ACTIVITY DETERMINATION

Project No. BGZQQ

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. .....нрфлсфнп

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
47-49	Close Street

Suburb, town or locality	Postcode
Parkes	2570

Local Government Area(s)	Real property description (Lot and DP)
Parkes	Lots 437 & 438 DP 750179

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

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of the existing dwelling and structures, removal of trees, and the construction of a multi-dwelling housing development comprising 4 x 1 bedroom and 5 x 2 bedroom dwellings, with associated landscaping and fencing, surface parking for 7 cars, and consolidation into a single lot.

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 Page	A000	Rev C	29/11/2023	SARM Architects
Site Analysis	A101	Rev C	29/11/2023	SARM Architects
Context Block Analysis	A102	Rev C	29/11/2023	SARM Architects
Demolition Plan	A103	Rev C	29/11/2023	SARM Architects
Cut and Fill Plan	A104	Rev C	29/11/2023	SARM Architects
Erosion and Sediment Control Plan	A105	Rev C	29/11/2023	SARM Architects
Site Area Calculations	A106	Rev C	29/11/2023	SARM Architects
Site Plan	A201	Rev C	29/11/2023	SARM Architects

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Ground Floor Plan	A202	Rev C	29/11/2023	SARM Architects
Roof Plan	A203	Rev C	29/11/2023	SARM Architects
Elevation – Street/West	A301	Rev C	29/11/2023	SARM Architects
Elevation -South/East	A302	Rev C	29/11/2023	SARM Architects
Elevation – Internal Views	A303	Rev C	29/11/2023	SARM Architects
Sections	A304	Rev C	29/11/2023	SARM Architects
Views from the Sun Study	A401	Rev C	29/11/2023	SARM Architects
Shadow Diagrams	A402	Rev C	29/11/2023	SARM Architects
Schedule of Finishes	A404	Rev C	29/11/2023	SARM Architects
Landscape Plans – Appendix B				
Landscape - Existing Tree Protection	L01	Rev C	30/11/2023	Lindy Lean Landscape Architect
Landscape Site Plan	L02	Rev C	30/11/2023	Lindy Lean Landscape Architect
Concept Tree Planting Plan	L03	Rev C	30/11/2023	Lindy Lean Landscape Architect
Landscape Planting Plan	L04	Rev C	30/11/2023	Lindy Lean Landscape Architect
Landscape Details	L05	Rev C	30/11/2023	Lindy Lean Landscape Architect
Civil Plans – Appendix C				
Notes and Legends	C01	Rev 3	28/11/2023	Greenview Consulting
Ground Floor Drainage Plan	C02	Rev 3	28/11/2023	Greenview Consulting
Site Stormwater Details Sheet 1	C03	Rev 2	28/11/2023	Greenview Consulting
Survey Plans – Appendix D				
Contour and Detail Survey	Sheet 1 of 2	Rev D	23/11/2023	Premise Surveying, Engineering, Environmental & Town Planning Consultants
Contour and Detail Survey	Sheet 2 of 2	Rev D	23/11/2023	Premise Surveying, Engineering, Environmental & Town Planning Consultants
Notification Plans – Appendix E				
Notification Cover Page	QNP01	Rev C	29/11/2023	SARM Architects
Site & Landscape Plan	QNP02	Rev C	29/11/2023	SARM Architects
Development Data	QNP03	Rev C	29/11/2023	SARM Architects
Elevations	QNP04	Rev C	29/11/2023	SARM Architects
Schedule of Finishes	QNP05	Rev C	29/11/2023	SARM Architects
Shadow Diagrams	QNP06	Rev C	29/11/2023	SARM Architects
Access Report – Appendix H				
DA Access Report	CA230046	DA	4/12/2023	Accessed
AHIMS – Appendix I				

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
AHIMS Search Result	-	-	5/12/2023	NSW Government
Arborist's Report – Appendix J				
Arboricultural Impact Assessment and Tree Management Plan	Ref 8707.1	Rev 2	1/12/2023	Redgum Horticultural
BASIX Certificate – Appendix K				
BASIX Certificate	Cert No. 1729664M	-	11/12/2023	Greenview Consulting Pty Ltd
BCA Report – Appendix L				
BCA Compliance Assessment	P230157	Rev 3	30/11/2023	BCA Vision
NatHERS Certificate – Appendix N				
NatHERS Certificate	No. 0009121820	-	11/12/2023	Greenview Consulting Pty Ltd
Geotechnical Investigations – Appendix P				
Geotechnical Investigation	No. 23/0437	-	March 2023	STS Geotechnics Pty Ltd
Waste Management Plan – Appendix R				
Waste Management Report	-	-	27/11/2023	SARM Architects
Traffic Report - Appendix S				
Traffic and Parking Impact Assessment	N2331022A	Rev 1a	November 2023	Motion Traffic Engineers
Car Parking Report – Appendix T				
Driveway and Carpark Certification of a Proposed General Housing Unit Development	N2331022A	Rev 1b	November 2023	Motion Traffic Engineers

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

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

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

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

OPERATIONAL MATTERS

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

Stormwater Run-off

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

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

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

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

Vehicular Access & Parking

10. Concrete vehicular crossings and laybacks shall be provided at the entrances / exits to the property. The crossings and laybacks shall be constructed in accordance with Parkes Shire Council's standard requirements for residential crossings. Council shall be provided with plans for the crossings and laybacks together with the payment of any council inspection fees.

11. Particular care shall be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the laybacks / driveways shall be borne by the Land and Housing Corporation. Obsolete gutter laybacks shall be constructed as kerb in accordance with Parkes Shire 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 and 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. Parkes Shire Council shall be consulted in relation to the planting of any street trees.

19. The landscape plan is to be updated to replace turfed areas located within front landscaped area for Unit 1 and Unit 4 with shrubs and ground covers.

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

Tree Removal

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

Fencing

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

Provision of Letterbox Facilities

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

Public Liability Insurance

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

PRIOR TO ANY WORK COMMENCING ON THE SITE

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

Disconnection of Services

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

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

Demolition

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

28. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the 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.

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

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

Utilities Service Provider Notification

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

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

Council Notification

31. Parkes Shire 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

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

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

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

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

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

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

Site Facilities

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

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

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

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

Protection of Trees

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

Waste Management

38. A final Waste Management Plan shall be prepared and submitted to the Land and Housing Corporation by the building contractor prior to the commencement of 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

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

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

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

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

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

Stormwater Disposal

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

44. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Land and 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 and Housing Corporation.

DURING DEMOLITION AND CONSTRUCTION WORKS

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

Landfill

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

46. Land fill materials must satisfy the following requirements:

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

Heritage

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

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

Demolition

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

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

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

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

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

54. 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 and Housing Corporation demonstrating the appropriate disposal of the asbestos waste.

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

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

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

Survey Reports

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

Hours of Demolition / Construction / Civil Work

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

Excavation & Backfilling

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

Pollution Control

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

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

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

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

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

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

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

Impact of Construction Works

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

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

Termite Protection

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

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

(a) the method of protection.
(b) the date of installation of the system.
(c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
(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

71. 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

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

Stormwater Drainage

73. Prior to occupation, 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.

PART B – Additional Identified Requirements

Site Specific Requirements

74. Air conditioning

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

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

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

On-Going
The use of any air-conditioning unit must comply with the requirements of the *Protection of the Environment Operations (Noise Control) Regulations 2017* and must not:
(a) emit a noise that is audible within a habitable room in any adjoining residence (regardless of whether any door or window to that room is open):
(i) before 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.

75. Solar (photovoltaic electricity generating) energy system

Where a solar energy system is proposed it must satisfy the following requirements:
- 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
- the solar energy system must not reduce the structural integrity of any building to which the system is attached, and
- the system must not involve mirrors or lenses to reflect or concentrate sunlight, and

- the system must not protrude more than 0.3m from the wall or roof (as measured from the point of attachment), and
- the system is installed no less than 0.9m from any adjoining property boundary.

Where a solar energy system is proposed it must demonstrate compliance with the above requirements at Crown Certification stage.

Requirements resulting from Council Comments

76. Applicable reticulated water/sewer headworks charges levied under Section 64 of the Local Government Act 1993 are to be paid.

77. Street addresses, as allocated by Parkes Shire Council, must be provided for each dwelling.

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. BGZQQ

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No	Street or property name
47-49	Close Street

Suburb, town or locality	Postcode
Parkes	2870

Local Government Area(s)	Real property description (Lot and DP)
Parkes	Lots 437 and 438 in Deposited Plan 750179

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of the existing dwelling and structures, removal of trees, and the construction of a multi-dwelling housing development comprising 4 x 1 bedroom and 5 x 2 bedroom dwellings, with associated landscaping and fencing, surface parking for 7 cars, and consolidation into a single lot.

The NSW Land and Housing Corporation (LAHC) has proposed the above activity under the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which permits 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 Parkes Shire 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…….**

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

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

GENERAL HOUSING DEVELOPMENT

47-49 Close St, PARKES

Lots 437 and 438 of DP7501079

DEVELOPMENT DATA

JOB REFERENCE	BGZQQ
LOCALITY / SUBURB	PARKES
STREET ADDRESS	47-49 Close Street
LOT NUMBER & DEPOSITED PLAN	Lots 437 and 438 in DP 750179
SITE AREA (sqm)	2,023 m2 – sourced from Survey
NUMBER OF EXISTING LOTS	2
PROPOSED GFA (sqm)	587m2
NUMBER OF DWELLINGS	9 dwellings (4 x 1 bed + 5 x 2bed

DWELLINGS	UNIT NO.	TYPE	NO. OF BEDROOMS	Internal Area	POS required	POS proposed
				sqm	sqm	sqm
	1	Adaptable	2	73m^2	15m^2	20m^2
	2	Gold Livable	2	72m^2	15m^2	24m^2
	3	Gold Livable	1	52m^2	15m^2	24m^2
	4	Gold Livable	2	72m^2	15m^2	52m^2
	5	Gold Livable	1	52m^2	15m^2	28m^2
	6	Gold Livable	1	52m^2	15m^2	26m^2
	7	Gold Livable	2	72m^2	15m^2	44m^2
	8	Gold Livable	1	52m^2	15m^2	26m^2
	9	Gold Livable	2	72m^2	15m^2	48m^2
	TOTAL			569		292

		CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT		Housing SEPP Division 6-42(1)(b)	9m	5.5m at highest point
		Parkes Shire DCP (part C3.6)	9m	
PARKING	General	Housing SEPP (Division 6-42 (1) (e)	1B - 0.5 parking spaces 2B - 1 parking spaces	7 carspaces
	Adaptable	None	None	1 carspace to AS2890.6
FSR		Parkes Shire DCP (part C3.6)	not noted	0.34:1
FRONT SETBACK		Parkes Shire DCP (part C3.5/ C3.8)	6m, primary street 6m, laneway/ or if 50m2 POS then min 3m wide	6m Close Street 3m Laneway
SIDE SETBACKS		Parkes Shire DCP (part C3.5/ C3.8)	0.9m	0.9m
REAR SETBACKS				3.05m
DEEP SOIL ZONE		SLUDG (HSEPP 43(1)(d)	15% OF SITE AREA. (303.5m^2) 65% at rear (197.2m^2) min. 3m DIMENSION	421m^2 210m^2
LANDSCAPE		LAHC Design Guidelines (HSEPP 43 (1)(f)	35 sqm PER DWELLING (315m^2)	681m^2
SOLAR COMPLIANCE		LAHC Design Guidelines (HSEPP 43 (1)(f)	70% of dwellings have 3 hours sunlight between 9am and 3pm in mid-Winter i. Living Rooms ii. Private open space	89% / 8 units (100%/9 units with skylight and raked ceiling) 100% / 9 units

LAHC* - Development data for LAHC new housing supply. For details refer to current version of LAHC Design Requirements

EC* - Entry Corridor

AREA* - Dwelling floor area includes internal walls but excludes external walls

POS* - Private Open Space - In compliance with SLUDG

Type* - E.g. Universal / Non-Universal

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

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LEGEND

NatHERS Thermal Performance Specification - Parkes			
External Walls			
Wall Type	**Insulation**	**Colour**	**Comments**
Brick Veneer	R2.5	Light - SA < 0.475 Med - SA 0.475 - 0.70	Throughout, as per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	**Insulation**	**Comments**	
Plasterboard stud	None	Internally inside units	
Cavity Brick	None	Party walls between units (Throughout except as below)	
Cavity Brick	R0.7	Party walls between units (Units: 1,2)	
Floors			
Floor Type	**Insulation**	**Comments**	
Concrete slab on ground	None	Throughout	
Ceilings			
Ceiling Type	**Insulation**	**Comments**	
Plasterboard	R3.5	Roof/air above	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	**Insulation**	**Colour**	**Comments**
Metal	R1.3 foil-faced blanket	Med - SA 0.475 - 0.70	Throughout (Unventilated roof space)
SA - Solar Absorptance			
Glazing			
Opening type	**U-Value**	**SHGC**	**Glazing & Frame Type**
Sliding + Fixed (Throughout)	4.3	0.53	e.g. Single glazed High performing Low E clear Aluminium frame
Awning (Throughout)	4.8	0.51	e.g. Single glazed High performing Low E clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	**Frame Type**	**Comments**	
Velux - Fixed	Timber & Aluminium	Double glazed clear	
Ceiling fan			
Size	**Location**	**Comments**	
1200mm in diameter	Living and bedrooms	Throughout	

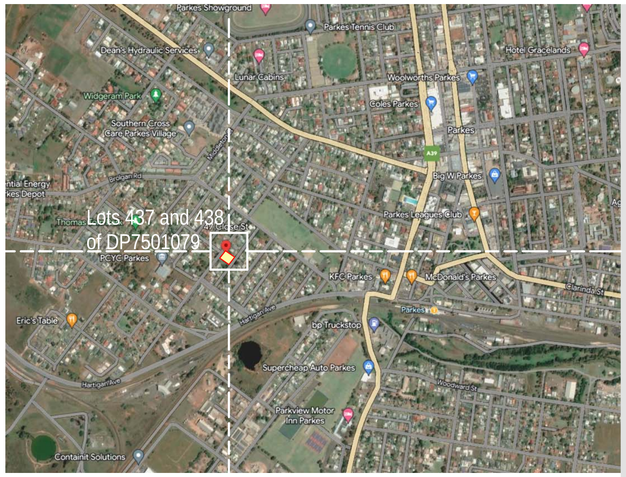
BASIX Commitments Summary

WATER

Rainwater Tank	6000L central tank
Rainwater-Re-use	Rainwater used for garden irrigation on common landscaped area
Star Rating	3 star toilet suite, 4 star taps throughout, 4 star showerheads with flowrate >4.5 but <=6L/min
Planting	Indigenous or low water use species of vegetation min 384.3m^2

ENERGY

Lighting	Provide dedicated energy efficient lighting (fluoros, compact fluoros & LEDs) throughout
Ceiling Fans	Ceiling fans required in each living room and bedrooms
Appliances	Electric cooktop & electric oven
Mechanical Ventilation	Bathroom/ Kitchen/ Laundry - individual fan, ducted to facade or roof. Manual switch on/ off. A/C
Clothes Lines	Private outdoor or unsheltered clothes drying line
Hot Water System	Electric Heat Pump, 15 to 20 STCs
Alternative Energy Source	Photovolatic System - rated electrical output min 0.4 peak kW for each dwelling



LOCATION PLAN. PARKES NSW AUSTRALIA

DRAWING LIST

A000	COVER PAGE AND DRAWING LIST	29.11.2023	c
A101	SITE ANALYSIS	29.11.2023	c
A102	CONTEXT BLOCK ANALYSIS	29.11.2023	c
A103	DEMOLITION PLAN	29.11.2023	c
A104	CUT AND FILL PLAN	29.11.2023	c
A105	EROSION AND SEDIMENT CONTROL PLAN	29.11.2023	c
A106	SITE AREA CALCULATIONS	29.11.2023	c
A201	SITE PLAN	29.11.2023	c
A202	GROUND FLOOR PLAN	29.11.2023	c
A203	ROOF PLAN	29.11.2023	c
A301	ELEVATION - STREET/ WEST	29.11.2023	c
A302	ELEVATION - SOUTH/EAST	29.11.2023	c
A303	ELEVATION - INTERNAL VIEWS	29.11.2023	c
A304	SECTIONS	29.11.2023	c
A401	VIEW FROM THE SUN STUDY	29.11.2023	c
A402	SHADOW DIAGRAMS	29.11.2023	c
A403	AERIAL PERSPECTIVE	29.11.2023	c
A404	SCHEDULE OF FINISHES	29.11.2023	c
NP01	NOTIFICATION COVER PAGE	29.11.2023	c
NP02	SITE/LANDSCAPE PLAN	29.11.2023	c
NP03	DEVELOPMENT DATA	29.11.2023	c
NP04	ELEVATIONS	29.11.2023	c
NP05	SCHEDULE OF FINISHES	29.11.2023	c
NP06	SHADOW DIAGRAMS	29.11.2023	c

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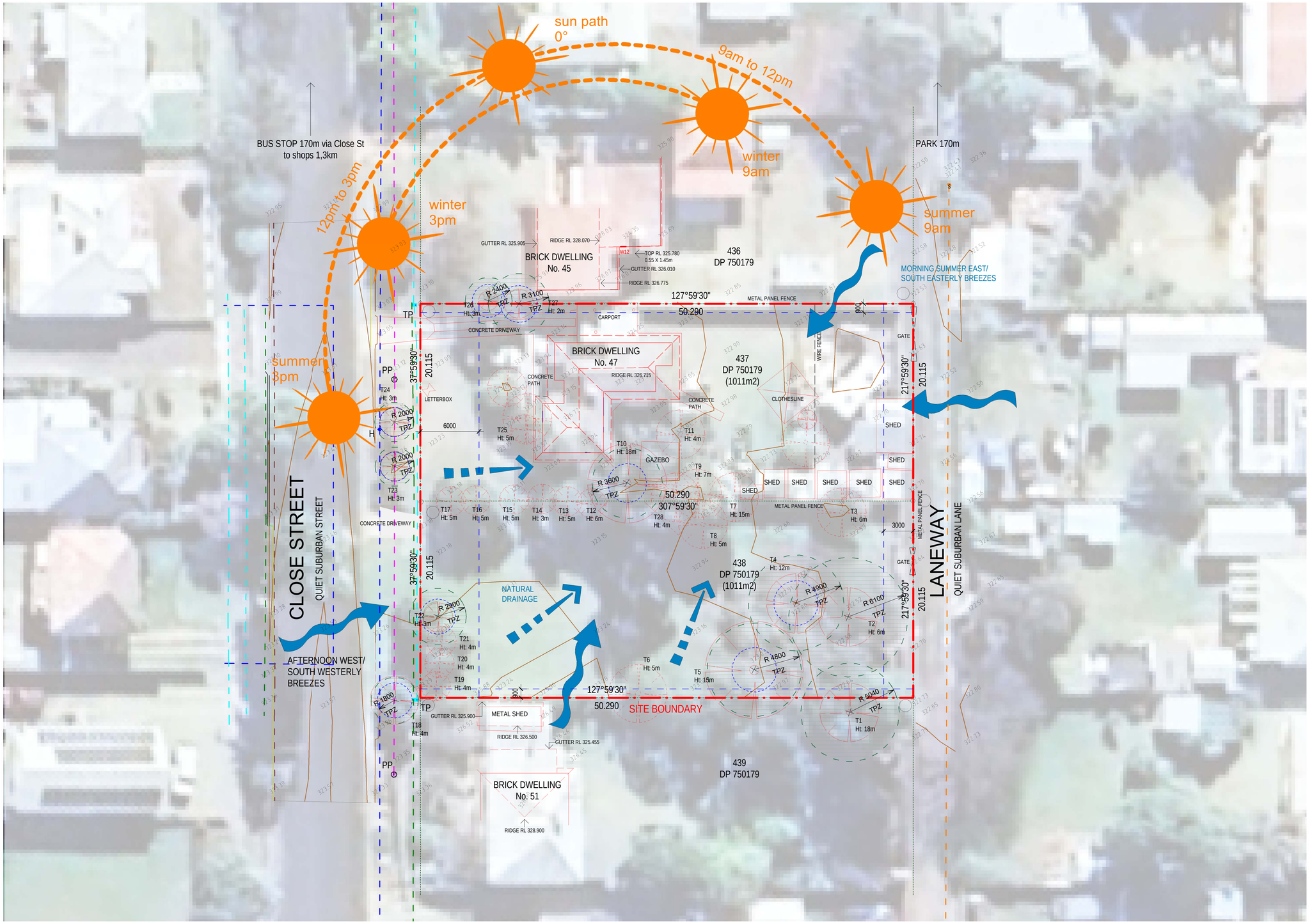
Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
COVER PAGE AND DRAWING LIST

Date: 29.11.2023
Scale
Drawn: Author
Project No. BGZQQ
Checked Checker
Revision c
Authorised Approver
Drawing No. A000

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



1 SITE ANALYSIS
1 : 200

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GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
SITE ANALYSIS

Date: **29.11.2023**
Scale
Drawn: **Author**
Project No. **BGZQQ**
Checked **Checker**
Revision **c**
Authorised **Approver**
Drawing No. **A101**


47 - 49 Close Street | Proposed Development


33 Close Street | Single Storey


12 Sydney Street | Single Storey


83 Hill Street | Single Storey

LEGEND:

1. PROJECT SITE
2. PARK
3. CHURCH
4. PETROL STATION
5. TRAIN STATION
6. BUS STOP
7. POST OFFICE
8. SHOPPING CENTRE
9. HOSPITAL

ANALYSIS - KEY MATTERS

Predominant Block and Lot Patterns
Rectangular - North to South.

Block and lot pattern change over time
The block has preserved its original lot configurations, characterized by predominantly single-storey buildings and consistent setback distances.

Typical Lot Size, Shape, Orientation
Rectangular. North West to South East. Rough average of 1000m2 Lot size.

