ACTIVITY DETERMINATION

Project No. BGYDK

Conflict of Interest[1]

In this matter:

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

Signed..... Dated. .....нрϕлсϕнп.....

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

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

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No	Street or property name
16 - 22 22-26	Burrawong Crescent Macarthur Road

Suburb, town or locality	Postcode
Elderslie	2570

Local Government Area(s)	Real property description (Lot and DP)
Camden	Lot 35, 36, 37 & 38 DP 36169 Proposed easement across Lot 34 DP 36169

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

ACTIVITY DESCRIPTION

Demolition of 4 existing dwellings and associated structures, removal of trees, and the construction of 18 seniors housing units comprising 8 x 1 bedroom and 10 x 2 bedroom independent living units, surface parking for 9 cars, associated landscaping and fencing, and consolidation into a single lot; and construction of a stormwater pipe extension and easement over Lot 34 in DP 36169.

Signed..... Dated.....

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

SCHEDULE 1

IDENTIFIED REQUIREMENTS

PART A – Standard Identified Requirements

THE DEVELOPMENT

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

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

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Architectural Plans – Appendix A				
Cover + Data Tables	DA01	P15	11/10/2023	Morson Group
3D Views	DA02	P15	3/05/2023	Morson Group
3D Views	DA03	P16	8/05/2023	Morson Group
3D Views	DA04	P12	15/05/2023	Morson Group
Unit Schedule	DA05	P9	10/05/2023	Morson Group
Block Analysis Study	DA06	P1	11/05/2022	Morson Group
Site Analysis Plan	DA07	P6	11/10/2023	Morson Group

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Site Plan	DA08	P14	11/10/2023	Morson Group
Demolition Plan	DA09	P3	18/09/2023	Morson Group
Ground Level	DA10	P16	11/10/2023	Morson Group
Level 1	DA11	P18	11/10/2023	Morson Group
Roof Level	DA12	P15	15/04/2024	Morson Group
Macarthur Building Elevations	DA13	P16	15/04/2024	Morson Group
Burrawong Building Elevations	DA14	P22	15/04/2024	Morson Group
Cross Section 1	DA15	P11	15/04/2024	Morson Group
Long Section 1	DA16	P12	15/04/2024	Morson Group
Long Section 2	DA17	P8	22/03/2023	Morson Group
Streetscape Elevation	DA18	P10	15/04/2024	Morson Group
Cut – Fill Plan	DA19	P8	3/05/2023	Morson Group
Solar Study	DA20	P12	15/04/2024	Morson Group
Shadow Diagram	DA21	P5	15/04/2024	Morson Group
Schedule of External Finishes	DA22	P10	3/05/2023	Morson Group
Window Schedule	DA23	P2	21/12/2022	Morson Group
Retaining Walls	DA24	P4	29/03/2023	Morson Group
Landscape Plans – Appendix B				
Landscape Site Plan	1 of 3	D	27/09/2023	Paul Scrivener Landscape
Planting Plan	2 of 3	D	27/09/2023	Paul Scrivener Landscape
Details & Notes	3 of 3	D	27/09/2023	Paul Scrivener Landscape
Civil Plans – Appendix C				
Cover Sheet, Legend & Drawing Schedule	D00	B	8/06/2023	Smart Structures Australia
Ground Level Stormwater Drainage Plan	D01	D	30/01/2024	Smart Structures Australia
Level 1 Stormwater Drainage Plan	D02	B	8/06/2023	Smart Structures Australia
Roof Stormwater Drainage Plan	D03	B	8/06/2023	Smart Structures Australia
Pre & Post Development Catchment Plans and Music Model Results	D04	B	8/06/2023	Smart Structures Australia
Stormwater Drainage Sections and Details Sheet 1	D09	B	8/06/2023	Smart Structures Australia
Stormwater Drainage Sections and Details Sheet 2	D10	B	8/06/2023	Smart Structures Australia
Erosion and Sediment Control Plan and Details	D15	B	8/06/2023	Smart Structures Australia
Survey Plans – Appendix D				
Detail & Contour Survey	0 of 8	2	6/12/2021	Total Surveying Solutions
Detail & Contour Survey	1 of 8	2	6/12/2021	Total Surveying Solutions
Detail & Contour Survey	2 of 8	2	6/12/2021	Total Surveying Solutions
Detail & Contour Survey	3 of 8	2	6/12/2021	Total Surveying Solutions
Detail & Contour Survey	4 of 8	2	6/12/2021	Total Surveying Solutions
Detail & Contour Survey	5 of 8	2	6/12/2021	Total Surveying Solutions
Detail & Contour Survey	6 of 8	2	6/12/2021	Total Surveying Solutions
Long Section Tables	7 of 8	2	6/12/2021	Total Surveying Solutions

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Long Section Location Plan	8 of 8	2	6/12/2021	Total Surveying Solutions
Notification Plans – Appendix E				
Cover Page	NP01	P5	14/06/2023	Morson Group
Site/Landscape Plan	NP02	P6	11/10/2023	Morson Group
Development Data	NP03	P6	11/10/2023	Morson Group
Elevations Building A - Schedule of Finishes	NP04	P6	11/10/2023	Morson Group
Elevations Building B - Schedule of Finishes	NP05	P8	11/10/2023	Morson Group
Schedule of Finishes	NP06	P3	3/05/2023	Morson Group
Shadow Diagrams	NP07	P3	3/05/2023	Morson Group
Access Report – Appendix H				
Development Application Access Report	21356	C	17/11/2023	Vista Access Architects
AHIMS – Appendix I				
AHIMS search	-	-	16/05/2024	NSW Government
Arborist's Report – Appendix J				
Arboricultural Impact Appraisal and Method Statement	-	-	22/09/2023	Naturally Trees
BASIX Certificate – Appendix K				
BASIX Certificate	1377849M	-	29/11/2023	PEM Group Co Pty Ltd
BCA Report – Appendix L				
BCA Compliance Assessment	P220207	5	21/11/2023	BCA Vision
NatHERS Certificate – Appendix N				
Nationwide house energy rating scheme – Unit 1	No. 0008694317	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 2	No. 0008694309	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 3	No. 0008694333	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 4	No. 0008694366	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 5	No. 0008694390	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 6	No. 0008694424	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 7	No. 0008694440	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 8	No. 0008694465	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 9	No. 0008694325	-	7/06/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 10	No. 0008694374-01	-	29/11/2023	Partners Energy Management

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Nationwide house energy rating scheme – Unit 11	No. 0008694408-01	-	29/11/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 12	No. 0008694432-01	-	29/11/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 13	No. 0008694457-01	-	29/11/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 14	No. 0008694473-01	-	29/11/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 15	No. 0008694341-01	-	29/11/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 16	No. 0008694358-01	-	29/11/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 17	No. 0008694382-01	-	29/11/2023	Partners Energy Management
Nationwide house energy rating scheme – Unit 18	No. 0008694416-01	-	29/11/2023	Partners Energy Management
Geotechnical Investigation Assessment - Appendix P				
Geotechnical Investigation	21/2604	-	September 2021	STS Geotechnics Pty Ltd
Waste Management Plan – Appendix R				
Demolition, Construction and Operational Waste Management Plan	G019	A	September 2023	Creative Planning Solutions
Traffic Report - Appendix S				
Traffic and Parking Impact Assessment	21-234-4	-	November 2023	Stanbury Traffic Planning
Fire Engineering – Appendix T				
Fire Engineering Supporting Letter	22-116VO76	-	2/08/2023	i-Fire Engineers

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

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

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

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

OPERATIONAL MATTERS

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

Stormwater Run-off

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

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

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

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

Vehicular Access & Parking

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

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

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

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

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works shall be maintained during the entire period of the works until all the disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

14. An appropriately qualified person shall design retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

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

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must:

i. be connected to a permanent 240V power supply; and
ii. be provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

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

Landscaping

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

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

Tree Removal

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

Fencing

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

Provision of Letterbox Facilities

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

Public Liability Insurance

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

PRIOR TO ANY WORK COMMENCING ON THE SITE

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

Disconnection of Services

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

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

Demolition

26. The builder shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of 5 working days prior to demolition. Such notification shall be clearly written on an A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit in a multi-unit residential building or mixed use building). The demolition shall not commence prior to the date that is stated in the notice letter.

27. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the NSW Land and Housing Corporation. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

28. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:
Any buildings constructed before 1987 is assumed to contain asbestos.

Utilities Service Provider Notification

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

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

Council Notification

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

Site Safety

31. A sign shall be erected in a prominent position on any site on which building works or building work is being carried out:

(a) showing the name, address and telephone number of the responsible Land & Housing Corporation officer for the work, and
(b) showing the name of the principal contractor (if any) and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

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

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

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

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

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

Site Facilities

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

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

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

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

Protection of Trees

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

Waste Management

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

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

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

Service Authority Clearances

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

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

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

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

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

Stormwater Disposal

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

43. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Land & Housing Corporation prior to commencement of works. Registration of the plan of easement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the Land & Housing Corporation.

DURING DEMOLITION AND CONSTRUCTION WORKS

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

Landfill

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

45. Land fill materials must satisfy the following requirements:

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

Heritage

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

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

Demolition

48. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.

49. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.

50. Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) who have current SafeWork NSW accreditation in asbestos removal.

51. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].

52. Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW.

53. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the contractor and submitted to the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.

54. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.

55. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.

56. All vehicles leaving the site with materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Survey Reports

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

Hours of Demolition / Construction / Civil Work

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

Excavation & Backfilling

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

Pollution Control

60. Any noise generated during the construction of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the former Department of Environment and Climate Change.

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

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

63. Any contamination / spills on the site during construction works shall be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.

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

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

66. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Construction Works

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

68. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition / construction works, damage is caused to such adjoining property.

Termite Protection

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

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

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

PRIOR TO OCCUPATION OF THE DEVELOPMENT

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

General

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

Council Infrastructure Damage

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

Stormwater Drainage

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

    - sufficient levels and dimensions to verify the constructed storage volumes; and
    - location and surface levels of all pits; and

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

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

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

PART B – Additional Identified Requirements

Specific Requirements for Seniors Housing

73. The independent living units shall comply with the accessibility and useability standards referenced in section 85 and set out in Schedule 4 of *State Environmental Planning Policy (Housing) 2021* (as made immediately prior to the making *of State Environmental Planning Policy Amendment (Housing) 2023*).

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

74. Only the following kinds of people shall be accommodated in the approved development:

(a) seniors or people who have a disability; or
(b) people who live within the same household with seniors or people who have a disability; or
(c) staff employed to assist in the administration and provision of services to the seniors housing development.

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

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

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

75. Pathway lighting shall be designed to provide a minimum of 20 lux at ground level and be located to avoid glare for pedestrians and adjacent dwellings.

76. Access to, and within, the site shall be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the activity.

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

Requirements resulting from Council Comments

78. Any unpaved road verges directly adjoining the property must be reconstructed with grass species listed in Council's engineering specifications.

79. Before any site work commences, a dilapidation report must be prepared by a suitably qualified person. The report must include a photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to) road carriageways, kerbs, footpaths, drainage structures and street trees. The report must be submitted to Council 2 days before any site works commences. The development must comply with all conditions that the report imposes.

Site Specific Requirements

80. Air Conditioning

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

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

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

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

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

81. 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 0.3m from the wall or roof (as measured from the point of attachment), and
(e) the system is installed no less than 3m from any adjoining property boundary.

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

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

82. An updated BASIX Certificate prepared by an appropriately qualified person is to be provided at construction documentation stage detailing the inclusion of air conditioning and solar (photovoltaic electricity generating) energy system.

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

Project No. BGYDK

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No	Street or property name
16-22 22-26	Burrawong Crescent Macarthur Road

Suburb, town or locality	Postcode
Elderslie, NSW	2570

Local Government Area(s)	Real property description (Lot and DP)
Camden	Lots 35, 36, 37 & 38 in Deposited Plan 36169 Proposed easement across Lot 34 in Deposited Plan 36169

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 4 existing dwellings and associated structures, removal of trees, and the construction of 18 seniors housing units comprising 8 x 1 bedroom and 10 x 2 bedroom independent living units, surface parking for 9 cars, associated landscaping and fencing, and consolidation into a single lot; and construction of a stormwater pipe extension and easement over Lot 34 in DP 36169.

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

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

Significant Impact on the Environment

- The proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required.

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

Reasons for the Decision

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

- The proposed development will assist in the provision of much needed social and affordable housing and assist in addressing the existing and growing demand for housing in the local government area.

Mitigation Measures

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

Signed…… **Dated…….** нрфлсфнп

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

DETERMINED by the NSW Land and Housing Corporation on:

Seniors Housing Development

16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570

LOT 35, 36, 37, 38 DP36169

Job Number: BGYDK

DEVELOPMENT DETAILS		
Site Area		2735.7m²
Gross Floor Area (GFA)		1464m²
	Allowable	Proposed
Floor Space Ratio (FSR)*	n/a	0.535:1
Total Storeys	2	2

Landscape Area	35m2 per dwelling as per Housing SEPP 2021	951.8m²	
Deep Soil Zones	15% of the site area and 65% of the DSZ at the rear.	700m²	25.6%

*LEP REQUIREMENT

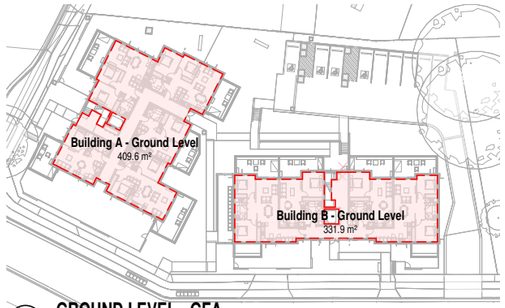
UNITS TYPES	
Type	Count
1B	8
2B	10

GROSS FLOOR AREA	
Level	Area
GROUND LEVEL Burrawong	331.9 m²
GROUND LEVEL Burrawong	409.6 m²
LEVEL 1 Burrawong	321.0 m²
LEVEL 1 Burrawong	401.7 m²
	1464.3 m²

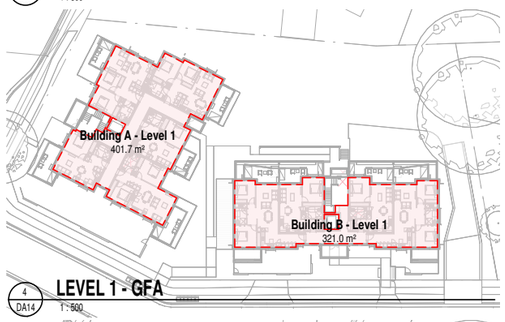
CAR SPACES - TYPES	
Type	Number
Class 1a - 2400w x 5400d (Resident/Employee)	5
Class 4 - 2400w x 5400d (Disabled)	4
	9

DESIGN COMPLIANCE TABLE

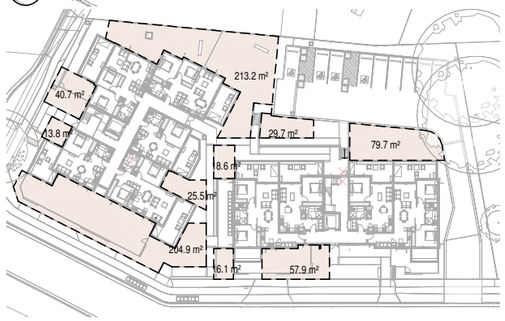
SITE AREA	2735.7m²			
	CONTROL		REQUIRED OR ALLOWED	PROPOSED
FSR	DCP		Not applicable	0.535
	H. SEPP 2021		0.5:1	
HEIGHT	LEP		9.5m / two storeys (attic rooms allowed and not considered a storey)	9.405m
	H. SEPP 2021		9.5m	
UNITS MIX	LAHC		9 x 1bed + 9 x 2bed (18 units) -All units to be accessible: either a lift for each block, either a bridge connection between blocks.	8 x 1bed 10 x 2bed (18 units)
SETBACK	DCP	FRONT	Macarthur R. 6m - Burrawong C. 4.5m Consistent with the prevailing setback established by adjancent development. Calculated as being the average distance of the setbacks of the nearest two dwelling houses having a boundary with the same primary road.	Macarthur Road GL: 6m / 2.77m (terraces) L1: 6m / 3.65m (balconies) Burrawong Crescent GL: 5m / 2.77m (terraces) L1: 5m / 3.2m (balconies)
		SIDE	GL: 3m L1: 3m	GL: 3.56m / 2.4m (terrace) L1: 3.56m / 2.8m (balcony)
		REAR	GL: 4m L1: 6m	GL: 6.37m / 6.27m (terrace) L1: 6.37m
CAR PARKING	Housing SEPP 2021 Accesible area		1 parking space for every 5 dwellings	4 car spaces required 9 car spaces provided (4 accesible car spots)
LANDSCAPING	H. SEPP 2021		35m2 per dwelling (630.0m2)	951.8m² / 35% - Comply
	DCP		-30% of the site (820.5m2) -At least 1.5m wide. -At least 40% of the front setback	
DEEP SOIL	Housing SEPP 2021		-15% of the site (410.3m2) -3m - minimum dimension -65% is to be located at rear (410.3*0.65=266.7m2)	700.0m² / 25.6% - Comply 341.2m² - Comply
PRIVATE OPEN SPACE	Housing SEPP 2021		GF - **15m2** / 3metre dim. FF - **6m2**/ 2m dim. 1bed FF - **10m2**/ 2m 2+ beds	Comply
SOLAR ACCESS	Housing SEPP 2021		70% required 2hrs POS/ 2hrs Living	77.8% - Comply
COMMUNAL OPEN SPACE			Not required	112.9m²



1 DA14 GROUND LEVEL - GFA
1 : 500



4 DA14 LEVEL 1 - GFA
1 : 500



3 DA14 DEEP SOIL PLAN
1 : 500

2 DA14 LANDSCAPE PLAN
1 : 500

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P12	08-05-2023	CLIENT REVISION
P13	10-05-2023	CLIENT REVISION
P14	18-09-2023	CLIENT REVISION
P15	11-10-2023	CLIENT REVISION

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PARRAMATTA NSW 2124
PHONE 1800 738 718

TRUE NORTH

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**
CLIENT
LAHC

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
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PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: As indicated
SHEET NAME: **COVER + DATA TABLES**
DRAWING No. **DA01**
ISSUE No. **P15**

11/10/2023 10:15:50 C:\Users\hfrub\MG Dropbox\Ruben Hernandez Fernandez\21039 - 16-20 Burrawong Cres\Architecture\CAD\21039 - 16-20 Burrawong Cres_DA_20231003_RH.rvt

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VIEW FROM BURRAWONG CRESCENT

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P12	21-12-2022	CLIENT REVISION
P13	22-03-2023	CLIENT MEETING REVISION
P14	29-03-2023	CLIENT REVISION
P15	03-05-2023	CLIENT REVISION

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SHEET SIZE: A1

SCALE:

SHEET NAME: **3D VIEWS**

DRAWING No. **DA02**

ISSUE No. **P15**

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VIEW FROM MACARTHUR ROAD

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P13	22-03-2023	CLIENT MEETING REVISION
P14	29-03-2023	CLIENT REVISION
P15	03-05-2023	CLIENT REVISION
P16	08-05-2023	CLIENT REVISION

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SHEET SIZE: A1

SCALE:

SHEET NAME: **3D VIEWS**

DRAWING No. **DA03**

ISSUE No. **P16**

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VIEW FROM BURRAWONG CRESCENT TO THE AREA BETWEEN BLOCK A AND BLOCK B

VIEW FROM BURRAWONG CRESCENT TO THE CAR PARKING ACCESS DRIVEWAY

VIEW FROM CAR PARKING TO THE BACK OF BOTH BLOCKS

AERIAL VIEW FROM CAR PARKING TO THE BACK OF BOTH BLOCKS

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P9	29-03-2023	CLIENT REVISION
P10	03-05-2023	CLIENT REVISION
P11	08-05-2023	CLIENT REVISION
P12	15-05-2023	CLIENT REVISION

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SHEET SIZE: A1

SCALE:

SHEET NAME: **3D VIEWS**

DRAWING No. **DA04**

ISSUE No. **P12**

DETERMINED by the NSW Land and Housing Corporation on: нрлсінп

UNIT SCHEDULE

			PRIVATE OPEN SPACE		SOLAR				
NO.	Nº of BEDS	AREA	AREA POS	SIZE	LIVING	POS	TIME	HOURS	CROSS-V.
01	1B	52.8 m²	20.2m2	3.0m x 5.9m + 1.2m x 2.0m	No	No		0	Yes
02	2B	74.9 m²	24.7m2	3.0m x 7.4m + 1.2m x 2.0m	Yes	Yes	10:30 to 13:30	3h	Yes
03	1B	52.8 m²	17.5m2	3.0m x 6.2m	Yes	Yes	10:00 to 13:00	3h	No
04	2B	74.5 m²	18.7m2	3.0m x 5.8m	Yes	Yes	9:30 to 13:30	4h	Yes
05	2B	74.5 m²	20.7m2	3.0m x 6.9m	Yes	Yes	9:00 to 15:00	6h	Yes
06	2B	81.7 m²	20.6 + 8.4 = 29.0m2	3.3m x 3.4m + 2.7m x 3.4m + 2.0m x 4.2m	Yes	Yes	13:00 to 15:00	2h	Yes
07	1B	56.5 m²	19.1m2	3.3m x 3.4m + 2.2m x 3.5m	Yes	Yes	12:30 to 15:00	2h 30min	No
08	1B	55.8 m²	19.1m2	3.0m x 3.4m + 2.2m x 3.5m	Yes	Yes	13:00 to 15:00	2h	No
09	2B	81.7 m²	20.6 + 8.4 = 29.0m2	3.3m x 3.4m + 2.7m x 3.4m + 2.0m x 4.2m	Yes	Yes	12:00 to 15:00	3h	Yes
10	1B	52.8 m²	15.5 m2	2.2m x 5.9m + 1.2m x 2.0m	No	No		0	Yes
11	2B	74.9 m²	15.5m2	2.2m x 5.9m + 1.2m x 2.0m	Yes	Yes	9:00 to 12.00	3h	Yes
12	1B	52.8 m²	8.9 m2	4.0m x 2.2m	Yes	Yes	9:00 to 13:30	4h 30min	No
13	2B	74.5 m²	13.8m2	5.8m x 2.2m	Yes	Yes	9:00 to 15:00	6h	Yes
14	2B	74.5 m²	10.0m2	5.4m x 2.2m	Yes	No	10:00 to 15:00	5h	Yes
15	2B	81.7 m²	12.8m2 + 7.1m2 = 19.9m2	2.1m x 2.139m(average) + 2.398m(average) x 3.475m + 1.7m x 2.1m	Yes	Yes	13:00 to 15:00	2h	Yes
16	1B	56.5 m²	9.1 m2	2.3m x 3.475m + 1.2m x 1.0m	Yes	Yes	13:00 to 15:00	2h	No
17	1B	55.8 m²	9.1 m2	2.3m x 3.475m + 1.2m x 1.0m	Yes	Yes	13:00 to 15:00	2h	No
18	2B	81.7 m²	12.8m2 + 7.1m2 = 19.9m2	2.1m x 2.139m(average) + 2.398m(average) x 3.475m + 1.7m x 2.1m	No	Yes	13:00 to 15:00	2h	Yes
TOTAL APTS: 18		1210.3 m²			15/18 83.3%	15/18 83.3%			12/18 66.7%

14/18
77.8%

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P6	21-12-2022	CLIENT REVISION
P7	03-05-2023	CLIENT REVISION
P8	08-05-2023	CLIENT REVISION
P9	10-05-2023	CLIENT REVISION

CLIENT
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PHONE 1800 738 718

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

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SHEET SIZE: A1

SHEET NAME: **UNIT SCHEDULE**

SCALE:

DRAWING No. **DA05**

ISSUE No. **P9**

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DETERMINED by the NSW Land and Housing Corporation on:

PREDOMINANT BLOCK AND LOT PATTERNS

Most of the lots tend to be rectangular shaped. However, almost all of them are irregular shaped and it is not easy to find many similar plots. This pattern varies due to the irregular structure of the urban fabric and roads.

