ACTIVITY DETERMINATION

Project No. BGYPX

Conflict of Interest[1]

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Acting 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 Acting Chief Executive Officer, Land & Housing Corporation as soon as I become aware of a possible conflict of interest.

Signed.....

Name.....Emma Nicholson

Dated...25 November 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
62-66	Pank Parade

Suburb, town or locality	Postcode
Blacktown, NSW	2148

Local Government Area(s)	Real property description (Lot and DP)
Blacktown	Lots 46, 47 & 48 DP 32163

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.*

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 3 existing dwellings and structures, removal of trees, and the construction of a 12 dwelling **seniors housing development** comprising 6 x 1 bedroom and 6 x 2 bedroom self-contained dwellings, with associated landscaping and fencing, surface parking for 6 cars, and consolidation of 3 lots into a single lot.

Signed.....  ..... **Dated...25 November 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	DA00	2	23.06.2023	Stanton Dahl Architects
Perspective Images	DA01	2	23.06.2023	Stanton Dahl Architects
Site Plan & Block Analysis Plan	DA02	2	23.06.2023	Stanton Dahl Architects
Site & External Works Plan	DA03	2	23.06.2023	Stanton Dahl Architects
Ground & First Floor Plan (Block A)	DA04	2	23.06.2023	Stanton Dahl Architects
Ground & First Floor Plan (Block B)	DA05	2	23.06.2023	Stanton Dahl Architects
Roof Plans (Block A&B)	DA06	2	23.06.2023	Stanton Dahl Architects
Elevations – Sheet 1	DA07	2	23.06.2023	Stanton Dahl Architects
Elevations – Sheet 2	DA08	2	23.06.2023	Stanton Dahl Architects
Streetscape elevation & sections	DA09	2	23.06.2023	Stanton Dahl Architects
Landscape, Deep Soil & GFA Diagrams	DA10	2	23.06.2023	Stanton Dahl Architects

Shadow Diagrams (21 June)	DA11	2	23.06.2023	Stanton Dahl Architects
Shadow Diagrams – View from Sun	DA12	2	23.06.2023	Stanton Dahl Architects
Demolition Plan	DA13	2	23.06.2023	Stanton Dahl Architects
Landscape Plan				
Landscape Plan	L01	6	21.06.2023	Stanton Dahl Architects
Civil Design				
Notes & Legends	C01	7	20.06.2023	Greenview Consulting
Ground Floor Drainage Plan	C02	7	20.06.2023	Greenview Consulting
Site Stormwater Details Sheet 1	C03	7	20.06.2023	Greenview Consulting
OSD Catchment Plan	C04	2	20.06.2023	Greenview Consulting
Notes & Legends	ESM1	2	23.06.2023	Greenview Consulting
Environmental Site Management Plan	ESM2	2	23.06.2023	Greenview Consulting
Contour and Detail Survey				
Contour and Detail Survey Sheet 1	322113-01A-DS01-DS03	A	31.03.2022	Premise
Contour and Detail Survey Sheet 2	322113-01A-DS01-DS03	A	31.03.2022	Premise
Contour and Detail Survey Sheet 3	322113-01A-DS01-DS03	A	31.03.2022	Premise
Contour and Detail Survey Sheet 4	322113-01A-DS01-DS03	A	31.03.2022	Premise
Contour and Detail Survey Sheet 5	322113-01A-DS01-DS03	A	31.03.2022	Premise
Notification Plans				
Cover Page	N01	2	23.06.2023	Stanton Dahl Architects
Site & Landscape Plan	N02	2	23.06.2023	Stanton Dahl Architects
Development Data	N03	2	23.06.2023	Stanton Dahl Architects
Elevations	N04	2	23.06.2023	Stanton Dahl Architects
Schedule of Finishes	N05	2	23.06.2023	Stanton Dahl Architects
Shadow Diagrams	N06	2	23.06.2023	Stanton Dahl Architects
Access Report				
Part 5 Application Access Report	22353	C	23.06.2023	Vista Access Architects
AHIMS Web Search				
AHIMS search	795598		28.06.2023	AHIMS Web Service
Arboricultural Impact Assessment and Tree Management Plan				
Arboricultural Impact Assessment and Tree Management Plan	7729	-	29.09.2022	Redgum Horticultural
BASIX				
BASIX Certificate	1334613M_03	3	15.11.2022	Greenview Consulting Pty Ltd
BCA report				
BCA Compliance Assessment	P220145	1	19.12.2022	BCA Vision
NatHERS Certificate				
Nationwide house energy rating scheme – class 2 summary	0008084010	-	15.11.2022	Greenview Consulting Pty Ltd
Geotechnical Investigation Assessment				
Geotechnical Investigation Assessment	22/0695	-	March 2022	STS Geotechnics Pty Ltd
Titles & Deposited Plan				
Deposited Plan 32163	32163	-	-	Infotrack
Title Search – Lot 46	Folio: 46/32163	-	6.10.2021	NSW Land Registry Services
Title Search – Lot 47	Folio: 47/32163	-	6.10.2021	NSW Land Registry Services
Title Search – Lot 48	Folio: 48/32163	-	6.10.2021	NSW Land Registry Services

Waste Management Plan				
Waste Management Plan	2793.22	-	23.06.2023	Stanton Dahl Architects
Traffic Impact Statement				
Traffic Impact Statement	22.030r01v03	-	23.06.2023	TRAFFIX

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 Blacktown City Council 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 Blacktown City Council's standard requirements for residential crossings. Blacktown City 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 Blacktown City Council 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(s) and maintained for a period of 12 months by the building contractor. Blacktown City Council 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 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 and Tree Management Plan 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, including demolition.

Disconnection of Services

24. 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.

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

Demolition

26. 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.

27. 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.

28. 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.

Utilities Service Provider Notification

29. 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.

Council Notification

30. Blacktown City Council 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 5 working days notification shall be given.

Site Safety

31. 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.

32. 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.

33. Building and demolition materials shall not be stored on the footpath or roadway.

Site Facilities

34. 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 Blacktown City Council 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.

35. 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.

Protection of Trees

36. 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 Arboricultural Impact Assessment and Tree Management Plan.

Waste Management

37. 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.

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

The following Identified Requirements are to be complied with prior to any construction works occurring on the site, excluding demolition.

Service Authority Clearances

38. A compliance certificate, or other evidence, shall be obtained from the relevant water utility provider (e.g. 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.

39. 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.

40. 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.

41. 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.

Stormwater Disposal

42. 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 Blacktown City Council's drainage code.

43. 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.

Landfill

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

45. 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.

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, 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 the 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 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 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 (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 Blacktown City 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 Blacktown City 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 Blacktown City Council.

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. A kerb ramp shall be constructed as per council's standards on Pank Road 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 16.11.2022 by Vista Access Architects at Appendix G.
Note:
The responsible officer in Blacktown City Council shall be contacted regarding council's specifications and any necessary approvals.

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

Requirements resulting from Blacktown City Council's comments

79. The bin areas to be designed to meet the requirements of 1x240L waste bin and 1x240L recycling bin per two units and as shown in the site plan.

80. The roofed bulky waste storage is to be provided as shown on the site plan and the collection to be managed by LAHC contractors.

81. The following monetary contributions under Section 7.11 of the *Environmental Planning & Assessment Act 1979* must be paid prior to commencement of construction on the site.

The current indexed contributions are:

S7.11 Contribution	Amount
Stormwater Quality	$17,435

The contributions are subject to quarterly indexation using the Consumer Price Index (CPI) to the date of payment. A revised quote to be obtained at the time of payment.

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 dialing 1100.

Decision Statement

Project No. BGYPX

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No.	Street or property name
62-66	Pank Parade

Suburb, town or locality	Postcode
Blacktown, NSW	2148

Local Government Area(s)	Real property description (Lot and DP)
Blacktown	Lots 46, 47 & 48 DP 32163

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 3 existing dwellings and structures, removal of trees, and the construction of a 12 dwelling **seniors housing development** comprising 6 x 1 bedroom and six 6 x 2 bedroom self-contained dwellings, with associated landscaping and fencing, surface parking for 6 cars, and consolidation of 3 lots into a single lot.

The Land & Housing Corporation (LAHC) has proposed the above activity under the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which requires determination under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). This Decision Statement relates to the Review of Environmental Factors (REF) for the above activity prepared under Part 5 of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021*.

Based on the REF document and supporting documentation, including advice from Blacktown City Council a decision to proceed with the proposed activity has been made. This decision included consideration of the following:

Significant Impact on the Environment

- The proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required.

- The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and/or BDAR is not required.

Reasons for the Decision

- Following an assessment of the proposed activity and associated environmental impacts within the REF document it was decided that the proposed seniors housing will have economic and social benefits and any minor short-term impacts on the environment or surrounding properties can be appropriately mitigated.

- The proposed seniors housing will assist LAHC in providing new, fit for purpose housing in the Blacktown this local government area. which will assist in addressing the existing and growing demand for accommodation in this local government area.

Mitigation Measures

- Mitigation measures are required to minimise or manage environmental impacts and are detailed throughout the REF and specifically within Section 8. All mitigation measures are detailed as Identified Requirements within the Activity Determination. Additional mitigation measures, detailed in the Activity Determination have been imposed to minimise the impact on the surrounding environment, ensure appropriate site safety and ensure legislative compliance.

Signed.....  ..... Dated...25 November 2023.....

Emma Nicholson
Acting Head of Policy and Innovation
Land and Housing Corporation
Department of Planning & Environment

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

Stanton Dahl & Associates Pty Limited. ABN 32 002 261 396
Nominated Architects - D.P Stanton 3642, S.M Evans 7686
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Stanton Dahl Architects
PO Box 833, Epping, NSW 1710, Australia
Tel +61 2 8876 5300
www.stantondahl.com.au

NSW Land & Housing Corporation, Senior Living Development
62-66 Pank Parade, Blacktown, NSW
Lot 46,47,48 DP32163.
Part 5 Activity Submission

Architectural Part 5 Activity Submission

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Civil-Stormwater Drawing Schedule

220716	C01	Notes & Legends
220716	C02	Ground Floor Drainage Plan
220716	C03	Site Stormwater Details Sheet

Landscape Drawing Schedule

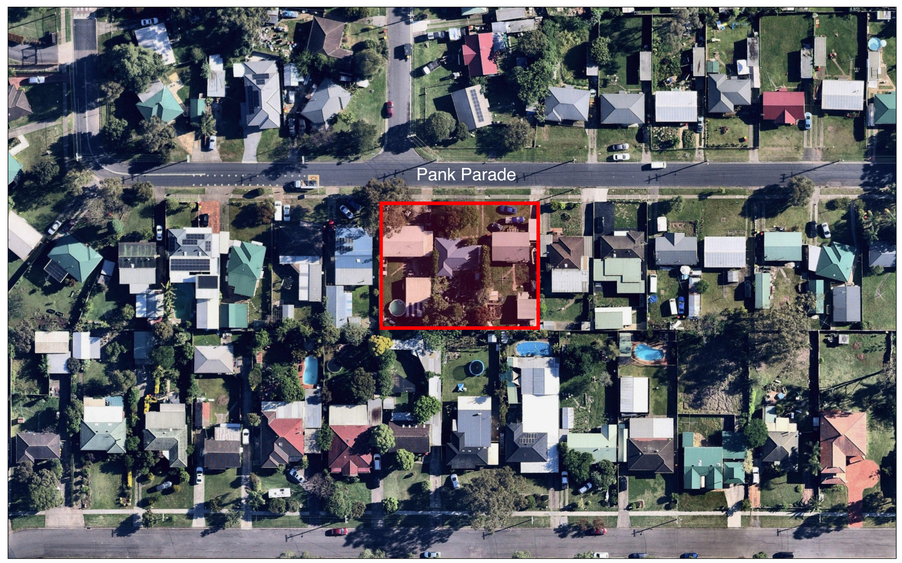
BGYPX	L01	Landscape Plan

Survey Drawing Schedule

	S	Contour and Detail Survey



NatHERS Thermal Performance Specification - Blacktown			
External Walls			
Wall Type	***Insulation***	***Colour***	***Comments***
Cavity brick	R0.7	Light - SA < 0.475	Ground floor
Cavity brick with metal clad	R0.7	Light - SA < 0.475 Med - SA 0.475 - 0.70	First floor
SA - Solar Absorptance			
Internal Walls			
Wall Type	***Insulation***	***Comments***	
Single skin brick	None	Internally in units except below	
Single skin brick	R1.5	Internal wall of bathroom in **U3, 6, 9, 12**	
Cavity brick	None	Party walls between dwellings/lobby/staircase	
Floors			
Floor Type	***Insulation***	***Comments***	
Concrete slab on ground	None	Ground floor	
Suspended concrete	None	Part of Level 1	
Ceilings			
Ceiling Type	***Insulation***	***Comments***	
Plasterboard	None	Unit above	
Plasterboard	R4.1	Roof above	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	***Insulation***	***Colour***	***Comments***
Metal roof	R1.8 foil-faced blanket	Med - SA 0.475 - 0.70	Throughout (Unvented cavity)
SA - Solar Absorptance			
Glazing			
Opening type	***U-Value***	***SHGC***	***Glazing & Frame Type***
Sliding + fixed: **U1, 2, 4, 5, 6, 7, 8, 10, 11, 12**	5.4	0.58	e.g. Single glazed low-e clear Aluminium frame
Sliding + fixed: **U3 & 9**	4.1	0.52	e.g. Double glazed clear Aluminium frame
Awning + glazed door: **U1, 2, 4, 5, 6, 7, 8, 10, 11, 12**	5.4	0.49	e.g. Single glazed low-e clear Aluminium frame
Awning + glazed door: **U3 & 9**	4.1	0.47	e.g. Double glazed clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	***Frame Type***	***Comments***	
Double glazed clear - operable U-vale 4.2 SHGC 0.72	Aluminium	**U6 & 12**	
Single glazed clear - fixed skytube	Timber & Aluminium	**U4 &11**	
Ceiling fans			
Size	***Location***	***Comments***	
Minimum 1200mm in diameter	Living/dining + bedrooms	Throughout	



01 **Location Plan**
not to scale

NSW GOVERNMENT

7.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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0008084010 15 Nov 2022
Assessor Dean Gorman
Accreditation No. DMN/13/1645
Address
62-66 Pank Parade ,
Blacktown , NSW , 2148
hstar.com.au

Stanton Dahl Architects

NSW Land & Housing Corporation

Senior Living Development

62-66 Pank Parade,
Blacktown, NSW

Drawn; JOK, DD
Checked; JOK
Plot date; 23/6/2023

Scale;1:872.225 as noted @ AI

Project No;
BGYPX

Drawing No; DA00

Revision#; 02

Cover Page

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

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Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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Pank Parade Perspective



Pank Parade Perspective



Pank Parade Perspective



Rear Perspective

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Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01		Part 5 Submission

do not scale drawings. check all dimensions on site.
figured dimensions take precedence.

Project Architect:
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Ph: (02) 8876 5300

Landscape Consultant:
Botanique Design
Ph: 0404 887 620

Hydraulic & Structural Consultant:
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Ph: (02) 8544 1683

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at
62-66 Pank Parade, Blacktown

Title:
Perspective Images

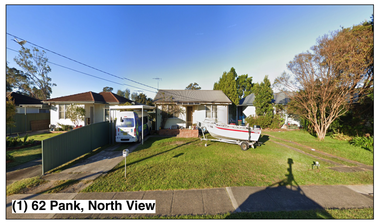
File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: Part 5 Activity Submission

Date: 23/6/2023	Scale: @ A1	S\d job no: 2793.22	Project no. BGYPX
Stage:	Drawn: JOK, DD	Checked: JOK	Approved: JOK
Drawing: DA01	Sheet: 2 of 14		Rev: 02

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(1) 62 Pank, North View


(2) 62 Pank, North West View


(3) 64 Pank, North East View


(4) 64 Pank, North West View


(5) 66 Pank, North View


(6) 66 Pank, North West View



01 **Site Analysis Plan**
1:200

Legend
site & block analysis plan
note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed
- existing structures
- DCP setbacks
- site boundaries
- 40 approx. location of existing contours

- Richmond Rd Medical Centre
- Westpoint Shopping Centre
- Blacktown Showground
- Mary Reserve
- Marayong South Primary School

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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Site & Block Analysis Plan

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: Part 5 Activity Submission

Date: 23/6/2023	Scale: 1:200 @ A1	S/d job no: 2793.22	Project no. BGYPX
Stage:	Drawn: JOK, DD	Checked: JOK	Approved: JOK
Drawing: DA02	Sheet: 3 of 14		Rev: 02

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0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

Pank Parade

T16 existing street tree flame tree to be retained
T2 existing street tree broad leaf paperbark to be retained
T1 existing spotted gum to be retained
existing comms pit
existing sewer line
new driveway crossover to council's requirements
vehicle sight lines as per fig. 3.3 AS2890 requirements
existing council footpath
address signage
existing comms pit
letter boxes
landscaping
Bin Area
Path cc(2)
Driveway cc(1)
Carport
adaptable parking space
METAL CARPORT
WEATHERBOARD RESIDENCE METAL ROOF No.68
WEATHERBOARD RESIDENCE TILE ROOF No.60
RIDGE RL 59.35
RIDGE RL 59.16
TOP GUTTER RL 57.45
TOP GUTTER RL 57.46
(Boundary - 36.525m) 8°31'35"
(Boundary - 45.720m) 278° 32' 35"
6,000
6,100
3,040
3,350
4,850
6,665
6,678
8,250

UNIT 01 A: 54.36 m² SENIOR Dining/Living FFL: 54.500
UNIT 02 A: 70.74 m² SENIOR Dining/Living FFL: 54.500
UNIT 03 A: 59.61 m² SENIOR Dining/Living
UNIT 07 A: 70.74 m² SENIOR Dining/Living FFL: 54.400
UNIT 08 A: 70.60 m² SENIOR Living/Dining FFL: 54.400
UNIT 09 A: 59.68 m² SENIOR Dining/Living
Lobby A FFL: 54.500
Lobby B
Communal Parking cc(1)
Communal Area
Bulk Waste RL 54.525
TOTAL AREA Area = 1669.2m²
POS 112.07 m²
POS 35.75 m²
POS 34.80 m²
POS 52.10 m²
POS 76.70 m²
POS 61.00 m²
Bed 1
Bed 2
T9 x 7
Kit
Bath
Dining/Living
SWP 1 54.170
SWP 2 54.177
SWP 3 54.120
SWP 4 54.107
SWP 5 54.310
SWP 6 54.315
SWP 7 54.325
SWP 8 54.600
SWP 9 54.390
SWP 10 54.360
SWP 11 54.340
SWP 12 54.375
SWP 13 54.444
SWP 14 54.400
SWP 15 54.300
SWP 16 54.380
SWP 17 54.110
SWP 18 54.270
SWP 19 54.210
SWP 20 54.150
SWP 21 54.110
SWP 4 54.258
T3 existing casuarina to be removed
T4 existing weeping bottlebrush to be removed
T5 existing crepe myrtle to be removed
T6 existing large leaf umbrella to be removed
T7 existing cook pine to be removed
T8 existing weeping bottlebrush to be retained
T19 existing apple tree to be removed
T20
T21 existing large leaf umbrella to be removed
T17 existing neighbouring bungalow palm
demolish & remove existing fence from site
new 1,800mm high colorbond fence
new masonry retaining wall to engineer's details
new awning over
below ground osd tank to engineer's details
below ground rainwater tank to engineer's details
screen landscaping
concrete kerb
overland flow
SRZ's do not apply to these trees (refer arborist report)
ex. 54.280
ex. 54.300
ex. 54.400
ex. 54.047
ex. 54.044
ex. 54.178
ex. 54.386
ex. 54.479
ex. 54.546
ex. 54.565
ex. 54.524
ex. 54.600
ex. 54.599
tow: RL 55.560
tow: RL 55.420
tow: RL 55.251
tow: RL 55.980
tow: RL 56.300
S01 DA09
S02 DA09
E01 DA07
E02 DA07
E03 DA07
E04 DA08
E05 DA08
E06 DA08
E08 N03

DEVELOPMENT DATA TABLE

Job Reference	BGYPX
Locality / Suburb	Blacktown
Street Address	62-66 Pank Parade
Lot Number(s) & Deposited Plan	Lots 46, 47 & 48 in DP 32163
SITE AREA (sqm)	1669.2m² – sourced from DP / survey *(excluding any lot for easement purposes)*
NUMBER OF EXISTING LOTS	3
PROPOSED GFA* (sqm)	874.51m²
ZONING	R2 zone – Seniors Housing permitted with consent *(Housing SEPP cl. 108A(b) satisfied)*
ACCESSIBLE AREA	##

	Number	Type	No of bedrooms	Private open Space: POS required m²	Private open Space: POS proposed m²	Livable Housing Standard/Adaptable etc
ROOMS	1	Ground Floor	1	15m²	112.07m²	Senior Living
	2	Ground Floor	2	15m²	35.75m²	Senior Living
	3	Ground Floor	1	15m²	76.70m²	Senior Living
	4	First Floor	1	8m²	9.78m²	Senior Living
	5	First Floor	2	10m²	14.11m²	Senior Living
	6	First Floor	1	8m²	9.63m²	Senior Living
	7	Ground Floor	2	15m²	34.80m²	Senior Living
	8	Ground Floor	2	15m²	52.10m²	Senior Living
	9	Ground Floor	1	15m²	107.84m²	Senior Living
	10	First Floor	2	10m²	14.11m²	Senior Living
	11	First Floor	2	10m²	14.32m²	Senior Living
	12	First Floor	1	8m²	9.63m²	Senior Living

		Control	Requirement	Proposed
MIN. SETBACKS	Housing SEPP Cl.99(a) And DCP – MDH	Front Setback	Setback to be generally in line with existing building line. Primary – 6m	Primary – 6m
	DCP - MDH	Side Setback	3m *Note: SLUDG requires where setbacks are less than 1.2m a max. of 50% of level. To be built to this alignment.*	3,039mm 3,350mm
	DCP - MDH	Rear Setback	3m	Ranges: 6,665mm- 6,678mm
HEIGHT	Cl.108B(1)(b)		9.5m	8.4m
	Cl.84(2)(c)&(d) (SH standard) in zones where RFBs are not permitted		if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site	N/A 2 Storey max
FSR	Housing SEPP Cl. 108(2)(c) **Note GFA definition varies from that in LEPs refer to Cl.92*		0.5:1 0.5 x 1669.2 = 834.6m²	870.68m² 0.52:1
LANDSCAPED AREA	Housing SEPP Cl. 108(2)(d)		Min. 35m² per dwelling 35m² x 12 = 420m²	604.02m²
DEEP SOIL ZONE	Housing SEPP Cl. 108(2)(f)		Min. 15% of site 15% x 1669.2m² = 250.38m² Min. 3m dimension Min. 65% of DSZ to be located at rear of site 65% x 250.38m² = 162.75m²	Total 412.83 m² Min dimension = 3m Rear 262.69m²
SOLAR ACCESS	Housing SEPP Cl. 108(2)(g)		70% of dwellings – min 2 hrs between 9am & 3pm mid- winter to: i) Living rooms ii) Private open space	Living = 75% 9/12 units POS = 100% 12/12 units
SOLAR ACCESS – ADJOINING DWELLINGS	SLUDG		Neighbouring Dwellings: - Living Rooms min 3hrs direct sunlight between 9am & 3pm mid winter - Solar access to private open space not to be unreasonably reduced	Complies
PRIVATE OPEN SPACE	Housing SEPP Cl. 108(2)(h) & (i)		Ground Floor dwellings: 15m² per dwelling Incl. 1 area with min. dimension = 3m x 3m Dwellings not on ground floor: Provide balcony Accessible from living area Min. Dimension of 2m 1 bedroom units = 6m² 2 bedrooms or greater = 10m²	Ground Floor Complies Noted above First Floor Complies Noted above
CAR PARKING	Housing SEPP Cl 108(2)(j)	Accessible area	*1 bdrm = 0.4 x 6 = 2.4 2 bdrm = 0.5 x 6 = 3 3 bdrm = 1 x N/A*	6 parking spaces
		Non-accessible area	*1 bdrm = 0.5 x N/A 2 bdrm = 1.05 x N/A 3 bdrm = 1.55 x N/A*	3 spaces dedicated to accessible.
			1 space per 5 dwellings 12 ÷ 5 = 2.4 accessible spots out of above total **Note Carpark to also be designed in accordance with SLUDG criteria* Total number of parking spaces required 6 spaces with 3 spaces to be accessible	
	Housing SEPP Schedule 4		10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres	Complies, parking space 1 is 3.8m. Spaces 2 & 3 supplied with share zone
TREE REMOVAL	Housing SEPP Cl.99(g)		Retain, wherever reasonable, significant trees No. of trees on site & in close proximity to development = 21 approx.	Retained = 7 Removed = 14
WASTE	DCP – MDH Rates and requirements		Blacktown Council Developments over 8 dwellings Red bin waste 110L per unit (weekly) (110L x 12 Units = 1,320L) / 240L = 5.5 x 240L Red bins Yellow bin recycling 90L per unit (fortnightly) (90L x 14 Units = 1,080L) / 240L = 4.5 x 240L Yellow bins	6 Red bins 6 Yellow bins
STORMWATER	Council Engineering Standards		Plans to be prepared in accordance with Council's drainage and on-site stormwater detention technical specifications. Liaise with Council Stormwater Engineers and obtain in principle acceptance of stormwater design etc.	
Independent Living Units – Design Stds	Housing SEPP – Schedule 4		LAHC Compliance checklist to be completed	

Legend (external work / site plan)

note: drawing may not contain all items listed below

- 64 ex.contours & banking line
- existing trees to be retained
- existing trees to be removed
- proposed new trees
- ex.RL00.00 → existing levels
- RL00.00 → proposed levels
- 39.000 proposed spot levels (ffl)

ac	air conditioner condenser
acc	accessible
adhc	ageing, disability & home care
ap	access panel
bal(1)	balustrade (type)
bfc	broom finished concrete
boe	brick on edge
bol	bollard
cc(1)	coloured concrete (type)
cft(1)	ceramic floor tile (type)
cl	clothes line
col	column
dp	downpipe
drp	doorpost
ex.	existing
ftb(1)	facebrick work (type)
ffl	finished floor level
ft(1)	fence (type)
gb	garbage bin
gt	gate
gtd	grated drain
hr(1)	handrail (type)
ht	hose tap
hwu	hot water unit
hyd	hydrant
kr	kerb ramp
lb	letter box
ofc	off form concrete
pos	private open space
pmp	permeable paving
pp	power pole
rw(1)	retaining wall (type)
rwo	rainwater outlet
rwt	rainwater tank
sfc	steel float concrete
sfl	structural floor level
swp	storm water pit
tfc	trowel finished concrete
tgsi	tactile ground surface indicator
tow	top of wall
wfc	wood float concrete
ws	wheel stop

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7.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Assessor Dean Gorman
Accreditation No. DMN13/16451
Address 62-66 Pank Parade , Blacktown , NSW , 2148
hstar.com.au

01 **Site Plan**
1:100

NSW GOVERNMENT

Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
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Architect: Stanton Dahl Architects

Project: Senior Living Development
at 62-66 Pank Parade, Blacktown

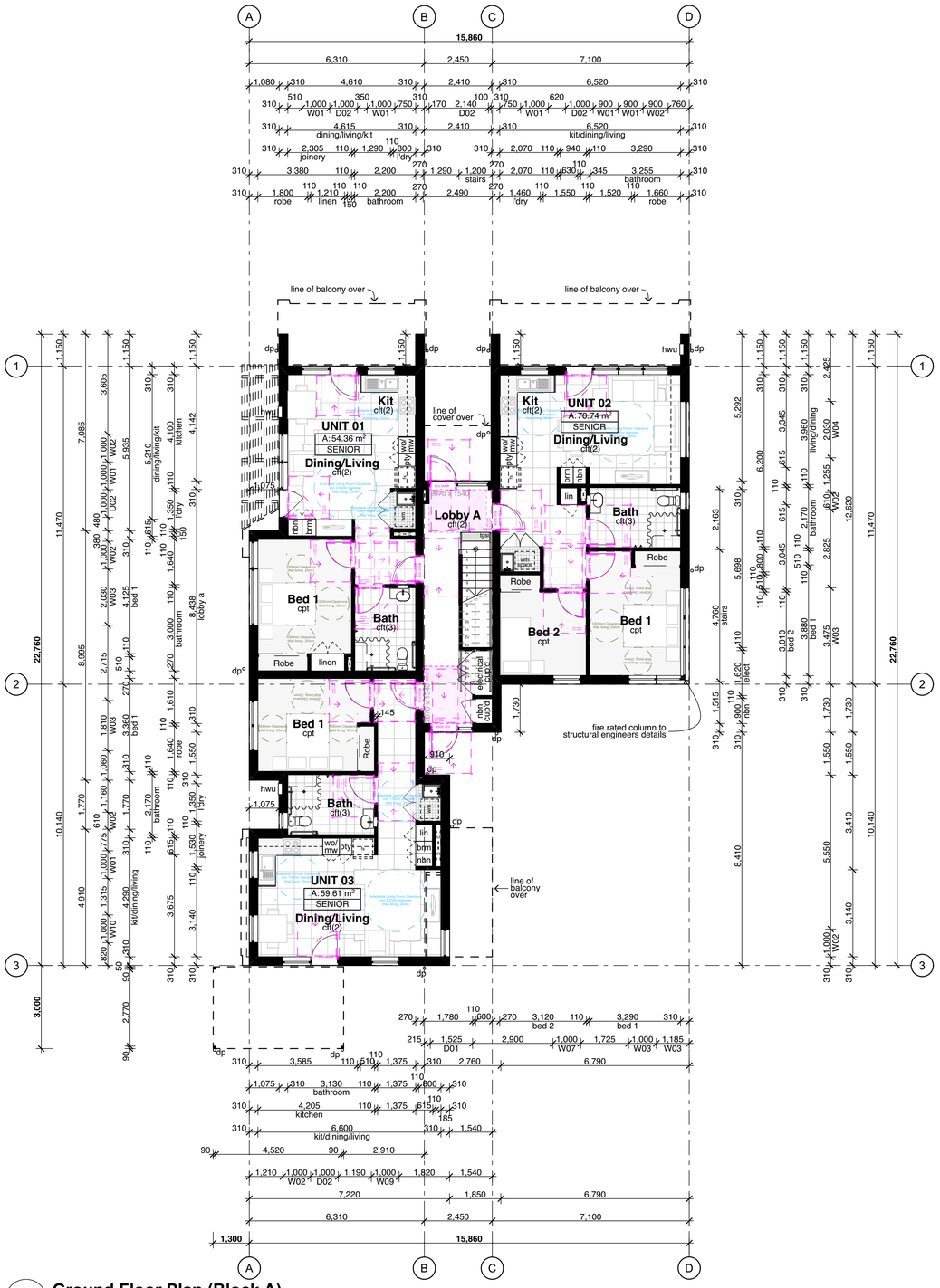
Title: Site & External Works Plan
File: 2793.22_62-66 Pank St_Site Master_D Plotted: 23/6/2023

Status: Part 5 Activity Submission
Date: 23/06/2023 Scale: 1:100 @ A1 S\d job no: 2793.22 Project no. BGYPX
Image: Drawn: JOK, DD Checked: JOK Approved: JOK
Drawing: DA03 Sheet: 4 of 14 Rev: 02

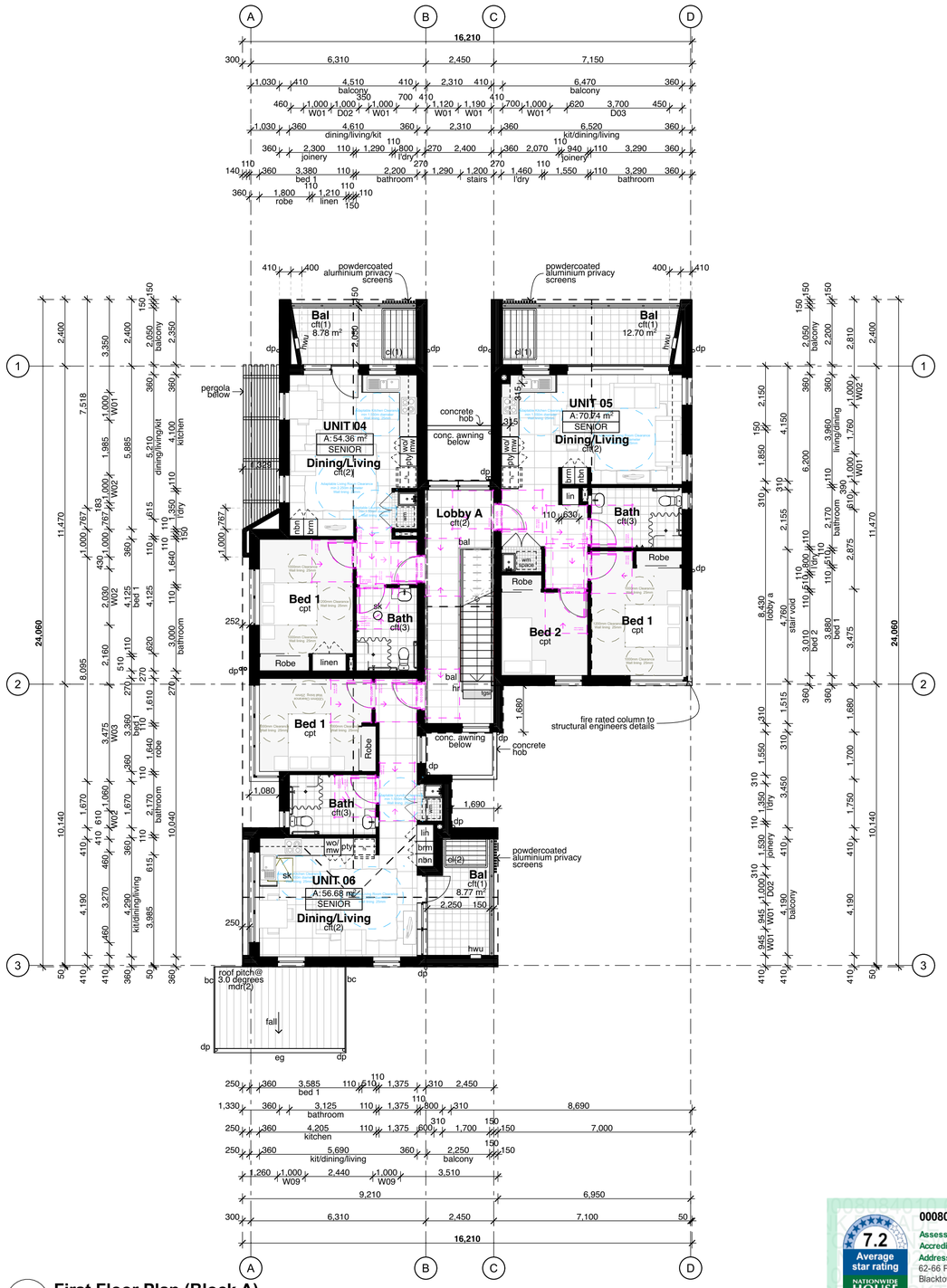
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scale: 1:100 @A1



01 Ground Floor Plan (Block A)
1:100



02 First Floor Plan (Block A)
1:100

Legend
(floor plans)
note: drawing may not contain all items listed below

D01	door numbers (as scheduled) (prefix ex. for existing door)
W01	window numbers (as scheduled) (prefix ex. for existing window)
(a)	wall type (as scheduled)

ac	air conditioner condenser
acc	accessible
adhc	ageing, disability & home care
amb	ambulant
ap	access panel
bal(1)	balustrade (type)
bfc	broom finish concrete
bol	bollard
brm	broom cupboard
bsn	basin
cft(1)	ceramic floor tile (type)
cj	control joint
cl	clothes line
col	column
comms	communication cabinet
cpt(1)	carpet (type)
ct	cooktop
dp	downpipe
drp	doorpost
edb	electrical distribution box
ex.	existing
fb(1)	face brickwork (type)
fhr	fire hose reel
fm	floor mat
fp	feature panel
fs	fridge space
fw	floor waste
gb	garbage bin
gt	gate
gtd	grated drain
hr(1)	handrail (type)
ht	hose tap
hwu	hot water unit
hyd	hydrant
kr	kerb ramp
lb	letter box
lin	linen cupboard
mw	microwave
ofc	off form concrete
pmp	permeable paving
ps	privacy screen
pty	pantry
robe	wardrobe
rw(1)	retaining wall (type)
rwt	rainwater tank
snk	sink
sc	steel column
sfc	steel float concrete
shr	shower
sk	skylight/skytube
sl	sliding door
st	store
sv(1)	sheet vinyl (type)
swp	storm water pit
tgsi	tactile ground surface indicators
vp	vent pipe
wfc	wood float concrete
wm	washing machine space
wo	wall oven
ws	wheel stop
wcs	window casing

(window & door schedule)

note:
1. dimensions are typically to wall openings unless noted otherwise.
2. all door/window openings are to be site measured prior to any fabrication of frames.
3. check measure against structural layout.
4. please read in combination with all other documentation and schedules. plans take priority on door swings.
5. refer any discrepancies to the architect for further information.
6. flyscreens to all operable windows unless specified.
7. door sills and window subsill as specified, and detailed in sections.
8. all 870 door leaf or greater doors are to be supplied and installed to comply with AS1428.1 disabled access standard.
9. door grilles have not been shown for clarity - refer to mechanical engineer's details.
10. refer to specification for basix/ section j details of all external windows & doors.
11. all existing doors nominated as undercut to be coordinated with mechanical engineer's documentation.
12. colorbond preformed cover plate to all columns engaged to the glazing systems where necessary.
13. refer to external finishes schedule for metal cladding.

