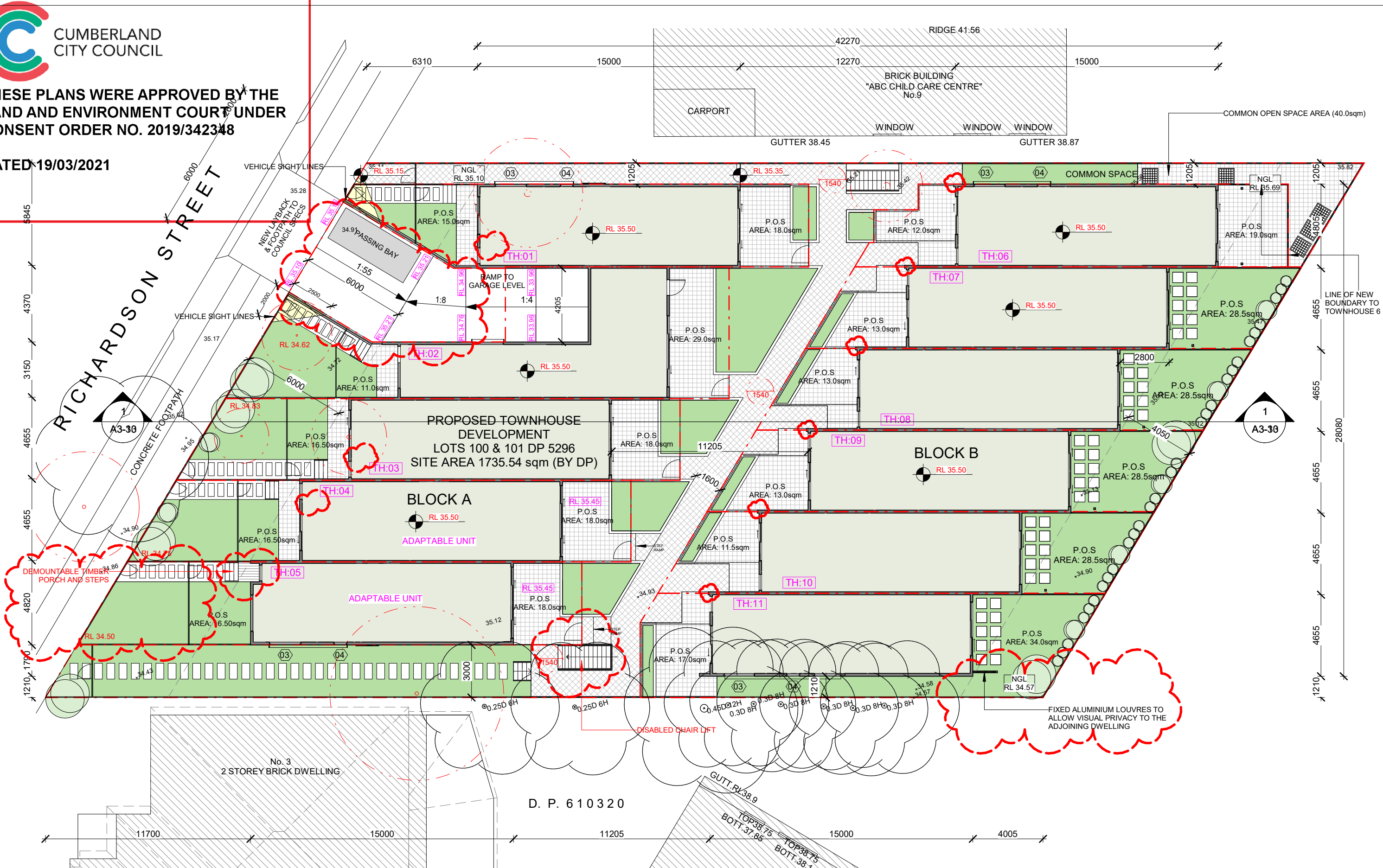




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CONSENT ORDER NO. 2019/342348

DATED 19/03/2021

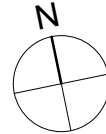


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No.	Description	Date
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20
G	BASEMENT RAMP AMENDED	28/5/20
H	F&C REVISIONS	20/1/21
I	D/A CHAIRLIFT FROM BASEMENT & DRIVEWAY PROFILE	04/02/21
J	AMENDMENTS IN ACCORDANCE WITH SECT 34 EMAIL DATED 8/02/2021	8/02/21

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SITE & DEMOLITION  
PLAN  
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SECTION 82A TOWNHOUSE DEVELOPMENT	
CLIENT: MR SIMON ELIAS	
ADDRESS: 5-7 RICHARDSON ST, MERRYLANDS	

Scale	1 : 200
Drawn by	VM
Date	Oct 2017
Checked by	CK
Project number	17050-01
Sheet number	A3-06



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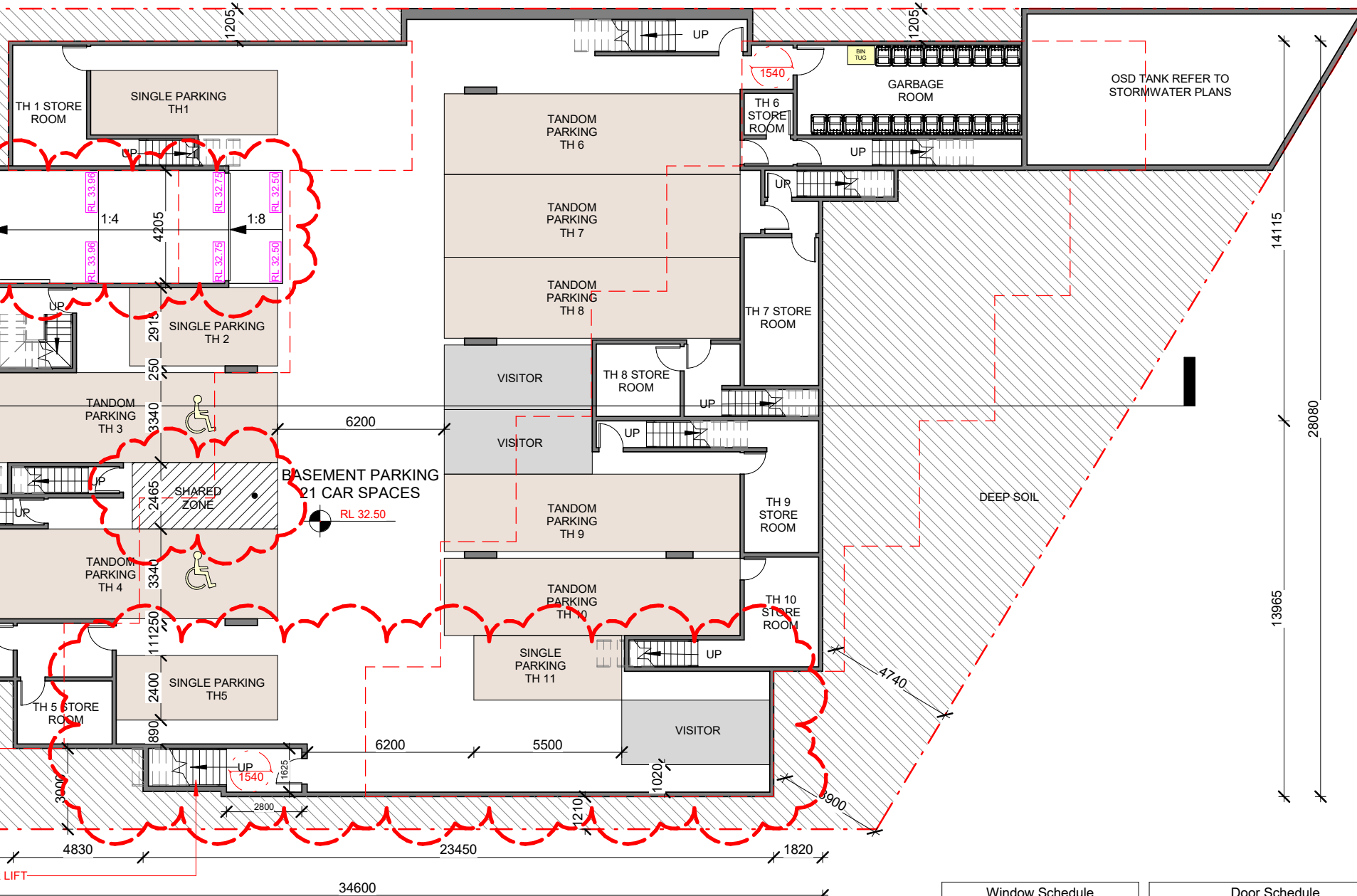
DATED 19/03/2021

RICHARDSON STREET

NEW LAYBACK  
& FOOTPATH TO  
COUNCIL SPECS

PASSING BAY  
1:55

37670  
14600 12870 10200



A3-30

GROUND FLOOR TO BE ON PIERS TO  
ALLOW FOR OVERLAND FLOW

LINE OF BUILDING ABOVE

OVERLAND FLOW PATH

DISABLED CHAIR LIFT

NOTE:  
1. ALL WINDOWS 2.0m ABOVE GROUND LEVEL ARE REQUIRED TO  
HAVE A BARRIER DEVICE TO LIMIT THE WINDOW OPENING TO NO  
MORE THAN 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA  
2. ALL WINDOWS AND DOOR SIZES TO BE CONFIRMED ONSITE  
PRIOR TO MANUFACTURING AND INSTALLATION  
3. REFER TO BASIX FOR ALL WINDOW AND DOOR SPECIFICATION  
AND RATINGS  
4. ALL STAIR TREADS AND NOSING STRIP TO COMPLY WITH AS  
4586-2013 AND TABLE 3.9.1.1 OF BCA  
5. ALL SMOKE ALARMS ARE TO BE INTERCONNECTED

