to Community Living Initiatives (PCLI) Stage 2
Proposed Health Service Facility – Gladesville (Henley)
Preliminary Construction Traffic Management Plan

Dear Rose,

TRAFFIX has been commissioned to prepare a Preliminary Construction Traffic and Pedestrian Management Plan (PCTPMP) relating to the demolition of existing structures, construction of a health services facility, and associated works at 6 Victoria Road, Henley. The subject site is located within the Hunters Hill Local Government Area and has been assessed under that Council's controls.

This PCTPMP documents the construction traffic and pedestrian management arrangements and methodology relating to the demolition, bulk excavation and road, drainage and services construction works and should be read in conjunction with any other construction documentation prepared by the applicant.

It is noteworthy that a comprehensive CTPMP is to be prepared separately once a builder has been appointed and the construction methodology has been confirmed. This plan documents the preliminary construction traffic management arrangements relating to site establishment/demobilisation, excavation, structure, and fitout/finishes stages of construction and provides a framework for which a future CTPMP can be developed and implemented.

➤ Site and Location

The subject site is located at 6 Victoria Road, Henley at the northernmost portion of the lot legally described as 880 in DP 832717. The development site is positioned between Victoria Road and Crown Close, within the former Gladesville Hospital site. It is irregular in shape with a total area of approximately 1,303m². The site currently accommodates a single storey brick building and associated carparking. The site is accessible via Crown Close, which connects to Victoria Road via Crown Street. Mature trees are located along the northern and western site boundary, and adjacent to the existing building.

The former Gladesville Hospital Campus is currently being used for a range of NSW Health services while some buildings are leased to external organisations. Other surrounding land uses include medium density residential flat buildings to the north (across Victoria Road), low density residential uses to the

south along Crown Street beyond the former hospital boundaries. A public reserve exists immediately east across Crown Street, with a childcare centre is located approximately 150m to the southeast

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**.

