DEVELOPMENT APPLICATION

Proposed Residential Units



FSR	0.8 :1	Allowsbie	
F\$R	0.89:1	Proposed	
Affordable Housing	0.19:1	530 aq m	
Units A01 to A 08		603 sq m	Proposed

Gross Roor Arees				
Name	Area	Lavel		
Block A	438.5 m²	South St - Ground Level		
Block A	509.4 m ²	South St - Level 1		
Block A	509.4 m²	South St - Level 2		
Block B	443.8 m²	Burbang Cres - Ground Level		
Block B	442.3 m²	Burbang Cres - Level 1		
Block B	442.3 m²	Burbang Cres - Level 2		
TOTAL	2783.7 m²	7		

	Cerp	perking		
	Block A	Block B	TOTAL	
Residential	13	14	77	
Adapteble	2	2	4	
Visitor	4	2	6	
TOTAL	19	18	37	
Storage Spaces	18	18	34	
Motorcycle Bays	1	0	1	
Bicycle Bays	8	8	16	

SPACE PROVISIONS

	Block A	Block B	TOTAL	Adaptable Units	LHA - Silver Compile
1 Bedroom	2	0	2	Ĭ	T .
1 Bed. Adeptable	C	2	2	2	1
2 Bedroom	11	8	19		57.
2 Bed. LHA - Silver Compliant	14	2	3	j	3
2 Bed. Adaptable	2	0	2	2	
3 Bedroom	1	3	4		
TOTAL	17	15	32	4 (12.5%)	3 (9.4%)

Unit Areas					
Unit#	Unit Area	Belcony/Countyard Area	No. of Bede	Lavel	
A 01	68.2 m²	84.9 m²	I Bed - Aff	Block A - Ground Level	
A (12	75.5 m²	72.4 m²	2 Bed - Aff	Block A - Ground Level	
A 03	75.0 m²	71.5 m²	2 Bed - Aff	Block A - Ground Level	
A 04	64.0 m²	49.2 m²	1 Bed - Aff	Block A - Ground Level	
A 05	98.5 m²	85.2 m²	3 Bed - Aff	Block A - Ground Level	
A 06	77.8 m²	11.7 + 6.7= 18.4 m²	2 Bed - Aff	Block A - Level 1	
A 07	75.5 m²	10.1 m²	2 Bed - Aff	Block A - Level 1	
A 06	78.7 m²	17.3 m²	2 Bed - Aff	Block A - Level 1	
A 09	82.8 m²	11.0 + 7.1= 18.1 m ³	2 Bad	Block A - Level 1	
A 10	75.4 m²	10.3 m²	2 Bed	Block A - Level 1	
A11	78.8 m²	17.1 m²	2 Bed	Block A - Level 1	
A 12	77.8 m²	11.7 + 6.7= 18.4 m ²	2 Bed	Block A - Level 2	
A 13	75.5 m²	10.1 m²	2 Bed	Block A - Level 2	
A 14	78.7 m²	17.3 m²	2 Bed	Block A - Level 2	
A 15	82.8 m²	11.0 + 7.1= 18.1 m ²	2 Bed	Block A - Level 2	
A 16	75.4 m²	10.3 m²	2 Bed	Block A - Level 2	
£17-	78.9 m* >- 1		~ 28ed \~~ \	Block A Level 2 / / / / /	
B 01	90.0 m²	42.0 m²	2 Bed	Block B - Ground Level	
B 02	64.8 m²	20,7 m²	1 Bed	Block B - Ground Level	
B ()3	63.8 m²	83.4 m²	1 Bed	Block B - Ground Level	
B 04	96.7 m²	44.0 m²	3 Bed	Block B - Ground Level	
B 06	78.6 m²	38.9 m²	2 Bed	Block B - Ground Level	
9 06	76.5 m³	11.1 m²	2 Bed	Block B - Level 1	
B 07	77.7 m²	10.2 m²	2 Bed	Block B - Lavel 1	
B 08	75.4 m²	10.8 + 8.5= 19.3 m²	2 Bed	Block B - Level 1	
B (19	96.7 m²	10.0 m²	3 Bed	Block B - Level 1	
B 10	76.8 m²	10.0 m²	2 Bed	Block B - Level 1	
B 11	76.5 m²	11.1 m²	2 Bed	Block B - Level 2	
B 12	77.7 m²	10.2 m²	2 Bed	Block B - Level 2	
B 13	75.4 m²	10.8 + 8.5= 19.3	2 Bad	Block B - Level 2	
B 14	96.7 m²	₹0,0 m²	3 Bed	Block B - Level 2	
B 15	76.8 m ^a	10.0 m²	2 Bed	Block B - Level 2	

BASIX COMMITMENTS

The commitments set out below generally regulate how the proposed development is to be carried out - refer to BASIX Report for specific requirements:

(A) Dwelling

(i) Weler

b) The applicant must plant insignmus or low eather use species of vegetation throughout the eres of land specified for the weighing in the "indigenous species" column found in the BASIX certificate, as private landscaping for that dwelling, (This area of algorous vegetation is to be contained within the "Area of garden and learn for the dwelling specified in the "Description of the "area of garden and learn for the dwelling specified in the "Description of t

 a) The applicant must not install a private mainring pool or eps for the dwalling, with a volume exceeding that specified for it is to belie in the RASIX Confliction.

(g) The pool or ups must be located as specified in the lattle in the BASIX Certificate

(ii) The applicant must install, for the dwelling, each elemative weter supply system, with the specified size, listed for that dwelling in the battle in the BASIX cartificate. Each system must be configured to collect nur-off from the armes specified (excluding any area which supplies any other atternative vester supply system), and to divert overflow as specified. Each system must be connected as apacified.

(ii) Eners

(b) The applicant must limited each hot water system opecified for the dwelling in the table in the BASIX Cartificate, so that the dwellings hot vector is supplied by that system. If the table specifies a central hot vector system for the dwelling, then the applicant must connect that cannot system to the dwelling, so that the dwellings hot vector is supplied by that cannot be each or.

(f) This commitment applies to each room or sine of the deathing which is referred to in a heading to the "Natural Lighting" column of the lable in the BASDX Corillicate (sud only to the extent specified for that room or sines). The applicant must heare their each such room or sines is litted with a whicker another slightly.

(iii) Thermal Comfort

When here is an insight healthy or positive exclusion the southwall must

(as) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the state; or (ab) On a wayerhand floor, insulation with an R-value of not less than 1.0 underseath the stab and around the vertical edges of the perimeter of the stab.

(h) The applicant must construct the floors and wells of the development in accordance with the specifications listed in the table in the BASK Cartification.

(B) Common areas and central systems/facilities

(i) Water

b) The symbourt must install (or insure that the development is sentrant by) the atternative water supply system(s), practical in the "Contral systems" cultum of the table in the BASIX Conflictal. In each case, the system result be about, by ortifigared, and be connected, as specified in the table in the BASIX Conflictals.

(c) A swimming pool or east field in the lable must not have a volume (in ki.a) greater than that apacified for the pool or apa in the table in the BASIX Certificate.

(II) Energy

c) The applicant must install the systems and finkers, specified in the "Cardinal awargy systems" column of the table in the SASIX Cardinate, in each case, the system or finkers must be of the type, and meet the specifications, listed for it in the

DRAWING LIST

Sheet List			
Drawing Name	Scale	Drawing Number	
Cover Sheet		00	
Sin Analysis Plan	1200	01	
Site & Roof Plan	1:200	02	
Besement Level	1:200	03	
Ground Floor Level	1:200	04	
Level 1 Floor Plan	1200	06	
Level 2 Floor Plan	1:200	06	
Elevations	1:200	07	
Site Sections & Site Details	1200	08	
Typical Layouts / Poet Adaptable Units	1:100	09	
Typical Layouts / Post Adaptable Units 2	1:100	10	
Shadow Diagrams 1	1:600	11	
Shedow Diagrama 2	1:500	12	

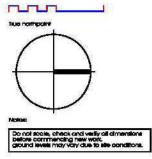
A Development Application

Application

Amendments to 12-07-1

14-16 Burbang Cres & 47-49 South St Rydalmere







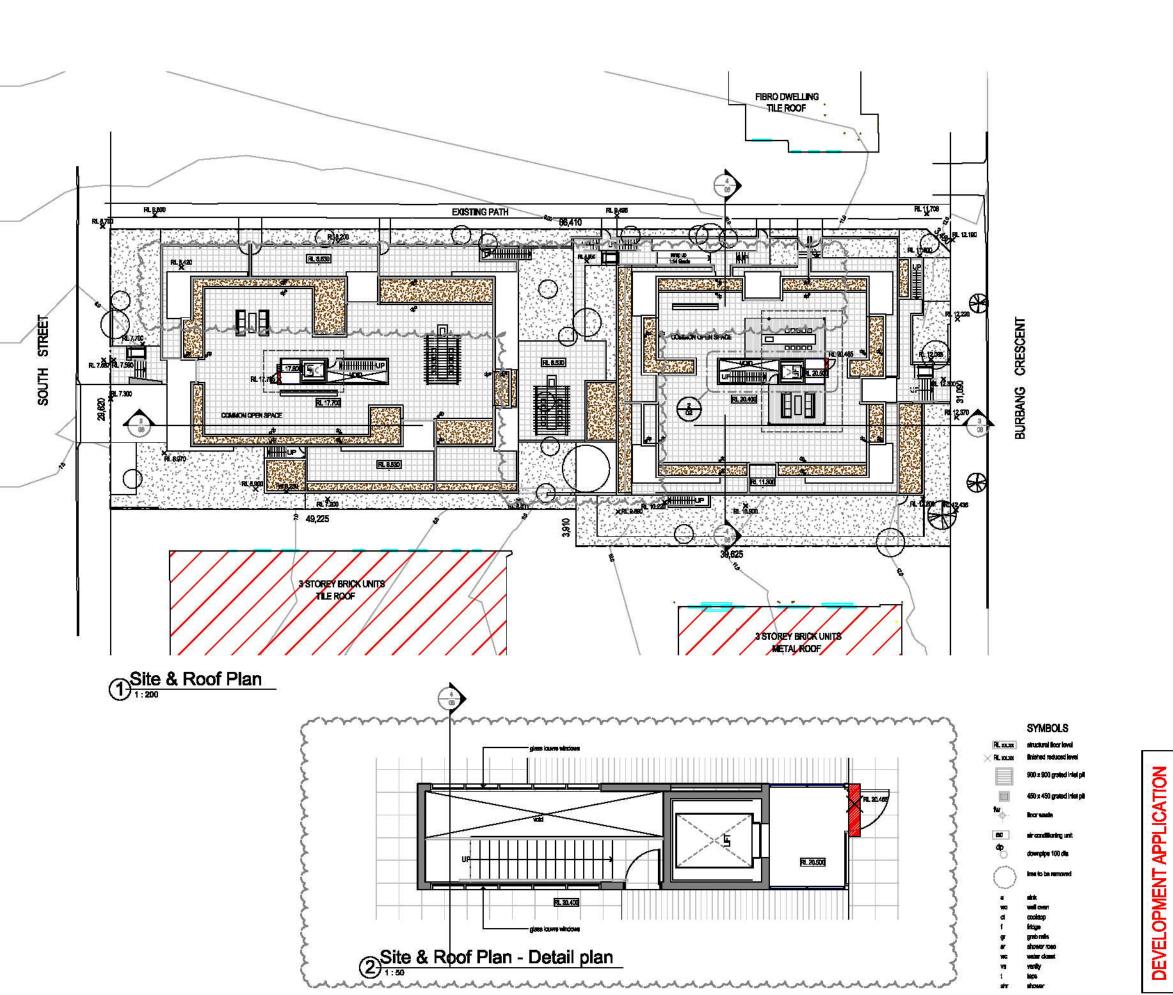
Location Map

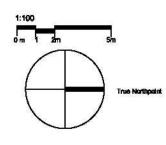
- for more information regarding the size and its surrounds-refer to the written site energies statement refer to ground floor plan and survey chavings for ette dimensions and bearings

