

Applicant contact details

Development details

Application type	Development Application
Site address #	1
Street address	24 KLEINS ROAD NORTHMEAD 2152
Local government area	CITY OF PARRAMATTA
Lot / Section Number / Plan	4/-/DP25447 ☒

Primary address?	Yes
Planning controls affecting property	Land Application LEP Parramatta Local Environmental Plan 2023 Land Zoning E1: Local Centre Height of Building 12 m Floor Space Ratio (n:1) 1.5:1 Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Acid Sulfate Soils Class 5 Local Provisions SEPP (Western Sydney Aerotropolis) 2020 Wind Turbines Map

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Shop Top Housing
Description of development	shop top housing to an existing shop.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	-
Proposed to operate 24 hours on Tuesday	No
Tuesday	-
Proposed to operate 24 hours on Wednesday	No
Wednesday	-
Proposed to operate 24 hours on Thursday	No
Thursday	5:19 PM -
Proposed to operate 24 hours on Friday	No
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
Is the development proposed to be build-to-rent housing?	Yes
Dwelling count details	
Number of dwellings / units proposed	2
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	80
Total site area (m2)	15
Total net lettable area (m2)	0

Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	A1744558
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	
Number of staff/employees on the site	

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Commercial including business premises and retail premises	5	3	2
Total	5	3	2

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No

10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	No
Has the proposed development been designed to enable any of the following sustainability measures?	The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	
Is the development seeking certification from a sustainability rating system?	No
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	No
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	used of recycled materials
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or	No

elsewhere?	
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	- 24 Kleins Rd Northmead 1400 stairs, F - 24 Kleins Rd Northmead 1400 stairs, F - 24 Kleins Rd Northmead 1400 stairs,
BASIX certificate	A1744558_PEC-DPE-BASIX-WORK AL-29827
Cost estimate report	24 Kleins Road Northmead 4_25447
Documents Supporting Contributions Assessment	REVA SW-D-200
Environmental impact statement	Final Revised SEE - 30-2024 - 24 Kleins Road Northmead
Fee estimate	Acceptence Letter - DL 282 2024 - 24 Kleins Road, NORTHMEAD NSW 2152
Flood Risk Impact and/or Management Plan	Flood Impact Assesment Report-24 Kleins Road, Northmead
Flood risk management report	Flood Information 24 Kleins Rd Northmead
Generated contributions form	Contributions_form_1715768332.pdf
Generated Pre-DA form	Pre-DA form_1715768350.pdf
NABERS Embodied Emissions Materials Form	24 KLEINS RD NORTHMEAD-Model
Other	DL Returned - DL 282 2024 - 24 Kleins Road, NORTHMEAD NSW 2152 DL Returned - DL 282 2024 - 24 Kleins Road, NORTHMEAD NSW 2152
Owner's consent	asics 2 asics and council
Site Plans	24 KLEINS RD NORTHMEAD-Model
Statement of environmental effects	Final SEE - 24 Kleins Road Northmead - 30-2024
Stormwater drainage plan	REVA SW-D-601 REVA SW-D-201 REVA SW-D-000

	REVA SW-D-200
Survey plan	24 KLEINS RD NORTHMEAD-Model
Title Documentation / Certificate of Title	24 Kleins Road Northmead 4_25447
Waste management plan	WMP

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$1,350.44
Council unique identification number	DA/379/2024
Date on which the application was lodged into Council's system	10/07/2024

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A1744558

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Monday, 22 April 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project address

Project name	24 Kleins Road
Street address	24 KLEINS Road NORTHMEAD 2152
Local Government Area	Parramatta City Council
Plan type and number	Deposited Plan DP25447
Lot number	4
Section number	N/A

Project type

Dwelling type	Dwelling above existing building
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more.
N/A	N/A

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: DSD Design

ABN (if applicable): 68963585624

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check												
Insulation requirements																	
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓												
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor with enclosed subfloor: framed (R0.7).</td><td>R0.60 (down) (or R1.30 including construction)</td><td>N/A</td></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R3.00 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>			Construction	Additional insulation required (R-value)	Other specifications	suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A	external wall: brick veneer	R1.16 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	E	4.41	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W2	E	3.31	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W3	W	4.21	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

STATEMENT OF ENVIRONMENTAL EFFECTS 24 KLEINS ROAD NORTHMEAD

Proposal: First floor addition to existing commercial premises to create a shop top housing development

June 2024

Prepared by:

George Nehme – Director
0450 606 056
george@pplanning.com.au

Project Number: 30-2024

Client: DSD Designs

Revision : B

Note:

This report is dated as above in 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of the authors' opinion in this report. The individual whom prepared this report on the instructions, and for the benefit only, of the applicant for the purpose of preliminary planning advice any other purpose or use. To the extent permitted by applicable law, the authors expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose). In preparing this report, the individuals were required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment. All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to the author at the date of this report, and upon which the author relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which the author has no control. In preparing this report, the author may rely on or refer to documents in a language other than English, which the author may arrange to be translated. The author is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations. Whilst the author has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. The author (including its members and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which the author relies, provided that such errors or omissions are not made by the author recklessly or in bad faith. This report has been prepared with due care and diligence by the author and the statements and opinions given by the author in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above. This report has been prepared by Pivotal Planning Pty. To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Pivotal Planning Pty Ltd accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

1. Executive Summary

This Statement of Environmental Effects has been prepared for submission to City of Parramatta Council (PCC) for a development that is proposing the “*The first-floor addition to an existing commercial premises comprising of 2 x 1-bedroom apartments to create a shop top housing development*”. The development site is located at 24 Kleins Road Northmead, legally known as Lot 4 DP 25447.

The subject site is zoned E1 Local Centre pursuant to the Parramatta Local Environmental Plan (PLEP) 2023. This Statement of Environmental Effects provides a detailed assessment against the relevant development standards and the relevant development guidelines that are applicable to the site in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

2. Site and Locality

The subject site is identified as 24 Kleins Road Northmead, legally known as Lot 4 DP 25447. The subject site is zoned E1 Local Centre pursuant to the Parramatta Local Environmental Plan (PLEP) 2023.

The site is benefited by an existing commercial building, being utilised for a food and drink premises. The current site is located in a row of commercial. Retail premises fronting Kleins Road.

The site is a regular shaped allotment with a site area of 154.7m², with a primary frontage of 6.095m along Kleins Road, a northern and southern side boundary of 25.385m, and a western boundary of 6.095m to Lizzie Lane.

The surrounding locality is primarily characterised by a mixture of shop-top housing developments, commercial premises and residential flat buildings. The surrounding developments fronting Kleins Road ranges from 2 to 4 storeys in height.

The subject site is located in an E1 Local Centre zone. The development provides for a design that maintains the scale and height of the surrounding built form, whilst providing a design that accommodates appropriate residential accommodation for future residents in line with the aims of the PLEP 2023.

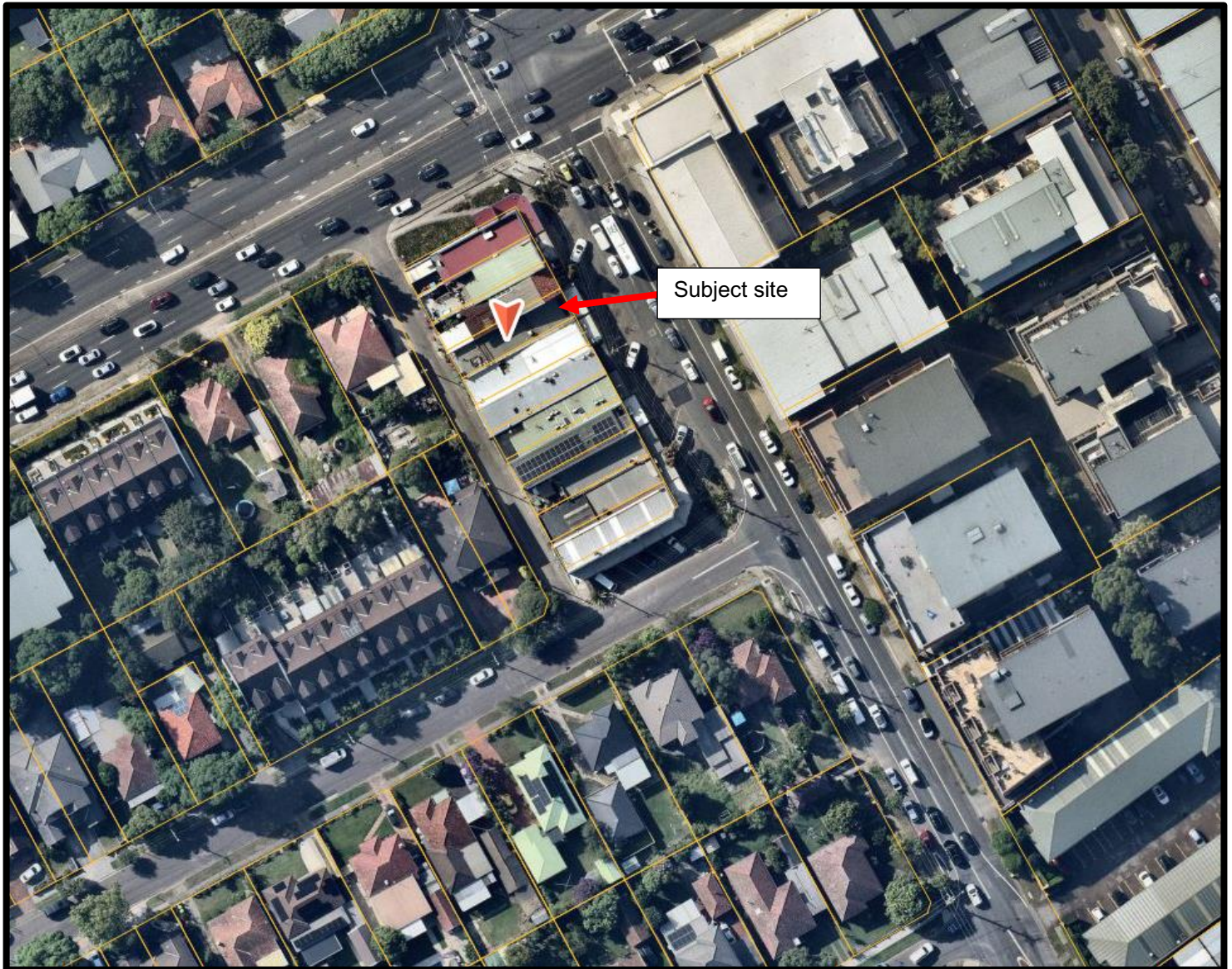


Figure 1: Aerial view of the site identified as 24 Kleins Road (source: Nearmap 2024)

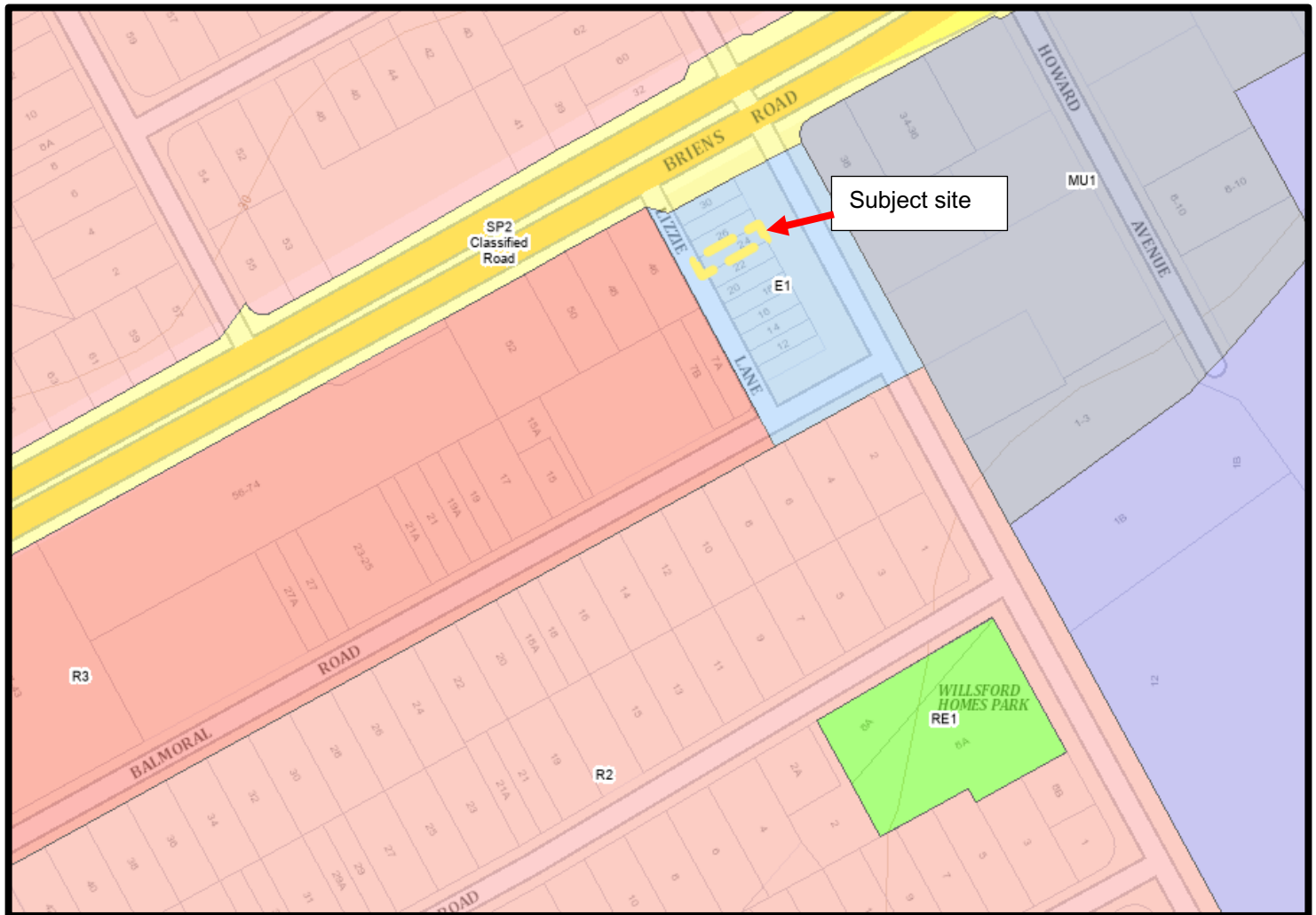


Figure 2: Zoning Map of the area - (Source NSW e-planning spatial viewer)

3. Proposed Development

The proposed development consists of:

"The first-floor addition to an existing commercial premises comprising of 2 x 1-bedroom apartments to create a shop top housing development". A detailed description is provided below.

