



ACTIVITY DETERMINATION

Determined by the New South Wales Land and Housing Corporation

Project No. BGYPY

Conflict of Interest¹

In this matter:

1. I have declared any conflict of interests (real, potential or perceived) to the 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 Head of Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.

Signed.....

Dated.....16/05/2025

Lisa Marigliano
Executive Director, Portfolio Development
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, as a delegate of the New South Wales Land and Housing Corporation, 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

1 &
17-19

Street or property name

Robyn Street &
Pank Parade

Suburb, town or locality

Blacktown

Postcode

2148

Local Government Area(s)

Blacktown

Real property description (Lot and DP)

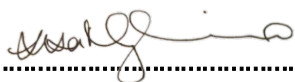
Lots 197, 198 & 199 in DP 32163

1. Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e., financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "close relative of a person" as defined in section 49(6) of the Property and Stock Agents Act 2002.

ACTIVITY DESCRIPTION

Provide a description of the activity

Removal of trees, and the construction of 14 independent living seniors housing units comprising 8 x 1-bedroom and 6 x 2-bedroom units, with associated landscaping and fencing, surface parking for 6 cars, and consolidation into a single lot.

Signed.....

Dated.....16/05/2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

SCHEDULE 1

IDENTIFIED REQUIREMENTS

PART A – Standard Identified Requirements

THE DEVELOPMENT

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

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

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Architectural Plans				
Cover Sheet & Location Plan	A0001	11	-	Stanton Dahl Architects
Site & Block Analysis Plan	A0101	11	25/03/2025	
Ground Floor Plan (Block A)	A0211	11	25/03/2025	
First Floor Plan (Block A)	A0212	11	25/03/2025	
Roof Plan (Block A)	A0213	11	25/03/2025	

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Ground & First Floor Plan (Block B)	A0214	11	25/03/2025	
Roof Plan (Block B)	A0215	11	25/03/2025	
Landscape & Deep Soil Diagrams	A0216	11	25/03/2025	
GFA Calculations Diagram	A0217	11	25/03/2025	
Site 1% AEP Levels Plan	A0218	06	28/04/2025	
Cut and Fill Diagram	A0219	06	11/04/2025	
Site & External Works Plan	A0271	11	25/03/2025	
Elevations (Sheet 1 of 2)	A0301	11	25/03/2025	
Elevations (Sheet 2 of 2)	A0302	11	12/03/2025	
Sections	A0311	11	12/03/2025	
Patio Section	A0312	02	23/10/2024	
Substation Details	A0313	-	23/10/2024	
Shadow Diagrams	A0401	01	22/12/2023	
Shadow Diagrams	A0402	01	22/12/2023	
Shadow Diagrams	A0403	01	22/12/2023	
Shadow Diagrams view from sun	A0404	01	22/12/2023	
Landscape Plans				
Landscape Plan	L01	3	24/03/2025	Botanique Design
Landscape Details & Plant Schedule	L02	3	24/03/2025	
Civils Plans				
Notes & Legends	C01	11	11/03/2025	Greenview Consulting
Ground Floor Drainage Plan	C02	11	11/03/2025	
First Floor Drainage Plan	C03	3	28/02/2025	
Roof Drainage Plan	C04	3	28/02/2025	
Site Stormwater Details Sheet 1	C05	11	11/03/2025	
Council Easement Pipe Overview Plan	C06	5	11/03/2025	
OSD Catchment Plan	C07	5	11/03/2025	
Notes and Legends	ESM1	1	08/04/2025	
Environmental Site Management Plan	ESM2	1	08/04/2025	
Survey Plans				

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Plan Showing Details and Levels	1 of 3	3	15/03/2022	YSCO Geomatics
Bus Route (Plan View)	2 of 3	3	15/03/2022	
Bus Route (Longitudinal Sections)	3 of 3	3	15/03/2022	
Access Report				
Access Report	23307	F	12/03/2025	Vista Access Consultants
Arborist Report				
Arboricultural Impact Assessment and Tree Management Plan	7730.1	-	21/03/2025	Redgum Horticultural
BASIX				
BASIX Certificate	1376054M_03	-	15/04/2024	Greenview Consulting
BCA report				
BCA Compliance Assessment	P230167	5	07/06/2024	BCA Vision
NatHERS Certificate				
Nationwide House Energy Rating Scheme – Class 2 Summary	0009059200	-	30/11/2023	Greenview Consulting
Geotechnical Investigation Assessment				
Geotechnical Investigation	22/0597	-	February 2022	STS Geotechnics Pty Ltd
Waste Management Plan				
Waste Management Plan	2792.22	-	23/10/2024	Stanton Dahl Architects
Traffic Report				
Traffic Impact Statement	22.031r01v05	-	17/10/2024	Traffix
Flood Assessment				
Flood Assessment Report	220152	F	02/12/2024	Greenview Consulting

2. All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.
3. All commitments listed in the BASIX certificate and stamped plans shall be implemented.
4. All construction documentation and building work is to be certified in accordance with Section 6.28 of the *Environmental Planning and Assessment Act 1979*.
5. The land the subject of this determination shall be consolidated into a single lot. The plan of consolidation shall be lodged at the NSW Land Registry Services and shall be registered prior to the occupation of the development. A copy of the registered plan shall be provided to the Land and Housing Corporation.

OPERATIONAL MATTERS

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

Stormwater Run-off

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

Vehicular Access and Parking

10. Concrete vehicular crossings and laybacks shall be provided at the entrance/ exit to the property. The crossing and layback shall be constructed in accordance with Blacktown City Council's standard requirements for residential crossings. Council shall be provided with plans for the crossings and laybacks together with the payment of any council inspection fees.
11. Particular care shall be taken in the location of the vehicular crossing and/ or layback to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback/driveway shall be borne by the Land and Housing Corporation. Obsolete gutter laybacks shall be constructed as kerb in accordance with Blacktown City Council's standards.

Note:

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

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

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of construction works shall be maintained during the entire period of the works until all the disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).
14. An appropriately qualified person shall design retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

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

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must:
- i. be connected to a permanent 240V power supply; and
 - ii. be provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

17. If the site is identified as being potentially affected by soil contamination, it shall be inspected by a suitably qualified person to identify any contaminated or hazardous material present. A proposal for remediation shall be prepared, which may include preparation of a Remedial Action Plan, and remediation shall be carried out in accordance with the proposal. A Validation Report, prepared in accordance with Environment Protection Authority requirements, shall be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report shall be provided to the Land and Housing Corporation on completion of the remediation works.

Landscaping

18. Landscaping shall be carried out substantially in accordance with the approved landscape plans and maintained for a period of 12 months by the building contractor. Blacktown City Council shall be consulted in relation to the planting of any street trees.
19. All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to the Land and Housing Corporation.

Tree Removal

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

Fencing

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

Provision of Letterbox Facilities

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

Public Liability Insurance

23. A valid public liability insurance policy of at least \$10M shall be maintained throughout the 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.

Disconnection of Services

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

Utilities Service Provider Notification

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

Note:

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

Council Notification

27. Blacktown City Council shall be advised in writing, of the date it is intended to commence work. A minimum period of **5** working days notification shall be given.

Site Safety

28. A sign shall be erected in a prominent position on any site on which building work is being carried out:
- (a) showing the name, address and telephone number of the responsible Land and Housing Corporation officer for the work, and
 - (b) showing the name of the principal contractor (if any) and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

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

Note:

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

29. 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 construction. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when 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.

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

Site Facilities

31. 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 Blacktown City 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.
32. 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

33. Trees and other vegetation that are to be retained shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the Arboricultural Impact Assessment and Tree Management Plan.

Waste Management

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

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

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

Service Authority Clearances

35. A compliance certificate, or other evidence, shall be obtained from Sydney Water, confirming service availability prior to work commencing.

Note:

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

36. 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.
37. 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.
38. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to each dwelling in the development shall be obtained prior to work commencing.

Stormwater Disposal

39. Detailed stormwater drainage plans, substantially in accordance with the approved concept stormwater drainage plans, shall be prepared and submitted to the Land and Housing Corporation. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (e.g. the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/ or Blacktown City Council's drainage code.

DURING CONSTRUCTION WORKS

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

Landfill

40. Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab.
41. 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

42. 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.

43. 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.

Survey Reports

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

Hours of Construction / Civil Work

45. Construction/ civil work shall only occur on the site between the hours of 7am to 5pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation and Backfilling

46. All excavations and backfilling associated with the 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

47. 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.
48. No fires shall be lit or waste materials burnt on the site.
49. No washing of concrete forms or trucks shall occur on the site.
50. 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.
51. Dust generation during construction shall be controlled using regular control measures such as on-site watering or damp cloth fences.
52. All vehicles transporting loose materials and travelling on public roads shall be secured (i.e. closed tail gate and covered) to minimise dust generation.
53. 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

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

55. 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 construction works, damage is caused to such adjoining property.

Termite Protection

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

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

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

PRIOR TO OCCUPATION OF THE DEVELOPMENT

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

General

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

Council Infrastructure Damage

58. The cost of repairing any damage caused to Blacktown City Council's assets in the vicinity of the site as a result of construction works shall be met in full by the building contractor.

Stormwater Drainage

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

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

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

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

PART B – Additional Identified Requirements

60. Air Conditioning

Design and Installation

Air conditioning units as illustrated on architectural plans 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 8am and after 10pm on any Saturday, Sunday or Public Holiday; or
 - (ii) before 7am or after 10pm on any other day;
- (b) emit a noise that exceeds 5dB(A) above the ambient background noise level measured at any property boundary.

61. 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 manufacturer'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 0.5m 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.

Specific Requirements for Seniors Housing

62. 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.

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

Note:

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

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

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

64. 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.
65. 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.
66. A 1.2m wide concrete footpath is to be constructed across the site frontages, and along the northern side of Pank Parade from the site to the intersection of Pank Parade with Lyton Street, connecting to the existing footpath system. The pathway shall be constructed in accordance with Blacktown City Council specifications to provide an accessible pathway from the site to the nearest bus stops.

Note:

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

67. 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

68. **Structural engineering certification**

In accordance with the recommendations contained in the Flood Assessment Report prepared by Greenview Consulting dated 2 December 2024, a report from a suitably qualified and experienced structural engineer is to be submitted to the Land and Housing Corporation (Homes NSW), prior to occupation of the development. This report should verify that each new building can withstand the forces of floodwater, debris and buoyancy up to and including the probable maximum flood (PMF) event.

69. **New Pram Ramps and Pathway Upgrades**

- New pram ramps are to be constructed at the intersection of Leonard Street with Pank Parade as identified in the Access Report prepared by Vista Access Consultants.
- Existing pathways along the south side of Pank Parade are to be upgraded in accordance with the gradient requirements of the Housing SEPP at the locations identified in the Access Report prepared by Vista Access Consultants.

All footpath works and pram ramps are to comply with Blacktown City Council's technical guidelines and are to be carried out in consultation with Blacktown City Council.

70. **Tree Plantings**

Advanced hedge/ screen plantings with a minimum mature height of 2.5m are to be provided at the northern boundary opposite the northern edge of the patio of Unit 06 in the private open space.

71. **Evacuation Procedure**

Evacuation signage is to be fixed internally in each unit (e.g. an A4 laminated page) advising of the flood evacuation procedures set out in the Flood Assessment Report prepared by Greenview Consulting dated 2 December 2024.

Requirements Resulting from Council Comments

72. **Construction Management Plan**

Plan to be prepared by a suitably qualified consultant. The Plan is to outline the nature of the construction project, including what work will be carried out at each stage.

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

The current indexed contributions are:

S7.11 Contribution	Amount
WSUD and Integrated Water Cycle Management (IWCM)	\$19,695.91
Administration Fee	\$295.44

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

ADVISORY NOTES

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

Decision Statement

NSW Land and Housing Corporation

Project No. BGYPY

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

1 &
17-19

Street or property name

Robyn Street &
Pank Parade

Suburb, town or locality

Blacktown

Postcode

2148

Local Government Area(s)

Blacktown

Real property description (Lot and DP)

Lots 197, 198 and 199 in DP 32163

ACTIVITY DESCRIPTION

Provide a description of the activity

Removal of trees, and the construction of 14 independent living seniors housing units comprising 8 x 1-bedroom and 6 x 2-bedroom units, with associated landscaping and fencing, surface parking for 6 cars, and consolidation into a single lot.

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

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

Significant Impact on the Environment

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

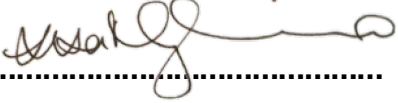
Reasons for the Decision

- Following an assessment of the proposed activity and associated environmental impacts within the REF document it was decided that the proposed 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 Blacktown 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.....

Dated.16/05/2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

LAHC, Senior Living Development
1 Robyn Street & 17-19 Pank Parade, Blacktown , NSW
Lots 197, 198, 199

Part 5 Activity Submission

- .2792.22 A0001 Cover Sheet & Location Plan
- .2792.22 A0101 Site & Block Analysis Plan
- .2792.22 A0201 Demolition Plan
- .2792.22 A0211 Ground Floor Plan (Block A)
- .2792.22 A0212 First Floor Plan (Block A)
- .2792.22 A0213 Roof Plan (Block A)
- .2792.22 A0214 Ground & First Floor Plan (Block B)
- .2792.22 A0215 Roof Plan (Block B)
- .2792.22 A0216 Landscape & Deep Soil Diagrams
- .2792.22 A0217 GFA Calculation Diagrams
- .2792.22 A0218 Site 1% AEP Levels plan
- .2792.22 A0219 Cut and Fill Diagram
- .2792.22 A0271 Site & External Works Plan
- .2792.22 A0301 Elevations (Sheet 1 of 2)
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- .2792.22 A0311 Sections
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- .2792.22 A0313 Substation Details
- .2792.22 A0401 Shadow Diagrams
- .2792.22 A0402 Shadow Diagrams
- .2792.22 A0403 Shadow Diagrams
- .2792.22 A0404 Views from Sun

Hydraulic Drawing Schedule

Landscape Drawing by Botanique Design
Sheet 1 - Landscape Plan
Sheet 2 - Landscape Details & Plant Schedule

Survey Drawing Schedule by YSCO Geomatics
Sheet 1 - Plan showing detail and levels
Sheet 2 - Bus Route (Plan View)
Sheet 3 - Bus Stop Longitudinal Sections



View from Pank Parade
Photomontage: 1 Robyn Street & 17-19 Pank Parade, Blacktown

NATHERS Thermal Performance Specification - Blacktown			
External Walls			
Wall Type	Insulation	Colour	Comments
Cavity Brick	R0.7	Dark - SA > 0.70	Throughout, as per elevations
Metal cladding over Cavity Brick	R0.7	Light - SA < 0.475	Throughout, as per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation		Comments
Single Skin Brick	None		Internally inside units
Cavity Brick	None		Party walls between units
Cavity Brick	None		Shared walls with lobby/stairs
Floors			
Floor Type	Insulation		Comments
Suspended concrete slab	R1.5		All units on ground floor (Open subfloor)
Concrete	None		All units with adjoining unit below
Ceilings			
Ceiling Type	Insulation		Comments
Plasterboard	None		Unit above
Plasterboard	R2.5		Roof/air above
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foil-faced blanket	Light - SA < 0.475	Throughout (Unvented cavity)
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed + Clerestory (Throughout except below)	5.4	0.58	e.g. Single glazed low-E clear Aluminium frame
Sliding + Fixed (Unit 5)	4.8	0.59	e.g. Single glazed low-E high preforming clear Aluminium frame
Awning (Throughout except below)	5.4	0.49	e.g. Single glazed low-E clear Aluminium frame
Awning (Unit 5)	4.8	0.51	e.g. Single glazed low-E high performing clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ≤ 10% of the above specified values.			
Ceiling fan			
Size	Location		Comments
1200mm in diameter	Living and bedrooms		Throughout
Skylight			
Skylight Type	Frame Type		Comments
na	na		na



1 Location Plan
1:1000

General Notes

- refer to the architectural drawings and specification in conjunction with consultants documentation for the full scope of works.
- for all structural elements including steel or reinforced columns, floor slabs, stairs, retaining walls, and roof framing refer to structural engineers drawing and details, u.n.o.
- the site boundaries and levels have been established from the survey prepared by YSCO Geomatics dated 14/02/2022
- building setout and boundary clearance to be verified by a registered surveyor before construction begins and any discrepancies referred to the architect.
- all levels based on assumed datum, u.n.o.
- all construction work to be carried out to comply with the requirements of authorities having jurisdiction over the works, including the conditions of approval issued for the project by the local council and relevant statutory authorities.
- figured dimensions to be taken in preference to scaling from drawings. drawings not to be scaled without approval of the architect.
- any discrepancies or contradictions on or between the drawing or with the specification shall be referred to the architect for clarifications before construction.
- all building works must be carried out in accordance with the building code of australia including relevant state based variations and additions.
- the building is designed to be type C construction in accordance with the BCA
- the BCA is interpreted to require a building of Class 2 with a rise of 2 storeys.
- refer to services consultants documents for all relevant services details.
- all works to comply with AS1428.1 & AS1428.4 - Design for access and mobility.
- clear dimensions of required exits including stairs, fire passages and landing and paths of travel to an exit shall be minimum 1 metre wide and minimum 2 metres high.

Electronic Documentation

The electronic copies of Architectural drawings, provided at the Builder's request for assistance in the production of shop drawings are subject to the following conditions:

- * these drawings are not contract documents
- * the recipient is responsible for any inaccuracies or omissions resulting from faulty electronic transfer of the information
- * it remains the Builder's responsibility to provide to sub-contractors all the information they need to carry out the work based on the contract documents including any notices to tenderers, site instructions etc. No responsibility will be accepted by the Architect nor will a variation to the contract be approved for any incomplete or deficient information provided by the Builder to a sub-contractor
- * the electronic copies are to be used strictly for the purpose for which they are provided. All the information contained in them remains the copyright of the Architects

This is an electronic copy of the drawing provided for information only. The contract documents are the hard copy and no guarantee can be provided that the electronic copies as transferred are identical.



- Legend** site & block analysis plan
note: drawing may not contain all items listed below
- existing trees to be retained
 - existing trees to be removed
 - existing structures
 - DCP setbacks
 - site boundaries
 - approx. location of existing contours

1 **Site Analysis Plan**
1:200

11	25/03/25	Part 5 Re-Submission
Rev	Date	Issue
do not scale drawings, check all dimensions on site, figured dimensions take precedence.		

Project Architect:
Stanton Dahl Architects
Ph: (02) 8544 1683

Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

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

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

Architect:

Stanton
Dahl
Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Site & Block Analysis Plan

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

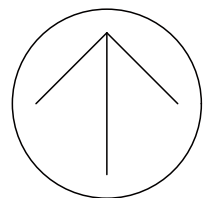
Plotted: 25/3/2025

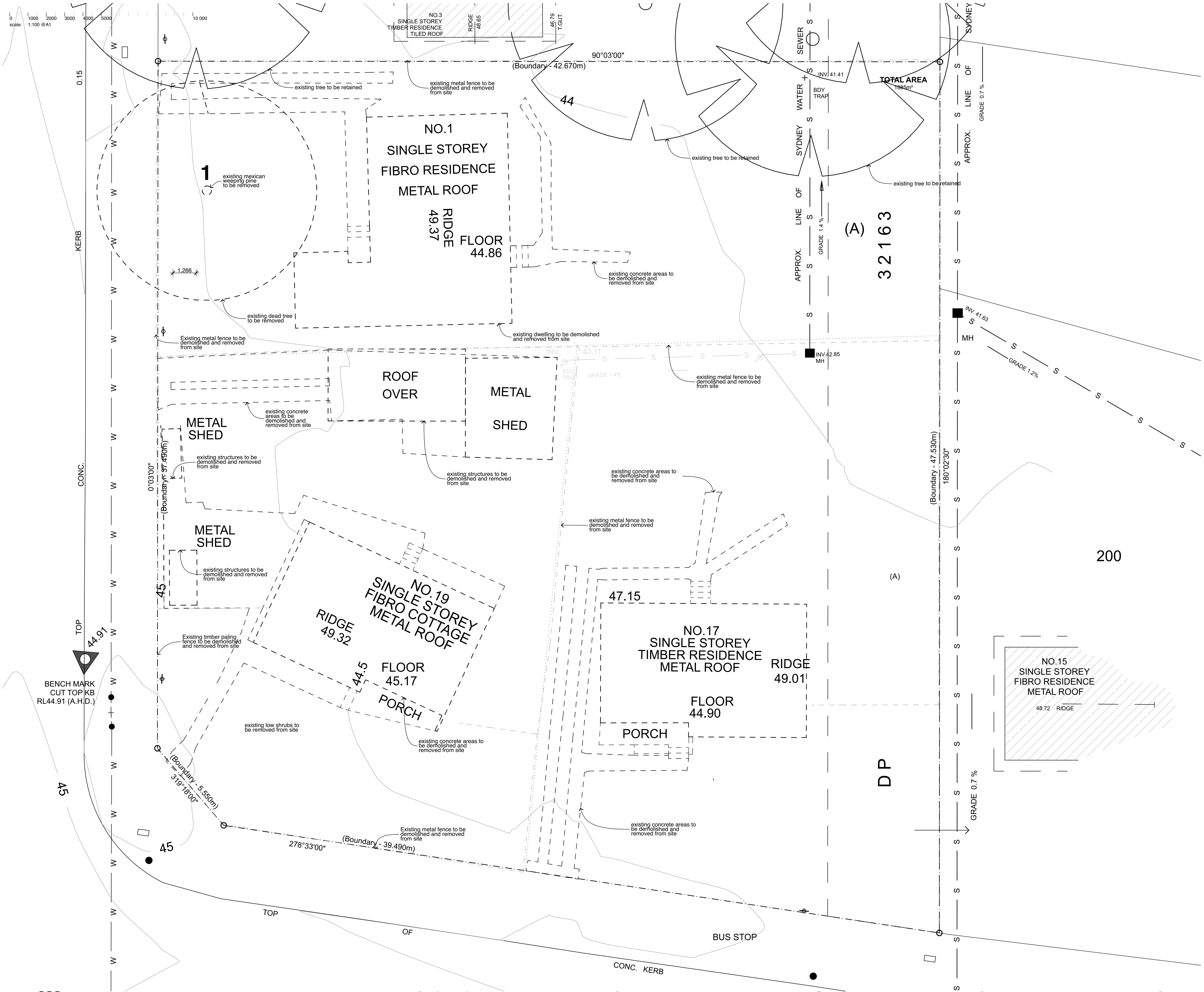
Status: Part 5 Activity Submission

Date: 25/3/2025
Scale: 1:200 @ A1
Stage: SM, DR

S/d job no: 2792.22
Drawn: SM, DR
Checked: AT

Project no: BGYPP
Approved: AT
Rev: 11

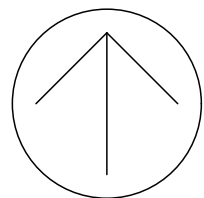




Legend demolition plan
note: drawing may not contain all items listed below

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

1 Demolition Plan
1:100



11	25/03/25	Part 5 Re-Submission
Rev	Date	Issue
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Project Architect:
Stanton Dahl Architects
Ph: (02) 8544 1683
Landscape Consultant:
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Electrical Consultant:
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Architect:

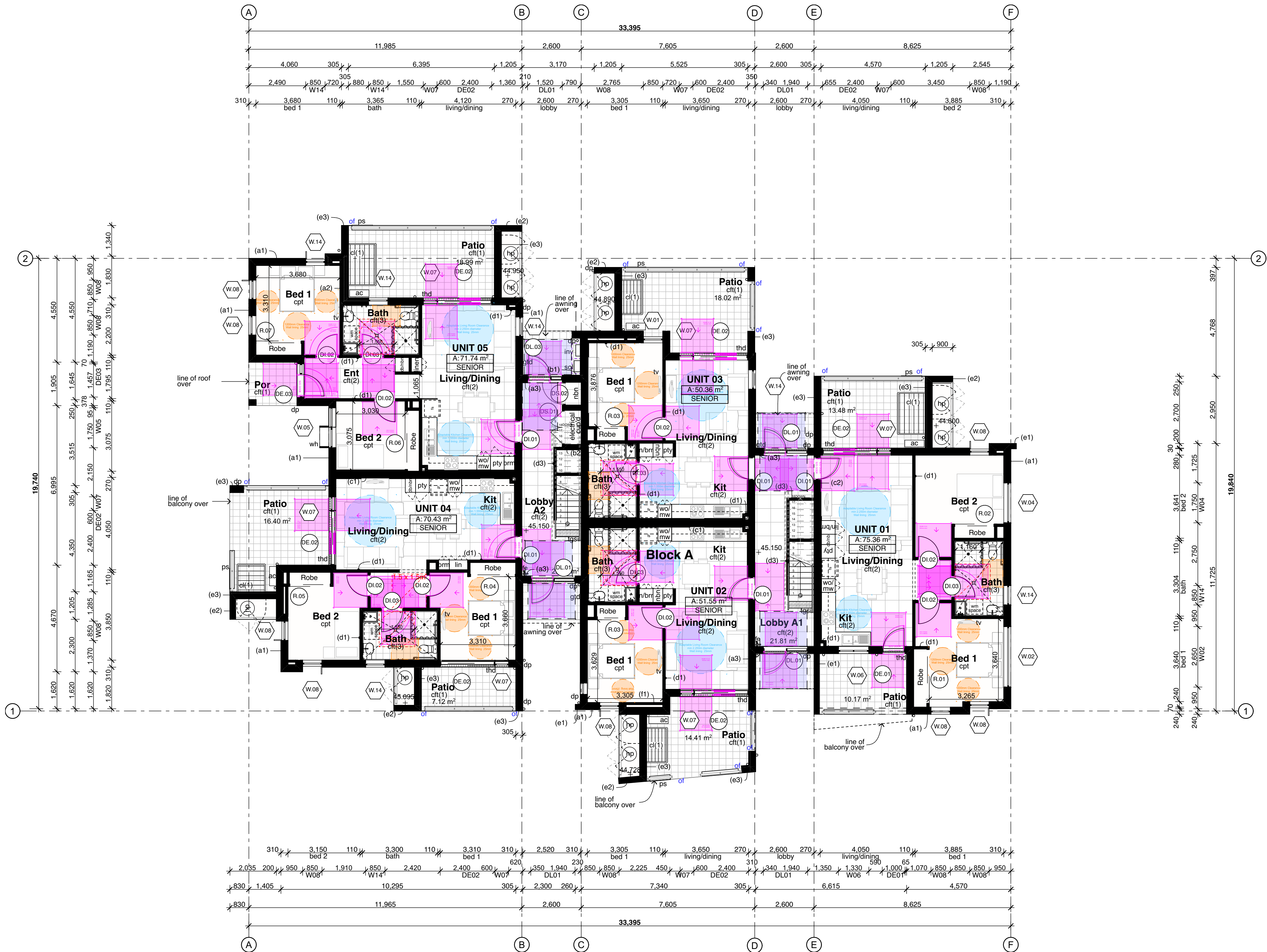


Project:
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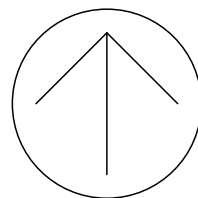
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Demolition Plan
File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission
Date: 25/3/2025
Scale: 1:100 @ AI
Stage: SM, DR
S/d job no: 2792.22
Drawn: SM, DR
Checked: AT
Approved: AT
Rev: 11

