



Integrated urban design
and planning

SECTION 4.55 MODIFICATION

Environmental Planning & Assessment Act 1979

Modification to DA/538/2019

607 Canterbury Road, Belmore

MARCH 2022

urbanco

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Prepared for:
Belmore Car Wash


Client: Belmore Car Wash

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Prepared By:  Guy Evans | Director

If this document is not signed it is a draft.



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1 INTRODUCTION

On behalf of Belmore Car Wash, approval to modify the consent for DA/538/2019 at 607 Canterbury Road, Belmore in accordance with Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* is sought.

DA/538/2019 approved the demolition of existing unauthorised car wash structures and installation of a new car wash including associated structures, noise barriers, queuing, parking and waiting areas.

This modification proposal seeks minor changes to the cash wash structure to amend the shape of the roof structure and remove an internal wall. The modification proposal also seeks to amend the landscaping, stormwater design and delete a condition of consent relating to Category 1 fire safety requirements as necessary compliance requirements are already achieved.

The site is zoned B5 Business Development under the *Canterbury Local Environmental Plan 2012*.

The Canterbury Development Control Plan 2012 contains controls to guide the development of land within Belmore.

No Integrated Development referrals of the Section 4.55 application is required.

The proposed modifications do not cause any significant environmental impacts and do not result in any additional non-compliances. Accordingly, the proposed modifications are submitted under Section 4.55(1A).

Proposed architectural plans illustrating the height increase and additional structures are included in the appendices of this report.

2 SITE & CONTEXT

2.1 Land Details

The overall site has a single landowner and the current land details are in Table 1.

Table 1: Land Details

Land Details	Address
Lot B DP306677	607 Canterbury Road, Belmore
Lot 22 DP3206	607 Canterbury Road, Belmore
Lot 23 DP3206	607 Canterbury Road, Belmore
Lot 24 DP3206	607 Canterbury Road, Belmore
Lot 25 DP3206	607 Canterbury Road, Belmore

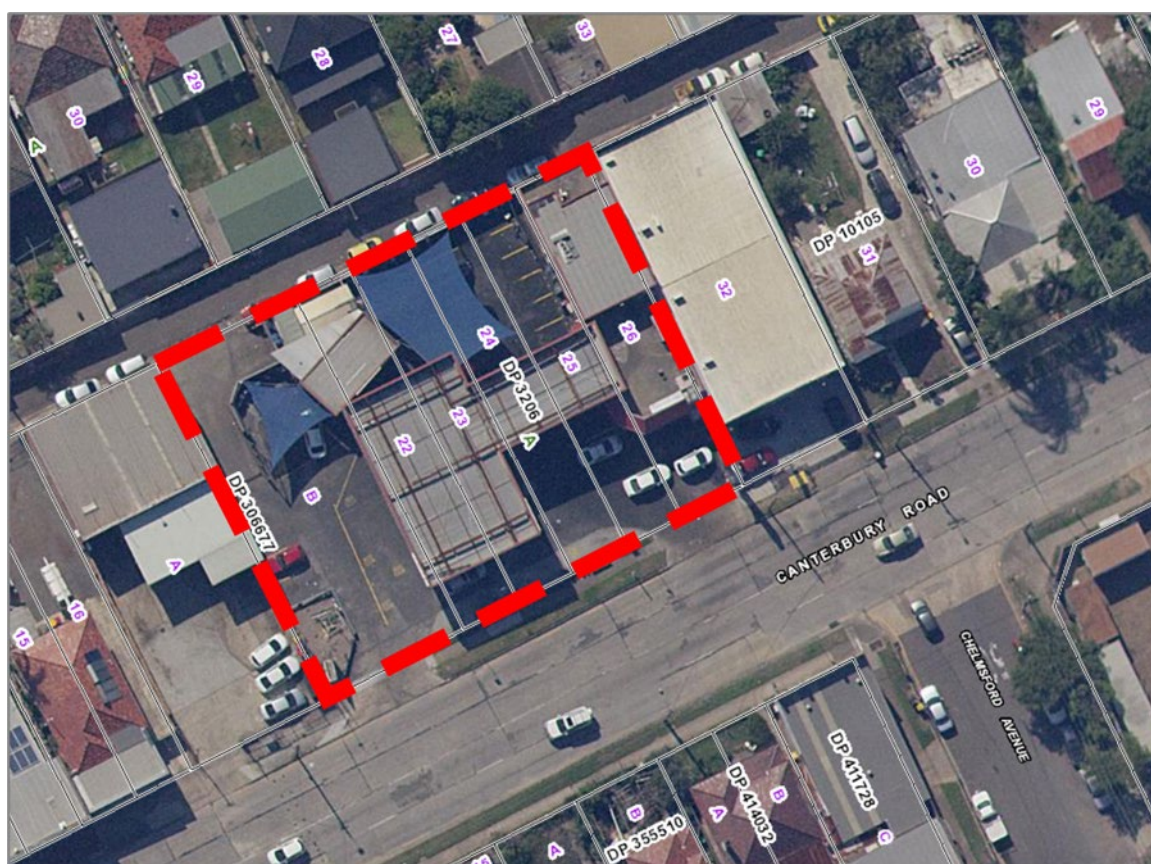


Figure 1 – Land Details (Source: SIX Maps)

2.2 Site Description

The site fronts Canterbury Road to the southeast and a laneway to the northwest. There are vehicle repair and parts business either side of the site. There are also vehicle repair businesses on the opposite side of Canterbury Road as well as residential dwellings.

The site contains an existing service station, offices, convenience store, car wash and mechanical repair workshop with parking and associated structures and signage. The site slopes downwards towards the laneway and comprises two (2) levels. The service station, offices, convenience store, car wash and some parking are at grade with Canterbury Road, where there is also an entry and egress to the Classified Road. There is a concrete wall that forms the northern boundary around the service station and car wash.

3 PROPOSAL

The proposed modifications to DA/538/2019 include a minor change to the cash wash structure to change the shape of the roof structure and remove an internal wall. The modification proposal also seeks to amend the landscaping, stormwater design and delete a condition of consent relating to Category 1 fire safety requirements as necessary compliance requirements are already achieved.

The Modification Proposal is of minimal environmental impact. The proposed modification does not:

1. cause any significant environmental impacts and do not result in any non-compliances.
2. impose any additional impact that would concern any of the referral authorities consulted as part of the initial development application.

3.1 Proposed Modifications

3.1.1 Car Wash Bay Structure

It is proposed to adopt minor modifications to the car wash bay structure. The roof shape of the car wash bay structure is to change from a curved roof shape to a pitched roof shape with a gentle roof pitch to allow rainwater to flow away from the roof.

It is also proposed to remove a central wall within the car wash structure.

The modifications are minor and will not significantly change the appearance or function of the car wash, and areas subject to modification are highlighted in Architectural Plans in Appendix 1.

3.1.2 Amendment to Landscape Plan

The Development Consent approved a landscape strip of 1 metre in width along the frontage to Canterbury Road. A 1 metre landscaping strip does not provide adequate width between the petrol bousers for vehicles. It is proposed to reduce the width of the landscaping strip to 0.6 metres.

The Development Consent approved deep soil zones adjacent to western boundary are constrained due to shallow depth to fuel storage tanks. It is proposed to remove landscaping from this location or require above ground planter boxes.

The amendments to the landscape design are highlighted in the modification Landscape Plan in Appendix 2.

3.1.3 Stormwater Design

The Construction Certificate stormwater design was defective and a revised stormwater design that adopts the correct area calculations relating to the new structure is required to be adopted. The amendment stormwater concept is in Appendix 3.

3.2 Proposed Modifications to Conditions

The modification proposal seeks to modify the Development Consent by amending the conditions as shown in Table 2.

Table 2: Proposed Modification to Conditions

Proposed Modification	Explanation
Conditions of Consent	
4) The building must comply with the Category 1 fire safety provisions as are applicable to the building's proposed use.	Delete Condition "4)" as there is no amendment to existing services. Australian Consulting Engineers confirms compliance with fire safety requirements (see Appendix 4) and compliance with Category 1 requirements is not considered reasonable.

Proposed Modification	Explanation
8) A landscape plan must be submitted prior to the issue of any construction certificate, which shows the following:	
a) A 2m deep soil landscaping strip 200mm high planter of at least 1m in width being provided along the eastern boundary, adjacent to parking space no. 09, as shown in red on the approved plans. This is to be to the satisfaction of the Private Certifier.	The deep soil landscape area is too shallow and the width need to reduce to allow adequate parking space. The amended Part "a)" is consistent with the modified Landscape Plan.
b) A 4m 0.6m deep soil landscaping strip along the southern boundary adjacent to parking spaces no. 12 and 13, which runs for west to east from the right wing of the entry driveway to the left wing of the exit driveway to Canterbury Road, as shown in red on the approved plans. This is to be to the satisfaction of the Private Certifier.	Amendment to width of landscaping strip to allow adequate width for vehicles to enter and exit the fuel refilling area.
c) The existing area of landscaping on the western boundary, adjacent to parking space no. 01 is to be updated with new deep soil landscaping and the concrete must be removed.	The deep soil landscape area is too shallow due to existing fuel storage tanks. Part "c)" to be deleted or replaced with requirement for above ground planter boxes.

4 SECTION 4.15 – EVALUATION

Clause 4.15 of the *Environmental Planning & Assessment Act 1979* outlines the matters to be considered in evaluating a development proposal, which are detailed in Clause 1.

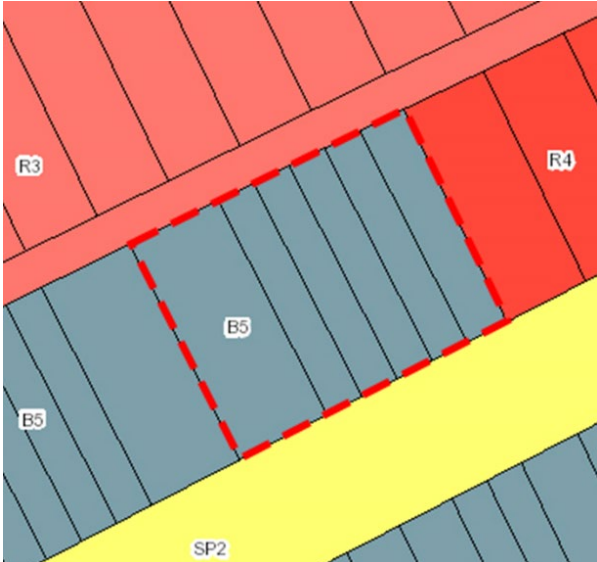
4.1 Clause (1) Matters for consideration—general

4.1.1 Provisions of Environmental Instruments

Canterbury Local Environmental Plan 2012

Canterbury Local Environmental Plan 2012 is the principal Environmental Planning Instrument for the site.

Table 3: Compliance with LEP

SEPP Provision	Comment
<p>B5 Zone Objectives</p> <ul style="list-style-type: none"> To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. To provide for residential use in conjunction with mixed use development to create an attractive streetscape supported by buildings with a high standard of design. To support urban renewal that encourages an increased use of public transport, walking and cycling. To encourage employment opportunities on Canterbury Road and in accessible locations. 	<p>The application proposes a height increase to the main car wash bay structure, a pergola and a shade structure which act ancillary to an approved commercial activity within a service station that is permissible within the B5 zone. This type of use supports and encourages other commercial activities in the locality.</p> <p>The proposal meets the B5 zone objectives.</p>
<p>Clause 2.1 Land Use Zones</p> <p>The site is zoned 'B5 Business Development'.</p> 	<p>Given the proposed wash bay roof structure increase, pergola structure and shade sail are ancillary to the approved commercial development on site, the proposal complies with the zone requirements.</p> <p>The proposal is consistent with the B5 zone provisions.</p>
<p>Clause 4.3 – Height of Buildings</p> <p>Height of Buildings Map identifies the site as “P” which imposes a maximum building height of 18 metres.</p>	<p>The proposed height increase of the Car Wash Bay structure will result in a maximum building height of 5m.</p> <p>The proposed pergola structure and shade sail will be erected at a maximum height adjoining the car wash bay roof of 3.69m.</p> <p>The proposal complies with the maximum allowable building height.</p>

State Environmental Planning Policy (Infrastructure) 2007

Clauses 101 and 104 of the Infrastructure SEPP apply to this proposal which relate to developments fronting a classified road and traffic generating development respectively. Clause 101 reads:

101 Development with frontage to classified road

(1) *The objectives of this clause are:*

(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and

(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

(2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:*

(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

The proposed car wash bay structure height increase, pergola structure and shade sail are ancillary to the approved car wash premise. As such, they will not impact traffic generation as approved under DA/538/2019. Referral to the RMS is not required.

4.1.2 Provisions of any Draft Environmental Planning Instruments

The proposal or site is not subject to any draft Environmental Planning Instruments.

4.1.3 Provisions of any Development Control Plan

The proposed modifications to DA/538/2019 have been assessed with the Canterbury DCP 2012. The proposed amendments are minor in nature and do not result in any additional non-compliances.

5 SECTION 4.46 – INTEGRATED DEVELOPMENT

An assessment of Integrated development requirements under Section 4.46 of the *Environmental Planning & Assessment Act 1979* is in Table 4.

Table 4: Integrated Development Assessment

Legislation	Referral	Comment
Fisheries Management Act 1994	No	No aquaculture permit required.
Heritage Act 1977	No	The area subject to this modification is not within a State Heritage Register List curtilage.
Biodiversity Conservation Act 2016	No	No significant ecological impacts result from the proposal.
National Parks and Wildlife Act 1974	No	No Aboriginal Cultural Heritage
Mine Subsidence Compensation Act 1961	No	Site is not within a Mine Subsidence Area.
Mining Act	No	Not subject to a mining lease.
Petroleum (On Shore) Act	No	Not subject to a lease.
Protection of the Environment Operations Act 1997	No	Environment Protection Licence not required.
Roads Act 1993	No	No works to a public road as outlined under Section 138 of the <i>Roads Act 1993</i> .
Rural Fires Act 1997	No	Part of the site is identified as bushfire prone.
Water Management Act 2000	No	No works within 40 metres of a classified stream under the <i>Water Management Act 2000</i> .

No Integrated Development referrals are required as part of this modification application.

6 SECTION 4.55 – MODIFICATION OF CONSENTS--GENERALLY

Section 4.55 of the *Environmental Planning & Assessment Act 1979* outlines provisions for three types of modifications to a development consent. The proposed modifications meet the requirements of subclause '(1A) Modifications involving minimal environmental impact'.