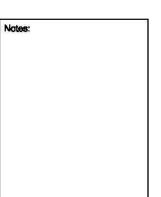
- (Sign to Auburn Mail
- 1.5km to Rydelmere Trein Station
- 100m to nearest Bus Stop (South Street)
- 25cm to Hospital
- 200m to Rydelmere Park
- 1km to local Public Library
- 400m to Post Office
- 400m to newest Place of Warship
- 200m to Hilliop Rd Primary 1.4km to St Patricks Martst College



NO.	Proposed		
PPLICATIO	Project odds 14-16 But Ryddings	tung Cres & 4	7-49 South :
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OPMENT	Site	e Anal	ysis
EVEL	Dicavit JYK	9cmb 1:300	Checked
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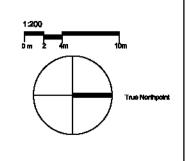
Proposed Residential Units 14-16 Burbang Cres & 47-49 South St Strong Property Development

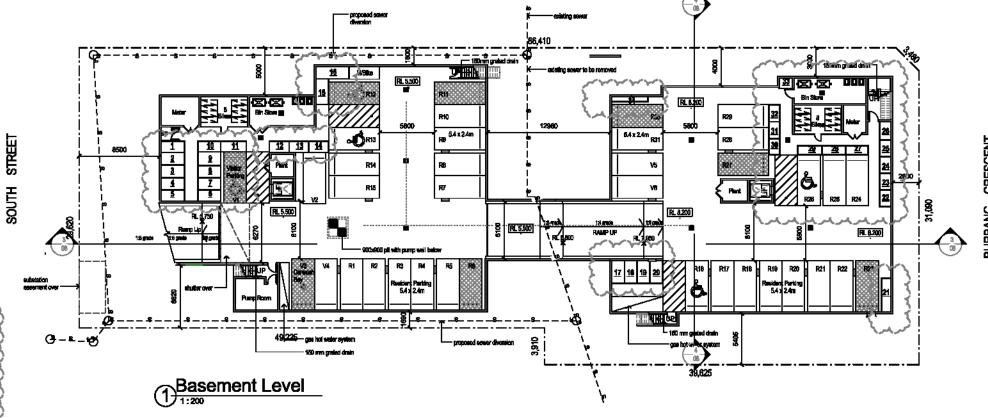
2281

Site & Roof Plan JYK JADNo As indicated Desiral No. Checker

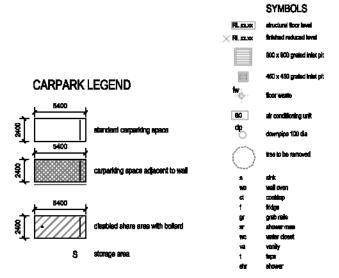
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Besement Storage Room Values Number Unit Area Volume 3.1 m² 8.0 m³ 3.1 m² 8.0 m² 3.0 m² 7.7 m³ 7.3 m³ 7.1 m² 2.9 m² 7.6 m³ 7.6 m³ 8.6 m^a 2.5 m² 6.5 m² 2.3 m² 3.4 m² 9.0 m^a 4.4 m² 11.6 m³ 8.1 m³ 8.1 m^a 8.1 m^a 3.1 m² 8.0 m^a 3.1 m² 3.3 m² 8.6 m^a 2.0 m² 5.2 m³ 2.0 m² 2.0 m² 2.0 m² 6.2 m³ 5.2 m³ 2.2 m² 6.8 m³ 2.1 m² 2.2 m² 5.5 m^a 5.7 m^a 2.3 m² 6.9 m³ 4.7 m^a 5.0 m^a 1.8 m² 1.9 m² 6.0 m³ 1.9 m² 1.5 m²



Notes:

The internal driveway ramp widths, circulation alsies and vehicle turning areas shall be designed and constructed in accordance with AS2890.1

All security shutters to be controlled by residents with remote control air key system access.

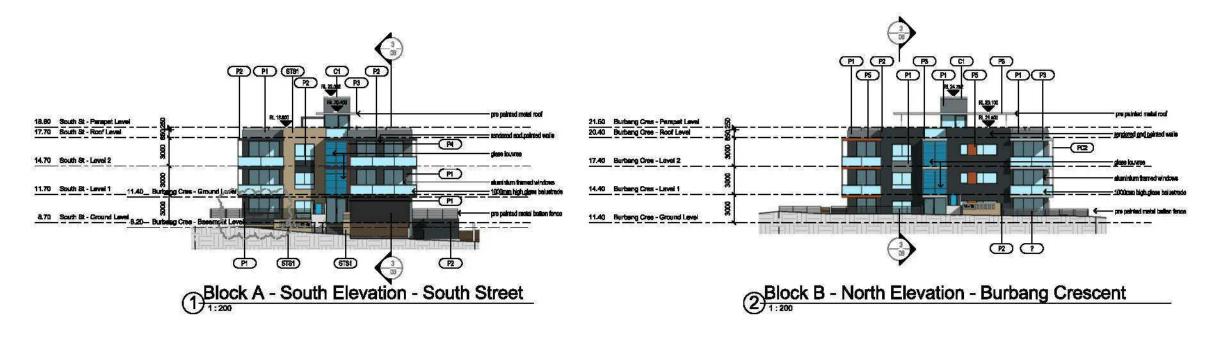
All underground parking areas to be painted white

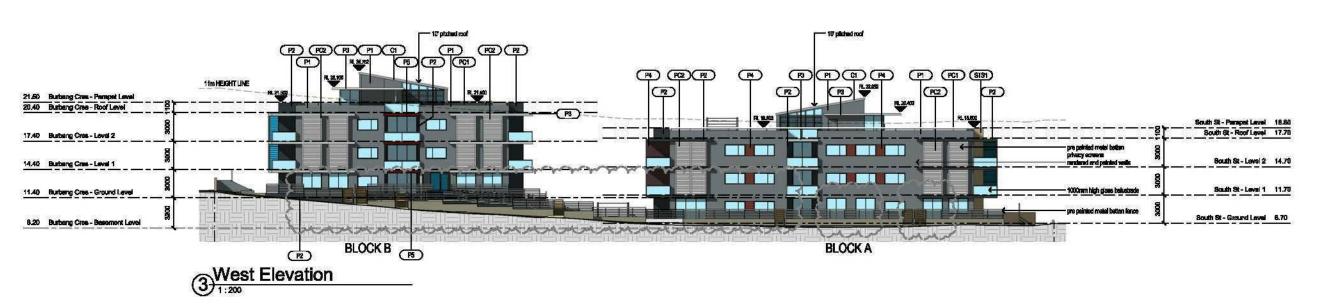
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Ĭ	Sens central berail	
В	Amendments to address Council's beauty	12.07-10
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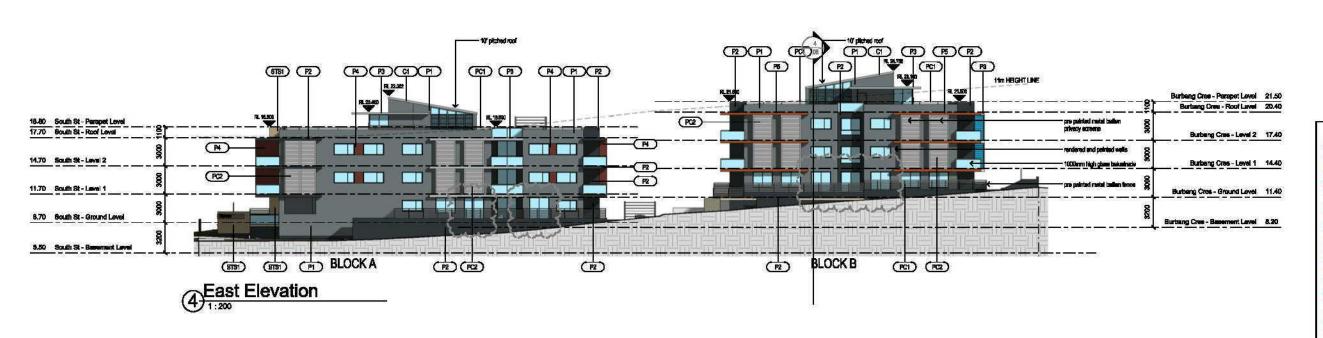


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8	Project Proposed R	esidential Units	ı
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APPL	Strong Prop	erty Developm	ent
EVELOPMENT APPLICATION		ent Leve	
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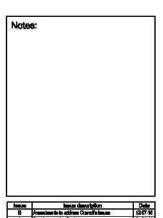






LEGEND

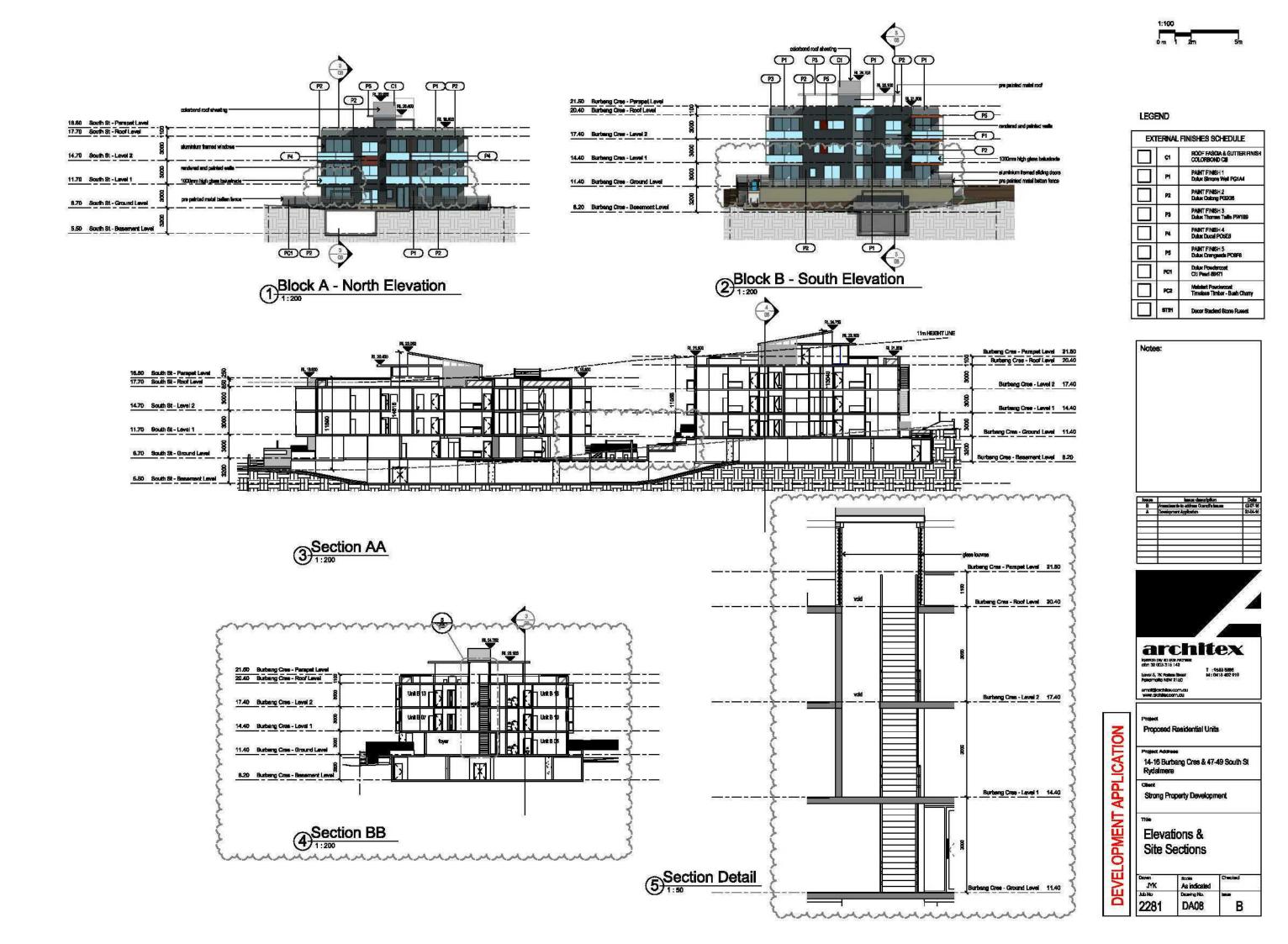
EXTE	RNAL	FINISHES SCHEDULE
	C1	ROOF FASCIA & GUTTER FINISH COLORBOND CILI
	м	PAINT FINISH 1 Dulus Simons Well PG1A4
	P2	PAINT FINISH 2 Dulux Oxlong PG2G6
	Pa	PARIT FRESH S Duke Thomas Talia PW198
	P4	PAINT FINISH 4 Duke Ducal POSE3
	P6	PAINT FINISH 5 Dulux Orangasala POSF8
	PC1	Dutus Powdersont Clif Pearl 89471
	PC2	Metalart Powdercost Timeless Timber - Bush Cherry
	STE1	Decor Stecked Stone Russet



