



Development Application Form

Portal Application number: PAN-461549

Council Application number: DA/464/2024

Development details

Application type	Development Application
Site address #	1
Street address	132 WINDSOR ROAD NORTHMEAD 2152
Local government area	CITY OF PARRAMATTA
Lot / Section Number / Plan	197/-/DP18449 ☒
Primary address?	Yes
Planning controls affecting property	Land Application LEP Parramatta Local Environmental Plan 2023 Land Zoning R2: Low Density Residential SP2: Infrastructure Height of Building 9 m Floor Space Ratio (n:1) 0.5:1 Minimum Lot Size 550 m² Heritage NA Land Reservation Acquisition Classified Road Foreshore Building Line NA Acid Sulfate Soils Class 5 Local Provisions Dual Occupancy Prohibition Map 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	Dwelling House
Description of development	Additions and alterations to existing single family residence to include proposed infill of the existing alfresco and realign the rear roof.
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0

Number of proposed occupants	1
Existing gross floor area (m2)	123
Proposed gross floor area (m2)	153
Total site area (m2)	556
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	
Estimated development cost	
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	A1743584_02
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 staff/employees on the site	

Number of parking spaces

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?	Yes
Provide reason for exemption. Is the development any of the following:	Development on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	132 Windsor Road, Northmead - Architectural Plans
BASIX certificate	132 Windsor Road, Northmead - BASIX Certificate
Cost estimate report	132 Windsor Road, Northmead - Cost Estimate
Fee estimate	DL Accepted Letter - DL 508 2024 -132 Windsor Road, NORTHMEAD NSW 2152
Generated Pre-DA form	Pre-DA form_1723726875.pdf
Notification Plan	132 Windsor Road, Northmead - Notification Plans
Owner's consent	132 Windsor Road, Northmead - Owner Consent Form
Site Plans	132 Windsor Road, Northmead - Site Plans
Statement of environmental effects	132 Windsor Road, Northmead - Statement of Environmental Effects
Stormwater drainage plan	132 Windsor Road, Northmead - STORMWATER PLAN
Survey plan	132 Windsor Road, Northmead - Survey
Waste management plan	132 Windsor Road, Northmead - Waste Management Plan

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	\$1,732.38
Council unique identification number	DA/464/2024
Date on which the application was lodged into Council's system	21/08/2024

BASIX®Certificate

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

Alterations and Additions

Certificate number: A1743584_02

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: Friday, 26 July 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	132 Windsor Road, Northmead_02
Street address	132 WINDSOR Road NORTHMEAD 2152
Local Government Area	Parramatta City Council
Plan type and number	Deposited Plan DP18449
Lot number	197
Section number	N/A
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Raw Concept Designs	
ABN (if applicable): 40878478415	

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.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: other/undecided	R1.70 (including construction)				
external wall: other/undecided	R1.70 (including construction)				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

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	3.19	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W2	N	0.7	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	S	1.81	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D1	E	0.84	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.



Parramatta City Council

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

AT

132 Windsor Road, Northmead NSW 2152
Lot: 197, DP: 18449

FOR

Skye & David Lang

STATEMENT OF ENVIRONMENTAL EFFECTS

25th July 2024

1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of the owners of the property, Skye & David Lang.

The subject of this Statement of Environmental Effects is the owners' intention to undertake a proposed addition to infill the existing alfresco and realign the rear roof of their existing residence.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979, the Parramatta Development Control Plan 2023 and the Parramatta Local Environmental Plan (LEP) 2023. As a result of that assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support of the Council.

2. THE SITE

The subject site is identified as 132 Windsor Road, Northmead. The site is a standard allotment with a total area of 556.4m². The site is located to the West of Windsor Road and has a fall from the western (rear) boundary to the eastern (front) boundary of approximately 2.24 metres. The site is currently occupied by an existing single storey brick residence, with a tile roof. All neighbouring sites which are occupied by existing dwellings.



Site and surrounds of 132 Windsor Road, Northmead

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3. THE SURROUNDING ENVIRONMENT

The surrounding environment comprises of a mixture of single and double storey dwellings. The surrounding built environment includes a mixture of architectural styles and building forms present in the streetscape and surrounds.

4. PROPOSAL

The owners wish to increase the size, functionality and accessibility of their residence to accommodate their family needs.

The existing garage is not long enough for the family vehicle, therefore the owners currently utilise the existing carport to the side and hardstand area to the front of their residence. This allows the owners to enter and leave the driveway in a forward direction onto Windsor Road.

The owners wish to convert the existing garage into a main bed and enclose the existing alfresco into a sitting room & mud room to allow for more functional space within the residence. The proposal is also to remove the existing rear flat roof and replace it with a pitched roof to tie into the existing pitched roof.

5. SITE SUITABILITY

- The site at 132 Windsor Road, Northmead consists of a single storey brick dwelling with a tile roof.
- The site is zoned Low Density Residential R2.
- The land is sloped from the west (rear) boundary to the east (front) boundary of approximately 2.24 metres. The site area is 556.4m².
- All utility services on site (ie water, sewerage, power, telecommunications) are currently readily available. There are no issues gaining access to these.
- The residence of 132 Windsor Road is similar age to the homes in the surrounding area.



Site of 132 Windsor Road, Northmead

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6. PRESENT AND PREVIOUS USES OF THE LAND

- There is no change of land use and it will continue to be used as a residential dwelling.
- The surrounding dwellings are also used as residential dwellings.
- There is no known present or previous potentially contaminating activity on the land, such as workshop, service station, land filling, lead paint removal or termite treatment.
- There is no known asbestos on site.
- There has been no soil testing or assessment of the site.

7. ZONING AND DEVELOPMENT CONTROLS

The proposed development is identified as local development under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies under the Parramatta City Council.

Parramatta Local Environmental Plan 2023

The subject site is zoned R2 Low Density Residential under the Parramatta Local Environmental Plan 2023.

The proposed addition and alterations are considered to be consistent with the objectives of the Parramatta Local Environmental Plan. The construction of the proposed is permissible with the consent of the Council.

Parramatta Development Control Plan 2023

DEVELOPMENT PRINCIPLES - Table 3.1.3.1 – Dwelling Houses

CONTROL CLAUSE	DEVELOPMENT PRINCIPLE	PROPOSED	COMPLIANCE
3.3.1.2 BUILDING HEIGHT	Maximum Building Height 9 metres.	The Building Height will not be altered. The existing Building Height is 6.37m.	Complies
FLOOR SPACE RATIO (FSR)	0.5:1	The FSR will be 0.31:1.	Complies
3.3.1.2 SETBACKS	Front – 5-9 metres	The front setback will not be altered. The existing front setback is 11.640m.	Complies
	Side – 0.9 metres	The side setbacks will not be altered. The existing north side setback is 2.95m. The existing south side setback is 1.38m and the proposed addition will also be 1.38m.	Complies
	Back – 30% of site length 30% x 36.575 = 10.972m	The existing rear setback is 9.69m and will not be increased. The proposed addition will have a rear setback of 9.69m.	Does not comply - Existing

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DEEP SOIL ZONE / LANDSCAPED AREA		The Landscaped Area or Deep Soil Zone will not be altered with the proposed addition.	
	Deep Soil Zone – 30%	The existing and proposed Deep Soil Zone is 84.6m ² or 15.2%.	Does not comply - Existing
	Minimum Landscaped Area – 40%	The existing and proposed Landscaped Area is 369m ² or 66.3%. Over 50% of the landscaping is behind the building line.	Complies
	50% behind building line		

8. NOISE

All works creating high noise levels will be carried out between the standard recommended hours of 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturday as per The NSW Environment Protection Authority (EPA), Construction Noise Guidelines.

9. DRAINAGE

The guttering and downpipes of the proposed addition are to be connected to existing stormwater – as per Stormwater Drainage Plan.

10. EROSION AND SEDIMENT CONTROL

All erosion and sediment control measures, including revegetation and storage of soil and topsoil, will be implemented to the standard of the Soil Conservation of NSW.

Sediment traps will be constructed around all inlet pits, consisting of a deep trench.

All sediment basins and traps will be cleaned when the structures are a maximum of 60% full of soil material.

All disturbed areas will be revegetated as soon as the relevant works are completed.

Soil and topsoil stockpiles will be located away from drainage pipes and areas where water may concentrate.

Silt fence construction will be as per detail shown on plans or by using an approved equivalent measure. The silt fence is to be constructed prior to any other construction activities. The silt fences are to be cleared of silt and/or other built up materials.

11. HERITAGE/BUSHFIRE/FLOOD/CONSERVATION

The subject site has no Local Heritage Item, is not within a Heritage Conservation Area, Bushfire Zone or Flood Control Lot.

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12. WASTE MANAGEMENT

All building and demolition waste will be disposed of as per The Protection of the Environment Operations (Waste) Regulation 2014 (the '2014 Waste Regulation').

Appropriate quantities of materials will be ordered to minimise wastage.

All materials will be reused or recycled when appropriate.

There will be no hazardous building materials such as asbestos or contaminated soil stored on site.

13. SITE MANAGEMENT

Materials and waste will be stored on site in the front garden area or in the driveway/carport of the dwelling. These items will be off the roadway and pedestrian footpath.

Demolition will be conducted as per Safe Work Australia practices and regulations.

Dust control methods will be conducted as per EPA recommendation, Local Government Air Quality Toolkit - Air quality guidance note.

14. CONCLUSION

The proposed development is Local Development under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 79C(1) of the Act, the Parramatta Local Environmental Plan 2023 and the Parramatta Development Control Plan 2023.

In this regard it is considered that the Statement of Environmental Effects has demonstrated that the proposal satisfies the aims, objectives and generally the prescriptive requirements of the above controls.

It is therefore my opinion that this proposal for the proposed development should be seemed for approval.

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WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application.

Completing this table will assist you in identifying the type of waste that will be generated and will advise Council of how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on submitted plans) will be assessed against the objectives of the DCP.

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address: 132 Windsor Road, Northmead 2152

Applicant's name and address: Kathryn Carruthers

Raw Concept Designs

11 Davies Court, Baulkham Hills

Phone: 0416 184 186 Fax: _____

Building and other structures currently on the site: _____

Single storey brick veneer dwelling with a tile roof

Brief description of Proposal: _____

Alterations and additions to existing single family residence.

The details provided on this form are the intentions of managing waste relating to this project.

Signature of Applicant:  Date: 25 July 2024

STAGE ONE – DEMOLITION

This is the stage with the greatest potential for waste minimisation, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.

Applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful onsite sorting and storage and by staging work programs it is possible to re-use many materials, either on-site or off-site.

Council is seeking to move from the attitude of straight demolition to a process of selected deconstruction, ie. total reuse and recycling both off-site and on-site. This could require a number of colour-coded or clearly labelled bins onsite (rather than one size fits all).

Applicants should demonstrate project management which seeks to:

- re-use of excavated material on-site and disposal of any excess to an approved site;
- greenwaste mulched and re-used in landscaping either on-site or off-site;
- bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site;
- plasterboard re-used in landscaping on-site, or returned to supplier for recycling;
- framing timber re-used on-site or recycled elsewhere;
- windows, doors and joinery recycled off-site;
- plumbing, fittings and metal elements recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Workcover Authority and EPA requirements;
- Locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site; and
- Destination and transportation routes of all materials to be either recycled or disposed of off-site.