Table 5: Response to Criteria under Section 4.55(1A)

A consent authority may modify the consent if:	Response
(a) <i>it is satisfied that the proposed modification is of minimal environmental impact.</i>	The proposed modifications are to adopt minor amendments to the car wash structure, update landscape plans and the stormwater design.
(b) <i>it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).</i>	The proposed modifications will not increase environmental impacts for the site or surrounds.
(c) <i>it has notified the application in accordance with:</i> <i>(i) the regulations, if the regulations so require, or</i> <i>(ii) a development control plan</i>	The proposed modification is principally the same as the layout approved under DA/538/2019.
(d) <i>it has considered any submissions made concerning the proposed modification</i>	Not applicable

The proposed modification is considered to be of minimal environmental impact and is therefore a modification under Section 4.55(1A).

7 CONCLUSION

Approval to modify the consent for DA/538/2019 in accordance with Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* is sought.

The proposed modification to the consent for DA/538/2019 enables the height increase of the car wash bay roof structure, construction of a pergola structure and the erection of a shade sail over preparation and vacuuming & drying bays for the approved car wash. There are no changes to the approved layout of the car wash premise.

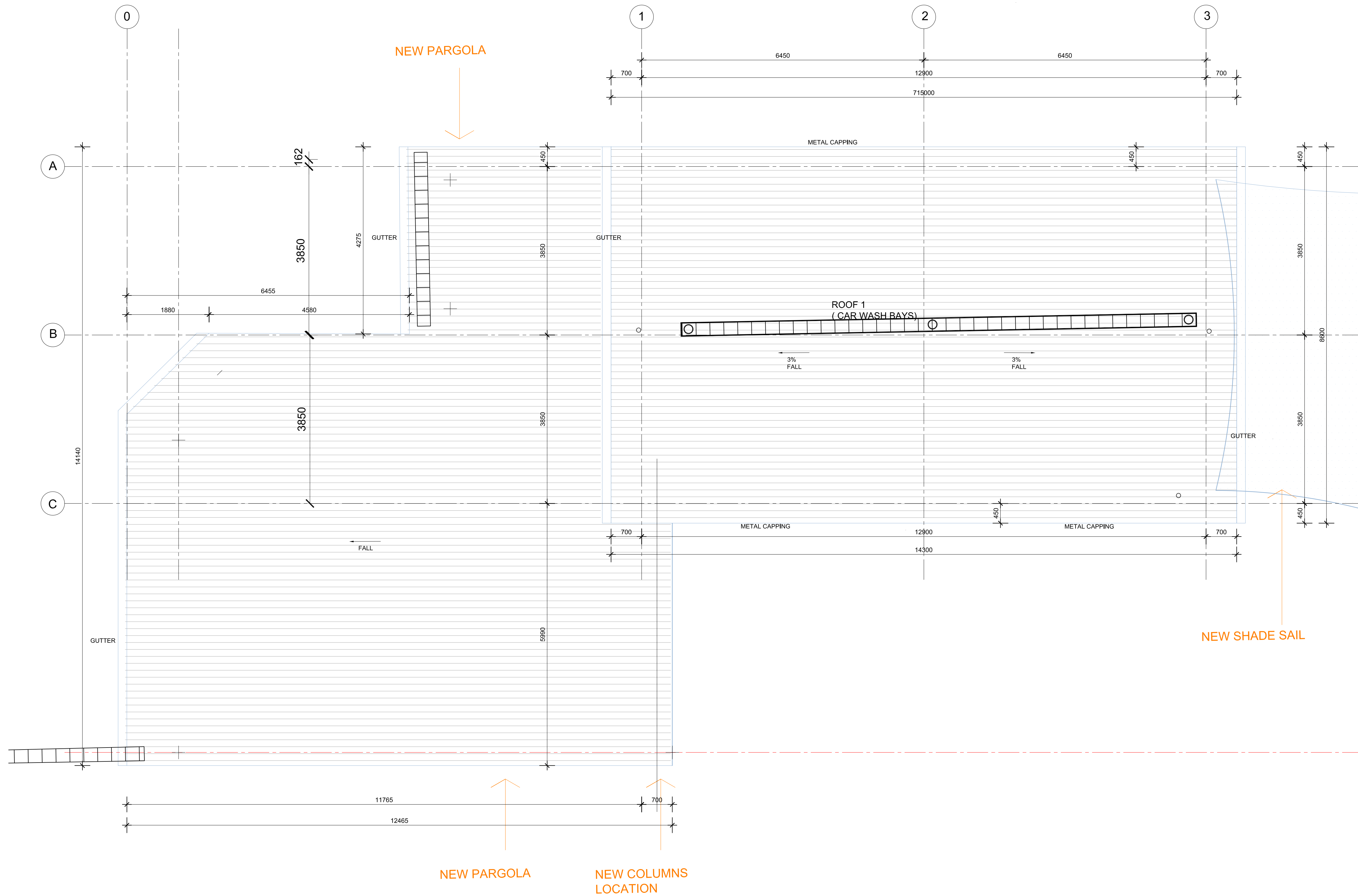
The proposed modifications above do not:

1. cause any significant environmental impacts and do not result in any non-compliances.
2. impose any additional impact that would concern any of the referral authorities consulted as part of the initial development application.

Given the proposal meets the requirements of Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies, it is requested that council approve the proposed modification.

APPENDIX 1

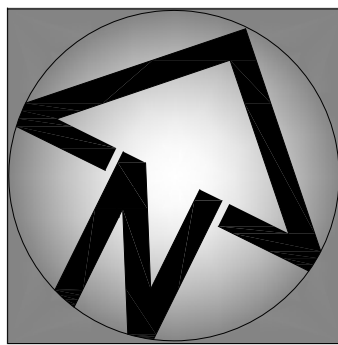
Proposed Modified Architectural Plans



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USE FIGURED DIMENSIONS ONLY, DO NOT SCALE. Finished ground levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the correct position front garden tap on meter.
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

AMENDMENTS		
ISSUE	DESCRIPTION	DATE
A	SEC4.55 ISSUE	15.02.22

SEC4.55 MODIFICATION



Project Title:
Proposed Manual Car Wash

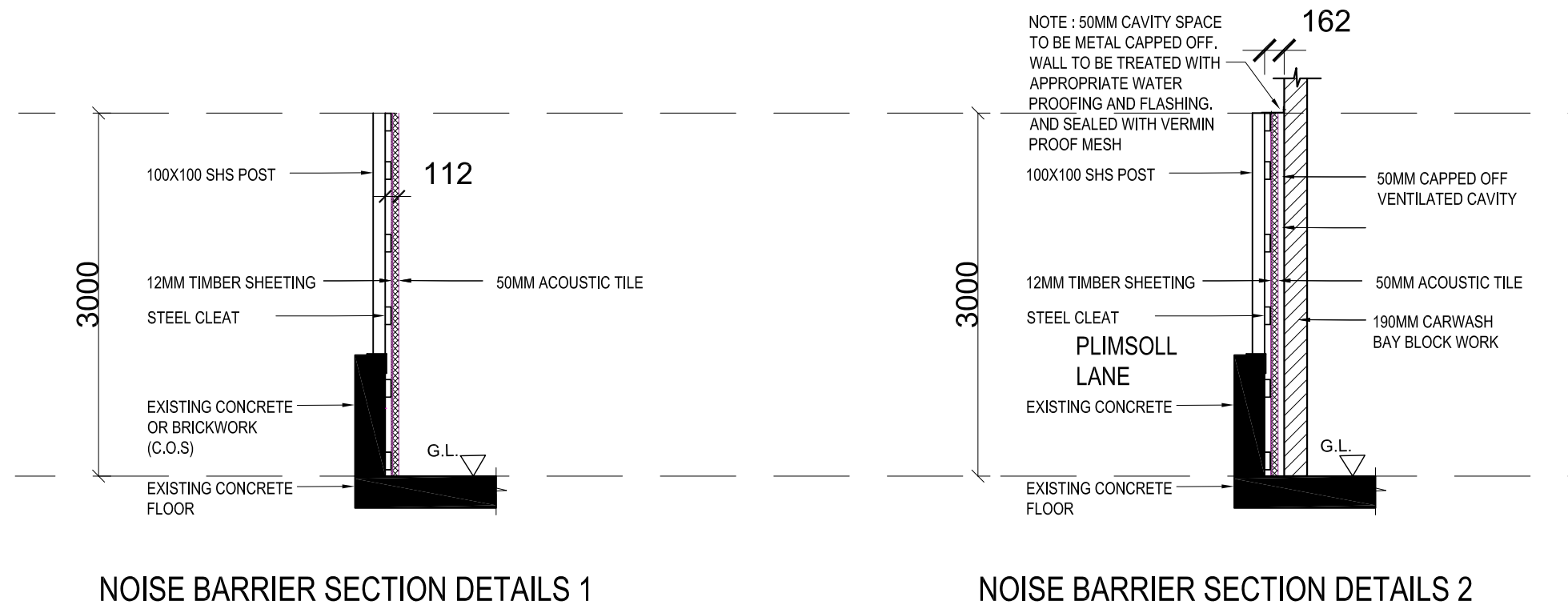
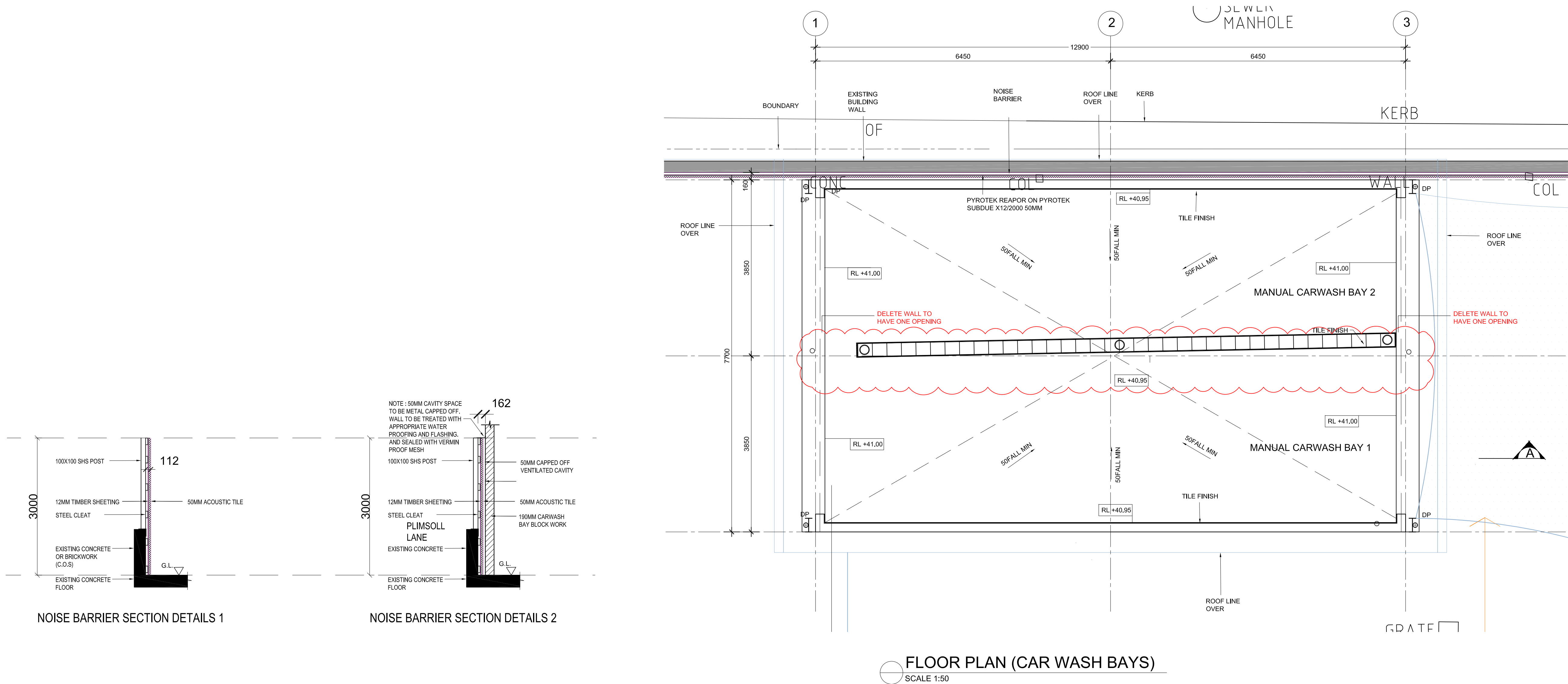
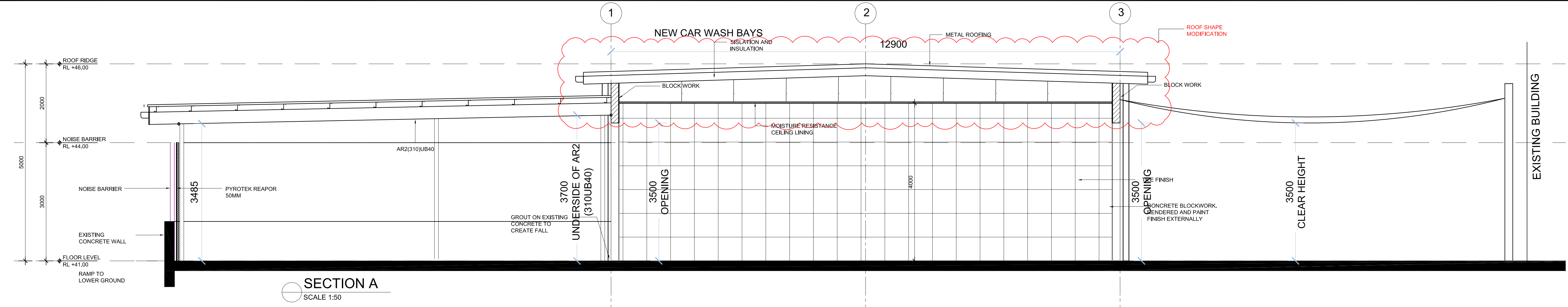
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Proposed Car Wash
Roof Plan

Address:
607 CANTERBURY ROAD,
BELMORE

Client Details:
Belmore Car Wash Pty Ltd

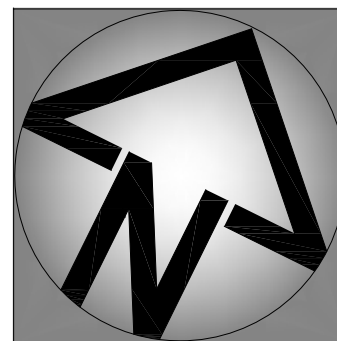
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Canterbury - Bankstown Council

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Date: 15.02.2022
Scale: 1 : 50
Issue: A
Drawing #: A007A
Project #: 28657



