# GENERAL HOUSING DEVELOPMENT 5-9 ALEXANDER ST, FAIRY MEADOW

LOT 125, 126 AND 127 OF DP 234887

DEVELOPMENT DATA				LIVABLE HOUS	LIVABLE HOUSING		
JOB REFERENCE	B REFERENCE BGYUD				Performance Level Achieved		
LOCALITY / SUBURB				Dwelling Access / Entrance	GOLD		
STREET ADDRESS	FAIRY MEADOW			Car Parking	GOLD		
	5-9 Alexander Street			Internal Doors / Corridors / Stairways	GOLD		
LOT NUMBER & DEPOSITED PLAN	Lots 125, 126 and 127 in DP 234877			Wet Areas	GOLD		
SITE AREA (sqm)	2479m² as per SURVEY		Kitchen / Laundry / Living / Family Sp	paces GOLD			
	· · · · · · · · · · · · · · · · · · ·			Bedrooms	GOLD		
NUMBER OF EXISTING LOTS	UMBER OF EXISTING LOTS 3			Switches & Powerpoints	GOLD		
PROPOSED GFA (sqm)	1604.3m <sup>2</sup>		Door & Tap Hardware	GOLD			
NUMBER OF DWELLINGS	21 Units		Window Sills	GOLD			
	POS/BAL	DOC/DAI	Flooring	GOLD			
AREA S	REQUIRED	POS/BAL PROPOSED					

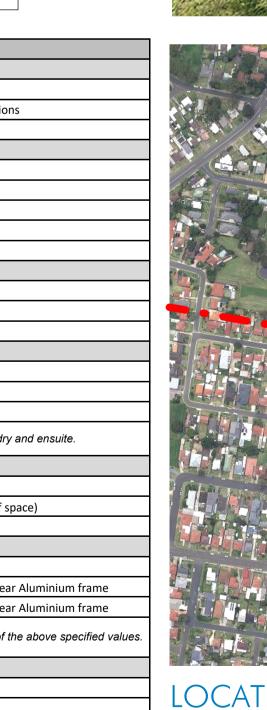
	itments Summary
WATER	
Rainwater Tank	8000L central tank
Rainwater-Re-use	Rainwater used for garden irrigation of 791sqm on private and common landscaped areas
Star Rating	4 star toilet suite, 6 star taps throughout, 4 star showerheads with flowrate > 4.5 but <=6L/min
Planting	Indigenous or low water use species of vegetation min 100m <sup>2</sup>
ENERGY	
Lighting	Provide dedicated energy efficient lighting (fluoros, compact fluoros or LEDs) throughout
Ceiling Fans	Ceiling fans required in each living room and bedroom
Appliances	Electric cooktop & electric oven, well ventilated fridge space
Mechanical Ventilation	Bathroom / Kitchen / Laundry - Individual fan, ducted to facade or roof. Manual switch on / off interlocked to light
Clothes Lines	Private outdoor or unsheltered cloths drying line
Lift	Gearless traction with V V V F motor
Hot Water System	Mechanical Heat Pump - 21 to 25 STCs for Unit 1,2,3,4,5,6,7, Electric Instantaneous for all other dwell
Alternative Energy Source	Photovoltaic system: Rated electrical output (min): 14.0 peak kW

			e troops
values.			
	LOCATIO	N PLAN	

LOCATION PLAN

AREA	SCHEDULE (GFA)	POS/BAL REQUIRED	POS/BAL PROPOSED	Flooring	GOLD	
LEVEL NAME	ADG REQUIREMENT AREA	sqm	sqm			
GF/FF/SF LIFT	3.6m²/ -/ -	4 - 2/ 40 0 - 2				
GF/FF/SF LOBBY		1.1m²/ 40.0m²		DACIV Commo	sitmonto Cumamari	
GF/ FF / SF SERVICE 1.2m²/ 1.2m²/ - GF/ FF / SF U01/ U08/ U15 2 Bedroom - Min.70m² 73.8m²/ 73.			25m²+12.8m²/ 12.0m²/ 12.2m²	HIDASIA COMIN	nitments Summary	
GF/ FF / SF U02/ U09/ U16		.5m²/ 51.7m² 8+2 (Excl. Storage)	20m²+11.8m²/ 12.0m²/ 12.0m²	<del> </del>	J	
GF/ FF / SF U03/ U10/ U17		.6m²/ 52.6m² 8+2	25m <sup>2</sup> +10.6m <sup>2</sup> / 10.9m <sup>2</sup> /10.9m <sup>2</sup>			
GF/ FF / SF U04/ U11/ U18	2 Bedroom - Min.70m <sup>2</sup> 85.5m <sup>2</sup> / 85	.5m²/ 85.9m² 10+2	21m²+12.4m²/ 11.9m²/ 11.9m²	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		
GF/ FF / SF U05/ U12/ U19	2 Bedroom - Min.70m <sup>2</sup> 76.8m <sup>2</sup> / 76	.8m²/ 76.9m² 10+2	13.4m²/ 13.5m²/ 13.5m²	WATER		
GF/ FF / SF U06/ U13/ U20		.9m²/ 58.5m² 8+2	10.6m²/ 10.7m²/ 10.7m²			
GF/ FF / SF U07/ U14/ U21		.2m²/ 73.2m² 10+2	12.1m²/ 12.0m²/ 12.0m²	Rainwater Tank 8000L central tank		
NOTE: GF: GROUND FLOOR FF: FIRST FLOOR SF: SECOND	1			Rainwater-Re-use	Rainwater used for garden irrigation of 791sqm on private and common landscap	
	CONTROL	REQUIREMENT	PROPOSED	Namwater-Ne-use	Trainwater used for garden imgation of 73 134m on private and common landscap	
BUILDING HEIGHT	Housing SEPP (Division 6 42(1)(b))	11m	10.7m at highest point	Star Rating	4 star toilet suite, 6 star taps throughout, 4 star showerheads with flowrate > 4.5 but <=6L/min	
DADIZING OFNEDAL		45.05	Refer to Drawing A401	Planting	Indigenous or low water use species of vegetation min 100m <sup>2</sup>	
		1B - 0.5 carspace 2B - 1 carspace	17 carspaces	ENERGY		
PARKING - BICYCLE	PARKING - BICYCLE Woollongong DCP (part E3.7)		7 bicycle spaces(residents) 2 bicycle spaces(visitors)	Lighting	Provide dedicated energy efficient lighting (fluoros, compact fluoros or LEDs)	
PARKING - MOTORCYCLE	Woollongong DCP (part E3.7	1 per 15 dwellings	2 motocycle spaces		throughout	
TARRING MOTOROTOLL	vvooliongong bot			Ceiling Fans	Ceiling fans required in each living room and bedroom	
FSR	Housing SEPP part 17 (1) = 0.5:1	0.5:1 / 0.65:1	0.64:1	Appliances	Electric cooktop & electric oven, well ventilated fridge space	
	part 42 (c) = 0.65:1	0.54		Mechanical Ventilation	Bathroom / Kitchen / Laundry - Individual fan, ducted to facade or roof. Manual switch on / off interlocked to light	
	Woolongong LEP 2013 part 4.4 (2)	0.5:1		Clothes Lines	Private outdoor or unsheltered cloths drying line	
FRONT SETBACK	Housing SEPP	generally inline with existing	ng 6m	Lift	Gearless traction with V V V F motor	
	Woollongong DCP (part B. 6.3)	6m	6m	Hot Water System	Mechanical Heat Pump - 21 to 25 STCs for Unit 1,2,3,4,5,6,7, Electric Instantane	
SIDE SETBACKS	SIDE SETBACKS Woollongong DCP		7m & 6m	Alternative Energy Source	Photovoltaic system: Rated electrical output (min): 14.0 peak kW	
REAR SETBACKS	Woollongong DCP (part B 6.4)	6m	16.5m			
DEEP SOIL ZONE	Housing SEPP part 19 (2)	15% of site area.	591m <sup>2</sup> 24% (PROPOSED)			
	_	Min. 3m. If practicable	, , , , , , , , , , , , , , , , , , , ,		NCC 2022 NatHERS Thermal Performance Specification - Fairy Meadow	
	I	1			External Malle	

External Walls							
Wall Type	Insulation	Colour	Comments				
Cavity brick	R4.0 (Firemax A10 Plus)	Light - SA < 0.475	Throughout - As per elevations				
SA - Solar Absorptance							
Internal Walls							
Wall Type	vpe Insulation Comments						
Single skin brick	None		Ground floor internal walls				
Plasterboard stud (Steel studs)	None		Level 1 and 2 internal walls				
Cavity brick	None		Party walls between units				
Cavity brick	None		Shared walls with lobby/stairs/lift				
		Floors					
Floor Type	Insulation		Comments				
Suspended concrete slab	Ametalin Silverfloor		Ground floor				
Concrete	None		All units with adjoining unit below				
		Ceilings					
Ceiling Type Insulation Comments							
Plasterboard	None Unit above						
Plasterboard (Steel frame) R2.5 Roof/air above							
Plasterboard (Steel frame)	R2.5		Roof/air above				
	<u> </u>		Roof/air above an has been included in every kitchen, bathroom, laundry and ensuite.				
Insulation loss due to dov	vnlights has <b>not</b> been modelled i	Roof	an has been included in every kitchen, bathroom, laundry and ensuite.				
Insulation loss due to dov	vnlights has <b>not</b> been modelled i	Roof Colour	an has been included in every kitchen, bathroom, laundry and ensuite.  Comments				
Insulation loss due to dov	vnlights has <b>not</b> been modelled i	<b>Roof Colour</b> Med - SA 0.475 - 0.70	an has been included in every kitchen, bathroom, laundry and ensuite.				
Insulation loss due to dov	vnlights has <b>not</b> been modelled i	Roof Colour Med - SA 0.475 - 0.70 SA - Solar Absorptance	an has been included in every kitchen, bathroom, laundry and ensuite.  Comments				
Insulation loss due to dov Roof Type Metal (Steel studs)	Insulation R1.3 foil-faced blanket	Roof Colour Med - SA 0.475 - 0.70 SA - Solar Absorptance Glazing	Comments  Throughout (Unventilated roof space)				
Roof Type  Metal (Steel studs)  Opening type	Insulation R1.3 foil-faced blanket  U-Value	Roof Colour Med - SA 0.475 - 0.70 SA - Solar Absorptance Glazing SHGC	Comments Throughout (Unventilated roof space)  Glazing & Frame Type				
Roof Type  Metal (Steel studs)  Opening type  Sliding + Fixed (Throughout)	Insulation R1.3 foil-faced blanket  U-Value 4.3	Roof Colour Med - SA 0.475 - 0.70 SA - Solar Absorptance Glazing SHGC 0.53	Comments  Throughout (Unventilated roof space)  Glazing & Frame Type  e.g. Single glazed high-performing Low - E clear Aluminium frame				
Roof Type  Metal (Steel studs)  Opening type	Insulation R1.3 foil-faced blanket  U-Value	Roof Colour Med - SA 0.475 - 0.70 SA - Solar Absorptance Glazing SHGC	Comments Throughout (Unventilated roof space)  Glazing & Frame Type				
Roof Type  Metal (Steel studs)  Opening type  Sliding + Fixed (Throughout)  Awning (Throughout)	Insulation R1.3 foil-faced blanket  U-Value 4.3 4.8	Roof Colour Med - SA 0.475 - 0.70 SA - Solar Absorptance Glazing SHGC 0.53 0.51 zing systems to be installed must have	Comments  Throughout (Unventilated roof space)  Glazing & Frame Type  e.g. Single glazed high-performing Low - E clear Aluminium frame				
Roof Type  Metal (Steel studs)  Opening type  Sliding + Fixed (Throughout)  Awning (Throughout)	Insulation R1.3 foil-faced blanket  U-Value 4.3 4.8  AFRC Default Windows Set. Gla.	Roof Colour  Med - SA 0.475 - 0.70 SA - Solar Absorptance Glazing SHGC 0.53 0.51  zing systems to be installed must have	Comments  Throughout (Unventilated roof space)  Glazing & Frame Type  e.g. Single glazed high-performing Low - E clear Aluminium frame e.g. Single glazed high-performing Low - E clear Aluminium frame an equal or lower U value and a SHGC value ± 10% of the above specified values.				
Roof Type  Metal (Steel studs)  Opening type  Sliding + Fixed (Throughout)  Awning (Throughout)	Insulation R1.3 foil-faced blanket  U-Value 4.3 4.8  AFRC Default Windows Set. Gla.	Roof Colour Med - SA 0.475 - 0.70 SA - Solar Absorptance Glazing SHGC 0.53 0.51 zing systems to be installed must have	Comments  Throughout (Unventilated roof space)  Glazing & Frame Type  e.g. Single glazed high-performing Low - E clear Aluminium frame e.g. Single glazed high-performing Low - E clear Aluminium frame				
Roof Type  Metal (Steel studs)  Opening type  Sliding + Fixed (Throughout)  Awning (Throughout)	Insulation R1.3 foil-faced blanket  U-Value 4.3 4.8  AFRC Default Windows Set. Gla.	Roof Colour  Med - SA 0.475 - 0.70  SA - Solar Absorptance Glazing SHGC 0.53 0.51  zing systems to be installed must have Skylights ame Type na	Comments  Throughout (Unventilated roof space)  Glazing & Frame Type  e.g. Single glazed high-performing Low - E clear Aluminium frame e.g. Single glazed high-performing Low - E clear Aluminium frame an equal or lower U value and a SHGC value ± 10% of the above specified values.				
Roof Type  Metal (Steel studs)  Opening type  Sliding + Fixed (Throughout)  Awning (Throughout)  and SHGC values are based on the  Skylight Type  na	Insulation R1.3 foil-faced blanket  U-Value 4.3 4.8  AFRC Default Windows Set. Gla.	Roof Colour  Med - SA 0.475 - 0.70 SA - Solar Absorptance Glazing SHGC 0.53 0.51  zing systems to be installed must have Skylights ame Type na Ceiling fan	Comments Throughout (Unventilated roof space)  Glazing & Frame Type  e.g. Single glazed high-performing Low - E clear Aluminium frame e.g. Single glazed high-performing Low - E clear Aluminium frame an equal or lower U value and a SHGC value ± 10% of the above specified values.  Comments  na				
Roof Type  Metal (Steel studs)  Opening type  Sliding + Fixed (Throughout)  Awning (Throughout)  and SHGC values are based on the	Insulation R1.3 foil-faced blanket  U-Value 4.3 4.8  AFRC Default Windows Set. Glader	Roof Colour  Med - SA 0.475 - 0.70  SA - Solar Absorptance Glazing SHGC 0.53 0.51  zing systems to be installed must have Skylights ame Type na	Comments  Throughout (Unventilated roof space)  Glazing & Frame Type  e.g. Single glazed high-performing Low - E clear Aluminium frame e.g. Single glazed high-performing Low - E clear Aluminium frame an equal or lower U value and a SHGC value ± 10% of the above specified values.  Comments				



