

ACTIVITY DETERMINATION

Project No. BGZ3K

Conflict of Interest¹

In this matter:

Signed....

- 1. I have declared any possible conflict of interests (real, potential or perceived) to the Acting Head of Housing Portfolio, Homes NSW.
- 2. I do not consider I have any personal interests that would affect my professional judgement.
- 3. I will inform the Acting Head of Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.

27.05.24 Dated.....

Yolanda Gil Acting Executive Director, Portfolio Strategy and Origination Housing Portfolio Homes NSW

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

SITE IDENTIFICATION		
STREET ADDRESS		
Unit/Street No	Street or property name	
7-9 21	Brighton Road Charles Street	
Suburb, town or locality		Postcode
Peakhurst & Riverwood		2210
Local Government Area(s)	Real property description (Lot and	DP)
Georges River	Lots 14 & 15 DP35818 and Lot 10 DI	21080361

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

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 3 existing dwellings and associated structures, tree removal and the construction of a 14 dwelling seniors housing development comprising 6 x 1 bedroom and 8 x 2 bedroom independent living units, associated landscaping and fencing, surface parking for 7 vehicles, and consolidation into a single lot.

Goleede Gil

Signed......

27.05.24 Dated.....

Yolanda Gil Acting Executive Director, Portfolio Strategy and Origination Housing Portfolio Homes NSW

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				
Cover Page & Drawing List	A000	G	20.10.2023	SARM Architects
Site Analysis	A101	D	20.10.2023	SARM Architects
Context Block Analysis	A102	E	20.10.2023	SARM Architects
Path to Bus Stop Study – Bonds Rd	A103	E	20.10.2023	SARM Architects

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Path to Bus Stop Study – Broadarrow Rd	A104	С	20.10.2023	SARM Architects
Demolition Plan	A105	G	20.10.2023	SARM Architects
Cut and Fill Plan	A106	D	20.10.2023	SARM Architects
Sediment Erosion & Control Plan	A107	В	20.10.2023	SARM Architects
Excavation Calculations	A108	В	20.10.2023	SARM Architects
Perspective Sketch Views	A109	А	20.10.2023	SARM Architects
Site Plan	A200	J	20.10.2023	SARM Architects
Ground Floor Plan	A201	1	20.10.2023	SARM Architects
First Floor Plan	A202	I	20.10.2023	SARM Architects
Roof Plan	A203	I	20.10.2023	SARM Architects
Elevations North, South	A301	J	20.10.2023	SARM Architects
Elevations East, West & Material Schedule	A302	J	20.10.2023	SARM Architects
Sections - Long	A305	G	20.10.2023	SARM Architects
Sections - Short	A306	G	20.10.2023	SARM Architects
View from the Sun study	A800	D	20.10.2023	SARM Architects
Shadow Diagrams – Winter 9AM	A901	С	20.10.2023	SARM Architects
Shadow Diagrams – Winter 12PM	A902	С	20.10.2023	SARM Architects
Shadow Diagrams – Winter 3PM	A903	С	20.10.2023	SARM Architects
Landscape				
Landscape Site Plan	L 01	С	02.11.2023	Lindy Lean Landscape Architect
Landscape Planting Plan	L 02	С	02.11.2023	Lindy Lean Landscape Architect
Landscape details and deep soil	L 03	С	02.11.2023	Lindy Lean Landscape Architect
Civil and Structural				
Notes & Legends	C01	5	01.11.2023	Greenview Consulting
Ground Floor Drainage Plan	C02	5	01.11.2023	Greenview Consulting
Site Stormwater Details Sheet 1	C03	4	01.11.2023	Greenview Consulting

Activity Determination 7-9 Brighton Rd, Peakhurst and 21 Charles St, Riverwood

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Site Stormwater Details Sheet 2	C04	1	01.11.2023	Greenview Consulting
Notes & Legends	ESM1	4	02.11.2023	Greenview Consulting
Environmental Site Management Plan	ESM2	4	02.11.2023	Greenview Consulting
Survey				
Contour and Detail Survey Sheet 1	Sheet 1 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Contour and Detail Survey Sheet 2	Sheet 2 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Contour and Detail Survey Sheet 3	Sheet 3 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Elevations Sheet 4	Sheet 4 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Location Plan Sheet 5	Sheet 5 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Location Plan Sheet 6	Sheet 6 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Long Sections Sheet 7	Sheet 7 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Long Sections Sheet 8	Sheet 8 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Long Sections Sheet 9	Sheet 9 of 14/ 220469	-	26.05.2022	TSS Total Surveying Solutions
Location Plan Sheet 10	Sheet 10 of 14/ 220469	2	21.02.2023	TSS Total Surveying Solutions
Location Plan Sheet 11	Sheet 11 of 14/ 220469	2	21.02.2023	TSS Total Surveying Solutions
Long Section Sheet 12	Sheet 12 of 14/ 220469	2	21.02.2023	TSS Total Surveying Solutions
Long Section Sheet 13	Sheet 13 of 14/ 220469	2	21.02.2023	TSS Total Surveying Solutions
Long Sections Sheet 14	Sheet 14 of 14/ 220469	2	21.02.2023	TSS Total Surveying Solutions
Reports				
Access Report	220578-Access-r6	6	06.11.2023	Credwell
Arboricultural Impact Assessment Report	D5003	-	November 2023	Allied Tree Consultancy

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
BCA Final Report	22-219462	R03	03.11.2023	Philip Chun Building Code Consulting
Geotechnical Investigation	22/1973	-	June 2022	STS Geotechnics Pty Ltd
Waste Management Plan	BGZ3K	-	30.03.2023	SARM Architects
Traffic and Parking Impact Assessment	N221953A	Version 1a	June 2023	Motion Traffic Engineers
Carpark and Driveway Certification	N221953A	Version 1a	March 2023	Motion Traffic Engineers

- **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 as required by identified requirement No. 81 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 Georges River Council substantially in accordance with the approved concept stormwater drainage plans.
- 7. Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.
- 8. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.
- **9.** To prevent water from entering buildings, surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access & Parking

10. Concrete vehicular crossings and laybacks shall be provided at the entrances/ exits to the property. The crossings and laybacks shall be constructed in accordance with Georges River Council's standard requirements for residential crossings. Council shall

be provided with plans for the crossings and laybacks together with the payment of any council inspection fees.

11. Particular care shall be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the laybacks / driveways shall be borne by the Land & Housing Corporation. Obsolete gutter laybacks shall be constructed as kerb in accordance with Georges River 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 plans and maintained for a period of 12 months by the building contractor. Georges River Council shall be consulted in relation to the planting of any street trees.
- **19.** All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to the Land & Housing Corporation.

Tree Removal

20. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved landscape plan and Arboricultural impact Assessment 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. 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. Georges River 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 Georges River 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 Sydney Water, confirming service availability prior to work commencing.

Note:

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

- **39.** A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to work commencing.
- **40.** A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to work commencing.
- **41.** Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier 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.** Detailed stormwater drainage plans, substantially in accordance with the approved concept stormwater drainage plans, shall be prepared and submitted to the Land & Housing Corporation. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (e.g. the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or Georges River 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 Climate Change, Energy, the Environment and Water 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 Climate Change, Energy, the Environment and Water.

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 / 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 AS 3660.1, shall be placed on the underside and in penetrations of the concrete slab floor.

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

- (a) the method of protection.
- (b) the date of installation of the system.
- (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
- (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 Georges River 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 Georges River 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 Georges River 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* (as made immediately prior to the making of *State Environmental Planning Policy Amendment (Housing) 2023*).

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 across the site frontages shall be constructed in accordance with Georges River Council specifications to provide an accessible pathway from the site to the nearest bus stops.

Note:

The responsible officer at the Georges River 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.

Requirements Resulting from Council Comments

79. Street Trees

Street trees are to be provided with the road reserve at the sites frontages in consultation with Georges River Council.

80. Additional windows to Units 5, 7, 8, 11, 12 and 14

Architectural plans, as listed in Identified Requirement No. 1, to be updated to provide new windows to the south and east elevations of Unit 5; the east elevation of Unit 7; the west elevation of Unit 8; the west elevation of Unit 11; the south and east elevations of Unit 12; and the east elevation of Unit 14; in the locations identified by the annotations 'New window, Refer to identified Requirement No. 80' marked on the following architectural plans:

- A201 Ground Floor Plan Revision I dated 20.10.2023
- A202 First Floor Plan Revision I dated 20.10.2023

81. New NatHERS Certificates, BASIX Certificate/ stamped plans

New BASIX Certificate/ stamped plans and NatHERS Certificates, to be generated in relation to the architectural plan set as modified by Identified Requirement No. 80.

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 <u>www.1100.com.au</u> or by dialling 1100.



Decision Statement

Project No. BGZ3K

SITE IDENTIFICATION		
STREET ADDRESS		
Unit/Street No	Street or property name	
7-9 21	Brighton Road Charles Street	
Suburb, town or locality		Postcode
Peakhurst & Riverwood		2210
Local Government Area(s)	Real property description (Lot and DI	>)
Georges River	Lots 14 & 15 DP35818 and Lot 10 DF	21080361
ACTIVITY DESCRIPTION		
Provide a description of the activ	ity	
Demolition of 3 existing dwellings a 14 dwelling seniors housing deve independent living units, associate consolidation into a single lot.	and associated structures, tree removal, a elopment comprising 6 x 1 bedroom and 8 x ed landscaping and fencing, surface parking	nd the construction of 2 bedroom g for 7 vehicles, and

NSW 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 Georges River 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 development will assist in the provision of much needed social and affordable housing and assist in addressing the existing and growing demand for housing in the Georges River local government area.

Mitigation Measures

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

Goleedle gif

Signed.....

27.05.24 Dated

Yolanda Gil Acting Executive Director, Portfolio Strategy and Origination Housing Portfolio, Homes NSW

