

ITEM	417 – 423 Hume Highway, YAGOONA
	Demolition of existing structures, consolidation of four (4) allotments into one (1) lot and construction of a four (4) storey residential flat building comprising of fifty-four (54) residential units and basement carparking under State Environmental Planning Policy (Affordable Rental Housing) 2009
FILE	DA-882/2015 - East Ward
ZONING	R4 High Density Residential
DATE OF LODGEMENT	30 July 2015
APPLICANT	Omar Abdul-Rahman
OWNERS	Mohammed El- Badar, Amadee Vella, Sin Kun Sung, Chandra and Saras Wati Pal
ESTIMATED VALUE	\$12, 213,039.00
AUTHOR	Development Services – (Monica Samuel)

SUMMARY REPORT

This matter is reported to the Sydney West Joint Regional Planning Panel in accordance with the provisions of *State Environmental Planning Policy (State and Regional Development) 2011*. The proposed development has an estimated capital investment value of \$12,213,039.00 which exceeds the capital investment threshold of \$5 million for Affordable Housing under Schedule 4A(6)(b) of the *Environmental Planning and Assessment Act, 1979*.

Development Application No. DA-882/2015 proposes the demolition of existing structures, consolidation of four (4) allotments into one (1) lot and construction of a four (4) storey residential flat building comprising of fifty-four (54) residential units and basement car parking.

The development application has been assessed against *State Environmental Planning Policy No. 55- Remediation of Land*, *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* and the associated Apartment Design Guide, *State Environmental Planning Policy (Infrastructure) 2007*, *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, *Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment (a deemed SEPP)*, *Bankstown Local Environmental Plan 2015* and *Bankstown Development Control Plan 2015*.

The application is compliant with the above planning policies, except for variations to the ADG and BDCP in regards to setback to the side boundaries of an allotment, and BLEP 2015 in regards to building height. The assessment of the development application has found that these variations are justified in the circumstances of this case, in the context of both the overall development and the surrounding locality.

The application was advertised and notified for a period of twenty one (21) days, from 12 August 2015 to 1 September 2015. No submissions have been received following this period.

POLICY IMPACT

This matter has no direct policy implications. The proposed variations to side setbacks and building height are appropriate in the context of the site, and are not considered to be an undesirable precedent for development elsewhere in the LGA.

FINANCIAL IMPACT

This proposed matter being reported has no direct financial implications.

RECOMMENDATION

It is recommended that the application be approved subject to the attached conditions

ATTACHMENTS

A - Plans

B - Conditions of Consent

DA-882/2015 ASSESSMENT REPORT

SITE & LOCALITY DESCRIPTION

The subject sites are known as 417 – 423 Hume Highway, Yagoona and are zoned R4 – High Density Residential. The consolidated development site has a total site area 3,013sqm and a frontage of 52.7 metres to the Hume Highway. The site comprises of four (4) allotments which are occupied by single dwellings.

To the west of the site is the 'Yagoona Public School' zoned SP 2 – Educational Establishment which is separated from the site by a 6 metre wide private laneway. Development to the east and south of the site consists of residential flat buildings on allotments zoned R4 – High Density Residential.

The street frontage of the subject site is to the Hume Highway which is the dominant feature of the character of the area. The site is located within 300 metres of the 'Yagoona Town Centre'.

The site locality is illustrated in the aerial photo below.



PROPOSED DEVELOPMENT

The development application involves the demolition of the existing structures, consolidation of four (4) allotments into one (1) lot and construction of a four (4) storey residential flat building comprising of fifty-four (54) residential units and basement car parking, lodged under State Environmental Planning Policy (Affordable Rental Housing) 2009, involving the following specific works:

- Site preparation works and site excavation to provide two (2) levels of basement parking for a total of forty-nine (49) car parking spaces for residents, including four (4) disabled car spaces.
- Construction of a four (4) level building containing fifty-four (54) residential units, comprising of four (4) x studio units, five (5) x one (1) bedroom units, forty-four (44) x two (2) bedroom units, and one (1) x three (3) bedroom unit.
- Landscaping and paving at ground level.

Vehicular access to the basement car park is provided from the Hume Highway via an entry/exit driveway ramp located in the north eastern corner of the site.

A perspective of the proposed development from the Hume Highway is provided below.



Twenty six (26) of the proposed residential units will be allocated as Affordable Rental Housing Units, which equates to 48% of units and 45% of the total gross floor area of the development. A condition of consent will be imposed to ensure those units are allocated as affordable rental housing units, supported by way of a restriction on the title.

The applicant has nominated 'Community Housing Limited', a registered housing provider under the provisions of Division 1, Clause 17 of the ARHSEPP.

SECTION 79C ASSESSMENT

The proposed development has been assessed pursuant to section 79C of the Environmental Planning and Assessment Act, 1979.

Environmental planning instruments [section 79C(1)(a)(i)]

State Environmental Planning Policy No. 55 – Remediation of Land

Under the provisions of Clause 7 of SEPP 55, a consent authority must not consent to the carrying out of any development on land unless:

- a) *It has considered whether the land is contaminated, and*
- b) *If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c) *If the land required remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The development site has a history of use for low density residential purposes and the subject application proposes to continue the use of the site for residential purposes. There is no evidence to suggest that the sites have been subject to any contaminating land uses or activities such that further investigation is required.

The subject sites are considered suitable for the proposed residential use and therefore, satisfy the provisions of SEPP 55.

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) aims to '*facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary standards*'. Division 1 (Clauses 10 to 17 inclusive) of the ARHSEPP applies to development for the purposes of a residential flat building. An assessment of the proposal against the applicable Clauses of Division 1 is provided below.

Clause	Requirement	Proposal	Complies
10 – Development to which Division applies	1(a) the development concerned is permitted with consent under another environmental planning instrument, and	The proposal is identified as a 'Residential Flat Building' which is permitted with Council consent under the BLEP 2015 in zone R4 High Density Residential.	Yes
	1(b) the development is on land that does not contain a heritage item that is identified in an environmental planning instrument, or an interim heritage order or on the State Heritage Register under the <u>Heritage Act 1977</u> .	The development is not on land that contains a heritage item. However, the development is within the vicinity of a heritage item listed under Schedule 5 of BLEP 2015. The ' <i>Brancourt's Garage and Motor Showroom</i> ' known as No. 401 Hume Highway, Yagoona is located within 170 metres from the subject site.	Yes
	(2) Despite subclause (1), this Division does not apply to development on land in the Sydney region unless all or part of the development is within an accessible area.	The site is located within 100 metres walking distance of a bus stop on the Hume Highway and within 350 metres of the Yagoona Train Station which satisfies 'accessibility' requirements under ARHSEPP.	Yes
	(3) Despite subclause (1), this Division does not apply to development on land that is not in the Sydney region unless all or part of the development is within 400 metres walking of land within Zone B2 Local Centre or Zone B4 Mixed Use, or within a land use zone that is equivalent to any of those zones.	-	N/A
11,12 (Repealed)	-	-	-
13 Floor space ratios	(1) This clause applies to development to which this Division applies if the percentage of the gross floor area of the development that is to be used for the purpose of affordable rental housing is at least 20 per cent.	45% of the gross floor area is to be used for the purpose of affordable housing. The units that have been identified to be used as affordable housing units are as follows: Lower ground floor: LG01, LG03 Ground floor: G03, G04, G05, G09, G10, G11 Level 1: 102, 104, 105, 106, 109, 111, 113	Yes

		Level 2: 202, 204, 205, 206, 209, 211, 213 Level 3: 304, 305, 307, 309	
	<p>(2) The maximum floor space ratio for the development to which this clause applies is the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which the development is to occur, plus:</p> <p>ii) Y:1—if the percentage of the gross floor area of the development that is used for affordable housing is less than 50 per cent, where: AH is the percentage of the gross floor area of the development that is used for affordable housing. $Y = AH \div 100$</p>	<p>Permitted floor space is 1:1, plus Y</p> <p>Where $Y = AH / 100$</p> <p>AH = 45% or 0.45:1</p> <p>Total permissible = 1.45:1</p> <p>Total proposed = 1.37:1</p> <p>-</p>	<p>Yes</p> <p>N/A</p>
14 Standards that cannot be used to refuse consent	(a) Repealed	-	-
	(b) Site Area Minimum 450sqm	3,013sqm	Yes
Site and solar access requirements	(b) Landscaped Area at least 30 per cent of the site area is to be landscaped	31% is to be landscaped	Yes
	(c) Deep Soil Zone 15% of total site area	23.6% of the total site area contains deep soil zones	Yes
	(d) Solar Access Min 70% of dwellings to receive min 3hrs solar access between 9am and 3pm in mid-winter	72% of the dwellings receive required solar access	Yes
(2) General	(a) parking at least 0.5 parking spaces are provided for each dwelling containing 1 bedroom, at least 1 parking space is provided for each dwelling containing 2 bedrooms and at least 1.5 parking spaces are provided for each dwelling containing 3 or more bedrooms,	<p>1 bed x 5 (0.5 spaces each unit) = 2.5 spaces</p> <p>2 bed x 44 (1 space each unit) = 44 spaces</p> <p>3 bed x 1 (1.5 spaces each unit) = 1.5 spaces</p> <p>Total spaces required = 48</p> <p>Total spaces provided = 49</p>	Yes

	b) dwelling size <ul style="list-style-type: none"> • 50 square metres in the case of a dwelling having 1 bedroom, or • 70 square metres in the case of a dwelling having 2 bedrooms, or • 95 square metres in the case of a dwelling having 3 or more bedrooms. 	All units meet the minimum requirements	Yes
15 Design Requirements	Consideration of Seniors Living Policy: Urban Design Guidelines for Infill Development	The Seniors Living Policy is not applicable as State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies	N/A
16A Character of Area	A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the area.	<p>The site is zoned R4 High Density Residential in which residential flat buildings are permitted.</p> <p>The building is considered to be compatible with the existing character of the locality and reflective of the desired future character given the developments to the east and south of the site consist of residential flat buildings with a R4 High Density Residential Zoning.</p> <p>The proposal is considered to be sympathetic to existing development and compatible with the future desired character of the area.</p>	Yes
17 Must be used as affordable housing for 10 years	The dwellings are to be used for the purposes of affordable housing and managed by a registered community housing provider	A condition of consent will be imposed to ensure compliance with this clause.	Yes
18 Subdivision	Land on which development has been carried out may be subdivided with consent of the consent authority	Subdivision is not sought as part of DA	N/A

As demonstrated above, the proposal complies with all of the requirements contained within Division 1 (Clauses 10 to 17 inclusive) of State Environmental Planning Policy (Affordable Rental Housing) 2009.

Clause 13 of ARHSEPP permits a floor space ratio (FSR) bonus for infill affordable housing development which varies according to the proportion of the proposed development to be used for affordable housing purposes. The applicant has nominated 26 of the proposed 54 units, which equates to 48% of units and 45% of the total gross floor area of the development to be used for this purpose.

In accordance with Clause 4.4 of the BLEP 2015, the site would normally be subject to a maximum FSR of 1:1. Under the provisions of Clause 13 of the ARHSEPP, the proposal is subject to a maximum FSR of 1.45:1.

The application proposes a total FSR of 1.37:1, which complies with the applicable floor space ratio.

Deemed State Environmental Planning Policy (SEPP) – Georges River Catchment

It is considered that the proposed development will not significantly impact on the environment of the Georges River, either in a local or regional context. The proposal is considered to meet the aims and objectives of the Georges River Catchment (SEPP).

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

In assessing an application that contains four or more self-contained dwellings in a building of at least three storeys in height, Council is required to consider the provisions of SEPP 65. SEPP 65 aims to improve the design quality of residential flat buildings and provides an assessment framework, the Apartment Design Guide (ADG) for the assessment of applications under which this is considered. The proposal is consistent with the design quality principles contained within the policy, which promotes development that is of good design, appropriate context, scale and density given the desired future character of the area.

Clause 50(1A) of the EPA Regulation 2000 requires the submission of a design verification statement from the building designer at lodgement of the development application. This document has been submitted and is considered to satisfy the submission requirement.

The SEPP requires the assessment of any Development Application for residential flat development against the nine (9) design quality principles and the matters contained in the publication "Apartment Design Guide". As such, the following consideration has been given to the requirements of the SEPP.

1. Context and neighbourhood character

The site is located within zone R4 High Residential Density, the objectives of which seek:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The immediate surrounding area is characterised by a mixture of residential development types, ranging from single dwelling development to residential flat development; and commercial development types i.e. service stations; and educational establishments. The proposal is considered to be compatible with the existing and future character of the area, and will contribute to the quality and identity of the immediate area.

2. Built form and scale

The proposed development is compliant with the applicable floor space ratio and consistent with other planning policies. It is considered that the scale of the development is consistent with that envisaged by the planning controls.

The proposed development is considered to be consistent with the desired future character of the area in terms of its bulk and scale. The design of the development is appropriate for the site and the proportions of the building and its overall design and treatment is considered acceptable.

3. Density

The proposed development has a total FSR of 1.37:1 which complies with the maximum permitted 1.45:1 floor space ratio.

4. Sustainability

The development is subject to State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 and requires a BASIX Certificate to be obtained. The development achieves satisfactory performance in respect to BASIX measures of energy efficiency, water conversation and thermal comfort.

The development satisfies open space, deep soil zones, natural ventilation and solar access requirements and provides a mix of bedroom sizes consisting of studios, one, two and three bedroom units, including eight adaptable units, providing a range of choice and housing affordability.

5. Landscape

The development provides approximately 936.62sqm of landscaping and common open space on the ground level which is accessible from the ground floor of the development.

6. Amenity

The development satisfies natural ventilation, solar access and privacy requirements. It also provides a suitable mix of unit types.

7. Safety

Physical and visual barriers provide separation between public and private spheres. Residential dwellings which address Hume Highway, as well as the provision of intercom and security systems will allow for surveillance to be achieved. Further, the main entrance is clearly visible in the front façade and there is a clear definition between public and private spaces.

8. Housing diversity and social interaction

The site is located within zone R4 High Residential Density and the development provides an appropriate mix of unit sizes and types to cater for the community's lifestyle and housing needs.

9. Aesthetics

The overall appearance of the proposed development is considered acceptable.

Apartment Design Guide

In addition to the above 'Design Quality Principles' the application general conforms to the key 'design criteria' contained in the Apartment Design Guide, as outlined in the table below.