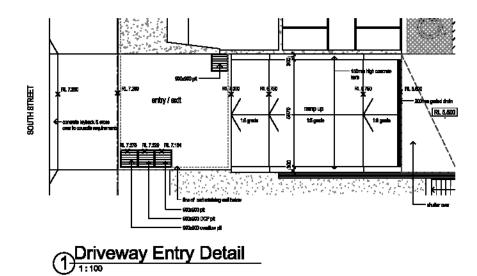
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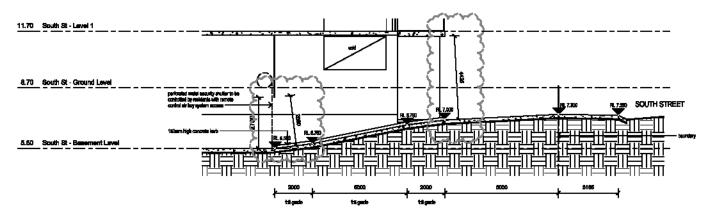


2	Project Proposed	Residential Unit	Š
CAL	Project Addr 14-16 But Rydalmer	bang Cres & 47-	49 South St
APT L	Strong Pi	roperty Develop	nent
OFMENI AFFLICATION	Eleva	tions	
EVEL	Dioxen JYK	Scale As indicated	Checked
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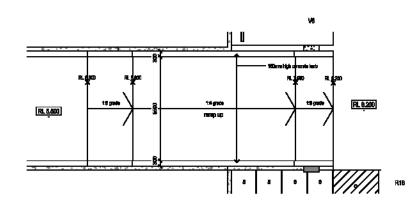




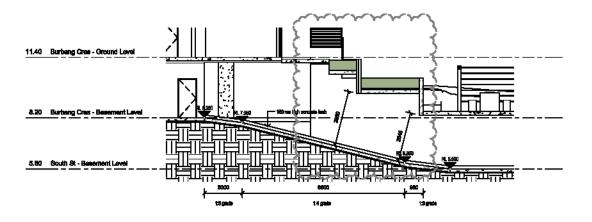




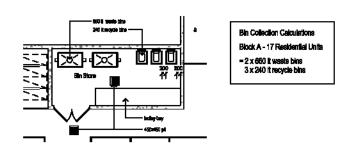
Driveway Cross Section



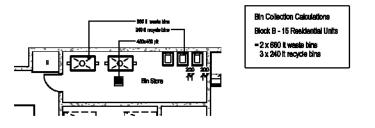
3 Basement Ramp Detail



Basement Ramp Cross Section



5 Bin Store Area - Block A



Bin Store Area - Block B



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В	havan dascription Aramataurio in address Council o havan	12-07-10
٨	Development Application	07-04-16



NO	Project Proposed R	esidential Units									
ICATI	14-16 Burbang Cres & 47-49 Sout Rydalmere										
APPL	Strong Property Development										
LOPMENT APPLICATION	Site De	etails									
EVEL	JYK	1:100	Checker Checker								
퓝	2281	DA09	 B								

STORMWATER CONCEPT PLAN

AT 14-16 BURBANG CRES & 47-49 SOUTH ST, RYDALMERE, NSW

NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION EXACT LOCATIONS & DEPTHS TO BE ACURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTIN THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS



GENERAL NOTES

- ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH COUNCIL'S DCP AND TO COUNCIL'S SATISFACTION.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- 7 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER AND COUNCIL ENGINEER FOR RESOLUTION.
- 9. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
 10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE
- 11. ALL PIT GRATES ON SITE MUST BE HINGED WITH
- 12. PITS DEEPER THAN 1m REQUIRE STEP IRONS IN A STAGGERED MANNER. THE DEPTH OF ANY PIT IN EXCESS OF 2m SHALL BE STRUCTURALLY DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER AND SUBMITTED TO COUNCIL FOR APPROVAL.

- PROVIDE GRATED DRAIN IN ALL OPEN AREAS TO THE SKY INCLUDING STAIRS AND CONNECT TO NEAREST STORMWATER SYSTEM.
- 14. PROVIDE EMERGENCY SPITTERS TO ALL BALCONIES.
- PROVIDE AGG PIPE IN ALL LANDSCAPE AREA AND CONNECT TO THE STORMWATER DRAINAGE SYSTEM.

SYMBOLS

F.F.L. FINISHED FLOOR LEVEL
T.K. TOP OF KERB
RL PIT SURFACE LEVEL
IL INVERT LEVEL
--- STORMWATER DRAINAGE PIPE
DOWNPIPE TO RAINWATER TANK
+DP DOWN PIPE
VD VERTICAL DROP PIPE

VR VERTICAL RISER

IO INSPECTION OPENING
 MASONRY RETAINING WALL

FLOOR WASTE 1500

GRATED INLET PIT

GRATED DRAIN



OVERLAND FLOW PATH

₽SP

SPREADER

NOTES: DRAINAGE LINES

TO COLLECT SURFACE WATER

TO COLLECT ROOF WATER ONLY TO RAINWATER TANK

DP : 100Ø DOWN PIPE

@1% MIN. U.N.O.

REFER TO AS.3500 PART 3 TABLE 7.2
P1: 1000 UPVC PIPE AT 1.0% MIN. GRADE
P2: 1500 UPVC PIPE AT 1.0% MIN. GRADE

P2: 1500 UPVC PIPE AT 1.5% MIN. GRADE P3: 2250 UPVC PIPE AT 0.5% MIN. GRADE P4: 3000 UPVC PIPE AT 0.4% MIN. GRADE P5: 3750 UPVC PIPE AT 0.4% MIN. GRADE P6: 4500 RCP PIPE AT 0.4% MIN. GRADE

DRAWING SCHEDULE

DRAWING No.	DRAWING TITLE
D00	COVER SHEET, LEGEND & DRAWING SCHEDULE
DO1	BASEMENT STORMWATER DRAINAGE PLAN -PART1
002	BASEMENT STORMWATER DRAINAGE PLAN -PART2
DO3	BASEMENT STORMWATER DRAINAGE DETAILS
DO4	GROUND FLOOR STORMWATER DRAINAGE PLAN - PART 1
DOS	GROUND FLOOR STORMWATER DRAINAGE PLAN - PARTZ
DO6	STORMWATER DRAINAGE DETAILS
DO7	SOIL AND WATER MANAGEMENT PLAN AND DETAILS
DO8	MUSIC RESULT AND DETAILS
DO9	MUSICLINK REPORT





LOCALITY SKETCH

* NEW LEVEL
+ EXISTING LEVEL

PROVIDE 150mm GAP UNDER THE FENCE AND IF BLOCK WALL PROVIDED, THEN PROVIDI OPENING FOR EMERGENCY OVERFLOW.

NOT FOR CONSTRUCTION

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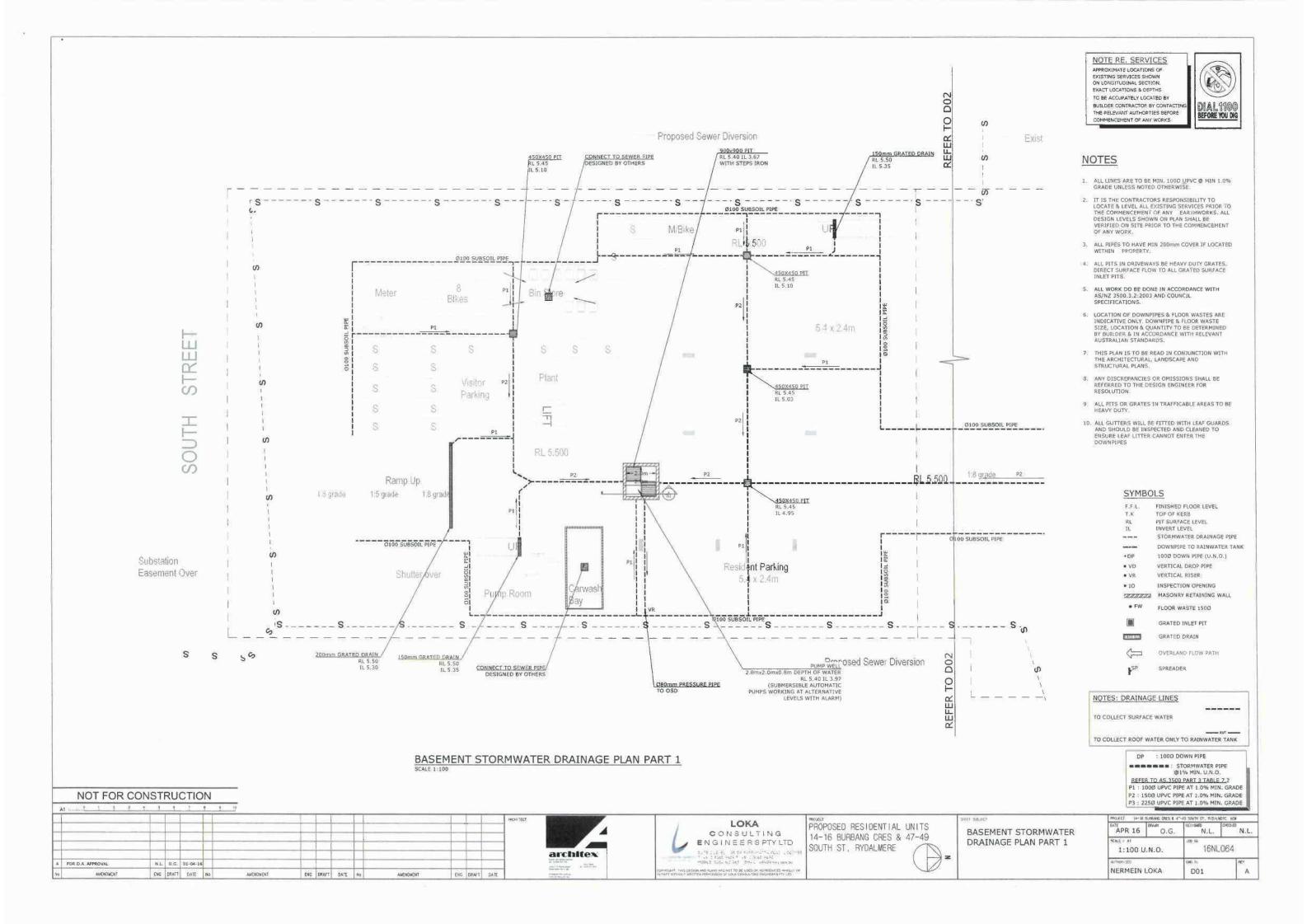