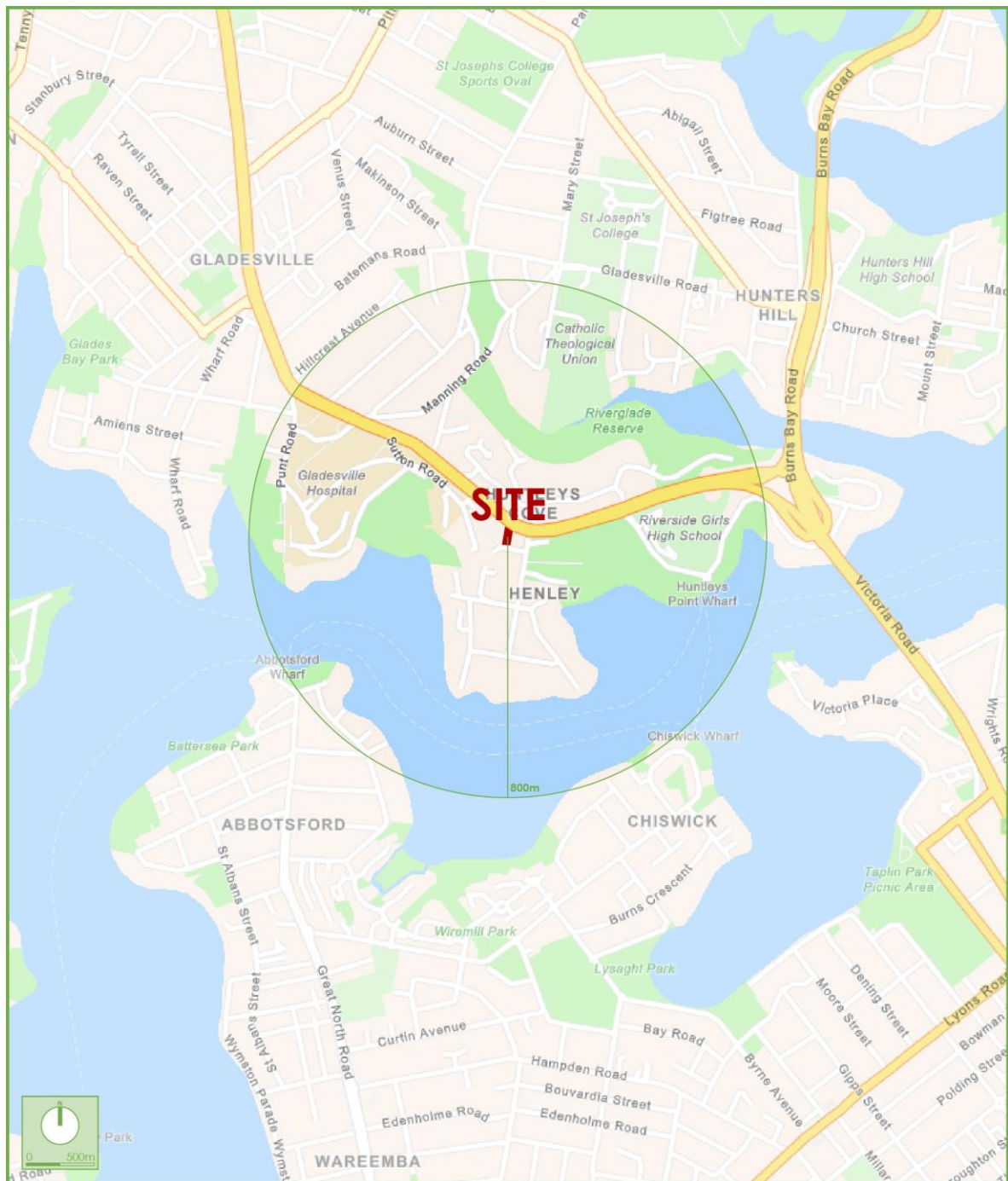


Figure 1: Location Plan

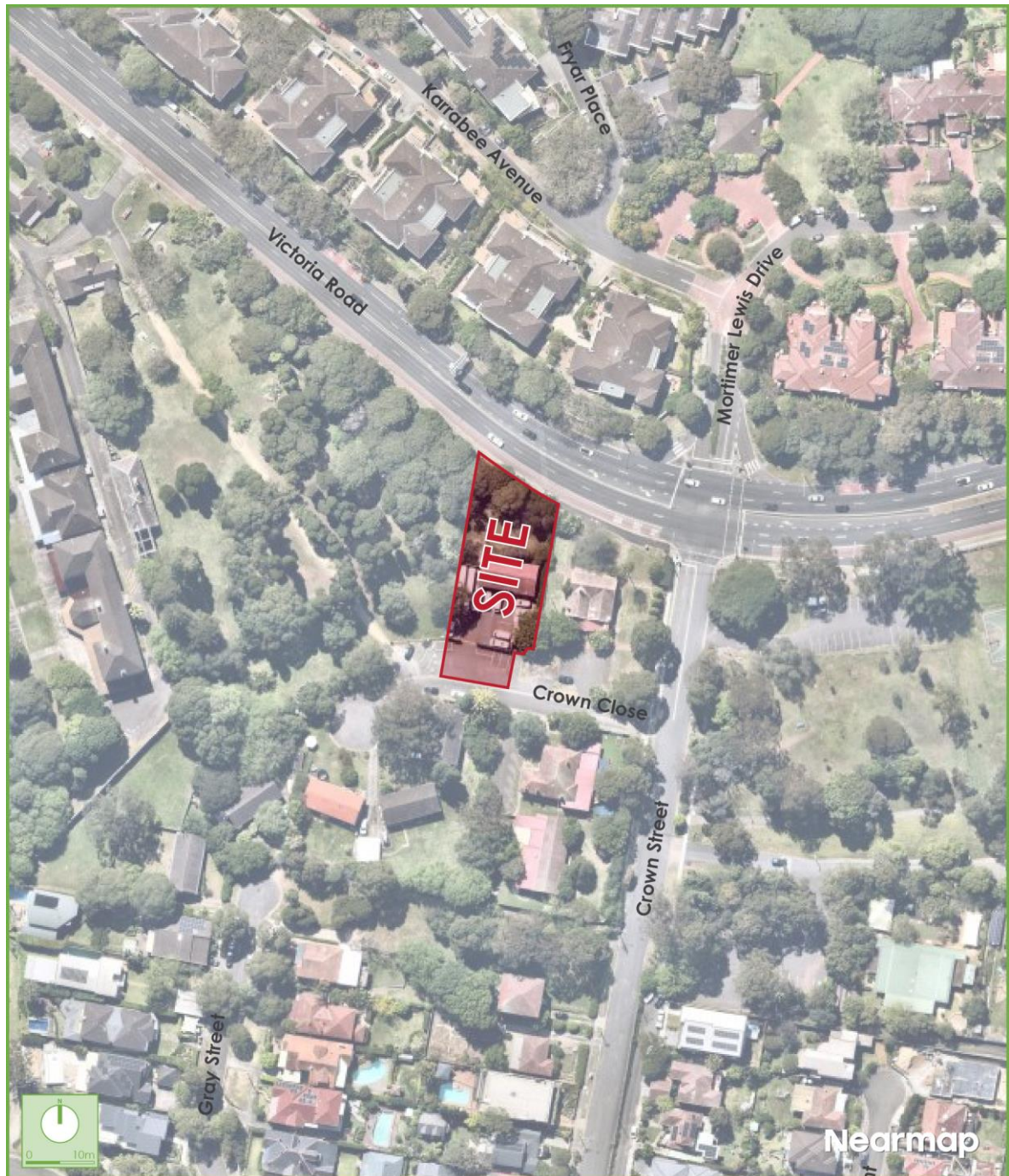


Figure 2: Site Plan

➤ Road Hierarchy

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

Victoria Road:	a classified State Road (MR 165) that traverses in an east-west direction between O'Connell Street, Parramatta in the west and the Western Distributor via the Anzac Bridge in the east. Within the vicinity of the site, Victoria Road is subject to 70km/hr speed zoning and 40km/hr speed zoning during school zone periods. It accommodates three (3) lanes of traffic in each direction, separated by a median. On-street parking is generally not permitted.
Crown Street:	a local road that traverses in a north-south direction between Victoria Road in the north and Sherwin Street in the south. Within the vicinity of the site, Crown Street is subject to 50km/hr speed zoning and accommodates a single lane of traffic in each direction. Unrestricted on-street parking is permitted on Crown Street on both sides.
Crown Close:	a local road that traverses in an east-west direction between Crown Street in the east and a private access road to the subject site. Crown Close is subject to 50km/hr speed zoning and accommodates one (1) lane of traffic in each direction. Crown Street does permit on-street parking on the southern side, subject to time restrictions.