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SEC4.55 MODIFICATION



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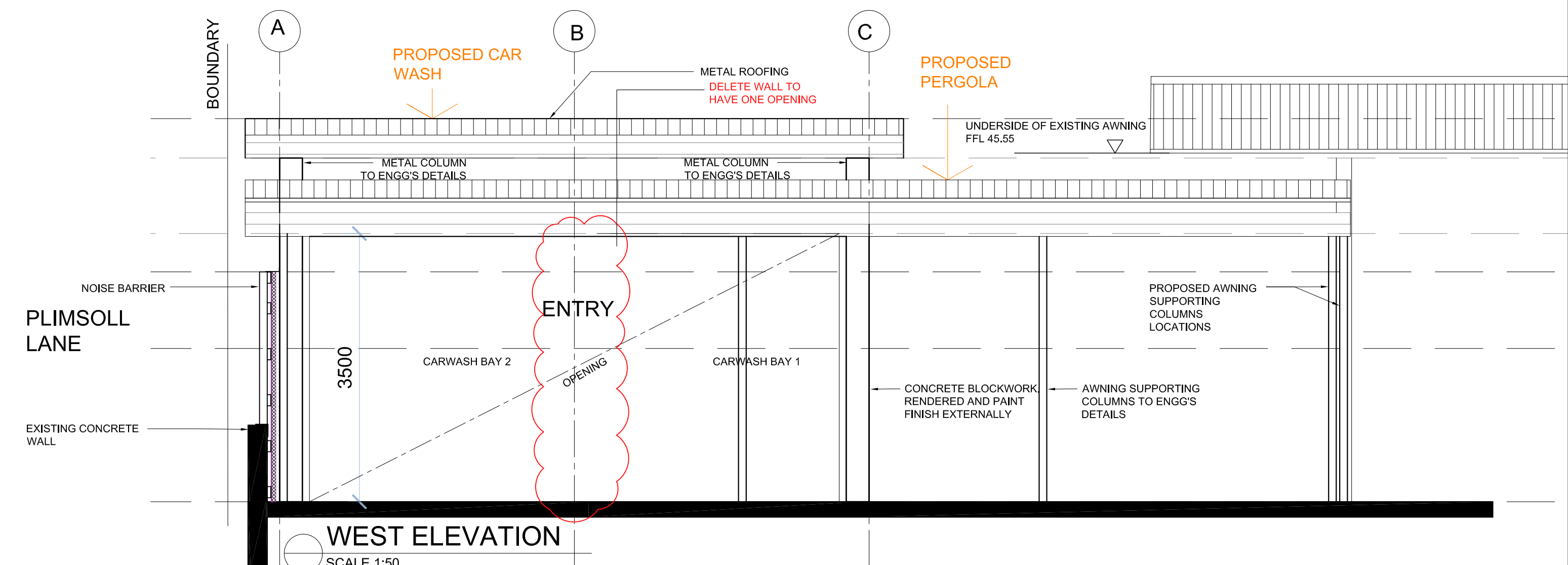
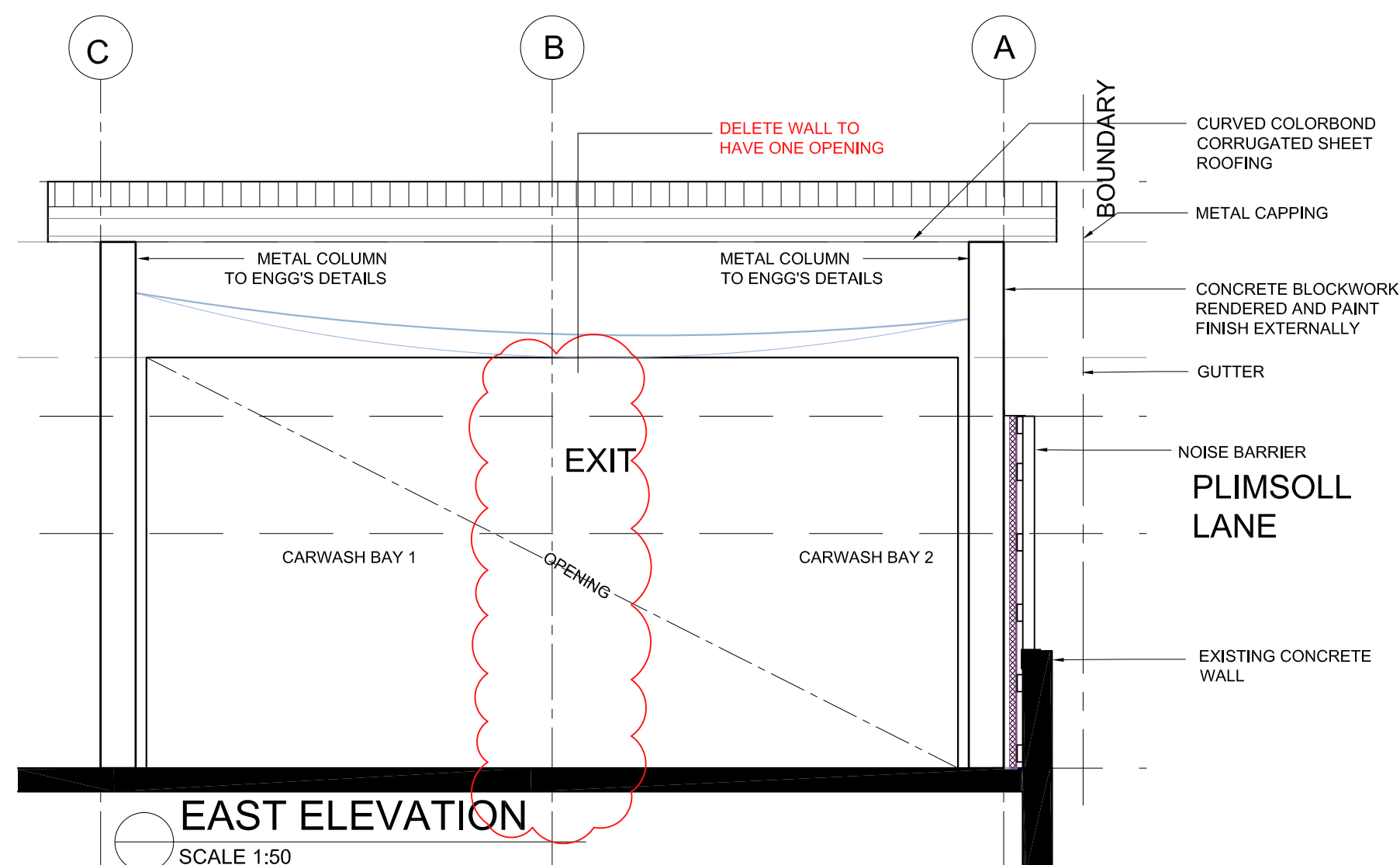
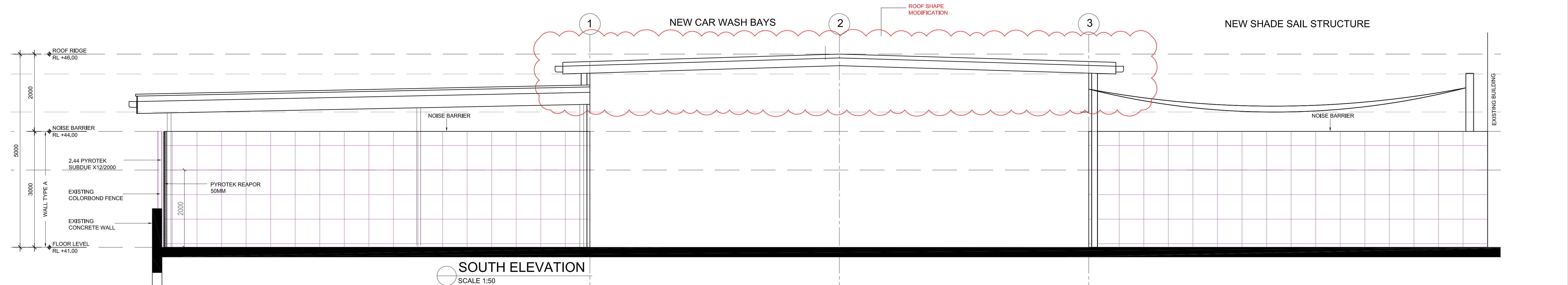
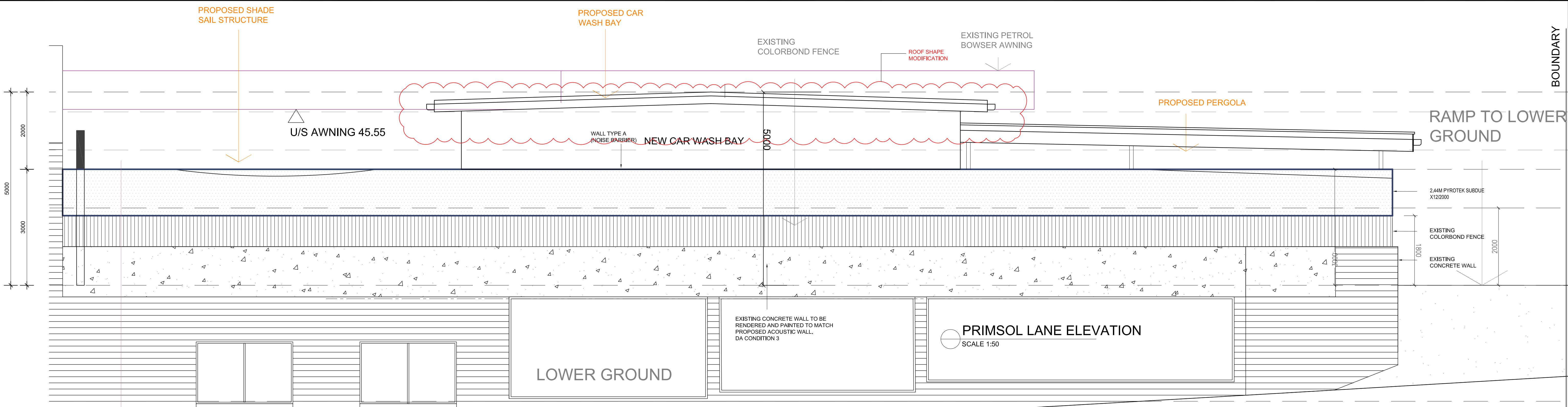
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Proposed Car Wash Plans and Section

Address:
**607 CANTERBURY ROAD,
BELMORE**

Client Details:
Belmore Car Wash Pty Ltd

Local Government Area:
Canterbury - Bankstown Council

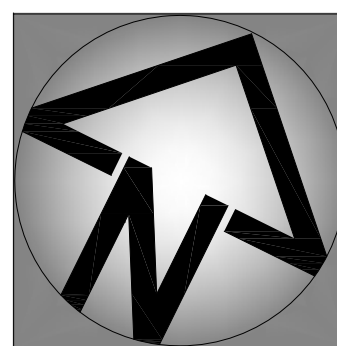
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ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.
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AMENDMENTS		
ISSUE	DESCRIPTION	DATE
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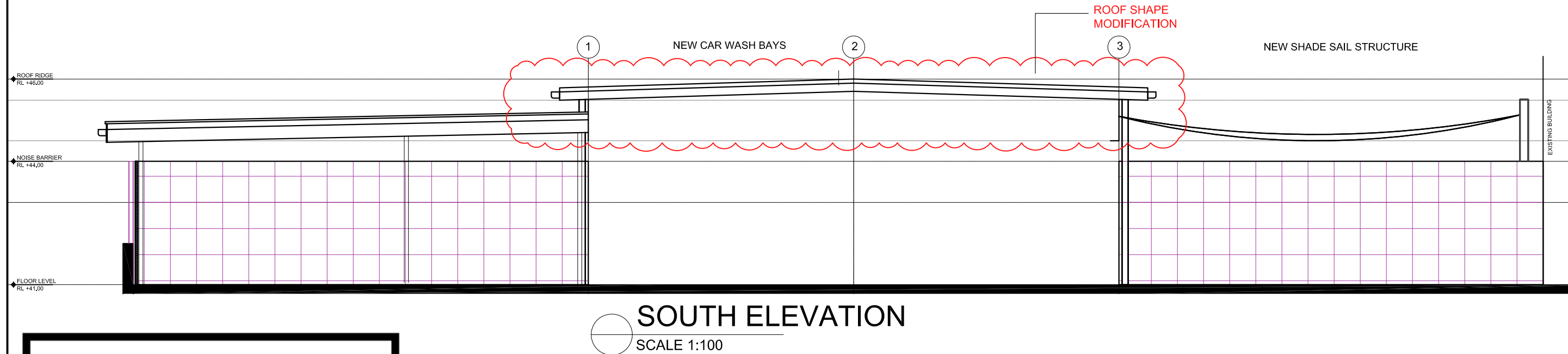
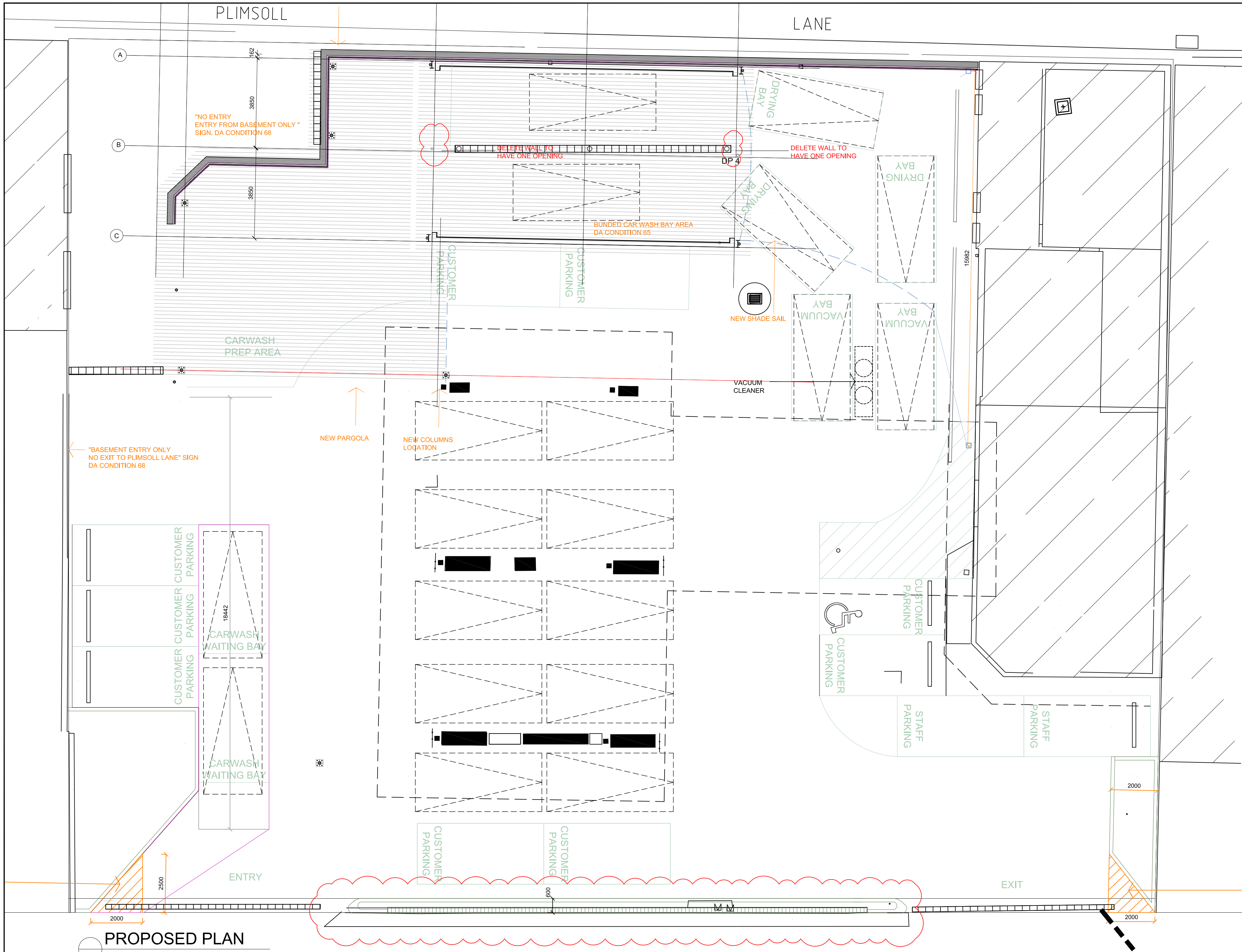
SEC4.55 MODIFICATION