'DESIGN CRITERIA'	PROPOSAL	COMPLIANCE
Communal Open Space Minimum area equal to 25% of the site area is to be communal open space.	25% of the site area is dedicated as communal open space.	Yes
Deep soil zones Minimum 7% of total site area	23.6% of the total site area contains deep soil zones	Yes
Building separation Up to 12m (4 storeys) Min separation distance from buildings to the side and rear boundaries are:	The proposed development is 4 storeys in height. Western boundary which adjoins Yagoona Public School, zoned SP2 – Educational Establishment:	

<p>Habitable rooms and balconies = 6m</p> <p>Non-habitable rooms = 3m</p>	<ul style="list-style-type: none"> - Habitable rooms and balconies = varies 2m to 4.8m - Non-habitable rooms = 3.0m <p>Eastern boundary which adjoins a residential flat development:</p> <ul style="list-style-type: none"> - Habitable rooms and balconies = varies 5m to 6m - Non-habitable rooms = 6.0m <p>Southern boundary which adjoins a residential flat development:</p> <ul style="list-style-type: none"> - Habitable rooms and balconies = 6m - Non-habitable rooms = 6.0m 	<p>No. The development results in a non-compliance with regard to the building wall on the western elevation. The site adjoins Yagoona Public School. The non-compliance is not likely to result in any adverse visual or acoustic privacy impacts given the site adjoins a 6m wide private school laneway and a single storey school building which adjoins the laneway beyond.</p> <p>With regard to the building wall on the eastern elevation, the site adjoins a residential flat development. The separation non-compliance is 1m and relates to the balconies of Units 112; 212; & 310. The non-compliance is considered minor given the adjoining residential flat development is setback 6m from the eastern side boundary and potential impacts on the residential units would be minimal.</p> <p>Yes</p> <p>Yes</p>
<p>Solar Access</p> <p>70% of units receive 2 hrs solar access between 9am – 3pm midwinter.</p>	<p>72% of units receive 3hrs direct solar access between 9am – 3pm midwinter.</p>	<p>Yes</p>
<p>Natural Ventilation</p> <p>60% of the units should be naturally cross ventilated.</p>	<p>65% of units are naturally cross-ventilated.</p>	<p>Yes</p>
<p>Ceiling Height</p> <p>Min 2.7m ceiling height for habitable rooms</p> <p>Min 2.4m ceiling height for non-habitable</p>	<p>All habitable and non-habitable rooms have 2.7m ceiling heights</p>	<p>Yes</p>
<p>Apartment layout</p> <p>Studio – min. 35m²</p> <p>1 bed – min. 50m²</p> <p>2 bed – min. 70m²</p> <p>3 bed – min. 90m²</p>	<p>All units meet the minimum requirements.</p>	<p>Yes</p>

Balcony depth 1 bed – min. 2m 2 bed – min. 2m 3 bed – min. 2.4m	All primary balconies have minimum 2m depth.	Yes
Common circulation space Max. 8 units accessed from a single corridor.	Maximum 7 apartments accessed from a single corridor.	Yes
Storage Studio – min. 4m ³ 1 bed – min. 6m ³ 2 bed – min. 8m ³ 3 bed – min. 10m ³	All apartments have the minimum required storage area.	Yes

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)

Schedule 3 of the Infrastructure SEPP lists types of development that are to be referred to Roads and Maritime Services (RMS) due to their size or capacity and the potential for impacts on the local road network (including classified roads). The proposed development does not exceed the threshold listed in Schedule 3 of the SEPP however the proposal seeks direct access onto a classified road and has been referred to RMS for comment (pursuant to Section 138 of the Roads Act, 1993).

The RMS has reviewed the proposed development and raised no objection, subject to certain conditions of consent addressing matters including car parking layout, manoeuvring, stormwater and civil works and potential impacts on RMS assets and impacts during construction. These requirements have been included in the attachment to this report as recommended conditions of consent.

Clause 102 of the Infrastructure SEPP also required consideration to be given to the acoustic impacts on proposed residential units where development is to occur adjacent to roads where the average number of vehicle movements per day exceeds 40,000. Hume Highway is an arterial road where the vehicle movements per day exceed 40,000. The applicant has submitted an acoustic report which has been reviewed by Council's Environmental Health Officer who concurs with the findings and recommendations made within the report which will be imposed as recommended conditions of consent.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

BASIX Certificate No. 632322M, dated Monday 23th June 2015, accompanied the Development Application. The Certificate details the thermal, energy and water commitments which are also detailed on the submitted plans. The proposal satisfies the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

Bankstown Local Environmental Plan 2015

The following clauses of the Bankstown Local Environmental Plan (BLEP) 2015 are relevant to the proposed development and were taken into consideration:

- Clause 1.2 – Aims of Plan;
- Clause 1.3 – Land to which Plan applies;
- Clause 2.1 – Land use zones;
- Clause 2.3 – Zone objectives of Land Use Table;
- Clause 2.7 – Demolition required Development Consent
- Clause 4.1B – Minimum lot sizes and special provisions for certain dwellings;
- Clause 4.3 – Height of buildings;
- Clause 4.4 – Floor Space Ratio;
- Clause 4.5 – Calculation of floor space ratio and site area;
- Clause 4.6 – Exceptions to development standards;
- Clause 5.9 – Preservation of trees or vegetation;

An assessment of the Development Application revealed that the proposal complies with the matters raised in each of the above clauses of BLEP 2015, with the exception of Clauses 4.4 relating to floor space ratio and 4.3 relating to height of buildings.

Clause 4.4 – Floor Space Ratio

In accordance with Clause 4.4 of the BLEP 2015, the site would normally be subject to a maximum FSR of 1:1. Under the provisions of Clause 13 of the ARHSEPP, the proposal is subject to a maximum FSR of 1.45:1.

The application proposes a total FSR of 1.37:1, which complies with the applicable floor space ratio.

Clause 4.3 – Height of buildings

Clause 4.3(2) states;

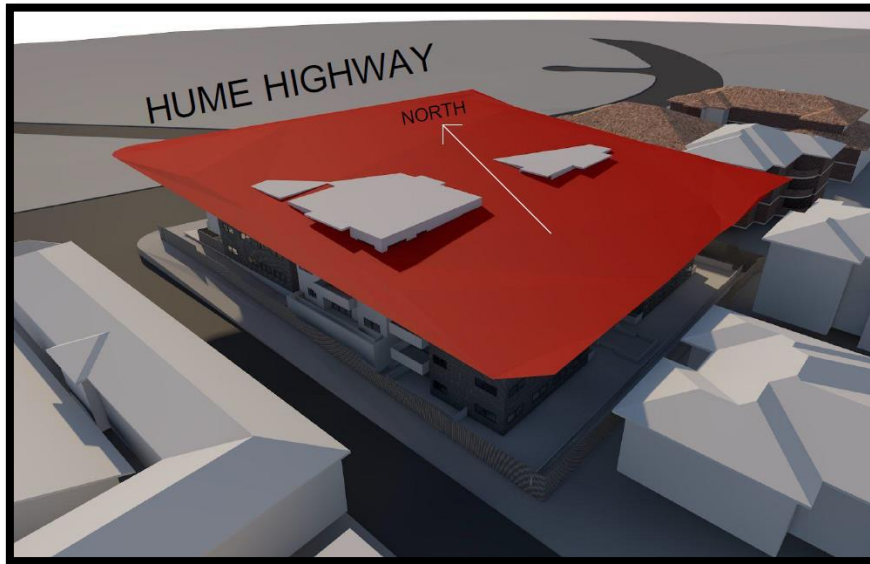
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

The Height of Buildings Map prescribes a maximum building height of 13 metres on the subject sites. The above Clause and Height of Building Map contained within the LEP is supported by the following objectives which provide guidance on the numerical controls. The relevant objectives are:

- (a) to ensure that the height of development is compatible with the character, amenity and landform of the area in which the development will be located,*
- (c) to provide appropriate height transitions between development, particularly at zone boundaries,*

(d) to define focal points by way of nominating greater building heights in certain locations.

The proposal generally complies with the maximum building height, apart from a minor non-compliance for a small element of the unit walls and roof that protrudes and exceeds the maximum permitted height by 1.44 metres. A perspective demonstrating the extent of non-compliance is attached below.



The applicant has made a submission pursuant to Clause 4.6 of Bankstown Local Environmental Plan 2015, seeking variation to the provisions of Clause 4.3(2) of the LEP. The submission, and the proposed variation are discussed in the following sections of this report.

Clause 4.6 – Exceptions to development standards

Pursuant to Clause 4.6 of the BLEP 2015, the applicant has made a submission seeking a variation to the provisions of Clause 4.3 of LEP 2015. An extract from the applicant's submission follows:

- *The proposed building will not adversely impact on the existing character of the surrounding area. The proposal is of a scale, bulk, design and external appearance that are in keeping with other similar developments approved or under consideration by Council for the local area.*
- *The building height standard allows for four residential levels with a normal ceiling height. The proposal provides those four levels.*
- *Modification of the building to achieve numerical compliance will not ensure that the resultant development will achieve any greater level of amenity for residents.*
- *Most of the height non-compliance is on the western side of the building, where it will not cause any adverse impacts on neighbouring residences in terms of privacy, overshadowing or visual massing.*

- *In permitting a density bonus for an affordable housing component, the SEPP ARH anticipates that the additional floor space will be provided either through a breach of the footprint, height of building envelope provisions. In this instance, the proposal has a slight breach of the height control over a small portion of the building. With the exception of the side setback to the Yagoona Public School and minor non-compliances on the western side setback, all other building envelope controls have been achieved without the need for variation.*
- *The proposed RFB has been designed with a flat roof specifically to reduce the overall bulk and height of the building. The existing RFB adjoining the Site at 413-415 Hume Highway contains a large Dutch Gable roof element that is noticeably higher than the subject building.*
- *The non-compliance will not result in any additional shadows being cast as demonstrated in the submitted shadow diagrams. The side setback help mitigate the effects of any shadows cast by the proposal and while the overall height of the building or the internal height of each level could be reduced, this would not result in any significant amenity outcomes for neighbours.*
- *The proposed building achieves a high standard of internal amenity. This is achieved by providing a range of dwelling sizes and payouts with minimum sizes that exceed the minimum requirements. Further, the layout and configuration of the building also provides for a high level of internal amenity, in terms of solar access and cross ventilation. Additionally, the quantum and quantity of deep soil zones and landscape area, leads to a development which has a standard of amenity that exceeds minimum requirements.*

In consideration of a Clause 4.6 submission, Council is required to assess the proposal having regard to the following matters:

- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

Clause 4.3(2) prescribes a maximum permissible height of buildings for development within the R4 High Density Residential Zone. This clause is considered to be a development standard.

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The applicant's submission has been reproduced earlier. Consideration of that submission follows:

The relevant objectives of Clause 4.3(1) of BLEP 2015 are:

- (a) *to ensure that the height of development is compatible with the character, amenity and landform of the area in which the development will be located,*
- (c) *to provide appropriate height transitions between development, particularly at zone boundaries,*
- (d) *to define focal points by way of nominating greater building heights in certain locations.*

In the most part, the proposed development complies with the maximum permitted building height of 13 metres. The breach is considered minor given that a small element of the roof protrudes and exceeds the maximum permitted by 1.44 metres. This is considered consistent with the height and built form of similar development types within the surrounding locality. The development proposes an overall Reduced Level (RL) of 62.44 while the existing residential flat building to the east of the site has an overall RL of 62.65. The height of the development is compatible with the character of the area and amenity in terms of privacy and overshadowing. It is unlikely to be visible from the street and will have limited impact on neighbouring development.

On this basis, it is considered that the minimal breach of the height standard is acceptable.

- (4) *Development consent must not be granted for development that contravenes a development standard unless:*

- (a) *the consent authority is satisfied that:*

- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

It is considered that the applicant's justification for the variation is acceptable and that sufficient environmental planning grounds exist for support of the proposed variation, with the exception of point No. 5 of the submission where the applicant has stated "*the SEPP ARH anticipates that the additional floor space will be provided either through a breach of the footprint, height of building envelope provisions*". This is not found anywhere in the SEPP. The remaining points made by the applicant are not disputed.

Accordingly, it is considered that strict application of the applicable standards in this instance would hinder the objects of the Act, and be contrary to the public interest.

Development control plans [section 79C(1)(a)(iii)]

State Environmental Planning Policy (Affordable Rental Housing) 2009 prevails over a number of the controls contained within the Bankstown Development Control Plan 2015 (BDCP 2015). The following table provides an assessment of the application against the relevant controls contained within the BDCP 2015 for residential flat development where the SEPP remains silent.

STANDARD	PROPOSED	BDCP 2015 PART B1 – RESIDENTIAL DEVELOPMENT	
		REQUIRED	COMPLIANCE
Site Area	3,013 sqm	Min 1200 sqm	Yes
Width at front building line	52.73m	Min 20m	Yes
Storey Limit	4 storeys	4 storeys	Yes
Front Setback	Min 9m provided	Min 6m	Yes
Side and rear setbacks	Wall height max. 14.44m x 0.6 = 8.7m average setback. The application proposes a min setback of 2m to the western (side) boundary, 5m to the eastern (side) boundary; and 6m to the southern (rear) boundary.	Min 4.5m provided the average setback is 0.6m x wall height	No. The non-compliance regarding side and rear setbacks has been addressed above under SEPP No. 65 – Design Quality of Residential Apartment Development.
Private open space	Proposed behind the front building line	Located behind the front building line	Yes
Adaptable dwelling	3 units provided	An adaptable dwelling for every 50 dwellings. 54 units = 1 required.	Yes
Car parking	Parking located behind the front building line	Must be provided behind the front building line	Yes
Waste	Min 7.6m provided	Min size for waste storage to be 1.5m from the primary frontage	Yes

The non-compliance to the side setbacks under BDCP 2015 is considered acceptable as the proposed development generally complies with the Apartment Design Guide except for the design criteria for building separation which has been addressed above under SEPP No. 65 – Design Quality of Residential Apartment Development. It is considered reasonable to vary the building separation in this instance.

Planning agreements [section 79C(1)(a)(iia)]

There are no planning agreements applicable to the proposed development.

The regulations [section 79C(1)(a)(iv)]

The proposed development is not inconsistent with the relevant provisions of the Environmental Planning and Assessment Regulation 2000.

Any coastal zone management plan – [section 79C(1)(a)(v)]

The development site is not within the coastal zone.

The likely impacts of the development [section 79C(1)(b)]

Based on the assessment contained in previous sections of this report, it can be concluded that the proposed development will have an acceptable impact on the locality.

Suitability of the site [section 79C(1)(c)]

The proposed development is permitted with consent on the subject site, and represents a built form that is compatible with the existing and desired future character of the locality. The site is considered suitable for the proposed development.

Submissions [section 79C(1)(d)]

The application was advertised and notified for a period of twenty one (21) days, from 12 August 2015 to 1 September 2015. No submissions have been received following this period.

The public interest [section 79C(1)(e)]

The proposed development would not contravene the public interest. The proposed development responds appropriately to the requirements of the SEPP 65 - Design Quality of Residential Apartment Development, as well as the relevant standards and controls contained in the Bankstown Local Environmental Plan 2015 and the Bankstown Development Control Plan 2015.

CONCLUSION

The Development Application has been assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act, 1979* and the relevant environmental planning policies, including *State Environmental Planning Policy No. 55- Remediation of Land*, *State Environmental Planning Policy No 65— Design Quality of Residential Apartment Development* and the associated Apartment Design Guide, *State Environmental Planning Policy (Infrastructure) 2007*, *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, *Greater Metropolitan Regional Environmental Plan No 2— Georges River Catchment (a deemed SEPP)*, *Bankstown Local Environmental Plan 2015* and *Bankstown Development Control Plan 2015*.

