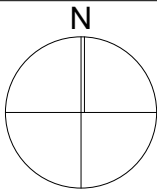


DEVELOPMENT APPLICATION

142 LAMBETH STREET PANANIA



# DEVELOPMENT APPLICATION

## 142 LAMBETH STREET PANANIA

### COMPLIANCE DETAILS

Bankstown Local Enviromatal Plan 2015 / DCP Bankstown

ZONE: B1

LOT / SECTION / PLAN No. 3 / - / DP13772, 4 / - / DP13772

LOT TYPE: Standard lot

Basix number

Site Area: 446.6 m²

Maximun building height - 11 m

Maximun wall height - 7 m

yes

UNIT AREA SCHEDULE - FSA	
ROOM NAME	AREA
COMMERCIAL	73
COMMUNAL LIVING SPACE	51
COMMUNAL SPACE	98
ROOM 01	24
ROOM 02	23
ROOM 03	23
ROOM 04	25
ROOM 05	20
ROOM 06	23
ROOM 07	22
ROOM 08	23
ROOM 09	21
ROOM 10	20
ROOM 11	20
ROOM 12	20
ROOM 13	22
ROOM 14	20
ROOM 15	23
ROOM16	20

Drawing List	
Sheet No:	Sheet Name
001	COVER PAGE
002	GENERAL NOTES
101	SITE PLAN
102	DEMOLITION
103	GROUND FLOOR
104	FIRST FLOOR
105	SECOND FLOOR
106	ROOF PLAN
201	ELEVATION
202	ELEVATION
203	ELEVATION
204	MATERIAL SCHEDULE
301	SECTION
400	MARCH SHADOW
401	SHADOWS
402	PERSPECTIVE SHADOWS
403	SITE ANALYSIS
404	SEDIMENT & EROSION PLAN
405	Window Schedule
406	NOTIFICATION



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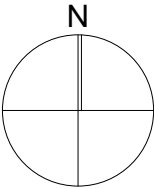
PROJECT ADDRESS  
142 LAMBETH STREET PANANIA

PROJECT DESCRIPTION  
BOARDING HOUSE DEVELOPMENT

CLIENT  
MR S. METRY

STATUS  
DA

STAGE  
DEVELOPMENT APPLICATION



DRAWING NO.

002

DRAWN BY  
WA

DRAWING TITLE  
GENERAL NOTES

ISSUE

B

JOB NO.  
PQ

SCALE  
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1:100@ A3

DATE  
16/02/2023









MORISON LANE (6.095 WIDE)

T.K. GUTTER

T.K. GUTTER



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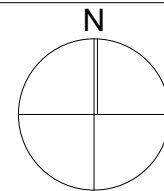
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142 LAMBETH STREET PANANIA