Which Lots better for Intensification and which are not
As the lots are symmetrical, boundaries can easily be combined into larger rectangle to be amalgamated into unit / town house development. The selected lots for this development offer the advantage of access from both Close St and the Lane Way. This strategic choice not only enhances accessibility but also opens up various design and functional possibilities.

Is amalgamation necessary to support future development.
Amalgamation is required for densification for low rise unit and townhouse developments, as none currently exists in the surrounding area.

Are better Sites Available
The proposed site is the most appropriate site for this development. It is on a relatively flat streetscape with northerly aspects. It has access from two streets, is close to neighbourhood park and shops and has various existing trees that can be retained.

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PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
CONTEXT BLOCK ANALYSIS

Date:	Scale
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Author	**BGZQQ**
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Checker	**c**
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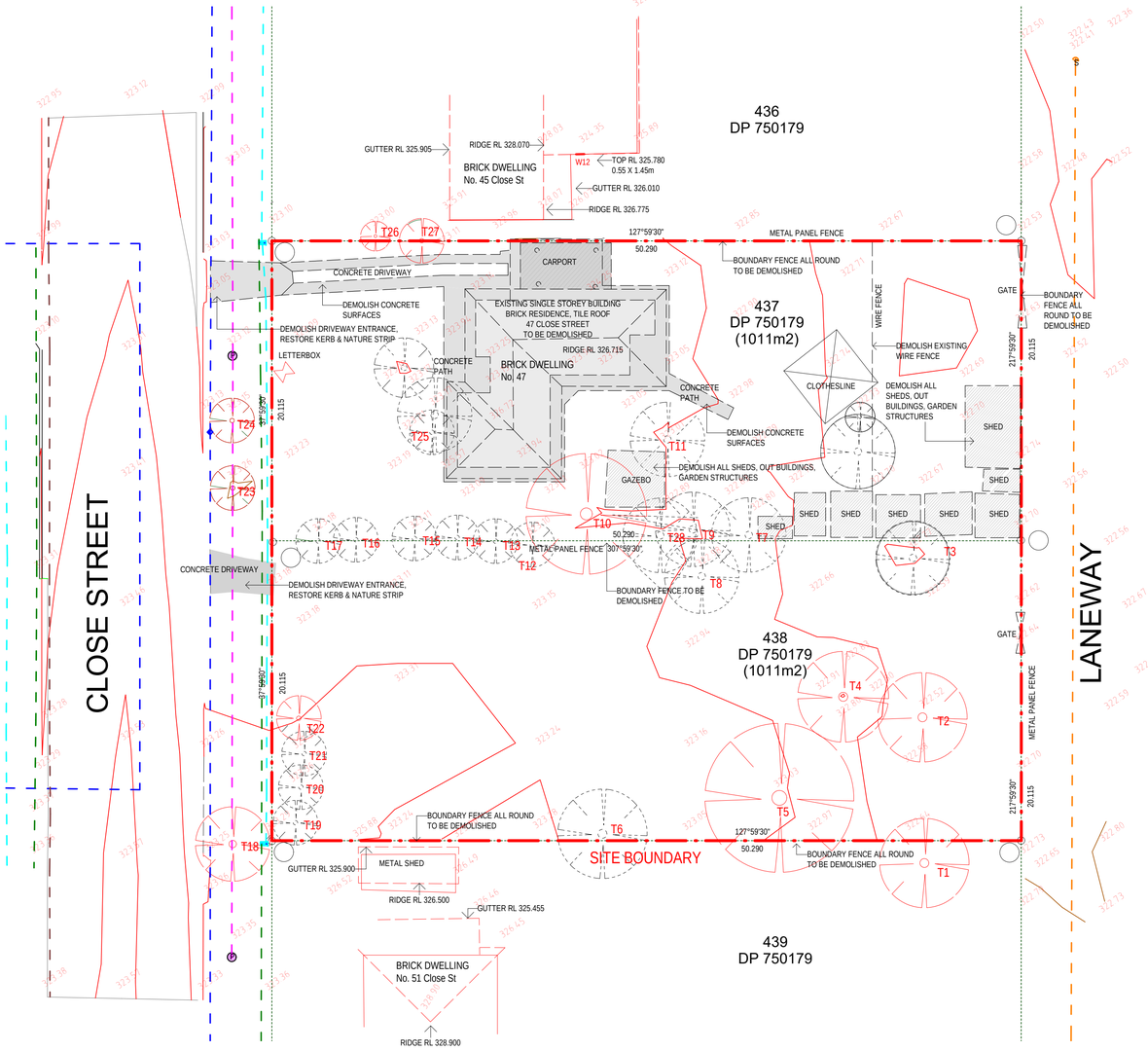

1 DEMOLITION PLAN
1 : 200

DEMOLITION NOTES

DEMOLITION
DEMOLITION WORKS TO BE CONDUCTED IN ACCORDANCE WITH AS2601

GENERAL
REMOVE EXISTING TREES, SHRUBS AND THE LIKE WHERE INDICATED ON THE DRAWINGS TO BE REMOVED AND AS NECESSARY TO CONSTRUCT THE WORKS, INCLUING THE GRUBBING OUT OF THE TREE STUMPS

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

REMOVE ALL EXISTING BOUNDARY FENCING OR WALLING TO PROPERTY ALIGNMENTS.

ALL REDUNDANT INGROUND SERVICES AND ALL EXISTING FOOTINGS FROM REMOVED STRUCTURES TO BE REMOVED.

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

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

ACCESS POINT
TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET, ALL VEHICLES AND PLANT EQUIPMENT WILL USE A SINGLE ENTRY / EXIT POINT.
A SEDIMENT CONTROL DEVICE IS TO BE PLAED AT THE SIE ACCESS POINT TO PREVENT SEDIMENT DEPOSITION ON ADJOINING ROADS.
THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY MATERAIL DEPOSITED OFFSITE AS A RESULT OF SPILLAGE OR VEHINCLE MOVEMENT. RESTORE AREA TO PREVIOUS STANDARD OR EQUAL.
FORM VEHICLE CROSSING FROM 150X50 HARDWOOD PLANKS, CHAMFERED AT ENDS. LAY OVER 150mm ROAD BASE. TIE WITH HOOP IRON STRAPS AT 600C/C.

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

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

ASBESTOS REMOVAL
- THESE PROPERTIES WERE BUILT BEFORE 31.12.1987 AND IS LIKELY TO HAVE ASBESTOS
CONTAINING MATERIAL. IF DEMOLITION INVOLVES THE DEMOLITION OF BUILDINGS OR PART OF A BUILDING THAT MAY CONTAIN ASBESTOS, A HAZMAT REPORT DOCUMENTING THE EXTENT OF ASBESTOS REMOVAL REQUIRED AND CONFIRMING THAT THE REMOVAL WILL BE UNDERTAKEN IN ACCORDANCE WITH WORKCOVER NSW REQUIREMENTS MUST BE PROVIDED.
- ROOFING AND CLADDING MATERIALS MUST BE CHECKED FOR THE PRESENCE OF ASBESTOS BEFORE ANY SUCH MATERIAL IS DISTURBED OR REPLACED. ALL WORK, WHICH INVOLVES THE REMOVAL OF PRODUCTS CONTAINING ASBESTOS OR BRINGS PERSONS INTO CONTACT WITH ASBESTOS, MUST ONLY BE PERFORMED BY PERSONS LICENSED BY AND HOLDING A PERMIT ISSUED BY WORKCOVER AUTHORITY UNDER
WORK HEALTH AND SAFETY REGULATION 2011. A COPY OF LICENCE MUST BE SUBMITTED TO THE SUPERINTENDENT/AUTHORISED PERSON PRIOR TO COMMENCEMENT OF THIS WORK. IF ASBESTOS MATERIALS ARE ENCOUNTERED (I.E. IN THE GROUND) DURING CONSTRUCTION WORKS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE SUPERINTENDANT / AUTHOURISED PERSON AND SEEK FURTHER DIRECTIONS

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

RECYCLE - DISMANTLE BUILDING COMPONENTS FOR OFF-SITE RECYCLING

DISPOSAL
REMOVE CLEARED AND GRUBBED MATERIAL FROM THE SITE AND DISPOSE OF LEGALLY

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

TREE PROTECTION
PROTECT EXISTING TREES AS SPECIFIED AND NOTED IN ARBORIST REPORT
- TREE PROTECTION ZONE (TPZ) IN ACCORDANCE WITH AS4970 SECTION 3
- TREE PROTECTIVE MEASURES TO BE CONDUCTED IN ACCORDANCE WITH AS4970 SECTION 4

HARMFUL MATERIALS - KEEP AREA WITHIN DRIPLINE FREE OF SHDES AND PATHAS, CONSTRUCTION MATERIAL AND DEBRIS
HAND METHODS - USE HAND METHODS TO LOCATE, EXPOSE AND CLEANLY REMOVE THE ROOTS ON THE LINE OF EXCAVATION
WORK UNDER TREES - DO NOT REMOVE TOPSOIL FROM, OR ADD TOPSIOL TO, AREAS WITHIN DRIPLINE OF TREES

TREE PROTECTION FENCE DETAIL

PROTECTION OF TREES ON DEVELOPMENT SITES

PROTECTION OF TRESS ON DEVELOPMENT SITES:

THIS TREE PROTECTION PLAN RECOMMENDS; TREES TO BE RETAINED LOCATED WITHIN THE SITE, NEIGHBOURING PROPERTIES AND ON THE ROAD RESERVE ARE TO BE PROTECTED FOR THE DURATION OF DEVELOPMENT CONSENT. THE SECTION OF THE DEVELOPMENT WITHIN THE TPZ OF THESE SPECIMENS IS TO BE CONSTRUCTED USING TREE SENSITIVE CONSTRUCTION TECHNIQUES TO COMPLY WITH AS4970 2009 PROTECTION OF TREES ON DEVELOPMENT SITES SUCH AS PIER AND BEAM CONSTRUCTION OR PERMEABLE DECK ABOVE EXISTING NATURAL GROUND LEVELS, WITH EXCAVATION FOR PIERS TO BE DUG BY HAND WITH NON-MOTORISED MACHINERY TO FURTHER ASSIST IN ITS PROTECTION.

PRUNING STANDARDS
- ANY PRUNING RECOMMENDED IN THIS REPORT IS TO BE TO THE AUSTRALIAN STANDARD® AS4373 *PRUNING OF AMENITY TREES*, AND CONDUCTED IN ACCORDANCE WITH THE NSW WORK COVER AUTHORITY CODE OF PRACTICE, TREE WORK, 2007.
- ALL PRUNING OR REMOVAL WORKS ARE TO BE IN ACCORDANCE WITH THE APPROPRIATE TREE MANAGEMENT POLICY WHERE APPLICABLE, OR TREE MANAGEMENT ORDER (TMO), OR TREE PRESERVATION ORDER (TPO).
- TREE MAINTENANCE WORK IS SPECIALISED AND IN ORDER TO BE UNDERTAKEN SAFELY TO ENSURE THE WORKS CARRIED OUT ARE NOT DETRIMENTAL TO THE SURVIVAL OF A TREE BEING RETAINED, AND TO ASSIST IN THE SAFE REMOVAL OF ANY TREE, SHOULD BE UNDERTAKEN BY A QUALIFIED ARBORICULTURIST WITH APPROPRIATE COMPETENCIES RECOGNISED WITHIN THE AUSTRALIAN QUALIFICATION FRAMEWORK, WITH A MINIMUM OF 5 YEARS OF CONTINUAL EXPERIENCE WITHIN THE INDUSTRY OF OPERATIONAL AMENITY ARBORICULTURE, AND COVERED BY APPROPRIATE AND CURRENT TYPES OF INSURANCE TO UNDERTAKE SUCH WORKS.

GENERAL – TREE PROTECTION WORKS – PRIOR TO DEMOLITION
- *MILESTONE* – PRIOR TO DEMOLITION WORKS, A SITE ARBORIST SHALL BE APPOINTED TO SUPERVISE ALL TREE PROTECTION PROCEDURES DETAILED IN THIS SPECIFICATION. THE SITE ARBORIST SHALL HAVE A MINIMUM LEVEL 5 AQF QUALIFICATION IN ARBORICULTURE. MILESTONES ARE TO BE ADHERED TO THROUGHOUT THE DURATION OF THIS DEVELOPMENT AND ALL RELEVANT DOCUMENTATION IS TO BE SUBMITTED TO THE LOCAL AUTHORITY.
- THE TREE PROTECTION ZONE FOR EACH TREE/S IS TO BE INCORPORATED INTO THE CONSTRUCTION WORKS FOR THE SITE AND THE PROTECTION FENCING OR WORKS TO BE SITUATED AS INDICATED ON THE APPENDIX F – TREE PROTECTION PLAN. THE SETBACKS FROM BUILDING WORKS ON THE SIDE CLOSEST TO EACH TREE ARE TO BE CARRIED OUT AS INDICATED IN TABLE 2.0, AND TREE PROTECTION ZONES BE CONSTRUCTED AS DESCRIBED HERE AND DETAILED IN APPENDIX D. THE TREES WILL BE SUSTAINED WITHIN THE CONSTRAINTS OF THE MODIFICATIONS TO THE SITE BY THE PROPOSED DEVELOPMENT WORKS.
- TREES TO BE RETAINED ARE TO BE PROTECTED AND INCORPORATED INTO THE LANDSCAPE WORKS FOR THE SITE, AND TREE PROTECTION ZONE FENCING TO BE MARKED ACCORDINGLY ON THE LANDSCAPE PLAN, WHERE APPROPRIATE AND INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- GROUND PROTECTION - IF TEMPORARY ACCESS FOR MACHINERY IS REQUIRED WITHIN THE TPZ GROUND PROTECTION MEASURES WILL BE REQUIRED. THE PURPOSE OF GROUND PROTECTION IS TO PREVENT ROOT DAMAGE AND SOIL COMPACTION WITHIN THE TPZ. MEASURES MAY INCLUDE A PERMEABLE MEMBRANE SUCH AS GEOTEXTILE FABRIC BENEATH A LAYER OF MULCH OR CRUSHED ROCK BELOW RUMBLE BOARDS. THESE MEASURES MAY BE APPLIED TO ROOT ZONES BEYOND THE TPZ.
- WHERE APPLICABLE, ANY EXCAVATION FOR THE ESTABLISHMENT OF A BATTER SLOPE OR BENCHING FOR REASONS OF SAFETY AND TO COMPLY WITH WORK COVER AUTHORITY SAFETY REGULATIONS SHOULD BE RESTRICTED AS FAR AS IS SAFELY POSSIBLE NEAR TO TREES TO BE RETAINED TO PREVENT ROOT DAMAGE. IF THE EXCAVATIONS CANNOT BE UNDERTAKEN NEAR VERTICALLY THE STABILITY OF THESE TREES AND THEIR LONG-TERM VIABILITY MAY BE COMPROMISED AND THEIR RETENTION IN A SAFE AND HEALTHY CONDITION JEOPARDIZED AND THEY MAY NEED TO BE REVISED AND POSSIBLY REMOVED.

SPECIFIC - TREE PROTECTION WORKS - PRIOR TO DEMOLITION AND TREE REMOVAL
ALL OTHER TREES/SHRUBS; PRIOR TO DEMOLITION AND TREE REMOVAL WORKS THESE TREE/S ARE TO BE PLACED WITHIN A TREE PROTECTION ZONE WITH PROTECTIVE FENCING AND MAINTAINED AND RETAINED UNTIL THE COMPLETION OF ALL BUILDING WORKS, PROTECTIVE FENCING IS TO BE INSTALLED AS SHOWN IN APPENDIX F - TREE PROTECTION PLAN.
- THE PROTECTIVE FENCING WHERE REQUIRED MAY DELINEATE THE TREE PROTECTION ZONE (TPZ) AND SHOULD BE SITUATED AS DETERMINED BY THE PROJECT ARBORIST IN ACCORDANCE WITH AS4970 PROTECTION OF TREES ON DEVELOPMENT SITES, SECTION 4, 4.3. *FENCING SHOULD BE ERECTED BEFORE ANY MACHINERY OR MATERIALS ARE BROUGHT ONTO THE SITE AND BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION. ONCE ERECTED, PROTECTIVE FENCING MUST NOT BE REMOVED OR ALTERED WITHOUT APPROVAL BY THE PROJECT ARBORIST. THE TPZ MUST BE SECURED TO RESTRICT ACCESS. AS4687 TEMPORARY FENCING AND HOARDINGS SPECIFIES APPLICABLE FENCING REQUIREMENTS. SHADE CLOTH OR SIMILAR SHOULD BE ATTACHED TO REDUCE THE TRANSPORT OF DUST, OTHER PARTICULATE MATTER AND LIQUIDS INTO THE PROTECTED AREA. FENCE POSTS AND SUPPORTS SHOULD HAVE A DIAMETER GREATER THAN 20 MM AND BE LOCATED CLEAR OF ROOTS. EXISTING PERIMETER FENCING AND OTHER STRUCTURES MAY BE SUITABLE AS PART OF THE PROTECTIVE FENCING' OR SIMILAR.
- TREE PROTECTION SIGNAGE IS TO BE ATTACHED TO EACH TPZ AND DISPLAYED FROM WITHIN THE DEVELOPMENT SITE IN ACCORDANCE WITH AS4970 2009 PROTECTION OF TREES ON DEVELOPMENT SITES
- THE AREA OF THE TREE PROTECTION ZONE TO BE MULCHED TO A DEPTH OF 100 MM WITH ORGANIC MATERIAL BEING 75% LEAF LITTER AND 25% WOOD, AND THIS BEING COMPOSTED MATERIAL PREFERABLY FROM THE SAME GENUS AND SPECIES OF TREE AS THAT TO WHERE THE MULCH IS TO BE APPLIED, I.E. SPECIES-SPECIFIC MULCH WHERE POSSIBLE. THE DEPTH OF MULCH AND TYPE AS INDICATED, TO BE MAINTAINED FOR THE DURATION OF THE PROJECT. WHERE DEEP EXCAVATION WILL EXPOSE THE SOIL PROFILE TO DRYING OUT THE ROOT PLATE IS TO BE PROTECTED BY PEGGING JUTE MATTING ACROSS THE GROUND SURFACE 2 M BACK FROM THE EDGE OF THE PROFILE AND 2 M DOWN THE FACE OF THE PROFILE AND IS TO BE IN ONE CONTINUOUS SHEET OR LAYERS UP TO 5 MM THICK AND OVERLAPPED 300 MM AND PEGGED. PEGS ARE TO BE A MINIMUM LENGTH OF 200 MM AND SPACED AT 500 MM INCREMENTS IN A GRID PATTERN. ONCE INSTALLED MULCH IS TO BE PLACED ON TOP OF THE JUTE MATTING PREVIOUSLY DESCRIBED.
- THERE IS TO BE NO STORAGE OF MATERIALS, RUBBISH, SOIL, EQUIPMENT, STRUCTURES, OR GOODS OF ANY TYPE TO BE KEPT OR PLACED WITHIN 5 METRES FROM THE TRUNK OR WITHIN THE DRIPLINE OF ANY TREE FOR THE DURATION OF THE DEVELOPMENT. THIS WILL ENSURE PROTECTION OF THE TREE/S TO BE RETAINED ON OR ADJACENT TO SITE.
- *MILESTONE* - PROJECT/SITE ARBORIST IS TO INSPECT/ASSESS ALL RETAINED SPECIMENS PRIOR TO DEMOLITION TO INSPECT TREE PROTECTION MEASURES TO MONITOR THAT THEY HAVE BEEN CARRIED OUT AS PER THE APPROVED D/A CONDITIONS FOR THE SITE. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY AFTER EACH INSPECTION

DEMOLITION AND TREE REMOVAL/S
- REMOVAL OF A TREE WITHIN 6 M OF A TREE TO BE RETAINED SHOULD BE UNDERTAKEN ONLY BY CUTTING DOWN SUCH A TREE WITHOUT DAMAGING THE TREES TO BE RETAINED, AND BY GRINDING OUT ITS STUMP. WHERE POSSIBLE THE STRUCTURAL ROOTS OF 20 MM DIAMETER OR GREATER OF THE TREE TO BE CUT DOWN SHOULD NOT BE REMOVED, TO MINIMISE SOIL DISTURBANCE AND TO REDUCE THE IMPACT ON THE ROOTS OF ANY TREE TO BE RETAINED NEARBY. WHERE STRUCTURAL ROOTS ARE TO BE REMOVED THIS SHOULD BE UNDERTAKEN MANUALLY BY THE USE OF NON-MOTORISED HAND TOOLS AFTER THE STUMP HAS BEEN GROUND OUT WHEN SUCH ROOTS ARE OFTEN EASIER TO LOCATE FROM THE SITE OF THE STUMP FROM WHICH THEY HAVE BEEN SEVERED.
- GROUND PROTECTION IN ACCORDANCE WITH AS4970 SECTION 4, 4.5.3 MAY REQUIRE STEEL PLATES TO PROTECT THE GROUND SURFACE FROM COMPACTION TO PROTECT ROOTS BETWEEN THE STAGES OF DEMOLITION AND CONSTRUCTION.