LOT CHANGE OVER TIME

There have been no relevant changes in lots shape and size over time. Basically, the structure of the area is almost the same than when it was urbanized around half century ago. Most of the constructions are detached residential dwellings. There are just a few excepcions where medium density residential buildings have been developed. Lot amalgamation has been and exception.

TYPICAL LOT SIZES, SHAPE AND ORIENTATION

The typical lot tends to be rectangular shaped with around 900 to 1400 sqm. Some of them are irregular shaped, but even on that cases they tend to be rectandular shaped. Orientation may vary depending on the road structure due it is quite irregular in shape. Therefore we are not able to consider there is a predominant orientation.

BEST LOTS FOR INTENSIFICATION

Best lots for intensification are those in front of the main roads, especially Macarthur Road. Intensification in irregular shaped lots will be difficult to carry on due to setbacks restrictions an internal layout units configuration.

LOT AMALGAMATION

Lot amalgamation is necessary to support future development. Most of the lots are irregular shaped and it will be more efficient to join lots in order to take adavantage of the site as much as possible. Additionally, setbacks restrictions will be easier to comply in big lots.

MOST SUITABLE SITES FOR INTENSIFICATION

Corner sites and sites with two street frontages, as well as non excessively deep sites, are more suitable for amalgamation and intensification. On the other hand, narrow and deep sites will be less suitable due to most of the units will face side setbacks instead of the main street.

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P1	11-05-2022	CLIENT REVISION

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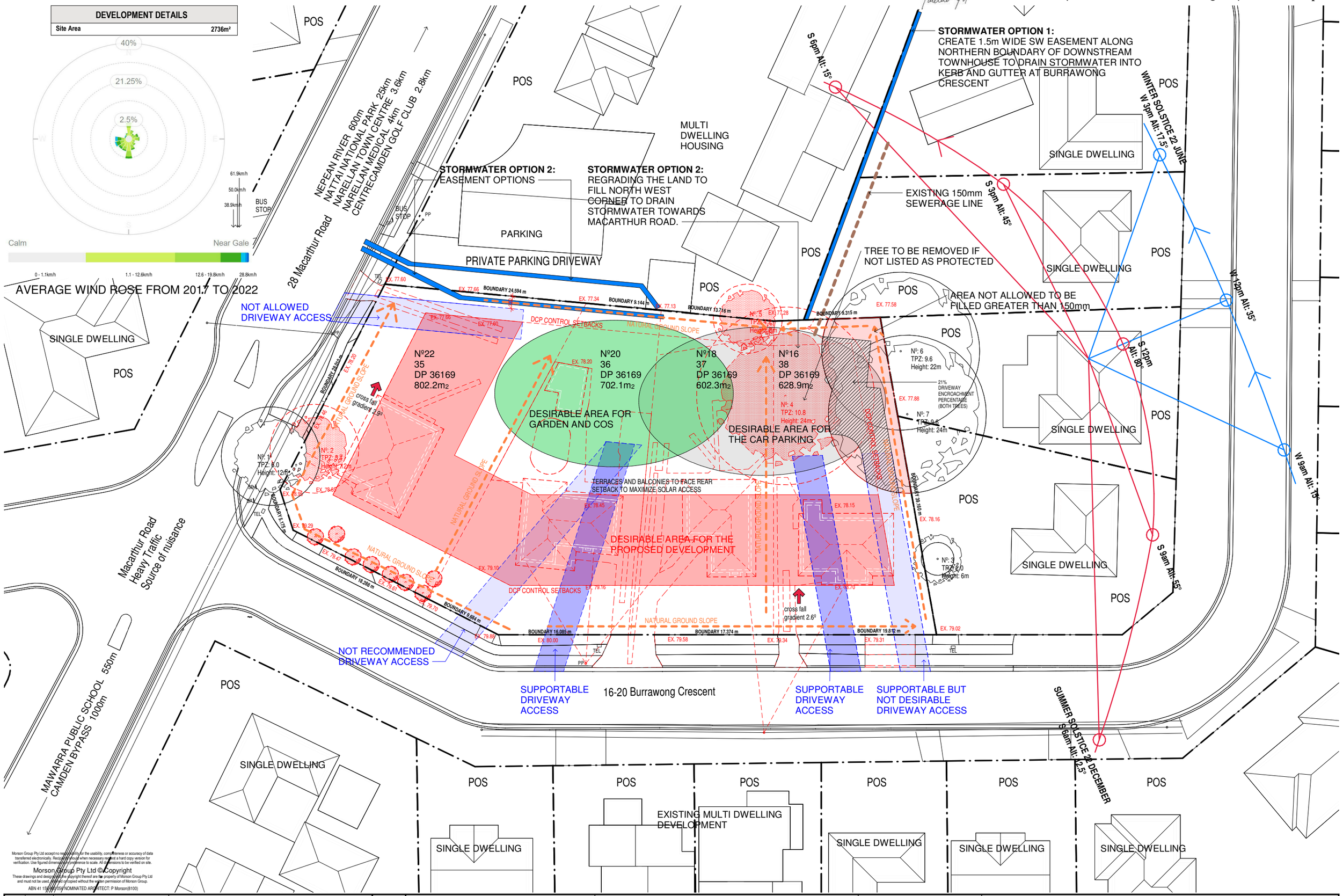
SHEET SIZE: A1
SCALE: 1 : 400

SHEET NAME: **BLOCK ANALYSIS STUDY**

DRAWING No. **DA06**
ISSUE No. **P1**

DETERMINED by the NSW Land and Housing Corporation on:



ABN 41 159 480 056/ NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P3	21-12-2022	CLIENT REVISION
P4	22-03-2023	CLIENT MEETING REVISION
P5	18-09-2023	CLIENT REVISION
P6	11-10-2023	CLIENT REVISION

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SCALE 1:200@A1 (1:400@A3)
0 5 10 15 20m

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Eldersie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

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PO Box 170, Forth Point, NSW 1335

SHEET SIZE: A1
SCALE: 1 : 200

SHEET NAME: **SITE ANALYSIS PLAN**

DRAWING No. **DA07**
ISSUE No. **P6**

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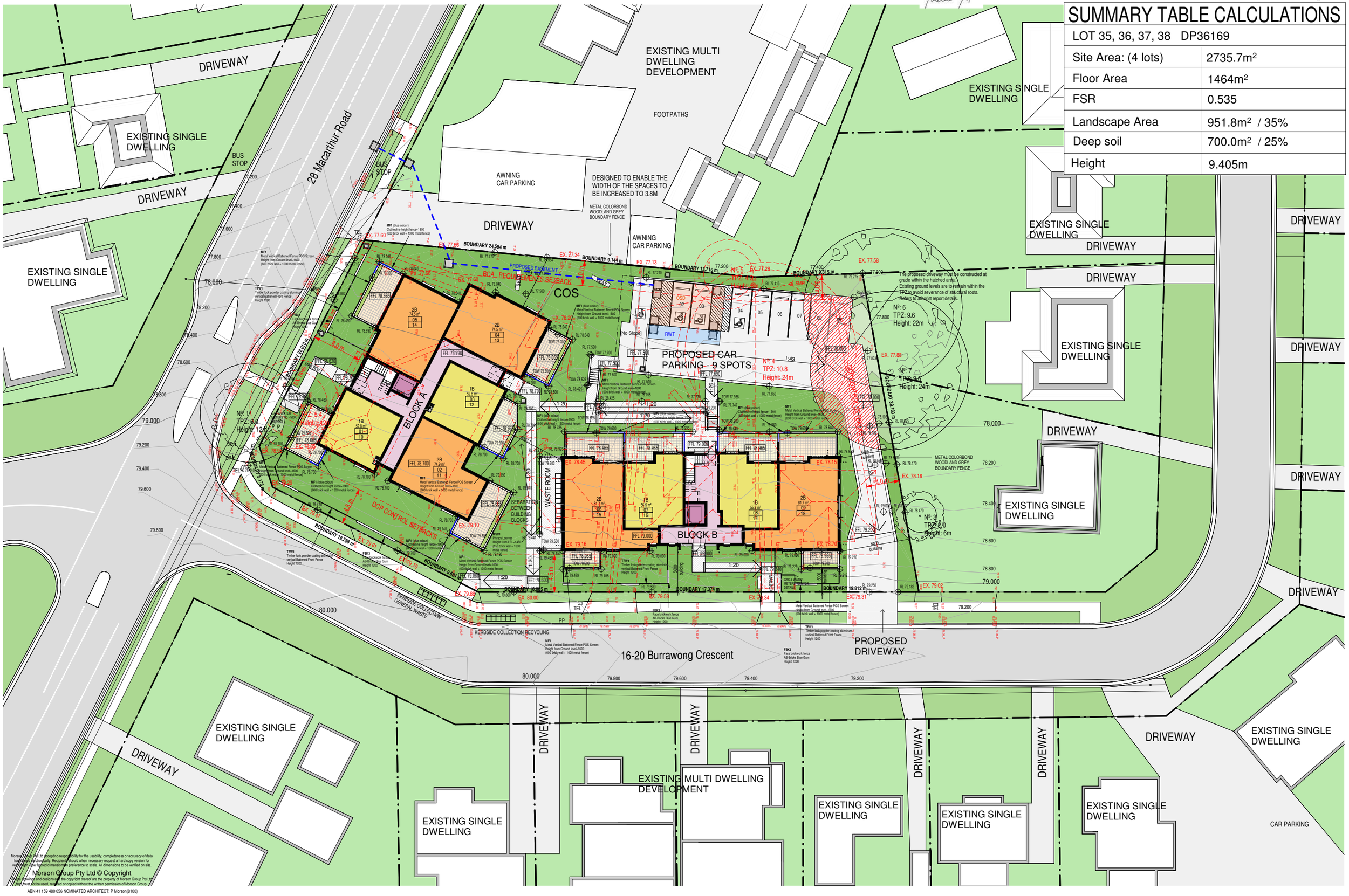

SUMMARY TABLE CALCULATIONS

LOT 35, 36, 37, 38 DP36169	
Site Area: (4 lots)	2735.7m²
Floor Area	1464m²
FSR	0.535
Landscape Area	951.8m² / 35%
Deep soil	700.0m² / 25%
Height	9.405m

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P11	14-06-2023	CLIENT REVISION
P12	23-08-2023	CLIENT REVISION
P13	18-09-2023	CLIENT REVISION
P14	11-10-2023	CLIENT REVISION

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SCALE 1:200@A1 — 0 5 10 15 20m (1:400@A3)

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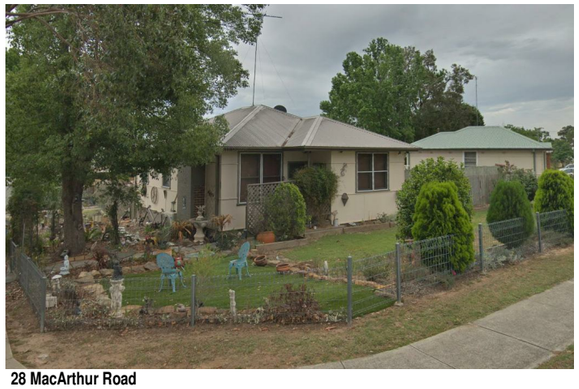
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Porth Point, NSW 1335

SHEET SIZE: A1
SCALE: As indicated
SHEET NAME: **SITE PLAN**

DRAWING No. **DA08**
ISSUE No. **P14**

11/10/2023 10:16:09 C:\Users\hfrub\MG Dropbox\Ruben Hernandez Fernandez\21039 - 16-20 Burrawong Cres\Architecture\CAD\21039 - 16-20 Burrawong Cres_DA_20231003_RH.rvt

DETERMINED by the NSW Land and Housing Corporation on: ηρΦΛΦηπ



28 MacArthur Road

20 Burranwong Crescent

18 Burranwong Crescent

16 Burranwong Crescent

1. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO THE COUNCIL'S SPECIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION.

2. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN A SATISFACTORY WORKING ORDER DURING THE CONSTRUCTION PERIOD. INSPECTIONS OF THESE DEVICES SHALL BE CARRIED OUT AFTER EACH STORM. REPAIRS AND/OR DE-CLOGGING SHALL BE CARRIED OUT TO ENSURE PROPER OPERATION OF THE DEVICE.

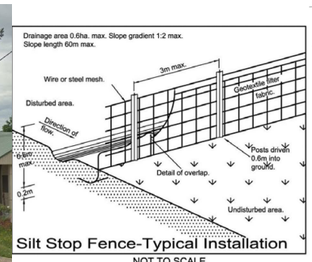
3. STORAGE OF MATERIALS AND EQUIPMENT SHALL BE WITHIN SEDIMENT CONTROLLED AREAS.

4. REMOVE SILT STOP FENCING AND DRAINAGE STRUCTURE SEDIMENT CONTROL TRAPS AFTER VEGETATION IS ESTABLISHED.

NOTE:

1. ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001(THE DEMOLITION OF STRUCTURES)

2. THIS DEMOLITION DRAWING GIVES AN INDICATION OF THE SCOPE REQUIRED TO CARRY OUT THE ALTERATIONS & ADDITIONS AS PROPOSED. THE BUILDER IS ASSUMED TO HAVE INSPECTED THE SITE DURING TENDERING & ALLOWED FOR ALL DEMOLITION INCLUDING SUNDRY WORKS NOT INDICATED ON THIS DRAWING THAT ARE REQUIRED IN ORDER TO CONSTRUCT THE WORKS.



Silt Stop Fence-Typical Installation

NOT TO SCALE

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 / 101, W01 / 101, MSC1 / 101 ← TYPE (where applicable) ← NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010; CL +2700
PROPOSED LEVELS	RL 29.010; RL 29.010
EXISTING LEVELS	ex.RL 29.010; ex.RL 29.010
REVISION	1 DESCRIPTION
ROOM	1BR ← Room Type; 101 ← Room Number
FINISHES/COLOURS Refer AF Schedule	Prefix is Material Type→FBK1←Suffix (1,2,3...) is a Product Reference; Prefix is Material Type→PTa ← Suffix (a,b,c...) is a Colour Reference
RISER	SERVICE RISER ZONE (CORING TO ENG. DETAILS)
PENETRATION	PENETRATION IN SLAB
CONSTRUCTION PHASE	Existing; Demolition; Proposed
	Existing Planting; Planting for Removal; Proposed Planting
EXCAVATION	Cut; Fill

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P1	11-05-2022	CLIENT REVISION
P2	28-06-2022	CLIENT REVISION
P3	18-09-2023	CLIENT REVISION

DEMOLITION NOTE:
This demolition drawing gives an indication of the scope required to carry out the alterations & additions as proposed. The builder is assumed to have inspected the site during tendering & allowed for all demolition including sundry works not indicated on this drawing that are required in order to construct the works.

NSW GOVERNMENT

CLIENT
NSW LAHC
ALEXANDRIA NSW 2124
PHONE 1800 738 718

0 5 10 15 20m
SCALE 1:200@A1 (1:400@A3)

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Eldersle 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

CLIENT
LAHC

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
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(02) 9380 4944
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: 1 : 200
SHEET NAME: **DEMOLITION PLAN**
DRAWING No. **DA09**
ISSUE No. **P3**

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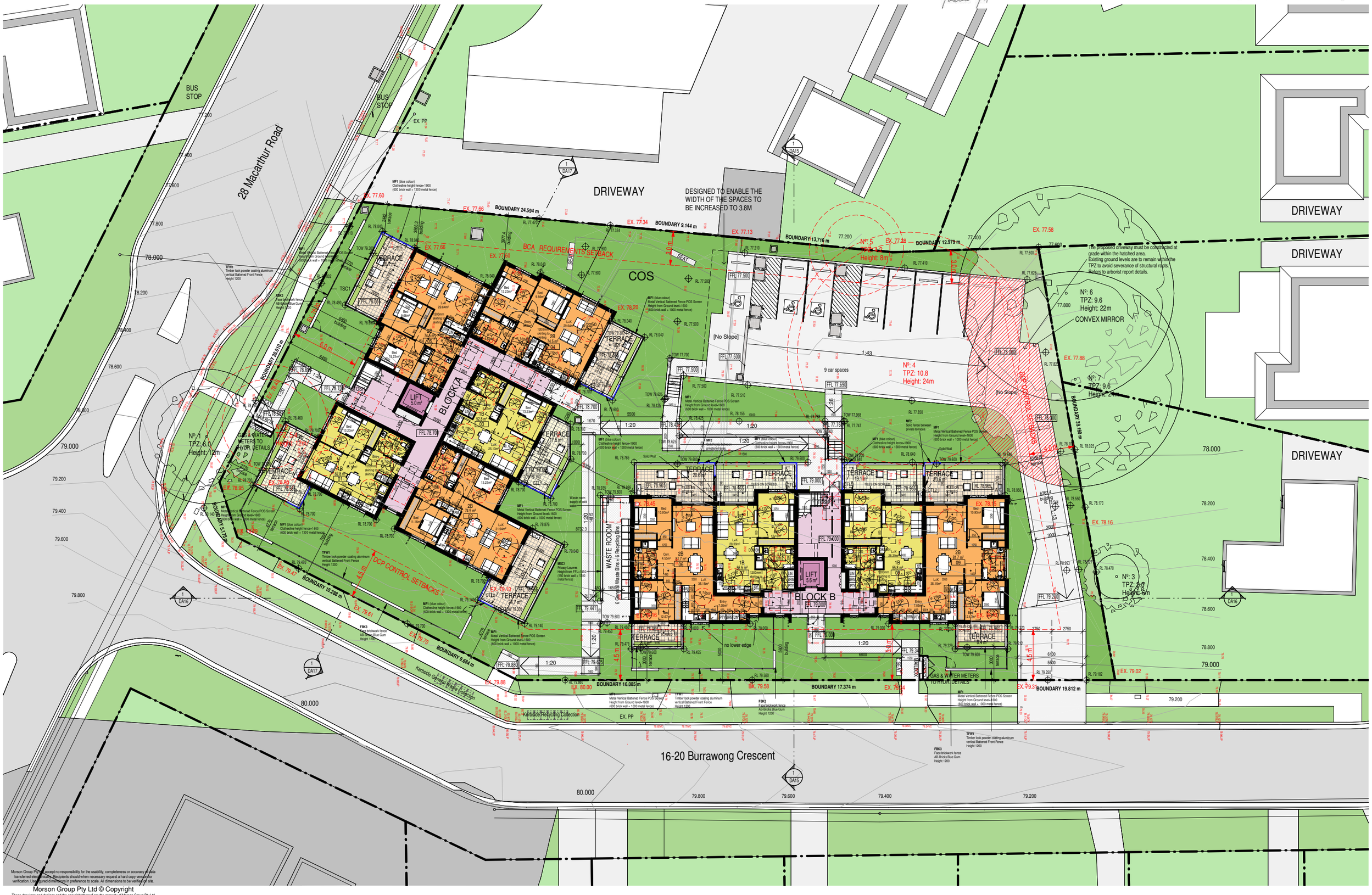

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P13	14-06-2023	CLIENT REVISION
P14	23-08-2023	CLIENT REVISION
P15	18-09-2023	CLIENT REVISION
P16	11-10-2023	CLIENT REVISION

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PROJECT
Seniors Housing Development
ADDRESS
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LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

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SHEET SIZE: A1
SCALE: 1 : 150

SHEET NAME: **GROUND LEVEL**

DRAWING No. **DA10**
ISSUE No. **P16**

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P15	14-06-2023	CLIENT REVISION
P16	23-08-2023	CLIENT REVISION
P17	18-09-2023	CLIENT REVISION
P18	11-10-2023	CLIENT REVISION

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SHEET SIZE: A1

SCALE: 1 : 150

SHEET NAME: **LEVEL 1**

DRAWING No. **DA11**

ISSUE No. **P18**

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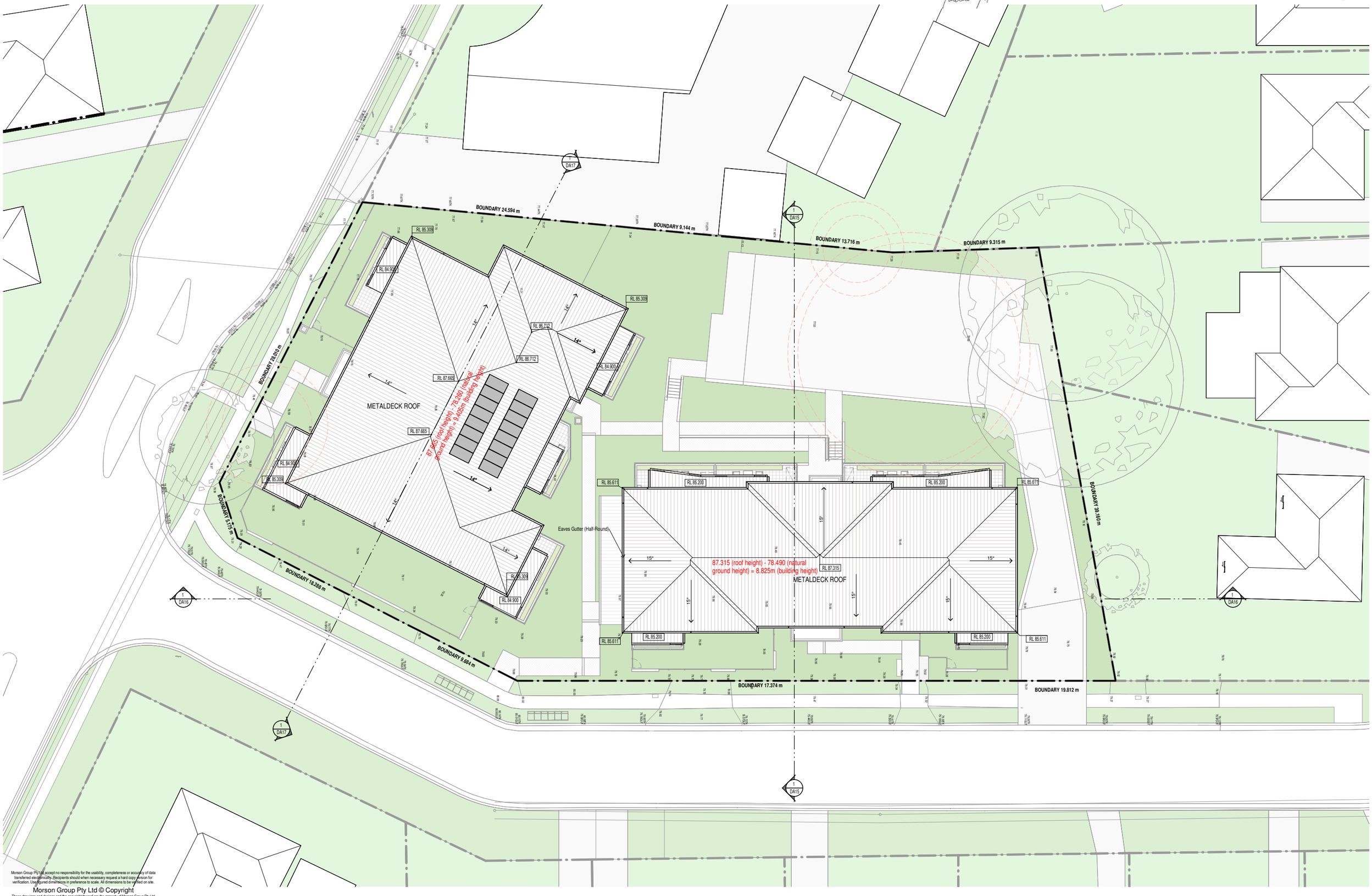
DETERMINED by the NSW Land and Housing Corporation on:



ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P10	03-05-2023	CLIENT REVISION
P11	08-05-2023	CLIENT REVISION
P12	10-05-2023	CLIENT REVISION
P13	23-08-2023	CLIENT REVISION

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PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1

SCALE:
1 : 150

SHEET NAME: **ROOF LEVEL**

DRAWING No. **DA12**

ISSUE No. **P13**

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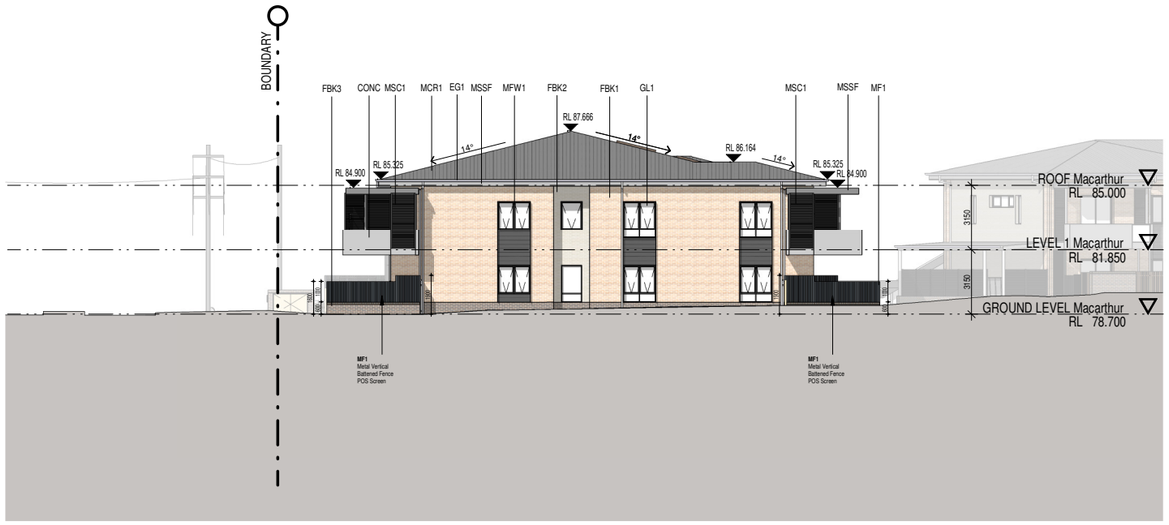
3 **NORTH ELEVATION**
1 : 150



1 **EAST ELEVATION TO BURRAWONG CRESCENT**
1 : 150

2 **SOUTH ELEVATION TO MACARTHUR ROAD**
1 : 150

4 **WEST ELEVATION**
1 : 150

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

FBK1
Face Brickwork.
- External walls.

