2018SSH030 - 6-14 URUNGA PARADE, MIRANDA

MA18/0164

ASSESSMENT REPORT APPENDICES

Appendix	A	Approved conditions of consent for Modification Application MA18/0144
	B	Architectural Plans

APPENDIX "A"

APPROVED CONDITIONS OF CONSENT

Modification Application No. 18/0144

1. Approved Plans and Documents

The development must be undertaken substantially in accordance with the details and specifications set out on the Plan / Drawings:

Plan number	***Reference***	***Prepared by***	***Date***
Project No. 1518 Sheet 01 Issue H	Cover page	Couvaras Architects	5 September 2016
~~Project No. 1518 Sheet 03 Issue E~~	~~Site Plan~~	~~Couvaras Architects~~	~~Revised 29/10/15~~
Project No. 1518 Sheet 03 Issue L	**Site Plan**	**Couvaras Architects**	**Revised 22/06/18**
Project No. 1718, Sheet No. S96 2, Revision 3	Basement 2a & 3	Couvaras Architects	Revised 06/09/17
Project No. 1718, Sheet S96 3, Revision 3	Basement 1a & 2	Couvaras Architects	Revised 06/09/17
Project No. 1718, Sheet S96 4, Revision 3	Ground Floor	Couvaras Architects	Revised 06/09/17
Project No. 1518, Sheet No. 07, Revision I	Level 1	Couvaras Architects	Revised 23/06/17
Project No. 1518, Sheet No. 08, Revision I	Level 2	Couvaras Architects	Revised 23/06/17
Project No. 1518, Sheet No. 09, Revision I	Level 3	Couvaras Architects	Revised 23/06/17
Project No. 1518, Sheet No. 10, Revision I	Level 4	Couvaras Architects	Revised 23/06/17
Project No. 1518, Sheet No. 11, Revision I	Level 5	Couvaras Architects	Revised 23/06/17
Project No. 1518, Sheet No. 12, Revision I	Level 6	Couvaras Architects	Revised 23/06/17
Project No. 1518, Sheet No. 13, Revision I	Level 7	Couvaras Architects	Revised 23/06/17
Project No. 1518, Sheet No. 14, Revision I	Level 8	Couvaras Architects	Revised 23/06/17
~~Project No. 1518 Sheet 015 Issue G~~	~~Elevations~~	~~Couvaras Architects~~	~~13 April 2016~~
Project No. 1518 Sheet 15 Issue L	**Elevations**	**Couvaras Architects**	**Revised 22/06/18**

~~Project No. 1518 Sheet 16 Issue E~~	~~Elevations~~	~~Couvaras Architects~~	~~Revised 29/10/15~~
Project No. 1518 Sheet 16 Issue L	**Elevations**	**Couvaras Architects**	**Revised 22/06/18**
~~Project No. 1518 Sheet 17 Issue E~~	~~Sections~~	~~Couvaras Architects~~	~~Revised 29/10/15~~
Project No. 1518 Sheet 17 Issue L	**Sections**	**Couvaras Architects**	**Revised 22/06/18**
Project No. 1518 Sheet 18 Issue E	Sections	Couvaras Architects	Revised 29/10/15
Project No. 1518 Sheet 19 Issue E	Sections	Couvaras Architects	Revised 29/10/15
Project No. 1518 Sheet 20 Issue E	Construction Management Plan	Couvaras Architects	Revised 29/10/15
Project No. 1518 Sheet 21 Issue E	Adaptable Units Plan	Couvaras Architects	Revised 29/10/15
Project No. 1518 Sheet 22 Issue H	External Materials and Finishes	Couvaras Architects	5 September 2016
Project No. 1518 Sheet 26 Issue E	Detailed Façade Sections	Couvaras Architects	Revised 29/10/15
Project No. 1518 Sheet 28 Issue E	Street Section	Couvaras Architects	Revised 29/10/15
Project No. 1518 Sheet 29 Issue E	Waste Management Plan	Couvaras Architects	Revised 29/10/15
Project No. 1518 Sheet 30 Issue E	Storage	Couvaras Architects	Revised 29/10/15
Job No. 150791 Sheet D200 1	Hydraulic Design Site Stormwater Plan	Jones Nicholson Consulting Engineers	Prepared 17/08/15
Job No. 150791 Sheet D100 1	Hydraulic Design Basement Stormwater Drainage Plan	Jones Nicholson Consulting Engineers	Prepared 17/08/15

Job No. 150791 Sheet D070 1	Hydraulic Design Stormwater Drainage Details	Jones Nicholson Consulting Engineers	Prepared 17/08/15
15-3019 L01 Revision A	Existing Tree Plan	Zenith Landscape Designs	Revised 29/10/15
15-3019 L02 Revision A	Landscape Plan	Zenith Landscape Designs	Revised 29/10/15
15-3019 L03 Revision A	Landscape Plan 1ST Floor	Zenith Landscape Designs	Revised 29/10/15
15-3019 L04 Revision A	Landscape Plan 2ND Floor	Zenith Landscape Designs	Revised 29/10/15
15-3019 L05 Revision A	Landscape Plan 3RD Floor	Zenith Landscape Designs	Revised 29/10/15
15-3019 L06 Revision A	Landscape Plan 4TH Floor	Zenith Landscape Designs	Revised 29/10/15
15-3019 L07 Revision A	Landscape Plan 8TH Floor	Zenith Landscape Designs	Revised 29/10/15
N/A	Landscape Detail – Eastern side setback	N/A	Received by Council on 28/07/17

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

Note: The following must be submitted to Sutherland Shire Council prior to the commencement of any building work.

i) A Construction Certificate.
ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.
iii) Notification of the commencement of building works with a minimum of 2 days notice of such commencement **(Modified – 13 August 2018)**

2. Design Changes Required

A. Before Construction

The following design changes must be implemented:

i) A planter box must be constructed inside and along the entire western edge of the north-western balcony of Unit 33 on Level 3 (*i.e.* no reduction to the side setback of the balcony is permitted). The planter box must have a minimum soil width of 500mm and the sliding door on the western elevation of the adjacent lounge room must be reduced in width to suit, if necessary to clear the planter box.

ii) The proposed privacy screens along the eastern edge of the balconies of Units 69, 82, **93**, **99** must terminate at the south-eastern corner of each bedroom so that they do not extend over the highlight window in the eastern wall of each bedroom. Furthermore, the privacy screens must be angled so that they only permit views in a south-easterly direction (*i.e.* 45 degrees). The balcony must not be trafficable on the eastern side of the bedroom wall (*i.e.* beyond the south-eastern corner of the bedroom).

iii) The 4 entry awnings at the front of the site, shown on the approved Sheet No. 07, must have a minimum front setback of 4.8m so that they extend no further forward of the side walls to the private courtyards of the ground level apartments that face the street. The awnings may be cantilevered or have a simple supporting structure that extends no more than 500mm above the height of each awning.

iv) The proposed On-Site Detention (OSD) Tank must be reduced in capacity to $30m^3$.

v) A $15m^3$ rainwater tank must be installed below the proposed driveway in line with the OSD Tank.

vi) Six (6) areas of turf within the front setback (as annotated on the approved landscape plan) must be deleted and replaced with mass planting, with a mix of low lying shrubs, grasses and ground covers. Two (2) seats within these areas must be relocated to the northern edge of the planted areas (*i.e.* adjacent to the front boundary), as annotated on the approved landscape plan.

vii) The exposed side walls of the driveway / vehicle entry into the basement must be treated so that the appearance is consistent with the external finish of the building.

viii) The rear communal open space area must incorporate coloured/textured surface treatment.

ix) Understorey planting of the rear deep soil landscaped area must occur at a rate of 4 plants per square metre.