Window Schedule			
Mark	Width	Height	Count
01	2200	1200	6
02	1500	900	10
03	1800	750	12
04	750	750	6
05	1200	750	3
06	1500	2400	1
07	2100	600	5
08	2100	2400	1
Grand total: 44			

Door Schedule				
Mark	Width	Height	Function	Count
01	900	2400	Exterior	13
02	2100	2400	Exterior	11
03	4000	2400	Exterior	13
04	3000	2400	Exterior	2
GD1	4000	2400	Exterior	1
Grand total: 40				

CK

design

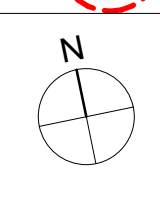
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No.	Description	Date
D	ISSUED FOR SECTION 82A	20/8/19
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20
H	F&C REVISIONS	20/1/21
I	D/A CHAIRLIFT FROM BASEMENT & DRIVEWAY PROFILE	04/02/21
J	AMENDMENTS IN ACCORDANCE WITH SECT 34 EMAIL DATED 8/02/2021	8/02/21

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BASEMENT FLOOR  
PLAN  
PRELIMINARY NOT FOR  
CONSTRUCTION



SECTION 82A  
TOWNHOUSE DEVELOPMENT

CLIENT:  
MR SIMON ELIAS

ADDRESS:  
5-7 RICHARDSON ST, MERRYLANDS

Scale		1 : 200	
Drawn by	MC	Date	Oct 2017
Checked by	CK	Sheet number	
Project number	17050-01		A3-07



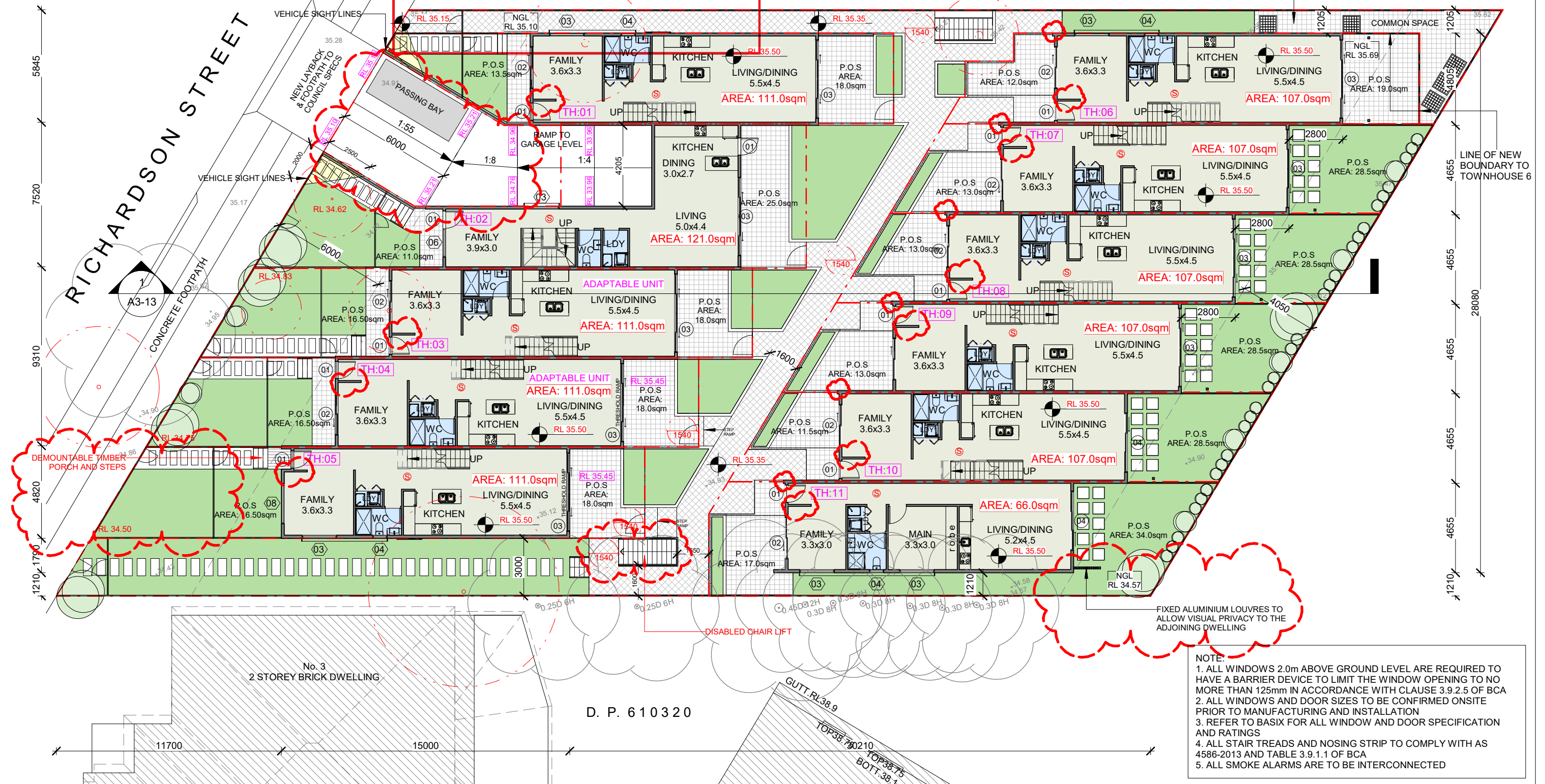
Door Schedule				
Mark	Width	Height	Function	Count
01	900	2400	Exterior	13
02	2100	2400	Exterior	11
03	4000	2400	Exterior	13
04	3000	2400	Exterior	2
GD1	4000	2400	Exterior	1
Grand total: 40				

Window Schedule				
Mark	Width	Height	Count	
01	2200	1200	6	
02	1500	900	10	
03	1800	750	12	
04	750	750	6	
05	1200	750	3	
06	1500	2400	1	
07	2100	600	5	
08	2100	2400	1	
Grand total: 44				



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CONSENT ORDER NO. 2019/342348

DATED 19/03/2021



- NOTE:
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  2. ALL WINDOWS AND DOOR SIZES TO BE CONFIRMED ONSITE PRIOR TO MANUFACTURING AND INSTALLATION
  3. REFER TO BASIX FOR ALL WINDOW AND DOOR SPECIFICATION AND RATINGS
  4. ALL STAIR TREADS AND NOSING STRIP TO COMPLY WITH AS 4586-2013 AND TABLE 3.9.1.1 OF BCA
  5. ALL SMOKE ALARMS ARE TO BE INTERCONNECTED

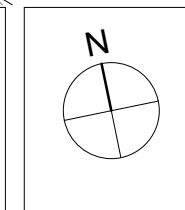
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No.	Description	Date
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20
G	BASEMENT RAMP AMENDED	28/5/20
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J	AMENDMENTS IN ACCORDANCE WITH SECT 34 EMAIL DATED 8/02/2021	8/02/21

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**GROUND FLOOR  
PLAN**  
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CONSTRUCTION

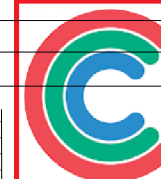
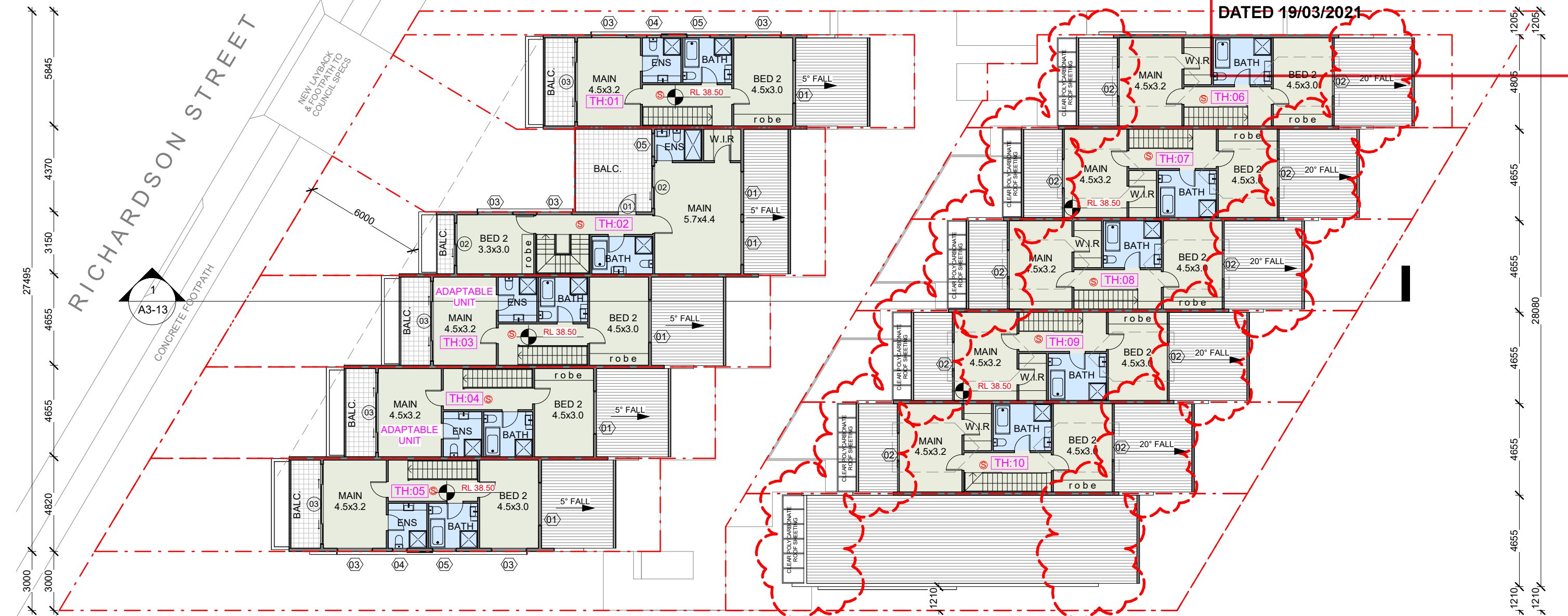


