ACTIVITY DETERMINATION

Project No. BGYRM

Conflict of Interest[1]

In this matter:

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

Signed……

Name……Emma Nicholson…… Dated……16 March 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
71-73	Vicliffe Avenue

Suburb, town or locality	Postcode
Campsie	2149

Local Government Area(s)	Real property description (Lot and DP)
Canterbury-Bankstown	Lot 18 in DP 35848 and Lot 20 in DP 35130

ACTIVITY DESCRIPTION

Provide a description of the activity

Removal of trees and the construction of a multi-dwelling housing development comprising two buildings containing 8 x 2 bedroom townhouses, with associated landscaping and fencing, surface parking for 4 cars, and consolidation of 2 lots into a single lot.

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

Signed……  …… **Dated**…16 March 2023

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

SCHEDULE 1

IDENTIFIED REQUIREMENTS

PART A – Standard Identified Requirements

THE DEVELOPMENT

The following identified requirements have been imposed to ensure that the development activity is carried out in accordance with the plans / documents and any amendments approved under Part 5 of the Environmental Planning & Assessment Act 1979.

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:
Cover Sheet & Location Plan	DA00	02	27.01.2023	Stanton Dahl Architects
Site & Block Analysis Plan	DA01	02	27.01.2023	Stanton Dahl Architects
Development Data	DA02	02	27.01.2023	Stanton Dahl Architects
Cut & Fill Plan	DA03	02	27.01.2023	Stanton Dahl Architects
Site & External Works Plan	DA04	03	27.01.2023	Stanton Dahl Architects
Ground & First Floor Plan (Block A)	DA05	02	27.01.2023	Stanton Dahl Architects
Ground & First Floor Plan (Block B)	DA06	02	27.01.2023	Stanton Dahl Architects
Roof Plans (Block A & B)	DA07	02	27.01.2023	Stanton Dahl Architects
Elevations	DA08	02	27.01.2023	Stanton Dahl Architects
Elevations	DA09	02	27.01.2023	Stanton Dahl Architects
Elevations & Sections	DA10	02	27.01.2023	Stanton Dahl Architects
Shadow Diagrams	DA11	02	27.01.2023	Stanton Dahl Architects
Shadow Diagrams – View from Sun	DA12	02	27.01.2023	Stanton Dahl Architects
Shadow Diagrams – View from Sun	DA13	02	27.01.2023	Stanton Dahl Architects
Landscape & Deep Soil Diagrams	DA14	02	27.01.2023	Stanton Dahl Architects
External Colour Selection	DA15	02	27.01.2023	Stanton Dahl Architects
Notification plans	N01-N06	01	21.11.2022	Stanton Dahl Architects
Landscape Plan	L01	7	27.01.2023	Botanique Design
Planting Details & Specifications	L02	7	27.01.2023	Botanique Design
Notes & Legends	C01	7	14.11.2022	Greenview Consulting
Ground Floor Drainage Plan	C02	10	27.01.2023	Greenview Consulting

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Site Stormwater Details Sheet 1	C03	8	27.01.2023	Greenview Consulting
Easement Plan	C04	2	14.11.2022	Greenview Consulting
Easement Sections	C05	3	14.11.2022	Greenview Consulting
Arborist's Impact Assessment and Tree Management Plan – Appendix F	7750.1	-	14.11.2022	Redgum Horticultural
Access Report	22324	4	14.11.2022	Vista Access Architects
BASIX Certificate	1317245M_02	-	14.11.2022	Greenview Consulting
NatHERS Certificate	0008174560	-	14.11.2022	
Site Investigation Report	10530/2870	-	07.10.2015	SMEC Testing Services
Waste Management Plan (construction)	2789.22	-	18.08.2022	Stanton Dahl Architects
Waste Management Plan (operation)	-	-	11.11.2022	Stanton Dahl Architects
Traffic Impact and Parking Assessment	220215	-	23.11.2022	Greenview Consulting
Flood Report	220215	2	22.07.2022	Greenview Consulting
BCA Report	P210021	-	20.11.2022	BCA Vision
HGL Analysis Report	220215	2	19.10.2022	Greenview Consulting
Relocation of stormwater easement	220215	-	19.10.2022	Greenview Consulting
Drainage Reserve Pipe Location Plan	2208171/1	A	17.08.2022	Cooper & Richards Surveyors
Plan Showing Detail and Levels	BGM9R	2	05.08.2020	YSCO Geomatics

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

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

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

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

OPERATIONAL MATTERS

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

Stormwater Run-off

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

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

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

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

Vehicular Access & Parking

10. A concrete vehicular crossing and layback shall be provided at the entrance / exit to the property. The crossing and layback shall be constructed in accordance with the Council for the area's standard requirements for residential crossings. Council shall be provided with plans for the crossing and layback together with the payment of any Council inspection fees.

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

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

12. Car parking spaces and driveway(s) shall be constructed of concrete or other approved hard surface materials. The car parking spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with AS 2890.1. Appropriate kerbs / wheel stops shall be provided in accordance with AS2890.1 to prevent cars entering the landscaped area.

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. The Council for the area shall be consulted in relation to the planting of any street trees.

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

Tree Removal

20. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved landscape plan and Arborist report and no other trees shall be removed without further approval(s).

Fencing

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

Provision of Letterbox Facilities

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

Public Liability Insurance

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

PRIOR TO ANY WORK COMMENCING ON THE SITE

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

Service Authority Clearances

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

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

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

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

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

Utilities Service Provider Notification

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

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

Disconnection of Services

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

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

Stormwater Disposal

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

32. Separate approval is to be obtained for the relocation of the existing stormwater drainage easement and infrastructure within. The relocated easement is to be established along the northern boundary of the subject site and on Lot 1 DP 173192 in accordance with Easement Plan, C04 Rev 2, dated 14.11.2022, Greenview Consulting. This will include expungement of the existing easement and removal of existing infrastructure.

Prior to the commencement of any construction works, Works as Executed drawings and proof of lodgement of the plan of the drainage easement/expungement to the City of Canterbury Bankstown Council shall be submitted to the NSW Land & Housing Corporation. Registration of the plan of easement/expungement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the NSW Land & Housing Corporation.

Council Notification

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

Landfill

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

35. Land fill materials must satisfy the following requirements:

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

Site Facilities

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

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

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

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

Site Safety

38. 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.

39. 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.

40. Building and demolition materials must be stored wholly within the site and not on the council footpath or roadway.

Protection of Trees

41. Trees and other vegetation that are to be retained on site shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the arborist report.

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

Waste Management

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

DURING DEMOLITION / CONSTRUCTION

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

Heritage

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

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

Survey Reports

45. 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 Construction / Civil Work

46. 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

47. 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

48. 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.

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

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

51. 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.

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

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

54. 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

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

56. 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

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

Termite Protection

58. 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

59. The cost of repairing any damage caused to the City of Canterbury Bankstown Council 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

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

PART B – Additional Identified Requirements

Site Specific Requirements

61. Common taps are to be provided to the east of the bin storage area to allow for washing of bins, as well as in the common landscaped areas to allow for watering.

62. The ground floor windows on the east elevation of Unit 6 are to be fitted with translucent glazing to minimise privacy impacts from the shared internal pathway.

Requirements Resulting from Council Comments

63. The living room window to the ground floor south elevation of Unit 5 is to be removed to ensure acoustic and visual privacy is maintained.

Requirements as Requested by Public Authorities other than Councils

64. Nil requirements

Requirements Resulting from Adjoining Occupier Comments

65. Privacy screening to a height of 300mm shall be provided on top of the rear 1.8m colorbond boundary fence to ensure privacy is maintained to the adjoining property at No. 78 Viking Street, Campsie. The privacy screen must be slatted or latticed to allow light to permeate through.

Specific Service / Utility Agency Requirements

66. Nil requirements

ADVISORY NOTES

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

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

DETERMINED by the NSW Land and Housing Corporation on:

16 March 2023

Stanton Dahl Architects
PO Box 833, Epping, NSW 1710, Australia
Tel +61 2 8876 5300
www.stantondahl.com.au

Simpson Building Group, Multi Dwelling Housing Development (8x2 Bed Townhouses)
71-73 Vicliffe Avenue, Campsie, NSW Lots 18 & 20 DP 35130 & 35848
Part 5 Activity Submission - 18/11/22

Architectural

2789.22	DA00	Cover Sheet & Location Plan
2789.22	DA01	Site & Block Analysis Plan
2789.22	DA02	Development Data
2789.22	DA03	Cut & Fill Plan
2789.22	DA04	Site & External Works Plan
2789.22	DA05	Ground & First Floor Plan (Block A)
2789.22	DA06	Ground & First Floor Plan (Block B)
2789.22	DA07	Roof Plans (Block A & B)
2789.22	DA08	Elevations
2789.22	DA09	Elevations
2789.22	DA10	Elevations & Sections
2789.22	DA11	Shadow Diagrams
2789.22	DA12	Shadow Diagrams - View from Sun
2789.22	DA13	Shadow Diagrams - View from Sun
2789.22	DA14	Landscape & Deep Soil Diagrams
2789.22	DA15	External Colour Selection

Civil / Stormwater Drawing Schedule

220215	C01	Notes & Legends
220215	C02	Ground Floor Drainage Plan
220215	C03	Site Stormwater Details Sheet
220215	C04	Easement Plan

Landscape Drawing Schedule

2789.22	L01	Landscape Plan

Survey Drawing Schedule

BGM9R	002	Plan Showing Detail and Levels

3 **Location Plan**
not to scale

Stanton Dahl Architects

Simpson Building Group

Multi Dwelling Housing Development (8x2 Bed Townhouses)

71-73 Vicliffe Avenue, Campsie, NSW Lots 18 & 20 DP 35130 & 35848

Drawn; DD
Checked; JOK
Plot date; 27/1/23

Scale; as noted @ AI

Project No;
BGYRM

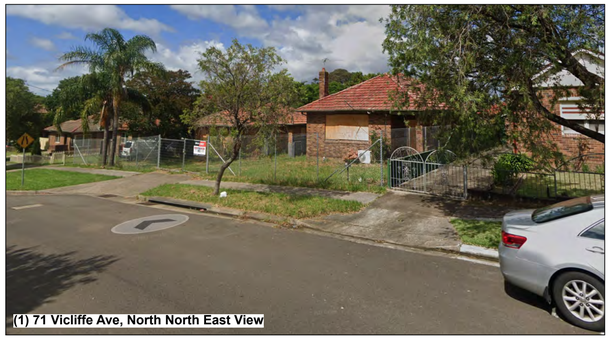
Drawing No; DA00

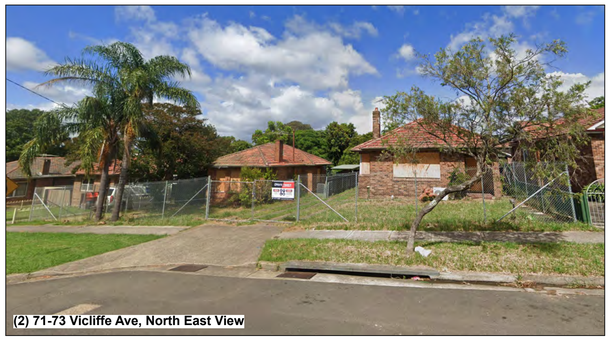
Revision#; 02

Cover Sheet & Location Plan

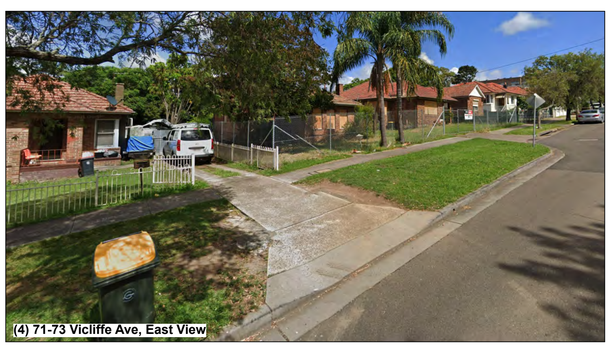
Locked Bag 5022
Parramatta NSW 2124
1800 738 718
https://www.dpie.nsw.gov.au/land-and-housing-corporation.

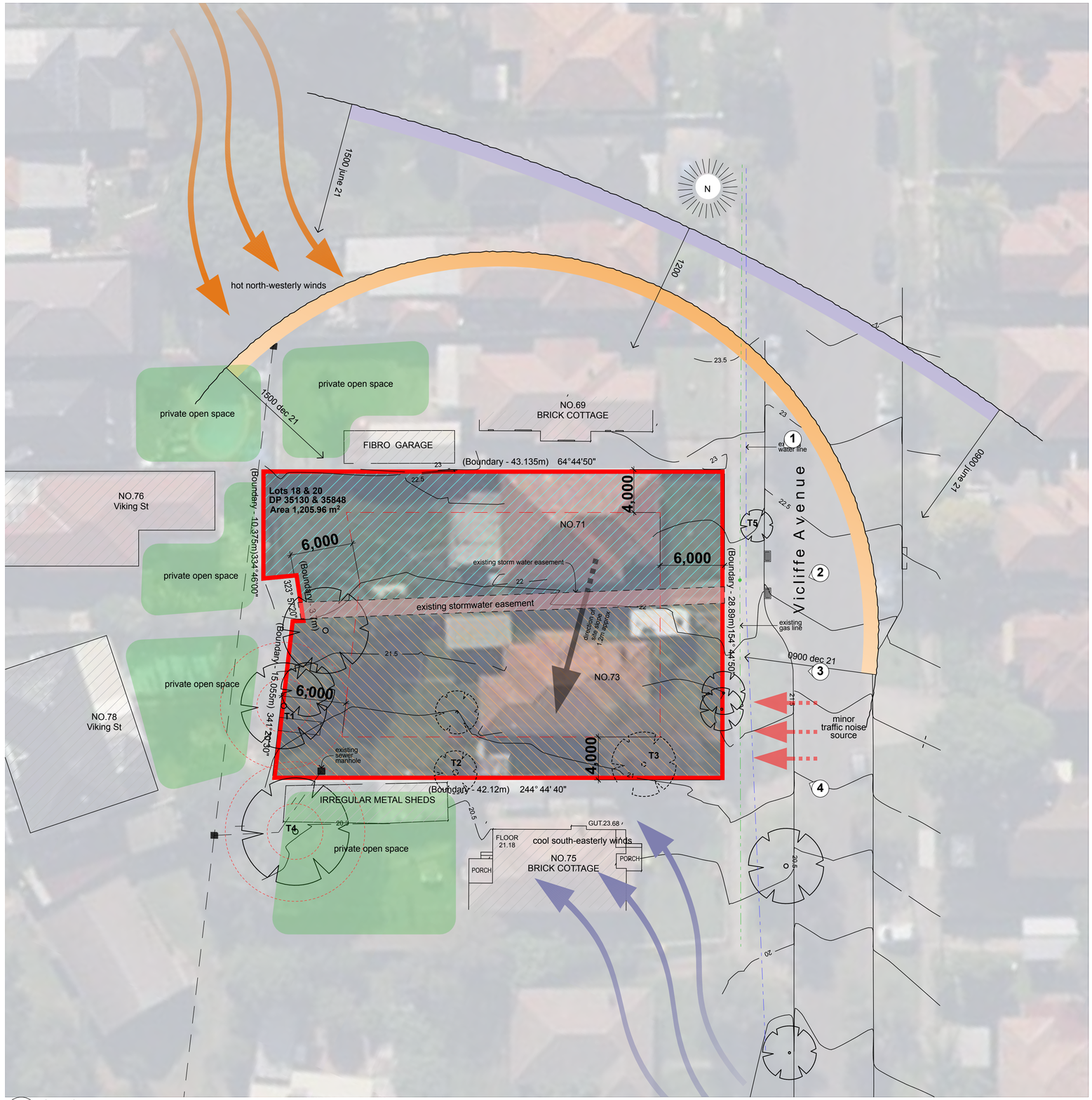
DETERMINED by the NSW Land and Housing Corporation on: 16 March 2023


(1) 71 Vicliffe Ave, North North East View


(2) 71-73 Vicliffe Ave, North East View


(3) 71-73 Vicliffe Ave, East North East View


(4) 71-73 Vicliffe Ave, East View



1 **Site & Block Analysis**
1:200

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

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

- approx. location of existing trees
- approx. location of trees to be removed
- indicates private open space
- indicates FSR 0.9:1 zone
- indicates FSR 0.5:1 zone
- 40 approx. location of existing contours
- L existing trees - low retention value
- M existing trees - medium retention value
- H existing trees - high retention value

- Campsie Town Centre - 1km
- Clemton Park Shopping Centre- 1km
- Bexley Rd Bus Stop - 100m

Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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

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

Hydraulic & Structural Consultant:

Landscape Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

NSW GOVERNMENT
Locked Bag 5022
Parramatta NSW 2124
1800 738 718
https://www.dpie.nsw.gov.au/land-and-housing-corporation

SIMPSON Building Group

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Site & Block Analysis Plan

File:
2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln

Plotted:
27/1/23 8:56 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:200 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA01	2 of 16		02

DETERMINED by the NSW Land and Housing Corporation on: .