- Legend** (floor plans)
note: drawing may not contain all items listed below
- (DO) door numbers (as scheduled)
(prefix ex. for existing door)
- (WO) window numbers (as scheduled)
(prefix ex. for existing window)
- (a) wall type (as scheduled)
- ac air conditioner condenser
acc accessible
adhc ageing, disability & home care
amb ambulant
ap access panel
bal(1) balustrade (type)
bfc broom finish concrete
bl bollard light
bol bollard
brn broom cupboard
bsn basin
cft(1) ceramic floor tile (type)
cj control joint
cl clothes line
col column
comms communication cabinet
cpt(1) carpet (type)
ct cooktop
dp downpipe
drp doorpost
edb electrical distribution box
ej expansion joint
ex existing
fb(1) face brickwork (type)
fhr fire hose reel
flit filtration & disinfection module
fp feature panel
fs fridge space
fw floor waste
gb garbage bin
gt gate
gtd grated drain
hr(1) handrail (type)
ht hose tap
hwu hot water unit
hwud hot water unit with diverter flue
hyd hydrant
kr kerb ramp
lb letter box
lin linen cupboard
mw microwave
ofc off form concrete
ps privacy screen
ply pantry
ref refrigerator
rfm recessed floor mat
robe wardrobe
rw(1) retaining wall (type)
rwo rainwater outlet
rwt rainwater tank
snk sink
sc steel column
sfc steel float concrete
shr shower
sj saw cut joint
sk skylight/skytube
sl sliding door
st store
spr spreader
sv(1) sheet vinyl (type)
swp storm water pit
tgsi tactile ground surface indicators
td tundish
vp vent pipe
wbj wall butt joint
wfc wood float concrete
wm washing machine space
wo wall oven
ws wheel stop
wcs window casing
- note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade - contractor to pay careful attention to insulation and lining alignment around bathrooms
- Ensure DPG straight from clad walls above to brickwork below
- all tundishes to be read in conjunction with hydraulic engineers drawings



1 Ground Floor Plan (Block A)
1:100



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Rev	Date	Issue
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Project Architect:
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Ph: (02) 8544 1603

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Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1603

Architect:



Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Ground Floor Plan (Block A)

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Plotted: 25/3/2025

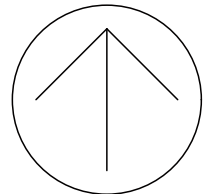
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Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0211			11

- Legend** (floor plans)
note: drawing may not contain all items listed below
- (DO) door numbers (as scheduled)
(prefix ex. for existing door)
- (WO) window numbers (as scheduled)
(prefix ex. for existing window)
- (a) wall type (as scheduled)
- ac air conditioner condenser
acc accessible
adhc ageing, disability & home care
amb ambulant
ap access panel
bal(1) balustrade (type)
bfc broom finish concrete
bl bollard light
bol bollard
brn broom cupboard
bsn basin
cft(1) ceramic floor tile (type)
cj control joint
cl clothes line
col column
comms communication cabinet
cpt(1) carpet (type)
ct cooktop
dp downpipe
drp doorpost
edb electrical distribution box
ej expansion joint
ex existing
fb(1) face brickwork (type)
fhr fire hose reel
flit filtration & disinfection module
fp feature panel
fs fridge space
fw floor waste
gb garbage bin
gt gate
gtd grated drain
hr(1) handrail (type)
ht hose tap
hwu hot water unit
hwud hot water unit with diverter flue
hyd hydrant
kr kerb ramp
lb letter box
lin linen cupboard
mw microwave
of overflow
otc off form concrete
ps privacy screen
ply pantry
ref refrigerator
rfm recessed floor mat
robe wardrobe
rw(1) retaining wall (type)
rwo rainwater outlet
rwt rainwater tank
snk sink
sc steel column
sfc steel float concrete
shr shower
sj saw cut joint
sk skylight/skytube
sl sliding door
st store
spr spreader
sv(1) sheet vinyl (type)
swp storm water pit
tgsi tactile ground surface indicators
td tundish
vp vent pipe
wbj wall butt joint
wfc wood float concrete
wm washing machine space
wo wall oven
ws wheel stop
wcs window casing
- note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade
- contractor to pay careful attention to insulation and lining alignment around bathrooms
- Ensure DPG straight from clad walls above to brickwork below
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1 First Floor Plan (Block A)
1:100



11	25/03/25	Part 5 Re-Submission
Rev	Date	Issue
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Project Architect:
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Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1603

Architect:



Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

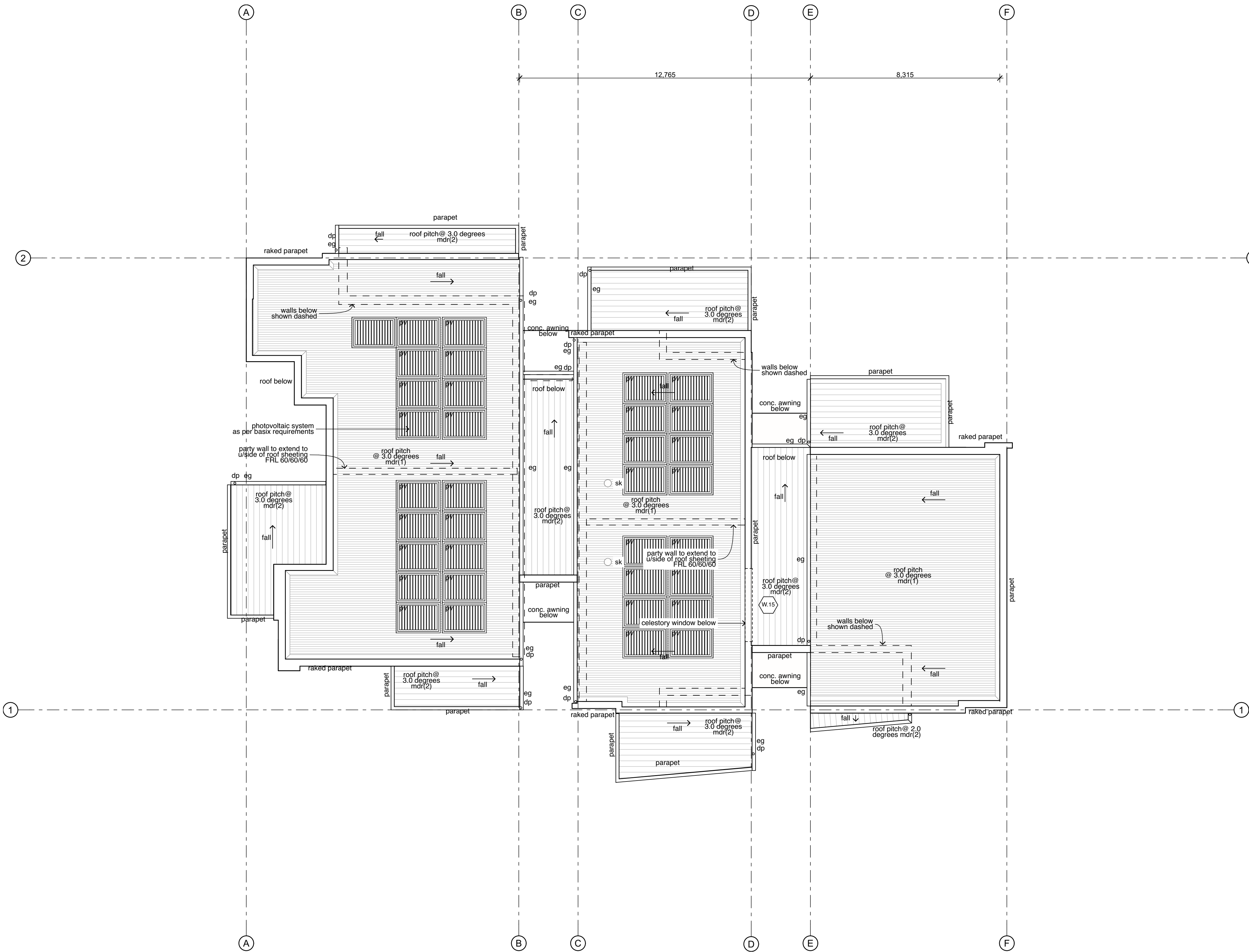
Title:
First Floor Plan (Block A)
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Status: Part 5 Activity Submission

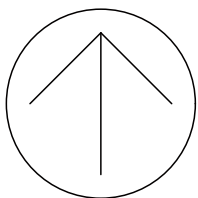
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25/3/2025	1:100 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
			11

- Legend** (roof plans)
- note: drawing may not contain all items listed below
- ap access panel
 - bc barge capping
 - dp downpipe
 - eg eaves gutter
 - ex existing
 - fg flashing
 - gu gutter
 - mdr(1) metal deck roof sheeting (type)
 - of overflow
 - pc parapet capping
 - pv photovoltaic cells
 - rrc roof ridge capping
 - rwh rainwater head
 - sk skylight/skytube
 - spr spreader
 - tf tray flashing
 - vg valley gutter
 - vof vertical overflow
 - vp vent pipe

- note:
- provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details
 - gutter on brackets as specified.
 - provide gutter-guards to all guttering throughout
 - metal roof sheeting to comply with AS1552.1
 - gutters, downpipes and flashing must comply with AS/NZ 2179.1 and AS1273 and not contain any lead for potable water supplies. The roof water is not proposed to be used for potable water supply.
 - down pipe sizes are required to satisfy the requirements of BCA 3.5.2.5
 - the fire hazard properties of materials used must comply with the following:
 - (a) sacking-type materials used in the roof must have a flammability index not greater than 5.
 - (b) rigid & flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254 and compliance to Part C1.10 and Specification C1.10 of BCA 2019.
 - (c) wall, floor, & ceiling linings must comply with Part C1.10 and Specification C1.10 of BCA 2019.
 - roof safety system and abseiling point system for window cleaning to be designed by a suitable qualified professional
 - the anticipated 10 year movement along joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings



1 **Roof Plan (Block A)**
1:100



11	25/03/25	Part 5 Re-Submission
Rev	Date	Issue

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

Project Architect:
Stanton Dahl Architects
Ph: (02) 8544 1683

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

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

Architect:

**Stanton
Dahl
Architects**

Project:
Senior Living Development
at
**1 Robyn Street & 17-19 Pank
Parade, Blacktown**

Title:
Roof Plan (Block A)

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Plotted: 25/3/2025

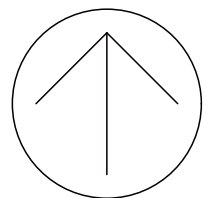
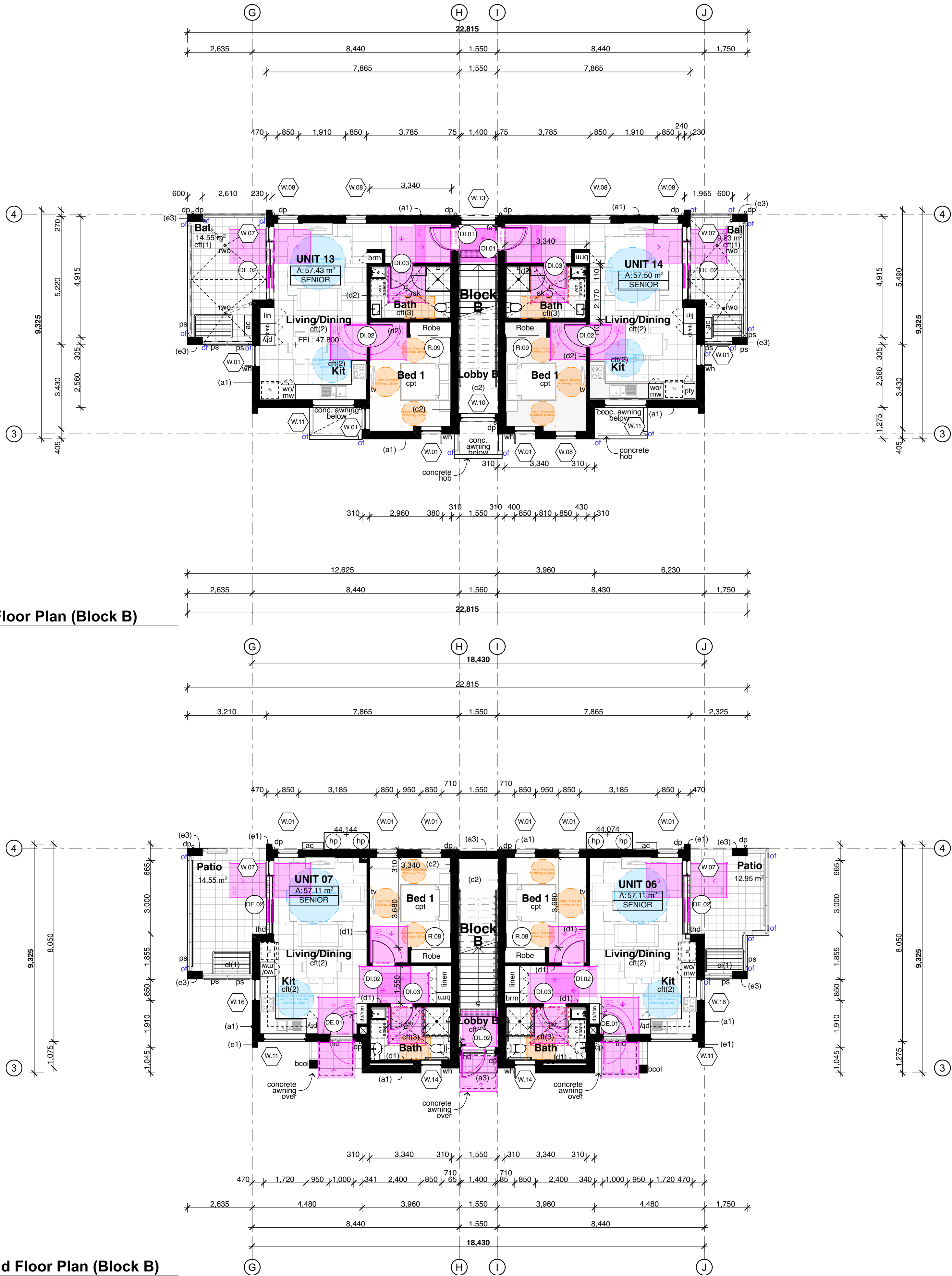
Status: **Part 5 Activity Submission**

Date:	Scale:	S/D job no:	Project no:
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Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0213			11

- Legend** (floor plans)
note: drawing may not contain all items listed below
- (DO) door numbers (as scheduled)
(prefix ex. for existing door)
- (WO) window numbers (as scheduled)
(prefix ex. for existing window)
- (a) wall type (as scheduled)
- ac air conditioner condenser
acc accessible
adhc ageing, disability & home care
amb ambulant
ap access panel
bal(1) balustrade (type)
bfc broom finish concrete
bl bollard light
bol bollard
brn broom cupboard
bsn basin
cft(1) ceramic floor tile (type)
cj control joint
cl clothes line
col column
comms communication cabinet
cpt(1) carpet (type)
ct cooktop
dp downpipe
drp doorpost
edb electrical distribution box
ej expansion joint
ex existing
fb(1) face brickwork (type)
fhr fire hose reel
flt filtration & disinfection module
fp feature panel
fs fridge space
fw floor waste
gb garbage bin
gt gate
gtd grated drain
hr(1) handrail (type)
ht hose tap
hwu hot water unit
hwud hot water unit with diverter flue
hyd hydrant
kr kerb ramp
lb letter box
lin linen cupboard
mw microwave
of overflow
ofc off form concrete
ps privacy screen
ply pantry
ref refrigerator
rfm recessed floor mat
robe wardrobe
rw(1) retaining wall (type)
rwo rainwater outlet
rwt rainwater tank
snk sink
sc steel column
sfc steel float concrete
shr shower
sj saw cut joint
sk skylight/skytube
sl sliding door
st store
spr spreader
sv(1) sheet vinyl (type)
swp storm water pit
tgsi tactile ground surface indicators
td tundish
vp vent pipe
wbj wall butt joint
wfc wood float concrete
wm washing machine space
wo wall oven
ws wheel stop
wcs window casing
- note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade
- contractor to pay careful attention to insulation and lining alignment around bathrooms
- Ensure DPs straight from clad walls above to brickwork below
- all tundishes to be read in conjunction with hydraulic engineers drawings

2 First Floor Plan (Block B)
1:100

1 Ground Floor Plan (Block B)
1:100



11	25/03/25	Part 5 Re-Submission
Rev	Date	Issue
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Project Architect:
Stanton Dahl Architects
Ph: (02) 8544 1683

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

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

Architect:



Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Ground & First Floor Plan (Block
B)
File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

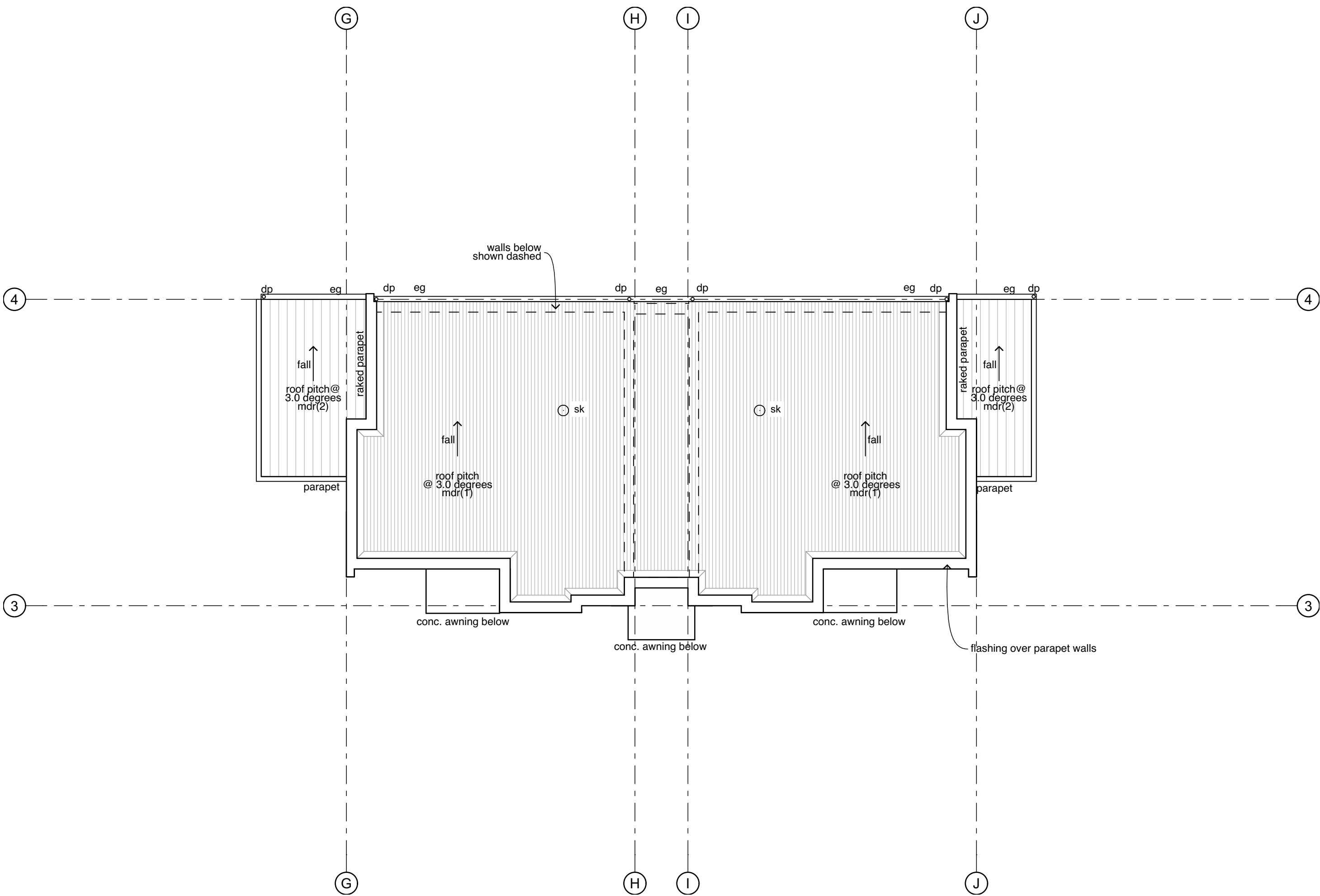
Plotted: 25/3/2025

Status: Part 5 Activity Submission

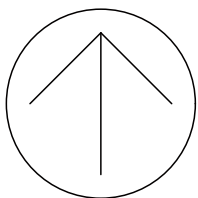
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25/3/2025	1:100 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0214			11

- Legend (roof plans)
note: drawing may not contain all items listed below
- ap access panel
 - bc barge capping
 - dp downpipe
 - eg eaves gutter
 - ex existing
 - fg flashing
 - gu gutter
 - mdr(1) metal deck roof sheeting (type)
 - of overflow
 - pc parapet capping
 - pv photovoltaic cells
 - rrc roof ridge capping
 - rwh rainwater head
 - sk skylight/skytube
 - spr spreader
 - tf tray flashing
 - vg valley gutter
 - vof vertical overflow
 - vp vent pipe

- note:
- provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details
 - gutter on brackets as specified.
 - provide gutter-guards to all guttering throughout
 - metal roof sheeting to comply with AS1552.1
 - gutters, downpipes and flashing must comply with AS/NZ 2179.1 and AS1273 and not contain any lead for potable water supplies. The roof water is not proposed to be used for potable water supply.
 - down pipe sizes are required to satisfy the requirements of BCA 3.5.2.5
 - the fire hazard properties of materials used must comply with the following:
 - (a) sacking-type materials used in the roof must have a flammability index not greater than 5.
 - (b) rigid & flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254 and compliance to Part C1.10 and Specification C1.10 of BCA 2019.
 - (c) wall, floor, & ceiling linings must comply with Part C1.10 and Specification C1.10 of BCA 2019.
 - roof safety system and abseiling point system for window cleaning to be designed by a suitable qualified professional
 - the anticipated 10 year movement along joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings



1 Roof Plan (Block B)
1:100



11	25/03/25	Part 5 Re-Submission
Rev	Date	Issue

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

Project Architect:

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Landscape Consultant:

Captivate Landscape Design
Ph: 0402 466 417

Hydraulic & Structural Consultant:

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Ph: (02) 8544 1683

Electrical Consultant:

Greenview Consulting
Ph: (02) 8544 1683

Architect:

Stanton
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Architects



Project:

Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:

Roof Plan (Block B)

File:

2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S/d job no:	Project no.
25/3/2025	1:100 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:		Rev:	

A0215

11

note: drawing may not contain all items listed below

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



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

Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

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

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

Stanton
Dahl
Architects

Title: **Landscape & Deep Soil Diagrams**

File: **2792.22 1 Robyn St & 17-19 Pank Pde Site Master**

Plotted: 25/3/2025

Date:	Scale:	S/d job no:	Project no:
25/3/2025	1:200, 1:1 @	2F92.22	BGPYP
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0216			11

Area included in GFA calculation

GFA Calculation		
Level	Area Name	Area
Ground Floor Plan		
	Block A	365.61
	Block B	122.49
		488.10 m ²
First Floor Plan		
	Block A	365.25
	Block B	119.71
		484.96 m ²

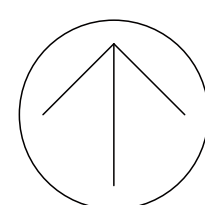
973.06 m²



1 Ground Floor GFA Diagram
1:200



2 First Floor GFA Diagram
1:200



11	25/03/25	Part 5 Re-Submission
Rev	Date	Issue

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

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Architect:

Stanton
Dahl
Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
GFA Calculation Diagrams

File: 2792.22 1 Robyn St & 17-19 Pank Pde Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S/d job no:	Project no:
25/3/2025	1:200, 1:1, 1:100, 1:20	109721	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0217			11



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

- ex. contours & banking line
- existing trees to be retained
- existing trees to be removed
- proposed new trees

ex. RL00.00 → existing levels

RL00.00 → proposed levels

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

200

Legend

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

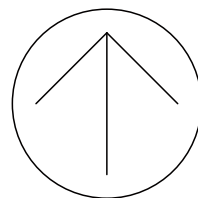
- existing trees to be retained
- existing trees to be removed

note:
1. referential diagram only.
2. not to be used for estimation of quantities.
3. not to be used for pricing or for construction.
4. builder is responsible for the accurate estimation for pricing

50 approx. depth of cut in millimetres
50 approx. depth of fill in millimetres

40 approx. location of existing contours
rw retaining wall

outline of new buildings
site boundaries



06	11/04/25	Part 5 Re-Submission
Rev	Date	Issue
		do not scale drawings, check all dimensions on site, figured dimensions take precedence.

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

Architect:



Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Cut and Fill Diagram

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

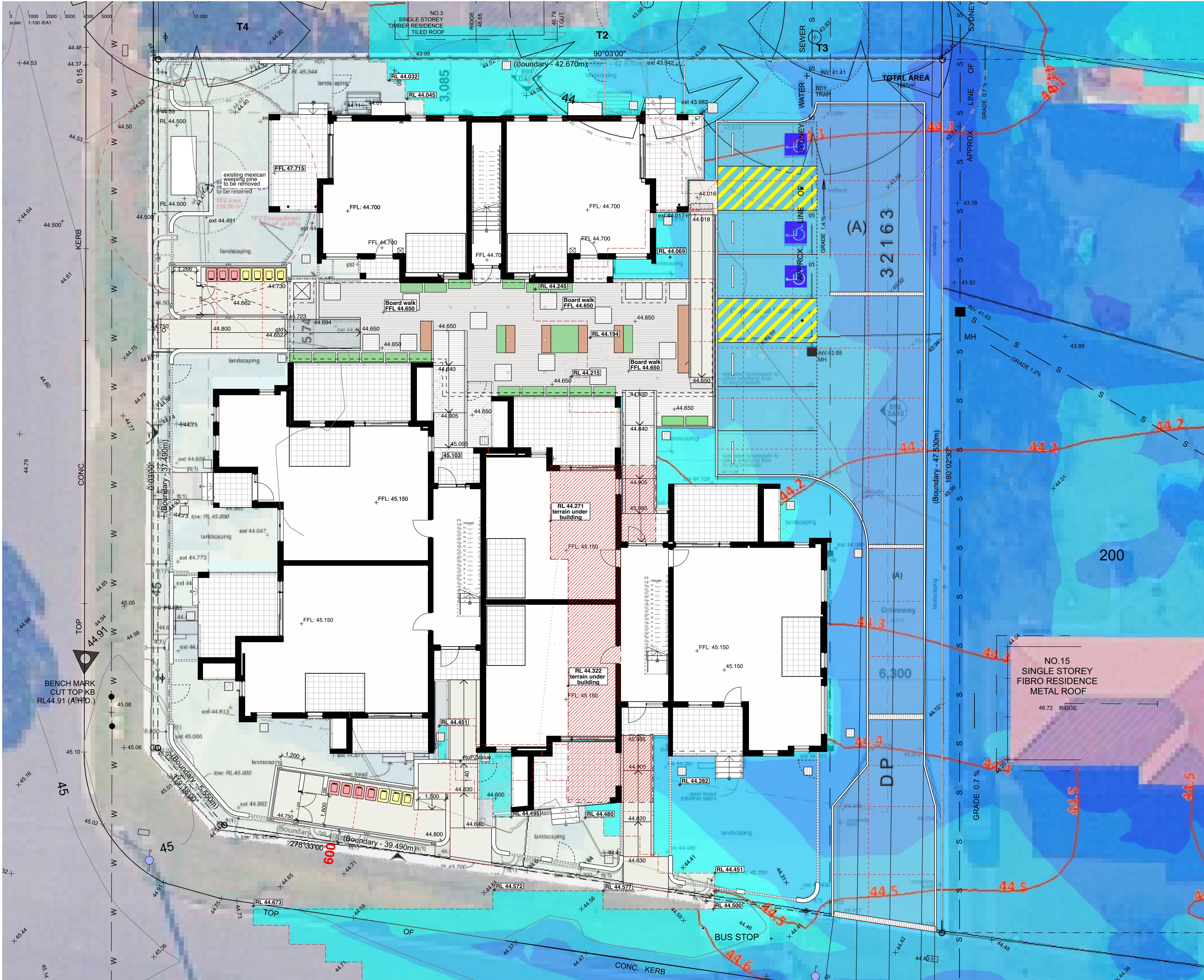
Plotted: 11/4/2025

Status: Part 5 Activity Submission

Date: 11/04/2025
Stage: SM, DR
Scale: 1:100 @ AI
Drawn: SM, DR
S/d job no: 2792.22
Checked: AT
Project no: BGYPY
Approved: AT
Rev:

A0219

06



Stanton Dahl & Associates Pty Limited, ABN 32 002 261 396
Nominated Architects : S M Evans 7686 DM Bell 11076
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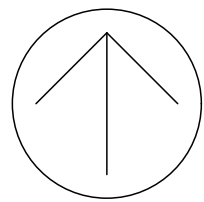
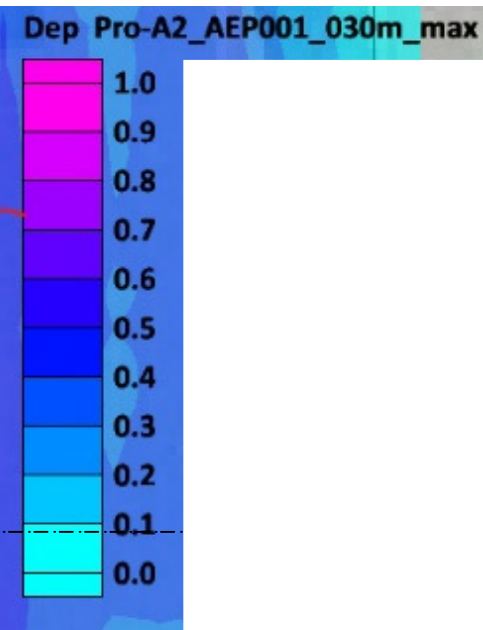
Legend (external work / site plan)
note: drawing may not contain all items listed below

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- proposed new trees

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RL00.00 → proposed levels

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



06	28/04/25	Part 5 Re-Submission
Rev	Date	Issue
		do not scale drawings, check all dimensions on site, figured dimensions take precedence.