SECTION 82A TOWNHOUSE DEVELOPMENT	
CLIENT: MR SIMON ELIAS	
ADDRESS: 5-7 RICHARDSON ST, MERRYLANDS	

Scale	1 : 200	
Drawn by	MC	Date Oct 2017
Checked by	CK	Sheet number
Project number	17050-01	A3-08

Door Schedule				
Mark	Width	Height	Function	Count
01	900	2400	Exterior	13
02	2100	2400	Exterior	11
03	4000	2400	Exterior	13
04	3000	2400	Exterior	2
GD1	4000	2400	Exterior	1
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05	1200	750	3	
06	1500	2400	1	
07	2100	600	5	
08	2100	2400	1	
Grand total: 44				

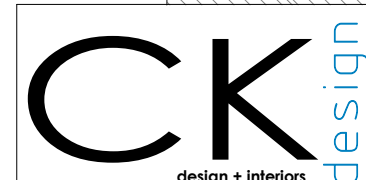


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CONSENT ORDER NO. 2019/342348

DATED 19/03/2021

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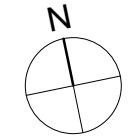
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No.	Description	Date
E	AMENDMENTS IN RESPONSE TO SOFAC DATED 23-12-2019	24/2/20
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20
H	F&C REVISIONS	20/1/21
I	D/A CHAIRLIFT FROM BASEMENT & DRIVEWAY PROFILE	04/02/21
J	AMENDMENTS IN ACCORDANCE WITH SECT 34 EMAIL DATED 8/02/2021	8/02/21

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FIRST FLOOR PLAN

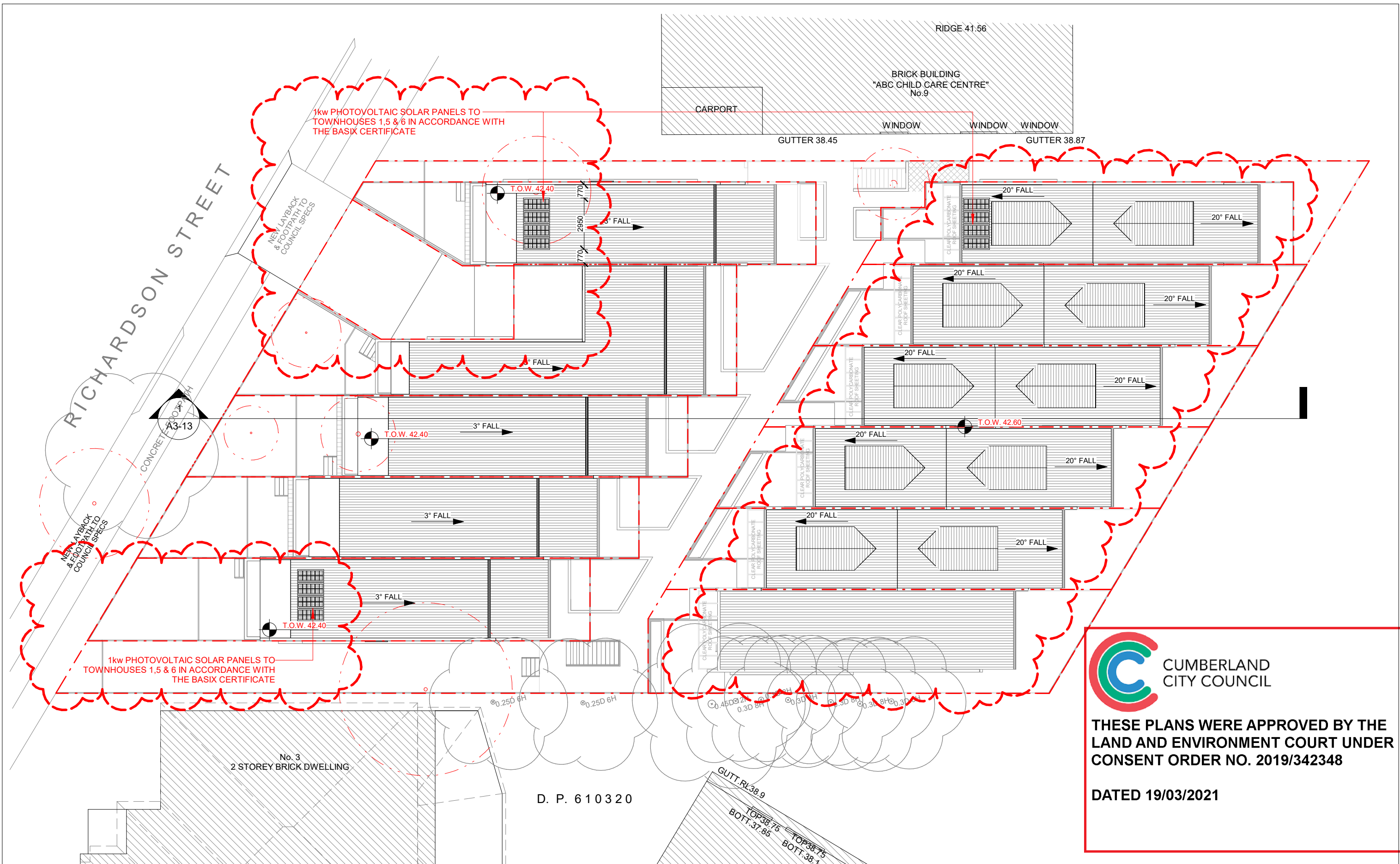
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SECTION 82A TOWNHOUSE DEVELOPMENT	
CLIENT: MR SIMON ELIAS	
ADDRESS: 5-7 RICHARDSON ST, MERRYLANDS	

Scale	1 : 200	
Drawn by	MC	Date Oct 2017
Checked by	CK	Sheet number
Project number	17050-01	A3-09





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No.	Description	Date
D	ISSUED FOR SECTION 82A	20/8/19
E	AMENDMENTS IN RESPONSE TO SOFAC DATED 23-12-2019	24/2/20
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20
I	D/A CHAIRLIFT FROM BASEMENT & DRIVEWAY PROFILE	04/02/21
J	AMENDMENTS IN ACCORDANCE WITH SECT 34 EMAIL DATED 8/02/2021	8/02/21

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## ROOF PLAN

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### SECTION 82A TOWNHOUSE DEVELOPMENT

CLIENT:  
MR SIMON ELIAS  
ADDRESS:  
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Scale		1 : 200
Drawn by	MC	Date Oct 2017
Checked by	CK	Sheet number
Project number	17050-01	A3-10

