ACTIVITY DETERMINATION

Project No. BGXWY

Conflict of Interest[1]

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Chief Executive Officer, Land & Housing Corporation.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Chief Executive Officer, Land & Housing Corporation as soon as I become aware of a possible conflict of interest.

Signed.....

Name.....Emma Nicholson.....

Dated.....8 May 2023

Having regard to the Determination Recommendation Report, the Statement of Compliance and the Review of Environmental Factors for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979,* I determine that the activity proceed as described below and subject to the identified requirements set out in **Schedule 1.**

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No.	Street or property name
1-5	Brown Street

Suburb, town or locality	Postcode
North Parramatta, NSW	2151

Local Government Area(s)	Real property description (Lot and DP)
Parramatta	Lots 45, 46, 47 in DP 35290 & Lot 67 in DP 1214846

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 3 existing dwellings and structures, removal of trees, and the construction of 12 independent living seniors housing units comprising 6 x one bedroom and 6 two bedroom units, with associated landscaping and fencing, surface parking for 9 cars, and consolidation into a single lot

1. *Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "related persons" as defined in the Property, Stock and Business Agency Act 2002.*

Signed.....  ..... **Dated**...8 May 2023

Emma Nicholson
Acting Head of Policy and Innovation
Land and Housing Corporation

SCHEDULE 1

Recommended Identified Requirements

PART A – Standard Identified Requirements

THE DEVELOPMENT

*The following identified requirements are to ensure that the **seniors housing** activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021*

1. The development shall be carried out substantially in accordance with the following plans / documents and as modified below by any of the undermentioned identified requirements:

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Architectural				
Coversheet	A01 of A14	Rev B	10.11.2022	LSB Architects
Site Analysis and Demolition Plan with tree protection zone	A02 of A14	Rev A	11.04.2022	LSB Architects
Fill & Cut Plan	A03 of A14	Rev B	10.11.2022	LSB Architects
Block Plan	A04 of A14	Rev B	10.11.2022	LSB Architects
Site Plan with New Drainage + Waste management Plan	A05 of A14	Rev B	10.11.2022	LSB Architects
Site Plan	A06 of A14	Rev B	10.11.2022	LSB Architects
Ground Floor Plan	A07 of A14	Rev B	10.11.2022	LSB Architects
First Floor Plan	A08 of A14	Rev B	10.11.2022	LSB Architects
Roof Plan	A09 of A14	Rev B	10.11.2022	LSB Architects
East Elevation & Section A-A & B-B	A10 of A14	Rev B	10.11.2022	LSB Architects
East Elevation & Section A-A & B-B	A11 of A14	Rev B	10.11.2022	LSB Architects
Street Elevation & Colour Scheme	A12 of A14	Rev A	11.04.2022	LSB Architects
Shadow Diagrams	A13 of A14	Rev A	11.04.2022	LSB Architects
Cross Ventilation Diagram	A14 of A14	Rev A	10.11.2022	LSB Architects
Landscape Plan	L01	Rev B	09.11.2022	LSB Architects

Stormwater Management				
Site Stormwater Drainage Layout Plan With Drainage Easement	C01 of C07	4	14.11.2022	LSB Architects
Site Stormwater Drainage Layout Plan	C02 of C07	2	14.11.2022	LSB Architects
Roof Stormwater Drainage Layout Plan	C03 of C07	2	14.11.2022	LSB Architects
Stormwater Drainage Details	C04 of C07	2	14.11.2022	LSB Architects
Erosion & Sediment Control Layout Plan	C05 of C07	2	14.11.2022	LSB Architects
Erosion and Sediment Control Details	C06 of C07	2	14.11.2022	LSB Architects
Stormwater Drainage Details	C07 of C07	2	14.11.2022	LSB Architects
Hydraulic services				
Cover sheet	H-000	3	07.11.2022	Marline, building services engineers
Legend, Notes & Schedule	H-001	3	07.11.2022	Marline, building services engineers
Site Services	H-100	3	07.11.2022	Marline, building services engineers
First Floor Water & Sanitary Drainage	H-101	2	07.11.2022	Marline, building services engineers
Electrical Services				
Cover sheet	E-000	4	07.11.2022	Marline, building services engineers
Site Reticulation, Legend and Block Diagram	E-100	4	07.11.2022	Marline, building services engineers
First Floor Layout	E-101	3	07.11.2022	Marline, building services engineers
Roof Layout	E-102	3	07.11.2022	Marline, building services engineers
Notification Plans				
Cover Sheet	N01	A	20.06.2022	LSB Architects
Notification – Site/Landscape Plan	N02	A	20.06.2022	LSB Architects
Notification – Development Data	N03	A	20.06.2022	LSB Architects
Notification – Elevations	N04	A	20.06.2022	LSB Architects
Notification – Schedule and Finishes	N05	A	20.03.2022	LSB Architects
Notification – Shadow Diagrams	N06	A	20.03.2022	LSB Architects
Surveys				
Detail Contour Survey – Jeffrey Avenue	Job 211634		27.09.2021	Total Surveying Solutions
Detail Contour & Survey – 1-5 Brown Street	Job 210717		28.04.2021	Total Surveying Solutions
BASIX and NatHERs Certificates				
BASIX	BASIX Certificate No 22-23032	-	21.02.2022	Building Sustainability Assessments – Gavin Chambers, Accreditation No DMN/13/1491
NatHERS Summary	Certificate No	-	10.11.2021	Energy Ratings Australia

Certificate	0006778340			
NatHers Certificate Unit 1	Certificate No 0066778187	-	10.11.2021	Energy Ratings Australia
NatHERs Certificate Unit 2	Certificate No 0006778195	-	10.11.2021	Energy Ratings Australia
NatHERS Certificate Unit 3	Certificate No 0006778203	-	10.11.2021	Energy Ratings Australia
NatHERs Certificate Unit 4	Certificate No 0006778211	-	10.11.2021	Energy Ratings Australia
NatHERS Certificate Unit 5	Certificate No 0006778229	-	10.11.2021	Energy Ratings Australia
NatHERs Certificate Unit 6	Certificate No 0006778237	-	10.11.2021	Energy Ratings Australia
NatHERS Certificate Unit 7	Certificate No 0006778245	-	10.11.2021	Energy Ratings Australia
NatHERS Certificate Unit 8	Certificate No 0006778286	-	10.11.2021	Energy Ratings Australia
NatHERS Certificate Unit 9	Certificate No 0006778260	-	10.11.2021	Energy Ratings Australia
NatHERS Certificate Unit 10	Certificate No. 0006778278	-	10.11.2021	Energy Ratings Australia
NatHERS Certificate Unit 11	Certificate No 000778286	-	10.11.2021	Energy Ratings Australia
NatHERS Certificate Unit 12	Certificate No 0006778294	-	10.11.2021	Energy Ratings Australia
Specialist Reports				
Arboricultural Impact Assessment – 1-5 Brown Street North Parramatta	-	-	09.11.2021	Urban tree Management
Arboricultural Impact Assessment – 8 Jeffrey Avenue North Parramatta	-	-	11.11.2021	Urban Tree Management
Access Report	-	-	28.11.2022	Accessibility Solutions
Geotechnical Investigation and Acid Sulfate Soil Assessment	21/1353	-	May 2021	STS Geotechnics Pty Ltd
Traffic and Parking Impact Assessment	21123	Rep 01	05.06.2022	TEF Consulting
Waste Management Plan	-	-	07.02.2023	NSW Land & Housing Corporation

2. All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.

3. All commitments listed in the BASIX certificate and stamped plans shall be implemented.

4. All construction documentation and building work are to be certified in accordance with Section 6.28 of the *Environmental Planning and Assessment Act 1979*.

5. The land the subject of this determination shall be consolidated into a single lot. The plan of consolidation shall be lodged at the NSW Land Registry Services and shall be registered prior to the occupation of the development. A copy of the registered plan shall be provided to the Land & Housing Corporation.

OPERATIONAL MATTERS

The following identified requirements relate to the use of the site and are to ensure that the activity and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

6. Stormwater shall be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of the council for the area substantially in accordance with the approved concept stormwater drainage plans.

7. Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.

8. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.

9. To prevent water from entering buildings, surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access & Parking

10. Concrete vehicular crossings and laybacks shall be provided at the entrances/exits to the property. The crossings and laybacks shall be constructed in accordance with the City of Parramatta Council's standard requirements for residential crossings. Council shall be provided with plans for the crossings and laybacks together with the payment of any council inspection fees.

11. Particular care shall be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the laybacks/driveways shall be borne by the Land & Housing Corporation. Obsolete gutter laybacks shall be constructed as kerb in accordance with the council's standards.

    Note: It is recommended that discussions be held with the relevant authorities before construction works commence.

12. Car parking spaces and driveways shall be constructed of concrete or other approved hard surface materials. The car parking spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with AS 2890.1.

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works shall be maintained during the entire period of the works and until all the disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

14. An appropriately qualified person shall design any retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

15. All buildings shall be sited well clear of any easements affecting the site. The builder shall ascertain if any easements do exist and, and if they do, obtain full details of such prior to construction commencing.

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must be:

    i. connected to a permanent 240V power supply; and
    ii. provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

17. If the site is identified as being potentially affected by soil contamination, it shall be inspected by a suitably qualified person to identify any contaminated or hazardous material present. A proposal for remediation shall be prepared, which may include preparation of a Remedial Action Plan, and remediation shall be carried out in accordance with the proposal. A Validation Report, prepared in accordance with Environment Protection Authority requirements, shall be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report shall be provided to the Land & Housing Corporation on completion of the remediation works.

Landscaping

18. Landscaping shall be carried out substantially in accordance with the approved Landscape Plan and maintained for a period of 12 months by the building contractor. The City of Parramatta Council shall be consulted in relation to the planting of the additional street trees.

19. All scheduled plant stock shall be pre-ordered prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to Council and provide a copy to the Land & Housing Corporation.

Tree Removal

20. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved Landscape Plan and Arboricultural Impact Assessment Report and no other trees shall be removed without further approval(s).

Fencing

21. All front fencing and gates shall be constructed wholly within the boundaries of the site. Any gates associated with the fencing shall swing inwards towards the site.

Provision of Letterbox Facilities

22. Suitable letterbox facilities shall be provided in accordance with Australia Post specifications.

Public Liability Insurance

23. A valid public liability insurance policy of at least $10M shall be maintained throughout the demolition / construction works by the building contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following identified requirements are to be complied with prior to any work commencing on the site.

Service Authority Clearances

24. A compliance certificate, or other evidence, shall be obtained from the relevant water utility provider (e.g. the local council for the area, Hunter Water or Sydney Water), confirming service availability prior to work commencing.

Note:
Payment of water and/or sewer service charges and/or a notice of requirements for works to be carried out during construction / prior to occupation may be applicable prior to issue of the compliance certificate.

25. A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to work commencing.

26. A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to work commencing.

27. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier certifying that satisfactory arrangements have been made for the provision of underground gas services, to the site and to each dwelling, shall be obtained prior to work commencing.

Utilities Service Provider Notification

28. The demolition / construction plans shall be submitted to the appropriate water utility's office (e.g. Sydney Water office) to determine whether or not the development will affect the utility's sewer and water mains, stormwater drains and any easements.

Note:
If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Disconnection of Services

29. All services that are required to be disconnected shall be appropriately disconnected and made safe prior to commencement of the demolition / construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.

30. All existing services within the boundary to remain live shall be identified, pegged and made safe.

Demolition

31. The builder shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of 2 days prior to demolition. Such notification shall be clearly written on an A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit in a multi-unit residential building or mixed use building). The demolition shall not commence prior to the date that is stated in the notice letter.

32. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Land & Housing Corporation. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

33. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS

REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:
Any buildings constructed before 1987 is assumed to contain asbestos.

Stormwater Disposal

34. A detailed stormwater drainage plan(s), substantially in accordance with the approved concept stormwater drainage plan(s), shall be prepared and submitted to the Land & Housing Corporation. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (e.g. the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or the council for the area's drainage code.

35. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Land & Housing Corporation prior to commencement of works. Registration of the plan of easement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the Land & Housing Corporation.

Council Notification

36. The City of Parramatta Council shall be advised by the building contractor in writing, of the date it is intended to commence work, including demolition. A minimum period of 5 working days notification shall be given.

Landfill

37. Where site filling is required, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Laboratory.

38. Land fill materials must satisfy the following requirements:

    i. Shall be Virgin Excavated Natural Matter (VENM);
    ii. Shall be free of slag and hazardous, contaminated, putrescible, toxic or radio-active matter; and
    iii. Shall be free of industrial waste and building debris.

Site Facilities

39. The following facilities shall be installed on the site:

    (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons, or part thereof, employed at the site. Each toilet shall be a standard flushing toilet and shall be connected to a public sewer. If connection to a public sewer is not practicable, to an accredited sewerage management facility provided by the council for the area or if this is also not practicable to some other council approved management facility.

    (b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds shall not be placed on any property other than that to which this activity relates.

40. Access to the site shall only be provided via an all weather driveway on the property and shall not be provided from any other site.

Site Safety

41. A sign shall be erected in a prominent position on the site:

(a) showing the name, address and telephone number of the responsible Land & Housing Corporation officer for the work, and
(b) showing the name of the principal contractor (if any) and the telephone number on which that person may be contacted during and outside working hours, and
(c) stating that unauthorised entry to the site is prohibited.

The sign shall be maintained while the work is being carried out but shall be removed when the work has been completed.

Note:
This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

42. A minimum 1.8m high security fence or Class A / Class B (overhead) hoarding must be erected between the work site and any public place prior to demolition / construction. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when demolition / construction work is not in progress or the site is otherwise unoccupied.

Note:
Approval from the relevant roads authority may be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

43. No building and demolition materials are to be stored on the footpath or roadway.

Protection of Trees

44. Trees and other vegetation that are to be retained on site and/or adjoining properties shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the Arboricultural Impact Assessment Report.

Waste Management

45. A final Waste Management Plan shall be prepared and submitted to the Land & Housing Corporation by the building contractor prior to the commencement of demolition / construction. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable.

DURING DEMOLITION / CONSTRUCTION

The following identified requirements are to be complied with whilst works are occurring on the site.

Heritage

46. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974,* respectively. Should any relics be uncovered during the course of the approved works, work must cease immediately in the affected area. Subsequently, in cases where historical or Indigenous items have been uncovered, the Department of Planning and Environment must be contacted.

47. All workers / contractors on the site shall be informed of their obligations, under the Heritage Act and *National Parks and Wildlife Act 1974,* that it is illegal to disturb, damage or destroy a relic without prior approval.

Demolition

48. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.

49. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.

50. Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) that has a current SafeWork NSW accreditation in asbestos removal.

51. Removal of asbestos-based thermal, or acoustic insulation such as sprayed asbestos and asbestos-based lagging and including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].

52. Hazardous and intractable waste, including all asbestos laden waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW.

53. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the demolition contractor and submitted to the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.

54. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.

55. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.

56. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Survey Reports

57. Survey reports shall be submitted by the building contractor to the Land & Housing Corporation prior to the placement of the footings / slab and on completion of the dwellings to verify the correct position of the structures in relation to the allotment boundaries.

Hours of Demolition / Construction / Civil Work

58. Demolition / construction / civil work shall only occur on the site between the hours of 7.00am to 5.00pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation & Backfilling

59. All excavations and backfilling associated with the demolition or erection of building(s) shall be executed safely and in accordance with appropriate professional standards. All such work shall be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

60. Any noise generated during the carrying out of the activity shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines published by the former Department of Environment and Climate Change.

61. No fires shall be lit, or waste materials burnt, on the site.

62. No washing of concrete forms or trucks shall occur on the site.

63. Any contamination / spills on the site during construction works shall be actively managed and reported immediately to the appropriate regulatory authorities to minimise any potential damage to the environment.

64. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.

65. All vehicles transporting loose materials and travelling on public roads shall be secured (i.e. closed tail gate and covered) to minimise dust generation.

66. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Construction Works

67. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.

68. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition/construction works, damage is caused to such adjoining property.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following identified requirements are to be complied with prior to the occupation of the development.

General

69. The occupation of the development shall not commence until all the identified requirements of this determination have been complied with.

Termite Protection

70. To protect buildings from subterranean termite, termite barriers installed in accordance with AS 3660.1, shall be placed on the underside and in penetrations of the concrete slab floor.

    In addition, a durable notice must be permanently fixed inside the meter box indicating:

    (a) the method of protection;
    (b) the date of installation of the system;
    (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
    (d) the need to maintain and inspect the system on a regular basis.

Council Infrastructure Damage

71. The cost of repairing any damage caused to the City of Parramatta Council's assets in the vicinity of the site as a result of demolition / construction works shall be met in full by the building contractor.

Stormwater Drainage

72. Prior to occupation, a Work As Executed Plan shall be prepared by the building contractor clearly showing all aspects of the constructed stormwater drainage system, including any on-site detention system. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and shall include:

    - sufficient levels and dimensions to verify the constructed storage volumes; and
    - location and surface levels of all pits; and
    - invert levels of the internal drainage lines, orifice plates fitted and levels within the outlet control pits; and
    - finished floor levels of all structures; and

- verification that any required trash screens have been installed; and
- locations and levels of any overland flow paths; and
- verification that any drainage lines are located wholly within easements, where applicable.

The Work-As-Executed Plan information shall be shown on the final civil works drawings.

A positive covenant and restriction-as-to-user shall be placed over the onsite detention system in accordance with the City of Parramatta Council's on-site detention policy to ensure that the system will be adequately maintained. The positive covenant and restriction-as-to-user shall be registered at NSW Land Registry Services prior to occupation. A copy of the registered restriction-as-to-user shall be provided to the Land & Housing Corporation and the council for the area.

PART B – Additional Identified Requirements

Specific Requirements for Seniors Housing

73. The independent living units shall comply with the accessibility and useability standards referenced in Section 85 and set out in Schedule 4 of State Environmental Planning Policy (Housing) 2021.

Note:
This requirement does not apply to the provisions set out under sections 2, 7-13 and 15-20 of Schedule 4 for an independent living unit, or part of such a unit, that is located above the ground floor.

74. Only the following cohort of people shall be accommodated in the approved development:

(a) seniors or people who have a disability; or
(b) people who live within the same household with seniors or people who have a disability; or
(c) staff employed to assist in the administration and provision of services to the seniors housing development.

Note:
It should be noted that 'seniors', as defined in the Housing SEPP, are any of the following:

(a) people aged 60 or more years,
(b) people who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided, and
(c) people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

A restriction as to user shall be registered against the title of the property, prior to occupation, in accordance with Section 88E of the Conveyancing Act 1919 limiting the use of any accommodation to the kinds of people referred to above and that the dwellings cannot be subdivided.

75. Pathway lighting shall be designed to provide a minimum of 20 lux at ground level and be located to avoid glare for pedestrians and adjacent dwellings.

76. Access to, and within, the site shall be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the activity.

77. A 1.5m wide concrete footpath across the site frontage, connecting to the existing footpath system along Brown Street shall be constructed in accordance with the City of Parramatta Council's specifications to provide an accessible pathway from the site to the nearest bus stops.

Note:
The responsible officer in the council for the area shall be contacted regarding council's specifications and any necessary approvals.

78. Entry doors to units shall to be provided with door viewers to enable residents to view approaches to their units without the need to open the door.

Site Specific Requirements

79. A convex mirror shall be installed at both end of the driveway together with suitable signage advising drivers to "give way to entering vehicles.

80. Where pruning works of retained trees are required these works must be undertaken as per Tree Protection Plan contained within Arboricultural Impact Assessment and shall be supervised by the Project Arborist. Where Pruning works are proposed to trees located off the subject site, owner's consent shall be obtained before commencing these works.

81. If associated infrastructure or services are to be installed within the Tree Protection Zone of any retained specimen, they are to be installed as per the requirements of the Project Arborist.

Requirements Resulting from Council Comments

82. Installation of drainage pipe within the proposed storm water easement at 8 Jeffery Avenue should be in accordance with the recommended drilling technique in Arboricultural Impact Assessment report.

83. Booster valves proposed in eastern boundary setback are to be screened to provide visual barrier.

ADVISORY NOTES

i. Approval of this development activity does not imply or infer compliance with Section 23 of the Disability Discrimination Act 1992. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.

ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at *www.1100.com.au* or by dialling 1100.

DETERMINED by the NSW Land and Housing Corporation on:
8 May 2023
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PART 5 ACTIVITY SUBMISSION

SENIORS LIVING REDEVELOPMENT

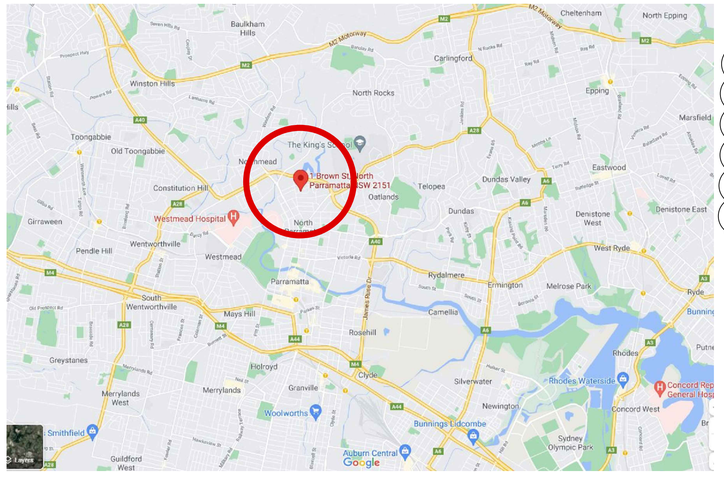
1-5 BROWN STREET, NORTH PARRAMATTA, NSW

Lot 45, 46 & 47 DP 35290
Project No: BGXWY

BASIX Commitments

DWELLING No	ITEM	REQUIREMENT
ALL DWELLINGS	FIXTURES Shower heads (>4.5 but < 6 L/min) Toilet flushing system Kitchen taps Bathroom taps	4 Star rating 4 Star rating 4 Star rating 4 Star rating
ALL DWELLINGS	ALTERNATIVE WATER Central water tank connection Central water tank (Rainwater or stormwater) 100.0 sqare metres of roof area of buildings in the development	4000 L irrigation of 214.0 square metres of common landscaped area on the site
ALL DWELLINGS	ENERGY Hot water system VENTILATION Ventilation to Bathrooms Ventilation to Kitchen Ventilation to Laundry	Gas instantaneous - 6 star rating Individual fan ducted to facade or roof -interlinked with light switch Individual fan ducted to facade or roof - manual switch on/off Individual fan ducted to facade or roof -interlinked with light switch
ALL DWELLINGS	COOLING & HEATING N/A CEILING FAN IN AT LEAST 1 BEDROOM CEILING FAN IN LIVINGROOM ARTIFICIAL LIGHTING Yes	N/A Yes Yes Yes
ALL DWELLINGS	OTHER Cooktop Oven Well Ventilated Refrigerator Space Clothes Line	Gas Electric Yes Install outdoor Clothes Line
ALL DWELLINGS	FLOORS & WALLS Wall & Floor construction & Insulation Requirements	Refer NatHERS Thermal Performance Specification above
System location U5 & U7	ALTERNATIVE ENERGY SUPPLY	Photovoltaic system

LOCATION PLAN



DRAWING LIST:

ARCHITECTURAL

COVER PAGE	A01 of A14/B
SITE ANALYSIS & DEMOLITION PLAN	A02 of A14/A
BLOCK PLAN	A03 of A14/B
FILL & CUT PLAN	A04 of A14/B
SITE PLAN WITH NEW DRAINAGE PLAN	A05 of A14/B
SITE PLAN	A06 of A14/B
GROUND FLOOR PLAN	A07 of A14/B
FIRST FLOOR PLAN	A08 of A14/B
ROOF PLAN	A09 of A14/B
ELEVATIONS	A10 of A14/B
ELEVATION & SECTIONS	A11 of A14/B
STREET ELEVATION & COLOUR SCHEME	A12 of A14/A
SHADOW DIAGRAMS	A13 of A14/A
CROSS VENTILATION DIAGRAM	A14 of A14/A

LANDSCAPING

LANDSCAPE PLAN	L01/B of 01

CIVIL / STORMWATER

SITE STORMWATER DRAINAGE LAYOUT PLAN WITH DRAINAGE EASEMENT	C 01 of 07 /4
SITE STORMWATER DRAINAGE LAYOUT PLAN	C 02 of 07 /2
ROOF STORMWATER DRAINAGE LAYOUT PLAN	C 03 of 07 /2
STORMWATER DRAINAGE DETAILS	C 04 of 07 /2
EROSION & SEDIMENT CONTROL LAYOUT PLAN	C 05 of 07 /2
EROSION & SEDIMENT CONTROL DETAILS	C 06 of 07 /2
STORMWATER DRAINAGE DETAILS	C 07 of 07 /2