PROJECT DESCRIPTION  
BOARDING HOUSE DEVELOPMENT

CLIENT  
MR S. METRY

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DA

STAGE  
DEVELOPMENT APPLICATION



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103

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WA

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GROUND FLOOR

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WA

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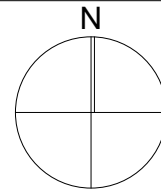
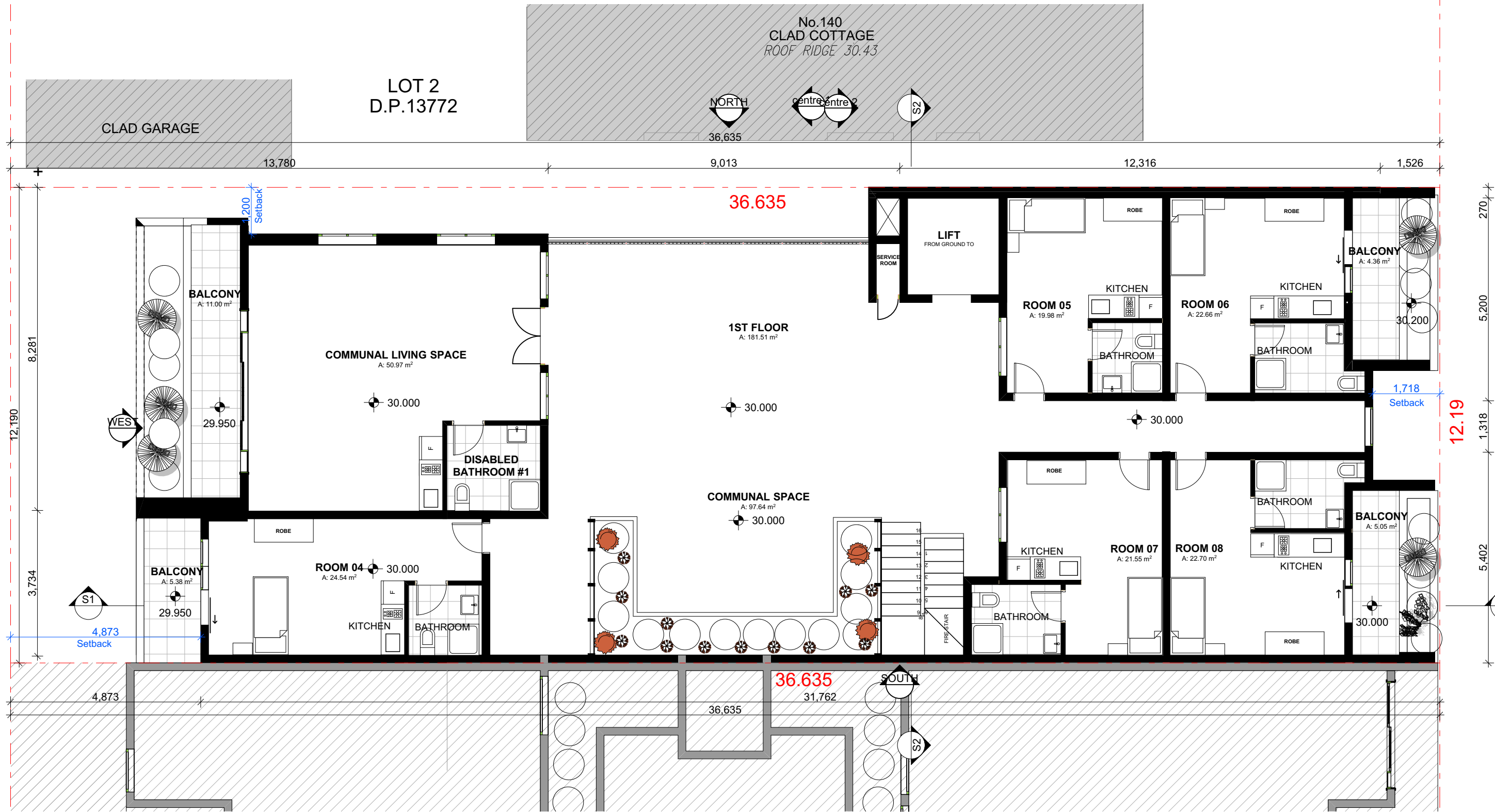
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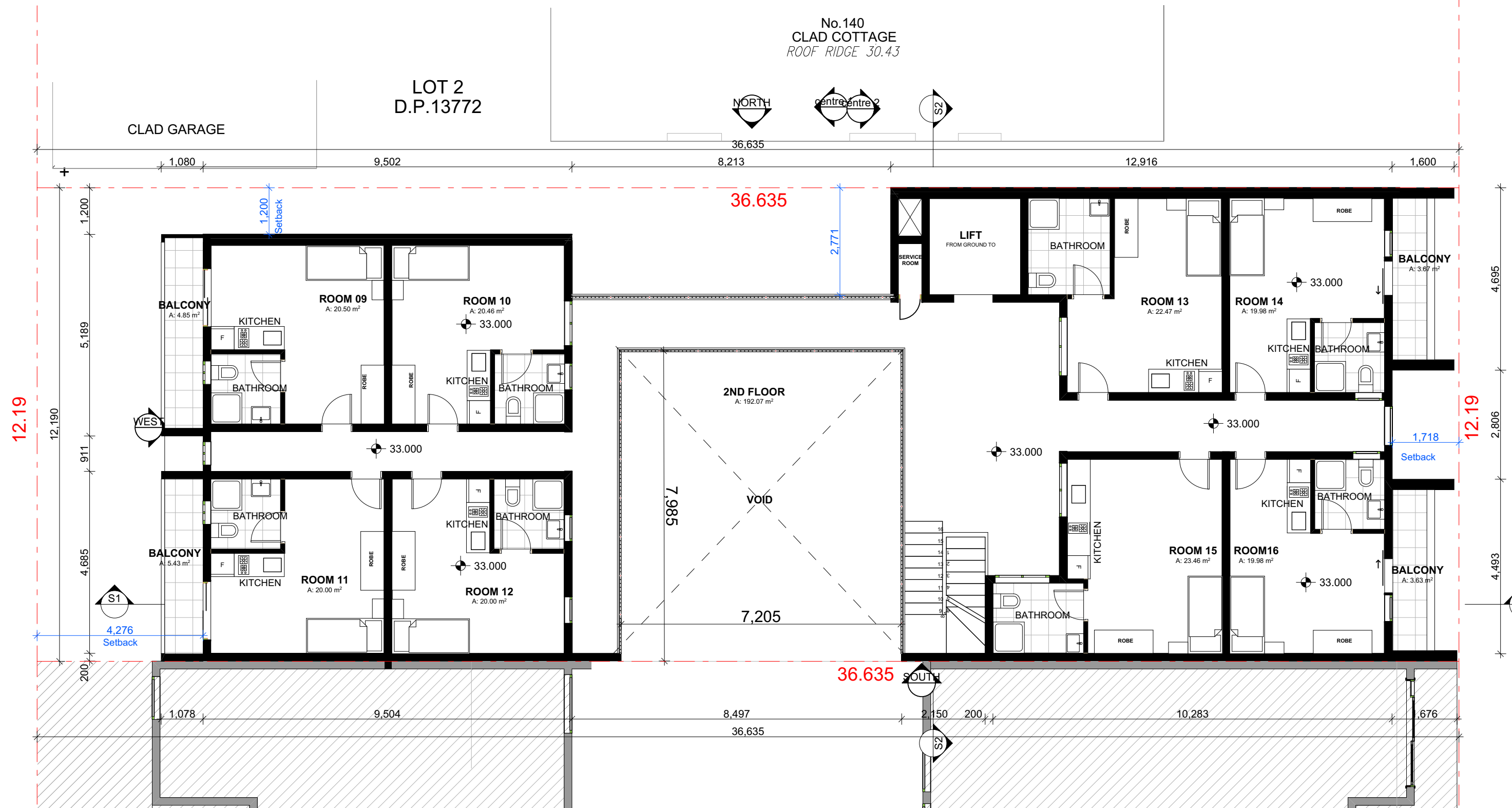
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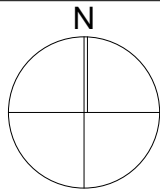
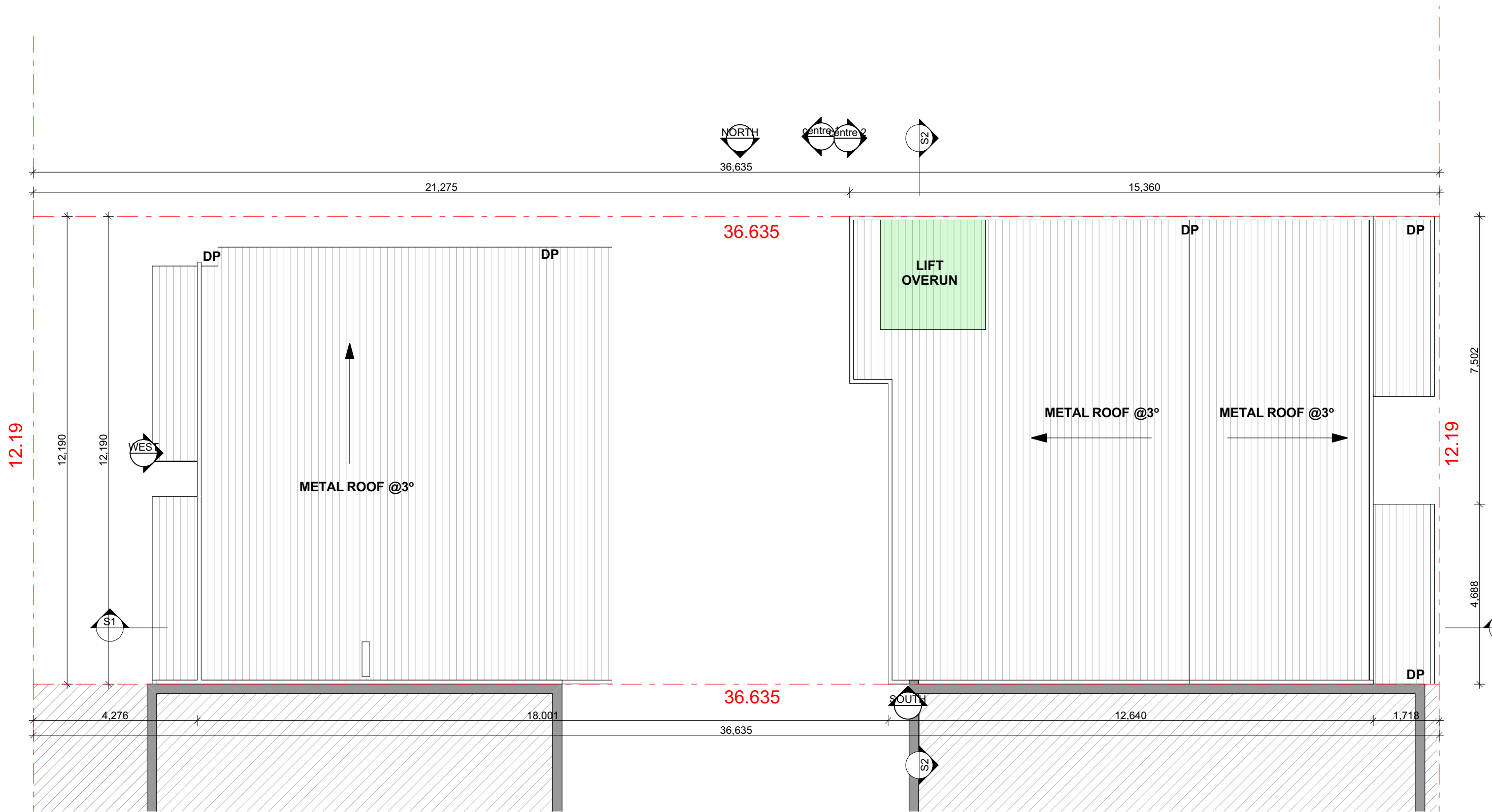
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DATE  
16/02/2023

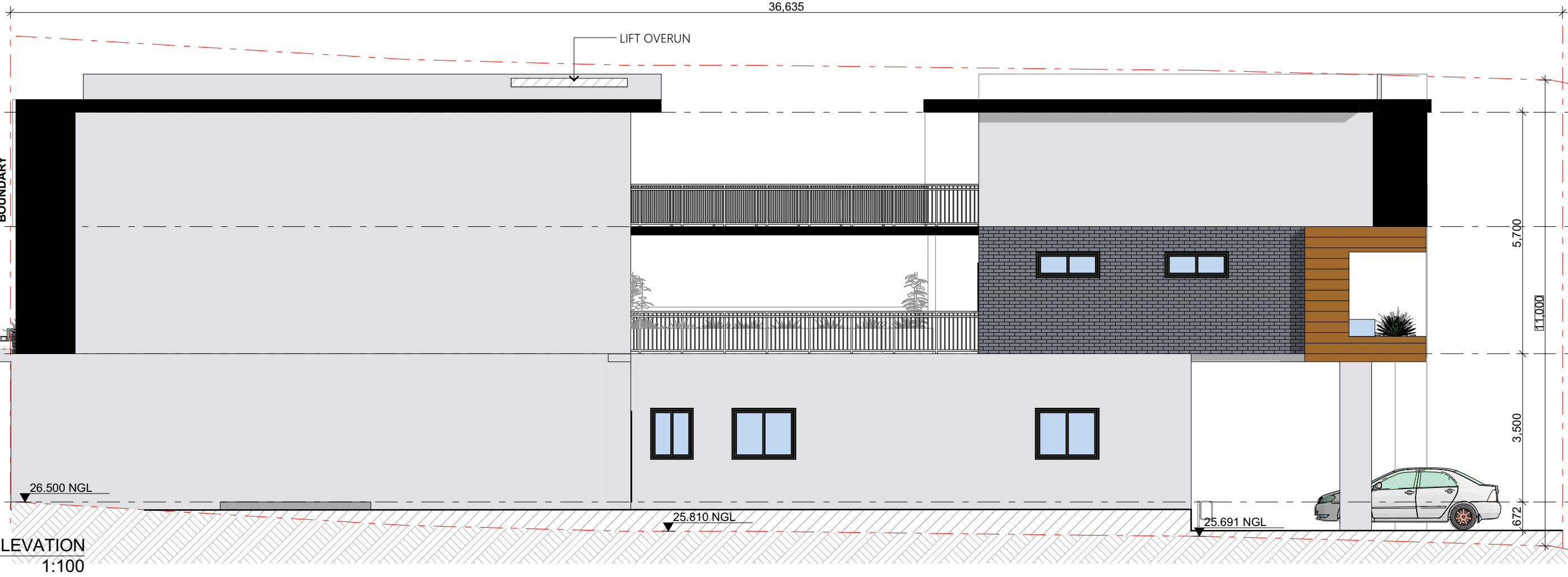












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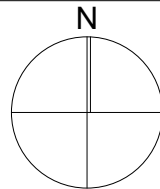
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142 LAMBETH STREET PANANIA

