

2019SSH001 - 306 – 308 Taren Point Road, Caringbah

DA20/1203

ASSESSMENT REPORT APPENDICES

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Draft Conditions of Consent Development Application No. 18/1203

PART 1 - DEFERRED COMMENCEMENT CONDITIONS

To enable the submission of further information to clarify or resolve specific aspects of the proposed development this Development Consent is issued as a "Deferred Commencement" Consent under the provisions of Section 4.16(3) of the Environmental Planning and Assessment Act as amended. The Consent does not operate until the applicant satisfies the Council as to the following matters.

The required information must be submitted within 2 years of the date of issue of this development consent.

Note- Under the provisions of Clause 95A(5) of the Environmental Planning and Assessment Regulation 2000 upon submission of the required information, Council must advise in writing whether or not it is satisfied as to the relevant matters.

1. Design changes

The following design changes must be shown on the architectural drawings:

- i) Level 1 - 4 must be setback 6m from the rear boundary. This must be achieved without creating further non-compliance with any ADG requirement and 50% of the gross floor area must be used for affordable housing. The planter boxes to the corner units may be setback 5.5m from the rear boundary.
- ii) Ground floor - Extend the length of the rear awning to provide weather protection to apartment G.03 and G.05.
- iii) The intent of this condition is to minimise overlooking whilst providing practical apartments in terms of kitchen storage and furniture layout.
 - a) Level 1 - 3: The living room windows on the southern and northern elevation must have a minimum sill height of 1.5m when measured from the floor or fixed screens must be attached to at least the lower half of the window to prevent overlooking. Alternative privacy measures that do not alter the envelope of the building may be presented to Council for consideration.
 - b) Level 1 - 3: Except for the apartment on the north-western corner of the building (L.01) the kitchen windows on the southern and northern elevation must have a maximum sill height of 1.5m when measures above the floor level. Additional kitchen storage cabinetry is to be provided above the window.
 - c) Level 1 - 3: In the north-eastern apartment (L.03) delete 1 window to separate the bank of kitchen and living room windows.
 - d) Southern elevation Level 1 - 3: Delete 1 or 2 windows to separate the bank of kitchen and living room windows.

- vi) Apartment G.02 - The glass balustrade along the northern edge of the balcony must be replaced with a charcoal coloured horizontal louvered screen to prevent overlooking to the north. The top of this screen must be 1.6m above the finished floor level of the balcony.
- vii) Apartment G.03 - Above the finished level of the courtyard, the rendered wall/planter box (TOF 30.6) is to be replaced with a horizontal louvered screen with of a height RL30.25. This screen is to extend along the northern edge of the 4.7m wide paved courtyard area that adjoins the bedroom and kitchen. The landscape buffer between this section of courtyard and the northern boundary must be graded to meet existing ground levels at the boundary and fill must not exceed a depth of 300mm at any point. No retaining wall is approved on the boundary.

The intent of this condition is to improve the amenity of the apartment whilst preventing overlooking to the north.

- viii) Clearly annotate on elevation plans that the walls of the first 4 levels are white bricks.
- ix) The architectural plans must be accompanied by a revised BASIX/NatHERS certificate. The architectural plans must reference these certificates.
- x) Provide privacy measure to prevent overlooking from entry path to the courtyard of G.05. This must include landscaping to soften the privacy structure. This may be a raised planter bed.

Details listed above must be included in documentation submitted to satisfy the Deferred Commencement Development consent.

Upon satisfaction of the details required above, Council shall issue an approval consistent with the Conditions in Part 2, and any conditions reasonably arising from consideration of the details submitted to satisfy the deferred commencement.

2. Deferred Commencement Plans and Documents

The development must be undertaken substantially in accordance with the details and specifications set out on the following plans except where they are the subject of the deferred commencement condition/s:

<i>Plan number</i>	<i>Reference</i>	<i>Prepared by</i>	<i>Date</i>
DA1.01 Rev L	Basement 2 Plan	Marchese Partners	Prepared 24.07.20
DA1.02 Rev L	Basement 1 Plan	Marchese Partners	Prepared 24.07.20
DA1.03 Rev M	Ground Floor Plan	Marchese Partners	Prepared 24.07.20
DA1.04 Rev K	Level 1 - 3 Typical Floor Plan	Marchese Partners	Prepared 24.07.20
DA1.05 Rev K	Level 4 Floor Plan	Marchese Partners	Prepared 24.07.20
DA1.06 Rev K	Roof Plan	Marchese Partners	Prepared 24.07.20
DA2.01 Rev K	Site Elevation - West	Marchese Partners	Prepared 24.07.20
DA2.02 Rev K	Site Elevation - East	Marchese Partners	Prepared 24.07.20
DA2.03 Rev K	Site Elevation - North	Marchese Partners	Prepared 24.07.20
DA2.04 Rev K	Site Elevation - South	Marchese Partners	Prepared 24.07.20
DA3.01 Rev K	Section A-A	Marchese Partners	Prepared 24.07.20
DA3.02 Rev D	Detailed Façade Section 1	Marchese Partners	Prepared 24.07.20
DA3.03 Rev D	Detailed Façade Section 2	Marchese Partners	Prepared 24.07.20
DA3.04 Rev D	Detailed Façade Section 3	Marchese Partners	Prepared 24.07.20
DA5.01 Rev D	Adaptable Unit Plan Type A	Marchese Partners	Prepared 24.07.20
DA5.02 Rev D	Adaptable Unit Plan Type B	Marchese Partners	Prepared 24.07.20
DA5.03 Rev D	Adaptable Unit Plan Type C	Marchese Partners	Prepared 24.07.20
DA5.04 Rev D	Adaptable Unit Plan Type D	Marchese Partners	Prepared 24.07.20
DA5.05 Rev E	Adaptable Unit Plan Type B	Marchese Partners	Prepared 24.07.20
DA5.02 Rev D	Adaptable Unit Plan Type B	Marchese Partners	Prepared 24.07.20
DA4.09 Rev H	Storage Schedule	Marchese Partners	Prepared 24.07.20
DA6.03 Rev E	Perspective view 03	Marchese Partners	Prepared 24.07.20
DA6.05 Rev K	Material Board	Marchese Partners	Prepared 24.07.20