HYDRAULICS / GAS

COVER SHEET	H-000/3
LEGEND, NOTES & SCHEDULE	H-001/3
SITE SERVICES	H-100/3
FIRST FLOOR WATER & SANITARY DRAINAGE	H-101/2

ELECTRICAL

COVER SHEET	E-000/4
SITE RETICULATION, LEGEND & BLOCK DIAGRAM	E-100/4
FIRST FLOOR LAYOUT	E-101/3
ROOF LAYOUT	E-102/3

REPORTS

1 BASIX REPORT - ENERGY RATINGS AUSTRALIA P/L
2 TRAFFIC REPORT & CARPARK TURNING CIRCLES - TEF CONSULTING
3 ACCESS REPORT - ACCESSIBILITY SOLUTIONS P/L

NSW GOVERNMENT Planning, Industry & Environment

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B	Part 5 Amendment	10.11.2022
A	Part 5 Activity Submission	11.04.2022

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Nominated Architect:
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Hydraulic & Electrical:
Marline Building Services Engineers
Tel: 4925 9300

Landscape Architect
Ray Fuggle & Associates P/L
Tel: 8860 0022

BCA Consultant:
BCA Vision
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BASIX:
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Access:
Accessibility Solutions
Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
COVER PAGE

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status
PART 5 ACTIVITY SUBMISSION

Project Arch.	Drawn by	Checked	Certifier
SB	LB	SB	

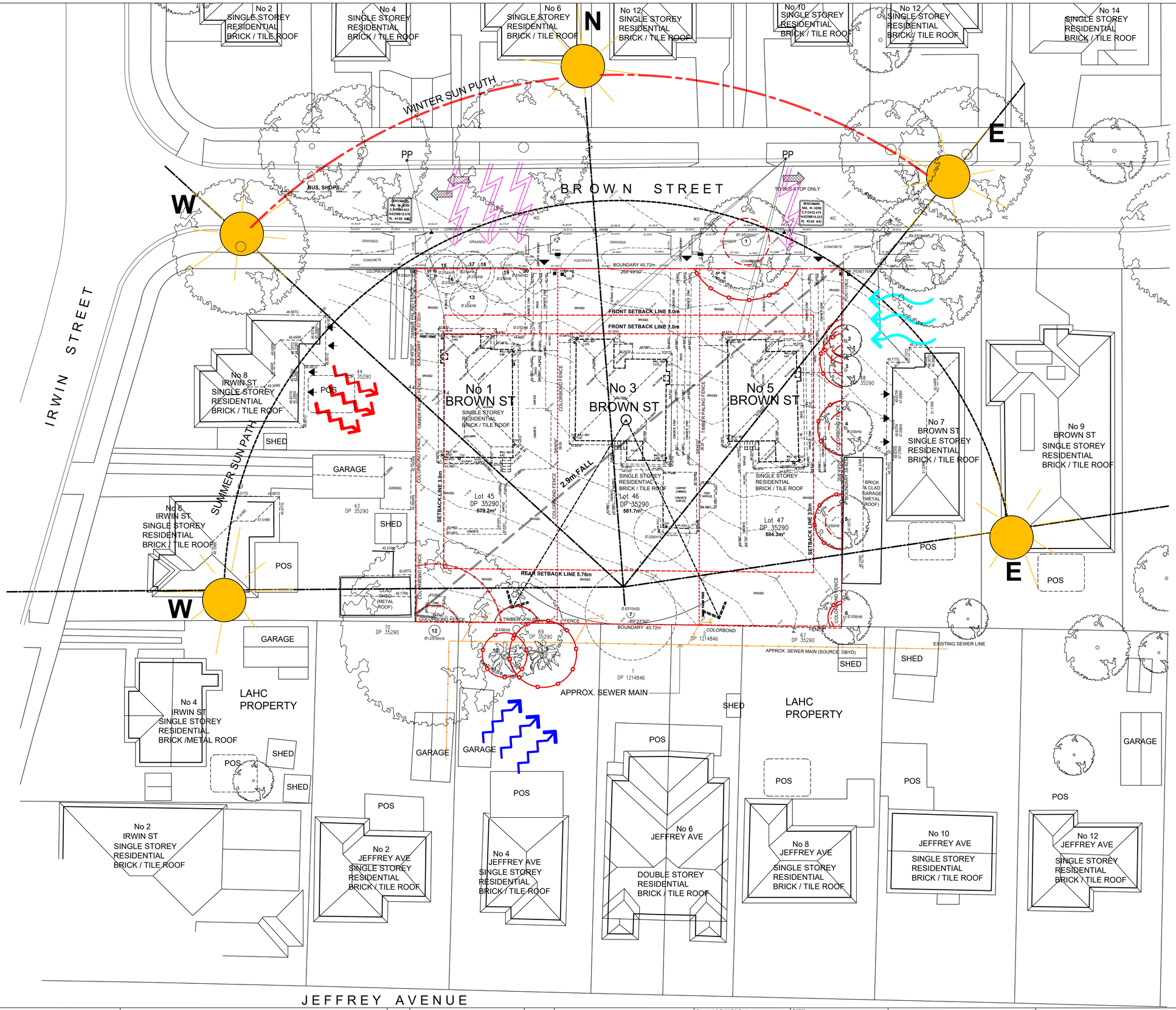
Drawing Size: A1
Stage: DA
Drawing No: 01 of 14
Issue / Rev: B

Date
April 2022

Scale
1:200

DETERMINED by the NSW Land and Housing Corporation on: Type text here

8 May 2023



LEGEND:

- TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED TREE PROTECTION TO ARBORISTS REPORT
- EXISTING SINGLE STOREY BRICK DWELLINGS SHED AND PATHS TO BE DEMOLISHED
- EXISTING BOUNDARY LINE
- NEW BOUNDARY LINE
- SETBACK LINE
- 45 CONTOURS
- EXISTING SEWER LINE
- SUN PATH
- SUMMER BREEZES
- PREVAILING WEATHER
- HOT SUMMER WINDS
- NOISE SOURCE
- TO SHOPS 434 m
- TO BUS STOP 240m CAMBERLAND HOSPITAL 1.6 km
- VIEWS OVER THE HOUSES ON DOWN SLOPE
- EXISTING DRIVEWAYS TO BE DEMOLISHED
- EXISTING VEHICULAR CROSSING
- EXISTING PEDESTRIAN CROSSING
- NEIGHBOURS WINDOWS & DOORS FACING SITE
- EXISTING SPOT LEVELS
- PP POWER POLE
- TEL TELECOM PIT
- HYD WATER HYDRANT
- E ELECTRICITY
- W WATER MAIN
- T TELECOM
- G GAS
- ROAD SIGN
- NEW DRAINAGE EASEMENT
- BOTTOM OF BANK / TOP OF BANK BANKS & GRADIENTS
- POS PRIVATE OPEN SPACE
- KC KERB CROSSING

TREE PROTECTION ZONE SETBACKS

- TREE PROTECTION ZONE SETBACKS (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)

Tree No	TPZ	SRZ
2	2.4	1.75
9	3.6	2.0
10	2.5	N/A for palms
11	2.5	N/A for palms
12	7.2	2.76

SITE DETAILS:

- Lot Numbers: 45,46 & 47
- Deposited Plan: DP 35290
- Site Area: 1745.2m²
- Frontage : 45.72m
- Slopes to rear approx. 2.9m
- Zone: R2
- Accessibility: Not Accessible

North

Scale 0 5 10m

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A	Part 5 Activity Submission	11.04.2022

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Nominated Architect:
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NSW Reg. No. 6353

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Marline Building Services Engineers
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Landscape Architect:
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BASIX:
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Access:
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Traffic:
TEF Consulting
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Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
SITE ANALYSIS & DEMOLITION PLAN WITH TREE PROTECTION ZONE

Plotted

LAHC Project No: BGXWY

LSB Architects Job No: 2102

Status: PART 5 ACTIVITY SUBMISSION

Date: April 2022

Project Arch.	Drawn by	Checked	Certifier
SB	LB	SB	

Scale: 1:200

Drawing Size: A1

Stage: DA

Drawing No: 02 of 14

Issue / Rev: A

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

BROWN STREET

BOUNDARY 45.72m
268°49'50"

BOUNDARY 38.425m
358°49'50"

BOUNDARY 37.92m
358°49'50"

FRONT SETBACK LINE 5.0m

FRONT SETBACK LINE 7.0m

REAR SETBACK LINE 5.76m

SETBACK LINE 3.0m

SETBACK LINE 3.0m

579.2m²

581.7m²

584.3m²

No 8
IRWIN ST
SINGLE STOREY
RESIDENTIAL
BRICK / TILE ROOF

No 1
BROWN ST

No 3
BROWN ST

No 5
BROWN ST

No 7
BROWN ST
SINGLE STOREY
RESIDENTIAL
BRICK / TILE ROOF

GARAGE

SHED

LAHC SITE

LAHC SITE

Raking Decks

JEFFREY AVENUE

BOUNDARY 45.72m
89°27'50"

LEGEND

- CUT
- FILL
- EVENLY BATTERED SLOPE
- DEPTH OF CUT IN METRES
- DEPTH OF FILL IN METRES
- UNSHADED AREAS TO BE STRIPPED 150MM FOR NEW TOPSOIL
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- EXISTING CONTOURS
- EXISTING SPOT LEVELS
- RL 44.99 NEW FINISHED RL's
- AMENDMENTS

NOTE:
CUT & FILL PLAN IS FOR INTERNAL USE ONLY AND SHALL NOT TO BE USED FOR TENDERING & CONSTRUCTION PURPOSES.

North

Scale 0 1 2 3 4 5m

Planning, Industry & Environment

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Lots: 45, 46 & 47
DP 35290

Drawing Title
CUT & FILL PLAN

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status
PART 5 ACTIVITY SUBMISSION

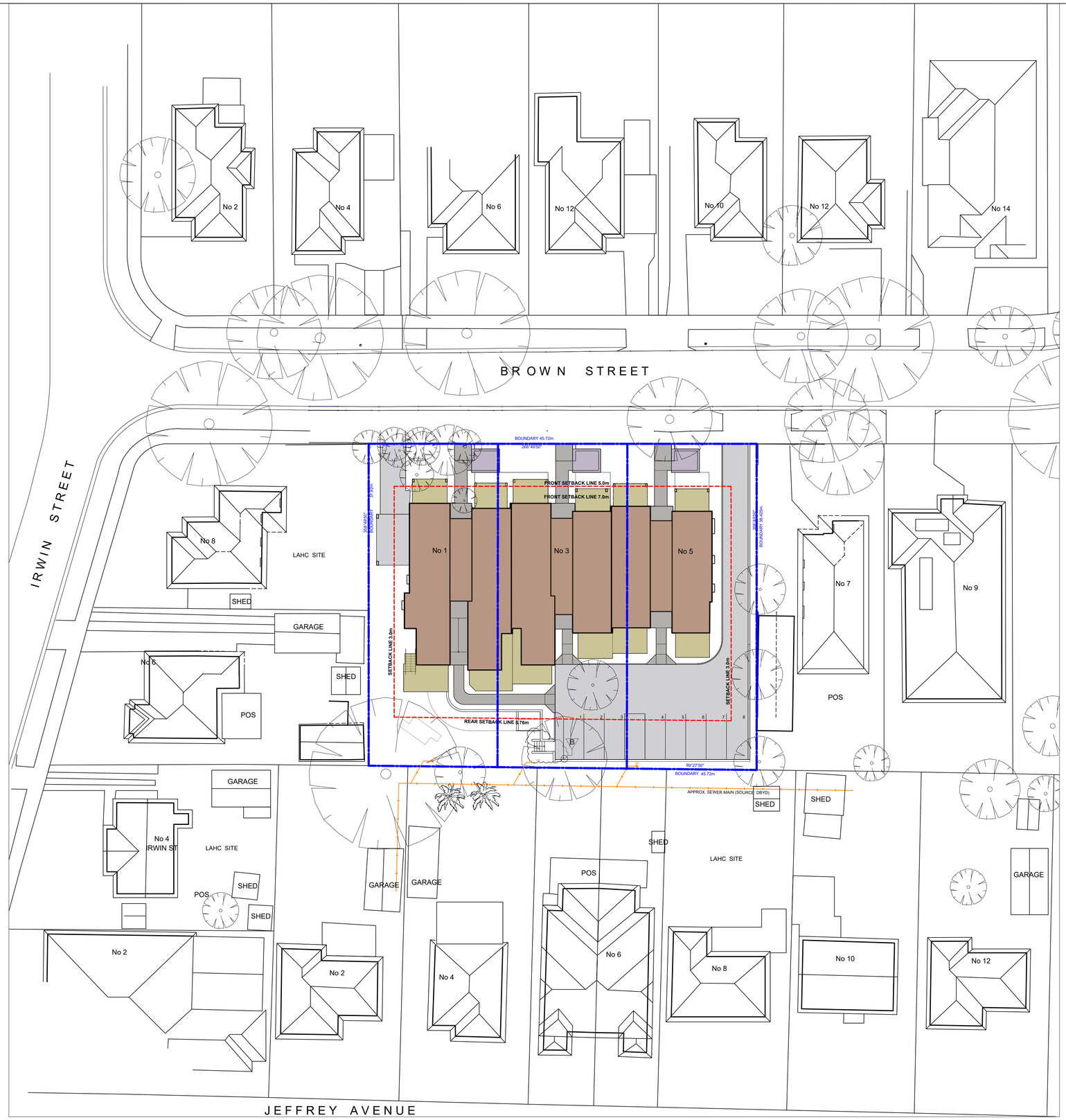
Project Arch. SB | Drawn by SB | Checked LB | Certifier

Drawing Size A1 | Stage DA | Drawing No 03 of 14 | Issue / Rev B

Date April 2022

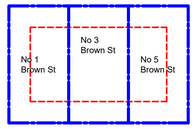
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DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



LEGEND

SITE



Site Boundary (amagamation of 3 sites)

Setback Lines

No 1 Brown St	Lot 45 DP 35290 Area: 579.2m2
No 3 Brown St	Lot 46 DP 35290 Area: 581.7m2
No 5 Brown St	Lot 47 DP 35290 Area: 584.3m2

PROPOSED REDEVELOPMENT

- Building envelope
- Vehicular access / parking
- Pedestrian access
- Private Open Space / Rear Yards
- Services area (bins)
- Existing trees

B AMENDMENTS

North N

Scale 0 5 10m

NSW GOVERNMENT Planning, Industry & Environment

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Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
BLOCK PLAN

Plotted

LAHC Project No: BGXWY

LSB Architects Job No: 2102

Status
PART 5 ACTIVITY SUBMISSION

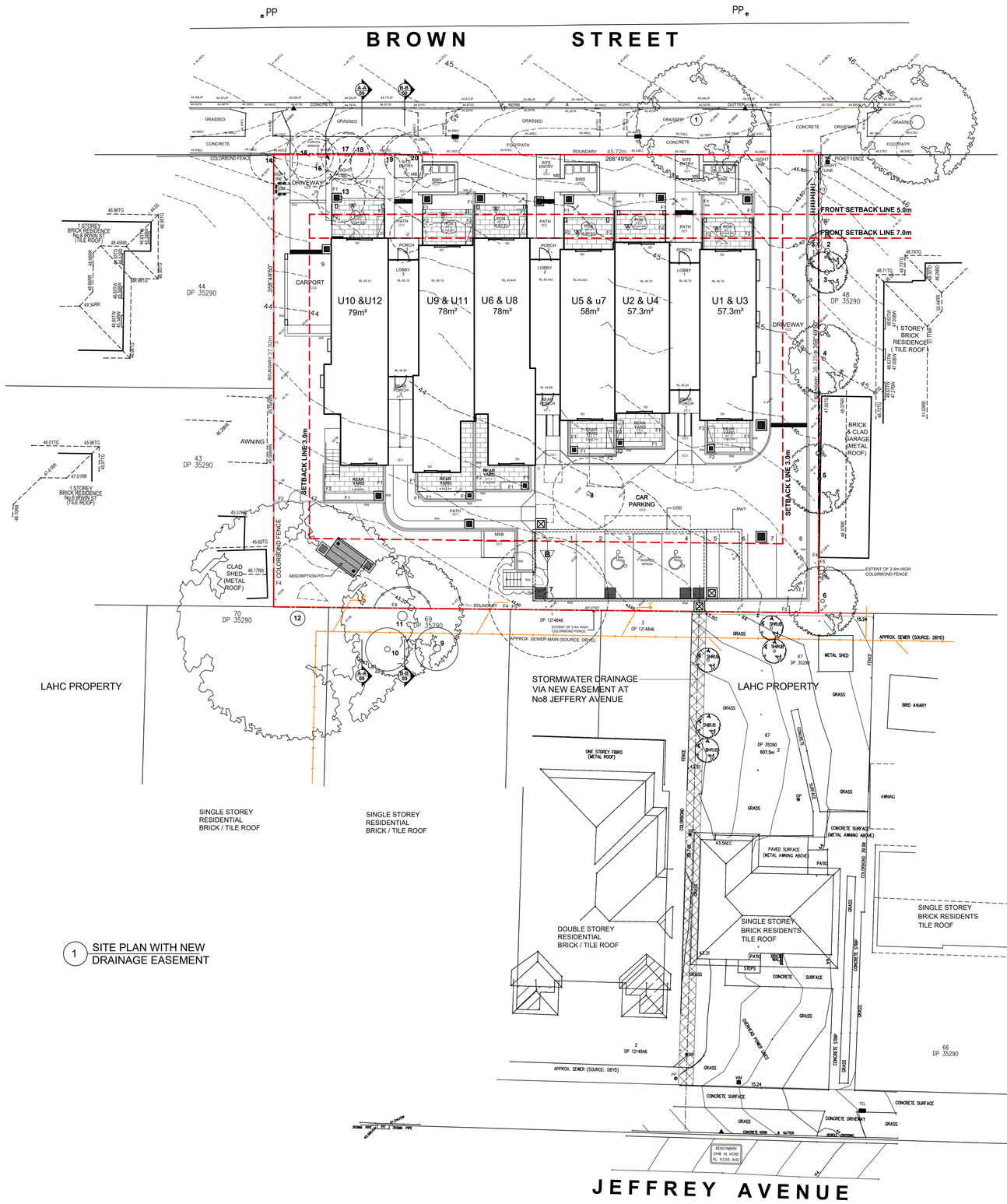
Project Arch.	Drawn by	Checked	Certifier
SB	SB	LB	

Drawing Size	Stage	Drawing No	Issue / Rev
A1	DA	04 of 14	B

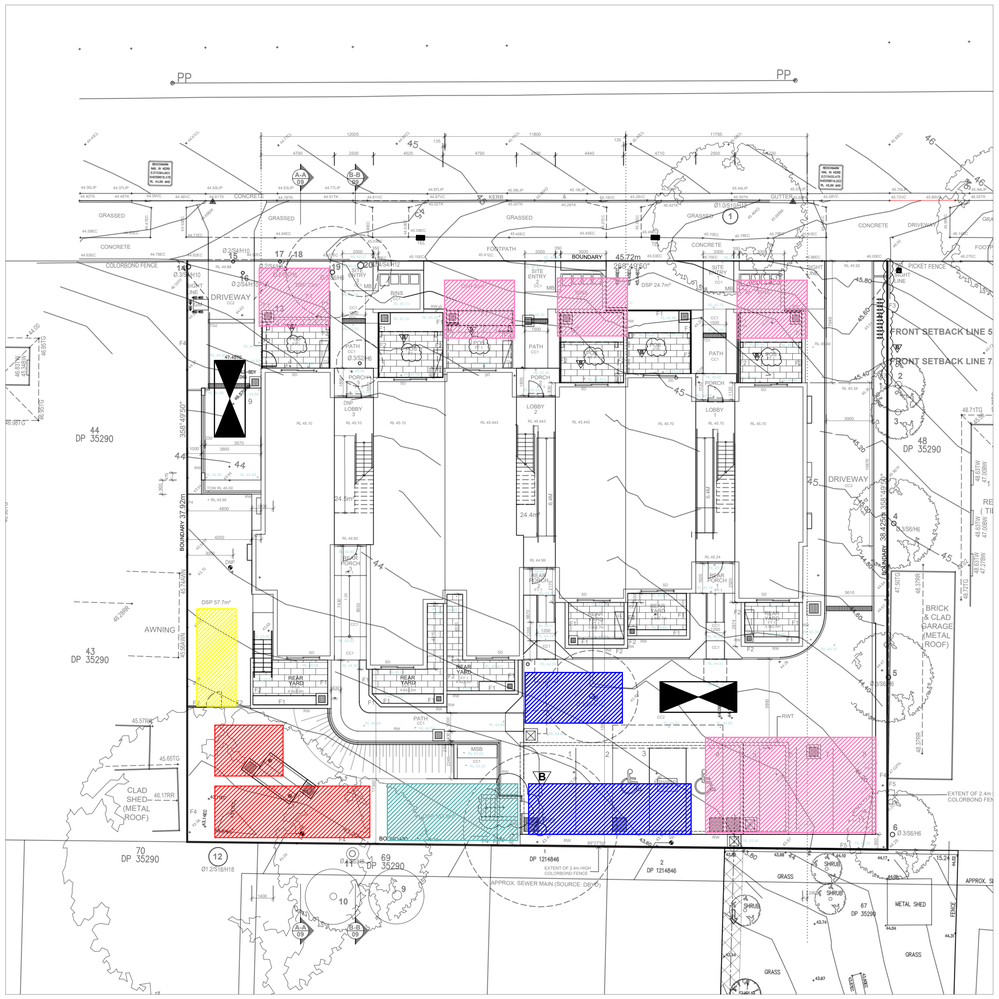
Date April 2022

Scale 1:250

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



1 SITE PLAN WITH NEW DRAINAGE EASEMENT



2 SITE WASTE MANAGEMENT PLAN

WASTE MANAGEMENT PLAN LEGEND:

- BUILDING MATERIALS
- SAND / GRAVEL
- TOPSOIL FOR REUSE IN GARDENS
- FILL FOR REUSE ON SITE
- BUILDERS SHED & AMENITIES
- BUILDERS SKIP

SITE PLAN LEGEND:

- EXIST. TREES TO BE REMOVED
- EXIST. TREE
- NEW BOUNDARY LINE
- SETBACK LINE
- SEWER MAIN
- **EXISTING RL's**
- RL 44.15 NEW RL's
- 1 to 20 EXISTING TREE NUMBERS
- STORMWATER PIT
- B AMENDMENTS

SITE DETAILS:

- Lot Numbers Deposited Plan: 45,46 & 47 DP 35290
- Site Area: 1745.2m²
- Frontage : 45.72m
- Slopes to rear approx. 2.9m
- Zone: R2
- Accessibility: Not Accessible

North

Scale 0 5 10m

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NSW GOVERNMENT

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
SITE PLAN WITH NEW DRAINAGE EASMENT + WASTE MANAGEMENT PLAN

Plotted

LSB Architects Job No: 2102

Status: PART 5 ACTIVITY SUBMISSION

Project Arch.	Drawn by	Checked	Certifier
SB	LB	SB	

Drawing Size: A1
Stage: DA
Drawing No: 05 of 14
Scale: 1:200
Issue / Rev: B
Date: April 2022

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



State Environmental Planning Policy (Housing) 2021 Parramatta Council's DCP Controls & LEP

Control			Required	Proposed
DCP	**Frontage**		24m	45.72m
LAHC Standards	Balcony & POS	1 Bed min.	8 m²	8.8m² to 9m²
		2 Bed min.	10 m²	10 m²
		Min. dimension	2 m	2.6m to 2.7 m
SEPP (Housing) 2021 Housing for seniors and people with a disability	POS	Min. dimension	15 m²	15.9 to 21.7 m²
			3 m	3.9m
	Balcony	Min. dimension	2 m	2.6m to 2.7 m
		1 Bed min.	6 m²	8.8m² to 9m²
			10 m²	10 m²
SEPP (Housing) 2021 Housing for seniors and people with a disability	**Building Height**		Max.9.5m	8.0m
DCP	**Setbacks R2 Zone**		5-7m	7 to 8.26m Balconies 4.6 to 6.1m
	● Min. front setback		5.8m	11.9m &15.7m
	● Min. rear setback - 3m side boundary		3 to 4.5m	4.2m to 4.9m
	● Min. side setback - 3m generally - 6m building exc balcony to side boundary			
DCP	**FSR**		GFA	
	● Max 0.5:1		Min. 872.6m²	
SEPP (Housing) 2021 Housing for seniors and people with a disability	● Max 0.5:1		Proposed 968m²	0.55:1
			Max. 872.6m²	
			Proposed 968m²	0.55:1
SEPP (Housing) 2021 Housing for seniors and people with a disability	Solar access to proposed development		Min. of 70% of the dwellings	100%
	● Min 2 hours between 9am-3pm on 21 June			
DCP	**Fencing**		1.2m	1.2m
	● Max height of front masonry fencing			
SEPP (Housing) 2021 Affordable housing	**Parking** (Not Accessible)		9	9
	● for 2 bed dwelling = 1 spaces / dwelling 6 x 1 = 6			
	● for 1 bed dwelling = 0.5 spaces / dwelling. 6 x 0.5 = 3			
SEPP (Housing) 2021 Housing for seniors and people with a disability	**Deep Soil Planting Zone**		Min.261.8m²	265.8m² B
	● 15% min. of the site area			
	● Minimum dimension		3m	3m
	● 65% of DSP Zone located at the rear		Min.170.2m²	205.7m²
SEPP (Housing) 2021 Housing for seniors and people with a disability	**Landscaping**		Min.420m²	458.0m²
	● at least 35m² of landscaped area per dwelling			