Solar Orientation\* - % with min. 3 hours of direct sunlight into living areas and private open space 12/07/24 STAGE B DRAFT 23/08/24 STAGE B 16/10/24 STAGE C PRELIM 07/02/25 STAGE C

ADG 3E-1

Housing SEPP

ADG 4G-1

ADG 4B-3

ADG 3D-1

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

POS\* - Private Open Space - In compliance with SLUDG

Woollongong DCP (Cl.6.13.2)

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

LANDSCAPE

STORAGE

COS

SOLAR COMPLIANCE

NATURAL VENTILATION

**COMMUNAL OPEN SPACE** 

LAHC Design Requirements

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

20/05/25 PART 5 DRAWINGS

EC\* - Entry Corridor

Housing SEPP part 19 (2)

65% at rear site area

Lesser of 35 sqm per

dwelling or 30% or site

hours sunlight between

ii. Private open space

Min 5m<sup>2</sup> per dwelling

25% of the site

Min 60% of apartment are 71%

Living Rooms

1BR - 6m<sup>3</sup>

2BR - 8m<sup>3</sup>

70% of dwellings have 3 71% / 15 units

9am and 3pm in mid-Winter 29% / NO RECEIVING 3

naturally cross ventilated REFER TO DRAWING A106

HOUR SOLAR

COMPLIED

559.1m<sup>2</sup> 22%

(UNIT3,4,5,10,12 &19)

REFER TO DRAWING A106

7% of site area. Min. 6m

399.2m<sup>2</sup> 16% (PROPOSED)

858.5m<sup>2</sup> 34% (PROPOSED)





## DRAWING LIST

A000	COVER PAGE & DRAWING LIST	20/05/25 F
A101	CONTEXT BLOCK ANALYSIS	20/05/25 F
A102	SITE ANALYSIS	20/05/25 F
A103	DEMOLITION PLAN	20/05/25 F
A104	CUT AND FILL PLAN	20/05/25 F
A105	erosion and sediment control plan	20/05/25 F
A106	ADG COMPLIANCE METRICS & DIAGRAMS	20/05/25 F
A201	SITE AREA CALCULATIONS	20/05/25 F
A202	SITE PLAN - A	20/05/25 F
A203	SITE PLAN - B	20/05/25 F
A204	GROUND FLOOR PLAN	20/05/25 F
A205	FIRST FLOOR PLAN	20/05/25 F
A206	SECOND FLOOR PLAN	20/05/25 F
A207	ROOF PLAN	20/05/25 F
A301	ELEVATION - WEST/ EAST	20/05/25 F
A302	ELEVATION - NORTH/ SOUTH	20/05/25 F
A303	elevation & material schedule	20/05/25 F
A401	SECTIONS	20/05/25 F
A501	VIEW FROM THE SUN STUDY	20/05/25 F
A502	SHADOW DIAGRAMS	20/05/25 F
A601	3D HEIGHT PLANE DIAGRAM	20/05/25 F

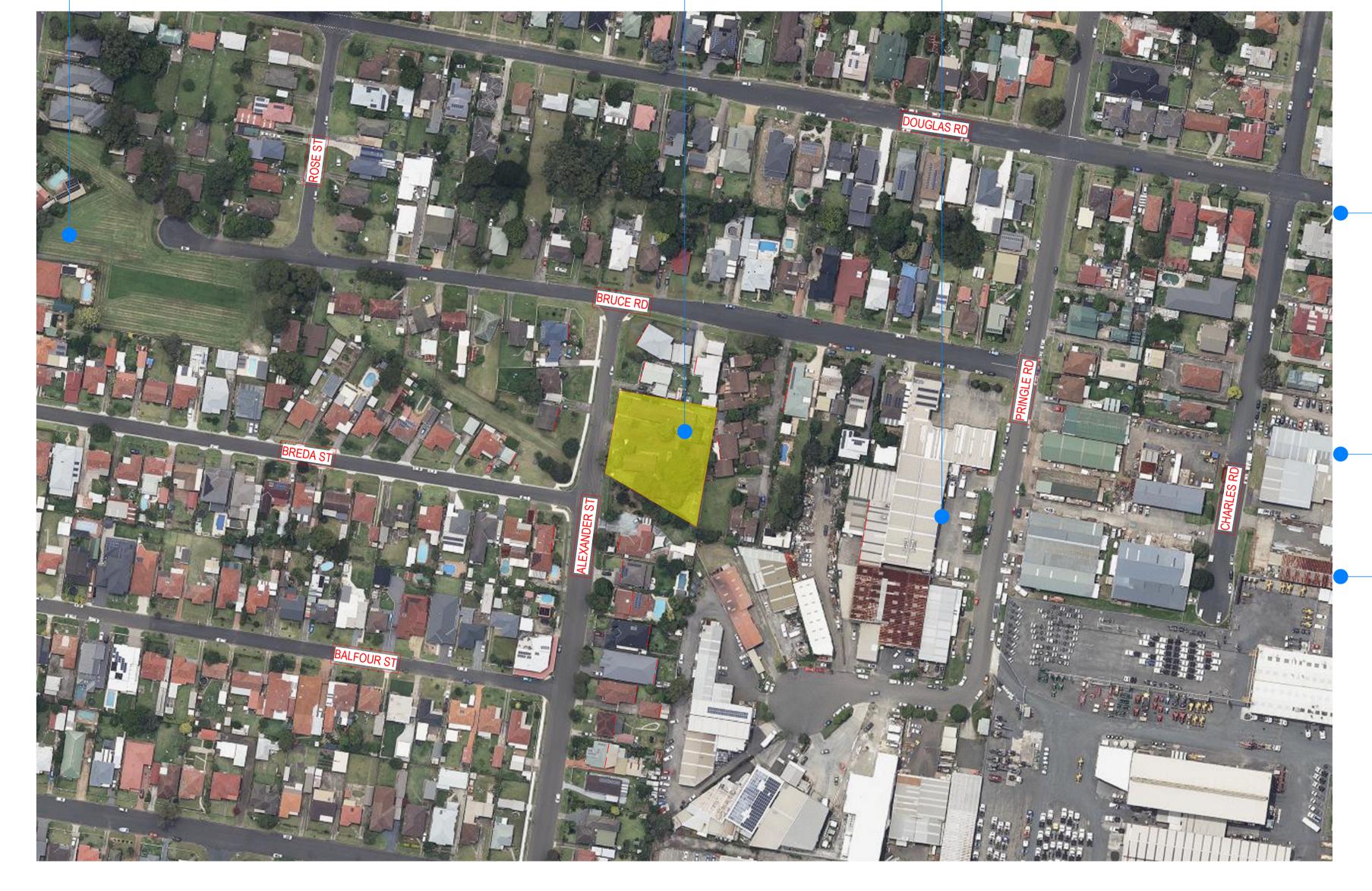
## SARM Architects

Suite 4, 7 Ridge Stre North Sydney NSW 206 p +61 2 9922 27 f +61 2 9922 27 e architects@sarm.com ABN 26 000 663 6 Stephen Arl reg. no. 764 Robert McNar



Project Name
GENERAL HOUSING UNITS 5-9 **ALEXANDER STREET FAIRY MEADOW NSW** Lots 125, 126 and 127 in DP 234877 COVER PAGE & DRAWING LIS

Scale 20/05/25 Drawn: Project No. Checked Authorised Drawing No.



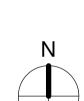
TOWRADGI STATION 1.4Km

5 WOOLWORTHS, SHOPS 1.0Km

FAIRY MEADOW STATION 2.8Km



- 1. JANE PICKENS PARK
- 2. PROJECT SITE
- 3. INDUSTRIAL WAREHOUSES
- 4. TOWRADGI STATION
- 5. SHOPPING CENTRE
- 6. FAIRY MEADOW STATION





30 Bourke St, Wollongong NSW 2500 (4km from subject site)



47/25 Carters Lane, Fairy Meadow, NSW 2519 (7km from subject site)

### SITE CONTEXT ANALYSIS

#### ANALYSIS - KEY MATTERS

### **Predominant Block and Lot Patterns**

- Site is currently vacant, with no existing building structures.

- Previous lot patterns were regualr with consistent dimensions and

### Block and lot pattern change over time

- Site is currently vacant, with no existing building structures. -The blocks were characterized by predominantly single-storey buildings

### Typical Lot Size, Shape, Orientation

and consistent setback distances.

- Previous lot sizes were small
- Previous blocks were rectangular in shape.
- Previous Lots are predominatly oriented perpendicular to the street.
- North West to South East.

#### Which Lots better for Intensification and which are not

- Site is currently vacant, presenting an
- opportunity for development - The existing boundaries can easily be combined into larger rectangle, making the site well-suited for intensification through developments of units or townhouses.

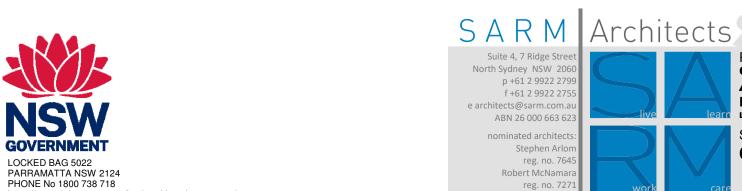
#### Is amalgamation necessary to support future development.

Amalgamation is required for densification for low rise unit and townhouse developments.

### Are better Sites Available

The proposed site is the most appropriate site for this development. It is on a relatively flat streetscape with northerly aspects. The site is close to surrounding parks, shops and various local services.

> Certificate No. 0011747700 Scan QR code or follow website link for rating details. Assessor name Dean Gorman Accreditation No. DMN/13/1645 MEADOW NSW,2519 hstar.com.au/QR/Generate?p=rbJSBiJPg