SPECIFIC - TREE PROTECTION WORKS – DURING DEMOLITION
- DEMOLITION OF EXISTING BUILDINGS SHOULD BE UNDERTAKEN WITH ACCESS RESTRICTED TO THE DRIVEWAY AND THE BUILDING PLATFORM FOR EACH OF THE EXISTING BUILDINGS, OR TO AREAS OF THE LAND WHERE NO TREES ARE GROWING WITHIN 6M OF ANY TREE TO BE RETAINED. WHERE ACCESS OR SPACE FOR A SAFE WORKING ENVIRONMENT IS RESTRICTED, OR WHERE THE AREA OF THE 6M SET BACK MUST BE COMPROMISED, A 100 MM LAYER OF WOOD MULCH MUST BE LAID OVER THE AREA OF ENCROACHMENT. WHERE VEHICULAR ACCESS IS REQUIRED ACROSS THE MULCH LAYER FURTHER ROOT PROTECTION SHOULD BE PROVIDED BY LAYING A TEMPORARY PATHWAY OVER THE MULCH. THE TEMPORARY PATHWAY SHOULD BE CONSTRUCTED OF A GRATED STEEL MATERIAL CAPABLE OF SUPPORTING THE VEHICLES USED DURING DEMOLITION E.G., LIKE RAMPS USED TO LOAD VEHICLES ONTO THE BACKS OF TRUCKS. TRUNKS OF TREES MAY REQUIRE PROTECTION FROM VEHICULAR DAMAGE.
- DEMOLITION OF LANDSCAPE STRUCTURES: THE DEMOLITION OF WALLS, DRIVEWAYS RETAINING WALLS, PATHS, AND POOLS ETC, WITHIN 6 M OF A TREE TO BE RETAINED SHOULD BE UNDERTAKEN MANUALLY USING HAND TOOLS. WHERE A DRIVEWAY IS TO BE DEMOLISHED BEING OF CONCRETE STRIP OR SLAB TYPE CONSTRUCTION, IT SHOULD BE UNDERTAKEN BY WORKING FROM THE END OF THE DRIVEWAY CLOSEST TO THE BUILDING BACK TOWARDS THE STREET BY UTILISING THE DRIVEWAY AS A STABLE PLATFORM TO PREVENT SOIL COMPACTION. WHERE A CONCRETE SLAB DRIVEWAY PASSES LESS THAN 1 M FROM THE BASE OF A TREE AND THE AREA BENEATH THE DRIVEWAY IS TO BE UNDISTURBED AND INCORPORATED INTO THE LANDSCAPE WORKS FOR THE SITE, THE VOLUME OF SPACE PREVIOUSLY OCCUPIED BY THE DRIVEWAY MUST BE REPLACED WITH LOCAL TOP SOIL FROM THE SITE OR OTHERWISE A LOAMY SAND, TO REPLACE THE MASS OF THE CONCRETE ON THE ROOT PLATE WHICH MAY BE CRITICAL TO THE BALLAST AND CENTRE OF MASS FOR THE STABILITY OF THE TREE. IF THE TREE BECOMES UNSTABLE IMMEDIATELY CONTACT THE PROJECT ARBORIST.

PROTECTION OF TREES ON DEVELOPMENT SITES

SPECIFIC - TREE PROTECTION WORKS – POST DEMOLITION AND PRIOR TO CONSTRUCTION
- *MILESTONE* - PROJECT/SITE ARBORIST IS TO INSPECT/ASSESS ALL RETAINED SPECIMENS PRIOR TO CONSTRUCTION IN RELATION TO TREE PROTECTION MEASURES TO MONITOR THAT THEY HAVE BEEN CARRIED OUT AS PER THE APPROVED D/A CONDITIONS FOR THE SITE. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY AFTER EACH INSPECTION.
- LOCATION OF UNDERGROUND UTILITIES WITHIN A TREE PROTECTION ZONE OF A RETAINED SPECIMEN.
ANY UTILITY SERVICES TO BE SITUATED UNDERGROUND WITHIN THE TPZ ARE TO BE UNDERTAKEN UTILISING EXCAVATION TECHNIQUES THAT PREVENT OR MINIMISE DAMAGE TO STRUCTURAL ROOTS (ROOTS GREATER THAN >20 MM DIAMETER). TO PREVENT SOIL COMPACTION AND ROOT DAMAGE THESE WORKS SHOULD BE CONDUCTED WITH NON-MOTORISED HAND TOOLS, AIR KNIFE OR DIRECTIONAL DRILLING.
- RE-GRADING OF SITE NEAR RETAINED TREES; GRADING &/OR RE-GRADING OF SITES/SLOPES WITHIN TREE PROTECTION ZONES OR NEAR RETAINED SPECIMENS IS TO BE UNDERTAKEN ONLY IF AT ALL, AFTER CONSULTATION WITH THE PROJECT ARBORIST. THIS IS TO PROTECT ALL STRUCTURAL ROOTS SYSTEMS FROM DAMAGE OR COMPACTION FROM MACHINERY.
- PLACEMENT OF RELOCATABLE BUILDINGS; CONSIDERATION SHOULD BE GIVEN TO TREE SENSITIVITY SUCH AS THE BUILDINGS BEING PLACED ON PIER AND BEAM OR SKIDS CONSTRUCTION AS THEY ARE TO BE POSITIONED ON THEIR DRIPLINES WITHIN THE TREE PROTECTION ZONE (TPZ). THE AREA OF THE TREE PROTECTION ZONE UNDER THE BUILDINGS IS TO BE MULCHED TO A DEPTH OF 200 MM (*IF INSTALLED ON SKIDS*) WITH ORGANIC MATERIAL TO FURTHER REDUCE COMPACTION. THE MULCH IS TO BE COMPOSTED MATERIAL, I.E. SPECIES-SPECIFIC MULCH. ALTERNATIVELY, IF INSTALLED ON A PIER & BEAM CONSTRUCTION, PIERS ARE TO BE UNDERTAKEN MANUALLY BY USING NON-MOTORISED HAND TOOLS TO DETERMINE THE LOCATION OF FIRST ORDER AND LOWER ORDER STRUCTURAL ROOTS WITH A DIAMETER OF 20 MM (*STRUCTURAL WOODY ROOTS*) OR GREATER, WITHOUT DAMAGING THEM.

SPECIFIC - TREE PROTECTION WORKS – DURING CONSTRUCTION
- *MILESTONE* - PROJECT/SITE ARBORIST IS TO INSPECT/ASSESS ALL RETAINED SPECIMENS DURING CONSTRUCTION IN RELATION TO TREE PROTECTION MEASURES TO MONITOR THAT THEY HAVE BEEN CARRIED OUT AS PER THE APPROVED D/A CONDITIONS FOR THE SITE. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY AFTER EACH INSPECTION.
- WHERE ANY STRUCTURAL ROOTS (ROOTS WITH A DIAMETER OF GREATER THAN >20 MM) ENCOUNTERED BY EXCAVATION ARE TO BE PRUNED AND IT IS TO BE UNDERTAKEN WITH CLEAN SHARP PRUNING TOOLS, WITH A FINAL CUT TO UNDAMAGED WOOD TO PREVENT INFESTATION BY PATHOGENS AND ASSIST CONTINUED ROOT GROWTH AND UNDERTAKEN IN CONSULTATION WITH THE CONSULTING ARBORICULTURIST. TREE PROTECTION ZONE FENCES ARE TO BE MAINTAINED DURING THESE WORKS. GROUND PROTECTION IN ACCORDANCE WITH AS4970 SECTION 4, 4.5.3 MAY REQUIRE STEEL PLATES TO PROTECT THE GROUND SURFACE FROM COMPACTION TO PROTECT ROOTS BETWEEN THE STAGES OF DEMOLITION AND CONSTRUCTION OF THE NEW PAVEMENT.
- ALL TREE PROTECTION ZONES OF RETAINED TREES ARE TO BE MONITORED FOR THE DURATION OF THE CONSTRUCTION PHASE OF THE DEVELOPMENT. THE THREE MAIN AREAS REQUIRING MONITORING ARE; *MULCHING* - MULCH MUST BE MAINTAINED TO A DEPTH OF 50–100 MM USING MATERIAL THAT COMPLIES WITH AS 4454. WHERE THE EXISTING LANDSCAPE WITHIN THE TPZ IS TO REMAIN UNALTERED (E.G. GARDEN BEDS OR TURF) MULCH MAY NOT BE REQUIRED, WATERING - SOIL MOISTURE LEVELS SHOULD BE REGULARLY MONITORED BY THE PROJECT ARBORIST. TEMPORARY IRRIGATION OR WATERING MAY BE REQUIRED WITHIN THE TPZ. AN ABOVE-GROUND IRRIGATION SYSTEM COULD BE INSTALLED AND MAINTAINED BY A COMPETENT INDIVIDUAL AND WEEDING - WEEDS SHOULD BE REMOVED BY HAND WITHOUT DISTURBING SOIL OR SHOULD BE CONTROLLED WITH WEEDICIDE.
- TREES TO BE REMOVED ARE TO BE REPLACED WITH ADVANCED SPECIMENS BEING MINDFUL OF THE SPACE LIMITATIONS OF THE NEW USE OF THE SITE. THE ADVANCED TREES SHOULD BE SITUATED IN AREAS ALONG THE BOUNDARIES OF THE SITE. THE PLANTING IN THESE LOCATIONS WILL PROVIDE THE MAXIMUM BENEFIT TO THE SURROUNDING PROPERTIES BY SCREENING VIEWS TO AND FROM THE SITE AND THE PLANTINGS INCLUDED IN THE PROPOSED LANDSCAPE PLAN. THE REPLACEMENT TREES WILL BE SITUATED IN POSITIONS WHERE THEY MAY GROW TO MATURITY UNHINDERED AND WILL NOT CONFLICT WITH BUILT STRUCTURES OR UTILITY SERVICES AND IN GREATER NUMBERS THAN THE TREES REMOVED SHOULD PROVIDE A NET INCREASE IN THE LOCAL AMENITY.

SPECIFIC - TREE PROTECTION WORKS – POST CONSTRUCTION
MILESTONE - AT COMPLETION OF CONSTRUCTION WORK THE SITE/PROJECT ARBORIST SHOULD CARRY OUT AN ASSESSMENT OF ALL TREES RETAINED &/OR AFFECTED BY WORKS. THIS ASSESSMENT IS TO DOCUMENT ANY REQUIRED ON-GOING REMEDIAL CARE NEEDED TO ENSURE VIABLE RETENTION OF TREES AFFECTED. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY.

NOTE: REFER TO ARBORIST REPORT

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND
- SERVICES - STORMWATER
- SERVICES - SEWER
- SERVICES - ELECTRICAL
- SERVICES - TELECOM
- SERVICES - NBN
- SERVICES - GAS
- TO BE DEMOLISHED
- STORMWATER PITS
- EXISTING HYDRANT
- SEWER MANHOLE
- SEWER INSPECTION POINT
- TELSTRA PIT
- GARDEN TAP
- LIGHT BOLLARD
- POWER POLE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED

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reg. no. 7271

PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
DEMOLITION PLAN

Date: **29.11.2023**
Scale
Drawn: **Author**
Project No. **BGZQQ**
Checked **Checker**
Revision **c**
Authorised **Approver**
Drawing No. **A103**

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

1 CUT AND FILL PLAN
1 : 100

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

CUT - varies

FILL - varies

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PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
CUT AND FILL PLAN

Date:	Scale
29.11.2023	
Drawn:	Project No.
Author	**BGZQQ**
Checked	Revision
Checker	**c**
Authorised	Drawing No.
Approver	**A104**

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

BRICK DWELLING
No. 45 Close St

436
DP 750179

DEMOLISH DRIVEWAY ENTRANCE, RESTORE KERB & NATURE STRIP

T26 T27

127°59'30"
50.290

METAL PANEL FENCE

BOUNDARY FENCE ALL ROUND TO BE DEMOLISHED

CARPORT

CONCRETE DRIVEWAY

STORAGE AREA

DEMOLISH CONCRETE SURFACES

EXISTING SINGLE STOREY BUILDING
BRICK RESIDENCE, TILE ROOF
47 CLOSE STREET
TO BE DEMOLISHED

RE-USE MATERIAL AREA

BRICK DWELLING
No. 47

RIDGE RL 326.715

437
DP 750179
(1011m2)

WIRE FENCE

DEMOLISH EXISTING WIRE FENCE

GATE

BOUNDARY FENCE ALL ROUND TO BE DEMOLISH ED

217°59'30"

20.115

37°59'30"

20.115

CONCRETE PATH

T25

T24

T23

CLOTHESLINE

DEMOLISH ALL SHEDS, OUT BUILDINGS, GARDEN STRUCTURES

SHED

CONCRETE PATH

T11

DEMOLISH CONCRETE SURFACES

DEMOLISH ALL SHEDS, OUT BUILDINGS, GARDEN STRUCTURES

GAZEBO

NATURAL DRAINAGE

T10

50.290

T28

T9

T7

SHED

SHED SHED SHED SHED SHED

METAL PANEL FENCE

T19 T16 T15 T14 T13

T12

METAL PANEL FENCE

307°59'30"

T3

CONCRETE DRIVEWAY

DEMOLISH DRIVEWAY ENTRANCE, RESTORE KERB & NATURE STRIP

SITE ACCESS

BOUNDARY FENCE TO BE DEMOLISHED

T8

CLOSE STREET

LANEWAY

NATURAL DRAINAGE

GATE

438
DP 750179
(1011m2)

BOUNDARY FENCE ALL ROUND TO BE DEMOLISH ED

T4

T2

T22

T21

T20

T19

SITE ACCESS

NATURAL DRAINAGE

T18

BOUNDARY FENCE ALL ROUND TO BE DEMOLISHED

T6

T5

127°59'30"

50.290

SITE BOUNDARY

BOUNDARY FENCE ALL ROUND TO BE DEMOLISHED

T1

METAL SHED

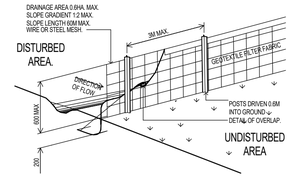
439
DP 750179

BRICK DWELLING
No. 51 Close St

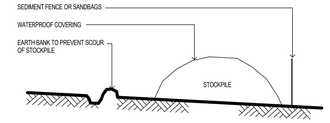
1 EROSION & SEDIMENT CONTROL PLAN
1 : 100

EROSION AND SEDIMENT CONTROL MEASURES

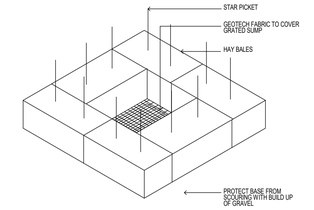
NOTE
REFER TO CIVIL ENGINEER'S ENVIRONMENTAL SITE MANAGEMENT PLAN FOR FRUTHER DETAILS



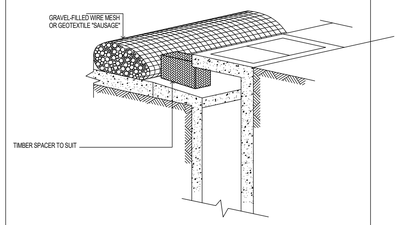
SEDIMENT FENCE
N.T.S.



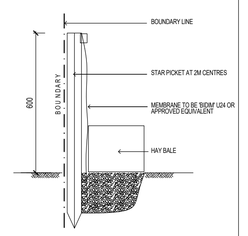
MATERIALS STOCKPILE
N.T.S.



STORMWATER PIT INLET SEDIMENT TRAP
N.T.S.



PORTABLE GRAVEL KERB INLET SEDIMENT TRAP
N.T.S.



SILT FENCE DETAIL
N.T.S.

Rev	Date	AMENDEMENTS	Ckd
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

TEMPORARY FENCE
SEDIMENT CONTROL
MAIN WORKS
SITE ACCESS

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nominated architects:
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reg. no. 7271

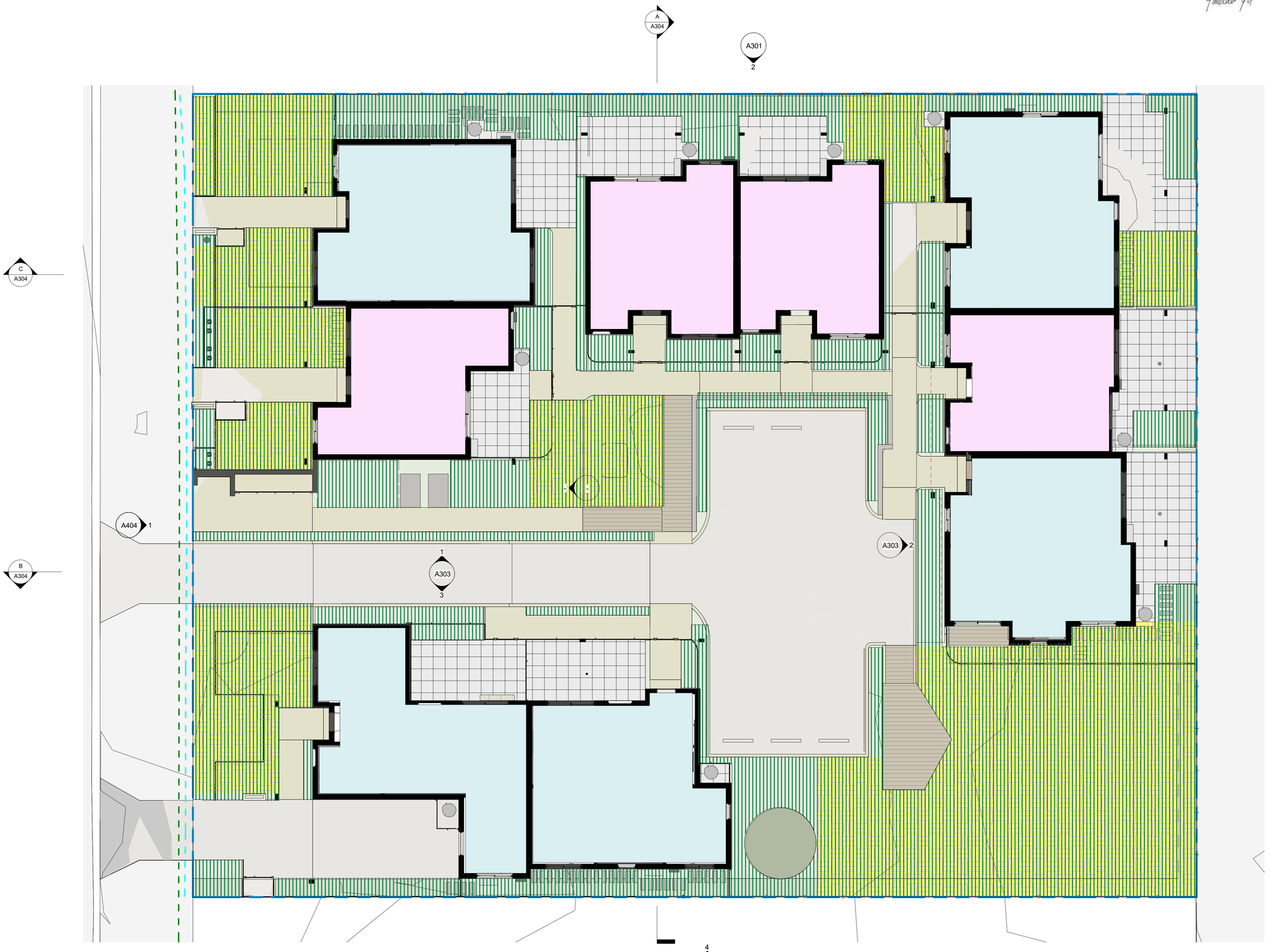
PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
EROSION AND SEDIMENT CONTROL PLAN

Date: 29.11.2023
Scale
Drawn: Author
Project No. BGZQQ
Checked Checker
Revision c
Authorised Approver
Drawing No. A105

DETERMINED by the NSW Land and Housing Corporation on: 4/12/2023



1 Site Area Calculations
1 : 100

SITE CALCULATIONS:

SITE:	2023	sqm
FLOOR AREA:	587	sqm
LANDSCAPED AREA:	681	sqm
DEEP SOIL ZONE	421	sqm
COMMON OPEN SPACE	210	sqm

LANDSCAPED AREA

DEEP SOIL ZONE

Rev	Date	AMENDEMENTS	Ckd
c	29.11.2023	Stage C	

LEGEND

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PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
SITE AREA CALCULATIONS

Date:	Scale
29.11.2023	
Drawn:	Project No.
Author	**BGZQQ**
Checked	Revision
Checker	**c**
Authorised	Drawing No.
Approver	**A106**

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

BRICK DWELLING
NO. 45
DP 750179

METAL SHED

NO. 51
DP 750179

CLOSE STREET

LANE WAY

1800H NEW BOUNDARY FENCE

SIDE SETBACK 0.9m

SETBACK 3m

FRONT SETBACK 3m

Unit 1 73 m² RL 323.400
Unit 2 72 m² RL 323.400
Unit 3 52 m² RL 323.300
Unit 4 72 m² RL 323.300
Unit 5 52 m² RL 323.300
Unit 6 52 m² RL 323.130
Unit 7 72 m² RL 322.880
Unit 8 52 m² RL 323.050
Unit 9 72 m² RL 323.050

ADAPTABLE UNIT

POS 20 m² RL 323.350
POS 24 m² RL 323.170
POS 52 m² RL 323.170
POS 26 m² RL 323.000
POS 44 m² RL 322.880
POS 26 m² RL 323.000
POS 48 m² RL 322.880

ABOVE GROUND OSD/RWT min tank vol: 22m3

COMMON OPEN SPACE

BRICK DWELLING NO. 45 DP 750179

BATTEN FENCE, 15mm GAP, BIN SCREENING.

BATTEN BLADE FENCE. 150mm GAP

PROPOSED PRIVATE PILLAR

COLD WATER MASTER METER ASSEMBLY. RPZD AND UNIT SUB-METERS

COLD WATER DOMESTIC PUMP. PENDING SYDNEY WATER PRESSURE AND FLOW RESULTS.

BINS FOR UNITS 1,2,5,6 + GREEN BINS

LETTERBOXES FOR UNITS 2,5,6,7,8,9

ELEC. SERV. BOX

NBN

DEMOLISHED DRIVEWAY CROSSING TO HAVE SOILKERB REINSTATED.

DEMOLISHED DRIVEWAY CROSSING TO HAVE NATURE STRIP / KERB REINSTATED.