L-02 Rev J	Detailed Plan (Ground Floor)	Site Design + Studios	Prepared 23.07.20
L-03 Rev J	Detailed Plan (Ground Floor)	Site Design + Studios	Prepared 23.07.20
L-04 Rev J	Detailed Plan (Typical Floor)	Site Design + Studios	Prepared 23.07.20
L-05 Rev J	Detailed Plan (Roof Plan)	Site Design + Studios	Prepared 23.07.20
L-07 Rev J	Planting Details	Site Design + Studios	Prepared 23.07.20
L-09 Rev J	Existing tree	Site Design + Studios	Prepared 23.07.20
L-10 Rev J	Notes	Site Design + Studios	Prepared 23.07.20
L-11 Rev J	Specification	Site Design + Studios	Prepared 23.07.20
DA-STW-101 Rev D	Stormwater Drainage Catchment Plan	LP Consulting	Prepared 25.05.20
DA-STW-102 Rev D	Stormwater Drainage Basement 2 Plan	LP Consulting	Prepared 25.05.20
DA-STW-103 Rev D	Stormwater Drainage Basement 1 Plan	LP Consulting	Prepared 25.05.20
DA-STW-104 Rev D	Stormwater Drainage Ground Floor Plan	LP Consulting	Prepared 25.05.20
DA-STW-105 Rev D	Stormwater Drainage Levels 1-3 Typical Floor Plans	LP Consulting	Prepared 25.05.20
DA-STW-106 Rev D	Stormwater Drainage Level 4 Floor Plan	LP Consulting	Prepared 25.05.20
DA-STW-107 Rev D	Stormwater Drainage Roof Plan	LP Consulting	Prepared 25.05.20
DA-STW-104 Rev D	Stormwater Drainage Detail Sheet	LP Consulting	Prepared 25.05.20

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 or subdivision 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 and/or subdivision works with a minimum of 2 days' notice of such commencement.

Under Section 6.5 of the Environmental Planning and Assessment Act 1979, please note that Sutherland Shire Council must be appointed as the Principal Certifying Authority for all subdivision works.

3. Design Changes Required

A. Design and Construction

The following design changes must be implemented:

- i) Any storage area that has been identified within each unit as having a square cubic metre (i.e. 1m³, 2m³, 3m³, 4m³ or 5m³) is to be fitout with a cupboard with shelving and doors.
- ii) Hydrant boosters and meters must be fully enclosed and incorporated within the building fabric as shown on the approved ground floor plan. No walls or structures not shown on the approved plans are approved forward. No fire protection walls for the hydrant or blast walls for the substation will be approved. If required the hydrant or substation will have to be relocated to negate the need for any additional walls.
- iii) The walls around the hydrant booster and substation must be finished in a charcoal colour to be visually recessive within the landscaping.

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate.

4. Integrated Development Approval - Water NSW

A. General Terms of Approval from Water NSW

The development must be undertaken in accordance with all General Terms of Approval (GTA) from Water NSW issued under Section 4.46 of the Environmental Planning and Assessment Act 1979:

A copy of the GTA and any further requirements are attached to this development consent. These requirements must be incorporated in the application for a Construction Certificate and where required by the GTAs, relevant approvals must be obtained prior to the release of the Construction Certificate.

5. Requirements from Other Authorities

A. Requirements from Other Authorities

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

- i) All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Taren Point Road boundary.

- ii) The redundant driveway on the Taren Point Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and guttering and new gutter crossing on Taren Point Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed gutter crossing and kerb and guttering are to be submitted to TfNSW for approval prior to the issue of a construction certificate and commencement of any road works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

- iii) The design and construction of the gutter crossing on Taren Point Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed gutter crossing are to be submitted to TfNSW for approval prior to the issue of a construction certificate and commencement of any road works. Please send all documentation to development.sydney@rms.nsw.gov.au <<mailto:development.sydney@rms.nsw.gov.au>>.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

- iv) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Taren Point Road are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

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

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@rms.nsw.gov.au

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

- vi) The proposed development, noting its use, should be designed, as per the requirements of Clause 101 (2)(c) of the State Environmental Planning Policy (Infrastructure) 2007 such that it includes measures to ameliorate potential traffic noise or vehicle emissions noise within the site of the development arising from Taren Point Road. These measures shall be certified by an appropriately qualified noise and air quality expert and noted on the plans prior to issue of a construction certificate.
- vii) The developer shall be responsible for all public utility adjustment/relocation works, etc necessitated by the above/approved work and as required by the various public utility authorities and/or their agents.
- viii) Existing "Clearway" restrictions will remain implemented and unchanged along the full Taren Point Road frontage of the development site.
- ix) The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 - 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
- x) All vehicles are to enter and leave the site in a forward direction.
- xi) The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
- xii) All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Taren Point Road.
- xiii) A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Taren Point Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

- xiv) A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.

These requirements must be incorporated in the application for a Construction Certificate and where required, relevant approvals must be obtained prior to the release of the Construction Certificate.

6. Rental Housing - Restriction as to User and Ongoing Management

A. Before Occupation

Prior to the issue of any Occupation Certificate, a Restriction as to User must be registered against the title of the property in accordance with section 88E of the Conveyancing Act 1919.

This restriction must:

- i) Limit the use of the following apartments for the purposes of affordable housing for 10 years from the date of issue of any Occupation Certificate:

Ground Level	Level 1	Level 2 - 3
G.01	L.01	L.01
G.02	L.04	L.04
G.05	L.05	L.06
G.06	L.06	L.07
G.07	L.07	

- ii) Specify that the affordable housing must be managed by a registered community housing provider, in accordance with Clause 17 of the State Environmental Planning Policy (Affordable Rental Housing) 2009.
- iii) Council is to be notified of the community housing provider managing each affordable housing unit.

B. Ongoing

The affordable housing component of the development must be managed by a registered community housing provider during the abovementioned 10 year period.