16 March 2023

DEVELOPMENT DATA (Multi Dwelling Housing)						
Job Reference (eg:BGMJ2)	BGYRM					
Locality / Suburb	Campsie					
Street Address	71-73 Vicliff Avenue					
Lot Number(s) & Deposited Plan	Lot 20 in DP 35130 and Lot 18 in DP 35848					
Housing SEPP Division	Division 6					
Zoning	R4 – High Density Residential and R3 – Medium Density Residential Multi-dwelling housing is permitted in both zones					
SITE AREA (sqm)	1,206 m^2 (as shown on survey)					
NUMBER OF EXISTING LOTS	2					
PROPOSED GFA* (sqm)	621.45m^2					
NUMBER OF DWELLINGS	8 x 2-bed townhouses^2					
DWELLINGS	**Number**	**Type**	**No of Bedrooms**	**Area*(m^2)** Min. (Dwelling Requirements)	**Area*(m^2)** Proposed	**POS**
	1	Townhouse	2 bedrooms	70m^2	75.66m^2	64.92m^2
	2	Townhouse	2 bedrooms	70m^2	73.89m^2	15.23m^2
	3	Townhouse	2 bedrooms	70m^2	73.46m^2	15.23m^2
	4	Townhouse	2 bedrooms	70m^2	74.43m^2	15.23m^2
	5	Townhouse	2 bedrooms	70m^2	73.77m^2	15.23m^2
	6	Townhouse	2 bedrooms	70m^2	73.96m^2	27.63m^2
	7	Townhouse	2 bedrooms	70m^2	73.80m^2	16.17m^2
	8	Townhouse	2 bedrooms	70m^2	73.30m^2	97.98m^2

	Control		Requirement	Proposed
BUILDING HEIGHT	Housing SEPP Cl. 42(1)(b)		9m* *Clause C1(a) of the Canterbury DCP limits multi-dwelling development in the rear 35% of a site to single storey only. This applies to multi-dwelling development in both the R3 and R4 zones. Two-storey development in the rear 35% of the site may be supportable on 71 Vicliff Ave provided minimum setbacks of 6m from the rear and 4m from the side (northern) boundary are provided. This would achieve a similar built form outcome to a residential flat building (albeit of a lesser height) which is a permitted form of development in the R4 zone.	7.7m
NO. OF DWELLINGS	Housing SEPP Cl. 42(1)©		Max. 60 dwellings	8 dwellings
PARKING	Housing SEPP Cl. 42(1)(d)	Accessible area	4 spaces (8 x 2-bed @ 0.5 = 4)	4 spaces
FSR	CLEP 2012 Cl. 4.4		(71 Vicliffe site area 558.10m^2) Max FSR 0.9:1 = 502.29m^2 (73 Vicliffe site area 647.32m^2) Max FSR 0.5:1 = 323.66 The total GFA and proposed FSR must be calculated for each respective lot. Any breach in FSR would be subject to a merit based assessment of the final design.	71 Vicliffe Ave FSR = 391m^2 (0.7:1) 73 Vicliffe Ave FSR = 235m^2 (0.36:1)
SETBACK(s)	Canterbury DCP 2012	Front Setback	6m (including minimum 5m deep soil area)	6m
	(chapter C3)	Side Setback	Southern boundary (73 Vicliff Ave): 1.5m if the dwellings face the street, otherwise 2.5m (including min. 1m deep soil area) Northern boundary (73 Vicliff Ave): 4m (including min. 2m deep soil area)	South boundary 6.2m North boundary 3.15m
		Rear Setback	Single storey: 3m (entire setback area must be deep soil) Two storey: 6m (including min. 5m deep soil area)	4.25m
DEEP SOIL	SLUDG		15% of site area (181m^2) 2/3 at rear (121m^2) Min. dimension 3m	Total = 201m^2 (17%) Rear Total = 164m^2
LANDSCAPED AREA	SLUDG		30% of site area = 361.8m^2	Total = 363m^2 (30%)
	Canterbury DCP 2012 (chapter B2)		Front and rear setbacks are to have at least one major canopy tree for every 12m of front and rear boundary width. Site boundaries are to have one major tree for the first 45m plus one additional tree for every additional 20m.	4 trees along front boundary
PRIVATE OPEN SPACE	LAHC Dwelling Requirements		Studio/1-bed: 8m^2 2-bed: 10m^2 3-bed: 12m^2 Minimum 2m depth. It is expected that ground level dwellings would exceed these minimum areas.*	Complies
			*Please note that the local controls require more generous areas of POS for multi-dwelling development; minimum 40m^2. This should be kept in mind during design development, and larger areas of POS provided where possible.	
SOLAR ACCESS	SLUDG		70% of dwellings living areas & POS have 3 hours of sunlight between 9am and 3 pm 21 June	Living = 6/8 units comply (75%) POS = 7/8 units comply (88%)
	Canterbury DCP 2012 Cl. C3.5.1(C4)		Proposed development must retain min. 3 hours sunlight between 8am and 4pm in midwinter for existing primary living areas and to 50% of the principal POS of neighbouring development.	Complies, number 75 Vicliffe Ave, maintains more than the 3 hour minimum to living areas & POS.
BUILDING DEPTH	Canterbury DCP 2012 Cl. C3.3.4		Maximum 25m building depth	19m
BUILDING SEPARATION	Canterbury DCP 2012 Cl. C3.3.5		Minimum 5m separation between buildings on the same site. Garages, carports or outdoor parking are not permitted in the building separation area.	6.15m
GENERAL DESIGN	Canterbury DCP 2012 Cl. C3.4.1(C11)		Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip.	Complies
	Canterbury DCP 2012 Cl. C3.4.1(C22)		Stagger front wall alignments with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.	Entry portals achieve this step frontage
DWELLING LAYOUT AND MIX	Canterbury DCP 2012 Cl. C3.4.3 (C5)		Minimum 8m^3 or storage for 2-bed dwellings.	All units excluding robes = 1.8m^3 All units including robes & kitchen Joinery = 10.15m^3
	Canterbury DCP 2012 Cl. C3.4.3(C7)		10% of dwellings must be accessible or adaptable.	0 accessible units
WASTE MANAGEMENT	Canterbury DCP 2012 Appendix 2		Waste: 1 x 140L bin/dwelling Recycling: 1 x 240L bin/dwelling Garden waste: 1 x 240L bin/dwelling	8 x 140L Rubbish 4 x 240L Recycling 2 x 240 Garden Waste

NatHERS Thermal Performance Specification - Campsie			
External Walls			
Wall Type	***Insulation***	***Colour***	***Comments***
Brick Veneer	R2.7	Light - SA <0.475	As per elevations
Metal Cladding	R2.7	Med - SA 0.475 - 0.70	As per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	***Insulation***	***Comments***	
Plasterboard stud	None	Internally inside dwellings except below	
Plasterboard stud	R1.5	Internal wall of WC and bath: **U1, U5**	
Shaft liner with plaster	None	Party walls between dwellings	
Floors			
Floor Type	***Insulation***	***Comments***	
Concrete slab on ground	None	Ground floor	
Timber	None	First floor	
Timber suspended	None	Part of first floor	
Ceilings			
Ceiling Type	***Insulation***	***Comments***	
Plasterboard	None	Floor above except below	
Plasterboard	R1.5	Internal ceiling of ground level: **U5**	
Plasterboard	R2.5	Level 1 ceiling: **U2, U3, U4, U6, U7**	
Plasterboard	R3.5	Level 1 ceiling: **U1, U5, U8**	
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	R1.8 foil-faced blanket	Med - SA 0.475 - 0.70	Throughout except below (Unventilated roof space)
Metal	R2.0 foil-faced blanket	Med - SA 0.475 - 0.70	**U1, U5 U8** (Unventilated roof space)
SA - Solar Absorptance			
Glazing			
Opening type	***U-Value***	***SHGC***	***Glazing & Frame Type***
Sliding + Fixed: **U2, U3, U4, U7**	6.7	0.70	e.g. Single glazed clear Aluminium frame
Sliding + Fixed: **U1, U6**	4.8	0.59	e.g. Single glazed high performing low-e clear Aluminium frame
Sliding + Fixed: **U5, U8**	4.1	0.52	e.g. Double glazed clear Aluminium frame
Awning + Hinged door: **U2, U3, U4, U7**	6.7	0.57	e.g. Single glazed clear Aluminium frame
Awning + Hinged door: **U1, U6**	4.8	0.51	e.g. Single glazed high performing low-e clear Aluminium frame
Awning + Hinged door: **U5, U8**	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***	
Single glazed fixed skytube	Timber & Aluminium	As per plans	
Ceiling Fans			
Size	***Location***	***Comments***	
1200mm in diameter	Living + dining + all bedrooms	All dwellings	

Certificate Prepared by

greenview CONSULTING

Greenview Consulting Pty Ltd
ABN: 32600067338
Email: dean@greenview.net.au Phone: 0404 649 762

LHA Silver level compliance Specifications:

External works

- Access is required from either Option 1- Accessible pathway from site boundary or Option 2- Access from a car parking space.

Option 1 details

- Pathway linking the site boundary to the main entry doorway to be step free, have min clear width of 1000mm, an even, firm, slip resistant surface and a crossfall of not more than 1:40.
- If a ramp is required to the access pathway, then a maximum pathway slope to be 1:14, with landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be not less than 1200mm in length.
- If the height is 190mm or less, a step ramp may be provided at an entrance doorway with a max gradient of 1:10 and a minimum clear width of 1000mm.
- Level landings to be no less than 1200mm in length, exclusive of the swing of the door or gate that opens onto them, must be provided at the head and foot of the ramp.

Option 2 details

- A car parking space to be provided with CLEAR size of 3200x5400 and connected to the main house with a level difference of not more than 56mm if door is in the corner of the garage or flush if not in the corner of the garage.
- Even, firm and slip resistant surface with grade of no more than 1:40.

General external requirements

- A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door with roof over.
- Where the threshold at the entrance / garage door exceeds 5mm and is less than 56mm, a 1:8 grade ramped threshold is to be provided

Internal works

- All doorways to the entry level to have a minimum clear opening width of 820mm. If the entry level does not have a shower then the door to bathroom on upper floor level with shower is also to have a minimum clear opening width of 820mm. Provision of bath-tub is not mandatory but where provided, the bathroom with the bathtub is located is also required to have a minimum clear opening width of 820mm.
- A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled) is to be provided to all areas on the entry level.
- Internal corridors/passageways to the doorways to entry level should provide a minimum clear width of 1000mm when measured from skirting to skirting or skirting to benchtop or benchtop to benchtop.
- 1 WC pan on entry level to have slip resistant flooring and to have a minimum clear space of 900mm (width) x 1200mm (forward of pan) clear of door swing or any fixtures including hand basins.
- Min 600mm wall forward of the WC pan is required to have noggings and to be clear of the door frame.
- One bathroom should feature a slip resistant, hobless (step-free) shower recess in the corner of the room. Shower screens are permitted provided they can be removed at a later date.
- Wall reinforcements for the toilet on the ground floor / entry level and 1 corner shower and to bathtub (if any) are required to be as shown in the Livable Housing Guidelines ie 25mm nogging or 12mm sheeting.
- Internal Stairway where provides is required to provide a continuous handrail on one side. If winders are provided to the mid landings then the continuous handrail is to be on the outside. (not on the side where the steps merge)

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SIMPSON Building Group

Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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

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

Landscape Consultant:

Hydraulic & Structural Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)
at
71-73 Vicliffe Avenue, Campsie

Title:
Development Data

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln
Plotted: 27/1/23 8:57 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	@ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA02	3 of 16		02

DETERMINED by the NSW Land and Housing Corporation on:

16 March 2023

1 Cut & Fill
1:100

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

Legend
cut & fill plan
note: drawing may not contain all items listed below

	existing trees to be retained
	existing trees to be removed
— —	outline of new buildings
— · — · —	site boundaries
▨	**note:** blue area indicated extent of fill
▨	**note:** red area indicated extent of cut
50	approx. depth of cut and fill in millimetres
40	approx. location of existing contours
▥	230 brick retaining wall
▭	80mm concrete sleeper retaining wall
RL00.00 —●	proposed levels

note:
all cut and fill notations are a guide and only used for preliminary review

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SIMPSON Building Group

Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
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Ph: (02) 8876 5300

Hydraulic & Structural Consultant:

Landscape Consultant:

Electrical Consultant:

Architect:
Stanton
Dahl
Architects

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Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Cut & Fill Plan

File:
2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln

Plotted:
27/1/23
8:57 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S|d job no:	Project no.
27/1/23	1:100 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA03	4 of 16		02

DETERMINED by the NSW Land and Housing Corporation on:

16 March 2023

scale: 1:100 @A1

1 Site Plan
1:100

UNIT 01

PROPOSED STORMWATER EASEMENT

Area 1,205.96 m²
Lots 18 & 20
DP 35130 & 35848

UNIT 08 A: 38.47 m² LIVABLE Living 3.6m x 3.6m RL: 22.000
UNIT 07 A: 38.47 m² LIVABLE Living 3.6m x 3.6m RL: 22.000
UNIT 06 A: 38.47 m² LIVABLE Living 3.6m x 3.6m RL: 22.000
UNIT 01 A: 38.47 m² LIVABLE Living 3.6m x 3.6m RL: 22.500
UNIT 02 A: 38.47 m² LIVABLE Living 3.6m x 3.6m RL: 22.155
UNIT 03 A: 38.47 m² LIVABLE Living 3.6m x 3.6m RL: 22.155
UNIT 04 A: 38.47 m² LIVABLE Living 3.6m x 3.6m RL: 21.895
UNIT 05 A: 38.47 m² LIVABLE Living 3.6m x 3.6m RL: 21.895

Block B
Block A

Dining 3.0m x 3.0m
Dining 3.1m x 3.0m
Dining 3.2m x 3.0m
Kit
Wc
Por
Patio
Path cc(2)
Carpark cc(1)
Driveway cc(1)
POS 97.98 m²
POS 16.17 m²
POS 27.83 m²
POS 64.92 m²
POS 15.23 m²
pav(1)
osd
RWT
(A)