DEVELOPMENT DATA

JOB REFERENCE	BGZ3K					
LOCALITY / SUBURB	RIVERWO	DD, PEAKHU	IRST			
STREET ADDRESS	7-9 Brighton	7-9 Brighton Road & 21 Charles Street				
LOT NUMBER & DEPOSITED PLAN	Lots 14 & 1	Lots 14 & 15 in DP 35818 and Lot 10 in DP 1080361 (nt purposes only)				
SITE AREA (sqm)	1926.1 m2	1926.1 m2 – sourced from Survey				
NUMBER OF EXISTING LOTS	3	3				
PROPOSED GFA (sqm)	1121	1121				
NUMBER OF DWELLINGS	14					1
DWELLINGS	UNIT NO.	TYPE	NO. OF BEDROOMS	Internal Area	POS required	POS proposed
				sam	sam	sam
	1	Ground	1	56	15	25
	2	Ground	2	73+ec*	15	36
	3	Ground	2	74+ec*	15	25
	4	Ground	1	55	15	18
	5	Ground	2	77	15	36
	6	Ground	2	74+ec*	15	25
	7	Ground	1	54	15	17
	8	Level 1	1	56	8	8
	9	Level 1	2	73+ec*	10	10
	10	Level 1	2	74+ec*	10	11
	11	Level 1	1	55	8	10
	12	Level 1	2	77	10	12
	13	Level 1	2	74+ec*	10	10
	14	Level 1	1	56	8	8
	LOBBY LG	Ground Lov	ver	33		
	LOBBY UG	Ground Upp	per 23			
	LOBBY L1	Level 1 Low	ver 28			
	LOBBY U1	Level 1 Upp	per 24			
	TOTAL			1036		
	CONTROL	(REQUIREME	NT	PROPOSED	
BUILDING HEIGHT	Housing SEF	P (part 84, 108)	9.5m		9m at highes	t point
	GRLEP 2021		8.5m			
PARKING General	(part 18 & 42)	Ϋ́Υ	1B - 0.4 carpace 2B - 0.5 carspace		7 carspaces	
3.8m width	Housing SEF	P	10% of total carspaces		1 carspace ir	17
Accessible	Housing SEF	P	1 in 5 units		3 carspaces	n 7
FSR	Housing SEF	P	0.5:1		0.58:1	
	GRLEP 2021		0.55:1			
FRONT SETBACK	Housing SEF	P	generally inline	e with existing	4.5m	
			4 Ens to main 4	la a a da		Chroat
	GRDCP Part	6.2.4 MDH	4.5m to main facade. 5.5m to front of parking		4.5m Charles Street 5.8m Brighton Street	
			wall/ secondary frontage		7.0.0	
		(0 (1451)		<u> </u>	7.0	
	GRDCP Part	6.2.4 MDH	4m FOR MDH		7.2m	
REAR SETBACKS	GRDCP Part GRDCP Part	6.2.4 MDH 6.2.4 MDH	4m FOR MDH 6m		7.2m 8.7m	
REAR SETBACKS	GRDCP Part GRDCP Part Housing SEF	6.2.4 MDH 6.2.4 MDH PP	4m FOR MDH 6m 15% OF SITE (288.92m ²)	AREA.	7.2m 8.7m 457m ²	
REAR SETBACKS	GRDCP Part GRDCP Part Housing SEF	6.2.4 MDH 6.2.4 MDH PP	4m FOR MDH 6m 15% OF SITE (288.92m ²) 65% at rear (AREA. 187.8m ²)	7.2m 8.7m 457m ² 192m ²	
SIDE SETBACKS REAR SETBACKS DEEP SOIL ZONE	GRDCP Part GRDCP Part Housing SEF	6.2.4 MDH 6.2.4 MDH PP	4m FOR MDH 6m 15% OF SITE (288.92m ²) 65% at rear (min. 3m DIME	AREA. 187.8m ²) INSION	7.2m 8.7m 457m ² 192m ² yes	
SIDE SETBACKS REAR SETBACKS DEEP SOIL ZONE LANDSCAPE	GRDCP Part GRDCP Part Housing SEF	6.2.4 MDH 6.2.4 MDH PP	4m FOR MDH 6m 15% OF SITE (288.92m ²) 65% at rear (min. 3m DIME 35 sqm PER I (490m ²)	AREA. 187.8m ²) INSION	7.2m 8.7m 457m ² 192m ² yes 670m ²	
SIDE SETBACKS REAR SETBACKS DEEP SOIL ZONE LANDSCAPE SOLAR COMPLIANCE	GRDCP Part GRDCP Part Housing SEF Housing SEF	6.2.4 MDH 6.2.4 MDH PP PP	4m FOR MDH 6m 15% OF SITE (288.92m ²) 65% at rear (min. 3m DIME 35 sqm PER I (490m ²) 70% of dwellir hours sunlight 9am and 3pm i. Living Room ii. Private oper	AREA. 187.8m ²) NSION DWELLING DWELLING in mid-Winter is n space	7.2m 8.7m 457m ² 192m ² yes 670m ² 70% / 10 uni 70% / 10 uni	S
SIDE SETBACKS REAR SETBACKS DEEP SOIL ZONE LANDSCAPE SOLAR COMPLIANCE LAHC* - Development data for LA LAHC Design Requirements	GRDCP Part GRDCP Part Housing SEF Housing SEF Housing SEF	6.2.4 MDH 6.2.4 MDH PP PP PP	4m FOR MDH 6m 15% OF SITE (288.92m ²) 65% at rear (min. 3m DIME 35 sqm PER I (490m ²) 70% of dwellir hours sunlight 9am and 3pm i. Living Room ii. Private oper	AREA. 187.8m ²) NSION DWELLING mgs have 3 between in mid-Winter is n space o current version	7.2m 8.7m 457m ² 192m ² yes 670m ² 70% / 10 uni 70% / 10 uni 70% / 10 uni	S S
SIDE SETBACKS REAR SETBACKS DEEP SOIL ZONE LANDSCAPE SOLAR COMPLIANCE LAHC* - Development data for LA LAHC Design Requirements	GRDCP Part GRDCP Part Housing SEF Housing SEF Housing SEF	6.2.4 MDH 6.2.4 MDH PP PP PP	4m FOR MDH 6m 15% OF SITE (288.92m ²) 65% at rear (min. 3m DIME 35 sqm PER I (490m ²) 70% of dwellir hours sunlight 9am and 3pm i. Living Room ii. Private oper	AREA. 187.8m ²) NSION DWELLING DWELLING in mid-Winter is n space D current version	7.2m 8.7m 457m ² 192m ² yes 670m ² 70% / 10 uni 70% / 10 uni on of	S S
SIDE SETBACKS REAR SETBACKS DEEP SOIL ZONE LANDSCAPE SOLAR COMPLIANCE LAHC* - Development data for LA LAHC* - Development data for LA LAHC Design Requirements EC* - Entry Corridor	GRDCP Part GRDCP Part Housing SEF Housing SEF Housing SEF	6.2.4 MDH 6.2.4 MDH PP PP PP	4m FOR MDH 6m 15% OF SITE (288.92m ²) 65% at rear (min. 3m DIME 35 sqm PER I (490m ²) 70% of dwellir hours sunlight 9am and 3pm i. Living Room ii. Private oper or details refer to	AREA. 187.8m ²) NSION DWELLING DWELLING n space D current versions	7.2m 8.7m 457m ² 192m ² yes 670m ² 70% / 10 uni 70% / 10 uni on of	S S
SIDE SETBACKS REAR SETBACKS DEEP SOIL ZONE LANDSCAPE SOLAR COMPLIANCE LAHC* - Development data for LA LAHC Design Requirements EC* - Entry Corridor AREA* - Dwelling floor area inclu POS* - Private Open Space - Inclu	GRDCP Part GRDCP Part Housing SEF Housing SEF Housing SEF Housing SEF	6.2.4 MDH 6.2.4 MDH PP PP PP ing supply. Fo	4m FOR MDH 6m 15% OF SITE (288.92m ²) 65% at rear (min. 3m DIME 35 sqm PER I (490m ²) 70% of dwellir hours sunlight 9am and 3pm i. Living Room ii. Private oper or details refer to	AREA. 187.8m ²) NSION DWELLING ngs have 3 between in mid-Winter s n space c current versions ls	7.2m 8.7m 457m ² 192m ² yes 670m ² 70% / 10 uni 70% / 10 uni on of	S S

NATHERS

NCC 2022 NatHERS Thermal Performance Specification - Riverwood				
		External Walls		
Wall Type	Insulation	Colour	Comments	
Cavity Brick	R1.7	Med - SA 0.475 - 0.70	As per the elevations	
Metal cladding	R2.5	Med - SA 0.475 - 0.70	As per the elevations	
		SA - Solar Absorptance		
		Internal Walls		
Wall Type	Insulation		Comments	
Single skin brick	None		Internally inside units	
Cavity brick, plasterboard	None		Party walls between units	
Cavity brick, plasterboard	None		Shared walls with lobby/stairs/lift	
	•	Floors		
Floor Type	Insulation		Comments	
Concrete slab on ground	None		Ground floor units	
Concrete	None		All units with adjoining unit below	
Ceilings				
Ceiling Type	Insulation		Comments	
Plasterboard	None		Unit above	
Plasterboard	R3.5		Level 1 units	
Insulation loss due to downlights has	been modelled in this assessi	ment. A sealed exhaust fan has be	een included in every kitchen, bathroom, laundry and ensuite.	
		Roof		
Roof Type	Insulation	Colour	Comments	
Metal	R1.3 foil-faced blanket	Med - SA 0.475 - 0.70	Throughout (unvented roof space)	
		SA - Solar Absorptance		
		Glazing		
Opening type	U-Value	SHGC	Glazing & Frame Type	
Sliding + Fixed + Double hung (Throughout)	4.8	0.59	e.g. Single glazed high performing low-e clear Aluminium frame	
Awning (Throughout)	4.8	0.51	e.g. Single glazed high performing low-e clear Aluminium frame	
U and SHGC values are based on the AFRC De	fault Windows Set. Glazing sys	stems to be installed must have ar values.	\mathbf{n} equal or lower U value and a SHGC value \pm 10% of the above specified	
		Skylights		
Skylight Type	Frai	те Туре	Comments	
na		na	na	
	•	Ceiling fan		
Size	Lo	ocation	Comments	
1200mm in diameter	All bedro	ooms + Living	na	

BASIX Commitments Summary

WATER

Rainwater Tank	6000L central tank
Rainwater-Re-use	Rainwater used for garden irrigation on common landscaped area
Star Rating	4 star toilet suite, 6 star taps throughout, 4 star showerheads with flowrate >4.5 but <=6L/min
Planting	Indigenous or low water use species of vegetation min 242m ²
ENERGY	
Lighting	Provide dedicated energy efficient lighting (fluoros, compact fluoros & LEDs) throughout
Ceiling Fans	Ceiling fans required in each living room and at least one bedroom
Appliances	Electric cooktop & electric oven, well ventilated fridge space
Mechanical Ventilation	Bathroom/ Kitchen/ Laundry - individual fan, ducted to facade or roof. Manual switch on/ off
Clothes Lines	Provide sheltered clothesline
Lift	Gearless Traction with V V V F motor. LED light connected to lift call button
Hot Water System	Electric Heat Pump, 21 to 25 STCs
Alternative Energy Source	Photovolatic System - rated electrical output min 18.6 peak kW



Solar Orientation* - % with min. 3 hours of direct sunlight into living areas and private open space





SITE



CLIENT

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

DRAWING LIST

AOOO COVER PAGE & DRAWING LIST	Н	16-01-24
A101 SITE ANALYSIS	D	20-10-23
A102 CONTEXT BLOCK ANALYSIS	Е	20-10-23
A103 PATH TO BUS STOP STUDY - BONDS Rd	Е	20-10-23
A104 PATH TO BUS STOP STUDY - BROADARROW Rd	С	20-10-23
A105 DEMOLITION PLAN	G	20-10-23
A106 CUT AND FILL PLAN	D	20-10-23
A107 SEDIMENT EROSION & CONTROL PLAN	В	20-10-23
A108 EXCAVATION CALCULATIONS	В	20-10-23
A109 PERSPECTIVE SKETCH VIEWS	А	20-10-23
A200 SITE PLAN	J	20-10-23
A201 GROUND FLOOR PLAN	1	20-10-23
A202 FIRST FLOOR PLAN		20-10-23
A203 ROOF PLAN	1	20-10-23
A301 ELEVATIONS NORTH, SOUTH	J	20-10-23
A302 ELEVATIONS EAST, WEST & MATERIAL SCHEDULE	J	20-10-23
A305 SECTIONS - Long	G	20-10-23
A306 SECTIONS - Short	G	20-10-23
A800 VIEW FROM THE SUN STUDY	D	20-10-23
A901 SHADOW DIAGRAMS - WINTER 9AM	С	20-10-23
A902 SHADOW DIAGRAMS - WINTER 12PM	С	20-10-23
A903 SHADOW DIAGRAMS - WINTER 3pm	С	20-10-23





1 SITE ANALYSIS 1:200

v Date AMENDEMENTS Ckd LEGEND 09-12-22 Stage B 10-02-23 Prelim Part 5 Update 06-04-23 Part C Issue 20-10-23 PART 5 UPDATE

PREVAILING WINTER COLD WINDS



CLIENT



Haleede Gil

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24



SUMMER SOLSTICE 9am

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nominated archite

Stephen Arlo

reg. no. 764 Robert McNam

reg. no. 72



Project Name BGZ3K Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP1080 Sheet Title SITE ANALYSIS

Date:

Drawn: Author Checked Revision Checker D Authorised Drawing No.

Scale 20-10-23 As Noted Project No. 22009





Predominant Block and Lot Patterns Rectangular - North to South.

Block and lot pattern change over time Some clusters of 3 or 4 blocks amalgamated to form low rise Unit developments, of a similar boundary to the proposed. Some blocks divided for duplex dwellings

Typical Lot Size, Shape, Orientation

Rectangular, long and thin. North to South. Rear or Front of house facing North. Rough average of 700m2 Lot size

Which Lots better for Intensification and which are not

As the lots are symmetrical, boundaries can easily be combined into larger rectangle to be emalgimated into unit/ town house development. Whilst a corner emalgimation is practical as two street frontages can be utilised, it's not necessary in this area. Other lots have been emalgimated in this area that are not on corner lots. Albeit the corner lots have more benefits for occupant privacy, district views, driveway access.



PETROL STATION , 4 230m

 Date AMENDEMENTS Ckd LEGEND 09-12-22 Stage B 10-02-23 Prelim Part 5 Update

06-04-23 Part C Issue

16-05-23 Part C Issue

20-10-23 PART 5 UPDATE

Is amalgamation necessary to support future development.

As existing Lot sizes can be broken up for duplexes/ townhouses, amalgamation is required for densification for low rise unit and townhouse developments.

Are better Corner Sites Available The proposed site is the most appropriate site for this development. It is on the high side of the street allowing for district views, Northerly aspect, close to neighbourhood park.







Holeda

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

14 Charles St | Two Storey Duplex



19 & 19A Charles St | Two Storey Duplex

17 Charles St | Two Storey Dwelling



Project Name BGZ3K Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP10803 Sheet Title CONTEXT BLOCK ANALYSIS

Date: 20-10-23 As Noted Drawn: Author Checked Checker Authorised Drawing No. Approver









Ydeede Gil



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Haleede Gil

					US S ID 22			CDNC 00 P	
-3.496%	-5.237%	-7.243%	-3.896%	-0.490%	0.458%	-0.580%	-1.837%	-2.609%	
	29.57	29,22	28.07	27.80	27.77	27.79	27.72	27.59	27.47
	40.942	12.492	53.424	70.355	76.072	79.785	91.846	38.979	03.272

LONG SECTION 3

BUS ANALYSIS

BROADARROW ROAD SOUTHERN SIDE

BUS 940 towards Riverwood Station - EVERY 30 MINS

BROADARROW ROAD NORTHERN SIDE

BUS 940 towards Hurstville Westfield via Narwee and Penshurst Station - EVERY 30 MINS

BONDS ROAD EASTERN SIDE

BUS 944 towards Mortdale Station

- EVERY 30 MINS. BUS 945 towards Westfield Hurstville via Mortdale and Penshurst Station - EVERY 30 MINS

BONDS ROAD WESTERN SIDE

BUS 944 towards Bankstown Central via Riverwood Station - EVERY 30 MINS BUS 945 towards Bankstown Central via Riverwood Station - EVERY 30 MINS

FOOTPATH TO BUS STOP ANALYSIS

PATHWAY FROM PROPOSED DEVELOPMENT TO CLOSEST BUS STOP TO COMPLY WITH CLAUSE 93 PART(4) OF SEPP (Housing) 2021, : PROVIDE PATHWAY GRADIENT OF NOT MORE THAN 1:14 OVERALL AVERAGE. GRADIENTS ALONG THE PATHWAY MUST NOT BE MORE THAN (i) 1:12 FOR max LENGTH 15m AT A TIME OR (ii) 1:10 FOR max LENGTH OF 5m AT A TIME OR (iii) 1:8 FOR A max LENGTH OF 1.5m AT A TIME.