The proposed development represents an appropriate building form for the site and the relevant planning controls have been appropriately responded to. The proposal is not considered to have any unacceptable or unreasonable impacts on the surrounding locality, despite the minor non-compliances proposed to the building height and setback to the side boundaries.

RECOMMENDATION

It is recommended that the application be approved subject to the attached conditions of consent.

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 this Development Consent are satisfied.
- 2) Development shall take place in accordance with Development Application No. DA-882/2015, submitted by Omar Abdul-Rahman, accompanied by Project No. 08.15, Drawing No. A1203, A1204, A1205, A1206, A1702, A1703 dated 23 June 2015, Issue: A; A1200, A1201, A1501, A1700, A1701, dated 13 October 2015, Issue: B; A1500, dated 17 November 2011, Issue: C; A1202, dated 2 February 2016, Issue: D, prepared by Ghazi Al Ali Architect Pty Ltd and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.
- 3) The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background $L_{A90, 15min}$ noise level, measured in the absence of the noise source/s under consideration by 5dB(A). The source noise level shall be assessed as an $L_{Aeq, 15min}$ and adjusted in accordance with the NSW Environment Protection Authority's Industrial Noise Policy and Environmental Noise Control Manual (sleep disturbance).

- 4) The use of the premises shall not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage other premises.
- 5) Any activity carried out in accordance with this approval shall not give rise to offensive odour, offensive noise or pollution of air, land or water as defined in the Protection of the Environment Operations Act 1997.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

Prior to the release of a Construction Certificate the following conditions MUST be satisfied and nominated fees/contributions/bonds paid:

- 6) The Certifying Authority must ensure that any certified plans forming part of the Construction Certificate are not inconsistent with this Development Consent and accompanying plans.
- 7) A detailed landscape plan prepared by a qualified landscape architect or designer is to be approved prior to the issue of a Construction Certificate. The landscape plan is to be prepared in accordance with the relevant DCP and is to show all features, built structures including retaining walls, irrigation, mulch and natural features such as significant gardens, landscaping, trees, natural drainage lines and rock outcrops that occur within 3 metres of the site boundary. The landscape plan shall consider any stormwater, hydraulic or overland flow design issues where relevant.
- 8) The landscape plan shall include the provision for the replacement of all boundary fencing. A new 1.8m fence is to be erected along all side and rear boundaries of the subject allotment at full cost to the developer. The colour of the fence is to complement the development and the fence is to be constructed of lapped and capped timber paling, sheet metal or other suitable material unless the type of material is stipulated in any flood study prepared for the site. The selection of materials and colours of the fence is to be determined in consultation with the adjoining property owners. Fencing forward of the building line shall be no higher than 1m unless otherwise approved by Council.
- 9) Approval in accordance with Council's Tree Preservation Order (TPO) is granted to lop or remove the trees identified on the approved plans. Separate approval shall be obtained to prune or remove trees on adjoining properties or other trees located on the site. Failure to comply with Council's TPO may result in a fine of up to \$100,000.

Tree Removal: On-Site

Approval is granted for the removal of the following trees:

- i. Any tree/s growing within the building footprint of the approved structures;
- ii. Any tree/s where the base of the trunk of the tree is located within 3 metres of the external wall of an approved dwelling on the same property;
- iii. Any declared noxious plant. The applicant, builder and all contractors are to ensure that all noxious plants are properly identified, controlled and/or removed on this site without injury or death of any protected plants;
- iv. Any tree species listed under clause 2.7 of Bankstown Development Control Plan 2014 Part B11 – Tree Preservation Order;

Tree Species	Location
(1) <i>Syzygium smithii</i> , (Lilly pilly)	Rear yard / 419 Hume Hwy
(1) <i>Callistemon viminalis</i> (Weeping bottlebrush)	Rear yard / 419 Hume Hwy
(1) <i>Ficus microcarpa var.hillii</i> , (Hills weeping fig)	Front yard /421 Hume Hwy
(1) <i>Corymbia maculata</i> , (Spotted gum)	Rear yard / 421 Hume Hwy
(1) <i>Melaleuca quinquenervia</i> , (Broad-leaved paperbark)	Rear yard / 421 Hume Hwy
(1) <i>Callistemon viminalis</i> (Weeping bottlebrush)	Rear yard / 421 Hume Hwy
(1) <i>Grevillea robusta</i> , (Silky oak)	Rear yard / 421 Hume Hwy
(1) <i>Harpephyllum caffrum</i> , (Kaffir plum)	Rear yard / 423 Hume Hwy
(1) <i>Cupressus sempervirens</i> , (Italian cypress)	Rear yard/ 423 Hume Hwy
(1) <i>Archontophoenix cunninghamiana</i> , (Bangalow palm)	Rear yard/ 423 Hume Hwy
	Rear yard/ 423 Hume Hwy
	Rear yard/ 423 Hume Hwy

All tree removal works must comply with the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW). All other vegetation not specifically identified above, and protected by Councils Tree Preservation Order, is to be retained and protected from construction damage and pruning. The Tree Preservation Order protects trees over 5m in height.

- 10) A Soil Erosion and Sedimentation Control Plan shall be prepared in accordance with Council's relevant DCP. The plan shall be prepared by a suitably qualified professional and approved by the Principal Certifying Authority, prior to the issue of the Construction Certificate.

- 11) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water web site www.sydneywater.com.au/customer/urban/index or telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A Notice of Requirements must be issued prior to the release of the Construction Certificate.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the Subdivision Certificate/occupation of the development.

- 12) A Construction Certificate shall not be issued until written proof that all bonds, fees and/or contributions as required by this consent have been paid to the applicable authority.
- 13) Prior to issue of a Construction Certificate, a Long Service Levy payment of 0.35% of the value of the work, is required to be paid to Council on behalf of the Long Service Levy Corporation prior to issue of the Construction Certificate.
- 14) Pursuant to section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Bankstown City Council Section 94A Development Contributions Plan 2009 (Section 94A Plan), a contribution of \$122,130.40 shall be paid to Council.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Section 94A plan. The contribution is to be paid before the issue of the construction certificate.

Note: The Section 94 Contributions Plans may be inspected at Council's Customer Service Centre, located at Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown, between the hours of 8.30am-5.00pm Monday to Friday.

- 15) Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on the approved plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.
- 16) A Work Permit shall be applied for and obtained from Council for the following engineering works in front of the site, at the applicant's expense:

- a) A heavy duty VFC at the property boundary where the width and specification shall be in accordance with the Roads and Maritime Services (RMS).
- b) 1.2 metre wide concrete footway paving along the sites entire frontage to Hume Highway.
- c) Removal of all driveway surfaces, reinstatement of laybacks to kerb and gutter and reshaping of the footway, all associated with redundant VFCs.
- d) Repair of any damage to the public road including the footway occurring during development works.
- e) Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the approved Work Permit. Adjustment or relocation to any public utility services shall be carried out to the requirements of the public utility authority.

Note: As a site survey and design is required to be prepared by Council in order to determine the necessary information, payment for the Work Permit should be made at least twenty one (21) days prior to the information being required and must be approved prior to the issue of the Construction Certificate.

- 17) Stormwater drainage from the development shall be designed so as to comply with Council's Development Engineering Standards and the requirements of the BASIX Certificate. A final detailed stormwater drainage design shall be prepared by a qualified Professional Civil Engineer in accordance with the above requirements and shall generally be in accordance with the concept stormwater plan No. SW02 to SW08, issue A, dated 29.05.2015 prepared by sgc S & G Consultants PTY LIMITED. The final plan shall be amended as follows:

- a) The design internal weir level set at RL 47.065 between the control & overflow pits within the OSD, shall be changed to match the design top water level set at TWL 47.14, the required design modification are highlighted in red (plan No. SW08).

The final plan shall be certified by the design engineer that it complies with Council's Development Engineering Standards, the BASIX Certificate and the relevant Australian Standards.

- 18) 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, shall be constructed within the development site. Note, filling of the site needs specific approval from Council.

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 a qualified professional Civil/Structural Engineer.

Plans and details prepared and signed by the Engineer are to be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate.

All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly within the allotment boundaries.

- 19) An all weather pavement shall be designed to withstand the anticipated wheel loads for all areas subjected to vehicular movements. Internal pavements specification prepared and certified by all qualified professional Civil Engineer to comply with the relevant Australian Standards, shall be submitted to the Principal Certifying Authority (PCA) for approval prior to the issue of a construction certificate.
- 20) The development is to be carried out in accordance with the commitments shown on the BASIX Certificate. The BASIX commitments approved with this Development Application are to be reflected in the Construction Certificate plans and specifications. Any proposed changes to the BASIX commitments after the Construction Certificate has been issued will require an updated BASIX Certificate and a new Construction Certificate.
- 21) The proposed development is on land adjacent to an arterial road. The approved buildings shall be erected to comply with Australian Standard 3671 "Acoustics-Road Traffic Noise Intrusion, Building Siting and Construction" and Australian Standard 2107 "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors." Evidence of compliance with such standards shall be submitted with the Construction Certificate Application with a report prepared by a suitably qualified acoustic Consultant. The Construction Certificate plans shall include all of the attenuation measures recommended in the Acoustics Report. The development shall be constructed to include all of the recommended attenuation measures and the acoustic consultant shall certify that all recommendations have been incorporated into the development prior to the issue of the Occupation Certificate.
- 22) The Construction Certificate plans shall include details of the garbage receptacle area. The garbage receptacle area shall not be visible from the street. The garbage receptacle area shall be located within the building or screened from the street by dense landscaping.
- 23) Prior to the issue of any Construction Certificate for this development, the applicant must obtain approval from the RMS for a Site, Pedestrian and Traffic Management Plan. This Plan must address the measures that will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and other requirements as specified below.

A PRIVATE CERTIFIER CANNOT APPROVE YOUR SITE,
PEDESTRIAN & TRAFFIC MANAGEMENT PLAN

This plan shall include details of the following:

- a) Proposed ingress and egress points for vehicles to and from the construction site;
- b) Proposed protection of pedestrians, adjacent to the construction site;
- c) Proposed hoardings, scaffolding and/or fencing to secure the construction site;
- d) Proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- e) Proposed measures to be implemented for the protection of all public roads and footway areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- f) Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the construction period;
- g) Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed and shall be in accordance with Council's and the RMS Authority's requirements and AS1742.3.
- h) Proposed method of support of any excavation, adjacent to adjoining buildings or the public road. The proposed method of support is to be certified by a Civil Engineer with National Professional Engineering Registration (NPER) in the construction of civil works.
- i) Proposed measures to be implemented in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the public road.
- j) Proposed measures for protection of the environment including procedures to control environmental impacts of work e.g. sediment control, proper removal, disposal or recycling of waste materials, protection of vegetation and control/prevention of pollution i.e. water, air noise, land pollution.

The approved Site, Pedestrian and Traffic Management Plan is to be implemented prior to the commencement of any works on the construction site. The applicant will be required to pay for inspections by Council Officers in accordance with Council's adopted fees and charges.

- 24) As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993, Council requires that prior to any Construction Certificate for this development being issued, evidence of lodgement of an application for a Works Permit and or a Roadway/Footpath Building Occupation Permit shall be obtained where one or more of the following will occur, within, on or over the public footway or public road:

A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS

WORKS REQUIRING A 'WORKS PERMIT'

- a) Dig up, disturb, or clear the surface of a public footway or public road,
- b) Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road,
- c) Connect a road (whether public or private) to a classified road,
- d) Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road,
- e) Install utilities in, under or over a public road,
- f) Pump water into a public footway or public road from any land adjoining the public road,
- g) Erect a structure or carry out a work in, on or over a public road
- h) Require a work zone on the public road for the unloading and or loading of vehicles
- i) Pump concrete from within a public road,
- j) Stand a mobile crane within a public road
- k) Store waste and recycling containers, skips, bins and/or building materials on any part of the public road.

Assessment of Works Permits (a to e) includes the preparation of footway design levels, vehicular crossing plans, dilapidation reports and issue of a Road Opening Permit.

All proposed works within the public road and footway shall be constructed under the supervision and to the satisfaction of Council. The applicant/developer shall arrange for necessary inspections by Council whilst the work is in progress.

For commercial or multi-unit residential developments within the designated CBD or an urban village area, footway design and construction and street tree supply, installation and tree hole detailing shall be as per the Council master plan for that area. Full width footways are to be supplied and installed at full cost to the developer to specification as supplied by Council. Layout plan of pavement to be submitted to Council for approval prior to the issue of the Works Permit.

All Council fees applicable, minimum restoration charges and inspection fees shall be paid prior to the assessment of the Work Permit in accordance with Council's adopted fees and charges. Note: Additional fees after approval will be charged where the Work Permit requires occupation of the Road or Footpath i.e. Hoardings, Work Zones etc.

In determining a Works Permit, Council can impose conditions and require inspections by Council Officers.

Forms can be obtained from Council's Customer Service counter located on the ground floor of Council's administration building at 66 - 72 Rickard Road, Bankstown or Council's website www.bankstown.nsw.gov.au

Part of any approval will require the person or company carrying out the work to carry public liability insurance to a minimum value of ten million dollars. Proof of the policy is to be provided to Council prior to commencing any work approved by the Work Permit including the Road Opening Permit and must remain valid for the duration of the works.

The commencement of any works on public land, including the footway or public road, may incur an on the spot fine of not less than \$1100 per day that work continues without a Works Permit and/or a Roadway/Footpath Building Occupation Permit.

All conditions attached to the permit shall be strictly complied with prior to occupation of the development. Works non-conforming to Council's specification (includes quality of workmanship to Council's satisfaction) shall be rectified by the Council at the applicant's expense.

- 25) The pump out drainage system for the access ramp and basement car parking area shall be provided in accordance with Council's Development Engineering Standards. Engineering details and specifications shall be submitted to the Principal Certifying Authority (PCA) for approval prior to the issue of any Construction Certificate.
- 26) Engineering details and manufacturers specifications for the pumps, switching system and sump pit shall be submitted to the Principal Certifying Authority (PCA) for approval prior to issue of any Construction Certificate.
- 27) 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 Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate. The maximum grade of the driveway/ramp shall not exceed 20% and shall comply with AS 2890.1. The profile shall be drawn at a reduction ratio of 1 to 20 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 profile.
- 28) The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "regional road", with every effort to avoid school zones on public roads. The applicant shall nominate the route for approval by Council prior to commencement of any work on the site. An "Agreement" to Council's satisfaction, signed by the applicant/owner specifying the approved route and acknowledging responsibility to pay Council for

damages to public property adjacent to the site shall be lodged with Council prior to release of any Construction Certificate. All damage must be rectified upon completion of work.

