



ACTIVITY DETERMINATION

Determined by the New South Wales Land and Housing Corporation

Project No. BGZ4J

Conflict of Interest¹

In this matter:

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

Signed.....

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

Dated.....10/03/2025

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

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No.

48

Street or property name

New Orleans Crescent

Suburb, town or locality

Maroubra

Postcode

2035

Local Government Area(s)

Randwick

Real property description (Lot and DP)

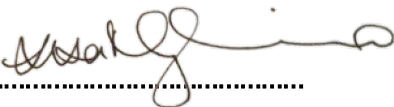
Lot 234 in Deposited Plan 36345

ACTIVITY DESCRIPTION

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

Provide a description of the activity

Demolition of existing dwelling and associated structures, tree removal, and construction of a residential flat building comprising 5 units (1 x studio, 2 x 1 bedroom and 2 x 2-bedroom units) with associated landscaping, site works and parking for 3 vehicles.

Signed.....

Dated.....10/03/2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

SCHEDULE 1

IDENTIFIED REQUIREMENTS

PART A – Standard identified requirements

THE DEVELOPMENT

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

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

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Architectural				
Cover	P5-0001	-	-	Integrated Design Group
BASIX Commitment	P5-0002	D	13/12/2024	Integrated Design Group
Area Calculations	P5-0003	C	13/12/2024	Integrated Design Group
SEPP 65 Diagrams	P5-0004	C	13/12/2024	Integrated Design Group
Site Plan	P5-0100	C	13/12/2024	Integrated Design Group
Site/Block Analysis	P5-0101	C	13/12/2024	Integrated Design Group
Demolition Plan	P5-0200	C	13/12/2024	Integrated Design Group
Ground Floor Plan	P5-1100	D	13/12/2024	Integrated Design Group
First Floor Plan	P5-1101	D	13/12/2024	Integrated Design Group
Second Floor Plan	P5-1102	D	13/12/2024	Integrated Design Group
Roof Plan	P5-1103	D	13/12/2024	Integrated Design Group
Elevations 01	P5-2000	D	13/12/2024	Integrated Design Group
Elevations 02	P5-2001	D	13/12/2024	Integrated Design Group
Sections 01	P5-3000	D	13/12/2024	Integrated Design Group
Sections 02	P5-3001	D	13/12/2024	Integrated Design Group
Shadow Diagrams	P5-9100	C	13/12/2024	Integrated Design Group
Eye of the Sun Diagrams	P5-9101	C	13/12/2024	Integrated Design Group
External Finishes Schedule	P5-9300	C	13/12/2024	Integrated Design Group
Civil/ Stormwater				
Cover Sheet, Drawing Schedule and Site Locality Plan	DA01	03	07/03/2024	Northrop
External Civil Works Concept Sediment & Erosion Plan	C012.01	2	19/12/2024	Northrop
External Civil Works Stormwater Management & Levels Plan	C103.01	2	19/12/2024	Northrop
Internal Civil Works Concept Sediment &	C2.01	2	19/12/2024	Northrop

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Erosion Plan				
Site Catchment Area Plan	DA03	2	06/03/2024	Northrop
Landscape				
Landscape Site Plan	L_1	C	13/12/2024	Wallman Partners Pty Ltd Landscape Architects
Planting Plan	L_2	C	13/12/2024	Wallman Partners Pty Ltd Landscape Architects
Survey				
Detail and Level Survey	Sheet 1 of 1	S	28/07/2022	S.J Surveying Services Pty Ltd
Footpath Gradient	Sheet 1 of 1	S	22/01/2024	S.J Surveying Services Pty Ltd
BASIX				
BASIX Certificate	Cert No. BSX-29652M_03	03	09/12/2024	Marc Kiho
Nationwide house energy rating scheme – class 2 summary	No. 0009284640	-	6/03/2024	Marc Kiho
Reports				
Traffic and Parking Assessment Report	23139	-	29/04/2024	Varga Traffic Planning Pty Ltd
Arboricultural Impact Assessment and Tree Management Plan	8805.1	-	29/04/2024	Redgum Horticultural
Waste Management Plan	Doc 0.2	1	-	Integrated Design Group
Part 5 Application Access Report	23182	C	30/04/2024	Vista Access Architects
DA Acoustic Assessment	230348	R1	04/03/2024	Pulse White Noise Acoustics
Geotechnical Investigation & Acid Sulfate Soils (ASS) Assessment	No. 22/2859	-	September 2022	STS Geotechnics Pty Ltd
Building Code of Australia 2022 Updated Stage C Concept Design Review	23192R04	R04	21/06/2024	Metro Building Consultancy
CPTED Report	-	A	15/12/2023	Integrated Design Group

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.

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

5. Stormwater shall be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of Randwick City Council substantially in accordance with the approved concept stormwater drainage plans.
6. 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.
7. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.
8. 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

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

Note:

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

11. 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

12. 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).
13. 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

14. 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)

15. 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

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

Landscaping

17. 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. Randwick City Council shall be consulted in relation to the planting of any street trees.
18. All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to the Land & Housing Corporation.

Tree Removal

19. 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 approvals.

Fencing

20. 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

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

Public Liability Insurance

22. 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

23. 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.
24. All existing services within the boundary to remain live shall be identified, pegged and made safe.

Demolition

25. The builder shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of five (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.
26. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Land & Housing Corporation. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
27. 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

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

Note:

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

Council Notification

29. Randwick City 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

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

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

Note:

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

31. 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.

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

Site Facilities

33. 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 Randwick City Council or if this is not practicable to some other council approved management facility.
 - (b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds shall not to be placed on any property other than that which this approval relates to.

34. 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

35. 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 prepared by Redgum Horticulture dated 29 April 2024.

Waste Management

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

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

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

Service Authority Clearances

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

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.

38. 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.
39. 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.
40. 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

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

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

42. Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab.
43. 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

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

Demolition

46. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.
47. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.
48. 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.
49. 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)].
50. 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.
51. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the demolition contractor and submitted to

the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.

52. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
53. 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.
54. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Survey Reports

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

Hours of Demolition / Construction / Civil Work

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

Excavation & Backfilling

57. 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

58. 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.
59. No fires shall be lit or waste materials burnt on the site.
60. No washing of concrete forms or trucks shall occur on the site.
61. 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.
62. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
63. All vehicles transporting loose materials and travelling on public roads shall be secured (ie closed tail gate and covered) to minimise dust generation.

64. 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

65. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.
66. 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

67. 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

68. 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

69. The cost of repairing any damage caused to Randwick City Council 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

70. Prior to occupation, a Work As Executed Plan shall be prepared by the building contractor clearly showing all aspects of the constructed stormwater drainage system, including any on-site detention system. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and shall include:
- sufficient levels and dimensions to verify the constructed storage volumes; and
 - location and surface levels of all pits; and

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

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

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

PART B – Additional identified requirements

71. Air Conditioning

Design and Installation

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

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

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

On-Going

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

- (a) emit a noise that is audible within a habitable room in any adjoining residence (regardless of whether any door or window to that room is open);
 - (i) before 8am and after 10pm on any Saturday, Sunday or Public Holiday; or
 - (ii) before 7am or after 10pm on any other day;
- (b) emit a noise that exceeds 5dB(A) above the ambient background noise level measured at any property boundary.

72. Solar (photovoltaic electricity generating) energy system

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

- (a) the system is installed in accordance with the manufacturer's specifications or by a person who is accredited by the Clean Energy Council for the installation of photovoltaic electricity generating systems, and
- (b) the solar energy system must not reduce the structural integrity of any building to which the system is attached, and

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

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

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

Site Specific Requirements

- 73. To minimize potential privacy impacts, the balcony balustrading to west-facing units (Unit 1.02 & Unit 2.02) must be increased to a height of 1350mm above finished floor level and the palisade balustrade type replaced with solid panelling (material WC2).
- 74. Screen planting capable of achieving a mature height of at least 5m is to be provided within the rear western setback to further minimize any perceived overlooking from the balconies to the private open space of the adjoining site at 88 Yorktown Parade.

Requirements resulting from council comments

- 75. All costs associated with the removal of Tree 1 identified in the Arboricultural impact Assessment prepared by Redgum Horticultural (dated 29th April 2024), as well as replacement planting is to be borne wholly by the NSW Land & Housing Corporation.
- 76. The design alignment levels at the property boundary for the proposed driveway must be:
 - RL 14.40 AHD (southern edge of driveway)
 - RL 14.56 AHD (northern edge of driveway)

The design alignment levels at the property boundary as issued by Randwick City Council must be indicated on the construction documentation. The design alignment level at the street boundary, as issued by Randwick City Council, must be strictly adhered to.

Any request to vary the design alignment level/s must be forwarded to and approved in writing by Randwick City Council's Development Engineers. Enquiries regarding this matter should be directed to Council's Development Engineer on 9093-6881.

The above alignment levels and the site inspection by Council's Development Engineering Section have been issued at a prescribed fee of \$1,152 calculated at \$63.00 per metre of site frontage. This amount is to be paid to Randwick City Council prior to the commencement of works.

- 77. Prior to the occupation of the development, the nature-strip upon Council's footway shall be re-graded and re-turfed with Kikuyu Turf rolls, including turf underlay, wholly at the Land and Housing Corporation's cost, to Council's satisfaction.
- 78. Prior to the commencement of construction, the Landscape Plan prepared by Wallman Partners Pty Ltd (dated 13/12/24) must be amended to replace the 2 x Tuckeroo – *Cupaniopsis anacardioides* street trees with 2 x Watergums – *Tristaniopsis laurina*.

79. Construction Traffic Management - Works Zone

Where a work zone is required, suitable permits must be obtained from Randwick City Council.

80. Construction Site Traffic Management Plan

Prior to commencement of the demolition / construction works, a Construction Site Traffic Management Plan shall be prepared and submitted to the Land & Housing Corporation. The Construction Site Traffic Management Plan must be prepared by a suitably qualified person and must include the following details:

- A description of the demolition, excavation and construction works
- A site plan/s showing the site, roads, footpaths, site access points and vehicular movements
- Any proposed road and/or footpath closures
- Proposed site access locations for personnel, deliveries and materials
- Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site)
- Provision for loading and unloading of goods and materials
- Impacts of the work and vehicular movements on the road network, traffic and pedestrians
- Proposed hours of construction related activities and vehicular movements to and from the site
- Current/proposed approvals from other Agencies and Authorities (including NSW Roads & Maritime Services, Police and State Transit Authority)
- Any activities proposed to be located or impact upon Council's road, footways or any public place
- Measures to maintain public safety and convenience

A copy of the Construction Site Traffic Management Plan shall be provided to Randwick City Council.

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 dialing 1100.

Randwick City Council Advisory Notes

Stormwater Drainage

The site stormwater drainage system is to be provided in accordance with the following requirements:

- a) The stormwater must be discharged directly to the kerb and gutter in front of the subject site in New Orleans Crescent.
- b) An on-site stormwater detention system must be provided to ensure that the maximum discharge from the site does not exceed that which would occur during a 10% AEP (1 in 10 year) storm of one hour duration for existing site conditions. All

other stormwater run-off from the site for all storms up to the 5% AEP (1 in 20 year) storm is to be retained on the site for gradual release to the street drainage system. If discharging to the street gutter the PSD shall be restricted to the above or 25 L/S, whichever the lesser.

An overland escape route or overflow system (to Council's Street drainage system) must be provided for storms having an annual exceedance probability (AEP) of 1% (1 in 100 year storm), or, alternatively the stormwater detention system is to be provided to accommodate the 1% AEP (1 in 100 year) storm.

- c) A sediment/silt arrestor pit must be provided within the site near the street boundary prior to discharge of the stormwater to Council's drainage system and prior to discharging the stormwater to any absorption/infiltration system.

Sketch details of a standard sediment/silt arrestor pit may be obtained from Council's Development Engineer.

- d) The floor level of all habitable and storage areas located adjacent to any detention and/or infiltration systems with above ground storage must be a minimum of 300mm above the maximum water level for the design storm or alternately a permanent 300mm high waterproof barrier is to be provided.
- e) The maximum depth of ponding in any above ground detention areas and/or infiltration systems with above ground storage shall be as follows (as applicable):
 - I. 150mm in uncovered open car parking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area)
 - II. 300mm in landscaped areas (where child proof fencing is not provided around the outside of the detention area and sides slopes are steeper than 1 in 10)
 - III. 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10
 - IV. 1200mm in landscaped areas where a safety fence is provided around the outside of the detention area
 - V. Above ground stormwater detention areas must be suitably signposted where required, warning people of the maximum flood level.
- f) A childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored.
- g) A 'V' drain (or equally effective provisions) is to be provided to the perimeter of the property, where necessary, to direct all stormwater to the detention area.
- h) Mulch or bark is not to be used in on-site detention areas.
- i) Site discharge pipelines shall cross the verge at an angle no less than 45 degrees to the kerb line and shall not encroach across a neighbouring property's frontage unless approved in writing by Council's Development Engineering Coordinator.
- j) Any onsite detention/infiltration systems shall be located in areas easily accessible by residents of all units.

Construction Traffic Management – Work Zones

An application for a ‘Works Zone’ must be submitted to Councils Integrated Transport Department, and approved by the Randwick Traffic Committee, for a ‘Works Zone’ to be provided in New Orleans Crescent for the duration of the demolition & construction works.

The ‘Works Zone’ must have a minimum length of 12m and extend for a minimum duration of three months. The suitability of the proposed length and duration is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Randwick Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council’s Traffic Engineers) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

Waste Management

Prior to the occupation of the development, the owner or applicant is required to contact Council’s City Services department, to make the necessary arrangements for the provision of waste services for the premises.

DECISION STATEMENT

NSW Land & Housing Corporation

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

48

Street or property name

New Orleans Crescent

Suburb, town or locality

Maroubra

Postcode

2035

Local Government Area(s)

Randwick

Real property description (Lot and DP)

Lot 234 in Deposited Plan 36345

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of existing dwelling and associated structures, tree removal, and construction of a residential flat building comprising 5 units (1 x studio, 2 x 1 bedroom and 2 x 2-bedroom units) with associated landscaping, site works and parking for 3 vehicles.

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

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

Significant Impact on the Environment

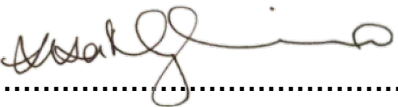
- The proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required.
- The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or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

Reasons for the Decision

- Following an assessment of the proposed activity and associated environmental impacts within the REF document it was decided that the proposed development will have economic and social benefits and any minor short-term impacts on the environment or surrounding properties can be appropriately mitigated.
- The proposed development will assist in the provision of much needed social and affordable housing and assist in addressing the existing and growing demand for housing in the 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.....10/03/2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio, Homes NSW

Residential Flat Building

48 New Orleans Crescent MAROUBRA NSW 2035 for HOMES NSW

DA DRAWINGS LIST

DRAWING NO.	DRAWING NAME
0001	COVER
0002	BASIX COMMITMENT
0003	AREA CALCULATIONS
0004	SEPP 65 DIAGRAMS
0100	SITE PLAN
0101	SITE/BLOCK ANALYSIS
0200	DEMOLITION PLAN
1100	GROUND FLOOR PLAN
1101	FIRST FLOOR PLAN
1102	SECOND FLOOR PLAN
1103	ROOF PLAN
2000	ELEVATIONS 01
2001	ELEVATIONS 02
3000	SECTIONS 01
3001	SECTIONS 02
9100	SHADOW DIAGRAMS
9300	EXTERNAL FINISHES SCHEDULE
NO1	NOTIFICATION PLAN - COVER PAGE
NO2	NOTIFICATION PLAN- SITE/LANDSCAPE
NO3	NOTIFICATION PLAN- DEVELOPMENT DATA
NO4	NOTIFICATION PLAN- ELEVATIONS
NO5	NOTIFICATION PLAN- SCHEDULE OF FINISHES
NO6	NOTIFICATION PLAN- SHADOW DIAGRAMS

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BGZ4J

Determined by the New South Wales Land and Housing Corporation



BASIX commitments:	
Shower head rating	3 star
Toilet rating	4 star
Kitchen taps	4 star
Bathroom taps	4 star
Alternate water	5,000L rainwater tank (min.) & 190m2 roof area connected
Alternate water connections	WCs, 1 external tap
HWS	Electric instantaneous
Cooling - living / bedroom	AC / Ceiling fans
Heating - living / bedroom	AC / Nil
LED lights	Throughout
Bath fan	Ducted, manual on/off
Kitchen range hood	Ducted, manual on/off
Laundry fan	Ducted, manual on/off
Hot plates / oven	Electric / electric
Solar PV	18kW (min.)
Outdoor clothesline	Yes

Thermal Efficiency summary:	
Roof	Medium (SA >0.475<0.70) & R1.3 anticon blanket
Ceiling insulation	R4.0 (2nd floor only)
External wall insulation	R2.5 and vapour permeable sarking
Internal wall insulation	R1.8 insulated plasterboard (internal walls shared with common area)
Floor insulation	R2.5 (internal walls shared with bathroom)
Floor insulation	R2.3 to underside of floors with open subfloor (1st floor)
Infiltration	Draught stoppers & foam seals on all external doors.
Downlights	Draught stoppers on all exhaust fans.
Window / glass door type	Downlights to be IC-F rated to permit coverage with insulation.
Ceiling fans	Double glazed clear sliding w/aluminium frame U=4.10 & SHGC=0.52 (+or- 5%) Double glazed clear hinged w/aluminium frame U=4.10 & SHGC=0.47 (+or- 5%) Double glazed low E sliding w/aluminium frame U=3.10 & SHGC=0.27 (+or- 5%) L2-02 (west) Double glazed low E hinged w/aluminium frame U=3.10 & SHGC=0.27 (+or- 5%) L2-02 (west) All bedrooms and living areas (1,200mm minimum)



JOB REFERENCE	BGZ4J
LOCALITY/SUBURB	MAROUBRA
STREET ADDRESS	48 NEW ORLEANS AVENUE
LOT No. & DP	LOT 234, DP 36345
SITE AREA	509.4m ²
GFA MAXIMUM	636.75m ²
GFA PROVIDED	314.58m ²

COMPLIANCE TABLE	CONTROL	REQUIRED	PROPOSED	COMPLIES
FRONT SETBACK	RANDWICK DCP 2013	Prevailing setback 5.5m but no less than 3m	5.5m	COMPLIES
	RANDWICK DCP 2013	3.5m	3	PROPOSED VARIATION TO DCP
SIDE SETBACK	ADG	6m (habitable) 3m (non-habitable)	2.9m-3.1m	PROPOSED VARIATION TO ADG
	RANDWICK DCP 2013	15% of lot depth or 5m	5m	COMPLIES
HEIGHT	RANDWICK LEP 2012	9.5m	10.5m	PROPOSED VARIATION TO DCP
	HOUSING SEPP (S.42(1)(B))	11m	10.5m	COMPLIES
FSR	RANDWICK LEP 2012	0.75:1	0.62:1	COMPLIES
	HOUSING SEPP (S.42(1)(C))	0.65:1 or FSR under LEP	0.62:1	COMPLIES
LANDSCAPED AREA	RANDWICK DCP 2013	50% of site area = 254.7	240.01m ² (47% of site area)	PROPOSED VARIATION TO DCP
DEEP SOIL	ADG	7% of site area = 35.7	128.85m ² (25% of site area)	COMPLIES
COMMUNAL OPEN SPACE	ADG	25% of site area = 127.35	67.35 (13% of site area)	PROPOSED VARIATION TO ADG
SOLAR ACCESS	ADG	70% of apartments	5 of 5	COMPLIES
NATURAL VENTILATION	ADG	60% of apartments	5 of 5	COMPLIES
PARKING	HOUSING SEPP (S.42(1)(E))	1 bed - 0.4 spaces	3 spaces provided	COMPLIES
		2 bed - 0.5 spaces 3 bed - 1 space		COMPLIES
WASTE MANAGEMENT	RANDWICK DCP 2013	General waste - 1 x 240L/2 dwellings Recycling - 1 x 240L/2 dwellings	3 x waste bins, 3 x recycling bins	COMPLIES



BASIX Certificate Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: BSX-29652N_03

The certificate confirms that the proposed development will meet the NSW government's requirements for sustainability...



Project summary table with columns: Project name, Street address, Local Government Area, Floor type and plan number, etc.

Certificate Prepared by Name / Company Name: Marc Khoo ABN (if applicable): 900088930

Description of project

Table with columns: Project address, Project name, Common area landscape, Project score, Thermal Performance, Energy, Materials.

Description of project

Table with columns: Common areas of unit buildings - Building 1, Common area, Floor area (m²), Common area, Floor area (m²).

Description of project

Table with columns: Common areas of unit buildings - Building 1, Common area, Floor area (m²), Common area, Floor area (m²).

Schedule of BASIX commitments

- 1. Commitments for Residential flat buildings - Building 1 (a) Buildings (i) Materials (ii) Energy (iii) Thermal Performance (iv) Common areas and central systems/facilities (v) Water (vi) Energy (vii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building 1

Table with columns: (a) Buildings, (i) Materials, (ii) Energy, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: Reinforcement concrete frames/columns, Ceiling and roof types, Frame types, Floor types, External wall types, Internal wall types.

Table with columns: (b) Dwellings, (i) Water, (ii) Energy, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: Alternative water source, (b) Energy, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: (b) Energy, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: (b) Thermal Performance, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: Thermal loads, (b) Energy, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: (c) Common areas and central systems/facilities, (b) Energy, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: (b) Energy, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: (b) Energy, (iii) Thermal Performance, (iv) Common areas and central systems/facilities, (v) Water, (vi) Energy, (vii) Energy.

Table with columns: Central energy systems, Alternative energy supply, Other, Notes, Legend.

Table with columns: Notes, Legend.

Insulation / construction summary:

- Medium colour roof (Basalt or Woodland Grey) and R1.3 anticon
- R4.0 ceiling insulation (Lvl 2 only with roof space above)
- Ground floor external walls: brick veneer & R2.5 and vapour permeable sarking



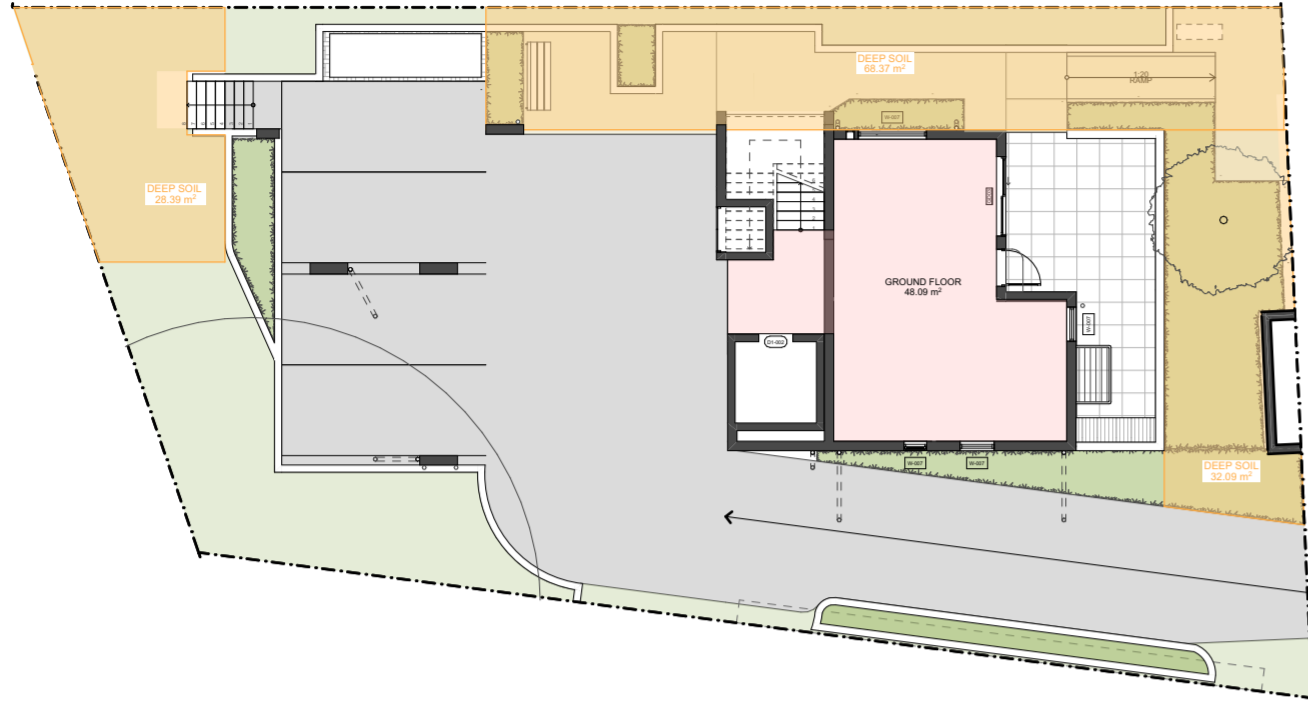
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Table with columns: ARCHITECT, NOTES, DISCIPLINES, Integrated Design Group Pty Ltd.

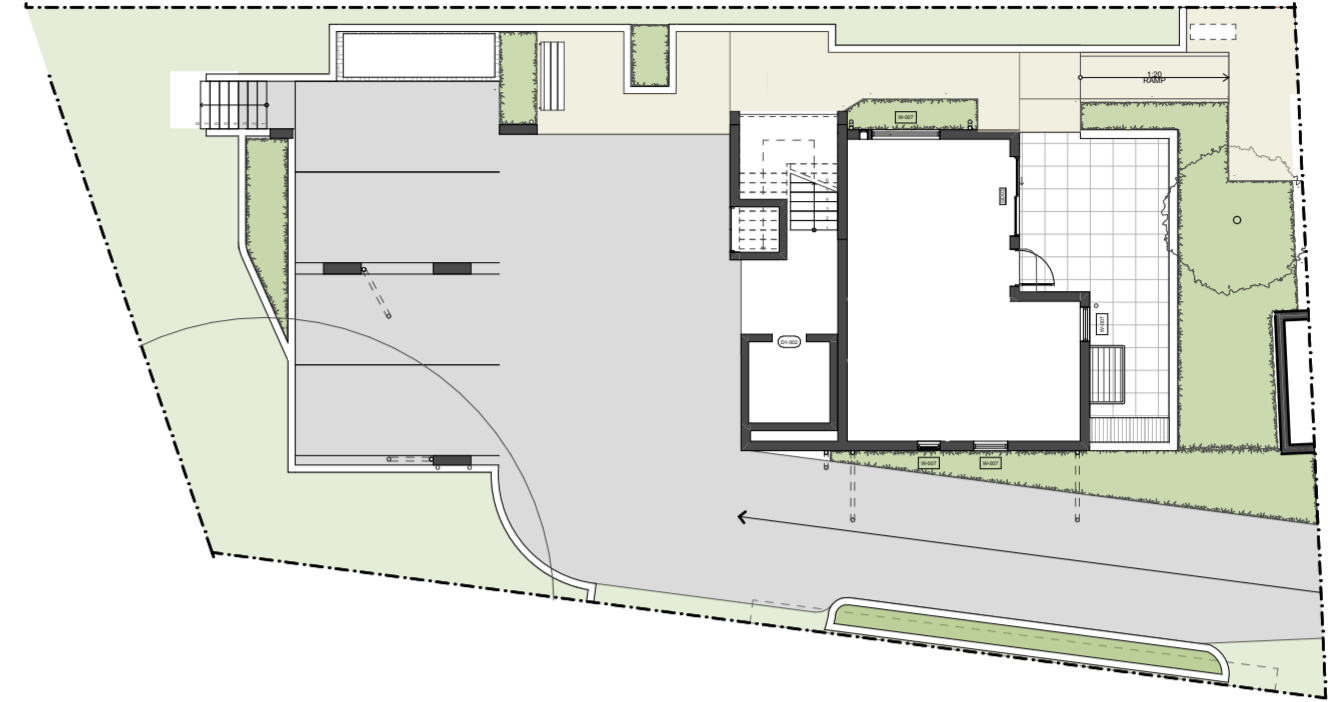
Table with columns: PROJECT, Residential Flat Building, SITE/CLIENT, HOMES NSW.