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate. **(Modified – 18 October 2017)**

3. Requirements of Authorities

A. Requirements from Other Authorities

The development must be undertaken in accordance with the requirements of Sydney Trains as follows:

i) Items A1 to A26 in Attachment A of the Sydney Trains concurrence letter dated 25 November 2015.

A copy of the concurrence letter is attached to this development consent. These requirements must be incorporated in the application for Construction Certificate where required.

4. Public Place Environmental, Damage & Performance Security Bond

A. Before Construction

Prior to the issue of a Construction Certificate, the person acting on this consent must provide security to Sutherland Shire Council against damage caused to any Council property and / or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non refundable inspection / administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least two (2) days prior to the commencement of works.
In the event that the dilapidation report is not submitted two days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and / or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and / or remove the risk. The costs incurred must be deducted from the bond.

The value of the required bond is $5,200.

Note: Bond amount includes a non refundable administration fee which must be paid separately.

Use of Bank Guarantee - As bond releases may occur under different timeframes only one bond amount / bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiply bank guarantees to be lodged.

B. After Occupation

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

SECTION 94 CONTRIBUTIONS

The following dedication of land and/or monetary contributions have been levied in relation to the proposed development pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

The Contributions Plan may be viewed on line on Council's web page (search for S94 Contributions Plan). A copy may also be viewed or purchased at the Customer Service Counter in Council's Administration Centre, Eton Street, Sutherland during office hours.

5. Monetary Contribution for Shire-Wide Open Space and Recreational Facilities

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council's Contributions Plan - Shire Wide Open Space and Recreation Facilities 2005, a monetary contribution of **$796,448.99** must be paid to Sutherland Shire Council toward the cost of land identified for acquisition and works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Shire Wide Open Space and Recreation Facilities 2005, Contribution Plan on the basis of 103 proposed Residential Flat Units, Apartments etc, with a concession for 5 existing allotments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

Payment must be made prior to the issue of the Construction Certificate.

(Modified – 25 October 2016)

6. Community Facilities, Shire Wide 2003 Plan

A. Before Construction

A monetary contribution of $**133,883.65** must be made for the cost of providing community facilities.

This contribution has been assessed pursuant to s.94 of the Environmental Planning and Assessment Act, and the Sutherland Shire Contributions Plan - Community Facilities in the Sutherland Shire, after identifying the likelihood that this development will require or increase the demand for community facilities within the shire. It has been calculated on the basis of 103 proposed Residential Flat Units, Apartments etc, with a concession for 5 existing allotments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

Payment must be made prior to the issue of the Construction Certificate

(Modified – 25 October 2016)

7. S94 - Miranda Centre

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Miranda Centre Open Space Embellishment Plan, a monetary contribution of **$277,336.46** must be paid to Sutherland Shire Council toward the cost of works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Miranda Centre Open Space Embellishment Plan on the basis 103 proposed Residential Flat Units, Apartments etc, with a concession for 5 existing allotments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

Payment must be made prior to the issue of the Construction Certificate.
(Modified – 25 October 2016)

8. Approvals Required under Roads Act or Local Government Act

A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993.

Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifying Authority or by a Private Certifier. Failure to obtain approval may result in fines or prosecution.

9. Design and Construction of Works in Road Reserve (Council Design)

A Design

Council has determined that the proposed development generates a need for the following works to be undertaken by the applicant in the road reserve. To this end an application under the Roads Act shall be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate, for a road frontage design drawing and consent to undertake the required frontage works. This design will generally comply with the approved architectural design drawings, except where amended and/or addressing the following;

i) Establish the property alignment levels and crossing profiles,
ii) Construct a vehicle crossing,
iii) Construct retaining / slope stability walls where required,
iv) Road pavement construction,
v) Kerb & gutter/edge strip where required,
vi) Alter / install street signage where required,
vii) Regrade, topsoil, turf and landscape the footpath verge to final design levels,
viii) Adjust public services infrastructure where required,
ix) Undergrounding of all existing power lines along the frontage,
x) Remove (number of or specific) street trees,
xi) Install nine (9) new street trees as shown on the approved Landscape Plan (Revision A, dated 29/10/15), and

xii) Ensure there are adequate transitions between newly constructed and existing infrastructure.

Evidence of the lodgement of this application must be provided to the PCA prior to the release of the Construction Certificate.

B. Before Construction

Prior to the release of the Construction Certificate property alignment levels and crossing profiles must be obtained from Sutherland Shire Council.

C. Before Occupation

Prior to the occupation of the building or the issue of an Occupation/Subdivision Certificate the following certification must be provided to Sutherland Shire Council:

i) The supervising engineer must certify the road frontage works were constructed to their satisfaction and in accordance with the development consent and associated Roads Act consent.
ii) The supervising arborist, landscape designer or landscape architect must certify the street trees are the correct species and were installed in accordance with the development consent and associated Roads Act consent.

10. Site Management Plan

A. Before Commencement of Works including Demolition

An Environmental Site Management Plan must accompany the application for a Construction Certificate. If demolition is to commence prior to the issue of a Construction Certificate the applicant must submit to Sutherland Shire Council a separate Demolition Site Management Plan. These plans must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2015 relating to environmental site management and must incorporate the following throughout demolition and construction:

i) safe access to and from the site during construction and demolition
ii) safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting
iii) method of loading and unloading excavation machines, building materials
iv) how and where, construction materials, excavated and waste materials will be stored.
v) methods to prevent material being tracked off the site onto surrounding roadways
vi) erosion and sediment control measures

B. During Works

The site management measures set out in the above plan must remain in place and be maintained throughout the period of works and until the site has been stabilised and landscaped.

11. Pre-commencement Inspection

A. Before Works

A Pre-commencement Inspection/meeting is to be convened by the Applicant on-site a minimum 5 days prior to any demolition and/or construction activity and between the hours of 8.00 am and 4.30 pm Monday to Friday. The meeting must be attended by a representative of Council's Civil Assets Branch, the Principal Certifying Authority, the builder/site manager of the building/civil construction company and where necessary the supervising engineer. The attendance of the owner is required when it is intended to use more than one builder/principal contractor throughout the course of construction.