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at
62-66 Pank Parade, Blacktown

Title:
Ground & First Floor Plan (Block A)

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

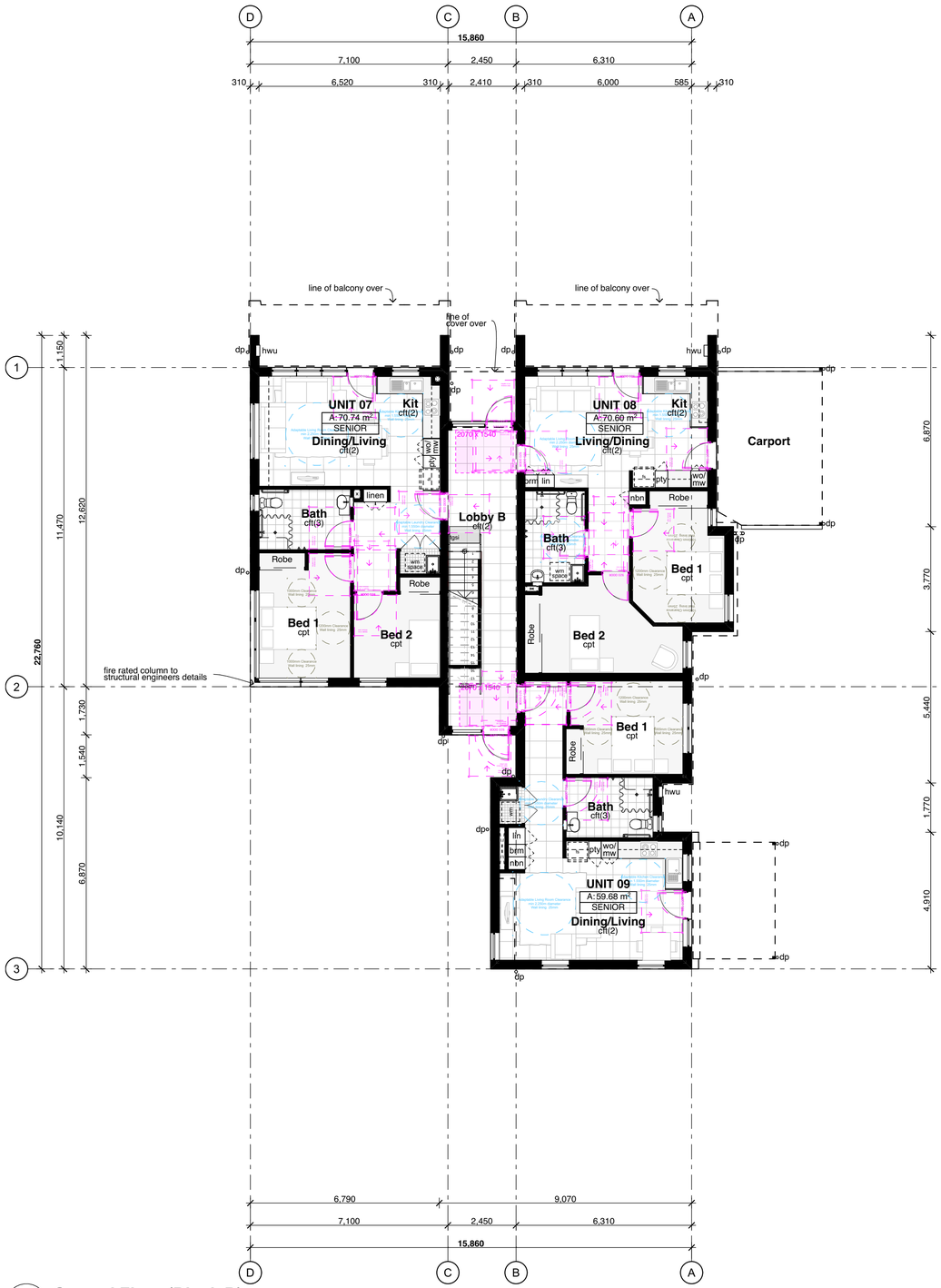
Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
23/6/2023	1:100 @ A1	2793.22	BGYPX
Stage:	Drawn:	Checked:	Approved:
	JOK, DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA04	5 of 14		02

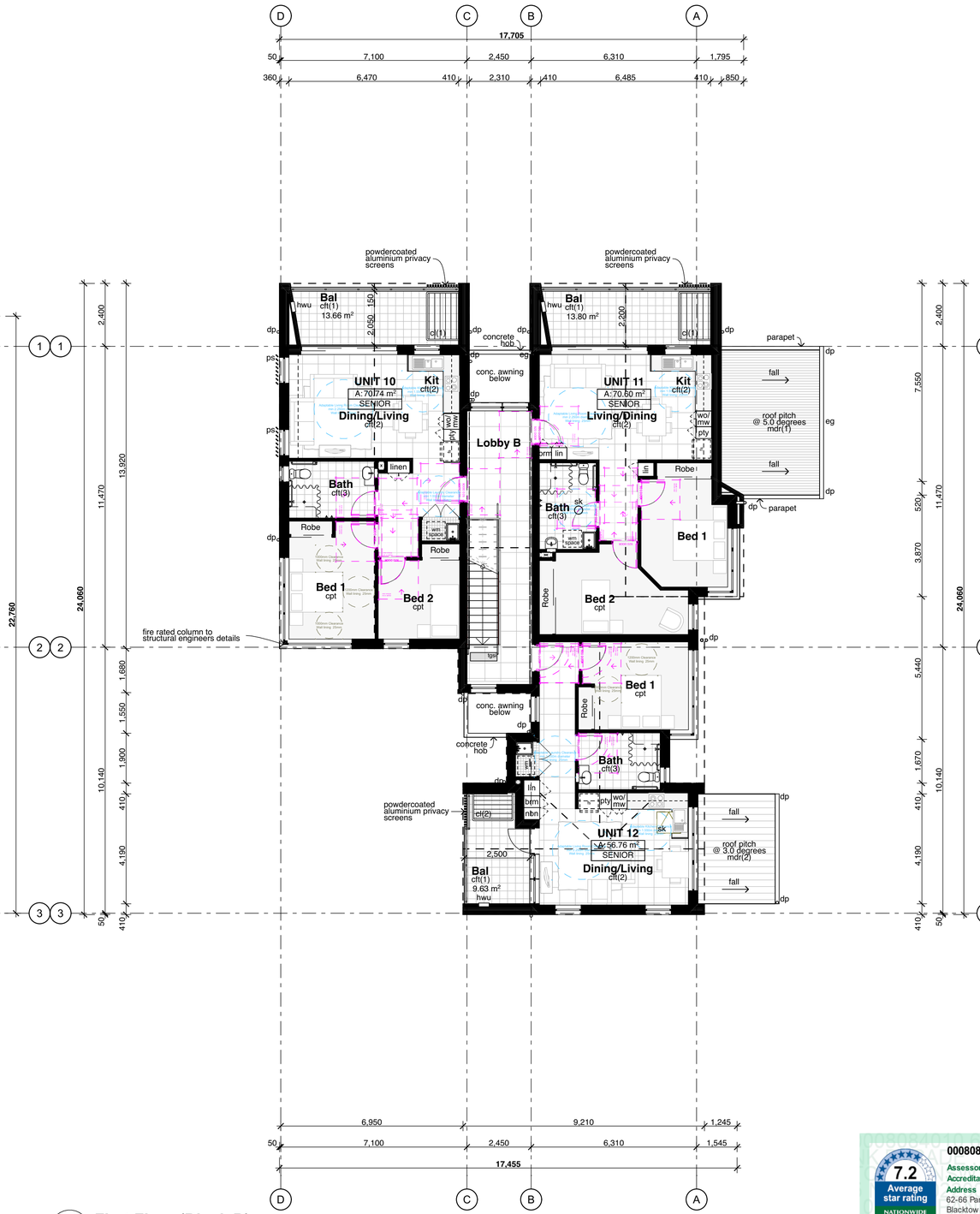
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DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023

Stanton Dahl & Associates Pty Limited. ABN 32 002 261 396
Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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01 Ground Floor (Block B)
1:100



02 First Floor (Block B)
1:100

Legend
(floor plans)
note: drawing may not contain all items listed below

D01	door numbers (as scheduled) (prefix ex. for existing door)
W01	window numbers (as scheduled) (prefix ex. for existing window)
(a)	wall type (as scheduled)

ac	air conditioner condenser
acc	accessible
adhc	ageing, disability & home care
amb	ambulant
ap	access panel
bal(1)	balustrade (type)
bfc	broom finish concrete
bol	bollard
brm	broom cupboard
bsn	basin
cft(1)	ceramic floor tile (type)
cj	control joint
cl	clothes line
col	column
comms	communication cabinet
cpt(1)	carpet (type)
ct	cooktop
dp	downpipe
drp	doorpost
edb	electrical distribution box
ex.	existing
fb(1)	face brickwork (type)
fhr	fire hose reel
fm	floor mat
fp	feature panel
fs	fridge space
fw	floor waste
gb	garbage bin
gt	gate
gtd	grated drain
hr(1)	handrail (type)
ht	hose tap
hwu	hot water unit
hyd	hydrant
kr	kerb ramp
lb	letter box
lin	linen cupboard
mw	microwave
ofc	off form concrete
pmp	permeable paving
ps	privacy screen
pty	pantry
robe	wardrobe
rw(1)	retaining wall (type)
rwt	rainwater tank
snk	sink
sc	steel column
sfc	steel float concrete
shr	shower
sk	skylight/skytube
sl	sliding door
st	store
sv(1)	sheet vinyl (type)
swp	storm water pit
tgsi	tactile ground surface indicators
vp	vent pipe
wfc	wood float concrete
wm	washing machine space
wo	wall oven
ws	wheel stop
wcs	window casing

(window & door schedule)

note:
1. dimensions are typically to wall openings unless noted otherwise.
2. all door/window openings are to be site measured prior to any fabrication of frames.
3. check measure against structural layout.
4. please read in combination with all other documentation and schedules. plans take priority on door swings.
5. refer any discrepancies to the architect for further information.
6. flyscreens to all operable windows unless specified.
7. door sills and window subsill as specified, and detailed in sections.
8. all 870 door leaf or greater doors are to be supplied and installed to comply with AS1428.1 disabled access standard.
9. door grilles have not been shown for clarity - refer to mechanical engineer's details.
10. refer to specification for basix/ section j details of all external windows & doors.
11. all existing doors nominated as undercut to be coordinated with mechanical engineer's documentation.
12. colorbond preformed cover plate to all columns engaged to the glazing systems where necessary.
13. refer to external finishes schedule for metal cladding.

7.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0008084010 15 Nov 2022
Assessor Dean Gorman
Accreditation No. DMN13/1645
Address 62-66 Pank Parade , Blacktown , NSW , 2148
hstar.com.au

NSW GOVERNMENT

Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01		Part 5 Submission

do not scale drawings. check all dimensions on site. figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Botanique Design
Ph: 0404 887 620

Hydraulic & Structural Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Ground & First Floor Plan (Block B)

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

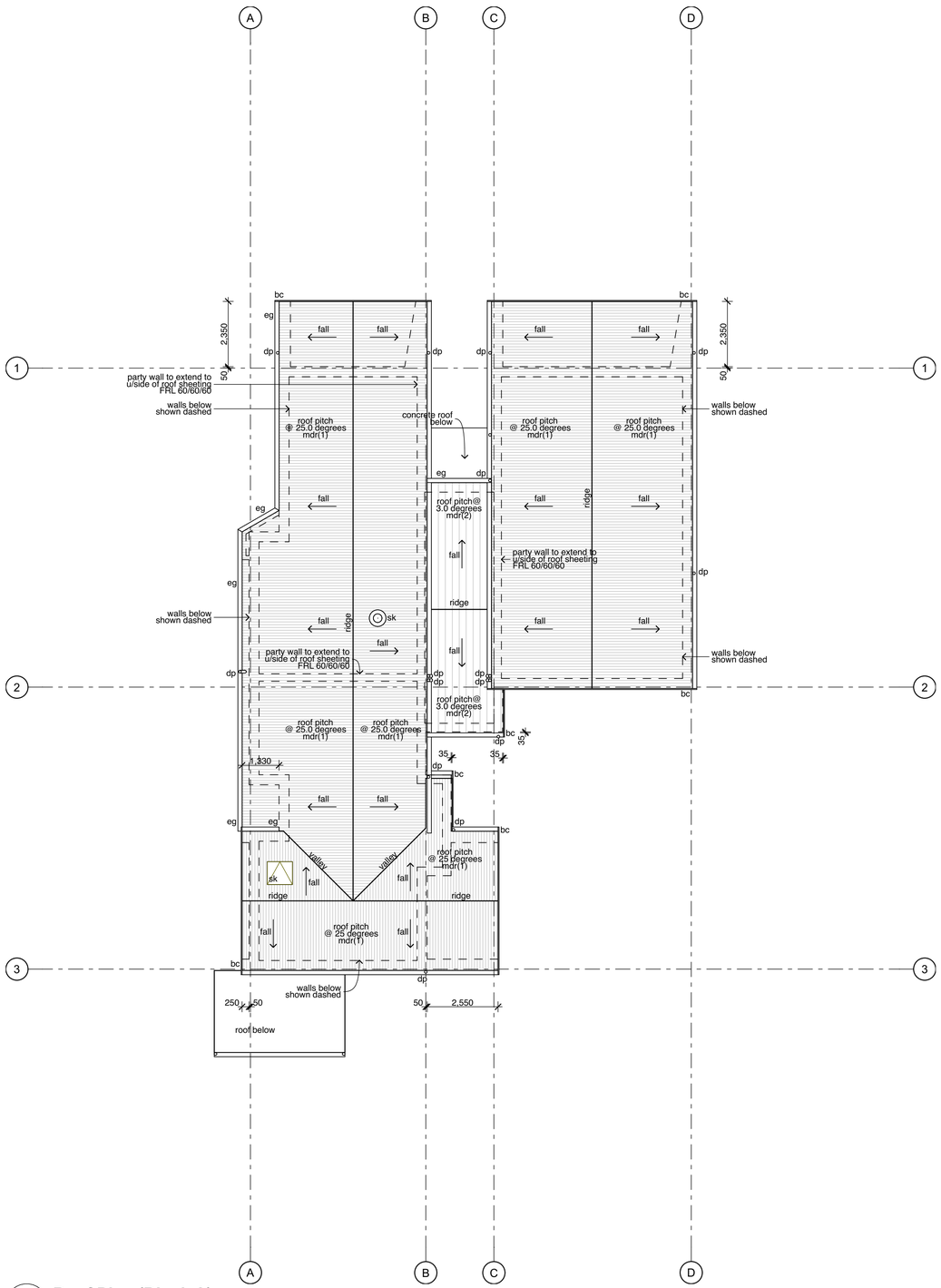
Status: Part 5 Activity Submission

Date: 23/6/2023	Scale: 1:100 @ A1	S\d job no: 2793.22	Project no. BGYPX
Stage:	Drawn: JOK, DD	Checked: JOK	Approved: JOK
Drawing: DA05	Sheet: 6 of 14		Rev: 02

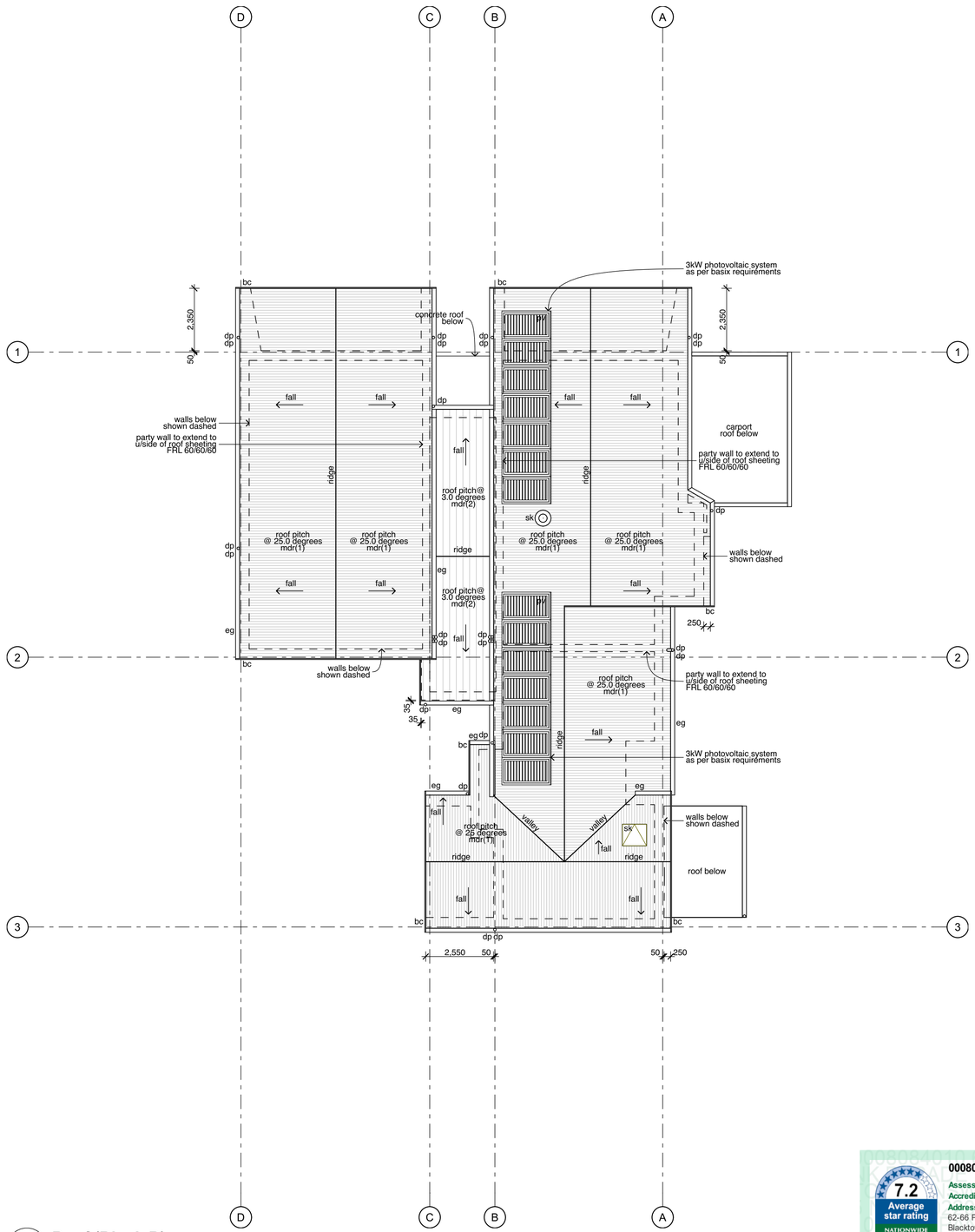
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DETERMINED by the NSW Land and Housing Corporation on:
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Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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3. Roof Plan (Block A)
1:100



3. Roof (Block B)
1:100

Legend (roof plans)
note: drawing may not contain all items listed below

ap	access panel
bc	barge capping
dp	downpipe
eg	eaves gutter
ex.	existing
fg	flashing
gu	gutter
mdr	metal deck roof sheeting
of	overflow
pc	parapet capping
pv	photovoltaic cells
rrc	roof ridge capping
rwh	rainwater head
sk	skylight/skytube
tf	tray flashing
vg	valley gutter
vof	vertical overflow
vp	vent pipe

note:
1. provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details
2. gutter on brackets as specified.
3. roof safety system to be installed. refer to specification
4. provide gutter-guards to all guttering throughout *refer to reference specification for 'group homes' construction adhc august 2012*
5. metal roof sheeting to comply with AS1562.1
6. gutters, downpipes and flashing must comply with AS/NZ 2179.1 and AS1273 and not contain any lead for potable water supplies. The roof water is not proposed to be used for potable water supply.
7. down pipe sizes are required to satisfy the requirements of BCA 3.5.2.5
8. the fire hazard properties of materials used must comply with the following:
   (a) sacking-type materials used in the roof must have a flammability index not greater than 5.
   (b) flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254.

7.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0008084010 15 Nov 2022
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Accreditation No. DMN/13/1645
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NSW GOVERNMENT

Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01		Part 5 Submission

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Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Botanique Design
Ph: 0404 887 620

Hydraulic & Structural Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Roof Plans (Block A & B)

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: Part 5 Activity Submission

Date: 23/6/2023	Scale: 1:100 @ A1	S'id job no: 2793.22	Project no. BGYPX
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Drawing: DA06	Sheet: 7 of 14		Rev: 02

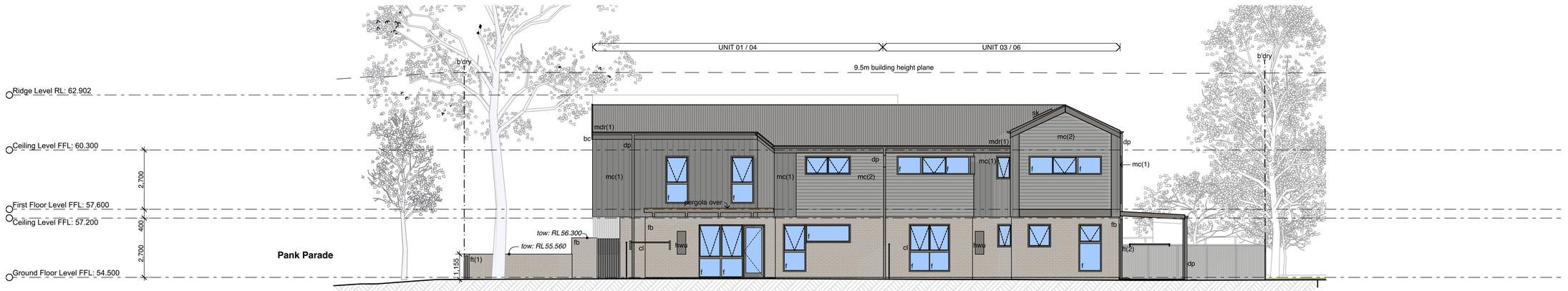
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Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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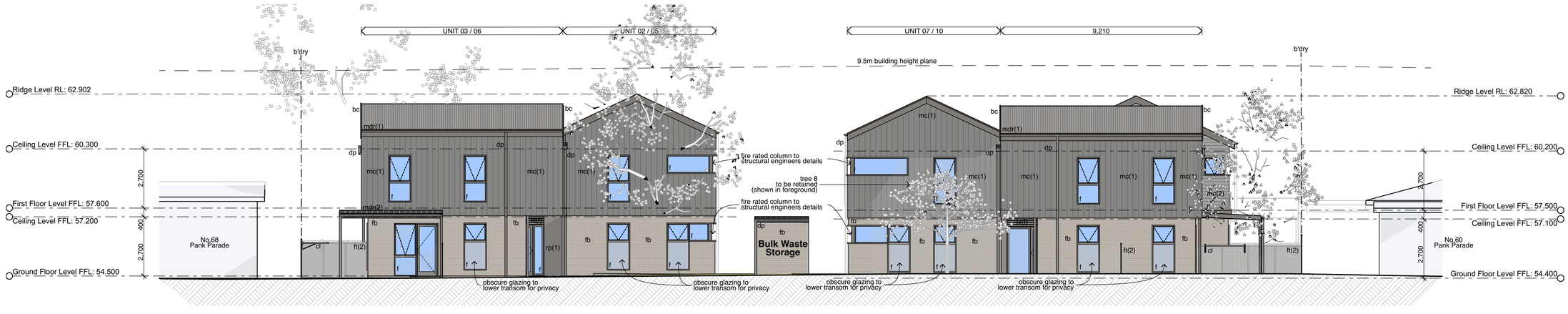
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E01 North Elevation (Pank Parade)
1:100



E02 West Elevation
1:100



E03 South Elevation
1:100

Legend
(elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
drh	door head
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fcl	finished ceiling level
ffl	finished floor level
fp	feature panel
ft(1)	fence (type)
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
ip	insulated panel
lv(f)	fixed louvres
lv(o)	operable louvres
mc(1)	metal cladding (type)
mdr	metal deck roof
ofc	off form concrete
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
wcs	window casing

note:
1. all handrails, balustrades & louvres shown indicatively only. refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

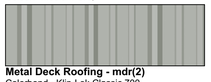
External Finishes:



Face Brick - fb(1)
Colour: "Light brick"



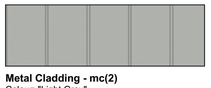
Metal Deck Roofing - mdr(1)
Colorbond - Klip-Lok Classic 700
Colour: "Medium Grey"



Metal Deck Roofing - mdr(2)
Colorbond - Klip-Lok Classic 700
Colour: "Light Grey"



Metal Cladding - mc(1)
Colour: "Medium Grey"



Metal Cladding - mc(2)
Colour: "Light Grey"



Timber-look Cladding - (tc1)

Rendered and painted (rp1)
Gutters, fascias, downpipes
Colorbond - Wallaby

Balustrades	Glass
Colourbond - Wallaby	**Grey Tint**



Fences - ft(1)
Face Brick Colour: "Light Brick"

Fences - ft(2)
Fixed louvres - lv(f)
Colorbond - Wallaby

Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01		Part 5 Submission

do not scale drawings. check all dimensions on site.
figured dimensions take precedence.

Project Architect:
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Hydraulic & Structural Consultant:
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Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Elevations - Sheet 1

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

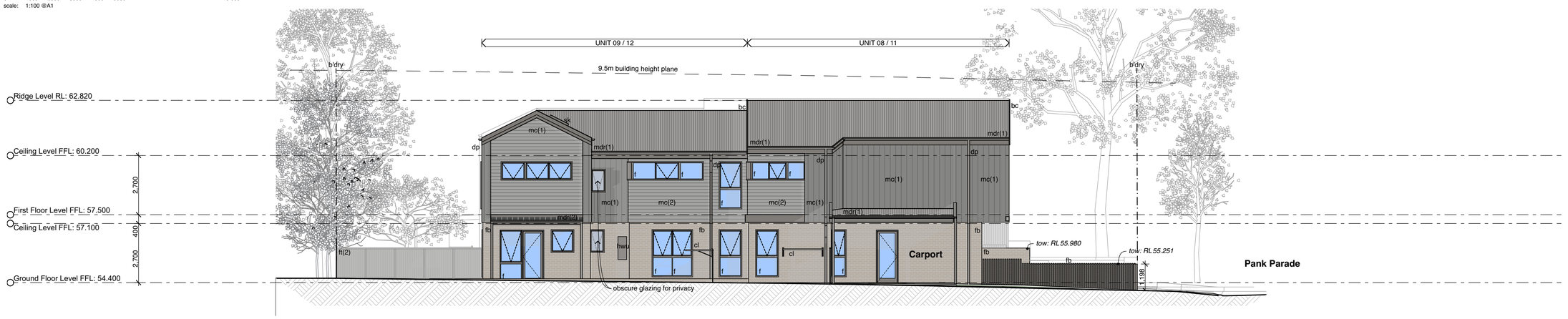
Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
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Stage:	Drawn:	Checked:	Approved:
	JOK, DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA07	8 of 14		02

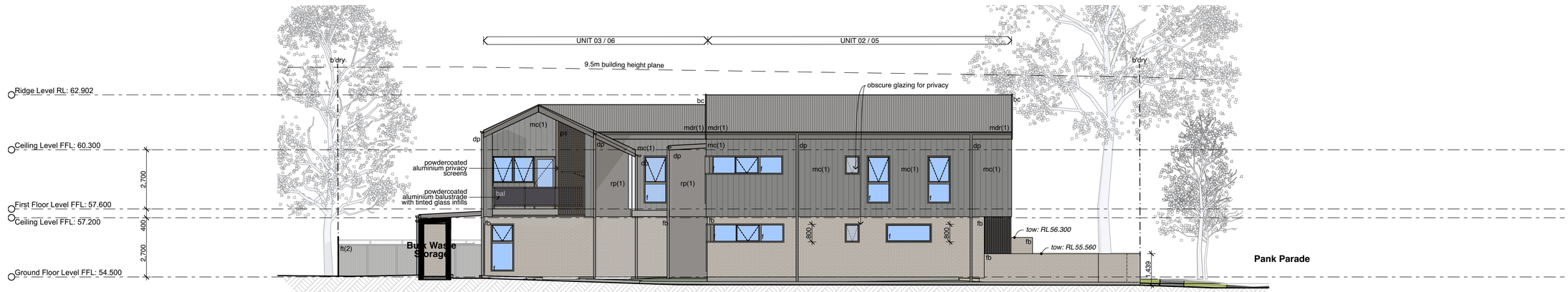
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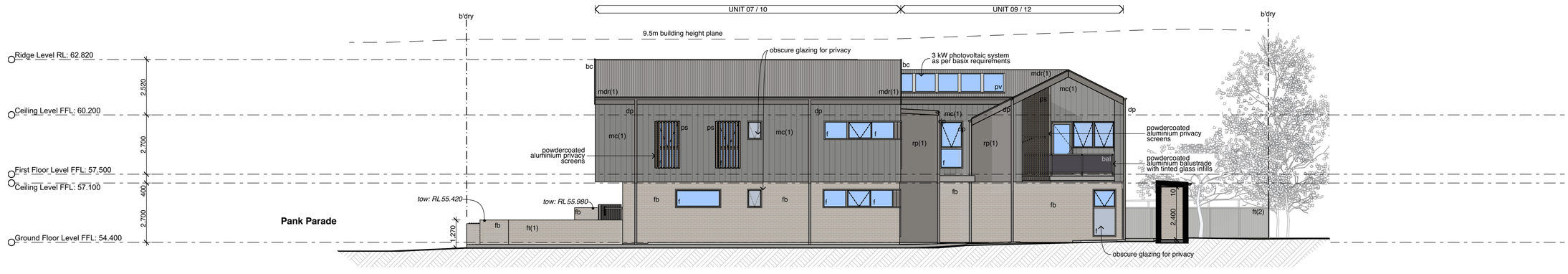
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E04 East Elevation
1:100



E05 East Elevation (Block A)
1:100



E06 West Elevation (Block B)
1:100

Legend (elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
drh	door head
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fcl	finished ceiling level
ffl	finished floor level
fp	feature panel
ft(1)	fence (type)
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
ip	insulated panel
lv(f)	fixed louvres
lv(o)	operable louvres
mc(1)	metal cladding (type)
mdr	metal deck roof
ofc	off form concrete
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
wcs	window casing

note:
1. all handrails, balustrades & louvres shown indicatively only. refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

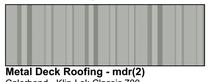
External Finishes:



Face Brick - fb(1)
Colour: "Light brick"



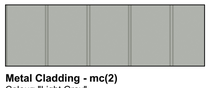
Metal Deck Roofing - mdr(1)
Colorbond - Klip-Lok Classic 700
Colour: "Medium Grey"



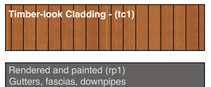
Metal Deck Roofing - mdr(2)
Colorbond - Klip-Lok Classic 700
Colour: "Light Grey"



Metal Cladding - mc(1)
Colour: "Medium Grey"



Metal Cladding - mc(2)
Colour: "Light Grey"



Rendered and painted (rp1)
Gutters, fascias, downpipes
Colorbond - Wallaby

Balustrades	Glass
Colourbond - Wallaby	**Grey Tint**



Fences - ft(2)
Colorbond - Wallaby

Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01		Part 5 Submission

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Project Architect:
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Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Elevations - Sheet 2

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
23/6/2023	1:100 @ A1	2793.22	BGYPX
Stage:	Drawn:	Checked:	Approved:
	JOK, DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA08	9 of 14		02

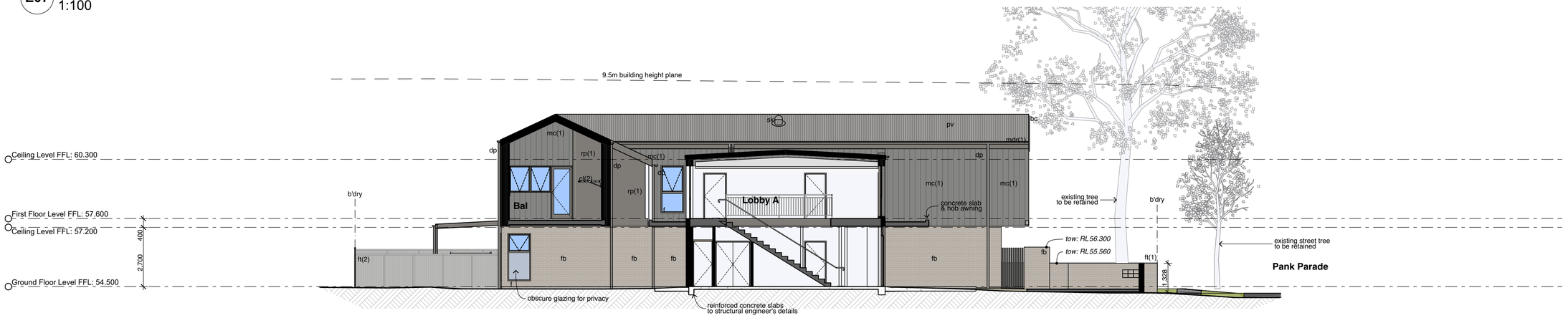
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Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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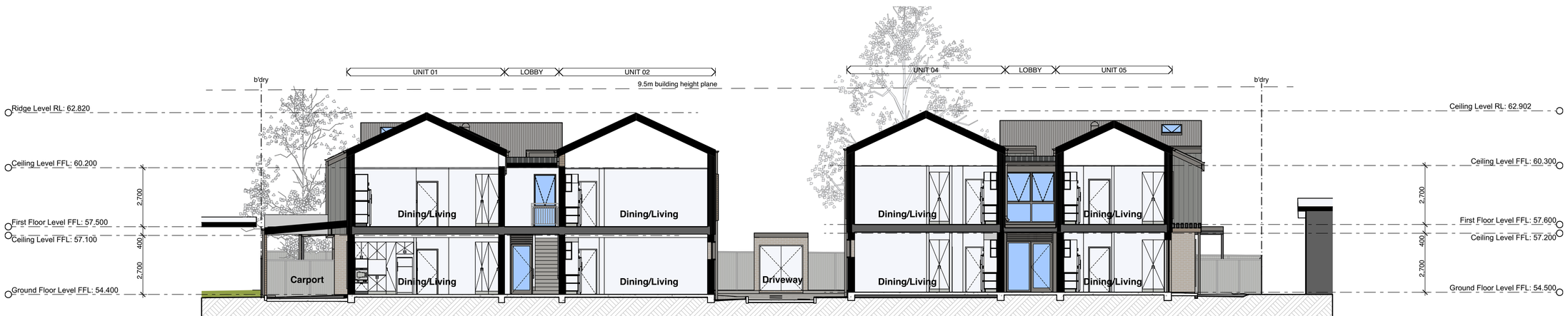
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E07 North Elevation - Streetscape
1:100