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

Architect:



Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Site 1% AEP Levels plan

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Plotted: 28/4/2025

Status: Part 5 Activity Submission

Date:	Scale:	S/D job no:	Project no:
28/4/2025	1:100 @ A1	2792.22	BGPYP
Stage:	Drawn:	Checked:	Approved:
	SM, PF	AT	AT
Drawn:			Rev:

A0218

06



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

- ex contours & banking line
- existing trees to be retained
- existing trees to be removed
- proposed new trees

ex.RL00.00 → existing levels

RL00.00 → proposed levels

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

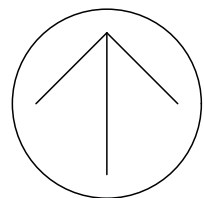
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Legend cut & fill plan
note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed

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- 50 approx. depth of cut in millimetres
- 50 approx. depth of fill in millimetres
- 40 approx. location of existing contours
- rw retaining wall



05	Part 5 ReSubmission
04	10/05/24 Part 5 Submission
03	21/03/24 Part 5 Submission
02	30/01/24 Part 5 Submission
01	22/12/23 Part 5 Submission
Rev	Date Issue

Project Architect:
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Ph: (02) 8544 1683

Landscape Consultant:
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Electrical Consultant:
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Architect:



Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

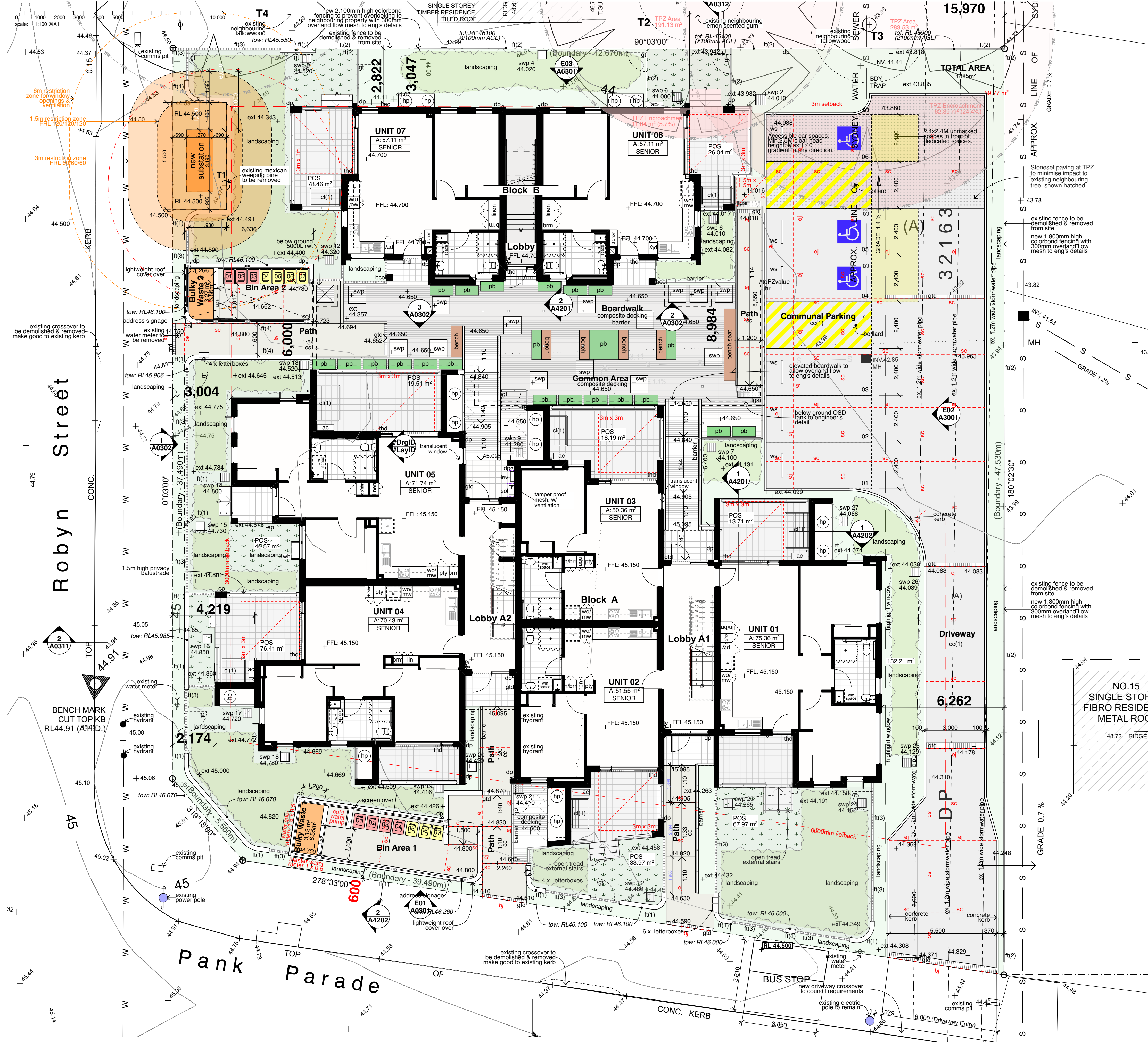
Title:
Cut and Fill Diagram

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Plotted: 23/10/2024

Status: Part 5 Activity Submission

Date: 23/10/2024
Stage: Drawing: SM, DR
Scale: 1:100 @ AI
S/d job no: 2792.22
Checked: AT
Project no: BGYPY
Approved: AT
Rev: 05

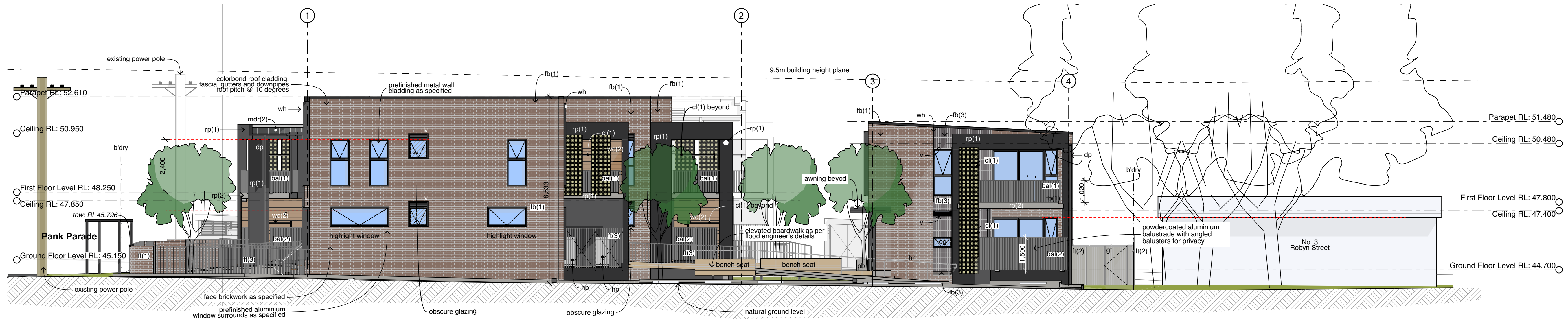


DEVELOPMENT DATA TABLE									
Job Reference	BGPPY								
Locality / Suburb	Blacktown								
Street Address	1 Robyn Street & 17-19 Pank Parade								
Lot Number(s) & Deposited Plan	Lots 197, 198 & 199 in DP 32163								
SITE AREA (sqm)	1885 m² - sourced from survey(including easement)								
NUMBER OF EXISTING LOTS	3								
PROPOSED GFA* (sqm)	973.06m²								
ZONING	R2 zone - Seniors Housing permitted with consent (Housing SEPP cl. 108A(b) satisfied)								
ACCESSIBLE AREA									
ROOMS	#			Private Open Space		Livable Housing Standard/Adaptable etc			
	Number	Type	No of bedrooms	POS required m²	POS proposed m²				
1	ground	2	15m²	79.38m²	Adaptable				
2	ground	1	15m²	33.97m²	Adaptable				
3	ground	1	15m²	18.19m²	Adaptable				
4	ground	2	15m²	78.41m²	Adaptable				
5	ground	2	15m²	66.17m²	Adaptable				
6	ground	1	15m²	26.04m²	Adaptable				
7	ground	1	15m²	78.47m²	Adaptable				
8	1st	2	10m²	27.79m²	Senior Living				
9	1st	1	8m²	16.14m²	Senior Living				
10	1st	1	8m²	20.54m²	Senior Living				
11	1st	2	10m²	26.70m²	Senior Living				
12	1st	2	10m²	21.90m²	Senior Living				
13	1st	1	8m²	9.77m²	Senior Living				
14	1st	1	8m²	14.28m²	Senior Living				
MIN. SETBACKS	Control			Requirement		Proposed			
	Housing SEPP and DCP - MDH	Blacktown Council Front Setback		Setback to be generally in line with existing building line.		Primary - 6m Secondary - 3.0m			
DCP - MDH	Blacktown Council Side Setback			Primary - 6m Secondary - 3m		6.3m (ground) 6.3m (1st floor)			
DCP - MDH	Blacktown Council Rear Setback			*Note: SLUDG requires where setbacks are less than 1.2m a max. of 50% of 'set' to be built in this alignment.		3m (ground) 3m (1st floor)			
FSR	Housing SEPP Cl. 108(2)(c)			0.5 x 1885 = 942.5m²		973.06m² 0.51:1			
LANDSCAPED AREA	Housing SEPP cl. 108(2)(g)			Min. 35m² per dwelling 35m² x 14 = 490m² Or 30% = 965.50m²		518.56m²			
	Housing SEPP cl. 108(2)(g)			Min. 15% of site 15% x 1885m² = 282.75m²		Total 294.03m²			
DEEP SOIL ZONE	Housing SEPP cl. 108(2)(g)			Min. 3m dimension		Min dimension 3m			
	Housing SEPP cl. 108(2)(g)			Min. 65% of DSZ to be located at rear of site 65% x 282.75m² = 183.8m²		Rear 134.68m²			
SOLAR ACCESS	Housing SEPP cl. 108(2)(g)			70% of dwellings - min 2 hrs between 9am & 3pm mid-winter to:		Living = 78% 11/14 units POS = 78% 11/14 units			
	Housing SEPP cl. 108(2)(g)			i) Living rooms ii) Private open space					
PRIVATE OPEN SPACE	Housing SEPP cl. 108(2)(g) & (h)			Ground Floor dwellings 15m² per dwelling Incl. 1 area with min. dimension = 3m x 3m		Ground Floor Complexes Noted above			
	Housing SEPP cl. 108(2)(g) & (h)			Dwellings not on ground floor: Provide balcony Accessible from living area Min. Dimension of 2m 1 bedroom units = 6m² 2 bedroom units = 10m²		First Floor Complexes Noted above			
CAR PARKING	Accessible area			1 bdsm = 0.4 x 8 = 3.2 2 bdsm = 0.5 x 6 = 3 3 bdsm = 1 x N/A		6 parking spaces 3 spaces dedicated to accessible.			
	Housing SEPP cl. 108(2)(g)			1 accessible space per 5 dwellings 14 + 5 = 2.8 accessible spots out of above total		Total number of parking spaces required = 6 spaces with 3 spaces to be accessible			
TREE REMOVAL	Housing SEPP Schedule 4			One space to be capable of being widened to 3.8 metres		Complexes, parking spaces 4, 5 & 6 provided with share zone			
	Housing SEPP			Retain, wherever reasonable, significant trees No. of trees on site & in close proximity to development = 1		Retained = 0 Removed = 1			
WASTE	DCP - MDH Rates and requirements			Blacktown Council Developments over 8 dwellings Red bin waste 110L per unit (weekly) (110L x 14 Units = 1,540L) / 240L = 6.4 x 240L Red bins Yellow bin recycling 90L per unit (fortnightly) (90L x 14 Units = 1,260L) / 240L = 5.25 x 240L Yellow bins		7 Red bins 7 Yellow bins			
	DCP - MDH Rates and requirements								

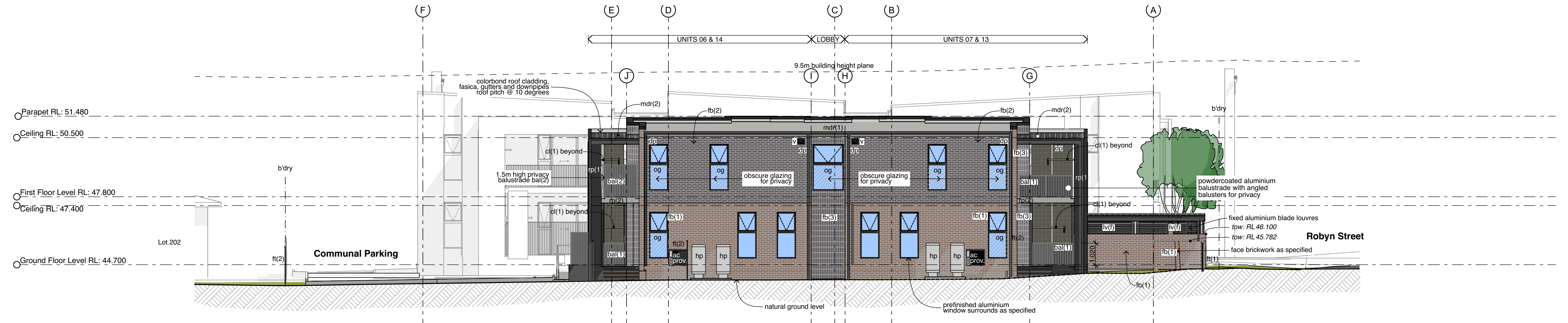
- Legend (external work / site plan)
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 - cl clothes line
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 - dp downpipe
 - drp doormat
 - ext. existing
 - fb(1) facebrick work (type)
 - fe fire extinguisher
 - ffl finished floor level
 - ft(1) fence (type)
 - gb garbage bin
 - gt gate
 - gtd grated drain
 - hr(1) handrail (type)
 - ht hose tap
 - hwu hot water unit
 - hyd hydrant
 - kr kerb ramp
 - lb letter box
 - ofc off form concrete
 - pb planter box
 - pos private open space
 - pmp permeable paving
 - pp power pole
 - rw(1) retaining wall (type)
 - rwo rainwater outlet
 - rwt rainwater tank
 - scf steel float concrete
 - sfl structural floor level
 - swp storm water pit
 - ttf trowel finished concrete
 - tsai tactile ground surface indicator
 - tow top of wall
 - ws wheel stop
 - wlc wood float concrete

- Legend** (elevation & sections)
note: drawing may not contain all items listed below
- ac air conditioner condenser
 - ag ag pipe
 - alv adjustable louvres
 - alw aluminium framed window
 - bal(1) balustrade (type)
 - bc barge capping
 - bg box gutter
 - boe brick on edge
 - bws brickwork sill
 - cfc compressed fibre cement
 - cj control joint
 - cj-b control joint behind cladding
 - conc concrete
 - cs coved skirting
 - csc cut soldier course
 - dp downpipe
 - drh door head
 - dms decorative metal screen
 - eg eaves gutter
 - egl existing ground line
 - ex existing
 - f fixed sash window
 - fb face brickwork
 - fcl finished ceiling level
 - ffl finished floor level
 - flv fixed louvres
 - fp feature panel
 - gl ground line
 - gt gate
 - hr(1) handrail (type)
 - hwt hot water unit
 - hwud hot water unit with diverter flue
 - ip insulated panel
 - mc(1) metal cladding (type)
 - mdr metal deck roof
 - mrs metal privacy screen
 - nc non structural column
 - of overflow
 - og obscure glazing
 - ofc off form concrete
 - olv operable louvres
 - p(1) paint (type)
 - pap(1) perforated acoustic panel (type)
 - pbd plasterboard
 - ps privacy screen
 - pv photovoltaic cells
 - rc rendered concrete
 - rms raked metal soffit
 - rp(1) render & paint finish (type)
 - rs roller shutter
 - rw retaining wall
 - rwh rainwater head
 - s sliding sash window
 - sc steel column
 - sk skylight/skytube
 - sl sliding door
 - ss(1) sun shade (type)
 - tc(1) timber cladding
 - ts timber skirting
 - wcs window casing
- note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade

E01 South Elevation (Pank Parade)
1:100



E02 East Elevation
1:100



- Fence ft(1)
Face Brick fb(1)
medium red brown
- Face Brick fb(2)
Dark grey(horizontal)
- Face Brick fb(3)
Dark grey(vertical)
- Metal Deck Roofing mdr(1)
Colorbond "Custom Orb"
Colour: "Light Colour"
- Metal Deck Roofing mdr(2)
Colorbond "Klip-Lok Classic 700"
Colour: "Light Colour"
- Wall Cladding wc(2)
Timber look
- Colorbond Fencing - ft(2)
Medium Grey
- Fencing - ft(3)
Rendered and Painted - rp(1)
Window Frames, Window Hoods, Gutters, Down Pipes
- Rendered & Painted - rp(2)
Colour: "Shale Grey"

E03 North Elevation (Block B)
1:100



11	25/03/25	Part 5 Re-Submission
Rev	Date	Issue
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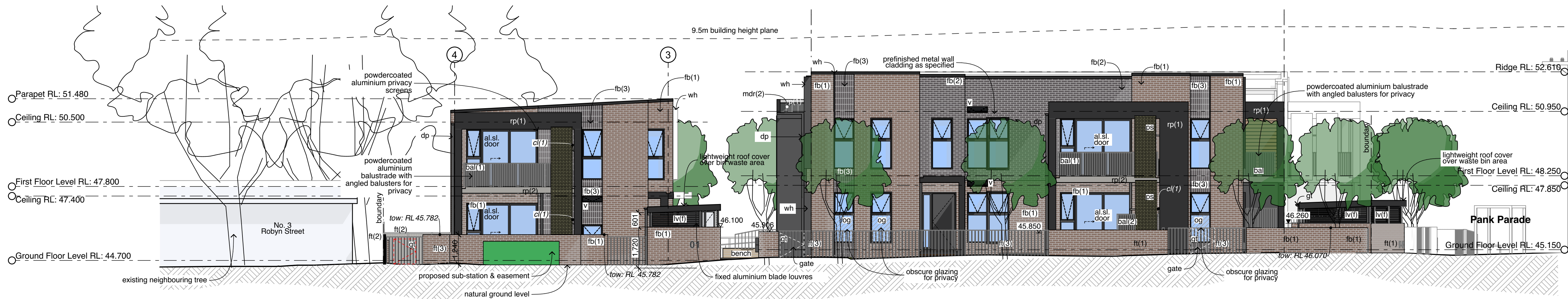
Title:
Elevations (Sheet 1 of 2)

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

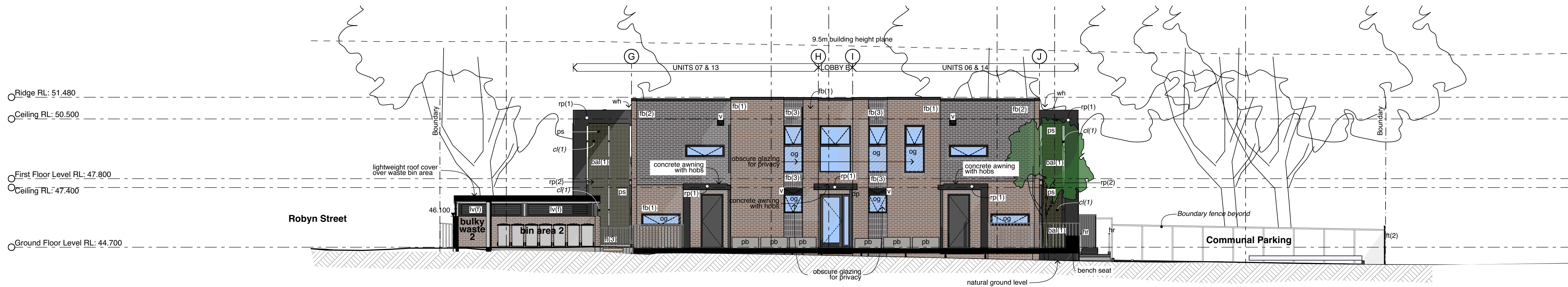
Plotted: 25/3/2025

Status: Part 5 Activity Submission

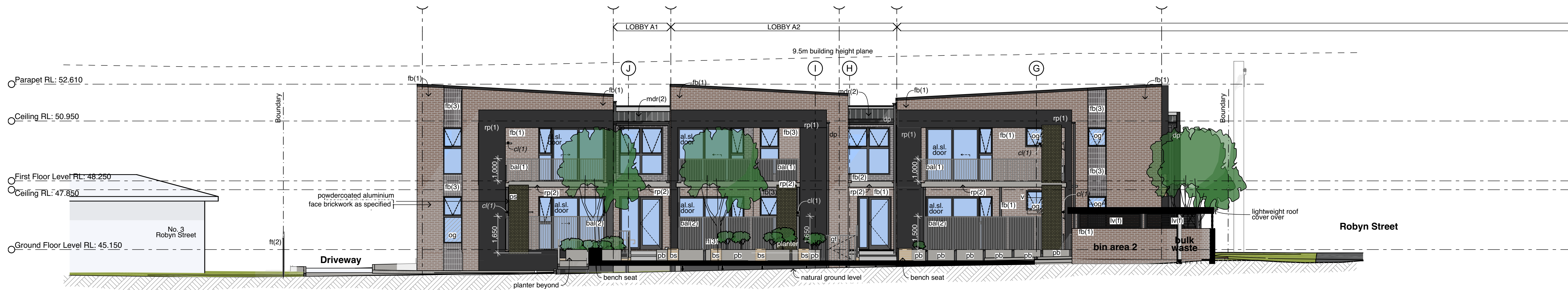
Date:	Scale:	S/d job no:	Project no:
25/3/2025	1:100 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0301			11



1 West Elevation (Robyn Street)
1:100



2 South Elevation (Block B)
1:100



3 North Elevation (Block A)
1:100



11 25/03/25 Part 5 Re-Submission

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

Project Architect:
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Architect:

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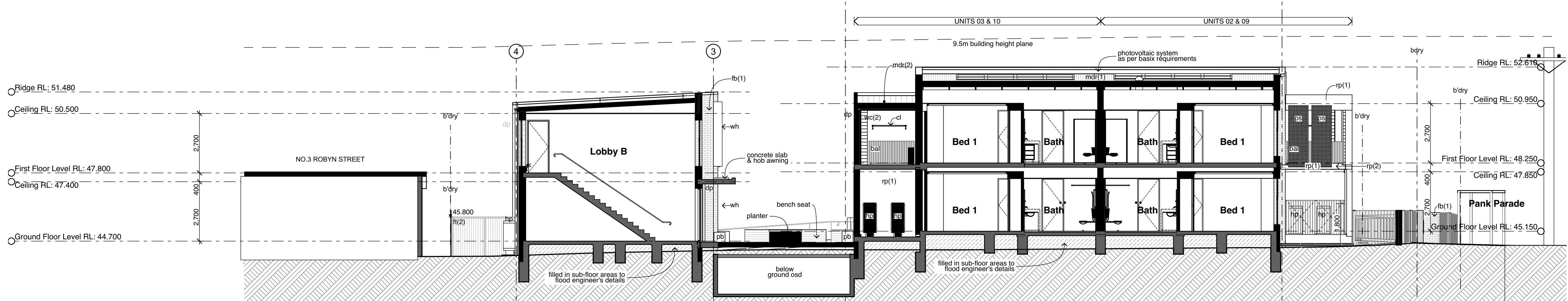
Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Elevations (Sheet 2 of 2)

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Status: Part 5 Activity Submission

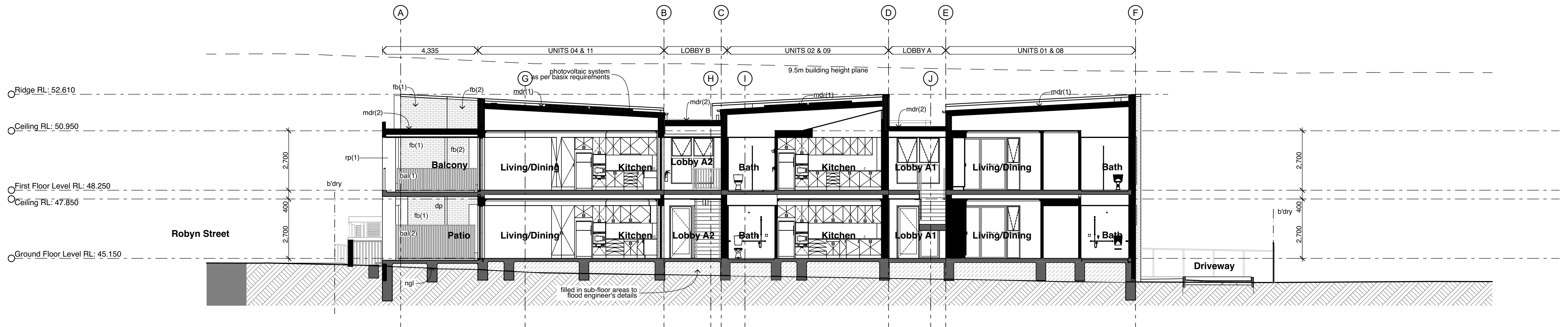
Date: 25/3/2025
Stage: SM, DR
Scale: 1:100 @ A1
Draws: SM, DR
S/d job no: 2792.22
Checked: AT
Approved: AT
Project no: BGYPP
Rev: AT
11