7,953
6,150
6,010 setback
4,200
3,150
4,257
6,000
6,236
64° 44' 50"
(Boundary - 43.135m)
(Boundary - 10.375m)
(Boundary - 3.01m)
(Boundary - 42.12m) 244° 44' 40"
(Boundary - 28.89m) 154° 44' 50"
242°37'20"
62°37'20"
0.955
341° 20' 30"
334° 46' 00"
sealed easement inspection 21.900
storm water pit RL: 21.180 IL: 20.500
450ø storm water pipe
existing fence to be demolished
new 1,800mm high colorbond fence ft(1)
new concrete sleeper retaining wall
concrete kerb
existing privet to be removed
existing privet tree to be removed
existing large leaf umbrella tree to be removed
existing firewheel tree to be retained
existing neighbouring jacaranda tree
existing crepe myrtle tree to be removed
existing sewer manhole INV. 19.48
underground RWT tank to civil engineers details
underground OSD tank to civil engineers details
35% two storey setback
building setout point
existing power pole
existing telstra pit
proposed new kerb inlet pit
existing water line
existing water meter to be removed
existing street tree to be retained
existing gas line
existing kerb inlet pit
existing driveway to be demolished
gas identification plate
existing grated pit
proposed 8 x gas meters
proposed 8 x water meters
existing cocos palms to be removed (x2)
x3 letterboxes to australia post requirements
bin carting route
vehicle sight lines as per fig. 3.3 AS2890 requirements
new driveway crossover to council's requirements
existing telstra pit to be relocated
existing dawson river weeper street tree
proposed new kerb inlet pit
existing water meter to be removed
existing water line
existing water meter to be removed
existing street tree to be retained
existing gas line
existing kerb inlet pit
existing driveway to be demolished
gas identification plate
existing grated pit
proposed 8 x gas meters
proposed 8 x water meters
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x3 letterboxes to australia post requirements
bin carting route
vehicle sight lines as per fig. 3.3 AS2890 requirements
new driveway crossover to council's requirements
existing telstra pit to be relocated
existing dawson river weeper street tree
proposed new kerb inlet pit

NO.69 BRICK COTTAGE
RIDGE 28.92
NO.75 BRICK COTTAGE
RIDGE 26.02
FIBRO GARAGE
IRREGULAR METAL SHEDS
FIBRO
PORCH 21.16
PORCH
FLOOR 21.18
GUT.23.68

47 DP11479
48 DP11479
87 DP11479
21 DP35130
21 DP35848
20 DP35848
17 DP35848

Vicliffe Avenue

E01 DA08 · E02 DA08 · E03 DA08 · E04 DA09 · E05 DA09 · E06 DA09 · E08 DA10 · E09 DA10 · S01 DA10 · S02 DA10

T1 existing firewheel tree to be retained
T2 existing privet tree to be removed
T3 existing crepe myrtle tree to be removed
T4 existing neighbouring jacaranda tree
T5 existing street tree to be retained

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

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 new trees
- existing stormwater easement (A)
- proposed stormwater easement
- proposed storm water pipe
- water services
- gas services
- existing ground levels
- proposed levels
- 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
pav(1)	pavers (type)
pos	private open space
pmp	permeable paving
pp	power pole
rw(1)	retaining wall (type)
rwo	rainwater outlet
rwt	rainwater tank
sfc	steel floor 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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SIMPSON Building Group

Rev	Date	Issue
03	27/01/23	Revised Part 5 Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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Hydraulic & Structural Consultant:

Landscape Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Site & External Works Plan

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln
Plotted: 27/1/23 8:57 am

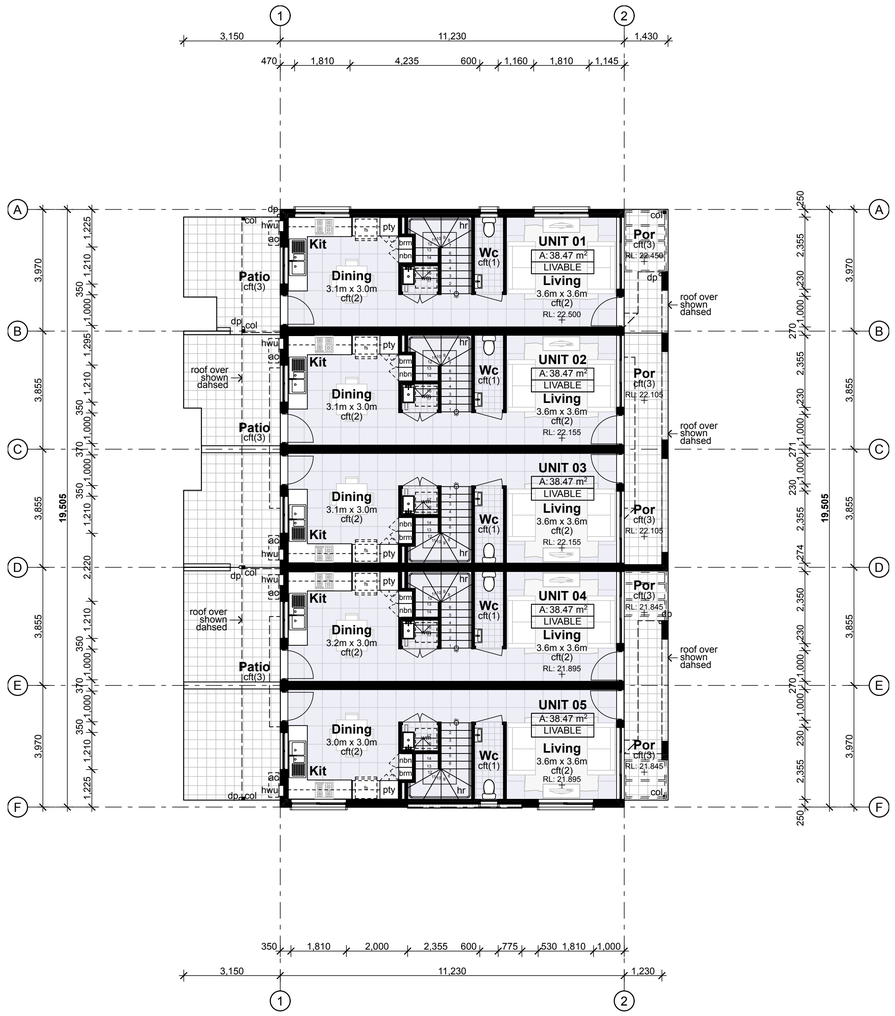
Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:100 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA04	5 of 16		03

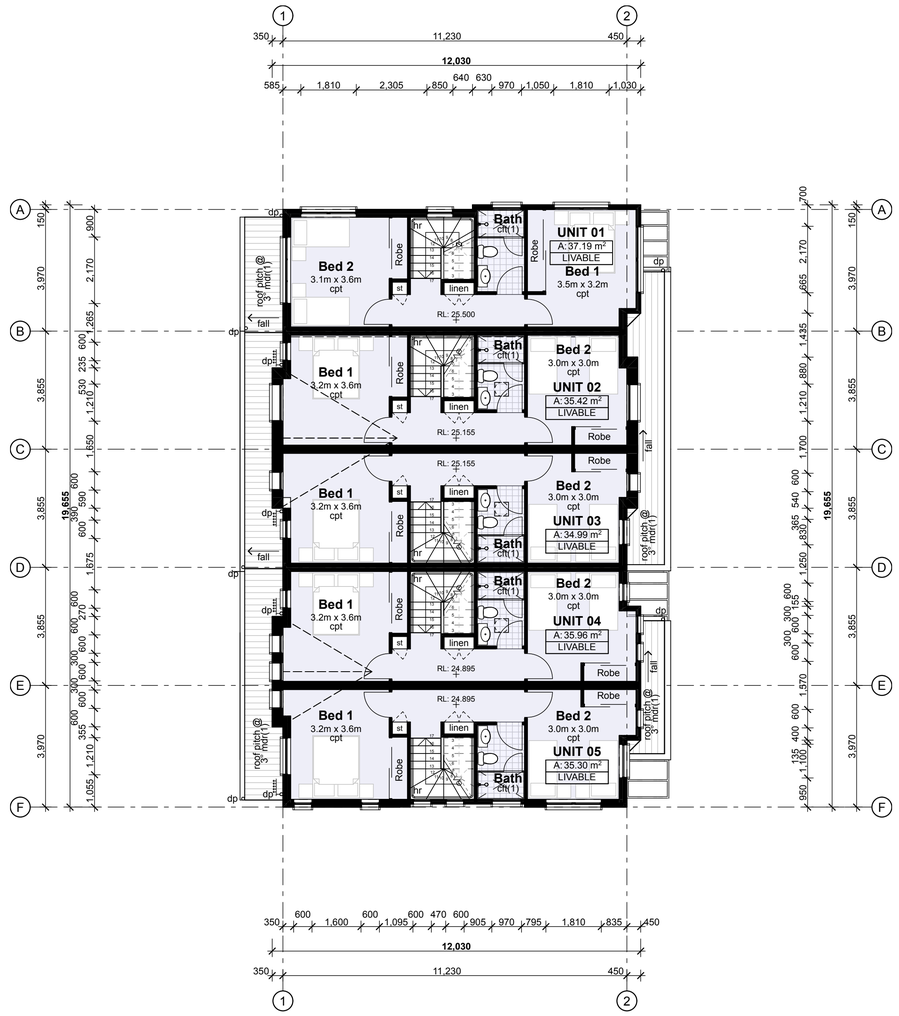
0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

DETERMINED by the NSW Land and Housing Corporation on:

16 March 2023



1 Ground Floor Plan (Block A)
1:100



2 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	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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Electrical Consultant:

Architect:
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Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Ground & First Floor Plan (Block A)

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln
Plotted: 27/1/23 8:57 am

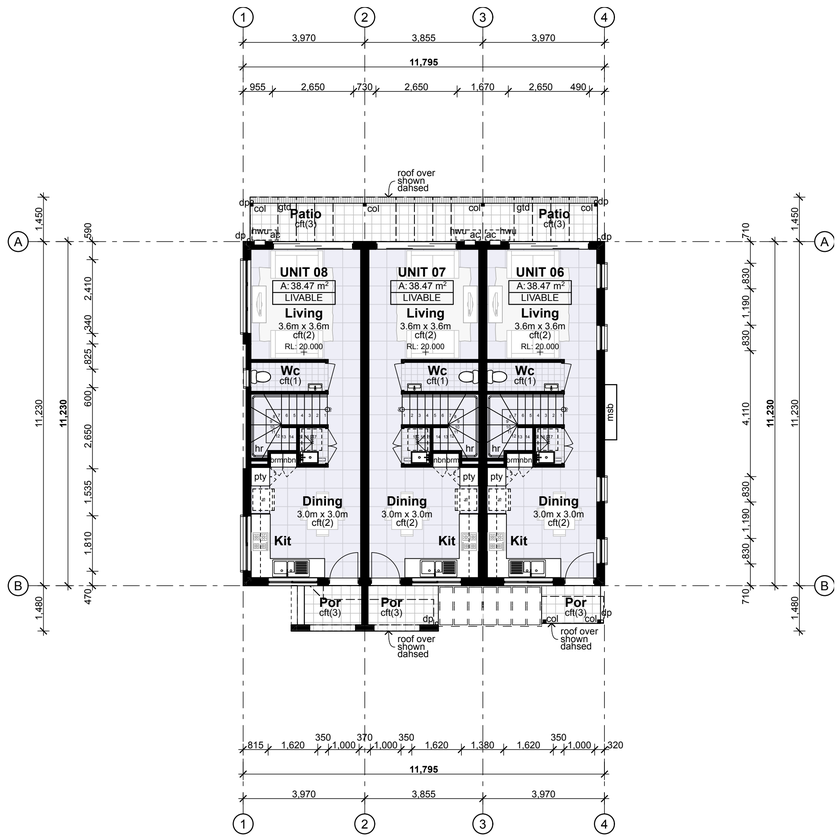
Status: Part 5 Activity - ADD DATE

Date: 27/1/23	Scale: 1:100 @ AI	S\d job no: BGYRM	Project no. 2789.22
Stage:	Drawn: DD	Checked: JOK	Approved: JOK
Drawing: DA05	Sheet: 6 of 16		Rev: 02

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

DETERMINED by the NSW Land and Housing Corporation on:

16 March 2023



1 Ground Floor Plan (Block B)
1:100

2 First Floor Plan (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	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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SIMPSON Building Group

Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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

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

Landscape Consultant:

Hydraulic & Structural Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Ground & First Floor Plan (Block B)

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln
Plotted: 27/1/23 8:57 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:100 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA06	7 of 16		02

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

DETERMINED by the NSW Land and Housing Corporation on:

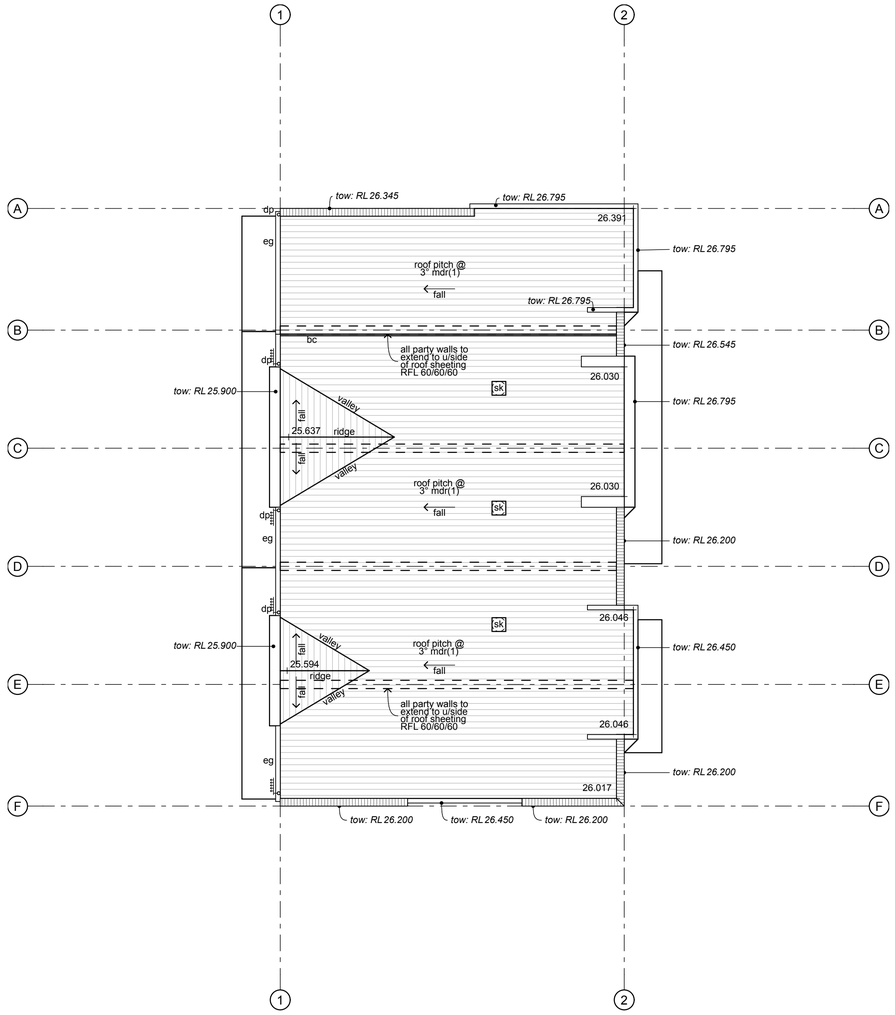
16 March 2023

Legend (roof plans)

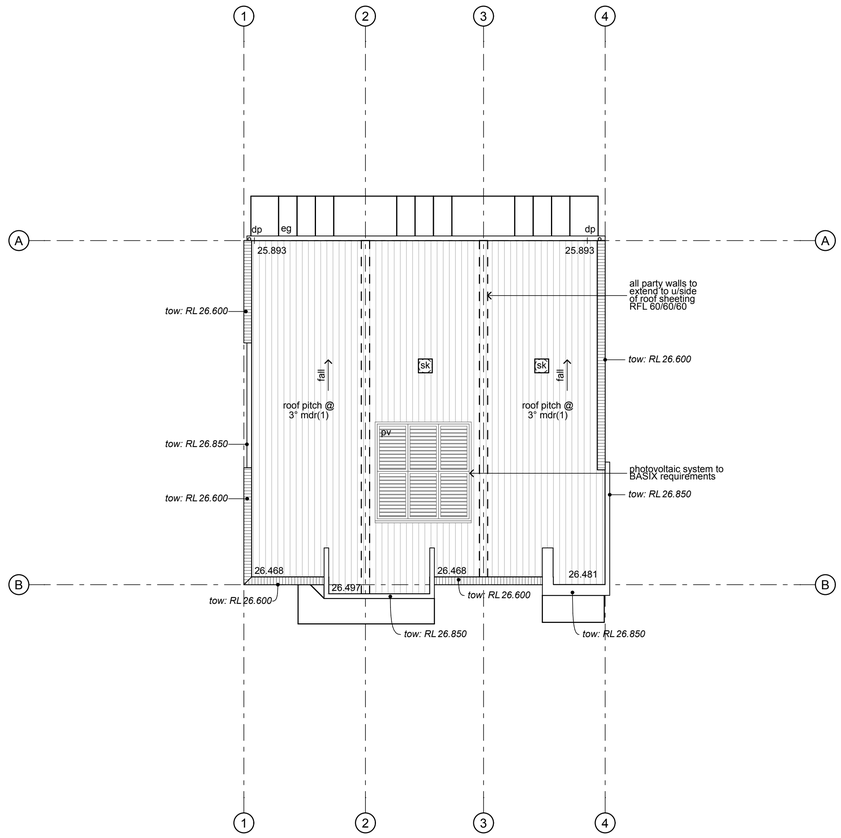
note: drawing may not contain all items listed below

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	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.