The purpose of the meeting is to:

i) Ensure safe passage for pedestrians, Work and Hoarded Zones are maintained in accordance with Council requirements;
ii) Check the installation and adequacy of all traffic management devices;
iii) Confirm that the supervising engineer has a copy of Council's Specification for Civil Works Associated with Subdivisions and Developments.

Note: An inspection fee must be paid to Council prior to the lodgement of the Notice of Commencement. Please refer to Sutherland Shire Councils Adopted Schedule of Fees and Charges.

12. Supervising Engineer

A. Before Construction

The applicant must engage an Accredited Certifier in civil engineering works or a Charter Civil Engineer to supervise construction of any:

i) Road frontage works.
ii) Construction / installation of stormwater drainage.
iii) Rainwater harvesting & reuse.
iv) All other works that form part of a subdivision.

B. During Construction

The engineer must supervise the works as listed above to ensure compliance with:

i) All relevant conditions of development consent
ii) Any Consent issued under the Roads Act for this development

C. Before Occupation

The supervising engineer must certify the works required in “A” above were undertaken and completed in accordance with the requirements of this Development Consent and to their satisfaction.

13. Internal Driveway Profile

A. Before Construction

An Access Application must be made to Council to obtain footpath crossing and boundary alignment levels before commencing the final design of internal driveways, paths and car park area.

B. Design

The internal driveway profile must be designed to:

i) Provide adequate sight distance for the safety of pedestrians using the footpath area.
ii) Align with Council's issued footpath crossing levels.
iii) Comply with AS2890.1(2004) in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.
iv) Comply with AS2890.2(2002) in relation to the design of vehicular access, parking and general manoeuvring for the garbage vehicle.
v) The maximum longitudinal grade of the driveway must not exceed 25%.
vi) The entry to Basement Level 1 shall be 5.5m wide.

Certification by an appropriately qualified person to the effect that these design requirements have been met must accompany the application for a Construction Certificate.

14. Parking Areas and Access

A. Design

All vehicular access, parking and manoeuvrability including loading areas for the proposed development must be designed and constructed to comply with AS2890.1 - 2004.

The following specific requirements must be incorporated into the design:

All vehicular access, parking and manoeuvring areas including loading areas must be designed and constructed to comply with AS2890.1 - 2004.

The following specific requirements must be incorporated into the design:

i) All "one way" traffic aisles in the car parking area must be clearly identified by signposting and pavement marking.
ii) The ingress and egress crossing must be clearly identified by signage.
iii) The proposed loading and delivery area must be clearly defined with suitable signposting and pavement markings.
iv) The car park must be line marked to accommodate 168 vehicles (plus 5 car wash bays)
v) The **driveway / vehicle entry into the basement** must be paved using materials other than plain or exposed aggregate concrete.

B. Before Construction

Certification of the above must accompany the application for a Construction Certificate.

(Modified – 18 October 2017)

15. Basement Car Park Design

A. Design

The basement car park must be designed in accordance with AS 2890 and must incorporate the following:

i) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position.

ii) Any garage must have a minimum width of 3m with a minimum door opening of 2.75m wide x 2.2m high clear of any necessary hinges, jambs or fixtures required for the operation of garage doors or any services within the garage area.

iii) The security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns.

iv) A parking bay within each double garage must have a clear width of 3.8m, a clear length of 5.4m and a head height clearance in compliance with figure 2.7 of AS2890.6:2009, and

v) Where a remote controlled garage door is fitted when fully opened it not encroach into the space envelope specified in figure 2.7 of AS2890.6:2009.

B. Before Construction

Certification of the above must accompany the application for a Construction Certificate.

16. Drainage Design - Detailed Requirements

A. Design

The stormwater drainage system must be connected to Council's existing piped system and designed in accordance with the approved stormwater drainage design drawing, Australian Standard AS3500.3:2003 and the BASIX Certificate issued for this development.

The design must include:

i) A detailed drainage design supported by drainage calculations.

ii) A layout of the drainage system showing existing and proposed pipe sizes, type, class, grades, lengths, invert levels, finished surface levels and location of all pipes with levels reduced to Australian Height Datum. Impacts on existing trees must be indicated on the plan.

iii) The rate of discharge of stormwater from the site to a drainage system under Council's control shall be controlled so that it does not exceed the pre-development rate of discharge.

iv) The OSD Tank must be reduced to $30m^3$.

v) A $15m^3$ rainwater tank must be installed below the driveway before the OSD Tank (overflow to OSD) and must be connected to all ground level and podium landscaped areas for irrigation purposes.

B. Before Construction

Certification issued by an appropriately accredited person to the effect that these design requirements have been met must accompany the application for a Construction Certificate.

C. Before Occupation

The above work must be completed in accordance with 'A' above to the satisfaction of the supervising engineer before the issue of any Occupation Certificate.

Note: Upon approval of the stormwater management designs a notation will be added to the 149 certificate in relation to any required detention facility or stormwater treatment device.

17. Noise Control During Construction and Demolition

To minimise the impact on the surrounding environment:

A. During Works

The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.

18. Damage to Adjoining Properties

A. Before Works

To minimise vibration damage and loss of support to buildings / structures and properties in close proximity to the development site, a Geotechnical Engineers Report must be prepared detailing constraints to be placed on earth moving and building plant and equipment and the method of excavation, shoring, underpinning and support. This report must be provided to the person undertaking the excavation and the Principal Certifying Authority.

B. During Works

The constraints and recommendations of the Geotechnical Engineers Report must be implemented.

19. Public Utilities

This condition is imposed to facilitate the provision of services to the development and reduce conflicts between services and lot boundaries, buildings or associated facilities.

A. Before Construction

Suitable arrangements must be made with all relevant utility service providers to ensure the development is appropriately serviced by electricity, gas, telecommunications and the like, and any necessary underground conduits are provided.

Note: Should these requirements result in any significant change to the approved design an application must be made to modify the consent under s.96 of the Environmental Planning and Assessment Act.

20. Allocation of Common Property

A. Ongoing

Common property must not be allocated by the Owners Corporation for the exclusive use of a proprietor. No modification may be made to a Plan of Strata Subdivision without the prior development consent of Council.

21. Approved Landscape Plan

A. Design Changes

The landscape works on the site must be carried out in accordance with the approved Landscape Plan except as amended by the following:

i) Delete the turf located between the front boundary and private courtyards (except where clearances are required near hydrant boosters) and reinstate with mass planting of shrubs, grasses and ground covers. Planting must occur at a rate of 4 plants/m² and the communal chairs are to be located to the periphery of the planting beds.

ii) Tube stock planting indicated along the southern boundary is to be planted at a minimum rate of 4 tube stock/m².

iii) A coloured/textured surface treatment must be applied to the communal open space located on slab to the south of the building to break up the expanse of paving.

ii) Tree Protection Zones (TPZ) must be shown on plan for all existing trees and/or natural site features to be retained and protected.

iii) The communal open space areas and all planter boxes on slab must be provided with a water-efficient irrigation system, connected to a pump and the rainwater/OSD tank, to enable effective landscape maintenance.

iv) The private open space of each dwelling must be provided with one tap with a removable water key, connected to a pump and the rainwater tank/OSD tank.