DEVELOPMENT DATA - SENIORS LIVING	
Site Area	1745.2m²
Number of Lots	3
Proposed all 2 storey dwellings	
NUMBER OF UNITS 12 = (6 x 1BED & 6 x 2BED = 18 BED)	

DWELL. No	TYPE	AREA m² NETT	BED No	POS
U1	Unit	57.3m²	1	18.4m²
U2	Unit	57.3m²	1	16.4m²
U3	Unit	57.3m²	1	9.0m²
U4	Unit	57.3m²	1	9.0m²
U5	Unit	58m²	1	18.7m²
U6	Unit	78m²	2	15.9m²
U7	Unit	58m²	1	8.8m²
U8	Unit	78m²	2	10m²
U9	Unit	78m²	2	17.7m²
U10	Unit	79m²	2	21.7m²
U11	Unit	78m²	2	10.0m²
U12	Unit	79m²	2	10.0m²
			FSR	GFA
Maximum			0.5:1	872.6m²
Proposed			0.55:1	968m²

LEGEND:

- EXIST. TREES TO BE REMOVED
- EXIST. TREE
- NEW BOUNDARY LINE
- SETBACK LINE
- SEWER MAIN
- COMMON LANDSCAPING
- PRIVATE LANDSCAPING
- DEEP SOIL PLANTING
- EXISTING RL's
- NEW RL's
- EXISTING TREE NUMBERS
- STORMWATER PIT
- AMENDMENTS

CC1	COLORED CONCRETE 1
CC2	COLORED CONCRETE 2
CL	CLOTHES LINE
CF	COLORBOND FENCE
DSP	DEEP SOIL PLANTING
EL DB	ELECTRICAL DISTRIBUTION BOARD
& NBN	& NATIONAL BROADBEND NETVORK
F1	ALUM. SLAT FENCE 1.2m HIGH WITH 20mm GAP, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.8m HIGH WITH 10mm GAP, POWDER COAT FINISH
F3	ALUM. TUBULAR POOL FENCE FLAT TOP 1.2m HIGH, POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
GM	GAS METERS
HWU	HOT WATER UNIT
KC	KERB CROSSING
MSB	MAIN SWITCH BOARD
OSD	ONSITE DETENTION TANK
POS	PRIVATE OPEN SPACE
PP	POWER POLE
PS	PRIVACY SCREEN
RW	RETAINING WALL
RWT	RAIN WATER TANK
MB	MAIL BOX
U1 to 12	UNIT / DWELLING NUMBER
WMTR	WATER METERS

TREE PROTECTION ZONE SETBACKS:

- TREE PROTECTION ZONE SETBACKS (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)

Tree No	TPZ	SRZ
1	6.3m	2.57m
2	2.4m	1.75m
3	3.0m	1.84m
4	3.0m	1.84m
5	3.0m	1.84m
6	2.0m	1.5m
9	3.6m	2.0m
10	2.5m	N/A for palms
11	2.5m	N/A for palms
12	7.2m	2.76m

SITE DETAILS:

- Lot Numbers: 45,46 & 47
- Deposited Plan: DP 35290
- Total Site Area: 1745.2m²
- Frontage : 45.72m
- Slopes to rear approx. 2.9m
- Zone: R2
- Accessibility: Not Accessible

North

Scale 0 1 2 3 4 5 6 7 8 9 10m

Planning, Industry & Environment

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Issue	Details	Date
B	Part 5 Amendment	10.11.2022
A	Part 5 Activity Submission	11.04.2022

Architect
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Landscape Architect
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Tel: 8860 0022

BCA Consultant:
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Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 976 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
SITE PLAN

Plotted

LAHC Project No: BGXWY 10m
LSB Architects Job No: 2102

Status: PART 5 ACTIVITY SUBMISSION
Date: April 2022
Project Arch.: SB
Drawn by: LB
Checked: SB
Certifier:
Scale: 1:100
Drawing Size: A1
Stage: DA
Drawing No: 06 of 14
Issue / Rev: B

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

BROWN STREET

LEGEND:

AW	AWNING
BC	BROOM CUPBOARD
B/L	BATHROOM /LAUNDRY
CC1	COLORED CONCRETE 1
CC2	COLORED CONCRETE 2
CLL	CLOTHES LINE
CL	CENTER LINE
CP	CARPET
D	SPACE FOR DISHWASHER
DP	DOWN PIPE
EL DB	ELECTRICAL DISTRIBUTION BOARD
& NBN	& NATIONAL BROADBEND NETVORK
F1	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.5m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
FT	FLOOR TILE
FW	FLOOR WASTE
GM	GAS METER(S)
HWU	HOT WATER UNIT
MB	MAIL BOX
MO	SPACE FOR MICROWAVE OVEN
MSB	MAIN SWITCH BOARD
OSD	ON-SITE DETENTION TANK
P	PANTRY
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
R	REFRIGERATOR
RW	RETAINING WALL
RWT	RAIN WATER TANK
SD	SLIDING DOOR
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
WMTR	WATER METER(S)
WR	WARDROBE
WO	WALL OVEN
B	AMENDMENTS

CONCRETE | KERB & GUTTER | GRASSED | FOOTPATH | CONCRETE | DRIVEWAY | GRASSED

COLORBOND FENCE

BOUNDARY 45.72m 268°49'50"

PICKET FENCE

DRIVEWAY

GM

MB

BINS

WMTR

DRIVEWAY CC2

No7 BROWN STREET

FRONT SETBACK LINE 5.0m

FRONT SETBACK LINE 7.0m

48 DP 35290

NO 8 IRWIN STREET

44 DP 35290

LAHC HOUSING

1 STOREY BRICK RESIDENCE (TILE ROOF)

CARPORT 3.8x6.0m

BOUNDARY 37.92m 358°49'50"

BOUNDARY 38.425m 358°49'50"

U10 79m² | U9 78m² | U6 78m² | U5 58m² FT3 | U2 57.3m² | U1 57.3m² FT3

LIVING FT3 | DINING | KITCHEN FT3 | ENTRY | PATH | POS FT1 | PORCH 3 FT1 | PORCH 2 FT1 | PORCH 1 FT1

LOBBY 3 FT2 | LOBBY 2 FT2 | LOBBY 1 FT2

STAIR 3 | STAIR 2 | STAIR 1 | RAMP 2 6.4M 1:14 | RAMP 1 6.4M 1:14

BEDROOM 2 3.0x3.0m CP | BEDROOM 1 3.4x4.1m CP | BEDROOM 1 4.1x3.5m CP | REAR YARD FT1 | REAR PORCH 3 FT1 | REAR PORCH 2 FT1 | REAR PORCH 1 FT1 | STEP RAMP

SETBACK LINE 3.0m

REAR SETBACK LINE 5.76m

SETBACK LINE 3.0m

CAR PARKING

OSD | RWT | MSB | SHARED SPACE | BATTER | ABSORPTION PIT

AWNING

BRICK & CLAD GARAGE (METAL ROOF)

CLAD SHED (METAL ROOF)

No 6 IRWIN ST

43 DP 35290

70 DP 35290

69 DP 35290

1 DP 1214846

2 DP 1214846

STORMWATER DRAINAGE VIA NEW EASEMENT AT No8 JEFFERY AVENUE

COLORBOND FENCE

1 STOREY BRICK RESIDENCE (TILE ROOF)

North

Scale 0 1 2 3 4 5 10m

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Issue	Details	Date
B	Part 5 Amendment	10.11.2022
A	Part 5 Activity Submission - Consultants issue	11.04.2022

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Accessibility Solutions
Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
GROUND FLOOR PLAN

Plotted

LAHC Project No: BGXWY

LSB Architects Job No: 2102

Status: PART 5 ACTIVITY SUBMISSION

Date: April 2022

Project Arch. SB | Drawn by LB | Checked SB | Certifier

Scale: 1:200

Drawing Size: A1

Stage: DA

Drawing No: 07 of 14

Issue / Rev: B

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

BROWN STREET

LEGEND:

	TGSI - TECTILE GROUND SURFACE INDICATORS
AW	AWNING
BC	BROOM CUPBOARD
B/L	BATHROOM /LAUNDRY
CC1	COLORED CONCRETE 1
CC2	COLORED CONCRETE 2
CLL	CLOTHES LINE
CL	CENTER LINE
CP	CARPET
D	SPACE FOR DISHWASHER
DP	DOWN PIPE
EL DB & NBN	ELECTRICAL DISTRIBUTION BOARD & NATIONAL BROADBEND NETVORK
F1	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.5m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
FT	FLOOR TILE
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MB	MAIL BOX
MO	SPACE FOR MICROWAVE OVEN
MSB	MAIN SWITCH BOARD
OSD	ON-SITE DETENTION TANK
P	PANTRY
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
R	REFRIGERATOR
RW	RETAINING WALL
RWT	RAIN WATER TANK
SD	SLIDING DOOR
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
WR	WARDROBE
WO	WALL OVEN
B	AMENDMENTS

BOUNDARY 45.72m 268°49'50"

BOUNDARY 45.72m 89°27'50"

BOUNDARY 37.92m 358°49'50"

BOUNDARY 38.425m 358°49'50"

COLORBOND FENCE

PICKET FENCE

DRIVEWAY

PATH

FRONT SETBACK LINE 5.0m

FRONT SETBACK LINE 7.0m

SETBACK LINE 3.0m

REAR SETBACK LINE 5.76m

NO 8 IRWIN STREET
44 DP 35290
LAHC HOUSING

NO 6 IRWIN STREET
43 DP 35290

No7 BROWN STREET
48 DP 35290

1 STOREY BRICK RESIDENCE No.8 IRWIN ST (TILE ROOF)

1 STOREY BRICK RESIDENCE No.6 IRWIN ST (TILE ROOF)

1 STOREY BRICK RESIDENCE (TILE ROOF)

BRICK & CLAD GARAGE (METAL ROOF)

CLAD SHED (METAL ROOF)

CARPORT ROOF

CAR PARKING

SHARED SPACE

LAHC HOUSING

70 DP 35290

69 DP 35290

1 DP 1214846

2 DP 1214846

67 DP 35290

194.4²

15.24

U12 79m² RL 48.16
U11 78m² RL 48.16
U8 78m² RL 48.503
U7 58m² RL 48.503
U4 57.3m² RL 48.76
U3 57.3m² RL 48.76

LOBBY 3480 FT2 RL 48.16
LOBBY 2 FT2 RL 48.503
LOBBY 1 FT2 RL 48.76

ROOF BELOW
VOID
POS BELOW
BINS
MB
AWNING BELOW AW
REAR YARD BELOW
OUTLINE OF GROUND FLOOR

North

Scale 0 1 2 3 4 5 10m

B	Part 5 Amendment	10.11.2022
A	Part 5 Activity Submission	11.04.2022
Issue	Details	Date

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Traffic:
TEF Consulting
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Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47 DP 35290

Drawing Title: FIRST FLOOR PLAN
Status: PART 5 ACTIVITY SUBMISSION
Date: April 2022
Project Arch.: SB
Drawn by: LB
Checked: SB
Certifier:
Scale: 1:100
Plotted:
LAHC Project No: BGXWY
LSB Architects Job No: 2102
Drawing Size: A1
Stage: DA
Drawing No: 08 of 14
Issue / Rev: B

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

BROWN STREET

LEGEND:

AW	AWNING
CG	COLORBOND GUTTER
CR	COLORBOND ROOF
CWC	COLORBOND WALL CLADDING
DP	DOWN PIPE
F1	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.5m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
MB	MAIL BOX
MSB	MAIN SWITCH BOARD
OSD	ON-SITE DETENTION TANK
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
RW	RETAINING WALL
RWT	RAIN WATER TANK
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
B	AMENDMENTS

FOOTPATH
COLORBOND FENCE
BOUNDARY 45.72m 268°49'50"
PICKET FENCE
DRIVEWAY
PATH
BINS
MB
FRONT SETBACK LINE 5.0m
FRONT SETBACK LINE 7.0m
SETBACK LINE 3.0m
REAR SETBACK LINE 5.76m
U10&U12
U9&U11
U6&U8
U5&U7
U2&U4
U1&U3
ROOF PITCH 3°
ROOF BELOW
CARPORT ROOF BELOW
ROOF PITCH 7°
ROOF PITCH 20°
ROOF PITCH 15°
ROOF RIDGE
AWNING BELOW
REAR YARD BELOW
1 kw PHOTOVOLTAIC SOLAR PANELS - REFER TO ELECTRICAL DRAWINGS
CAR PARKING
SHARED SPACE
MSB
COLORBOND FENCE
BOUNDARY 37.92m 358°49'50"
BOUNDARY 38.425m 358°49'50"
BOUNDARY 45.72m 89°27'50"
89°27'50"

1 STOREY BRICK RESIDENCE No.8 IRWIN ST (TILE ROOF)
44 DP 35290 LAHC HOUSING
43 DP 35290 No 6 IRWIN ST
1 STOREY BRICK RESIDENCE No.6 IRWIN ST (TILE ROOF)
CLAD SHED (METAL ROOF)
LAHC HOUSING
70 DP 35290
69 DP 35290
1 DP 1214846
2 DP 1214846
67 DP 35290
LAHC HOUSING
LAHC HOUSING
48 DP 35290
No7 BROWN STREET
1 STOREY BRICK RESIDENCE (TILE ROOF)
BRICK & CLAD GARAGE (METAL ROOF)
AWNING

North

Scale 0 1 2 3 4 5 10m

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Issue	Details	Date
B	Part 5 Amendment	10.11.2022
A	Part 5 Activity Submission	11.04.2022

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Web: www.@lsbarchitects.com.au
Nominated Architect:
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NSW Reg. No. 6353

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Traffic:
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Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
Planning, Industry & Environment
NSW GOVERNMENT

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
ROOF PLAN

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status
PART 5 ACTIVITY SUBMISSION

Date
April 2022

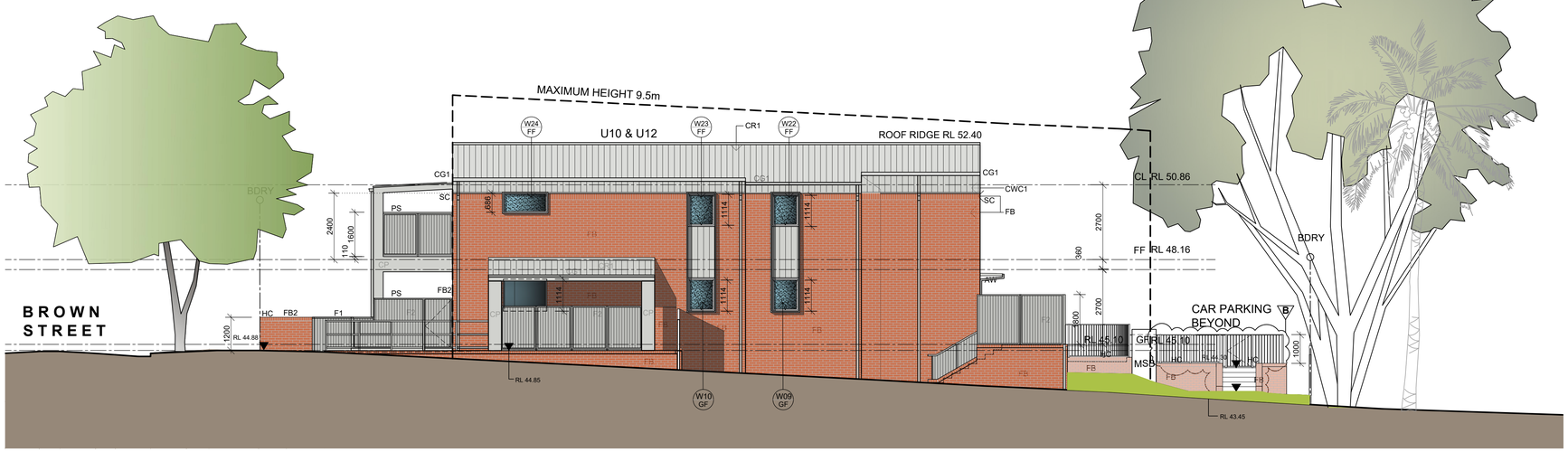
Project Arch.	Drawn by	Checked	Certifier	Scale
SB	LB	SB		1:100

Drawing Size	Stage	Drawing No	Issue / Rev
A1	DA	09 of 14	B

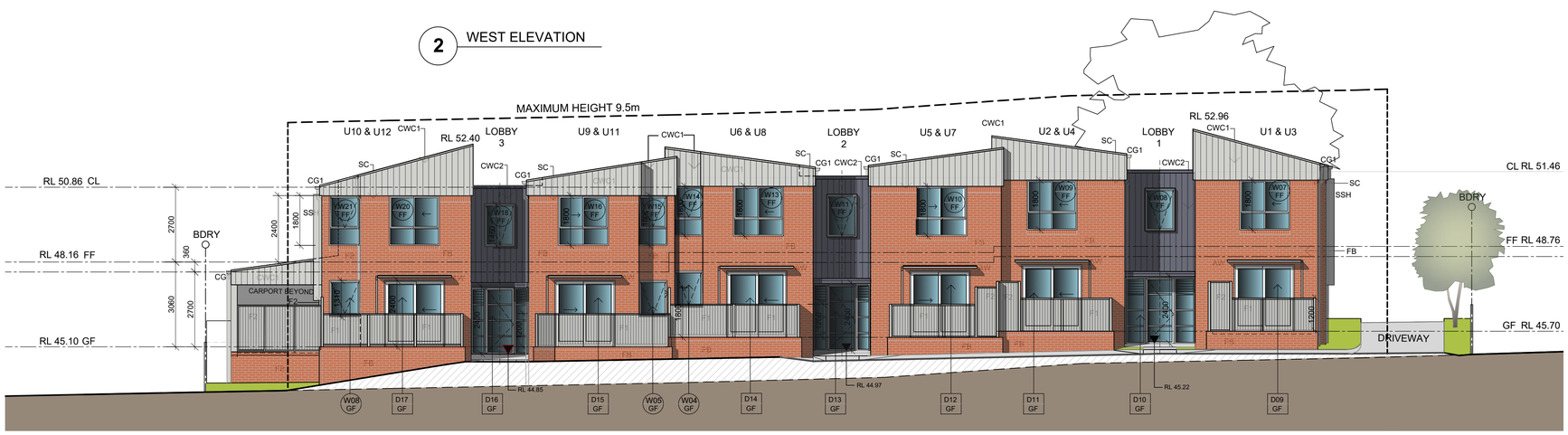
DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



1 NORTH (BROWN STREET) ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION

LEGEND:

AW	AWNING
BD	BALUSTRADE
B/L	BATHROOM /LAUNDRY
CLL	CLOTHES LINE
CG	COLORBOND GUTTER
CL	CENTER LINE
CP	CONCRETE PORTAL
CR	COLORBOND ROOF
CWC	COLORBOND WALL CLADDING
D	DOOR
DP	DOWN PIPE
F1	ALUM. SLAT FENCE 1.2m HIGH WITH 10mm GAP, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.6m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, WITH 40mm GAP,POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
FB1	FACE BRICK 1
FB2	FACE BRICK2
GL	GLASS LOUVERS
HC	HEADER COURSE
HWU	HOT WATER UNIT
MSB	MAIN SWITCH BOARD
OG	OBSCURE GLASS
OSD	ON-SITE DETENTION TANK
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
RW	RETAINING WALL
SC	SOLDIER COURSE
SD	SLIDING DOOR (ALUMINIUM FRAME)
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
W	WINDOW (ALUMINIUM FRAME)

EXIST. TREES TO BE REMOVED
BUILDING ENVELOPE
FILL
W00 GF — WINDOW SYMBOL
D00 GF — DOOR SYMBOL
B — AMENDMENTS

Scale
0 1 2 3 4 5 10m

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Planning, Industry & Environment

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Tel: 0418 471 806

Client
Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
EAST ELEVATION & SECTIONS A-A & B-B

Plotted

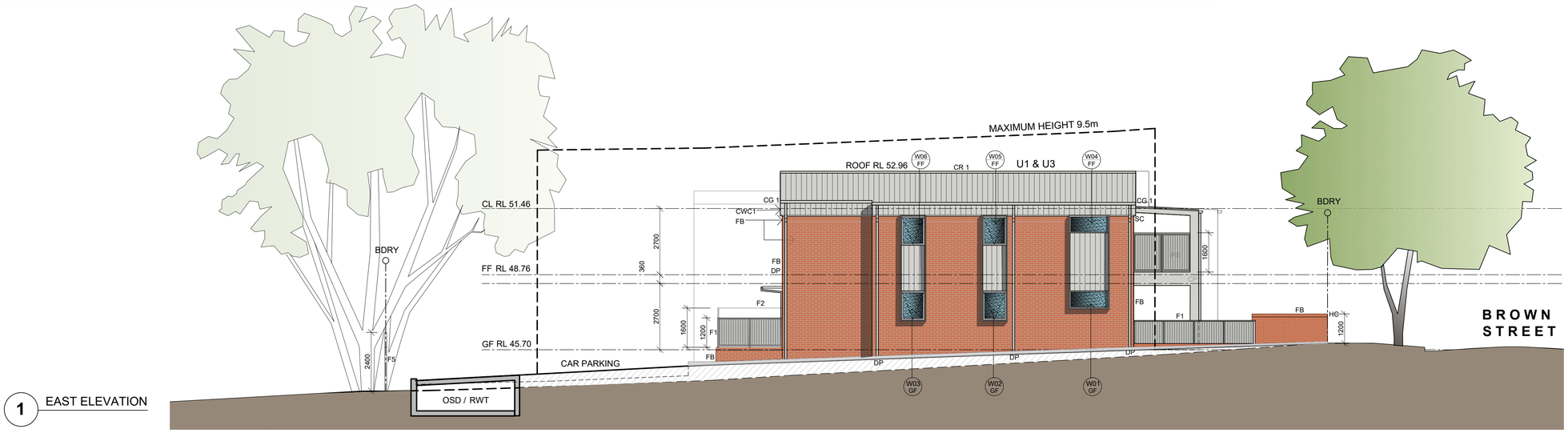
LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status
PART 5 ACTIVITY SUBMISSION

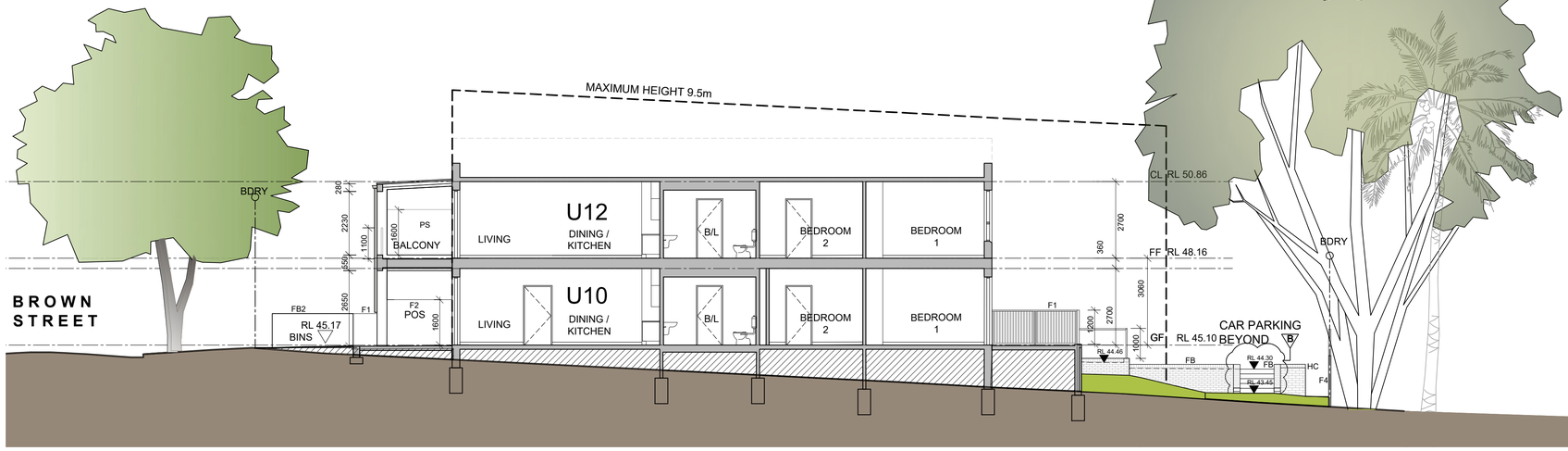
Project Arch.	Drawn by	Checked	Certifier
SB	LB	SB	