- The first-floor addition consists of 2 x 1-bedroom apartments. One apartment fronts Kleins Road, that include 1 bedroom, a balcony, lounge, kitchen and dining area, with a laundry and bathroom. A second unit fronts the rear lane and contains 1 bedroom, a balcony, lounge, kitchen and dining area, with a laundry and bathroom.
- The overall height remains two storeys in height.

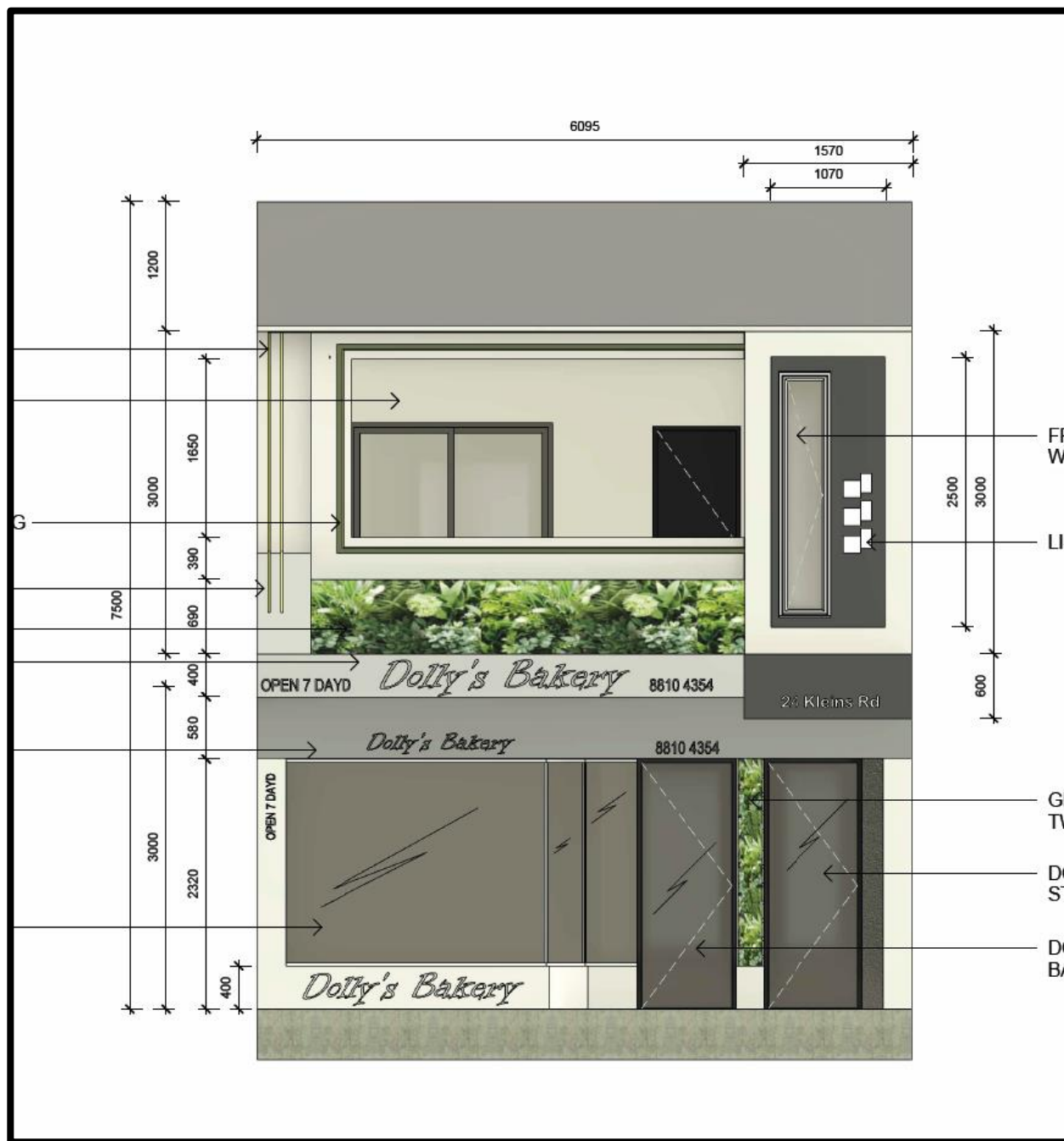


Figure 3: Kleins Road Façade

4. Site Constraints

Site Constraint	Yes/No
Bushfire	No
Flooding	No
Heritage Items	No
Aboriginal heritage	No
Environmentally Significant Land	No
Threatened Species/ Flora/ Habitat/ Critical Communities	No

Acid Sulphate Soils	No
Flight Paths	No
Railway Noise	No
Road Noise/ Classified Road	No

4. Section 4.15 Planning Assessment

The following planning instruments have been considered in the planning assessment of the subject Development Proposal

- (a) State Environmental Planning Policy (Biodiversity and Conservation) 2021 –Chapter 6, Waterway Catchment
- (b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land
- (c) Parramatta Local Environmental Plan (PLEP) 2023
- (d) Parramatta Development Control Plan (PDCP) 2023
 - o Part 3: Residential Development – Chapter 3.5 part 3.5.2 – Key Development Standards for Shop top Housing and Mixed-use Development

(a) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 – Waterway Catchment

The subject land is located within the Sydney Harbour Catchments and as such State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, applies to the application. The SEPP generally aims to maintain and improve the water quality and river flows of the Sydney Harbour and its tributaries.

The proposal involves minor works to an existing heritage building and is unlikely to have a detrimental impact on the environmental quality of the Sydney Harbour Catchment and thus is consistent with the relevant objectives of the SEPP.

(b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land

In accordance with Clause 4.6(1) Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

Due to the existing and surrounding uses there is nothing to indicate that the site would be affected by soil contamination. The site has been used for commercial purposes for a prolonged and extended period of time, therefore would unlikely contain contaminated land.

With consideration to the above mentioned points there is no sufficient evidence to suggest that the land is contaminated and therefore a land contamination assessment is not considered to be necessary at this stage. Based on the conclusions above it is considered that the site is suitable for the proposed development and land use and has adequately addressed Clause 4.6(1) of the SEPP.

(c) Parramatta Local Environmental Plan (PLEP) 2023

(i) Zoning

The subject site is zoned E1 Local Centre pursuant to the Parramatta Local Environmental Plan (PLEP) 2023.

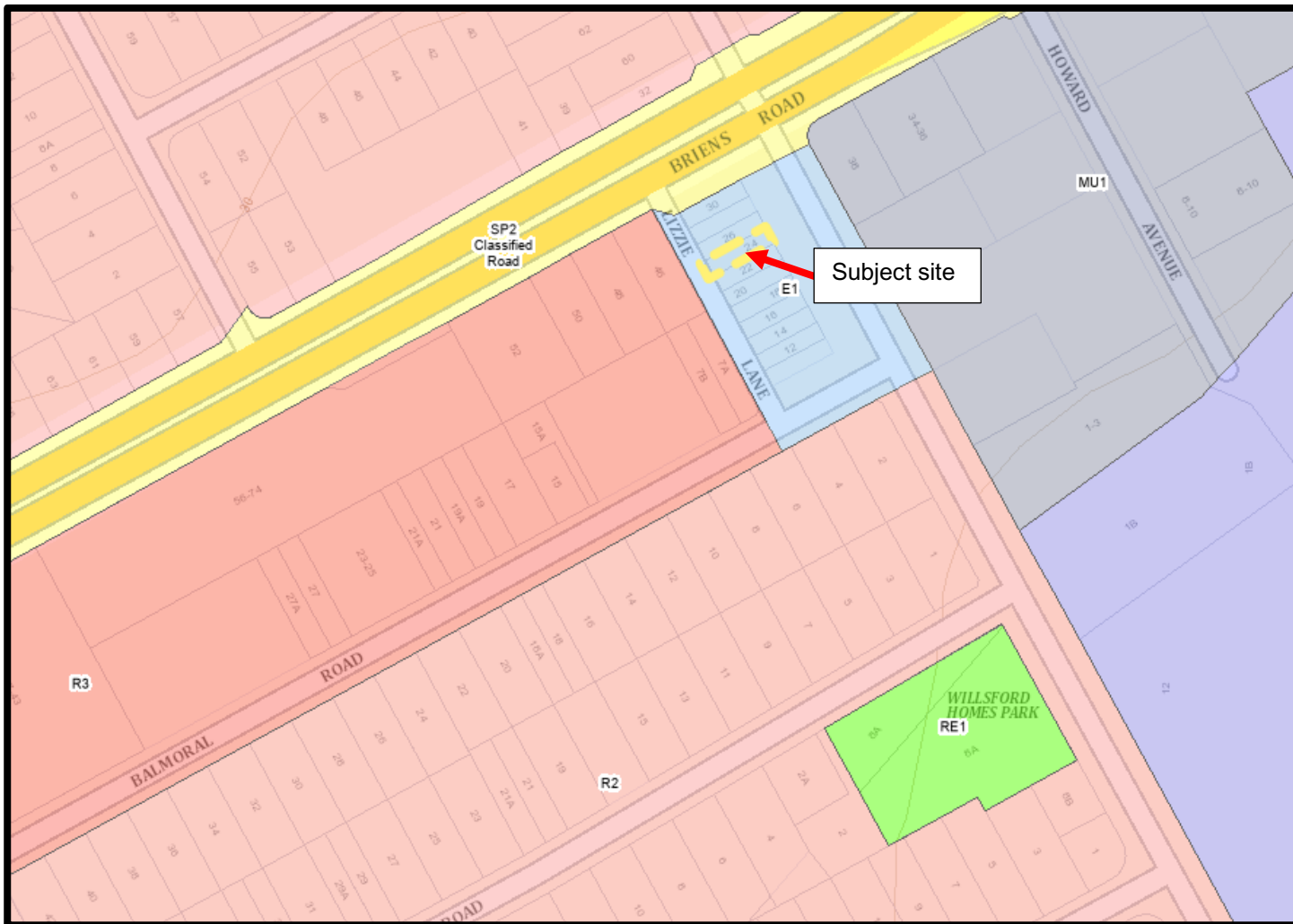


Figure 4: Zoning Map of the area - (Source NSW e-planning spatial viewer)

(ii) Permissibility

The development will be best defined as a shop top housing development. A shop top housing development is permissible with consent in the E1 zone as indicated from the extract of the zoning table under the PLEP 2023 below.

3 Permitted with consent

*Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Health consulting rooms; Home businesses; Home industries; Home occupations; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Self-storage units; Seniors housing; Service stations; Serviced apartments; **Shop top housing**; Tank-based aquaculture; Veterinary hospitals; Water recycling facilities*

(iii) Objectives of the Zone

The objectives of the zone are as follows:

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure the scale and type of development does not adversely affect the amenity of the surrounding neighbourhood.

Comment: The development is consistent with the applicable objectives of the E1 zone in that it maintains the commercial presence in the immediate locality at the ground floor maintaining an active street frontage, contributing to the vibrancy of the surrounding centre. The proposal provides for the housing needs of the community by providing complementary residential development above the commercial premises.

(iv) Summary of the Development Standards Applicable under the PLEP 2023

Development Provision	Requirement	Proposed
4.3 Height of Buildings	Max Height 12m	Height proposed is 7.5m
4.4 - Floor Space Ratio	Max FSR 1.5:1	Proposal provides an FSR of 1.5:1

(d) Parramatta Development Control Plan (PDCP) 2023

An assessment against the applicable guidelines of the PDCP 2023, specifically Part 3: Residential Development – Chapter 3.5 part 3.5.2 – Key Development Standards for Shop top Housing and Mixed-use Development is detailed below

Parramatta Development Control Plan 2023
Part 3 – Residential Development
Chapter 3.5 – Part 3.5.2 - Key Development Standards for Shop top Housing and Mixed-use Development
3.5.2.1 – Min Site Frontage 6m for E1
Comment: Subject allotment is a minimum 6.095m
3.5.2.2 – Preliminary Building Envelope

C.01 – Height to Comply with PLEP 2023

C.03 – Mixed use Development must provide active use at the ground floor and may be built to the street boundary

C.04 – Buildings must be setback with the prevailing street setback

C.05 – Must be a minimum 3m from a laneway to support landscaping

C.09 – Side setbacks to comply with ADG

Comment: Subject allotment has an existing setback at the ground floor that is not being amended. A 3m deep balcony is provided to each apartment to create a visual break in the building. The side setbacks are proposed at zero lot to provide a consistent setback with the adjoining developments that are also built to zero lot. The proposed building envelope is considered satisfactory on merit.

3.5.2.3 – Streetscape and Building Address

C.01-C.10

Comment: The proposal maintains the active frontage from the commercial premises on the ground floor. The proposal does not include residential development at the ground floor. The proposal maintains an active street frontage, encouraging patronage of the small commercial centre.

3.5.2.4 – Open Space and Landscape

C.01-C.02

Comment: The development provides for balconies for each unit. One balcony being 14.909m² and the other being 21.109m², both exceeding the minimum requirements of 8m² for the ADG. All balconies have a minimum depth of 3.9m

3.5.2.5 – Parking Design and Vehicular Access

Comment: The proposal will utilise existing on-street parking similar to the existing commercial and shop-top housing developments within the locality. The proposed additional 2 bedrooms will not create a significant additional demand on parking.

3.5.2.6 – Internal Amenity

C.01-C.07

Comment: The floor to ceiling height of the residential element above is 3m, providing sufficient area for internal circulation.

Civic, Commercial Development and Adaptive Reuse

C.70-C.78

Comment: The proposal is an appropriate adaptive-reuse to a commercial premises. The significant elements of the building are retained, with the alterations and additions proposing materiality that is an appropriate response to the significance of the item and retains the character of the item when viewed from the public domain.

(e) Section 4.15(1)(a)(iii) –Any Planning Agreement or Draft Planning Agreement

There is no planning agreement or draft planning agreement applying to the site.

