

ACTIVITY DETERMINATION

Determined by the New South Wales Land and Housing Corporation

Project No. BH2NN

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.

Dated 6/06/2025

Lisa Marigliano

Executive Director, Portfolio Development

Housing Portfolio Homes NSW

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

SITE IDENTIFICATION		
STREET ADDRESS		
Unit/Street No	Street or property name	
37 & 39	Munro Road	
Suburb, town or locality		Postcode
Crestwood		2620
Local Government Area(s)	Real property description (Lo	ot and DP)
Queanbeyan-Palerang	Lots 1 & 2 in Deposited Plan	35938

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

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of existing structures, removal of 2 trees, construction of a 2 storey seniors housing development containing 10 dwellings comprising 4x1 bedroom and 6x2 bedroom dwellings, surface parking for 5 vehicles (including 2 accessible spaces). landscaping, fencing, associated site works and consolidation into a single lot.

Signed..

Lisa Marigliano

Executive Director, Portfolio Development

Housing Portfolio Homes NSW Dated.6/06/2025

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 /	Revision /	Date	Prepared by:
	Document Ref	Issue:	[dd.mm.yyyy]:	
Architectural				
Coversheet	BH2NN		04.03.2025	DTA
Block Analysis Plan	2024038, 2 of 17	Α	04.03.2025	DTA
Site Plan Analysis	2024038, 3 of 17	Α	04.03.2025	DTA
Plan				
Demolition Plan	2024038, 4 of 17	Α	04.03.2025	DTA
Development Data	2024038, 5 of 17	Α	04.03.2025	DTA
Site Plan	2024038, 6 of 17	Α	04.03.2025	DTA
Ground Floor Plan	2024038, 7 of 17	Α	04.03.2025	DTA

Title / Name:	Drawing No /	Revision /	Date	Prepared by:
TILLE / Name.	Document Ref	Issue:	[dd.mm.yyyy]:	Frepared by.
First Floor Plan	2024038, 8 of 17	A	04.03.2025	DTA
Roof Plans	2024038, 9 of 17	Α	04.03.2025	DTA
Elevations –	2024038, 10 of 17	Α	04.03.2025	DTA
(Southern &				
Western)				
Elevations –	2024038, 11 of 17	Α	04.03.2025	DTA
(Northern & Eastern)				
Sections (A & B)	2024038, 12 of 17	Α	04.03.2025	DTA
Sections (C & D)	2024038, 13 of 17	Α	04.03.2025	DTA
Shadow Diagrams	2024038, 14 of 17	Α	04.03.2025	DTA
(21 June)				
Shadow Diagrams –	2024038, 15 of 17	Α	04.03.2025	DTA
View from Sun				
Shadow Diagrams -	2024038, 16 of 17	Α	04.03.2025	DTA
View from Sun				<u> </u>
Perspectives	2024038, 17 of 17	A	04.03.2025	DTA
Images				
Civil/ Stormwater	040070 001		07.00.000	10 :
Notes & Legends	240373, CO1	4	27.02.2025	Greenview
				Consulting Pty Ltd
Ground Floor	240272 002	4	27.02.2025	Greenview
	240373, CO2	4	27.02.2025	
Drainage Plan				Consulting Pty Ltd
Site Stormwater	240373, CO3	4	27.02.2025	Greenview
Details Sheet 1	240373, 603	4	27.02.2025	Consulting Pty
Details Sheet 1				Ltd
Site Stormwater	240373, CO4	3	27.02.2025	Greenview
Details Sheet 1	240373, 004	3	27.02.2025	Consulting Pty
Details offeet 1				Ltd
Environmental Site	240373	1	28.02.2025	Greenview
Management Plan –	210070		20.02.2020	Consulting Pty
ESM1				Ltd
Environmental Site	240373	1	28.02.2025	Greenview
Management Plan –				Consulting Pty
ESM2				Ltd
Landscape				
Landscape Plan	4925	Α	5.03.2025	DTA
Survey				
Contour and Feature	P001420.01	Α	03.06.2024	Premise
Survey Sheet 1				
Contour and Feature	P001420.01	Α	03.06.2024	Premise
Survey Sheet 2				
Contour and Feature	P001420.01	Α	03.06.2024	Premise
Survey Sheet 3				<u> </u>
Contour and Feature	P001420.01	A	03.06.2024	Premise
Survey Sheet 4	D001400 01		00 00 000 4	<u> </u>
Contour and Feature	P001420.01	Α	03.06.2024	Premise
Survey Sheet 5				
BASIX	170507014		04.00.0005	10
BASIX Certificate	1785976M	-	04.03.2025	Greenview
				Consulting Pty
Nation :: - I-	0011761700		04.00.0005	Ltd
Nationwide house	0011761780	-	04.03.2025	Greenview
energy rating scheme – class 2				Consulting Pty Ltd
				Liu
summary	<u> </u>			
Reports				

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Access Report	24144-DA	R1.1	25.02.2025	Ai
				Consultancy
Arboricultural	9753.1	-	27.02.2025	Redgum
Impact Assessment				Horticultural
and Tree				
Management Plan				
BCA Compliance	P2500003	3	04.03.2025	BCA Vision
Assessment				
Geotechnical	32670/8654D-G	-	05.2024	STS
Investigation				Geotechnics
Assessment				Pty Ltd
Waste Management	-	-	07/04/25	DTA
Plan				
Traffic and Parking	-	2	05.03.2025	ParkTransit
Impact Assessment				Australia Pty
				Ltd

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

OPERATIONAL MATTERS

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

Stormwater Run-off

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

Vehicular Access and Parking

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

Note:

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

12. Car parking spaces and driveways shall be constructed of concrete or other approved hard surfaced materials. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of two (2) of these spaces must comply with AS 2890.6 and the design of the remaining spaces must comply with AS 2890.1.

Site Works

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

Building Siting

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

Smoke Detection System(s)

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

Site Soil Contamination

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

Landscaping

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

Tree Removal

20. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved Landscape Plan and Arboricultural Impact Assessment and Tree Management Plan.

No other trees shall be removed without further approval.

Fencing

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

Provision of Letterbox Facilities

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

Public Liability Insurance

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

PRIOR TO ANY WORK COMMENCING ON THE SITE

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

Disconnection of Services

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

Demolition

- 26. 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 and Housing Corporation. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- 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. Local Council or 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. Queanbeyan-Palerang Regional Council shall be advised in writing, of the date it is intended to commence work, including demolition. A minimum period of **five (5)** working days notification shall be given.

Neighbour Notification

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

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Site Safety

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

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

Note:

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

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

Note:

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

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

Site Facilities

- **34.** The following facilities shall be installed on the site:
 - (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet provided shall be a standard flushing toilet and shall be connected to a public sewer or if connection to a public sewer is not practicable, to an accredited sewerage management facility provided by Queanbeyan-Palerang Regional Council or if this is not practicable to some other council approved management facility.
 - (b) Adequate refuse disposal methods and builders' storage facilities. Builders' wastes, materials or sheds shall not to be placed on any property other than that which this approval relates to.
- **35.** Access to the site shall only be provided via an all weather driveway on the property and is not to be provided from any other site.

Protection of Trees

36. Trees and other vegetation that are to be retained on site, adjoining properties and Council's road reserve shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the Arboricultural Impact Assessment and Tree Management Plan.

Waste Management

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

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

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

Service Authority Clearances

38. A compliance certificate, or other evidence, shall be obtained from the appropriate water utility's office (e.g. Local Council or Sydney Water office) confirming service availability prior to work commencing.

Note:

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

- **39.** A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to work commencing.
- **40.** A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to work commencing.
- 41. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to each dwelling in the development shall be obtained prior to work commencing.

Stormwater Disposal

- 42. A detailed stormwater drainage plan, substantially in accordance with the approved concept stormwater drainage plan, shall be prepared and submitted to the Land and Housing Corporation. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (e.g. the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or Queanbeyan-Palerang Regional Council's drainage code.
- 43. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Land and Housing Corporation prior to commencement of works. Registration of the plan of easement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the Land and Housing Corporation.

DURING DEMOLITION AND CONSTRUCTION WORKS

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

Landfill

- **44.** Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab.
- **45.** Land fill materials must satisfy the following requirements:
 - i. be Virgin Excavated Natural Matter (VENM);
 - ii. be free of slag, hazardous, contaminated, putrescible, toxic or radio-active matter; and
 - iii. be free of industrial waste and building debris.

Heritage

- 46. Historic and indigenous archaeological sites and relics are protected under the Heritage Act 1977 and National Parks and Wildlife Act 1974, respectively. Should any relics be uncovered during the course of the approved works, work must cease immediately in the affected area. Subsequently, in cases where historical or indigenous items have been uncovered, the Department of Climate Change, Energy, the Environment and Water must be contacted.
- 47. All workers / contractors on the site shall be informed of their obligations, under the Heritage Act and *National Parks and Wildlife Act 1974*, that it is illegal to disturb, damage or destroy a relic without the prior approval of the Department of Climate Change, Energy, the Environment and Water.

Demolition

- **48.** Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.
- **49.** Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.
- **50.** Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) who have current SafeWork NSW accreditation in asbestos removal.
- 51. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].
- **52.** Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the Department of Climate Change, Energy, the Environment and Water.
- **53.** 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 and Housing Corporation demonstrating the appropriate disposal of the asbestos waste.
- **54.** Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
- 55. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.
- 56. All vehicles leaving the site with 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

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

Hours of Demolition / Construction / Civil Work

58. 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 and Backfilling

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

Pollution Control

- 60. Any noise generated during the construction of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the former Department of Environment and Climate Change.
- 61. No fires shall be lit or waste materials burnt on the site.
- **62.** No washing of concrete forms or trucks shall occur on the site.
- **63.** Any contamination / spills on the site during construction works shall be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.
- **64.** Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
- **65.** All vehicles transporting loose materials and travelling on public roads shall be secured (i.e. closed tail gate and covered) to minimise dust generation.

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

Impact of Construction Works

- **67.** The Land and Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.
- **68.** Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition/construction works, damage is caused to such adjoining property.

Termite Protection

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

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

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

PRIOR TO OCCUPATION OF THE DEVELOPMENT

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

General

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

Council Infrastructure Damage

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

Stormwater Drainage

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

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

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

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

PART B – Additional Identified Requirements

Specific Requirements for Seniors Housing

73. The independent living units shall comply with the accessibility and useability standards referenced in section 85 and set out in Schedule 4 of State Environmental Planning Policy (Housing) 2021.

Note:

This requirement does not apply to the provisions set out under sections 2, 5-13 and 15-21 of Schedule 4 for an independent living unit, or part of such a unit, that is located above the ground floor.

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

Note:

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

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

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

- 75. Pathway lighting shall be designed to provide a minimum of 20 lux at ground level and be located to avoid glare for pedestrians and adjacent dwellings.
- **76.** Access to, and within, the site shall be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the activity.
- 77. Entry doors to units shall be provided with door viewers to enable residents to view approaches to their units without the need to open the door.

Site Specific Requirements

Air Conditioning

78. Design and Installation

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

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

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

On-Going

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

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

Solar (Photovoltaic Electricity Generating) Energy System

- 79. Where a solar energy system is proposed it must satisfy the following requirements:
 - (a) the system is installed in accordance with the manufacturer's specifications or by a person who is accredited by the Clean Energy Council for the installation of photovoltaic electricity generating systems, and
 - (b) the solar energy system must not reduce the structural integrity of any building to which the system is attached, and
 - (c) the system must not involve mirrors or lenses to reflect or concentrate sunlight, and

- (d) the system must not protrude more than 0.5m from the wall or roof (as measured from the point of attachment), and
- (e) the system is installed no less than 3m from any adjoining property boundary.

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

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

80. Seat to be Provided in the Communal Open Space

A seat to accommodate a maximum of 3 people shall be provided within the small courtyard area of the communal open space. The seat shall be designed to provide an outlook towards the rear (north) of the site and be provided with an accessible path of travel.

Requirements Resulting from Council Comments

81. Water

A Hydraulic Engineer shall confirm a suitable tie size to service the development, to connect to the existing 100mmØ AC water main within the road reserve on Spendelove Street, with it being no less than 50mmØ.

82. Sewer

A Hydraulic Engineer shall confirm the location and suitability of the new tie, with it being no less than 150mmØ. The maintenance hole cover within the subject lot (proposed to be under the driveway) is required to be upgraded to a heavy-duty Class D Gattic lid.

83. Section 64 Development Contributions

Any relevant Section 64 contributions that are applicable shall be confirmed with Council.

Requirements Resulting from Consideration of Adjoining Occupier Responses to Notification / Consideration of other Public Submissions Received

84. Privacy Screen

A privacy screen is to be provided at the northwestern corner of the balcony of unit 4 to obscure the view of the clothesline when viewed from properties on the western side of Spendelove Street, as reasonably possible. The privacy screen shall have a minimum height of 1.8m from the finished floor level of the balcony.

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.

