

DETERMINED by the New South Wales Land & Housing Corporation on:



## ACTIVITY DETERMINATION

Project No. BGXG4

### Conflict of Interest<sup>1</sup>

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..... 11/11/2022

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

15-17

Street or property name

Cecily Street

Suburb, town or locality

Belfield, NSW

Postcode

2191

Local Government Area(s)

Strathfield

Real property description (Lot and DP)

Lots 17 and 18 DP 35173

### ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of existing dwellings and structures, removal of trees, and the construction of 8 independent living seniors housing units comprising 4 x 1 bedroom and 4 x 2 bedroom units, with associated landscaping and fencing, surface parking for 4 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.....

11/11/2022

Dated.....

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

## SCHEDULE 1

### 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:

<b>Title / Name:</b>	<b>Drawing No / Document Ref</b>	<b>Revision / Issue:</b>	<b>Date [dd.mm.yyyy]:</b>	<b>Prepared by:</b>
Cover Page	A00	D	10.06.2022	DKT Studio
Site Analysis	A01	D	10.06.2022	DKT Studio
Demolition Plan	A02	D	10.06.2022	DKT Studio
Site Plan	A03	D	10.06.2022	DKT Studio
Ground Floor Plan	A04	D	10.06.2022	DKT Studio
First Floor Plan	A05	D	10.06.2022	DKT Studio
Roof plan	A06	D	10.06.2022	DKT Studio
Elevations	A07	D	10.06.2022	DKT Studio
Elevation – Sections and Fence Details	A08	D	10.06.2022	DKT Studio
Ground Floor Circulation Space Plan	A09	D	10.06.2022	DKT Studio
First Floor Circulation Space Plan	A10	D	10.06.2022	DKT Studio
Cut and Fill Plan	A11	D	10.06.2022	DKT Studio
Shadow Diagrams	A12	D	10.06.2022	DKT Studio
Shadow Analysis	A13	D	10.06.2022	DKT Studio
View from the Sun	A14	D	10.06.2022	DKT Studio
Schedule of Finishes	A15	D	10.06.2022	DKT Studio
Landscape Plan	L01	F	20.06.2022	DKT Studio
Notes and Legends	C01	5	23.11.2021	Greenview Consulting Pty Ltd
Ground Floor Drainage Plan	C02	7	34.11.2021	Greenview Consulting Pty Ltd
Site Stormwater Details Sheet 1	C03	5	23.11.2021	Greenview Consulting Pty Ltd
Road Frontage Plan	C04	7	23.11.2021	Greenview Consulting Pty Ltd
Site Detail and Level	Sheet 1 of 1	-	22.04.2021	S.J Surveying Services

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Survey				
Footpath Gradient	Sheet 1 of 1	-	22.04.2021	S.J Surveying Services
BASIX Certificate	1254522M_02		20.06.2022	Greenview Consulting Pty Ltd
NatHERS Certificate	0006723550		28.10.2021	Greenview Consulting Pty Ltd
Arborist's Report	6886	1	29.10.2021	Redgum Horticultural
BCA Design Compliance Assessment	P210138	3	21.06.2022	BCA Vision
Geotechnical Investigation	21/1262	-	05.2021	STS Geotechnics
Traffic and Parking Impact Assessment	21252	-	04.07.2022	Varga Traffic Planning
Access Report	21265	C	07.07.2022	Vista Access Architects
Waste Management Report	-	-	14.04.2022	DKT Studio

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. A concrete vehicular crossing(s) and layback(s) shall be provided at the entrance(s) / exit(s) to the property. The crossing(s) and layback(s) shall be constructed in accordance with the council for the area's standard requirements for residential crossings. Council shall be provided with plans for the crossing(s) and layback(s) 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 layback(s)/ driveway(s) shall be borne by the Land & Housing Corporation. Obsolete gutter layback(s) 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 driveway(s) 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, 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(s) and maintained for a period of 12 months by the building contractor. The council for the area shall be consulted in relation to the planting of any 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 Arborist 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 two 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 (eg 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 council for the area shall be advised by the building contractor in writing, of the date it is intended to commence work, including demolition. A minimum period of five (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. Building and demolition materials shall not be stored on the council for the area's footpath or roadway.

### **Protection of Trees**

44. Trees and other vegetation that are to be retained on site 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 arborist 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 items have been uncovered, the Department of Planning and Environment must be contacted, or if Indigenous items have been uncovered, the Department of Environment, Energy and Science shall 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 the prior approval of the Coordinator-General of the Department of Environment, Energy and Science.

### **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, 2<sup>nd</sup> 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 and the Department of Environment, Energy and Science.
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 / 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 Department of Environment and Climate Change (now Department of Environment, Energy and Science).
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 (ie 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 council for the area'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 council for the area'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 kinds 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. The existing kerb ramp on Punchbowl Road shall be regraded to a maximum gradient of 1:8 to provide an accessible pathway from the site to the nearest bus stops where required in accordance with Access Report dated 07.07.2022 by Vista Access Architects at Appendix G.

**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 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. Infrastructure (pipe works) installed within the Tree Protection Zone of any retained specimen, are to be installed by hand with non-motorised machinery. If structural roots are found within the trench, they are to be left intact and dug around retaining this specimen's structural integrity with works to be undertaken in consultation with the project arborist.

**Requirements resulting from council comments**

- 80. **Street Tree Removal**  
The removal of the 1 street tree, being Tree No.4 (*Agonis Flexuosa* – Weeping Myrtle) located at the frontage of 15-17 Cecily Street as identified by the *Redgum Horticultural* impact assessment (**Appendix F**) is approved.  
  
1 x new replacement tree must be planted within the Council verge at the frontage of 15-17 Cecily Street. This tree must be a *Lophostemon Conferta* – Brush Box, as selected from the *Strathfield Council's Recommended Tree List*. This tree must be planted in accordance with the standards and requirements of Strathfield Council.
- 81. **Southern Side Setback to Unit 3 and Unit 4**  
To maximise privacy and reduce the visual bulk of the proposed development, the planter bed with *Lushious Frangipani* (Hyl) that runs along the southern boundary adjacent to the pedestrian pathways associated with Unit 3 and Unit 4 must be extended in continuous length. This will require the re-alignment of the retaining wall to run entirely parallel to the side boundary and the re-location of the Unit 3 and Unit 4 clothes line to be setback a minimum of 1m from the side boundary.

This design change will need to be reflected in the **Appendix E** development plans prior to the issue of a Crown Certificate.

**Requirements as requested by public authorities other than councils**

82. Nil requirements

**Requirements resulting from adjoining occupier comments**

83. Nil requirements

**Specific service / utility agency requirements**

84. Nil requirements

**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](http://www.1100.com.au) or by dialling 1100.



PART 5 ACTIVITY SUBMISSION  
SENIORS LIVING

at  
No.15-17 Cecily Street. Belfield  
Lots 17 & 18 DP 35173

11/11/2022

DETERMINED by the New South Wales Land & Housing Corporation on:

*Eden*



CECILY STREET PERSPECTIVE VIEW

DRAWING SCHEDULE:

ARCHITECTURAL

COVER PAGE  
SITE ANALYSIS  
DEMOLITION PLAN  
SITE PLAN  
GROUND FLOOR PLAN  
FIRST FLOOR PLAN  
ROOF PLAN  
ELEVATIONS  
ELEVATION - SECTIONS AND FENCE DETAILS  
GROUND FLOOR CIRCULATION SPACE PLAN  
FIRST FLOOR CIRCULATION SPACE PLAN  
CUT AND FILL PLAN  
SHADOW DIAGRAMS  
SHADOW ANALYSIS  
VIEW FROM THE SUN  
SCHEDULE OF FINISHES

CIVIL

NOTES & LEGENDS  
GROUND FLOOR DRAINAGE PLAN  
SITE STORMWATER DETAILS SHEET 1  
ROAD FRONTAGE PLAN

LANDSCAPE

LANDSCAPE PLAN

SURVEY (FOR INFORMATION ONLY)

SITE DETAIL AND LEVEL SURVEY  
FOOTPATH GRADIENT

A00  
A01  
A02  
A03  
A04  
A05  
A06  
A07  
A08  
A09  
A10  
A11  
A12  
A13  
A14  
A15

C01  
C02  
C03  
C04

L01

SHT 1 OF 1  
SHT 1 OF 1

DEVELOPMENT DATA - SENIORS HOUSING DEVELOPMENT				
Job Reference	BGXU4			
Locality/Suburb	Belfield			
Street Address	15-17 Cecily Street Belfield			
Lot & DP	Lot 18 DP35173 (15 Cecily St) Lot 17 DP35173 (17 Cecily St)			
SITE AREA	1348.1m2			
EXISTING LOTS	2			
PROPOSED GFA	585.2m2			
DWELLINGS NUMBER	8			
DWELLINGS	TYPE	BED	AREA M2*	POS-BAL M2
1	Ground Floor	1	55.7	34
2	Ground Floor	1	57	36
3	Ground Floor	2	74.2	51
4	Ground Floor Adaptable	2	78.7	36
5	First Floor	1	55.7	8
6	First Floor	1	57	8
7	First Floor	2	74.2	10
8	First Floor	2	78.7	10
Common Areas			54	
Total Build Area			585.2	
Total 1 bed units	4			
Total 2 bed units	4			
Percentage of Units which are Liveable	100%			
	Control	Required	Proposed	
Setbacks		m	m	
Front	Strathfield DCP	9 - (average 6.5)	6.7 to balconies (8.1 average) 8.8 to building	
Side	Strathfield DCP	4	3	
Rear	Strathfield DCP	4	11.4 (8.8 to balcony edge)	
Height	Housing SEPP	9.5	8	
FSR	Housing SEPP	0.5 : 1	0.43 : 1	
	Strathfield LEP	0.5 : 1	0.43 : 1	
Landscape	Housing SEPP	35m2 per unit = 280m2	349m2	
Deep Soil Zone	Housing SEPP	202 m2	294m2	
15 % of site with min dim of 3m	Housing SEPP	131 m2	151.65m2	
65% located at rear	Housing SEPP			
70% of dwellings to have 2 hours of sunlight to living areas and to associated private open space between 9am and 3pm	Housing SEPP	6	8	
Parking	Housing SEPP*	4 x 1b x 0.4 = 1.6 4 x 2b x 0.5 = 2	4	
	Housing SEPP	1 (to AS2890.6)	2	

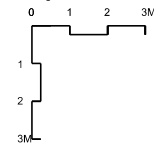
\* Accessible Area



LOCATION PLAN



SCALE @A1 FOR PRINTING PURPOSE ONLY

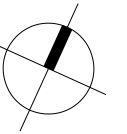


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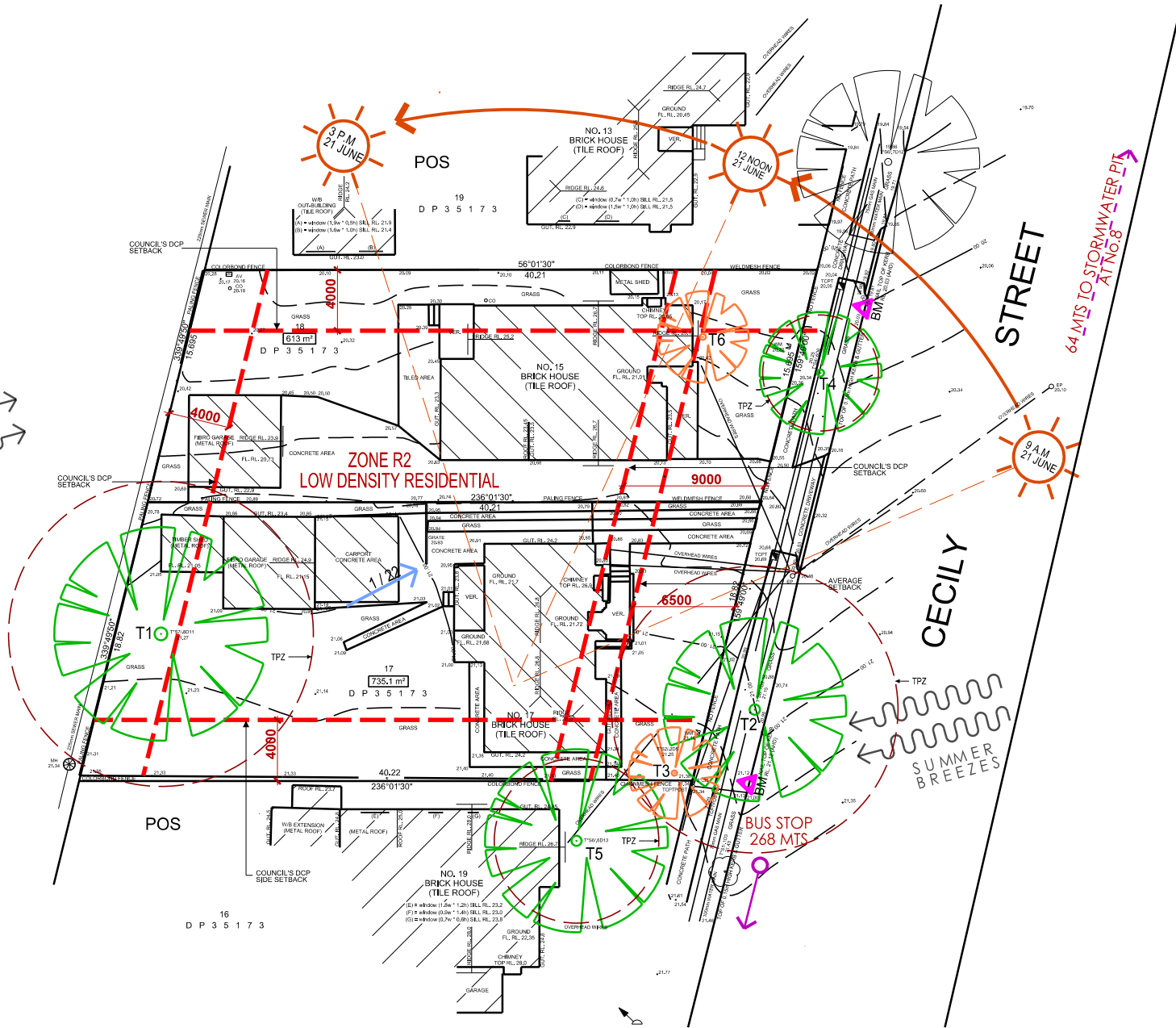
11/11/2022

*Cher*

LEGEND:  
: HIGH RETENTION  
: LOW RETENTION  
POS : PRIVATE OPEN SPACE



WINTER WINDS



SITE ANALYSIS

SCALE 1:200




BLOCK ANALYSIS

SCALE 1:200



CLIENT:

**Planning  
&  
Environment**

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PARRAMATTA NSW  
Phone No 1800 738 718

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PROJECT:  
**SENIORS LIVING**  
at 15-17 Cecily Street, Belfield  
**LOTS 17 & 18 DP 35173**

DRAWING  
**PART 5 ACTIVITY SUBMISSION**  
SITE AND BLOCK ANALYSIS

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STATUS: DA	SCALE@A1 1:200	REVISION: D
PROJECT No. <b>P2186</b>		DRAWING: <b>A01</b>

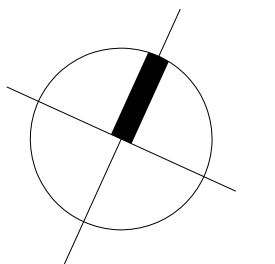








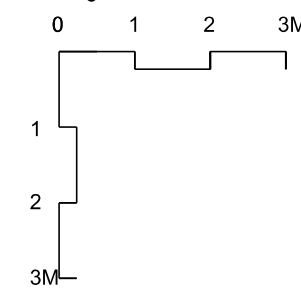




SCALE 1:100



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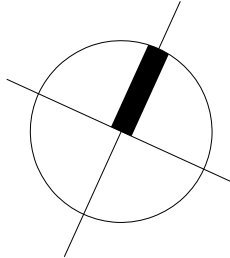
11/11/2022



LEGEND:

- B : BASIN
- BR : BROOM CUPBOARD
- C : CONCRETE
- CC : COLOURED CONCRETE
- CF : COLORBOND FENCE 1800mm
- CL : CLOTHES LINE
- CP : CARPET
- FR : REFRIGERATOR
- FT : FLOOR TILES
- G : GATE TO MATCH FENCE
- GD : GRATED DRAIN
- GBE : GARBAGE BIN ENCLOSURE
- L : LINEN CUPBOARD
- LB : LETTER BOX
- P : PANTRY
- POS : PRIVATE OPEN SPACE
- SH : SHOWER
- T : SINK
- T : LAUNDRY TUB
- TGSI : TACTILE GROUND SURFACE INDICATOR
- WR : WARDROBE
- WM : WASHING MACHINE BY TENANT
- WO : WALL OVEN

- DEEP SOIL
- LANDSCAPE AREA
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NEW TREE



1

FIRST FLOOR PLAN

SCALE 1:100

CLIENT:



Planning & Environment

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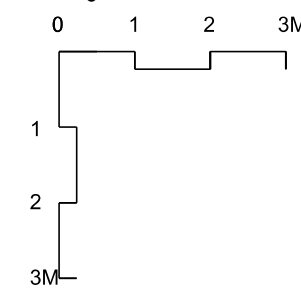
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SENIORS LIVING  
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LOTS 17 & 18 DP 35173

