



ACTIVITY DETERMINATION

Project No. BGYCG

Conflict of Interest¹

In this matter:

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

Signed.....

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

Dated.....25 November 2023

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

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

41-43

Street or property name

Owen Avenue

Suburb, town or locality

Wyong, NSW

Postcode

2259

Local Government Area(s)

Central Coast

Real property description (Lot and DP)

Lots 67 & 68 in DP 529880

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 2 existing dwellings and structures, removal of trees, and the construction of 6 independent living seniors housing units comprising 2 x 1 bedroom and 4 x 2 bedroom units, with associated landscaping and fencing, surface parking for 4 cars, and consolidation into a single lot.

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

Signed.....

Dated..... 25 November 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 are to ensure that the residential activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021.

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

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Architectural				
Location Diagram	A01	-	22.03.2023	Barry Rush & Associates Pty Ltd
Site Analysis Plan	A02	-	22.03.2023	Barry Rush & Associates Pty Ltd
Site Plan	A03	-	22.03.2023	Barry Rush & Associates Pty Ltd
Ground Floor Plan	A04	-	22.03.2023	Barry Rush & Associates Pty Ltd
First Floor plan	A05	-	22.03.2023	Barry Rush & Associates Pty Ltd
Roof Plan	A06	-	22.03.2023	Barry Rush & Associates Pty Ltd
Elevations	A07	-	22.03.2023	Barry Rush & Associates Pty Ltd
Sections Street Boundary Elevation	A08	-	22.03.2023	Barry Rush & Associates Pty Ltd
Finishes Schedule	A09	-	22.03.2023	Barry Rush & Associates Pty Ltd
Demolition Plan	A10	-	22.03.2023	Barry Rush & Associates

Activity Determination
41-43 Owen Avenue, Wyong, 2259

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Block Analysis Plan	A11	-	22.03.2023	Pty Ltd Barry Rush & Associates Pty Ltd
Shadow Diagrams Mid-Winter	A12	-	22.03.2023	Barry Rush & Associates Pty Ltd
Views From Sun Diagrams	A13	-	22.03.2023	Barry Rush & Associates Pty Ltd
Streetscape Perspective	A14	-	22.03.2023	Barry Rush & Associates Pty Ltd
Areas of Excavation & Fill	A15	-	22.03.2023	Barry Rush & Associates Pty Ltd
Civil/ Stormwater				
Cover Sheet & Notes	C1	D	02.03.2023	ACOR Consultants
Stormwater Management Plan	C2	D	02.03.2023	ACOR Consultants
Stormwater Management Details Sheet No. 1	C3	D	02.03.2023	ACOR Consultants
Stormwater Management Details Sheet No. 1	C4	D	02.03.2023	ACOR Consultants
On Site Detention Report	C5	D	02.03.2023	ACOR Consultants
Erosion & Sediment Control Plan	C6	D	02.03.2023	ACOR Consultants
Erosion & Sediment Control Notes & Details	C7	D	02.03.2023	ACOR Consultants
Landscape				
Landscape Plan	LA 1 of 2	F	22.03.2023	Greenland Design Pty Ltd
Landscape Details and Specification	LA 1 of 2	F	22.03.2023	Greenland Design Pty Ltd
Survey				
Detail and Contour Survey Sheet 1	S 1 of 5	-	06.10.2021	TSS Total Surveying Solutions
Detail and Contour Survey Sheet 2	S 2 of 5	-	06.10.2021	TSS Total Surveying Solutions
Detail and Contour Survey Sheet 3	S 3 of 5	-	06.10.2021	TSS Total Surveying Solutions
Long Sections Sheet 4	S 4 of 5	-	06.10.2021	TSS Total Surveying Solutions
Long Sections Sheet 5	S 5 of 5	-	06.10.2021	TSS Total Surveying Solutions
BASIX				
BASIX Certificate	BASIX Certificate No 1351329M_04	-	22.05.2023	Building Sustainability Assessments
NatHERS Certificate	NatHERS Certificate No 0008281750	-	22.05.2023	Building Sustainability Assessments – Gavin Chambers, Accreditation No DMN/13/1491
Reports				
Access Assessment Report	115156-Access-r3	r3	27.03.2023	BCA Access
Arboricultural Impact Assessment	E598	C	18.05.2023	Creative Planning Solutions

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
BCA Design Compliance Assessment	P2200118	4	23.03.2023	BCA Vision
Geotechnical Investigation and Acid Sulfate Soil Assessment -	21/2864	-	October 2021	STS Geotechnics Pty Ltd
Waste Management Plan	-	-	06.03.2023	Barry Rush and Associates Pty Ltd
Flood Risk Management Plan	CC210464_FR MP	06	05.06.2023	ACOR Consultants
Traffic Noise Assessment	R230537R1	R2	17.08.2023	Rodney Stevens Acoustics

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 is 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 Central Coast Council substantially in accordance with the approved concept stormwater drainage plans.
7. Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.
8. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.
9. To prevent water from entering buildings, surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access & Parking

10. 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 Central Coast Council'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 crossing and layback to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback/driveway shall be borne by the Land & Housing Corporation. Obsolete gutter layback(s) shall be constructed as kerb in accordance with Central Coast Council's standards.

Note:

It is recommended that discussion be held with the relevant authorities before construction works commence.

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

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works shall be maintained during the entire period of the works 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 retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

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

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must:
 - i. be connected to a permanent 240V power supply; and
 - ii. be 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. Central Coast Council shall be consulted in relation to the planting of any street trees.
19. All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order the Land & Housing Corporation.

Tree Removal

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

Fencing

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

Provision of Letterbox Facilities

22. Suitable letterbox facilities are to 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 contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following Identified Requirements are to be complied with prior to any work commencing on the site, including demolition.

Disconnection of Services

24. All services that are required to be disconnected shall be appropriately disconnected and made safe prior to commencement of the demolition / construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.
25. All existing services within the boundary to remain live shall be identified, pegged and made safe.

Demolition

26. The builder shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of 5 working days prior to demolition. Such notification shall be clearly written on an A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit in a multi-unit residential building or mixed use building). The demolition shall not commence prior to the date that is stated in the notice letter.
27. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Land & Housing Corporation. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
28. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:

Any buildings constructed before 1987 is assumed to contain asbestos.

Utilities Service Provider Notification

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

Note:

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

Council Notification

30. Central Coast Council shall be advised in writing, of the date it is intended to commence work, including demolition. A minimum period of **5** working days notification shall be given.

Site Safety

31. A sign shall be erected in a prominent position on any site on which demolition or building work is being carried out:
 - (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 a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

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

Note:

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

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

Note:

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

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

Site Facilities

34. The following facilities shall be installed on the site:
- (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet provided shall be a standard flushing toilet and shall be connected to a public sewer or if connection to a public sewer is not practicable, to an accredited sewerage management facility provided by Central Coast Council or if this is 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 to be placed on any property other than that which this approval relates to.
35. Access to the site shall only be provided via an all-weather driveway on the property and is not to be provided from any other site.

Protection of Trees

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

Waste Management

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

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

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

Service Authority Clearances

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

Note:

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

39. A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to work commencing.
40. A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to work commencing.
41. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to each dwelling in the development shall be obtained prior to work commencing.

Stormwater Disposal

42. A detailed stormwater drainage plan(s), substantially in accordance with the approved concept stormwater drainage plan(s), shall be prepared and submitted to the Land & Housing Corporation. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (eg the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or Central Coast Council's drainage code.
43. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Land & Housing Corporation prior to commencement of works. Registration of the plan of easement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the Land & Housing Corporation.

DURING DEMOLITION AND CONSTRUCTION WORKS

The following Identified Requirements are to be complied with whilst demolition and construction works are occurring on the site.

Landfill

44. Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab.
45. Land fill materials must satisfy the following requirements:
- i. be Virgin Excavated Natural Matter (VENM);
 - ii. be free of slag, hazardous, contaminated, putrescible, toxic or radio-active matter; and
 - iii. be free of industrial waste and building debris.

Heritage

46. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974*, respectively. Should any relics be uncovered during the course of the approved works, work must cease immediately in the affected area. Subsequently, in cases where historical or indigenous items have been uncovered, the Department of Planning and Environment must be contacted.
47. All workers / contractors on the site shall be informed of their obligations, under the *Heritage Act* and *National Parks and Wildlife Act 1974*, that it is illegal to disturb, damage or destroy a relic without the prior approval of the Department of Planning and Environment.

Demolition

48. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.
49. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.
50. Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) who have current SafeWork NSW accreditation in asbestos removal.
51. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].
52. Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the Department of Planning and Environment.
53. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the demolition contractor and submitted to the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.
54. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
55. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.
56. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Survey Reports

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

Hours of Demolition / Construction / Civil Work

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

Excavation & Backfilling

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

Pollution Control

60. Any noise generated during the construction of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the former Department of Environment and Climate Change.
61. No fires shall be lit or waste materials burnt on the site.
62. No washing of concrete forms or trucks shall occur on the site.
63. Any contamination / spills on the site during construction works shall be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.
64. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
65. All vehicles transporting loose materials and travelling on public roads shall be secured (i.e. closed tail gate and covered) to minimise dust generation.
66. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Construction Works

67. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.
68. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition/construction works, damage is caused to such adjoining property.

Termite Protection

69. To protect buildings from subterranean termite, termite barriers installed in accordance with AS3660.1, 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.
- (d) the need to maintain and inspect the system on a regular basis.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following Identified Requirements are to be complied with prior to the occupation of the development.

General

70. The use or occupation of the development shall not commence until all the Identified Requirements of this determination have been complied with.

Council Infrastructure Damage

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

Stormwater Drainage

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

- sufficient levels and dimensions to verify the constructed storage volumes; and
- location and surface levels of all pits; and
- invert levels of the internal drainage lines, orifice plates fitted and levels within the outlet control pits; and
- finished floor levels of all structures; and
- verification that any required trash screens have been installed; and
- locations and levels of any overland flow paths; and
- verification that any drainage lines are located wholly within easements, where applicable.

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

A positive covenant and restriction-as-to-user shall be placed over the onsite detention system in accordance with Central Coast 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 Central Coast Council.

PART B – Additional Identified Requirements

Specific Requirements for Seniors Housing

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

Note:

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

74. Only the following kinds of people shall be accommodated in the approved development:
- (a) seniors or people who have a disability; or
 - (b) people who live within the same household with seniors or people who have a disability; or
 - (c) staff employed to assist in the administration and provision of services to the seniors housing development.

Note:

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

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

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

75. Pathway lighting shall be designed to provide a minimum of 20 lux at ground level and be located to avoid glare for pedestrians and adjacent dwellings.
76. Access to, and within, the site shall be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the activity.
77. A 1.2m wide concrete footpath along the southern side of Cutler Drive from the corner of Owen Avenue to the bus stop (ID 225951 – *Cutler Dr at Harvey St*), shall be constructed in accordance with the Central Coast Council specifications to provide an accessible pathway from the site to the bus stop. Regrading of the kerb ramp on the western side of Owen Avenue will be required to comply with the gradient requirements of the Housing SEPP. Provision of a suitable crossing point (kerb ramps) on Cutler Drive will be required to be constructed to provide suitable access to the bus stop on the northern side of Cutler Drive (ID 225963 - *Cutler Dr opposite Harvey St*).

Note:

The responsible officer at the Central Coast Council shall be contacted regarding Council's specifications and any necessary approvals.

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

Site Specific Requirements

79. During construction, should the subsurface conditions vary from those inferred in the Geotechnical Site Investigation and Acid Sulfate Soil Assessment Report, STS Geotechnics are to be contacted to determine if any changes should be made to recommendations contained within the report. The exposed bearing surfaces for footings should be inspected by a geotechnical engineer to ensure the allowable pressure given has been achieved.
80. Acoustic measures are to be incorporated into the construction of the development, or other building and ventilation strategies be designed, to ensure dwellings achieve the acoustic criteria as recommended in the Traffic Noise Assessment prepared by Rodney Stevens Acoustics, dated 17 August 2023.

Requirements Resulting from Council Comments

81. Any excavation greater than 1 metre in depth required to install the underground on-site detention system and drainage works as shown in the Stormwater Management Plans prepared by Acor Consultants, dated 2 March 2023, is to be located at least 1.1 metres from the site boundary.
82. Sewer pipe relining is required between manholes NA1DE and NA02. 1.5m radial clearance is to be given to the sewer junction.

ADVISORY NOTES

- i. Approval of this development activity does not imply or infer compliance with Section 23 of the *Disability Discrimination Act 1992*. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.
- ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at www.1100.com.au or by dialing 1100.



Project No. BGYCG

Decision Statement

SITE IDENTIFICATION	
STREET ADDRESS	
Unit/Street No	Street or property name
41-43	Owen Avenue
Suburb, town or locality	Postcode
Wyong, NSW	2259
Local Government Area(s)	Real property description (Lot and DP)
Central Coast	Lots 67 & 68 in DP 529880

ACTIVITY DESCRIPTION
Provide a description of the activity
Demolition of 2 existing dwellings and structures, removal of trees, and the construction of 6 independent living seniors housing units comprising 2 x 1 bedroom and 4 x 2 bedroom units, with associated landscaping and fencing, surface parking for 4 cars, and consolidation into a single lot.

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

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

Significant Impact on the Environment

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

Reasons for the Decision

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

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

Mitigation Measures

- Mitigation measures are required to minimise or manage environmental impacts and are detailed throughout the REF and specifically within Section 7. All mitigation measures are detailed as Identified Requirements within the Activity Determination. Additional mitigation measures, detailed in the Activity Determination have been imposed to minimise the impact on the surrounding environment, ensure appropriate site safety and to ensure legislative compliance.

Signed..........

Dated.....25 November 2023

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

LEGEND

AB	ADJUSTABLE BENCH
B	BROOM CUPBOARD
BSN	BASIN
BCH	BENCH
BOE	BRICK ON EDGE
BR	BROOM CUPBOARD
CL	CLOTHES LINE
CMR	COLORBOND METAL ROOFING
CPB	CUPBOARD
D	DESK
DP	DOWNPIPE
F	REFRIGERATOR LOCATION
F1	FENCE 1000mm HIGH METAL PICKET
F2	FENCE 1800mm HIGH LAPPED & CAPPED
F3	PAILING FENCE
FB1	1800 HIGH SLATTED METAL FENCE
FB2	FACE BRICK WORK TYPE 1
FC	FACE BRICK WORK TYPE 2
FCL	PAINTED FLUSH FINISH FIBRE CEMENT SHEET
FFL	FINISHED CEILING LEVEL
FGL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
G	GATE
HWU	HOT WATER UNIT
LB	LETTERBOXES - RECESSED INTO WALL
L	LINEN CUPBOARD
LV	LOUVER WINDOW
MO	COLORBOND MINI ORB SHEETING
P	PANTRY
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN 1500mm HIGH METAL SLATS
RCC	REINFORCED CONCRETE COLUMN
RL	RELATIVE LEVEL
R	WARDROBE
RWT	RAINWATER TANK
SWP	STORMWATER PIT
T	LAUNDRY TUB
TOW	TOP OF WALL
V	VANITY
WC	TOILET SUITE
WM	WASHING MACHINE
WO	WALL OVEN

DRAWING SCHEDULE

ARCHITECTURAL	REFERENCE No	
COVER PAGE	A01	-
SITE ANALYSIS PLAN	A02	-
SITE PLAN	A03	-
GROUND FLOOR PLAN	A04	-
FIRST FLOOR PLAN	A05	-
ROOF PLAN	A06	-
ELEVATIONS	A07	-
SECTIONS, STREET BOUNDARY ELEVATION	A08	-
FINISHES SCHEDULE	A09	-
DEMOLITION PLAN	A10	-
BLOCK ANALYSIS PLAN	A11	-
SHADOW DIAGRAMS MID WINTER	A12	-
VIEWS FROM SUN DIAGRAM	A13	-
STREET PERSPECTIVE	A14	-
AREAS OF EXCAVATION & FILL	A15	-

CIVIL		
COVER SHEET & NOTES	C1	D
STORMWATER MANAGEMENT PLAN	C2	D
STORMWATER MANAGEMENT DETAILS SHEET No1	C3	D
STORMWATER MANAGEMENT DETAILS SHEET No2	C4	D
ON SITE DETENTION REPORT	C5	D
EROSION AND SEDIMENT CONTROL PLAN	C6	D
EROSION & SEDIMENT CONTROL NOTES & DETAILS	C7	D

HYDRAULIC		
COVER SHEET	HY-00-000	2
LEGEND & NOTES	HY-00-001	2
SITE SERVICES	HY-00-002	2

ELECTRICAL		
COVER SHEET	EL-00-000	2
SITE SERVICES	EL-00-003	2

LANDSCAPE		
LANDSCAPE PLAN	LA 1 OF 2	F
LANDSCAPE DETAILS & SPECIFICATION	LA 2 OF 2	F

SURVEY
BY: TTS TOTAL SURVEYING SOLUTIONS

DETAIL & CONTOUR SURVEY	S 1 OF 5
DETAIL & CONTOUR SURVEY	S 2 OF 5
DETAIL & CONTOUR SURVEY	S 3 OF 5
LONG SECTIONS	S 4 OF 5
LONG SECTIONS	S 5 OF 5

DATE OF SURVEY: 06/10/2021
JOB NUMBER: 211660

SENIORS HOUSING DEVELOPMENT

41-43 OWEN AVE, WYONG

Lots 67 & 68 in DP 529880



LOCATION DIAGRAM



STREET PERSPECTIVE

DETERMINED by the NSW Land and Housing Corporation on:

[Signature]
25 November 2023

DEVELOPMENT DATA TABLE

Locality / Suburb	Wyong					
Street Address	41-43 Owen Avenue					
Lot & DP	Lot 67 in DP 529880 Lot 68 in DP 529880					
Site Area	1161.4 m ² (as per survey)					
Existing Lots	2					
Proposed GFA	466 m ²					
Dwelling #	2 x 1 Bed 4 x 2 Bed = 6 Dwellings					
DWELLINGS	Number	Type*	No of Bedrooms		Area* (m ²)	POS*
	1	Ground	2	Seniors Living	78	74
	2	First	2	Seniors Living	78	13
	3	Ground	2	Seniors Living	78	27
	4	First	2	Seniors Living	78	16
	5	Ground	1	Seniors Living	57	40
	6	First	1	Seniors Living	57	14
DCP/SEPP	Control		Requirement		Proposed	
HEIGHT	Central Coast DCP 2022		10m			
	Housing SEPP 2021		9.5m		7.8m to top of the roof	
FSR	Central Coast Council LEP 2022		0.5:1		0.4:1	
	Housing SEPP 2021		0.5:1		0.45:1	
SETBACK	Central Coast DCP 2022	Front Street	Roads where the road reserve is less than 12m wide: 6.0m		6m	
		Secondary	i. 3.0m, plus compliance with sight preservation lines		6m	
		Side	i. for any part of the building with a height of up to 4.5m-0.9m, and ii. for any part of the building with a height of more than 4.5-0.9m plus one-quarter of the height of the building above 4.5m <i>(Note: Unbroken lengths of wall exceeding 10m in length and 3m in height shall not be permitted)</i>		3m Complies	
			Rear	i. 4.5m		
PARKING	Clause 108(j) of Housing SEPP 2021	accessible parking	0.2 x (no. of dwellings) 0.2 x 6 = 1.2		2	
	LAHC requires more parking which is calculated at rate mentioned in Clause 42 'Accessible area'		0.4 x(no. 1 Beds) = 0.8 0.5 x (no. 2 Beds) = 2 Total = 3		4* *inclusive of 2 accessible spots	
LANDSCAPING AREA	Clause 108(j) of Housing SEPP 2021	Seniors for LAHC	35 m ² per Dwelling 35 x 6 = 210 m ²		423 m ²	
DEEP SOIL	Clause 108(j) of Housing SEPP 2021	Seniors for LAHC	15% of the site area 0.15*1164.1 = 174.1 m ² 65% at the rear = 113.23m ² (where possible)		21% = 247 m ² 25% at rear = 62m ²	
SOLAR ACCESS	Clause 108(j) of Housing SEPP 2021	Seniors for LAHC	70% for 2hrs in Mid-Winter = 4.2		100% = 6	

41-43 Owen Ave, WYONG, NSW



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www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
-	-	-
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT	BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 9028
PROJECT MANAGER	LAND & HOUSING CORPORATION PH (02) 8753 9000
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CIVIL CONSULTANT	ACOR CONSULTANTS PTY LTD PH (02) 4924 3488
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ELECTRICAL CONSULTANT	MARLINE NEWCASTLE PTY LTD PH (02) 4925 9300 FAX (02) 4926 3811

BUSINESS PARTNER:



PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

TITLE:
LOCATION DIAGRAM

STATUS: DA		DATE: 22/03/23		SCALE: N.T.S.	PROJ: -	PROJECT No: BGYCG
STAGE:	DRAWN: MB	CHECKED: BR	DESIGNED: MB	DATE: 22/03/2023 4:24 PM	TYPE: A	SHEET: A01
FILE: DA A03g Owen Ave Wyong.dwg	REV: -					

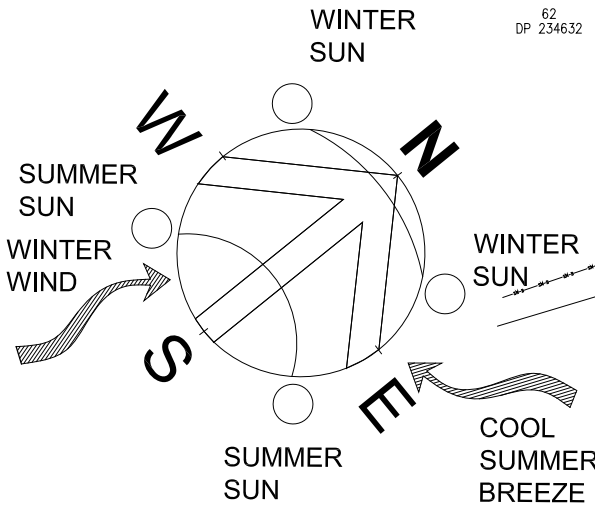
Bus stop along
Cutler Drive
50m



Local Shops along
Cutler Drive
160m

Shops & Supermarket
Wyong Police Station
Approx 550m
Wyong Train Station
Approx 1.1 klm

Mainly single storey
detached dwellings
along Owen Avenue



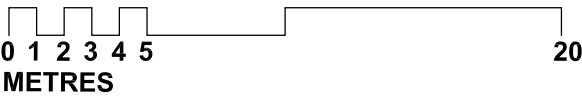
Caravan park

Pacific Highway
150m



Recently constructed
single storey dwelling

SITE ANALYSIS PLAN
SCALE



- TREE TO BE RETAINED AND PROTECTED REFER ARBORIST REPORT
- TREE TO BE REMOVED
- T3 TREE NUMBER. REFER TO ARBORIST REPORT



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REV	DATE	NOTATION/AMENDMENT
1	22/03/23	ISSUED FOR TENDERS
2	22/03/23	REVISED PER COMMENTS
3	22/03/23	REVISED PER COMMENTS
4	22/03/23	REVISED PER COMMENTS
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100	22/03/23	REVISED PER COMMENTS

ARCHITECT
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BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

TITLE:
SITE ANALYSIS PLAN

FILE:
DA A03g Owen Ave Wyong.dwg

PLOTTED:
22/03/2023 4:24 PM

STATUS: DA

DATE: 22/03/23

SCALE: N.T.S.

STAGE: MB

TYPE: A

PROJ: -

CHECKED: BR

SHEET: A02

REV: -

PROJECT No:
BGYCG
DESIGNED ARCHITECT:
REV:



The graph shows the height of a path in metres over a distance of 20 metres. The path starts at 0 metres, has steps up at 1, 2, 3, and 4 metres, and a step down at 5 metres. It remains constant at 10 metres from 5 to 10 metres, and then steps up to 20 metres at 10 metres.



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Sullie 25A, 2 Beattie Street, Balmain, NSW
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-		
REV	DATE	NOTATION/AMENDMENT

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 ENCLOSED DIMENSION TO TAKE PRECEDENCE

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PH (02) 4925 9300 FAX (02) 4926 3811	

BUSINESS PARTNER	

PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

RE:
DA A03g Owen Ave Wlyong.