DA ISSUE ONLY

SENIORS HOUSING DEVELOPMENT

Lots 1 & 2 in DP35938 37 - 39 Munro Road Crestwood NSW 2620



DRAWING SCHEDULE:

ARCHITECTURAL	Type	Sheet No.	Rev	CIVIL	Type	Sheet No.	Rev
COVER SHEET	Α	01 of 17	Α	NOTES & LEGENDS	С	C01 of 04	4
BLOCK ANALYSIS PLAN	Α	02 of 17	Α	GROUND FLOOR DRAINAGE PLAN	С	C02 of 04	4
SITE ANALYSIS PLAN	Α	03 of 17	Α	SITE STORMWATER DETAILS SHEET 1	С	C03 of 04	4
DEMOLITION PLAN	Α	04 of 17	Α	SITE STORMWATER DETAILS SHEET 1	С	C04 of 04	3
DEVELOPMENT DATA	Α	05 of 17	Α				
SITE PLAN	Α	06 of 17	А	LANDSCAPE	Type	Sheet No.	Rev
GROUND FLOOR PLAN	Α	07 of 17	Α	LANDSCAPE PLAN	L	1 of 1	Α
FIRST FLOOR PLAN	Α	08 of 17	Α				
ROOF PLAN	Α	09 of 17	Α	SURVEY	Type	Sheet No.	Rev
ELEVATIONS	Α	10 of 17	Α	CONTOUR & FEATURE SURVEY	S	1 of 5	Α
ELEVATIONS	Α	11 of 17	Α	CONTOUR & FEATURE SURVEY	S	2 of 5	Α
SECTIONS	Α	12 of 17	Α	CONTOUR & FEATURE SURVEY	S	3 of 5	Α
SECTIONS	Α	13 of 17	Α	CONTOUR & FEATURE SURVEY	S	4 of 5	Α
SHADOW DIAGRAMS	Α	14 of 17	Α	CONTOUR & FEATURE SURVEY	S	5 of 5	Α
VIEW FROM SUN DIAGRAMS	Α	15 of 17	Α				
VIEW FROM SUN DIAGRAMS	Α	16 of 17	Α				

LOCATION PLAN:

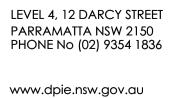






PERSPECTIVES





A 17 of 17



DTA Architects
PH (02) 9601 1011

PROJECT MANAGER

HOMES NSW
PH (02) 8753 8000 FAX (02) 8753 8888

DATE: 4/03/2025

DESIGN: DA

PROJECT No: BH2NN NOMINATED ARCHITECTS:

Daniel Donai

NSW ARB No.9068



PURPOSE ONLY

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 BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
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TYPICAL 2 STOREY





TYPICAL SINGLE STOREY FIBRO DWELLING

EXISTING 2 STOREY MULTI UNIT DEVELOPMENT



Homes NSW

PROPOSED SITE FOR NEW SENIORS HOUSING DEVELOPMENT — OWNED BY HOMES NSW



EXISTING 2 STOREY MULTI UNIT DEVELOPMENT



LEGEND: BLOCK PLAN

PROPOSED DEVELOPMENT
OWNED BY HOMES NSW

BOUNDARY LINE TO LOTS OWNED BY OTHERS

TYPICAL BLOCK LAYOUT:
MOSTLY RECTANGULAR LOTS FACING THE STREET WITH IRREGULAR LOTS SIZES ACCESSED FROM AN INTERNAL CUL-DE-SAC IN THE VICINTY OF THE NEW DEVELOPMENT.

> Certificate No. 0011761780
>
> EXECUTE: Scan QR code or follow website link for rating details. Property Address 37-39 Munro Road,CRESTWOOD NSW,2620



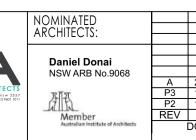




LEVEL 4, 12 DARCY STREET PARRAMATTA NSW 2150 PHONE No (02) 9354 1836

www.dpie.nsw.gov.au





MINATED CHITECTS:				ARCHITECT	STRUCTURAL / CIVIL / HYDRAULIC / ELECTRICAL / MECHANICAL / BASIX
				DTAArchitects	Greenview Consulting Pty Ltd
Daniel Donai				PH (02) 9601 1011	PH (02) 8544 1683
NSW ARB No.9068					
	Α	20/02/2025	DA ISSUE		
RĨŒ	P3	13/01/2025	DRAFT DA	PROJECT MANAGER	LANDSCAPE CONSULTANT
AR	P2	12/12/2024	SKETCH DESIGN ISSUE		
Member	REV	DATE	NOTATION/AMENDMENT	Nerva Group	Ray Fuggle & Associates Pty Ltd
Australian Institute of Architects		DO NOT SCA	ALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.	PH 0411 031 197	PH 0412 294 712
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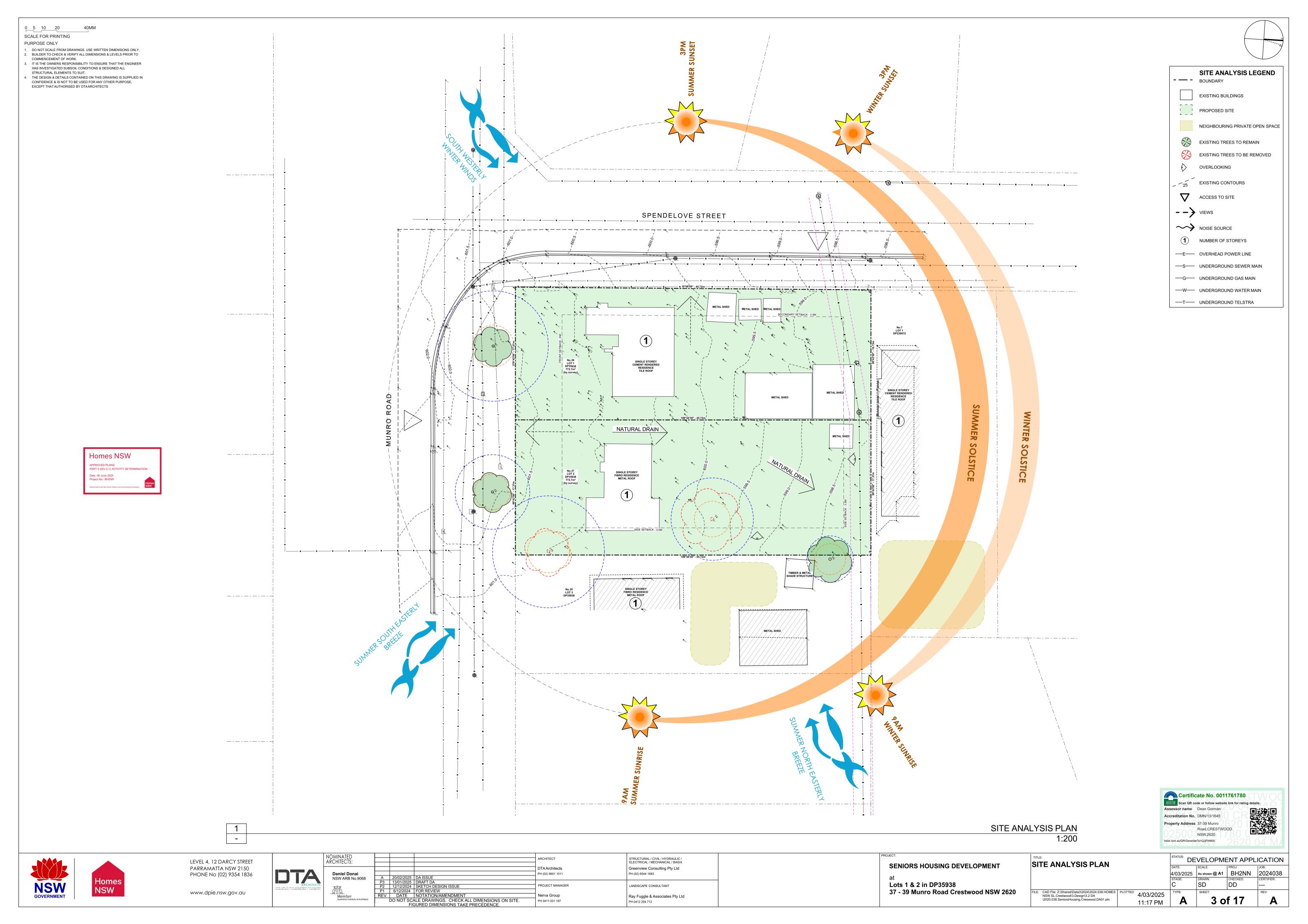