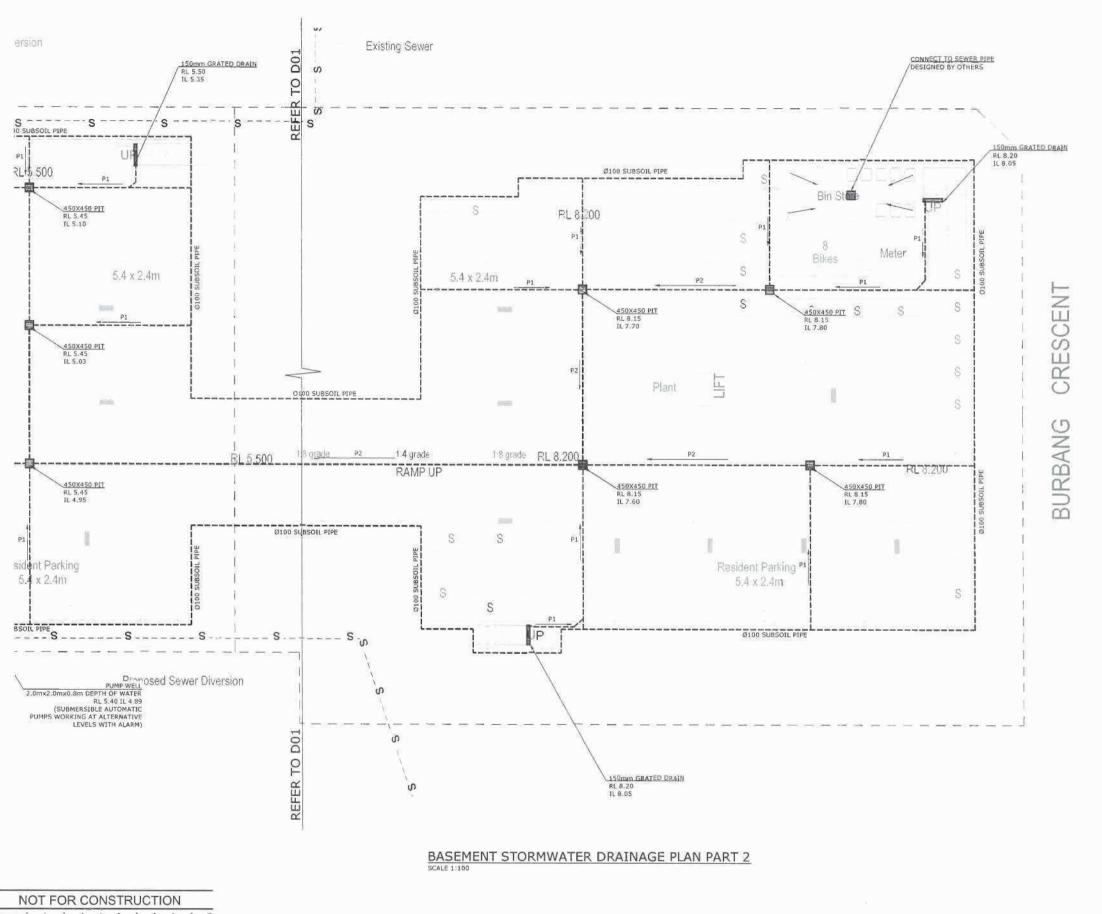


PROPOSED RESIDENTIAL UNITS 14-16 BURBANG CRES & 47-49 SOUTH ST. RYDALMERE

COVER SHEET, LEGEND AND DRAWING SCHEDULE

APR. 16	APR. 16 O.G. DESIGNED N.L.							
N.T.S.		16NL064						
AUTHOR: SED NERMEIN I	OKA	DNG No	aev A					





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Section 19 to 19 t

ENG DRAFT DATE

FOR D.A. APPROVA

AMENDMENT

ENG DEAFT DATE No

AMENDMENT

ENC DRAFT DATE No.

NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN EXACT LOCATIONS & DEPTHS TO SE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTA THE RELEVANT AUTHORTIES BEFORE

COMMENCEMENT OF ANY WORKS



NOTES

- ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0%. GRADE UNLESS NOTED OTHERWISE.
- 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERTIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- 4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH A5/NZ 3500.3.2:2003 AND COUNCIL SPECIFICATIONS.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY, DOWNPIPE & PLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED. BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
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- 10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE

SYMBOLS

F.F.L. FINISHED FLOOR LEVEL TOP OF KERB PIT SURFACE LEVEL INVERT LEVEL STORMWATER DRAINAGE PIPE DOWNPIPE TO RAINWATER TANK * DP 100Ø DOWN PIPE (U.N.O.) • VD VERTICAL DROP PIPE • VR VERTICAL RISER INSPECTION OPENING • IO MASONRY RETAINING WALL

FLOOR WASTE 1500

GRATED INLET PIT GRATED DRAIN

OVERLAND FLOW PATH

SPREADER

TO COLLECT SURFACE WATER

DP : 1000 DOWN PIPE STORMWATER PIPE @1% MIN. U.N.O. REFER TO AS 3500 PART 3 TABLE 7.2 P1: 1000 UPVC PIPE AT 1.0% MIN. GRADE P2: 1500 UPVC PIPE AT 1.0% MIN. GRADE

P3: 225Ø UPVC PIPE AT 1.0% MIN. GRADE

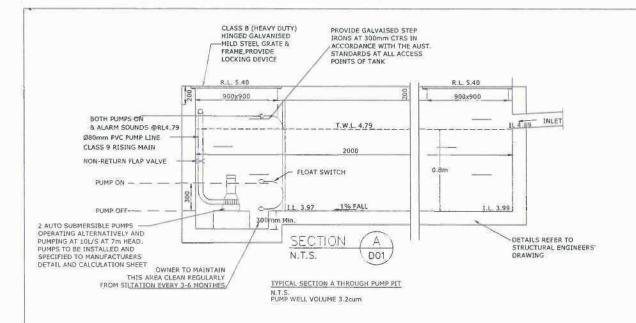
APR 16 O.G. N.L. BASEMENT STORMWATER N.L. DRAINAGE PLAN PART 2 16NL064 1:100 U.N.O. NERMEIN LOKA D02

NOTES: DRAINAGE LINES

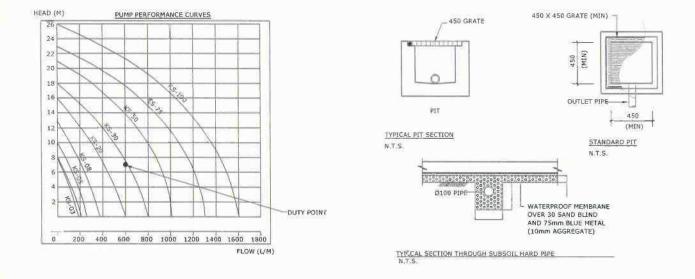
TO COLLECT ROOF WATER ONLY TO RAINWATER TANK



DEVELORIT THIS DESIGN AND PLANS ARE NOT TO BE USED OR REPRODUCED WHOLLY OF PART WITHOUT WRITTEN PERMISSION OF LOAD COMMANDING SIGNIERS PTY LTD



		Out		0.	itlet	Ra	ted	Max	imum	Weigh	Dimension			
	Type	Out	Output		Outlet		Head Capacity		Capacity	weign	Differiatori			
	E-900/3	HP	kW	mm	Inch	M	LPM	M	LPM	Kg	L(mm)	W(mm)	H(mm)	
	KS-03	1/3	0.25	40	11/2"	3	130	8	180	9	188	141	305	
	KS-04	1/2	0.4	50	2"	S	150	8	220	11	208	140	359	
	KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375	
	KS-08	1	0.75	50	2"	- 6	240	13	380	21	290	180	425	
	KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475	
	KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450	
RECOMMENDED	KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530	
PUMP	KS-75	7.1/2	5.6	100	4"	15	800	23	1300	60	550	310	590	
0.0000000000000000000000000000000000000	KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610	



PUMP SPECIFICATIONS

STANDARD PUMP-OUT NOTES

THE PUMP-OUT SYSTEM IS DESIGNED TO WORK IN THE FOLLOWING MANNER -

- THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE EQUAL OPERATION LOAD & PUMP LIFE.
 A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK.
- IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.

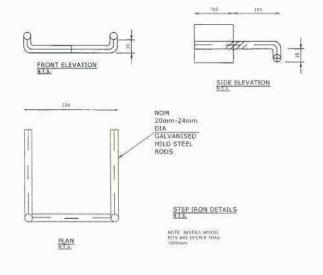
 3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE & DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.
- ORAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.

 A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING & ACTIVATE THE ALARM.

 S. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT & A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE. TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

PUMP WELL DETAILS

SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 2 HR STORM INTENSITY IS 49.30mm/hr, AREA DRAINING TOWARDS SUMP IS 14.87m2 Q=CIA/3600 = 1.0x49.3x14.87/3600 = 0.204L/ S VOLUME REQUIRED IS 0.204x(2x60x60) =1469L STORAGE PROVIDED 2000x2000x800 = 32001 STORAGE PROVIDED 2000x2000x800 = 3200L
THEREFORE ADEQUATE STOPAGE PROVIDED
PUMP OUT RATE BASED ON 100YR SMINS. STORM = 230mm/hr
Q=CLA/3600 = 1,0x230x14.87/3600 = 0,951/s
USE KS 30 OR EQUIVALENT DUAL PUMPS TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL
PANEL WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY AT 101/s AT 7m HEAD





"DANGER" AND BACKGROUND RECTANGLE CONTAINING ELIPSE OTHER LETTERING AND BORDER

MATERIALS

SIGN TO EACH ENTRANCE OF THE UNDERGROUND TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER BLACK CATCHMENT TRUST REQUIREMENTS POLYPROPYLENE

CONFINED SPACE WARNING SIGN

NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION **EXACT LOCATIONS & DEPTHS** TO BE ACCUPATELY LOCATED BY BUILDER CONTRACTOR BY CONTACT!
THE PELEVANT AUTHORTIES BEFORE COMMENCEMENT OF ANY WORKS



NOTES

- ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS, ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- 4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3 2:1998 AND COUNCIL SPECIFICATIONS:
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- 8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- 10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE

WARNING

PUMP OUT SYSTEM FAILURE IN BASEMENT WHEN LIGHT IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

1- SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT.

COLOURS :: -

WARNING - RED BORDER AND OTHER COLOURING - BLACK

NOTE: A SUITABLE ALARM SYSTEM POSITIONED AT ENTRANCE OF BASEMENT CARPARK TO PROVIDE A FLOOD WARNING IN CASE OF PUMP FAILURE (TO COUNCILS SPEC). AS SHOWN ABOVE.

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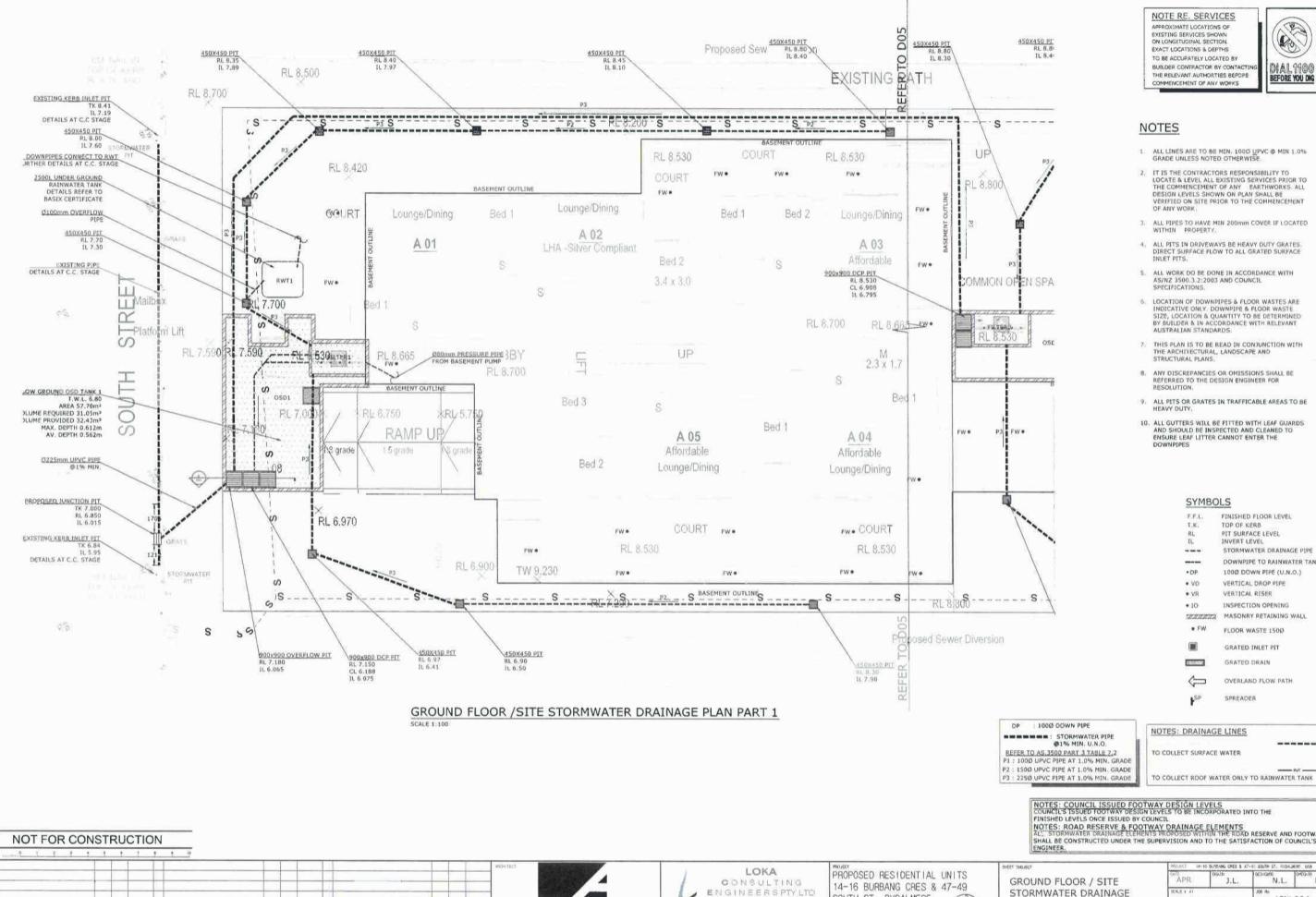