PROJECT DESCRIPTION  
BOARDING HOUSE DEVELOPMENT

CLIENT  
MR S. METRY

STATUS  
DA

STAGE  
DEVELOPMENT APPLICATION



DRAWING NO.

201

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DRAWING TITLE  
ELEVATION

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WA

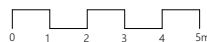
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B

JOB NO.  
PQ

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1:100@ A3

DATE  
16/02/2023



1  
-

WEST ELEVATION  
1:100



BOUNDARY

+35.700  
Roof

+33.000  
Second Floor

+30.000  
First Floor

+26.500  
Ground Floor

25.732 NGL

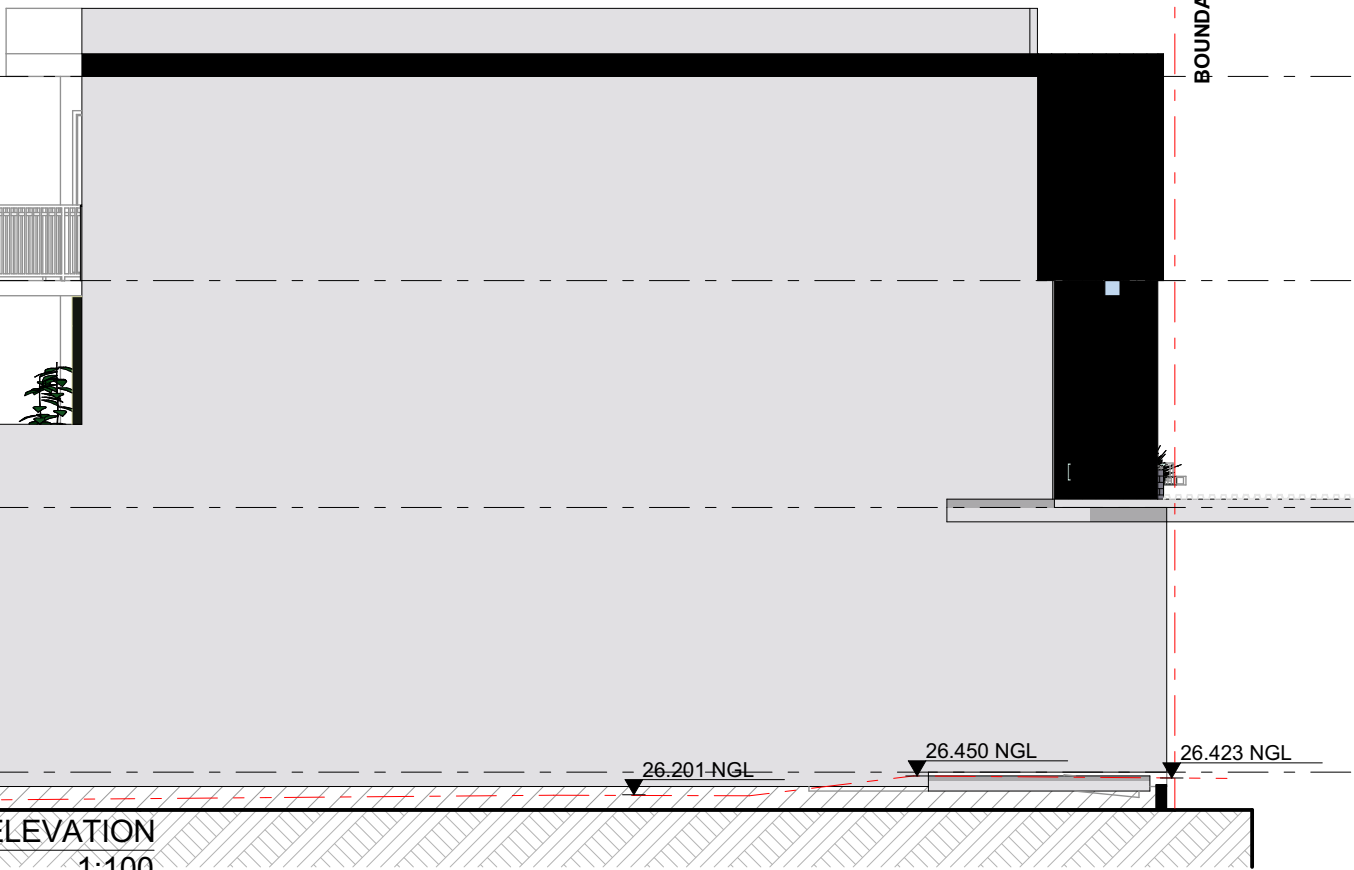
2.700

3.000

3.500

2  
-

SOUTH ELEVATION  
1:100



BOUNDARY

26.201 NGL

26.450 NGL

26.423 NGL

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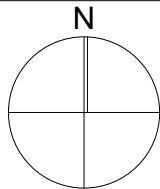
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PROJECT ADDRESS  
142 LAMBETH STREET PANANIA

PROJECT DESCRIPTION  
BOARDING HOUSE DEVELOPMENT

CLIENT  
MR S. METRY

STATUS  
DA  
  
STAGE  
DEVELOPMENT APPLICATION



DRAWING NO.