Figure 3: Road Hierarchy

➤ Description of Proposed Development

A full description of the proposed development can be found in the Review of Environmental Factors (REF), prepared separately. In summary, the development for which approval is now sought comprises the following components:

- demolition of existing structures;
- tree removal;
- construction of three buildings including a two-storey health services facility comprising patient rooms, and two one-storey buildings for communal areas and staffrooms respectively;
- ancillary car parking;
- landscaping; and
- stormwater, services/utilities and ancillary works.

Reference should be made to the plans submitted separately to Council.

➤ Overview of Construction Program

A detailed construction program will be developed by the appointed builder prior to the commencement of any works. The schedule is expected to detail all scheduled start and finish dates of each stage of the construction process. Nevertheless, the following stages are expected to be addressed by the comprehensive CTPMP report in response to a suitable Condition of Consent.

- Site Establishment/Demobilisation;
- Demotion;
- Bulk Excavation;
- Structure; and,
- Fitout & Finishes

➤ Times of Operation

During the construction or demolition period, building work is to be carried out within the following hours:

- Monday to Friday – 7:00am to 6:00pm;
- Saturday – 8:00am to 1:00pm; and
- Sunday or Public Holiday – No work will be permitted, unless approved by Council.

➤ Vehicular Access

It is proposed that construction vehicles will utilise a temporary construction access on Crown Close during all stages of construction, where appropriate as detailed in **Figure 4** below. In addition to the above, the following items are noteworthy:

- All loading and unloading activities are to be contained wholly within the site;
- All adjacent property accesses will be maintained at all times;
- All vehicles are required to enter and egress the site in a forward direction only; and
- All vehicles are not to obstruct any pedestrian crossings or footpaths.