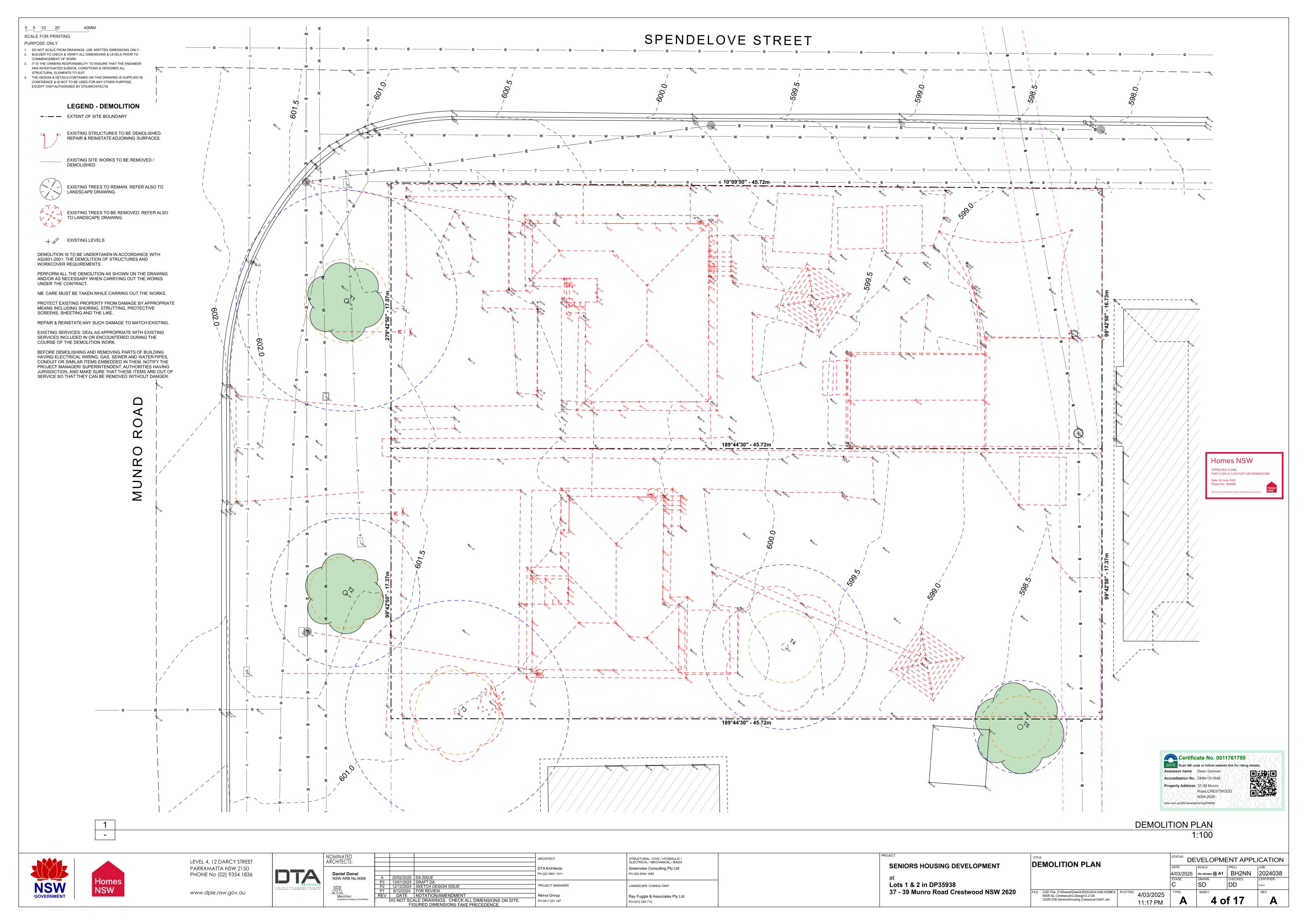
37 - 39 Munro Road Crestwood NSW 2620

Lots 1 & 2 in DP35938

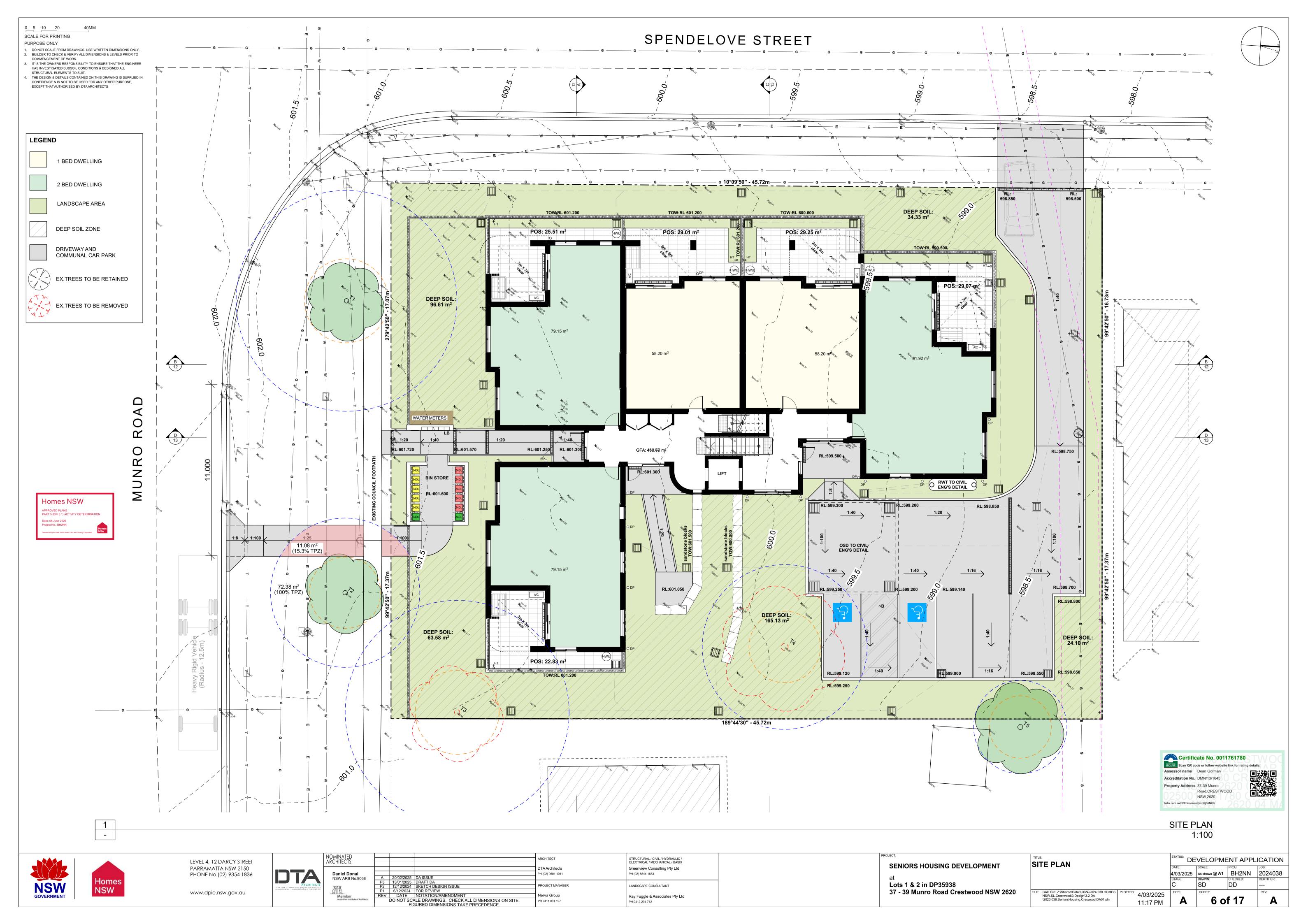
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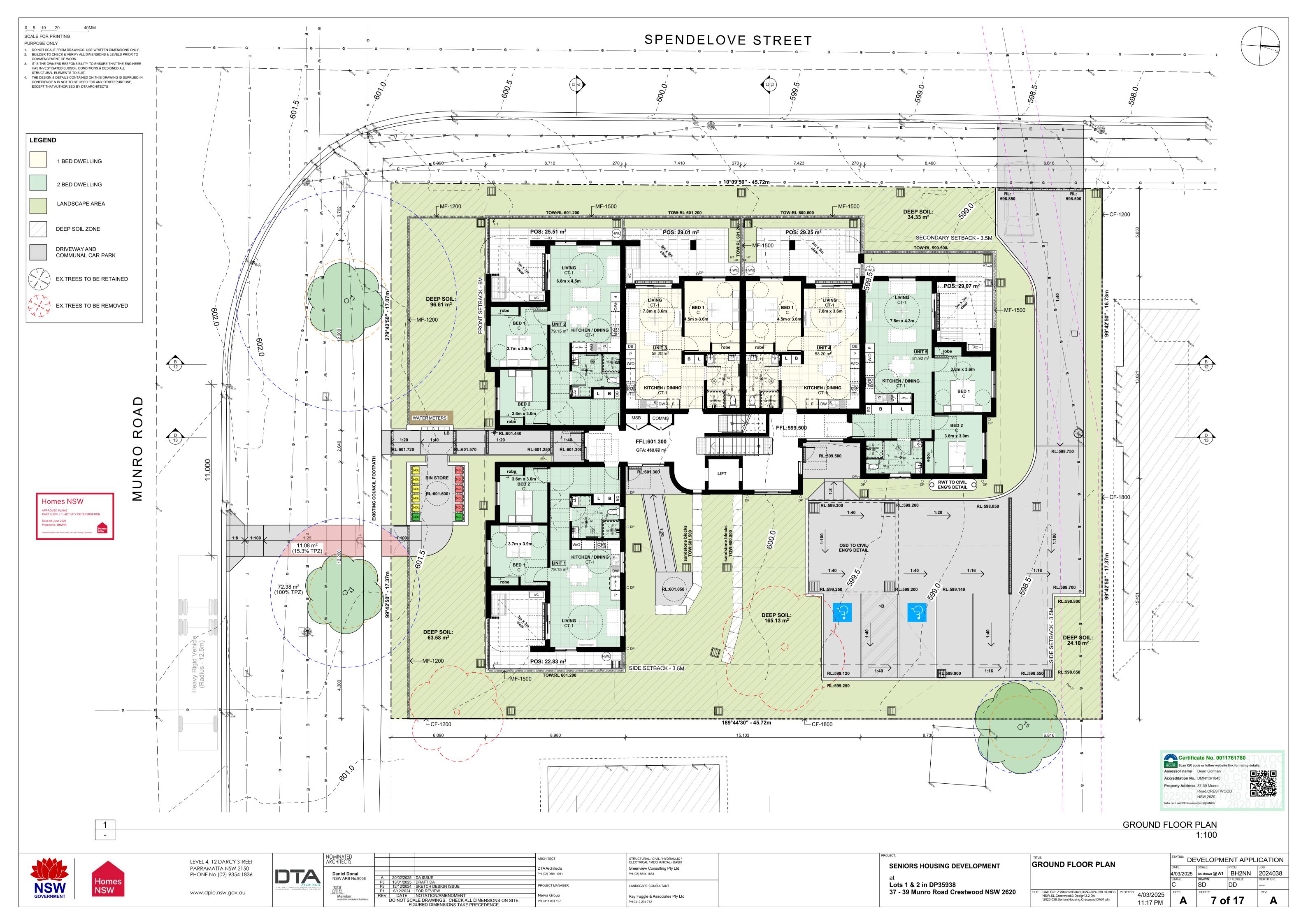
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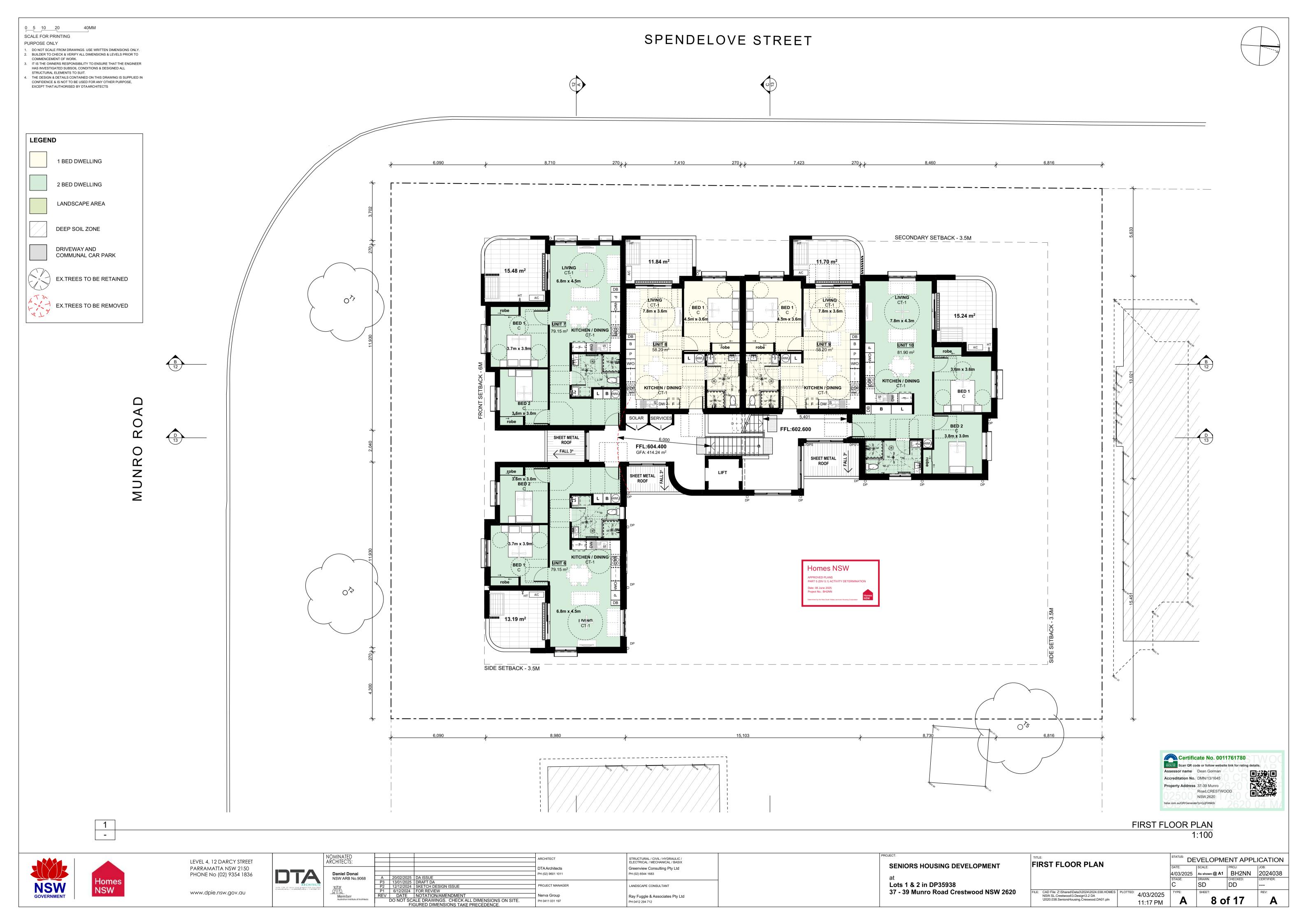