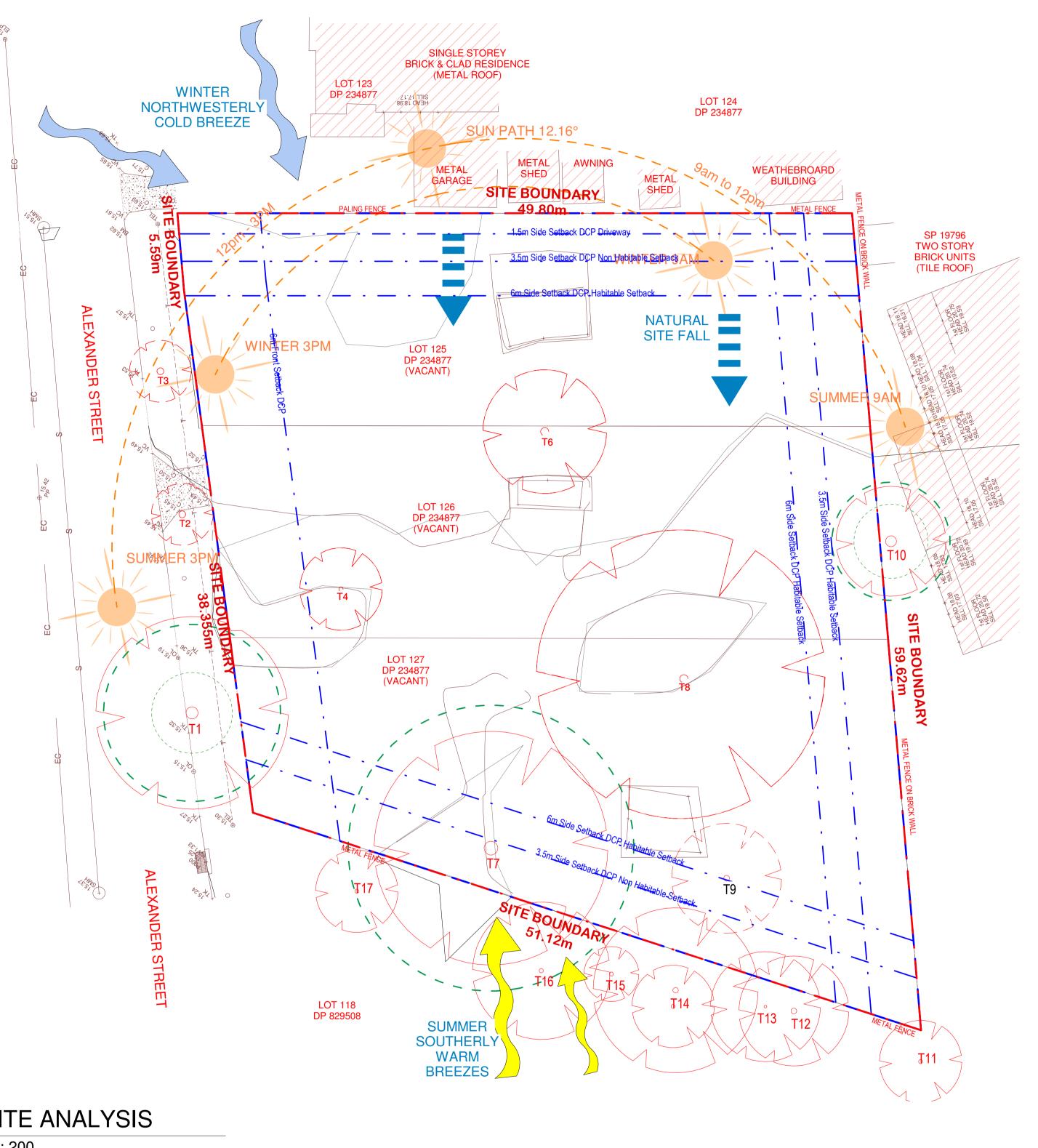


Project Name
GENERAL HOUSING UNITS 5-9

CONTEXT BLOCK ANALYSIS

**ALEXANDER STREET FAIRY** 

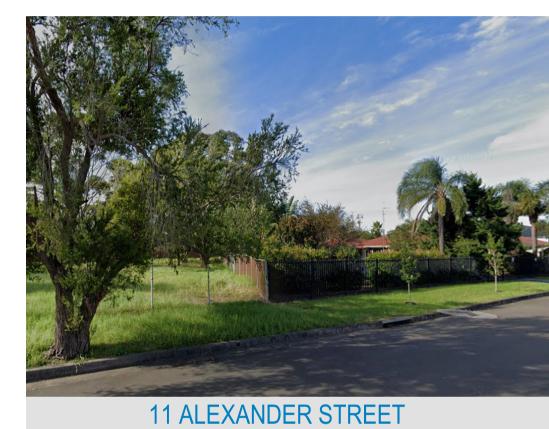
**MEADOW NSW** 















1 SITE ANALYSIS
1:200

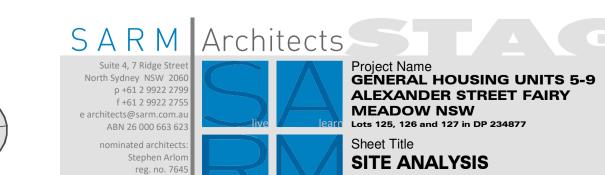




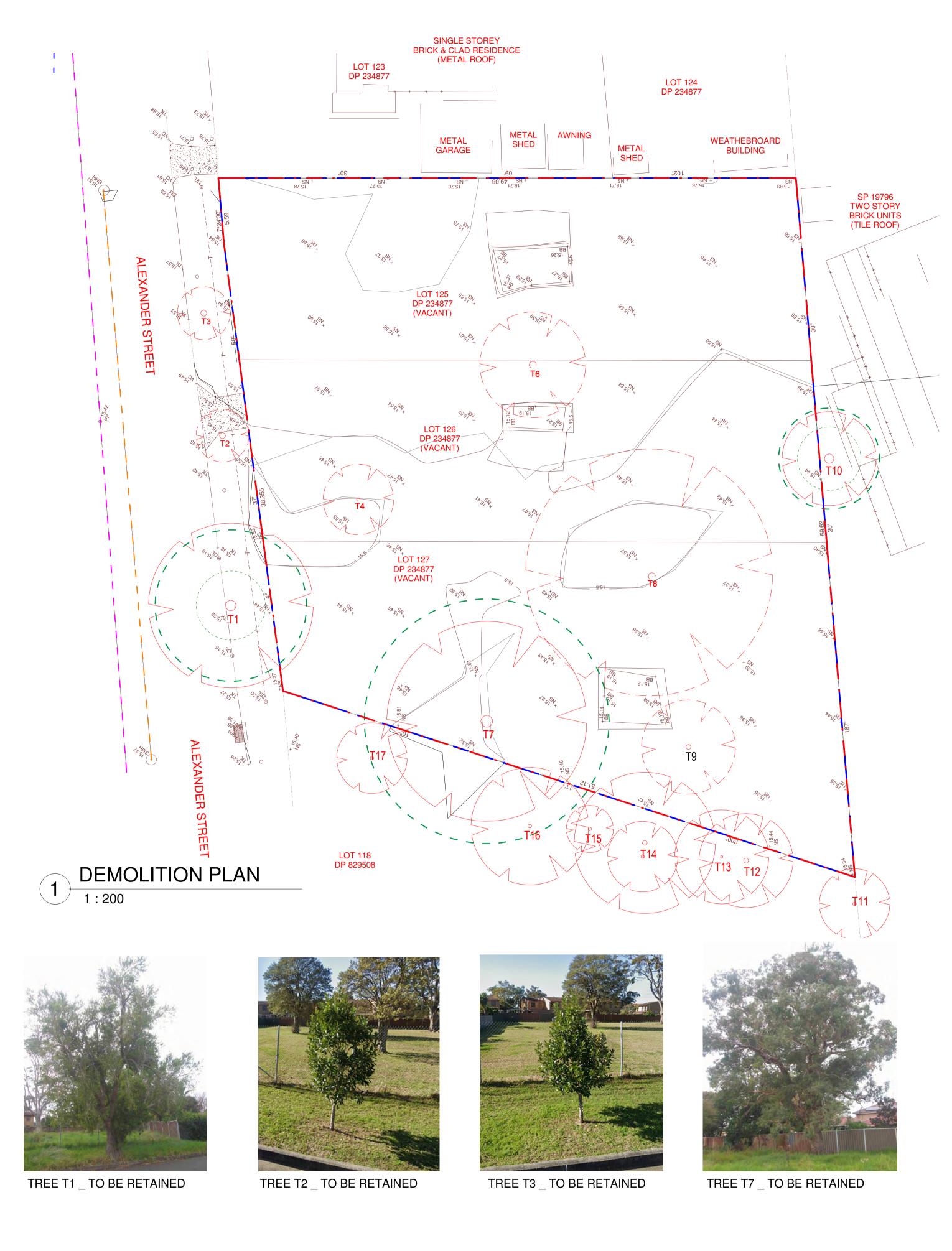








reg. no. 7645 Robert McNam



Date AMENDEMENTS Ckd LEGEND 23/08/24 STAGE B 16/10/24 STAGE C PRELIM EXISTING TREES TO BE SERVICES - SEWER 07/02/25 STAGE C REMOVED - RED DASH SEWER MANHOLE SERVICES - ELECTRICAL 20/05/25 PART 5 DRAWINGS SEWER INSPECTION POINT SERVICES - TELECOM TELSTRA PIT TPZ EXISTING TREES TO BE POWER POLE \_\_\_\_ SRZ RETAINED - RED SOLID

#### **DEMOLITION NOTES**

DEMOLITION WORKS TO BE CONDUCTED IN ACCORDANCE WITH AS2601-2011: THE DEMOLITION OF STRUCTURES AND WORKERCOVER REQUIREMENTS

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

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

REMOVE ALL EXISTING BOUNDARY FENCING OR WALLING TO PROPERTY ALIGNMENTS.

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

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

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

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET, ALL VEHICLES AND PLANT EQUIPMENT WILL USE A SINGLE ENTRY / EXIT A SEDIMENT CONTROL DEVICE IS TO BE PLACED AT THE SITE ACCESS POINT TO

PREVENT SEDIMENT DEPOSITION ON ADJOINING ROADS. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY MATERIAL DEPOSITED OFFSITE AS A RESULT OF SPILLAGE OR VEHICLE MOVEMENT. RESTORE AREA TO PREVIOUS STANDARD OR EQUAL. FORM VEHICLE CROSSING FROM 150X50 HARDWOOD PLANKS, CHAMFERED AT

ENDS. LAY OVER 150mm ROAD BASE. TIE WITH HOOP IRON STRAPS AT 600C/C.

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

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

#### THESE PROPERTIES WERE BUILT BEFORE 31.12.1987 AND IS LIKELY TO HAVE

CONTAINING MATERIAL. IF DEMOLITION INVOLVES THE DEMOLITION OF BUILDINGS OR PART OF A BUILDING THAT MAY CONTAIN ASBESTOS, A HAZMAT REPORT DOCUMENTING THE EXTENT OF ASBESTOS REMOVAL REQUIRED AND CONFIRMING THAT THE REMOVAL WILL BE UNDERTAKEN IN ACCORDANCE WITH WORKCOVER NSW REQUIREMENTS MUST BE PROVIDED.

- ROOFING AND CLADDING MATERIALS MUST BE CHECKED FOR THE PRESENCE OF ASBESTOS BEFORE ANY SUCH MATERIAL IS DISTURBED OR REPLACED. ALL WORK, WHICH INVOLVES THE REMOVAL OF PRODUCTS CONTAINING ASBESTOS OR BRINGS PERSONS INTO CONTACT WITH ASBESTOS, MUST ONLY BE PERFORMED BY PERSONS LICENSED BY AND HOLDING A PERMIT ISSUED BY WORKCOVER **AUTHORITY UNDER** 

WORK HEALTH AND SAFETY REGULATION 2011. A COPY OF LICENCE MUST BE SUBMITTED TO THE SUPERINTENDENT/AUTHORISED PERSON PRIOR TO COMMENCEMENT OF THIS WORK. IF ASBESTOS MATERIALS ARE ENCOUNTERED (I. IN THE GROUND) DURING CONSTRUCTION WORKS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE SUPERINTENDENT / AUTHORISED PERSON AND SEEK **FURTHER DIRECTIONS** 

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

**RECYCLE** - DISMANTLE BUILDING COMPONENTS FOR OFF-SITE RECYCLING

### REMOVE CLEARED AND GRUBBED MATERIAL FROM THE SITE AND DISPOSE OF

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

PROTECT EXISTING TREES AS SPECIFIED AND NOTED IN ARBORIST REPORT - TREE PROTECTION ZONE (TPZ) IN ACCORDANCE WITH AS4970-2009 SECTION 3

Certificate No. 0011747700

Property Address 5-9 Alexander Street, FAIR

MEADOW

NSW,2519

Assessor name Dean Gorman

Accreditation No. DMN/13/1645

tar.com.au/QR/Generate?p=rbJSBiJPg

Scan QR code or follow website link for rating detail

- TREE PROTECTIVE MEASURES TO BE CONDUCTED IN ACCORDANCE WITH AS4970 HARMFUL MATERIALS - KEEP AREA WITHIN DRIPLINE FREE OF SHADES AND PATHS,

CONSTRUCTION MATERIAL AND DEBRIS HAND METHODS - USE HAND METHODS TO LOCATE, EXPOSE AND CLEANLY REMOVE THE ROOTS ON THE LINE OF EXCAVATION

WORK UNDER TREES - DO NOT REMOVE TOPSOIL FROM, OR ADD TOPSOIL TO, AREAS WITHIN DRIPLINE OF TREES



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

### PROTECTION OF TREES ON DEVELOPMENT SITES

PROTECTION OF TREES ON DEVELOPMENT SITES:

#### THE TREE PROTECTION PLAN INDICATES THAT TREES T2,T3,T4, T6, T8, AND T9LOCATED WITHIN THE SITE ARE TO BE REMOVED. TREES T1, T17, T10, T11, T12, T13, T14, T15, T16, AND T17 ARE TO BE RETAINED AND PROTECTED FOR THE DURATION OF DEVELOPMENT CONSENT.

- TREES THAT HAVE A TPZ-TREE PROTECTION ZONE AND SRZ -STRUCTURAL ROOT ZONE, REFER TO

SITE PLAN AND ARBORIST REPORT. - PROTECTIVE FENCING AROUND TREE T1. T10. AND T7 ARE INSTALLED IN ACCORDANCE WITH AS 4970-2009 REQUIREMENTS, AND THE PROTECTIVE MEASURES FOLLOWS THE RECOMMENDATIONS OF ANY UTILITY SERVICES TO BE SITUATED UNDERGROUND WITHIN THE TPZ ARE TO BE

THE ALIGNMENT OF THE DEVELOPMENT IS AN ENCROACHMENT TO THIS SPECIMEN. THE SECTION OF THE DEVELOPMENT WITHIN THE TPZ OF THESE SPECIMENS IS TO BE CONSTRUCTED USING TREE SENSITIVE EXCAVATION AND CONSTRUCTION TECHNIQUES SUCH AS PIER AND BEAM CONSTRUCTION WITH A SUSPENDED SLAB TO REDUCE ANY IMPACT ON THEIR STABILITY WITH PIERS TO BE DUG BY

- ANY PRUNING RECOMMENDED IN THIS REPORT IS TO BE TO THE AUSTRALIAN STANDARD® AS4373 PRUNING OF AMENITY TREES, AND CONDUCTED IN ACCORDANCE WITH THE NSW WORK COVER AUTHORITY CODE OF PRACTICE, TREE WORK, 2007.

HAND WITH NON-MOTORISED MACHINERY TO FURTHER ASSIST IN THEIR PROTECTION.

- ALL PRUNING OR REMOVAL WORKS ARE TO BE IN ACCORDANCE WITH THE APPROPRIATE TREE MANAGEMENT POLICY WHERE APPLICABLE, OR TREE MANAGEMENT ORDER (TMO), OR TREE PRESERVATION ORDER (TPO)

- TREE MAINTENANCE WORK IS SPECIALISED AND IN ORDER TO BE UNDERTAKEN SAFELY TO ENSURE THE WORKS CARRIED OUT ARE NOT DETRIMENTAL TO THE SURVIVAL OF A TREE BEING RETAINED, AND TO ASSIST IN THE SAFE REMOVAL OF ANY TREE. SHOULD BE UNDERTAKEN BY A QUALIFIED. ARBORICULTURIST WITH APPROPRIATE COMPETENCIES RECOGNISED WITHIN THE AUSTRALIAN QUALIFICATION FRAMEWORK, WITH A MINIMUM OF 5 YEARS OF CONTINUAL EXPERIENCE WITHIN THE INDUSTRY OF OPERATIONAL AMENITY ARBORICULTURE, AND COVERED BY APPROPRIATE AND CURRENT TYPES OF INSURANCE TO UNDERTAKE SUCH WORKS.

#### GENERAL - TREE PROTECTION WORKS - PRIOR TO DEMOLITION

- MILESTONE - PRIOR TO DEMOLITION WORKS, A SITE ARBORIST SHALL BE APPOINTED TO SUPERVISE ALL TREE PROTECTION PROCEDURES DETAILED IN THIS SPECIFICATION. THE SITE ARBORIST SHALL HAVE A MINIMUM LEVEL 5 AQF QUALIFICATION IN ARBORICULTURE. MILESTONES ARE TO BE ADHERED TO THROUGHOUT THE DURATION OF THIS DEVELOPMENT AND ALL RELEVANT DOCUMENTATION IS TO BE SUBMITTED TO THE LOCAL AUTHORITY.

- THE TREE PROTECTION ZONE FOR EACH TREES IS TO BE INCORPORATED INTO THE CONSTRUCTION WORKS FOR THE SITE AND THE PROTECTION FENCING OR WORKS AS SPECIFIED IN THE REPORT THE SETBACKS FROM BUILDING WORKS ON THE SIDE CLOSEST TO EACH TREE ARE TO BE CARRED OUT IN ACCORDENCE TO THE TREE PROTECTION ZONE. THE TREES WILL BE SUSTAINED WITHIN THE CONSTRAINTS OF THE MODIFICATIONS TO THE SITE BY THE PROPOSED DEVELOPMENT  $\mid$  WORKS.TREES AS NOTED TO BE RETAINED AND PROTECTED AND INCORPORATED INTO THE LANDSCAPE WHERE APPROPRIATE AND INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

GROUND PROTECTION - IF TEMPORARY ACCESS FOR MACHINERY IS REQUIRED WITHIN THE TPZ GROUND PROTECTION MEASURES WILL BE REQUIRED. THE PURPOSE OF GROUND PROTECTION IS TO PREVENT ROOT DAMAGE AND SOIL COMPACTION WITHIN THE TPZ. MEASURES MAY INCLUDE A PERMEABLE MEMBRANE SUCH AS GEOTEXTILE FABRIC BENEATH A LAYER OF MULCH OR CRUSHED ROCK BELOW RUMBLE BOARDS. THESE MEASURES MAY BE APPLIED TO ROOT ZONES BEYOND THE

- WHERE APPLICABLE, ANY EXCAVATION FOR THE ESTABLISHMENT OF A BATTER SLOPE OR BENCHING FOR REASONS OF SAFETY AND TO COMPLY WITH WORK COVER AUTHORITY SAFETY REGULATIONS SHOULD BE RESTRICTED AS FAR AS IS SAFELY POSSIBLE NEAR TO TREES TO BE RETAINED TO PREVENT ROOT DAMAGE. IF THE EXCAVATIONS CANNOT BE LINDERTAKEN NEAR TO VERTICAL THE STABILITY OF THESE TREES AND THEIR LONG-TERM VIABILITY MAY BE COMPROMISED AND THEIR RETENTION IN A SAFE AND HEALTHY CONDITION JEOPARDIZED AND THEY MAY NEED TO BE REVISED AND POSSIBLY REMOVED.