DRAWING  
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FIRST FLOOR PLAN

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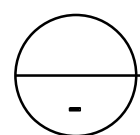
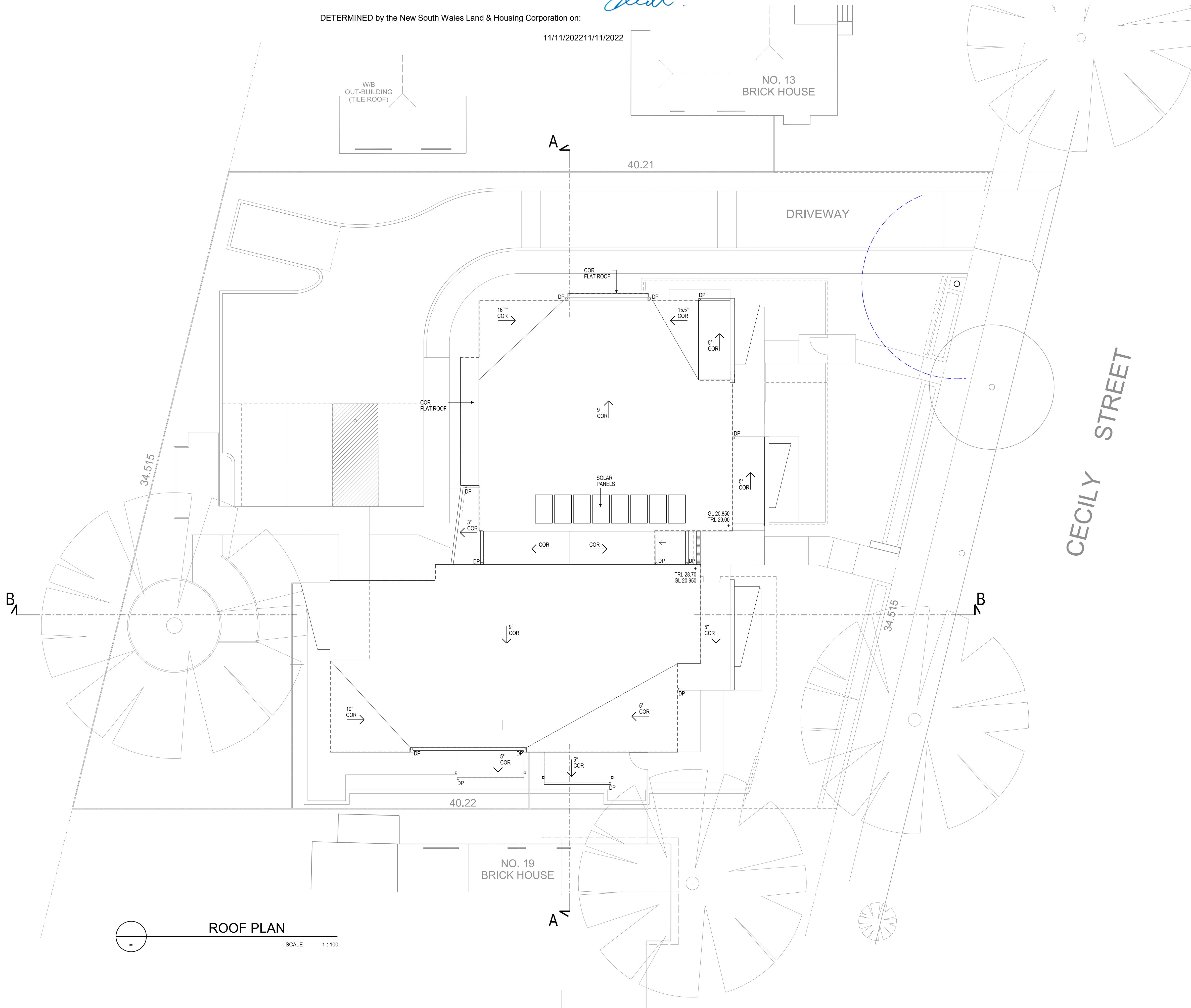


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*Edo*

LEGEND:  
COR : CUSTOM ORB COLORBOND ROOF  
GL : EXISTING GROUND LEVEL  
TRL : TOP OF ROOF LEVEL



ROOF PLAN

SCALE 1:100

CLIENT:



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BCA CONSULTANT

BCA VISION  
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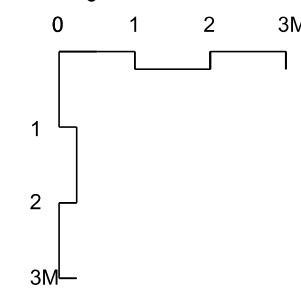
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LOTS 17 & 18 DP 35173

DRAWING  
PART 5 ACTIVITY SUBMISSION  
ROOF PLAN

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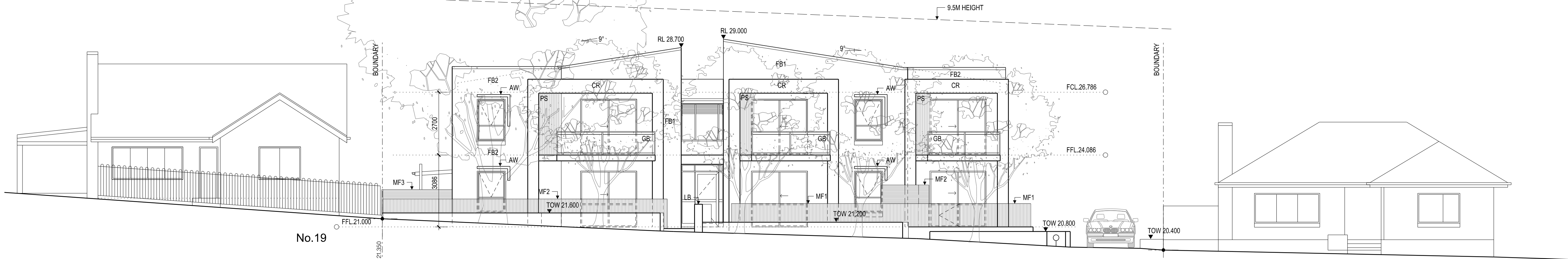
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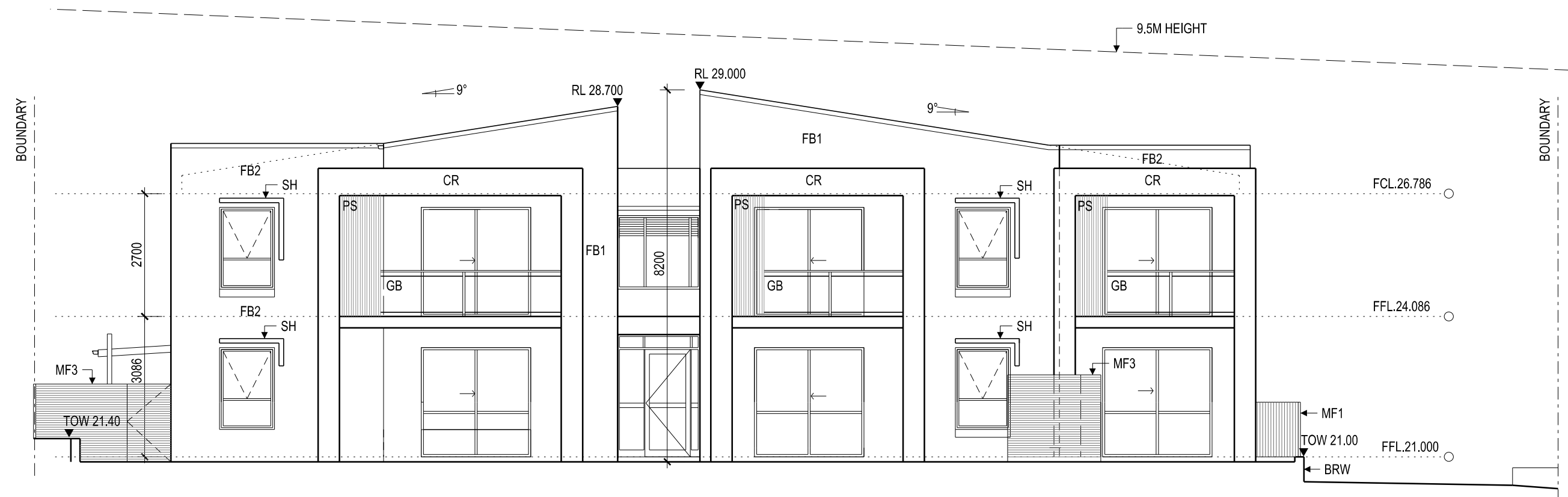
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*Chish*

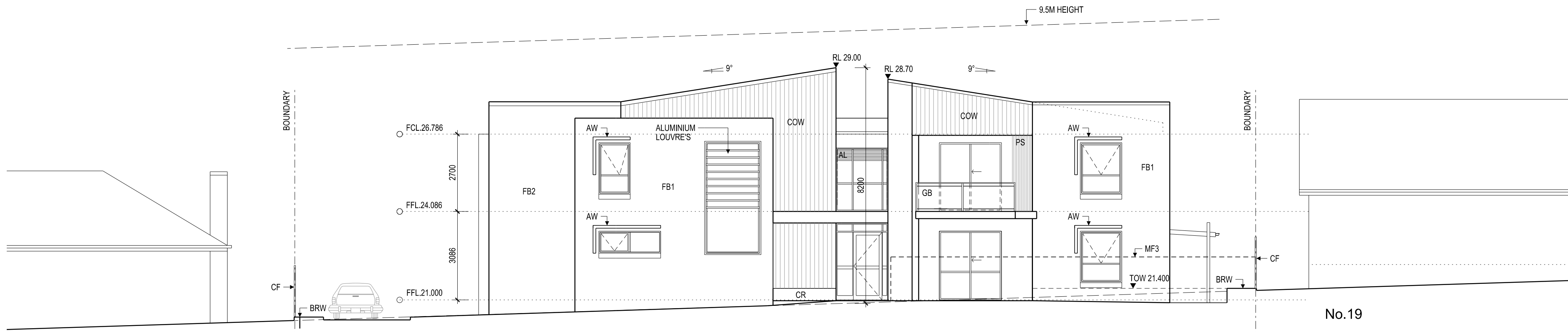
- LEGEND:
- ALR : ALUMINIUM RAILING
  - AW : AWNING
  - BRW : BLOCK RETAINING WALL
  - C : CONCRETE
  - CC : COLOURED CONCRETE
  - CF : COLORBOND FENCE 1800mm
  - G : COLORBOND GUTTER
  - GB : TRANSLUCENT GLASS BALUSTRADE
  - COW : LONGLINE COLORBOND WALL CLADDING
  - COR : CUSTOM ORB COLORBOND ROOF
  - CR : CEMENT RENDER
  - FB : FACE BRICKWORK
  - HW : HIGH WINDOW
  - G : GATE TO MATCH FENCE
  - LB : LETTER BOX
  - MF1 : METAL FENCE 1000mm HIGH
  - MF2 : METAL FENCE 1200mm HIGH
  - MF3 : METAL FENCE 1600mm HIGH
  - PS : PRIVACY SCREEN
  - SP : STEEL POST
  - \* : DIMENSION FROM FINISH SLAB LEVEL





1 EAST ELEVATION - CECILY STREET  
SCALE 1 : 100



2 EAST ELEVATION  
SCALE 1 : 100



3 WEST ELEVATION  
SCALE 1 : 100

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	DATE	NOTATION/AMENDMENT
	A	17/10/2021

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LANDSCAPE CONSULTANT RFA LANDSCAPE ARCHITECTS MO: 0412 294 712	BCA CONSULTANT BCA VISION PH: 9476 8613	

PROJECT: SENIORS LIVING at 15-17 Cecily Street, Belfield LOTS 17 & 18 DP 35173
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DRAWING PART 5 ACTIVITY SUBMISSION ELEVATIONS
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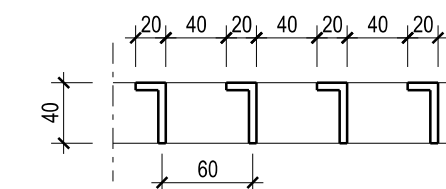
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PROJECT No. P2186		DRAWING: A07



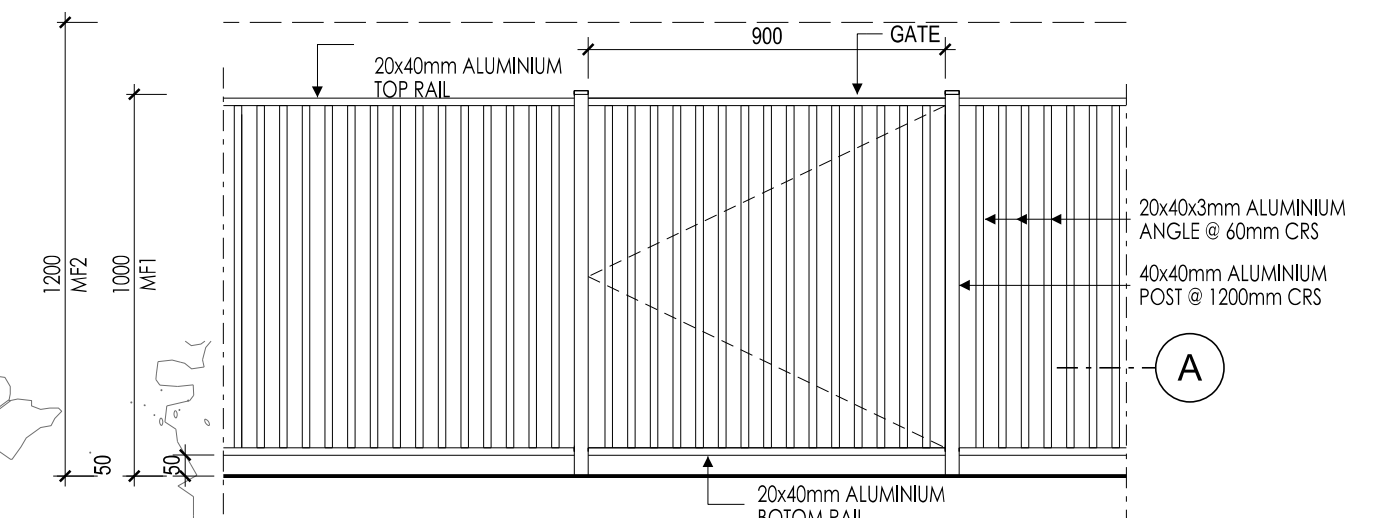


Heidi

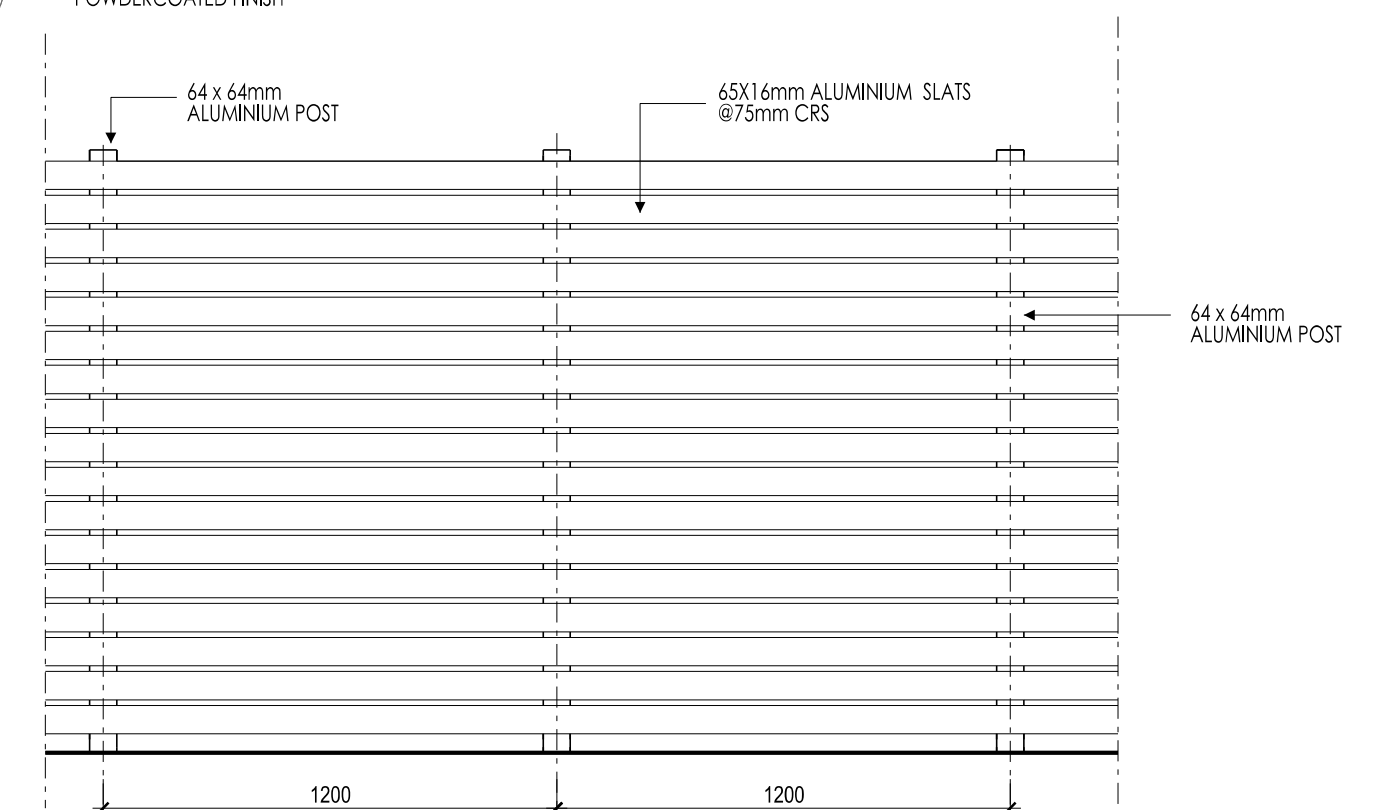
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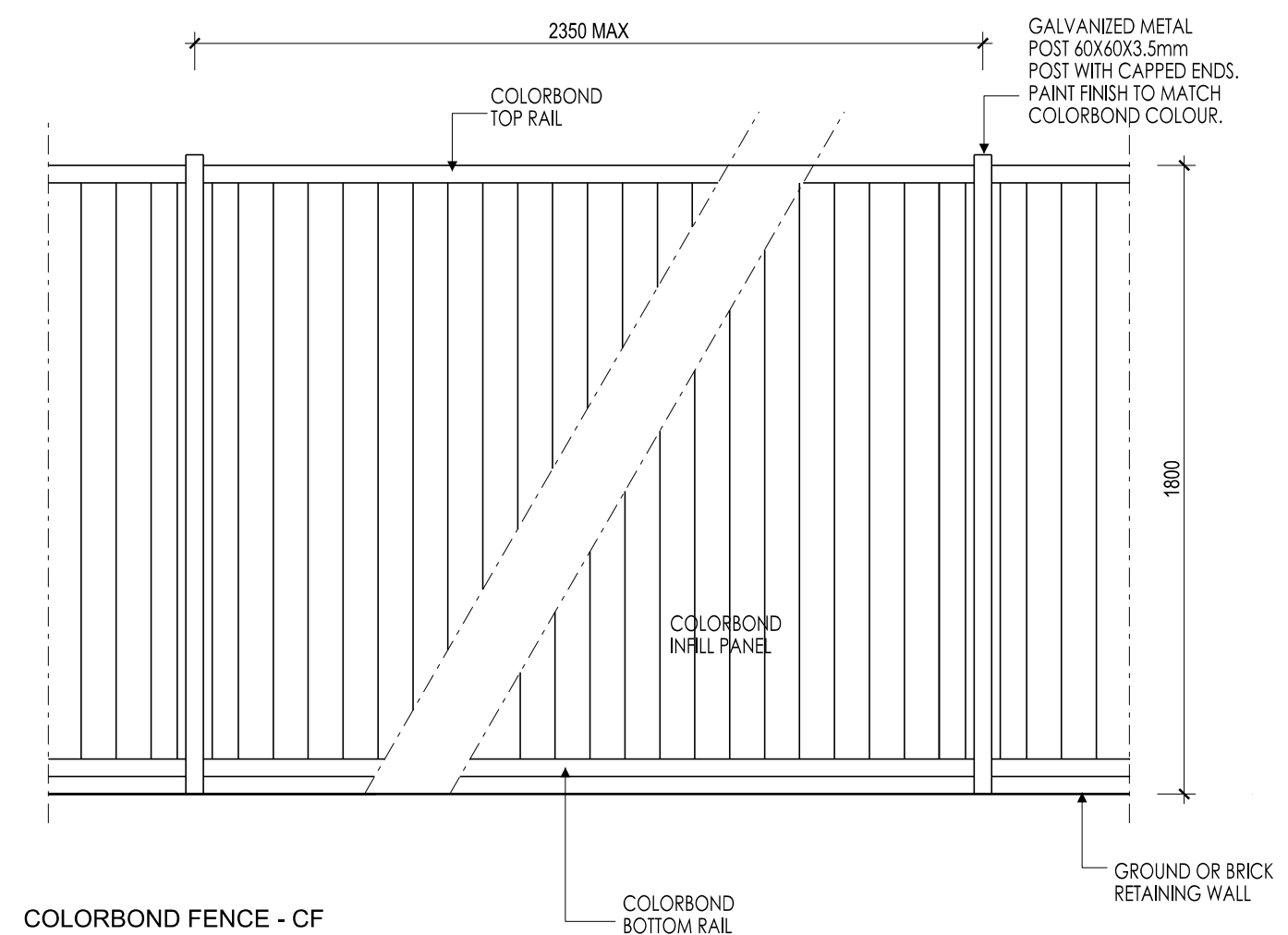
DETAIL A  
SCALE 1:5