STATUS: DA			
DATE: 22/03/23	SCALE: 1:100	PROJ: -	PROJECT No. BGYCG
STAGE: MB	DRAWN: MB	CHECKED: BR	NOMINATED ARCHITECT: <i>BR</i>
TYPE: A	SHEET: A03	REV: -	

LEGEND:

- 1 BED UNIT
2 BED UNIT



GROUND FLOOR PLAN

SCALE



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REV	DATE	NOTATION/AMENDMENT
-	-	-
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BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

TITLE:
GROUND FLOOR PLAN

FILE:
DA A03g Owen Ave Wyong.dwg

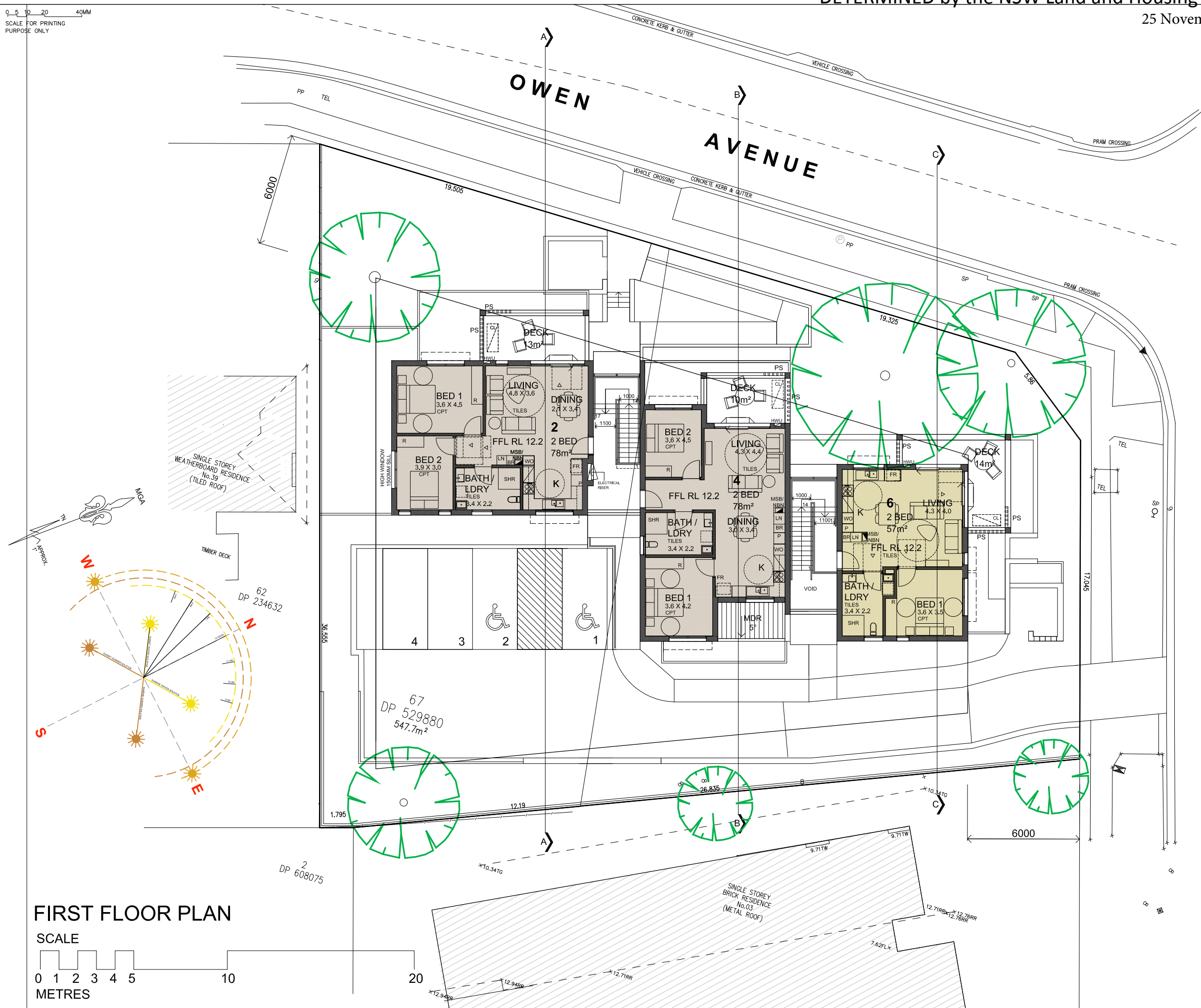
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-	BGYCG
DRAWN:	CHECKED:
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BR	-

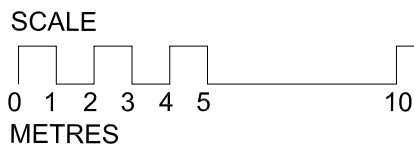
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2 BED UNIT

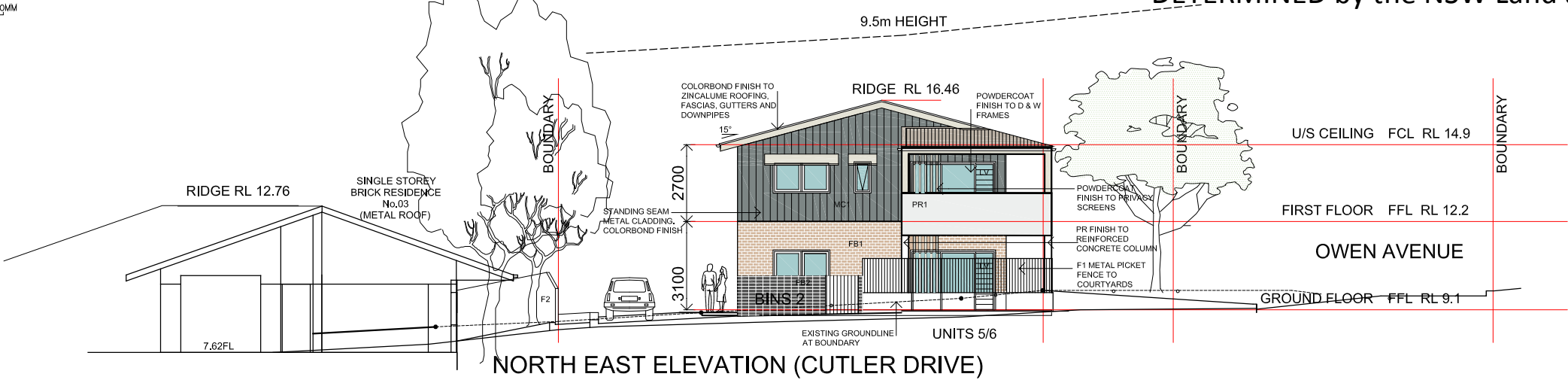
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PURPOSE ONLY



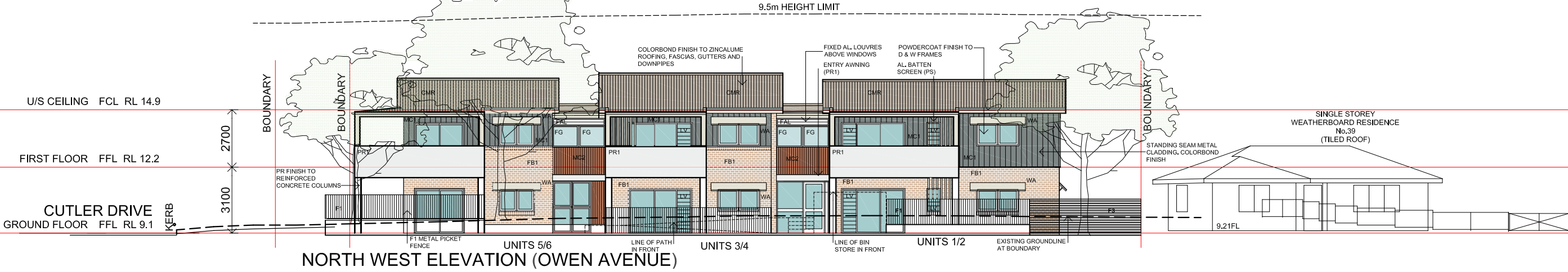
FIRST FLOOR PLAN



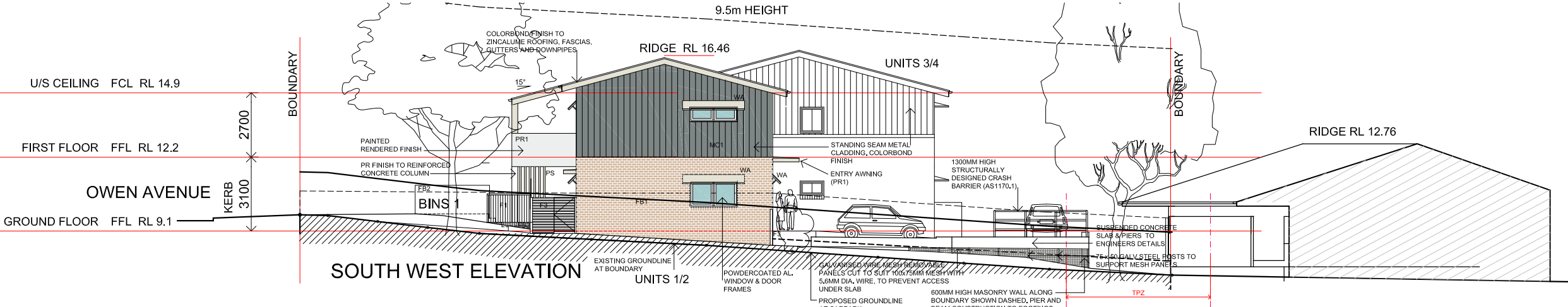




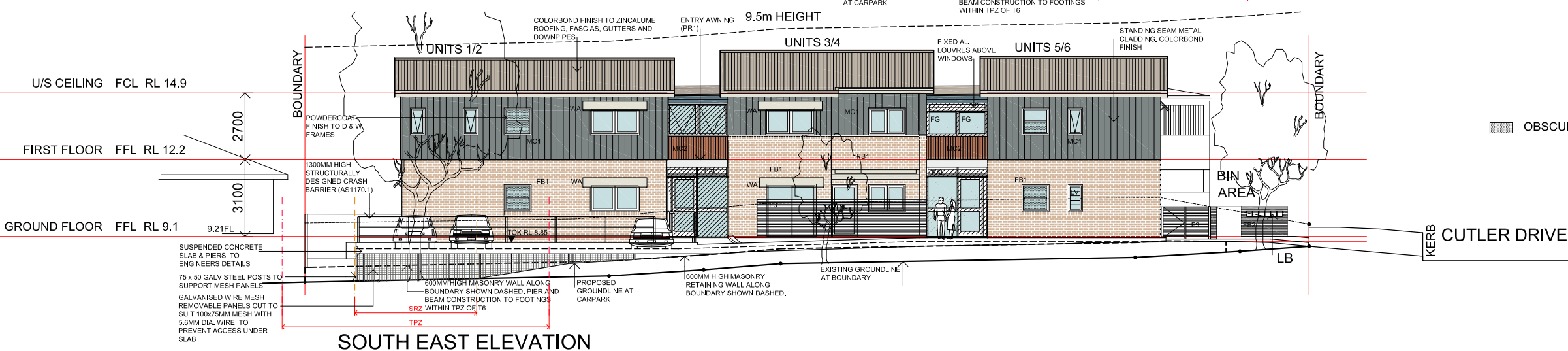
NORTH EAST ELEVATION (CUTLER DRIVE)



NORTH WEST ELEVATION (OWEN AVENUE)



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



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-	-	-

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BUSINESS PARTNER:

PROJECT:
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41-43 OWEN AVENUE
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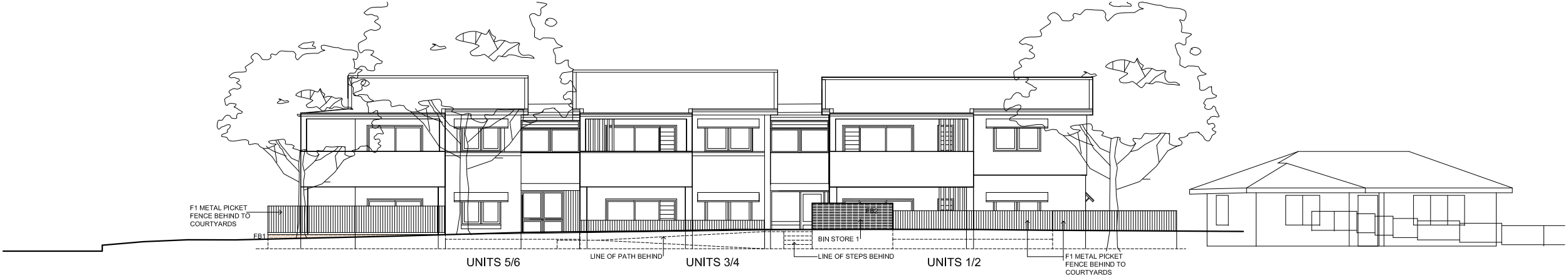
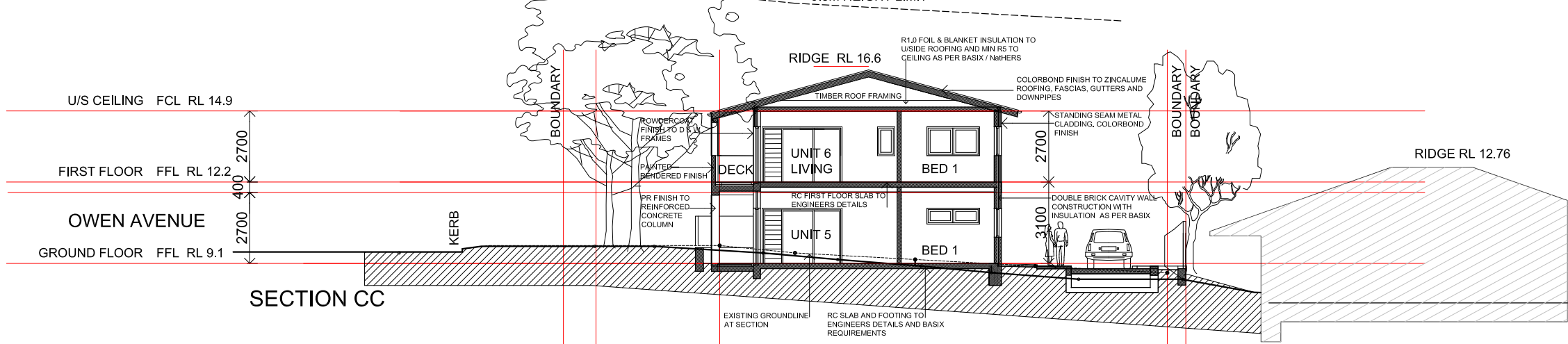
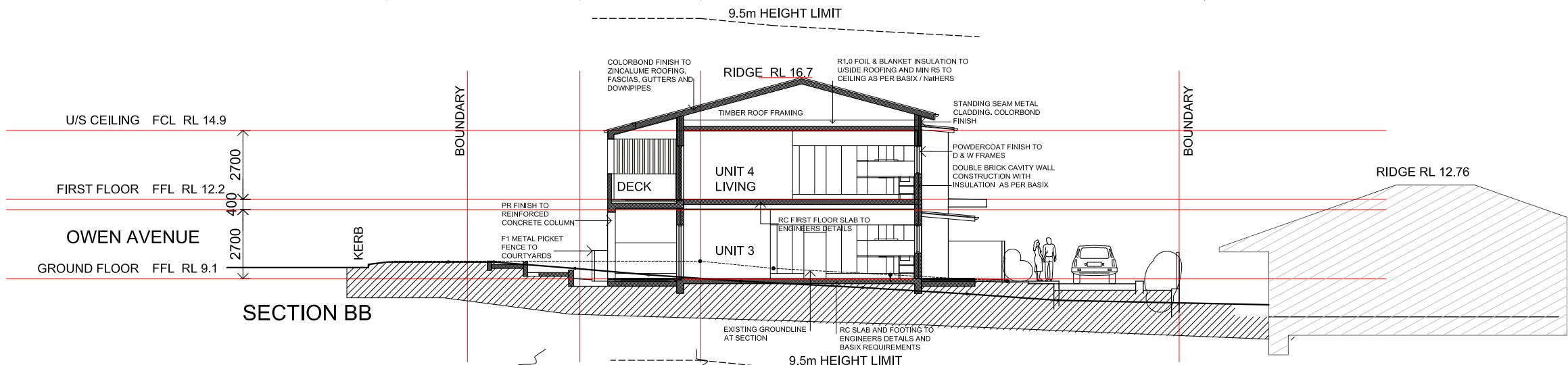
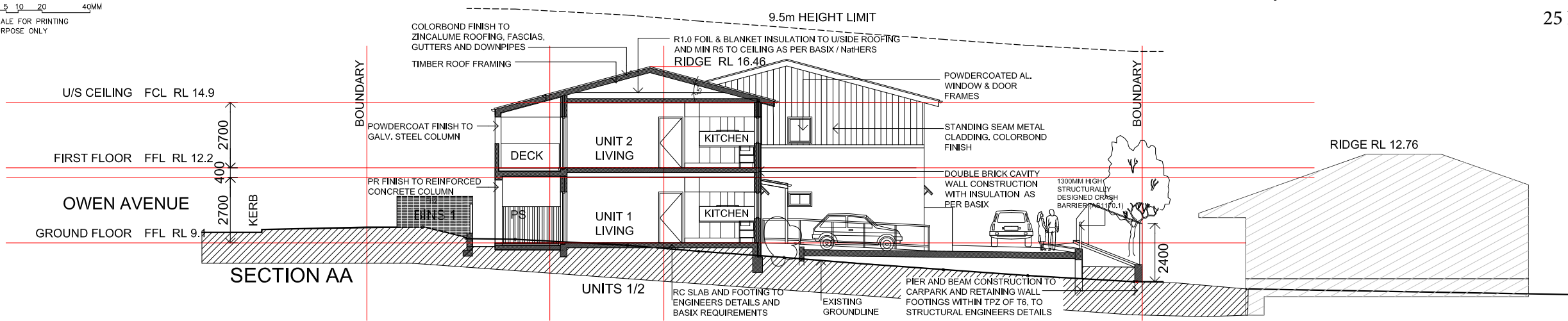
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ELEVATIONS

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TYPE: A
SHEET: A07
PLOTTED: 22/03/2023 4:24 PM

PROJECT No: BGYCG
NOMINATED ARCHITECT: BR
REV: -

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SCALE FOR PRINTING
PURPOSE ONLY



STREET BOUNDARY ELEVATION (OWEN AVENUE)

May 2023	BSA Reference: 18669
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. In NSW both BASIX & the BCA variations must be complied with, in particular the following: - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1 - Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d) - Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e) - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.	
Thermal Performance Specifications (does not apply to garage)	
External Wall Construction Added Insulation	
Cavity Brick	R1.0
Reverse Brick Veneer	R2.5
Internal Wall Construction Added Insulation	
Brick (internal to units)	None
Cavity Brick (adjacent to common lobbies/stair)	R1.0
Ceiling Construction Added Insulation	
Plasterboard	R5.0 to ceilings adjacent to roof space
Roof Construction Colour (Solar Absorptance) Added Insulation	
Metal	SA 0.47 Foil + R1.0 blanket
Floor Construction Covering Added Insulation	
Concrete	As drawn (if not noted default values used) 175 Waffle pod to ground floor
Windows Glass and frame type U value SHGC Range Area sq m	
Performance glazing Type A	4.80 0.46 - 0.56
Performance glazing Type B	4.80 0.53 - 0.65
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Skylights Glass and frame type U SHGC Area sq m Detail	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified	
Shade elements (eaves, verandahs, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations (downlights, exhaust fans, flues etc)	
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA	
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.	
Additional Notes	
Nil	



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Architects. Nominated Architect: Barry John Rush
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Phone: (02) 9555 9028 Email: info@barryrush.com.au
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-	-	-
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BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

TITLE:
SECTIONS
STREET BOUNDARY
ELEVATION

FILE:
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PLOTTED:
22/03/2023 4:24 PM

STATUS: DA

DATE: 22/03/23

SCALE: 1:100

STAGE: DRAWN: MB

CHECKED: BR

TYPE: A

PROJECT No:

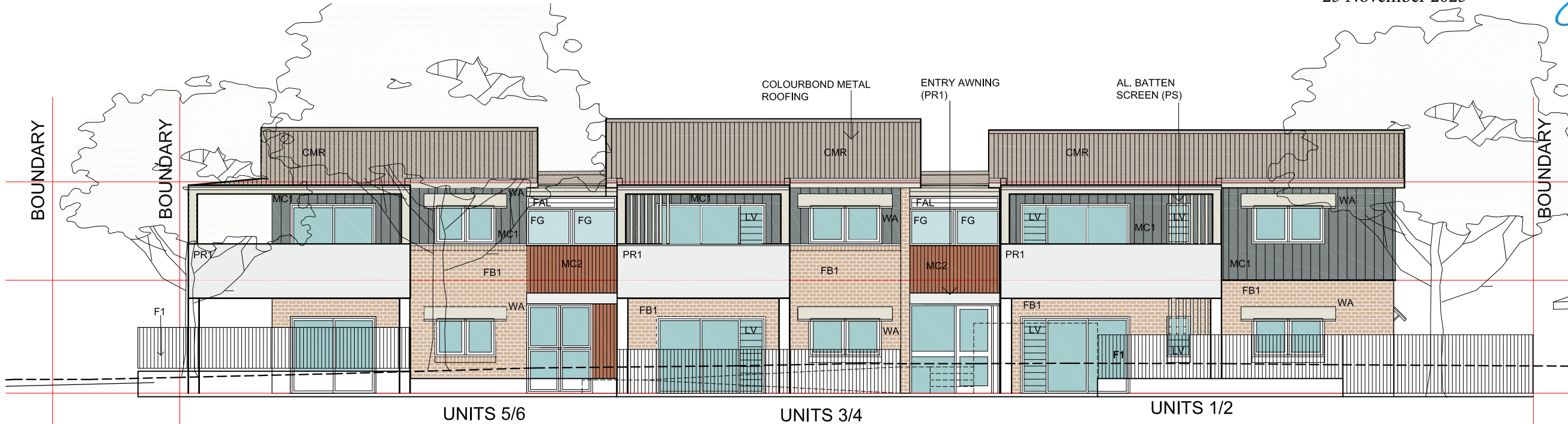
BGYCG

DESIGNED: BR

REVISION: -

SHEET: A08

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NORTH WEST ELEVATION (OWEN AVENUE)

FG FIXED GLASS
LV LOUVER WINDOW
WA WINDOW AWNING

FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
CMR	ROOFING/		COLORBOND METAL ROOFING	DUNE
MDR			METAL DECK ROOFING	
	FASCIA/ GUTTER/ WINDOW AWNINGS		METAL POWDERCOATED	SURFMIST
FB1	WALLS		FACE BRICK	AUSTRAL BRICKS EVERYDAY LIFE 'ENGAGE'
FB2	BIN STORAGE WALLS		FACE BRICK	AUSTRAL BRICKS EVERYDAY LIFE 'FREEDOM'
PR1	CONCRETE AWNING ABOVE ENTRIES GROUND FLOOR CONCRETE COLUMNS		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	DULUX LEXICON HALF
PR1	BALCONIES		PAINTED RENDER	DULUX LEXICON HALF

CODE	LOCATION		DESCRIPTION	COLOUR
MC1 F1	FIRST FL. WALLS; FRONT OF THE HOUSE FENCING		METAL WALL CLADDING STANDING SEAM 1200MM HIGH METAL FENCING	BASALT
MC2	WALL ABOVE ENTRY		COLORBOND WALL CLADDING	TERRAIN
W & D FAL	WINDOWS & GLASS DOORS FRAMING, FIXED ALUMINIUM LOUVRES		POWDERCOATED ALUMNIUM	MONUMENT
PS	PRIVACY SCREEN		ALUMINIUM VERTICAL BARS	SURFMIST
PS	BALCONIES' COLUMNS STRUCTURE		POWDERCOATED METAL	SURFMIST
FC1	BALCONY'S LINING & SOFFIT		PAINTED FIBER CEMENT SHEETING	DULUX LEXICON HALF
F2	FENCE		1800 HIGH COLORBOND METAL FENCE	DULUX SHALE GREY
F3	FENCE		1500 HIGH SLATTED METAL FENCE	DULUX SHALE GREY



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-	-	-

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LOTS 67 & 68 in DP 529880

TITLE:
FINISHES SCHEDULE

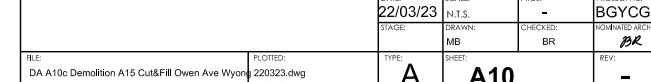
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SCALE: 1:100
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PROJECT No:
BGYCG
DRAWN: MB
CHECKED: BR
SHEET: A09

PROJ: -
DESIGNED ARCHITECT: BR
REV: -



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SCALE FOR PRINTING
PURPOSE ONLY

LEGEND: BLOCK PLAN

-  PROPOSED DEVELOPMENT OWNED BY DEPARTMENT OF HOUSING
-  PROPOSED DEVELOPMENT AT 26-30 CUTLER DRIVE, OWNED BY DEPARTMENT OF HOUSING
-  EXISTING DEVELOPMENT (WITH IMAGE)
-  EXISTING DEVELOPMENT (WITHOUT IMAGE)



EXISTING 1 STOREY MULTI UNIT DEVELOPMENT



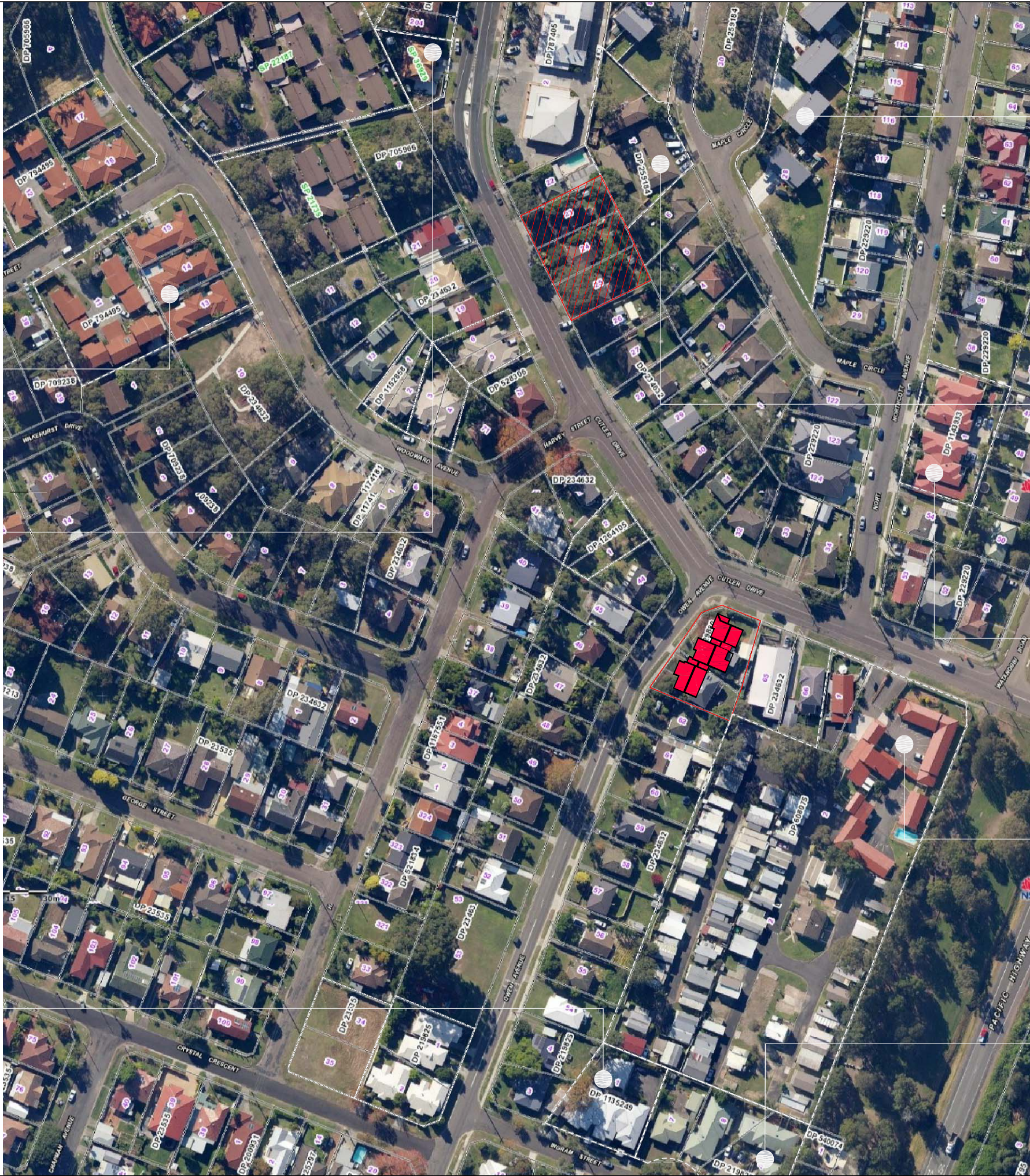
EXISTING GROUP OF 2 STOREY DUAL OCCUPANCY DWELLINGS



EXISTING GROUP OF 1 & 2 STOREY DUAL OCCUPANCY DWELLINGS AT 16 WATANOBBI RD. (NOT SHOWN ON PLAN)