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee any design changes to the approved Landscape Plan and amendments required above. Details of these design changes must be included in the documentation submitted with the application for a Construction Certificate.

Notes:

A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

If demolition works to occur prior to the Construction Certificate being issued, tree protection measures must be installed prior to commencement of demolition.

B. Prior to Occupation/Occupation Certificate

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above. A Final Landscape Inspection must be carried out and a certificate

issued by Council's landscape officer prior to occupation or the issue of an occupation certificate (interim or final). This certificate is required to ensure that all landscaping works and the deep soil percentage requirements have been carried out in accordance with 'A' above, and that all new indigenous plants on the site and within the road reserve are the correct species.

To arrange a Final Landscape Inspection please phone 9710-0333 48 hours prior to the required inspection date. An inspection fee of $225 is required to be paid, prior to the inspection. Additional inspections will be charged at a rate of $150 each.

C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date.

Any plants found faulty, damaged, diseased or dead shall be replaced with the same species in the same sized container within one month with all costs borne by the owner.

Note: If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenance seed may be available from:

Sutherland Shire Council Nursery
345 The Boulevarde, Gymea
Ph: 02 9524 5672

22. Trees on Private Land

A. Tree Removal

The removal of the following trees is approved:

i) Trees identified on the approved Landscape Plan- Existing Tree Plan (Revision A, dated 29/10/15) as "existing tree to be removed"
ii) Trees growing within the 3 metres of the building footprint of the approved structures.
iii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
iv) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

All other vegetation that would require approval to be removed must be protected.

B. Design

i) Thirteen (13) trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council's Development Control Plan 2015 requires indigenous replacement canopy tree planting at a ratio of 4 to 1 on private land.
ii) Fourty-eight (48) replacement trees are required to be planted.

iii) A minimum number of Fourty-eight (48) indigenous trees must be planted on the site. The trees selected must be planted within 3m of the front or rear setback of the subject property and not within 3m of a building or proposed building or swimming pool.

iv) Trees must have a minimum container size of 5 litres

An amended Landscape Plan/Tree Location Plan showing the location of all replacement trees on the site and/or in the street must be provided prior to the release of the Construction Certificate.

C. Prior to Occupation/Occupation Certificate

The replacement tree planting must be completed in accordance with the approved Landscape Plan/Tree Location Plan. A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an occupation certificate (interim or final). This certificate is required to ensure that tree planting has been carried out in accordance with 'B' above, and that all new indigenous plants on the site and within the road reserve are the correct species.

To arrange a Final Landscape Inspection please phone 9710-0333
48 hours prior to the required inspection date. An inspection fee of $225 is required to be paid, prior to the inspection. Additional inspections will be charged at a rate of $150 each.

D. Ongoing

Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 38). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

Note: If you have difficulty sourcing suitable indigenous plants from other suppliers, plants grown from local provenance seed may be available from:

Sutherland Shire Council Nursery
345 The Boulevarde, Gymea
Ph: 02 9524 5672
Opening hours - Monday to Friday 7.00am-3.00pm (excluding public holidays)

23. Tree Retention and Protection

A. Before Works

Prior to the commencement of any demolition, excavation or construction works on site the applicant shall engage a suitably qualified and experienced Arborist to oversee the measures for the protection of existing trees as listed below.

Note: An Arborist is a person with a current membership of the National Arborist's Association of Australia at a grade of General Member, Affiliate Member or Life Member, or alternatively a person who has obtained an Australian Qualifications Framework AQF Level 5 in Arboriculture.

Prior to the commencement of any works, including demolition, the supervising Arborist must oversee the protection of the following tree/s as listed in the table below / as marked on the Landscape Plan Dwg. No.15-3019 L01 prepared by Zenith Landscape Designs dated 29 10 15 to ensure the installation and adequacy of all tree protection measures.

Tree No.	Tree Species (botanical and common name)	Location
1	*Tristaniopsis laurina* (Water Gum)	North west boundary
4	*Liquidambar styracflua* (Liquidambar)	South west corner

The trees identified for retention must be protected by the following measures:

i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with the approved Landscape Plan Dwg. No.15-3019 L01 prepared by Zenith Landscape Designs Plan (Revision A, dated 29/10/15). Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".

ii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.

iii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.

iv) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.

B. During Construction

i) The tree protection measures detailed in 'A' above must be maintained during construction.

ii) The supervising Arborist must be present during any approved hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation;

iii) The supervising Arborist must strictly supervise that there is no disturbance or severing of roots greater than 30mm diameter and to cleanly cut those roots between 10-30mm in diameter.

iv) If the tree/s identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the tree/s and recommend action to be taken.

24. Car Wash Bays

To prevent contamination of the stormwater drainage system, 5 car wash bays must be provided within the basement levels as shown on the approved architectural drawings.

A. Design

The wash bays must be graded to an internal drainage point and connected to the sewer.

B. Before Construction

Details of the design satisfying 'A' above must accompany the application for a Construction Certificate.

C. Before Occupation

The Principal Certifying Authority must be satisfied that

i) 'A' above has been complied with and

ii) any discharge to the sewer from the premises is in accordance with the requirements of Sydney Water.

D. Ongoing

All car-wash, engine degreasing and steam cleaning must be conducted in the wash bays detailed in 'A' above. Wastewater must be treated in accordance with the requirements of Sydney Water.

25. Garbage, Recycling and Green-waste Storage Areas

To ensure the proper storage of waste from the premises:

A. Design

The garbage and recycling storage areas must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

B. Before Construction

Details of compliance with 'A' above must form part of the documentation accompanying the applications for a Construction Certificate.

C. Before Occupation

The works must be completed prior to the issue of any Occupation Certificate.

D. Ongoing

All waste and recycling bins must be stored wholly within the approved waste storage areas. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage areas as soon as possible after pick-up.

26. External Lighting - (Amenity)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

A. Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

B. Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

27. Noise Control - Design of Plant and Equipment (General Use)

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems:

A. Design

All plant and equipment must be designed and / or located so that the noise emitted does not exceed an LAeq sound pressure level of 5dB above the ambient background level when measured at the most affected point on or within any residential property boundary.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Occupation

Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

C. Ongoing

All plant and equipment must be operated and maintained in accordance with 'A' above.

28. Rail Noise and Vibration Design Criteria (Residential & Noise Sensitive Receivers)

To minimise the impact of noise on the occupants from the adjoining rail corridor:

A. Design

The building must be designed to meet the internal noise level criteria provided in:

i) State Environmental Planning Policy (Infrastructure) 2007; and,
ii) 'Development near Rail Corridors and Busy Roads - Interim Guideline' produced by the NSW Department of Planning.

B. Before Construction

Details of the acoustic attenuation treatment required to comply with 'A' above, must be prepared by a qualified acoustic engineer. These details must accompany the application for a Construction Certificate.