METAL FENCE - MF1 - MF2  
POWDERCOATED FINISH



METAL FENCE - I  
POWDERCOATED FINISH



COLORBOND FENCE - CF

## FENCE DETAILS

SCALE 1 : 20



Planning  
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Environment

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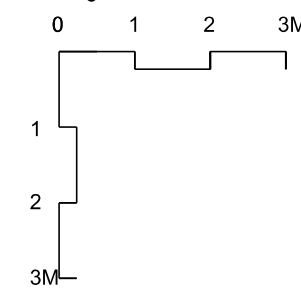
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W/B  
OUT-BUILDING  
(TILE ROOF)

NO. 13  
BRICK HOUSE

DRIVEWAY

CECILY STREET

LEGEND:

- B : BASIN
- BE : BENCH
- BR : BROOM CUPBOARD
- C : CONCRETE
- CC : COLOURED CONCRETE
- CF : COLORBOND FENCE 1800mm
- CL : CLOTHES LINE
- CP : CARPET
- FR : REFRIGERATOR
- FT : FLOOR TILES
- G : GATE TO MATCH FENCE
- GBE : GARBAGE BIN ENCLOSURE
- HW : HIGH WINDOW
- L : LINEN CUPBOARD
- LB : LETTER BOX
- P : PANTRY
- POS : PRIVATE OPEN SPACE
- SH : SHOWER
- SK : SINK
- T : LAUNDRY TUB
- WR : WARDROBE
- WM : WASHING MACHINE BY TENANT
- WO : WALL OVEN

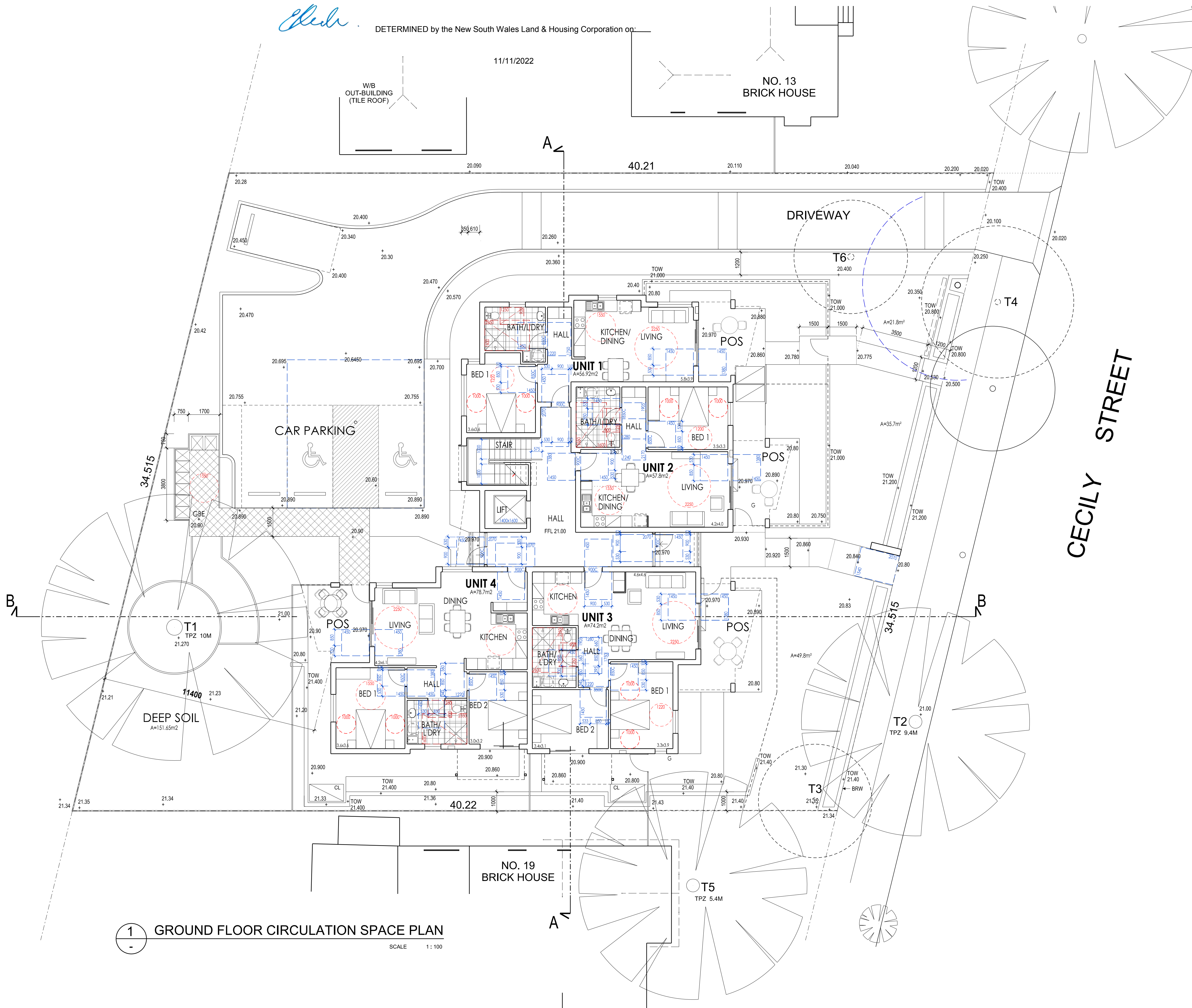
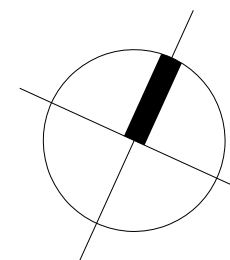
: DEEP SOIL

: LANDSCAPE AREA

: TREE TO BE RETAINED

: TREE TO BE REMOVED

: NEW TREE



1 GROUND FLOOR CIRCULATION SPACE PLAN  
SCALE 1:100

CLIENT:



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Environment

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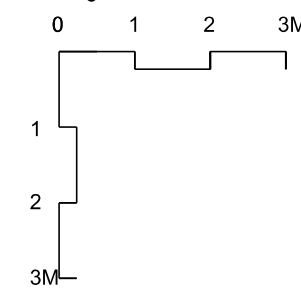
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PART 5 ACTIVITY SUBMISSION  
GROUND FLOOR CIRCULATION SPACE PLAN

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W/B  
OUT-BUILDING  
(TILE ROOF)

NO. 13  
BRICK HOUSE

40.21

DRIVEWAY

CECILY STREET

34.515

34.515

40.22

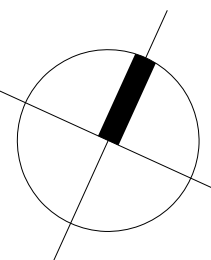
NO. 19  
BRICK HOUSE

1  
-  
FIRST FLOOR CIRCULATION SPACE PLAN  
SCALE 1:100

LEGEND:

B : BASIN  
BR : BROOM CUPBOARD  
C : CONCRETE  
CC : COLOURED CONCRETE  
CF : COLORBOND FENCE 1800mm  
CL : CLOTHES LINE  
CP : CARPET  
FR : REFRIGERATOR  
FT : FLOOR TILES  
G : GATE TO MATCH FENCE  
GBE : GARBAGE BIN ENCLOSURE  
L : LINEN CUPBOARD  
LB : LETTER BOX  
P : PANTRY  
POS : PRIVATE OPEN SPACE  
SH : SHOWER  
SK : SINK  
T : LAUNDRY TUB  
WR : WARDROBE  
WM : WASHING MACHINE BY TENANT  
WO : WALL OVEN

DEEP SOIL  
LANDSCAPE AREA  
TREE TO BE RETAINED  
TREE TO BE REMOVED  
NEW TREE



CLIENT:



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BCA VISION

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SENIORS LIVING  
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LOTS 17 & 18 DP 35173

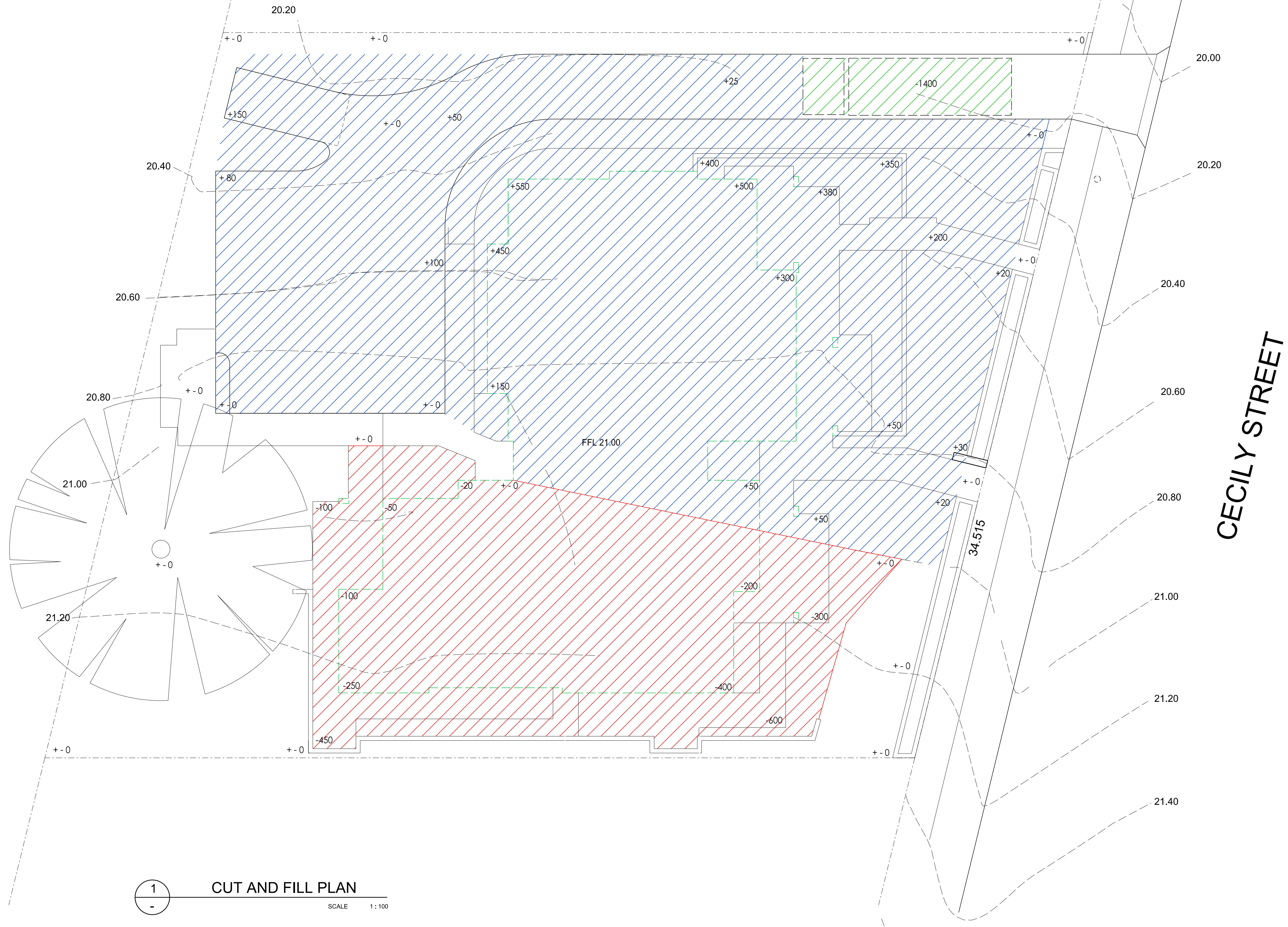
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FIRST FLOOR CIRCULATION SPACE PLAN

DRAWN BY	DATE	APPROVED BY
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STATUS:	SCALE@A1	REVISION:
DA	1:100	D
PROJECT No.		DRAWING:
P2186		A10

11/11/2022

LEGEND:

- : OUTLINE OF NEW BUILDING AND PAVING
-  : BLUE AREA INDICATED EXTENT OF FILL
-  : RED AREA INDICATED EXTENT OF CUT
-  : GREEN AREA INDICATED EXTENT OF CUT FOR OSD
- +50 : APPROX DEPTH OF CUT AND FILL IN MILLIMETERS
-  : APPROX LOCATION OF EXISTING CONTOURS