KERB INLET PIT DRAIN

PIT DRAIN

VEHICLE ACCESS

TRANSITIONING KERB

150mm KERB

PEDESTRIAN SAFETY SIGHT LINE REGION TO COMPLY WITH AS2890.1 PART 3.3

SIGHT DISTANCE REQUIREMENTS TO COMPLY WITH AS2890.1 PART 3.2

TPZ ENCROACHMENT CONDITION AS PER ARBORIST REPORT

CLEAR WIDTH TO COMPLY WITH AS4299

ELEC -OVERHEAD

BENCHMARK

cross fall

Pathway within TPZ to be built on top existing Ground Level and permeable surface

LEVEL ACCESS TO PATH

SHARED PEDESTRIAN ZONE

Floor within TPZ to be built on top existing Ground Level and permeable surface

Patio with permeable surface

8% TPZ ENCROACHMENT

5% TPZ ENCROACHMENT

Mulched walkway

Long level spreader. Ensure is laid parallel to land contours.

LOW RETAINING WALL

U7 BINS SERVICES FROM LANEWAY

U8 BINS SERVICES FROM LANEWAY

U9 BINS SERVICES FROM LANEWAY

1500H COLORBOND BOUNDARY FENCE WITH 300m SCREEN ATOP

T1 R 5040 TPZ
T2 R 6100 TPZ
T4 R 4900 TPZ
T5 R 4800 TPZ
T10 R 3600 TPZ
T18 R 2400 TPZ
T23 R 2000 TPZ
T24 R 2000 TPZ
T26 R 2400 TPZ
T27 3100 TPZ

1 Site Plan
1 : 100

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

1 BEDROOM UNIT
2 BEDROOM UNIT
SOLAR AMENITY >2hrs (9am - 3pm, 21th Jun)
LB LETTERBOXES
COL
PROPOSED BIN STORAGE
PATIO 3m x 3m
1500 HEIGHT BRICK FENCE
1500 HEIGHT PRIVATE SCREEN
TPZ ENCROACHMENT
ROOF EAVE OVER
SITE EXISTING STRUCTURE
SERVICES - STORMWATER
SERVICES - SEWER
SERVICES - ELECTRICAL
SERVICES - TELECOM
SERVICES - NBN
SERVICES - GAS
DRINAGE
TPZ
SRZ
STORMWATER PITS/ STRIP DRAINS
EXISTING HYDRANT
SEWER MANHOLE
SEWER INSPECTION POINT
TELSTRA PIT
GARDEN TAP
LIGHT BOLLARD
POWER POLE
EXISTING TREES
PROPOSED TREES
MASS PLANTING BED
TURF - SOFT LEAF BUFFALO
HEDGING
SIGHT LINES

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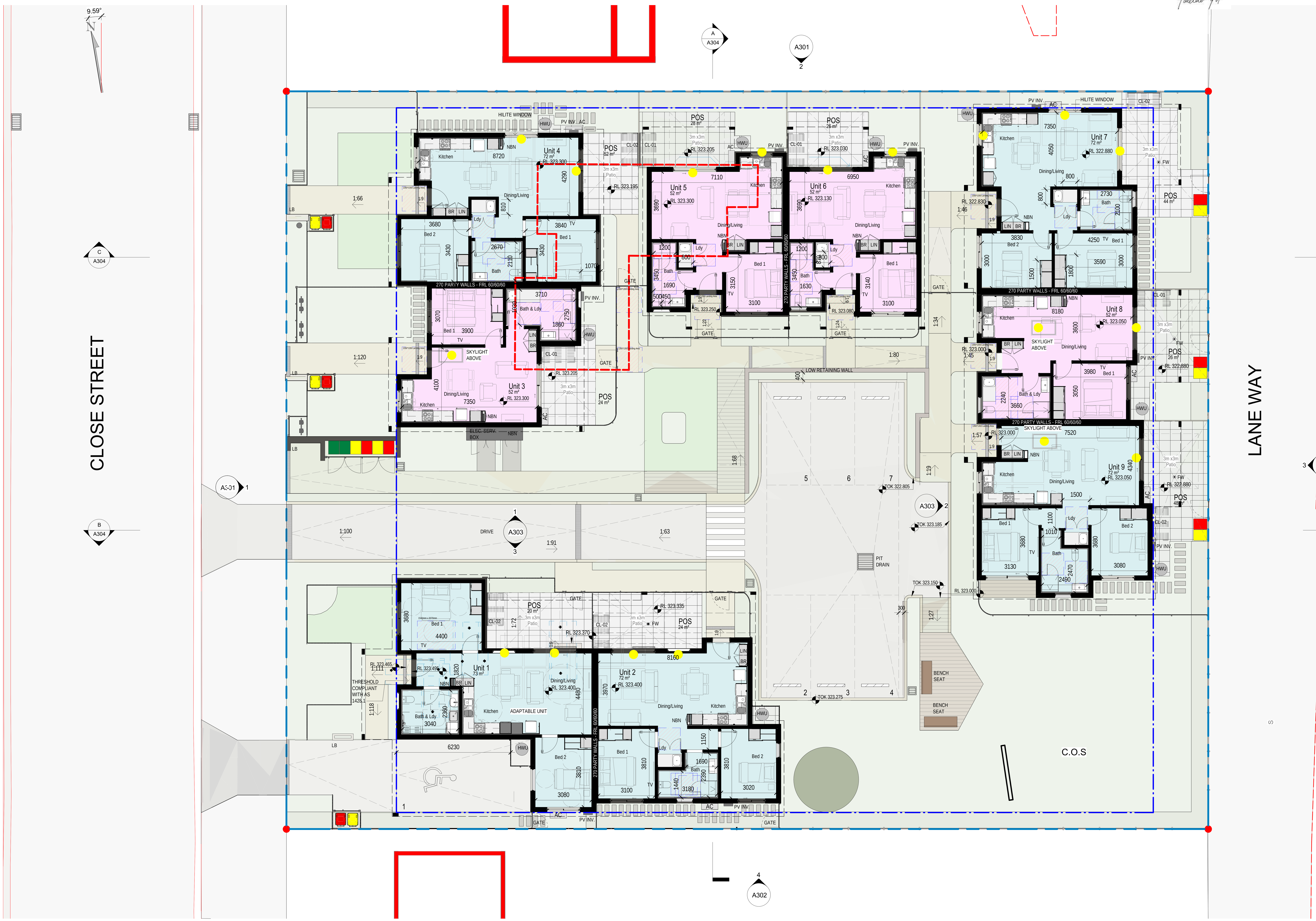
Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
SITE PLAN

Date: 29.11.2023
Scale 1:100@A1
Drawn: ML
Project No. BGZQQ
Checked SA
Revision c
Authorised SA
Drawing No. A201

DETERMINED by the NSW Land and Housing Corporation on: нрłлсłнп



REFER TO COVER PAGE FOR TYPE UNIT INFORMATION ACCORDING TO THE LIVABLE HOUSING DESIGN GUIDELINES STANDARDS.

1 Ground Floor Plan
1 : 100

Rev	Date	AMENDEMENTS	Ckd
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

CLIENT

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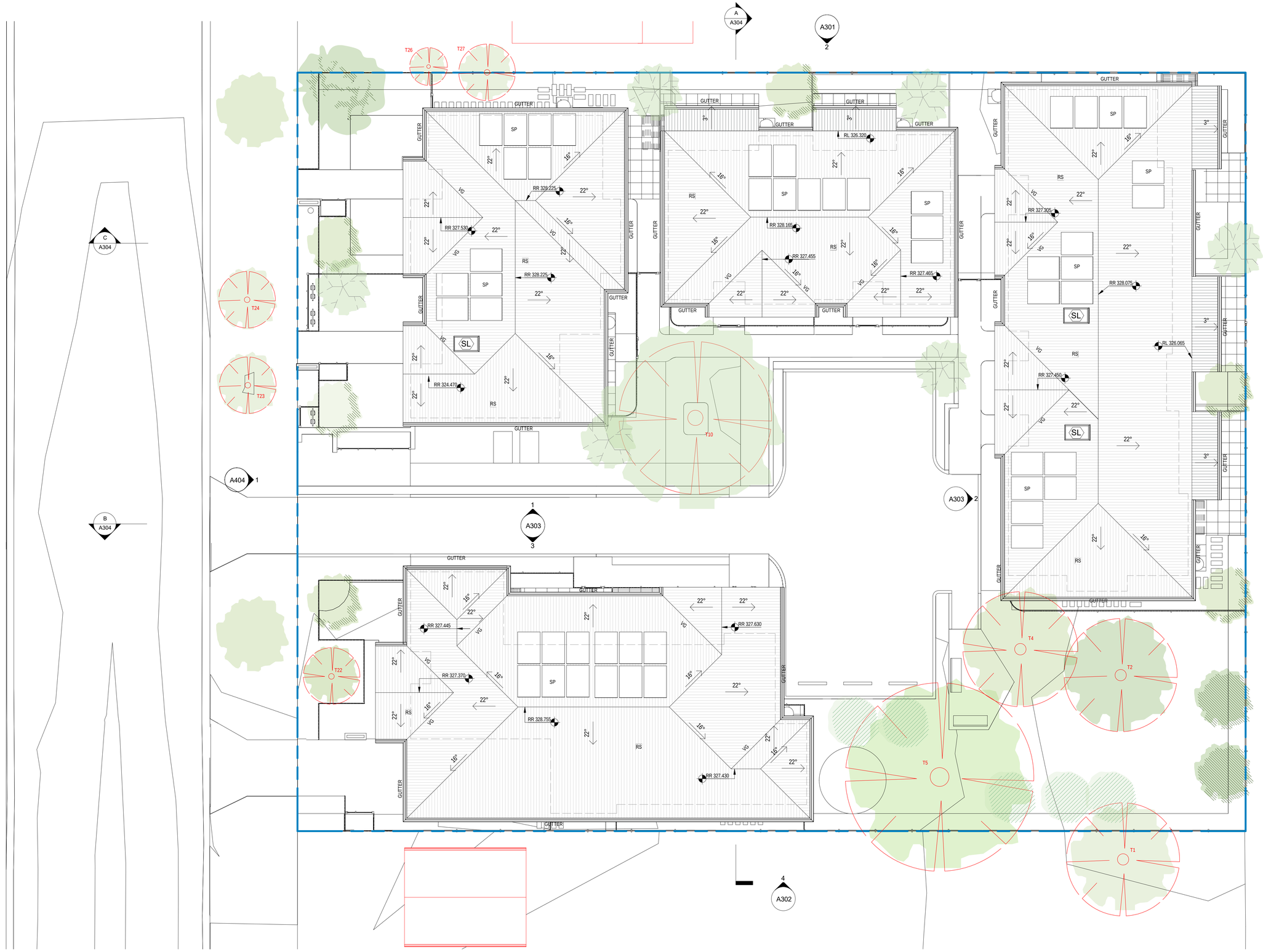
PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
GROUND FLOOR PLAN

Date:	Scale
29.11.2023	
Drawn:	Project No.
Author	BGZQQ
Checked	Revision
Checker	c
Authorised	Drawing No.
Approver	A202

DETERMINED by the NSW Land and Housing Corporation on: ##/##/####



Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

- EXISTING NATURAL GROUND LINE
- BUILDING SETBACK/ HEIGHT LIMITS
- BCA FIRE EGRESS LINE
- 1br UNITS / 2br UNITS
- AS1428.1 COMPLIANT DOOR CLEARANCE
- @ DOORS = STRIP DRAIN FLUSH THRESHOLDS
- EXTERNAL WALLS

A/C	PROVISION FOR FUTURE A/C UNITS
CL	CLOTHES LINE
COL	COLUMN
DP	DOWNPIPE
FEN-B	FENCE - BOUNDARY
FEN-3	FENCE POS
FEN-4	FENCE POS
HWU	HOT WATER UNIT
LB	LETTER BOX
MFP	METAL FASCIA PORTICO
OSD	ON SITE DETENTION TANK
POS	PERSONAL OPEN SPACE
PV. INV.	PV INVERTERS
RR	ROOF RIDGE
RWT	RAIN WATER TANK
SP	SOLAR PANELS
TOK	TOP OF KERB
TOW	TOP OF WALL
TR	THRESHOLD RAMP AS1428.1
VG	VALLEY GUTTER
WS	WHEEL STOP

CLIENT

NSW GOVERNMENT

Land and Housing Corporation
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PARRAMATTA NSW 2124
PHONE No 1800 738 718
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ABN 26 000 663 623
nominated architects:
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reg. no. 7645
Robert McNamara
reg. no. 7271

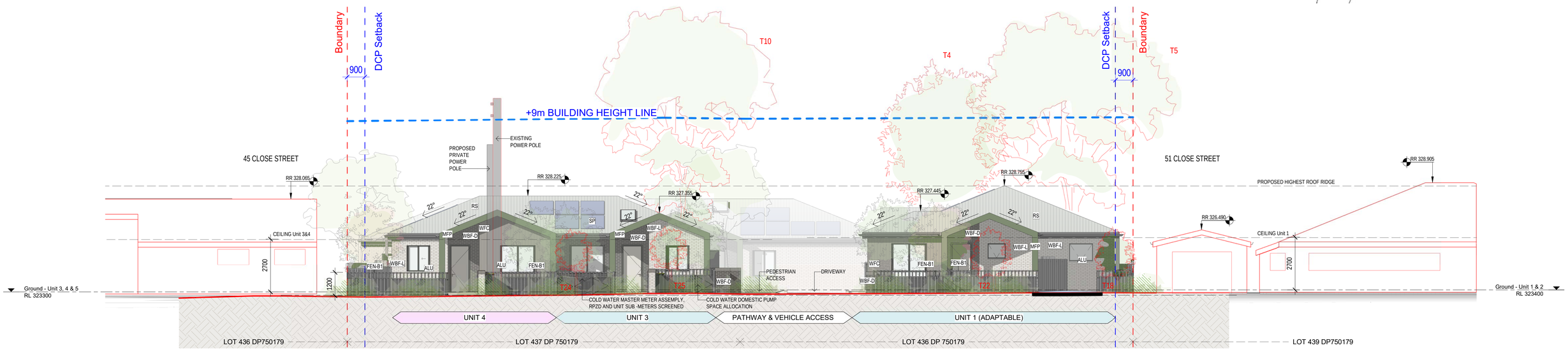
PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

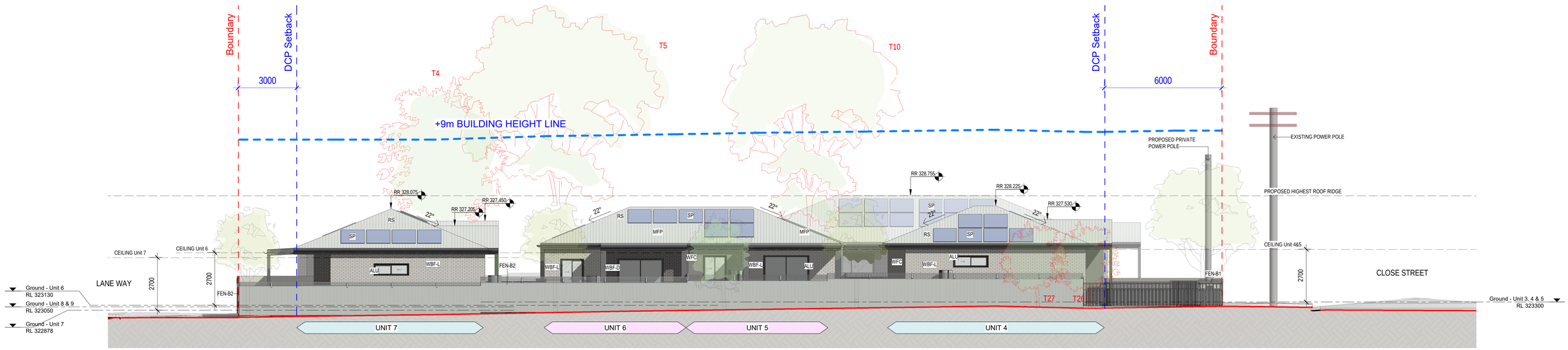
Sheet Title
ROOF PLAN

Date:	Scale
29.11.2023	
Drawn:	Project No.
Author	**BGZQQ**
Checked	Revision
Checker	**c**
Authorised	Drawing No.
Approver	**A203**

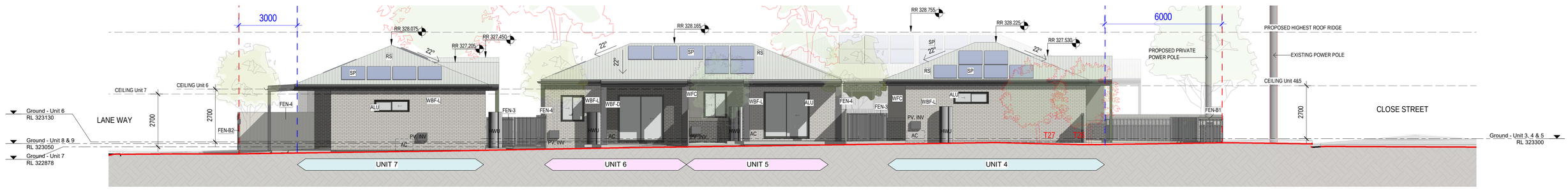
DETERMINED by the NSW Land and Housing Corporation on: 11/12/2023



1 Elevation - CLOSE STREET
1 : 100



2 Elevation NORTH
1 : 100



3 Elevation NORTH - NO boundary fence
1 : 100

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

- EXISTING NATURAL GROUND LINE
- BUILDING SETBACK/ HEIGHT LIMITS
- BCA FIRE EGRESS LINE
- 1br UNITS
- 2br UNITS
- AS1428.1 COMPLIANT DOOR CLEARANCE
- @ DOORS = STRIP DRAIN FLUSH THRESHOLDS

A/C	PROVISION FOR FUTURE A/C UNITS
CL	CLOTHES LINE
COL	COLUMN
DP	DOWNPIPE
FEN-B	FENCE - BOUNDARY
FEN-3	FENCE POS
FEN-4	FENCE POS
HWU	HOT WATER UNIT
LB	LETTER BOX
MFP	METAL FASCIA PORTICO
OSD	ON SITE DETENTION TANK
POS	PERSONAL OPEN SPACE
PV. INV.	PV INVERTERS
RR	ROOF RIDGE
RWT	RAIN WATER TANK
SP	SOLAR PANELS
TOK	TOP OF KERB
TOW	TOP OF WALL
TR	THRESHOLD RAMP AS1428.1
VG	VALLEY GUTTER
WS	WHEEL STOP

CLIENT

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reg. no. 7271

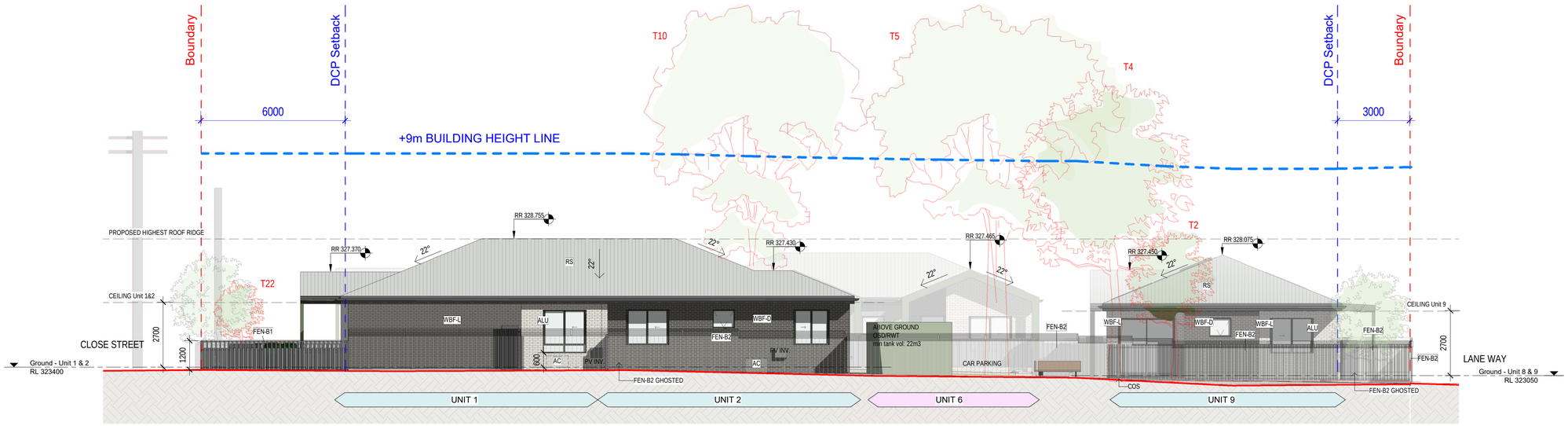
PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

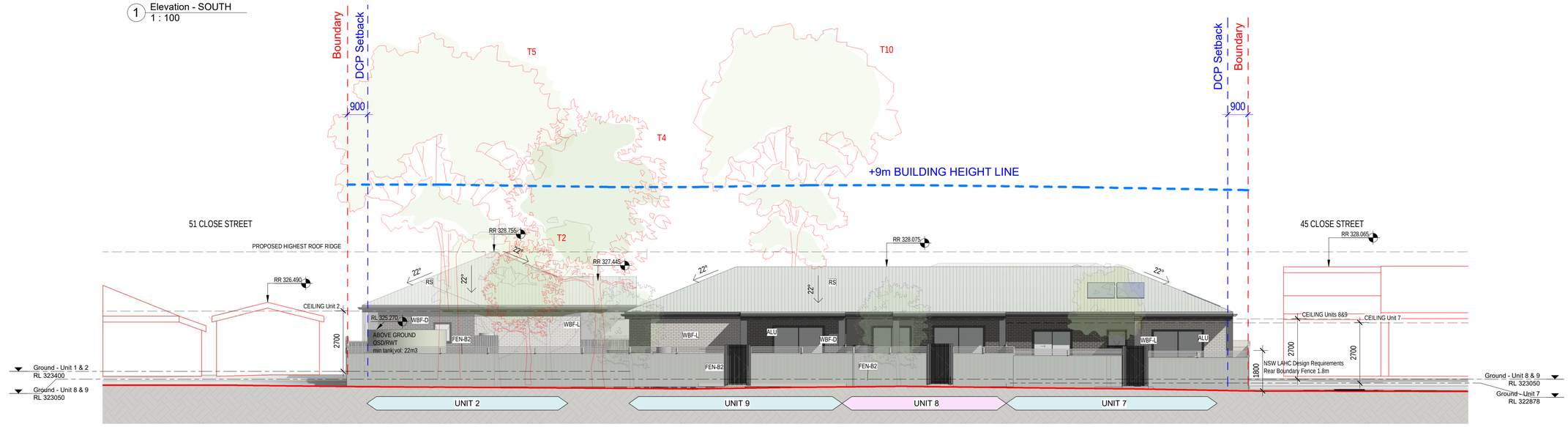
Sheet Title
ELEVATION - STREET/ WEST

Date: 29.11.2023
Drawn: Author
Checked Checker
Authorised Approver
Scale
Project No. BGZQQ
Revision c
Drawing No. A301