#### SPECIFIC - TREE PROTECTION WORKS - PRIOR TO DEMOLITION AND TREE REMOVAL ALL OTHER TREES/SHRUBS; PRIOR TO DEMOLITION AND TREE REMOVAL WORKS THESE TREE/S ARE TO BE PLACED WITHIN A TREE PROTECTION ZONE WITH PROTECTIVE FENCING AND MAINTAINED AND RETAINED UNTIL THE COMPLETION OF ALL BUILDING WORKS. PROTECTIVE FENCING IS TO BE

INSTALLED AS SHOWN IN APPENDIX F - TREE PROTECTION PLAN. - THE PROTECTIVE FENCING WHERE REQUIRED MAY DELINEATE THE TREE PROTECTION ZONE (TPZ) AND SHOULD BE SITUATED AS DETERMINED BY THE PROJECT ARBORIST IN ACCORDANCE WITH AS4970 PROTECTION OF TREES ON DEVELOPMENT SITES. "FENCING SHOULD BE ERECTED BEFORE ANY MACHINERY OR MATERIALS ARE BROUGHT ONTO THE SITE AND BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION. ONCE ERECTED, PROTECTIVE FENCING MUST NOT BE REMOVED OR ALTERED WITHOUT APPROVAL BY THE PROJECT ARBORIST. THE TPZ MUST BE SECURED TO RESTRICT ACCESS, AS4687 TEMPORARY FENCING AND HOARDINGS SPECIFIES APPLICABLE FENCING  $\mid$  REQUIREMENTS. SHADE CLOTH OR SIMILAR SHOULD BE ATTACHED TO REDUCE THE TRANSPORT OF DUST, OTHER PARTICULATE MATTER AND LIQUIDS INTO THE PROTECTED AREA. FENCE POSTS AND SUPPORTS SHOULD HAVE A DIAMETER GREATER THAN 20 MM AND BE LOCATED CLEAR OF ROOTS. EXISTING PERIMETER FENCING AND OTHER STRUCTURES MAY BE SUITABLE AS PART OF THE PROTECTIVE FENCING" OR SIMILAR.

- TREE PROTECTION SIGNAGE IS TO BE ATTACHED TO EACH **TPZ** AND DISPLAYED FROM WITHIN THE DEVELOPMENT SITE IN ACCORDANCE WITH AS4970 2009 PROTECTION OF TREES ON DEVELOPMENT

- THE AREA OF THE TREE PROTECTION ZONE TO BE MULCHED TO A DEPTH OF 100 MM WITH ORGANIC MATERIAL BEING 75% LEAF LITTER AND 25% WOOD, AND THIS BEING COMPOSTED MATERIAL PREFERABLY FROM THE SAME GENUS AND SPECIES OF TREE AS THAT TO WHERE THE MULCH IS TO BE APPLIED. I.E. SPECIES-SPECIFIC MULCH WHERE POSSIBLE. THE DEPTH OF MULCH AND TYPE AS INDICATED, TO BE MAINTAINED FOR THE DURATION OF THE PROJECT. WHERE DEEP EXCAVATION JUTE MATTING ACROSS THE GROUND SURFACE 2 M BACK FROM THE EDGE OF THE PROFILE AND 2 M DOWN THE FACE OF THE PROFILE AND IS TO BE IN ONE CONTINUOUS SHEET OR LAYERS UP TO 5 MM THICK AND OVERLAPPED 300 MM AND PEGGED. PEGS ARE TO BE A MINIMUM LENGTH OF 200 MM AND SPACED AT 500 MM INCREMENTS IN A GRID PATTERN. ONCE INSTALLED MULCH IS TO BE PLACED ON TOP OF THE JUTE MATTING PREVIOUSLY DESCRIBED.

THERE IS TO BE NO STORAGE OF MATERIALS, RUBBISH, SOIL, EQUIPMENT. STRUCTURES. OR GOODS OF ANY TYPE TO BE KEPT OR PLACED WITHIN 5 METRES FROM THE TRUNK OR WITHIN THE DRIPLINE OF ANY TREE FOR THE DURATION OF THE DEVELOPMENT. THIS WILL ENSURE PROTECTION OF THE TREE/S TO BE RETAINED ON OR ADJACENT TO SITE.

MILESTONE - PROJECT/SITE ARBORIST IS TO INSPECT/ASSESS ALL RETAINED SPECIMENS PRIOR TO DEMOLITION TO INSPECT TREE PROTECTION MEASURES TO MONITOR THAT THEY HAVE BEEN CARRIED OUT AS PER THE APPROVED D/A CONDITIONS FOR THE SITE. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY AFTER EACH INSPECTION

#### DEMOLITION AND TREE REMOVAL/S

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

#### SPECIFIC - TREE PROTECTION WORKS - DURING DEMOLITION

DEMOLITION OF EXISTING BUILDINGS SHOULD BE UNDERTAKEN WITH ACCESS RESTRICTED TO THE DRIVEWAY AND THE BUILDING PLATFORM FOR EACH OF THE EXISTING BUILDINGS. OR TO AREAS OF THE LAND WHERE NO TREES ARE GROWING WITHIN 6M OF ANY TREE TO BE RETAINED. WHERE ACCESS OR SPACE FOR A SAFE WORKING ENVIRONMENT IS RESTRICTED, OR WHERE THE AREA OF THE 6M SET BACK MUST BE COMPROMISED, A 100 MM LAYER OF WOOD MULCH MUST BE LAID OVER THE AREA OF ENCROACHMENT. WHERE VEHICULAR ACCESS IS REQUIRED ACROSS THE MULCH LAYER FURTHER ROOT PROTECTION SHOULD BE PROVIDED BY LAYING A TEMPORARY PATHWAY OVER THE MULCH. THE TEMPORARY PATHWAY SHOULD BE CONSTRUCTED OF A GRATED STEEL MATERIAL CAPABLE OF SUPPORTING THE VEHICLES USED DURING DEMOLITION E.G., LIKE RAMPS USED TO LOAD VEHICLES ONTO THE BACKS OF TRUCKS. TRUNKS OF TREES MAY REQUIRE PROTECTION FROM VEHICULAR DAMAGE.

DEMOLITION OF LANDSCAPE STRUCTURES: THE DEMOLITION OF WALLS, DRIVEWAYS RETAINING WALLS, PATHS, AND POOLS ETC. WITHIN 6 M OF A TREE TO BE RETAINED SHOULD BE UNDERTAKEN MANUALLY USING HAND TOOLS. WHERE A DRIVEWAY IS TO BE DEMOLISHED BEING OF CONCRETE STRIP OR SLAB TYPE CONSTRUCTION, IT SHOULD BE UNDERTAKEN BY WORKING FROM THE END OF THE DRIVEWAY CLOSEST TO THE BUILDING BACK TOWARDS THE STREET BY UTILISING THE DRIVEWAY AS A STABLE PLATFORM TO PREVENT SOIL COMPACTION. WHERE A CONCRETE SLAB DRIVEWAY PASSES LESS THAN 1 M FROM THE BASE OF A TREE AND THE AREA BENEATH THE DRIVEWAY IS TO BE UNDISTURBED AND INCORPORATED INTO THE LANDSCAPE WORKS FOR THE SITE, THE VOLUME OF SPACE PREVIOUSLY OCCUPIED BY THE DRIVEWAY MUST BE REPLACED WITH LOCAL TOP SOIL FROM THE SITE OR OTHERWISE A LOAMY SAND, TO REPLACE THE MASS OF THE CONCRETE ON THE ROOT PLATE WHICH MAY BE CRITICAL TO THE BALLAST AND CENTRE OF MASS FOR THE STABILITY OF THE TREE. IF THE TREE BECOMES UNSTABLE IMMEDIATELY CONTACT THE CONSULTANT ARBORICULTURIST.

#### PROTECTION OF TREES ON DEVELOPMENT SITES

SPECIFIC - TREE PROTECTION WORKS - POST DEMOLITION AND PRIOR TO CONSTRUCTION MILESTONE - PROJECT/SITE ARBORIST IS TO INSPECT/ASSESS ALL RETAINED SPECIMENS PRIOR TO CONSTRUCTION IN RELATION TO TREE PROTECTION MEASURES TO MONITOR THAT THEY HAVE BEEN CARRIED OUT AS PER THE APPROVED D/A CONDITIONS FOR THE SITE. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY AFTER EACH

LOCATION OF UNDERGROUND UTILITIES WITHIN A TREE PROTECTION ZONE OF A RETAINED

SPECIMEN UNDERTAKEN UTILISING EXCAVATION TECHNIQUES THAT PREVENT OR MINIMISE DAMAGE TO STRUCTURAL ROOTS (ROOTS GREATER THAN > 20 MM DIAMETER). TO PREVENT SOIL COMPACTION AND ROOT DAMAGE THESE WORKS SHOULD BE CONDUCTED WITH NON-MOTORISED HAND TOOLS, AIR KNIFE OR DIRECTIONAL DRILLING.

REGARDING OF SITE NEAR RETAINED TREES; GRADING &/OR RE-GRADING OF SITES/SLOPES WITHIN TREE PROTECTION ZONES OR NEAR RETAINED SPECIMENS IS TO BE LINDERTAKEN. ONLY IF AT ALL, AFTER CONSULTATION WITH THE PROJECT ARBORIST, THIS IS TO PROTECT ALL STRUCTURAL ROOTS SYSTEMS FROM DAMAGE OR COMPACTION FROM MACHINERY. PLACEMENT OF RELOCATABLE BUILDINGS: CONSIDERATION SHOULD BE GIVEN TO TREE SENSITIVITY SUCH AS THE BUILDINGS BEING PLACED ON PIER AND BEAM OR SKIDS CONSTRUCTION AS THEY ARE TO BE POSITIONED ON THEIR DRIPLINES WITHIN THE TREE PROTECTION ZONE (TPZ). THE AREA OF THE TREE PROTECTION ZONE UNDER THE BUILDINGS IS TO BE MULCHED TO A DEPTH OF 200 MM (IF INSTALLED ON SKIDS) WITH ORGANIC MATERIAL TO FURTHER REDUCE COMPACTION. THE MULCH IS TO BE COMPOSTED MATERIAL LE SPECIES-SPECIFIC MUI CH ALTERNATIVELY IF INSTALLED ON A PIER & BEAM CONSTRUCTION, PIERS ARE TO BE UNDERTAKEN MANUALLY BY USING NON-MOTORISED HAND TOOLS TO DETERMINE THE LOCATION OF FIRST ORDER AND LOWER ORDER STRUCTURAL ROOTS WITH A DIAMETER OF 20 MM (STRUCTURAL WOODY ROOTS) OR GREATER, WITHOUT DAMAGING THEM.

#### SPECIFIC - TREE PROTECTION WORKS - DURING CONSTRUCTION

MILESTONE - PROJECT/SITE ARBORIST IS TO INSPECT/ASSESS ALL RETAINED SPECIMENS DURING CONSTRUCTION IN RELATION TO TREE PROTECTION MEASURES TO MONITOR THAT THEY HAVE BEEN CARRIED OUT AS PER THE APPROVED D/A CONDITIONS FOR THE SITE. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY AFTER EACH INSPECTION.

WHERE ANY STRUCTURAL ROOTS (ROOTS WITH A DIAMETER OF GREATER THAN >20 MM) ENCOUNTERED BY EXCAVATION ARE TO BE PRUNED AND IT IS TO BE UNDERTAKEN WITH CLEAN SHARP PRUNING TOOLS, WITH A FINAL CUT TO UNDAMAGED WOOD TO PREVENT INFESTATION BY PATHOGENS AND ASSIST CONTINUED ROOT GROWTH AND UNDERTAKEN IN CONSULTATION WITH THE CONSULTING ARBORICULTURIST. TREE PROTECTION ZONE FENCES ARE TO BE MAINTAINED DURING THESE WORKS. GROUND PROTECTION IN ACCORDANCE WITH AS4970 MAY REQUIRE STEEL PLATES TO PROTECT THE GROUND SURFACE FROM COMPACTION TO PROTECT ROOTS BETWEEN THE STAGES OF DEMOLITION

AND CONSTRUCTION OF THE NEW PAVEMENT. ALL TREE PROTECTION ZONES OF RETAINED TREES ARE TO BE MONITORED FOR THE DURATION OF THE CONSTRUCTION PHASE OF THE DEVELOPMENT. THE THREE MAIN AREAS REQUIRING MONITORING ARE: MULCHING - MULCH MUST BE MAINTAINED TO A DEPTH OF 50-100 MM USING MATERIAL THAT COMPLIES WITH AS 4454. WHERE THE EXISTING LANDSCAPE WITHIN THE TPZ IS TO REMAIN UNALTERED (E.G. GARDEN BEDS OR TURF) MULCH MAY NOT BE REQUIRED, WATERING - SOIL MOISTURE LEVELS SHOULD BE REGULARLY MONITORED BY THE PROJECT ARBORIST. TEMPORARY IRRIGATION OR WATERING MAY BE REQUIRED WITHIN THE TPZ. AN ABOVE-GROUND IRRIGATION SYSTEM COULD BE INSTALLED AND MAINTAINED BY A COMPETENT INDIVIDUAL AND WEEDING -WEEDS SHOULD BE REMOVED BY HAND WITHOUT DISTURBING SOIL OR SHOULD BE

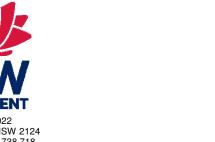
CONTROLLED WITH WEEDICIDE TREES TO BE REMOVED ARE TO BE REPLACED WITH ADVANCED SPECIMENS BEING MINDFUL OF THE SPACE LIMITATIONS OF THE NEW USE OF THE SITE. THE ADVANCED TREES SHOULD BE SITUATED IN AREAS ALONG THE BOUNDARIES OF THE SITE. THE PLANTING IN THESE LOCATIONS WILL PROVIDE THE MAXIMUM BENEFIT TO THE SURROUNDING PROPERTIES BY SCREENING VIEWS TO AND FROM THE SITE AND THE PLANTINGS INCLUDED IN THE PROPOSED LANDSCAPE PLAN. THE REPLACEMENT TREES WILL BE SITUATED IN POSITIONS WHERE THEY MAY GROW TO MATURITY UNHINDERED AND WILL NOT CONFLICT WITH BUILT STRUCTURES OR UTILITY SERVICES AND IN GREATER NUMBERS THAN THE TREES REMOVED SHOULD PROVIDE A NET INCREASE IN THE LOCAL AMENITY.