S01 Section 01
1:100



S02 Section 02
1:100

Legend
(elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
drh	door head
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
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fcl	finished ceiling level
ffl	finished floor level
fp	feature panel
ft(1)	fence (type)
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
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lv(o)	operable louvres
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mdr	metal deck roof
ofc	off form concrete
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pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
wcs	window casing

note:
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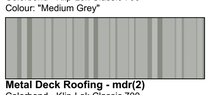
External Finishes:



Face Brick - fb(1)
Colour: "Light brick"



Metal Deck Roofing - mdr(1)
Colorbond - Klip-Lok Classic 700
Colour: "Medium Grey"



Metal Deck Roofing - mdr(2)
Colorbond - Klip-Lok Classic 700
Colour: "Light Grey"



Metal Cladding - mc(1)
Colour: "Medium Grey"



Metal Cladding - mc(2)
Colour: "Light Grey"



Timber-look Cladding - (tc1)

Rendered and painted (rp1)
Gutters, fascias, downpipes
Colorbond - Wallaby

Balustrades	Glass
Colourbond - Wallaby	**Grey Tint**



Fences - ft(1)
Face Brick Colour: "Light Brick"

Fences - ft(2)
Fixed louvres - lv(f)
Colorbond - Wallaby

Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01		Part 5 Submission

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figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Botanique Design
Ph: 0404 887 620

Hydraulic & Structural Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Streetscape Elevation & Sections

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: Part 5 Activity Submission

Date:	Scale:	S|d job no:	Project no.
23/6/2023	1:100 @ A1	2793.22	BGYPX
Stage:	Drawn:	Checked:	Approved:
	JOK, DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA09	10 of 14		02

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

Stanton Dahl & Associates Pty Limited, ABN 32 002 261 396
Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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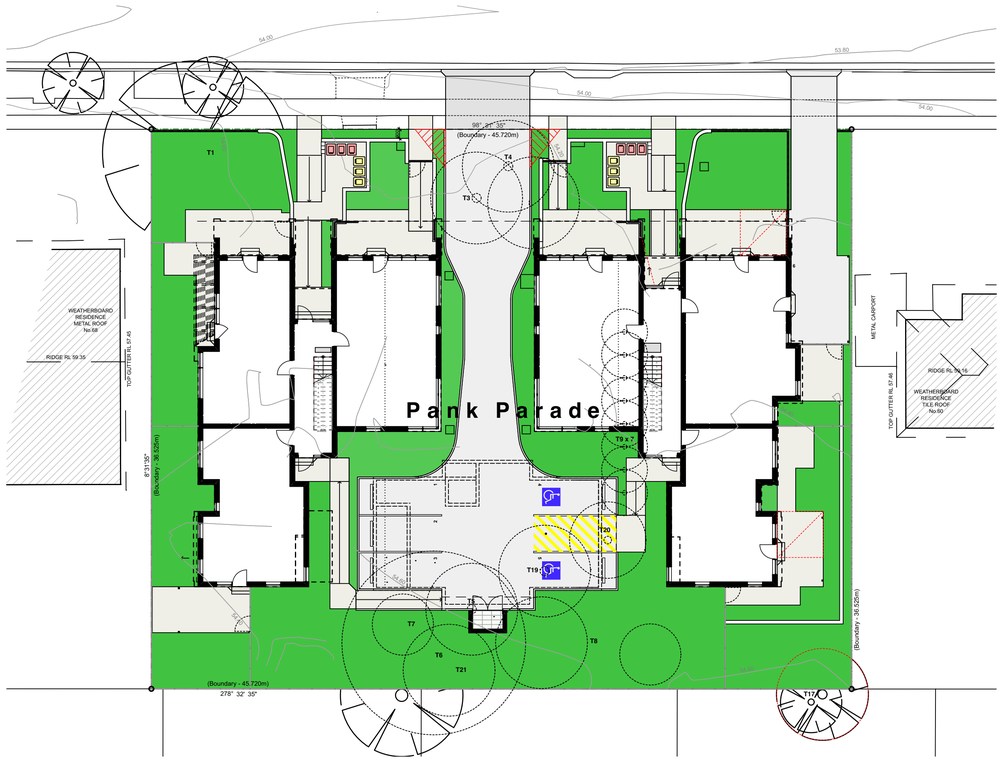
Legend

note: drawing may not contain all items listed below

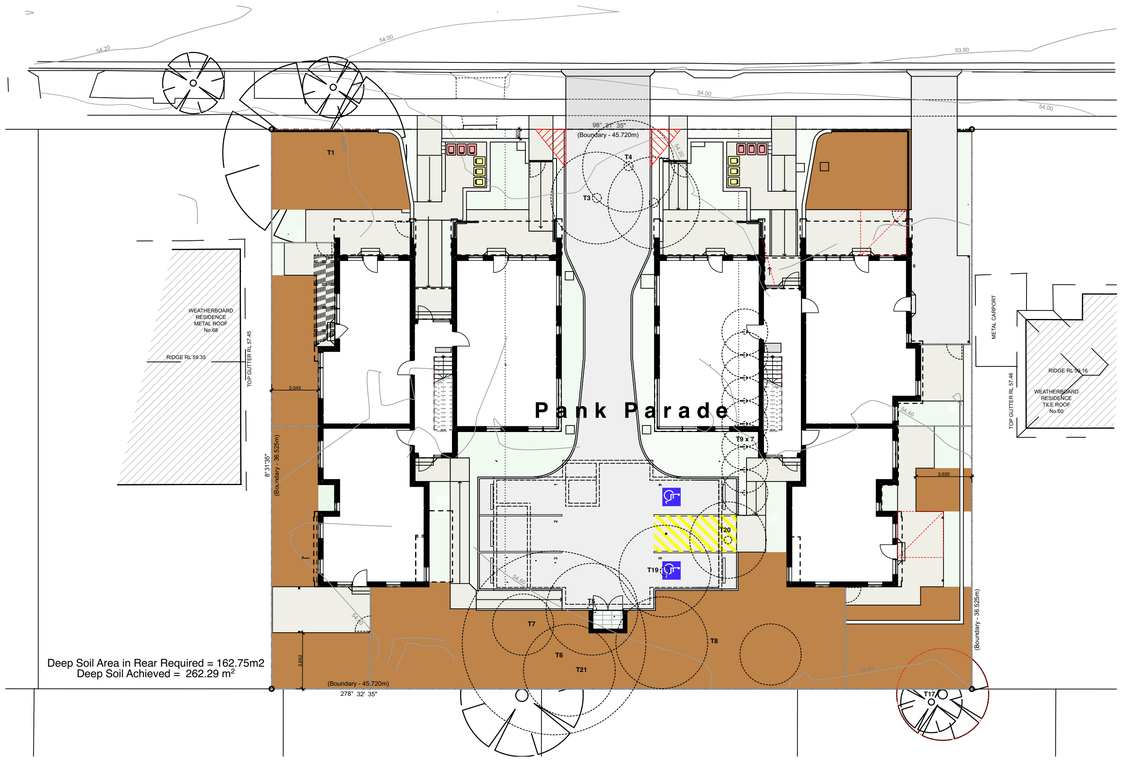
note:
Green area indicates landscape area
Total: 604.02m²

note:
Brown area indicates deep soil zone (min. dim 3x3m)
Total: 412.83m²

note:
Pink area indicates Gross Floor Area
Total: 870.68m²



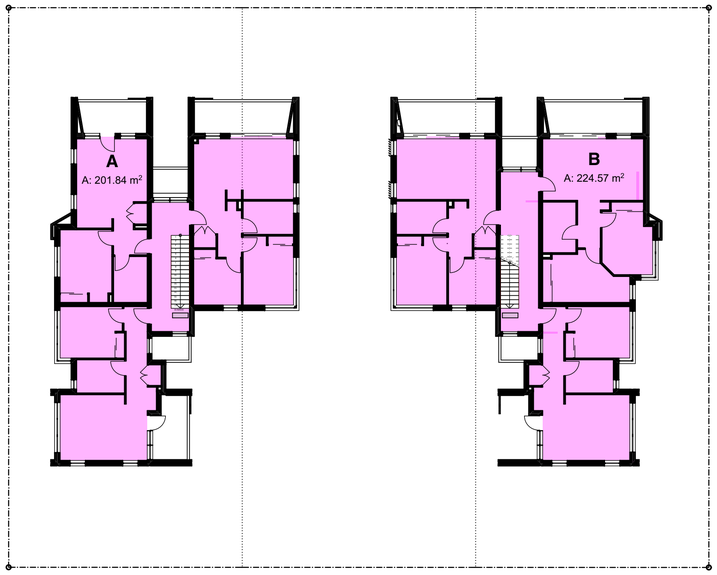
1 **Soft Landscape Drawing**
1:200



2 **Deep Soil Diagram**
1:200



4 **GFA Plan - Ground Floor**
1:200



5 **GFA Plan - Level 1**
1:200

7.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0008084010 15 Nov 2022
Assessor Dean Gorman
Accreditation No. DMN/13/1645
Address
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Blacktown , NSW , 2148
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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Landscape ,Deep Soil & GFA Diagrams

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
23/6/2023	1:200 @ A1	2793.22	BGYPX
Stage:	Drawn: JOK, DD	Checked: JOK	Approved: JOK
Drawing: DA10	Sheet: 11 of 14		Rev: 02

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scale: 1:100 @A1

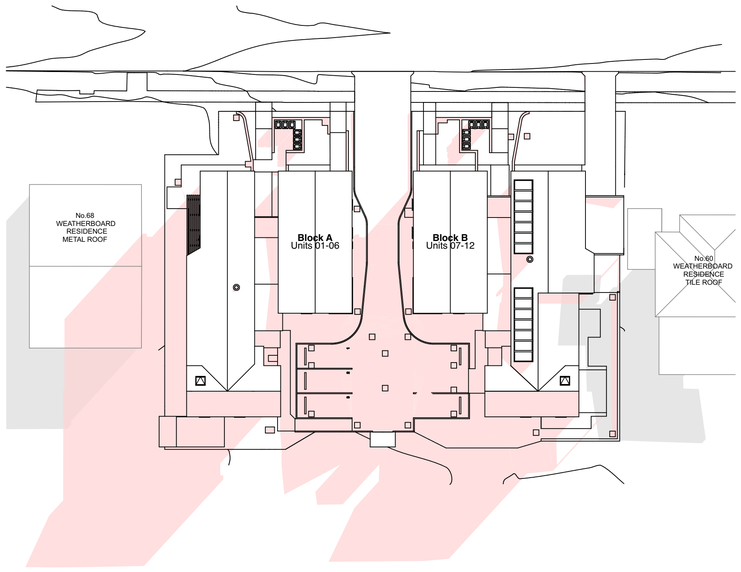
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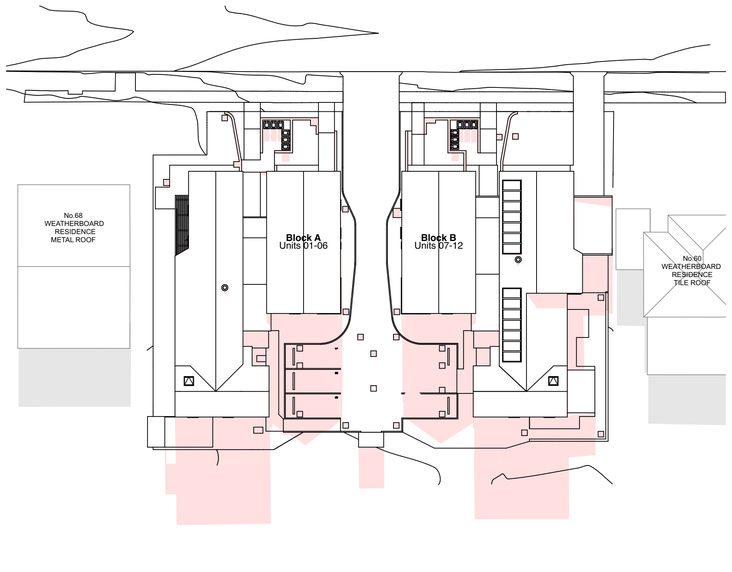
Legend
shadow diagrams
note: drawing may not contain all items listed below

note:
shadows cast: proposed buildings

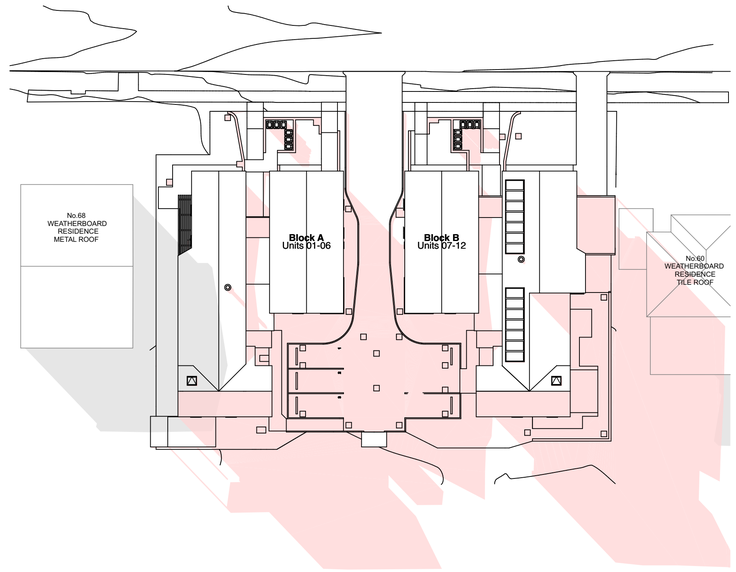
note:
shadows cast: existing neighbour buildings



1 Shadows - 21 June (proposed) 9am
1:300



2 Shadows - 21 June (proposed) 12noon
1:300



3 Shadows - 21 June (proposed) 3pm
1:300

Living Areas

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√	√	√	√	√	√	√	6	y
2	√	√	√	√	√	√	√	6	y
3	x	x	x	x		√	√	2	y
4	√	√	√	√	√	√	√	6	y
5	√	√	√	√	√	√	√	6	y
6	x	x	x	√	√	√	√	3	y
7	√	√	√	√	√	√	√	6	y
8	√	√	√	√	√	√	√	6	y
9	√	√	x	x	x	x	x	1	n
10	√	√	√	√	√	√	√	6	y
11	√	√	√	√	√	√	√	6	y
12	√	√	√	x	x	x	x	2	n

70% of total no. of units must have 3 hours sunlight to livings areas between 9am & 3pm
*roof window to units 6 & 12 provides additional compliance/amenity
Complies 9/12 = 75%

POS

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√	√	√	√	√	√	√	6	y
2	√	√	√	√	√	√	√	6	y
3	x	√	√	√	√	√	√	5	y
4	√	√	√	√	√	√	√	6	y
5	√	√	√	√	√	√	√	6	y
6	√	√	√	√	x	x	x	3	y
7	√	√	√	√	√	√	√	6	y
8	√	√	√	√	√	√	√	6	y
9	√	√	√	√	√	x	x	4	y
10	√	√	√	√	√	√	√	6	y
11	√	√	√	√	√	√	√	6	y
12	x	x	√	√	√	√	√	4	y

70% of total no. of units must have 3 hours sunlight to private open space between 9am & 3pm
Complies 12/12 = 100%

NSW GOVERNMENT

7.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0008084010 15 Nov 2022
Assessor Dean Gorman
Accreditation No. DMN/13/1645
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62-66 Park Parade ,
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hstar.com.au

Rev	Date	Issue
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Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Shadow Diagrams (21 June)

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: Part 5 Activity Submission

Date:	Scale:	S'id job no:	Project no.
23/6/2023	1:300 @ A1	2793.22	BGYPX
Stage:	Drawn:	Checked:	Approved:
	JOK, DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA11	12 of 14		02

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023

Stanton Dahl & Associates Pty Limited, ABN 32 002 261 396
Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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Legend shadow diagrams
note: drawing may not contain all items listed below

✔ areas recieving sunlight



view from sun @ 9am



view from sun @ 10am



view from sun @ 11am



view from sun @ 12pm



view from sun @ 1pm



view from sun @ 2pm



view from sun @ 3pm

Living Areas

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	✔	✔	✔	✔	✔	✔	✔	6	y
2	✔	✔	✔	✔	✔	✔	✔	6	y
3	x	x	x	x	✔	✔	✔	2	y
4	✔	✔	✔	✔	✔	✔	✔	6	y
5	✔	✔	✔	✔	✔	✔	✔	6	y
6	x	x	x	✔	✔	✔	✔	3	y
7	✔	✔	✔	✔	✔	✔	✔	6	y
8	✔	✔	✔	✔	✔	✔	✔	6	y
9	✔	✔	x	x	x	x	x	1	n
10	✔	✔	✔	✔	✔	✔	✔	6	y
11	✔	✔	✔	✔	✔	✔	✔	6	y
12	✔	✔	✔	x	x	x	x	2	n

70% of total no. of units must have 3 hours sunlight to livings areas between 9am & 3pm
*roof window to units 6 & 12 provides additional compliance/amenity
Complies 9/12 = 75%

POS

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	✔	✔	✔	✔	✔	✔	✔	6	y
2	✔	✔	✔	✔	✔	✔	✔	6	y
3	x	✔	✔	✔	✔	✔	✔	5	y
4	✔	✔	✔	✔	✔	✔	✔	6	y
5	✔	✔	✔	✔	✔	✔	✔	6	y
6	✔	✔	✔	✔	x	x	x	3	y
7	✔	✔	✔	✔	✔	✔	✔	6	y
8	✔	✔	✔	✔	✔	✔	✔	6	y
9	✔	✔	✔	✔	✔	x	x	4	y
10	✔	✔	✔	✔	✔	✔	✔	6	y
11	✔	✔	✔	✔	✔	✔	✔	6	y
12	x	x	✔	✔	✔	✔	✔	4	y

70% of total no. of units must have 3 hours sunlight to private open space between 9am & 3pm
Complies 12/12 = 100%

NSW GOVERNMENT

0008084010 15 Nov 2022
7.2 Average star rating
Assessor Dean Gorman
Accreditation No. DMN13/1645
Address 62-66 Pank Parade , Blacktown , NSW , 2148
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Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01		Part 5 Submission

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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Shadow Diagrams - View from Sun

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

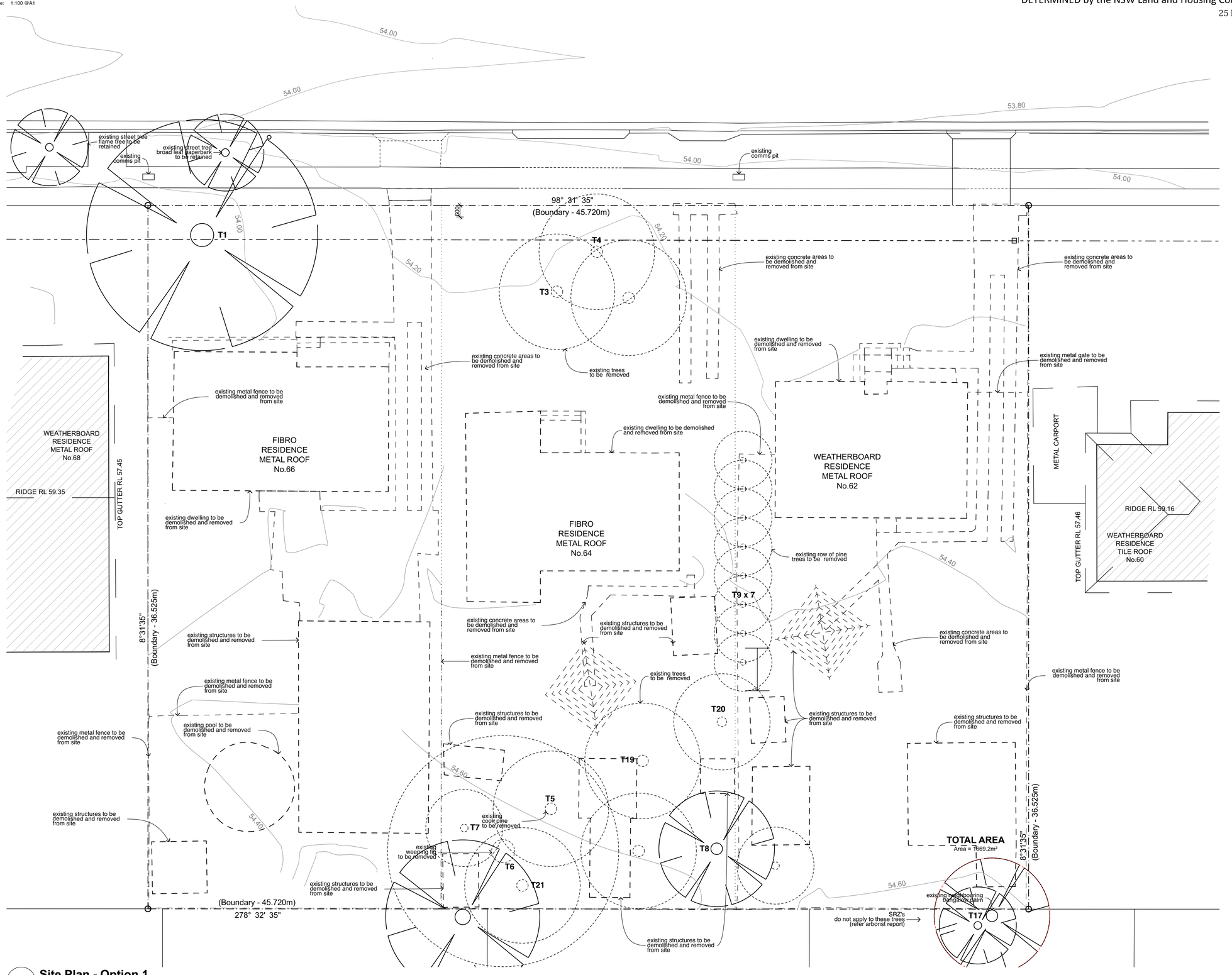
Status: Part 5 Activity Submission

Date	Scale	S\d job no:	Project no.
23/6/2023	NTS @ A1	2793.22	BGYPX
Stage:	Drawn:	Checked:	Approved:
	JOK, DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA12	13 of 14		02

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scale: 1:100 @A1

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25 November 2023

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Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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01 Site Plan - Option 1
1:100

Legend
demolition plan
note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed
- not in scope of works
- denotes existing items to be demolished or removed (walls, equipment etc.)
- site boundaries
- 40 approx. location of existing contours

note:
1. all demolition to be undertaken pursuant to Safe Work NSW Code of practice.
2. existing buildings may contain asbestos, as builit prior to 1984.
3. this drawing shall be read in conjunction with structural and service engineer documents.
4. broken lines indicate general extent of demolition and removal but full extent of these works includes all ancillary and associated elements not necessanily described by the specific notes.
5. where ex. walls are to be demolished, provide all temporary structural supports as required and as detailed by engineer. all redundant equipments to be returned to client for storage.
6. refer to services consultants drawings for removal of ex. services and requirements.

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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Demolition Plan

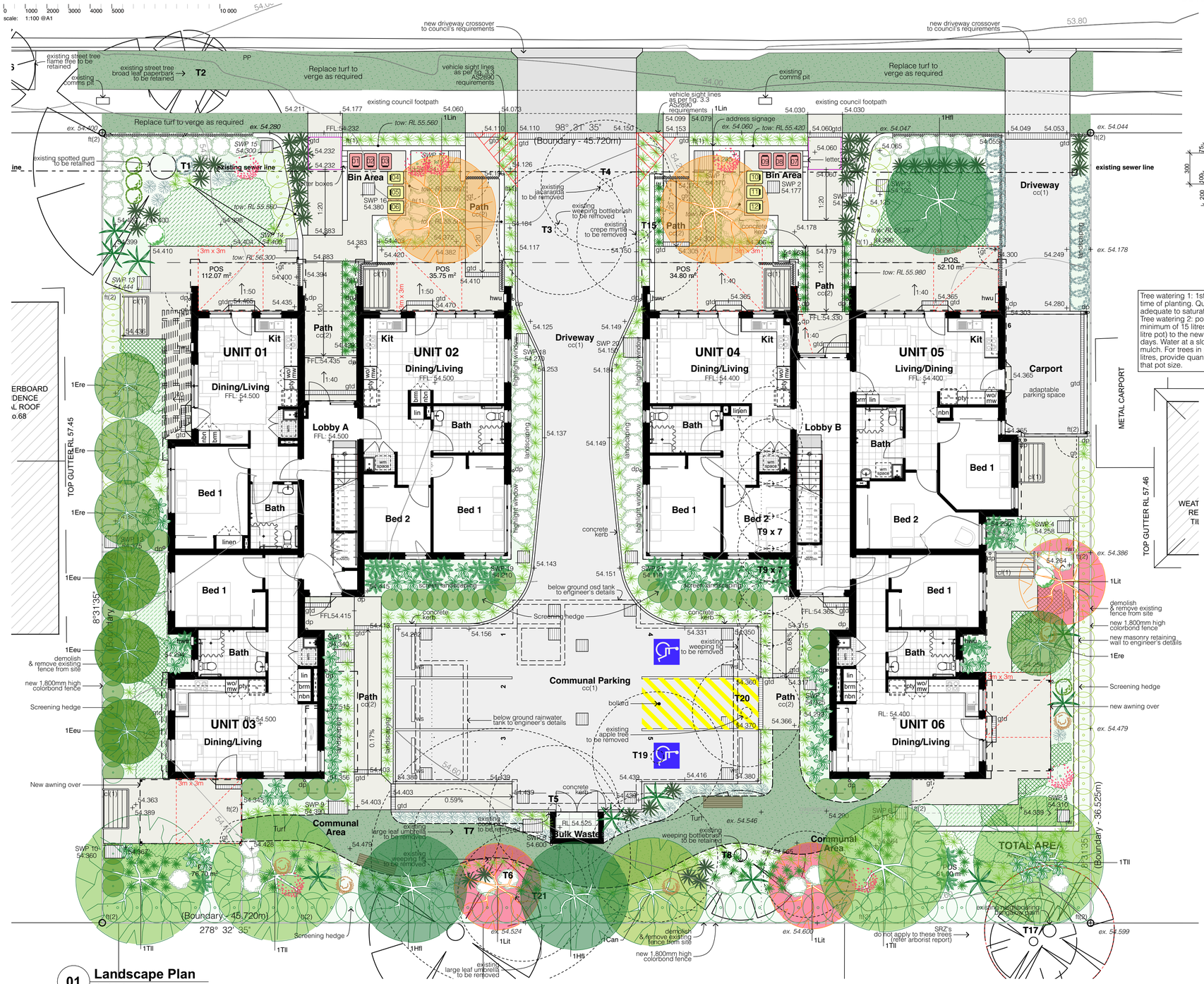
File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
23/6/2023	1:100 @ A1	2793.22	BGYPX
Stage:	Drawn:	Checked:	Approved:
	JOK, DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA13	14 of 14		02

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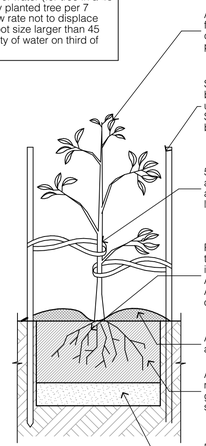


01 Landscape Plan
1:100

06 Tree Planting Detail
1:20

Tree watering 1: 1st initial watering at the time of planting. Quantity of water will be adequate to saturate the root ball to its core.
Tree watering 2: post planting, provide a minimum of 15 litres of water (for tree in a 45 litre pot) to the newly planted tree per 7 days. Water at a slow rate not to displace mulch. For trees in pot size larger than 45 litres, provide quantity of water on third of that pot size.

Note: it is the responsibility of the contractor to confirm the location of all underground services prior to commencement of any excavation or staking works.
Strong central leading trunk to be evident at time of planting



07 Tree Planting Detail
1:20

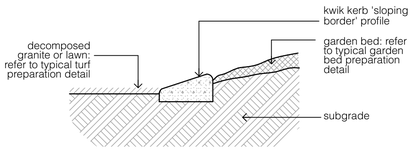
Legend (external work / site plan)
note: drawing may not contain all items listed below

- ex.contours & banking line
- existing trees to be retained
- existing trees to be removed
- proposed trees - install rootguard near services as required
- kwik-kerb garden edging
- planting areas
- turf
- bench seat
- ex.RL00.00 → existing levels
- RL00.00 → proposed levels
- 39.000 + proposed spot levels (ffl)

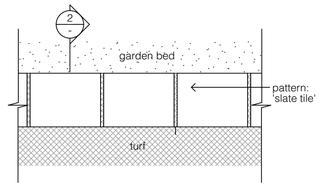
ac	air conditioner condenser
acc	accessible
adhc	ageing, disability & home care
ap	access panel
bal(1)	balustrade (type)
bfc	broom finished concrete
boe	brick on edge
bol	bollard
cc(1)	coloured concrete (type)
cft(1)	ceramic floor tile (type)
cl	clothes line
col	column
dp	downpipe
drp	doorpost
ex.	existing
fb(1)	facebrick work (type)
ffl	finished floor level
ft(1)	fence (type)
gb	garbage bin
gt	gate
gtd	grated drain
hr(1)	handrail (type)
ht	hose tap
hwu	hot water unit
hyd	hydrant
kr	kerb ramp
lb	letter box
ofc	off form concrete
pos	private open space
pmp	permeable paving
pp	power pole
rw(1)	retaining wall (type)
rwo	rainwater outlet
rwt	rainwater tank
sfc	steel float concrete
sfl	structural floor level
swp	storm water pit
tfc	trowel finished concrete
tgsi	tactile ground surface indicator
tow	top of wall
wfc	wood float concrete
ws	wheel stop

plant schedule

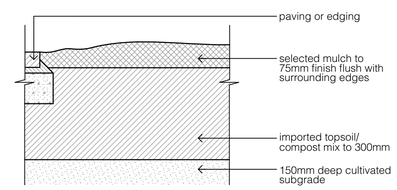
code	botanical name	common name	mature height	pot size	stake
Trees					
Can	Cupaniopsis anacardiodes	Tuckeroo	8.0m	75L	yes
Eeu	Elaeocarpus eumundii	Eumundi Quandong	10.0m	75L	yes
Ere	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	12.0m	75L	yes
Hfl	Hymenosporum flavum	Native Frangipani	7.0m	75L	yes
Lin	Lagerstroemia indica 'Natchez'	Crepe Myrtle	8.0m	75L	yes
Lit	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	6.0m	75L	yes
Tll	Tristaniopsis laurina 'Luscious'	Water Gum	10.0m	75L	yes
Shrubs					
Bbc	Banksia 'Birthday Candles'	Birthday Candles	0.4m	200mm	no
Cal	Correa alba	White Correa	1.5m	200mm	no
Cwa	Callistemon 'White Anzac'	Bottlebrush	1.5m	200mm	no
Cvs	Callistemon viminalis 'Slim'	Bottlebrush	3.0m	200mm	no
Rop	Raphiolepis 'Oriental Pearl'	Indian Hawthorne	1.0m	200mm	no
Sre	Syzygium 'Resilience'	Lilly Pilly	4.0m	200mm	no
Ssn	Syzygium 'Straight and Narrow'	Lilly Pilly	5.0m	200mm	no
Wab	Westringia 'Aussie Box'	Coastal Rosemary	0.6m	200mm	no
Wsm	Westringia 'Smokey	Coastal Rosemary	1.0m	200mm	no
Groundcovers, Grasses and Feature Plants					
Aau	Asplenium australasicum	Birds Nest Fern	1.0m	140mm	no
Aci	Arthropodium cirratum	NZ Rock Lily	0.9m	200mm	no
Arv	Anigozanthus 'Ruby Velvet'	Kangaroo Paw	1.0m	140mm	no
Dex	Doryanthes excelsa	Gymea Lily	1.2m	200mm	no
Dlj	Dianella 'Little Jess'	Lily Turf	0.4m	140mm	no
Gmt	Grevillea 'Mt Tamboritha'	Grevillea	0.3m	140mm	no
Llt	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.5m	140mm	no
Mpa	Myoporum parvifolium	Creeping Boobiala	0.1m	200mm	no
Smc	Scaevola 'Mauve Clusters'	Fan Flower	0.1m	200mm	no
Vhe	Viola hederaceae	Native Violet	0.1m	200mm	no



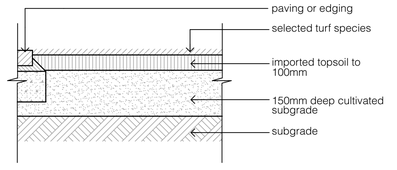
02 Kwik Kerb Garden Edging Section
1:10



03 Kwik Kerb Garden Edging Plan
1:10



04 Garden Bed Preparation Detail
1:10



05 Turf Preparation Detail
1:10

Rev	Date	Issue
6	21.06.23	Part 5 Activity Submission
5	08.11.22	Part 5 Activity Submission
4	25.10.22	Part 5 Activity Submission
3	21.10.22	Part 5 Activity Submission
2	17.10.22	Part 5 Activity Submission

do not scale drawings. check all dimensions on site. figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Botanique Design
Ph: 0404 887 620

Hydraulic & Structural Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
Landscape Plan

File: 62-66 Pank Parade, Blacktown (DA)3.pln
Plotted: 21/6/2023

Status: Part 5 Activity Submission

Date: 21/6/2023	Scale: 1:100, 1:10, 1:20 @ A1	S\d job no: 2793.22	Project no. BGYPX
Stage:	Drawn: MM	Checked: SM	Approved: SM
Drawing: L01	Sheet: 1 of 1		Rev: 6

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023

CIVIL DESIGN
FOR PROPOSED DEVELOPMENT AT
62-66 Pank Parade, Blacktown, NSW

GENERAL NOTES

1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOMINATED OR APPLICABLE COUNCIL SPECIFICATION.
2. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES ON THE DRAWINGS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN.
3. 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.
4. CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER.
5. SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE.
6. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
7. ALL DRAINAGE LINES THOUGH ADJACENT LOTS SHALL BE CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S STANDARDS.
8. 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, PLAN TO BE SUBMITTED TO COUNCIL & RMS AS REQUIRED.
9. THESE PLANS SHALL BE A READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS.
10. 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.
11. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
12. 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
13. ALL TERRACE FLOOR AND PLANTER GRATES TO HAVE FIRE COLLARS FITTED EXCEPT FOR CLASS 1 BUILDINGS
14. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANIZED STEP IRON'S AT 300 mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS4198-1994.
15. 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.
16. 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.
17. GREENVIEW IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION PROVIDED ON THIS DRAWING.
18. ALL LEVELS SHOWN ARE EXPECTED TO BE TO A.H.D.
19. ALL CHAINAGES AND LEVELS ARE IN METERS, AND DIMENSIONS IN MILLIMETRES, UNLESS NOTED OTHERWISE.
20. THE SURVEY INFORMATION ON THIS DRAWING HAS BEEN PROVIDED BY THE ARCHITECT.
21. CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A REGISTERED SURVEYOR.
22. W.A.E DRAWINGS BY A REGISTERED SURVEYOR ARE REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
23. 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.
24. WATER TREATMENT DEVICES TO STRICTLY COMPLY WITH MANUFACTURING SPECIFICATIONS.