1 Roof Plan (Block A)
1:100



2 Roof Plan (Block B)
1:100

Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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Hydraulic & Structural Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Roof Plans (Block A & B)

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln

Plotted: 27/1/23 8:57 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:100 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA07	8 of 16		02

DETERMINED by the NSW Land and Housing Corporation on:

16 March 2023

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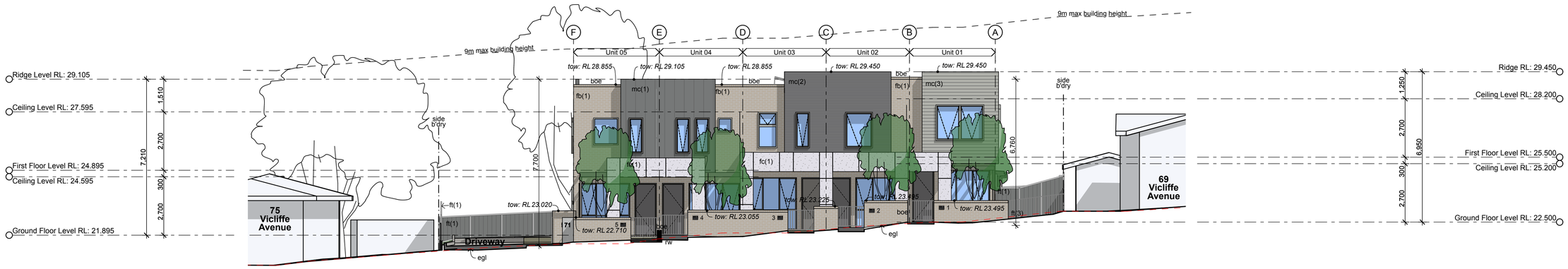
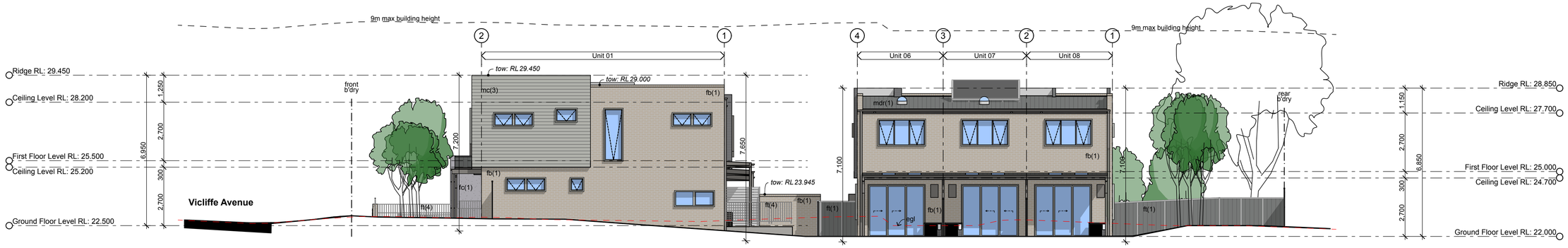
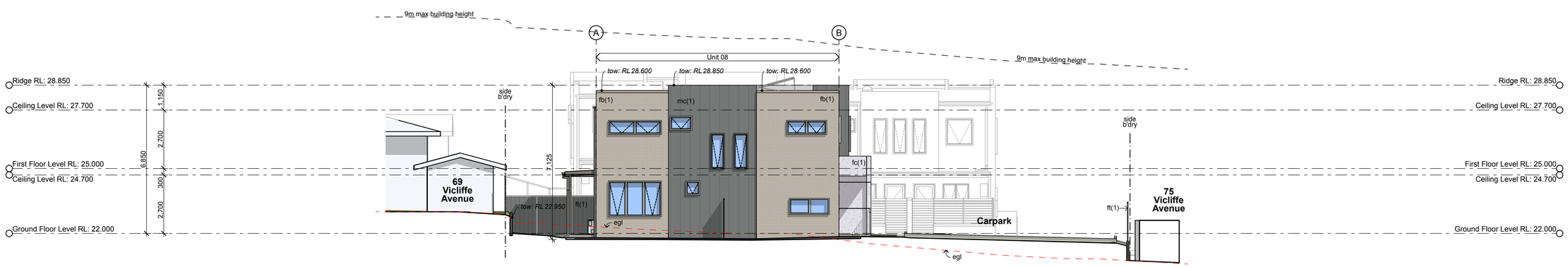
scale: 1:100 @A1



E01 East Elevation (Vicliffe Ave)
1:100



E02 North Elevation
1:100



E03 West Elevation
1:100

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Project Architect:
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Ph: (02) 8876 5300

Hydraulic & Structural Consultant:

Landscape Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Elevations

File:
2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln

Plotted:
27/1/23 8:57 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:100 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA08	9 of 16		02

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
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
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
mc(1)	metal cladding (type)
mdr	metal deck roof
p(1)	paint (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	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.

Face Brick - fb(1)
Light Brick

Metal Deck Roofing - mdr(1)
Medium Grey

Metal Cladding - mc(1) - Vertical
Medium Grey

Metal Cladding - mc(2) - Horizontal
Medium Grey

Metal Cladding - mc(3) - Horizontal
Medium Grey

Colorbond Fencing - ft(1) & ft(2)
Medium Grey

Slatted Fencing - ft(5), ft(6) & ft(7)
Medium Grey

Entry Doors, Entry Door Frames
DULUX - Colorbond Basalt

Window Frames, Window Hoods, Gutters, Down Pipes, ft(3) & ft(4)
DULUX - Colorbond Windspray

Window Frames, Window Hoods
DULUX - Colorbond Shale Grey

Entry Portals fc(1)
Cemintel Barestone

Rendered & Painted - rp(1)
Main letterbox walls
Dulux - Lexicon

DETERMINED by the NSW Land and Housing Corporation on:

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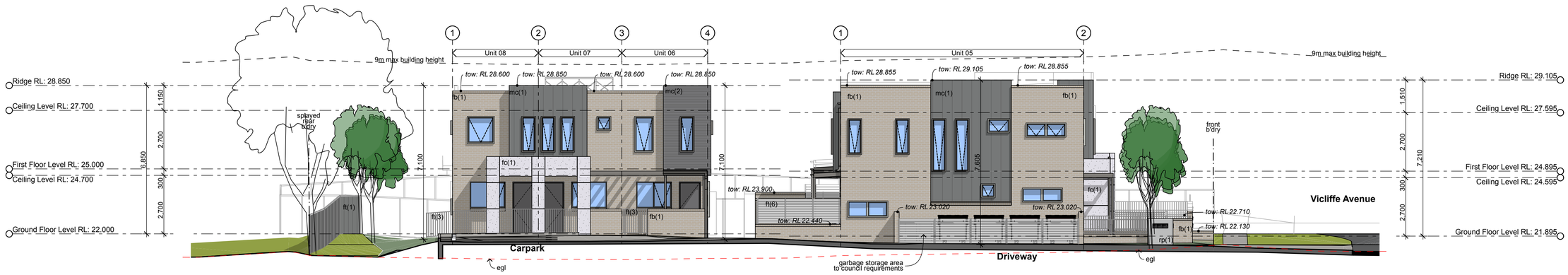
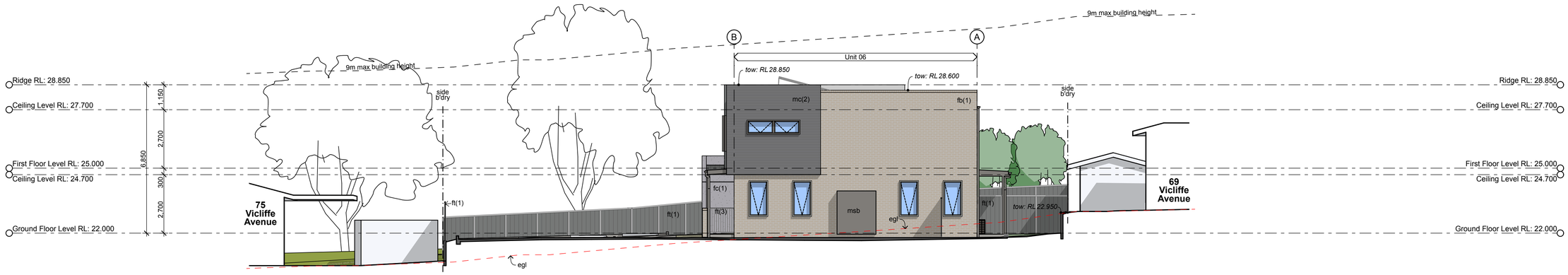
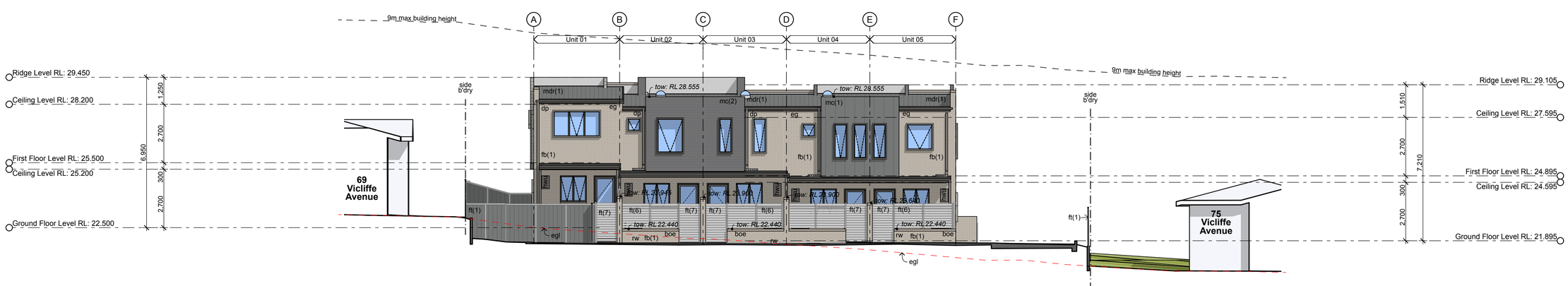
scale: 1:100 @A1



E04 South Elevation
1:100



E05 East Elevation Internal
1:100



E06 West Elevation Internal
1:100

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Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Elevations

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln

Plotted: 27/1/23 8:58 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:100 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA09	10 of 16		02

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
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
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
mc(1)	metal cladding (type)
mdr	metal deck roof
p(1)	paint (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	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.

Face Brick - fb(1)
Light Brick

Metal Deck Roofing - mdr(1)
Medium Grey

Metal Cladding - mc(1) - Vertical
Medium Grey

Metal Cladding - mc(2) - Horizontal
Medium Grey

Metal Cladding - mc(3) - Horizontal
Medium Grey

Colorbond Fencing - ft(1) & ft(2)
Medium Grey

Slatted Fencing - ft(5), ft(6) & ft(7)
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Entry Doors, Entry Door Frames
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Window Frames, Window Hoods, Gutters, Down Pipes, ft(3) & ft(4)
DULUX - Colorbond Windspray

Window Frames, Window Hoods
DULUX - Colorbond Shale Grey

Entry Portals fc(1)
Cemintel Barestone

Rendered & Painted - rp(1)
Main letterbox walls
Dulux - Lexicon

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

DETERMINED by the NSW Land and Housing Corporation on:

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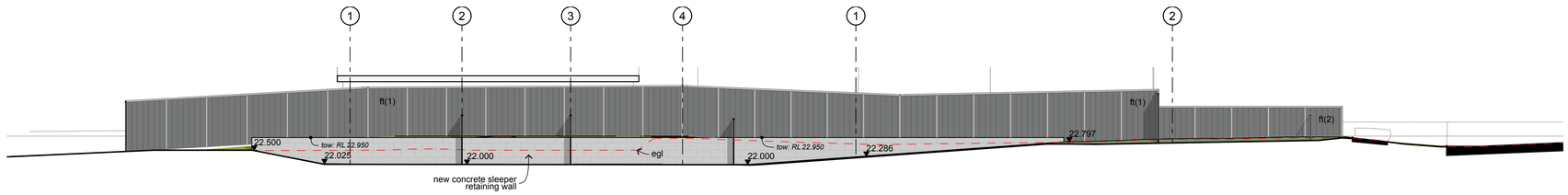
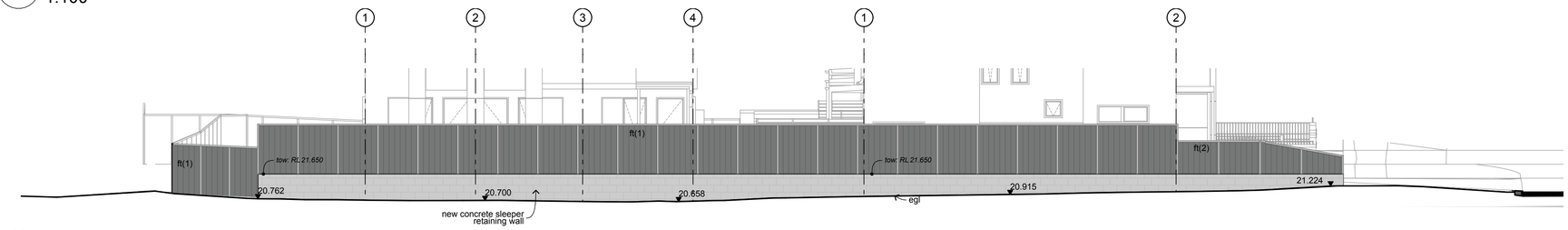
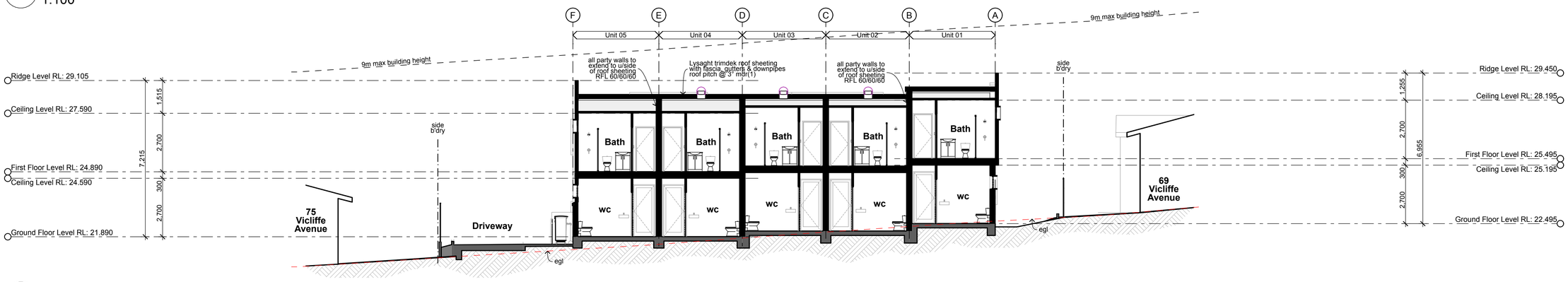