Project Title:
Proposed Manual Car Wash

Drawing Title:
Proposed Car Wash Elevations
Address:
607 CANTERBURY ROAD, BELMORE

Client Details:
Belmore Car Wash Pty Ltd
Local Government Area:
Canterbury - Bankstown Council
Drawn: EKI/KB
Issue For: SEC4.55
Date: 15.02.2022
Scale: 1:50
Issue: A
Drawing #: A007B
Project #: 28657



IDRAFT ARCHITECTS

Unit 43, 2 Slough Avenue
Silverwater NSW 2128

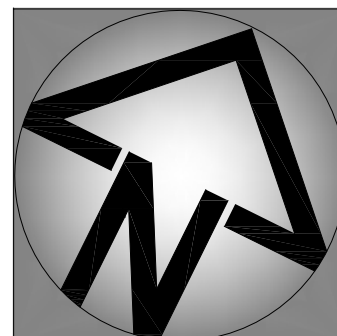
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NSW 2160

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plans@idraft.com.au
www.idraft.com.au

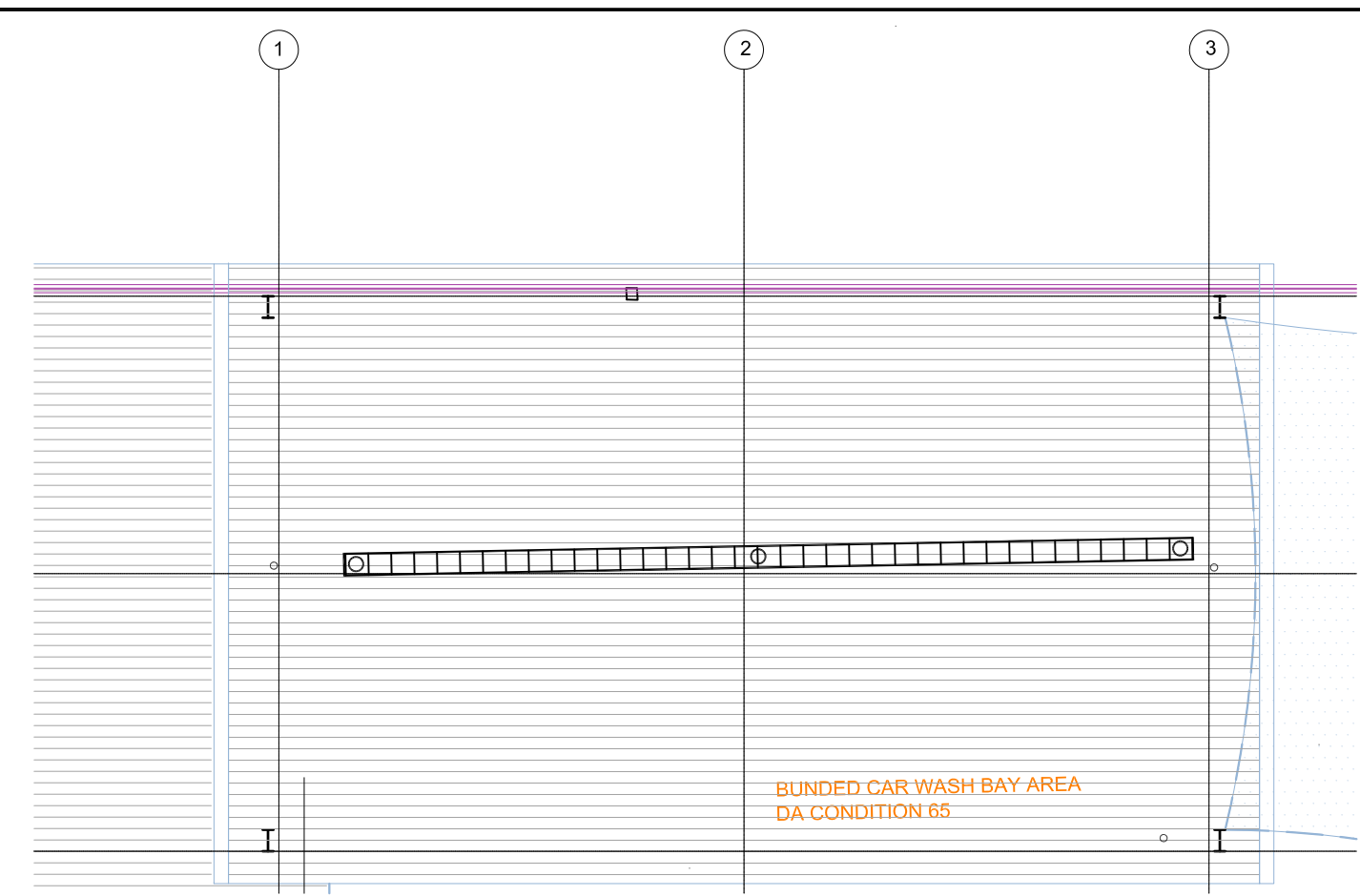
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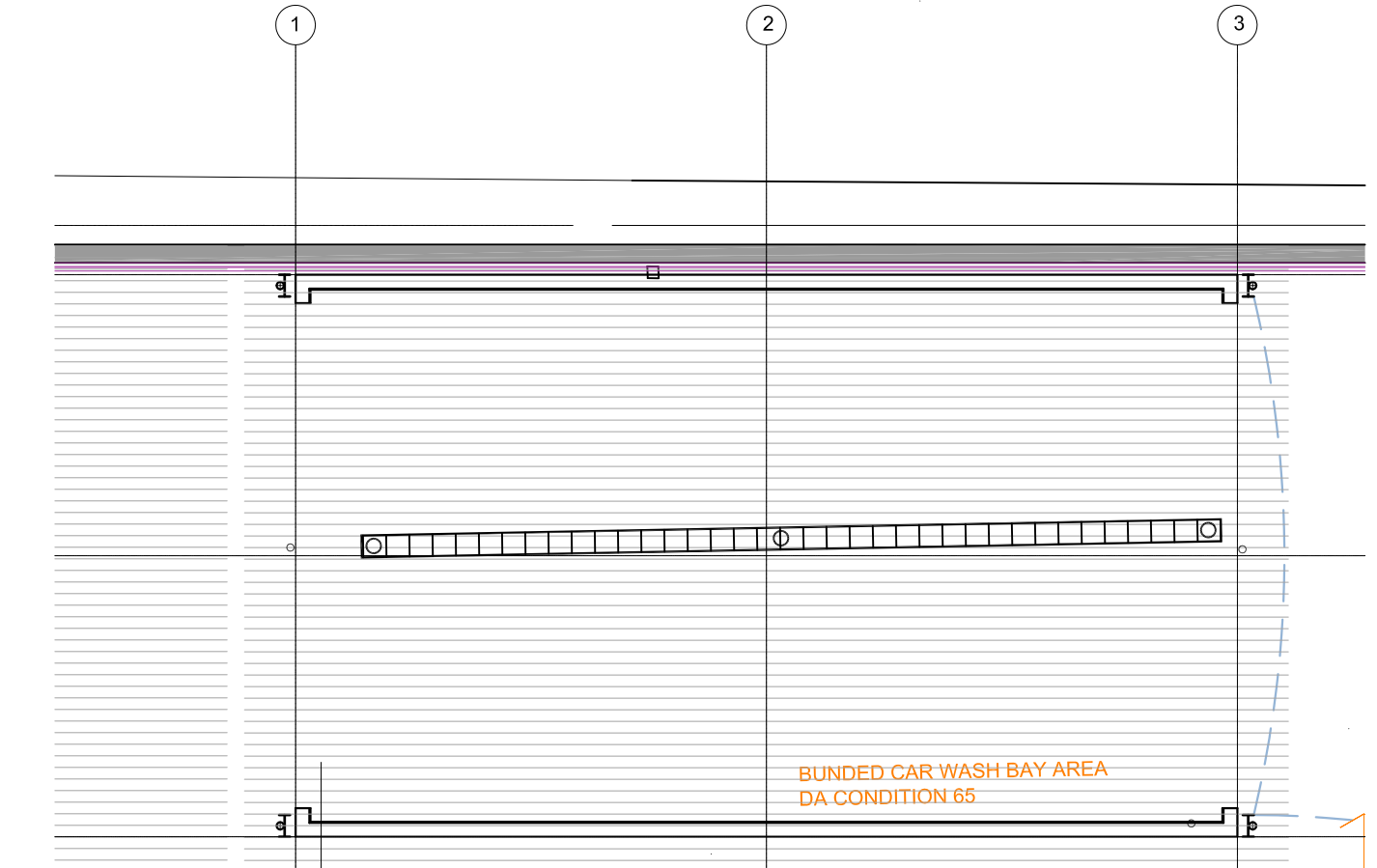
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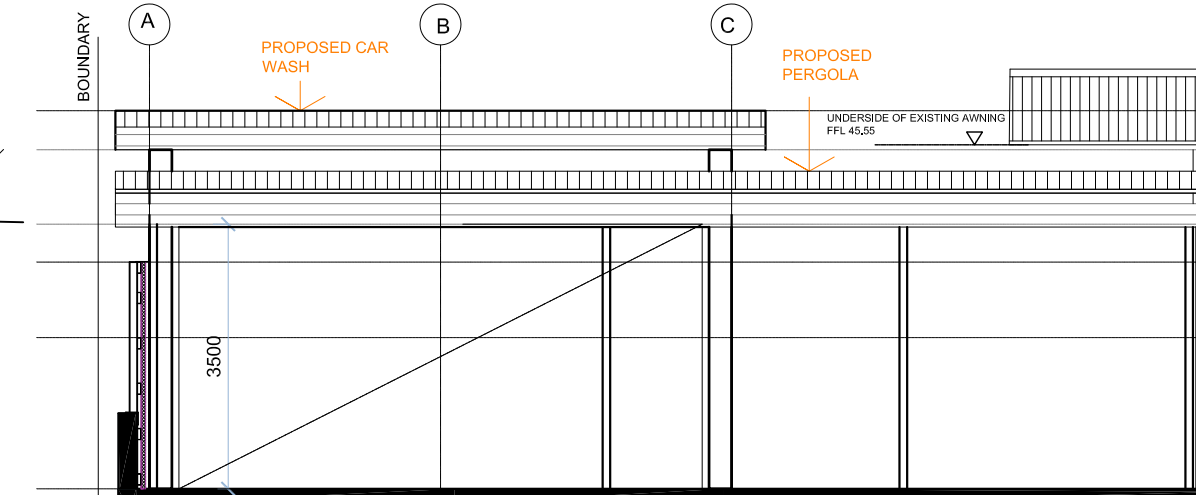
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Address: 607 CANTERBURY ROAD, BELMORE		Local Government Area: Canterbury - Bankstown Council		Drawn: EK / KB	
Date: 15.02.2022		Issue For: SEC4.55		Issue: A	
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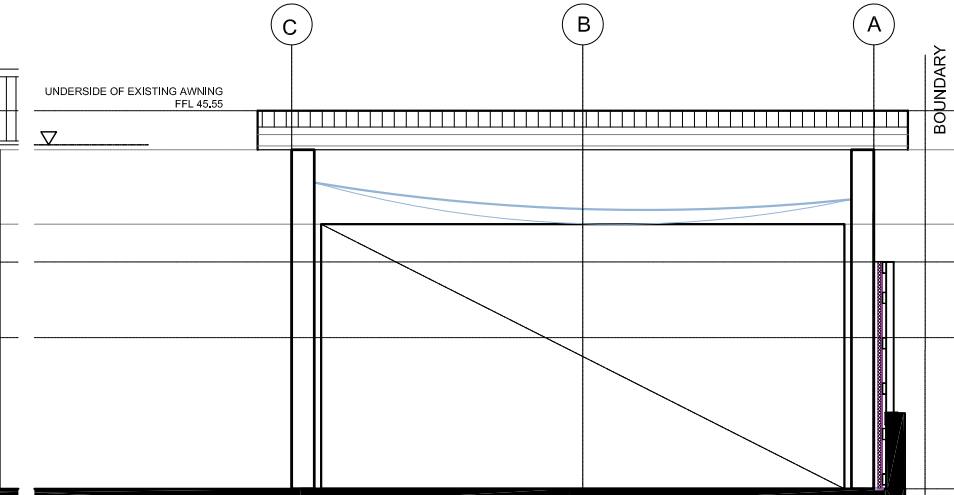
ROOF PLAN (CAR WASH AREA)
SCALE 1:100



