



## ACTIVITY DETERMINATION

Project No. BGGXT

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

In this matter:

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.

Signed.....

Dated..... **03.06.24**

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

98-102

Street or property name

Albert Street

Suburb, town or locality

Revesby

Postcode

2212

Local Government Area(s)

Canterbury Bankstown

Real property description (Lot and DP)

Lots 38, 39 & 40 in DP 2343

### ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of an existing dwelling and associated structures, removal of trees, and the construction of an 18 dwelling seniors housing development comprising 12 x 1-bedroom and 6 x 2-bedroom independent living units with associated landscaping and fencing, surface parking for 9 cars, and consolidation into a single lot.

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

  
Signed.....

Dated...03.06.24.....

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:
<b>Architectural Plans</b>				
Cover Sheet	A00	17	12.03.2024	Barry Rush & Associates
Site Analysis Plan	A01	6	22.02.2022	
Site Plan	A02	18	12.03.2024	
Ground Floor Plan	A03	6	12.03.2024	
First Floor Plan	A04	8	19.12.2022	
Roof Plan	A05	8	19.12.2022	
Elevations	A06	12	19.12.2022	
Elevations & Sections	A07	11	12.04.2022	
Sections	A08	11	09.12.2022	
Shadow Diagrams Mid Winter	A09	9	05.09.2023	
Demolition Plan	A10	4	22.02.2022	
Exterior Colour Schedule	A11	5	19.12.2022	
Areas of Excavation & Fill	A12	7	15.02.2023	
Block Analysis Plan	A13	6	15.02.2023	
Site Plan Including Access to Bus Stop on Bransgrove Road & Proposed Ramp Construction on Polo St Cnr	A14	-	20.10.2021	
Shadow Diagrams – Mid Winter Sheet 2	A15	-	05.09.2023	
Staging Plan – Stage 1	A16	-	19.02.2024	
Staging Plan – Stage 2	A17	-	22.01.2024	

Activity Determination  
98-102 Albert Street, Revesby

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Landscape Plans				
Landscape Plan (Stage 1)	LA01	1	29.02.2024	Greenland Design
Landscape details & Specification (stage 1)	LA02			
Landscape Plan (stage 2)	LA01			
Landscape Details & Specifications (stage 2)	LA02			
Engineering (Civil design)				
Site Stormwater Drainage Layout Plan	C01	Q	22.02.2024	Michael Ell Consulting
Stormwater Details	C02	G	17.07.2023	
Erosion & Sediment Control Plan	C03	H	17.07.2023	
Erosion & Sediment Details	C04	E	17.07.2023	
Site Stormwater Drainage Layout Plan- Stage 1	C05	-	13.05.2024	
Consultant reports				
Arboricultural Impact Assessment Report	D698	B	04.11.2021	Creative Planning Solutions
Access Report			22.07.2023	Sydney Access Consultants
BCA Reports			04.07.2023	BCA Vision Pty Ltd
Site Classification Report	-	-	24.09.2021	Intrax Consulting Engineers
BASIX Certificate	582396M_08	-	12.07.2023	Building Sustainability Assessments
Waste Management Plan	-	-	20.07.2023	Creative Planning Solutions

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. 82 & 83 shall be implemented, at each relevant stage.
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, at each relevant stage. 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.
6. This activity determination permits the demolition and construction to be staged in accordance with the approved Staging Plan. Stage 1 may be constructed and occupied prior to the commencement of Stage 2. Stage 2 works will commence after 98 Albert Street is vacated. Notwithstanding, Stages 1 and 2 may be built concurrently should at any time 98 Albert Street becomes vacant.

## 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

7. Stormwater shall be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of City of Canterbury Bankstown Council substantially in accordance with the approved concept stormwater drainage plans.
8. 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.
9. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.
10. 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

11. 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 City of Canterbury Bankstown 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.
12. 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 City of Canterbury Bankstown Council's standards.

**Note:**

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

13. 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

14. 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).



15. 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**

16. 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)**

17. 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**

18. 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**

19. Landscaping shall be carried out substantially in accordance with the approved landscape plan(s) and maintained for a period of 12 months by the building contractor. City of Canterbury Bankstown Council shall be consulted in relation to the planting of any street trees.
20. 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**

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

## Fencing

22. 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

23. Suitable letterbox facilities are to be provided in accordance with Australia Post specifications.

## Public Liability Insurance

24. 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 for each relevant stage, including demolition.*

## Disconnection of Services

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

## Demolition

27. 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.
28. 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.
29. 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

30. The demolition / construction plans for each relevant stage 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

31. City of Canterbury Bankstown Council shall be advised in writing, of the date it is intended to commence work, including demolition, for each relevant stage. A minimum period of **5 working days** notification shall be given.

### Site Safety

32. A sign shall be erected in a prominent position on the site for each relevant stage:
- (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 for each relevant stage.

**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.*

33. 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 for each relevant stage. 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.*

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

### Site Facilities

35. 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

City of Canterbury Bankstown 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.

- 36. 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

- 37. Trees and other vegetation that are to be retained on site shall be protected prior to the commencement of works on each relevant stage and for the duration of the construction period in accordance with the details provided in the Arboricultural Impact Assessment Report.

### Waste Management

- 38. 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 on each relevant stage. 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 for each relevant stage, excluding demolition.*

### Service Authority Clearances

- 39. A compliance certificate, or other evidence, shall be obtained from the relevant water utility provider (e.g., Sydney Water), confirming service availability prior to work commencing on each relevant stage.

**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.*

- 40. 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 on each relevant stage.
- 41. 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 on each relevant stage.
- 42. 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 on each relevant stage.

## Stormwater Disposal

43. A detailed stormwater drainage plan(s), substantially in accordance with the approved concept stormwater drainage plan(s), shall be prepared and submitted to the Land & Housing Corporation for each relevant stage. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (eg the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/ or City of Canterbury Bankstown Council's drainage code.
44. 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

45. Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab, at each relevant stage.
46. 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

47. 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.
48. 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

49. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity, for each relevant stage.
50. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.

51. 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.
52. 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, 2<sup>nd</sup> Edition [NOHSC:2002 (2005)].
53. 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 Climate Change, Energy, the Environment and Water.
54. 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.
55. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
56. 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.
57. 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**

58. 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 for each relevant stage.

#### **Hours of Demolition / Construction / Civil Work**

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

#### **Excavation & Backfilling**

60. 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**

61. 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.
62. No fires shall be lit or waste materials burnt on the site.
63. No washing of concrete forms or trucks shall occur on the site.
64. 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.
65. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
66. All vehicles transporting loose materials and travelling on public roads shall be secured (i.e. closed tail gate and covered) to minimise dust generation.
67. 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**

68. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.
69. 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**

70. To protect buildings from subterranean termite, termite barriers installed in accordance with AS 3660.1, shall be placed on the underside and in penetrations of the concrete slab floor.

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

- (a) the method of protection;
- (b) the date of installation of the system;
- (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- (d) the need to maintain and inspect the system on a regular basis.

## PRIOR TO OCCUPATION OF THE DEVELOPMENT

*The following Identified Requirements are to be complied with prior to the occupation of each relevant stage of the development.*

### General

71. The occupation of the development shall not commence until all the identified requirements of this determination have been complied with for each relevant stage.

### Council Infrastructure Damage

72. The cost of repairing any damage caused to City of Canterbury Bankstown 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

73. Prior to occupation of each relevant stage, 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 for each relevant stage. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and shall include:

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

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

A positive covenant and restriction-as-to-user shall be placed over the onsite detention system in accordance with the City of Canterbury Bankstown Council's on-site detention policy to ensure that the system will be adequately maintained. The positive covenant and restriction-as-to-user shall be registered at NSW Land Registry Services prior to occupation of each relevant stage. A copy of the registered restriction-as-to-user shall be provided to the Land & Housing Corporation and City of Canterbury Bankstown Council.

## **PART B – Additional Identified Requirements**

### Specific Requirements for Seniors Housing

74. 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.*

75. 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 of each relevant stage, 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.

76. 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.
77. 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.
78. A 1.2m wide concrete footpath across the site frontage, connecting to the existing footpath system in Albert Street, shall be constructed in accordance with the City of Canterbury Bankstown's specifications to provide an accessible pathway from the site to the nearest bus stops.

**Note:**

*The responsible officer at the City of Canterbury Bankstown Council shall be contacted regarding council's specifications and any necessary approvals.*

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

### Site Specific Requirements

80. **Pram ramp at the northern side of Polo Street near the intersection with Bransgrove Road** – as identified in the Access Report, the pram ramp is to be upgraded in collaboration with the City of Canterbury Bankstown Council and the relevant road authority (if not City of Canterbury Bankstown Council) to provide a continuous accessible path of travel between the site and the nearest bus stops.

**81. Privacy**

- i) Replace the proposed F1 fencing to Unit 8 and 9 patios, shown on the ground floor architectural plan, with a fixed privacy screen measuring 1.65m high from finished floor level of the patio.
- ii) A privacy screen is to be erected to the southern side of the balcony for unit 16.

**82. Photovoltaic Panels, Air Conditioning Units and Electrical appliances**

- i) Gas water heaters and cooktops to be replaced with electrical appliances.
- ii) Each dwelling to be provided with photovoltaic panels and an air conditioning unit.

**83. NatHERS Certificates, BASIX Certificate/ Stamped Plans**

BASIX Certificate/ stamped plans and NatHERS Certificates, to be generated in relation to the architectural plan set as modified by Identified Requirement No. 82.

**84. Air Conditioning Units**

Design and Installation

Any air conditioning unit installed on the premises must be designed, specified and installed to ensure that they comply with the requirements of the *Protection of the Environment Operations (Noise Control) Regulations 2017* and must not emit a noise that exceeds 5dB(A) above the ambient background noise level measured at any property boundary. Acoustic treatment may be required to ensure this is achieved.

Certification, from an appropriately qualified acoustic consultant, shall be provided at construction documentation stage that the air conditioning units can comply with this requirement.

Further certification, from an appropriately qualified acoustic consultant, shall be provided prior to occupation that the installed air conditioning units comply with this requirement.

On-Going

The use of any air-conditioning unit must comply with the requirements of the *Protection of the Environment Operations (Noise Control) Regulations 2017* and must not:

- (a) emit a noise that is audible within a habitable room in any adjoining residence (regardless of whether any door or window to that room is open);
  - (i) before 8.00 am and after 10.00 pm on any Saturday, Sunday or Public Holiday; or
  - (ii) before 7.00 am or after 10.00 pm on any other day;
- (b) emit a noise that exceeds 5dB(A) above the ambient background noise level measured at any property boundary.

**85. Solar (Photovoltaic Electricity Generating) Energy System**

Where a solar energy system is proposed, it must satisfy the following requirements:

- (a) the system is installed in accordance with the manufacture's specifications or by a person who is accredited by the Clean Energy Council, for the installation of photovoltaic electricity generating systems, and

- (b) the solar energy system must not reduce the structural integrity of any building to which the system is attached, and
- (c) the system must not involve mirrors or lenses to reflect or concentrate sunlight, and
- (d) the system must not protrude more than 0.3m from the wall or roof (as measured from the point of attachment), and
- (e) the system is installed no less than 3m from any adjoining property boundary.

Certification from an appropriately person shall be provided at construction documentation stage that the solar energy system/s are capable of complying with this requirement.

Further certification, from an appropriately qualified person shall be provided prior to occupation that the installed solar energy system/s comply with this requirement.

86. Prior to the occupation of each relevant stage, certification that the works are complete shall be obtained from the various service authorities.

#### ADVISORY NOTES

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

# DECISION STATEMENT

Project No. BGGXT

SITE IDENTIFICATION	
<b>STREET ADDRESS</b>	
Unit/Street No	Street or property name
98-102	Albert Street
Suburb, town or locality	Postcode
Revesby	2212
Local Government Area(s)	Real property description (Lot and DP)
Canterbury Bankstown	Lots 38, 39 & 40 in DP 2343
<b>ACTIVITY DESCRIPTION</b>	
<b>Provide a description of the activity</b>	
Demolition of an existing dwelling and associated structures, removal of trees, and the construction of an 18 dwelling seniors housing development comprising 12 x 1-bedroom and 6 x 2-bedroom self-contained dwellings with associated landscaping and fencing, surface parking for 9 cars, and consolidation into a single lot.	

NSW Land & Housing Corporation 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 City of Canterbury Bankstown 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 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.

  
Signed.....

**03.06.24**  
Dated.....

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



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DA PLANS

SENIORS HOUSING DEVELOPMENT

92-102 ALBERT STREET, REVESBY

Lots 38, 39 & 40 in Sect 13 DP 2343



LEGEND

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

DRAWING SCHEDULE

ARCHITECTURAL		REFERENCE NO	
COVER SHEET	BGGXT_A_00	17	
SITE ANALYSIS PLAN	BGGXT_A_01	6	
SITE PLAN	BGGXT_A_02	18	
GROUND FLOOR PLAN	BGGXT_A_03	6	
FIRST FLOOR PLAN	BGGXT_A_04	8	
ROOF PLAN	BGGXT_A_05	8	
ELEVATIONS	BGGXT_A_06	12	
ELEVATION AND SECTIONS	BGGXT_A_07	11	
SECTIONS	BGGXT_A_08	11	
SHADOW DIAGRAMS MID WINTER SHEET 1	BGGXT_A_09	9	
DEMOLITION PLAN	BGGXT_A_10	4	
EXTERIOR COLOUR SCHEDULE	BGGXT_A_11	5	
AREAS OF EXCAVATION & FILL	BGGXT_A_12	7	
BLOCK ANALYSIS PLAN	BGGXT_A_13	6	
SITE PLAN INCLUDING ACCESS TO BUS STOP ON BRANS GROVE RD	BGGXT_A_14	-	
SHADOW DIAGRAMS MID WINTER SHEET 2	BGGXT_A_15	-	
STAGING PLAN - STAGE 1	BGGXT_A_16	-	
STAGING PLAN - STAGE 2	BGGXT_A_17	-	
CIVIL			
SITE STORMWATER DRAINAGE LAYOUT PLAN	C01	G	
STORMWATER DETAILS	C02	G	
EROSION AND SEDIMENT CONTROL PLAN	C03	H	
EROSION AND SEDIMENT DETAILS	C04	E	
LANDSCAPE			
LANDSCAPE PLAN - STAGE 1	LA01	1	
LANDSCAPE DETAILS & SPECIFICATION - STAGE 1	LA02	1	
LANDSCAPE PLAN - STAGE 2	LA01	1	
LANDSCAPE DETAILS & SPECIFICATION - STAGE 2	LA02	1	
SURVEY			
PLAN SHOWING LEVELS, FEATURES & CONTOURS FOR Lots 38, 39 & 40 SECT 13 IN DP2343	S 1 of 1	-	
FOOTPATH GRADIENT LOCATION PLAN	S 1 of 3	-	
FOOTPATH GRADIENT	S 2 of 3	-	
FOOTPATH GRADIENT	S 3 of 3	-	
BY:	Intrax Land		
DATE:	07/09/2021		

DEVELOPMENT DATA

Job Reference	BGGXT
Locality / Suburb	REVESBY
Street Address	98-102 Albertt Street
Lot & DP	Lots 38, 39 & 40 Sec 13 in DP 2343
Site Area	2787 m²
Existing Lots	3
Proposed GFA	1203 m²
No. of Dwellings	12 x 1 Bed + 6 x 2 Bed = 18 Dwellings

						SOLAR ACCESS	
						min. hours	
DWELLINGS	Number	Type*	Beds	Area* (m²)	POS*	LIVING	POS
	1	Ground	1	53	51	3 hr	3hr
	2	First	1	53.4	8	3 hr	3hr
	3	Ground	1	53	86	3 hr	3 hr
	4	First	1	53.4	8	3 hr	3 hr
	5	Ground	2	75.5	63	3 hr	3 hr
	6	Ground	2	75.5	153	3 hr	3 hr
	7	Ground	2	74.9	66	3 hr	3 hr
	8	Ground	2	74.9	50	2 hr	2 hr
	9	Ground	2	74.9	105	3 hr	2 hr
	10	Ground	2	74.5	61	3 hr	1 hr
	11	Ground	1	53	80	3 hr	3 hr
	12	First	1	53.4	8	3 hr	3 hr
	13	Ground	1	53	34	3 hr	3 hr
	14	First	1	53.4	8	3 hr	3 hr
	15	Ground	1	53	25	3 hr	3 hr
	16	First	1	53.4	8	3 hr	3 hr
	17	Ground	1	53	38	3 hr	3 hr
	18	First	1	53.4	6	3 hr	3 hr

Control		Requirement	Proposed
HEIGHT	Bankstown Council LEP SEPP (Housing) 2021	9m	7.315m
	SEPP (Housing) 2021	9.5m	
FSR	Bankstown Council LEP SEPP (Housing) 2021	0.5:1	0.43:1 (1203m²)
	SEPP (Housing) 2021		
PARKING	SEPP (Housing) 2021	1 per 5 dwellings = 4spaces	4 accessible
	SEPP (Housing) 2021	accessible site 0.4 x(no. 1 Beds) = 4.8 0.5 x (no. 2 Beds) = 3	9 car spaces
SETBACK	Bankstown Council DCP	Street	5.5m
		Side	3m
		Rear	3m - BCA
LANDSCAPING	SEPP (Housing) 2021	35 m² per Dwelling = 630 m²	829 m²
DEEP SOIL	SEPP (Housing) 2021	15% = 418 m²	454.5m²
		65% at rear = 271.7m²	391.5m²
SOLAR ACCESS	SEPP (Housing) 2021	70% for 2hrs in Mid-Winter	95%

LAHC\* - development data for LAHC new housing apply.  
For details refer to Current version of LAHC Design Requirements.  
GFA\* - gross floor area calculated as per relevant Planning Instrument  
AREA\* - dwelling floor area includes internal walls but excludes external walls  
POS\* - private open space



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



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Suite 25A, 2 Beattie Street, Balmain, NSW  
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www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
17	12.03.24	REVISION NUMBERS UPDATED. STAGING PLANS ADDED
16	05.09.23	REVISION NUMBERS UPDATED. A15 ADDED

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ARCHITECT <b>BARRY RUSH &amp; ASSOCIATES</b> PTY LTD PH (02) 9555 8028	CIVIL AND STRUCTURAL CONSULTANT <b>MICHAEL ELL</b> CONSULTING ENGINEERS PTY LTD PH (02) 9607 5385
PROJECT MANAGER <b>LAND &amp; HOUSING CORPORATION</b> PH (02) 8753 9000	HYDRAULIC AND ELECTRICAL CONSULTANT <b>JIN ENGINEERING CONSULTANTS</b> PTY LTD PH (02) 9521 3088
LANDSCAPE CONSULTANT <b>GREENLAND DESIGN</b> PTY LTD 16 HAMILTON RD PARRAMATTA NSW 2146	

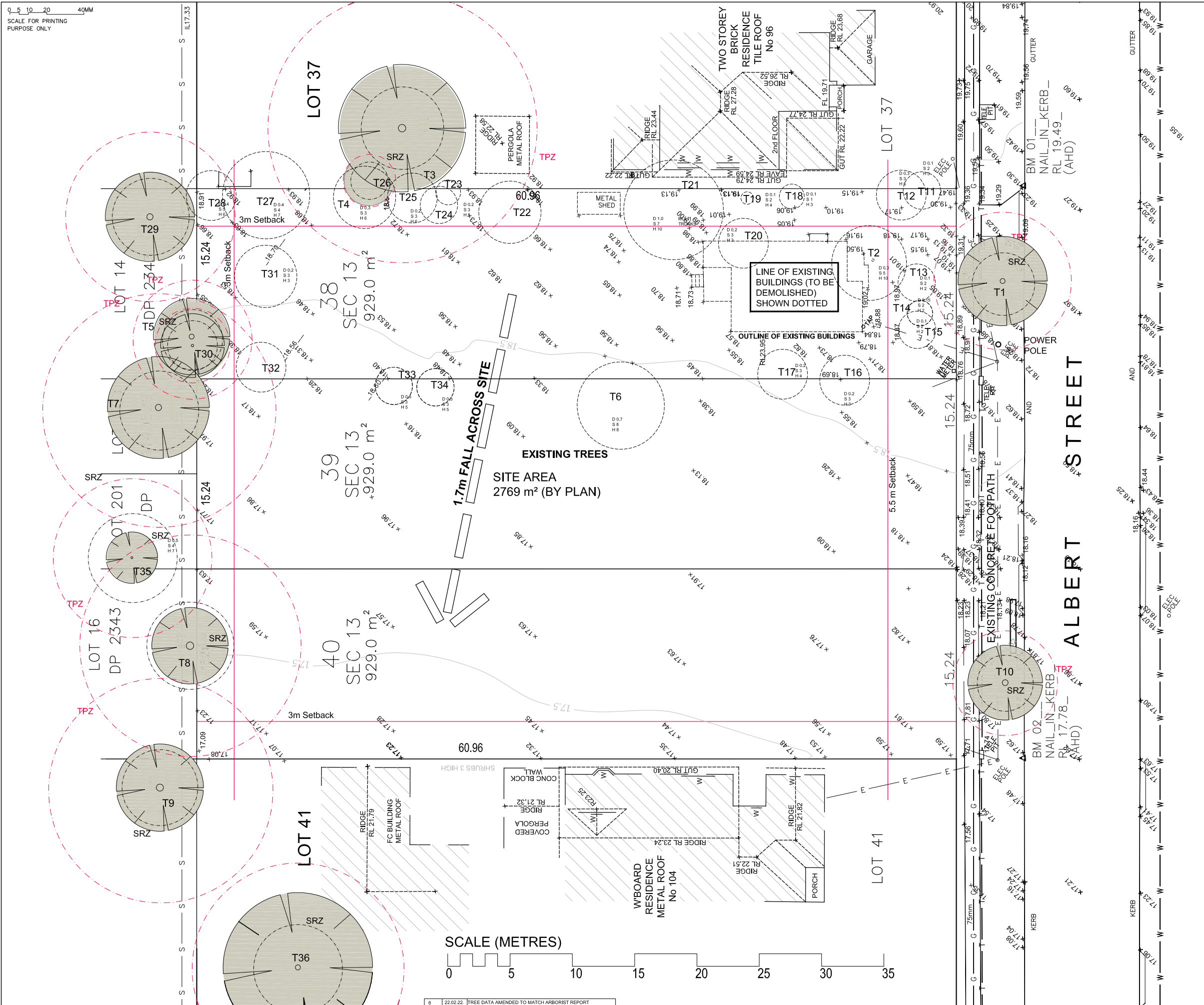
BUSINESS PARTNER:	
PROJECT:	<b>SENIORS LIVING HOUSING DEVELOPMENT</b> <b>98-102 ALBERT STREET</b> <b>REVESBY</b> LOTS 38,39 & 40 in Sect 13 DP 2343

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FILE:	
PLOTTED:	

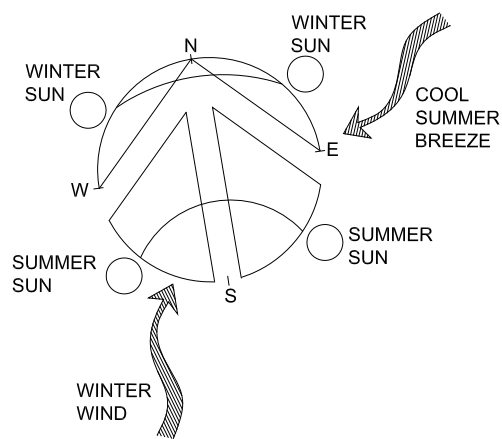
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PROJECT NO:	<b>BGGXT</b>
STAGE:	<b>-</b>
DRAWN:	<b>MB</b>
CHECKED:	<b>BR</b>
NOMINATED ARCHITECT:	<b>BR</b>
TYPE:	<b>A</b>
SHEET:	<b>A00</b>
REV:	<b>17</b>



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- BANKSTOWN HOSPITAL approx. 2.7 km
- POST OFFICE, SHOPS approx. 900m
- BUS STOP approx. 220m
- REVESBY TRAIN STATION approx. 1 km



- LEGEND:**
- RETAIN & PROTECT EXISTING TREE
  - TPZ TREE PROTECTION ZONE
  - SRZ STRUCTURAL ROOT ZONE
  - TREE TO BE REMOVED



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PHONE No (02) 8753 9000



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Suite 25A, 2 Beattie Street, Balmain, NSW  
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www.barryrush.com.au

6	22.02.22	TREE DATA AMENDED TO MATCH ARBORIST REPORT
5	1.02.22	LANC LOGO UPDATED
4	1.11.21	PART 5 ISSUE
3	20.10.21	REVISED PART 5 ISSUE
2	19.08.20	PART 5 MODIFICATION ISSUE
1	24.07.20	PART 5 SUBMISSION ISSUE
REV	DATE	NOTATION/AMENDMENT

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ARCHITECT <b>BARRY RUSH &amp; ASSOCIATES PTY LTD</b> PH (02) 9555 8028	CIVIL AND STRUCTURAL CONSULTANT <b>MICHAEL ELL CONSULTING ENGINEERS PTY LTD</b> FAX (02) 9607 5386	BUSINESS PARTNER:
PROJECT MANAGER <b>LAND &amp; HOUSING CORPORATION</b> PH (02) 8753 9000		
LANDSCAPE CONSULTANT <b>GREENLAND DESIGN PTY LTD</b> 16 HAMILTON RD FAIRFIELD NSW 2165 PH		

PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 In Sect 13 DP 2343

TITLE:  
**SITE ANALYSIS PLAN**

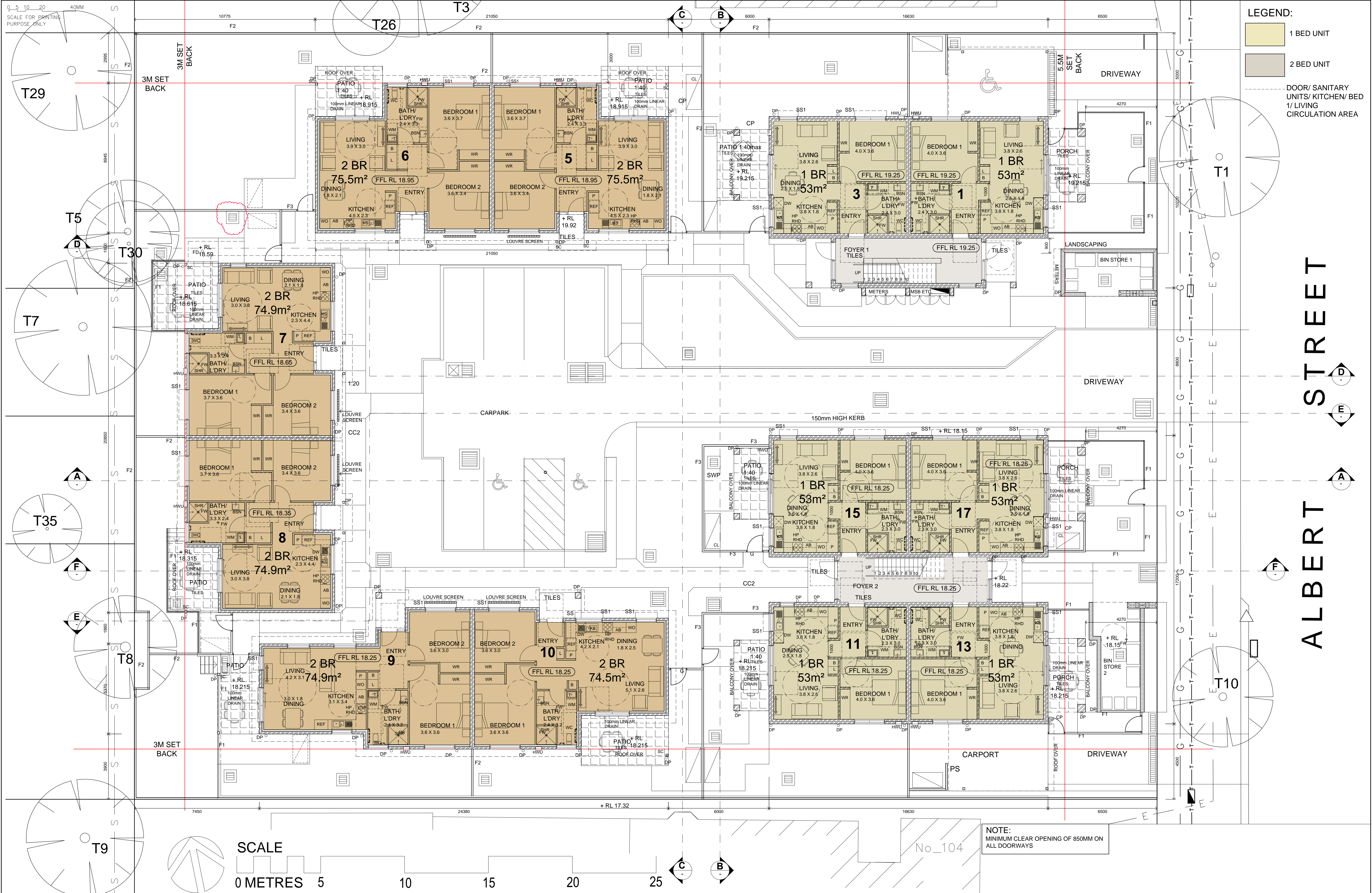
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DATE 20.10.21	SCALE 1:150	PROJ. -	PROJECT NO. BGGXT
WAGE -	DRAWN LB	CHECKED BR	REVISIONS/REMARKS
TYPE A	SHEET A01	REV. 6	

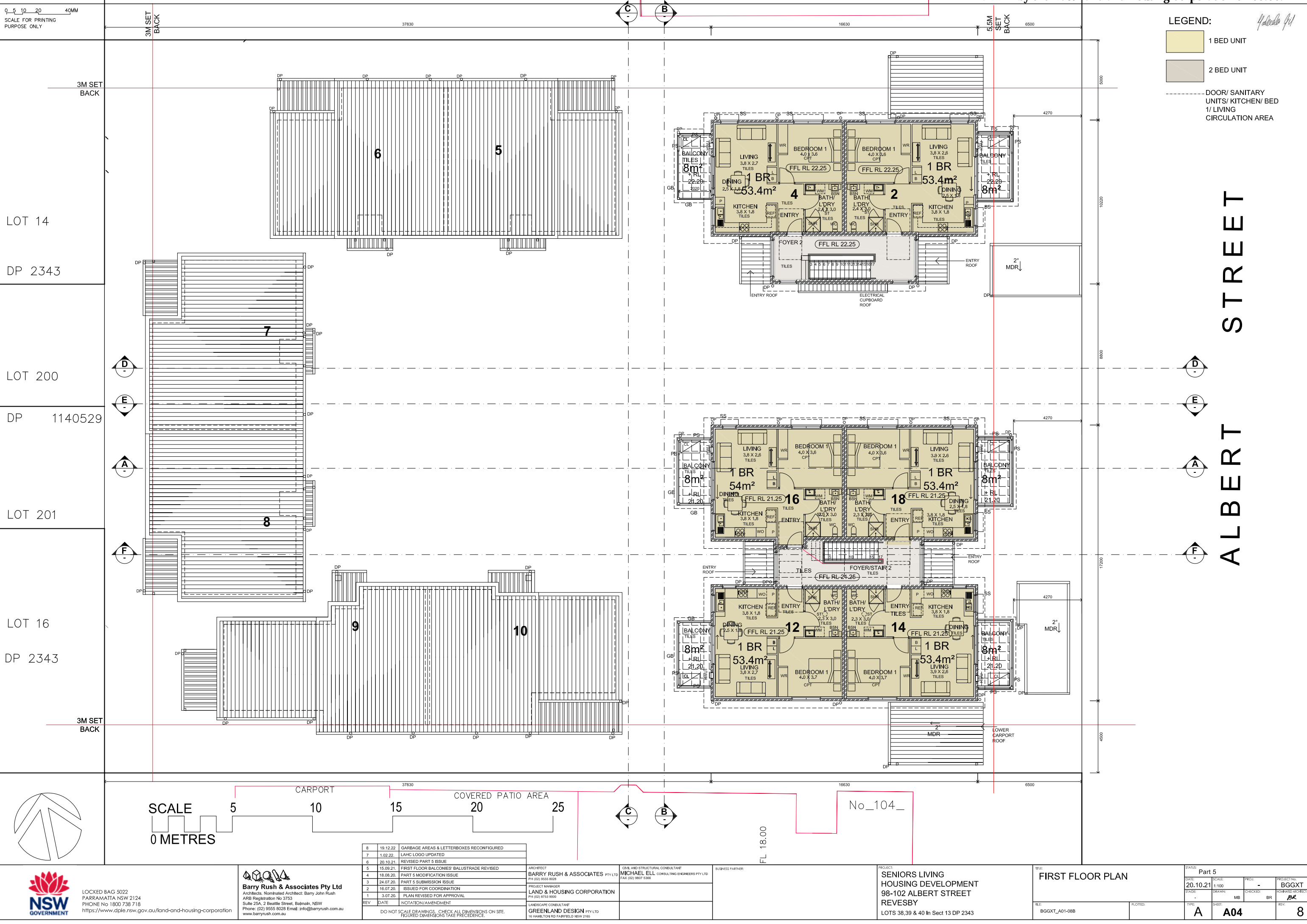




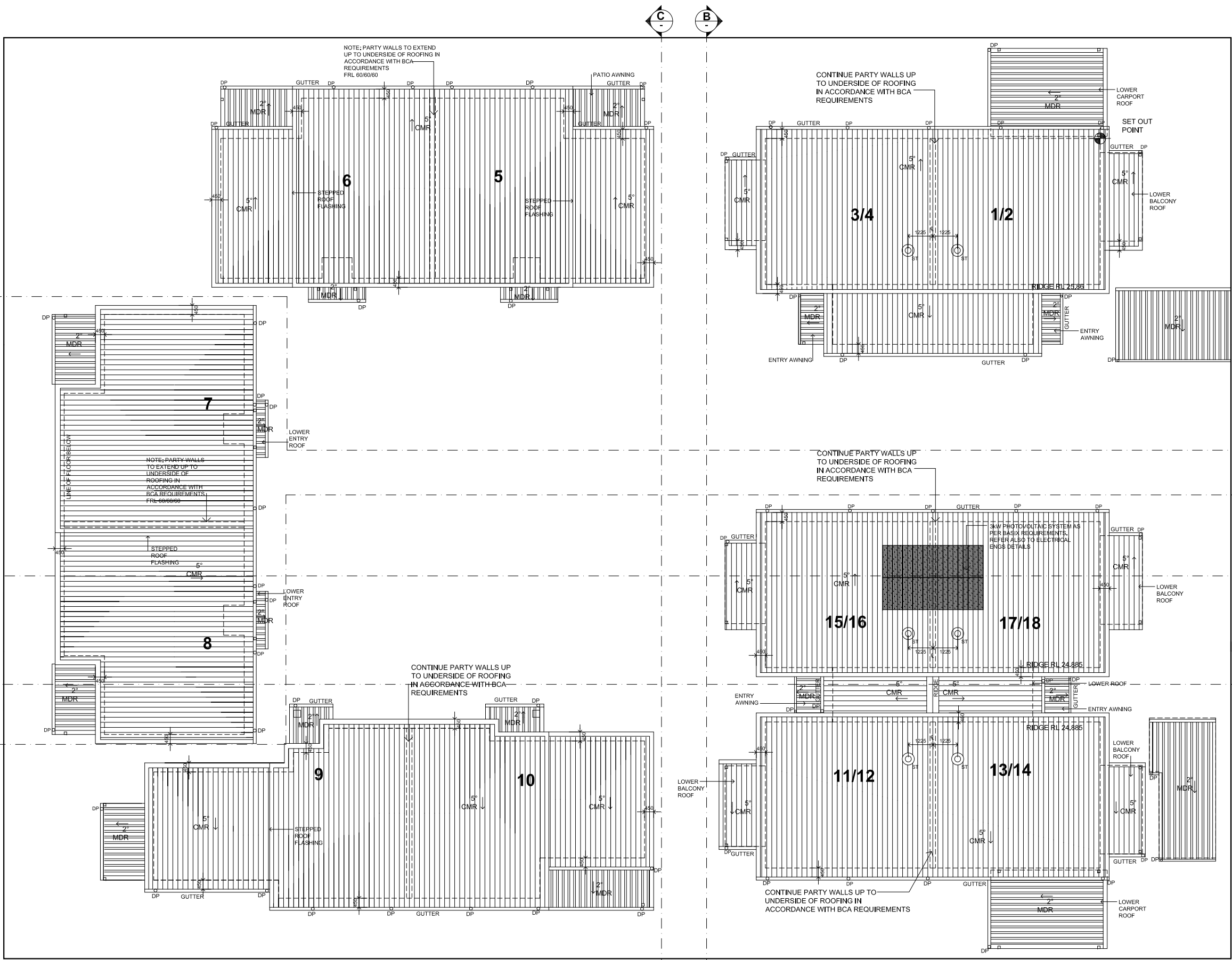






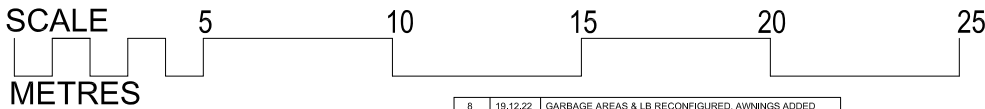


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ALBERT STREET

# ROOF PLAN



NOTE: FRL 60/60/60  
ALL PARTY WALLS TO EXTEND TO UNDERSIDE OF ROOFING IN ACCORDANCE WITH BCA REQUIREMENTS

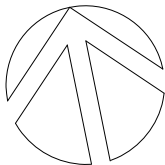
PARTY WALLS:  
WALLS MUST NOT BE CROSSED BY TIMBER OR OTHER COMBUSTIBLE BUILDING ELEMENTS, EXCEPT FOR ROOF BATTENS WITH DIMS 75X50mm OR LESS OR SARKING-TYPE MATERIAL

EAVES AS SHOWN  
GENERALLY 450mm EAVES TO ROOFS

COLORBOND FINISH TO ROOFING, FASCIAS, BARGES, CAPPINGS, GUTTERS & DOWNPIPES. COLORBOND CAPPING TO ALL PARAPETS.

PROVIDE GUTTER GUARDS TO ALL ROOFS

PROVIDE ROOF STRENGTHENING POINTS FOR PROVISION OF FUTURE ROOF ANCHORS (RA)



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8	19.12.22	GARAGE AREAS & LB RECONFIGURED, AWNINGS ADDED
7	1.02.22	LAHC LOGO UPDATED
6	20.10.21	REVISED PART 5 ISSUE
5	15.09.21	DOWN PIPES LOCATION ADDED
4	19.08.20	PART 5 MODIFICATION ISSUE
3	24.07.20	PART 5 SUBMISSION ISSUE
REV	DATE	NOTATION/AMENDMENT
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BUSINESS PARTNER:

PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 In Sect 13 DP 2343

TITLE:  
**ROOF PLAN**  
FILE:  
BGGXT\_A01-08B

STATUS:  
**Part 5**  
DATE:  
**20.10.21**  
SCALE:  
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STAGE:  
DRAWN:  
CHECKED:  
LB  
BR  
REV:  
**8**

PROJECT NO:  
**BGGXT**  
DESIGNED BY:  
**BR**





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BUSINESS PARTNER:	

PROJECT:  
SENIORS LIVING  
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REVESBY  
LOTS 38,39 & 40 in Sect 13 DP 2343

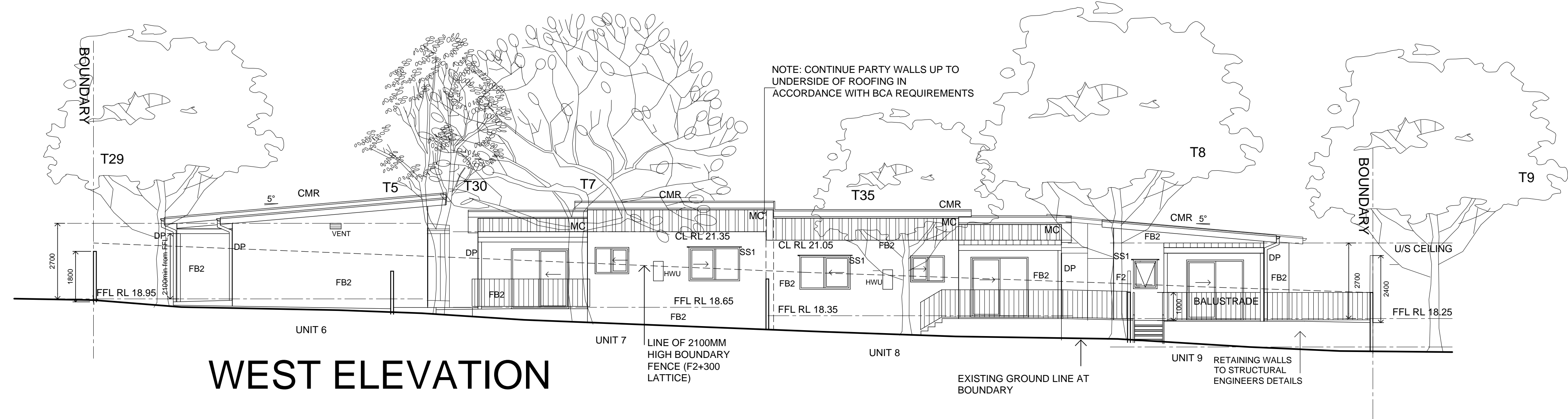
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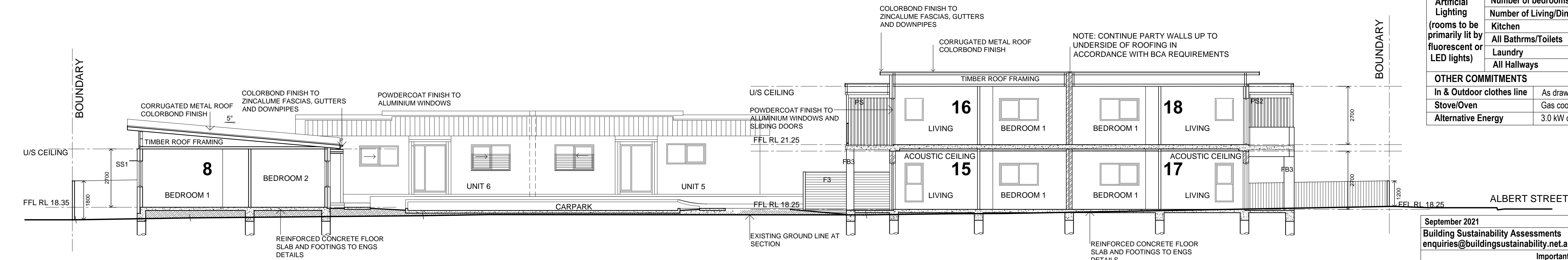




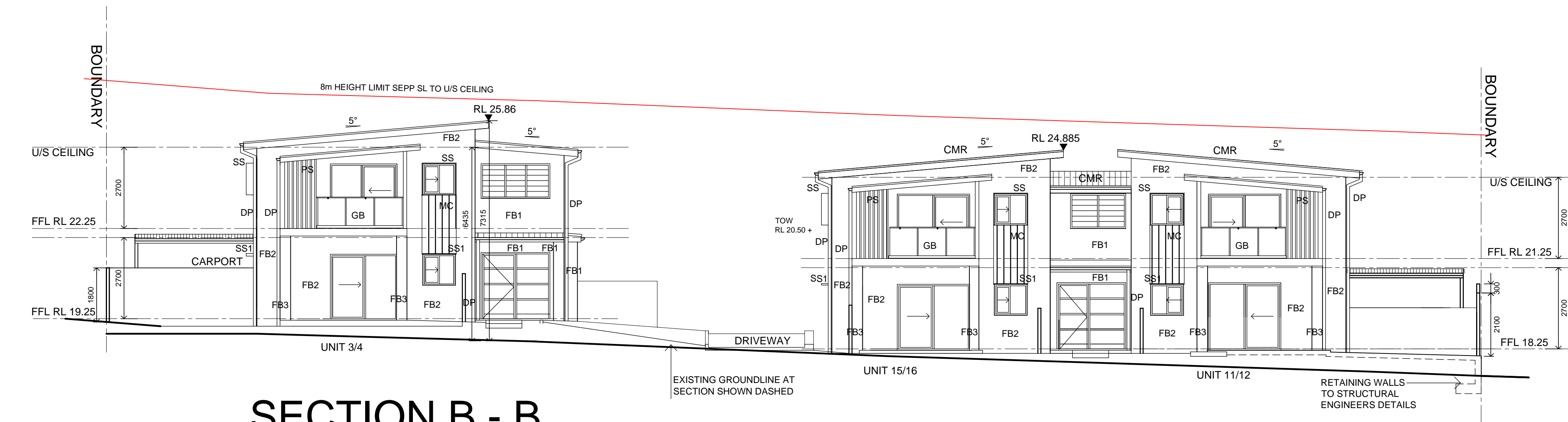
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## WEST ELEVATION



## SECTION A-A



## SECTION B - B

SCALE (METRES)

0 5 10 15 20 25 30 35

98-102 Albert Street Revesby				
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes (> 6 but <= 7.5 L/min)			
4 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes	
Common Alternative Water				
Minimum Tank Size (L)	6000	Collected from Roof Area (m2)	500	
Common Tank Connected To:				
All Toilets	Yes	Laundry W/M Cold Tap	Yes	
One Outdoor Tap	Yes			
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Gas Instantaneous	6 Star		
Cooling System	Living	Ceiling fans		
	Bedrooms	Ceiling fans		
Heating System	Living	None		
	Bedrooms	None		
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off	
	Kitchen	Fan ducted to exterior	Manual on/off	
	Laundry	Fan ducted to exterior	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen		Yes	
	Window/Skylight in Bathrooms/Toilets		As drawn	
Artificial Lighting	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	1	Dedicated	Yes
(rooms to be primarily lit by fluorescent or LED lights)	Kitchen	Yes	Dedicated	Yes
	All Bathrms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
	All Hallways	Yes	Dedicated	Yes
OTHER COMMITMENTS				
In & Outdoor clothes line	As drawn	Ventilated refrigerator space	Yes	
Stove/Oven	Gas cooktop & electric oven			
Alternative Energy	3.0 kW common Photovoltaic (PV) system			

September 2021		BSA Reference: 9739	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer & Lightweight		R2.0	
Cavity Brick		R1.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs and brick		none	
Cavity Brick (party walls)		none	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction		Colour	Added Insulation
Metal		Any	Foil + R1.0 blanket
Floor Construction		Covering	Added Insulation
Concrete		As drawn	None
Windows		Glass and frame type	U Value SHGC Range Area sq m
ALM-001-01 A		Aluminium Type A Single clear	6.70 0.51 - 0.63 As drawn
ALM-002-01 A		Aluminium Type B Single clear	6.70 0.63 - 0.77 As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights		Glass and frame type	U Value SHGC Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading (eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			



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11	12.04.22	SOUTHERN RETAINING WALL MOVED BACK TO BOUNDARY
10	22.02.22	WESTERN BOUNDARY FENCE UPDATED TO MATCH PLANS. TREE DATA AMENDED TO MATCH ARBORIST REPORT
9	1.02.22	LABC LOGO UPDATED
8	12.11.21	SOUTH BOUND. WALL REV. FRONT FENCE CHANGE TO 1200HG
7	20.10.21	REVISED PART 5 ISSUE
6	15.09.21	S SHADES TO G FLOOR WINDOWS REV; BALUSTRADE TO F FLOOR BALCONIES REV; KITCHEN WINDOW DEL. US, 6, 7 & 8 DOWN PIPES TO ELEVATIONS/ SECTIONS ADDED
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT  
**BARRY RUSH & ASSOCIATES PTY LTD**  
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PROJECT MANAGER  
**LAND & HOUSING CORPORATION**  
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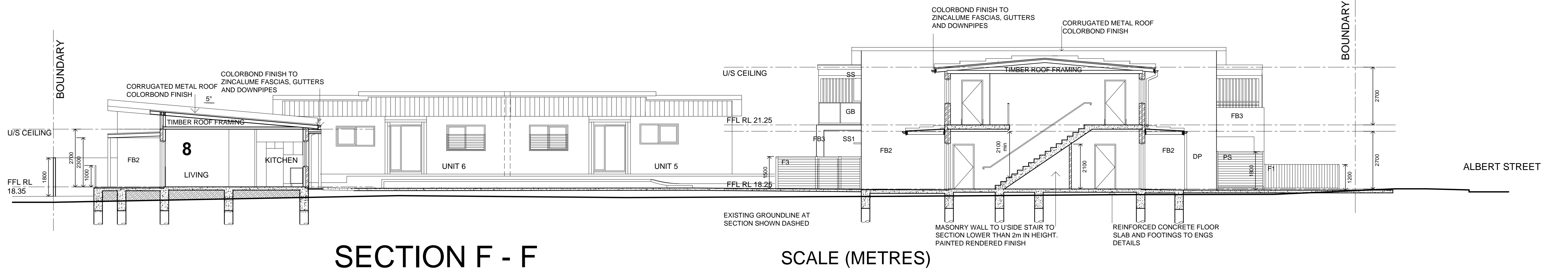
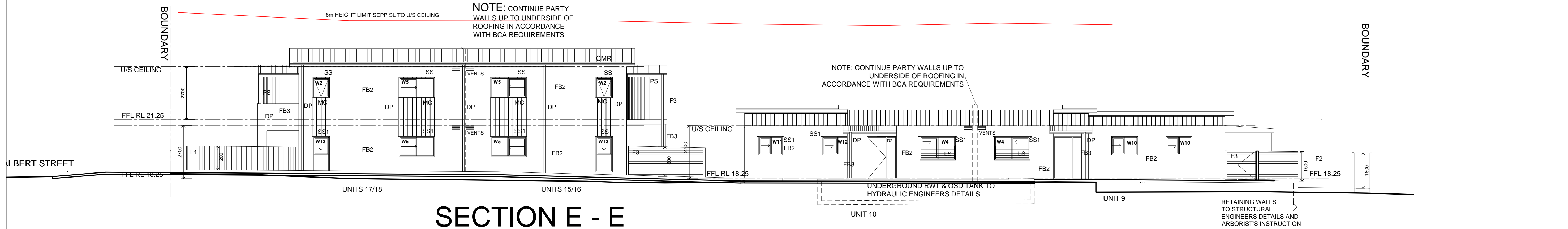
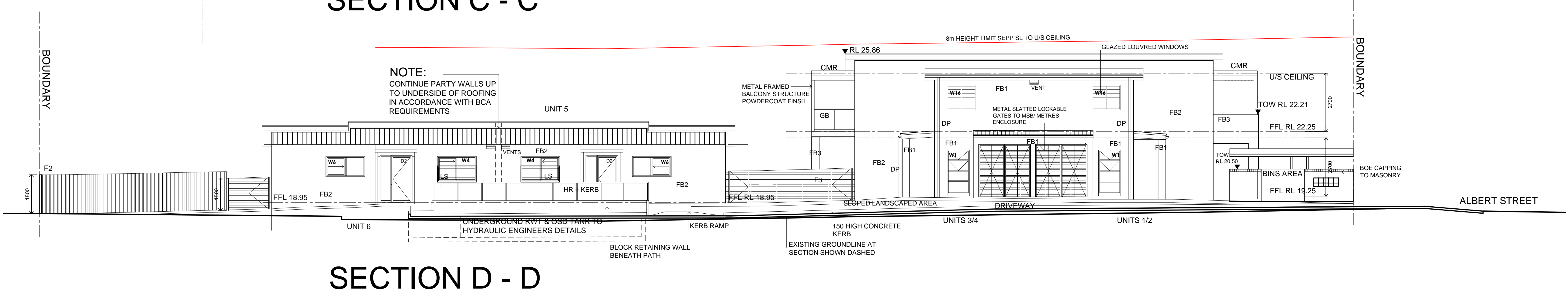
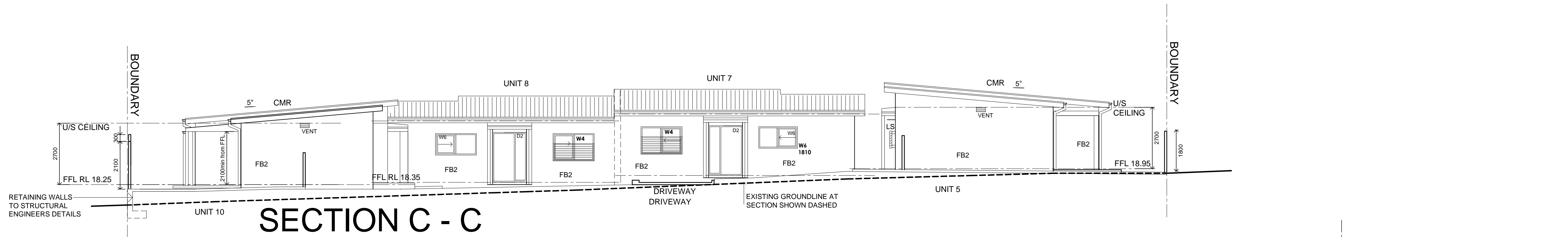
PROJECT:  
**SENIORS LIVING HOUSING DEVELOPMENT 98-102 ALBERT STREET REVESBY**  
LOTS 38,39 & 40 in Sect 13 DP 2343