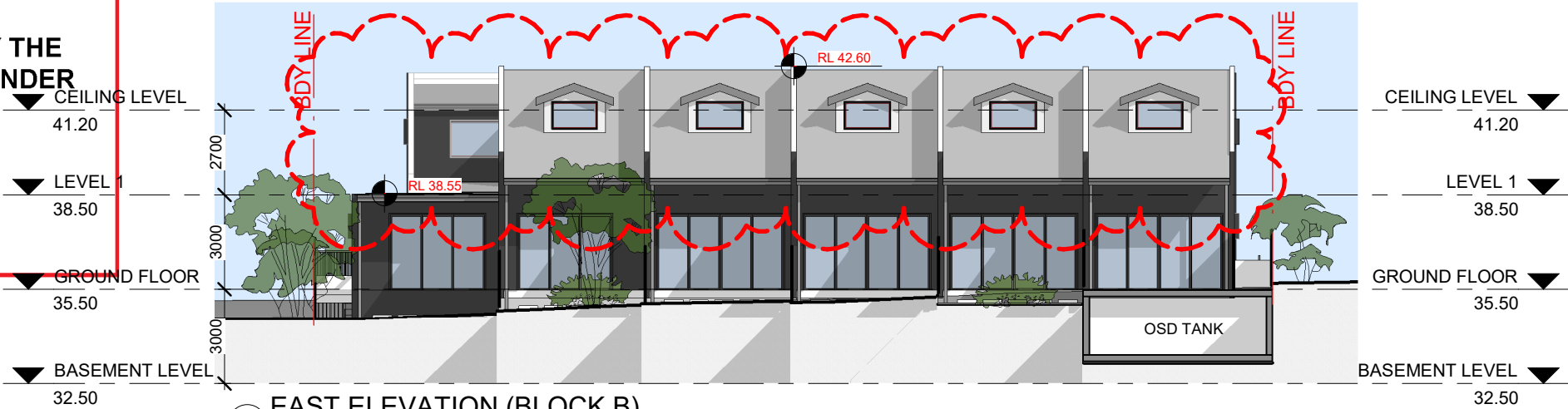


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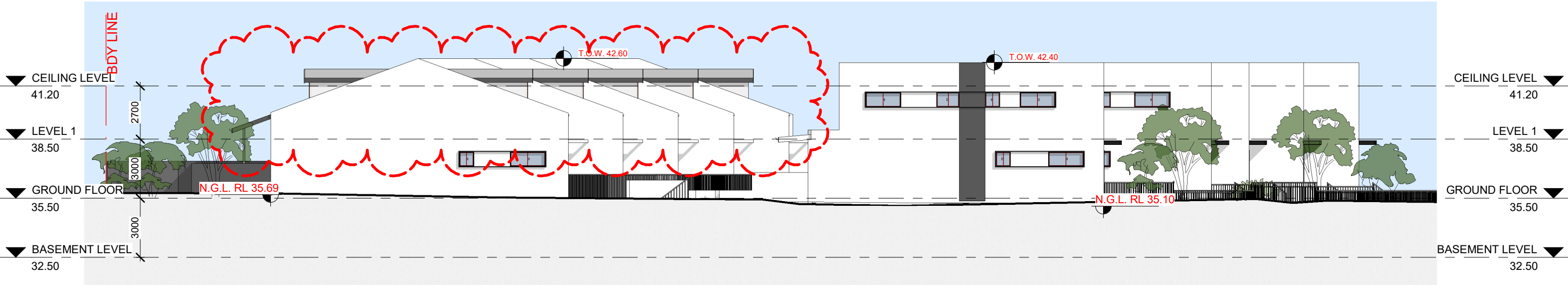
DATED 19/03/2021



1 WEST ELEVATION (BLOCK A)  
1 : 200



2 EAST ELEVATION (BLOCK B)  
1 : 200



3 NORTH ELEVATION (BLOCKS A & B)  
1 : 200



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No.	Description	Date
D	ISSUED FOR SECTION 82A	20/8/19
E	AMENDMENTS IN RESPONSE TO SOFAC DATED 23-12-2019	24/2/20
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20
H	F&C REVISIONS	20/1/21

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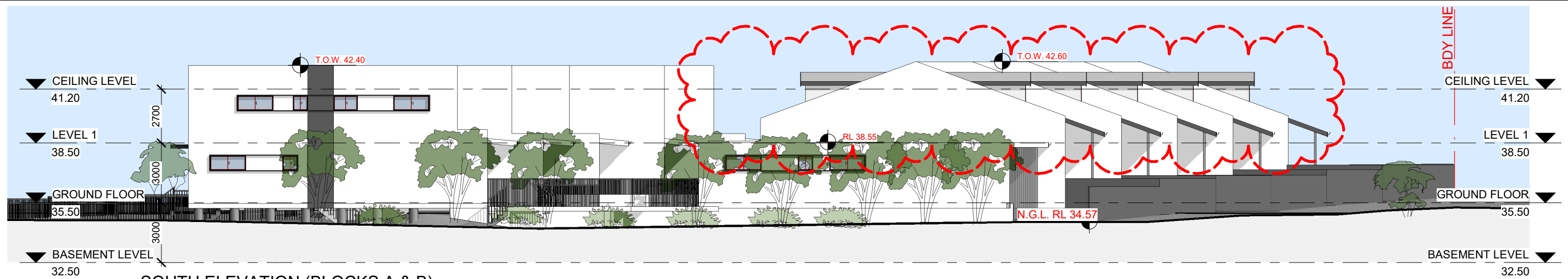
## ELEVATIONS

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## SECTION 82A TOWNHOUSE DEVELOPMENT

CLIENT:  
**MR SIMON ELIAS**  
ADDRESS:  
**5-7 RICHARDSON ST, MERRYLANDS**

Scale 1 : 200	
Drawn by <b>MC</b>	Date <b>Oct 2017</b>
Checked by <b>CK</b>	Sheet number <b>A3-11</b>
Project number <b>17050-01</b>	




1 SOUTH ELEVATION (BLOCKS A & B)  
1 : 200



2 WEST ELEVATION (BLOCK B)  
1 : 200



3 EAST ELEVATION (BLOCK A)  
1 : 200

 CUMBERLAND CITY COUNCIL

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DATED 19/03/2021

No.	Description	Date
D	ISSUED FOR SECTION 82A	20/8/19
E	AMENDMENTS IN RESPONSE TO SOFAC DATED 23-12-2019	24/2/20
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20
H	F&C REVISIONS	20/1/21

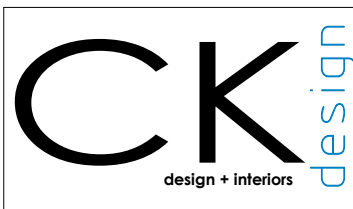
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ELEVATIONS

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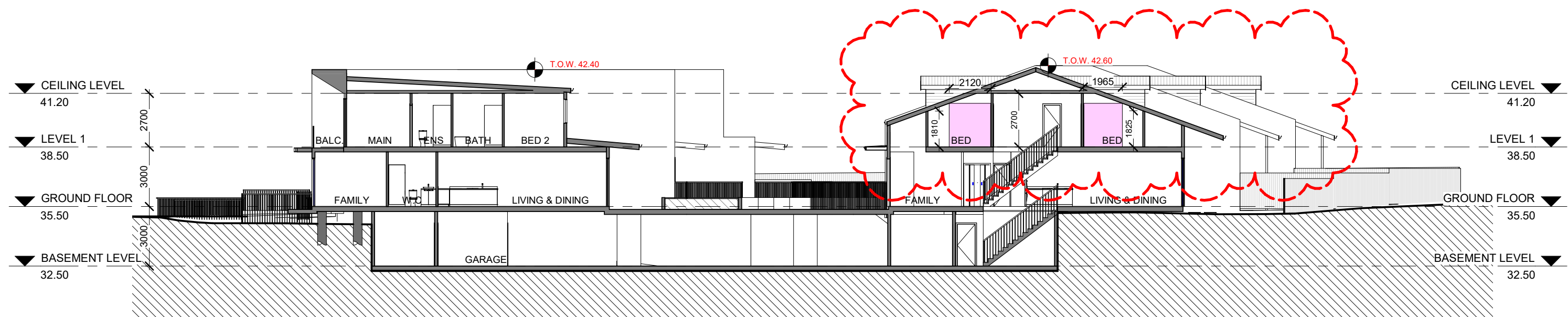
SECTION 82A TOWNHOUSE DEVELOPMENT	
CLIENT: MR SIMON ELIAS	
ADDRESS: 5-7 RICHARDSON ST, MERRYLANDS	

Scale 1 : 200	
Drawn by MC	Date Oct 2017
Checked by CK	Sheet number
Project number 17050-01	A3-12

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1 SECTION A  
1 : 200



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CONSENT ORDER NO. 2019/342348

DATED 19/03/2021



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SECTION

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CONSTRUCTION

## SECTION 82A TOWNHOUSE DEVELOPMENT

CLIENT:  
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ADDRESS:  
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Scale 1 : 200	
Drawn by TA	Date Oct 2017
Checked by CK	Sheet number A3-13
Project number 17050-01	





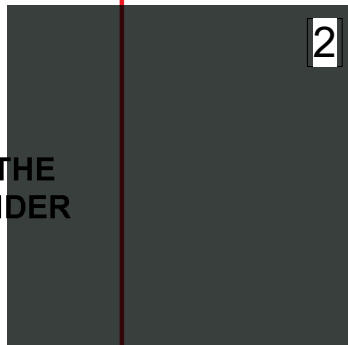


CUMBERLAND  
CITY COUNCIL

1

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CONSENT ORDER NO. 2019/342348

DATED 19/03/2021



2  
PAINTED RENDER  
DULUX -DOMINO



3  
WINDOW AND DOOR  
FRAMES - POWDERCOATED  
CHARCOAL



4  
SOLID TIMBER  
ENTRY DOOR



5  
COLORBOND ROOF SHEETING,  
FASCIAS & GUTTERS -  
MONUMENT OR SIMILAR



6  
WEATHERBOARD  
CLADDING  
PAINTED DULUX - LEXICON



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No.	Description	Date
D	ISSUED FOR SECTION 82A	20/8/19
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20