202

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WA  
  
DRAWING TITLE  
ELEVATION

CHECKED BY  
WA

ISSUE

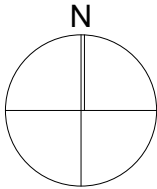
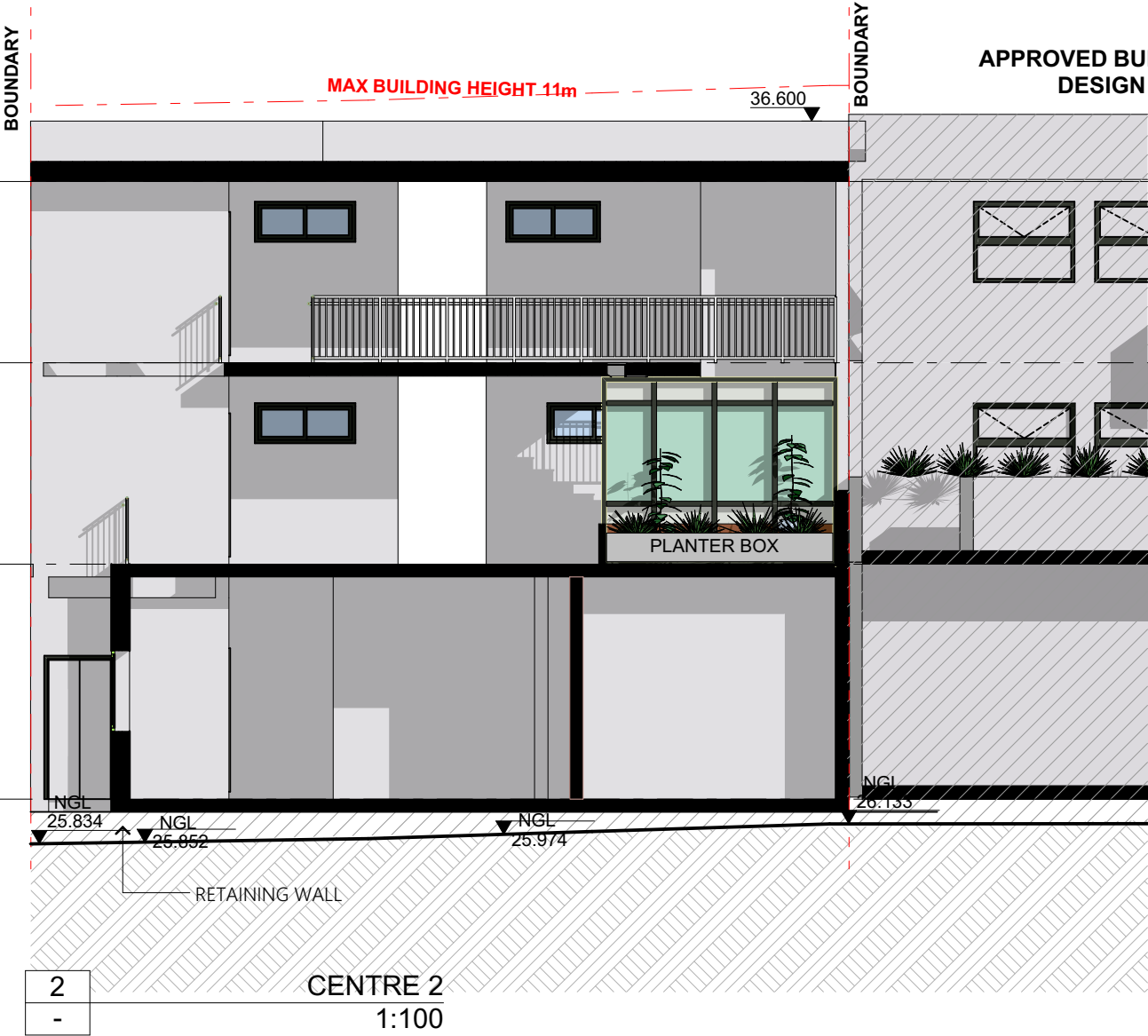
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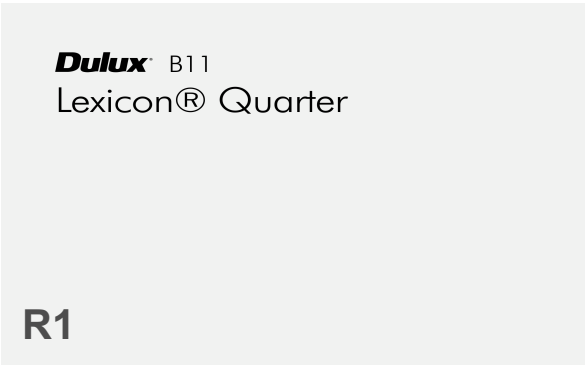
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DATE  
16/02/2023

0 1 2 3 4 5m







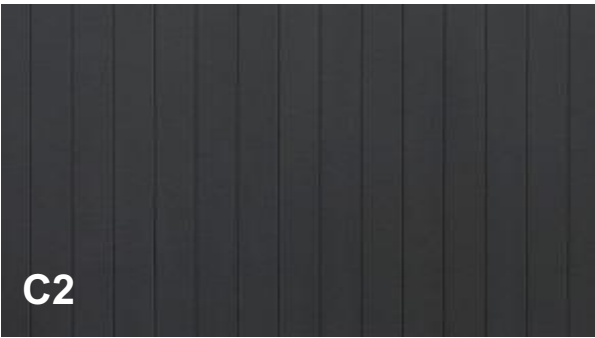
WHITE RENDER



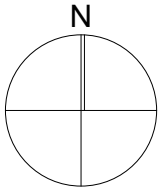
BLACK BRICK  
AND MORTAR



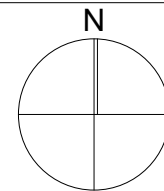
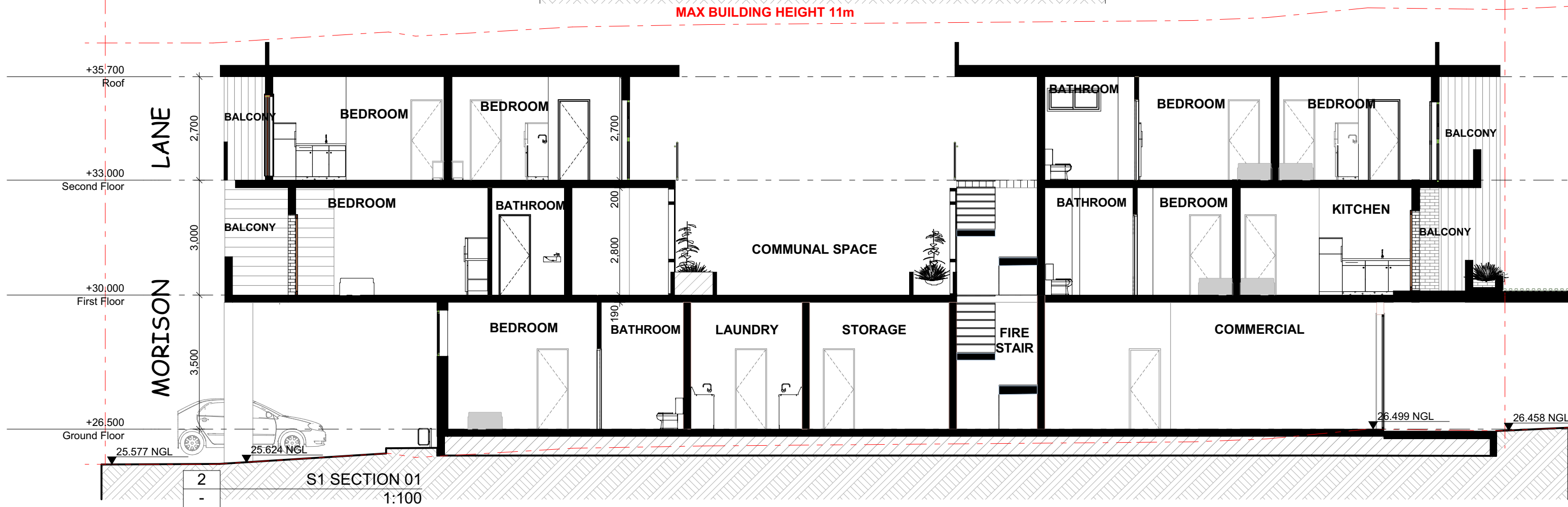
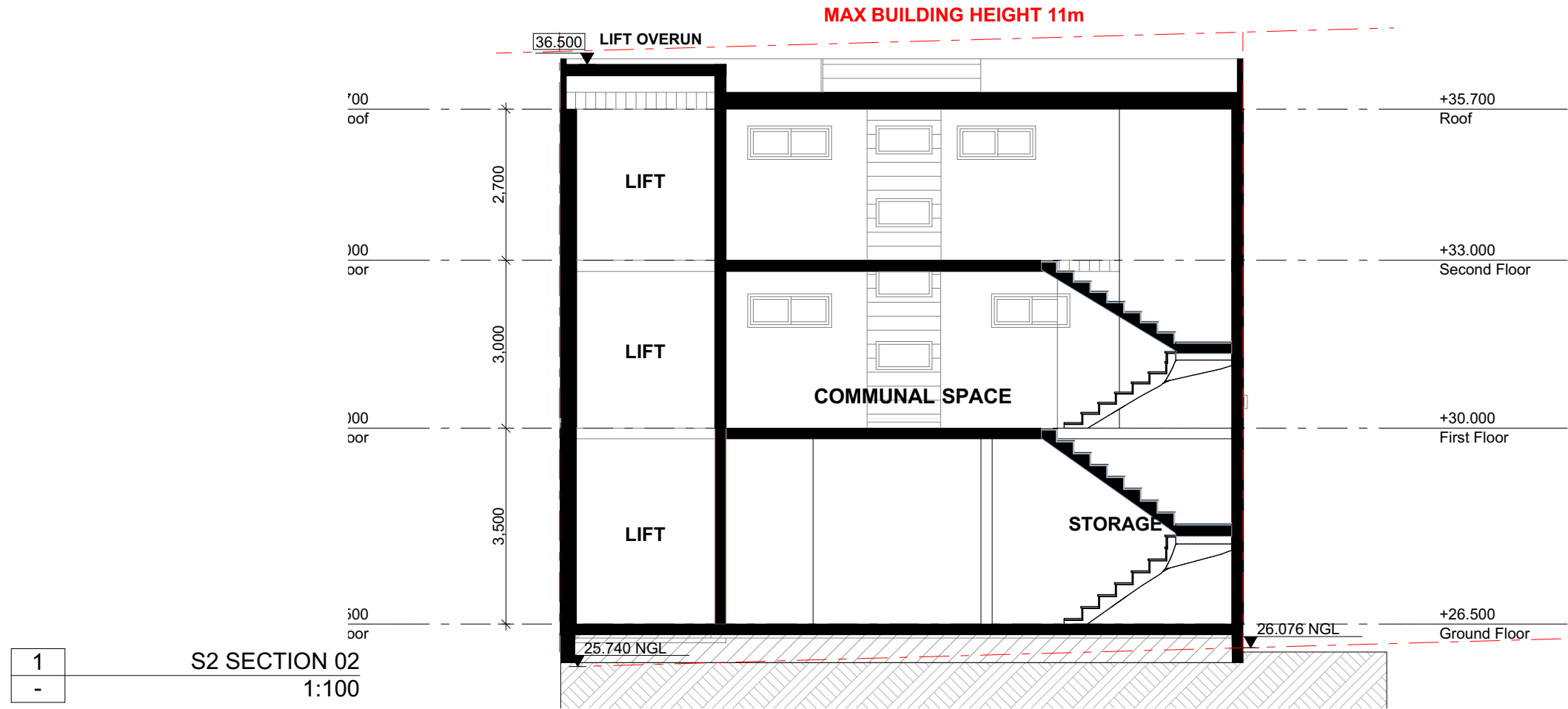
TIMBER  
CLADDING