1 CUT AND FILL PLAN

SCALE 1:100



Planning  
&  
Environment

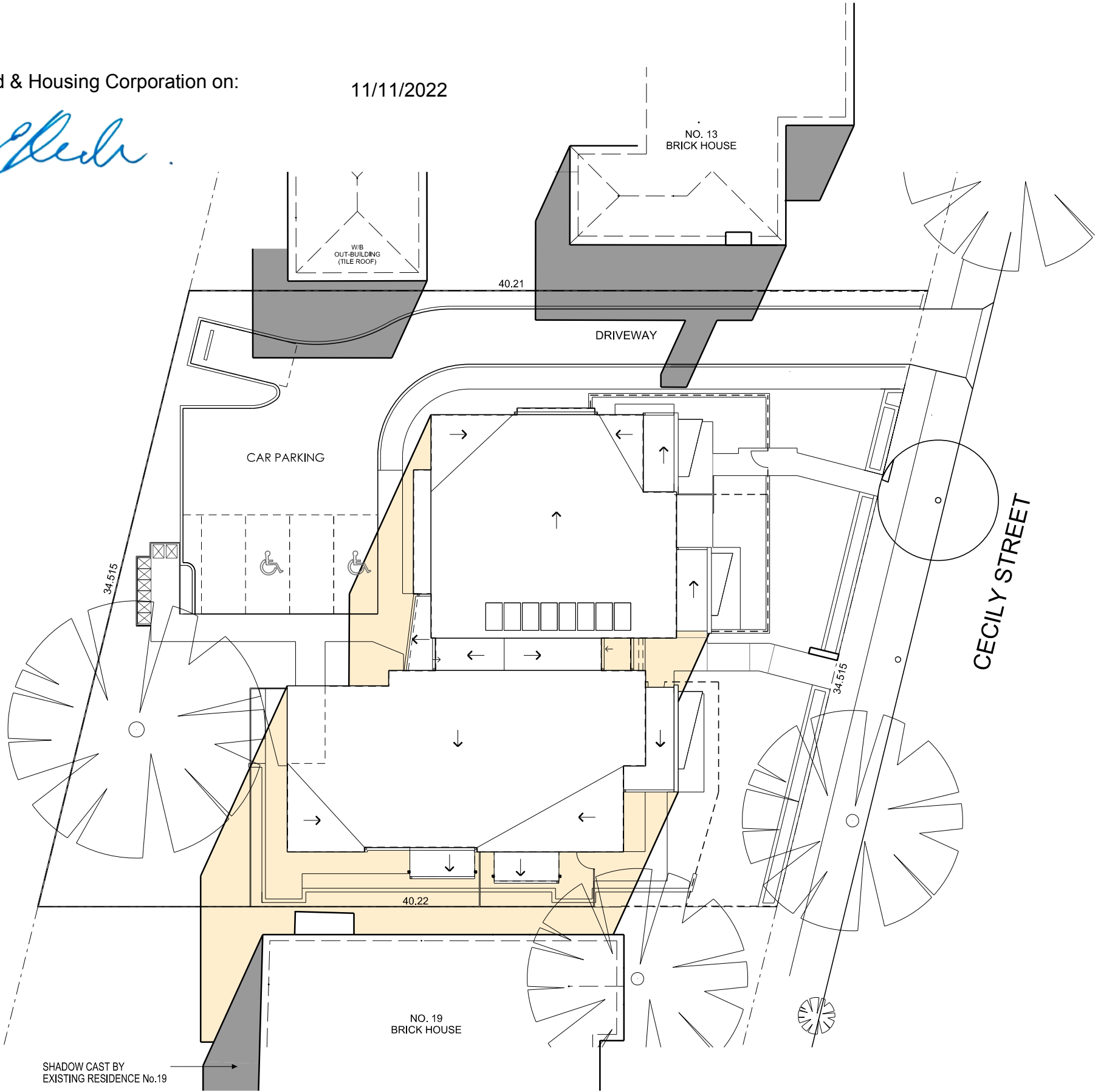
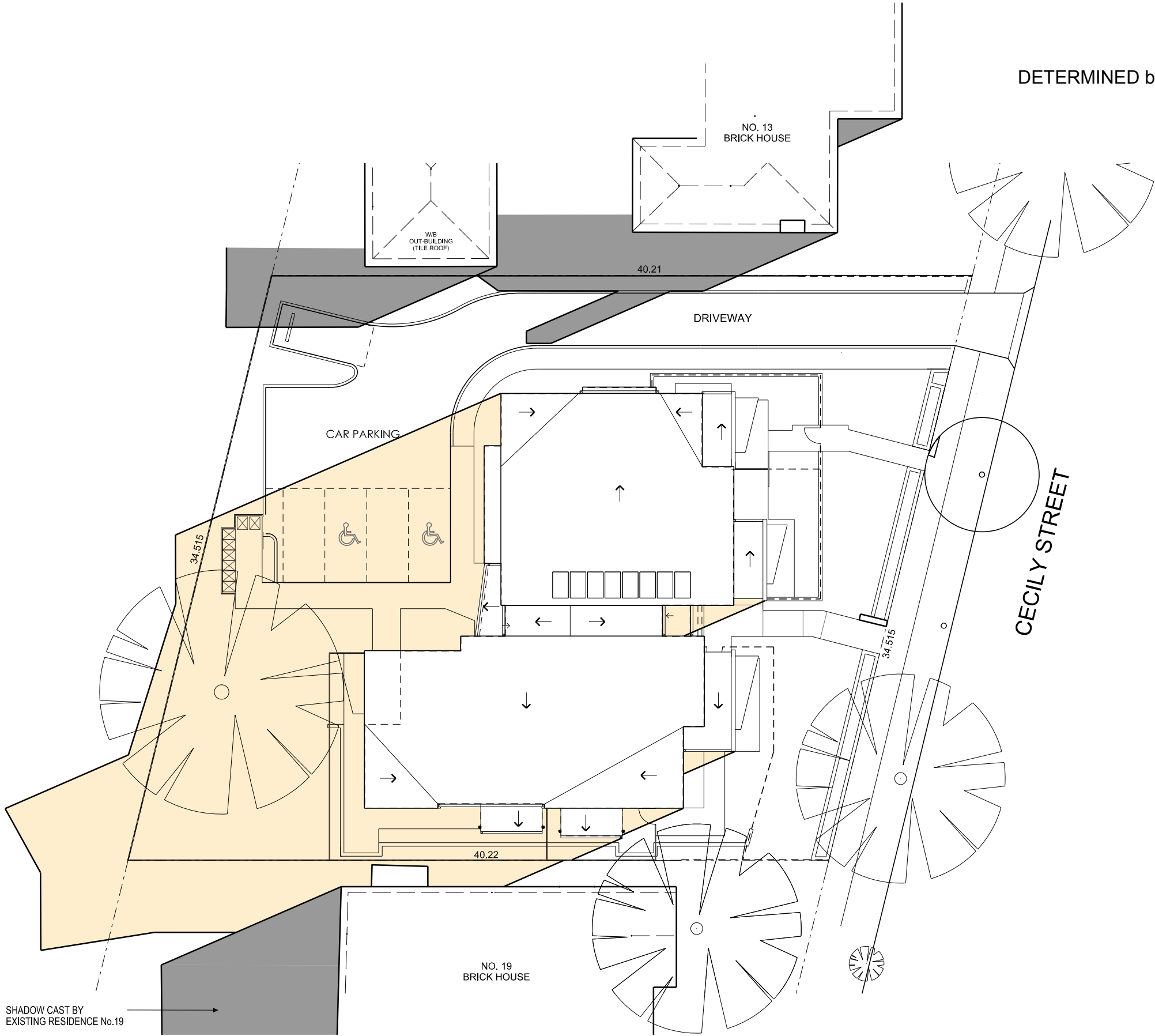
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A	17/10/2021	PRELIMINARY
REV	DATE	NOTATION/AMENDMENT

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STATUS: DA	SCALE@A1 1:100	REVISION: D
PROJECT No. P2186		DRAWING: A11

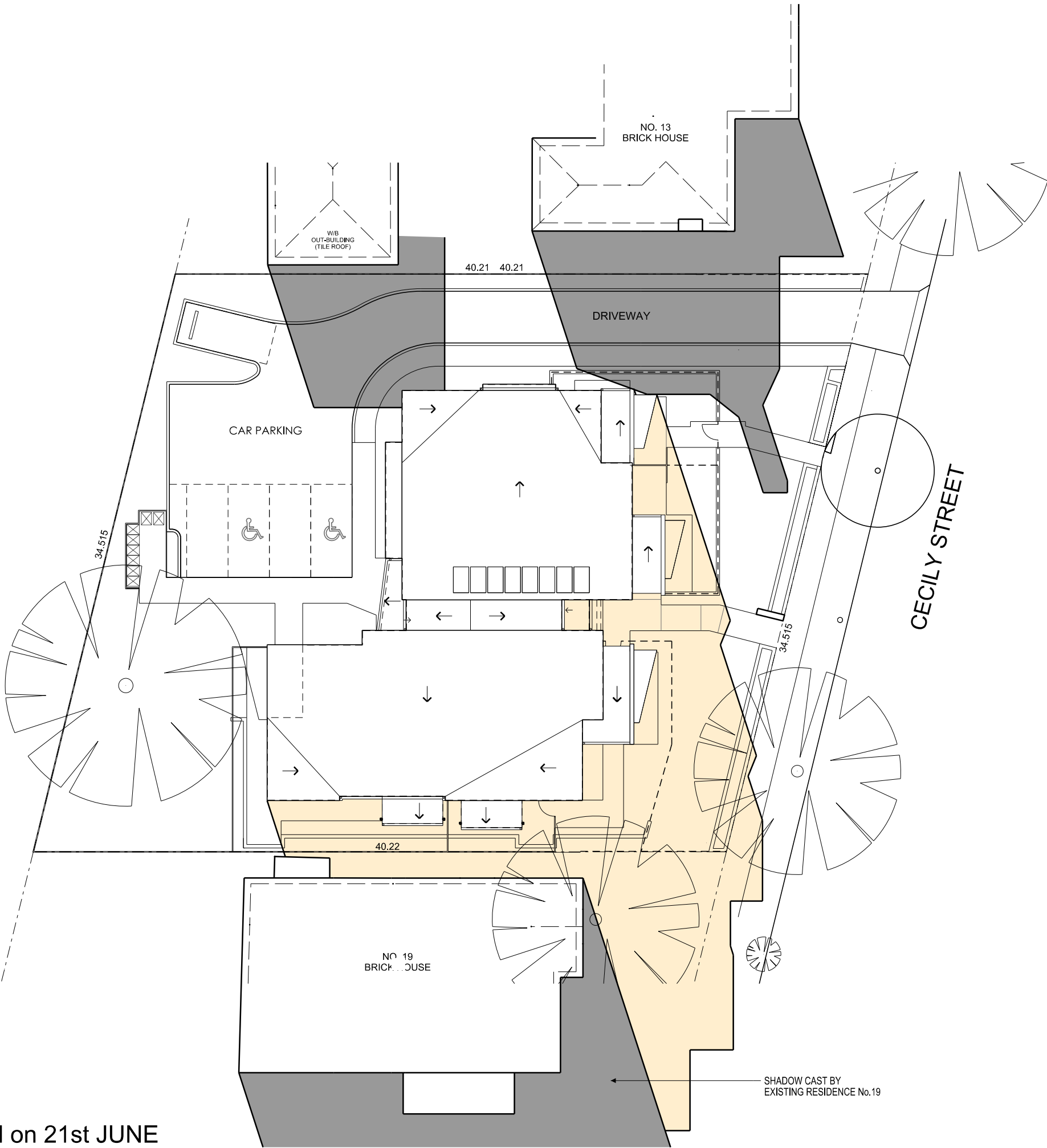




1 9 am SHADOW DIAGRAM on 21st JUNE  
SCALE 1:250

2 12 pm SHADOW DIAGRAM on 21st JUNE  
SCALE 1:250

3 3pm SHADOW DIAGRAM on 21st JUNE  
SCALE 1:250



CLIENT:



Planning  
&  
Environment

LOCKED BAG 5022  
PARRAMATTA NSW  
Phone No 1800 738 718

REV	DATE	NOTATION/AMENDMENT
D	10/06/2022	REVISED PART 5 APPROVAL
C	19/04/2022	PART 5 APPROVAL
B	06/12/2021	PART 5 APPROVAL
A	17/10/2021	PRELIMINARY

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ARCHITECT:



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BCA VISION  
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PROJECT:

SENIORS LIVING  
at 15-17 Cecily Street, Belfield  
LOTS 17 & 18 DP 35173

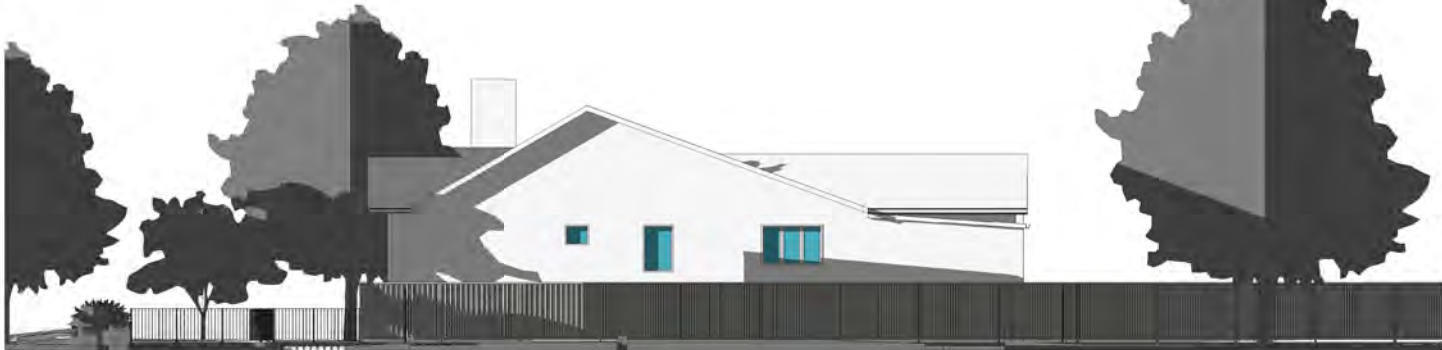
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PART 5 ACTIVITY SUBMISSION  
SHADOW DIAGRAM on 21st JUNE

DRAWN BY DKT	DATE JUNE 2022	APPROVED BY ET
STATUS: DA	SCALE@A1 1:250	REVISION: D
PROJECT No. P2186		DRAWING: A12

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11/11/2022



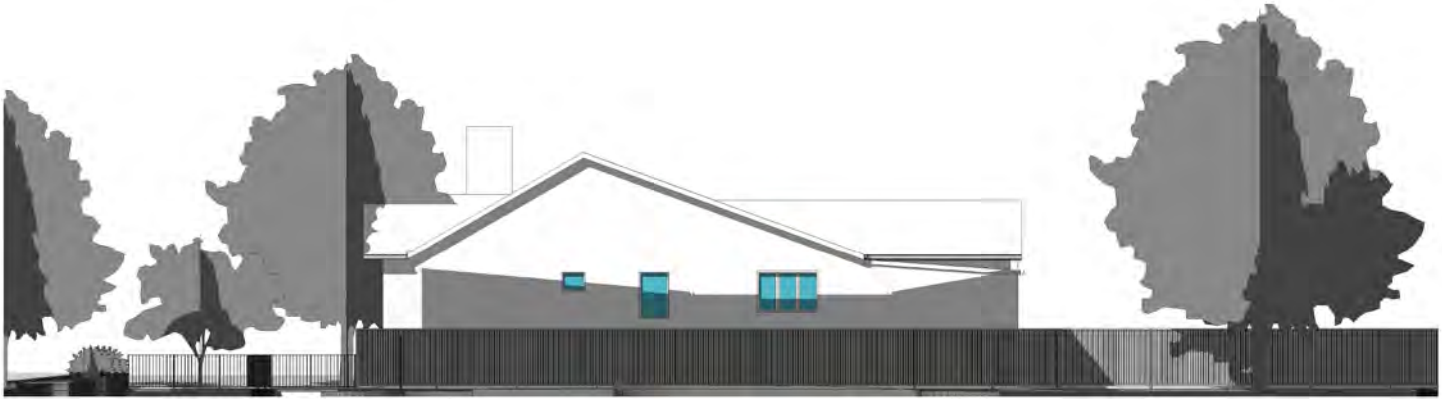
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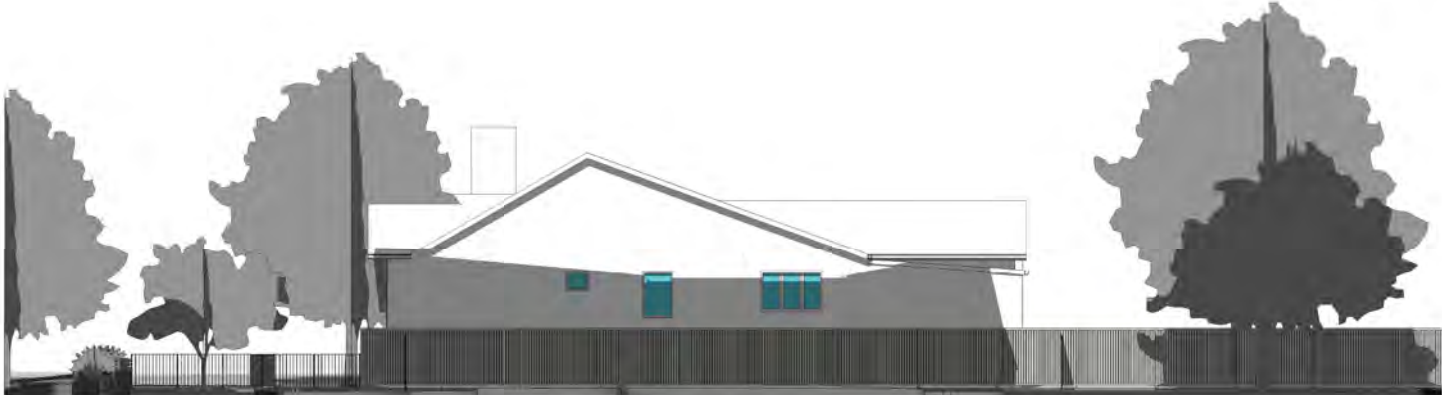
10 am 21 JUNE



11 am 21 JUNE



12 pm 21 JUNE



1 pm 21 JUNE



2 pm 21 JUNE



3 pm 21 JUNE

SUN ACCESS ON NORTHERN ELEVATION OF HOUSE no.19 CECILY STREET

9am	10am	11am	12pm	1pm	2pm	3pm
✓	✓	✓	✓	✓	✗	✗



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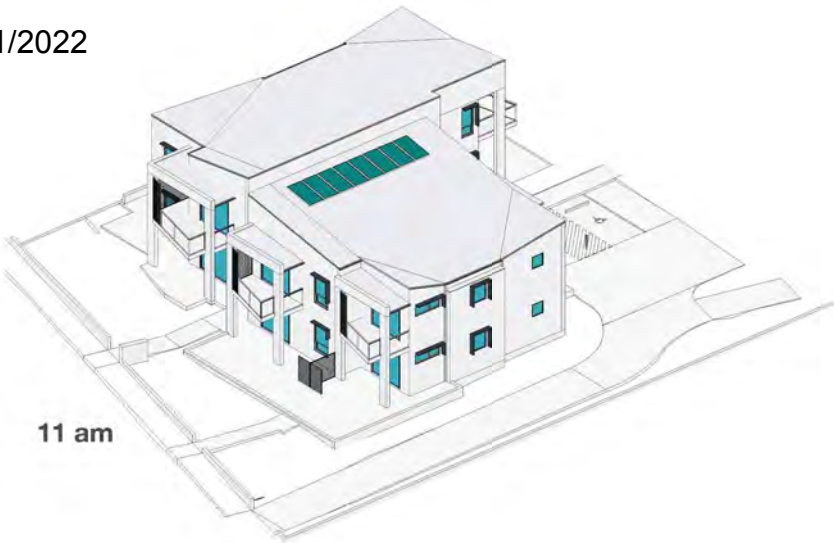
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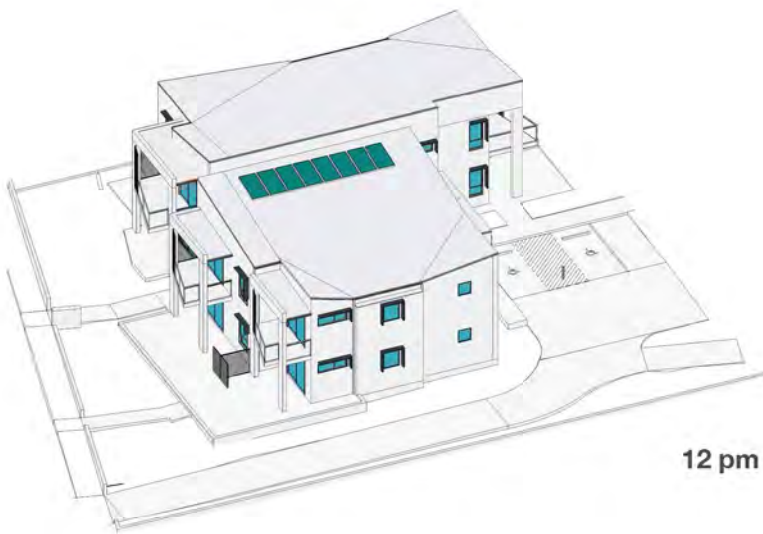
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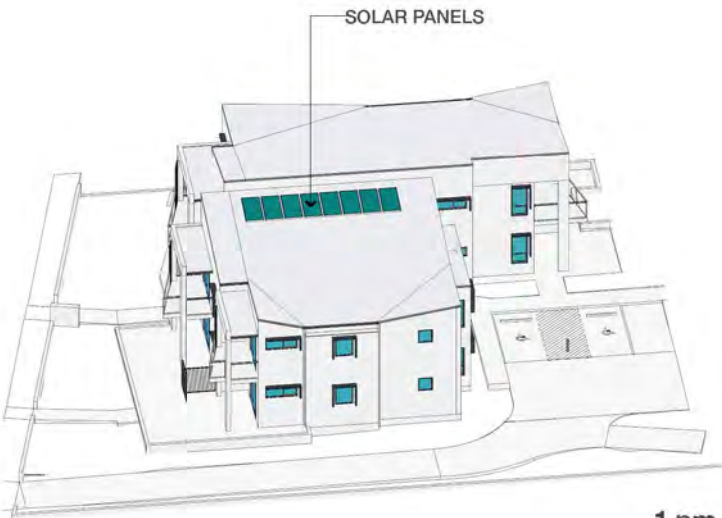
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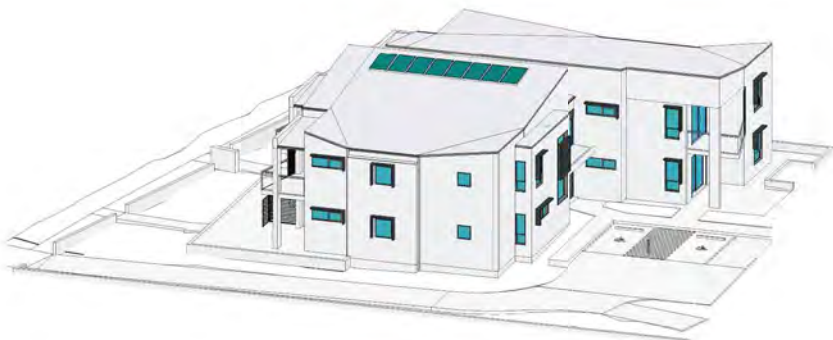
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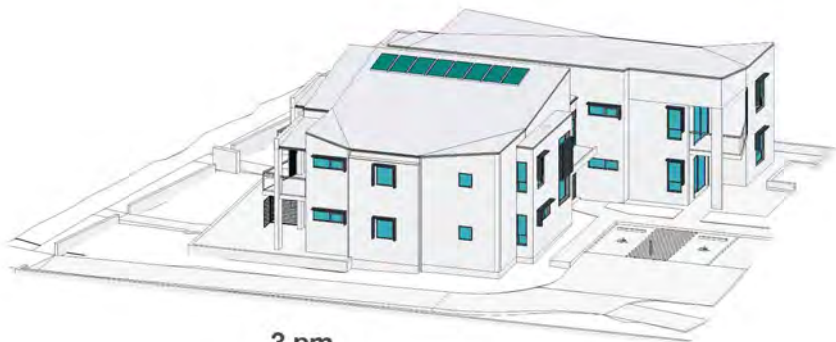
12 pm