1 Section 01
1:100

- Legend** (elevation & sections)
note: drawing may not contain all items listed below
- ac air conditioner condenser
 - ag ag pipe
 - alv adjustable louvres
 - alw aluminium framed window
 - bal(1) balustrade (type)
 - bc barge capping
 - bg box gutter
 - boe brick on edge
 - bws brickwork sill
 - cfc compressed fibre cement
 - cj control joint
 - cj-b control joint behind cladding
 - conc. concrete
 - cs coved skirting
 - csc cut soldier course
 - dp downpipe
 - drh door head
 - dms decorative metal screen
 - eg eaves gutter
 - egl existing ground line
 - ex. existing
 - f fixed sash window
 - fb face brickwork
 - fcf finished ceiling level
 - ffl finished floor level
 - flv fixed louvres
 - fp feature panel
 - gl ground line
 - gt gate
 - hr(1) handrail (type)
 - hwu hot water unit
 - hwud hot water unit with diverter flue
 - ip insulated panel
 - mc(1) metal cladding (type)
 - mdr metal deck roof
 - mrs metal privacy screen
 - nc non structural column
 - of overflow
 - og obscure glazing
 - ofc off form concrete
 - olv operable louvres
 - p(1) paint (type)
 - pap(1) perforated acoustic panel (type)
 - pbd plasterboard
 - ps privacy screen
 - pv photovoltaic cells
 - rc rendered concrete
 - rms raked metal soffit
 - rp(1) render & paint finish (type)
 - rs roller shutter
 - rw retaining wall
 - rwh rainwater head
 - s sliding sash window
 - sc steel column
 - sk skylight/skytube
 - sl sliding door
 - ss(1) sun shade (type)
 - tc(1) timber cladding
 - ts timber skirting
 - wcs window casing

note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade

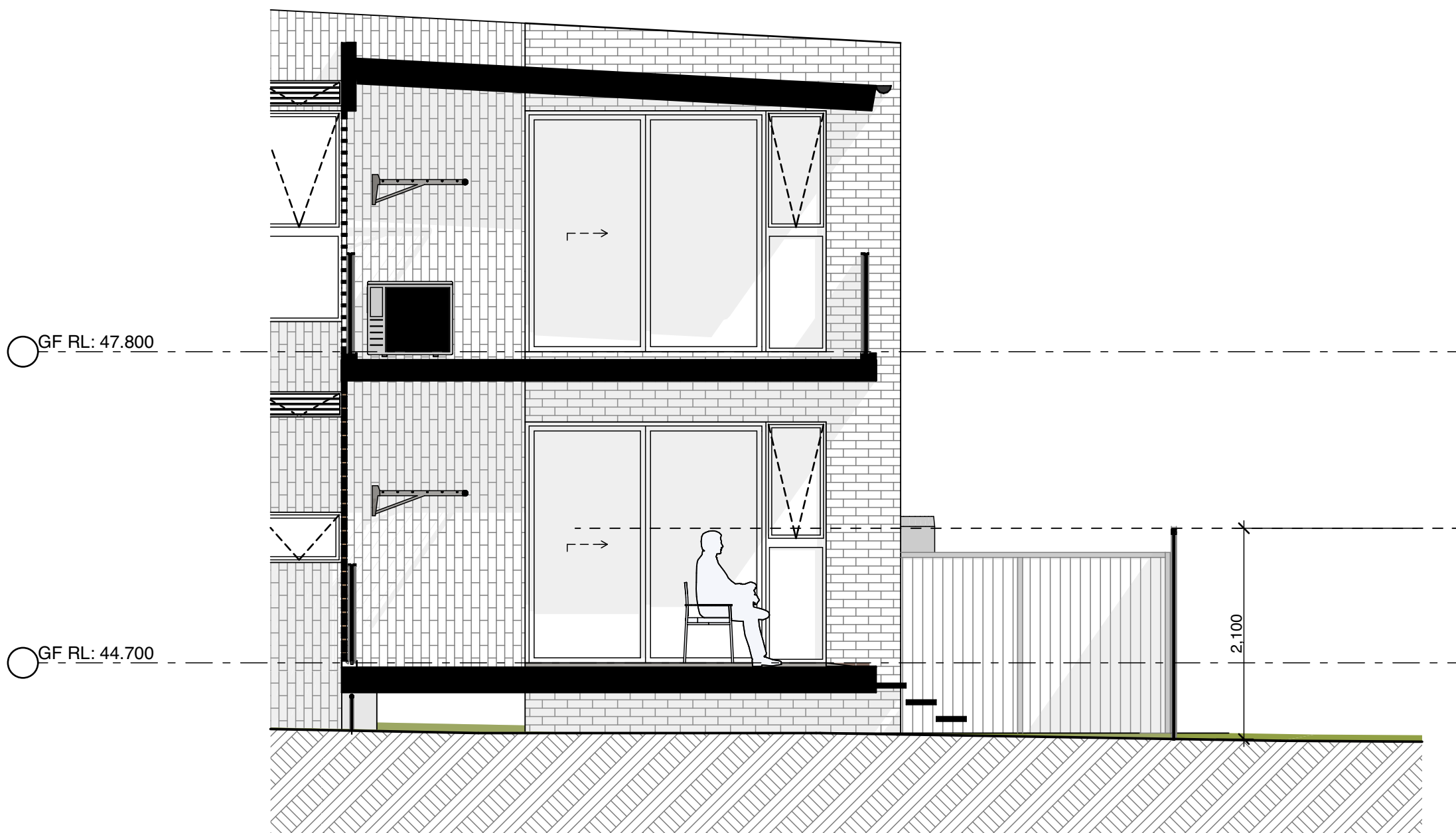


2 Section 02
1:100

- Fence ft(1)
Face Brick fb(1)
medium red brown
- Face Brick fb(2)
Dark grey(horizontal)
- Face Brick fb(3)
Dark grey(vertical)
- Metal Deck Roofing mdr(1)
Colorbond "Custom Orb"
Colour: "Light Colour"
- Metal Deck Roofing mdr(2)
Colorbond "Klip-Lok Classic 700"
Colour: "Light Colour"
- Wall Cladding wc(2)
Timber look
- Colorbond Fencing - ft(2)
Medium Grey
- Fencing - ft(3)
Rendered and Painted - rp(1)
Window Frames, Window Hoods, Gutters, Down Pipes
- Rendered & Painted - rp(2)
Colour: "Shale Grey"

Legend (elevation & sections)	
note: drawing may not contain all items listed below	
ac	air conditioner condenser
ag	ag pipe
alw	aluminium framed window
bal(1)	balustrade (type) - 1m high
bal(2)	balustrade (type) - 1.5m high
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
drh	door head
eg	eaves gutter
egl	existing ground line
ext.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fc1	finished ceiling level
ffi	finished floor level
fp	feature panel
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
ip	insulated panel
lv(f)	fixed louvres
lv(o)	operable louvres
mc(1)	metal cladding (type)
mdr	metal deck roof
ofc	off form concrete
og	obscure glass
p(1)	paint (type)
pasp(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen, <8mm perforation
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
v	exhaust vent
wh	window hood
wcs	window casing

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



1 **Patio Section 01**
1:50

Fence ft(1)
Face Brick (fb1)
medium brown
Face Brick fb(2)
Dark grey(horizontal)
Face Brick fb(3)
Dark grey(vertical)
Metal Deck Roofing mdr(1)
Colorbond "Custom Orb"
Colour: "Light Colour"
Metal Deck Roofing mdr(2)
Colorbond "Klip-Lok Classic 700"
Colour: "Light Colour"
Wall Cladding wcl(2)
Timber look
Colorbond Fencing - ft(2)
Medium Grey
Fencing - ft(3)
Rendered and Painted - rp(1)
Window Frames, Window Hoods, Gutters, Down Pipes
Rendered & Painted - rp(2)
Colour: "Shale Grey"

02		Part 5 ReSubmission
01	10/05/24	Part 5 Submission
Rev	Date	Issue

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

Project Architect:
Stanton Dahl Architects
Ph: (02) 8576 5300

Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

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

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

Architect:

Stanton
Dahl
Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Patio Section

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

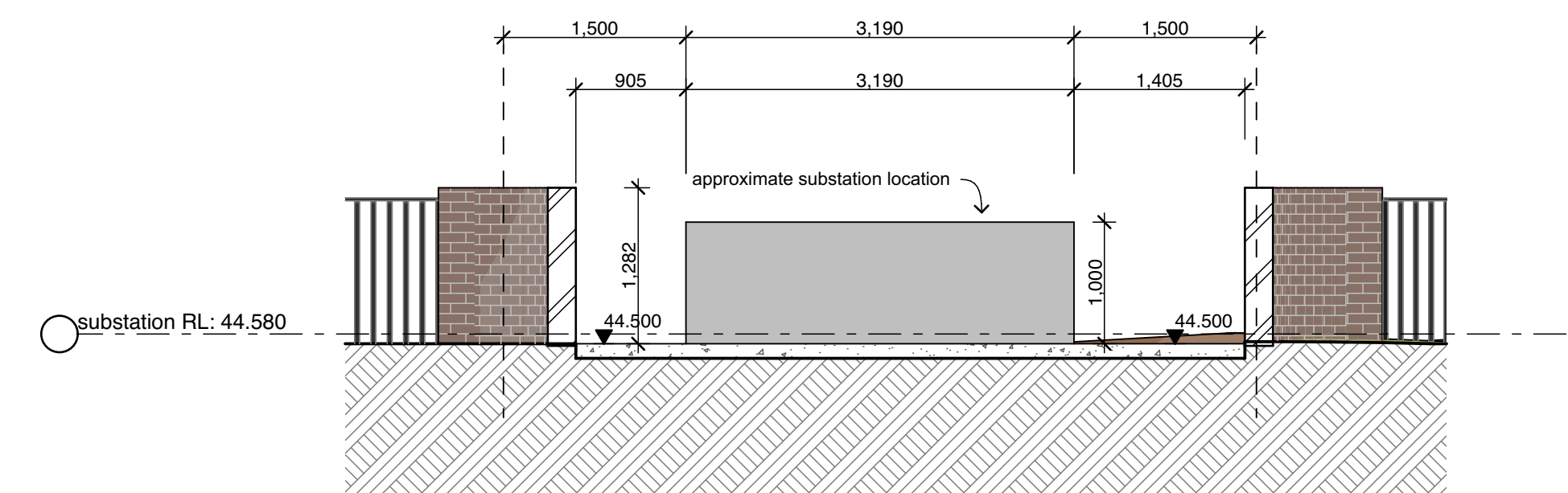
Plotted: 23/10/2024

Status: Part 5 Activity Submission

Date:	Scale:	S/d job no:	Project no:
23/10/2024	1:50 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Rev:			

Drawing:
A0312

02



Legend	(elevation & sections)
note: drawing	may not contain all items listed below
ac	air conditioner condenser
ag	ag pipe
alw	aluminium framed window
bal(1)	balustrade (type) - 1m high
bal(2)	balustrade (type) - 1.5m high
bc	barge capping
bg	brick
bhc	brick header course
boe	brick on edge
bws	brickwork sill
cfc	compressed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
ds	downpipe
dri	door head
eg	eaves gutter
egl	existing ground line
ext.	existing
f	fixed sash window
fb(1)	face brickwork
fc	finished ceiling level
fl	finished floor level
fp	feature panel
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
ip	insulated panel
lf	fixed louvre
l/o	operable louvres
mcl(1)	metal cladding (type)
mdr	metal deck roof
ofc	off form concrete
og	obscure glass
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pb	plasterboard
pv	privacy screen, -88mm perforation
pv	photovoltaic cells
r	rendered concrete
rms	render metal finish
rp(1)	raked & paint finish (type)
r	roller shutter
rw	retaining wall
nwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
v	exhaust vent
wh	window hood
wcs	window casing

note:

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

2 Sub
1:50

3 Substation Section 02
1:50

Rev	Date	Issue

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

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

Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

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

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

Architect:

Stanton
Dahl
Architects

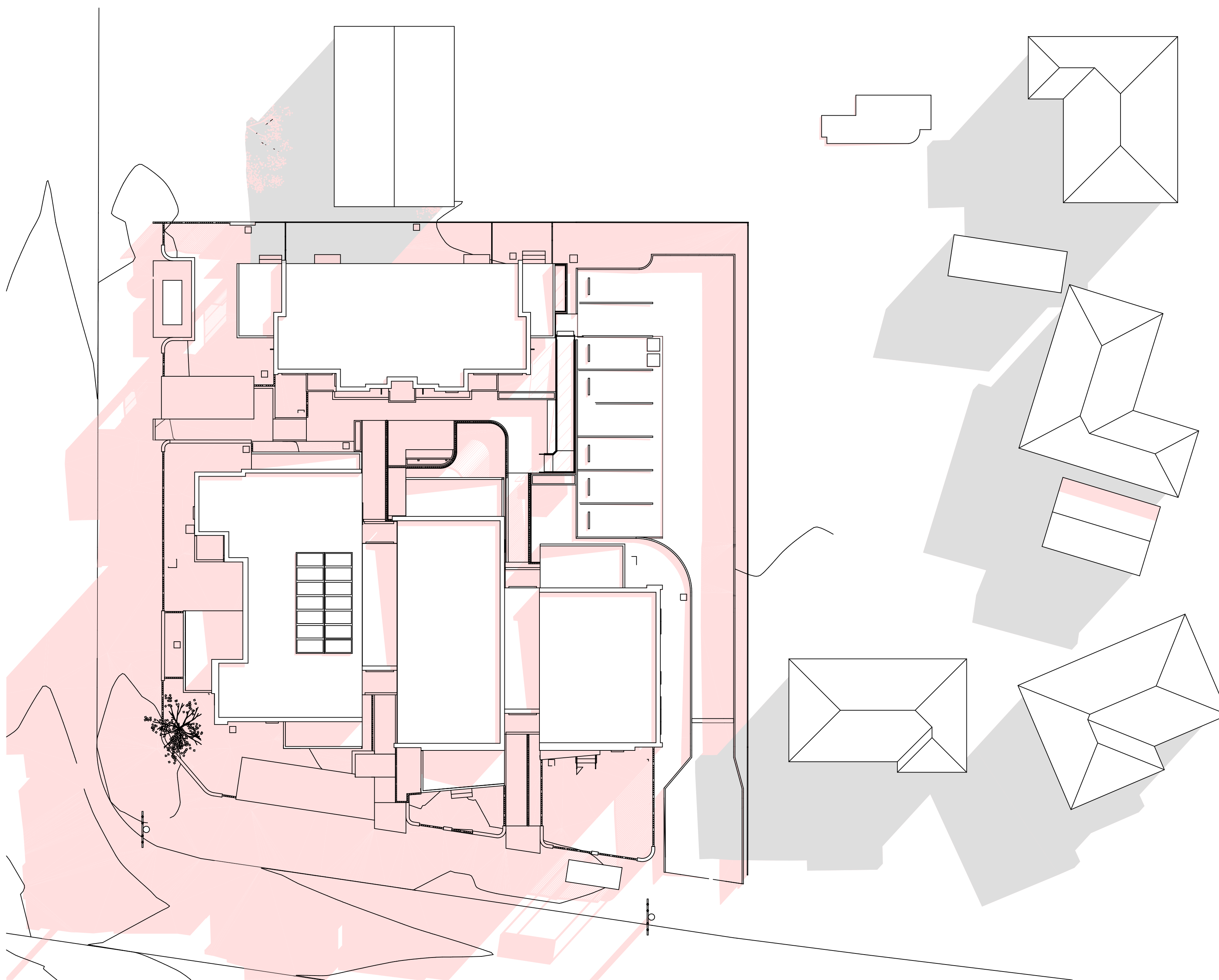
Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Substation Details

File: 2792.22 1 Robyn St & 17-19 Pank Pde Site Master

Plotted: 23/10/2024

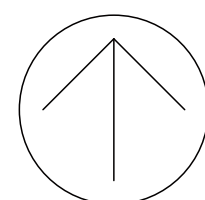
Status: Part 5 Activity Submission			
Date:	Scale:	S/d job no:	Project no:
23/10/2024	1:50 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0313			

[illegible]

70% of total no. of units must have 3 hours
sunlight to livings areas between 9am & 3pm
Complies 11/14 = 78%

POS														total hours	complies
Unit no.		9am	10am	11am	noon	1pm	2pm	3pm							
1		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6
2		x	x	x	x	x	x	x	x	x	x	x	x	0	n
3		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	2
4		x	x	x	x	✓	4	✓	5	✓	6	✓	7	✓	3
5		x	x	✓	2	✓	3	✓	4	✓	5	✓	6	✓	5
6		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6
7		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6
8		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6
9		x	x	x	x	x	x	x	x	x	x	x	x	0	n
10		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6
11		x	x	x	x	✓	4	✓	5	✓	6	✓	7	✓	3
12		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6
13		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6
14		✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6

70% of total no. of units must have 3 hours sunlight to private open space between 9am & 3pm
Complies 11/14 = 78%

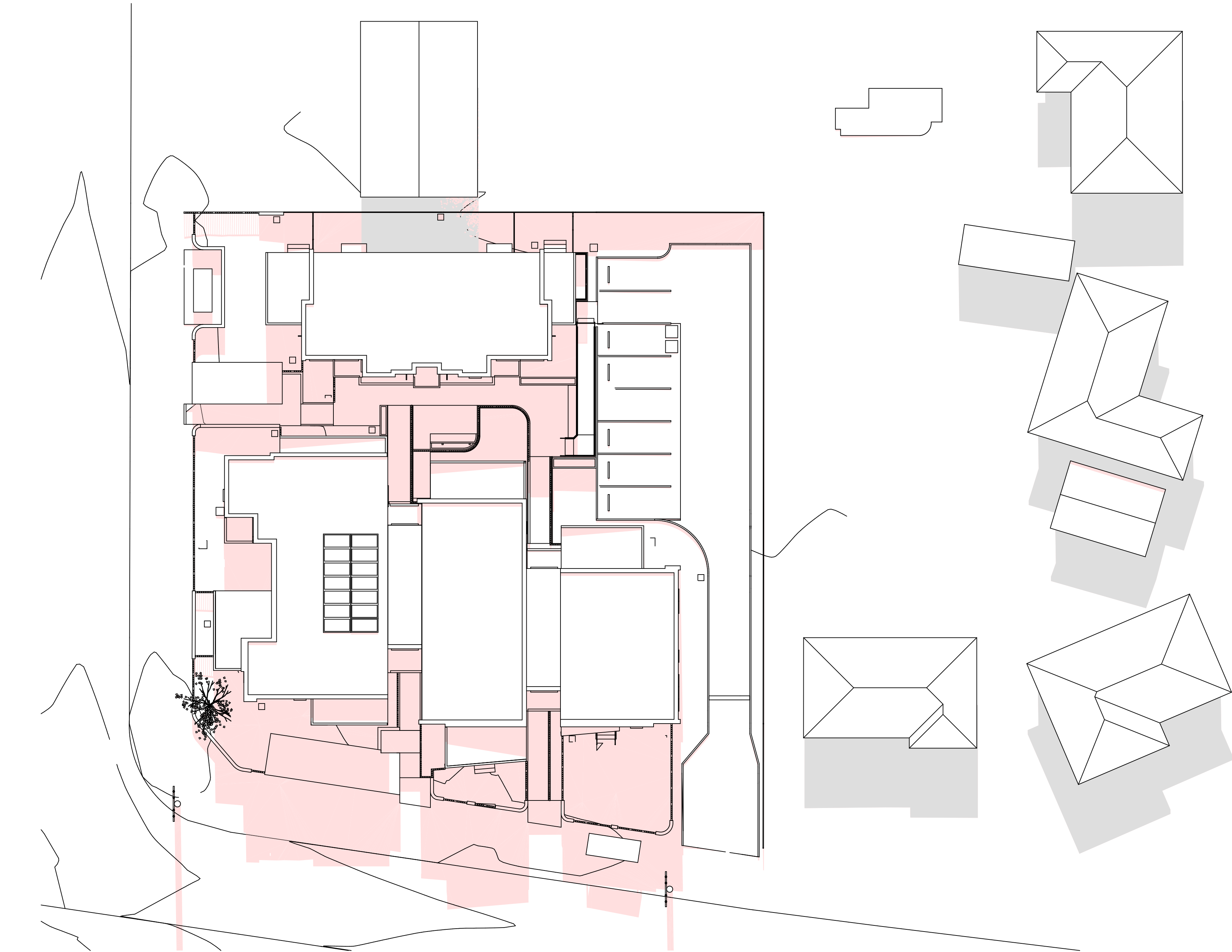


Legend shadow diagrams
note: drawing may not contain all items listed below

note:
shadows cast: proposed buildings

note:
shadows cast: existing neighbour
buildings

✓ sunlight to neighbour's
windows
x no sunlight to neighbour's
windows
✓ sunlight to living area
x no sunlight to living area
✓ sunlight to private open space
x no sunlight to private open space



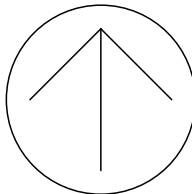
2 Shadows (proposed) 12noon
1:200

Living Areas																
Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies							
1	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
2	x	x	x	x	x	x	x	x	0						n	
3	✓	1	✓	2	✓	3	x	x	x	x	x	3		0	y	
4	x	x	x	x	x	x	x	x	x						0	n
5	✓	1	✓	2	✓	3	✓	x	x	x	x	3		0	y	
6	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
7	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
8	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
9	✓	1	✓	2	x	x	x	x	x	x	x	x	2		n	
10	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
11	x	x	x	x	✓	4	✓	5	✓	6	✓	✓	3		y	
12	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
13	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
14	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	

70% of total no. of units must have 3 hours
sunlight to livings areas between 9am & 3pm
Complies 11/14 = 78%

POS																	
Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies								
1	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y		
2	x	x	x	x	x	x	x	x	0						n		
3	✓	1	✓	2	✓	x	x	x	2						n		
4	x	x	x	x	✓	4	✓	5	✓	6	✓	3			y		
5	x	✓	2	✓	3	✓	4	✓	5	✓	6	✓	5			y	
6	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6			y
7	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6			y
8	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6			y
9	x	x	x	x	x	x	x	x	0						n		
10	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6			y
11	x	x	x	x	✓	4	✓	5	✓	6	✓	3			y		
12	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6			y
13	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6			y
14	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6			y

70% of total no. of units must have 3 hours sunlight to
private open space between 9am & 3pm
Complies 11/14 = 78%



01	22/12/23	Part 5 Submission
Rev	Date	Issue
do not scale drawings, check all dimensions on site. figured dimensions take precedence.		

Project Architect:
Stanton Dahl Architects
Ph: (02) 8544 5300
Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

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

Architect:



Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Shadow Diagrams

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Plotted: 23/12/2023

Status: Part 5 Activity Submission

Date: 23/12/2023
Scale: 1:200 @ A1
Stage: SM, DR
S/d job no: BGYPY
Checked: 2792.22
AT
Rev: AT

A0402

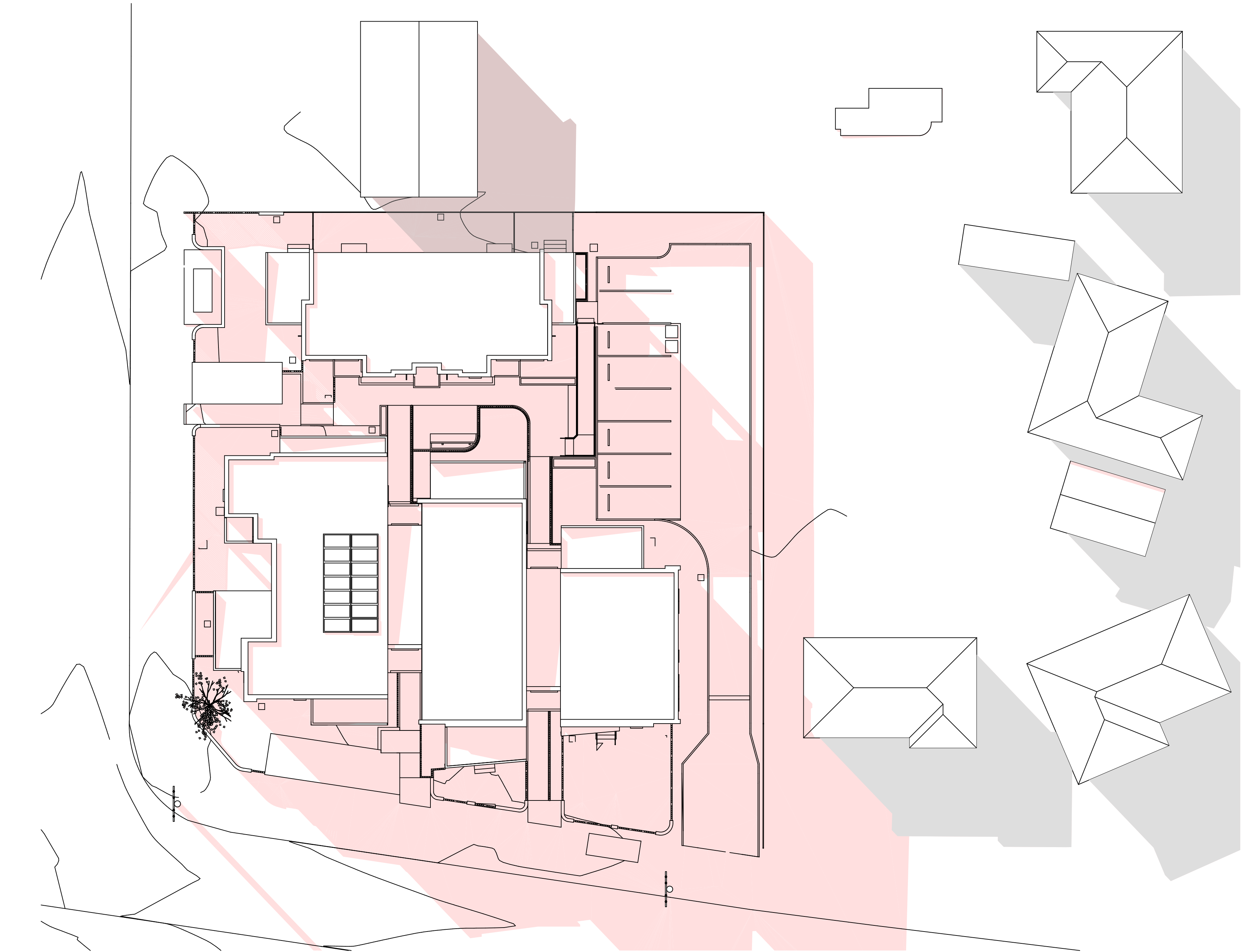
Project no:
BGYPY
Approved:
AT
Rev:
01

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

note:
shadows cast: proposed buildings

note:
shadows cast: existing neighbour
buildings

✓ sunlight to neighbour's
windows
x no sunlight to neighbour's
windows
✓ sunlight to living area
x no sunlight to living area
✓ sunlight to private open space
x no sunlight to private open space



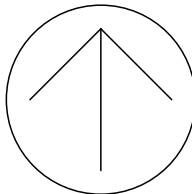
2 Shadows (proposed) 3pm
1:200

Living Areas																
Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies							
1	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
2	x	x	x	x	x	x	x	x	0						n	y
3	✓	1	✓	2	✓	3	x	x	x	x	x	x	3	0	n	
4	x	x	x	x	x	x	x	x	x	x	x	x	0	3	n	
5	✓	1	✓	2	✓	3	✓	x	x	x	x	x	3	0	y	
6	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
7	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
8	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
9	✓	1	✓	2	x	x	x	x	x	x	x	x	2	2	n	
10	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
11	x	x	x	x	✓	4	✓	5	✓	6	✓	✓	3	3	y	
12	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
13	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	
14	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y	

70% of total no. of units must have 3 hours
sunlight to livings areas between 9am & 3pm
Complies 11/14 = 78%

POS															
Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies						
1	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓		
2	x	x	x	x	x	x	x	x	0	n					
3	✓	1	✓	2	✓	x	x	x	2	n					
4	x	x	x	x	✓	4	✓	5	✓	6	✓	3	y		
5	x	✓	2	✓	3	✓	4	✓	5	✓	6	✓	5	y	
6	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
7	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
8	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
9	x	x	x	x	x	x	x	x	0	n					
10	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
11	x	x	x	x	✓	4	✓	5	✓	6	✓	3	y		
12	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
13	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
14	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y

70% of total no. of units must have 3 hours sunlight to
private open space between 9am & 3pm
Complies 11/14 = 78%



01	22/12/23	Part 5 Submission
Rev	Date	Issue
do not scale drawings, check all dimensions on site, figured dimensions take precedence.		