RAINWATER REUSE SYSTEM NOTES

1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY
3. PROVIDE AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
4. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
5. 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.
6. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
7. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
8. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
9. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMPING 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 TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
10. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
11. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.
12. ALL DOWNPIPES CHARGED TO THE RAINWATER TANK ARE TO BE SEALED UP TO GUTTER LEVEL AND BE PRESSURE TESTED AND CERTIFIED
13. 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

1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS
2. THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES AND DEBRIS ETC. TO THE EXTENT OF THE PROPOSED DEVELOPED AREA.
3. PROVIDE PROTECTION BARRIERS TO PROTECTED/SENSITIVE AREAS PRIOR TO ANY BULK EXCAVATION.
4. 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.
5. CUT AND FILL OVER THE SITE TO LEVELS REQUIRED.
6. 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.
7. 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 ± 2%.
8. FOR ON SITE FILLING AREAS, THE CONTRACTOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS.
9. 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.
10. 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 ± 2% SHOULD THERE BE INSUFFICIENT MATERIAL FROM SITE EXCAVATIONS, IMPORT AS NECESSARY CLEAN GRANULAR FILL TO APPROVAL.
11. COMPACTION TESTING SHALL BE CARRIED OUT AT THE RATE OF 2 TESTS PER 100LINEAR METRES PER LAYER BY A REGISTERED NATA LABORATORY. THE COSTS OF TESTING AND RE-TESTING ARE TO BE ALLOWED FOR BY THE BUILDER.
12. BATTERS TO BE AS SHOWN, OR MAXIMUM 1 VERT : 4 HORIZ.
13. ALL CONDUITS AND MAINS SHALL BE LAID PRIOR TO LAYING FINAL PAVEMENT.
14. 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

1. SUPPLY & INSTALLATION OF DRAINAGE WORKS TO BE IN ACCORDANCE WITH THESE DRAWINGS, THE COUNCIL SPECIFICATION AND THE CURRENT APPLICABLE AUSTRALIAN STANDARDS.
2. 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 IT'S SELF COMPACTING ABILITY.
3. 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 D/6 CLEARANCE FOR PIPES > 1200 DIA.
4. 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

1. 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.
2. DOWNPIPES SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR FINAL LOCATIONS.
3. 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.
4. ALL DOWNPIPES TO HAVE LEAF GUARDS.
5. ALL EAVES GUTTERS ARE TO BE DESIGNED TO THE 5% AEP (20YR) STORM EVENTS UNO
6. ALL EAVES GUTTER OVERFLOWS ARE TO BE IN ACCORDANCE WITH AS3500.3 G3
7. ALL BOX GUTTERS ARE TO BE DESIGNED TO CATER TO THE 1% AEP (100YR) STORM EVENTS UNO
8. IN ACCORDANCE WITH AS3500.3 CLAUSE 3.7.6.G, BOX GUTTERS SHALL:
   a. BE STRAIGHT (WITHOUT CHANGE IN DIRECTION)
   b. HAVE A HORIZONTAL CONSTANT WIDTH BASE (SOLE) WITH VERTICAL SIDES IN A CROSS-SECTION.
   c. HAVE A CONSTANT LONGITUDINAL SLOPE BETWEEN 1:200 AND 1:40.
   d. DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE OF DIRECTION (I.E. NOT TO THE SIDE); AND
   e. BE SEALED TO THE RAINHEADS AND SUMPS
9. 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.
10. 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
11. ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE.

STORMWATER DRAINAGE NOTES

1. STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS INCLUDING AS3500.3 , NCC AND COUNCIL'S SPECIFICATION.
2. 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

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

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

3. PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
4. PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO.
5. ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 U.N.O. BY COUNCILS SPECIFICATION.
6. PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE DRAWINGS.
7. MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 600mm IN CARPARK & ROADWAY AREAS UNO.
8. ALL PIPES LOCATED IN LANDSCAPE AREAS TO HAVE 300mm COVER. WHERE NOT POSSIBLE AND COVER IS BETWEEN 150mm AND 300mm USE SEWER GRADE PIPE.
9. PIPES 225mm DIA AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O.
10. PIPES UP TO 150mm DIA SHALL BE LAID AT 1.0% MIN. GRADE U.N.O
11. BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY.
12. ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS
13. 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.
14. BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS.
15. ALL LANDSCAPED PITS TO BE MIN 450 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
16. GREENVIEW RECOMMENDS ALL COURTYARDS TO HAVE 450 SQUARE PLASTIC PIT INSTALLED WITH A 150mm DIA. CONNECTION TO FORMAL DRAINAGE SYSTEM.
17. ALL DRIVEWAY PITS TO BE MIN 600 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
18. ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
19. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
20. GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION WHERE APPLICABLE.
21. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE.
22. ANY VARIATION TO THAT WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE COMMENCEMENT.
23. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
24. GREENVIEW RECOMMENDS ALL ACCESSIBLE GRATES TO BE FITTED WITH CHILDPROOF LOCKS
25. ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILLING.
26. COUNCILS ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
27. WATER PROOF ALL CONCRETE BALCONIES & ROOFS TO ARCHITECTS DETAILS
28. ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW.
29. 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.
30. 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.
31. ALL GRATES IN AREAS OF FREQUENT PEDESTRIAN TRAFFIC (IE FOOTPATHS, WALKWAYS, ETC.) TO BE HEELPROOF GRATE.
32. REFER ARCHITECTS DETAIL FOR GRATE FINISH (IE STAINLESS STEEL OR GALVANISED).
33. 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	CARRIGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES.
TABLE AS PER AS3996 - 2006. ENGINEER TO BE NOTIFIED IF LOAD CONDITIONS LISTED ABOVE ARE EXCEEDED.	

32. 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

33. 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.
34. 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.
35. 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

1. ON-SITE DETENTION (OSD) TANKS ARE TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCILS' SPECIFICATIONS.
2. 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.
3. OSD VOLUME MAY BE ACHIEVED IN BELOW GROUND TANK, OR ABOVE GROUND PONDING, OR RAINWATER TANK OFFSET, OR INFILTRATION/ABSORPTION SYSTEM. EACH COUNCIL HAS SPECIFIC GUIDELINES FOR HOW STORMWATER FLOWS ARE TO BE CONTROLLED AND DISCHARGED.
4. 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

1. 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:
   a. IT IS MACHINED TO 0.5mm ACCURACY
   b. IT RETAINS A SHARP EDGE; AND
   c. THE ORIFICE DIAMETER IS NOT LESS THAN 25mm (AS 3500.3 CLAUSE 7.10.2
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)
3. 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)
4. 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 FOUNDED ON A COMPACTED GRANULAR BASE.
5. WHERE THE DEPTH OF THE TANK EXCEEDS 1.2m, A LADDER IN ACCORDANCE WITH AS3500.3 CLAUSE 7.5.5.4 SHALL BE INSTALLED.
6. BELOW GROUND OSD SYSTEMS SHALL CONFORM WITH AS2865.
7. IN ACCORDANCE WITH AS3500.3 CLAUSE 7.10.2.D SCREENS (TRASH RACKS) WITH THE FOLLOWING CHARACTERISTICS SHOULD BE PROVIDED TO COVER EACH ORIFICE OUTLET:
   a. 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.
   b. STEEL SCREENS SHOULD BE STAINLESS STEEL OR HOT-DIP GALVANIZED
   c. 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.
   d. 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.
8. IF THE BELOW GROUND OSD STORAGE IS SEALED, A VENT SHOULD BE PROVIDED TO EXPEL ANY NOXIOUS GASES (AS3500.3 CLAUSE 7.10.2.D.B).
9. THE STORAGE SHOULD BE DESIGNED TO FILL WITHOUT CAUSING OVERFLOWS IN UPSTREAM CONDUITS DUE TO BACKWATER EFFECTS (AS3500.3 CLAUSE 7.10.2.D.C).
10. 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 PITTING / SCARRING, REPLACE IF NECESSARY

COLOUR LEGEND

NEW (REFER TO SCHEDULES FOR COLOUR DEFINITION)

EXISTING

REMOVED OR RELOCATED

RECOMMENDED SAFETY SIGNS

WARNING
PUMP OUT SYSTEM FAILURE IN BASEMENT WITH LIGHT IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

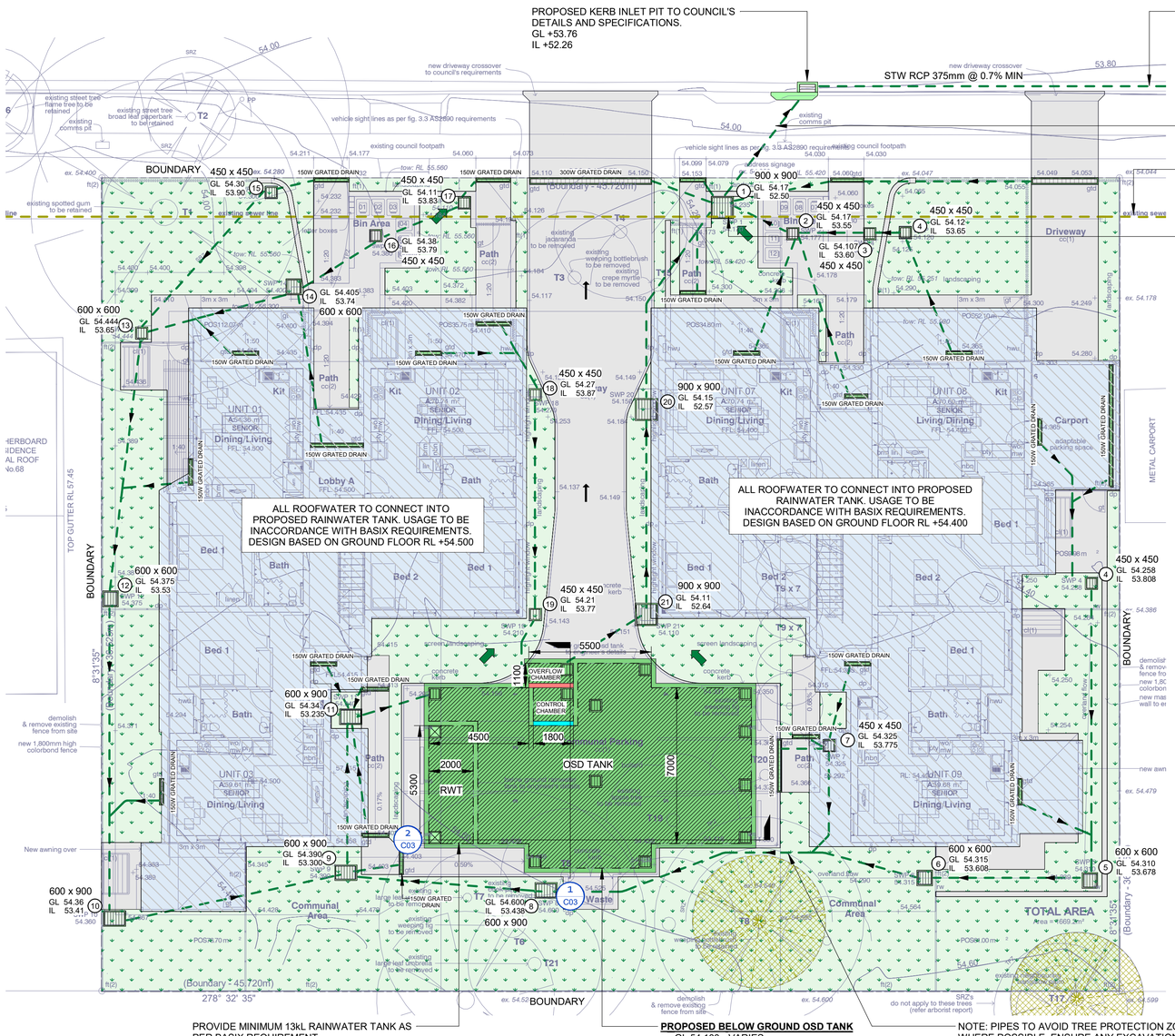
1. SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

DANGER
CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

CONFINED SPACE DANGER SIGN

1. 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.
   - MIN

DETERMINED by the NSW Land and Housing Corporation on: 25 November 2023



GENERAL LEGEND

- LANDSCAPE
- BYPASS LANDSCAPE
- HARDSTAND
- ROOF AREA TO DRAIN
- OSD

PROPOSED TREES | EXISTING TREES

CIV - FIXTURES SCHEDULE

	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER STRIP DRAIN
		SEALED STORMWATER PIT
	300W	GRATED STRIP DRAIN

CIV - STORMWATER SERVICES

	TYPE	DESCRIPTION
	STW	STORMWATER

CIV - STANDARD SYMBOLS

	DESCRIPTION
	FALL ARROW
	OVERLAND FLOW PATH

Below Ground OSD Summary with calculated values	
Site:	
Site Area	1676 m²
Site Area NOT Draining to OSD	178 m²
Reduced Levels (AHD):	
RL of Top of Tank	53.65
RL of Bottom of OSD Tank	52.68
RL of 1.5 Year ARI Overflow Weir	53.265
RL of Emergency Overflow Weir	53.565
RL of 1.5 Year ARI Orifice Centerline	52.77
RL of 100 Year ARI Orifice Centreline	52.725
RL of Invert of Discharge to Council Drainage Pit	52.26
RL of obvert of Pit outlet pipe	52.635
Minium RL of Garage Floor	53.74
Minium RL of House Floor	53.84
OSD Volume:	
Required Storage BELOW 1.5 Year ARI Overflow Weir	51.9 m³
Required Storage BELOW Emergency Overflow Weir	78.7 m³
Discharge Details:	
Using Filter Cartridges to Manage Water Quality	No
Discharge Location	Council Drainage Pit
Length of Emergency Overflow Weir	1.80 m
Maximum 1.5 Year ARI Site Discharge	5.63 L/s
1.5 Year ARI Orifice Discharge	5.63 L/s
Maximum 100 Year ARI Site Discharge	21.87 L/s
100 Year ARI Orifice Discharge	21.87 L/s
Orifice Details:	
Number of 1.5 Year ARI Orifices	1
Number of 100 Year ARI Orifices	1
1.5 Year ARI Orifice Size (mm)	61.5 mm
100 Year ARI Orifice Size (mm)	106.0 mm
Notifications:	
Due to the Outlet Orifice being drowned by 6.5% during 100 ARI event an extra 3.2% of Storage volume has been added. Access grates to be provided such that the maximum reach from any point in the tank to the neaest grate is 2.0m.	

GROUND FLOOR DRAINAGE PLAN
Scale: 1 : 125

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 BENCHED (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.
10. ALL PIPES TO BE 100mmØ @ 1% MINIMUM UNLESS NOTED OTHERWISE.
11. ALL BASES OF PITS TO BE BENCHED TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
12. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATES IN TRAFFICABLE AREAS.

-10 -5 0 10
SCALE 1:100

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6	06.06.2023	JPS	ISSUED FOR APPROVAL
5	16.11.2022	JPS	ISSUED FOR APPROVAL
4	20.10.2022	JPS	ISSUED FOR APPROVAL
3	27.09.2022	JPS	ISSUED FOR APPROVAL
2	26.09.2022	JPS	ISSUED FOR APPROVAL
1	23.09.2022	JPS	ISSUED FOR APPROVAL

PROPOSED DEVELOPMENT

62-66 Pank Parade, Blacktown, NSW

Stanton Dahl Architects

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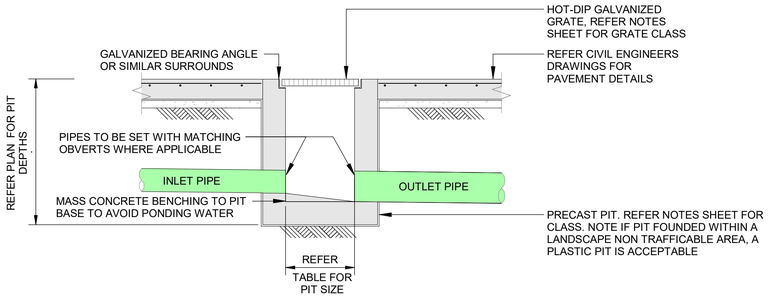
CIVIL DESIGN

GROUND FLOOR DRAINAGE PLAN

220716
PRELIMINARY
C02 7

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

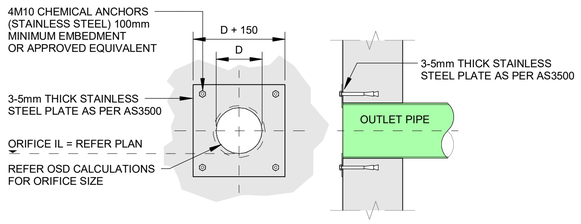


1. ENSURE CLIMB IRONS ARE PROVIDED UNDER LID AT 300 CTS TO COUNCIL'S SPECIFICATIONS WHERE PIT DEPTH IS DEEPER THAN 1000.
2. GREENVIEW RECOMMENDS THE PLUMBER PROVIDES 90Dia x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE FILTER FABRIC. (BIDUM A24 OR APPROVED SIMILAR). TO BE PARALLEL TO UPSTREAM SIDE OF EACH INLET PIPE.

PIT SIZE

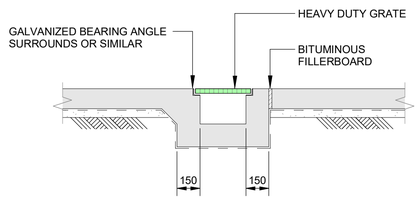
DEPTH	PIT DIMENSION
0 - 600	450 mm x 450 mm
600 - 900	600 mm x 600 mm
900 - 1200	600 mm x 900 mm
1200 +	900 mm x 900 mm

TYPICAL CONCRETE INLET PIT - CONCRETE SURFACE
Scale: 1 : 20

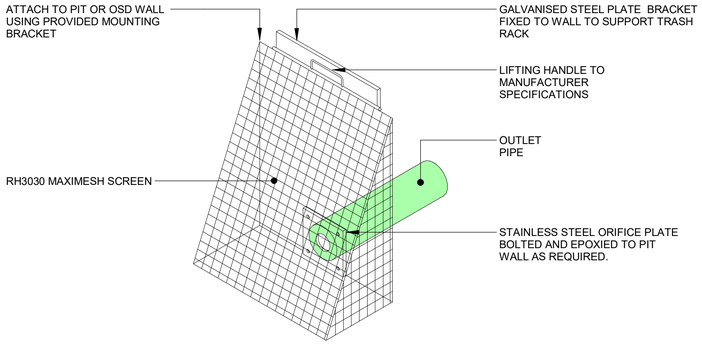


AS PER AS3500.3 CLAUSE 7.10.2.A, ORIFICE IS TO:
- BE MACHINED TO 0.5mm ACCURACY;
- RETAIN A SHARP EDGE, AND
- HAVE A DIAMETER NOT LESS THAN 25mm

TYPICAL ORIFICE PLATE DETAIL
Scale: 1 : 10

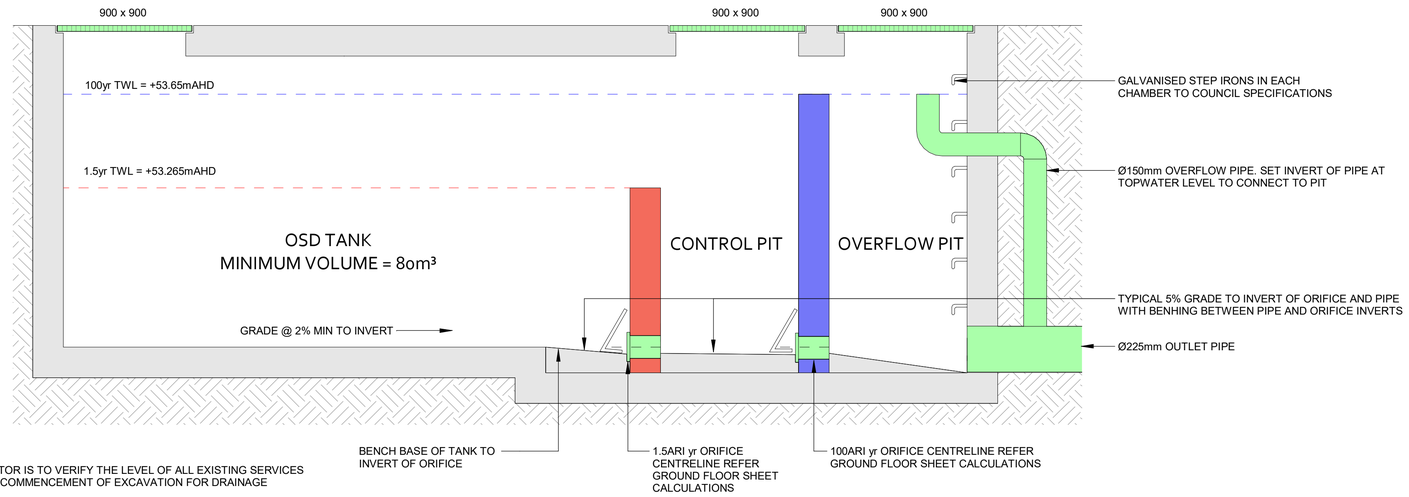


TYPICAL GRATED DRAIN DETAIL
Scale: 1 : 20



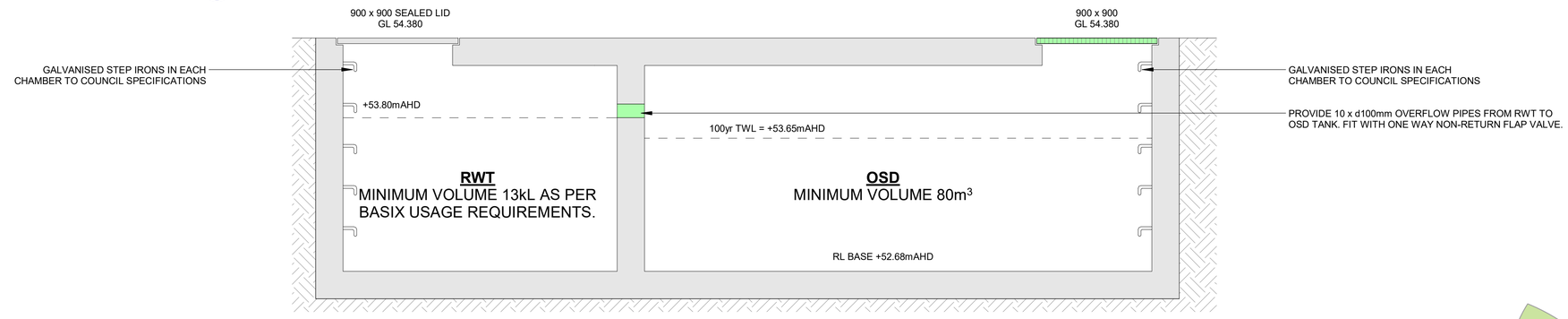
PROVIDE PRE-MADE TRASH SCREEN AS PER MASCOT ENGINEERING "MULTI-PURPOSE TRASH SCREENS" OR APPROVED EQUIVALENT

TYPICAL TRASH SCREEN DETAIL
Scale: 1 : 10



1. CONTRACTOR IS TO VERIFY THE LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF EXCAVATION FOR DRAINAGE

1 C02 OSD SECTION
Scale: 1 : 20



2 C02 OSD/RWT SECTION
Scale: 1 : 20

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PROPOSED DEVELOPMENT

62-66 Pank Parade, Blacktown, NSW

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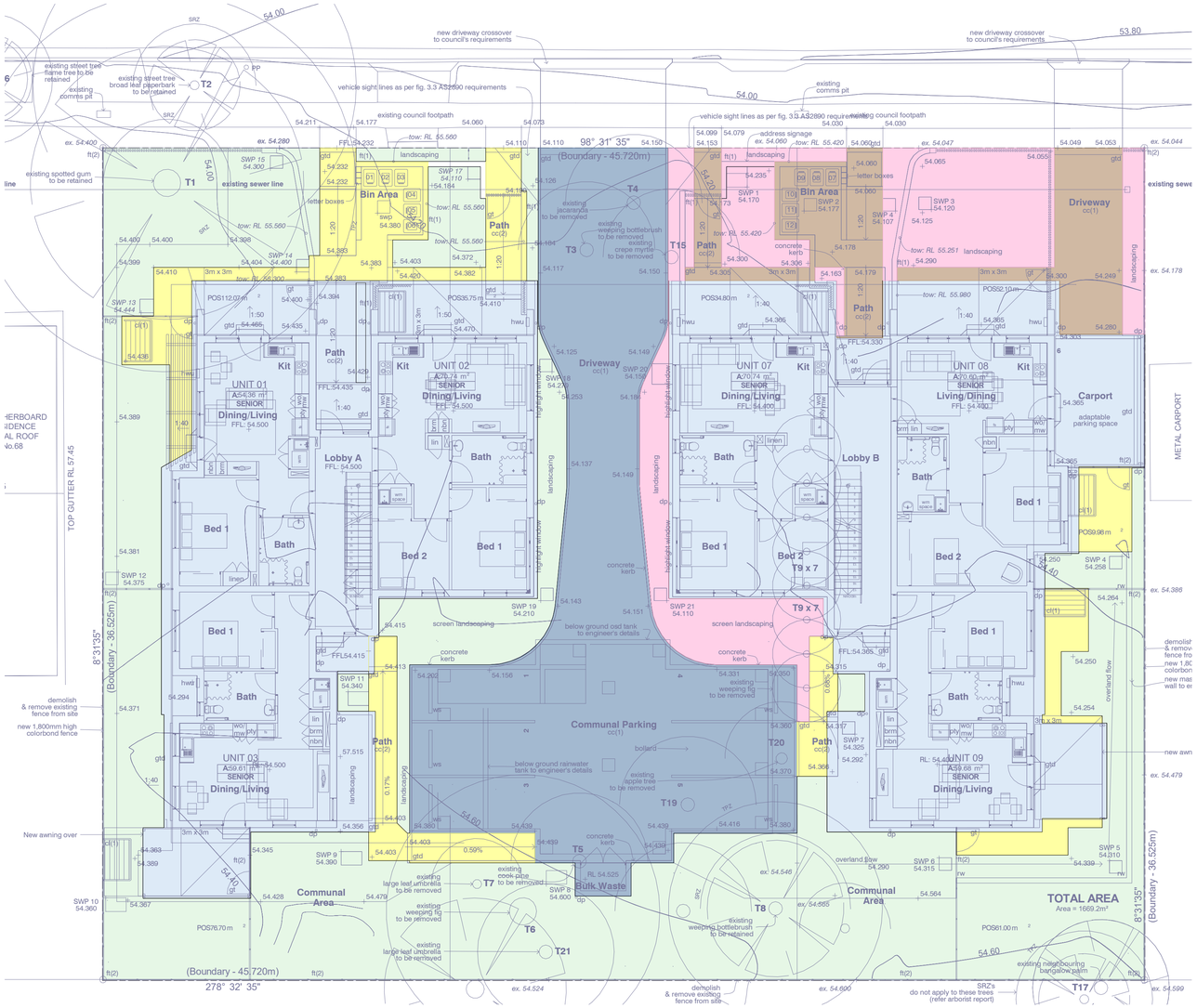
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CIVIL DESIGN

SITE STORMWATER DETAILS SHEET 1

220716
PRELIMINARY
C03 7

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023



TOTAL OSD CATCHMENT AREA: 1497.5m²

- ROOF TO OSD: 657.5m²
- ROAD TO OSD: 245m²
- FOOTPATH TO OSD: 115m²
- LANDSCAPE TO OSD: 480m²

TOTAL BYPASS AREAS: 178m²

- FOOTPATH BYPASS: 69.5m²
- LANDSCAPE BYPASS: 108.5m²

OSD CATCHMENT PLAN
Scale: 1 : 125

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1	06.06.2023	JPS	ISSUED FOR APPROVAL

PROPOSED DEVELOPMENT

62-66 Pank Parade, Blacktown, NSW

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CIVIL DESIGN

OSD CATCHMENT PLAN

220716
PRELIMINARY
C04 2

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023

CIVIL DESIGN

FOR PROPOSED DEVELOPMENT AT

62-66 Pank Parade, Blacktown, NSW

GENERAL INSTRUCTIONS

1. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
2. CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).
3. ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
4. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS, WHERE DISCREPANCIES ARE FOUND NOTIFY ENGINEER IMMEDIATELY FOR VERIFICATION.
5. 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.

LAND DISTURBANCE INSTRUCTIONS

1. DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
2. ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
3. ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
4. WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE.
   A. INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
   B. CONSTRUCT THE STABILISED SITE ACCESS.
   C. CONSTRUCT DIVERSION DRAINS AS REQUIRED.
   D. INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
   E. INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
   F. CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
   G. UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE
   H. GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
   I. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
5. ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
6. ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

1. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
   A. ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
   B. REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
   C. REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
   D. ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND NOT TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
   E. CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
   F. MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.

THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:

   A. THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
   B. THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
   C. THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
   D. THE NEED FOR DUST PREVENTION STRATEGIES.
   E. ANY REMEDIAL WORKS TO BE UNDERTAKEN.

THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SAFETY IN DESIGN NOTES

1. 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.

SEDIMENT CONTROL INSTRUCTIONS

1. SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
2. SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
3. SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
5. WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
6. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
7. ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

1. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
   - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES.
   - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
   - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 20 METRES.
   - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
2. ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
3. WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUNDCOVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER-SOILS AND CONSTRUCTION", DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
4. STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
5. ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
6. FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER. JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
7. PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND-COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY, FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
8. REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL INSTRUCTIONS

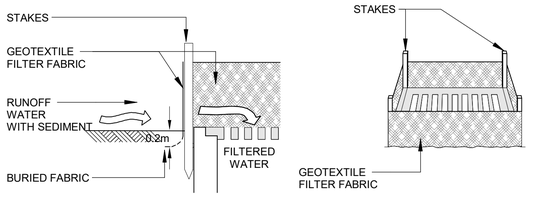
1. ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
2. ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PHONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
3. ALL SITE STAFF AND SUB-CONTRACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
4. ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
5. PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

PROCEDURE FOR DE-WATERING

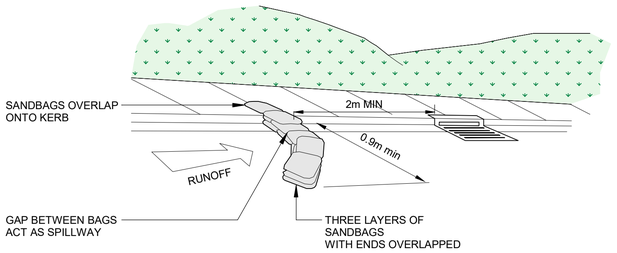
1. ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM AUTHORITIES BEFORE PUMPING OUT.
2. AN ON-SITE TREATMENT PROCESS DISCHARGING TO THE STORMWATER SYSTEM WILL BE IMPLEMENTED. ALL SITE WATERS DURING CONSTRUCTION WILL BE CONTAINED ON SITE AND RELEASED ONLY WHEN pH IS BETWEEN 8.5 & 6.5, SUSPENDED SOLIDS ARE LESS THAN 50mg/L, TURBIDITY LESS THAN 100 NTU'S, OIL AND GREASE LESS THAN 10mg/L AND BIOCHEMICAL OXYGEN DEMAND (BOD5) LESS THAN 30mg/L (FOR STORMS LESS THAN 1 IN 5 YEAR EVENTS).
3. METHODS OF SAMPLING AND ANALYSIS OF WATER QUALITY WILL BE IN ACCORDANCE WITH THE APPLICABLE METHOD LISTED IN THE EPA PUBLISHED APPROVED METHODS FOR THE SAMPLING ANALYSIS OF WATER POLLUTANTS IN NEW SOUTH WALES.
4. WHERE LABORATORY ANALYSIS IS REQUIRED AS INDICATED BY IN-SITU TESTING, APPROPRIATE SAMPLE BOTTLES AND PRESERVATIVES WILL BE USED AND GUIDANCE FOR THE SAMPLING METHOD OBTAINED FROM APPLICABLE PARTS OF AS5667.1 AND AS5667.6. ANALYSIS WILL BE UNDERTAKEN WHERE PRACTICAL BY A NATA REGISTERED LABORATORY CERTIFIED TO PERFORM THE APPLICABLE ANALYSIS.
5. AS EXCAVATION TO TOP SOIL PROGRESSES, ANY WATER COLLECTED AT THE BOTTOM OF EXCAVATIONS WILL BE DIVERTED TO A TEMPORARY SEDIMENTATION BASIN OR SETTLEMENT TANK. IF THE WATER CONTAINS ONLY SEDIMENTS, IT WILL BE FILTERED AND PUMPED TO STORMWATER. BEFORE THIS CAN HAPPEN IT MUST CONTAIN LESS THAN 50mg/L TOTAL SUSPENDED SOLIDS.
6. POLLUTED WATER MUST NOT ENTER THE STORMWATER SYSTEM. IN SOME CIRCUMSTANCES, A LIQUID WASTE COMPANY MAY BE REQUIRED TO COLLECT CONTAMINATED WATER FOR DISPOSAL AT A LICENSED TREATMENT FACILITY.

THE BUILDER AND EXCAVATION CONTRACTOR ARE TO ENSURE ANY WATER DISCHARGED INTO COUNCIL STORMWATER SYSTEM FROM THE EXCAVATED PORTIONS OF THE SITE COMPLY WITH THE RELEVANT ENVIRONMENTAL CRITERIA AND APPROPRIATE CONTROL METHODS SHALL BE ADOPTED. THE PROPOSED CONTROL METHODS ARE STRICTLY TO COMPLY WITH THE ANZECC 2000 GUIDELINES.

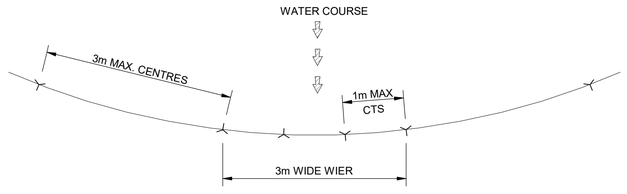
WHERE WORK INVOLVES EXCAVATION OR STOCKPILING OF RAW OR LOOSE MATERIALS, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROVIDE WHOLLY WITHIN THE SITE WHILST WORK IS BEING CARIED OUT IN ORDER TO PREVENT SEDIMENT AND SILT FROM SITE WORKS BEING CONVEYED BY STORMWATER INTO COUNCIL'S STORMWATER SYSTEM, NATURAL WATER COURSES, BUSHLANDS, AND NEIGHBORING PROPERTIES. IN THIS REGARD, ALL STORMWATER DISCHARGE FROM THE SITE SHALL MEET THE REQUIREMENTS OF THE PROTECT OF ENVIRONMENT OPERATIONS ACT 1997 AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER GUIDELINES. THE CONTROL DEVICES ARE TO BE MAINTAINED IN A SERVICEABLE CONDITION AT ALL TIMES.