C. Before Occupation

Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

29. Road Noise Design Criteria

To minimise the impact of noise and vibration from the nearby major road on the occupants of the development:

A. Design

The building must be designed to meet the internal noise level criteria provided in:

i) State Environmental Planning Policy (Infrastructure) 2007; and,

ii) 'Development near Rail Corridors and Busy Roads - Interim Guideline' produced by the NSW Department of Planning.

External changes required in order to comply with the abovementioned criteria must be limited to glazing, soffits and masonry. No external screening or architectural features that would increase the visual bulk of the building are permitted to be installed.

B. Before Construction

Details of the acoustic attenuation treatment required to comply with 'A' above, must be prepared by a qualified acoustic engineer. These details must accompany the application for a Construction Certificate.

C. Before Occupation

Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

30. Noise and Vibration Control - Residential Car Park

To minimise noise and vibration from use of the security door in the car park:

A. Design

The security door fitted to the car parking area entrance must be independently mounted on rubber pads or otherwise installed to prevent vibration noise transmission through the concrete walls and / or columns.

B. Before Occupation

The Principal Certifying Authority must be satisfied that 'A' above has been complied with.

31. Car-Park Ventilation

To ensure adequate ventilation for the car park:

A. Design

The car-park must be either mechanically ventilated by a system complying with AS1668.2 -1991 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at anytime it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

B. Before Construction

Details of compliance with 'A' above must form part of the application for a Construction Certificate.

C. Before Occupation

Certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.

D. Ongoing

The ventilation system must be operated and maintained in accordance with 'A' above.

32. Demolition Work

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

A. Before Commencement

If works involve the removal of more than 10 square metres of asbestos material, a bonded asbestos licence is required. A friable asbestos licence is required to remove, repair or disturb any amount of friable asbestos. For further information contact the NSW Workcover Authority.

B. During Works

i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.

ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of $5 million. A copy of the Policy must be submitted to the Council prior to demolition.

To ensure that the removal and transportation of any asbestos material, regardless of the quantity, is carried out in an environmentally acceptable and safe manner, all work must comply with the following:

a) Work Health and Safety Act 2011;

b) Work Health and Safety Regulation 2011;

c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;
d) Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)];
e) Workcover NSW 'Working with Asbestos - Guide 2008';
f) Protection of the Environment Operations Act 1997; and
g) Protection of the Environment Operations (Waste) Regulation 2005.

Asbestos waste in any form must be disposed of at a waste facility licensed by the Department of Environment Climate Change & Water to accept asbestos waste.

33. Dilapidation Report - Adjoining Properties

A. Before Works

To assist in the resolution of any future disputes about damage to properties adjoining the development site, prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings at 4 Urunga Parade and 16-20 Urunga Parade, including any basements and ancillary structures. The reports must be provided to the Principal Certifying Authority and to the owners of the properties that are the subject of the report.

The reports must be prepared by a suitably qualified and experienced person, such as a structural engineer.

34. Design Requirements for Adaptable Housing

A. Design

A report prepared by a suitably qualified Adaptable Housing Specialist must be submitted with the Construction Certificate, demonstrating that the development complies with the requirements of AS4299 - Adaptable Housing. The report must contain a completed checklist (Appendix A - AS4299) demonstrating compliance with the requirements of a Class C Adaptable House.

35. Verification of Design for Construction - SEPP 65

A. Design

Design verification must be provided by a registered Architect pursuant to SEPP 65 stating that the design intent approved by the Development Consent has been maintained in the building / architectural plans submitted with the Construction Certificate. This must accompany the application for a Construction Certificate.

B. Before Occupation

Prior to the issue of the final Occupation Certificate design verification must be provided in accordance with SEPP 65.

36. Certification Requirement of Levels

A. During Construction

At the following stages of construction:

i) Prior to the pouring of each floor or roof slab,
ii) Upon completion of the roof frame.

A registered surveyor must provide the Principal Certifying Authority with Certification that the stage of structure complies with the development consent in respect of levels.

B. Before Occupation

The certification referred to above must form part of the application for an Occupation Certificate.

37. Sydney Water Tap in™ & Compliance Certificate

A. Before Construction

The plans approved as part of the Construction Certificate must be submitted to a Sydney Water Tap in™ to determine as to whether the development will affect Sydney Water's sewer and water mains, stormwater drains and / or easements, and if further requirements need to be met. Customers will receive an approval receipt. Please refer to the web site www.sydneywater.com.au.

B. Before Occupation / Prior to issue of Subdivision Certificate

A Compliance Certificate under s73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges.

Sydney Water Advice on Compliance Certificates:

An application must be made through an authorised Water Servicing Coordinator. For details see the Sydney Water web site at www.sydneywater.com.au\customer\urban\index\ or by 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 as well as building, driveway or landscaping design.

38. Dial Before You Dig

A. Before Construction

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

39. Noise Control and Permitted Hours for Building and Demolition Work

A. During Works

To minimise the noise impact on the surrounding environment:

i) The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.

ii) All building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work must be carried out on Sundays and Public Holidays.

40. Toilet Facilities

A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

i) be a standard flushing toilet connected to a public sewer, or

ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or

iii) be a temporary chemical closet approved under the Local Government Act 1993.

41. Street Numbering and Provision of Letter Box Facilities

A. Before Occupation

i) Street / unit numbers must be clearly displayed.

ii) Suitable letterbox facilities must be provided in accordance with Australia Post specifications.

iii) All letterboxes must be located within the secure entry foyers behind the metal gates.

iv) The dwellings must have the following street address format:
Units 1-8 must be known as G01-G08 / 6 Urunga Parade Miranda
Units 9-19 must be known as 101-111 / 6 Urunga Parade Miranda
Units 20-32 must be known as 201-213 / 6 Urunga Parade Miranda
Units 33-45 must be known as 301-313 / 6 Urunga Parade Miranda
Units 46-58 must be known as 401-413 / 6 Urunga Parade Miranda
Units 59-71 must be known as 501-513 / 6 Urunga Parade Miranda
Units 72-84 must be known as 601-613 / 6 Urunga Parade Miranda
Units 85-97 must be known as 701-713 / 6 Urunga Parade Miranda
Units 98-103 must be known as 801-806 / 6 Urunga Parade Miranda

42. Car Parking Allocation

A. Before Subdivision

Car parking must be allocated to individual strata lots as part of their unit entitlement.

Visitor parking facilities and/or car wash bays must be designated as common property on any strata plan.

Parking must be allocated on the following basis:

- Residential dwellings: **143** spaces
- Residential visitors**:** **25** spaces
- Car wash bay(s): 5 spaces

B. Ongoing

The car-parking provided must only be used in conjunction with the dwellings and/or tenancies contained within the development and not for any other purpose.

(Modified – 18 October 2017)

43. Basement Car Park Security Requirements

A. Design

The following design requirements must be satisfied:

i) Security shutters / roller door must be installed at the main entry to the basement car park levels. An intercom system must be installed for visitors to gain entry.

ii) Storage rooms within the basement car park levels must be fitted with deadlocks.

iii) The basement car park levels **constructed and finished in light coloured materials** to reflect light (thereby improving security), appear larger and more spacious and reduce the number of lights required to illuminate the basement.