Project Architect:
Stanton Dahl Architects
Ph: (02) 8544 1683
Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

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

Architect:

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Shadow Diagrams

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Plotted: 23/12/2023

Status: Part 5 Activity Submission

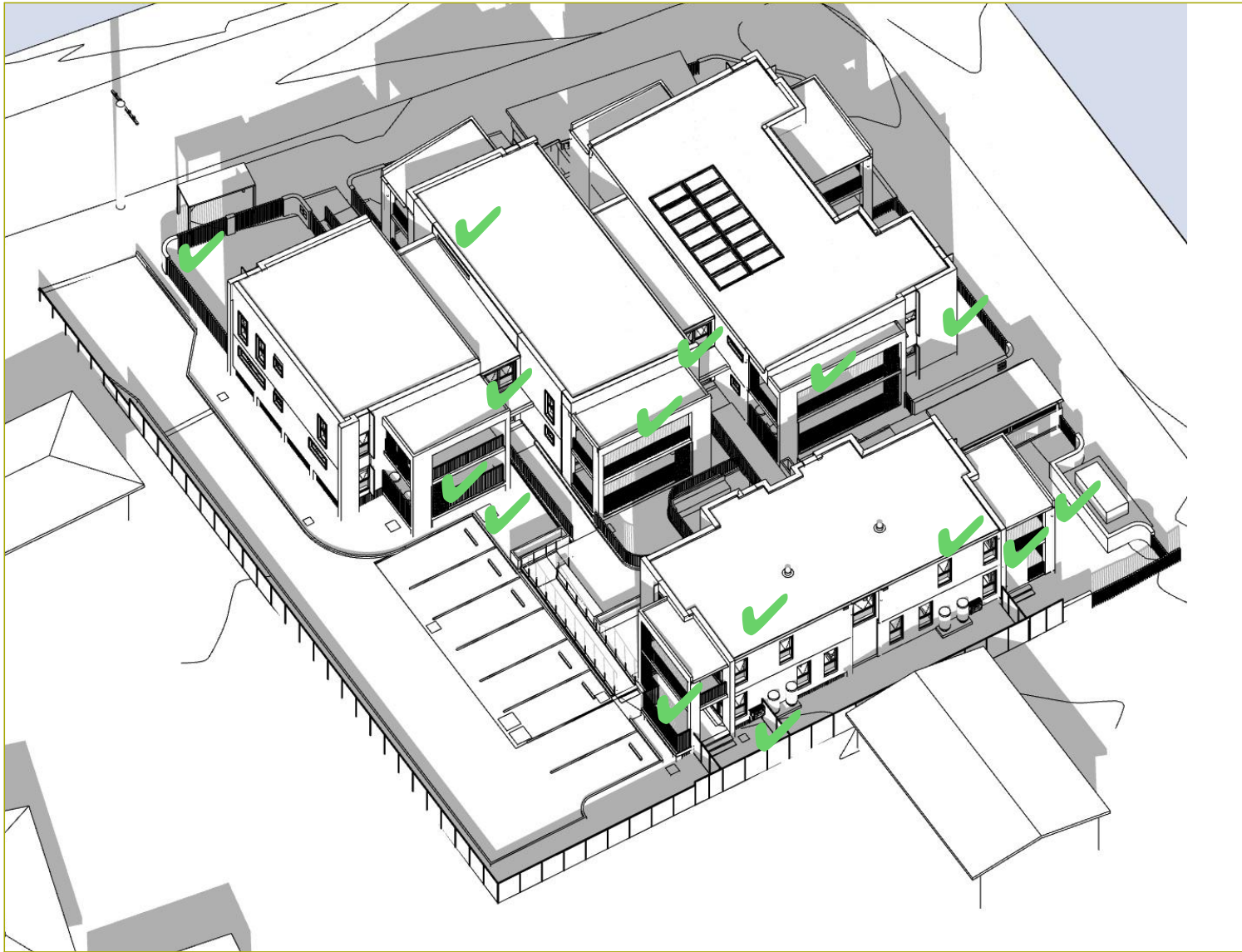
Date: 23/12/2023
Stage: 1:200 @ AI
Drawn: SM, DR
Checked: AT
Approved: AT

A0403

Project no. BGYPY
Approved: AT
Rev: 01



view from sun @ 9am



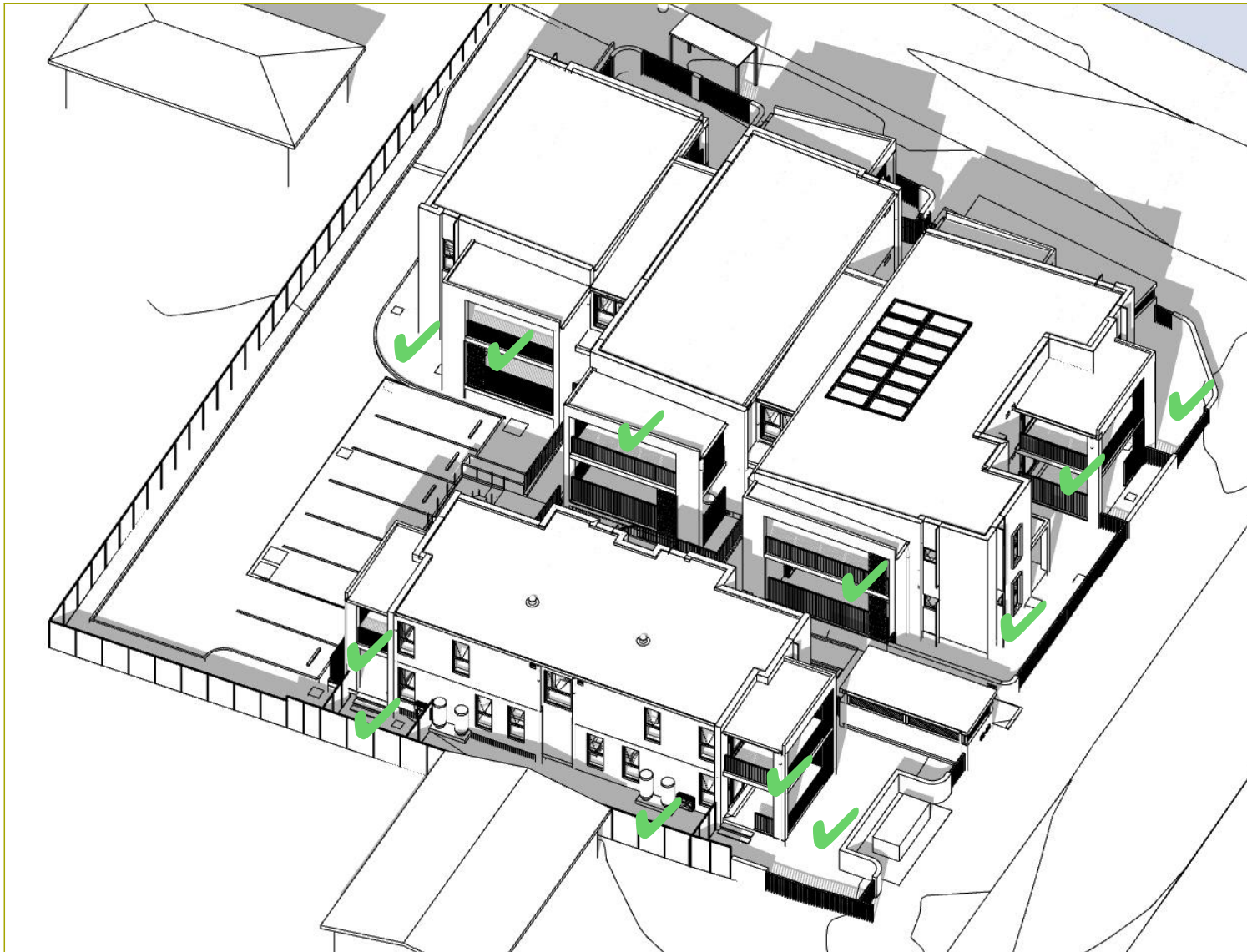
view from sun @ 10am



view from sun @ 11am



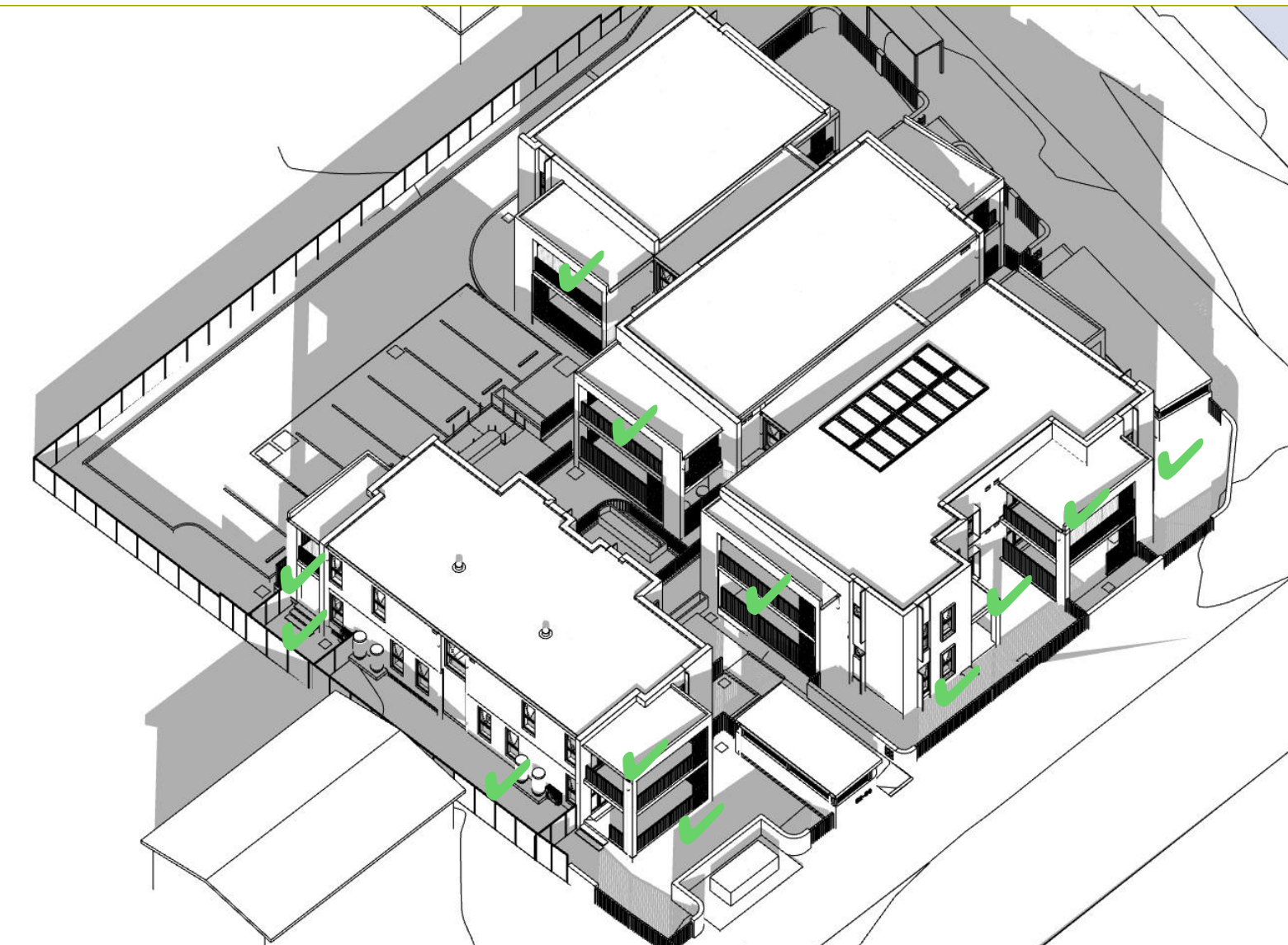
view from sun @ 12pm



view from sun @ 1pm



view from sun @ 2pm



view from sun @ 3pm

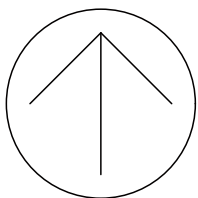
- ✓ sunlight to living area
- ✓ sunlight to private open space

Living Areas															
Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies						
1	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
2	x	x	x	x	x	x	x	x	0	n					
3	✓	1	✓	2	✓	3	x	x	x	x	3	y			
4	x	x	x	x	x	x	x	x	0	n					
5	✓	1	✓	2	✓	3	✓	x	x	x	3	y			
6	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
7	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
8	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
9	✓	1	✓	2	x	x	x	x	x	2	n				
10	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
11	x	x	x	x	✓	4	✓	5	✓	6	✓	3	y		
12	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
13	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y
14	✓	1	✓	2	✓	3	✓	4	✓	5	✓	6	✓	6	y

70% of total no. of units must have 3 hours
sunlight to livings areas between 9am & 3pm
Complies 11/14 = 78%

POS															
Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies						
1	√	1	√	2	√	3	√	4	√	5	√	6	√	6	y
2	x	x	x	x	x	x	x	x	0	n					
3	√	1	√	2	√	x	x	x	x	2	n				
4	x	x	x	x	√	4	√	5	√	6	√	3	y		
5	x	√	2	√	3	√	4	√	5	√	6	√	5	y	
6	√	1	√	2	√	3	√	4	√	5	√	6	√	6	y
7	√	1	√	2	√	3	√	4	√	5	√	6	√	6	y
8	√	1	√	2	√	3	√	4	√	5	√	6	√	6	y
9	x	x	x	x	x	x	x	x	0	n					
10	√	1	√	2	√	3	√	4	√	5	√	6	√	6	y
11	x	x	x	x	√	4	√	5	√	6	√	3	y		
12	√	1	√	2	√	3	√	4	√	5	√	6	√	6	y
13	√	1	√	2	√	3	√	4	√	5	√	6	√	6	y
14	√	1	√	2	√	3	√	4	√	5	√	6	√	6	y

70% of total no. of units must have 3 hours sunlight to
private open space between 9am & 3pm
Complies 11/14 = 78%



01	22/12/23	Part 5 Submission
Rev	Date	Issue
do not scale drawings, check all dimensions on site. figured dimensions take precedence.		

Project Architect:
Stanton Dahl Architects
Ph: (02) 8544 1583
Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

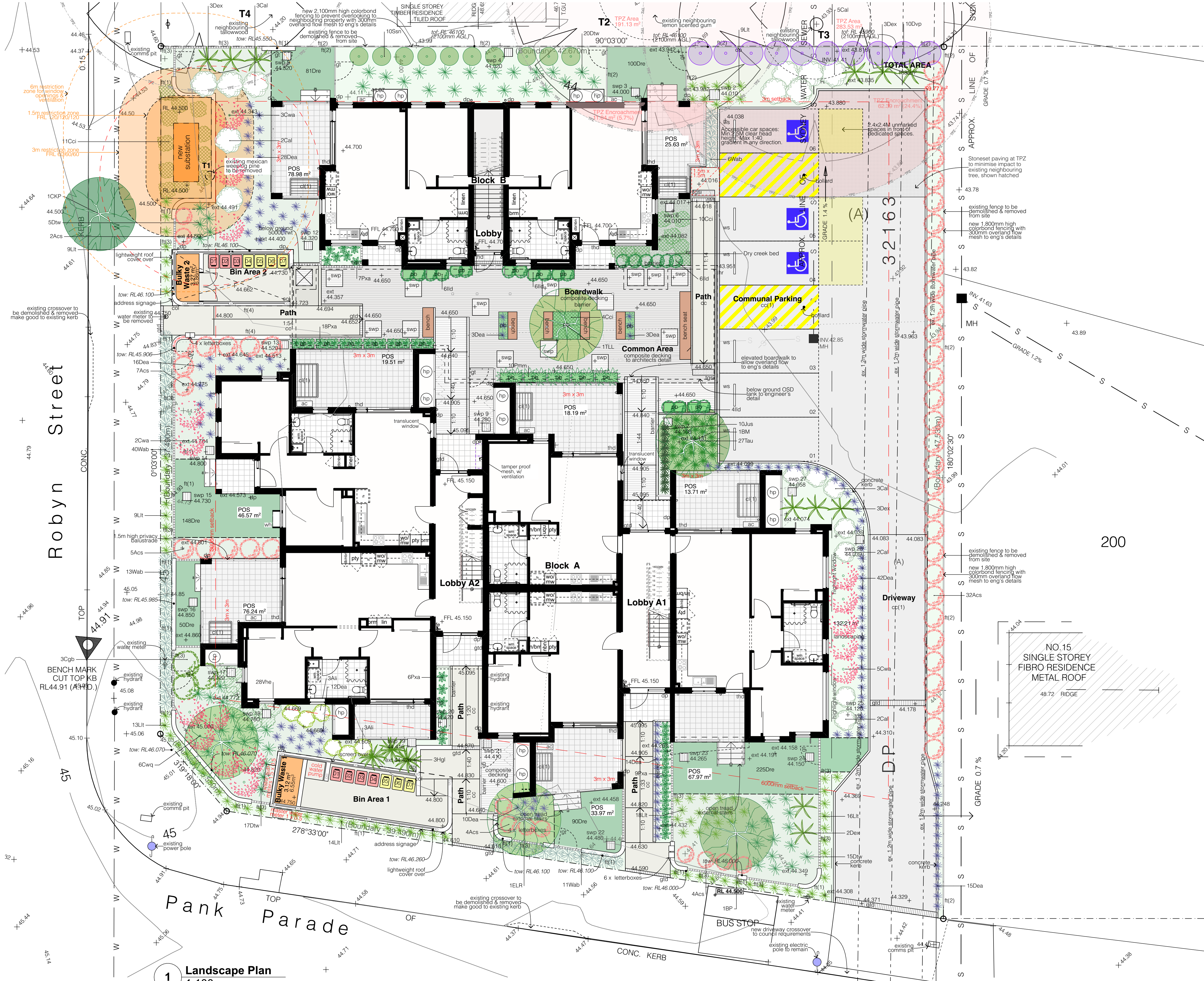
Hydraulic & Structural Consultant:
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Architect:

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Shadow Diagrams view from sun
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master

Status: Part 5 Activity Submission
Date: 23/12/2023
Stage: SM, DR
Scale: @ AI
S/d job no: 2792.22
Checked: SM, DR
Project no: BGYPY
Approved: AT
Rev: AT
Drawing: A0404



- Legend** (external work / site plan)
note: drawing may not contain all items listed below
- ex. contours & banking line
 - existing trees to be retained
 - existing trees to be removed
 - proposed trees - install rootguard near services as required
 - planting areas
 - turf
 - brick edging
 - fencing - for all fencing materials and types refer to the architects plans.
 - ex. RL00.00 → existing levels
 - RL00.00 → proposed levels
 - proposed spot levels (m)
 - ac air conditioner condenser
 - acc accessible
 - adnc ageing, disability & home care
 - ap access panel
 - bal(1) balustrade (type)
 - bfc broom finished concrete
 - boe brick on edge
 - bol bollard
 - cc(1) coloured concrete (type)
 - cft(1) ceramic floor tile (type)
 - cl clothes line
 - col column
 - dp downpipe
 - drp doorpost
 - ext. existing
 - fbt(1) facebrick work (type)
 - fe fire extinguisher
 - ffi finished floor level
 - ft(1) fence (type)
 - gb garbage bin
 - gt gate
 - gld grated drain
 - hrt(1) handrail (type)
 - ht hose tap
 - hwu hot water unit
 - hyd hydrant
 - kr kerb ramp
 - lb letter box
 - ofc off form concrete
 - pos private open space
 - pmp permeable paving
 - pp power pole
 - rw(1) retaining wall (type)
 - rwo rainwater outlet
 - rwt rainwater tank
 - sf steel float concrete
 - sfl structural floor level
 - swp storm water pit
 - trf tramped finished concrete

1 Landscape Plan
1:100



Homes NSW
APPROVED PLANS
PART 5 (DAV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY

Rev	Date	Issue
3	24.03.25	Part 5 Submission
2	05.03.25	Preliminary CC Issue
1	02.02.25	Preliminary CC Issue

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

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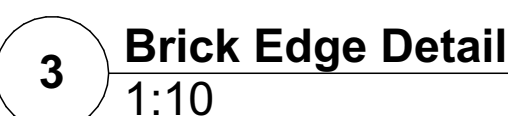
Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

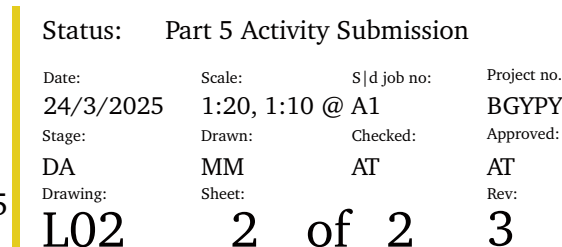
Title:
Landscape Plan
File:
1 Robyn St & 17-19 Pank Pde Blacktown (CC2).pln

Status: Part 5 Activity Submission
Date: 24/3/2025
Scale: 1:100 @ A1
Stage: DA
Drawing: MM
Sheet: AT
L01 1 of 2 3

Project no.: BGYPY
Checked: AT
Approved: AT
Rev: 3



NOTE: quantities on plan take precedence over quantities in schedule



PROPOSED DEVELOPMENT

1 Robyn Street & 17-19 Pank Parade, Blacktown, NSW
greenview Job No: 220152

GENERAL NOTES

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

RAINWATER REUSE SYSTEM NOTES

- RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS).
- NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY.
- PROVIDE AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
- PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
- PROVIDE APPROPRIATE FLOAT VALVE AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL.
- ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
- PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
- ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
- PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500.2 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2848) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345).
- EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319.
- ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.
- ALL DOWNPIPES CHARGED TO THE RAINWATER TANK ARE TO BE SEALED UP TO GUTTER LEVEL AND BE PRESSURE TESTED AND CERTIFIED.
- TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF
 - PERMANENT AIR GAP
 - BACKFLOW PREVENTION DEVICE

SAFETY IN DESIGN NOTES

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

EARTHWORK NOTES

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

DRAINAGE INSTALLATION

RCP CONVENTIONAL

INSTALLATIONS & ROAD CROSSINGS

- SUPPLY & INSTALLATION OF DRAINAGE WORKS TO BE IN ACCORDANCE WITH THESE DRAWINGS, THE COUNCIL SPECIFICATION AND THE CURRENT APPLICABLE AUSTRALIAN STANDARDS.
- BACKFILL SHALL BE PLACED & COMPACTED IN ACCORDANCE WITH THE SPECIFICATION. A GRANULAR GRAVEL AGGREGATE MATERIAL (<10mm) BACKFILL IS RECOMMENDED FOR THE BEDDING, HAUNCH SUPPORT AND SIDE ZONE DUE TO ITS SELF COMPACTING ABILITY.
- A MINIMUM OF 150mm CLEARANCE IS TO BE PROVIDED BETWEEN THE OUTSIDE OF THE PIPE BARREL AND THE TRENCH WALL FOR PIPES < 600 DIA. 200mm CLEARANCE FOR PIPES 600 TO 1200 DIA AND DIG CLEARANCE FOR PIPES > 1200 DIA.
- BEDDING OF THE PIPELINES IS TO BE TYPE 'HS2' IN ACCORDANCE WITH THE STANDARDS AND AS FOLLOWS:

a. COMPACTED GRANULAR MATERIAL IS TO COMPLY WITH THE FOLLOWING GRADINGS:

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

-AND THE MATERIAL PASSING THE 0.075 sieve HAVING LOW PLASTICITY - AS DESCRIBED IN APPENDIX D OF AS1726.

b. BEDDING DEPTH UNDER THE PIPE TO BE 100mm.

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

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

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

ROOF DRAINAGE

- ALL ROOF DRAINAGE IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATIONS.
- DOWNPIPES SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR FINAL LOCATIONS.
- ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE, UNLESS APPROVED OTHERWISE BY THE PROJECT ARCHITECT.
- ALL DOWNPIPES TO HAVE LEAF GUARDS.
- ALL EAVES GUTTERS ARE TO BE DESIGNED TO THE 5% AEP (20YR) STORM EVENTS UNO
- ALL EAVES GUTTER OVERFLOWS ARE TO BE IN ACCORDANCE WITH AS3500.3 G3
- ALL BOX GUTTERS ARE TO BE DESIGNED TO CATER TO THE 1% AEP (100YR) STORM EVENTS UNO
- IN ACCORDANCE WITH AS3500.3 CLAUSE 3.7.6 G, BOX GUTTERS SHALL:
 - BE STRAIGHT (WITHOUT CHANGE IN DIRECTION)
 - HAVE A HORIZONTAL CONSTANT WIDTH BASE (SOLE) WITH VERTICAL SIDES IN A CROSS-SECTION.
 - HAVE A CONSTANT LONGITUDINAL SLOPE BETWEEN 1:200 AND 1:40.
 - DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE OF DIRECTION (I.E. NOT TO THE SIDE); AND
 - BE SEALED TO THE RAINHEADS AND SUMPS
- GREENVIEW RECOMMENDS THAT THE BUILDER VERIFIES THAT ANY AND ALL BOX GUTTERS HAVE BEEN DESIGNED BY A QUALIFIED CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS.
- GREENVIEW RECOMMENDS A SPECIFIC INSPECTION AND CERTIFICATION BY A QUALIFIED CIVIL ENGINEER OF ANY AND ALL BOX GUTTERS INSTALLED ON THE PROJECT PRIOR TO OCCUPATION CERTIFICATE
- ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE.

STORMWATER DRAINAGE NOTES

- STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATION.
- MINIMUM PIT DIMENSIONS ARE TO BE IN ACCORDANCE WITH AS3500.3 TABLE 7.5.2.1 WHICH PROVIDES GUIDANCE ACCORDING TO PIT DEPTH U.N.O.