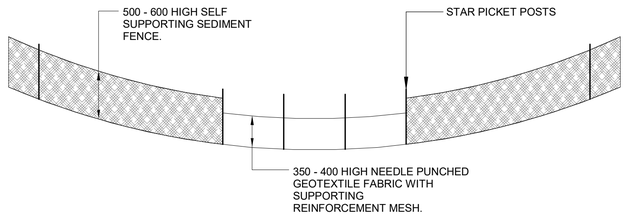
INLET SEDIMENT TRAP
Scale: 1 : 20



SANDBAG SEDIMENT TRAP
Scale: 1 : 20

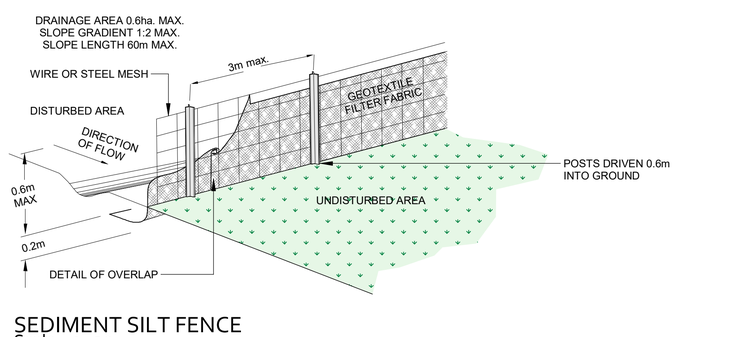


PLAN

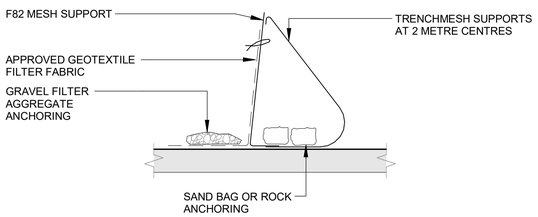


ELEVATION

ESM_SEDIMENT FENCE WEIR
Scale: 1 : 20

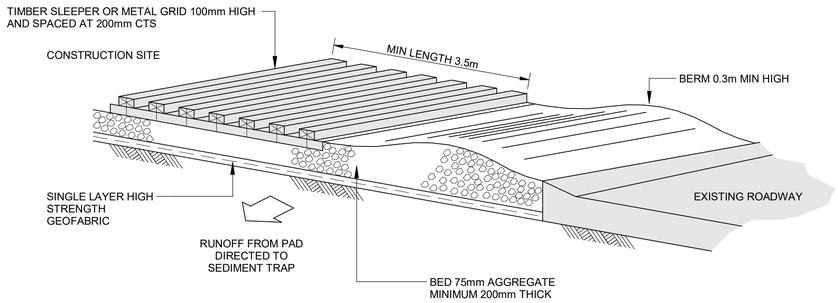


SEDIMENT SILT FENCE
Scale: 1 : 20



1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
3. JOIN SECTIONS OF FABRIC AT A SUPPORT WITH A 150mm OVERLAP.
4. REFER TO DETAIL SD 6-9 "BLUE BOOK"

SILT FENCE BARRIER DETAIL
Scale: 1 : 20



TEMPORARY CONSTRUCTION EXIT
Scale: 1 : 20

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REV.	DATE	BY	DESCRIPTION
2	23.06.2023	JPS	PRELIMINARY ISSUE
1	16.11.2022	JPS	ISSUED FOR APPROVAL

PROPOSED DEVELOPMENT

62-66 Pank Parade, Blacktown, NSW

Stanton Dahl Architects

greenview CONSULTING
(02) 8544 1683 | www.greenview.net.au

DESIGN: RC | DRAWN: JPS | CHECKED: AMcK | SIZE: A1 | SCALE: As indicated

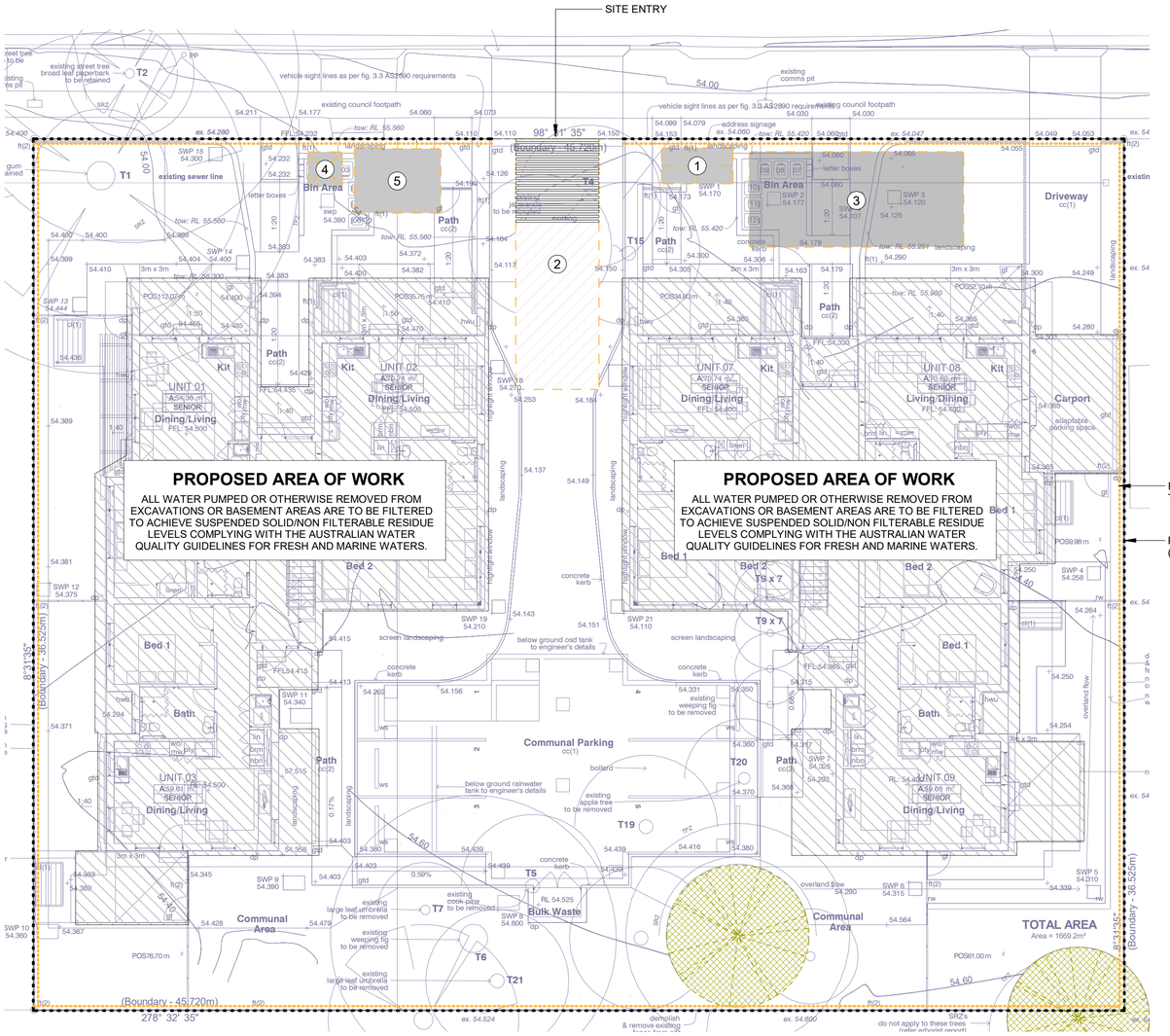
CIVIL DESIGN

NOTES & LEGENDS

220716
PRELIMINARY
ESM12

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023



SITE MANAGEMENT LEGEND

- CHAIN WIRE FENCE
- SILT FENCE

ESM - SITE MANAGEMENT SCHEDULE	
TYPE	DESCRIPTION
1	SKIP BIN (PROVIDE COVER)
2	SITE ACCESS GRATE
3	MATERIALS STOCKPILE (RELOCATE AS NECESSARY)
4	TOILET FACILITY
5	SITE SHED

ENVIRONMENTAL SITE MANAGEMENT LAYOUT
Scale: 1 : 125

FOR NOISE CONTROL, VIBRATION MANAGEMENT, DUST CONTROL, ODOUR CONTROL REFER TO NOTES ON THIS DRAWING, FOR OTHER NOTES (LITTER/WASTE, STORMWATER) REFER ESM1

WHERE WORK INVOLVES EXCAVATION OR STOCKPILING OF RAW OR LOOSE MATERIALS, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROVIDE WHOLLY WITHIN THE SITE WHILST WORK IS BEING CARIED OUT IN ORDER TO PREVENT SEDIMENT AND SILT FROM SITE WORKS BEING CONVEYED BY STORMWATER INTO COUNCIL'S STORMWATER SYSTEM, NATURAL WATER COURSES, BUSHLANDS, AND NEIGHBORING PROPERTIES. IN THIS REGARD, ALL STORMWATER DISCHARGE FROM THE SITE SHALL MEET THE REQUIREMENTS OF THE PROTECT OF ENVIRONMENT OPERATIONS ACT 1997 AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER GUIDELINES. THE CONTROL DEVICES ARE TO BE MAINTAINED IN A SERVICEABLE CONDITION AT ALL TIMES.

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NOISE CONTROL
- WHERE POSSIBLE, STRATEGICALLY PLACE NOISE-GENERATING PLANT / EQUIPMENT TO TAKE ADVANTAGE OF NATURAL SCREENING (E.G. BUILDINGS)
- AVOID PLACING NOISE-GENERATING PLANT / EQUIPMENT CLOSE TOGETHER AND/OR OPERATE SIMULTANEOUSLY
- MAINTAIN ALL PLANT & EQUIPMENT TO MINIMISE NOISE EMISSIONS (E.G. REPAIR BROKEN SILENCING EQUIPMENT, TIGHTEN RATTLING COMPONENTS ETC)
- ALL PLANT & EQUIPMENT TO BE OPERATED IN THE CORRECT MANNER TO AVOID UNNECESSARY NOISE EMISSIONS
- ALL DELIVERIES TO SITE TO BE IN ACCORD WITH THE RELEVANT CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)
- NO PUBLIC ADDRESS SYSTEMS TO BE USED EXCEPT IN THE CASE OF EMERGENCIES
- WHERE NECESSARY, FIT PLANT WITH SILENCERS AND/OR OTHER NOISE ATTENUATION MEASURES
- ENSURE CONSTRUCTION VEHICLES AND PLANT/EQUIPMENT ARE TURNED OFF WHEN NOT IN USE (I.E. AVOID IDLING)

VIBRATION MANAGEMENT
- USE LOW-VIBRATION EMITTING PLANT & EQUIPMENT WHERE POSSIBLE
- WHERE PRACTICAL, USE NON-PERCUSSIVE PILING TECHNIQUES OR PROVIDE ACCOUSTIC SHIELDING

DUST CONTROL
- WHERE POSSIBLE, STAGE ANY VEGETATION REMOVAL TO MINIMISE EXPOSED AREAS
- AREAS EXPOSED (IN THE SHORT TERM) TO BE STABILISED USING WATERING AND/OR GEO-FABRICS AS APPROPRIATE TO MINIMISE DUST GENERATION
- MODIFY / REDUCE CONSTRUCTION ACTIVITIES DURING HIGH WIND CONDITIONS IF INCREASED DUST GENERATION IS A POSSIBILITY
- DUST CONTROL MEASURES TO BE IMPLEMENTED AS THE SITE SUPERVISOR DEEMS APPROPRIATE, INCLUDING WATER CARTS, SPRINKLERS, SPRAYS, DUST SCREENS, ETC
- CHECK EROSION CONTROL MEASURE REGULARLY TO ENSURE CAPTURED SILT DOES NOT BECOME AIRBORNE

ODOUR CONTROL
- SEGRATE AND COLLECT WASTE REGULARLY TO ENSURE ODOURS ARE MINIMISED
- NO BURNING-OFF OF WASTE AT ANY TIME
- REMOVE WASTE BINS FROM SITE REGULARLY

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CIVIL DESIGN

ENVIRONMENTAL SITE MANAGEMENT PLAN

220716
PRELIMINARY
ESM22

DETERMINED by the NSW Land and Housing Corporation on:

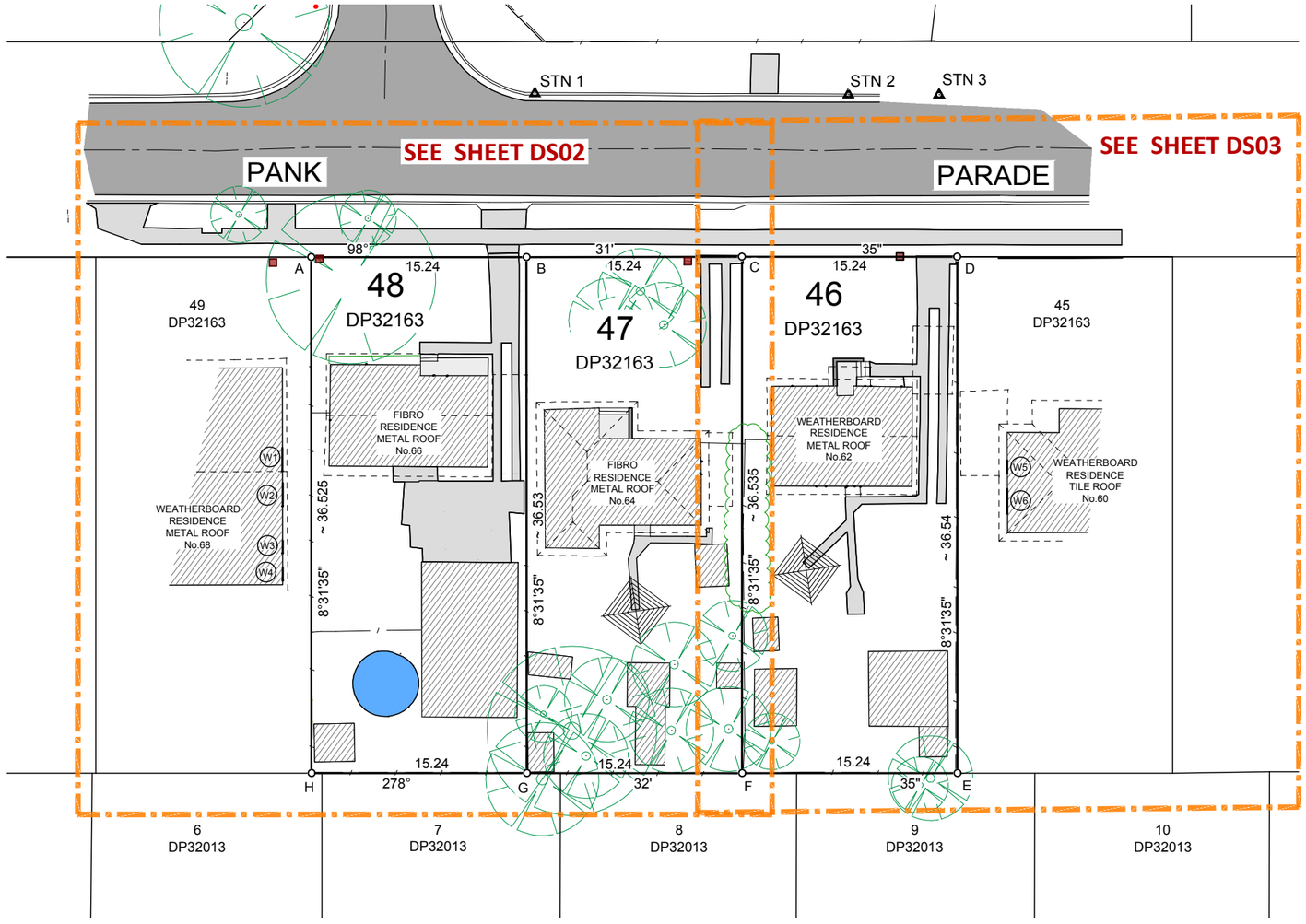
25 November 2023

L.G.A. OF BLACKTOWN

GN
MM
MGA
11° 25'

LEGEND

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- BUILDING/STRUCTURE
- OH — ELECTRICITY LINE (OVERHEAD)
- ROAD CENTRELINE
- T — TELECOMMUNICATION LINE/OPTUS
- W — WATER LINE
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- LH — SEWER INSPECTION PIT
- DP — DOWN PIPE
- 360° PHOTO & NUMBER
- TREE/HEIGHT (TRUNK & DIAMETER TREE SYMBOL TO SCALE)
- SURVEY STATION



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TABLE OF BOUNDARY CORNER CO-ORDINATES (MGA GROUND)

A	304306.691	6262267.556
B	304321.763	6262265.297
C	304336.834	6262263.038
D	304351.906	6262260.778
E	304346.489	6262224.644
F	304331.418	6262226.908
G	304316.347	6262229.172
H	304301.276	6262231.435

TABLE OF SURVEY CONTROL (MGA ZONE 56 GDA2020)

MARK	M.G.A. CO-ORDINATES EASTING	NORTHING	HEIGHT	DESCRIPTION
STN1	304324.063	6262276.657	54.031	DRILL HOLE
STN2	304346.003	6262273.276	53.931	DRILL HOLE
STN3	304352.346	6262272.316	53.869	DRILL HOLE

TABLE OF WINDOW LEVELS

LOCATION	WINDOW No.	TOP RL	BOTTOM RL
PANK PARADE			
No.68	W1	57.24	55.94
	W2	57.24	55.94
	W3	57.04	56.14
	W4	56.84	56.17
No.60	W5	57.25	55.88
	W6	57.25	55.88

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A	31-03-2022	ORIGINAL ISSUE

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FILE	FILE SIZE (MB)	CHECKED BY
322113-01A-DS01-DS03.dwg		WARREN SAUNDERS

CONTOUR INTERVAL: 0.25m
DATUM: A.H.D.
ORIGIN OF DATUM: SSM 153461 RL 47.135
100 YEAR FLOOD RL: N/A
RECOMMENDED MINIMUM FLOOR RL: N/A
SOURCE OF FLOOD INFO: N/A

LEGEND OF COMMONLY USED SYMBOLS

WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE - Common, - Main, BENCH MARK, SURVEY CONTROL MARK PM SSM

REDUCTION RATIO 1 : 200 (A1) 400 (A3)

0 10 20 30 40

LAND AND TITLE INFORMATION
LOTS: 46,47,48
PLAN Nos: 32163
OTHER
AREA: 556.8, 556.7, 556.6m² (SURVEY)

DATE OF SURVEY: 10 / 03 /2022
SURVEY CONSULTANT:
Premise
SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS
Registered Surveyor
SURVEYORS REF: 322113.

NSW GOVERNMENT Family & Community Services Land & Housing Corporation

DRAWING TITLE
CONTOUR AND DETAIL SURVEY

LOCATION
BLACKTOWN

STREET ADDRESS
62-66 PANK PARADE

TYPE
S

SITE LAYOUT JOB
N/A / . / .

SHT. 1
OF 5

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

L.G.A. OF BLACKTOWN

GN
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11° 25'

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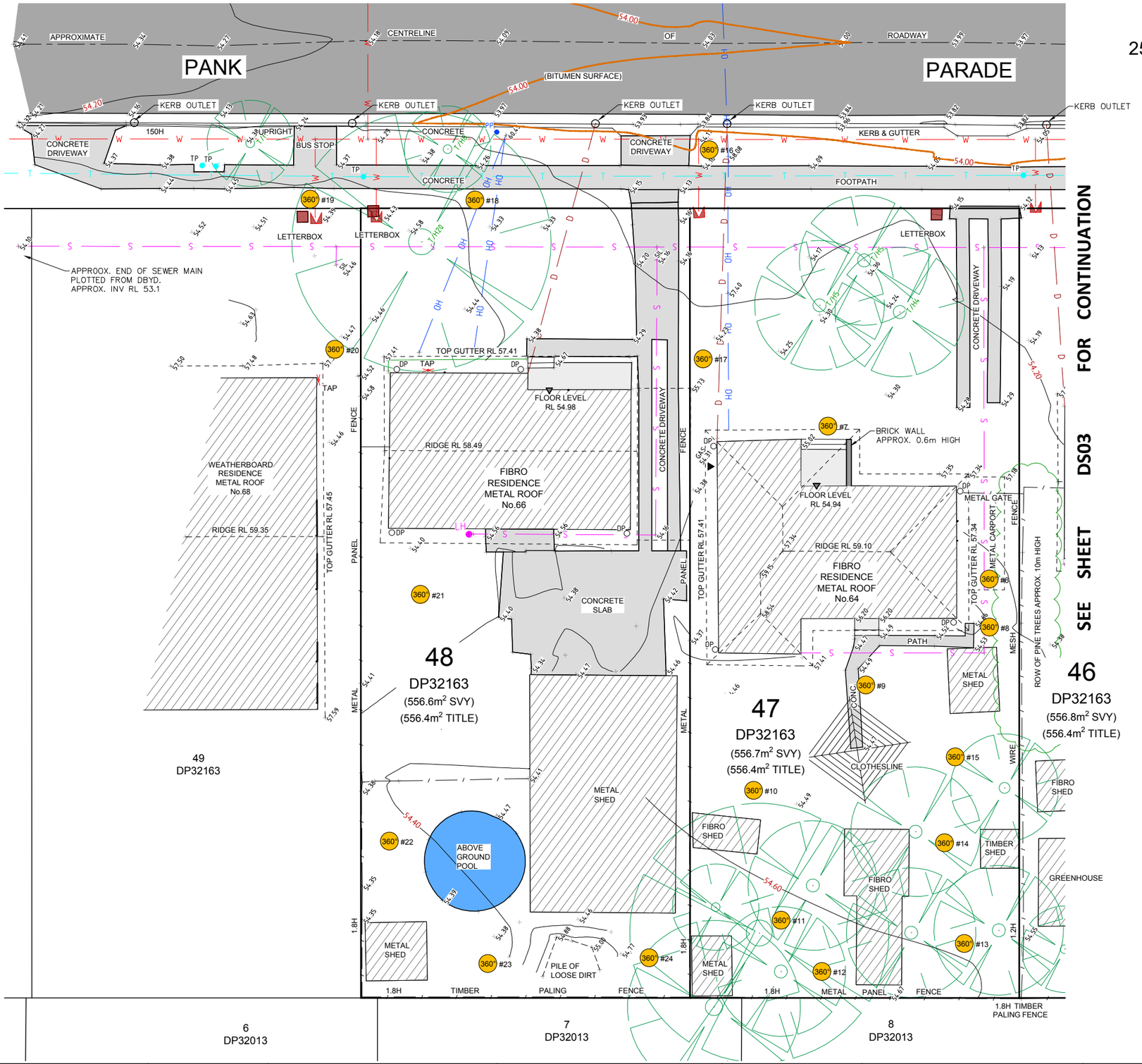
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SEE SHEET DS03 FOR CONTINUATION

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0 5 10 15 20
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Land & Housing Corporation
DRAWING TITLE
CONTOUR AND DETAIL SURVEY

LOCATION
BLACKTOWN
STREET ADDRESS
62-66 PANK PARADE
TYPE
S
SITE LAYOUT JOB
N/A / . / .
SHT. 2
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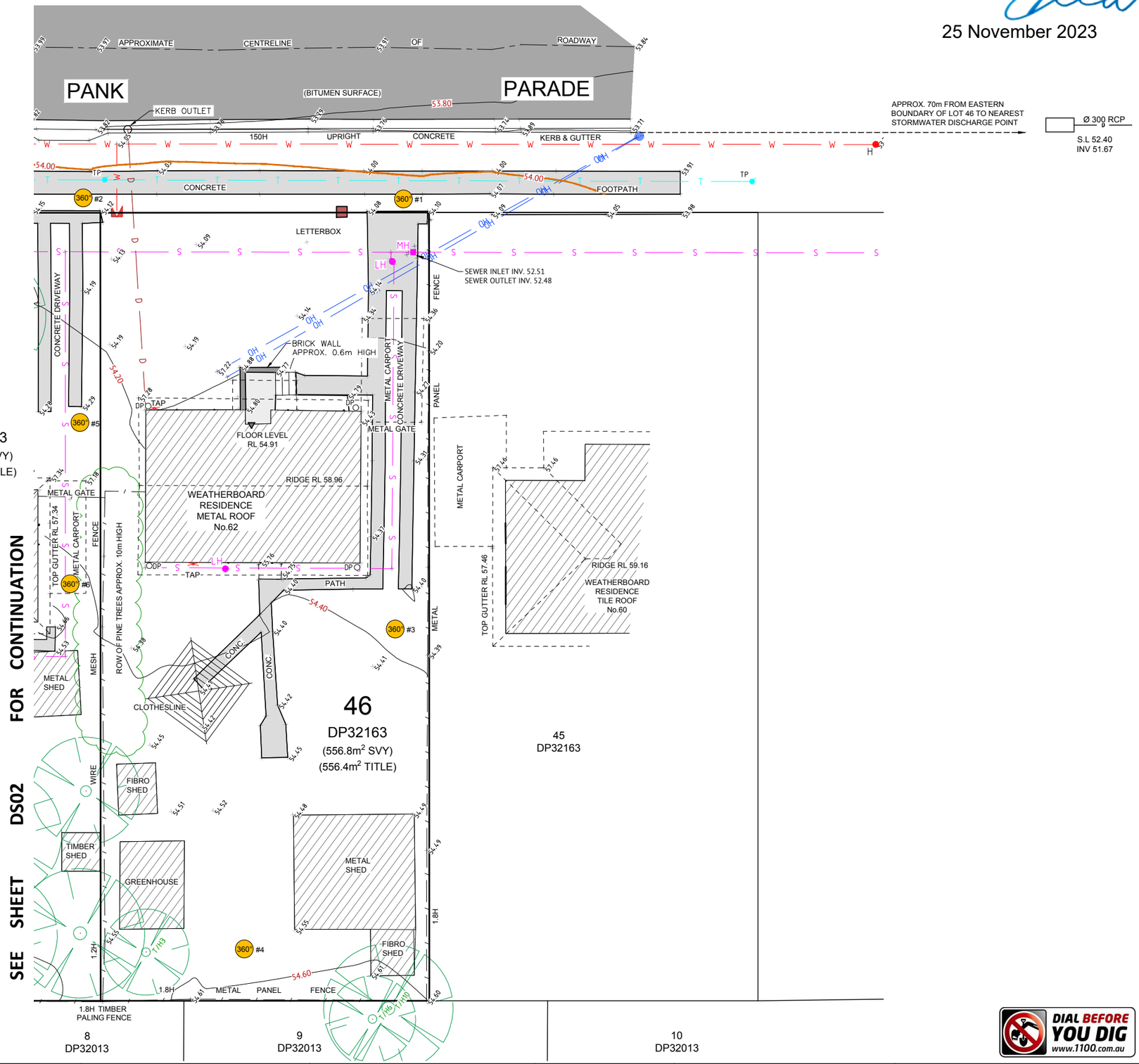
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SURVEY CONSULTANT:
Premise
SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS
Registered Surveyor
SURVEYORS REF: 322113

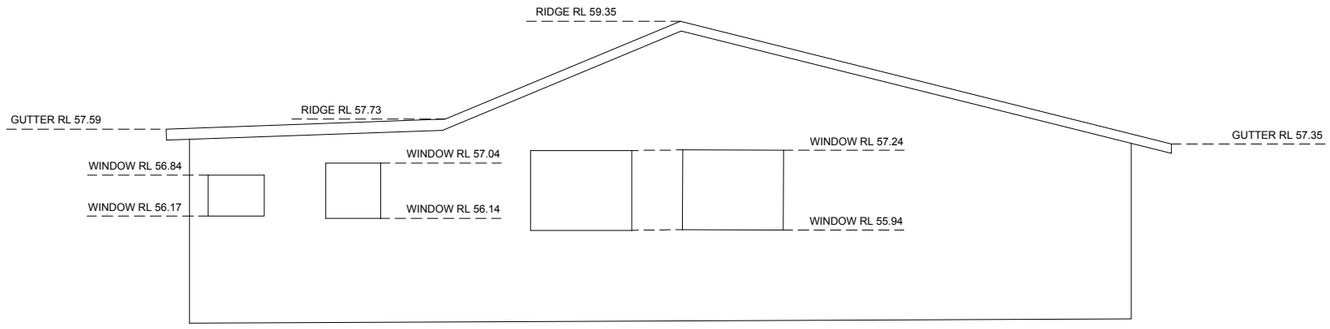
NSW GOVERNMENT Family & Community Services Land & Housing Corporation
DRAWING TITLE
CONTOUR AND DETAIL SURVEY

LOCATION: BLACKTOWN
STREET ADDRESS: 62-66 PANK PARADE
TYPE: S
SITE LAYOUT JOB: N/A / . / .
SHT. 3
OF 5

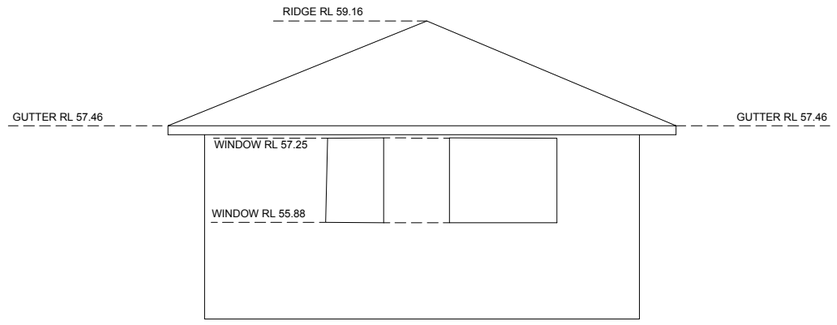
DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

L.G.A. OF BLACKTOWN



SIDE ELEVATION 68 PANK PARADE
(FACING SUBJECT PROPERTY LOT 48)



SIDE ELEVATION 60 PANK PARADE
(FACING SUBJECT PROPERTY LOT 46)

No.	DATE	NOTATION/AMENDMENT
A	31-03-2022	ORIGINAL ISSUE

No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY
322113-01A-DS01-DS03.dwg		WARREN SAUNDERS

CONTOUR INTERVAL: 0.25m

DATUM: A.H.D.

ORIGIN OF DATUM: SSM 153461 RL 47.135

100 YEAR FLOOD RL: N/A

RECOMMENDED MINIMUM FLOOR RL: N/A

SOURCE OF FLOOD INFO: N/A

LEGEND OF COMMONLY USED SYMBOLS

WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main

BENCH MARK SURVEY CONTROL MARK PM SSM

REDUCTION RATIO 1 : 100 (A1) 200 (A3)

0 5 10 15 20

LAND AND TITLE INFORMATION

LOTS: 46,47,48

PLAN NOs: 32163

OTHER:

AREA: 556.8, 556.7, 556.6m² (SURVEY)

DATE OF SURVEY: 10 / 03 /2022

SURVEY CONSULTANT:

Premise

SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS

Registered Surveyor

SURVEYORS REF: 322113

NSW GOVERNMENT Family & Community Services Land & Housing Corporation

DRAWING TITLE

CONTOUR AND DETAIL SURVEY

LOCATION

BLACKTOWN

STREET ADDRESS

62-66 PANK PARADE

TYPE

S

SITE LAYOUT JOB

N/A / . / .

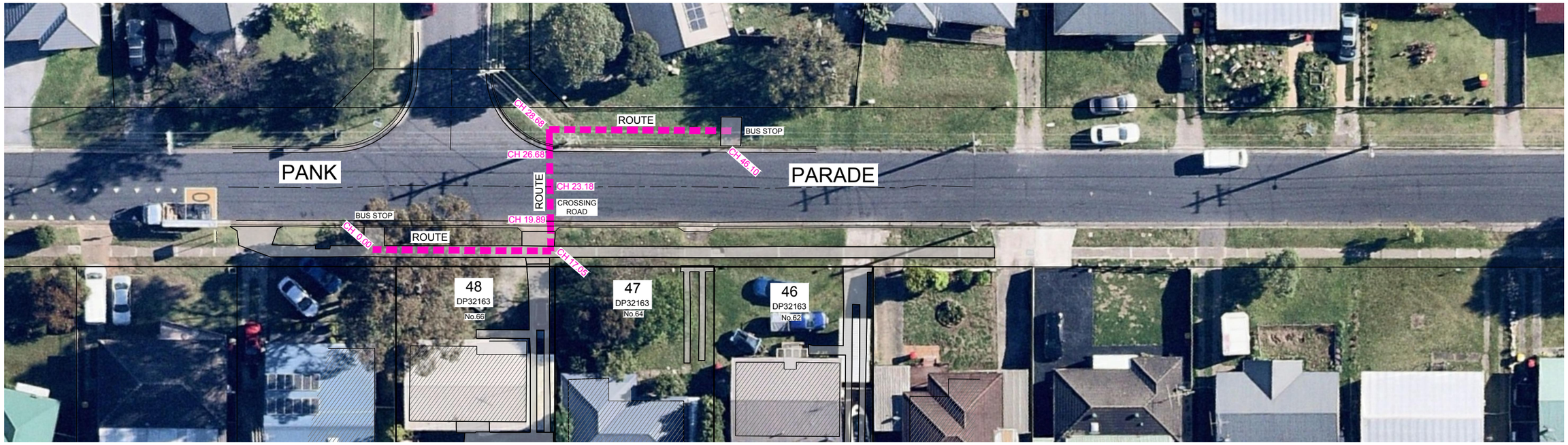
SHT. 4

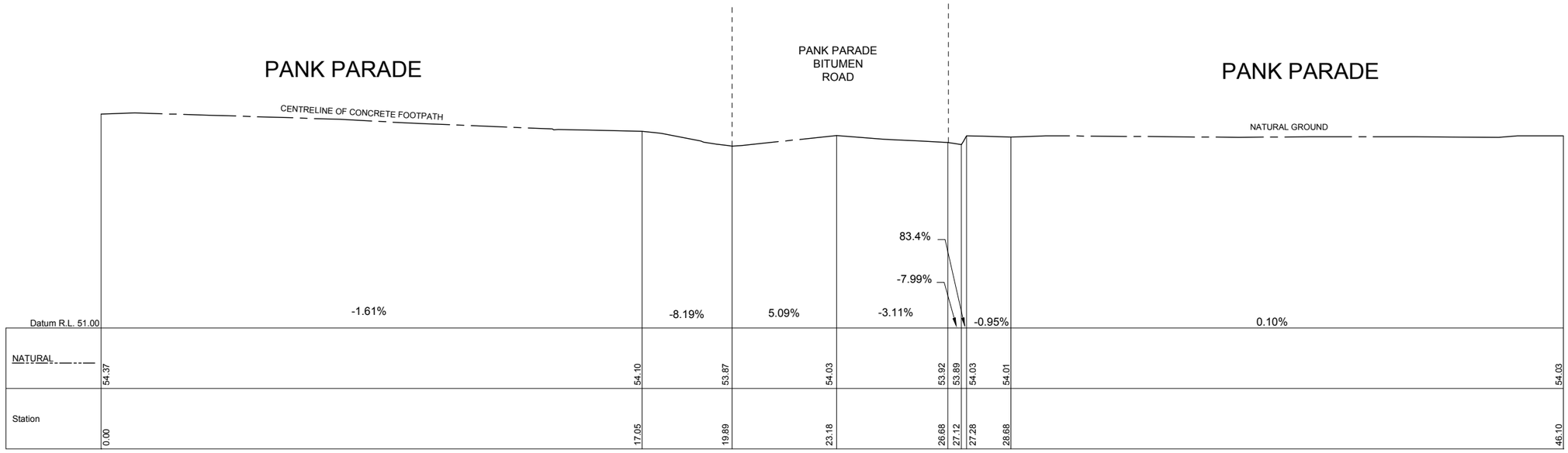
OF 5

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

L.G.A. OF BLACKTOWN





TRANSPORT ROUTE -'LONG SECTION'
N.T.S

No.	DATE	NOTATION/AMENDMENT
A	31-03-2022	ORIGINAL ISSUE

No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY
322113-01A-DS01-DS03.dwg		WARREN SAUNDERS

CONTOUR INTERVAL: 0.25m
DATUM: A.H.D.
ORIGIN OF DATUM: SSM 153461 RL 47.135
100 YEAR FLOOD RL: N/A
RECOMMENDED MINIMUM FLOOR RL: N/A
SOURCE OF FLOOD INFO: N/A

LEGEND OF COMMONLY USED SYMBOLS
WATER
SEWER
ELECTRICITY
TELECOM
GAS
DRAINAGE - Common
- Main
BENCH MARK
SURVEY CONTROL MARK PM SSM

REDUCTION RATIO 1 : 100 (A1) 200 (A3)
0 5 10 15 20
LAND AND TITLE INFORMATION
LOTS: 46,47,48
PLAN NOs: 32163
OTHER:
AREA: 556.8, 556.7, 556.6m² (SURVEY)

DATE OF SURVEY: 10 / 03 /2022
SURVEY CONSULTANT:
Premise
SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS
Registered Surveyor
SURVEYORS REF: 322113

NSW GOVERNMENT Family & Community Services Land & Housing Corporation

DRAWING TITLE
CONTOUR AND DETAIL SURVEY

LOCATION
BLACKTOWN

STREET ADDRESS
62-66 PANK PARADE

TYPE
S

SITE LAYOUT JOB
N/A / . / .