Table with columns: REVISION, 1/3/2024 A, ISSUE FOR PART 5, 6/5/2024 B, REVISED ISSUE FOR PART 5.

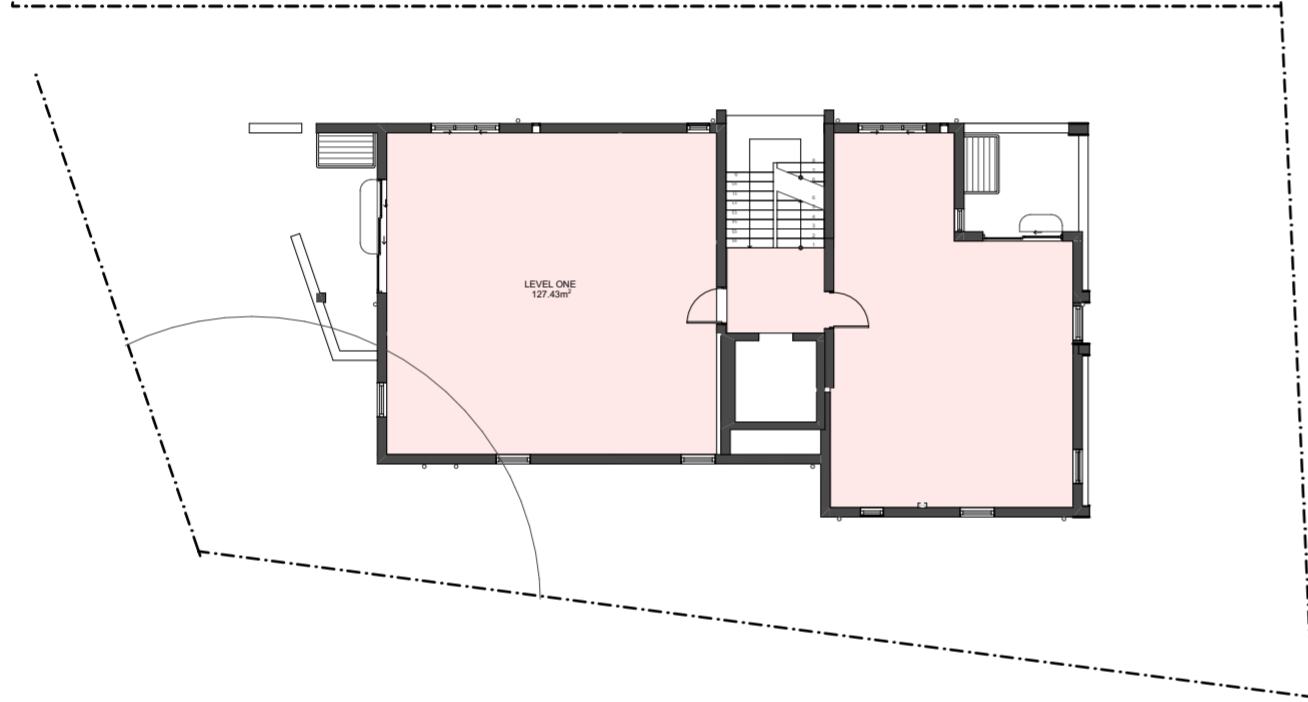
Homes NSW APPROVED PLANS PART 5 (DIV 5.1) ACTIVITY DETERMINATION Date: 10 March 2025 Project No.: BG24J



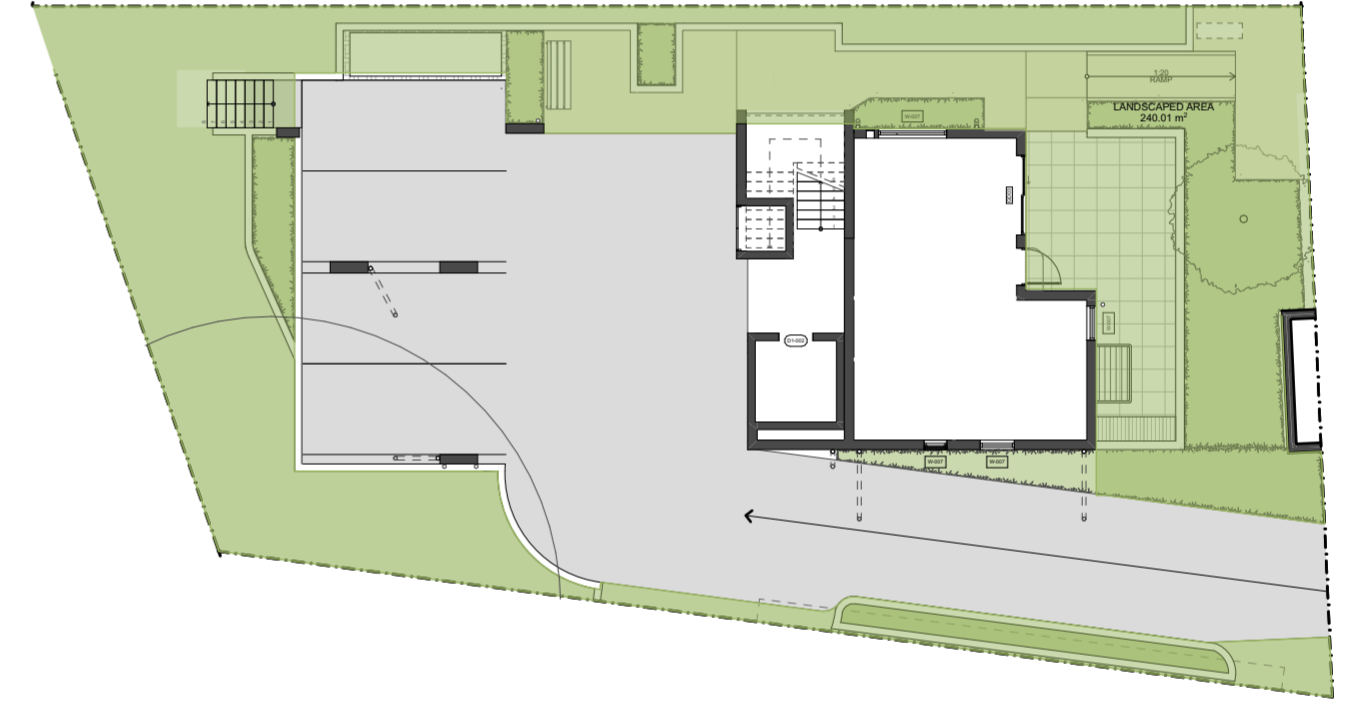
1 FSR AND DEEP SOIL
Scale 1:200



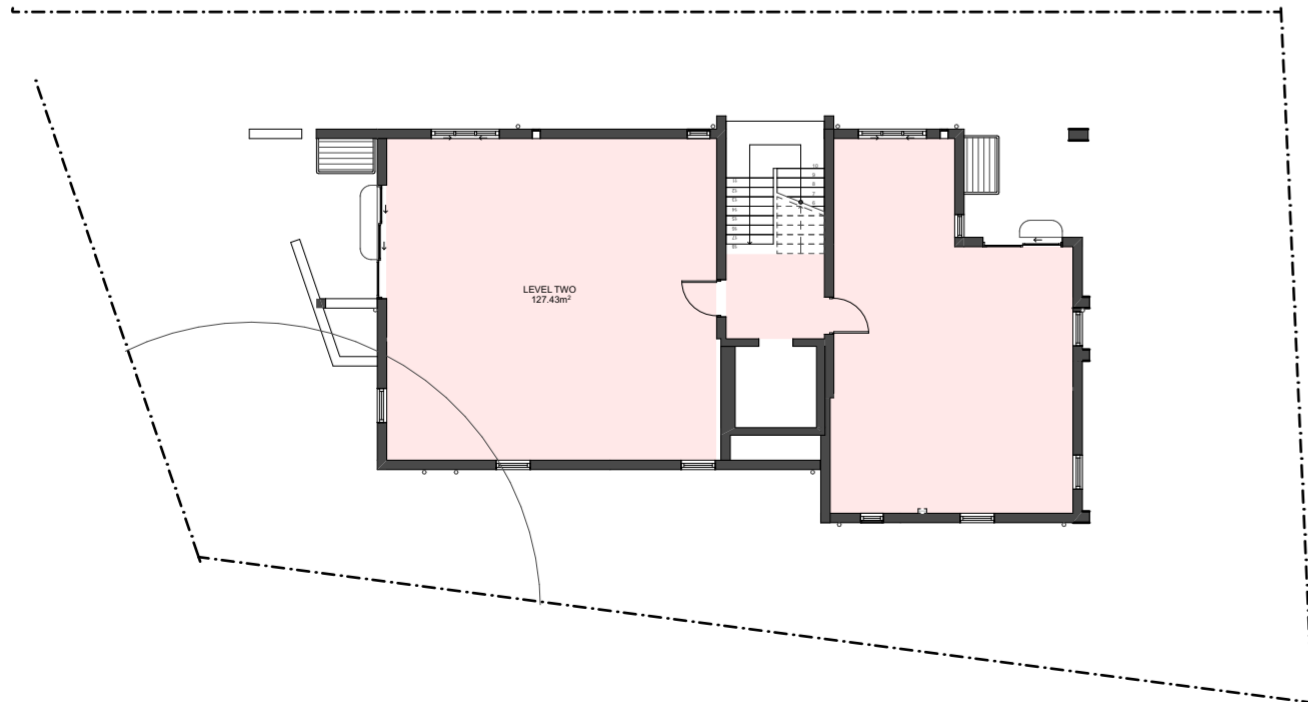
4 COMMUNAL OPEN SPACE
Scale 1:200



2 L1 FSR
Scale 1:200



5 LANDSCAPED AREA
Scale 1:200



3 L2 FSR
Scale 1:200

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 10 March 2025
Project No.: BGZ4J
Determined by the New South Wales Land and Housing Corporation



AREA SCHEDULE				
LEVEL	GFA (m ²)	1B	2B	3B
GROUND FLOOR	47.02	1		
LEVEL 1	133.78	1	1	
LEVEL 2	133.78	1	1	
SUB TOTALS	314.58	3	2	
FSR	0.62			
SITE	509.4			5

LANDSCAPE AREAS			
	REQUIRED	TOTAL	% of site
TOTAL LANDSCAPE AREA	255	238.22	47%
DEEP SOIL	35.66	127.06	25%
COMMUNAL OPEN SPACE	127.35	0	0%

CARPARKING	NO.	HOUSING SEPP ACC.	REQUIRED
1B UNITS	3	0.40	1.20
2B UNITS	2	0.50	1.00
3B UNITS		1.00	0.00
TOTAL	5		
TOTAL CARS REQUIRED			2.20
TOTAL CARS PROVIDED			3

- SEPP 65 2015 refers to RMS Guide to Traffic Generating Developments
- SEPP Housing, Accessible Site
- Proposed visitor rated based on Traffic Engineering Report

SEPP 65		
	NO. OF UNITS	%
SUNLIGHT	5	100%
VENTILATION	5	100%

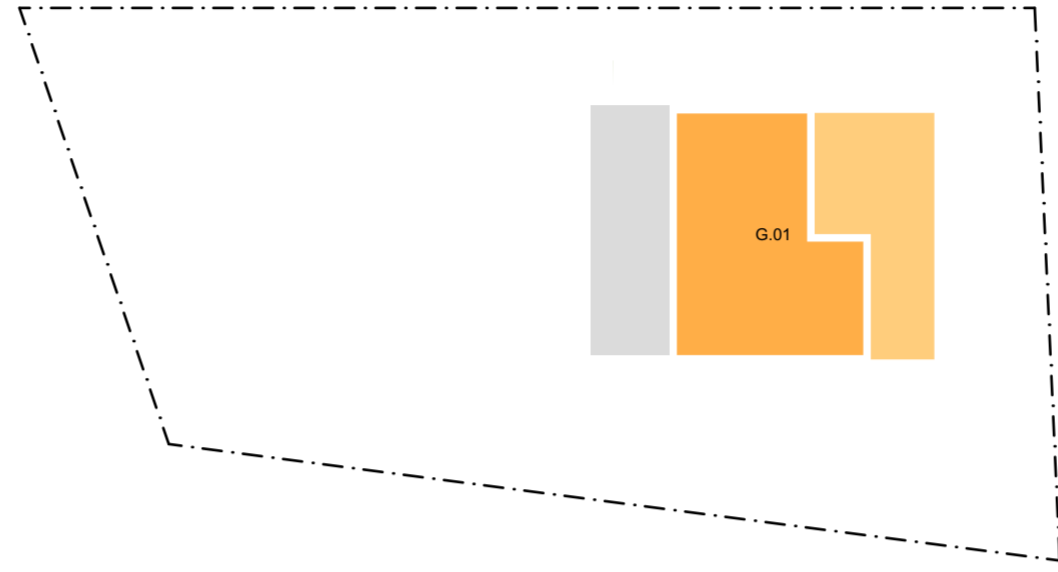
	SEPP 65 DATA				AREA (m ²)		STORAGE STORAGE		ENVIRONMENTAL							SUN	VENT	
	1B	GENERAL 2B	3B	CAR	INT.	POS	TOTAL REQUIRED	ACHIEVED	9am	10am	11am	12pm	1pm	2pm	3pm			
GROUND FLOOR																		
GF.01	1				41.34	24.29	65.63	4.00	4.76	1	1	1	1	1	1	1	1	1
LEVEL 1																		
1.01	1				54.00	8.75	62.75	6.00	6.38	1	1	1	1	1	1	1	1	1
1.02		1			73.98	12.11	86.09	8.00	8.29					1	1	1	1	1
LEVEL 2																		
2.01	1				54.01	9.13	63.14	6.00	6.38	1	1	1	1	1	1	1	1	1
2.02		1			73.98	13.56	87.54	8.00	8.29					1	1	1	1	1
TOTAL	3	2	0	3	297.31	67.84	365.15										5	5
% COMPLIANCE	60%	40%	0%														100%	100%

Homes NSW

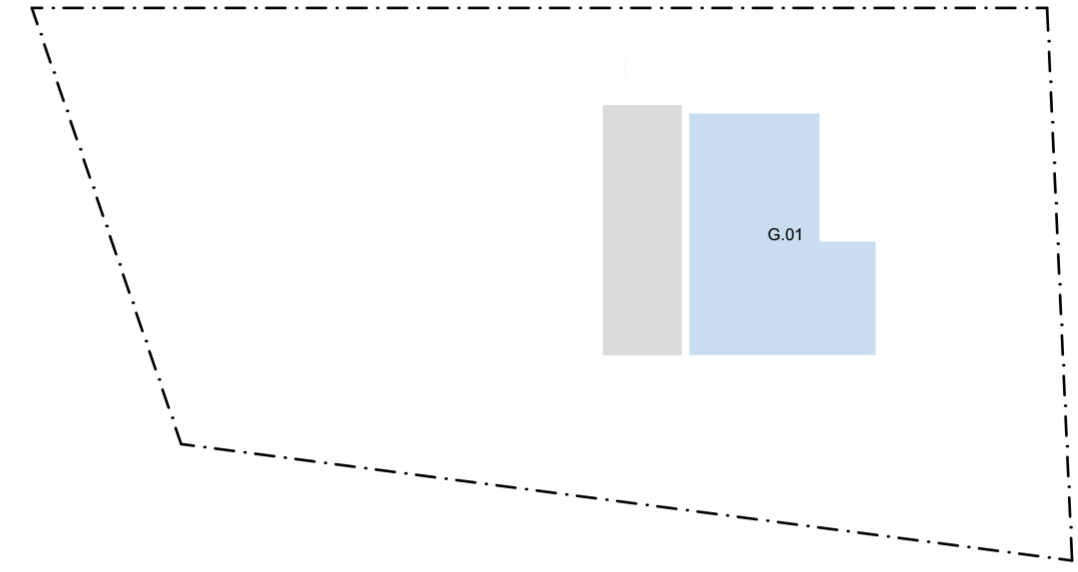
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

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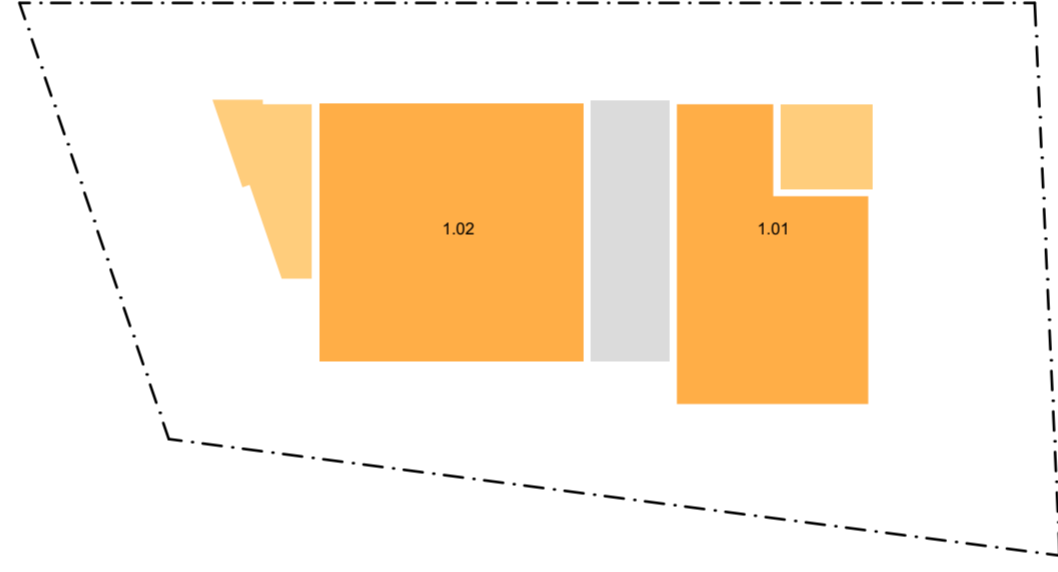
Determined by the New South Wales Land and Housing Corporation



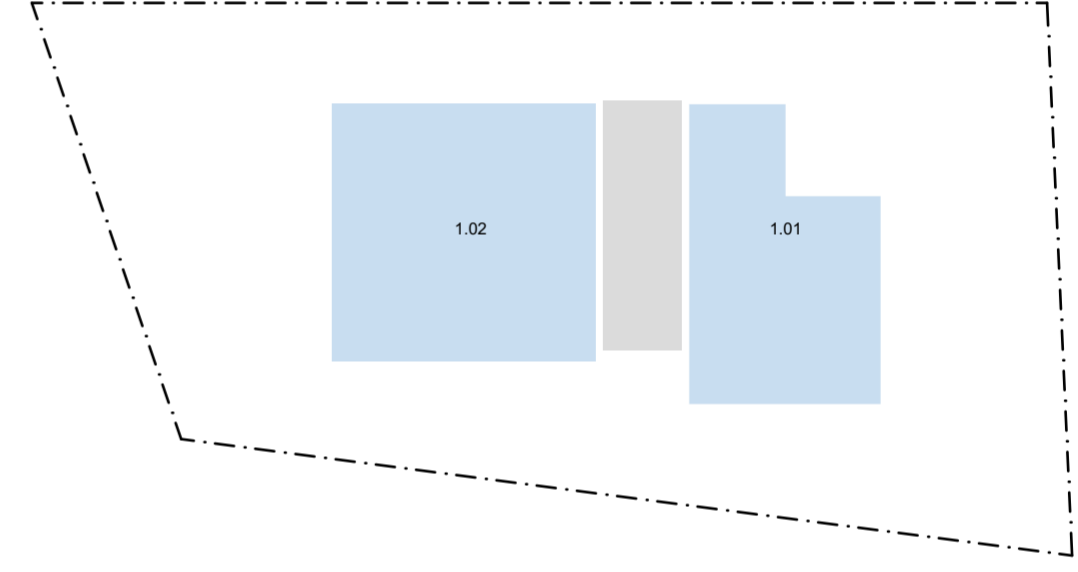
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Scale 1:250



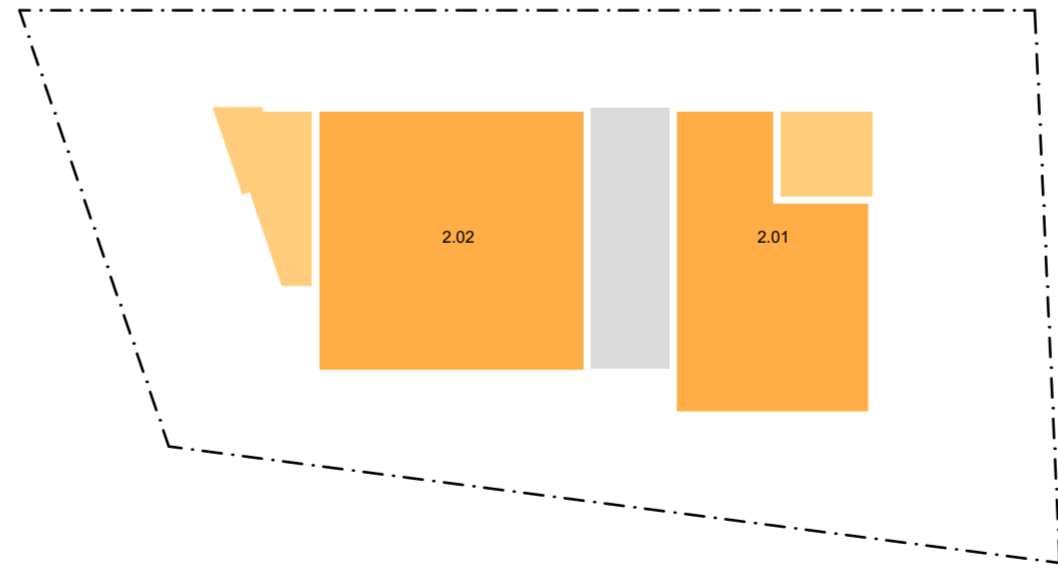
0. VENTILATION GROUND
Scale 1:250



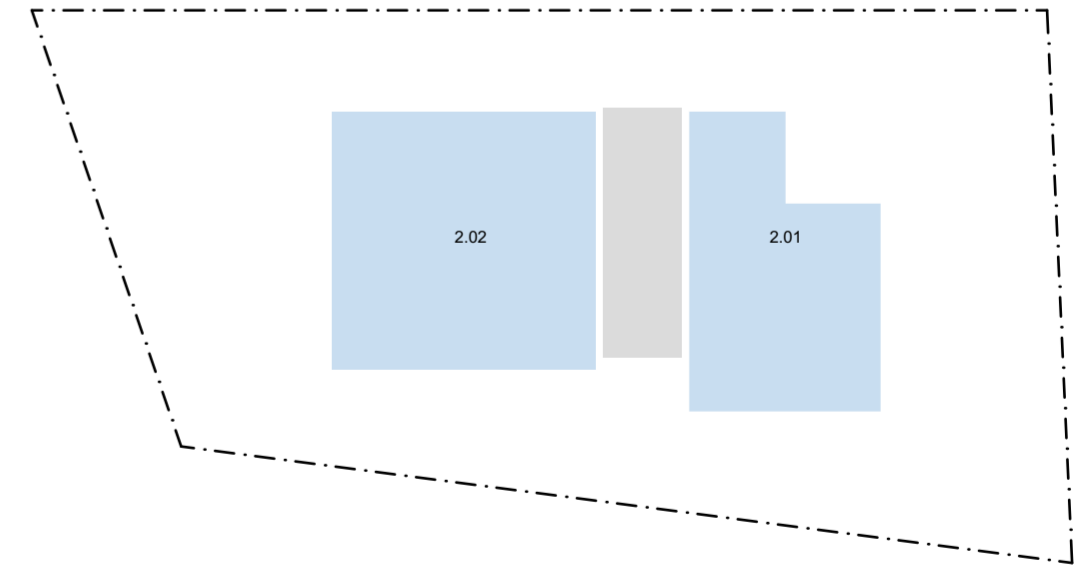
1. SOLAR LEVEL 1
Scale 1:250



1. VENTILATION LEVEL 1
Scale 1:250



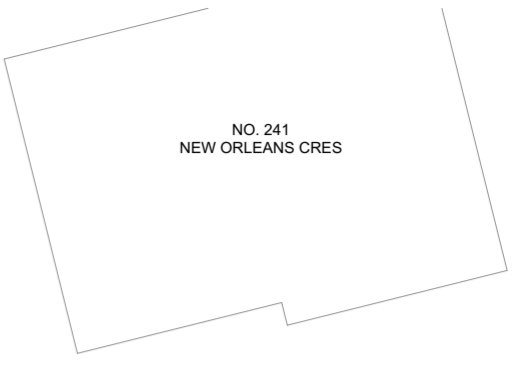
2. SOLAR LEVEL 2
Scale 1:250



2. VENTILATION LEVEL 2
Scale 1:250

LEGEND

- UNITS ACHIEVING 3HRS SOLAR ACCESS
- PRIVATE OPEN SPACE ACHIEVING 3HRS SOLAR ACCESS
- UNITS ACHIEVING VENTILATION
- VERTICAL CIRCULATION

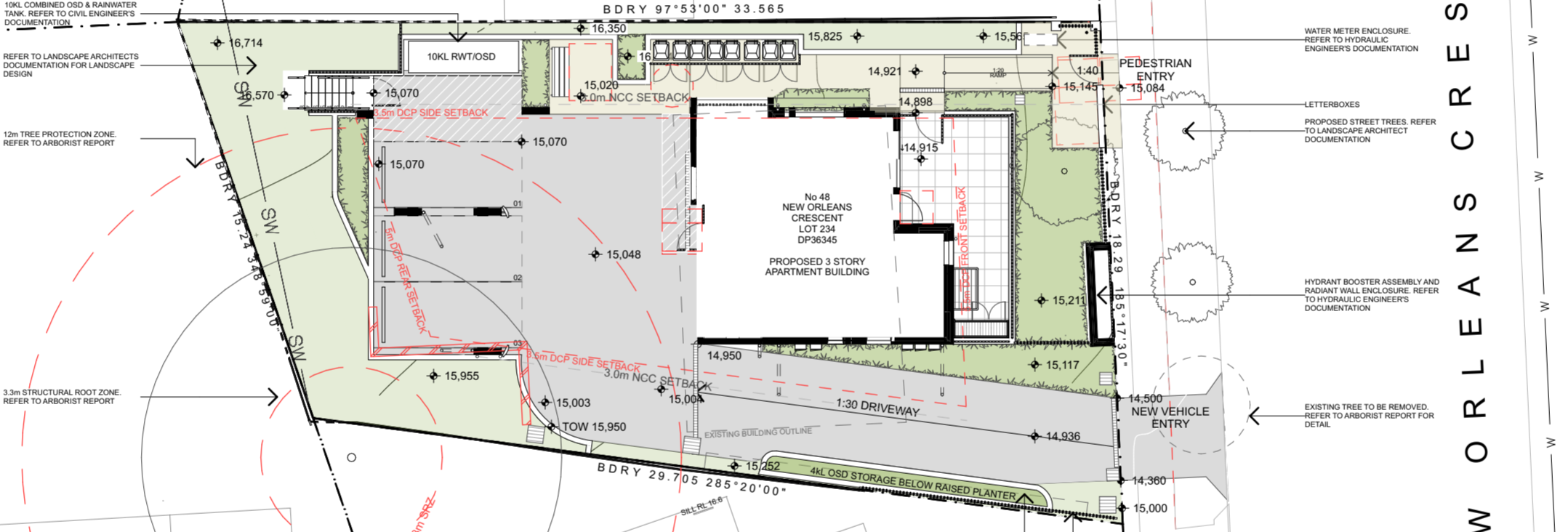
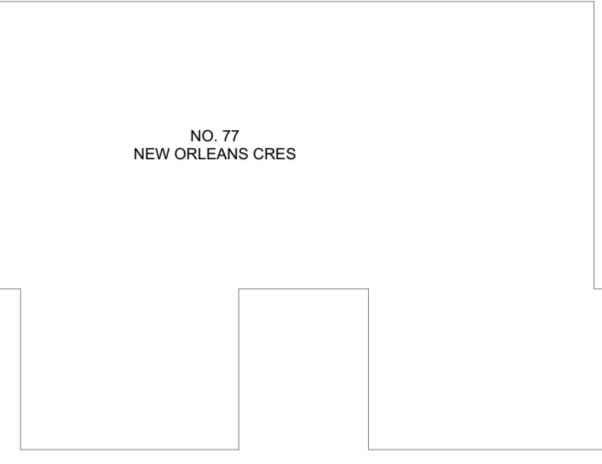
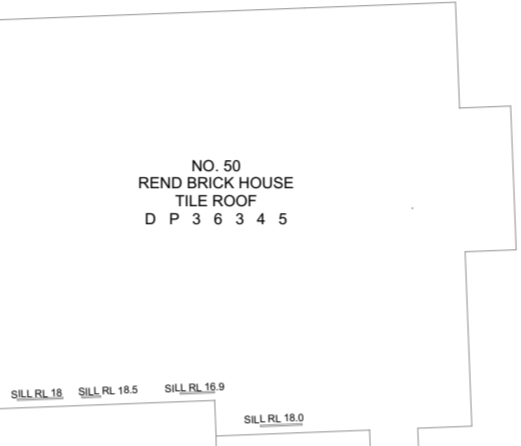


Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
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Determined by the New South Wales Land and Housing Corporation



NEW ORLEANS CRESCENT

YORKTOWN PARADE

ARCHITECT

INTEGRATED DESIGN GROUP

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architects
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Andrew Elin reg. no. 7028
Joshua Andren reg. no. 8878

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NOTES

- Figured dimensions take precedence over scaled drawings
- Contractors to check and verify all levels datum and dimensions on site
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DISCIPLINES

Access	VISTA ACCESS	Civil	NORTHROP
Acoustic	PWNA	Electrical	MARLINE
Arborist	REDGUM	Hydraulic	MARLINE
Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT

Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BGZ4J

NSW GOVERNMENT

REVISION

1/3/2024	A	ISSUE FOR PART 5
6/5/2024	B	REVISED ISSUE FOR PART 5
13/12/2024	C	REVISED ISSUE FOR PART 5

DRAWING

SITE PLAN

DRAWING: P5-0100
ISSUE: C

DRAWN: JM, JS
CHECKED: AE
SCALE: 1:200 @ A2



Homes NSW
 APPROVED PLANS
 PART 5 (DIV 5.1) ACTIVITY DETERMINATION
 Date: 10 March 2025
 Project No.: BGZ4J
 Determined by the New South Wales Land and Housing Corporation

ARCHITECT
INTEGRATED DESIGN GROUP
 48/51-52 KAYE PLANNING INTERIORS
 © Integrated Design Group Pty Ltd
 ABN 84 115 006 329
 Nominated Architects
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 Joshua Andren reg. no. 8878
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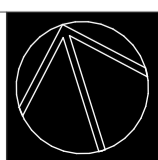
DISCIPLINES
 Access VISTA ACCESS
 Acoustic PWNIA
 Architect REDGUM
 Landscape WALLMAN PARTNERS
 Traffic VARGA TRAFFIC
 Civil NORTHROP
 Electrical MARLINE
 Hydraulic MARLINE
 Structure REBAL

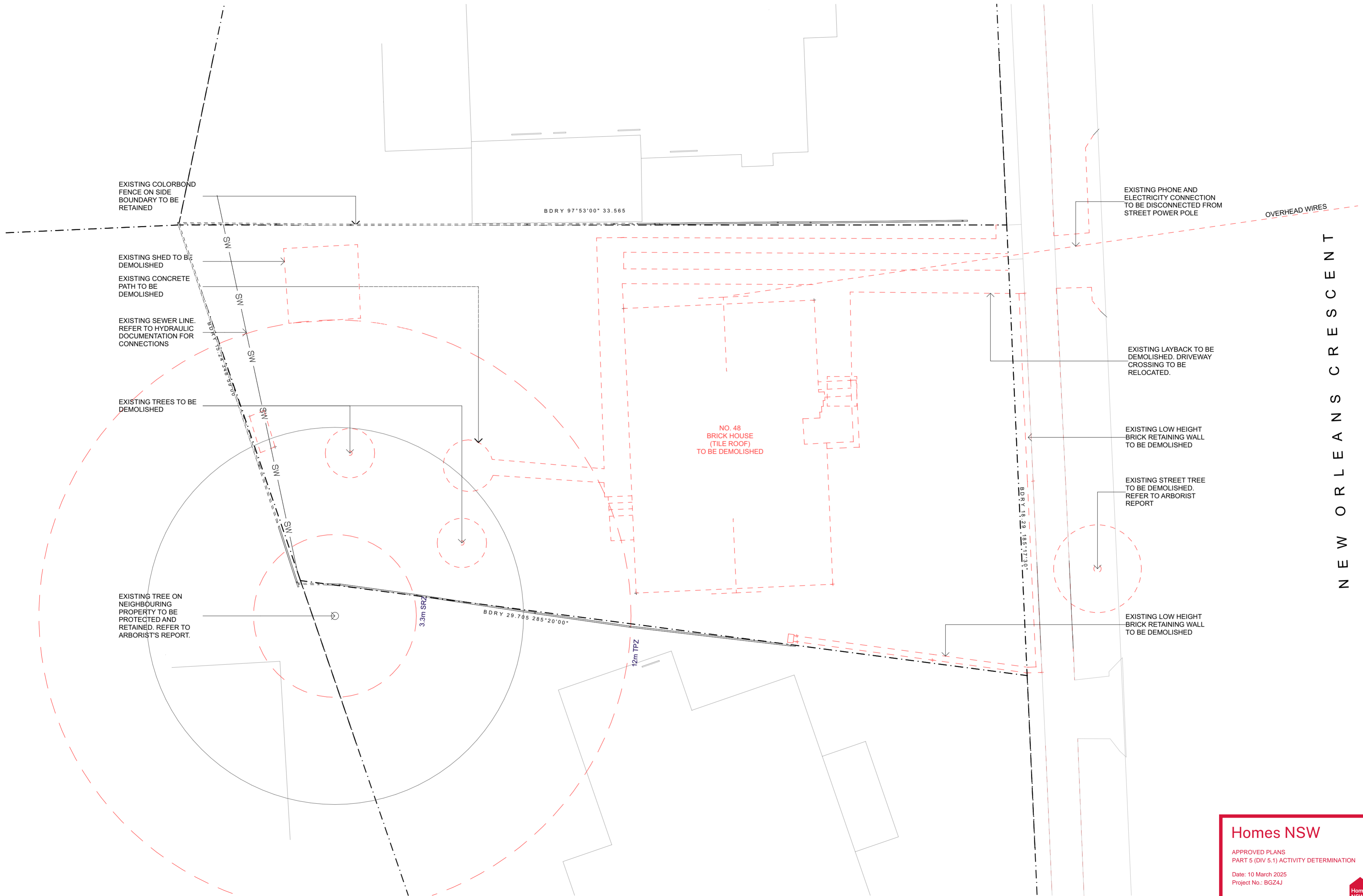
PROJECT
Residential Flat Building
 SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
 CLIENT: HOMES NSW
 REF: BGZ4J

REVISION

REVISION	DATE	DESCRIPTION
1/3/2024	A	ISSUE FOR PART 5
16/5/2024	B	REVISED ISSUE FOR PART 5
13/12/2024	C	REVISED ISSUE FOR PART 5

DRAWING
SITE/BLOCK ANALYSIS
 DRAWING P5-0101
 ISSUE C
 DRAWN JM_JS
 CHECKED AE
 SCALE @ A2





NEW ORLEANS CRESCENT

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BGZ4J

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ARCHITECT

INTEGRATED DESIGN GROUP

48/51-51/53 KATELFAUNING INTERIORS

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ABN 84 115 006 329
Nominated Architects
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PROJECT

Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BGZ4J

NSW GOVERNMENT

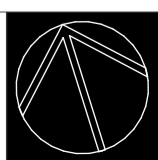
REVISION

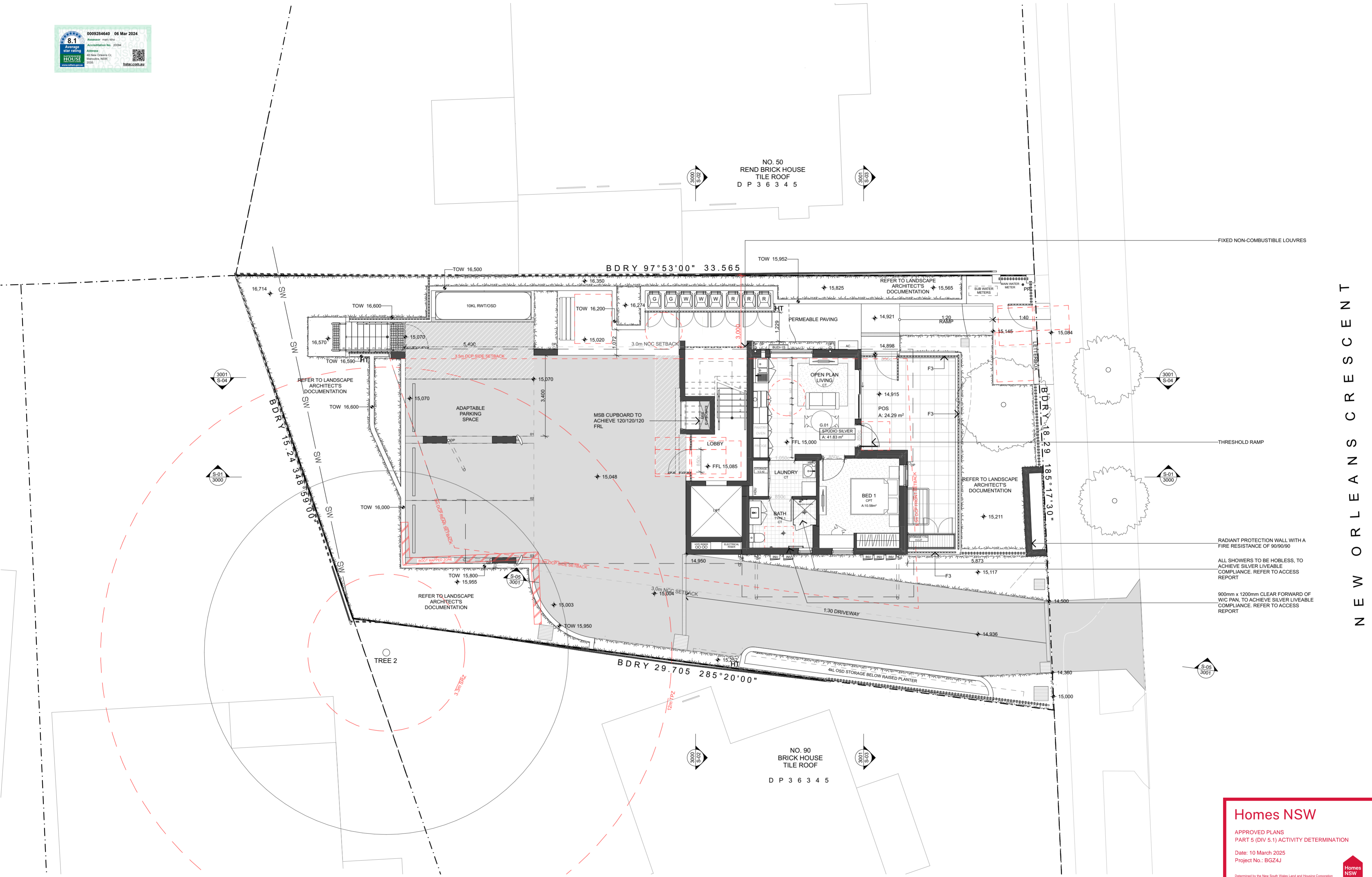
1/3/2024	A	ISSUE FOR PART 5
6/5/2024	B	REVISED ISSUE FOR PART 5
13/12/2024	C	REVISED ISSUE FOR PART 5

DRAWING

DEMOLITION PLAN

DRAWING: P5-0200
ISSUE: C
DRAWN: JM_JS
CHECKED: AE
SCALE: 1:100 @ A2





NEW ORLEANS CRESCENT

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BG24J

Determined by the New South Wales Land and Housing Corporation

INTEGRATED DESIGN GROUP

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architects
Simon Thorne reg. no. 7093
Andrew Ella reg. no. 79228
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DISCIPLINES

Access	VISTA ACCESS	Civil	NORTHROP
Acoustic	PWNA	Electrical	MARLINE
Automat	REDGUM	Hydraulic	MARLINE
Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT

Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BG24J

REVISION

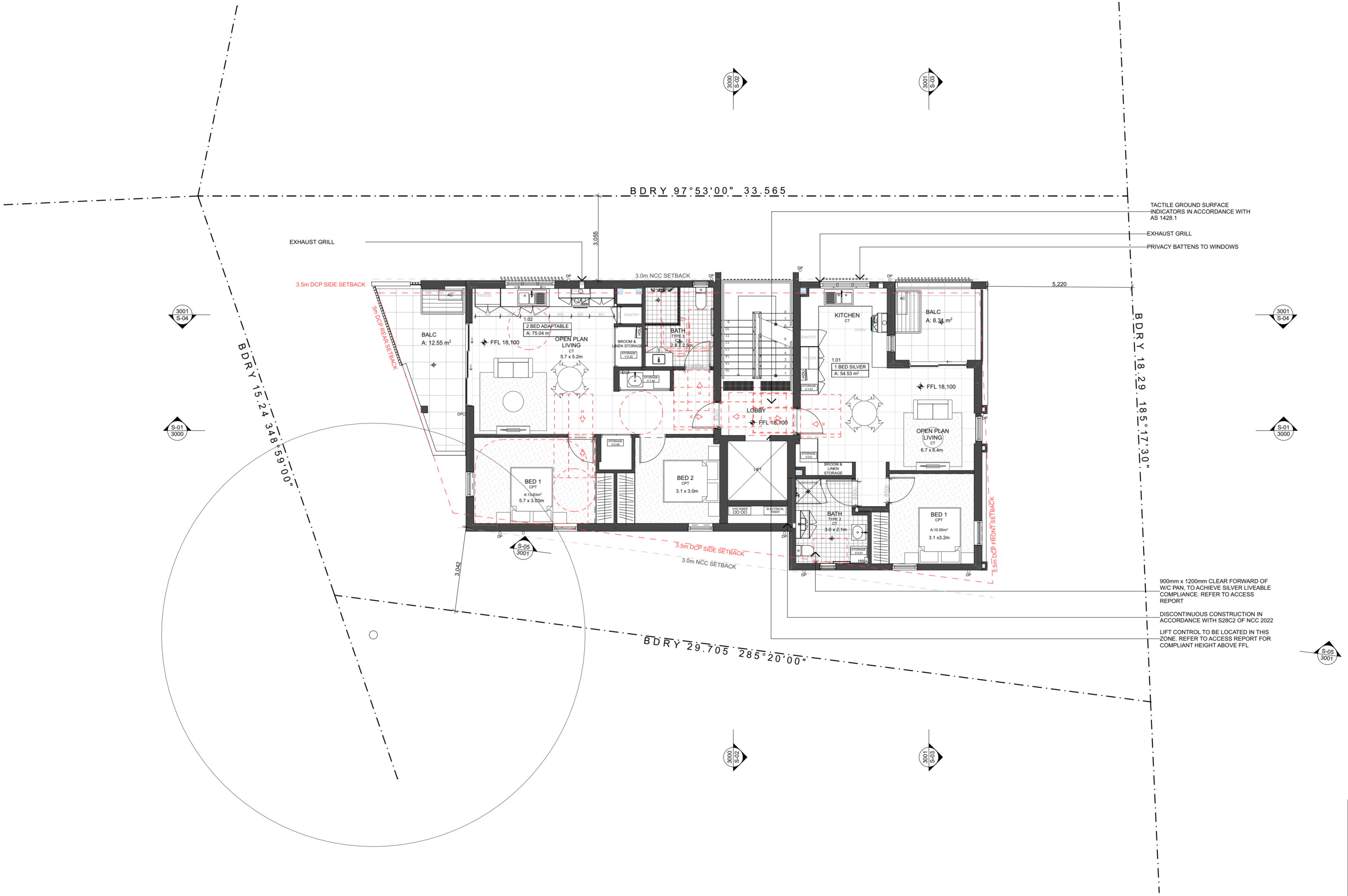
1/3/2024	A	ISSUE FOR PART 5
16/5/2024	B	REVISED ISSUE FOR PART 5
15/7/2024	C	REVISED ISSUE FOR PART 5
13/12/2024	D	REVISED ISSUE FOR PART 5

DRAWING

DRAWING: P5-1100
ISSUE: D

DRAWN: JM_JS
CHECKED: AE
SCALE: 1:100 @ A2

GROUND FLOOR PLAN



Homes NSW
 APPROVED PLANS
 PART 5 (DIV 5.1) ACTIVITY DETERMINATION
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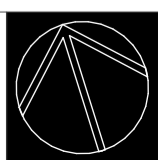
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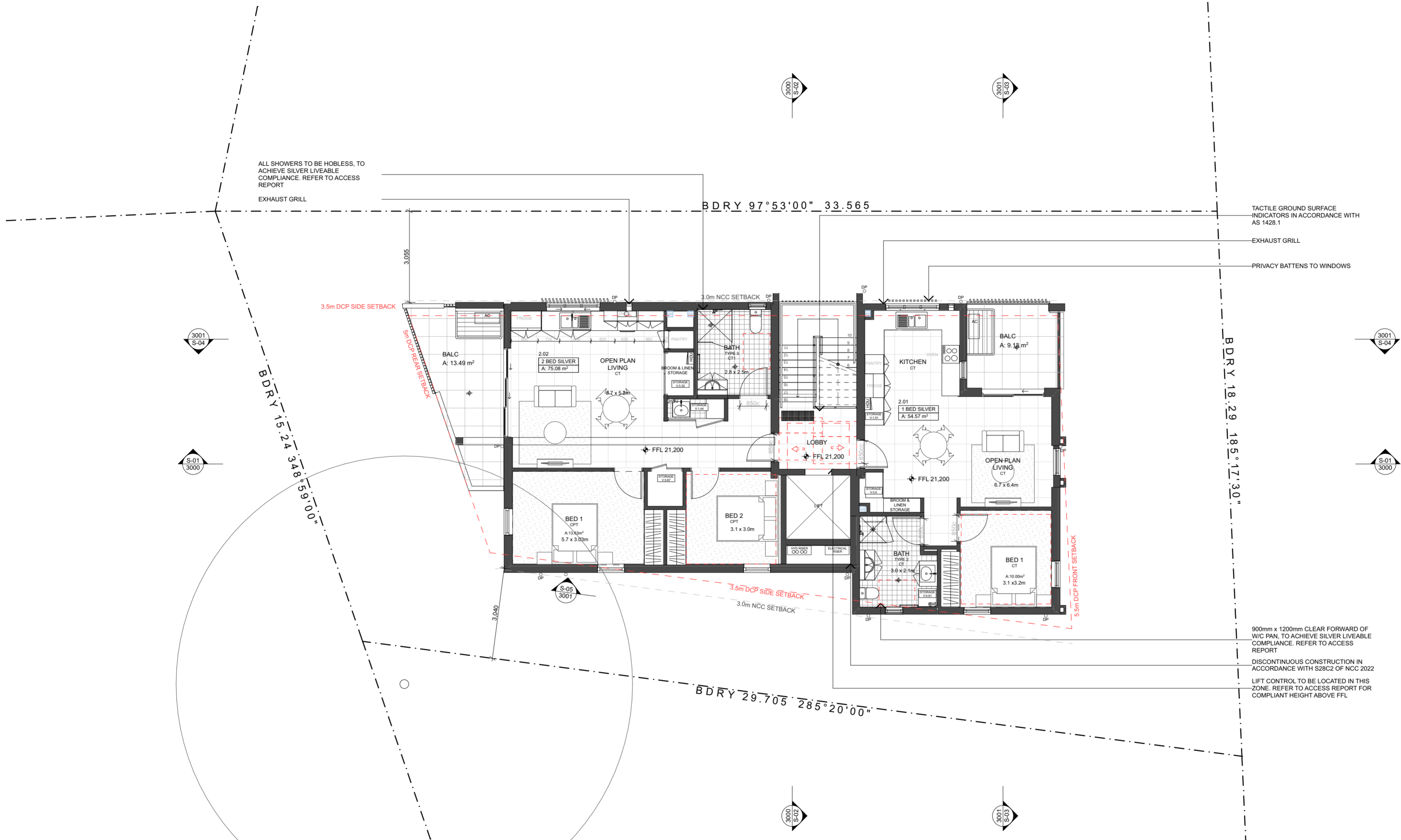
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 Access VISTA ACCESS
 Acoustic P/WNA
 Airblast REDGUM
 Landscape WALLMAN PARTNERS
 Traffic VARGA TRAFFIC
 Civil NORTHROP
 Electrical MARLINE
 Hydraulic MARLINE
 Structure REBAL

PROJECT
 Residential Flat Building
 SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
 CLIENT: HOMES NSW
 REF: BGZ4J

REVISION
 1/3/2024 A ISSUE FOR PART 5
 6/5/2024 B REVISED ISSUE FOR PART 5
 15/7/2024 C REVISED ISSUE FOR PART 5
 13/12/2024 D REVISED ISSUE FOR PART 5

DRAWING
 FIRST FLOOR PLAN
 DRAWING P5-1101
 ISSUE D
 DRAWN JM_JS
 CHECKED AE
 SCALE 1:100 @ A2





Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

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DISCIPLINES

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Acoustic	PWNA	Electrical	MARLINE
Automat	REDGUM	Hydraulic	MARLINE
Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT

Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BGZ4J

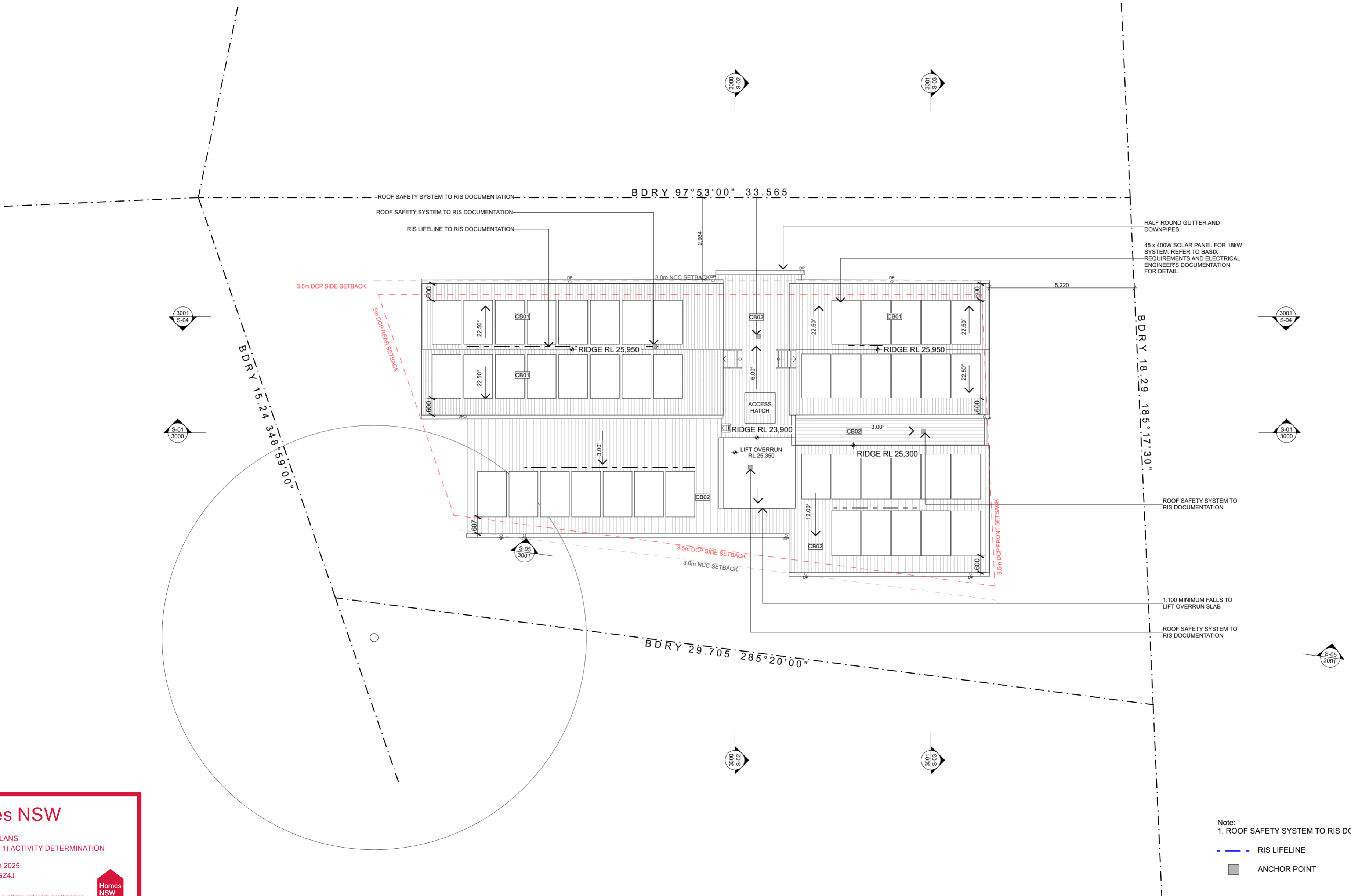
REVISION

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6/5/2024	B	REVISED ISSUE FOR PART 5
15/7/2024	C	REVISED ISSUE FOR PART 5
13/12/2024	D	REVISED ISSUE FOR PART 5

DRAWING

SECOND FLOOR PLAN

DRAWING: P5-1102
ISSUE: D
DRAWN: JM_JS
CHECKED: AE
SCALE: 1:100 @ A2



Note:
1. ROOF SAFETY SYSTEM TO RIS DOCUMENTATION

- RIS LIFELINE
- ANCHOR POINT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 10 March 2025
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Acoustic	PWNA	Electrical	MARLINE
Arborist	REDGUM	Hydraulic	MARLINE
Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT
Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BGZ4J

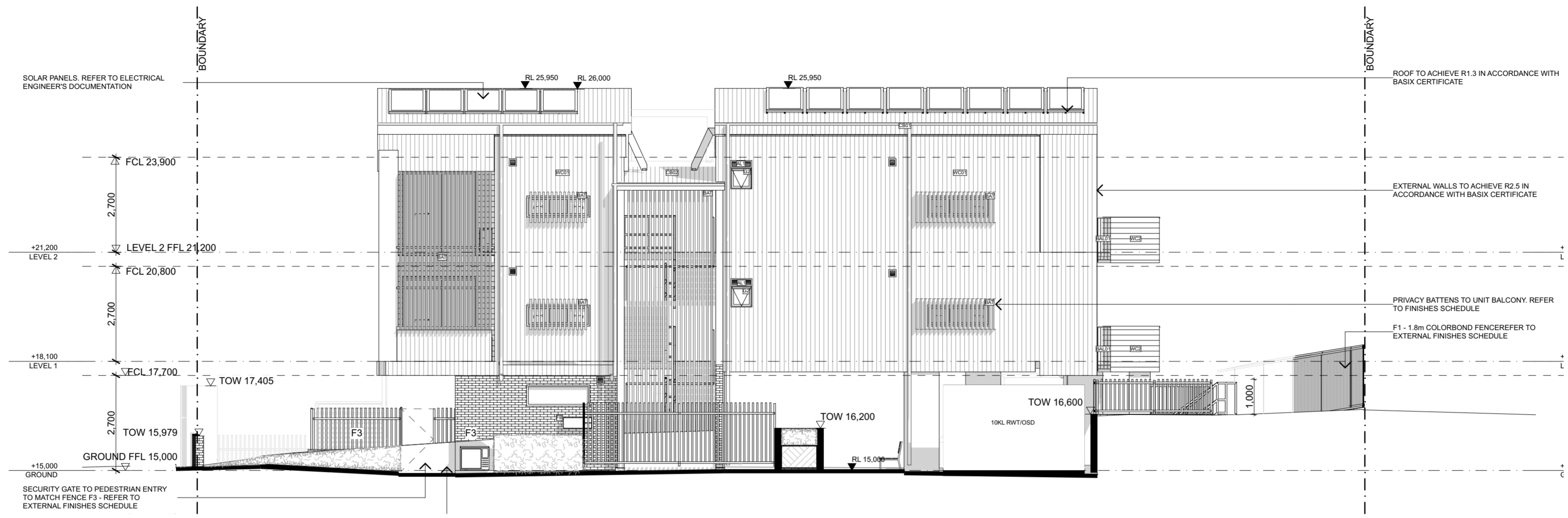
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15/7/2024	C	REVISED ISSUE FOR PART 5
13/12/2024	D	REVISED ISSUE FOR PART 5