(f) Section 4.15(1)(a)(iv) –The Regulations

The applicable provisions of the *Environmental Planning and Assessment Regulation 2021* has been considered in the assessment of this application and it is considered the proposal is consistent with the EP&A Regulation 2021.

(g) Section 4.15(1)(b) – The Likely Impacts of the Development

It is considered that the proposal will have limited impacts on the existing and future character of the locality. The proposal provides for a development that will easily cater for a suitable development that will not compromise the amenity of the surrounding locality. The proposal provides for a design that is consistent with the objectives and intent of the current development standards under the PLEP 2023 and relevant guidelines of the PDCP 2023.

(h) Section 4.15(1)(c) – The Suitability of the Site for the Development

The subject development is permissible in the zone and the proposal satisfies the key planning controls for site as detailed above and is generally considered to be suitable for the site.

The proposal is designed to accommodate the requirements of AS 1428.1 Access and Mobility, including the design of bathrooms and access areas. Bathrooms can be designed to accommodate the relevant standard of AS 1428.1 Access and Mobility. The proposal is designed to be consistent with the recently approved developments adjoining the site, where first floor additions have taken place. The proposal remains suitable for the proposed development, consistent with the established streetscape character.

5. Conclusion

The application has been assessed against the relevant provisions of the EP&A Act 1979, applicable development standards of the PLEP 2023 and guidelines contained within the PDCP 2023. It is considered the development proposing the “*The first-floor addition to an existing commercial premises comprising of 2 x 1-bedroom apartments to create a shop top housing development*” at 24 Kleins Road Northmead, legally known as Lot 4 DP 25447., is a development form that is consistent with the existing and future character of the area.

The proposal provides for a development that is consistent with the prevailing subdivision pattern and predominant building form in the immediate locality and is consistent with the objectives of the E1 – Local Centre zone applicable to the site. The proposal is considered acceptable on merit and is worthy of support in this instance.

WASTE MANAGEMENT PLAN

OUTLINE OF PROPOSAL

Site Address	24 KLIENS ROAD, NORTHMEAD
Applicants Name	DSD Design
Phone	02 8007 4003
Buildings + Other Structures on the Site	Roof metal and bricks
Brief Description of Proposal	Proposed shop top housing of 2 studios

The details provided on this form are the intentions for managing waste relating to this project. DATE: 15 March 2022

DEMOLITION STAGE:

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) Or Area (m ²)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	N/A	Cut & fill and excess fill will be used to form house platform.	Lazer Grade Excavations.	N/A
Green Waste	N/A	N/A	N/A	N/A
Bricks	N/A	N/A	N/A	N/A
Concrete	N/A	N/A	N/A	N/A
Asbestos Cement Roof and Wall Cladding	N/A	N/A	N/A	N/A

DEMOLITION STAGE ONE continued

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m³) Or Area (m²)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Timber	N/A	N/A	N/A	N/A
Plasterboard	N/A	N/A	N/A	N/A
Metals	N/A	N/A	A.S.A.P wastes and recyclers located at 15 Marsh Street, Granville.	N/A
Tiles	0 m³	Use on site for road base at front entry of site.	To be taken to Express Waste Recyclers, 7 Harbord Street, Granville for crushing and recycling.	N/A
Other* Specify: Plastics	0.5 m³	To be placed in bins on site.	To be taken to Express Waste Recyclers, 7 Harbord Street, Granville, separated from recyclable materials, then taken to a registered landfill outlet as dictated by Express Waste.	N/A

Note*: Section labelled "other" includes mixed materials on the site including residual waste. Each material to be specified.

CONSTRUCTION STAGE TWO

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) Or Area (m ²)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	N/A	Reuse as fill under slab section.	Lazer grade Excavations.	N/A
Green Waste	2.0 m ³	To be chipped and mulched on site and stored for reuse in landscaping, including stumps and trunks.	Ace-arbor Tree Services	N/A
Bricks	2.0 m ³	To be separated and collected on site and removed at roof tile stage.	To be taken to Express Waste Recyclers, 7 Harbord Street, Granville for crushing and recycling.	N/A
Concrete	1.0 m ³	To be separated and removed from site.	To be taken to Australian Native Landscapes, Martins Road, Badgerys's Creek for chipping and recycled into fertilizer products.	N/A

CONSTRUCTION STAGE TWO continued

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m³) Or Area (m²)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Timber	1.0 m³	To be separated and removed from site.	To be taken to Australian Native Landscapes, Martins Road, Badgerys's Creek for chipping and recycled into fertilizer products.	N/A
Plasterboard	2.0 m³	To be separated and removed from site.	To be collected by Boral Plasterboard and returned to Camellia Plant to be recycled into plasterboard products.	N/A
Metals	0.5 m³ Brick straps etc.	To be separated and removed from site.	To Sims Metal for recycling.	N/A
Tiles	1 m³	Use on site for road base at front entry of site.	To be taken to Express Waste Recyclers, 7 Harbord Street, Granville for crushing and recycling.	N/A
Other* Specify: Plastics	2 m³ Plastic bottles, cardboard boxes, lunch wrappings	Plastic bottles, cardboard boxes, lunch wrappings	To be taken to Express Waste Recyclers, 7 Harbord Street, Granville, separated from recyclable materials, then taken to a registered landfill outlet as dictated by Express Waste.	N/A

Note*: Section labelled "other" includes mixed materials on the site including residual waste. Each material to be specified.

USE OF PREMISES STAGE THREE

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste offcuts, etc.	- Liters or m³ - See Appendix A for estimates	For example: - waste storage and recycling area - garbage chute - on-site composting - compaction equipment	- recycling - disposal - specify contractor
Recyclables: 1. Paper 2. Food Waste 3. Glass & Plastic Bottles	60L	Temporary storage bin in kitchen cupboard. Recycle collection containers positioned on-site. Compost bin on-site.	To landfill site by Council Waste Contractors.

Note*: Section labelled "other" includes mixed materials on the site including residual waste. Each material to be specified.

ON-GOING MANAGEMENT STAGE FOUR

The Owner will be responsible for transferring the materials to the waste storage and recycling area bins located on-site.

Proposal: Shop Top Housing 24 Kleins Road, Northmead



Flood Impact Assessment Report

CIVIL & STRUCTURAL ENGINEERS: ENERGY ASSESSORS:
ARCHITECTURE

AKT Engineering & Consulting Pty Ltd
ABN: 68600490757

3A/549-553 Woodville Road, Guildford, NSW, 2161

Mob : (+61) 04268 148 98

E-mail: info@aktengineering.com.au

W: www.aktengineering.com.au

Table of Contents

1.	Executive Summary	4
	1.1 Recommendations	6
2.	Introduction	7
3.	The Site	8
4.	List of Attachments	9

Attachment 1- Councils Flood advice
/ Medium Flood Risk planning present table.

1. Executive Summary

Proposed Shop Top Housing, Brick veneer at the Ground floor level, light weight construction First Floor (studio/ apartment) with combined Brick veneer remaining of the First floor, aluminium roof falling towards the rear degrees at the subject address: 24 Kleins Road, Northmead.



This flood impact assessment was undertaken for this property to satisfy Councils requirements for land affected with in flood plain, as per under the Section 10.7 of the EPA Act 1979:

- Part 7A: the land is within the flood plain and identified as being not within the mainstream flooding.
- This parcel is not within the floodplain & not identified as being within a Low Flood Risk Precinct as a result of local overland flooding.

This report addresses the effect of the proposed development to existing floodplain conditions and impacts. The following summarises the flood effects:

1. Mainstream Flooding

- This site is not identified being within a risk flood present as a result of mainstream flooding.
- The PMF level is R.L 19.10 meters AHD (nearest to the blue hatching point as per the flood report- offset 517 meters)
- The 1 in 100-year maximum 14.83 meters AHD

2. Local Flooding Effects

- The parcel is not identified as being within a Low/ Medium/ or High Flood Risk Precinct

3. Minimum Floor Levels and freeboard

- All proposed residence/ construction of Shop Top Housing as per Parramatta Development Control Plan.

4. Compliance with Councils Flood Risk Policy

- All sections of this policy have been complied with as shown in section 4 of this report.

1.1 Recommendations

The subject site/land it is not affected by local overland flooding and the governing 1:100Yr ARI.

The proposed floor level (FPL) shall be minimum **R.L 31.44 meters AHD** (11000 mm above the freeboard of 19.10 meters AHD), the proposed finished floor level (habitable) proposed is 31.34, and the proposed finished floor level for the proposed balconies (not habitable)

2. Introduction

AKT Engineering & Consulting Pty Ltd has been commissioned to compile report to demonstrate the outcomes of flood impact for proposed Shop Top Housing @ 24 Kleins Road, Northmead.

The preparation of the Flood Investigation & Impact Assessment report has been undertaken in accordance with the Parramatta City council.

The property located at 24 Kleins Road, Northmead and it is Not affected by the floor impact.

- As Flood advice from the Council and reviewing associated reports from council, the subject site is not affected by the 5% or 1%
- PMF water surface levels are not available.

3. The Site

The subject study was carried out for the subject development at 24 Kleins Road, Northmead, which is fronting Kleins Road, and the rear lane is Lizzie Lane.

where the proposed access will be for the proposed Shop Top Housing from the rear: Lizzie Lane.

The existing on site is a commercial shop, and the shrouding is similar to our proposal.

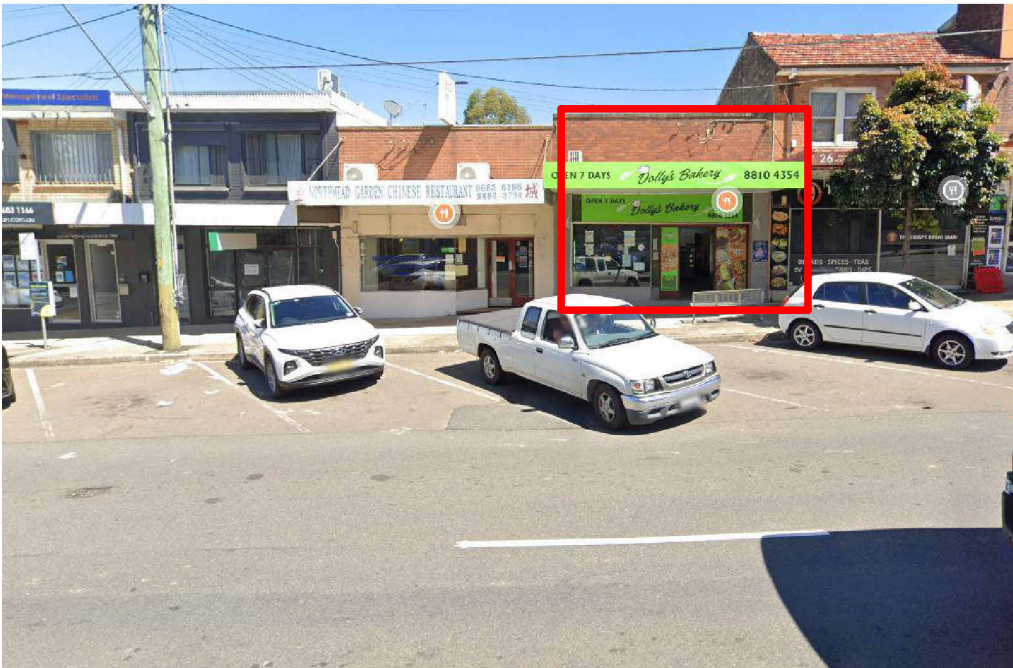
The site slopes from the eastern boundary to the western boundary (the topography fall is towards the front of the site)
The site is located at northern side of Kleins Road, downstream to Briens Road. The site belongs to the municipality of Parramatta and must comply with the Councils engineering requirements.

The site has a primary frontage to Kleins Road. The proposal is to construct a Shop Top Housing for future residence.

Attachment 1- Councils Flood advice
/ Medium Flood Risk planning present
table.



Flood Information
24 Kleins Rd Northr



STREET VIEW



SITE ELEVATION VIEW

1 3D VIEW BUILDING FACADE

No.	DESCRIPTION	BY	DATE

GENERAL NOTES

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of DSD Design.

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INFO@DSDDESIGN.COM.AU



PROJECT NAME: 24 Kleins Rd Northmead, NSW

COMMERCIAL PROJECT

NORTH

SHEET NAME: SITE VIEW & 3D BUILDING VIEW

CHECKED PROPOSAL

APPROVED PROPOSAL

CLIENT APPROVED

ENGINEER APPROVED

DRAWN BY: MAY Z. JAMIL

Project Number 0324

DWG NO A100

DATE: 25/06/24

REV.