PROPOSED RESIDENTIAL UNITS 14-16 BURBANG CRES & 47-49 SOUTH ST. RYDALMERE

BASEMENT STORMWATER DRAINAGE DETAILS

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ENG DRAFT DATE

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FOR D.A. APPROVA

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STORMWATER DRAINAGE PIPE DOWNPIPE TO RAINWATER TANK MASONRY RETAINING WALL

FINISHED LEVELS ONCE ISSUED BY COUNCIL

NOTES: ROAD RESERVE & FOOTWAY DRAINAGE ELEMENTS

ALL STORMATER DRAINAGE ELEMENTS PROPOSED WITHIN THE ROAD RESERVE AND FOOTWAY

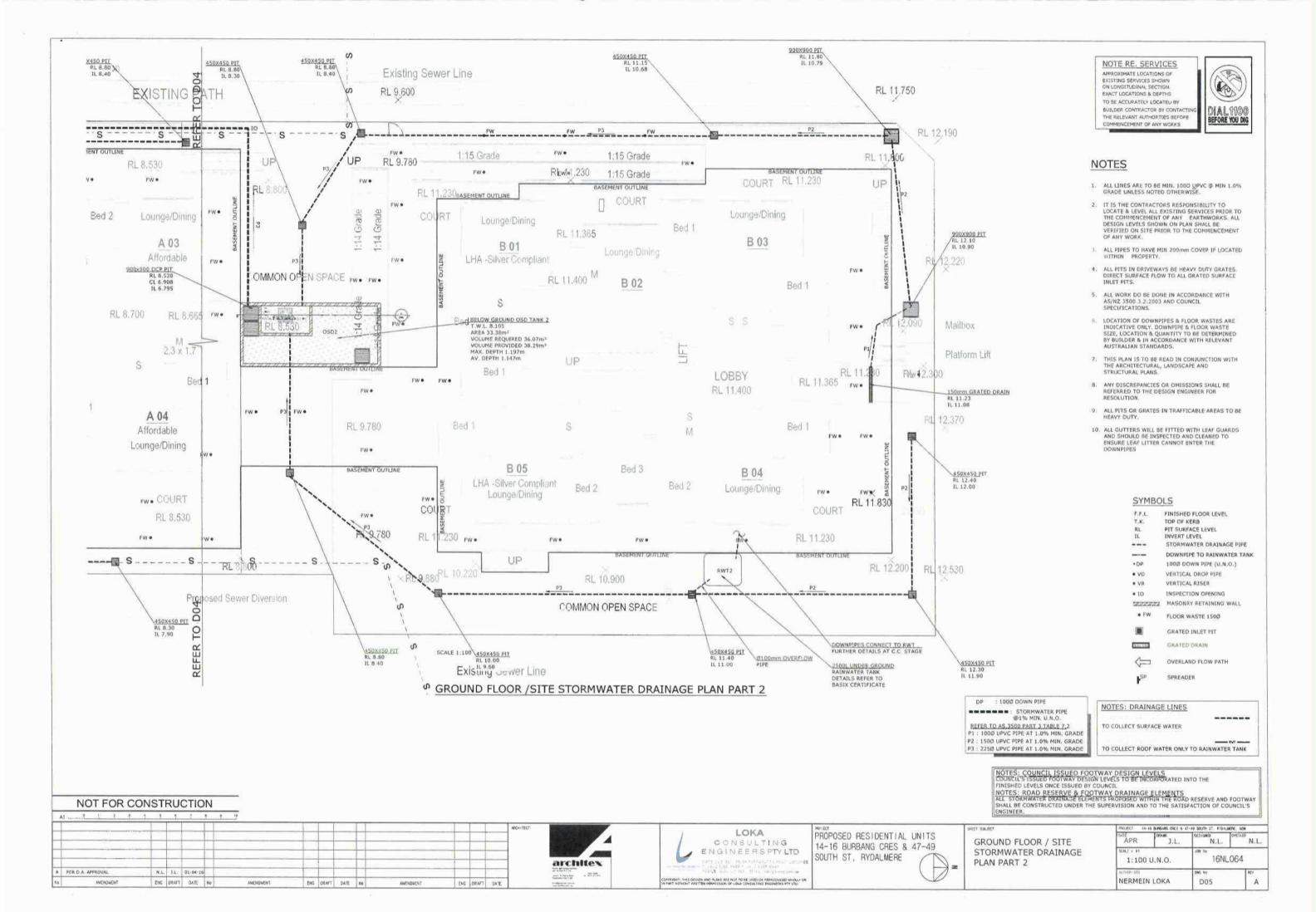
SHALL BE CONSTRUCTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF COUNCIL'S