7. Roof top services

A. Design

This application does not approve the provision of any services (i.e water tanks, air conditions units) on the roof of the building. Any services must be provided within the building or basement. If any air conditioner units or hot water heaters located on a balcony must not be visible from the public domain and must not result in the area of the balcony being less than the minimum required by the ADG.

8. Boundary and front courtyard fencing

A. Design

- i) Forward of the building line the boundary fence must taper down from 1.8m to 1.2m in height when measured from the existing ground level.
- ii) Behind the building line the side and rear boundary fences must be no greater than 1.8m in height when measured from the existing ground level.
- iii) Behind the building line, the side and rear boundary fences must be a solid material.
- iv) The front courtyard fences must be constructed as shown on the approved Ground Floor Plan.

B. Prior to Occupation

The PCA must certify that the boundary fences have been constructed in accordance with 'A' above.

9. Public Place Environmental, Damage & Performance Security Bond

A. Before Issuing of any Construction Certificate

Prior to the issue of a Construction Certificate or the commencement of any works on site, whichever occurs first, the person acting on this consent must provide security to Sutherland Shire Council against damage that may be 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 2 days prior to the commencement of works.

In the event that the dilapidation report is not submitted 2 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 bond is \$10,500

Note: Bond amount includes a non-refundable administration fee, specified in Council's Schedule of Fees and Charges, which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

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 multiple bank guarantees to be lodged.

The Bank Guarantee must also:

- ☐ Note Council as the interested party
- ☐ Have NO expiry date
- ☐ Describe the type of development using the description on the consent
- ☐ Include both the address of the development site and the application number
- ☐ NOT include the non-refundable administration fee; this must be paid separately.

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 7.11 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.

10. Section 7.11 Contributions - Section 7.11 Development Contribution Plan 2016 - Caringbah Centre Precinct

A. Before Construction

Pursuant to Section 7.11 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council Section 7.11 Development Contribution Plan 2016, a total monetary contribution of \$240,000.00 must be paid to Sutherland Shire Council toward the cost of regional and local public domain works contained in the Works Programme of the Development Contribution Plan.

This contribution has been assessed and calculated in accordance with the Development Contribution Plan on the basis of 14 proposed Residential Flat Units, Apartments etc, with a concession for 2 existing allotments .

Infrastructure & Facilities	Contribution Required
Local open space and public domain works	\$181,251.80
Regional open space	\$58,748.20

The contribution will be indexed on 1 July in each year in accordance with the Consumer Price Index (All Groups Index) for Sydney.

The formula to index a contribution rate is:

$$\text{New Contribution Rate} = \text{Current Contribution Rate} \times \frac{\text{Current CPI}}{\text{Previous year's CPI}}$$

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

11. 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. These approvals must be to the satisfaction of Council for the required development works and may include but are not limited to the following:

- ☐ Frontage works including construction of a driveway, footpath, etc.
- ☐ Road openings and restoration to provide services to the development.
- ☐ Work Zones and hoardings.
- ☐ Skip bins.
- ☐ Shoring / anchoring.
- ☐ Standing of cranes, concrete pumps, etc.

Note: All Plans and Permits are required to be on site, at all times and may be requested by Council officers at any time.

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.

B. During Works

There must be no occupation or works 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. Any work on public land must be undertaken strictly in accordance with the relevant approval issued under the Roads Act 1993 and/or the Local Government Act 1993 by Sutherland Shire Council.

12. 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 a Detailed Frontage Works application under the Roads Act 1993 must be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate. The form is available on Council's website. A fee applies for the relevant inspections, assessment, coordination, creation of design brief and the issue of permits providing consent to undertake frontage works. The design will be quoted separately by Council's Design Services unit.

This design will generally comply with the approved architectural design drawings and the current website version of Council's Public Domain Design Manual (PDDM) and Public Domain Technical Manual (PDTM) except where modified by/or addressing the following:

- i) Property alignment/ boundary levels - establish the property alignment/ boundary levels and crossing profiles.
- ii) Grades - regrade footpath verge to final design levels including topsoil, turf and all associated soft landscaping.
- iii) Vehicle Crossings - construct a vehicle crossing with a minimum width of 5.5m and to the satisfaction of TFNSW in conjunction with Condition 5 of this consent.
- iv) Redundant Laybacks and Crossings - remove redundant laybacks and vehicle crossings and replace with kerb and gutter (including associated road reconstruction works) to the satisfaction of TFNSW in conjunction with Condition 5 of this consent.
- v) Stormwater Connection - construct new stormwater infrastructure as required to facilitate drainage for the proposed development.
- vi) Footpath - install new footpath pavement along full frontage of site.
- vii) Infrastructure Transitions - ensure there are adequate transitions between newly constructed and existing infrastructure as required.
- viii) Road Pavement - reconstruct damaged road pavement as required by TFNSW in conjunction with Condition 5 of this consent.
- ix) Kerb and Gutter - reconstruct damaged kerb and gutter as required by TFNSW in conjunction with Condition 5 of this consent.
- x) Street Signage - alter existing and/or install new street signage as required by TFNSW.
- xi) Trees - remove and replace street trees as required by Council.
- xii) Overhead Utilities - provide replacement of existing local distribution power lines and other overhead utilities with with insulated aerial bundles cables (ABC).

- xiii) Street Lighting - install new street lighting as required to achieve the appropriate illumination for the proposed development frontage.
- xiv) Utility Services - adjust public services infrastructure as required.
- xv) NBN - the Australian Government has issued a new policy on the provision of telecommunication infrastructure in new developments. The policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network.

NBN is the IPOLR (infrastructure provider of last resort) in developments of 100 lots or more within its fixed-line footprint and in new development where its fixed-line network is available, or the NBN rollout has been announced (www.nbnco.com.au/learn-about-the-nbn/rollout-map.html).

If you use NBN, you will need to provide six months' notice before your network needs to be available.

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 that the road frontage works were constructed in accordance with the development consent and associated approval under the Roads Act 1993 including the approved drawings and specification.