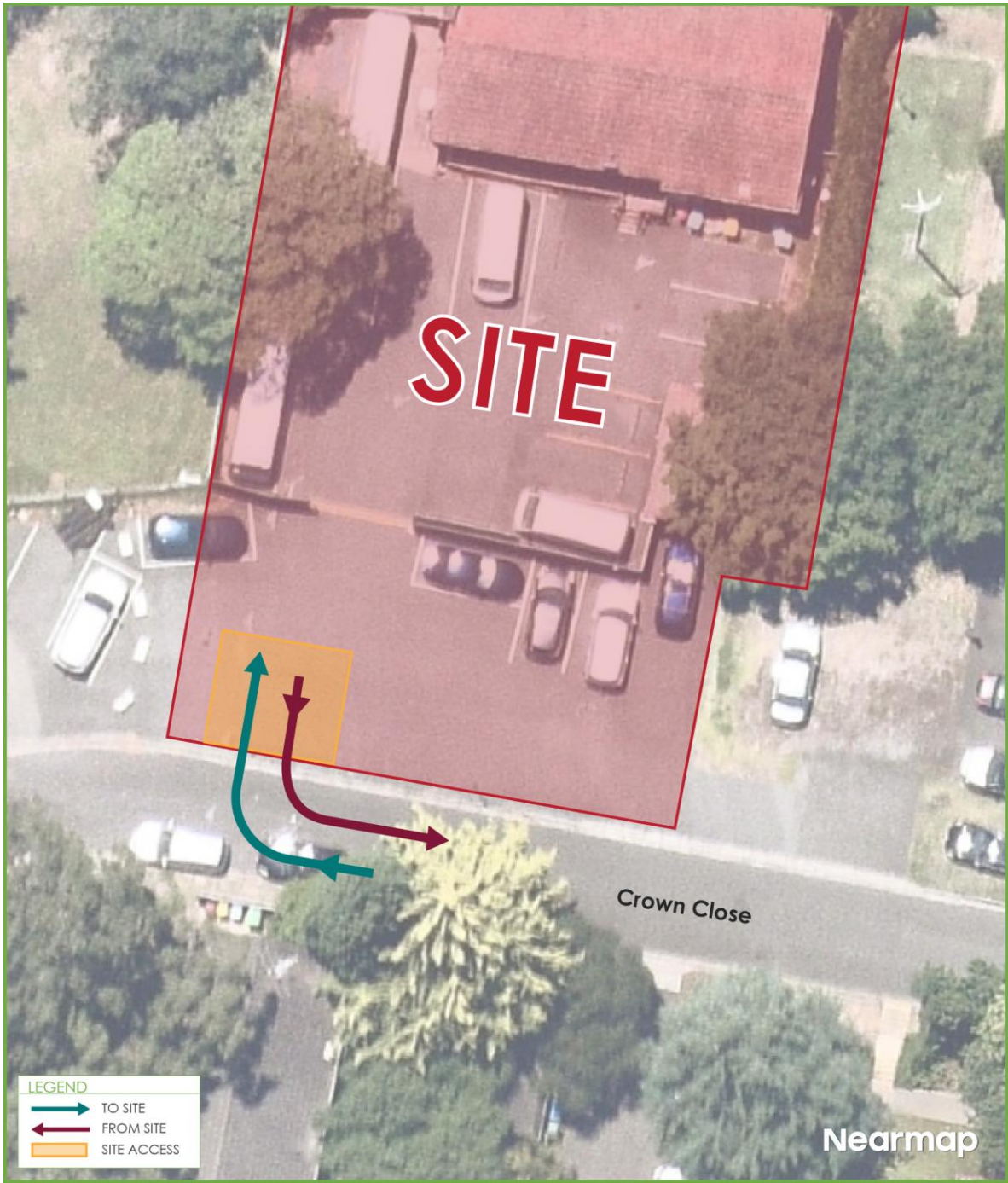


Figure 4: Site Access

➤ Trucks Schedule

It is understood that the following construction vehicles would be utilised during the construction program outlined above:

- 8.8m Medium Rigid Vehicle
- 12.5m Heavy Rigid Vehicle
- 19.6m Truck & Dog Trailer

➤ Truck Arrivals

All trucks will be linked via CB radio and/or hands-free mobile and will only be called to the site when required and when there is sufficient capacity to accommodate the proposed trucks. This management of loading / unloading or deliveries is envisaged to be the same throughout all stages of construction and will ensure no trucks would be required to queue or park on-street.

➤ Truck Routes

The proposed truck routes make use of Transport for NSW (TfNSW) Main Roads, where possible. All drivers will be required to radio in prior to arriving onsite, to avoid queuing on surrounding roads. Drivers will not be permitted to park on surrounding roads outside of the site or dedicated Works Zone. The proposed truck routes are recommended to allow all vehicles to access the site in a forward direction. A copy of the routes would be provided to all drivers prior to attending the site, with the proposed routes outlined below.

The proposed inbound and outbound truck routes are presented in **Figure 5** below and summarised as follows:

- Route to Site:
 1. Trucks will arrive on Victoria Road (east/westbound)
 2. Turn left/right onto Crown Street (southbound)
 3. Turn right onto Crown Close (westbound)
 4. Turn right onto site
- Route from Site:
 1. Turn left from site onto Crown Close (eastbound)
 2. Turn left onto Crown Street (northbound)
 3. Turn left/right onto Victoria Road (east/westbound).



Figure 5: Truck Route

➤ Permits

Permits including out of hours permits, road/lane closure permits, crane permits, hoardings etc. will be submitted to Council / TfNSW in a separate application.

➤ Swept path analysis

Swept path analysis has been undertaken of the proposed truck routes for the critical movements using a 19.6m truck and dog trailer and 20m AV. These swept paths are provided in **Attachment 1** and confirm that satisfactory access to the site can be achieved, in accordance with the requirements of AS2890.2 (2018).

➤ Pedestrian Control

Pedestrian access surrounding the site will be managed safely during all construction stages. It is expected that 'A-Class' hoarding and associated access gate/s will be installed around the perimeter of the site to provide security to the site and pedestrians.

Pedestrian footpaths will not be closed without appropriate pedestrian control measures, such as detours or traffic controller's assistance. Pedestrian access to neighbouring properties shall be maintained at all times and no building materials shall be placed, dumped or left on any Council road or footpath area. Footpaths are to remain in a safe condition for use by pedestrians.

No crane works will be permitted over pedestrian footpaths without footpath closures/detours or 'B-Class' hoardings.

A TfNSW-certified traffic controller will also be positioned at any vehicle access point to manage vehicle movements and to ensure pedestrian safety. Traffic Guidance Schemes (TGS) will be prepared as part of the detailed CTPMP detailing appropriate pedestrian safety and control measures.

➤ **Emergency Vehicle Access**

Emergency vehicles access to the work site will be maintained at all times.

➤ **Worker Travel**

Construction staff will be encouraged to utilise public transport through all stages of construction, noting the proximity of bus services. Off-site parking for construction workers can be made available on site, nevertheless, carpooling to and from the site will be encouraged. Any on-site parking would, however, be prioritised for construction employees who carpool, in order to minimise the impact on the surrounding streets. This would be further detailed subject to the detailed CTPMP when more information is available regarding employee numbers.

➤ **Traffic Guidance Scheme (TGS)**

A TGS will be prepared in the detailed CTPMP detailing the proposed signage / traffic management measures to be adopted for all stages of construction. The TGS will ensure that vehicle and pedestrian movements are managed safely and efficiently.

➤ **Conclusion**

This Preliminary CTPMP should be read in conjunction with other documentation prepared by the applicant relating to the internal construction activities. Limited information is available at this early stage, prior to a builder being appointed. This report addresses the existing conditions of the site, general overview of the construction program and traffic management arrangements which are proposed at this early stage.