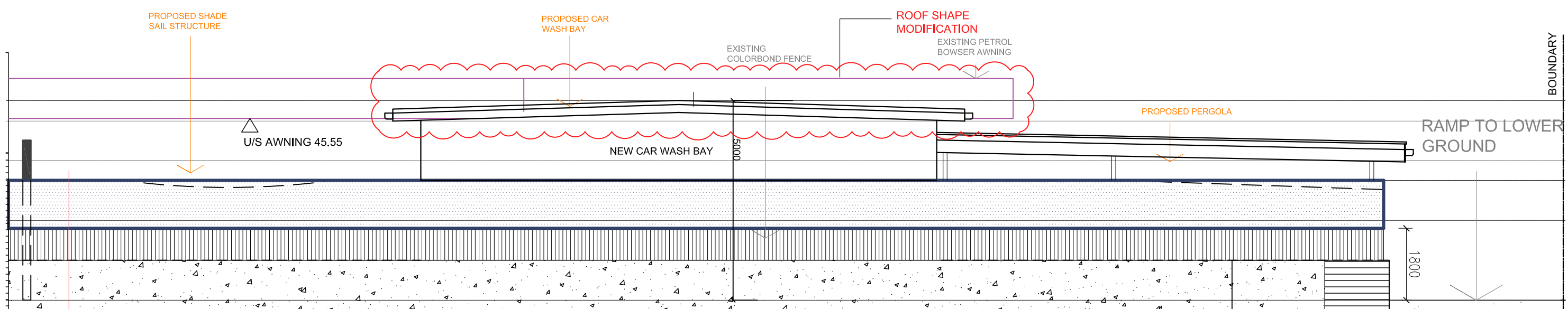
FLOOR PLAN (CAR WASH AREA)
SCALE 1:100



WEST ELEVATION
SCALE 1:100



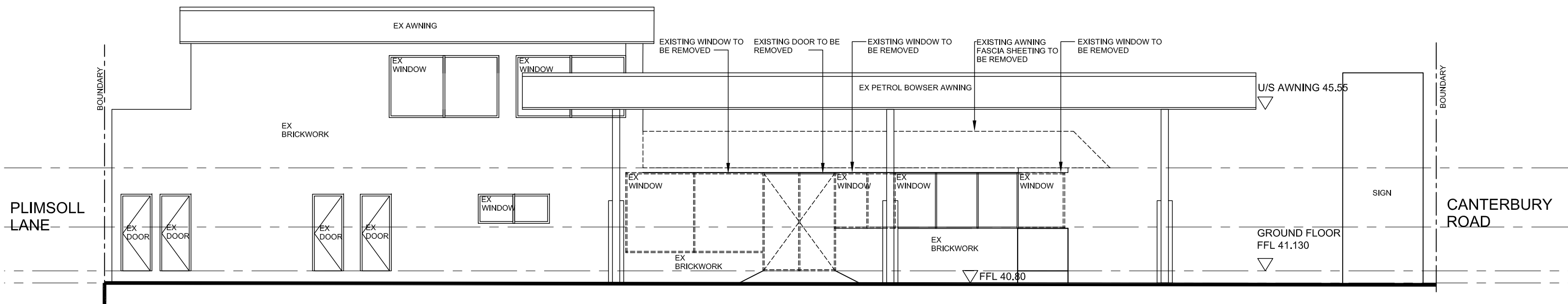
EAST ELEVATION
SCALE 1:100



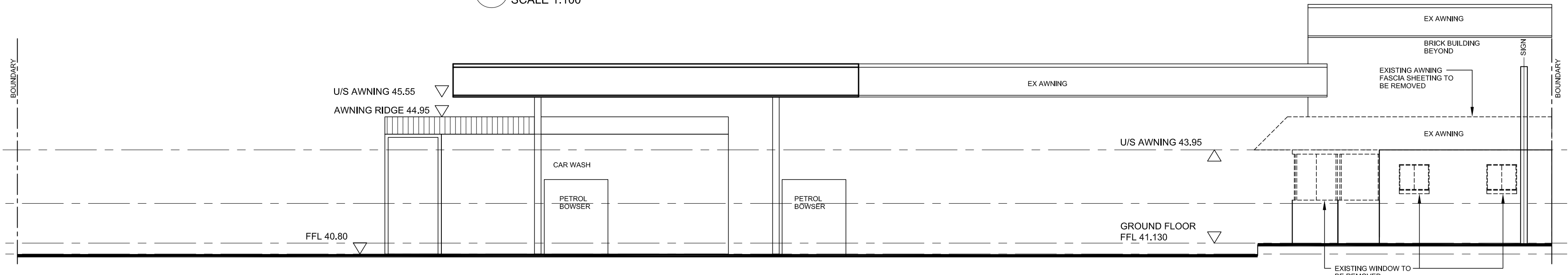
NORTH ELEVATION
SCALE 1:100



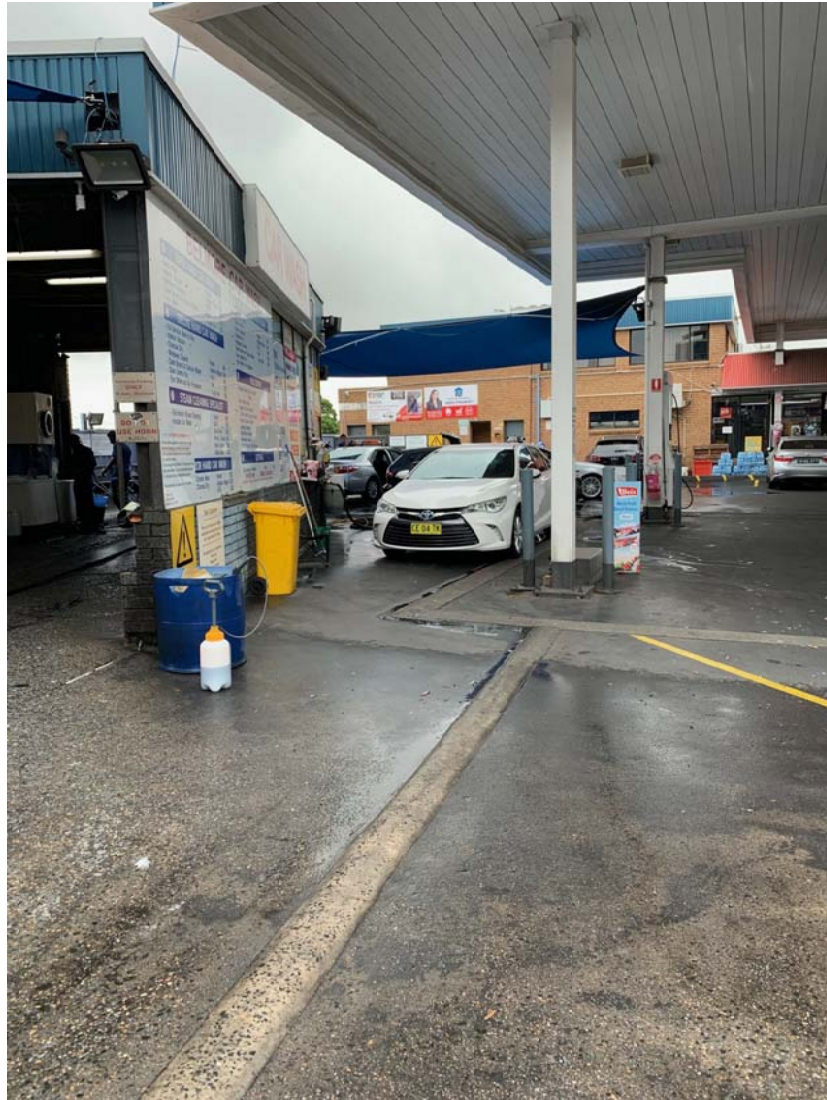
EXISTING BUILDING
IMAGE 01



EAST ELEVATION (EXISTING)
SCALE 1:100



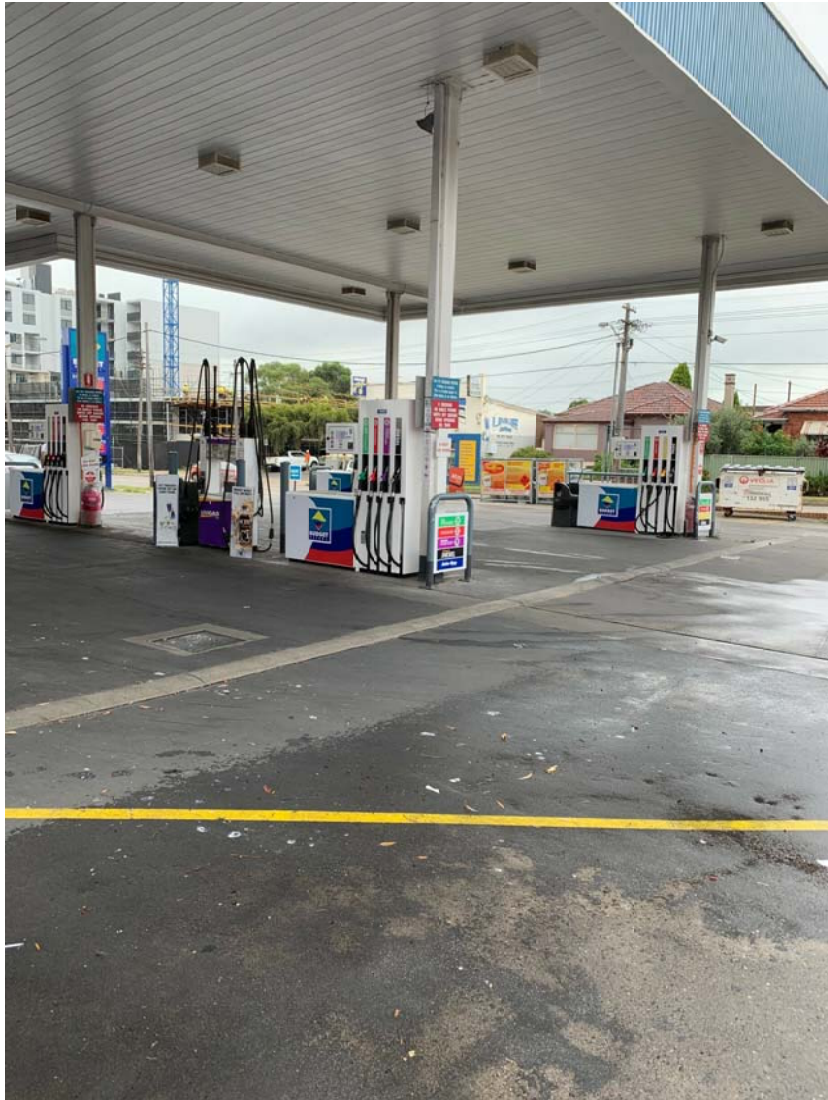
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SCALE 1:100