TITLE:  
**ELEVATION AND SECTIONS**  
FILE: BGGXT\_A01-08pp  
PLOTTED:

STATUS: Part 5  
DATE: 20.10.21 SCALE: 1:100  
STAGE: - DRAWN: LP CHECKED: BR  
PROJECT NO: BGGXT  
NOMINATED ARCHITECT: BR  
TYPE: A SHEET: A07 REV: 11



0 5 10 20 40MM  
SCALE FOR PRINTING  
PURPOSE ONLY



SCALE (METRES)



11	19.12.22	GARBAGE AREAS & LETTERBOXES RECONFIGURED
10	12.04.22	SOUTHERN RETAINING WALL MOVED BACK TO BOUNDARY
9	22.02.22	WESTERN BOUNDARY FENCE UPDATED TO MATCH PLANS
8	1.02.22	LAHC LOGO UPDATED
7	12.11.21	FRONT FENCE F1 REVISED; SOUTHERN RETAINING WALL REV.
6	20.10.21	REVISED PART 5 ISSUE
5	19.08.20	S SHADES TO G FLOOR WINDOWS REV; BALUSTRADE TO F FLOOR BALCONIES REV; KITCHEN WINDOW DEL US, 6, 7 & 8 DOWN PIPES TO SECTIONS INDICATED; F-F SECTION ADDED
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT  
**BARRY RUSH & ASSOCIATES** PTY LTD  
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CIVIL AND STRUCTURAL CONSULTANT  
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BUSINESS PARTNER:

PROJECT:  
**SENIORS LIVING HOUSING DEVELOPMENT**  
**98-102 ALBERT STREET REVESBY**  
LOTS 38,39 & 40 in Sect 13 DP 2343

TITLE:  
**SECTIONS**  
FILE:  
BGGXT\_A01-08B

STATUS: Part 5  
DATE: 20.10.21  
SCALE: 1:100  
STAGE: -  
DRAWN: LP  
CHECKED: BR  
PLOTTED: 16 APRIL 2015

PROJECT NO: BGGXT  
DRAWN: LP  
CHECKED: BR  
PLOTTED: 16 APRIL 2015  
TYPE: A  
SHEET: A08  
REV: 11

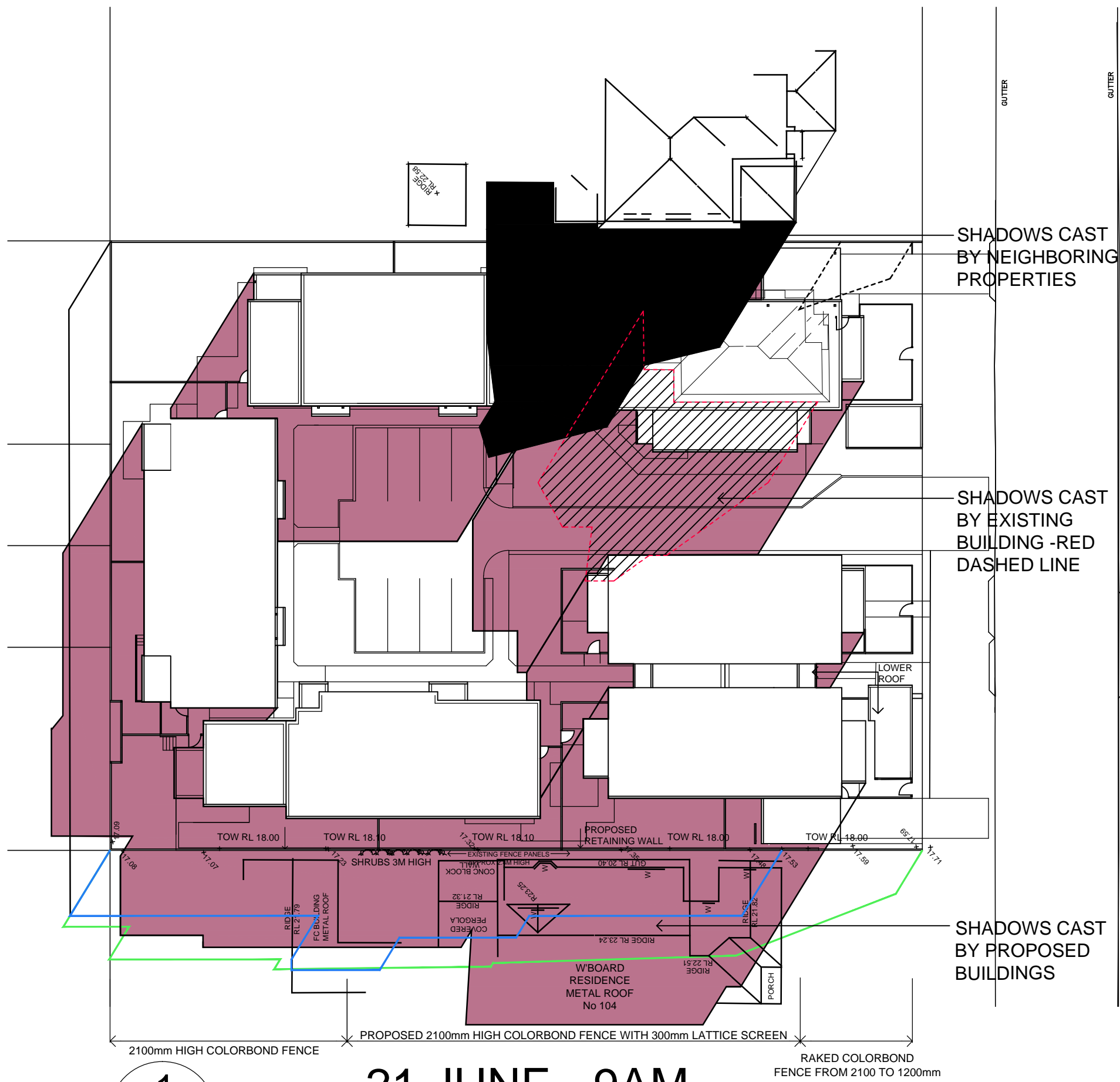


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1  
21 JUNE - 9AM  
1 : 500



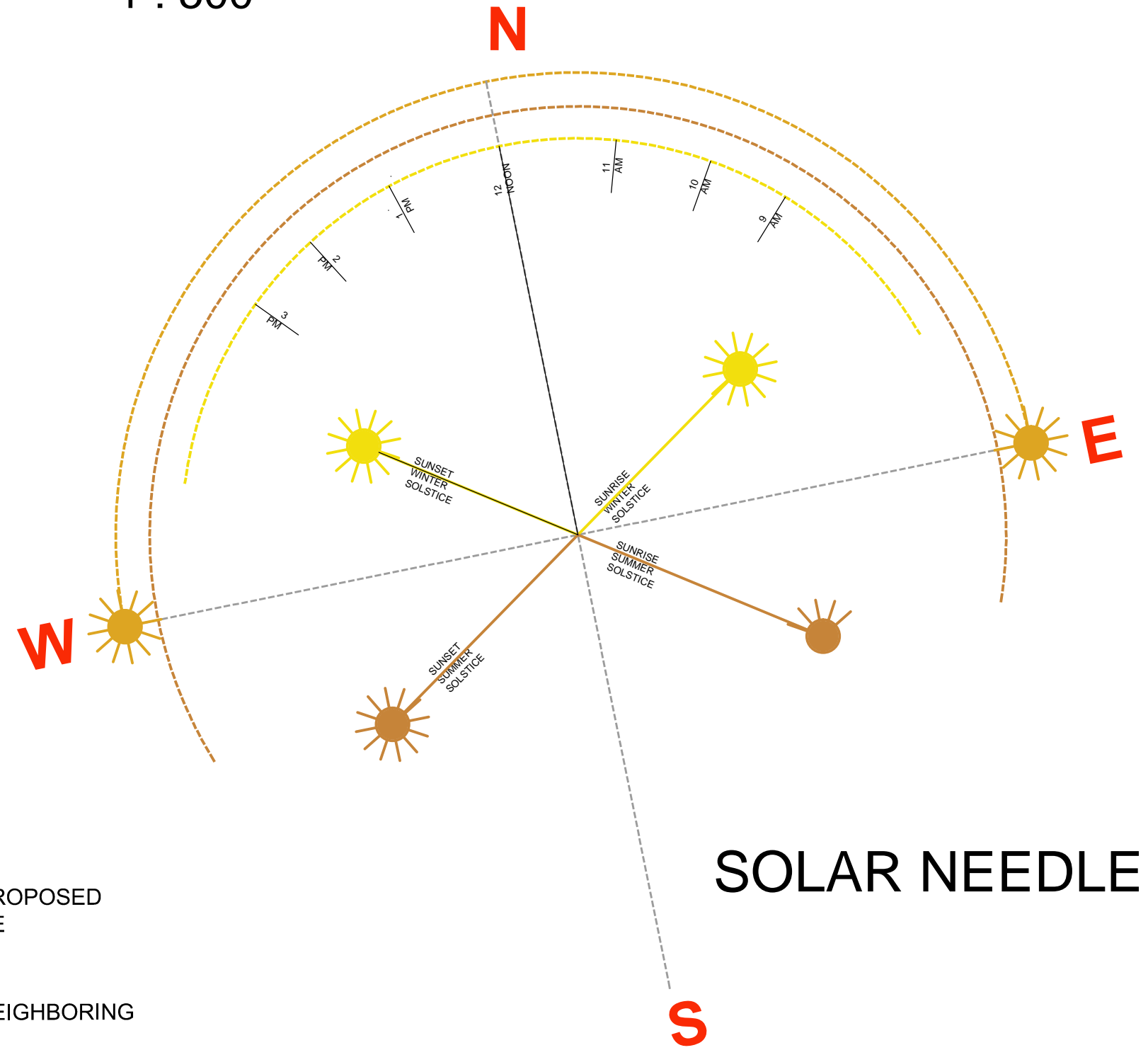
2  
21 JUNE - 12PM  
1 : 500



3  
21 JUNE - 3PM  
1 : 500

### LEGEND:

- SHADOW FROM PROPOSED BUILDINGS ON SITE
- SHADOW FROM NEIGHBORING BUILDINGS
- SHADOW FROM EXISTING BUILDING ON SITE
- EXISTING BOUNDARY FENCE/PANELS AND HEDGE SHADOW WITH NO 104
- PROPOSED BOUNDARY FENCE/RETAINING WALL SHADOW WITH NO 104



### SOLAR NEEDLE



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[www.barryrush.com.au](http://www.barryrush.com.au)

9	05.09.23	NO.104 FENCE SHADOWS ADDED
8	20.07.23	NO.104 ELEVATIONAL SHADOWS ADDED
7	19.12.22	BIN ENCLOSURE REVISED
6	12.04.22	SOUTHERN BOUNDARY FENCE SHADOW CAST AMENDED
5	1.02.22	LAHC LOGO UPDATED
4	15.11.21	PART 5 ISSUE
3	20.10.21	REVISED PART 5 ISSUE
2	19.08.20	PART 5 RE-ISSUED
1	27.07.20	PART 5 SUBMISSION ISSUE
REV	DATE	NOTATION/AMENDMENT

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BUSINESS PARTNER:

PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 in Sect 13 DP 2343

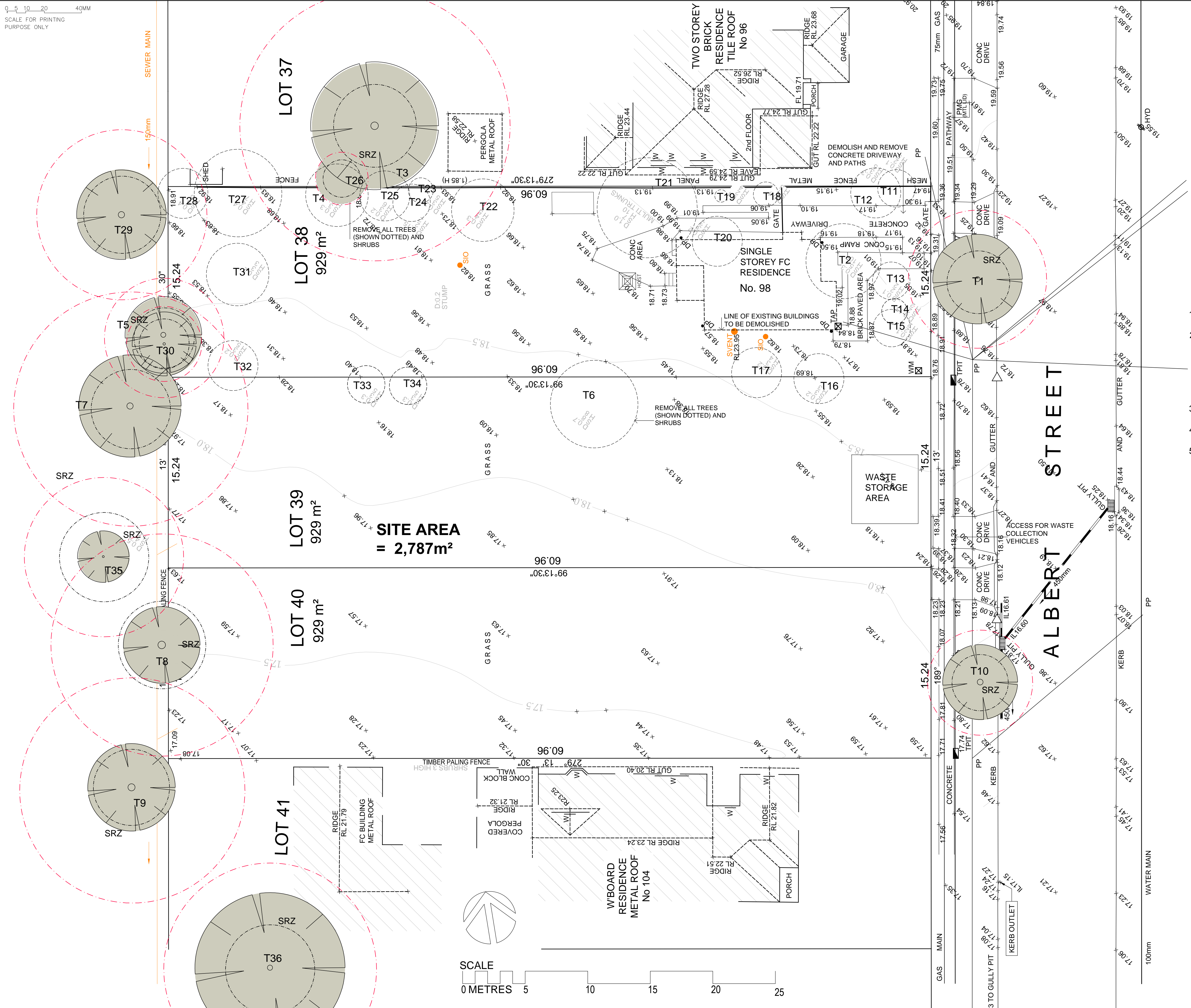
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MID WINTER SHEET 1**

FILE:  
BGGXT A09b Shadow Diagrams.dwg

PLOTTED:  
5/09/2023 12:10 PM

STATUS:	Part 5	PROJ:	-	PROJECT No:	BGGXT
DATE:	20.07.23	SCALE:	1:333	DRAWN:	LP
STAGE:	-	CHECKED:	BR	REVISION:	BR
TYPE:	A	SHEET:	A09	REV:	9





## DEMOLITION NOTES:

- ALL DEMOLITION TO AUSTRALIAN STANDARD AS2601-2001 DEMOLITION OF STRUCTURES
- DEMOLISH ALL EXISTING DWELLINGS, SHEDS, CARPORTS, GARAGES, STEPS, RAMPS, RETAINING WALLS, SLABS, FOOTPATHS & FOOTINGS, HARD SURFACE AREAS, FENCES, RAILINGS, PLANTER BOXES, TURF, LETTERBOXES, BBQs, CLOTHES HOISTS, AC UNITS, HOT WATER UNITS AND METER BOARDS AND REMOVE FROM SITE.
- SORT MATERIALS FOR POTENTIAL TO RECYCLE OR RE-USE ON-SITE.
- DISCONNECT AND REMOVE EXISTING SERVICE LINES AS REQUIRED.
- REMOVE EXISTING TREES AND SHRUBS ON SITE (TREES SHOWN DOTTED). REFER ARBORIST REPORT



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[www.barryrush.com.au](http://www.barryrush.com.au)

REV	DATE	NOTATION/AMENDMENT
4	22.02.22	TREE DATA AMENDED TO MATCH ARBORIST REPORT
3	1.02.22	LHMC LOGO UPDATED
2	20.10.21	REVISED PART 5 ISSUE
1	19.08.20	PART 5 ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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ENGINEER  
**MICHAEL ELL CONSULTING ENGINEERS PTY LTD**  
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BUSINESS PARTNER:

PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 in Sect 13 DP 2343

TITLE:  
**DEMOLITION PLAN**

FILE:  
BGGXT\_A10

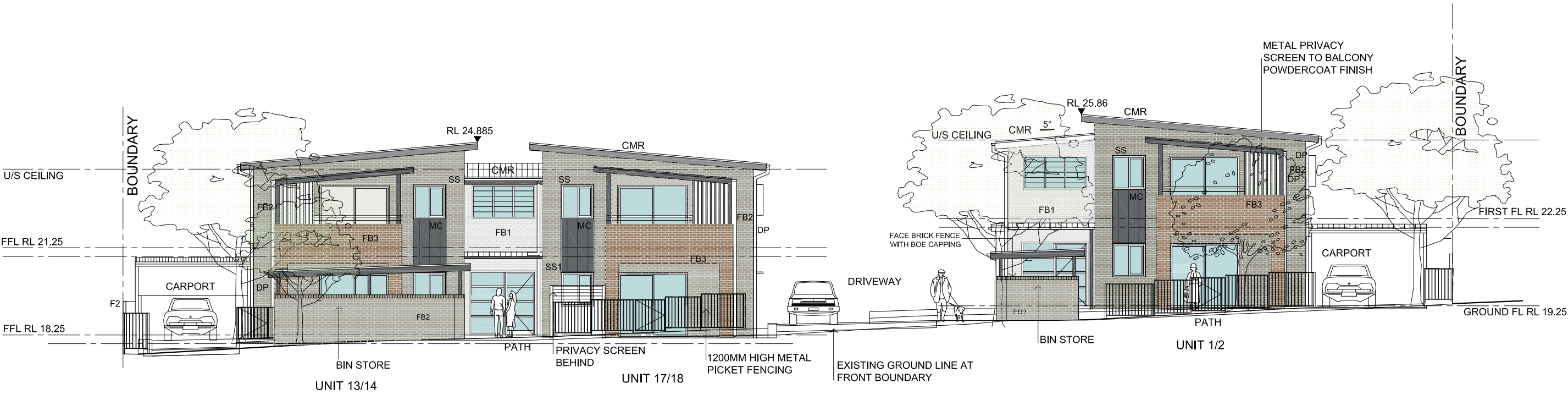
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STAGE: -	DRAWN: LP	CHECKED: BR	NOMINATED ARCHITECT: BR
TYPE: A	SHEET: A10	REV: 4	

PLOTTED:  
25 NOVEMBER 2014



*Handwritten signature*



EAST ELEVATION (ALBERT STREET)

CMR	ROOFING		CORRUGATED METAL	COLORBOND BASALT
DP	GUTTER, DOWNPIPE		COLORBOND	COLORBOND BASALT
PMB	BALCONY PRIVACY SCREENS		POWDERCOATED METAL	DULUX BASALT
FB1	WALLS		FACE BRICK	PGH ALTITUDE MATTERHORNE
FB2	WALLS		FACE BRICK	PGH METALLIC BLUE STEEL FLASH
FB3	WALLS		FACE BRICK	PGH METALLIC NICKEL FLASH

MC	WALLS		COLORBOND METAL WALL CLADDING	COLORBOND BASALT
PS	PRIVACY SCREENS		SLATTED METAL FENCE	DULUX SHALEGREY
W	WINDOWS & DOORS		METAL POWDERCOATED	DULUX BASALT
SC SS SS1	POSTS SUN SHADES		METAL POWDERCOATED	DULUX BASALT
F1/F4	FENCE		METAL PICKET FENCE	DULUX MONUMENT
F2	FENCE		COLORBOND PANEL FENCE	COLORBOND BASALT
F3	FENCE		SLATTED METAL FENCE	DULUX BUSHLAND



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[www.barryrush.com.au](http://www.barryrush.com.au)

5	19.12.22	GARBAGE AREAS & LETTERBOXES RECONFIGURED
4	1.02.2022	LAHC Logo updated
3	15.11.2021	Front fence amended
2	15.09.2021	Sun Shades to Ground Floor windows revised
1	18.08.2020	Part 5 Issue
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

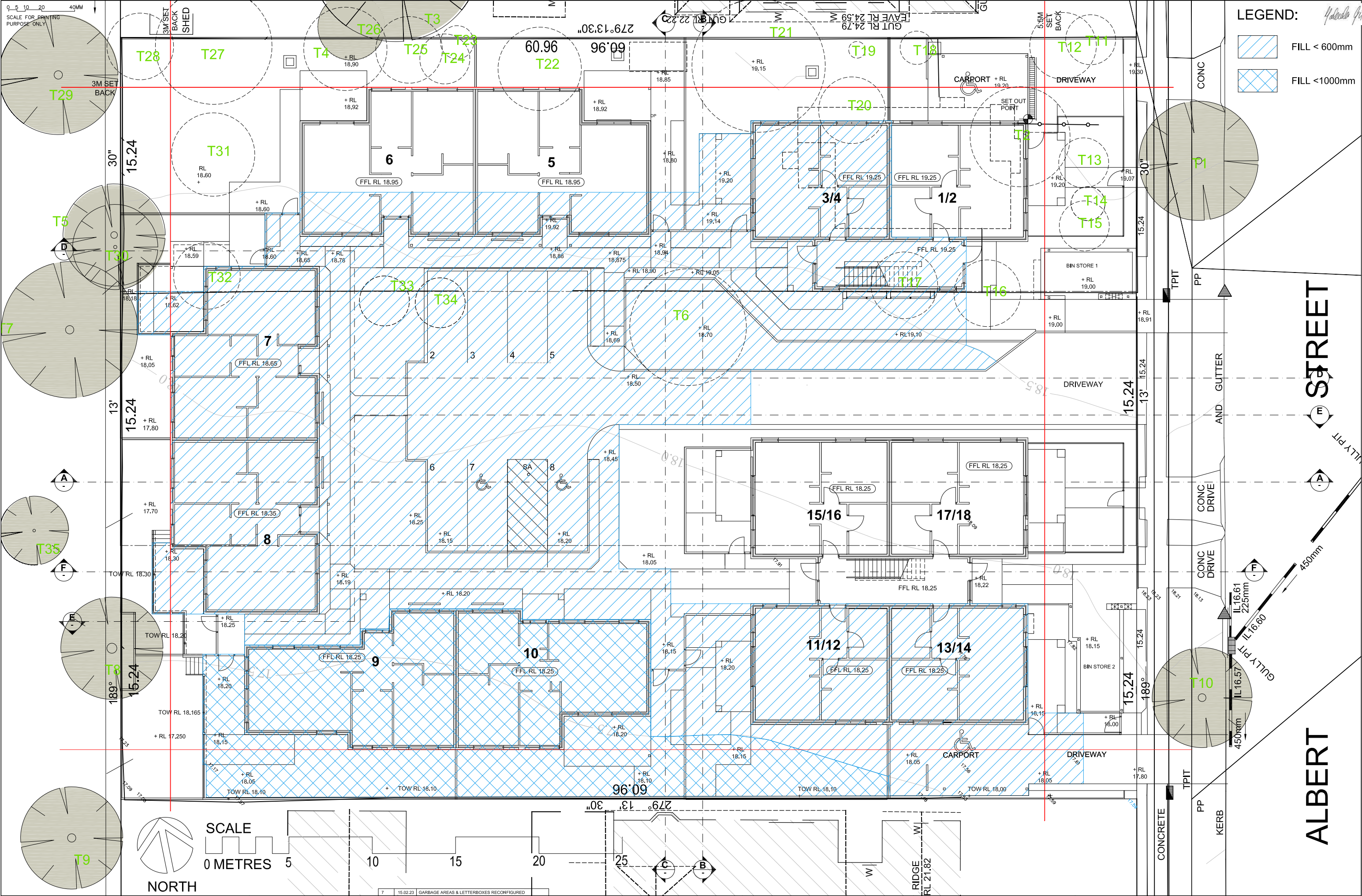
ARCHITECT <b>BARRY RUSH &amp; ASSOCIATES</b> PTY LTD PH (02) 9555 9029	MICHAEL ELL CONSULTING ENGINEERS PTY LTD PH (02) 9807 5355 FAX (02) 9807 5386
PROJECT MANAGER <b>LAND &amp; HOUSING CORPORATION</b> PH (02) 8753 9000	
LANDSCAPE CONSULTANT <b>GREENLAND DESIGN</b> PTY LTD 16 HAMILTON RD FAIRFIELD NSW 2165 PH 9403 184 198	

BUSINESS PARTNER:

PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 In Sect 13 DP 2343

TITLE:  
**EXTERIOR COLOUR SCHEDULE**  
FILE:  
BGGXT\_A01-08B

STATUS: <b>Part 5</b>	PROJECT No: <b>BGGXT</b>
DATE: <b>20.10.21</b>	SCALE: <b>N.T.S.</b>
DRAWN: <b>MB</b>	CHECKED: <b>BR</b>
TYPE: <b>A</b>	SHEET: <b>A11</b>
	REV: <b>5</b>



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[www.barryrush.com.au](http://www.barryrush.com.au)

7	15.02.23	GARBAGE AREAS & LETTERBOXES RECONFIGURED
6	12.04.22	SOUTHERN RETAINING WALL MOVED BACK TO BOUNDARY
5	22.02.22	TREE DATA AMENDED TO MATCH ARBORIST REPORT
4	1.02.22	LAHC LOGO UPDATED
3	12.11.21	EXTENT OF FILL COORDINATED WITH NEW RL
2	20.10.21	REVISED PART 5 ISSUE
REV	DATE	NOTATION/AMENDMENT

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BUSINESS PARTNER:

PROJECT:  
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HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 In Sect 13 DP 2343