EXISTING 2 STOREY MULTI UNIT DEVELOPMENT



25 November 2023

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EXISTING 2 STOREY MULTI UNIT DEVELOPMENT



EXISTING 1 STOREY MULTI UNIT DEVELOPMENT



EXISTING 2 STOREY MULTI UNIT DEVELOPMENT



EXISTING 1 STOREY MOTEL / CARAVAN VILLAGE



EXISTING 1 & 2 STOREY MULTI UNIT DEVELOPMENT



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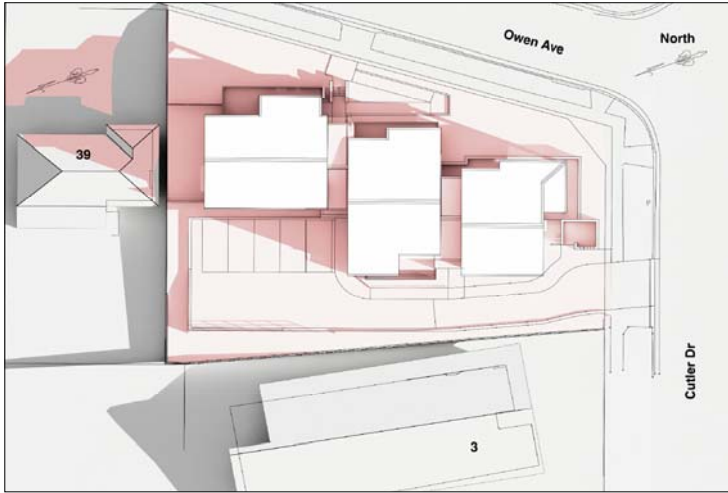
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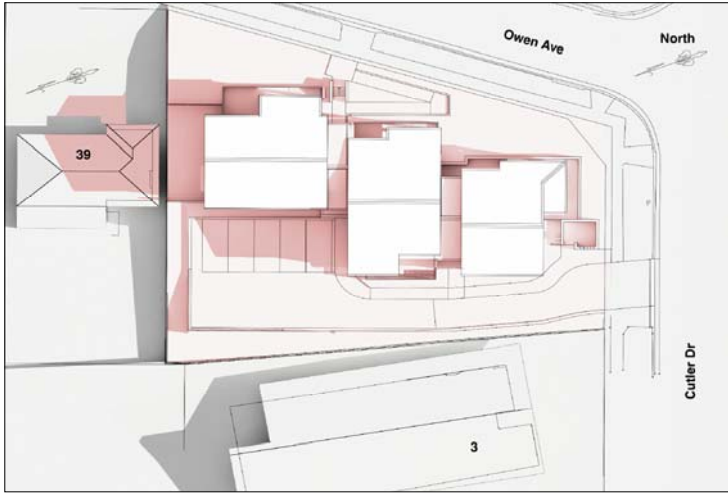
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LOTS 67 & 68 IN DP 529880

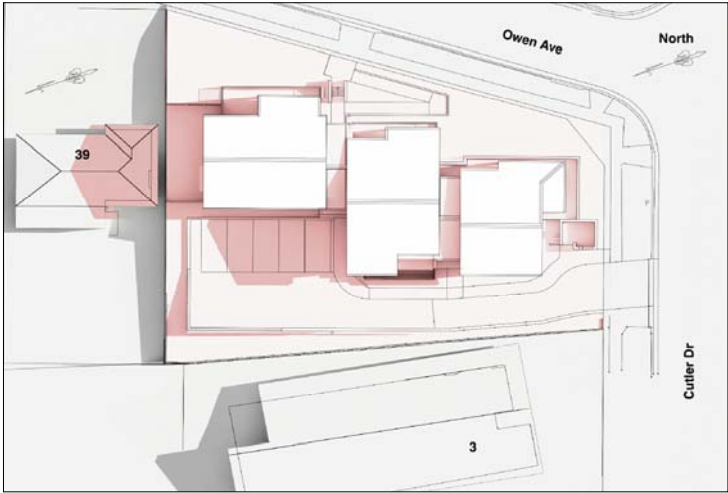
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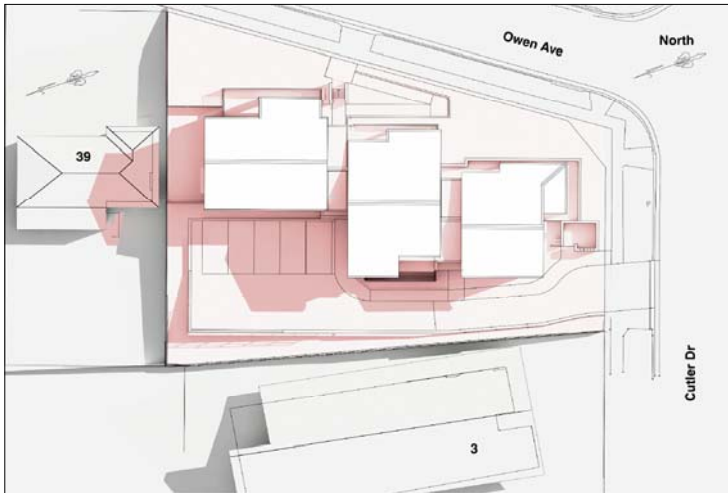
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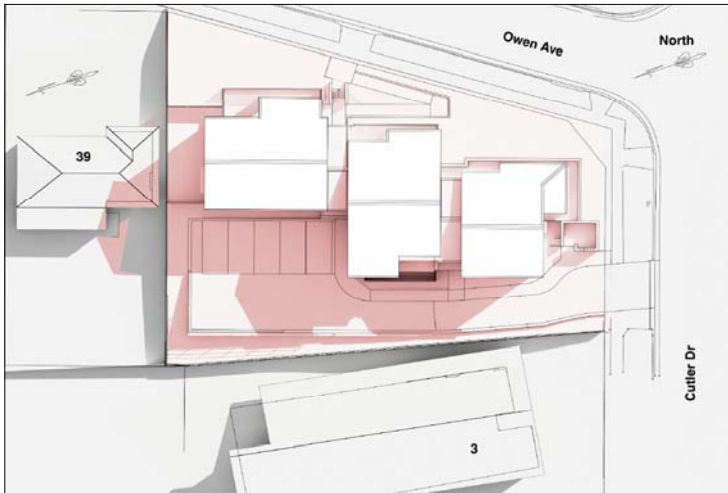
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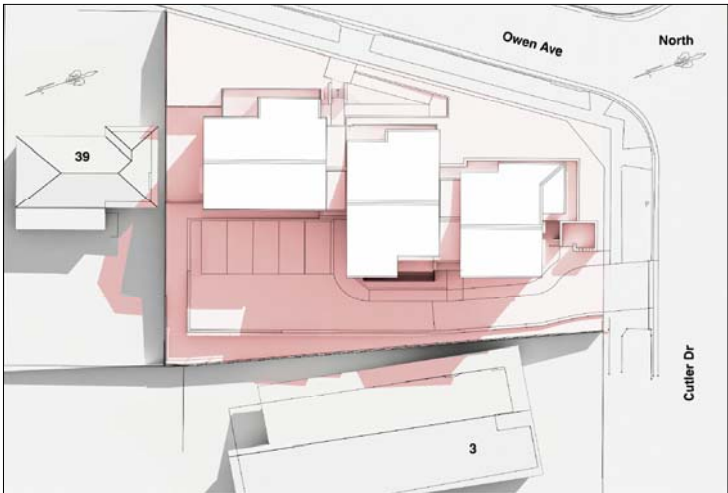
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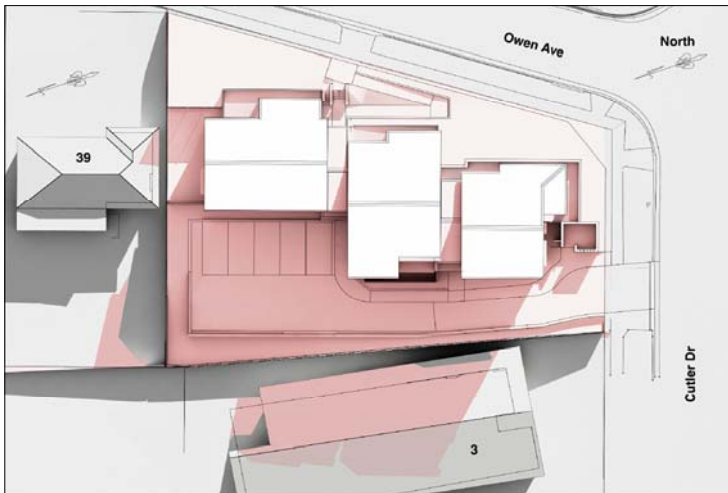
12NOON 21ST JUNE



1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE



LEGEND:

- Pink area Indicates shadows cast by proposed development
- Grey area indicates shadows cast by boundary fencing and neighboring properties

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9AM 21ST JUNE



10AM 21ST JUNE



11AM 21ST JUNE



12NOON 21ST JUNE



1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE



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PROJECT MANAGER LAND & HOUSING CORPORATION PH (02) 8753 9000	HYDRAULIC CONSULTANT MARLINE NEWCASTLE PTY LTD PH (02) 4925 9300 FAX (02) 4926 3811
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BUSINESS PARTNER:

PROJECT:
**SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880**

TITLE:
VIEWS FROM SUN DIAGRAM

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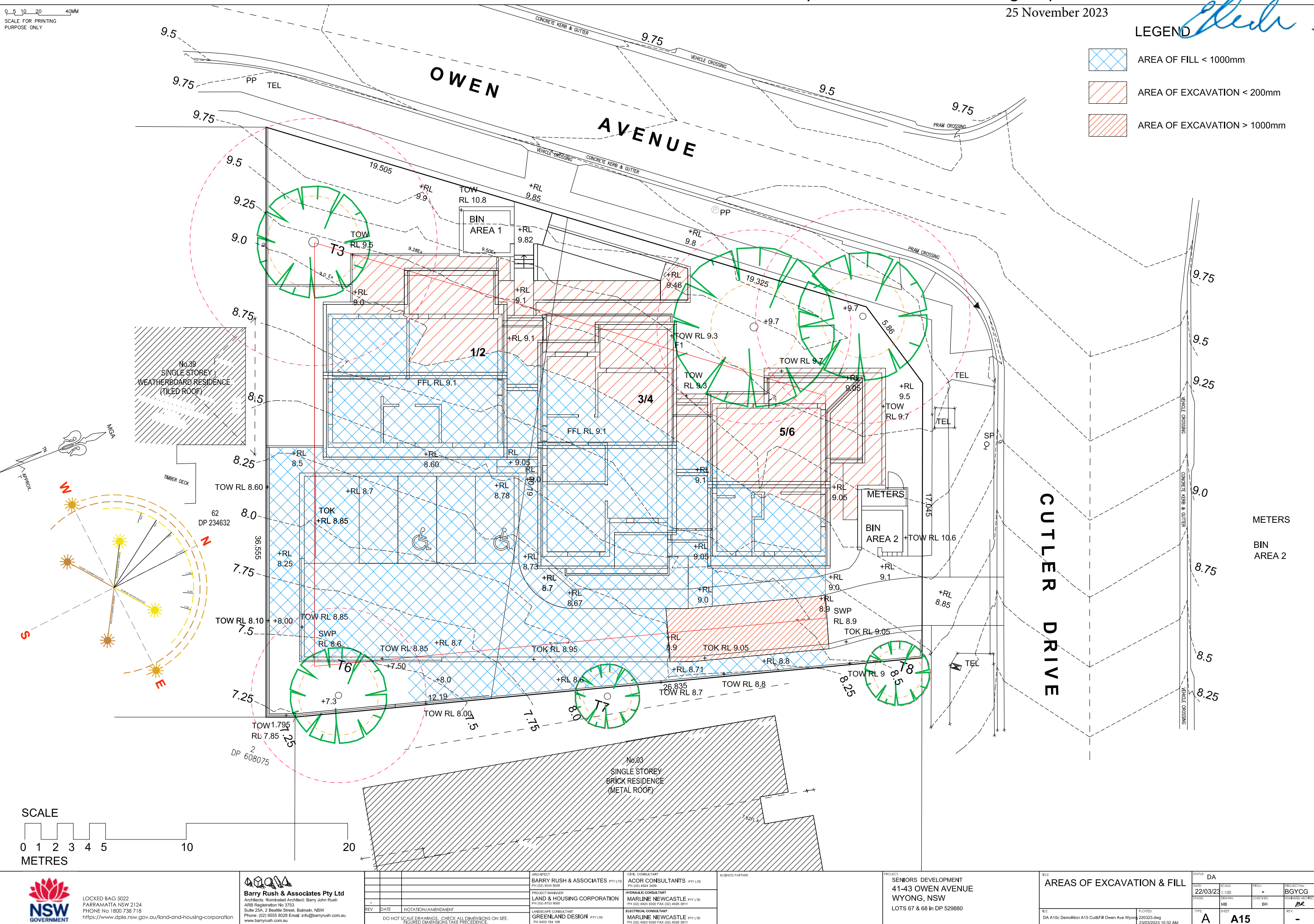
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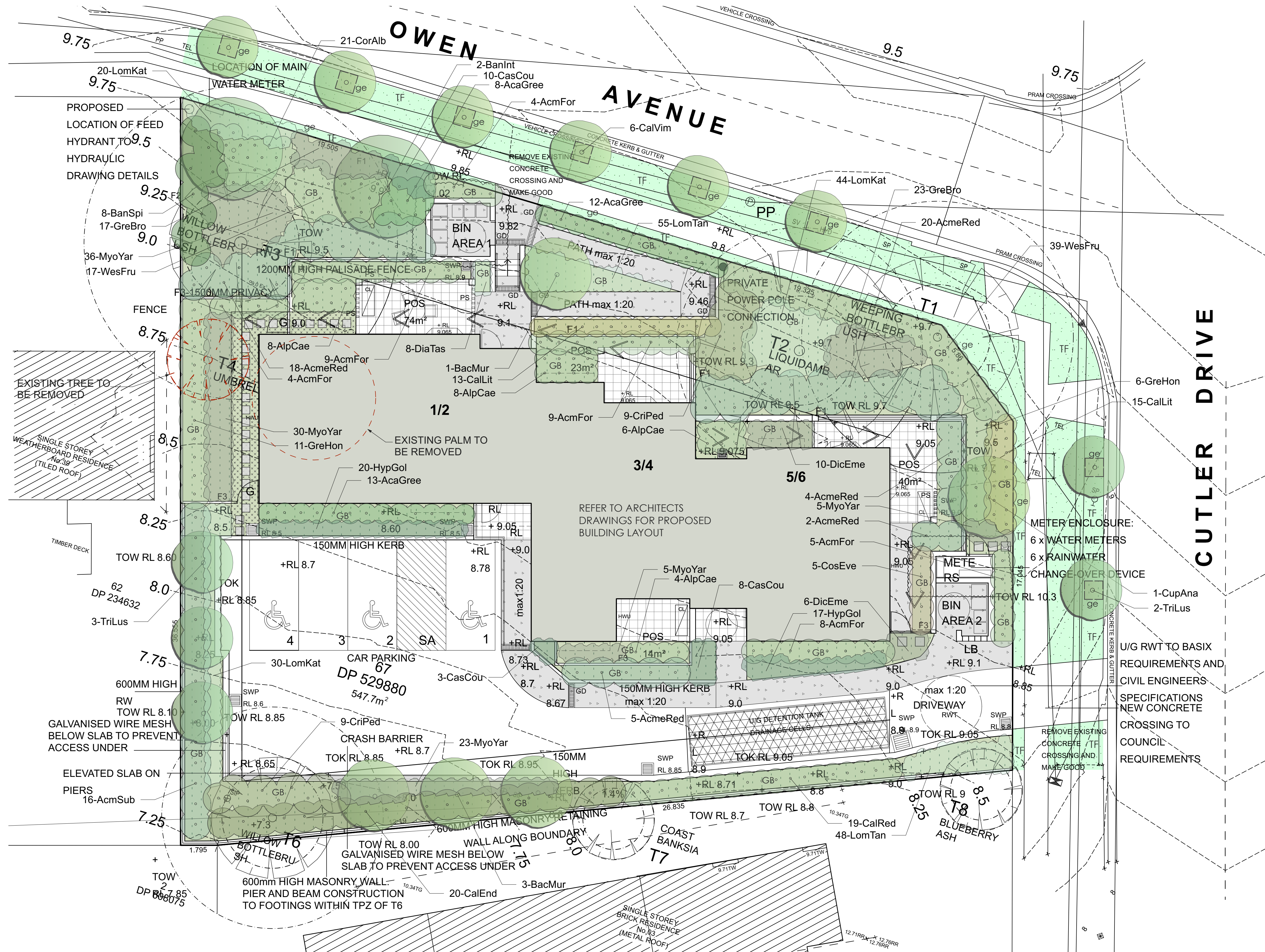
Chen

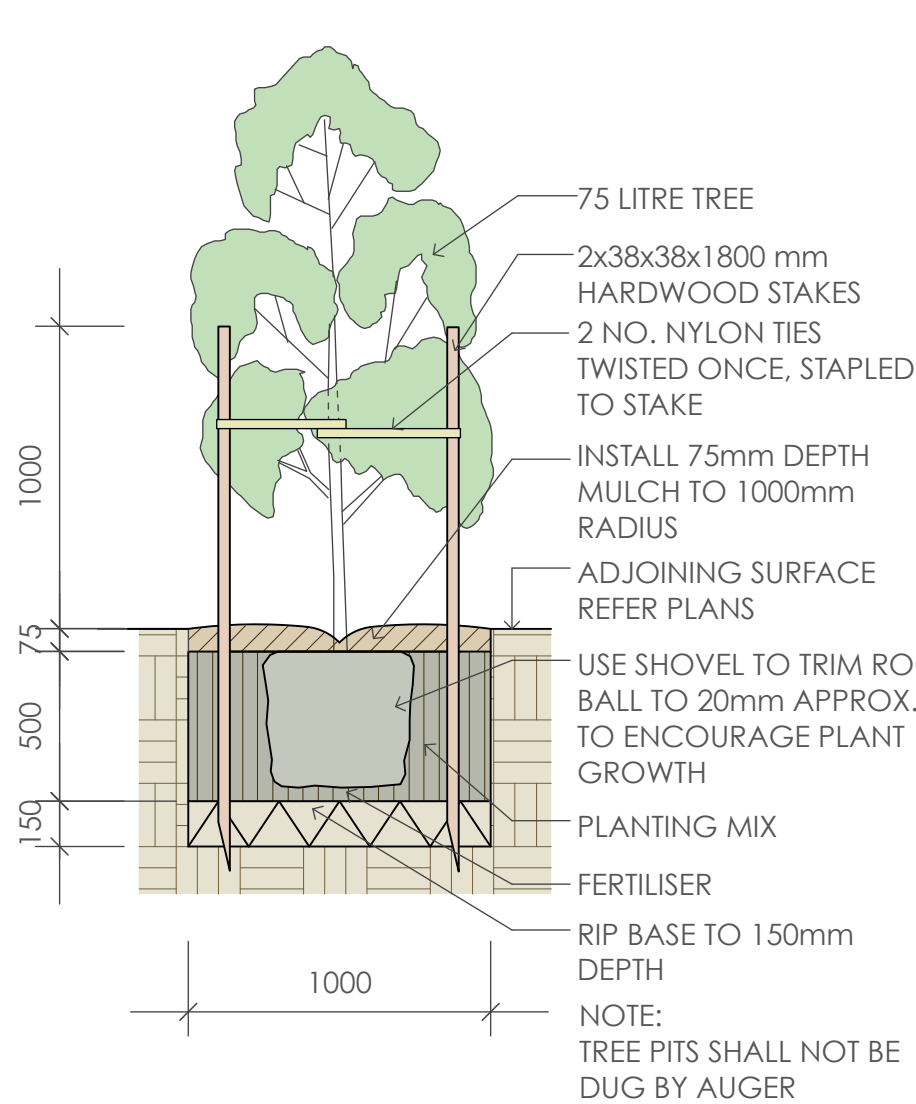


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- AREA OF EXCAVATION < 200mm
- AREA OF EXCAVATION > 1000mm

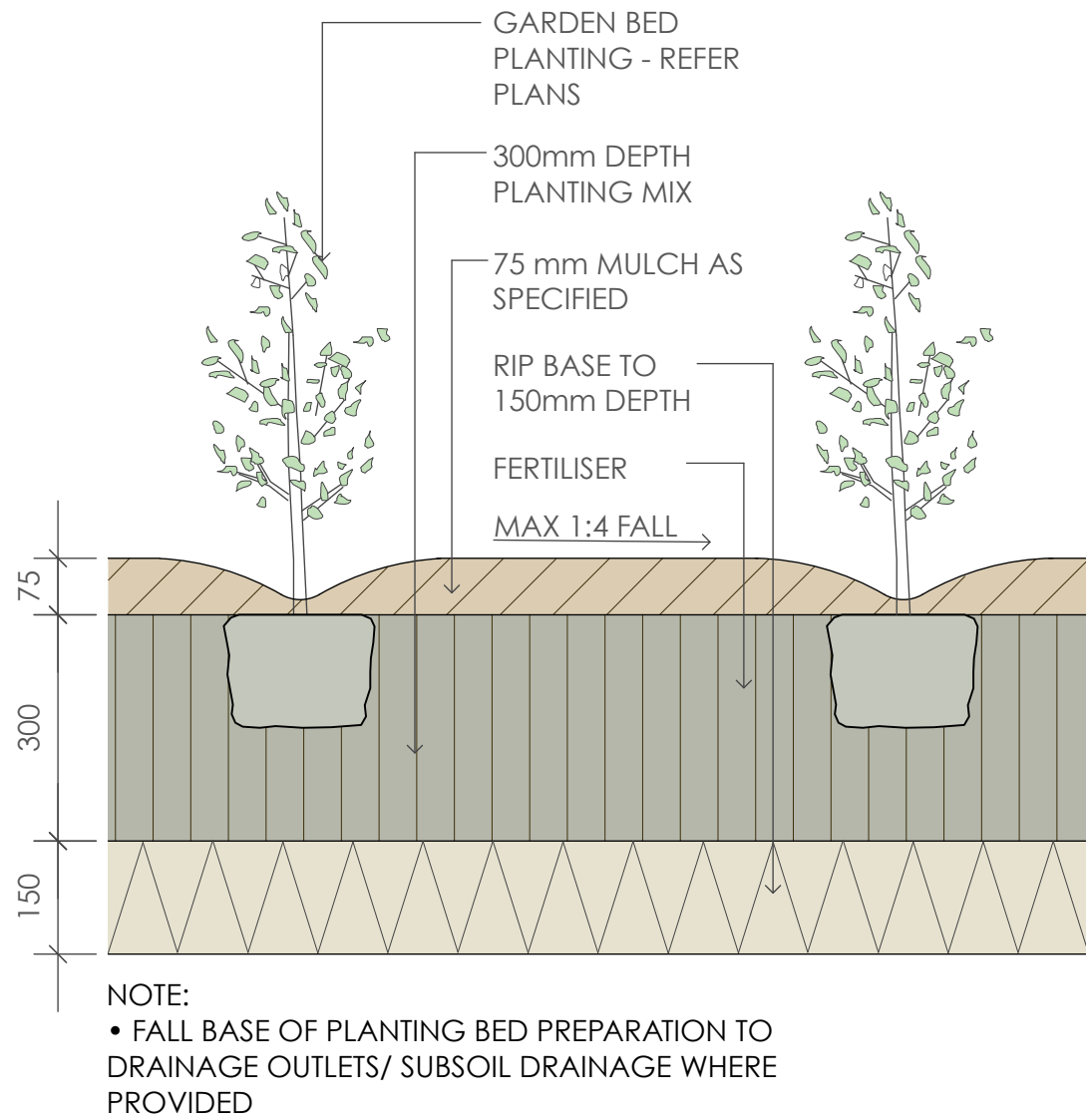
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SCALE FOR PRINTING
PURPOSE ONLY