TABLE 7.5.2.1

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

Depth to invert of outlet	Minimum internal dimensions mm		
	Rectangular	Circular	
	Width	Length	Diameter
≤450	350	350	—
≤600	450	450	600
>600 ≤900	600	600	900
>900 ≤1200	600	900	1000
>1200	900	900	1000

- PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
- PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO
- ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 U.N.O. BY COUNCIL'S SPECIFICATION.
- PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE DRAWINGS
- MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 600mm IN CARPARK & ROADWAY AREAS UNO.
- ALL PIPES LOCATED IN LANDSCAPE AREAS TO HAVE 300mm COVER, WHERE NOT POSSIBLE AND COVER IS BETWEEN 150mm AND 300mm USE SEWER GRADE PIPE.
- PIPES 225mm DIA. AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O.
- PIPES UP TO 150mm DIA. SHALL BE LAID AT 1.0% MIN. GRADE U.N.O
- BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY.
- ANY DEEPS OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS
- THE MINIMUM SIZES OF THE STORMWATER DRAINAGE PIPES SHALL NOT BE LESS THAN 90mm DIA. FOR CLASS 1 BUILDINGS AND 100mm DIA. FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
- BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS.
- ALL LANDSCAPED PITS TO BE MIN 450 SQUARE U.N.O. OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
- GREENVIEW RECOMMENDS ALL COURTYARDS TO HAVE 450 SQUARE PLASTIC PIT INSTALLED WITH A 150mm DIA. CONNECTION TO FORMAL DRAINAGE SYSTEM U.N.O.
- ALL DRIVEWAY PITS TO BE MIN 600 SQUARE U.N.O. OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
- ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
- ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS, WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
- GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION WHERE APPLICABLE.
- ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE.
- ANY VARIATION TO THAT WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE COMMENCEMENT.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- GREENVIEW RECOMMENDS ALL ACCESSIBLE GRATES TO BE FITTED WITH CHILDPROOF LOCKS.
- ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILLING.
- COUNCIL ISSUES FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- WATER PROOF ALL CONCRETE BALCONIES & ROOFS TO ARCHITECTS DETAILS
- ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW
- ALL SUBSOIL DRAINAGE SHALL BE A MINIMUM OF 065mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE CONSULTANT.
- SUBSOIL DRAINAGE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS. LAY PIPES ON FLOOR OF TRENCH GRADED AT 1% MIN. AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL. PROVIDE FLUSHING EYES AT HIGH POINTS OR TO COUNCILS REQUIREMENTS.
- ALL GRATES IN AREAS OF FREQUENT PEDESTRIAN TRAFFIC (IE FOOTPATHS, WALKWAYS, ETC.) TO BE HEELPROOF GRATE.
- REFER ARCHITECTS DETAIL FOR GRATE FINISH (IE STAINLESS STEEL OR GALVANISED).
- GRATES TO BE IN ACCORDANCE WITH TABLE BELOW:

PIT GRATE INLINE TYPE

GRATE TYPE	TRAFFIC CONDITIONS
A - EXTRA LIGHT DUTY	FOOTWAYS AND AREAS ACCESSIBLE ONLY TO PEDESTRIANS AND PEDAL CYCLISTS.
B - LIGHT DUTY	FOOTWAYS THAT CAN BE MOUNTED BY VEHICLES.
C - MEDIUM DUTY	WALLS AND PEDESTRIAN AREAS OPEN TO SLOW MOVING COMMERCIAL VEHICLES.
D - HEAVY DUTY	CARRIAGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES.

TABLE AS PER AS3500.3 - 2008. ENGINEER TO BE NOTIFIED IF LOAD CONDITIONS LISTED ABOVE ARE EXCEEDED.

- COVER TO PIPE TO BE AS PER TABLE BELOW:

COVER TABLE

LOCATION	PIPE TYPE	COVER
LANDSCAPE	PVC	300
LANDSCAPE (SINGLE DWELLING)	PVC	100
UNDER TRAFFICABLE AREA	PVC	100 BELOW UNDERSIDE OF PAVEMENT
CONCRETE	STEEL	NIL BELOW UNDERSIDE OF PAVEMENT
ROADS	RCP	100 BELOW UNDERSIDE OF PAVEMENT

STORMWATER DRAINAGE NOTES CONTINUED

- GREENVIEW'S STORMWATER SYSTEM HAS BEEN DESIGNED TO CAPTURE SURFACE RUNOFF FROM THE SITE ITSELF BUT DOES NOT INCORPORATE SPECIFIC GROUNDWATER CAPTURE MECHANISMS. IN SOME CASES, GROUNDWATER INUNDATION MAY BE A SIGNIFICANT SOURCE OF WATER DURING A STORM EVENT. GREENVIEW RECOMMENDS THAT ALL RETAINING WALLS CLOSE TO HABITABLE AREAS BE FITTED WITH AN IMPERMEABLE MEMBRANE AND SUBSOIL DRAINAGE TO PREVENT GROUNDWATER INGRESS.
- GREENVIEW RECOMMENDS ALL IN-GROUND STORMWATER PIPE RUNS ARE SET OUT BY THE BUILDER PRIOR TO COMMENCEMENT OF WORKS, WHERE 300MM COVER IS NOT ACHIEVED, NOTIFY ENGINEER IMMEDIATELY.
- WHERE STORMWATER DRAINAGE WORKS ARE TO BE UNDERTAKEN PRIOR TO THE CONSTRUCTION OF THE BUILDING, THE BUILDER IS TO SET OUT THE FLOOR LEVELS AND ENSURE PROPOSED STORMWATER DRAINAGE LEVELS AND BUILDING LEVELS ARE COMPATIBLE. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.

ON-SITE DETENTION

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

BELOW GROUND OSD TANKS

- THE HYDRAULIC CONTROL FOR THE STORAGE (USUALLY ORIFICE PLATE) SHALL BE FIRMLY FIXED IN PLACE TO PREVENT REMOVAL OR TAMPERING. A PLATE OF 3mm TO 5mm THICK STAINLESS STEEL WITH A CIRCULAR HOLE SHALL BE USED, PROVIDED:
 - IT IS MACHINED TO 0.5mm ACCURACY
 - IT RETAINS A SHARP EDGE, AND
 - THE ORIFICE DIAMETER IS NOT LESS THAN 25mm (AS 3500.3 CLAUSE 7.10.2)
- INSPECTION / ACCESS OPENINGS SHALL BE PROVIDED ABOVE THE LOCATION OF THE OUTLET WITH DIAMETER OF AT LEAST 600mm x 600mm OR 600mm DIAMETER FOR STORAGES UP TO 800mm DEEP AND 600mm x 900mm FOR DEEPER STORAGES. THERE SHALL BE NO IMPEDIMENTS TO THE REMOVAL OF DEBRIS THROUGH THIS OPENING. INSPECTION SHALL BE POSSIBLE WITHOUT RESIDENTS OR OWNERS HAVING TO REMOVE HEAVY ACCESS COVERS (AS3500.3 CLAUSE 7.10.2.b.ii)
- WHERE STORAGES ARE NOT DEEP ENOUGH TO WORK IN (<1.5m DEEP), ACCESS SHALL BE PROVIDED AT INTERVALS OF APPROXIMATELY 10m TO ALLOW THE SYSTEM TO BE FLUSHED TO THE STORAGE OUTLET> ACCESS SHALL BE PROVIDED AT THE OUTLET (AS3500.3 CLAUSE 7.10.2.b.iii)
- A SUMP SHALL BE PROVIDED AT THE OUTLET POINT. SET BELOW THE LEVEL OF THE MAIN STORAGE TO COLLECT DEBRIS, WHERE A DISCHARGE CONTROL PIT IS INCLUDED IN THE STORAGE- THIS SHALL CONTAIN A SUMP SET A MINIMUM OF 1.5 TIMES THE DIAMETER OF THE ORIFICE OF THE OUTLET BELOW THE CENTRE OF THE ORIFICE. SUMPS SHALL BE PROVIDED WITH WEEP HOLES TO DRAIN OUT TO THE SURROUNDING SOIL AND SHALL BE FOUNDED ON A COMPACTED GRANULAR BASE.
- WHERE THE DEPTH OF THE TANK EXCEEDS 1.2m, A LADDER IN ACCORDANCE WITH AS3500.3 CLAUSE 7.5.4 SHALL BE INSTALLED.
- BELOW GROUND OSD SYSTEMS SHALL CONFORM WITH AS2865.
- IN ACCORDANCE WITH AS3500.3 CLAUSE 7.10.2.D SCREENS (TRASH RACKS) WITH THE FOLLOWING CHARACTERISTICS SHOULD BE PROVIDED TO COVER EACH ORIFICE OUTLET:
 - FOR ORIFICES UP TO 150mm DIA., A FINE APERTURE-EXPANDED METAL MESH SCREEN WITH A MINIMUM AREA OF 50 TIMES THE AREA OF THE ORIFICE. FOR LARGER DIA. ORIFICES, A COARSER GRID MESH WITH A MINIMUM AREA OF 20 TIMES THE ORIFICE AREA MAY BE USED AS AN ALTERNATIVE.
 - STEEL SCREENS SHOULD BE STAINLESS STEEL OR HOT-DIP GALVANIZED WHERE APERTURE-EXPANDED MESH SCREENS ARE EMPLOYED. THEY SHOULD BE POSITIONED SO THAT THE OVAL-SHAPED HOLES ARE HORIZONTAL, WITH THE PROTRUDING UP ANGLE UPWARDS AND FACING DOWNSTREAM. A HANDLE MAY BE FITTED TO ENSURE CORRECT ORIENTATION AND EASY REMOVAL FOR MAINTENANCE.
 - SCREENS SHOULD BE PLACED NO FLATTER THAN 45 DEGREES TO THE HORIZONTAL. IN SHALLOW STORAGES UP TO 600mm DEEP, IN DEEPER OR MORE REMOTE LOCATIONS, THE MINIMUM ANGLE SHOULD BE 60 DEGREES TO THE HORIZONTAL.
- IF THE BELOW GROUND OSD STORAGE IS SEALED, A VENT SHOULD BE PROVIDED TO EXPEL ANY NOXIOUS GASES (AS3500.3 CLAUSE 7.10.2.D.b).
- THE STORAGE SHOULD BE DESIGNED TO FILL WITHOUT CAUSING OVERFLOWS IN UPSTREAM CONDUITS DUE TO BACKWATER EFFECTS (AS3500.3 CLAUSE 7.10.2.D.c).
- BELOW GROUND STORAGES SHALL BE CONSTRUCTED OF CONCRETE, MASONRY, ALUMINIUM/ZINC AND ALUMINIUM/ZINC/MAGNESIUM ALLOY-COATED STEEL, ZINC-COATED STEEL, GALVANISED IRON OR PLASTICS (AS3500.3 7.10.3)

MAINTENANCE SCHEDULE: ON SITE DETENTION (OSD)

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

6 MONTHLY

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

ANNUALLY

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

5-YEARLY

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

COLOUR LEGEND

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

GREENVIEW CIVIL SHEET LIST		
No.	SHEET NAME	REV.
C01	NOTES & LEGENDS	11
C02	GROUND FLOOR DRAINAGE PLAN	11
C03	FIRST FLOOR DRAINAGE PLAN	3
C04	ROOF DRAINAGE PLAN	3
C05	SITE STORMWATER DETAILS SHEET 1	11
C06	COUNCIL EASEMENT PIPE OVERVIEW PLAN	5
C07	OSD CATCHMENT PLAN	5

RECOMMENDED SAFETY SIGNS



CONFINED SPACE DANGER SIGN

- A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANKS CONFINED SPACE.
 - MINIMUM DIMENSIONS OF THE SIGN
 - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
 - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)
- THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE
- SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

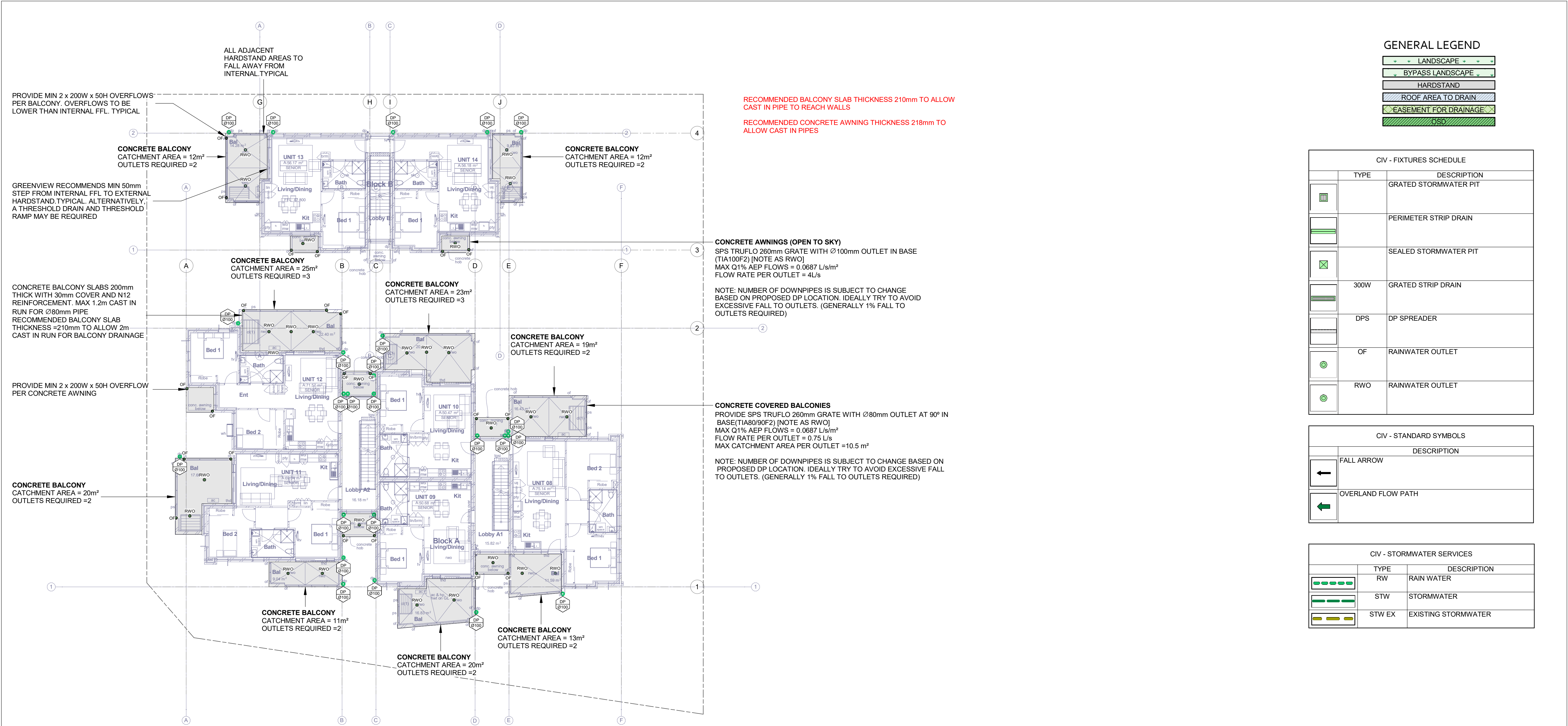
EXISTING SERVICES



ABBREVIATIONS

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

STATUS:				PRELIMINARY			
DATE: 11.03.2025		SCALE: As indicated		PRJ: BGYPY		JOB: 220152	
STAGE: P		DRAWN: JPS		DESIGN: RC		CHECKED: AMcK	
TYPE: C		SHEET: C02				REV: 11	



FIRST FLOOR DRAINAGE PLAN
Scale: 1 : 150

- ALL WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING
- ALL ROOF DRAINAGE IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATIONS.
- DOWNPipes SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR FINAL LOCATIONS.
- ALL EAVES GUTTER OVERFLOWS ARE TO BE IN ACCORDANCE WITH AS3500.3 G3
- REFER C01 FOR FURTHER ROOF DRAINAGE NOTES
- GREENVIEW RECOMMENDS THAT THE BUILDER VERIFIES THAT ANY AND ALL BOX GUTTERS HAVE BEEN DESIGNED BY A QUALIFIED CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS
- GREENVIEW RECOMMENDS A SPECIFIC INSPECTION AND CERTIFICATION BY A QUALIFIED CIVIL ENGINEER OF ANY AND ALL BOX GUTTERS INSTALLED ON THE PROJECT PRIOR TO OCCUPATION CERTIFICATE.
- ALL DOWNPipes ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE.

GENERAL LEGEND

LANDSCAPE
BYPASS LANDSCAPE
HARDSTAND
ROOF AREA TO DRAIN
EASEMENT FOR DRAINAGE
OSD

CIV - FIXTURES SCHEDULE		
	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER STRIP DRAIN
		SEALED STORMWATER PIT
	300W	GRATED STRIP DRAIN
	DPS	DP SPREADER
	OF	RAINWATER OUTLET
	RWO	RAINWATER OUTLET

CIV - STANDARD SYMBOLS	
	DESCRIPTION
	FALL ARROW
	OVERLAND FLOW PATH

CIV - STORMWATER SERVICES		
	TYPE	DESCRIPTION
	RW	RAIN WATER
	STW	STORMWATER
	STW EX	EXISTING STORMWATER

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APPROVED PLANS
PART 5 (GV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY



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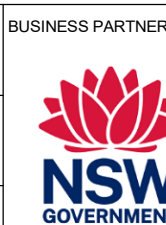
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1	28.01.2025	JPS	PRELIMINARY ISSUE

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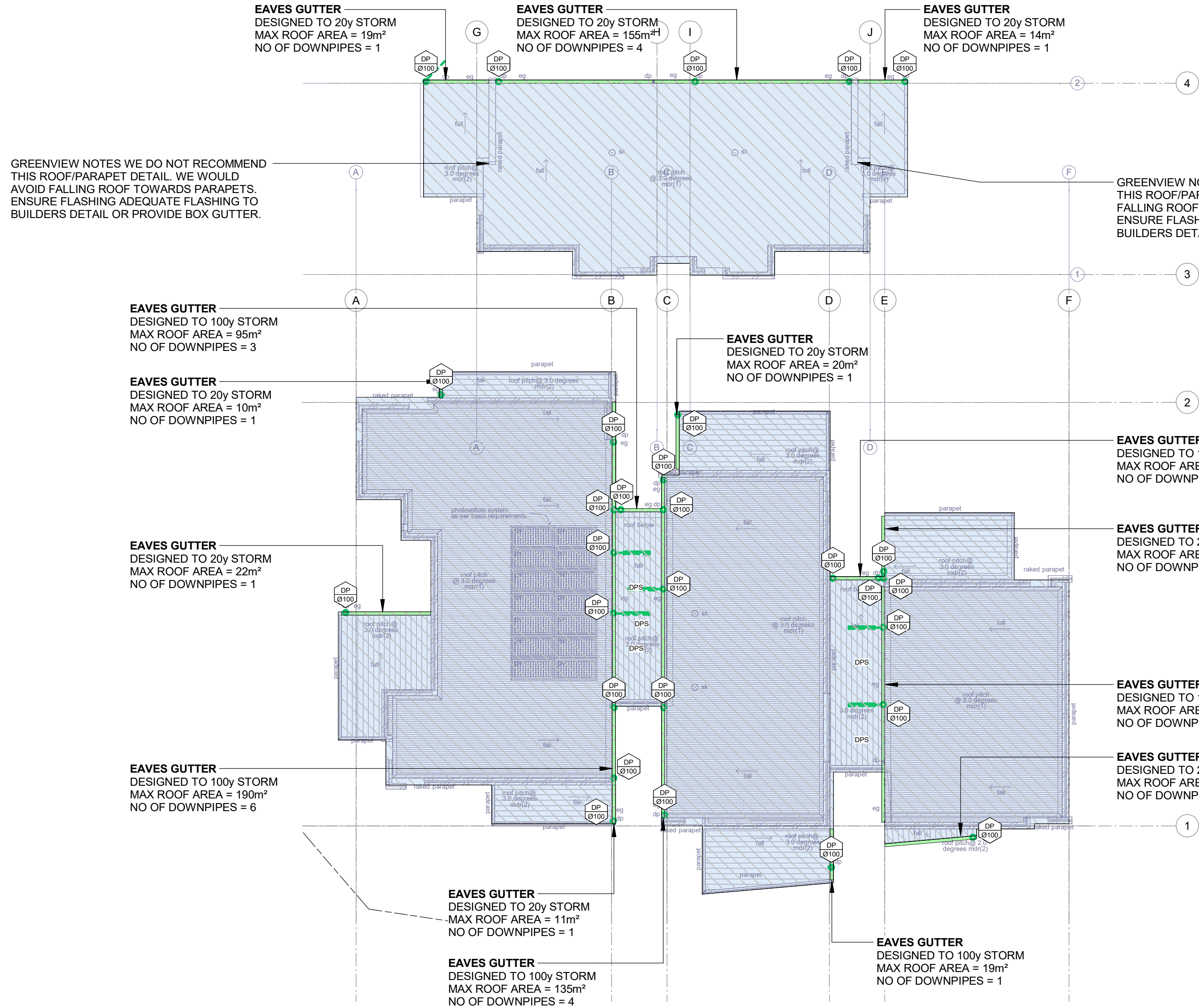
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PROJECT:	PROPOSED DEVELOPMENT
AT	1 Robyn Street & 17-19 Pank Parade, Blacktown, NSW

TITLE:	FIRST FLOOR DRAINAGE PLAN
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STATUS:	PRELIMINARY
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TYPE:	C
SHEET:	C03
REV:	3



GENERAL LEGEND

LANDSCAPE
BYPASS LANDSCAPE
HARDSTAND
ROOF AREA TO DRAIN
EASEMENT FOR DRAINAGE
OSD

CIV - FIXTURES SCHEDULE		
	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER STRIP DRAIN
		SEALED STORMWATER PIT
	300W	GRATED STRIP DRAIN
	DPS	DP SPREADER
	OF	RAINWATER OUTLET
	RWO	RAINWATER OUTLET

CIV - STANDARD SYMBOLS	
	DESCRIPTION
	FALL ARROW
	OVERLAND FLOW PATH

CIV - STORMWATER SERVICES		
	TYPE	DESCRIPTION
	RW	RAIN WATER
	STW	STORMWATER
	STW EX	EXISTING STORMWATER

ROOF DRAINAGE PLAN
Scale: 1 : 150

- ALL WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING
- ALL ROOF DRAINAGE IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATIONS.
- DOWNPipes SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR FINAL LOCATIONS.
- ALL EAVES GUTTER OVERFLOWS ARE TO BE IN ACCORDANCE WITH AS3500.3 G3
- REFER C01 FOR FURTHER ROOF DRAINAGE NOTES
- GREENVIEW RECOMMENDS THAT THE BUILDER VERIFIES THAT ANY AND ALL BOX GUTTERS HAVE BEEN DESIGNED BY A QUALIFIED CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS
- GREENVIEW RECOMMENDS A SPECIFIC INSPECTION AND CERTIFICATION BY A QUALIFIED CIVIL ENGINEER OF ANY AND ALL BOX GUTTERS INSTALLED ON THE PROJECT PRIOR TO OCCUPATION CERTIFICATE.
- ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE.

NOTE: ALL ROOF FALLS 3° UNO

HP - HIGHPOINT
DPS - DOWNPIPE SPREADER

EAVES GUTTER (EG1)
MINIMUM CROSS SECTIONAL AREA OF EAVES GUTTER = 8200mm²
MINIMUM DOWNPIPE SIZE = Ø 100 mm
MAXIMUM ROOF FALL = 3°
FOR 20y STORM, MAXIMUM CATCHMENT AREA PER DOWNPIPE = 47 m²
FOR 100y STORM, MAXIMUM CATCHMENT AREA PER DOWNPIPE = 36 m²
MAXIMUM GUTTER LENGTH PER DOWNPIPE = 12m PER NCC REQUIREMENTS

ROOF DRAINAGE CALCULATIONS
ROOF DRAINAGE IS DESIGNED IN ACCORDANCE WITH AS3500.3 (2018)
EAVES GUTTERS ARE TO BE DESIGNED FOR 20 YEAR ARI STORM EVENTS, NOTING 5%AEP IS EQUIVALENT TO 20 ARI (AS3500.3 TABLE 3.3.4 NOTE 2) UNO.
EAVES GUTTERS ABOVE OR OVERFLOWING TO LOBBY ENTRIES ARE TO BE DESIGNED FOR 100 YEAR ARI STORM EVENTS, NOTING 1% AEP IS EQUIVALENT TO 100 ARI (AS3500.3 TABLE 3.3.4 NOTE 2).
DESIGN BASED ON 2016 IFD DATA FOR BLACKTOWN
5% AEP 5min STORM INTENSITY 2016 = 174 mm/hr
1% AEP 5min STORM INTENSITY 10015 = 229 mm/hr
MINIMUM CROSS SECTIONAL AREA OF EAVES GUTTER TO BE 8200 mm² U.N.O
MINIMUM DOWNPIPE SIZE TO BE Ø 100 U.N.O.