TITLE:  
**AREAS OF EXCAVATION & FILL**  
FILE:  
BGGXT\_A01-08B

STATUS:	Part 5	PROJ:	BGGXT
DATE:	20.10.21	SCALE:	1:100
DRAWN:	MB	CHECKED:	BR
TYPE:	A	SHEET:	A12
REV:			7





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[www.barryrush.com.au](http://www.barryrush.com.au)

6	15.02.23	GARBAGE AREAS & LETTERBOXES RECONFIGURED
5	1.02.22	LAHC LOGO UPDATED
4	10.11.21	DRAWING NUMBER CHANGED
3	20.10.21	REVISED PART 5 ISSUE
2	19.08.20	PART 5 RE -ISSUED
1	24.07.20	PART 5 SUBMISSION ISSUE
REV	DATE	NOTATION/AMENDMENT
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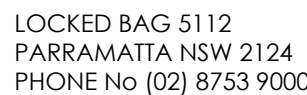
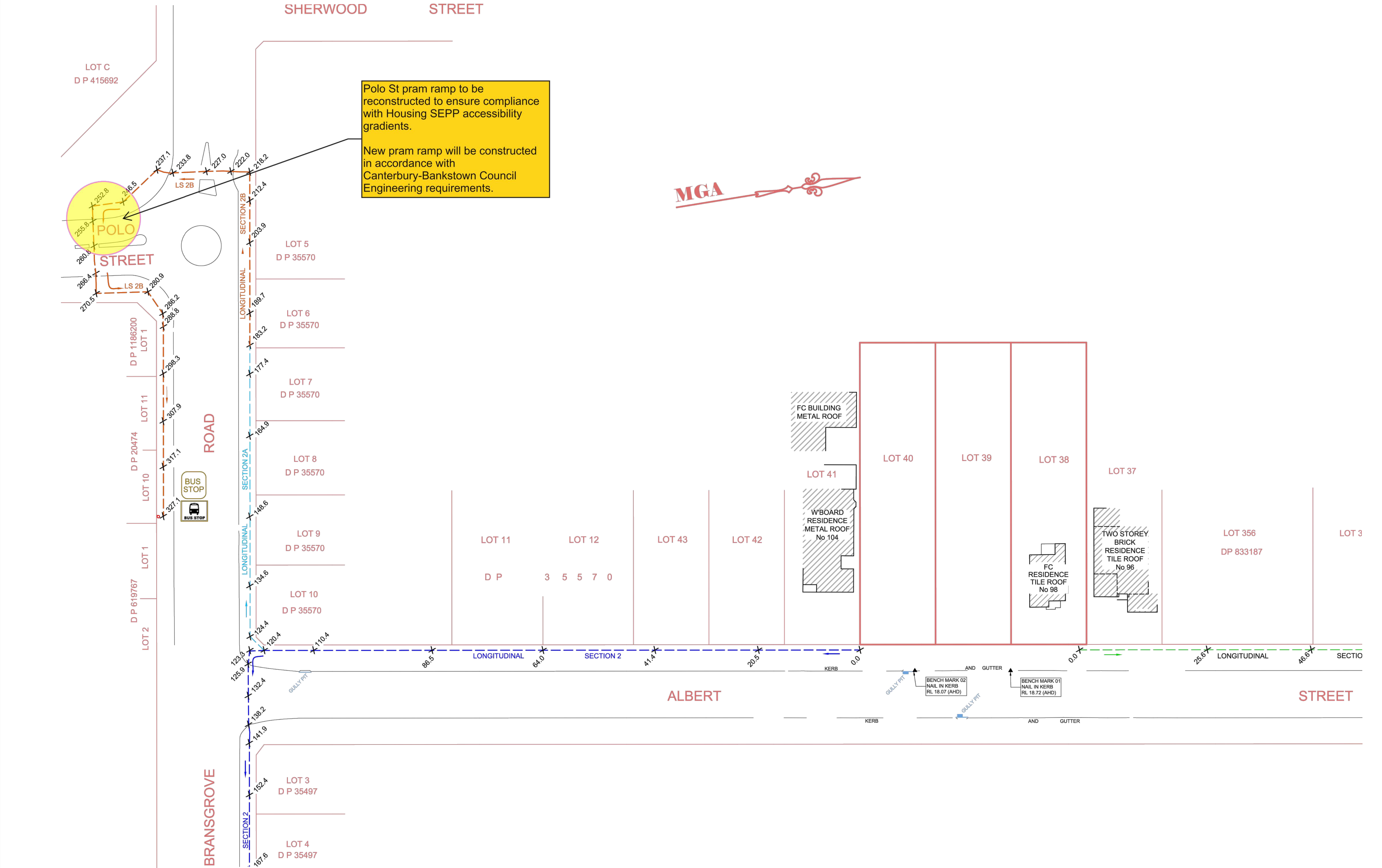
CIVIL AND STRUCTURAL CONSULTANT  
**MICHAEL ELL CONSULTING ENGINEERS PTY LTD**  
PH (02) 9807 5355 FAX  
BUSINESS PARTNER:

PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 In Sect 13 DP 2343

TITLE:  
**BLOCK ANALYSIS PLAN**  
FILE:  
PLOTTED:

STATUS: <b>Part 5</b>			
DATE <b>20.10.21</b>	SCALE <b>NTS</b>	PROJ: <b>-</b>	PROJECT NO: <b>BGGXT</b>
STAGE: <b>-</b>	DRAWN: <b>LP</b>	CHECKED: <b>BR</b>	NOMINATED ARCHITECT <i>BR</i>
TYPE: <b>A</b>	SHEET: <b>A13</b>	REV: <b>6</b>	





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REV	DATE	NOTATION/AMENDMENT
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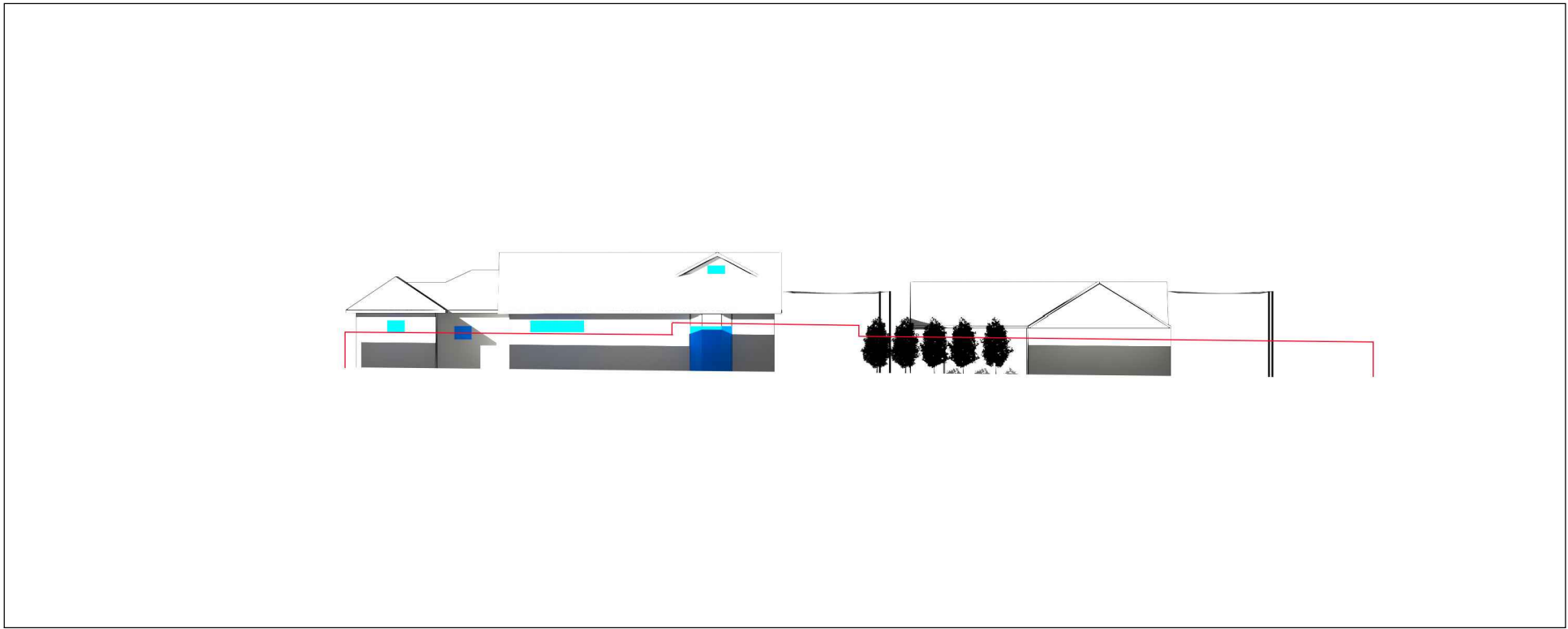
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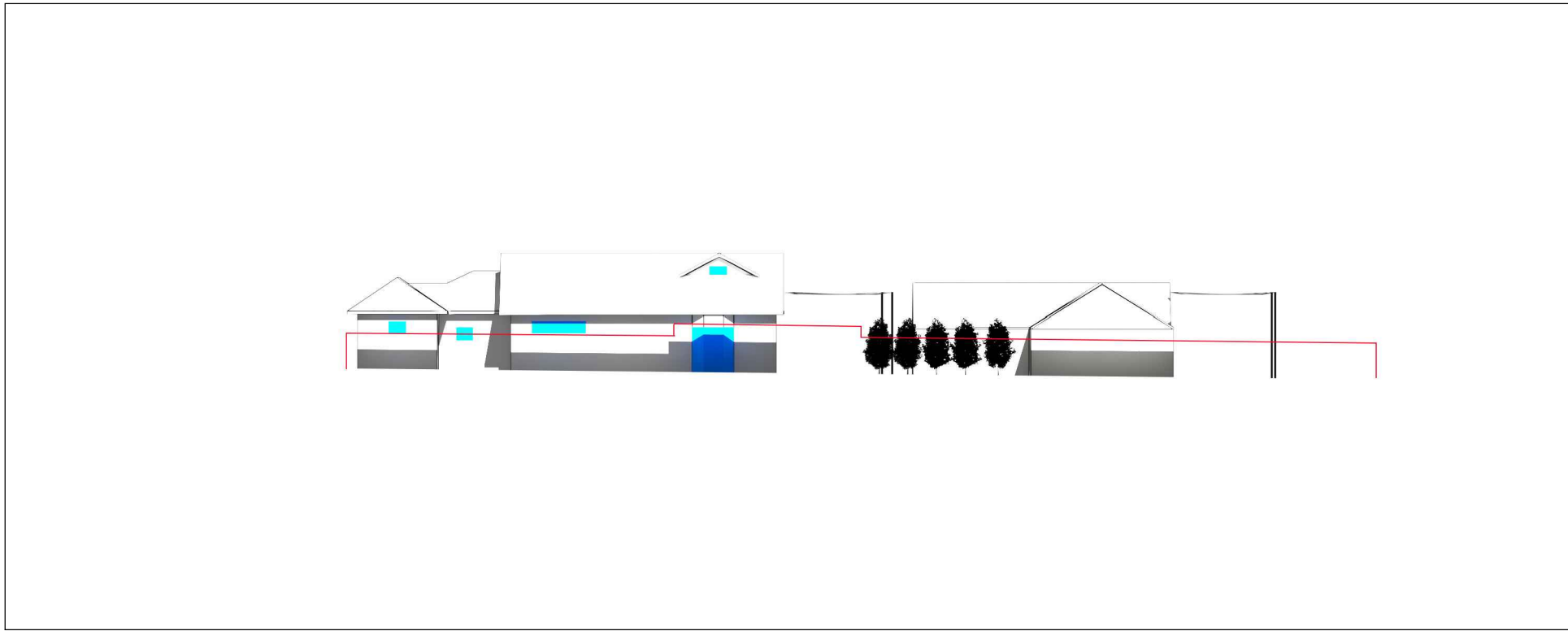
PROJECT:  
SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY  
LOTS 38,39 & 40 in Sect 13 DP 2343

TITLE: <b>SITE PLAN INCLUDING ACCESS TO BUS STOP ON BRANSGROVE RD &amp; PROPOSED PRAM RAMP CONSTRUCTION ON POLO ST CNR</b>	
FILE: BGGXT_A14	PLOTTED: 23 MARCH 2022

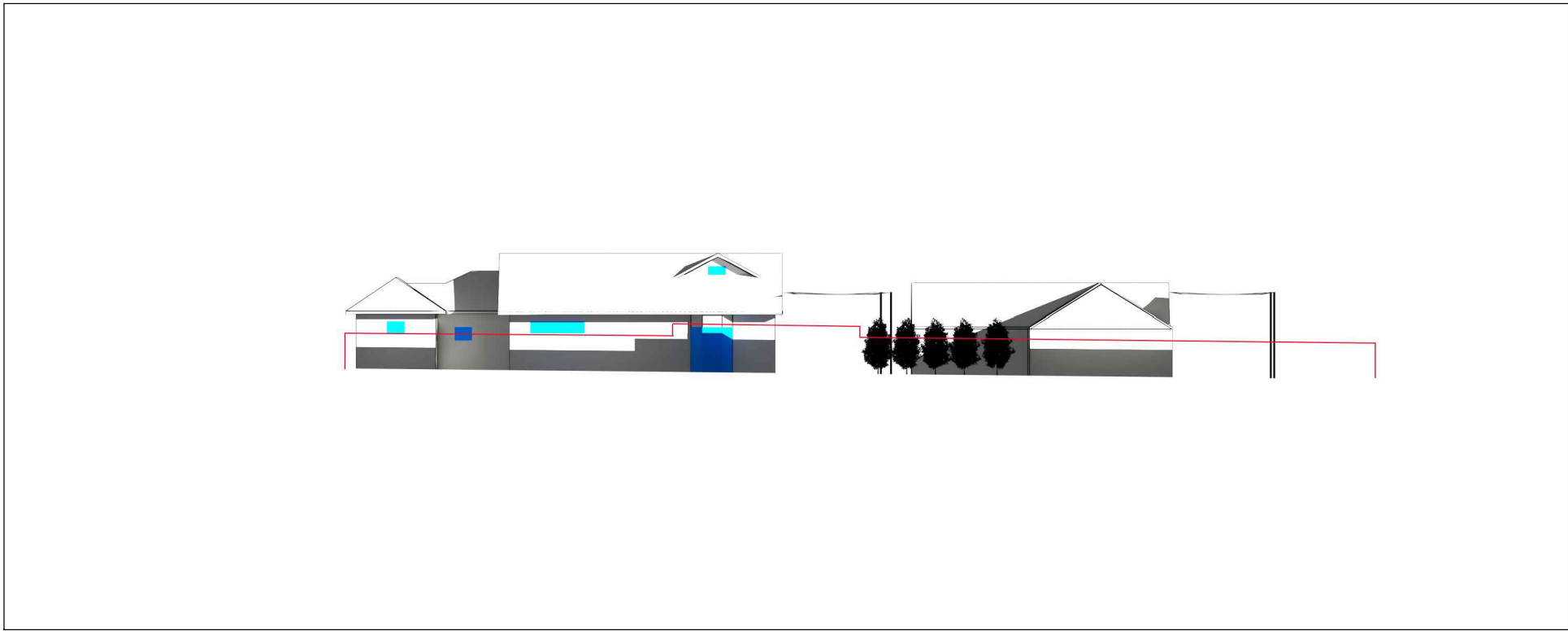
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STAGE: -	DRAWN: LP	CHECKED: BR	NOMINATED ARCHITECT: <i>BR</i>
TYPE: A	SHEET: A14		REV: -



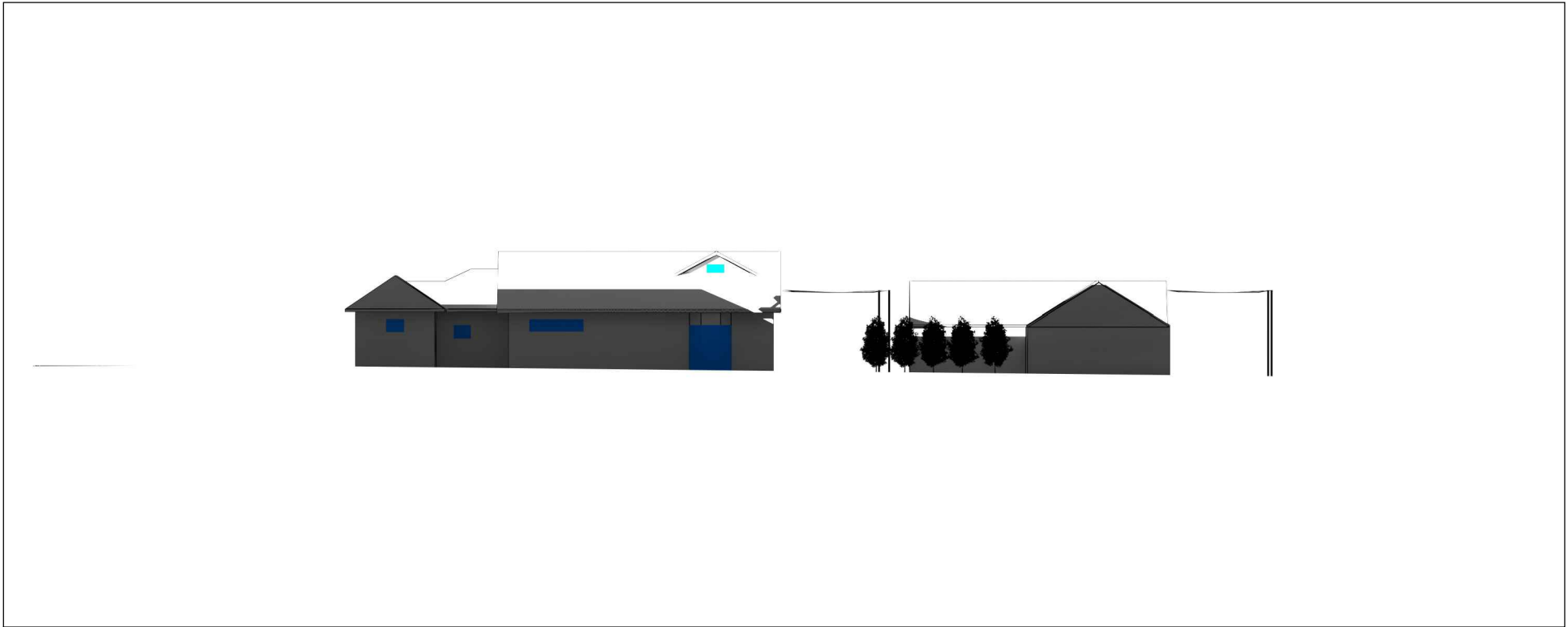
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21 JUNE - 9AM



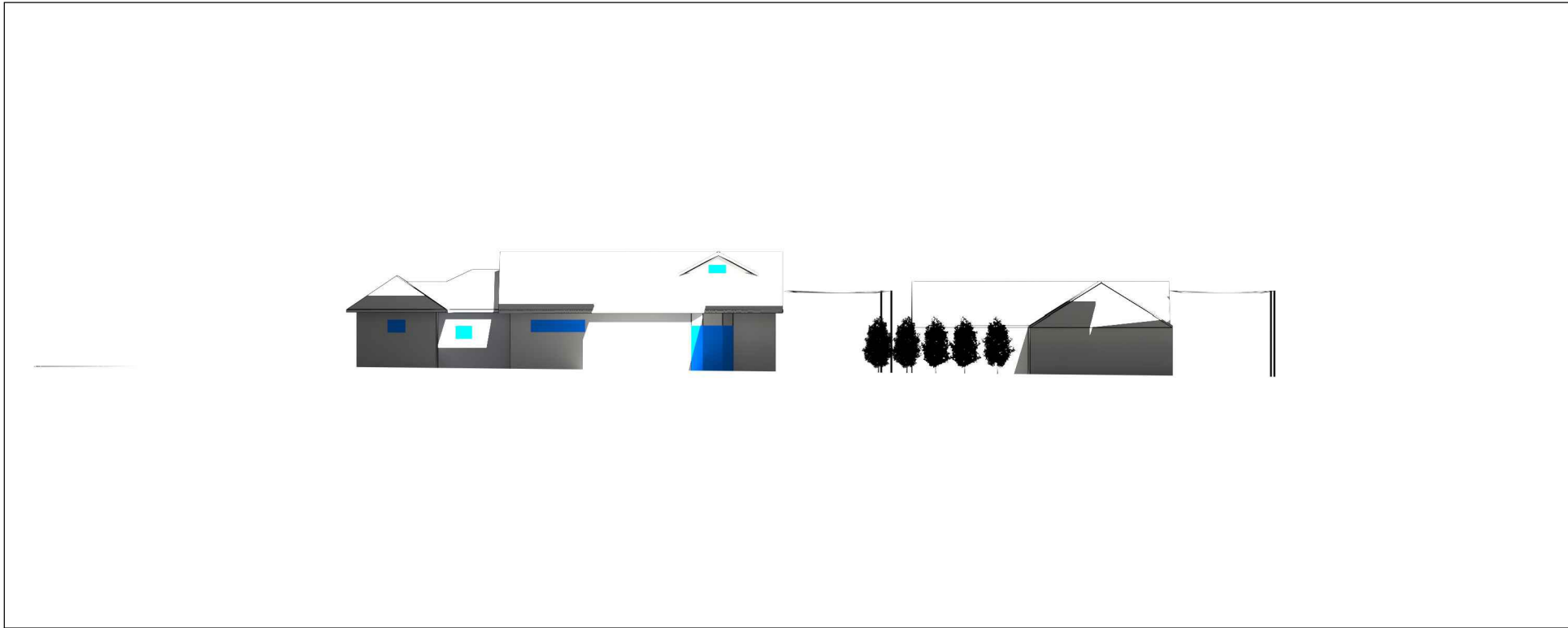
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21 JUNE - 12PM



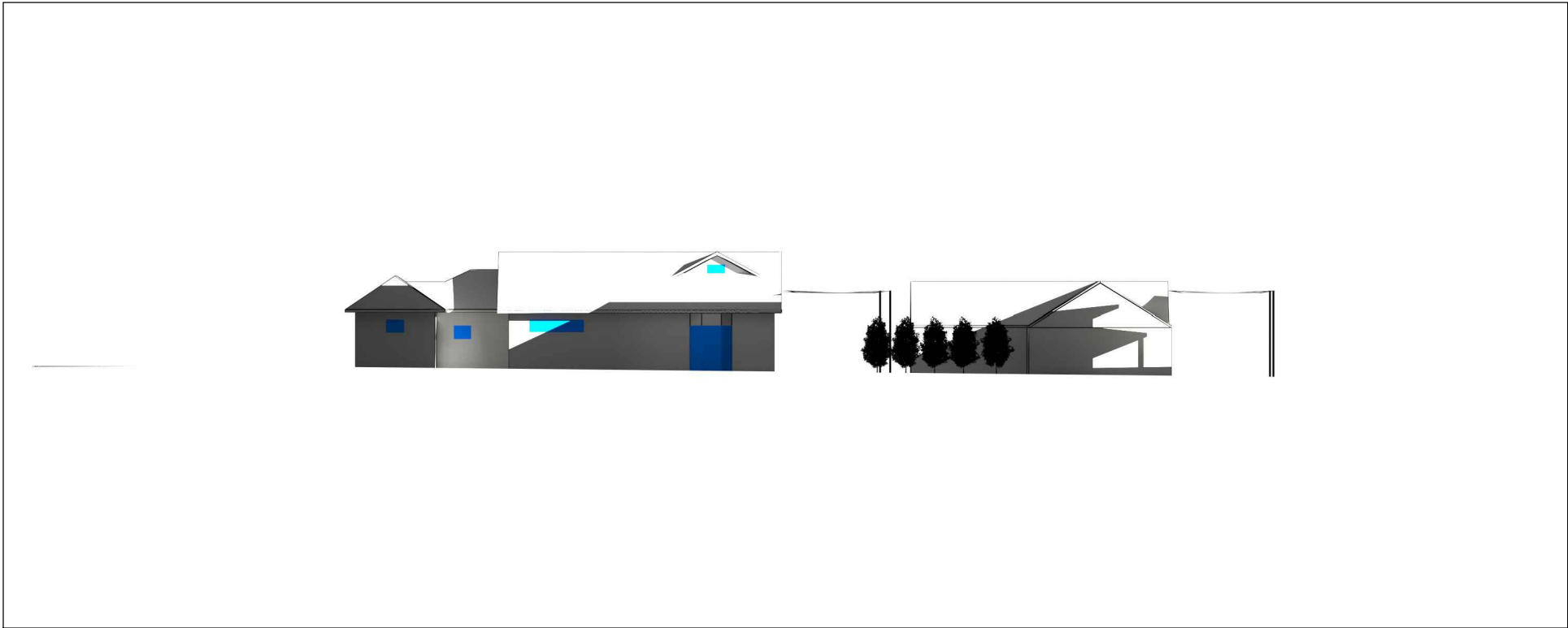
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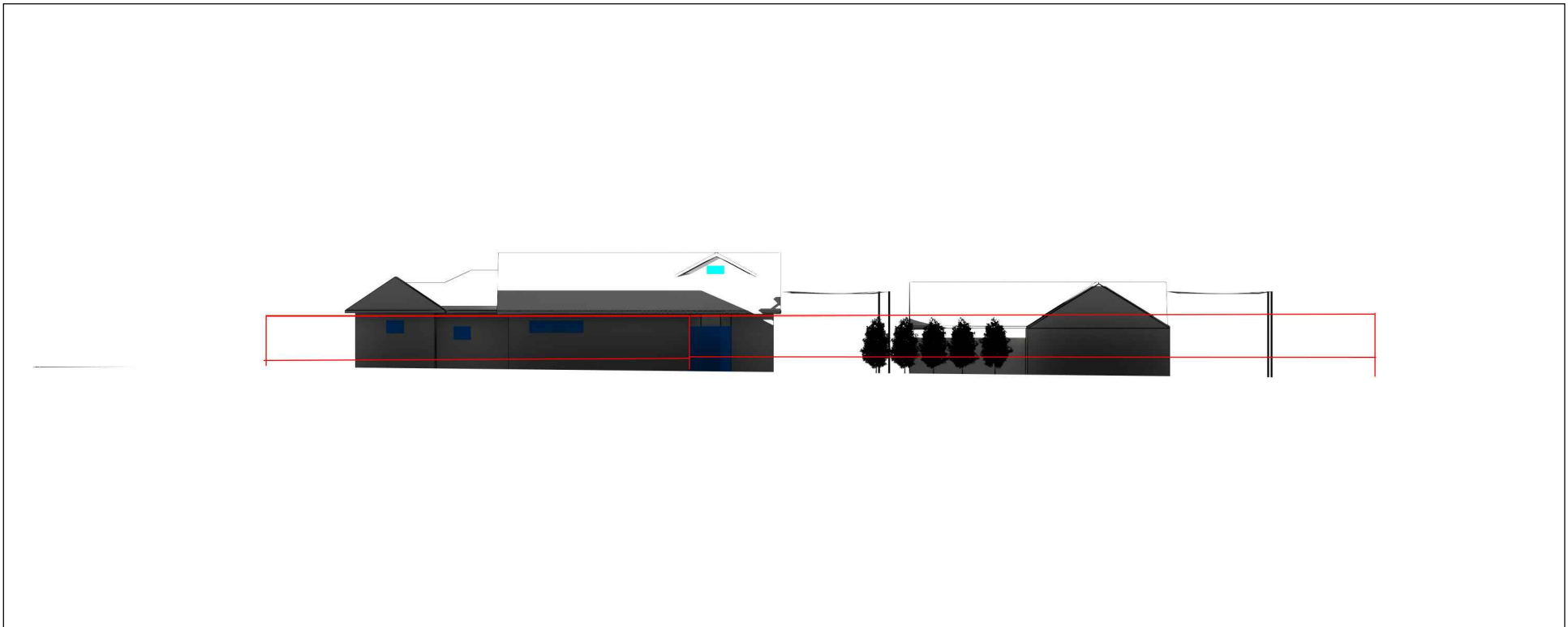
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21 JUNE - 9AM



