BASIX[™]Certificate

Building Sustainability Index www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1793346

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.planningportal.nsw.gov.au/definitions

Secretary Date of issue: Tuesday, 29 April 2025 To be valid, this certificate must be lodged within 3 months of the date of issue.



Nigro Residence	
13 FERNHILL STREET - HURLSTONE PARK	
2193	
Canterbury-Bankstown Council	
Deposited Plan DP958497	
1	
-	
Dwelling house (detached)	
The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).	

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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.		~	~



BASIX Certificate number:A1793346

Construction

Planning Industry And Environmen

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Certifier Check

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X Certificate number:A1793346			page 4)
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 (SHCC) no greater than that listed in the table below. Total system U-values and SHCS 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.		~	~
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.		~	~

Blazing requir	ements						Show on DA Plans	Show on CC/CDC Plans & specs
Vindows and gla	zed doors glazin	g requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W01	W	3	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D01	W	8.6	0	0	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W02	N	1.4	0	0	none	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)		
W4	N	1.4	0	0	none	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)		

BASIX C	ertificate number:A1793346	
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Planning Industry And Enviro

Glazing requirements			
Skylights			
The applicant must install the sky	lights in act		
The following requirements must	also be sat		
Each skylight may either match the listed in the table below.	ne descripti		
Skylights glazing requirements	;		
Skylight number	Area of (m2)		
S1	0.92		
S2	0.92		

Planning Industry And Environment

ability Index www.basix.nsw.gov.a

Planning Industry And Enviro

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a V 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.

CLIENT: NIGRO RESIDENCE **JOB No:** 21-108 **DATE:** 24/04/25

REV: D SHEET: CC01 BASIX **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK

michael mileski **DESIGN STUDIO**

DO NOT SCALE FROM DRAWINGS, ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION. DRAWINGS FOR PLANNING APPROVAL, ONLY, NOT FOR CONSTRUCTION. © MILK SHOP PTY LTD. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE COPIED OR USED WITHOUT THE EXPRESSED AUTHORITY OF THE DESIGNER

		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
red construction (floor(s), walls, and ceilings/ru ional insulation is not required where the area of altered construction where insulation alread	oofs) in accordance with the specifications of new construction is less than 2m2, b) ly exists.	~	~	>
Additional insulation required (R- value)	Other specifications			
nil	N/A			
nil	N/A			
nil				
R1.30 (or R1.70 including construction)				
nil				
ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

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			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
cordance with the spec	fications listed in the table below.		~	~	•
isfied in relation to each	n skylight:			~	¢
on, or, have a U-value a	and a Solar Heat Gain Coefficient	(SHGC) no greater than that		~	•
glazing inc. frame	Shading device	Frame and glass type			
	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			

Building Sustainability Index www.bas







Total Site Area 381.2 m2

LEP allowable FSR 0.55:1 (209.66m²)

	LEP
Existing Ground Floor Area: Existing First Floor Area: Existing Total Floor Area:	120 m2 87.6m2 207.6m2
Existing FSR	0.54:1
Proposed Ground Floor Area Proposed First Floor Area: Proposed Total Floor Area:	97m2 118m2 215m2
Proposed FSR	0.56:1

 CLIENT:
 NIGRO RESIDENCE

 JOB No:
 21-108

 DATE:
 24/04/25

REV:DSHEET:CC02 SITE PLAN/ANALYSISSTAGE:DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK



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REV: D SHEET: CC03 FLOOR PLANS - EXISTING **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK

michael mileski **DESIGN STUDIO**

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CLIENT: NIGRO RESIDENCE JOB No: 21-108 **DATE:** 24/04/25

REV: D SHEET: CC04 FLOOR PLANS - EXISTING **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK

michael mileski **DESIGN STUDIO**

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DEMOLITION WORK PLAN

1. TYPE OF BUILDING TO BE DEMOLISHED: As described on the olition plans

2. DEMOLITION CONTRACTORS: Demolition contractors and asbestos removal details must be provided to the council and certifier before the demolition starts. Details must include: contractors names, addresses, contact telephone numbers, qualifications and experience.

3. DEMOLITION METHODS: The strip out and removal of nonstructural elements will be undertaken utilising manual labour. The removal of structural elements including bearers, joists & timber flooring, timber roof structure & roof tiles will also be undertaken using manual labour. The masonary structure will be demolished by small machinery. The materials will be removed from site using small to medium size d trucks. All demolition work must be undertaken in accordance with AS 2601—2001, Demolition of structures. During the demolition process erosion control measures will be established. These will include treatment of dust and potential discharge into stormwater systems.

4. MATERIALS HANDLING: Materials handling will be by manual labour & small machinery loaded into trucks. The debris will be carted offsite to an approved waste facility or recycling centre. Demolition objectives

-maximisation, reuse and recycling of demolition material -minimisation of waste disposal On-site storage of reusable materials will occur at the rear of the

property.

If there are any hazardous materials uncovered during demolition they will be treated separately. A hazardous materials inspection will be undertaken by an accredited consultant and a report issued. Hazardous materials will be handled in accordance with:

- Environmental Guidelines: Assessment, Classification & Management of Liquid and Non-Liquid Wastes (NSW, EPA 2004)
- Work Health and Safety Act 2011, The Work Health and Safety Regulation 2011,
- Worksafe Code of Practice and Guidance Notes on Asbestos Protection of the Environment Operations Act 1997.
- Waste Avoidance and Resource Recovery Act 2001, The Code of Practice for the Safe Removal of Asbestos
- [NOHSC: 2002 (1998)]. Lead Safe A renovator's guide to the dangers of lead (NSW EPA, 1998),
- The Workcover NSW Guidelines for Licensed Asbestos Removal Contractors.;
- The Guide to the Control of Asbestos Hazards in Buildings and
- Structures [NOHSC: 3002 (1998)] http://www.nohsc.gov.au; Any other requirements of the NSW WorkCover Authority, Department of Environment & Conservation (DEC) and any other relevant authority, legislation, guidelines or DA consent conditions

5. PROPOSED SEQUENCE & HOURS OF OPERATION: In

principle, the demolition process is undertaken in the reverse sequence as construction. Essentially, internal finishes will be stripped out. Services will then be removed including pipework and conduit. The facades will be removed where necessary and the structure will then be demolished using manual labour & small machinery. Demolition is to commence immediately after the approval of the development application and construction certificate

Works shall be limited to the following hours:

- Monday to Friday: 7am to 6pm
- Saturday: 8am to 4pm
- Sundays and public holidays: No demolition work permitted.

6. PROTECTIVE MEASURES: Temporary fencing will be installed along the front boundary of the property. Shade cloth will be erected where needed to enclose debris and dust onto the site.

During the demolition, dust control measures will be used to minimise the spread of dust from site. The Contractor will have a senior representative on site at all times to ensure compliance with the safety guidelines and agreed work methods. Hazardous dust shall not be allowed to escape from the site. Any existing accumulations of dust (eg; ceiling voids and wall cavities) shall be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. All dusty surfaces and dust created from work shall be suppressed by a fine water spray. Water shall not be allowed to enter the street and stormwater systems. Demolition shall not be performed during high winds, which may cause dust to spread beyond the site boundaries.

7. NOISE

- Vibration levels induced by the demolition activities shall not exceed 1 mm/sec peak particle velocity (ppv) when measured at the footing of any occupied building.
- Vibration levels induced by the demolition activities shall not exceed 3mmsec peak particle velocity (ppv) when measured at b.
- the footing of any unoccupied building. c. The upper noise level from the demolition operations measured over a period of 10 minutes must not exceed the background noise level by more than 10dB(A).

8. DISPOSAL: If hazardous materials are found on site, they will be disposed in accordance with Environmental Protection (Controlled Waste) Regulation 2001.

9. OH&S POLICY: All demolition work will be in compliance with AS4801







REV: D SHEET: CC06 ROOF PLAN - EXISTING **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK

michael mileski **DESIGN STUDIO**

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-minimisation of waste disposal On-site storage of reusable materials will occur at the rear of the

property.

If there are any hazardous materials uncovered during demolition they will be treated separately. A hazardous materials inspection will be undertaken by an accredited consultant and a report issued. Hazardous materials will be handled in accordance with:

- Environmental Guidelines: Assessment, Classification & Management of Liquid and Non-Liquid Wastes (NSW, EPA 2004)
- Work Health and Safety Act 2011, The Work Health and Safety Regulation 2011,
- Worksafe Code of Practice and Guidance Notes on Asbestos Protection of the Environment Operations Act 1997.
- Waste Avoidance and Resource Recovery Act 2001, The Code of Practice for the Safe Removal of Asbestos
- [NOHSC: 2002 (1998)].
- Lead Safe A renovator's guide to the dangers of lead (NSW EPA, 1998), The Workcover NSW Guidelines for Licensed Asbestos
- Removal Contractors.;
- The Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998)] http://www.nohsc.gov.au; Any other requirements of the NSW WorkCover Authority,
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- the footing of any unoccupied building. c. The upper noise level from the demolition operations measured over a period of 10 minutes must not exceed the background noise level by more than 10dB(A).

8. DISPOSAL: If hazardous materials are found on site, they will be disposed in accordance with Environmental Protection (Controlled Waste) Regulation 2001.

9. OH&S POLICY: All demolition work will be in compliance with AS4801







REV: D SHEET: CC07 ELEVATIONS - EXISTING **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK

michael mileski **DESIGN STUDIO**

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Existing to be Demolished Existing to Remain







REV: D SHEET: CC08 ELEVATIONS - EXISTING **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK

michael mileski **DESIGN STUDIO**

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Existing to be Demolished Existing to Remain







DA CONDITIONS (DA-354/2024)

5: Before the issue of the relevant construction certificate, a 5: Before the issue or the relevant construction certificate, a suitably qualified engineer must review the plans which relate to parking facilities and provide written evidence, to the certifier's satisfaction, that it complies with the relevant parts of AS 2890 – Parking Facilities – Off-Street Carparking' and Council's development control plan

8. The consent holder is to ensure that an erosion and sediment

8. The consent holder is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier: a. Council's development control plan, b. the guidelines set out in the NSW Department of Housing manual 'ManagingUrban Stormwater: Soils and Construction Certificate' (the Blue Book), and c. the 'Do it Right On-Site, Soil and Water Management for the ConstructionIndustry' (Southern Sydney Regional Organisation of Councils and the NaturalHeritage Trust). The consent holder must ensure the erosion and sediment control plan is kept offsite at all times during site works and construction

9: Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that pur shall be constructed within the development site. Note, f elopment site. Note, filling of the site needs specific approval from Council. a. The retaining wall shall be located so that it will not impede

or obstruct the natural flow of stormwater. Retaining walls or obstruct the natural tiow of stormwater. Hetaining walls exceeding 600mm in height shall be designed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020. Plans and details prepared and signed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 are to be submitted to the certifier before the issue of the concentration certificate.

construction certificate. b. All works associated with the construction of the wall.

including backfilling and drainage, is to be located wholly within the allotment boundaries

12: Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on relev must be consistent with the Street Boundary boundary must be consis Alignment Levels issued by Council.

14:The design, layout, signage, line marking, lighting and 14. The design, advoir, signage, line marking, lighting and physical controls of all offstreet parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-street commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be authoritied to and particular but has actified before. be submitted to and approved by the certifier before a construction certificate being issued

14 (CONTINUED): Furthermore, for internal driveways with a 14 (CON INVED): Furthermore, for internal onveways with a gradient exceeding 10% (1 in 10), longitudinal profiles of all vehicular driveways and ramps shall be submitted for approval by the certifier before the issue of the construction certificate. The maximum grade of the driveway/ramp shall not exceed 25% and shall comply with AS 2890 parking series. The profile between the series of the construction of the series of the series of the series of the series of the second series of the series of the second series of the series of the second series of the series of the series of the second series of the second series of the second series of the second second second series of the second secon shall be drawn at a reduction ratio of 1 to 25 vertical and notations and specifications

horizontal and shall be related to the datum used for the issue of the footway design levels and shall also show the road centre line levels, Council issued footway design levels and gutter levels, Council's Car Clearance Profile in Council's Development Engineering Standards, (Plan No. S 006) shall be used to design the profile



16: A detailed landscape plan prepared by a qualified 16: A detailed landscape plan prepared by a qualified landscape architect or qualified landscape designer must be approved by the certifier before the issue of a construction certificate. The landscape plan must be prepared in accordance with the Canterbury Bankstown Development Control Plan 2023 and must include the following features, architect des effectives.

a. The location of existing and proposed structures on the a. The location of existing and proposed structures on the subject proporty/properties, including existing and propose trees (proposed trees are to be no closer than 3m to any approved or existing dwelling), impermeable areas, landscaped areas, deep soil zones, fixed furniture, shade structures, lighting, and other features. ser

b. Details of earthworks and soil depths, including mounding and retaining walls and planted boxes,

c. The location, number, pot size and type of chosen plant species. Details of planting procedures and long-term maintenance (if any),
 d. Details of drainage and watering systems (if any),

16 (CONTINUED): e. A Landscape maintenance schedule 16 (CON INVED): e. A Landscape maintenance schedule period of 12 months is to be applied to this development. During this maintenance period, the landscaping must be maintained in accordance with the details specified on the submitted landscape plan, f. All the tree supply stocks shall comply with the guidance interview between the state.

given in the publication Specifying Trees: a guide to assessment of tree quality by Ross Clark (NATSPEC, 2003). q. All scheduled plant stock shall be pre-ordered, before issue g. All scheduled plant stock shall be pre-ordered, before issu of construction certificate or 3 months before the commencement of landscape works, whichever occurs sooner, for the supply to the site on time for installation. Written confirmation of the order shall be provided to Council before issue of any construction certificate. The order confirmation shall include name, address and contact details of supplier, and expected supply date, and no to that defan h. One 75ltr (minimum) major canopy tree shall be planted within the front and rear setback to the dwelling (proposed trees are to be no closer than 3m to any approved or existin

17. The front setback is to be composed of entirely andscaped deep soil areas, except for required pedestrial



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DA CONDITIONS (DA-354/2024)

5: Before the issue of the relevant construction certificate, a 5: Before the issue or the relevant construction certificate, a suitably qualified engineer must review the plans which relate to parking facilities and provide written evidence, to the certifier's satisfaction, that it complies with the relevant parts of AS 2890 – Parking Facilities – Off-Street Carparking' and Council's development control plan

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9: Where Council approved cut or fill exceeds 200mm and 9: Where Council approved out or mill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that purpose, shall be constructed within the development site. Note, filling of the site needs specific approval from Council.
a. The retaining wall shall be located so that it will not impede or betruet the natural flow of teromyster. Pachaino walls

or obstruct the natural flow of stormwater. Retaining walls or obstruct the natural llow of stormwater. Retaining walls exceeding 60mm in height shall be designed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020. Plans and details prepared and signed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 are to be submitted to the certifier before the issue of the construction certificate.

construction certificate. b. All works associated with the construction of the wall.

including backfilling and drainage, is to be located wholly within the allotment boundaries

12: Finished surface levels of all internal works and at the 127-inisined sufface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on relevant construction certificate plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.

14:The design, layout, signage, line marking, lighting and 14. The design, taryout, signage, line marking, lighting and physical controls of all offstreet parking facilities must comply with the minimum requirements of Australian Standard ASI/NZS 2890.1 Parking facilities Part 1: Off-street car parking, ASI/NZS 2890.2 Parking facilities Part 2: Off-street commercial vehicle facilities and ASI/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the cardifer before a be submitted to and approved by the certifier before a construction certificate being issued

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CLIENT: NIGRO RESIDENCE JOB No: 21-108 **DATE:** 24/04/25

STAGE: DEVELOPMENT APPLICATION

DESIGN STUDIO

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notations and specifications

a. The location of existing and proposed structures on the a. The location of existing and proposed structures on the subject propert/yproperties, including existing and proposed trees (proposed trees are to be no closer than 3m to any approved or existing dwelling), impermeable areas, landscaped areas, deep soil zones, fixed furniture, shade structures, lighting, and other features.

b. Details of earthworks and soil depths, including mounding and retaining walls and planted boxes.

and retaining waiis and planted boxes, c. The location, number, pot size and type of chosen plant species. Details of planting procedures and long-term maintenance (if any), d. Details of drainage and watering systems (if any),

16 (CONTINUED): e. A Landscape maintenance schedule period of 12 months is to be applied to this development. During this maintenance period, the landscaping must be maintained in accordance with the details specified on the submitted landscape plan, f. All the tree supply stocks shall comply with the guidance

given in the publication Specifying Trees: a guide to assessment of tree quality by Ross Clark (NATSPEC, 2003). a. All scheduled plant stock shall be pre-ordered, before issue g. All scheduled plant stock shall be pre-ordered, before issu of construction certificate or 3 months before the commencement of landscape works, whichever occurs sooner, for the supply to the site on time for installation. Written confirmation of the order shall be provided to Council before issue of any construction certificate. The order confirmation shall include name, address and contact details of supplier, and expected supply date, and no to that defan h. One 75ltr (minimum) major canopy tree shall be planted within the front and rear setback to the dwelling (proposed trees are to be no closer than 3m to any approved or existin

17. The front setback is to be composed of entirely



5: Before the issue of the relevant construction certificate, a

9: Where Council approved cut or fill exceeds 200mm and

12: Finished surface levels of all internal works and at the Alignment Levels issued by Council.

14 (CONTINUED): Furthermore, for internal driveways with a gradient exceeding 10% (1 in 10), longitudinal profiles of all



JOB No: 21-108 **DATE:** 24/04/25 **STAGE: DEVELOPMENT APPLICATION**

DESIGN STUDIO





REV: D SHEET: CC20 SECTIONS - PROPOSED **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK

michael mileski **DESIGN STUDIO**





5: Before the issue of the relevant construction certificate, a suitably qualified engineer must review the plans which relate to parking facilities and provide written evidence, to the certifier's satisfaction, that it complies with the relevant parts

of AS 2890 - 'Parking Facilities - Off-Street Carparking' and Council's development control plan 8. The consent holder is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:

a. Council's development control plan, b. the guidelines set out in the NSW Department of Housing manual 'ManagingUrban Stormwater: Soils and Construction Certificate' (the Blue Book) and

Certificate' (the Blue Book), and c. the 'Do it Right On-Site, Soil and Water Management for the ConstructionIndustry' (Southern Sydney Regional Organisation of Councils and the NaturalHeritage Trust). The consent holder must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction

9: Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that purpose

material retaining wail, intended and suitable tor that purpose, shall be constructed within the development site. Note, filling of the site needs specific approval from Council. a. The retaining wall shall be located so that it will not impede or obstruct the natural flow of stormwater. Retaining walls exceeding 600mm in height shall be designed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020. Plans and details prenared a cincend hw a appropriately rustified neerson as prepared and signed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 are to be submitted to the certifier before the issue of the on certificate b. All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly

within the allotment boundaries

12: Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on relevant construction certificate plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.

14: The design, layout, signage, line marking, lighting and physical controls of all offstreet parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-street commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the certifier before a construction certificate being issued.

14 (CONTINUED): Furthermore, for internal driveways with a gradient exceeding 10% (1 in 10), longitudinal profiles of all vehicular driveways and ramps shall be submitted for approval by the certifier before the issue of the construction certificate. by the certifier before the issue of the construction certificate. The maximum grade of the driveway/ramp shall not exceed 25% and shall comply with AS 2890 parking series. The profile shall be drawn at a reduction ratio of 1 to 25 vertical and horizontal and shall be related to the datum used for the issue of the footway design levels and shall also show the road centre line levels, Council issued footway design levels and gutter levels. Council's Car Clearance Profile in Council's Development Engineering Standards, (Plan No. S 006) shall be used to design the vorfile be used to design the profile

16: A detailed landscape plan prepared by a qualified landscape architect or qualified landscape designer must be approved by the certifier before the issue of a construction certificate. The landscape plan must be prepared in accordance with the Canterbury Bankstown Developmen Control Plan 2023 and must include the following features notations and specificati

a. The location of existing and proposed structures on the subject property/properties, including existing and proposed trees (proposed trees are to be no closer than 3m to any

approved or existing dwelling), impermeable areas, landscaped areas, deep soil zones, fixed furniture, shade structures, lighting, and other features, b. Details of earthworks and soil depths, including mounding and retaining walls and planted boxes, c. The location, number, pot size and type of chosen plant species. Details of planting procedures and long-term maintenance (if any) ntenance (if any), d. Details of drainage and watering systems (if any),

16 (CONTINUED): e. A Landscape maintenance schedule period of 12 months is to be applied to this development. During this maintenance period, the landscaping must be maintained in accordance with the details specified on the submitted landscape plan,

Submitted landscape plan, f. All the tree supply stocks shall comply with the guidance given in the publication Specifying Trees: a guide to assessment of tree quality by Ross Clark (NATSPEC, 2003), g. All scheduled plant stock shall be pre-ordered, before issue of construction certificate or 3 months before the commencement of landscape works, whichever occurs construction provide the other on time for instellation sooner, for the supply to the site on time for installation Sooner, for the supply to the site on time for installation. Written confirmation of the order shall be provided to Council before issue of any construction certificate. The order confirmation shall include name, address and contact details of supplier; and expected supply date, and h. One 75ltr (minimum) major canopy tree shall be planted within the front and rear setback to the dwelling (proposed wreas are to be no closer than 3m to any anonyed or evisition trees are to be no closer than 3m to any approved or existing dwelling)

17. The front setback is to be composed of entirely landscaped deep soil areas, except for required pedestria and vehicular access.

DESIGN STUDIO

CLIENT: NIGRO RESIDENCE **JOB No:** 21-108 **DATE:** 24/04/25

REV: D **SHEET: CC22 CALCULATIONS STAGE: DEVELOPMENT APPLICATION**

13 FERNHILL STREET, HURLSTONE PARK

NOTE: **REFER TO PLAN PREPARED BY SPACE DESIGN** FOR DETAILS ON LANDSCAPING DESIGN AND COMPLIANCE WITH DA CONSENT REQUIREMENTS







REV: D SHEET: SD01 SHADOWS STUDY 9AM **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK



DESIGNER FOR CLARIFICATION. DR MILK SHOP PTY LTD. THIS DRAWING





REV: D SHEET: SD02 SHADOWS STUDY 10AM **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK



DO NOT SCALE FROM DRAWINGS. ALL I DESIGNER FOR CLARIFICATION. DRAWING MILK SHOP PTY LTD. THIS DRAWING IS CO





REV: D SHEET: SD03 SHADOWS STUDY 11AM **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK







1 1:200

CLIENT: NIGRO RESIDENCE **JOB No:** 21-108 **DATE:** 24/04/25

REV: D SHEET: SD04 SHADOWS STUDY 12PM **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK







Shadow Study - 21 June - 1pm 1 1:200

CLIENT: NIGRO RESIDENCE **JOB No:** 21-108 **DATE:** 24/04/25

REV: D SHEET: SD05 SHADOWS STUDY 1PM **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK







REV: D SHEET: SD06 SHADOWS STUDY 2PM **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK







REV: D SHEET: SD07 SHADOWS STUDY 3PM **STAGE:** DEVELOPMENT APPLICATION

13 FERNHILL STREET, HURLSTONE PARK











EXISTING SHADOWS D.A APPROVED SHADOWS S4.55 SHADOWS S4.55 SHADOW REDUCTION