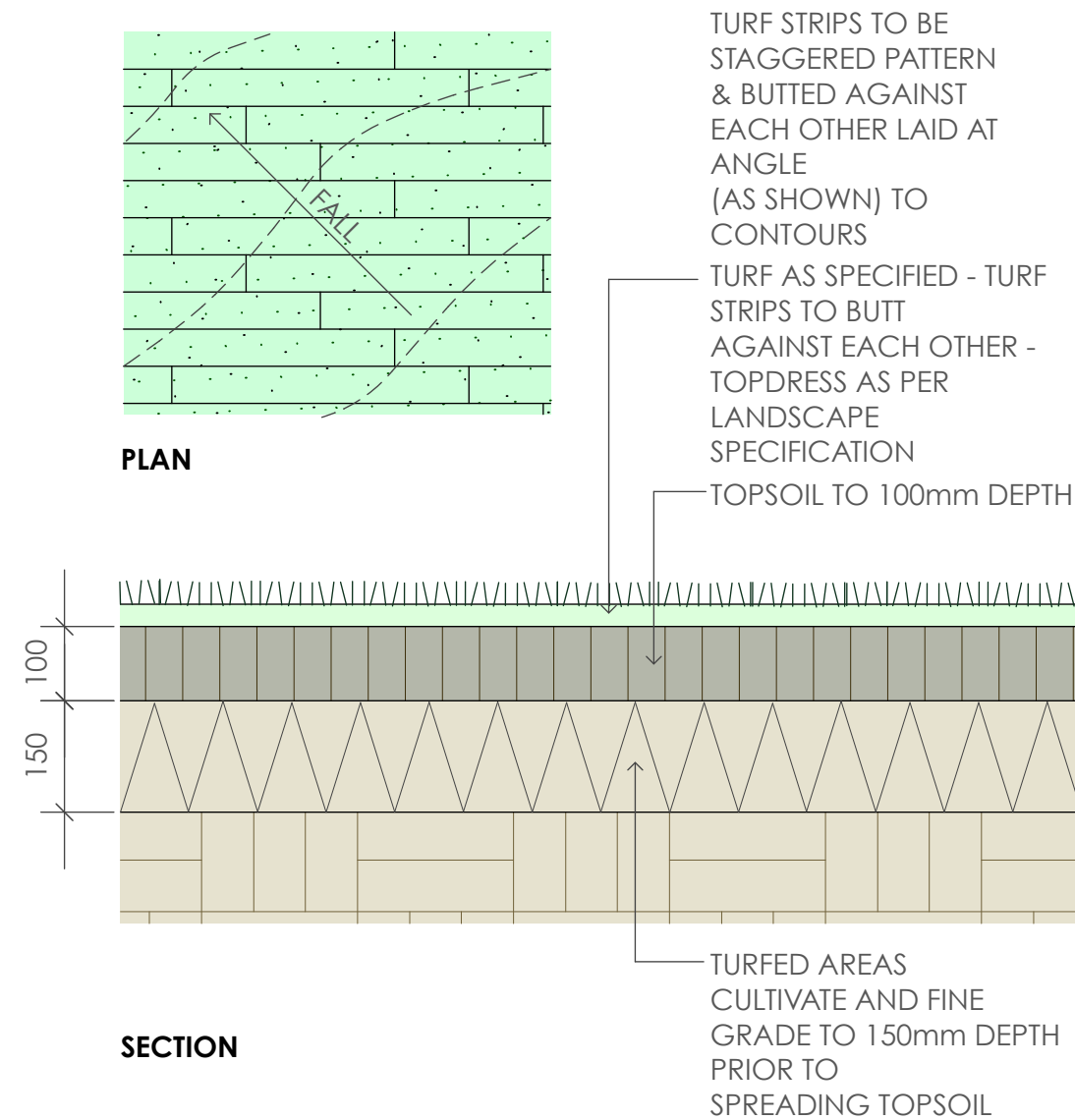




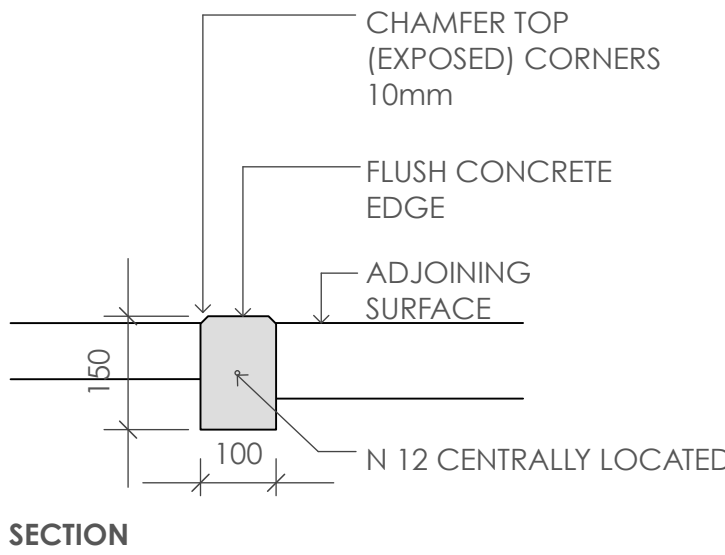
1 75 Litre Tree Planting
scale 1:25



2 Planting Bed Detail
scale 1:10



3 Turfing
scale as shown



4 Concrete Edge
scale 1:10

Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
BacMur	4	Grey Myrtle	Backhousia myrtifolia	75Litre	5 - 10m	3.5 - 6m	N
BanInt	2	Coastal Banksia	Banksia integrifolia	75Litre	10 - 12m	5 - 7m	N
CalVim	6	Bottlebrush	Callistemon viminalis	75Litre	3 - 5m	2.0 - 3.5m	N
CupAna	1	Tuckeroo	Cupaniopsis anacardioides	75Litre	6 - 9m	3.5 - 6m	N
TriLus	5	Water Gum	Tristanopsis laurina 'Luscious'	75Litre	6 - 8m	3.5 - 6m	N
Shrubs							
AcaGree	33	Green Mist	Acacia cognata 'Green Mist'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
AcmeRed	49	Red Head Lilly Pilly	Acmena smithii 'Red Head'	200mm	5 - 6m	3.0 - 4.0m	N
AcmFor	39	Forest Flame	Acmena 'Forest Flame'	200mm	1.5 - 2.0m	1.0 - 1.5m	N
AcmSub	16	Sublime Lilly Pilly	Acmena smithii 'Sublime'	200mm	2 - 4m	1 - 1.5m	N
AlpCae	26	Native Ginger	Alpinia caerulea	200mm	0.9 - 1.5m	0.9 - 1.2m	N
BanSpi	8	Hairpin Banksia	Banksia spinulosa	200mm	2.0 - 3.0m	1.5 - 2.0m	N
CalEnd	20	Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'	200mm	3 - 5m	2.0 - 3.5m	N
Callit	28	Little John	Callistemon 'Little John'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CalRed	19	Red Alert Bottle Brush	Callistemon 'Red Alert'	200mm	1.0 - 1.5m	2.0 - 3.0m	N
CorAlb	21	White Correa	Correa alba	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CosEve	5	Evening Glow Mirror Plant	Coprosma 'Evening Glow'	200mm	1.2 - 1.5m	0.9 - 1.2m	N
CriPed	18	Swamp Lily	Crinum pedunculatum	200mm	1.5 - 2m	1.2 - 2.0m	N
GreHon	17	Honey Gem Grevillea	Grevillea 'Honey Gem'	200mm	3.0 - 4.0m	2.0 - 3.0m	N
WesFru	56	Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N
Ground Covers							
LomJan	103	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
LomKat	94	Spiny-headed Mat-Rush	Lomandra longifolia 'Katrinus'	150mm	0.75 - 0.9m	0.9 - 1.2m	N
HypGol	37	Gold Nugel	Hymenoporum flavum 'Gold Nugel'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
MyoYar	99	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
DicEme	16	Emerald Falls Dichondra	Dichondra 'Emerald Falls'	150mm	0.0 - 0.3m	0.9 - 1.2m	N
CasCou	21	Cousin It	Casuarina 'Cousin It'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
GreBro	40	Bronze Rambler Grevillea	Grevillea 'Bronze Rambler'	150mm	0 - 0.2m	2.0 - 3.0m	N
DiaTas	8	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.4 - 0.5m	0.4 - 0.5m	N

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of
50% Black Soil
20% Coarse Sand
30% Organic Material

as available from Australian Native Landscapes, Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Mulch:

Mulch to garden bed:

Mulch shall mean hardwood mulch (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:

- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).

Place after the preparation of the planting bed, planting and all other work.

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Plants are available from **Andreasens Green** wholesale nursery, contact Darren (02) 8777 4713, email darren@andreasengreen.com.au or approved equivalent.

Turfed areas:

All new turfeded areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joins, flush with adjacent surfaces and have even running falls to all drainage points. All new turfeded area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 75 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Concrete Edge

MATERIALS: Concrete to be off white colour.

INSTALLATION: Supply and install 150 x 100mm (width) reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through rinsing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall convenience at the granting of practical completion and shall extend for 12 months.

Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfeded areas, paved areas, and tree pits in turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Fertilise lawn areas to maintain healthy growth.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- Mow lawn to maintain neat healthy growth.
- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

NOTE:

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

GREENLAND DESIGN												
TWELVE MONTHS MAINTENANCE SCHEDULE												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Plant Care												
Monitoring												
Pruning as required												
Deadhead /tip pruning												
Slow release fertilise												
Rapid soluble fertilise as required												
Cut back perennials and grasses												
Watering as required												
Garden Bed												
Edaina												
Remove weeds and herbicide spraying as required												
Top up mulch as required												
Dead foliage removal												
Pest Management												
Monitoring and herbicide spraying as required												
Turfed Area												
Fertilise												
Make good turf as required												
Winter clean up												
Remove dead foliage and pruning as required												

NOMINATED ARCHITECT:

Barry Rush & Associates Pty Ltd

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Suite 25A, 2 Beattie Street, Balmain NSW, 2041
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Email: info@barryrush.com.au
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F	22/03/2023	DA REVISION
E	22/02/2023	DA REVISION
D	14/02/2023	DA REVISION
C	01/11/2022	FOR DA
B	01/11/2022	FOR DA
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ARCHITECT

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MARLINE NEWCASTLE PTY LTD

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MARLINE NEWCASTLE PTY LTD

PH (02) 4925 9300 FAX (02) 4926 3811

PROJECT:

SENIORS HOUSING DEVELOPMENT

41-43 OWEN STREET WYONG

NORTH PARRAMATTA

LOTS 67 & 68 IN DP529880

TITLE:

LANDSCAPE DETAILS AND SPECIFICATION

FILE:

2599

STATUS:

FOR DA

DATE:

22/03/2023

SCALE:

1:100

PROJ:

-

PROJECT NO.

BGYCG

DRAWN:

CL

CHECKED:

GD

LANDSCAPE ARCH

REV:

F

TITLE:

FILE:

2599

TYPE:

LA

SHEET:

2 of 2







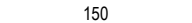








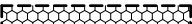





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25 November 2023

PROPOSED DEVELOPMENT

No.'s 41 & 43 OWEN AVENUE, WYONG

STORMWATER MANAGEMENT PLANS

LEGEND	
	DENOTES ON-SITE DETENTION TANK
	DENOTES ON-SITE RETENTION TANK
	DENOTES DWELLING FOOTPRINT
	DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES RISING MAIN AND PIPE DIA. U.N.O.
	DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
	DENOTES DOWNPIPE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
	STORMWATER PIT - SOLID COVER
	STORMWATER PIT - GRATED INLET
	DENOTES GRATED DRAIN
	DENOTES ABSORPTION TRENCH
	NON RETURN VALVE
	PUMP
	STOP VALVE (ISOLATION VALVE)
	240v REQUIRED
	DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

DIAL BEFORE YOU DIG



IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

GENERAL NOTES	
1.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2.	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
3.	SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC)

STORMWATER CONSTRUCTION NOTES	
1.	ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
2.	THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
3.	THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
4.	COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
5.	PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
6.	ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
7.	MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
8.	VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
9.	SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
10.	ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT

RAINWATER RE-USE SYSTEM NOTES	
1.	RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2.	TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF: 2.1. PERMANENT AIR GAP 2.2. BACKFLOW PREVENTION DEVICE
3.	NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4.	AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5.	PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
6.	ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
7.	PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
8.	ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED
9.	PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION 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 LABELED '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

SHEET INDEX	
COVER SHEET & NOTES	SHEET C1
STORMWATER MANAGEMENT PLAN	SHEET C2
STORMWATER MANAGEMENT DETAILS SHEET No.1	SHEET C3
STORMWATER MANAGEMENT DETAILS SHEET No. 2	SHEET C4
ON SITE DETENTION REPORT	SHEET C5
EROSION & SEDIMENT CONTROL PLAN	SHEET C6
EROSION & SEDIMENT CONTROL NOTES & DETAILS	SHEET C7

CENTRAL COAST COUNCIL REQUIREMENTS	
SITE AREA (m²)	1161.5
POST DEVELOPED IMPERVIOUS AREA (m²)	757.2 (65.2%)
ON SITE DETENTION	
DRAINS SOFTWARE ADOPTED FOR MODELLING, REFER TO DRAINS FILE CC210464.drn. REFER TO SHEET C5 FOR ON SITE DETENTION REPORT.	
VOLUME PROVIDED = 10m³ ORIFICE DIAMETER = 200mm	
ON SITE RETENTION	
RAINWATER REUSE TANK PROVIDED IN ACCORDANCE WITH THE BASIX. REFER TO SHEET C2 FOR LOCATION AND SHEET C4 FOR DETAIL.	
DESIGN PREPARED IN ACCORDANCE WITH COUNCIL'S "CENTRAL COAST DEVELOPMENT CONTROL PLAN 2022", CIVIL WORKS DESIGN GUIDELINE, AR&R AND AS/NZS 3500.	

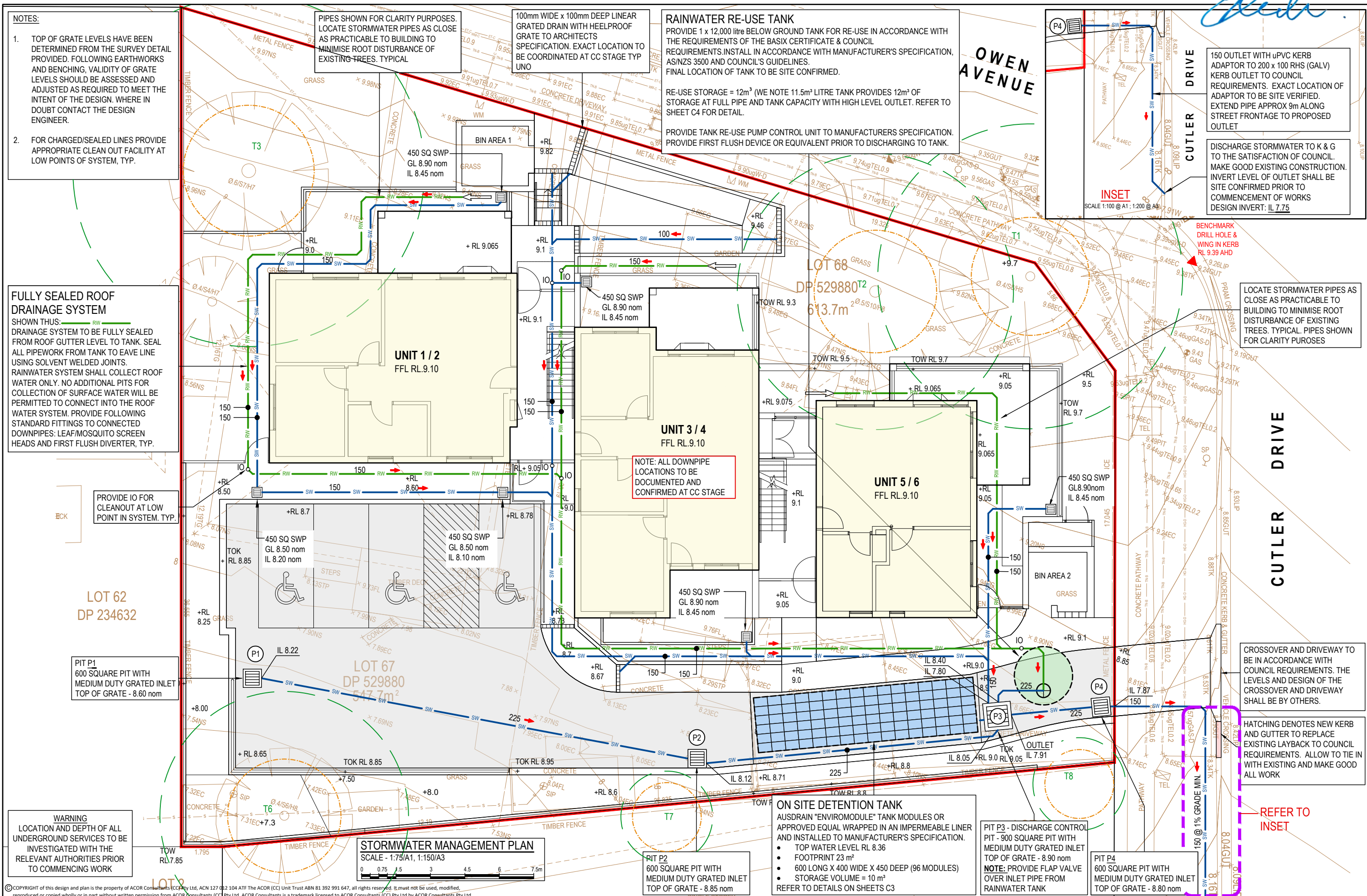


DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

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<table><tr><td>D</td><td>UPDATED TO SUIT LATEST ARCHITECTURAL PLANS</td><td>02.03.23</td><td>ED</td><td>BK</td></tr><tr><td>C</td><td>PIT P1 AMENDED</td><td>30.11.22</td><td>ED</td><td>BK</td></tr><tr><td>B</td><td>UPDATED TO SUIT NEW ARCHITECTURAL PLANS</td><td>30.11.22</td><td>RH</td><td>BK</td></tr><tr><td>A</td><td>ISSUED FOR DEVELOPMENT APPROVAL</td><td>11.10.22</td><td>RH</td><td>BK</td></tr><tr><td>Issue</td><td>Description</td><td>Date</td><td>Drawn</td><td>Approved</td></tr></table>					D	UPDATED TO SUIT LATEST ARCHITECTURAL PLANS	02.03.23	ED	BK	C	PIT P1 AMENDED	30.11.22	ED	BK	B	UPDATED TO SUIT NEW ARCHITECTURAL PLANS	30.11.22	RH	BK	A	ISSUED FOR DEVELOPMENT APPROVAL	11.10.22	RH	BK	Issue	Description	Date	Drawn	Approved		Client BARRY RUSH & ASSOCIATES PTY LTD	Architect  ACOR CONSULTANTS (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499	 ACOR CONSULTANTS ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS	Project PROPOSED RESIDENTIAL DEVELOPMENT No.'s 41 & 43 OWEN AVENUE WYONG	Drawing Title COVER SHEET & NOTES			
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BK	CC210464	C1	D																																			



NOTES:

1. TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE DESIGN ENGINEER.

2. FOR CHARGED/SEALED LINES PROVIDE APPROPRIATE CLEAN OUT FACILITY AT LOW POINTS OF SYSTEM, TYP.

FULLY SEALED ROOF DRAINAGE SYSTEM

SHOWN THUS: RW

DRAINAGE SYSTEM TO BE FULLY SEALED FROM ROOF GUTTER LEVEL TO TANK. SEAL ALL PIPEWORK FROM TANK TO EAVE LINE USING SOLVENT WELDED JOINTS. RAINWATER SYSTEM SHALL COLLECT ROOF WATER ONLY. NO ADDITIONAL PITS FOR COLLECTION OF SURFACE WATER WILL BE PERMITTED TO CONNECT INTO THE ROOF WATER SYSTEM. PROVIDE FOLLOWING STANDARD FITTINGS TO CONNECTED DOWNPIPES: LEAF/MOSQUITO SCREEN HEADS AND FIRST FLUSH DIVERTER, TYP.

PROVIDE IO FOR CLEANOUT AT LOW POINT IN SYSTEM, TYP.

LOT 62
DP 234632

PIT P1
600 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 8.60 nom

WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

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BARRY RUSH & ASSOCIATES
PTY LTD

ACOR CONSULTANTS
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

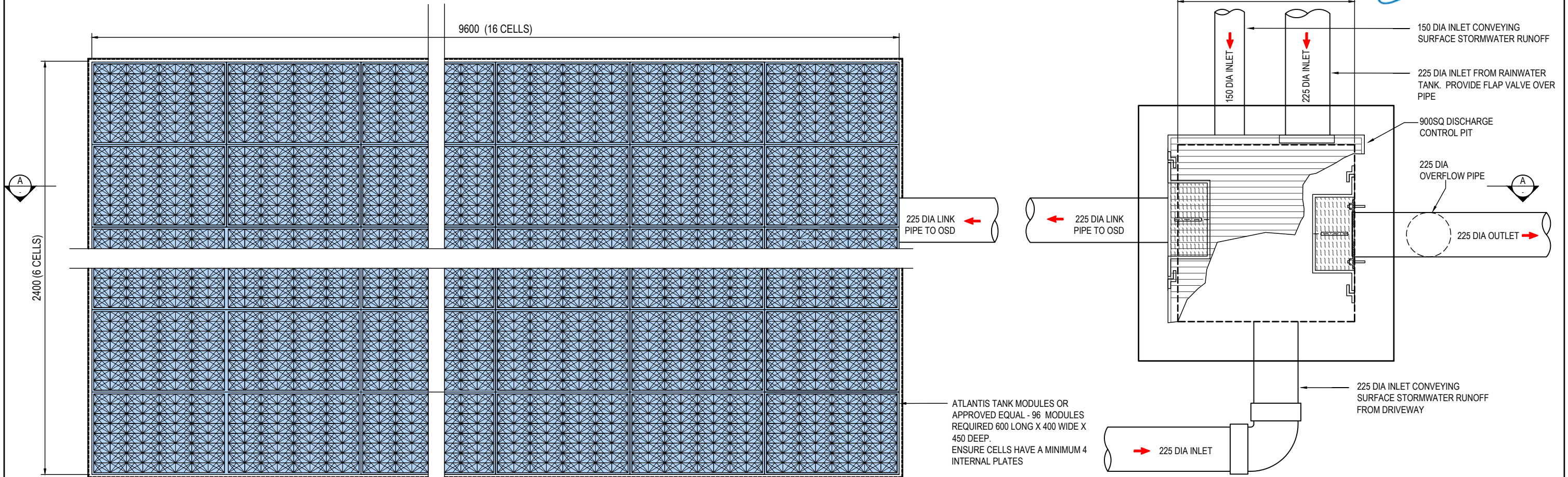
ACOR Consultants (CC) Pty Ltd
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PROPOSED RESIDENTIAL DEVELOPMENT
No. 41 & 43
OWEN AVENUE
WYONG

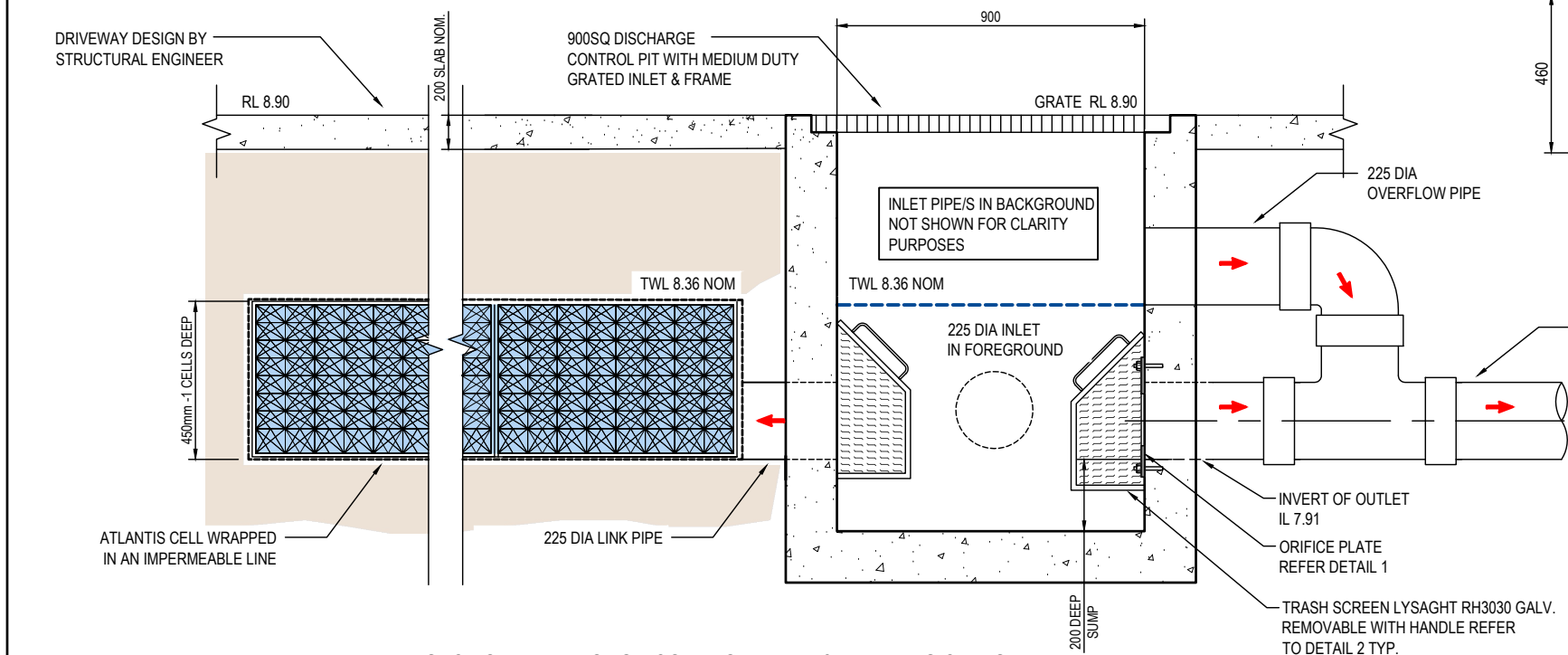
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Drawn	RH	Designed	BK	Project No.	CC210464	Dwg. No.	C2	Issue	D