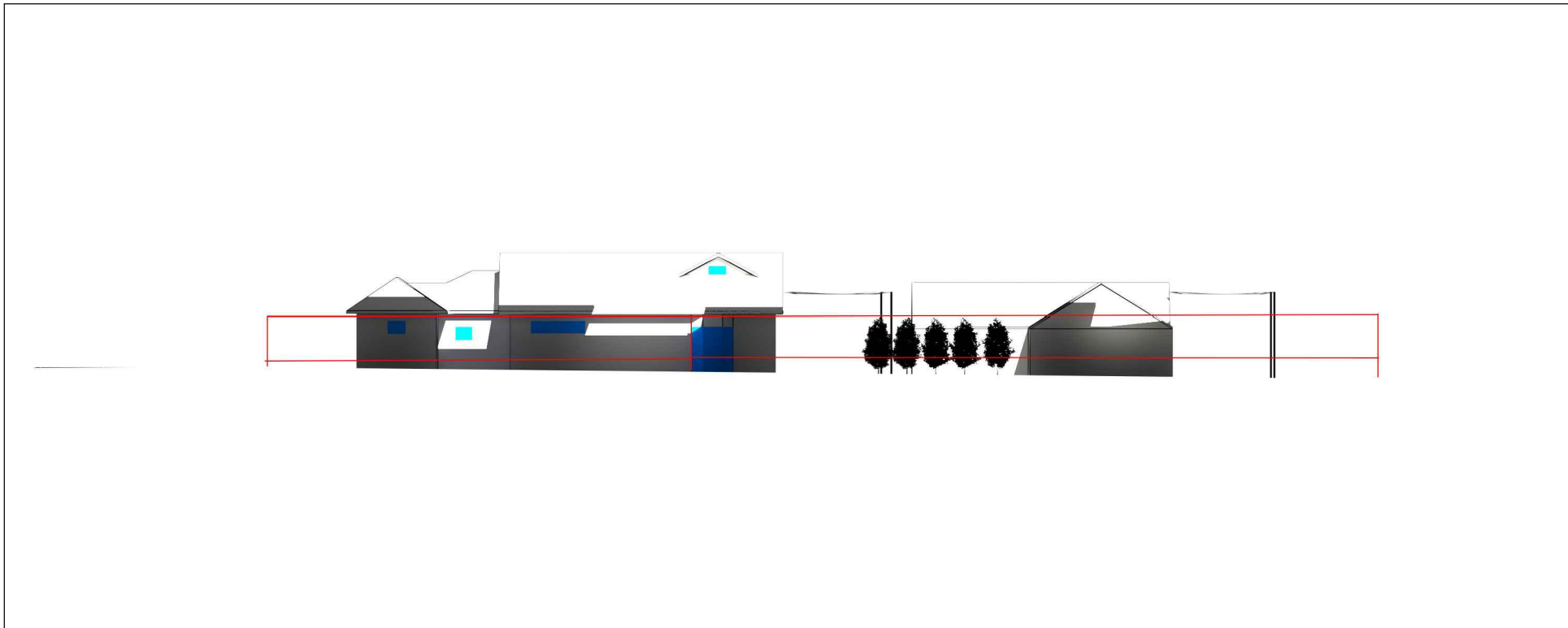
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21 JUNE - 12PM



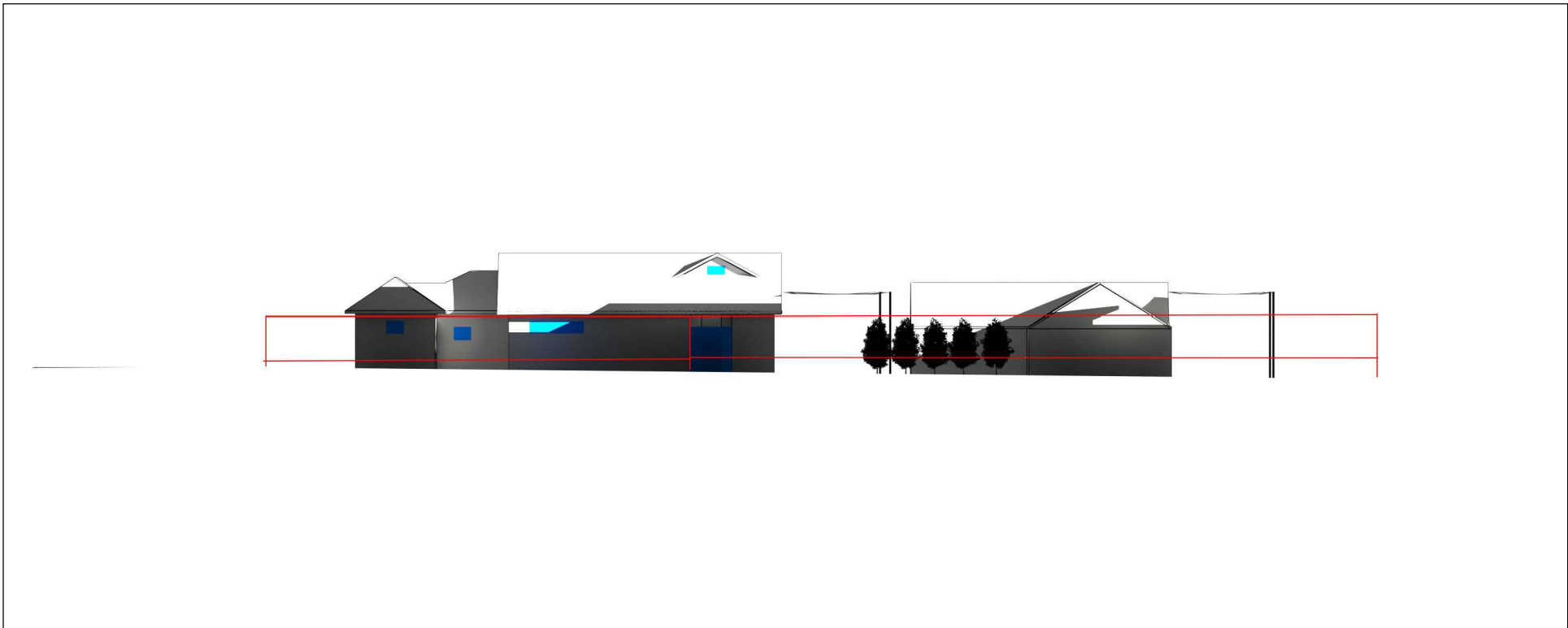
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21 JUNE - 3PM



No.104 Elevational Shadow Proposed Fence & Building  
21 JUNE - 9AM



No.104 Elevational Shadow Proposed Fence & Building  
21 JUNE - 12PM



No.104 Elevational Shadow Proposed Fence & Building  
21 JUNE - 3PM



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REV	DATE	NOTATION/AMENDMENT
-	-	-
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ARCHITECT <b>BARRY RUSH &amp; ASSOCIATES</b> PTY LTD PH (02) 9555 9028	CIVIL AND STRUCTURAL CONSULTANT <b>MICHAEL ELL CONSULTING ENGINEERS</b> PTY LTD PH (02) 9807 5355 FAX (02) 9807 5366
PROJECT MANAGER <b>LAND &amp; HOUSING CORPORATION</b> PH (02) 8753 9000	
LANDSCAPE CONSULTANT <b>GREENLAND DESIGN</b> PTY LTD 16 HAMILTON RD FAIRFIELD NSW 2165 PH 0453 164 198	

BUSINESS PARTNER:

PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 in Sect 13 DP 2343

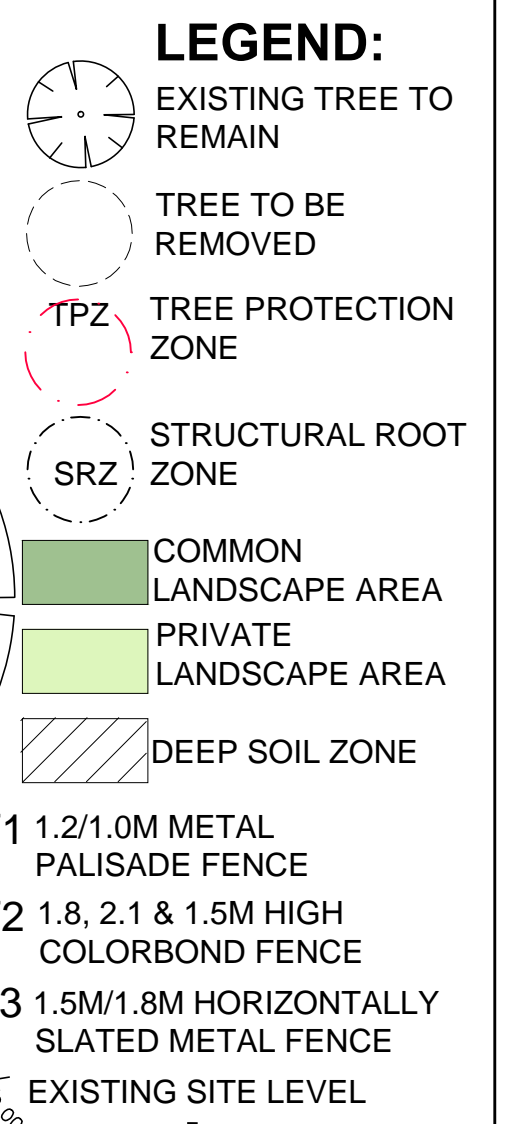
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**SHADOW DIAGRAMS -  
MID WINTER SHEET 2**

FILE:  
BGGXT A09b Shadow Diagrams.dwg

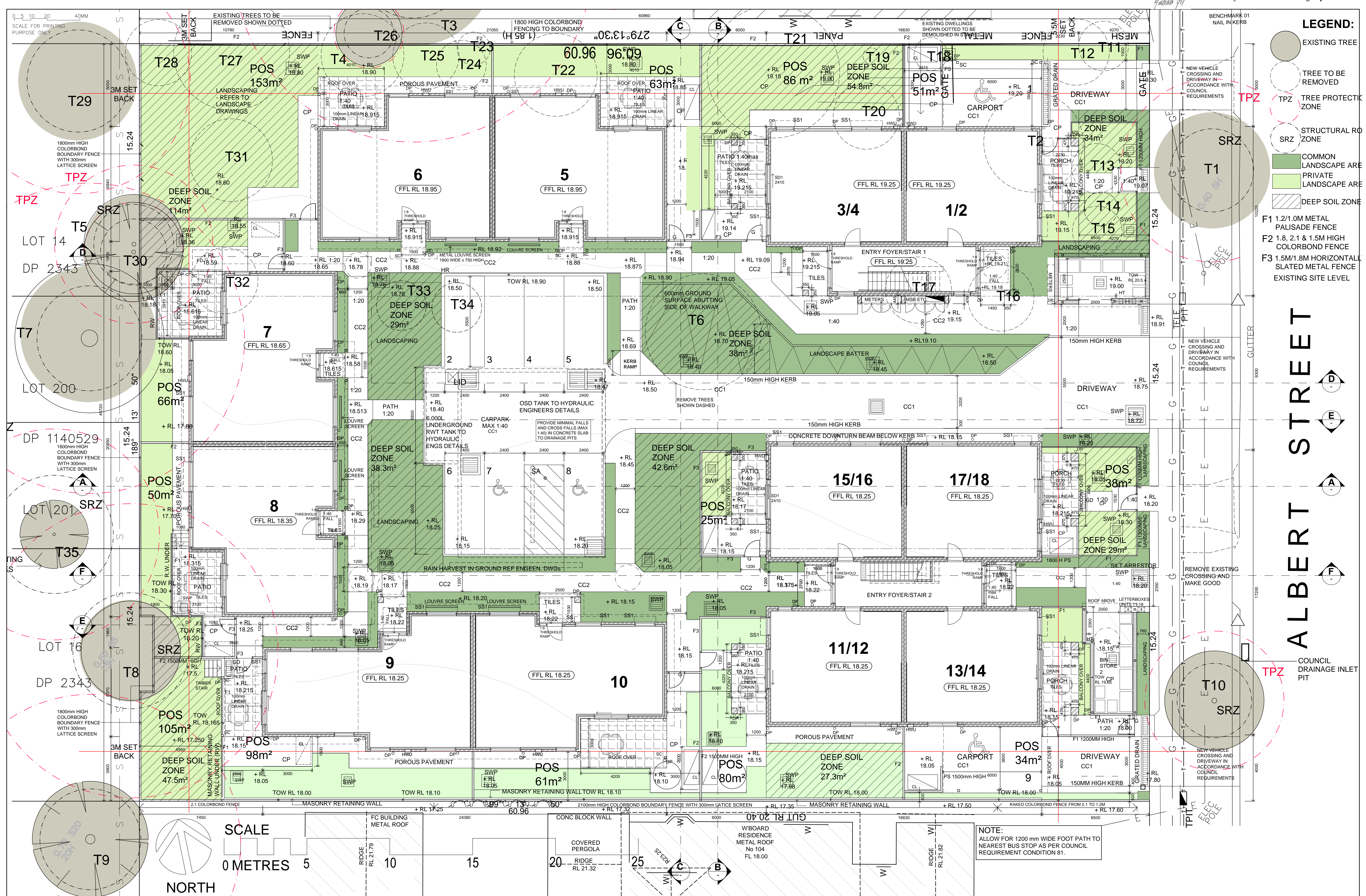
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DATE: <b>05.09.23</b>	SCALE: 1:333	CHECKED: BR	NOMINATED ARCHITECT: <i>BR</i>
STAGE: -	DRAWN: JL	TYPE: <b>A</b>	SHEET: <b>A15</b>
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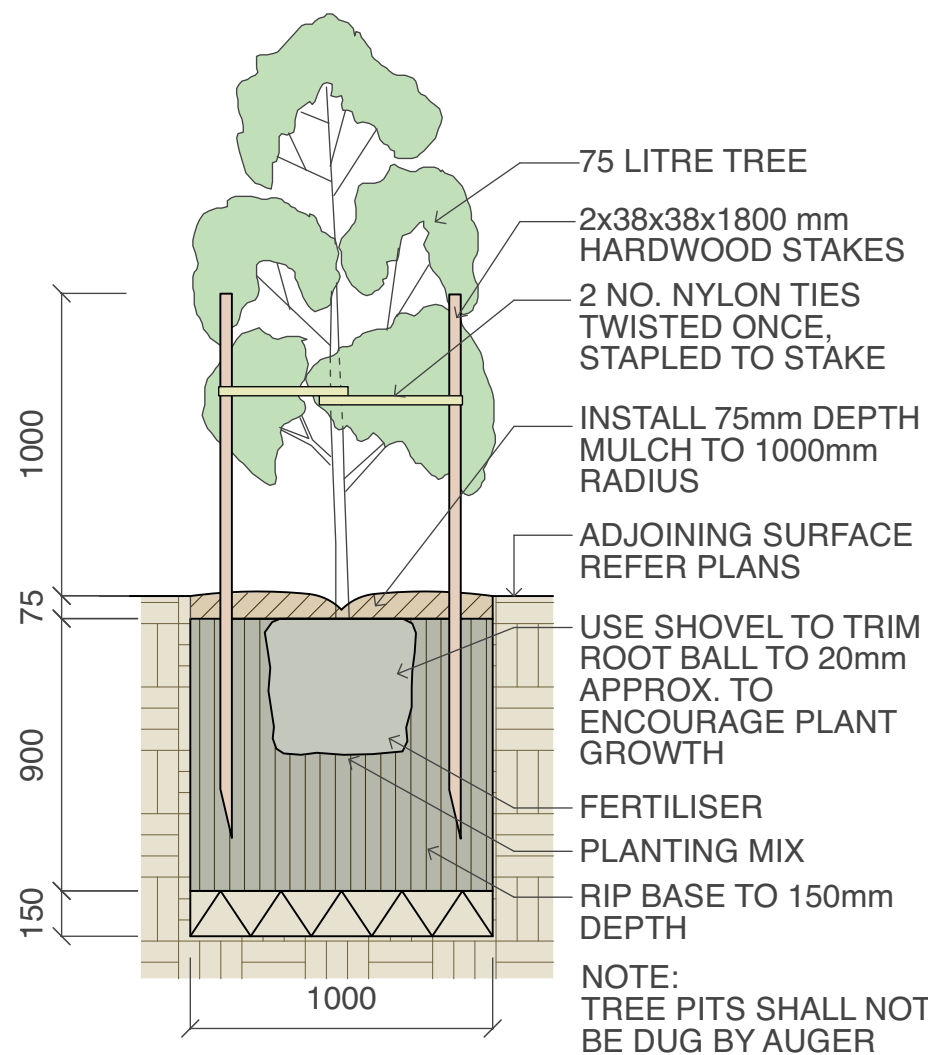




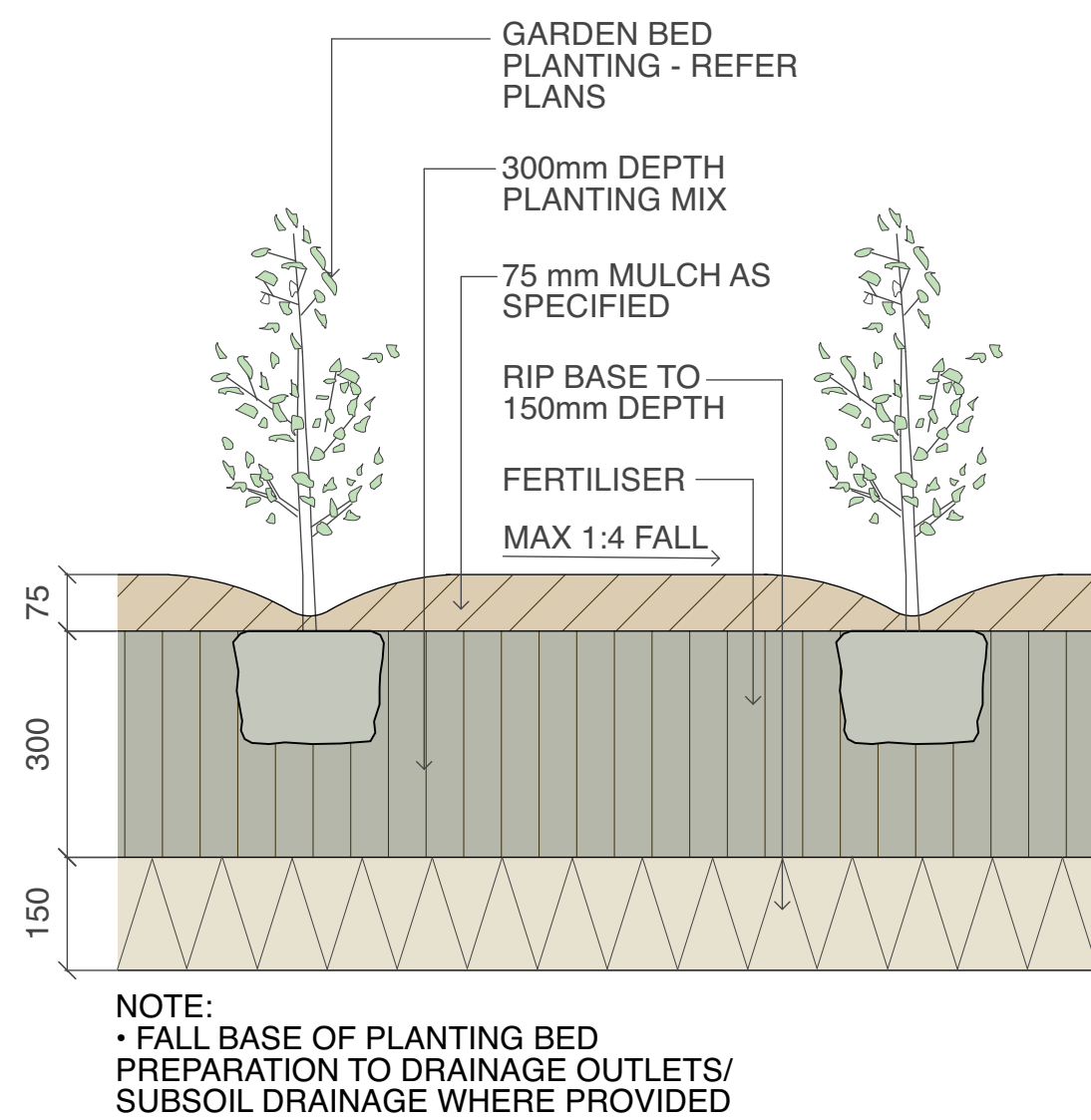




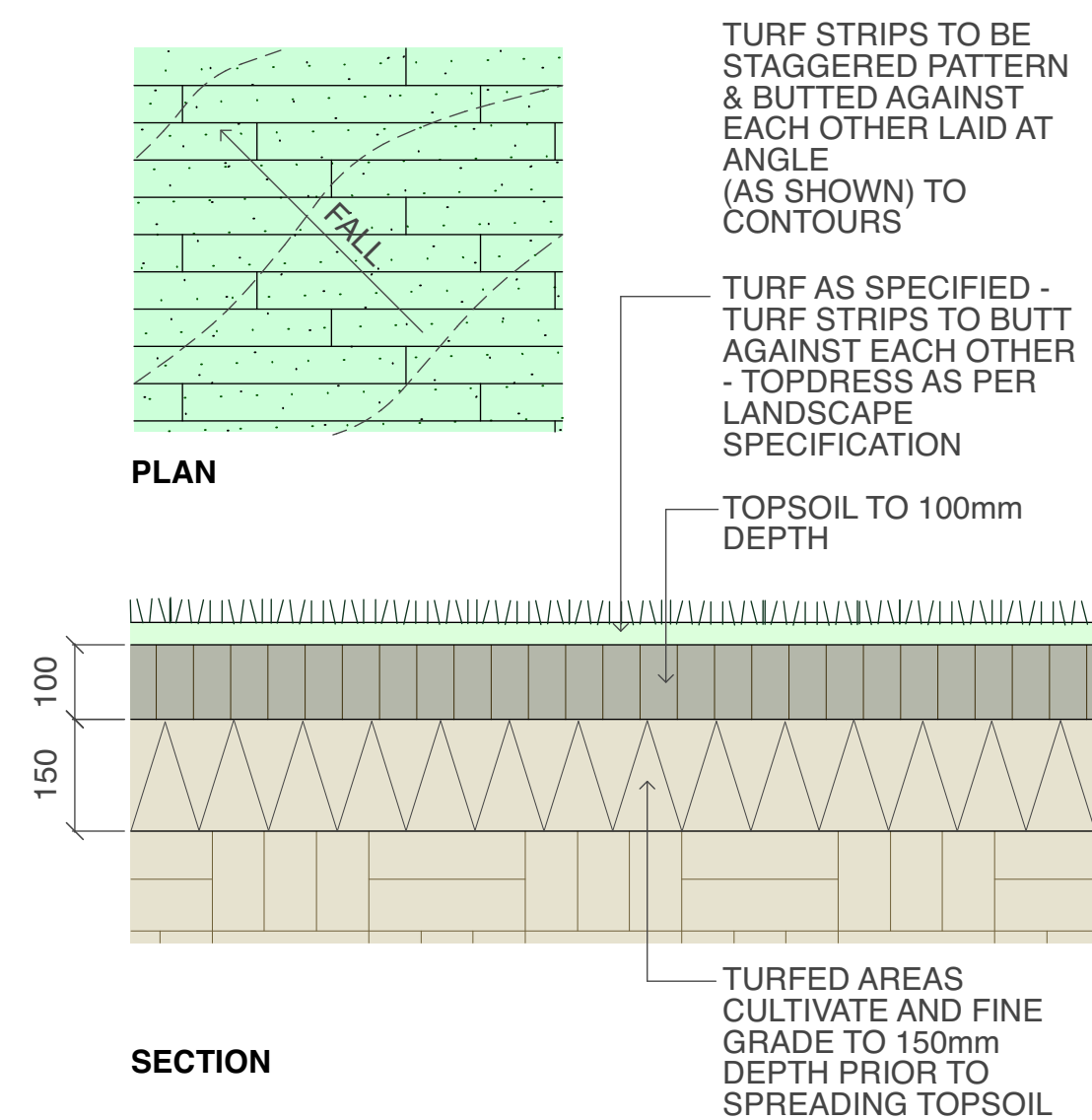




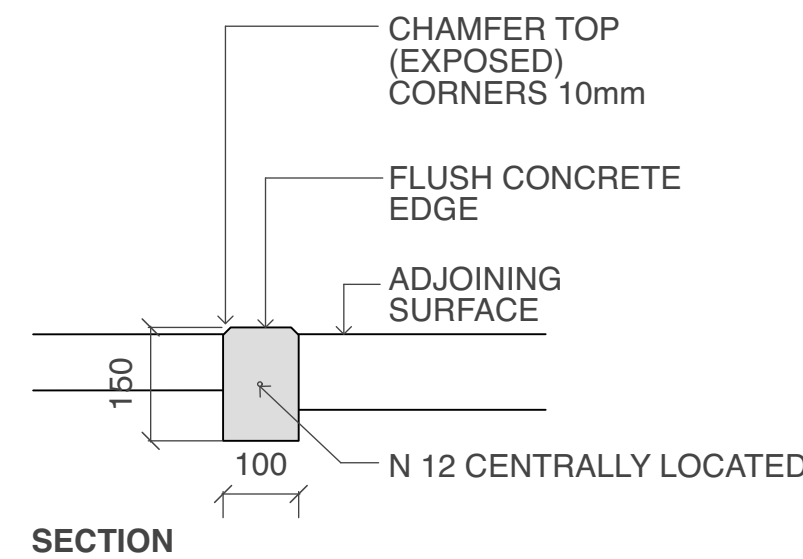
1 75 Litre Tree Planting  
scale 1:25



2 Planting Bed Detail  
scale 1:10



3 Turfing  
scale as shown



4 Concrete Edge  
scale 1:10

Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
<b>Trees</b>							
TAC	2	Smooth-barked Apple	Angophora costata	75Litre	15 - 20m	6 - 10m	N
TBM	2	Grey Myrtle	Backhousia myrtifolia	75Litre	5 - 8m	3.5 - 6m	N
TCK	3	Bottlebrush	Callistemon 'Kings Park Special'	75Litre	3 - 6m	2.0 - 3.5m	N
TMD	2	White Feather Honeymyrtle	Melaleuca decora	75Litre	8 - 10m	5 - 8m	N
TTL	2	Water Gum	Tristanopsis laurina 'Luscious'	75Litre	4 - 5m	3.5 - 6m	N
TWF	4	Weeping Lilly Pilly	Waterhousia floribunda	75Litre	6 - 8m	3.5 - 6m	N
<b>Shrubs</b>							
SAC	65	Green Mist	Acacia cognata 'Green Mist'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
SAH	6	Dwarf Lilly Pilly	Acmena 'Hedge Master'	200mm	0.8 - 1.0m	0.8 - 1.0m	N
SCAL	111	Little John	Callistemon 'Little John'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SCCW	32	White Bottle Brush	Callistemon citrinus 'White Anzac'	200mm	0.9 - 1.1m	2.0 - 3.0m	N
SCE	12	Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'	200mm	3 - 5m	2.0 - 3.5m	N
SCE	37	Evening Glow Mirror Plant	Coprosma 'Evening Glow'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SCG	24	Bottle Brush	Callistemon 'Great Balls of Fire'	200mm	1 - 1.2m	2.0 - 3.5m	N
SCRA	9	Red Alert Bottle Brush	Callistemon 'Red Alert'	200mm	1.2 - 1.5m	2.0 - 3.0m	N
SCS	32	Narrow Palm Lily	Cordylina stricta congesta	200mm	1 - 2m	0.8 - 1.0m	N
SDE	27	Gymea Lily	Doryanthes excelsa	200mm	1.2 - 2m	1.2 - 2.0m	N
SGH	11	Grevillea	Grevillea 'Honey Gem'	200mm	1.5 - 3m	1.2 - 2.0m	N
SSY	34	Cascade Lilly Pilly	Syzygium 'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SSY	15	Royal Flame Lilly Pilly	Syzygium 'Royal Flame'	200mm	2 - 4m	1.2 - 2.0m	N
SWB	99	Blue Gem	Westringia 'Blue Gem'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
<b>Ground Covers</b>							
GSB	32	Lamb's Ear	Stachys byzantina	150mm	0.0 - 0.3m	0.3 - 0.6m	N
MyoYar	26	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
GDB	161	Flax Lily	Dianella tasmanica 'Blaze'	150mm	0.4 - 0.5m	0.4 - 0.6m	N
GDT	161	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.6 - 0.7m	0.4 - 0.6m	N
GLT	265	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
GWM	60	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GMV	334	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
BG	37	Giant Candle	Banksia 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

#### SPECIFICATION NOTES

##### PLANTING MATERIALS

###### Planting Mix:

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

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

###### Mulch:

###### Mulch to garden bed:

Mulch shall mean Hort-Bark (15mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded pine bark mulch (ANL code MHB) to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:

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

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

###### Plant Material:

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

###### Tured areas:

All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joins, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

#### PREPARATION AND HARDWORKS

##### Excavating for Spot Planting

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

###### Staking

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

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

###### Concrete Edge

MATERIALS: Concrete to be off white colour.