Drawing Size: A1
Stage: DA
Drawing No: 10 of 14
Issue / Rev: B
Date: April 2022
Scale: 1:100

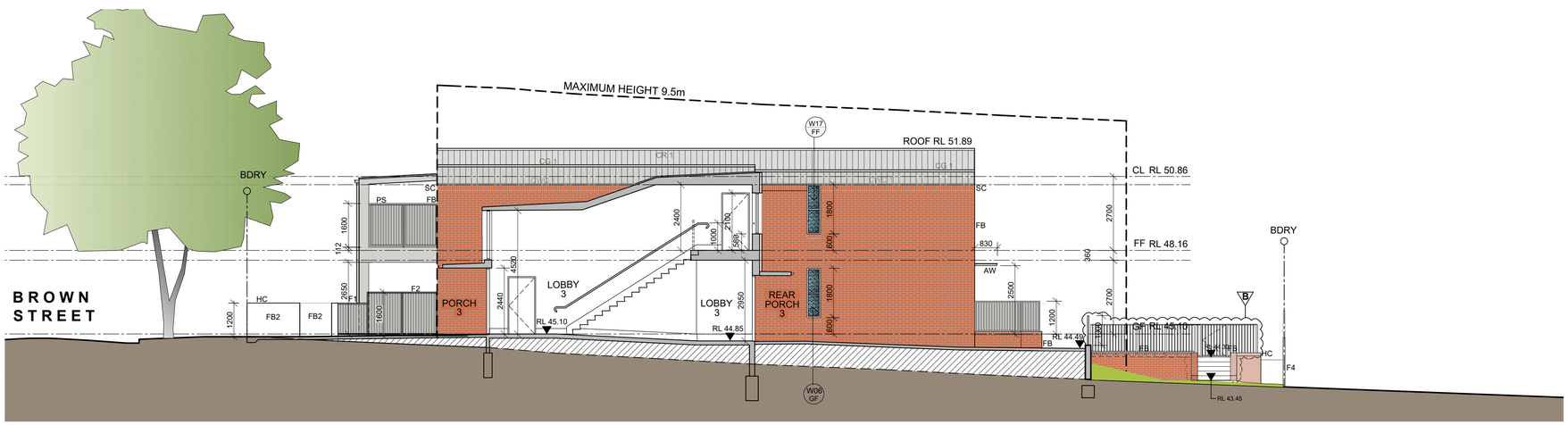
DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



1 EAST ELEVATION



2 SECTION A-A



3 SECTION B-B

LEGEND:

AW	AWNING
BD	BALUSTRADE
B/L	BATHROOM /LAUNDRY
CLL	CLOTHES LINE
CG	COLORBOND GUTTER
CL	CENTER LINE
CP	CONCRETE PORTAL
CR	COLORBOND ROOF
CWC	COLORBOND WALL CLADDING
D	DOOR
DP	DOWN PIPE
F1	ALUM. SLAT FENCE 1.2m HIGH WITH 10mm GAP, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.6m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, WITH 40mm GAP POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
FB1	FACE BRICK 1
FB2	FACE BRICK2
GL	GLASS LOUVERS
HC	HEADER COURSE
HWU	HOT WATER UNIT
MSB	MAIN SWITCH BOARD
OG	OBSCURE GLASS
OSD	ON-SITE DETENTION TANK
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
RW	RETAINING WALL
SC	SOLDIER COURSE
SD	SLIDING DOOR (ALUMINIUM FRAME)
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
W	WINDOW (ALUMINIUM FRAME)

EXIST. TREES TO BE REMOVED
BUILDING ENVELOPE
FILL
W00 GF — WINDOW SYMBOL
D00 GF — DOOR SYMBOL
B7 — AMENDMENTS

Scale
0 1 2 3 4 5 10m

Planning, Industry & Environment

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Landscape Architect: **Ray Fuggle & Associates P/L** Tel: 8865 0022
BCA Consultant: **BCA Vision** Tel: 9476 8613
BASIX: **Energy Rating Australia** Tel: 1800 372 669
Access: **Accessibility Solutions** Tel: 9695 1940
Traffic: **TEF Consulting** Tel: 0414 978 067
Arborist: **Urban tree Management Australia P/L** Tel: 0418 471 806
Client: Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title: EAST ELEVATION & SECTIONS A-A & B-B

Status: PART 5 ACTIVITY SUBMISSION

Date: April 2022

Project Arch.: SB | Drawn by: LB | Checked: SB | Certifier:

Scale: 1:100

Plotted

LAHC Project No: BGXWY

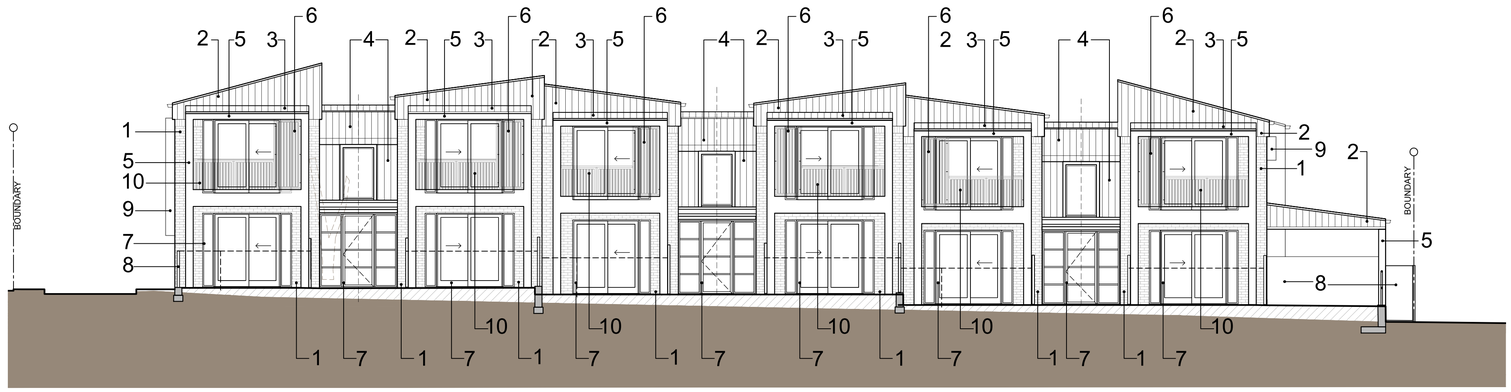
LSB Architects Job No: 2102

Drawing Size: A1 | Stage: DA | Drawing No: 11 of 14 | Issue / Rev: B

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



1 STREET ELEVATION WITH FRONT FENCE



2 NORTH ELEVATION - FINESHES

	SWATCH	ITEM	CODE	MATERIAL/ FINISH	COLOUR
1		FACE BRICK	FB	PGH BRICKS SMOOTH RANGE	RED STANDARD
2		WALL CLADDING	CWC 1	COLORBOND	SHALE GREY
3		ROOF, GUTTERS, FASCIA & DOWN PIPES	CR 1 CG 1 CF 1 DP 1	COLORBOND	SHALE GREY
4		WALL CLADDING	CWC 2	COLORBOND	MONUMENT
		ROOF, GUTTERS, FASCIA & DOWN PIPES	CR 2 CG 2 CF 2 DP 2		
5		CONCRETE PORTAL	CP	DULUX PAINT	SHALE GREY

	SWATCH	ITEM	CODE	MATERIAL/ FINISH	COLOUR
6		ALUMINIUM PRIVACY SCREENS	PS	POWDER COAT ALUMINIUM	DULUX SHALE GREY
7		ALUMINIUM WINDOWS	W	POWDER COAT ALUMINIUM	DULUX MONUMENT
8		FENCES	F1 F2 F3	POWDER COAT ALUMINIUM	DULUX SHALE GREY
			F4 F5	COLORBOND STEEL	
9		AWNING &	AW	POWDER COAT ALUMINIUM	DULUX SHALE GREY
		SUN SHADING	SSH		
10		BALUSTRADE	BD	POWDER COAT ALUMINIUM	DULUX SHALE GREY

3 COLOUR SCHEDULE

Scale
0 1 2 3 4 5 10m

NSW GOVERNMENT Planning, Industry & Environment

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REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Issue	Details	Date
A	Part 5 Activity Submission	11.04.2022

Architect
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Landscape Architect
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Tel: 8860 0022

BCA Consultant:
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BASIX:
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Access:
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Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
STREET ELEVATION & COLOUR SCHEME

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status
PART 5 ACTIVITY SUBMISSION

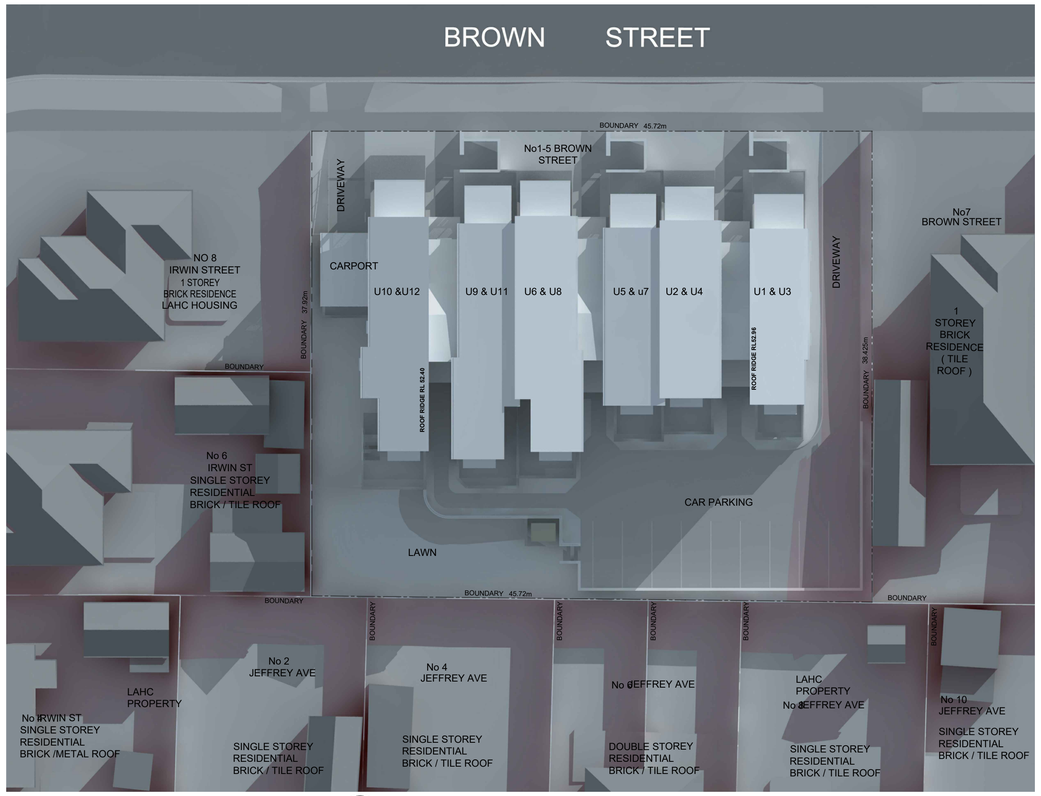
Project Arch.	Drawn by	Checked	Certifier
SB	LB	SB	

Drawing Size	Stage	Drawing No	Issue / Rev
A1	DA	12 of 14	A

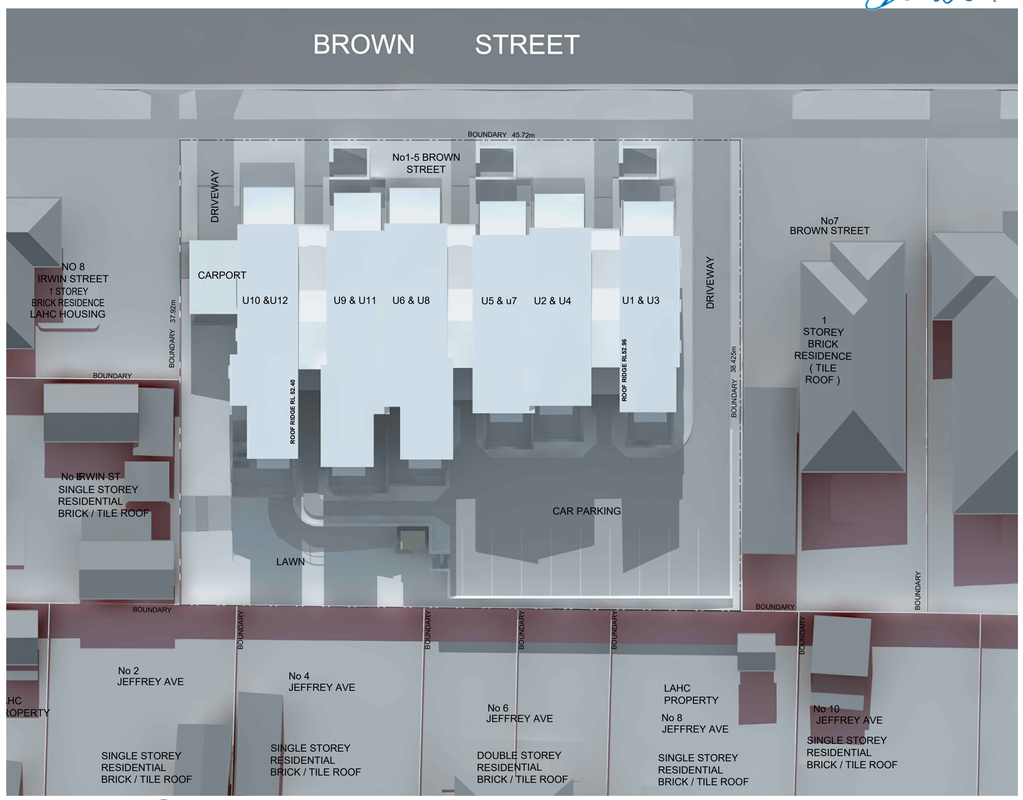
Date
April 2022

Scale
1:100

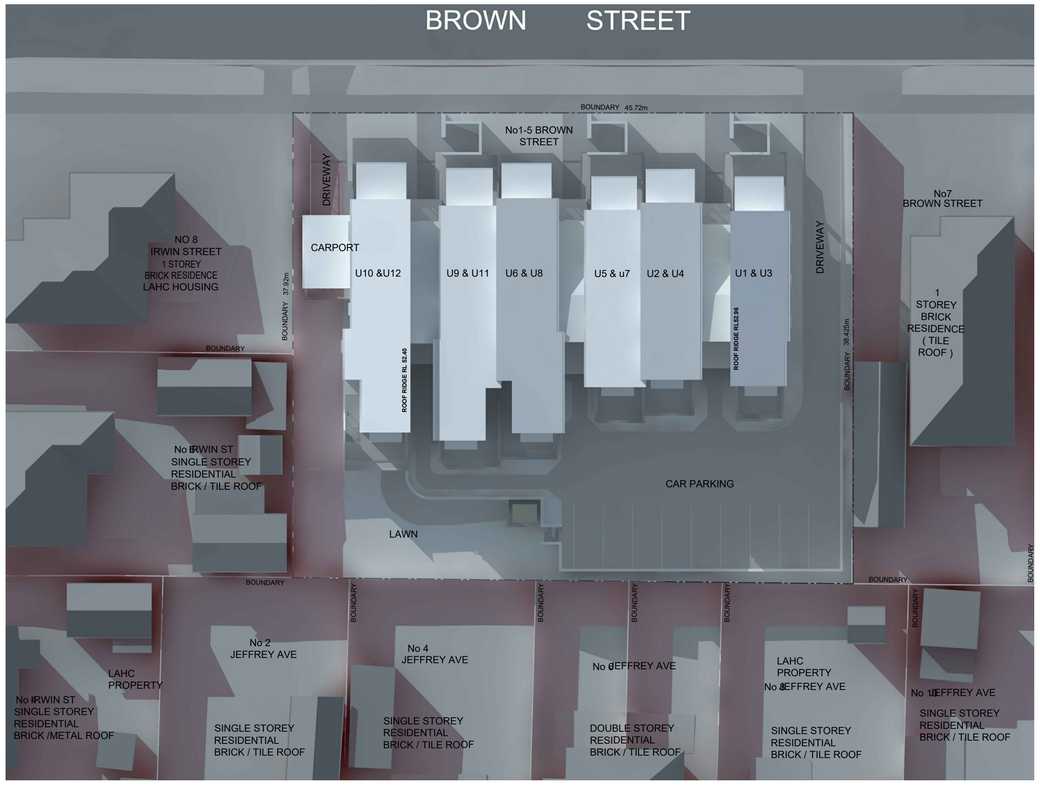
DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



1 SHADOW DIAGRAM AT 9.00AM



2 SHADOW DIAGRAM AT 12.00PM



3 SHADOW DIAGRAM AT 3.00PM

North
N

Scale
0 1 2 3 4 5 10m

Planning, Industry & Environment

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Issue	Details	Date
A	Part 5 Activity Submission	11.04.2022

Architect
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Landscape Architect
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Accessibility Solutions
Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH
PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
SHADOW DIAGRAMS
ON 21 JUNE AT 9.00AM & 12.00PM

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

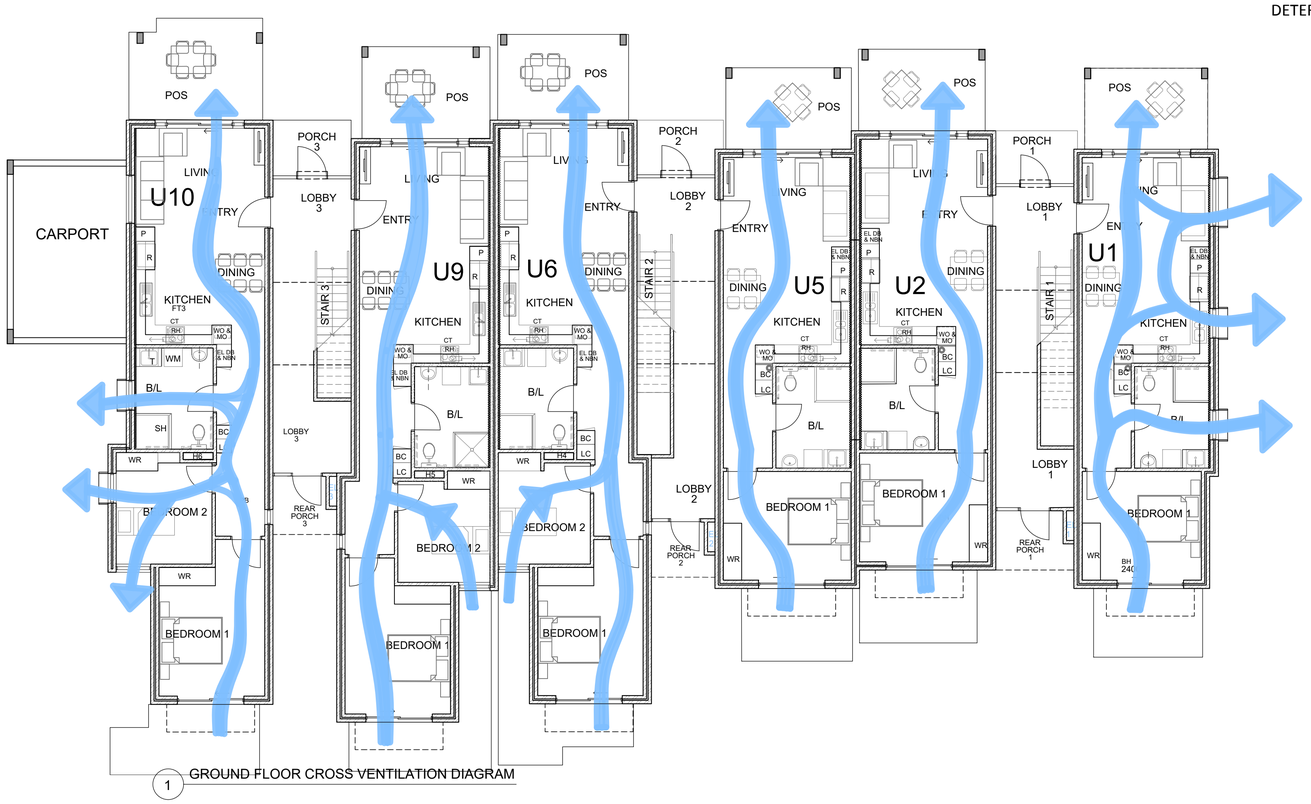
Status: PART 5 ACTIVITY SUBMISSION
Project Arch. SB | Drawn by LB | Checked SB | Certifier

Drawing Size: A1
Stage: DA
Drawing No: 13 of 14
Scale: 1:100
Issue / Rev: A
Date: April 2022

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

LEGEND:

CROSS VENTILATION



1 GROUND FLOOR CROSS VENTILATION DIAGRAM



2 FIRST FLOOR CROSS VENTILATION DIAGRAM

North

Scale 0 1 2 3 4 5 10m

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Issue	Details	Date
A	Part 5 Activity Submission	10.11.2022

Architect: LSB Architects, ABN 6421 3963 821, 29A West Street, PETERSHAM NSW 2049, Tel: 02 9572 9115, Email: sb@lsbarchitects.com.au, Web: www.@lsbarchitects.com.au, Nominated Architect: Sreeko Bebek, NSW Reg. No. 6353

Structural & Civil / SW Engineer: **A & G Consulting Engineers P/L**, Tel: 9807 7971

Hydraulic & Electrical: **Martine Building Services Engineers**, Tel: 4925 9300

Landscape Architect: **Ray Fuggle & Associates P/L**, Tel: 8860 0022

BCA Consultant: **BCA Vision**, Tel: 9476 8613

BASIX: **Energy Rating Australia**, Tel: 1800 372 669

Access: **Accessibility Solutions**, Tel: 9695 1940

Traffic: **TEF Consulting**, Tel: 0414 978 067

Arborist: **Urban tree Management Australia P/L**, Tel: 0418 471 806

Client: Planning, Industry & Environment

Project: **SENIORS LIVING REDEVELOPMENT**
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title: CROSS VENTILATION DIAGRAMS

Plotted

LAHC Project No: BGXWY

LSB Architects Job No: 2102

Status	Date
PART 5 ACTIVITY SUBMISSION	April 2022

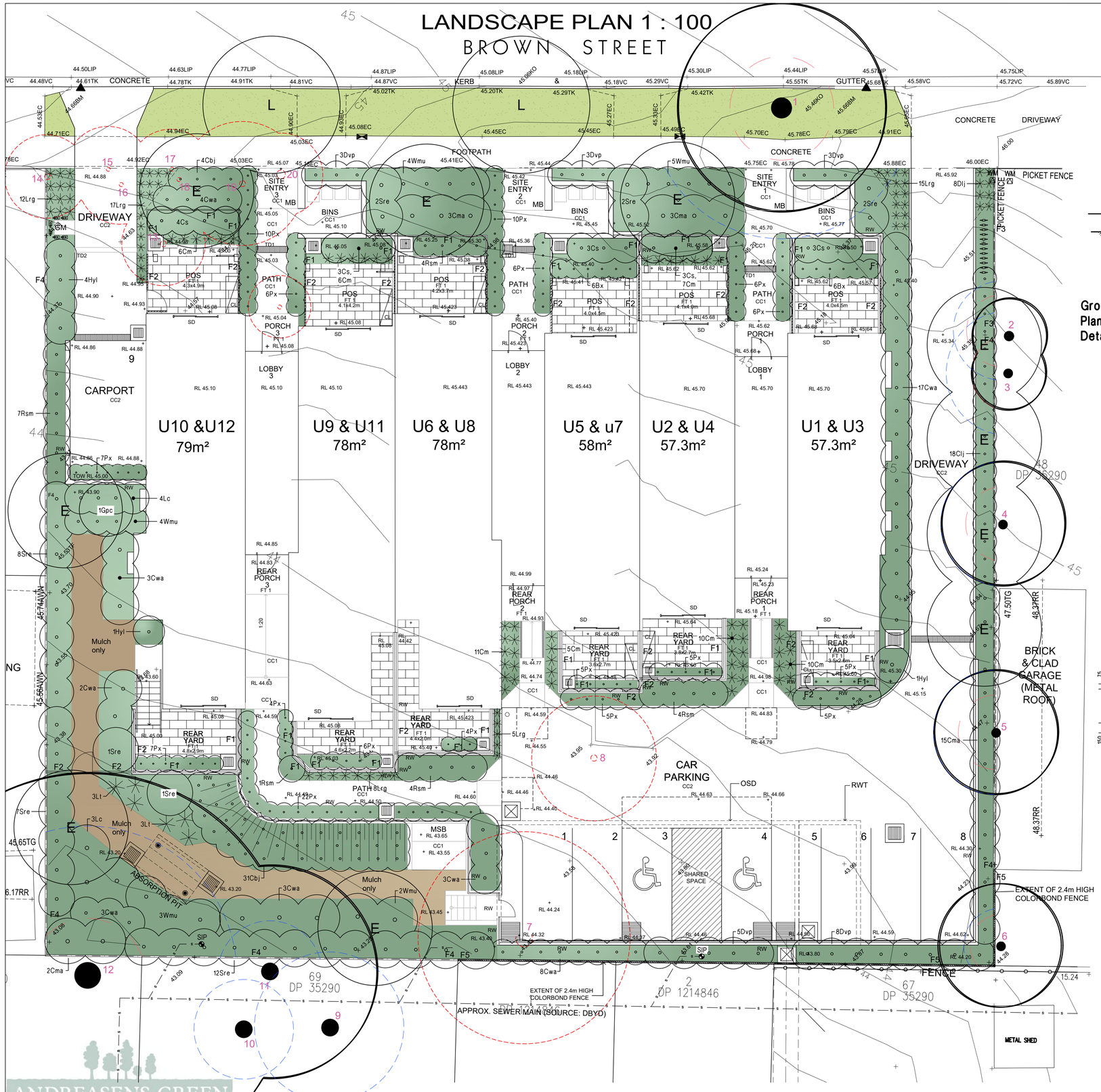
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SB	LB	SB		1:100

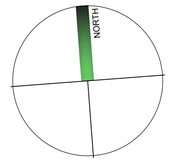
Drawing Size	Stage	Drawing No	Issue / Rev
A1	DA	14 of 14	A

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

LANDSCAPE PLAN 1 : 100

BROWN STREET





LEGEND

turf
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc.. and away from buildings. Ensure that no ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No. 17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.

brick garden edging
Lay a single coarse of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight lines as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edges to finish flush with the adjacent turf and mulch levels.

existing trees to be removed
For additional information regarding trees to be removed refer to the Arborists report prepared by 'Urban Tree Management 13.07.21 ph No: 02 9760 1389'

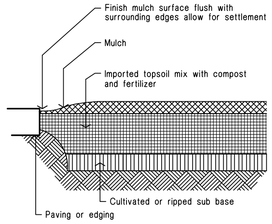
existing trees to be retained
For additional information regarding trees to be retained refer to the Arborists report prepared by 'Urban Tree Management 13.07.21 ph No: 02 9760 1389'

planting areas
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay). Install 75mm depth of selected mulch.