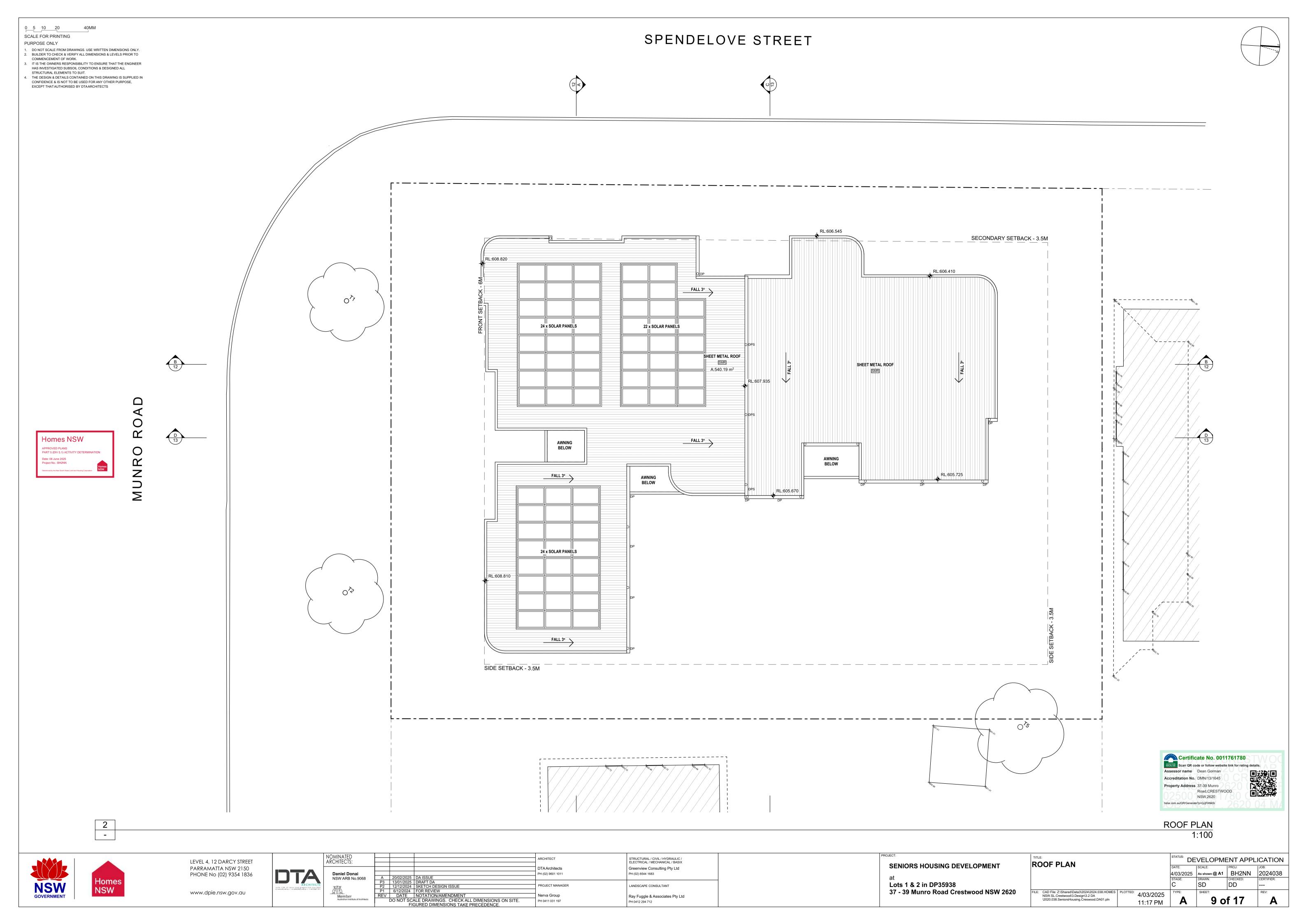










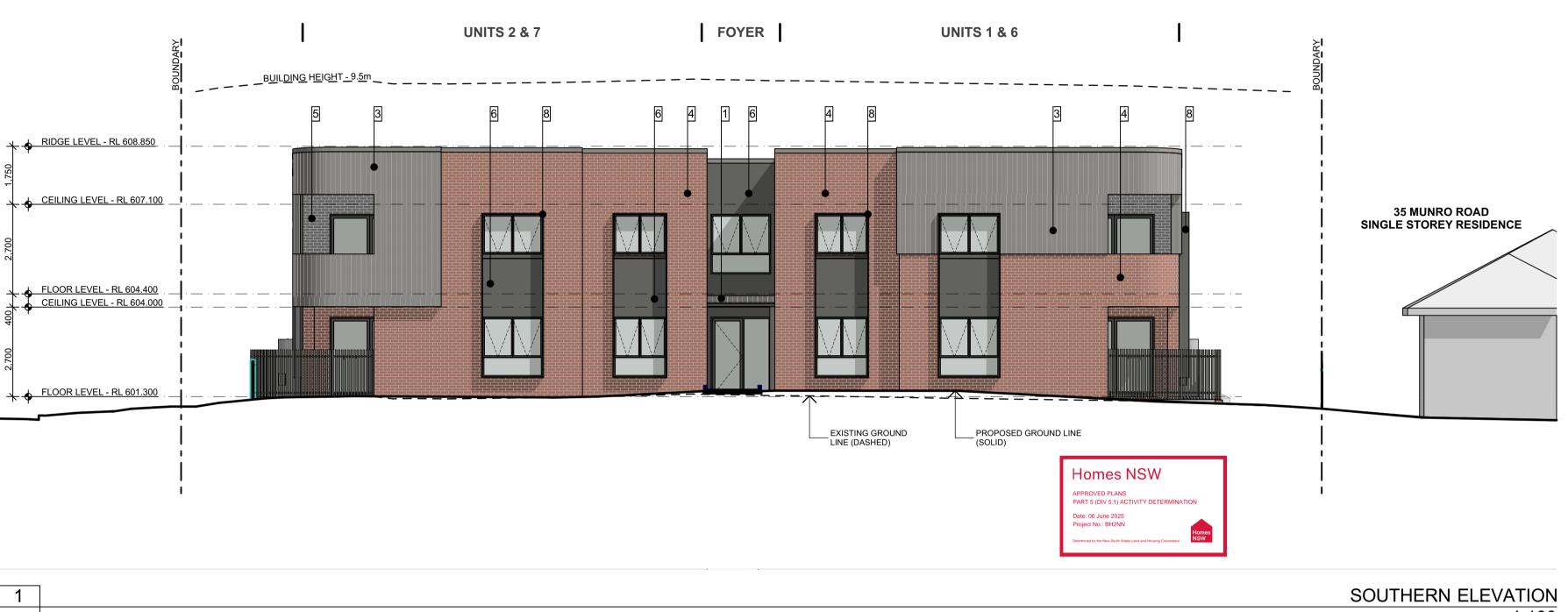


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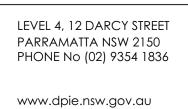
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OMINATED CCHITECTS:				ARCHITECT	STRUCTURAL / CIVIL / HYDRAULIC / ELECTRICAL / MECHANICAL / BASIX
				DTA Architects	Greenview Consulting Pty Ltd
Daniel Donai				PH (02) 9601 1011	PH (02) 8544 1683
NSW ARB No.9068	Α	20/02/2025	DA ISSUE		
	P3	13/01/2025	DRAFT DA		
RIII	P2	12/12/2024	SKETCH DESIGN ISSUE	PROJECT MANAGER	LANDSCAPE CONSULTANT
AIR	P1	6/12/2024	FOR REVIEW		
Member	REV	DATE	NOTATION/AMENDMENT	Nerva Group	Ray Fuggle & Associates Pty Ltd
Australian Institute of Architects			ALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.	PH 0411 031 197	PH 0412 294 712
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JECT:	
SENIORS HOUSING DEVELOPMENT	E
at Lots 1 & 2 in DP35938 37 - 39 Munro Road Crestwood NSW 2620	F

EXTERNAL FINISHES SCHEDULE

Colorbond, Grey

WALL CLADDING (MC1) Metal Wall Cladding Colour - Grey

WALL & BALUSTRADE /
RETAINING WALL, LETTERBOX PIER &

Face Brick Type 1 (FBK1)

WASTE ENCLOSURE

Colour - Brown

WALL Face Brick Type 2 (FBK2) Colour - Grey

ROOF (SMR) Sheet Metal Roof - Grey

GUTTER / DOWNPIPE / BARGE BOARD / FASCIA

ELEVATIONS FILE: CAD File: Z:\Shared\Data3\2024\2024.038.HOMES NSW.SL.Crestwood\3.Design\3.2 DA \2020.038.SeniorsHousing.Creswood.DA01.pln 11:18 PM

DEVELOPMENT APPLICATION 4/03/2025 As shown @ A1 BH2NN 2024038
STAGE: DRAWN: CHECKED: CERTIFIER: 10 of 17

Road,CRESTWOOD NSW,2620

RENDER, Paint Finish (PF1)

WALL CLADDING (MC2) -

WINDOW / DOOR FRAMES & WINDOW SHROUD

SIDE & REAR BOUNDARY FENCE Colorbond, Dark Grey

Metal Wall Cladding Colour - Dark Grey

Colour - Dark Grey

FRONT METAL FENCE Vertical Bars - Dark Grey

Colour - Dark Grey



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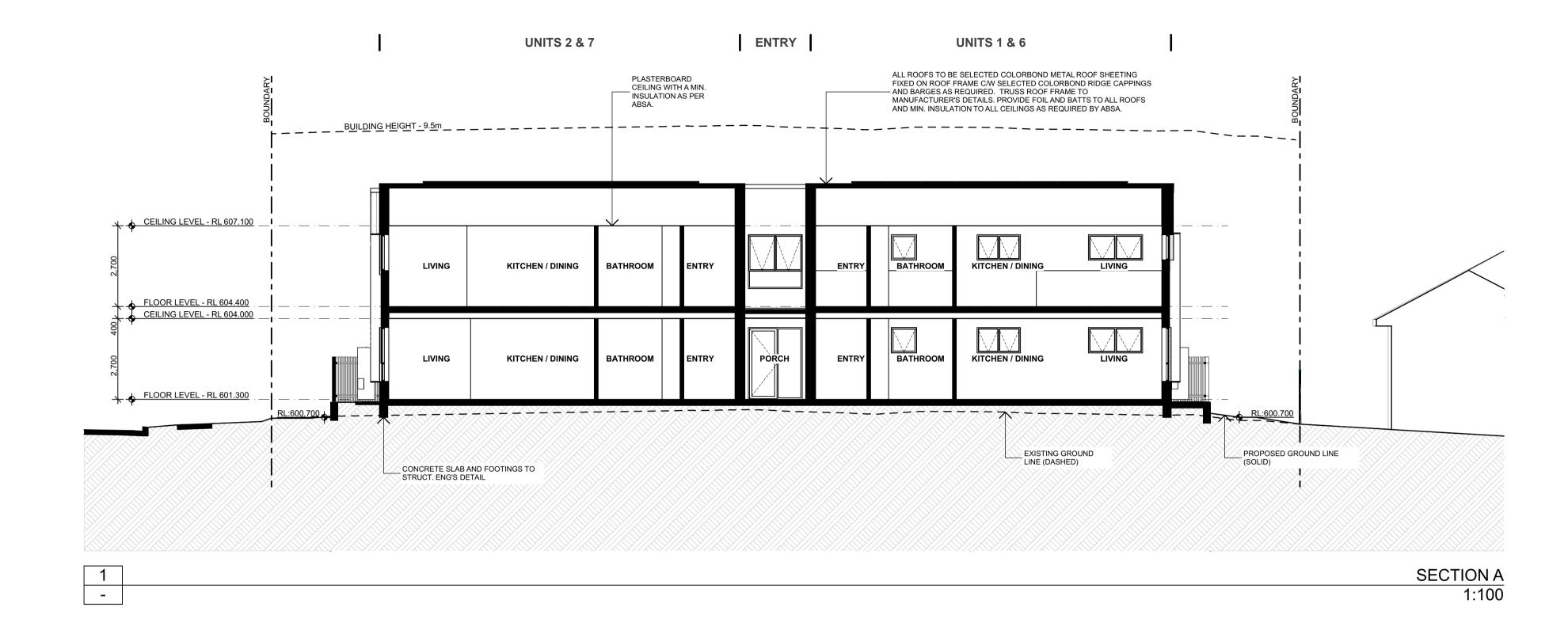
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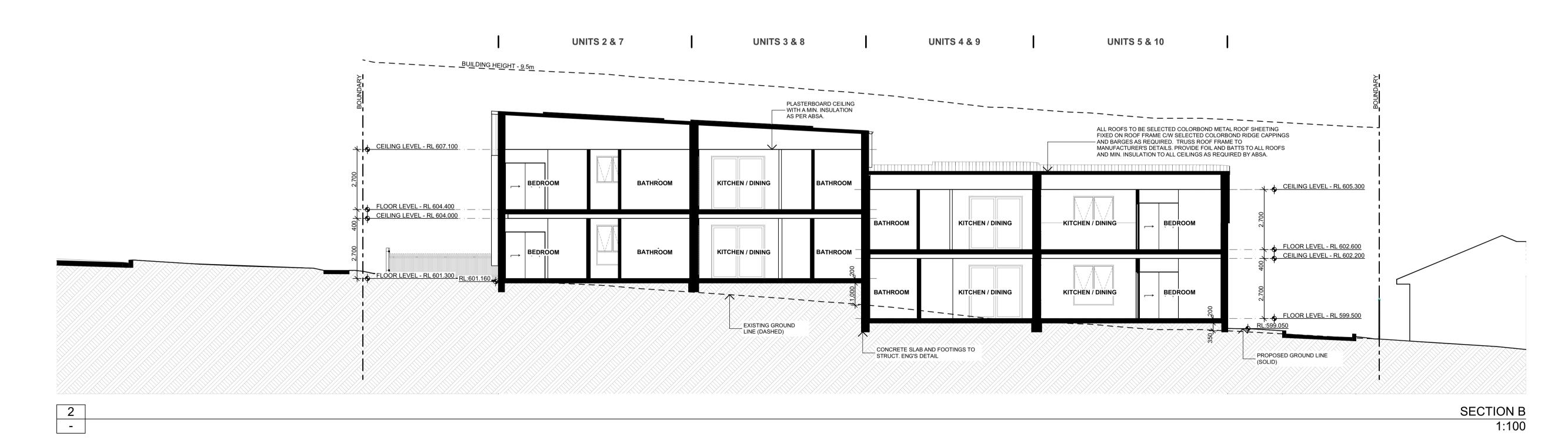
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Homes NSW