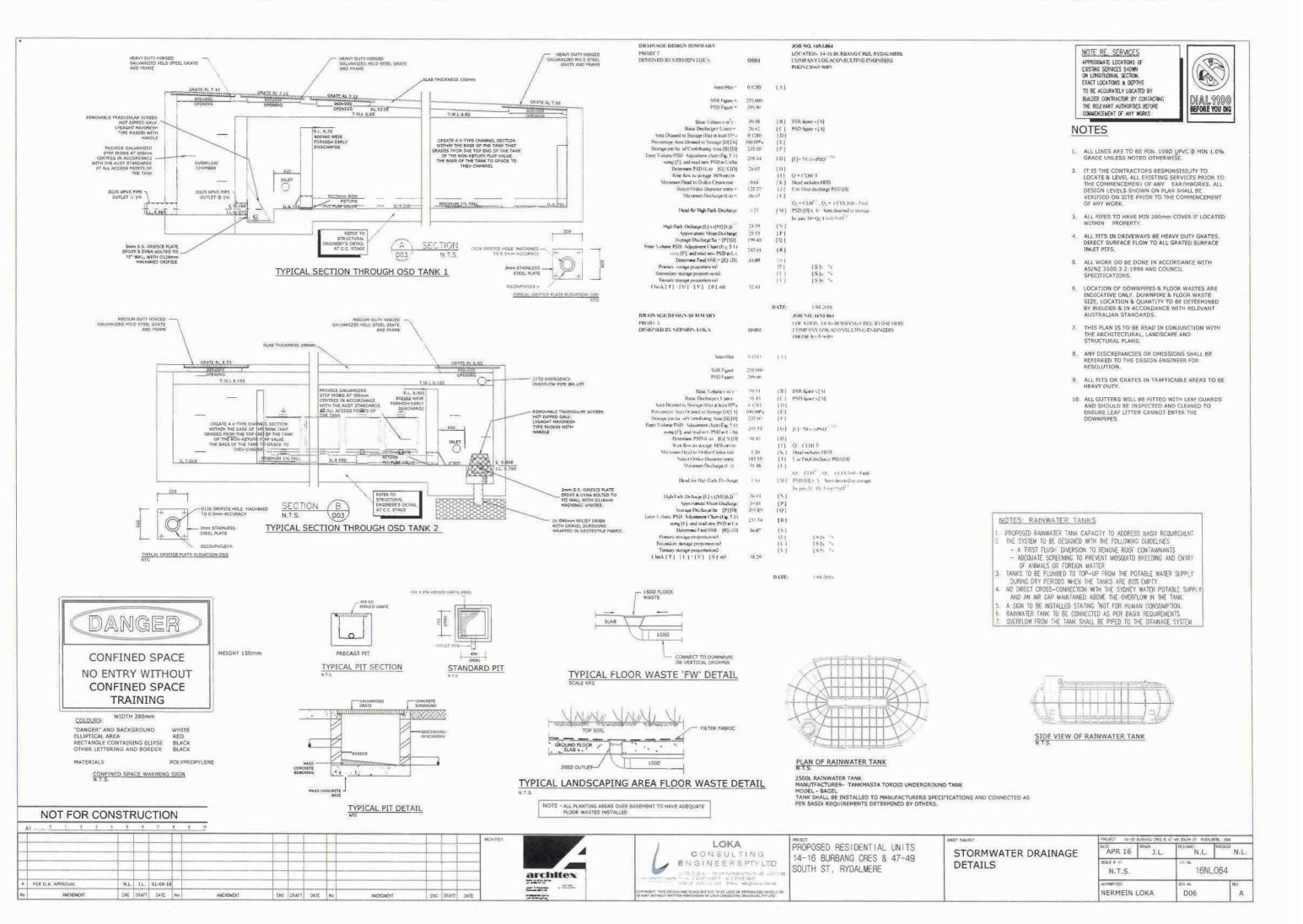
STORMWATER DRAINAGE PLAN PART 1

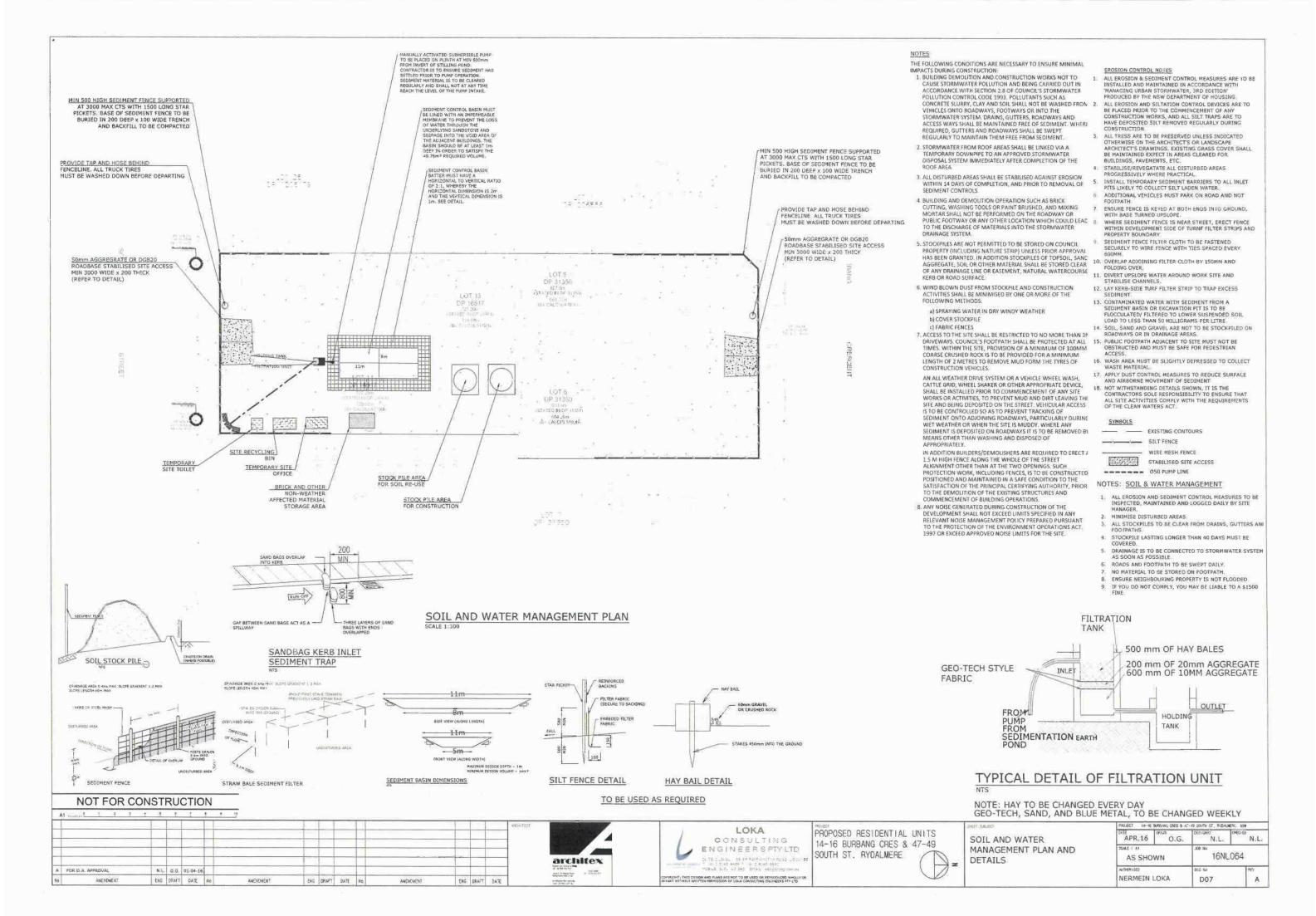
SOUTH ST, RYDALMERE

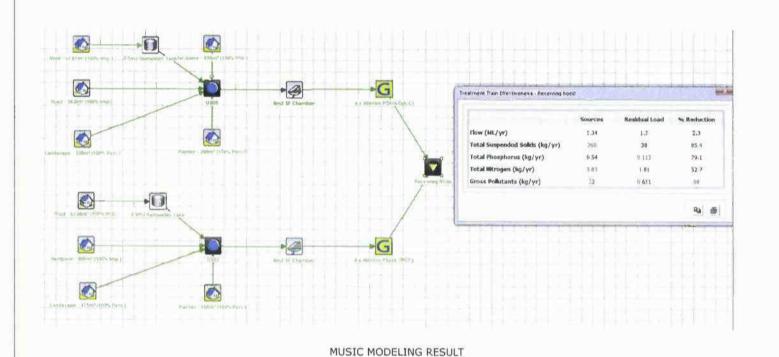
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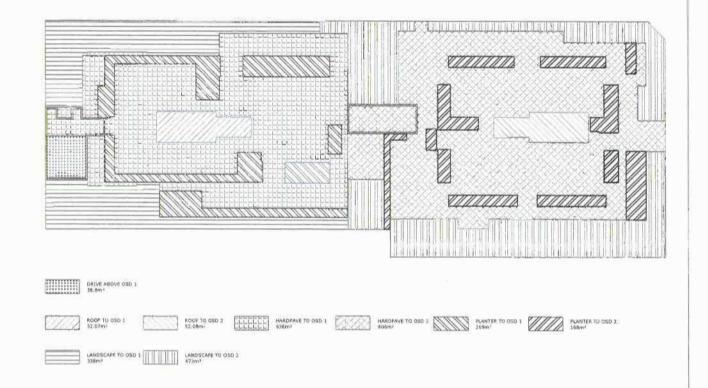
PROJECT 1		47-41 SOUTH ST. HIDE-BERT, INSK								
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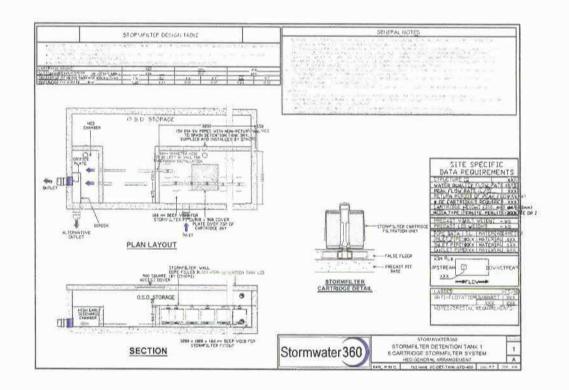


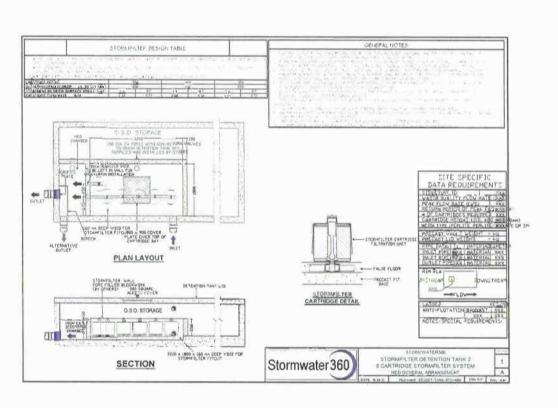












STORMWATER TREATMENT SUMMARY SITE AREA = 2772m2

"MUSIC" HAS BEEN USED FOR WATER QUALITY TREATMENT ANALYSIS

AS PER YOUR REQUEST PLEASE SEE STORMWATER360'S TREATMENT DESIGN FOR THE ABOVE MENTIONED SITE. THE CATCHMENT IN MUSIC IS MODELLED IN ACCORDANCE WITH THE FOLLOWING **GUIDELINES & PARAMETERS:**

- MUSIC VERSION 6.1.0
 SF CHAMBER NODE MODELED WITH 'K' VALUES SET TO 1
- RAINFALL STATION 66124 PARRAMATTA, 6
 MINUTE TIME STEP FROM 1984 TO 2010
 SYDNEY CATCHMENT MANAGEMENT AUTHORITH
- (CMA) SOURCE NODE(S) UTILIZING MODIFIED % IMPERVIOUS AREA, RAINFALL THRESHOLD, SOIL PROPERTIES & POLLUTANT CONCENTRATIONS
- . NO DRAINAGE ROUTING BETWEEN NODES:

THE SYSTEM HAS BEEN MODELLED TO MEET THE PARRAMATTA COUNCIL DCP (2011) TARGET

TSS: 85% REDUCTION TP: 60% REDUCTION TN: 45% REDUCTION

TREATMENT DEVICES:

1. 2X 2500L RAINWATER TANK

2. 2X 6-CARTRIDGE (460mm PSORB) DETENTION
STORMFILTER SYSTEM FOR TWO OSDS

3. STORMFILTER CHAMBER UTILISING 6m² OF
SURFACE AREA WITHIN THE OSD TANK FOR
CARTRIDGE INSTALLATION

SUMMARY:

THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN ARE COMPRISES OF 2X 2500L RAINWATER TANK FOR IRRIGATION AND 2X 6-CARTRIDGE (460mm PSORB) STORMFILTER TO REMOVE DIFFERENT SOURCE POLLUTANTS, IT IS OUR OPINION THAT IF THESE MEASURES ARE IMPLEMENTED, THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE INTENT OF PARRAMATTA COUNCIL REQUIREMENT, IN ADDITION, THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN SHALL BE MAINTAINED AND SERVICES BY THE OWNERS OF THE PROPOSED DEVELOPMENT AT NO COST TO COUNCIL.

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PROPOSED RESIDENTIAL UNITS 14-16 BURBANG CRES & 47-49 SOUTH ST, RYDALMERE

MUSIC RESULT AND DETIALS

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MUSIC-link Report

Project Details		Company (Details
Project:	14-16 Burbang Crs & 47-49 South St.	Company:	Loka Consulting Engineers
SENSON STATEMENT	Rycalmere	Contact:	Jerry Li
Report Export Date:	1/04/2016	Address	Sudg2 level 1 at 55-59 Parramatta Road, Luccombe
Catchment Name:	14-16 BURBANG CRES & 47-49 SOUTH	Activess	NSW
es varies also s	ST	Phone:	02 8065 9689
Catchment Area:	0.249ha	Email	dwil1@loeng.com au
Impervious Area*:	63.85%		am (Short Short) and
Rainfall Station:	67035 LIVERPOOLIMHITLAM		
Modelling Time-etep:	6 Mnutes		
Modelling Period:	1/04/1967 - 31/12/1976 11 54:00 PM		
Mean Annual Reinfalt:	857mm		
Evapotranspiration:	1261mm		
MUSIC Version:	510		

330 days (1995)	C. CORCI men a conception (

Treatment Train Effectiveness		Treatment Nodes		Source Nodes		
Node: Receiving Node	Reduction	Node Type	Number	Node Type	Number	
Row	0.0067%	Sedimentation Basin Node	2	Urban Spurse Node	9	
TSS	85.1%	Generic Node	2			
TP	78.8%					
TN	51 3%					
GP CP	97.7%					

Comments

MUSIC-link data Version:

Study Area:

60

. The 'SF Chamber' detention node has been modified to represent a tank to hold volume for use with the Stormwater/860 filter it values has been set to 1 to prevent the tank from "treating" the flow as it would within a grassed above ground OSD.



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Passing Parameters

Node Type	Node Name	Parameter	Mics	Max	Actua
Receiving	Receiving Node	% Load Reduction	None	None	0.006
Receiving	Receiving Node	GP % Load Reduction	90	None	97.7
Receiving	Receiving Node	TN % Load Reduction	45	None	513
Receiving	Receiving Node	TP % Load Reduction	60	None	788
Receiving	Receiving Node	TSS % Load Reduction	85	None	85.1
Sectmentation	10m2 SF Chamber	% Reuse Demand Met	None	None	0
Sedimentation	6m2 SF Chamber	% Rouse Demand Met	None	None	0
Urban	Hardpave - 636m♦ (100% kmp.)	Area Impervious (ha)	None	None	0.064
Jrban	Hardpave - 636m (100% Imp.)	Area Pervious (ha)	None	None	0
Urban	Hardpave - 636m+ (100% Imp.)	Total Area (ha)	None	None	0.064
Urban	Hardpave - 806m 	Area Impervious (ha)	None	None	0.081
Jrban	Hardpave - 806ma (100% lmp)	Area Pervious (ha)	None	None	0
Urban	Hardpave - 806m4 (10045 imp.)	Total Area (ha)	None	None	0.081
Urban	Landscape - 338m (100% lmp.)	Area Impervious (ha)	None	None	0
Urban	Landscape - 338m (100% Imp.)	Area Penvous (ha)	None	None	0.004
Urban	Landscape - 338m (100% Imp.)	Total Area (ha)	None	None:	0.004
Lirban	Landscape - 473m (100% Imp.)	Area Impervous (ha)	None	None	0
Urban	Landscape - 473m (100% lmp.)	Area Perwous (ha)	None	None	0.048
Jirban	Landscape - 473m (100% imp.)	Total Area (ha)	None	None	0.048
Jithan	Planter - 168m (100% Imp.)	Area Impenious (ha)	None	None	0
Jrban	Planter - 168m (100% Imp.)	Area Penvous (ha)	None	None	0.017
Urban	Planter - 158m (100% lmp.)	Total Area (ha)	None	None	0.017
Urban	Planter - 209m (100% Imp.)	Area Imperious (ha)	None	None	0
Urban	Planter - 209m (100% Imp.)	Area Penacus (ha)	None	None	0.021
Urban	Pfanter - 209mi (100% Imp.)	Total Area (ha)	None	None	0.021
Urban	Road - 36 8m (100% imp.)	Area Impervious (ha)	None-	None	0.004
Urban	Road - 36.8m	Area Perwous (ha)	None	None	0
Urban	Road + 36 8m (100% Imp)	Total Area (ha)	None	None	0.004
Urban	Roof - 52,07m (100% Imp.)	Area impervious (ha)	None	None	0.005
Urban	Roof-5207me (100% kmp.)	Area Perwous (ha)	None	None	0
Urban	Roof - 52.07m	Total Area (ha)	None	None	0.005
Urban	Roof - 52 98m (199% Imp.)	Area Imperuous (ha)	None	None	0.005
Urban	Roof - 52 08m (100% lmp.)	Area Pervious (ha)	None	None	0
Urban	Roof-52 08m (100% Imp.)	Total Area (ha)	None	None	0.005