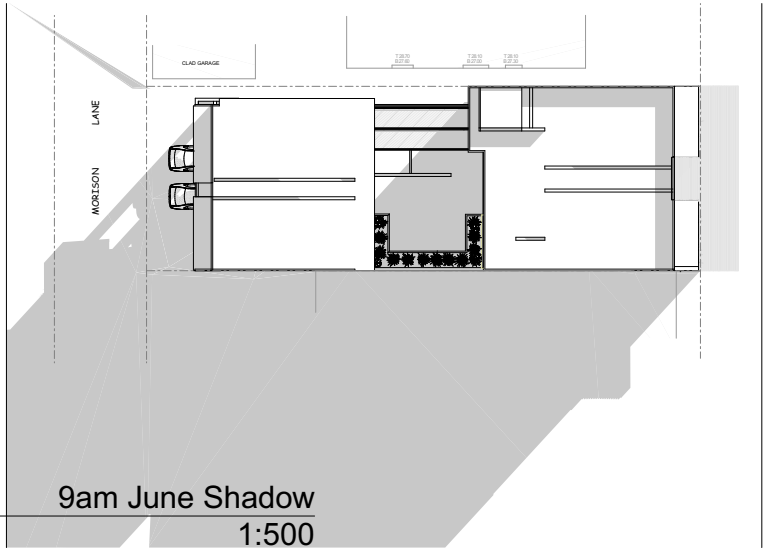
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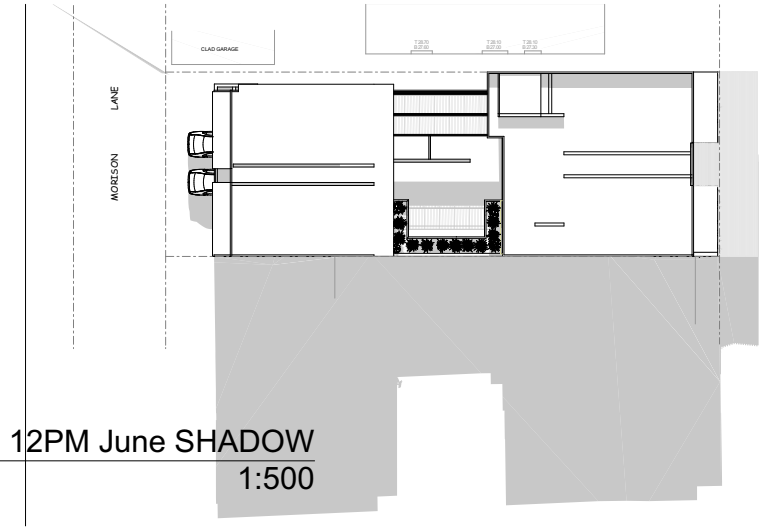


1  
-



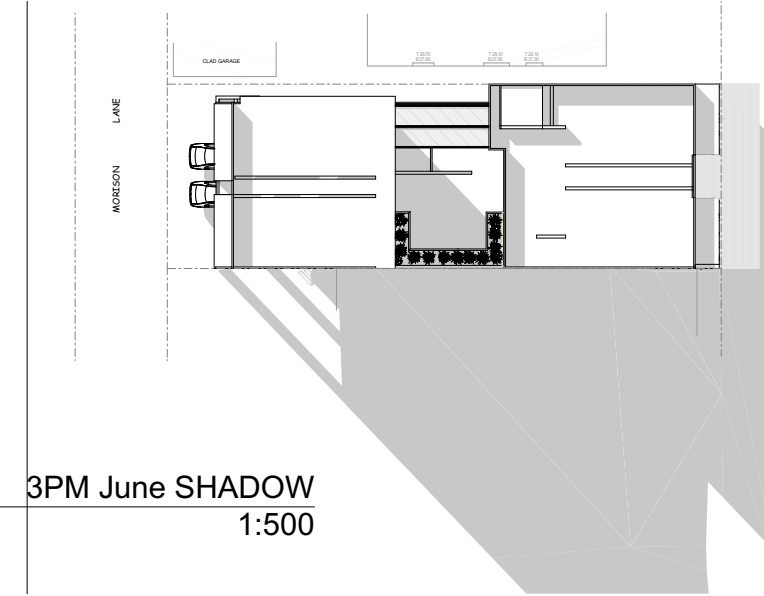
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1:500

2  
-

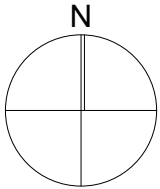


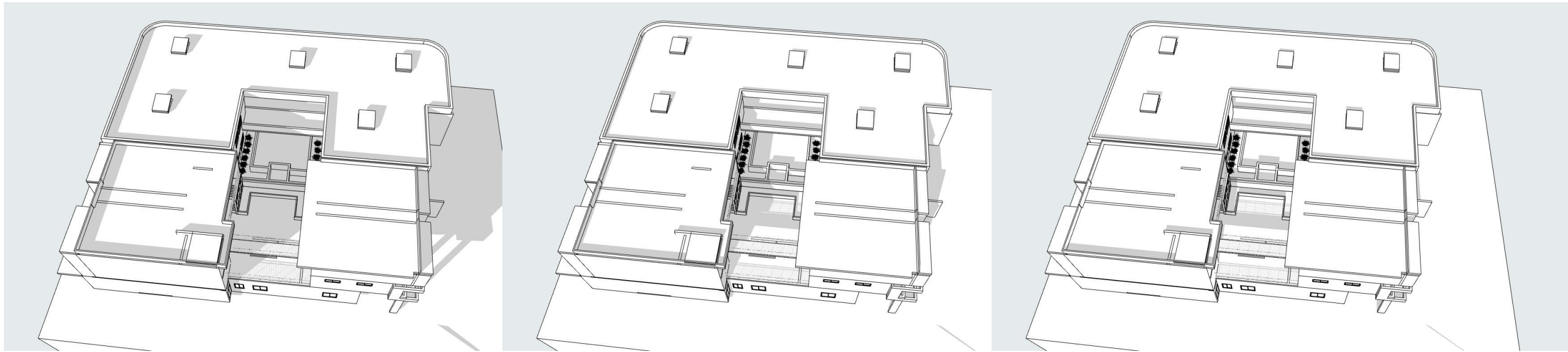
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1:500