1 pm



2 pm



3 pm

UNIT	TIME							SOLAR COMPLIANCE
	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	
1	Green	Green	Green	Green	Green	Green	Green	Green
2	Green	Green	Green	Green	Green	Green	Green	Green
3	Green	Green	Green	Green	Green	Green	Green	Green
4	Red	Red	Red	Green	Green	Green	Green	Green
5	Green	Green	Green	Green	Green	Green	Green	Green
6	Green	Green	Green	Green	Green	Green	Green	Green
7	Green	Green	Green	Green	Green	Green	Green	Green
8	Red	Green	Green	Green	Green	Green	Green	Green
TOTAL COMPLIANT UNITS (%)								100%

UNIT POS or BALCONY	TIME							SOLAR COMPLIANCE
	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	
1	Green	Green	Green	Green	Green	Green	Green	Green
2	Green	Green	Green	Green	Green	Green	Green	Green
3	Green	Green	Green	Green	Green	Green	Green	Green
4	Red	Red	Green	Green	Green	Green	Green	Green
5	Green	Green	Green	Green	Green	Green	Green	Green
6	Green	Green	Green	Green	Green	Green	Green	Green
7	Green	Green	Green	Green	Green	Green	Green	Green
8	Red	Red	Green	Green	Green	Green	Green	Green
TOTAL COMPLIANT UNITS (%)								100%



DETERMINED by the New South Wales Land & Housing Corporation on:  
11/11/2022

*Cher*



C	CONCRETE DRIVEWAY DULUX AVISTA NEW BLUESTONE		CC	COLOURED CONCRETE DULUX AVISTA GHOST GREY			TRANSLUCENT GLASS BALUSTRADE TOUGHENED GLASS			
COR	FB1	FB2	CR	COW	PS	AW & MF	GT & FA	MF1 & MF2	CF	RW
ROOFING	WALLS		WALLS	WALLS	WALL CLADDING	PRIVACY SCREEN	AWNINGS METAL FRAMES	GUTTERS & FACIAS	FENCE	COLORBOND FENCE
CUSTOM ORB COLORBOND	AUSTRAL BRICKS		AUSTRAL BRICKS	CEMENT RENDER	LOGLINE COLORBOND	POWDERCOATED METAL	POWDERCOATED METAL	POWDERCOATED METAL	POWDERCOATED METAL	POWDERCOATED METAL
COLORBOND SHALE GREY	MINERAL CONTOURS MICA GREY		MINERAL CONTOURS GYPSUM TAN	DULUX LEXICON	COLORBOND IRONSTONE	COLORBOND IRONSTONE	COLORBOND IRONSTONE	COLORBOND BASALT	COLORBOND BASALT	COLORBOND SHALE GREY
										RETAINING WALLS
										CONCRETE BLOCK AUSTRAL MASONRY
										SYDNEYSTONE TRUFFLE





11/11/2022

DETERMINED by the New South Wales Land & Housing Corporation on:

# CIVIL DESIGN

## FOR PROPOSED DEVELOPMENT AT

### 15-17 Cecily St, Belfield, NSW

#### GENERAL NOTES

- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOMINATED OR APPLICABLE COUNCIL SPECIFICATION.
- THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES ON THE DRAWINGS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN.
- IT IS THE RESPONSIBILITY OF THE TENDERER TO SEEK CLARIFICATION WHERE DOCUMENTATION IS CONFLICTING OR UNCLEAR. WHERE NO CLARITY IS OBTAINED, THE TENDERER IS TO ALLOW FOR BOTH INTERPRETATIONS IN THEIR PRICING.
- CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER.
- SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE.
- ALL NEW WORKS SHALL MAKE A SMOOTH JOINT WITH EXISTING.
- ALL DRAINAGE LINES THOUGH ADJACENT LOTS SHALL BE CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S STANDARDS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PROVIDE A TRAFFIC MANAGEMENT PLAN PREPARED BY AN ACCREDITED PERSON IN ACCORDANCE WITH RMS REQUIREMENTS, FOR ANY WORK ON OR ADJACENT TO PUBLIC ROADS. PLANS TO BE SUBMITTED TO COUNCIL & RMS AS REQUIRED.
- THESE PLANS SHALL BE A READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS.
- THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE. PRIOR TO THE COMMENCEMENT OF ANY WORKS, ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
- THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
- ALL TERRACE FLOOR AND PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
- ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANIZED STEP IRONS AT 300mm MIN CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS4198-1994.
- ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.
- GREENVIEW IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION PROVIDED ON THIS DRAWING.
- ALL LEVELS SHOWN ARE EXPECTED TO BE TO A.F.D.
- ALL CHANGES AND LEVELS ARE IN METERS, AND DIMENSIONS IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- THE SURVEY INFORMATION ON THIS DRAWING HAS BEEN PROVIDED BY THE ARCHITECT.
- CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A REGISTERED SURVEYOR.
- ALL E.D. DRAWINGS BY A REGISTERED SURVEYOR ARE REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
- WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN APPROVAL.
- WATER TREATMENT DEVICES TO STRICTLY COMPLY WITH MANUFACTURING SPECIFICATIONS.

#### RAINWATER REUSE SYSTEM NOTES

- RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIN CERTIFICATE (BY OTHERS).
- NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY.
- PROVIDE AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
- PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
- PROVIDE APPROPRIATE FLOAT VALVE AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL.
- ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
- PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
- ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
- PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPES (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345).
- EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED 'RAINWATER ON A METALLIC SIGN IN ACCORDANCE WITH AS1319.
- ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.
- ALL DOWNPIPES CHARGED TO THE RAINWATER TANK ARE TO BE SEALED UP TO GUTTER LEVEL AND BE PRESSURE TESTED AND CERTIFIED.
- TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF

- 13.1. PERMANENT AIR GAP
- 13.2. BACKFLOW PREVENTION DEVICE

#### SAFETY IN DESIGN NOTES

THERE ARE INHERENT RISKS WITH CONSTRUCTING, MAINTAINING, OPERATING, DEMOLISHING, DISMANTLING AND DISPOSING. WE NOTE THIS DESIGN IS TYPICAL OF SIMILAR DESIGNS. AS FAR AS IS REASONABLY PRACTICABLE RISKS HAVE BEEN ELIMINATED OR MINIMISED THROUGH THE DESIGN PROCESS. HAZARD CONTROLS MUST STILL BE IMPLEMENTED BY THE CONTRACTOR, OWNER OR OPERATOR TO ENSURE THE SAFETY OF WORKERS. GREENVIEW ASSESSMENT DID NOT IDENTIFY ANY UNIQUE RISKS ASSOCIATED WITH THE DESIGN.

#### EARTHWORK NOTES

- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES AND DEBRIS ETC. TO THE EXTENT OF THE PROPOSED DEVELOPED AREA.
- PROVIDE PROTECTION BARRIERS TO PROTECTED/SENSITIVE AREAS PRIOR TO ANY BULK EXCAVATION.
- OVER FULL AREA OF EARTHWORKS, CLEAR VEGETATION, RUBBISH, SLABS ETC. AND STRIP TOP SOIL. AVERAGE 200mm THICK. REMOVE FROM SITE, EXCEPT TOP SOIL FOR RE-USE.
- CUT AND FILL OVER THE SITE TO LEVELS REQUIRED.
- PRIOR TO ANY FILLING IN AREAS OF CUT OR IN EXISTING GROUND, PROOF ROLL THE EXPOSED SURFACE WITH A ROLLER OF MINIMUM WEIGHT OF 5 TONNES WITH A MINIMUM OF 10 PASSES.
- EXCAVATE AND REMOVE ANY SOFT SPOTS ENCOUNTERED DURING PROOF ROLLING AND REPLACE WITH APPROVED FILL COMPACTED IN LAYERS. THE WHOLE OF THE EXPOSED SUBGRADE AND FILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT  $\pm 2\%$ .
- FOR ON SITE FILLING AREAS, THE CONTRACTOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS.
- WHERE HARD ROCK IS EXPOSED IN THE EXCAVATED SUB-GRADE, THIS WILL BE INSPECTED AND A DECISION MADE ON THE LEVEL TO WHICH EXCAVATION IS TAKEN.
- FILL IN 200mm MAXIMUM (LOOSE THICKNESS) LAYERS TO UNDERSIDE OF BASECOURSE USING THE EXCAVATED MATERIAL AND COMPACTED TO 98% STANDARD (AS 1289 5.1.1). MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT  $\pm 2\%$  SHOULD THERE BE INSUFFICIENT MATERIAL FROM SITE EXCAVATIONS, IMPORT AS NECESSARY CLEAN GRANULAR FILL TO APPROVAL.
- COMPACTING TESTING SHALL BE CARRIED OUT AT THE RATE OF 2 TESTS PER 1000SQ METRES PER LAYER BY A REGISTERED NATA LABORATORY. THE COSTS OF TESTING AND RE-TESTING ARE TO BE ALLOWED FOR BY THE BUILDER.
- BATTERS TO BE AS SHOWN, OR MAXIMUM 1 VERT : 4 HORIZ.
- ALL CONDUITS AND MAINS SHALL BE LAID PRIOR TO LAYING FINAL PAVEMENT.
- ALL BATTERS AND FOOTPATHS ADJACENT TO ROADS SHALL BE TOP SOILED WITH 150mm APPROVED LOAM AND SEEDED UNLESS OTHERWISE SPECIFIED.

#### DRAINAGE INSTALLATION

#### RCP CONVENTIONAL

#### INSTALLATIONS & ROAD CROSSINGS

- SUPPLY & INSTALLATION OF DRAINAGE WORKS TO BE IN ACCORDANCE WITH THESE DRAWINGS, THE COUNCIL SPECIFICATION AND THE CURRENT APPLICABLE AUSTRALIAN STANDARDS.
- BACKFILL SHALL BE PLACED & COMPACTED IN ACCORDANCE WITH THE SPECIFICATION. A GRANULAR GRAVEL AGGREGATE MATERIAL (<10mm) BACKFILL IS RECOMMENDED FOR THE BEDDING, HAUNCH SUPPORT AND SIDE ZONE DUE TO ITS SELF COMPACTING ABILITY.
- A MINIMUM OF 150mm CLEARANCE IS TO BE PROVIDED BETWEEN THE OUTSIDE OF THE PIPE BARREL AND THE TRENCH WALL FOR PIPES < 600 DIA. 200mm CLEARANCE FOR PIPES 600 TO 1200 DIA AND 210 CLEARANCE FOR PIPES > 1200 DIA.
- BEDDING OF THE PIPELINES IS TO BE TYPE 'HS2' IN ACCORDANCE WITH THE STANDARDS AND AS FOLLOWS:

a. COMPACTED GRANULAR MATERIAL IS TO COMPLY WITH THE FOLLOWING GRADINGS:

M	19	2.3600	0.6000	0.3000	0.1500	0.0750
% MASS PASSING	100	50-100	20-90	10-60	0-25	0-10

-AND THE MATERIAL PASSING THE 0.075 SIEVE HAVING LOW PLASTICITY AS DESCRIBED IN APPENDIX D OF AS1726.

b. BEDDING DEPTH UNDER THE PIPE TO BE 100mm.

c. BEDDING MATERIAL TO BE EXTENDED FROM THE TOP OF THE BEDDING ZONE UP TO 0.3 TIMES PIPE OUTSIDE DIAMETER. THIS REPRESENTS THE HAUNCH ZONE.

d. THE BEDDING & HAUNCH ZONE MATERIAL IS TO BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 98% WITHIN ROAD RESERVES AND TRAFFICABLE AREAS AND 95% ELSEWHERE FOR COHESIVE MATERIAL OR A MINIMUM DENSITY INDEX OF 70% IN ACCORDANCE WITH THE STANDARDS FOR COHESIONLESS MATERIAL.

e. COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED ORGANISATION WITH A NATA CERTIFIED LABORATORY FOR ALL DRAINAGE LINES LAID WHOLLY OR IN PART UNDER THE KERB & GUTTER OR PAVEMENT

#### ROOF DRAINAGE

- ALL ROOF DRAINAGE IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATIONS.
- DOWNPIPES SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR FINAL LOCATIONS.
- ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE, UNLESS APPROVED OTHERWISE BY THE PROJECT ARCHITECT.
- ALL DOWNPIPES TO HAVE LEAF GUARDS.
- ALL EAVES GUTTERS ARE TO BE DESIGNED TO THE 5% AEP (20YR) STORM EVENTS UNO
- ALL EAVES GUTTER OVERFLOWS ARE TO BE IN ACCORDANCE WITH AS3500.3 G3
- ALL BOX GUTTERS ARE TO BE DESIGNED TO CATER TO THE 1% AEP (100YR) STORM EVENTS UNO
- IN ACCORDANCE WITH AS3500.3 CLAUSE 3.7.6.6, BOX GUTTERS SHALL:
  - BE STRAIGHT (WITHOUT CHANGE IN DIRECTION)
  - HAVE A HORIZONTAL CONSTANT WIDTH BASE (SOLE) WITH VERTICAL SIDES IN A CROSS-SECTION.
  - HAVE A CONSTANT LONGITUDINAL SLOPE BETWEEN 1:200 AND 1:40.
  - DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE OF DIRECTION (I.E. NOT TO THE SIDE); AND
  - BE SEALED TO THE RAINHEADS AND SUMPS.
- GREENVIEW RECOMMENDS THAT THE BUILDER VERIFIES THAT ANY AND ALL BOX GUTTERS HAVE BEEN DESIGNED BY A QUALIFIED CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS.
- GREENVIEW RECOMMENDS A SPECIFIC INSPECTION AND CERTIFICATION BY A QUALIFIED CIVIL ENGINEER OF ANY AND ALL BOX GUTTERS INSTALLED ON THE PROJECT PRIOR TO OCCUPATION CERTIFICATE
- ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE.

#### STORMWATER DRAINAGE NOTES

- STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATION
- MINIMUM PIT DIMENSIONS ARE TO BE IN ACCORDANCE WITH AS3500.3 TABLE 7.5.2.1 WHICH PROVIDES GUIDANCE ACCORDING TO PIT DEPTH U.N.O.