(Modified – 25 October 2016)

44. Closed Circuit Television (CCTV)

To increase resident safety and security, a CCTV system must be installed to monitor all common areas (including letter boxes), the access / exit driveway and all basement car park levels including lift areas.

45. Undergrounding of Power Lines

B. Before Occupation

All power lines along the frontage of the site (Urunga Parade) must be placed underground and street lighting installed to the satisfaction of Ausgrid prior to the issue of any Occupation Certificate. A copy of certification from Ausgrid that the works have been completed to Ausgrid's satisfaction must accompany an application for any Occupation Certificate.

END OF CONDITIONS

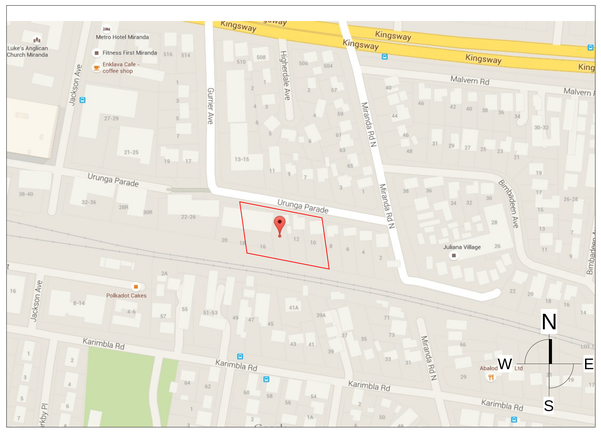
Sheet List			
Number	Name	Current Revision	Date
01	Cover Page	K	20/06/18
03	Site Plan	K	20/06/18
14	Level 8	K	20/06/18
15	Elevations	K	20/06/18

APPROVED FLOOR SPACE

DA15/0947	7340m²	
MA16/0129	78m²	(Parking)
MA17/0214	33m²	(Lobbies)
	7451m²	FSR 2.03:1
PROPOSED ADDITIONAL	14m²	(Level 8)
+ 1 CAR SPACE	13m²	(2 Bed Deleted)
PROPOSED TOTAL FLOOR SPACE	7478m²	FSR 2.038:1

DEVELOPMENT SUMMARY

SITE AREA:	3,670M2
PERMISSIBLE FSR:	2:1
PERMISSIBLE GFA:	7,340M2
SITE AREA:	3,670M2
REQUIRED LANDSCAPE:	30% (1,101M2)
PROPOSED LANDSCAPE:	30% (1,104M2)
No OF 3 BED UNITS:	6 (6%)
No OF 2 BED UNITS:	67 (69%)
No OF 1 BED UNITS:	22 (23%)
No OF 1 BED STUDIO	2 (2%)
TOTAL NO OF UNITS:	97
No OF ADAPTABLE UNITS:	29 (30%)



LOCATION PLAN

Revision	Description	Rev.Date
D	DA Issue	24/08/15
E	Revised for Council	29/10/15
F	Revised for Council	3/11/15
G	S96	13/04/16
H	Revised for S96	07/09/16
I	S96 ii	23/06/17
J	S4.55	04/05/18
K	Issue K - S96 Level 8 Changes	20/06/18

SECTION 4.55

Figured dimensions only to be used. Do not scale off drawings. Any discrepancies to be verified on site.

NOT FOR CONSTRUCTION

couvaras >ARCHITECTS

>A Suite 5 / 12 Laycock Ave Cronulla NSW 2230
>P 02 9527 7459
>E architect@couvaras.com
>W www.couvaras.com

Nominated Architect: Peter Couvaras Reg No. 7344

Project: 6-14 Urunga Parade, Miranda

Client: Winworth P/L

Drawing Name: Cover Page

Project No. 1812

Scale @ A0

Revision No. Revision K

Revision Date 20/06/18

Sheet No. 01

APPENDIX "B"

BASIX COMMITMENTS

The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column of the table below, as private landscaping for that dwelling.

The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below. The pool or spa must be located as specified in the table.

The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

	Appliances					Individual pool			Individual spa		
Dwelling no.	All toilets flushing system	All kitchen taps	All bathroom taps	All laundry taps	All showerheads	All dishwashers	All clothes washers	Volume (m3)	Pool cover	Pool location	Pool shaded
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110	3 star (> 4.5 but < 6 L/min)	3 star	3 star	3 star	no	3.5 star	-	-	-	-	-

	Fixtures				Appliances		Individual pool			Individual spa	
Dwelling no.	All toilet flushing system	All kitchen taps	All bathroom taps	All showerheads	All clothes washers	All dish-washers	Volume (m3)	Pool cover	Pool location	Pool shaded	Volume (m3)	Spa cover	Spa shaded
111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150	3 star	3 star	3 star	no	3.5 star	-	-	-	-	-	-	-	-

	Fixtures				Appliances		Individual pool			Individual spa	
Dwelling no.	All toilet flushing system	All kitchen taps	All bathroom taps	All showerheads	All clothes washers	All dish-washers	Volume (m3)	Pool cover	Pool location	Pool shaded	Volume (m3)	Spa cover	Spa shaded
None	-	-	-	-	-	-	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply system	Size	Configuration	Landscape connection	Toilet connection	Laundry connection	Pool / top-up
None	-	-	-	-	-	-	-

The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

	Hot water	Bathroom exhaust system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual on/off and timer	individual fan, ducted to façade or roof	manual on/off	individual fan, ducted to façade or roof	manual on/off

	Cooling		Heating		Artificial lighting				Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms & study	No. of living & dining rooms	Each kitchen	Each bathroom	Each laundry	All hallways	No. of bedrooms & study	Main living room
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	1	yes

	Cooling		Heating		Artificial lighting				Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms & study	No. of living & dining & kitchen rooms	Each kitchen	Each bedroom	Each laundry	All hallways	No. of bedrooms & study	Main living room
111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	1	no

	Cooling		Heating		Artificial lighting				Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms & study	No. of living & dining rooms	Each kitchen	Each bedroom	Each laundry	All hallways	No. of bedrooms & study	Main living room
101, 102, 103, 104, 105, 106, 107, 108, 109, 110	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	1 phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	1	yes

	Individual pool	Individual spa			Appliances & other efficiency measures				
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Wall insulation type/ wrap space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or undercover clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	5 star	-	-	no	no

The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.