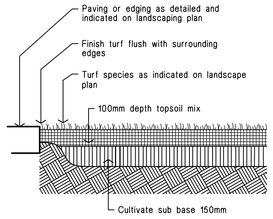
maintenance:
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

irrigation:
All planting areas on the landscape plan are to be covered by a fully automatic drip irrigation system. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.

fencing:
For all fencing types and materials refer to the Architects plans.



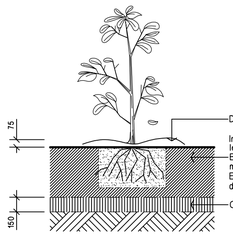
Ground preparation
Planting area using imported topsoil
Detail. Not.To.Scale.



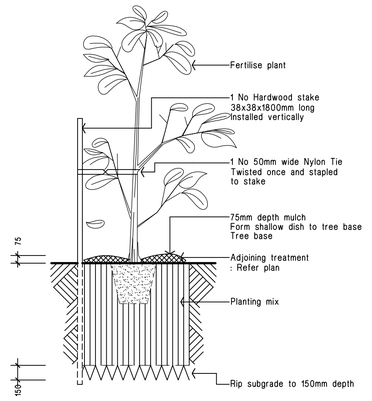
Ground preparation
Grassed area: turf using imported topsoil
Detail. Not.To.Scale.

PLANT SCHEDULE

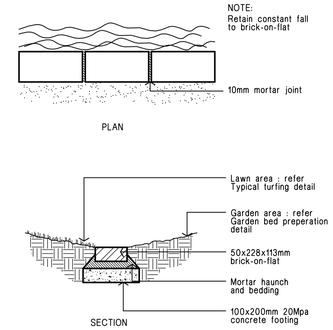
Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
E	Elaeocarpus eumundii (Smooth leaved Quandong - 13m)	10	75 litre	yes
L	Liquidambar styraciflua (Liquidambar - 15m)	2	75 litre	yes
Shrubs				
Bx	Buxus microphylla 'Japonica' (Box - 1m)	12	5 litre	-
Cs	Camellia sasanqua (Sasanqua - 3m)	16	15 litre	yes
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)	35	5 litre	-
Clj	Callistemon 'Little John' (Dwarf Bottlebrush - 1m)	18	5 litre	-
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	43	5 litre	-
Cma	Callistemon 'Macarthur' (Bottlebrush - 1.8m)	23	5 litre	-
Dvp	Dodonea viscosa 'Purpurea' (Purple Hop Bush - 2m)	22	5 litre	-
Gpc	Grevillea 'Peaches & Cream' (Grevillea - 1.5m)	1	5 litre	-
Hyl	Hymenosporum flavum 'Lushious' (Native frangipani - 0.5m)	5	5 litre	-
Lc	Leptospermum 'Cardwell' (Dwarf Tea Tree - 2m)	7	5 litre	-
Px	Phillodendron xanadu (Dwarf phillodendron - 0.5m)	119	5 litre	-
Rsm	Raphiolepis 'Snow maidens' (Indian hawthorne - 0.75m)	20	5 litre	-
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)	35	5 litre	-
Wmu	Westringia fruticosa 'Mundi' (Westringia - 0.6m)	18	5 litre	-
Groundcovers				
Cm	Clivea miniata (Kaffir lilly - 0.5m)	55	150mm pot	
Dlj	Dianella 'Little jess' (Dianella - 0.4m)	8	150mm pot	
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)	57	150mm pot	
Lt	Lomandra longifolia 'Tanika' (Fine leaf dwarf lomandra - 0.6m)	6	150mm pot	



Planting in garden beds
Detail. Not.To.Scale.



15 - 50 litre Tree planting
Detail. Not.To.Scale.



Brick garden edge
Detail.

ANDREASENS GREEN
WHOLESALE NURSERIES

NSW GOVERNMENT Planning, Industry & Environment

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Issue	Details	Date
B	Revised Part 5 Activity Submission	09.11.2022
A	Part 5 Activity Submission	11.04.2022

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Arborist:
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Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
LANDSCAPE PLAN

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

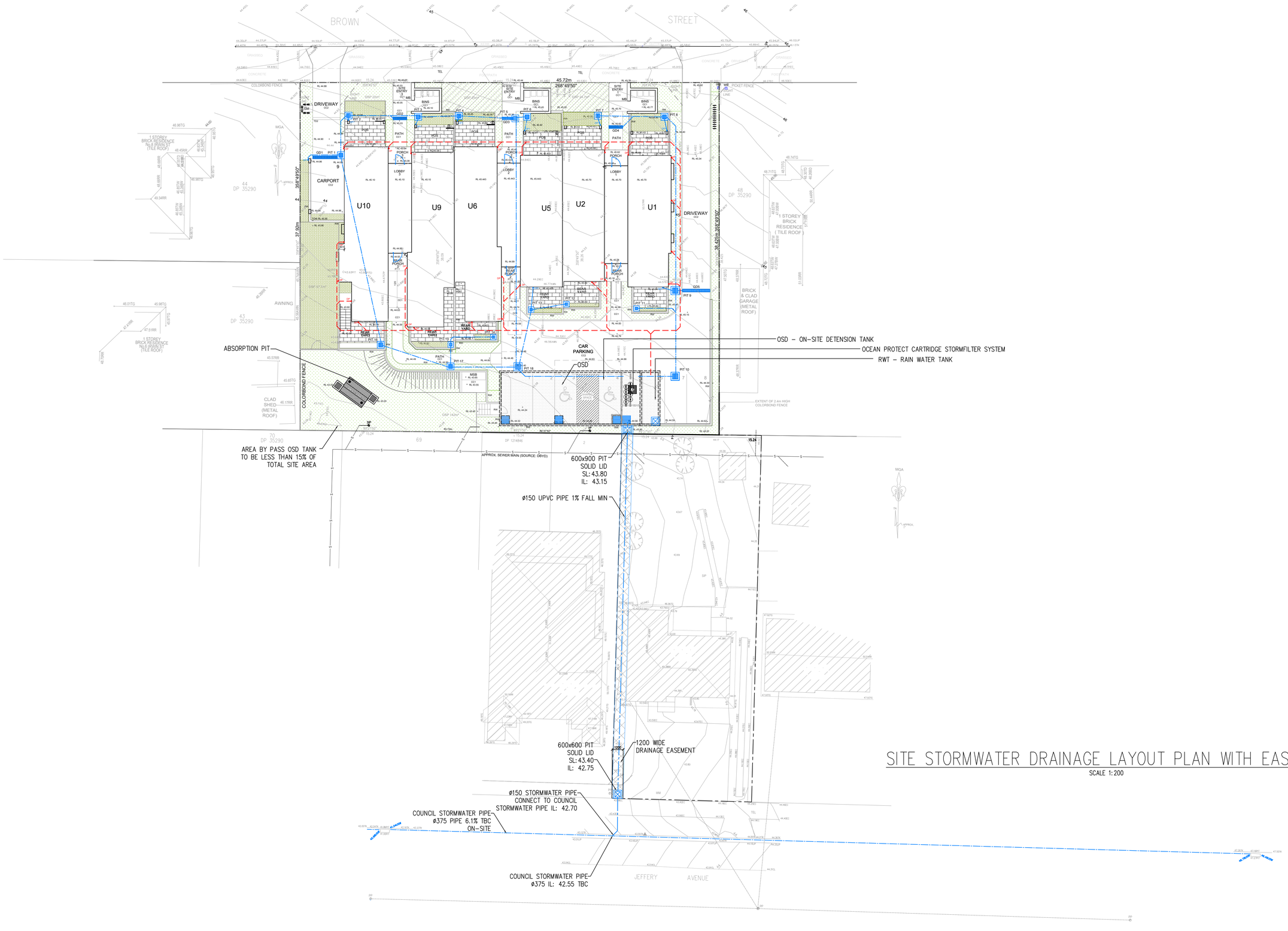
Status
PART 5 ACTIVITY SUBMISSION

Date
November 2022

Project Arch.	Drawn by	Checked	Certifier	Scale
SB	HK	RF		1:100

Drawing Size	Stage	Drawing No	Issue / Rev
A1	DA	L01 of 01	B

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



SITE STORMWATER DRAINAGE LAYOUT PLAN WITH EASEMENT

SCALE 1:200

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Issue	Details	Date
4	REVISED ISSUE FOR DA	14.11.22
3	PART 5 ACTIVITY SUBMISSION	25.03.22
2	SKETCK DESIGN	5.11.21
1	PRELIMINARY ISSUE	11.10.21

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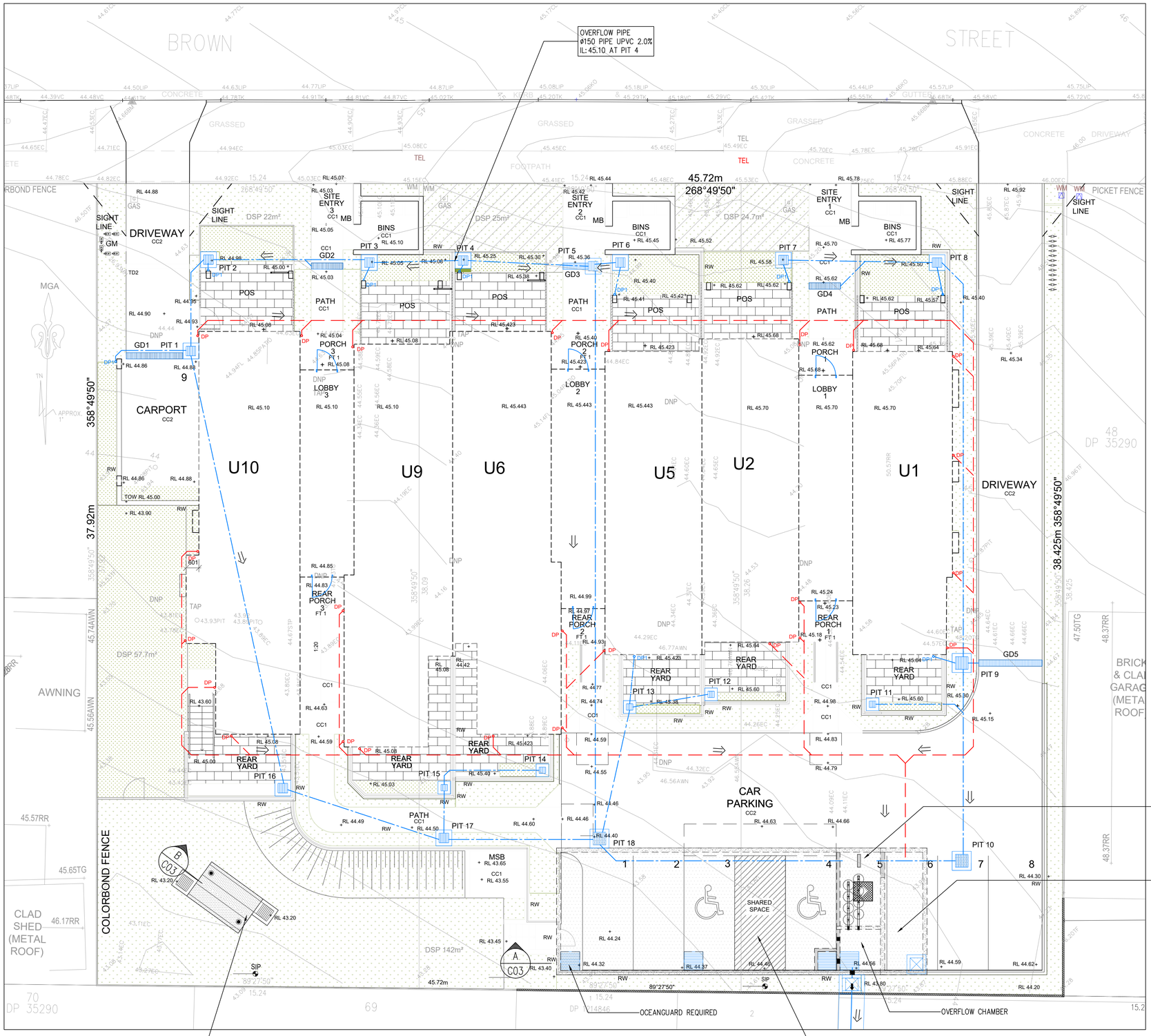
Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH
PARRAMATTA, NSW

Lots: 45, 46 & 47
DP 35290

Drawing Title
SITE STORMWATER DRAINAGE LAYOUT PLAN WITH DRAINAGE EASEMENT

STATUS					Date
PART 5 ACTIVITY SUBMISSION					11.03.22
STAGE	DRAWN	DESIGNED	CHECKED	SCALE	
DA	AZ	AG		1:200	
PROJECT NO	FILE	SHEET	DWG SIZE	TYPE	REV
BGXWY	21024-C01	01 OF 7	A1	C	4

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023



SITE STORMWATER DRAINAGE LAYOUT PLAN

SCALE 1:100

PIT TABLE

PIT NO	RL	IL	SIZE	TREATMENT
PIT 1	44.88	44.50	450x450	
PIT 2	44.98	44.60		
PIT 3	45.05	44.70		
PIT 4	45.26	44.90		
PIT 5	45.36	44.80		
PIT 6	45.40	44.90		
PIT 7	45.58	45.18		
PIT 8	45.50	45.08		
PIT 9	45.30	44.80	600x600	
PIT 10	45.46	44.70	600x600	OCEANGUARD
PIT 11	45.60	45.00	300x300	
PIT 12	45.60	45.00		
PIT 13	45.38	44.80		
PIT 14	45.40	44.90		
PIT 15	45.03	44.60		
PIT 16	45.00	44.30	450x450	
PIT 17	44.55	44.20		
PIT 18	44.40	43.80	600x600	OCEANGUARD
PIT 19	43.80	43.15	600x600 SOILD LID	
GD1	300 WIDE			
GD2	300 WIDE			
GD3	300 WIDE			
GD4	300 WIDE			
GD5	300 WIDE			

ALL SLs & ILs OF PITS IS INDICATIVE ONLY AT DA STAGE

- ◦DP DENOTES DOWNPIPE TO RAIN WATER TANK
- ◦DP1 DENOTES DOWNPIPE TO OSD TANK
- ◦IO INSPECTION OPENING

ø150 UPVC TO RAIN WATER TANK 1.0% FALL

ø150 UPVC TO OSD TANK 1.0% FALL MIN

NOTES:
1, "LITTER SCREENS" TO BE INSTALLED FOR THE PITS WITHIN GARDEN AND TURFED AREA.
2, HEEL GUARD – HEAVY DUTY GALV. STEEL GRATES AND FRAMES FOR OSD TANK.

OCEAN PROTECT
CARTRIDGE STORMFILTER SYSTEM
3 x 460 Psorb CARTRIDGES,
100 FLASH FLOOR AND
OVERFLOW WEIR AT 640mm
AREA 6.7 M2 PROVIDED
AREA 4.6 M2 REQUIRED
REFER TO OCEAN PROTECT'S
SPECIFICATION & DETAILS.

6,000L RAIN WATER
TANK WITH FIRST FLUSH SYSTEM
AND SEALED/SOLID LID
TO BASIX REQUIREMENT

DETENTION TANK
SL 44.32–44.64
IL 43.20(PRIMARY)
IL 43.20(SECONDARY)
TWL 44.20
AVERAGE DEPTH 1.0m
AREA 5.6x15.0=84.0 m2
DET. VOL. =84.0 m3 PROVIDED
DET. VOL. REQUIRED =79.4 m3
PSD = 5.88 l/s(PRIMARY)
PSD(Psorb cartridges) = 1.39l/s
PSD(MODIFIED) = 4.49L/S(PRIMARY)
PSD = 18.87 l/s(SECONDARY)
FLOW CONTROL =ø 50 mm
ORIFICE PLATE(PRIMARY)
FLOW CONTROL =ø 104 mm
ORIFICE PLATE(SECONDARY)

STORMWATER NOTES

S1. ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS 3500.3 AND PARRAMATTA CITY COUNCIL REQUIREMENTS.

S2. DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. FINAL LOCATIONS REFER TO ARCHITECTURAL DRAWINGS.

S3. WHERE PIPE SIZE NOT SHOWN ON DRAWING, USE 100Ø UPVC (MIN. 1.0%)

S4. PRIOR TO ANY CONSTRUCTION ON SITE THE BUILDER SHALL CHECK THE ASSUMED LEVELS OF ALL UPSTREAM AND DOWNSTREAM EXISTING DRAINAGE STRUCTURES TO ENSURE THE VIABILITY OF THE PROPOSED WORKS. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN LEVELS OR LOCATION OF STRUCTURES.

S5. PRIOR TO ANY CONSTRUCTION ON SITE THE BUILDER SHALL CHECK THE LOCATION AND DEPTH OF ALL SEWER STRUCTURES TO ENSURE NO CONFLICT WITH THE PROPOSED WORKS.

S6. PIPES TO BE THRUST BORED TO MINIMISE ROOT DAMAGE IN THE VICINITY OF TREES.

S7. DOWNPIPES AND PIPES UNDER GROUND TO BE UPVC WITH FULLY SEALED AND SEWER GRADE.

S8. POLYETHYLENE RAINWATER TANK COLOUR DETERMINED BY ARCHITECT, INSTALLED WITH SUBMERSIBLE PUMP, PUMP SWITCH AND DEBRIS BASKET.

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1	PART 5 ACTIVITY SUBMISSION	25.03.22

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Nominated Architect:
Srecko Bebek
NSW Reg. No. 6353

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Tel: 0433 186 478

Hydraulic & Electrical:
Marline Building Services Engineers
Tel: 4925 9300

Landscape Architect
Ray Fuggle & Associates P/L
Tel: 8960 0022

BCA Consultant:
BCA Vision
Tel: 9476 8613

BASIX:
Energy Rating Australia
Tel: 1800 372 669

Access:
Accessibility Solutions
Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

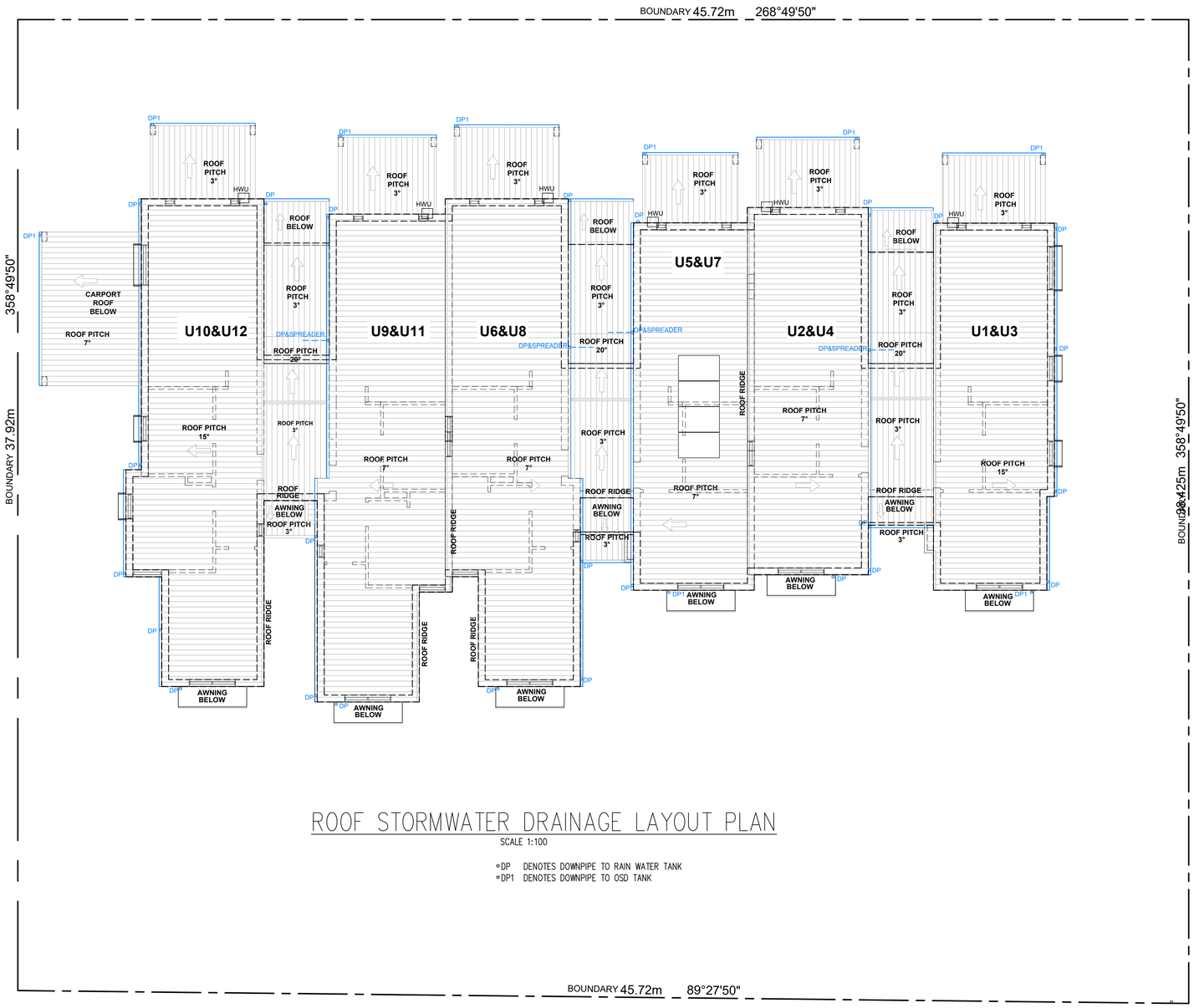
Drawing Title
SITE STORMWATER DRAINAGE LAYOUT PLAN