25 November 2023

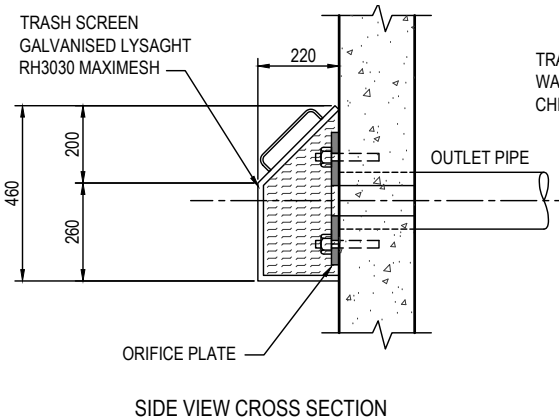
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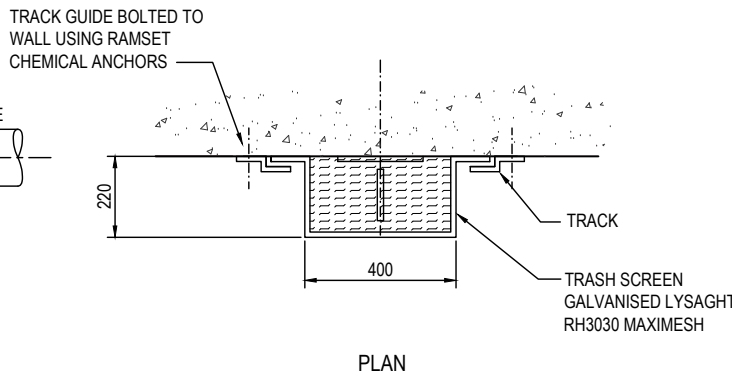
DISCHARGE CONTROL PIT & ATLANTIS CELL DETAIL
SCALE - 1:10/A1, 1:20/A3



SECTION A - THROUGH CONTROL PIT P3 & ATLANTIS CELLS
SCALE - 1:10/A1, 1:20/A3

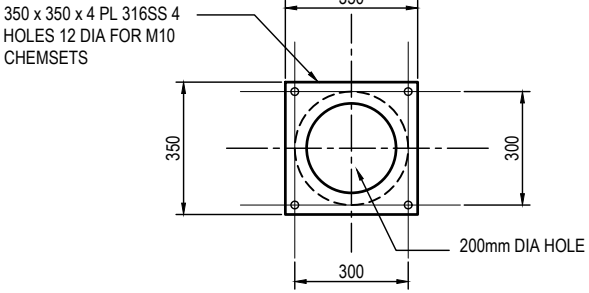


SIDE VIEW CROSS SECTION



PLAN

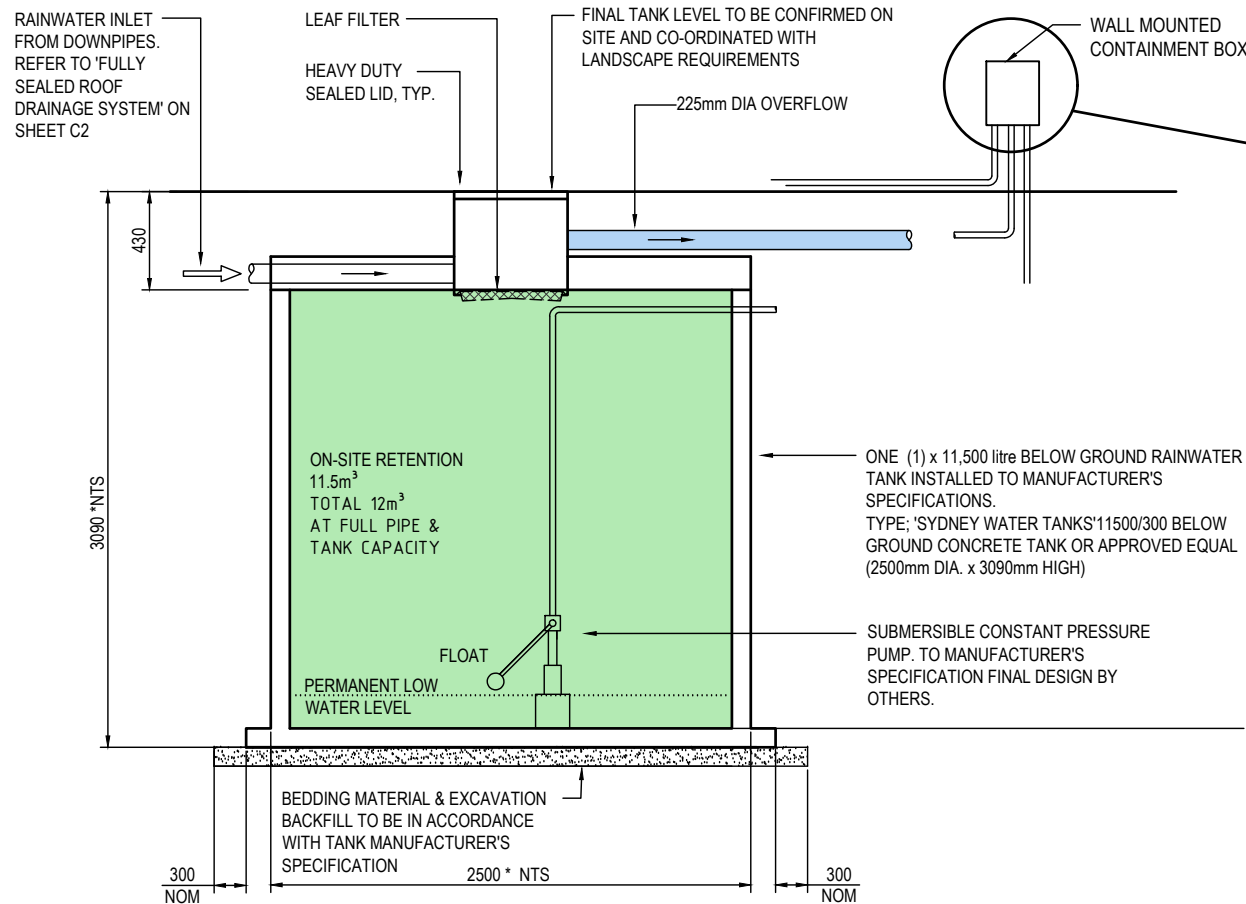
DETAIL 2 - TRASH SCREEN
SCALE NTS



DETAIL 1 - ORIFICE PLATE
SCALE NTS

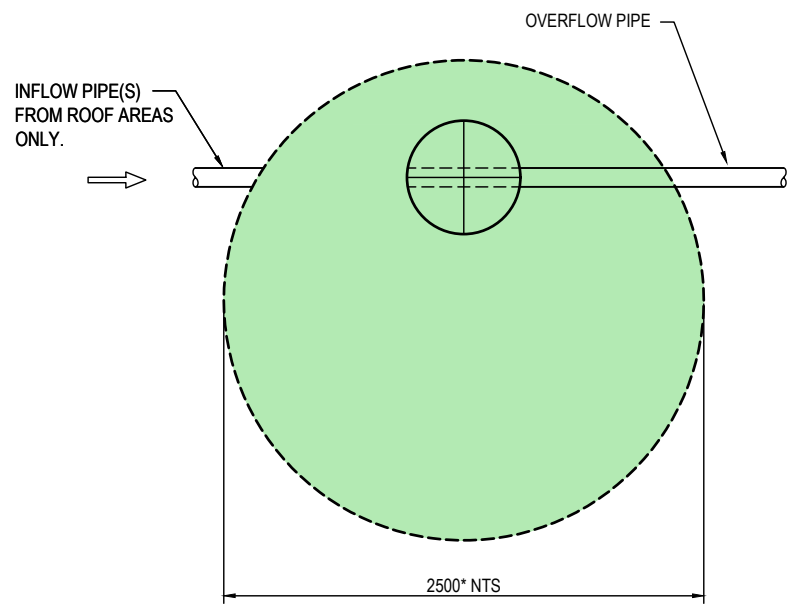
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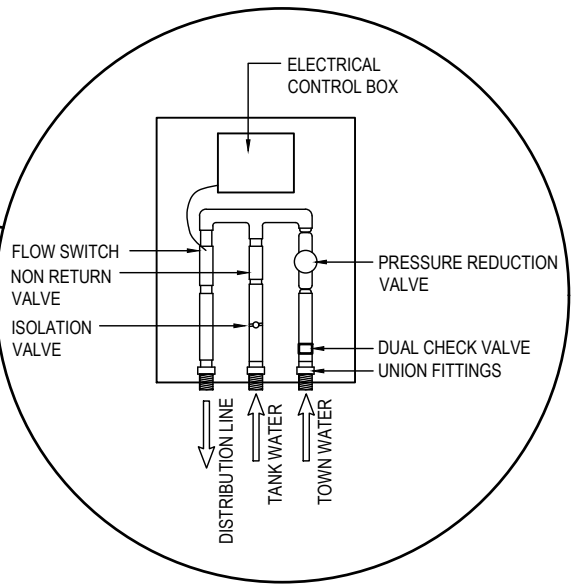


DETAIL 1 - BELOW GROUND RAINWATER RE-USE TANK ELEVATION
NOT TO SCALE

* DIMENSIONS TO BE CONFIRMED WITH MANUFACTURER, VARIATION TO BE REFERRED TO THE DESIGN ENGINEER FOR VALIDATION



RAINWATER RE-USE TANK PLAN
NOT TO SCALE

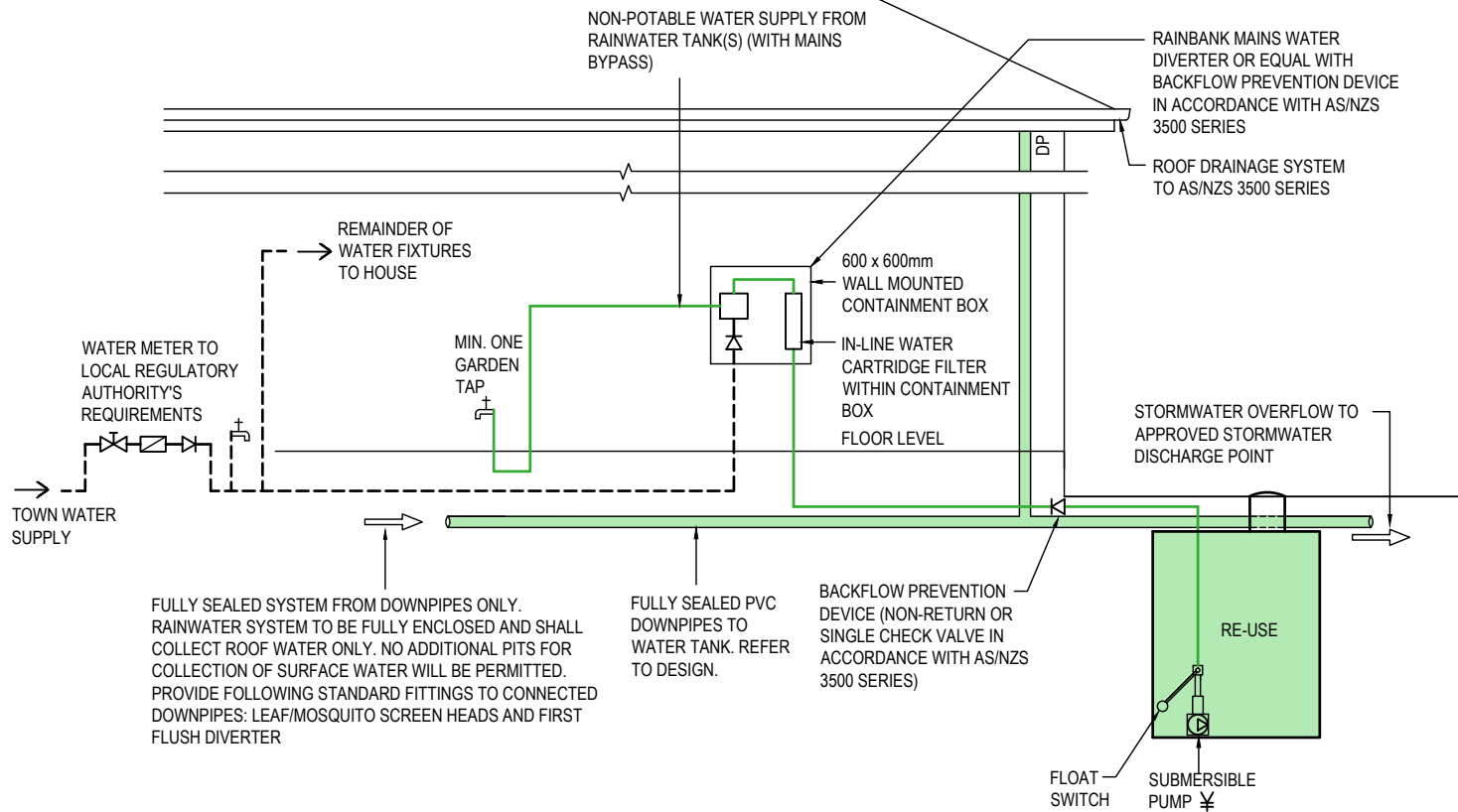


NON POTABLE WATER TO
BE REUSED FOR LANDSCAPE
IRRIGATION



TYPICAL WARNING SIGN

SCALE N.T.S
* EVERY EXTERNAL SUPPLY OUTLET FROM
RAINWATER RE-USE TANK TO BE LABELED
WITH METALLIC WARNING SIGN



BELOW GROUND RAINWATER TANK - SCHEMATIC LAYOUT
NOT TO SCALE

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B	UPDATED TO SUIT NEW ARCHITECTURAL PLANS	30.11.22	RH	BK
A	NIL ISSUE	-	-	-

Client
**BARRY RUSH
& ASSOCIATES**
PTY LTD

Architect

AcOR
CONSULTANTS
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Project
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Drawing Title STORMWATER MANAGEMENT DETAILS SHEET No.1				
Drawn	Date	Scale	A1	Q.A. Check
RH	SEPT 2022	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC210464	C4	D	

ON-SITE STORMWATER DETENTION REPORT

1.1. METHODOLOGY

1.1.1. THE DRAINS PROGRAM WAS ADOPTED AS AN APPROPRIATE MODEL FOR THIS PROJECT. PRE-DEVELOPED AND POST-DEVELOPED HYDROLOGICAL AND HYDRAULIC MODELS WERE DEVELOPED FOR THE 1, 2, 5, 10, 20, 50 AND 100 YEAR ARI DESIGN STORM EVENTS, ASSESSING STACKED RAINFALL PATTERNS RANGING FROM 5 MINUTES TO 2 HOURS. THE ADOPTED PRE & POST DEVELOPED FLOWS ARE THOSE ASSIGNED TO THEIR RESPECTIVE PEAKS.

1.2. PRE-DEVELOPED DRAINS MODEL

1.2.1. THE PRE-DEVELOPED DRAINS MODEL COMPRISED A SINGLE SUB-CATCHMENT DISCHARGING TO A DUMMY NODE. THE PARAMETERS INPUT TO THE DRAINS MODEL FOR THE SUB-CATCHMENT ARE IDENTIFIED IN THE DRAINS SUB-CATCHMENT DATA INPUT FILE. REFER TO DRAINS FILE "GOSFORD CC210464.drn" THE CATCHMENT AREA ADOPTED IS 0.1161ha. THE PRE & POST DEVELOPED IMPERVIOUS AREAS ADOPTED IN THE MODEL ARE 0% AND 65% RESPECTIVELY.

1.2.2. THE PRE-DEVELOPED PEAK FLOWRATES CALCULATED BY THE DRAINS PROGRAM ARE SUMMARISED BELOW:

SITE AREA (m ²)	1161 (34% PERVIOUS)
ARI (YEARS)	PEAK FLOWRATE (PRE-DEVELOPED) (L/s)
5	33
20	45
100	57

1.3. POST-DEVELOPED MODEL

1.3.1. THE POST DEVELOPED DRAINS MODEL COMPRISES OF TWO SUB CATCHMENTS FORMED BY THE POST DEVELOPED ROOF AREA WHICH DRAINS TO RAINWATER TANKS WITH OVERFLOWS TO DETENTION TANK, AND RESIDUAL SURFACE AREAS THAT DRAIN DIRECTLY TO DETENTION TANK. REFER TO DRAINS MODEL "CC210464.drn" FOR DETAIL.

1.3.2. THE PARAMETERS INPUT INTO THE DRAINS MODEL FOR THE POST-DEVELOPED DETENTION TANK IS IDENTIFIED IN THE DRAINS SUB-CATCHMENT DATA. REFER TO DRAINS MODEL "CC210464.drn" FOR DETAILS.

1.3.3. THE OSD STORAGE/OUTFLOW PARAMETERS ADOPTED IN THE DRAINS MODEL ARE IDENTIFIED IN DRAINS MODEL "CC210464.drn"

1.3.4. THE PEAK STORAGE VOLUME CALCULATED BY THE DRAINS MODEL OCCURS DURING THE 100 YEAR ARI 25 MINUTE DESIGN STORM EVENT. THE VOLUMETRIC GRAPH FOR THIS STORM EVENT IS IDENTIFIED IN DRAINS MODEL "CC210464.drn".

1.3. POST-DEVELOPED MODEL (CONTINUED)

1.3.5. THE INFLOW AND OUTFLOW HYDROGRAPH FOR THIS STORM EVENT IS IDENTIFIED IN DRAINS MODEL "CC210464.drn"

1.3.6. THE PEAK FLOWRATES AND WATER SURFACE LEVELS DEVELOPED BY THE DRAINS MODEL FOR THE 100 YEAR ARI DESIGN STORM EVENT. REFER TO DRAINS MODEL "CC210464.drn" FOR DETAIL.

1.3.7. THE POST-DEVELOPED PEAK FLOWRATES ARE TABLED BELOW:

ARI (YEARS)	PEAK FLOWRATE (POST-DEVELOPED) (L/s)
5	32
20	42
100	50

1.4. CONCLUSION

1.4.6. BASED ON THE FOREGOING THE PROPOSED OSD TANK WILL ATTENUATE POST-DEVELOPED PEAK FLOWRATES TO EQUIVALENT FLOWRATES OR LESS THAN THE COMPARABLE PRE-DEVELOPED FLOWRATES. THE PEAK FLOWRATES FOR THE PRE & POST-DEVELOPED STORM EVENTS FOR THE ENTIRE CATCHMENT DISCHARGE TO THE EXISTING STORMWATER SYSTEM ARE TABLED BELOW:

ARI (YEARS)	PEAK FLOWRATE (L/s)		
	OVERALL SITE		
	PRE	POST	REMARKS
5	33	32	REDUCTION
20	45	42	REDUCTION
100	57	50	REDUCTION

Chad

25 November 2023

EROSION & SEDIMENT LEGEND

1

INSTALL SEDIMENT FENCING REFER
DETAIL SD 6-8, SHEET C7. WHERE
UNDER CANOPY AREAS OF TREES TO
BE RETAINED, FENCING NOT TO BE
DUG INTO THE GROUND BUT INSTEAD
ATTACHED TO GROUND BY TIGHTLY
PACKED SANDBAGS.

2

THE EXISTING CROSSOVER &
LAYBACK ARE TO BE RETAINED
FOR SITE ACCESS UNTIL
REASONABLE COMPLETION OF
CONSTRUCTION WORKS

3

STOCKPILE IN ACCORDANCE
WITH DETAIL SD 4-1,
REFER TO SHEET C7. LOCATION
MAY BE ALTERED PENDING
CONSTRUCTION STAGING

4

WASTE STORAGE AREA
PROVIDE SOLID AND LIQUID
WASTE RECEPTACLE BINS

5

BARRIER FENCING OR UTILISE
EXISTING BOUNDARY FENCE

6

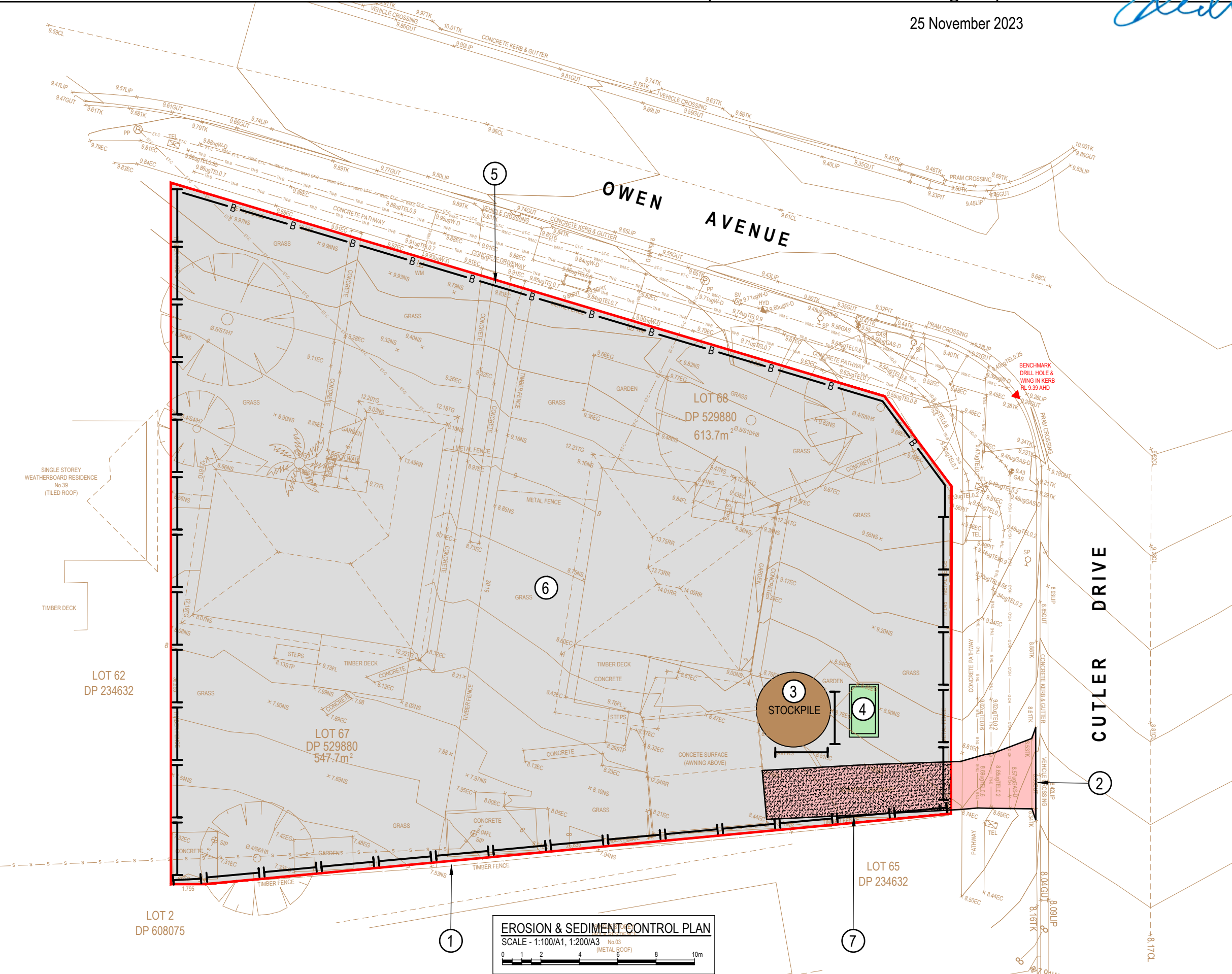
PROPOSED DISTURBED AREA

7

SITE ACCESS PROVIDE LARGE COARSE
DIA AGGREGATE OR RECYCLED
CONCRETE. IN ACCORDANCE WITH
DETAIL SD 6-14, SHEET C7

NOTE 1: PROVIDE PROTECTION TO
DRAINAGE PITS FOLLOWING PIT
INSTALLATION. REFER DETAIL SD6-12
ON SHEET C7

NOTE 2: TREE BARRIERS REQUIRED
IN ACCORDANCE WITH THE
ARBORIST'S REPORT



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D	UPDATED TO SUIT LATEST ARCHITECTURAL PLANS	02.03.23	ED	BK	<div>North</div> <div></div>
C	PIT P1 AMENDED	30.11.22	ED	BK	
B	UPDATED TO SUIT NEW ARCHITECTURAL PLANS	30.11.22	RH	BK	
A	ISSUED FOR DEVELOPMENT APPROVAL	11.10.22	RH	BK	
Issue	Description	Date	Drawn	Approved	

Client

BARRY RUSH
& ASSOCIATES
PTY LTD

Architect

ACOR
CONSULTANTS

ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

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ERINA NSW 2250, Australia
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Project

PROPOSED RESIDENTIAL
DEVELOPMENT

No.'s 41 & 43
OWEN AVENUE
WYONG

Drawn	Date	Scale	A1	Q.A. Check	Date
RH	SEPT 2022	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.			
BK	CC210464	C6			D

Drawn	Date	Scale	A1	Q.A. Check	Date
RH	SEPT 2022	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.			
BK	CC210464	C6			D

GENERAL INSTRUCTIONS

- THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
- CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).
- ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

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

SITE MAINTENANCE INSTRUCTIONS

- THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
 - ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
 - REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
 - REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
 - ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
 - CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
 - MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
- THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
 - THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
 - THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
 - THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
 - THE NEED FOR DUST PREVENTION STRATEGIES.
 - ANY REMEDIAL WORKS TO BE UNDERTAKEN.THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SEDIMENT CONTROL INSTRUCTIONS

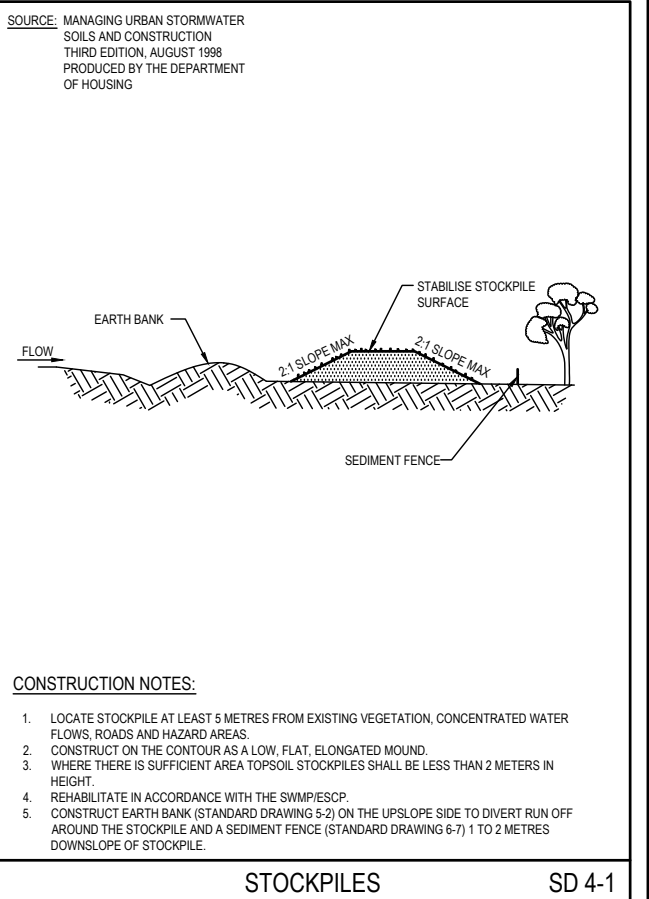
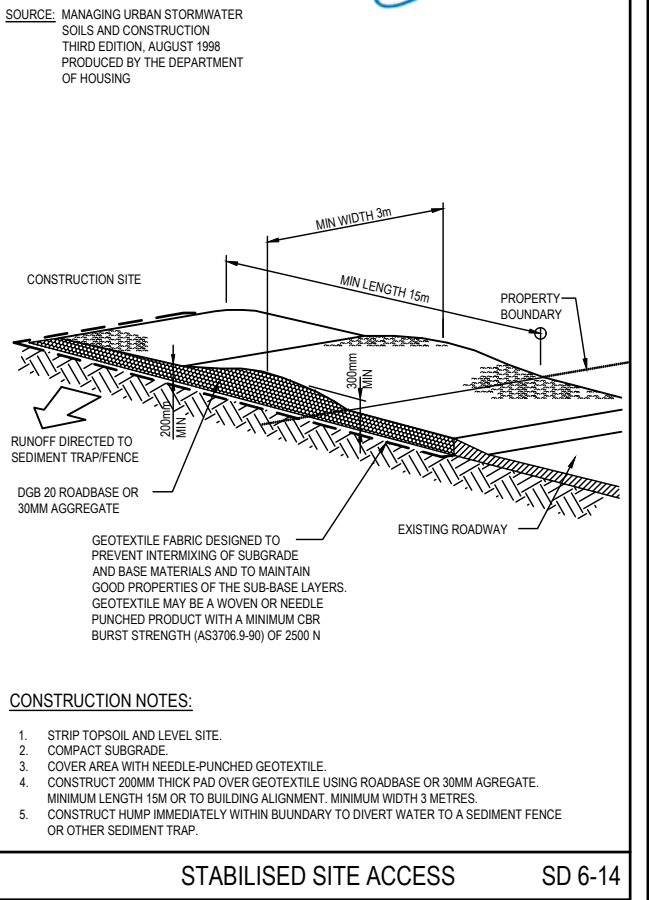
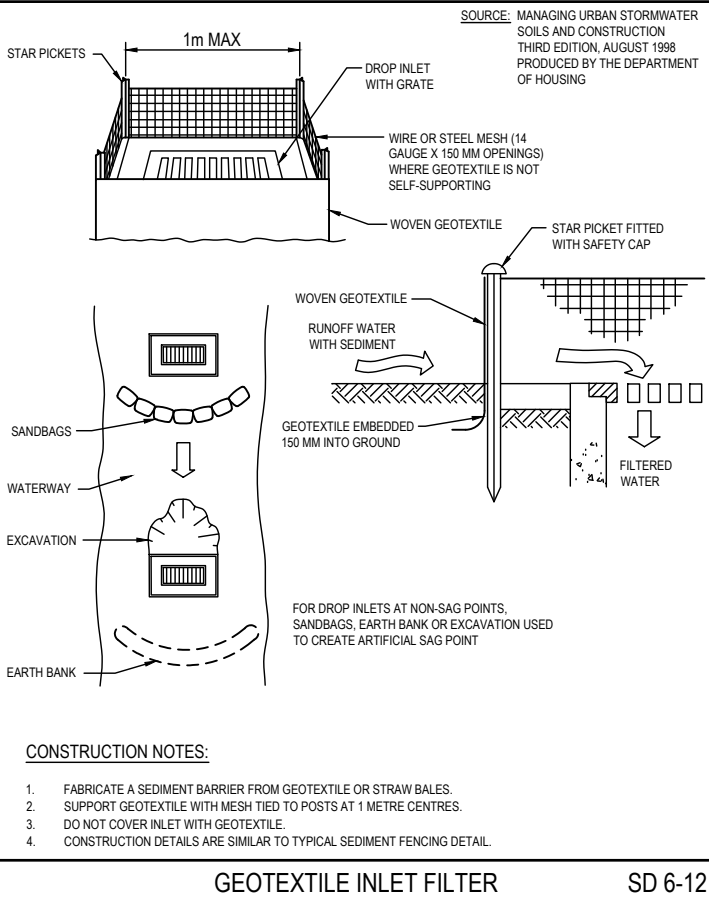
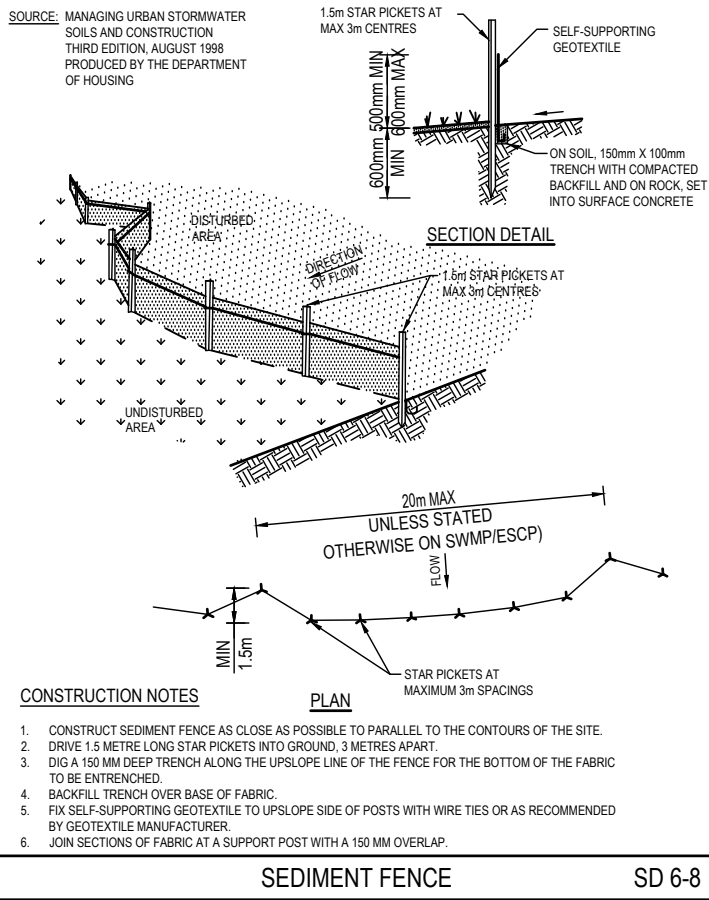
- SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
- SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
- SEDIMENT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

SOIL EROSION CONTROL INSTRUCTIONS

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

WASTE CONTROL INSTRUCTIONS

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



D				02.03.23	ED	BK	North
C				30.11.22	ED	BK	
B				30.11.22	RH	BK	
A				11.10.22	RH	BK	
Issue				Date	Drawn	Approved	
Description							
1cm at full size							

Client		Architect	
BARRY RUSH & ASSOCIATES		ACOR CONSULTANTS	
PTY LTD		ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS	

ACOR Consultants (CC) Pty Ltd		Project	
Platinum Building, Suite 2.01, 4 Ilya Avenue		PROPOSED RESIDENTIAL DEVELOPMENT	
ERINA NSW 2250, Australia		No.'s 41 & 43	
T +61 2 4324 3499		OWEN AVENUE	
		WYONG	

Drawing Title			
EROSION & SEDIMENT CONTROL NOTES & DETAILS			
Drawn	Date	Scale	A1
RH	SEPT 2022	AS NOTED	-
Designed	Project No.	Dwg. No.	Issue
BK	CC210464	C7	D

HT.	1
=	5

THE BOUNDARY INFORMATION SHOWN ON THIS PLAN REGARDING THE LOCATION OF THE PROPERTY BOUNDARIES HAS BEEN TAKEN FROM THE TITLE DEPOSITED PLAN. IT HAS BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9.(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017" AND IS ACCURATE TO ABOUT $\pm 0.05\text{m}$. IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.

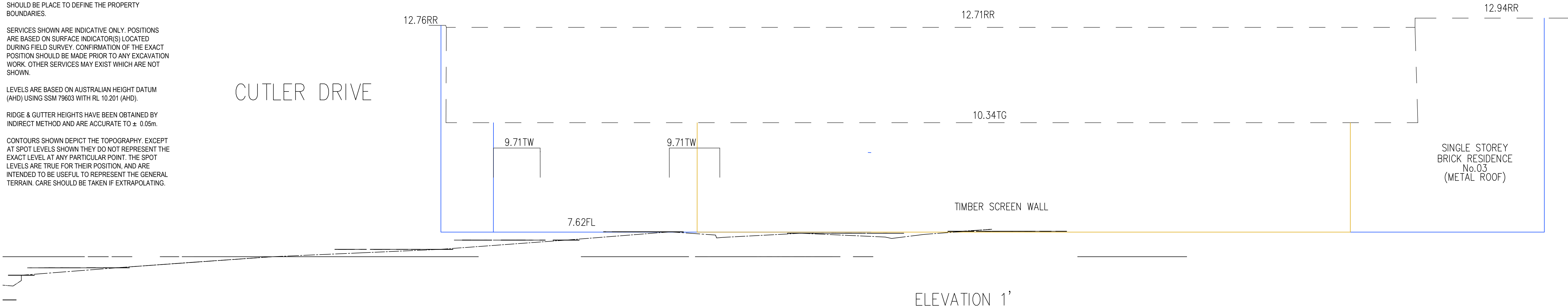
A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS. PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 79603 WITH RL 10.201 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY
INDIRECT METHOD AND ARE ACCURATE TO $\pm 0.05\text{m}$.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.












LEGEND

BK - BACK OF KERB
CL - CENTERLINE
GUT - KERB GUTTER
LIP - LIP OF KERB
PIT - STORM WATER PIT
SUP - SUPPORT
TOW - TOP OF WALL
BOW - BOTTOM OF WALL
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
ELEC - ELECTRICAL CONNECTION
WH - WATER HEATER
Ø.4S/10H16 - TREE DIAMETER/SPREAD/HEIGHT



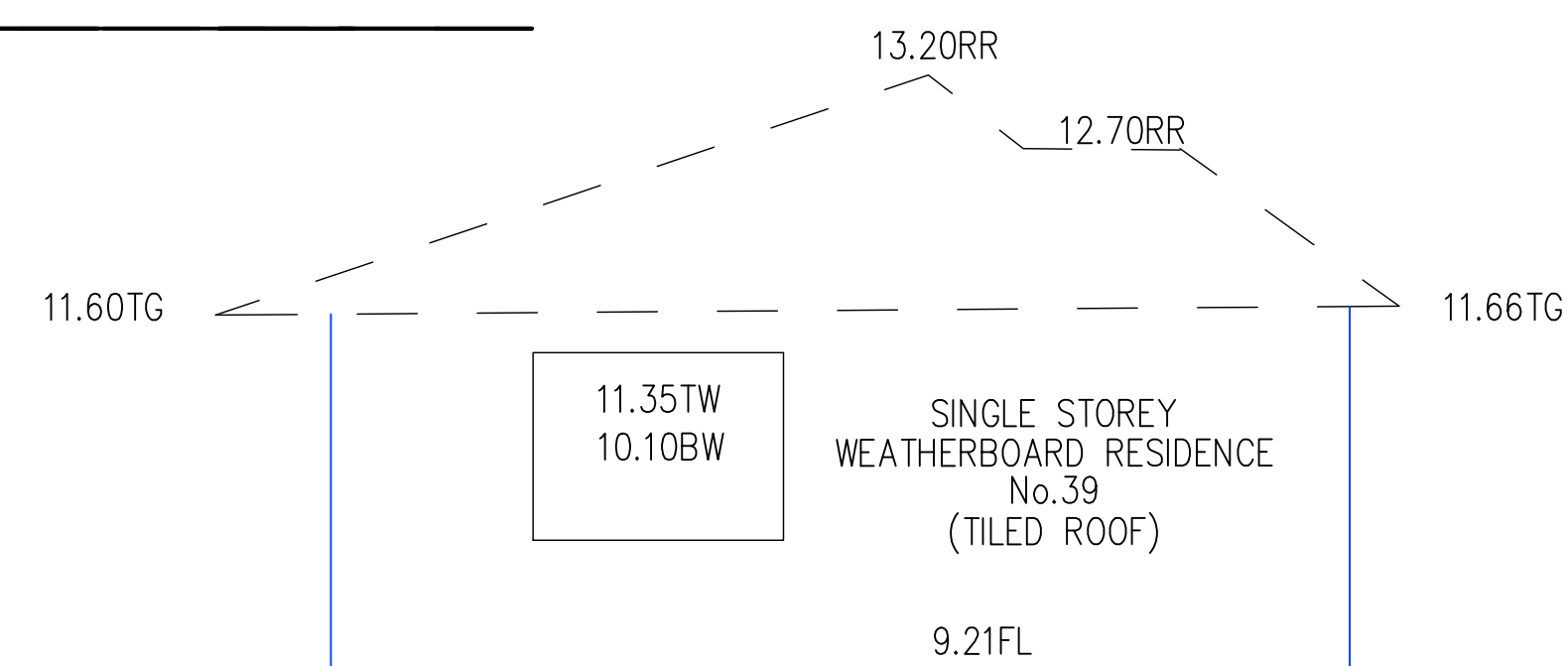
UTILITIES LEGEND

LEGEND

BENCH MARK	
TELSTRA PIT	 TEL
POWER POLE	 PP
SIGN POST	 SP
SEWER INSPECTION PIT	 SIP
STOP VALVE	 SV
WATER HYDRANT	 HYD
WATER METER	 WM
STATE SURVEY MARK	 SSM

OVERVIEW LEGEND	
ELECTRICITY	—X— EU-A-B-C-D
TRANSMISSION	—X— ET-A-B-C-D
TELECOMMUNICATIONS	—X— TN-A-B-C-D
OPTICAL FIBRE	—X— DU-A-B-C-D
LOW PRESSURE GAS	—X— LG-A-B-C-D
HIGH PRESSURE GAS	—X— HG-A-B-C-D
WATER MAIN	—X— WM-A-B-C-D
STORMWATER LINE	—X— SW-A-B-C-D
SEWER MAIN	—X— SM-A-B-C-D
UNKNOWN SERVICE	—X— UP-A-D

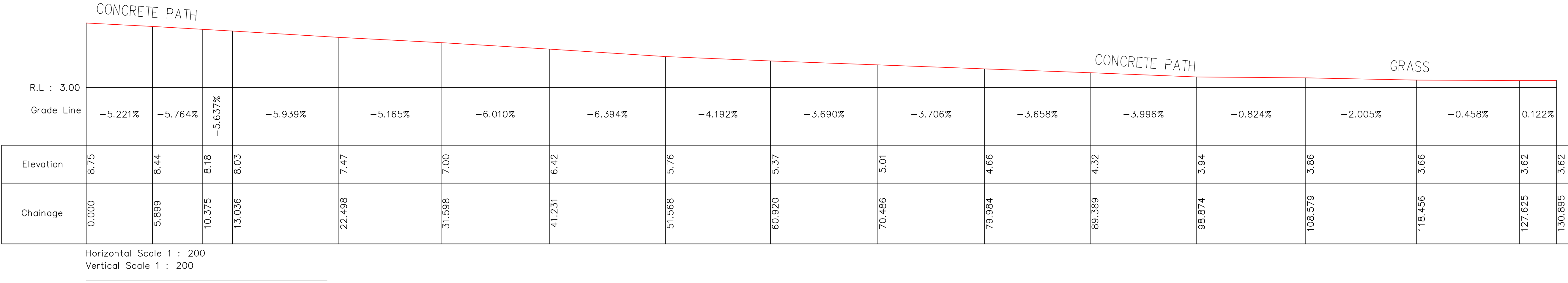
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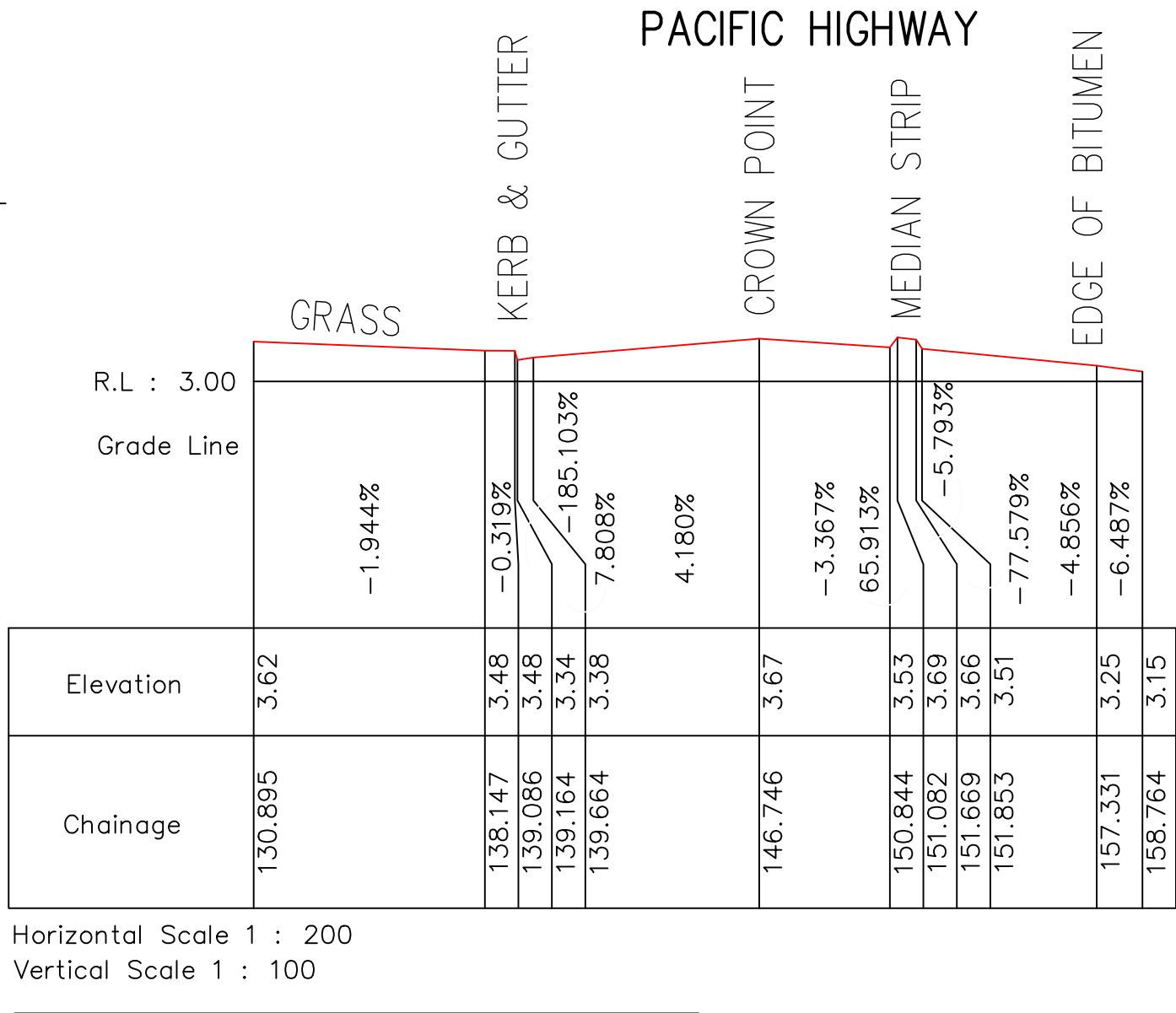
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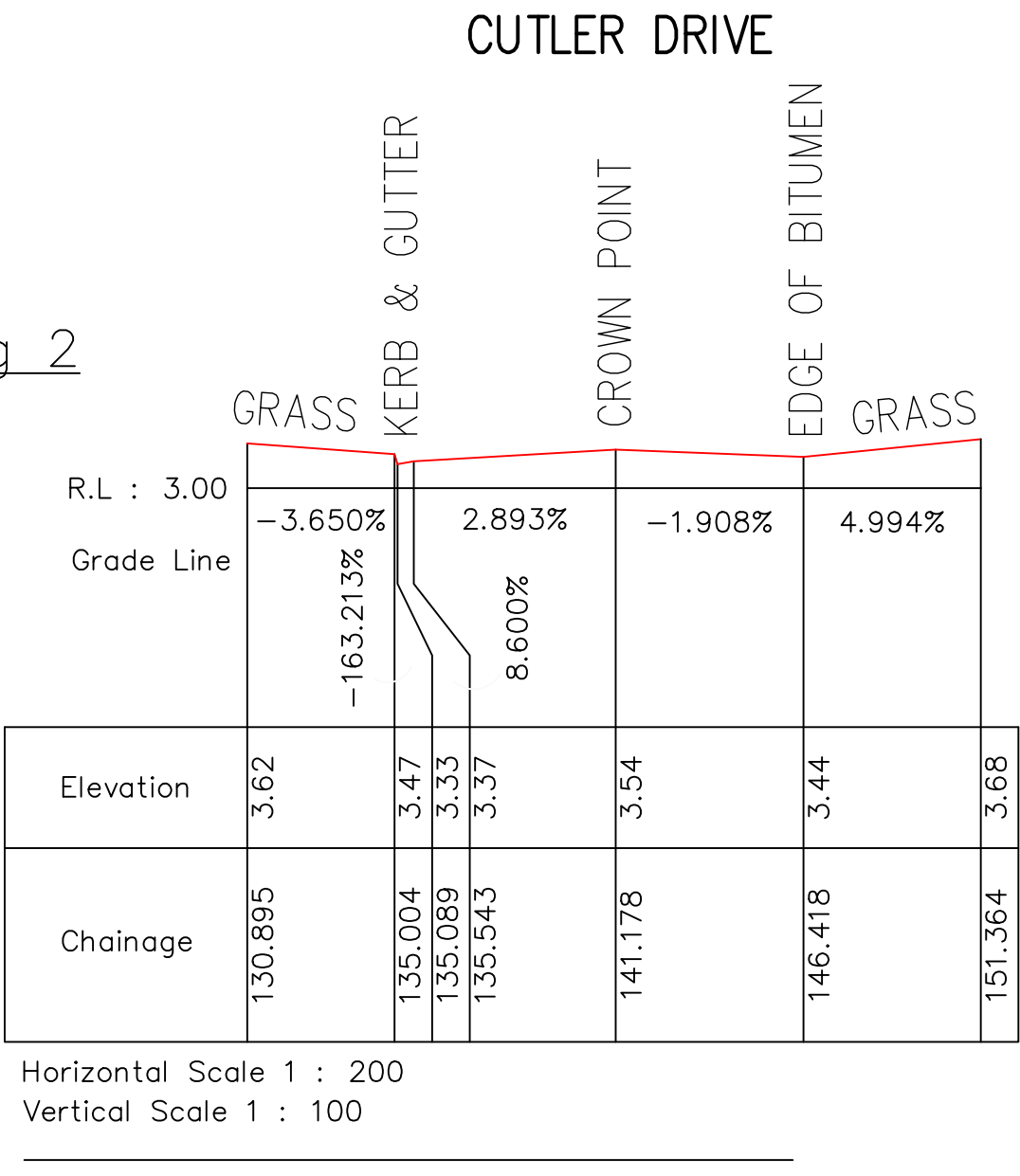
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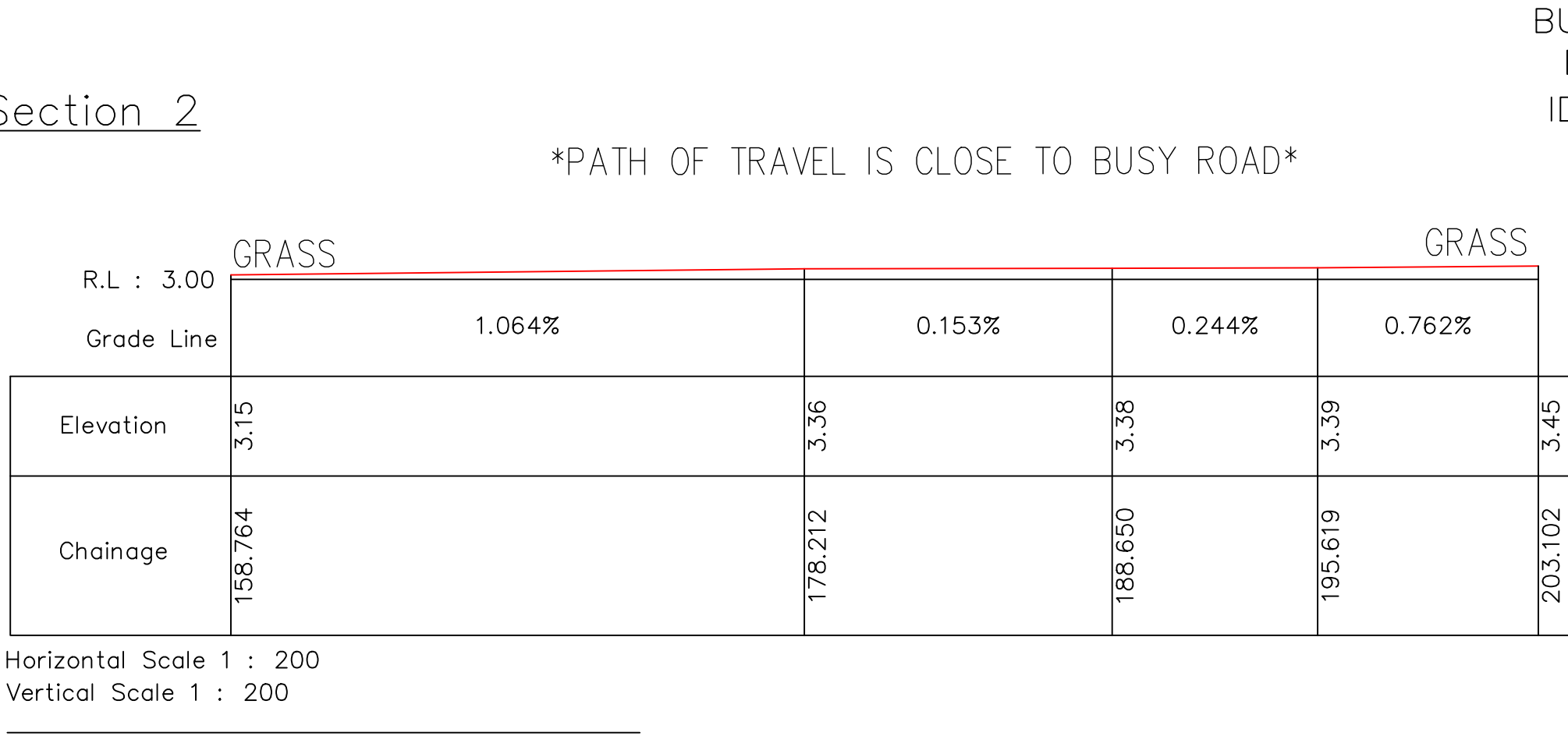
Crossing 1



Crossing 2

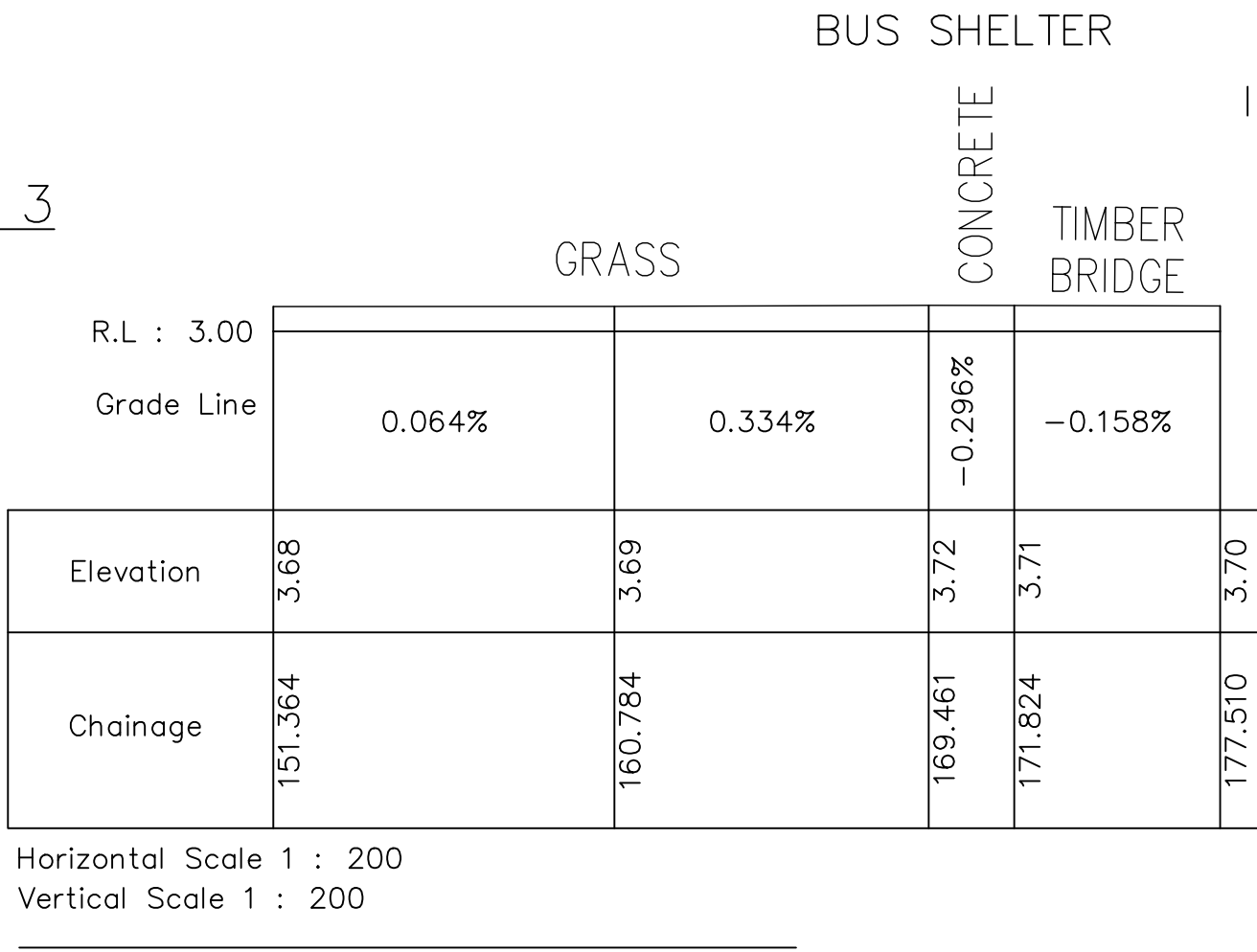


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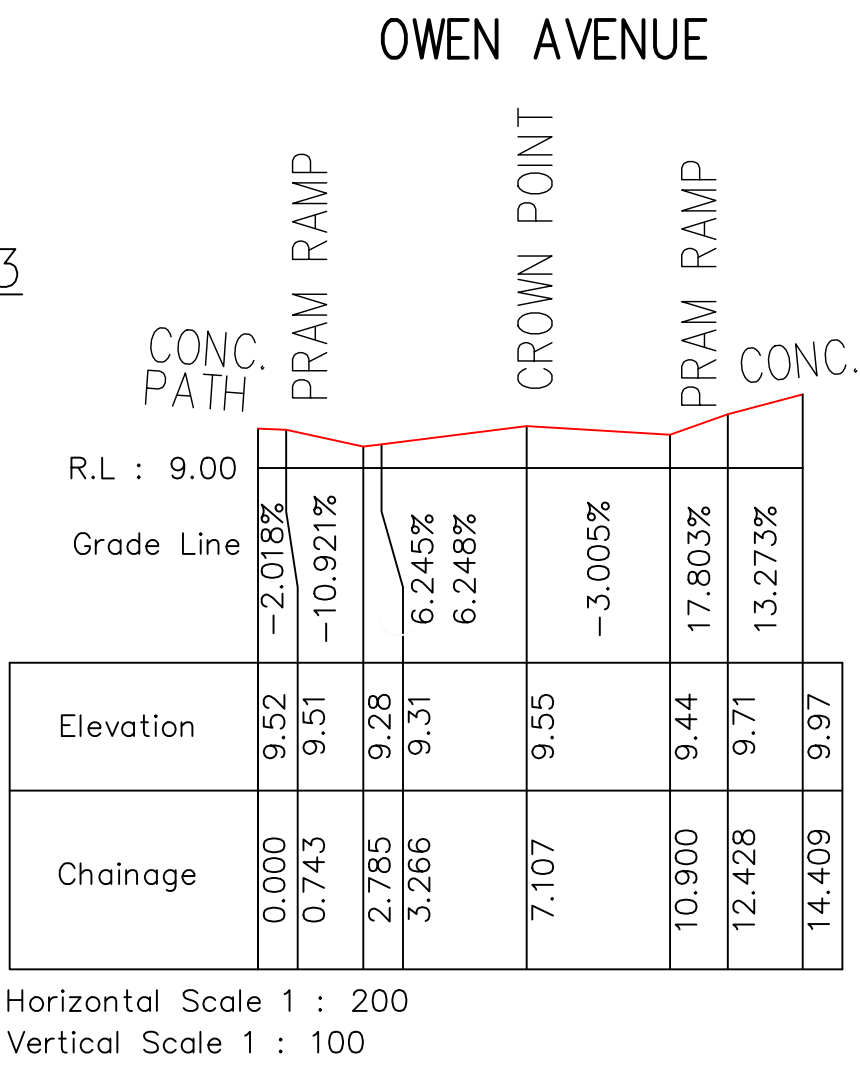




BUS SHELTER
BUS STOP
ID #225943

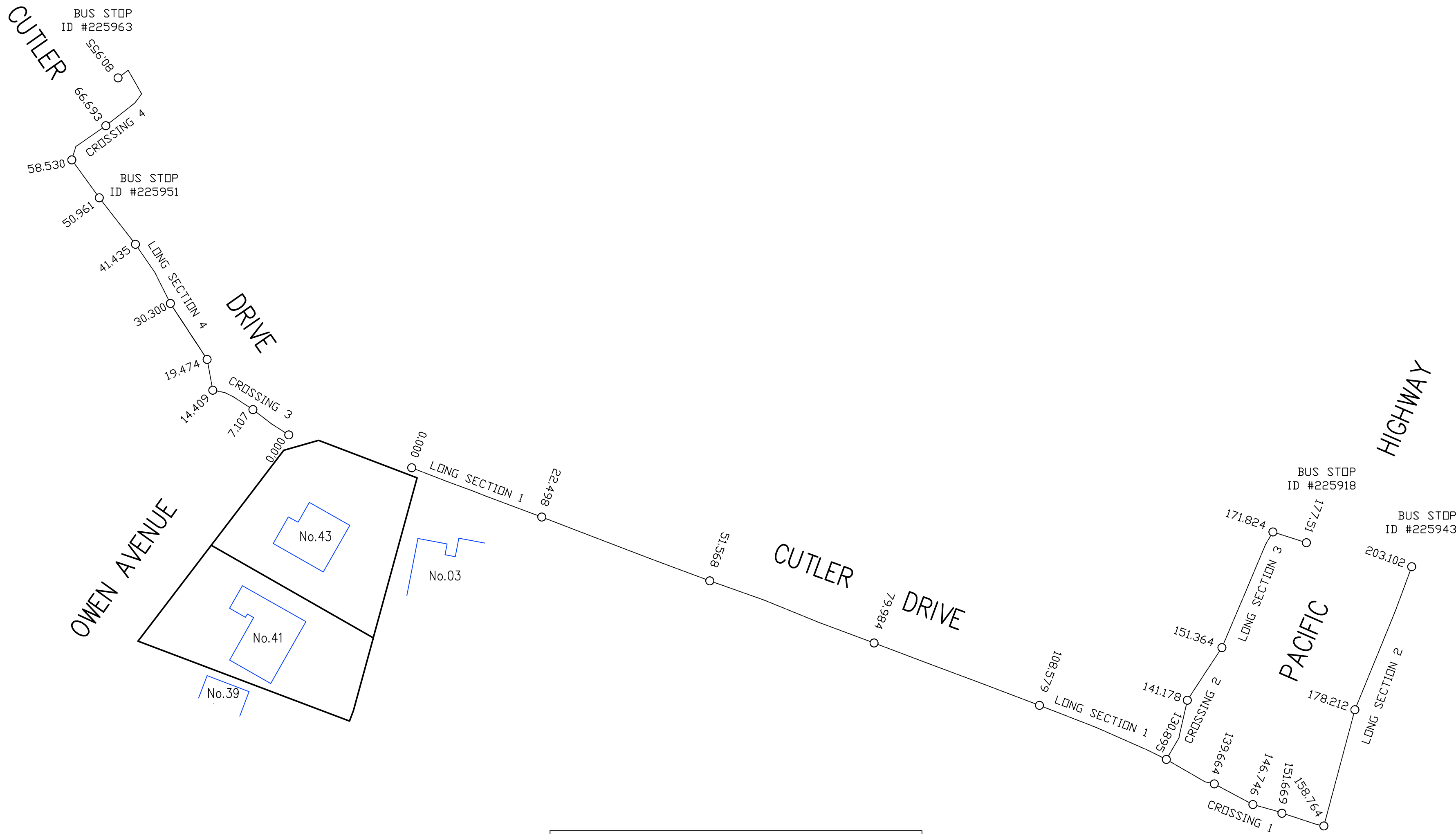
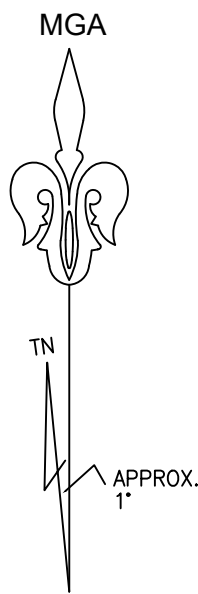
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Crossing 3

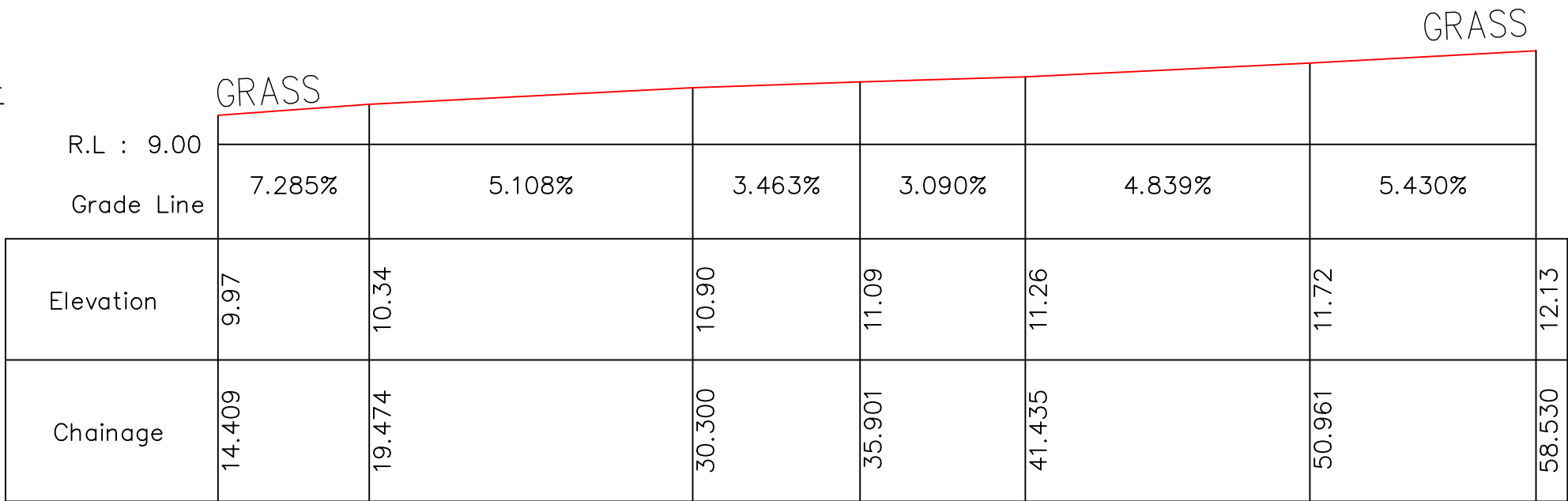


No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT	CONTOUR INTERVAL: DATUM: A.H.D. ORIGIN OF DATUM: S.S.M. 79603 100 YEAR FLOOD RL: RECOMMENDED MINIMUM FLOOR RL: SOURCE OF FLOOD INFO:	LEGEND OF COMMONLY USED SYMBOLS	SEE INDIVIDUAL SCALES	DATE OF SURVEY: 06 / 10 / 2021 SURVEY CONSULTANT:  TSS TOTAL SURVEYING SOLUTIONS ARTARMON CAMDEN MANLY VALE SURVEYORS REF: 211660	 Land & Housing Corporation Division of the Department of Family & Community Services DRAWING TITLE LONG SECTIONS	LOCATION Wyong	STREET ADDRESS 41-43 Owen Ave, Wyong	TYPE S	
								LAND TITLE INFORMATION LOTS: 67 & 68 PLAN NOs : 529880 OTHER: AREA: 1161.4m² (TOTAL)				SITE WYONG	JOB 211660	SHT. 4 OF 5



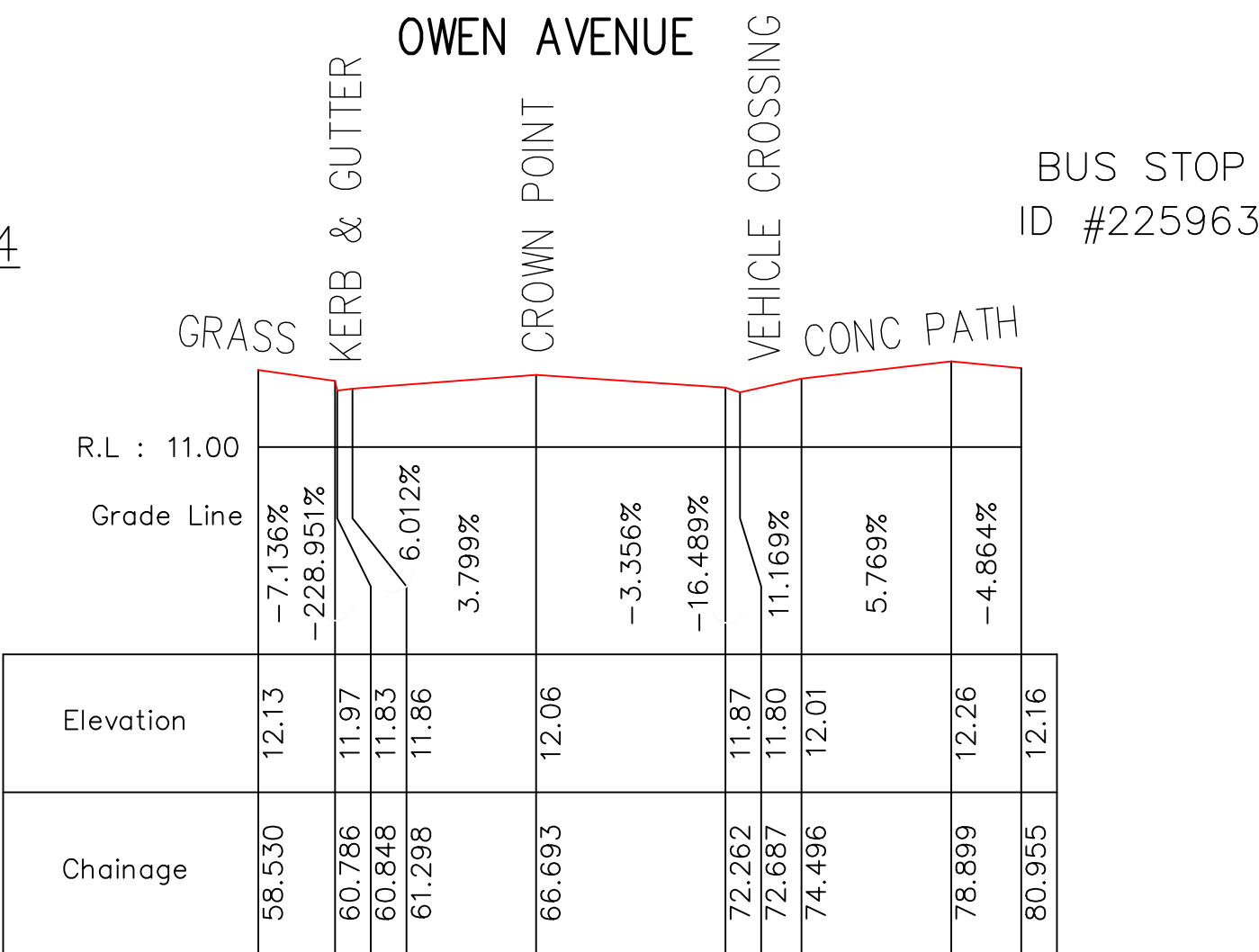
LOCATION PLAN SCALE 1:500

Long Section 4



Horizontal Scale 1 : 200
Vertical Scale 1 : 200

Crossing 4



Horizontal Scale 1 : 200
Vertical Scale 1 : 100

No.			DATE			NOTATION/AMENDMENT			No.			DATE			NOTATION/AMENDMENT			CONTOUR INTERVAL:			LEGEND OF COMMONLY USED SYMBOLS			SEE INDIVIDUAL SCALES			DATE OF SURVEY: 06 / 10 / 2021			SURVEY CONSULTANT:			LOCATION		
																		DATUM: A.H.D.									TSS TOTAL SURVEYING SOLUTIONS			NSW Land & Housing Corporation			Wyong		
																		ORIGIN OF DATUM: S.S.M. 79603									ARTARMON CAMDEN MANLY VALE			Division of the Department of Family & Community Services			STREET ADDRESS		
																		100 YEAR FLOOD RL:												DRAWING TITLE			41-43 Owen Ave, Wyong		
																		RECOMMENDED MINIMUM FLOOR RL:												LONG SECTIONS					
																		SOURCE OF FLOOD INFO:															SITE		
																																	JOB		
																																	WYONG / 211660		
																																	SHT. 5		
																																	OF 5		

NOTIFICATION PLANS

SENIORS HOUSING

41- 43 OWEN AVENUE WYONG



STREET PERSPECTIVE - CRN OF OWEN AVE. AND CUTLER DR.

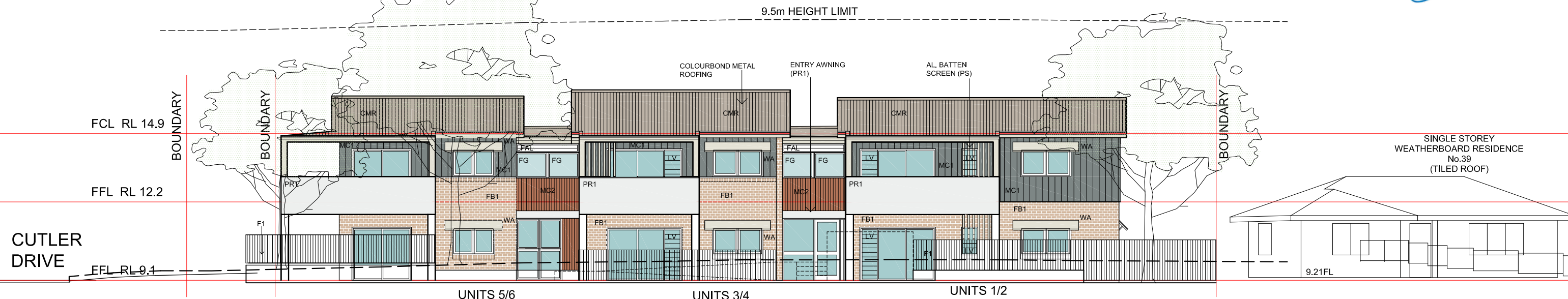
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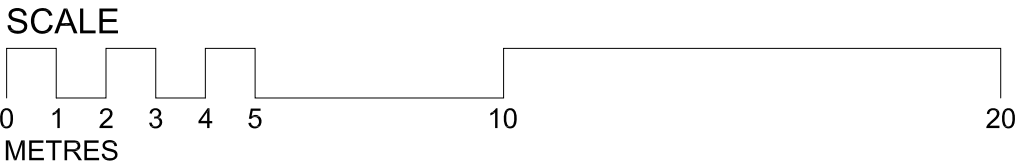
- LEGEND:**
- BUILDING SETBACK
 - 1 BED UNIT
 - 2 BED UNIT
 - COMMON AREA
 - PRIVATE YARD
 - EXISTING TREE
 - TREE TO BE REMOVED
 - PROPOSED TREE AND LANDSCAPING
 - OVERLAND FLOW PATH ARROWS (TYP)
- CL CLOTHES LINE
F1 FENCE 1200mm HIGH METAL PICKET
F2 1.8m HIGH COLORBOND BOUNDARY FENCE
F3 1500/1800 HIGH SLATTED METAL FENCE
FFL FINISHED FLOOR LEVEL
GD GRATED DRAIN
ge CONCRETE GARDEN EDGE
LB LETTERBOXES - RECESSED INTO WALL
POS PRIVATE OPEN SPACE
PS PRIVACY SCREEN
RL RELATIVE LEVEL
SA ACCESSIBLE PARKING SHARED AREA
TOW TOP OF WALL
TOK TOP OF KERB
WA WINDOW AWNING

Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
BacMur	4	Grey Myrtle	Backhousia myrtifolia	75Litre	5 - 10m	3.5 - 6m	N
BanInt	2	Coastal Banksia	Banksia integrifolia	75Litre	10 - 12m	5 - 7m	N
CalVim	6	Bottlebrush	Callistemon viminalis	75Litre	3 - 5m	2.0 - 3.5m	N
CupAna	1	Tuckeroo	Cupaniopsis anacardioides	75Litre	6 - 9m	3.5 - 6m	N
TriLus	5	Water Gum	Tristania laurina 'Luscious'	75Litre	6 - 8m	3.5 - 6m	N
Shrubs							
AcaGree	33	Green Mist	Acacia cognata 'Green Mist'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
AcmeRed	49	Red Head Lilly Pilly	Acmena smithii 'Red Head'	200mm	5 - 6m	3.0 - 4.0m	N
AcmFor	39	Forest Flame	Acmena 'Forest Flame'	200mm	1.5 - 2.0m	1.0 - 1.5m	N
AcmSub	16	Sublime Lilly Pilly	Acmena smithii 'Sublime'	200mm	2 - 4m	1 - 1.5m	N
AlpCae	26	Native Ginger	Alpinia caerulea	200mm	0.9 - 1.5m	0.9 - 1.2m	N
BanSpi	8	Hairpin Banksia	Banksia spinulosa	200mm	2.0 - 3.0m	1.5 - 2.0m	N
CalEnd	20	Scarlet Bottlebrush	Callistemon citrinus 'Endavour'	200mm	3 - 5m	2.0 - 3.5m	N
CalLit	28	Little John	Callistemon 'Little John'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CalRed	19	Red Alert Bottle Brush	Callistemon 'Red Alert'	200mm	1.0 - 1.5m	2.0 - 3.0m	N
CorAlb	21	White Correa	Correa alba	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CosEve	5	Evening Glow Mirror Plant	Coprosma 'Evening Glow'	200mm	1.2 - 1.5m	0.9 - 1.2m	N
CriPed	18	Swamp Lily	Crinum pedunculatum	200mm	1.5 - 2m	1.2 - 2.0m	N
GreHon	17	Honey Gem Grevillea	Grevillea 'Honey Gem'	200mm	3.0 - 4.0m	2.0 - 3.0m	N
WesFru	56	Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N
Ground Covers							
LomTan	103	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
LomKat	94	Spiny-headed Mat-Rush	Lomandra longifolia 'Katrinus'	150mm	0.75 - 0.9m	0.9 - 1.2m	N
HypGol	37	Gold Nugget	Hymenosporum flavum 'Gold Nugget'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
MyoYar	99	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
DicEme	16	Emerald Falls Dichondra	Dichondra 'Emerald Falls'	150mm	0.0 - 0.3m	0.9 - 1.2m	N
CasCou	21	Cousin It	Casuarina 'Cousin It'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
GreBro	40	Bronze Rambler Grevillea	Grevillea 'Bronze Rambler'	150mm	0 - 0.2m	2.0 - 3.0m	N
DiaTas	8	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.4 - 0.5m	0.4 - 0.5m	N

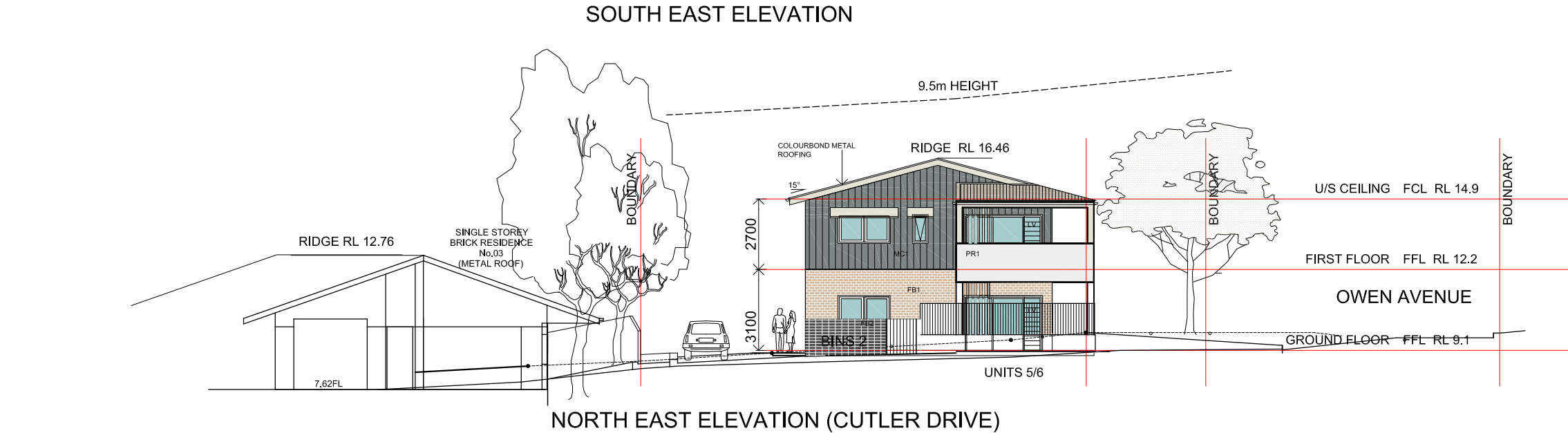
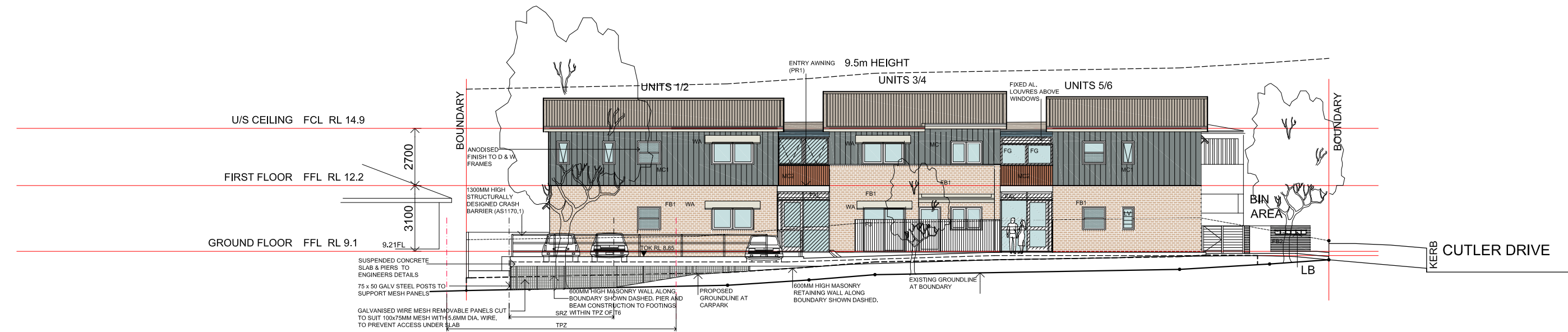
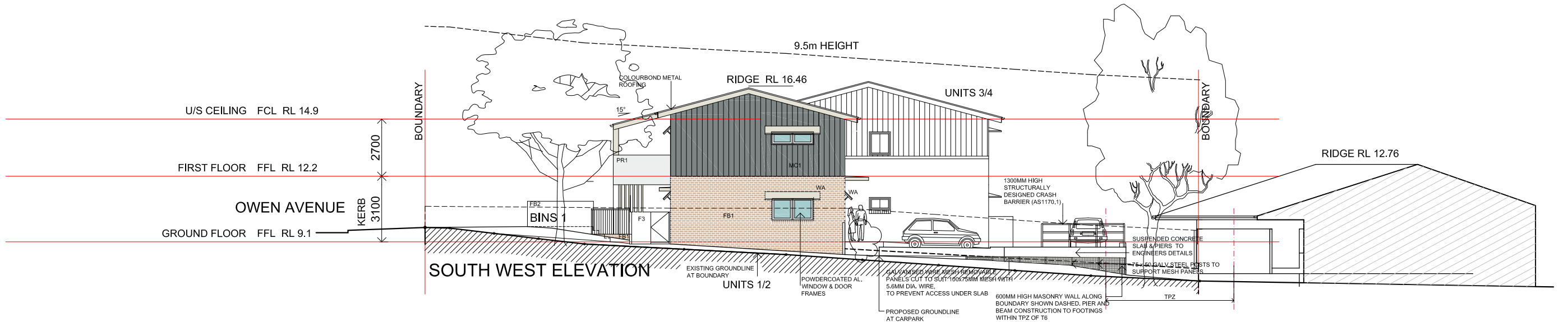
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NORTH WEST ELEVATION (OWEN AVENUE)

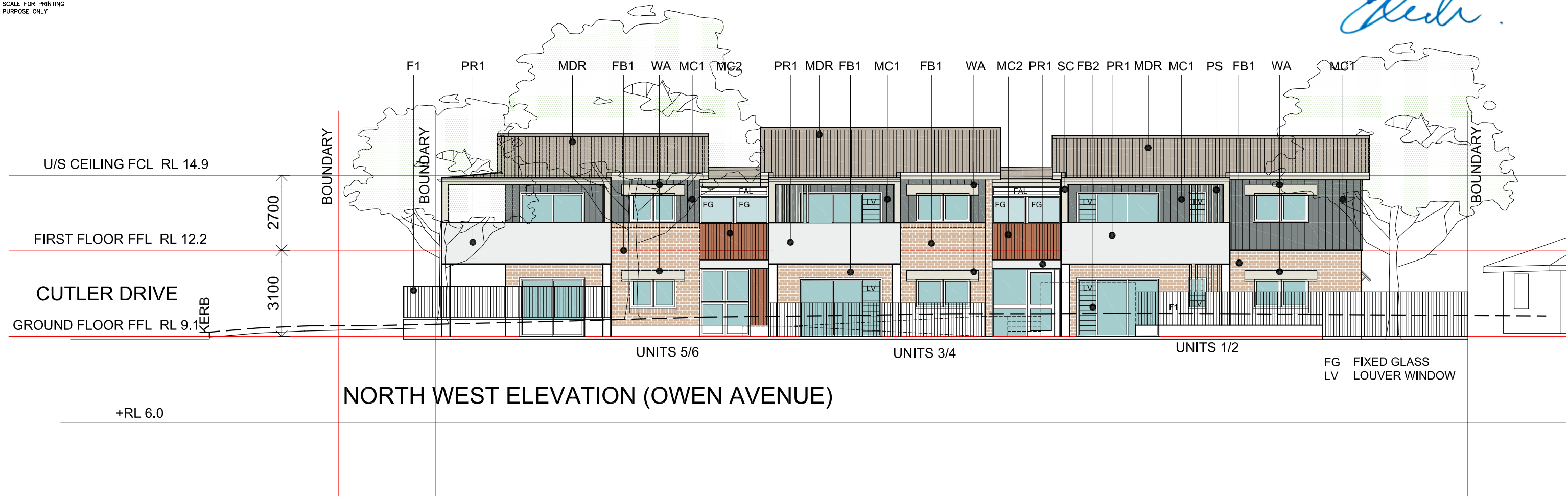


PROPOSED DEVELOPMENT DATA - SENIORS HOUSING		
SITE AREA	1161.4 m ²	
TITLE DESCRIPTION	Lots 67 & 68 in DP 529880	
PROPOSED DWELLING NUMBERS	6 dwellings - 4 x 2 bedroom and 2 x 1 bedroom	
	Requirement	Proposed
SETBACKS		
Front Setback	6.0m	6.0m
Side Setback	3.0m	3.0m
Rear Setback	4.5m	3.8m
HEIGHT	9.5m to top of roof	7.8m
FLOOR SPACE RATIO	0.5:1	0.45:1
PARKING	2 parking spaces	4 parking spaces



LEGEND	
F1	FENCE TYPE 1 - 1.2m HIGH POWDERCOATED METAL PICKET FENCE
F2	FENCE TYPE 2 - 1.8m HIGH COLORBOND BOUNDARY FENCE
F3	FENCE TYPE 3 - 1.5m HIGH POWDERCOATED METAL SLAT FENCE
FAL	FIXED ALUMINIUM LOUVRES
FB1	FACE BRICK - SELECTION 1
FB2	FACE BRICK - SELECTION 2
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
G	GATE
MC1	COLORBOND METAL WALL CLADDING - SELECTION 1
MC2	COLORBOND METAL WALL CLADDING - SELECTION 2
MDR	METAL DECK ROOFING
PR1	PAINTED RENDER - COLOUR 1
RL	(RELATIVE) LEVEL
SC	STEEL COLUMN/ FRAME POWDERCOATED FINISH
WA	WINDOW AWNING
	TRANSLUCENT GLAZING

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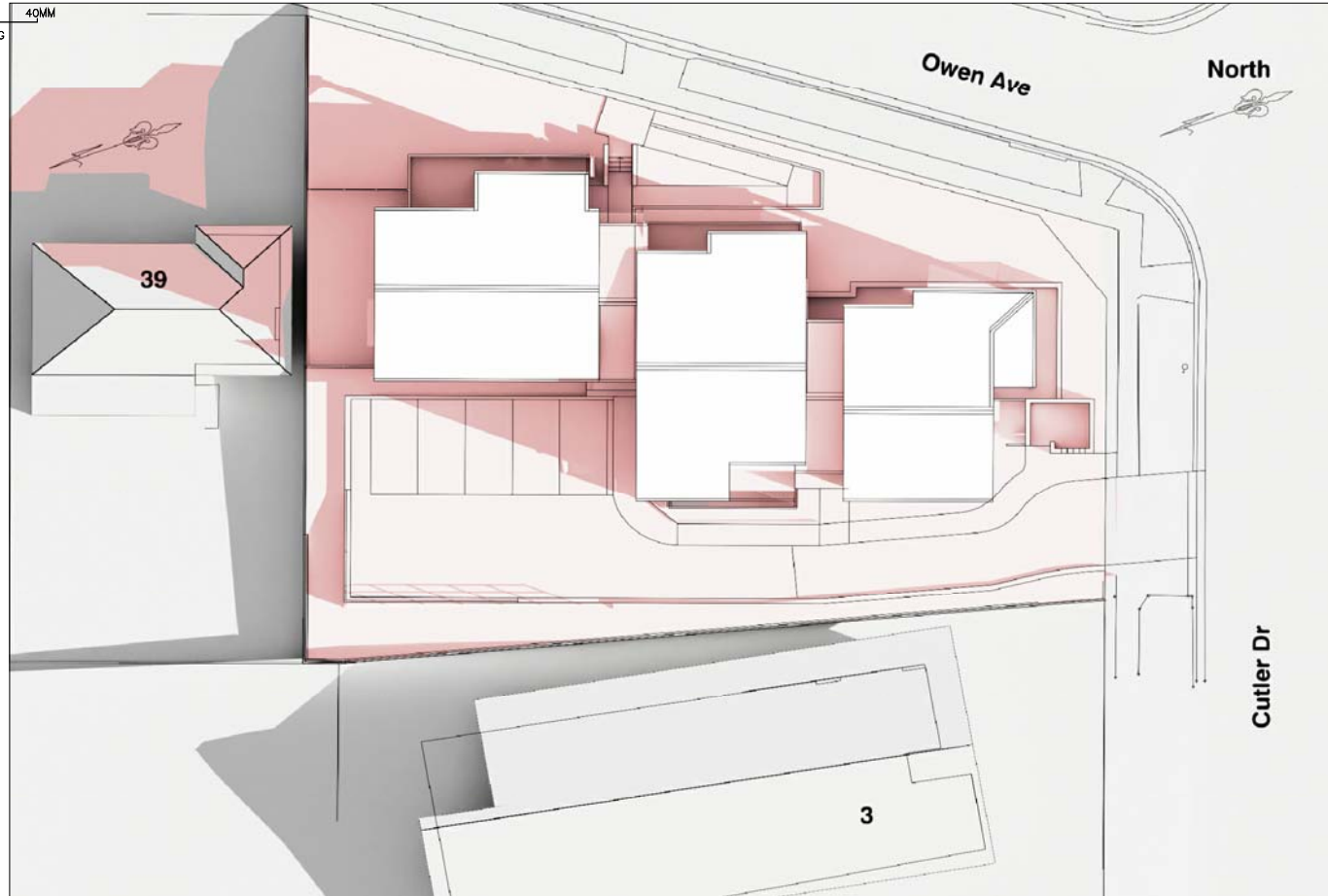
FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
CMR	ROOFING/		COLORBOND METAL ROOFING	DUNE
MDR			METAL DECK ROOFING	
WA	FASCIA/ GUTTER/ WINDOW AWNINGS		METAL POWDERCOATED	SURFMIST
FB1	WALLS		FACE BRICK	AUSTRAL BRICKS EVERYDAY LIFE 'ENGAGE'
FB2	BIN STORAGE WALLS		FACE BRICK	AUSTRAL BRICKS EVERYDAY LIFE 'FREEDOM'
PR1	CONCRETE AWNING ABOVE ENTRIES GROUND FLOOR CONCRETE COLUMNS		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	DULUX LEXICON HALF
PR1	BALCONIES		PAINTED RENDER	DULUX LEXICON HALF

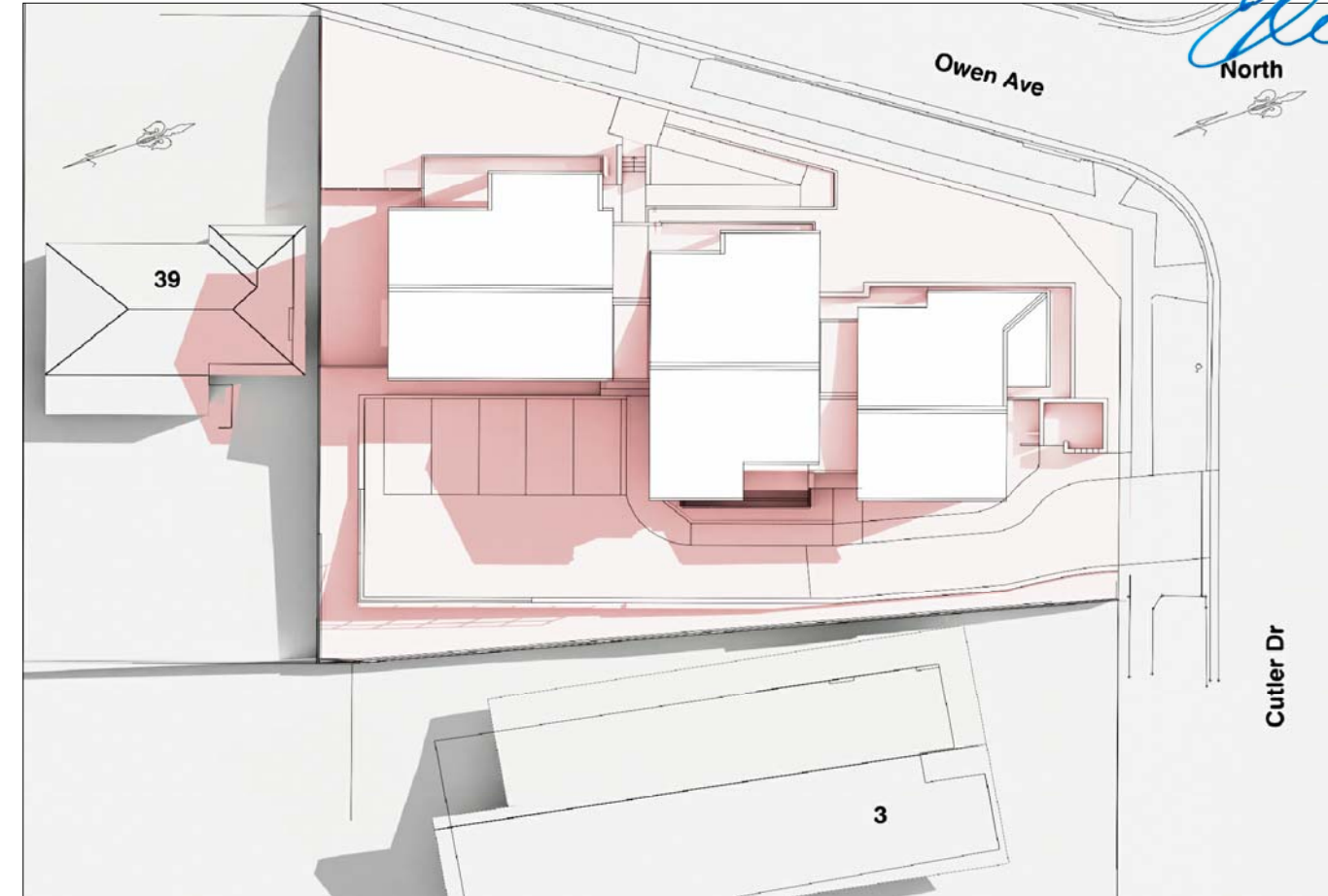
CODE	LOCATION		DESCRIPTION	COLOUR
MC1 F1	FIRST FL. WALLS; FRONT OF THE HOUSE FENCING		METAL WALL CLADDING STANDING SEAM 1200MM HIGH METAL FENCING	BASALT
MC2	WALL ABOVE ENTRY		COLORBOND WALL CLADDING	TERRAIN
W & D FAL	WINDOWS & GLASS DOORS FRAMING, FIXED ALUMINIUM LOUVRES		POWEDERCOATED ALUMNIUM	MONUMENT
PS	PRIVACY SCREEN		ALUMINIUM VERTICAL BARS	SURFMIST
PS	BALCONIES' COLUMNS STRUCTURE		POWEDERCOATED METAL	SURFMIST
FC1	BALCONY'S LINING & SOFFIT		PAINTED FIBER CEMENT SHEETING	DULUX LEXICON HALF
F2	FENCE		1800 HIGH COLORBOND METAL FENCE	DULUX SHALE GREY
F3	FENCE		1500 HIGH SLATTED METAL FENCE	DULUX SHALE GREY



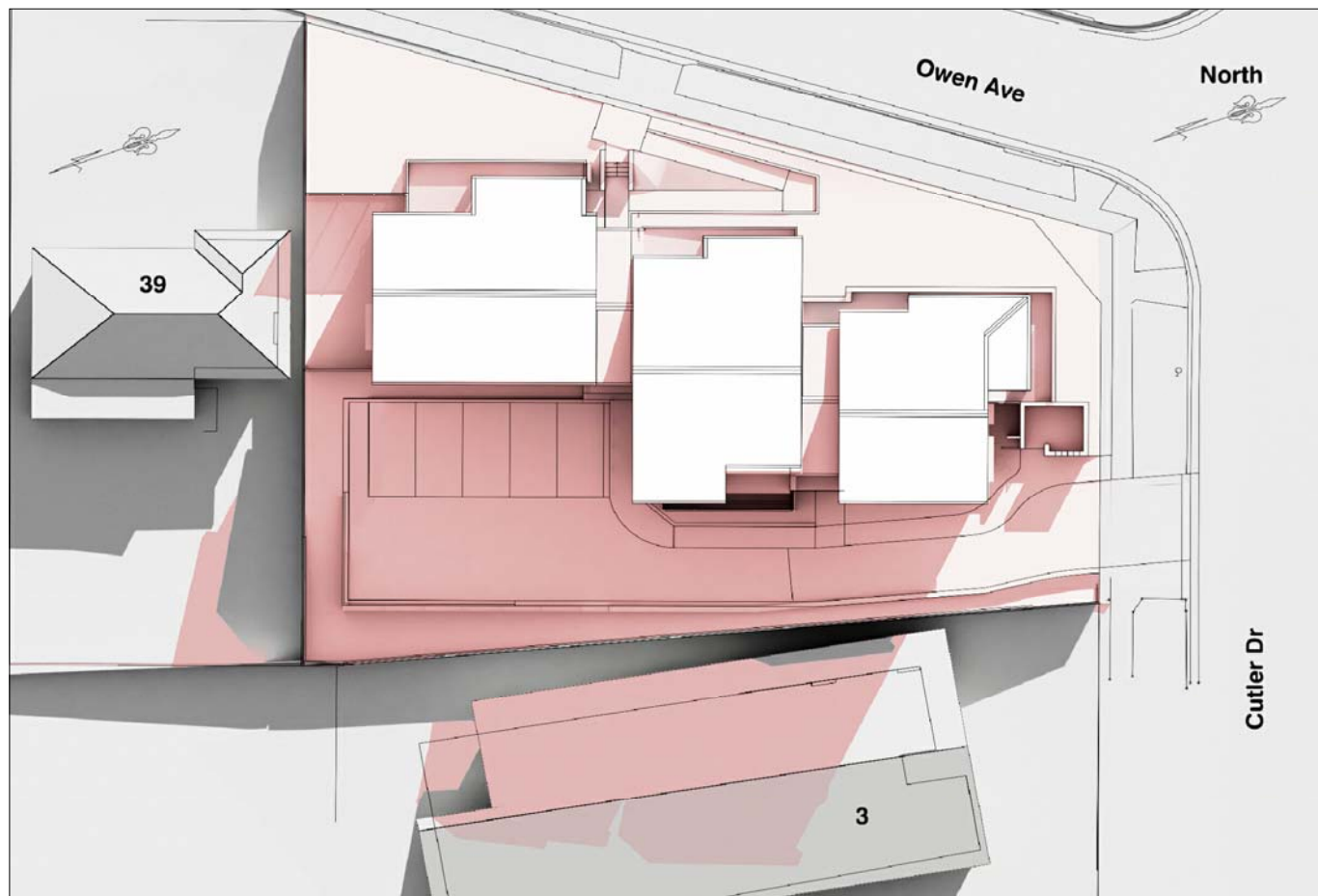
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1 SHADOW DIAGRAM - 9am June 21
SCALE NTS



2 SHADOW DIAGRAM - 12noon June 21
SCALE NTS



3 SHADOW DIAGRAM - 3pm June 21
SCALE NTS



LEGEND:

- Pink area indicates shadows cast by proposed development
- Grey area indicates shadows cast by boundary fencing and neighboring properties



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PHONE No 1800 738 718
<https://www.dple.nsw.gov.au/land-and-housing-corporation>

ARCHITECT:



Barry Rush & Associates Pty Ltd

NOTIFICATION - SHADOW DIAGRAMS

41-43 Owen Avenue WYONG LOTS 67 & 68 in DP 529880

REV:

-

DATE:

22/03/23

PROJECT NO:

BGYCG

SHEET:

N06