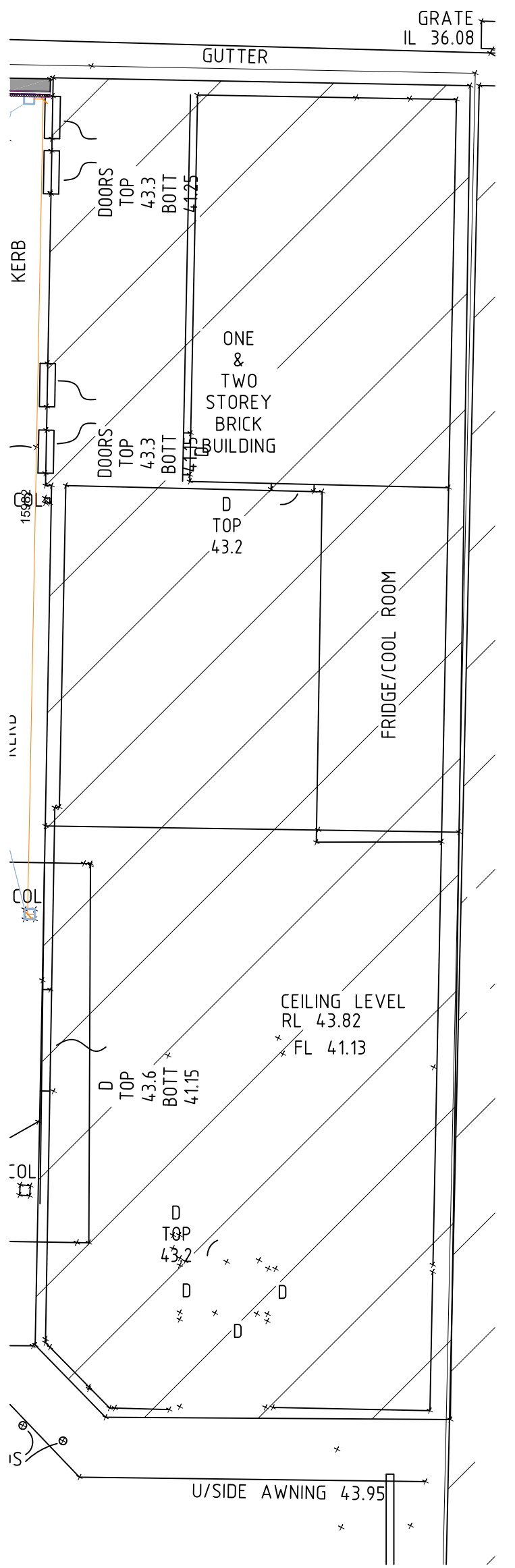
EXISTING BUILDING
IMAGE 02



EXISTING BUILDING
IMAGE 03

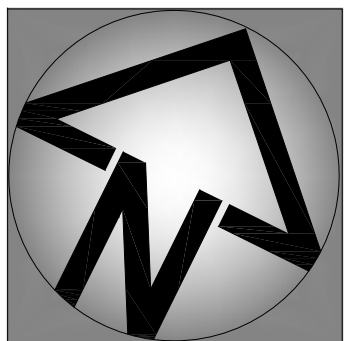


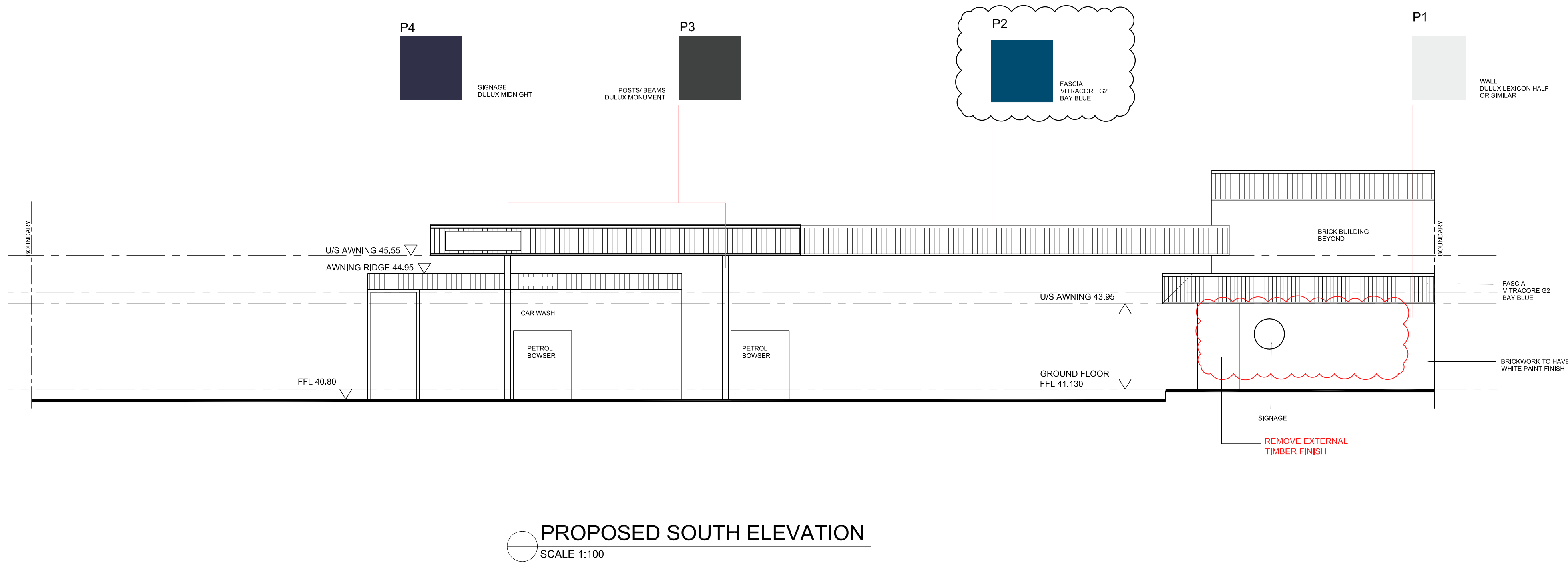
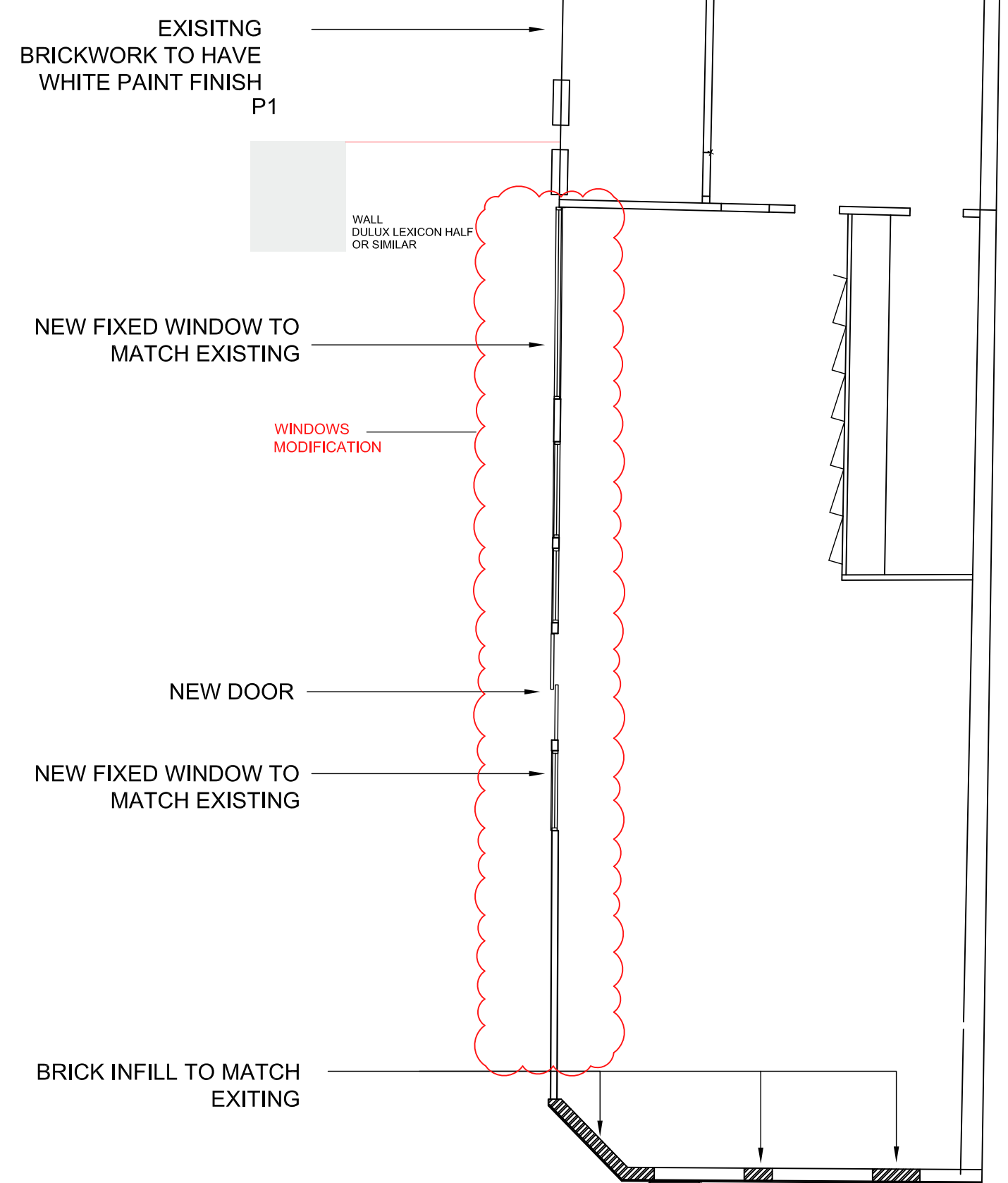
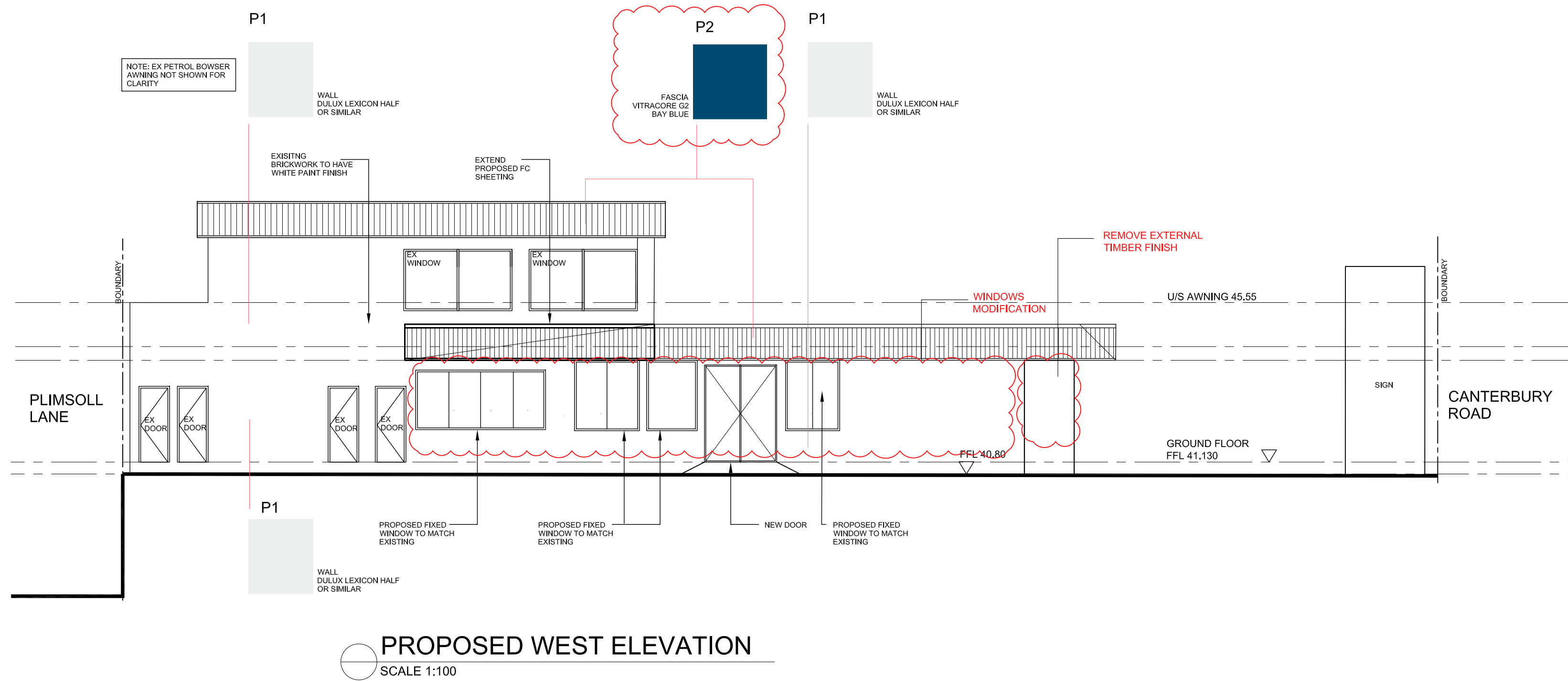
EXISTING BUILDING
IMAGE 04



EXISTING / DEMOLITION PLAN
SCALE 1:100

AMENDMENTS		
ISSUE	DESCRIPTION	DATE
A	SEC4.55 ISSUE	15.02.22

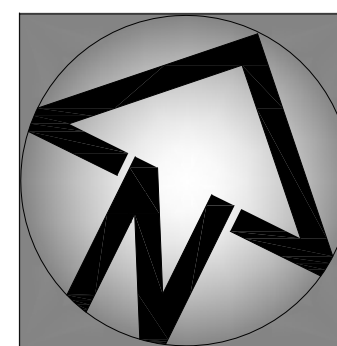




P5	AWNING SCOFFT LYSIGHT NIPLOCK 700 COSMIC
P4	SIGNAGE PLANTER BOX, STUB WALL DULUX MIDNIGHT
P3	POSTS/ BEAMS DULUX MONUMENT
P2	FASCIA VITRACORE G2 BAY BLUE
P1	WALL DULUX LEXICON HALF OR SIMILAR

COLOUR SCHEDULE

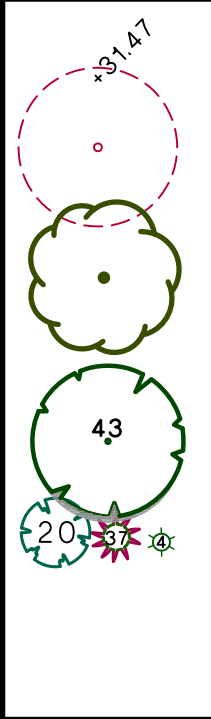
AMENDMENTS		
ISSUE	DESCRIPTION	DATE
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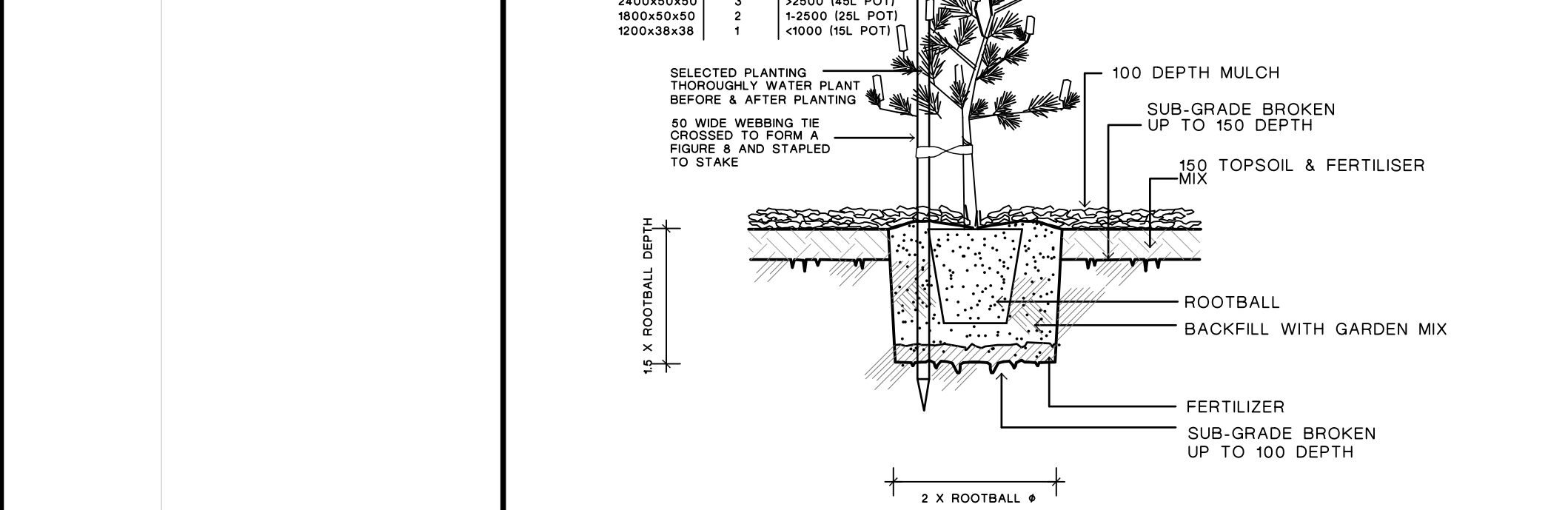
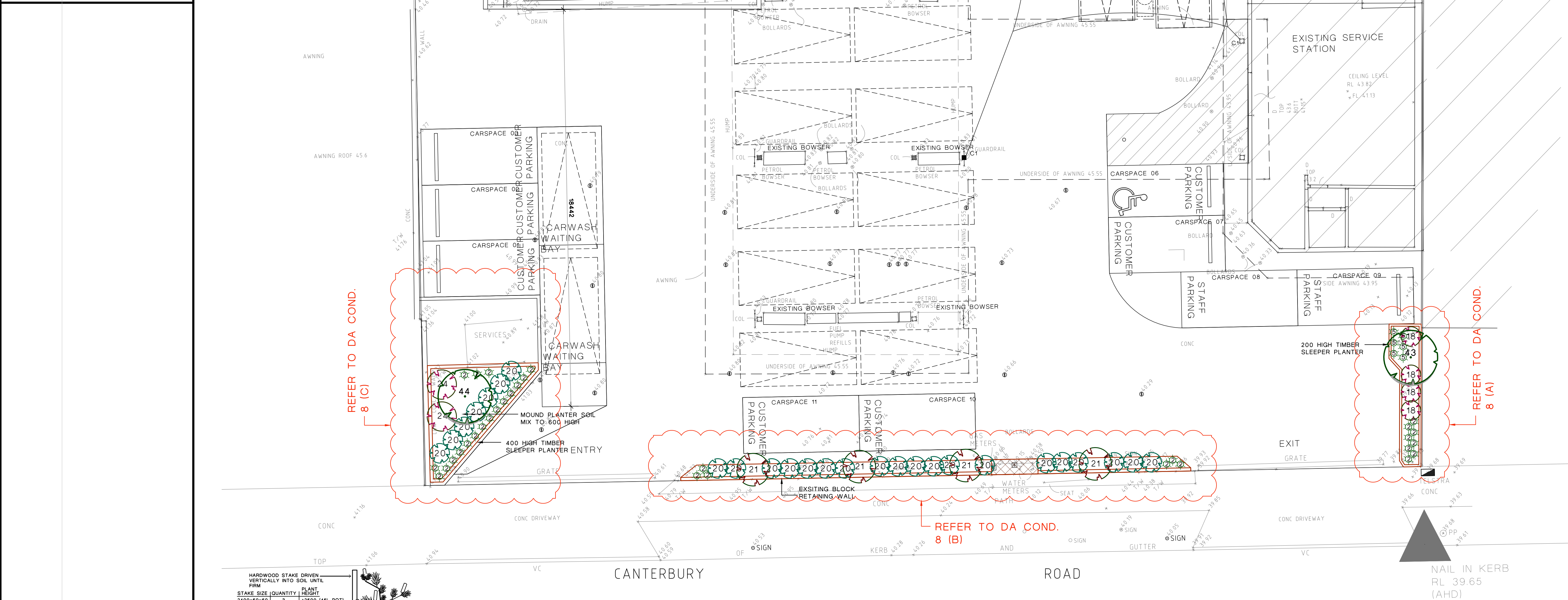
APPENDIX 2