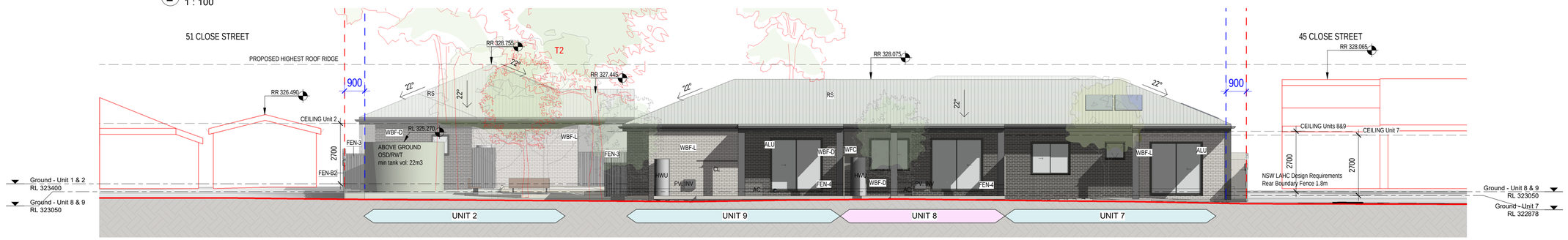
DETERMINED by the NSW Land and Housing Corporation on: ##/##/####



1 Elevation - SOUTH
1 : 100



2 Elevation - EAST
1 : 100



3 Elevation - EAST - NO boundary fence
1 : 100

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

- EXISTING NATURAL GROUND LINE
- BUILDING SETBACK/ HEIGHT LIMITS
- BCA FIRE EGRESS LINE
- 1br UNITS
- 2br UNITS
- AS1428.1 COMPLIANT DOOR CLEARANCE
- @ DOORS = STRIP DRAIN FLUSH THRESHOLDS

A/C	PROVISION FOR FUTURE A/C UNITS
CL	CLOTHES LINE
COL	COLUMN
DP	DOWNPIPE
FEN-B	FENCE - BOUNDARY
FEN-3	FENCE POS
FEN-4	FENCE POS
HWU	HOT WATER UNIT
LB	LETTER BOX
MFP	METAL FASCIA PORTICO
OSD	ON SITE DETENTION TANK
POS	PERSONAL OPEN SPACE
PV. INV.	PV INVERTERS
RR	ROOF RIDGE
RWT	RAIN WATER TANK
SP	SOLAR PANELS
TOK	TOP OF KERB
TOW	TOP OF WALL
TR	THRESHOLD RAMP AS1428.1
VG	VALLEY GUTTER
WS	WHEEL STOP

CLIENT

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Robert McNamara
reg. no. 7271

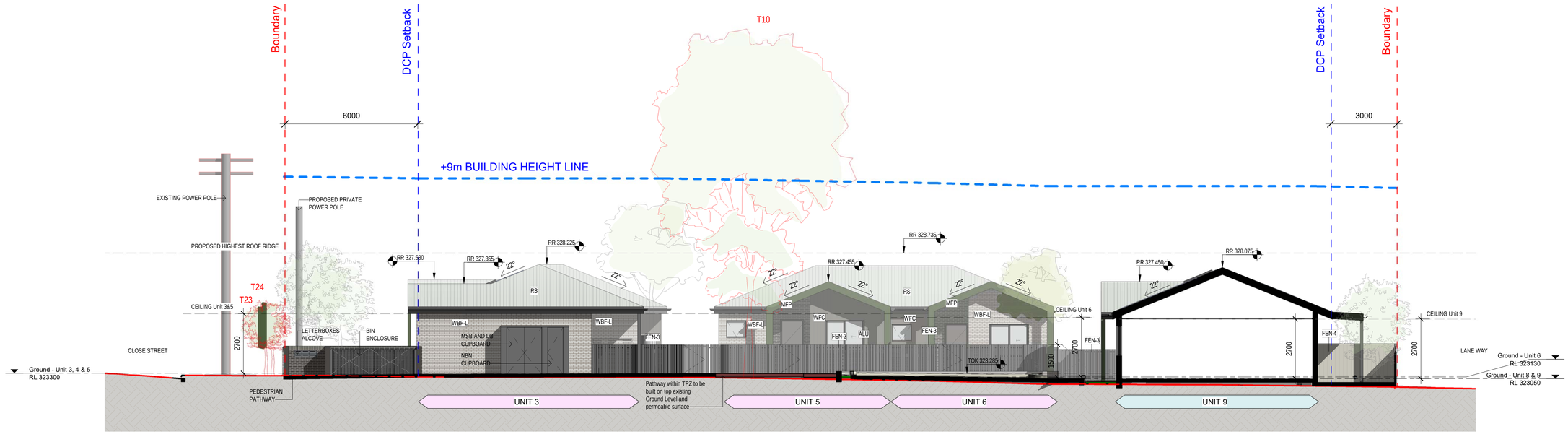
PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

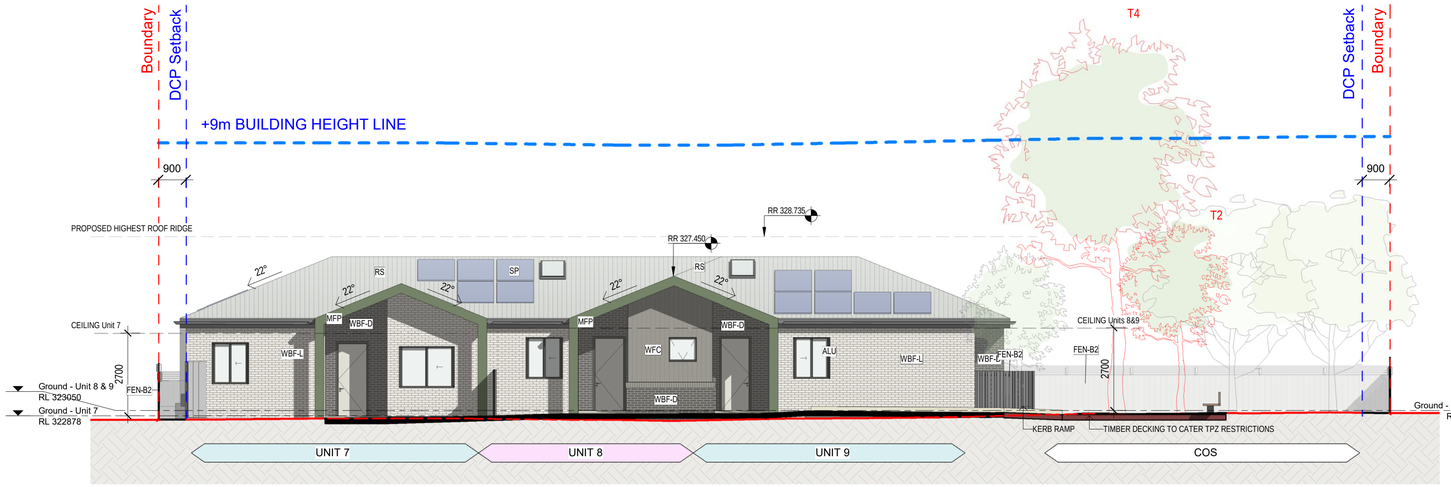
Sheet Title
ELEVATION - SOUTH/EAST

Date:	Scale
29.11.2023	
Drawn:	Project No.
Author	**BGZQQ**
Checked	Revision
Checker	**c**
Authorised	Drawing No.
Approver	**A302**

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



1 Elevation - INTERNAL SOUTH
1 : 100



2 Elevation - INTERNAL WEST
1 : 100

3 Elevation - INTERNAL NORTH
1 : 100

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

EXISTING NATURAL GROUND LINE
BUILDING SETBACK/ HEIGHT LIMITS
BCA FIRE EGRESS LINE
1br UNITS
2br UNITS
AS1428.1 COMPLIANT DOOR CLEARANCE
@ DOORS = STRIP DRAIN FLUSH THRESHOLDS

A/C	PROVISION FOR FUTURE A/C UNITS
CL	CLOTHES LINE
COL	COLUMN
DP	DOWNPIPE
FEN-B	FENCE - BOUNDARY
FEN-3	FENCE POS
FEN-4	FENCE POS
HWU	HOT WATER UNIT
LB	LETTER BOX
MFP	METAL FASCIA PORTICO
OSD	ON SITE DETENTION TANK
POS	PERSONAL OPEN SPACE
PV. INV.	PV INVERTERS
RR	ROOF RIDGE
RWT	RAIN WATER TANK
SP	SOLAR PANELS
TOK	TOP OF KERB
TOW	TOP OF WALL
TR	THRESHOLD RAMP AS1428.1
VG	VALLEY GUTTER
WS	WHEEL STOP

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e architects@sarm.com.au
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nominated architects:
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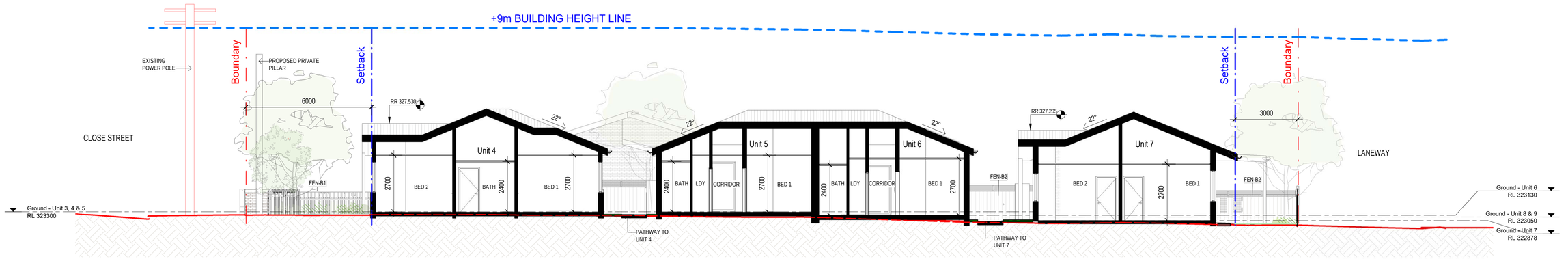
reg. no. 7645
Robert McNamara
reg. no. 7271

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

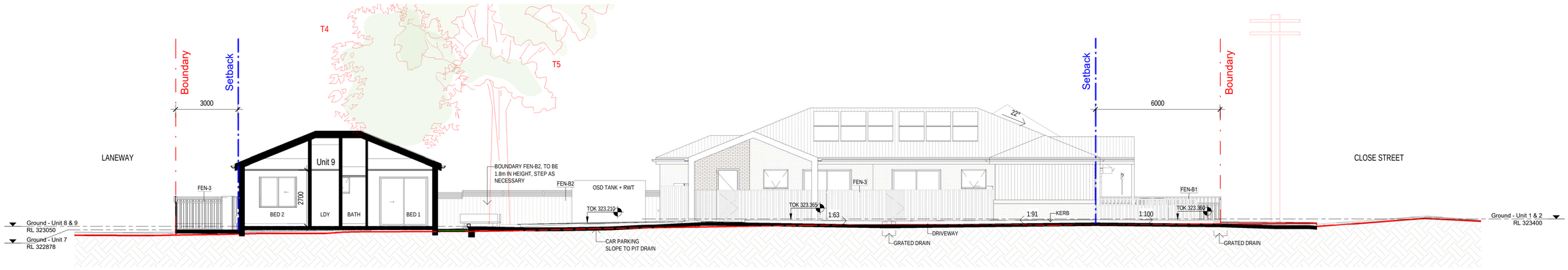
Sheet Title
ELEVATION - INTERNAL VIEWS

Date:	**29.11.2023**
Drawn:	**Author**
Checked	**Checker**
Authorised	**Approver**
Scale	
Project No.	**BGZQQ**
Revision	**c**
Drawing No.	**A303**

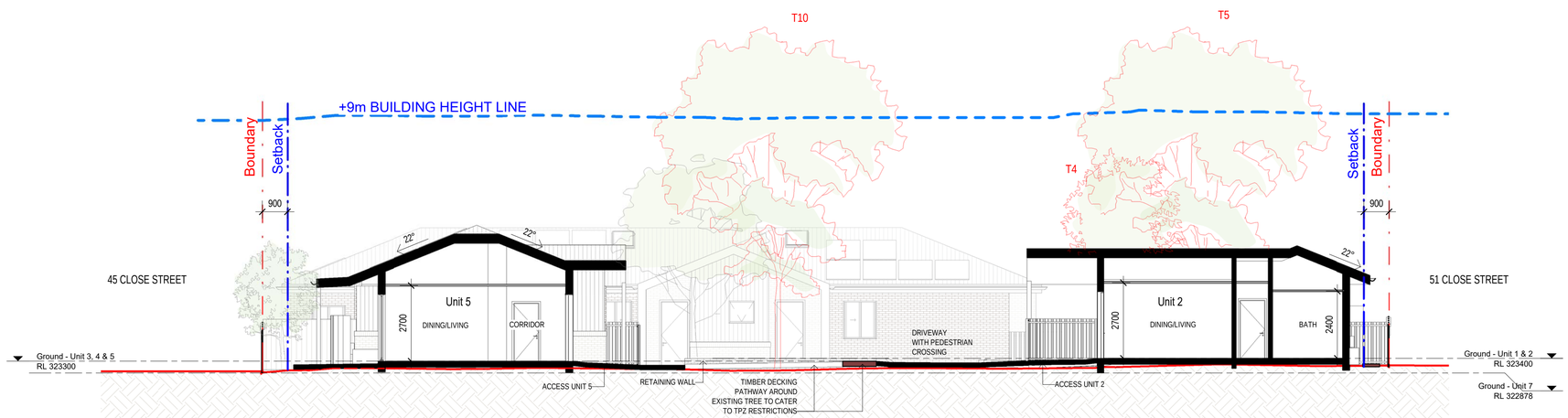
DETERMINED by the NSW Land and Housing Corporation on: 11/12/2023



C SECTION C-C
1 : 100



B SECTION B-B
1 : 100



A SECTION A-A
1 : 100

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

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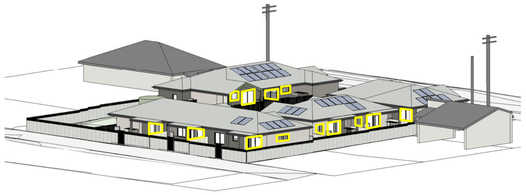
PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

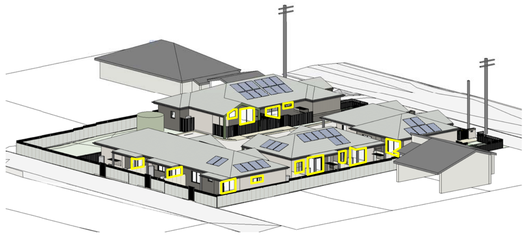
Sheet Title
SECTIONS

Date: **29.11.2023**
Scale
Drawn: **Author**
Project No. **BGZQQ**
Checked **Checker**
Revision **c**
Authorised **Approver**
Drawing No. **A304**

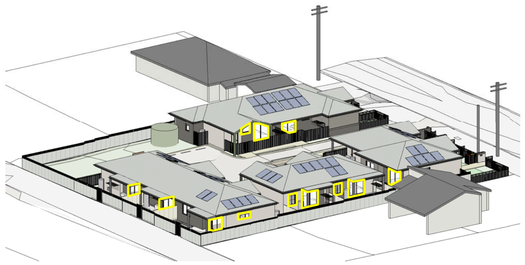
DETERMINED by the NSW Land and Housing Corporation on: 11/12/2023



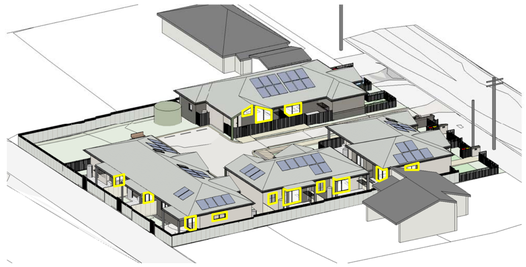
1 ViewfromtheSUN - June 9am



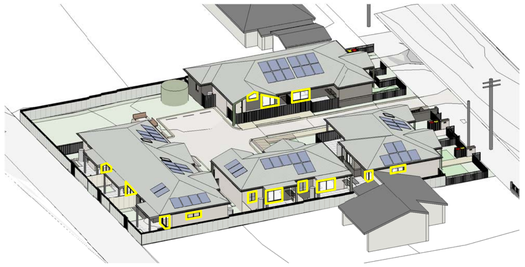
2 ViewfromtheSUN - June 930am



3 ViewfromtheSUN - June 10am

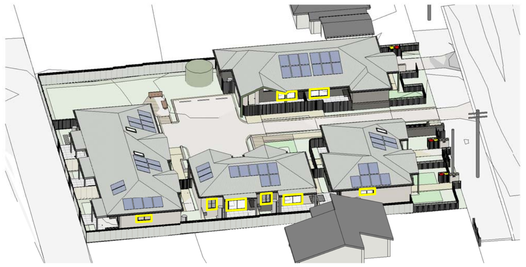


4 ViewfromtheSUN - June 1030am



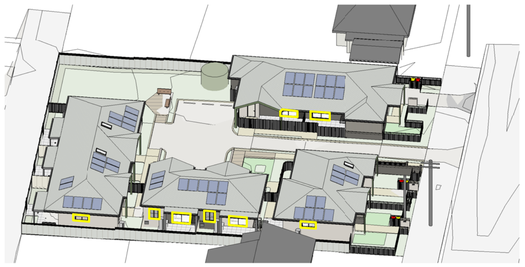
5 ViewfromtheSUN - June 11am

6 ViewfromtheSUN - June 1130am



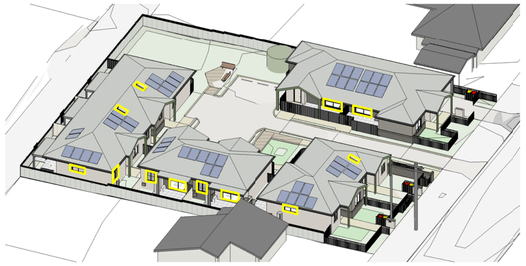
7 ViewfromtheSUN - June 12pm

8 ViewfromtheSUN - June 1230pm

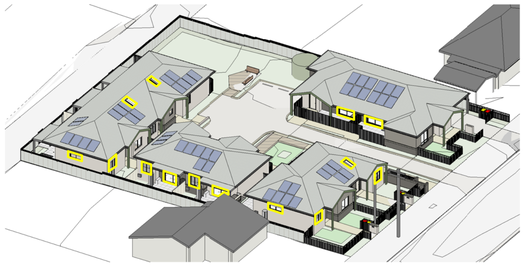


9 ViewfromtheSUN - June 1pm

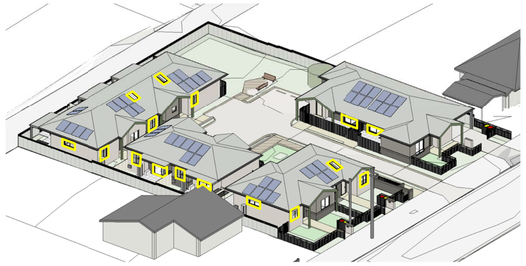
10 ViewfromtheSUN - June 130pm



11 ViewfromtheSUN - June 2pm



12 ViewfromtheSUN - June 230pm



13 ViewfromtheSUN - June 3pm

	9am	9:30am	10am	10:30am	11am	11:30am	12pm	12:30pm	1pm	1:30pm	2pm	2:30pm	3pm
Unit 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 3										✓	✓	✓	✓
Unit 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 8	✓	✓	✓	✓	✓					✓	✓	✓	✓
Unit 9	✓	✓	✓	✓	✓					✓	✓	✓	✓

Sunlight Access to Living rooms/ POSs
in accordance with LAHC Deemed to Satisfy Compliance Part B4.2a

✓ COMPLIANT

✓ COMPLIANT WITH SKYLIGHT *U3/U8/U9 Raked ceiling to let direct sunlight in.