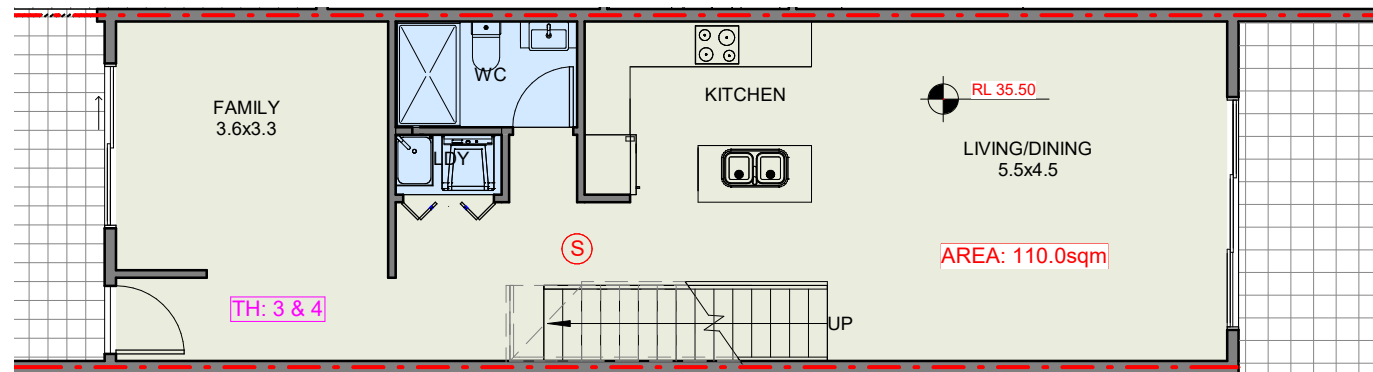
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SCHEDULE OF  
FINISHES  
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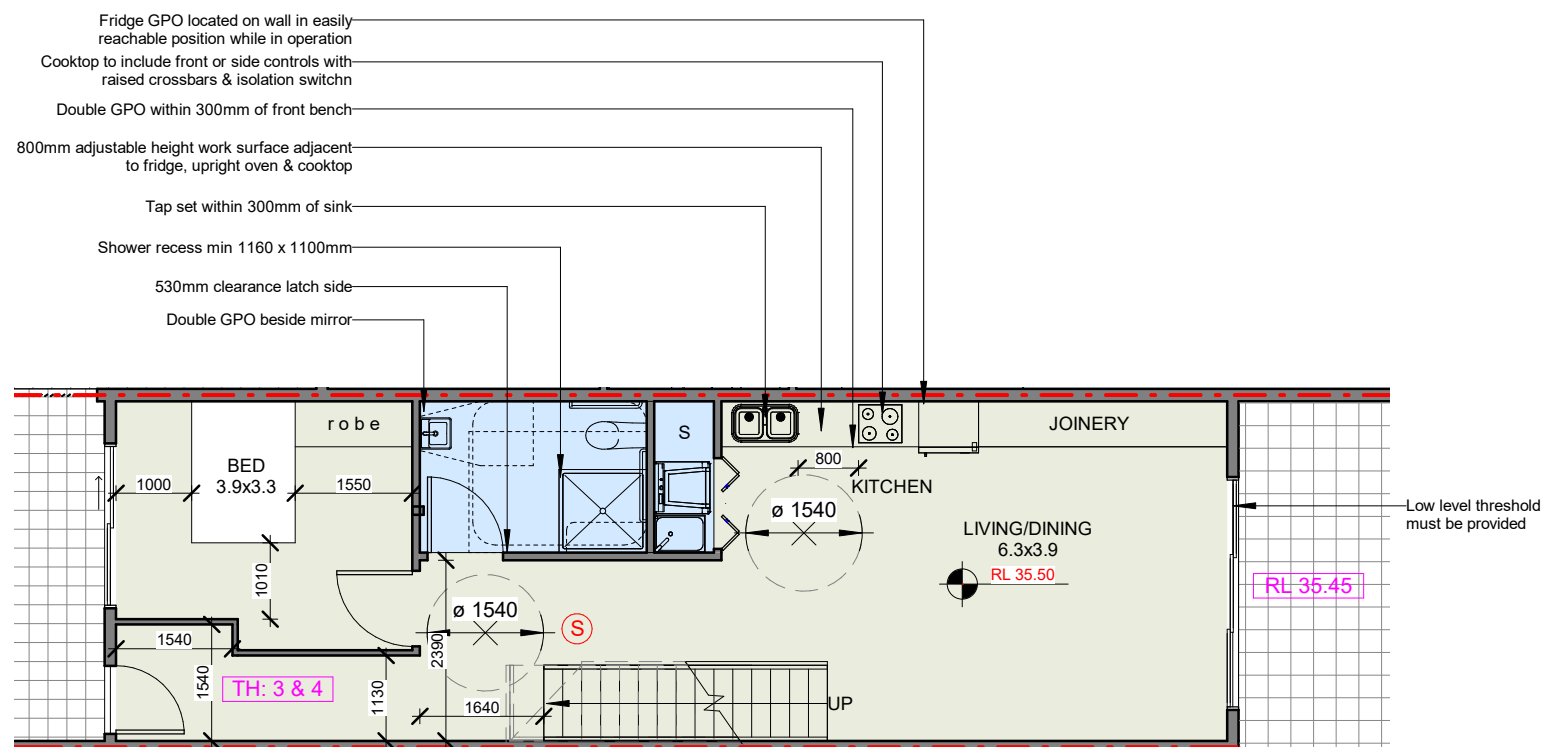
SECTION 82A TOWNHOUSE DEVELOPMENT	
CLIENT:	MR SIMON ELIAS
ADDRESS:	5-7 RICHARDSON ST, MERRYLANDS

Scale	
Drawn by	VM
Checked by	CK
Project number	17050-01
Date	Oct 2017
Sheet number	A3-19





1 ADAPTABLE UNIT PRE-ADAPTION  
1 : 100



2 ADAPTABLE UNIT POST-ADAPTION  
1 : 100

- CLASS C ADAPTABLE HOUSING**  
To satisfy Class C requirements of AS 4299-1995 the adaptable units shall provide the following in accordance with the AS 4299 checklist
- Continuous accessible path of travel from the site frontage to the adaptable units
  - Common use facilities will be accessible
  - Pathways are separate from the basement driveway
  - Letterboxes are accessible
  - External pathway lighting
  - Entry porch is covered
  - Roofed parking with 2500mm height clearance
  - Provision for a microwave oven 750mm - 1200mm AFFL
  - Light over kitchen sink
  - Potential illumination to 300 lux in the entry, bedroom, bathroom and living
  - Four double GPO's in living / dining area
  - Three double GPO's TV and phone outlets in bedroom
  - Sliding door with mirror in bedroom
  - Linen cupboard
  - Shelf in laundry 1200mm AFFL
  - Accessible garbage bin enclosure
  - Electrical distribution sub-board within the unit in an accessible location
  - Provision for external wheelchair storage
  - Slip resistant flooring in bathroom, laundry and external private deck terrace
- POST-ADAPTION PLAN NOTES:**
- kitchen**
- Kitchen sink bowl max. 150mm deep
  - GPOs to comply with AS1248.1-2009. Atleast one GPO within 300mm of front of workspace
  - GPO for refrigerator to be easily reachable when the refrigerator is in it's operation position
- Bathroom**
- Shower taps to be positioned for easy reach to access side of shower sliding track
  - Double GPO beside mirror
  - Grabrails for shower and toilet to comply with AS1428.1-2009

CUMBERLAND CITY COUNCIL

**THESE PLANS WERE APPROVED BY THE LAND AND ENVIRONMENT COURT UNDER CONSENT ORDER NO. 2019/342348**

**DATED 19/03/2021**

design + interiors

LEVEL 2, 240 CHURCH ST,  
PARRAMATTA NSW 2150  
P: +61 2 7804 0888 - M: 0411 222 888  
E: chris@ckdesign.net.au  
W: www.ckdesign.net.au

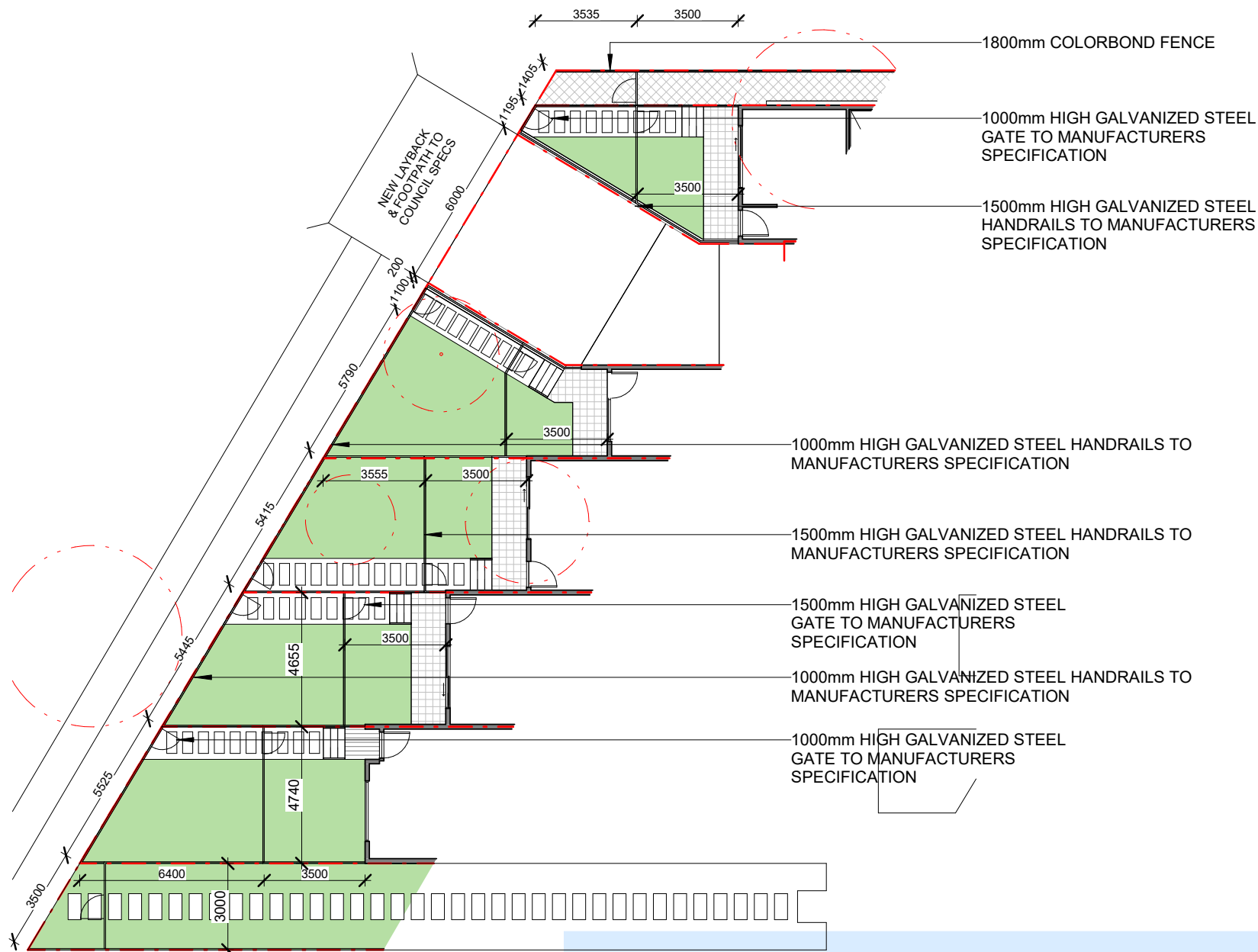
No.	Description	Date
D	ISSUED FOR SECTION 82A	20/8/19
F	AMENDMENTS AS PER COURT MEDIATION MEETING	20/4/20