1 DEMOLITION PLAN 1:200



REFER TO CIVIL ENGINEER'S ENVIRONMENTAL SITE MANAGEMENT PLAN FOR FRUTHER DETAILS



N.T.S.



MATERIALS STOCKPILE



STORMWATER PIT INLET SEDIMENT TRAP N.T.S.





INCLUING THE GRUBBING OUT OF THE TREE STUMPS

FOUIPMENT ALIGNMENTS.

REMOVED STRUCTURES TO BE REMOVED.

THE CONTRACTOR SHALL ARRANGE FOR A QUALIFIED HYGIENIST TO INSPECT. REPORT AND CERTIFY CLEARANCE OF ALL MATERIAL REMOVED FROM SITE PRIOR TO DEMOLITION AND TO PROVIDE A CLEARANCE CERTIFICATE AFTER DEMOLITION IS COMPLETED

OPERATING HOURS O MINIMSE UNDUE LOSS OF AMENITY, HOURS OF WORK FOR DEMOLITION/ EXCAVATIN/ CONSTRUCTION ARE TO BE RESTRICTED ABSOLUTELY TO THE HOURS INDICATED IN THE CONDITIONS OF CONSENT.

PREVIOUS STANDARD OR EQUAL.

DISPOSAL OF CONTAMINANTS AND HAZARDOUS MATERIALS

WORK HEALTH AND SAFETY ACT 2011 WORK HEALT AND SAFETY REGULATION 2011 PROTECTION OF ENVIRONMENT OPERATIONS ACT 1997 PROTECTION OF ENVIRONMENT OPERATIONS (WASTE) REGULATION 1997 ENVIRONMENTALLY HAZARDOUS CHEMICALS ACT 1985 AS2601 CLAUSE 1.6.2

ASBESTOS REMOVAL

ASBESTOS NSW REQUIREMENTS MUST BE PROVIDED. AUTHORITY UNDER

FURTHER DIRECTIONS DEMOLISHED MATERIA REMOVAL - TAKE POSSESSION OF DEMOLISHED MATERIALS AND REMOVE THEM FROM THE SITE EXCEPT FOR ITEMS TO BE RECOVERED FOR RE-USE. BURNING OR BURYING DEMOLISHED MATERIALS ARE STRICTLY PROHIBITED ON THE SITE. PREVENT SPILLAGE OF DEMOLISHED MATERIALS IN TRANSIT

RECYCLE - DISMANTLE BUILDING COMPONENTS FOR OFF-SITE RECYCLING

EGALL

NOTICE OF COMPLETION GENERAL DEMOLITION

TREE PROTECTION SECTION 4

CONSTRUCTION MATERIAL AND DEBRIS THE ROOTS ON THE LINE OF EXCAVATION AREAS WITHIN DRIPLINE OF TREES



DEMOLITION LEGEND — — STORMWATER — — SEWER ---- SRZ - STRUCTURAL ROOT ZONE 🛛 TELSTRA PIT NT. TREES TO BE REMOVED VINY \bigwedge EXISTING TREES \bigvee

LOCKED BAG 5022 PARRAMATTA NSW 2124 N S VV PHONE No 1800 738 718 GOVERNMENT https://www.dpie.nsw.gov.au/land-and-housing-corporation



DEMOLITION NOTES

DEMOLITION DEMOLITION WORKS TO BE CONDUCTED IN ACCORDANCE WITH AS2601

REMOVE EXISTING TREES, SHRUBS AND THE LIKE WHERE INDICATED ON THE DRAWINGS TO BE REMOVED AND AS NECESSARY TO CONSTRUCT THE WORKS.

REMOVAL OF EXISTING PAVING, ACCESS PATHWAYS, STAIRS, CONCRETE SLABS, ASPHALTIC SURFACES, FOOTINGS, CONCRETE KERB SURROUNDS, FENCING, RETAINING WALLS, GARDEN BEDS, CHAIN WIRE BARRIERS, AND ASSOCIATED

REMOVE ALL EXISTING BOUNDARY FENCING OR WALLING TO PROPERTY

ALL REDUNDANT INGROUND SERVICES AND ALL EXISTING FOOTINGS FROM

ACCESS POINT TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STRET, ALL VEHICLES AND PLANT EQUIPMENT WILL USE A SINGLE ENTRY / EXIT

A SEDIMENT CONTROL DEVICE IS TO BE PLAED AT THE SIE ACCESS POINT TO PREVENT SEDIMENT DEPOSITION ON ADJOINING ROADS.

THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY MATERAIL DEPOSITED OFFSITE AS A RESULT OF SPILLAGE OR VEHINCLE MOVEMENT. RESTORE AREA TO FORM VEHICLE CROSSING FROM 150X50 HARDWOOD PLANKS, CHAMFERED AT

ENDS. LAY OVER 150mm ROAD BASE. TIE WITH HOOP IRON STRAPS AT 600C/C.

HE MANAGEMENT AND DISPOSAL OF CONTAMINANTS AND HAZARDOUS MATERIALS, INCLUDING ASBESTOS, CHEMICALS, OILS SHALL BE IN ACCORDANCE WITH THE CURRENT RELEVANT LEGISLATION INCLUDING:

THESE PROPERTIES WERE BUILT BEFORE 31.12.1987 AND IS LIKELY TO HAVE

CONTAINING MATERIAL. IF DEMOLITION INVOLVES THE DEMOLITION OF BUILDINGS OR PART OF A BUILDING THAT MAY CONTAIN ASBESTOS, A HAZMAT REPORT DOCUMENTING THE EXTENT OF ASBESTOS REMOVAL REQUIRED AND CONFIRMING THAT THE REMOVAL WILL BE UNDERTAKEN IN ACCORDANCE WITH WORKCOVER

ROOFING AND CLADDING MATERIALS MUST BE CHECKED FOR THE PRESENCE OF ASBESTOS BEFORE ANY SUCH MATERIAL IS DISTURBED OR REPLACED. ALL WORK. WHICH INVOLVES THE REMOVAL OF PRODUCTS CONTAINING ASBESTOS OR BRINGS PERSONS INTO CONTACT WITH ASBESTOS, MUST ONLY BE PERFORMED BY PERSONS LICENSED BY AND HOLDING A PERMIT ISSUED BY WORKCOVER

WORK HEALTH AND SAFETY REGULATION 2011. A COPY OF LICENCE MUST BE SUBMITTED TO THE SUPERINTENDENT/AUTHORISED PERSON PRIOR TO COMMENCEMENT OF THIS WORK. IF ASBESTOS MATERIALS ARE ENCOUNTERED (I.E IN THE GROUND) DURING CONSTRUCTION WORKS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE SUPERINTENDANT / AUTHOURISED PERSON AND SEEK

REMOVE CLEARED AND GRUBBED MATERIAL FROM THE SITE AND DISPOSE OF

GIVE AT LEAST 5 WORKING DAYS' NOTICE OF COMPLETION OF DEMOLITION SO THAT ADJACENT STRUCTURES MAY BE INSPECTION FOLLOWING COMPLETION OF

ROTECT EXISTING TREES AS SPECIFIED AND NOTED IN ARBORIST REPORT TREE PROTECTION ZONE (TPZ) IN ACCORDANCE WITH AS4970 SECTION 3 TREE PROTECTIVE MEASURES TO BE CONDUCTED IN ACCORDANCE WITH AS4970

HARMFUL MATERIALS - KEEP AREA WITHIN DRIPLINE FREE OF SHDES AND PATHAS,

HAND METHODS - USE HAND METHODS TO LOCATE, EXPOSE AND CLEANLY REMOVE WORK UNDER TREES - DO NOT REMOVE TOPSOIL FROM, OR ADD TOPSIOL TO,

> 1800 high temporary wire mesh fence panels in concrete feet. Where permanent fence is being installed, ensure post footings avoid damage to roots. NO GO tree protection (TPZ) signage located at suitable intervals around fence.

EXISTING HYDRANT SEWER MANHOLE

SEWER INSPECTION POINT

SARM Architects Suite 4, 7 Ridge Str North Sydney NSW 206 p +61 2 9922 2 f +61 2 9922 2 e architects@sarm.com ABN 26 000 663 6 nominated archite Stephen Arl reg. no. 76 Robert McNa

reg. no. 7



DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

PROTECTION OF TRESS ON DEVELOPMENT SITES

PROTECTION OF TRESS ON DEVELOPMENT SITES:

SITE MANAGEMENT OF RETAINED TREES

- PEDESTRIAN AND VEHICULAR MOVEMENT SHALL NOT OCCUR WITHIN ANY SECTION OF THE SPECIFIED TREE PROTECTION ZONE

- TEMPORARY SERVICES I.E. WATER, ELECTRICITY, SEWER SHALL NOT BE LOCATED WITHIN ANY SECTION OF THE TREE PROTECTION ZONE, FOR ANY PURPOSE. - AVOID LARGE CHANGES TO THE SURFACE STRUCTURE DUE TO MODIFICATION OF THE TREE'S

MOISTURE / SURFACE FEEDING ROOTS - A QUALIFIED ARBORIST/HORTICULTURALIST UNDERTAKES ALL ARBORICULTURAL WORKS. - ANY EXCAVATION THAT IS REQUIRED FOR THE PIER BEAMS LOCATED WITHIN THE TREES TPO WILL

BE HAND DUG TO ENSURE MINIMAL DISTURBANCE TO SUPPORT AND OR SURFACE FEEDING ROOTS. - ANY TREE ROOTS DISCOVERED ARE CUT CLEANLY WITH ROOT PRUNING DEVICES - NO TREE ROOTS OVER 40MM IN DIAMETER WILL BE CUT WITHOUT PROJECT ARBORIST AND COUNCIL APPROVAL - ANY PROPOSED WORK LOCATED NEAR THE TRUNK OR OUTER CANOPY OF THE TREES DRIP LINE,

WHERE SERVICES ARE KNOWN TO BE IN THE VICINITY, ANY EXCAVATION FOR SERVICES SHOULD BE HAND DUG TO ENSURE MINIMAL IMPACT TO THE TREES SURFACE FEEDING AND SUPPORT ROOTS. - NO BUILDING WASTE IS TO BE DISPOSED OF/OR STORED NEAR THE TREE TRUNK OR DRIP ZONE, - REGULAR WATERING IS TO BE UNDERTAKEN IN HOT DRY PERIODS TO ALLEVIATE ANY SHORT-TERM STRESS OR LOSS OF AVAILABLE WATER

- ERECTION OF A CHAIN MESH SAFETY FENCE BE INSTALLED TO ENSURE THE PROTECTION OF TREES CRITICAL ROOT ZONE AS PER ANNEXURE B, - A QUALIFIED ARBORIST SHOULD MONITOR THESE TREES OVER A TWELVE (12) MONTH PERIOD TO EVALUATE THE TREES RECOVERY AND PROVIDE TECHNICAL INFORMATION TO COUNCIL AS REQUIRED.