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Node Type	Node Name	Parameter	Min	Max	Actu
Sedimentation	10m2 SF Chamber	Notional Detention Time (hrs.)	8	12	0.54
Sedmentation	10m2 SF Chamber	Total Nitrogen - k (m/yr)	500	500	1
Sedimentation	10m2 SF Chamber	Total Phosphorus - k (m/yr)	6000	6000	1
Sedimentation	10m2 SF Chamber	Total Suspended Solids - k (m/yr)	8000	8000	1
Sedimentation	6m2 SF Chamber	Notional Detention Time (hrs.)	В	12	0.24
Secimentation	6m2 SF Chamber	Total Nitrogen - k (m/yr)	500	500	1
Segimentation	6m2 SF Chamber	Total Phosphorus - k (m/yr)	6000	6000	1
Sedimentation	6m2 SF Chamber	Total Suspended Solids - k (nVyr)	8000	8000	1

1 of 3

2 of 3

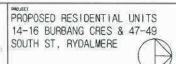
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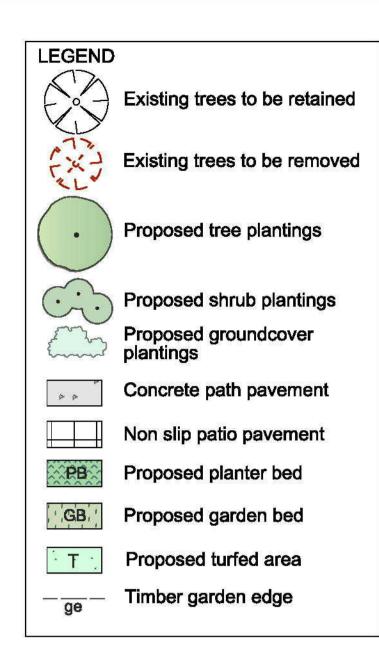




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MUSICLINK	REPORT

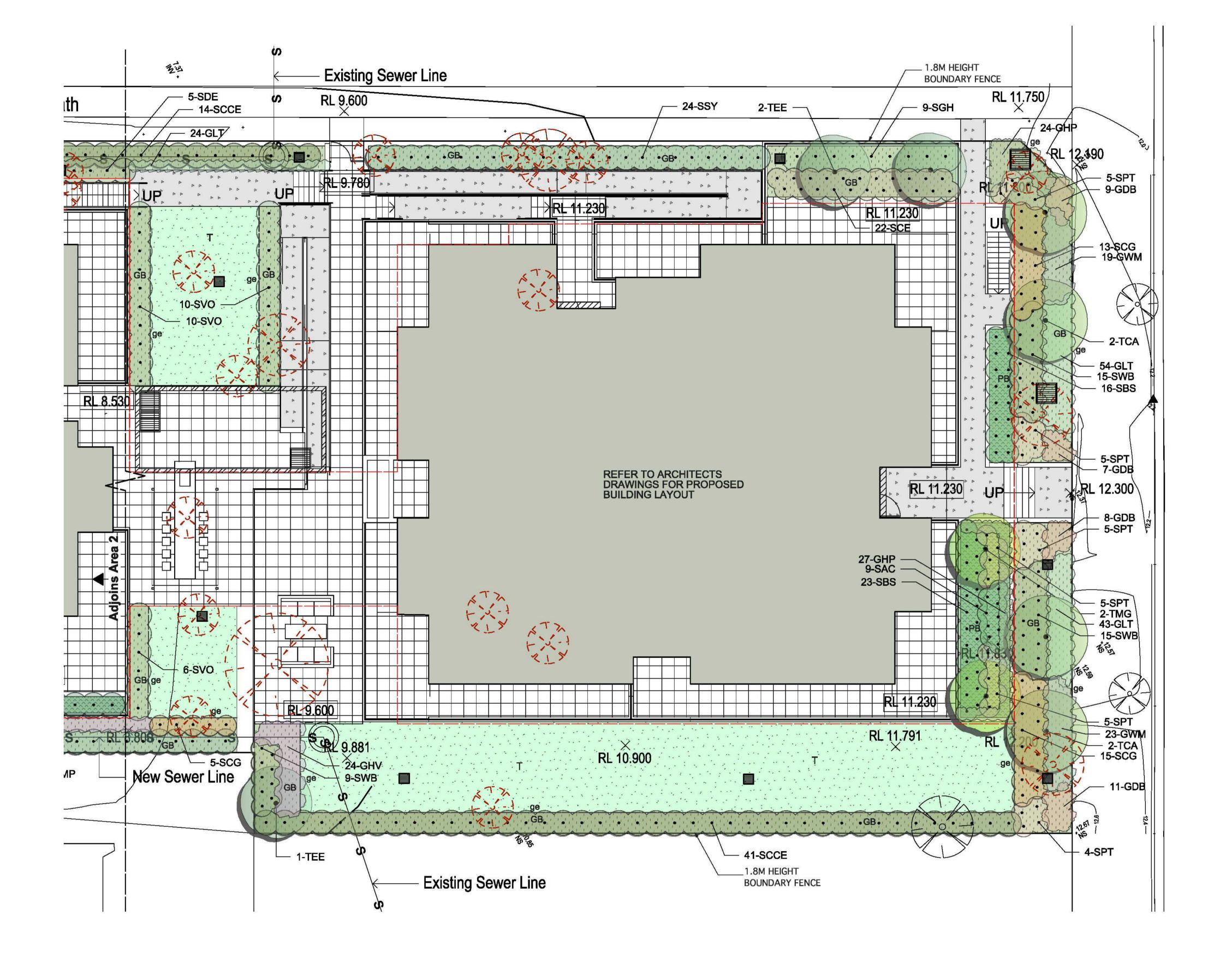
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Only certain parameters are reported when they pass validation

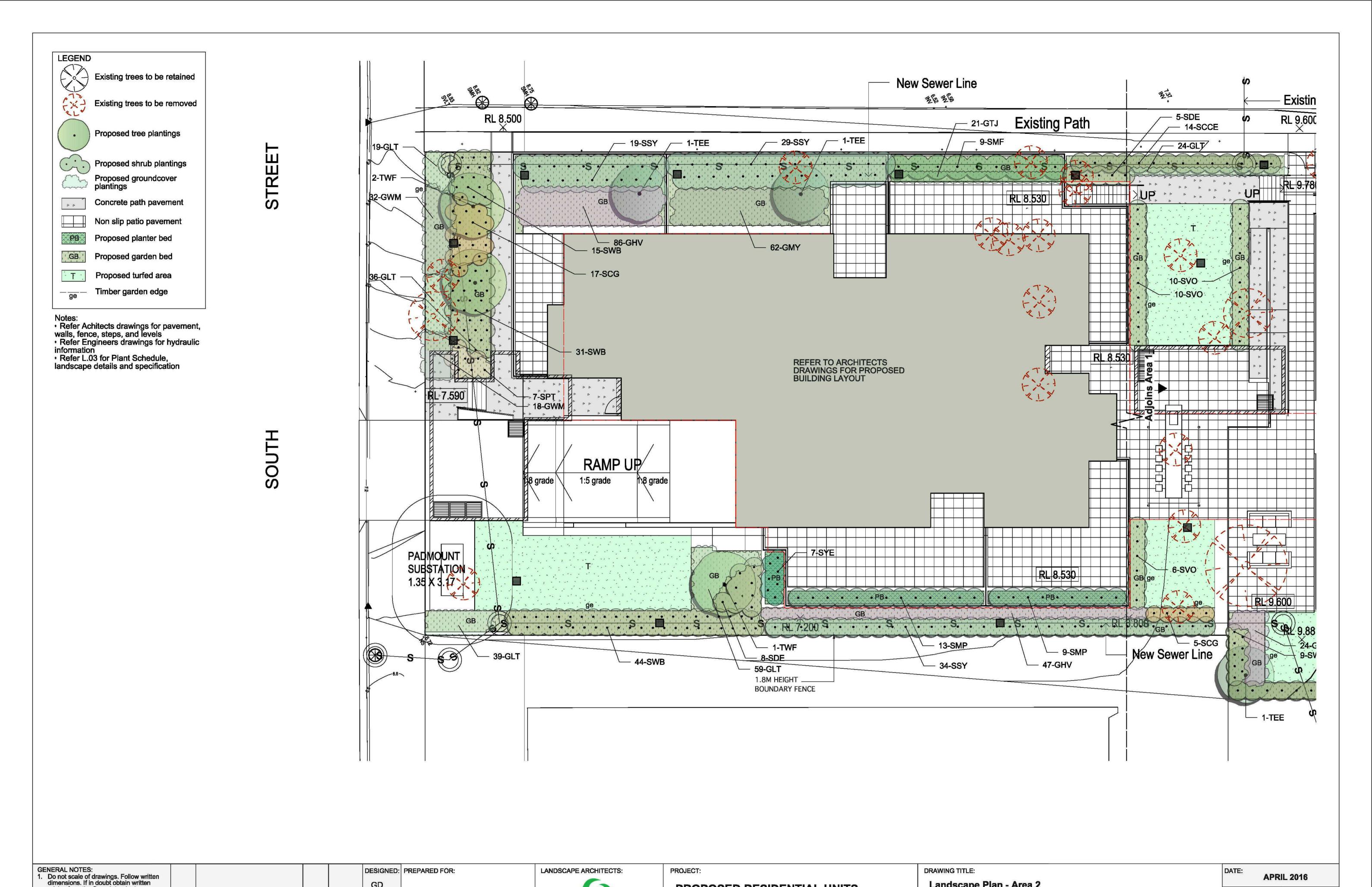


Notes:
• Refer Achitects drawings for pavement, walls, fence, steps, and levels
• Refer Engineers drawings for hydraulic

information
• Refer L.03 for Plant Schedule,
landscape details and specification



GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and					DESIGNED:	PREPARED FOR: STRONG PROTERTY DEVELOPMENT	LANDSCAPE ARCHITECTS:	PROPOSED RESIDENTIAL UNITS	DRAWING TITLE: Landscape Plan - Area 1			APRIL 2016 SCALE: 1:100 ISSUE: A
code keys. 4. Read in conjunction with the specifications 5. Read in conjunction with all associated drawings	A	FOR APPROVAL AMENDMENT	CL DRAWN	04.04.16 DATE	CL	DEVELORIMENT	GREENLAND DESIGN Pty Ltd ABN 73 139 152 855 Landscape Architect: C. Ly AILA Mob.: 0403 164 198	PROJECT ADDRESS: NO. BURBANG CRESCENT & SOUTH STREET RYDALMERE		0 1 2	5m Z	DRAWING NO: 1314.L.01



PROPOSED RESIDENTIAL UNITS

NO. BURBANG CRESCENT & SOUTH STREET RYDALMERE

PROJECT ADDRESS:

GD

DRAWN:

CL |04.04.16 | CL

DATE

DRAWN

FOR APPROVAL

ISSUE AMENDMENT

STRONG PROTERTY DEVELOPMENT

GREENLAND DESIGN Pty Ltd ABN 73 139 152 855 Landscape Architect: C. Ly | AILA Mob.: 0403 164 198

advice from the Superintendent.