1 FRONT ELEVATION
1 : 50

No.	DESCRIPTION	BY	DATE

GENERAL NOTES

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ARCHITECTURE | INTERIOR | DESIGN



PROJECT NAME: 24 Kleins Rd Northmead, NSW

COMMERCIAL PROJECT

NORTH

SHEET NAME: BUILDING FACADE

CHECKED PROPOSAL

APPROVED PROPOSAL

CLIENT APPROVED

ENGINEER APPROVED

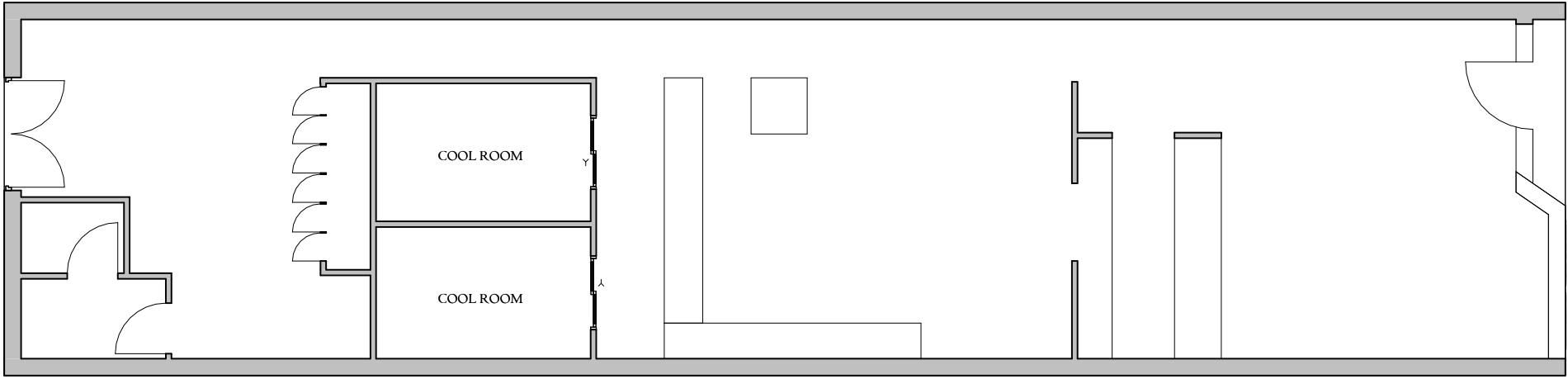
DRAWN BY: MAY Z. JAMIL

Project Number 0324

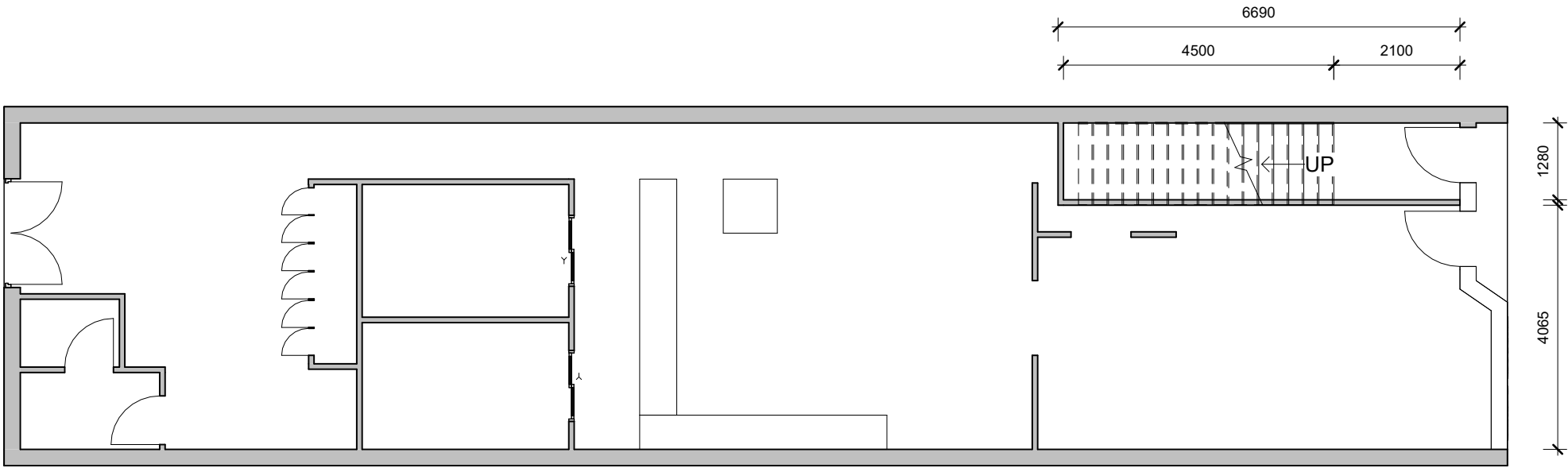
DWG NO A104

DATE: 25/06/24

REV.



1 EXISTING GF. PLAN
1 : 100



2 PROPOSED GF. PLAN
1 : 100

No.	DESCRIPTION	BY	DATE

GENERAL NOTES

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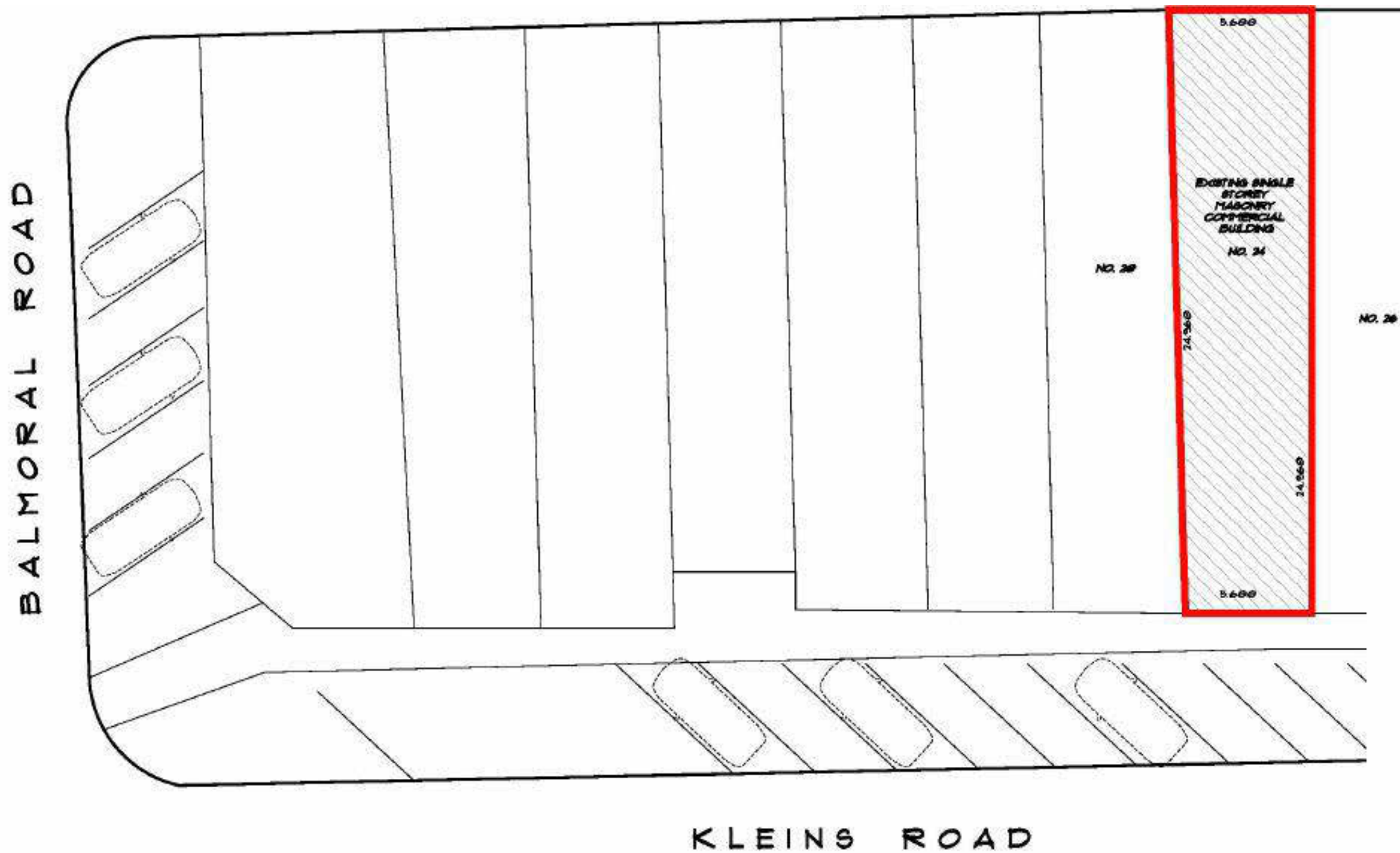
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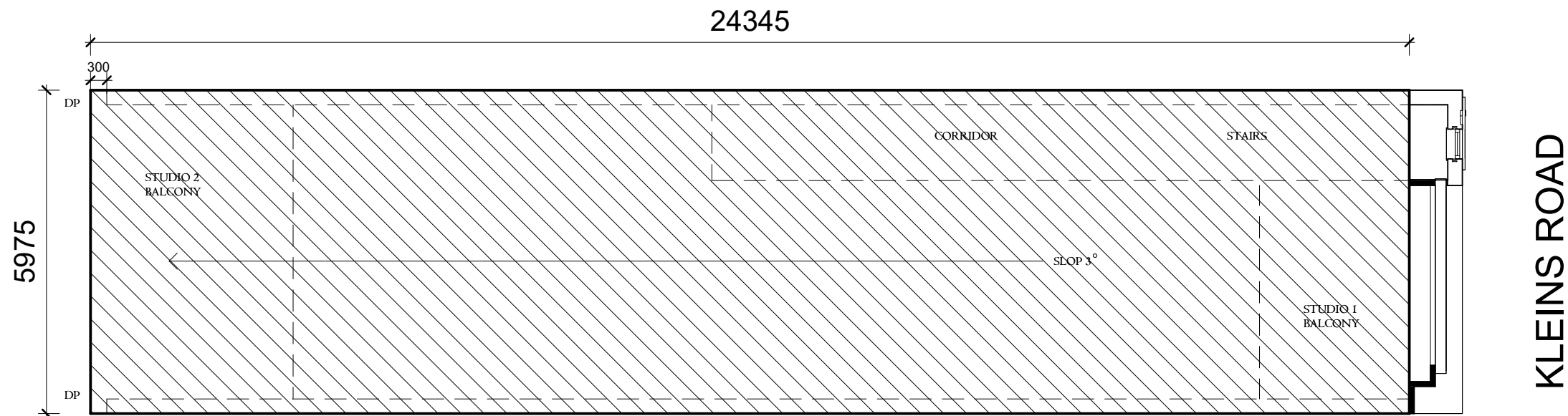


DESIGN

PROJECT NAME: 24 Kleins Rd Northmead, NSW				COMMERCIAL PROJECT		NORTH	
SHEET NAME: EXISTING & PROPOSAL GF							
CHECKED PROPOSAL		APPROVED PROPOSAL	CLIENT APPROVED		ENGINEER APPROVED		
DRAWN BY: MAY Z. JAMIL			Project Number 0324		DWG NO A105	DATE: 25/06/24	REV.



1 **EXISTING SITE ROOF PLAN**
1 : 200



1

PROPOSAL ROOF PLAN

1 : 100

GENERAL NOTES				PROJECT NAME: 24 Kleins Rd Northmead, NSW				COMMERCIAL PROJECT		NORTH		
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DRAWN BY: MAY Z. JAMIL								Project Number 0324		DWG NO A109	DATE: 25/06/24	REV.



1 STREET ELEVATION

1 : 100

GENERAL NOTES

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PROJECT NAME: 24 Kleins Rd Northmead, NSW

COMMERCIAL PROJECT

NORTH

SHEET NAME: STREET ELEVATION

CHECKED PROPOSAL

APPROVED PROPOSAL

CLIENT APPROVED

ENGINEER APPROVED

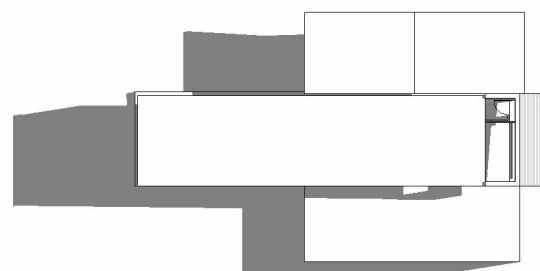
DRAWN BY: MAY Z. JAMIL

Project Number 0324

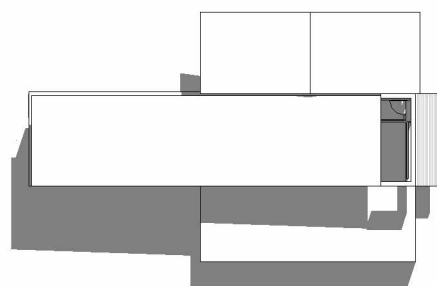
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DATE: 25/06/24

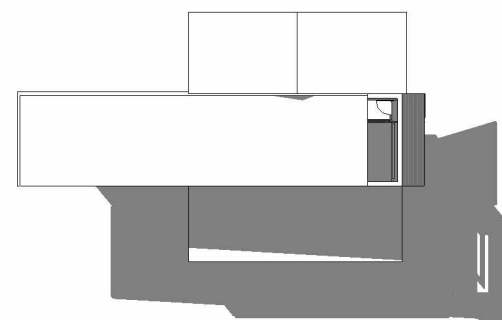
REV.



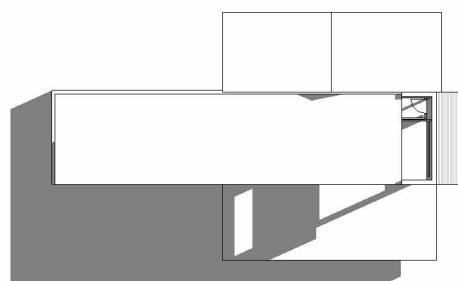
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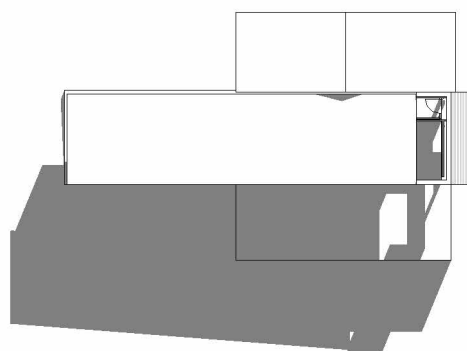
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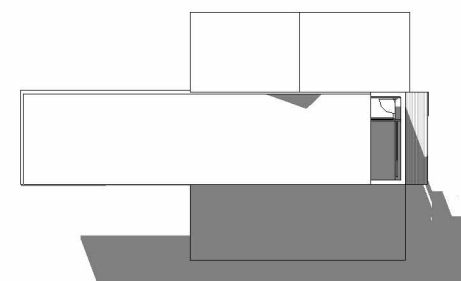
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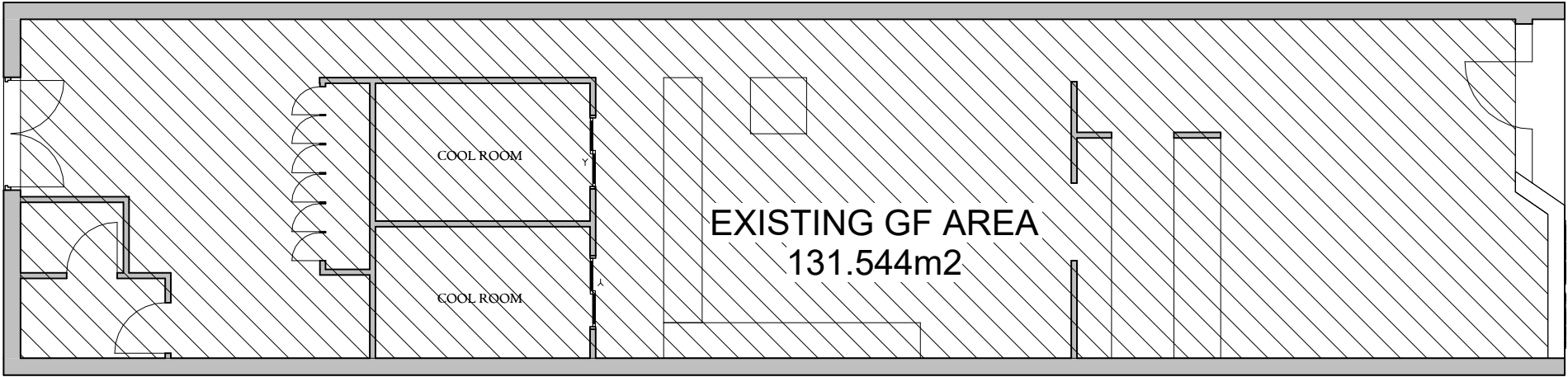