- 29) Construction Certificate shall not be issued until design verification from a qualified designer has been received. The design verification is a statement in which the qualified designer verifies that the plans and specifications achieve or improve the design quality of the development of which Development Consent was granted, having regard to the design quality principles set out in Part 2 of SEPP No. 65.
- 30) To minimise the impact of noise from the adjoining Hume highway and Yagoona Public School's playground to the south-west on the occupants, the construction certificate plans shall incorporate and the building constructed in accordance with the recommendations of the acoustic report by *Acoustic Consulting Engineers Pty Ltd*, File Ref 150576- 01L-DD, dated 30 January 2015 approved as part of this application.

CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

- 31) The erection of a building / subdivision works in accordance with this development consent must not be commenced until:
 - a) Detailed plans and specifications have been endorsed with a Construction Certificate (by the consent authority or an accredited certifier), and
 - b) The person having benefit of the Development Consent has appointed a 'principal certifying authority' (PCA), and has notified the consent authority and the Council (if Council is not the consent authority) of the appointment, and
 - c) The person having benefit of the development consent has given at least 2 days notice to the Council of their intention to commence the development works the subject of this consent.
- 32) Existing trees within the vicinity of the construction works or paths of travel for construction vehicles accessing the development that are to be retained shall be protected with temporary fencing of a style non injurious to tree roots, placed 2m from the trunk base of the existing tree to prevent damage during construction, and retained in accordance with Council's Tree Preservation Order. There is to be no stockpiling of materials within the 2m fenced zone.
- 33) Suitable erosion and sediment control measures shall be erected in accordance with the plans accompanying the Construction Certificate prior to the commencement of construction works and shall be maintained at all times.
- 34) Council warning sign for Soil and Water Management must be displayed on the most prominent point of the site, visible to both the street and site works. The sign must be displayed throughout the construction period.

- 35) Prior to commencement, the applicant must provide a temporary on-site toilet if access to existing toilets on site is not adequate.
- 36) Prior to the commencement of any building work a fence shall be erected along the property boundaries of the development site, except where an existing 1.8m high boundary fence is in good condition and is capable of securing the site. Any new fencing shall be temporary (such as cyclone wire) and at least 1.8m high.

All fencing is to be maintained for the duration of the construction to ensure that the site is secured and privacy of the adjoining properties is not compromised.

Where the development site is located within 3m of a public place then a Class A or Class B hoarding shall be constructed appropriate to the works proposed. A Works Permit for such hoardings shall be submitted to Council for approval prior to the issue of any Construction Certificate.

- 37) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted during and outside normal working hours or when the site is unattended.
- 38) In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with part 6 of that Act, such a contract of insurance must be in force before any building work authorised to be carried out by this consent commences.
- 39) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority (PCA) for the development to which the work relates (not being council) has given the Council written notice of the following information:
 - a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that act,
 - b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Note: If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under

the above requirements becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates (not being the council) has given the council written notice of the updated information.

This clause does not apply in relation to Crown building work that is certified, in accordance with Section 116G of the Act, to comply with the technical provisions of the State's building laws.

- 40) For development that involves any building work, subdivision work or demolition work, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition is being carried out:
- a) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - 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 during and outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Note: This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building, or in relation to Crown building work that is certified, in accordance with Section 116G of the Act, to comply with the technical provisions of the State's building laws.

- 41) Permission is granted for the demolition of structures currently existing on the property, subject to strict compliance with the following: -
- a) The developer is to notify adjoining residents seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite the demolition site.
 - b) Written notice is to be given to Bankstown City Council for inspection prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections shall be undertaken by Bankstown City Council:

- (i) A *precommencement* inspection shall be carried out by Council when all the site works required as part of this consent are installed on the site and prior to demolition commencing.
- (ii) A *final* inspection shall be carried out by Council when the demolition works have been completed to ensure that the site is left in a satisfactory manner, in accordance with the conditions of this consent.

NOTE: Payment of an inspection fee at Council's current rate will be required prior to each inspection. Council requires 24 hours notice to carry out inspections. Arrangements for inspections can be made by phoning 9707 9410, 9707 9412 or 9707 9635.

- c) Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, license number, contact phone number and site address.
- d) Prior to demolition, the applicant must erect a 2.4m high temporary fence or hoarding between the work site and any public place. Access to the site shall be restricted to Authorised Persons Only and the site shall be secured against unauthorised entry when the building work is not in progress or the site is otherwise unoccupied. Where demolition is to occur within 3m of a public place a Work Permit application for the construction of a Class A or Class B hoarding shall be submitted to Council for approval.
- e) The demolition plans must be submitted to the appropriate Sydney Water Office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the demolition plans will be stamped indicating that no further requirements are necessary.
- f) Demolition is to be carried out in accordance with the appropriate provisions of Australian Standard AS2601-2001.
- g) The hours of demolition work shall be limited to between 7.00am and 6.00pm on weekdays, 7.00am and 1.00pm on Saturdays and no work shall be carried out on Sundays and public holidays, and weekends (Saturdays and Sundays) adjacent to public holidays.
- h) Where materials containing asbestos cement are to be removed, demolition is to be carried out by licensed contractors who have current Workcover Accreditation in asbestos removal.
- i) Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of WorkCover NSW and the NSW EPA 'Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes 2004'.

- j) Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
 - k) During demolition, the public footway and public road shall be clear at all times and shall not be obstructed by any demolished material or vehicles. The public road and footway shall be swept (NOT hosed) clean of any material, including clay, soil and sand. (NOTE: If required, Council will clean the public road/footway at the applicant's expense). On the spot fines may be levied by Council against the demolisher and or owner for failure to comply with this condition.
 - l) All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footways and the footway shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.
 - m) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
 - n) Care shall be taken during demolition to ensure that existing services on the site (ie. sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services shall be repaired by the relevant authority at the applicant's expense.
 - o) Suitable erosion and sediment control measures shall be erected prior to the commencement of demolition works and shall be maintained at all times.
 - p) Prior to the demolition of any building constructed before 1970, a Work Plan shall be prepared and submitted to Council in accordance with Australian Standard AS2601-2001 by a person with suitable expertise and experience. The Work Plan shall outline the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- 42) The application must be submitted to the appropriate Sydney Water Officer to determine whether the development will affect Sydney Water infrastructure (i.e. Sewer mains, easements, etc). If the development complies with Sydney Water's requirements, the plans will be stamped indicating that no further requirements are necessary.
- 43) A dilapidation report for the dwellings located to the south and east of the site is to be completed and submitted to the Principal Certifying Authority prior to the excavation work commencing on the site. The report shall include details of the structural conditions of the existing buildings. On the

completion of the proposed work, and prior to the issue of the final compliance certificate, a certificate prepared by an appropriately qualified engineer, to the effect that no damage has resulted to the adjoining premises is to be provided to the Principal Certifying Authority. If damage is identified which is considered to require rectification, the damage shall be rectified or satisfactory agreement for rectification of the damage, is to be made with the affected person/s, as soon as possible and prior to occupation of the development

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

- 44) The hours of site works shall be limited to between 7.00am and 6.00pm on weekdays and 7.00am and 1.00pm on Saturdays. No work shall be carried out on Sundays and public holidays, and weekends (Saturdays and Sundays) adjacent to public holidays.
- 45) The building work must be carried out in accordance with the requirements of the Building Code of Australia, the provisions of the relevant Australian Standards and the approved plans.
- 46) Prior to the floor slabs being poured, an identification report prepared by a registered surveyor shall be submitted verifying that the proposed slab's finished floor level and siting to the property boundary conforms with the approved plans.
- 47) All Civil and Hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
- 48) All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
- 49) If the soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval may be required for retaining walls should they be required.
- 50) If the development involves an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense:
 - a) Protection and support the adjoining premises from possible damage from the excavation, and
 - b) Where necessary, underpin the adjoining premises to prevent any such damage.

- 51) All boundary fencing behind the building line shall be replaced by a 1.8m high lapped and capped timber or sheet metal fence, or as stipulated in a flood study prepared for the site, or as determined in consultation with the adjoining property owners at the developer's expense. Fencing forward of the building line shall be no higher than 1m unless otherwise approved by Council.
- 52) The stormwater drainage system shall be constructed in accordance with Council's Development Engineering Standards and the engineering plans and details approved by the Principal Certifying Authority (PCA).
- 53) A suitably qualified Professional Civil or Structural Engineer shall be engaged by the developer to carry out inspections relating to construction of internal driveways and parking areas. The work shall be carried out in accordance with the approved plans and specifications and certification from the Civil or Structural Engineer is to be provided upon completion.
- 54) Prior to the commencement of work, the builder shall prepare a photographic record of the road reserve which clearly shows its condition prior to works occurring on site. For the entirety of demolition, subdivision or construction works, there shall be no stockpiling of building spoil, materials, or storage of equipment on the public road, including the footway and the road reserve shall be maintained in a safe condition at all times. No work shall be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.

CONDITIONS TO BE SATISFIED PRIOR TO OCCUPATION

- 55) The use of a building in accordance with this Development Consent must not be commenced until Council or the PCA has issued an Occupation Certificate for the building and site works.
- 56) A final Occupation Certificate shall not be issued until all conditions relating to demolition, construction and site works of this development consent are satisfied and Council has issued a Work Permit Compliance Certificate.

- 57) Thirty-seven (49) off street car spaces being provided in accordance with the submitted plans. This shall comprise:

Forty-five (45) residential spaces
Four (4) Disabled space

All car parking spaces shall be allocated and marked according to these requirements.

- 58) Landscaping is to be installed in accordance with the approved landscape plan. All works and methods nominated and materials and plants specified on the approved landscape plan are to be completed prior to the issue of an occupation certificate. The landscaping shall be maintained for the life of the development.
- 59) A suitably qualified Professional Civil Engineer shall certify that the driveways, parking bays, and service areas have been constructed in accordance with the approved plans and specifications. Such Certification shall be submitted prior to the issue of the Occupation Certificate or occupation of the site.
- 60) Lighting must be provided to the entries of the dwellings, driveways and parking areas to promote a high level of safety and security at night and during periods of low light. Lighting provided should be hooded, shielded or directed away from neighbouring dwellings to minimise glare and associated nuisances to residents.
- 61) The premises must be readily identified from the street with the allocated house numbers. Numbering of the development without Council's written approval is not permitted. An official "house numbering" letter will be sent to the applicant indicating the proposed house numbers of the new development. Note: The house numbers of the development are subject to change depending of the type on subdivision that may occur at a later stage.
- 62) Prior to the issue of any Occupation Certificate a design verification from a qualified designer shall be submitted to the Principal Certifying Authority. The design verification is a statement in which the qualified designer verifies that the development as shown in the plans and specifications in respect of which the Construction Certificate was issued, having regard to the design quality principles set out in Part 2 of SEPP No. 65.
- 63) A report prepared by an accredited Acoustic Consultant shall be submitted to Council certifying that the development complies with the requirements of the State Environmental Planning Policy (Infrastructure) 2007, conditions of development consent and recommendations of the report prepared by *Acoustic Consulting Engineers Pty Ltd*, File Ref 150576- 01L-DD dated 30 January 2015. The report shall include post construction validation test results.
- 64) A registered surveyor shall prepare a Work As Executed Plan, and a suitably qualified Hydraulic Engineer shall provide certification of the constructed on-site stormwater detention system.

The Work As Executed information shall be shown in red on a copy of the approved stormwater plan and shall include all information specified in Council's Development Engineering Standards. The Work As Executed plan shall be submitted to the Hydraulic Engineer prior to certification of the on-site stormwater detention system.

The engineer's certification of the on-site stormwater detention system should be carried out similar to Council's standard form "On-Site Stormwater Detention System - Certificate of Compliance", contained in Council's Development Engineering Standards.

A copy of the Work As Executed Plan and Hydraulic Engineer's Certification shall be submitted to Council for information prior to issue of the final occupation certificate.

- 65) The developer shall register, on the title of the subject property, a Restriction on the Use of Land and Positive Covenant, in accordance with the standard terms for "Registration of OSD on title", as outlined in Council's Development Engineering Standards and in accordance with the appropriate provisions of the Conveyancing Act.

Note: The location of the "On-Site Stormwater Detention System" shall be shown on the plan of subdivision where subdivision is proposed. Where subdivision is not proposed the location of the "On-Site Stormwater Detention System" shall be included on an A4 size site plan attached to the Section 88E Instrument and registered on the title prior to the issue of the final occupation certificate.

The developer shall submit to Council evidence of the final registration of the Restriction and Positive Covenant on the title of the property.

- 66) A copy of the Work Permit Compliance Certificate shall be submitted to the Principal Certifying Authority, prior to the issue of the Occupation Certificate.
- 67) The Section 73 Compliance Certificate under the Sydney Water Act 1994 must be submitted to the Principal Certifying Authority before occupation of the development.

- 68) Tree Planting: On-Site

The applicant is to plant replacement tree/s on the site, as per Concept Landscape Plan, dated May 2015 by Conzept Landscape Architects subject to the following conditions:

- i. Tree species used are not to include conifers, Casuarinaceae, palms or any of the exempted species listed under clause 2.7 of Bankstown Development Control Plan 2014 Part B11 – Tree Preservation Order.
- ii. The tree is to be planted no closer than 3.5metres from the wall of any approved dwelling on the property.
- iii. The tree shall have a container size not less than 100 litres, shall comply with NATSPEC Specifying Trees: a guide to assessment of tree quality (2003), and be planted and maintained in accordance with Councils standard specification.
- iv. The tree shall be planted prior to the issue of an occupation certificate.
- v. The tree shall be maintained for the life of the development.

69) Tree Planting: Nature Strip

The applicant is to plant the following tree/s on the nature strip forward of the property, (refer to Bankstown Development Control Plan, Part B7 Appendix 6). The tree shall have a container size not less than 200 litres, shall comply with NATSPEC Specifying Trees: a guide to assessment of tree quality (2003), and be planted and maintained in accordance with Councils street tree planting specifications Standard Drawing No. S-201:

Tree Species	Location Hume Highway frontage
(4) x <i>Angophora costata</i> , (<i>Smooth barked apple</i>)	The trees are to be planted no closer than 2.5 metres from the edge of the vehicle crossing including (layback) 2.0 metres from any electricity pole and 1.5 metres from the kerb and gutter

Investigation to locate underground services shall be the responsibility of the applicant. Should such services be located and there is a reasonable belief that damage may occur to those services by the new plantings, the applicant is to:

- Carry out engineering works to protect those services from damage; or
- Relocate the plantings to a more suitable location following written approval from Bankstown City Council; or
- Substitute the approved tree species with an alternative species following written approval from Bankstown City Council.

The tree is to be planted by a qualified landscape contractor and to the satisfaction of Councils Tree Management Officer. The Applicant shall contact Councils Tree Management Officer to arrange for a site inspection of the completed tree planting prior to the issue of an occupation certificate.

- 70) For 10 years from the date of the issue of the occupation certificate:
- a. Unit numbers LG01, LG03, G03, G04, G05, G09, G10, G11, 102, 104, 105, 106, 109, 111, 113, 202, 204, 205, 206, 209, 211, 213, 304, 305, 307 & 309 must be used for the purposes of affordable housing, and
 - b. all accommodation that is used for affordable housing must be managed by a registered community housing provider.