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

###### Porous Pavement

MATERIAL: Porous pavement shall be 115x230x80mm porous paving installed to manufacturers recommendations and specifications as available from Boral Pty Ltd (Ph 1300 134 002) or approved equivalent. Sample to be provided for approval by Superintendent.

#### MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principle's Authorised Person. The maintenance period shall convenience at the granting of completion and shall extend for 26 weeks. Contractor shall submit a maintenance programme and maintain a maintenance log.

Maintenance shall consist of the following works:

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

#### NOTE:

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



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

NOMINATED ARCHITECT:

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Email: info@barryrush.com.au  
www.barryrush.com.au

PROJECT MANAGER  
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STRUCTURAL CONSULTANT

MECHANICAL CONSULTANT

HYDRAULIC CONSULTANT

ELECTRICAL CONSULTANT

LANDSCAPE CONSULTANT  
GREENLAND DESIGN PTY LTD  
PH 0403 164 198

PROJECT:

SENIOR LIVINGS  
HOUSING DEVELOPMENT  
NO. 98-102 ALBERT STREET

REVESBY  
LOTS 38,39 & 40 IN SECT 13 DP 2343

TITLE:

LANDSCAPE DETAILS  
& SPECIFICATION

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PLOTTED: 29/02/2024 4:20 PM

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DATE: 29/02/24

SCALE: full size @A1

PROJ: -

PROJECT NO: BGGXT

DRAWN: CL

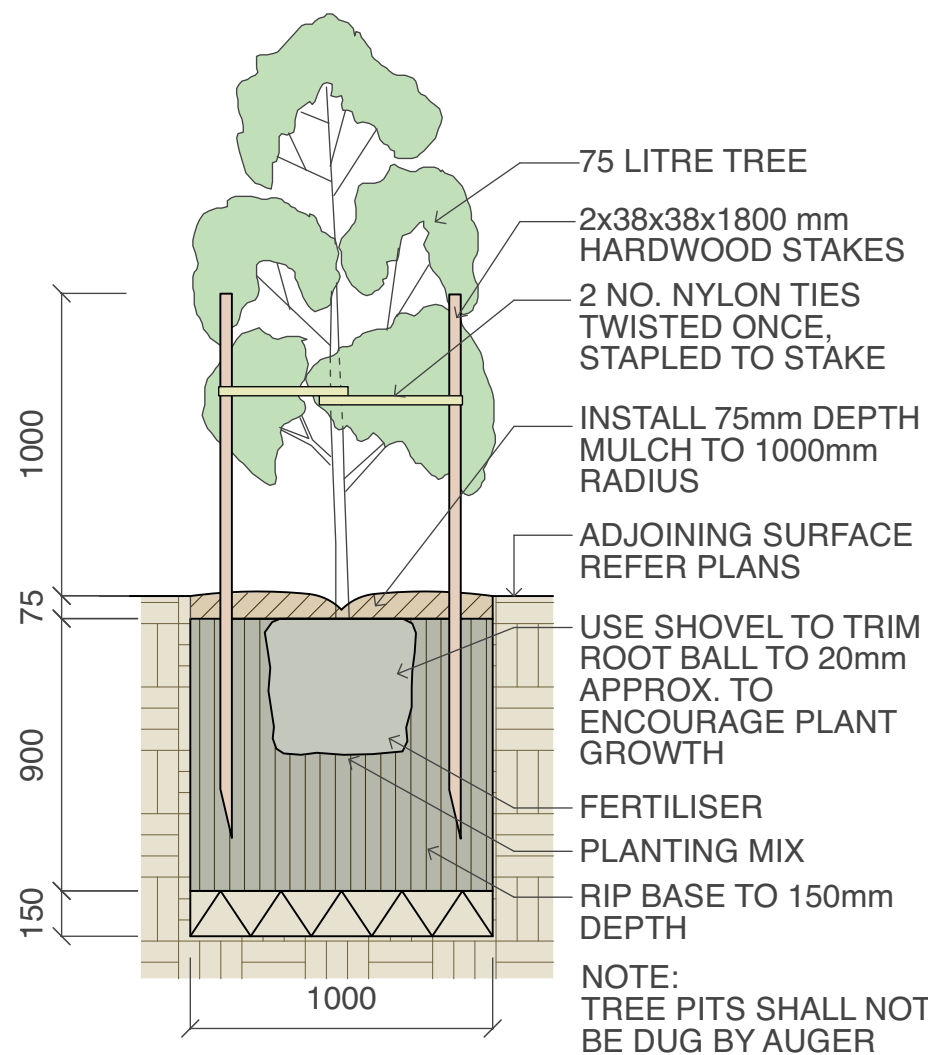
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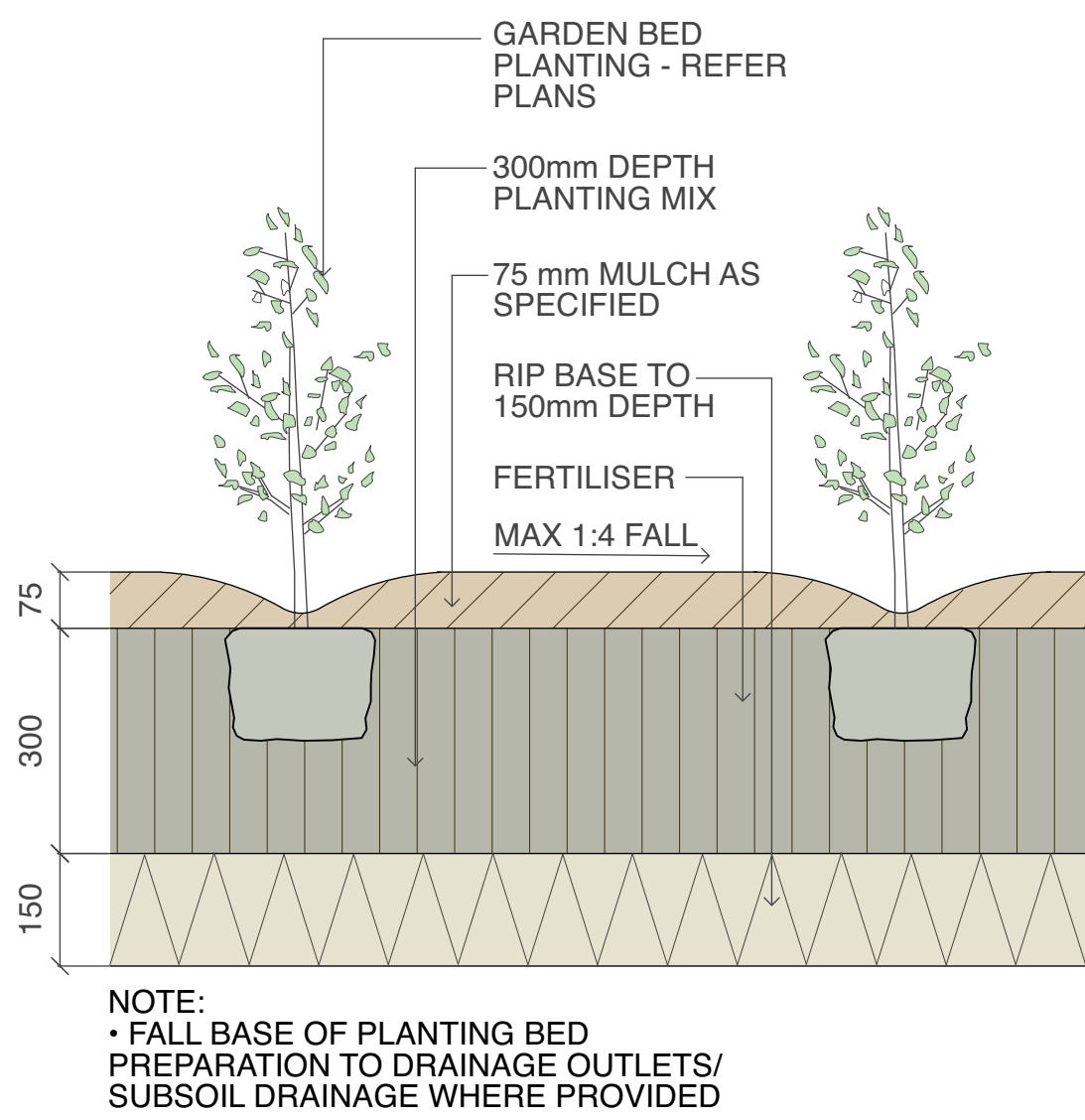


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STAGE: <b>PART 5</b>	DRAWN: <b>CL</b>	CHECKED: <b>GD</b>	LANDSCAPE ARC <i>Bue</i>
TYPE: <b>LA</b>	SHEET: <b>LA01</b>	REV: <b>1</b>	

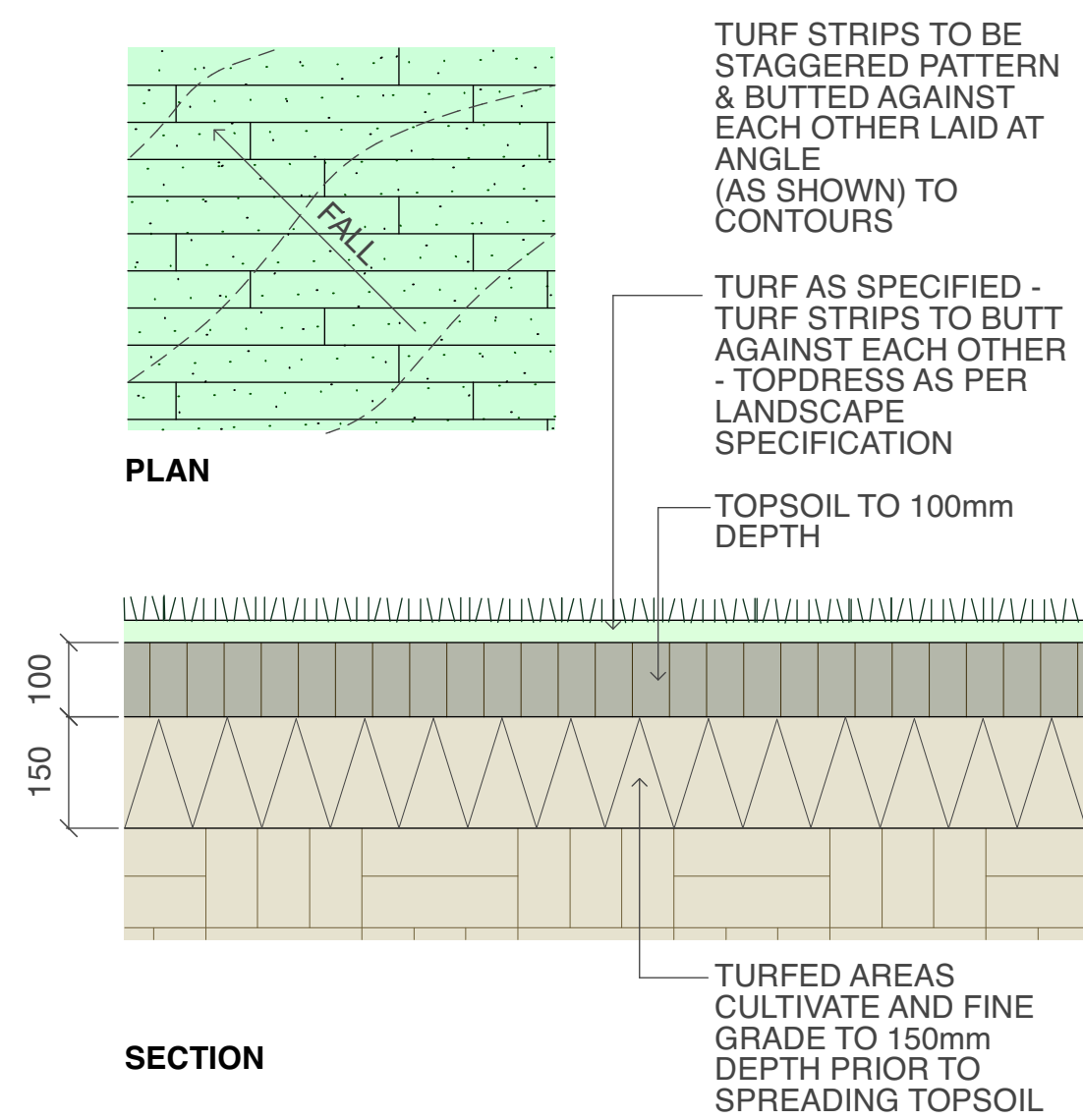




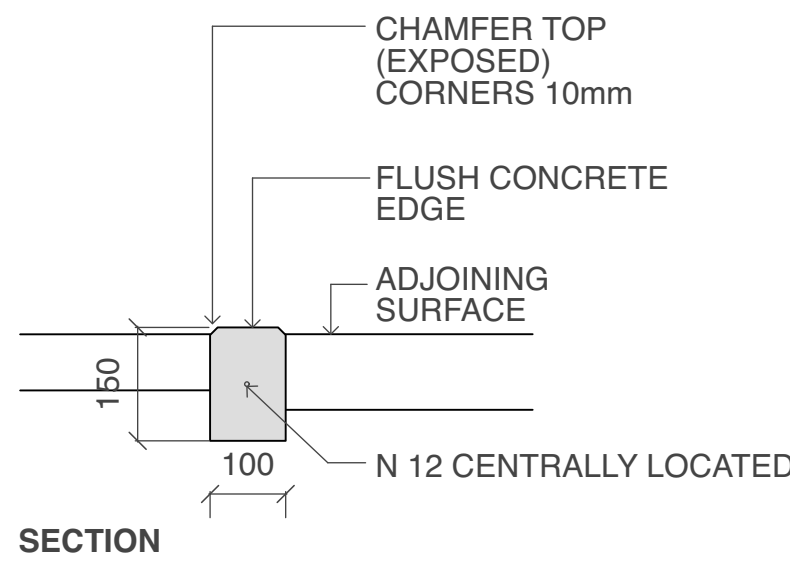
1 75 Litre Tree Planting  
scale 1:25



2 Planting Bed Detail  
scale 1:10



3 Turfing  
scale as shown



4 Concrete Edge  
scale 1:10

Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
<b>Trees</b>							
TAC	2	Smooth-barked Apple	Angophora costata	75Litre	15 - 20m	6 - 10m	N
TBM	2	Grey Myrtle	Backhousia myrtifolia	75Litre	5 - 8m	3.5 - 6m	N
TCK	4	Bottlebrush	Callistemon 'Kings Park Special'	75Litre	3 - 6m	2.0 - 3.5m	N
TMD	3	White Feather Honeymyrtle	Melaleuca decora	75Litre	8 - 10m	5 - 8m	N
TTL	4	Water Gum	Tristanopsis laurina 'Luscious'	75Litre	4 - 5m	3.5 - 6m	N
TWF	4	Weeping Lilly Pilly	Waterhousia floribunda	75Litre	6 - 8m	3.5 - 6m	N
<b>Shrubs</b>							
SAC	77	Green Mist	Acacia cognata 'Green Mist'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
SAH	6	Dwarf Lilly Pilly	Acmena 'Hedge Master'	200mm	0.8 - 1.0m	0.8 - 1.0m	N
SCAL	111	Little John	Callistemon 'Little John'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SCCW	40	White Bottle Brush	Callistemon citrinus 'White Anzac'	200mm	0.9 - 1.1m	2.0 - 3.0m	N
SCE	37	Scarlet Bottlebrush	Callistemon citrinus 'Endevour'	200mm	3 - 5m	2.0 - 3.5m	N
SCE	74	Evening Glow Mirror Plant	Coprosma 'Evening Glow'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SCG	48	Bottle Brush	Callistemon 'Great Balls of Fire'	200mm	1 - 1.2m	2.0 - 3.5m	N
SCRA	32	Red Alert Bottle Brush	Callistemon 'Red Alert'	200mm	1.2 - 1.5m	2.0 - 3.0m	N
SCS	61	Narrow Palm Lily	Cordylina stricta congesta	200mm	1 - 2m	0.8 - 1.0m	N
SDE	41	Gynea Lily	Doryanthes excelsa	200mm	1.2 - 2m	1.2 - 2.0m	N
SGH	19	Grevillea	Grevillea 'Honey Gem'	200mm	1.5 - 3m	1.2 - 2.0m	N
SSY	63	Cascade Lilly Pilly	Syzygium 'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SSY	15	Royal Flame Lilly Pilly	Syzygium 'Royal Flame'	200mm	2 - 4m	1.2 - 2.0m	N
SWB	133	Blue Gem	Westringia 'Blue Gem'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
<b>Ground Covers</b>							
GSB	32	Lamb's Ear	Stachys byzantina	150mm	0.0 - 0.3m	0.3 - 0.6m	N
MyoYar	26	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
GDIEM	36	Emerald Falls Dichondra	Dichondra 'Emerald Falls'	150mm	0.0 - 0.3m	0.9 - 1.2m	N
GDB	176	Flax Lily	Dianella tasmanica 'Blaze'	150mm	0.4 - 0.5m	0.4 - 0.6m	N
GDT	242	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.6 - 0.7m	0.4 - 0.6m	N
GLT	279	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
GWM	72	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GMV	386	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
BG	37	Giant Candle	Banksia 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

#### SPECIFICATION NOTES

##### PLANTING MATERIALS

###### Planting Mix:

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

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#### NOTE:

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- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.



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

NOMINATED ARCHITECT:

Barry Rush & Associates Pty Ltd

Architects  
Suite 25A, 2 Beattie Street, Balmain, NSW, 2041  
Phone: (612) 9555 8028 Fax: (612) 9810 0161  
Email: info@barryrush.com.au  
www.barryrush.com.au

1	29/02/2024	PART 5 - STAGE 2	
REV	DATE	NOTATION/AMENDMENT	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			

PROJECT MANAGER  
LAND & HOUSING CORPORATION  
PH (02) 8753 8000 FAX (02) 8753 8888

STRUCTURAL CONSULTANT

MECHANICAL CONSULTANT

HYDRAULIC CONSULTANT

ELECTRICAL CONSULTANT

LANDSCAPE CONSULTANT  
GREENLAND DESIGN PTY LTD  
PH 0403 164 198

PROJECT:

SENIOR LIVINGS

HOUSING DEVELOPMENT

NO. 98-102 ALBERT STREET

REVESBY

LOTS 38,39 & 40 IN SECT 13 DP 2343

TITLE:

LANDSCAPE DETAILS  
& SPECIFICATION

FILE: BGGXT\_LA01.DWG

PLOTTED:  
29/02/2024 4:20 PM

STATUS: PART 5 - STAGE 2

DATE: 29/02/24

SCALE: full size @A1

PROJ: -

PROJECT No: BGGXT

STAGE: PART 5

DRAWN: CL

CHECKED: GD

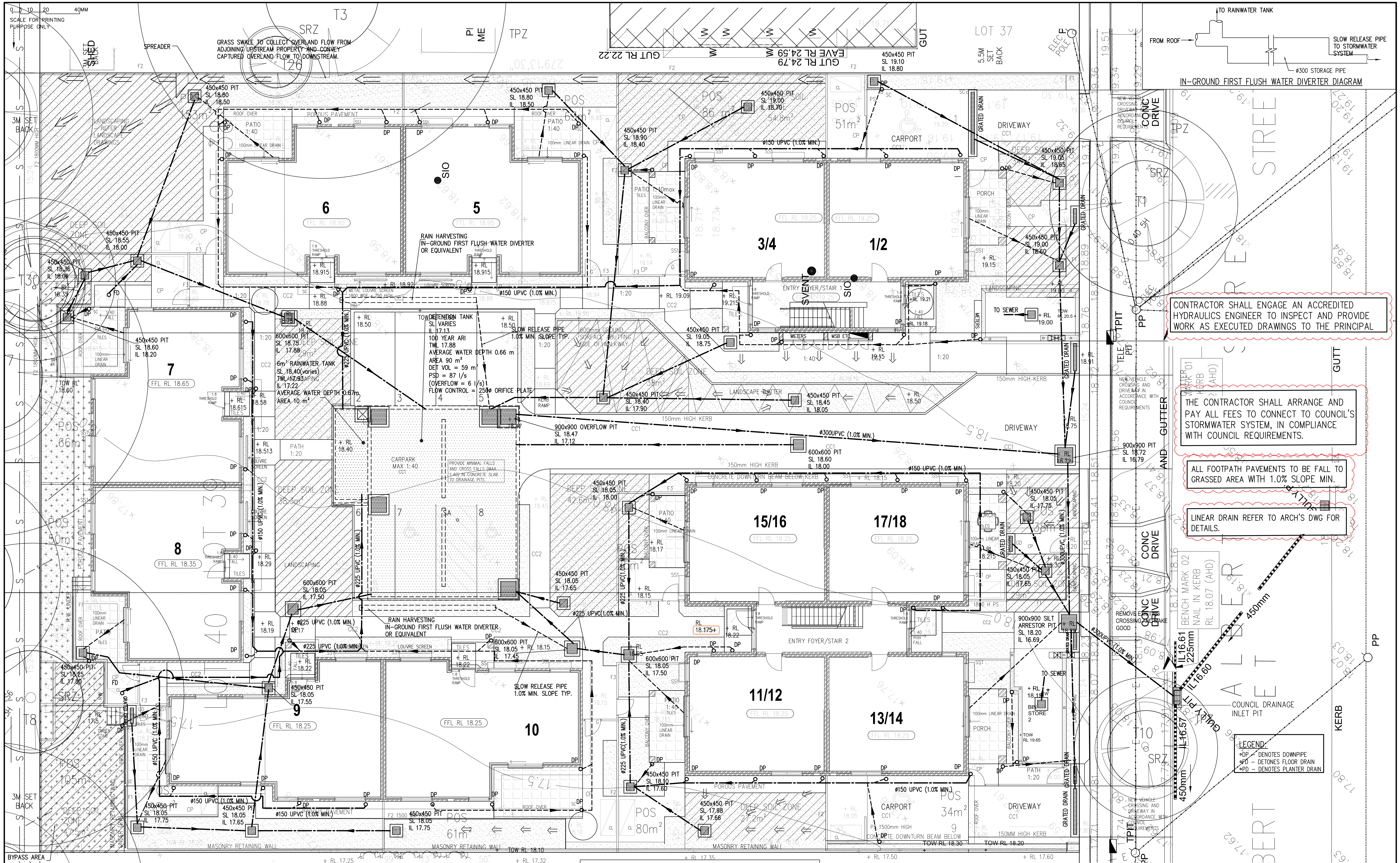
LANDSCAPE ARCH

TYPE: LA

SHEET: LA02

REV: 1





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Q	22.02.24	UPDATES TO NEW ARCH'S DWG
P	17.01.24	UPDATES TO NEW ARCH'S DWG
O	17.07.23	ISSUE FOR DA
N	17.02.23	DPs ADDED
M	13.12.22	UPDATES TO ARCH'S CHANGES
L	11.04.22	UPDATES TO NEW ARCH'S DWG
K	11.11.21	UPDATES TO NEW ARCH'S DWG
J	12.10.21	UPDATES TO NEW SURVEY DWG AND ARCH'S DWG
I	05.03.21	AMENDED AS AUTHORITY'S COMMENTS
H	11.12.20	AMENDED AS AUTHORITY'S COMMENTS
G	29.10.20	ARCH'S CHANGES
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
FIGURED DIMENSIONS TAKE PRECEDENCE.