13. Site Management Plan

A. Before Commencement of Works including Demolition

An Environmental Site Management Plan must accompany the 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.
- vii) All trees and their protection zones on and around the site identified for retention are to be protected according to Australian Standard AS 4970 - 2009 Protection of Trees on Development Sites using the methods outlined in that Standard.

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.

C. Before Occupation

Before the issue of any Occupation Certificate, all foundations / materials associated with construction works (that do not form part of the approved works) must be removed. This includes but is not limited to foundations for tower cranes, vehicle access ways, stockpiles, building waste etc.

14. 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 Public Domain 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.

15. Supervising Engineer

A. Before Construction

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

- i) Road frontage works.
- ii) Construction / installation of stormwater drainage.
- iii) Rainwater harvesting and reuse.

The PCA must be informed of the supervising engineer's name and contact details, in writing, prior to the commencement of any construction works.

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.

16. Internal Driveway, Parking and Manoeuvring

A. Design

The internal driveway profile, parking and manoeuvring areas must be designed in accordance with the approved architectural plans except where modified by the following:

- i) Align with Access and Alignment levels issued by Council's Public Domain Unit.
- ii) The proposed loading and delivery area must be clearly defined with suitable signposting and pavement markings.
- v) The car park must be line marked to accommodate 30 vehicles.
- vi) The internal driveway must be paved or concreted and must be finished in materials other than plain or exposed aggregate concrete.
- vii) Provide adequate sight distance for the safety of pedestrians using the footpath area.
- viii) Provide a maximum grade of 5% for the first 3 metres inside the property boundary.
- ix) Comply with AS2890.1(2004) in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.

- x) Comply with AS2890.2(2002) in relation to the design of vehicular access, parking and general manoeuvring for the MRV vehicle.
- xi) The maximum longitudinal grade of the driveway must not exceed 15%.

B. Construction

Certification from an appropriately qualified engineer to the effect that the design requirements of A. above have been met must accompany the Construction Certificate.

C. Occupation

Prior to the occupation of the development or the issue of any occupation certificate a suitably qualified engineer must certify that the works required in A. above were undertaken and completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the PCA and a copy also provided to Council.

D. On-going

The approved parking must be used exclusively for car parking as approved for the life of the development.

17. Basement Car Park Design and Construction

A. Design

The basement car park must be designed in accordance with the approved architectural drawings, subject to the following modifications:

- 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 in accordance with clause 5.3 of AS2890.1.
- ii) Parking bays must not be enclosed, caged or a door provided.
- iii) All parking bays must provide a minimum clear parking envelop in accordance with figure 5.2 of AS2890.1.
- iv) 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.

B. Prior to Construction

Certification from a Chartered Civil Engineer or a Registered Surveyor, to the effect that the car park layout and vehicle access-way design has been prepared in accordance with A above must accompany the Construction Certificate.

C. Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate a Chartered Civil Engineer or a Registered Surveyor must certify that the works required in “A” above have been completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the PCA and a copy provided to Council.

D. On-going

The approved parking must be used exclusively for car parking for the life of the development.

18. Stormwater Drainage

A. Design

The stormwater drainage system must be designed in accordance with the approved stormwater drainage design drawing; Australian Standard AS3500.3:2015; the BASIX Certificate issued for this development; Sutherland Shire Environmental Specification - Stormwater Management. Except where modified by the following:

- i) A detailed drainage design supported by drainage calculations must demonstrate the management of stormwater flow / discharge for all events up to the 100 ARI storm event. This must include roof gutters / downpipes and in-ground drainage lines and the on-site detention system.
- ii) Water from pathways and access driveways shall be prevented from entering the road reserve as basement as surface flow. This can be achieved by constructing a box drain at the garage boundary equipped with a 300mm wide grate and frame to collect the flow or directing the flow to a sag pit within the property.
- iii) The rate of discharge of stormwater from the site to a drainage system under Council's control must be controlled so that it does not exceed the pre-development rate of discharge. Any required on-site detention facility must be designed to cater for all storm events up to the Recurrence Interval of 1 in 100 years.
- iv) The rainwater tank must have a minimum capacity of 4.2m³.
- v) The pipeline within the footpath verge must be a hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0 millimetres.
- vi) Discharge from the site must be connected to a newly constructed kerb inlet pit over the line of Council's pipeline located in the north-western corner of the site. Discharge directly to the kerb is not supported.
- vii) Where pipelines are located within the “tree protection zone” of significant vegetation to be retained, the lines shall be excavated by hand or by directional underboring techniques to reduce any adverse impact on the root zone of the trees.

B. Before Construction

- i) Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to the effect that the drainage design is to their satisfaction and satisfies the design requirements in A. above must accompany the application for a Construction Certificate.

C. Before Occupation

Prior to the issue of an Occupation Certificate:

- i) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities. An original or a colour copy must be submitted to Sutherland Shire Council.
- ii) The supervising engineer must certify the WAED of the stormwater drainage system that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the Development Consent, and Public Domain Technical Manual. Prior to the occupation or use of the building the Applicant / Owner must submit to Council a copy of the aforementioned letter of certification.

D. Ongoing

- i) The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse must be maintained in good operating order at all times.
- ii) The stormwater detention / treatment facility must be:
 - ☐ Kept clean and free from silt, rubbish and debris.
 - ☐ Be maintained so that it functions in a safe and efficient manner.
 - ☐ Not be altered without prior consent in writing of the Council.

Note: Upon submission of the Works-As-Executed drawing for the stormwater drainage system a notation will be added to the Section 10.7 certificate advising future owners that their property is burdened by a stormwater detention facility.

19. Stormwater Treatment

A. Before Construction

Appropriate stormwater treatment measures, selected and designed in accordance with Engineers Australia (2006) Australian Runoff Quality - A guide to Water Sensitive Urban Design, Argue J R (2013) WSUD: Basic Procedures for 'Source Control' of Stormwater - A Handbook for Australian practice, or other relevant industry design guidelines, must be provided as part of the permanent site stormwater quality management system. Details of the design, construction and maintenance must accompany the Construction Certificate.

B. Before Occupation

The work required by A. above must be completed to the satisfaction of the supervising engineer before occupation of the site or the issue of any Occupation Certificate.