SITE WORKS TREE PROTECTION ZONES

THE TREES IDENTIFIED TO BE RETAINED SHALL BE PROTECTED PRIOR TO AND DURING THE CONSTRUCTION PROCESS FROM ACTIVITIES THAT MAY RESULT IN AN ADVERSE EFFECT ON ITS HEALTH, STRUCTURE, OR LONGEVITY. THE AREA WITHIN THE TREE PROTECTION ZONE SHALL EXCLUDE THE FOLLOWING ACTIVITIES, UNLESS OTHERWISE STATED AND OR APPROVED BY COUNCIL/CONSENT AUTHORITY;

- MODIFICATION OF EXISTING SOIL LEVELS, - EXCAVATIONS AND TRENCHING,

- CULTIVATION OF THE SOIL, - MECHANICAL REMOVAL OF VEGETATION,

- SOIL DISTURBANCE,
- MOVEMENT OF NATURAL ROCK, - STORAGE OF MATERIALS, PLANT, OR EQUIPMENT,

- ERECTION OF SITE SHEDS. - AFFIXING OF SIGNAGE OR HOARDING TO THE TREE,

PREPARATION OF BUILDING MATERIALS,

- DISPOSAL OF WASTE MATERIALS AND CHEMICALS, - MOVEMENT OF PEDESTRIAN OR VEHICULAR TRAFFIC

- TEMPORARY OR PERMANENT LOCATION OF SERVICES,

WORKS WITHIN THE TREE PROTECTION ZONE THE TREE PROTECTION ZONE MAY NEED TO BE MODIFIED DURING THE CONSTRUCTION PROCESS TO ALLOW ACCESS BETWEEN THE TREE TO BE RETAINED AND THE CONSTRUCTION WORKS. THE TREE PROTECTION ZONE SHALL REMAIN INTACT AS SPECIFIED AND APPROVED BY COUNCIL UNTIL THESE WORKS ARE TO PROJECT COMPLETION. IF ACCESS, ENCROACHMENT, OR INCURSION INTO THE TREE PROTECTION ZONE IS DEEMED ESSENTIAL, PRIOR AUTHORIZATION IS REQUIRED BY

THE SITE ARBORIST THE MODIFICATION OF THE TREE PROTECTION ZONES MAY NECESSITATE THE DISMANTLING OF SECTIONS OF THE TREE PROTECTION FENCING IN THE SHORT TERM AS PART OF THE CONSTRUCTION PROCESS. THE TREE PROTECTION FENCE SHALL ONLY BE REMOVED, ALTERED, OR RELOCATED WITH THE AUTHORIZATION OF THE SITE ARBORIST IN WRITING.

TREE TRUNK PROTECTION WORKS

WHERE DEEMED NECESSARY BY THE SITE ARBORIST TRUNK PROTECTION SHALL BE PROVIDED TRUNK PROTECTION MAY VARY SUBJECT TO THE SCOPE OF WORKS, TREES AGE, HEIGHT, AND ENVIRONMENTAL CONDITIONS. FOR SEMI MATURE TO MATURE TREES SHALL BE INSTALLED BY WRAPPING AROUND TWO-(2) LAYERS OF CARPET UNDERLAY OR SIMILAR AROUND THE TRUNK TO A MINIMUM HEIGHT OF 2M OR WHERE THE LOWER SCAFFOLD BRANCHES ALLOW. THE TRUNK SHALL FURTHER BE PROTECTED WITH 2M LENGTHS OF TIMBERS (75 X 50 X 200MM) SPACED AT 100MM CENTRES, SECURED BY WIRE ROPE. THE WIRE ROPE SHALL NOT BE FIXED TO THE TREE IN ANY WAY

TREE BRANCH PROTECTION WORKS

WHERE DEEMED NECESSARY BY THE SITE ARBORIST, BRANCH PROTECTION SHALL BE PROVIDED. BRANCH PROTECTION SHALL BE INSTALLED BY WRAPPING AROUND TWO-(2) LAYERS OF CARPET UNDERLAY OR SIMILAR AROUND THE BRANCH, SECURED BY WIRE ROPE.

ROOT PRUNING AND EXCAVATION WORKS

MINOR ROOTS (LESS THAN 40MM IN DIAMETER) TO BE PRUNED SHALL BE CLEANLY SEVERED WITH SHARP, STERILISED PRUNING IMPLEMENTS. HESSIAN MATERIAL SHALL BE PLACED OVER THE FACE OF THE EXCAVATION. EXPOSED ROOTS SHALL BE KEPT IN A MOIST CONDITION DURING THE CONSTRUCTION PHASE.

IF UNDER THE COURSE OF CONSTRUCTION, THE TREE ROOTS ARE DAMAGED OR ADVERSELY AFFECTED. THEIR DEMISE WILL CAUSE DROUGHT STRESS: POOR UPTAKE OF WATER AND NUTRIENTS, SLOWER DISPERSAL OF GUMS AND RESINS AND COULD, IN THE LONG TERM, INFLUENCE THE MOVEMENT OF CERTAIN COMPOUNDS WHICH MAKE UP THE STRUCTURE OF THE TREE. WHERE MAJOR ROOTS (GREATER THAN 40MMØ) ARE ENCOUNTERED DURING EXCAVATIONS, FURTHER ADVICE FROM THE SITE ARBORIST SHALL BE SOUGHT PRIOR TO ANY PRUNING. CERTAIN INSTANCES MAY REQUIRE HAND DIGGING TO ENSURE THE TREES HEALTH AND OVERALL STABILITY.

TREE PROTECTION FENCING

TREE PROTECTION FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE TREE PROTECTION ZONE AS SPECIFIED. AS A MINIMUM, THE TREE PROTECTION FENCE SHALL CONSIST OF 1.8M HIGH TEMPORARY CHAIN WIRE PANELS SUPPORTED BY STEEL POLES/STAKES. THEY SHALL BE FASTENED TOGETHER AND SUPPORTED TO PREVENT SIDEWAYS MOVEMENT. THE FENCE MUST HAVE A LOCKABLE OPENING FOR ACCESS. THE TREE'S WOODY ROOTS SHALL NOT BE DAMAGED DURING THE INSTALLATION OF THE TREE PROTECTION FENCING

SHADE CLOTH MATERIAL SHALL BE ATTACHED TO THE OUTER SURFACE OF THE TREE PROTECTION FENCE. THE SHADE CLOTH MATERIAL SHALL BE TRANSPARENT TO PROVIDE VISIBILITY INTO THE TREE PROTECTION ZONE.

THE TREE PROTECTION FENCE SHALL BE ERECTED PRIOR TO THE COMMENCEMENT OF WORKS ON-SITE AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE DEVELOPMENT PERIOD

THE TREE PROTECTION FENCE SHALL ONLY BE REMOVED, ALTERED, OR RELOCATED WITH THE AUTHORIZATION FROM THE SITE ARBORIST IN CONSULTATION WITH THE SITE SUPERVISOR.

TREE PROTECTION SIGNAGE SHALL BE ATTACHED TO THE TREE PROTECTION ZONE AND DISPLAYED IN A PROMINENT POSITION ON EACH TREE PROTECTION FENCING. THE SIGNS SHALL BE REPEATED AT 10M INTERVALS OR CLOSER WHERE THE FENCE CHANGES DIRECTION. THE SIGNAGE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS ON-SITE AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE DEVELOPMENT PERIOD. THE LETTERING FOR EACH SIGN SHALL BE A MINIMUM 72-POINT FONT SIZE. THE SIGNS SHALL BE A MINIMUM SIZE OF 600 X 500MM. THE LETTERING ON THE SIGN SHOULD COMPLY WITH AS 1319. EACH SIGN SHALL ADVISE THE FOLLOWING DETAILS;



THIS FENCE HAS BEEN INSTALLED TO PREVENT DAMAGE TO THE TREE AND ITS NATURAL ENVIRONMENT. ACCESS IS RESTRICTED.

- IF ACCESS, ENCROACHMENT, OR INCURSION INTO THIS TREE PROTECTION ZONE IS REQUIRED, PRIOR AUTHORISATION IS REQUIRED BY THE SITE ARBORIST.

- NAME, ADDRESS, AND TELEPHONE NUMBER OF THE FIRM.

OURCE AS 7970-2009 PROTECTION OF TREES ON DEVELOPMENT

COMPLETION OF WORKS WITHIN TREE PROTECTION ZONE

UPON COMPLETION OF THE WORKS WITHIN THE TREE PROTECTION ZONE, THE TREE PROTECTION FENCING SHALL BE SHALL ERECTED UNTIL SITE MACHINERY, SHEDS, STORAGE FACILITIES ARE REMOVED

WHERE THE CONSTRUCTION OF NEW STRUCTURES DOES NOT PROVIDE SUFFICIENT AREA FOR THE SPECIFIED TREE PROTECTION ZONE, THE TREE PROTECTION ZONE SHALL BE MODIFIED BY THE SITE ARBORIST PRIOR TO ANY WORKS COMMENCING AND BE DOCUMENTED.

MONITORING

A SITE LOG SHALL RECORD THE DETAILS OF THE SITE INSPECTIONS FOR REVIEW BY THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO THE RELEASE OF THE COMPLIANCE/OCCUPATION CERTIFICATE. THE APPLICANT/CONTRACTOR SHALL COMPLETE ALL WORKS TABLED IN THIS ARBORIST ASSESSMENT IN ACCORDANCE WITH THIS PROGRAM AS AGREED WITH, ANY VARIATIONS ARE TO BE FORMALLY SUBMITTED TO THE SITE ARBORIST AND OR CERTIFYING AUTHORITY FOR APPROVAL. THE WORK SHALL BE DEEMED 'PRACTICALLY COMPLETE' WHEN ALL WORKS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE CONTRACTOR AND CERTIFYING AUTHORITY.



Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP10803 Sheet Title

DEMOLITION PLAN

Date: Drawn:

Checked Revision Checker G Authorised Drawing No.

20-10-23 As Noted Project No. 22009

Scale





Ydeede Gil

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

Scale 20-10-23 As Noted Drawn: Project No. Author 22009 Checked Revision Authorised Drawing No.





1 EROSION & SEDIMENT CONTROL PLAN 1 : 200



CLIENT





SARM Architects Suite 4, 7 Ridge Street North Sydney NSW 2060 p +61 2 9922 279 f +61 2 9922 275 e architects@sarm.com.

ABN 26 000 663 62 nominated archited Stephen Arlo reg. no. 764 Robert McNam reg. no. 727









4 SHORT SECTION - BUILDING EXCAVATION 1:100





CLIENT

Yaleede Gil

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24





GROUND Upper 🚽 RL 37100

Scale 20-10-23 As Noted Project No. 22009 Checked Revision Authorised Drawing No.



1) PERSPECTIVE VIEW - Street Corner



2 PERSPECTIVE VIEW - Charles St Entry



CLIENT

Ydeede Gil

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24





Project Name BGZ3K Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP1080361) Sheet Title PERSPECTIVE SKETCH VIEWS Date: Scale Checker A

20-10-23 As Noted Drawn: Project No. Author 22009 Checked Revision Authorised Drawing No. Approver A109



Holeede Gif

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

Date: Drawn: Author

Scale 20-10-23 As Noted Project No. 22009 Checked Revision Checker J Authorised Drawing No. **A200**





Holeede Gif





Project Name BGZ3K Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP1080361) Sheet Title FIRST FLOOR PLAN

Date: Scale Author 22009 Checked Revision Checker I

20-10-23 As Noted Drawn: Project No. Authorised Drawing No.





*FENCE HEIGHT VARIES TO NATURAL

GROUND LINE



Drawn: Project No. Author 22009 Checked Revision Checker I Authorised Drawing No.

Scale 20-10-23 As Noted





3 ELEVATION - SOUTH 1 : 100







1 ELEVATION - NORTH 1:100

В	09-12-22	Stage B
С	24-01-23	Prim to Access
D	02-02-23	Prelim to Consultants
E	10-02-23	Prelim Part 5 Update
F	06-04-23	Part C Issue
G	16-05-23	Part C Issue
Н	29-06-23	Part 5 LAHC Comments
I.	10-10-23	Part 5 UPDATE
J	20-10-23	PART 5 UPDATE

------ EXISTING NATURAL GROUND LINE APS BUILDING SETBACK/ HEIGHT LIMITS

APS	ALUMINIUM BATTENS
CL	CLOTHES LINE
COL	COLUMN
DP	DOWNPIPE
FEN-B	FENCE - BOUNDARY
FEN-P	FENCE - PRIVATE OPEN SPACE
FEN-R	FENCE - RETAINING WALL
HWU	HOT WATER UNIT
LB	LETTER BOX
MF	ALUMINIUM FEATURE BLADE

ON SITE DETENTION
PERSONAL OPEN SP/
RIDGE BARGE CAPPII
ROOF RIDGE
GUTTER
RAIN WATER TANK

SOLAR PANELS

TOP OF KERB

TOP OF WALL

BRICK WALL

OSD POS RBC

RR

RWG RWT SP

TOK

TOW WBF

PING WMC WS

N TANK WFC1 FIBRE CEMENT CLADDING SPACE WFC2 FIBRE CEMENT INFILL METAL CLADDING WHEEL STOP



CLIENT

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24







Rev		AMENDEME
В	09-12-22	Stage B
С	24-01-23	Prim to Access
D	02-02-23	Prelim to Consultants
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F	06-04-23	Part C Issue
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Н	29-06-23	Part 5 LAHC Comments
1	10-10-23	Part 5 UPDATE
J	20-10-23	PART 5 UPDATE

NTS Ckd LEGEND

------ EXISTING NATURAL GROUND LINE APS BUILDING SETBACK/ HEIGHT LIMITS

ALUMINIUM BATTENS
CLOTHES LINE
COLUMN
DOWNPIPE
FENCE - BOUNDARY
FENCE - PRIVATE OPEN SPACE
FENCE - RETAINING WALL
HOT WATER UNIT
LETTER BOX
ALUMINIUM FEATURE BLADE

ON SITE DETENTION TANK WFC1 FIBRE CEMENT CLADDING PERSONAL OPEN SPACE WFC2 FIBRE CEMENT INFILL OSD POS RBC RIDGE BARGE CAPPING RR RWG RWT ROOF RIDGE GUTTER

TOP OF KERB

TOW TOP OF WALL WBF BRICK WALL

SP

TOK

RAIN WATER TANK SOLAR PANELS

WMC METAL CLADDING WS WHEEL STOP

CLIENT

SARM Architects Suite 4, 7 Ridge Street North Sydney NSW 2060 p +61 2 9922 279 f +61 2 9922 275 e architects@sarm.com. ABN 26 000 663 62 nominated architec

Stephen Arlo

Robert McNam

reg. no. 7645

reg. no. 727

Project Name BGZ3K Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP10803 Sheet Title ELEVATIONS EAST, WEST & MATERIAL SCHEDULE

Date: 20-10-23 As Noted Drawn: Project No. Author 22009 Checked Revision Checker J Authorised Drawing No.