NON - COMPLIANT

70% ACHIEVED = COMPLIANCE ACHIEVED

View From Sun Study Table
1 : 1

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

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reg. no. 7271

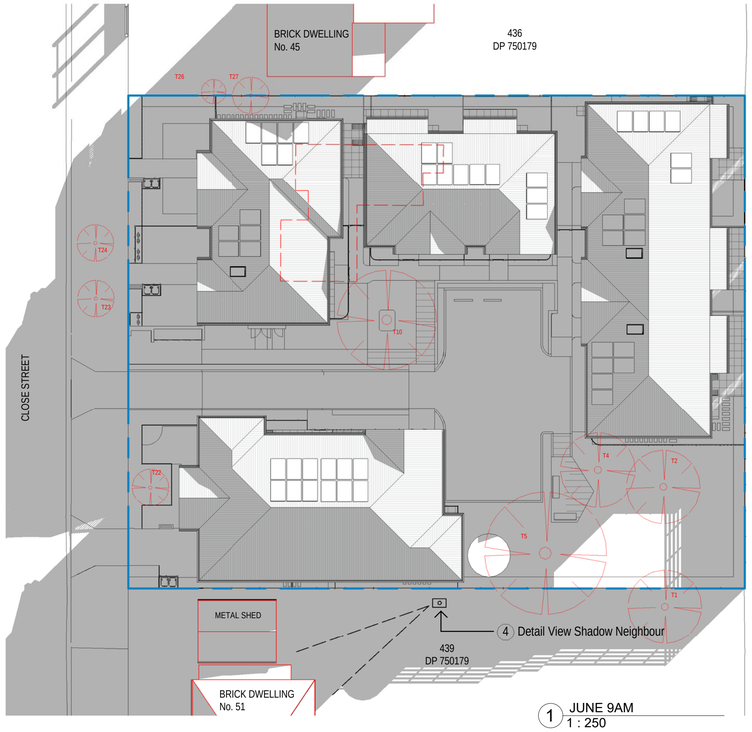
PART 5

Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

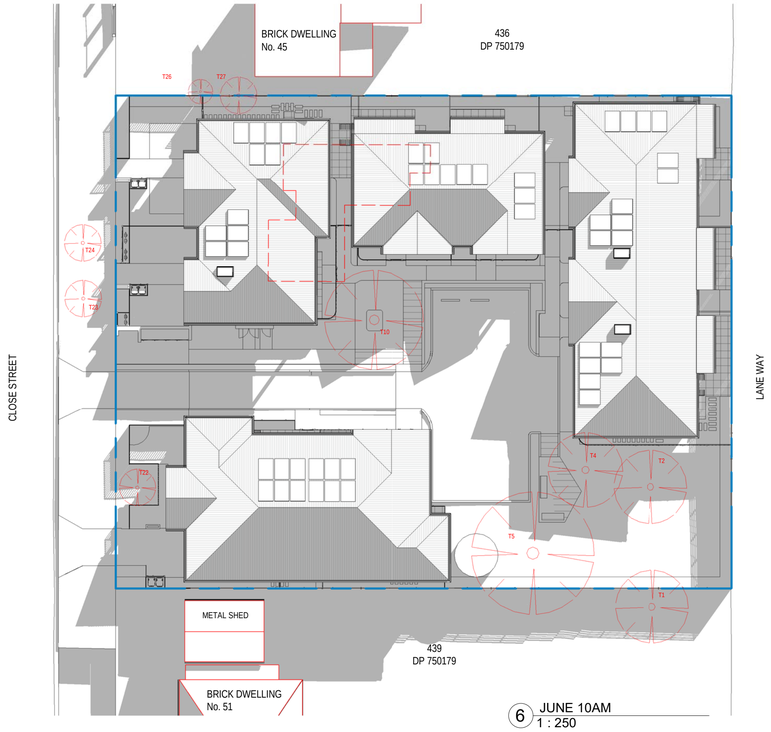
Sheet Title
VIEW FROM THE SUN STUDY

Date: 29.11.2023
Drawn: Author
Checked Checker
Authorised Approver
Scale
Project No. BGZQQ
Revision c
Drawing No. A401

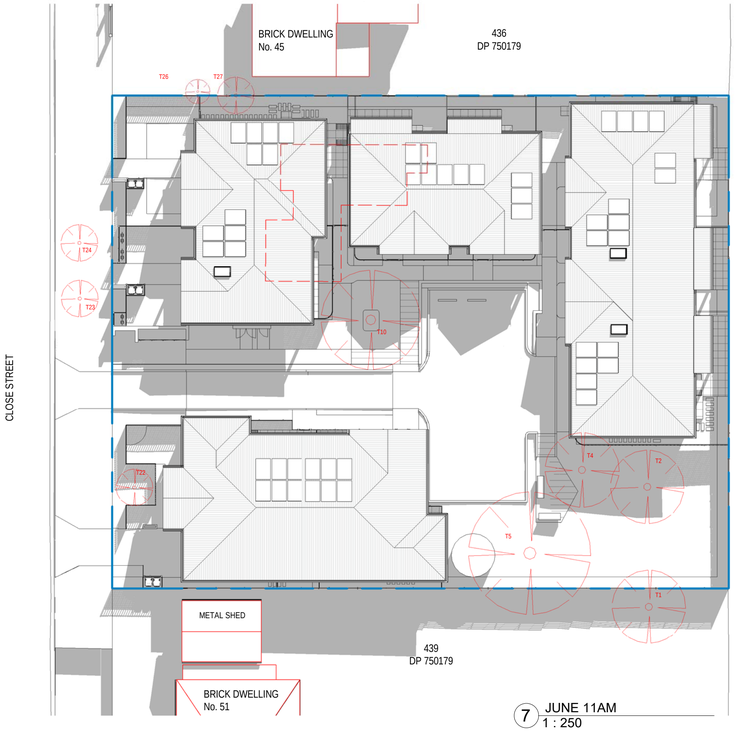
DETERMINED by the NSW Land and Housing Corporation on: 11/12/2023



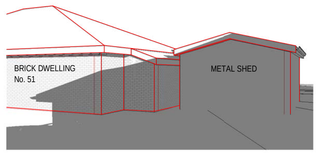
1 JUNE 9AM
1 : 250



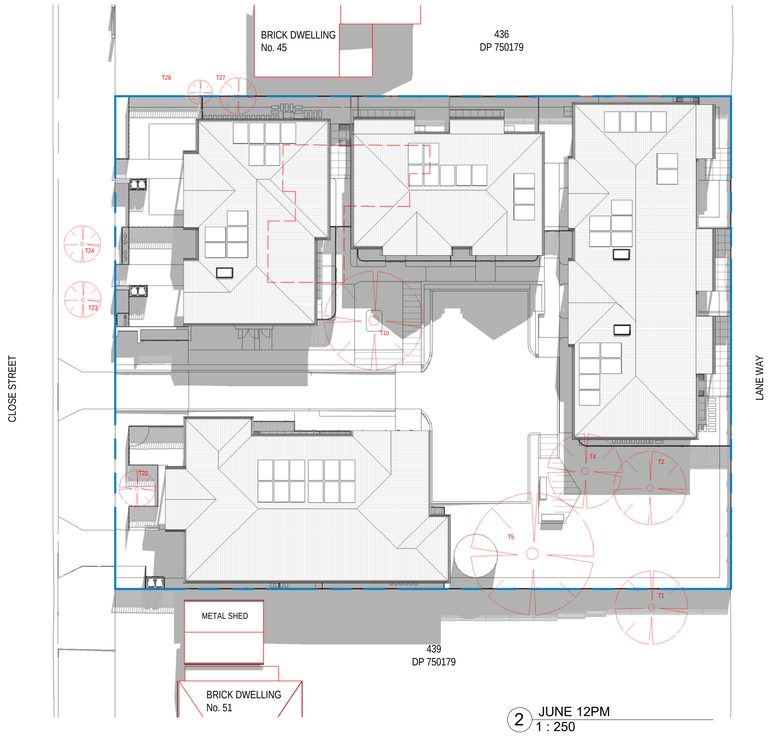
6 JUNE 10AM
1 : 250



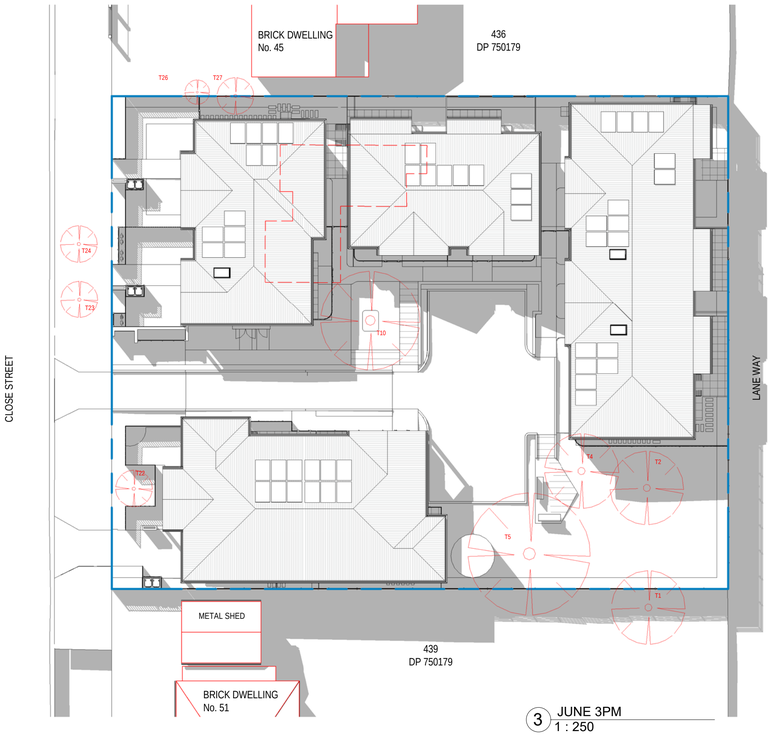
7 JUNE 11AM
1 : 250



4 Detail View - 9am Shadow No. 51 Neighbour



2 JUNE 12PM
1 : 250



3 JUNE 3PM
1 : 250

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
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b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

CLIENT

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e architects@sarm.com.au
ABN 26 000 663 623
nominated architects:
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reg. no. 7645
Robert McNamara
reg. no. 7271

PART 5

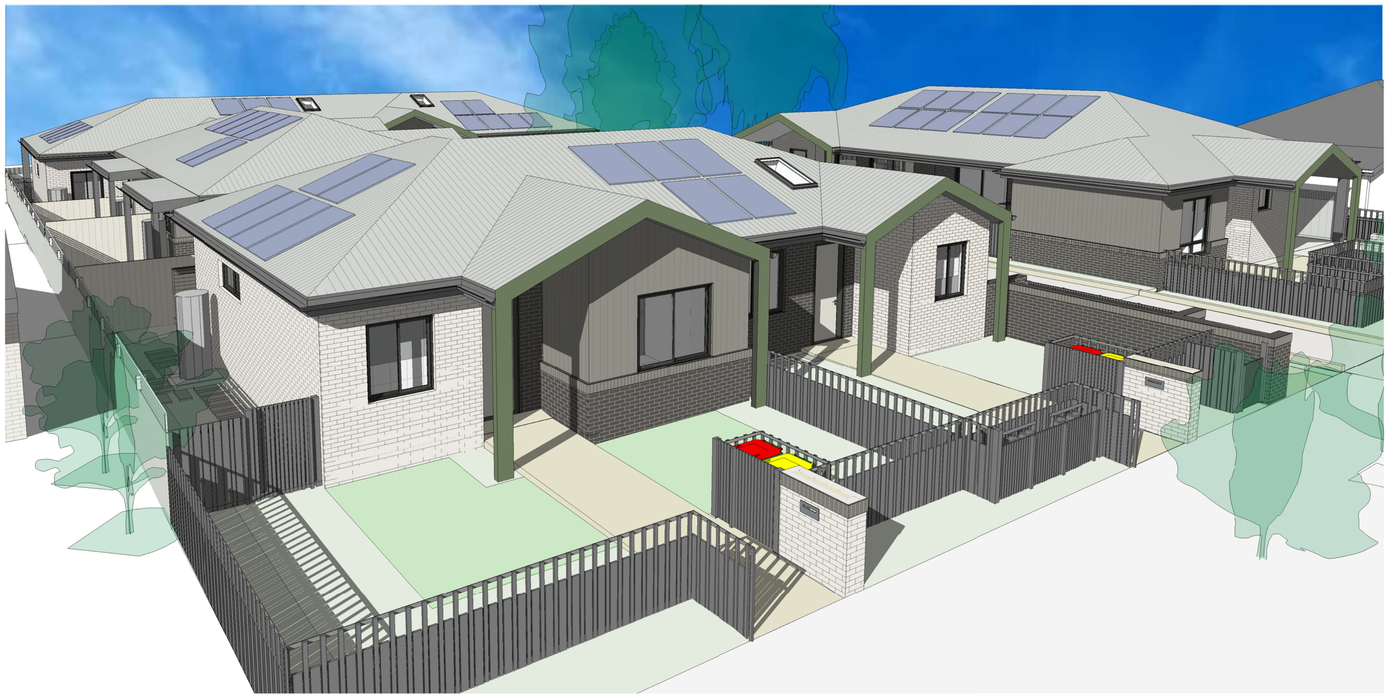
Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
SHADOW DIAGRAMS

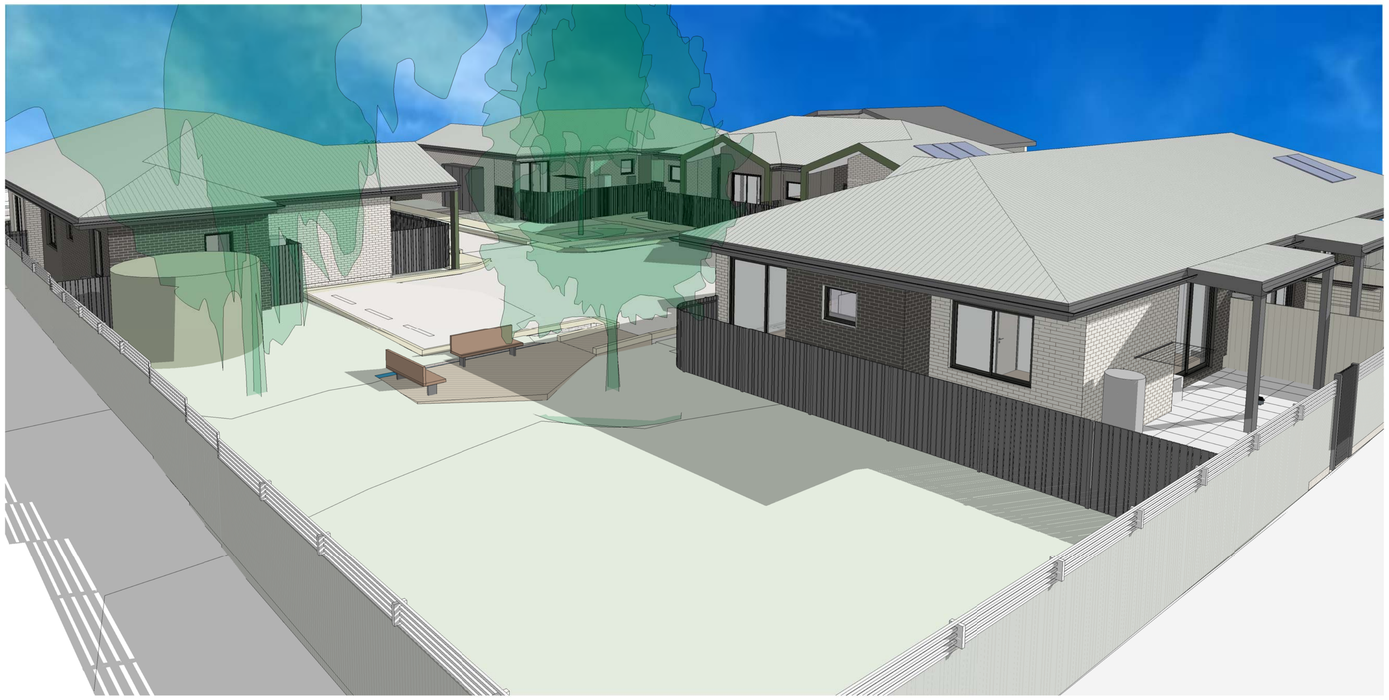
Date: 29.11.2023
Scale
Drawn: KH
Project No. BGZQQ
Checked KH
Revision c
Authorised SA
Drawing No. A402

DETERMINED by the NSW Land and Housing Corporation on: ##/##/####

2 Aerial View from Close Street



1 Aerial View from Lane Way



Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

CLIENT

NSW GOVERNMENT

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

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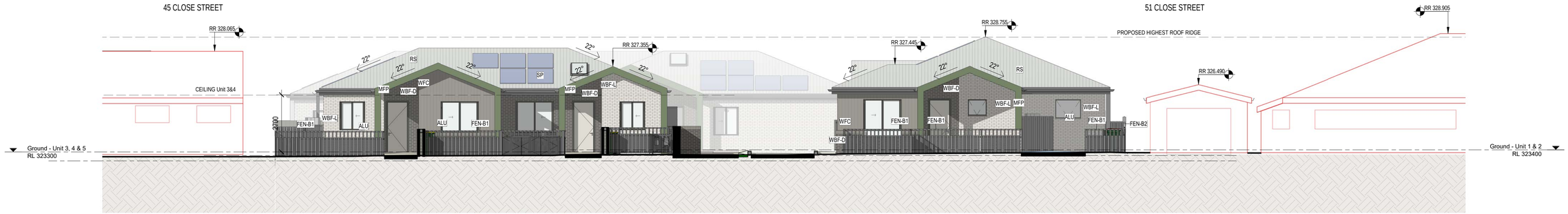
reg. no. 7271

PART 5

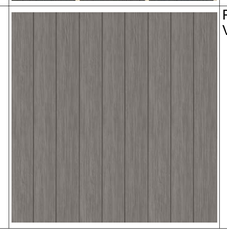
Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

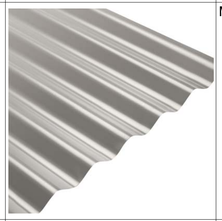
Sheet Title
AERIAL PERSPECTIVE

Date: **29.11.2023**
Scale
Drawn: **Author**
Project No. **BGZQQ**
Checked **Checker**
Revision **c**
Authorised **Approver**
Drawing No. **A403**



1 Elevation CLOSE STREET
1 : 100

Material Exterior Schedule			
Code	Image	Description	Colour
WBF-L		Bick	Light Beige
WBF-D		Brick	Dark Grey
WFC		Prefinished FC Vertical Cladding	Dark Grey

Material Exterior Schedule			
Code	Image	Description	Colour
ALU		Aluminium door and window frames	Dark Grey - Woodland Grey
RS		Metal Sheet Roofing	Colorbond - Shale Grey
FEN-B1		Aluminium battens front boundary fence Height: 1200mm	Colorbond - Woodland Grey
FEN-B2		Metal Fencing sides and rear boundary Fence Height: 1800mm (1500 colorbond + 300 lattice)	Colorbond -Shale Grey

Material Exterior Schedule			
Code	Image	Description	Colour
FEN-3		Aluminium battens POS fence Height: 1500mm	Colorbond - Woodland Grey
FEN-4		Metal Fencing POS Fence Height: 1800mm	Colorbond - Shale Grey
MFP		Metal Fascia Portico Unit Access Porticos: Finish colour Pale Eucalypt Unit POS Porticos: Finish Colour Dune	Colorbond Pale Eucalypt / Woodland Grey

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

LEGEND

CLIENT

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PART 5

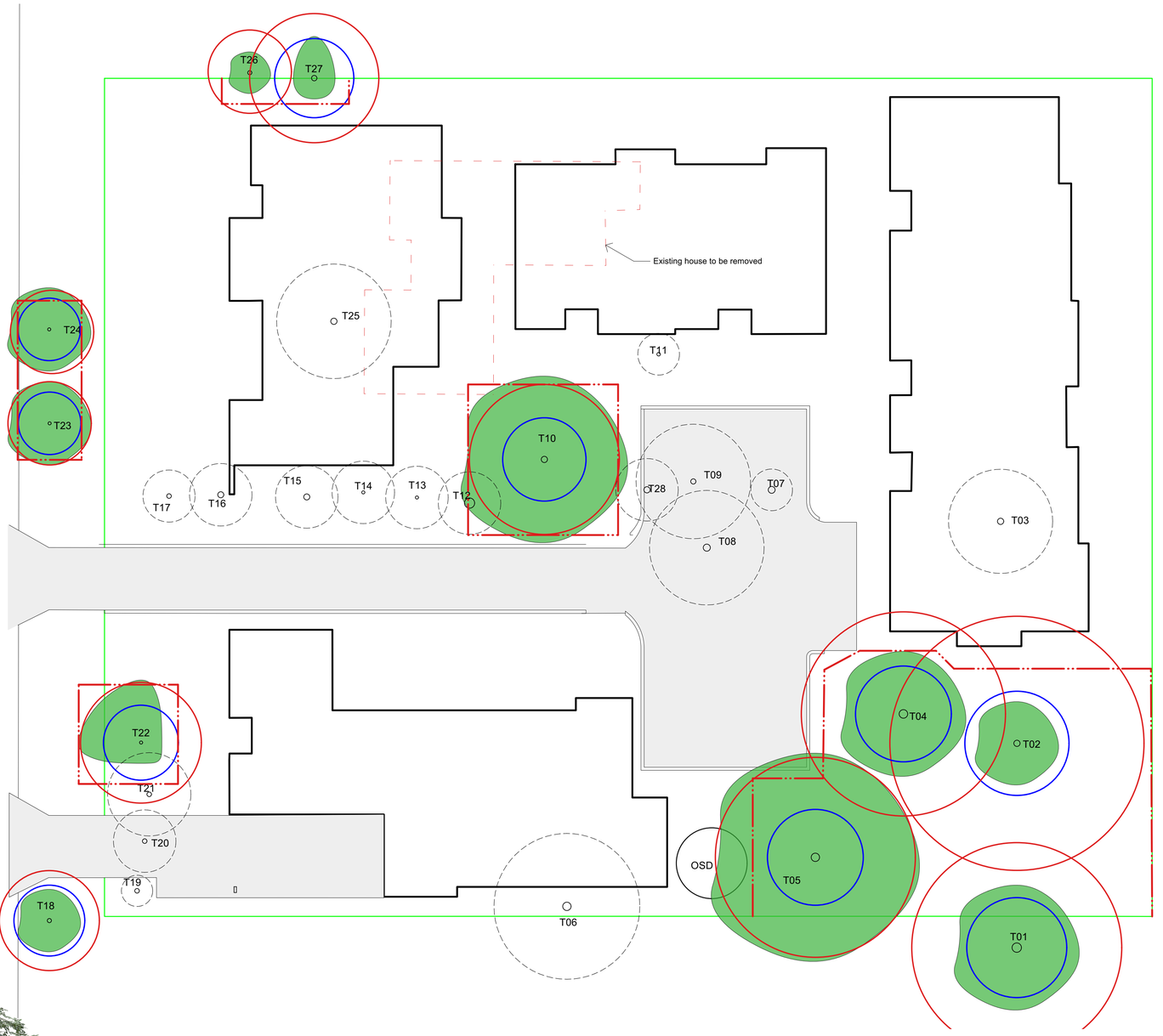
Project Name
GENERAL HOUSING UNITS 47-49 CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

Sheet Title
SCHEDULE OF FINISHES

Date: 29.11.2023
Scale
Drawn: Author
Project No. BGZQQ
Checked Checker
Revision c
Authorised Approver
Drawing No. A404

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

TREE 22 to be retained- Callistemon leaning over verge

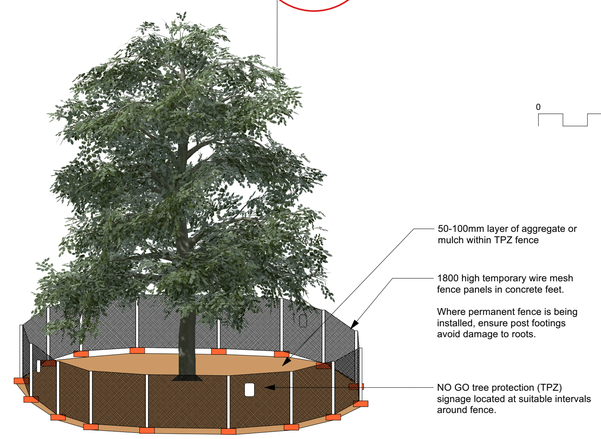


LANDSCAPE Drawing Register

Drawing No.	Drawing Title	Scale	Issue
L01	Landscape Title , Existing trees	1:125	C
L02	Landscape Site Plan	1:100	C
L03	Concept Tree Planting Plan	1:100	C
L04	Landscape Planting Plan	1:100	C
L05	Landscape Details, Deep Soil Plan	1:20	C

ISSUE : C 30 November 2023 Prelim Part 5

LOCATION nts



TREE PROTECTION FENCE DETAIL

Install Tree Protection Fence where shown. Fence to comply with AS 4970 Trees on Development Sites. Refer to Arborists report. No cut, fill or machine excavation within TPZ.