C. Ongoing

The stormwater treatment measure must be maintained in accordance with the manufacturers' or designer's specification for the life of the development.

Note: Upon approval of the stormwater management designs a notation will be added to the Section 10.7 certificate in relation to any required stormwater treatment device.

20. Waste Collection

A. Design

- i) The permanent communal garbage and/or recycling storage area 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.
- ii) A waste chute system is to be provided for garbage in accordance with the approved architectural plans.
- iii) A bin storage room is to be provided on each residential level to accommodate: 2 x 240L recycling bins
- iv) The residential waste storage room/s must accommodate at least 6 x 660L garbage bins; 6 x 660L recycling bins; and 2 x 240L green waste bins
- v) The waste collection point must be designed in accordance with the following requirements:
 - a. A "MRV" sized loading bay must be provided in accordance with AS2890.2 within the subject property for waste collection use.
 - b. The maximum long and cross section grade of the loading bay and temporary bin holding area must be $\pm 5\%$.
 - c. Clear and direct access must be provided from the bin holding areas to the loading bay.

B. Before Construction

Prior to the issue of any Construction Certificate a suitable qualified civil engineer must certify that the waste collection point has been design in accordance with part A. above. A copy of this certification must accompany the Construction Certificate.

C. Before Occupation

Prior to the occupation of the site or the issue of any Occupation Certificate a suitable qualified civil engineer must certify that the waste collection point has been constructed to their satisfaction and in accordance with 'A' above. A copy of this certification must accompany the Occupation Certificate.

D. On-going

All ongoing management, maintenance and cleaning of all waste and recycling management facilities, including suitable collection arrangements must be carried out in accordance with the approved waste management plan for the development, including:

- i) All waste and recycling bins must be stored wholly within the approved permanent communal garbage and/or recycling storage area.
- ii) All waste and recycling bins must be stored wholly within the approved waste storage area.
- iii) Waste collection is to occur via a Medium Rigid Vehicle (MRV) wholly within the site
- iv) The aforementioned waste collection requirement shall be adopted as a By-Law in any future Strata Plan.

21. 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 Engineer's 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.

22. 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 (including NBN) and the like, and any necessary underground conduits are provided. The Australian Government has issued a new policy on the provision of telecommunications infrastructure in new development. This policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network. NBN is the IPOLR (infrastructure provider of last resort). NBN require 6 months' notice in order to make the network available.

A copy of the agreements/contracts with the utility providers must form part of the supporting construction certificate documentation.

B. Before Occupation/Subdivision

Prior to issue of any Occupation/Subdivision certificate, certification must be provided from each utility service provider/approved agent to the effect that each lot has been serviced to their satisfaction.

Prior to the issue of any Occupation/Subdivision certificate, evidence satisfactory to the Certifying Authority that arrangements have been made for:

- i) The installation of fibre-ready facilities (conduits and pits) to all individual lots and/or premises/dwelling to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Certification from each carrier/provider must be provided to the PCA that they are satisfied that the fibre ready facilities are fit for purpose.
- ii) The provision of fixed-line telecommunications infrastructure (cables) in the fibre-ready facilities to all individual lots and/or premises/dwellings must be installed and certification from the carrier/provider must be provided to the PCA stating that the infrastructure has been provided and to their satisfaction.
- iii) Installation of gas and/or electricity must be constructed/installed by the utility service provider/approved agent to each allotment. Certification must be provided from each provider/agent stating that all allotments have been serviced to their satisfaction.
- iv) WAE drawings must to be prepared by a registered surveyor detailing location and depth of conduits/pits and connection points/ties within allotments. A copy of the WAE drawings must form part of any Occupation/Subdivision certificate documentation.

Note: Should these requirements result in any significant change to the approved design an application must be made to modify the consent under s.4.55 of the Environmental Planning and Assessment Act.

23. Management of Groundwater

A. During Works

The discharge of groundwater to Council's stormwater drainage system during any works must have a pH of between 6.5 and 8, and must not exceed a suspended sediment concentration of 50mg/L.

The discharge of groundwater to Council's stormwater drainage system must also be undertaken in accordance with, but not limited to:

- a. Sutherland Shire Council's "Environmental Specification - Environmental Site Management 2007".
- b. Sutherland Shire Council's "Environmental Specification - Stormwater Management 2009".
- c. ANZECC "Australian and New Zealand Guidelines for Fresh and Marine Water Quality" 2000.
- d. Managing Urban Stormwater, Soils & Construction, Volume 1, 4th Edition, 2004, Landcom.

24. Landscaping Works

A. Design

The landscaping works must be designed in accordance with the approved Landscape Plan except where modified by the following:

- i) The Landscape Plan is to be completed for Construction Certificate stage by including planting numbers in the planting schedule as well as positions of the specified species needs to be finalised.
- ii) Tree 26 (shown to be removed) and located on the neighbouring property is to be retained and it's TPZ to be protected where it crosses the boundary of the site.
- iii) The tree planting to the Taren Point Road frontage is to include 3x 45lt potted *Angophora costata* - Smooth Barked Apple Gums.
- iv) Replace the Smooth Leaved Quandong and Tuckeroos in the planting schedule with *Eucalyptus globoidea* and *Syncarpia glomulifera* as the site is within Greenweb 'Restoration' and borders OEH 'Coastal Enriched Sandstone Dry Forest' as well as 'Sydney Turpentine and Ironbark Forest'.
- v) The extensive driveway pavement area is to be textured and coloured in a recessive colour to reduce it's visual impact.
- vi) Amend the landscape plan in accordance with the approved architectural plans.
- vii) Clearly show on plan existing trees to be removed /retained including tree numbering in accordance with the arborist report OR provide a separate existing tree plan and schedule.
- viii) Tree Protection Zones (TPZ) / the location of tree protective fencing must be shown on plan for all existing trees and/or natural site features to be retained and protected.
- ix) Provide minimum soil depths in planter boxes as follows:
 - ☐ 1200mm for large trees.
 - ☐ 900mm for small trees and tall shrubs.
 - ☐ 600mm low shrubs.
 - ☐ 450mm grass and ground covers.
- x) In the Roof top Communal Open Space (COS) provide a universal toilet, all-weather cover over the entry door, a shade structure of minimum size 6m x 4m, BBQ, basic kitchen facilities, some larger feature shrubs, understorey planting and furniture. Furniture on roof or podium terraces must be fixed to meet BCA requirements.