Verify all dimensions on site. Refer to legend for all symbol and

5. Read in conjunction with all associated

Read in conjunction with the specifications

Landscape Plan - Area 2

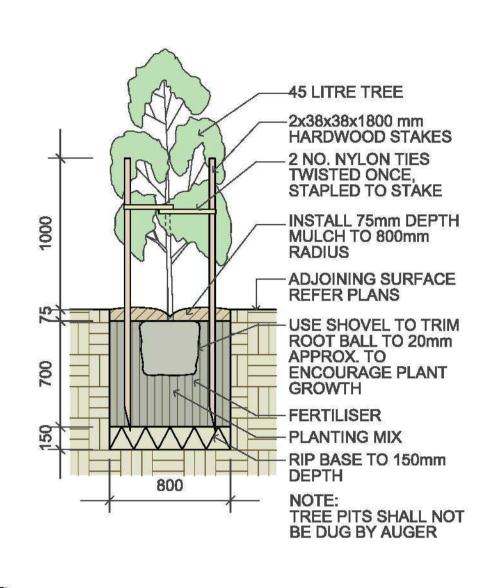
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SCALE: 1:100

FULL SIZE: A1

DRAWING NO:

1314.L.02



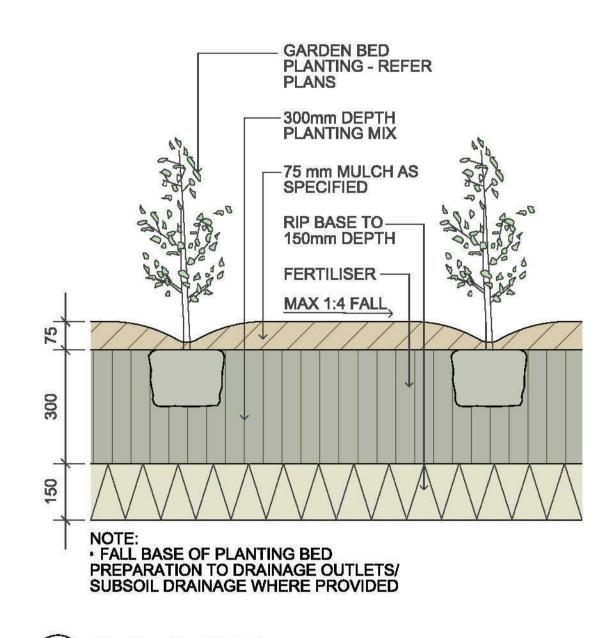
45 Litre Tree Planting

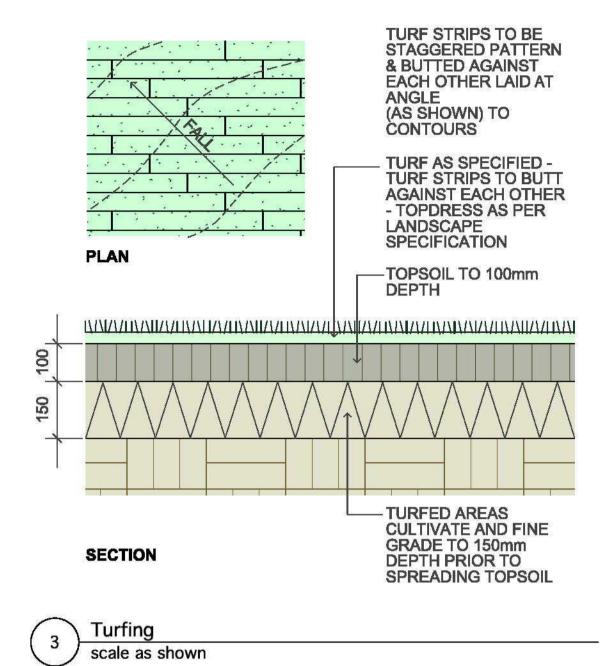
Plant Schedule

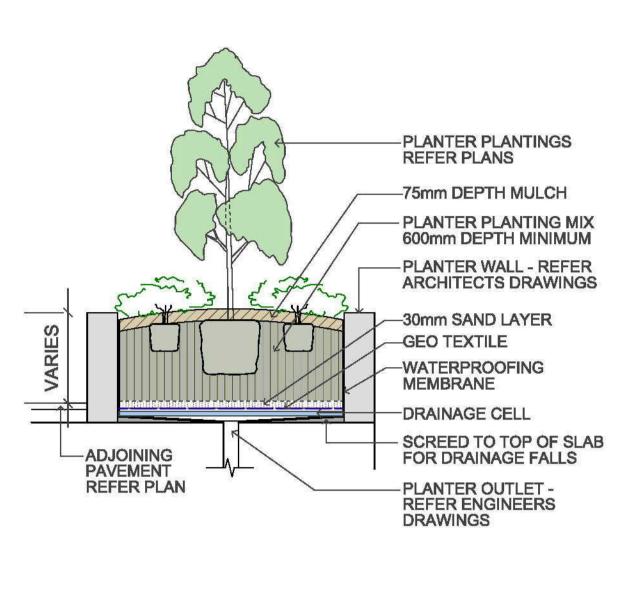
Shrubs

Trees

Qty | Common Name







Planter Bed On Slab

45Litre

45Litre

45Litre

45Litre

6 - 9m

6 - 8m

4 - 6m

6 - 8m

Planting Bed Detail scale 1:10

Mature Height | Mature Spread | Native (N) |

3.5 - 6m 3.5 - 6m

2.0 - 3.5m

3.5 - 6m

SPECIFICATION NOTES PLANTING MATERIALS

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of 50% Black Soil

20% Coarse Sand 30% Organic Material

as available from Australian Native Landscapes, Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Planter mix shall be Peat and Planter Mix as supplied by Australian Native Landscape Pty Ltd (ph (02) 9450 1444 or approved equivalent.

Planter Drainage Cell:
Planter drainage cell shall be VersiCell as supplied by Elmich Australia Pty Ltd (ph (02) 9648 2073 or approved equivalent.

Mulch to garden bed & planter bed:
Mulch shall mean hardwood mulch (25mm grade), free from material derived from
Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the
25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

- Spread mulch so that after settling, it is:

 smooth and evenly graded between design surface levels;
 flush with adjacent finished levels;
- of the required depths (75mm); and sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).

Place after the preparation of the planting bed, planting and all other work.

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Tured areas:

All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joins, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS **Excavating for Spot Planting**

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Timber Edge
MATERIAL: Timber edging shall consist of:
Edging: 100 x 50mm hardwood
Pegs: 50 x 50 x 400mm hardwood.

Fastenings: to be 75x3.75mm diam. galvanised nails

INSTALLATION: Setout alignment of timber edges on site for approval of Superintendent. Excavate to approved alignment and place edge band within trench to confirm peg locations. Install pegs and affix timber edge in accordance with details. All timber edging to finish flush with adjoining turf.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall convenience at the granting of practical completion and shall extend for 26 weeks.

Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week. Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas, and tree pits in

turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved /

- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2

weeks of identification of dead material or instruction be the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants

does not occur.

Prune and shape plants as directed or where necessary.
Make good any defects or faults arising out of defective workmanship or materials.

- Fertilise lawn areas to maintain healthy growth. - Make good any erosion or soil subsidence, which may occur including soft areas in

pathways.

- Mow lawn to maintain neat healthy growth.

- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

- All finished levels are to be verified by Contractor on site.

- All landscape works be in strict accordance with Council's landscape code and

- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

Surups						l l	
SAC	9	Green Mist	Acmena 'Allyn Magic'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
SBS	39	Common Boxwood	Buxus sempervirens	200mm	1 - 1.5m	0.9 - 1.2m	
SCCE	55	Scarlet Bottlebrush	Callistemon citrinus 'Endevour'	200mm	3 - 5m	2.0 - 3.5m	N
SCE	22	Evening Glow Mirror Plant	Coprosma 'Evening Glow'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SCG	50	Bottle Brush	Callistemon "Great Balls of Fire"	200mm	1 - 1.2m	2.0 - 3.5m	N
SDE	13	Gymea Lily	Doryanthes excelsa	200mm	1.2 - 2m	1.2 - 2.0m	N
SGH	9	Grevillea	Grevillea 'Honey Gem'	200mm	1.5 - 3m	1.2 - 2.0m	N
SMF	9	Banana Shrub	Michelia figo	200mm	1.5 - 3m	2.0 - 3.5m	
SMP	22	Orange Jessamine	Murraya paniculata	200mm	1.5 - 3m	3.5 - 6m	
SPT	36	New Zealand Flax	Phormium tenax 'Flamin'	200mm	0.6-0.9m	0.8 - 1.0m	
SSY	48	Royal Flame Lilly Pilly	Syzygium 'Royal Flame'	200mm	2 - 4m	1.2 - 2.0m	N
SSY	58	Cascade Lilly Pilly	Syzygium 'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SVO	26	Dense Form Viburnum	Viburnum odoratissmum 'Dense Form'	200mm	3 - 4m	2 - 3m	
SWB	129	Blue Gem	Westringia 'Blue Gem'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
SYE	7	Spineless Yucca	Yucca elephantipes	200mm	2.0 - 3.0m	0.8 - 1.2m	
Ground (Covers	•					
GHV	157	False Sarsaparilla	Hardenbergia violacea "Meema"	150mm	0.75 - 0.9m	1.2 - 2.0m	N
GHP	51	Licorice Plant	Helichrysum petiolare 'Limelight'	150mm	0.3 - 0.45m	0.6 - 0.9m	
GLT	274	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
GDB	35	Flax Lily	Dianella tasmanica 'Blaze'	150mm	0.4 - 0.5m	0.4 - 0.6m	N
GWM	92	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GTJ	21	Star Jasmine	Trachelospermum jasminoides	150mm	0.3 - 0.6m	1 - 4m	
GMY	62	Carpet Spreading Myoporum	Myoporum parvifolium ' Yareena'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

Botanical Name

TCA 4 Tuckeroo Cupaniopsis anacardioides
TEE 5 Eumundi Quandong Elaeocarpus eumundi
TMG 2 Little Gem Southern Magnolia Magnolia grandiflora 'Little Gem'
TWF 3 Weeping Lilly Pilly Waterhousia floribunda

GENERAL NOTES: DESIGNED: PREPARED FOR: LANDSCAPE ARCHITECTS: PROJECT: DRAWING TITLE: DATE: 1. Do not scale of drawings. Follow written **APRIL 2016** dimensions. If in doubt obtain written **Landscape Details & Specification** GD PROPOSED RESIDENTIAL UNITS advice from the Superintendent. SCALE: varies ISSUE: Verify all dimensions on site. STRONG PROTERTY FULL SIZE: A1 Refer to legend for all symbol and DRAWN: DEVELOPMENT code keys. **GREENLAND DESIGN Pty Ltd** DRAWING NO: PROJECT ADDRESS: Read in conjunction with the specifications ABN 73 139 152 855 FOR APPROVAL CL |04.04.16| 5. Read in conjunction with all associated Landscape Architect: C. Ly | AlLA Mob.: 0403 164 198 1314.L.03 NO. BURBANG CRESCENT & SOUTH STREET RYDALMERE DRAWN DATE ISSUE AMENDMENT



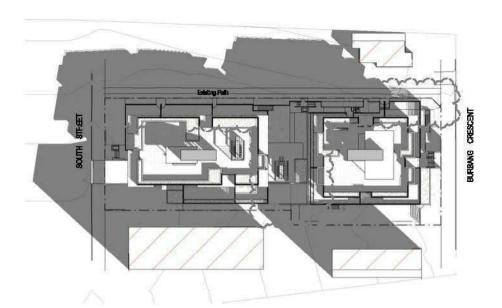
View from Burbang Crescent

Proposed Residential Units

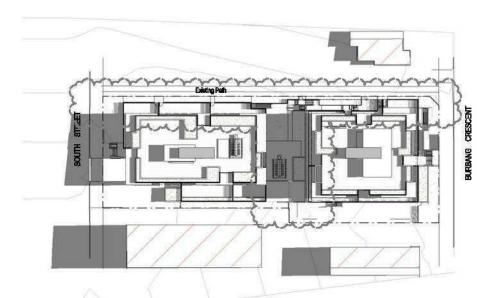


View from South Street

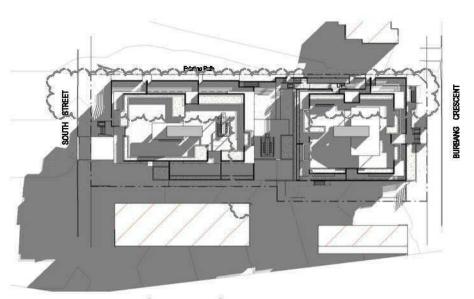
Proposed Residential Units



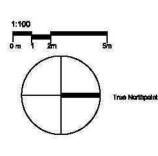
9am Shadow Cast - 21st June

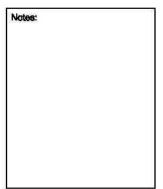


212pm Shadow Cast - 21st June



3pm Shadow Cast - 21st June





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A	Development Application	07-04-16
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Project Address
14-16 Burbang Cres & 47-49 South St
Rydelmere

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