TABLE 7.5.2.1

Depth to invert of outlet	Minimum internal dimensions mm		
	Rectangular	Circular	
	Width	Length	Diameter
≤450	350	350	—
≤600	450	450	600
>600 ≤900	600	600	900
>900 ≤1200	600	900	1000
>1200	900	900	1000

- PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
- PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2
- ALL PIPES LOCATED IN LANDSCAPE AREAS TO HAVE 300mm COVER, WHERE NOT POSSIBLE AND COVER IS BETWEEN 150mm AND 300mm USE SEWER GRADE PIPE.
- PIPES 225mm DIA. AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O.
- PIPES UP TO 150mm DIA SHALL BE LAID AT 1.0% MIN. GRADE U.N.O
- BACKFILL TRENCHES USING THE EXCAVATED MATERIAL AND COMPACTED TO 98% OF STANDARD DENSITY.
- ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS
- THE MINIMUM SIZES OF THE STORMWATER DRAINAGE PIPES SHALL NOT BE LESS THAN 90mm DIA FOR CLASS 1 BUILDINGS AND 100mm DIA FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY.
- BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS.
- ALL LANDSCAPED PITS TO BE MIN 450 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
- GREENVIEW RECOMMENDS ALL COURTYARDS TO HAVE 450 SQUARE PLASTIC PIT INSTALLED WITH A 150mm DIA. CONNECTION TO FORMAL DRAINAGE SYSTEM.
- ALL DRIVEWAY PITS TO BE MIN 600 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
- ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
- ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG
- GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION WHERE APPLICABLE
- ALL BASES OF PITS TO BE BENCHD (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE
- ANY VARIATION TO THAT WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE COMMENCEMENT.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL GRATES TO HAVE CHILDPROOF LOCKS
- ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILLING.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL
- WATER PROOF ALL CONCRETE BALCONIES & ROOFS TO ARCHITECTS DETAILS
- ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW.
- ALL SUBSOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE CONSULTANT.
- SUBSOIL DRAINAGE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS. LAY PIPES ON FLOOR OF TRENCH GRADED AT 1% MIN. AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL. PROVIDE FLUSHING EYE'S AT HIGH POINTS OR TO COUNCILS REQUIREMENTS.
- ALL GRATES IN AREAS OF FREQUENT PEDESTRIAN TRAFFIC (IE FOOTPATHS, WALKWAYS, ETC.) TO BE HEELPROOF GRATE.
- REFER ARCHITECTS DETAIL FOR GRATE FINISH (IE STAINLESS STEEL OR GALVANISED)
- GRATES TO BE IN ACCORDANCE WITH TABLE BELOW:

#### PIT GRATE INLINE TYPE

GRATE TYPE	TRAFFIC CONDITIONS
A - EXTRA LIGHT DUTY	FOOTWAYS AND AREAS ACCESSIBLE ONLY TO PEDESTRIANS AND PEDAL CYCLISTS.
B - LIGHT DUTY	FOOTWAYS THAT CAN BE MOUNTED BY VEHICLES.
C - MEDIUM DUTY	MALLS AND PEDESTRIAN AREAS OPEN TO SLOW MOVING COMMERCIAL VEHICLES.
D - HEAVY DUTY	CARRIAGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES.

TABLE AS PER AS3699 - 2006. ENGINEER TO BE NOTIFIED IF LOAD CONDITIONS LISTED ABOVE ARE EXCEEDED

- COVER TO PIPE TO BE AS PER TABLE BELOW:

#### COVER TABLE

LOCATION	PIPE TYPE	COVER
LANDSCAPE	PVC	300
LANDSCAPE (SINGLE DWELLING)	PVC	100
UNDER TRAFFICABLE AREA	PVC	100 BELOW UNDERSIDE OF PAVEMENT
CONCRETE	STEEL	NIL BELOW UNDERSIDE OF PAVEMENT
ROADS	RCP	500 BELOW UNDERSIDE OF PAVEMENT

#### STORMWATER DRAINAGE NOTES CONTINUED

- GREENVIEW'S STORMWATER SYSTEM HAS BEEN DESIGNED TO CAPTURE SURFACE RUNOFF FROM THE SITE ITSELF BUT DOES NOT INCORPORATE SPECIFIC GROUNDWATER CAPTURE MECHANISMS. IN SOME CASES, GROUNDWATER INUNDATION MAY BE A SIGNIFICANT SOURCE OF WATER DURING A STORM EVENT. GREENVIEW RECOMMENDS THAT ALL RETAINING WALLS CLOSE TO HABITABLE AREAS BE FITTED WITH AN IMPERMEABLE MEMBRANE AND SUBSOIL DRAINAGE TO PREVENT GROUNDWATER INGRESS.
- GREENVIEW RECOMMENDS ALL IN-GROUND STORMWATER PIPE RUNS ARE SET OUT BY THE BUILDER PRIOR TO COMMENCEMENT OF WORKS. WHERE 300mm COVER IS NOT ACHIEVED, NOTIFY ENGINEER.
- WHERE STORMWATER DRAINAGE WORKS ARE TO BE UNDERTAKEN PRIOR TO THE CONSTRUCTION OF THE BUILDING, THE BUILDER IS TO SET OUT THE FLOOR LEVELS AND ENSURE PROPOSED STORMWATER DRAINAGE LEVELS AND BUILDING LEVELS ARE COMPATIBLE. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.

#### ON-SITE DETENTION

- ON-SITE DETENTION (OSD) TANKS ARE TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATIONS.
- IT IS CRITICAL THAT THE MINIMUM OSD VOLUME AS CALCULATED BY THE DESIGN AND NOTED ON THESE PLANS IS ACHIEVED ON SITE. VOLUMES TO BE VERIFIED BE REGISTERED SURVEYOR AND NOTED IN THE WAE SURVEY PRIOR TO CERTIFICATION
- OSD VOLUME MAY BE ACHIEVED IN BELOW GROUND TANK, OR ABOVE GROUND PONDING, OR RAINWATER TANK OFFSET, OR INFILTRATION/ABSORPTION SYSTEM. EACH OPTION HAS SPECIFIC GUIDELINES FOR HOW STORMWATER FLOWS ARE TO BE CONTROLLED AND DISCHARGED.
- PONDING AND OVERFLOW LEVELS FROM THE OSD SHALL BE NOT LESS THAN 300mm BELOW ADJACENT HABITABLE FLOOR LEVELS OF BUILDINGS AND NOT LESS THAN 150mm BELOW NON-HABITABLE FLOOR LEVELS (AS3500.1 CLAUSE 7.10.1)

#### BELOW GROUND OSD TANKS

- THE HYDRAULIC CONTROL FOR THE STORAGE (USUALLY ORIFICE PLATE) SHALL BE FIRMLY FIXED IN PLACE TO PREVENT REMOVAL OR TAMPERING. A PLATE OF 3mm TO 5mm THICK STAINLESS STEEL WITH A CIRCULAR HOLE SHALL BE USED, PROVIDED:
  - IT IS MACHINED TO ON-ACCURACY
  - IT RETAINS A SHARP EDGE; AND
  - THE ORIFICE DIAMETER IS NOT LESS THAN 25mm (AS 3500.3 CLAUSE 7.10.2
- INSPECTION / ACCESS OPENINGS SHALL BE PROVIDED ABOVE THE LOCATION OF THE OUTLET WITH DIMENSIONS AT LEAST 600mm x 600mm OR 600mm DIAMETER FOR STORAGES UP TO 800mm DEEP AND 600mm x 900mm FOR DEEPER STORAGES. THERE SHALL BE NO IMPEDIMENTS TO THE REMOVAL OF DEBRIS THROUGH THIS OPENING. INSPECTION SHALL BE POSSIBLE WITHOUT RESIDENTS OR OWNERS HAVING TO REMOVE HEAVY ACCESS COVERS. (AS3500.3 CLAUSE 7.10.2.b.ii)
- WHERE STORAGES ARE NOT DEEP ENOUGH TO WORK IN (<1.5m DEEP), ACCESS SHALL BE PROVIDED AT INTERVALS OF APPROXIMATELY 10m TO ALLOW THE SYSTEM TO BE FLUSHED TO THE STORAGE OUTLET< ACCESS SHALL BE PROVIDED AT THE OUTLET (AS3500.3 CLAUSE 7.10.2.b.iii)
- A SUMP SHALL BE PROVIDED AT THE OUTLET POINT. SET BELOW THE LEVEL OF THE MAIN STORAGE TO COLLECT DEBRIS. WHERE A DISCHARGE CONTROL PIT IS INCLUDED IN THE STORAGE< THIS SHALL CONTAIN A SUMP SET A MINIMUM OF 1.5 TIMES THE DIAMETER OF THE ORIFICE OF THE OUTLET BELOW THE CENTRE OF THE ORIFICE. SUMPS SHALL BE PROVIDED WITH WEEP HOLES TO DRAIN OUT TO THE SURROUNDING SOIL, AND SHALL BE FOUNDDED ON A COMPACTED GRANULAR BASE.
- WHERE THE DEPTH OF THE TANK EXCEEDS 1.2m, A LADDER IN ACCORDANCE WITH AS3500.3 CLAUSE 7.5.5.4 SHALL BE INSTALLED.
- BELOW GROUND OSD SYSTEMS SHALL CONFORM WITH AS2865. WITH THE FOLLOWING CHARACTERISTICS SHOULD BE PROVIDED TO COVER EACH ORIFICE OUTLET:
  - FOR ORIFICES UP TO 150mm DIA., A FINE APERTURE-EXPANDED METAL MESH SCREEN WITH A MINIMUM AREA OF 50 TIMES THE AREA OF THE ORIFICE. FOR LARGER DIA. ORIFICES, A COARSER GRID MESH WITH A MINIMUM AREA OF 20 TIMES THE ORIFICE AREA MAY BE USED AS AN ALTERNATIVE.
  - STEEL SCREENS SHOULD BE STAINLESS STEEL OR HOT-DIP GALVANIZED
  - WHERE APERTURE-EXPANDED MESH SCREENS ARE EMPLOYED, THEY SHOULD BE POSITIONED SO THAT THE OVAL-SHAPED HOLES ARE HORIZONTAL, WITH THE PROTRUDING LIP ANGLED UPWARDS AND FACING DOWNSTREAM. A HANDLE MAY BE FITTED TO ENSURE CORRECT ORIENTATION AND EASY REMOVAL FOR MAINTENANCE.
  - SCREENS SHOULD BE PLACED NO FLATTER THAN 45 DEGREES TO THE HORIZONTAL IN SHALLOW STORAGES UP TO 600mm DEEP. IN DEEPER OR MORE REMOTE LOCATIONS, THE MINIMUM ANGLE SHOULD BE 60 DEGREES TO THE HORIZONTAL.
- IF THE BELOW GROUND OSD DRAINAGE IS SEALED, A VENT SHOULD BE PROVIDED TO EXPEL ANY NOXIOUS GASES (AS3500.3 CLAUSE 7.10.2.D.B).
- THE STORAGE SHOULD BE DESIGNED TO FILL WITHOUT CAUSING OVERFLOWS IN UPSTREAM CONDUITS DUE TO BACKWATER EFFECTS (AS3500.3 CLAUSE 7.10.2.C)
- BELOW GROUND STORAGES SHALL BE CONSTRUCTED OF CONCRETE, MASONRY, ALUMINIUM/ZINC AND ALUMINIUM/ZINC/MAGNESIUM ALLOY-COATED STEEL, ZINC-COATED STEEL, GALVANISED IRON OR PLASTICS (AS3500.3 7.10.3)

#### MAINTENANCE SCHEDULE: ON

#### SITE DETENTION (OSD)

ALL OSD MAINTENANCE TASKS SHOULD BE UNDERTAKEN AFTER A SIGNIFICANT STORM EVENT

#### 6 MONTHLY

ELEMENT	TASK	DESCRIPTION / ACTION
ORIFICE PLATE	INSPECT FOR BLOCKAGE	CHECK PLATE FOR BLOCKAGE AND CLEAN
TRASH SCREEN	CHECK / CLEAN	CHECK AND CLEAN TRASH SCREEN
PIT SUMP	CHECK FOR SEDIMENT	CHECK FOR SEDIMENT / LITTER / SLUDGE AND CLEAN-OUT
GRATED LIDS	CHECK FOR DAMAGE	CHECK FOR CORROSION OR OTHER DAMAGE AND REPAIR / REPLACE AS NEEDED
	CLEAR BLOCKAGES	CHECK AND CLEAR BLOCKAGES
STORAGE LIDS	CHECK	REMOVE DEBRIS / MULCH / LITTER / SEDIMENT
OUTLET PIPES	CHECK FOR BLOCKAGES	CHECK / CLEAN / FLUSH OUTLET PIPES, REMOVE ANY BLOCKAGES
STEP IRONS	CHECK FIXING	ENSURE STEP-IRON FIXINGS ARE SECURE AND REPAIR AS NEEDED

#### ANNUALLY

ELEMENT	TASK	DESCRIPTION / ACTION
ORIFICE PLATE	CHECK ATTACHMENT	ENSURE PLATE IS MOUNTED SECURELY, TIGHTEN AND SEAL GAPS AS REQUIRED
TRASH SCREEN	CHECK ATTACHMENT	ENSURE PLATE IS MOUNTED SECURELY, TIGHTEN AND SEAL GAPS AS REQUIRED
	CHECK CORROSION	CHECK TRASH SCREEN FOR CORROSION, ESPECIALLY AT CORNERS NEAR WELDS AND REPAIR / REPLACE AS NEEDED
STEP IRONS	CHECK FOR CORROSION	EXAMINE STEP IRONS AND REPAIR ANY DAMAGE
INTERNAL WALLS	CHECK	CHECK FOR CRACKS / SPALLING AND REPAIR AS NEEDED
OSD SURROUNDS	CHECK FOR SUBSIDENCE	CHECK FOR SUBSIDENCE (WHICH MAY INDICATE LEAKS) AND REPAIR AS NEEDED

#### 5-YEARLY

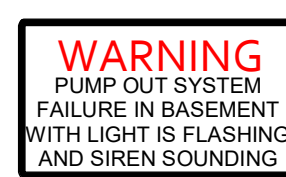
ELEMENT	TASK	DESCRIPTION / ACTION
ORIFICE PLATE	CHECK ORIFICE PLATE	CHECK ORIFICE SIZE AGAINST WAE AND CHECK FOR FITTING / SCARRING. REPLACE IF NECESSARY

#### COLOUR LEGEND

NEW (REFER TO SCHEDULES FOR COLOUR DEFINITION)
EXISTING
REMOVED OR RELOCATED

GREENVIEW CIVIL SHEET LIST		
No.	SHEET NAME	REV.
C01	NOTES & LEGENDS	5
C02	GROUND FLOOR DRAINAGE PLAN	6
C03	SITE STORMWATER DETAILS SHEET 1	5
C04	ROAD FRONTAGE PLAN	6

#### RECOMMENDED SAFETY SIGNS



#### BASEMENT PUMP OUT FAILURE WARNING SIGN

- SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT



#### CONFINED SPACE DANGER SIGN

- A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANKS CONFINED SPACE.
  - MINIMUM DIMENSIONS OF THE SIGN
    - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
    - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)
- THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE
- SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

#### EXISTING SERVICES



#### ABBREVIATIONS

DP	DOWN PIPE
FFL	PROPOSED FINISHED FLOOR LEVEL
GL	PROPOSED PIT SURFACE LEVEL
IL	PROPOSED PIT INVERT LEVEL
IO	INSPECTION OPENING
K&G	KERB & GUTTER
P	FINISHED PAVEMENT LEVEL
RVO	REINFORCED CONCRETE PIPE
RCP	ROLL KERB & GUTTER
RL	FINISHED SURFACE LEVEL
RWT	RAINWATER DRAINAGE OUTLET
TK	PROPOSED RAINWATER TANK
TOW	TOP OF NEW KERB LEVEL
TWL	TOP OF NEW RETAINING WALL LEVEL
UPVC	TOP OF WATER LEVEL
VD	RIGID PVC PIPE
	VERTICAL DROPPER

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2	25.08.2021	JPS	ISSUED FOR APPROVAL	
1	06.08.2021	JPS	ISSUED FOR APPROVAL	
REV.	DATE	BY	DESCRIPTION	

## PROPOSED DEVELOPMENT

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DKT Studio



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## CIVIL DESIGN

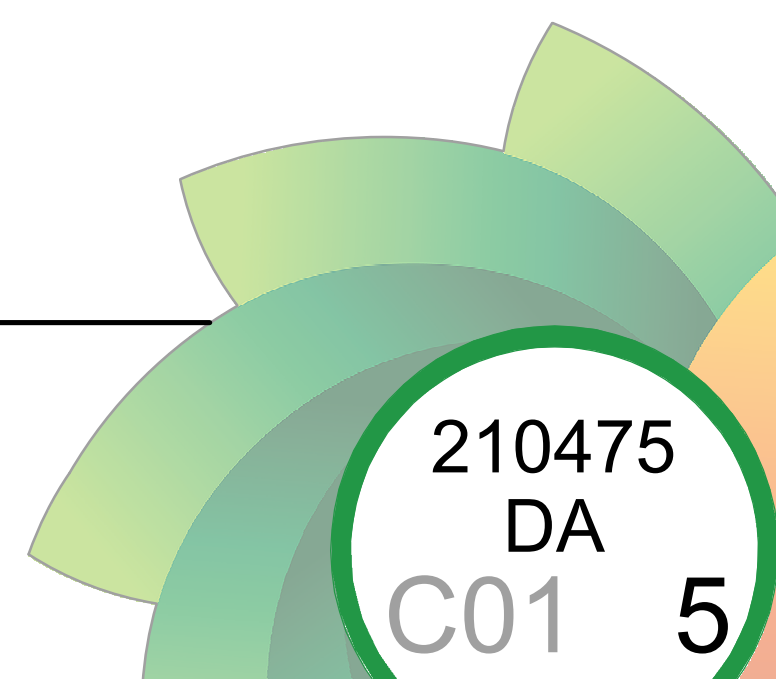
## NOTES & LEGENDS

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SCALE: 1 : 100





GROUND FLOOR DRAINAGE PLAN  
Scale: 1 : 100

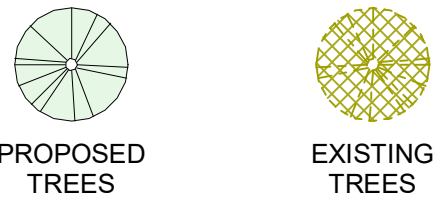
DETERMINED by the New South Wales Land & Housing Corporation on:

11/11/2022

1. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
2. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
3. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.
4. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
5. ALL BASES OF PITS TO BE BENCHMARKED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
6. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE WHERE IN TRAFFICABLE AREAS.
7. PROVIDE 100mm GAP IN BASE OF FENCE FOR EMERGENCY OVERFLOWS.
8. PROVIDE SUBSOIL DRAINAGE AND OUTLETS TO ALL ON PODIUM PLANTER BOXES. OUTLET PIPES NOT SHOWN FOR CLARITY OF DOCUMENTATION.
9. ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE.