- xi) All landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.
- xii) Each ground floor unit must be provided with a clothes line. Each unit above the ground floor must be provided with a clothes line on a balcony located below balustrade height, with the balustrade treated so that clothes are not readily visible from the street.
- xiii) Landscaping in the vicinity of a driveway entrance must not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.
- xiv) The communal open space areas/ all landscaped areas and all planter boxes on slab must be provided with a water-efficient irrigation system and taps at 25m centres, connected to a pump and the rainwater tank, to enable effective landscape maintenance.
- xv) The private open space of each ground floor dwelling must be provided with a tap connected to mains water.
- xvi) To improve coverage and reduce weeds and maintenance, planting densities in all planting areas including planter boxes must achieve a minimum of 4 plants per square metre.
- xvii) To reduce long term maintenance of planting beds turf species must be native grass such as *Zoysia macrantha* 'Nara' or Buffalo grass varieties.
- xviii) As the subject site is identified as being within a Greenweb Restoration area, all new tree plantings must be indigenous species and 50% of understorey plants must be indigenous species. All indigenous species must be selected from Council's 'Native Plant Selector' available on Council's website (www.sutherlandshire.nsw.gov.au and search for Native Plant Selector).
- xix) Substitute *Dodonaea triquetra* in the northern side setback with *Kunzea ambigua* - Native Tick Bush. This is to provide a denser screening plant within the limited setback area.
- xx) In the south-eastern corner of the site, substitute the two outer and middle *Cupaniopsis anacardioides* trees with *Hymenosporum flavum* - Native frangipani. This is to reduce the density of the canopy to allow solar access to the south.
- xxi) No retaining walls are approved to be constructed on the site boundaries.
- xxii) The row of *Acmena smithii* 'Minor' on the western side of courtyard fence to G.01 must have a minimum pot size of 45L to create an instant hedge to screen the fence behind.

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 are 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 by persons with a minimum AQF Level III certification in Horticulture or Landscape Construction.

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. This certificate is required to ensure that all tree protection measures, landscaping works, replacement tree planting and the deep soil percentage requirements have been carried out in accordance with 'A' above and other conditions within this consent, that all new indigenous plants on the site and within the road reserve are the correct species and that all trees planted within the road reserve are in accordance with the detailed road frontage design where it forms part of the Roads Act Consent.

To arrange a Final Landscape Inspection please phone 9710-0333 a minimum of 48 hours prior to the required inspection date. An inspection fee will be charged in accordance with the current schedule of rates listed on Council's website. Any secondary inspections will incur a reinspection fee.

C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. 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 39).

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 Boulevard, Gympie
Ph: 02 9524 5672

25. Tree Removal on Private and Council Land (Projects Dual Occupancies and Larger) (ENV2030)

The removal of the following trees is approved:

- i) Trees identified on the approved Landscape Plan as “existing tree to be removed”.
- ii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
- iii) 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.

A. Tree Replacement

- i) 10 trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council requires indigenous replacement canopy tree planting at a ratio of 8:1 on private land (dual occ / medium / high density) and 4:1 on Council land (Council Resolution EHR003-17 of 18 July 2016).
- ii) 76 replacement trees are required to be planted.
- iii) A minimum number of 32 indigenous trees must be planted on the site and/or the street. Replacement trees within the site must not be planted within 4m of an existing or approved building or swimming pool.
- iv) Trees must have a minimum container size of 5 litres.

Note: For the remaining 44 replacement trees required by “A ii)” above, Council offers offsite planting under a ‘Deed of Agreement’ as an alternative to on site planting, at a cost specified in Council’s Schedule of Fees and Charges. Offsite planting will be undertaken as part of Council’s Green Street Program. ‘Deed of Agreement’ forms can be downloaded from Council’s website at www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-Tree-Replacement-and-Deed-of-Agreement. A completed form and payment must be submitted to Council prior to the release of the Construction Certificate.

B. Tree Removal on Council Land

Council has preferred supplier agreements in place with arborists who are approved to carry out arbor works on Council land. Removal / pruning of the tree/s listed below must only be undertaken using Council's preferred supplier at the applicant's expense. The applicant is responsible for contract management and payment of the arborist prior to works being undertaken.

Alternatively, if Council's Contractor is unavailable, the applicant may engage their own contractor with appropriate qualifications, licences and insurances and forward their name and details to Council prior to the commencement of work. This information will be kept on record in the event of any reportable incidents. The applicant is responsible for contract management and payment of the Arborist. Any contractor used must undertake all work according to the Australian Standard for Amenity Pruning (AS4373).

Select from Council's list of preferred suppliers listed on Council's website: <http://www.sutherlandshire.nsw.gov.au/Residents/Trees/Trees-on-Council-or-Public-Land>. Payment of the quoted amount must be made prior to any works commencing on site.

C. Prior to Occupation/Occupation Certificate

The replacement tree planting must be completed in accordance with the approved Landscape Plan/ required street tree planting. Certification will be provided as part of the Final Landscape Inspection by Council's landscape officer (refer to Condition; Landscape Works).

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 (SSDCP 2015 Chapter 39). 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 Boulevard, Gympie

Ph: 02 9524 5672

Opening hours - Monday to Friday 7.00am-3.00pm (excluding public holidays).

26. Tree Retention and Protection

The following condition applies to all trees on the subject site, trees on the adjoining sites (which are potentially affected by the development works), as well as trees on the adjoining Council land that are not approved for removal.

A. Before Works

Prior to the commencement of any demolition, excavation or construction works on site, the following tree protection measures must be put in place and maintained during the course of construction to prevent damage to trees.

- i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed at the distance required by Australian Standards AS4970- Protection of Trees on Development Sites. 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) A 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) A 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.