A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	6 star	4 star	no common laundry facility

The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-
Fire sprinkler system (No. 2)	-	-	-
Fire sprinkler system (No. 3)	-	-	-
Fire sprinkler system (No. 4)	-	-	-
Fire sprinkler system (No. 5)	-	-	-

Common area lighting					
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/s
Basement 1A	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Basement 2	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Basement 2A	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Basement 3	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Basement 4	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 3)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 4)	-	-	compact fluorescent	connected to lift call button	No
Bins room 1	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Bins room 2	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Bins room 3	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Bins room 4	ventilation exhaust only	-	fluorescent	manual on / manual off	No

Common area lighting					
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/s
Bins room 5	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Store 1A	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 2	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 2A	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 3	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 4	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 5	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 6	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Level GF lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	time clock and motion sensors	No
Level 1 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 2 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 3 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 4 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 5 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 6 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 7 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 8 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No

Central energy systems		
Lift (No. 1)	Type	Specification
	gearless traction with V.V.V.F motor	Number of levels (including basement): 11

Central energy systems		
Lift (No. 2)	Type	Specification
	gearless traction with V.V.V.F motor	Number of levels (including basement): 11
Lift (No. 3)	gearless traction with V.V.V.F motor	Number of levels (including basement): 11
Lift (No. 4)	gearless traction with V.V.V.F motor	Number of levels (including basement): 11

Where there is an in-slab heating or cooling system, the applicant must:

(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or

(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1	63	13
2	65	12
4	65	8
5	59	10
6	51	11
7	64	14
8	53	16
9	35	24
10	48	13
16	48	14
17	37	19
18	39	14
25	38	15
28	36	13
29	37	20
30	67	17
31	60	12
32	63	13
40	52	18
59	54	16
65	19	17
87	26	10
90	27	10
94	58	14
95	59	14
96	59	15
103	34	14

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
101	59	14
102	59	16
104	56	14
11, 17	30	14
12, 15	28	16
33, 46	15	16
36, 48	13	14
39, 52	13	13
42, 53	14	22
44, 57	52	15
45, 58	55	15
49, 62	14	15
60, 73	34	12
61, 74	37	16
66, 81	37	16
69, 82	67	15
71, 84	67	12
86, 93	37	13
88, 97	18	13
89, 92	23	10
47, 56	59	12
3, 19, 98	56	13
21, 34, 47	29	13
24, 41, 54	29	12
10, 14, 70, 83	50	14
61, 64, 74, 77	39	10
62, 63, 75, 76	18	11

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
63, 66, 75, 78	29	10
22, 33, 35, 38, 43, 51	24	11
All other dwellings	25	11

The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.
A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	6 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-
Fire sprinkler system (No. 2)	-	-	-
Fire sprinkler system (No. 3)	-	-	-
Fire sprinkler system (No. 4)	-	-	-
Fire sprinkler system (No. 5)	-	-	-

The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

Common area lighting					
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/s
Basement 1A	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Basement 2	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Basement 2A	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Basement 3	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Basement 4	ventilation (supply + exhaust)	carbon monoxide monitor + HEP filter	fluorescent	motion sensors	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 3)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 4)	-	-	compact fluorescent	connected to lift call button	No
Bins room 1	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Bins room 2	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Bins room 3	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Bins room 4	ventilation exhaust only	-	fluorescent	manual on / manual off	No

Common area lighting					
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/s
Bins room 5	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Store 1A	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 2	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 2A	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 3	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 4	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 5	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store 6	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Level GF lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	time clock and motion sensors	No
Level 1 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 2 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 3 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 4 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 5 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 6 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 7 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level 8 lobby total	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No

Central energy systems		
Lift (No. 1)	Type	Specification
	gearless traction with V.V.V.F motor	Number of levels (including basement): 11

Central energy systems		
Lift (No. 2)	Type	Specification
	gearless traction with V.V.V.F motor	Number of levels (including basement): 11
Lift (No. 3)	gearless traction with V.V.V.F motor	Number of levels (including basement): 11
Lift (No. 4)	gearless traction with V.V.V.F motor	Number of levels (including basement): 11

Assessor:	**Name:**	David Gradwell	**Company:**	Gradwell Consulting	
	Address:	PO Box 819 Bowral NSW 2576	**Number:**	BDAV/12/1451 | ACT2011220	
	Contact:	0408 964 139	**Email:**	david@gradwellconsulting.com	

	Construction	Insulation	Colour	Details
Ext. Walls:	Concrete lined	R1.5 bulk	Medium	External walls - as per plans
	Concrete lined	R1.5 bulk	Medium	To stairs/lifts

	Construction	Insulation	Details
Int. Walls:	Plasterboard on stud	None	As per plans

	Construction	Insulation	Details
Floors:	Concrete	R0.7 added	Above car park
	Concrete	R1.4 added	Units 19, 30, 31, 32 where open below

	Construction	Insulation	Details
Ceilings:	Plasterboard	None	As per plans

	Construction	Insulation	Colour	Details
Roof:	Concrete	60mm Anticon (R1.3)	Medium	As per plans

	Product ID	Glass	Frame	Uw/SHGCw	Details
Windows:	GGG-05-013a	Single LowE	Aluminium	4.70/0.63	Units 31, 32, 98, 99, 101, 102
	GGG-05-001a	Single Clear	Aluminium	6.57/0.74	Elsewhere

	Product ID	Glass	Frame	Uw	Details
Skylights:					

	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
Other:	13	Suburban	Yes	Yes	No

This certificate may not be valid if downlights are present.

URUNGA PARADE

SPEED HUMP

TRAFFIC ISLAND

RL 37.51 TK

RL 37.57 TK

RL 37.67 TK

Driveway and Vehicular crossing to be removed

New Vehicular crossing

RL 37.75 TK

RL 37.98 TK

Driveway and Vehicular crossing to be removed

RL 38.09 TK

RL 38.30 TK

Driveway and Vehicular crossing to be removed

RL 38.47 TK

RL 38.75 TK

Driveway and Vehicular crossing to be removed

RL 38.88 TK

RL 39.16 TK

Driveway and Vehicular crossing to be removed

RL 39.31 TK

Existing Concrete Path

Existing Concrete Path

RL 37.67 RL 37.70 RL 37.73 RL 37.81 RL 37.85 RL 37.98 RL 38.06 RL 38.19 RL 38.40 RL 38.57 RL 38.97 RL 38.85 RL 38.98 RL 39.09 RL 39.14 RL 39.26 RL 39.33 RL 39.41

Boundary 80.77 m

Possible Sub-Station Location

RL 37.54

Neighbouring entrace to Basement Carpark

7500

Garbage

8440

Driveway RL 37.97

Hydrant Booster

TREE TO BE REMOVED

OSD Under Driveway

Covered Walkway

Ground floor Courtyard

Ground floor Terrace

TREE TO BE REMOVED

5000

RL 40.00

RL 38.80

Planter Box Lvl 2

Planter

Boundary 47.97 m

Level 8 Communal Roof top Terrace

RL 62.00

Private Terrace

Level 8 Communal Roof top Terrace

RL 62.80

RL 38.80

FUTURE 8 STOREY DEVELOPMENT

No. 4
Lot 27 DP 26174
Neighbouring
Brick House

No. 16-20
SP 57163
2,3 & 4 Storey
Brick Units

Vergola

Lift overun

Possible mechanical fan location

Concrete Roof

Skylight

Outline of building shown bold

Lvl 1 Courtyard

Void

7331

RL 37.97

RL 41.00

RL 41.80

Level 1 Communal Open Space

Level 1 Planter

TREE TO BE REMOVED

9000

4000

RL 41.54

RL 42.54

RL 43.65

Boundary 80.77 m

RL 41.82

RL 42.32

RL 42.97

ILLAWARRA TRAIN LINE

BERS Pro
house energy rating software

☐ single-dwelling rating ____ stars ____ MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICRDSAV1I31451

Signature _____ Date Refer Certificate

1 2 3 5 10

Scale Bar 1: 100

Revision	Description	Rev.Date
A	Issued for ARAP	29/05/15
B	Issued to Consultants	24/07/15
C	Issued to Consultants 2	06/08/15
D	DA Issue	24/08/15
E	Revised for Council	29/10/15
J	S4.55	04/05/18
K	Issue K - S96 Level 8 Changes	20/06/18

SECTION 4.55

Figured dimensions only to be used. Do not scale off drawings. Any discrepancies to be verified on site.