The following table should be completed by applicants proposing any demolition work. The following details should be shown on your plans.

- Location of on-site storage space for materials (for re-use) and containers for recycling and disposal.
- Vehicle access to the site and to storage and container areas.

Demolition Stage One – To be completed for proposals involving demolition

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m3) or Area (m2) or weight (t)	ON-SITE Specify how materials will be reused or recycled on-site	OFF-SITE Specify the <u>contractor</u> and <u>recycling outlet</u>	Specify the <u>contractor</u> and <u>landfill site</u>
EXAMPLE *e.g. bricks	*e.g. 2m3	*e.g. clean & reuse for footings and broken bricks behind retaining walls	*e.g. sent by <u>XYZ Demolishers to ABC Recycling Company</u>	*e.g. nil to landfill
Excavation Material				
Green Waste				
Bricks				
Tiles	10 m3	Reused onsite where appropriate	To be pick up by Tile re-cycling contractor	
Concrete	2m3			Waste/Skip bin provider or contractor
Timber – please specify	5 m3	Reused onsite where appropriate		Waste/Skip bin provider or contractor
Plasterboard	0.5 m3			Waste/Skip bin provider or contractor
Metals				
Asbestos				
Other waste e.g. ceramic tiles, paints, plastics, PVC tubing, cardboard.	5 m3	Reused onsite where appropriate		Waste/Skip bin provider or contractor

**How will waste be separated and/or stored onsite for reuse and recycling?
How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?**

Demolition waste will be stored as per site plan using two waste bins, one for re-cycling and the other for general waste . Bins will be replaced once full on the next available day and replaced with empty bins to keep site clear of waste for safety and hygiene.

Note: Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

STAGE TWO – CONSTRUCTION

Stage Two – Potential for Waste Minimisation During Construction Stage

- Consider the following measures that may also save resources and minimise waste at the construction stage:
 - Purchasing Policy – i.e. Ordering the right quantities of materials and prefabrication of materials where possible;
 - Reusing formwork;
 - Minimising site disturbance, limiting unnecessary excavation;
 - Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling;
 - Co-ordination/sequencing of various trades.

How to Estimate Quantities of Waste

- There are many simple techniques to estimate volumes of construction and demolition waste. The information below can be used as a guide by builders, developers & homeowners when completing a waste management plan:

To estimate Your Waste:

- Quantify materials for the project
- Use margin normally allowed in ordering
- Copy these amount of waste into your waste management plan

- When estimating waste the following percentages are building “rule of thumb” and relate to renovations and small home building:

Material	Waste as a Percent of the Total Material Ordered
Timber	5-7%
Plasterboard	5-20%
Concrete	3-5%
Bricks	5-10%
Tiles	2-5%

Converting Volume into Tonnes : A Guide for Conversion

Timber = 0.5 tonnes per m³
 Concrete = 2.4 tonne per m³
 Bricks = 1.0 tonne per m³
 Tiles = 0.75 tonne per m³
 Steel = 2.4 tonne per m³

- To improve provide more reliable figures:
 - Compare your projected waste quantities with actual waste produced;
 - Conduct waste audits of current projects;
 - Note waste generated and disposal methods;
 - Look at past waste disposal receipts;
 - Record this information to help estimate future waste management plans.
- On a waste management plan amounts of waste may be stated in – m² or m³ or tonnes (t).

Construction Stage Two – for proposals involving construction

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m3) or Area (m2) or weight (t)	ON-SITE Specify how materials will be reused or recycled on-site	OFF-SITE Specify the <u>contractor</u> and <u>recycling outlet</u>	Specify the <u>contractor</u> and <u>landfill site</u>
EXAMPLE *e.g. bricks	*e.g. 2m3	*e.g. clean & reuse for footings and broken bricks behind retaining walls	*e.g. sent by <u>XYZ Demolishers</u> to <u>ABC Recycling Company</u>	*e.g. nil to landfill
Excavation Material				
Green Waste				
Bricks				
Tiles				
Concrete	2m3			Waste/Skip bin provider or contractor
Timber – please specify	3 m3	Reused onsite where appropriate	Recycled where appropriate	Waste/Skip bin provider or contractor
Plasterboard	1.5 m3			Waste/Skip bin provider or contractor
Metals				
Other waste e.g. ceramic tiles, paints, plastics, PVC tubing, cardboard.	6 m3	Reused onsite where appropriate	Recycled where appropriate	Waste/Skip bin provider or contractor

e.g. Staff training, selected deconstruction v. straight demolition, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc.

[illegible]

Note: Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

STAGE THREE – DESIGN OF FACILITIES

- The following details should be shown on your plans:
 - Location of temporary storage space within each dwelling unit;
 - Location of Waste Storage and recycling Area(s), per dwelling unit or located communally onsite. In the latter case this could be a Garbage & Recycling Room;
 - Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance or volume reduction equipment; and
 - Location of communal composting area.
 - Access for vehicles.
- Every builder shall be provided with a Waste Storage and Recycling Area which is flexible in size and layout to cater for future changes in use. The size is to be calculated on the basis of waste generation rates and proposed bin sizes.

Stage 3 – Design of Facilities – To be completed if designing waste facilities for the proposed development

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.	Litre or m3	For example: • waste storage & recycling area • garbage chute • on-site composting • compaction equipment	• recycling • disposal • specify contractor

Note: details of on-site waste management facilities should be provided on plan drawings accompanying your application.

Describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, caretaker/manager on-site).

Thank you for the information.

ESSENTIALS FOR WASTE MANAGEMENT IN MULTI UNIT DWELLINGS (M.U.D)

Many of the issues for good waste management are common across all M.U.D.
The following is the bare minimum that needs to be considered for all M.U.D.

1. Council

- a. What regulations apply?
- b. What are the current Council garbage and recycling services?
 - i. Will Council service the development?
 - ii. If No – seek consultation through a Private Contractor for the best solution for development.
- c. Are the plans to change the service in the future?
- d. Include waste management plan in the DA pre-lodgement meetings.

2. Space

- a. The anticipated volume of waste must be calculated and appropriate waste service selected.
- b. Sufficient space must be allocated for the containers and for manoeuvring – bins, including frontage area, etc.

3. Access – for residents and collectors

- a. Collection vehicles must be able to service the development efficiently and effectively from kerb within confines of the allotment frontage with no need to reverse.
- b. The maximum carting distance between the storage and collection points must be no more than 75m, and no more than 50m for aged persons and persons with a disability.
- c. The bin carting grade must not exceed 1:14.
- d. Bins must not need to be wheeled over steps.
- e. Bulk bins must not need to be manually manoeuvred by a single person to be serviced.

4. Amenity

- a. Noise and odour must be minimised.
- b. Waste areas must be able to be washed, with wash water discharging to sewer.
- c. Vermin must be prevented from entering waste areas and containers.
- d. Equipment must be protected from theft and vandalism.
- e. Waste storage areas must blend in with the development.

5. Management

- a. Signage must be posted in all communal waste storage areas.
- b. Bins must be clearly and correctly labelled.
- c. Responsibility for cleaning of waste storage areas must be determined when designing the system.
- d. Responsibility for transfer of bins must be determined when designing the system.

Council's regulations

Council will only service up to 30 units/townhouses.

Council supplies 1 x 140 litre bin for general waste (1 bin per unit/townhouse)

Council supplies 1 x 240 litre bin for recycling to be shared (1 between 2 unit/townhouse)

A 240 litre bin is provided for green waste – upon request from strata management.

No services are available to private roads.

Commercial Services

Under the current contract Council does not automatically offer services to this industry & is not in the business of removing trade waste.

Services are available to small business where a limited amount of waste is generated. Option of 140 or 240 litre bins.

CBD is serviced 6 days/per week, however, charges are calculated on the number of weekly services.

Retail & Food industries that generate large volumes of waste generally use the services of private contractors.

No Council recycling services are available to this sector under the current contract, however, this could change from 1/7/06.

Council's waste service collection

General waste collected weekly.

Recycling collected alternate fortnights.

Green waste alternate fortnights.

Standard general waste bin size can be increased to a 240 litre bin, however will incur an additional charge and is required in writing from the strata management or owner.

Bin dimensions:

140 litre bin:

Normal volume:	140 litres
Net weight:	approx 10.4 kg
Maximum load:	56 kg
Permitted total weight:	70 kg
Height	925mm
Width	535mm
Depth	615mm

240 litre bin:

Normal volume:	240 litres
Net weight:	approx 12.3 kg
Maximum load:	96 kg
Permitted total weight:	110 kg
Height	1060mm
Width	585mm
Depth	730mm

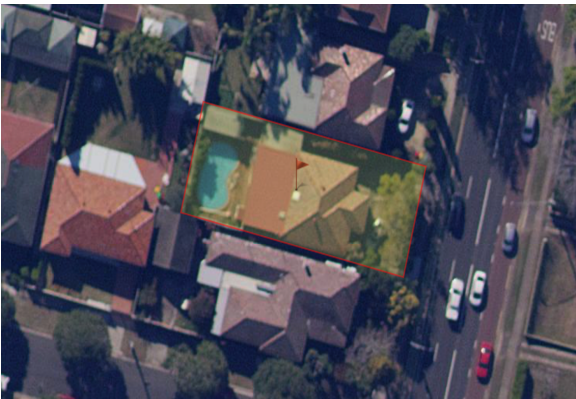
DRAWING LIST

LAYOUT	Drawing Name	PAGE
01 COVER PAGE	OVERVIEW	1
	DRAWING LIST	
02 SITE PLAN / ANALYSIS	SITE PLAN / ANALYSIS	2
03 EXISTING GROUND FLOOR	EXISTING GROUND FLOOR	3
04 DEMOLITION GROUND FLOOR	DEMOLITION GROUND FLOOR	4
05 PROPOSED GROUND FLOOR	PROPOSED GROUND FLOOR	5
06 NORTH / EAST ELEVATION	NORTH ELEVATION	6
	EAST ELEVATION	
07 SOUTH / WEST ELEVATION	SOUTH ELEVATION	7
	WEST ELEVATION	
08 SECTIONS	SECTION/A	8
	SECTION/B	
09 DOOR / WINDOW SCHEDULE	DOOR LIST	9
	WINDOW LIST	
10 BASIX / SEDIMENT CONTROL	BASIX / SEDIMENT CONTROL	10
11 SHADOW DIAGRAMS 9:00AM	21 MAR at 9:00AM	11
	21 JUN at 9:00AM	
12 SHADOW DIAGRAMS 12:00PM	21 MAR at 12:00PM	12
	21 JUN at 12:00PM	
13 SHADOW DIAGRAMS 3:00PM	21 MAR at 3:00PM	13
	21 JUN at 3:00PM	

LOT : 197
DP : 18449

ADDRESS : 132 Windsor Road,
Northmead NSW 2152

COUNCIL : Parramatta City Council



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COVER PAGE

1

1:1.0
5,
1:100

26/7/202

CONSTRUCTION NOTES:

ALL WORKS TO BE CONSTRUCTED AS PER ENGINEERS SPECIFICATIONS AND COMPLY WITH RELEVANT BCA CODES AND AUSTRALIAN STANDARDS

BUILDER'S WASTE AND MATERIALS STORAGE AREA - GENERAL WASTE BIN AND RECYCLING BIN MUST BE USED TO SORT ALL WASTE MATERIAL.