Proposed Modified Landscape Plan

LEGEND / FINISHES SCHEDULE

	EXISTING RL EXISTING TREE TO BE REMOVED EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373
43	PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE AND DETAIL 1)

ITEM	MATERIAL
SOIL	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
NATIVE GARDEN BED	NATIVE GARDEN MIX
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454 PROVIDE DECORATIVE GRAVEL TO ABOVE GROUND OSD GARDEN BED
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2



1. TREE & SHRUB PLANTING IN GARDEN BED

NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS
SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER
AND ORGANIC COMPOST

PROPOSED PLANT SCHEDULE

IN ACCORDANCE WITH AS 2303: 2015

CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BORDER					
2	Lomandra 'TANIKAI'	Dwarf Lomandra	0.75	150mm	32
5	Dianella tasmanica 'Destiny'	Destiny Flax Lily	0.4	150mm	6
LOW SHRUBS					
18	Dodonaea viscosa 'Purpurea'	Purple-leaved Hop bush	2	200mm	4
20	Westringia fruticosa	Westringia	1.5	200mm	26
TALL SHRUBS					
21	Callistemon citrinus	Crimson Bottlebrush	4	200mm	4
24	Callistemon 'Purple splendor'	Bottlebrush	2	200mm	2
TREES					
43	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	8	45 L	1
44	Tristanopsis laurina 'Luscious'	Water gum	7	45 L	1

NOTE:

HEIGHT AND SPAN ARE INDICATIVE ONLY.
SUBJECT TO ON SITE ENVIRONMENTAL FACTORS.
USE ONLY AS A GUIDE.

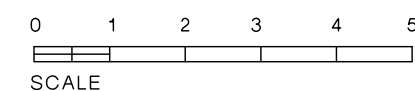
REV	DESCRIPTION	REVISION DATE
B	AMEND AS TO SITE CONDITION	8.2.22
A	CC ISSUE	20.2.20

NOTE:

- All landscape works shall be carried out by members of the LANDSCAPE CONTRACTORS ASSOCIATION of AUSTRALIA.
- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing, if in doubt - ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected as per arborist report & council requirements
- All pruning shall be in accordance with the AS 4373
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS SPEC NO.1 Specification C273-Landscaping.
- Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.

MAINTENANCE

- All landscape works are to be maintained for a period of 12 months (or as required by council DA Consent) by landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.



PROPOSED CAR WASH BAY
607 CANTERBURY ROAD,
BELMORE

ARCHITECT:



DRAWING TITLE

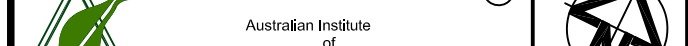
LANDSCAPE
PLAN

DRAWN	FF	SCALE	1:100@A1 OR 1:200@A3	REV.	
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DRAWING NUMBER	20020 CC 1				
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MEMBER					
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Australian Institute of Landscape Designers & Managers Ltd

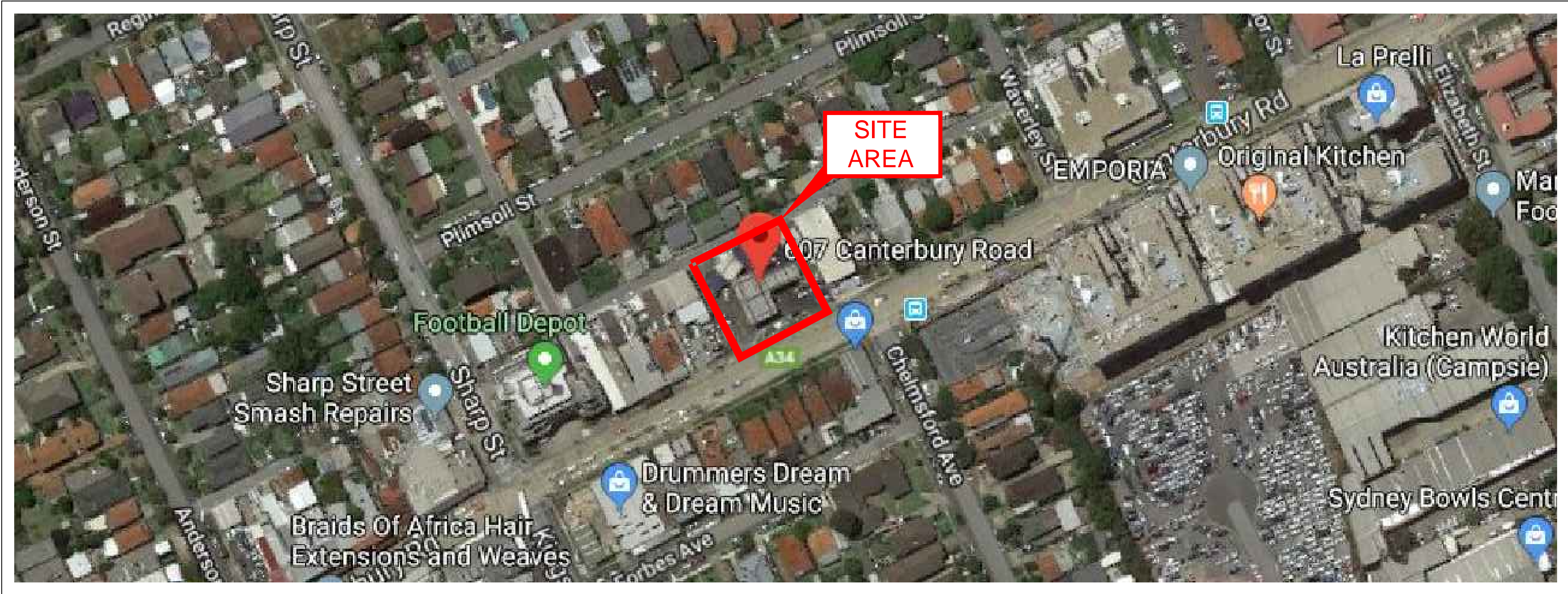


APPENDIX 3

Proposed Modified Stormwater Design

607 CANTERBURY ROAD, BELMORE PROPOSED MANUAL CAR WASH BAYS

STORMWATER CONCEPT PLANS



LOCALITY PLAN
N.T.S

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER CONCEPT PLAN
102	SEDIMENT & EROSION CONTROL PLAN
103	MISCELLANEOUS DETAILS & CATCHMENT PLAN

NOT FOR CONSTRUCTION

				Certification By Dr. Michel Chaaya in affiliation with Joe Bacha (formerly Australian Consulting Engineers)		Architect Idraft Architects Pty Ltd Unit 43,2 Slough Avenue, Silverwater NSW 2128 PHONE : 02 9648 8848 Email : pierre@idraft.com.au www.idraft.com.au		Council City of Canterbury Bankstown		Scale		TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 4, 470 Church Street, Parramatta NSW 2150 PO BOX 3579 Parramatta 2124 Email : info@telfordcivil.com.au Phone : 02 7809 4931 Company : Telford Consulting Pty Ltd		Project 607 CANTERBURY ROAD, BELMORE PROPOSED MANUAL CAR WASH BAYS STORMWATER CONCEPT PLANS SECTION 4.55		Drawing Title COVER SHEET PLAN	
A				ISSUE FOR SECTION 4.55		01/03/2022		AGN		JSF							
Issue				Description		Date		Design		Checked		20cm		Scale		Project No.	
1				10m		N.T.S.		22120		000		A		Dwg. No.		Issue	

LEGEND

- EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER DRAINAGE
- GUTTER DOWNSPIPE
- ROOF SLOPE
- SURFACE FLOW ARROWS
- EXISTING SURFACE LEVEL

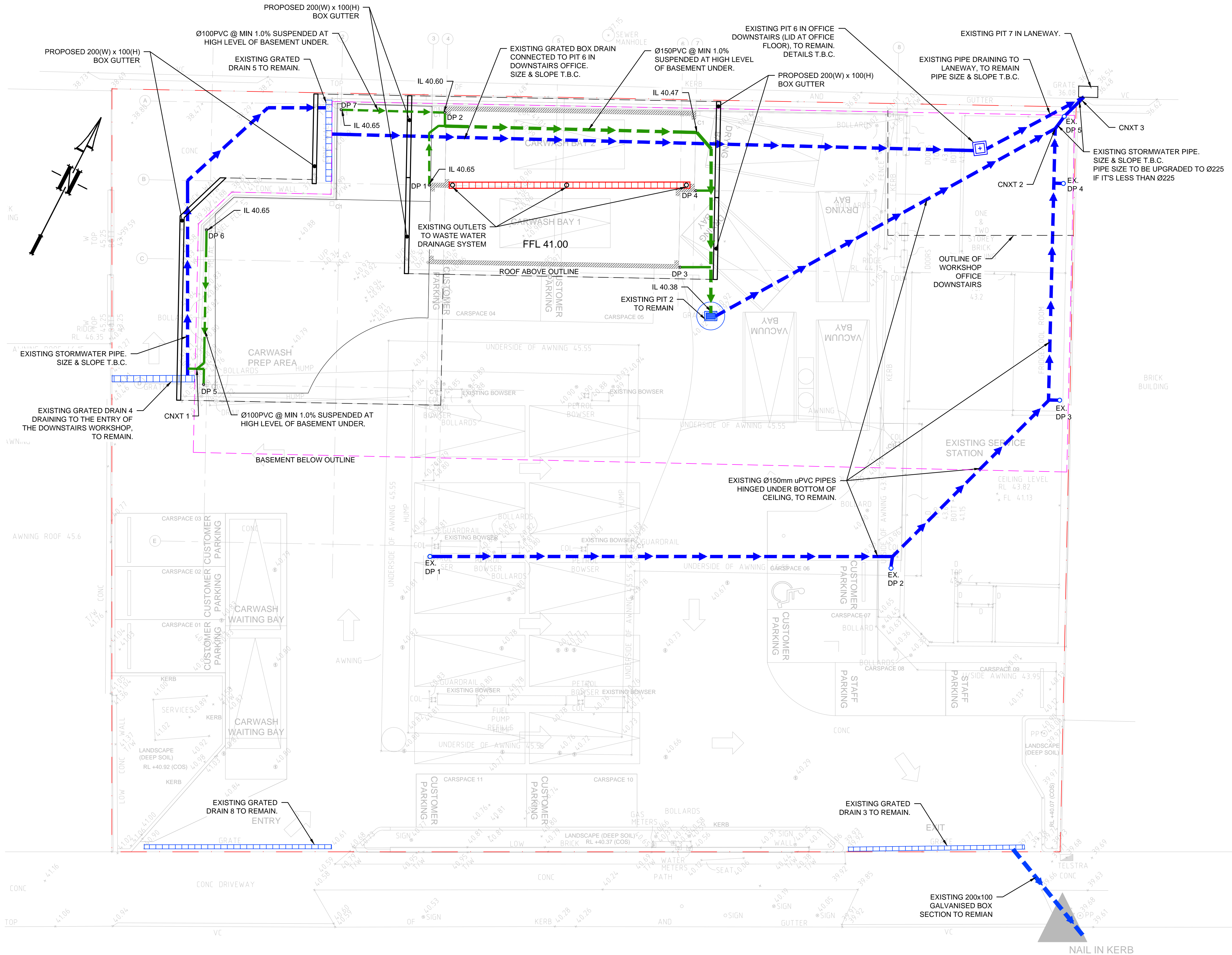
GENERAL NOTES

- ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
- THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERS DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPING DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS
- PRIOR TO COMMENCING ANY WORKS, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTS INTO THE COUNCILS KERB/DRAINAGE SYSTEM MATCHED THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.
- ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.

NOTE:
REFER HYDRAULIC ENGINEER'S DETAILS FOR PROPOSED WASTE WATER DRAINAGE WORKS.