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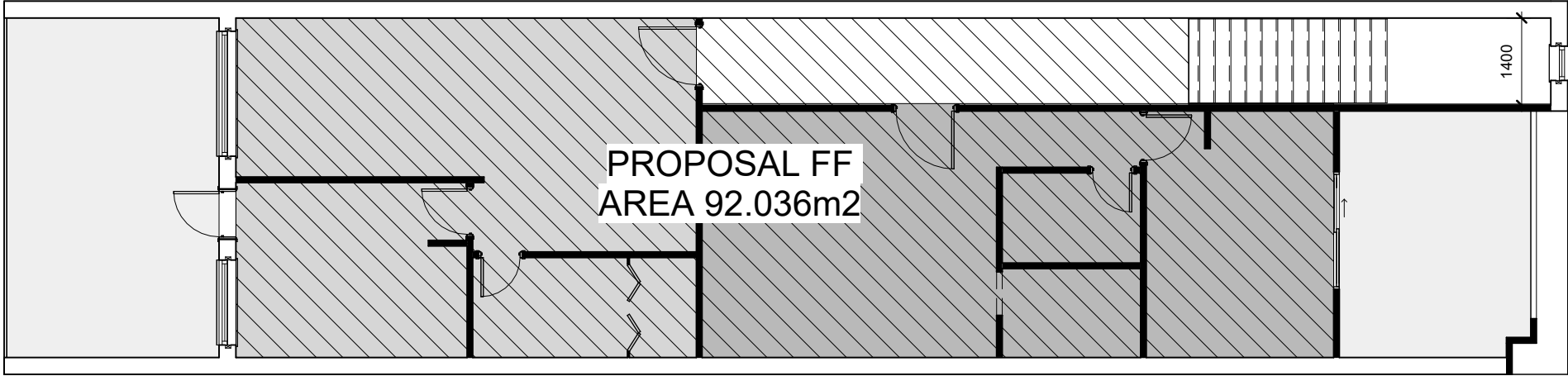
6 21 JUNE @3 PM
1 : 500

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No.	DESCRIPTION	BY	DATE																																																		
				SHEET NAME: SHADOW DIAGRAM																																																	
				CHECKED PROPOSAL		APPROVED PROPOSAL		CLIENT APPROVED		ENGINEER APPROVED																																											
				DRAWN BY: MAY Z. JAMIL				Project Number 0324		DWG NO A113		DATE: 25/06/24		REV.																																							



1 **EXISTING GF. BUILDING AREA**
1 : 100

TOTAL GF AND FF
AREAS 223.58 m²



2 **PROPOSAL FF BUILDING AREA**
1 : 100

GENERAL NOTES

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ARCHITECTURE | INTERIOR | DESIGN



PROJECT NAME: 24 Kleins Rd Northmead, NSW

COMMERCIAL PROJECT

NORTH

SHEET NAME: SITE FSR

CHECKED PROPOSAL

APPROVED PROPOSAL

CLIENT APPROVED

ENGINEER APPROVED

DRAWN BY: MAY Z. JAMIL

Project Number 0324

DWG NO A114

DATE: 25/06/24

REV.

Alterations and Additions

Certificate number: A1744558

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 22 April 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project address	
Project name	24 Kleins Road
Street address	24 KLEINS Road NORTHMEAD 2152
Local Government Area	Parramatta City Council
Plan type and number	Deposited Plan DP25447
Lot number	4
Section number	N/A
Project type	
Dwelling type	Dwelling above existing building
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more.
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: DSD Design	
ABN (if applicable): 68963585624	

BASIX Certificate number:A1744558

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs
Lighting		
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓
Fixtures		
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓

page 2/6

BASIX Certificate number:A1744558

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A			
external wall: brick veneer	R1.16 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

page 3/6

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BASIX Certificate number:A1744558

page 4/6

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 600 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

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BASIX Certificate number:A1744558

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	E	4.41	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W2	E	3.31	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W3	W	4.21	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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BASIX Certificate number:A1744558

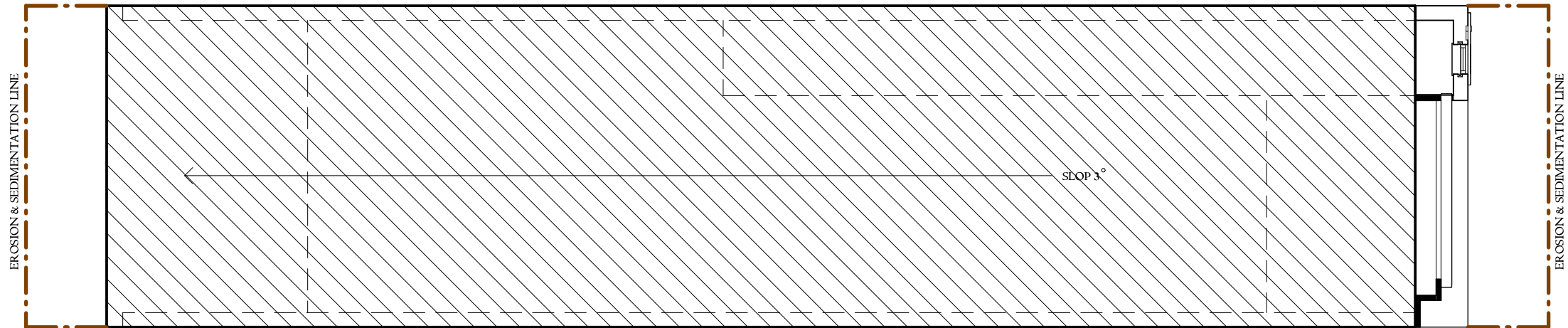
page 6/6

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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No.	DESCRIPTION	BY	DATE	GENERAL NOTES				PROJECT NAME: 24 Kleins Rd Northmead, NSW				COMMERCIAL PROJECT		NORTH	
				Figured dimensions & larger scale drawings shall be taken in preference to scaled readings. Check all dimensions and levels on site before commencement of work or ordering materials. All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions. All discrepancies shall be brought to the attention of DSD Design.				Copyright of the material shown hereon & in the accompanying CAD files/ drawing sheets vests with DSD Design. DSD Design warrants only the original architectural data as retained by the company. The data files are not to be altered without the written approval of DSD Design. The responsibility of DSD Design is removed if these conditions are not observed.							
				LEVEL 1,3A/549-553 WOODVILLE RD GUILDFORD NSW 2161 TEL: 02 8007 4003 MOB: 0423 300 474 WWW.DSDDESIGN.COM.AU INFO@DSDDESIGN.COM.AU				ARCHITECTURE INTERIOR DESIGN				SHEET NAME: BASIX CERTIFICATE			
								CHECKED PROPOSAL		APPROVED PROPOSAL		CLIENT APPROVED		ENGINEER APPROVED	
								DRAWN BY: MAY Z. JAMIL				Project Number 0324		DWG NO A115	
												DATE: 25/06/24		REV.	

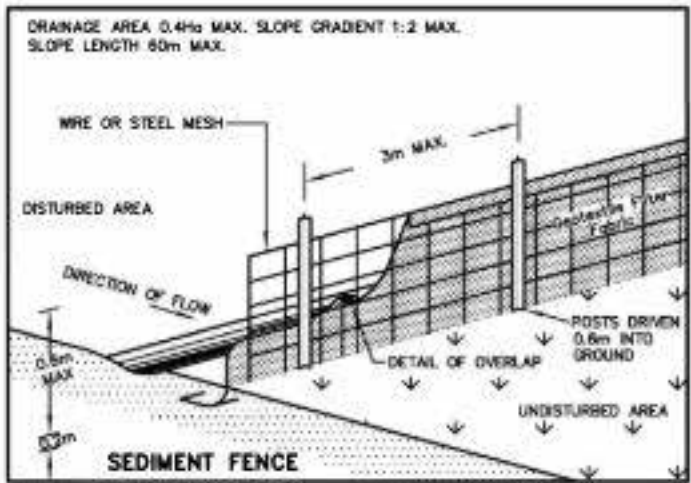
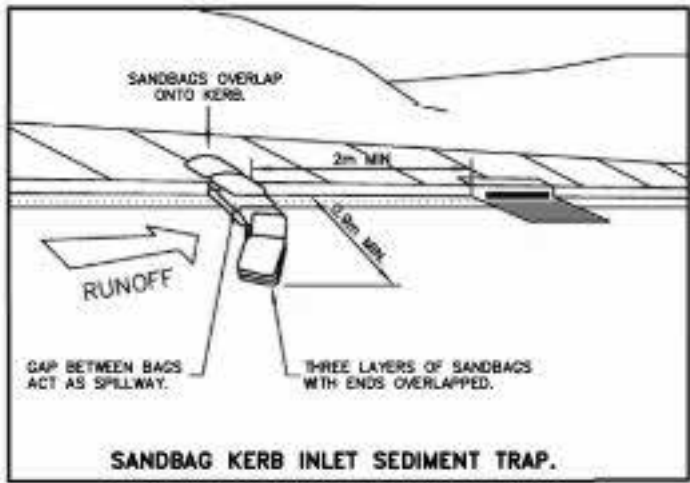


KLEINS ROAD

1

SEDIMENT PLAN

1 : 100



EROSION AND SEDIMENT CONTROL NOTES:

1. GENERAL MEASURES
- STOCKPILES SHALL BE CONFINED TO ONE CENTRAL AREA WHERE POSSIBLE.
 - EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. MEASURES ARE APPLIED TO PROTECT ADJOINING PROPERTIES FROM EROSION AND SILT DAMAGE.
 - EROSION CONTROL MEASURES NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETED AND SITE HAS BEEN REHABILITATED.
 - REHABILITATION INCLUDES COMPLETION OF ALL CONSTRUCTION WORK AND LANDSCAPING, SEEDING OR TURFING OF ALL BATTERS AND FILL AREAS.
 - PIPED DRAINAGE NETWORKS SHOULD BE INSTALLED AND CONNECTED AS EARLY AS POSSIBLE.
 - ALL AREAS NOT SUBJECT TO CONSTRUCTION WORKS SHALL BE RETAINED FREE FROM DISTURBANCE OR DAMAGE DURING THE CURRENCY OF THE CONTRACT. SHOULD THESE AREAS BECOME DISTURBED OR DAMAGED, THEY SHALL BE RE-INSTATED BY THE CONTRACTOR AT NO COST TO THE PRINCIPAL.
 - WHERE SAWCUTTING IS CARRIED OUT - THE POLLUTED WATER SHALL BE INTERCEPTED AS CLOSE AS POSSIBLE TO THE CONSTRUCTION SITE AND REMOVE BY A VACUUM DEVICE.
2. STABILIZATION OF DISTURBED AREAS.
- STABILIZATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION FOR GRASSING AND/OR SPECIFICATION FOR LANDSCAPE WORKS. THE FOLLOWING SHALL BE APPLIED FOR THE CONTROL OF EROSION AND SEDIMENTATION:-
 - (a) STABILIZATION OF DENUDED AREAS SHALL COMMENCE AS SOON AS POSSIBLE AFTER THE AREAS HAVE BEEN DISTURBED.
 - (b) ALL STABILIZATION MEASURES SHALL BE UNDERTAKEN PRIOR TO THE END OF THE MAINTENANCE PERIOD.
3. MAINTENANCE
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE MAINTAINED IN A SATISFACTORY WORKING ORDER THROUGHOUT THE CONTRACT, MAINTENANCE AND DEFECTS LIABILITY PERIODS OR UNTIL SUCH EARLIER TIME AS THE AREA HAS BEEN STABILIZED AND THE SUPERINTENDENT DIRECTS THAT THE DEVICE BE REMOVED.
 - THE CONTRACTOR SHALL INSPECT ALL DEVICES AFTER EACH STORM FOR STRUCTURAL DAMAGE OR CLOGGING BY SILT AND OTHER DEBRIS AND MAKE PROMPT REPAIRS OR REPLACEMENT.
4. SEDIMENT CONTROL DEVICES (S.C.D.)
- THESE SHALL BE CONSTRUCTED AT INLETS TO STORMWATER SYSTEMS TO TRAP THE SEDIMENT IN RUNOFF. SECTIONS 11.3.02/03/04/06 OF THE N.S.W. DEPARTMENT OF HOUSING CONSTRUCTION SPECIFICATION, 1989 EDITION, SHALL APPLY.

GENERAL NOTES

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ARCHITECTURE | INTERIOR | DESIGN



PROJECT NAME: 24 Kleins Rd Northmead, NSW

COMMERCIAL PROJECT

NORTH

SHEET NAME: EROSION & SEDIMENTATION PLAN

CHECKED PROPOSAL

APPROVED PROPOSAL

CLIENT APPROVED

ENGINEER APPROVED

DRAWN BY: MAY Z. JAMIL

Project Number 0324

DWG NO A116

DATE: 25/06/24

REV.