STATUS	DRAWN	DESIGNED	CHECKED	SCALE
PART 5 ACTIVITY SUBMISSION	AZ	AG		1:100
DA				

Date: 11.03.22

PROJECT NO	FILE	SHEET	DWG SIZE	TYPE	REV
BGXWY	21024-C02	02 OF 7	A1	C	2

DETERMINED by the NSW Land and Housing Corporation on: · 8 May 2023



ROOF STORMWATER DRAINAGE LAYOUT PLAN

SCALE 1:100

- DP DENOTES DOWNPIPE TO RAIN WATER TANK
- DP1 DENOTES DOWNPIPE TO OSD TANK

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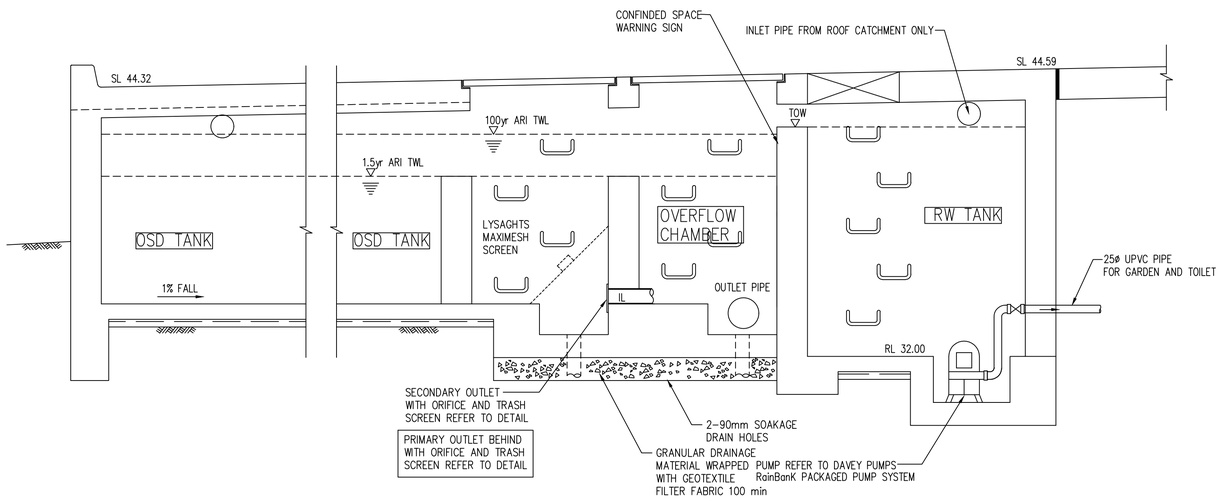
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ROOF STORMWATER DRAINAGE LAYOUT PLAN

PROJECT NO	FILE
BGXWY	21024-C03

STATUS					Date
PART 5 ACTIVITY SUBMISSION					11.03.22
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03 OF 7	A1	C	2		

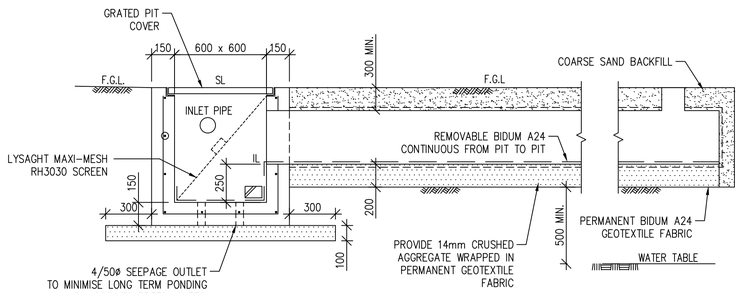
DETERMINED by the NSW Land and Housing Corporation on:

8 May 2023



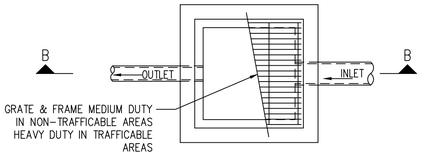
SECTION A 1:20 C02

SECTION THROUGH DETENTION



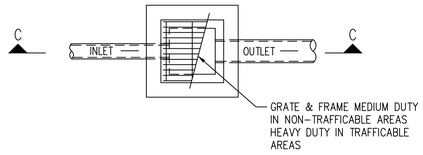
SECTION A 1:20 C02

SECTION THROUGH ABSORPTION TRENCH



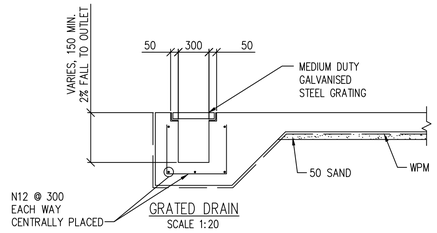
450 x 450/600 x 600 PIT

PRECAST CONCRETE PITS MAY BE SUBSTITUTED SUBJECT TO APPROVAL



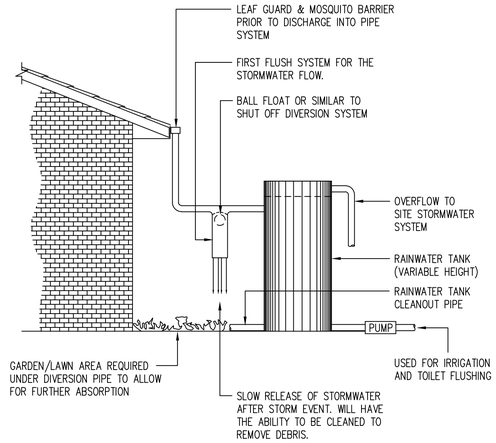
300 x 300 STORMWATER PIT

PRECAST CONCRETE PITS MAY BE SUBSTITUTED SUBJECT TO APPROVAL



GRATED DRAIN

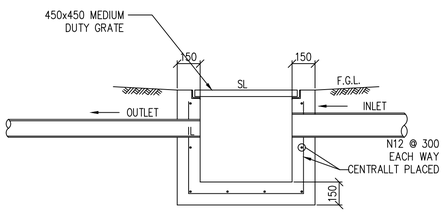
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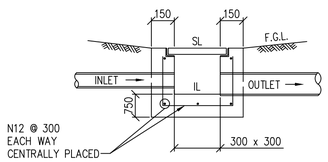
TYPICAL RAINWATER TANK ARRANGEMENT

NTS

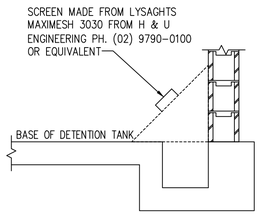
NOTE: RAINWATER TANK IS REPRESENTED DIAGRAMMATICALLY, EXACT RAINWATER TANK LOCATION & DIMENSIONS REFER TO ARCH'S DWG. PIPE WILL BE PARTLY UNDERGROUND

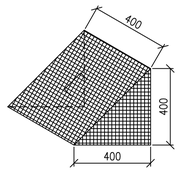


SECTION B-B



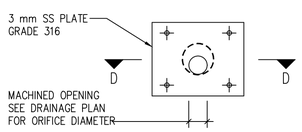
SECTION C-C





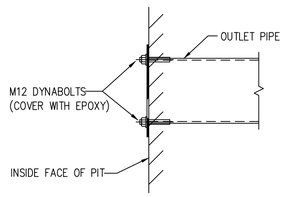
ISOMETRIC VIEW

LITTER & LEAF SCREEN DETAIL



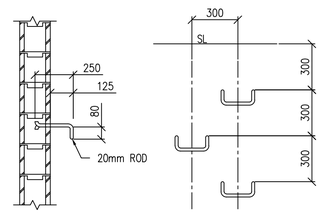
ORIFICE PLATE ARRANGEMENT

SCALE 1:10



SECTION D-D

SCALE 1:10



STEP IRON DETAIL

PROVIDE STEP IRONS WHEN PITS/TANKS ARE GREATER THAN 1000 DEEP

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Planning, Industry & Environment

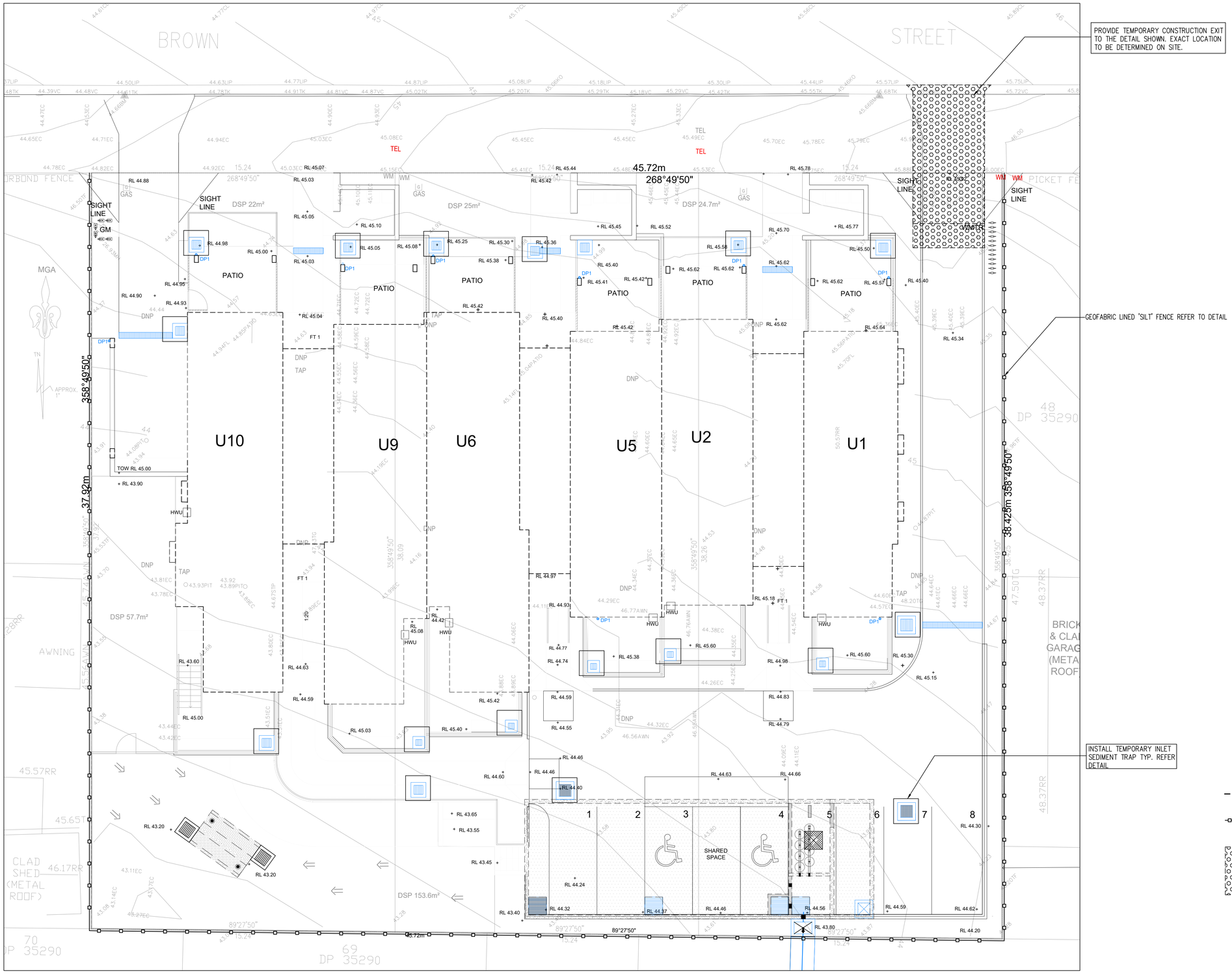
Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH
PARRAMATTA, NSW

Lots: 45, 46 & 47
DP 35290

Drawing Title
STORMWATER DRAINAGE DETAILS

STATUS					Date
PART 5 ACTIVITY SUBMISSION					11.03.22
STAGE	DRAWN	DESIGNED	CHECKED		SCALE
DA	AZ	AG			1:100
PROJECT NO	FILE	SHEET	DWG SIZE	TYPE	REV
BGXWY	21024-C04	04 OF 7	A1	C	2

DETERMINED by the NSW Land and Housing Corporation on:
8 May 2023



LEGEND:

- PROPOSED BUILDING OUTLINE
- PROPRIETARY SILT FENCE
- TEMPORARY CONSTRUCTION EXIT
- TEMPORARY HAY BALES/SANDBAGS
- PROPOSED DRAINAGE PIT WITH INLET SEDIMENT TRAP

EROSION AND SEDIMENT CONTROL LAYOUT PLAN

SCALE 1:100

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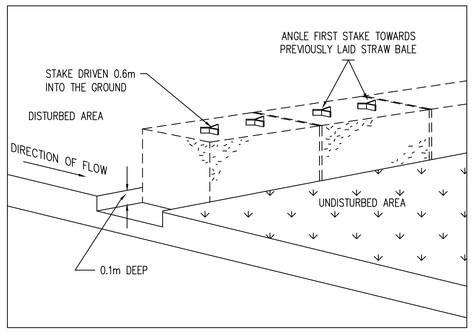
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PARRAMATTA, NSW
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Drawing Title
EROSION & SEDIMENT CONTROL LAYOUT PLAN

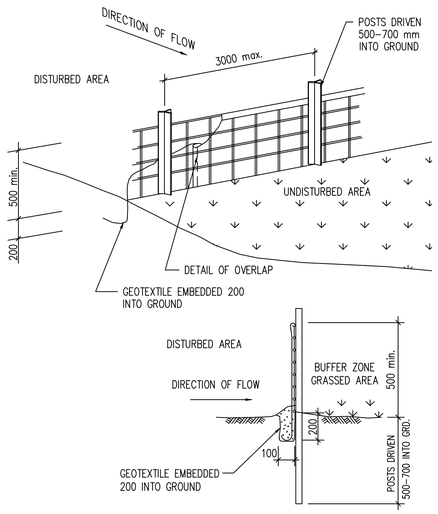
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PART 5 ACTIVITY SUBMISSION	AZ	AG		1:100
DA				

Date: 11.03.22

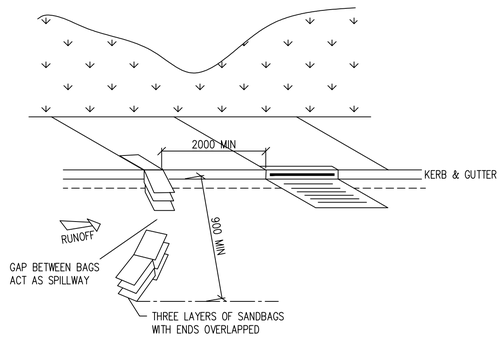
PROJECT NO	FILE	SHEET	DWG SIZE	TYPE	REV
BGXWY	21024-C05	05 OF 7	A1	C	2



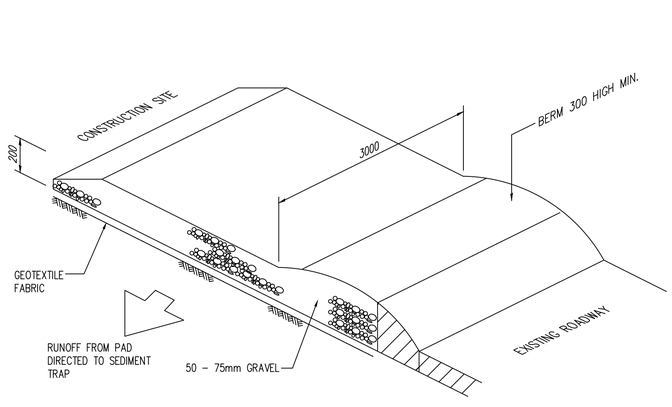
STRAW BALE SEDIMENT FILTER



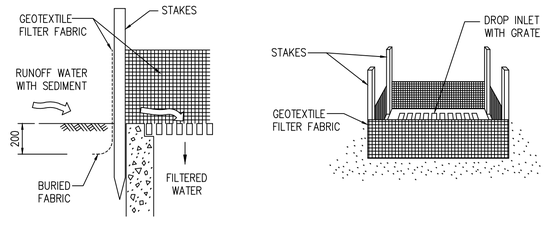
GEOFABRIC LINED 'SILT' FENCE



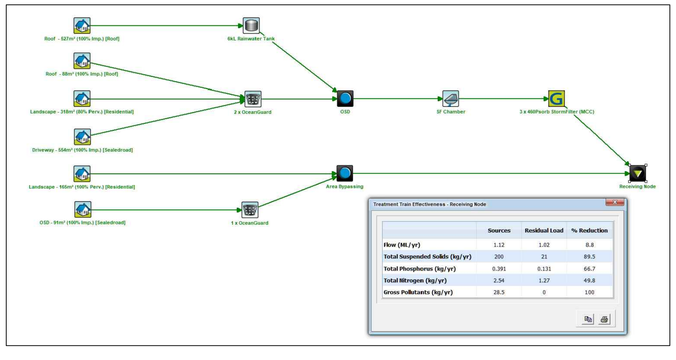
SANDBAG KERB INLET
SEDIMENT TRAP
N.T.S.



RUBBLE CROSSING
FOR USE AT ALL TRUCK/CONSTRUCTION VEHICLE ENTRY POINTS TO THE SITE



GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP
NTS



EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED ON SITE.
4. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE

On-Site Detention Calculation Sheet for Upper Parramatta River Catchment
HED Secondary Outlet

Project:	**UPRCT Handbook Demonstration Example**
Site Address	**1-5 BROWN STREET, NORTH PARRAMATTA**
Job No:	**21024**
Designer:	**A&G CONSULTING ENGINEERS PTY LTD**
Telephone:	**(02) 9807 7971**

Site Data

OSD Area:	**Upper Parramatta River Catchment**				
L.G.A	**Parramatta City Council**				
Site Area	**0.1745**	ha	1,745 m^2		
Total Roof Area	**0.0665**	ha	665 m^2		
Area of Site draining to OSD Storage	**0.1519**	ha	1,519 m^2	**Satisfactory**	
Residual Site Area (Lot Area - Roof Area)	**0.108**	ha			
Area Bypassing Storage	**0.0226**	ha			
Area Bypassing / Residual Site Area	**20.9%**			**Satisfactory**	**30% Max**
No. of Dwellings on Site	**12**			**Satisfactory**	
Site Area per Dwelling	**0.015**	ha			
Roof Area per Dwelling	**0.006**	ha			

Basic OSD Parameters

		Extended Detention			Detention	
Basic SSR Vols	Ext Detention Storage	**300**	m^3/ha	Total Storage	**455**	m^3/ha
Basic SRDs	Primary Outlet	**40**	L/s/ha	Secondary Outlet	**150**	L/s/ha

OSD Tank Bypass

Residual Lot Capture in OSD Tank	**79%**		
Adjusted SRDs	**34**	L/s/ha	**108** L/s/ha

OSD Calculations

		Extended Detention			Detention	
Basic SSR Volume	Ext Detention Storage	52.35 m^3		Total Storage	**79.40**	m^3
Total Rainwater Tank Credits		**0.27**	m^3		**0.20**	m^3
Storage Volume				Total	**79.20**	m^3
Storage Volume	Ext Detention Storage	52.08 m^3		Flood Detention Storage	**27.12**	m^3
OSD Discharges	Primary Outlet	**5.88**	L/s 4.5 l/s	Secondary Outlet	**18.87**	L/s
	Psorb cartridge	1.39	L/s			
RL of Top Water Level of Storage		43.900 m			**44.200**	m
RL of Orifice Centre-line		43.200 m			**43.200**	m
Number of Orifices		**1**			**1**	
Estimated Downstream Flood Level		**42.80**	1.5 yr ARI		**42.80**	100 yr ARI
Downstream FL - RL of Orifice Cente-line		**-0.40**	**Satisfactory**	**Satisfactory**	**-0.40**	m
Design Head to Orifice Centre		0.700 m		TWL Ext Detn Storage - RL Orifice	**0.700**	m
Calculated Orifice Diameter		**58**	mm **Satisfactory**	**Satisfactory**	**104**	mm
modified Orifice Diameter			50 mm			

Overflow Weir & Freeboard Calculation

RL of Minimum Habitable Floor Level		**45.100**	m
RL of Minimum Garage Floor Level		**44.880**	m
Length of Overflow Weir		**0.90**	m
Site Runoff Coefficient	**Parramatta City Council**	**0.75**	
Storm Intensity (5 min 100 yr ARI)		**206**	mm/h
Peak Flow over Weir		**65.2**	L/s
Depth of Flow over Weir		**125**	mm
Freeboard to Habitable Floor	**Satisfactory**	**775**	mm
Freeboard to Garage Floor	**Satisfactory**	**555**	mm

Rainwater Tank Calculations (per Dwelling)

The calculations assume that the same size rainwater tank is installed on each dwelling

				Min	Max
% of Roof draining to Rainwater Tank	**80.0%**		**Increase**	**95.0%**	**100%**
Total Rainwater Tank Volume	**0.50**	kL	**Tank Volume OK**		
Min Volume that triggers Top-up	**0.00**	kL	**Note - Min Vol in Tank < 10% Total Tank Vol**		
Total Tank Vol - Min Top-up Vol	**0.50**	kL			
			Dedicated Airspace		
Dedicated Airspace	**0.00**	kL	**Satisfactory**		
	Extended Detention			**Detention**	
Dedicated Airspace Credit	**0.00**	kL		**0.00**	kL
Maximum Tank PSD	**40**	L/s/ha			
Maximum Tank Discharge	**0.0**	L/s			
Maximum Head to Centre of Tank Orifice	0.000 m		**No Dedicated Airspace**		
Calculated Orifice Diameter	**0**	mm	**No Dedicated Airspace**		
			Dynamic Airspace		
Maximum Dynamic Storage (Nett Vol)	**0.50**	kL	**Controls minimum % Roof to Rainwater Tank**		
Daily Demand on Rainwater Tank	**0.657**	kL/d	**Satisfactory**		
Dynamic Airspace at start of Storm	**0.50**	kL			
	Extended Detention			**Detention**	
Dynamic Airspace Credit	**0.02**	kL		**0.02**	kL
Combined Rainwater Tank Credit	**0.02**	kL		**0.02**	kL
Maximum Rainwater Tank Credit	**0.50**	kL		**0.50**	kL
Rainwater Tank Credit per Dwelling	**0.02**	kL		**0.02**	kL
Rainwater Tank Credit for the Site	0.27 m^3			**0.20**	m^3

Signature: **Date:**

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Issue	Details	Date
2	REVISED ISSUE FOR DA	14.11.22
1	PART 5 ACTIVITY SUBMISSION	25.03.22

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TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

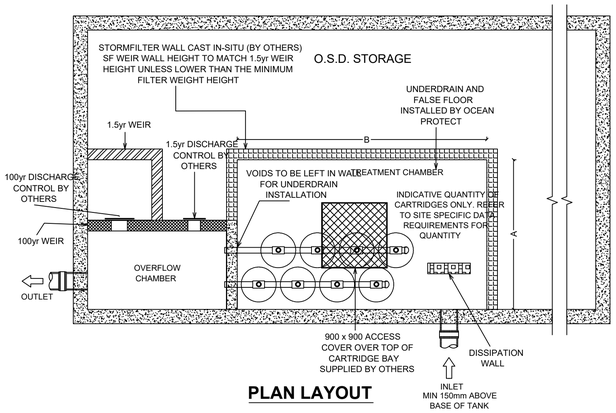
Client

Planning, Industry & Environment

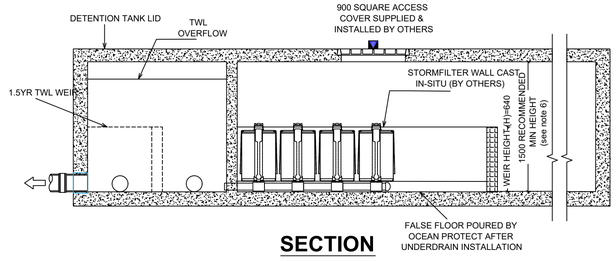
Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
EROSION & SEDIMENT CONTROL DETAILS

STATUS				
PART 5 ACTIVITY SUBMISSION				Date 11.03.22
STAGE	DRAWN	DESIGNED	CHECKED	SCALE
DA	AZ	AG		1:100
PROJECT NO	FILE	SHEET	DWG SIZE	TYPE / REV
BGXWY	21024-C06	06 OF 7	A1	C / 2



PLAN LAYOUT



SECTION

STORMFILTER DESIGN TABLE

- STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED.
- THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CERTIFYING ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWING(S).
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 178mm.