#### STORMWATER SITE DRAINAGE LAYOUT PLAN

- ALL PIPELINES UNDER THE BUILDING SHALL BE CONSTRUCTED AND TESTED AS PER SECTION 10 OF AS/NZS 3500.3:2003
- ALL PIPES SHALL BE SEWER GRADE EXTRA HEAVY DUTY. DENOTES Ø150 UPVC WITH 1.0% MIN. SLOPE UNO.

- ALL STORMWATER PITS IN LANDSCAPE OR TURFED AREAS TO HAVE PERFORATED GALV. MESH BELOW GRATE
- ALL PITS/GRATE DRAIN IN TRAFFICABLE AREAS TO HAVE A GALVANISED HINGED BOLT DOWN AND HEELGUARD GRATES

ALL AGGREGATE PIPES TO RETAINING WALL & UNDER BUILDING TO BE CONNECTED TO NEAREST DOWNSTREAM STORMWATER PIT WITH 1.0% MIN. FALL.

#### ISSUE FOR DA

NOT TO BE USED FOR CONSTRUCTION PURPOSES



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



**Barry Rush & Associates Pty Ltd**  
Architects: Nominated Architect: Barry John Rush  
ARB Registration No 3753  
Suite 25A, 2 Beattie Street, Balmalm, NSW  
Phone: (02) 9555 8025 Email: info@barryrush.com.au  
www.barryrush.com.au

ARCHITECT  
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STRUCTURAL CONSULTANT

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PH (02) 9807 5355

ELECTRICAL AND MECHANICAL CONSULTANT

BUSINESS PARTNER:

PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 in Sect 13 DP 2343

TITLE:  
**SITE STORMWATER DRAINAGE  
LAYOUT PLAN**

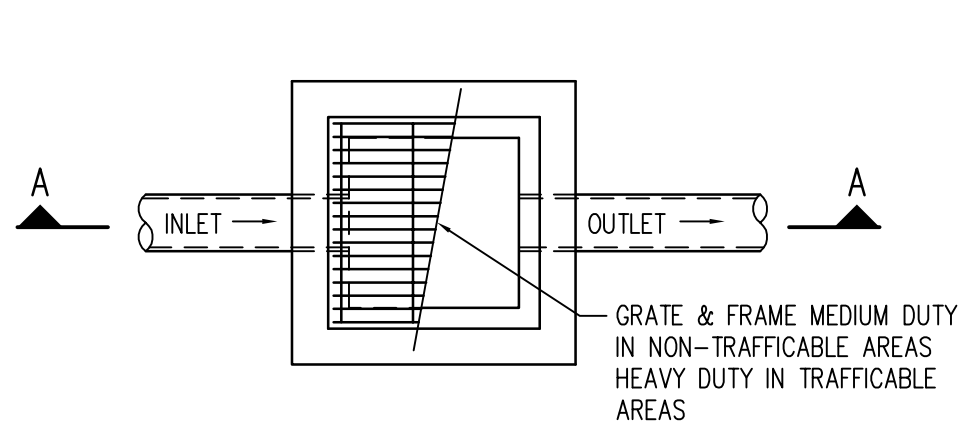
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14236-C01q

STATUS:		DA	
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STAGE:	DA	DESIGNED:	14236
TYPE:	DA	APPROVED:	BGGXT
SHEET:	DC	AG	
REV:			Q

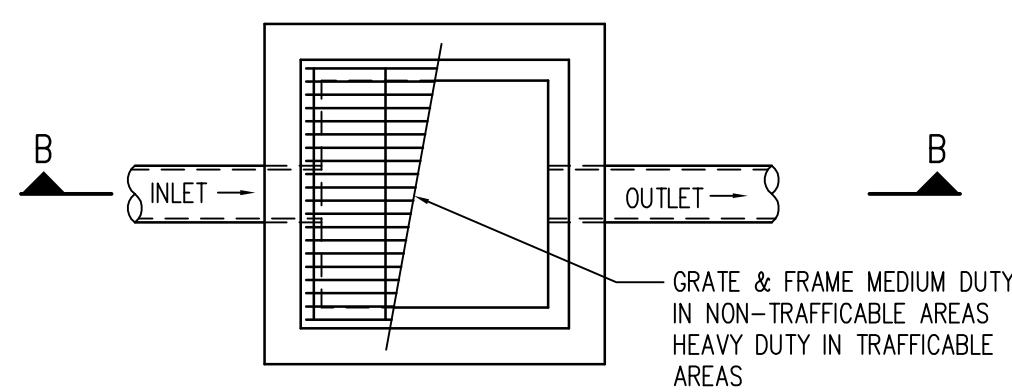


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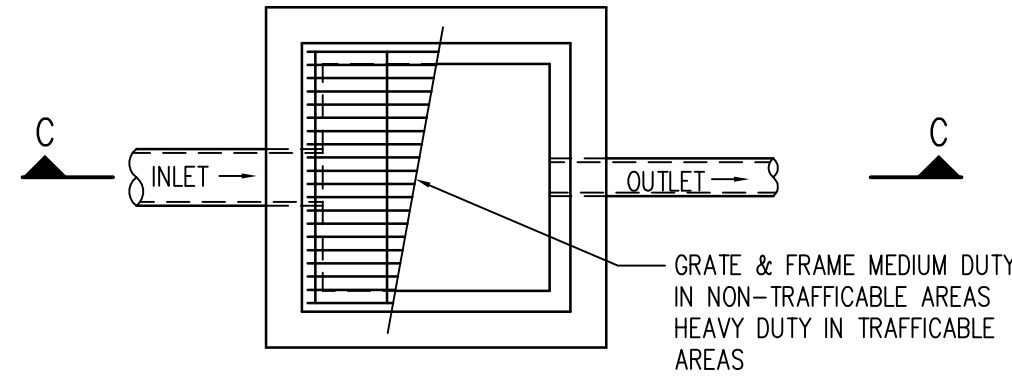
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PURPOSE ONLY



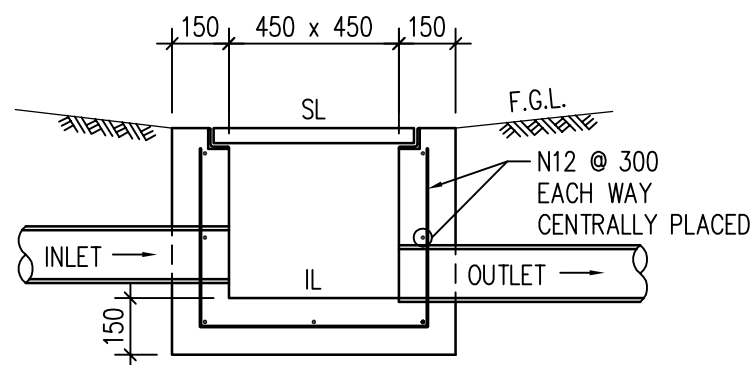
**450 x 450 STORMWATER PIT**  
PRECAST CONCRETE PITS MAY BE  
SUBSTITUTED SUBJECT TO APPROVAL



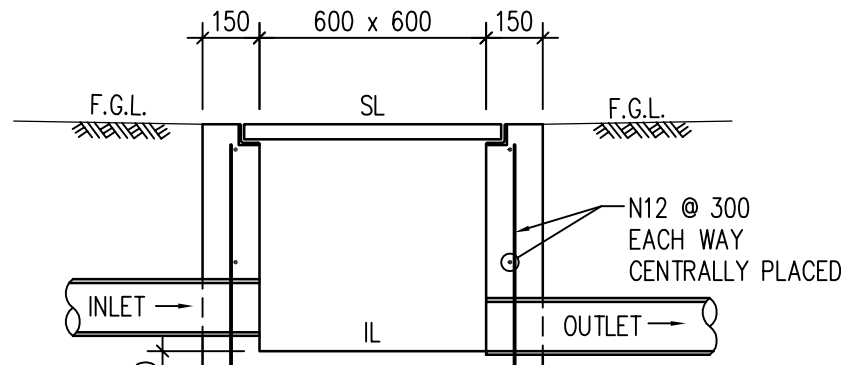
**600 x 600 STORMWATER PIT**  
PRECAST CONCRETE PITS MAY BE  
SUBSTITUTED SUBJECT TO APPROVAL



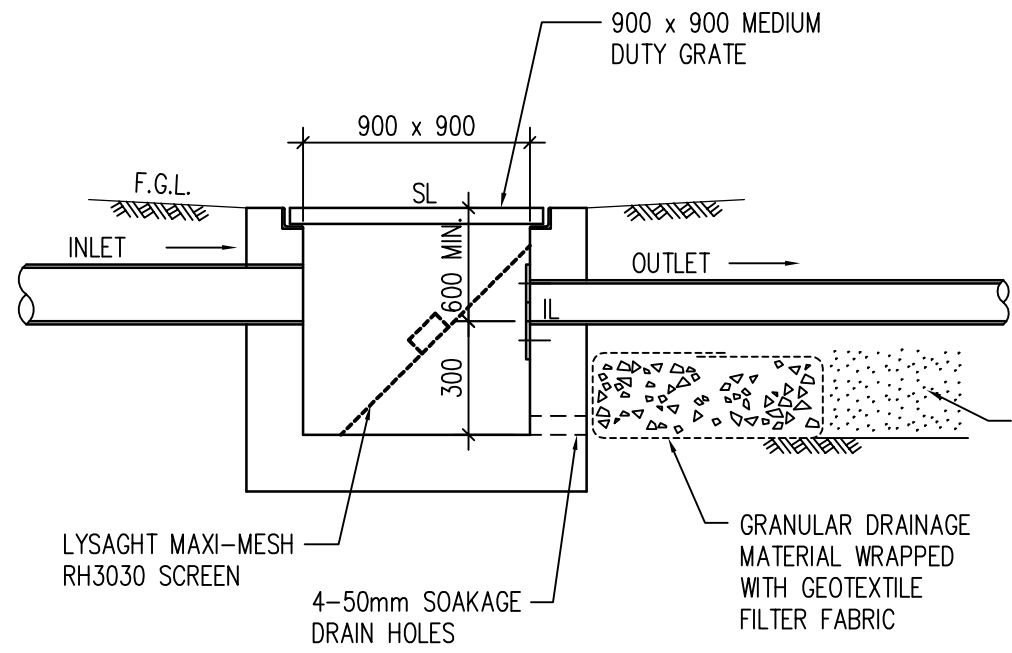
**900 x 900 SILT ARRESTOR PIT**  
PRECAST CONCRETE PITS MAY BE  
SUBSTITUTED SUBJECT TO APPROVAL



**SECTION A-A**

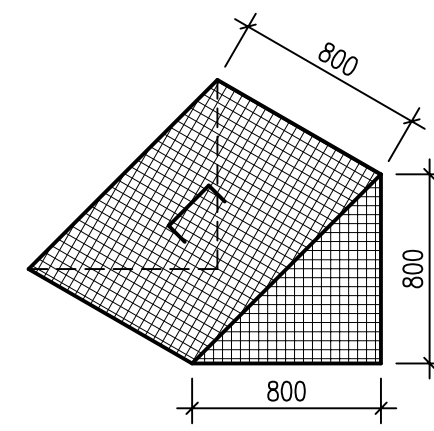
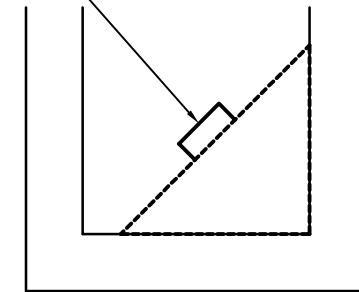


**SECTION B-B**



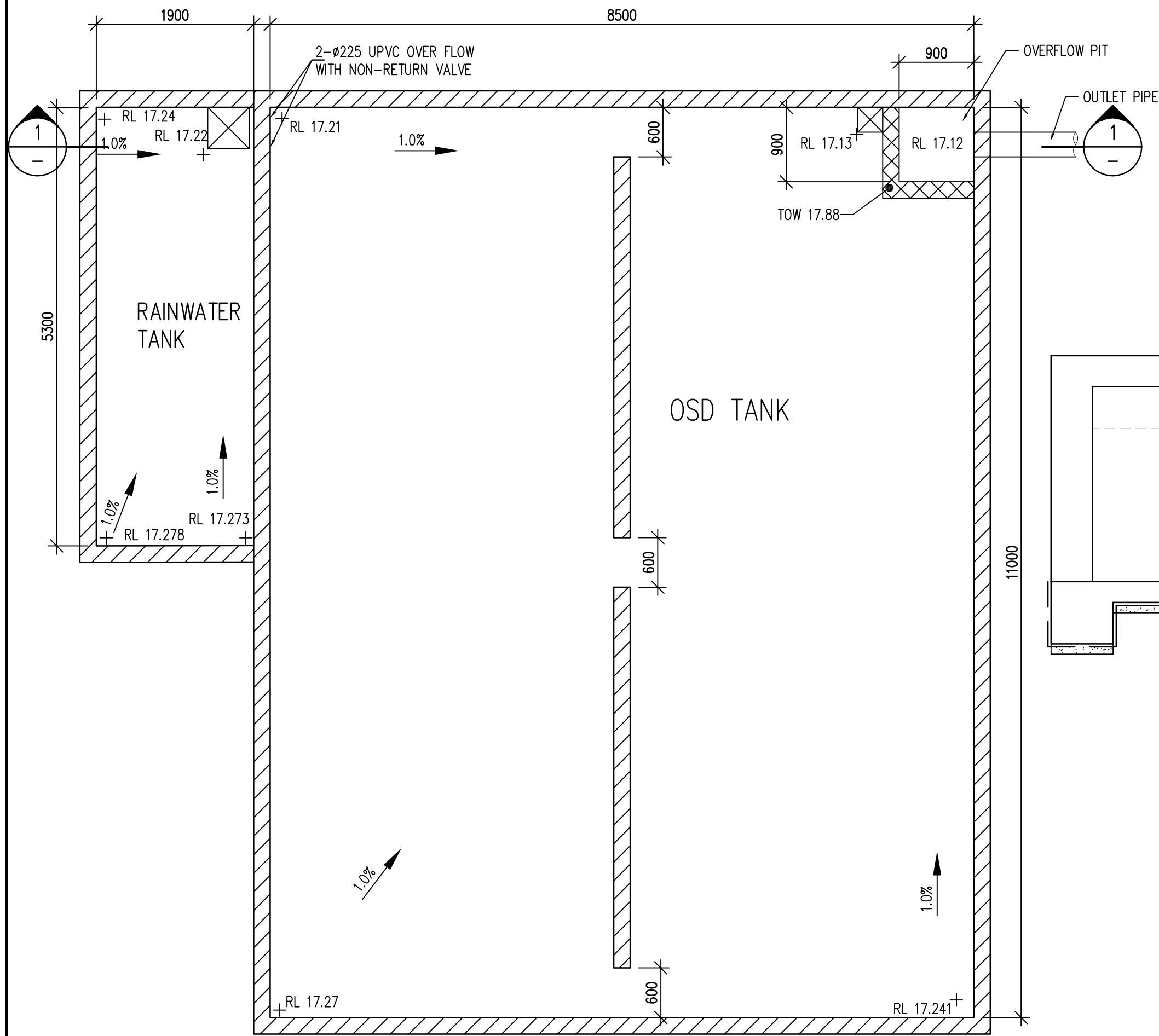
**SECTION C-C**

SCREEN MADE FROM LYSAGHTS  
MAXIMESH 3030 FROM H & U  
ENGINEERING PH. (02) 9790-0100  
OR EQUIVALENT

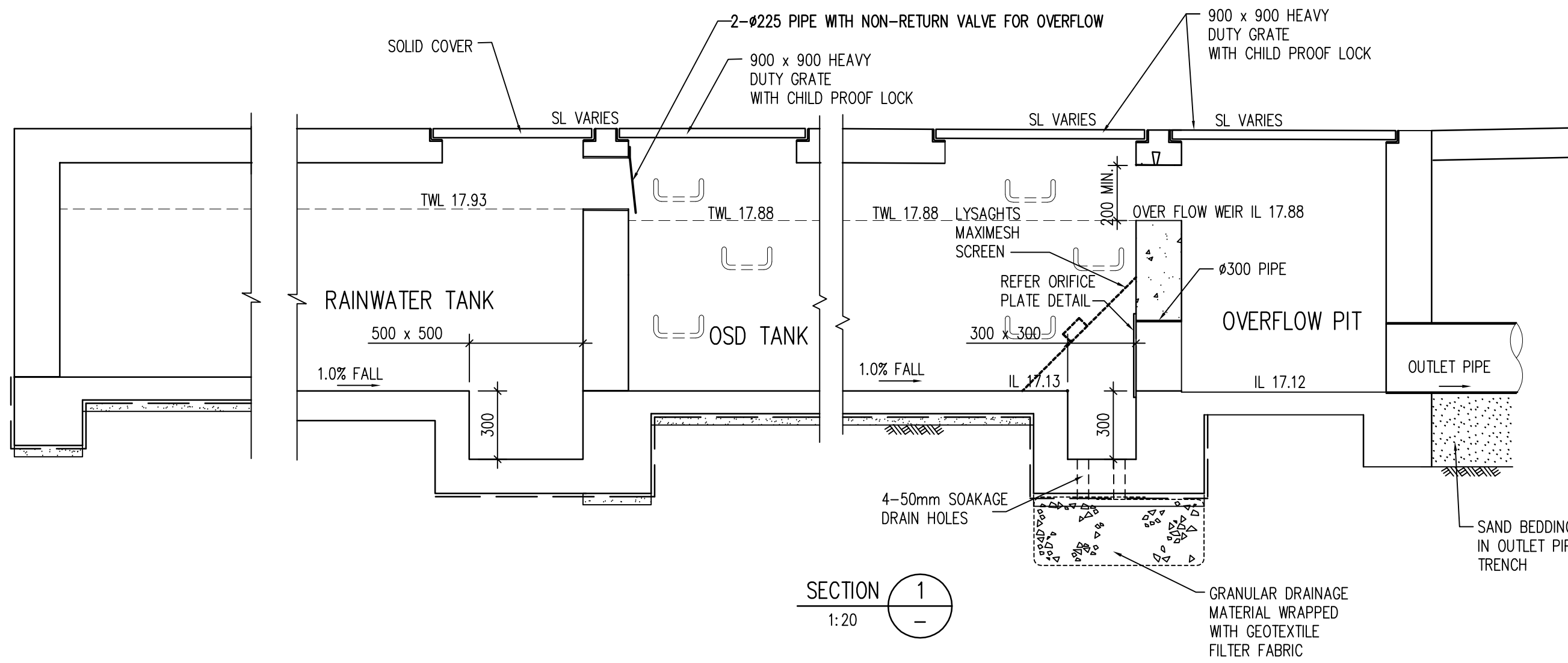


**ISOMETRIC VIEW**

**LITTER & LEAF SCREEN DETAIL**

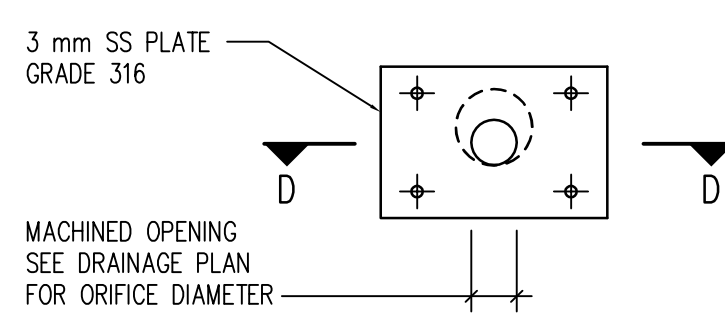


**OSD/RAINWATER TANK PLAN**  
SCALE 1:50

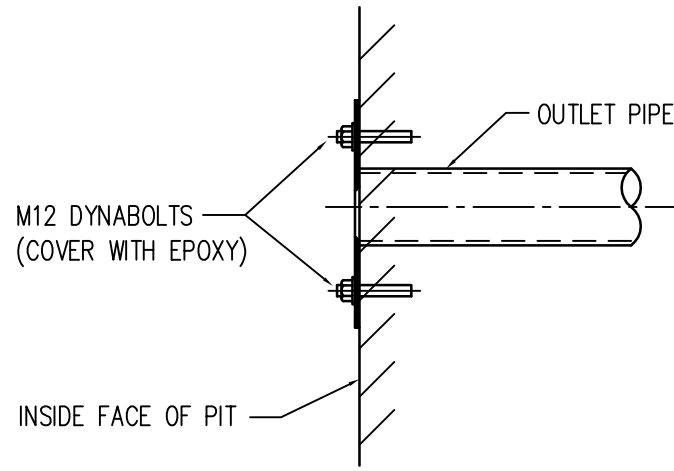


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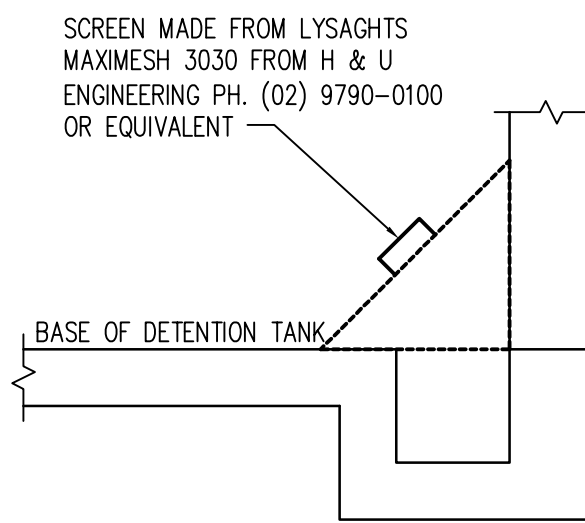
**ISSUE FOR DA**  
NOT TO BE USED FOR CONSTRUCTION PURPOSES



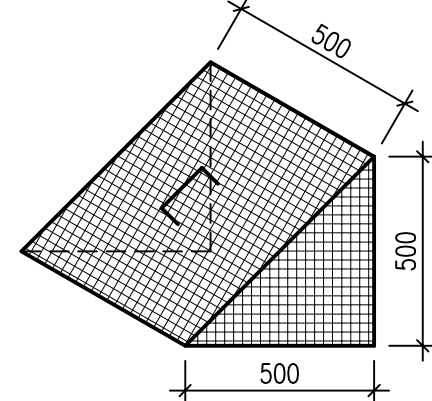
**ORIFICE PLATE ARRANGEMENT**  
SCALE 1:10



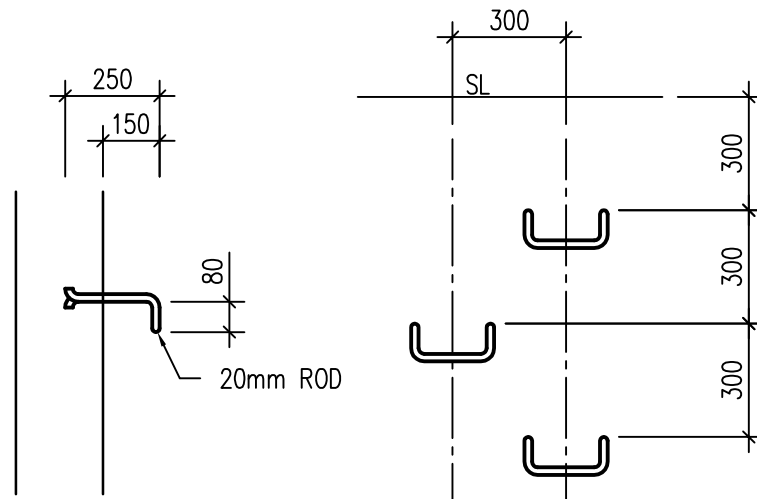
**SECTION D-D**  
SCALE 1:10



**LITTER & LEAF SCREEN DETAIL**



**ISOMETRIC VIEW**



**STEP IRON DETAIL**  
PROVIDE STEP IRONS WHEN PITS/TANKS  
ARE GREATER THAN 1000 DEEP

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ARB Registration No 3753  
Suite 25A, 2 Beattie Street, Balmain, NSW  
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www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
G	17.07.23	ISSUE FOR DA
F	12.10.21	UPDATES TO NEW SURVEY DWG AND ARCH'S DWG
E	01.10.20	FOR TENDER ISSUE
D	21.09.20	ARCH'S NEW PLAN
C	22.07.20	ARCH'S NEW PLAN
B	15.04.15	UPDATE PITS LOCATION
A	06.03.15	90% ISSUE