The plan outlined above is considered satisfactory for the purposes of a REF submission, being subject to confirmation and possible amendments once approval is granted and a builder appointed.

It is envisaged a detailed CTPMP will be prepared by TRAFFIX once consent is obtained, based on the construction methodology adopted by the appointed builder.

We trust the above is of assistance and please contact the undersigned should you have any queries. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

Traffic

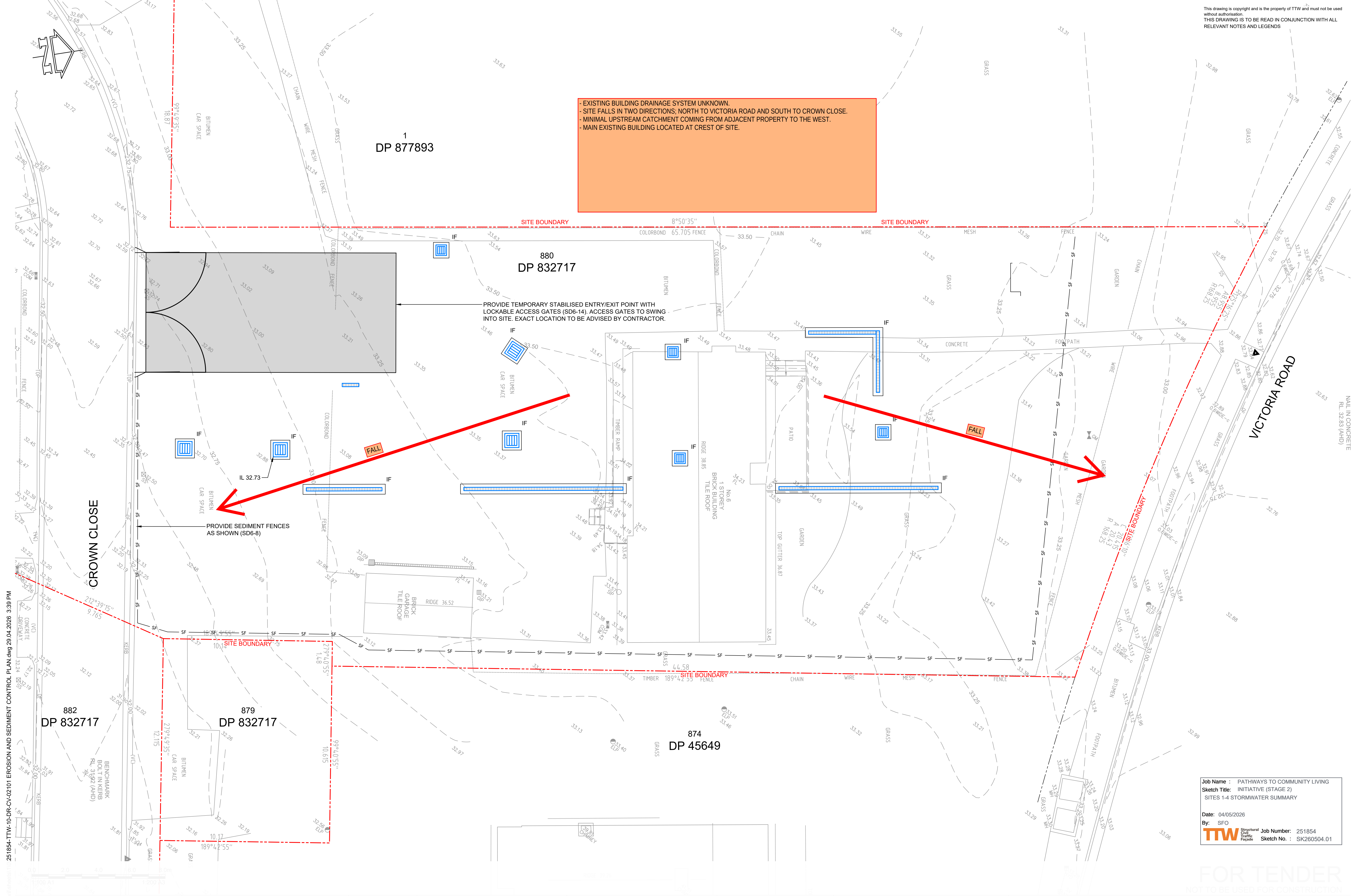


Tom Mojsiejuk
Senior Engineer

Attachment 1: Swept Path Analysis

ATTACHMENT 1

Swept Path Analysis



251854-TTW-10-DR-CV-02101 EROSION AND SEDIMENT CONTROL PLAN.dwg 29.04.2026 3:39 PM

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
B	ISSUED FOR TENDER	SFO	ENS	29.04.26					
A	ISSUED FOR TENDER	SFO	ENS	27.03.26					

Client
TERROIR
Level 2779 Myrtle St Chippendale 2006
nominated architect - general rehearsal 6628
p+ 61 2 9698 2196

Architect
kennedy associates architects
level 5 / 1 beach street, sydney 2000
nominated architect - anthony collins - 6773
p+ 61 2 9557 9455