A restriction must be registered, before the date of the issue of the occupation certificate, against the title of the property, in accordance with section 88E of the [Conveyancing Act 1919](#), that will ensure that the requirements of this condition are met.

ROADS AND MARITIME SERVICES CONDITIONS

- 71) All buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the feature use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Hume Highway boundary.
- 72) The redundant driveways on Hume Highway shall be removed and replaced with kerb and gutter to match existing. The design and construction of the gutter crossing on Hume Highway shall be in accordance with Roads and Maritime requirements. Details of this requirements should be obtained from Roads and Maritime Manager Developer Works, Statewide Delivery, Parramatta (telephone 8849 2138).

Detailed design plans of the proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

- 73) The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

- 74) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

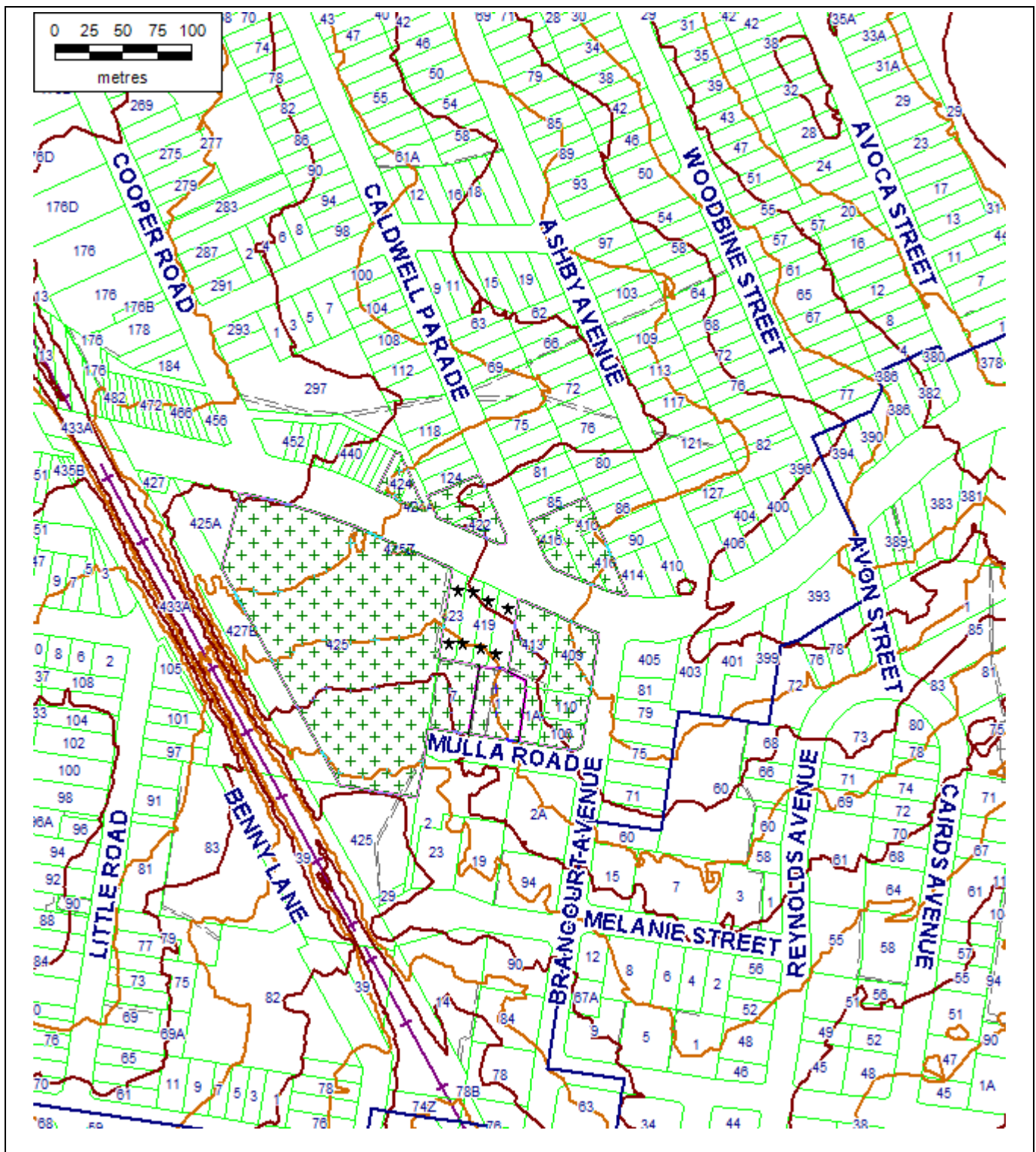
Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 88492766.

- 75) The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval which shows that the proposed development complies with this requirement.
- 76) All vehicles are to enter and exit the site in a forward direction
- 77) The proposed development should be designed such that road traffic noise from Hume Highway is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102(3) of the State Environmental Planning Policy (Infrastructure) 2007.
- 78) The developer is responsible for all public utility adjustments/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
- 79) A Road Occupancy Licence should be obtained from Roads and Maritime for any works that may impact on traffic flows on Woodville Road during construction activities.

- 80) All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Hume Highway.



417-423 Hume Highway, Yagoona



TARGET PROPERTY



NOTIFIED PROPERTIES



1:4,164
18 March 2016



Neighbour Notification (110)(Parcel)

Notified Properties	Owner Name	MAILING_ADDRESS
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
430 Hume Highway YAGOONA NSW 2199	Z Velkovski	163 Acacia Ave GREENACRE NSW 2190
7 / 409 Hume Highway YAGOONA NSW 2199	M T Ngo and L G Luc	7/409 Hume Hwy YAGOONA NSW 2199
10 / 409 Hume Highway YAGOONA NSW 2199	S W Kong and K H Wong	C/- JOHN B GRANT REAL ESTATE 170 Waldron Rd CHESTER HILL NSW 2162
424 Hume Highway YAGOONA NSW 2199	C Nigro	34 Fitzroy St ABBOTSFORD NSW 2046
18 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
15 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
11 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
3 / 409 Hume Highway YAGOONA NSW 2199	H Lien and N T S T Thai	34/125 George St REDFERN NSW 2016
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
87 Caldwell Parade YAGOONA NSW 2199	A Mujacevic and Z Mujacevic	87 Caldwell Pde YAGOONA NSW 2199
1A Mulla Road YAGOONA NSW 2199	T Bosilkovski	1A Mulla Rd YAGOONA NSW 2199
8 / 409 Hume Highway YAGOONA NSW 2199	F Kandeel	8/409 Hume Hwy YAGOONA NSW 2199
128 Caldwell Parade YAGOONA NSW 2199	V N Tran	46 Avoca St YAGOONA NSW 2199
1 / 409 Hume Highway YAGOONA NSW 2199	M Jaberi	1/409 Hume Hwy YAGOONA NSW 2199
16 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
6 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
6 / 409 Hume Highway YAGOONA NSW 2199	R A Williamson	53 Ramsay Rd PICNIC POINT NSW 2213
7 Mulla Road YAGOONA NSW 2199	The Registered Proprietors Of Strata Plan 42499	C/- WESTSIDE STRATA MANAGEMENT PO Box 151 YAGOONA NSW 2199
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
87 Caldwell Parade	A Mujacevic and Z Mujacevic	87 Caldwell Pde YAGOONA NSW 2199

YAGOONA NSW 2199 13 / 409 Hume Highway YAGOONA NSW 2199	S Arfan-Sayed	13/409 Hume Hwy YAGOONA NSW 2199
17 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
15 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
14 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
9 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
9 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
5 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
3 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
2 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
1 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
10 / 7 Mulla Road YAGOONA NSW 2199	I T Joseph	3/3A Bent St VILLAWOOD NSW 2163
3 / 409 Hume Highway YAGOONA NSW 2199	H Lien and N T S T Thai	34/125 George St REDFERN NSW 2016
424A Hume Highway YAGOONA NSW 2199	Bankstown City Council	PO Box 8 BANKSTOWN NSW 1885
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
8 / 7 Mulla Road YAGOONA NSW 2199	G J Watkinson	8/7 Mulla Rd YAGOONA NSW 2199
1 / 7 Mulla Road YAGOONA NSW 2199	M B Tiku and B A Kebede	1/7 Mulla Rd YAGOONA NSW 2199
10 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
110 Brancourt Avenue YAGOONA NSW 2199	R Brancourt	C/- RAY WHITE REAL ESTATE 68 Marion St BANKSTOWN NSW 2200
2 / 7 Mulla Road YAGOONA NSW 2199	V Ognenovski	2/7 Mulla Rd YAGOONA NSW 2199
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
7 / 7 Mulla Road YAGOONA NSW 2199	A Allain	123 Wycombe St YAGOONA NSW 2199
126 Caldwell Parade YAGOONA NSW 2199	P H Duong	126 Caldwell Pde YAGOONA NSW 2199
12 / 7 Mulla Road YAGOONA NSW 2199	T L A Nguyen and M H Duong	C/- LAING + SIMMONS REAL ESTATE 20B John St CABRAMATTA NSW 2166
12 / 7 Mulla Road YAGOONA NSW 2199	T L A Nguyen and M H Duong	C/- LAING + SIMMONS REAL ESTATE 20B John St CABRAMATTA NSW 2166
424 Hume Highway YAGOONA NSW 2199	C Nigro	34 Fitzroy St ABBOTSFORD NSW 2046
12 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
10 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
8 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
8 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206

6 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
1 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
12 / 409 Hume Highway YAGOONA NSW 2199	W Ramahi and B El Mahwi	12/409 Hume Hwy YAGOONA NSW 2199
106 Brancourt Avenue YAGOONA NSW 2199	V N Nguyen and T M H Nguyen	C/- FUTURE PARTNERS REAL ESTATE 333 Chapel Rd BANKSTOWN NSW 2200
4 / 409 Hume Highway YAGOONA NSW 2199	N A To	C/- ELDERS REAL ESTATE BANKSTOWN PO Box 175 BANKSTOWN NSW 1885
409 Hume Highway YAGOONA NSW 2199	The Registered Proprietors Of Strata Plan 76839	C/- WESTSIDE STRATA MANAGEMENT PO Box 151 YAGOONA NSW 2199
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
7 / 409 Hume Highway YAGOONA NSW 2199	M T Ngo and L G Luc	7/409 Hume Hwy YAGOONA NSW 2199
6 / 7 Mulla Road YAGOONA NSW 2199	P Hetaraka and L D J Hetaraka	6/7 Mulla Rd YAGOONA NSW 2199
425 Hume Highway YAGOONA NSW 2199	Department Of Education	C/- KINDERGARTEN UNION OF NSW 425 Hume Hwy YAGOONA NSW 2199
2 / 409 Hume Highway YAGOONA NSW 2199	H Jabori	2/409 Hume Hwy YAGOONA NSW 2199
17 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
16 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
11 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
5 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
4 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
2 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
9 / 7 Mulla Road YAGOONA NSW 2199	N D Lu	9/7 Mulla Rd YAGOONA NSW 2199
413 Hume Highway YAGOONA NSW 2199	NSW Land and Housing Corporation	DX 5064 LIVERPOOL
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
6 / 7 Mulla Road YAGOONA NSW 2199	P Hetaraka and L D J Hetaraka	6/7 Mulla Rd YAGOONA NSW 2199
11 / 409 Hume Highway YAGOONA NSW 2199	S K Ali	11/409 Hume Hwy YAGOONA NSW 2199
18 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
13 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
7 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
3 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
1 Mulla Road YAGOONA NSW 2199	The Registered Proprietors Of Strata Plan 86700	37 Bayview Ave EARLWOOD NSW 2206
12 / 409 Hume Highway YAGOONA NSW 2199	W Ramahi and B El Mahwi	12/409 Hume Hwy YAGOONA NSW 2199
422 Hume Highway YAGOONA NSW 2199	J B Seo and M J Moon	65 Augusta St STRATHFIELD NSW 2135
422 Hume Highway	J B Seo and M J Moon	65 Augusta St STRATHFIELD NSW 2135

YAGOONA NSW 2199 3 / 7 Mulla Road YAGOONA NSW 2199	F Campbell	C/- RAY WHITE REAL ESTATE 68 Marion St BANKSTOWN NSW 2200
14 / 409 Hume Highway YAGOONA NSW 2199	R Ajami	PO Box 140 BELMORE NSW 2192
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
416 Hume Highway YAGOONA NSW 2199	M T Tran and T V N Tran and A T Huynh and T Q Huynh	65 Campbell Hill Rd CHESTER HILL NSW 2162
9 / 409 Hume Highway YAGOONA NSW 2199	C A Quines-Tran	22 Edgar St YAGOONA NSW 2199
4 / 7 Mulla Road YAGOONA NSW 2199	S Kotevski	4/7 Mulla Rd YAGOONA NSW 2199
1 / 7 Mulla Road YAGOONA NSW 2199	M B Tiku and B A Kebede	1/7 Mulla Rd YAGOONA NSW 2199
10 / 409 Hume Highway YAGOONA NSW 2199	S W Kong and K H Wong	C/- JOHN B GRANT REAL ESTATE 170 Waldron Rd CHESTER HILL NSW 2162
15 / 409 Hume Highway YAGOONA NSW 2199	N Mulveney	15/409 Hume Hwy YAGOONA NSW 2199
424 Hume Highway YAGOONA NSW 2199	C Nigro	34 Fitzroy St ABBOTSFORD NSW 2046
14 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
13 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
12 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
7 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
4 / 1 Mulla Road YAGOONA NSW 2199	J & M Ghosn Pty Limited and Agepen Pty Limited	37 Bayview Ave EARLWOOD NSW 2206
5 / 409 Hume Highway YAGOONA NSW 2199	H Awada	18 Junee Crs KINGSGROVE NSW 2208
106 Brancourt Avenue YAGOONA NSW 2199	V N Nguyen and T M H Nguyen	C/- FUTURE PARTNERS REAL ESTATE 333 Chapel Rd BANKSTOWN NSW 2200
5 / 7 Mulla Road YAGOONA NSW 2199	F Papaconstantinou	C/- RAY WHITE REAL ESTATE 68 Marion St BANKSTOWN NSW 2200
11 / 7 Mulla Road YAGOONA NSW 2199	B Roncevic	30 Moonlight Ct HUNTINGDALE WA 6110

PRIVATE LANEWAY

Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
G10	R1.0 insulation in floor
206	R2.0 Roof Insulation
207	R2.0 Roof Insulation
213	R2.0 Roof Insulation
214	R2.0 Roof Insulation
301	R2.0 Roof Insulation
302	R2.0 Roof Insulation
303	R2.0 Roof Insulation
304	R2.0 Roof Insulation
305	R2.0 Roof Insulation
306	R2.0 Roof Insulation
307	R2.0 Roof Insulation
308	R2.0 Roof Insulation
309	R2.0 Roof Insulation
310	R2.0 Roof Insulation

Construction specifications:

EXTERNAL WALLS (3 types)

Cavity brick (uninsulated): brick - cavity - 75mm

hebel wall - plaster render finish. Medium colour

Rendered Brick (uninsulated): render - brick - cavity - hebel wall - render finish. Medium colour

Alucobond: alucobond-hung on steel frame - hebel wall - plaster render finish medium colour

INTERNAL WALLS

Within Units: Plasterboard on studs

Party and Corridor Walls: Double timber stud with cavity between - insulated - wet plaster both sides.