AB-Bricks.
Bowral Murray Grey
230x76-110-240-NAT

FBK2
Face Brickwork.
- External walls.

AB-Bricks
White Haven
230x76-110-240-NAT

FBK3
Face Brickwork.
- External walls.
- Retaining walls

AB-Bricks
Blue Gum
230x76-110-240-NAT

MFW1 / BAL1
- Window Framing System (MFW1)
- Balustrade Framing (BAL1)

Colorbond Basalt

GL1
Windows
Clear Glass

GL2
Balustrades Infills
Bath windows
Obscure Glass

TFW1
Timber look powder coating aluminum vertical Battened Front Fence

MSC1
Privacy Louvres
Powdercoated
Aluminium screen
Colorbond Basalt

MSC2
Privacy Louvres - Open style to permit solar access to living room and POS
Powdercoated
Aluminium screen
Colorbond Basalt

MF1
Metal Vertical
Battened Fence
POS Screen
Colorbond Basalt

MF2
- Metal Colorbond boundary Fence.
- Solid fence between private terraces.

Colorbond Basalt

MCW1 / MCR1 /DP1 / EG1
Metal Cladding Wall (MCW1)
Metal Roof Sheeting (MCR1)
Fascia & eaves gutter (EG1)
Downpipe (DP1)
Colorbond Basalt

CONC
Concrete
Balcony

Natural concrete colour

ISSUE	DATE	AMENDMENT
P12	08-05-2023	CLIENT REVISION
P13	10-05-2023	CLIENT REVISION
P14	29-05-2023	CLIENT REVISION
P15	18-09-2023	CLIENT REVISION

NSW GOVERNMENT

CLIENT
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PARRAMATTA NSW 2124
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ELEVATIONS & SECTIONS LEGEND:
RL Relative Level
TOH Top of Hob
TOW Top of Wall

NOTES:
1. Read in conjunction with Window Schedule for glass types & frame finishes.

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

CLIENT
LAHC

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NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
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PO Box 170, Forth Point, NSW 1335

SHEET SIZE: A1

SCALE:
As indicated

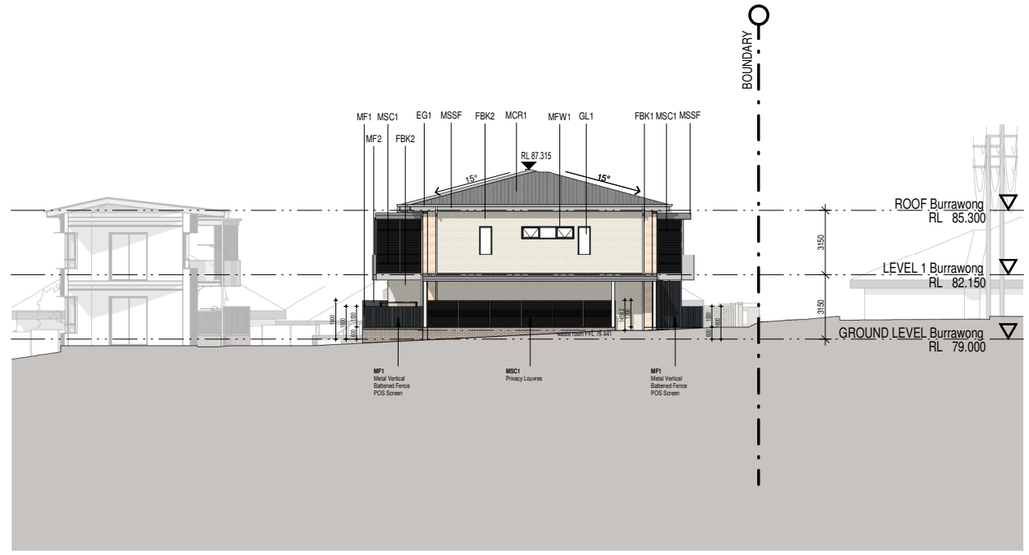
SHEET NAME: **MACARTHUR BUILDING ELEVATIONS**

DRAWING No. **DA13**

ISSUE No. **P15**

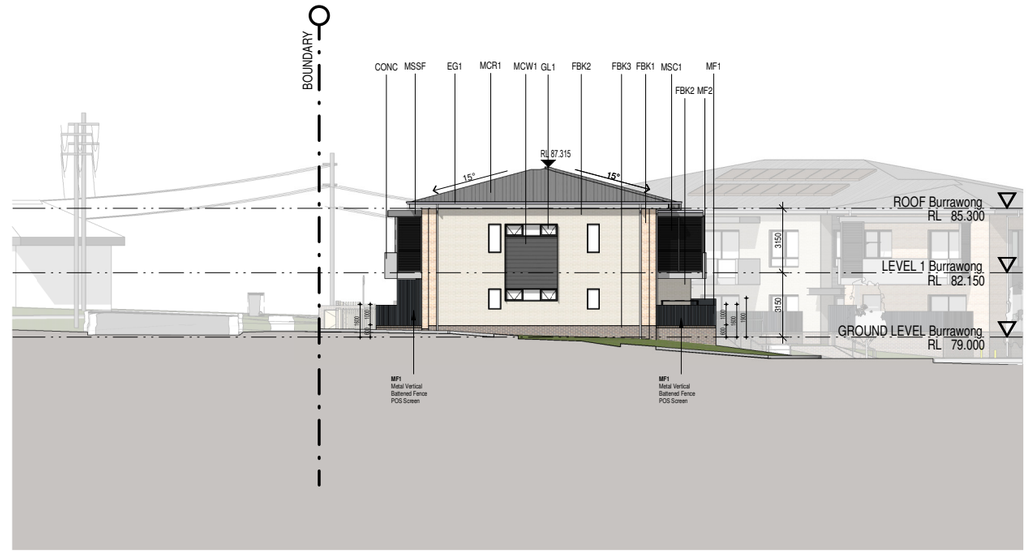
DETERMINED by the NSW Land and Housing Corporation on: нрлсінп

2 **EAST ELEVATION TO BURRAWONG CRESCENT**
1 : 150



3 **SOUTH ELEVATION**
1 : 150

1 **WEST ELEVATION**
1 : 150



4 **NORTH ELEVATION**
1 : 150

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

FBK1
Face Brickwork.
- External walls.

AB-Bricks.
Bowral Murray Grey
230x76-110-240-NAT

FBK2
Face Brickwork.
- External walls.

AB-Bricks
White Haven
230x76-110-240-NAT

FBK3
Face Brickwork.
- External walls.
- Retaining walls

AB-Bricks
Blue Gum
230x76-110-240-NAT

MFW1 / BAL1
- Window Framing System (MFW1)
- Balustrade Framing (BAL1)

Colorbond Basalt

GL1
Windows
Clear Glass

GL2
Balustrades Infills
Bath windows
Obscure Glass

TFW1
Timber look powder coating aluminum vertical Battened Front Fence

MSC1
Privacy Louvres
Powdercoated
Aluminium screen
Colorbond Basalt

MSC2
Privacy Louvres - Open style to permit solar access to living room and POS
Powdercoated
Aluminium screen
Colorbond Basalt

MF1
Metal Vertical
Battened Fence
POS Screen
Colorbond Basalt

MF2
- Metal Colorbond boundary Fence.
- Solid fence between private terraces.

Colorbond Basalt

MCW1 / MCR1 /DP1 / EG1
Metal Cladding Wall (MCW1)
Metal Roof Sheeting (MCR1)
Fascia & eaves gutter (EG1)
Downpipe (DP1)
Colorbond Basalt

CONC
Concrete
Balcony

Natural concrete colour

ISSUE	DATE	AMENDMENT
P18	10-05-2023	CLIENT REVISION
P19	15-05-2023	CLIENT REVISION
P20	29-05-2023	CLIENT REVISION
P21	23-08-2023	CLIENT REVISION

NSW GOVERNMENT

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ELEVATIONS & SECTIONS LEGEND:
RL Relative Level
TOH Top of Hob
TOW Top of Wall

NOTES:
1. Read in conjunction with Window Schedule for glass types & frame finishes.

PROJECT
Seniors Housing Development
ADDRESS
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SHEET SIZE: A1

SCALE:
As indicated

SHEET NAME: **BURRAWONG BUILDING ELEVATIONS**

DRAWING No. **DA14**

ISSUE No. **P21**

DETERMINED by the NSW Land and Housing Corporation on: нрлсінп

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P7	21-12-2022	CLIENT REVISION
P8	22-03-2023	CLIENT MEETING REVISION
P9	29-03-2023	CLIENT REVISION
P10	03-05-2023	CLIENT REVISION

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0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

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SHEET SIZE: A1
SCALE: 1 : 100

SHEET NAME: **CROSS SECTION 1**

DRAWING No. **DA15**
ISSUE No. **P10**

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DETERMINED by the NSW Land and Housing Corporation on:

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P8	22-03-2023	CLIENT MEETING REVISION
P9	29-03-2023	CLIENT REVISION
P10	03-05-2023	CLIENT REVISION
P11	23-08-2023	CLIENT REVISION

CLIENT
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PARRAMATTA NSW 2124
PHONE 1800 738 718

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Eldersslie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

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SHEET SIZE: A1
SCALE: 1 : 100

SHEET NAME: **LONG SECTION 1**

DRAWING No. **DA16**
ISSUE No. **P11**

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P5	24-08-2022	CLIENT REVISION
P6	30-11-2022	FOR CONSULTANTS
P7	21-12-2022	CLIENT REVISION
P8	22-03-2023	CLIENT MEETING REVISION

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0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

PROJECT
Seniors Housing Development
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SHEET SIZE: A1
SCALE: 1 : 100

SHEET NAME: **LONG SECTION 2**

DRAWING No. **DA17**
ISSUE No. **P8**

11/10/2023 10:22:08 C:\Users\hfrub\MG Dropbox\Ruben Hernandez Fernandez\21039 - 16-20 Burrawong Cres\Architecture\CAD\21039 - 16-20 Burrawong Cres_DA_20231003_RH.rvt

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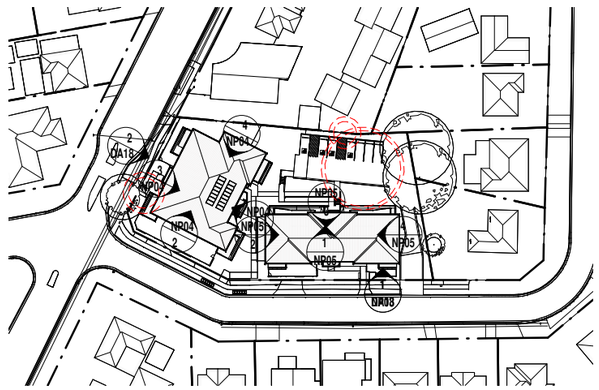
1 DA18 **STREETSCAPE BURRAWONG**

1 : 200

2 DA18 **STREETSCAPE MACARTHUR**

1 : 200



ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P6	30-11-2022	FOR CONSULTANTS
P7	21-12-2022	CLIENT REVISION
P8	22-03-2023	CLIENT MEETING REVISION
P9	23-08-2023	CLIENT REVISION

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PARRAMATTA NSW 2124
PHONE 1800 738 718

0 5 10 15 20m
SCALE 1:200@A1 (1:400@A3)

PROJECT
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(02) 9380 4944
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1

SCALE: As indicated

SHEET NAME: **STREETSCAPE ELEVATION**

DRAWING No. **DA18**

ISSUE No. **P9**

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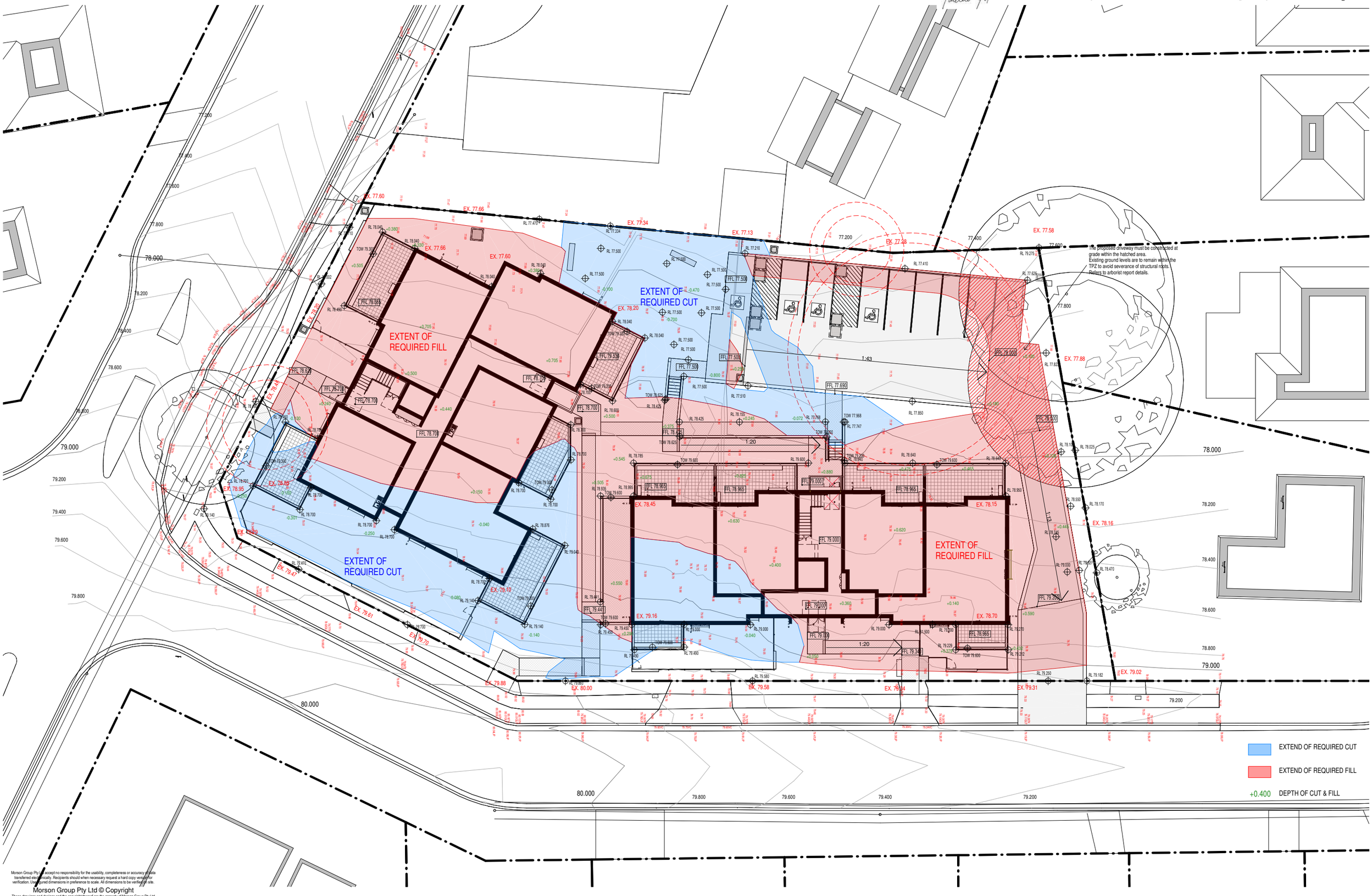

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P5	30-11-2022	FOR CONSULTANTS
P6	21-12-2022	CLIENT REVISION
P7	29-03-2023	CLIENT REVISION
P8	03-05-2023	CLIENT REVISION

NSW GOVERNMENT

CLIENT
NSW LAHC
LOCKED BAG 5022

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PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1

SCALE: 1 : 150

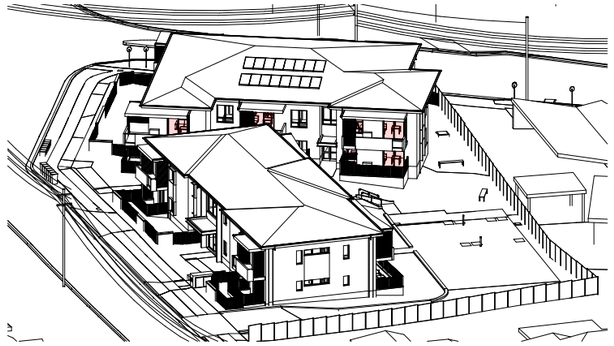
SHEET NAME: **CUT - FILL PLAN**

DRAWING No. **DA19**

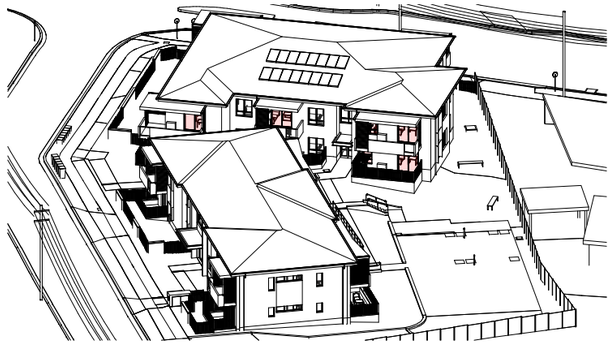
ISSUE No. **P8**

11/10/2023 10:24:02 C:\Users\hfrub\MG Dropbox\Ruben Hernandez Fernandez\21039 - 16-20 Burrawong Cres\Architecture\CAD\21039 - 16-20 Burrawong Cres_DA_20231003_RH.rvt

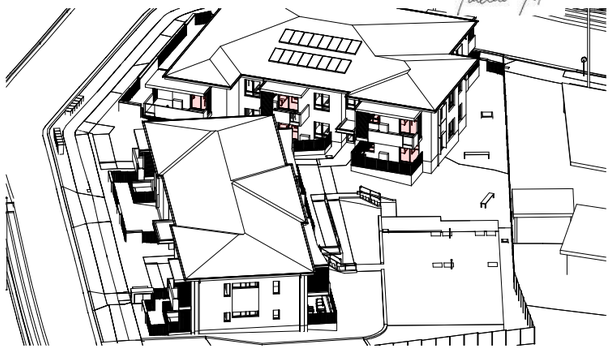
DETERMINED by the NSW Land and Housing Corporation on:



1 EYE FROM THE SUN - 9.00AM JUN

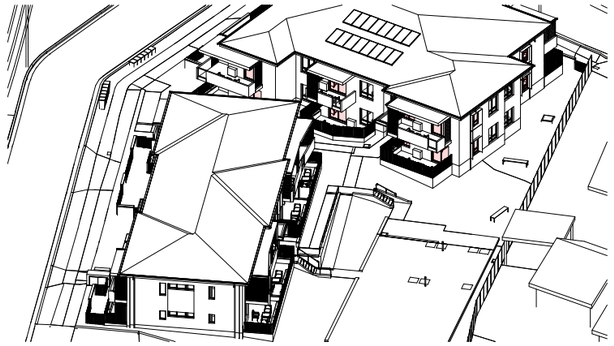


2 EYE FROM THE SUN - 9.30AM JUN

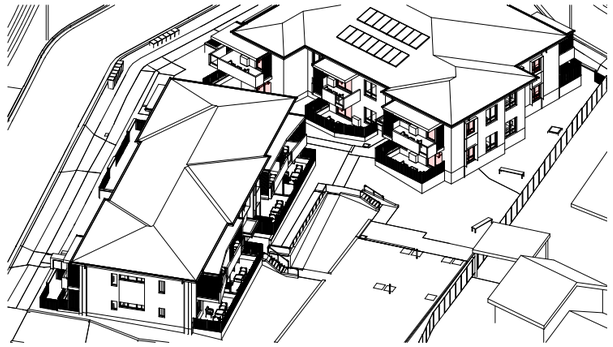


3 EYE FROM THE SUN - 10.00AM JUN

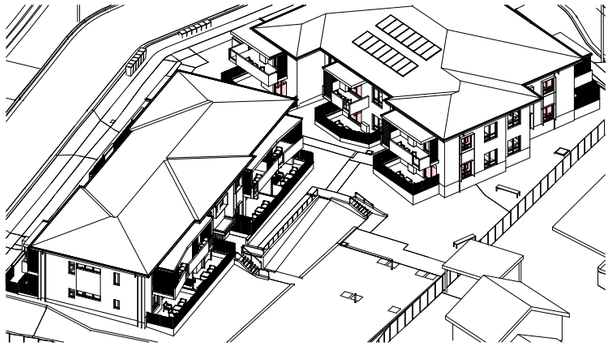
4 EYE FROM THE SUN - 10.30AM JUN



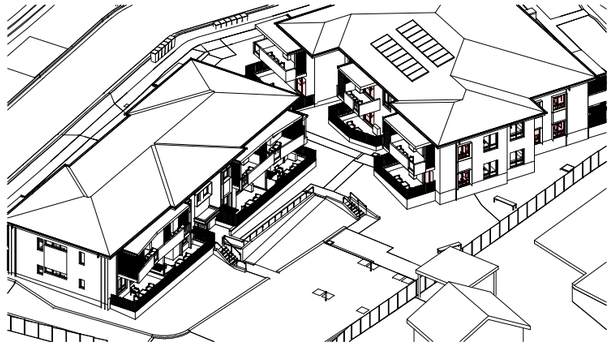
5 EYE FROM THE SUN - 11.00AM JUN



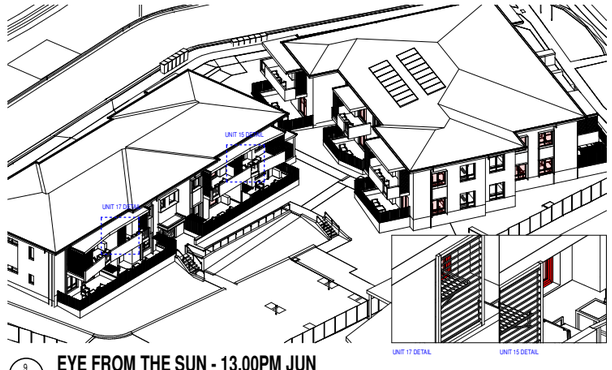
6 EYE FROM THE SUN - 11.30AM JUN



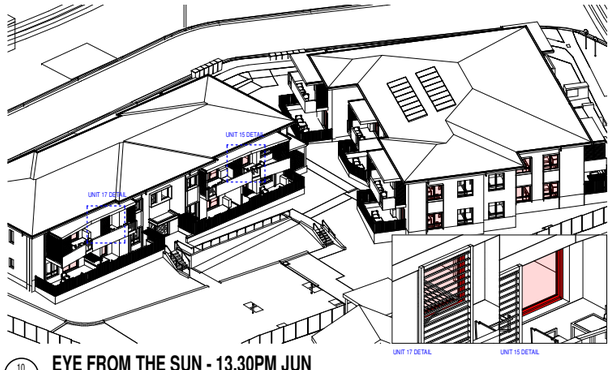
7 EYE FROM THE SUN - 12.00PM JUN



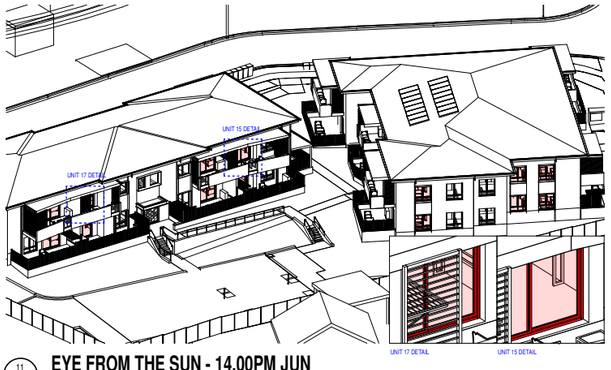
8 EYE FROM THE SUN - 12.30PM JUN



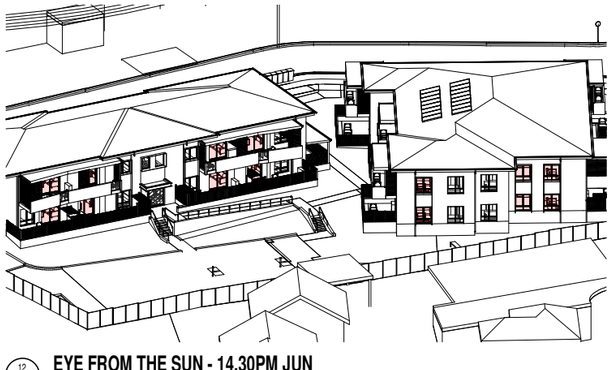
9 EYE FROM THE SUN - 13.00PM JUN



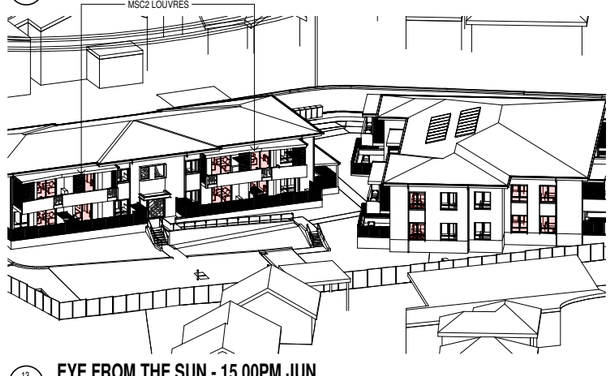
10 EYE FROM THE SUN - 13.30PM JUN



11 EYE FROM THE SUN - 14.00PM JUN



12 EYE FROM THE SUN - 14.30PM JUN



13 EYE FROM THE SUN - 15.00PM JUN

SOLAR ACCESS - GROUND FLOOR

UNIT	UNIT 01		UNIT 02		UNIT 03		UNIT 04		UNIT 05		UNIT 06		UNIT 07		UNIT 08		UNIT 09	
LOCATION	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS
9am - 10am																		
10am - 11am																		
11am - 12pm																		
12pm - 1pm																		
1pm - 2pm																		
2pm - 3pm																		

SOLAR ACCESS - FIRST FLOOR

UNIT	UNIT 10		UNIT 11		UNIT 12		UNIT 13		UNIT 14		UNIT 15 Open Style Louvres		UNIT 16 Open Style Louvres		UNIT 17 Open Style Louvres		UNIT 18 Open Style Louvres	
LOCATION	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS
9am - 10am																		
10am - 11am																		
11am - 12pm																		
12pm - 1pm																		
1pm - 2pm																		
2pm - 3pm																		

LIVING ROOM SOLAR ACCESS HOURS

POS SOLAR ACCESS HOURS

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P8	03-05-2023	CLIENT REVISION
P9	08-05-2023	CLIENT REVISION
P10	10-05-2023	CLIENT REVISION
P11	15-05-2023	CLIENT REVISION

NSW GOVERNMENT

CLIENT
NSW LAHC
LOCKED BAG 5022

PARRAMATTA NSW 2124
PHONE 1800 738 718

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Eldersie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

CLIENT
LAHC

MORSON GROUP

NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1

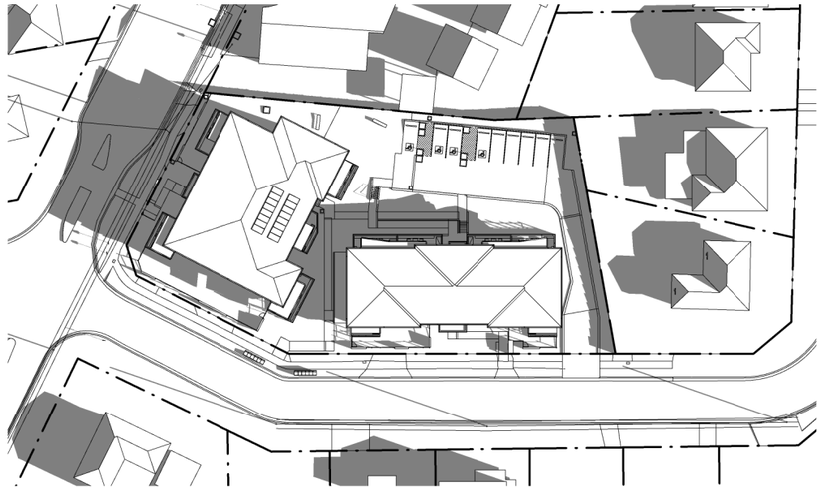
SCALE: 1 : 2

SHEET NAME: **SOLAR STUDY**

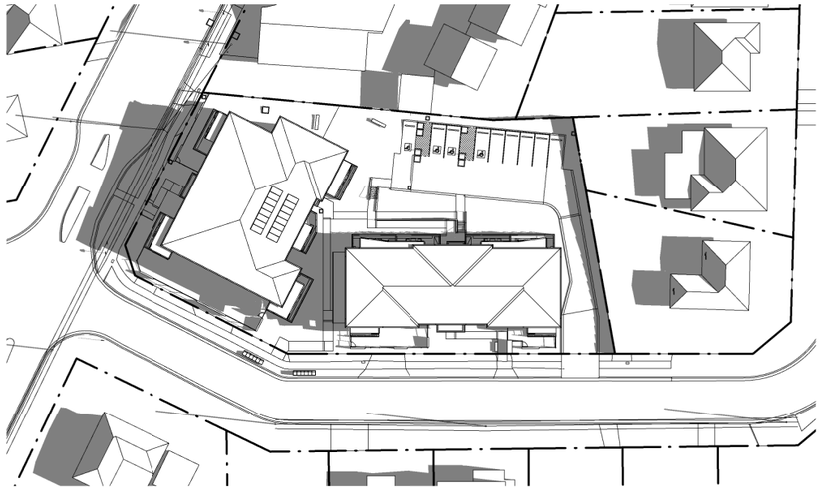
DRAWING No. **DA20**

ISSUE No. **P11**

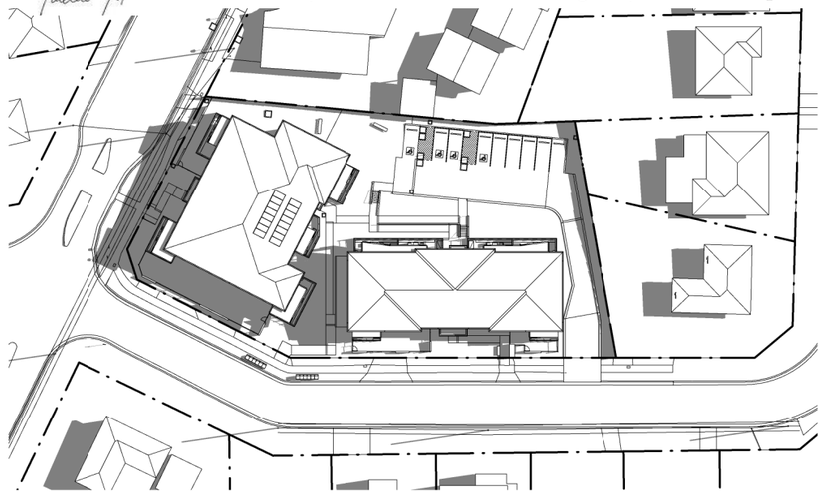
DETERMINED by the NSW Land and Housing Corporation on: нрлсінп



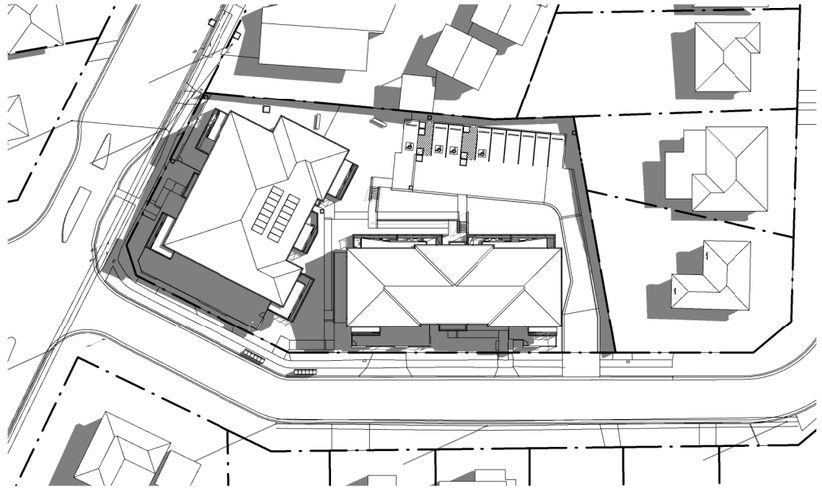
1 DA14 **Shadow Diagrams - 9am mid-winter (22 June)**
1 : 500



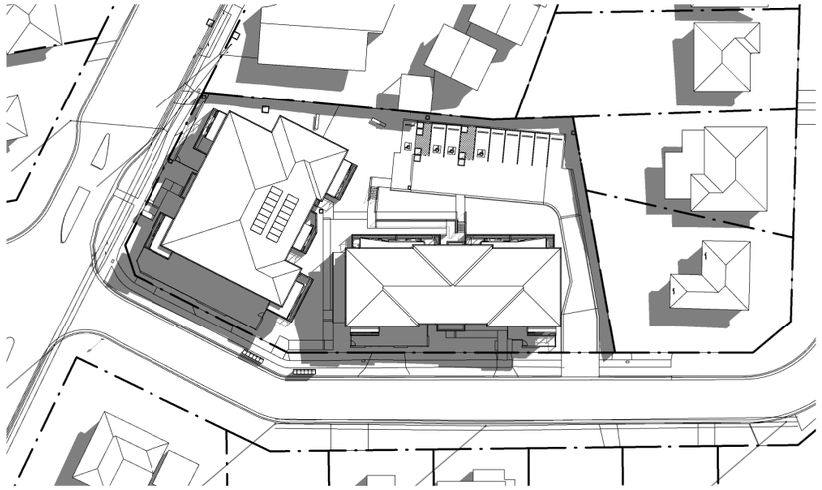
2 DA14 **Shadow Diagrams - 10am mid-winter (22 June)**
1 : 500



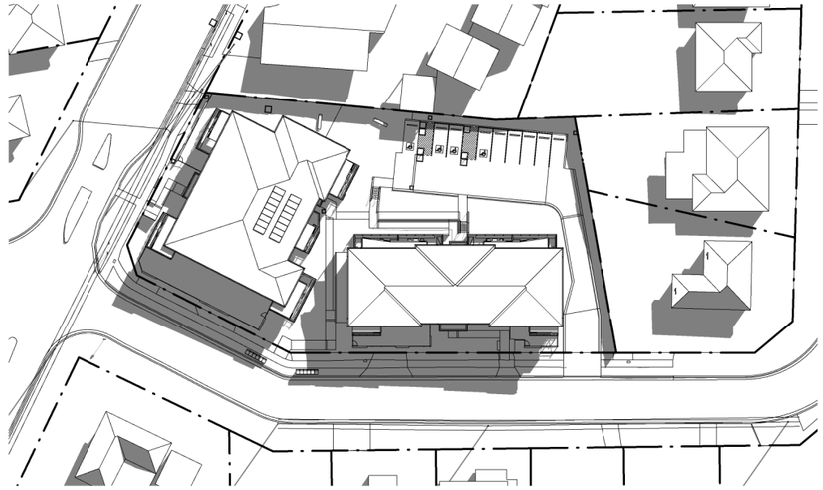
3 DA14 **Shadow Diagrams - 11am mid-winter (22 June)**
1 : 500



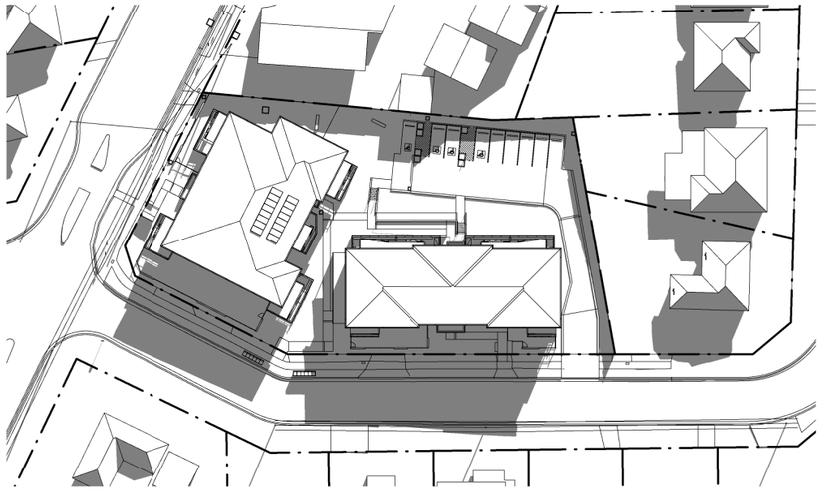
4 DA14 **Shadow Diagrams -12pm mid-winter (22 June)**
1 : 500



5 DA14 **Shadow Diagrams -1pm mid-winter (22 June)**
1 : 500



6 DA14 **Shadow Diagrams - 2pm mid-winter (22 June)**
1 : 500



7 DA14 **Shadow Diagrams - 3pm mid-winter (22 June)**
1 : 500

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P1	30-11-2022	FOR CONSULTANTS
P2	21-12-2022	CLIENT REVISION
P3	22-03-2023	CLIENT MEETING REVISION
P4	29-03-2023	CLIENT REVISION

NSW GOVERNMENT

CLIENT
NSW LAHC
LOCKED BAG 5022

PARRAMATTA NSW 2124
PHONE 1800 738 718

0 5 10 15 20 50m
SCALE 1:500@A1 (1:1000@A3)

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

CLIENT
LAHC

MORSON GROUP

NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4966
PO Box 170, Ports Point, NSW 1335

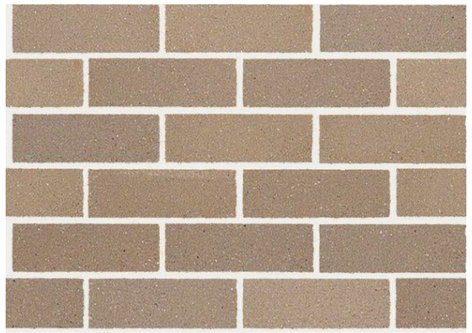
SHEET SIZE: A1
SCALE: 1 : 500

SHEET NAME: **SHADOW DIAGRAMS**

DRAWING No. **DA21**
ISSUE No. **P4**

11/10/2023 10:25:20 C:\Users\hfrub\MG Dropbox\Ruben Hernandez Fernandez\21039 - 16-20 Burrawong Cres\Architecture\CAD\21039 - 16-20 Burrawong Cres_DA_20231003_RH.rvt

DETERMINED by the NSW Land and Housing Corporation on: 17/05/2024



FBK1
Face Brickwork.
- External walls.

AB-Bricks.
Bowral Murray Grey
230x76-110-240-NAT

GL1
Windows
Clear Glass

GL2
Balustrades Infills
Bath windows
Obscure Glass

MCW1 / MCR1 /DP1 / EG1
Metal Cladding Wall (MCW1)
Metal Roof Sheeting (MCR1)
Fascia & eaves gutter (EG1)
Downpipe (DP1)
Colorbond Basalt

FBK2
Face Brickwork.
- External walls.

AB-Bricks
White Haven
230x76-110-240-NAT

TFW1

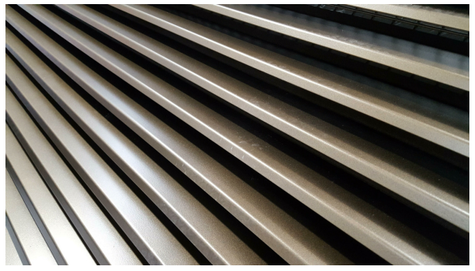
Timber look powder coating aluminum vertical Battened Front Fence

CONC
Concrete
Balcony

Natural concrete colour

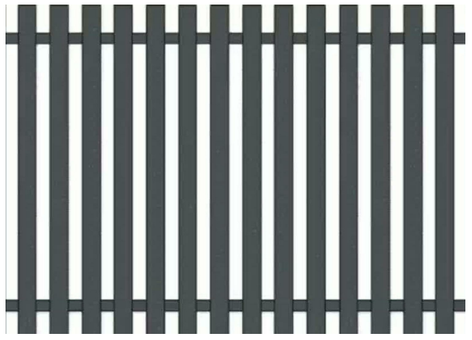
FBK3
Face Brickwork.
- External walls.
- Retaining walls

AB-Bricks
Blue Gum
230x76-110-240-NAT



MSC1

Privacy Louvres
Powdercoated
Aluminium screen
Colorbond Basalt

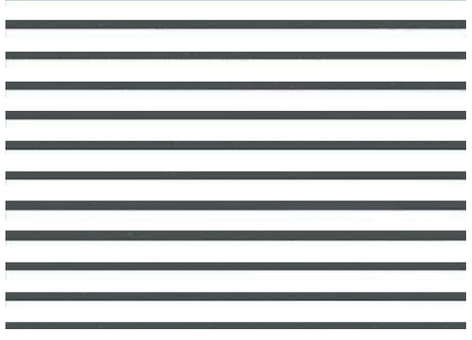


MF1
Metal Vertical
Battened Fence
POS Screen

Colorbond Basalt

MFW1 / BAL1
- Window Framing System (MFW1)
- Balustrade Framing (BAL1)

Colorbond Basalt



MSC2
Privacy Louvres - Open style to permit solar access to living room and POS
Powdercoated
Aluminium screen
Colorbond Basalt

MF2

- Metal Colorbond boundary Fence.
- Solid fence between private terraces.

Colorbond Basalt

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P7	21-12-2022	CLIENT REVISION
P8	22-03-2023	CLIENT MEETING REVISION
P9	29-03-2023	CLIENT REVISION
P10	03-05-2023	CLIENT REVISION

NSW GOVERNMENT

CLIENT
NSW LAHC
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE 1800 738 718

PROJECT
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ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Eldersie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**
CLIENT
LAHC

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9360 4944
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: 1 : 1
SHEET NAME: **SCHEDULE OF EXTERNAL FINISHES**
DRAWING No. **DA22**
ISSUE No. **P10**

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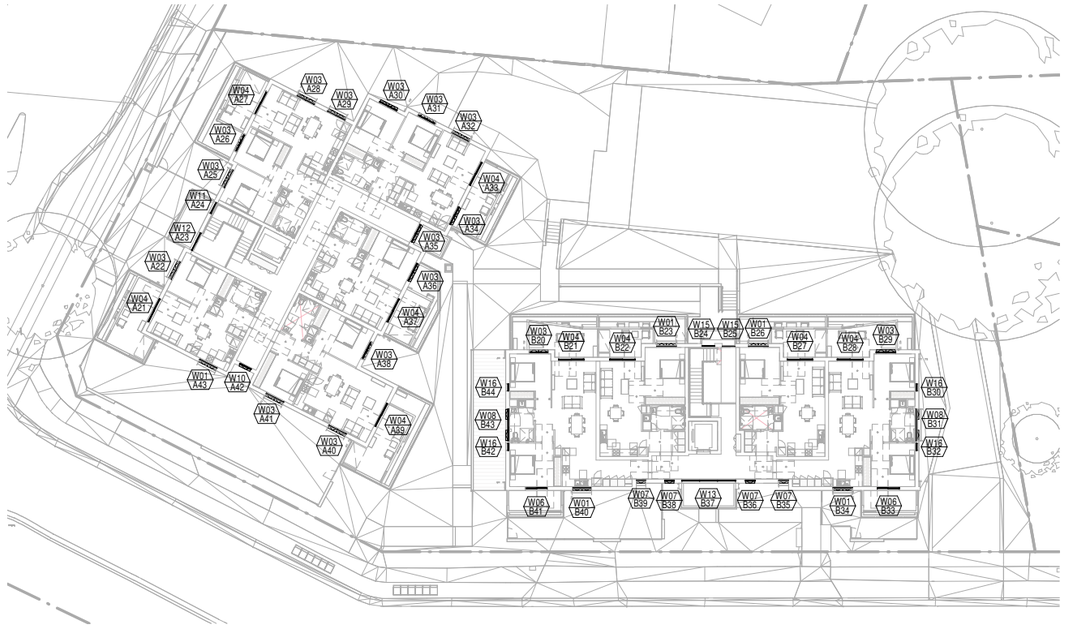
DETERMINED by the NSW Land and Housing Corporation on: нрлсѳнп