E08 North Boundary Retaining Wall
1:100



E09 South Boundary Retaining Wall
1:100



S01 Section 01
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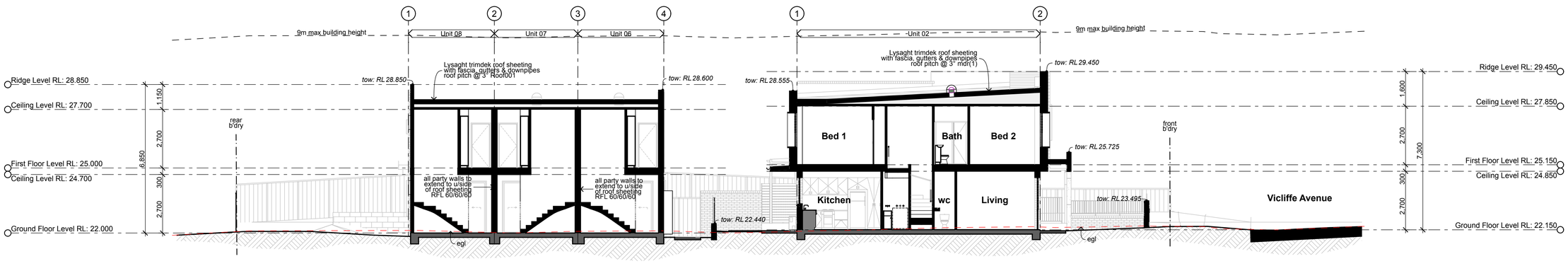

S02 Section 02
1:100

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at
71-73 Vicliffe Avenue, Campsie

Title:
Elevations & Sections

File:
2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln

Plotted:
27/1/23 8:58 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:100 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA10	11 of 16		02

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
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Window Frames, Window Hoods
DULUX - Colorbond Shale Grey

Entry Portals fc(1)
Cemintel Barestone

Rendered & Painted - rp(1)
Main letterbox walls
Dulux - Lexicon

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

DETERMINED by the NSW Land and Housing Corporation on:

16 March 2023

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

note: shadows cast: proposed buildings

note: shadows cast: existing neighbour buildings

✔ sunlight to neighbour's windows

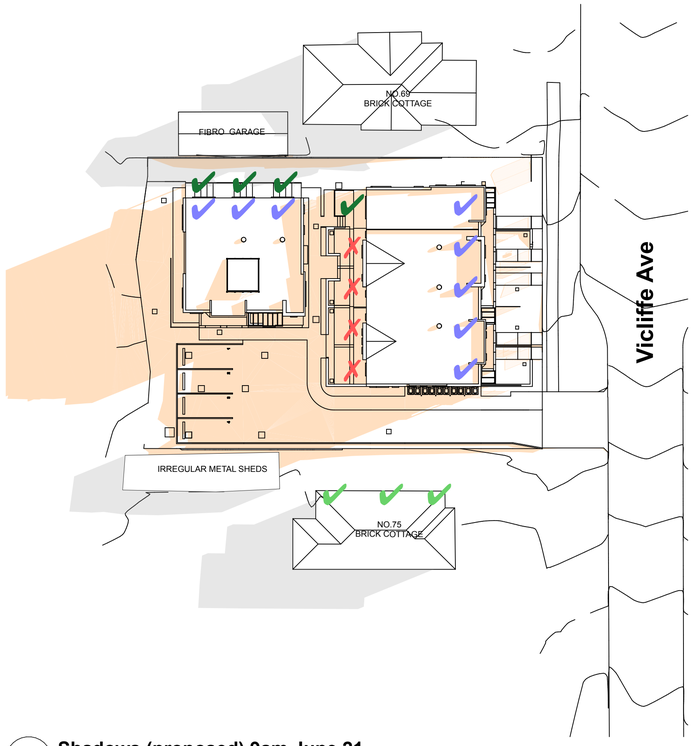
✗ no sunlight to neighbour's windows

✔ sunlight to living area

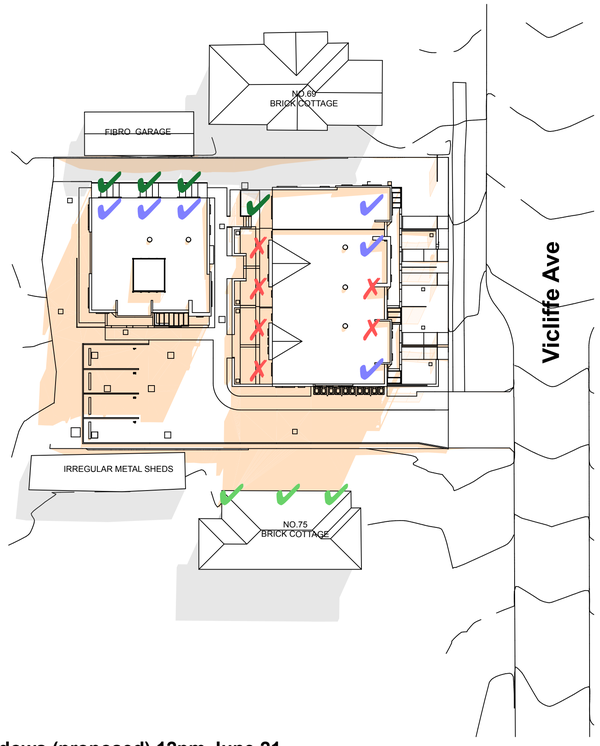
✗ no sunlight to living area

✔ sunlight to private open space

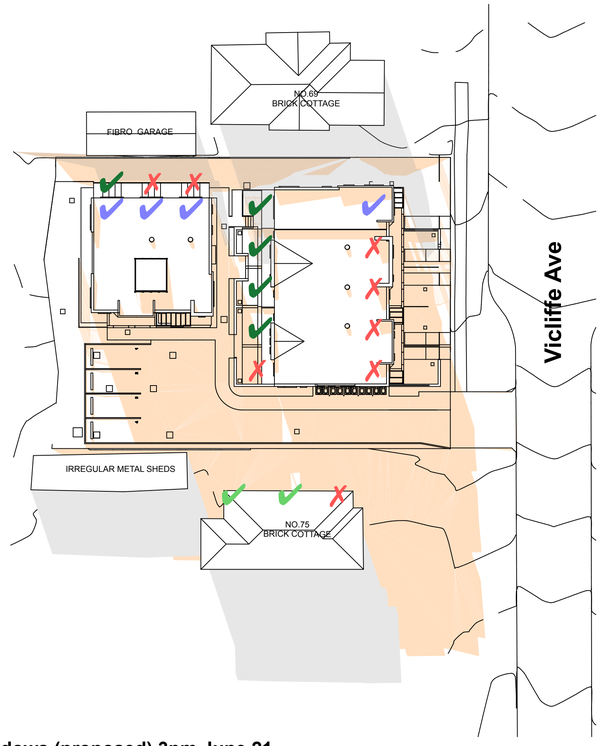
✗ no sunlight to private open space



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



02 Shadows (proposed) 12pm June 21
1:300



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

Living Areas

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√	√	√	√	√	√	√	6	y
2	√	√	√	√	x	x	x	3.5	y
3	√	√	√	√	x	x	x	3.5	y
4	√	√	√	x	x	x	x	2.5	n
5	√	√	√	x	x	x	x	2.75	n
6	x	√	√	√	√	√	√	5	y
7	x	√	√	√	√	√	√	5	y
8	x	√	√	√	√	√	√	5	y

70% of total no. of units must have 3 hours sunlight to livings areas between 9am & 3pm
Complies 6/8 = 75%

POS

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√	√	√	√	√	√	√	6	y
2	x	x	x	x	√	√	√	3.75	y
3	x	x	x	x	√	√	√	3.75	y
4	x	x	x	x	√	√	√	3.25	y
5	x	x	x	x	√	√	x	2.75	n
6	x	√	√	√	√	x	x	4.25	y
7	x	√	√	√	√	x	x	4.25	y
8	√	√	√	√	√	√	√	6	y

70% of total no. of units must have 3 hours sunlight to private open space between 9am & 3pm
Complies 7/8 = 88%

NSW GOVERNMENT
Locked Bag 5022
Parramatta NSW 2124
1800 738 718
https://www.dpie.nsw.gov.au/land-and-housing-corporation

Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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

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

Landscape Consultant:

Hydraulic & Structural Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Shadow Diagrams

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln
Plotted: 27/1/23 8:58 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:300 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA11	12 of 16		02

DETERMINED by the NSW Land and Housing Corporation on: 16 March 2023

Living Areas

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

70% of total no. of units must have 3 hours sunlight to livings areas between 9am & 3pm
Complies 8/8 = 100%

POS

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

70% of total no. of units must have 3 hours sunlight to private open space between 9am & 3pm
Complies 8/8 = 100%

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SIMPSON Building Group

Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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

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

Landscape Consultant:

Hydraulic & Structural Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Shadow Diagrams - View from Sun

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln
Plotted: 27/1/23 8:58 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:313 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA12	13 of 16		02

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SIMPSON Building Group

Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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

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

Landscape Consultant:

Hydraulic & Structural Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Shadow Diagrams - View from Sun

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln
Plotted: 27/1/23 8:58 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:313 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA13	14 of 16		02

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

DETERMINED by the NSW Land and Housing Corporation on:
16 March 2023

Legend

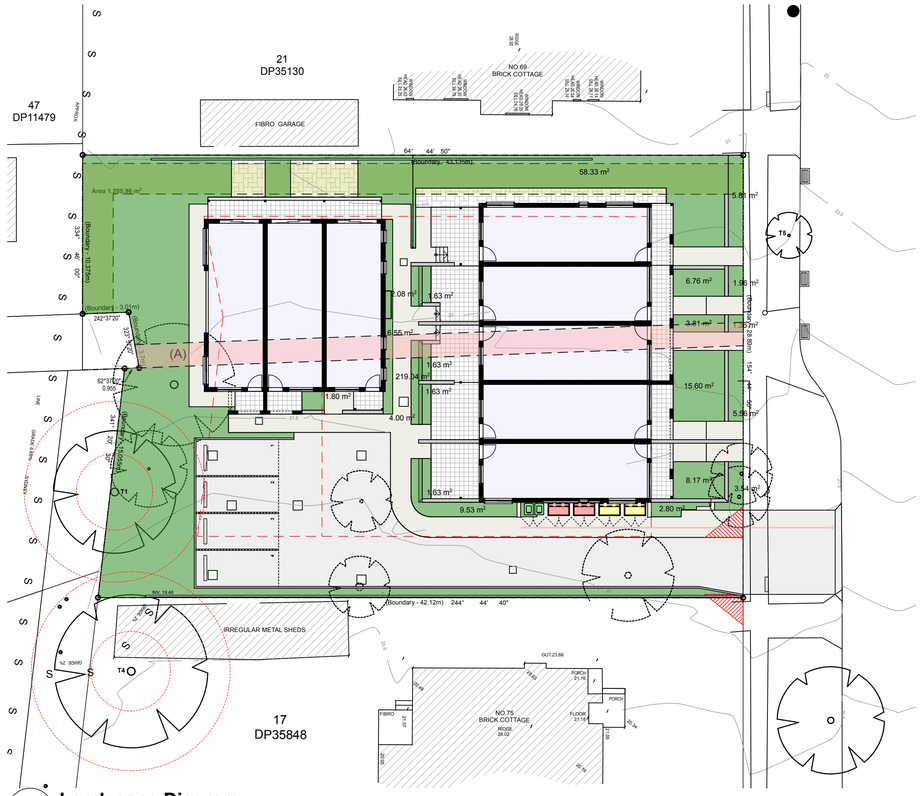
note: drawing may not contain all items listed below

note:
Green area indicates landscape area

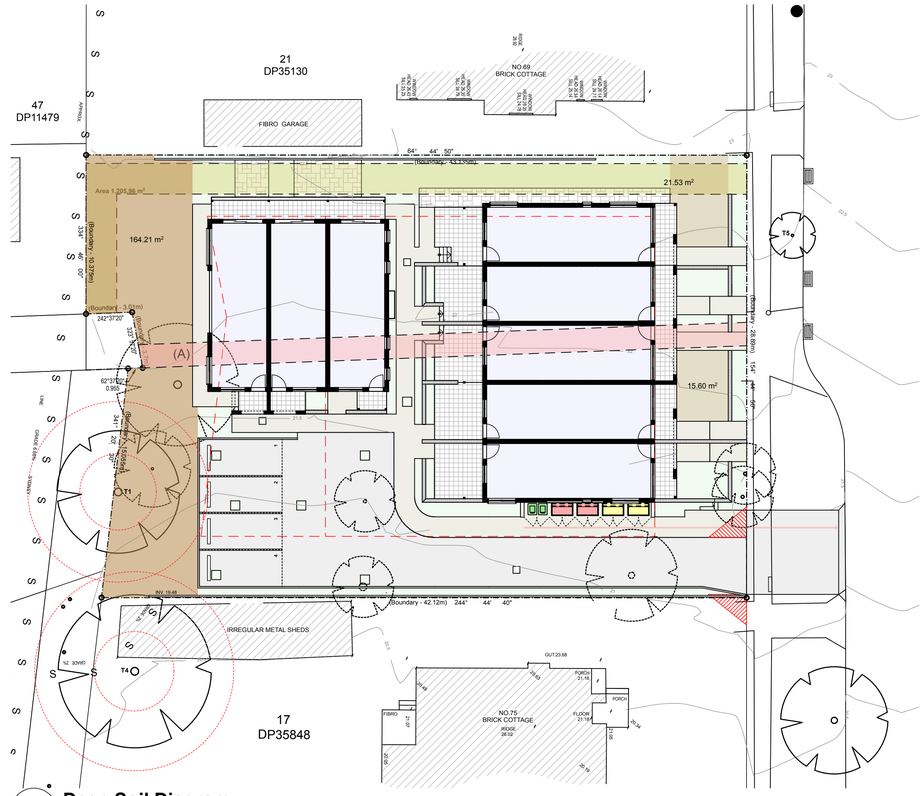
Total: 363m²

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

Total: 201m²



01 **Landscape Diagram**
1:200



02 **Deep Soil Diagram**
1:200

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Rev	Date	Issue
02	18/01/23	Revised Part 5 Issue
01	18/11/22	Part 5 Issue

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

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

Landscape Consultant:

Hydraulic & Structural Consultant:

Electrical Consultant:

Architect:
Stanton Dahl Architects

Project:
Multi Dwelling Housing Development (8x2 Bed Townhouses)

at
71-73 Vicliffe Avenue, Campsie

Title:
Landscape & Deep Soil Diagrams

File: 2789.22_Site Master_71-73 Vicliffe Ave, Campsie.pln
Plotted: 27/1/23 8:58 am

Status: Part 5 Activity - ADD DATE

Date:	Scale:	S\d job no:	Project no.
27/1/23	1:200 @ AI	BGYRM	2789.22
Stage:	Drawn:	Checked:	Approved:
	DD	JOK	JOK
Drawing:	Sheet:		Rev:
DA14	15 of 16		02

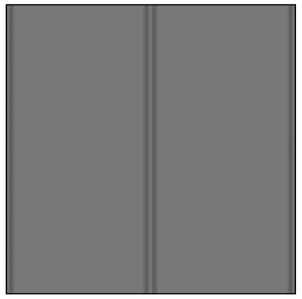
DETERMINED by the NSW Land and Housing Corporation on:

16 March 2023

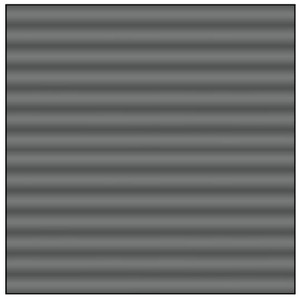
External Colour Selection
71-73 Vicliffe Avenue, Campsie, NSW
Lots 18 & 20 DP 35130 & 35848