Engineer
TTW
www.ttwengineers.com

Project
PATHWAYS TO COMMUNITY LIVING INITIATIVE (STAGE 2)
6 VICTORIA RD, HENLEY, NSW

Sheet Subject
EROSION AND SEDIMENT CONTROL PLAN

Scale at A1
1:100
Drawn
ENG
Designed
BS
Approved
G.N
Project Number
251854 TTW-10-DR-CV-02101
Drawing Number
B
Revision

Job Name : PATHWAYS TO COMMUNITY LIVING
Sketch Title : INITIATIVE (STAGE 2)
SITES 1-4 STORMWATER SUMMARY
Date : 04/05/2026
By : SFO
TTW Structural Civil Traffic Pavement
Job Number : 251854
Sketch No. : SK260504.01

FOR TENDER
NOT TO BE USED FOR CONSTRUCTION

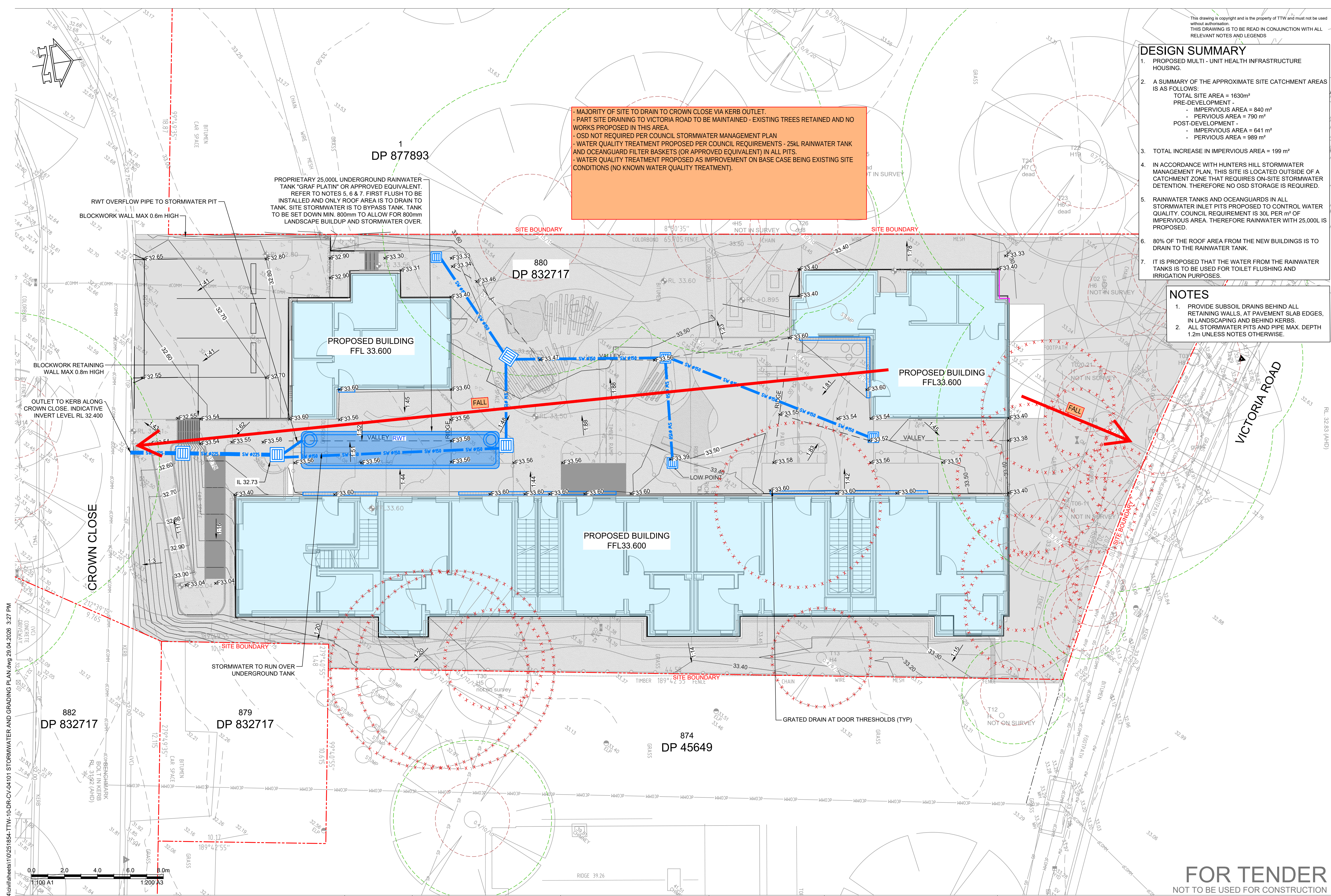
DESIGN SUMMARY

- PROPOSED MULTI - UNIT HEALTH INFRASTRUCTURE HOUSING.
- A SUMMARY OF THE APPROXIMATE SITE CATCHMENT AREAS IS AS FOLLOWS:
TOTAL SITE AREA = 1630m²
PRE-DEVELOPMENT -
- IMPERVIOUS AREA = 840 m²
- PERVIOUS AREA = 790 m²
POST-DEVELOPMENT -
- IMPERVIOUS AREA = 641 m²
- PERVIOUS AREA = 989 m²
- TOTAL INCREASE IN IMPERVIOUS AREA = 199 m²
- IN ACCORDANCE WITH HUNTERS HILL STORMWATER MANAGEMENT PLAN, THIS SITE IS LOCATED OUTSIDE OF A CATCHMENT ZONE THAT REQUIRES ON-SITE STORMWATER DETENTION. THEREFORE NO OSD STORAGE IS REQUIRED.
- RAINWATER TANKS AND OCEANGUARDS IN ALL STORMWATER INLET PITS PROPOSED TO CONTROL WATER QUALITY. COUNCIL REQUIREMENT IS 30L PER M² OF IMPERVIOUS AREA. THEREFORE RAINWATER WITH 25,000L IS PROPOSED.
- 80% OF THE ROOF AREA FROM THE NEW BUILDINGS IS TO DRAIN TO THE RAINWATER TANK.
- IT IS PROPOSED THAT THE WATER FROM THE RAINWATER TANKS IS TO BE USED FOR TOILET FLUSHING AND IRRIGATION PURPOSES.

NOTES

- PROVIDE SUBSOIL DRAINS BEHIND ALL RETAINING WALLS, AT PAVEMENT SLAB EDGES, IN LANDSCAPING AND BEHIND KERBS.
- ALL STORMWATER PITS AND PIPE MAX. DEPTH 1.2m UNLESS NOTES OTHERWISE.

MAJORITY OF SITE TO DRAIN TO CROWN CLOSE VIA KERB OUTLET.
- PART SITE DRAINING TO VICTORIA ROAD TO BE MAINTAINED - EXISTING TREES RETAINED AND NO WORKS PROPOSED IN THIS AREA.
- OSD NOT REQUIRED PER COUNCIL STORMWATER MANAGEMENT PLAN
- WATER QUALITY TREATMENT PROPOSED PER COUNCIL REQUIREMENTS - 25KL RAINWATER TANK AND OCEANGUARD FILTER BASKETS (OR APPROVED EQUIVALENT) IN ALL PITS.
- WATER QUALITY TREATMENT PROPOSED AS IMPROVEMENT ON BASE CASE BEING EXISTING SITE CONDITIONS (NO KNOWN WATER QUALITY TREATMENT).



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P2	ISSUED FOR COORDINATION	SFO	ENS	13.02.26