TREE 02 Melaleuca to be underpruned by a qualified arborist to a tree form and remove dead wood

LEGEND

- Trees to be removed
- Trees to be retained
- Structural root zone
- Tree protection zone
- Temporary Tree Protection fence

Existing Tree Report

ID	Botanical Name	Common Name	Average Spread	Height	DBH	Action
T01	Grevillea robusta	Silky Oak	6000	18000	450	Retain
T02	Melaleuca bracteata	Black Tea Tree	4000	12000	300	Retain
T03	Thuja orientalis	Bookleaf Conifer	5000	5000	300	Remove
T04	Fraxinus sp	Evergreen Ash	6000	12000	410	Retain
T05	Grevillea robusta	Silky Oak	10000	15000	400	Retain
T06	Livistona chinensis	Chinese Fan Palm	2000	12000	330	Remove
T07	Melaleuca bracteata	Black Tea Tree	7000	5000	400	Remove
T08	Photinia	Photinia	5500	5000	340	Remove
T09	Melaleuca bracteata Revolution Gold	Golden Honey Myrtle	5500	7000	250	Remove
T10	Eucalyptus sp.	Eucalypt	8000	18000	300	Retain
T11	Callistemon viminalis Captain Cook	Captain Cook Bottlebrush	2000	4000	170	Remove
T12	Callistemon Dawson River Weeper	Dawson River Bottlebrush	3000	6000	490	Remove
T13	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	3000	3000	150	Remove
T14	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	3000	3000	150	Remove
T15	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	3000	5000	290	Remove
T16	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	3000	5000	290	Remove
T17	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	2500	5000	220	Remove
T18	Grevillea Moonlight	Moonlight Grevillea	3000	4000	200	Retain
T19	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	1500	4000	220	Remove
T20	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	3000	4000	220	Remove
T21	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	4000	4000	220	Remove
T22	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	5000	3000	150	Retain
T23	Prunus blireana	Pink Flowering Plum	4000	3000	150	Retain
T24	Prunus blireana	Pink Flowering Plum	4000	3000	150	Retain
T25	Syagrus romazoffiana	Cocos palm	5500	5000	300	Remove
T26	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	2000	3000	200	Retain
T27	Callistemon citrinus Kings Park Special	Kings Park Bottlebrush	2500	2000	260	Retain
T28	Murraya paniculata	Mock Orange	3000	4000	300	Remove

NOTE:
Tree locations as per survey. Tree 1 on neighbouring property approximately located.
Tree size, DBH, SRZ and TPZ shown as per arborist report.

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NSW GOVERNMENT

Proposed General Housing
47-49 Close Street Parkes NSW
(Lots 437 and 438 in DP 750179)
CLIENT : NSW LAND AND HOUSING CORPORATION

LAHC PROJECT
BGZQQ

Landscape - Existing Tree Protection

1:125 @A1,
1: 250@A3

30 November 2023 status: Part 5 ISSUE: C

L 01

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

CLOSE STREET

LANEWAY

UNIT 4
RL 323.30

UNIT 5
RL 323.30

UNIT 6
RL 323.13

UNIT 7
RL 322.88

UNIT 8
RL 323.050

UNIT 9
RL 323.050

UNIT 3
RL 323.30

UNIT 1
RL 323.40

UNIT 2
RL 323.40

T01
T02
T04
T05
T10
T18
T22
T23
T24
T26
T27

OSD

Permeable paving to be installed above existing soil levels. Existing soil in TPZ around tree to be retained, 100 mulch added, graded to finish flush with paving.

Permeable paving to be installed above existing soil levels.

Mulched walkway

Soil levels in communal open space to remain as existing for tree protection. Grade mulch up to match paving level

2.3m high above ground tank with 7% incursion into TPZ.

SW level spreader

0 5 10 15 20 M

N

LEGEND

- Existing retained trees
- Mass planting bed - public area
- Cultivated planting bed - public area under tree
- Mass planting bed - courtyard
- Turf - Soft leaf Buffalo - courtyards
- Pedestrian paving - coloured concrete
- Tiled courtyard paving
- Permeable unit paving - pedestrian
- Vehicular paving
- Concrete stepping stones in mulch - rectangular
- Concrete stepping stones in mulch - rounded
- Clothes line
- 110 wide brick edge
- low retaining wall
- 1400 high masonry screen fence
- Feature wall with open metal infill to 1.5m high
- 1500 high open metal screen fence
- 1200 high flat top metal picket fence
- 1800 high lapped and capped timber fence
- Stormwater pits, grated drain
- PV inverter
- HW Hot water tank on concrete in fenced area
- Hose cock
- AC Air Conditioner on concrete paving
- Proposed tree - refer concept planting plan
- Proposed 1.5m high screening shrubs

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Proposed General Housing
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LAHC PROJECT
BGZQQ

Landscape Site Plan

1:100 @A1,
1: 200@A3

30 November 2023 status: Part 5 ISSUE: C

L 02

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

Melaleuca linarifolia

2 existing Bottlebrush

Callistemon viminalis

Callistemon salignus

Street trees to be selected in consultation with Council

T26

T27

UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 3

UNIT 1

UNIT 2

pp

Callistemon viminalis

Existing Prunus blireana street trees

T24

T23

Callistemon salignus

T10

existing eucalypt

Callistemon salignus

Callistemon viminalis

Callistemon salignus

Callistemon viminalis

CLOSE STREET

LANEWAY

existing bottlebrush

T22

5 Leptospermum petersonii

T04

existing Ash

Existing Melaleuca

T02

2 Brachychiton populneus

existing eucalypt

T05

OSD

T18

existing Grevillea

T01

existing Silky oak

AC

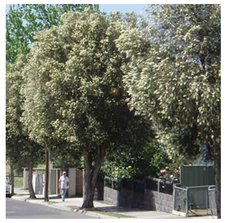
0 5 10 15 20 M

N

INDICATIVE TREE PLANTING

Melaleuca linarifolia - Snow in Summer

Brachychiton populneus - Kurrajong



Callistemon salignus -Willow Bottlebrush

Callistemon viminalis -Weeping Bottlebrush

Leptospermum petersonii - Lemon scented tea tree

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LAHC PROJECT
BGZQQ

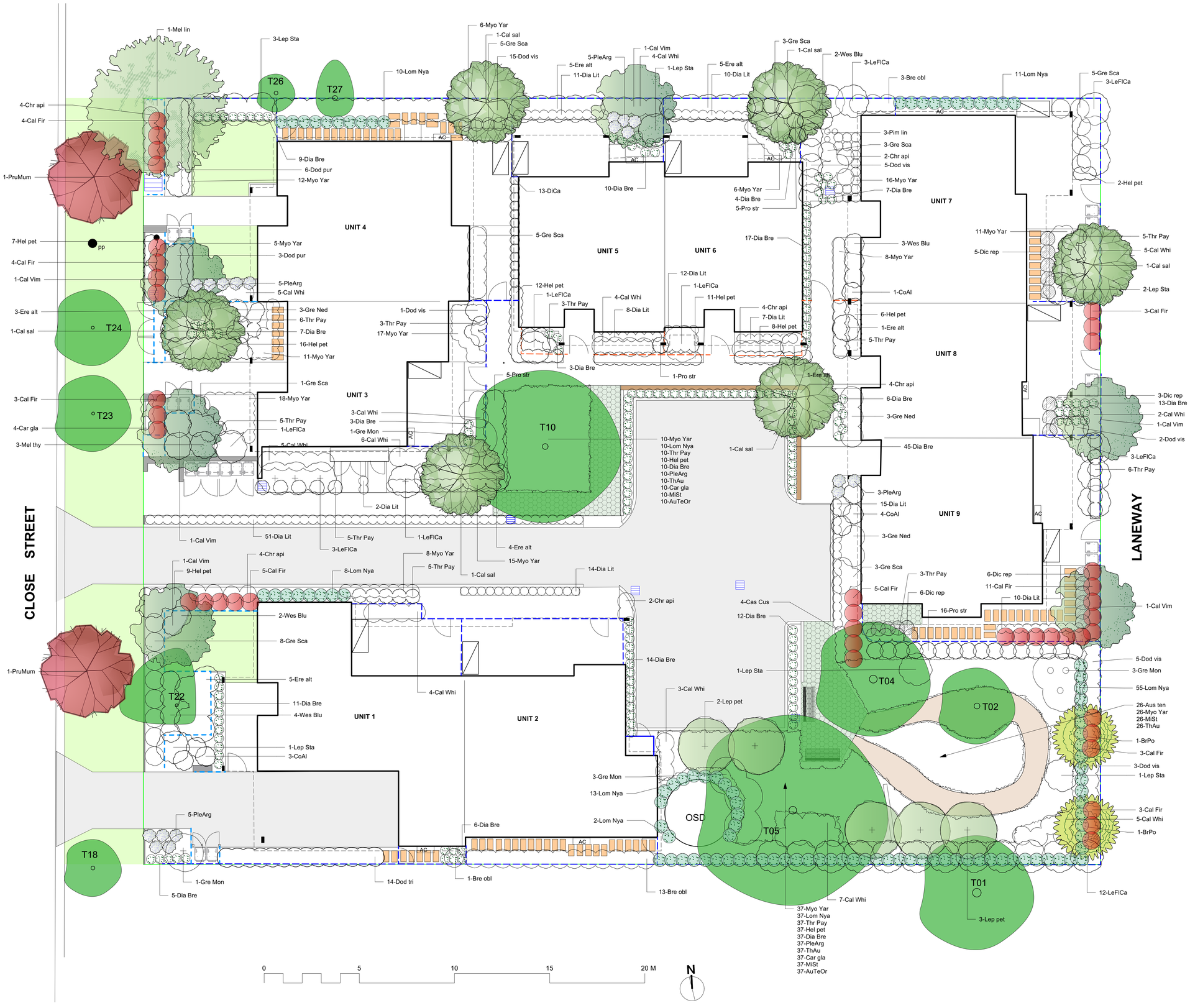
Concept Tree Planting Plan

1:100 @A1,
1: 200@A3

30 November 2023 status: Part 5 ISSUE: C

L 03

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



REFER TO SHEET L03 FOR TREES
REFER TO SHEET I05 FOR PLANTING DETAILS

Plant List

ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread
Trees						
BrPo	2	Bottle Tree, Kurrajong	Brachychiton populneus	75 litre	20 - 25m	2.0 - 3.5m
Cal sal	6	Willow Bottlebrush	Callistemon salignus	75 litre	3 - 5m	3.5 - 6m
Cal Vim	6	Weeping Bottlebrush	Callistemon viminalis King Park Special	75 litre	3 - 5m	3.5 - 6m
Lep pet	5	Lemon Scented Tea Tree	Leptospermum Petersonii	75 litre	3 - 5m	2.0 - 3.5m
Mel lin	1	Paperbark, Snow-in-summer	Melaleuca linearifolia	75 litre	5 - 10m	6 - 10m
PruMum	2	Japanese plum	Prunus mume	75 litre	5 - 10m	3.5 - 6m
Shrubs						
Aus ten	26	Narrow-leaf Myrtle	Austromyrtus tenuifolia	25 litre	0.9 - 1.5m	0.9 - 1.2m
Bre obl	17	Coffee Bush	Breynia oblongifolia	5 litre	1.5 - 3m	0.6 - 0.9m
Cal Fir	41	Great balls of fire	Callistemon Great Balls of Fire	5 litre	0.90 - 1.50m	1.2 - 2.0m
Cal Whi	53	White Anzac Bottlebrush	Callistemon 'White Anzac'	5 litre	0.9 - 1.5m	0.9 - 1.2m
Cas Cus	4	Casuarina Cousin It	Casuarina glauca Cousin It	5 litre	0.2 - 0.5m	0.5 - 1.0m
CoAl	8	White Correa	Correa alba	5 litre	0.9 - 1.5m	0.9 - 1.2m
Dod tri	14	Common Hop Bush	Dodonaea triquetra	5 litre	1.5 - 3m	1.2 - 2.0m
Dod vis	31	Giant Hop Bush	Dodonaea viscosa	5 litre	1 - 3m	1 - 2m
Dod pur	9	Purple Giant Hop Bush	Dodonaea viscosa Purpurea	5 litre	1 - 3m	1 - 2m
Ere alt	24	Scented Emu Bush	Eremophila alternifolia	5 litre	1.50 - 3m	1.2 - 2.0m
Gre Mon	8	Grevillea Moonlight	Grevillea Moonlight	5 litre	2 - 3m	1.5 - 2.5m
Gre Sca	33	Grevillea Scarlet Sprite	Grevillea Scarlet Sprite	5 litre	0.5 - 1.5m	0.8 - 1.5m
Hel pet	118	Licorice plant	Helichrysum petiolare	5 litre	0.30 - 0.45m	0.6 - 0.9m
LeFlCa	28	Cardwell Tea tree	Leptospermum flavescens 'Cardwell'	5 litre	1.5 - 3m	1.2 - 2.0m
Lep Sta	9	Starry Night Tea tree	Leptospermum obovatum Starry Night	5 litre	2 - 2.5m	1.5 - 1.8m
Mel thy	3	Thyme Honey-myrtle	Melaleuca thymifolia	5 litre	1 - 1.5m	2.0 - 3.5m
Pim lin	3	Slender Rice-flower	Pimelea linifolia	5 litre	0.45 - 0.6m	0.0 - 0.3m
PleArg	65	silver spurflower	Plectranthus argentatus	5 litre	0.75 - 0.9m	0.9 - 1.2m
Pro str	27	Jockeys Cap Mint Bush	Prostanthera striatiflora	5 litre	1.2 - 2m	0.7 - 1m
Thr Pay	93	Paynes Rock Thryptomene	Thryptomene saxicola Paynes Hybrid	5 litre	0.5 - 1.5m	1.0 - 1.8m
Wes Blu	11	Blue gem Coastal Rosemary	Westringia fruticosa Blue gem	5 litre	0.9 - 1.5m	0.9 - 1.2m
Ground Covers						
Car gla	51	Pigface	Carpobrotus glaucescens	150mm	0.0 - 0.3m	1.2 - 2.0m
Chr api	20	Yellow Buttons	Chrysocephalum apiculatum	150mm	0.0 - 0.3m	0.3 - 0.6m
Dic rep	20	Kidney Weed	Dichondra repens	5 litre	0.0 - 0.3m	0.9 - 1.2m
Myo Yar	206	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	5 litre	0.45 - 0.6m	0.9 - 1.2m
Grasses						
AuTeOr	47	Wallaby Grass	Austrodanthonia tenuior	150mm	0.45 - 0.6m	0.0 - 0.3m
DiCa	13	Paroo Lily, Blue Flax-lily	Dianella caerulea	150mm	0.45 - 0.6m	0.3 - 0.6m
Dia Bre	219	Breeze Blue flax	Dianella caerulea 'Breeze'	5 litre	0.45 - 0.6m	0.3 - 0.6m
Dia Lit	140	Dwarf Blue Flax Lily	Dianella Little Jess	5 litre	0.2 - 0.4m	0.3 - 0.4m
Lom Nya	146	Nyalla Spiny-head mat rush	Lomandra longifolia 'Nyalla'	5 litre	0.45 - 0.6m	0.6 - 0.9m
MiSt	73	Weeping Grass	Microlaena stipoides	150mm	0.6 - 0.75m	0.6 - 0.9m
ThAu	73	Kangaroo Grass	Themeda australis/triandra	150mm	0.9 - 1.5m	0.3 - 0.6m

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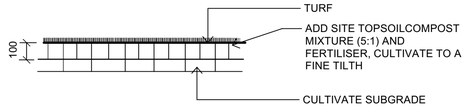
LAHC PROJECT
BGZQQ

Landscape Planting Plan

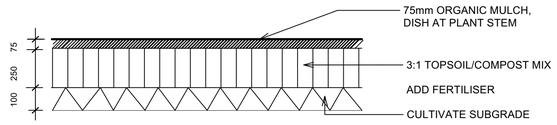
1:100 @A1,
1: 200@A3

30 November 2023 status: Part 5 ISSUE: C

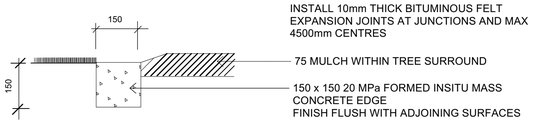
L 04



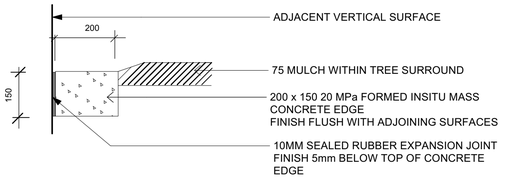
1 TURF — SECTION SCALE 1:20



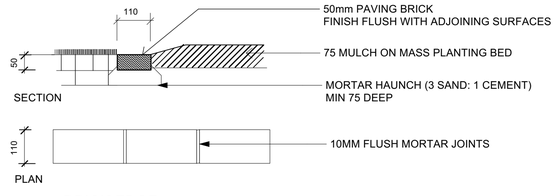
2 MASS PLANTING PREPARATION — SECTION SCALE 1:20



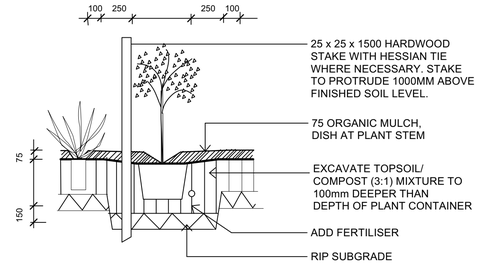
3 CONCRETE EDGE — SECTION SCALE 1:10



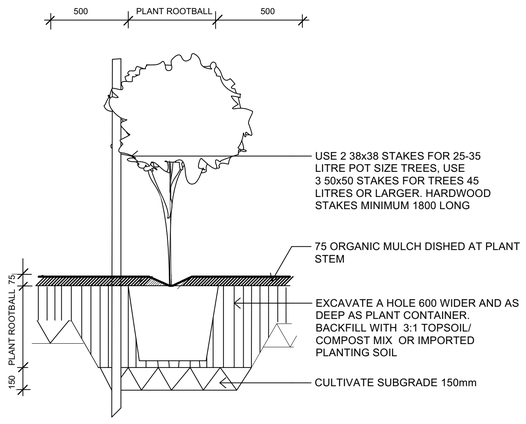
4 CONCRETE EDGE AGAINST VERTICAL SURFACES — SECTION SCALE 1:10



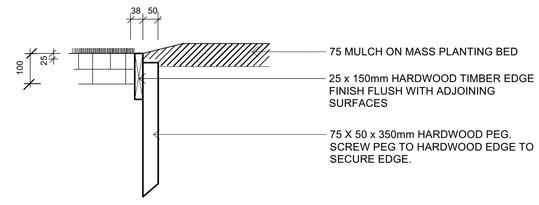
5 BRICK EDGE — SCALE 1:10



6 PLANTING in prepared bed *150MM TO 15 LITRE* — SECTION SCALE 1:20



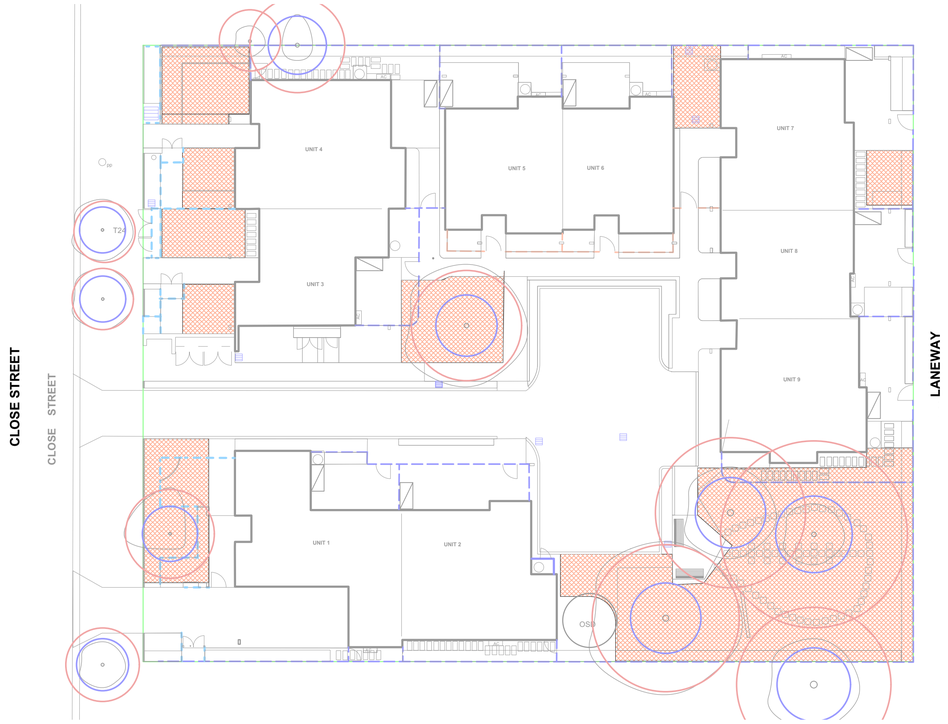
7 MATURE TREE PLANTING in mass planting bed — SECTION SCALE 1:20



8 TIMBER EDGE — SECTION SCALE 1:10

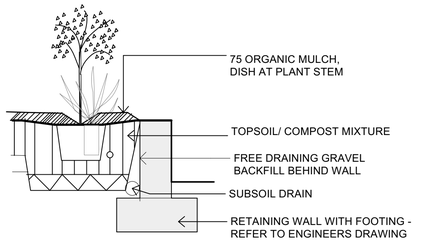
NOTE: SUBSOIL DRAINS TO BE INSTALLED BEHIND ALL RETAINING WALLS, AND ALL CONTAINED PLANTING AREAS. MINIMUM SLOPE 1:100.