Face Brick - fb(1)
Light Brick

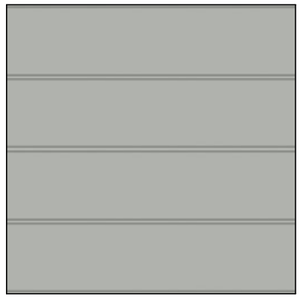
Metal Deck Roofing - mdr(1)
Medium Grey



Metal Cladding - mc(1)
Vertical
Medium Grey

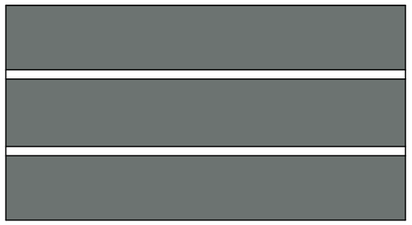


Metal Cladding - mc(2)
Horizontal
Medium Grey



Metal Cladding - mc(3)
Horizontal
Medium Grey

Colorbond Fencing - ft(1)
Medium Grey



Slatted Fencing - ft(5), ft(6) & ft(7)
Medium Grey

Entry Doors

DULUX - Colorbond Basalt

Door Frames, Window Frames, Window Hoods, Metal Posts, Gutters, Fascias, Down Pipes, Fences

DULUX - Colorbond Windspray

Window Frames, Window Hoods

DULUX - Colorbond Shale Grey

Entry Portals fc(1)

Cemintel Barestone

Rendered & Painted - rp(1)
Main letterbox walls

Dulux - Lexicon

Rev	Issue	Date
01	Part 5 Issue	18/11/22
02	Revised Part 5 Issue	18/01/23

Stanton Dahl Architects

PART 5 ISSUE

Simpson Building Group, Multi Dwelling Housing Development (8x2 Bed Townhouses)
71-73 Vicliffe Avenue, Campsie, NSW Lots 18 & 20 DP 35130 & 35848

External Colour Selection

Project No;
2789.22

Drawing No; DA15

Revision#; 02

Scale; as noted @ A3

Drawn; DD

Plot date; 27/1/23

Stanton Dahl Architects
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DETERMINED by the NSW Land and Housing Corporation on:
16 March 2023

PROPOSED DEVELOPMENT

71-73 Vicliffe Avenue, Campsie, NSW

greenview Job No: 220215

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.
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/NZ3500.1 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/NZ3500 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 1000SQ 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. ALL GRATES TO HAVE CHILDPROOF LOCKS
25. ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILLING.
26. COUNCIL'S 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 VEHICHLES.
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

GREENVIEW CIVIL SHEET LIST		
No.	SHEET NAME	REV.
C01	NOTES & LEGENDS	7
C02	GROUND FLOOR DRAINAGE PLAN	10
C03	SITE STORMWATER DETAILS SHEET 1	8
C04	EASEMENT PLAN	2
C05	EASEMENT SECTIONS	3
C10	GROUND FLOOR - TURNING PATHS SHEET 1	1
C11	GROUND FLOOR TURNING PATHS SHEET 2	2
C12	GROUND FLOOR TURNING PATHS SHEET 3	2
C13	GROUND FLOOR TURNING PATHS SHEET 4	2
C14	GROUND FLOOR TURNING PATHS SHEET 5	2

RECOMMENDED SAFETY SIGNS

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.
   - MINIMUM DIMENSIONS OF THE SIGN
   - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
   - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)
2. THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE
3. SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

EXISTING SERVICES

DANGER
WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS. CONTACT "DIAL BEFORE YOU DIG" ON 1100 OR GOT THE WEB SITE "www.1100.com.au"

ABBREVIATIONS

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

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REV.	DATE	BY	DESCRIPTION
7	14.11.2022	JPS	DA ISSUE
6	20.10.2022	JPS	DA ISSUE
5	07.09.2022	JPS	DA ISSUE
4	02.09.2022	JPS	DA ISSUE
3	01.09.2022	JPS	DA ISSUE
2	05.08.2022	JPS	PRELIMINARY ISSUE
1	15.07.2022	JPS	ISSUED FOR APPROVAL

ARCHITECT: STANTON DAHL ARCHITECTS
STRUCTURAL CONSULTANT: GREENVIEW CONSULTING Pty Ltd
PROJECT MANAGER: LAND & HOUSING CORPORATION
HYDRAULIC CONSULTANT: GREENVIEW CONSULTING Pty Ltd
ELECTRICAL CONSULTANT: GREENVIEW CONSULTING Pty Ltd
LANDSCAPE CONSULTANT: RFA LANDSCAPE ARCHITECTS

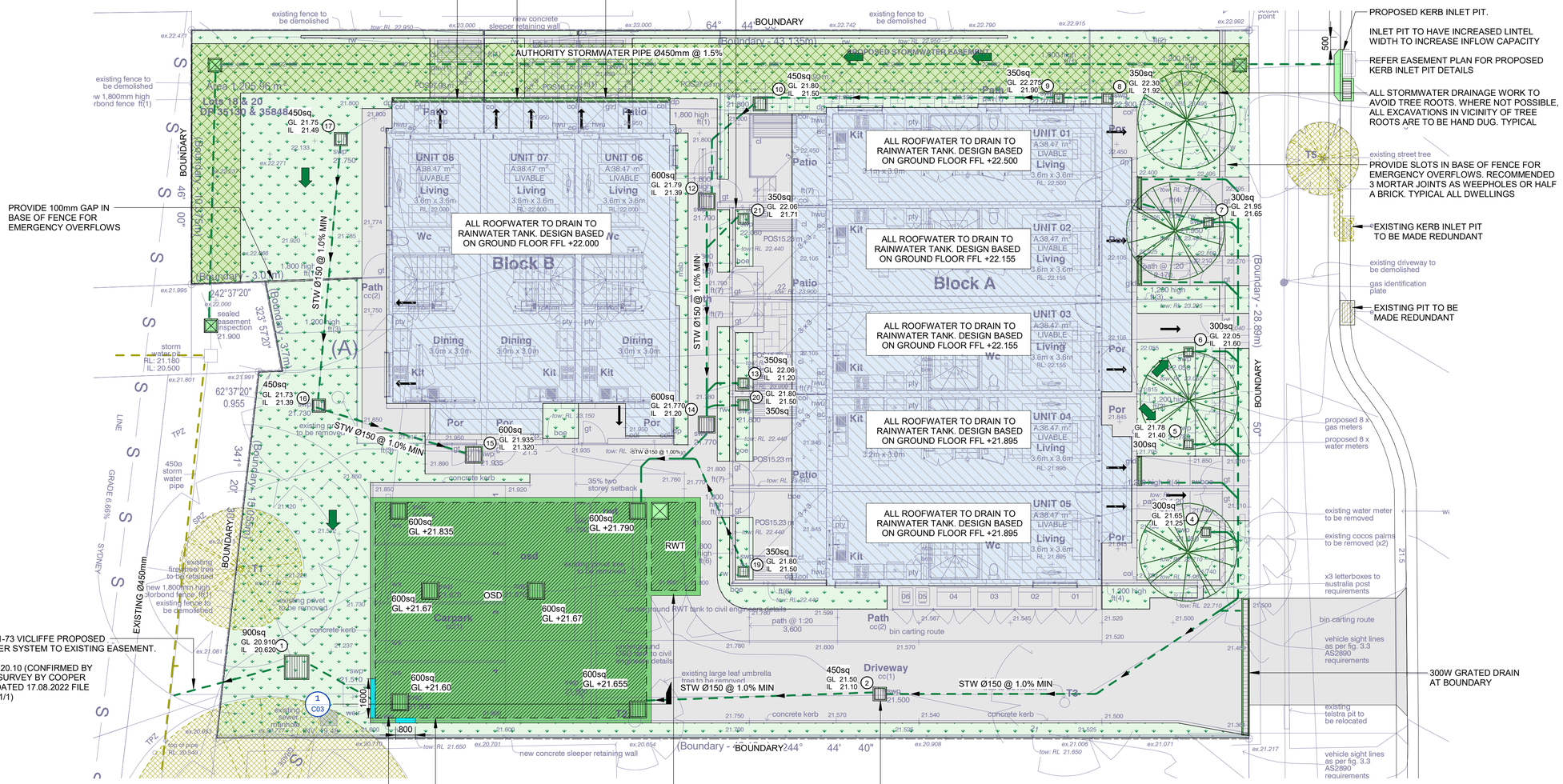
BUSINESS PARTNER:
NSW GOVERNMENT
Family & Community Services
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
PROPOSED DEVELOPMENT
AT
71-73 Vicliffe Avenue, Campsie, NSW

TITLE:
NOTES & LEGENDS

STATUS: DA			
DATE: 14.11.2022	SCALE: 100	PRJ:	JOB: 220215
STAGE: DA	DRAWN: JPS	DESIGN: JW	CHECKED: JW
TYPE: C	SHEET: C01		REV: 7

DETERMINED by the NSW Land and Housing Corporation on: 16 March 2023



GENERAL LEGEND

- LANDSCAPE
- HARDSTAND
- ROOF AREA TO DRAIN
- EXISTING EASEMENT FOR DRAINAGE
- PROPOSED EASEMENT FOR DRAINAGE
- OSD

PROPOSED TREES — EXISTING TREES

CIV - FIXTURES SCHEDULE

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

CIV - STANDARD SYMBOLS

	DESCRIPTION
	FALL ARROW
	OVERLAND FLOW PATH

CIV - STORMWATER SERVICES

	TYPE	DESCRIPTION
	STW	STORMWATER
	STW EX	EXISTING STORMWATER

GROUND FLOOR DRAINAGE PLAN

Scale: 1 : 100

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 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 100mm@ @ 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.

OSD CALCULATIONS

- DESIGN CRITERIA: REDUCE 100YR (1%AEP) POST-DEVELOPMENT BACK TO PSD (NOTE COUNCIL HAVE REQUESTED THE 100YR NOT 10YR SINCE SITE SLOPES TO REAR)
- SITE AREA = 1206m2
- PSD100 = 150 L/s/Ha = 18.1 L/s
- PRE-DEVELOPMENT IMPERVIOUS AREA: 450m2 APPROX [37%]
- POST- DEVELOPMENT AREAS:
  - AREA BYPASSING OSD = 120m2 @ 0% IMP.
  - POST- DEVELOPMENT AREA TO OSD: 969m2 [824m2 IMP] @ 85% IMP.
- LONGEST FLOW PATH = 50M @ 4% GRADE

USE DRAINS RUNOFF-ROUTING MODEL TO ARR2019 METHODOLOGY (10 PATTERNS PER DURATION)

- DRAINS PARAMETERS: IL = 0mm, CLR = 0.4*2.1 = 0.84 mm/hr, N* (HARD) = 0.015, N*(GRASS) = 0.170
- SSR100 (1%AEP) = 30.4m3
- Q10 PRE / POST = 42 / 14 L/s
- Q100 PRE / POST = 59 / 18 L/s
- ORIFICE DIAMETER = D110mm BASED ON 0.45m MAX PONDING DEPTH [DRAINS MODEL]

-10 -5 0 10
SCALE 1:100

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REV.	DATE	BY	DESCRIPTION
10	27.01.2023	JPS	DA ISSUE
9	18.11.2022	JPS	DA ISSUE
8	14.11.2022	JPS	DA ISSUE
7	24.10.2022	JPS	DA ISSUE
6	20.10.2022	JPS	DA ISSUE
5	07.09.2022	JPS	DA ISSUE
4	02.09.2022	JPS	DA ISSUE
3	01.09.2022	JPS	DA ISSUE
2	05.08.2022	JPS	PRELIMINARY ISSUE

ARCHITECT: STANTON DAHL ARCHITECTS
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BUSINESS PARTNER: NSW GOVERNMENT Family & Community Services, Land & Housing Corporation, GREATER WESTERN SYDNEY REGION

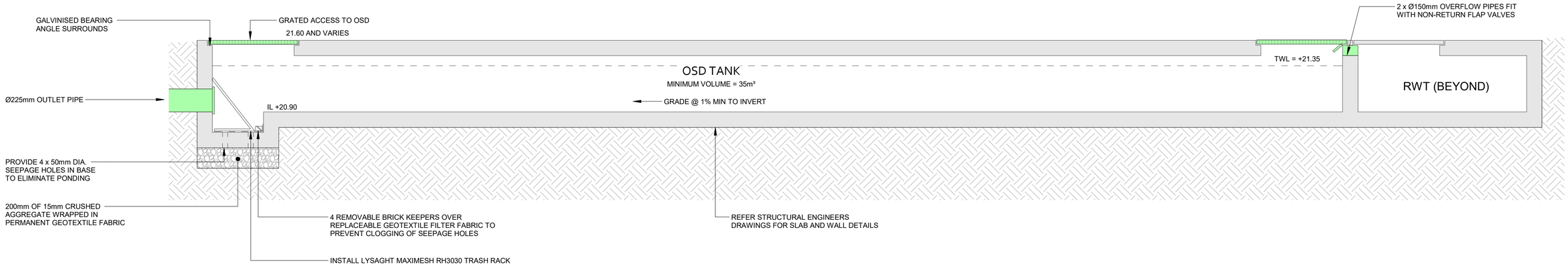
PROJECT: PROPOSED DEVELOPMENT
AT 71-73 Vicliffe Avenue, Campsie, NSW

TITLE: GROUND FLOOR DRAINAGE PLAN

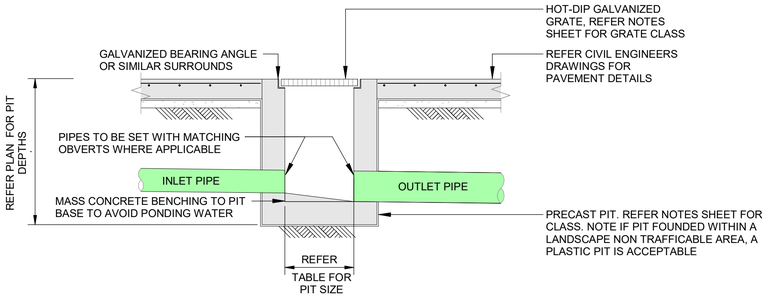
STATUS: DA

DATE:	SCALE:	PRJ:	JOB:
27.01.2023	indicated		220215
STAGE: DA	DRAWN: JPS	DESIGN: JW	CHECKED: JW
TYPE: C	SHEET: C02		REV: 10

DETERMINED by the NSW Land and Housing Corporation on: 16 March 2023



1 / C02 TYPICAL OSD SECTION
Scale: 1 : 20

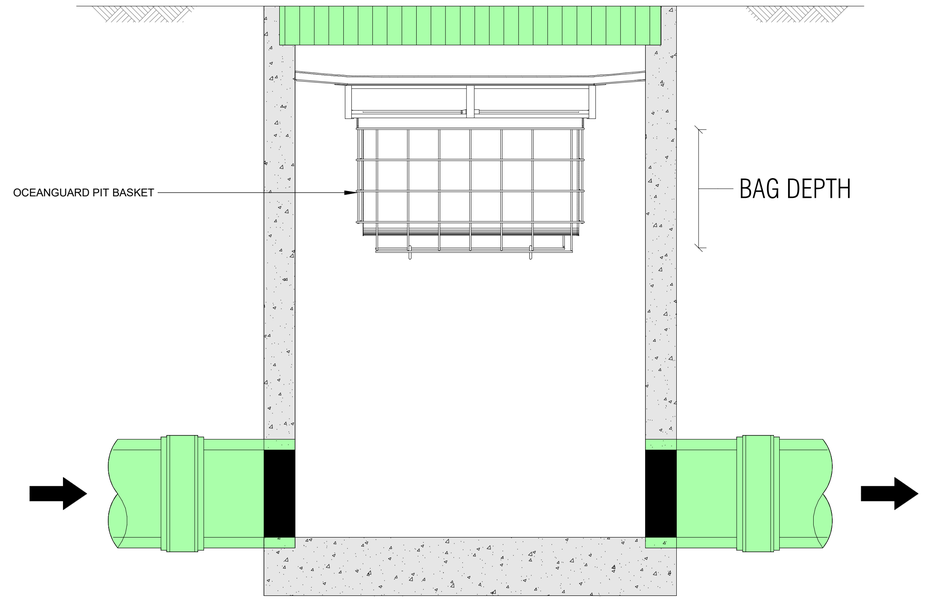


1. ENSURE CLIMB IRONS ARE PROVIDED UNDER LID AT 300 CTS TO COUNCIL'S SPECIFICATIONS WHERE PIT DEPTH IS DEEPER THAN 1000.
2. GREENVIEW RECOMMENDS THE PLUMBER PROVIDES 90Dia x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE 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