SHT. 5
OF 5

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023

Utility MAPPING

PHOTO REPORT			
Client	Premise	**Client Contact**	
Date	06/10/2022	**UM Job No.**	NSW22-0077

Description of Works Conducted	Locate services 2 metres either side of stormwater alignment in kerb.
Site Address	62 Pank St Blacktown

Utilities Found	Asset Owner	Comments
Water	Sydney water	
Communications	TELSTRA	
Optic Fiber	NBN	
Electricity	AUSGRID	
Gas	JEMENA	
Storm Water		
Sewer	Sydney water	
Unknown		
Other		

UTILITY LEGEND

Water:

Communications:

Optic Fibre:

Gas:

Stormwater:

Sewer:

Electricity:

Unknown:

N.D.D = Non-Destructive Digging

UTT = Unable to Trace

UTO = Unable to Open

EOT = End of Trace

Utility MAPPING



Comments

Scope of works.

Disclaimer: *This plan includes information describing the location of subterranean features, which were purported to exist at the time of the survey. This information was compiled from a combination of field techniques and available data from cooperating utility authorities. Whilst all care has been taken in the preparation of this plan of survey, Utility Mapping (Aust) Pty Ltd cannot guarantee that the plan is without flaw of any kind. Therefore, Utility Mapping (Aust) Pty Ltd expressly disclaims all liability for errors or omissions of any kind whatsoever or from any loss, damage or other consequences, which may arise from any person relying on anything, stated on this plan. In particular, it is recommended that users satisfy themselves as to the location of subterranean features such as utilities, which may or may not be shown on this plan by deploying vacuum excavation techniques.*



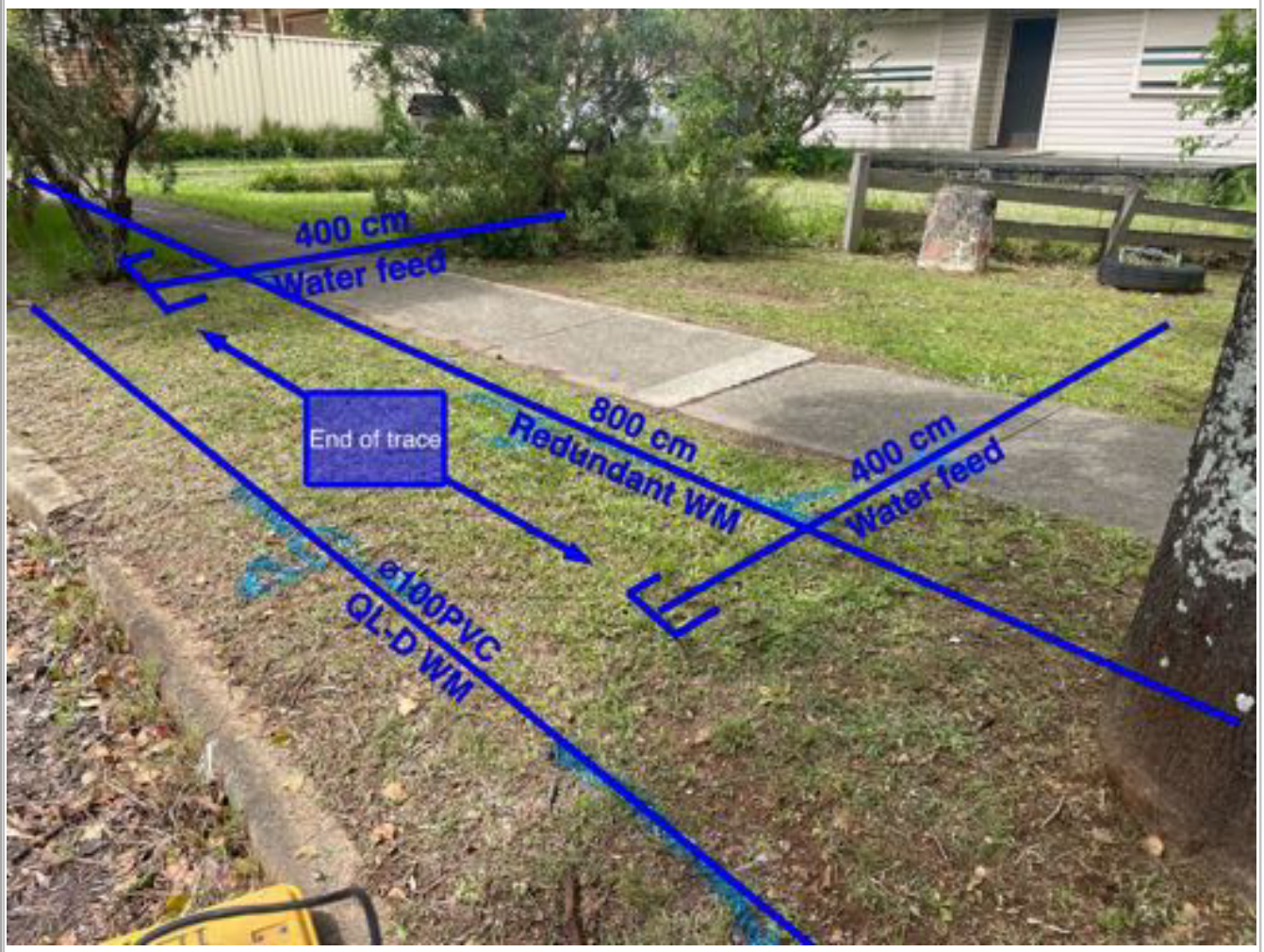
Comments

100 DICL Water main, QL-C
Redundant water main until loss if signal, QL-C

NBN was located QL-B until push rod blocked marked end of trace. From this point was marked QL-D

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Utility MAPPING



Comments

Redundant water main QL-C
100PVC water main could not be traced due to wet and dense clay. Marked QL-D

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Comments

Redundant water main QL-C
100 PVC water main located with GPR, QL-C

Telstra and NBN marked quality level a at pits and QL-B in between.

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Utility MAPPING

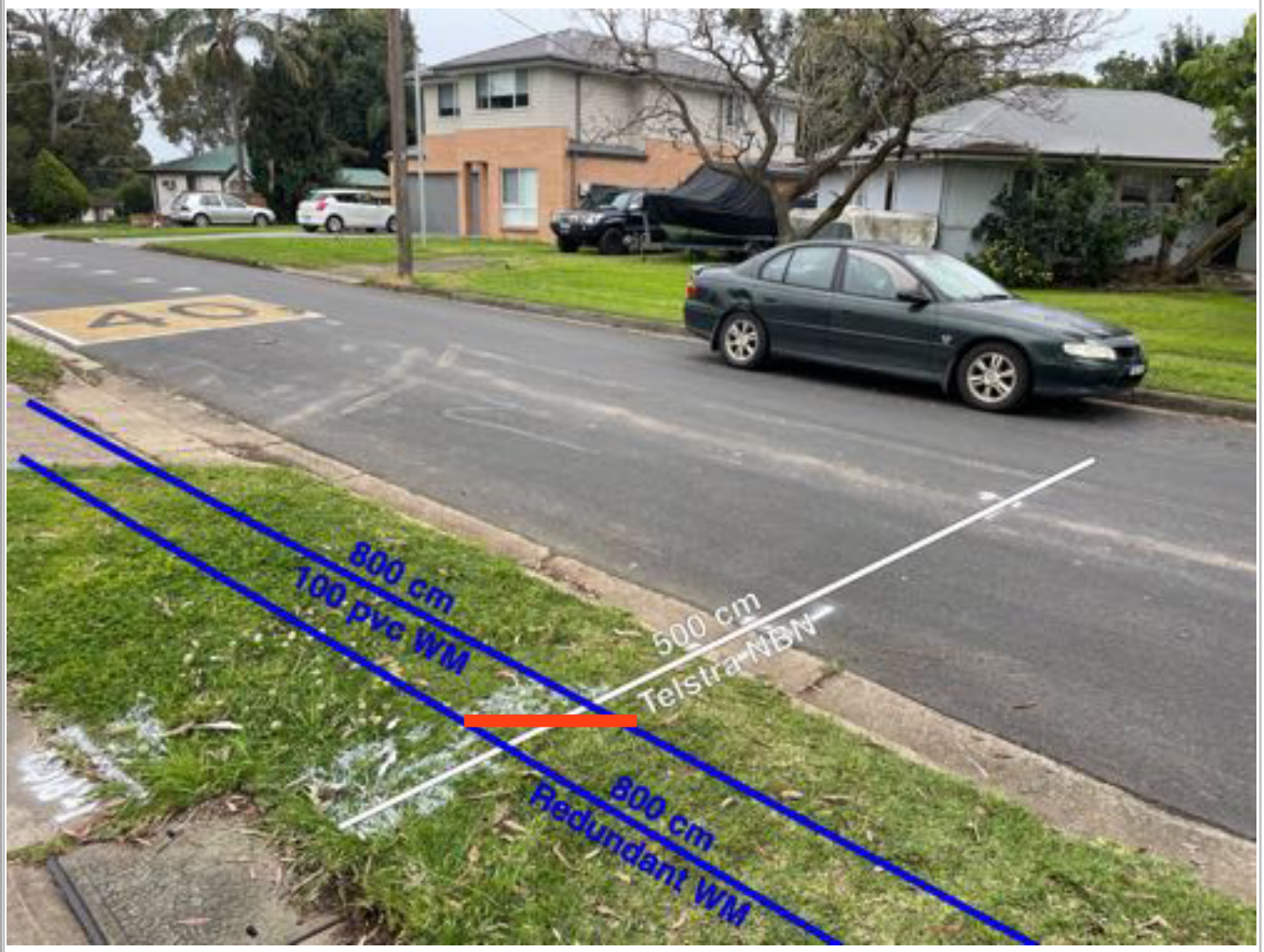


Comments

Redundant water main quality QL-C.
100 PVC water main located with GPR, QL-C.

Telstra and NBN marked quality level a at pits and QL-B in between.

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Comments

Redundant water main QL-C
100 PVC water main located with GPR, QL-C

Telstra and NBN marked quality level a at pits and QL-C in between.

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Comments

Redundant water main QL-C.
100 PVC water main located with GPR, QL-C.

Telstra and NBN marked quality level a at pits and QL-B in between.

Unable to lift storm water pit due to 2 man lift required.

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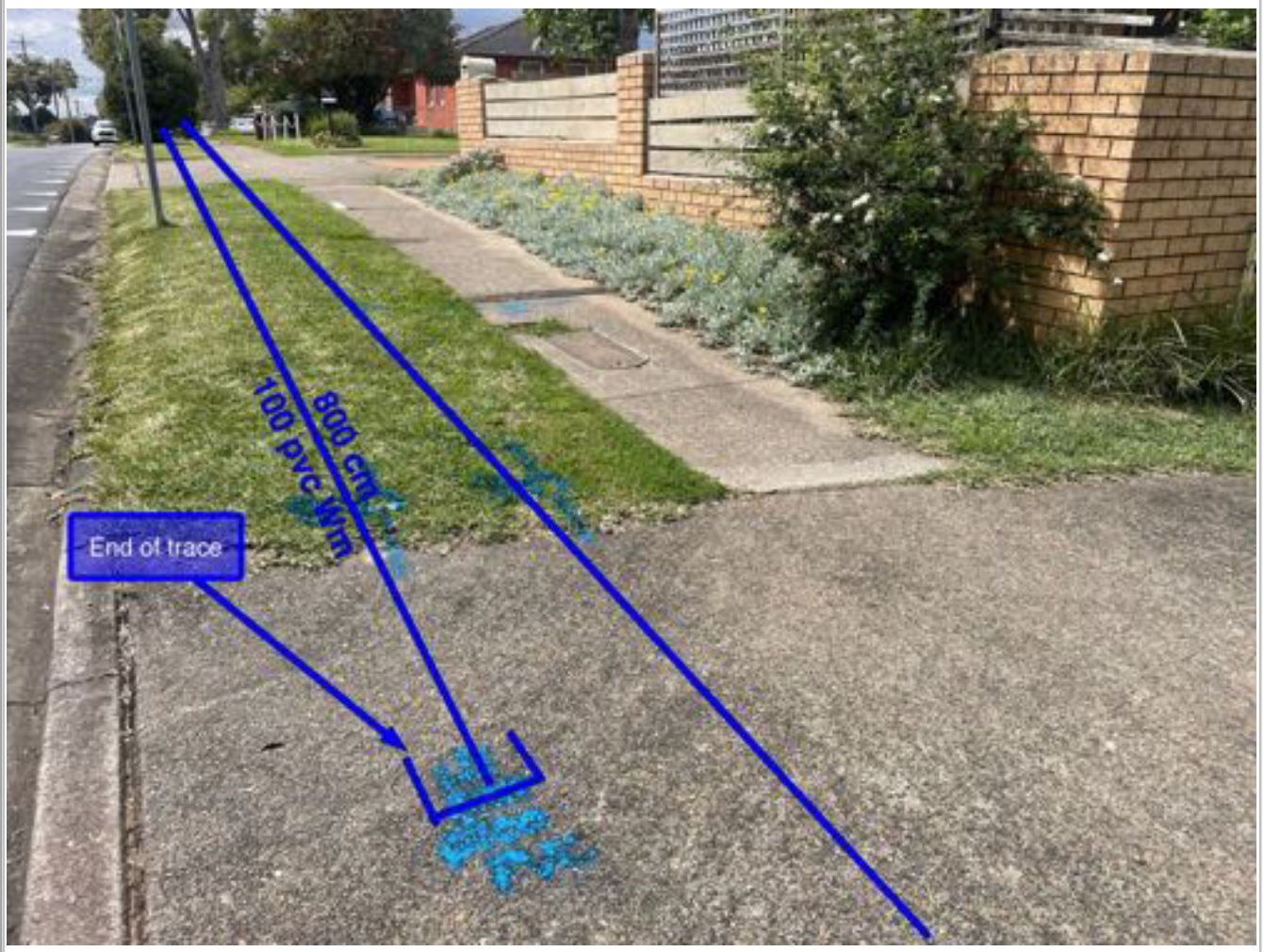
Comments

Redundant water main quality QL-C.
100 PVC water main located with GPR, QL-C.

Water house feeds QL-B.

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Utility MAPPING



Comments

Redundant water main QL-C
100 PVC water main located with GPR, QL-C until loss of signal and marked end of trace.

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Utility MAPPING



Comments

Redundant water main QL-C
100 PVC water main located with GPR, QL-C
125 PE water main located with for, QL-C

Telstra and NBN marked QL-A at pits and QL-B in between.

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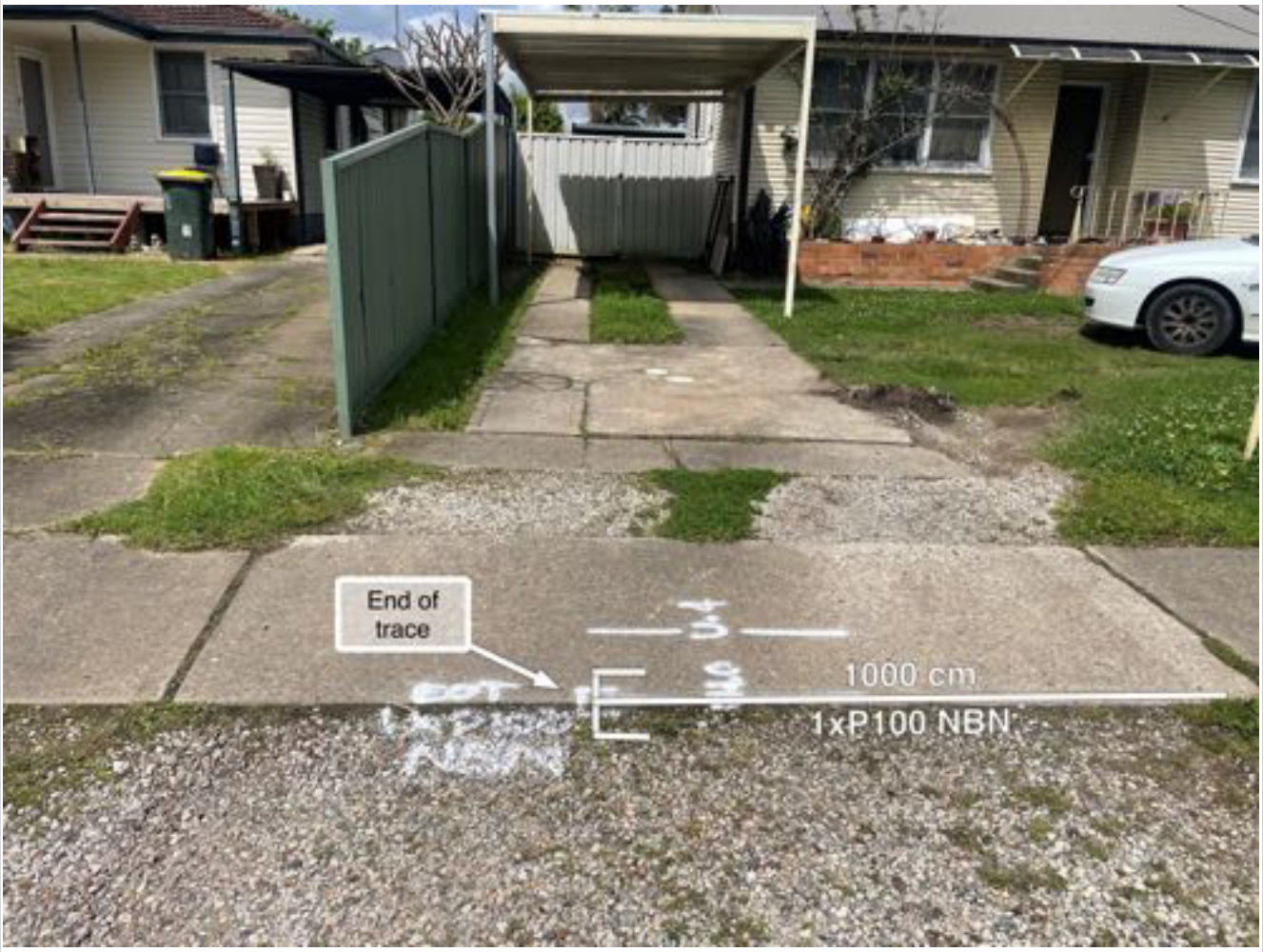


Comments

Redundant water main QL-C
100 PVC water main located with GPR, QL-C.

Telstra and NBN marked QL-A at pits and quality level b in between.

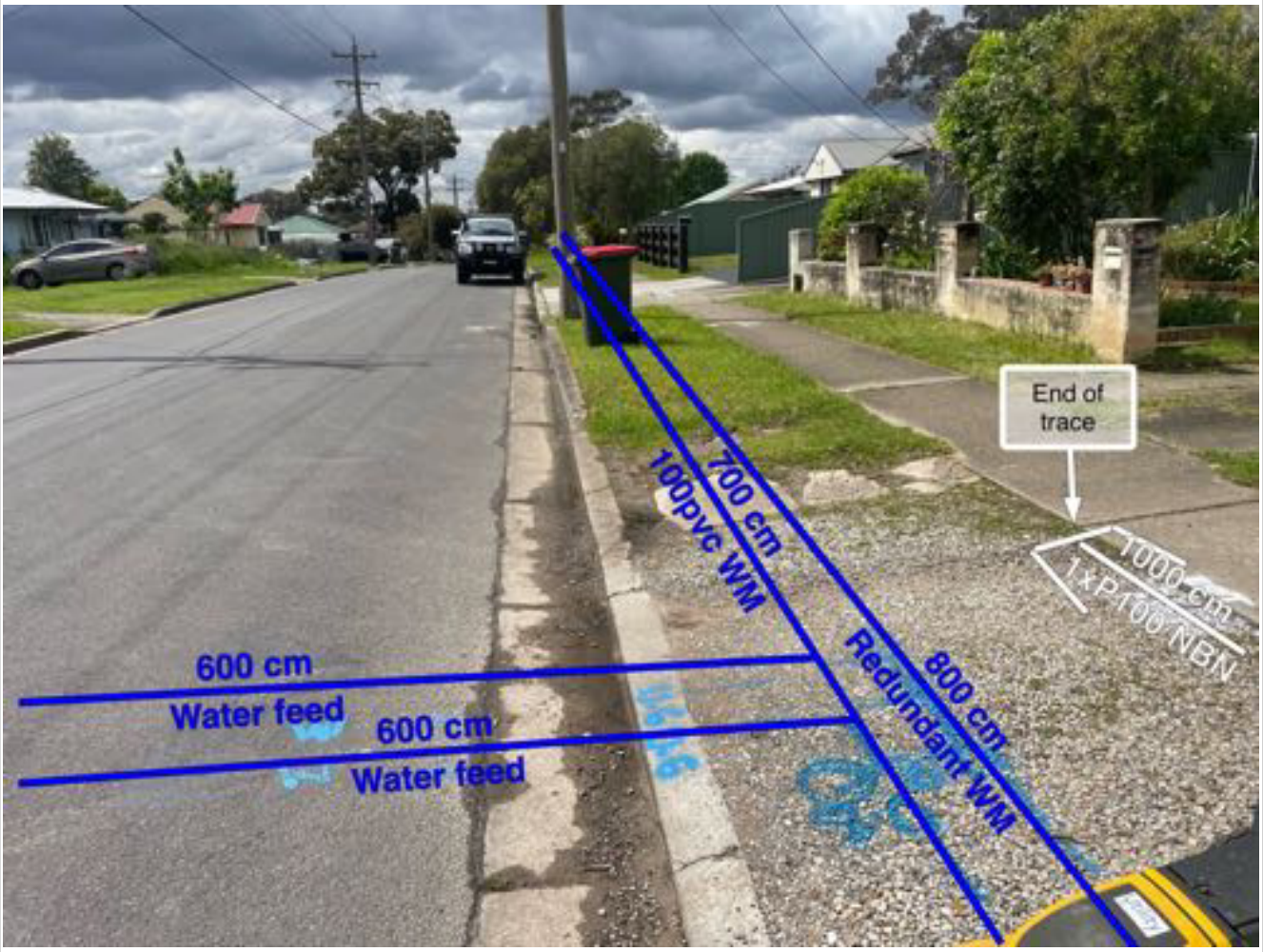
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Comments

NBN was located QL-B until push rod blocked marked end of trace. From this point was marked QL-D.

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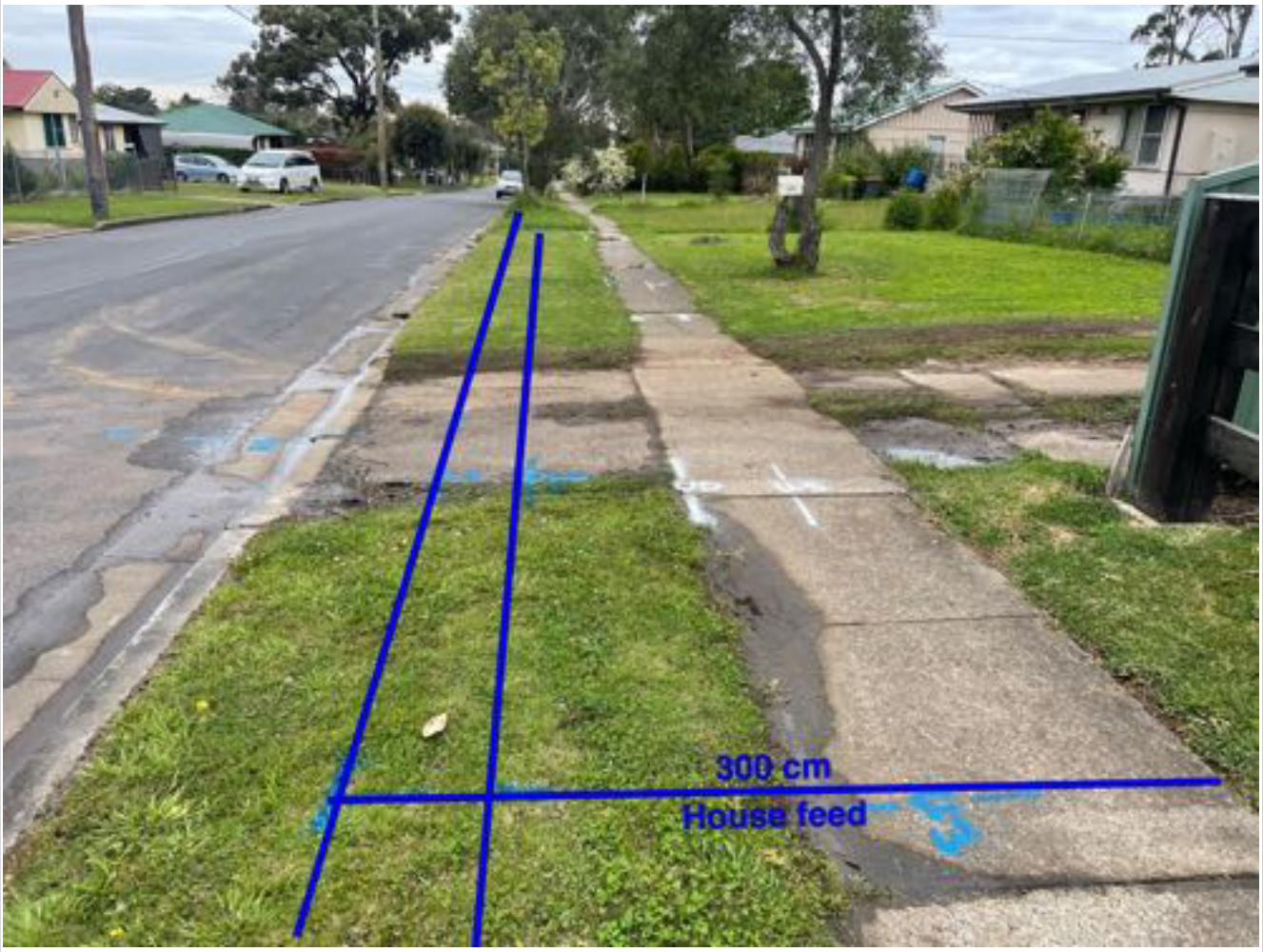


Comments

Redundant water main QL-C
100 PVC water main located with GPR, QL-C

Water house feeds QL-B

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Comments

Redundant water main QL-C
100 PVC water main located with GPR, QL-C

Water house feeds quality QL-B

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Utility MAPPING



Comments

Redundant water main QL-C.
100 PVC water main located with GPR, QL-C.

Water house feeds QL-B

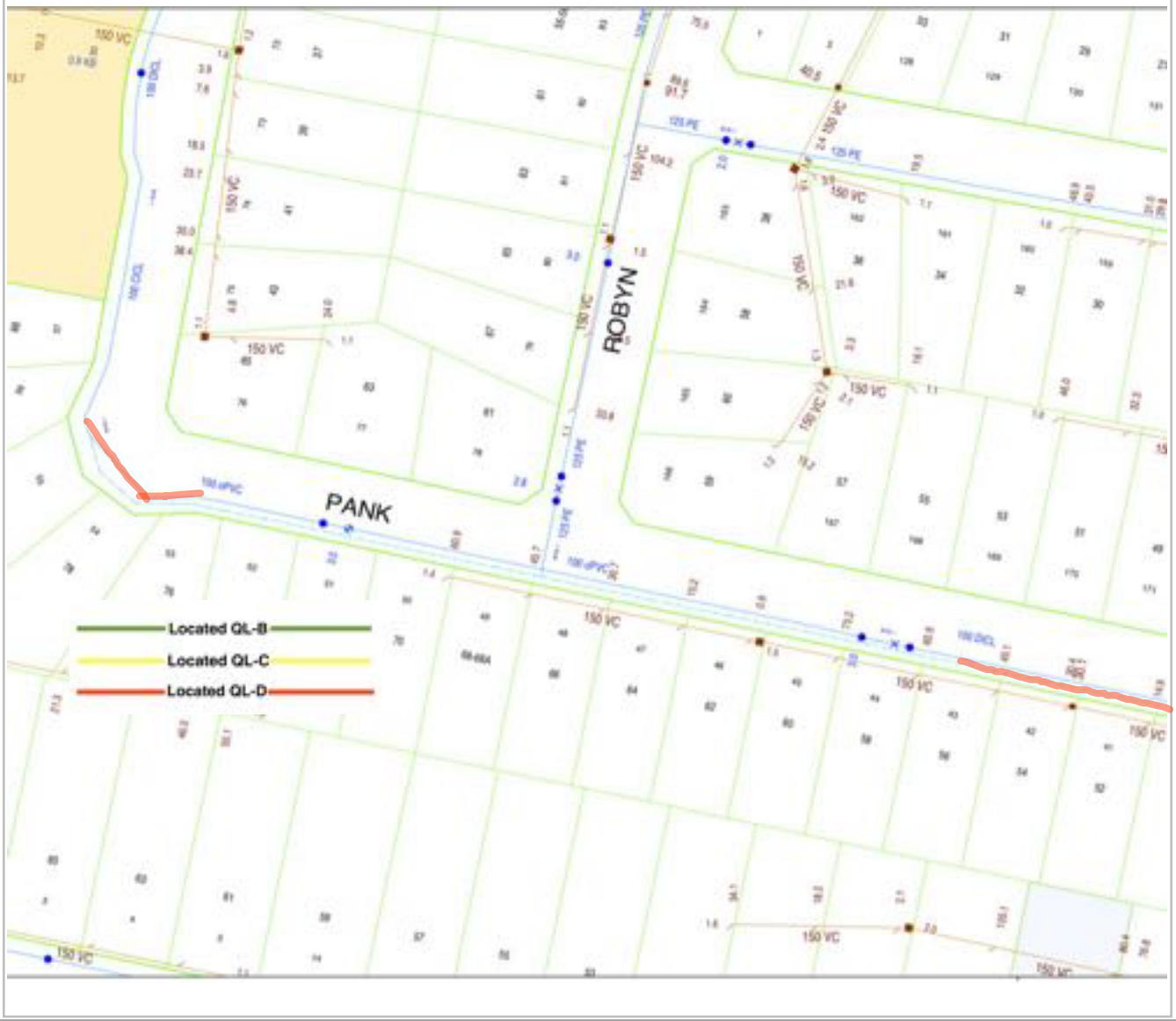
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Comments

Unable to locate any gas house feeds due to, pipes made from a non-conductive material with no exposed trace wire. Attempted with for but was poor signal due to dense wet clay.
Marked no signal (NS) in front of meter or no visible meter (nvm) in front of houses with no visible meter.

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Comments

Highlighted in red main that was QL-D.

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Utility MAPPING



Comments

Highlighted in red main that was QL-D

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DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023



Limitations for Subsurface Utility Information (SUI)

Utility surveying is a professional service defined in Australia by the Australian Standard Classification of Subsurface Utility Information (SUI), AS5488.1-2019.

Utility Mapping conducts all utility investigations and surveys in accordance with the Australian Standard. The Standard identifies four Quality Levels and specifies the following tolerance levels for typical site conditions:-

> QL-D Tolerance on accuracy does not apply, used for suggestive presence only
> QL-C +/– 300mm horizontal (minimum of relative spatial position)
> QL-B +/ – 300mm horizontal and +/– 500mm vertical
> QL-A +/– 50mm.

Exact utility locations cannot be guaranteed unless utility information from each of the Quality Levels is collected, and the utility is visually exposed and surveyed (QL-A).

Quality Level D

Provides a basic level of information through the collection of data from existing utility records. Utilities that are present on site, however not identified on DBYD plans or other available plans or information, will be referred to as 'undocumented' utilities. All reasonable effort will be made to detect and map 'undocumented' utilities that may be assumed present from surface features, to the required quality level within the limitations of our equipment, however, it cannot be guaranteed that all 'undocumented' utilities will be identified.

Quality Level C

Visible surface features are correlated with existing utility records. Utility Mapping will endeavour to locate and identify all utility related surface features, however the relevant utility owner must confirm utility ownership. Documented utility-related surface features which cannot be confirmed or identified, will be marked as 'buried'.

Quality Level B

Quality level B establishes the horizonal position of existing underground utilities through surface geophysical methods.

Traditionally, electromagnetic detection is used for conductive utilities, and Ground Penetrating Radar (GPR) is primarily used for non-conductive utilities. Both methods have limitations and can be affected by the following, but not limited to:-

> Depth of utilities;
> Quantity of underground utilities within close proximity to each other;
> Soil/geological conditions;
> Material conductivity and other geological anomalies that may distort electromagnetic and GPR frequencies;
> Existing terrain of the site (i.e. surface condition, vegetation cover, reinforced concrete, surface water).

The effectiveness and accuracy of GPR is highly dependent on the surface conditions and the composition of the material being scanned. Utility Mapping is unable to guarantee the suitability of the material and composition for GPR, and this may result in an unsuccessful and inaccurate analysis in the identification and mapping of live or abandoned utilities.

Other environmental factors that may affect the transmission of GPR energy into the ground is the presence of groundwater or moisture. The depth and size of utilities will also affect results.

Utility Mapping will communicate any issues that may arise and will discuss options available to achieve the scope of the project.

Quality Level A

Quality Level A investigations provide the highest level of accuracy available, and involves the exposure of underground utilities for mapping through non-destructive methods.

The characteristics of underground features including type, size, condition and material can be captured.

Quality Level A information is achieved only at the point of exposure, all interpretations of linework between exposure locations will be as per the nominated Quality Level.

Investigations can be limited by existing ground and geological conditions. Utility Mapping will not be responsible for the removal or excavation of rocks or other debris later than 150mm in diameter from potholes.

The depth of utilities may affect the ability to obtain accurate utility features at depths greater than 2.0 metres. If ground conditions inhibit the potholing process, Utility Mapping will communicate any issues and discuss alternative solutions.

For more information, contact Utility Mapping on 1300 627 746.

www.utilitymapping.com.au

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023

L.G.A. OF BLACKTOWN

DIAL BEFORE YOU DIG www.1100.com.au

GN
MM
MGA 11° 25'

LEGEND

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- BUILDING/STRUCTURE
- ELECTRICITY LINE (OVERHEAD)
- ROAD CENTRELINE
- TELECOMMUNICATION LINE/OPTUS
- WATER LINE
- SEWER LINE
- EDGE OF CONCRETE
- FENCE LINE
- POWER POLE WITH LIGHT
- TELECOMMUNICATION PIT
- HYDRANT
- MAN HOLE
- WATER METER
- LETTERBOX
- SEWER INSPECTION PIT
- DOWN PIPE
- 360° PHOTO & NUMBER
- TREE/HEIGHT (TRUNK & DIAMETER TREE SYMBOL TO SCALE)
- SURVEY STATION

NOTE : TOWN GAS MAIN COULD NOT BE TRACED, BUT EXISTING CROSSING PANK PARADE & McCLEAN STREET. FROM MAIN TO METERS OF THE HOUSES ON THE SOUTHERN AND WESTERN SIDE OF THE ROADS.