GENERAL LEGEND

- LANDSCAPE
- BYPASS LANDSCAPE
- LANDSCAPE ON PODIUM SLAB
- HARDSTAND
- ROOF AREA TO DRAIN
- EXISTING ROOF AREA TO DRAIN
- EASEMENT FOR DRAINAGE
- OSD



CIV - FIXTURES SCHEDULE		
	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER STRIP DRAIN
	300W	GRATED STRIP DRAIN

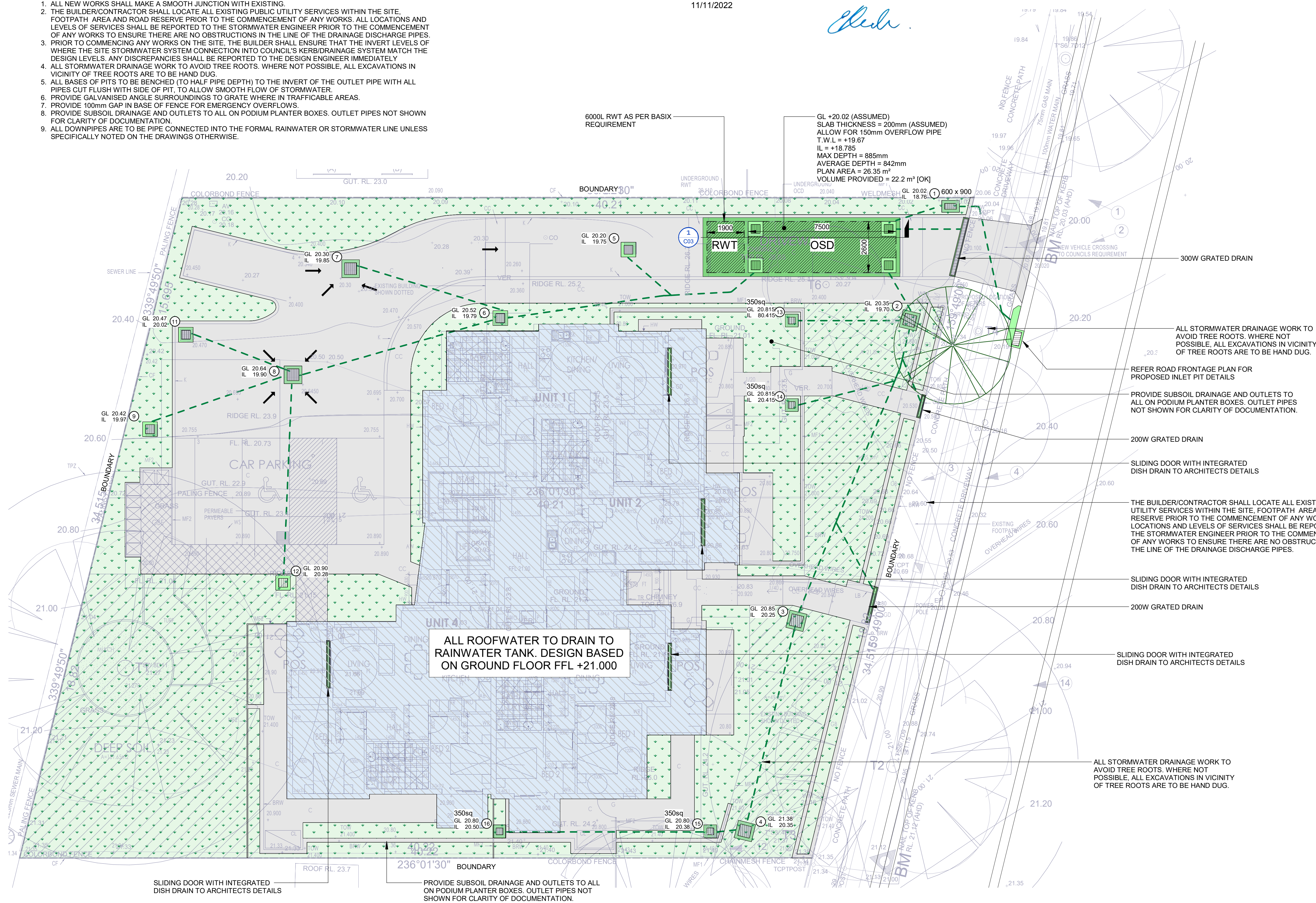
CIV - STANDARD SYMBOLS	
	DESCRIPTION
	FALL ARROW

CIV - STORMWATER SERVICES		
	TYPE	DESCRIPTION
	STW	STORMWATER

OSD CALCULATIONS

- STRATHFIELD LGA
  - USE STRATHFIELD SSR / PSD VALUES FOR RESIDENTIAL DWELLINGS
  - SITE AREA = 1348m<sup>2</sup>
- TRIAL PIPE DIAMETER = 130mm  
TRIAL OSD AREA = 26m<sup>2</sup>  
FACTOR SSR = 1.0  
PIPE AREA = 0.0133m<sup>2</sup>
- GROUP 1: RESIDENTIAL (BASED ON 70% IMPERVIOUS SITE)

ARI	SSR (m <sup>2</sup> /1000m <sup>2</sup> )	PSD (L/s/1000m <sup>2</sup> )	SSR (m <sup>2</sup> )	PSD (L/s)	H (OVER CL) (m)	Q (L/s)
2	6	13	8.1	17.5	0.24607	17.5
10	9	17	12.1	22.9	0.40161	22.4
100	12	23	20.2	31.0	0.71289	29.8



REV.	DATE	BY	DESCRIPTION
7	24.11.2021	JPS	DA ISSUE
6	23.11.2021	JPS	DA ISSUE
5	27.10.2021	JPS	DA ISSUE
4	26.10.2021	JPS	DA ISSUE
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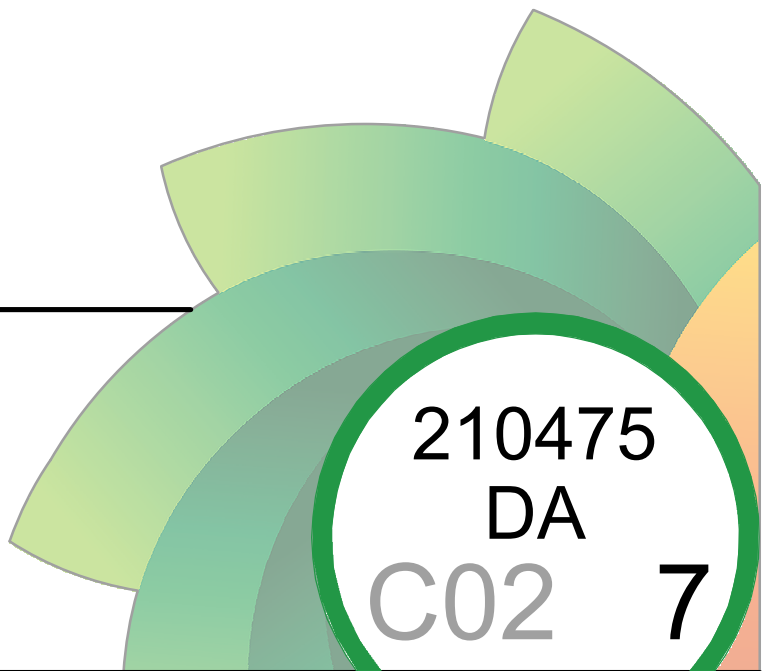
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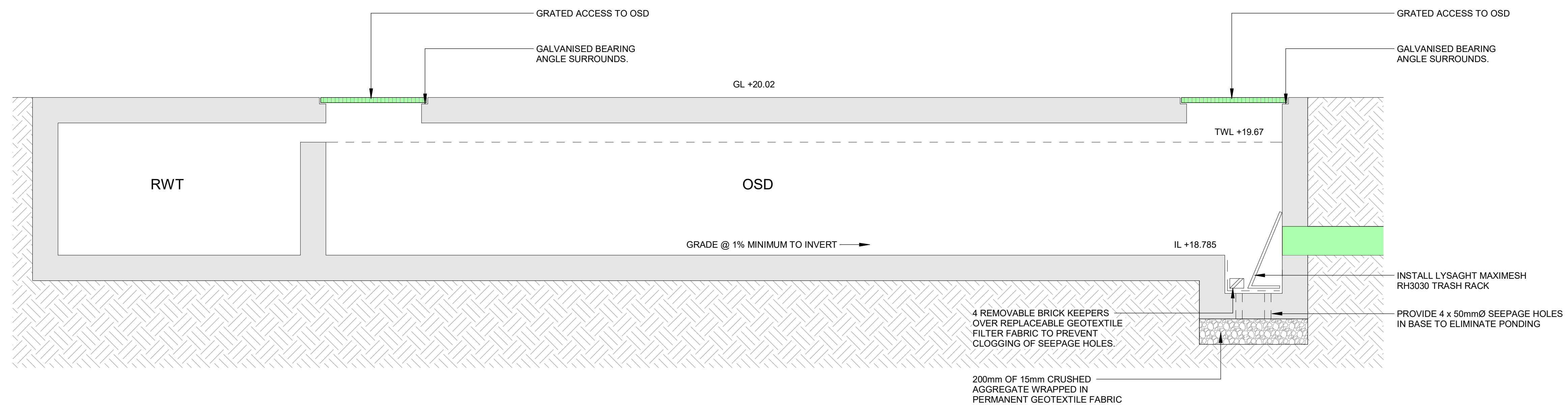
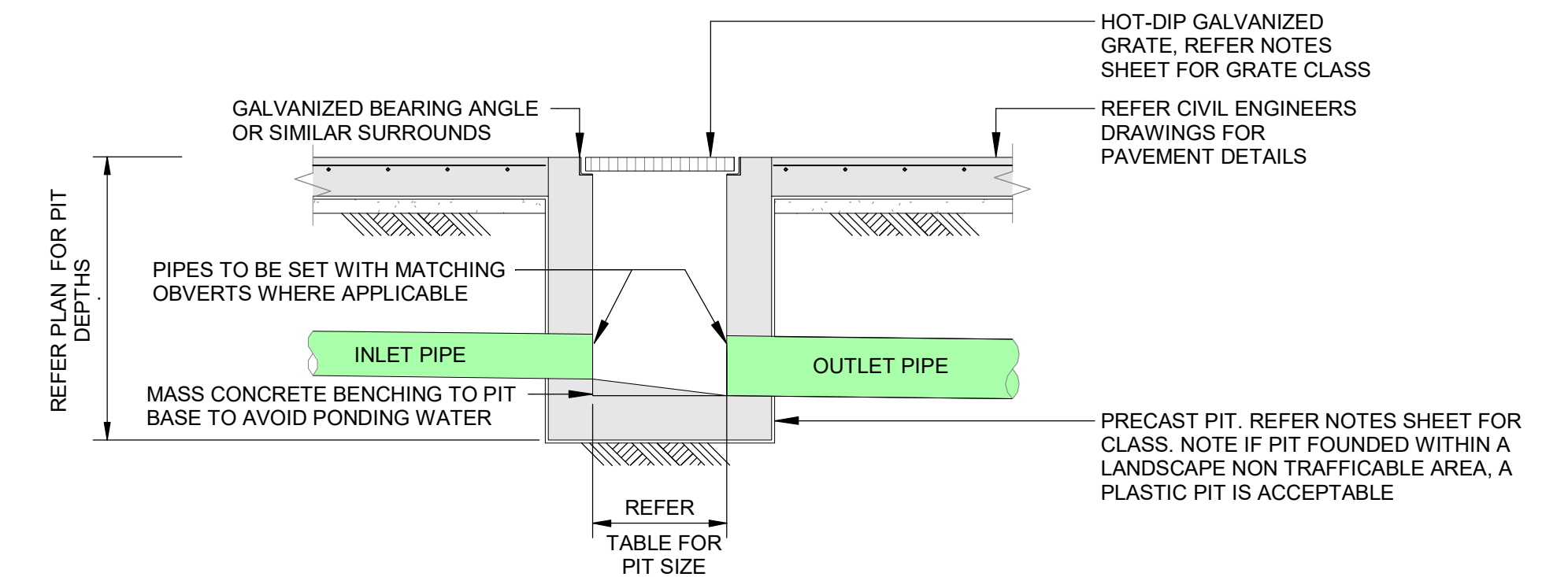
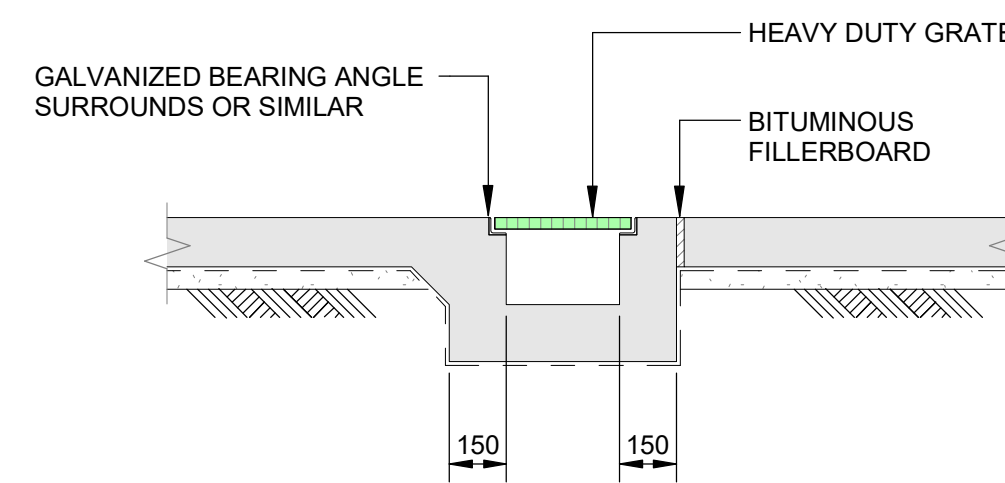
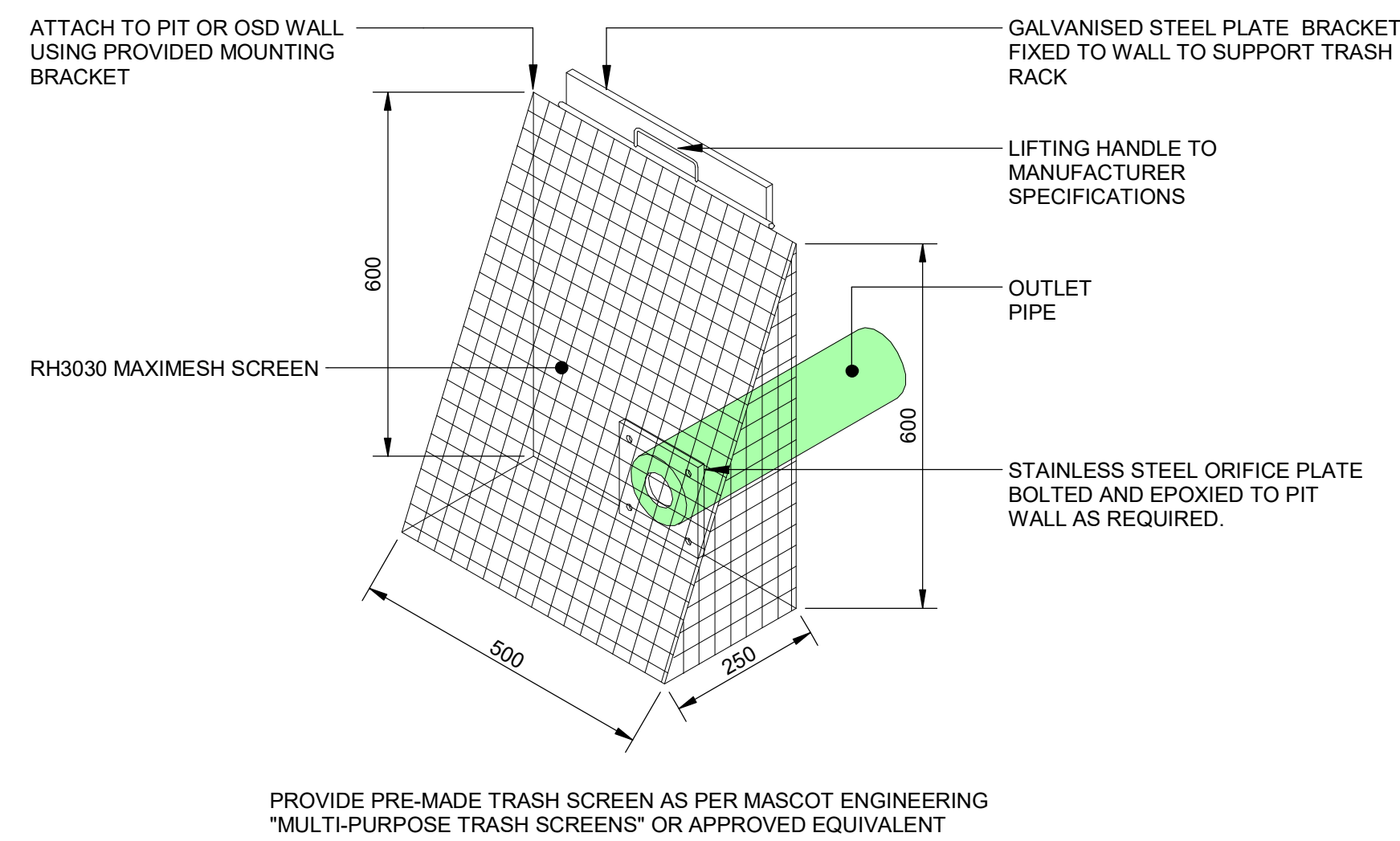
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CIVIL DESIGN