OCENAPROTECT OCEANGUARD IN SURFACE FLOW CONFIGURATION
Scale: 1 : 200

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8	27.01.2023	JPS	DA ISSUE
7	14.11.2022	JPS	DA ISSUE
6	20.10.2022	JPS	DA ISSUE
5	07.09.2022	JPS	DA ISSUE
4	02.09.2022	JPS	DA ISSUE
3	01.09.2022	JPS	DA ISSUE
2	05.08.2022	JPS	PRELIMINARY ISSUE
1	15.07.2022	JPS	ISSUED FOR APPROVAL

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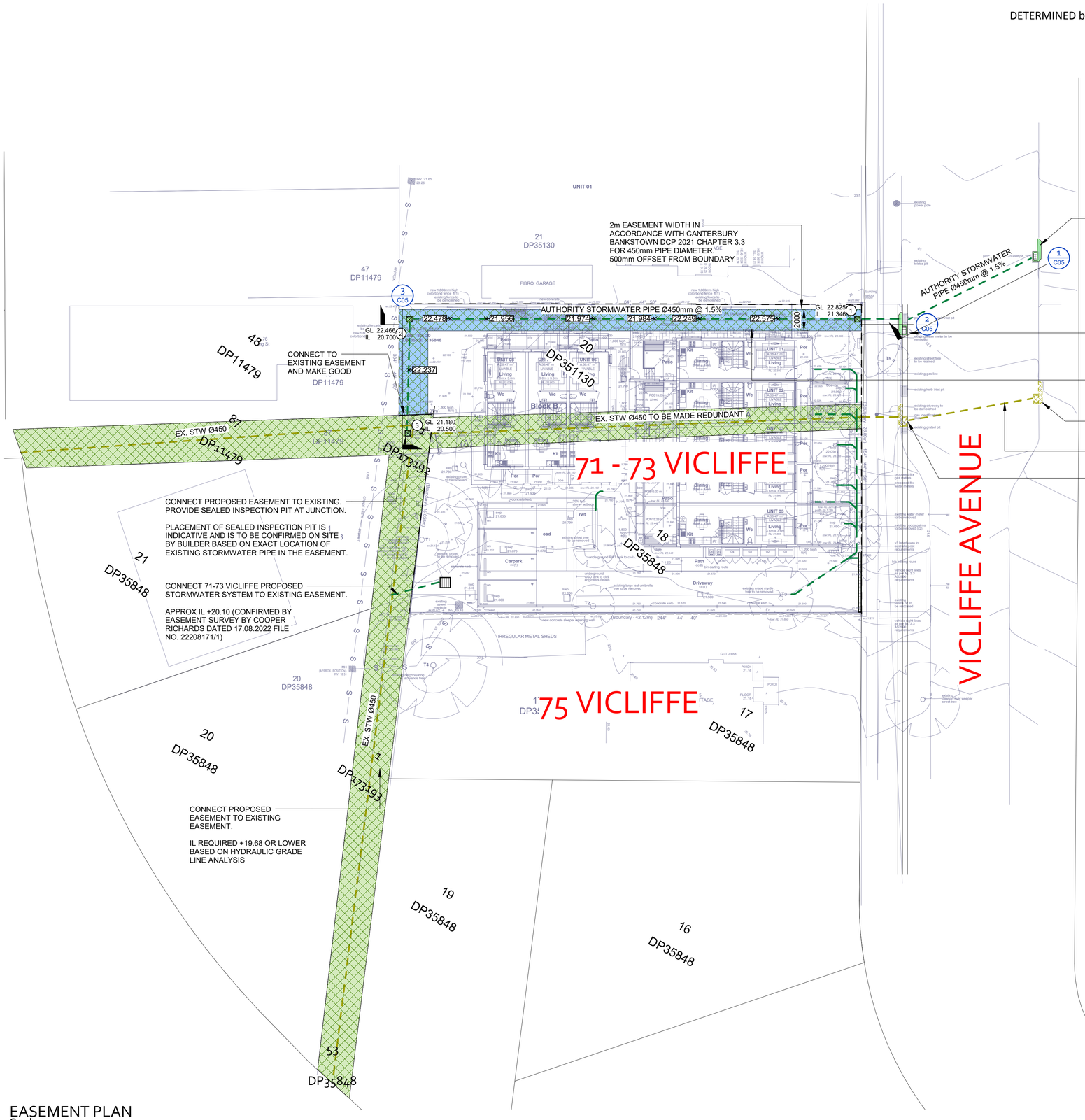
BUSINESS PARTNER: Family & Community Services, Land & Housing Corporation, GREATER WESTERN SYDNEY REGION

PROJECT: PROPOSED DEVELOPMENT
AT 71-73 Vicliffe Avenue, Campsie, NSW

TITLE: SITE STORMWATER DETAILS SHEET 1

STATUS: DA
DATE: 27.01.2023 SCALE: indicated PRJ: JOB: 220215
STAGE: DA DRAWN: JPS DESIGN: JW CHECKED: JW
TYPE: C SHEET: C03 REV: 8

DETERMINED by the NSW Land and Housing Corporation on: 16 March 2023



GENERAL LEGEND

- LANDSCAPE
- HARDSTAND
- ROOF AREA TO DRAIN
- EXISTING EASEMENT FOR DRAINAGE
- PROPOSED EASEMENT FOR DRAINAGE
- OSD

PROPOSED TREES

EXISTING TREES

CIV - FIXTURES SCHEDULE

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

CIV - STANDARD SYMBOLS

	DESCRIPTION
	FALL ARROW
	OVERLAND FLOW PATH

CIV - STORMWATER SERVICES

	TYPE	DESCRIPTION
	STW	STORMWATER
	STW EX	EXISTING STORMWATER

EASEMENT PLAN
Scale: 1 : 200

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REV.	DATE	BY	DESCRIPTION
2	14.11.2022	JPS	DA ISSUE
1	20.10.2022	JPS	DA ISSUE

ARCHITECT	STANTON DAHL ARCHITECTS
PROJECT MANAGER	LAND & HOUSING CORPORATION
ELECTRICAL CONSULTANT	GREENVIEW CONSULTING Pty Ltd
STRUCTURAL CONSULTANT	GREENVIEW CONSULTING Pty Ltd
HYDRAULIC CONSULTANT	GREENVIEW CONSULTING Pty Ltd
LANDSCAPE CONSULTANT	RFA LANDSCAPE ARCHITECTS

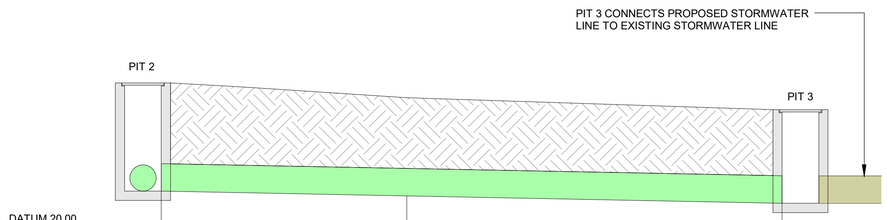
BUSINESS PARTNER: NSW GOVERNMENT Family & Community Services, Land & Housing Corporation, GREATER WESTERN SYDNEY REGION

PROJECT: PROPOSED DEVELOPMENT
AT 71-73 Vicliffe Avenue, Campsie, NSW

TITLE: EASEMENT PLAN

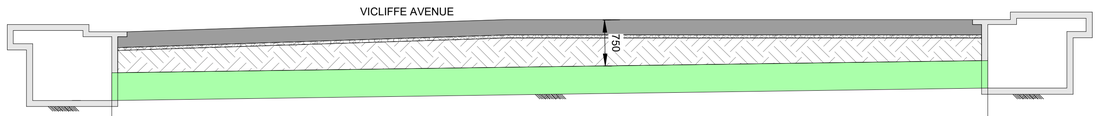
STATUS: DA			
DATE: 14.11.2022	SCALE: Indicated	PRJ:	JOB: 220215
STAGE: DA	DRAWN: JPS	DESIGN: JW	CHECKED: JW
TYPE: C	SHEET: C04		REV: 2

DETERMINED by the NSW Land and Housing Corporation on: 16 March 2023



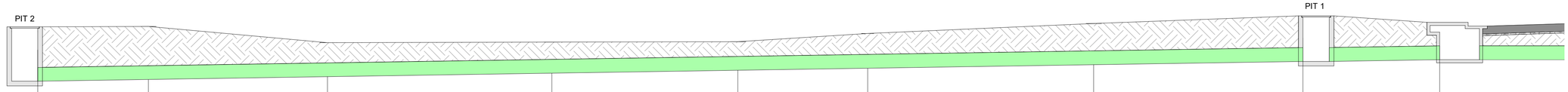
DATUM 20.00			
PIPE	Ø450	Ø450	Ø450
GRADIENT	1.8%	1.8%	1.8%
CHAINAGE (m)	0	4.30	11.00
PROPOSED GL (mAHD)	22.466	22.237	22.030
INVERT LEVEL (mAHD)	20.700	20.628	20.500
COVER (mm)	1315	1154	1080

3 C04 71 VICLIFFE AVENUE WESTERN BOUNDARY PIPE SECTION
Scale: 1 : 50



		DATUM 20.00
Ø450	Ø450	PIPE
1.5%	1.5%	GRADIENT
14.30	0	CHAINAGE (m)
22.490	23.210	PROPOSED GL (mAHD)
21.400	21.600	INVERT LEVEL (mAHD)
600	1160	COVER (mm)

1 C04 VICLIFFE AVENUE PIPE SECTION
Scale: 1 : 50



DATUM 20.00									
PIPE	Ø450	Ø450	Ø450	Ø450	Ø450	Ø450	Ø450	Ø450	Ø450
GRADIENT	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
CHAINAGE (m)	45.38	41.80	36.00	28.74	22.72	18.52	11.20	4.42	0
NGL (mAHD)	22.466	22.478	21.956	21.974	21.984	22.249	22.575	22.825	22.490
INVERT LEVEL (mAHD)	20.70	20.786	20.840	20.926	21.035	21.126	21.189	21.346	21.400
COVER (mm)	1315	1270	658	560	476	675	885	1020	640

2 C04 71 VICLIFFE AVENUE NORTHERN BOUNDARY PIPE SECTION
Scale: 1 : 75

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REV.	DATE	BY	DESCRIPTION
3	14.11.2022	JPS	DA ISSUE
2	20.10.2022	JPS	DA ISSUE
1	08.09.2022	JPS	DA ISSUE

ARCHITECT: STANTON DAHL ARCHITECTS
STRUCTURAL CONSULTANT: GREENVIEW CONSULTING Pty Ltd
PROJECT MANAGER: LAND & HOUSING CORPORATION
HYDRAULIC CONSULTANT: GREENVIEW CONSULTING Pty Ltd
ELECTRICAL CONSULTANT: GREENVIEW CONSULTING Pty Ltd
LANDSCAPE CONSULTANT: RFA LANDSCAPE ARCHITECTS

BUSINESS PARTNER: NSW GOVERNMENT Family & Community Services
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

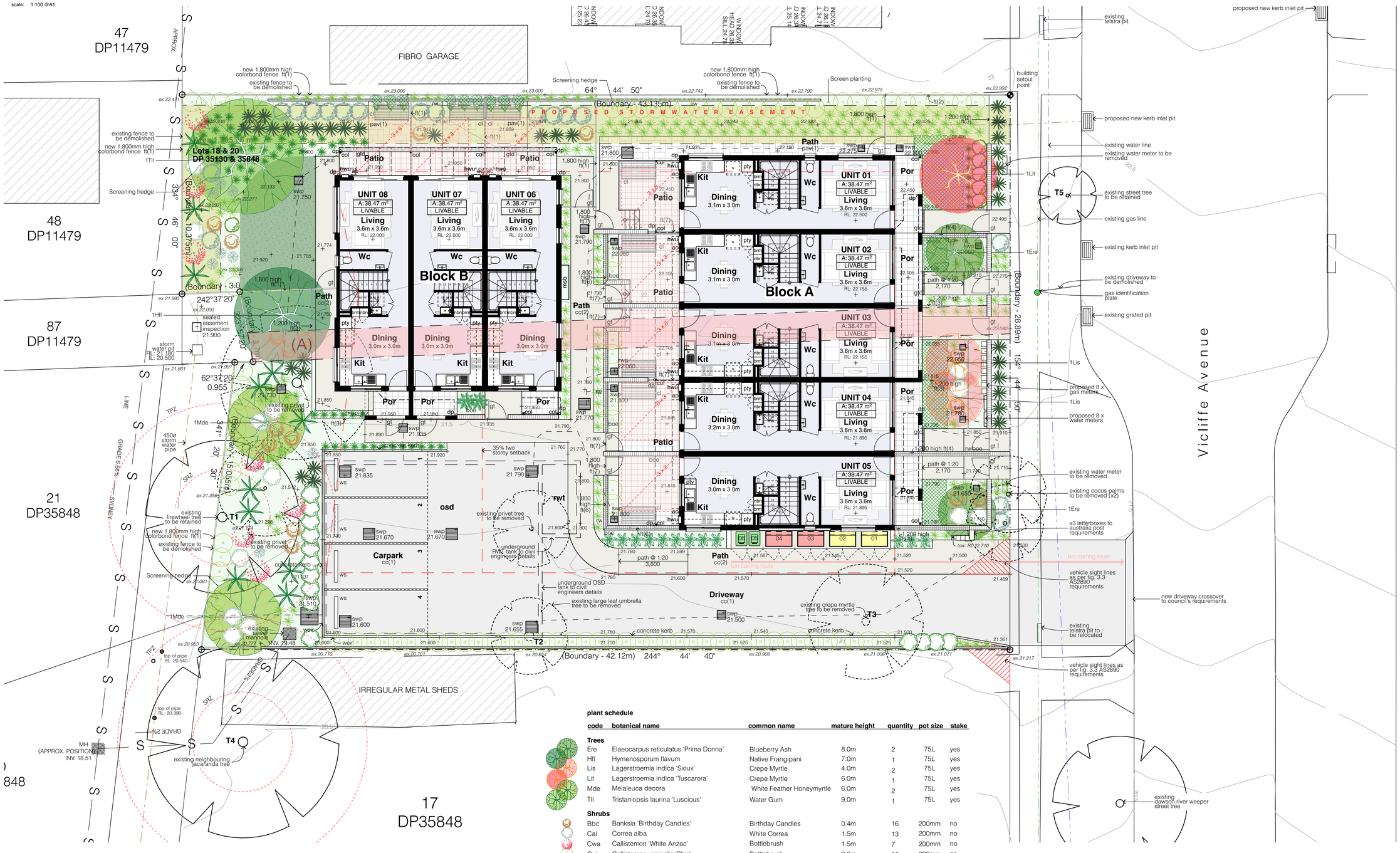
PROJECT: PROPOSED DEVELOPMENT
AT 71-73 Vicliffe Avenue, Campsie, NSW

TITLE: EASEMENT SECTIONS

STATUS: DA
DATE: 14.11.2022 indicated | SCALE: | PRJ: | JOB: 220215
STAGE: DA | DRAWN: JPS | DESIGN: JW | CHECKED: JW
TYPE: C | SHEET: C05 | REV: 3