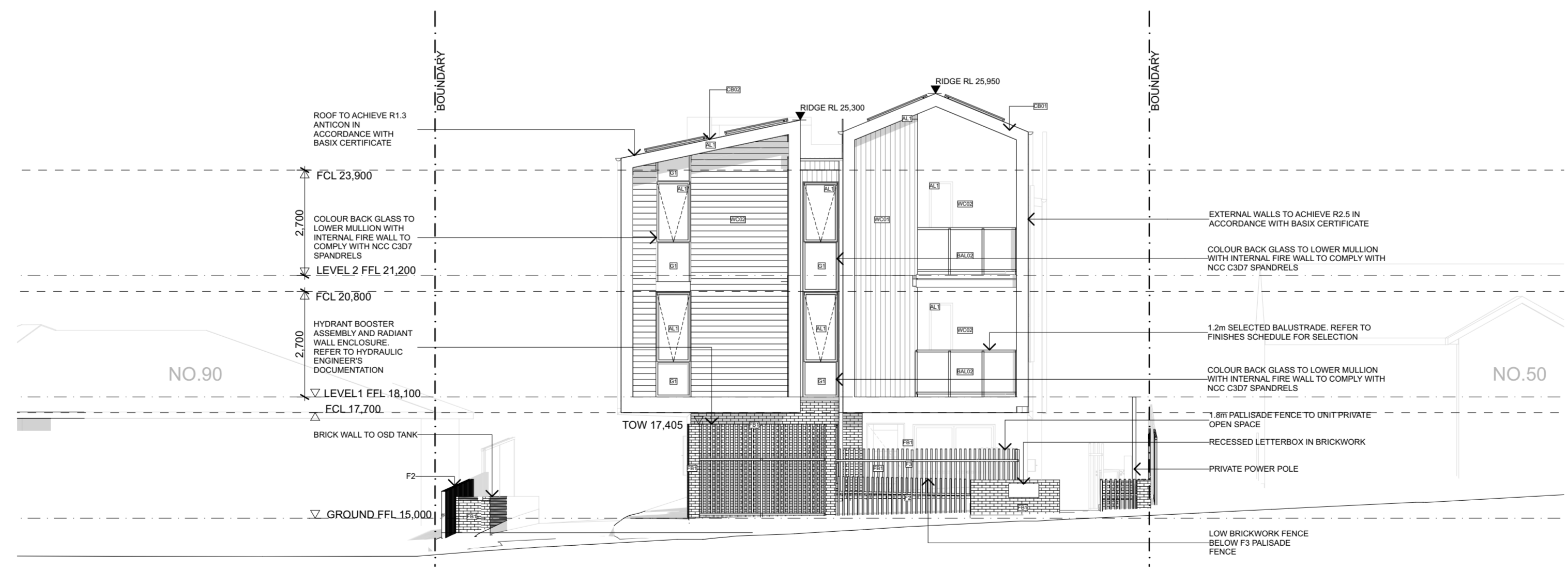
DRAWING
ROOF PLAN

DRAWING: P5-1103
ISSUE: D

DRAWN: JM, JS
CHECKED: AE
SCALE: 1:100 @ A2



01 NORTH ELEVATION
Scale 1:100



02 EAST ELEVATION
Scale 1:100

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

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Acoustic	PWNA	Electrical	MARLINE
Automist	REDGUM	Hydraulic	MARLINE
Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT

Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BG24J

REVISION

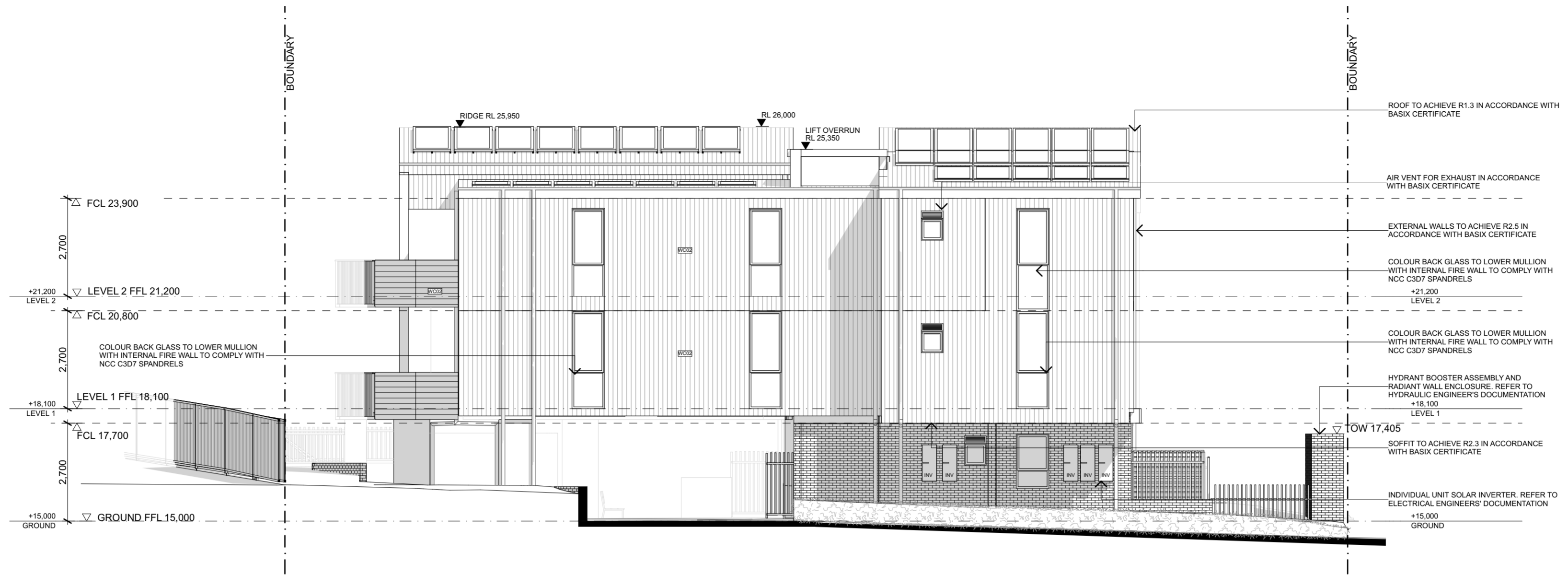
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6/5/2024	B	REVISED ISSUE FOR PART 5
15/7/2024	C	REVISED ISSUE FOR PART 5
13/12/2024	D	REVISED ISSUE FOR PART 5

DRAWING

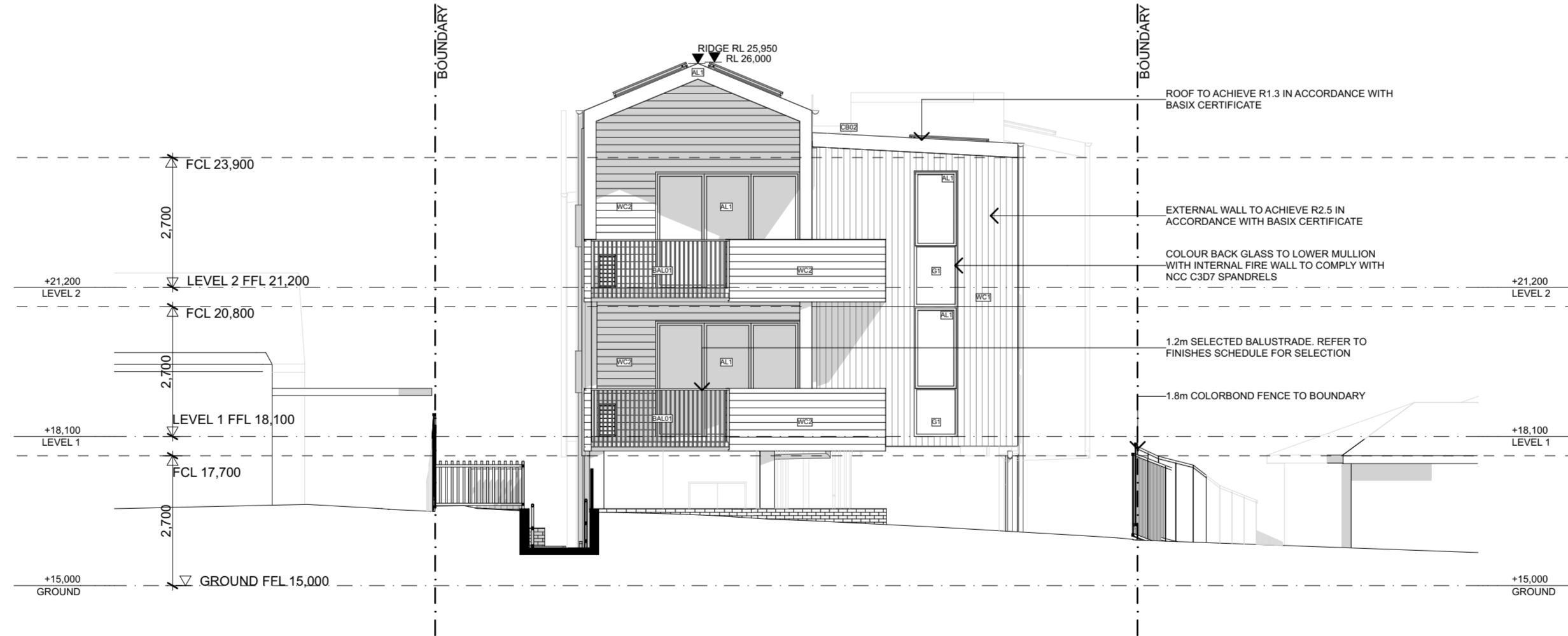
DRAWING	ISSUE
P5-2000	D

DRAWN: JM_JS
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ELEVATIONS 01



03 SOUTH ELEVATION
Scale 1:100



04 WEST ELEVATION
Scale 1:100

Homes NSW

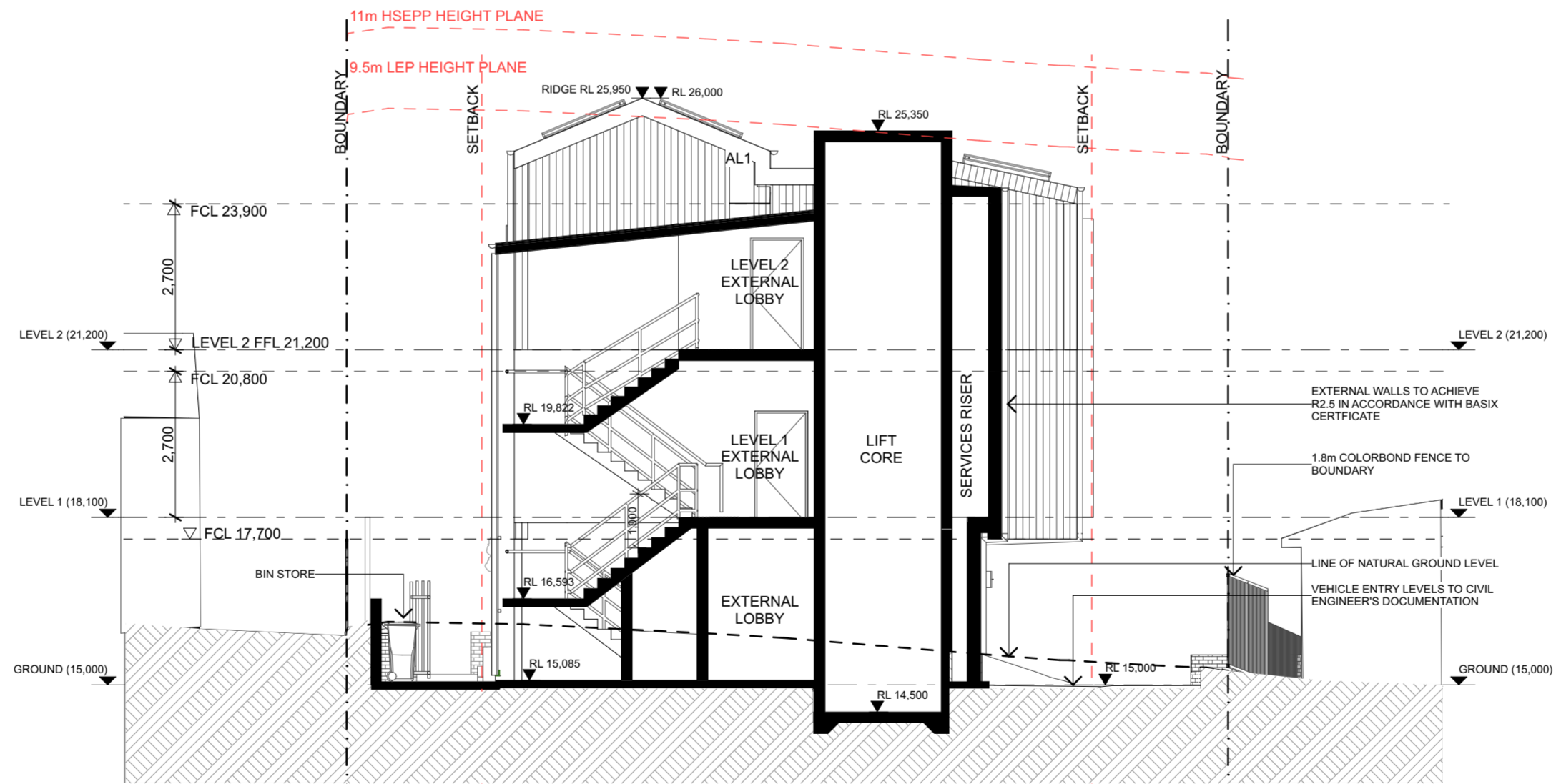
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
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S-01 SECTION
Scale 1:100



S-02 SECTION
Scale 1:100

Homes NSW
APPROVED PLANS
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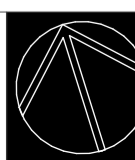
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Access VISTA ACCESS
Acoustic PWNNA
Architect REDGUM
Landscape WALLMAN PARTNERS
Traffic VARGA TRAFFIC
Civil NORTHROP
Electrical MARLINE
Hydraulic MARLINE
Structure REBAL

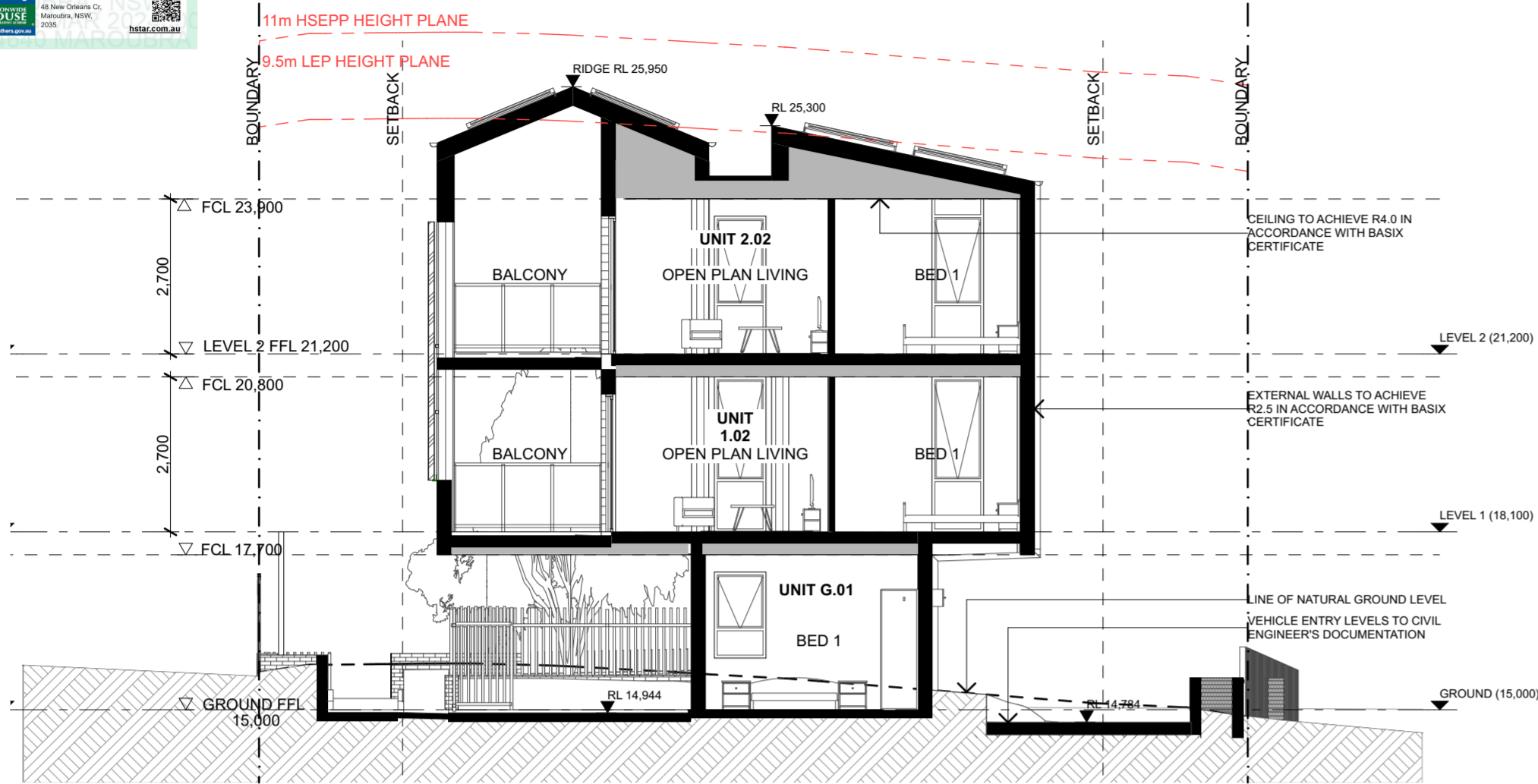
PROJECT
Residential Flat Building
SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BG24J

REVISION
1/3/2024 A ISSUE FOR PART 5
6/5/2024 B REVISED ISSUE FOR PART 5
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13/12/2024 D REVISED ISSUE FOR PART 5

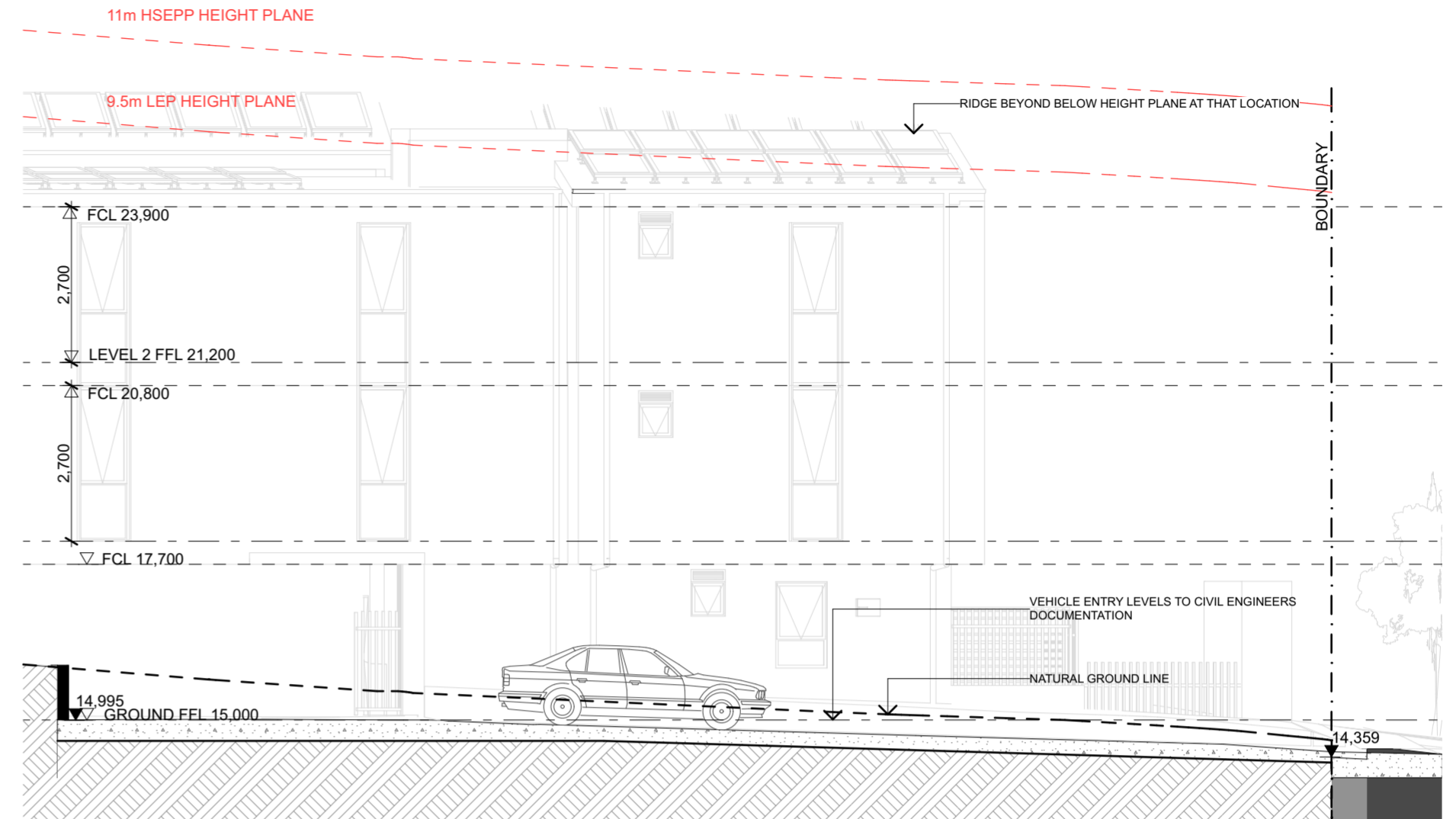
DRAWING
DRAWING P5-3000
ISSUE D
DRAWN JM_JS
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SECTIONS 01
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ISSUE D
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SCALE 1:100 @ A2

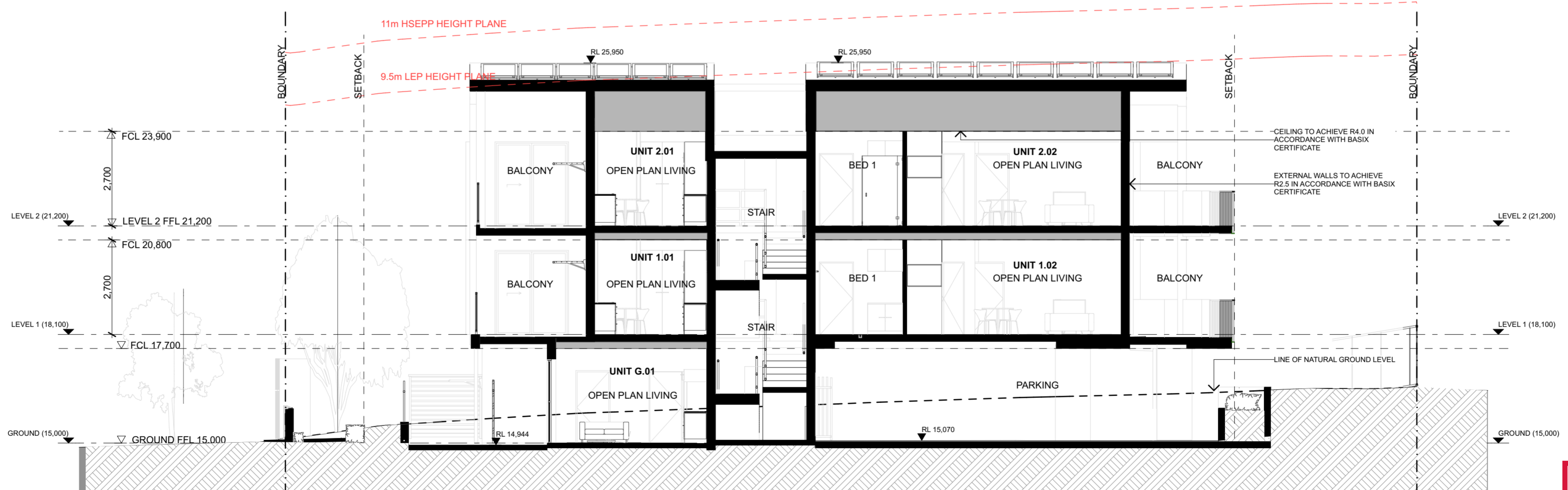




S-03 SECTION
Scale 1:100



S-05 DRIVEWAY
Scale 1:100



S-04 SECTION
Scale 1:100

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
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Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT
Residential Flat Building

CLIENT: HOMES NSW
REF: BGZ4J

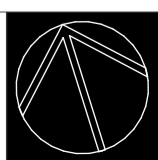
NSW GOVERNMENT

REVISION	DATE	ISSUE
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13/12/2024	D	REVISED ISSUE FOR PART 5

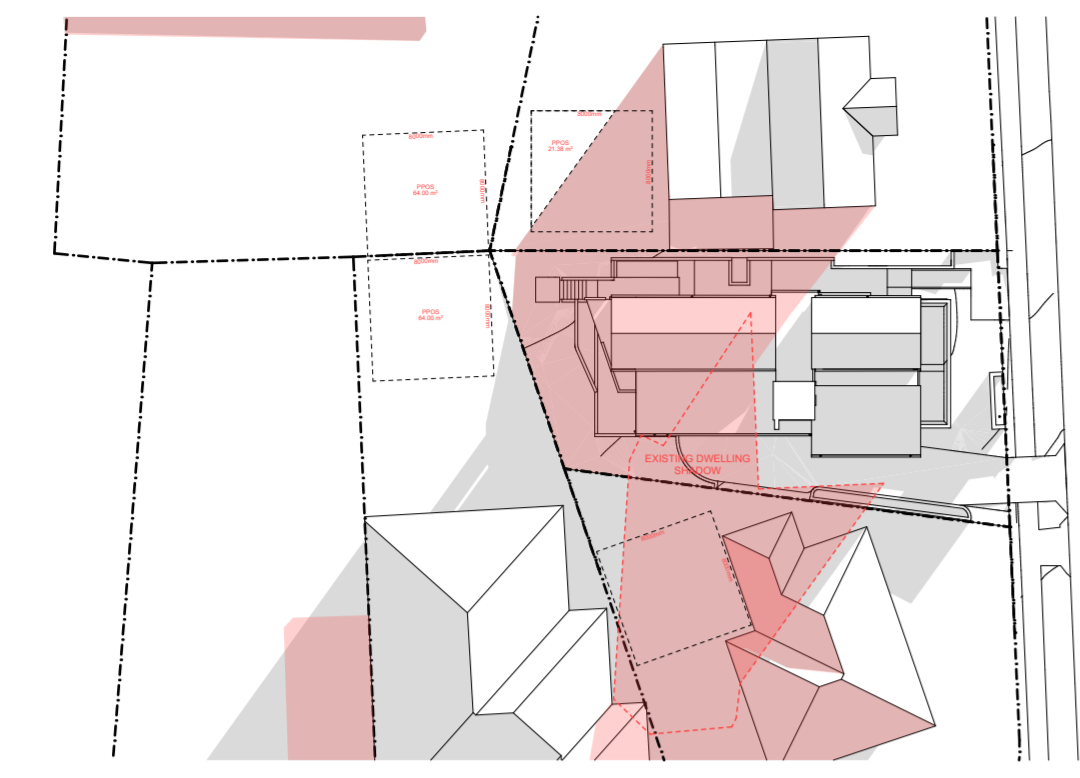
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SECTIONS 02
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ISSUE
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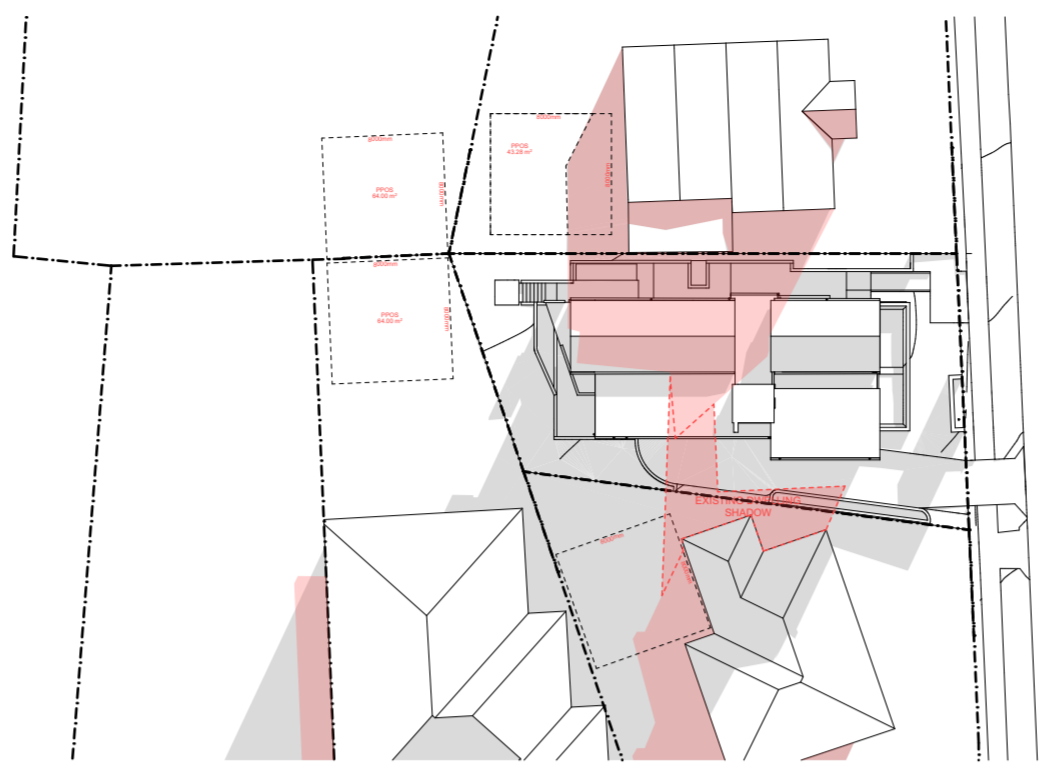
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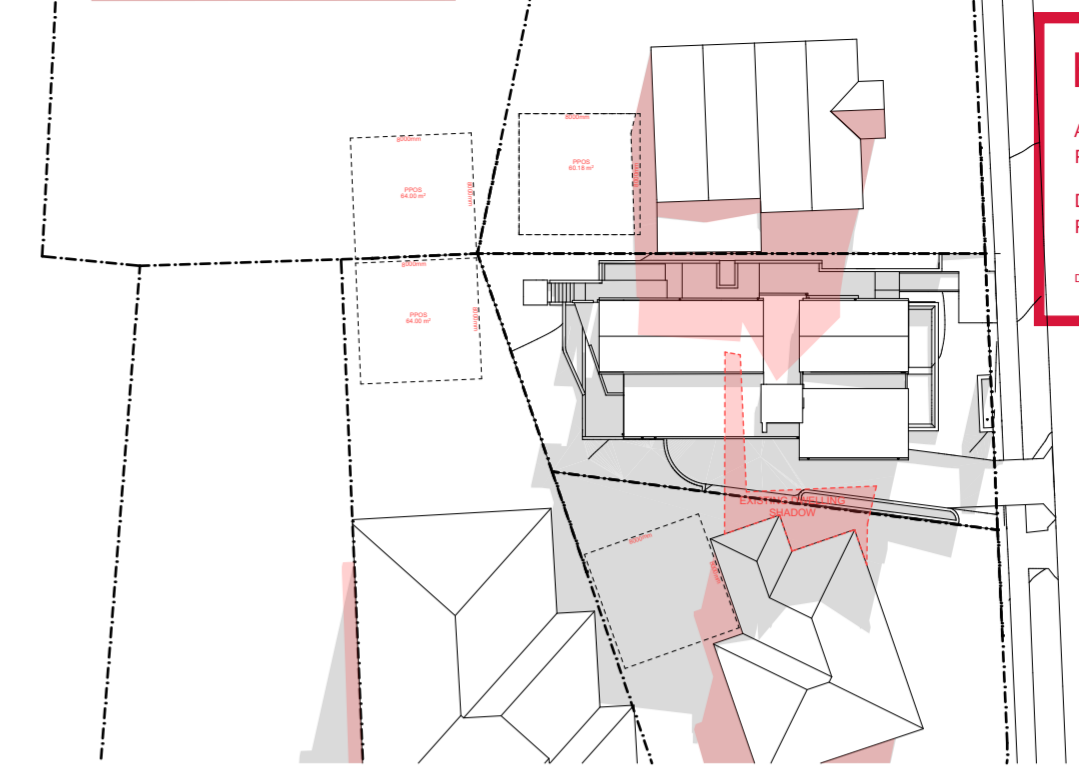
Homes NSW
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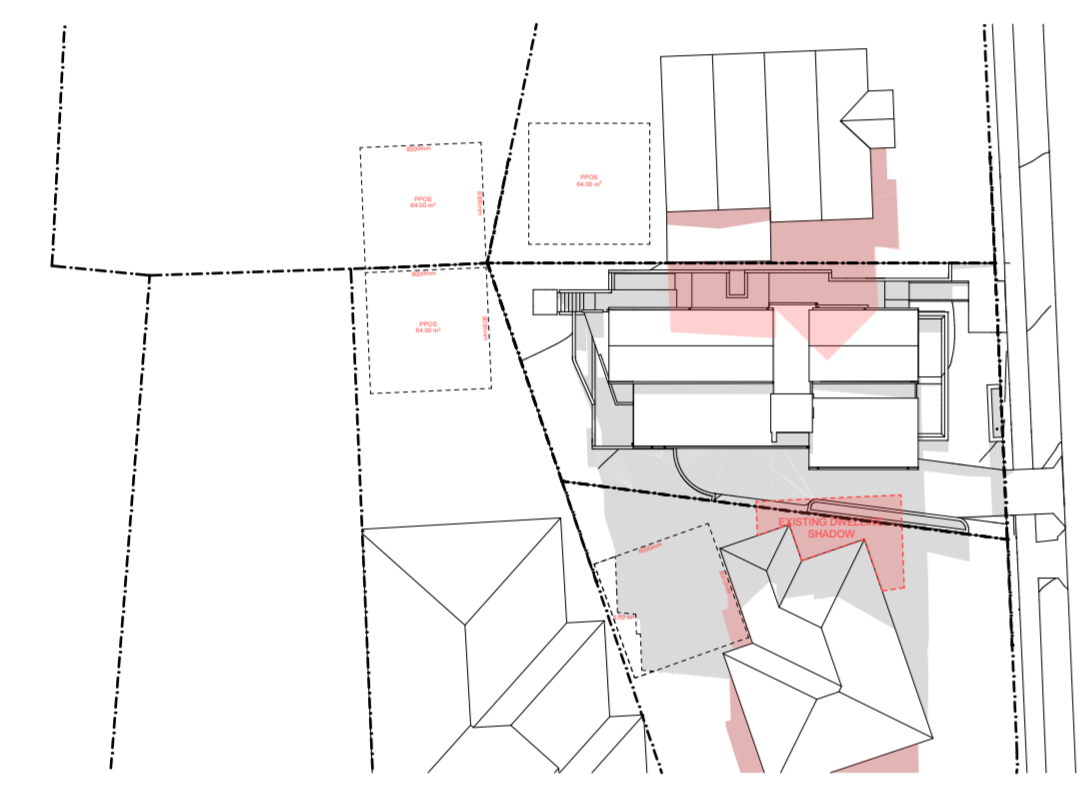
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02 SHADOW STUDY 21 June at 0900h
 Scale 1:500



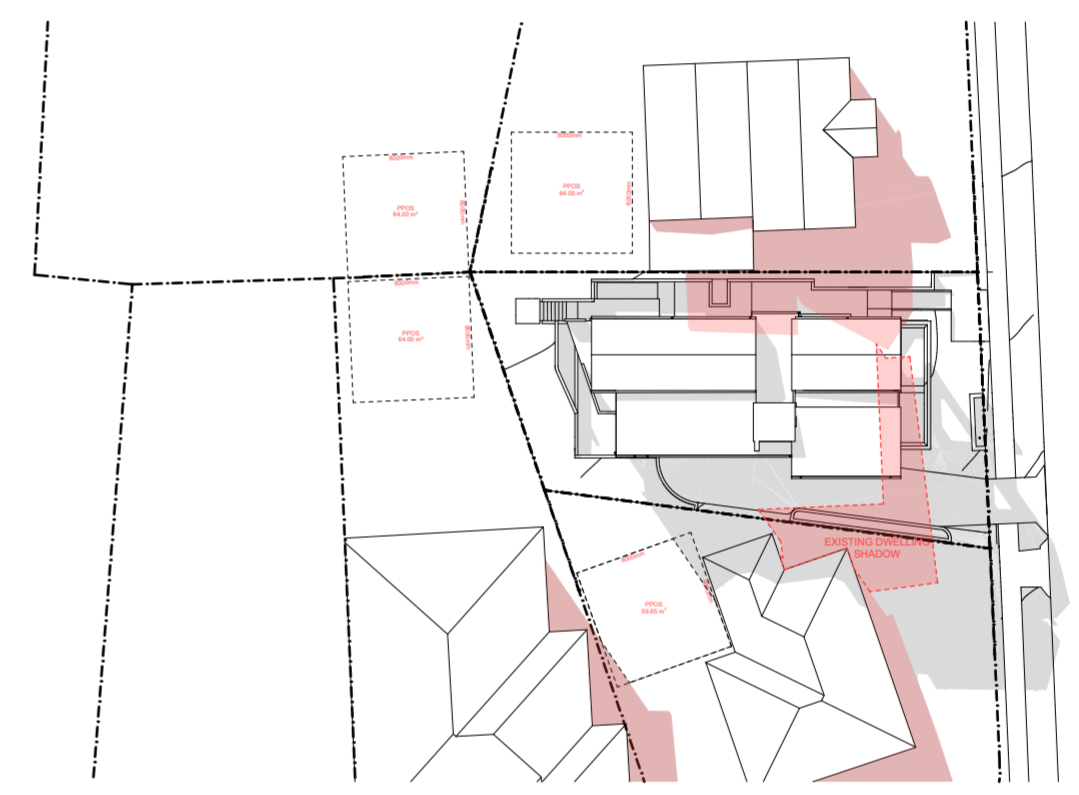
03 SHADOW STUDY 21 June at 1000h
 Scale 1:500



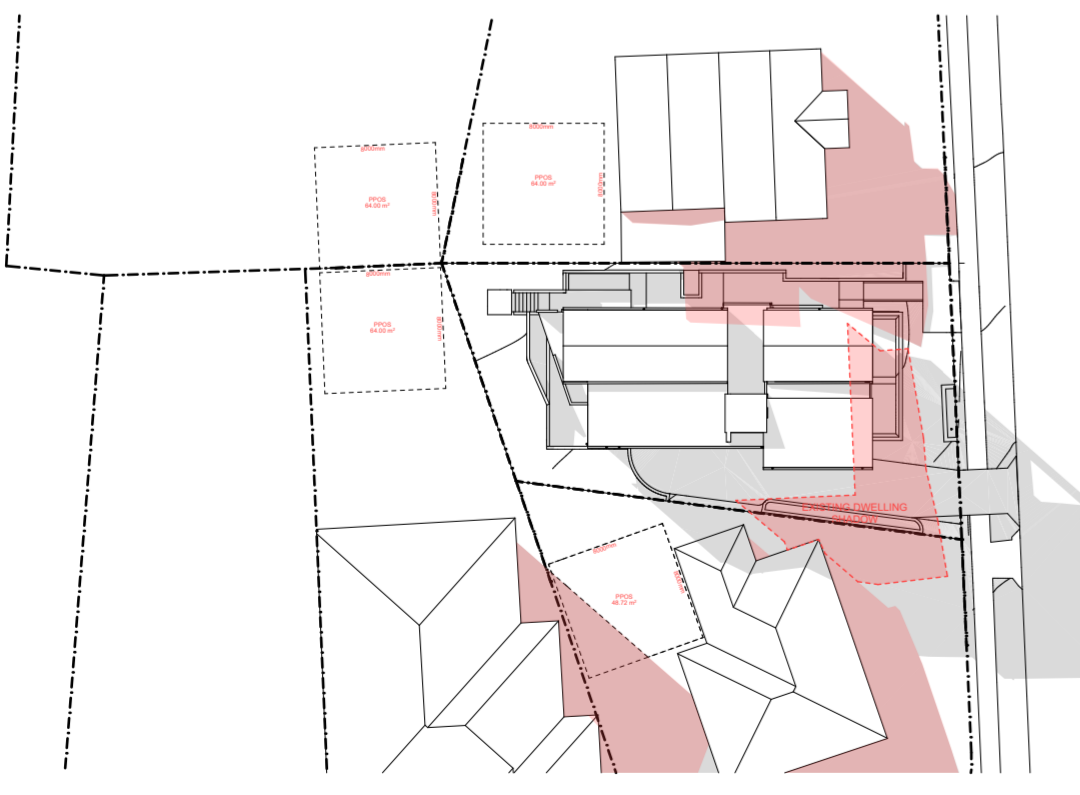
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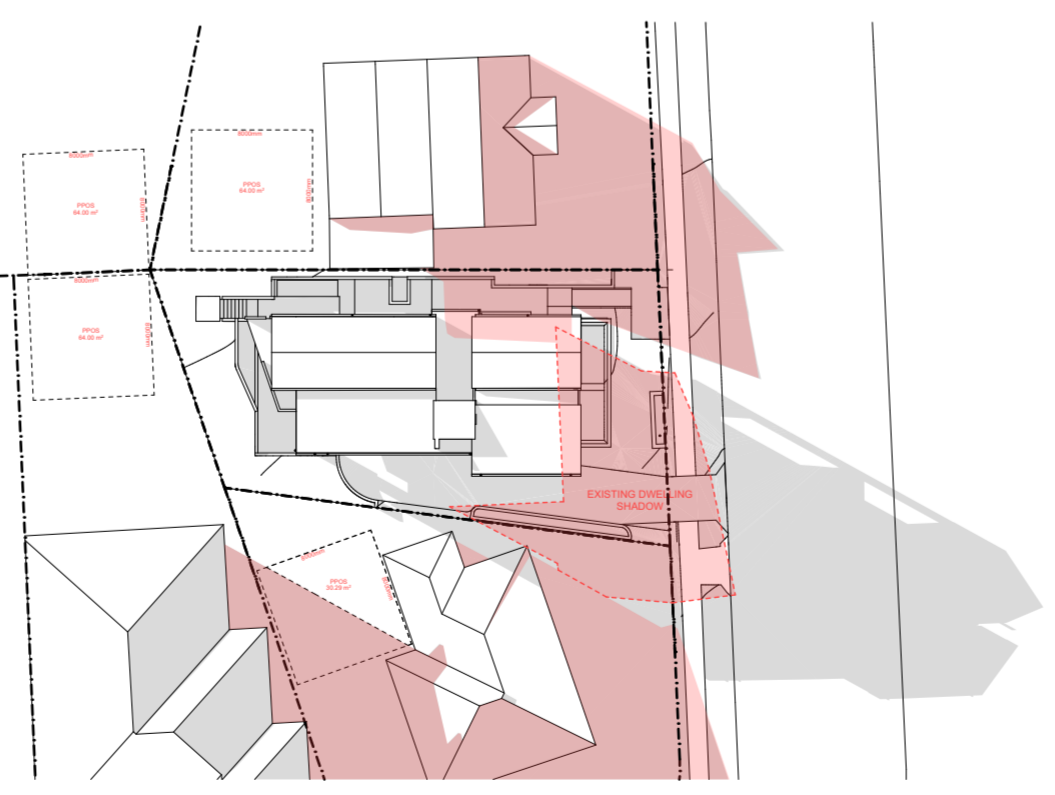
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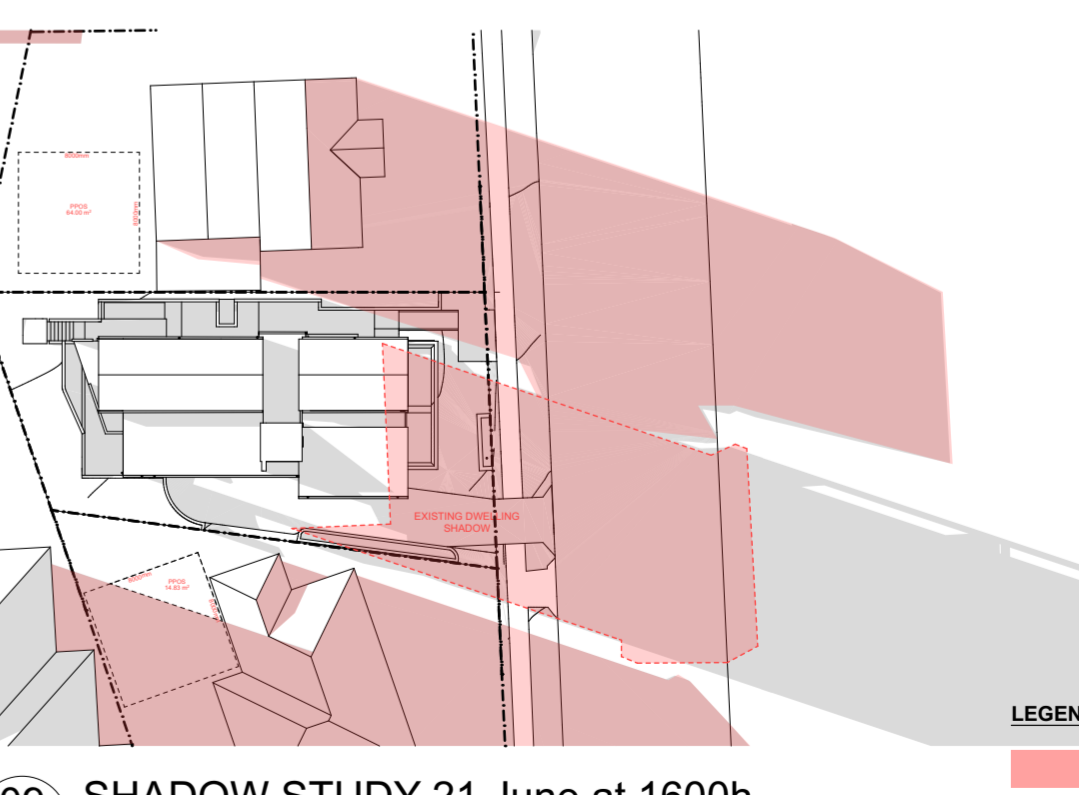
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 Scale 1:500



07 SHADOW STUDY 21 June at 1400h
 Scale 1:500



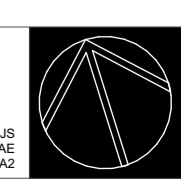
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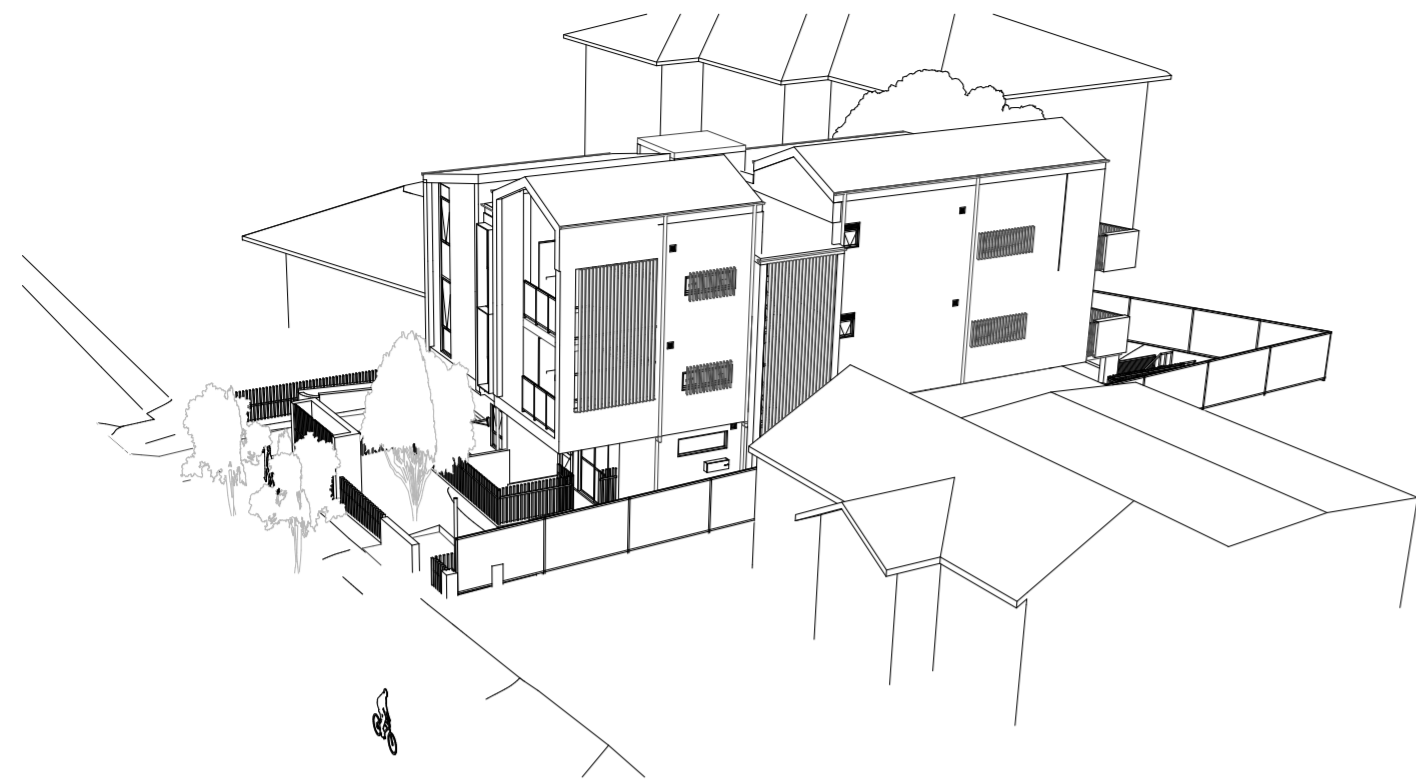


09 SHADOW STUDY 21 June at 1600h
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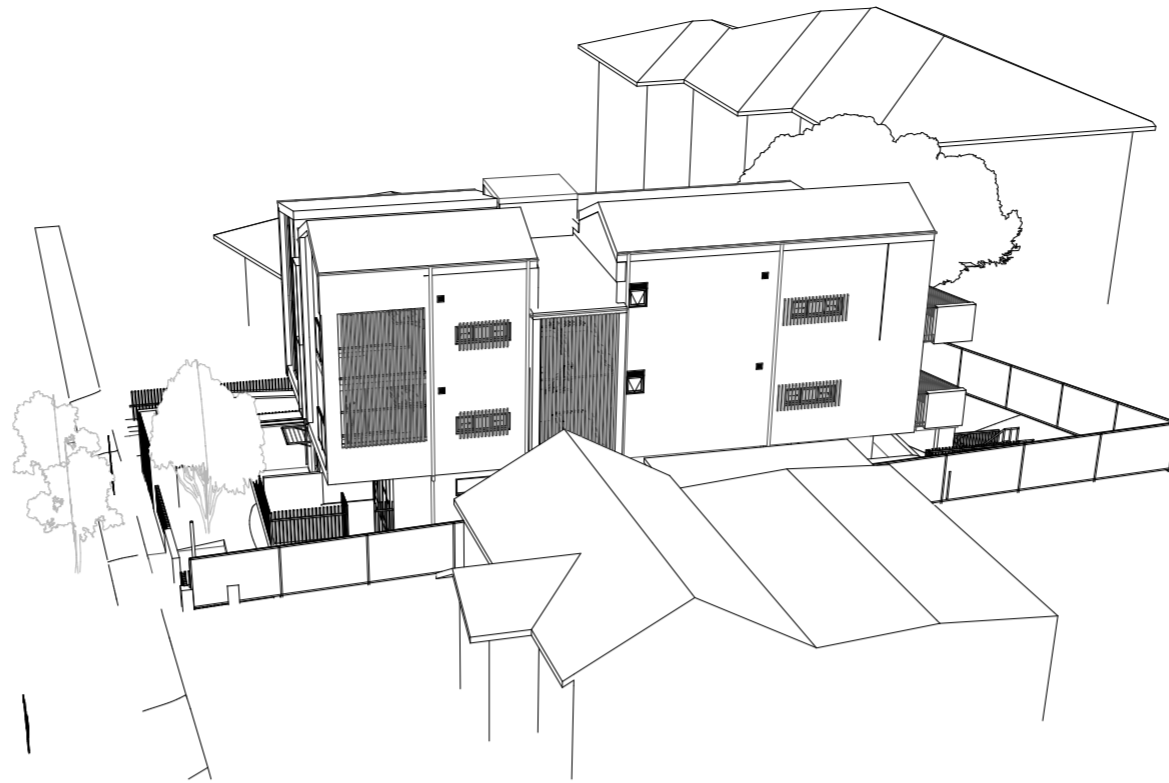
LEGEND

- EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- SHADOWS CAST BY EXISTING DWELLING ON SITE
- SHADOWS CAST BY PROPOSED DEVELOPMENT

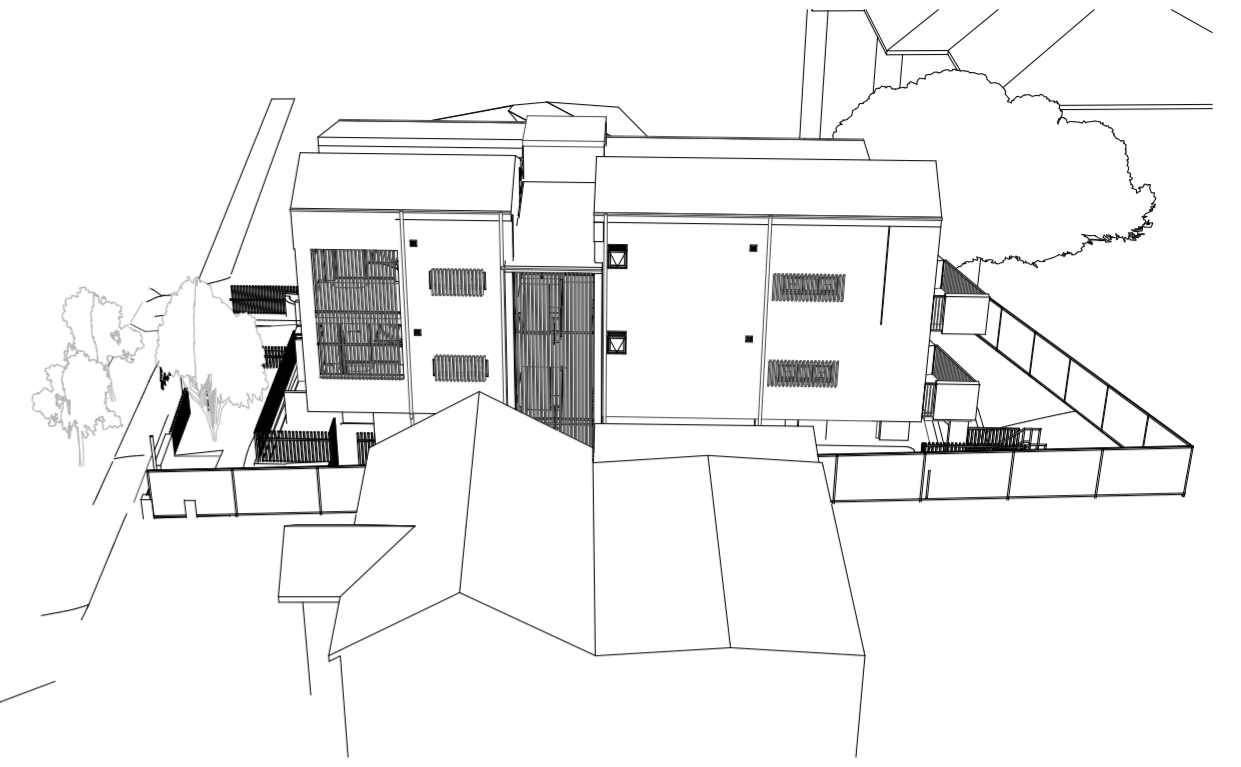




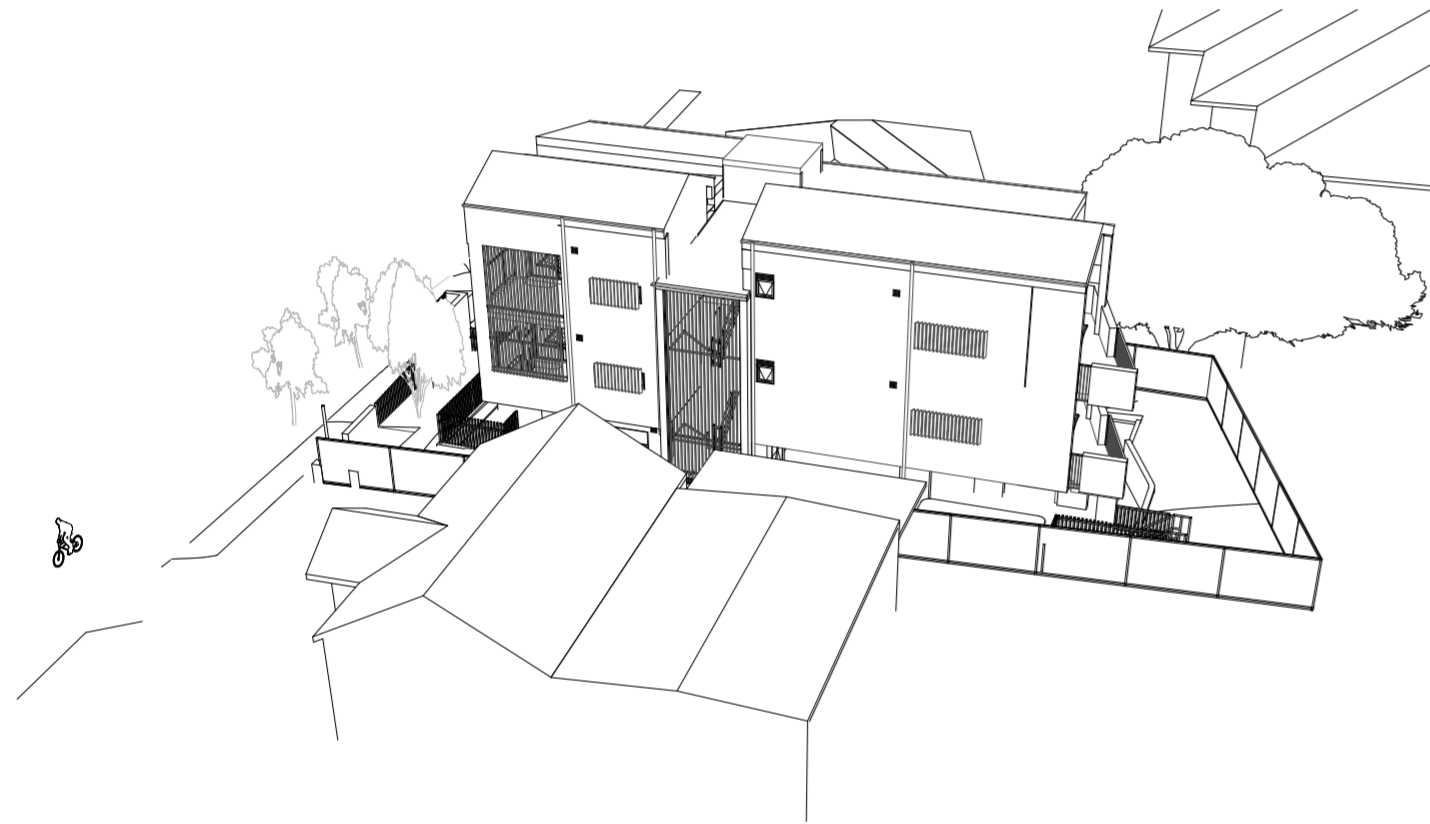
01 9AM JUNE 21



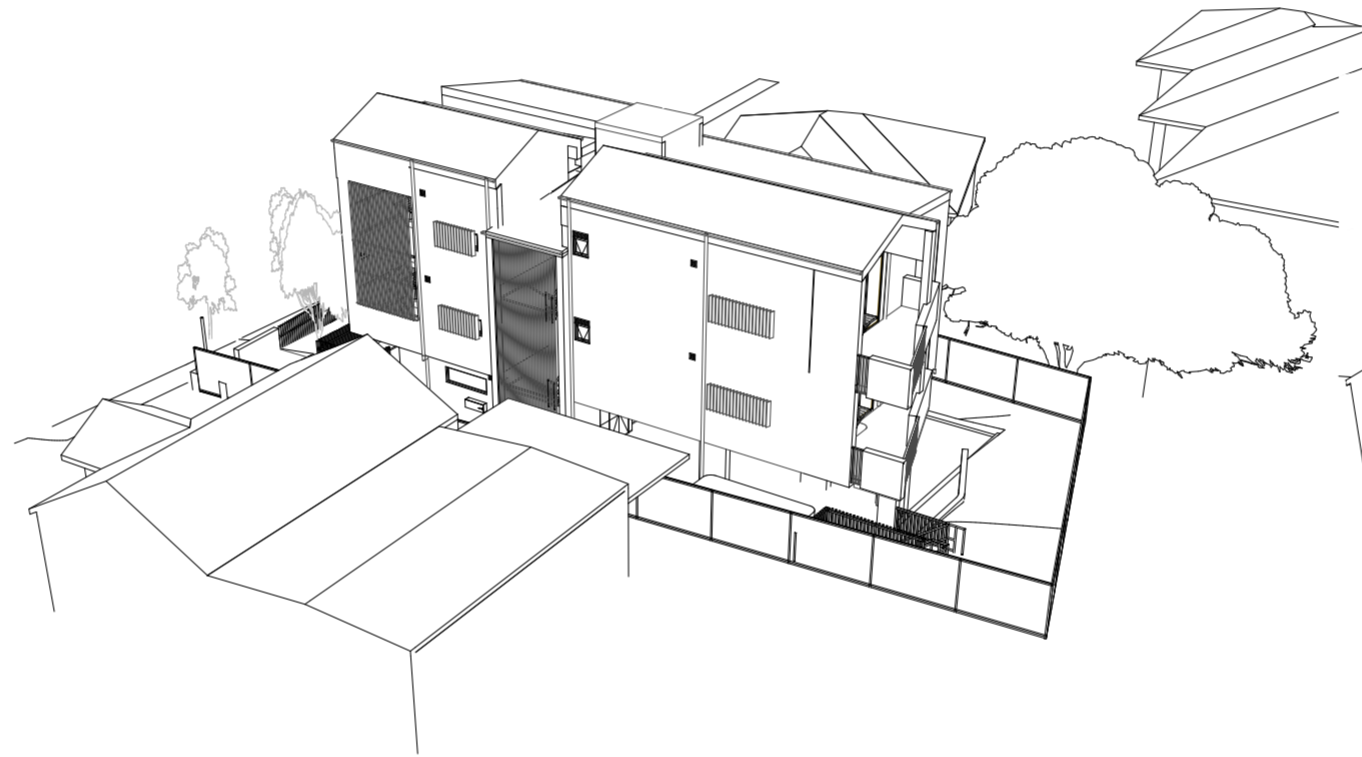
02 10AM JUNE 21



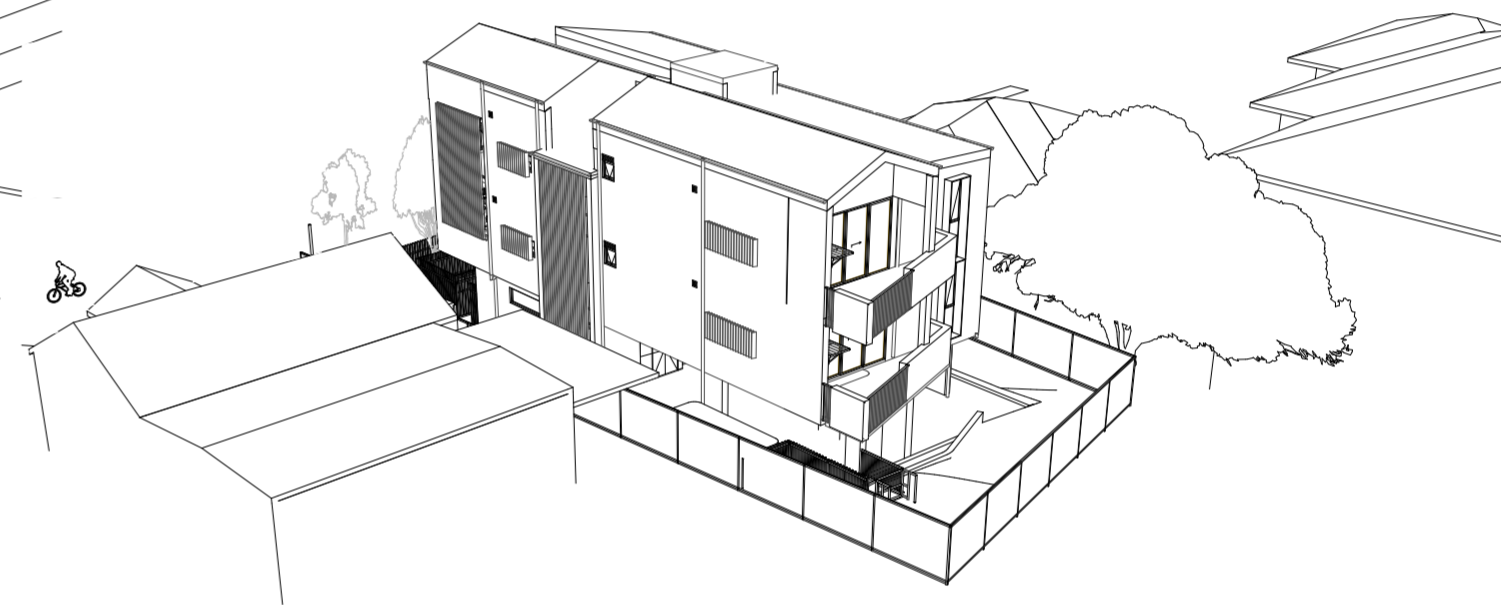
03 11AM JUNE 21



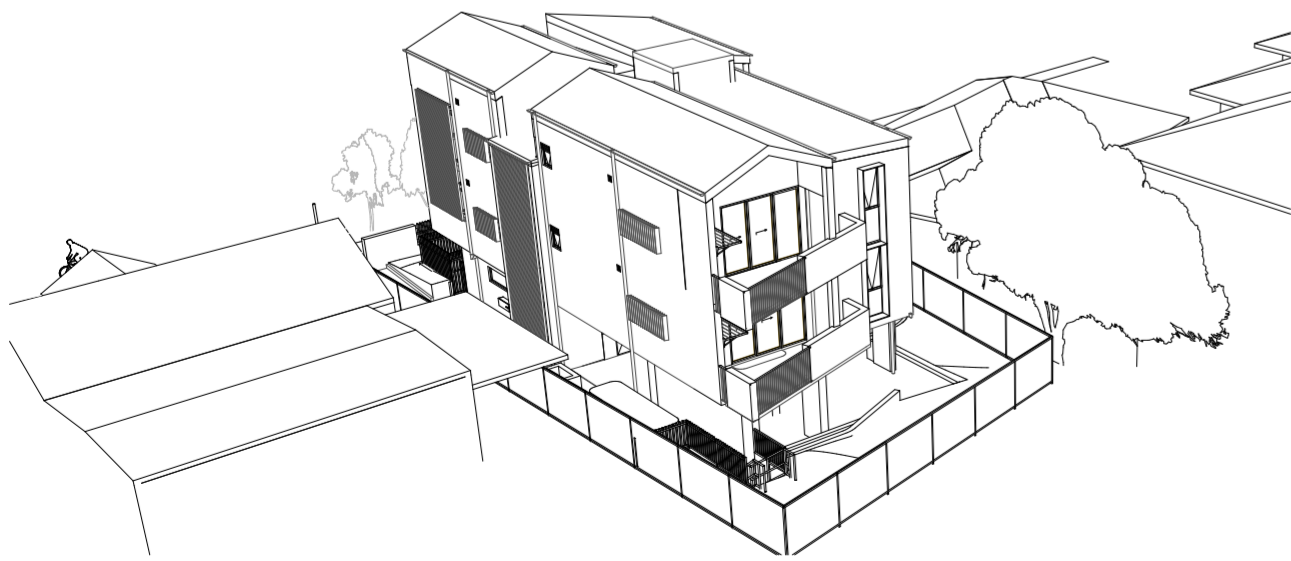
04 12PM JUNE 21



05 1PM JUNE 21



06 2PM JUNE 21



07 3PM JUNE 21

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

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Acoustic	PWNA	Electrical	MARLINE
Architect	REDGUM	Hydraulic	MARLINE
Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT

Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BG24J



REVISION

1/3/2024	A	ISSUE FOR PART 5
6/5/2024	B	REVISED ISSUE FOR PART 5
13/12/2024	C	REVISED ISSUE FOR PART 5

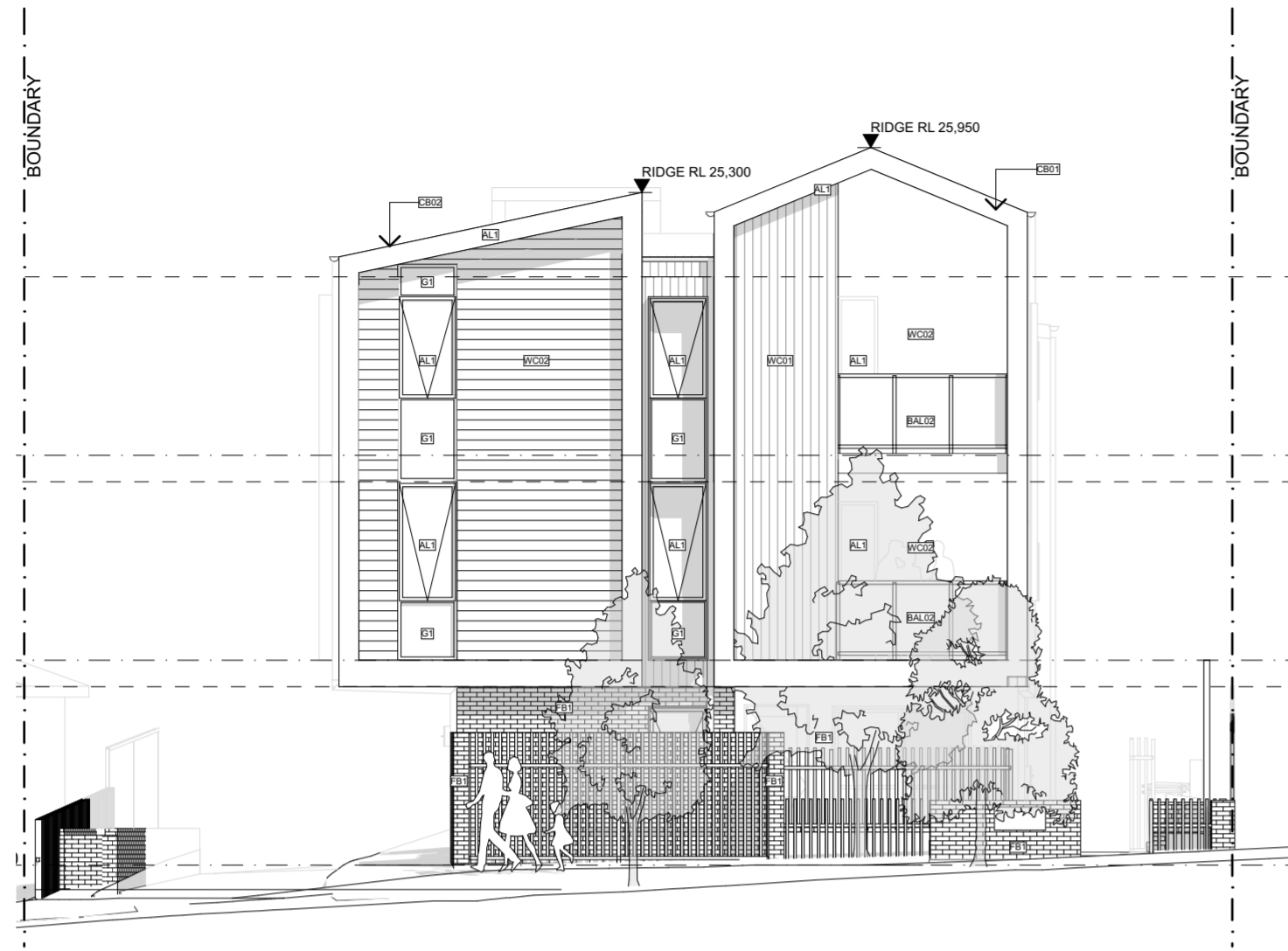
DRAWING

EYE OF THE SUN DIAGRAMS

DRAWING DD-9101
ISSUE C

DRAWN JM_JS
CHECKED AE
SCALE 1:250, 1:163.93
@ A2





01 EAST ELEVATION
Scale 1:100



BAT | NON COMBUSTIBLE
TIMBER LOOK
ALUMINIUM BATTEN



WC1 | HEBEL POWER PATTERN IN
MONUMENT OR EQUIVALENT



G1 | COLORBOND
ALUMINIUM FINISH
MONUMENT OR
EQUIVALENT



F3 | PALISADE FENCE IN
MONUMENT OVER
BRICK WALL 1.8m min



WC2 | HEBEL POWER PATTERN IN
WINDSPRAY OR EQUIVALENT



FB | EVERYDAY LIFE ENGAGE BRICK OR
EQUIVALENT



G2 | TRANSLUCENT
PRIVACY GLASS



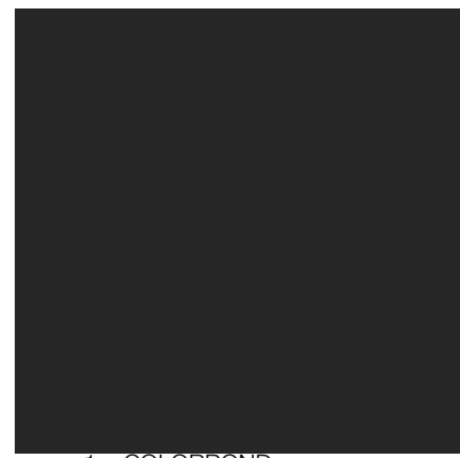
BAL 02 | TRANSLUCENT
FRAMED GLASS
BALUSTRADE



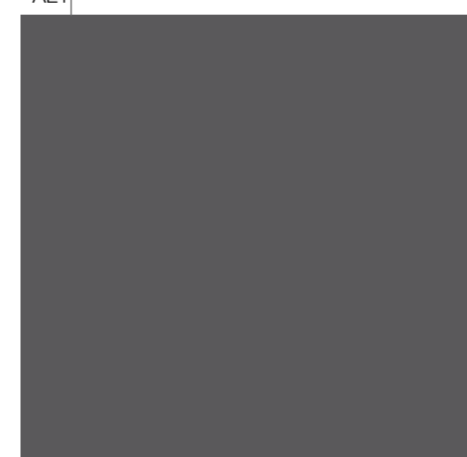
AL1 | COLORBOND
ALUMINIUM FINISH
MONUMENT OR
EQUIVALENT



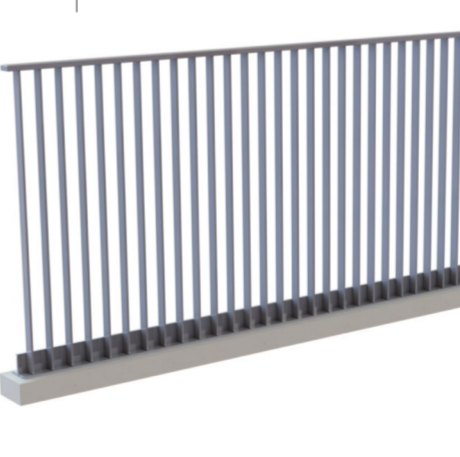
CB01 | COLORBOND
ALUMINIUM FINISH
MONUMENT OR
EQUIVALENT



F1 | 1m COLORBOND
ALUMINIUM FINISH
MONUMENT OR
EQUIVALENT



CB02 | COLORBOND
ALUMINIUM FINISH
BASALT OR
EQUIVALENT



BAL 01 | AXIOM LYNFIELD
BALUSTRADE IN
MONUMENT OR
EQUIVALENT



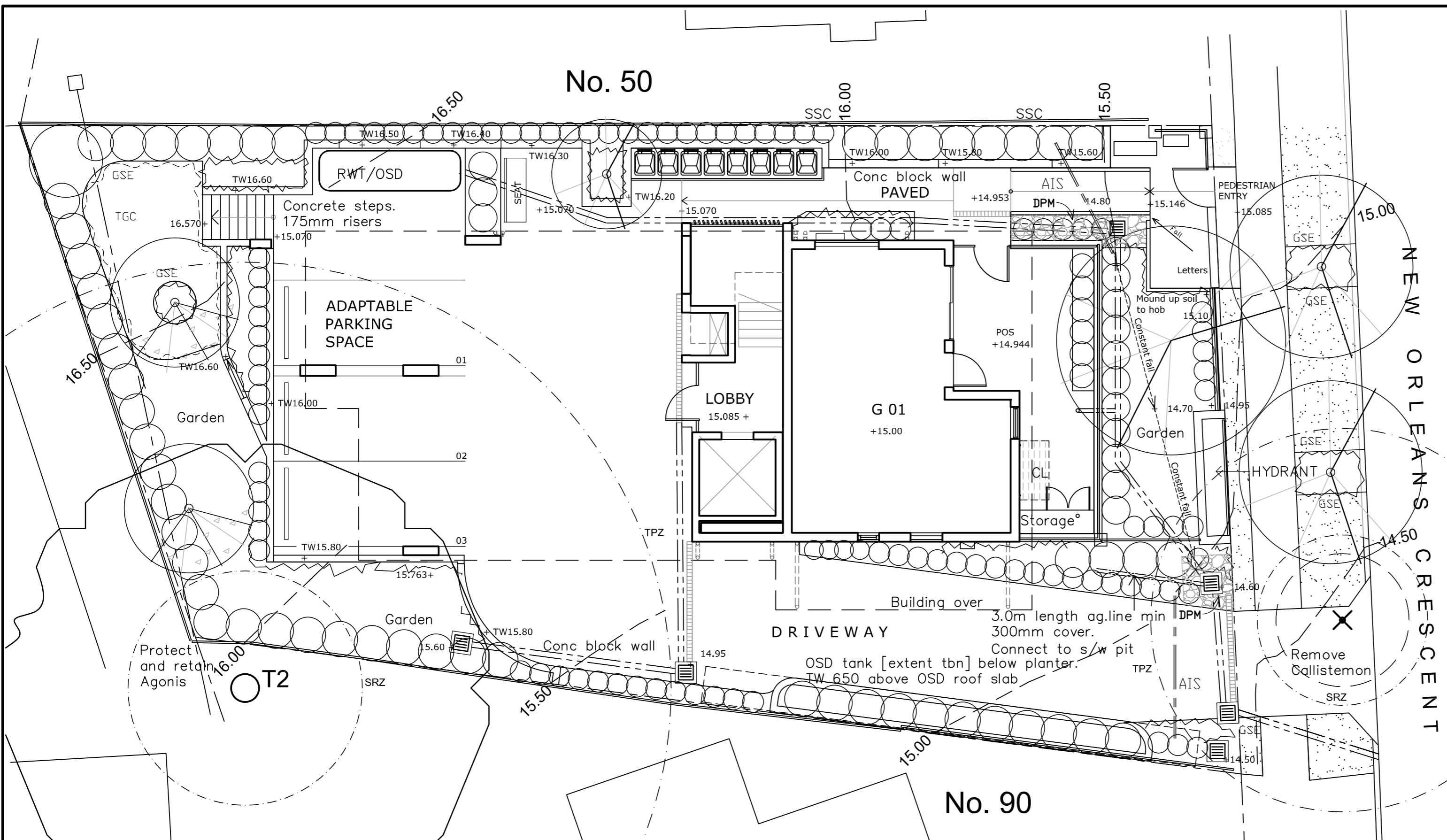
F2 | PALISADE FENCE IN
MONUMENT in 1m

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BGZ4J

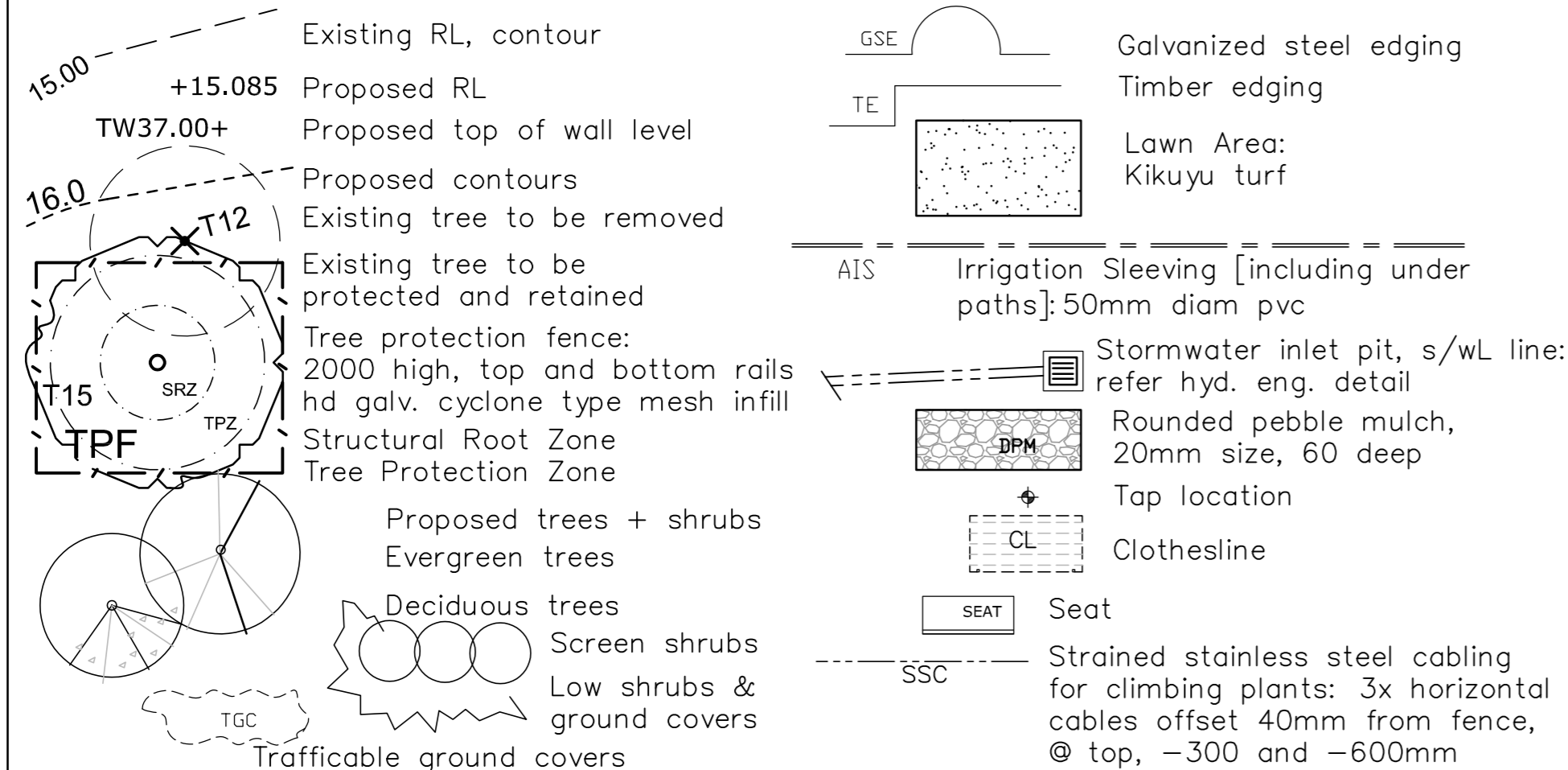
Determined by the New South Wales Land and Housing Corporation



NOTES:

- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing, if in doubt – ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected as per arborist report & council requirements
- All pruning shall be in accordance with the AS 4373
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required – To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC NO.1 Specification C273–Landscaping.
- Irrigation system – watering from taps to be undertaken in accordance with regulatory authorities' current and on-going restrictions.
- MAINTENANCE– All landscape works are to be maintained for a period of 52 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds. Refer to arborist's report for all locations and species names of trees to be removed

LEGEND



Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

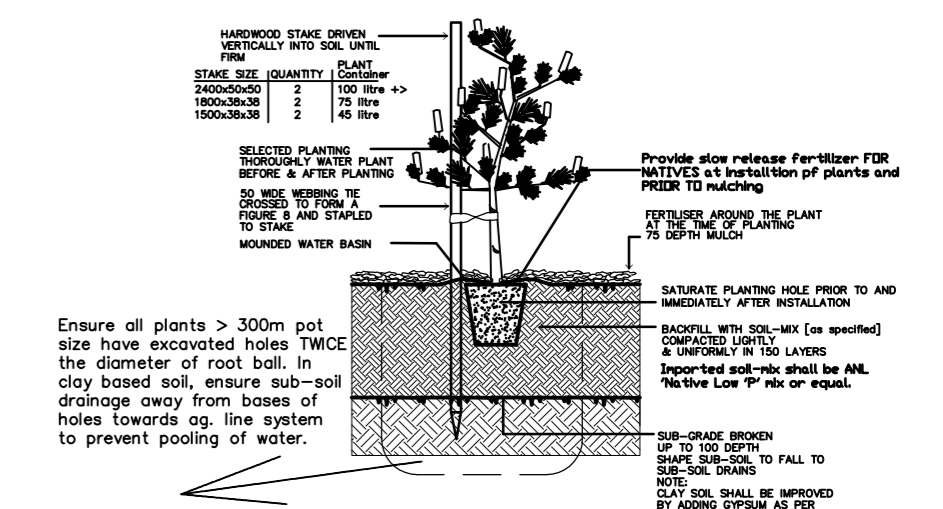
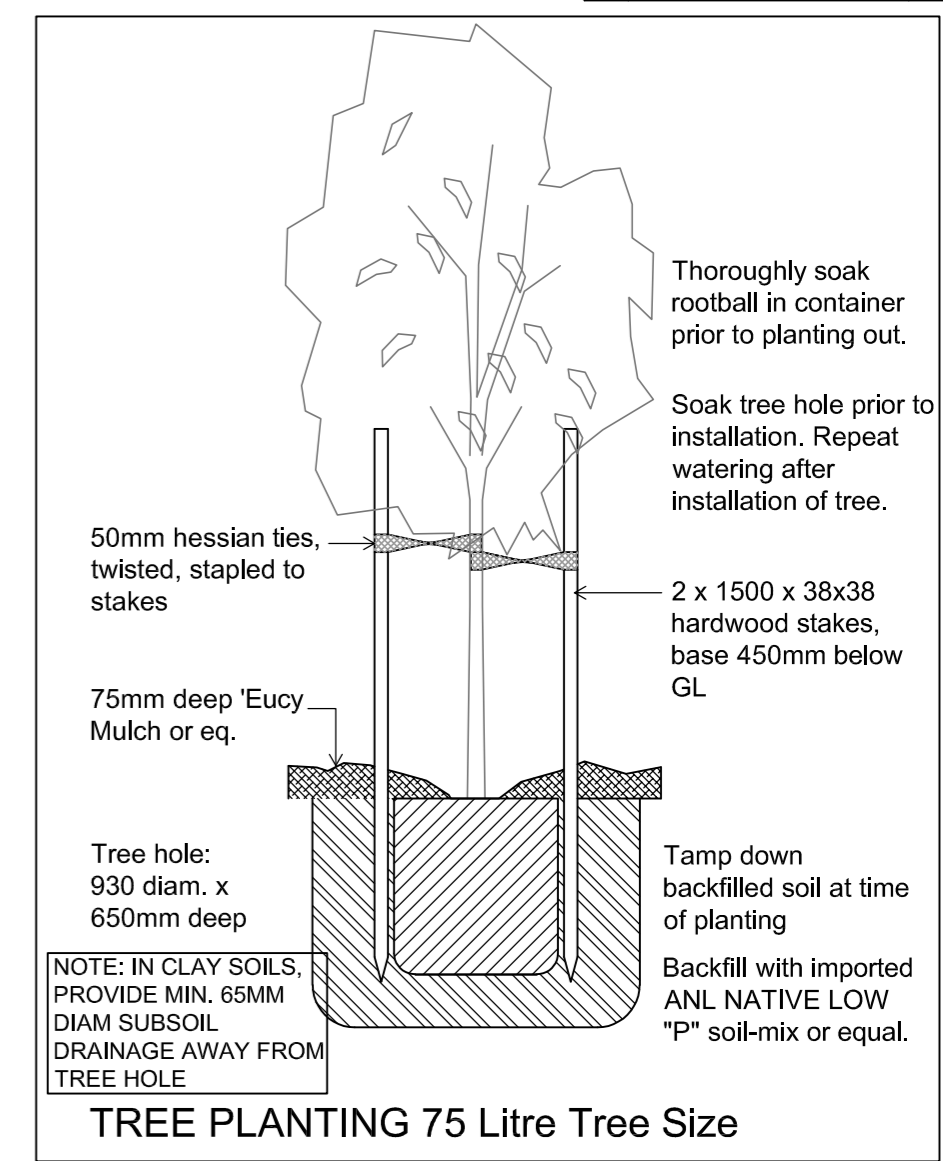
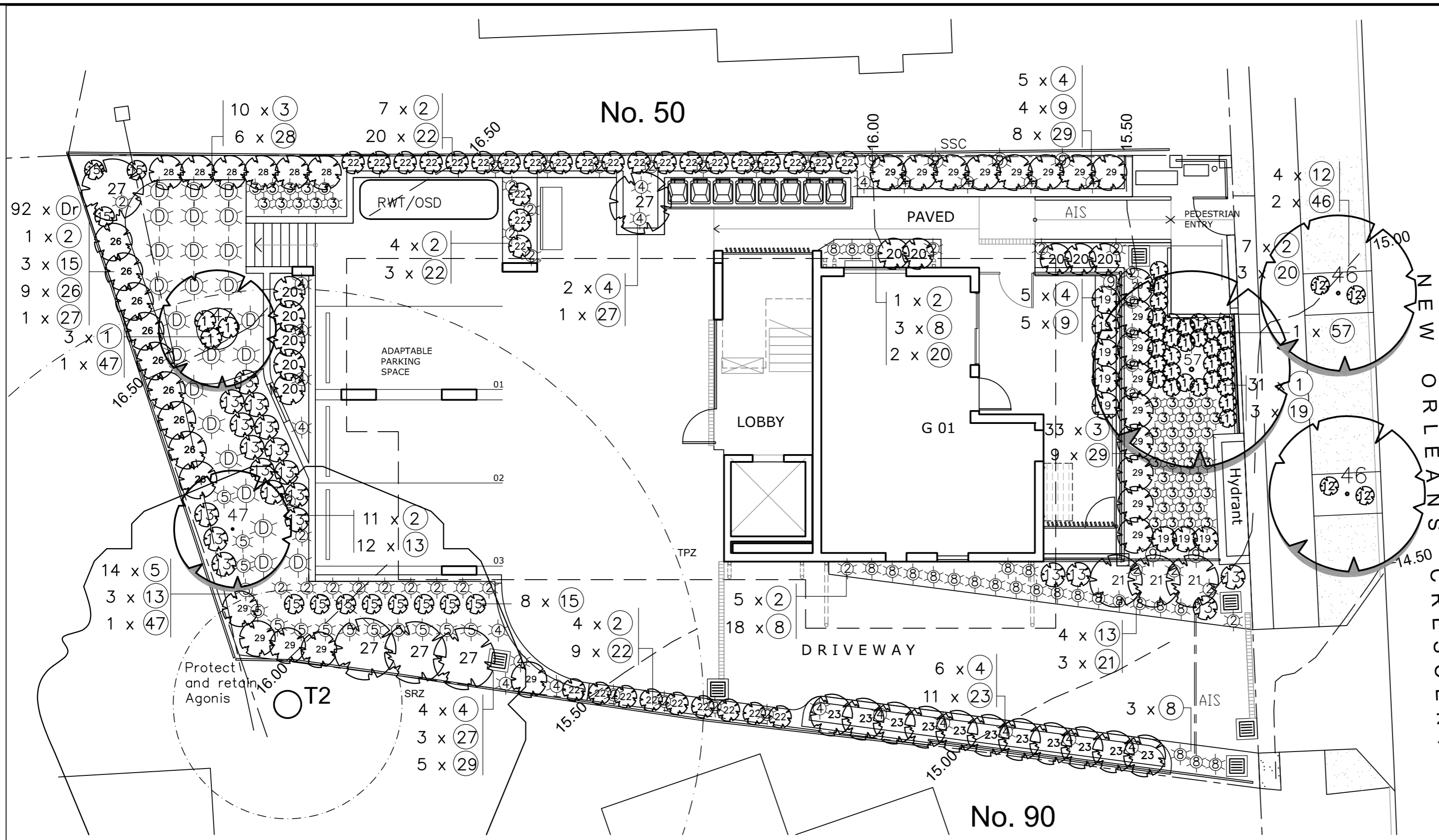
Date: 10 March 2025
Project No.: BG24J

Determined by the New South Wales Land and Housing Corporation

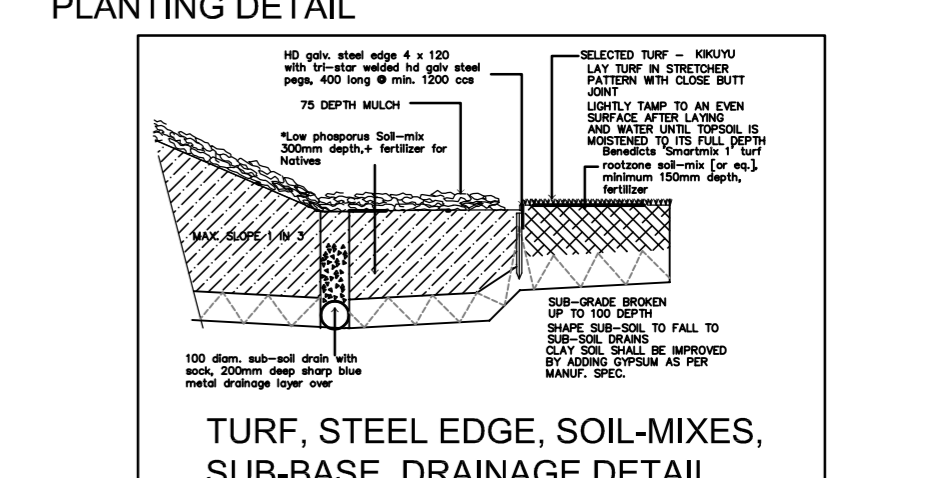


		WALLMAN PARTNERS PTY LTD Landscape Architects	
CLIENT Homes NSW		PROJECT Multi Dwelling Housing [BG24J] 48 New Orleans Crescent, MAROUBRA	
PROJECT NO.: 23:8:5		SCALE: 1 : 100 @ A2 DRAWN BY: L_1 CHECKED BY: C	
ISSUE A Issue for Part 5 submission B Issue for Part 5 submission C Issue for Part 5 submission	AMENDMENT 1.03.24 5.05.24 13.12.24	DATE 1.03.24 5.05.24 13.12.24	NORTH

Issue	Amendment	Date
A	Issue for Part 5 submission	1.03.24
B	Issue for Part 5 submission	5.05.24
C	Issue for Part 5 submission	13.12.24



NOTE: DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN



PROPOSED PLANT SCHEDULE

Code	Botanical Name	Common Name	Approx mature height, spread	Pot size	Quantity
GROUND COVERS, NATIVE GRASSES, CLIMBERS					
Dr	Dichondra repens	Kidney Weed	.9 x .9	Viro-tube	92
1	Actinotus helianthii	Flannel Flower	.9 x .9	150mm	31
2	Viola hederacea	Native Violet	.2 x .8	150mm	41
3	Baekia imbricata	Heath Myrtle	.6 x .6	150mm	43
4	Dichondra 'Silverfalls'	Silverfalls	.6 x .5	150mm	11
5	Billardiera scandens	Appleberry	.3 x 1	150mm	14
8	Dianella revoluta	Blueberry Lily	.5 x 1	150mm	24
9	Hibbertia fasciculata	Guinea Flower	.3 x 1m	150mm	5
12	Westringia 'mundi'	Dwarf Westringia	.5 x .9	150mm	4
13	Bauera rubioides	River Dog Rose	.8 x .8	150mm	19
15	Lomandra longifolia	Mat Rush	.8 x .9	150mm	11

* Endemic species

SHRUBS

Code	Botanical Name	Common Name	Pot size	Quantity
19	Philotheca australicum	Pink Wax Flower	.9 x .7	200mm 8
20	Callistemon 'Great Balls of Fire'	Bottlebrush [hedge]	1.3x.7	300mm 5
21	Leptospermum laevigatum	Tea Tree [hedge]	2.2x 1m	300mm 3
22	Syzygium aust.'Straight and Narrow'	Lilly Pilly [hedge]	1.8x.6m	300mm 32
23	Persoonia lanceolata	Geebung	3 x 2m	200mm 11
26	Leptospermum trinervium	Flakey Barked Tea Tree [hedge]	2.2x 1m	200mm 9
27	Acacia longifolia	Sydney Golden Wattle	4x3m	200mm 5
28	Acacia suaveolens	Sweet Wattle	2x1.5m	200mm 6
29	Syzygium 'Resilience'	Lilly Pilly	2x1.5m	200mm 23

TREES

Code	Botanical Name	Common Name	Pot size	Quantity
46	Cupaniopsis anacardioides	Tuckeroo	8 x 5m	75 litre 2
47	Lagerstroemia 'Sioux'	Crepe Myrtle	4 x 3m	75 litre 2
57	Banksia integrifolia	Coast Banksia	10 x 6m	75 litre 1

* Endemic species

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 10 March 2025
Project No.: BGZ4J
Determined by the New South Wales Land and Housing Corporation

NSW GOVERNMENT

CLIENT: Homes NSW
PROJECT: Multi Dwelling Housing [BGZ4J]
48 New Orleans Crescent, MAROUBRA
PROJECT NO.: 23:8:5
SCALE: 1 : 100 @ A2
DRAWN BY: L_2
RELE: C

WALLMAN PARTNERS PTY LTD
Landscape Architects
3/10 OCEAN ROAD, MANLY NSW 2095
T: 02 9976 6653 M: 0412 830 143
E: wallman@wallmnp.com

48 NEW ORLEANS CRESCENT, MAROUBRA

AFFORDABLE HOUSING DEVELOPMENT CIVIL ENGINEERING PLANS - D.A. STAGE



SITE LOCALITY PLAN

SOURCE: MAPS.SIX.NSW.GOV.AU (@2023)

DRAWING SCHEDULE	
DRG No.	DRAWING TITLE
DA01	COVER SHEET, DRAWING SCHEDULE AND SITE LOCALITY PLAN
DA02	CONCEPT EROSION AND SEDIMENT CONTROL PLAN
DA03	SITE CATCHMENT AREA PLAN
DA04	CONCEPT SITEWORKS, GRADING AND STORMWATER DRAINAGE PLAN

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BGZ4J

Determined by the New South Wales Land and Housing Corporation

NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DESIGN	DRAWN	CHECKED	VERIFIED	DATE
01	ISSUED FOR CO-ORDINATION	B.M.S.	L.M.	C.N.		15/11/23
02	ISSUED FOR CO-ORDINATION	B.M.S.	L.S.M	R.S.		08/02/24
03	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	B.M.S.	L.M.	R.S.	D.H.	07/03/24

CLIENT

Homes NSW

ARCHITECT

INTEGRATED DESIGN GROUP

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Nominated Architect
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Email southcoast@northrop.com.au ABN 81 094 433 100

PROJECT

**RESIDENTIAL FLAT BUILDING
48 NEW ORLEANS CRESENT
MAROUBRA**

DRAWING TITLE

**COVER SHEET, DRAWING SCHEDULE
AND SITE LOCALITY PLAN**

JOB NUMBER

231039

DRAWING NUMBER

DA01

REVISION

03

DRAWING SHEET SIZE = A1

ANDWICK

NO. 50
REND. BRICK HOUSE
(TILE ROOF)

NO. 48
BRICK HOUSE
(TILE ROOF)

NO. 90
BRICK HOUSE
(TILE ROOF)

2 - STOREY
BRICK UNITS
GARAGES UNDER
(TILE ROOF)

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BG24J



Determined by the New South Wales Land and Housing Corporation

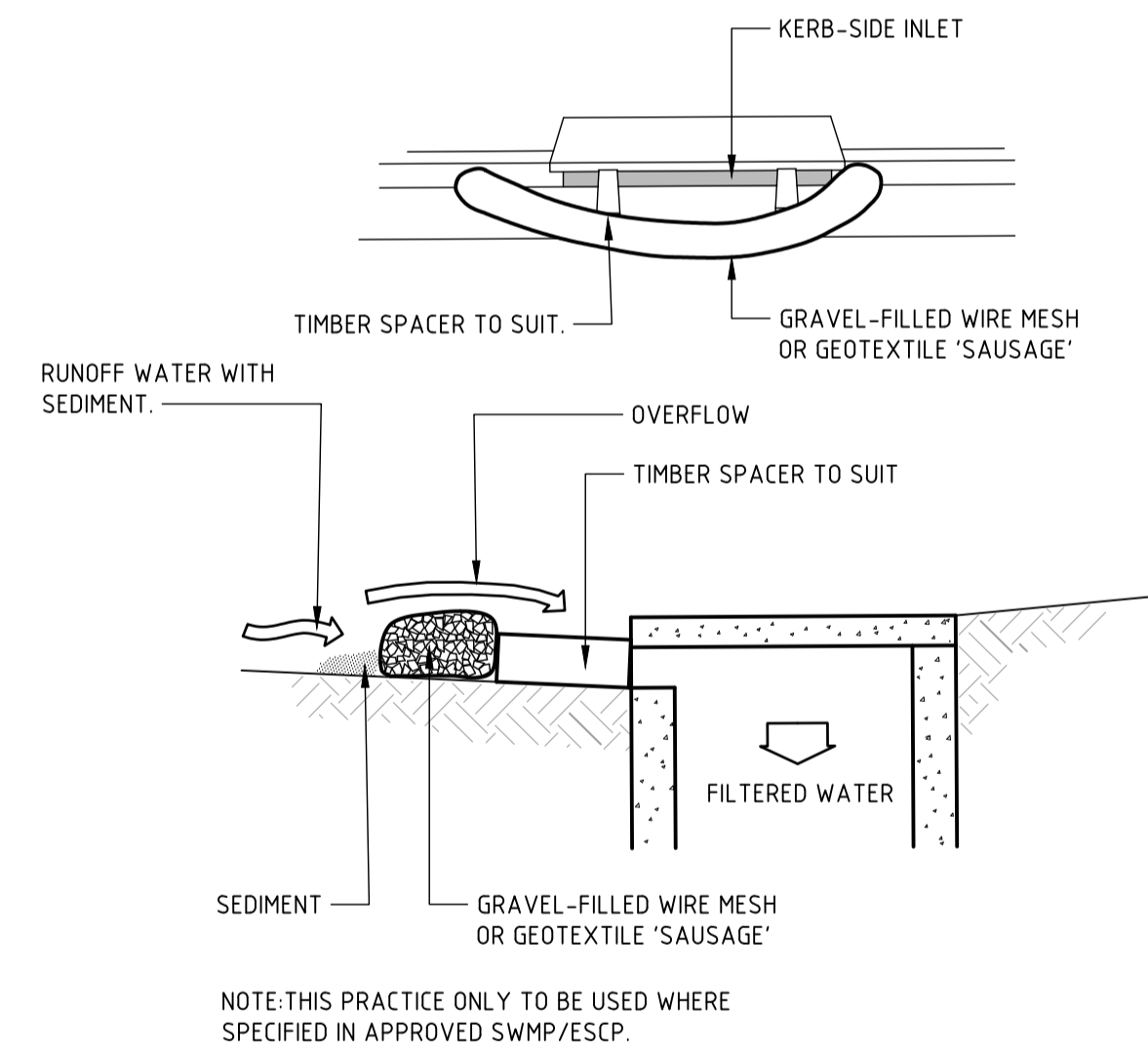
LEGEND

- DENOTES SITE BOUNDARY LINE
- INDICATES MESH & GRAVEL INLET FILTER INSTALLED IN ACCORDANCE WITH DETAILS SD6-11 OF THE BLUE BOOK
- DENOTES SANDBAG or GEOTEXTILE SOCK FILLED WITH NO FINES GRAVEL PLACED IN INVERT OF GUTTER OR ALONG EDGE OF BITUMEN

SEDIMENT & EROSION CONTROL NOTES

- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION (THE 'BLUE BOOK').
- INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
- ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
- INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
- ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAYS WORK.
- THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECT'S PLANS FOR TREES TO BE KEPT.
- ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
- STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
- CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
- ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
- PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
- ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.

THE CONTRACTOR SHALL ENSURE COUNCIL ASSETS AND THE UTILITIES ARE PROTECTED AT ALL TIMES. ANY AND ALL DAMAGES TO COUNCIL ASSETS AND/OR UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SPECIFICATION OF COUNCIL AND THE UTILITIES AUTHORITY AND AT NO COST TO THE PRINCIPAL OR NORTHROP CONSULTING ENGINEERS.



CONSTRUCTION NOTES

- INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
- FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
- PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
- FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
- SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

MESH AND GRAVEL INLET FILTER (SD 6-11)

DRAWN: J. WINDWOOD-SMITH, DESIGNED: B. SAWYER, VERIFIER: JOB MANAGER: B. SICKLING

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	ISSUED FOR 50%	JWS		BMS	06.12.24	
2	REVISED FOR 50%	JWS		RS	19.12.24	

CLIENT

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ARCHITECT

INTEGRATED DESIGN GROUP
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Nominated Architect
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PLANS 1:100@A1

NORTHROP

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Email centralcoast@northrop.com.au ABN 81 094 433 100



PROJECT

RESIDENTIAL FLAT BUILDING
LAHC - 48 NEW ORLEANS CRESCENT
MAROUBRA NSW 2035

DRAWING TITLE

EXTERNAL CIVIL WORKS
CONCEPT SEDIMENT & EROSION
PLAN

JOB NUMBER

231039

DRAWING NUMBER

C102.01

REVISION

2

DRAWING SHEET SIZE = A1

NOTE THAT ORIGINAL DRAWING IS IN COLOUR NOT FOR CONSTRUCTION

ANDWICK

NO. 50
REND. BRICK HOUSE
(TILE ROOF)

NO. 90
BRICK HOUSE
(TILE ROOF)

NEW ORLEANS CRESCENT

LEGEND

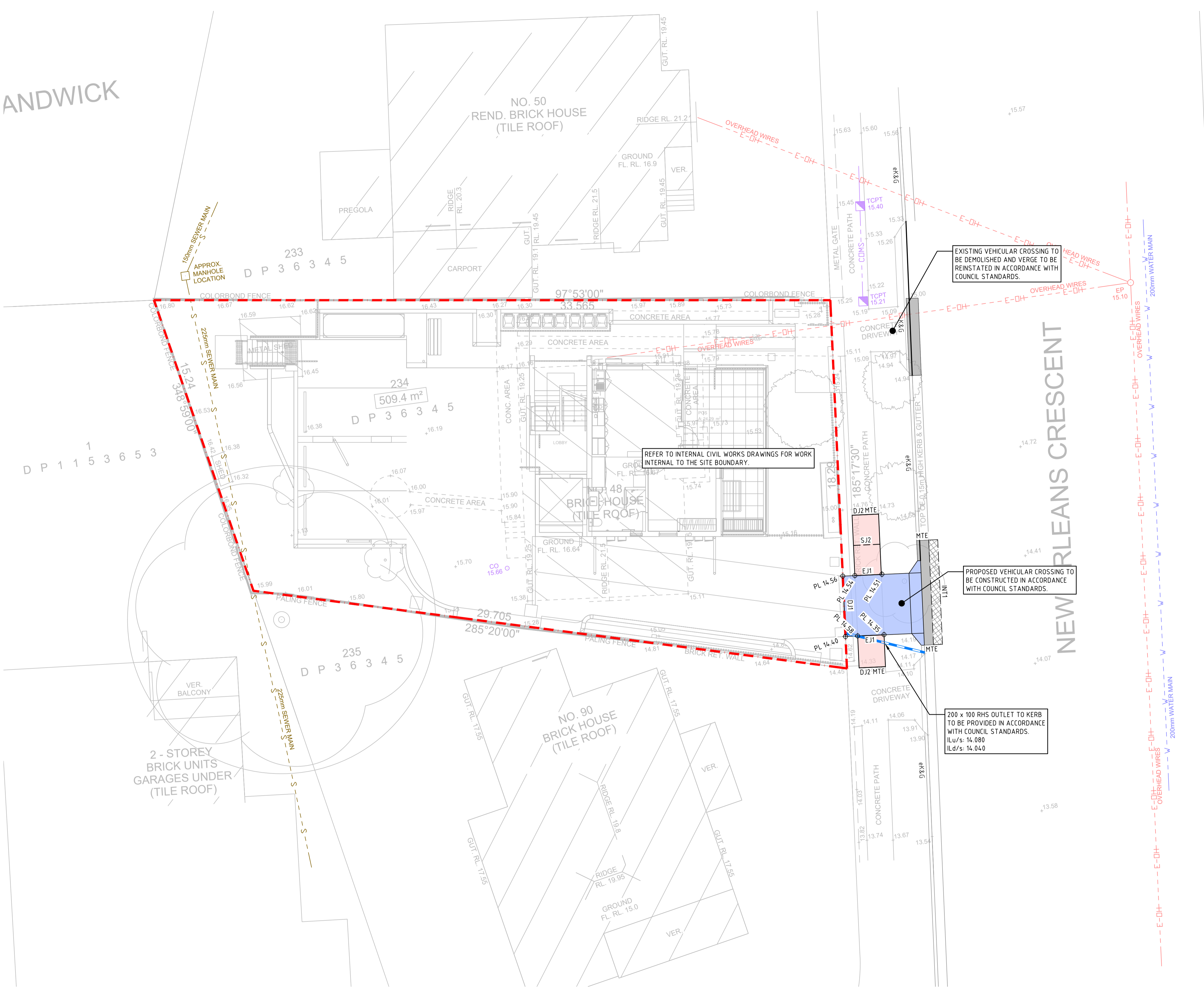
- DENOTES SITE BOUNDARY LINE
- DENOTES PROPOSED RESIDENTIAL VEHICLE ACCESS CROSSING, REFER TO DETAILS
- DENOTES PROPOSED FOOTPATH PAVEMENT, REFER TO DETAIL
- DENOTES PROPOSED FINISHED SURFACE LEVEL
- DENOTES PROPOSED COVER LEVEL
- DENOTES EXISTING SURFACE LEVEL
- DENOTES STORMWATER LINE & SIZE. LAID @ 1% MIN LONGITUDINAL GRADE, 300mm MIN COVER.
- DENOTES TRAFFICABLE EXPANSION JOINT, REFER TO DETAIL
- DENOTES TRAFFICABLE DOWELED JOINT, REFER TO DETAIL
- DENOTES FOOTPATH DOWELED JOINT, REFER TO DETAIL
- DENOTES TRAFFICABLE SAWN/CONTRACTION JOINT, REFER TO DETAIL
- DENOTES BARRIER KERB & CHANNEL IN ACCORDANCE WITH COUNCIL GUIDELINES
- DENOTES EXISTING BARRIER KERB & CHANNEL TO BE RETAINED
- DENOTES PAVEMENT INTERFACE (& TYPE), REFER TO DETAIL
- DENOTES MATCH TO EXISTING LEVELS
- DENOTES APPROXIMATE LOCATION OF EXISTING (OVERHEAD) ELECTRICITY LINE
- DENOTES APPROXIMATE LOCATION OF EXISTING ELECTRICITY LINE
- DENOTES APPROXIMATE LOCATION OF EXISTING TELECOMMUNICATION LINE
- DENOTES APPROXIMATE LOCATION OF EXISTING WATER MAIN
- DENOTES APPROXIMATE LOCATION OF EXISTING SEWER MAIN

LOCATIONS OF EXISTING SERVICES ARE APPROXIMATE ONLY & MAY NOT BE COMPLETE. THE BUILDER IS RESPONSIBLE FOR LOCATING EXISTING INFRASTRUCTURE (CULVERTS, PITS, PIPES, SERVICES, INVERT & COVER LEVELS ETC) PRIOR TO COMMENCING CONSTRUCTION.

THE BUILDER SHALL ALLOW TO MODIFY ALL EXISTING SERVICE COVERS TO MATCH THE NEW PAVEMENTS, IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

PROVIDE TEMPORARY TRAFFIC CONTROL IN ACCORDANCE WITH STATE & FEDERAL STATUTORY REQUIREMENTS AND LOCAL COUNCIL SPECIFICATIONS/REQUIREMENTS

NOTE: ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD). ORIGIN OF LEVELS SSM 3584.6, RL 12.222



Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BG24J



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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	ISSUED FOR 50%	JWS		BMS	06.12.24	
2	REVISED FOR 50%	JWS		RS	19.12.24	

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INTEGRATED DESIGN GROUP

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PLANS 1:100@A1

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Scale: 0 1 2 3 4 5m

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PROJECT
**RESIDENTIAL FLAT BUILDING
LAHC - 48 NEW ORLEANS CRESCENT
MAROUBRA NSW 2035**

DRAWING TITLE
**EXTERNAL CIVIL WORKS
STORMWATER MANAGEMENT
& LEVELS PLAN**

JOB NUMBER
231039

DRAWING NUMBER
C103.01

REVISION
2

DRAWING SHEET SIZE = A1

DRAWN: J WINWOOD-SMITH DESIGNED: B SAWYER JOB MANAGER: B SUCKLING VERIFIER:

ANDWICK

NO. 50
REND. BRICK HOUSE
(TILE ROOF)

PROVIDE COMBINED SITE/SILT FENCE 'SILTMASTER'
OR SIMILAR, INSTALLED IN ACCORDANCE WITH
DETAIL SD6-8 OF THE BLUEBOOK.

PROVIDE TEMPORARY CONTRACTORS VEHICULAR
ACCESS POINT. CONSTRUCT A STABILISED SITE ACCESS
IN ACCORDANCE WITH DETAIL SD6-14 OF THE BLUE
BOOK, OR ALTERNATIVELY PROVIDE A SHAKEDOWN
CATTLE GRID AT THE ENTRANCE POINT TO REDUCE THE
LIKELIHOOD OF SEDIMENT BEING TRAFFICKED OFF-SITE.

PROVIDE PIT PROTECTION INSTALLED IN
ACCORDANCE WITH DETAILS SD6-11 OR SD6-12
(AS APPROPRIATE) OF THE BLUE BOOK (TYPICAL)

LEGEND

- DENOTES SITE BOUNDARY LINE
- DENOTES COMBINED SITE/SILT FENCE 'SILTMASTER' OR SIMILAR, INSTALLED IN ACCORDANCE WITH DETAIL SD6-8 OF THE BLUEBOOK.
- DENOTES TEMPORARY CONTRACTORS VEHICULAR ACCESS POINT. CONSTRUCT A STABILISED SITE ACCESS IN ACCORDANCE WITH DETAIL SD6-14 OF THE BLUE BOOK OR PROVIDE A SHAKEDOWN CATTLE GRID AT ENTRANCE POINT TO REDUCE LIKELIHOOD OF SEDIMENT BEING TRAFFICKED OFF-SITE
- DENOTES GEOTEXTILE INLET FILTER INSTALLED IN ACCORDANCE WITH DETAIL SD6-12 OF THE BLUE BOOK
- INDICATES MESH & GRAVEL INLET FILTER INSTALLED IN ACCORDANCE WITH DETAILS SD6-11 OF THE BLUE BOOK
- DENOTES SANDBAG OR GEOTEXTILE SOCK FILLED WITH NO FINES GRAVEL PLACED IN INVERT OF GUTTER OR ALONG EDGE OF BITUMEN

- ### SEDIMENT & EROSION CONTROL NOTES
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NEW ORLEANS CRESCENT

DRAWN
DESIGNED
JOB MANAGER
JOB MANAGER
VERIFIER

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BGZ4J



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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	ISSUED FOR 50%	JWS		RS	06.12.24	
2	REVISED FOR 50%	JWS		RS	19.12.24	

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INTEGRATED DESIGN GROUP

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PLANS 1:100@A1

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PROJECT

RESIDENTIAL FLAT BUILDING
LAHC - 48 NEW ORLEANS CRESCENT
MAROBURA NSW 2035

DRAWING TITLE

INTERNAL CIVIL WORKS
CONCEPT SEDIMENT & EROSION
PLAN

JOB NUMBER
231039

DRAWING NUMBER
C2.01

REVISION
2

DRAWING SHEET SIZE = A1

ANDWICK

NO. 50
REND. BRICK HOUSE
(TILE ROOF)

NEW ORLEANS CRESCENT

LEGEND

- DENOTES SITE BOUNDARY LINE
- DENOTES PROPOSED BUILDING EXTENTS, REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR DETAILS
- DENOTES PROPOSED FINISHED FLOOR LEVEL
- DENOTES PROPOSED FINISHED SURFACE LEVEL
- DENOTES PROPOSED COVER LEVEL
- DENOTES EXISTING SURFACE LEVEL
- DENOTES STORMWATER PIT (NEW / EXISTING) NOTE: ON-GRADE PITS ARE TO HAVE GRATES SET ON-GRADE TO MATCH SURFACE GRADING.
- DENOTES GRATED TRENCH DRAIN & WIDTH
- DENOTES BELOW GROUND ON-SITE DETENTION TANK, REFER TO DETAIL
- DENOTES ABOVE GROUND REUSE/ ON-SITE DETENTION TANK, WITH 10kL COMBINED CAPACITY. HARVESTED RAINWATER TO BE USED FOR IRRIGATION, REFER TO DETAIL.
- DENOTES STORMWATER LINE & SIZE. LAID @ 1% MIN LONGITUDINAL GRADE, 300mm MIN COVER.
- DENOTES Ø100 SUBSOIL DRAINAGE LINE WITH NON-WOVEN GEOTEXTILE FILTER SOCK SURROUND LAID AT MIN 1% LONGITUDINAL GRADE & CONNECTED TO NEAREST STORMWATER PIT. PROVIDE uPVC S88 FOR SUBSOIL DRAINAGE LINES UNDER PAVEMENT
- DENOTES SUBSOIL DRAINAGE CLEAROUT, REFER TO DETAIL
- DENOTES APPROXIMATE DOWNPIPE LOCATION, REFER TO ARCHITECTURAL & HYDRAULIC ENGINEERS DRAWINGS TO CONFIRM LOCATIONS
- DENOTES OVERLAND FLOW PATH
- DENOTES RETAINING WALL TO STRUCTURAL ENGINEERS DETAILS

NOTE: PROVIDE SUBSOIL DRAINAGE BEHIND ALL RETAINING WALLS & HYDRAULICALLY CONNECT TO NEAREST DOWNSTREAM STORMWATER PIT (IN S.O.P.). REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS

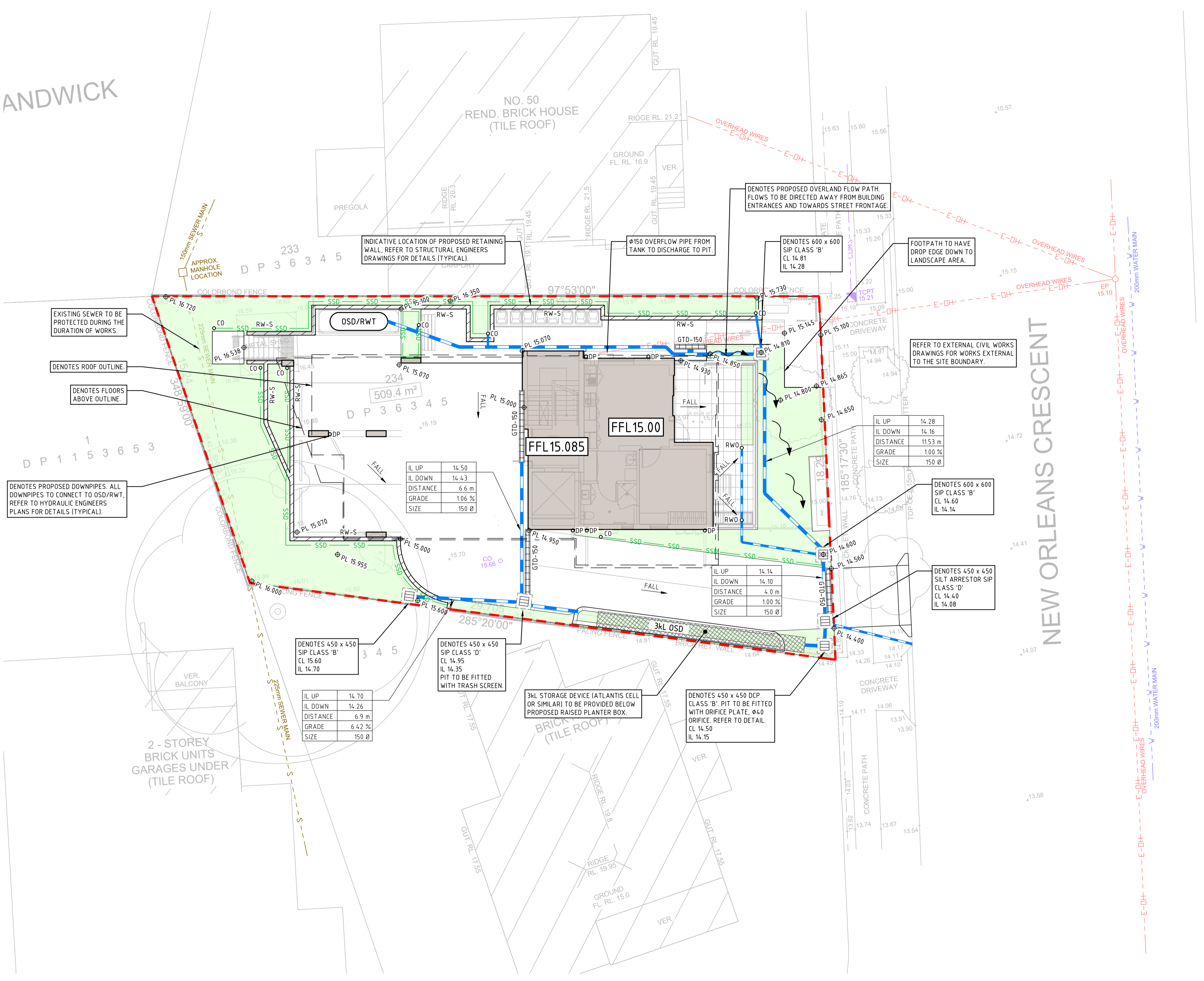
- DENOTES APPROXIMATE LOCATION OF EXISTING (OVERHEAD) ELECTRICITY LINE
- DENOTES APPROXIMATE LOCATION OF EXISTING TELECOMMUNICATION LINE
- DENOTES APPROXIMATE LOCATION OF EXISTING WATER MAIN
- DENOTES APPROXIMATE LOCATION OF EXISTING SEWER MAIN

LOCATIONS OF EXISTING SERVICES ARE APPROXIMATE ONLY & MAY NOT BE COMPLETE. THE BUILDER IS RESPONSIBLE FOR LOCATING EXISTING INFRASTRUCTURE (CULVERTS, PITS, PIPES, SERVICES, INVERT & COVER LEVELS ETC) PRIOR TO COMMENCING CONSTRUCTION.

THE BUILDER SHALL ALLOW TO MODIFY ALL EXISTING SERVICE COVERS TO MATCH THE NEW PAVEMENTS, IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

PROVIDE TEMPORARY TRAFFIC CONTROL IN ACCORDANCE WITH STATE & FEDERAL STATUTORY REQUIREMENTS AND LOCAL COUNCIL SPECIFICATIONS/REQUIREMENTS

NOTE: ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD). ORIGIN OF LEVELS SSM 35846, RL 12.222



DRAWN: [Name] VERIFIED: [Name] DESIGNED: [Name] JOB MANAGER: [Name]

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 10 March 2025
Project No.: BGZ4J

Determined by the New South Wales Land and Housing Corporation



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CLIENT:

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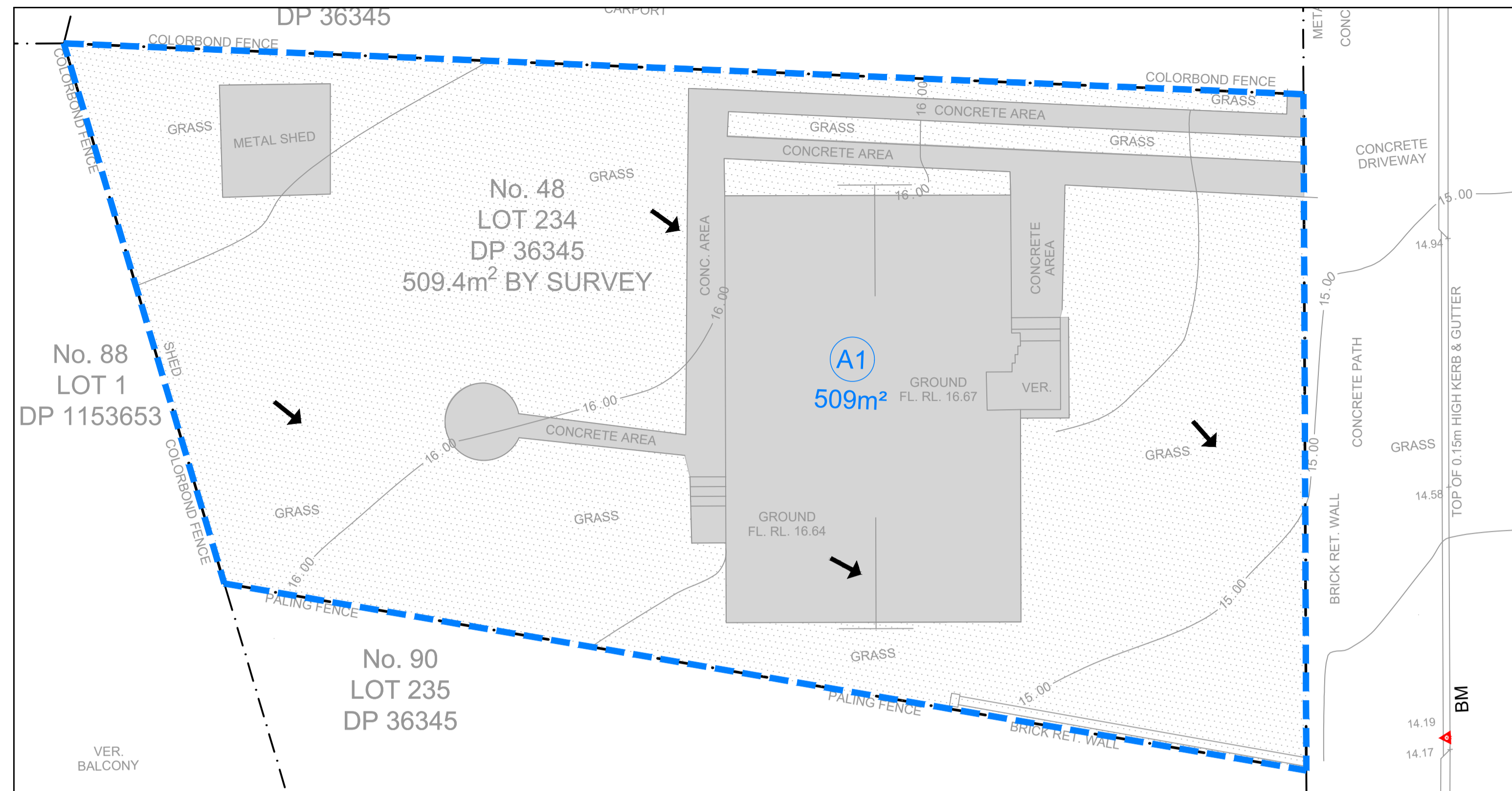
PROJECT: **RESIDENTIAL FLAT BUILDING LAHC - 48 NEW ORLEANS CRESCENT MAROUBRA NSW 2035**

DRAWING TITLE: **INTERNAL CIVIL WORKS STORMWATER MANAGEMENT & LEVELS PLAN**

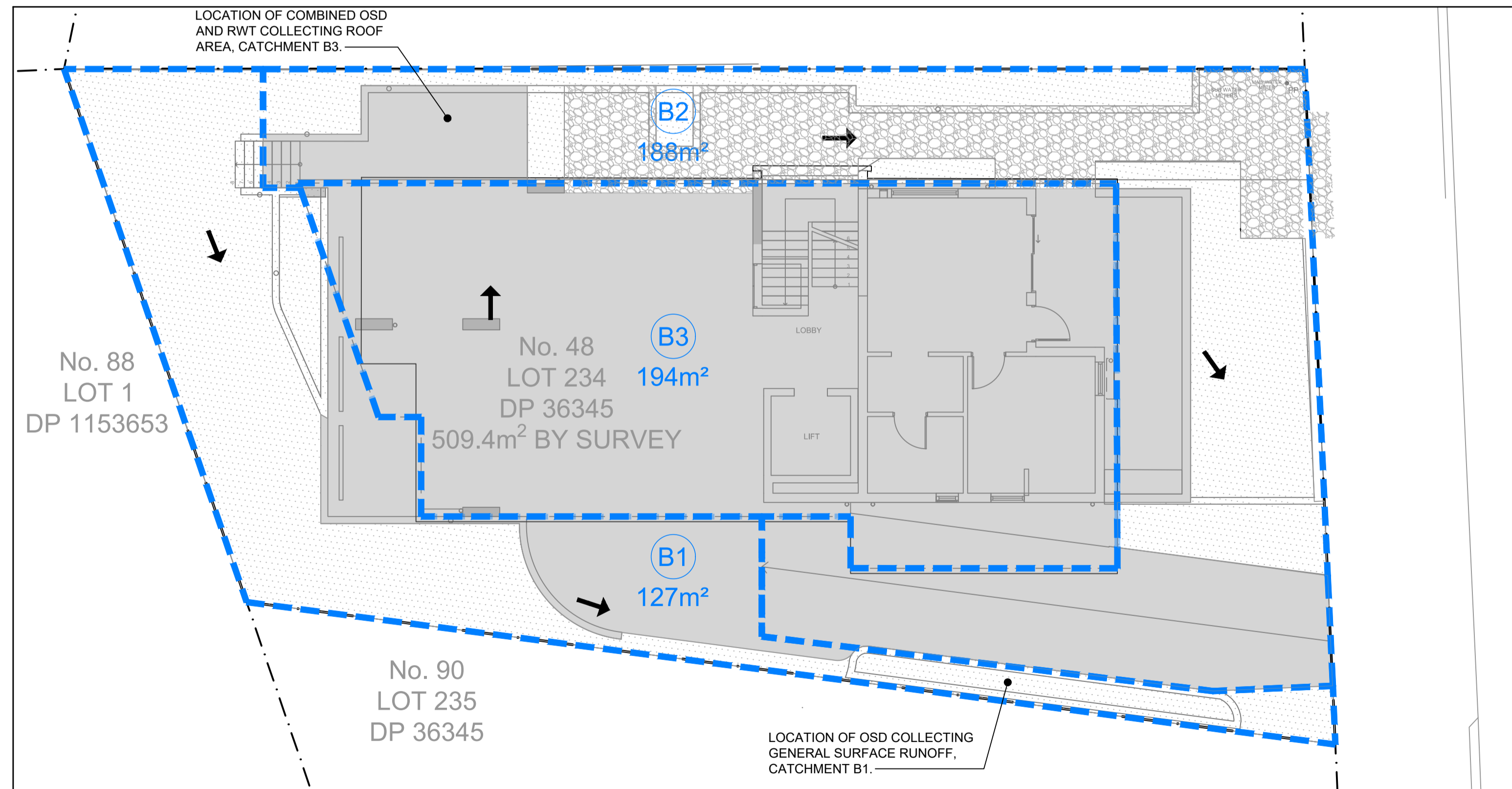
JOB NUMBER: **231039**

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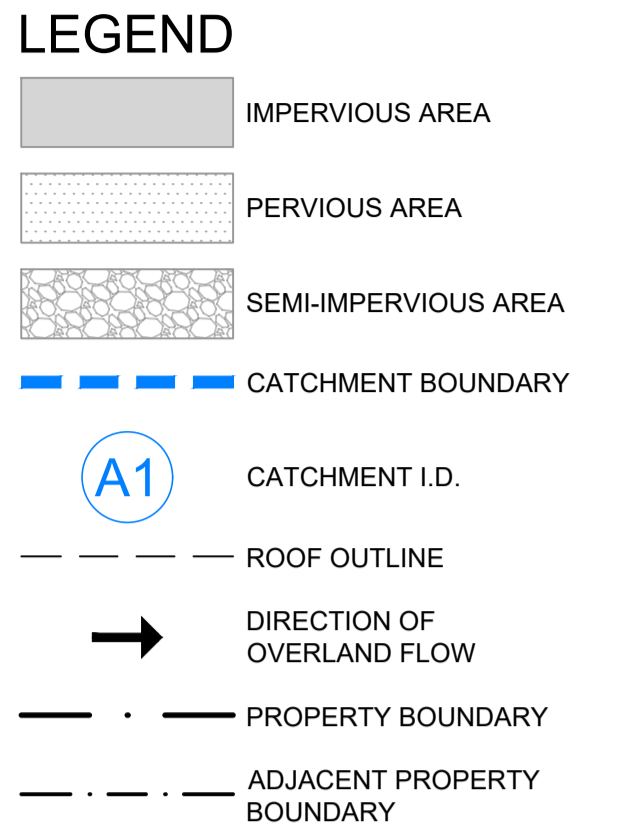
PRE-DEVELOPMENT CATCHMENT PLAN



POST-DEVELOPMENT CATCHMENT PLAN

Land use/surface type	Total area (m²)	Impervious Area (m²)		Pervious Area (m²)	
		(m²)	(%)	(m²)	(%)
Pre-development Scenario					
Residential Area	419	59	14%	360	86%
- Landscaped	360	0	0%	360	100%
- Impervious	59	59	100%	0	0%
Roof area	90	90	100%	0	0%
TOTAL	509	149	29%	360	71%
Post-development Scenario					
B1 To OSD	127	58	46%	69	54%
- Landscaped	69	0	0%	69	100%
- Impervious	58	58	100%	0	0%
B2 By-pass Area	188	106	57%	82	43%
- Residential Area	99	39	40%	60	60%
- Impervious	45	45	100%	0	0%
- Permeable Pavers	44	22	50%	22	50%
B3 Roof Area to OSD/RWT	194	194	100%	0	0%
TOTAL	509	359	70%	150	30%

TABLE '1' - SUMMARY OF SITE CATCHMENT AREAS



Mass Curve Calculation for on-Site Detention (as per Randwick Council Requirements)

Site area	509 m2
Pre-development impervious area	149 m2
Post-development impervious area	359 m2
Pre-development impervious %	29.3 %
Post-development impervious %	70.5 %
PSD Recurrence Interval (5/10)	10 yr
Predevelopment runoff coefficient	0.692
Predevelopment rainfall intensity	63 mm/h
Permissible Site Discharge	8.91 L/s piped
Volume Recurrence Interval (20/100)	20 yr
Postdevelopment runoff coefficient	0.854

Duration min	Intensity mm/h	Discharge L/s	PSD L/s	Storage Volume m3
5	213	25.71	8.91	5.04
10	167	20.12	8.91	6.73
20	127	15.35	8.91	7.73
30	106	12.76	8.91	6.94
40	91.4	11.04	8.91	5.11
50	81.0	9.77	8.91	2.60
60	72.9	8.81	8.91	-0.37
70	66.5	8.03	8.91	-3.68
120	47.2	5.70	8.91	-23.11

Note: Roundoff error may vary from other similar spreadsheet calculations

Take required storage as **8 m³**

SUMMARY OF OSD AND PSD CALCULATION RESULTS USING MASS CURVE CALCULATION

Homes NSW
 APPROVED PLANS
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 Determined by the New South Wales Land and Housing Corporation

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REV.	DESCRIPTION	DESIGN	DRAWN	CHECKED	VERIFIED	DATE
01	ISSUED FOR CO-ORDINATION	B.M.S.	L.M.	C.N.		15/11/23
02	ISSUED FOR CO-ORDINATION	B.M.S.	M.B.	R.S.		08/02/24
03	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	B.M.S.	L.M.	R.S.		06/03/24

CLIENT
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PROJECT
RESIDENTIAL FLAT BUILDING
48 NEW ORLEANS CRESENT
MAROURBA

DRAWING TITLE
SITE CATCHMENT AREA PLAN

JOB NUMBER
231039
 DRAWING NUMBER
DA03
 REVISION
03
 DRAWING SHEET SIZE = A1

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