ROOF DRAINAGE NOTES
ROOF CATCHMENT AREA MEASUREMENTS ARE BASED OFF SCALED ARCHITECTURAL DRAWINGS, NOTIFY ENGINEER IF DISCREPANCIES ARE NOTED. NO BOX GUTTERS NOMINATED ON ARCHITECTURAL PLANS. NOTIFY ENGINEER IF OTHERWISE.
MINIMUM FALL OF EAVES GUTTERS TO BE NOT LESS THAN 1:500 UNLESS FIXED TO METAL FASCIAS (NCC 2019 VOL 2 CLAUSE 3.5.3.4 A.i)



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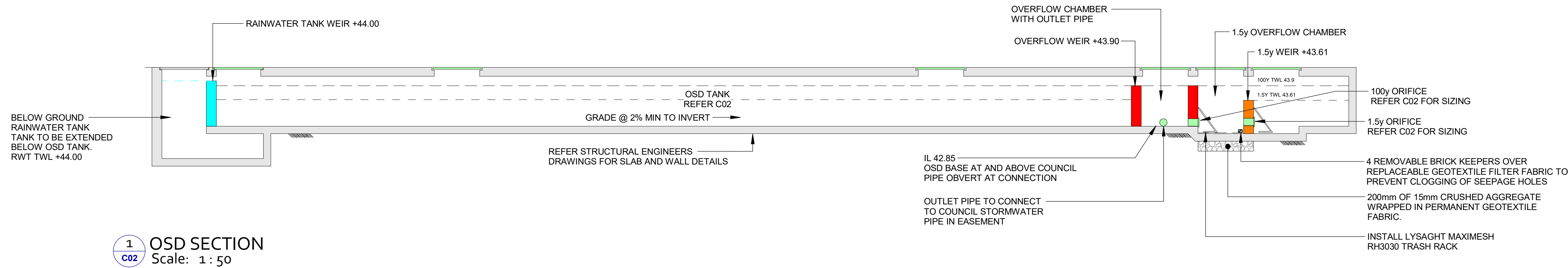


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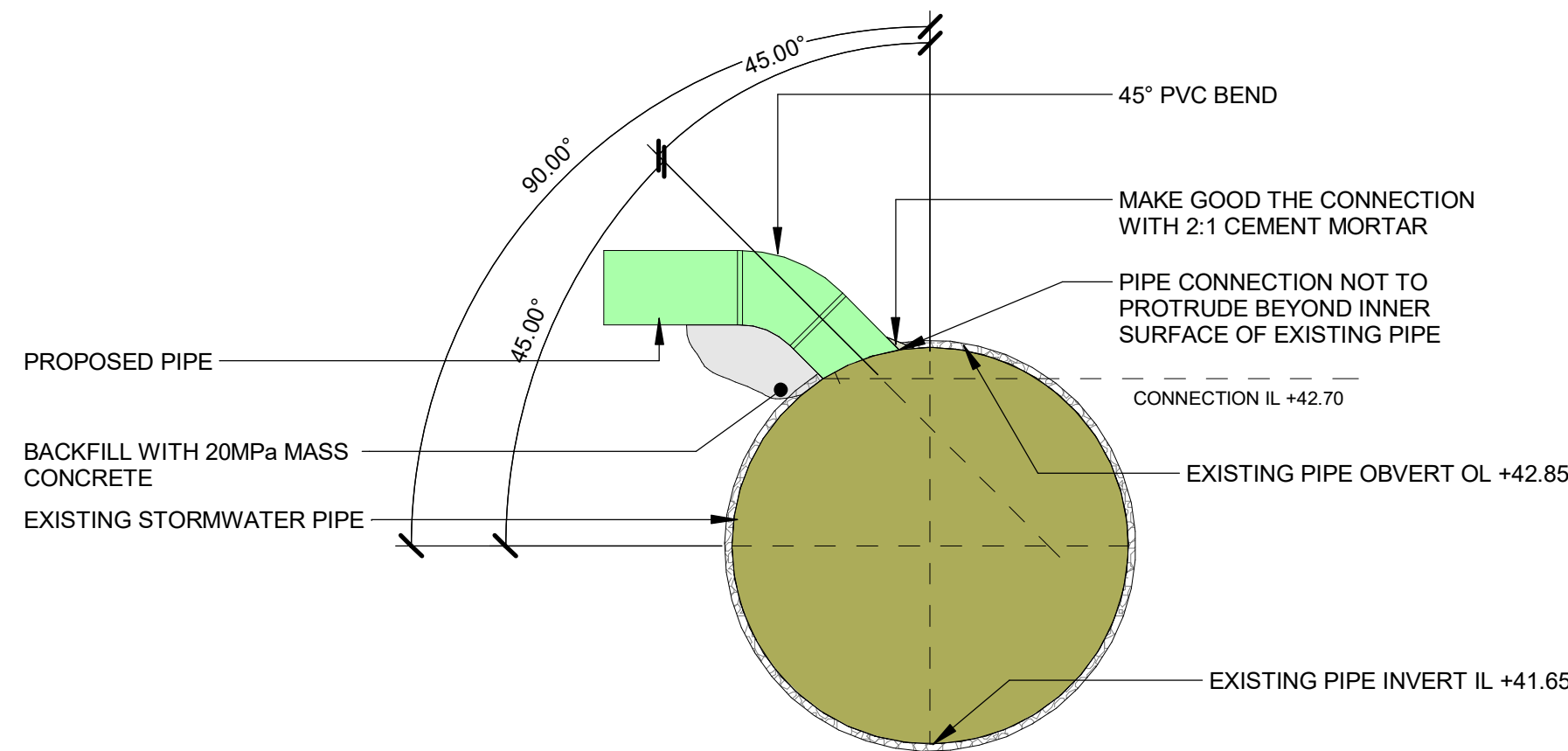
PROJECT:
PROPOSED DEVELOPMENT
AT
1 Robyn Street & 17-19 Pank Parade,
Blacktown, NSW

TITLE:
ROOF DRAINAGE PLAN

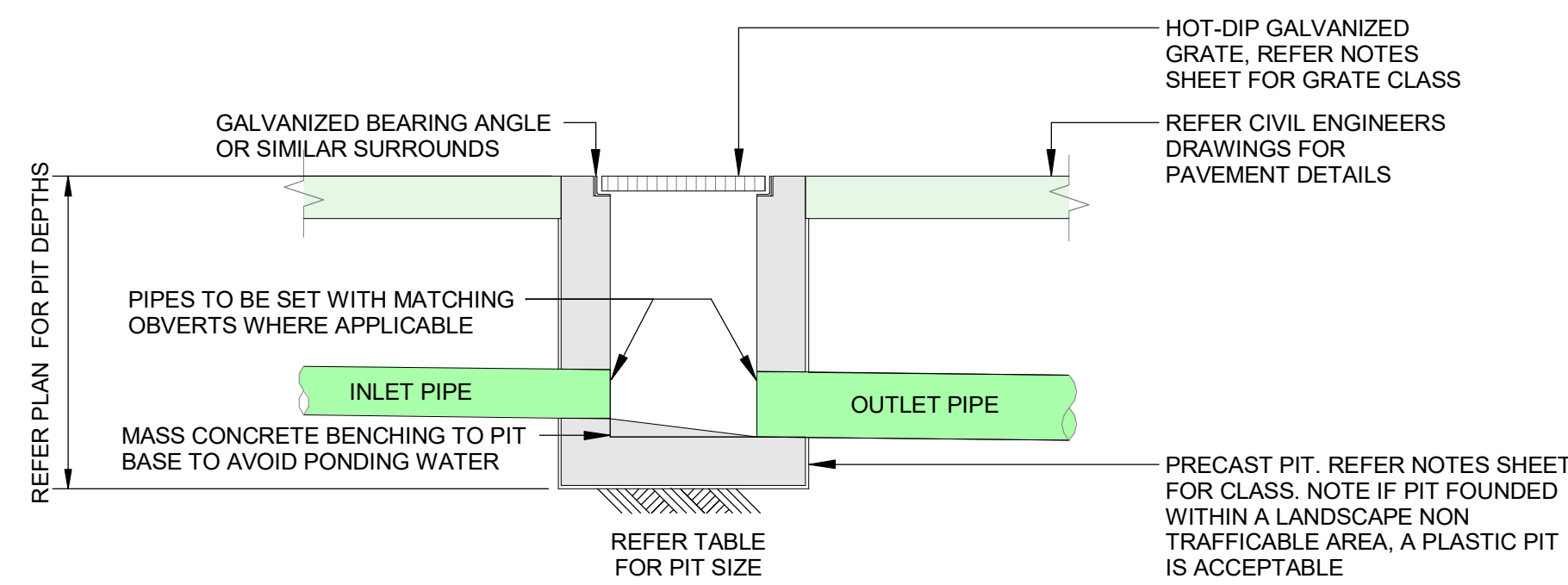
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STAGE: P	DRAWN: JPS	DESIGN: RC	CHECKED: AMcK
TYPE: C	SHEET: C04	REV:	3



1 OSD SECTION
C02 Scale: 1 : 50



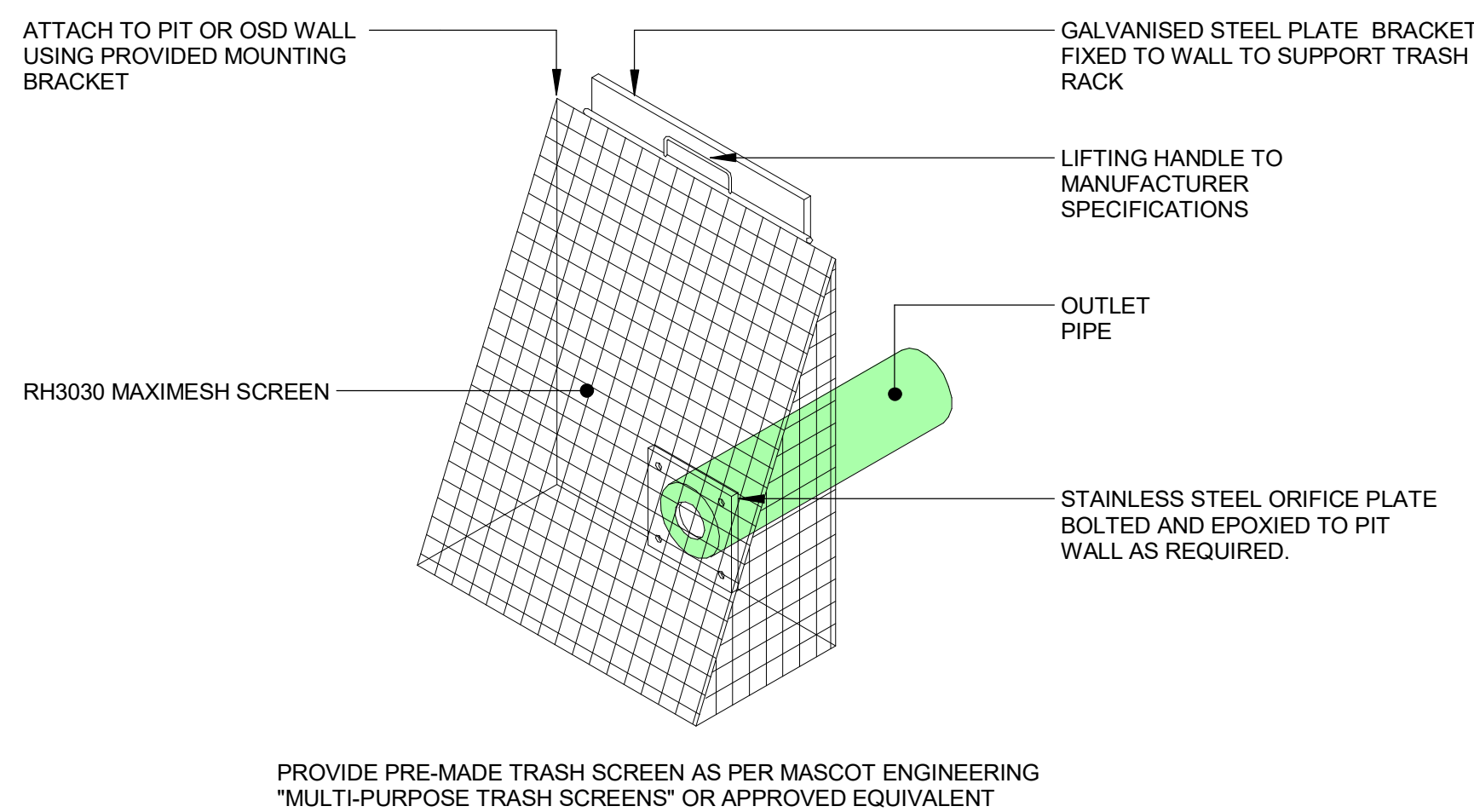
CONNECTION TO EXISTING DRAINAGE LINE
Scale: 1 : 20



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

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

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



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

TYPICAL TRASH SCREEN DETAIL WITH ORIFICE PLATE
Scale: 1 : 10



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8	28.01.2025	JPS	PRELIMINARY ISSUE
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6	04.04.2024	JPS	PART 5 ISSUE
5	19.03.2024	JPS	PART 5 ISSUE
4	20.12.2023	JPS	PART 5 ISSUE
3	29.11.2023	JPS	PART 5 ISSUE
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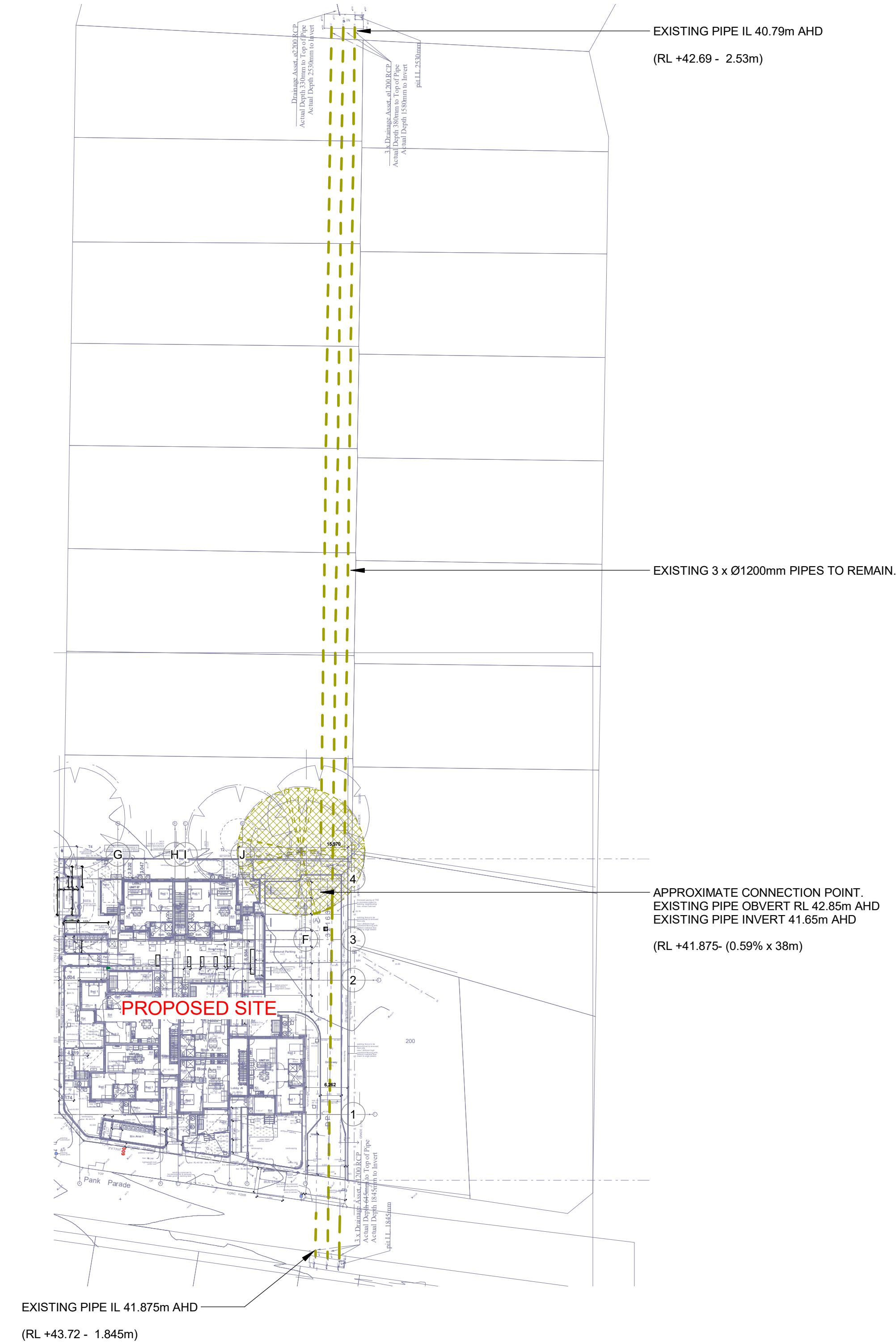


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PROJECT:
PROPOSED DEVELOPMENT
AT
1 Robyn Street & 17-19 Pank Parade,
Blacktown, NSW

TITLE:
**SITE STORMWATER
DETAILS SHEET 1**

STATUS: PRELIMINARY				
DATE:	SCALE:	PRJ:	JOB:	
11.03.2025	As indicated	BGYPY	220152	
STAGE:	DRAWN:	DESIGN:	CHECKED:	
P	JPS	RC	AMcK	
TYPE:	SHEET:	REV:		
C	C05	11		



COUNCIL EASEMENT PIPE OVERVIEW PLAN
Scale: 1 : 500

NOTE: SURVEY INFORMATION TAKEN FROM DUKING UTILITY PLAN
DRAWING NUMBER D24222-UT-01 SHEET NO. 2. DATED 11/09/2024



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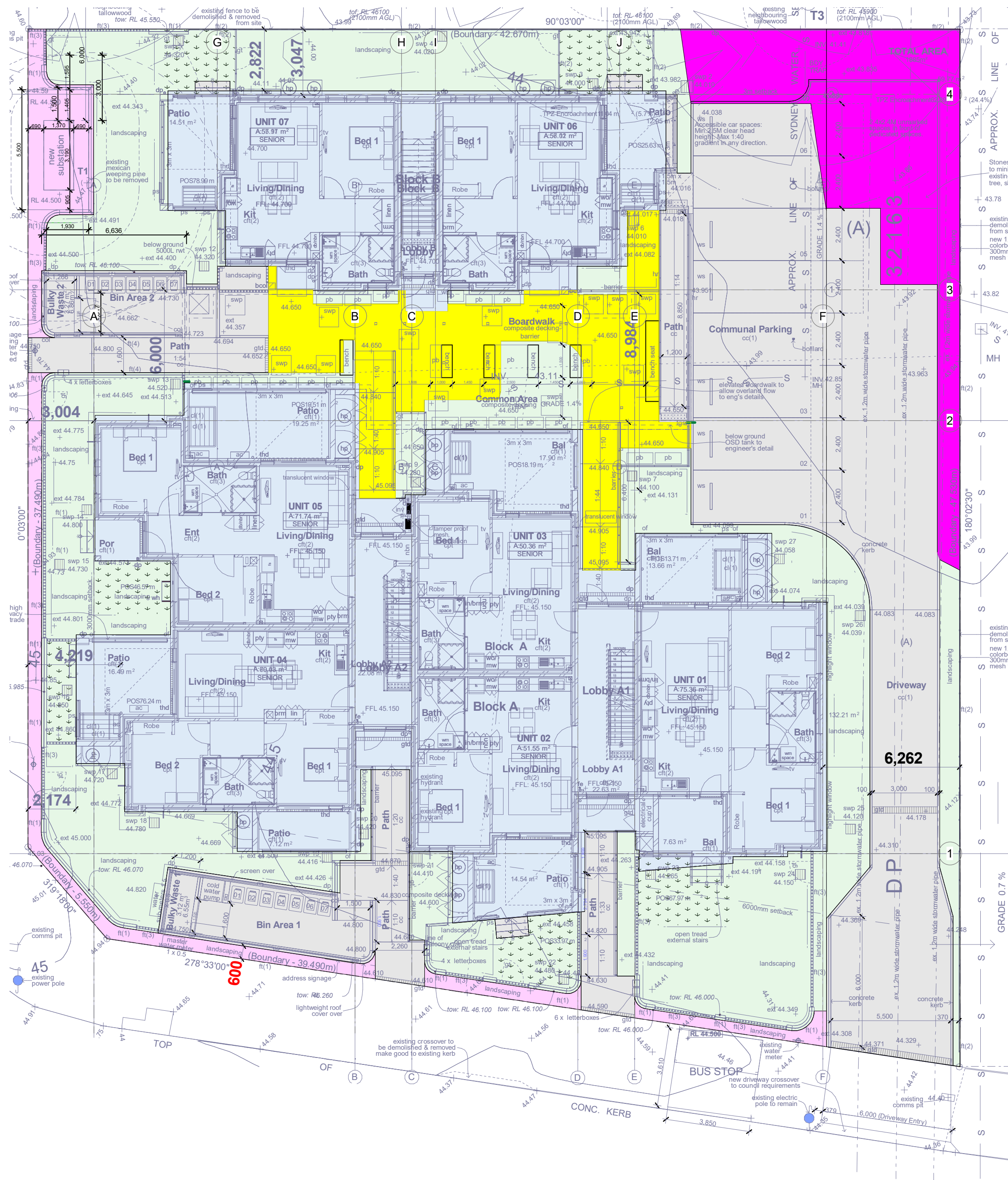


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PROJECT:
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AT
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TITLE:
COUNCIL EASEMENT PIPE OVERVIEW PLAN

STATUS: PRELIMINARY			
DATE: 11.03.2025	SCALE: 1 : 500	PRJ: BGYPY	JOB: 220152
STAGE: P	DRAWN: JPS	DESIGN: RC	CHECKED: AMcK
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OSD CATCHMENT PLAN
Scale: 1 : 150

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BG197P





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PROJECT:

PROPOSED DEVELOPMENT

AT

1 Robyn Street & 17-19 Pank Parade,
Blacktown, NSW

TITLE:

OSD CATCHMENT PLAN

STATUS: PRELIMINARY			
DATE:	SCALE:	PRJ:	JOB:
11.03.2025	As indicated	BGYPY	220152
STAGE:	DRAWN:	DESIGN:	CHECKED:
P	JPS	RC	AMcK
TYPE:	SHEET:	REV:	
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PROPOSED DEVELOPMENT

1 Robyn Street & 17-19 Pank Parade, Blacktown, NSW
greenview Job No: 220152

GENERAL INSTRUCTIONS

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

LAND DISTURBANCE INSTRUCTIONS

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

SITE MAINTENANCE INSTRUCTIONS

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

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

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

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

SAFETY IN DESIGN NOTES

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



SEDIMENT CONTROL INSTRUCTIONS

- SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
- SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.8 METRES.
- SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
- WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
- TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
- ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

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

WASTE CONTROL INSTRUCTIONS

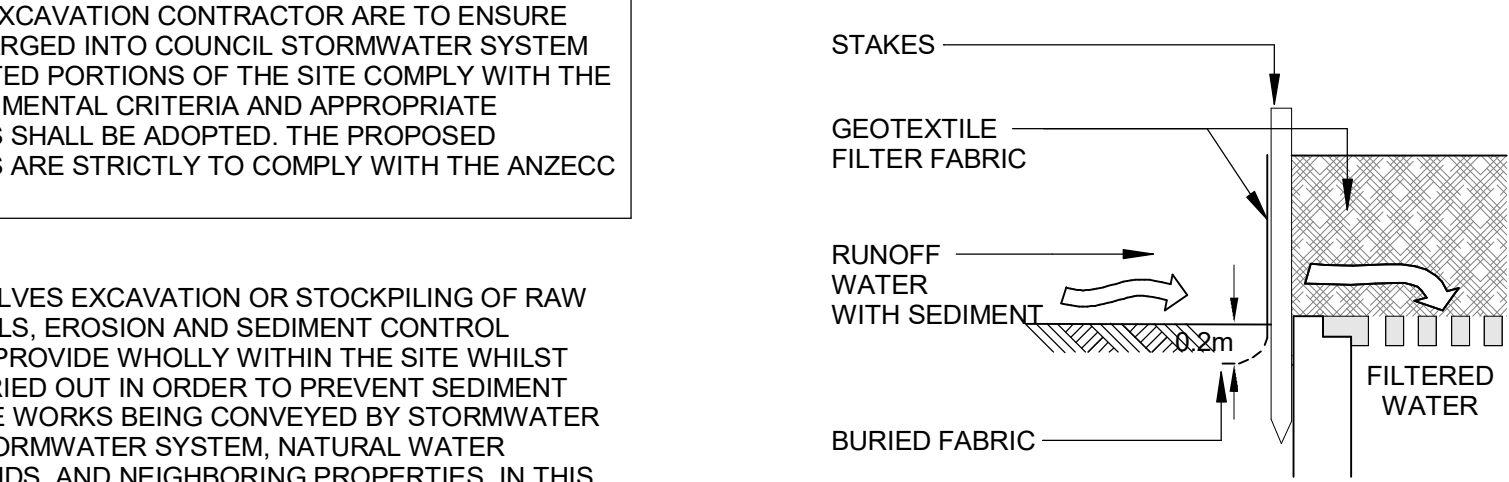
- ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
- ALL POSSIBLE POLLUTANT MATERIALS ARE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

PROCEDURE FOR DE-WATERING

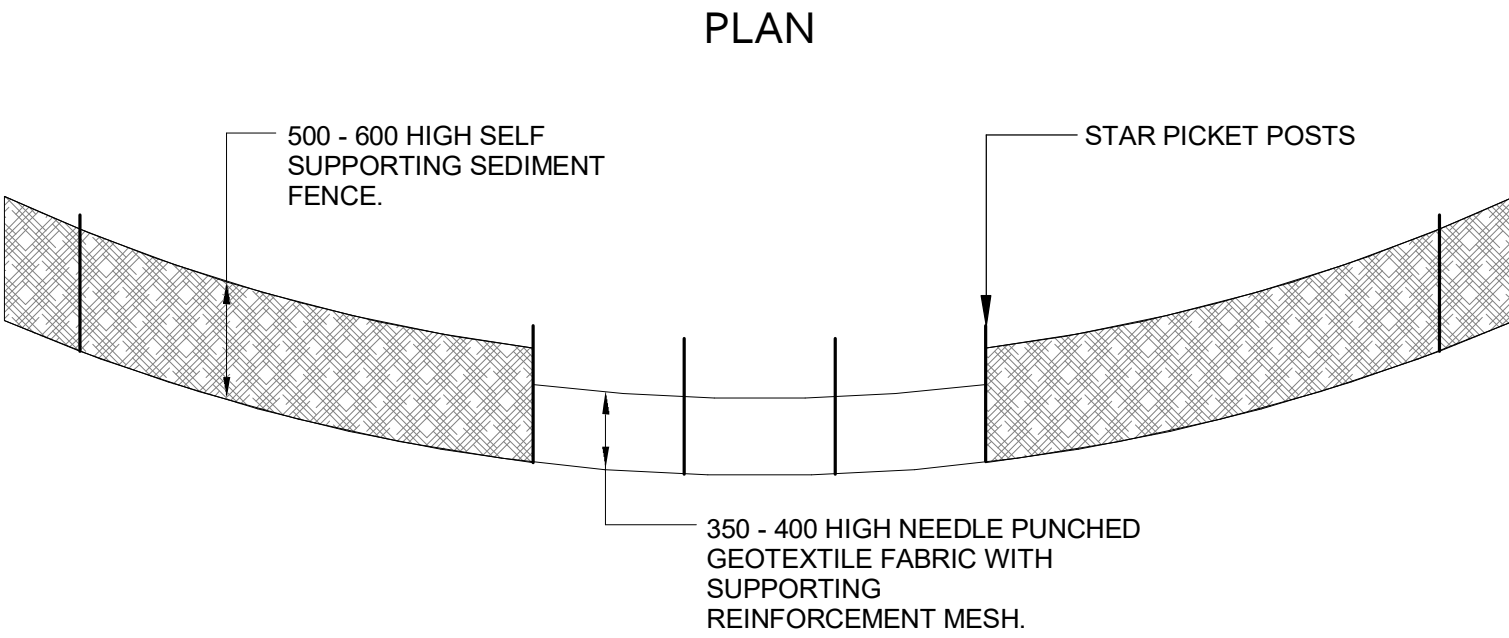
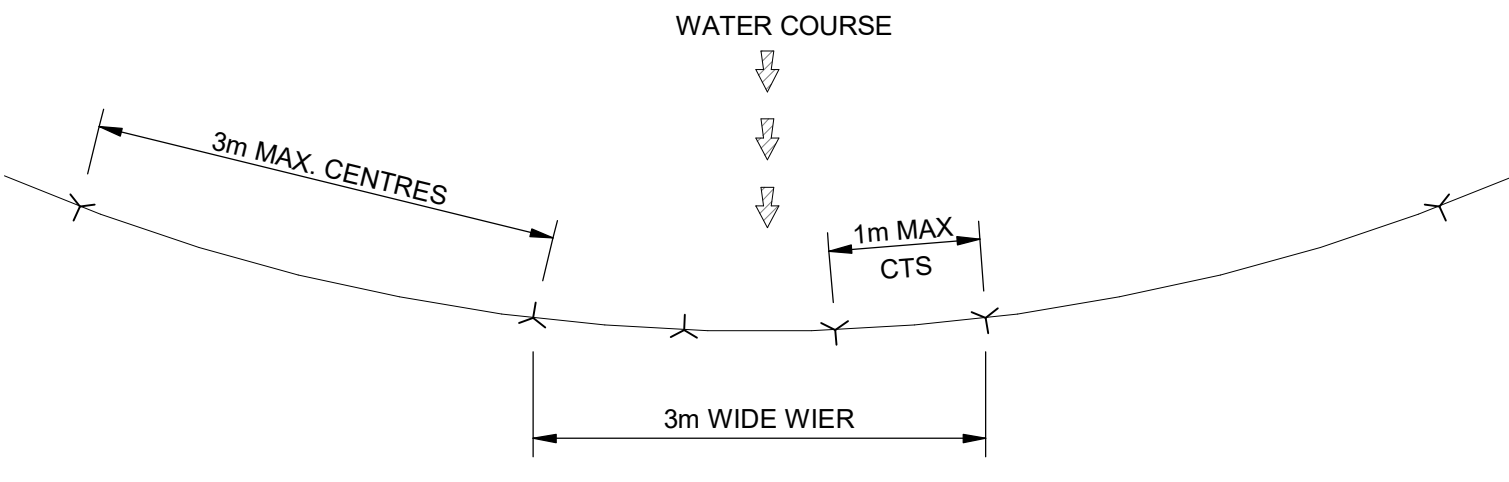
- ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM AUTHORITIES BEFORE PUMPING OUT.
- AN ON-SITE TREATMENT PROCESS DISCHARGING TO THE STORMWATER SYSTEM WILL BE IMPLEMENTED. ALL SITE WATERS DURING CONSTRUCTION WILL BE CONTAINED ON SITE AND RELEASED ONLY WHEN pH IS BETWEEN 8.5 & 6.5, SUSPENDED SOLIDS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