WINDOWS:

Aluminium standard double-glazed: clear/12

argon gap/ low-e U= 4.10: shgc=0.52

Weather stripping to all window as per standard AS2047

ROOF:

Concrete slab 150mm - drained tile walking surface-R2.0 insulation under slab - Susp. Ceiling under (medium colour). See table for appropriate units

FLOOR: Concrete Slab: see below for units requiring insulation

Floor covering: Wet areas - ceramic tiles and carpet elsewhere

FOR DA
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NOT FOR
CONSTRUCTION

DA

AS PER
COMMENT
FOR DA

13/10/2015
20/05/2015
20/05/2015
20/05/2015

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BCA:
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e. alex@sgce.com.au

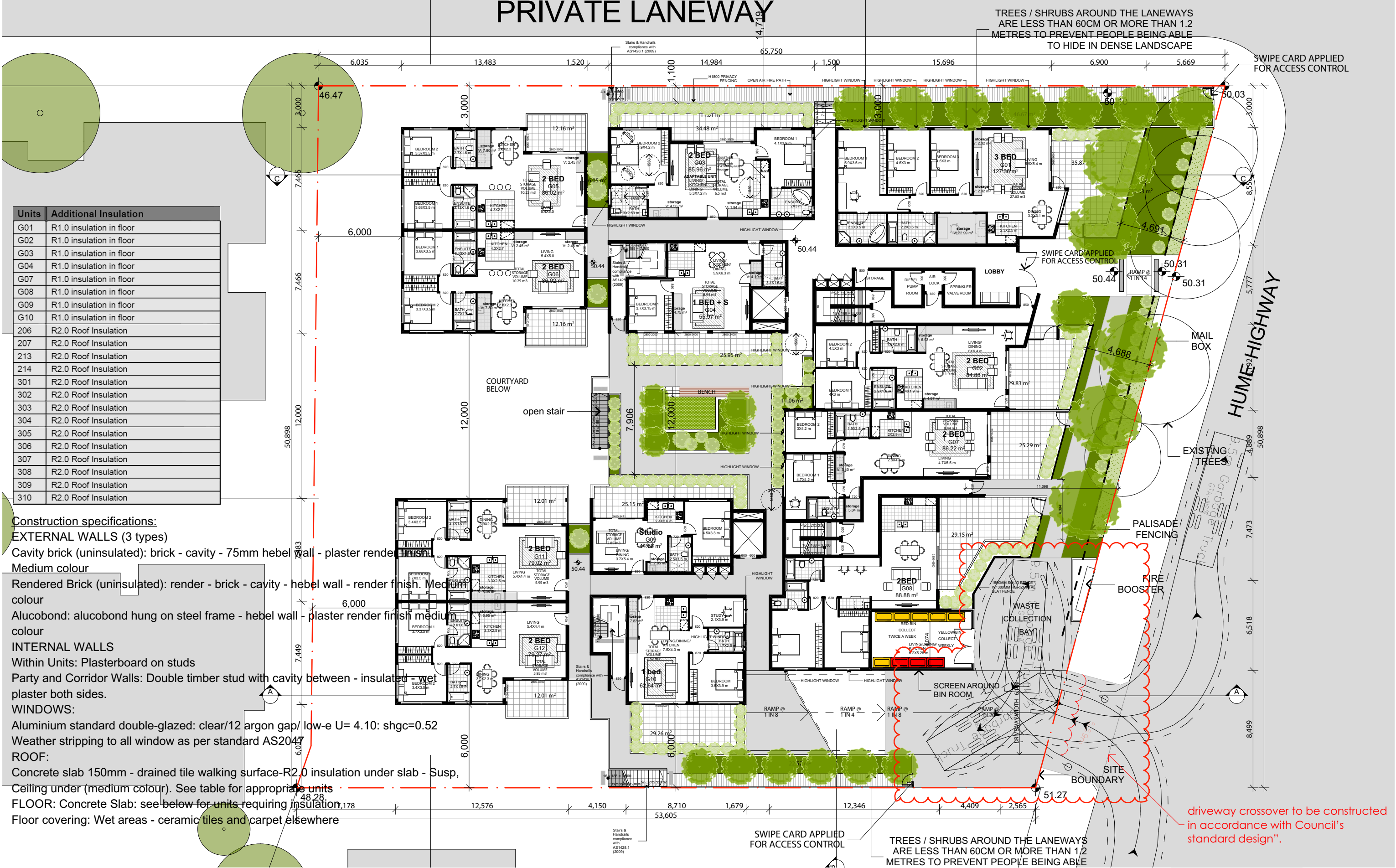
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PVT LTD
T. +612 8065 1544 | E. office@ghazi.com
ACN: 67167131848
UNIT 2H,
9-13 REDMYRE RD, STRATHFIELD, NSW 2135

PROJECT:
417-423 Hume Highway, Yagoona
CLIENT:
RADWAN ALAM
SCALE:
1:250
DATE:
13/10/2015
DRAWN BY:
TZ
CHECKED 1:
GA
CHECKED 2:
APPROVED:

DRAWING NAME:
LOWER GROUND
FLOOR
DRAWING NUMBER:
DA
PROJECT NUMBER:
A1201
ISSUE:
B
08.15



Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
G10	R1.0 insulation in floor
206	R2.0 Roof Insulation
207	R2.0 Roof Insulation
213	R2.0 Roof Insulation
214	R2.0 Roof Insulation
301	R2.0 Roof Insulation
302	R2.0 Roof Insulation
303	R2.0 Roof Insulation
304	R2.0 Roof Insulation
305	R2.0 Roof Insulation
306	R2.0 Roof Insulation
307	R2.0 Roof Insulation
308	R2.0 Roof Insulation
309	R2.0 Roof Insulation
310	R2.0 Roof Insulation

Construction specifications:

EXTERNAL WALLS (3 types)

Cavity brick (uninsulated): brick - cavity - 75mm hebel wall - plaster render finish. Medium colour

Rendered Brick (uninsulated): render - brick - cavity - hebel wall - render finish. Medium colour

Alucobond: alucobond hung on steel frame - hebel wall - plaster render finish medium colour

INTERNAL WALLS

Within Units: Plasterboard on studs

Party and Corridor Walls: Double timber stud with cavity between - insulated - wet plaster both sides.

WINDOWS:

Aluminium standard double-glazed: clear/12 argon gap/ low-e U= 4.10: shgc=0.52

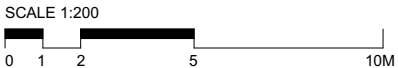
Weather stripping to all window as per standard AS2047

ROOF:

Concrete slab 150mm - drained tile walking surface-R2.0 insulation under slab - Susp, Ceiling under (medium colour). See table for appropriate units

FLOOR: Concrete Slab: see below for units requiring insulation

Floor covering: Wet areas - ceramic tiles and carpet elsewhere



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DA

AS PER COMMENT

24/12/2015

AS PER COMMENT

13/02/2015

AS PER COMMENT

20/02/2015

FOR DA

Issue Date

Description

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ACN: 67167131848

U: 02 8065 1544

9-13 REDMYRE RD, STRATHFIELD, NSW 2135

PROJECT:

417-423 Hume Highway, Yagoona

CLIENT:

RADWAN ALAM

SCALE:

1:250

DATE:

02/02/2015

CAD FILE NUMBER:

DRWN BY:

GA

CHECKED 1:

CHECKED 2:

APPROVED:

DRAWING NAME:

GROUND FLOOR PLAN

DRAWING NUMBER:

DA

PROJECT NUMBER:

A1202

ISSUE:

D

08.15

PRIVATE LANEWAY



Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
G10	R1.0 insulation in floor
206	R2.0 Roof Insulation
207	R2.0 Roof Insulation
213	R2.0 Roof Insulation
214	R2.0 Roof Insulation
301	R2.0 Roof Insulation
302	R2.0 Roof Insulation
303	R2.0 Roof Insulation
304	R2.0 Roof Insulation
305	R2.0 Roof Insulation
306	R2.0 Roof Insulation
307	R2.0 Roof Insulation
308	R2.0 Roof Insulation
309	R2.0 Roof Insulation
310	R2.0 Roof Insulation

6.6
Average star rating
NATIONWIDE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000125080
Assessor Name: B Carr
Accreditation no.: VIC/BDV/12/1457
Certificate date: 23 June 2015
Dwelling Address: 417-423 Hume Highway, Yagoona, NSW 2199
www.nathers.gov.au

I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.
Assessor Name/Number: Bruce Carr VIC/BDV/12/1457
Assessor Signature: *Bruce Carr* Date: 23.06.15

Construction specifications:

EXTERNAL WALLS (3 types)

Cavity brick (uninsulated): brick - cavity - 75mm hebel wall - plaster render finish.

Medium colour

Rendered Brick (uninsulated): render - brick - cavity - hebel wall - render finish. Medium colour

Alucobond: alucobond hung on steel frame - hebel wall - plaster render finish medium colour

INTERNAL WALLS

Within Units: Plasterboard on studs

Party and Corridor Walls: Double timber stud with cavity between - insulated - wet plaster both sides.

WINDOWS:

Aluminium standard double-glazed: clear/12 argon gap/ low-e U= 4.10: shgc=0.52

Weather stripping to all window as per standard AS2047

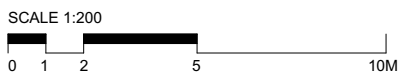
ROOF:

Concrete slab 150mm - drained tile walking surface-R2.0 insulation under slab - Susp,

Ceiling under (medium colour). See table for appropriate units

FLOOR: Concrete Slab: see below for units requiring insulation

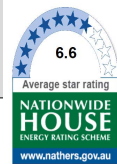
Floor covering: Wet areas - ceramic tiles and carpet elsewhere



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PRIVATE LANEWAY

Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
G10	R1.0 insulation in floor
206	R2.0 Roof Insulation
207	R2.0 Roof Insulation
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303	R2.0 Roof Insulation
304	R2.0 Roof Insulation
305	R2.0 Roof Insulation
306	R2.0 Roof Insulation
307	R2.0 Roof Insulation
308	R2.0 Roof Insulation
309	R2.0 Roof Insulation
310	R2.0 Roof Insulation



Certificate no.: 0000125080
Assessor Name: B Carr
Accreditation no.: VIC/BDV/12/1457
Certificate date: 23 June 2015
Dwelling Address: 417-423 Hume Highway YAGOONA, NSW 2199
www.nathers.gov.au



I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Bruce Carr VIC/BDV/12/1457
Assessor Signature: *Bruce Carr* Date: 23.06.15

Construction specifications:

EXTERNAL WALLS (3 types)

Cavity brick (uninsulated): brick - cavity - 75mm hebel wall - plaster render finish.

Medium colour

Rendered Brick (uninsulated): render - brick - cavity - hebel wall - render finish. Medium colour

Alucobond: alucobond hung on steel frame - hebel wall - plaster render finish medium colour

INTERNAL WALLS

INTERNAL WALLS

Within Units: Plasterboard on studs

Party and Corridor Walls: Double timber stud with cavity between - insulated - wet

plaster both sides.

WINDOWS:

Aluminium standard double-glazed: clear/12 argon gap/ low-e U= 4.10: shgc=0.52

Weather stripping to all window as per standard AS2047

ROOF:

Concrete slab 150mm - drained tile walking surface-R2.0 insulation under slab - Susp,

Ceiling under (medium colour). See table for appropriate units

FLOOR: Concrete Slab: see below for units requiring insulation

Floor covering: Wet areas - ceramic tiles and carpet elsewhere

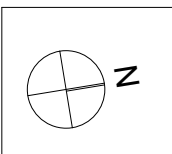
SCALE 1:200
0 1 2 5 10M

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A3
Drawing Original Size

20th 2015	FOR DA
Date	Description
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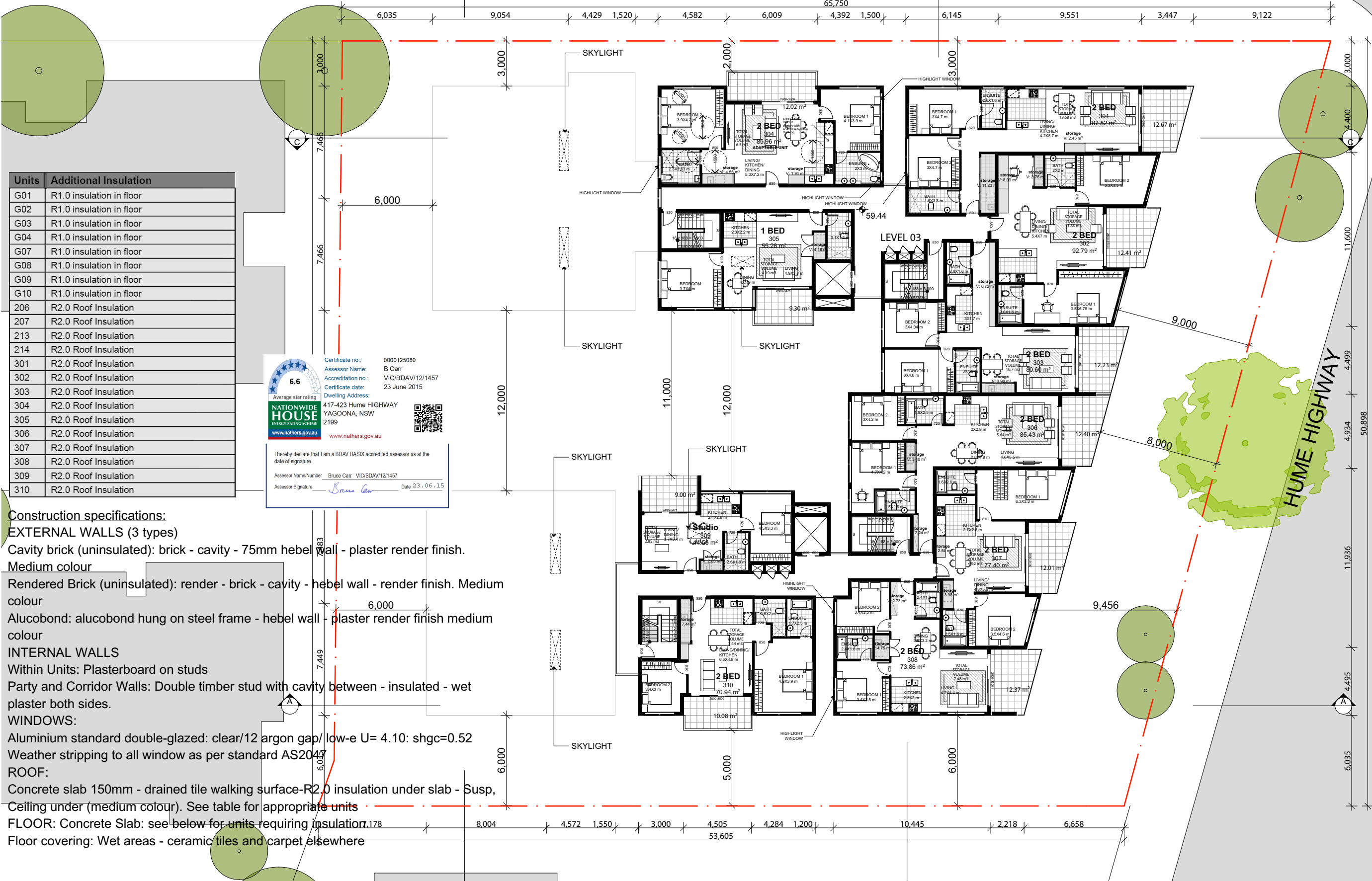
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PROJECT:
417-423 Hume Highway, Yagoona
CLIENT:
RADWAN ALAM
SCALE:
1:250
DATE:
23/06/2015
DRAWN BY:
TZ
CHECKED 1:
GA
CHECKED 2:
APPROVED:

DRAWING NAME:
LEVEL 02
DRAWING NUMBER:
DA
PROJECT NUMBER:
A1204
ISSUE:
08.15
A

PRIVATE LANEWAY



Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
G10	R1.0 insulation in floor
206	R2.0 Roof Insulation
207	R2.0 Roof Insulation
213	R2.0 Roof Insulation
214	R2.0 Roof Insulation
301	R2.0 Roof Insulation
302	R2.0 Roof Insulation
303	R2.0 Roof Insulation
304	R2.0 Roof Insulation
305	R2.0 Roof Insulation
306	R2.0 Roof Insulation
307	R2.0 Roof Insulation
308	R2.0 Roof Insulation
309	R2.0 Roof Insulation
310	R2.0 Roof Insulation

6.6
Average star rating
NATIONWIDE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000125080
Assessor Name: B Carr
Accreditation no.: VIC/BDV/12/1457
Certificate date: 23 June 2015
Dwelling Address: 417-423 Hume Highway
YAGOONA, NSW 2199

I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Bruce Carr VIC/BDV/12/1457
Assessor Signature: *Bruce Carr* Date: 23.06.15

Construction specifications:

EXTERNAL WALLS (3 types)

Cavity brick (uninsulated): brick - cavity - 75mm hebel wall - plaster render finish.

Medium colour

Rendered Brick (uninsulated): render - brick - cavity - hebel wall - render finish. Medium colour

Alucobond: alucobond hung on steel frame - hebel wall - plaster render finish medium colour

INTERNAL WALLS

Within Units: Plasterboard on studs

Party and Corridor Walls: Double timber stud with cavity between - insulated - wet plaster both sides.

WINDOWS:

Aluminium standard double-glazed: clear/12 argon gap/ low-e U= 4.10: shgc=0.52

Weather stripping to all window as per standard AS2047

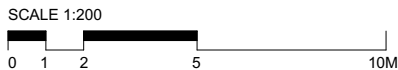
ROOF:

Concrete slab 150mm - drained tile walking surface-R2.0 insulation under slab - Susp,

Ceiling under (medium colour). See table for appropriate units

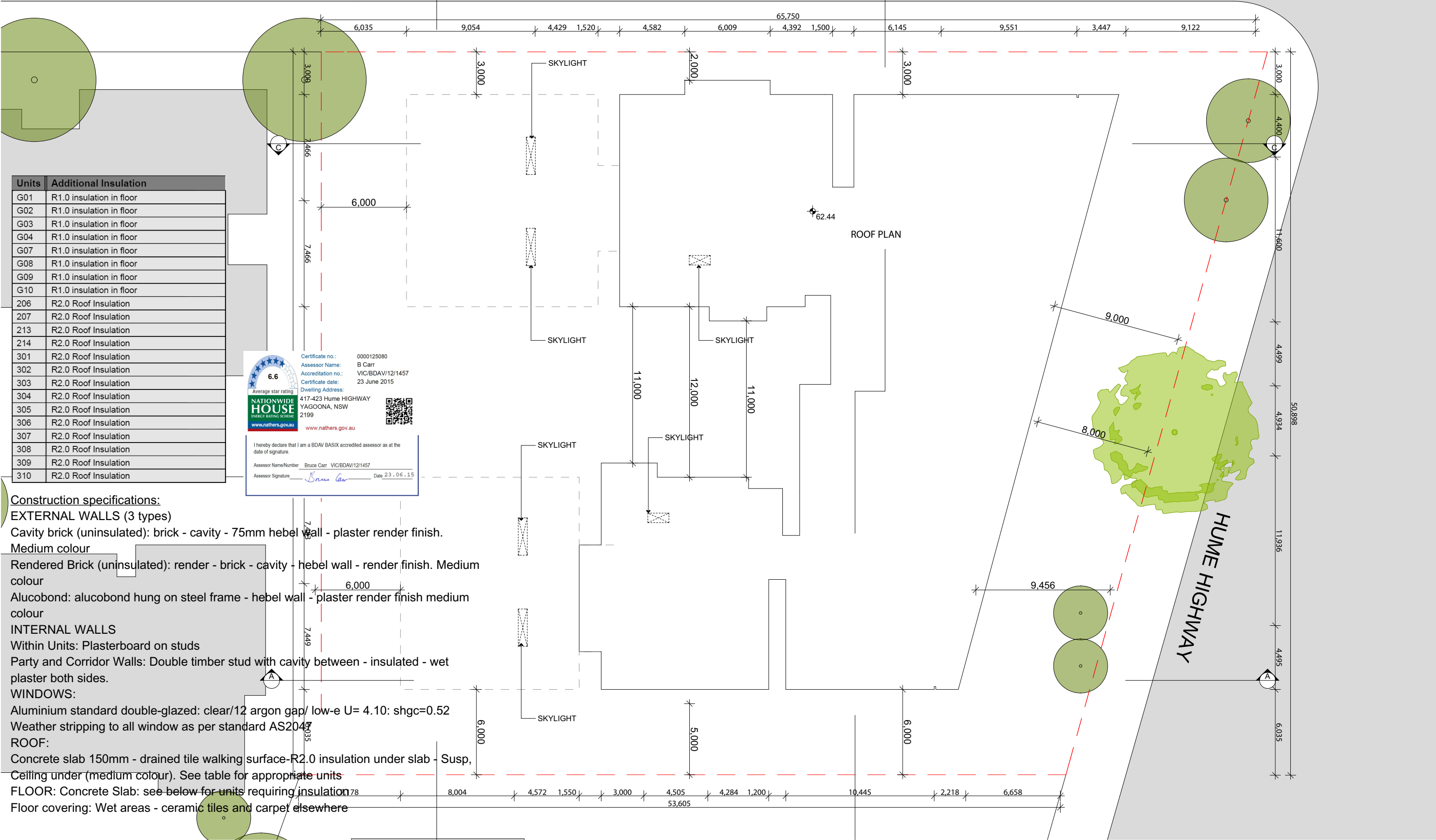
FLOOR: Concrete Slab: see below for units requiring insulation

Floor covering: Wet areas - ceramic tiles and carpet elsewhere



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---	------------------------------------	---	---	---	--	--	---	---	--	--	--	---

PRIVATE LANEWAY



Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
G10	R1.0 insulation in floor
206	R2.0 Roof Insulation
207	R2.0 Roof Insulation
213	R2.0 Roof Insulation
214	R2.0 Roof Insulation
301	R2.0 Roof Insulation
302	R2.0 Roof Insulation
303	R2.0 Roof Insulation
304	R2.0 Roof Insulation
305	R2.0 Roof Insulation
306	R2.0 Roof Insulation
307	R2.0 Roof Insulation
308	R2.0 Roof Insulation
309	R2.0 Roof Insulation
310	R2.0 Roof Insulation

6.6

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0000125080

Assessor Name: B Carr

Accreditation no.: VIC/BDV/12/1457

Certificate date: 23 June 2015

Dwelling Address: 417-423 Hume HIGHWAY
YAGOONA, NSW
2199

www.nathers.gov.au

I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature.

Assessor Name/Number Bruce Carr VIC/BDV/12/1457

Assessor Signature *Bruce Carr* Date 23.06.15

Construction specifications:

EXTERNAL WALLS (3 types)

Cavity brick (uninsulated): brick - cavity - 75mm hebel wall - plaster render finish.

Medium colour

Rendered Brick (uninsulated): render - brick - cavity - hebel wall - render finish. Medium

colour

Alucobond: alucobond hung on steel frame - hebel wall - plaster render finish medium

colour

INTERNAL WALLS

Within Units: Plasterboard on studs

Party and Corridor Walls: Double timber stud with cavity between - insulated - wet

plaster both sides.

WINDOWS:

Aluminium standard double-glazed: clear/12 argon gap/ low-e U= 4.10: shgc=0.52

Weather stripping to all window as per standard AS2047

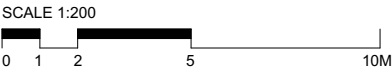
ROOF:

Concrete slab 150mm - drained tile walking surface-R2.0 insulation under slab - Susp,

Ceiling under (medium colour). See table for appropriate units

FLOOR: Concrete Slab: see below for units requiring insulation

Floor covering: Wet areas - ceramic tiles and carpet elsewhere



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NOT FOR
CONSTRUCTION

DA

A3

Drawing Original Size

2006
2015

FOR DA

Issue Date

Description

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ACN: 67167131848
UNIT 2H,
9-13 REDMYRE RD, STRATHFIELD, NSW 2135

PROJECT:
417-423 Hume Highway, Yagoona

CLIENT:
RADWAN ALAM

SCALE:
1:250

DATE:
23/06/2015

CAD FILE NUMBER:
UNIT 2H

DRAWN BY:
TZ

CHECKED 1:
GA

CHECKED 2:

APPROVED:

DRAWING NAME
ROOF PLAN

DRAWING NUMBER
DA

PROJECT NUMBER
A1206

ISSUE
08.15
A

6.6

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

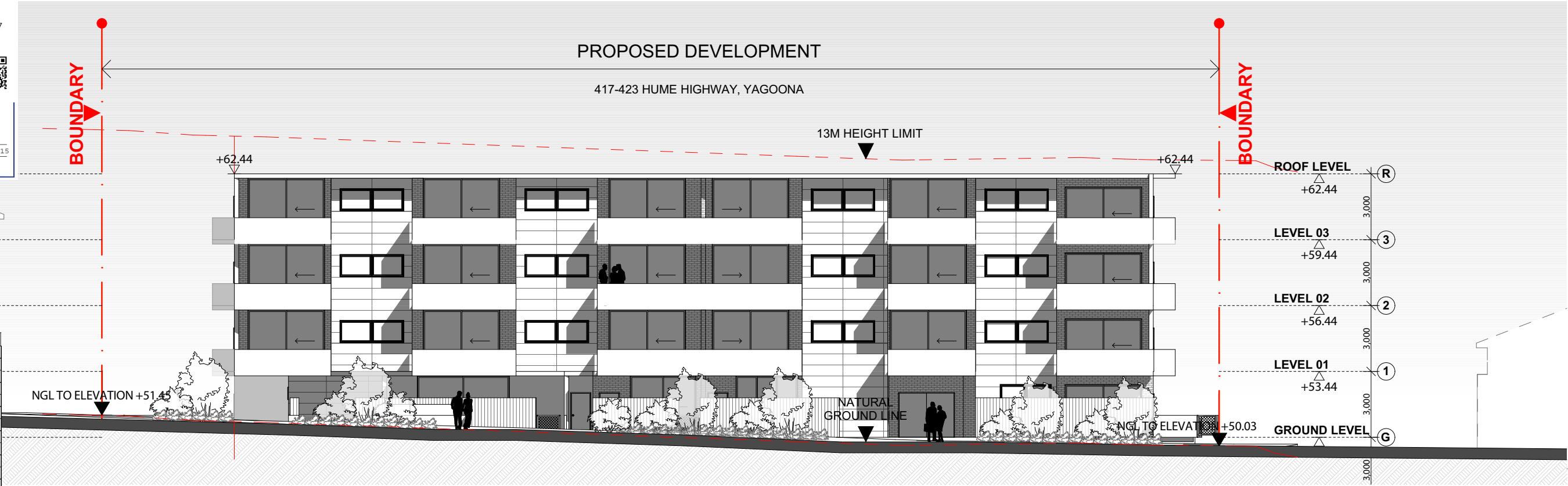
Certificate no.: 0000125080
Assessor Name: B Carr
Accreditation no.: VIC/BDAY/12/1457
Certificate date: 23 June 2015
Dwelling Address: 417-423 Hume Highway YAGOONA, NSW 2199
www.nathers.gov.au

I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

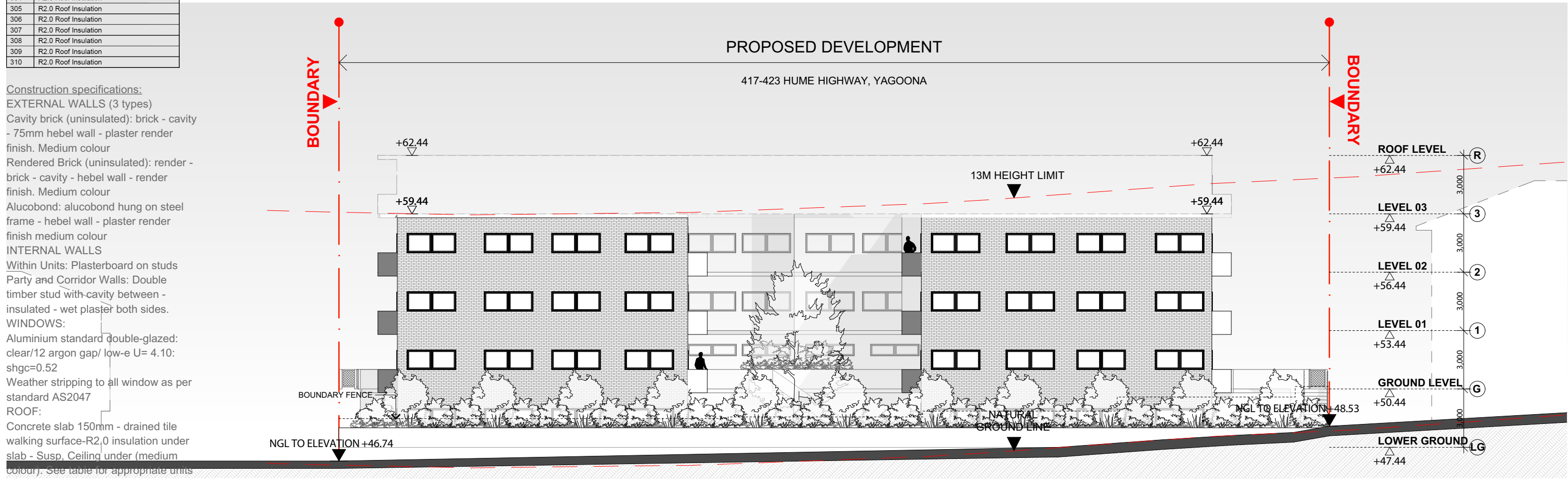
Assessor Name/Number Bruce Carr VIC/BDAY/12/1457
Assessor Signature Date 23.06.15

Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
G10	R1.0 insulation in floor
206	R2.0 Roof Insulation
207	R2.0 Roof Insulation
213	R2.0 Roof Insulation
214	R2.0 Roof Insulation
301	R2.0 Roof Insulation
302	R2.0 Roof Insulation
303	R2.0 Roof Insulation
304	R2.0 Roof Insulation
305	R2.0 Roof Insulation
306	R2.0 Roof Insulation
307	R2.0 Roof Insulation
308	R2.0 Roof Insulation
309	R2.0 Roof Insulation
310	R2.0 Roof Insulation

Construction specifications:
EXTERNAL WALLS (3 types)
Cavity brick (uninsulated): brick - cavity - 75mm hebel wall - plaster render finish. Medium colour
Rendered Brick (uninsulated): render - brick - cavity - hebel wall - render finish. Medium colour
Alucobond: alucobond hung on steel frame - hebel wall - plaster render finish medium colour
INTERNAL WALLS
Within Units: Plasterboard on studs
Party and Corridor Walls: Double timber stud with cavity between - insulated - wet plaster both sides.
WINDOWS:
Aluminium standard double-glazed: clear/12 argon gap/ low-e U= 4.10: shgc=0.52
Weather stripping to all window as per standard AS2047
ROOF:
Concrete slab 150mm - drained tile walking surface-R2,0 insulation under slab - Susp. Ceiling under (medium colour). See table for appropriate units
FLOOR: Concrete Slab: see below for appropriate units
Floor covering: Wet areas - ceramic tiles and carpet elsewhere



NORTH ELEVATION @ 1:200



SOUTH ELEVATION @ 1:200

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION
DA

AS PER COMMENT
12/10/2015
C

AS PER COMMENT
15/02/2015
B

20/07/2015
A

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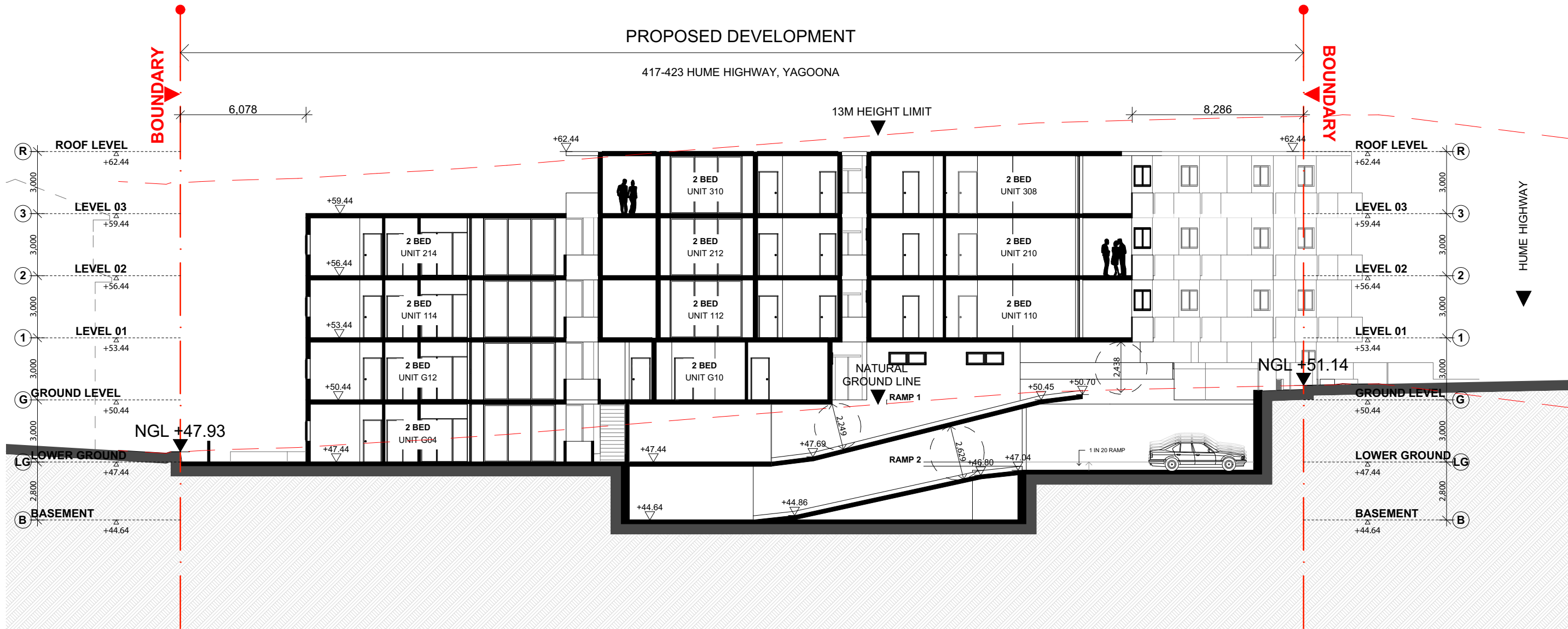
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ACN: 67167131848
UNIT 2/1
9-13 REDMYRE RD, STRATHFIELD, NSW 2135

PROJECT:
417-423 Hume Highway, Yagoona
CLIENT:
RADWAN ALAM
SCALE:
1:200
DRAWN BY:
TZ
DATE:
17/10/2015
CHECKED 1:
GA
CAD FILE NUMBER:
APPROVED:

DRAWING NAME:
ELEVATIONS
DRAWING NUMBER:
DA
PROJECT NUMBER:
A1500
ISSUE:
08.15
C



Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
G10	R1.0 insulation in floor
206	R2.0 Roof Insulation
207	R2.0 Roof Insulation
213	R2.0 Roof Insulation
214	R2.0 Roof Insulation
301	R2.0 Roof Insulation
302	R2.0 Roof Insulation
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304	R2.0 Roof Insulation
305	R2.0 Roof Insulation
306	R2.0 Roof Insulation
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308	R2.0 Roof Insulation
309	R2.0 Roof Insulation
310	R2.0 Roof Insulation

Construction specifications:

EXTERNAL WALLS (3 types)

Cavity brick (uninsulated): brick - cavity - 75mm hebel wall - plaster render finish.

Medium colour

Rendered Brick (uninsulated): render - brick - cavity - hebel wall - render finish.

Medium colour

Alucobond: alucobond hung on steel frame - hebel wall - plaster render finish

medium colour

INTERNAL WALLS

Within Units: Plasterboard on studs

Party and Corridor Walls: Double timber stud with cavity between - insulated - wet plaster both sides.

WINDOWS:

Aluminium standard double-glazed: clear/12 argon gap/ low-e U= 4.10: shgc=0.52

Weather stripping to all window as per standard AS2047

ROOF:

Concrete slab 150mm - drained tile walking surface-R2.0 insulation under slab -

Susp. Ceiling under (medium colour). See table for appropriate units

FLOOR: Concrete Slab: see below for units requiring insulation

Floor covering: Wet areas - ceramic tiles and carpet elsewhere



Certificate no.: 0000125080
Assessor Name: B Carr
Accreditation no.: VIC/BDV/12/1457
Certificate date: 23 June 2015

Dwelling Address:
417-423 Hume HIGHWAY
YAGOONA, NSW
2199



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I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Bruce Carr VIC/BDV/12/1457

Assessor Signature: *Bruce Carr* Date: 23.06.15

SCALE 1:200

0 1 2 5 10M

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CONSTRUCTION

DA

A3

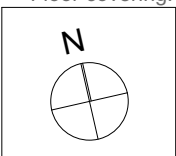
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AS PER COMMENT FOR DA
B 13/10/2015
A 20/06/2015
Issue Date

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PROJECT:
417-423 Hume Highway, Yagoona

CLIENT:
RADWAN ALAM

SCALE:
1:200

DATE:
13/10/2015

CAD FILE NUMBER:

DRAWN BY:
TZ

CHECKED 1:
GA

CHECKED 2:

APPROVED:

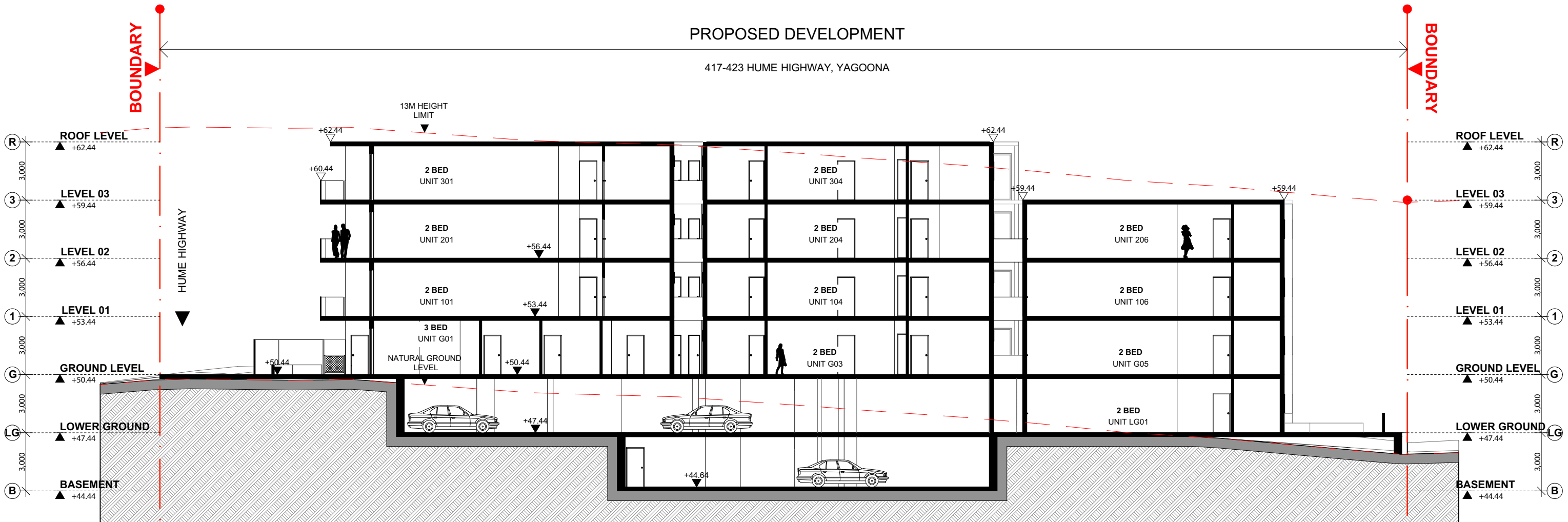
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SECTION A

DRAWING NUMBER
DA

PROJECT NUMBER
A1700

ISSUE
B

08.15

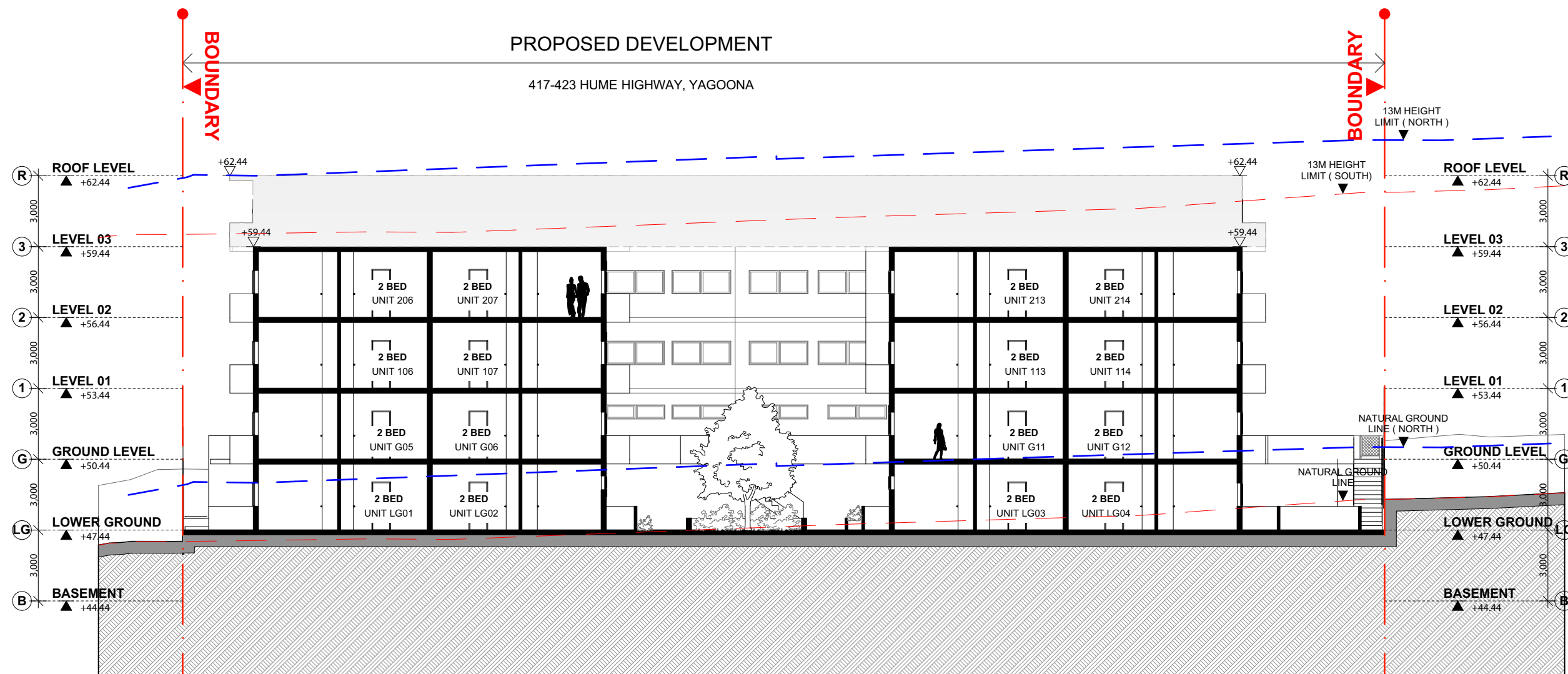


SECTION FOR WESTERN ELEVATION @1:200

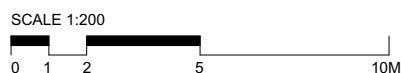
SCALE 1:200

0 1 2 5 10M

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SECTION FOR SOUTHERN ELEVATION @1:200



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