27. Potential Contaminated Land - Unexpected Finds

A. During Works

If unexpected soil and/or groundwater contamination is encountered during any works; all work must cease and the situation must be promptly evaluated by an appropriately qualified and experienced environmental consultant. The contaminated soil and/or groundwater must then be managed under the supervision of the environmental consultant, in accordance with relevant NSW Environment Protection Authority (EPA) guidelines.

Note: The environmental consultant must be certified by one of the following certification schemes, or demonstrate an equivalent standard acceptable to Sutherland Shire Council, Manager Environmental Science:

- ☐ EIANZ 'Certified Environmental Practitioner - Site Contamination' scheme (CEnvP SC).
- ☐ Soil Science Australia 'Certified Professional Soil Scientist - Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

B. Prior to recommencement of works

If unexpected contaminated soil or groundwater is treated and/or managed onsite; the supervising environmental consultant must verify that the situation was appropriately managed in accordance with relevant NSW EPA guidelines.

The verification documentation must be provided to the satisfaction of the Principal Certifier and Sutherland Shire Council, Manager Environmental Science, prior to the recommencement of any works.

28. Car Wash Bays

To prevent contamination of the stormwater drainage system a car-wash bay must be provided on site:

A. Design

The wash-bay 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-bay detailed in 'A' above. Wastewater must be treated in accordance with the requirements of Sydney Water.

29. External Lighting - (Amenity)

Energy efficient lighting must be installed in all communal areas. 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.

30. Noise Control - Residential Air Conditioning Unit / Heat Pump Water Heater / Any other Pump

To minimise the noise impact on the surrounding environment:

A. Design

The equipment must be located, designed and/or acoustically attenuated so that noise emitted does not exceed a sound pressure level of 5dB LAeq (15 minute) above the ambient background level when measured on or within any other residential property boundary.

B. Before Occupation

The equipment must be installed in accordance with the manufacturer's specification and all required noise attenuation measures implemented to ensure that the equipment complies with "A" above.

C. Ongoing

- i) All equipment must be operated in accordance with 'A' above.
- ii) For air conditioning units / heat pump water heaters:

Between the hours of 10.00pm and 8.00am on weekends and public holidays and 10.00pm and 7.00am any other day, noise emitted must not be heard within any residence with its windows and/or doors open or closed.

- iii) For any other pump:

Between the hours of 8.00pm and 8.00am on weekends and public holidays and 8.00pm and 7.00am any other day, noise emitted must not be heard within any residence with its windows and/or doors open or closed.

- iv) Receipt of a noise complaint from the operation of this equipment will result in the requirement for certification from an acoustic engineer that the equipment is operating in accordance with the requirements of this condition. If the acoustic assessment reveals that the equipment is not operating in accordance with the consent it must make recommendations on what remediation measures are required to bring the equipment into compliance.

NB. Any other pump includes a swimming pool pump, a spa pump, a sump pump, a water cooler that uses a pump any other apparatus or machine for raising, driving, exhausting or compressing fluid by means of a piston, plunger or rotating vanes.

31. Noise Control - Design and Operation (General Use)

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

A. Design

The use of the premises and 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

Prior to the occupation of the development or the issue of any Occupation Certificate 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.

32. Road Noise Design Criteria

To minimise the impact of noise and vibration from the adjoining or nearby major road corridor 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.

B. Before Construction

Details of the acoustic attenuation treatment required by Development near Rail Corridors and Busy Roads - Interim Guideline' and to comply with 'A' above, must be provided to the Principal Certifier for Categories 1 to 4. For Categories 5 and 6 an acoustic report prepared by a qualified acoustic engineer demonstrating compliance must be provided to the Principal Certifier. These details must accompany the application for a Construction Certificate.

C. Before Occupation

Prior to the occupation of the building or the issue of any Occupation Certificate the appropriate certification, contingent on the Category above, must be provided to the Principal Certifier detailing that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

33. 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 proposed 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 Certify must be satisfied that 'A' above has been complied with.

34. 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 -2012 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 any time 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

Prior to the occupation of the building or the issue of any Occupation Certificate 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.

35. 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 SafeWork NSW.

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 2017;
- c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;
- d) Safe Work Australia Code of Practice - How to Safely Remove Asbestos;
- e) Protection of the Environment Operations Act 1997; and
- f) Protection of the Environment Operations (Waste) Regulation 2014.

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW EPA to accept asbestos waste. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. More information can be found at <https://wastelocate.epa.nsw.gov.au>.

36. Dilapidation Report - Adjoining Properties

To assist in the resolution of any future disputes about damage to properties adjoining the development site.

A. Before Works

Prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings at Nos 304 & 310 Taren Point Road, including any basements and ancillary structures. The reports must be provided to the Principal Certifier 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.

37. Design Requirements for Adaptable Housing

A. Design

The development must provide 6 apartments as Adaptable Housing. 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.

B. Before Occupation

Prior to the occupation of the development, or this issue of any Occupation Certificate, a suitably qualified Adaptable Housing Specialist must certify that the development has been constructed in accordance with the requirements of “A” above. A copy of this certification must accompany the Occupation Certificate.

38. Design Requirements for Livable Housing

A. Design

The development must provide 3 apartments as Livable Housing. These units must be designed to the ‘Silver Standard’ as outlined in the *Livable Housing Design Guidelines* (prepared by Livable Housing Australia).

Details must be included in documentation submitted with the application for a Construction Certificate.

B. Before Occupation

Prior to the occupation of the development, or this issue of any Occupation Certificate, a suitably qualified Livable Housing Specialist must certify that the development has been constructed in accordance with the requirements of “A” above. A copy of this certification must accompany the Occupation Certificate.

39. 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. During Construction

The registered Architect must be engaged to undertake regular site inspections to ensure the design intent is being maintained during construction.

C. Before Occupation

Prior to the issue of the final Occupation Certificate design verification must be provided in accordance with SEPP 65. **This includes verification that external finishes have been carried out in accordance with the approved schedule.**

Prior to any changes to external materials and/or details separate approval from Council is required.