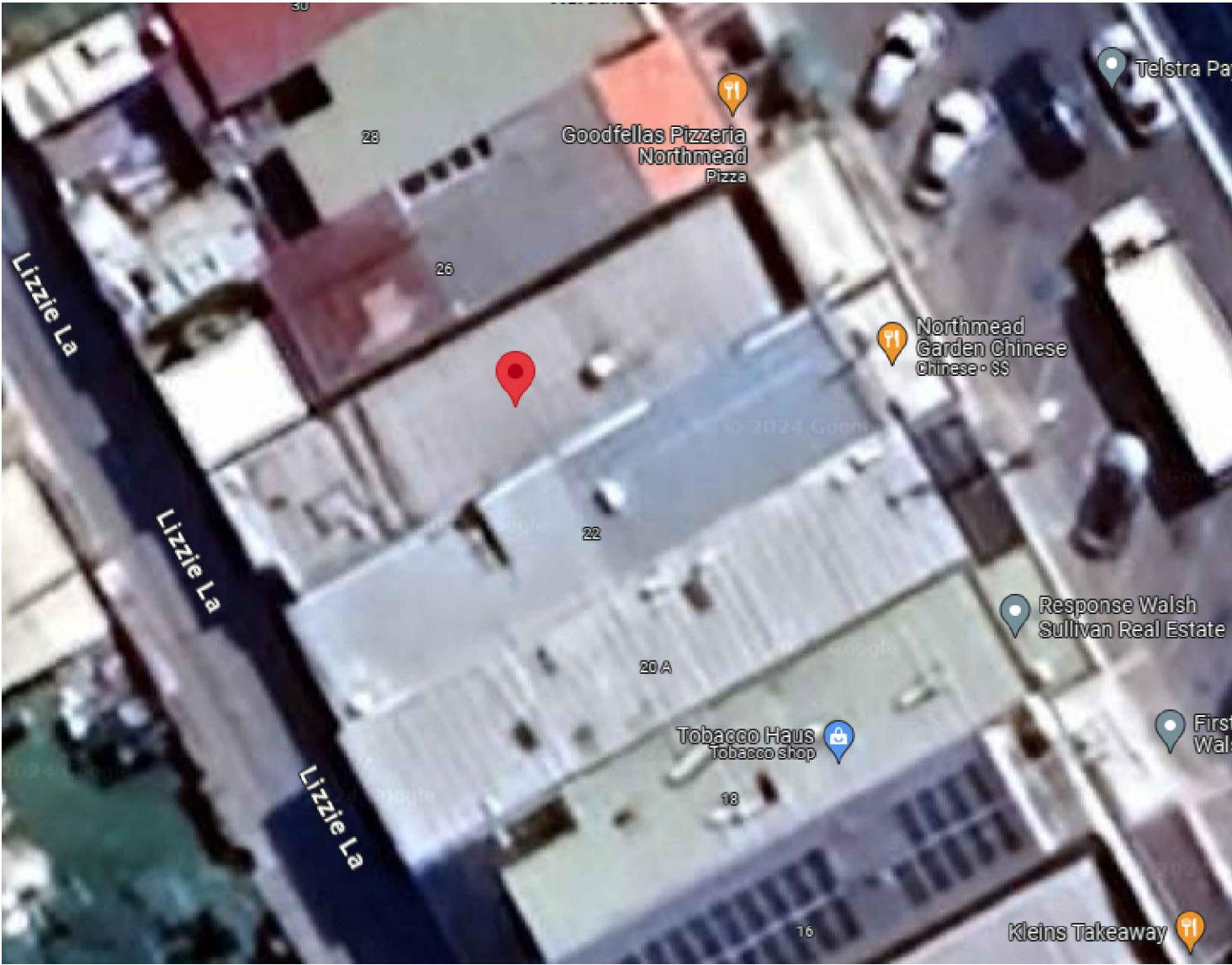
NOT FOR CONSTRUCTION

STORMWATER MANAGEMENT PLAN

24 KLEINS ROAD, NORTHMEAD
NSW 2152

DRAWING SCHEDULE

DWG No.	DRAWING TITLE
24020-D-000	COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE
24020-D-200	STORMWATER MANAGEMENT PLAN - EXISTING
24020-D-201	STORMWATER MANAGEMENT PLAN
24020-D-601	TYPICAL STORMWATER DETAILS

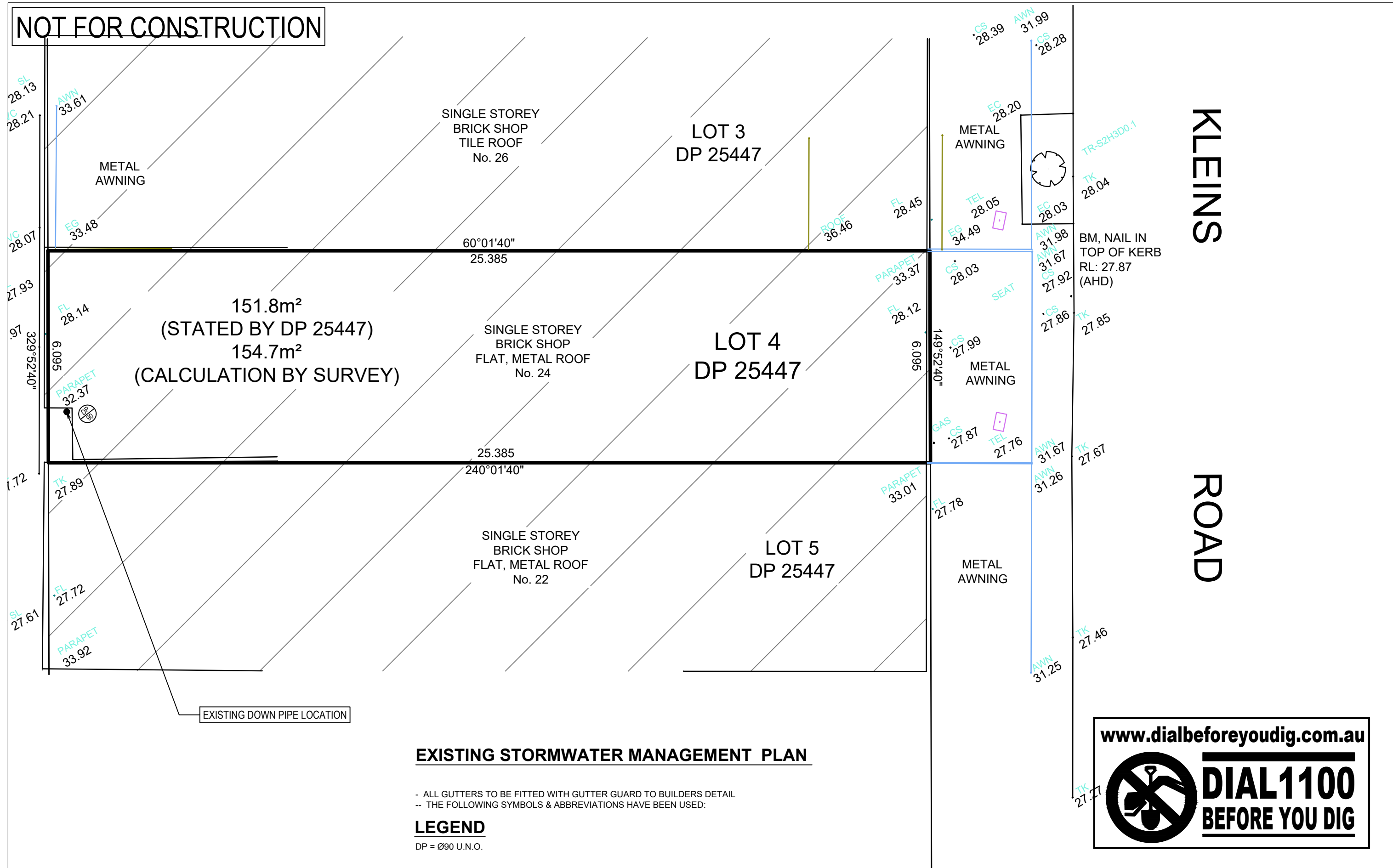


LOCALITY PLAN

NTS

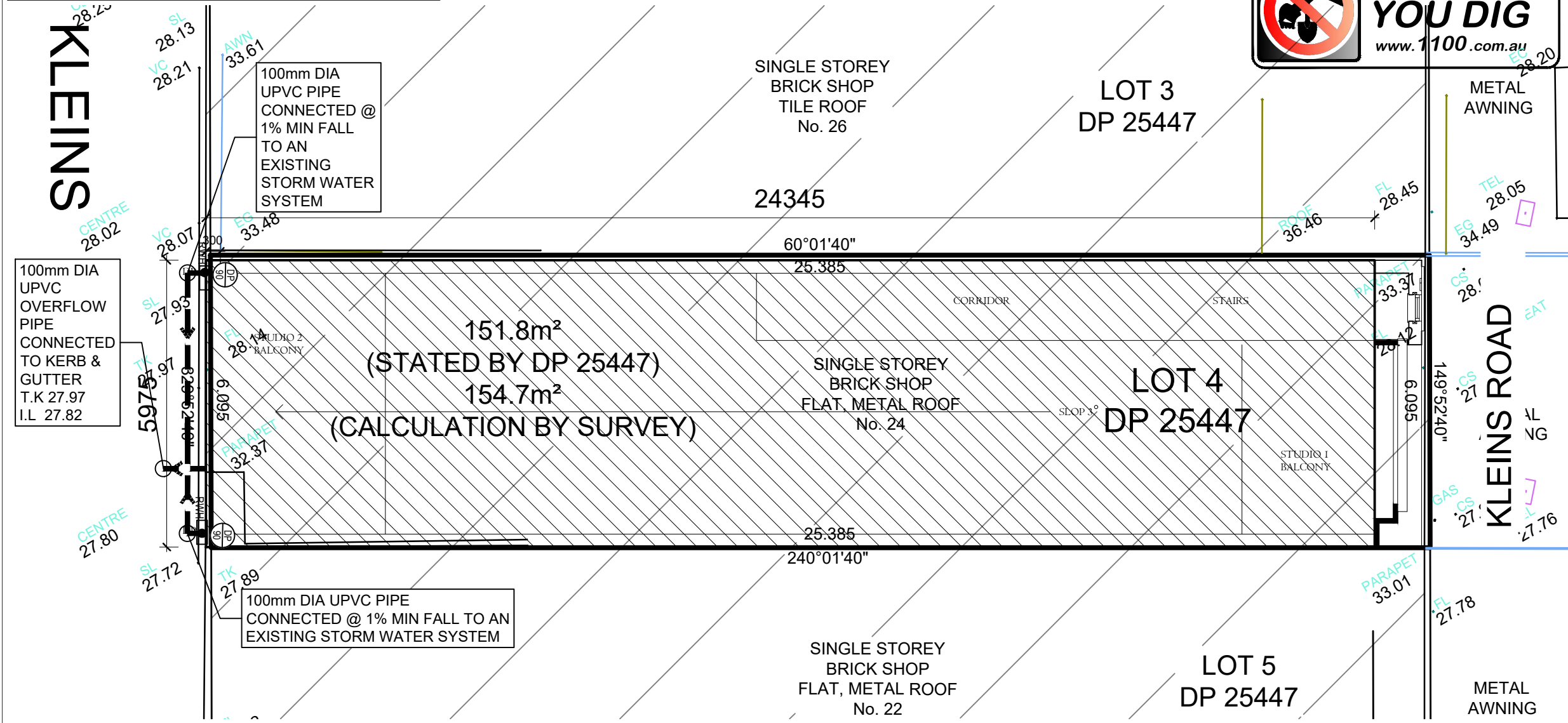
REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE	GENERAL NOTES				CUSTOMER		TITLE : COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE			
1	ISSUE FOR DA LODGEMENT	A.E	12.04.2024	Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.				DSD DESIGN		PROJECT PORTION			
				Check all dimensions and levels on site before commencement of work or ordering materials.				LOT 4- DP 25447		PROPOSED SHOP TOP HOUSING			
				All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.				24 KLIENS ROAD, NORTHMEAD		CHECKED PROPOSAL			
				All discrepancies shall be brought to the attention of AKT Engineering& Consulting P/L						APPROVED PROPOSAL			
										CLIENT APPROVED			
										ENGINEER APPROVED			
										DRAWN BY: K.A			
										SCALE 200			
										A3			
										JOB No: 24020			
										DRG No: D-000			
										REV. 1			

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REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE	GENERAL NOTES		- ARCHITECTURAL DESIGNERS - CIVIL & STRUCTURAL ENGINEERS - MATHERS & BASIX ASSESSORS - CONSTRUCTION CERTIFICATES - ACCREDITED CERTIFIERS - PROJECT MANAGERS - LEVEL 1, 3A/549-553 WOODVILLE RD GUILDFOV NSW 2161 - TEL: 02 80056525 - MOB: 04 258 148 98 - WWW.AKTENGINEERING.COM.AU - INFO@AKTENGINEERING.COM.AU - AHMAD@AKTENGINEERING.COM.AU		CUSTOMER	DSD DESIGN		TITLE : STORMWATER MANAGEMENT PLAN - CATCHMENT PLAN								
1	ISSUE FOR DA LODGEMENT	A E	12.04.2024	Figured dimensions & larger scale drawings shall be taken in preference to scaled readings. Check all dimensions and levels on site before commencement of work or ordering materials. All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions. All discrepancies shall be brought to the attention of AKT Engineering & Consulting P/L		Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with AKT Engineering & Consulting P/L. AKT Engineering & Consulting P/L warrants only the original architectural data as retained by the company. The data files are not to be altered without the written approval of AKT Engineering & Consulting P/L. The responsibility of AKT Engineering & Consulting P/L is removed if these conditions are not observed.				PROJECT		LOT 4- DP 25447 24 KLIENS ROAD, NORTHMEAD		PROJECT PORTION PROPOSED SHOP TOP HOUSING					
										<table><tr><td>CHECKED PROPOSAL</td><td>APPROVED PROPOSAL</td><td>CLIENT APPROVED</td><td>ENGINEER APPROVED</td></tr></table>		CHECKED PROPOSAL		APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED			
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED																
										<table><tr><td>DRAWN BY: K A</td><td>SCALE: 200</td><td>A3</td><td>JOB No: 24020</td><td>DRG No: D-200</td><td>REV. 1</td></tr></table>		DRAWN BY: K A		SCALE: 200	A3	JOB No: 24020	DRG No: D-200	REV. 1	
DRAWN BY: K A	SCALE: 200	A3	JOB No: 24020	DRG No: D-200	REV. 1														

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STORMWATER MANAGEMENT PLAN

- 1:200
- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
 - ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
 - MINIMUM EAVE GUTTER SIZE = 13400mm²
 - ALL GUTTERS TO BE FITTED WITH GUTTER GUARD TO BUILDERS DETAIL
 - MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:200 U.N.O.
 - THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

LEGEND

DP = Ø90 U.N.O.