Date: 06 June 2025 Project No.: BH2NN















OMINATED RCHITECTS:				ARCHITECT	STRUCTURAL / CIVIL / HYDRAULIC / ELECTRICAL / MECHANICAL / BASIX
				DTAArchitects	Greenview Consulting Pty Ltd
Daniel Donai				PH (02) 9601 1011	PH (02) 8544 1683
NSW ARB No.9068					
	Α	20/02/2025			
尼 瓦瓦	P3	13/01/2025	DRAFT DA	PROJECT MANAGER	LANDSCAPE CONSULTANT
	P2	12/12/2024	SKETCH DESIGN ISSUE		
Member	REV	DATE	NOTATION/AMENDMENT	Nerva Group	Ray Fuggle & Associates Pty Ltd
Australian Institute of Architects		DO NOT SCA	ALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.	PH 0411 031 197	PH 0412 294 712
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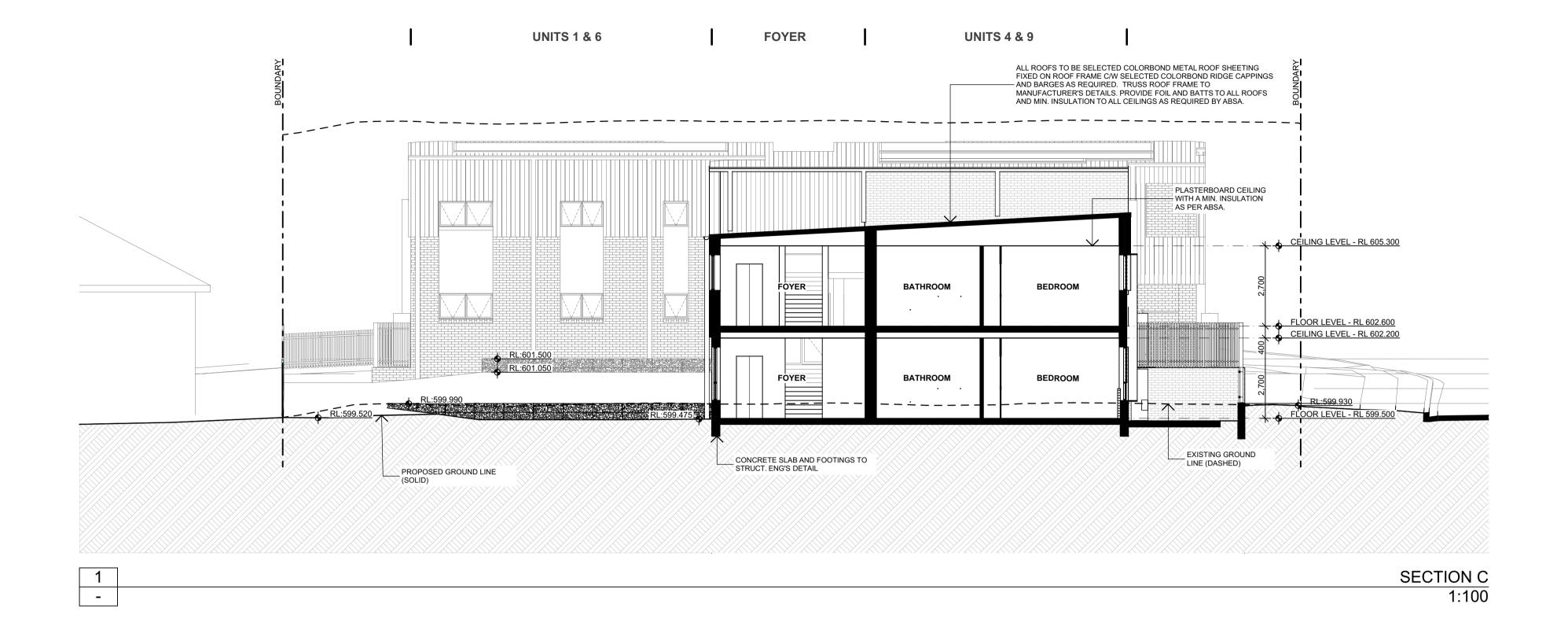
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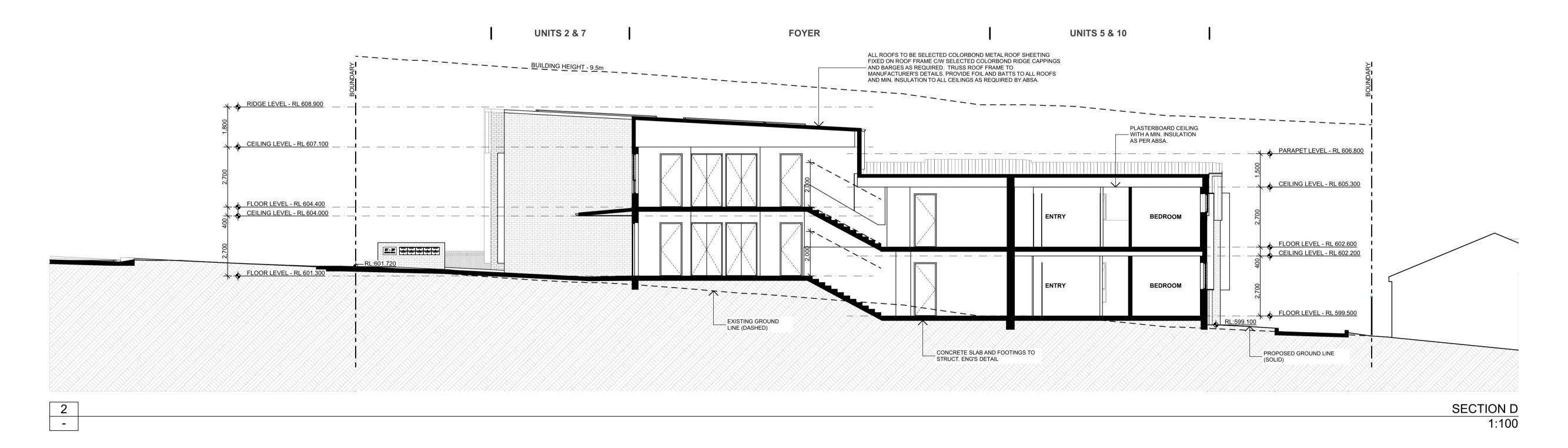
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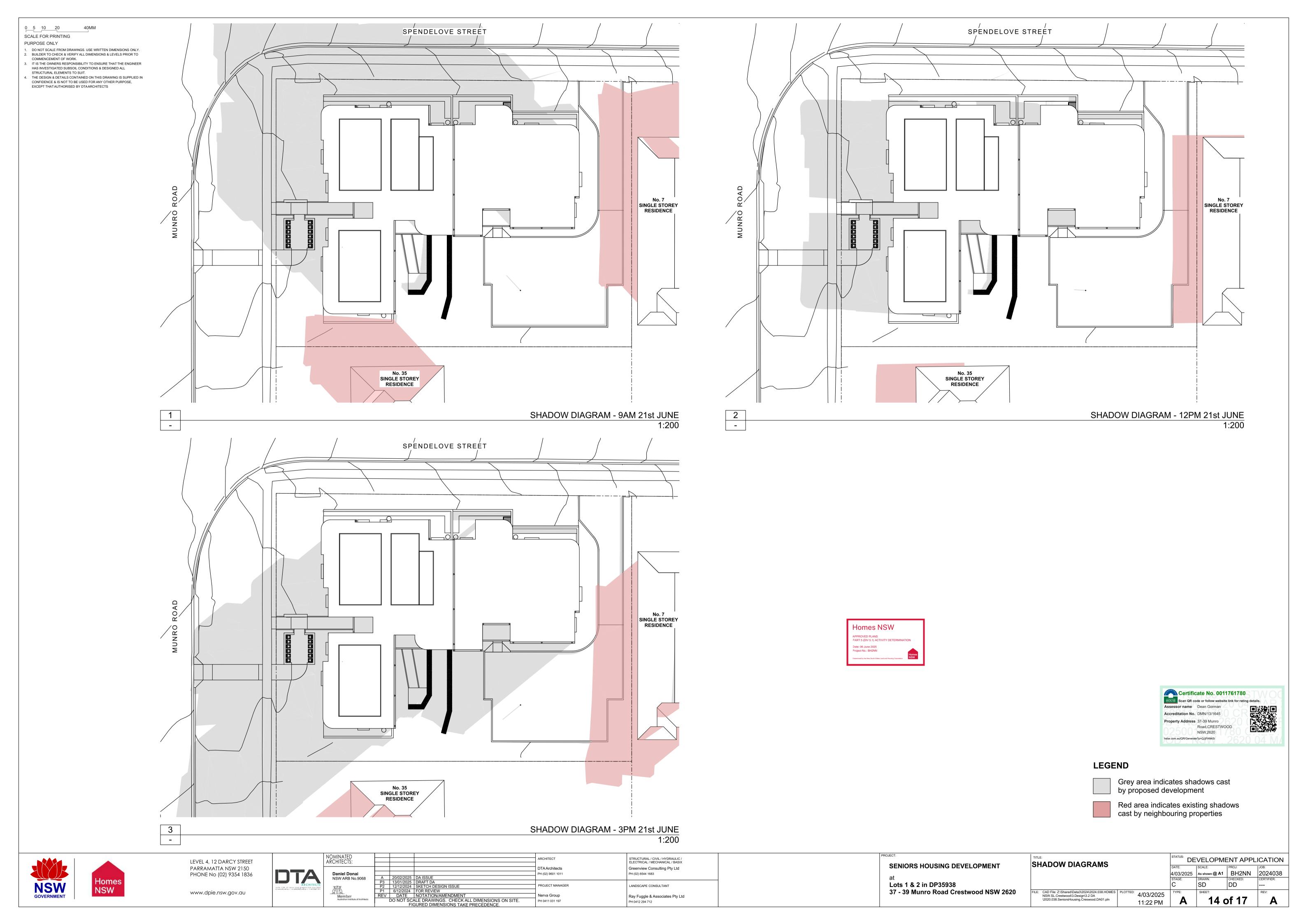






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				DTA Architects	Greenview Consulting Pty Ltd
Daniel Donai				PH (02) 9601 1011	PH (02) 8544 1683
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RĪŒ	P3	13/01/2025	DRAFT DA	PROJECT MANAGER	LANDSCAPE CONSULTANT
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LEVEL 4, 12 DARCY STREET PARRAMATTA NSW 2150 PHONE No (02) 9354 1836 www.dpie.nsw.gov.au



MINATED HITECTS:				ARCHITECT	STRUCTURAL / CIVIL / HYDRAULIC / ELECTRICAL / MECHANICAL / BASIX
				DTA Architects	Greenview Consulting Pty Ltd
aniel Donai				PH (02) 9601 1011	PH (02) 8544 1683
ISW ARB No.9068					
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SENIORS HOUSING DEVELOPMENT Lots 1 & 2 in DP35938 37 - 39 Munro Road Crestwood NSW 2620

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DEVELOPMENT APPLICATION 4/03/2025 As shown @ A1 BH2NN 2024038

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Certificate No. 0011761780

Scan QR code or follow website link for rating details.

Road,CRESTWOOD NSW,2620

Accreditation No. DMN/13/1645 Property Address 37-39 Munro

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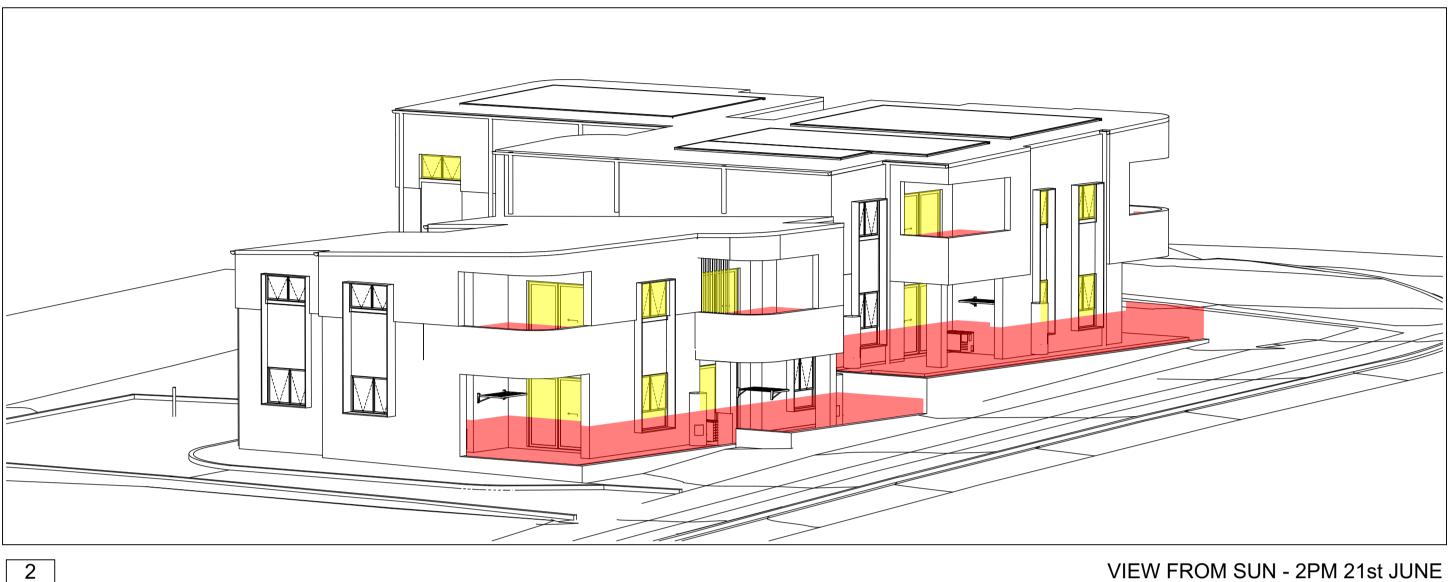
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- COMMENCEMENT OF WORK.

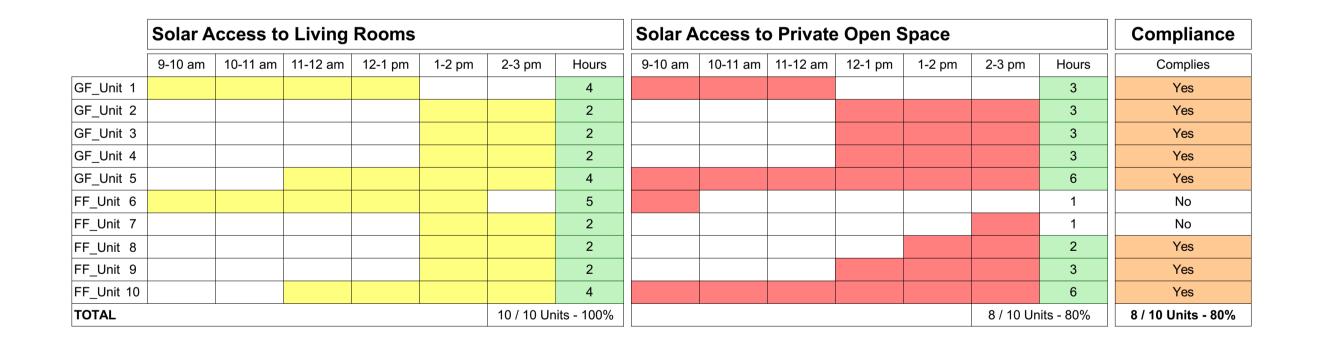
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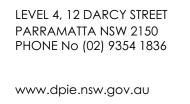




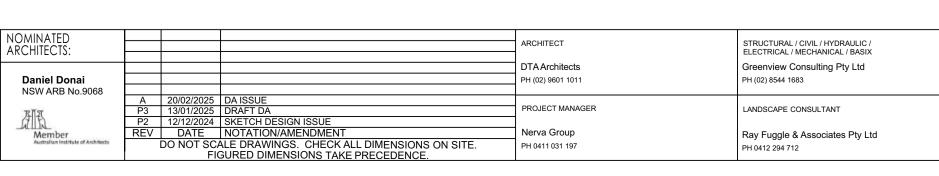












SENIORS HOUSING DEVELOPMENT Lots 1 & 2 in DP35938 37 - 39 Munro Road Crestwood NSW 2620

VIEW FROM SUN DIAGRAMS

Road,CRESTWOOD NSW,2620 hstar.com.au/QR/Generate?p=QJjFANkSi DEVELOPMENT APPLICATION 4/03/2025 As shown @ A1 BH2NN 2024038 DRAWN: SD

16 of 17

Certificate No. 0011761780

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman Accreditation No. DMN/13/1645 Property Address 37-39 Munro