CARTRIDGE NAME / SIPHON HEIGHT (mm)	690	460	310
CARTRIDGE PHYSICAL HEIGHT (mm)	840	600	600
TYPICAL WEIR HEIGHT [H] (mm)	920	690	540
CARTRIDGE FLOW RATE FOR ZPG MEDIA (L/s)	1.6	1.1	0.7
CARTRIDGE FLOW RATE FOR PSORB MEDIA (L/s)	0.9	0.46	0.39



STORMFILTER CARTRIDGE DETAIL

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
NUMBER OF CARTRIDGES REQ'D	
SIPHON HEIGHT (310 / 460 / 690)	
MEDIA TYPE (ZPG / PSORB)	
WATER QUALITY FLOW RATE (L/S)	
DIMENSION A	
DIMENSION B	

TOTAL CARTRIDGE BAY AREA (A x B) TO MATCH AREA REQUIRED BY MUSIC MODELLING OR COUNCIL SPECIFIC REQUIREMENTS

GENERAL NOTES

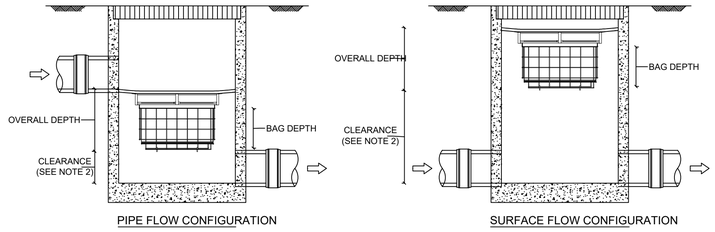
1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 X 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.

INSTALLATION NOTES

1. UNDERDRAIN AND FALSE FLOOR INSTALLED BY OCEAN PROTECT.

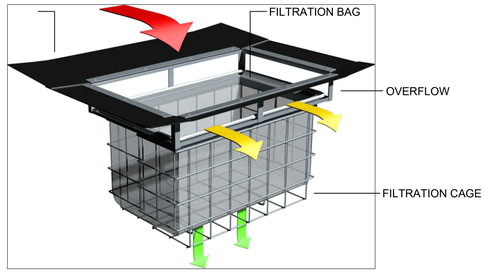
OCEAN PROTECT
PHONE: 1300 354 722 www.oceanprotect.com.au

OCEAN PROTECT
CARTRIDGE STORMFILTER SYSTEM
DUAL ORIFICE DETENTION TANK
PARRAMATTA COUNCIL SPECIFICATION DRAWING



GENERAL NOTES

1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.
2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.
3. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES:- 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING AND A COARSE BAG FOR TARGETING GROSS POLLUTANTS.
4. DRAWINGS NOT TO SCALE.



CONTACT **OCEAN PROTECT** AND GET APPROVAL PRIOR TO WORK COMMENCEMENT FOR STORMFILTER & ENVIROPOD WORK

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Issue	Details	Date
2	REVISED ISSUE FOR DA	14.11.22
1	PART 5 ACTIVIITY SUBMISSION	25.03.22

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Client
Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH
PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
STORMWATER DRAINAGE DETAILS

STATUS
PART 5 ACTIVITY SUBMISSION

Date
11.03.22

STAGE	DRAWN	DESIGNED	CHECKED	SCALE
DA	AZ	AG		1:100

PROJECT NO	FILE	SHEET	DWG SIZE	TYPE	REV
BGXWY	21024-C07	07 OF 7	A1	C	2

DETERMINED by the NSW Land and Housing Corporation on:

8 May 2023

0 5 10 20 40MM
SCALE FOR PRINTING PURPOSE ONLY

HYDRAULIC SERVICES

FOR

LAHC SENIOR HOUSING DEVELOPMENT

1-5 BROWN STEET, NORTH PARRAMATTA NSW 2151



DRAWING SCHEDULE:

H-000	COVERSHEET
H-001	LEGEND, NOTES & SCHEDULE
H-100	SITE SERVICES
H-101	FIRST FLOOR WATER & SANITARY DRAINAGE

NSW GOVERNMENT Planning, Industry & Environment

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REV	DATE	NOTATION/AMENDMENT
3	07.11.22	PART 5 AMENDMENT
2	28.03.22	PART 5 APPROVAL
1	18.03.22	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

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HYDRAULIC CONSULTANT
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MN12415

ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY LTD
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MN12415

marline BUILDING SERVICES ENGINEERS
MECHANICAL . ELECTRICAL . HYDRAULIC . FIRE . ENERGY

PROJECT:
SENIOR HOUSING DEVELOPMENT
1-5 BROWN STREET,
NORTH PARRAMATTA NSW 2151
LOT 45 - 47 IN DP 35290

TITLE: COVER SHEET

FILE: BGXWY_DA H000.dwg
PLOTTED: 28/03/2022 4:00 PM

STATUS: DA ISSUE

DATE:	SCALE:	PROJ:	PROJECT No:
17.03.22	N.T.S	-	BGXWY
STAGE:	DRAWN:	CHECKED:	NOMINATED ARCHITECT:
-	LR	IB	SB

TYPE: H
SHEET: **H-000**
REV: 3

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

0 5 10 20 40MM
SCALE FOR PRINTING PURPOSE ONLY

LINETYPES - EXISTING

- eCW — COLD WATER
- eHW — HOT WATER
- eWW — WARM WATER
- eFH — FIRE HYDRANT
- eSP — FIRE SPRINKLER
- eG — GAS
- eNP — NON POTABLE
- eRW — RAINWATER REUSE
- eS — SANITARY
- eVP — VENT PIPE OFFSET
- eTW — TRADE WASTE
- eSW — STORMWATER
- eDP — STORMWATER TO RWT
- eOF — STORMWATER OVERFLOW
- eSS — SUBSOIL DRAIN
- DISUSE PIPE

LINETYPES - NEW

- COLD WATER
- HOT WATER
- HWF — HOT WATER FLOW
- HWR — HOT WATER RETURN
- WARM WATER
- T — TEMPERED WATER
- HEAT TRACE
- FIRE HYDRANT
- SP — FIRE SPRINKLER
- GAS
- NP — NON POTABLE
- RW — RAINWATER REUSE
- SANITARY
- VENT PIPE OFFSET
- TW — TRADE WASTE
- PD — PUMP DISCHARGE
- SW — STORMWATER
- DP — STORMWATER TO RWT
- BD — BALCONY DRAIN TO STORMWATER
- RC — RECYCLED/RECLAIMED WATER
- OF — STORMWATER OVERFLOW
- SS — SUBSOIL DRAIN

SYMBOLS - OTHER

- PIPEWORK CAP
- EXPANSION LOOP
- PIPEWORK PENETRATION TEE
- PIPEWORK PENETRATION RISER
- PIPEWORK PENETRATION DROPPER
- PIPEWORK DROP DOWN
- xxx FU — FIXTURE UNITS
- xxx LU — LOADING UNITS
- xxx MJ — MEGA JOULES
- xxx L/s — LITRES/SECOND
- FLOW ARROW
- VP 20 — PIPEWORK RISES
- VP 20 — PIPEWORK DROPS
- VP 20 — PIPEWORK RISES & DROPS
- × 0.00 — SURFACE LEVEL
- PIPEWORK REDUCER

SYMBOLS - WATER

- ISOLATION VALVE
- BALANCING VALVE
- CHECK VALVE
- REFLUX VALVE IN SHAFT WITH INSPECTION OPENING
- WATER VALVE IN PATH BOX
- CIRCULATING PUMP
- DUAL CHECK VALVES
- REDUCES PRESSURE ZONE DEVICE
- THERMOSTATIC MIXING VALVE
- TEMPERING VALVE
- TMV — THERMOSTATIC MIXING VALVE IN WALL BOX
- TV — TEMPERING VALVE IN WALL BOX
- MAIN WATER METER
- PRIVATE WATER METER
- MICRON FILTER
- HOT WATER STORAGE UNIT

SYMBOLS - GAS

- GAS VALVE
- GAS VALVE IN PATH BOX
- GAS METER
- R — GAS REGULATOR
- GAS SOLENOID
- GAS MARKER PLATE
- GAS CONVECTION HEATER
- GAS HOT WATER UNIT

SYMBOLS - FIRE

- BOOSTER ASSEMBLY
- PUMP SET
- VALVE SET
- TEST POINT
- ALARM STROBE
- SINGLE PILLAR HYDRANT (INTERNAL)
- DOUBLE PILLAR HYDRANT (EXTERNAL)
- STREET HYDRANT
- FIRE HOSE REEL
- THRUST BLOCK
- FIP — FIRE INDICATOR PANEL

SYMBOLS - SANITARY

- AIR ADMITTANCE VALVE
- FLOOR WASTE
- BASKET FLOOR WASTE
- CHROME PLATED BRASS SCREWED CAP
- SEALED FLOOR WASTE
- OVERFLOW GULLY
- CLEAR OUT/INSPECTION OPENING
- SANITARY FIXTURE
- INSPECTION SHAFT
- INSPECTION SHAFT WITH BOUNDARY TRAP
- INDUCT PIPE MICA FLAP
- TUNDISH ON WALL
- TUNDISH INWALL
- SEWER ACCESS CHAMBER
- SEWER MAINTENANCE SHAFT
- PLASTER TRAP
- SWIVEL EXPANSION JOINT
- PIPEWORK CAST IN BEAM
- BUNDED AREA

SYMBOLS - TRADEWASTE

- GREASE ARRESTOR
- GREASE ARRESTOR
- COOLING PIT/DILUTION PIT

SYMBOLS - STORMWATER

- GRATED DRAIN
- GRATED PIT
- SEALED PIT
- DOWNPIPE WITH SPREADER

ABBREVIATIONS

AT	ART TROUGH.
ACU	AIR CONDITIONING UNIT.
AAV	AIR ADMITTANCE VALVE.
B	BATH.
BFW	BUCKET FLOOR WASTE.
BKS	BUCKET SINK.
BS	BAR SINK.
BID	BIDETTE.
BT	BOUNDARY TRAP.
BWU	BOILING WATER UNIT.
CD	CONDENSATE DRAIN.
CO	CLEAROUT.
CPC	CHROME PLATED BRASS SCREWED CLEAROUT.
CS	CLEANERS SINK.
DCV	DOUBLE CHECK VALVE (TESTABLE).
DE	DIESEL EXHAUST.
DF	DRINKING FOUNTAIN.
DN	DIAMETER NOMINAL.
DG	DISCONNECTOR GULLY.
DP	DOWNPIPE.
DPH	DOUBLE PILLAR HYDRANT.
DT	DRINKING TROUGH.
DUCV	DUAL CHECK VALVE.
DW	DISHWASHER.
e	EXISTING.
ED	ELEVATED DRAINAGE.
eSAC	EXISTING SEWER ACCESS CHAMBER.
eSWP	EXISTING STORMWATER PIT.
EW	EYE WASH.
FC	FUME CUPBOARD.
FH	FIRE HYDRANT.
FL	FLOOR LEVEL.
FS	FLUSHER SANITIZER.
FSL	FINISHED SURFACE LEVEL.
FU	FIXTURE UNITS.
FW	FLOOR WASTE.
GB	GAS BAYONET.
GCH	GAS CONVECTION HEATER.
GCT	GAS COOK TOP.
GD	GRATED DRAIN.
GW	GLASS WASHER.
Hb	HANDBASIN.
HT	HOSE TAP.
HWC	HUNTER WATER CORPORATION.
HWU	HOT WATER UNIT.
IL	INVERT LEVEL.
IM	ICE MACHINE.
IO	INSPECTION OPENING.
IS	INSPECTION SHAFT.
IPMF	INDUCT PIPE MICA FLAP.
KIP	KERB INLET PIT.
LPG	LIQUID PETROLEUM GAS.
LS	LABORATORY SINK.
NG	NATURAL GAS.
OG	OVERFLOW GULLY.
PA	PLASTER ARRESTOR.
PAT	PRACTICAL ACTIVITIES TROUGH.
PLD	PLANTER DRAIN.
RL	RELATIVE LEVEL.
RPZD	REDUCED PRESSURE ZONE DEVICE.
RWO	RAIN WATER OUTLET.
RV	REFLUX VALVE.
SAC	SEWER ACCESS CHAMBER.
Shr	SHOWER.
SH	SLOP HOPPER.
SFW	SEALED FLOOR WASTE.
SL	SURFACE LEVEL.
SMS	SEWER MAINTENANCE SHAFT.
Snk	KITCHEN SINK.
SPH	SINGLE PILLAR HYDRANT.
SPR	RAINWATER SPREADER.
SShr	SAFETY SHOWER.
SS	SOIL STACK.
ST	STERILIZER.
SVS	SPRINKLER VALVE SET.
T	TUBS.
TD	TUNDISH.
TMV	THERMOSTATIC MIXING VALVE.
TWV	TRADE WASTE VENT.
UR	URINAL.
Vb	VANITY BASIN.
VP	VENT PIPE.
Wc	WATER CLOSET.
WD	WINDOW DRENCHER.
WM	WASHING MACHINE.
WS	WASTE STACK.
WT	WASH TROUGH.

GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A 'DIAL BEFORE YOU DIG' TO ASCERTAIN THE FULL EXTENT OF EXISTING SERVICES SURROUNDING THE SUBJECT PROPERTY. PRIOR TO ANY EXCAVATION THE RELEVANT AUTHORITIES eg TELSTRA OPTUS, AGILITY etc. ARE TO BE NOTIFIED OF ALL WORKS.
2. ALLOW TO PAY ALL FEES & CHARGES FOR ALL AUTHORITIES RELATING TO ALL WORKS DESIGNED & SPECIFIED.
3. IT IS THE HYDRAULIC CONTRACTORS RESPONSIBILITY TO ENGAGE A SUITABLE QUALIFIED CONTRACTOR TO CARRY OUT A THOROUGH GROUND SEARCH FOR EXISTING SERVICES AROUND AND IN THE PROPOSED BUILDING FOOTPRINT. NOTIFY THE SUPERINTENDENT IMMEDIATELY IF ADDITIONAL SERVICES TO THAT DOCUMENTED ARE LOCATED. THIS IS TO BE CARRIED OUT PRIOR TO ANY WORKS BEING COMMENCED.
4. ALL HOT, WARM & COLD WATER ISOLATION VALVES SHOWN ARE TO BE LOCATED IN THE CEILING VOID COMPLETE WITH ACCESS PANEL OTHERWISE 300mm DOWN FROM CEILING IN ROOM USING ENWARE VP356 ISOLATION VALVE WITH CHROME COVERPLATE.
5. ALL EXPOSED PIPEWORK TO BE CHROME PLATED OR PAINTED AS PER SPECIFICATION.
6. ALLOW TO PREPARE & SUPPLY DETAILED "AS INSTALLED" DRAWINGS & MAINTENANCE MANUALS FOR ALL ASSOCIATED WORKS AS DETAILED IN THE SPECIFICATION.
7. SUPPLY & INSTALL FIRE STOP COLLARS etc. TO COMPLY WITH AS4072.1 TO MAINTAIN THE FIRE RATING INTEGRITY OF THE BUILDING ELEMENT BEING PENETRATED. THE COLLARS MUST COMPLY WITH ALL CLAUSES / PARTS OF AS4072.
8. ALL HYDRAULIC SERVICES PIPEWORK, EQUIPMENT & VALVES SHOULD BE LABELED TO ENABLE THEM TO BE CLEARLY IDENTIFIED. LOCATIONS OF LABELS TO BE APPROVED BY ARCHITECT.
9. ALL HOT/WARM WATER PIPEWORK TO BE INSULATED WITH THERMOTEC INSULATION OR EQUIVALENT WITH R-VALVE = 1.0 IN ACCORDANCE WITH AS/NZS 3500.4. REFER TO SPECIFICATION FOR EXACT REQUIREMENTS.
10. ALL DISRUPTIONS TO EXISTING SERVICES FOR NEW CONNECTIONS ARE TO BE COORDINATED ON SITE WITH THE PROJECT SUPERINTENDENT.
11. ALL INWALL TUNDISH ARE TO BE MODTEC OR EQUIVALENT. REFER TO DETAILS.
12. ALL EXTERNAL HOSE TAPS TO BE ENWARE KEY OPERATED HOSE TAPS FITTED WITH VACUUM BREAKERS.
13. ALL LEVELS & LOCATIONS SHOWN ON DRAWINGS FOR EXISTING PITS, SERVICES, SEWER ACCESS CHAMBERS & KERB INLET PITS ARE TO BE CONFIRMED ON SITE PRIOR TO ANY WORKS BEING CARRIED OUT.
14. ISOLATION VALVE AT WATER METER ASSEMBLY TO BE SECURED IN THE OPEN POSITION BY A PADLOCKED METAL STRAP AND AN ENGRAVED NON FERROUS METAL LABEL ATTACHED. LABEL TO BE ENGRAVED WITH 8mm UPPER CASE WORDING: "FIRE SERVICE VALVE - CLOSE ONLY TO SERVICE FIRE HOSE REELS".
15. ALL SERVICES INSTALLED ADJACENT THE BUILDING ARE TO BE LOCATED OUTSIDE THE ZONE OF INFLUENCE AS PER AS3500.
16. ALL HYDRANT PIPEWORK TO BE BLUE BRUTE CLASS 16 INGROUND OR GALVANIZED STEEL ABOVE GROUND TO COMPLY WITH AUSTRALIAN STANDARDS. ALL BLUE BRUTE PIPEWORK TO BE SUPPORTED BY THRUST BLOCKS.
17. ALL TRADEWASTE BASKET TRAPS ARE TO BE FITTED WITH AN INSPECTION OPENING DOWNSTREAM OF TRAP.
18. ALL BALCONY DRAINS ARE TO BE SPECIALTY PLUMBING SUPPLIES SPS 100mm ROUND R100S/C90 BALCONY DRAIN & PIPEWORK IS TO BE CAST IN SLAB. REFER TO DETAIL. ALSO REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR EXACT CONFIGURATION.
19. ALL LOCATIONS OF WATER POINTS FOR INTERNAL FITOUT SHOWN ON THESE PLANS ARE FOR CLARITY ONLY. FINAL LOCATIONS ARE TO BE DETERMINED USING ARCHITECTURAL 1:50 INTERNAL LAYOUTS & ELEVATIONS.
20. EXISTING WATER METERS SERVING THE EXISTING SITE TO BE REMOVED & RETURNED TO HUNTER WATER.
21. EXCAVATE, LOCATE & CONNECT TO EXISTING SEWER JUNCTION SERVING THE SITE.
22. ENSURE ALL FIXTURES, FITTINGS, BRACKETS, FASTENERS, ANGLES, MATERIAL SELECTION ETC, ARE SUITABLE TO THE COASTAL ENVIRONMENT.
23. SANITARY DRAINAGE OVERFLOW GULLIES TO BE PROVIDED TO ALL GROUND FLOOR UNITS IN ACCORDANCE WITH AS3500.2 REQUIREMENTS. IF HEIGHTS IN ACCORDANCE WITH AS3500.2.4.6.6.6 CANNOT BE ACHIEVED REFLUX VALVES MUST BE INSTALLED.
24. WHERE PIPEWORK IS LIKELY TO BE EXPOSED TO FIRE IN AN AREA WITHIN A BUILDING THAT IS NOT PROTECTED BY SPRINKLERS, PIPE-SUPPORTS SHALL BE INSTALLED WITH A MINIMUM FRL NOT LESS THAN 60/-/-. THE PIPE-SUPPORTS ARE REQUIRED TO HAVE A TEMPERATURE RESISTANCE OF NOT LESS THAN 500°C WHEN TESTED IN ACCORDANCE WITH AS1530.4.

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NSW Reg. No. 6353

REV	DATE	NOTATION/AMENDMENT
3	07.11.22	PART 5 APPROVAL
2	28.03.22	PART 5 APPROVAL
1	18.03.22	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

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marline BUILDING SERVICES ENGINEERS MECHANICAL . ELECTRICAL . HYDRAULIC . FIRE . ENERGY

PROJECT:
SENIOR HOUSING DEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA NSW 2151
LOT 45 - 47 IN DP 35290

TITLE: LEGEND, NOTES & SCHEDULE

FILE: BGXWY_DA H001.dwg
PLOTTED: 28/03/2022 4:00 PM

STATUS: DA ISSUE
DATE: 17.03.22 | SCALE: N.T.S | PROJ: - | PROJECT No: BGXWY
STAGE: - | DRAWN: LR | CHECKED: IB | NOMINATED ARCHITECT: SB
TYPE: H | SHEET: H-001 | REV: 3

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

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eCW — STREET HYDRANT — APPROXIMATE LOCATION 100mm CICL SYDNEY WATER WATER MAIN

eG — GAS PATH VALVE FOR JEMENA CONNECTION — GAS METER ENCLOSURE — APPROXIMATE LOCATION JEMENA GAS METER

MAIN WATER METER
WATER METER LOCATION WITH RAINWATER SWITCHOVER DEVICES

45.72m 268°49'50"

COLORBOND FENCE — SIGHT LINE — DRIVEWAY — 1200 — TIMBER PALING FENCE

NO 8 IRWIN STREET
44 DP 35290
LAHC HOUSING

1 STOREY BRICK RESIDENCE No.8 IRWIN ST (TILE ROOF)

9 CARPORT

358°49'50" 37.92m

U10 U9 U6 U5 U2 U1

POS PATH RW BINS MB PORCH 3 PORCH 2 PORCH 1 LIVING ENTRY DINING KITCHEN WO & MO EL DB & NBN P R D SSH B/L OFW FW LC BC DP SD LOBBY 3 LOBBY 2 LOBBY 1 STAIR 3 STAIR 2 STAIR 1 RAMP 2 RAMP 1 1:14 6.4M 120 BEDROOM 2 BEDROOM 1 WR REAR PORCH 3 REAR PORCH 2 REAR PORCH 1 REAR YARD STEP RAMP

No7 BROWN STREET

48 DP 35290

1 STOREY BRICK RESIDENCE (TILE ROOF)

150mm x 150mm INTERNAL BOX (TYPICAL)

GAS INSTANTANEOUS HOT WATER UNIT TO BE CONFIRMED BY BASIX. (TYPICAL)

BRICK & CLAD GARAGE (METAL ROOF)

358°49'50" 38.425m

43 DP 35290
No 6 IRWIN ST
1 STOREY BRICK RESIDENCE No.6 IRWIN ST (TILE ROOF)
AWNING

CLAD SHED (METAL ROOF)

CAR PARKING
1 2 3 4 5 6 7 8 SHARED SPACE
OSD TANK (BY CIVIL)
RAINWATER TANK (BY CIVIL)
SUBMERSIBLE RAINWATER PUMP
MSB
BATTER

EXTENT OF 2.4m HIGH COLORBOND FENCE

45.72m 89°27'50"
SIP
70 DP 35290
69 DP 35290
1 DP 1214846
2 DP 1214846
COLORBOND
FIRST FLUSH ROOF WATER
RAINWATER HARVESTING SYSTEM
GRASS
APPROX. SEWER (SOURCE: DBYD)

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PH No (02) 8753 9000

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Nominated Architect:
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NSW Reg. No. 6353

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PROJECT: SENIOR HOUSING DEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA NSW 2151
LOT 45 - 47 IN DP 35290

TITLE: SITE SERVICES
FILE: BGXWY_DA H100.dwg
PLOTTED: 28/03/2022 4:00 PM

STATUS: DA ISSUE
DATE: 17.03.22 | SCALE: 1:100 | PROJ: - | PROJECT NO: BGXWY
STAGE: - | DRAWN: LR | CHECKED: IB | NOMINATED ARCHITECT: SB
TYPE: H | SHEET: H-100 | REV: 3

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45.72m 268°49'50"

COLORBOND FENCE

TIMBER PALING FENCE

358°49'50"

37.92m

DRIVEWAY

PATH

BINS

POS BELOW

BALCONY FT1

ROOF BELOW

LIVING

DINING

KITCHEN

WO & MO

EL OB & NBN

B/L

OFW

VOID

ENTRY

LOBBY 3 FT2

LOBBY 2 FT2

LOBBY 1 FT2

BEDROOM 1

BEDROOM 2

WR

AWNING BELOW

REAR YARD BELOW

CARPORT ROOF

CAR PARKING

MSB

SHARED SPACE

1 2 3 4 5 6 7 8

NO 8 IRWIN STREET

44 DP 35290

LAHC HOUSING

1 STOREY BRICK RESIDENCE No.8 IRWIN ST (TILE ROOF)

NO 6 IRWIN STREET

43 DP 35290

1 STOREY BRICK RESIDENCE No.6 IRWIN ST (TILE ROOF)

AWNING

CLAD SHED (METAL ROOF)

70 DP 35290

69 DP 35290

1 DP 1214846

2 DP 1214846

67 DP 35290

48 DP 35290

No7 BROWN STREET

1 STOREY BRICK RESIDENCE (TILE ROOF)

BRICK & CLAD GARAGE (METAL ROOF)

PICKET FENCE

COLORBOND FENCE

SIP

45.72m 89°27'50"

15.24 FENCE

APPROX. SEWER (SOURCE: DBYD)

2	07.11.22	PART 5 AMENDMENT
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PROJECT:
SENIOR HOUSING DEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA NSW 2151
LOT 45 - 47 IN DP 35290

TITLE:
FIRST FLOOR
WATER & SANITARY DRAINAGE

FILE: BGXWY_DA H101.dwg
PLOTTED: 28/03/2022 4:00 PM

STATUS: DA ISSUE			
DATE: 17.03.22	SCALE: 1:100	PROJ: -	PROJECT No: BGXWY
STAGE: -	DRAWN: LR	CHECKED: IB	NOMINATED ARCHITECT: SB
TYPE: H	SHEET: H-101		REV: 2

DETERMINED by the NSW Land and Housing Corporation on:

8 May 2023

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ELECTRICAL SERVICES

FOR

LAHC SENIOR HOUSING DEVELOPMENT

1-5 BROWN STEET, NORTH PARRAMATTA NSW 2151



DRAWING SCHEDULE:

E-000 COVERSHEET
E-100 SITE RETICULATION, LEGEND & BLOCK DIAGRAM
E-101 FIRST FLOOR LAYOUT
E-102 ROOF LAYOUT

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LOT 45 - 47 IN DP 35290

TITLE: COVER SHEET

FILE: BGXWY_E000.dwg
PLOTTED: 31/03/2022 3:30 PM

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DATE: 17.03.22	SCALE: N.T.S	PROJ: -	PROJECT No: BGXWY
STAGE: -	DRAWN: L.R	CHECKED: C.T	NOMINATED ARCHITECT: SB
TYPE: E	SHEET: E-000		REV: 4

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NEW CONNECTION FROM ENDEAVOUR ENERGY POLE IN STREET. POINT OF COMMON COUPLING. LOCATION SHOWN INDICATIVE ONLY. ELECTRICAL CONTRACTOR/BUILDER ALLOW TO ARRANGE A NEW CONNECTION WITH SUPPLY AUTHORITY - ENGAGE AN ASP1, 2 & 3 AS NECESSARY - PAY ALL COSTS REQUIRED.