GROUND FLOOR DRAINAGE PLAN



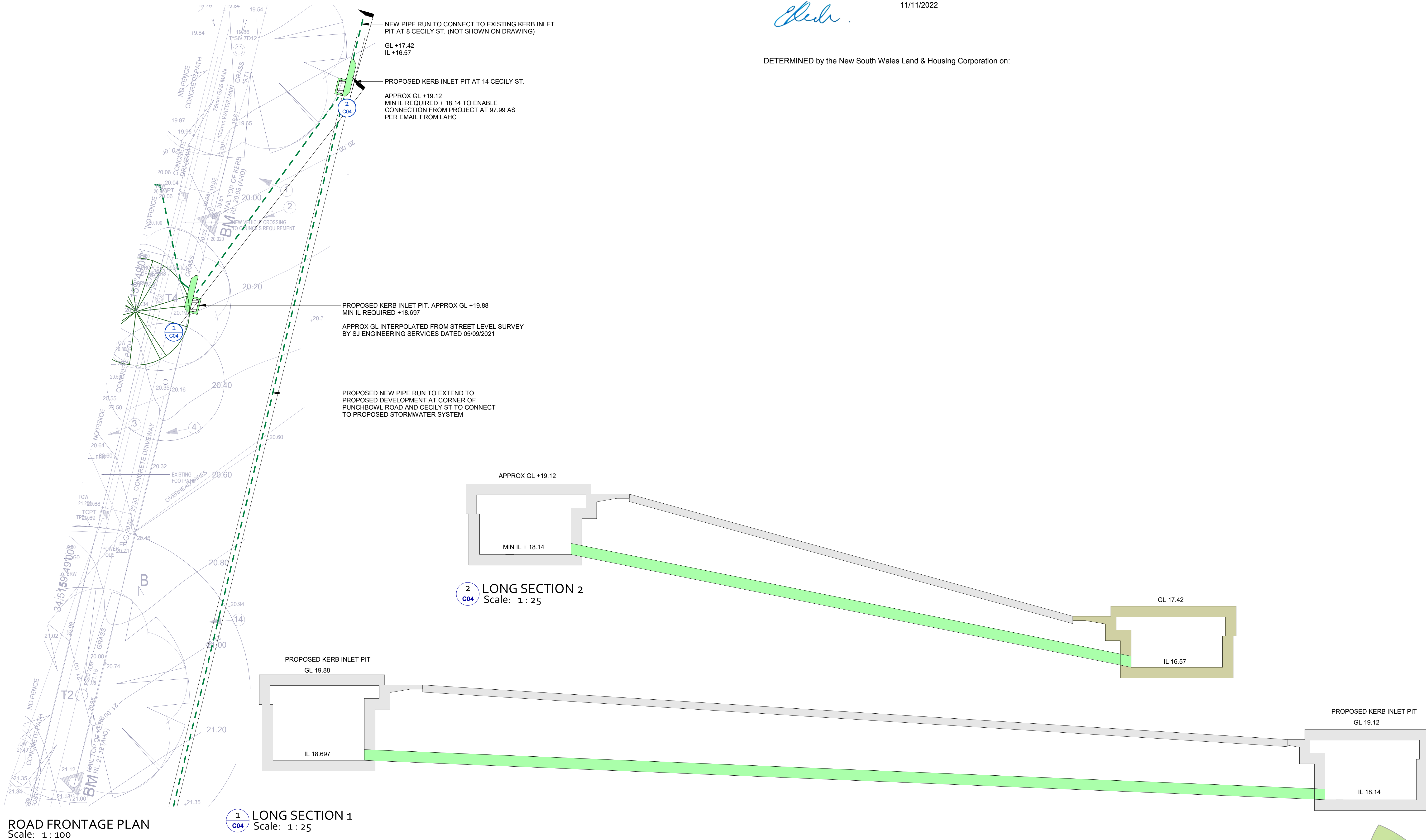




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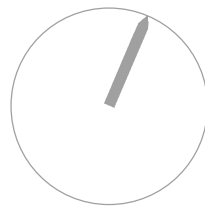


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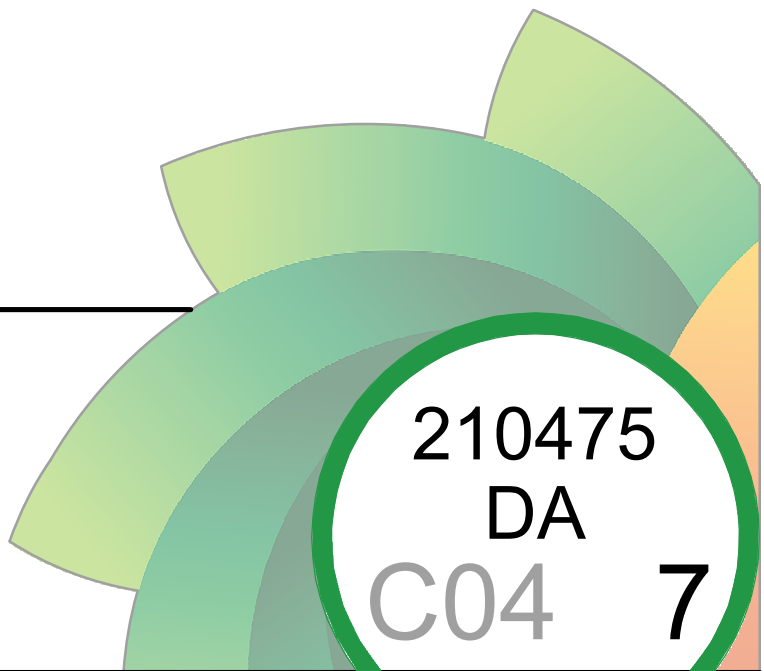
ROAD FRONTAGE PLAN

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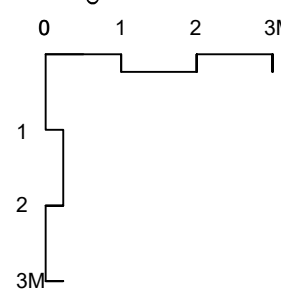
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## LEGEND

- 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 "Sir Walter Buffalo" turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.
- brick garden edging  
Lay a single course 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 'Redgum Horticultural 07/06/21 ph: 02 8847 3586)
- existing trees to be retained  
For additional information regarding trees to be retained refer to the Arborists report prepared by 'Redgum Horticultural 07/06/21 ph: 02 8847 3586)
- mulch only area  
Do not bulk excavate area, gently grade area to create a smooth surface (do not damage tree roots) lay weedmat over entire area, spread 75mm depth selected native organic mulch.
- 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.

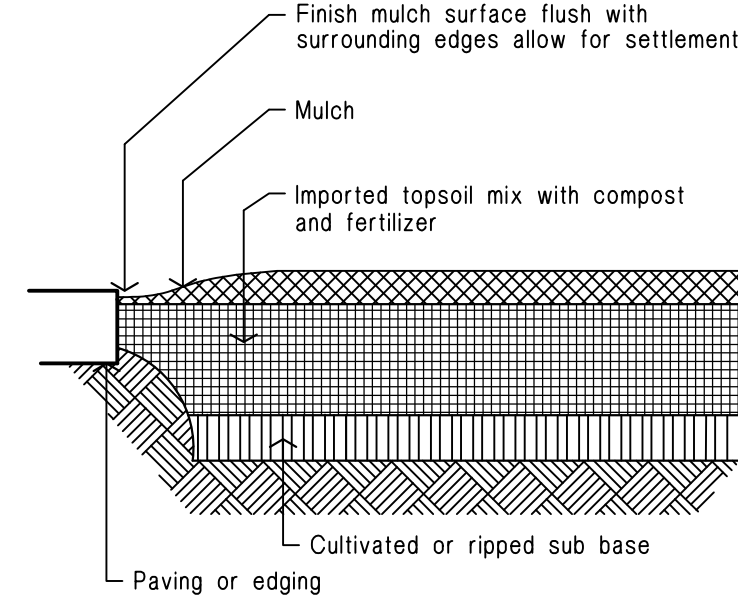
**maintenance:**  
All landscape works are to be maintained for a period of 12 months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

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

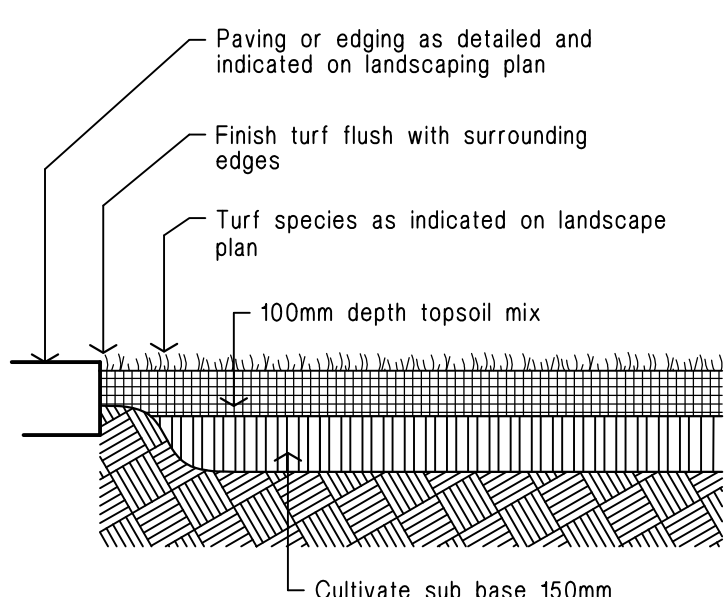
## PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
<b>■ Trees</b>				
B	Elaeocarpus eumundii (Smooth leaved Quandong - 8m)	1	35 litre	yes
E	Elaeocarpus reticulatus (Blue berry ash - 8m)	5	35 litre	yes
L	Lophostemon conferta (Brush box - 12m)	1	100 litre	yes
<b>■ Shrubs</b>				
Cci	Casuarina 'Cousin it' (Prostrate casuarina - 0.3m)	66	5 litre	-
Cma	Callistemon 'Macarthur' (Bottlebrush - 1.8m)	2	5 litre	-
Chr	Callistemon 'Hannah Ray' (Bottlebrush - 5m)	1	5 litre	-
Cs	Canella sasanqua (Sasanqua - 3m)	3	15 litre	yes
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)	53	5 litre	-
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	11	5 litre	-
Gpc	Grevillea 'Peaches & Cream' (Grevillea - 1.5m)	5	5 litre	-
Gry	Grevillea Rhyolitica (Deva Grevillea - 1.5m)	5	5 litre	-
Gl	Grevillea 'Moonlight' (Moonlight grevillea - 3m)	1	5 litre	-
Hyl	Hymenosporum flavum 'Lushious' (Native frangipani - 0.5m)	64	5 litre	-
Lc	Leptospermum 'Cardwell' (Dwarf Tea Tree - 2m)	3	5 litre	-
Mt	Melaleuca thymifolia (Rock Myrtle - 1m)	12	5 litre	-
Mct	Melaleuca 'Claret Tops' (Paperbark - 1.2m)	5	5 litre	-
Px	Philodendron xanadu (Dwarf philodendron - 0.5m)	13	5 litre	-
Rsm	Raphiolepis 'Snow maidens' (Indian hawthorne - 0.75m)	34	5 litre	-
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)	6	5 litre	-
Srf	Syzygium leucomanthi 'Royal flame' (Lilly Pilly - 2m)	3	5 litre	-
Ww	Westringia 'Wynabbie gem' (Coastal rosemary - 2m)	21	5 litre	-
<b>■ Groundcovers</b>				
Cm	Clivia miniata (Kaffir lily - 0.5m)	15	150mm pot	-
Dj	Dianella 'Little jess' (Dianella - 0.4m)	37	150mm pot	-
Gpm	Grevillea 'Pink Midget' (Prostrate Grevillea - 0.3m)	2	150mm pot	-
Gm	Grevillea royal mantle (Prostrate Grevillea - 0.3m)	7	150mm pot	-
Hs	Hibbertia scandens (Guinea flower - climber)	13	150mm pot	-
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)	41	150mm pot	-
Li	Lomandra longifolia (Lomandra - 1m)	8	150mm pot	-
My	Myoporum parvifolium (Creeping Boobiala - 0.2m)	5	150mm pot	-

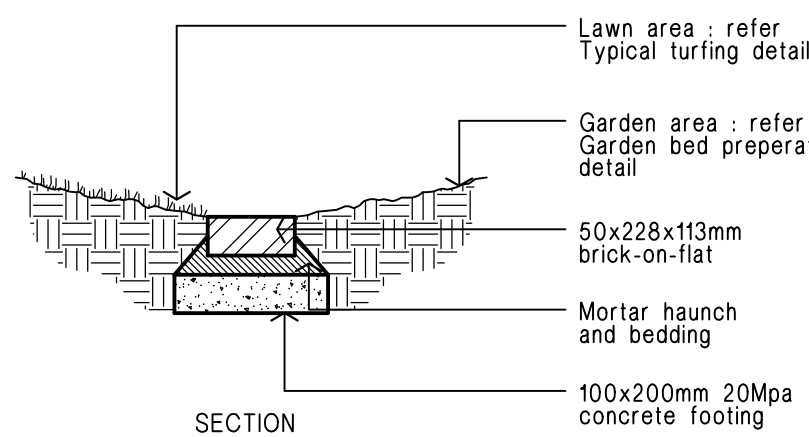
**DO NOT DAMAGE ROOTS OF EXISTING BRUSH BOX TREE**  
Do not bulk excavate garden beds within drip line of existing tree. Each new plant is to be planted in an individually hand dug hole, spread 75mm depth of native mulch over the entire area.



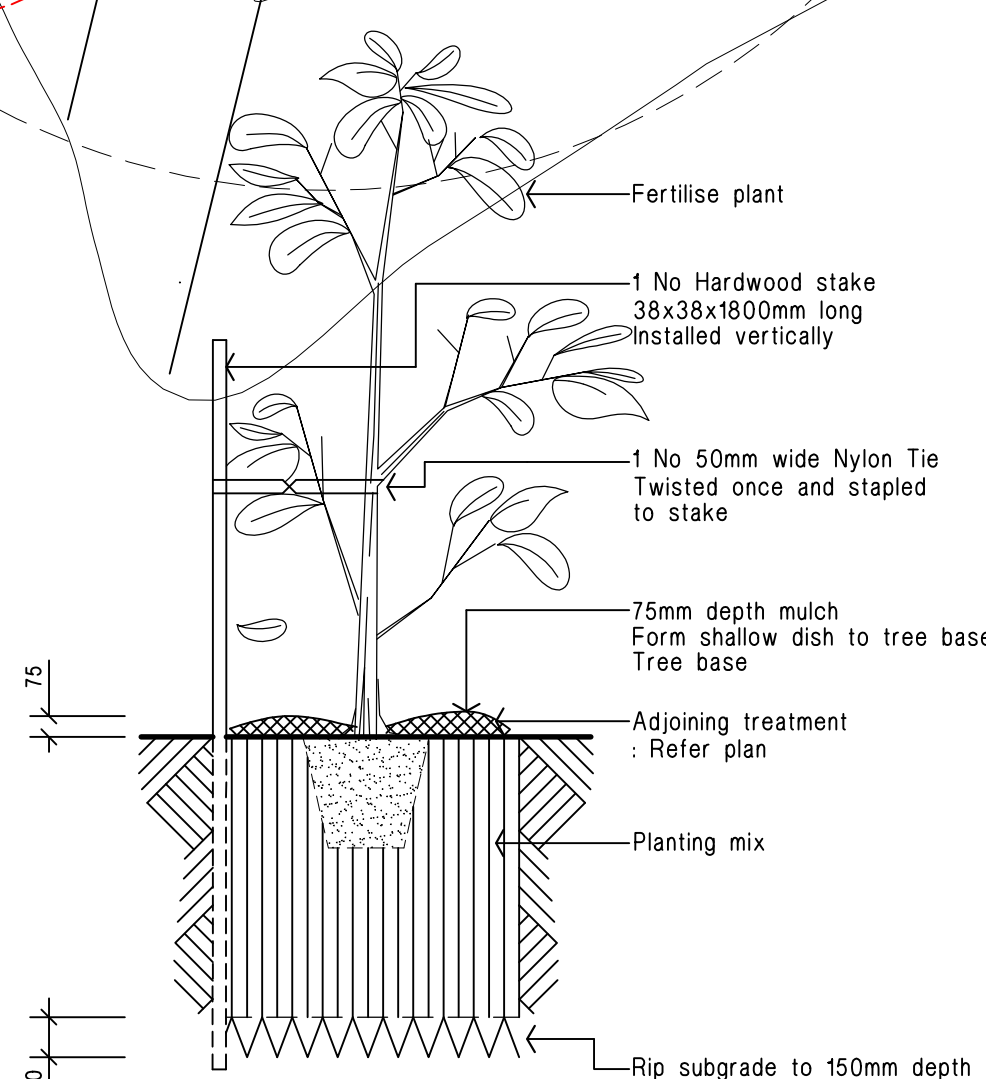
**Ground preparation**  
**Planting area using imported topsoil**  
**Detail.** Not.To.Scale.



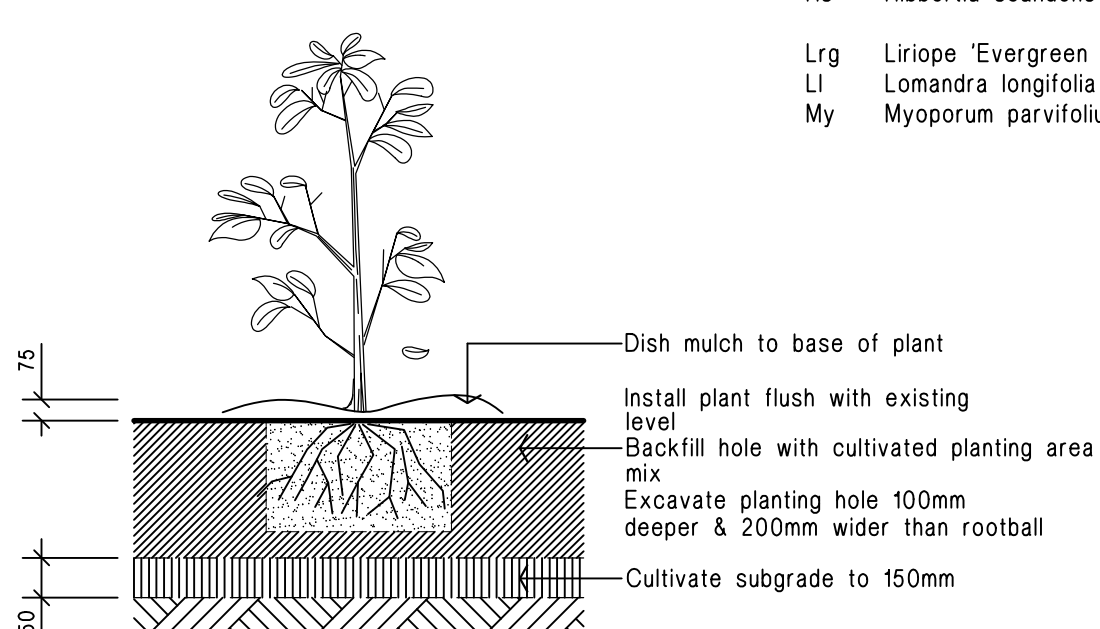
**Ground preparation**  
**Grassed area: turf using imported topsoil**  
**Detail.** Not.To.Scale.



**Brick garden edge**  
**Detail.**



**15 - 35 litre Tree planting**  
**Detail.** Not.To.Scale.



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