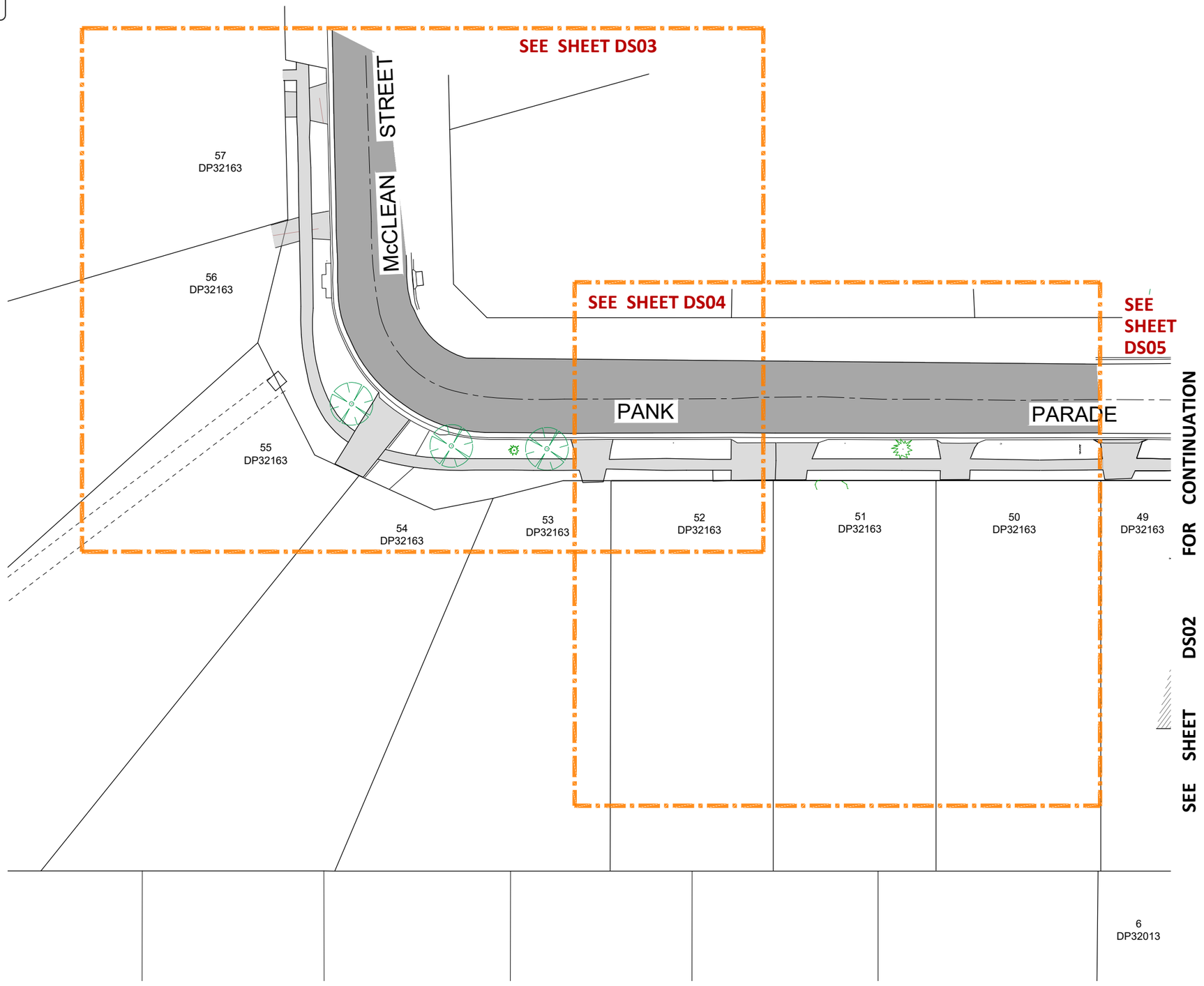
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No.	DATE	NOTATION/AMENDMENT
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B	03-11-2022	PANK PARADE EASTERN AND WESTERN ENDS ADDED

No.	DATE	NOTATION/AMENDMENT

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322113-01B-DS01-DS09.dwg		WARREN SAUNDERS

CONTOUR INTERVAL: 0.25m
DATUM: A.H.D.
ORIGIN OF DATUM: SSM 153461 RL 47.135
100 YEAR FLOOD RL: N/A
RECOMMENDED MINIMUM FLOOR RL: N/A
SOURCE OF FLOOD INFO: N/A

LEGEND OF COMMONLY USED SYMBOLS

WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main, BENCH MARK, SURVEY CONTROL MARK PM SSM

REDUCTION RATIO 1 : 200 (A1) / 400 (A3)
0 10 20 30 40

LAND AND TITLE INFORMATION
LOTS: 46,47,48
PLAN NOs: 32163
OTHER:
AREA: 556.8, 556.7, 556.6m² (SURVEY)

DATE OF SURVEY: 10/3/22 & 28/10/22
SURVEY CONSULTANT:
Premise
SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS
Registered Surveyor
SURVEYORS REF : 322113.

NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation
DRAWING TITLE
CONTOUR AND DETAIL SURVEY

LOCATION
BLACKTOWN
STREET ADDRESS
62-66 PANK PARADE
TYPE
S
SITE LAYOUT JOB
N/A / . / BGYPX
SHT. 1
OF 9

25 November 2023

DETERMINED by the NSW Land and Housing Corporation on:

L.G.A. OF BLACKTOWN

GN

MM

MGA 11° 25'

LEGEND

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- BUILDING/STRUCTURE
- ELECTRICITY LINE (OVERHEAD)
- ROAD CENTRELINE
- TELECOMMUNICATION LINE/OPTUS
- WATER LINE
- SEWER LINE
- EDGE OF CONCRETE
- FENCE LINE
- POWER POLE WITH LIGHT
- TELECOMMUNICATION PIT
- HYDRANT
- MAN HOLE
- WATER METER
- LETTERBOX
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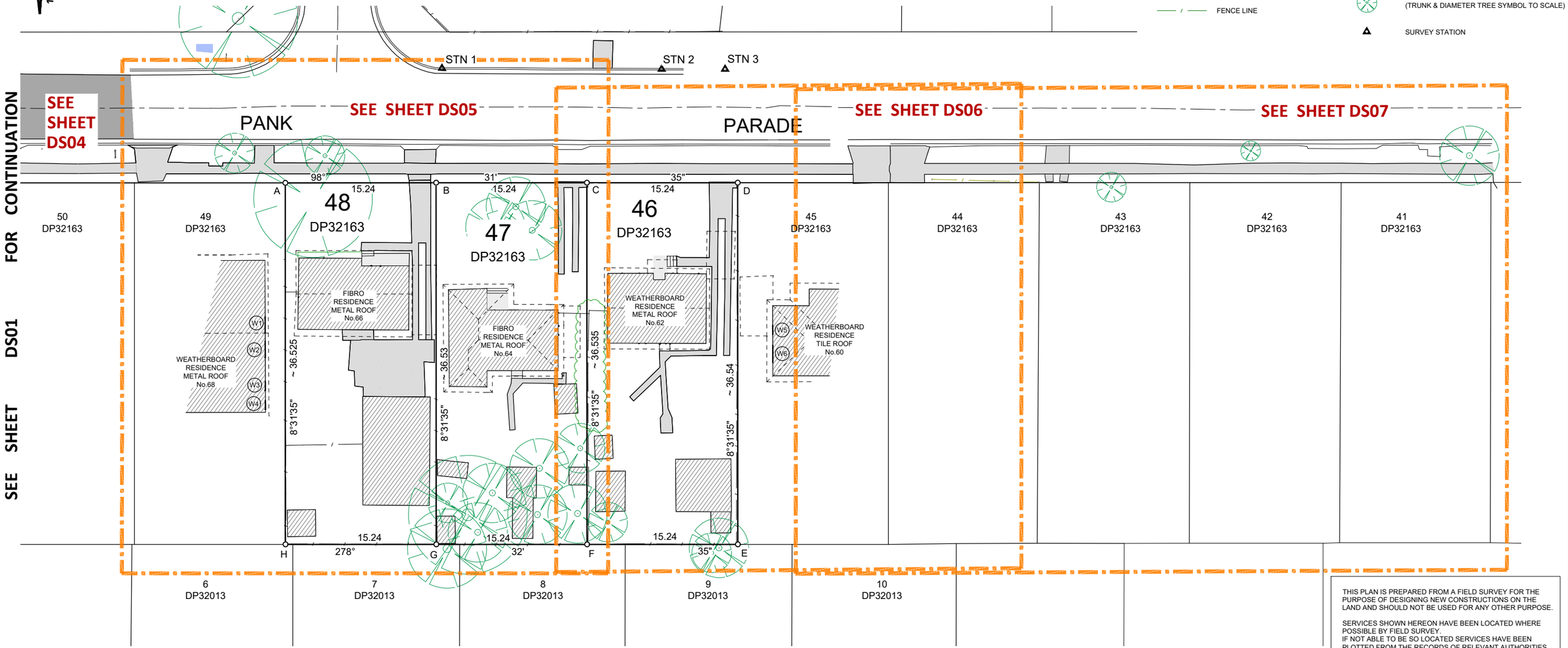


TABLE OF BOUNDARY CORNER CO-ORDINATES (MGA GROUND)

A	304306.691	6262267.556
B	304321.763	6262265.297
C	304336.834	6262263.038
D	304351.906	6262260.778
E	304346.489	6262224.644
F	304331.418	6262226.908
G	304316.347	6262229.172
H	304301.276	6262231.435

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TABLE OF SURVEY CONTROL (MGA ZONE 56 GDA2020)

MARK	M.G.A. CO-ORDINATES EASTING	M.G.A. CO-ORDINATES NORTHING	HEIGHT	DESCRIPTION
STN1	304324.063	6262276.657	54.031	DRILL HOLE
STN2	304346.003	6262273.276	53.931	DRILL HOLE
STN3	304352.346	6262272.316	53.869	DRILL HOLE

TABLE OF WINDOW LEVELS

LOCATION	WINDOW No.	TOP RL	BOTTOM RL
PANK PARADE			
No.68	W1	57.24	55.94
	W2	57.24	55.94
	W3	57.04	56.14
	W4	56.84	56.17
No.60	W5	57.25	55.88
	W6	57.25	55.88

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RECOMMENDED MINIMUM FLOOR RL: N/A
SOURCE OF FLOOD INFO: N/A

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REDUCTION RATIO 1 : 200 (A1) 400 (A3)

0 10 20 30 40

LAND AND TITLE INFORMATION

LOTS: 46,47,48
PLAN NOs: 32163
OTHER:
AREA: 556.8, 556.7, 556.6m² (SURVEY)

DATE OF SURVEY: 10/3/22 & 28/10/22
SURVEY CONSULTANT:

Premise

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Registered Surveyor

SURVEYORS REF : 322113

NSW GOVERNMENT Family & Community Services Land & Housing Corporation

DRAWING TITLE

CONTOUR AND DETAIL SURVEY

LOCATION: BLACKTOWN

STREET ADDRESS: 62-66 PANK PARADE

TYPE: S

SITE LAYOUT JOB: N/A / . / BGYPX

SHT. 2 OF 9

25 November 2023

DETERMINED by the NSW Land and Housing Corporation on:

L.G.A. OF BLACKTOWN

GN

MM

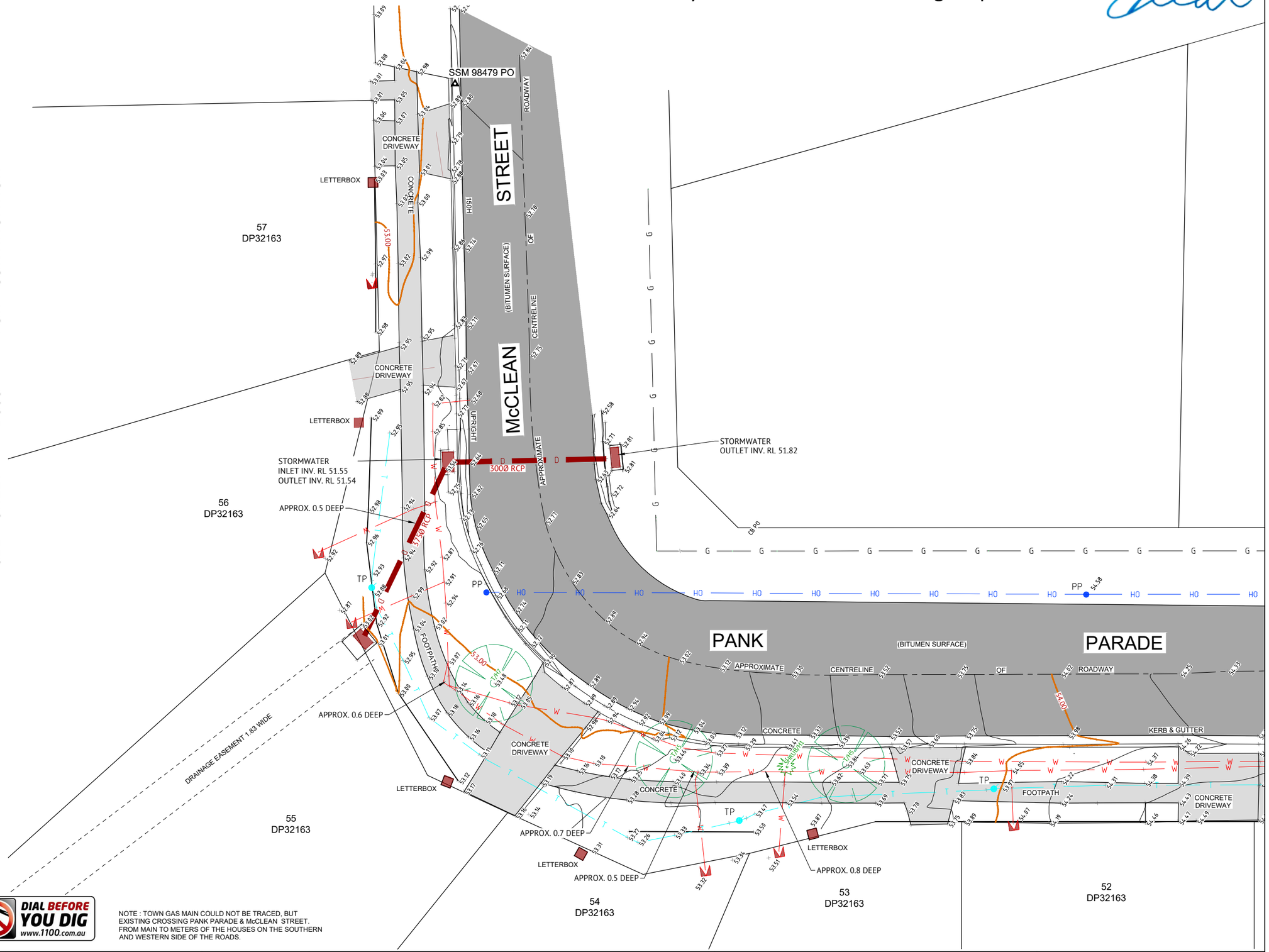
MGA 11° 25'

SHEET DS03 FOR CONTINUATION

SEE SHEET DS03 FOR CONTINUATION

LEGEND

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- BUILDING/STRUCTURE
- OH — ELECTRICITY LINE (OVERHEAD)
- ROAD CENTRELINE
- T — TELECOMMUNICATION LINE/OPTUS
- W — WATER LINE
- S — SEWER LINE
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- / — FENCE LINE
- PP — POWER POLE WITH LIGHT
- TP — TELECOMMUNICATION PIT
- H — HYDRANT
- MH — MAN HOLE
- M — WATER METER
- LETTERBOX
- LH — SEWER INSPECTION PIT
- DP — DOWN PIPE
- 360° — 360° PHOTO & NUMBER
- TREE/HEIGHT (TRUNK & DIAMETER TREE SYMBOL TO SCALE)
- SURVEY STATION



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LEGEND OF COMMONLY USED SYMBOLS

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BENCH MARK ▲ SURVEY CONTROL MARK PM SSM

REDUCTION RATIO 1 : 100 (A1) / 200 (A3)

0 10 20 30 40

LAND AND TITLE INFORMATION

LOTS: 46,47,48

PLAN NOs: 32163

OTHER:

AREA: 556.8, 556.7, 556.6m² (SURVEY)

DATE OF SURVEY: 10/3/22 & 28/10/22

SURVEY CONSULTANT:

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Registered Surveyor

SURVEYORS REF : 322113

NSW GOVERNMENT

Family & Community Services
Land & Housing Corporation

DRAWING TITLE

CONTOUR AND DETAIL SURVEY

LOCATION

BLACKTOWN

STREET ADDRESS

62-66 PANK PARADE

TYPE

S

SITE LAYOUT JOB

N/A / . / BGYPX

SHT. 3

OF 9

DETERMINED by the NSW Land and Housing Corporation on:

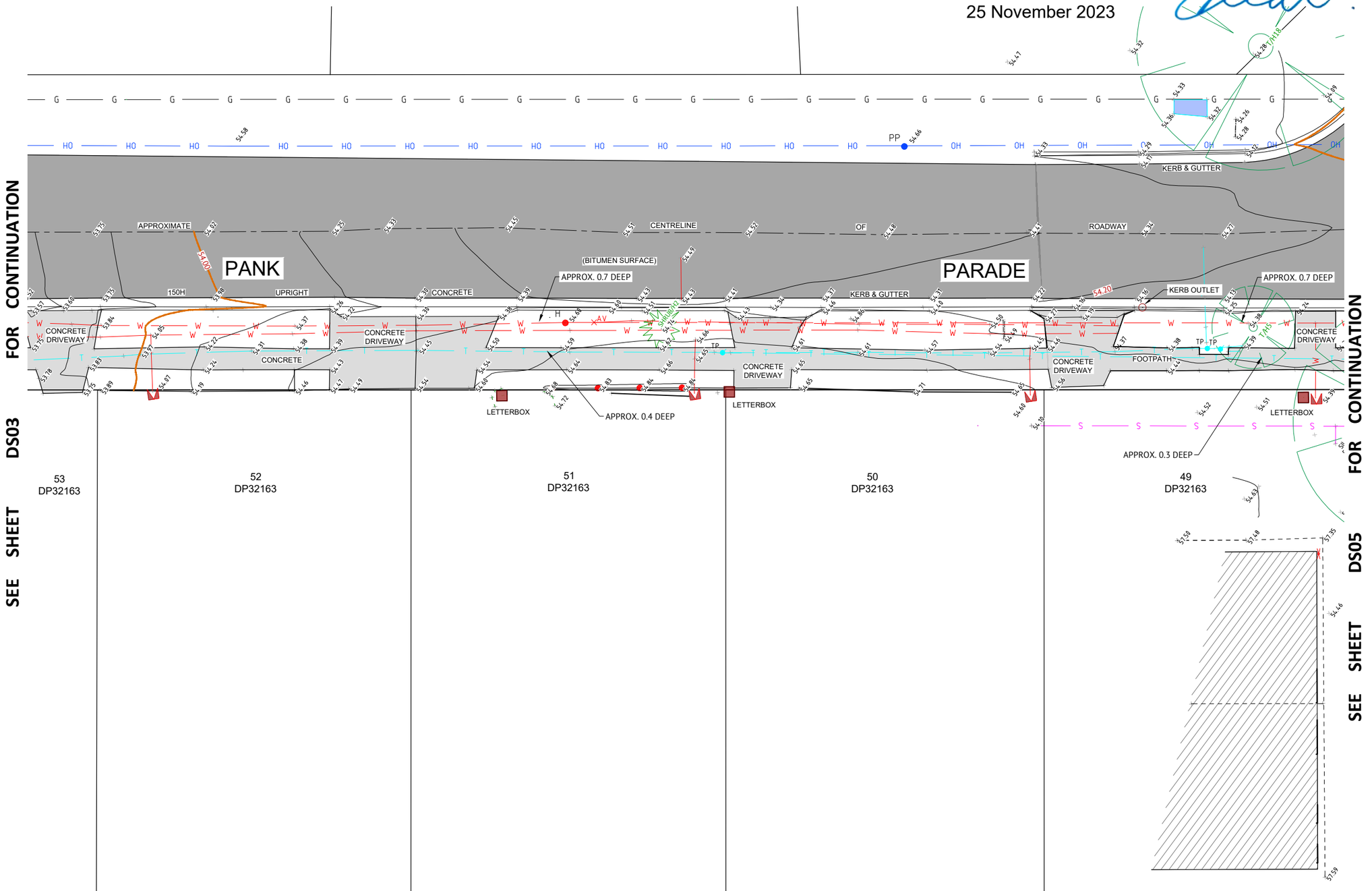
25 November 2023

L.G.A. OF BLACKTOWN

GN
MM
MGA
11° 25'

LEGEND

- SUBJECT BOUNDARY
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BENCH MARK ▲ SURVEY CONTROL MARK ◘ PM SSM

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NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation

DRAWING TITLE
CONTOUR AND DETAIL SURVEY

LOCATION
BLACKTOWN

STREET ADDRESS
62-66 PANK PARADE

TYPE
S

SITE LAYOUT JOB
N/A / . / BGYPX

SHT. 4
OF 9

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

L.G.A. OF BLACKTOWN

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MM
MGA 11° 25'

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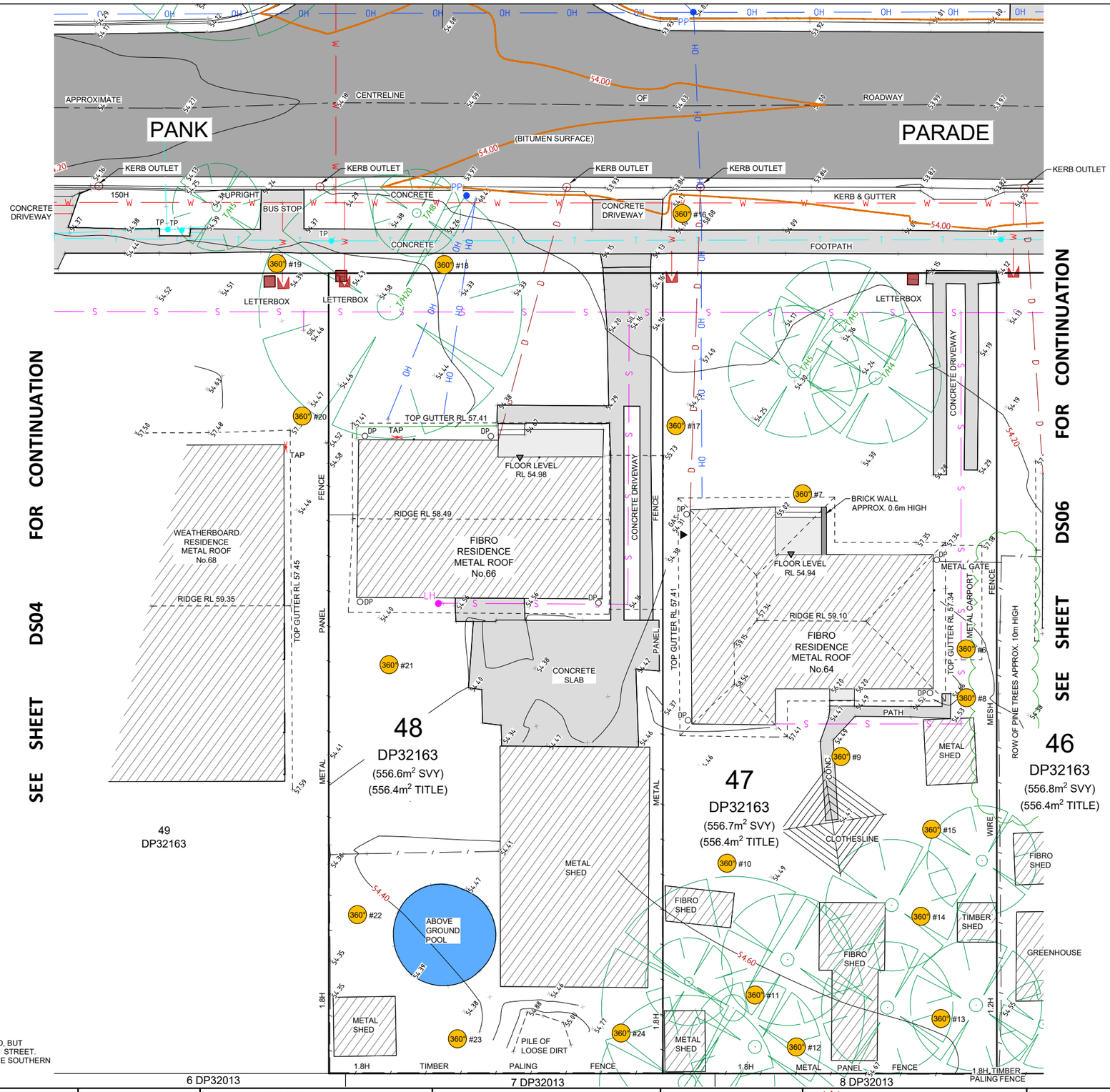
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DS04 FOR CONTINUATION SEE SHEET

DS06 FOR CONTINUATION SEE SHEET

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NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation
DRAWING TITLE
CONTOUR AND DETAIL SURVEY

LOCATION
BLACKTOWN
STREET ADDRESS
62-66 PANK PARADE
TYPE S
SITE LAYOUT JOB
N/A / . / BGYPX
SHT. 5
OF 9

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

L.G.A. OF BLACKTOWN

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MGA
11° 25'

LEGEND

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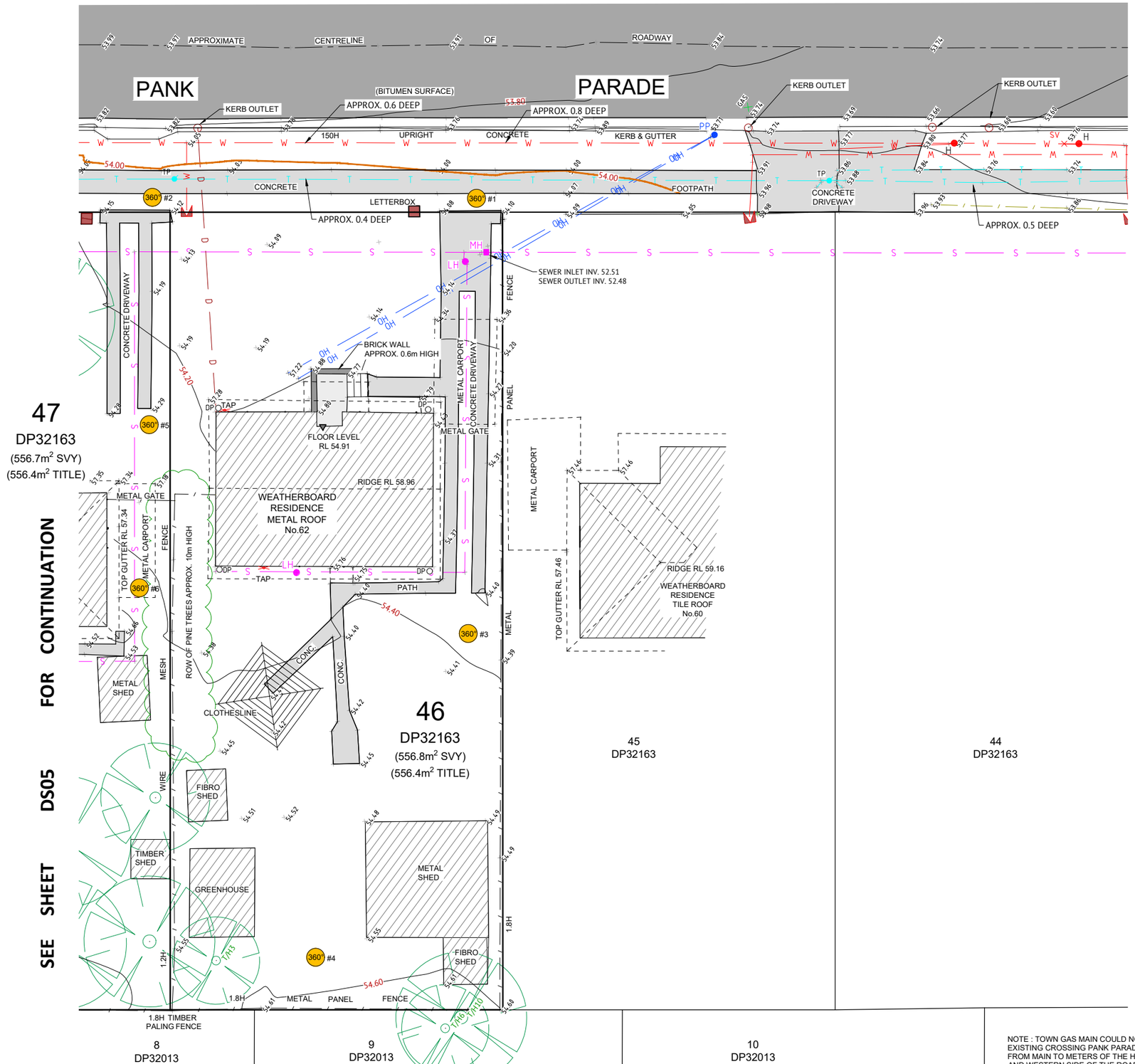
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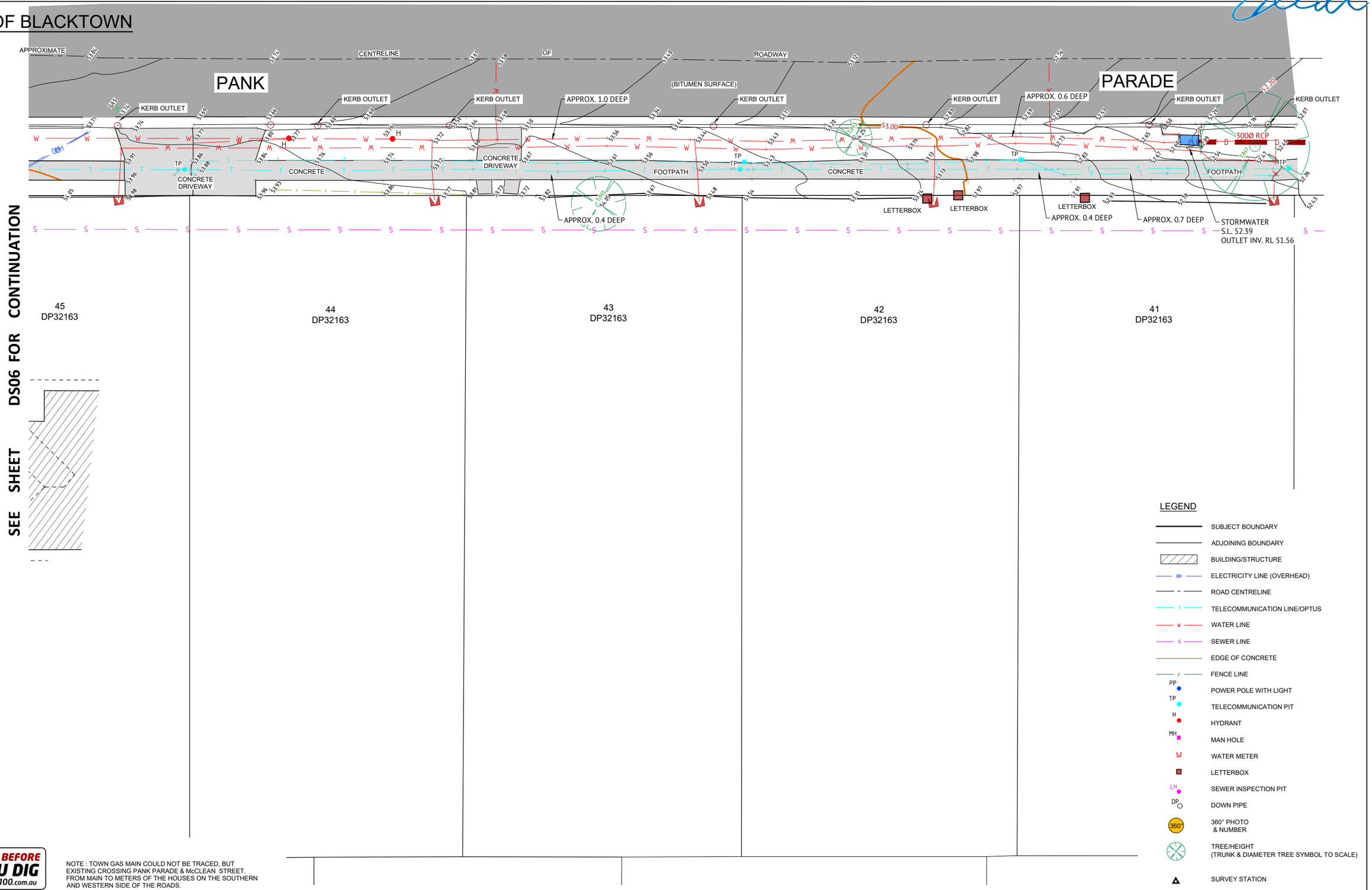
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BLACKTOWN
STREET ADDRESS
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TYPE
S
SITE LAYOUT JOB
N/A / . / BGYPX
SHT. 6
OF 9

25 November 2023

DETERMINED by the NSW Land and Housing Corporation on:

L.G.A. OF BLACKTOWN



LEGEND

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- BUILDING/STRUCTURE
- ELECTRICITY LINE (OVERHEAD)
- ROAD CENTRELINE
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- SURVEY STATION

DIAL BEFORE YOU DIG www.1100.com.au

NOTE : TOWN GAS MAIN COULD NOT BE TRACED, BUT EXISTING CROSSING PANK PARADE & McCLEAN STREET. FROM MAIN TO METERS OF THE HOUSES ON THE SOUTHERN AND WESTERN SIDE OF THE ROADS.

No.	DATE	NOTATION/AMENDMENT
A	31-03-2022	ORIGINAL ISSUE
B	03-11-2022	PANK PARADE EASTERN AND WESTERN ENDS ADDED

No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY
322113-01B-DS01-DS09.dwg		WARREN SAUNDERS

CONTOUR INTERVAL: 0.25m
DATUM: A.H.D.
ORIGIN OF DATUM: SSM 153461 RL 47.135
100 YEAR FLOOD RL: N/A
RECOMMENDED MINIMUM FLOOR RL: N/A
SOURCE OF FLOOD INFO: N/A

LEGEND OF COMMONLY USED SYMBOLS

WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main

BENCH MARK SURVEY CONTROL MARK PM SSM

REDUCTION RATIO 1 : 100 (A1) / 200 (A3)

0 10 20 30 40

LAND AND TITLE INFORMATION

LOTS: 46,47,48
PLAN NOs: 32163
OTHER:
AREA: 556.8, 556.7, 556.6m² (SURVEY)

DATE OF SURVEY: 10/3/22 & 28/10/22
SURVEY CONSULTANT:

Premise
SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS
Registered Surveyor
SURVEYORS REF : 322113.

NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation

DRAWING TITLE
CONTOUR AND DETAIL SURVEY

LOCATION
BLACKTOWN

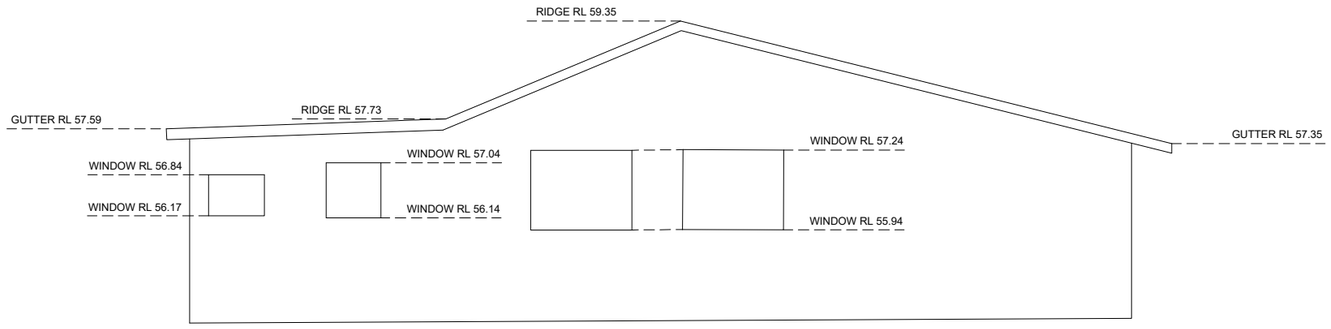
STREET ADDRESS
62-66 PANK PARADE

TYPE
S

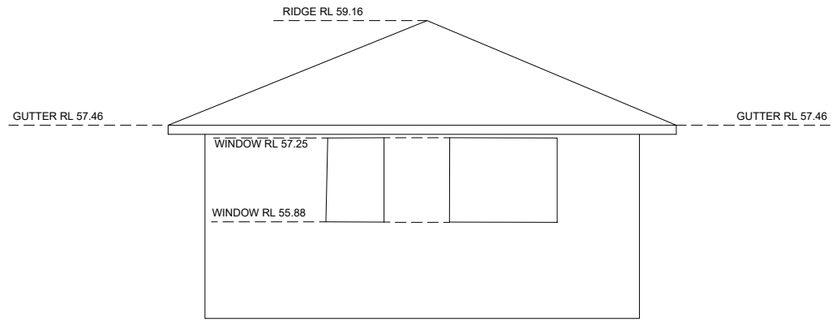
SITE	LAYOUT	JOB	SHT.	7
N/A	/ .	/ BGYPX	OF	9

25 November 2023 DETERMINED by the NSW Land and Housing Corporation on:

L.G.A. OF BLACKTOWN



SIDE ELEVATION 68 PANK PARADE
(FACING SUBJECT PROPERTY LOT 48)



SIDE ELEVATION 60 PANK PARADE
(FACING SUBJECT PROPERTY LOT 46)

No.	DATE	NOTATION/AMENDMENT
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No.	DATE	NOTATION/AMENDMENT

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LEGEND OF COMMONLY USED SYMBOLS
WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main
BENCH MARK SURVEY CONTROL MARK PM SSM

REDUCTION RATIO 1 : .....
0 5 10 15 20

LAND AND TITLE INFORMATION
LOTS: 46,47,48
PLAN NOs: 32163
OTHER:
AREA: 556.8, 556.7, 556.6m² (SURVEY)

DATE OF SURVEY: 10/3/22 & 28/10/22
SURVEY CONSULTANT:
Premise
SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS
Registered Surveyor
SURVEYORS REF: 322113

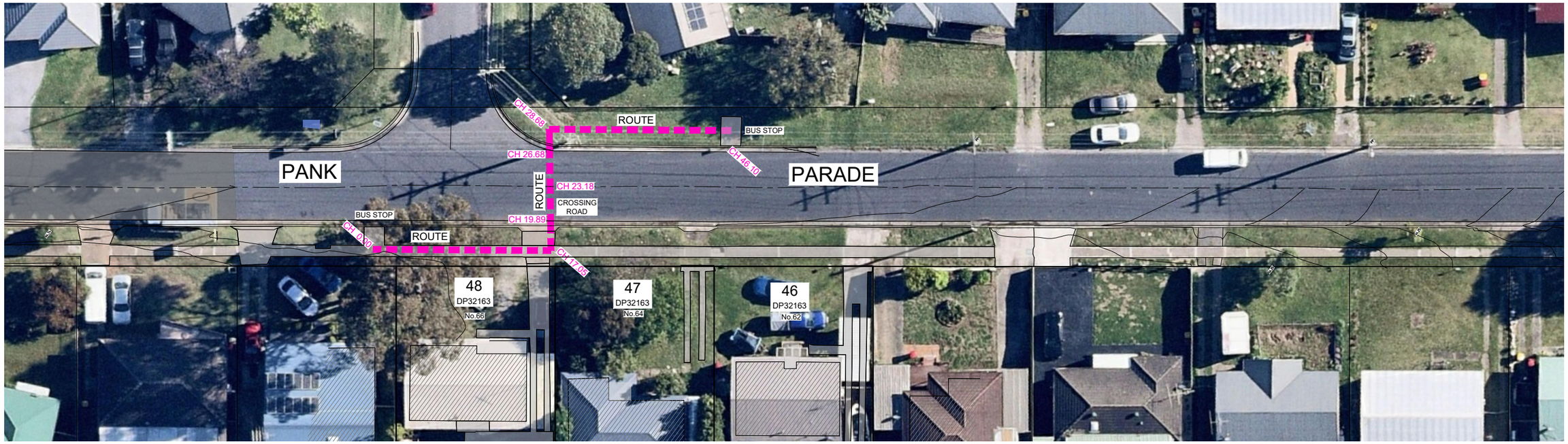
NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation
DRAWING TITLE
CONTOUR AND DETAIL SURVEY

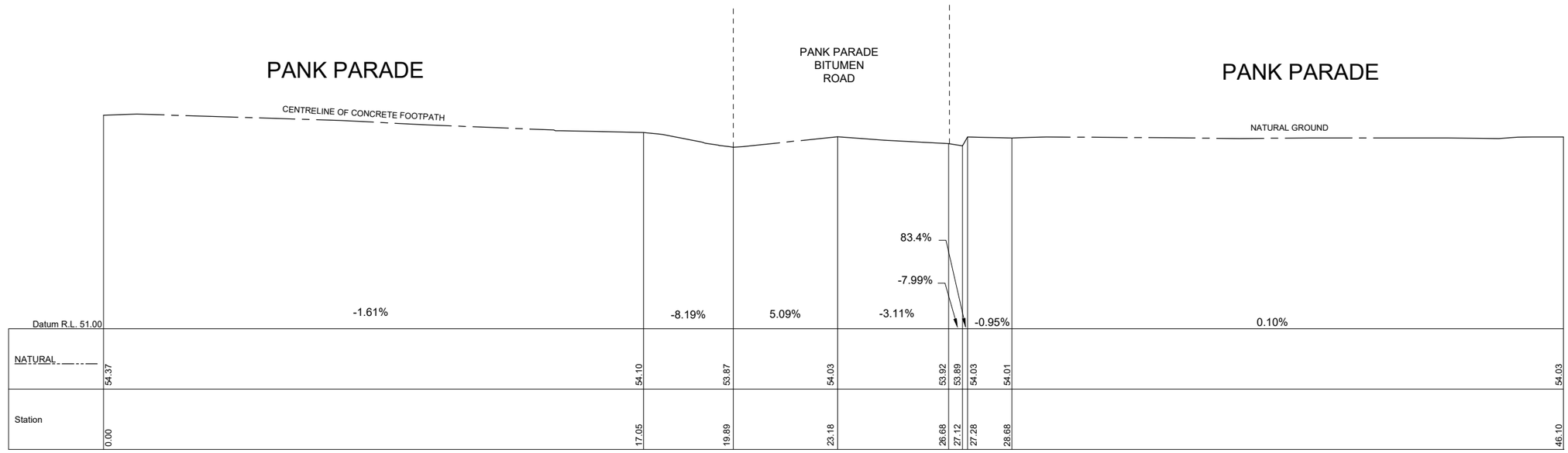
LOCATION
BLACKTOWN
STREET ADDRESS
62-66 PANK PARADE
TYPE
S
SITE LAYOUT JOB
N/A / . / BGYPX
SHT. 8
OF 9

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

L.G.A. OF BLACKTOWN





TRANSPORT ROUTE -'LONG SECTION'
N.T.S

No.	DATE	NOTATION/AMENDMENT
A	31-03-2022	ORIGINAL ISSUE
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100 YEAR FLOOD RL: N/A

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LEGEND OF COMMONLY USED SYMBOLS

WATER, SEWER, ELECTRICITY, TELECOM, GAS, DRAINAGE – Common, – Main

BENCH MARK

SURVEY CONTROL MARK PM SSM

REDUCTION RATIO 1 : .....

0 5 10 15 20

LAND AND TITLE INFORMATION

LOTS: 46,47,48

PLAN NOs: 32163

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Registered Surveyor

SURVEYORS REF: 322113

NSW GOVERNMENT Family & Community Services Land & Housing Corporation

DRAWING TITLE

CONTOUR AND DETAIL SURVEY

LOCATION BLACKTOWN

STREET ADDRESS 62-66 PANK PARADE

TYPE S

SITE LAYOUT JOB N/A / . / BGYPX

SHT. 9 OF 9

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023

NOTIFICATION PLANS
SENIORS LIVING DEVELOPMENT

62-66 Pank Parade, Blacktown NSW



VIEW FROM PANK PARADE

A - LOCKED BAG 5022
PARRAMATTA NSW 2124
T - 1800 738 718
W - https://www.dpie.nsw.gov.au/land-and-housing-corporation

Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01	30/09/22	Part 5 Neighbour Notification Submission

do not scale drawings. check all dimensions on site. figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300 Fax: (02) 9868 2624

Landscape Consultant:
Botanique Design
Mob: 0404 887 620

Hydraulic Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects
Nominated Architects : D.P Stanton 3642, S.M Evans 7686

Project: Senior Living Development
at
62-66 Pank Parade, Blacktown

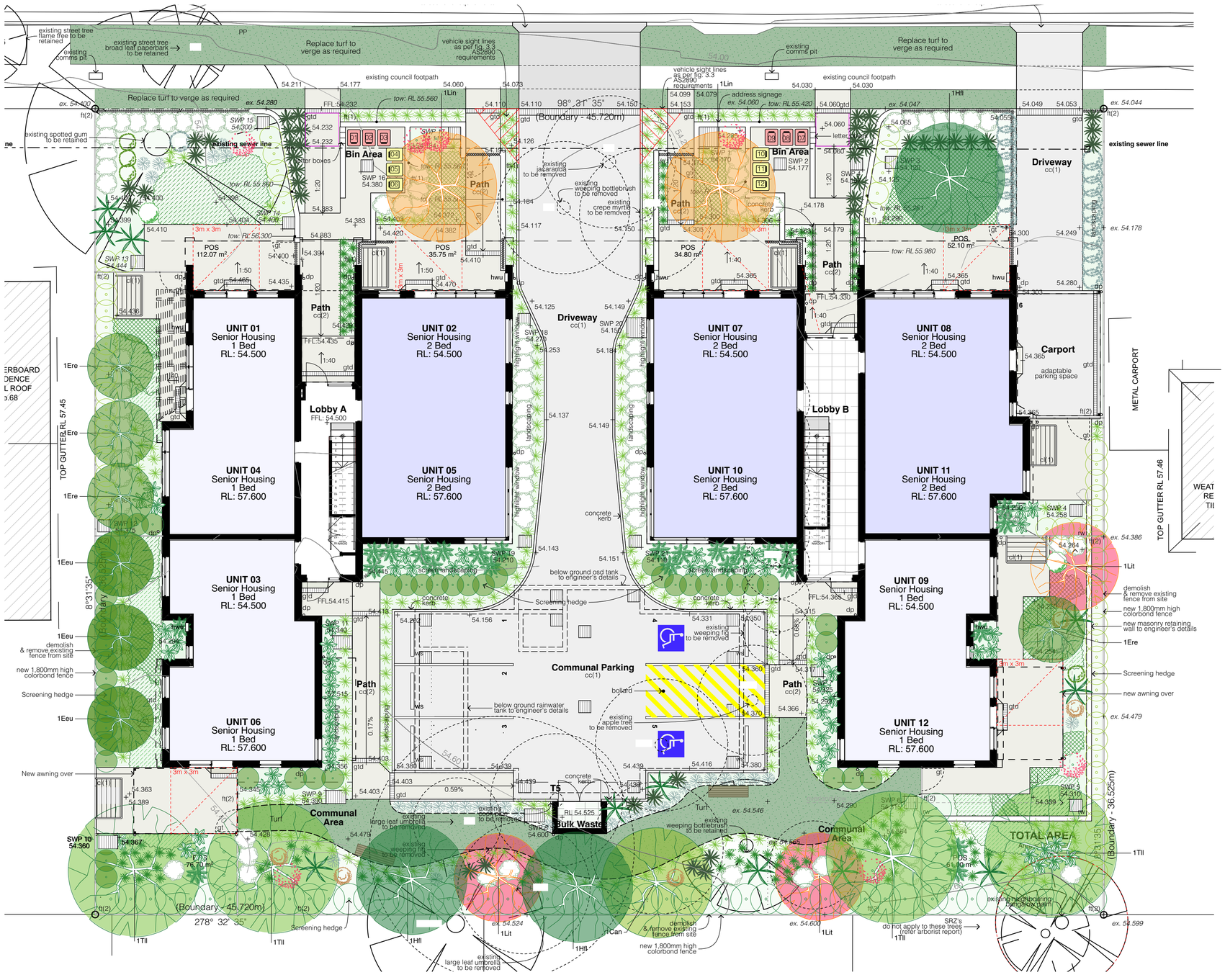
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COVER PAGE

File: 2793.22_62-66 Pank St_Site Master_D

Plotted: 23/6/2023

Status: NOTIFICATION PLAN
Date: 10/11/2022
Scale: @ A1
S|d job no: 2220.17
Project no. BGYPX
Stage: DA
Drawn: JOK, DD
Checked: JOK
Approved: LAHC
Drawing: N01
Sheet: 1 of 6
Rev: 02

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023



Legend (external work / site plan)
note: drawing may not contain all items listed below

- ex.contours & banking line
- existing trees to be retained
- existing trees to be removed
- proposed trees - install rootguard near services as required
- kwik-kerb garden edging
- planting areas
- turf
- bench seat
- ex.RL00.00 → existing levels
- RL00.00 → proposed levels
- +39.000 proposed spot levels (ffl)

plant schedule

code	botanical name	common name	mature height	pot size	stake
Trees					
Can	Cupaniopsis anacardiodes	Tuckeroo	8.0m	75L	yes
Eeu	Elaeocarpus eumundii	Eumundi Quandong	10.0m	75L	yes
Ere	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	12.0m	75L	yes
Hfl	Hymenosporum flavum	Native Frangipani	7.0m	75L	yes
Lin	Lagerstroemia indica 'Natchez'	Crepe Myrtle	8.0m	75L	yes
Lit	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	6.0m	75L	yes
Tll	Tristaniopsis laurina 'Luscious'	Water Gum	10.0m	75L	yes
Shrubs					
Bbc	Banksia 'Birthday Candles'	Birthday Candles	0.4m	200mm	no
Cal	Correa alba	White Correa	1.5m	200mm	no
Cwa	Callistemon 'White Anzac'	Bottlebrush	1.5m	200mm	no
Cvs	Callistemon viminalis 'Slim'	Bottlebrush	3.0m	200mm	no
Rop	Raphiolepis 'Oriental Pearl'	Indian Hawthorne	1.0m	200mm	no
Sre	Syzygium 'Resilience'	Lilly Pilly	4.0m	200mm	no
Ssn	Syzygium 'Straight and Narrow'	Lilly Pilly	5.0m	200mm	no
Wab	Westringia 'Aussie Box'	Coastal Rosemary	0.6m	200mm	no
Wsm	Westringia 'Smokey	Coastal Rosemary	1.0m	200mm	no
Groundcovers, Grasses and Feature Plants					
Aau	Asplenium australasicum	Birds Nest Fern	1.0m	140mm	no
Aci	Arthropodium cirratum	NZ Rock Lily	0.9m	200mm	no
Arv	Anigozanthus 'Ruby Velvet'	Kangaroo Paw	1.0m	140mm	no
Dex	Doryanthes excelsa	Gymea Lily	1.2m	200mm	no
Dlj	Dianella 'Little Jess'	Lily Turf	0.4m	140mm	no
Gmt	Grevillea 'Mt Tamboritha'	Grevillea	0.3m	140mm	no
Llt	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.5m	140mm	no
Mpa	Myoporum parvifolium	Creeping Boobiala	0.1m	200mm	no
Smc	Scaevola 'Mauve Clusters'	Fan Flower	0.1m	200mm	no
Vhe	Viola hederaceae	Native Violet	0.1m	200mm	no

NSW GOVERNMENT
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Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01	30/09/22	Part 5 Neighbour Notification Submission

do not scale drawings. check all dimensions on site, figured dimensions take precedence.

Project Architect: Stanton Dahl Architects Ph: (02) 8876 5300 Fax: (02) 9868 2624
Landscape Consultant: Botanique Design Mob: 0404 887 620
Hydraulic Consultant: Greenview Consulting Ph: (02) 8544 1683
Electrical Consultant: Greenview Consulting Ph: (02) 8544 1683
Architect: Stanton Dahl Architects
Nominated Architects : D.P Stanton 3642, S.M Evans 7686

Project: Senior Living Development
at 62-66 Pank Parade, Blacktown

Title: SITE & LANDSCAPE PLAN
File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: NOTIFICATION PLAN
Date: 10/11/2022 Scale: 1:1, 1:100 @ A1 S|d job no: 220.17 Project no. BGYPX
Stage: DA Drawn: JOK, DD Checked: JOK Approved: LAHC
Drawing: N02 Sheet: 2 of 6 Rev: 02

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023



ELEVATION - PANK STREET

PROPOSED DEVELOPMENT DATA – SENIOR HOUSING			
Site Area = 1669.2m2			
No. Units = 12 (6 x 1-Bed & 6 x 2-Bed Units)			
	Control	**Required**	**Proposed**
Front Setback	Senior Housing SEPP + DCP-MDH	Primary = 6m	Primary = 6m
Side Setback	Senior Housing SEPP + DCP-MDH	3m Note*: SLUDG req. where setbacks are less than 1.2m a max. of 50% of level to be built to this alignment	3.039m 3.350m
Rear Setback	Senior Housing SEPP + DCP-MDH	3m Note: if the development results in a building with more than 2 storeys – the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boun daries of the site	Ranges from: 6.665m – 6.678mm
Building Height max.	Blacktown LEP Housing SEPP	9m 9.5m	8.4m
FSR	Blacktown LEP – N/A Housing SEPP 2021	- Max FSR 0.5:1 x 1669.2m^2 = (834.6m^2)	- 0.52:1 (870.68m^2)
Deep Soil	Housing SEPP	Min 15% (min dimension of 3m) = 250.38m^2, 65% of DSZ located at rear of site = 162.75m^2	412.83m^2 (@min dimension = 3m), 262.69m^2 at rear
Landscaping	Housing SEPP 2021	Min 35m2 per dwelling 12 x 35m2 = 420m2 Min 35m^2 per dwelling = 280m2	604.02m^2
Solar Access	Housing SEPP 2021	70% of dwellings have min. 2 hours of sunlight between 9am and 3pm mid-winter in : I. Living rooms II. Private Open Space	Living - 9/12 Units = 75% POS - 12/12 Units = 100%
Parking	Housing SEPP 2021	0.4 spaces per 1 bedroom = 2.4 0.5 spaces per 2 bedroom = 3 1 space for 3 bedroom = 1 x N/A	6 spaces 3 spaces dedicated to accessible
Private Open Space	Housing SEPP 2021	GF – 15m^2/ 3m dimension FF – 6m^2/ 2m dim. for 1 Bed FF – 10m^2/ 2m dim. for 2+ Bed	0.10m^2-109.81m^2 9.63m^2-14.11m^2 @2m+ 14.11m^2-14.32m^2 @2.3m

* Area calculations include external walls, common stair areas
** Area calculations exclude external walls, common stair areas

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Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01	30/09/22	Part 5 Neighbour Notification Submission

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Project: Senior Living Development
at
62-66 Pank Parade, Blacktown

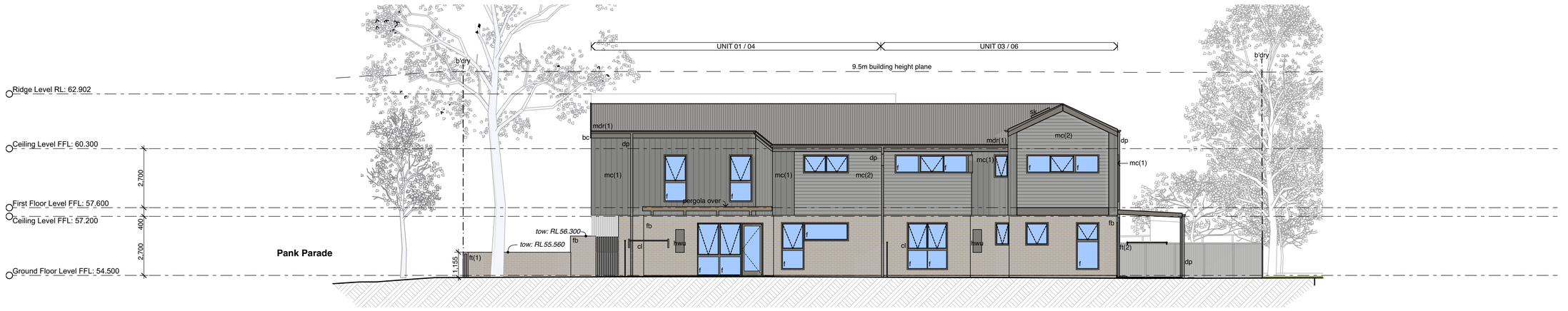
Title:
DEVELOPMENT DATA

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

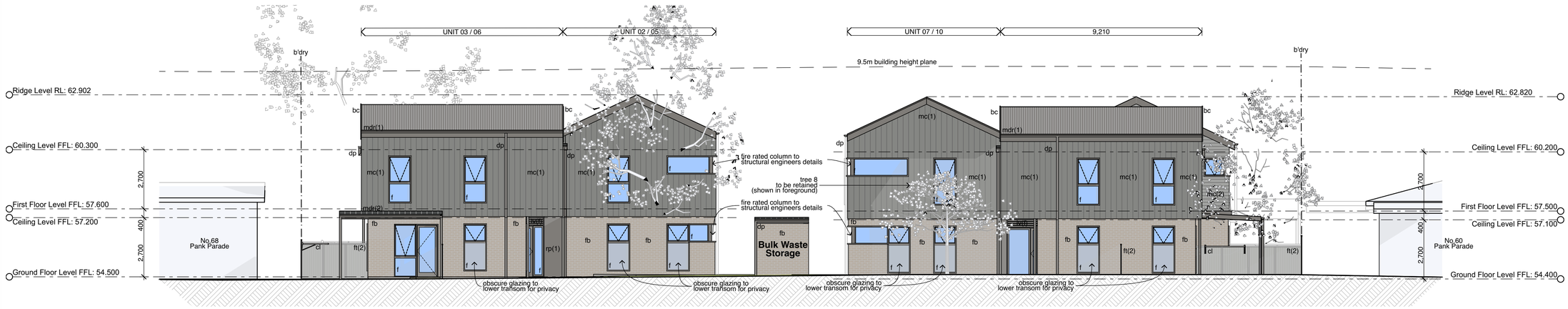
Status: NOTIFICATION PLAN
Date: 10/11/2022 Scale: 1:100 @ AI
S|d job no: 2220.17
Project no. BGYPX
Stage: DA
Drawn: JOK, DD
Checked: JOK
Approved: LAHC
Drawing: N03
Sheet: 3 of 6
Rev: 02

DETERMINED by the NSW Land and Housing Corporation on:

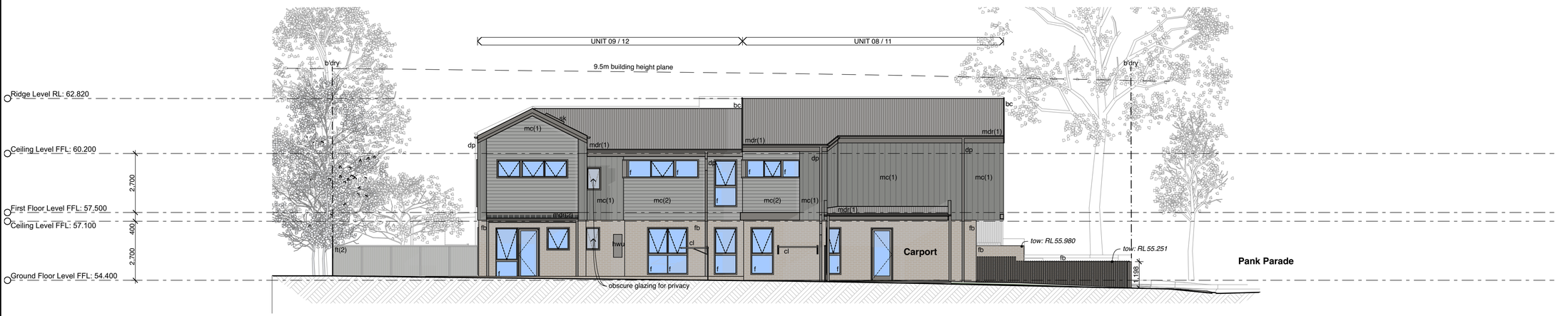
25 November 2023



E02 West Elevation
1:100



E03 South Elevation
1:100



E04 East Elevation
1:100

NSW GOVERNMENT

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Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01	30/09/22	Part 5 Neighbour Notification Submission

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Architect:
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Nominated Architects : D.P Stanton 3642, S.M Evans 7686

Project: Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
ELEVATIONS

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: NOTIFICATION PLAN
Date: 10/11/2022
Scale: 1:100 @ AI
S|d job no: 2220.17
Project no.: BGYPX
Stage: DA
Drawn: JOK, DD
Checked: JOK
Approved: LAHC
Drawing: N04
Sheet: 4 of 6
Rev: 02

DETERMINED by the NSW Land and Housing Corporation on:

25 November 2023



ELEVATION - PANK STREET

Face Brick - fb
Colour: "Light Brick"

Metal Cladding - mc(1)
Colour: "Medium Grey"

Metal Cladding - mc(2)
Colour: "Light Grey"

Balustrades
Colourbond - Wallaby

Glass
Grey Tint

Rendered and painted rp(1)
Colorbond - Wallaby

Timber-look Cladding - tc(1)

Metal Deck Roofing - mdr(1)
Colorbond - Klip-Lok Classic 700
Colour: "Medium Grey"

Metal Deck Roofing - mdr(2)
Colorbond - Klip-Lok Classic 700
Colour: "Light Grey"

Gutters, fascias, downpipes
Colorbond - Wallaby

Fences - ft(2)
Fixed louvres - lv(f)
Colorbond - Wallaby

Fences - ft(1)
Face Brick
Colour: "Light Brick"

NSW GOVERNMENT

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Project: Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
SCHEDULE OF FINISHES

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: NOTIFICATION PLAN
Date: 10/11/2022
Scale: 1:100 @ AI
S|d job no: 2220.17
Project no. BGYPX
Stage: DA
Drawn: JOK, DD
Checked: JOK
Approved: LAHC
Drawing: N05
Sheet: 5 of 6
Rev: 02

DETERMINED by the NSW Land and Housing Corporation on:

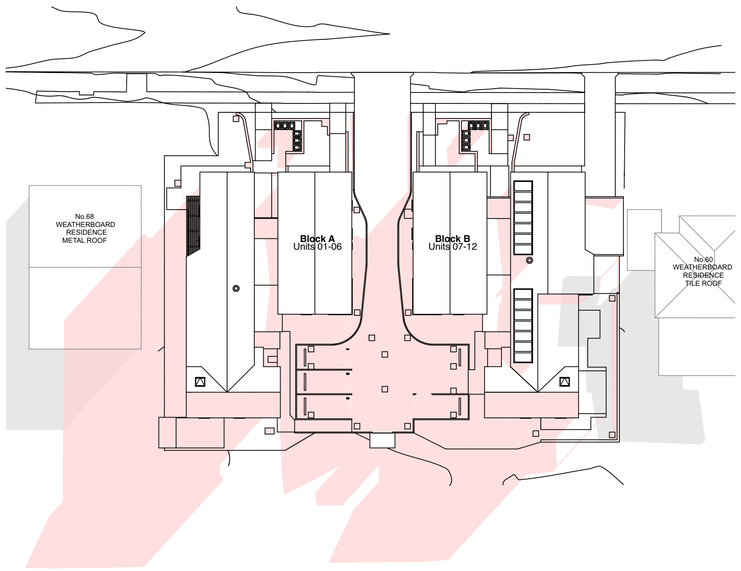
25 November 2023

Legend

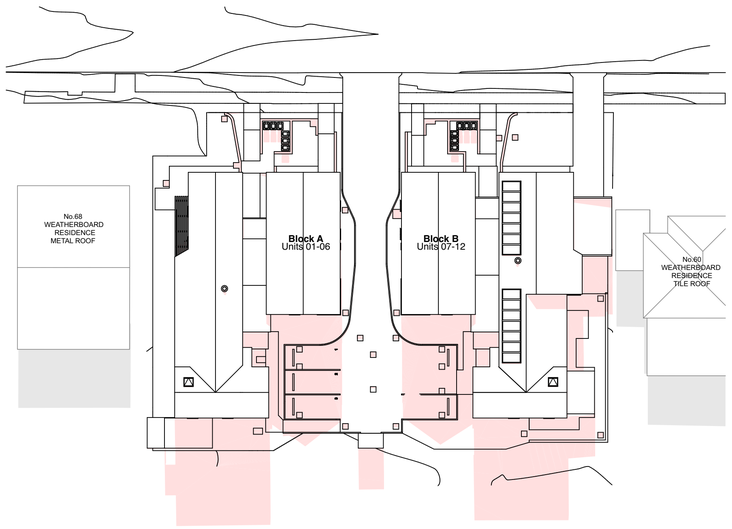
shadow diagrams
note: drawing may not contain all items listed below

note:
shadows cast: proposed buildings

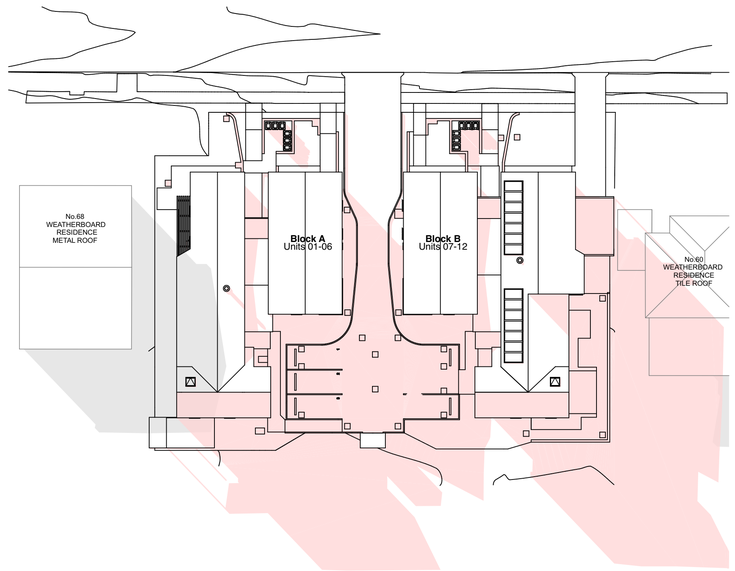
note:
shadows cast: existing neighbour buildings



1 **Shadows - 21 June (proposed) 9am**
1:300



2 **Shadows - 21 June (proposed) 12noon**
1:300



3 **Shadows - 21 June (proposed) 3pm**
1:300

NSW GOVERNMENT

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Rev	Date	Issue
02		Part 5 Submission - Response to Council Request
01	30/09/22	Part 5 Neighbour Notification Submission

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Project: Senior Living Development
at
62-66 Pank Parade, Blacktown

Title:
SHADOW DIAGRAMS

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

Status: NOTIFICATION PLAN
Date: 10/11/2022
Scale: 1:300 @ AI
S|d job no: 2220.17
Project no. BGYPX
Stage: DA
Drawn: JOK, DD
Checked: JOK
Approved: LAHC
Drawing: N06
Sheet: 6 of 6
Rev: 02

DETERMINED by the NSW Land and Housing Corporation on:
25 November 2023

Proposed Scope of Notification			
Address:	**62-66 Pank Parade Blacktown**	Proponent:	**LAHC**
Property Description:	**Lots 46-48 in DP 32163**	Job No:	**BGYPX**
LGA:	**Blacktown City Council**	Planner:	**Danielle Lopez**



Legend

Site

Properties proposed to be notified by LAHC

Archived: Tuesday, 2 May 2023 4:16:29 PM
From: Ben Rankmore
Sent: Fri, 12 Aug 2022 06:33:46 +0000ARC
To: CommunityEngagement
Subject: RE: Scope of Notification - 62 - 66 Pank Parade Blacktown (BGYPX)
Sensitivity: Normal

Attention Carmen Cotterill

Thank you for you intention of notification for the proposed works at 62 - 66 Pank Parade Blacktown.

Upon review of the attached documentation, the extent of notification is considered satisfactory.

Once notification commences, although already stated/required, please include Council as part of the notification process to allow for suitable review and commentary to be submitted for the department's consideration.

Kind regards,

Ben Rankmore
Assistant Team Leader (Gateway)

9839 6000
Benjamin.Rankmore@blacktown.nsw.gov.au
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Sent: Thursday, 11 August 2022 5:10 PM
To: Blacktown Council <Blacktown.Council@blacktown.nsw.gov.au>
Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: Scope of Notification - 62 - 66 Pank Parade Blacktown (BGYPX)

Attention Planning,

\f0In accordance with *Clause 43(1)(a) of the State Environmental Planning Policy (Housing) 2021* (Housing SEPP 2021), NSW Land & Housing Corporation is requesting if Council would like to nominate any additional persons or property it considers necessary to be notified of the proposed new housing development of up to 12 units, (6 x 1 bed + 6 x 2 bed) at 62-66 Pank Parade Blacktown.

The proposal is 'development without consent' under the Housing SEPP 2021. NSW Land & Housing Corporation will therefore undertake a Review of Environmental Factors of the development under Part 5 of the Environmental Planning and Assessment Act 1979 and consider any submissions from Council and neighbours before deciding whether the proposed development should proceed.

Please find attached the proposed neighbour notification map and address list.

Please respond to this email as soon as possible, with:

1. **advice as to any additional properties Council deems it necessary to notify; or**
2. **confirmation that Council is satisfied with the proposed scope of notification.**

If you have any questions, please don't hesitate to contact the Community Engagement team on 1800 738 718 or via email at CommunityEngagement@facs.nsw.gov.au

Kind regards,

Carmen Cotterill
Senior Community Engagement Officer, Delivery

Community Engagement Team

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | **E** CommunityEngagement@facs.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

www.dpie.nsw.gov.au

\f0

Our Vision: Together, we create thriving environments, communities and economies.



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Archived: Tuesday, 2 May 2023 4:16:34 PM
From: CommunityEngagement
Sent: Thu, 11 Aug 2022 0 :10:20 +0000Authentication
To: council
c: CommunityEngagement
Subject: Scope of Notification - 62 - 66 Pank Parade Blacktown (BGYPX)
Sensitivity: Normal
Att chments:
1. Scope of Notification Map 62-66 Pank Parade Blacktown.docx 2. Neighbour Notification Address List 62-66 Pank Parade Blacktown.xls

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Kind regards,

Carmen Cotterill
Senior Community Engagement Officer, Delivery

Community Engagement Team
Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | **E** CommunityEngagement@facs.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

www.dpie.nsw.gov.au

Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Department of Planning and Environment

NSW GOVERNMENT