WINDOW SCHEDULE

CODE		DIMENSIONS					DETAILS	
Type	No.	Overall Width	Overall Height	Sill Height	Area (Note 3)	Orientation	Frame Finish	Vision Glass Type
GROUND LEVEL Macarthur								
W04	A01	2100	2400	0	5.0 m²	W	PDCa*	GL1
W03	A02	1600	1800	600	2.9 m²	W	PDCa	GL1
W03	A03	1600	1800	600	2.9 m²	W	PDCa	GL1
W03	A04	1600	1800	600	2.9 m²	W	PDCa	GL1
W04	A05	2100	2400	0	5.0 m²	W	PDCa*	GL1
W03	A06	1600	1800	600	2.9 m²	N	PDCa	GL1
W03	A07	1600	1800	600	2.9 m²	N	PDCa	GL1
W03	A08	1600	1800	600	2.9 m²	N	PDCa	GL1
W03	A09	1600	1800	600	2.9 m²	N	PDCa	GL1
W03	A10	1600	1800	600	2.9 m²	N	PDCa	GL1
W04	A11	2100	2400	0	5.0 m²	E	PDCa*	GL1
W05	A12	1000	1800	600	1.8 m²	E	PDCa	GL1
W03	A13	1600	1800	600	2.9 m²	E	PDCa	GL1
W04	A14	2100	2400	0	5.0 m²	E	PDCa*	GL1
W03	A15	1600	1800	600	2.9 m²	E	PDCa	GL1
W04	A16	2100	2400	0	5.0 m²	E	PDCa*	GL1
W03	A17	1600	1800	600	2.9 m²	S	PDCa	GL1
W03	A18	1600	1800	600	2.9 m²	S	PDCa	GL1
W02	A19	1000	1800	600	1.8 m²	S	PDCa*	GL1
W01	A20	1600	1400	1000	2.2 m²	S	PDCa	GL1
GROUND LEVEL Burrawong								
W03	B01	1600	1800	600	2.9 m²	NW	PDCa	GL1
W04	B02	2100	2400	0	5.0 m²	NW	PDCa*	GL1
W04	B03	2100	2400	0	5.0 m²	NW	PDCa*	GL1
W03	B04	1600	1800	600	2.9 m²	NW	PDCa	GL1
W03	B05	1600	1800	600	2.9 m²	NW	PDCa	GL1
W04	B06	2100	2400	0	5.0 m²	NW	PDCa*	GL1
W04	B07	2100	2400	0	5.0 m²	NW	PDCa*	GL1
W03	B08	1600	1800	600	2.9 m²	NW	PDCa	GL1
W17	B09	600	1000	1400	0.6 m²	NE	PDCa	GL1
W08	B10	2600	600	1800	1.6 m²	NE	PDCa*	GL1
W17	B11	600	1000	1400	0.6 m²	NE	PDCa	GL1
W06	B12	1820	2400	0	4.4 m²	SE	PDCa*	GL1
W01	B13	1600	1400	1000	2.2 m²	SE	PDCa*	GL1
W07	B14	800	1400	1000	1.1 m²	SE	PDCa*	GL1
W07	B15	800	1400	1000	1.1 m²	SE	PDCa*	GL1
W07	B16	800	1400	1000	1.1 m²	SE	PDCa*	GL1
W07	B17	800	1400	1000	1.1 m²	SE	PDCa*	GL1
W01	B18	1600	1400	1000	2.2 m²	SE	PDCa*	GL1
W06	B19	1820	2400	0	4.4 m²	SE	PDCa*	GL1
LEVEL 1 Macarthur								
W04	A21	2100	2400	0	5.0 m²	W	PDCa*	GL1
W03	A22	1600	1800	600	2.9 m²	W	PDCa	GL1
W12	A23	1600	1800	600	2.9 m²	W	PDCa*	GL1
W11	A24	1000	1800	600	1.8 m²	W	PDCa*	GL1
W03	A25	1600	1800	600	2.9 m²	W	PDCa	GL1
W03	A26	1600	1800	600	2.9 m²	W	PDCa	GL1
W04	A27	2100	2400	0	5.0 m²	W	PDCa*	GL1
W03	A28	1600	1800	600	2.9 m²	N	PDCa	GL1
W03	A29	1600	1800	600	2.9 m²	N	PDCa	GL1
W03	A30	1600	1800	600	2.9 m²	N	PDCa	GL1
W03	A31	1600	1800	600	2.9 m²	N	PDCa	GL1
W03	A32	1600	1800	600	2.9 m²	N	PDCa	GL1
W04	A33	2100	2400	0	5.0 m²	E	PDCa*	GL1
W03	A34	1600	1800	600	2.9 m²	E	PDCa	GL1
W03	A35	1600	1800	600	2.9 m²	E	PDCa	GL1
W03	A36	1600	1800	600	2.9 m²	E	PDCa	GL1
W04	A37	2100	2400	0	5.0 m²	E	PDCa*	GL1
W03	A38	1600	1800	600	2.9 m²	E	PDCa	GL1
W10	A42	1050	1400	1000	1.5 m²	S	PDCa*	GL1
W01	A43	1600	1400	1000	2.2 m²	S	PDCa	GL1
LEVEL 1 Burrawong								
W04	A39	2100	2400	-300	5.0 m²	E	PDCa*	GL1
W03	A40	1600	1800	300	2.9 m²	S	PDCa	GL1
W03	A41	1600	1800	300	2.9 m²	S	PDCa	GL1
W03	B20	1600	1800	600	2.9 m²	NW	PDCa	GL1
W04	B21	2100	2400	0	5.0 m²	NW	PDCa*	GL1
W04	B22	2100	2400	0	5.0 m²	NW	PDCa*	GL1
W01	B23	1600	1400	1000	2.2 m²	NW	PDCa	GL1
W15	B24	1050	1400	1000	1.5 m²	NW	PDCa*	GL1
W15	B25	1050	1400	1000	1.5 m²	NW	PDCa*	GL1
W01	B26	1600	1400	1000	2.2 m²	NW	PDCa	GL1
W04	B27	2100	2400	0	5.0 m²	NW	PDCa*	GL1
W04	B28	2100	2400	0	5.0 m²	NW	PDCa*	GL1
W03	B29	1600	1800	600	2.9 m²	NW	PDCa	GL1
W16	B30	600	1400	1000	0.8 m²	NE	PDCa	GL1
W08	B31	2600	600	1800	1.6 m²	NE	PDCa*	GL1
W16	B32	600	1400	1000	0.8 m²	NE	PDCa	GL1
W06	B33	1820	2400	0	4.4 m²	SE	PDCa*	GL1
W01	B34	1600	1400	1000	2.2 m²	SE	PDCa*	GL1
W07	B35	800	1400	1000	1.1 m²	SE	PDCa*	GL1
W07	B36	800	1400	1000	1.1 m²	SE	PDCa*	GL1
W13	B37	4400	1800	600	7.9 m²	SE	PDCa	GL1
W07	B38	800	1400	1000	1.1 m²	SE	PDCa*	GL1
W07	B39	800	1400	1000	1.1 m²	SE	PDCa*	GL1
W01	B40	1600	1400	1000	2.2 m²	SE	PDCa*	GL1
W06	B41	1820	2400	0	4.4 m²	SE	PDCa*	GL1
W16	B42	600	1400	1000	0.8 m²	SW	PDCa	GL1
W08	B43	2600	600	1800	1.6 m²	SW	PDCa*	GL1
W16	B44	600	1400	1000	0.8 m²	SW	PDCa	GL1

Grand total: 87

1 DA14 **GROUND LEVEL Windows**
1 : 250



2 DA14 **LEVEL 1 Windows**
1 : 250

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P1	30-11-2022	FOR CONSULTANTS
P2	21-12-2022	CLIENT REVISION

NSW GOVERNMENT

CLIENT
NSW LAHC
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE 1800 738 718

0 5 10 15 20 25m
SCALE 1:250@A1 (1:500@A3)

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Eldersrie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**
CLIENT
LAHC

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4966
PO Box 170, Ports Point, NSW 1335

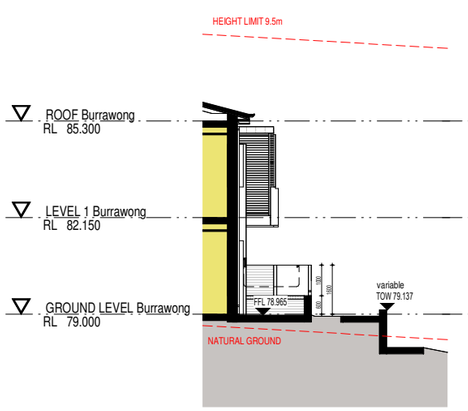
SHEET SIZE: A1
SCALE: 1 : 250

SHEET NAME: **WINDOW SCHEDULE**

DRAWING No. **DA23**
ISSUE No. **P2**

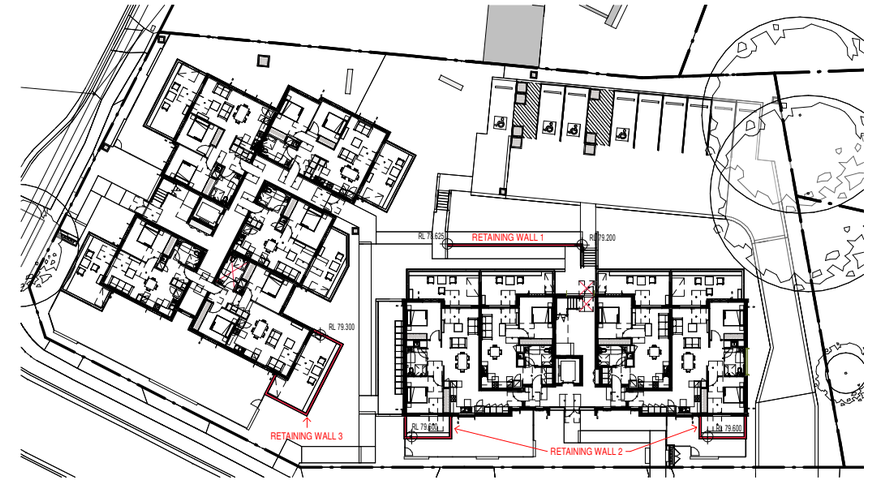
11/10/2023 10:25:28 C:\Users\hfrub\MG Dropbox\Ruben Hernandez Fernandez\21039 - 16-20 Burrawong Cres\Architecture\CAD\21039 - 16-20 Burrawong Cres_DA_20231003_RH.rvt

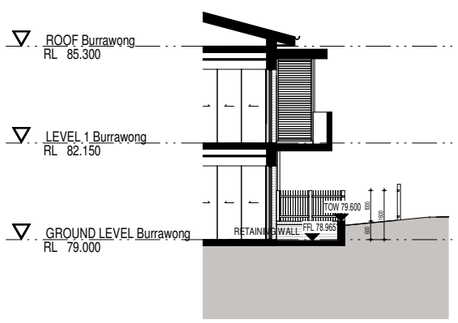
DETERMINED by the NSW Land and Housing Corporation on: нрлсѳнп



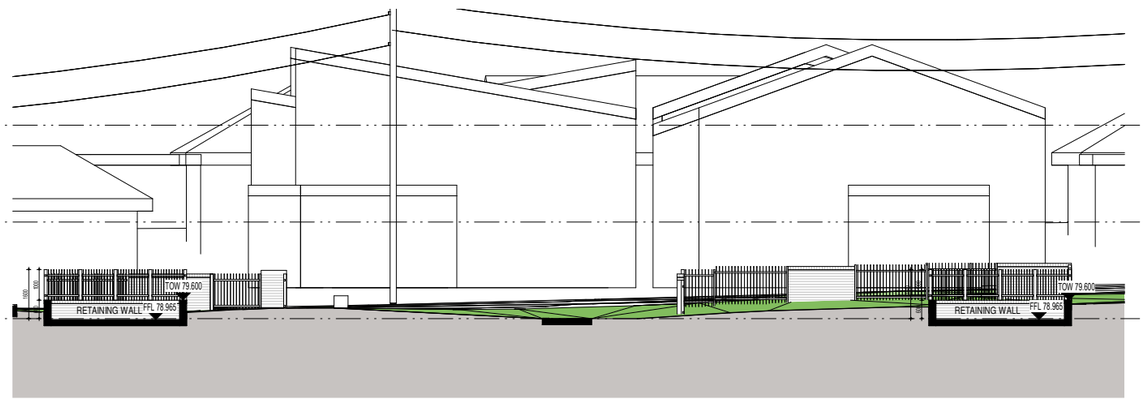
2 **Retaining Wall 1 - Section**
1 : 100

1 **Retaining Wall 1 - Elevation**
1 : 100

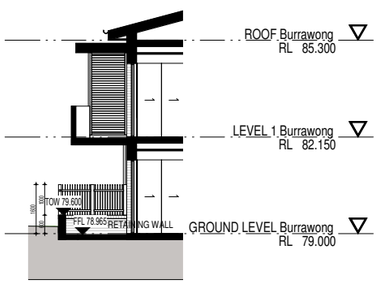




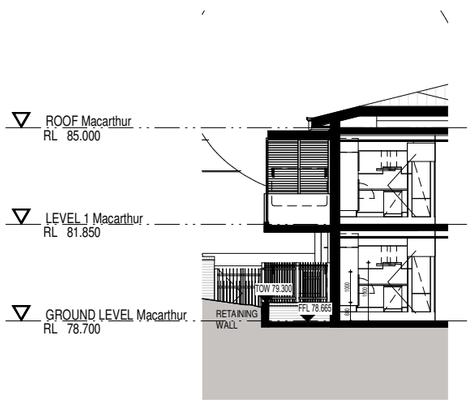
4 **Retaining Wall 2 - Section 1**
1 : 100



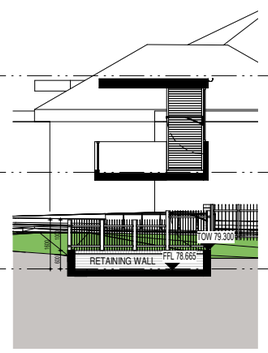
3 **Retaining Wall 2 - Elevation**
1 : 100



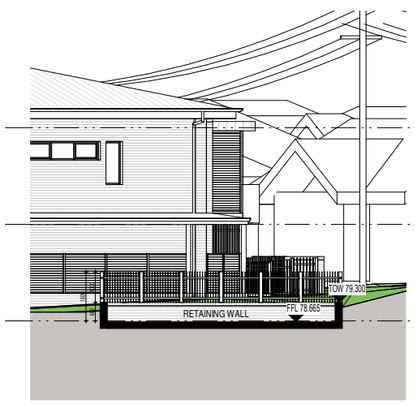
5 **Retaining Wall 2 - Section 2**
1 : 100



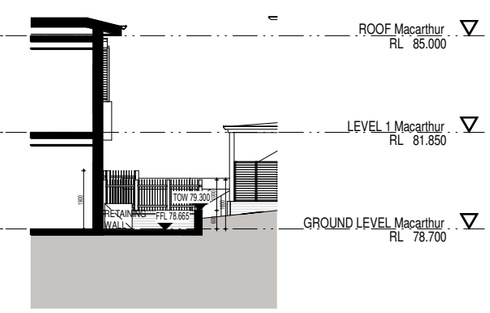
6 **Retaining Wall 3 (Terrace U.02) Side 1**
1 : 100



7 **Retaining Wall 3 (Terrace U.02) Side 2**
1 : 100



8 **Retaining Wall 3 (Terrace U.02) Side 3**
1 : 100



9 **Retaining Wall 3 (Terrace U.02) Side 4**
1 : 100

ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT
P1	30-11-2022	FOR CONSULTANTS
P2	21-12-2022	CLIENT REVISION
P3	22-03-2023	CLIENT MEETING REVISION
P4	29-03-2023	CLIENT REVISION

NSW GOVERNMENT

CLIENT
NSW LAHC
LOCKED BAG 5022

PARRAMATTA NSW 2124
PHONE 1800 738 718

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Eldersie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

CLIENT
LAHC

MORSON GROUP

NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
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PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1

SCALE:
As indicated

SHEET NAME: **RETAINING WALLS**

DRAWING No. **DA24**

ISSUE No. **P4**

DETERMINED by the NSW Land and Housing Corporation on: 18/12/23

Landscape site plan 1:150 @ A1

0 1 2 3 4 5 10

Drainage pit R.L 77.600
Privacy screen planting
Drainage pit R.L 77.650
Drainage pit R.L 77.140
Below ground OSD tank to Civil Engineer's details
Ex. Telecom pit cover
Garden bench/seat
Garden bench/seat
Low retaining wall to Civil Engineer's details
Finish turf flush with paving here
Principle C.O.S grade turf levels evenly
Finish turf flush with paving here
Low retaining wall to Civil Engineer's details
Retaining wall to step down with ground level
Drainage pit R.L 77.600
Remove redundant driveway & install nature strip & Tristaniopsis 'Luscious'Street tree suitable for overhead power lines
Privacy screens to Architects details
Ex. power pole
Privacy screen & gate for maintenance access
Drainage pit R.L 78.180
New nature strip turf to match existing levels
Ex. footpath & pram ramp
New pedestrian entry to connect to existing footpath
Ex. Lophestemon confertus
Mailboxes & utilities
2x ex. Street signs
Ex. Telecom pit cover
Low retaining wall to 600mm high under fence for low C.O.S area
Buffer planting to units 1&2
Front fence to Architects elevations
Gate for maintenance access
Privacy screens to Architects details
Grated drains
New pedestrian entry to connect to existing footpath kerbside green waste collection
New nature strip turf to match existing levels
Ex. Telecom pit cover
Access gate for maintenance access
Grated drain
New pedestrian entry to connect to existing footpath
Mailboxes & utilities
Privacy screen planting
Front fence to Architects elevations
Gate for maintenance access
New driveway crossing to Civil Engineer's details
Grated drain R.L 78.000
Buffer screen planting adjacent to driveway

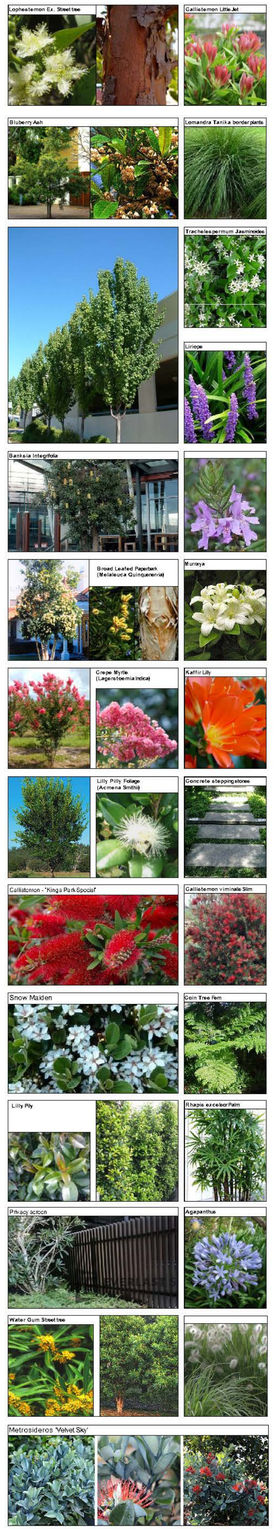
Macarthur Road

Burrawong Crescent

Dashed line indicates line of balcony above
Grated drain
Unit 01
Unit 02
Unit 03
Unit 04
Unit 05
Block A F.F.L.78.700
Terrace R.L.78.965
Bin storage
Bin enclosure screen/fence
Drainage pit R.L 77.500
1:20 ramps
Privacy screen planting
Grated drain
Privacy screen planting
Dashed line indicates line of balcony above
Unit 06
Unit 07
Unit 08
Unit 09
Block B F.F.L.79.000
ramp 1:20

LAHC
Project no. 21039

NSW GOVERNMENT



Legend

- Existing trees (Refer to Arborist Report)
- Existing trees (Refer to Arborist Report)
- Proposed Deciduous tree
- Smaller palm tropical style
- Proposed evergreen trees
- Strappy leaved understorey plants
- Low shrubs / ornamental grasses
- Groundcovers
- Privacy screens to Architects details
- Concrete
- Common area paved path
- Private open space paving
- Walls
- Levels (79.31)

Amendments

D	27.9.23	RFI update 2
C	8.6.23	RFI update
B	6.6.23	
A	7.12.22	Preliminary Review

PAUL SCRIVENER LANDSCAPE

PO Box 4050. ACT 2602
ABN: 16 949 100 279
Phone: 02 9907 8011
www.scrivener-design.com
Email: paul@scrivener-design.com

Project: Seniors Housing Development
16-20 Burrawong Cresent & 28 Macarthur Road,
Elderslie, NSW

Dwg: Landscape Site plan

Date: 27.9.23 Scale: As shown@A1
Job Ref: 21/2481

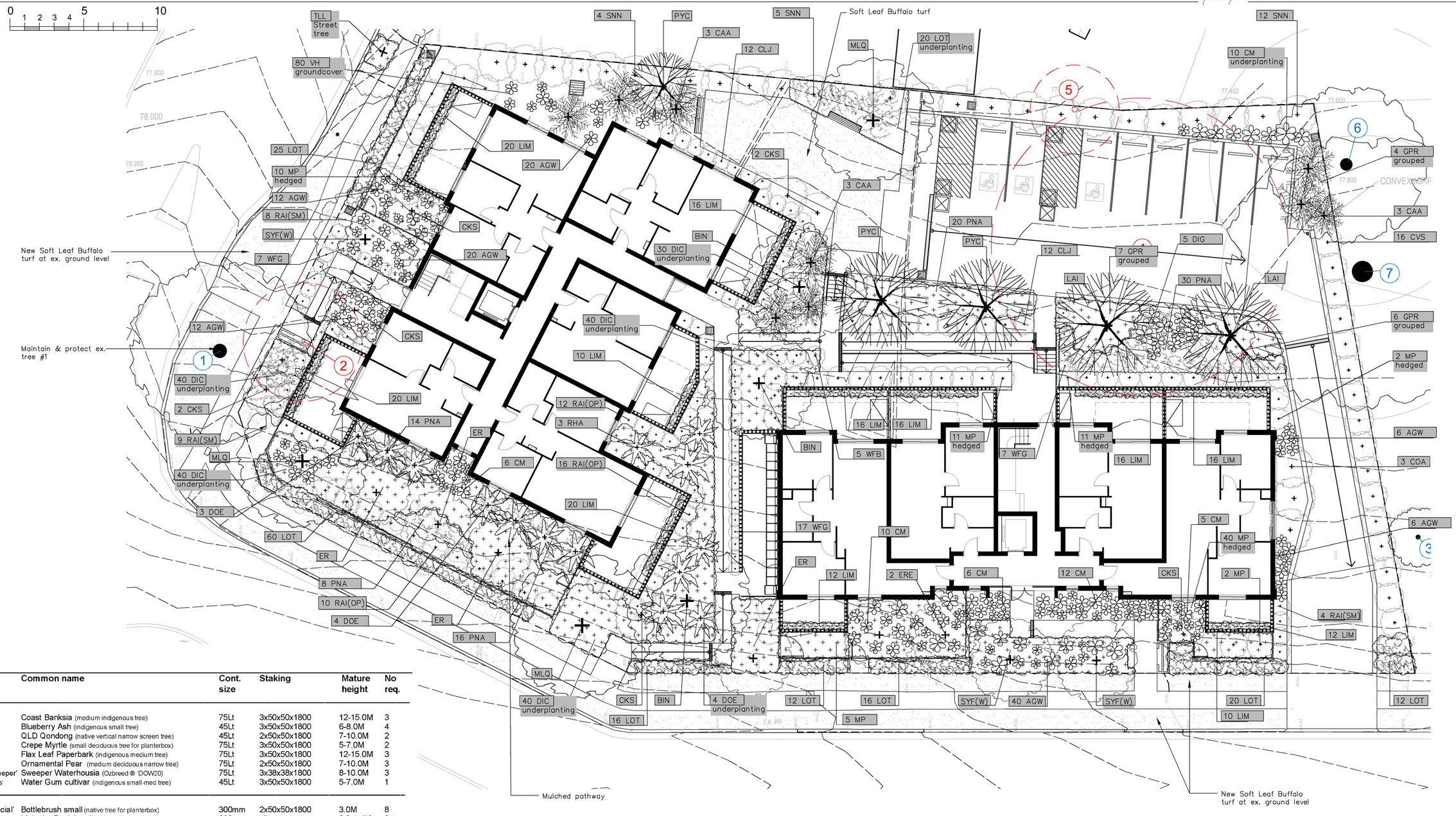
North

DA ISSUE-D

Jobs (Arch tects/Moran's Stev ebon Rd, St Ives/21/2481

DETERMINED by the NSW Land and Housing Corporation on: 11/12/2023

Planting plan 1:150 @ A1



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
BIN	Bankisa integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	3
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	4
ERE	Elaeocarpus eumundii	QLD Qondong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	2
LAI	Lagerstroemia indica	Crepe Myrtle (small deciduous tree for planterbox)	75Lt	3x50x50x1800	5-7.0M	2
MLQ	Melalueca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	3
PYC	Pyrus calleryana 'Çapital'	Ornamental Pear (medium deciduous narrow tree)	75Lt	2x50x50x1800	7-10.0M	3
SYF(W)	Waterhousia floribunda 'Sweeper'	Sweeper Waterhousia (Ozbreed ® 'DOW20)	75Lt	3x38x38x1800	8-10.0M	3
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	45Lt	3x50x50x1800	5-7.0M	1
Shrubs / screen planting						
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3.0M	8
CLJ	Callistemon 'Little jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4M	24
COA	Correa alba	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.2-1.5M	3
CVS	Callistemon viminalis 'Slim'	Slim Culivar Bottlebrush (Hybrid screen hedging bottlebrush)	200mm	nil	2.5-3.0M	16
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0M	81
RAI (OP)	Raphiolepis indica OP	Oriental Pearl (hedging dense flowering plant)	300mm	nil	1.0M	38
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	21
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req.height	3-5.0M	21
WFG	Westringia fruticosa 'Grey Box'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	36
Ferns / Palms / Succulents / ornamental bamboos						
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	9
DOE	Doryanthese excelsor	Gymea Lilly (striking palm like). Tall red flower on spike)	300mm	nil	1.5-2.0M	11
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	3
Groundcovers/Climbers						
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	17
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	80
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	114
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	49
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	140mm	nil	0.4M	190
DIG	Dietes grandiflora	Wild Iris	200mm	nil	0.7M	5
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	140mm	nil	0.4M	284
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	140mm	nil	0.4M	181
PNA	Pennisetum alopecuroides Nafray	NAFRAY® 'PA300' PBR (flowering ornamental grass)	150mm	nil	0.8-1.0M	88

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

LAHC
Project no. 21039

NSW GOVERNMENT

Amendments

D	27.9.23	RFI update 2
C	8.6.23	RFI update
B	6.6.23	
A	7.12.22	Preliminary Review

PAUL SCRIVENER LANDSCAPE

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Project: Seniors Housing Development
16-20 Burrawong Cresent & 28 Macarthur Road,
Elderslie, NSW

Dwg: Planting plan

Date: 27.9.23 Scale: As shown@A1

Job Ref: 21/2481

North

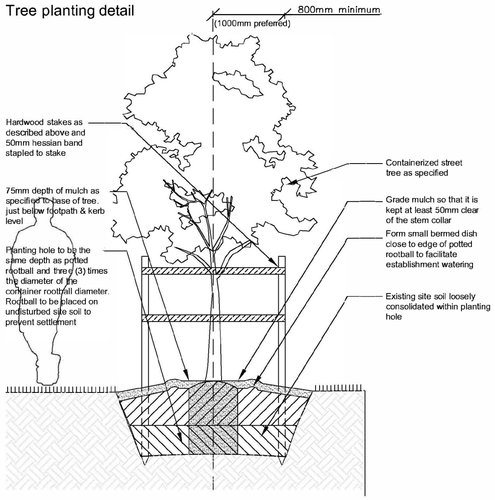
DA

ISSUE-D

Job:/Architects/Monaco/ Stagleton Rd, St marys 04538

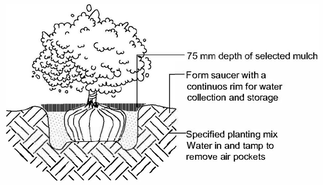
Detail 1

Tree planting detail



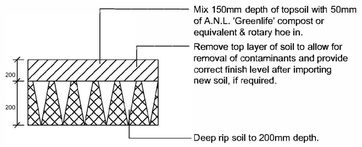
Detail 3.