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



DEEP SOIL PLAN Scale 1:200 — Deep Soil areas

DEEP SOIL LANDSCAPE AREA	This site	Requirement
Deep soil planting areas (deep soil is minimum 3m in any dimension)	395.3m2	
Site area (from survey)	2022m2	
Percentage deep soil landscape	19.55 %	15%
Percentage of deep soil on site at rear	13.78%	10%



9 PLANTING ADJACENT RETAINING WALL — SECTION SCALE 1:20

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NSW GOVERNMENT

Proposed General Housing
47-49 Close Street Parkes NSW
(Lots 437 and 438 in DP 750179)
CLIENT : NSW LAND AND HOUSING CORPORATION

LAHC PROJECT
BGZQQ

Landscape details

1: 10, 1:20 @A1, 30 November 2023 status: Part 5 ISSUE: C

L 05

CIVIL DESIGN

FOR PROPOSED DEVELOPMENT AT

47-49 Close Street, Parkes, NSW

GENERAL NOTES

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

RAINWATER REUSE SYSTEM NOTES

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

    13.1. PERMANENT AIR GAP
    13.2. BACKFLOW PREVENTION DEVICE

SAFETY IN DESIGN NOTES

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

EARTHWORK NOTES

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

DRAINAGE INSTALLATION

RCP CONVENTIONAL INSTALLATIONS & ROAD CROSSINGS

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

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

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

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

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

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

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

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

ROOF DRAINAGE

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

STORMWATER DRAINAGE NOTES

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

TABLE 7.5.2.1

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

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

3. PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
4. PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO.
5. ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 U.N.O. BY COUNCILS SPECIFICATION.
6. PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE DRAWINGS.
7. MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 600mm IN CARPARK & ROADWAY AREAS UNO.
8. ALL PIPES LOCATED IN LANDSCAPE AREAS TO HAVE 300mm COVER. WHERE NOT POSSIBLE AND COVER IS BETWEEN 150mm AND 300mm USE SEWER GRADE PIPE.
9. PIPES 225mm DIA AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O.
10. PIPES UP TO 150mm DIA SHALL BE LAID AT 1.0% MIN. GRADE U.N.O
11. BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY.
12. ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS
13. THE MINIMUM SIZES OF THE STORMWATER DRAINAGE PIPES SHALL NOT BE LESS THAN 90mm DIA FOR CLASS 1 BUILDINGS AND 100mm DIA FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY.
14. BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS.
15. ALL LANDSCAPED PITS TO BE MIN 450 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
16. GREENVIEW RECOMMENDS ALL COURTYARDS TO HAVE 450 SQUARE PLASTIC PIT INSTALLED WITH A 150mm DIA. CONNECTION TO FORMAL DRAINAGE SYSTEM U.N.O.
17. ALL DRIVEWAY PITS TO BE MIN 600 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
18. ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
19. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
20. GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION WHERE APPLICABLE.
21. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE.
22. ANY VARIATION TO THAT WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE COMMENCEMENT.
23. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
24. GREENVIEW RECOMMENDS ALL ACCESSIBLE GRATES TO BE FITTED WITH CHILDPROOF LOCKS.
25. ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILLING.
26. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
27. WATER PROOF ALL CONCRETE BALCONIES & ROOFS TO ARCHITECTS DETAILS
28. ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW.
29. ALL SUBSOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE CONSULTANT.
30. SUBSOIL DRAINAGE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS. LAY PIPES ON FLOOR OF TRENCH GRADED AT 1% MIN. AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL. PROVIDE FLUSHING EYE'S AT HIGH POINTS OR TO COUNCILS REQUIREMENTS.
31. ALL GRATES IN AREAS OF FREQUENT PEDESTRIAN TRAFFIC (IE FOOTPATHS, WALKWAYS, ETC.) TO BE HEELPROOF GRATE.
32. REFER ARCHITECTS DETAIL FOR GRATE FINISH (IE STAINLESS STEEL OR GALVANISED).
33. GRATES TO BE IN ACCORDANCE WITH TABLE BELOW:

PIT GRATE INLINE TYPE

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

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

COVER TABLE

LOCATION	PIPE TYPE	COVER
LANDSCAPE	PVC	300
LANDSCAPE (SINGLE DWELLING)	PVC	100
UNDER TRAFFICABLE AREA	PVC	100 BELOW UNDERSIDE OF PAVEMENT
CONCRETE	STEEL	NIL BELOW UNDERSIDE OF PAVEMENT
ROADS	RCP	500 BELOW UNDERSIDE OF PAVEMENT

STORMWATER DRAINAGE NOTES CONTINUED

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

ON-SITE DETENTION

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

ABOVE GROUND OSD TANKS

1. WHERE ABOVE-GROUND OSD SYSTEMS ARE PROPOSED TO BE LOCATED IN LANDSCAPED AREAS THE FOLLOWING CRITERIA IS RECOMMENDED IN ACCORDANCE WITH AS3500.3 N12.A:
   a. A DESIRABLE MINIMUM SLOPE FOR SURFACES DRAINING TO AN OUTLET TO BE 1:60, AND AN ABSOLUTE MINIMUM SLOPE TO BE 1:100.
   b. THE DESIRABLE MAXIMUM DEPTH OF PONDING UNDER DESIGN CONDITIONS TO BE 300mm.
   c. STORAGE VOLUMES IN LANDSCAPING AREAS TO BE INCREASED BY 20% TO ALLOW FOR VEGETATION GROWTH, CONSTRUCTION INACCURACIES AND POSSIBLE FILLING.
   d. SUBSOIL DRAINS TO BE PROVIDED AROUND OUTLETS TO PREVENT THE GROUND BECOMING SATURATED DURING PROLONGED WET WEATHER; AND
   e. WHERE THE STORAGE IS LOCATED IN AREAS WHERE FREQUENT PONDING WOULD CAUSE MAINTENANCE PROBLEMS OR INCONVENIENCE, THE FIRST 10% TO 20% OF THE STORAGE SHOULD BE IN AN AREA THAT CAN TOLERATE FREQUENT INUNDATION, SUCH AS A PAVED OUTDOOR ENTERTAINMENT AREA, A SMALL UNDERGROUND TANK, A PERMANENT WATER FEATURE OR A ROCKERY.
2. WHERE ABOVE-GROUND OSD SYSTEMS ARE PROPOSED TO BE LOCATED IN DRIVEWAY AND CAR PARK STORAGES, THE FOLLOWING CRITERIA IS RECOMMENDED IN ACCORDANCE WITH AS3500.3 N12.B:
   a. DEPTHS OF PONDING TO NOT EXCEED 200mm UNDER DESIGN CONDITIONS
   b. TRANSVERSE PAVING SLOPES WITHIN STORAGES TO BE NOT LESS THAN 1:140; AND
   c. WHERE THE STORAGE IS LOCATED IN COMMONLY USED AREAS WHERE PONDING WOULD CAUSE INCONVENIENCE, PART OF THE STORAGE SHOULD BE PROVIDED IN AN AREA OR FORM THAT WILL NOT CAUSE A NUISANCE.

MAINTENANCE SCHEDULE: ON SITE DETENTION (OSD)

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

6 MONTHLY

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

ANNUALLY

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

5-YEARLY

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

COLOUR LEGEND

NEW (REFER TO SCHEDULES FOR COLOUR DEFINITION)

EXISTING

REMOVED OR RELOCATED

GREENVIEW CIVIL SHEET LIST		
No.	SHEET NAME	REV.
C01	NOTES & LEGENDS	3
C02	GROUND FLOOR DRAINAGE PLAN	3
C03	SITE STORMWATER DETAILS SHEET 1	2

RECOMMENDED SAFETY SIGNS

DANGER
CONFINED SPACE
NO ENTRY WITHOUT
CONFINED SPACE TRAINING

CONFINED SPACE DANGER SIGN

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

EXISTING SERVICES

DANGER
WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS. CONTACT "DIAL BEFORE YOU DIG" ON 1100 OR GOT THE WEB SITE "www.1100.com.au"

ABBREVIATIONS

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

REV.	DATE	BY	DESCRIPTION
3	28.11.2023	JPS	PART 5 ISSUE
2	17.11.2023	JPS	PART 5 ISSUE
1	16.11.2023	JPS	PART 5 ISSUE

PROPOSED DEVELOPMENT

47-49 Close Street, Parkes, NSW

SARM Architects

greenview CONSULTING
(02) 8544 1683 | www.greenview.net.au

DESIGN: LM | DRAWN: JPS | CHECKED: AMcK | SIZE: A1 | SCALE: 1 : 100

CIVIL DESIGN

NOTES & LEGENDS

230290
PRELIMINARY
C01 3

DETERMINED by the NSW Land and Housing Corporation on: 11/11/2024

PROPOSED KERB INLET PIT
EXISTING KERB IL +322.989
EXISTING PIPE OL +322.45
STW PIPE SIZE Ø600mm
EXISTING PIPE IL +321.85
PROPOSED INLET PIPE IL +321.930
PROPOSED PIT IL +321.85
EXISTING LEVELS PER CONTOUR AND DETAIL SURVEY BY PREMISE SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS DATED 23/11/2023

PROPOSED KERB INLET PIT
INVERT OF KERB +322.927
INLET PIPE IL 322.370 APPROX
PIT IL 321.940

PVC Ø100 TELECOMMUNICATION MAIN
EXISTING OL +322.85
IL +322.75 APPROX
STW PIPE OL AT POINT +322.535
CLEARANCE = 215mm APPROX

ALL LANDSCAPES TO FALL
AWAY FROM BUILDINGS
MIN 1:100. TYPICAL.

STW Ø375 @ 1.00%

600 x 600
GL 323.125 APPROX
IL 322.385 APPROX

APPROX 10m Ø375mm PIPE
EXTENTION.

PVC ASSUMED Ø200 WATER MAIN
EXISTING OL +322.66 APPROX
EXISTING IL +322.46
STW PIPE IL AT POINT +321.935
STW PIPE OL AT POINT +322.31
ASSUMING Ø300mm PIPE
CLEARANCE = 150mm APPROX

PVC Ø200 WATER MAIN
EXISTING OL +322.25 APPROX
STW PIPE IL AT POINT +322.370
CLEARANCE = 120mm APPROX

APPROX LOCATION OF
EXISTING COUNCIL
STORMWATER LINE

ALL SERVICES TO BE LOCATED
BY BUILDER/CONTRACTOR
PRIOR TO CONSTRUCTION

NY Ø32 GAS MAIN
EXISTING OL +322.665 APPROX
IL +322.663 APPROX
STW PIPE OL AT POINT +322.535
CLEARANCE = 128mm APPROX

Ø 100 PVC
TELECOMMUNICATION MAIN

ALL ROOF AREAS TO
OSD/RWT TANK

FFL 323.05

RL323.185

RL323.250

RL323.305

RL323.000

GL 322.95

KERB TO EDGE OF SLAB

ROUTE STW AND RW PIPES AROUND
BUILDINGS TO AVOID TPZ WHERE POSSIBLE.
ALL PIPES WITHIN TPZ TO BE HAND DUG

EMERGENCY OVERFLOW THROUGH KERB

Ø 150mm 3000mm LONG LEVEL SPREADER -
REFER DETAIL. ENSURE SPREADER IS LAID
PARALLEL TO LAND CONTOURS TO ENSURE
SHEET FLOW DISCHARGE IS ACHIEVED

COMBINED AIR GAP OSD AND RWT TANK
MIN OSD VOLUME = 16m³
MIN RWT VOLUME = 6m³
MIN TOTAL TANK VOLUME = 22m³

BOUNDARY

1800H NEW BOUNDARY FENCE

CLOSE STREET

PVC WATER MAIN

Ø 200 PVC WATER MAIN

Ø32 NY GAS MAIN

200W GRATED DRAIN

300W GRATED DRAIN

GENERAL LEGEND

- LANDSCAPE
- HARDSTAND
- ROOF AREA TO DRAIN
- OSD

CIV - FIXTURES SCHEDULE		
	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER STRIP DRAIN
	RWO	RAINWATER OUTLET

CIV - STANDARD SYMBOLS	
	DESCRIPTION
	FALL ARROW
	OVERLAND FLOW PATH

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

GROUND FLOOR DRAINAGE PLAN
Scale: 1 : 150

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

NOTE: HEAD BETWEEN EAVES GUTTERS AND RWT IS COMPLIANT BUT LIMITED. WE NOTE THAT SOME RAINWATER PIPES FROM GUTTERS MAY HAVE TO BE UPSIZED AS A RESULT TO ACHIEVE HYDRAULIC CAPACITY.

NOTE: ALL EXISTING LEVELS PER CONTOUR AND DETAIL SURVEY BY PREMISE SURVEYING, ENGINEERING, ENVIRONMENTAL & TOWN PLANNING CONSULTANTS DATED 23/11/2023

OSD CALCULATIONS:
- OPTION #1
- PARKES LGA
- DESIGN METHOD: REDUCE 5YR AND 20YR POST-DEVELOPMENT FLOWRATES TO PRE-DEVELOPMENT FLOWRATES
- DEVELOPMENT AREA = 2028m²
- PRE-DEVELOPMENT IMP% = 300m² [15%]
- POST-DEVELOPMENT AREAS:
  - AREA BYPASSING OSD = 1146m² @ 45% IMP.
  - TO OSD = 882 m² @ 100% IMP.
- LONGEST FLOW PATH = 64m @ 1%

USE DRAINS RUNOFF-ROUTING MODEL TO ARR2019 METHODOLOGY (10 PATTERNS PER DURATION)
- DRAINS PARAMETERS: IL = 0mm, CLR = 1.1 mm/hr, N* (HARD) = 0.015, N*(GRASS) = 0.170
- SR20 (5%AEP) = 15.6m³
- Q5 PRE / POST = 30 / 30 L/s
- Q20 PRE / POST = 47 / 43 L/s
- VOLUME PROVIDED IN AIR GAP OSD = 16m³ [OK]

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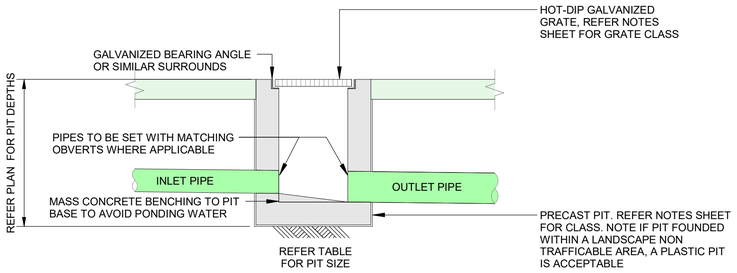
DESIGN: LM | DRAWN: JPS | CHECKED: AMcK | SIZE: A1 | SCALE: As indicated

CIVIL DESIGN

GROUND FLOOR DRAINAGE PLAN

230290
PRELIMINARY
C02 3

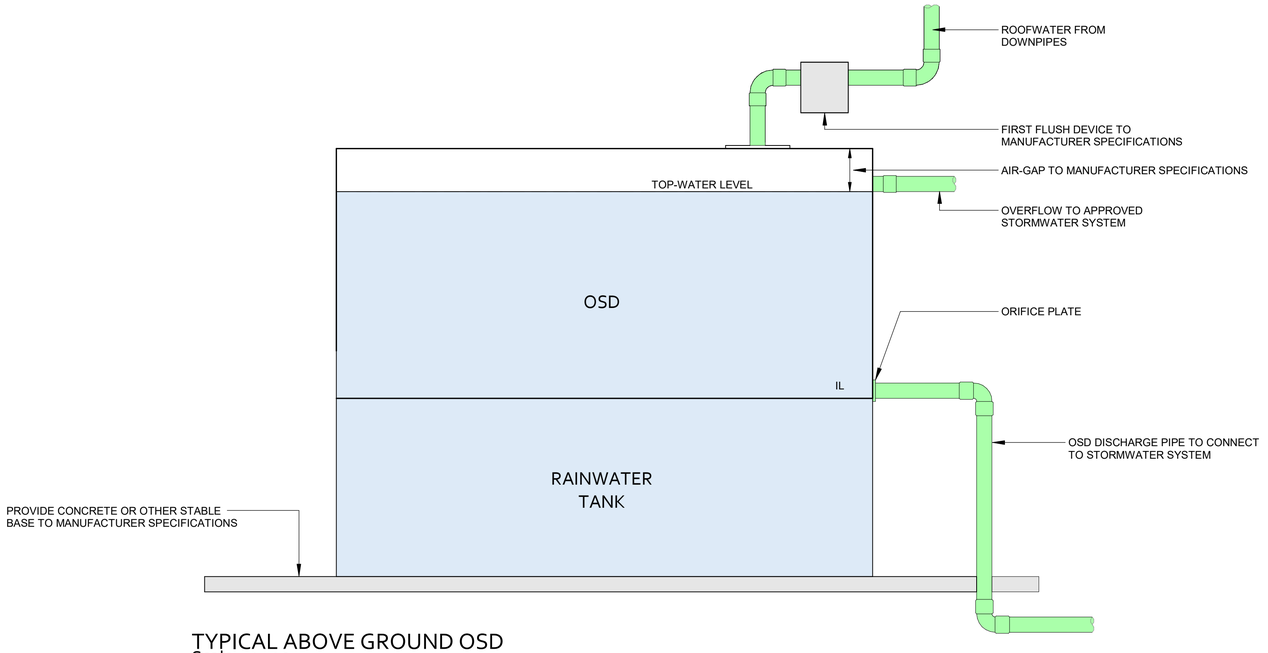


1. ENSURE CLIMB IRONS ARE PROVIDED UNDER LID AT 300 CTS TO COUNCIL'S SPECIFICATIONS WHERE PIT DEPTH IS DEEPER THAN 1000.
2. GREENVIEW RECOMMENDS THE PLUMBER PROVIDES 90Dia x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE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

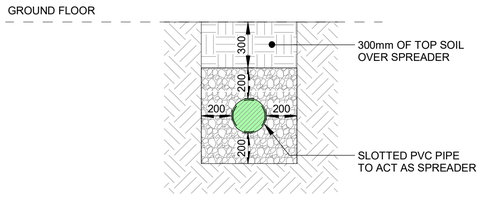
PIT SIZE

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

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

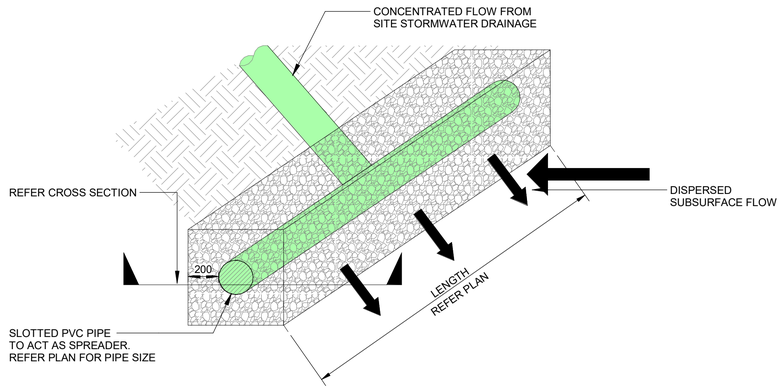


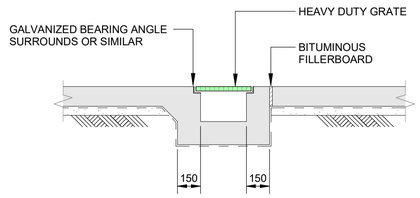
TYPICAL ABOVE GROUND OSD
Scale: 1 : 20



NOTE:
ENSURE PIPE IS LAID PARALLEL TO CONTOURS

LEVEL SPREADER DETAIL
Scale: 1 : 20





TYPICAL GRATED DRAIN DETAIL
Scale: 1 : 20

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CIVIL DESIGN

SITE STORMWATER DETAILS SHEET 1

230290
PRELIMINARY
C03 2