#### SPECIFIC - TREE PROTECTION WORKS - POST CONSTRUCTION

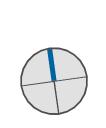
MILESTONE - AT COMPLETION OF CONSTRUCTION WORK THE SITE/PROJECT ARBORIST SHOULD CARRY OUT AN ASSESSMENT OF ALL TREES RETAINED &/OR AFFECTED BY WORKS. THIS ASSESSMENT IS TO DOCUMENT ANY REQUIRED ON-GOING REMEDIAL CARE NEEDED TO ENSURE VIABLE RETENTION OF TREES AFFECTED. DOCUMENTATION IS TO BE SUBMITTED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

NOTE: REFER TO ARBORIST REPORT





https://www.dpie.nsw.gov.au/land-and-housing-corporation





Robert McNa

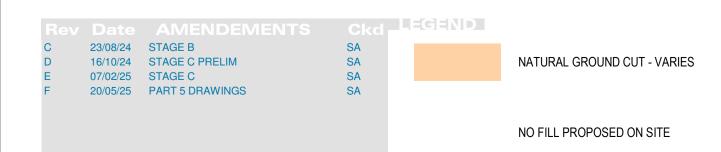


20/05/25 Drawn: Checked Checker

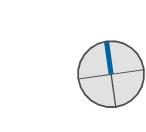
Project No. Revision Authorised Drawing No. A103



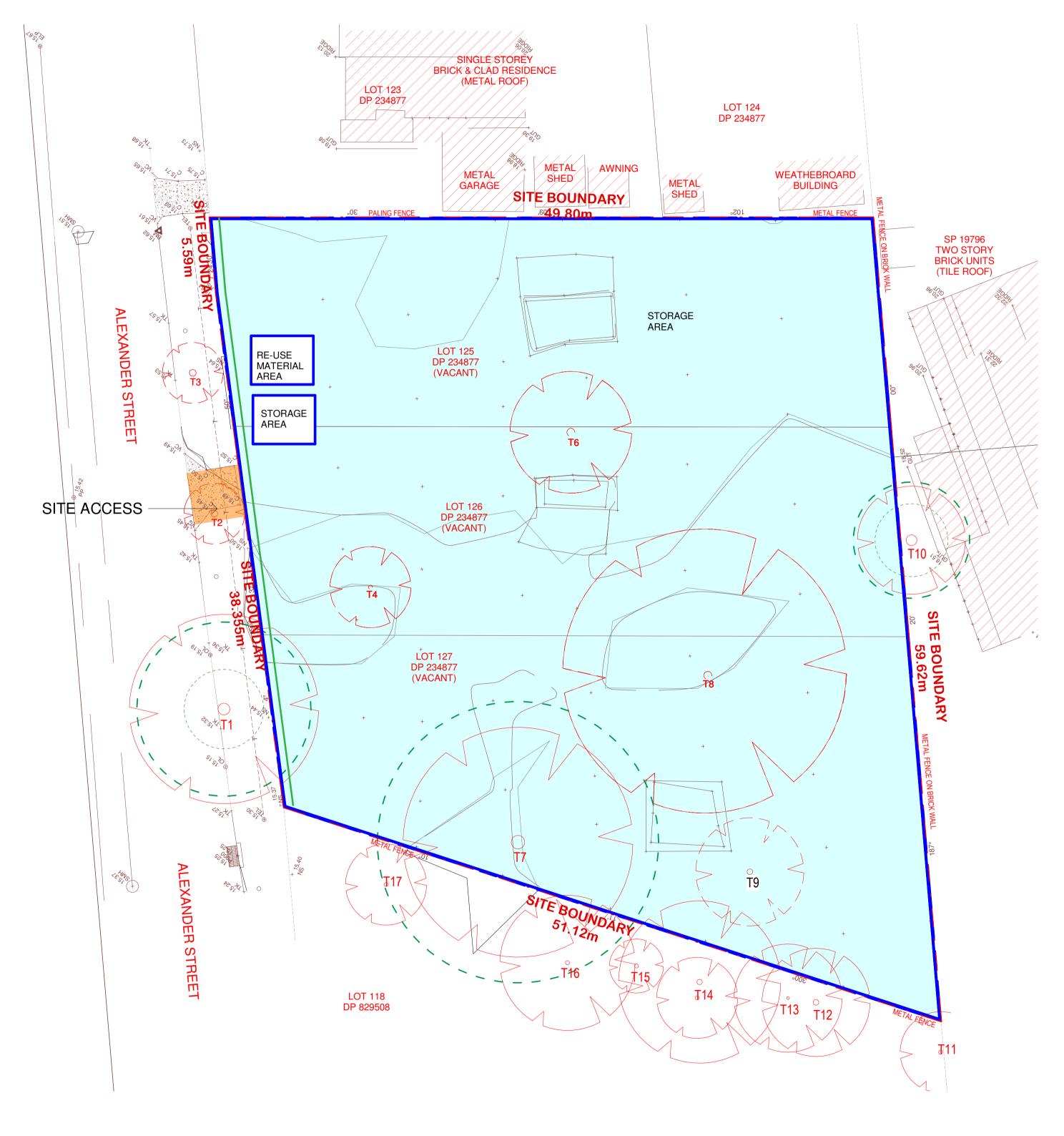
1 CUT AND FILL PLAN
1:200







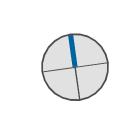




# EROSION AND SEDIMENT CONTROL PLAN

#### Certificate No. 0011747700 Scan QR code or follow website link for rating details. Assessor name Dean Gorman Accreditation No. DMN/13/1645 Property Address 5-9 Alexander Street, FAIRY MEADOW NSW,2519 hstar.com.au/QR/Generate?p=rbJSBiJPg







CONTROL PLAN

EROSION AND SEDIMENT CONTROL MEASURES

DRAINAGE AREA 0.6HA. MAX. SLOPE GRADIENT 1:2 MAX. SLOPE LENGTH 60M MAX. WIRE OR STEEL MESH.

DISTURBED

SEDIMENT FENCE

SEDIMENT FENCE OR SANDBAGS — WATERPROOF COVERING -

EARTH BANK TO PREVENT SCOUR - OF STOCKPILE

N.T.S.

N.T.S.

TIMBER SPACER TO SUIT \_\_\_\_

PORTABLE GRAVEL KERB INLET SEDIMENT TRAP

SILT FENCE DETAIL

reg. no. 7645

Robert McNam

MATERIALS STOCKPILE

STORMWATER PIT INLET SEDIMENT TRAP

N.T.S.

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

POSTS DRIVEN 0.6M INTO GROUND ↓ DETAIL OF OVERLAP.

\_\_ STAR PICKET

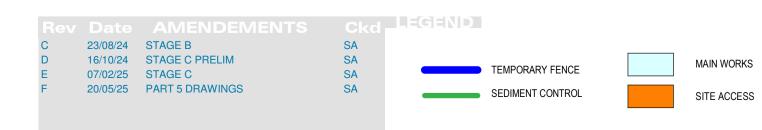
\_\_ BOUNDARY LINE

\_\_ STAR PICKET AT 2M CENTRES

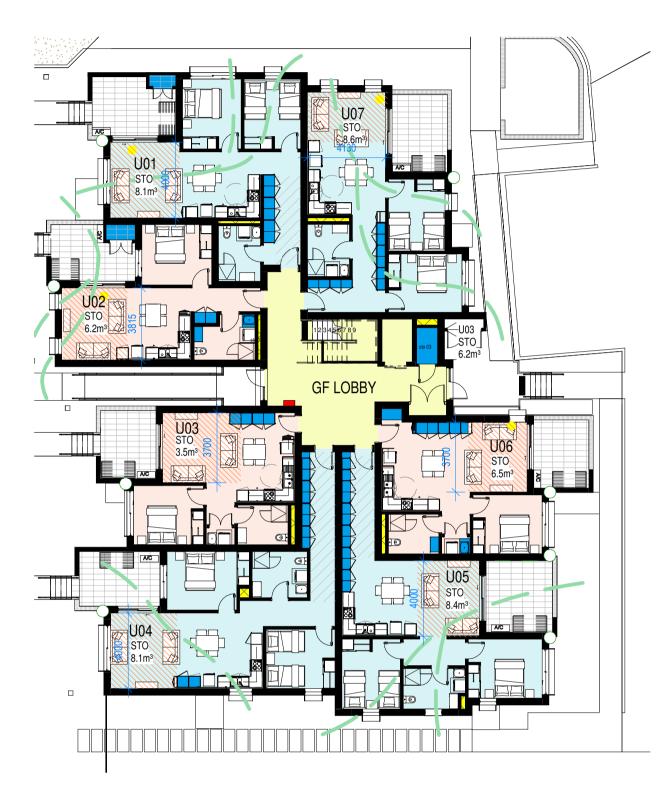
MEMBRANE TO BE 'BIDIM' U24 OR APPROVED EQUIVALENT

UNDISTURBED √ AREA

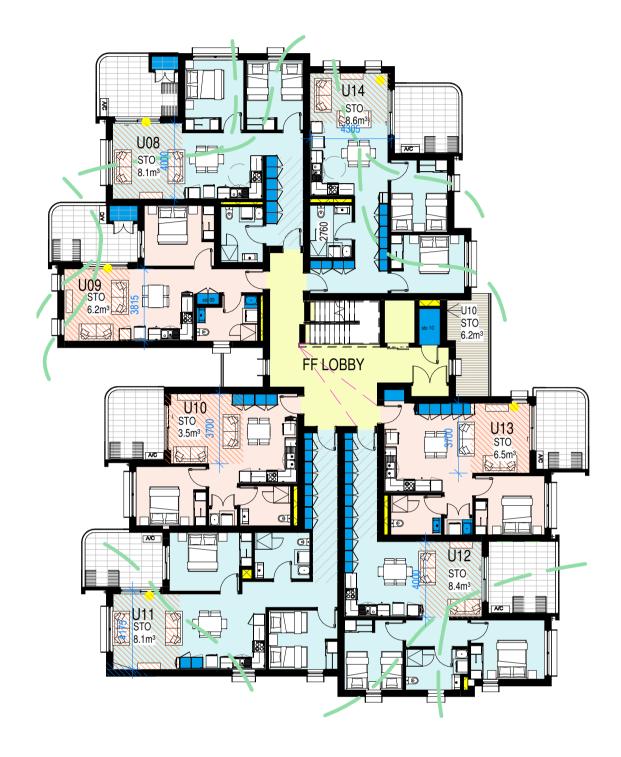




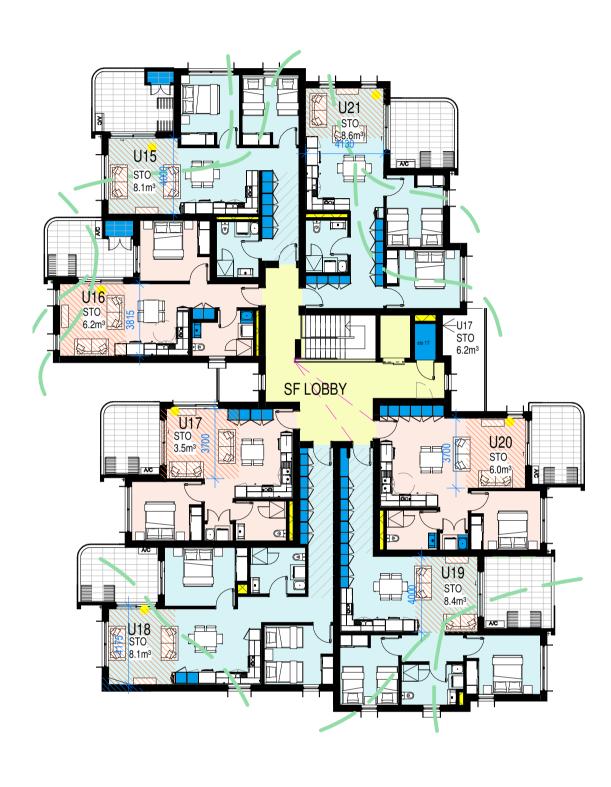












3 SECOND FLOOR 1:200

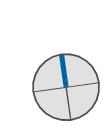


LIVING ROOM WITH A MINIMUM WIDTH 1B = 3.6m 2B = 4m

UNIT/ NO.	BEDROOM TYPE	STORAGE AREA	STORAGE COMPLIANCE	ADG STORAGE REQUIREMENT	UNIT/ NO.	VENTILATION COMPLIATN	NATURAL VENTILATION REQUIREMENT
Unit 1	2B	8.1m³	<b>√</b>	TO APARTMENG DESIGN GUIDE PART 4G:	Unit 1	<b>√</b>	TO APARTMENG DESIGN GUIDE PART 4B:
Unit 2	1B	6.2m <sup>3</sup>	✓	1B STORAGE = 6m <sup>3</sup>	Unit 2	<b>√</b>	MIN 60% UNITS ARE NATURALLY CROSS VENTILATED
Unit 3	1B	9.7m <sup>3</sup>	✓	2B STORAGE = 8m <sup>3</sup>	Unit 3		SHOWN WITH GREEN DASHED LINE ON PLANS
Unit 4	2B	8.1m <sup>3</sup>	<b>√</b>	SHOWN WITH BLUE FILL ON PLANS	Unit 4	<b>√</b>	
Unit 5	2B	8.4m <sup>3</sup>	✓		Unit 5	<b>√</b>	
Unit 6	1B	6.5m <sup>3</sup>	✓	COMPLIANT	Unit 6		COMPLIANT
Unit 7	2B	8.6m <sup>3</sup>	✓	COMI LIANT	Unit 7	<b>√</b>	OOMI LIANT
Unit 8	2B	8.1m³	✓	NON - COMPLIANT	Unit 8	<b>√</b>	NON - COMPLIANT
Unit 9	1B	6.2m <sup>3</sup>	<b>√</b>	NON - COMPLIANT	Unit 9	<b>√</b>	NON - COMPLIANT
Unit 10	1B	9.7m³	✓		Unit 10		
Unit 11	2B	8.1m³	✓		Unit 11	<b>√</b>	
Unit 12	2B	8.4m <sup>3</sup>	✓	STORAGE COMPLIANCE 100%	Unit 12	<b>√</b>	71% UNITS ARE NATURALLY CROSS VENTILATED.
Unit 13	1B	6.5m <sup>3</sup>	✓		Unit 13		
Unit 14	2B	8.6m <sup>3</sup>	✓		Unit 14	✓	
Unit 15	2B	8.1m <sup>3</sup>	✓		Unit 15	✓	
Unit 16	1B	6.2m <sup>3</sup>	✓		Unit 16	✓	
Unit 17	1B	9.7m³	✓		Unit 17		
Unit 18	2B	8.1m <sup>3</sup>	✓		Unit 18	✓	
Unit 19	2B	8.4m <sup>3</sup>	✓		Unit 19	<b>√</b>	
Unit 20	1B	6.0m <sup>3</sup>	✓		Unit 20		
Unit 21	2B	8.6m³	<b>✓</b>		Unit 21	<b>√</b>	