GUTTERING AND DOWNPIPES TO BE CONNECTED TO EXISTING GRAVITY FEED STORMWATER AND TO COMPLY WITH AS:3500.3.

ALL WORKS TO COMPLY WITH PARTS H1 TO H7 OF NCC VOLUME TWO 2022 & ABCB HOUSING PROVISIONS 2022.

ALL DEMOLITION TO COMPLY WITH AS2601-2012 & PART 7 DEMOLITION CODE 2008.

KEY

- DP

EXISTING DOWNPIPE
- DP

PROPOSED DOWNPIPE
- SEWER
- WATER
- ==

SEDIMENT CONTROL FENCE - AS PER DETAIL
- PROPOSED ADDITION
- PRIVATE OPEN SPACE

MM



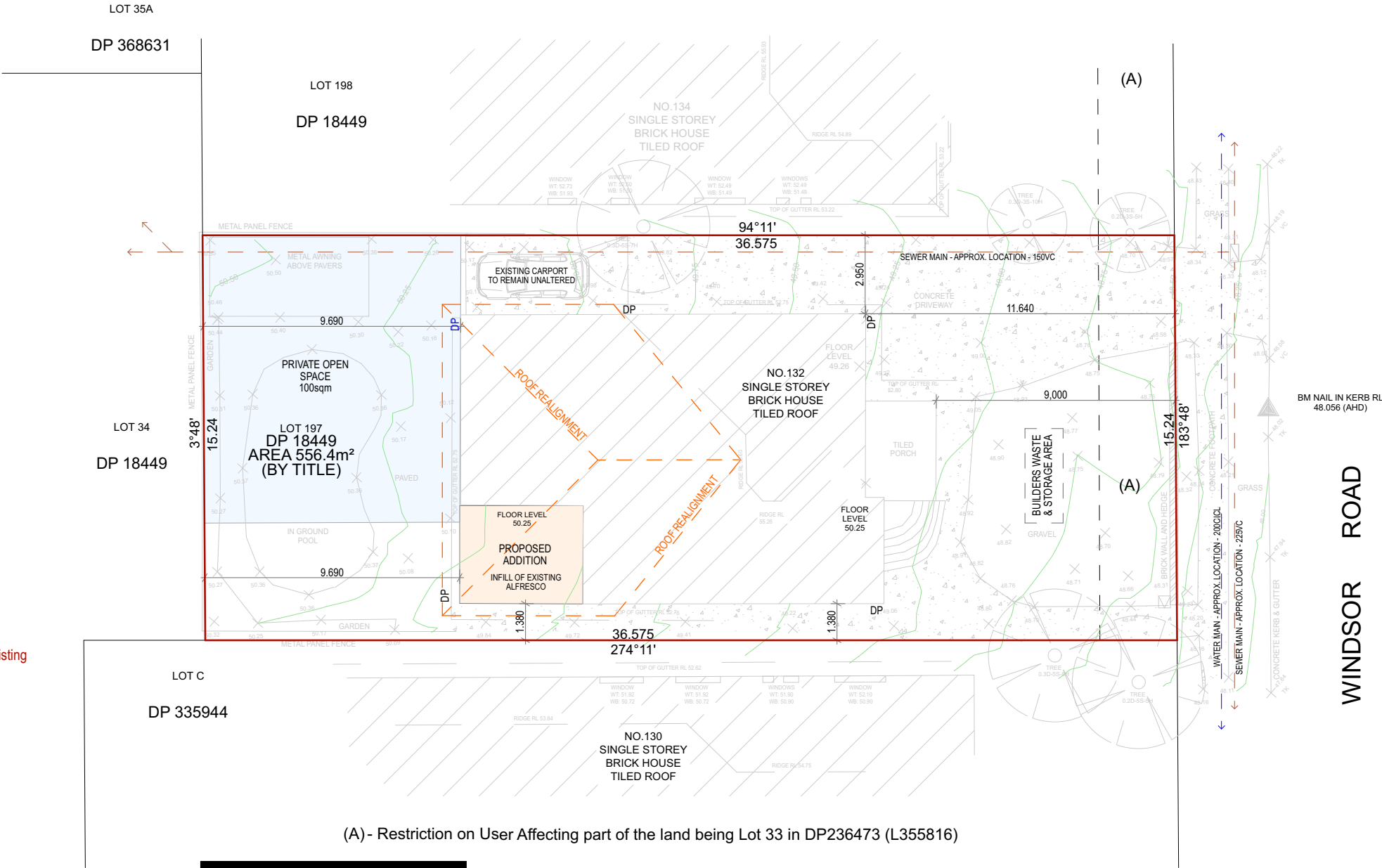
AREA CALCULATIONS

SITE AREA:	556.4 sqm	
EXISTING DWELLING FLOOR AREA:	123.4 sqm	
PROPOSED FLOOR AREA:	30.2 sqm	
TOTAL PROPOSED FLOOR AREA:	153.6 sqm	
DA CONTROL - 0.5:1	27.6 %	Complies
	0.27:1	
SITE COVERAGE:	168.8 sqm	
	30.3 %	
PRIVATE OPEN SPACE:	100.0 sqm	
DA CONTROL 100sqm		Complies

LANDSCAPED AREA

LANDSCAPING RATIO WILL NOT BE ALTERED

LANDSCAPED AREA:	369.0 sqm	Complies
DA CONTROL MIN. 40% - 222.5sqm	66.3 %	
FRONT LANDSCAPED AREA:	158.8 sqm	Complies
IN FRONT OF BUILDING LINE	43.1% OF LANDSCAPED AREA	
REAR LANDSCAPED AREA:	210.2 sqm	
BEHIND BUILDING LINE	56.9% OF LANDSCAPED REA	
DEEP SOIL AREA:	84.6 sqm	Does Not Comply - Existing
DA CONTROL - MIN. 30% - 166.9sqm	15.2 %	



(A) - Restriction on User Affecting part of the land being Lot 33 in DP236473 (L355816)



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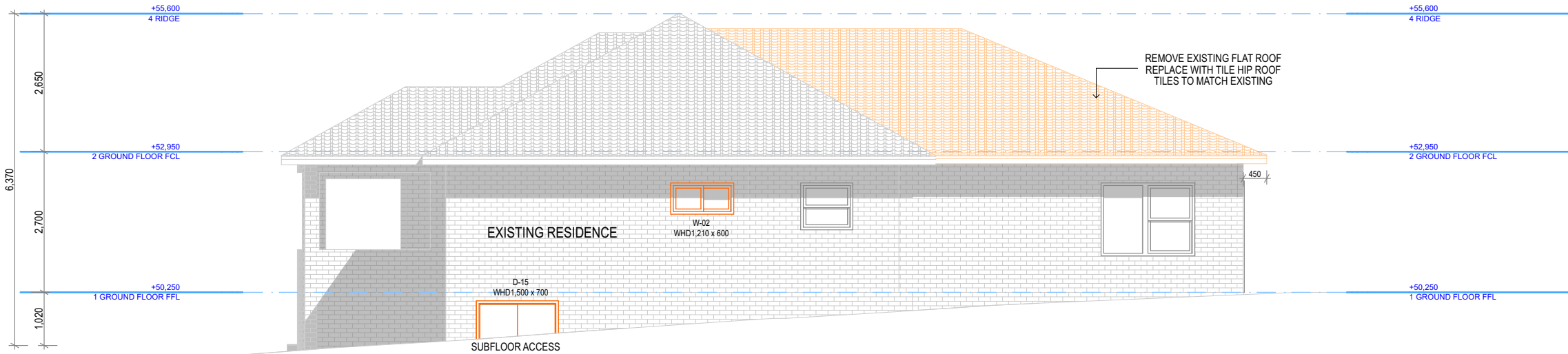
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SITE PLAN / ANALYSIS

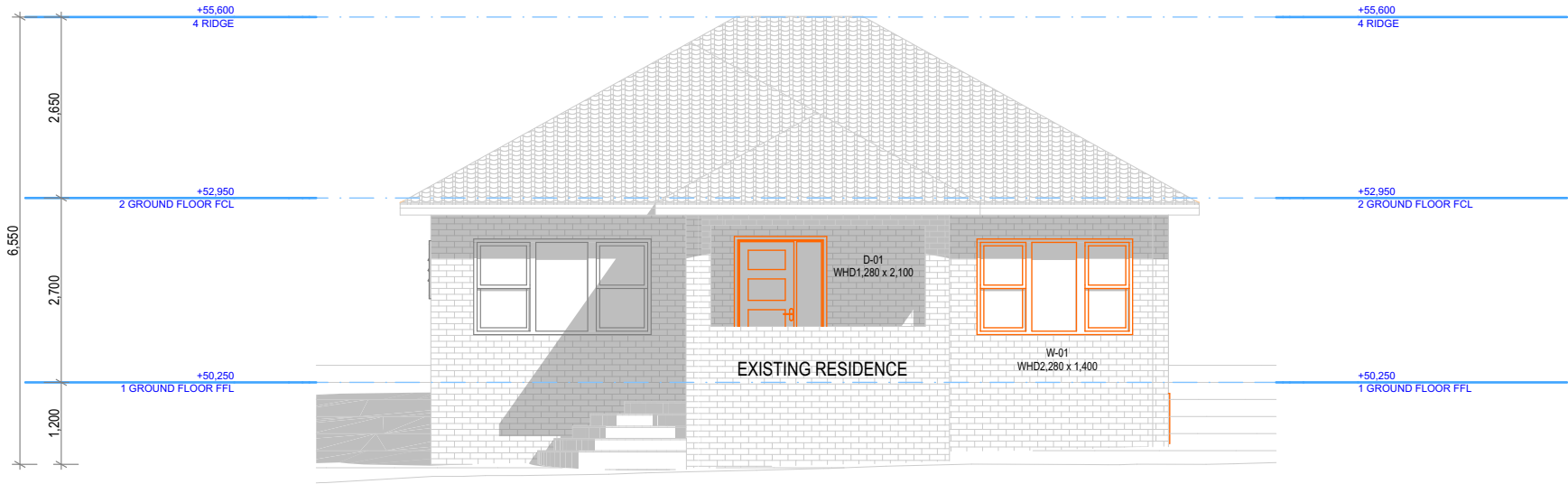
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26/7/2024