3  
-



3PM June SHADOW  
1:500





1  
-

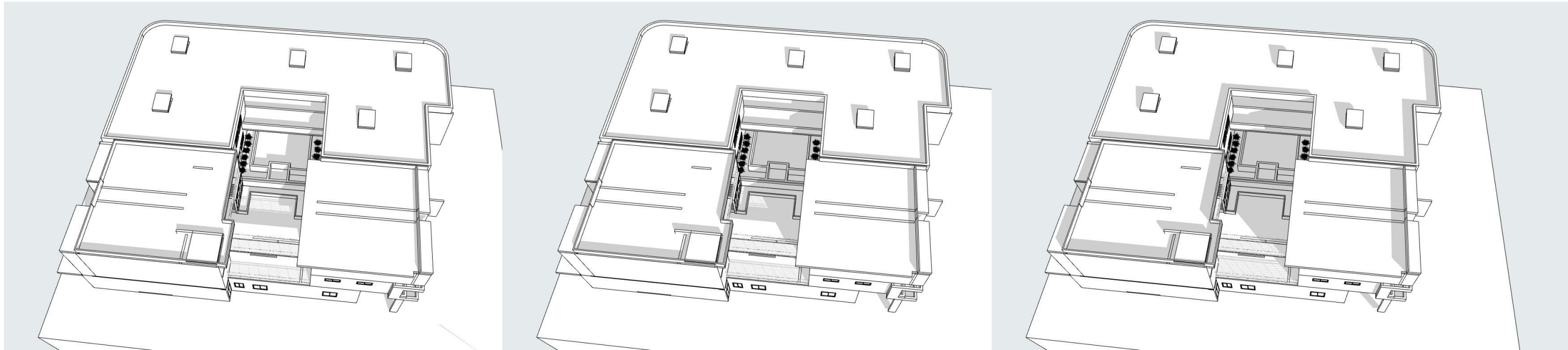
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1:649.72

2  
-

SHADOW 11am  
1:649.72

3  
-

SHADOW 12pm  
1:649.72



4  
-

SHADOW 1pm  
1:649.72

5  
-

SHADOW 2pm  
1:649.72

6  
-

SHADOW 3pm  
1:649.72

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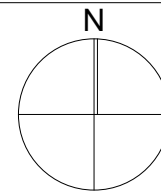
PROJECT ADDRESS  
142 LAMBETH STREET PANANIA

PROJECT DESCRIPTION  
BOARDING HOUSE DEVELOPMENT

CLIENT  
MR S. METRY

STATUS  
DA

STAGE  
DEVELOPMENT APPLICATION



DRAWING NO.

402

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PERSPECTIVE SHADOWS

ISSUE

B

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PQ

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DATE  
16/02/2023



Legend

Natural Slope

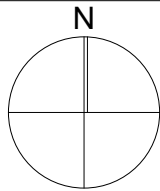
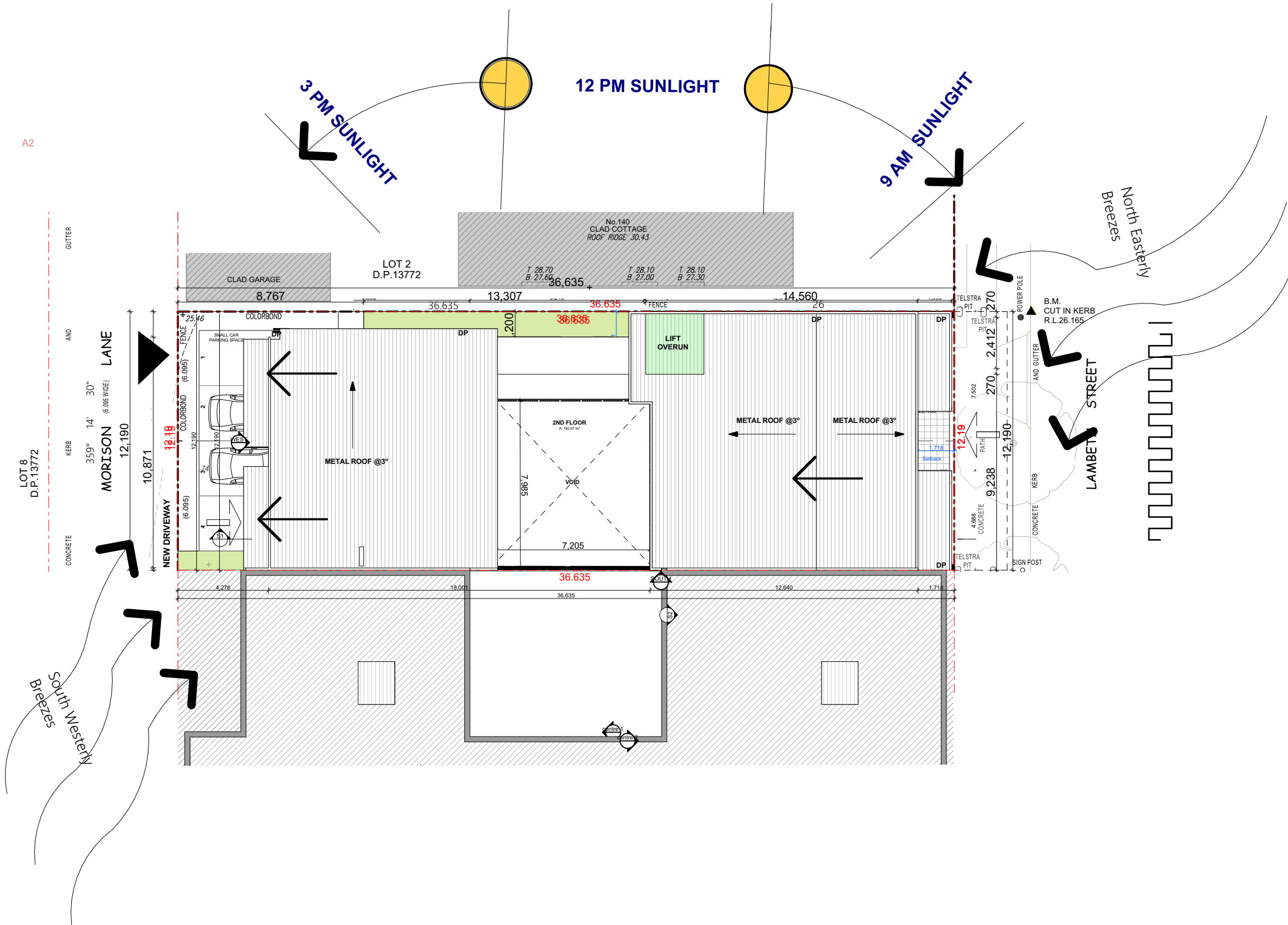
Pedestrian Entry

Noise Direction

Vehicle Entry

Prevailing Winds

Proposed Development





Legend

Sediment Fencing

Sediment Traps to drains

Stock Piling Area

Direction of Site Runoff

Fall Of Site

SILT ARRESTOR PIT GENERAL NOTES  
1. PITS TO BE CONSTRUCTED IN THE FOLLOWING MANNER  
1.1 PRECAST  
1.2 BRICKS WITH CEMENT RENDER  
2. OUTLET PIPES TO BE PLACED AT 90 DEGREES TO THE INLET PIPELINE (AS SHOWN IN THE PLAN)  
3. INLET TO BE ABOVE SCREEN AND THE OUTLET TO BE BELOW THE SCREEN  
4. ALL WORK TO BE TO THE SATISFACTION OF THE DIRECTOR TECHNICAL SERVICES  
5. ORIFICE PLATES ARE NOT TO BE USED  
6. FOR CONNECTION TO COUNCIL'S DRAINAGE SYSTEM 6.1 CONNECTION TO BE MADE INTO TOP ONE THIRD OF COUNCIL'S PIPE AT 45 DEGREES TO FLOW  
6.2 ON PIPE PROTRUSION ALLOWED INTO COUNCIL'S PIPELINE  
6.3 INSPECTION TO BE MADE BY COUNCIL'S ENGINEER PRIOR TO THE SEALING OF THE JOINT

CONSTRUCTION SITE

- The subject construction site should implement the following:
- The driveway crossings on Melvin Street will be used for vehicular access by construction vehicles during the loading/unloading and delivery activities. Vehicles are to enter and exit the site in a under supervision where possible, therefore increasing safety for pedestrians and preventing traffic congestion.
  - A certified Traffic Controller is to be stationed at the entry/exit driveway, when large construction vehicles arrive/depart to ensure they access the site safely and to manage the flow of traffic and pedestrians near the site.
  - All construction vehicles arriving to and leaving the site shall have their demolition/excavation and material loads sealed or covered. The loading of disposable material into these vehicles leaving the site is to occur within the site only.
  - The wheels of construction vehicles are to be cleaned and hosed by construction personnel before leaving the site, to ensure that soil and other material is not transported or tracked onto the footpath or the roadway. The truck pathway is to be swept on regular basis to ensure that demolition and construction materials do not build up or get transported to public roads and footpaths.
  - All construction vehicles are to ensure that their engines are turned off, where possible, in order to minimise any noise impacts on adjoining properties.
  - The storage of all building materials and machinery is to take place only within the boundaries of the site in order to protect public roads and footpaths. The storage of building materials or any equipment on the public roadway or footpath is not permitted at all times. Cranes and concrete pumps are to be positioned within the site boundaries or at the front of the site within the dedicated on-road Works Zone, if required and approved by Council.
  - Location of site amenities including site toilet, staff parking and a dedicated area for loading and unloading, material, plant and spoil bin storage to be provided within the site.