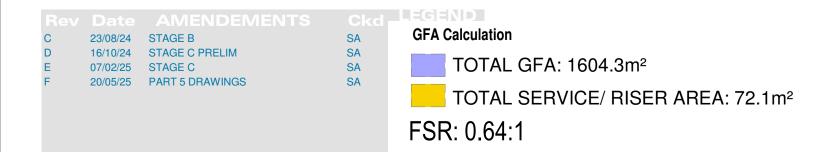


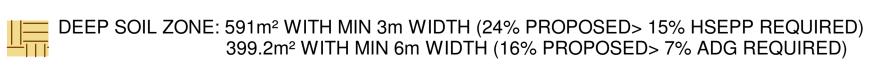
https://www.dpie.nsw.gov.au/land-and-housing-corporation 1.0 2.0 3.0 4.0 5.0



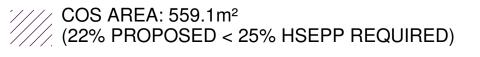




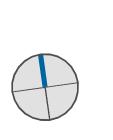




LANDSCAPE AREA: 858.5m<sup>2</sup> (34% PROPOSED > 30% HSEPP REQUIRED)





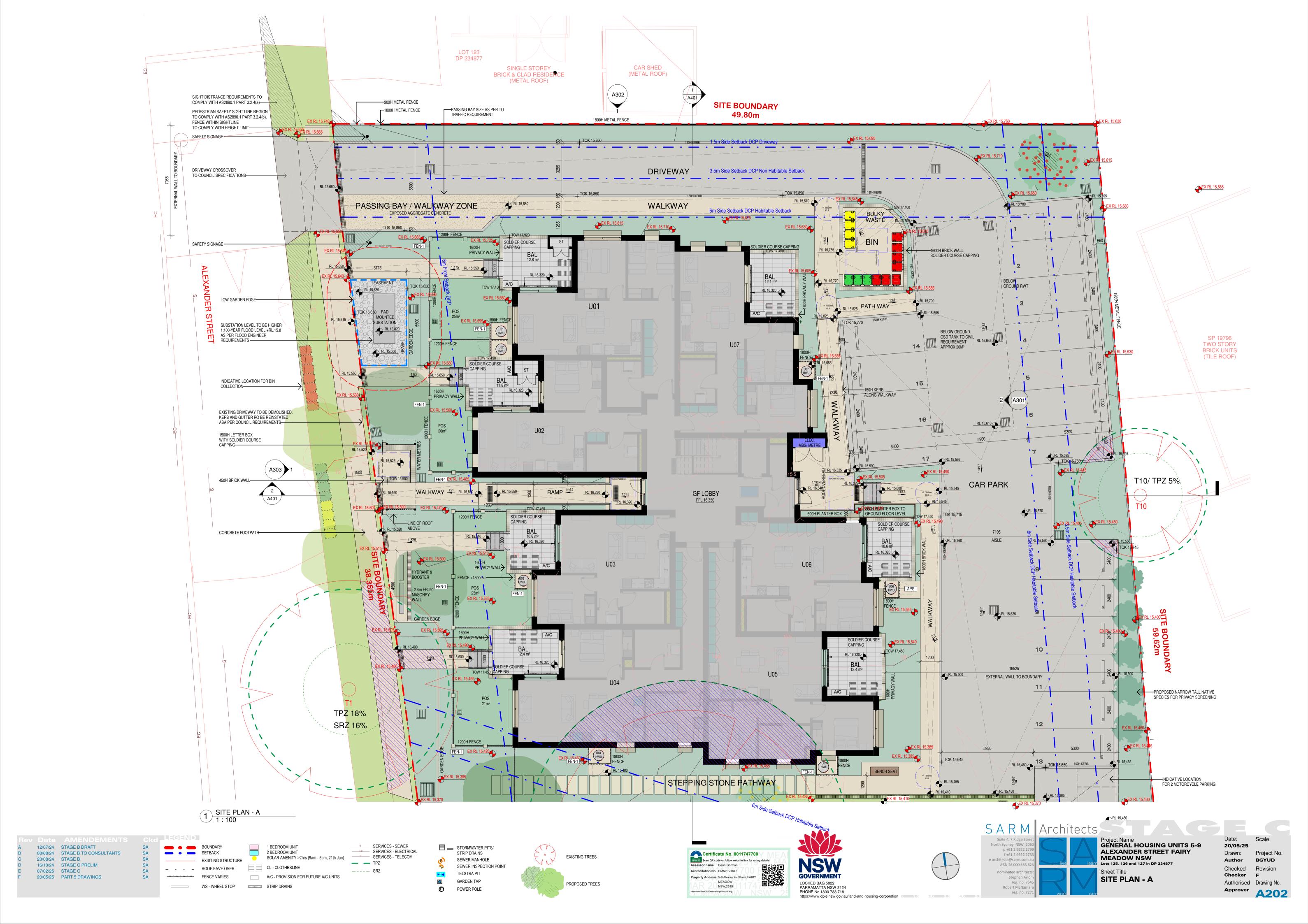


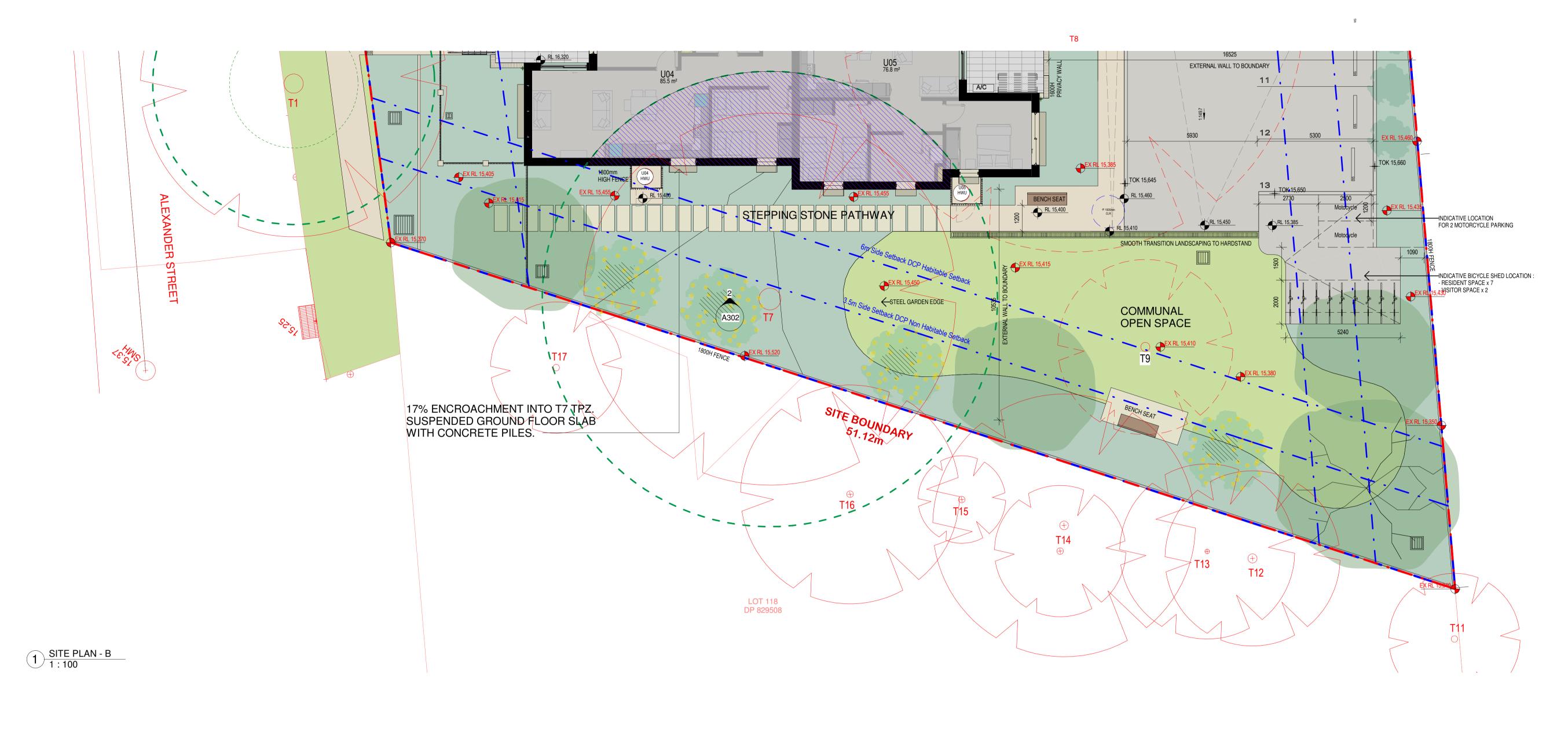


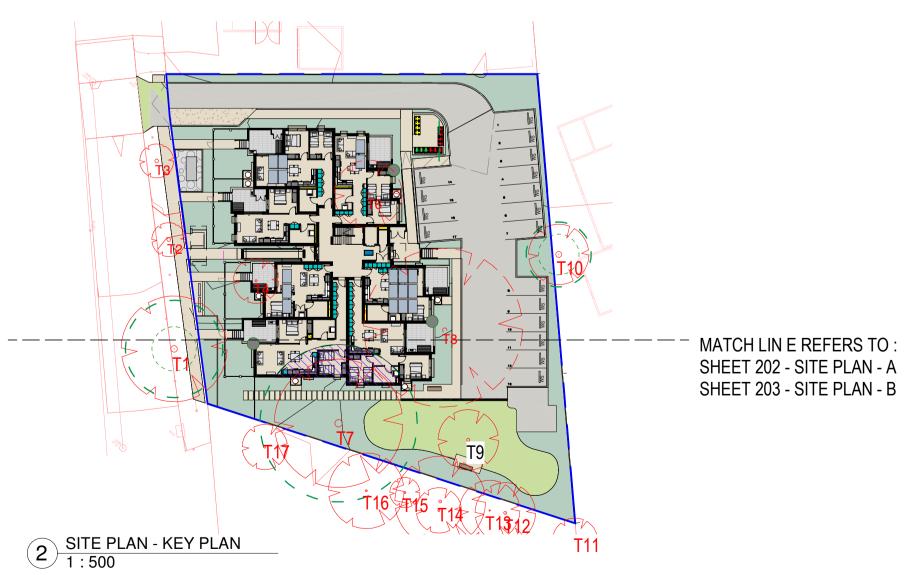
Date: Scale
20/05/25
ER STREET FAIRY
NSW
127 in DP 234877

A CALCULATIONS

Date: Scale
20/05/25
Drawn: Project No.
Author BGYUD
Checked Revision
Checker F
Authorised Drawing No.
Approver
A 2 0 1







1 BEDROOM UNIT

2 BEDROOM UNIT

A/C - PROVISION FOR FUTURE A/C UNITS

CL - CLOTHESLINE

SOLAR AMENITY >2hrs (9am - 3pm, 21th Jun)

SETBACK

EXISTING STRUCTURE

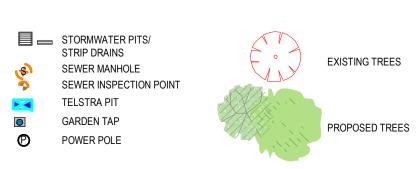
WS - WHEEL STOP STRIP DRAINS

\_ - - ROOF EAVE OVER

16/10/24 STAGE C PRELIM

20/05/25 PART 5 DRAWINGS

07/02/25 STAGE C



SERVICES - SEWER

SERVICES - ELECTRICAL

SERVICES - TELECOM

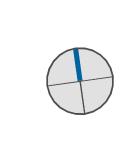


Assessor name Dean Gorman

Accreditation No. DMN/13/1645

hstar.com.au/QR/Generate?p=rbJSBiJPg

MEADOW NSW,2519



Robert McNama



20/05/25 Drawn: Project No. Checked Revision Checker F Authorised Drawing No. Approver A203

NSW GOVERNMENT Accreditation No. DMN/13/1645 Property Address 5-9 Alexander Street, FAIRY LOCKED BAG 5022 PARRAMATTA NSW 2124 MEADOW NSW,2519 hstar.com.au/QR/Generate?p=rbJSBiJPg https://www.dpie.nsw.gov.au/land-and-housing-corporation

12/07/24 STAGE B DRAFT

16/10/24 STAGE C PRELIM

20/05/25 PART 5 DRAWINGS

23/08/24 STAGE B

07/02/25 STAGE C

08/08/24 STAGE B TO CONSULTANTS

A/C - PROVISION FOR FUTURE A/C UNITS

WS - WHEEL STOP STRIP DRAINS

Stephen Arlo reg. no. 7645 Robert McNam

GROUND FLOOR PLAN

Project No. Checked Revision Checker F Authorised Drawing No. Approver A204



Part AMENDEMENTS

12/07/24 STAGE B DRAFT

08/08/24 STAGE B TO CONSULTANTS

23/08/24 STAGE B

STAGE B

STAGE B

STAGE B

STAGE B

STAGE B

STAGE C

20/05/25 STAGE C

20/05/25 PART 5 DRAWINGS

SA

SA

SA

EXISTING STRUCTURE

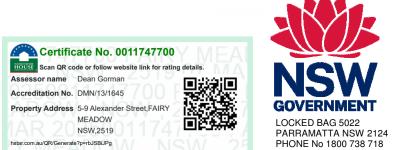
ROOF EAVE OVER

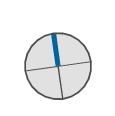
FENCE VARIES

WS - WHEEL STOP

STRIP DRAINS

FIRST FLOOR PLAN





https://www.dpie.nsw.gov.au/land-and-housing-corporation



reg. no. 7645

Robert McNam

Project Name
GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW
Lots 125, 126 and 127 in DP 234877
Sheet Title
FIRST FLOOR PLAN

Date: Scale
20/05/25

Drawn: Project No.
Author BGYUD

Checked Revision
Checker F

Authorised Drawing No.
Approver

A205



12/07/24 STAGE B DRAFT

16/10/24 STAGE C PRELIM

20/05/25 PART 5 DRAWINGS

23/08/24 STAGE B

07/02/25 STAGE C

08/08/24 STAGE B TO CONSULTANTS

1 BEDROOM UNIT

2 BEDROOM UNIT

CL - CLOTHESLINE

SOLAR AMENITY >2hrs (9am - 3pm, 21th Jun)