NOTE:
PROPOSED WORKS TO ENSURE EXISTING RLS ARE RETAINED

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE



GROUND FLOOR PLAN
SCALE 1:100

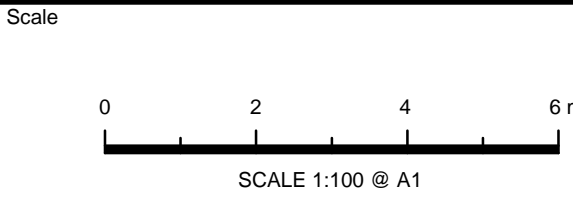
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Issue	Description	Date	Design	Checked
A	ISSUE FOR SECTION 4.55	01/03/2022	AGN	JSF

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Architect
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Council
City of Canterbury Bankstown



TELFORD CIVIL
DESIGN & CONSTRUCTION EXCELLENCE

Level 4, 470 Church Street,
Parramatta NSW 2150
PO BOX 3579 Parramatta 2124

Email : info@telfordcivil.com.au
Phone : 02 7809 4931
Company : Telford Consulting Pty Ltd

Project
**607 CANTERBURY ROAD, BELMORE
PROPOSED MANUAL CAR WASH BAYS
STORMWATER CONCEPT PLANS
SECTION 4.55**

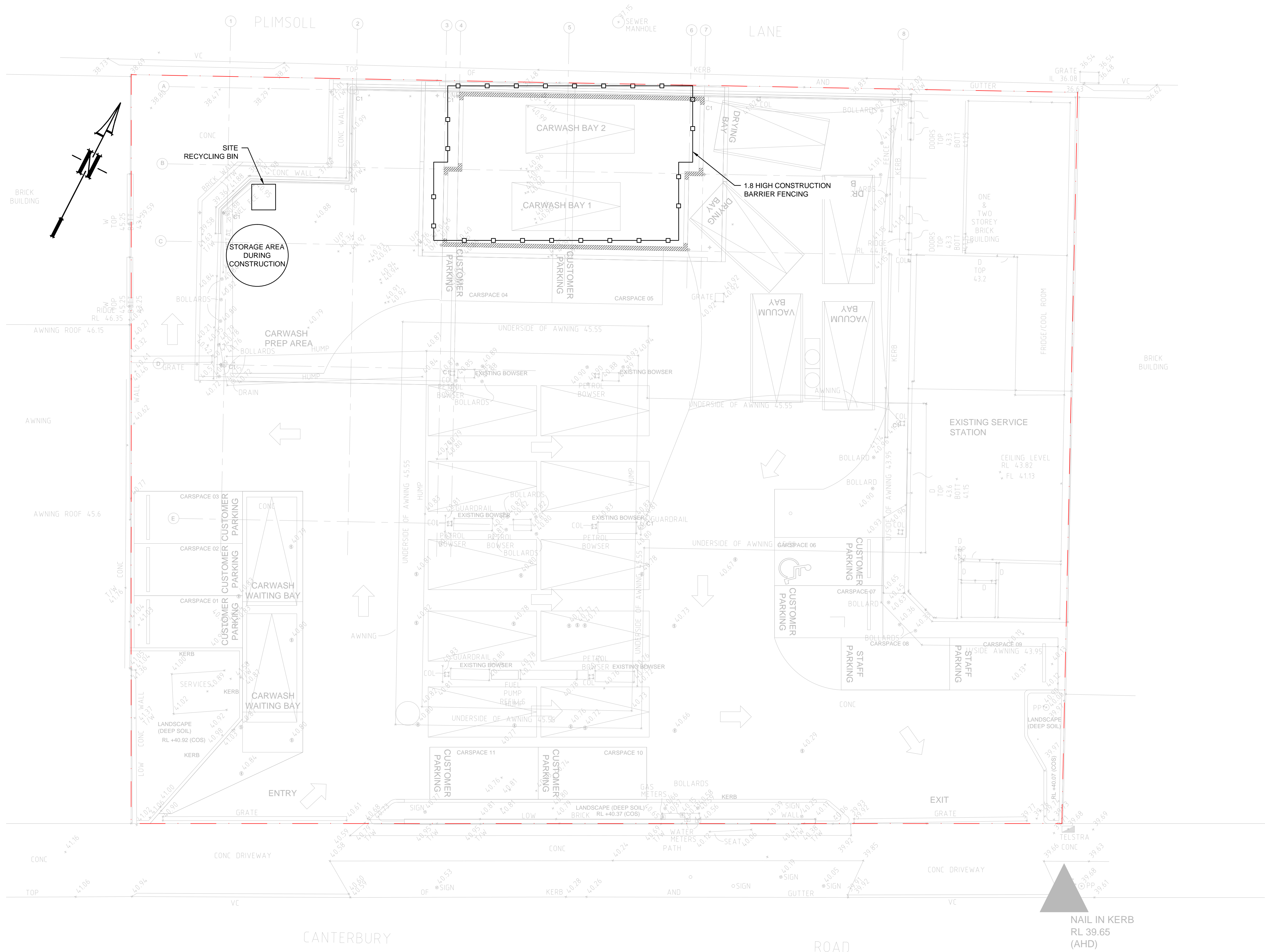
Drawing Title STORMWATER CONCEPT PLAN				
Scale 1:100	A1	Project No. 22120	Dwg. No. 101	Issue A

LEGEND

- EXISTING SURFACE LEVEL
- 1.8 HIGH CONSTRUCTION BARRIER FENCING

SEDIMENT & EROSION NOTES

1. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
2. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
3. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
4. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE.
5. PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS etc.



SEDIMENT & EROSION CONTROL PLAN

SCALE 1:100

NOT FOR CONSTRUCTION

A	ISSUE FOR SECTION 4.55	01/03/2022	AGN	JSF	
Issue	Description	Date	Design	Checked	
0	10m at full size	20cm			

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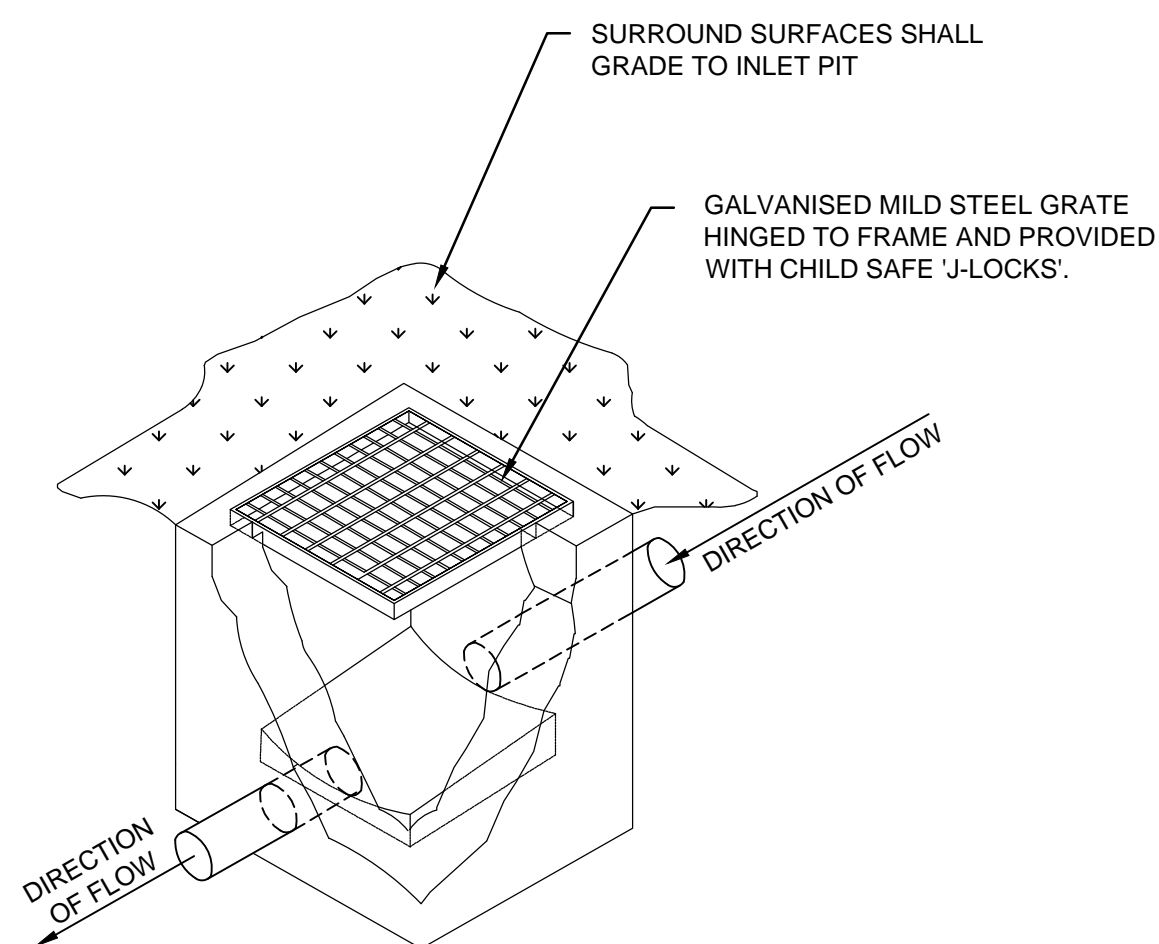
Council
**City of Canterbury
Bankstown**

Scale
0 2 4 6 m
SCALE 1:100 @ A1

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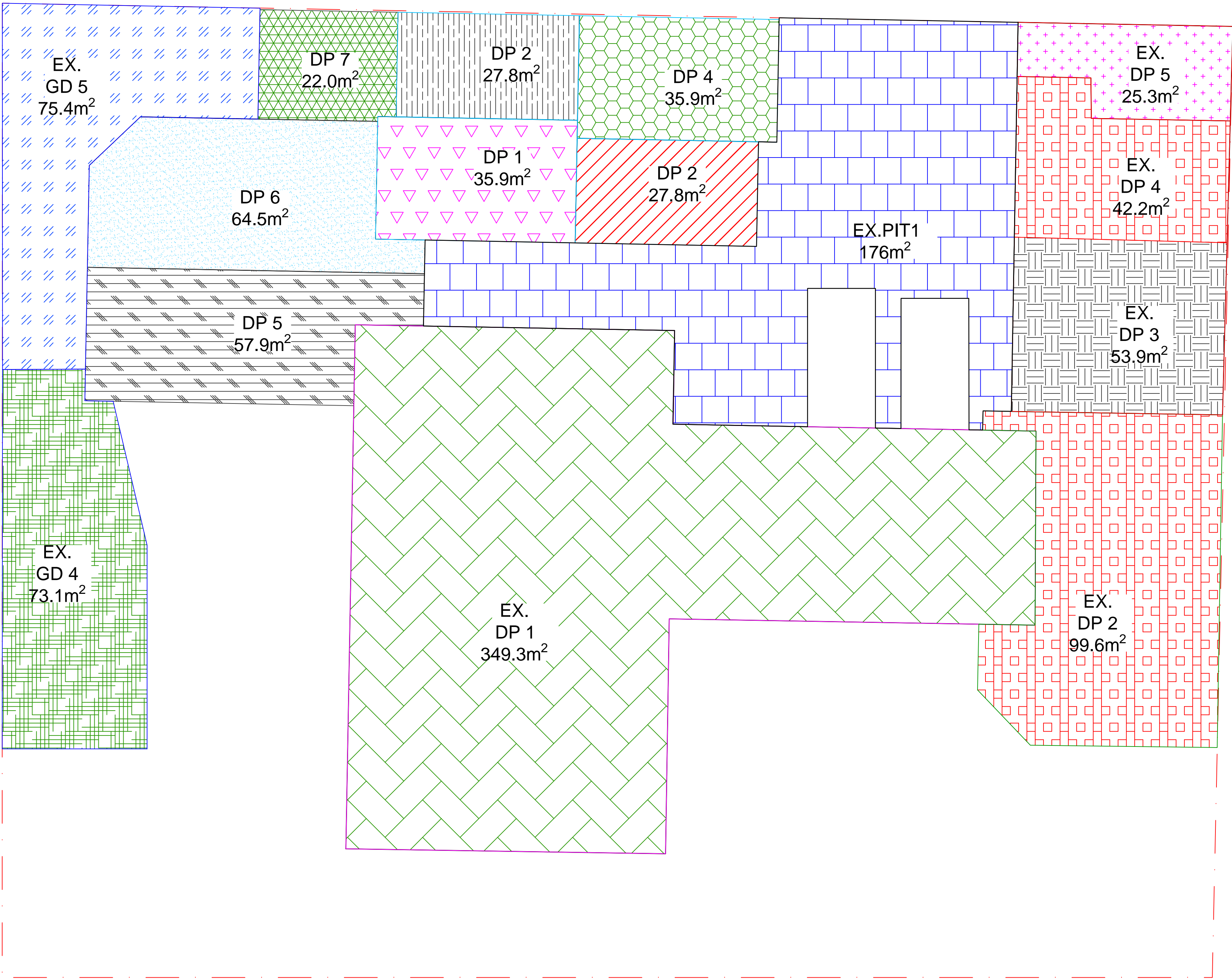
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**607 CANTERBURY ROAD, BELMORE
PROPOSED MANUAL CAR WASH BAYS
STORMWATER CONCEPT PLANS
SECTION 4.55**

Drawing Title	SEDIMENT & EROSION CONTROL PLAN			
Scale	A1	Project No.	Dwg. No.	Issue
1:100		22120	102	A



TYPICAL GRATED
INLET PIT DETAIL

N.T.S.



CATCHMENT PLAN

SCALE 1:100

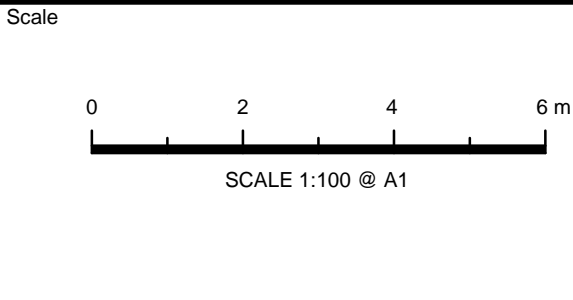
NOT FOR CONSTRUCTION

A				ISSUE FOR SECTION 4.55	01/03/2022	AGN	JSF
Issue	Description	Date	Design	Checked			
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Project
**607 CANTERBURY ROAD, BELMORE
PROPOSED MANUAL CAR WASH BAYS
STORMWATER CONCEPT PLANS
SECTION 4.55**

Drawing Title MISCELLANEOUS DETAILS & CATCHMENT PLAN			
Scale N.T.S.	A1 Project No. 22120	Dwg. No. 103	Issue A

APPENDIX 4

Fire Safety Compliance

DESIGN CERTIFICATE

Date: 16/10/2020

Hydraulic and Fire Services

Project Name: 607 Canterbury Road, Belmore

Project Number: 191275

We confirm that the design of the hydraulic and fire services for the proposed development at 607 Canterbury Road, Belmore was carried out by this firm.

We certify that the design substantially complies with:

- NCC – National Construction Code – 2019, (Plumbing Code of Australia) and AS 3500 - 2018 (Plumbing and Drainage Code);
- NCC – National Construction Code – 2019, Clause E1.3 (Fire Hydrant Installations) and AS 2419.1 - 2005 (Fire Hydrant Installations);
- NCC – National Construction Code – 2019, Clause E1.4 (Fire Hose Reels) and AS 2441 – 2005 Installation of Fire Hose Reels;

This certificate shall not be construed as relieving any other party of their legal responsibilities or contractual obligations.

Name of Certifier: **Anthony Hasham (Director)**



Signature:

BEng, MEng, MBA, Ph.D., FIE (AUST), CPEng, NER, RPEQ

Accredited Certifier – C14 & C16, Accreditation No: BPB0173

ACE712 REV1