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**ADAPTABLE LAYOUT**

**PRELIMINARY NOT FOR CONSTRUCTION**

	<b>SECTION 82A</b> TOWNHOUSE DEVELOPMENT		Scale 1 : 100	
	CLIENT: MR SIMON ELIAS		Drawn by TA	Date Oct 2017
	ADDRESS: 5-7 RICHARDSON ST, MERRYLANDS		Checked by CK	Sheet number
			Project number 17050-01	<b>A3-22</b>



1 FENCE PLAN  
1 : 200

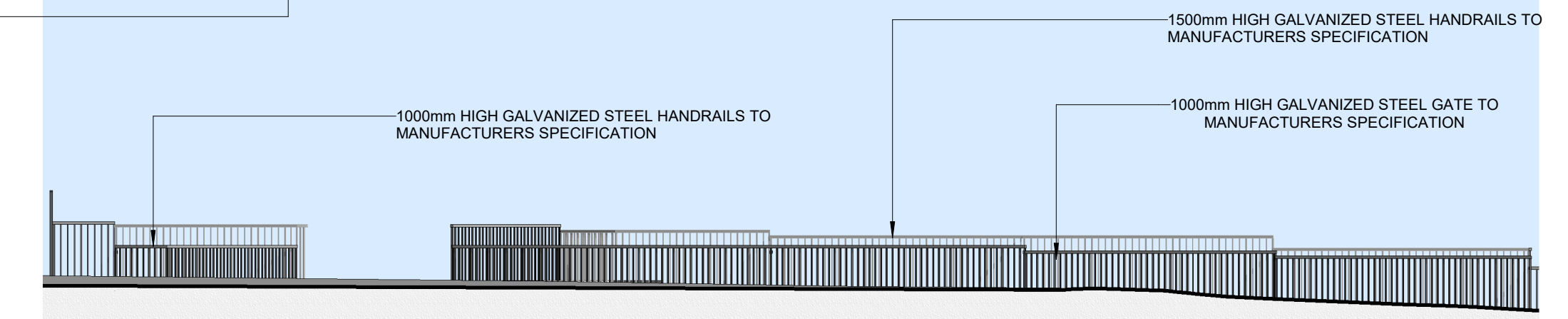


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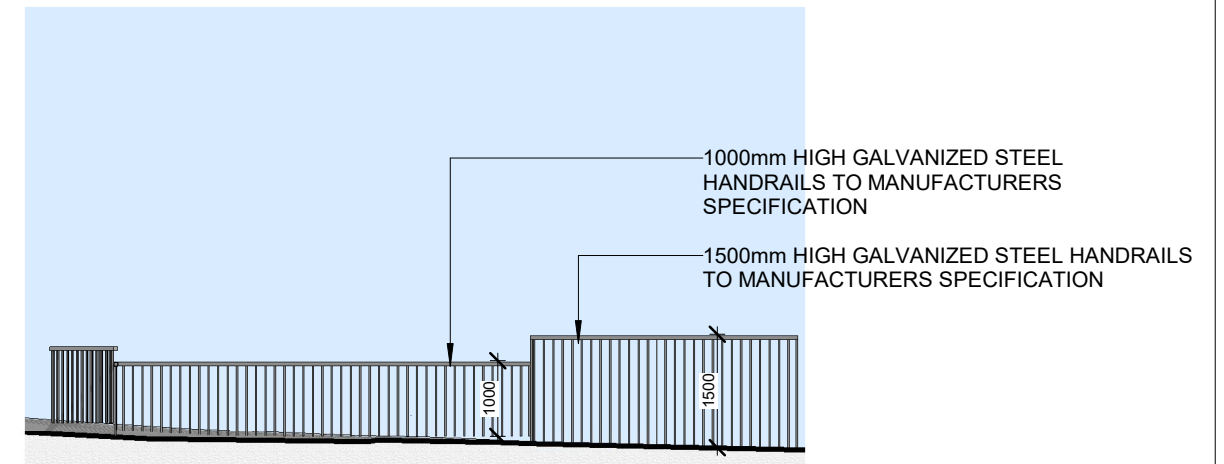
DATED 19/03/2021



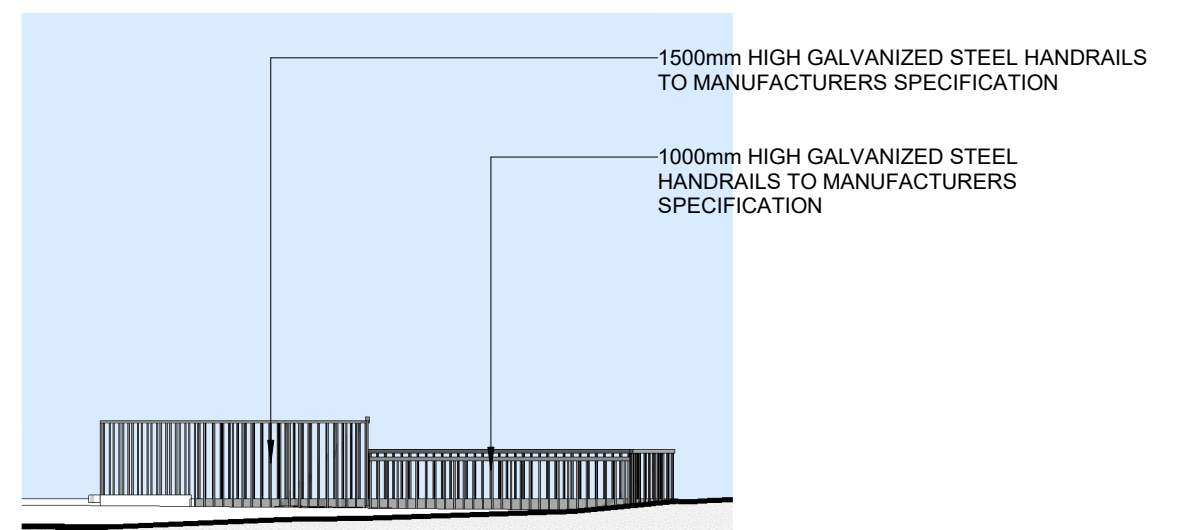
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E: chris@ckdesign.net.au  
W: www.ckdesign.net.au



4 FENCE DETAIL - WEST ELEVATION  
1 : 100



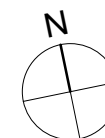
2 FENCE DETAIL - SOUTH ELEVATION  
1 : 100



3 FENCE DETAIL - NORTH ELEVATION  
1 : 100

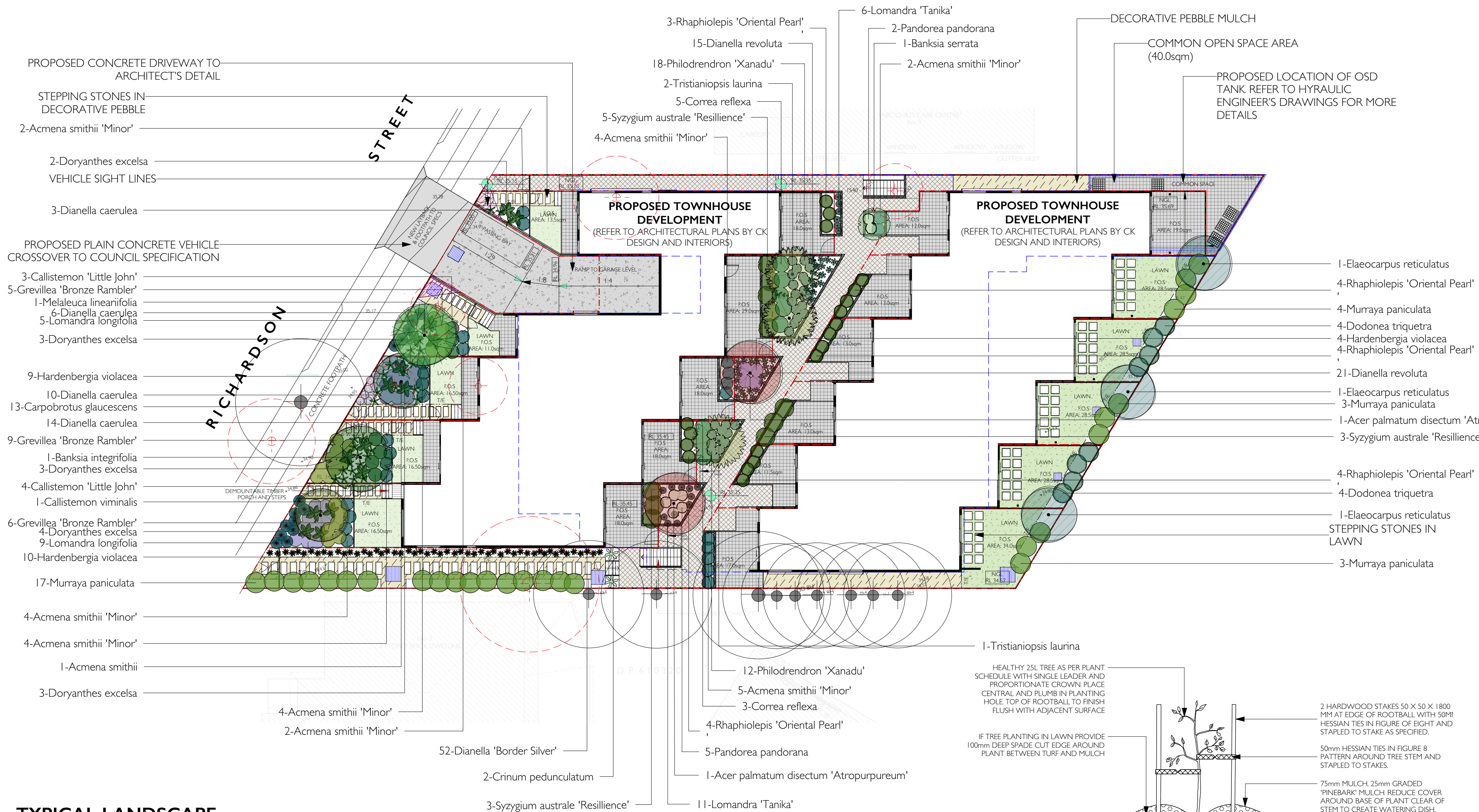
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FENCE DETAIL  
PRELIMINARY NOT FOR  
CONSTRUCTION



SECTION 82A TOWNHOUSE DEVELOPMENT		Scale As indicated	
CLIENT: MR SIMON ELIAS		Drawn by JB	Date Oct 2017
ADDRESS: 5-7 RICHARDSON ST, MERRYLANDS		Checked by CK	Sheet number
		Project number 17050-01	A3-23





## LEGEND

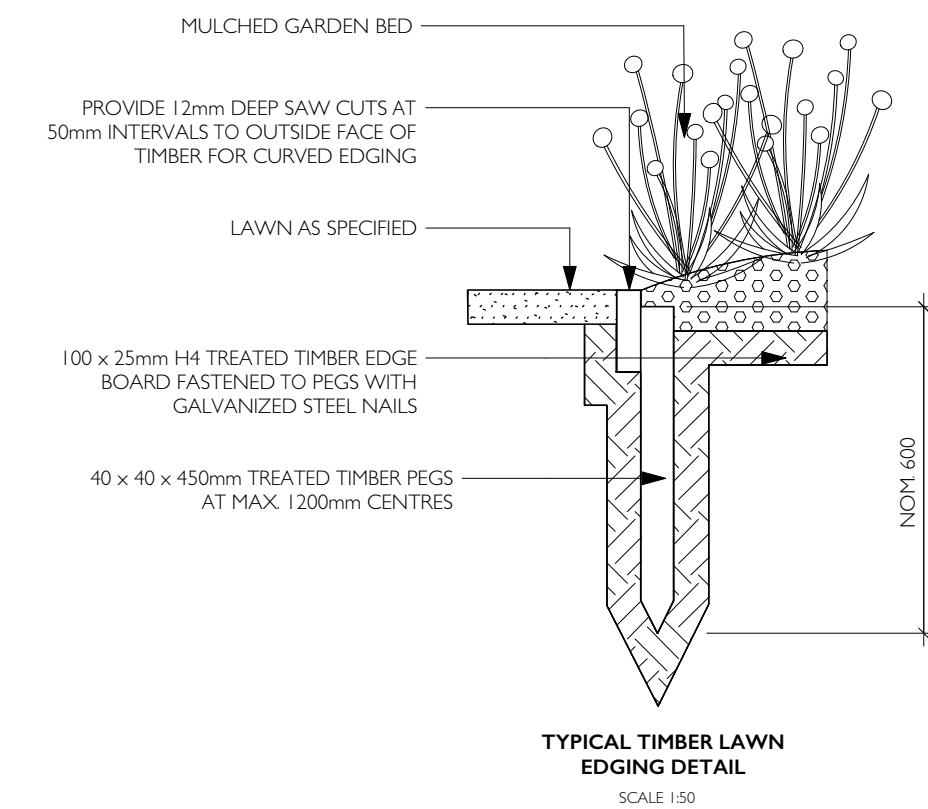
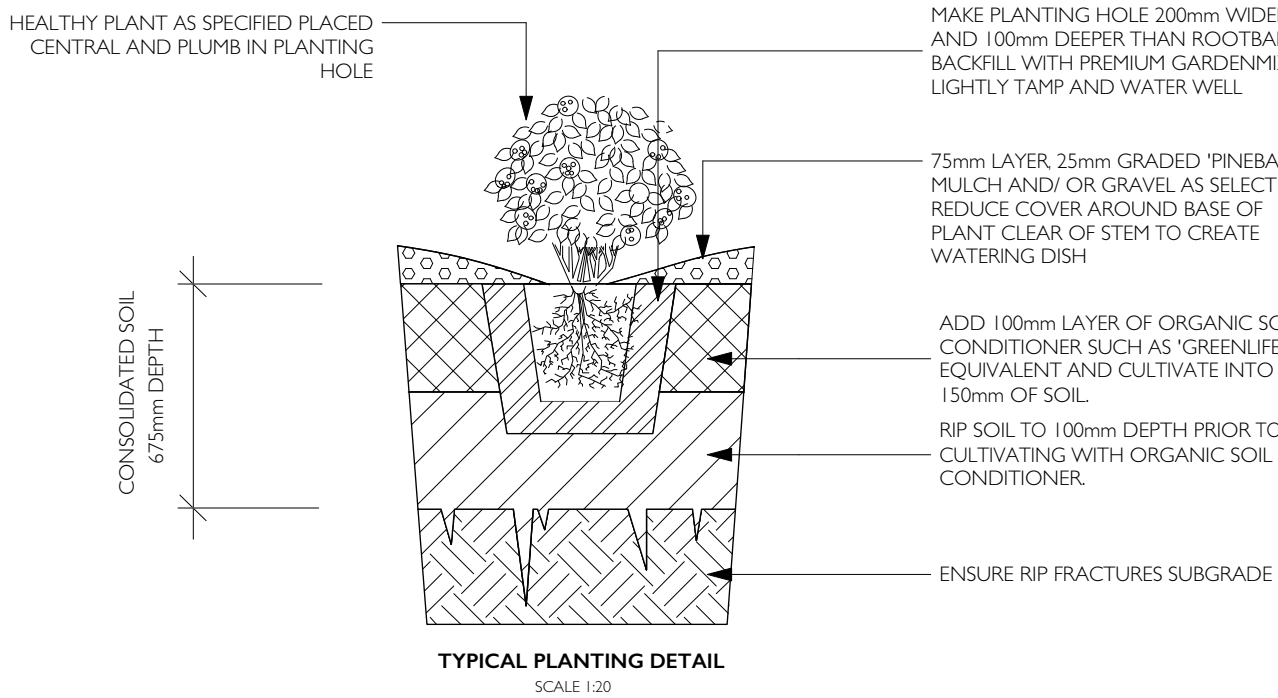
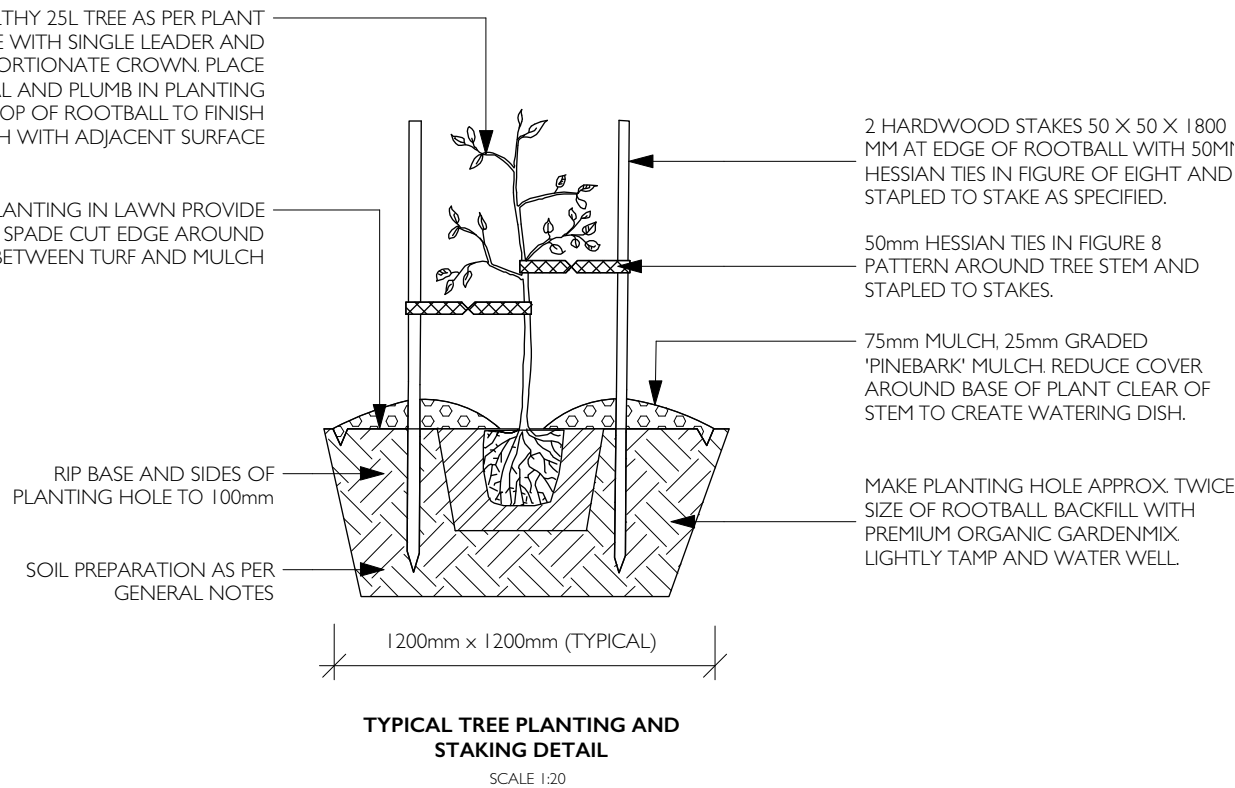
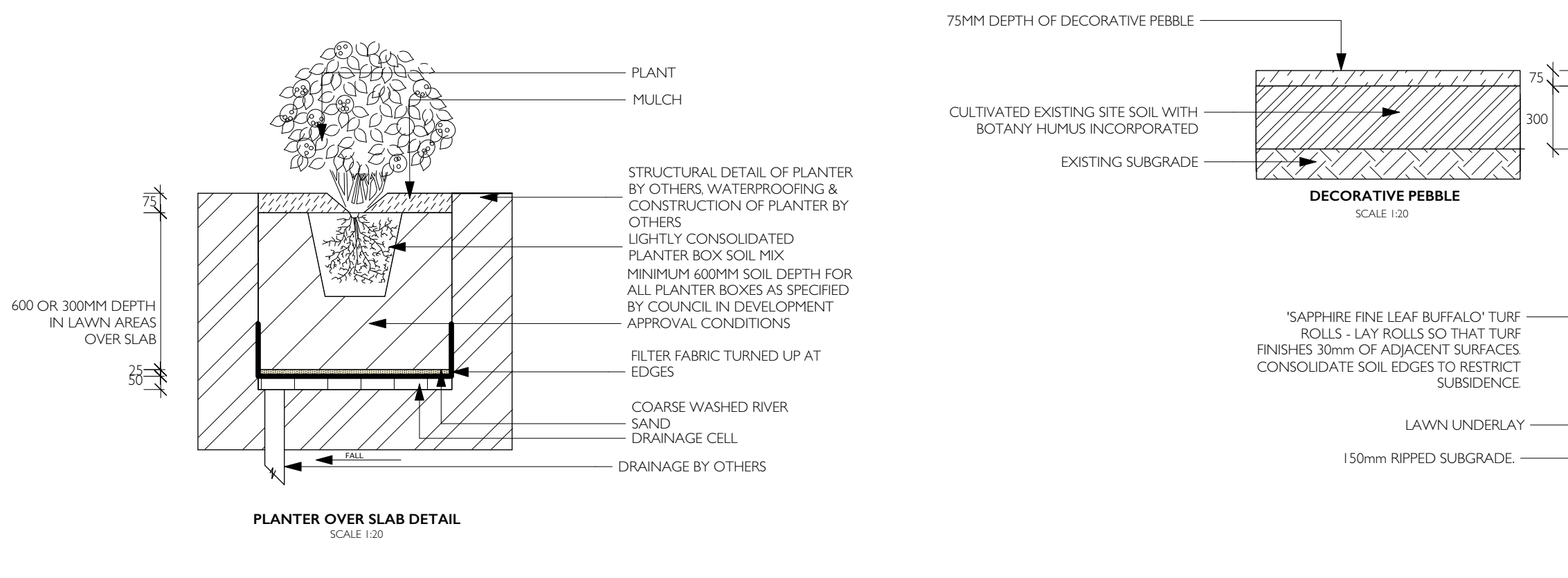
RL + 10.000	PROPOSED LEVEL		PROPOSED WALL
	BOUNDARY		PROPOSED STEPPING STONES
	BASEMENT OUTLINE		EXISTING TREE TO BE RETAINED
	T/E		EXISTING TREE TO BE REMOVED
	PROPOSED PLAIN CONCRETE VEHICLE CROSSOVER		
	PROPOSED CONCRETE DRIVEWAY		
	PROPOSED PAVED AREA TYPE 1		
	PROPOSED PAVED AREA TYPE 2		
	DECORATIVE PEBBLE		
	LAWN AREA		



## PLANT SCHEDULE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acer palmatum dissectum 'Atropurpureum'	Japanese Maple	2	75lt	5000	5500
Acmena smithii	Lillypilly	1	75lt	4000	8000
Acmena smithii 'Minor'	Lillypilly	27	200mm	1000	2000
Banksia integrifolia	Coastal Banksia	1	75lt	5000	12000
Banksia serrata	Old Man Banksia	1	75lt	2500	3000
Callistemon 'Little John'	Bottlebrush	7	200mm	1000	1000
Callistemon viminalis	Bottlebrush	1	75lt	4000	6000
Carpobrotus glaucescens	Pigface	13	140mm	600	600
Correa reflexa	Common Correa, Native Fuchsia	8	200mm	1200	1500
Crinum pedunculatum	Swamp Lily	2	200mm	1000	1500
Dianella revoluta	Dianella	52	200mm	500	500
Dianella caerulea	Blue Flax Lily	33	200mm	700	700
Dianella revoluta	Mauve Flax Lily	36	200mm	500	500
Dodonea triquetra	Hop Bush	8	200mm	1500	2500
Doryanthes excelsa	Gymea Lily	15	15lt	1200	1500
Elaeocarpus reticulatus	Blueberry Ash	3	75lt	4000	12000
Grevillea 'Bronze Rambler'	Grevillea	20	200mm	1000	300
Hardenbergia violacea	Flase Sarsparilla	23	200mm	1000	400
Lomandra 'Tanika'	Dwarf Lomandra	17	140mm	500	500
Lomandra longifolia	Native Grass	14	2.5lt	900	900
Melaleuca linearifolia	Snow In Summer	1	75lt	5000	8000
Muraya paniculata	Orange Jessamine	27	200mm	1500	2500
Pandorea pandorana	Wonga Wonga Vine	7	200mm	1000	300
Philodendron 'Xanadu'	Dwarf Philodendron	30	200mm	750	1000
Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	19	200mm	1000	1000
Syzygium australe 'Resilience'	Lillypilly	11	200mm	1500	2500
Tristianiopsis laurina	Water Gum	3	75lt	4000	7000

## TYPICAL LANDSCAPE DETAILS



bowie@onlinelandscaping.com.au  
Mobile: 0412 262 282

TITLE		PROPOSED LANDSCAPE PLAN	
ADDRESS		5 - 7 RICHARDSON STREET, MERRYLANDS	
PROJECT		PROPOSED TOWNHOUSE	SHEET L01
SCALE	1:200 @ A1	1:400 @ A3	DRAWN BW
PROJECT	CK DESIGN + INTERIORS	CHECKED EA	

## ARCHITECT



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W: www.ckdesign.net.au

## CLIENT

MR SIMON ELIAS

## NOTES

- All dimensions, levels and boundaries are nominal only and shall be verified by Contractor on site prior to commencement of work.
- All detailing of drainage to paved areas shall be by others.
- All levels shall be determined on site by others and approved on site by client.
- Retaining wall heights, extents and positions shall be determined on site by others and approved by client to Structural Engineer's detail.
- Do not scale from drawings.
- If any discrepancies occur please contact the Landscape Architect.
- Before commencement of construction works all boundaries shall be surveyed.
- This design shall not be reproduced or copied in any form or by any means of graphic, electronic or mechanical without the written permission of Online Landscaping.

DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
17/11/17	A	DA SUBMISSION			
24/09/18	B	COUNCIL AMENDMENTS			
27/08/19	C	ARCHITECTURAL/COUNCIL AMENDMENTS			
09/02/21	D	SECTION 34 AMENDMENTS			