A/C - PROVISION FOR FUTURE A/C UNITS

SETBACK

\_ - - ROOF EAVE OVER

EXISTING STRUCTURE

WS - WHEEL STOP STRIP DRAINS

Certificate No. 0011747700

FOURT Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

Accreditation No. DMN/13/1645

Property Address 5-9 Alexander Street, FAIRY

MEADOW

NSW,2519

hstar.com.au/QR/Generate?p=rbJSBiJPg

MSW,2519

hstar.com.au/QR/Generate?p=rbJSBiJPg

NSW,2519

hstar.com.au/QR/Generate?p=rbJSBiJPg

Accreditation No. DMN/13/1645

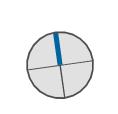
COVERNMENT

LOCKED BAG 5022

PARRAMATTA NSW 2124

PHONE No 1800 738 718

https://www.dpie.nsw.gov.au/land-and-housing-corporation





Stephen Arlo

Robert McNam

reg. no. 7645

Project Name
GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW
Lots 125, 126 and 127 in DP 234877
Sheet Title
SECOND FLOOR PLAN

Date: Scale
20/05/25

Drawn: Project No.
Author BGYUD

Checked Revision
Checker F
Authorised Drawing No.
Approver

A206



08/08/24 STAGE B TO CONSULTANTS 23/08/24 STAGE B 16/10/24 STAGE C PRELIM 07/02/25 STAGE C 20/05/25 PART 5 DRAWINGS

SETBACK ———— EXISTING STRUCTURE \_ - - ROOF EAVE OVER

WS - WHEEL STOP STRIP DRAINS

2 BEDROOM UNIT SOLAR AMENITY >2hrs (9am - 3pm, 21th Jun) CL - CLOTHESLINE A/C - PROVISION FOR FUTURE A/C UNITS

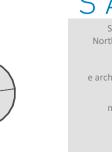
GUTTER ROOF SHEETING

Certificate No. 0011747700

Scan QR code or follow website link for rating details. Assessor name Dean Gorman Accreditation No. DMN/13/1645 Property Address 5-9 Alexander Street, FAIRY MEADOW NSW,2519 hstar.com.au/QR/Generate?p=rbJSBiJPg



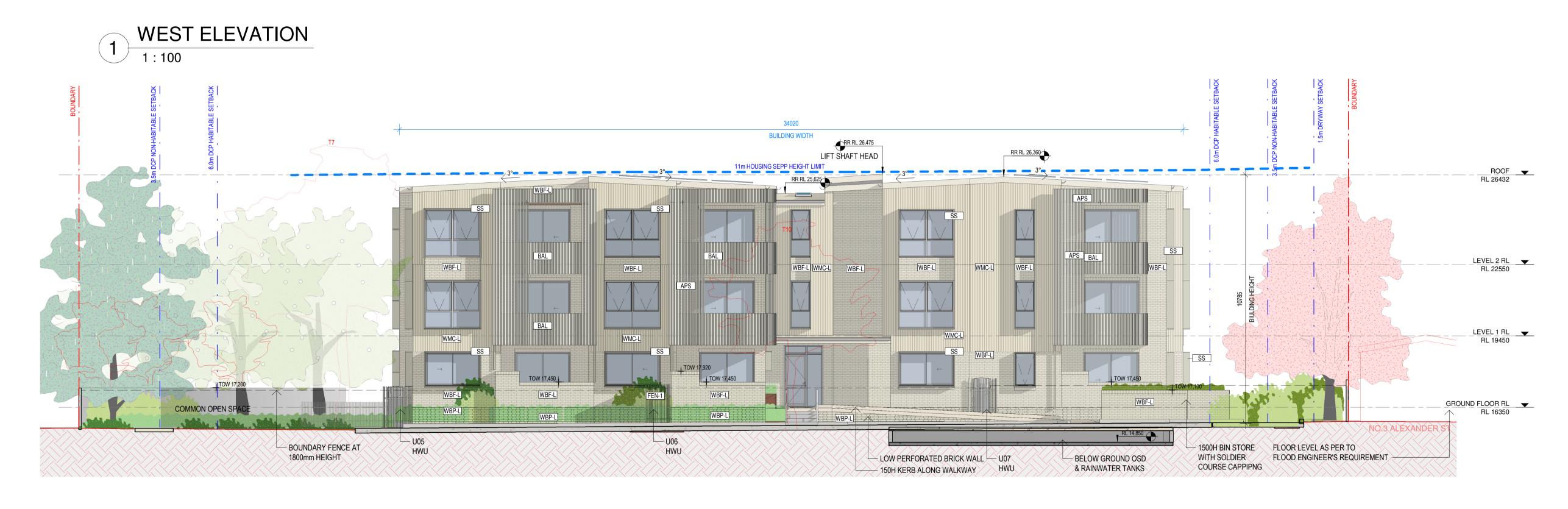
https://www.dpie.nsw.gov.au/land-and-housing-corporation



p +61 2 9922 279 f +61 2 9922 275 **MEADOW NSW** e architects@sarm.com. Lots 125, 126 and 127 in DP 234877 ABN 26 000 663 62 Sheet Title **ROOF PLAN** Stephen Arlo reg. no. 7645 Robert McNam

Drawn: Project No. Author Checked Revision Checker F Authorised Drawing No. Approver A207

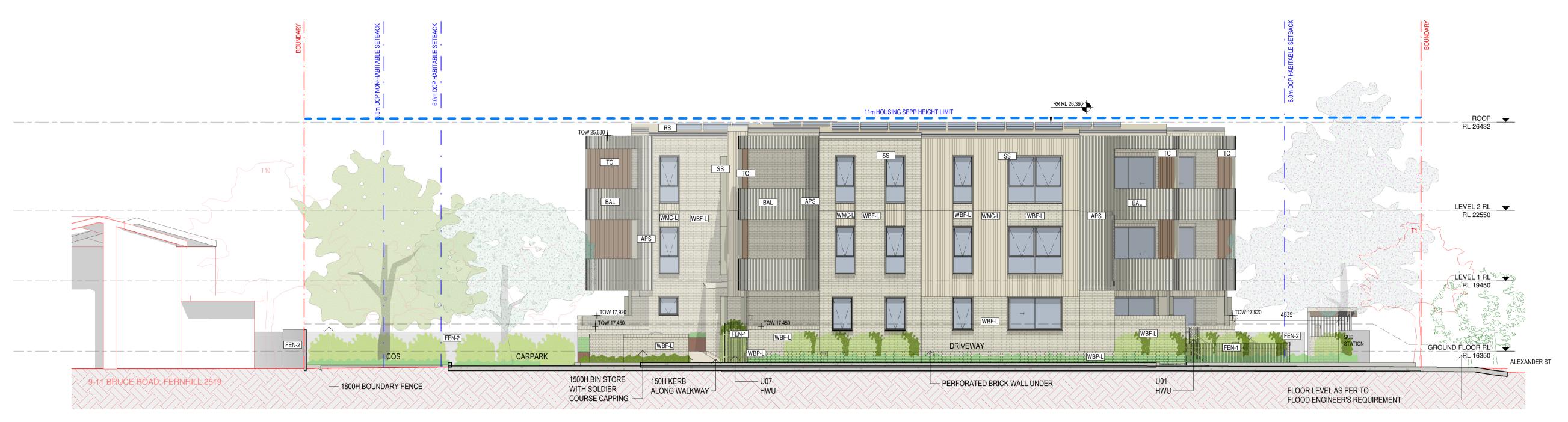




2 EAST ELEVATION
1:100







1 NORTH ELEVATION
1:100



2 SOUTH ELEVATION 1:100









CODE Material: Image Material: Description COLOUR Concrete Balcony Wall Beige To match sun hood colour WBF-L Littlehampton Brick. Masonry, Lightly texture Light Beige surface with subtle variation. Littlehampton Brick.
Masonry, Perforated Brick Wall.
Lightly texture surface with
subtle variation. battens and fences. /FEN -1 Fence used @ 1200mm high at boundary and also used @ 1800mm high around the 1800mm HWU's. WMC-L Metal Cladding ALU Aluminium window and door Light Beige frame system, fascia / downpipes Metal deck roofing Beige to Match WMC-L Caprice Series with Mirage Series for Horizontal louvred Vertical members: Caprice 334 Panel Horizontal members: Mirage MSG-605-30 Boundary Fence - 1.8m ColorMAX Colorbond Fence Timber Look Aluminium Cladding – External Balcony wall and Ceiling Panels

**Material Exterior Schedule** 

2 NORTHWEST PERSPECTIVE

Certificate No. 0011747700

Certificate No. 001174700

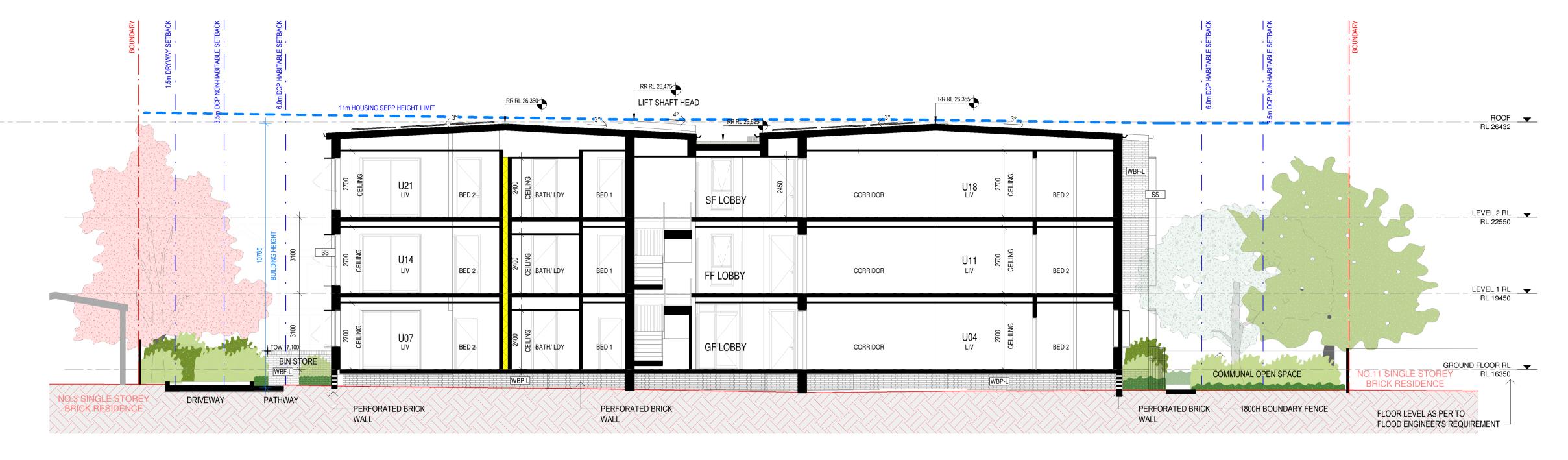
Certificate N



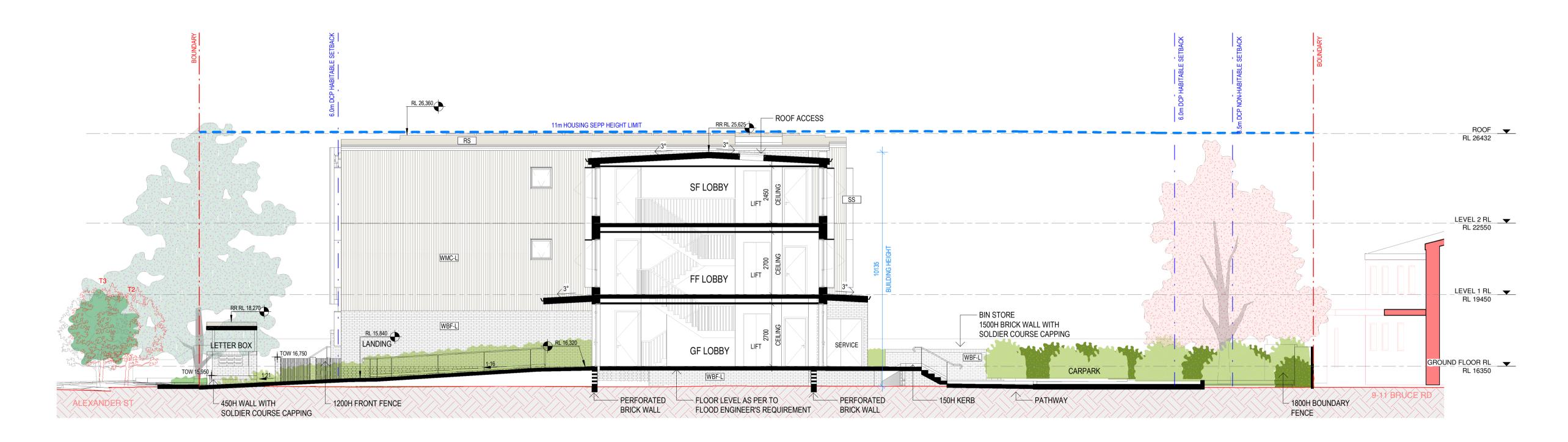
https://www.dpie.nsw.gov.au/land-and-housing-corporation 0 1.0 2.0 3.0 4.0 5.0



Date: Scale
20/05/25
Drawn: Project No.
Author BGYUD
Checked Revision
Checker F
Authorised Drawing No.
Approver
A303



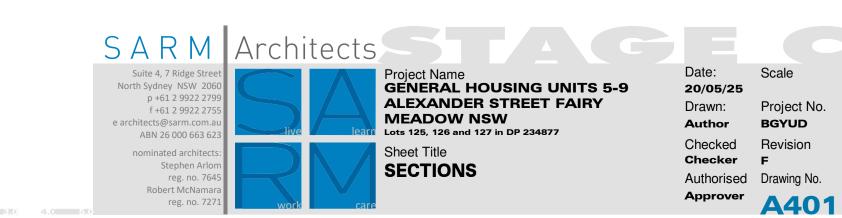
1 LONG SECTION 1:100



SHORT SECTION





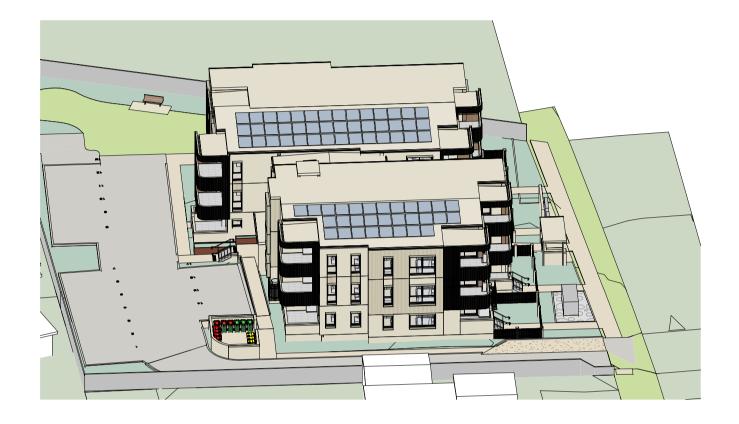


Project No.