Shrub planting detail n.t.s



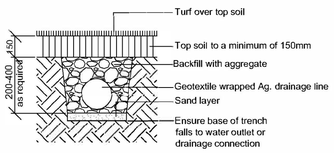
Detail 5.

Soil preparation detail n.t.s.



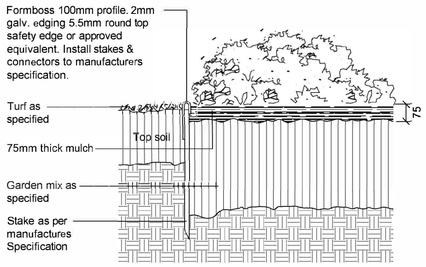
Detail 7.

Ag. drainage line n.t.s.



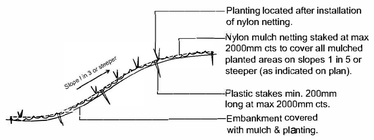
Detail 2.

Metal edging typical detail n.t.s



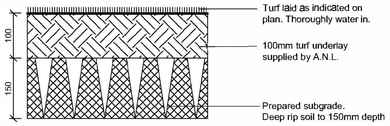
Detail 4.

Bank stabilisation detail n.t.s.



Detail 6.

Turf over soil n.t.s



General construction notes

1.Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

5. Fertliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

6. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation

7. Turfing
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 150mm depth prior to installation.

8. Structural
All structural details whatsoever to Engineer's details.

Landscape maintenance strategy

Initial installation maintenance
The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the adjacent nature strip turf on the Lumley Street frontage at regular intervals to maintain an average height of 40mm.

Ongoing maintenance
The owner's corporation shall have a contracted landscape maintenance arrangement in place for the life of the development. All common open space areas are to be maintained as listed below. In addition the individual owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance to the same standards as listed below. No removal or changes to landscape and vegetation are to occur in any area of the development (common or private) without the approval of the owner's corporation and to enable all include the following:

- Regular hand watering of gardens as required.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy & foliage of trees / shrubs.
- Minimum 2 monthly assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil, Yates pest spray or equivalent is to be employed if required
- Garden/lawn masonry edging to be inspected every 12 months after first three years after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- Ensure all tree staking and wire support guys for palms are in good condition, tensioned and secured properly.
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

Family & Community Services
Land & Housing Corporation

B3.0 EXTERNAL COMMON AREAS INCLUDING LANDSCAPING

B3.1 General
Good landscaping designs recognise the site, soils and climate, and can be easily maintained. For Common Area External Lighting: refer **Section B10.2c.**

B3.2 Performance Requirements
a. Meet the access requirements of the NCC.
b. Assist visitors to find their way through the site with appropriate signage.
c. Common areas are low maintenance and usable by all tenants.
d. Provide a sense of security for tenants.

B3.3 LAHC Deemed to Satisfy Solution(s)
B3.2a – Meeting the access requirements of the NCC achieved by the following methods

- Meet the requirements for access for people with a disability in Table D3.1 of the NCC.
- Ground floor dwellings in multi-unit developments having a direct street frontage also to have an accessible path of travel to the common areas.
- Paths:
  - Maximum 1:20 gradient
  - Integral slip resistant surfaces
  - Class 1 dwellings: 1000mm min clear width
  - Class 2 developments: 1200mm min clear width
  - Circulation routes are direct.
- Ramps:
  - Maximum 1:14 gradient with landings in accordance with AS1428-2009
  - Minimise use of ramps and retaining walls, and integrate into landscape design
  - Integral slip resistant surfaces
  - 'Switchback' ramps into buildings have landings suitable for ambulance trolleys.
- Steps, where unavoidable:
  - 300mm going and 150mm riser, maximum, with no projecting nosing
  - Steps finish and start with full steps and do not 'disappear' because of cross falls
  - Handrails provided both sides.
- **Do not** provide podium level lobby entries above the footpath accessed only by stairs.
- **Do not** compromise dwelling privacy and security if providing access to dwellings via external verandas.

B3.2b – Assisting visitors achieved by the following methods

- Signage design:
  - In accordance with the LAHC Component Requirements
  - Site maps to have clear typography and appropriately coloured symbols
  - Signage within lobbies and at entrance areas appropriately sized and reconfigurable
  - Combine pictograms and/or Braille in accordance with NCC.
- Signage identifies:
  - Street address
  - Block numbers
  - Location of any public on-site facilities
  - Bus stops, taxi ranks
  - Parking restrictions.
- Dwellings with direct frontage to the street to have their own numbered letterbox. All letterboxes preferably integrated into front fence.

Family & Community Services
Land & Housing Corporation

B3.2c – Low maintenance and usability achieved by the following methods

- Soft Landscaping:
  - Usable flat outdoor areas slopes: between 1:20 and 1:100
  - Slopes for turf and garden beds: 1:10 maximum
  - Overland flow paths directed away from buildings
  - Prevent wet walls: paths and landscaping must not be above building floor levels
  - Garden bed widths: 1000mm minimum. Minimise turf areas generally. Pave up to boundary where distance to building is less than 1500mm
  - Weed matting (non-plastic type) under all private courtyard garden beds
  - Plant and shrub species: indigenous flora and/or xeriscape garden types, readily available in local nurseries, all to approval. Trees adjacent to building: mature height 3.0m max with non-invasive root systems. Refer **Section D**
  - Shade trees near car spaces: crown must allow good surveillance from dwellings.
  - Street tree species are consistent with Council's requirements
  - Make provision for raised garden beds or small sections of vertical gardens for gardeners with mobility issues.
- Water Sensitive Urban Design (WSUD) measures to be considered.
- Open space is 'attached' to individual dwellings as much as possible, using low and high fences, with planting placed inside these fences. See **B4.0 Dwellings**.
- Maintenance contractors must be able to access common open space without passing through the private open space of a dwelling.
- Common use drying lines, if briefed: one max for 1-11 dwellings, two max for 12-20 dwellings, three min thereafter, screened from the street. Provide wheelchair access and appropriate sized paved area under.
- Waste and Recycling Storage areas: sized to Council requirements, located no more than 30m from each dwelling, and within easy access to collection points on street. Wheelchair access from each block and appropriate sized paved area provided.
- Seating, garden beds and any covered areas are useable for most of the year, screened for wind protection and for privacy from the street. BBQ's provided when briefed.
- External shade structures are roofed, providing year-round weather protection. Exposed frames and posts constructed of suitably finished steel, not timber.
- **Do not** use piped watering systems for gardens or lawns.
- **Do not** use coloured concrete to waste and recycling storage area paving.
- **Do not** place garden beds against buildings. Provide paved path where suitable.
- **Do not** lay turf in private courtyards/private open space.
- **Do not** use concrete edging around garden beds.
- **Do not** render and paint concrete block retaining walls.
- **Do not** use advanced tree species.
- **Do not** use noxious or allergenic plant species.
- **Do not** plant trees and shrubs in lawns.

B3.2d – Providing a sense of security for tenants achieved by the following methods

- Incorporate Crime Prevention through Environmental Design (CPTED) principles, especially through passive surveillance and fencing measures.
- Rear and side boundary fences: 1800mm high, with rails spaced to prevent a child from climbing.
- Front (where directed) and side boundary (to cut off) fence: consistent with streetscape and to Council requirements. If no Council requirement, fencing is 900-1200mm semi-transparent, with 900mm wide clear pedestrian gate, 2700mm min width vehicle gates.
- Corner blocks must have 900-1200mm semi-transparent perimeter fencing fronting streets/laneways.
- **Do not** use 'spear points' fencing where impaling is possible.

LAHC
Project no. 21039

NSW GOVERNMENT

Amendments

D	27.9.23	RFI update 2
C	8.6.23	RFI update
B	6.6.23	
A	7.12.22	Preliminary Review

PAUL SCRIVENER
LANDSCAPE

PO Box 4050. ACT 2602
ABN: 16 949 100 279
Phone: 02 9907 8011
www.scrivener-design.com
Email: paul@scrivener-design.com

Project: Seniors Housing Development
16-20 Burrawong Cresent & 28 Macarthur Road,
Elderslie, NSW

Dwg: Details & Notes

Date: 27.9.23 Scale: As shown@A1

Job Ref: 21/2481

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

North

DA

ISSUE-D

Job/Architects/Monaco/ Blaxkstone Rd, St marys Q4/38

DETERMINED by the NSW Land and Housing Corporation on: ня/лсѣнн

CONCEPT STORMWATER DRAWINGS FOR 16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SYMBOLS

RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
TK	TOP OF KERB
B.O.W	BOTTOM OF WALL
T.O.W	TOP OF WALL
SW	STORMWATER DRAINAGE PIPE
RWT	DOWNPIPE TO RAINWATER TANK
SW	OVERFLOW PIPE FROM RAINWATER TANK
	Ø100 SUBSOIL PIPE
S	Ø100 SUBSOIL PIPE
FW	FLOOR WASTE 150X150
FW	FLOOR WASTE 150Ø
RWO	RAINWATER OUTLET 300Ø
PG	PLANTER GRATE
DP	DOWN PIPE
CO	CLEAN OUT
IO	INSPECTION OPENING
VD	VERTICAL DROP
VR	VERTICAL RISER
	CONCRETE COVER JUNCTION PIT
	GRATED INLET PIT
	WIDE GRATED DRAIN
	OVERLAND FLOW PATH
	CAST IN SLAB PIPE

NOTES

1. ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3 (CURRENT EDITION), COUNCIL SPECIFICATIONS, RELEVANT VOLUME OF NCC (NATIONAL CONSTRUCTION CODE)
6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL AND ALL OTHER RELEVANT CONSULTANT'S PLANS.
8. ALL RAINWATER TANKS TO BE FITTED WITH A FIRST FLUSH DEVICE TO PREVENT POTENTIAL CONTAMINANTS FROM ENTERING THE TANKS.
9. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
10. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
11. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
12. PROVIDE EMERGENCY OVERFLOW TO ALL PLANTER BOX AND BALCONIES.
13. ALL PITS WITH DEPTH MORE THAN 900mm MUST HAVE IRON STEPS AND TO BE BENCHED AND STREAMLINED
14. PROVIDE STORMWATER GRATE 200Wx200D AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
15. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS
16. SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATION AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT AND CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION.
17. ALL VARIATIONS TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY SMART STRUCTURES AUSTRALIA PRIOR TO COMMENCEMENT OF WORKS.
18. THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
19. ALL STORMWATER DRAINAGE PITS IN GARDEN OR TURFED AREAS TO BE FITTED WITH PERFORATED GALVANISED STEEL MESH UNDER THE LIDS TO PREVENT DEBRIS ENTERING STORMWATER NETWORK.
20. PIPE INSTALLATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT AS3500.3 AND RELEVANT VOLUME OF NCC (NATIONAL CONSTRUCTION CODE). THIS IS CONTRACTOR'S RESPONSIBILITY TO CHECK IMPACT OF PIPE TRENCHING TO SURROUNDING STRUCTURAL AND NON STRUCTURAL ELEMENTS.

AS 3500.3- TABLE 8.2
SIZE OF MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

DEPTH OF INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR		CIRCULAR
	WIDTH	LENGTH	DIAMETER
≤600	450	450	600
>600 ≤900	600	600	900
>900 ≤1200	600	900	1000
>1200	900	900	1000

DRAWING LIST	
DRAWING NUMBER	DRAWING NAME
D00	COVER SHEET, LEGEND & DRAWING SCHEDULE
D01	GROUND LEVEL STORMWATER DRAINAGE PLAN
D02	LEVEL 1 STORMWATER DRAINAGE PLAN
D03	ROOF STORMWATER DRAINAGE PLAN
D04	PRE & POST DEVELOPMENT CATCHMENT PLANS AND MUSIC MODEL RESULTS
D09	STORMWATER DRAINAGE SECTIONS AND DETAILS SHEET 1
D10	STORMWATER DRAINAGE SECTIONS AND DETAILS SHEET 2
D15	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

DIAL 1100 BEFORE YOU DIG

IMPORTANT:
CONTRACTOR TO OBTAIN CURRENT SET OF "DIAL BEFORE YOU DIG" PLANS ON SITE ALL TIMES AND PRIOR TO CONSTRUCTION WORKS

No.	Description	Date	Issued by	Checked by
B	ISSUED FOR D.A.	08.06.23	J.E.	K.E.
A	ISSUED FOR D.A.	06.12.22	J.E.	K.E.

SCALE BARS
1:20 0 0.1 0.2 0.5 1 2
1:50 0 0.25 0.5 1.25 2.5 5
1:100 0 0.5 1 2.5 5 10
1:200 0 1 2 5 10 20

CLIENT: NSW LAHC
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE 1800 738 718

ARCHITECT: MORSON GROUP

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info@smartstructs.com.au | www.smartstructs.com.au

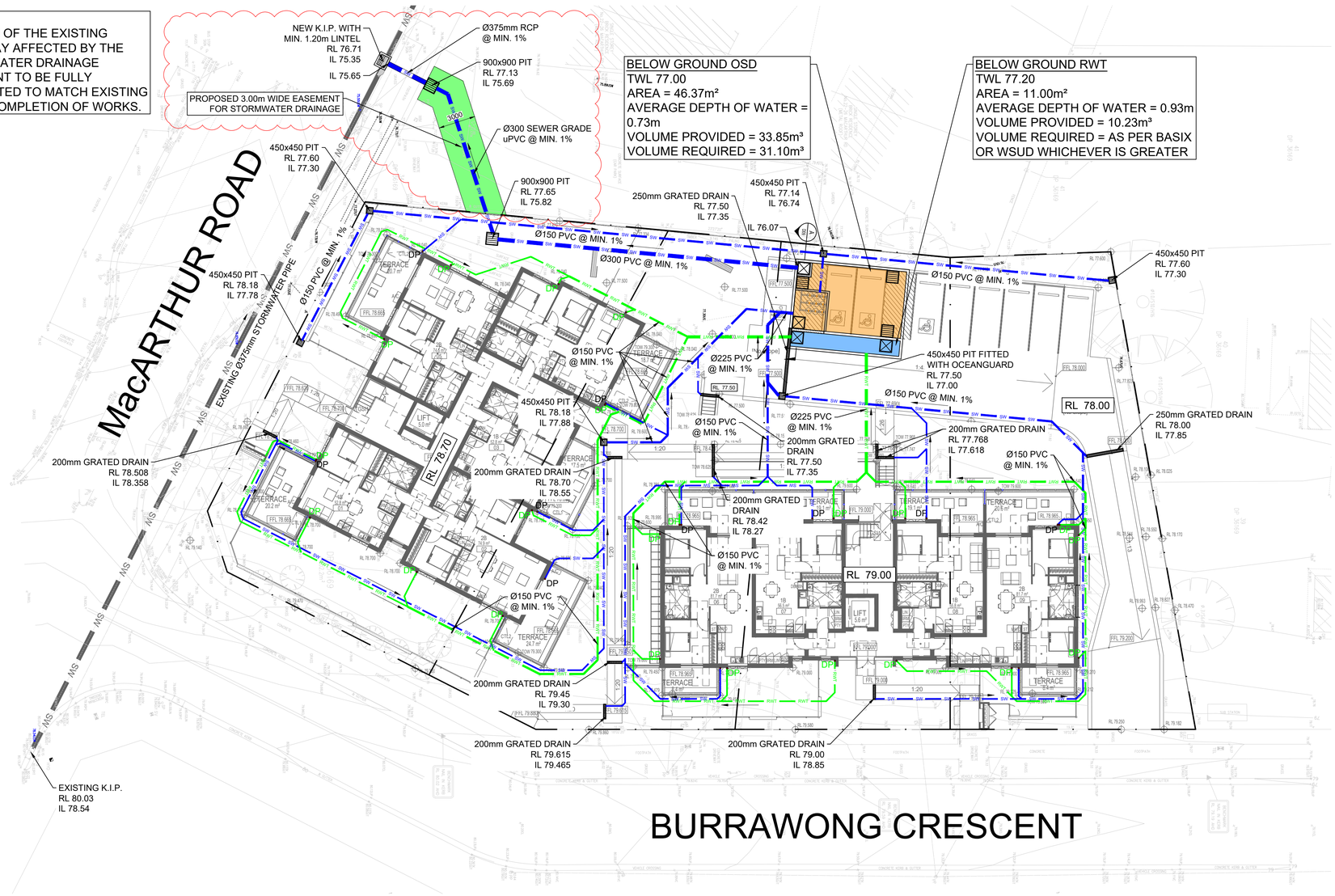
DRAWING TITLE: COVER SHEET, LEGEND & DRAWING SCHEDULE

PROJECT: 16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D00	B	NTS		210555
DESIGNED: K.E.	DRAWN: J.E.	AUTHORISED: K.E.		PROJECT START DATE: NOVEMBER 2022

DETERMINED by the NSW Land and Housing Corporation on: ηρlcshη

NOTE:
PORTION OF THE EXISTING DRIVEWAY AFFECTED BY THE STORMWATER DRAINAGE EASEMENT TO BE FULLY REINSTATED TO MATCH EXISTING AFTER COMPLETION OF WORKS.



GROUND FLOOR STORMWATER DRAINAGE PLAN
SCALE 1: 200

No.	Description	Date	Issued by	Checked by
D	ISSUED FOR D.A.	30.01.24	J.E.	K.E.
C	ISSUED FOR D.A.	19.09.23	K.E.	K.E.
B	ISSUED FOR D.A.	08.06.23	J.E.	K.E.
A	ISSUED FOR D.A.	06.12.22	J.E.	K.E.

SCALE BARS
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1:100 0 0.5 1 2.5 5 10
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CLIENT:
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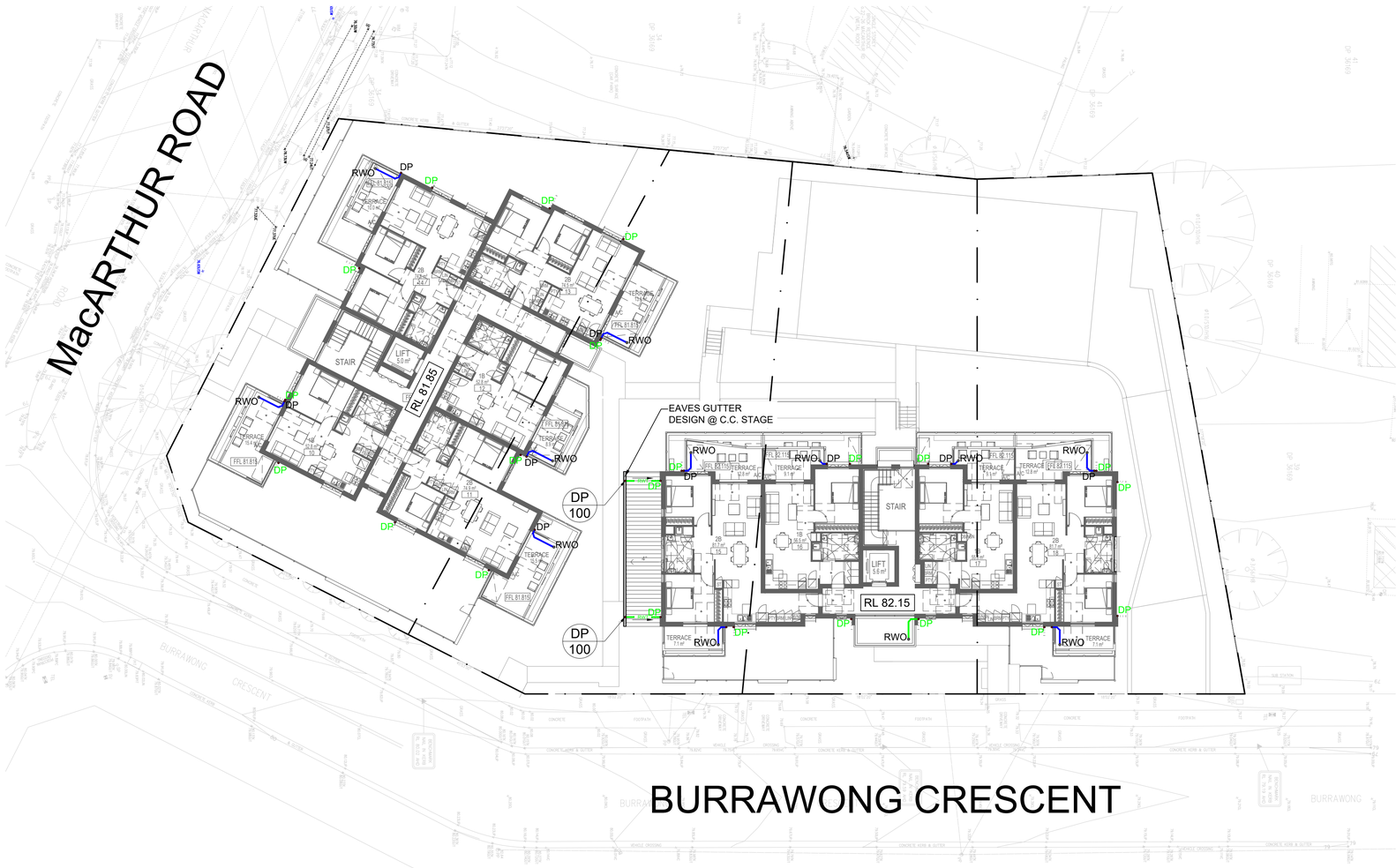
DRAWING TITLE
GROUND FLOOR STORMWATER DRAINAGE PLAN

PROJECT
16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D01	D	AS SHOWN		210555
DESIGNED: K.E.	DRAWN: J.E.	AUTHORISED: K.E.		PROJECT START DATE: NOVEMBER 2022

DETERMINED by the NSW Land and Housing Corporation on: 8/12/23



LEVEL 1 STORMWATER DRAINAGE PLAN
SCALE 1: 200

No.	Description	Date	Issued by	Checked by
B	ISSUED FOR D.A.	08.06.23	J.E.	K.E.
A	ISSUED FOR D.A.	06.12.22	J.E.	K.E.