NORTH ELEVATION



EAST ELEVATION



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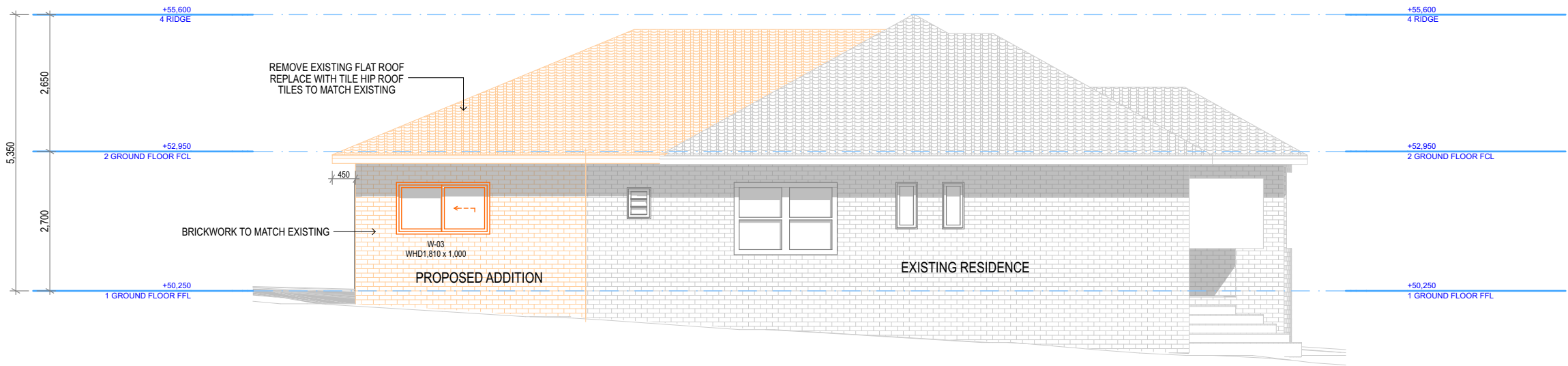
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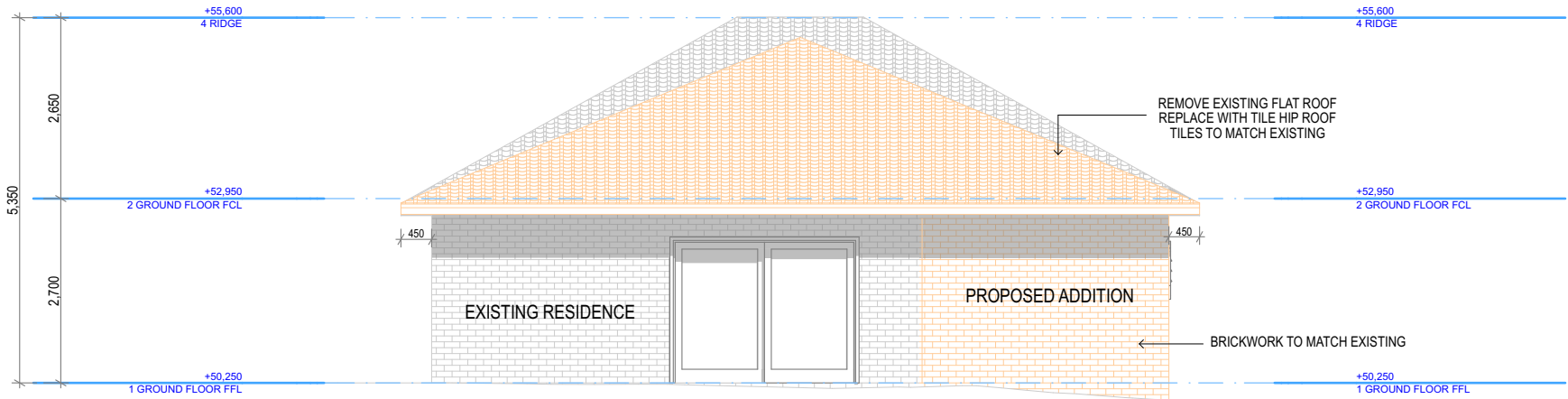
NORTH / EAST ELEVATION

6

1:100
26/7/2024



SOUTH ELEVATION



WEST ELEVATION



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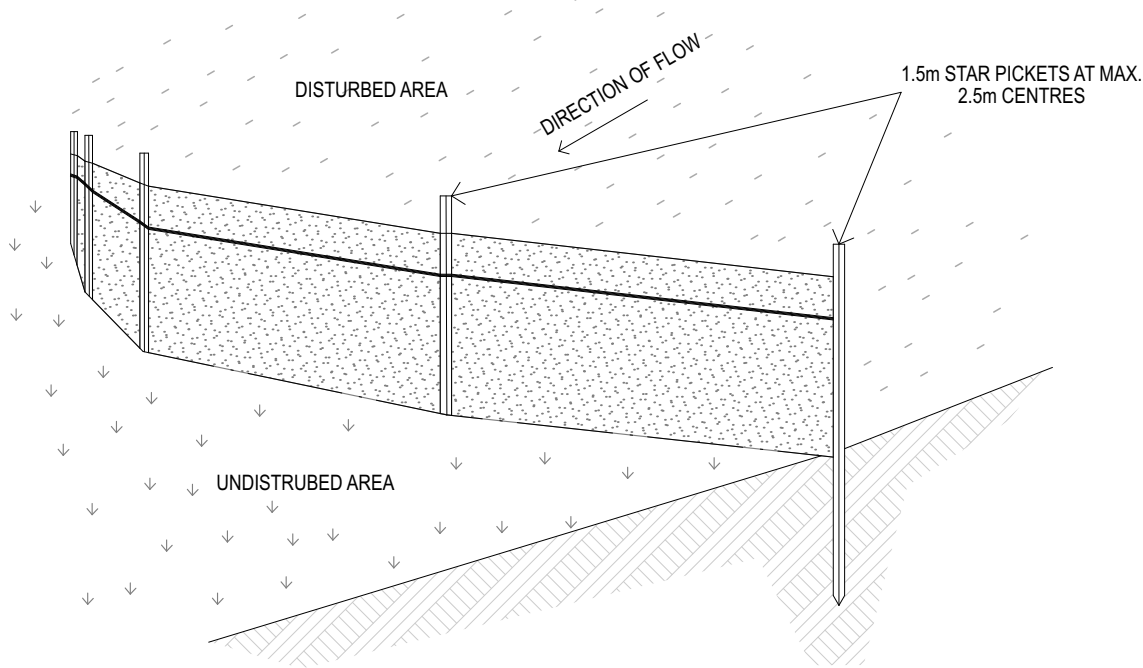
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SOUTH / WEST ELEVATION

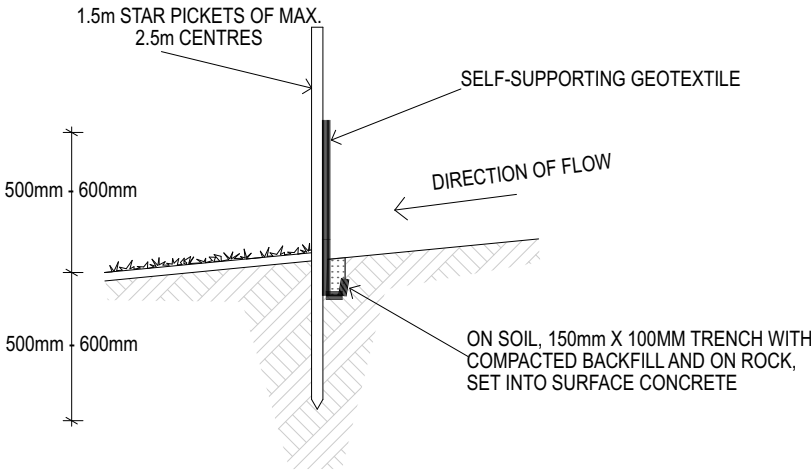
7

1:100
26/7/2024

SEDIMENT FENCE DETAIL



SECTION DETAIL



SEDIMENT CONTROL NOTES

1. All erosion and sediment control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standard of the Soil Conservation of NSW.
2. Drainage shall be connected to stormwater system as soon as possible.
3. Sediment traps shall be constructed around all inlet pits, consisting of a deep trench.
4. All sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of soil material.
5. All disturbed area shall be revegetated as soon as the relevant works are completed.
6. Soil and topsoil stockpiles shall be located away from drainage pipes and areas where water may concentrate.
7. Silt fence construction as per detail shown or by using an approved equivalent measure. The silt fence is to be constructed prior to any other construction activities. The silt fences are to be cleared of silt and/or other built up materials.

BASIX CERTIFICATE NUMBER: A1743584_02

LIGHTING
- ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS.

FIXTURES
- NEW OR ALTERED SHOWER HEADS ARE TO HAVE A MINIMUM 3 STAR FLOW RATING.
- NEW OR ALTERED TAPS TO BE FITTED WITH A MINIMUM 3 STAR FLOW RATING.
- NEW OR ALTERED TOILETS ARE TO HAVE A MINIMUM 3 STAR FLOW RATING.

INSULATION REQUIREMENTS
- CONCRETE SLAB ON GROUND FLOOR : NIL
- EXTERNAL WALL : BRICK VENEER : R1.16 OR (R1.70 INCLUDING CONSTRUCTION)
- CEILING INSULATION : R2.50 (UP)
- ROOF INSULATION : FOIL/SARKING

WINDOWS
- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE.
- ALL WINDOWS AND GLAZED DOORS ARE TO HAVE A U-VALUE AND SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN SHOWN IN THE BASIX CERTIFICATE.
- TOAL SYSTEM U-VALUES AND SHGCS MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFRC) CONDITIONS.
- PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE AND AWNING MUST BE NO MORE THAN 500mm ABOVE THE HEAD OF THE WINDOW AND NO MORE THAN 2400mm ABOVE THE SILL.
- FOR PROJECTIONS DESCRIBED AS A RATIO, THE RATIO OF THE PROJECTION FROM THE WALL TO THE HEIGHT ABOVE THE WINDOW OR GLAZED DOOR SILL MUST BE AT LEAST THAT SHOWN IN THE BASIX CERTIFICATE.
- PERGOLAS WITH POLY CARBONATE 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 50mm.

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	3.19	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	N	0.7	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	S	1.81	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	E	0.84	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

1 3 5 10 15 20 Metres @ 1:100



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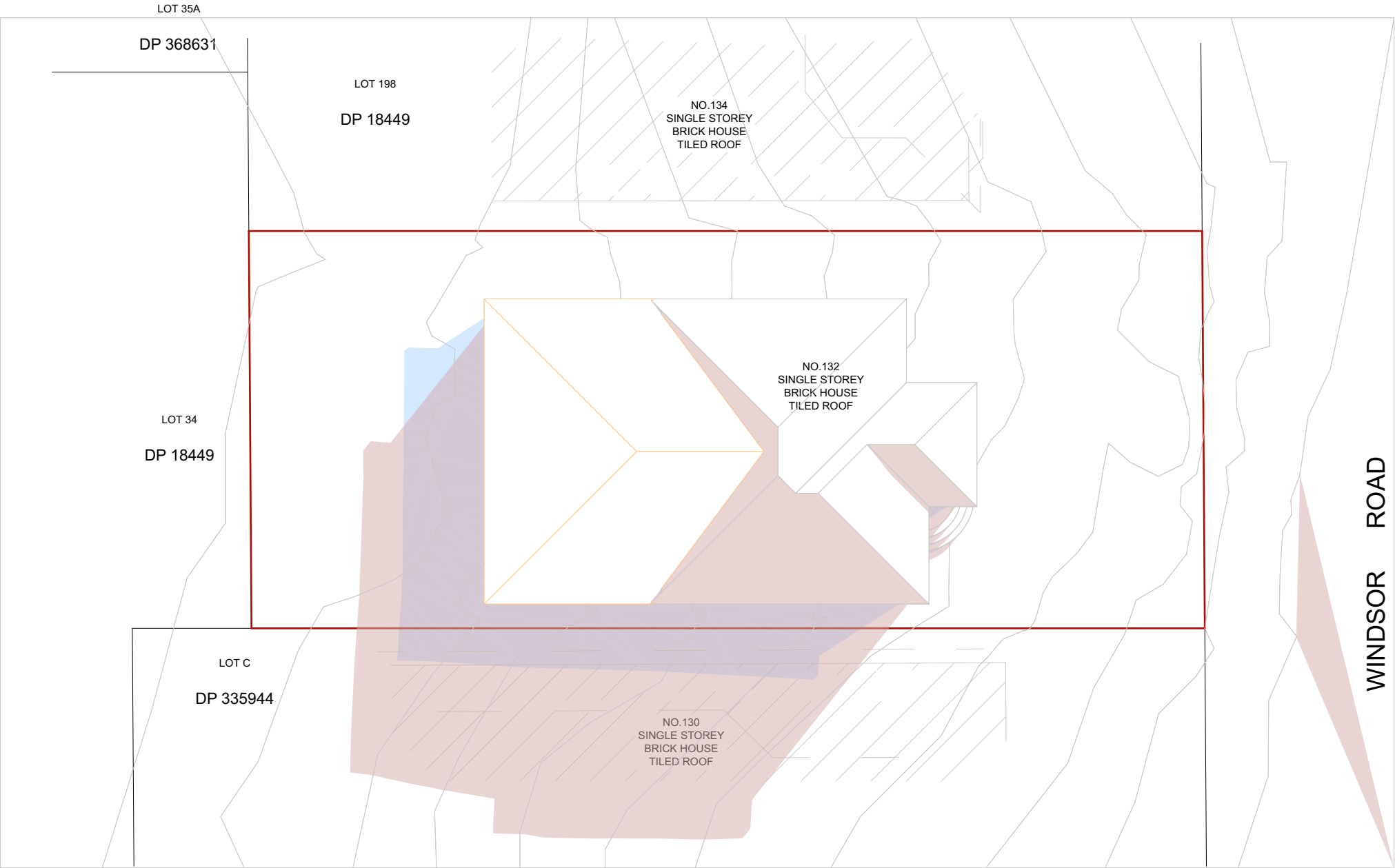
BASIX / SEDIMENT CONTROL

10

1:200
26/7/2024

21ST MARCH

21ST JUNE



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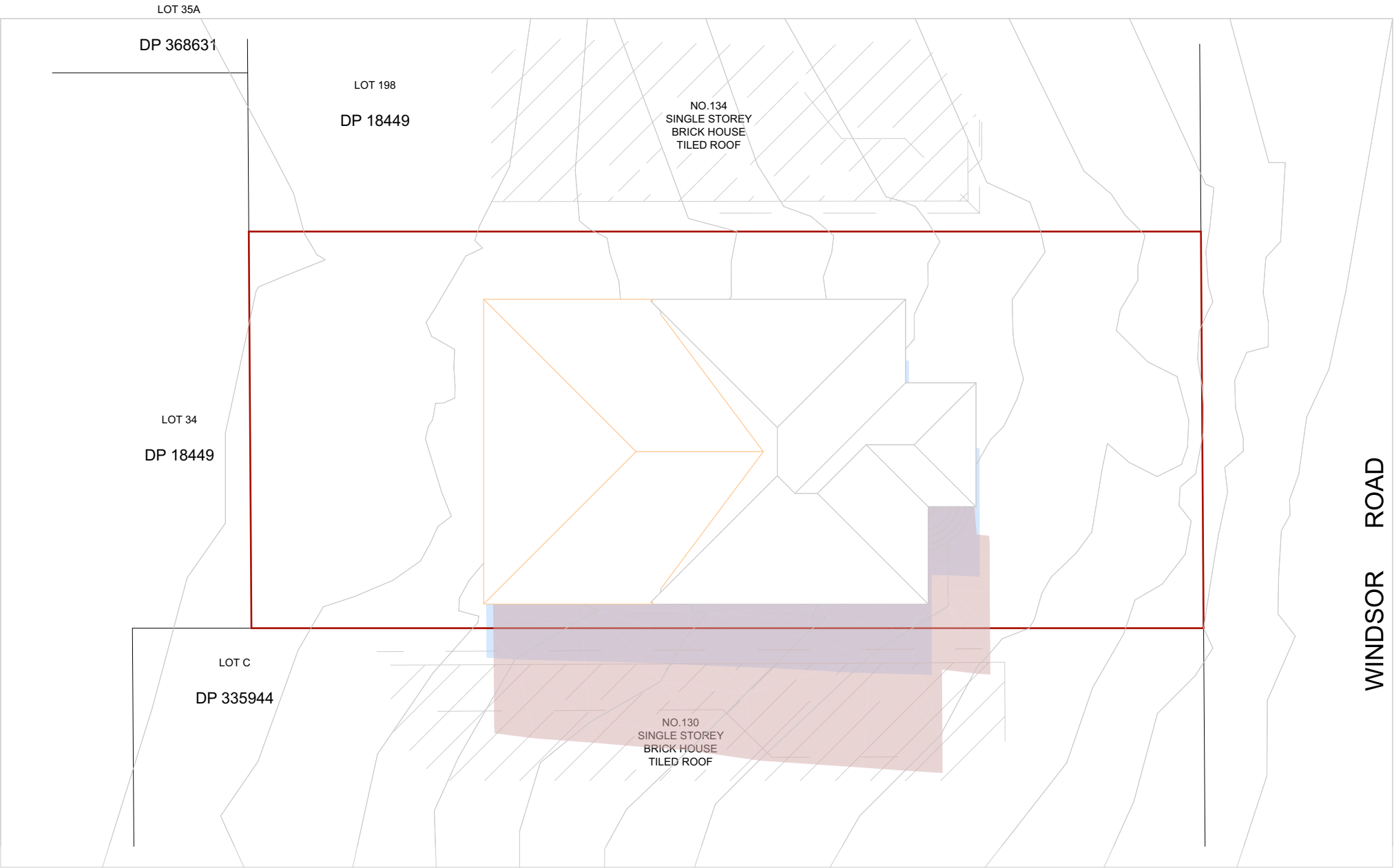
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SHADOW DIAGRAMS 9:00AM 1:200
11 26/7/2024

21ST MARCH

21ST JUNE



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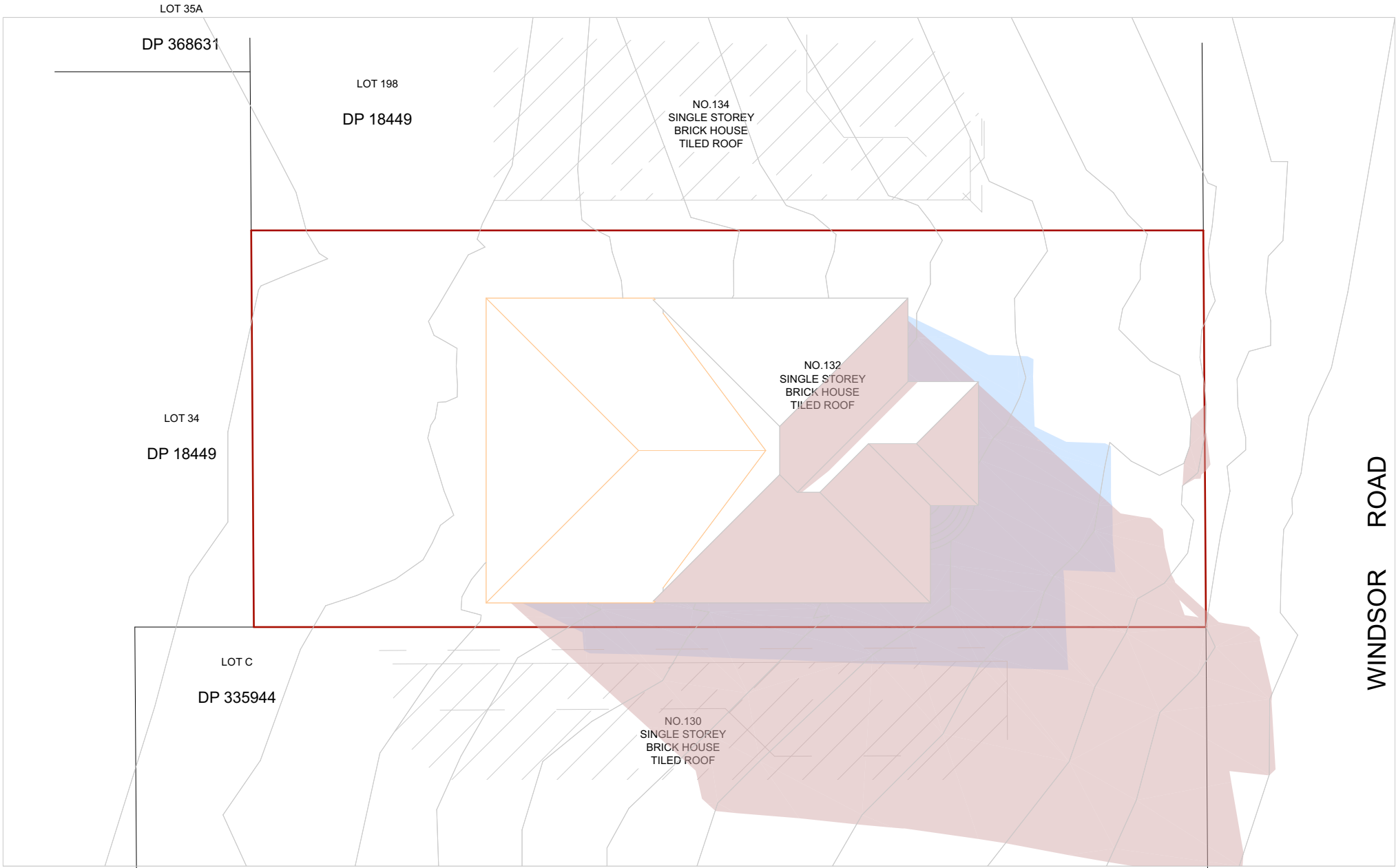
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SHADOW DIAGRAMS 12:00PM 1:200
12 26/7/2024

21ST MARCH

21ST JUNE



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SHADOW DIAGRAMS 3:00PM 1:200
13 26/7/2024

STORMWATER MANAGEMENT PLAN

PROPOSED DEVELOPMENT

No. 132 WINDSOR ROAD, NORTHMEAD

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.

2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.

3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2021 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.

4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.

5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. ALL STORMWATER DRAINAGE PIPES ARE TO BE uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.

7. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.

8. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.

9. THIS PLAN IS THE PROPERTY OF RESOLUTE STORMWATER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM J.L GEOTECHNICAL..

PLAN SPECIFIC NOTES

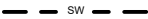
1. **ROOF DRAINAGE NOTE:** TO BE ISSUED AT CC STAGE -AS 3500 ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 20 YEAR 5 MIN. STORM = 205mm/hr. FOR EAVES GUTTERS, AS 3500.3:2021 THEN HAS THE FOLLOWING REQUIREMENTS:
i) FOR TYPICAL STANDARD QUAD GUTTER WITH Ae = 8000mm² AND GUTTER SLOPE 1:500 AND STEEPER, THIS REQUIRES ONE DOWNPIPE PER 30m² ROOF AREA.
ii) DOWNPIPES TO BE MINIMUM 90mm DIA. OR 100 x 50mm FOR GUTTERS SLOPE 1:500 AND STEEPER.
iii) 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

2. **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

3. ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2021 AND SECTIONS 3.7.3, 3.7.7, 4.6 AND APPENDIX F OF AS 3500.3:2021

4. THIS DRAWING IS NOT TO BE USED FOR SET-OUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

5. 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

SURFACE INLET PIT		LEGEND	GRATED TRENCH DRAIN	
SURFACE INLET PIT (WITH ENVIROPOD 200 MICRON)			ABSORPTION TRENCH	
ACCESS GRATE (WITH ENVIROPOD 200 MICRON)			PROPOSED ROOF GUTTER FALL	
450 SQUARE INTERVAL	450 X 450		PROPOSED DOWNPIPE SPREADER	
GRATE LEVEL = 75.50	SL 75.50		STORMWATER PIPE 100mm DIA. MIN. UNO	
INVERT LEVEL = RL 75.20	IL 75.20		SUBSOIL PIPE	
PROPOSED DOWNPIPE 90mm DIA. OR 100mm x 50mm MIN.			EXISTING STORMWATER PIPE	
NATURAL GROUND FINISHED DESIGN LEVEL	× 		INSPECTION RISER	
			RAINWATER HEAD	

DRAINAGE NOTES

- PIPE SIZE:**
THE MINIMUM PIPE SIZE SHALL BE:
 - 90mm DIA WHERE THE LINE ONLY RECEIVES ROOFWATER RUNOFF; OR
 - 100mm DIA WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS ON THE PROPERTY

THE MINIMUM PIPE VELOCITY SHOULD BE 0.6 m/s AND A MAXIMUM PIPE VELOCITY OF 6.0 m/s DURING THE DESIGN STORM.
- PIPE GRADE:**
THE MINIMUM PIPE GRADE SHALL BE:
 - 1.0% FOR PIPES LESS THAN 225mm DIA (UNO)
 - 0.5% FOR ALL LARGER PIPES (UNO)

PIPES WITH A GRADIENT GREATER THAN 20% WILL REQUIRE ANCHOR BLOCKS AT THE TOP AND BOTTOM OF THE INCLINED SECTION; AND AT INTERVALS NOT EXCEEDING 3.0m

ANCHOR BLOCKS ARE DESIGNED ACCORDING TO *CLAUSE 7.9 OF AS3500.3:2021*

- DEPTH OF COVER FOR PVC PIPES:**
MINIMUM PIPE COVER SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTIAL 300mm ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICLE LOADING UNDER A SEALED ROAD	450mm WHERE NOT IN A ROAD 600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE
- SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.
- CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH AS3725-2007 LOADS ON BURIED CONCRETE PIPES, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.
- WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL THEN BE PAVED WITH AT LEAST:
 - 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC;
 - 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR
 - 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

- CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS:**
SHALL BE CARRIED OUT IN ACCORDANCE WITH *SECTION 6.2.8 and 6.3.6 OF AS3500.3:2021*

CONNECTIONS TO COUNCIL SYSTEM:
IF PROPOSED DRAINAGE SYSTEM IS DESIGNED TO CONNECT TO COUNCIL'S DRAINAGE SYSTEM, IT IS ADVISED THAT A 'WORKS PERMIT' IS OBTAINED FROM THE RESPECTIVE COUNCIL PRIOR TO COMMENCEMENT OF WORKS
- ABOVE GROUND PIPEWORK:**
SHALL BE CARRIED OUT IN ACCORDANCE WITH *SECTION 6 OF AS2032-2006*

PIT SIZES AND DESIGN:

DEPTH (mm)	MINIMUM PIT SIZE (mm)
UP TO 600mm	450 x 450
600mm TO 900mm	600 x 600
900mm TO 1200mm	600 x 900
OVER 1200mm	900 x 900 (WITH STEP IRONS)

ALL PIPES SHOULD BE CUT FLUSH WITH THE WALL OF THE PIT.

PITS GREATER THAN 600mm DEEP SHALL HAVE A MINIMUM ACCESS OPENING OF 600 x 600mm

THE GRATED COVERS OF PITS LARGER THAN 600 x 600mm ARE TO BE HINGED TO PREVENT THE GRATE FROM FALLING INTO THE PIT.

THE BASE OF THE DRAINAGE PITS SHOULD BE AT THE SAME LEVEL AS THE INVERT OF THE OUTLET PIPE. RAINWATER SHOULD NOT BE PERMITTED TO POND WITHIN THE STORMWATER SYSTEM

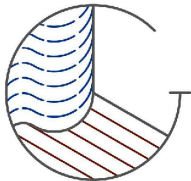
- TRENCH DRAINS:**
CONTINUOUS TRENCH DRAINS ARE TO BE OF WIDTH NOT LESS THAN 150mm AND DEPTH NOT LESS THAN 100mm. THE BARS OF THE GRATING ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.

STEP IRONS:
PITS BETWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE PROVIDED.

PVC PITS:
PVC PITS WILL ONLY BE PERMITTED IF THEY ARE NOT A GREATER SIZE THAN 450 x 450mm (MAXIMUM DEPTH 450mm) AND ARE HEAVY DUTY

IN-SITU PITS:
IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 7.5.5.1 OF AS3500.3:2021. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.

GRATES:
GRATES ARE TO BE GALVANISED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.



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DRAWING TITLE:

DETAILS, NOTES &
LEGEND

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DRAWN

DATE

DESCRIPTION

ISSUE

FOR

APPROVED BY:

DESIGNED BY:

JL

ISSUE

JL

06/08/2024

ISSUED FOR DA

A

RAW CONCEPT DESIGN

SITE ADDRESS:

132

WINDSOR ROAD
NORTHMEAD

NOT FOR
CONSTRUCTION

CHECKED BY:

JL

SCALE

-

SHEET SIZE

A3

SHEET No.

CLIENT REF.

DRAWING No.

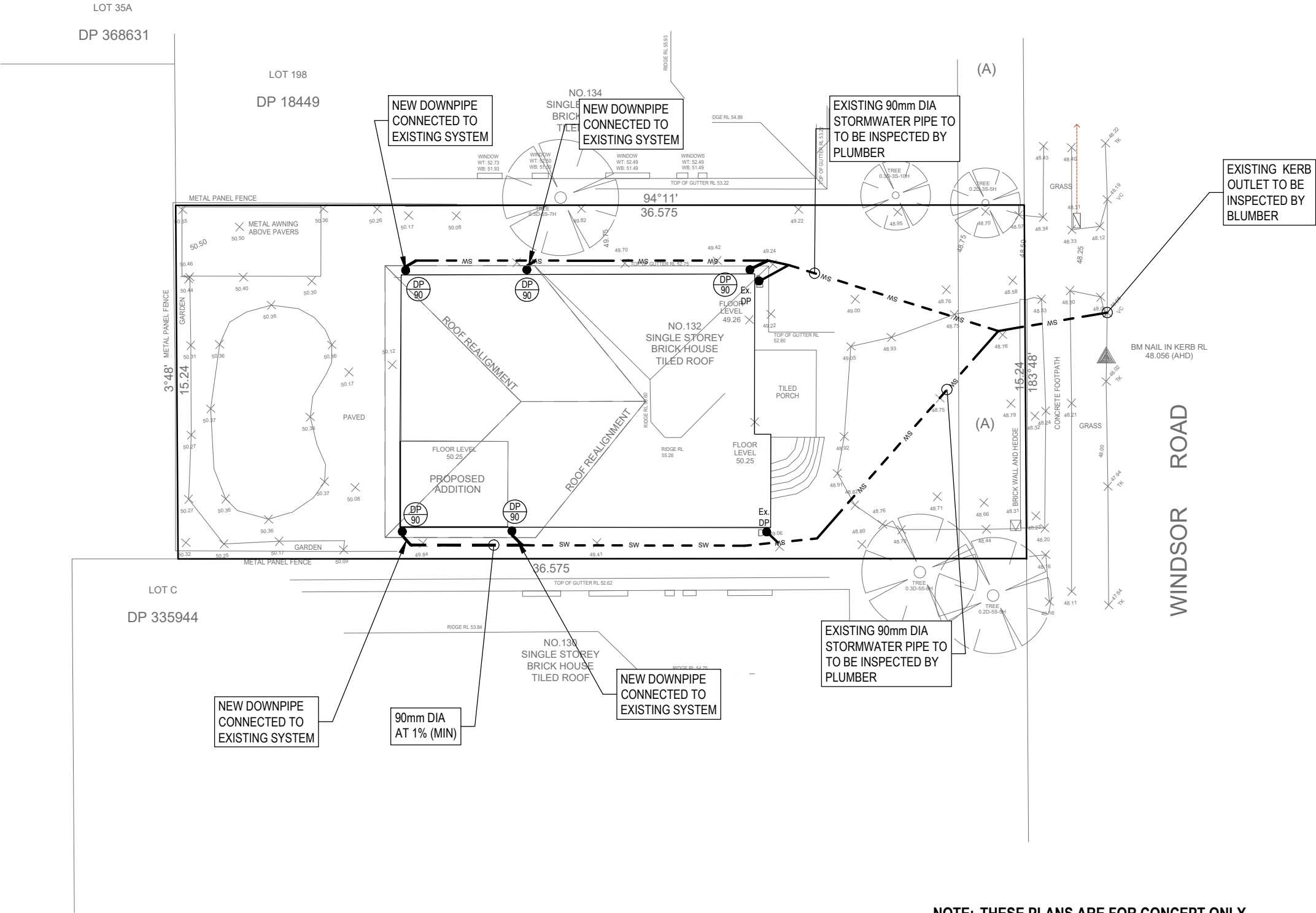
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24-2105

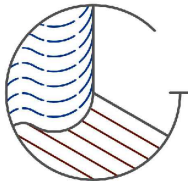
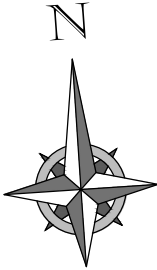
D1

NOTE: ENSURE ANY PROPOSED PAVING IS GRADED SO THAT IT IS NOT IMPACTING ADJOINING PROPERTIES.

NOTE: ENSURE SURFACE FLOWS CAN BE ACHEIVED AROUND THE DWELLINGS AND DOWN THE SIDE PASSAGEWAYS IN THE EVENT OF PIT AND PIPE FAILURE.



NOTE: THESE PLANS ARE FOR CONCEPT ONLY
NOT FOR CONSTRUCTION.



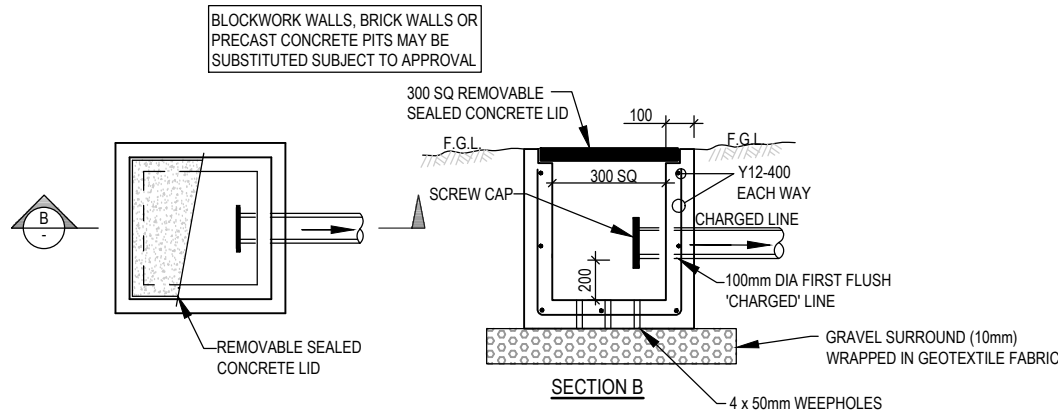
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DRAWING TITLE:	
STORMWATER MANAGEMENT PLAN	
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				SITE ADDRESS:
				132 WINDSOR ROAD NORTHMEAD
PROJECT		HOUSE EXTENSION		

APPROVED BY:	

DESIGNED BY:	JL	ISSUE
CHECKED BY:	JL	A
SCALE	1:200	
SHEET SIZE	A3	SHEET No.
CLIENT REF.	DRAWING No.	D2
-	24-2105	

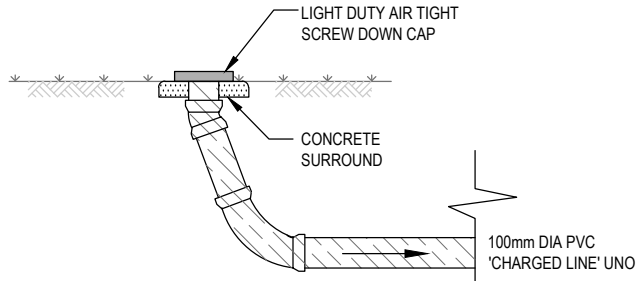


CLEAN-OUT MAINTENANCE PIT
NTS

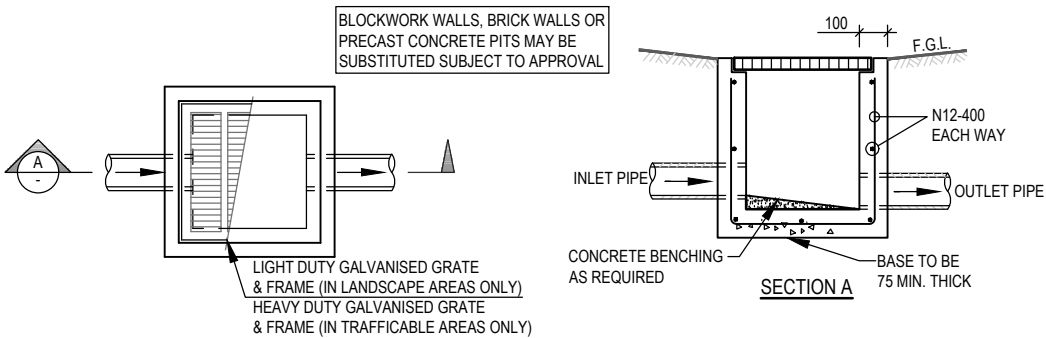


TYPICAL WARNING SIGN
NTS

EVERY EXTERNAL SUPPLY OUTLET FROM
RAINWATER RE-USE TANK TO BE LABELED
WITH METALLIC WARNING SIGN

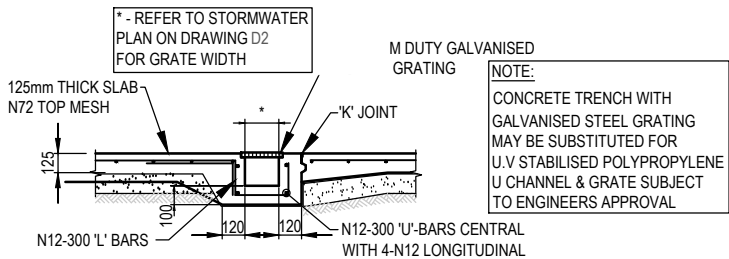


INSPECTION RISER - IR
NTS

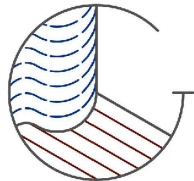


TYPICAL PIT (SIP)
NTS

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.



GRADED DRAIN
NTS



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DRAWING TITLE:

STORMWATER
DETAILS

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WINDSOR ROAD
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CONSTRUCTION

CHECKED BY:

JL

SCALE

AS NOTED

SHEET SIZE

A3

CLIENT REF.

DRAWING No.

24-2105

SHEET No.

D3

DUST CONTROL:

• NOTE: DURING EXCAVATION, DEMOLITION AND CONSTRUCTION, ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT DUST FROM AFFECTING THE AMENITY OF THE NEIGHBORHOOD.

THE FOLLOWING MEASURES MUST BE ADOPTED:

1. PHYSICAL BARRIERS SHALL BE ERECTED AT RIGHT ANGLES TO PREVENT WIND DIRECTION OR SHALL BE PLACED AROUND OR OVER DUST SOURCES TO PREVENT WIND OR ACTIVITY FROM GENERATING DUST.
2. EARTHWORKS AND SCHEDULING ACTIVITIES SHALL BE MANAGED TO COINCIDE WITH THE NEXT STAGE OF DEVELOPMENT TO MINIMISE THE AMOUNT OF TIME THE SITE IS LEFT TO CUT OR EXPOSED.
3. ALL MATERIALS SHALL BE STORED OR STOCKPILED AT THE BEST LOCATIONS.
4. THE GROUND SURFACE SHOULD BE DAMPENED SLIGHTLY TO PREVENT DUST FROM BECOMING AIRBORNE BUT SHOULD NOT BE WET TO THE EXTENT THAT RUN-OFF OCCURS.
5. ALL VEHICLES CARRYING SOIL OR RUBBLE TO OR FROM THE SITE SHALL AT ALL TIMES BE COVERED TO PREVENT THE ESCAPE OF DUST.
6. ALL EQUIPMENT WHEELS SHALL BE WASHED BEFORE EXISTING THE SITE USING MANUAL OR AUTOMATED SPRAYERS AND DRIVE - THROUGH WASHING BAYS.
7. GATES SHALL BE CLOSED BETWEEN VEHICLE MOVEMENTS SHALL BE FITTED WITH SHADE CLOTH.
8. CLEANING OF FOOTPATHS AND ROADWAYS SHALL CARRIED OUT DAILY.
9. ALL BUILDERS REFUSE, SPOIL AND/OR MATERIAL UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL BE REMOVED FROM SITE ON COMPLETION OF THE BUILDING WORKS.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
2. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
3. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
4. ROADS AND FOOTPATH TO BE SWEEPED DAILY AS REQUIRED BY COUNCIL.
5. IF YOU DO NOT COMPLY WITH COUNCIL REQUIREMENTS & DOCUMENTATION, YOU MAY BE LIABLE TO PROSECUTION FROM GOVERNMENT AUTHORITIES .

LEGEND:

UNDISTURBED VEGETATION

SEDIMENT FENCE

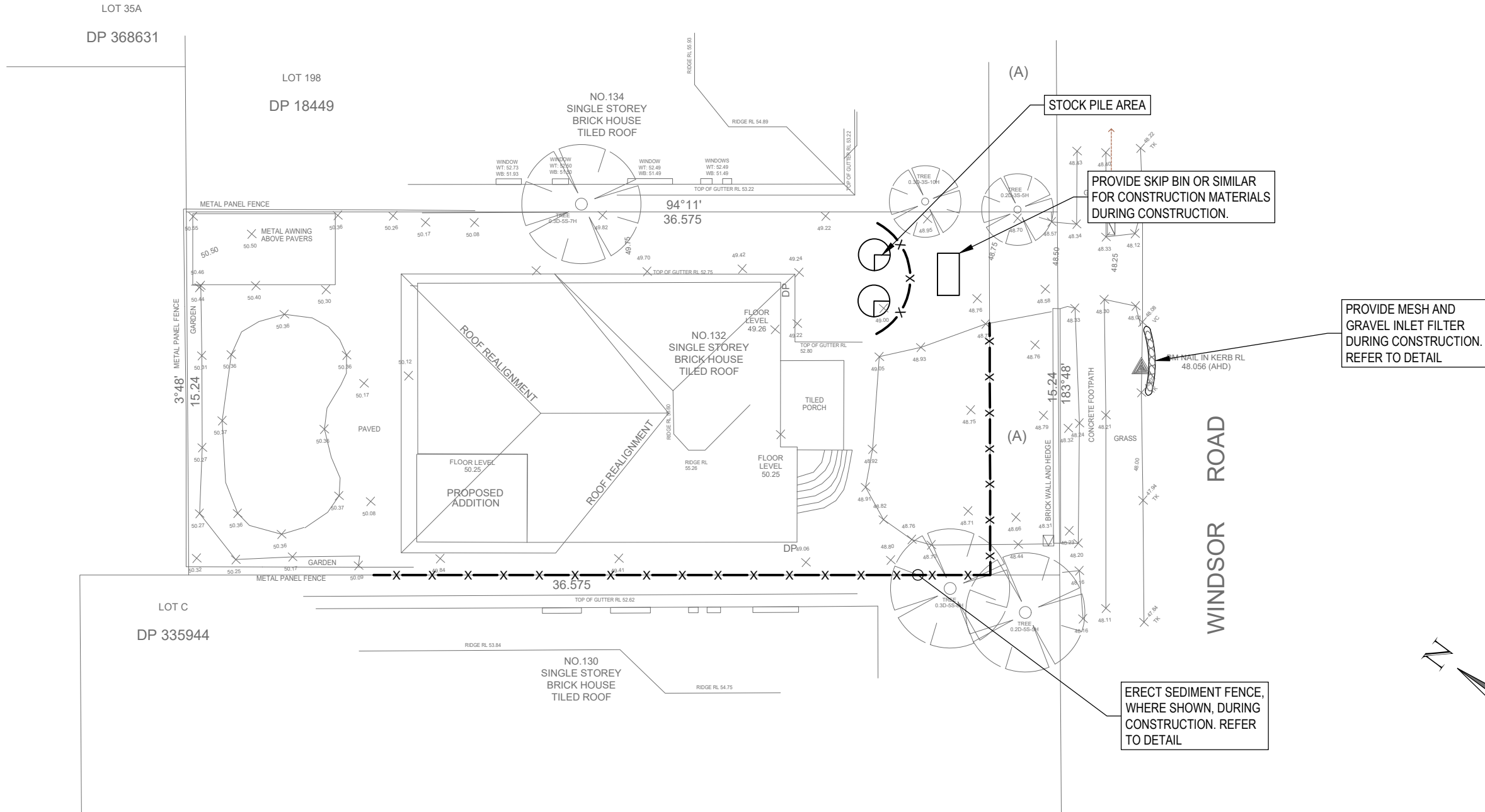
STOCK PILES

STABILIZED SITE ACCESS

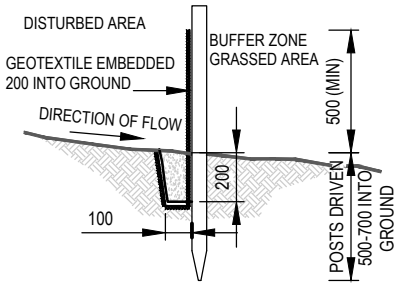
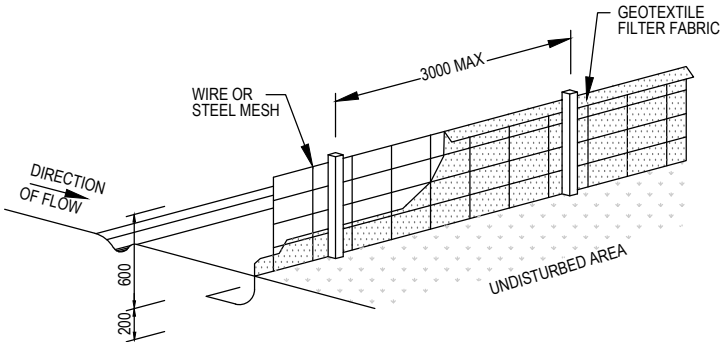
MESH & GRAVEL INLET FILTER

WATER DIVERSION

STORMWATER PIT WITH SEDIMENT BARRIER



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					SITE ADDRESS:		SCALE	1:200	
					132		SHEET SIZE	A3	SHEET No.
					WINDSOR ROAD		CLIENT REF.	DRAWING No.	D5
					NORTHMEAD		-	24-2105	
	PROJECT		HOUSE EXTENSION						

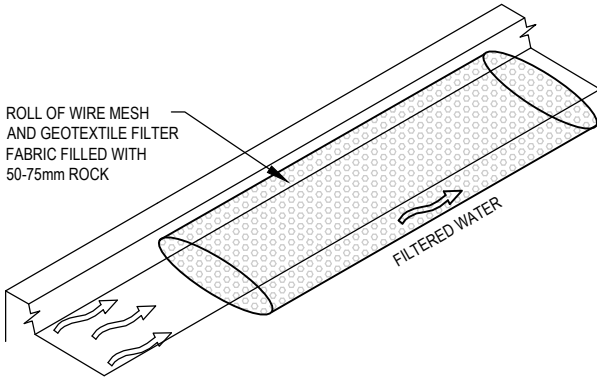


SEDIMENT FENCE DETAIL

NTS

CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENTS AREA OF ANY ONE SECTION. THE CATCHMENTS AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

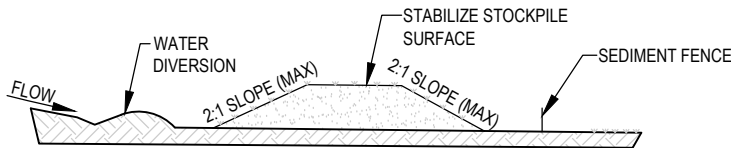


MESH AND GRAVEL FILTER

NTS

CONSTRUCTION NOTES:

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm(h) x 400mm(w).
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

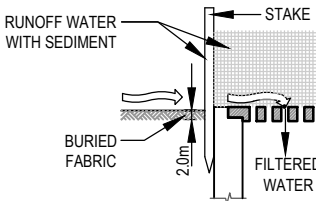


STOCKPILE

NTS

NOTE:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILIZE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (LOW FLOW) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES ON THE DOWNSLOPE.

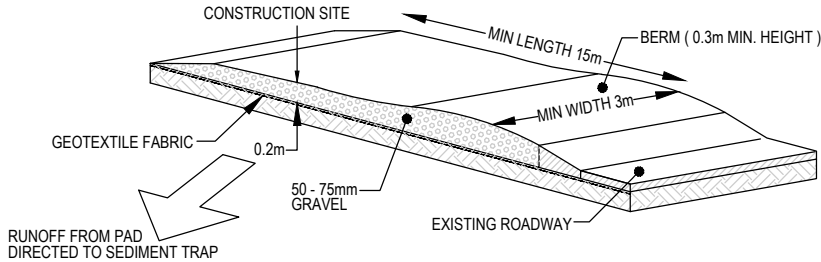


SEDIMENT BARRIER AROUND PIT

NTS

CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STRAW FILTER AND SEDIMENT FENCE FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

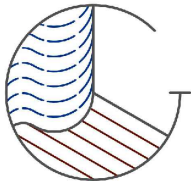


STABILIZED SITE ACCESS

NTS

CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 30mm AGGREGATE
4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



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SEDIMENT CONTROL DETAILS

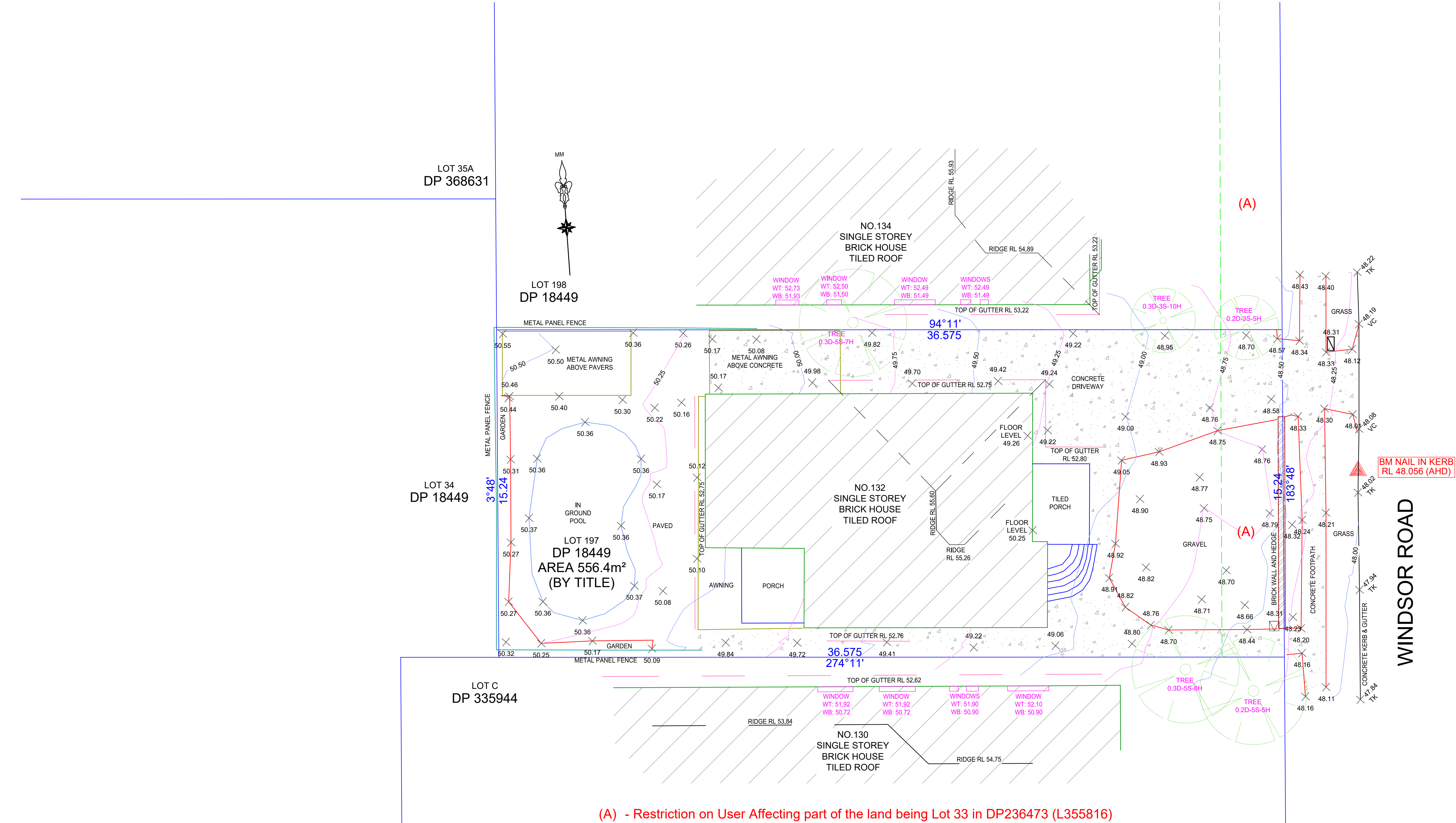
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DRAWN	DATE	DESCRIPTION	ISSUE	FOR
JL	06/08/2024	ISSUED FOR DA	A	RAW CONCEPT DESIGN
				SITE ADDRESS:
				132 WINDSOR ROAD NORTHMEAD
PROJECT		HOUSE EXTENSION		

APPROVED BY:

NOT FOR CONSTRUCTION

DESIGNED BY:	JL	ISSUE
CHECKED BY:	JL	A
SCALE	AS NOTED	
SHEET SIZE	A3	SHEET No.
CLIENT REF.	DRAWING No.	D6
-	24-2105	



WINDSOR ROAD

BM NAIL IN KERB
RL 48.056 (AHD)

(A) - Restriction on User Affecting part of the land being Lot 33 in DP236473 (L355816)



No Investigation of Underground services has been made. All relevant Authorities should be notified prior to any excavation on or near the site.

Developers & Excavators may be held financially responsible by the asset owner should they damage underground networks.

NOTE:

BOUNDARIES SHOULD BE MARKED PRIOR TO ANY WORKS BEING CARRIED OUT ON OR NEAR THE BOUNDARIES.

THIS PLAN IS PREPARED FOR DETAIL AND LEVEL PURPOSES ONLY AND AS SUCH DIMENSIONS AND AREAS ARE COMPILED FROM PLANS AVAILABLE FROM LRS. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLE OFFICE PLANS.

NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED

THIS IS NOT A LAND SURVEY BY THE MEAN OF Sec 3 of Surveying and spatial Information Act 2002

THESE NOTES ARE AN INTEGRAL PART OF THE PLAN AND MUST NOT BE ERASED.

ANY STRUCTURES RELATED TO PHYSICAL FEATURES (BUILDINGS, TREES, ETC.) MUST BE CONFIRMED PRIOR TO FINAL DESIGN.

ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES : This Plan is made solely for the use and benefit of the client named and no liability or responsibility whatsoever is accepted to any third party who may rely on this Plan wholly or in part. Any third parties acting or relying of this Plan whether wholly or in part are in breach of our copyright and do so at their own risk.

SAM PYRUZ
REGISTERED LAND SURVEYOR NSW

11.03.2024

DATE

 baisslinesurveying.com.au adrian@baisslinesurveying.com.au 0432 648 475	TITLE DETAIL SURVEY LOT 197 DP 18449 132 WINDSOR ROAD, NORTHMEAD			SHEET 1 OF 1 SHEETS	AMENDMENTS	
	CLIENT RAW CONCEPT DESIGNS				DATE	DESCRIPTION
	JOB REFERENCE WINDSOR 24 - 140					
SCALE 1:100 @ A1	Origin of Levels SS 165792 RL 47.840 (AHD)	DATE 27/02/2024	DRAWING No. 1			

LEGENDS :	
	BUILDING
	CONCRETE
WT : WINDOW TOP	
WB : WINDOW BOTTOM	
	COMMUNICATION PIT
	STOP VALVE
	HYDRANT
	WATER METER
	POWER POLE
	SIGN STREET
	LIGHT POLE



FILE COPY

22 August 2024

Dear Sir/Madam,

DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

Application No.: DA/464/2024
Property: 132 Windsor Road, NORTHMEAD NSW 2152, LOT 197 DP 18449
Applicant's Name: MARK BARABAS
Proposal: Additions and alterations to existing single family residence to include proposed infill of the existing alfresco and realign the rear roof.
Notification Period: 30 August 2024 to 13 September 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" (Track an Application) on Council's website: cityofparramatta.nsw.gov.au.

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

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.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to be "Nina Salvador".

Per: Nina Salvador
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

A map of the study area in Sydney, Australia, showing the locations of the three study sites. The map highlights the areas around Pennant Hills Road, Kissing Point Road, and Victoria Road. The sites are marked with green dots, indicating the locations of the study plots. The map also shows the surrounding urban landscape, including roads and green spaces.



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

1: 1,000



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

50.8 0 25.4 50.8 Meters