2 SECTION - 2-2 1 : 100

1 SECTION - 1-1 1 : 100

v Date AMENDEMENTS C 04-11-22 Prelim Issue to Consultants 09-12-22 Stage B 24-01-23 Prim to Access 10-02-23 Prelim Part 5 Update 06-04-23 Part C Issue 29-06-23 Part 5 LAHC Comments 20-10-23 PART 5 UPDATE

----- EXISTING NATURAL GROUND LINE APS BUILDING SETBACK/ HEIGHT LIMITS

APS	ALUMINIUM BATTENS
CL	CLOTHES LINE
COL	COLUMN
DP	DOWNPIPE
FEN-B	FENCE - BOUNDARY
FEN-P	FENCE - PRIVATE OPEN SPACE
FEN-R	FENCE - RETAINING WALL
HWU	HOT WATER UNIT
LB	LETTER BOX
MF	ALUMINIUM FEATURE BLADE

ON SITE DETENTION
PERSONAL OPEN SPA
RIDGE BARGE CAPPI
ROOF RIDGE
GUTTER
RAIN WATER TANK
SOLAR PANELS

TOP OF KERB

TOP OF WALL

BRICK WALL

OSD POS RBC RR

RK RWG RWT SP TOK TOW WBF

ON TANK WFC1 FIBRE CEMENT CLADDING SPACE WFC2 FIBRE CEMENT INFILL PPING WMC METAL CLADDING WS WHEEL STOP

CLIENT

Yaleede Gil

04-11-22 Prelim Issue to Consultants 09-12-22 Stage B 24-01-23 Prim to Access 10-02-23 Prelim Part 5 Update 06-04-23 Part C Issue 29-06-23 Part 5 LAHC Comments 20-10-23 PART 5 UPDATE

------ EXISTING NATURAL GROUND LINE APS BUILDING SETBACK/ HEIGHT LIMITS CL

DP DOWNPIPE FEN-B FENCE - BOUNDARY FEN-P FENCE - PRIVATE OPEN SPAI FEN-R FENCE - RETAINING WALL HWU HOT WATER UNIT LB LETTER BOX MF ALUMINIUM FEATURE BLADE FENCE - PRIVATE OPEN SPACE LETTER BOX ALUMINIUM FEATURE BLADE

RIDGE BARGE CAPPING ROOF RIDGE GUTTER RAIN WATER TANK SOLAR PANELS SP TOK TOW WBF TOP OF KERB TOP OF WALL BRICK WALL

WMC METAL CLADDING WS WHEEL STOP

ALUMINIUM BATTENS CLOTHES LINE OSD POS RBC RR RWG RWT COLUMN DP DOWNPIPE

ON SITE DETENTION TANK WFC1 FIBRE CEMENT CLADDING PERSONAL OPEN SPACE WFC2 FIBRE CEMENT INFILL

CLIENT

Ydeede Gil

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

GROUND Upper 🗨

reg. no. 727

Project Name BGZ3K Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP10803 Sheet Title **SECTIONS - Short**

Date:

20-10-23 As Noted Drawn: Author Checked Revision Checker G Authorised Drawing No.

Scale Project No. 22009 Approver A306

1 3D orthographic view June 9am

5 3D orthographic view June 11am

9 3D orthographic view June 1pm

13 3D orthographic view June 3pm

v Date AMENDEMENTS Ckd

10-02-23Prelim Part 5 Update06-04-23Part C Issue29-06-23Part 5 LAHC Comments20-10-23PART 5 UPDATE

2 3D orthographic view June 930am

6 3D orthographic view June 1130am

(10) 3D orthographic view June 130pm

	9am	9:30am
Unit 1		
Unit 2		\checkmark
Unit 3	\checkmark	\checkmark
Unit 4		
Unit 5		
Unit 6		
Unit 7		
Unit 8		\checkmark
Unit 9		
Unit 10	\checkmark	\checkmark
Unit 11		
Unit 12		
Unit 13		
Unit 14		

View From Sun Study Table

10am	10:30am	11am	11:30am	12pm	12:30pm	1pm	1:30pm	2pm	2:30pm	3pm	Sunligh
	\checkmark	in dooo									
\checkmark											
\checkmark	\checkmark	\checkmark	\checkmark								1
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		\checkmark									
\checkmark											
\checkmark	\checkmark		\checkmark								
\checkmark											
\checkmark	\checkmark	\checkmark	\checkmark	\checkmark							
		\checkmark									
\checkmark											

7 3D orthographic view June 12pm

3 3D orthographic view June 10am

4 3D orthographic view June 1030am

8 3D orthographic view June 1230pm

12 3D orthographic view June 230m

ht Access to Living rooms/ POSs ordance with LAHC Deemed to Satisfy Compliance Part B4.2a

- COMPLIANT
- NON COMPLIANT
 - 70% ACHIEVED = COMPLIANCE ACHIEVED

1 TrueNorth Winter 9am Shadow Diagram 1 : 200

2 19 Charles St Elevation- Winter 9am

PROPOSED BUILDING SHADOWS

PROPOSED BUILDING SHADOWS

EXISTING BUILDING TO BE DEMOLISHED

CLIENT

Ydleedle Gil

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

Scale 22009

1 TrueNorth Winter 12pm Shadow Diagram

2 19 Charles St Elevation- Winter 12pm

PROPOSED BUILDING SHADOWS

PROPOSED BUILDING SHADOWS

EXISTING BUILDING TO BE DEMOLISHED

CLIENT

Ydleedle Gil

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP1080361) Sheet Title SHADOW DIAGRAMS - WINTER Authorised Drawing No.

Date: Drawn: Author Checker C

Scale 20-10-23 As Noted Project No. 22009 Checked Revision Approver A902

1 TrueNorth Winter 3pm Shadow Diagram 1 : 200

4 34 Bungalow Road Elevation - Winter 3pm

PROPOSED BUILDING SHADOWS

PROPOSED BUILDING SHADOWS

EXISTING BUILDING TO BE DEMOLISHED

CLIENT

Ydleedle Gil

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

Seniors Living Units 7-9 Brighton Road PEAKHURST 21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP1080361 Sheet Title SHADOW DIAGRAMS - WINTER Authorised Drawing No.

Date: Drawn: Author Checker C

Scale 20-10-23 As Noted Project No. 22009 Checked Revision Approver A903

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Parramatta NSW

t: 02 9377 6000

Lindy Lean

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LAHC Riverwood Seniors Housing 7-9 Brighton Rd Peakhurst & 21 Charles St Riverwood (Lots 14 & 15 in DP35818, Lot 10 in DP1080361)

CLIENT : NSW FAMILY AND COMMUNITY SERVICES

Haleda Gif DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

OAD

GHTON

2 m

LAHC PROJECT Landscape Site Plan L 01 BGZ3K 1:100 @A1, **1: 200**@A3 ² November 2023 status: for Part 5 ISSUE: C

CHARLES STREET

ISSUE A 3 April 2023 Issue for Part 5 Approval B 10 May 2023 Amended for Planner comment C 2 Nov 2023 Amended for Council comment Part 5

Locked Bag 5022 Parramatta NSW t: 02 9377 6000

SARM Architects

Lindy Lean

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LAHC Riverwood Seniors Housing 7-9 Brighton Rd Peakhurst & 21 Charles St Riverwood (Lots 14 & 15 in DP35818, Lot 10 in DP1080361)

CLIENT : NSW FAMILY AND COMMUNITY SERVICES

Plant L	.ist					
ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread
Trees						
BuCe	5	Ivory Curl Tree	Buckinghamia celsissima	75 litre	5 - 10m	3.5 - 6m
Cup ana	4	Tuckeroo	Cupaniopsis anacardioides	75 litre	10 - 15m	3.5 - 6m
Ela ret	2	Blueberry Ash	Elaeocarpus reticulatus	75 litre	5 - 10m	3 - 5m
Lag Tus	2	Tuscarora Crepe Myrtle	Lagerstroemia indica 'Tuscarora'	100 litre	5 - 10m	3.5 - 6m
Ulm par	2	Chinese Elm	Ulmus parvifolia Todd	200 litre	10 - 15m	10 - 15m
Wat flo	1	Weeping Lilly Pilly	Waterhousia floribunda	75 litre	5 - 10m	3.5 - 6m
Shrubs						
Aus ten	9	Narrow-leaf Myrtle	Austromyrtus tenuifolia	5 litre	0.9 - 1.5m	0.9 - 1.2m
Bre obl	9	Coffee Bush	Breynia oblongifolia	5 litre	1.5 - 3m	0.6 - 0.9m
CalSal	3	Willow Bottlebrush	Callistemon Salignus	25 litre	2 - 4m	2 - 4m
Cal Whi	30	White Anzac Bottlebrush	Callistemon 'White Anzac'	5 litre	0.9 - 1.5m	0.9 - 1.2m
Dod tri	97	Common Hop Bush	Dodonaea triquetra	5 litre	1.5 - 3m	1.2 - 2.0m
Dod pur	8	Purple Giant Hop Bush	Dodonaea viscosa Purpurea	5 litre	1 - 3m	1 - 2m
Dor exc	6	Gymea Lily, Giant Lily	Doryanthes excelsa	5 litre	1.5 - 3m	1.2 - 2.0m
Gre Mon	15	Grevillea Moonlight	Grevillea Moonlight	5 litre	2 - 3m	1.5 - 2.5m
Leu bro	26	Silver Nugget Cushion bush	Leucophyta brownii Silver Nugget	5 litre	0.75 - 0.9m	1.2 - 2.0m
Phi Xan	16	Xanadu	Philodendron Xanadu	5 litre	0.7 - 1.2m	0.9 - 1.2m
Pro rot	15	Round-leaved Mint Bush	Prostanthera rotundifolia	5 litre	1.5 - 3m	1.2 - 2.0m
Rha sin	111	Aussie Flatbush	Rhagodia spinescens	5 litre	0.6 - 0.75m	0.0 - 0.3m
Ros Tus	18	Tuscan Blue Rosemary	Rosmarinus officinalis 'Tuscan Blue'	5 litre	1.2 - 2m	1.2 - 2.0m
Syz Com	21	Brush Cherry	Syzygium australe Aussie Compact	15 litre	3 - 5m	1.5 - 3.0m
Syz Cas	77	Cascade Lilypilly	Syzygium Cascade	15 litre	1.5 - 3m	1.2 - 2.0m
Thr Pay	33	Paynes Rock Thryptomene	Thryptomene saxicola Paynes Hybrid	5 litre	0.5 - 1.5m	1.0 - 1.8m
Ground	Cover	S				
Dic Sil	50	Silver Kidney Weed	Dichondra argentea Silver Falls	140mm	0.0 - 0.3m	0.9 - 1.2m
Myo Yar	18	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	5 litre	0.45 - 0.6m	0.9 - 1.2m
Vio hed	43	Native Violet	Viola hederacea	140mm	0.0 - 0.3m	1.2 - 2.0m
Grasses	1					
Dia Bre	30	Breeze Blue Flax-lily	Dianella caerulea 'Breeze'	140mm	0.45 - 0.6m	0.3 - 0.6m
Dia Lit	113	Blue Flax-lily	Dianella caerulea Little Jess	5 litre	0.45 - 0.6m	0.3 - 0.6m
Lom Lim	12	Lime Tuff mat rush	Lomandra Lime Tuff	140mm	0.5 - 0.6m	0.5 - 0.6m
Lom Tan	138	Spiny-headed mat rush	Lomandra Tanika	150mm	0.4 - 0.55m	0.45 - 0.6m
Climbers	5					
Pan pan	9	Wonga Wonga Vine	Pandorea pandorana	5 litre	1.5 - 2.5m	1 - 2m

	Landsca	1 02			
BGZ3K	1:100 @A1, 1: 200@A3	2 November 2023	status: for Part 5	ISSUE: C	

- TURF

•

- ADD SITE TOPSOILCOMPOST

FERTILISER, CULTIVATE TO A

MIXTURE (5:1) AND

FINE TILTH

USE SITE TOPSOIL WHEREVER IT IS AVAILABLE - USE FOR ALL GRASSED AREAS. WHERE THERE IS INSUFFICIENT SITE TOPSOIL, USE IMPORTED TOPSOIL FOR PLANTING BEDS AND TREE PLANTING HOLES, TO MEET SPECIFICATION.