AKT ENGINEERING AND CONSULTING PTY LTD

AKT 23045

BOX GUTTER AND RAIN WATER HEAD DESIGN TO AS/NZS 3500.3:2021

Design Storm Intensity	I	=	170	mm/hr
Horizontal catchment area	Ah	=	235	sq.m
Roof slope	S	=	4	degrees
Vertical Area	Av	=	Ah*tan(S)	
		=	16.43	sq.m
from eqn 3.4.3.2(1), Catchment Area	Ae	=	Ah+0.5*Av	
		=	243.2	sq.m
Flow	Q	=	I*Ae/3600	Litres/sec
		=	11.49	Litres/sec

From AS/NZS 3500.3 Fig H1 (Interpolating where necessary)

Using :- Gutter Slope and Gutter Width	1	in	200	
	W	=	350	mm
from AS/NZS 3500.3 fig H1 Minimum Gutter Depth	d	=	139	mm
from AS/NZS 3500.3 fig H1 gutter depth at 1:200	d	=	139	mm

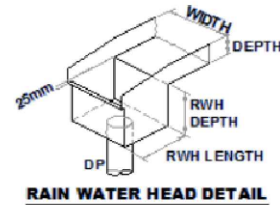
Rain Water Head Calculations

Selected down pipe size	=	100	mm
From AS/NZS 3500.3 fig H3, Rain water head Depth	=	496	mm
From AS/NZS 3500.3 fig H3, Rain water head Length at slope 1:200	=	174	mm
Rain water Head Width	=	350	mm

Summary

Down Pipe Size	=	100	mm
Box Gutter Width	=	350	mm
Box gutter minimum Depth	=	139	mm
Rain Water Head Depth	=	496	mm
Rain Water Head Length	=	174	mm
Rain Water Head Width	=	350	mm

Depth of RWH (mm)	496
Length of RWH (mm)	174
Width of RWH (mm)	350



POSSIBLE OPTIONS

	Number Req'd	Number Used	Gutter Area	Gutter Width	Gutter Depth
90 Dia:	6.3	7	6068	115	63
100 Dia:	4.77	5	7912	125	65
150 Dia:	1.77	2	16646	180	95
225 Dia:	0.64	1	29367	250	128
300 Dia:	0.31	1	29367	325	101

DOWNPIPE CAPACITY In terms of Plan area of roof:

	90 Dia	100 Dia	150 Dia	225 Dia	300 Dia
Max Catchment Area (sq.m)	37	49	133	379	776
Gutter Area (sq.mm)	6600	8200	18400	42310	76563

Catchment area	A	=	100	sq.m
Intensity ARI 100	I	=	333	mm/hr
Coefficient of Runoff	C	=	1	
Roof Slope	S	=	22	deg.
Roof Slope Factor	Sf	=	1 + 0.5*tan(Roof Slope)	
		=	1.2	
Design Catchment Area	Q	=	C*I*A/3600	L/s
		=	1 * 333 * 120/3600	
Therefore total Overflow required		=	11.1	L/s
Length of eaves gutter		=	11	m
Therefore Overflow/metre of gutter		=	1.01	L/s/m

Overflow Methods:

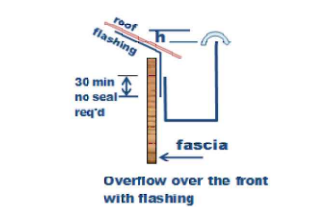
Overflow through Slots	Manufacturers stated slot capacity	=	0.5	L/s/m
Overflow to be taken over the gutter.		=	0.51	L/s/m
Overflow over the front with flashing	Determine the setback "h" from AS/NZS 3500.3 Table G1 (Interpolating as required.)			

Is the gutter sloping or level?	=	Sloping	
Therefore	h	=	15 mm
Is the roof sheeting turned down into the gutter?	=	yes	
From Table G1 Notes: If Roof sheeting is turned down into the gutter. The overflow height may be reduced by about 8mm.			
Therefore	h	=	7 mm
"h" < 10 therefore adopt minimum	h	=	10 mm

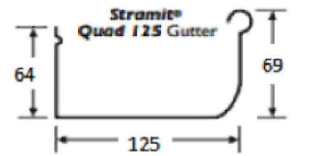
Summary				
Setdown adopted	=	10	mm	
Total required Overflow/m for Q100 storm	=	1.01	L/s/m	
Overflow through Slots (from Manufacturers)	=	0.5	L/s/m	
Overflow over the edge of the gutter	=	0.51	L/s/m	
Total designed overflow	=	1.01	L/s/m	
Therefore this system has equal or greater capacity than the Q100 overflow requirement.				
(Note: The setback "h" is at the upstream end of the gutter.)				

PLAN NOTES

- ROOF DRAINAGE NOTE:** AS 3500 ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 100 YEAR 5 MIN. STORM = 319mm/hr. FOR EAVES GUTTERS, AS 3500.3:2021 THEN HAS THE FOLLOWING REQUIREMENTS:
 - OVERFLOW METHOD TO FIGURE G1 OF AS 3500.3:2021 IT IS THE RESPONSIBILITY OF THE PLUMBER AND / OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS / NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE VERIFIED BY BUILDER / PLUMBER
- TREE PRESERVATION:** IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS - REFER TO ARCHITECTURAL DRAWINGS
- LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED DESIGN INTENT OF THIS DRAWING IS MAINTAINED



REQUIRED SETDOWN (h) FOR 1% AEP GUTTER OVERFLOW = 25 mm



RECOMMENDED GUTTER = Stramit Quad 125
Unslotted NSW; Area = 6200 mm²
2 OR
EQUIVALENT SHOULD BE USED

REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
1	ISSUE FOR DA LODGEMENT	A.E.	12.04.2024

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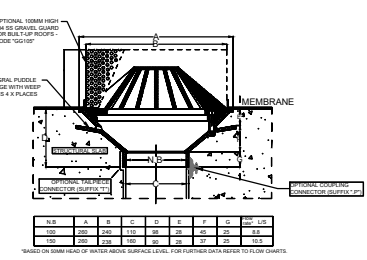
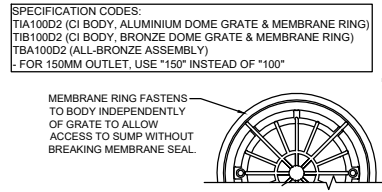
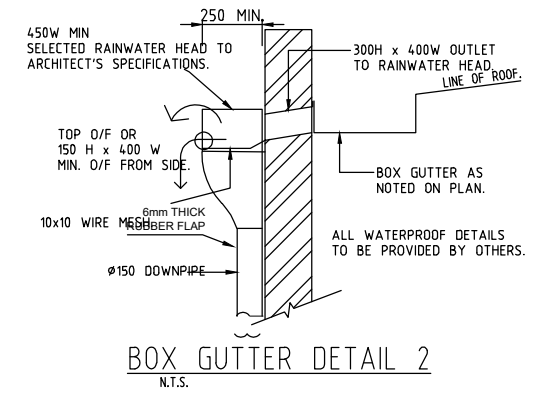
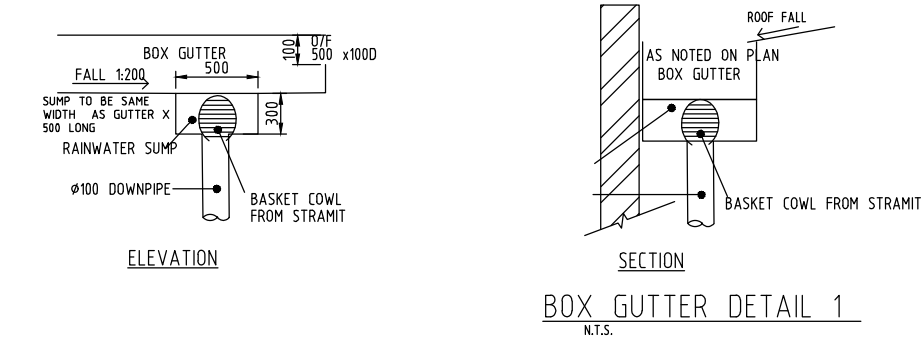
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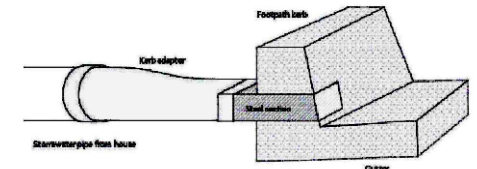
CUSTOMER	DSD DESIGN
PROJECT	LOT 4- DP 25447 24 KLIENS ROAD, NORTHMEAD

TITLE: GROUND FLOOR STORMWATER PLAN			
PROJECT PORTION PROPOSED SHOP TOP HOUSING			
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
DRAWN BY: K.A	SCALE: 200 A3	JOB No: 24020	DRG No: D-021 REV: 1

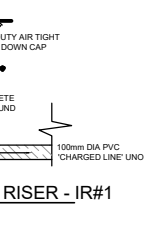
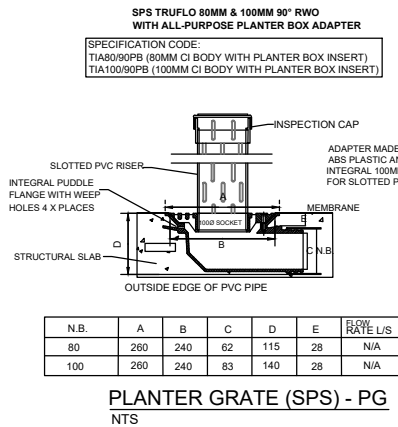
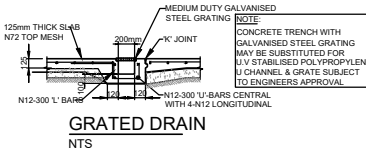
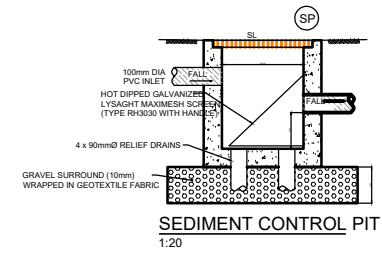
NOT FOR CONSTRUCTION



260mm DIA FLOOR DRAIN (SPS) - FD
NTS

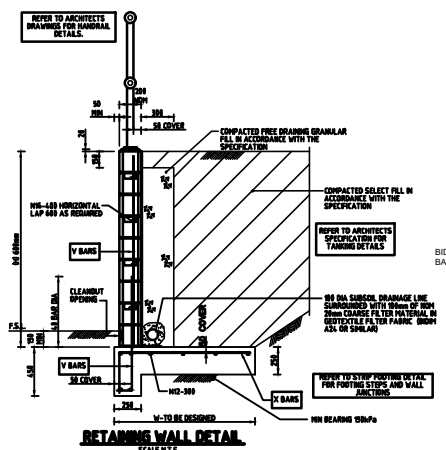


STREET KERB/CHARGED SYSTEM CONFIGURATION DETAIL

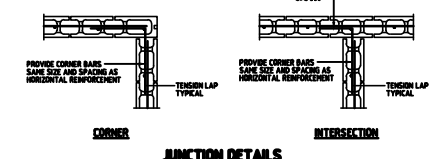


N.B.	A	B	C	D	E	FLOW RATE L/S
80	260	240	62	115	28	N/A
100	260	240	83	140	28	N/A

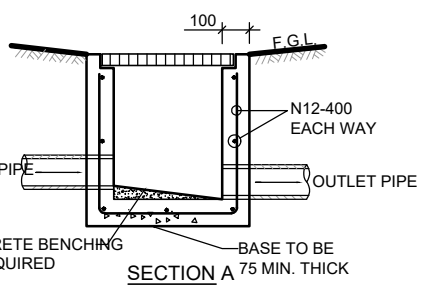
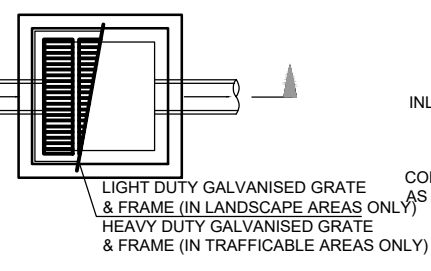
FOOTING DETAILS



TYPICAL CONTROL JOINT DETAIL
(1000 PAUL CTS 1832)



TYPICAL PIT (SIP)
NTS

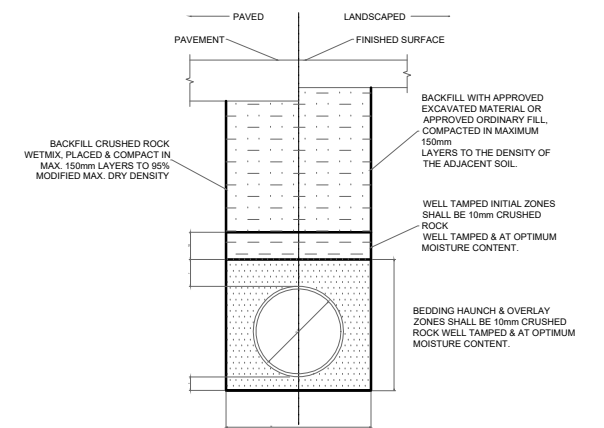
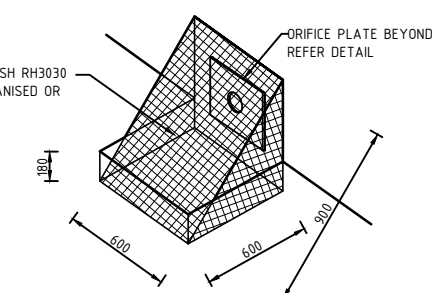


NOTE:
ALL PROPOSED SITE PITS ARE TO BE CONSTRUCTED IN CONCRETE CAST IN SITU, PLASTIC OR BRICK PITS ARE NOT ACCEPTABLE. HOWEVER, 'COUNCIL MAY CONSIDER PRE-CAST UNITS IF THE UNITS ARE PLACED ON A SOLID BASE OF GRAVEL OR CONCRETE OF 75mm THICK AND BACKFILL UP TO HALF THE DEPTH OF THE PIT SURROUND WITH CONCRETE.