- It should be noted that the locations of site amenities, staff parking, loading and unloading area, waste removal and storage areas may slightly change from time to time, to suit changing conditions of the site for safety and to suit the works methodology. Staff/workers are to utilise the on-site staff parking where possible.
- The site manager / leading foreman should ensure that all deliveries and pick-up of construction and waste material is to be adequately staggered with reasonable gaps in time between the arrival and departure of construction vehicles, to avoid multiple vehicles arriving at the same time. Adequate gaps in time between the arrival and departure of construction vehicles is important to allow for possible traffic delays or delays in loading/unloading activities.
- Appropriate sediment control measures are to be installed prior to the commencement of any construction works and waste bins are to be placed within the site for the storage of demolished/excavated/waste material, to ensure the safe disposal or recycling and minimising impacts on the environment.
- A temporary 1.8 metre high security fence is to be installed around the site at all times during the proposed works, in order to protect pedestrians and ensure that the site is secured against unauthorised entry or when the site is not attended.

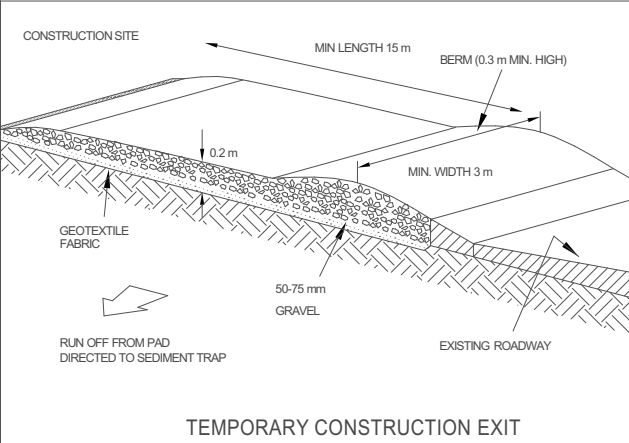
- No unauthorised pedestrians are to be given access to enter the site.
- Travel within the site is to be confined to designated walkways/areas identified by safety signs and/or temporary fencing. All personnel on site are to wear safety equipment including high visibility vests.
- The developer is to ensure that there are adequate measures to protect all public roads and footway areas from any damage that may be caused by the construction activities. A Dilapidation report is to be prepared by the developer and submitted to Council.
- The developer is to pay Council for any unintended damage to public areas adjacent to site and to have any damaged areas rectified immediately upon completion of work.

SEDIMENT & EROSION NOTES

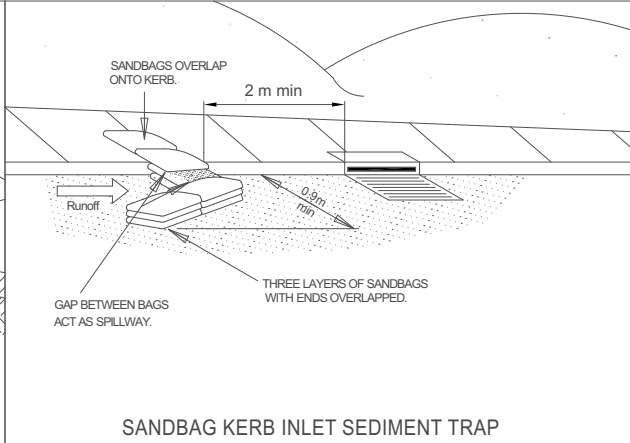
- IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
- IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
- PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
- PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
- ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
- ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
- WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
- NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
- APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
- TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
- THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
- ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
- ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
- 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 CONTROL NOTES

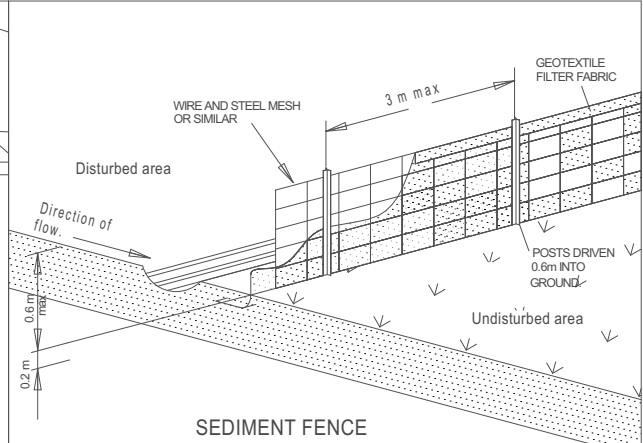
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENT TRAP



SEDIMENT FENCE

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ISSUE DATE PURPOSE OF ISSUE  
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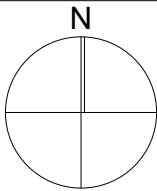
PROJECT ADDRESS  
142 LAMBETH STREET PANANIA

PROJECT DESCRIPTION  
BOARDING HOUSE DEVELOPMENT

CLIENT  
MR S. METRY

STATUS  
DA

STAGE  
DEVELOPMENT APPLICATION



DRAWING NO.

404

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WA

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WA

DRAWING TITLE  
SEDIMENT & EROSION PLAN

ISSUE

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JOB NO.