P1	ISSUED FOR COORDINATION	BZ	ENS	06.02.26
Rev	Description	Eng	Draft	Date
Rev	Description	Eng	Draft	Date

OR FOR DIGITAL DRAWING

Client
TERROIR
Level 2/79 Myrtle St Chippendale 2008
nominated architect - gerard reinmuth 6629
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Architect
kennedy associates architects
level 3 / 1 booth street annandale 2038
nominated architect - anthony nolan - 6773
p + 61 2 9557 8466

Engineer
TTW
www.ttwengineers.com

Project
**PATHWAYS TO COMMUNITY
LIVING INITIATIVE (STAGE 2)
6 VICTORIA RD, HENLEY, NSW**

Sheet Subject
**STORMWATER AND
GRADING PLAN**

Scale at A1
1:100
Drawn
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Designed
SFO
Approved
CLN
Project Number
251854
Drawing Number
TTW-10-DR-CV-04101
Revision
C

FOR TENDER
NOT TO BE USED FOR CONSTRUCTION

6 Victoria Road Henley NSW

REVIEW OF ENVIRONMENTAL FACTORS

Project No: 5511.008
22 April 2026

COVA



DOCUMENT ISSUE AUTHORISATION

ADDRESS: 6 VICTORIA ROAD, HENLEY
NORTH SYDNEY NSW
Part of Lot 880 DP 832717
PROJECT NO: 5511.008
AUTHOR: Gerard Mckone
Senior Design Manager

DATE	PURPOSE OF ISSUE/NATURE OF REVISION	REV	REVIEWED BY	ISSUE AUTHORISED BY
20/04/2026	For Client Review	1.0	GM	GM

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INTRODUCTION

This Review of Environmental Factors (REF) has been prepared to document and assess the existing utility servicing conditions and the proposed servicing arrangements for electricity, water supply and sewerage associated with the proposed works at 6 Victoria Road, Henley NSW. The assessment provides a clear overview of the current infrastructure servicing the site, identifies any required modifications or upgrades arising from the proposal, and outlines the methodology for connecting to, or augmenting, existing utility networks.



6 Victoria Road, Henley
Part of Lot 880 DP 832717, North Sydney, NSW

The purpose of this document is to support the REF by evaluating whether the proposed utility works have the potential to result in adverse environmental impacts, either during construction or ongoing operation. Consideration is given to issues such as service capacity, construction impacts within the road reserve or adjacent land, disruption to existing services, and compliance with relevant utility authority requirements and standards.