TO NBN/TELSTRA PIT IN STREET. MAKE ALL NECESSARY APPLICATION AND ARRANGEMENTS WITH NBN/TELSTRA FOR NEW CONNECTION - PAY ALL COSTS REQUIRED.

PRIVATE POWER POLE CONNECTION POINT. LOCATION SHOWN INDICATIVE ONLY.

COMMS/NBN (CTL - CABLE TRANSITION LOCATION) INDICATIVE DIMENSIONS: (400mm W x 500mm H x 200mm D). CLEARANCE REQUIRED: 900mm TO FRONT.

THE LOCATION OF DB AND NTD FOR ALL UNITS SHALL COMPLY WITH AS 3000 CLAUSE 2.10.2.5, AS 61439 AND NBN INSTALLATION GUIDELINES.

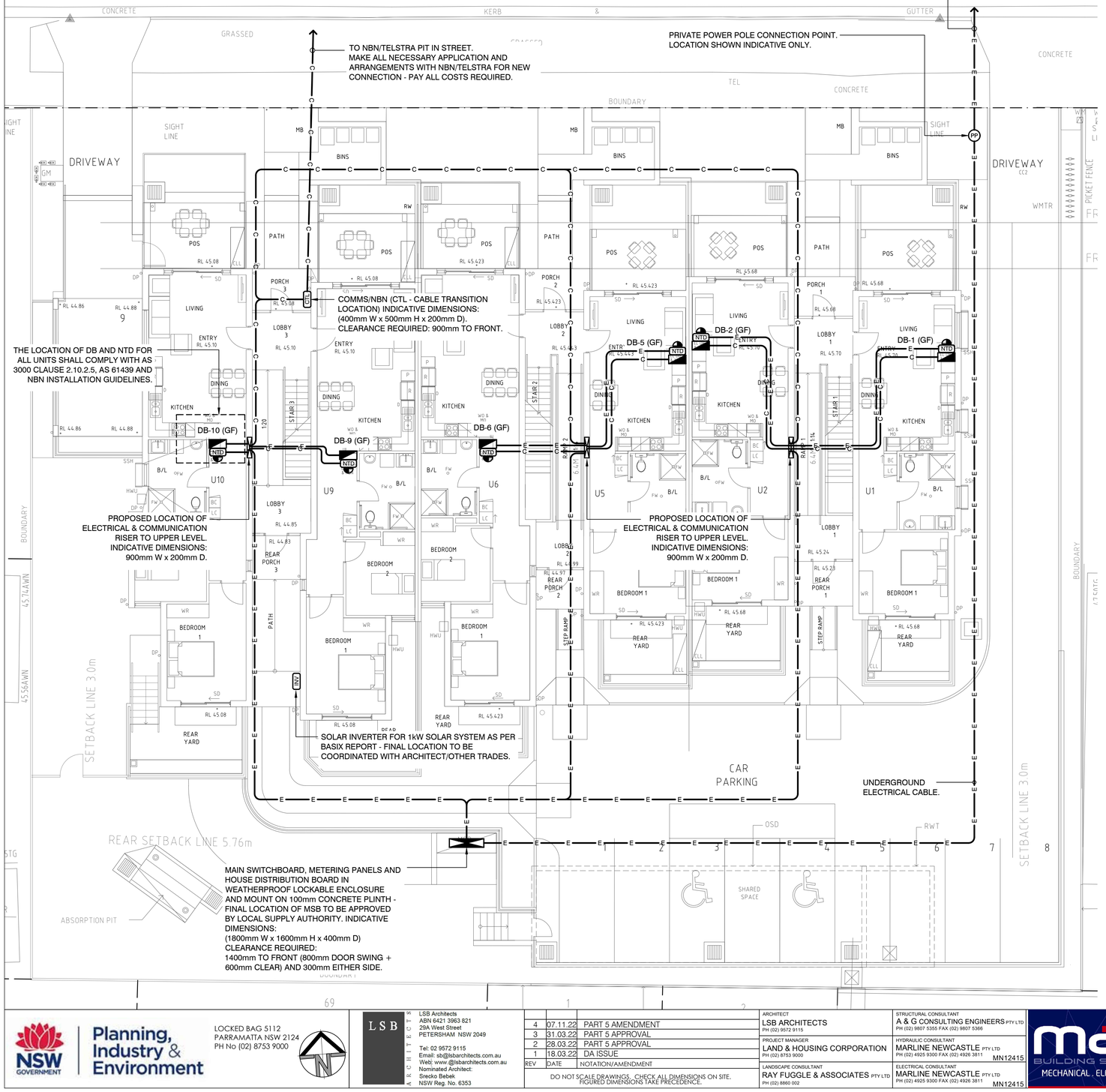
PROPOSED LOCATION OF ELECTRICAL & COMMUNICATION RISER TO UPPER LEVEL. INDICATIVE DIMENSIONS: 900mm W x 200mm D.

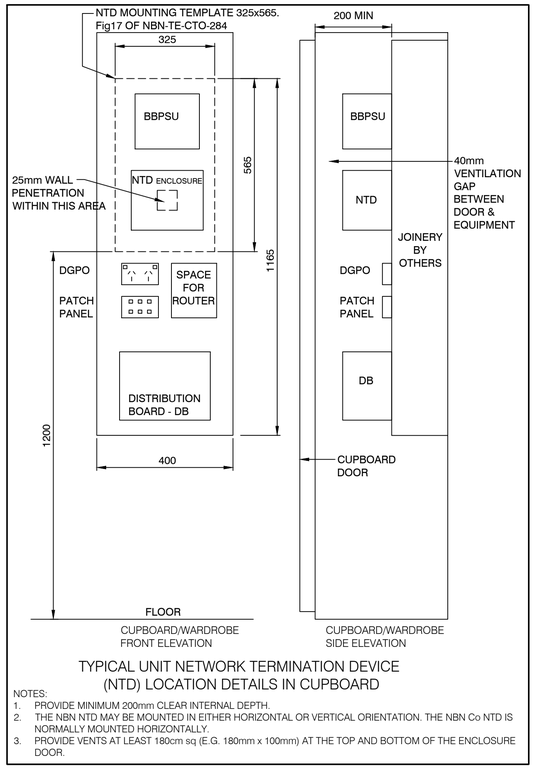
PROPOSED LOCATION OF ELECTRICAL & COMMUNICATION RISER TO UPPER LEVEL. INDICATIVE DIMENSIONS: 900mm W x 200mm D.

SOLAR INVERTER FOR 1kW SOLAR SYSTEM AS PER BASIX REPORT - FINAL LOCATION TO BE COORDINATED WITH ARCHITECT/OTHER TRADES.

UNDERGROUND ELECTRICAL CABLE.

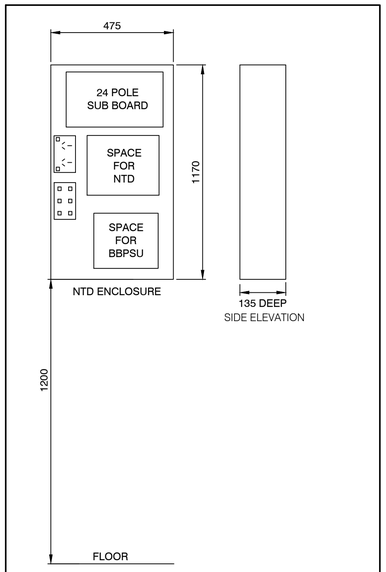
MAIN SWITCHBOARD, METERING PANELS AND HOUSE DISTRIBUTION BOARD IN WEATHERPROOF LOCKABLE ENCLOSURE AND MOUNT ON 100mm CONCRETE PLINTH - FINAL LOCATION OF MSB TO BE APPROVED BY LOCAL SUPPLY AUTHORITY. INDICATIVE DIMENSIONS: (1800mm W x 1600mm H x 400mm D) CLEARANCE REQUIRED: 1400mm TO FRONT (800mm DOOR SWING + 600mm CLEAR) AND 300mm EITHER SIDE.





TYPICAL UNIT NETWORK TERMINATION DEVICE (NTD) LOCATION DETAILS IN CUPBOARD

NOTES:
1. PROVIDE MINIMUM 200mm CLEAR INTERNAL DEPTH.
2. THE NBN NTD MAY BE MOUNTED IN EITHER HORIZONTAL OR VERTICAL ORIENTATION. THE NBN Co NTD IS NORMALLY MOUNTED HORIZONTALLY.
3. PROVIDE VENTS AT LEAST 180cm sq (E.G. 180mm x 100mm) AT THE TOP AND BOTTOM OF THE ENCLOSURE DOOR.



COMBINED DISTRIBUTION BOARD AND NETWORK TERMINATION DEVICE (NTD) ENCLOSURE

NOTES:
1. ENCLOSURE TO BE PART No. BBNBNSB24 C/W FLUSH MOUNTING KIT OR APPROVED EQUAL.
2. PROVIDE ALL NECESSARY POWER AND INTERCONNECTING NETWORK CABLING AS REQUIRED.
3. REFER TO NBN DOCUMENT 'RESIDENTIAL PREPARATION AND INSTALLATION: SINGLE DWELLING UNITS AND MULTI DWELLING UNITS' FOR REFERENCE. NBN DOCUMENT NUMBER NBN-DES-STD-0011.

LEGEND

- E — ELECTRICAL CABLE / HD-uPVC CONDUIT (ORANGE)
- C — COMMUNICATION CABLE / LD-uPVC CONDUIT (WHITE)
- PP — PRIVATE POWER POLE
- NEW MAIN SWITCHBOARD (MSB)
- NEW DISTRIBUTION BOARD (DB)
- DOUBLE SWITCHED SOCKET OUTLET (10A UNLESS NOTED OTHERWISE)
- CTL — CABLE TRANSITION LOCATION (NBN)
- NTD — NETWORK TERMINATION DEVICE (NBN)
- SOLAR PANEL - CONTRACTOR TO SUBMIT DETAILS OF PROPOSED PANEL AND SOLAR SYSTEM FOR APPROVAL PRIOR TO INSTALLATION
- INV — SOLAR INVERTER

ATTENTION:
ALL CABLING/CONDUITS TO BE CONCEALED IN WALLS/ UNDERGROUND. CO-ORDINATE/ SHARE TRENCH LOCATIONS WITH OTHER TRADES

LOCATIONS SHOWN ARE INDICATIVE ONLY - SEE ARCHITECTURALS & COORDINATE FINAL LOCATIONS WITH OTHER TRADES.

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PROJECT:
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1-5 BROWN STREET, NORTH PARRAMATTA NSW 2151
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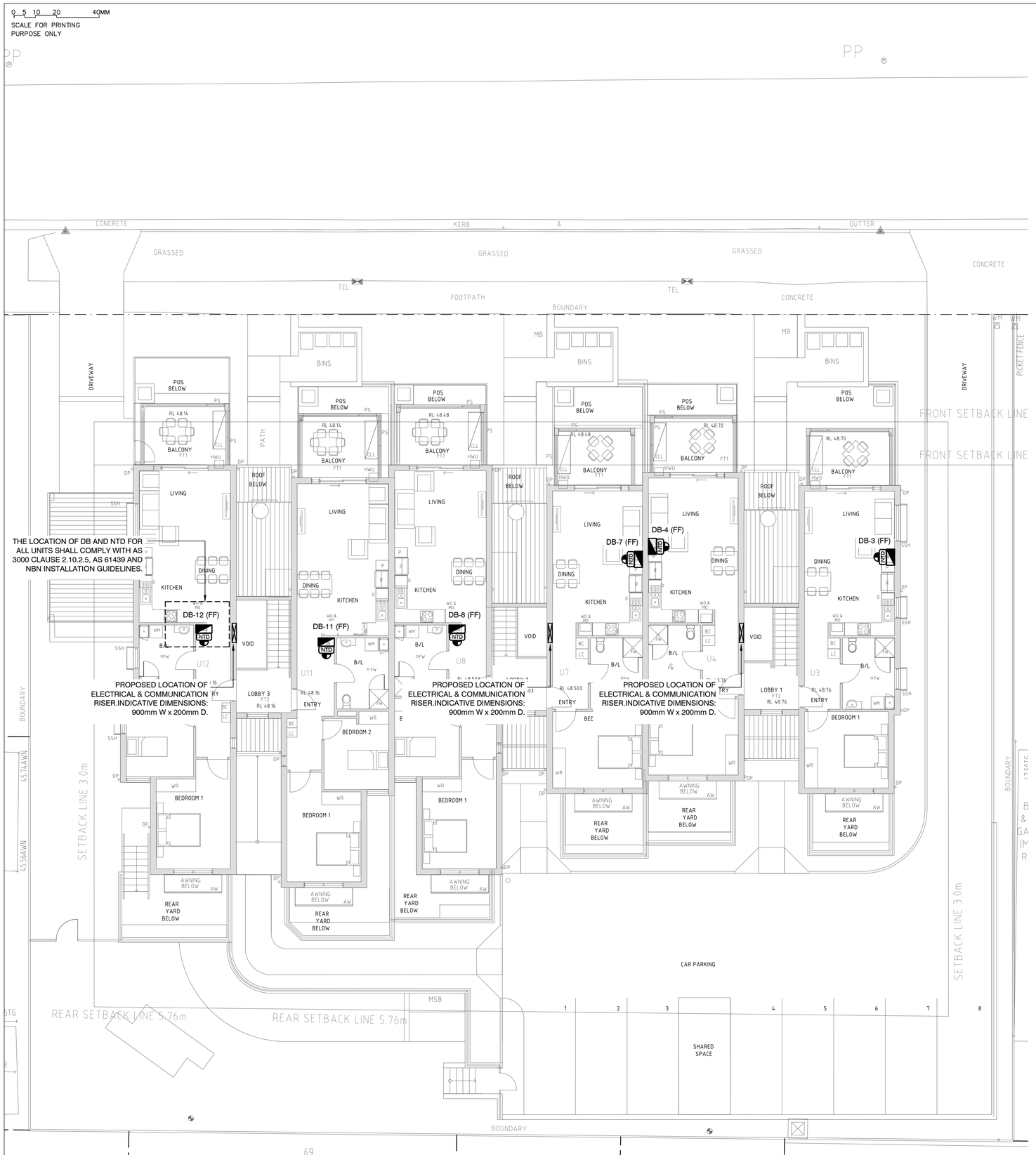
TITLE:
SITE RETICULATION, LEGEND & BLOCK DIAGRAM

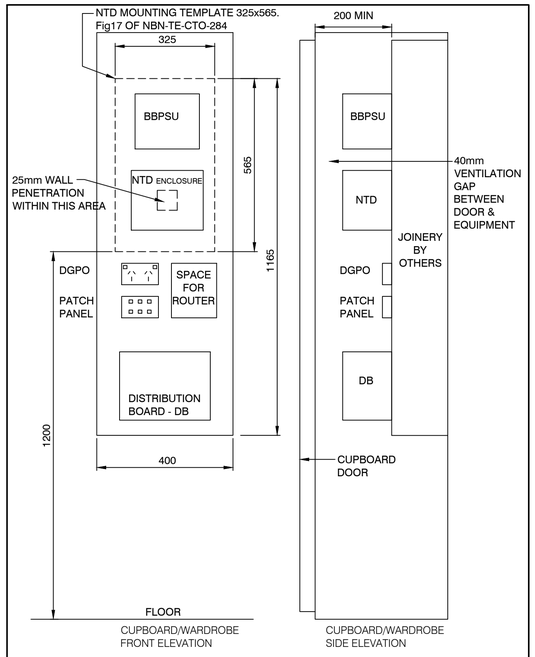
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DATE: 17.03.22	SCALE: 1:100	PROJ: -	PROJECT NO: BGXWY
STAGE: -	DRAWN: LR	CHECKED: C.T	NOMINATED ARCHITECT: SB
FILE: BGXWY_DA E100.dwg	PLOTTED: 31/03/2022 3:30 PM	TYPE: E	SHEET: E-100

REV: 4

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

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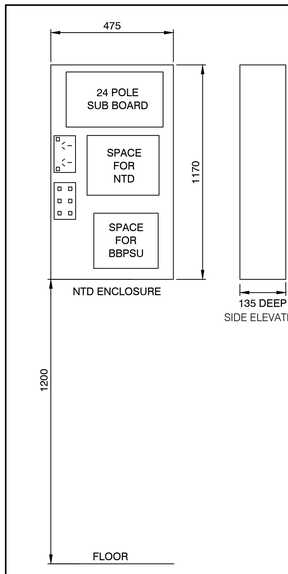


CUPBOARD/WARDROBE FRONT ELEVATION

CUPBOARD/WARDROBE SIDE ELEVATION

TYPICAL UNIT NETWORK TERMINATION DEVICE (NTD) LOCATION DETAILS IN CUPBOARD

NOTES:
1. PROVIDE MINIMUM 200mm CLEAR INTERNAL DEPTH.
2. THE NBN NTD MAY BE MOUNTED IN EITHER HORIZONTAL OR VERTICAL ORIENTATION. THE NBN Co NTD IS NORMALLY MOUNTED HORIZONTALLY.
3. PROVIDE VENTS AT LEAST 180cm sq (E.G. 180mm x 100mm) AT THE TOP AND BOTTOM OF THE ENCLOSURE DOOR.



FRONT ELEVATION

SIDE ELEVATION

COMBINED DISTRIBUTION BOARD AND NETWORK TERMINATION DEVICE (NTD) ENCLOSURE

NOTES:
1. ENCLOSURE TO BE PART No. BBNBNSB24 C/W FLUSH MOUNTING KIT OR APPROVED EQUAL.
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- DOUBLE SWITCHED SOCKET OUTLET (10A UNLESS NOTED OTHERWISE)
- CTL — CABLE TRANSITION LOCATION (NBN)
- NTD — NETWORK TERMINATION DEVICE (NBN)

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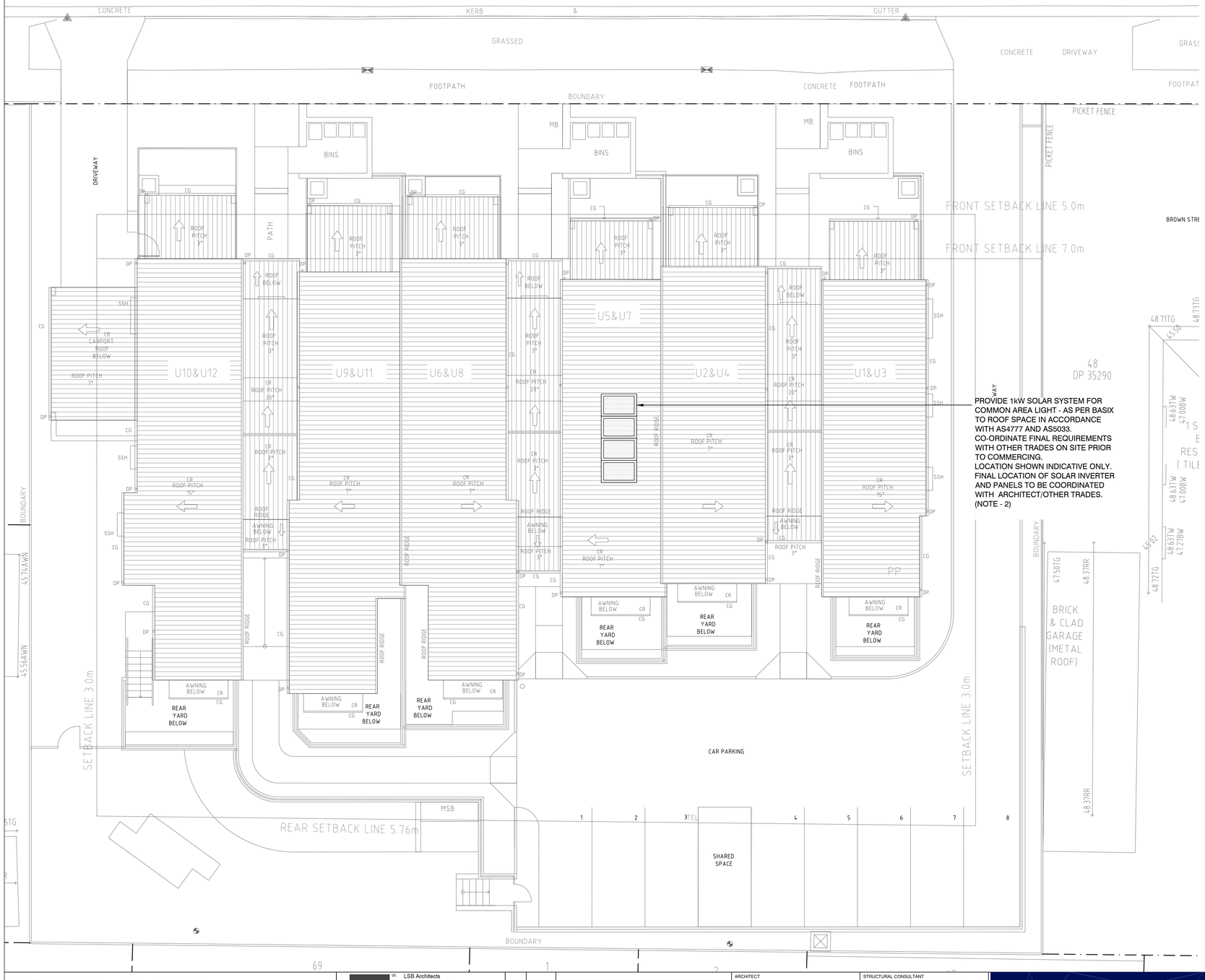
TITLE: FIRST FLOOR LAYOUT

STATUS: DA ISSUE			
DATE: 17.03.22	SCALE: 1:100	PROJ: -	PROJECT No: BGXWY
STAGE: -	DRAWN: LR	CHECKED: C.T	NOMINATED ARCHITECT: SB
FILE: BGXWY_DA E101.dwg	PLOTTED: 31/03/2022 3:30 PM	TYPE: E	SHEET: E-101

REV: 3

DETERMINED by the NSW Land and Housing Corporation on: 8 May 2023

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NOTE:

1. ELECTRICAL CONTRACTOR TO SUBMIT SOLAR PV SYSTEM DETAILS & LOCATION FOR REVIEW AND APPROVAL AS PART OF TENDER SUBMISSION. THE FINAL REQUIREMENTS OF SOLAR SYSTEM TO BE CONFIRMED WITH LAHC.

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PROJECT:
SENIOR HOUSING DEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA NSW 2151
LOT 45 - 47 IN DP 35290

TITLE: ROOF LAYOUT

FILE: BGXWY_DA E102.dwg
PLOTTED: 31/03/2022 3:30 PM

STATUS: DA ISSUE
DATE: 17.03.22 | SCALE: 1:100 | PROJ: - | PROJECT No: BGXWY
STAGE: - | DRAWN: LR | CHECKED: C.T | NOMINATED ARCHITECT: SB
TYPE: E | SHEET: **E-102** | REV: 3