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Munro Road Perspective



Corner Munro & Spendelove Perspective



PH 0412 294 712



Spendelove Street Perspective



Rear Perspective







LEVEL 4, 12 DARCY STREET PARRAMATTA NSW 2150 PHONE No (02) 9354 1836

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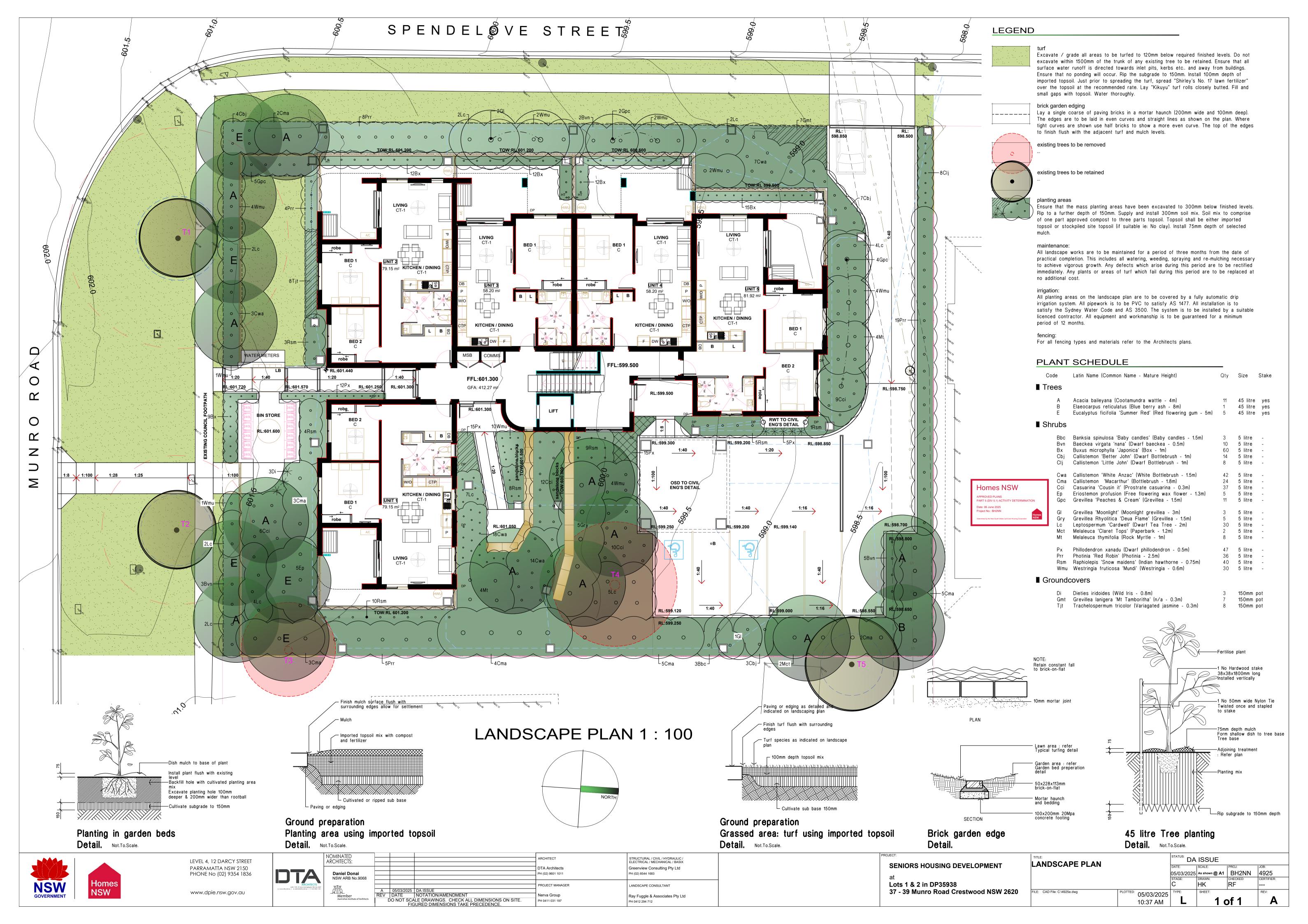


	NOMINATED ARCHITECTS:		
	Daniel Donai		
	NSW ARB No.9068	Α	20/02/
		P3	13/01/
RCHITECTS agory hills nsw 2557 letau t:+6129601 1011	TE.T.2T	P2	12/12/
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STRUCTURAL / CIVIL / HYDRAULIC /	PROJECT:
ELECTRICAL / MECHANICAL / BASIX	SENIORS HOUSING DEVELOPMENT
Greenview Consulting Pty Ltd	SENIORS HOUSING DEVELOPMENT
PH (02) 8544 1683	Ot .
	at
LANDSCAPE CONSULTANT	Lots 1 & 2 in DP35938
Ray Fuggle & Associates Pty Ltd	37 - 39 Munro Road Crestwood NSW 2620

DEVELOPMENT APPLICATION PERSPECTIVES FILE: CAD File: Z:\Shared\Data3\2024\2024.038.HOMES PL NSW.SL.Crestwood\3.Design\3.2 DA \2020.038.SeniorsHousing.Creswood.DA01.pln 4/03/2025 11:25 PM 17 of 17 Α



PROPOSED DEVELOPMENT

37-39 Munro Rd, Crestwood, NSW 2620

greenview Job No: 240373

GENERAL NOTES

- 1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOMINATED OR APPLICABLE COUNCIL SPECIFICATION.
- 2 THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES ON THE DRAWINGS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN. IT IS THE RESPONSIBILITY OF THE TENDERER TO SEEK CLARIFICATION WHERE DOCUMENTATION IS CONFLICTING OR

UNCLEAR, WHERE NO CLARITY IS OBTAINED. THE TENDERER IS TO

- ALLOW FOR BOTH INTERPRETATIONS IN THEIR PRICING. L. CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN
- AD IACENT LANDS WITHOUT THE PERMISSION OF THE OWNER . SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE
- DIRECTED OR REMOVED FROM SITE. 6. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH
- ALL DRAINAGE LINES THOUGH ADJACENT LOTS SHALL BE
- CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PROVIDE A TRAFFIC MANAGEMENT PLAN PREPARED BY AN
- ACCREDITED PERSON IN ACCORDANCE WITH RMS REQUIREMENTS, FOR ANY WORK ON OR ADJACENT TO PUBLIC ROADS, PLAN TO BE SUBMITTED TO COUNCIL & RMS AS REQUIRED. THESE PLANS SHALL BE A READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE
- REQUIREMENTS 10. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH, AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS, ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE
- LINE OF THE DRAINAGE DISCHARGE PIPES. . THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION. 12. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE
- UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE
- 13. ALL TERRACE FLOOR AND PLANTER GRATES TO HAVE FIRE COLLARS FITTED EXCEPT FOR CLASS 1 BUILDINGS
- 14 ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1 0m SHALL BE PROVIDED WITH GALVANIZED STEP IRON'S AT 300 mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS4198-1994. 15. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON
- SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA. 16. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE
- STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. 17. GREENVIEW IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY
- SURVEY INFORMATION PROVIDED ON THIS DRAWING. 18. ALL LEVELS SHOWN ARE EXPECTED TO BE TO A.H.D. 19. ALL CHAINAGES AND LEVELS ARE IN METERS, AND DIMENSIONS IN
- MILLIMETRES, UNLESS NOTED OTHERWISE. 20. THE SURVEY INFORMATION ON THIS DRAWING HAS BEEN
- PROVIDED BY THE ARCHITECT. 21. CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT
- BY A REGISTERED SURVEYOR. PRIOR TO CERTIFICATION OF DRAINAGE
- 23. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN APPROVAL
- 24. WATER TREATMENT DEVICES TO STRICTLY COMPLY WITH MANUFACTURING SPECIFICATIONS.

RAINWATER REUSE SYSTEM NOTES

1 RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS

- WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS) 2. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY
- 3. PROVIDE AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK 4. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN
- WATER SUPPLY FOR FIRE FIGHTING PROVIDE APPROPRIATE FLOAT VALVE AND/OR SOLENOID VALVES
- TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL.
- 3. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZ3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
- . PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
- 8. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER
- TANK SURFACE WATER INLETS ARE NOT TO BE CONNECTED. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMPING ARE TO BE APPROVED MATERIALS TO AS/NZ3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS
- MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345) 10. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER
- TANK ARE TO BE LABELLED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319 I1. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE
- SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY 12. ALL DOWNPIPES CHARGED TO THE RAINWATER TANK ARE TO BE
- SEALED UP TO GUTTER LEVEL AND BE PRESSURE TESTED AND 13. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY

13.2. BACKFLOW PREVENTION DEVICE

REQUIRE PROVISION OF

SAFETY IN DESIGN NOTES

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

EARTHWORK NOTES

- 1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY
- THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES AND DEBRIS ETC. TO THE EXTENT OF THE PROPOSED
- DEVELOPED AREA. PROVIDE PROTECTION BARRIERS TO PROTECTED/SENSITIVE AREAS PRIOR TO ANY BUILK EXCAVATION
- 4. OVER FULL AREA OF EARTHWORKS, CLEAR VEGETATION, RUBBISH SLABS ETC. AND STRIP TOP SOIL. AVERAGE 200mm THICK. REMOVE
- FROM SITE, EXCEPT TOP SOIL FOR RE-USE. CUT AND FILL OVER THE SITE TO LEVELS REQUIRED. PRIOR TO ANY FILLING IN AREAS OF CUT OR IN EXISTING GROUND,

WEIGHT OF 5 TONNES WITH A MINIMUM OF 10 PASSES.

7. EXCAVATE AND REMOVE ANY SOFT SPOTS ENCOUNTERED DURING PROOF ROLLING AND REPLACE WITH APPROVED FILL COMPACTED IN LAYERS. THE WHOLE OF THE EXPOSED SUBGRADE AND FILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM

PROOF ROLL THE EXPOSED SURFACE WITH A ROLLER OF MINIMUM

- MOISTURE CONTENT ± 2%. 8. FOR ON SITE FILLING AREAS, THE CONTRACTOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS.
- 9. WHERE HARD ROCK IS EXPOSED IN THE EXCAVATED SUB-GRADE, THIS WILL BE INSPECTED AND A DECISION MADE ON THE LEVEL TO WHICH EXCAVATION IS TAKEN
- 10. FILL IN 200mm MAXIMUM (LOOSE THICKNESS) LAYERS TO LINDERSIDE OF BASECOURSE USING THE EXCAVATED MATERIAL AND COMPACTED TO 98% STANDARD (AS 1289 5.1.1). MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2% SHOULD THERE BE INSUFFICIENT MATERIAL FROM SITE EXCAVATIONS, IMPORT AS NECESSARY CLEAN GRANULAR
- 11. COMPACTION TESTING SHALL BE CARRIED OUT AT THE RATE OF 2 TESTS PER 1000SQ METRES PER LAYER BY A REGISTERED NATA LABORATORY. THE COSTS OF TESTING AND RE-TESTING ARE TO BE ALLOWED FOR BY THE BUILDER
- 12. BATTERS TO BE AS SHOWN, OR MAXIMUM 1 VERT : 4 HORIZ. 13. ALL CONDUITS AND MAINS SHALL BE LAID PRIOR TO LAYING FINAL
- 14. ALL BATTERS AND FOOTPATHS ADJACENT TO ROADS SHALL BE TOP SOILED WITH 150mm APPROVED LOAM AND SEEDED UNLESS OTHERWISE SPECIFIED

DRAINAGE INSTALLATION

RCP CONVENTIONAL **INSTALLATIONS & ROAD CROSSINGS**

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

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

REPRESENTS THE 'HAUNCH ZONE.'

GUTTER OR PAVEMENT

I. ALL DOWNPIPES TO HAVE LEAF GUARDS.

SIDES IN A CROSS-SECTION.

(I.E. NOT TO THE SIDE): AND

TO THE COMMENCEMENT OF WORKS

AS3500.3, NCC AND COUNCIL'S SPECIFICATIONS.

ROOF DRAINAGE

STORM EVENTS LINO

FOLLOWING GRADINGS:						
М	19	2.3600	0.6000	0.3000	0.1500	0.0750
% MASS PASSING	100	50-100	20-90	10-60	0-25	0-10

c.BEDDING MATERIAL TO BE EXTENDED FROM THE TOP OF THE

BEDDING ZONE UP TO 0.3 TIMES PIPE OUTSIDE DIAMETER. THIS

d.THE BEDDING & HAUNCH ZONE MATERIAL IS TO BE COMPACTED

RESERVES AND TRAFFICABLE AREAS AND 95% ELSEWHERE FOR

COHESIVE MATERIAL OR A MINIMUM DENSITY INDEX OF 70% IN

ORGANISATION WITH A NATA CERTIFIED LABORATORY FOR ALL

DRAINAGE LINES LAID WHOLLY OR IN PART UNDER THE KERB &

1. ALL ROOF DRAINAGE IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE

WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING

DOWNPIPES SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR

ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS

REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT

DAMAGE. UNLESS APPROVED OTHERWISE BY THE PROJECT ARCHITECT.

ALL EAVES GUTTERS ARE TO BE DESIGNED TO THE 5% AEP (20YR) STORM

6. ALL EAVES GUTTER OVERFLOWS ARE TO BE IN ACCORDANCE WITH AS3500.3

7. ALL BOX GUTTERS ARE TO BE DESIGNED TO CATER TO THE 1% AEP (100YR)

HAVE A HORIZONTAL CONSTANT WIDTH BASE (SOLE) WITH VERTICAL

HAVE A CONSTANT LONGITUDINAL SLOPE BETWEEN 1:200 AND 1:40.