This assessment also considers whether the proposed servicing works would trigger the need for approvals, permits, or agreements from relevant utility providers or regulatory authorities. Where applicable, mitigation measures and management strategies are identified to minimise environmental risks and ensure that all utility works are undertaken in a manner consistent with statutory obligations, best practice guidelines, and the objectives of the REF

In support of this REF, we refer to the proposed scope of works. Rather than reproducing extracts or partial details within this document, full services design intent and technical information are contained within the Detailed Design Documentation prepared for Henley. These documents are referenced under the transmittal issued on 22 April 2026 and should be read in conjunction with this REF to provide comprehensive understanding of the proposed works.

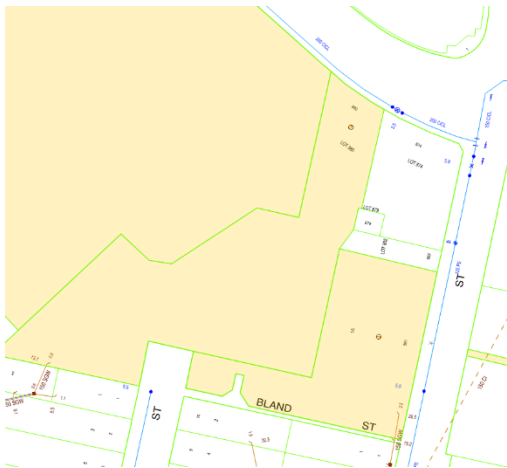
SEWER

EXISTING SERVICES

Sydney Water asset mapping indicates that **no authority sewer infrastructure** is located directly to the front or rear of the subject site.

An internal services survey confirms that the existing building at 6 Victoria Road is serviced via internal private plumbing infrastructure. This internal sewer network connects through the adjoining property at 4 Victoria Road, grading down to 1A Crown Street, where it ultimately connects to the Sydney Water sewer network.

No direct Sydney Water sewer connection exists within the subject property.



Asset maps provided by Sydney water show no authority sewer infrastructure is directly to the front or rear of the property. Internal Survey show that the existing building has a network of internal plumbing that connects to the internal plumbing at 4 Victoria road which then grades down to 1A Crown St before connecting into the Sydney water asset.

PROPOSED SEWER WORKS

It is proposed to:

- Cut the existing internal sewer line at 6 Crown Close, adjacent to the common boundary with 4 Victoria Road, and
- Reconnect the new building sewer infrastructure to a newly formed internal stub.

All proposed sewer works are confined to private internal plumbing infrastructure. As no alterations to Sydney Water authority sewer assets are proposed, the works are not expected to require approval from Sydney Water, subject to compliance with relevant plumbing standards and codes.

ENVIRONMENTAL IMPACT AND SAFEGUARDS

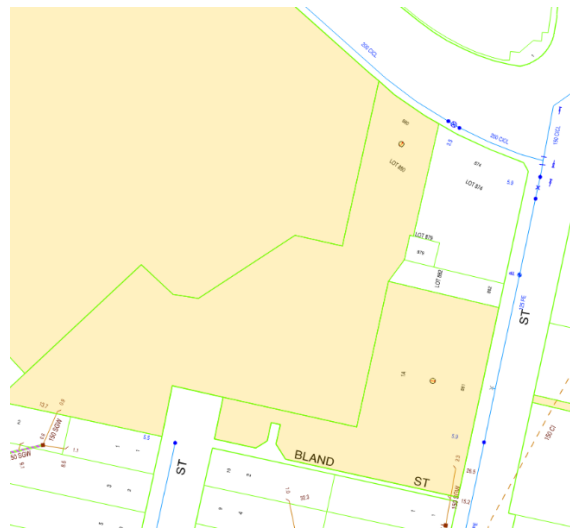
Sewer works are minor, localised and limited to internal plumbing. With standard construction controls in place, no significant construction or operational environmental impacts are anticipated.

WATER

EXISTING SERVICES

Sydney Water asset mapping identifies a 200 mm CICL potable water main fronting the subject property.

The route of the existing potable water service to the current building is unknown, and no active water service was detected during the services scan. It is likely that the existing building is serviced via an existing 20 mm potable water connection, although this cannot be confirmed.



PROPOSED WATER WORKS

It is proposed to obtain dispensation and approval from Sydney Water for a new connection to the existing 200 mm CICL water main.

The proposed connection will:

- Be sized at 100 mm, and
- Serve both domestic potable water and fire service requirements for the development.

All water infrastructure will be designed, approved and installed in accordance with Sydney Water requirements and relevant Australian Standards.

ENVIRONMENTAL IMPACT AND SAFEGUARDS

Water servicing works are limited in extent and will be undertaken within previously disturbed areas. No long-term adverse environmental impacts are anticipated, provided works are carried out in accordance with Sydney Water conditions and standard construction safeguards.

CONCLUSION

The proposed servicing arrangements for sewer, water and power:

- Rely primarily on existing infrastructure,
- Involve limited and well-defined works, and
- Are not expected to result in significant environmental impacts.

Sewer works are internal and do not affect authority assets, water works will require Sydney Water approval, and electrical works will be undertaken in accordance with Ausgrid requirements.

On this basis, the proposed utility services works are considered appropriate to proceed under Part 5 of the EP&A Act, subject to implementation of standard safeguards.