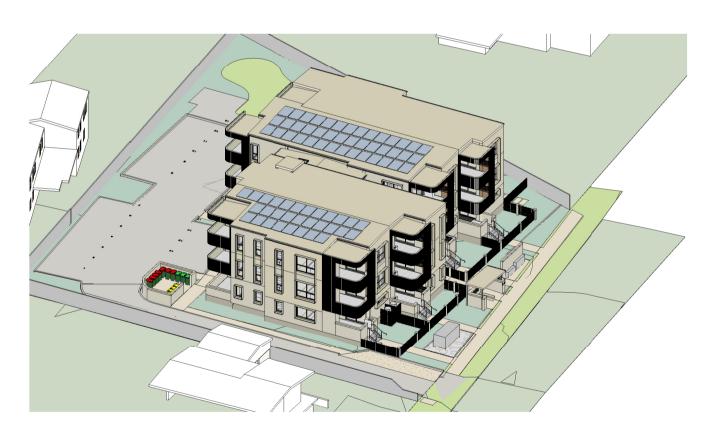
BGYUD



Winter - 21st June 9am



Winter - 21st June 11am

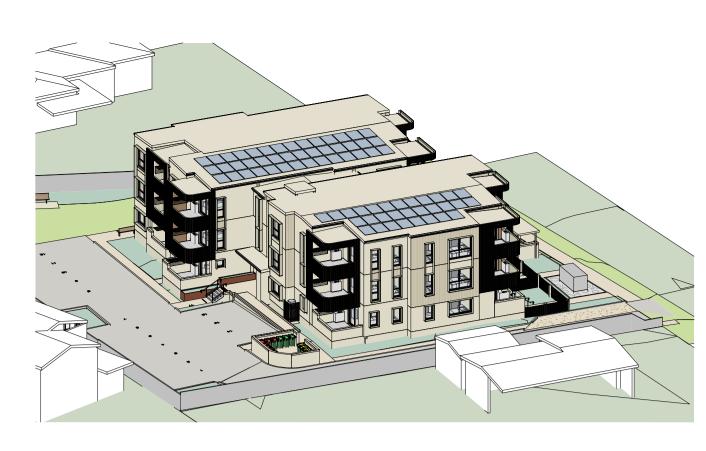


9 Winter - 21st June 1pm

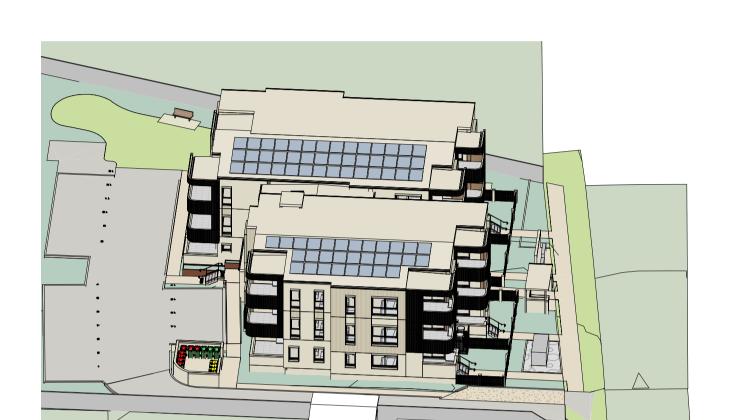


Winter - 21st June 3pm





Winter - 21st June 930am



6 Winter - 21st June 1130am

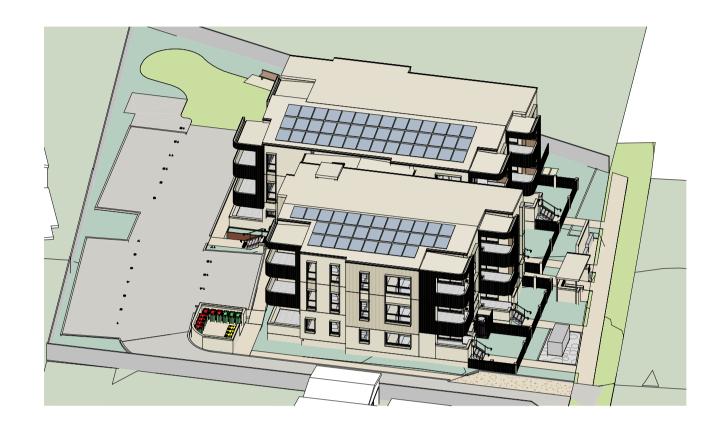


Unit 21

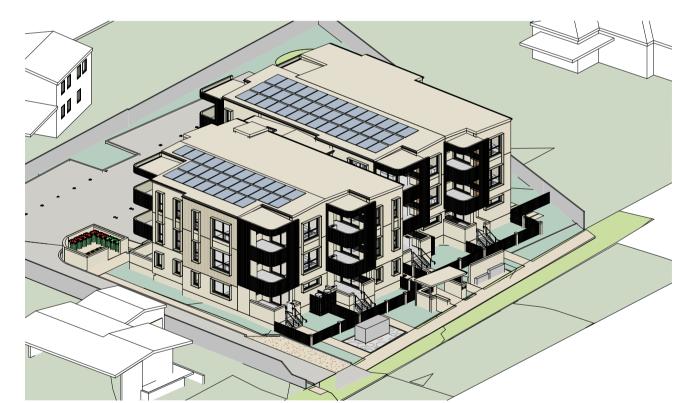


Unit 1 Unit 2 Unit 3 Unit 4 Unit 5 Unit 6 Unit 7 Unit 8 Unit 9 Unit 10 Unit 11 Unit 12 Unit 13 Unit 14 Unit 15 Unit 16 Unit 17 Unit 18 Unit 19 Unit 20

Winter - 21st June 10am

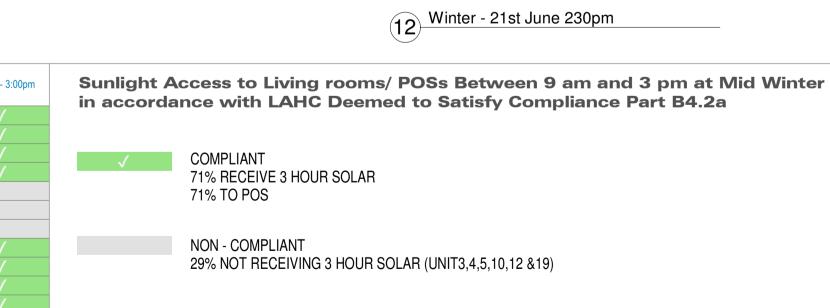


Winter - 21st June 12pm



LOCKED BAG 5022 PARRAMATTA NSW 2124 PHONE No 1800 738 718

https://www.dpie.nsw.gov.au/land-and-housing-corporation 0 1.0 2.0 3.0 4.0 5.0



Suite 4, 7 Ridge Street North Sydney NSW 2060 Project Name
GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY p +61 2 9922 279 f +61 2 9922 275 **MEADOW NSW** e architects@sarm.com ABN 26 000 663 6 Stephen Arl

reg. no. 764

Robert McNar

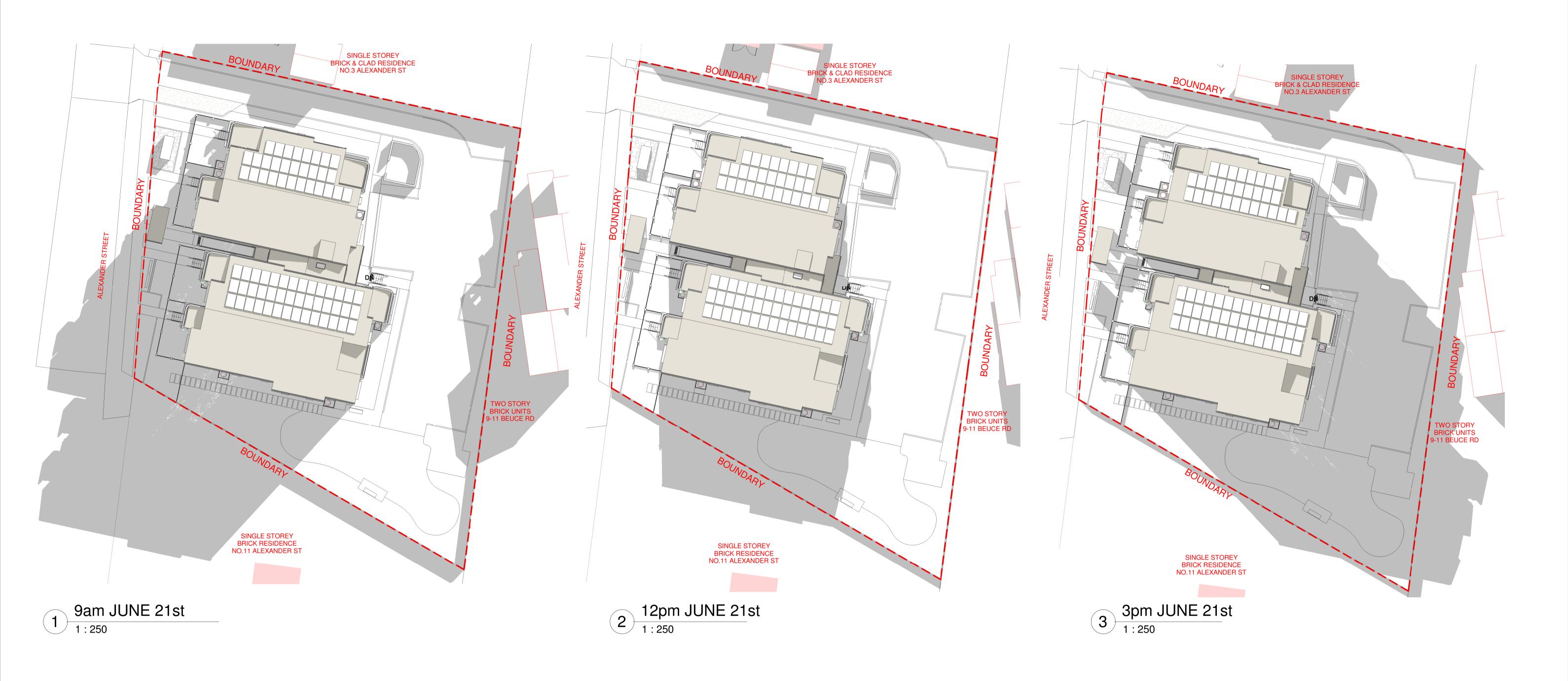
Winter - 21st June 1030am

8 Winter - 21st June 1230pm

VIEW FROM THE SUN STUDY

Checked Authorised Drawing No. **A501** 



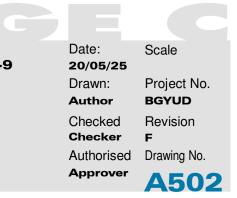


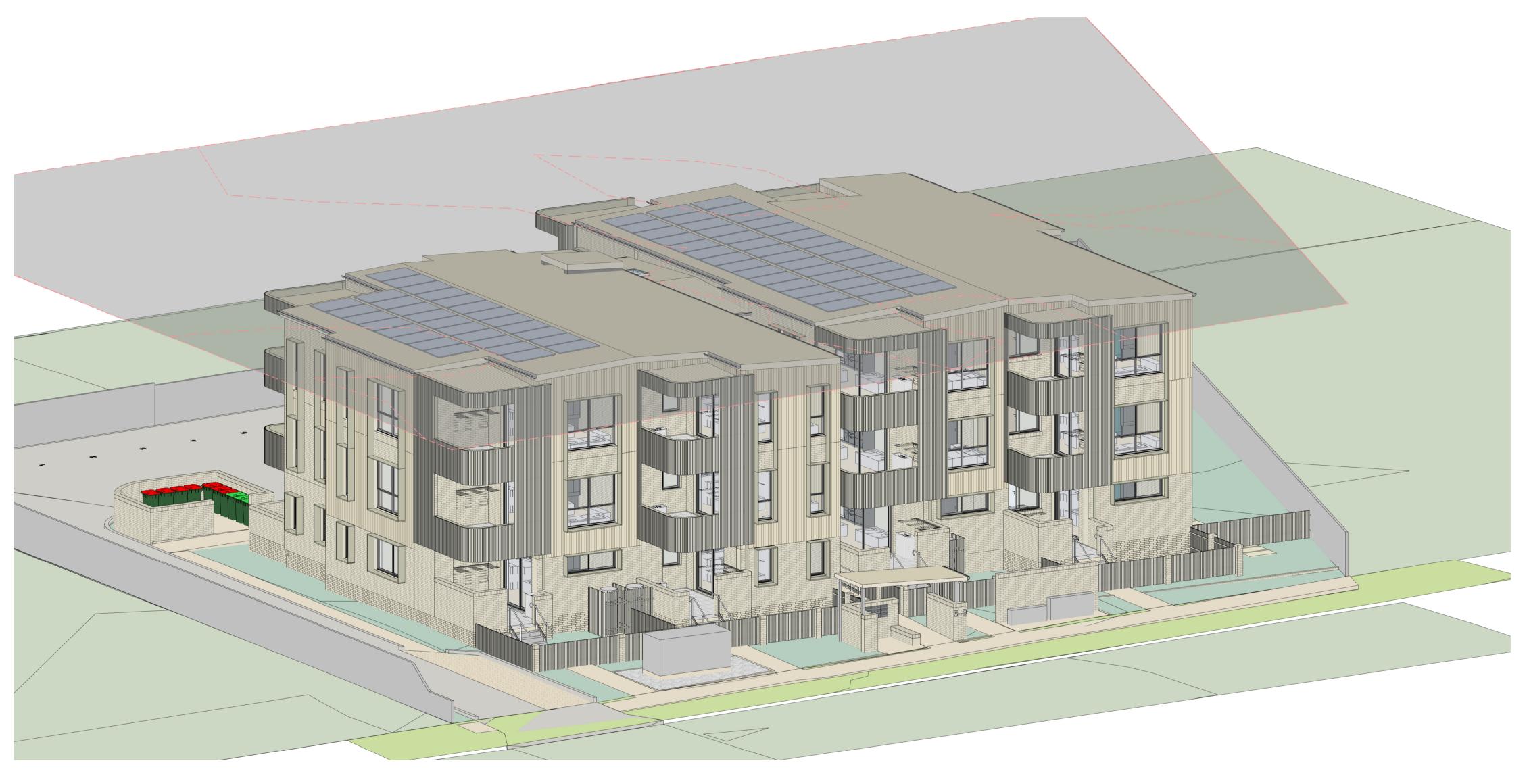












3D HEIGHT PLANE BUILDING HEIGHT COMPLIES WITH THE 11m HEIGHT LIMIT CONTROL





20/05/25

Drawn: Project No.

Checked Revision

Authorised Drawing No. Approver A601

Checker F