Lindy Lean LANDSCAPE ARCHITECT AAILA Registered Landscape Architect #0423 HLS Pty Ltd PO Box 313 Ashfield NSW Lindy@Illandscapearchitect.com.au 0412 568 410

LAHC Riverwood Seniors Housing 7-9 Brighton Rd Peakhurst & 21 Charles St Riverwood (Lots 14 & 15 in DP35818, Lot 10 in DP1080361)

CLIENT : NSW FAMILY AND COMMUNITY SERVICES

Holeede Gil

CHARLES STREET

DEEP SOIL LANDSCAPE AREA	
Deep soil planting areas (deep soil is minimum 3m in any dimension)	495.4 m2
Site area (from survey) Percentage deep soil landscape	1926.1 m2 25.7 %

Fence to comply with AS 4970 Trees on Development Sites. No cut, fill or machine

TREE PROTECTION FENCE DETAIL

	Landsca	Landscape details and deep soil				
BGZ3K	1:100 @A1, 1: 200@A3	2 November 2023	status: for Part 5	ISSUE: C		

SENIORS HOUSING

greenview Job No: 220535

GENERAL NOTES

- 1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOMINATED OR APPLICABLE COUNCIL SPECIFICATION 2. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES ON THE DRAWINGS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN.
- 3. IT IS THE RESPONSIBILITY OF THE TENDERER TO SEEK CLARIFICATION WHERE DOCUMENTATION IS CONFLICTING OF UNCLEAR. WHERE NO CLARITY IS OBTAINED, THE TENDERER IS TO
- ALLOW FOR BOTH INTERPRETATIONS IN THEIR PRICING. 4. CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER.
- 5. SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE
- 6. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH FXISTING 7. ALL DRAINAGE LINES THOUGH ADJACENT LOTS SHALL BE
- CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S STANDARDS 8. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PROVIDE A TRAFFIC MANAGEMENT PLAN PREPARED BY AN ACCREDITED PERSON IN ACCORDANCE WITH RMS
- REQUIREMENTS, FOR ANY WORK ON OR ADJACENT TO PUBLIC ROADS PLAN TO BE SUBMITTED TO COUNCIL & RMS AS REQUIRED. 9. THESE PLANS SHALL BE A READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE
- REQUIREMENTS. 10. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES. 11. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO
- COMMENCING CONSTRUCTION. 12. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE
- PURPOSES 13. ALL TERRACE FLOOR AND PLANTER GRATES TO HAVE FIRE COLLARS FITTED EXCEPT FOR CLASS 1 BUILDINGS
- 14. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANIZED STEP IRON'S AT 300 mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN
- ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS4198-1994 15. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. BARK MULCHING
- SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA. 16. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER
- IMMEDIATELY 17. GREENVIEW IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY
- SURVEY INFORMATION PROVIDED ON THIS DRAWING. 18. ALL LEVELS SHOWN ARE EXPECTED TO BE TO A.H.D.
- 19. ALL CHAINAGES AND LEVELS ARE IN METERS, AND DIMENSIONS IN MILLIMETRES. UNLESS NOTED OTHERWISE. 20. THE SURVEY INFORMATION ON THIS DRAWING HAS BEEN
- PROVIDED BY THE ARCHITECT. 21. CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT
- BY A REGISTERED SURVEYOR. 22. W.A.E DRAWINGS BY A REGISTERED SURVEYOR ARE REQUIRED
- PRIOR TO CERTIFICATION OF DRAINAGE. 23. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR
- CONSTRUCTION PURPOSES WITHOUT WRITTEN APPROVAL. 24. WATER TREATMENT DEVICES TO STRICTLY COMPLY WITH MANUFACTURING SPECIFICATIONS.

RAINWATER REUSE SYSTEM NOTES

- 1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
- 2. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY
- 3. PROVIDE AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
- 4. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
- 5. PROVIDE APPROPRIATE FLOAT VALVE AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
- 6. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZ3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
- 7. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
- 8. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK SURFACE WATER INLETS ARE NOT TO BE CONNECTED. 9. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMPING ARE TO BE APPROVED MATERIALS TO AS/NZ3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS
- MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345) 10. ÈVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER
- TANK ARE TO BE LABELLED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319 11. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND
- VERMIN ENTRY. 12. ALL DOWNPIPES CHARGED TO THE RAINWATER TANK ARE TO BE SEALED UP TO GUTTER LEVEL AND BE PRESSURE TESTED AND
- CERTIFIED 13 TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF
- **13.1. PERMANENT AIR GAP 13.2. BACKFLOW PREVENTION DEVICE**

SAFETY IN DESIGN NOTES

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

EARTHWORK NOTES

- 1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH.
- FENCES AND DEBRIS ETC. TO THE EXTENT OF THE PROPOSED DEVELOPED AREA.
- PROVIDE PROTECTION BARRIERS TO PROTECTED/SENSITIVE AREAS PRIOR TO ANY BULK EXCAVATION. OVER FULL AREA OF EARTHWORKS, CLEAR VEGETATION, RUBBISH SLABS ETC. AND STRIP TOP SOIL. AVERAGE 200mm THICK. REMOVE
- FROM SITE, EXCEPT TOP SOIL FOR RE-USE. CUT AND FILL OVER THE SITE TO LEVELS REQUIRED
- 6. PRIOR TO ANY FILLING IN AREAS OF CUT OR IN EXISTING GROUND. PROOF ROLL THE EXPOSED SURFACE WITH A ROLLER OF MINIMUM WEIGHT OF 5 TONNES WITH A MINIMUM OF 10 PASSES. 7. EXCAVATE AND REMOVE ANY SOFT SPOTS ENCOUNTERED DURING
- PROOF ROLLING AND REPLACE WITH APPROVED FILL COMPACTED IN LAYERS. THE WHOLE OF THE EXPOSED SUBGRADE AND FILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2%. 8. FOR ON SITE FILLING AREAS, THE CONTRACTOR SHALL TAKE LEVELS
- OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS. 9. WHERE HARD ROCK IS EXPOSED IN THE EXCAVATED SUB-GRADE, THIS
- WILL BE INSPECTED AND A DECISION MADE ON THE LEVEL TO WHICH EXCAVATION IS TAKEN. 10. FILL IN 200mm MAXIMUM (LOOSE THICKNESS) LAYERS TO UNDERSIDE OF BASECOURSE USING THE EXCAVATED MATERIAL AND COMPACTED TO 98% STANDARD (AS 1289 5.1.1) MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2% SHOULD THERE BE INSUFFICIENT MATERIAL FROM SITE EXCAVATIONS, IMPORT AS NECESSARY CLEAN GRANULAR
- FILL TO APPROVAL 11. COMPACTION TESTING SHALL BE CARRIED OUT AT THE RATE OF 2 TESTS PER 1000SQ METRES PER LAYER BY A REGISTERED NATA LABORATORY. THE COSTS OF TESTING AND RE-TESTING ARE TO BE ALLOWED FOR BY THE BUILDER.
- 12. BATTERS TO BE AS SHOWN, OR MAXIMUM 1 VERT : 4 HORIZ. 13. ALL CONDUITS AND MAINS SHALL BE LAID PRIOR TO LAYING FINAL
- PAVEMENT 14. ALL BATTERS AND FOOTPATHS ADJACENT TO ROADS SHALL BE TOP SOILED WITH 150mm APPROVED LOAM AND SEEDED UNLESS OTHERWISE SPECIFIED.

DRAINAGE INSTALLATION **RCP CONVENTIONAL**

INSTALLATIONS & ROAD CROSSINGS 1. SUPPLY & INSTALLATION OF DRAINAGE WORKS TO BE IN

- ACCORDANCE WITH THESE DRAWINGS, THE COUNCIL SPECIFICATION AND THE CURRENT APPLICABLE AUSTRALIAN STANDARDS.
- BACKFILL SHALL BE PLACED & COMPACTED IN ACCORDANCE WITH THE SPECIFICATION A GRANULAR GRAVEL AGGREGATE MATERIAL (<10mm) BACKEILL IS RECOMMENDED FOR THE BEDDING HAUNCE SUPPORT AND SIDE ZONE DUE TO IT'S SELE COMPACTING ABILITY 3. A MINIMUM OF 150mm CLEARANCE IS TO BE PROVIDED BETWEEN
- THE OUTSIDE OF THE PIPE BARREL AND THE TRENCH WALL FOR PIPES < 600 DIA. 200mm CLEARANCE FOR PIPES 600 TO 1200 DIA AND D/6 CLEARANCE FOR PIPES > 1200 DIA.
- 4. BEDDING OF THE PIPELINES IS TO BE TYPE 'HS2' IN ACCORDANCE WITH THE STANDARDS AND AS FOLLOWS a.COMPACTED GRANULAR MATERIAL IS TO COMPLY WITH THE FOLLOWING GRADINGS:

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

- -AND THE MATERIAL PASSING THE 0.075 SIEVE HAVING LOW PLASTICITY AS DESCRIBED IN APPENDIX D OF AS1726.
- b.BEDDING DEPTH UNDER THE PIPE TO BE 100mm

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

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

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

ROOF DRAINAGE

ADDRESS: LOCKED BAG 5022 PARRARMATTA

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- 1. ALL ROOF DRAINAGE IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING
- AS3500.3. NCC AND COUNCIL'S SPECIFICATIONS . DOWNPIPES SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR FINAL LOCATIONS. ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS
- REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE. UNLESS APPROVED OTHERWISE BY THE PROJECT ARCHITECT.
- . ALL DOWNPIPES TO HAVE LEAF GUARDS. . ALL EAVES GUTTERS ARE TO BE DESIGNED TO THE 5% AEP (20YR) STORM EVENTS UNC
- . ALL EAVES GUTTER OVERFLOWS ARE TO BE IN ACCORDANCE WITH AS3500.3
- 7. ALL BOX GUTTERS ARE TO BE DESIGNED TO CATER TO THE 1% AEP (100YR) STORM EVENTS UNO 8. IN ACCORDANCE WITH AS3500.3 CLAUSE 3.7.6.G, BOX GUTTERS SHALL:
- a. BE STRAIGHT (WITHOUT CHANGE IN DIRECTION) b. HAVE A HORIZONTAL CONSTANT WIDTH BASE (SOLE) WITH VERTICAL
- SIDES IN A CROSS-SECTION. HAVE A CONSTANT LONGITUDINAL SLOPE BETWEEN 1:200 AND 1:40. d. DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE OF DIRECTION
- (I.E. NOT TO THE SIDE): AND BE SEALED TO THE RAINHEADS AND SUMPS . GREENVIEW RECOMMENDS THAT THE BUILDER VERIFIES THAT ANY AND ALL
- BOX GUTTERS HAVE BEEN DESIGNED BY A QUALIFIED CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS 10. GREENVIEW RECOMMENDS A SPECIFIC INSPECTION AND CERTIFICATION BY A
- QUALIFIED CIVIL ENGINEER OF ANY AND ALL BOX GUTTERS INSTALLED ON THE PROJECT PRIOR TO OCCUPATION CERTIFICATE 11. ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER
- OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE

areenview

STORMWATER DRAINAGE NOTES

COUNCIL'S SPECIFICATION MINIMUM PIT DIMENSIONS ARE TO BE IN ACCORDANCE WITH AS3500.3 TABLE 7.5.2.1 WHICH PROVIDES GUIDANCE ACCORDING TO PIT DEPTH U.N.O. **TABLE 7.5.2.1**

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

Minimum internal dimensions mm				
Recta	Circular			
Width	Length	Diameter		
350	350			
450 600 600	450 600 900	600 900 1000		
900	900	1000		
	Minimus Recta Width 350 450 600 600 900	Minimum internal di mm Rectaugular Width Length 350 350 450 450 600 600 600 900 900 900		

- PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO.
- 5. ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 U.N.O. BY COUNCILS SPECIFICATION.
- DRAWINGS MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE
- 600mm IN CARPARK & ROADWAY AREAS UNO. 8. ALL PIPES LOCATED IN LANDSCAPE AREAS TO HAVE 300mm COVER. WHERE NOT POSSIBLE AND COVER IS BETWEEN 150mm AND 300mm USE SEWER
- GRADE PIPE 9. PIPES 225mm DIA AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O.
- 11. BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY
- 12. ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS
- 13. THE MINIMUM SIZES OF THE STORMWATER DRAINAGE PIPES SHALL NOT BE LESS THAN 90mm DIA FOR CLASS 1 BUILDINGS AND 100mm DIA FOR OTHER
- 14. BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS
- 15. ALL LANDSCAPED PITS TO BE MIN 450 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1 16. GREENVIEW RECOMMENDS ALL COURTYARDS TO HAVE 450 SQUARE PLASTIC
- PIT INSTALLED WITH A 150mm DIA. CONNECTION TO FORMAL DRAINAGE SYSTEM.
- BY AS3500 3 TABLE 7 5 2 1 18. ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED
- STORMWATER DRAINAGE LINE. 19. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT
- POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND
- WHERE APPLICABLE 21. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF
- THE OUTLET PIPE AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE 22. ANY VARIATION TO THAT WORKS AS SHOWN ON THE APPROVED DRAWINGS
- ARE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE COMMENCEMENT. 23. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY
- 24. GREENVIEW RECOMMENDS ALL ACCESSIBLE GRATES TO BE FITTED WITH
- CHILDPROOF LOCKS 25. ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILLING.

OVERFLOW.

GALVANISED

GRATE TYPE

LOCATION

ANDSCAPE

CONCRETE

ROADS

11.05.2023

09.02.2023 JPS 08.02.2023 JPS

04.04.2023

COVER TABLE

LANDSCAPE (SINGLE DWELLING)

UNDER TRAFFICABLE AREA

5 01.11.2023 JPS ISSUED FOR APPROVAL

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PROGRESS ISSUE

PROGRESS ISSUE

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LANDSCAPE CONSULTANT.

1. STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS INCLUDING AS3500.3 . NCC AND

6. PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE

10. PIPES UP TO 150mm DIA SHALL BE LAID AT 1.0% MIN. GRADE U.N.O

CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY.

17. ALL DRIVEWAY PITS TO BE MIN 600 SQUARE U.N.O OR LARGER AS REQUIRED

20. GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION

OVERELOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS

26. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.

27. WATER PROOF ALL CONCRETE BALCONIES & ROOFS TO ARCHITECTS DETAILS 28. ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY

29. ALL SUBSOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE

30. SUBSOIL DRAINAGE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS. LAY PIPES ON FLOOR OF TRENCH GRADED AT 1% MIN AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL PROVIDE FUSHING EYE'S AT HIGH POINTS OR TO COUNCILS REQUIREMENTS

31. ALL GRATES IN AREAS OF FREQUENT PEDESTRIAN TRAFFIC (IE FOOTPATHS, WALKWAYS, ETC.) TO BE HEELPROOF GRATE.

32. REFER ARCHITECTS DETAIL FOR GRATE FINISH (IE STAINLESS STEEL OR 33. GRATES TO BE IN ACCORDANCE WITH TABLE BELOW:

PIT GRATE INLINE TYPE TRAFFIC CONDITIONS

A - EXTRA LIGHT DUTY	FOOTWAYS AND AREAS ACCESSIBLE ONLY TO PEDESTRIANS AND PEDAL CYCLISTS.	
B - LIGHT DUTY	FOOTWAYS THAT CAN BE MOUNTED BY VEHICLES.	
C - MEDIUM DUTY	MALLS AND PEDESTRIAN AREAS OPEN TO SLOW MOVING COMMERCIAL VEHICLES.	
D - HEAVY DUTY	CARRIGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICHLES.	
TABLE AS PER AS3996 - 2006. ENGINEER TO BE NOTIFIED IF LOAD CONDITIONS LISTED ABOVE ARE EXCEEDED.		

32. COVER TO PIPE TO BE AS PER TABLE BELOW:

DESCRIPTIC

	PIPE TYPE	COVER
	PVC	300
)	PVC	100
	PVC	100 BELOW UNDERSIDE OF PAVEMENT
	STEEL	NIL BELOW UNDERSIDE OF PAVEMENT
	RCP	500 BELOW UNDERSIDE OF PAVEMENT

STORMWATER DRAINAGE NOTES CONTINUED 33. GREENVIEW'S STORMWATER SYSTEM HAS BEEN DESIGNED TO CAPTURE SURFACE RUNOFF FROM THE SITE ITSELF BUT DOES NOT INCORPORATE

SPECIFIC GROUNDWATER CAPTURE MECHANISMS. IN SOME CASES, GROUNDWATER INUNDATION MAY BE A SIGNIFICANT SOURCE OF WATER DURING A STORM EVENT. GREENVIEW RECOMMENDS THAT ALL RETAINING WALLS CLOSE TO HABITABLE AREAS BE FITTED WITH AN IMPERMEABLE MEMBRANE AND SUBSOIL DRAINAGE TO PREVENT GROUNDWATER INGRESS

34. GREENVIEW RECOMMENDS ALL IN-GROUND STORMWATER PIPE RUNS ARE SET OUT BY THE BUILDER PRIOR TO COMMENCEMENT OF WORKS. WHERE 300MM COVER IS NOT ACHIEVED, NOTIFY ENGINEER. 35. WHERE STORMWATER DRAINAGE WORKS ARE TO BE UNDERTAKEN PRIOF TO THE CONSTRUCTION OF THE BUILDING. THE BUILDER IS TO SET OUT THE FLOOR LEVELS AND ENSURE PROPOSED STORMWATER DRAINAGE LEVELS AND BUILDING LEVELS ARE COMPATIBLE. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.

ON-SITE DETENTION

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

BELOW GROUND OSD TANKS

- THE HYDRAULIC CONTROL FOR THE STORAGE (USUALLY ORIFICE PLATE) SHALL BE FIRMLY FIXED IN PLACE TO PREVENT REMOVAL OR TAMPERING. A PLATE OF 3mm TO 5mm THICK STAINLESS STEEL WITH A CIRCULAR HOLE SHALL BE USED, PROVIDED: a. IT IS MACHINED TO 0.5mm ACCURACY
- IT RETAINS A SHARP EDGE; AND c. THE ORIFICE DIAMETER IS NOT LESS THAN 25mm (AS 3500.3 CLAUSE 7.10.2 INSPECTION / ACCESS OPENINGS SHALL BE PROVIDED ABOVE THE LOCATION OF THE OUTLET WITH DIMENSIONS AT LEAST 600mm x 600mm OR 600mm DIAMETER FOR STORAGES UP TO 800mm DEEP AND 600mm x 900mm FOR DEEPER STORAGES. THERE SHALL BE NO IMPEDIMENTS TO THE REMOVAL OF DEBRIS THROUGH THIS OPENING INSPECTION SHALL BE POSSIBLE WITHOUT
- RESIDENTS OR OWNERS HAVING TO REMOVE HEAVY ACCESS COVERS (AS3500.3 CLAUSE 7 10.2 b ii) WHERE STORAGES ARE NOT DEEP ENOUGH TO WORK IN (<1.5m DEEP). ACCESS SHALL BE PROVIDED AT INTERVALS OF APPROXIMATELY 10m TO ALLOW THE SYSTEM TO BE FLUSHED TO THE STORAGE OUTLET> ACCESS SHALL BE PROVIDED AT THE OUTLET (AS3500.3 CLAUSE 7.10.2.b.iii) A SUMP SHALL BE PROVIDED AT THE OUTLET POINT, SET BELOW THE LEVEL
- OF THE MAIN STORAGE TO COLLECT DEBRIS. WHERE A DISCHARGE CONTROL PIT IS INCLUDED IN THE STORAGE< THIS SHALL CONTAIN A SUMP SET A MINIMUM OF 1.5 TIMES THE DIAMETER OF THE ORIFICE OF THE OUTLET BELOW THE CENTRE OF THE ORIFICE. SUMPS SHALL BE PROVIDED WITH WEEP HOLES TO DRAIN OUT TO THE SURROUNDING SOIL, AND SHALL BE FOUNDED ON A COMPACTED GRANULAR BASE. WHERE THE DEPTH OF THE TANK EXCEEDS 1.2m, A LADDER IN ACCORDANCE WITH AS3500.3 CLAUSE 7.5.5.4 SHALL BE INSTALLED
- BELOW GROUND OSD SYSTEMS SHALL CONFORM WITH AS2865 IN ACCORDANCE WITH AS3500.3 CLAUSE 7.10.2.D SCREENS (TRASH RACKS) WITH THE FOLLOWING CHARACTERISTICS SHOULD BE PROVIDED TO COVER EACH ORIFICE OUTLET: a. FOR ORIFICES UP TO 150mm DIA., A FINE APERTURE-EXPANDED METAL
- MESH SCREEN WITH A MINIMUM AREA OF 50 TIMES THE AREA OF THE ORIFICE. FOR LARGER DIA. ORIFICES, A COARSER GRID MESH WITH A MINIMUM AREA OF 20 TIMES THE ORIFICE AREA MAY BE USED AS AN ALTERNATIVE b. STEEL SCREENS SHOULD BE STAINLESS STEEL OR HOT-DIP GALVANIZED
- WHERE APERTURE-EXPANDED MESH SCREENS ARE EMPLOYED, THEY SHOULD BE POSITIONED SO THAT THE OVAL-SHAPED HOLES ARE HORIZONTAL, WITH THE PROTRUDING LIP ANGLED UPWARDS AND FACING DOWNSTREAM A HANDLE MAY BE FITTED TO ENSURE CORRECT ORIENTATION AND EASY REMOVAL FOR MAINTENANCE
- d. SCREENS SHOULD BE PLACED NO FLATTER THAN 45 DEGREES TO THE HORIZONTAL IN SHALLOW STORAGES UP TO 600mm DEEP. IN DEEPER OR MORE REMOTE LOCATIONS, THE MINIMUM ANGLE SHOULD BE 60 DEGREES TO THE HORIZONTAL
- 8. IF THE BELOW GROUND OSD STORAGE IS SEALED, A VENT SHOULD BE PROVIDED TO EXPEL ANY NOXIOUS GASES (AS3500.3 CLAUSE 7.10.2.D.B). THE STORAGE SHOULD BE DESIGNED TO FILL WITHOUT CAUSING
- OVERFLOWS IN UPSTREAM CONDUITS DUE TO BACKWATER EFFECTS (AS3500.3 CLAUSE 7.10.2.D.C) 10. BELOW GROUND STORAGES SHALL BE CONSTRUCTED OF CONCRETE,

STRUCTURAL CONSULTAN

MASONRY, ALUMINIUM/ZINC AND ALUMINIUM/ZINC/MAGNESIUM ALLOY-COATED STEEL, ZINC-COATED STEEL, GALVANISED IRON OR PLASTICS (AS3500.3 7.10.3)

MAINTENANCE SCHEDULE: ON SITE DETENTION (OSD)

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

6 MONTHLY

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

ANNUALLY

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

5-YEARLY

J,		
ELEMENT	TASK	DESCRIPTION / ACTION
ORIFICE PLATE	CHECK ORIFICE PLATE	CHECK ORIFICE SIZE AGAINST WAE AND CHECK FOR PITTING / SCARRING, REPLACE IF NECESSARY

COLOUR LEGEND

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

GREENVIEW CIVIL SHEET LIST				
No.	SHEET NAME	REV.		
C01	NOTES & LEGENDS	5		
C02	GROUND FLOOR DRAINAGE PLAN	5		
C03	SITE STORMWATER DETAILS SHEET 1	4		
C04	SITE STORMWATER DETAILS SHEET 2	1		

SARM ARCHITECTS	GREENVIEW CONSULTING Pty Ltd		SENIOR
PROJECT MANAGER	HYDRAULIC CONSULTANT		
LAND & HOUSING CORPORATION	GREENVIEW CONSULTING Pty Ltd	NICIAL	AT
ELECTRICAL CONSULTANT	LANDSCAPE CONSULTANT	WCH	7-9 BRIGHTO
GREENVIEW CONSULTING Pty Ltd	RFA LANDSCAPE ARCHITECTS	GOVERNMENT	LOTS 14-15 8

BUSINESS PARTNE

S HOUSING

ON ROAD & 21 CHARLES /ERWOOD NSW 2210. & DP35818.

RECOMMENDED SAFETY SIGNS

DANGER

CONFINED SPACE DANGER SIGN

1. A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANKS CONFINED SPACE.

- MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)

- 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED

ALUMINUM OR POLYPROPYLENE 3. SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE

EXISTING SERVICES

WHEN EXCAVATING WITHIN ANY SITE OTPATH AND ROADWAY, ALL SERVICE SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION

ORKS. CONTACT "DIAL BEFORE YOU I 00 OR GOT THE WEB SITE "www.1100.

ABBREVIATIONS

VERTICAL DROPPER

DOWN PIPE PROPOSED FINISHED FLOOR LEVEL PROPOSED PIT SURFACE LEVEL PROPOSED PIT INVERT LEVEL INSPECTION OPENING KERB & GUTTER FINISHED PAVEMENT LEVE REINFORCED CONCRETE PIPE ROLL KERB & GUTTER FINISHED SURFACE LEVEL RAINWATER DRAINAGE OUTLET PROPOSED RAINWATER TANK TOP OF NEW KERB LEVEL TOP OF NEW RETAINING WALL LEVEL TOP OF WATER LEVEL RIGID PVC PIPE

	STATUS: PRELIMINARY			
NOTES & LEGENDS	DATE:	SCALE:	PRJ:	JOB:
	01.11.20	23: 100		220535
	STAGE:	DRAWN:	DESIGN:	CHECKED:
	Р	JPS	RC	RC
	TYPE:	SHEET:		REV:
	С	C01		5

GROUND FLOOR DRAINAGE PLAN Scale: 1:125

- 1. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
- 2. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES. 3. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE
- DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY 4. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
- 5. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
- 6. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE WHERE IN TRAFFICABLE AREAS. 7. PROVIDE 100mm GAP IN BASE OF FENCE FOR EMERGENCY OVERFLOWS.
- 8. PROVIDE SUBSOIL DRAINAGE AND OUTLETS TO ALL ON PODIUM PLANTER BOXES. OUTLET PIPES NOT SHOWN FOR CLARITY OF DOCUMENTATION.
- 9. ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE. 10. ALL PIPES TO BE 100mmØ @ 1% MINIMUM UNLESS NOTED OTHERWISE.
- 11. ALL BASES OF PITS TO BE BENCHED TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
- 12. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATES IN TRAFFICABLE AREAS.

ADDRESS: LOCKED BAG 5022 PARRARMATTA NSW 2124 **T**: (02) 9377 6000 W: www.dpie.nsw.gov.au

GEORGES RIVER OSD DESIGN

SITE AREA:1926.1m² POST-DEVELOPMENT IMPERVIOUS%:62% DEPTH OF WATER, TWL - CL:1.7m PSD182L/s/ha SSR206m3/ha PSD*34.9L/s SSR*39.5108m³ ORIFICE:Ø113mm

5 01.11.2023 JPS ISSUED FOR APPROVAL

 11.05.2023
 JPS
 ISSUED FOR APPROVAL

 04.04.2023
 JPS
 ISSUED FOR APPROVAL

 09.02.2023
 JPS
 PROGRESS ISSUE

 08.02.2023
 JPS
 PROGRESS ISSUE

 DATE
 BY
 E

11.05.2023

greenview

			ARCHITECT	STRUCTURAL CONSULTANT	BUSINESS PARTNER:
			SARMARCHITECTS	GREENVIEW CONSOLTINGT LY EL	
23	JPS	ISSUED FOR APPROVAL	PROJECT MANAGER	HYDRAULIC CONSULTANT	
23	JPS	ISSUED FOR APPROVAL			
23	JPS	ISSUED FOR APPROVAL	LAND & HOUSING CORPORATION	GREENVIEW CONSULTING Pty Ltd	
23	JPS	PROGRESS ISSUE			
23	JPS	PROGRESS ISSUE	ELECTRICAL CONSULTANT	LANDSCAPE CONSULTANT	
	BY	DESCRIPTION			COVEDNMENT
The	copyright of th	is document & design remains with Greenview	GREENVIEW CONSULTING Pty Ltd	RFA LANDSCAPE ARCHITECTS	GOVERNMENT
Cons	ulting Pty Ltd a	nd shall not be reproduced without prior consent			

SENIORS HOUSING

7-9 BRIGHTON ROAD & 21 CHARLES STREET, RIVERWOOD NSW 2210. LOTS 14-15 & DP35818.

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DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

GENERAL LEGEND

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EXISTING TREES

	CIV - FIXTURES SCHEDULE					
	TYPE	DESCRIPTION				
		GRATED STORMWATER PIT				
		PERIMETER STRIP DRAIN				
\boxtimes		SEALED STORMWATER PIT				
0	RWO	RAINWATER OUTLET				

CIV - STORMWATER SERVICES						
	TYPE DESCRIPTION					
	STW	STORMWATER				
	STW EX	EXISTING STORMWATER				

STATUS PRELIMINARY **GROUND FLOOR** SCALE: DRAINAGE PLAN 01.11.2023 indicated 220535 RC RC JPS Р TYPE: C02 С 5

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

TYPICAL TRASH SCREEN DETAIL Scale: 1:10

RETAIN A SHARP EDGE, AND

HAVE A DIAMETER NOT LESS THAN 25mm

TYPICAL ORIFICE PLATE DETAIL Scale: 1:10

ADDRESS: LOCKED BAG 5022 PARRARMATTA NSW 2124 **T**: (02) 9377 6000 **W**: www.dpie.nsw.gov.au

DESCRIPTION

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

TYPICAL CONCRETE INLET PIT - CONCRETE SURFACE

TYPICAL GRATED DRAIN DETAIL Scale: 1:20

ON SITE DETENTION TANK DETAIL - DRIVEWAY AREA WITH ORIFICE PLATE Scale: 1:20

	ARCHITECT	STRUCTURAL CONSULTANT	BUSINESS PARTNER:	PROJECT:
	SARM ARCHITECTS	GREENVIEW CONSULTING Pty Ltd		SENIORS HOUSING
			NSW	AT 7-9 BRIGHTON ROAD & 21 CHARLES
iew isent		RFA LANDSCAPE ARCHITECTS	GOVERNMENT	STREET, RIVERWOOD NSW 2210. LOTS 14-15 & DP35818.

Yaleda DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

		PRELIMINARY			
	SHESTORMWATER	DATE:	SCALE:	PRJ:	JOB:
	DETAILS SHEET 1	01.11.20	23 indicated		220535
		STAGE:	DRAWN:	DESIGN:	CHECKED:
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3		TYPE:	SHEET:		REV:
		С	C03		4

ADDRESS: LOCKED BAG 5022 PARRARMATTA NSW 2124 **T**: (02) 9377 6000 W: www.dpie.nsw.gov.au

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DESCRIPTIO

CASCADE SEPARATOR DESIGN TABLE

TO BE INSTALLED ONLINE THE TOTAL INLET PIPE FLOW RATE MUST BE LESS THAN THE SPECIFIED UNITS LISTED MAXIMUM TOTAL FLOW RATE; THE UNIT MUST BE PLACED OFFLINE WHERE THE INLET FLOW RATE EXCEEDS THIS VALUE.

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	ARCHITECT
	SARM ARCHITECTS
	PROJECT MANAGER
	LAND & HOUSING CORPORATION
	ELECTRICAL CONSULTANT
view _	GREENVIEW CONSULTING Pty Ltd

STRUCTURAL CONSULTANT GREENVIEW CONSULTING Pty Ltd YDRAULIC CONSULTAN GREENVIEW CONSULTING Pty Ltd LANDSCAPE CONSULTANT RFA LANDSCAPE ARCHITECTS

SENIORS HOUSING

7-9 BRIGHTON ROAD & 21 CHARLES STREET, RIVERWOOD NSW 2210. LOTS 14-15 & DP35818.

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	21	80
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DATA TOTAL FLOWRATE T	HROUGH INLET [L	
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SI DATA TOTAL FLOWRATE T PIPE DATA: INLET PIPE OUTLET PIPE	ITE SPECIF REQUIREN HROUGH INLET [L I.L. MAT I II	IC IENTS /S] [] ERIAL DIAMETER][][
SI DATA TOTAL FLOWRATE T PIPE DATA: INLET PIPE OUTLET PIPE UPPER TANK WEIGH	TE SPECIF REQUIREN HROUGH INLET [L I.L. MAT I.I. MAT	IC IENTS /S] [] ERIAL DIAMETER][][][650kg

OCEAN PROTECT

CASCADE SEPARATOR 1200

STANDARD PRODUCT DRAWING

SITE STORMWATER

DETAILS SHEET 2

PRELIMINARY

RC

220535

RC

SCALE

C04

JPS

01.11.2023

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SENIORS HOUSING

greenview Job No: 220535

GENERAL INSTRUCTIONS

- 1. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT 2. CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER IANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS
- SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION" DEPT OF HOUSING, 1998 (BLUE BOOK). 3. ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR
- RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS 4. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER
- RELEVANT CONSULTANTS' PLANS SPECIFICATIONS CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND NOTIFY ENGINEER IMMEDIATELY FOR VERIFICATION
- WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES.

LAND DISTURBANCE INSTRUCTIONS

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

SITE MAINTENANCE INSTRUCTIONS

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

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

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

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

SAFETY IN DESIGN NOTES

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

SEDIMENT CONTROL INSTRUCTIONS

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

SOIL EROSION CONTROL INSTRUCTIONS 1. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A

- GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED. THAN: 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES. 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
- 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 20 METRES. 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES. 2. ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL
- BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI. TIME OF CONCENTRATION STORM EVENT. 3. WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUNDCOVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER-SOILS AND CONSTRUCTION".
- DEPT OF HOUSING 1998 (BLUE BOOK), FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS. 4. STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- 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 & 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

- 1. ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT. ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PHONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER
- WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS. 3. ALL SITE STAFF AND SUB-CONTRACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED
- . 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. **PROCEDURE FOR DE-WATERING**

ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM

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

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

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

F82 MESH SUPPORT

APPROVED GEOTEXTILE FILTER FABRIC **GRAVEL FILTER** AGGREGATE ANCHORING

ADDRESS: LOCKED BAG 5022 PARRARMATTA NSW 2124 **T**: (02) 9377 6000 W: www.dpie.nsw.gov.au

- 1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL
- 2. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH

	ARCHITECT	STRUCTURAL CONSULTANT	BUSINESS PARTNER:	PROJECT:
	SARM ARCHITECTS	GREENVIEW CONSULTING Pty Ltd		SENIORS HOUSING
	PROJECT MANAGER LAND & HOUSING CORPORATION	HYDRAULIC CONSULTANT GREENVIEW CONSULTING Pty Ltd		AT
l view nsent	ELECTRICAL CONSULTANT	LANDSCAPE CONSULTANT RFA LANDSCAPE ARCHITECTS	GOVERNMENT	7-9 BRIGHTON ROAD & 21 CHAR STREET, RIVERWOOD NSW 221 LOTS 14-15 & DP35818.

ADDRESS: LOCKED BAG 5022 PARRARMATTA NSW 2124 **T**: (02) 9377 6000 W: www.dpie.nsw.gov.au

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DESCRIPTIC

STRUCTURAL CONSULTANT BUSINESS PARTNEF ARCHITEC SARM ARCHITECTS GREENVIEW CONSULTING Pty Ltd ROJECT MANAGER YDRAULIC CONSULTAN LAND & HOUSING CORPORATION **GREENVIEW CONSULTING Pty Ltd** NSW LECTRICAL CONSULTANT ANDSCAPE CONSULTANT GREENVIEW CONSULTING Pty Ltd RFA LANDSCAPE ARCHITECTS GOVERNMEN

SENIORS HOUSING

7-9 BRIGHTON ROAD & 21 CHARLES STREET, RIVERWOOD NSW 2210. LOTS 14-15 & DP35818.

Joleda

DETERMINED by the NSW Land and Housing Corporation on: 27.05.24

SITE MANAGEMENT LEGEND

••••• • CHAIN WIRE FENCE • SILT FENCE

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

NOTE: EXISTING COUNCIL KERB INLET PIT TO REMAIN. PROVIDE TEMPORARY FILTER ROLL TO PROTECT FROM SEDIMENT RUNOFF

ENVIRONMENTAL SITE MANAGEMENT LAYOUT

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

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

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

• WHERE POSSIBLE, STRATEGICALLY PLACE NOISE-GENERATING PLANT / EQUIPMENT TO TAKE ADVANTAGE OF NATURAL SCREENING (E.G. BUILDINGS)

• AVOID PLACING NOISE-GENERATING PLANT / EQUIPMENT CLOSE TOGETHER AND/OR OPERATE

• MAINTAIN ALL PLANT & EQUIPMENT TO MINIMISE NOISE EMISSIONS (E.G. REPAIR BROKEN SILENCING

EQUIPMENT, TIGHTEN RATTLING COMPONENTS ETC) ALL PLANT & EQUIPMENT TO BE OPERATED IN THE CORRECT MANNER TO AVOID UNNECESSARY NOISE

• ALL DELIVERIES TO SITE TO BE IN ACCORD WITH THE RELEVANT CONSTRUCTION TRAFFIC MANAGEMENT PLAN

 NO PUBLIC ADDRESS SYSTEMS TO BE USED EXCEPT IN THE CASE OF EMERGENCIES • WHERE NECESSARY, FIT PLANT WITH SILENCERS AND/OR OTHER NOISE ATTENUATION MEASURES • ENSURE CONSTRUCTION VEHICLES AND PLANT/EQUIPMENT ARE TURNED OFF WHEN NOT IN USE (I.E. AVOID

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

• WHERE POSSIBLE, STAGE ANY VEGETATION REMOVAL TO MINIMISE EXPOSED AREAS • AREAS EXPOSED (IN THE SHORT TERM) TO BE STABILISED USING WATERING AND/OR GEO-FABRICS AS

APPROPRIATE TO MINIMISE DUST GENERATION • MODIFY / REDUCE CONSTRUCTION ACTIVITIES DURING HIGH WIND CONDITIONS IF INCREASED DUST

• DUST CONTROL MEASURES TO BE IMPLEMENTED AS THE SITE SUPERVISOR DEEMS APPROPRIATE, INCLUDING WATER CARTS, SPRINKLERS, SPRAYS, DUST SCREENS, ETC CHECK EROSION CONTROL MEASURE REGULARLY TO ENSURE CAPTURED SILT DOES NOT BECOME AIRBORNE

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

;		SC 1:	10 ALE 100		
		STATUS:	PRELI	MINARY	
	ENVIRONMENTAL SITE	DATE:	SCALE:	PRJ:	JOB:
	MANAGEMENT PLAN	02.11.20	23: 100		_220535_
		STAGE:	DRAWN:	DESIGN:	CHECKED:
		Р	JPS	RC	RC

ESM2

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