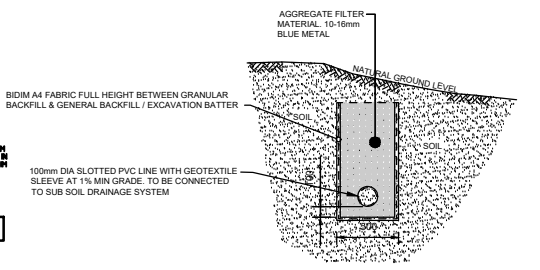
Type	Height (H)	Width (W)	V Bars	X Bars
A	600	600	N12-400	N12-400

TRASH SCREEN DETAIL
NTS



PIPE DIA (D)	W	X	Y
100-150	300	75	75
225-300	600	75	75

UPVC PIPE
TYPICAL PIPE LAYING DETAIL
1:20



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ENGINEERING & CONSULTING P/L

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CIVIL & STRUCTURAL ENGINEERS
NATHERS & BASIX ASSESSORS
CONSTRUCTION CERTIFICATES
ACCREDITED CERTIFIERS
PROJECT MANAGERS

LEVEL 1, 3A/549-553 WOODVILLE RD
GUILDFORD NSW 2161
TEL: 02 80556525
MOB: 04 268 148 98
WWW.AKTENGINEERING.COM.AU
INFO@AKTENGINEERING.COM.AU
AHMAD@AKTENGINEERING.COM.AU

CUSTOMER
DSD DESIGN

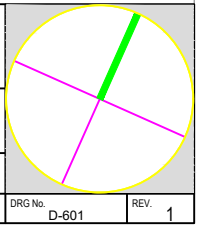
PROJECT
LOT 4- DP 25447
24 KLIENS ROAD, NORTHMEAD

TITLE: TYPICAL STORMWATER DETAILS

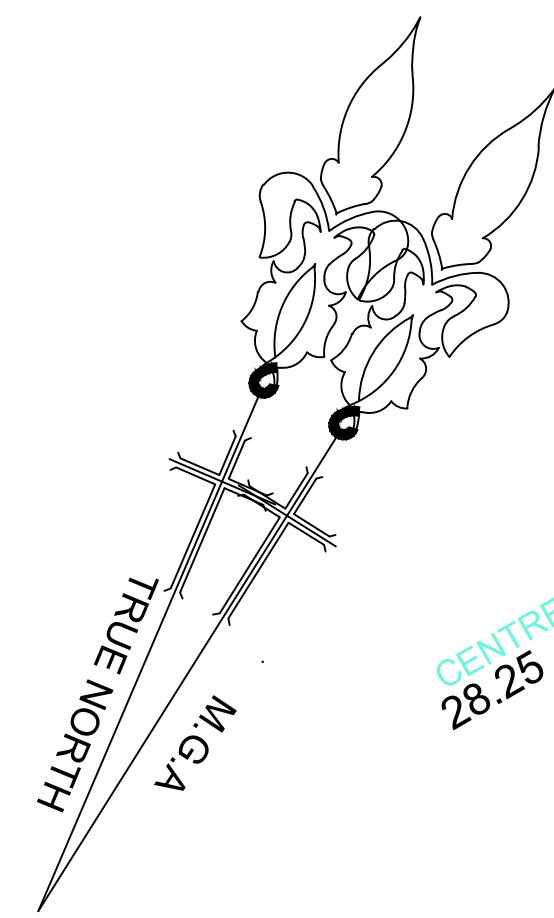
PROJECT PORTION
PROPOSED SHOP TOP HOUSING

CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
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DRAWN BY: K.A SCALE: 200 A3 JOB No: 24020 DRG No: D-601 REV: 1

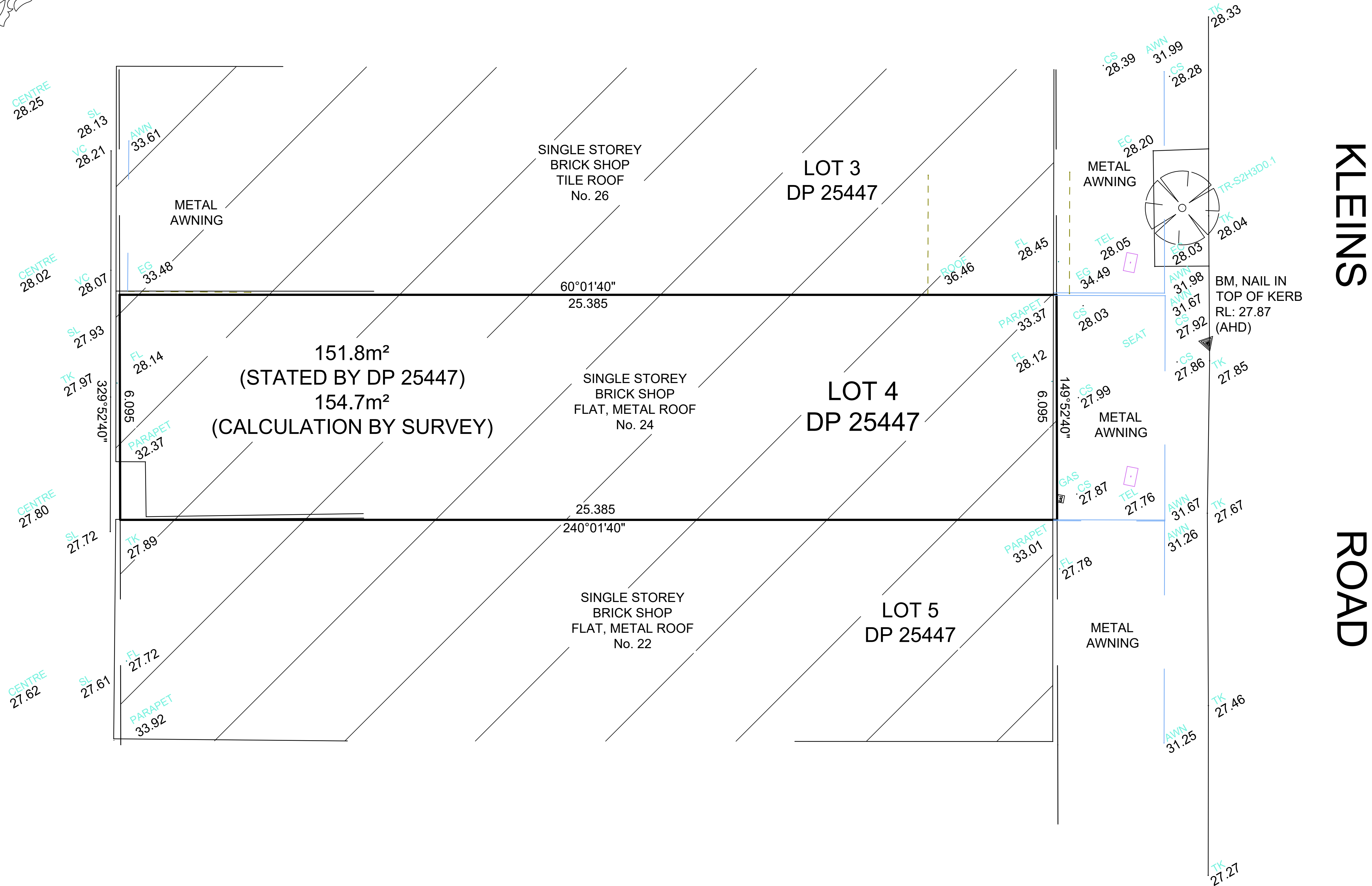


A1



KLEINS

LANE



NOTES:

THIS DETAIL AND LEVEL SURVEY AND THE INFORMATION CONTAINED WITHIN REMAIN THE PROPERTY OF AZMIUTH SURVEYORS. THIS DETAIL AND LEVEL SURVEY MUST NOT BE COPIED IN WHOLE OR PART. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT HAS BEEN PREPARED. THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY AND ANY REPRODUCTION, DISTRIBUTION OR ALTERATION WITHOUT THE WRITTEN CONSENT OF AZMIUTH SURVEYORS IS STRICTLY PROHIBITED.

NOTES:

- A) THIS SURVEY IS FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN LOCATED BY AZIMUTH SURVEYORS AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- B) SHOULD THE DIMENSIONS BE CRITICAL TO THE DESIGN AND/OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT OR ANY FINANCIAL DECISIONS PERTAINING TO IT THEN WE RECOMMEND THAT AN IDENTIFICATION SURVEY IS TO BE CARRIED OUT.
- C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- D) DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY.
- E) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- F) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- G) ONLY USE STATED DIMENSIONS. DO NOT SCALE.
- H) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- I) TERMS OF ANY COVENANTS AND/OR RESTRICTIONS HAVE NOT BEEN INVESTIGATED BY AZIMUTH SURVEYORS

LEGEND:

ADJ	ADJOINING BUILDING
AHD	AUSTRALIAN HEIGHT DATUM
BM	BENCH MARK
BB	BEAM BOTTOM LEVEL
BT	BEAM TOP LEVEL
TEL	TELSTRA PIT
CONC	CONCRETE
CS	CONCRETE SURFACE
EC	EDGE OF CONCRETE
0/H/S	DIAMETER/HEIGHT/SPREAD
DOOR	DOOR
-G	EAVE & GUTTER
FL	FLOOR LEVEL
PP	POWER POLE
GDN	GARDEN
NS	NATURAL SURFACE
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SV	STOP VALE
SILL	WINDOW SILL
TK	TOP OF KERB
TOP	TOP OF WINDOW
SV	STOP VALE
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER



CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ANY SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE. YOU ARE ADVISED TO SEEK INFORMATION FROM THE APPROPRIATE SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY.

DATUM:	AHD	SURVEYED BY:	NF
SURVEY DATE:	12.12.2023	DRAWN BY:	JM
DATE DRAWN:	15.12.2023	SCALE:	1:100
REFERENCE:	6588-23 DET	SHEET:	1 OF 1

DETAIL SURVEY OF
LOT 4 IN DP 25447 LOCATED AT
24 KLIENS ROAD, NORTHMEAD

AZIMUTH SURVEYORS PTY LTD
ABN: 78 643 558 972
A: 11 MARION ST BANKSTOWN 2200
M: 0419 901 200
E: info@azimuthsurveyors.com.au



FILE COPY

30 July 2024

Dear Sir/Madam,

DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

Application No.: DA/379/2024
Property: 24 Kleins Road, NORTHMEAD NSW 2152, LOT 4 DP 25447
Applicant's Name: DSD Design
Proposal: First Floor Addition comprising 2 x 1 bedroom units to create a shop top housing development.
This application is being re-notified as access to documents lodged with this application on Council's DA Tracker was not available during the initial exhibition dates.

Notification Period: 7 August 2024 to 28 August 2024

City of Parramatta has received the above Development Application.

You are invited to review the application and should you wish, make a written submission. Please refer to the City of Parramatta website for information to guide you with the submissions process: cityofparramatta.nsw.gov.au/business-development/submissions.

You can access the entire application (other than internal residential floor plans, documents containing signatures or personal information) via "Online Services" (DA Tracker) on Council's website: cityofparramatta.nsw.gov.au. If you do not have access to the internet or are having difficulties perusing the documents, please attend your nearest City of Parramatta Library where computers are available for use.

Due to updates with Council's DA Tracker, the application will also be published on the NSW Planning Portal website: planningportal.nsw.gov.au/daexhibitions.

If you have any questions relating to this application, please phone Ashleigh Kizana, Development Assessment Officer during contact hours (10am-12pm) on 9806 5600.

Yours sincerely,



Per: Ashleigh Kizana
Development Assessment Officer

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

NOTICE OF PROPOSED DEVELOPMENT ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979



Application No.: DA/379/2024
Property: 24 Kleins Road, NORTHMEAD NSW 2152, LOT 4 DP 25447
Applicant's Name: DSD Design
Consent Authority: City of Parramatta
Proposed Development: First Floor Addition comprising 2 x 1 bedroom units to create a shop top housing development.
This application is being re-notified as access to documents lodged with this application on Council's DA Tracker was not available during the initial exhibition dates
Notification Period: **7 August 2024** to **28 August 2024**

City of Parramatta has received the above Development Application and you are invited to review the application and should you wish, make a written submission.

Submissions must be in writing and received during the notification period. Please send your submission to City of Parramatta, PO Box 32, Parramatta 2124, via e-mail at council@cityofparramatta.nsw.gov.au or online via cityofparramatta.nsw.gov.au/business-development/submissions.

If any reportable political donations have been made by the person making a submission, the details of those donations need to accompany the relevant submission in accordance with the guidelines as set out on Council's website.

Any submission received relating to a development application may be made available subject to a request for access to information under the Government Information (Public Access) Act 2009 (GIPA). If such a request is received, your submission, including your name and address, may be made available for inspection. Should you wish to have this information withheld, please clearly state this in large text at the beginning of your submission and Council will consider this.

The application and accompanying documents (other than internal residential floor plans, documents containing signatures or personal information) can be accessed via "Online Services" (DA Tracker) on Council's website: cityofparramatta.nsw.gov.au. **If you do not have access to the internet or are having difficulties perusing the documents, please attend your nearest City of Parramatta Library where computers are available for use.**

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If you have any questions relating to this application, please phone Ashleigh Kizana, Development Assessment Officer during contact hours (10am-12pm) on 9806 5600.



DA/379/2024 - Notification Map



Legend

- Suburbs
- Ward Boundary
- Formerly Parramatta City Cour
- Street Names
- Parcel
- Parks
- Railway Station
- Railway Line
- Road
- Road Intersection
- Watercourse

Disclaimer: While every effort has been made to ensure the correctness of the information on this map at the time of its Production, City of Parramatta council does not warrant the information or plans do not contain errors and the Council shall be in no way liable for any loss, damage or injury as a result of any such errors.

1: 1,000



Maps Updated and Published by ICT, City of Parramatta

Base data supplied from NSW Department of Lands
Projection - Map Grid of Australia (MGA94)
Datum - Geocentric Datum of Australia (GDA94)

Printed 10/07/2024