NOT FOR CONSTRUCTION

couvaras >ARCHITECTS

>A Suite 5 / 12 Laycock Ave Cronulla NSW 2230
>P 02 9527 7459
>E architect@couvaras.com
>W www.couvaras.com

Nominated Architect: Peter Couvaras Reg No. 7344

Project
6-14 Urunga Parade, Miranda

Client
Winworth P/L

Drawing Name
Site Plan

Project No. 1812

Revision No. Revision K

Sheet No. 03

Scale 1 : 100 @ A0

Revision Date 20/06/18

Ext. Walls:	Construction	Insulation	Colour	Details
	Hebel PowerPanel	R2.0 bulk	Medium	External walls - as per plans
	Concrete Lined	Aircell facing airgap	Medium	To stairs/lifts

Int. Walls:	Construction	Insulation	Details
	Plasterboard on stud	None	As per plans

Floors:	Construction	Insulation	Details
	Concrete	R0.7 added	Above car park
	Concrete	R1.4 added	Where open below

Ceilings:	Construction	Insulation	Details
	Plasterboard	None	As per plans

Roof:	Construction	Insulation	Colour	Details
	Concrete	60mm Kooltherm K10 (R3.0)	Medium	To Unit 95 AND 97 only
	Concrete	31mm Kooltherm K10 (R1.2)	Medium	Elsewhere as per plans

Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	AWS-04-122a	Double Clear	Aluminium	3.65/0.52	Units 32 and 97
	AIR-05-010a	Double Clear	Aluminium	4.19/0.52	Unit 31
	GGG-05-013a	Double Clear	Aluminium	4.70/0.63	Unit 95
	GGG-05-001a	Single Clear	Aluminium	6.57/0.74	Elsewhere as per plans

Skylights:	Product ID	Glass	Frame	Uw	Details
	GEN-04-006a	Single Clear	Aluminium	4.89	As per plans

Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
	13	Suburban	Yes	Yes	No

This certificate may not be valid if downlights are present.

BERS Pro
house energy rating software

☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

FUTURE 8 STOREY DEVELOPMENT
DA15/0976

Unit 85 - 3 Bed 143 m²
Unit 86 - 3 Bed 142 m²
Unit 87 - 1 Bed 50 m²
Unit 88 - 2 Bed 70 m²
Unit 89 - 2 Bed 70 m²
Unit 90 - 2 Bed (Adaptable) 70 m²
Unit 91 - 2 Bed 70 m²
Unit 92 - 3 Bed 143 m²
Unit 93 - 2 Bed 69 m²
Unit 94 - 1 Bed 50 m²

carpark exhaust

PRIVACY SCREENING

Scale Bar 1: 100

Revision	Description	Rev.Date
B	Issued to Consultants	24/07/15
C	Issued to Consultants 2	06/08/15
D	DA Issue	24/08/15
E	Revised for Council	29/10/15
G	S96	13/04/16
H	Revised for S96	07/09/16
I	S96 ii	23/06/17

SECTION 4.55

Figured dimensions only to be used. Do not scale off drawings. Any discrepancies to be verified on site.

NOT FOR CONSTRUCTION

couvaras >ARCHITECTS

>A Suite 5 / 12 Laycock Ave Cronulla NSW 2230
>P 02 9527 7459
>E architect@couvaras.com
>W www.couvaras.com

Nominated Architect: Peter Couvaras Reg No. 7344

Project: 6-14 Urunga Parade, Miranda

Client: Winworth P/L

Drawing Name: Level 7

Project No. 1812

Revision No. Revision I

Revision Date 23/06/17

Sheet No. 13

Scale 1 : 100 @ A0

Scale Bar 1: 100

Revision	Description	Rev.Date
E	Revised for Council	29/10/15
G	S96	13/04/16
H	Revised for S96	07/09/16
I	S96 ii	23/06/17
J	S4.55	04/05/18
K	Issue K - S96 Level 8 Changes	20/06/18
M	Issue M - S4.55 Level 8 changes	03/07/18
N	Revised for Council	16/08/18

SECTION 4.55

Figured dimensions only to be used. Do not scale off drawings. Any discrepancies to be verified on site.

NOT FOR CONSTRUCTION

couvaras >ARCHITECTS

>A Suite 5 / 12 Laycock Ave Cronulla NSW 2230
>P 02 9527 7459
>E architect@couvaras.com
>W www.couvaras.com

Nominated Architect: Peter Couvaras Reg No. 7344

Project: 6-14 Urunga Parade, Miranda

Client: Winworth P/L

Drawing Name: Level 8

Project No. 1812

Revision No. Revision N

Scale As indicated @ A0

Revision Date 16/08/18

Sheet No. 14

FUTURE 8 STOREY DEVELOPMENT
DA15/0976

1. North
Scale 1 : 100

2. South
Scale 1 : 100

1 2 3 5 10
Scale Bar 1: 100

MATERIALS LEGEND

PL	PAINTED DULUX 'LEXICON QUARTER'
PD	PAINTED DULUX 'DOMINO'
TC	TIMBER PANEL CLADDING
ST	SANDSTONE CLADDING
GB	GLASS BALUSTRADE
MB	METAL PANEL BALUSTRADE

Revision	Description	Rev.Date
A	Issued for ARAP	29/05/15
B	Issued to Consultants	24/07/15
C	Issued to Consultants 2	06/08/15
D	DA Issue	24/08/15
E	Revised for Council	29/10/15
G	S96	13/04/16
J	S4.55	04/05/18
K	Issue K - S96 Level 8 Changes	20/06/18

SECTION 4.55

Figured dimensions only to be used. Do not scale off drawings. Any discrepancies to be verified on site.

NOT FOR CONSTRUCTION

couvaras >ARCHITECTS

>A Suite 5 / 12 Laycock Ave Cronulla NSW 2230
>P 02 9527 7459
>E architect@couvaras.com
>W www.couvaras.com

Nominated Architect: Peter Couvaras Reg No. 7344

Project
6-14 Urunga Parade, Miranda

Client
Winworth P/L

Drawing Name
Elevations

Project No. 1812
Revision No. Revision K
Sheet No. 15
Scale 1 : 100 @ A0
Revision Date 20/06/18