DETERMINED by the NSW Land and Housing Corporation on: 16 March 2023

scale: 1:100 @A1



1 **Landscape Plan**
1:100

plant schedule

code	botanical name	common name	mature height	quantity	pot size	stake
Trees						
Ere	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	8.0m	2	75L	yes
Hfl	Hymenosporum flavum	Native Frangipani	7.0m	1	75L	yes
Lis	Lagerstroemia indica 'Sioux'	Crepe Myrtle	4.0m	2	75L	yes
Lit	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	6.0m	1	75L	yes
Mde	Melaleuca decora	White Feather Honeymyrtle	6.0m	2	75L	yes
Tll	Tristaniopsis laurina 'Luscious'	Water Gum	9.0m	1	75L	yes
Shrubs						
Bbc	Banksia 'Birthday Candles'	Birthday Candles	0.4m	16	200mm	no
Cal	Correa alba	White Correa	1.5m	13	200mm	no
Cwa	Callistemon 'White Anzac'	Bottlebrush	1.5m	7	200mm	no
Cvs	Callistemon viminalis 'Slim'	Bottlebrush	3.0m	92	200mm	no
Odr	Ozothamnus diosmifolius 'Radiance'	Rice Flower	1.5m	14	200mm	no
Rop	Raphiolepis 'Oriental Pearl'	Indian Hawthorne	1.0m	6	200mm	no
Wab	Westringia 'Aussie Box'	Coastal Rosemary	0.6m	8	200mm	no
Wsm	Westringia 'Smokey	Coastal Rosemary	1.0m	17	200mm	no
Groundcovers, Grasses and Feature Plants						
Aau	Asplenium australasicum	Birds Nest Fern	1.0m	2	140mm	no
Aci	Arthropodium cirratum	NZ Rock Lily	0.9m	12	200mm	no
Arv	Anigozanthus 'Ruby Velvet'	Kangaroo Paw	1.0m	34	140mm	no
Dex	Doryanthes excelsa	Gymea Lily	1.2m	11	200mm	no
Dlj	Dianella 'Little Jess'	Lily Turf	0.4m	66	140mm	no
Llt	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.5m	187	140mm	no
Mpa	Myoporum parvifolium	Creeping Boobiala	0.1m	31	200mm	no

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 new trees
- existing stormwater easement
- proposed stormwater easement
- proposed storm water pipe
- water services
- gas services
- planting areas
- brick garden edging
- existing ground levels
- proposed levels
- proposed spot levels (ffl)
- coloured concrete type 1
- coloured concrete type 2
- paving type 1

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
pav(1)	pavers (type)
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
ttc	trowel finished concrete
tgsi	tactile ground surface indicator
tow	top of wall
wfc	wood float concrete
ws	wheel stop

Rev	Date	Issue
7	27.01.32	DA Issue
6	17.01.32	DA Issue
5	19.11.22	DA Issue
4	24.10.22	DA Issue
3	13.10.22	DA Issue

do not scale drawings. check all dimensions on site.
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Melissa McGeorge
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Adv. Dip. Horticulture Landscape Construction
Adv. Dip. Interior Design-SI (Emmres)
LDI member no 676
Landscape Design Institute
Professional Member

Architect:
Stanton Dahl Architects

Project:
General Housing Development (x8 Townhouses)
at
71-73 Vicliffe Avenue, , Campsie

Title:
Landscape Plan

File: 230127 71-73 Vicliffe Avenue, Campsie Landscape (DA).pln
Plotted: 27/1/2023 1:22 pm

Status: Part 5
Date: 27/1/2023
Scale: 1:100 @ A1
S\d job no:
Project no. 2789.22
Stage: Part 5
Drawn: mm
Checked: jok
Approved:
Drawing: L01
Sheet: 1 of 2
Rev: 7

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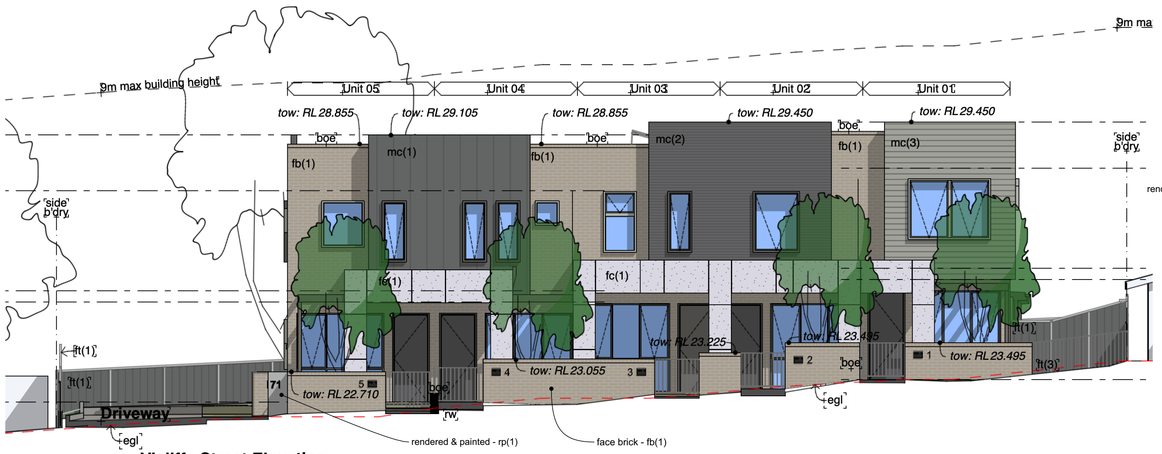
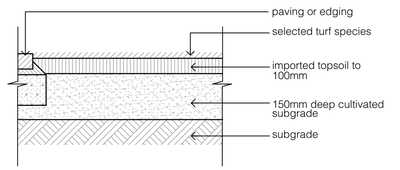
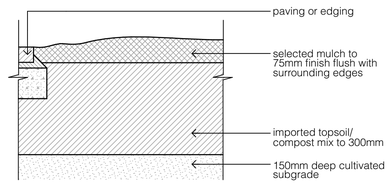
scale: 1:100 @A1



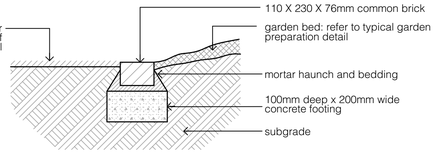
Vicliffe Street Elevation



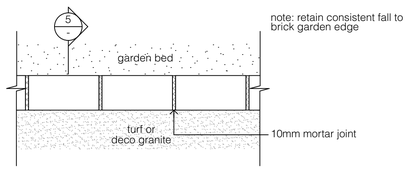
5 Turf Preparation Detail
1:10



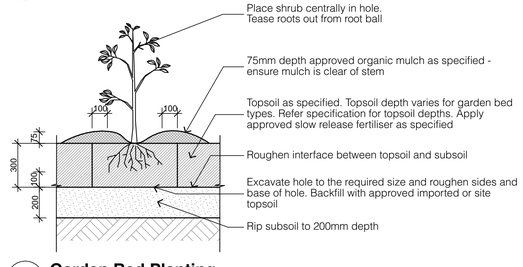
6 Garden Bed Preparation Detail
1:10



4 Brick Garden Edge Detail
1:10



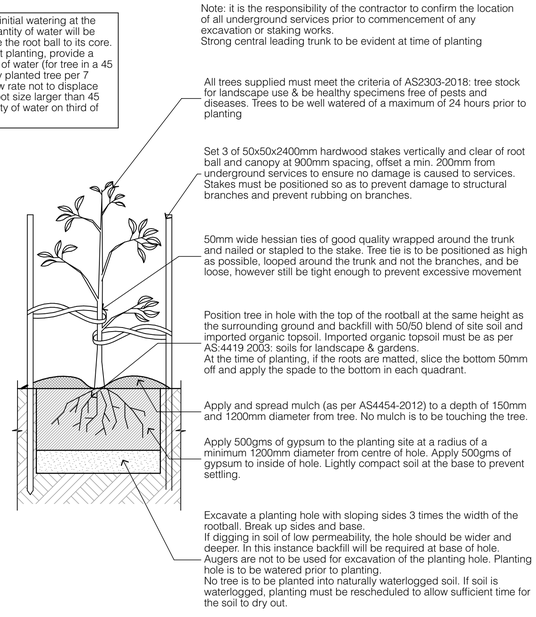
3 Brick Garden Edge Plan
1:10



1 Garden Bed Planting
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



2 15-45L Tree Planting Detail
1:20

LANDSCAPE NOTES:

GENERAL
1. The Landscape drawings have been based on site survey and building layout information. Check boundaries, levels, dimensions and locate services on site prior to starting work.
2. Landscape plans are to be read in conjunction with all architectural and other project consultant's drawings and specifications and with such other written instructions as may be issued during the course of the contract.
3. Any discrepancies between landscape/architectural or other project consultant's drawings shall be reported to the landscape designer prior to any works being carried out.
4. All works are to be carried out in accordance with drawing notation and/or written specifications where applicable.
5. Works and supply of materials not covered by drawing notation or written pecification are to be carried out in accordance with AS Codes, LCA guidelines and the By-Laws and Ordinances of the relevant Building Authority and/or manufacturer's recommendations as applicable.
6. All dimensions and locations of works are to be checked on site and confirmed by the landscape/building site supervisor prior to the commencement of any works.
7. Dimensions shall not be obtained by scaling from structural drawings. Dimensions are indicated in millimeters unless otherwise specified.
8. The contractor shall at all times implement adequate erosion and sediment control measures where applicable, (details noted on the construction management plan)
9. The position of services indicated on drawings (when applicable), are approximate and must be confirmed on site prior to the commencement of any site works.
10. Refer to Architectural drawings for fence types, retaining walls, paving and decking details.

SERVICES
Before landscape work is commenced. The Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

SITE PREPARATION
Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
All existing trees and/or vegetation to be retained, is to be preserved and protected from any damage occurring during the execution of landscape works. The root systems of existing retained plants are not to be disturbed. Landscape operations carried out within the root zone is to be carefully carried out using hand tools. Storage of materials, Mixing of materials, vehicular parking, disposal of building materials and stockpiling shall not be carried out within 3m of the drip line of these trees/vegetation. Grade site to achieve proposed final grades. Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.

SOIL PREPARATION
All proposed planting areas are to be deep ripped to a depth of 300mm and clay soils are to be treated with a clay breaker. 75mm depth of ANL Organic Garden Mix to be imported and combined with 25mm depth Greenlife compost or approved equivalent. Additive to be to a depth of 100mm, cultivated with existing garden bed soil to 250mm depth. Install 75mm of selected mulch.

NEW PLANTING
All plants shall be true to type and size, conform with those species listed in the Plant Schedule on the drawings, be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.
Plants shall have been hardened off and suitable for planting in the climatic conditions prevailing at the site. Trees shall be of uniform appearance and have a single leading trunk and proportionate and balanced crown.
The Contractor shall be responsible for the health of plants from time of delivery, and no consideration will be given to any claim arising from the Contractors neglect or failure to observe any defects in the plants at time of delivery.
Remove plant from container without disturbing the root ball and place centrally and plumb in the hole with the top of the root-ball level with the surrounding surface level. Backfill root-ball with an Organic garden soil-mix, lightly tamp and water thoroughly to eliminate air pockets.
Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'.
Refer to Tree Planting Detail when applicable.
Ensure soil-mix is not placed over the top of the root-ball and that the plant stem remains the same height above the ground as it was in the container. Soil-mix for backfilling of plants shall conform to AS4419-1998.
Install root barrier to site services as required. Weed matting (non-plastic type) to be provided under all private courtyard garden beds

PROTECTION OF EXISTING TREES
Protection of existing trees to be retained on site (as per the construction management plan), shall be adequately protected for the duration of the building contract. Storage of materials, mixing of material, vehicular parking, disposal of building materials and stockpiling shall not be carried out within the drip line of these trees.
Erect a star picket fence with four strand galv. Wire, tensioned at changes in direction, around the extremities of the tree or adjacent to the building works. Any roots damaged during the building operations shall be cleanly cut off inside the damaged or exposed area.
Trees are to be monitored for health during the building contract ensuring the root zone has not been damaged or has dried out.
Tree root pruning shall be undertaken by an experienced Arborist with a qualification in tree surgery.

MULCHING
On completion of planting, all areas are to be mulched using Cypress Mulch or similar to a depth of 75m. A water catchment dish is to be provided around the base of each plant. Keep mulch clear of all plant stems and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

FERTILISER
MASS PLANTING AREAS: All newly planted areas are to be fertilised with an organic life, slow release fertiliser (Osmocote 8-9 month / Agriform (R) 21g) which is to be adequately watered in. Native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

BRICK EDGING
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep) of 3 (sand) :1 (cement) and plasticiser to manufacturer's instructions. The edges are to be laid in even curves and straight lines as indicated on the plan. Where tight curves are shown use half bricks to achieve more even curves. The top of the edge is to finish flush with the adjacent turf and mulch levels. Finish joints flush struck on exposed surfaces. Bricks are to be approved standard clay face bricks, hard and well burnt, and free from through holes, chips and callows. Clean brick faces on completion.

LANDSCAPE MAINTENANCE PROGRAMME

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, reseeding, re-turfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, topdressing, maintaining the site in a neat and tidy condition as follows:-

1.0 GENERAL
The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. The maintenance period shall commence at handover and continue for a period of 52 weeks maintenance for the Post- Completion Period which also includes a 3 Month Maintenance period for minor building matters.

2.0 WATERING.
Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth. The minimum acceptable watering required is equal to 25mm of natural rainfall or its applied equivalent during each period of one (1) week, around individual plants, maintain a completely weed and grass free watering saucer of a minimum diameter of one (1) metre.

3.0 RUBBISH REMOVAL
During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

4.0 REPLACEMENTS
The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost during the maintenance period. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

5.0 STAKES AND TIES
The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Adjust ties to give adequate support to the plants, replace broken or damaged ties as necessary and straighten stakes. Remove stakes and ties at the end of the maintenance period if so directed.

6.0 PRUNING
Trees and shrubs shall be pruned as directed by the Landscape Architect. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning and beneficial to the condition of the plants to improve plant shape and form or to clear footpaths and driveways. Any damaged growth shall be pruned. All pruned material shall be removed from the site.

7.0 MULCHED SURFACES
All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times.

8.0 PEST AND DISEASE CONTROL
Control pathological diseases or insect pests by physical removal. Where physical removal is not possible use registered non- toxic sprays, applied in accordance with manufacturer's instructions.

9.0 WEED ERADICATION
Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. 'Roundup') in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

10.0 FERTILISING
Apply follow up concentrated organic fertiliser to all turfed areas once during the maintenance period 10 weeks after completion.

11.0 LAWNS
Mow at max 10-day intervals, trimming all edges, remove all weed growth or grass around base of all plants in turf or by hand in grass areas within the isolated planting area edging and within one (1) metre diameter area in grass, do not use nylon line type edge trimmers around base of trees - replace or repair failed turf and bare patches.

12.0 SOIL SUBSIDENCE
Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

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https://www.dpie.nsw.gov.au/land-and-housing-corporation.

SIMPSON Building Group

Rev	Date	Issue
7	27.01.32	DA Issue
6	17.01.32	DA Issue
5	19.11.22	DA Issue
4	24.10.22	DA Issue
3	13.10.22	DA Issue

do not scale drawings. check all dimensions on site.
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Melissa McGeorge
Dip. Horticulture Landscape Design; M.LDI Cert. III Horticulture Landscape Construction Adv. Dip. Interior Design-SI (Eimcom)
LDI member no 676
Landscape Design Institute
Professional Member

Architect:
Stanton Dahl Architects

Project:
General Housing Development (x8 Townhouses)
at
71-73 Vicliffe Avenue, , Campsie

Title:
Planting Details & Specification

File: 230127 71-73 Vicliffe Avenue, Campsie Landscape (DA).pln
Plotted: 27/1/2023 1:22 pm

Status: Part 5

Date: 27/1/2023	Scale: 1:20, 1:10 @ A1	S\d job no:	Project no. 2789.22
Stage: Part 5	Drawn: mm	Checked: jok	Approved:
Drawing: L02	Sheet: 2 of 2		Rev: 7