PQ

SCALE










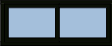


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DATE










16/02/2023

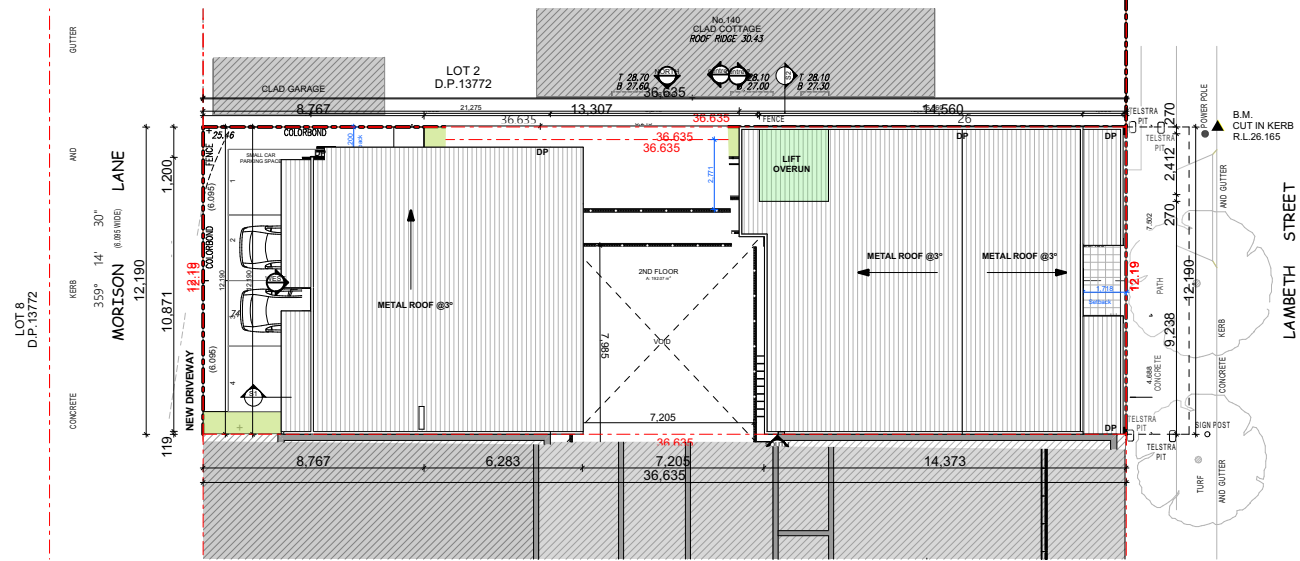
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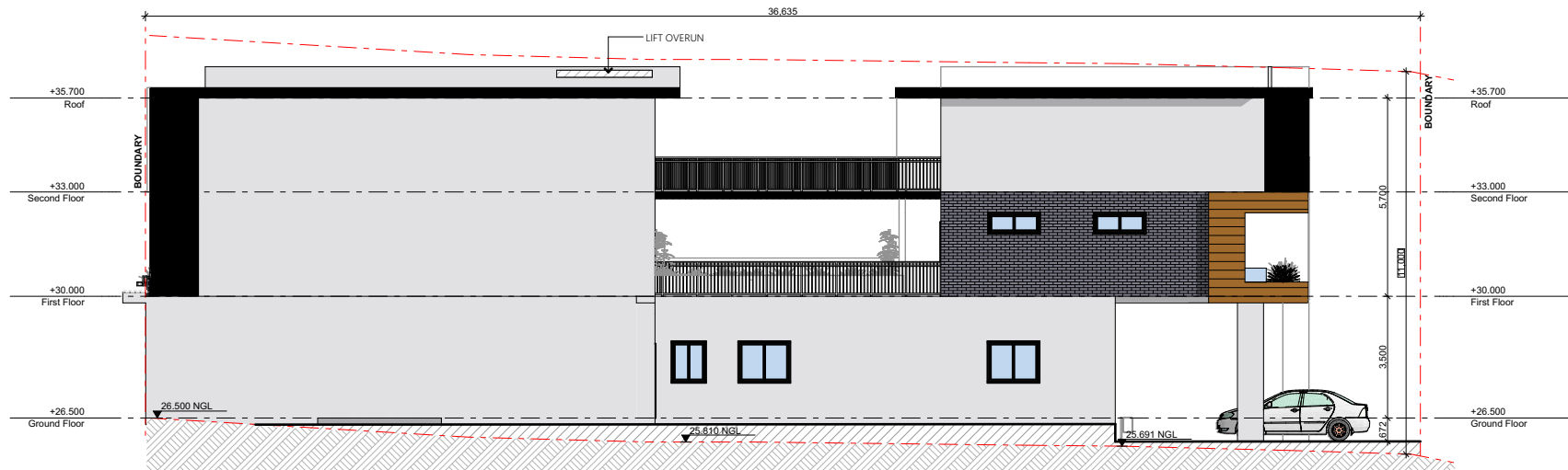
WINDOW SCHEDULE												
Front View												
ID	WD -01	WD -02	WD -03	WD -04	WD -05	WD -06	WD -07	WD -08	WD -09	WD -10	WD -11	WD -12
Floor (Story)	Ground Floor	Ground Floor	Ground Floor	Ground Floor	Ground Floor	Ground Floor	First Floor	First Floor	First Floor	First Floor	First Floor	First Floor
Frame Height	900	1,200	1,200	1,200	1,200	1,200	2,100	2,100	600	600	900	900
Frame Width	600	1,321	1,500	1,500	1,000	2,000	600	700	1,500	1,500	1,200	1,200
Head Height	3,293	3,293	2,400	2,400	2,400	3,293	2,100	2,100	2,400	2,400	2,400	2,400
Quantity	1	1	1	1	1	1	1	1	1	1	1	1

WINDOW SCHEDULE												
Front View												
ID	WD -13	WD -14	WD -15	WD -16	WD -17	WD -18	WD -19	WD -20	WD -21	WD -22	WD -23	WD -24
Floor (Story)	First Floor	First Floor	First Floor	First Floor	First Floor	Second Floor	Second Floor	Second Floor	Second Floor	Second Floor	Second Floor	Second Floor
Frame Height	600	600	2,100	500	2,100	900	900	900	600	2,100	2,100	2,100
Frame Width	1,400	1,500	700	1,000	700	600	600	600	1,165	700	700	700
Head Height	2,400	2,400	2,210	2,847	2,245	2,100	2,100	2,100	2,400	2,100	2,100	2,100
Quantity	1	1	1	1	1	1	1	1	1	1	1	1

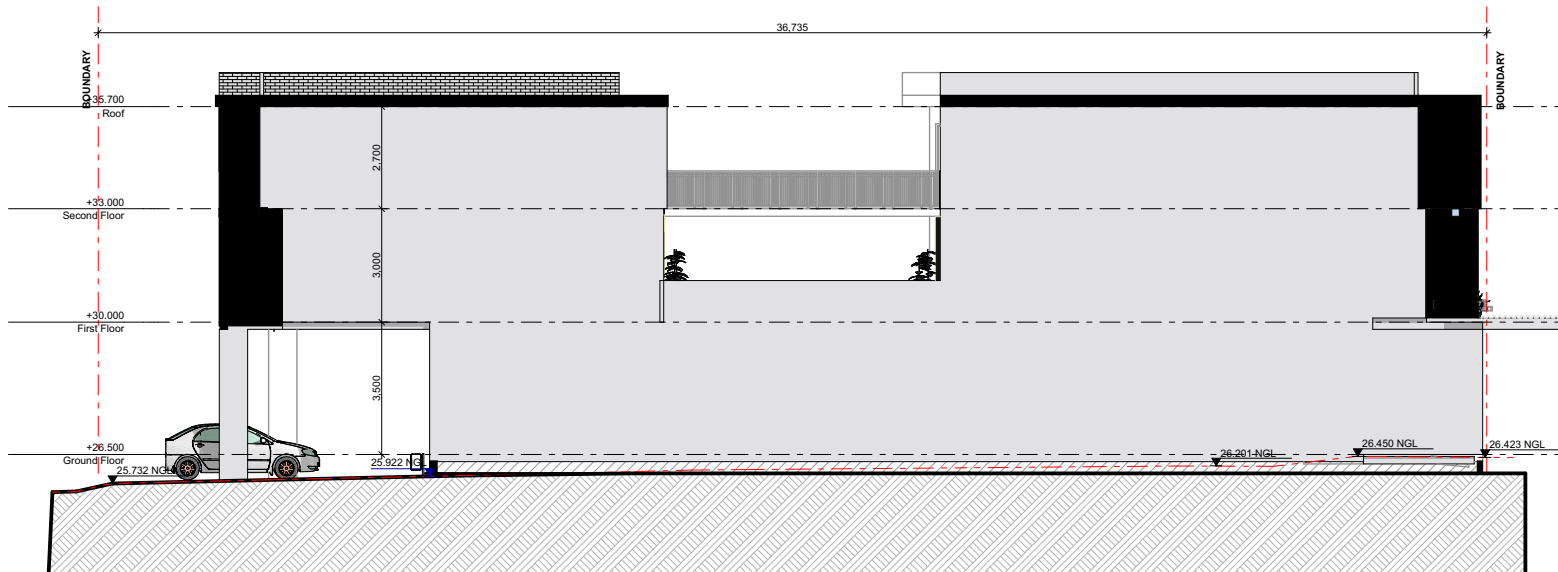
WINDOW SCHEDULE									
Front View									
ID	WD -25	WD -26	WD -27	WD -28	WD -29	WD -30	WD -31	WD -32	WD -33
Floor (Story)	Second Floor	Second Floor	Second Floor	Second Floor	Second Floor	Second Floor	Second Floor	Second Floor	Ground Floor
Frame Height	600	2,100	2,100	500	2,100	2,100	600	600	2,989
Frame Width	1,500	700	700	1,000	700	700	1,400	1,400	900
Head Height	2,400	2,100	2,100	2,400	2,100	2,049	2,400	2,400	2,989
Quantity	1	1	1	1	1	1	1	1	8



1  
-  
SITE PLAN  
1:300



1  
-  
NORTH ELEVATION  
1:200



3  
-  
SOUTH ELEVATION  
1:200



2  
-  
EAST ELEVATION  
1:200



4  
-  
WEST ELEVATION  
1:200

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ISSUE	DATE	PURPOSE OF ISSUE
A	20/02/17	PRE-DA
B	12/07/22	DA

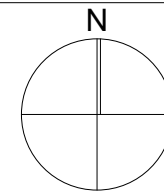
PROJECT ADDRESS  
142 LAMBETH STREET PANANIA

PROJECT DESCRIPTION  
BOARDING HOUSE DEVELOPMENT

CLIENT  
MR S. METRY

STATUS  
DA

STAGE  
DEVELOPMENT APPLICATION



DRAWING NO.

406

DRAWN BY  
WA

DRAWING TITLE  
NOTIFICATION

ISSUE

B

JOB NO.  
PQ

SCALE  
1:50@ A1  
1:100@ A3

DATE  
16/02/2023