9. GREENVIEW RECOMMENDS THAT THE BUILDER VERIFIES THAT ANY AND ALL

d. DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE OF DIRECTION

BOX GUTTERS HAVE BEEN DESIGNED BY A QUALIFIED CIVIL ENGINEER PRIOR

10. GREENVIEW RECOMMENDS A SPECIFIC INSPECTION AND CERTIFICATION BY A

11. ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER

OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS

QUALIFIED CIVIL ENGINEER OF ANY AND ALL BOX GUTTERS INSTALLED ON

8. IN ACCORDANCE WITH AS3500.3 CLAUSE 3.7.6.G, BOX GUTTERS SHALL:

a. BE STRAIGHT (WITHOUT CHANGE IN DIRECTION)

e. BE SEALED TO THE RAINHEADS AND SUMPS

THE PROJECT PRIOR TO OCCUPATION CERTIFICATE

TO A MINIMUM RELATIVE COMPACTION OF 98% WITHIN ROAD

ACCORDANCE WITH THE STANDARDS FOR COHESIONLESS

e.COMPACTION TESTING SHALL BE CARRIED OUT BY AN

- -AND THE MATERIAL PASSING THE 0.075 SIEVE HAVING LOW PLASTICITY AS DESCRIBED IN APPENDIX D OF AS1726.
 - 24. GREENVIEW RECOMMENDS ALL ACCESSIBLE GRATES TO BE FITTED WITH CHILDPROOF LOCKS.
 - PRIOR TO BACKFILLING. 26. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO
 - THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
 - 29. ALL SUBSOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE
 - LANDSCAPE CONSULTANT 30. SUBSOIL DRAINAGE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS, LAY PIPES ON FLOOR OF TRENCH GRADED AT 1% MIN. AND OVERLAY WITH FILTER MATERIAL EXTENDING TO
 - FLUSHING EYE'S AT HIGH POINTS OR TO COUNCILS REQUIREMENTS. 31. ALL GRATES IN AREAS OF FREQUENT PEDESTRIAN TRAFFIC (IE FOOTPATHS,
 - WALKWAYS, ETC.) TO BE HEELPROOF GRATE 32. REFER ARCHITECTS DETAIL FOR GRATE FINISH (IE STAINLESS STEEL OR
 - 33. GRATES TO BE IN ACCORDANCE WITH TABLE BELOW:

DIT CDATE INII INIE TVDE

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

COVER TABLE

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

STORMWATER DRAINAGE NOTES

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

TABLE 7.5.2.1 MINIMUM INTERNAL DIMENSIONS FOR

STORMWATER AND INLET PITS

Depth to invert	Minimur	n internal di mm	imensions
of outlet	Recta	Circular	
	Width	Length	Diameter
≤450	350	350	_
≤600 >600 ≤900 >900 ≤1200	450 600 600	450 600 900	600 900 1000
>1200	900	900	1000

- 3. PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
- PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO. 5. ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE
- CLASS 3 U.N.O. BY COUNCILS SPECIFICATION.
- 6. PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE
- . MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 600mm IN CARPARK & ROADWAY AREAS UNO.
- 3. ALL PIPES LOCATED IN LANDSCAPE AREAS TO HAVE 300mm COVER, WHERE NOT POSSIBLE AND COVER IS BETWEEN 150mm AND 300mm USE SEWER
- 9. PIPES 225mm DIA AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O.
- 10. PIPES UP TO 150mm DIA SHALL BE LAID AT 1.0% MIN. GRADE U.N.O 11. BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO
- 98% OF STANDARD DENSITY 12. ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL
- 13. THE MINIMUM SIZES OF THE STORMWATER DRAINAGE PIPES SHALL NOT BE LESS THAN 90mm DIA FOR CLASS 1 BUILDINGS AND 100mm DIA FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY.
- 14. BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS. 15. ALL LANDSCAPED PITS TO BE MIN 450 SQUARE U.N.O OR LARGER AS
- REQUIRED BY AS3500.3 TABLE 7.5.2.1 16. GREENVIEW RECOMMENDS ALL COURTYARDS TO HAVE 450 SQUARE PLASTIC PIT INSTALLED WITH A 150mm DIA. CONNECTION TO FORMAL DRAINAGE
- 17. ALL DRIVEWAY PITS TO BE MIN 600 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
- 18. ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE 19. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT
- POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND 20. GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION
- 21. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO
- 22. ANY VARIATION TO THAT WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE COMMENCEMENT 23 ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
- 25. ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL
- 27. WATER PROOF ALL CONCRETE BALCONIES & ROOFS TO ARCHITECTS DETAILS
- 28. ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY
- INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE
- WITHIN 200mm OF SURFACE, PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL PROVIDE

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

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

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

STORMWATER DRAINAGE NOTES CONTINUED

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

ON-SITE DETENTION

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

BELOW GROUND OSD TANKS

GROUND PONDING, OR RAINWATER TANK OFFSET, OR

- . THE HYDRAULIC CONTROL FOR THE STORAGE (USUALLY ORIFICE PLATE) SHALL BE FIRMLY FIXED IN PLACE TO PREVENT REMOVAL OR TAMPERING. A PLATE OF 3mm TO 5mm THICK STAINLESS STEEL WITH A CIRCULAR HOLE SHALL BE USED, PROVIDED: a. IT IS MACHINED TO 0.5mm ACCURACY
- b. IT RETAINS A SHARP EDGE; AND c. THE ORIFICE DIAMETER IS NOT LESS THAN 25mm (AS 3500.3 CLAUSE 7.10.2 INSPECTION / ACCESS OPENINGS SHALL BE PROVIDED ABOVE THE LOCATION OF THE OUTLET WITH DIMENSIONS AT LEAST 600mm x 600mm OR 600mm DIAMETER FOR STORAGES UP TO 800mm DEEP AND 600mm x 900mm FOR DEEPER STORAGES. THERE SHALL BE NO IMPEDIMENTS TO THE REMOVAL OF
- RESIDENTS OR OWNERS HAVING TO REMOVE HEAVY ACCESS COVERS (AS3500.3 CLAUSE 7.10.2.b.ii) WHERE STORAGES ARE NOT DEEP ENOUGH TO WORK IN (<1.5m DEEP). ACCESS SHALL BE PROVIDED AT INTERVALS OF APPROXIMATELY 10m TO

DEBRIS THROUGH THIS OPENING. INSPECTION SHALL BE POSSIBLE WITHOUT

- ALLOW THE SYSTEM TO BE FLUSHED TO THE STORAGE OUTLET> ACCESS SHALL BE PROVIDED AT THE OUTLET (AS3500.3 CLAUSE 7.10.2.b.iii) A SUMP SHALL BE PROVIDED AT THE OUTLET POINT, SET BELOW THE LEVEL OF THE MAIN STORAGE TO COLLECT DEBRIS. WHERE A DISCHARGE CONTROL PIT IS INCLUDED IN THE STORAGE< THIS SHALL CONTAIN A SUMP SET A MINIMUM OF 1.5 TIMES THE DIAMETER OF THE ORIFICE OF THE OUTLIET BELOW THE CENTRE OF THE ORIFICE, SUMPS SHALL BE PROVIDED WITH WEEP HOLES TO DRAIN OUT TO THE SURROUNDING SOIL, AND SHALL BE
- FOUNDED ON A COMPACTED GRANULAR BASE WHERE THE DEPTH OF THE TANK EXCEEDS 1.2m, A LADDER IN ACCORDANCE WITH AS3500.3 CLAUSE 7.5.5.4 SHALL BE INSTALLED BELOW GROUND OSD SYSTEMS SHALL CONFORM WITH AS2865.
- IN ACCORDANCE WITH AS3500.3 CLAUSE 7.10.2.D SCREENS (TRASH RACKS) WITH THE FOLLOWING CHARACTERISTICS SHOULD BE PROVIDED TO COVER a. FOR ORIFICES UP TO 150mm DIA., A FINE APERTURE-EXPANDED METAL MESH SCREEN WITH A MINIMUM AREA OF 50 TIMES THE AREA OF THE ORIFICE. FOR LARGER DIA. ORIFICES, A COARSER GRID MESH WITH A
- **ALTERNATIVE** b. STEEL SCREENS SHOULD BE STAINLESS STEEL OR HOT-DIP GALVANIZED WHERE APERTURE-EXPANDED MESH SCREENS ARE EMPLOYED, THEY SHOULD BE POSITIONED SO THAT THE OVAL-SHAPED HOLES ARE HORIZONTAL, WITH THE PROTRUDING LIP ANGLED UPWARDS AND FACING

MINIMUM AREA OF 20 TIMES THE ORIFICE AREA MAY BE USED AS AN

- DOWNSTREAM. A HANDLE MAY BE FITTED TO ENSURE CORRECT ORIENTATION AND EASY REMOVAL FOR MAINTENANCE. d. SCREENS SHOULD BE PLACED NO FLATTER THAN 45 DEGREES TO THE HORIZONTAL IN SHALLOW STORAGES UP TO 600mm DEEP. IN DEEPER OR MORE REMOTE LOCATIONS, THE MINIMUM ANGLE SHOULD BE 60 DEGREES
- 8. IF THE BELOW GROUND OSD STORAGE IS SEALED, A VENT SHOULD BE PROVIDED TO EXPEL ANY NOXIOUS GASES (AS3500.3 CLAUSE 7.10.2.D.B). THE STORAGE SHOULD BE DESIGNED TO FILL WITHOUT CAUSING

OVERFLOWS IN UPSTREAM CONDUITS DUE TO BACKWATER EFFECTS

(AS3500.3 CLAUSE 7.10.2.D.C). 10. BELOW GROUND STORAGES SHALL BE CONSTRUCTED OF CONCRETE. MASONRY, ALUMINIUM/ZINC AND ALUMINIUM/ZINC/MAGNESIUM ALLOY-COATED STEEL, ZINC-COATED STEEL, GALVANISED IRON OR PLASTICS (AS3500.3

STRUCTURAL CONSULTANT

IYDRAULIC CONSULTAN

GREENVIEW CONSULTING Pty Ltd

GREENVIEW CONSULTING Pty Ltd

MAINTENANCE SCHEDULE: ON SITE DETENTION (OSD)

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

6 MONTHLY

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

ANINILIALLY

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

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



	GREENVIEW CIVIL SHEET LIST		
No.	SHEET NAME	REV.	
C01	NOTES & LEGENDS	4	
C02	GROUND FLOOR DRAINAGE PLAN	4	
C03	SITE STORMWATER DETAILS SHEET 1	4	
C04	SITE STORMWATER DETAILS SHEET 2	3	

RECOMMENDED SAFETY SIGNS



CONFINED SPACE DANGER SIGN

- MINIMUM DIMENSIONS OF THE SIGN

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

EXISTING SERVICES



ABBREVIATIONS

DOWN PIPE PROPOSED FINISHED FLOOR LEVE PROPOSED PIT SURFACE LEVEL PROPOSED PIT INVERT LEVEL INSPECTION OPENING **KERB & GUTTER** FINISHED PAVEMENT LEVEL REINFORCED CONCRETE PIPE **ROLL KERB & GUTTER** FINISHED SURFACE LEVEL RAINWATER DRAINAGE OUTLET PROPOSED RAINWATER TANK TOP OF NEW KERB LEVEL

TOP OF WATER LEVEL

VERTICAL DROPPER

RIGID PVC PIPE

TOP OF NEW RETAINING WALL LEVEL



13.1. PERMANENT AIR GAP

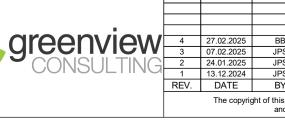
THERE ARE INHERENT RISKS WITH CONSTRUCTING, MAINTAINING,

LEVEL 15, 12 DARCY ST PARRAMATTA NSW 2150 **HOMES NSW** PHONE No (02) 9354 1836

OTHERWISE







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LAND & HOUSING CORPORATION GREENVIEW CONSULTING Pty Ltd