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

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



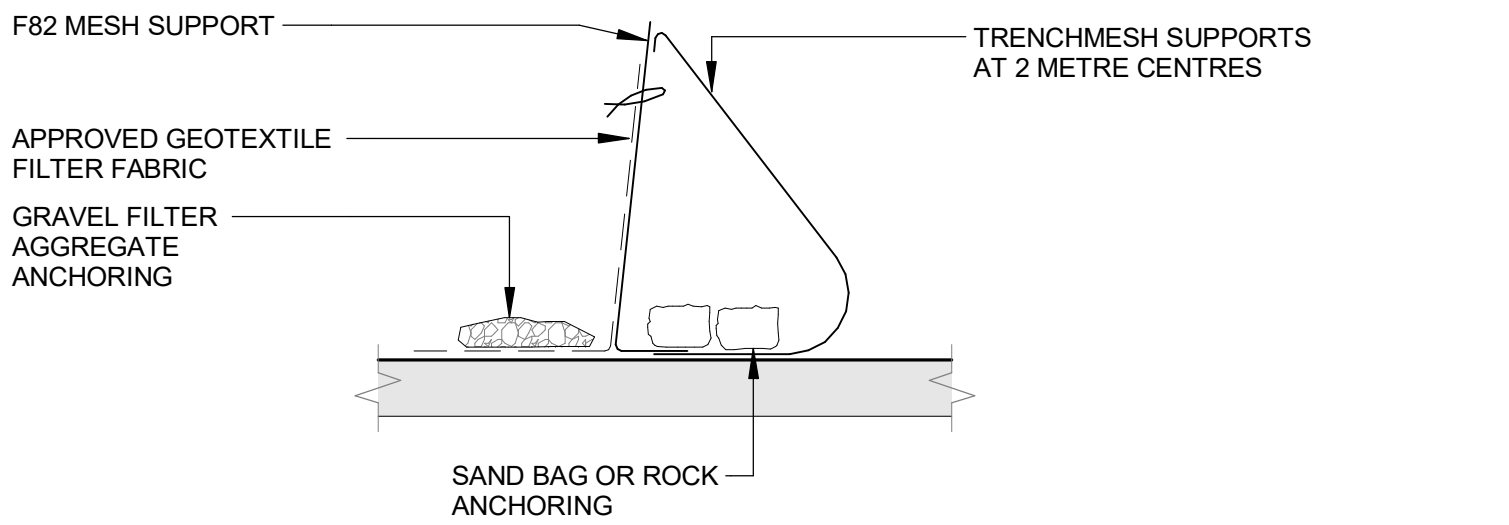
INLET SEDIMENT TRAP
Scale: 1 : 20



ELEVATION

ESM_SEDIMENT FENCE WEIR

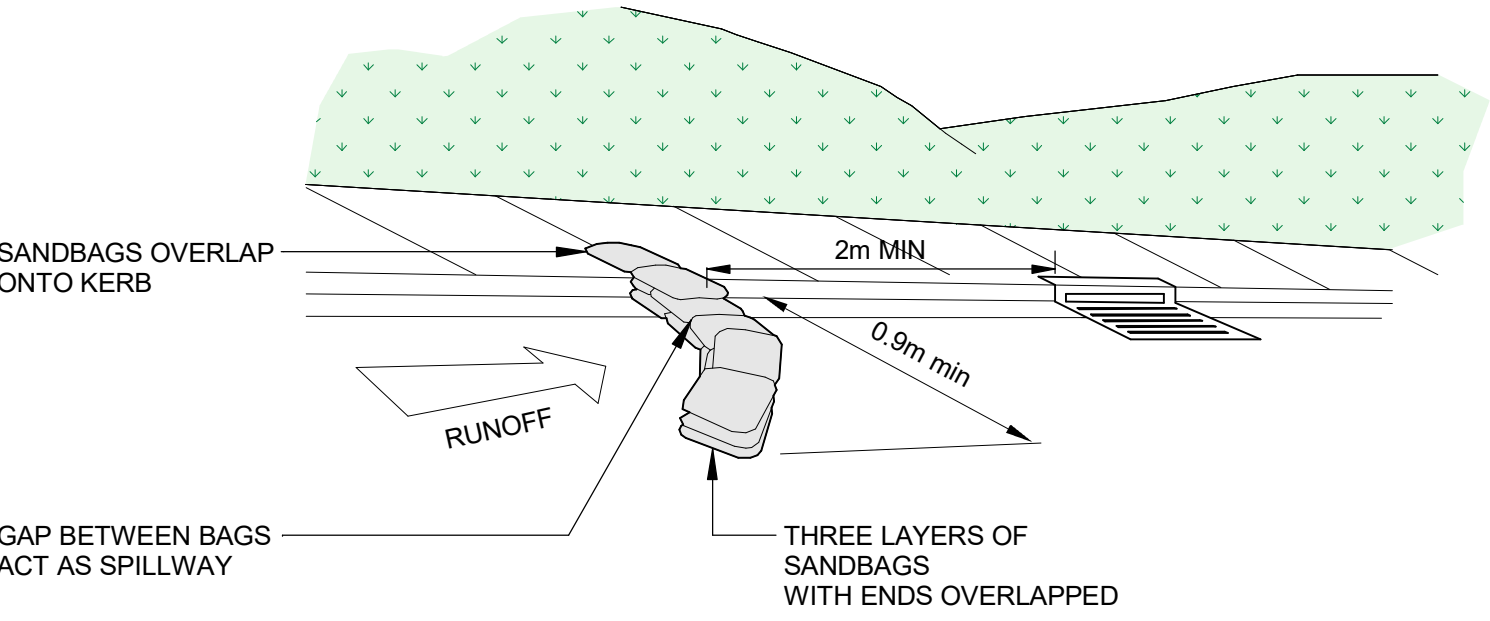
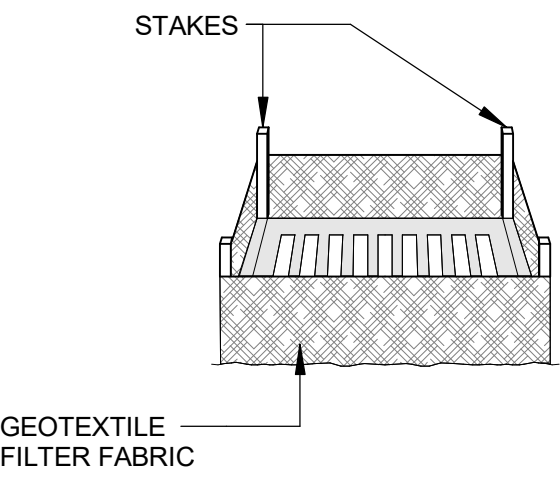
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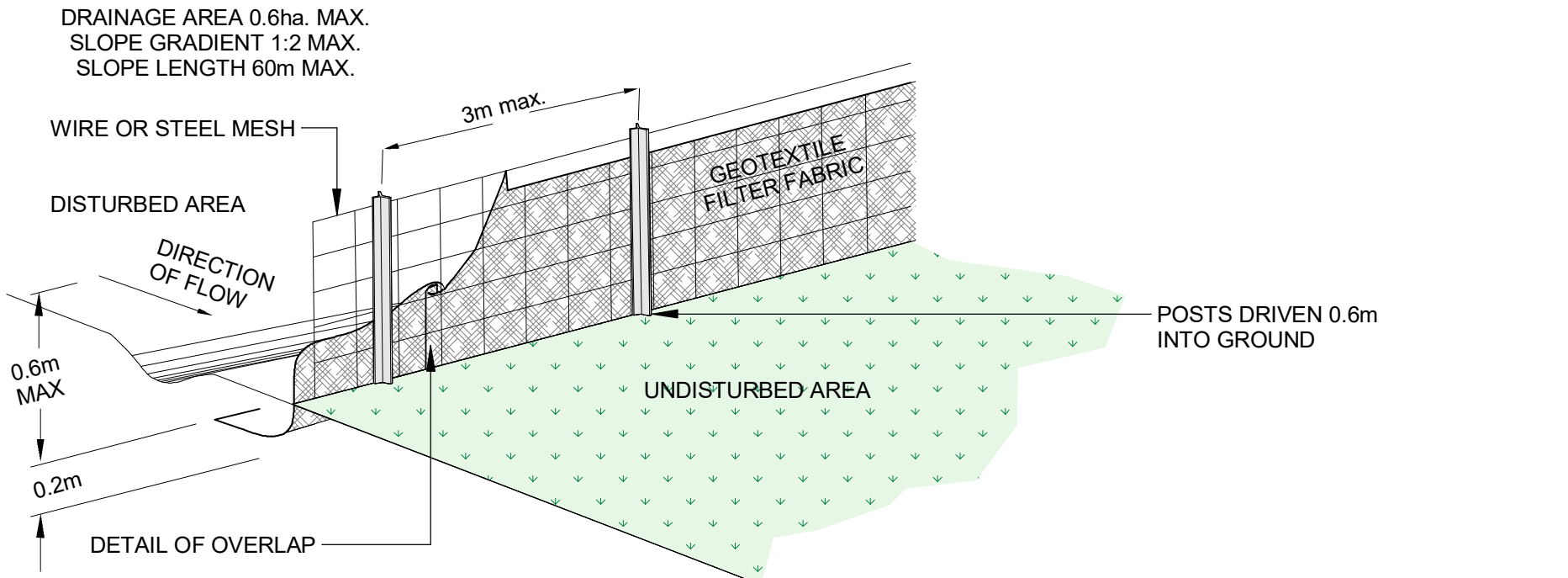
- CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
- FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
- JOIN SECTIONS OF FABRIC AT A SUPPORT WITH A 150mm OVERLAP.
- REFER TO DETAIL SD 6-9 "BLUE BOOK"

SILT FENCE BARRIER DETAIL

Scale: 1 : 20

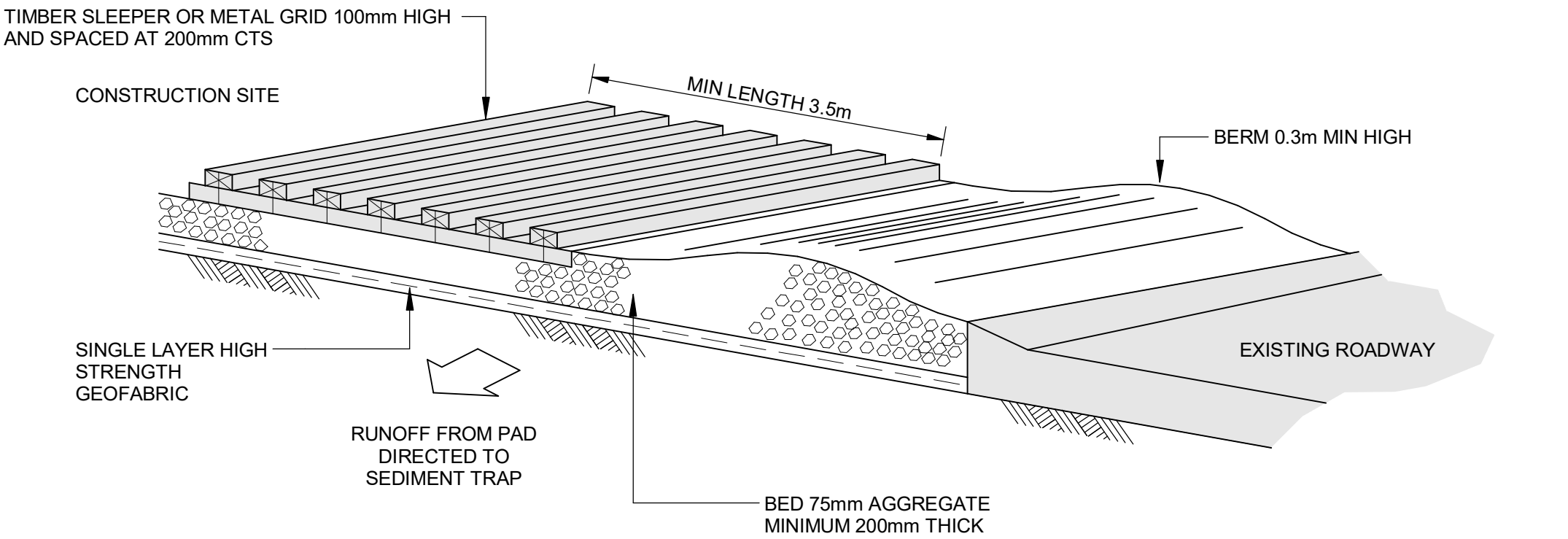


SANDBAG SEDIMENT TRAP
Scale: 1 : 20



SEDIMENT SILT FENCE

Scale: 1 : 20



TEMPORARY CONSTRUCTION EXIT

Scale: 1 : 20



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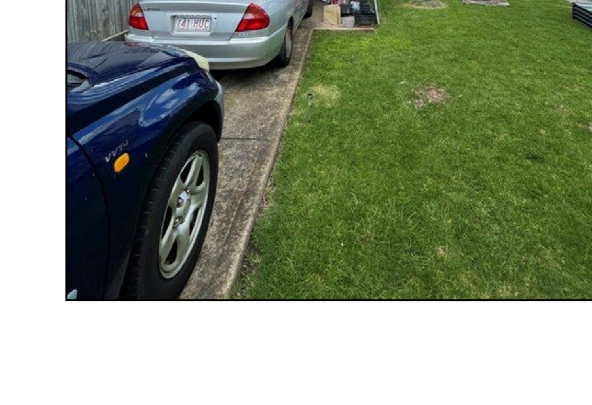
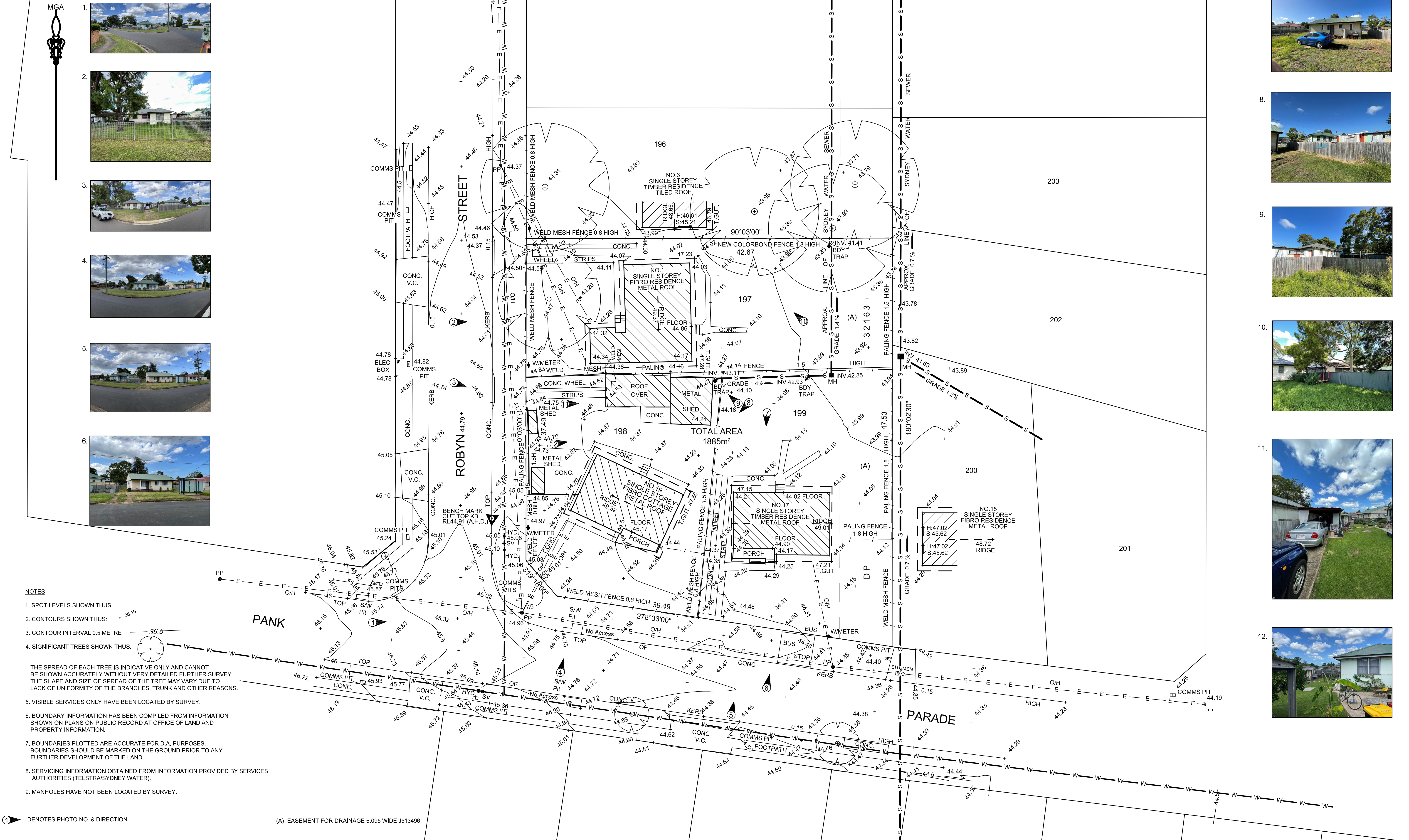


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L.G.A. OF BLACKTOWN



No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT
2	14/03/22	EASEMENT NOTATION ADDED			
3	15/03/22	EXTENDED BUS ROUTE ADDED			

Home NSW

APPROVED PLANS
PART 5 (GV 5.1) ACTIVITY DETERMINATION
Date: 18 May 2025
Project No.: BGYPY
Downloaded from the New South Wales Land and Housing Information

FILE	FILE SIZE (MB)	CHECKED BY

CONTOUR INTERVAL: 0.5m

DATUM: AHD

ORIGIN OF DATUM: SSM 153461

100 YEAR FLOOD RL: N/A

RECOMMENDED MINIMUM FLOOR RL:

SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS

WATER

SEWER

ELECTRICITY

TELECOM

GAS

DRAINAGE - Common

BENCH MARK

SURVEY CONTROL MARK

PM SSM

REDUCTION RATIO 1 : 200.@A1

0 2 4 6 8 10 12 14 16 18 20

LAND TITLE INFORMATION

LOTS 197, 198, 199

PLAN NOS : DP 32169

OTHER:

AREA: 1885m²

DATE OF SURVEY: 14 / 02 / 2022

SURVEY CONSULTANT:

YSCOO GEOMATICS
SUITE 4, 114 HAMPTON ROAD, ARTARMON
PH. (02) 94198222

NSW GOVERNMENT

Planning, Industry & Environment

HOUSING AND PROPERTY GROUP - Land & Housing Corporation

DRAWING TITLE

PLAN SHOWING DETAIL AND LEVELS

SURVEYORS

REF: .0322....

Registered Surveyor

LOCATION

BLACKTOWN

STREET ADDRESS

1 ROBYN STREET & 17-19 PANK PARADE

SITE LAYOUT JOB

BGYPY / 001 / 03

TYPE

S

SHT. 1

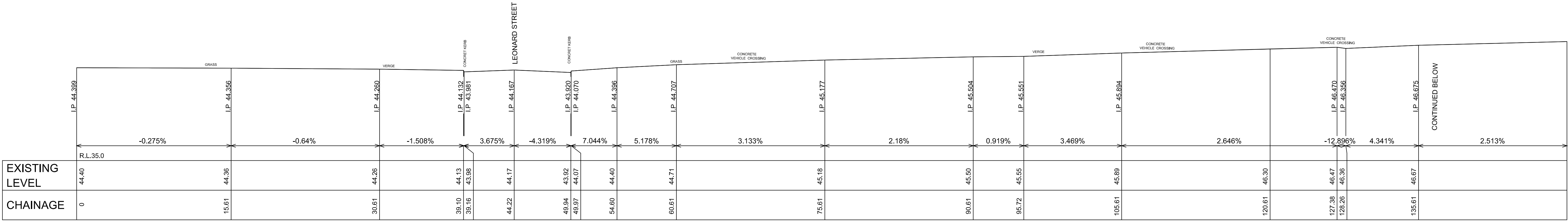
OF 3

L.G.A. OF BLACKTOWN



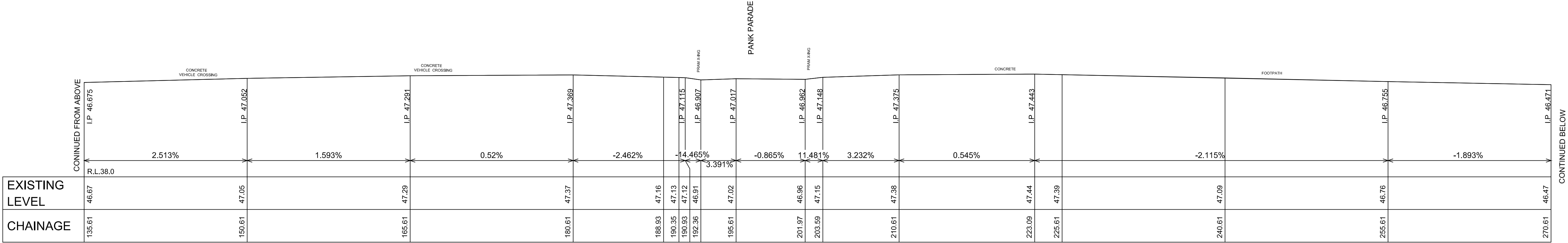
No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT	CONTOUR INTERVAL: 0.5m		LEGEND OF COMMONLY USED SYMBOLS		REDUCTION RATIO 1 : 400 @ A1		DATE OF SURVEY: 14 / 02 / 2022		Planning, Industry & Environment		LOCATION						
2	14/03/22	EASEMENT NOTATION ADDED				DATUM: AHD		WATER		0	2	4	6	8	10	12	14	16	18	20	SURVEY CONSULTANT:	
3	15/03/22	EXTENDED BUS ROUTE ADDED				ORIGIN OF DATUM: SSM 153461		SEWER		LAND TITLE INFORMATION		YSCO GEOMATICS		HOUSING AND PROPERTY GROUP - Land & Housing Corporation		BLACKTOWN						
		Homes NSW APPROVED PLANS PART 1 (DP & U.I.) ACTIVITY DETERMINATION Date: 16 May 2025 Project No.: BGYPY Approved by the New South Wales Land and Planning Commission					ELECTRICITY		LOTS 197, 198, 199		PLAN NOS : DP 32169		STREET ADDRESS					TYPE				
							TELECOM		OTHER:		AREA: 1885m²		1 ROBYN STREET & 17-19 PANK PARADE									
							GAS		DRAWING TITLE				SITE LAYOUT JOB					SHT. 2				
							DRAINAGE - Common		BUS ROUTE (PLAN VIEW)				BGYPY / 001 / 03		OF 3							
						SOURCE OF FLOOD INFO:		BENCH MARK				SURVEYORS										
								SURVEY CONTROL MARK				REF : 0022										

L.G.A. OF BLACKTOWN



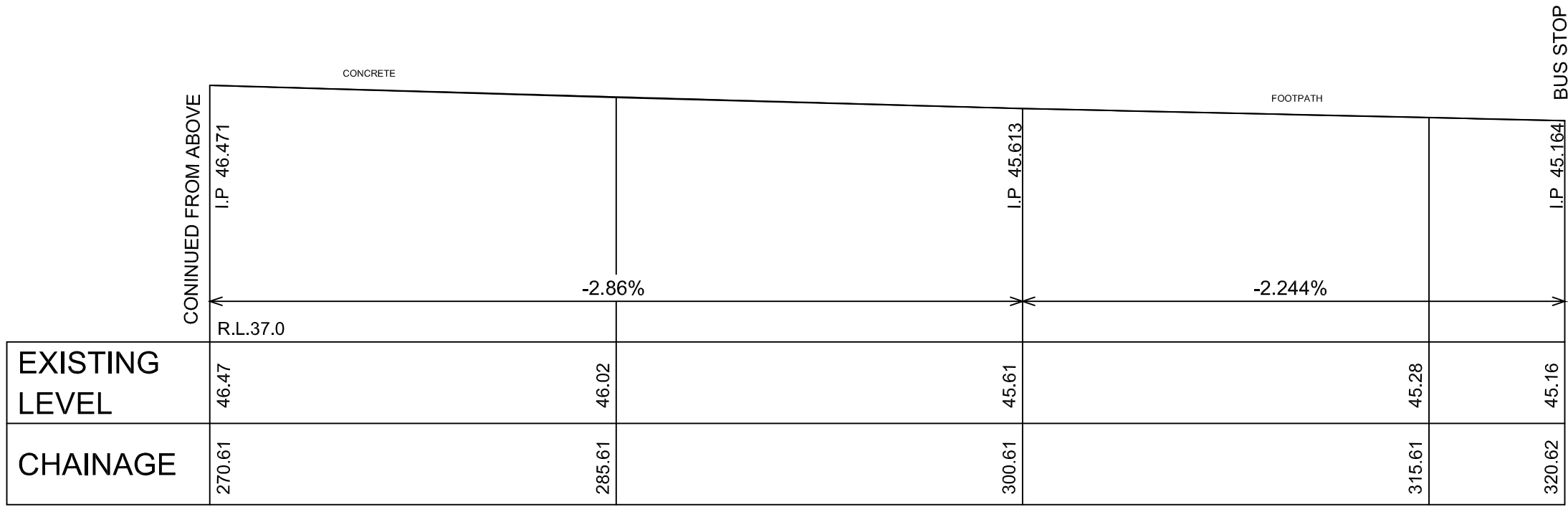
LONGITUDINAL SECTION TO BUS STOP

H=1:200 V=1:200



LONGITUDINAL SECTION TO BUS STOP

H=1:200 V=1:200



LONGITUDINAL SECTION TO BUS STOP

H=1:200 V=1:200

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT	CONTOUR INTERVAL: 0.5m DATUM: AHD ORIGIN OF DATUM: SSM 153461 100 YEAR FLOOD RL: N/A RECOMMENDED MINIMUM FLOOR RL: SOURCE OF FLOOD INFO:	LEGEND OF COMMONLY USED SYMBOLS WATER SEWER ELECTRICITY TELECOM GAS DRAINAGE - Common BENCH MARK Street Light Consumer Connection Box Distribution Pole Identification Pole Valve Surveillance PM SSM	REDUCTION RATIO 1 : 200.@A1 LAND TITLE INFORMATION LOTS 197, 198, 199 PLAN NOS : DP 32169 OTHER: AREA: 1885m²	DATE OF SURVEY: 14 / 02 /2022 SURVEY CONSULTANT: YSCO GEOMATICS SUITE 4, 114 HAMPTDEN ROAD, ARTARMON PH: (02) 94198222 SURVEYORS REF: ..0322.... Registered Surveyor	NSW GOVERNMENT Planning, Industry & Environment HOUSING AND PROPERTY GROUP - Land & Housing Corporation DRAWING TITLE BUS STOP LONGITUDINAL SECTIONS	LOCATION BLACKTOWN STREET ADDRESS 1 ROBYN STREET & 17-19 PANK PARADE SITE LAYOUT JOB BGYPY / 001 / 03	TYPE S SHT. 3 OF 3
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