SCALE BARS
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CLIENT:
NSW LAHC
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PARRAMATTA NSW 2124
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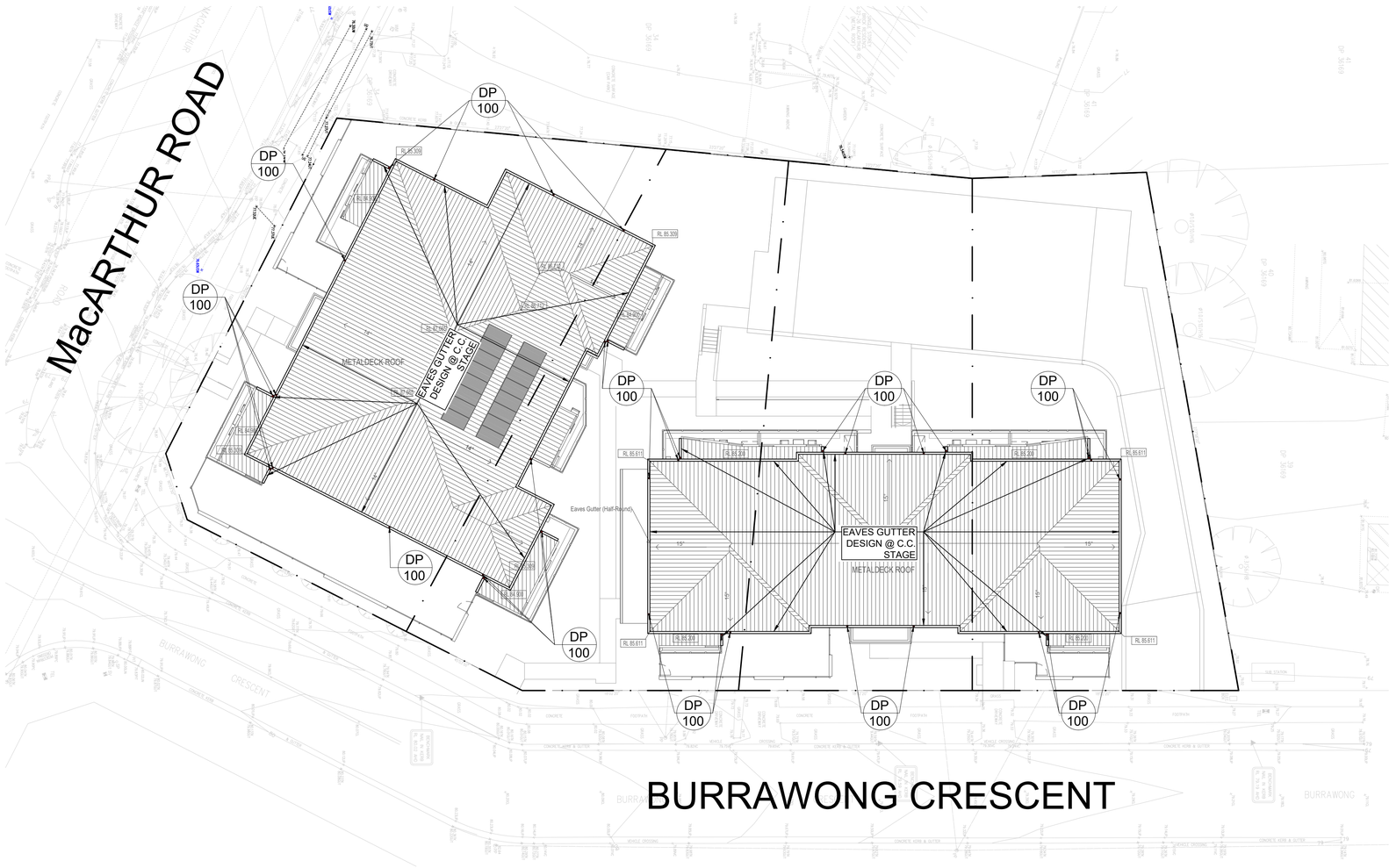
DRAWING TITLE
LEVEL 1 STORMWATER DRAINAGE PLAN

PROJECT
16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D02	B	AS SHOWN		210555
DESIGNED: K.E.	DRAWN: J.E.	AUTHORISED: K.E.		PROJECT START DATE: NOVEMBER 2022

DETERMINED by the NSW Land and Housing Corporation on: 19/12/23



ROOF STORMWATER DRAINAGE PLAN
SCALE 1: 200

No.	Description	Date	Issued by	Checked by
B	ISSUED FOR D.A.	08.06.23	J.E.	K.E.
A	ISSUED FOR D.A.	06.12.22	J.E.	K.E.

SCALE BARS
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1:100 0 0.5 1 2.5 5 10
1:200 0 1 2 5 10 20

CLIENT:
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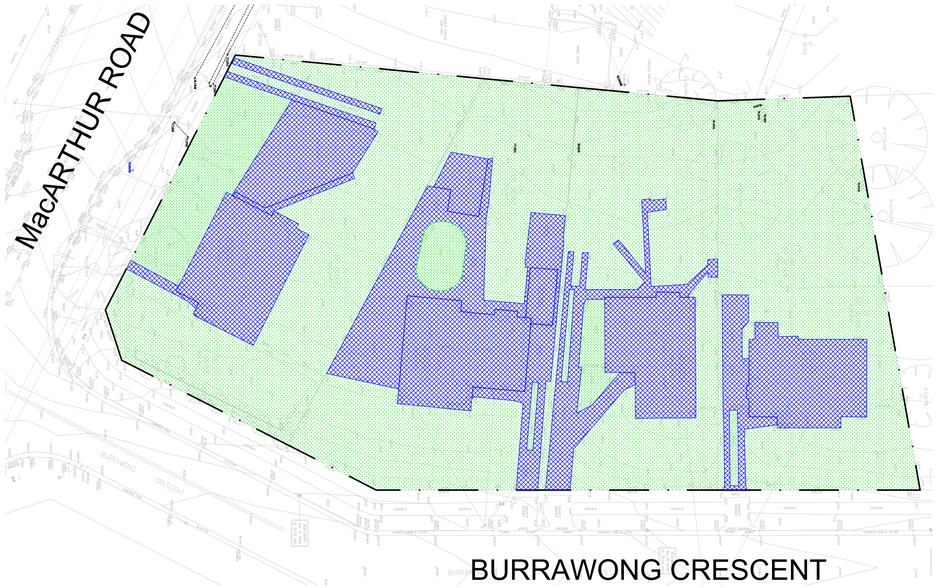
DRAWING TITLE
ROOF STORMWATER DRAINAGE PLAN

PROJECT
16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D03	B	AS SHOWN		210555
DESIGNED: K.E.	DRAWN: J.E.	AUTHORISED: K.E.		PROJECT START DATE: NOVEMBER 2022

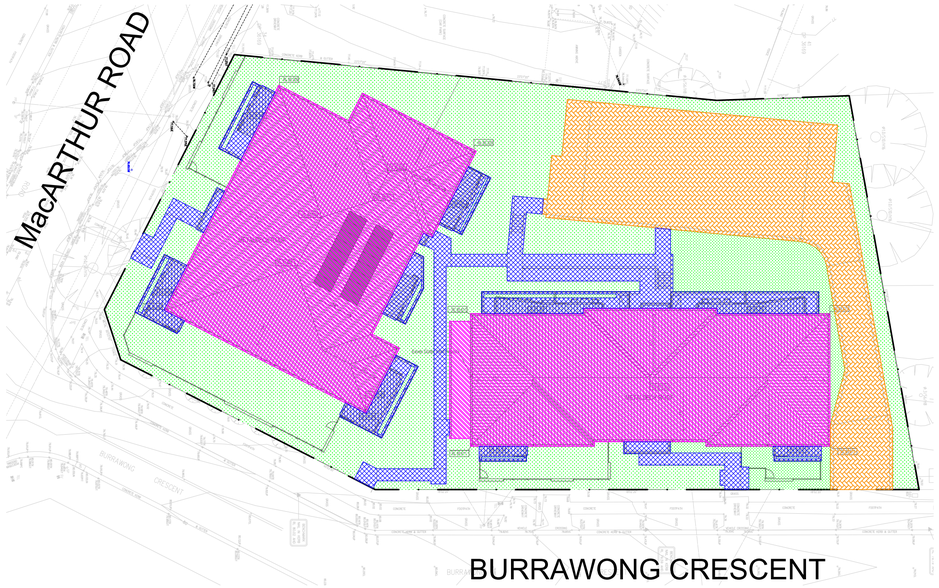
DETERMINED by the NSW Land and Housing Corporation on: 8/12/2023



PRE DEVELOPMENT CATCHMENT PLAN
SCALE 1: 300

PRE DEVELOPMENT CATCHMENT ANALYSIS:

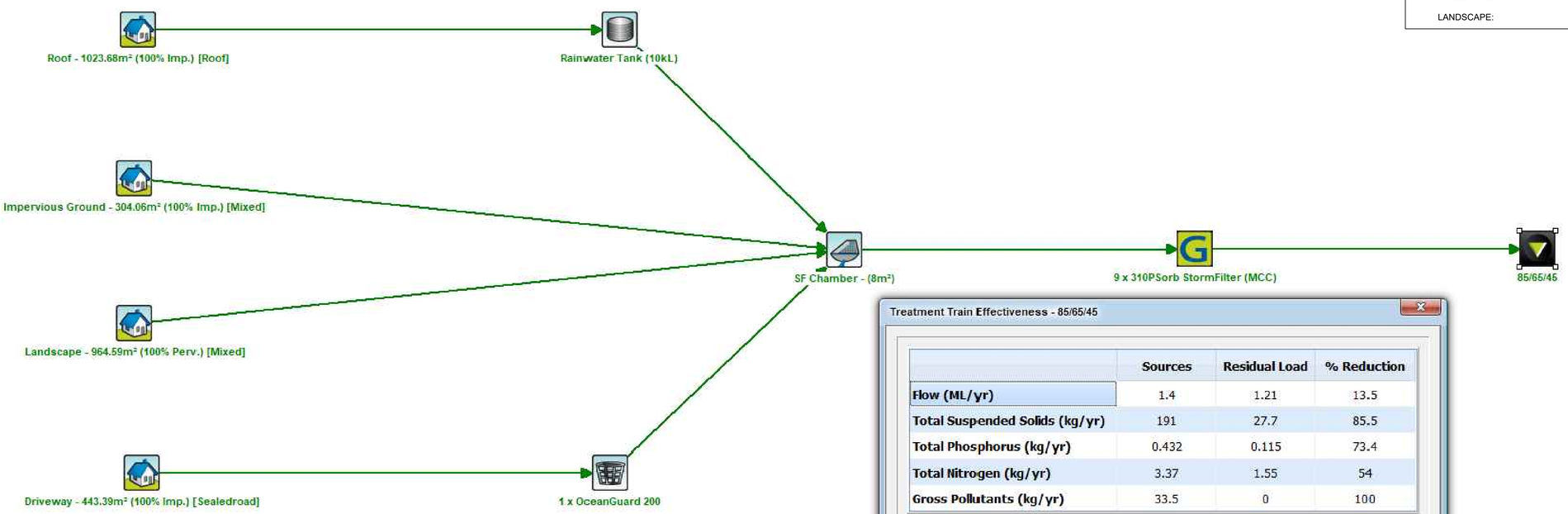
TOTAL SITE AREA:	2735.72 m²
IMPERVIOUS:	852.72 m²
PERVIOUS:	1883.00 m²



POST DEVELOPMENT CATCHMENT PLAN
SCALE 1: 300

POST DEVELOPMENT CATCHMENT ANALYSIS:

TOTAL SITE AREA:	2735.72 m²
ROOF:	1023.68 m²
DRIVEWAY:	443.39 m²
HARDSTAND:	304.06 m²
LANDSCAPE:	964.59 m²



Treatment Train Effectiveness - 85/65/45

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.4	1.21	13.5
Total Suspended Solids (kg/yr)	191	27.7	85.5
Total Phosphorus (kg/yr)	0.432	0.115	73.4
Total Nitrogen (kg/yr)	3.37	1.55	54
Gross Pollutants (kg/yr)	33.5	0	100

MUSIC MODEL RESULTS
SCALE NTS

No.	Description	Date	Issued by	Checked by
B	ISSUED FOR D.A.	08.06.23	J.E.	K.E.
A	ISSUED FOR D.A.	06.12.22	J.E.	K.E.

SCALE BARS
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1:100 0 0.5 1 2.5 5 10
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CLIENT:
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LOCKED BAG 5022
PARRAMATTA NSW 2124
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ARCHITECT:
MORSON GROUP

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DRAWING TITLE
PRE & POST DEVELOPMENT CATCHMENT PLANS AND MUSIC MODEL RESULTS

PROJECT
16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D04	B	AS SHOWN		210555
DESIGNED: K.E.	DRAWN: J.E.	AUTHORISED: K.E.		PROJECT START DATE: NOVEMBER 2022

DETERMINED by the NSW Land and Housing Corporation on: 8/12/24

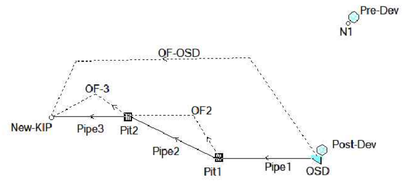
ON-SITE DETENTION REQUIREMENTS
IN ACCORDANCE WITH CAMDEN COUNCIL ENGINEERING DESIGN SPECIFICATION - SECTION 3.6, ON-SITE DETENTION SYSTEMS (OSD) IS REQUIRED FOR THE SUBJECT DEVELOPMENT. BASED ON THE COUNCIL CRITERIA, OSD TO BE DESIGNED TO RESTRICT THE MAXIMUM DISCHARGE FROM THE POST-DEVELOPMENT SITE TO THE PRE-DEVELOPMENT FLOWS FOR ALL STORMS UP TO AND INCLUDING THE 1% AEP.

PRE-DEVELOPMENT SITE DETAILS:
TOTAL SITE AREA: 2735.72 m^2
- IMPERVIOUS AREA: 852.72 m^2
- PERVIOUS AREA: 1883.00 m^2

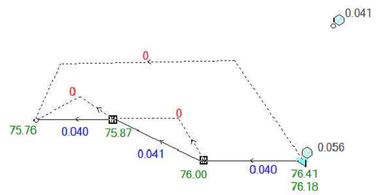
POST DEVELOPMENT SITE DETAILS:
TOTAL SITE AREA: 2735.72 m^2
- IMPERVIOUS AREA: 1771.13 m^2
- PERVIOUS AREA: 964.59 m^2

A DRAINS MODEL DEVELOPED TO SIZE ON-SITE DETENTION SYSTEM TO LIMIT THE DISCHARGE FROM POST-DEVELOPMENT SCENARIO TO PRE-DEVELOPMENT CONDITIONS FOR ALL STORM EVENTS UP TO 1% AEP. DRAINS MODEL AND RESULTS ARE PRESENTED IN THIS PLAN.

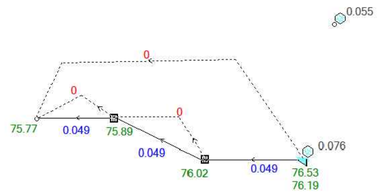
ON-SITE DETENTION DRAINS DESIGN SUMMARY				
STORM EVENT	PRE-DEVELOPMENT (l/s)	OSD OUTFLOW (l/s)	OSD VOL. (m^3)	TOP WATER LEVEL (m AHD)
5 YR ARI (20% AEP)	41	40	6.7	76.41
10 YR ARI (10% AEP)	55	49	12.1	76.53
20 YR ARI (5% AEP)	71	57	17.5	76.65
100 YR ARI (1% AEP)	105	73	31.1	76.95



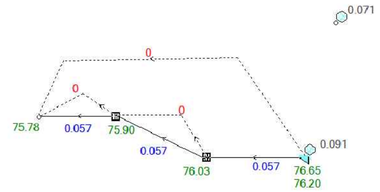
DRAINS MODEL



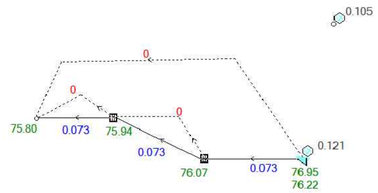
20% AEP POST DEVELOPMENT



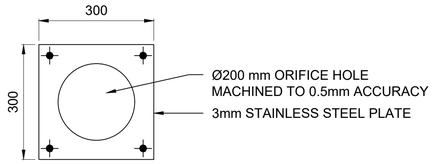
10% AEP POST DEVELOPMENT



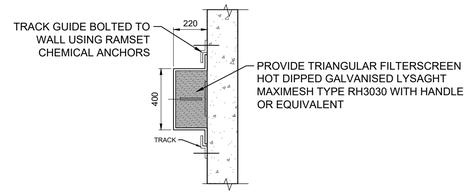
5% AEP POST DEVELOPMENT



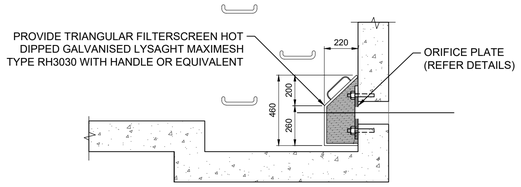
1% AEP POST DEVELOPMENT



ORIFICE PLATE ELEVATION
SCALE NTS

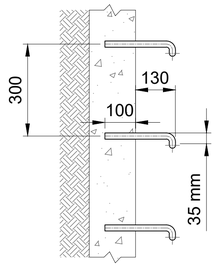


PLAN

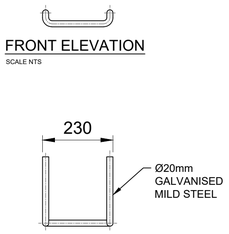


SIDE VIEW CROSS SECTION

REMOVABLE FILTERSCREEN
SCALE NTS



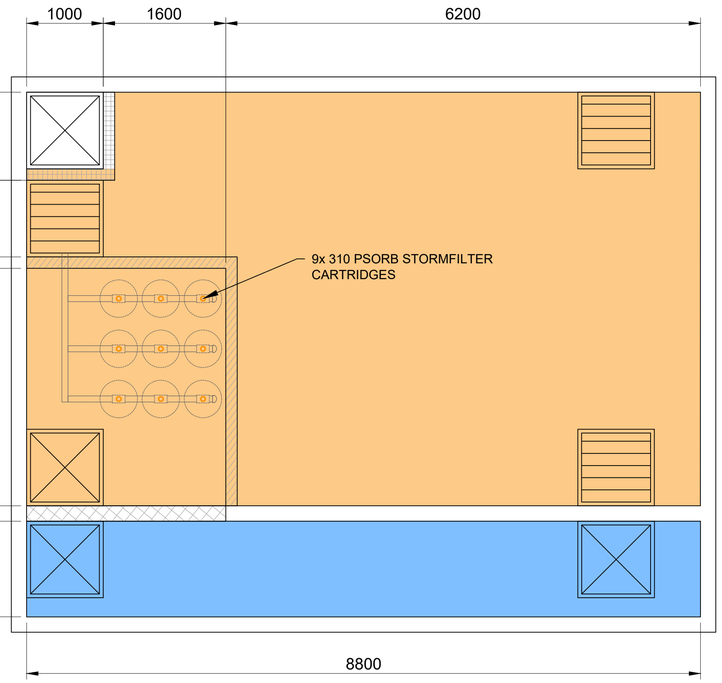
SIDE ELEVATION
SCALE NTS



PLAN VIEW
SCALE NTS

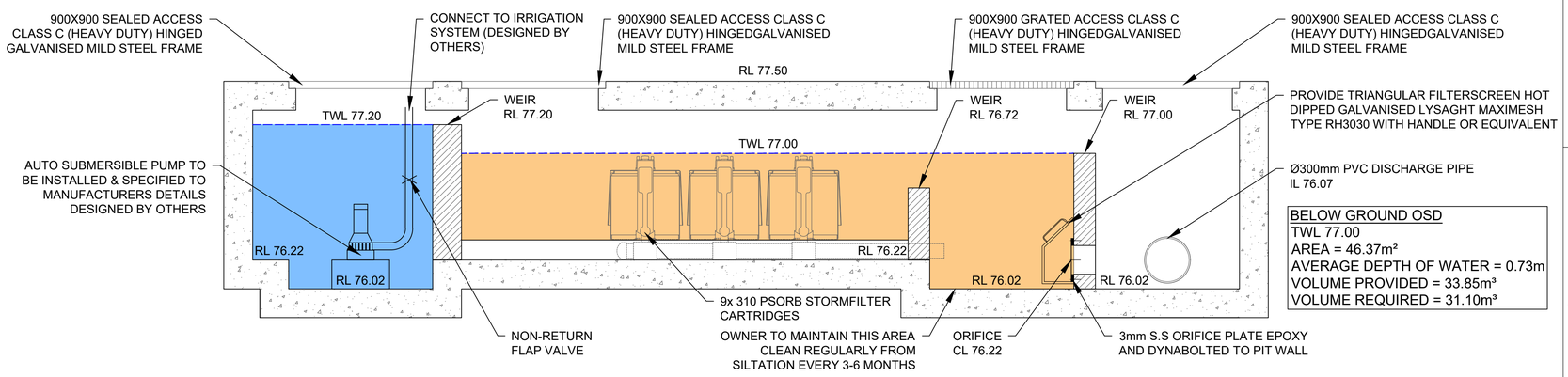
FRONT ELEVATION
SCALE NTS

STEP IRON DETAIL
SCALE NTS
NOTE: INSTALL WHERE PITS ARE DEEPER THAN 900



OSD TANK PLAN VIEW
SCALE NTS

BELOW GROUND RWT
TWL 77.20
AREA = 11.00m²
AVERAGE DEPTH OF WATER = 0.93m
VOLUME PROVIDED = 10.23m³
VOLUME REQUIRED = AS PER BASIX



BELOW GROUND OSD
TWL 77.00
AREA = 46.37m²
AVERAGE DEPTH OF WATER = 0.73m
VOLUME PROVIDED = 33.85m³
VOLUME REQUIRED = 31.10m³

SECTION THROUGH OSD TANK
SCALE NTS

A
D01

No.	Description	Date	Issued by	Checked by
B	ISSUED FOR D.A.	08.06.23	J.E.	K.E.
A	ISSUED FOR D.A.	06.12.22	J.E.	K.E.