DTA ARCHITECTS

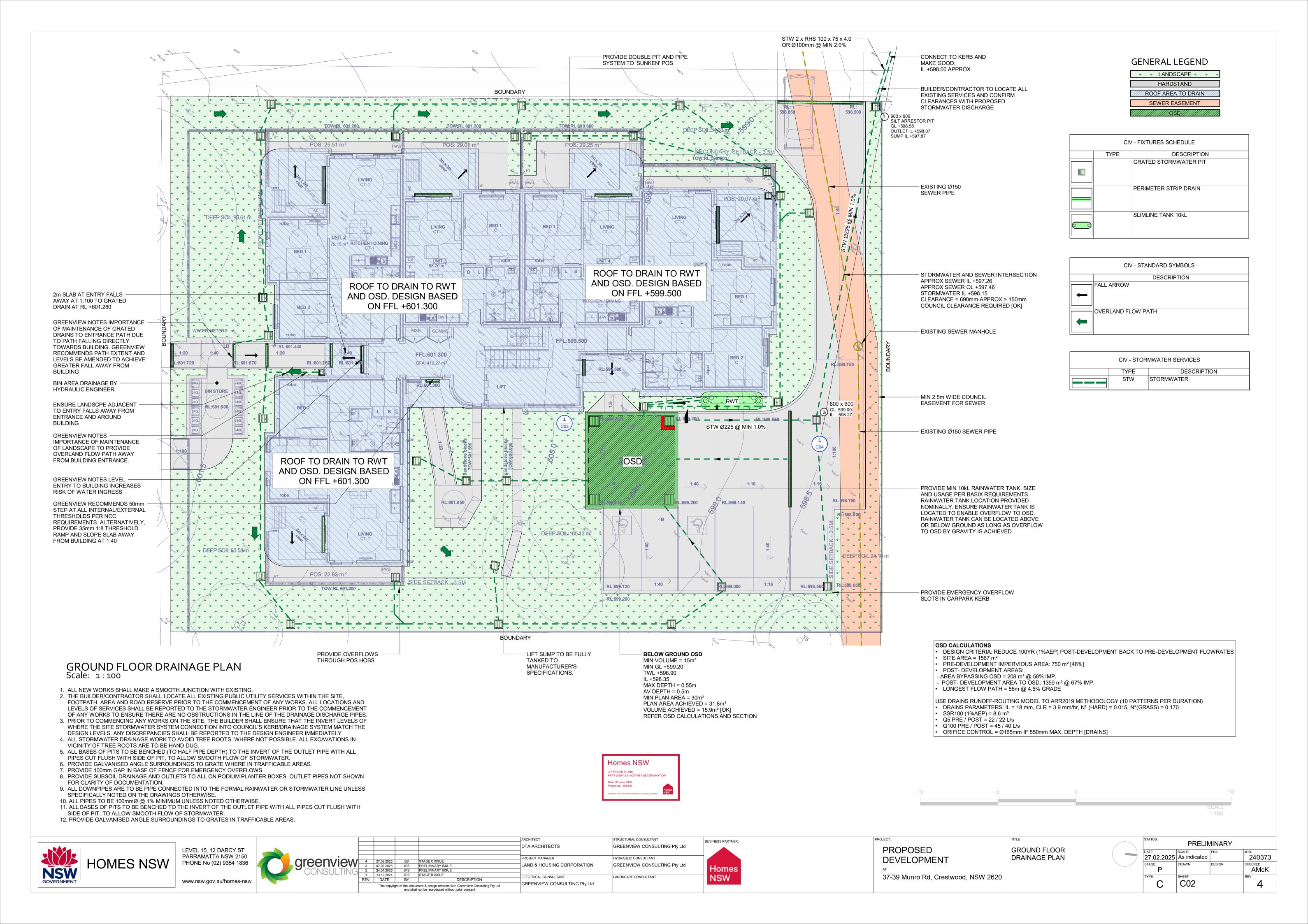


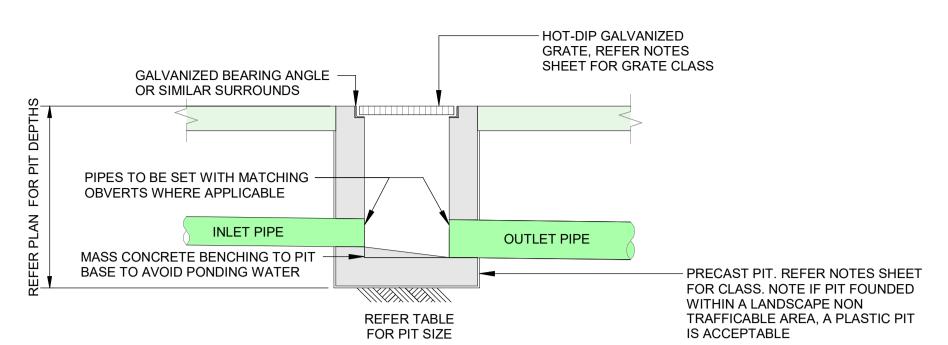
PROPOSED DEVELOPMENT

37-39 Munro Rd, Crestwood, NSW 2620

NOTES & LEGENDS

PRELIMINARY 1:100 240373 27.02.2025 **AMcK** C01



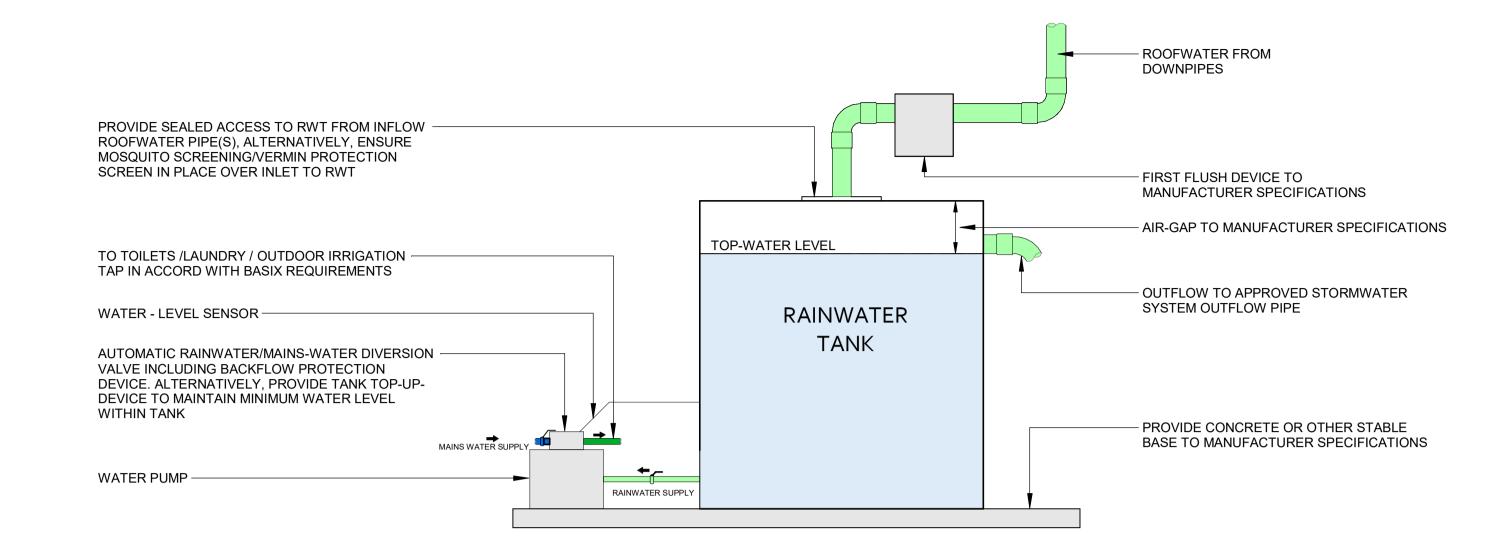


- 1. ENSURE CLIMB IRONS ARE PROVIDED UNDER LID AT 300 CTS TO COUNCIL'S SPECIFICATIONS WHERE PIT DEPTH IS DEEPER THAN 1000.
- 2. GREENVIEW RECOMMENDS THE PLUMBER PROVIDES 90Dia x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE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

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

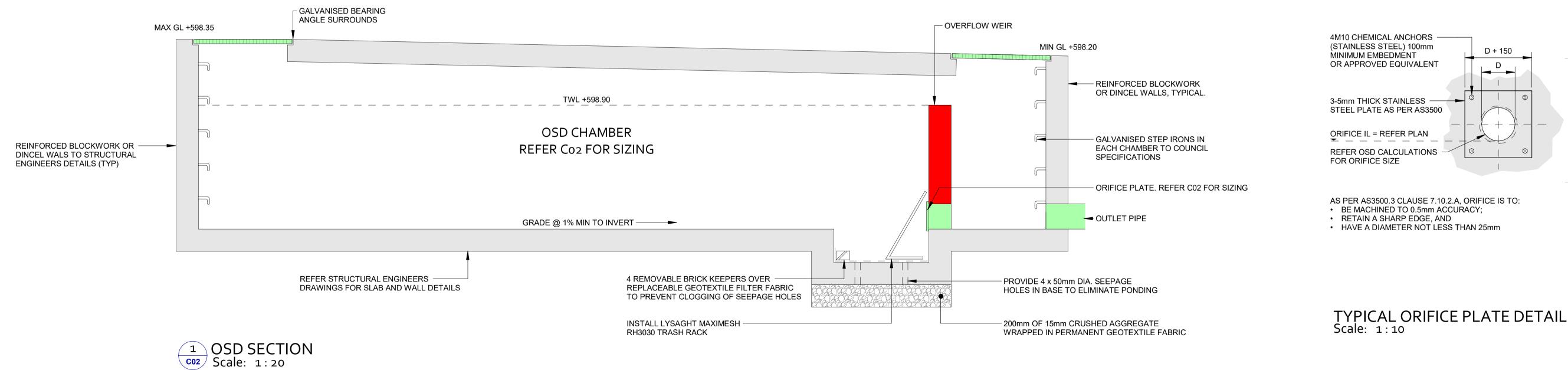
TYPICAL CONCRETE INLET PIT - LANDSCAPE SURFACE Scale: 1:20

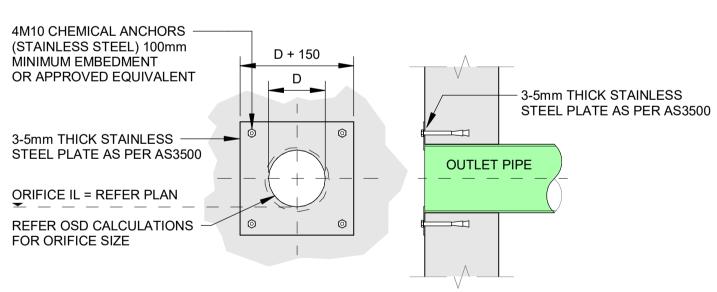




- 1. PROVIDE DIVERSION DEVICE AS SHOWN TO ENSURE MAINS-WATER SWITCH-OVER OCCURS ONCE WATER LEVEL IN TANK REACHES THE MINIMUM LEVEL. ALTERNATIVELY, A TOP-UP DEVICE (OR AIR-BREAK SYSTEM) MAY BE EMPLOYED TO ENSURE THE MINIMUM AFTER LEVEL IN THE TANK IS MAINTAINED.
- 2. RAINWATER FIXTURES, INFLOW AND OUTFLOW PIPES TO AS3500.1 (2003).
- 3. ANY CONTAINMENT/BACKFLOW PREVENTION DEVICE TO BE IN ACCORD WITH THE LOCAL WATER AUTHORITY.
- 4. RAINWATER USAGE AND MINIMUM VOLUMES TO BASIX OR AS SPECIFIED BY THE STORMWATER ENGINEER.
- 5. ALL PIPING SYSTEMS DELIVERING RAINWATER TO TAPS, FIXTURES, OUTLETS OR APPLIANCES MUST BE INSTALLED BY A LICENSED PLUMBER.

TYPICAL SLIMLINE (ABOVE-GROUND) RAINWATER TANK Scale: 1:20







LEVEL 15, 12 DARCY ST PARRAMATTA NSW 2150 PHONE No (02) 9354 1836 www.nsw.gov.au/homes-nsw

STRUCTURAL CONSULTANT DTA ARCHITECTS GREENVIEW CONSULTING Pty Ltd YDRAULIC CONSULTANT LAND & HOUSING CORPORATION GREENVIEW CONSULTING Pty Ltd JPS STAGE B ISSUE ANDSCAPE CONSULTANT GREENVIEW CONSULTING Pty Ltd The copyright of this document & design remains with Greenview Consulting Pty Ltd

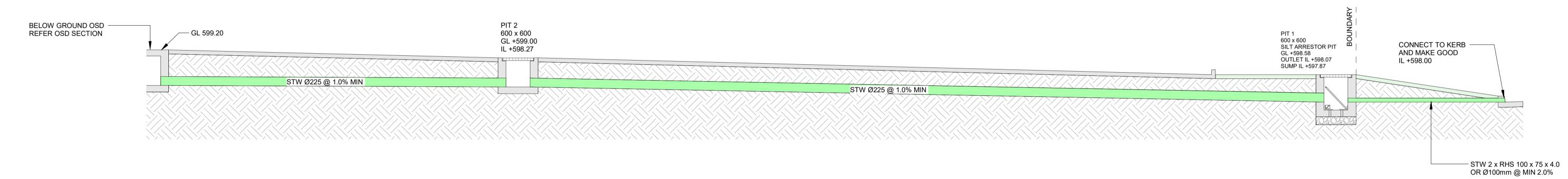


PROPOSED SITE DETA DEVELOPMENT

37-39 Munro Rd, Crestwood, NSW 2620

	STATUS: PRELIMINARY			
E STORMWATER FAILS SHEET 1	DATE: 27.02.2025	As indicated	PRJ:	^{ЈОВ:} 24037
	STAGE:	DRAWN:	DESIGN:	CHECKED: AMC
	TYPE:	SHEET:	•	REV:
	C	C03		1

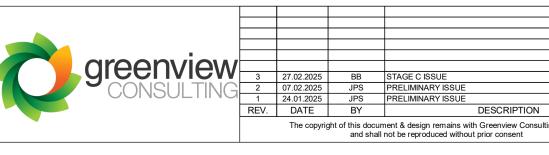




DISCHARGE OUTLET PIPE SECTION Scale: 1:50







	ARCHITECT	STRUCTURAL CONSULTANT
	DTA ARCHITECTS	GREENVIEW CONSULTING Pty Ltd
	PROJECT MANAGER	HYDRAULIC CONSULTANT
ISSUE	LAND & HOUSING CORPORATION	GREENVIEW CONSULTING Pty Ltd
NARY ISSUE		
NARY ISSUE DESCRIPTION	ELECTRICAL CONSULTANT	LANDSCAPE CONSULTANT
ign remains with Greenview Consulting Pty Ltd oduced without prior consent	GREENVIEW CONSULTING Pty Ltd	
	•	•



PROJECT:	IIILE:
PROPOSED DEVELOPMENT	SITE STORMWATE DETAILS SHEET 2
AT	
37-39 Munro Rd, Crestwood, NSW 2620	

STATUS: PRELIMINARY			
DATE: 27.02.2025	SCALE: 1:50	PRJ:	^{ЈОВ:} 240373
STAGE:	DRAWN:	DESIGN:	CHECKED: AMcK
TYPE: C	SHEET: C04		REV: