

Appendix A

Conditions of Consent

Conditions of Consent

Draft conditions to be reviewed and approved by Southern JRPP Panel and approved by Council's Manager of Development Assessment.

A. Draft Conditions of Consent

1. The proposal shall comply with the conditions of Development Consent. A Construction Certificate shall not be issued until the plans and specifications meet the required technical standards and the conditions of the Development Consent are satisfied.

Privacy

2. Certifier needs to be satisfied that louvres for balconies on Independent Living Units for units 6 and 12 do not result in overlooking of neighbouring properties.

Acoustic

3. Noise from the premises and equipment must not exceed 5dB(A) above the background noise level for the site
4. Noise from the premises must comply with the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Noise Control Regulations) 2000. This includes compliance with specific time restrictions and noise levels for equipment (such as air conditioners, refrigeration units and power tools) and musical instruments and sound equipment.
5. Noise from the premises must not cause intrusive or offensive noise as detailed in the Environment Operations Act and Noise Control Regulations 2000.
6. Noise emissions from this activity must comply with those outlined in the Protection of the Environment Operations Act 1997 and Regulations and not be greater than 5dB above background.
7. Deliveries and the use of the loading dock and waste collections services shall not occur before 7am and after 6pm Monday to Saturday and before 8 am and after 6pm on Sundays and Public Holidays.

Contamination

8. Further site analysis is required to be carried out following demolition in order to identify any other possible contamination.
9. Provide to Council a Remediation Action Plan for the site once the site analysis is complete.

Environment

10. Emissions from this activity (e.g. dusts, solvents or odours) must comply with those outlined in the Protection of the Environment Operations Act 1997 and Regulations.

Heritage

11. The proposed conservation works to Barroul House as noted in 6.3.2 of the HIA are to be adopted by Kiama Council and form the basis of a detailed Schedule of Work to be submitted at Construction Certificate stage for consideration and approval by Council, along with Heritage Specification Clauses, internal and external colour schemes and drawings.
12. A Heritage Architect with demonstrated experience in working on historic buildings is to be engaged for the design development and construction stages of the works.
13. The site is to be subject to archival recording prior to the commencement of work as recommended in section 6.3.2 of the SHI.
14. The site is to be subject to interpretation in accordance with recommendations in 6.3.2 of the SHI.

15. A pest inspection of Barroul House is to be carried out and a report prepared. Any active vermin or termites identified in the report are to be treated.
16. Any new wiring or pipework proposed for Barroul House which impacts original or early fabric is to surface mounted and not chased to the approval of the Heritage Architect.
17. All new fitout proposed for Barroul House which impacts original or early fabric such as skirtings, architraves and cornices etc. is to be scribed around same to the approval of the Heritage Architect.
18. New mechanical services and communication services proposed for Barroul House are to be designed to be as intrusive as possible and to the approval of the Heritage Architect.
19. A program of salvage and reuse of original and early fabric is to be implemented in the conservation of Barroul House. Any significant fabric which is approved by the Heritage Architect to be removed is to be stored on site.
20. Conservation work to Barroul House is to be undertaken by experienced tradespeople with demonstrated experience in working on historic buildings.

Legionella

21. All warm-water systems (including thermostatic mixing valves) and any proposed cooling towers to be installed, operated and maintained in accordance with the NSW Code of Practice for the Control of Legionnaires' Disease June 2004 and to comply with the Public Health Act 2010 and Public Health Regulations 2012.

Environmental Health (Food Premises)

22. Compliance with the following is required:
 - (a) Design, construction and fit-out of food premises AS4674-2004
 - (b) Food Act 2003
 - (c) Food Regulations 2010
 - (d) Mechanical Ventilation- Exhaust System AS1668.2-2002
 - (e) Development Control Plan 16 – Food Premises
23. Hand wash basin:
 - (a) A separate hand wash basin must be provide any food preparation area.
 - (b) The handwash basins must only be used for the washing of hands and can not be used for the purposes of rinsing dishes or food.
 - (c) The hand wash basins must be located and installed so they are:
 - Not obstructed;
 - Are at a bench height and permanently fixed to the wall, a supporting frame (free standing) or the bench top;
 - Accessible and no further than 5 metres (path of travel), except for toilet hand basins, from any place where food handlers are handling open food.
 - Connected to a permanent supply of warm running potable water delivered through a single outlet.
 - Provided with liquid hand soap and paper hand towels.
 - (d) Hand wash basins cannot be installed under benches or as part of a bench.
 - (e) Taps operated other than by contact with hands (eg sensor, lever action) are recommended for all hand wash basins.
 - (f) Hand wash basins should be big enough to allow hands, wrists, and arms to be washed under the tap. It is recommended the minimum size of the basin is 445mm (length) x 280mm (width) x 130mm (depth).
24. Coffee machine:
 - (a) The Food Safety Standards 3.2.3, 5(a) & (b) stipulates that "Food premises must have sewage and waste water disposal system that will effectively dispose of all sewage and waste water; and is constructed and located so that there is no likelihood of the sewage and waste water polluting the water supply or contaminating food".

- (b) Ensure that the waste water from the coffee machine is effectively sealed and plumbed to the sewage system.
25. Dish rinsing sink, dishwasher & food preparation sink:
- (a) Provide as separate dish rinsing sink;
 - (b) Provide a dishwasher;
 - (c) Provide a separate food preparation sink;
 - (d) To be constructed of stainless steel.
 - (e) Dish rinsing sink must have a bowl size that enables the largest pots to be cleaned. The recommended standard sink size to achieve this is in most food premises, 450 x 300 x 300 millimetres.
 - (f) Have a splashback as part of the unit, 300mm up the rear wall and 150mm to either side of the unit.
 - (g) No enclosed cupboards or appliances allowed underneath the sink.
 - (h) All draining areas and racks that are provided should be made from stainless steel.
 - (i) The dish rinsing sink and that food preparation sink are to be separated by 300mm separation or a stainless steel barrier/partition 300mm high so as to avoid cross contamination between food preparation and dish rinsing.
26. Cooking equipment and similar heating appliances shall be:
- (a) Supported on approved wheels or castors; or
 - (b) Supported on 150 millimetre high legs and separated from all walls and other equipment or fixtures by a minimum of 150 millimetres; or
 - (c) Fixed or butted against walls or other equipment and supported on 150 millimetre high legs. All joints between the appliances and walls shall be suitably flashed and imperviously sealed in such a manner as to eliminate any open joint, space, crevice or cavity which may allow liquids, food particles, grease or other refuse to collect.
27. Floor shall be:
- (a) Appropriate for the area;
 - (b) Able to be effectively cleaned;
 - (c) Non-absorbent;
 - (d) Laid according to the relevant Standards (see AS 3958.1 for ceramic tiles) so that there is no ponding of water and harbouring of pests;
 - (e) Finished with surfaces as specified in Table 3.1 of AS 4674-2004;
 - (f) Coved providing a continuous uninterrupted surface between the floor and the wall refer to Figure 3.1 of AS4674-2004.
28. Walls and ceilings must be:
- (a) Sealed to prevent the entry of dirt, dust and pests;
 - (b) Unable to absorb grease, food particles or water; and
 - (c) Able to be easily and effectively cleaned. Thus it is recommended food storage areas be finished with one or a combination of the following materials:
 - Glazed tiles;
 - Stainless steel or aluminium sheeting;
 - Laminated thermosetting plastic sheeting;
 - Similar impervious material adhered directly to the wall.
29. The finishing materials of the wall surfaces shall provide a smooth even surface, free of buckles or legs, fixing screws, picture rails, open joint spaces, cracks or crevices.
30. The use of feather edge skirting is not permitted and the junction between adjacent wall finishes shall not form a ledge upon which dust or grease can accumulate.
31. The premises must have sufficient storage space and shelving 150mm off the floor as no food, packaging or equipment is to be stored on the floor so as to ensure ease of cleaning.
32. Every fixture, fitting or appliance shall be so constructed as to be:
- (a) Impervious, durable, non-toxic, and resistant to corrosion;
 - (b) Free from cracks and crevices;

- (c) Capable of being easily and thoroughly cleaned; and
 - (d) So constructed as to prevent the harbourage of vermin.
33. Cooking equipment and similar heating appliances shall be:
- (a) Supported on approved wheels or castors; or
 - (b) Supported on 150 millimetre high legs and separated from all walls and other equipment or fixtures by a minimum of 150 millimetres; or
 - (c) Fixed or butted against walls or other equipment and supported on 150 millimetre high legs. All joints between the appliances and walls shall be suitably flashed and imperviously sealed in such a manner as to eliminate any open joint, space, crevice or cavity which may allow liquids, food particles, grease or other refuse to collect.
34. Facility for materials associated with the administration of the business must be in a room designated for office use; or enclosed cupboard, drawers or similar sealed storage dedicated for that use.
35. Facilities for storing chemicals and cleaning equipment must be a room designated for that use; or enclosed cupboard dedicated for that use located outside of the food preparation, storage and display areas; or in a place physically separated from food storage, preparation or display.
36. Facilities for storing clothing and personal effects belonging to staff must be a change room; or locker/ cupboard in a change room; or enclosed cupboard solely used for the storage of clothing and personal belongings located outside the food preparation, food storage and washing area.
37. If garbage is to be stored in a room the room used for the storage of garbage and rooms used for the washing and storage of garbage receptacles, are to be constructed of solid material and cement rendered and steel trowelled to a smooth even surface. The floor of the room is to be impervious material coved at the intersection with the walls graded and drained to an approved floor waste within the room. This is to prevent build-up of waste and waste water that will lead to foul odours. Walls are to be finished with a smooth, impervious surface. The room is to be ventilated, proofed against pests and provided with a hose tap connected to the hot and cold water supply.
38. External areas where garbage containers are stored are to be paved with an impervious material and the area must be designed to prevent stormwater contamination- covered, bunded and located away from stormwater drains.

B Prior to Issue of Construction Certificate

Landscape

39. A detailed landscape plan shall be approved by Council prior to release of the Construction Certificate. The plan shall be prepared in accordance with Chapter 8 of Kiama Development Control Plan 2012 and shall be consistent with the landscape concept plan. The plan shall show Lot 1 greyed out as it is not part of this development. The plan shall not show trees to be removed on Lot 1.
40. Trees on the embankment at the rear of the property numbered 145, 146, 147, 148, 151, 163, 164, 165, 166 and 167 shall be marked for removal and suitable new landscaping included. The two large Radiata pine trees numbered 94 and 95 shall be marked for removal and suitable replacement trees included in the plan. The gum tree number 36 and Lagunaria number 64 shall be removed and suitable landscaping included. The Honey Bracelet myrtle trees numbered 43, 44 and 45 shall be removed for grading of the transition from property to footpath.

Civil Engineering

41. The developer shall submit details of all civil engineering works on engineering drawings to the Certifying Authority for approval prior to the issue of the Construction Certificate. The drawings shall include, but shall not be limited to, the following detailed information:

- (a) The hydrologic modelling and hydraulic treatment detail including detailed calculations, drainage network layout, environmental controls (including the post-development first flush mechanism, water quality and sedimentation controls), all stormwater drainage structures and, where required, the proposed method of accessing the existing public stormwater drainage system. All drainage calculations are to be carried out in accordance with Australian Rainfall and Runoff published by Engineers Australia, and are to include a contoured catchment diagram and delineation of flow paths for storms of 1% Average Exceedance Probability (AEP);
 - (b) Plan, longitudinal and cross sectional detail shall be provided for the proposed access driveways, ramps and parking areas;
 - (c) The proposed pavement treatment to the access driveways, ramps and parking areas;
 - (d) The location and reduced level of all services under the control of public utilities or agencies;
 - (e) A Construction Environmental Management Plan (CEMP) shall be prepared in accordance with Australian Standard AS/NZS ISO 14001: 2004 for all civil engineering work associated with the development.
42. Common Areas
- a. Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common facilities associated with the development.
 - b. 100% of all dwellings must have wheelchair access by a continuous path of travel to an adjoining public road
- All reduced levels shall relate to Australian Height Datum (AHD).
43. The developer shall submit to the Certifying Authority for approval prior to the issue of the Construction Certificate, a detailed Soil and Water Management Plan designed in accordance with the requirements of Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Managing Urban Stormwater: Soils and Construction Volume 2 (Department of Environment and Climate Change 2007).
44. The developer shall provide a detailed stormwater drainage network in accordance with the design requirements of "Section D5 Stormwater Drainage" of Kiama Development Code as appended to Kiama Development Control Plan 2012. Full hydrological and hydraulic calculations and civil engineering drawings shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate.
45. The developer shall provide on-site detention storage for stormwater runoff in conjunction with the proposed development drainage network. An on-site detention system shall be designed to ensure that post development flow rates from the site are no greater than pre-developed site runoff at each discharge point for all rainfall events up to 1% Annual Exceedance Probability. The applicant shall provide full hydrological and hydraulic computer modelling of the stormwater drainage system and provide this to the Certifying Authority for approval prior to the issue of the Construction Certificate.
46. The developer shall comply with the design requirements of Council's "Water Sensitive Urban Design" policy in association with the design requirements of "Section D5 Stormwater Drainage" of the Kiama Development Code as appended to Kiama Development Control Plan 2012. Details shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.
47. The developer shall treat all concentrated discharges with scour protection in accordance with the "Managing Urban Stormwater: Soils and Construction" Volume 1 (Landcom 2004). Details of the treatment must be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.
48. The car parking and manoeuvring area shall be line marked and signposted in compliance with the requirements of the Australian Standards AS 1742.2, AS 1743, AS 1744, AS/NZS 1906.1, AS 1906.2, AS 1906.3 and AS 4049.1. Details shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

49. Car parking and manoeuvring shall comply with the requirements of the Standards Australia publication AS/NZS 2890.1 Parking Facilities Part 1: Off Street Car Parking. Details shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.
50. Access and manoeuvring into the proposed loading area/service bay/docking area for all commercial vehicles shall comply with the requirements of the Standards Australia AS 2890.2 – Off-street Parking Part 2: Commercial Vehicle Facilities. Details shall be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Acoustic

51. Prior to the issuing of the Construction Certificate details are to be submitted to Council for the proposed noise barrier to be constructed along car parking area and the access driveway to the Independent Living Units;
Details shall include but not limited to:
 - (a) Technical data that specifies the expected noise reduction level to be achieved from the use of a specific noise barrier
 - (b) A site plan identifying the location of the noise barrier including a survey levels of the existing ground level and the proposed finished height level of the barrier and the distance of the noise barrier from any adjoining property boundaries
 - (c) Design elevation plans and specifications of materials to be used and colour scheme
 - (d) Structural engineers details of footings and structures proposed
52. Prior to the issuing of the Construction Certificate detailed detail specifications, incorporation an acoustic assessment of noise emissions and acoustic treatment proposed for all mechanical services and equipment to be installed as part of the development, to ensure that either singularly or in total the emit noise levels does not exceed 5dB(A) above the background noise level for the site. The acoustic assessment and design specifications shall take comply with the recommendations as outlined in Section 3.6.1 of Mechanical Plant - Kiama Aged Centre of Excellence DA Acoustic Assessment Renzo Tonin & Associates dated 18 August 2015.
53. Prior to the issuing of the Construction Certificate Construction Noise and Vibration Management Plan is to be prepared and submitted to Council The Construction Noise and Vibration Management Plan should take into consideration the NSW EPA Interim Construction Noise Guidelines 2009 and as a minimum include:
 - (a) A quantitative assessment that predicts noise levels for all construction activities including delivery of construction materials
 - (b) Identification of all airborne noise sensitive receivers outside the development site

C. Prior to Construction

Landscape

54. Protection fencing shall be erected around the trees to be retained on site so as to prevent damage to the tree and roots. The fencing shall be erected prior to the commencement of works. The fencing shall consist of 1.8 metre high cyclone wire supported on galvanised steel posts at a minimum 3.0 metre centres. The fencing shall be maintained and shall remain in situ until all building works are completed. No machinery, builder's materials and/or waste shall be located inside the fencing. Placing of the fencing shall be directed by the Arborist Consultant.
55. The trees on site marked for removal on the approved landscape plan shall be correctly identified and clearly marked by the Arborist Consultant prior to the removal of any trees.
Note : the list of trees to be removed in the report of Arborist Consultant David Potts Section 4.2.2 have changed. Trees numbered 244, 250, 251, 252, 255, 257, 258, 260, 261 and 271 should be deleted from the list as they are on adjacent property. Trees added for removal are 36, 43, 44, 45, 64, 94, 95, 145, 146, 147, 148, 151, 163, 164, 165, 166 and 167.. This shall be shown on the approved landscape plan.

Civil Engineering

56. Prior to the commencement of work, a bond in the form of an unconditional bank guarantee or cash shall be lodged with Council as a security for work associated with the development proposal in the public road reserve. The bond will be valued at 10% of the proposed cost of civil engineering construction in the public road. The developer will be required through a quantity surveyor or certified practising engineer to provide an accurate costing for all civil engineering work associated with the public road infrastructure and this costing shall be submitted to Council for its approval. The bond shall be released no sooner than 12 months after the final Occupation Certificate has been issued and any damage has been restored to the satisfaction of Council.
57. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) Showing the name, address and telephone number of the Principal Certifying Authority for the work;
 - (b) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
 - (c) Stating that unauthorised entry to the work site is prohibited.
58. The developer shall provide a traffic control management plan complying with the design requirements of the Roads and Maritime Services (RMS) "Traffic Control at Work Sites" manual. The traffic control management plan must be designed by an RMS accredited designer and must be provided to Council prior to the work commencing.
59. Prior to works commencing, the developer shall under Section 138 of the Roads Act 1993 make application to the Road Authority for permission to access the public road reserve, Bonaira Street and William Street for the purpose of carrying out activities associated with the development.

D. During Construction

Landscape

60. No trees shall have the backfill placed around its root zone or have the original ground level altered.
61. No vehicular access shall be permitted to the property from Council's reserve adjacent to the proposed development site.
62. During construction should a tree retained on site be adversely impacted then the Arborist Consultant shall be called to inspect the tree and proposed construction work and issue work orders including pruning or total removal of any tree.

Civil Engineering

63. Construction and demolition work, delivery of materials and plant, etc shall only take place between the following hours;
- | | |
|------------------|--------------------|
| Monday to Friday | 7.00 am to 6.00 pm |
| Saturdays | 8.00 am to 1.00 pm |
- No construction work is to take place on Sundays or Public Holidays
64. All works on the site must be in accordance with the approved Soil and Water Management Plan for the full duration of construction works.
65. The developer shall ensure that all construction work associated with the development is carried out in accordance with the approved Construction Environmental Management Plan (CEMP) and any variations to that Plan approved by the Certifying Authority. A copy of the approved CEMP shall be kept on site at all times.
66. The developer shall undertake civil engineering construction works in accordance with the requirements of Section C101 General – Development Construction Specification of the Kiama Development Code, as appended to Kiama Development Control Plan 2012, and civil engineering drawings approved by the Certifying Authority.

67. The developer shall undertake engineering inspections, sampling, testing and recording of results of all constructed civil engineering works in accordance with the requirements of the Kiama Development Code Section CQC Quality Control Requirements – Development Construction Specification, as appended to Kiama Development Control Plan 2012 and civil engineering drawings approved by the Certifying Authority.

Acoustic

68. No construction work or the use of power tools, plant and other equipment shall occur before 7am or after 6pm Monday to Friday and before 8am and after 1pm on Saturdays. No construction work is to be undertaken on Sundays or public holidays.
69. Noise from the premises and equipment must not exceed 5dB(A) above the background noise level for the site

E. Prior to Issue of Occupation Certificate

Landscape

70. Prior to the release of the Occupation Certificate the developer shall provide a Compliance Certificate from Taylor Brammer Landscape Architects stating that all landscape works have been completed in accordance with the approved landscape plans and the conditions of the development consent.
71. The landscaping shall be maintained actively and regularly for a period of 26 weeks commencing from the date of issue of the Occupation Certificate.
72. At the end of the 26 week landscape maintenance period and after any defects that occurred during that period have been corrected, a final Compliance Certificate shall be provided from a suitably qualified landscape professional stating that all landscape works have been completed and maintained in accordance with the approved landscape plan and the conditions of this development consent.

Civil Engineering

73. A compliance certificate from a suitably qualified civil engineer stating that all civil engineering works have been carried out in accordance with the approved Construction Certificate drawings shall be provided to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Acoustic

74. Prior to the issuing of the Occupation Certificate an acoustic and noise assessment verification report is to be submitted to Council. This report is to verify that when all mechanical plant and equipment installed as part of the development when operated does not create offensive noise, complies with the applicable codes, standards and legislation including the Protection of the Environment Operation Act 1997. The report is also shall verify that the noise barrier installed along the access road to the Independent Living Units has met the required design standards and has effectively reduced any adverse noise impacts on the adjoining property owners.

F. Prior to Operation

Environmental Health

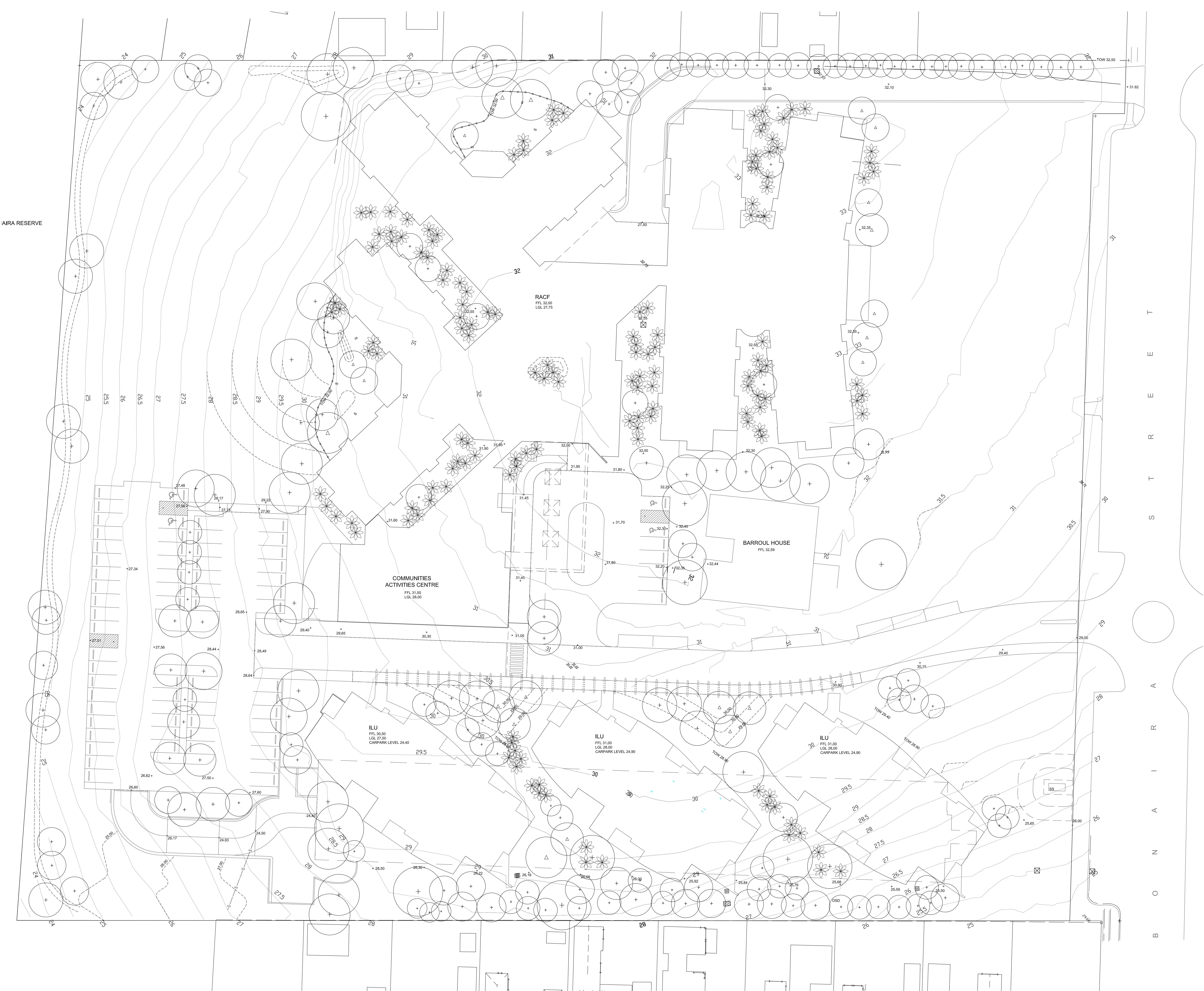
75. Prior to opening the proprietor must contact Council's Environmental Health Officer to organize a final inspection.
76. Applicant must contact Sydney Water to gain advice as to whether a trade waste approval is required. If such an approval is required the applicant must submit a copy of the trade waste approval and it must be submitted to Kiama Municipal Council prior to the operation of the shop. If a grease trap is deemed not required by Sydney Water information detailing such is to be forward to Council prior to operation.
77. Must provide Council with a Section 73 Sydney Water Compliance Certificate.

78. The retail food premises will require that notification be made to Council via the completion of Kiama Councils "Food Premises Registration" Form.
79. Any kitchen providing meals to vulnerable persons in the context of a nursing home must be licensed by the Food Authority. Prior to operation contact the Food Authority to determine if a Food Authority Licence is required for the on-site kitchen.
80. Prior to operating notify the Council of the food premises Food Safety Supervisor.

DRAFT

Appendix B

Landscape Concept Plan (Taylor Brammer Landscape Architects)



AIRA RESERVE

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LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT LEVEL
	PROPOSED NATIVE TREE PLANTING & EVERGREEN
	PROPOSED DECIDUOUS TREE PLANTING
	PROPOSED NATIVE PALM PLANTING

INDICATIVE PLANT LIST

Symbol	Botanical Name	Common Name
GENERAL PLANTING		
TREES/PALMS		
	Agonis flexuosa 'Burgundy'	Burgundy Weeping Myrtle
	Alphitonia excelsa	Red Ash
	Archontophoenix cunninghamiana	Bangalow Palm
	Araucaria heterophylla	Norfolk Island Pine
	Backhousia citrifolia	Lemon Scented Wattle
	Banksia integrifolia	Coastal Banksia
	Elaeocarpus eumundii	Smooth Leaved Quandong
	Elaeocarpus reticulatus	Blueberry Ash
	Lagerstroemia indica	Crape Myrtle
	Magnolia grandiflora	Magnolia
	Magnolia 'Teddy Bear'	Magnolia
	Plumeria rubra	Frangipani
	Pyrus calleryana 'Chanticleer'	Ornamental Pear

TREES



Banksia integrifolia



Elaeocarpus reticulatus



Magnolia grandiflora

DEMENTIA COURTYARDS PLANTING

TREES	
	Citrus prunus 'Oakville Spine'
	Olea europaea 'Fruticosa'
	Prunus 'Oakville Spire'
	Pyrus calleryana 'Chanticleer'
	Ornamental Plum
	Ornamental Olive
	Ornamental Pear
	Ornamental Pear



Prunus 'Oakville Spire'



Pyrus calleryana 'Chanticleer'

RAINFOREST PLANTING

TREES	
	Hymenosporum flavum
	Elaeocarpus eumundii
	Pouteria australis
PALMS / FERNS	
	Archontophoenix cunninghamiana
	Asplenium australasicum
	Blechnum nudum
	Cyathea australis
	Macrozamia communis
	Native Frangipani
	Smooth leaved Quandong
	Black Apple
	Bangalow Palm
	Birds Nest Fern
	Fishbone Water Fern
	Rough Tree Fern
	Burrawang



Elaeocarpus eumundii



Pouteria australis

Development Application

08.11.2015

ISSUE

DATE

TaylorBrammer

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PROJECT:

KIAMA AGED CARE CENTRE OF EXCELLENCE
BONARA STREET KIAMA

DRAWING TITLE:

LANDSCAPE CONCEPT PLAN - PROPOSED TREES
TO BE PLANTED

CLIENT:

KIAMA MUNICIPAL COUNCIL

0 2 4 8 12

SCALE: 1:25000

DATE: 06/03/15

DRAWN: TW

CHECKED: BJ

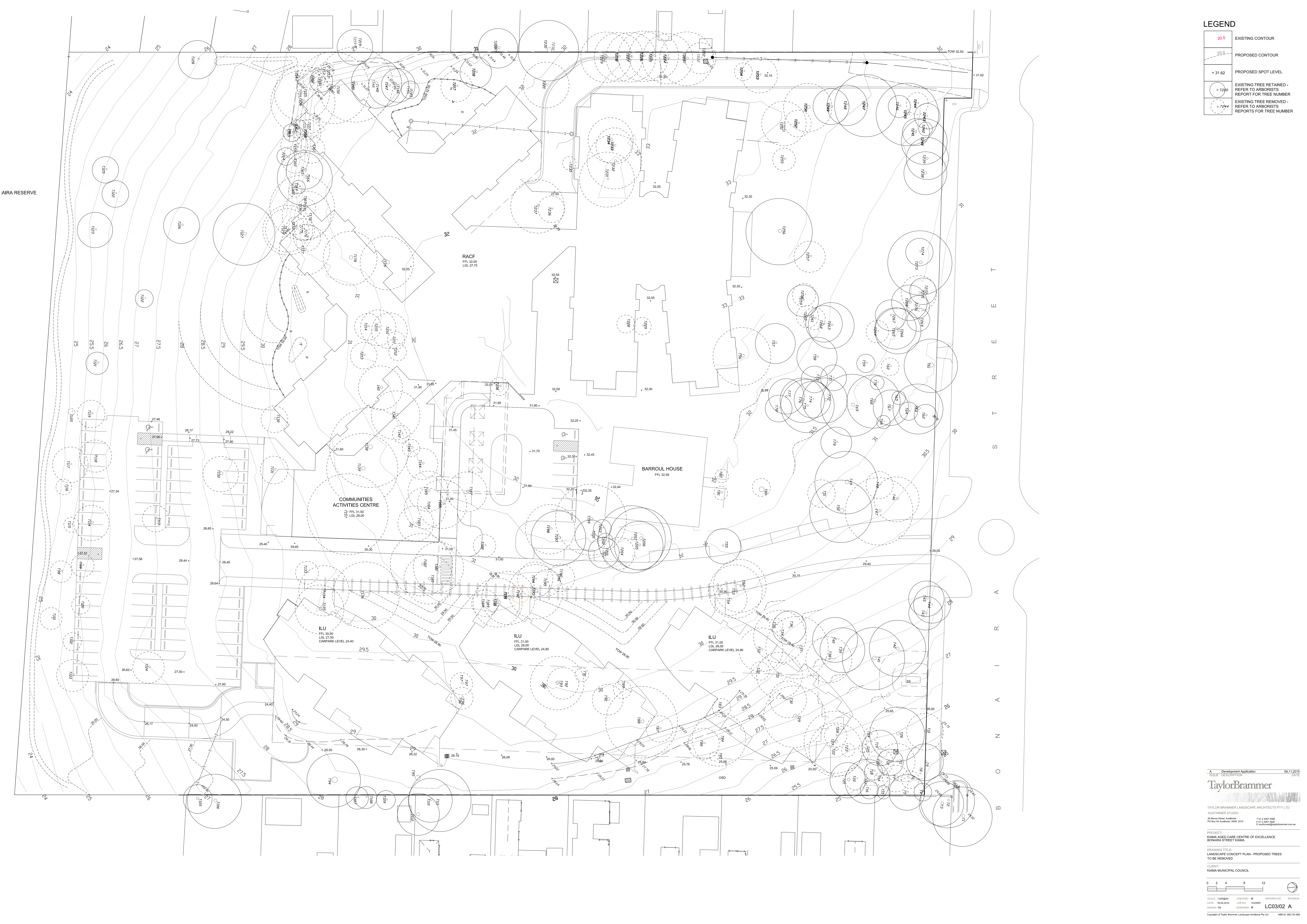
DESIGNED: BJ

DRAWING NO: 15000W

REVISION:

LC03/01 A

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LEGEND

20.0	EXISTING CONTOUR
20.0	PROPOSED CONTOUR
+ 31.62	PROPOSED SPOT LEVEL
○ T100	EXISTING TREE RETAINED - REFER TO ARBORISTS REPORT FOR TREE NUMBER
○ T101	EXISTING TREE REMOVED - REFER TO ARBORISTS REPORTS FOR TREE NUMBER

A Development Application 08.11.2015
ISSUE DESCRIPTION DATE

TaylorBrammer

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PROJECT:
KIAMA AGED CARE CENTRE OF EXCELLENCE
BONAIRA STREET KIAMA

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN - PROPOSED TREES
TO BE REMOVED

CLIENT:
KIAMA MUNICIPAL COUNCIL

0 2 4 8 12

SCALE: 1:250000
DATE: 08.11.2015
DRAWING NO: 1500000
CHECKED: M
DESIGNED: B
JOB NO: 1500000
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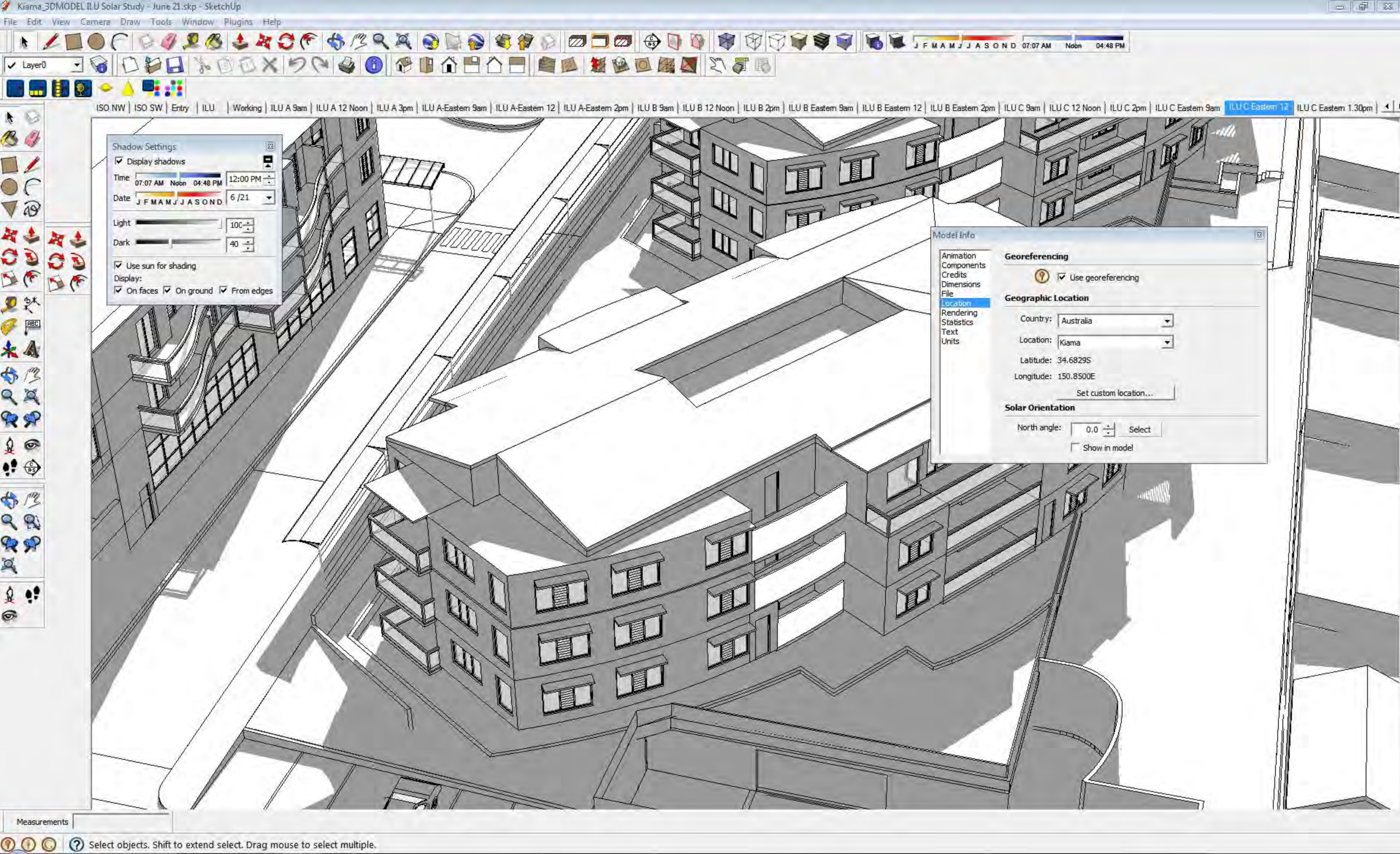
Appendix C

Setbacks Site Plan (boffa robertson group)



Appendix D

Solar Access Study (boffa robertson group)



Shadow Settings

☒ Display shadows

Time: 07:07 AM Noon 04:48 PM 12:00 PM

Date: J F M A M J J A S O N D 6 / 21

Light: 100

Dark: 40

☒ Use sun for shading

Display:

☒ On faces ☒ On ground ☒ From edges

Model Info

Animation
Components
Credits
Dimensions
File
Location
Rendering
Statistics
Text
Units

Georeferencing

☒ Use georeferencing

Geographic Location

Country: Australia

Location: Kiama

Latitude: 34.6829S

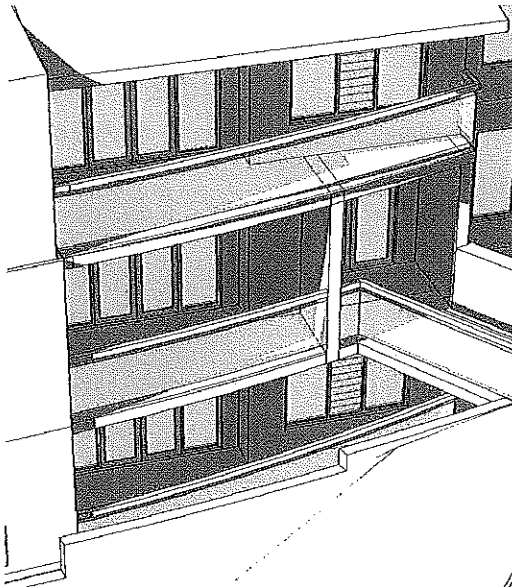
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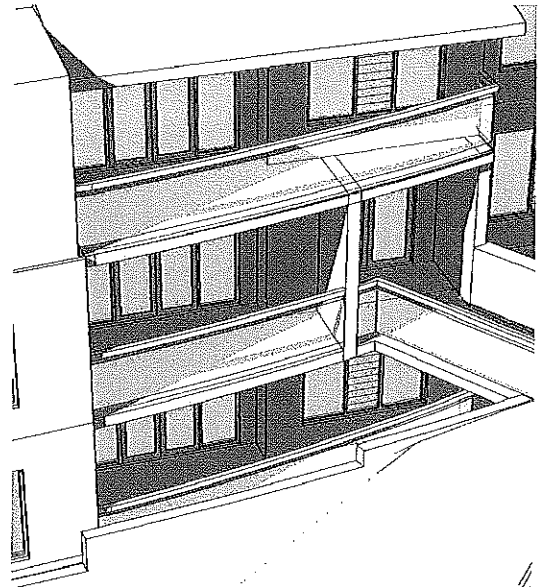
Solar Orientation

North angle: 0.0 Select

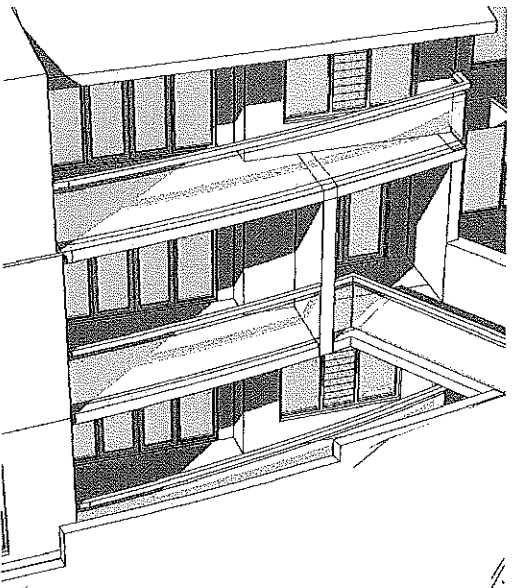
☐ Show in model



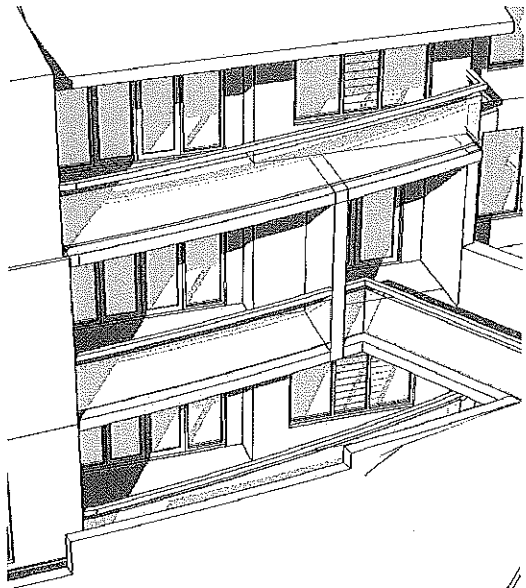
June 21 - 10.30 a.m



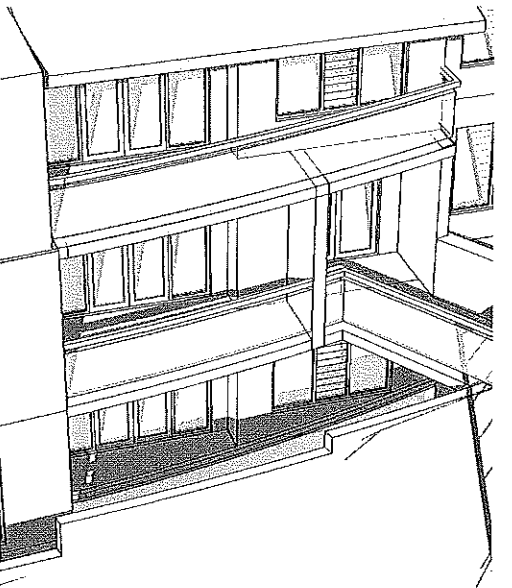
June 21 - 11.00 a.m



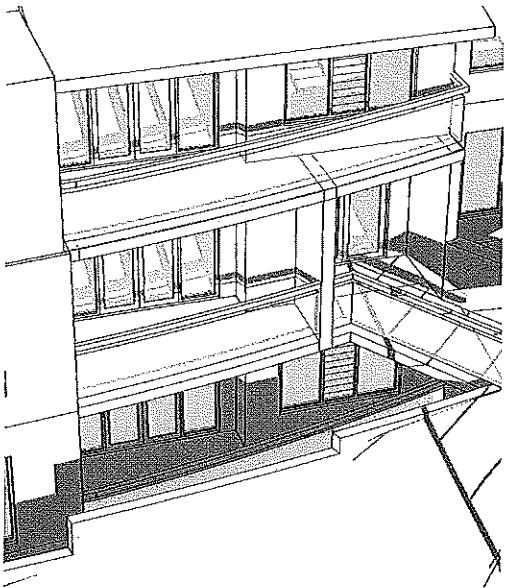
June 21 - 12.00 a.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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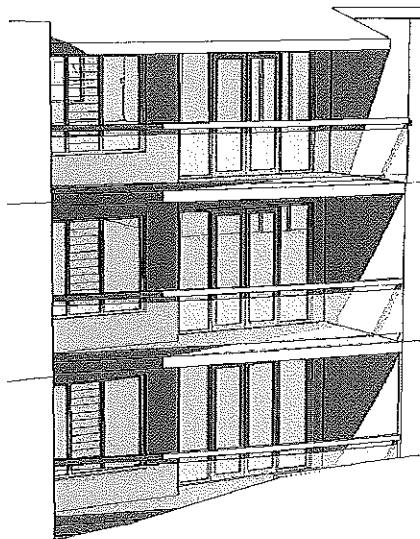
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Job No.
1509

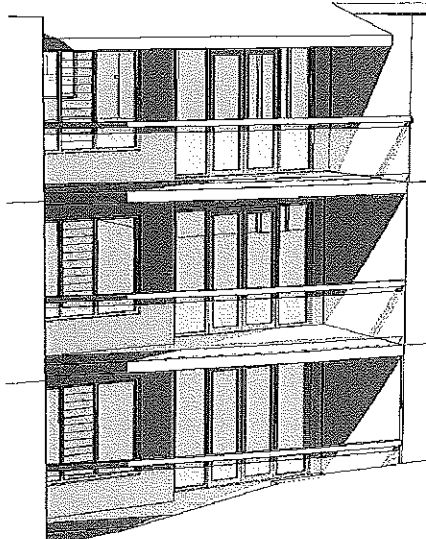
Dwg.No.
DA42
Nov 18 2015

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A
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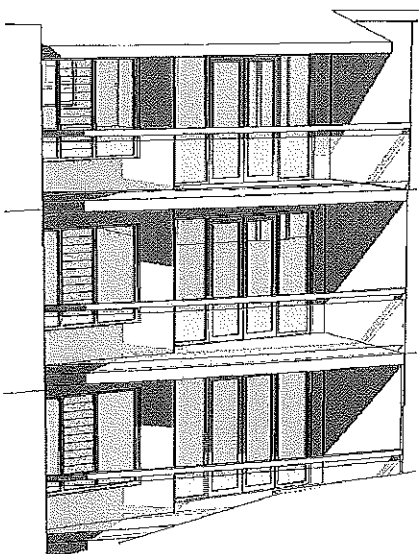




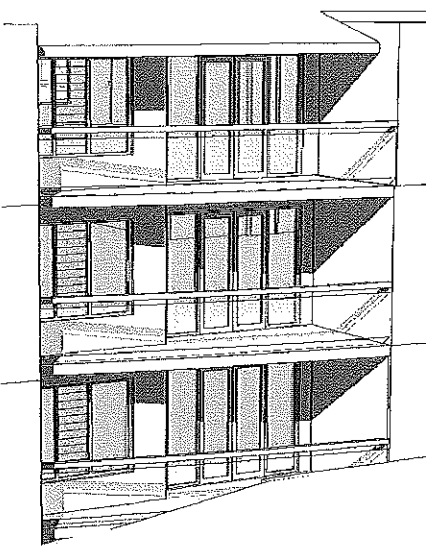
June 21 - 10.30 a.m



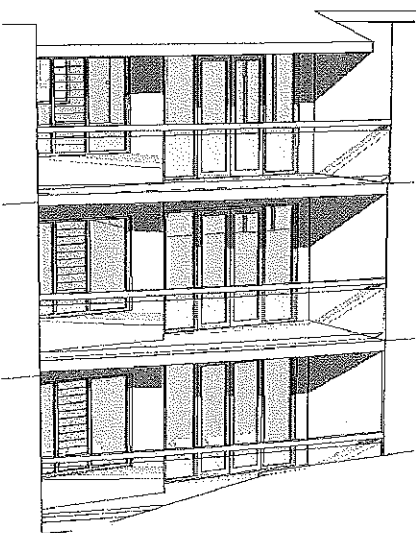
June 21 - 11.00 a.m



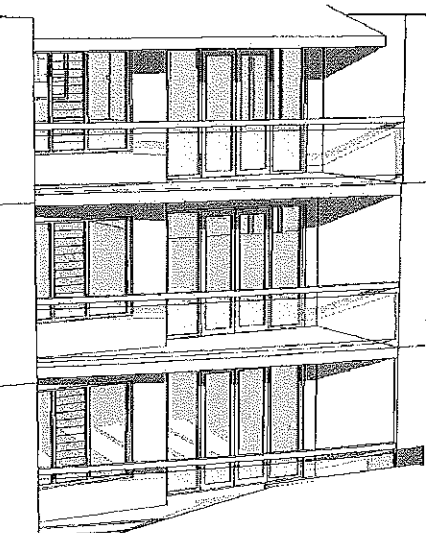
June 21 - 12.00 a.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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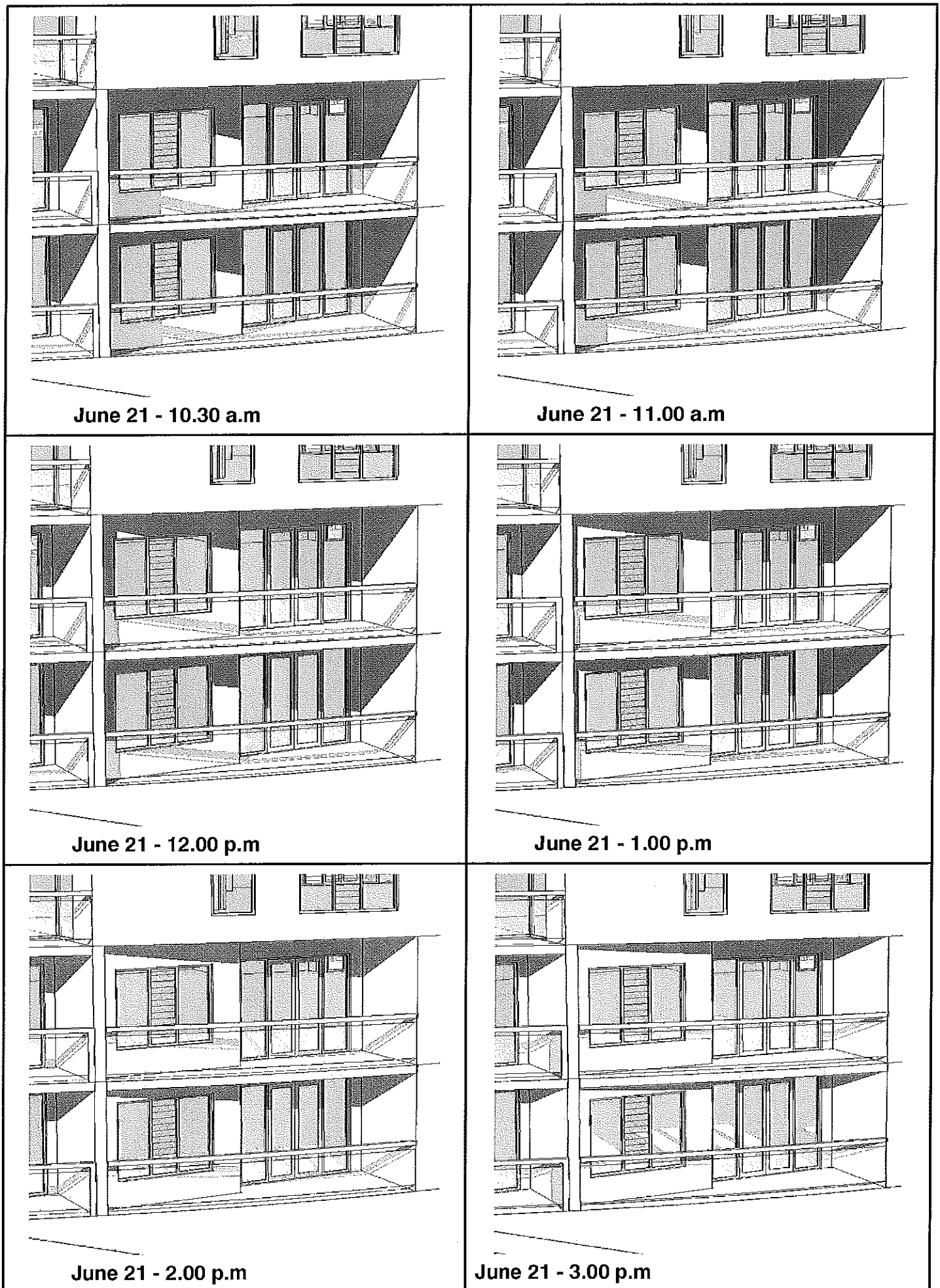
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Job No.
1509

Dwg.No.
DA43
Nov 18 2015

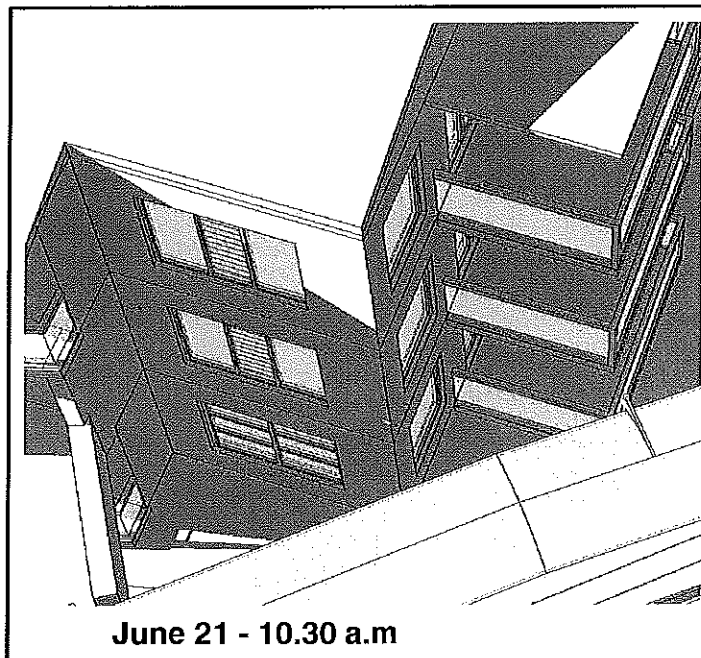
Rev.
A
Scale N.T.S



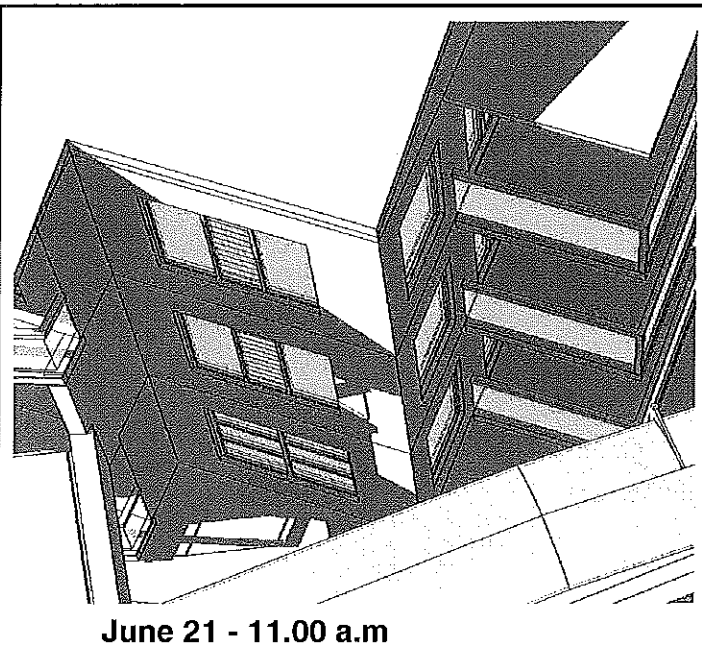


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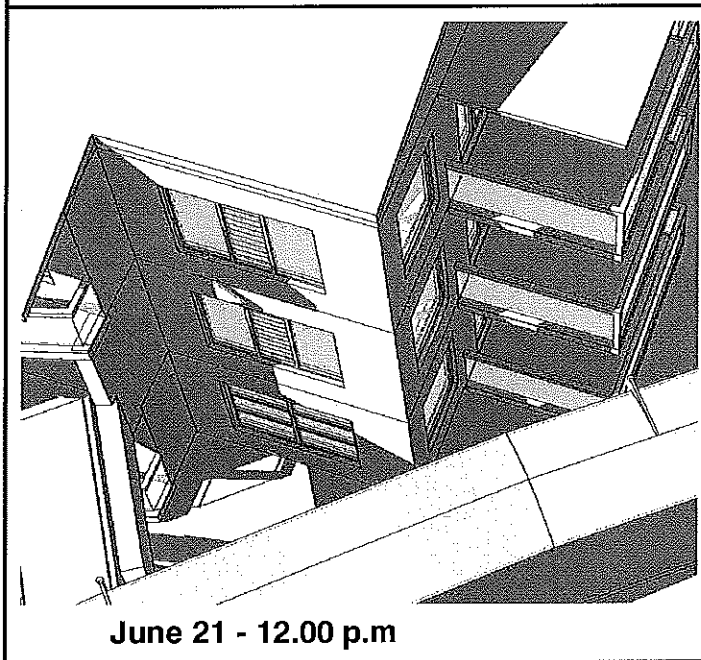
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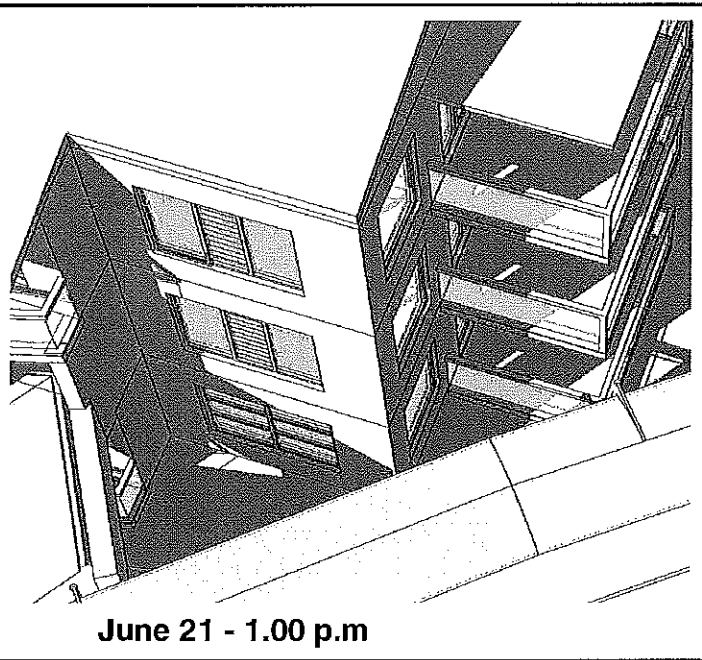
June 21 - 10.30 a.m



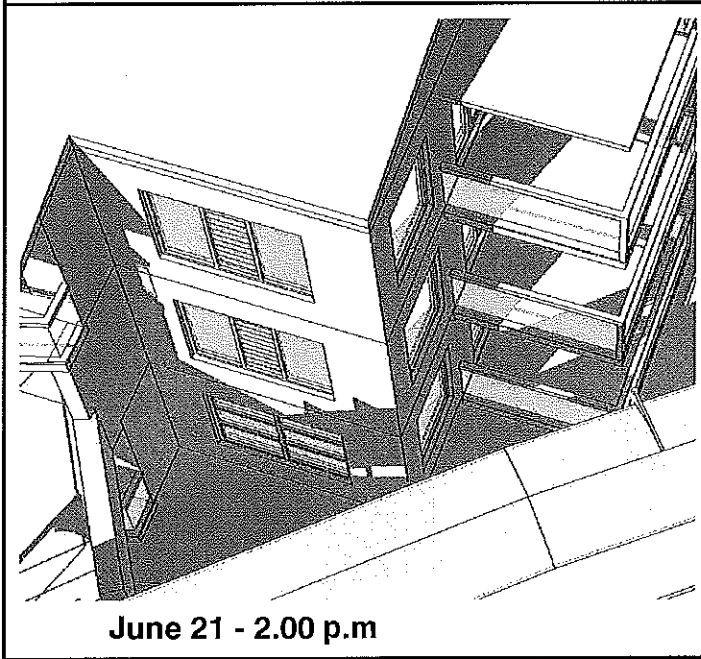
June 21 - 11.00 a.m



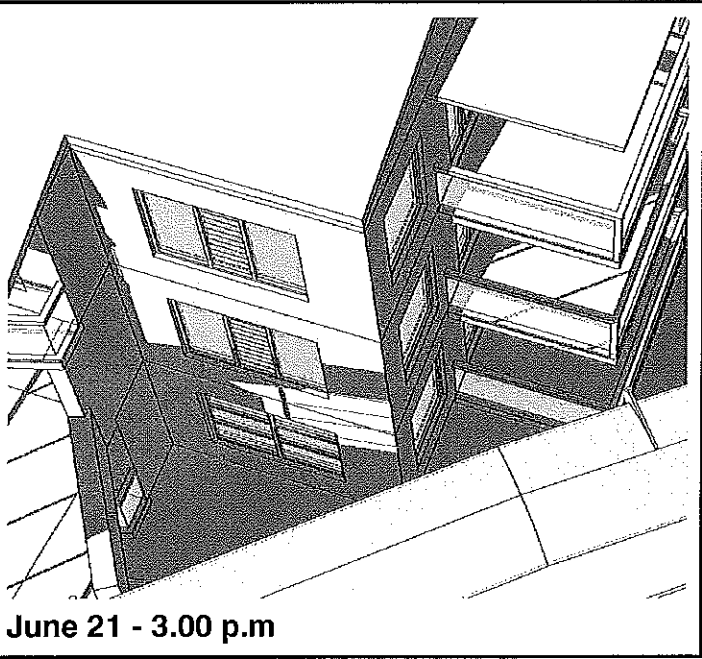
June 21 - 12.00 p.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m

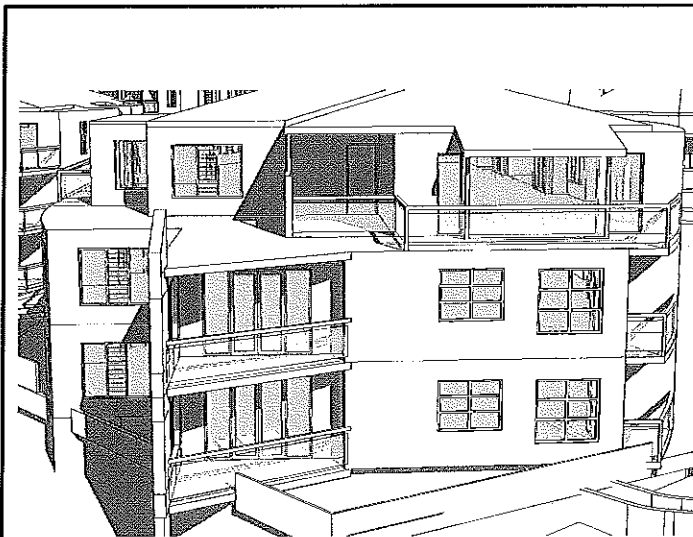


June 21 - 3.00 p.m

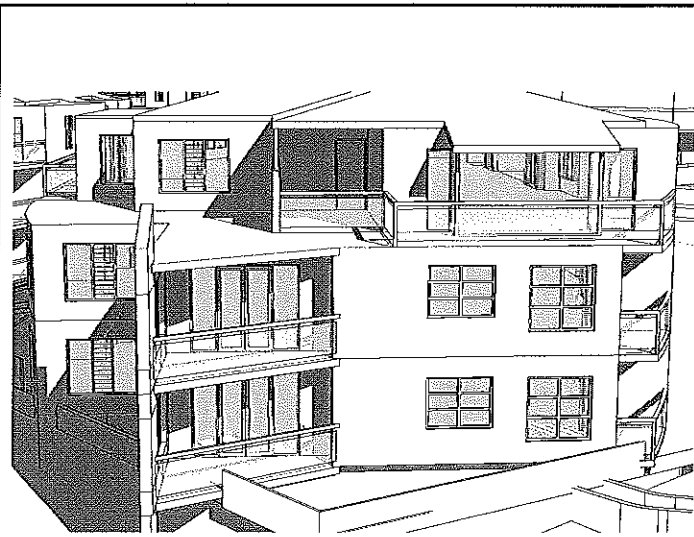
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June 21 - 10.30 a.m



June 21 - 11.00 a.m



June 21 - 12.00 p.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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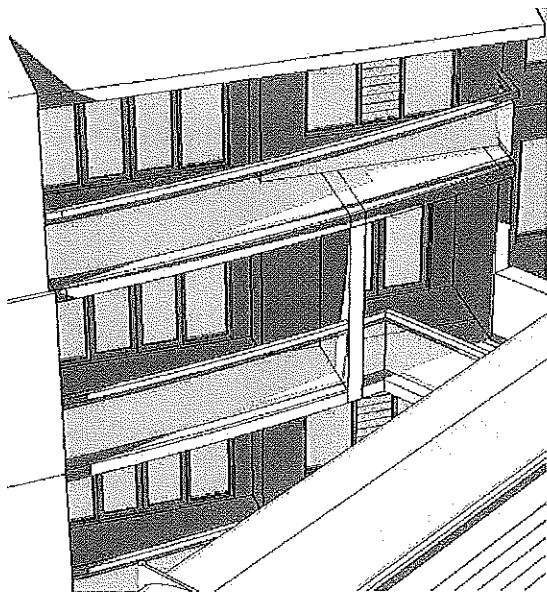
KACOE INTEGRATED RESIDENTIAL AGED CARE
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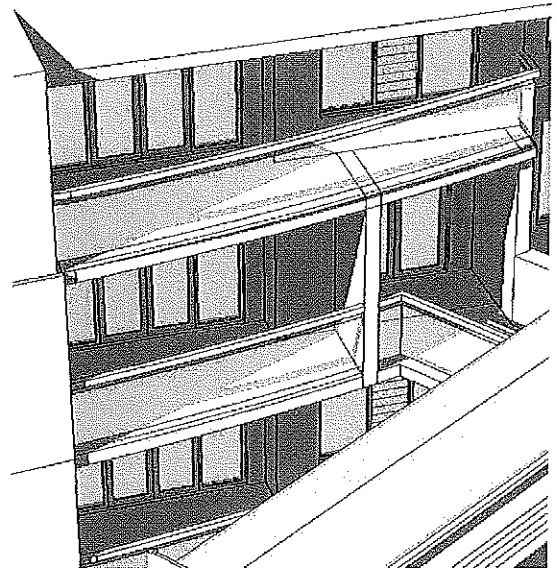
Dwg.No.
DA46
Nov 18 2015

Rev.
A
Scale N.T.S.

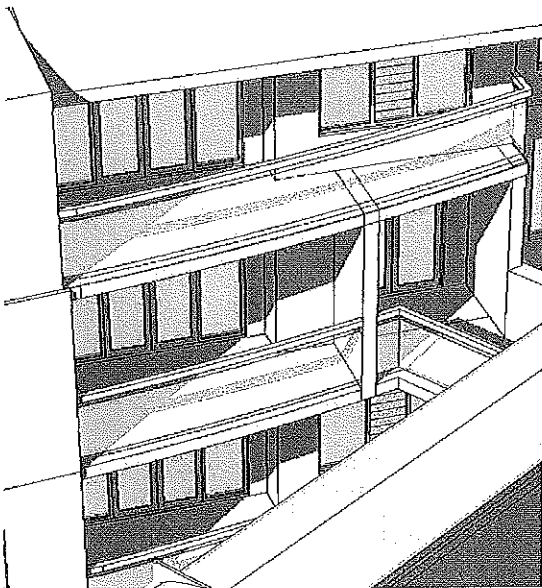




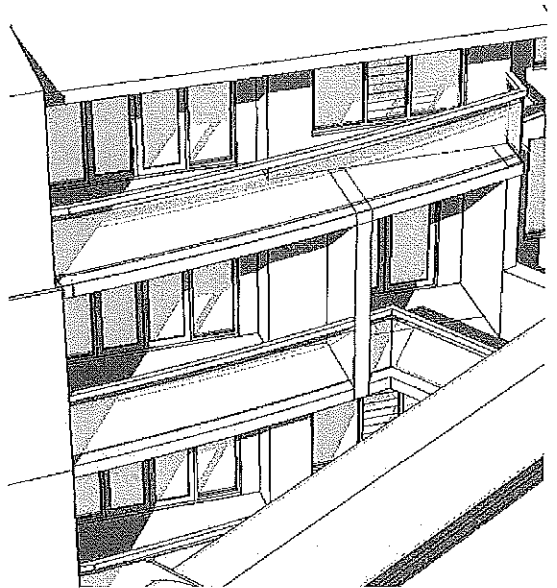
June 21 - 10.30 a.m



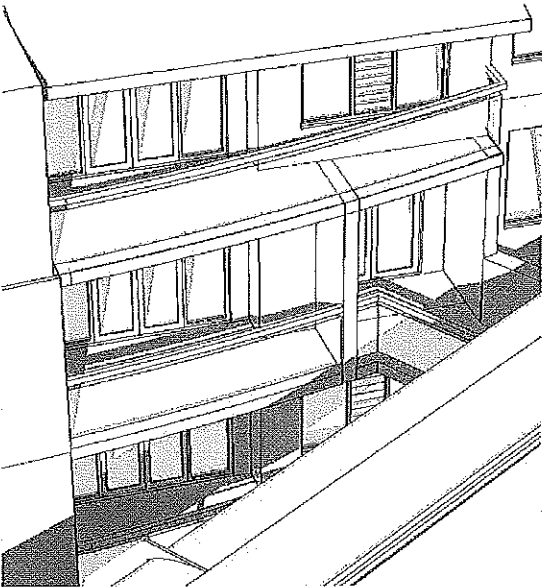
June 21 - 11.00 a.m



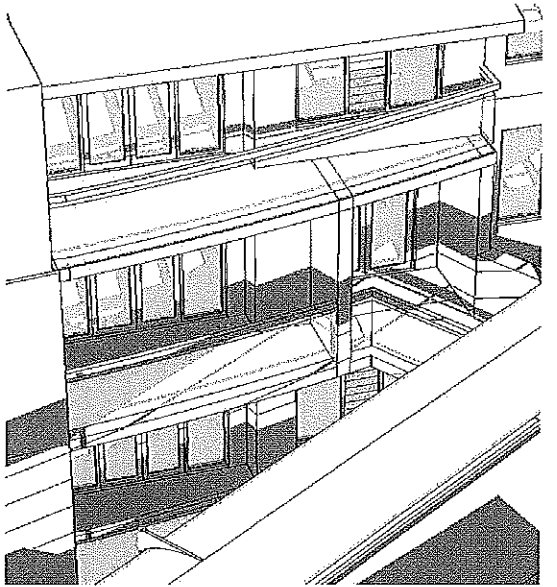
June 21 - 12.00 p.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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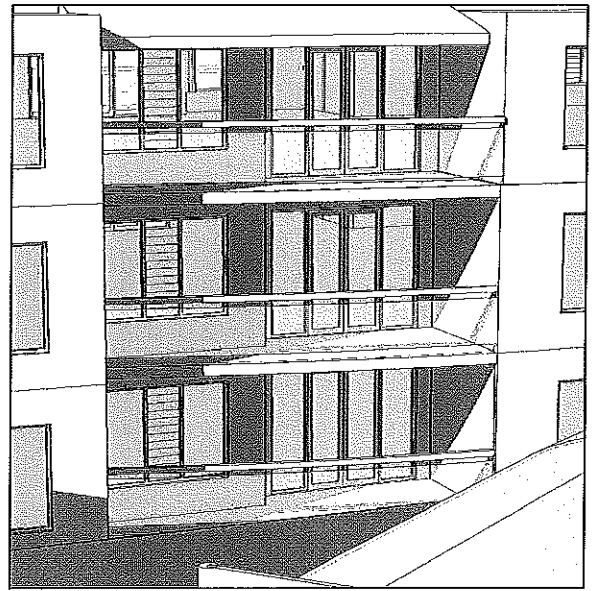
Dwg. No.
DA47
Nov 18 2015

Rev.
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Scale N.T.S.

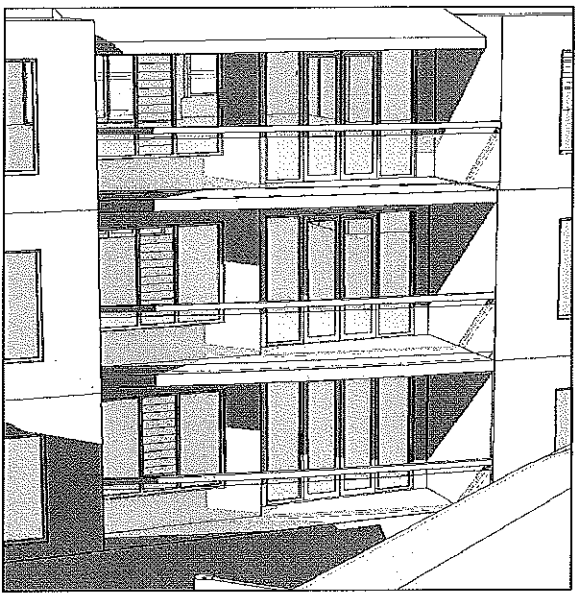




June 21 - 10.30 a.m



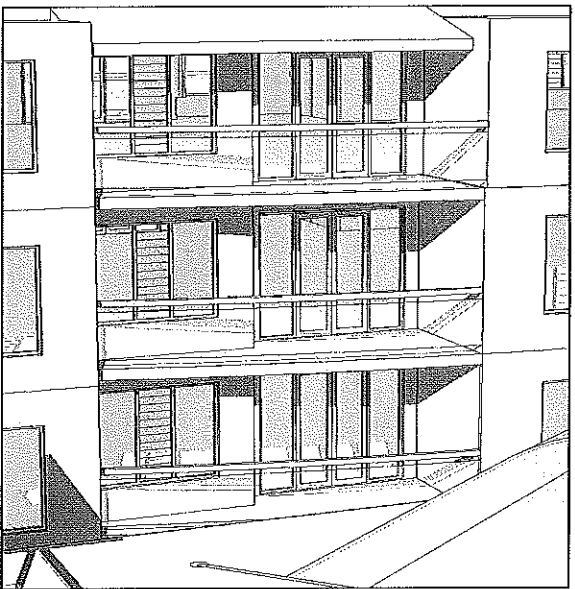
June 21 - 11.00 a.m



June 21 - 12.00 a.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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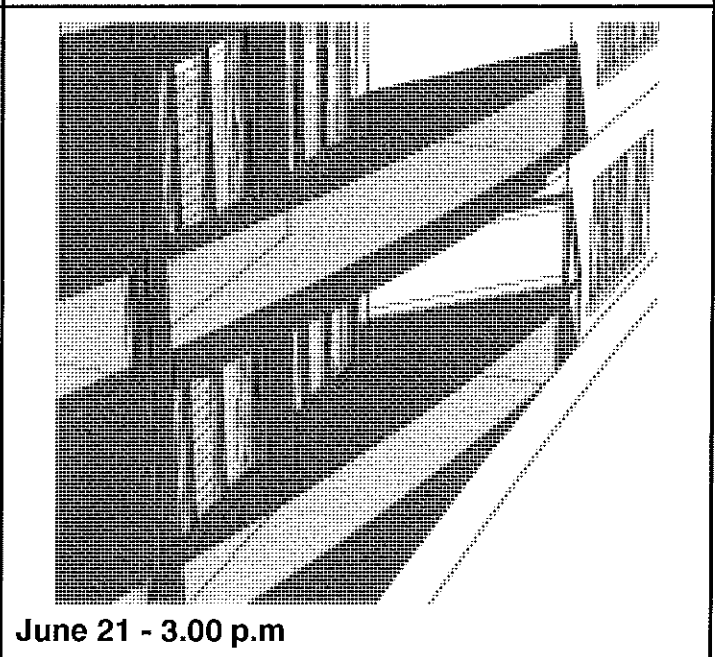
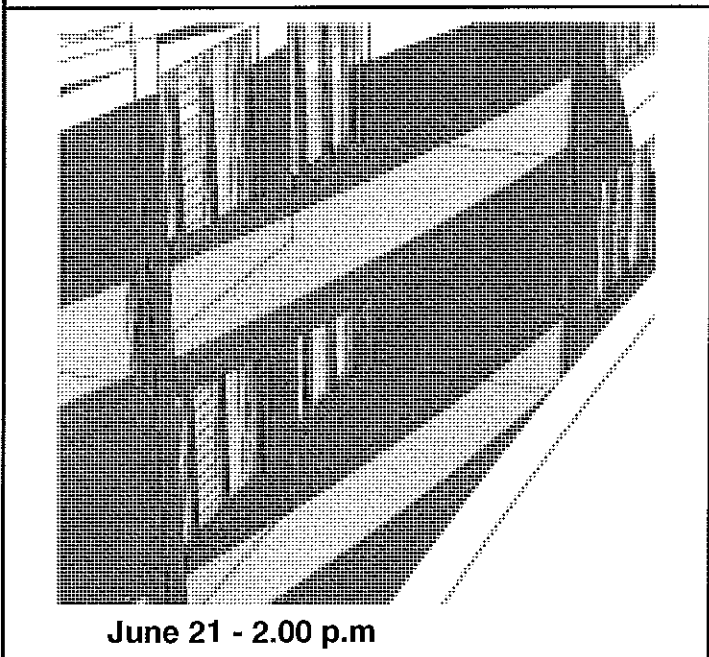
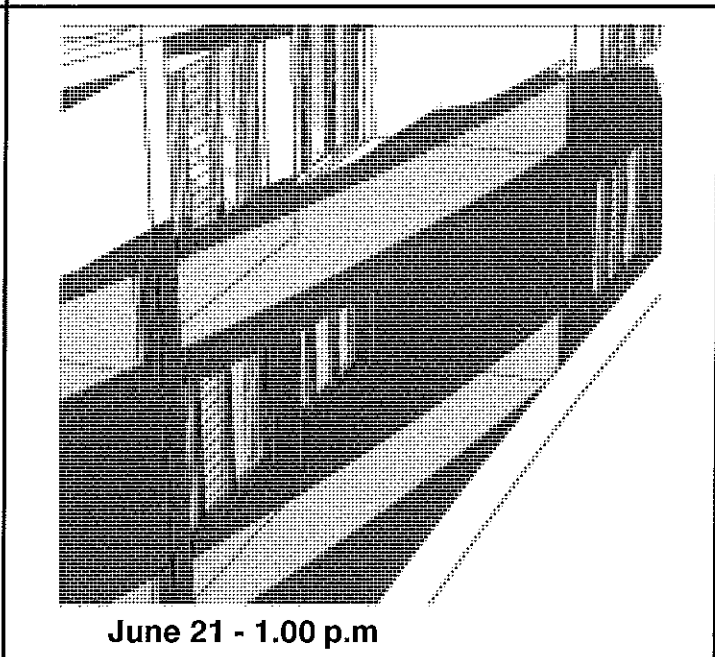
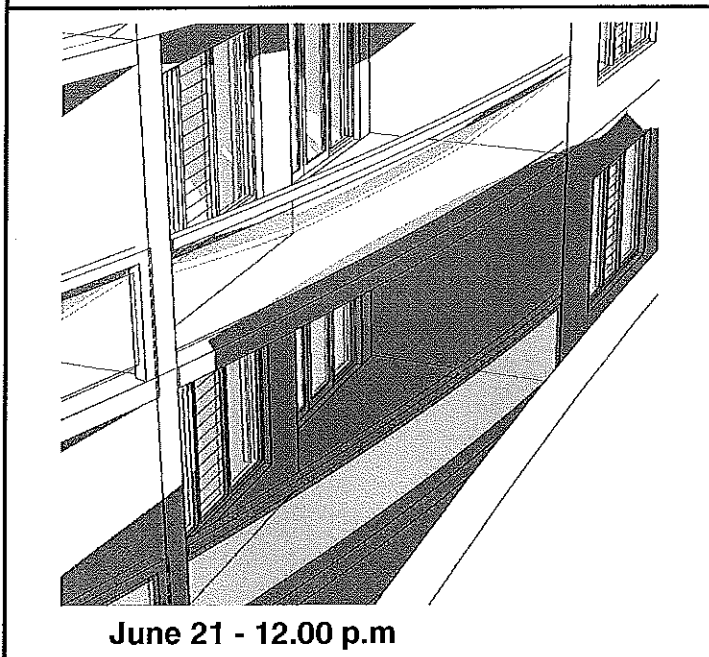
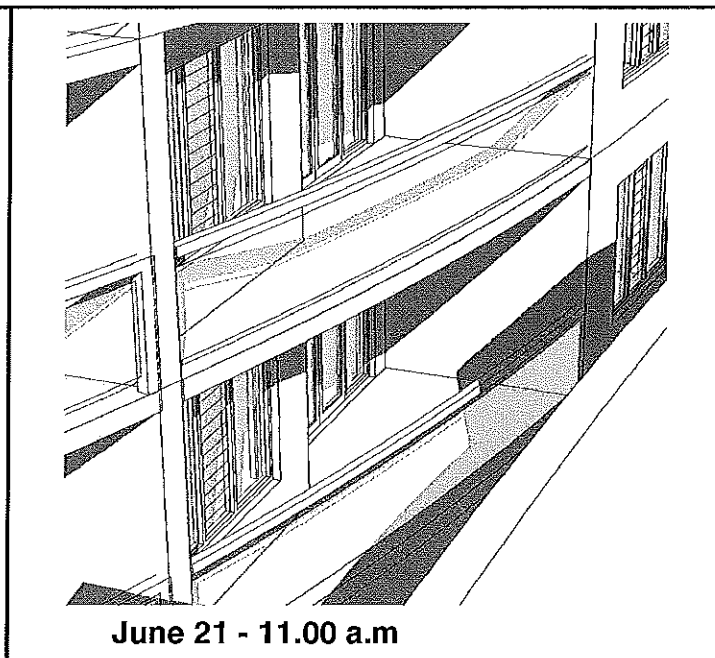
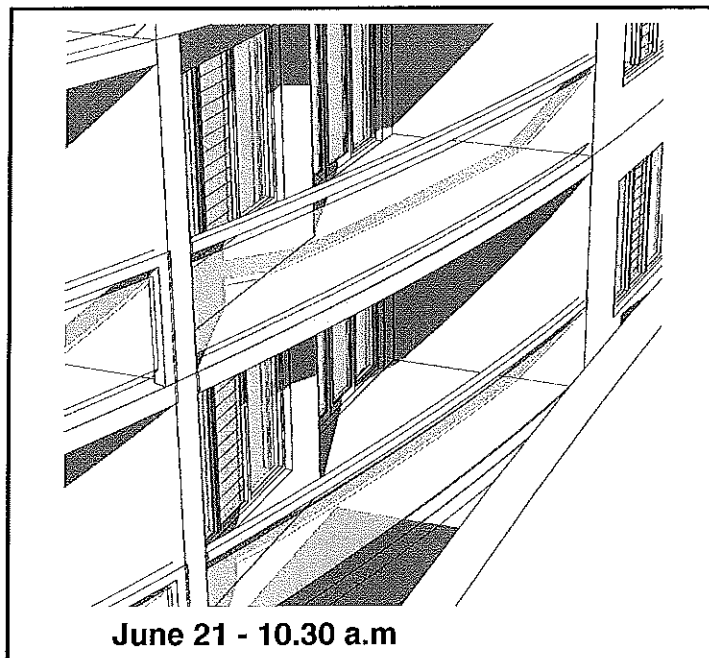
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Dwg. No.
DA48
Nov 18 2015

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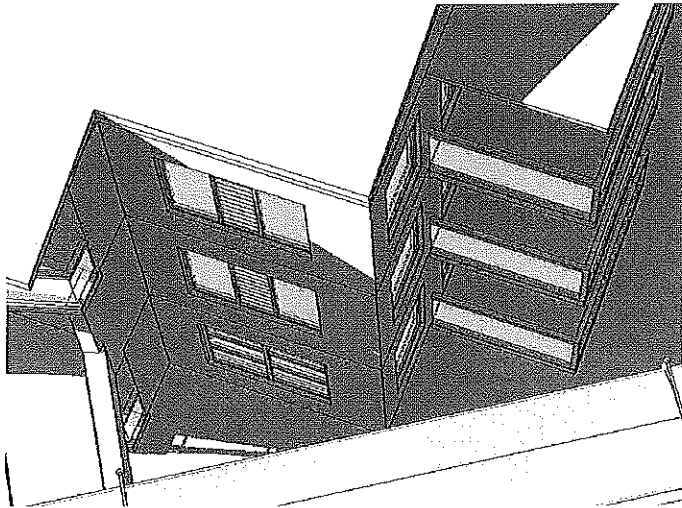




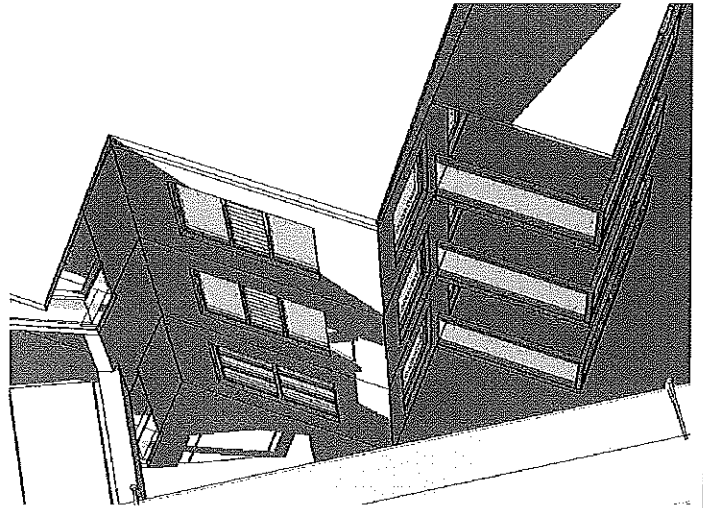
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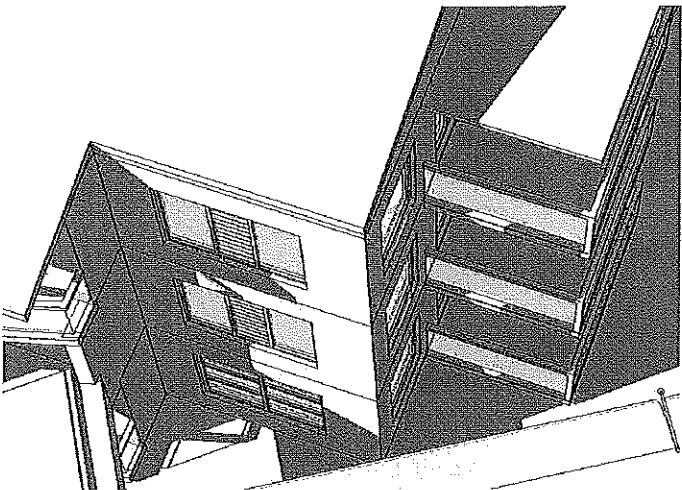




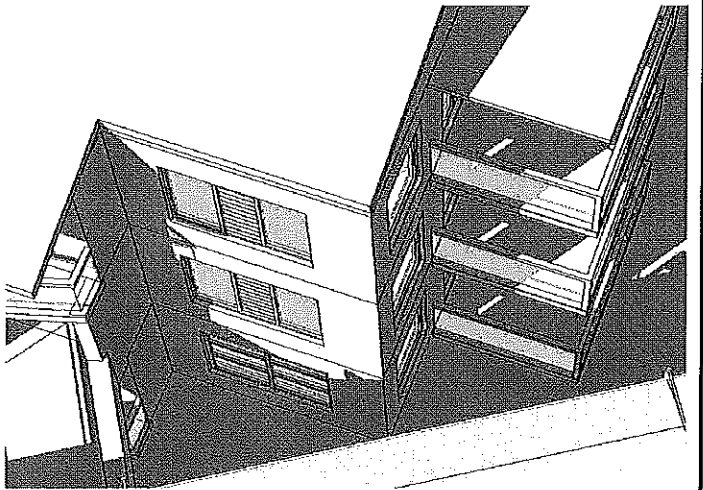
June 21 - 10.30 a.m



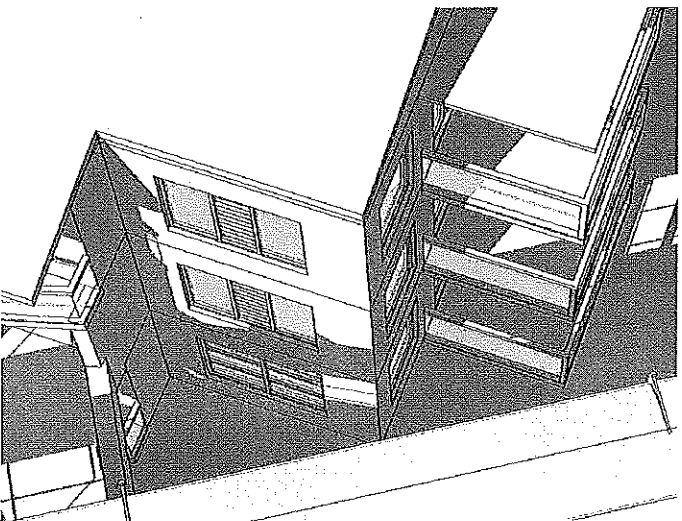
June 21 - 11.00 a.m



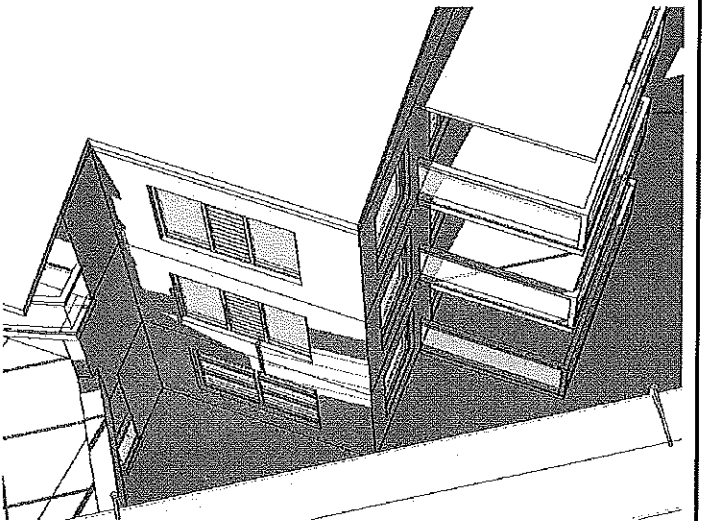
June 21 - 12.00 p.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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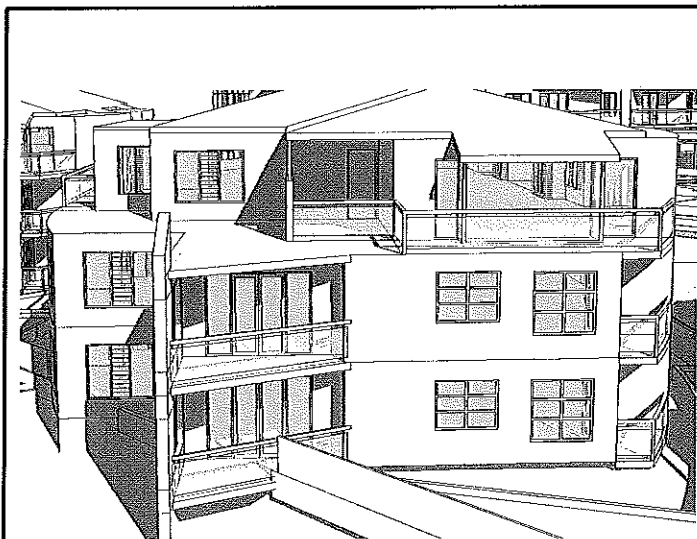
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1509

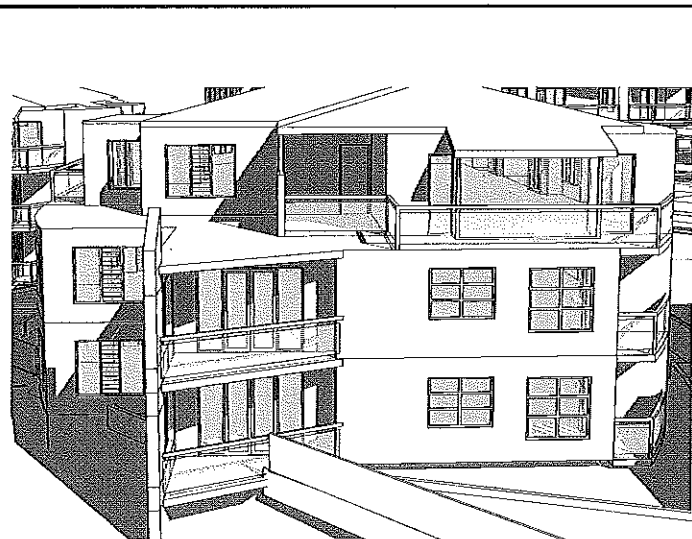
Dwg.No.
DA50
Nov 18 2015

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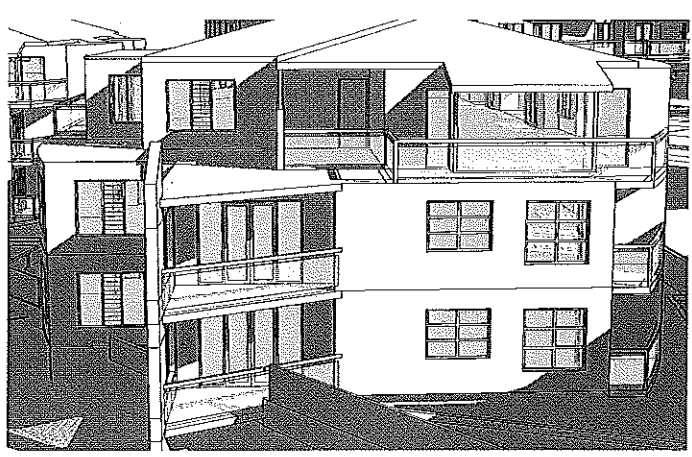
June 21 - 10.30 a.m



June 21 - 11.00 a.m



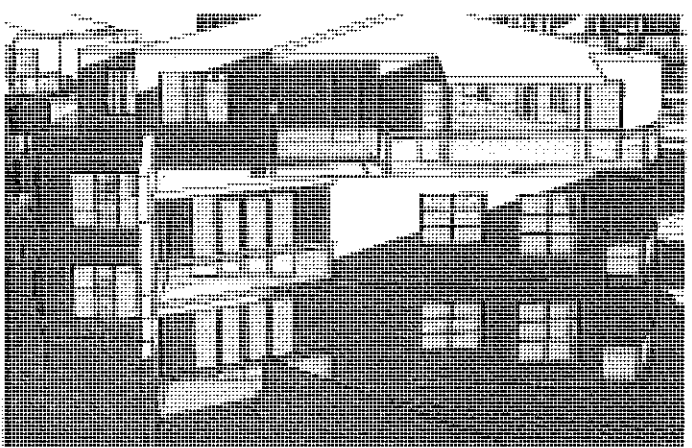
June 21 - 12.00 p.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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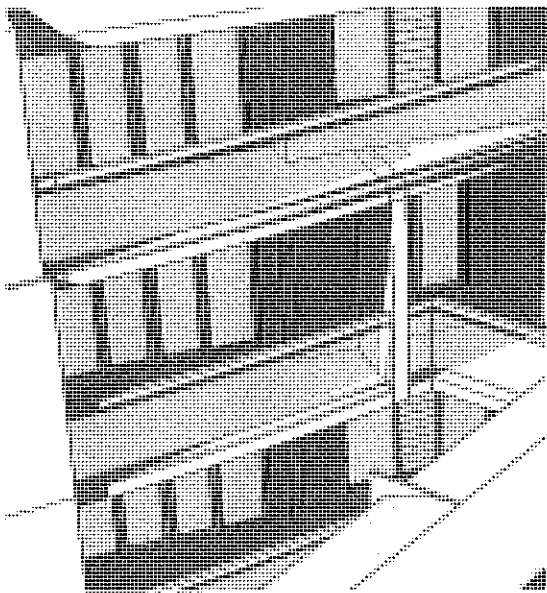
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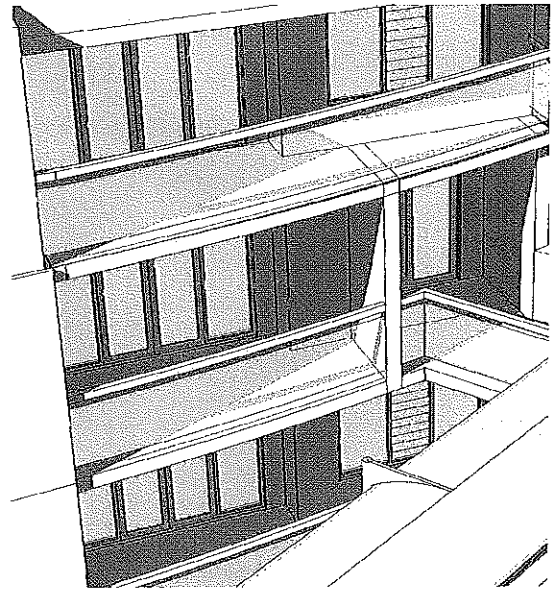
Dwg. No.
DA51
Nov 18 2015

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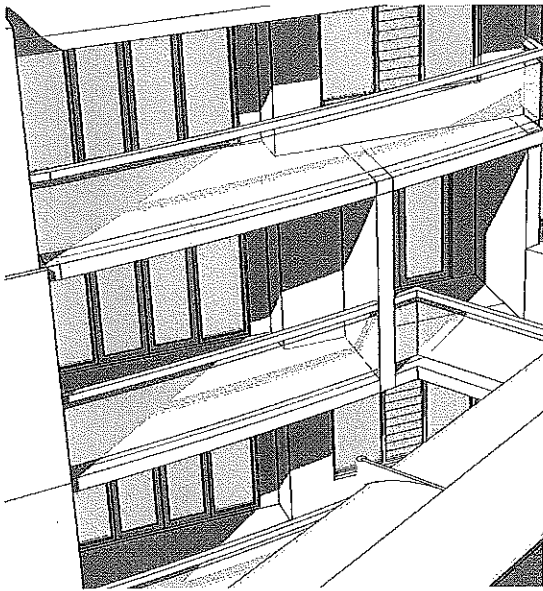




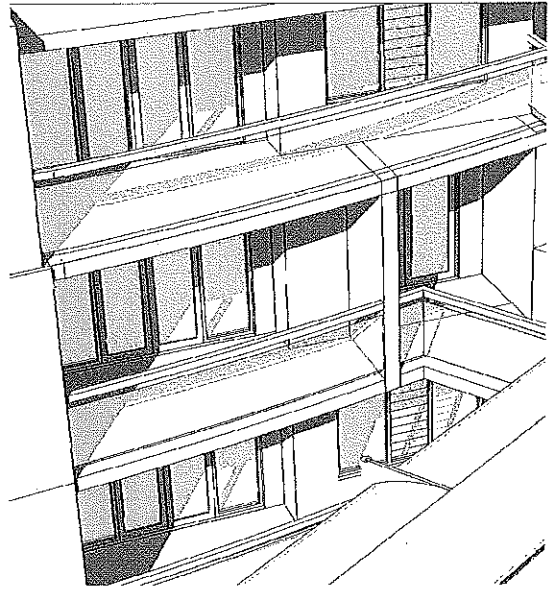
June 21 - 10.30 a.m



June 21 - 11.00 a.m



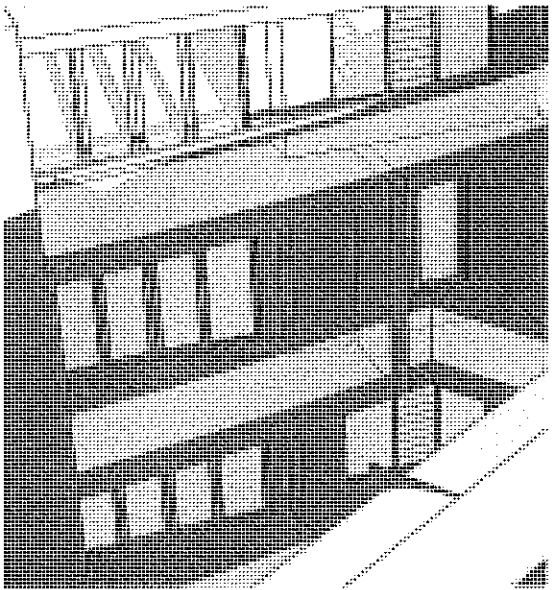
June 21 - 12.00 p.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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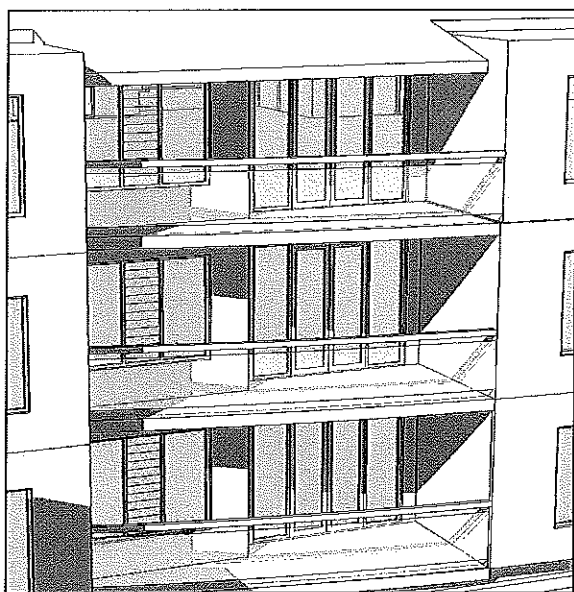




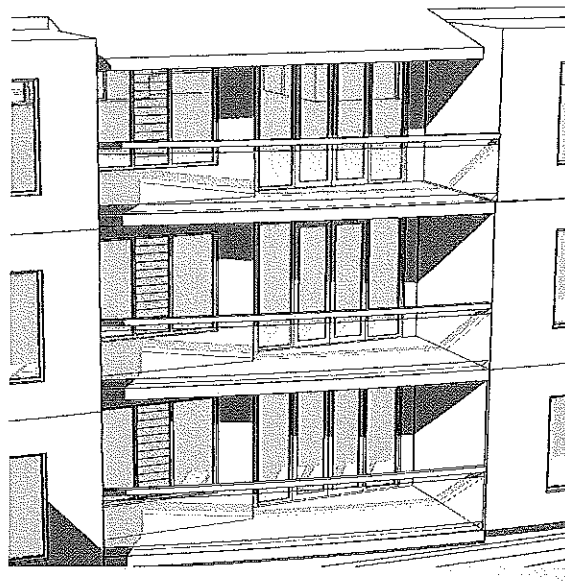
June 21 - 10.30 a.m



June 21 - 11.00 a.m



June 21 - 12.00 a.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

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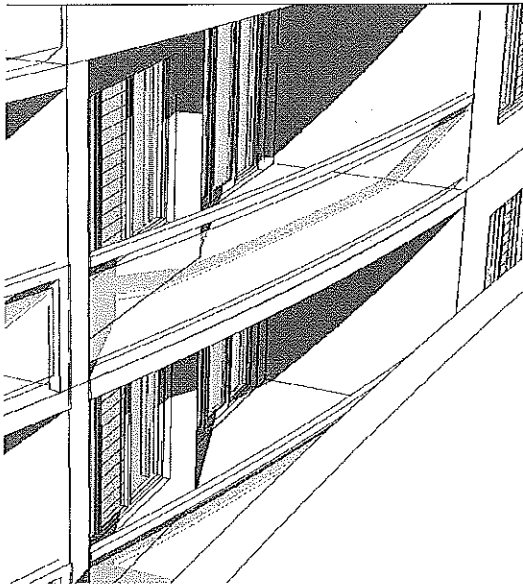
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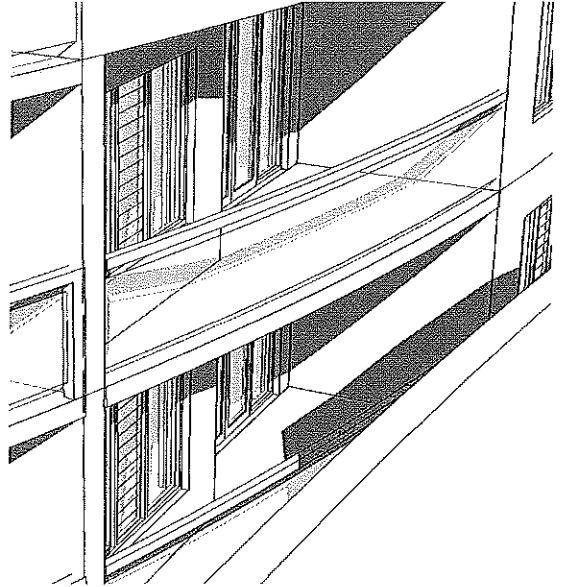
Dwg. No.
DA53
Nov 18 2015

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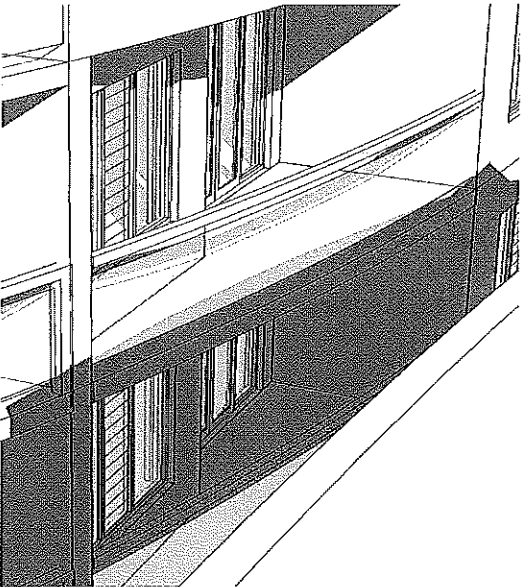




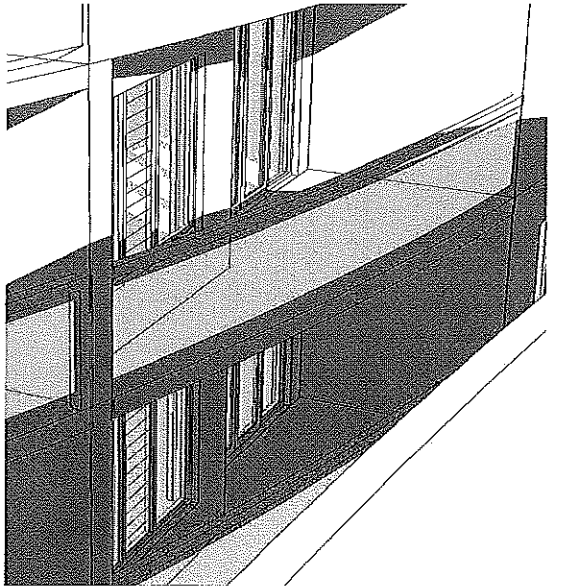
June 21 - 10.30 a.m



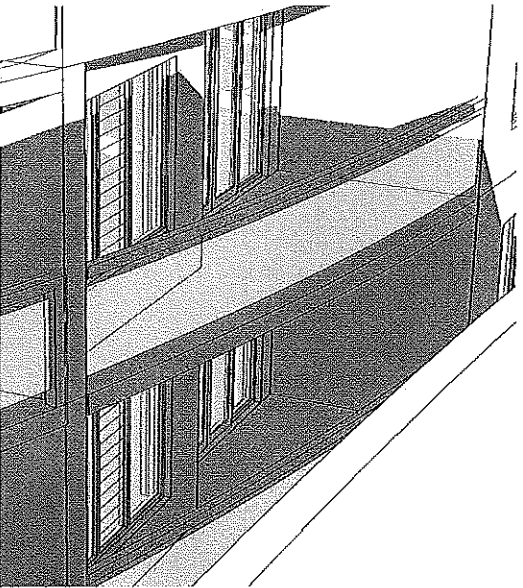
June 21 - 11.00 a.m



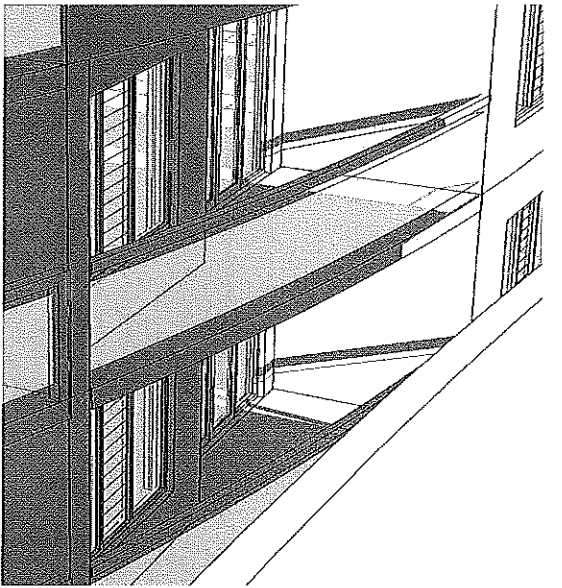
June 21 - 12.00 p.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m

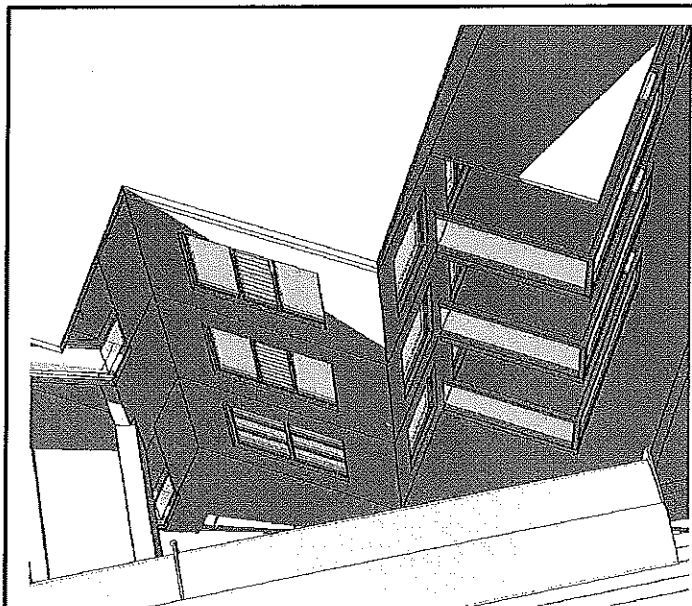


June 21 - 3.00 p.m

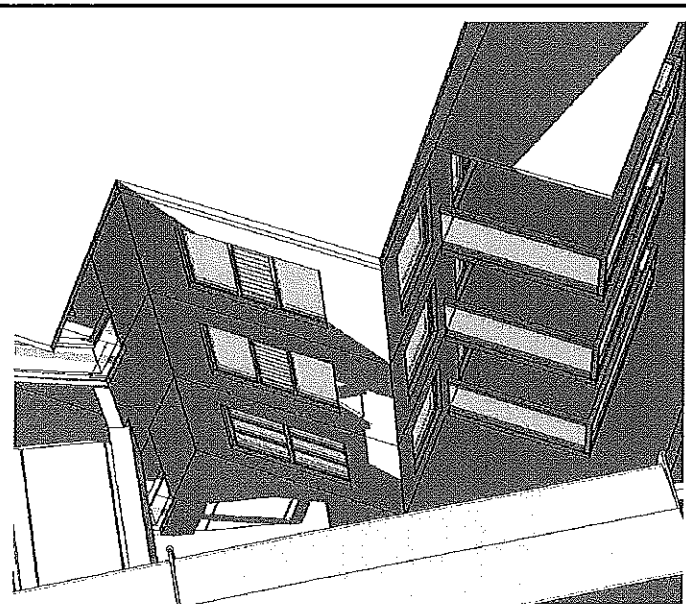
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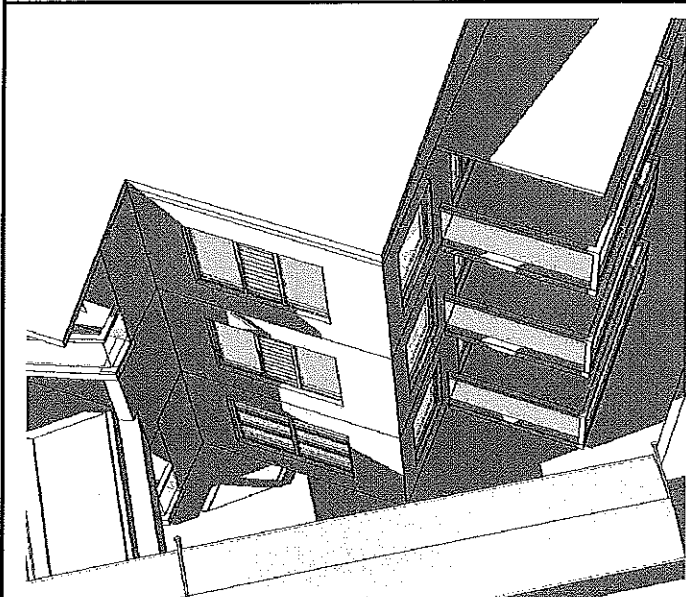




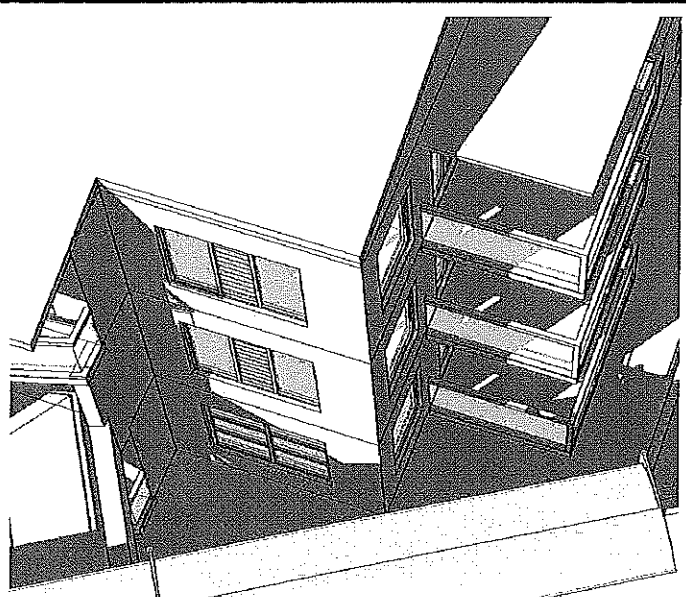
June 21 - 10.30 a.m



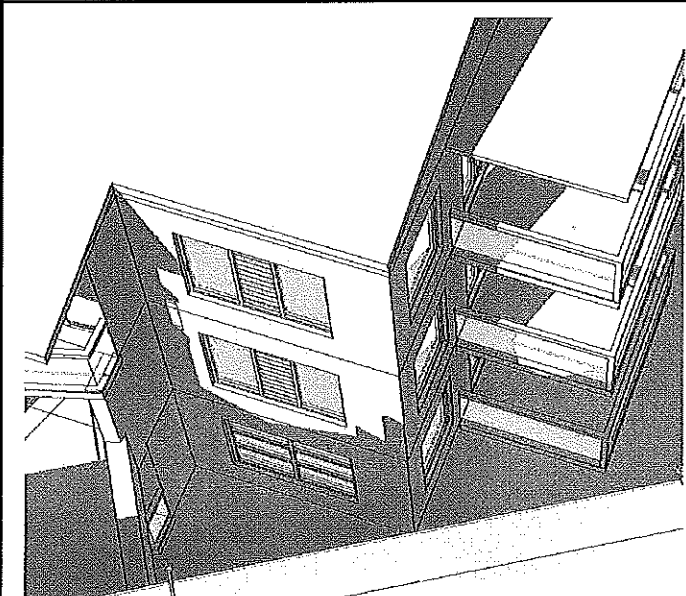
June 21 - 11.00 a.m



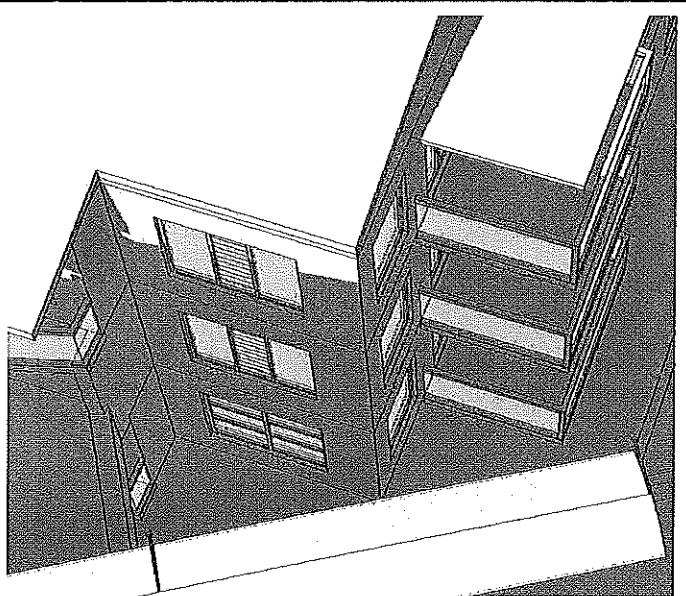
June 21 - 12.00 p.m



June 21 - 1.00 p.m



June 21 - 2.00 p.m



June 21 - 3.00 p.m

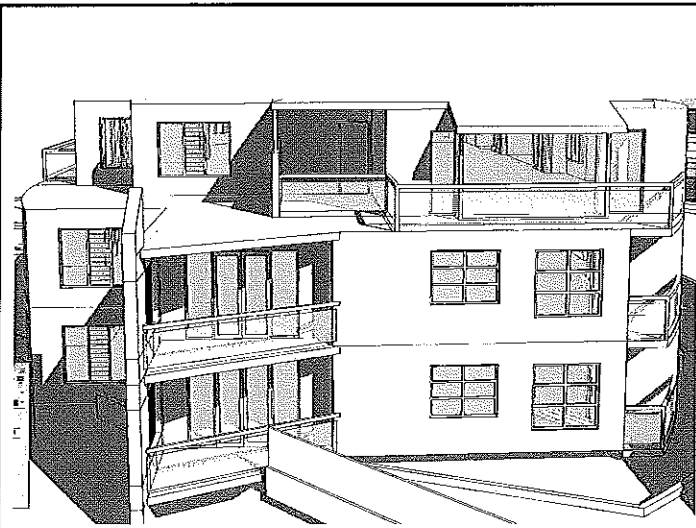
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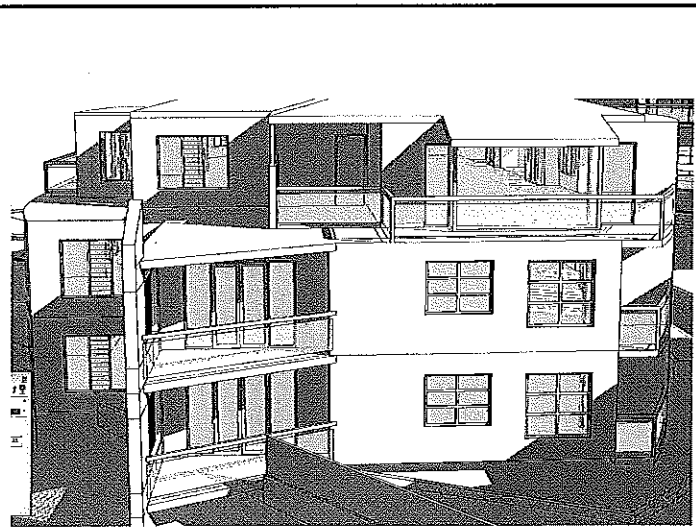
June 21 - 10.30 a.m



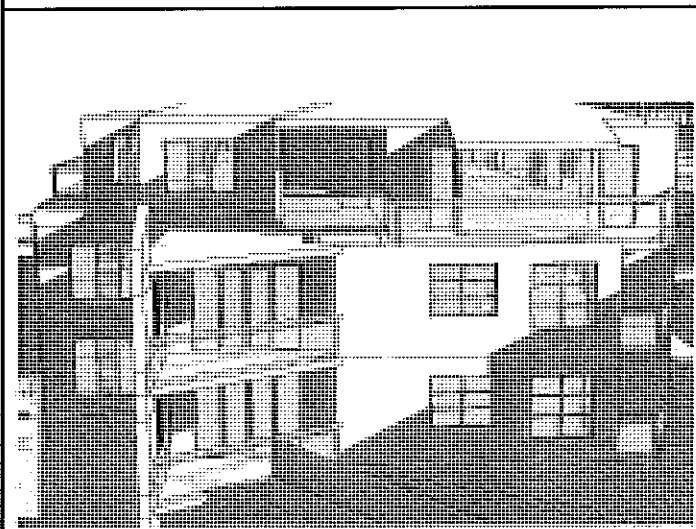
June 21 - 11.00 a.m



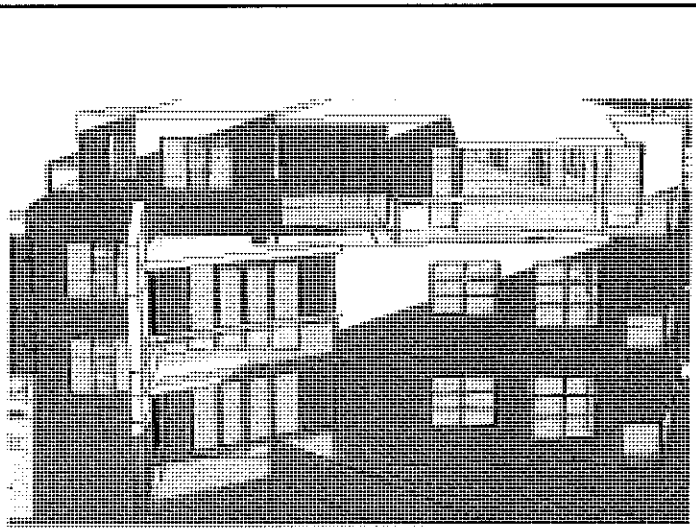
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June 21 - 1.00 p.m



June 21 - 2.00 p.m



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1509

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