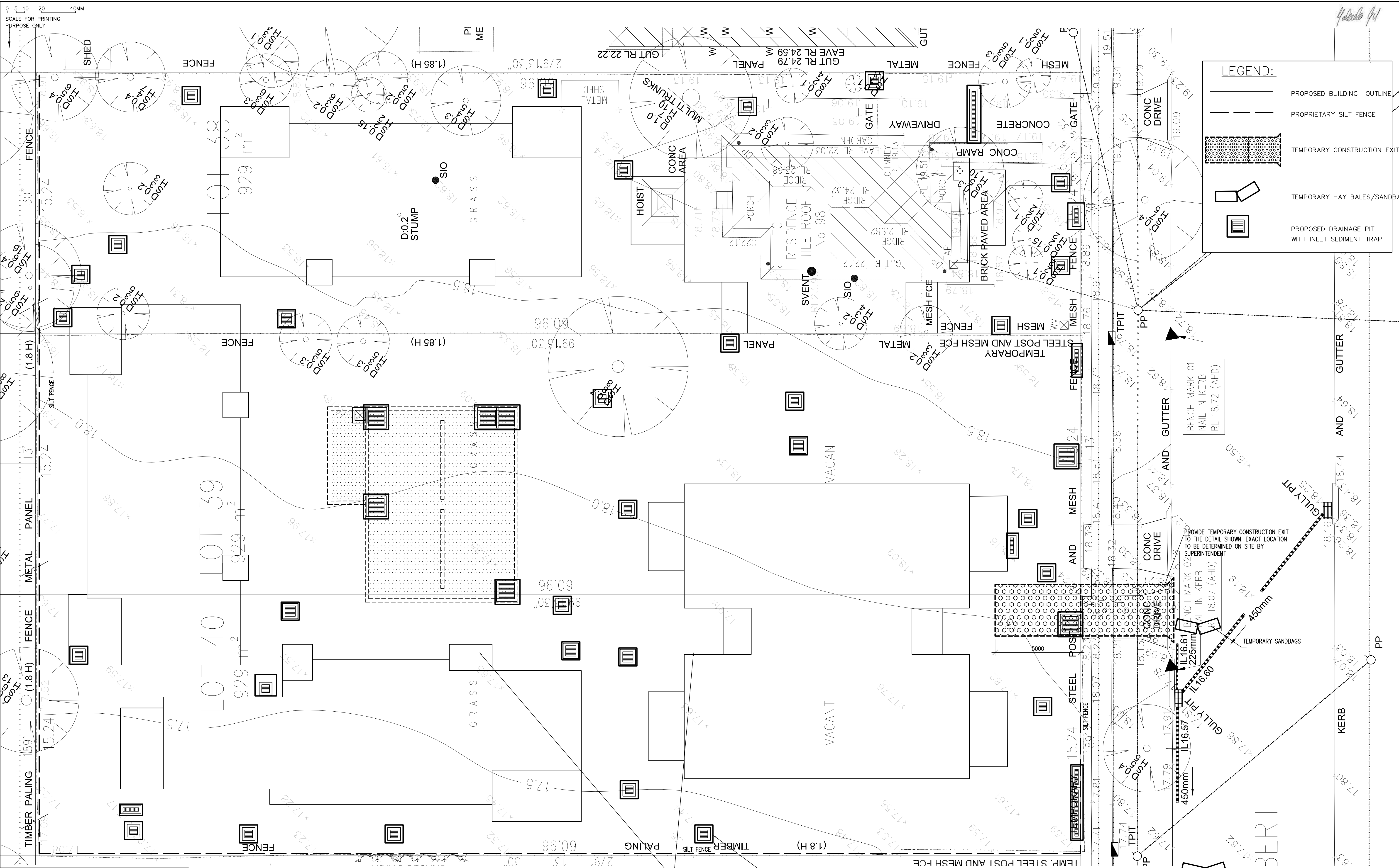
ARCHITECT	STRUCTURAL CONSULTANT
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LANDSCAPE CONSULTANT	ELECTRICAL AND MECHANICAL CONSULTANT

ARCHITECT	STRUCTURAL CONSULTANT
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PROJECT MANAGER	CIVIL AND HYDRAULIC CONSULTANT
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LANDSCAPE CONSULTANT	ELECTRICAL AND MECHANICAL CONSULTANT





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H	17.07.23	ISSUE FOR DA
G	21.02.22	UPDATES TO PIT LOCATION
F	12.10.21	UPDATES TO NEW SURVEY DWG AND ARCH'S DWG
E	01.10.20	FOR TENDER ISSUE
D	21.09.20	ARCH'S NEW PLAN
C	22.07.20	ARCH'S NEW PLAN
B	15.04.15	UPDATE PITS LOCATION
A	06.03.15	90% ISSUE
REV	DATE	NOTATION/AMENDMENT
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### EROSION AND SEDIMENT CONTROL PLAN

INSTALL TEMPORARY INLET SEDIMENT TRAP.  
REFER DETAIL TYPICAL

### ISSUE FOR DA

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[www.barryrush.com.au](http://www.barryrush.com.au)

ARCHITECT  
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PROJECT MANAGER  
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LANDSCAPE CONSULTANT

STRUCTURAL CONSULTANT

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**MICHAEL ELL CONSULTING ENGINEERS** PTY LTD  
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ELECTRICAL AND MECHANICAL CONSULTANT

BUSINESS PARTNER:

PROJECT:

**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**

LOTS 38,39 & 40 in Sect 13 DP 2343

TITLE:

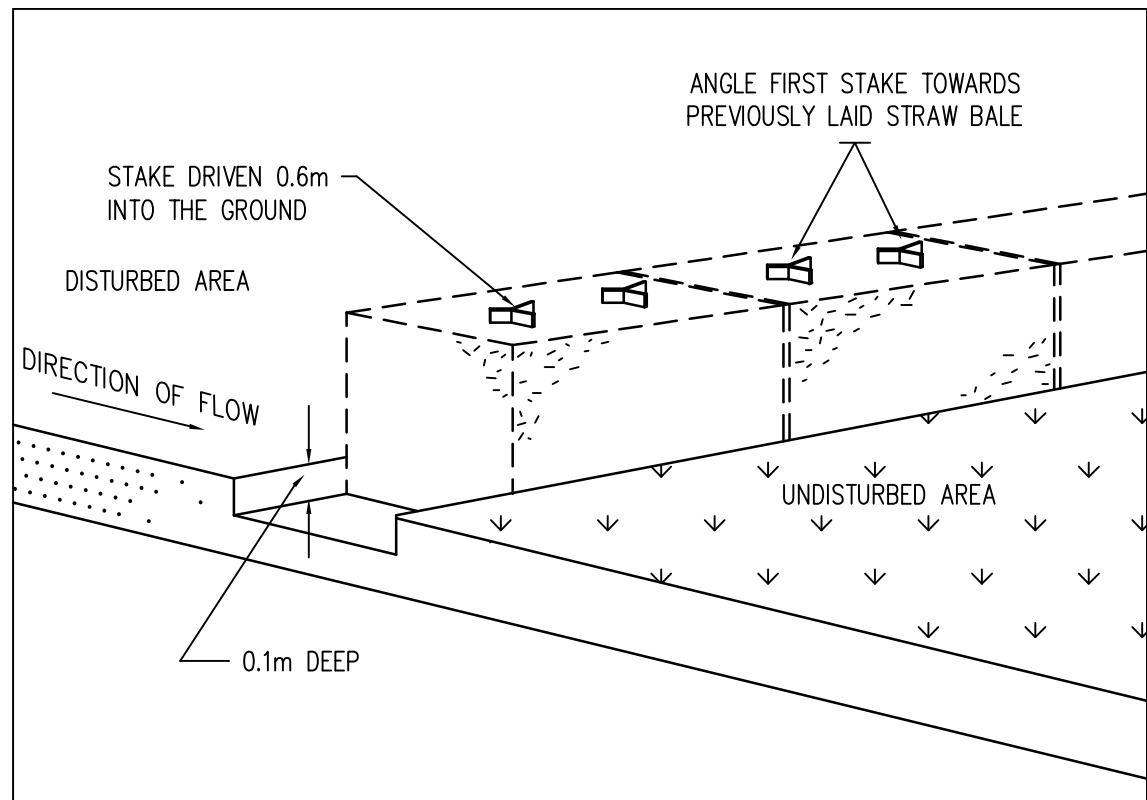
**EROSION AND SEDIMENT  
CONTROL PLAN**

FILE: 14236-C03h

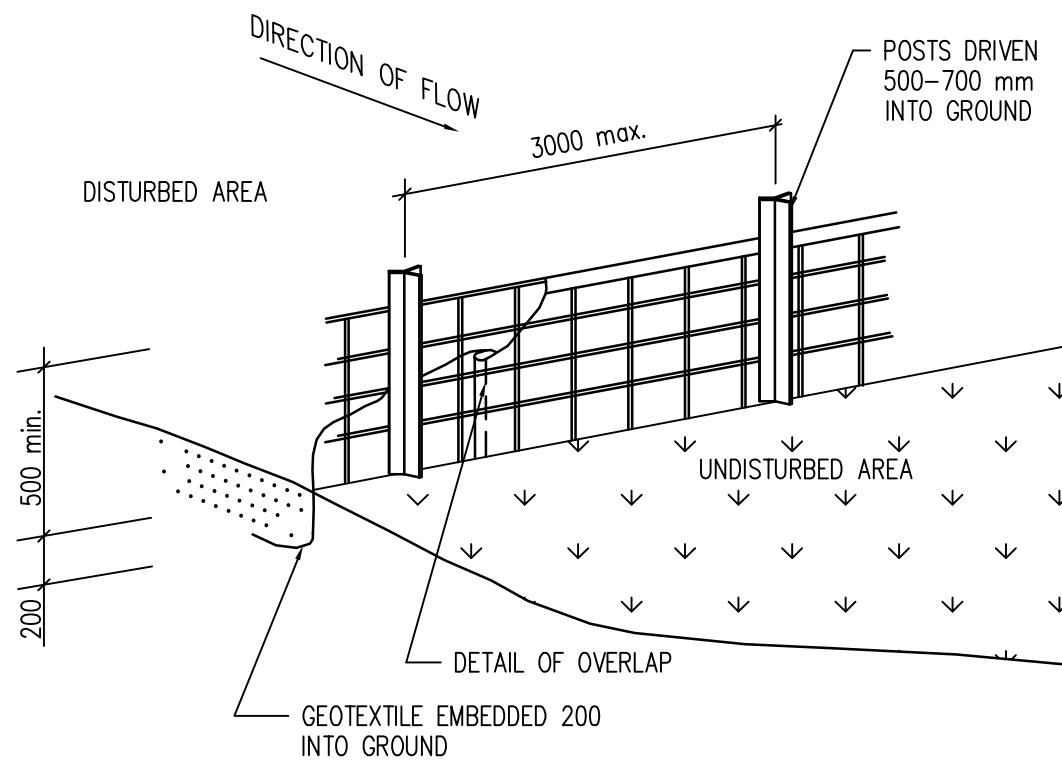
PLOTTED:

STATUS: DA			
DATE: 16.04.15	SCALE: 1:100	Consultant Job No: 14236	PROJECT No: BGGXT
STAGE: DA	DRAWN: DC	DESIGNED: AG	APPROVED:
TYPE: C	SHEET: C03	REV: H	

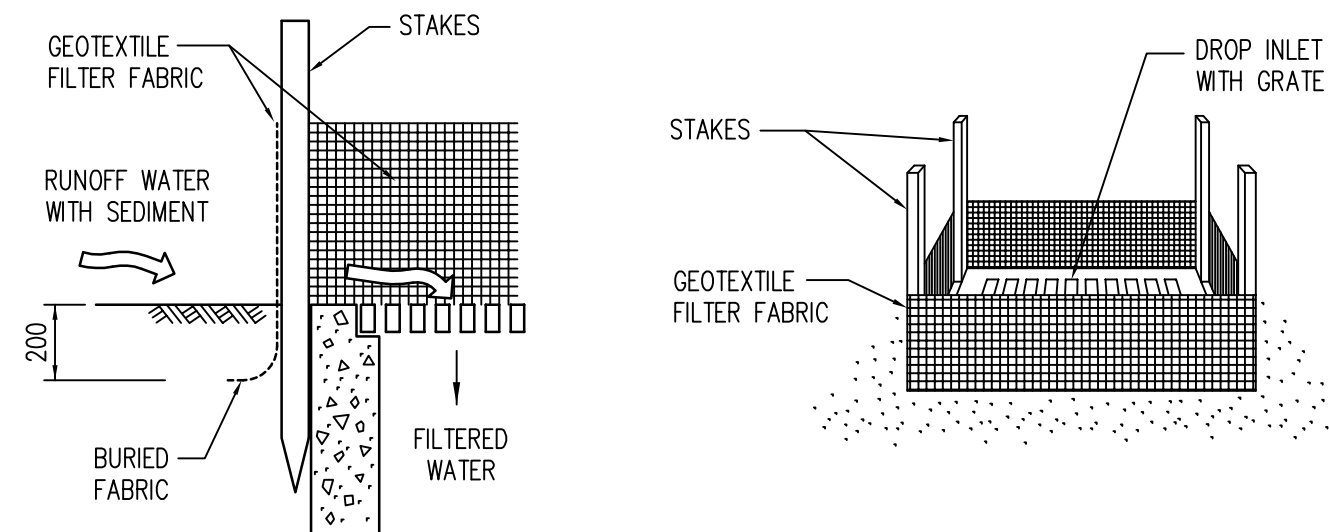




STRAW BALE SEDIMENT FILTER

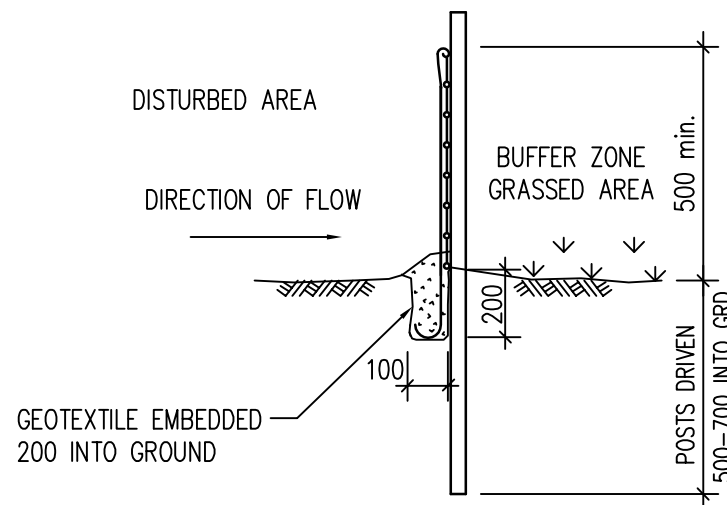


GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP  
NTS

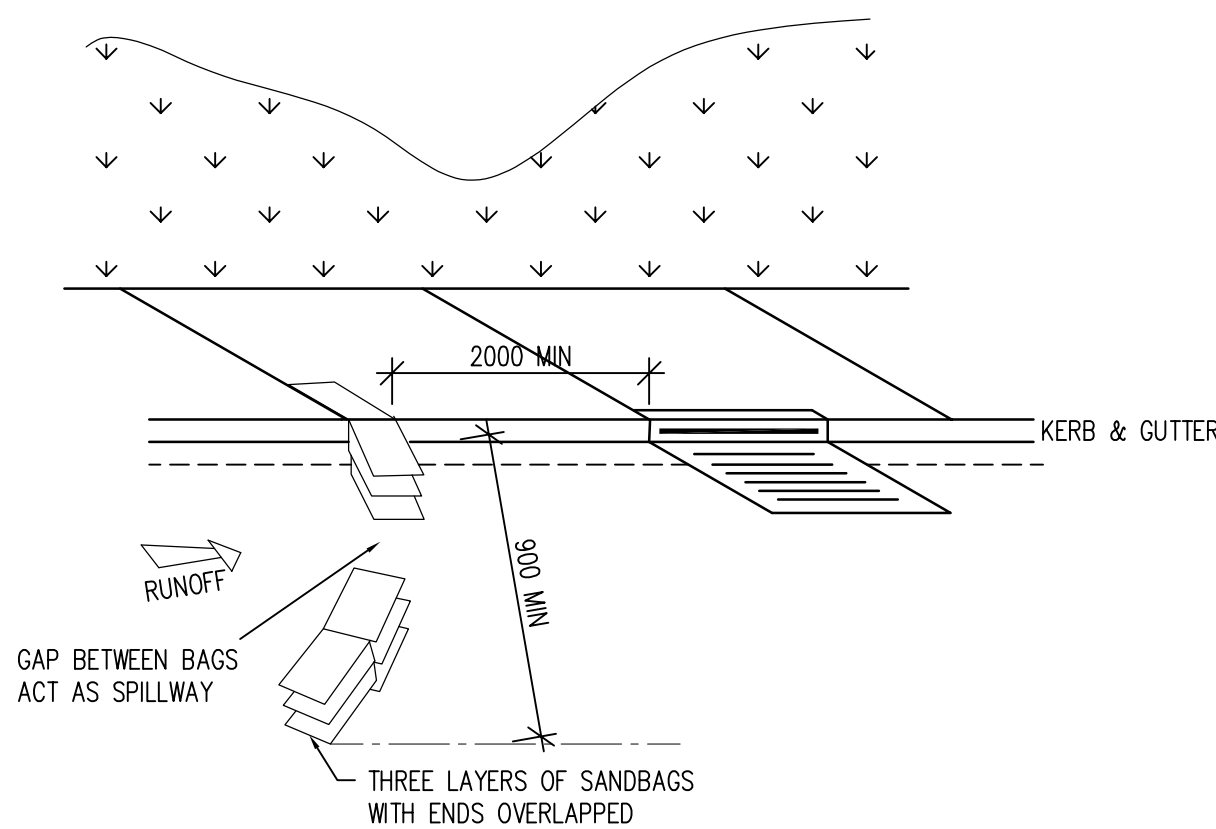


EROSION CONTROL NOTES:

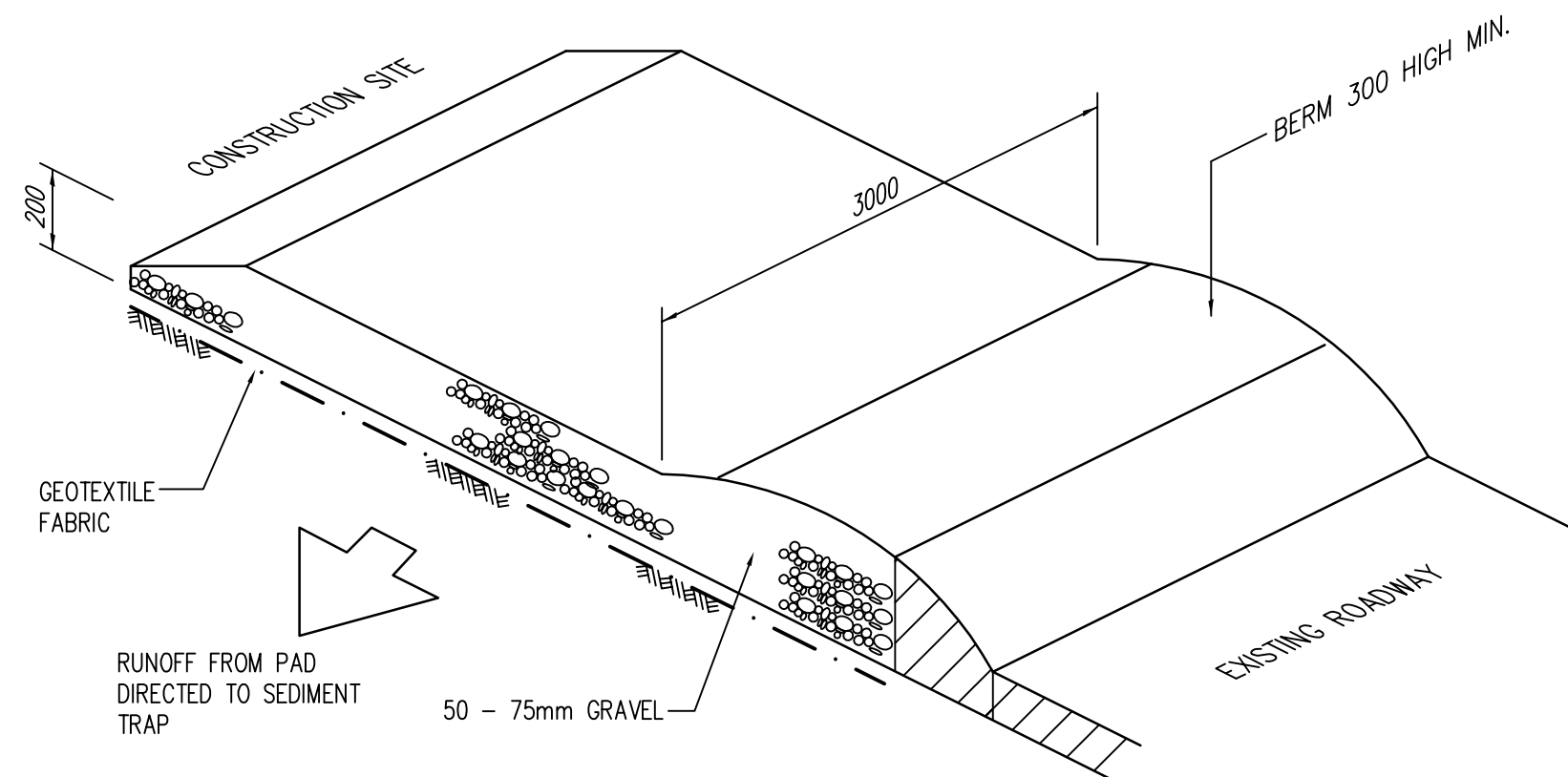
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED ON SITE.
4. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE



GEOFABRIC LINED 'SILT' FENCE  
N.T.S.



SANDBAG KERB INLET  
SEDIMENT TRAP  
N.T.S.



RUBBLE CROSSING  
FOR USE AT ALL TRUCK/CONSTRUCTION  
VEHICLE ENTRY POINTS TO THE SITE

ISSUE FOR DA

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REV	DATE	NOTATION/AMENDMENT
E	17.07.23	ISSUE FOR DA
D	01.10.20	FOR TENDER ISSUE
C	22.07.20	ARCH'S NEW PLAN
B	15.04.15	UPDATE PITS LOCATION
A	06.03.15	90% ISSUE
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ARCHITECT <b>BARRY RUSH &amp; ASSOCIATES</b> PTY LTD PH (02) 9555 8028	STRUCTURAL CONSULTANT
PROJECT MANAGER <b>LAND &amp; HOUSING CORPORATION</b> PH (02) 8753 9800	CIVIL AND HYDRAULIC CONSULTANT <b>MICHAEL ELL CONSULTING ENGINEERS PTY LTD</b> PH (02) 9807 5355
LANDSCAPE CONSULTANT	ELECTRICAL AND MECHANICAL CONSULTANT

BUSINESS PARTNER:

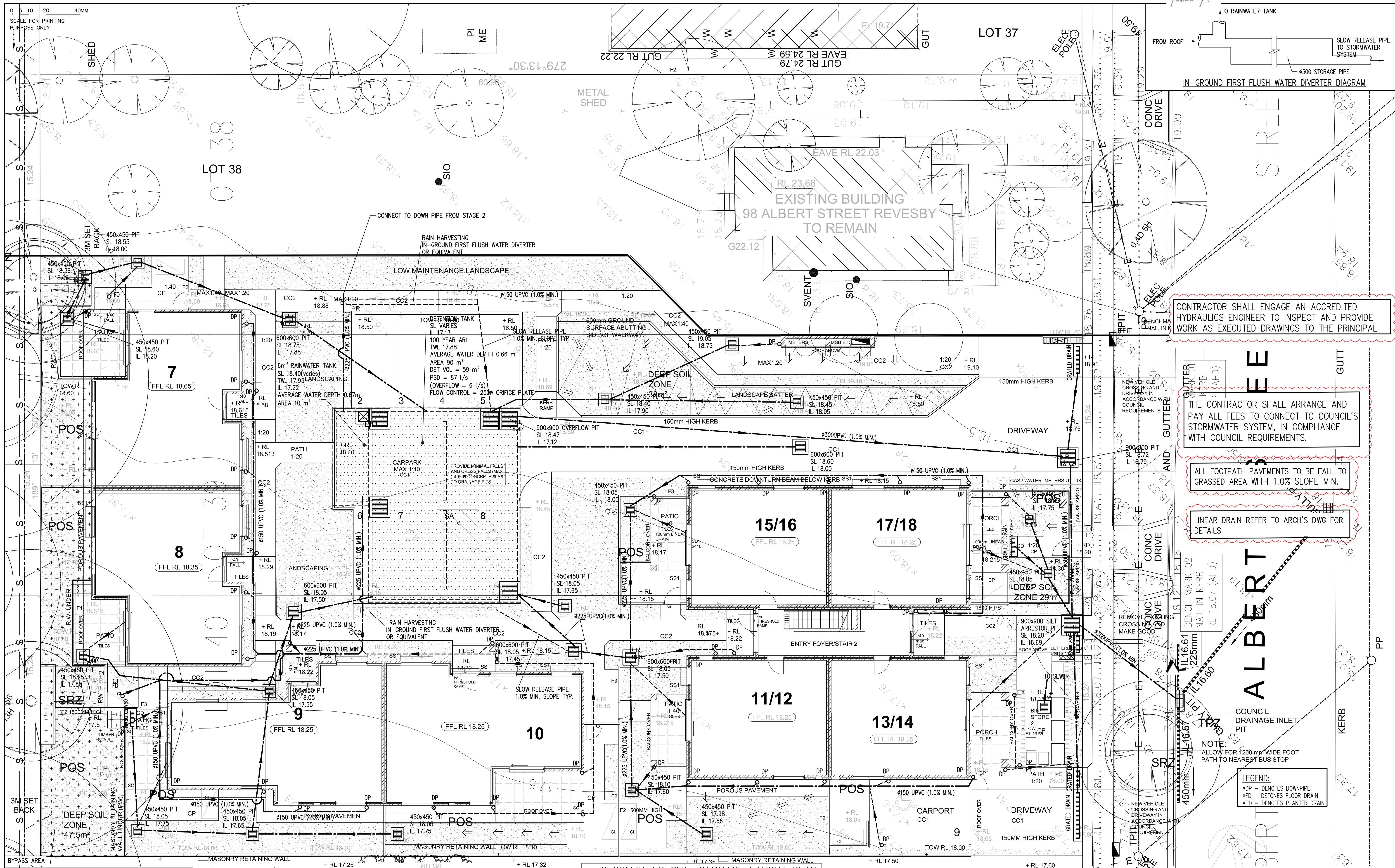
PROJECT:  
**SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY**  
LOTS 38,39 & 40 in Sect 13 DP 2343

TITLE:  
**EROSION AND SEDIMENT  
DETAILS**

FILE:  
**14236-C04e**

STATUS: DA			
DATE: 15.04.15	SCALE: 1:20	Consultant Job No: 14236	PROJECT No: BGGXT
STAGE: DA	DRAWN: DC	DESIGNED: AG	APPROVED: REV: E





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**PROJECT MANAGER**  
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**STRUCTURAL CONSULTANT**

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**ELECTRICAL AND MECHANICAL CONSULTANT**

**BUSINESS PARTNER:**

**PROJECT:**  
SENIORS LIVING  
HOUSING DEVELOPMENT  
98-102 ALBERT STREET  
REVESBY  
LOTS 38,39 & 40 in Sect 13 DP 2343

**TITLE:**  
SITE STORMWATER DRAINAGE  
LAYOUT PLAN-STAGE 1

**FILE:**  
14236-C05

**PLOTTED:**

**STATUS:**  
DA  
13.05.24  
1:100  
14236  
BGGXT

**DATE:**  
13.05.24

**SCALE:**  
1:100

**PROJECT NO.:**  
BGGXT

**STAGE:**  
DA

**DESIGNED:**  
DC

**APPROVED:**  
AG

**TYPE:**  
C

**SHEET:**  
C05

**REV:**  
-