SCALE BARS
1:20 0 0.1 0.2 0.5 1 2
1:50 0 0.25 0.5 1.25 2.5 5
1:100 0 0.5 1 2.5 5 10
1:200 0 1 2 5 10 20

CLIENT: NSW GOVERNMENT
NSW LAHC
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE 1800 738 718

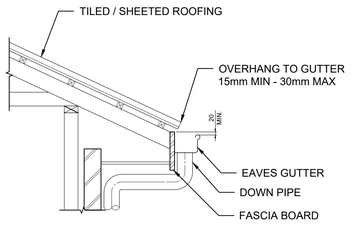
ARCHITECT:
MORSON GROUP

SMART STRUCTURES AUSTRALIA
SUIT 2.04, L2, BLDG 3,
35 WATERLOO RD., MACQUARIE PARK, NSW, 2113
info@smartstructs.com.au | www.smartstructs.com.au

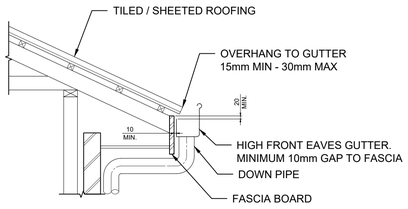
DRAWING TITLE
STORMWATER DRAINAGE SECTIONS AND DETAILS SHEET 1

PROJECT
16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D09	B	NTS		210555
DESIGNED: K.E.	DRAWN: J.E.	AUTHORISED: K.E.		PROJECT START DATE: NOVEMBER 2022



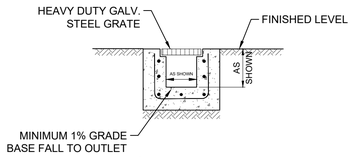
FRONT OVERFLOW



REAR OVERFLOW

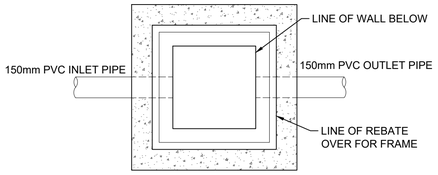
TYPICAL EAVES GUTTER DETAIL

SCALE NTS



DETAIL

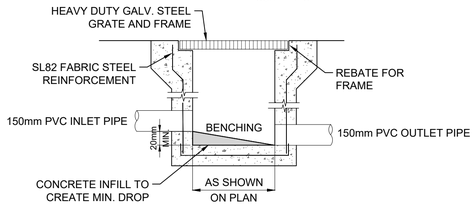
GRATED TRENCH DRAIN
SCALE NTS

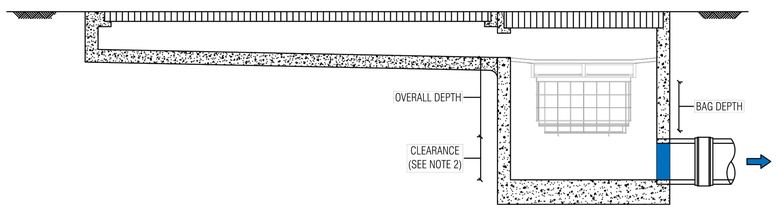


PLAN WITHOUT GRATE

DETAIL

STORMWATER PIT
SCALE NTS



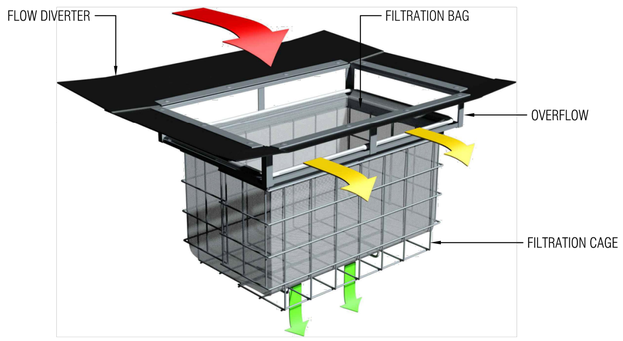


GRATED STRIP DRAIN CONFIGURATION

PLAN ID	MAXIMUM PIT PLAN DIMENSIONS
S	450mm x 450mm
M	600mm x 600mm
L	900mm x 900mm
XL	1200mm x 1200mm

DEPTH ID	BAG DEPTH	OVERALL DEPTH
1	170	270
2	300	450
3	600	700

		DEPTH ID		
		1	2	3
PLAN ID	S	■		
	M	■	■	
	L	■	■	■
	XL	■	■	■



GENERAL NOTES

1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.
2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.
3. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES:- 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING AND A COARSE BAG FOR TARGETING GROSS POLLUTANTS.
4. DRAWINGS NOT TO SCALE.

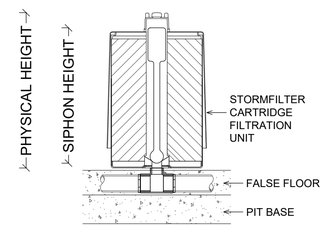
OCEAN PROTECT
PHONE: 1300 354 722 www.oceanprotect.com.au

OCEAN PROTECT
OCEANGUARD
TYPCIAL ARRANGEMENTS
SPECIFICATION DRAWING

STORMFILTER DESIGN TABLE

- STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED.
- THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CERTIFYING ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWING(S).
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 178mm.

CARTRIDGE NAME / SIPHON HEIGHT (mm)	690	460	310
CARTRIDGE PHYSICAL HEIGHT (mm)	840	600	600
TYPICAL WEIR HEIGHT **[H]** (mm)	920	690	540
CARTRIDGE FLOW RATE FOR ZPG MEDIA (L/s)	1.6	1.1	0.7
CARTRIDGE FLOW RATE FOR PSORB MEDIA (L/s)	0.9	0.46	0.39



STORMFILTER CARTRIDGE DETAIL

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	[ ]
NUMBER OF CARTRIDGES REQ'D	[ ]
SIPHON HEIGHT (310 / 460 / 690)	[ ]
MEDIA TYPE (ZPG / PSORB)	[ ]
WATER QUALITY FLOW RATE (L/S)	[ ]
DIMENSION A	[ ]
DIMENSION B	[ ]

TOTAL CARTRIDGE BAY AREA (A x B)
TO MATCH AREA REQUIRED BY MUSIC
MODELLING OR COUNCIL SPECIFIC
REQUIREMENTS

GENERAL NOTES

1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 X 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.

INSTALLATION NOTES

1. UNDERDRAIN AND FALSE FLOOR INSTALLED BY OCEAN PROTECT.

OCEAN PROTECT
PHONE: 1300 354 722 www.oceanprotect.com.au

OCEAN PROTECT
STORMFILTER SYSTEM
SPECIFICATION DRAWING

No.	Description	Date	Issued by	Checked by
B	ISSUED FOR D.A.	08.06.23	J.E.	K.E.
A	ISSUED FOR D.A.	06.12.22	J.E.	K.E.

SCALE BARS
1:20 0 0.1 0.2 0.5 1 2
1:50 0 0.25 0.5 1.25 2.5 5
1:100 0 0.5 1 2.5 5 10
1:200 0 1 2 5 10 20

CLIENT: NSW LAHC
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE 1800 738 718

ARCHITECT: MORSON GROUP

SMART STRUCTURES AUSTRALIA
SUIT 2.04, L2, BLDG 3,
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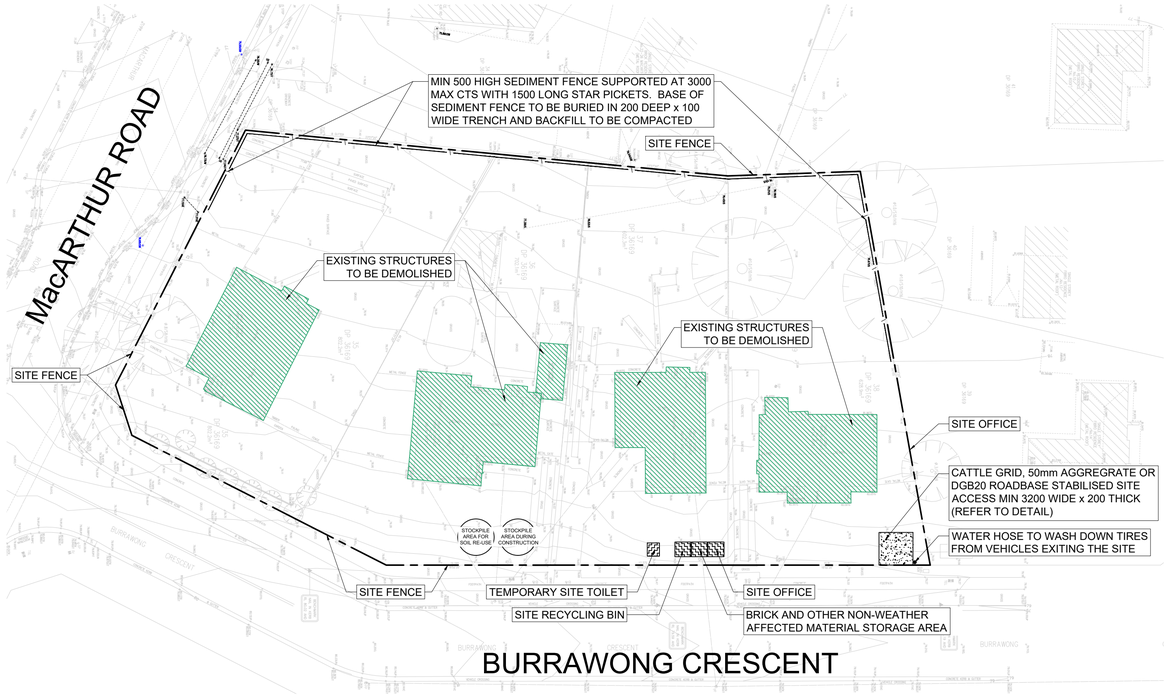
DRAWING TITLE: **STORMWATER DRAINAGE SECTIONS AND DETAILS SHEET 2**

PROJECT: 16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D10	B	NTS		210555
DESIGNED: K.E.	DRAWN: J.E.	AUTHORISED: K.E.		PROJECT START DATE: NOVEMBER 2022



EROSION AND SEDIMENT CONTROL PLAN
SCALE 1: 300

EROSION CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 3RD EDITION' PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
2. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND REMOVED REGULARLY DURING CONSTRUCTION
3. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC- CONTRACTOR TO MINIMISE DISTURBED AREAS.
4. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDEN WATER
5. NOT WITHSTANDING DETAILS SHOWN, IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
6. ALL DISTURBED AREAS AND STOCKPILES TO BE STABILISED WITHIN 14 DAYS. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTERS AND FOOTPATHS.
7. TOPSOIL TO BE STRIPPED, STOCKPILED AND RE-SPREAD ON COMPLETION OF EARTHWORKS. NONE TO BE REMOVED.
8. NO DISTURBANCE OF SITE PERMITTED OTHER THAN IMMEDIATE AREA OF THE WORKS.
9. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.

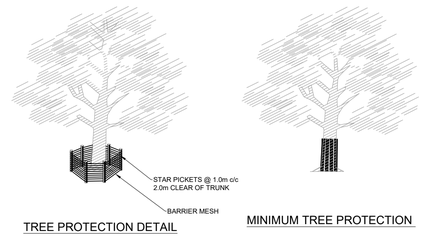
NON-COMPLIANCE MAY RESULT IN A $1500 FINE

SYMBOLS

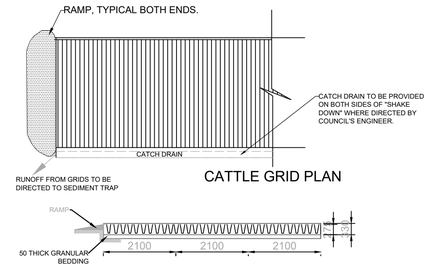
31.09TK — EXISTING LEVELS
SILT FENCE
SITE FENCE
STABILISED SITE ACCESS
EXISTING STRUCTURES TO BE DEMOLISHED

NOTES THIS DRAWING

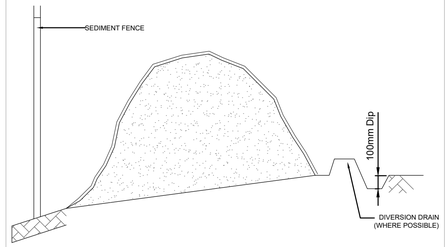
1. ALL DOCUMENTS WILL BE SUBMITTED TO COUNCIL FOR APPROVAL.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE.
3. INSTALLATION OF SILT FENCING, SEDIMENTATION BARRIERS AROUND DRAINS.
4. FENCING IS TO BE 1.8m(min) HEIGHT, PLACED AROUND THE SITE UNTIL THE WORK COMPLETE.
5. THE SITE GATES WILL BE LOCATED AT BURRAWONG CRESCENT.
6. THE HARDSTAND AREAS OR CATTLE GRIDS WILL BE PLACED AT THE SITE ENTRANCES AND EXITS. TO REMOVE THE BULK OF DIRT AND MUD THAT MAY ACCUMULATE ON TRUCK TYRES.
7. CONTRACTOR WILL CONDUCT REGULAR STREET SWEEPS ALONG THE ACCESS ROUTE TO ENSURE THE ROADS ADJACENT TO THE SITE ENTRANCES ARE KEPT CLEAN OF ANY DIRT AND DEBRIS.
8. REGULAR ENVIRONMENTAL INSPECTIONS WILL BE CARRIED OUT BY CONTRACTOR'S PERSONNEL TO ENSURE COMPLIANCE WITH THIS PLAN.



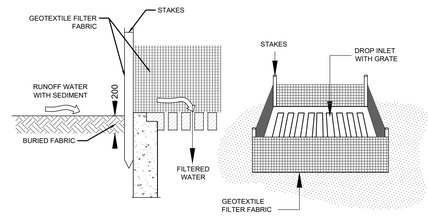
TREE PROTECTION DETAIL



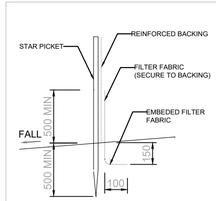
CATTLE GRID ALTERNATIVE



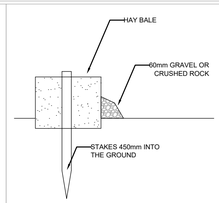
SOIL STOCK PILE



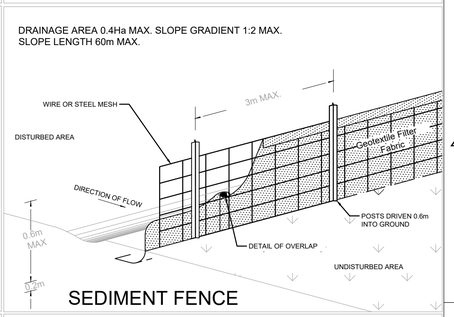
GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP



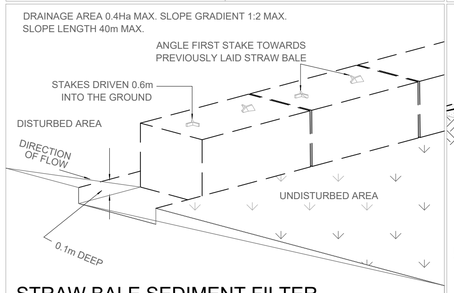
SILT FENCE DETAIL



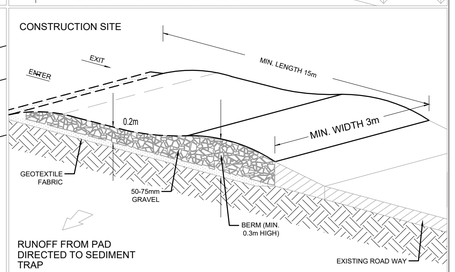
HAY BALE DETAIL



SEDIMENT FENCE



STRAW BALE SEDIMENT FILTER



TEMPORARY CONSTRUCTION EXIT

GENERAL INSTRUCTIONS:

SWM01
THESE PLANS PRESENT A CONCEPTUAL SOIL AND WATER MANAGEMENT PLAN (SWMP) ONLY AND SHOWS A POSSIBLE WAY OF MANAGING SOIL AND EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MANAGEMENT OF THE SITE AND PREPARING A DETAILED PLAN AND OBTAINING APPROVAL FROM THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY WORKS.

SWM02
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND ANY OTHER PLANS, WRITTEN INSTRUCTIONS, SPECIFICATION OR DOCUMENTATION THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT OF THE SUBJECT SITE.

SWM03
THE CONTRACTOR WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE CONSISTENT WITH ' MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION' - ALSO KNOWN AS ' THE BLUE BOOK'.

SWM04
ALL BUILDERS AND SUB-CONTRACTORS SHALL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

EROSION CONTROL:

SWM05
WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNTIL SEDIMENT CONCENTRATION IS LESS THEN OR EQUAL TO 50MG/L, IE THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/ OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AND APPROVED STRUCTURE.

SWM06
ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD THE SURFACE WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

SWM07
ACCEPTABLE RECEPTORS WILL BE CONSTRUCTED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

SWM08
'SEDIMENT' FENCING WILL BE INSTALLED AS INDICATED ON THE PLANS AND AT THE DIRECTION OF SITE SUPERINTENDENT TO ENSURE CONTAINMENT OF SEDIMENT. THE SEDIMENT FENCING WILL OUTLET OR OVERFLOW UNDER STABILISED CONDITIONS INTO THE SEDIMENT BASIN, TO SAFELY CONVEY WATER INTO A SUITABLE FILTERING SYSTEM SHOULD THE PORES IN THE FABRIC BLOCK.

SWM09
THE SEDIMENT BASINS WILL BE CONSTRUCTED WITH THE MINIMUM WET SEDIMENT CAPACITY OF CUM CUBIC METERS AND DESIGNED TO REMAIN STABLE IN AT LEAST THE 1 IN CDSE YEAR CRITICAL DURATION STORM EVENT. ARTIFICIAL FLOCCULATION OF THE FINER PARTICLES MAY NOT BE NECESSARY IN THIS INSTANCE.

SWM10
STOCKPILES SHOULD NOT BE LOCATED WITHIN 5M OF TREES AND HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, DRAINAGE LINES, PAVED AREAS AND DRIVEWAYS. WHERE THEY ARE WITHIN 5M FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSTREAM WATERS. MEASURE SHOULD ALSO BE APPLIED TO PREVENT THE EROSION OF THE STOCKPILE.

SWM11
ALL CUT AND FILL BATTERS ARE TO BE SEEDED AND MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION.

SWM12
ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY -
A. PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE,
B. ENSURING THAT NOTHING IS NAILED TO THEM,
C. PROHIBITING PAVING GRADING SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS :
1. ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICH EVER IS THE GREATER,
2. A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH,
3. CARE IS TAKEN.

SWM13
DURING WINDY WEATHER, LARGE DISTURBED UNPROTECTED AREAS SHOULD BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.

SWM14
TEMPORARY PROTECTION FROM EROSIVE FORCES WILL BE UNDERTAKEN ON LANDS WHERE FINAL SHAPING HAS NOT BEEN COMPLETED BUT WORKS ARE UNLIKELY TO PROCEED FOR PERIODS OF TWO MONTHS OR MORE (EG. ON TOP SOIL STOCKPILES). THIS MAY BE ACHIEVED WITH A VEGETATIVE COVER. A RECOMMENDED LISTING OF PLANT SPECIES FOR SOIL AND WATER MANAGEMENT NOTES:
TEMPORARY COVER IS -
I) AUTUMN/WINTER SOWING -OATS/RYECORN AT 20KG/HA
-JAPANESE MILLET AT 10KG/HA
II) SPRING/SUMMER SOWING -JAPANESE MILLET AT 20KG/HA
- OATS/RYECORN AT 10 KG/HA

SWM15
DIVERSION BANKS/ CHANNELS WILL BE REHABILITATED AS SOON AS POSSIBLE AND WITHIN 5 WORKING DAYS FROM THEIR FINAL SHAPING. OTHER THAN IN THE WINTER MONTHS, SUITABLE MATERIALSS INCLUDE TURF GRASSES SUCH S COUCH OR KIKUYU. DURING WINTER, OR AT OTHER TIMES WHEN TEMPORARY REHABILITATION (MORE THAN 3 MONTHS) IS REQUIRED, IT IS SUGGESTED THAT HESSIAN CLOTH IS USED BUT ONLY IF TACKED WITH APPROPRIATE PEGS AND AN ANIONIC BITUMEN EMULSION. FOOT AND VEHICULAR TRAFFIC SHOULD BE KEPT AWAY FROM THESE AREAS.

SWM16
UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. WHERE POSSIBLE, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

CONSTRUCTION SEQUENCE

SWM17
WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHOULD BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE -
I) INSTALL INLET SEDIMENT TRAPS TO ALL GULLY PITS FRONTING THE SITE,
II) INSTALL A 1.8M CHAIN WIRE FENCE AROUND THE BOUNDARIES AND ATTACH HESSIAN CLOTH OR SIMILAR TO IT ON THE WINDWARD SIDE (TIES AT THE TOP, CENTRE AND BOTTOM AND AT 1M INTERVALS OR AS INSTRUCTED BY THE SUPERINTENDENT),
III) INSTALL GEOFABRIC SEDIMENT FENCE AND SEDIMENT TRAPS AROUND ALL PERMANENT STORMWATER RETICULATION STRUCTURES AS SHOWN ON THE PLAN,
IV) CONSTRUCT STABILISED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN OR TO LOCATION AS DETERMINED BY SUPERINTENDENT,
V) INSTALL DIVERSION BANKS ALONG THE BOUNDARY WHERE REQUIRED, REHABILITATE DISTURBED LANDS DOWNSLOPE FROM THE BASINS WITHIN 20 WORKING DAYS,
VI) ENSURE THAT THE SEDIMENT BASIN IS DIRECTED ONTO A TURFED AREA AND DRAINS TO A SUITABLE LOCATION. A TEMPORARY STORMWATER LINE MAY BE NECESSARY TO CONVEY THE FLOWS TO THIS LOCATION. CONSTRUCT DIVERSION CHANNELS AT THE BOUNDARY TO DRAIN INTO THE SEDIMENT BASIN AS SHOWN ON PLANS.
VII) AT COMPLETION STABILISE SITE AND DECOMMISSION SEDIMENT BASIN AND ALL EROSION CONTROL DEVICES.

SWM18
TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

SWM19
FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

SITE INSPECTION AND MAINTENANCE

SWM 20
AT LEAST WEEKLY AND AFTER EVERY RAIN FALL EVENT, THE CONTRACTOR WILL INSPECT THE SITE AND ENSURE THAT -
I) DRAINS AND ALL SEDIMENT CONTROL DEVICES OPERATE EFFECTIVELY AND INITIATE REPAIR OR MAINTENANCE AS REQUIRED,
II) RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANOR APPROVED BY THE SUPERINTENDENT,
III) SPILL SAND (OR OTHER MATERIALS) IS REMOVED FROM HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, GUTTERS, PAVED AREAS AND DRIVEWAYS,
IV) SEDIMENT IS REMOVED FROM BASINS AND / OR TRAPS WHEN LESS THAN 20M^3 OF TRAPPING CAPACITY REMAIN PER 1000M^2 OF DISTRIBUTED LANDS, AND OR LESS THAN 500 DEPTH REMAINS IN THE SETTLING ZONE. ANY COLLECTED SEDIMENT WILL BE DISPOSED IN AREAS WHERE FURTHER POLLUTION TO DOWN SLOPE LANDS AND WATERWAYS IS UNLIKELY,
V) REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND INITIATE UPGRADING OR REPAIR AS APPROPRIATE.

SWM 21
THE CONTRACTOR SHALL PROVIDE ALL MONITORING CONTROL AND TESTING.

No.	Description	Date	Issued by	Checked by
B	ISSUED FOR D.A.	08.06.23	J.E.	K.E.
A	ISSUED FOR D.A.	06.12.22	J.E.	K.E.

SCALE BARS
1:20 — 0 0.1 0.2 0.5 1 2
1:50 — 0 0.25 0.5 1.25 2.5 5
1:100 — 0 0.5 1 2.5 5 10
1:200 — 0 1 2 5 10 20

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DRAWING TITLE
EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

PROJECT
16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE NSW 2570

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D15	B	AS SHOWN		210555
DESIGNED: K.E.	DRAWN: J.E.	AUTHORISED: K.E.		PROJECT START DATE: NOVEMBER 2022