40. External Walls and Cladding Flammability

A. Design

The external walls of the building, including attachments, must comply with the relevant requirements of the *National Construction Code (NCC)*. This includes the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels

B. Before Construction

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

C. Before Occupation

Prior to the occupation of the development, or the issue of any Occupation Certificate, certification, including an appropriate level of detail to demonstrate compliance with the NCC as built, must be provided to the PC by an appropriately accredited professional that external finishes of the building complies with “A” above.

41. 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.

42. Sydney Water Requirements & Section 73 Compliance Certificate

A. Before Any Works

Prior to the commencement of any works on site, including demolition or excavation, the plans approved as part of the Construction Certificate must also be approved by Sydney Water. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Customers will receive an approval receipt which must be included in the Construction Certificate documentation.

Please refer to the web site www.sydneywater.com.au.

B. Before Occupation / Subdivision Certificate

Prior to the issue of an Occupation Certificate or a Subdivision Certificate a Compliance Certificate under Section 73 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. This assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to the mains.

Sydney Water Advice on Compliance Certificates:

Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator. 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.

Go to www.sydneywater.com.au/section73 or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

43. 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.

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

A. General

To manage noise impacts to the surrounding properties, demolition, excavation, or construction activities should be managed in accordance with the NSW Department of Environment and Climate Change (now Environment Protection Authority). Interim Construction Noise Guideline (ICNG) 2009 and Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.

Dilapidation reports

Subject to the receipt of permission of the affected landowner, dilapidation report/s of adjoining buildings are to be prepared by an appropriately qualified practising structural engineer and submitted for the approval of the Principal Certifier -

- a) prior to the commencement of demolition/excavation works; and
- b) on completion of construction demolition/excavation works.

Copies are to be provided to affected land owners of adjoining properties.

Demolition, Excavation and Construction Noise and Vibration Management Plan

A site specific noise management plan must be submitted to the Private Certifier and Council prior to issue of any Construction Certificate relevant to that stage of the development.

The Plan must be prepared by a suitably qualified person who is a member, at Member Level, of - the Institution of Engineers Australia and the Australian Acoustic Society; or working for, and under the supervision of, a firm that is a member of the Australasian Association of Acoustic Consultants.

The plan must include but not be limited to the following -

- a) Identification of noise sensitive receivers near to the site.
- b) A prediction as to the level of noise impact likely to affect the nearest noise sensitive receivers from the use and proposed number of high noise intrusive appliances intended to be operated onsite.
- c) A statement should also be submitted outlining whether or not predicted noise levels will comply with the noise criteria stated Tables 3 and 4 of the Interim Construction Noise Guideline (ICNG) 2009 Section 4 Quantitative Assessment method.

Where resultant site noise levels are likely to be in exceedance of this noise criteria then a suitable proposal must be given as to the duration and frequency of respite periods that will be afforded to the occupiers of neighbouring property.

- d) A representative background noise measurement (LA90, 15 minute) should be submitted, assessed in the vicinity of any potentially affected receiver locations and measured in accordance with AS 1055:1.2.1997.
- e) Confirmation of the level of community consultation that has/is and will be undertaken with Building Managers/ occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.
- f) Confirmation of noise monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with the noise criteria Tables 3 and 4 of the Interim Construction Noise Guideline (ICNG) 2009.
- g) What course of action will be undertaken following receipt of a complaint concerning offensive noise.

- h) Details of any noise mitigation measures that have been outlined by an acoustic consultant or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring noise sensitive property to a minimum.
- i) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.

Compliance with Demolition, Excavation and Construction Noise and Vibration Management Plan

All works conducted on site which form part of this development must be carried out in accordance with the submitted Demolition, Excavation, and Construction Noise and Vibration Management Plan.

The contractor must provide regular, appropriate, and sustained periods of respite in consultation with Council's Environmental Health and Building Unit:

- ☐ Where all control measures detailed in the Demolition, Excavation and Construction Noise and Vibration Management Plan have been implemented and the resultant noise and/or vibration levels at any sensitive receiver still exceed the applicable criteria and
- ☐ The development is giving rise to sustained complaints.

Hours of Operation

All demolition, excavation and building, 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 is to be carried out on Sundays and Public Holidays.

On a maximum of 8 occasions extended hours may be carried out on the site:

- ☐ from 7.00am to 8.00pm Monday to Friday, excluding Public Holidays on a week day.

The purpose of the extended hours note reference ICNG 2009 for example, pouring large slab.

In order to activate the extended hours of operation both Council and affected neighbours must be notified a minimum of 48 hours prior to commencement.

Affected neighbours include those in the immediate vicinity, adjacent or adjoining the development site. Notification must be by way of written advice including:

- ☐ Date/s the extended hours will be utilised.
- ☐ The purpose of the extended hours note reference ICNG 2009 for example, pouring large slab.
- ☐ Address of the development works / site.
- ☐ Contact name and number of appropriate site officer (supervisor or manager) for enquiries.
- ☐ Include a copy of the letter and a map or list identifying those affected neighbours who have been notified.

45. 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.

46. 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 and AS4253.
- iii) The dwellings must have the following street address format:
 - ☐ G01-G07, 306 Taren Point Road Caringbah
 - ☐ 101-107, 306 Taren Point Road Caringbah
 - ☐ 201-207, 306 Taren Point Road Caringbah
 - ☐ 301-307, 306 Taren Point Road Caringbah
 - ☐ 401-404, 306 Taren Point Road Caringbah

47. Graffiti

A. Design

All surfaces on the street level that are not glass should use graffiti resistant paints and/or other surfaces that discourage graffiti.

48. Lighting

A. Design

All levels of the car park, pedestrian routes, communal areas and entry and exit points must be adequately lit to meet Australian Standard 1158.3.1. The pedestrian path leading to the lobby doors located between the modulating flanks must be well lit so it is not a place of concealment.

49. Closed Circuit Television (CCTV)

A. Design

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.

Digital technology will be required to be used to record images from the camera and this is to be located in a secure location. The surveillance equipment will need to be able to zoom in and out on a person without losing focus. It must be maintained in working order at all times and installed by a qualified and reputable company.

50. 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.

51. Access Control

All entry points to the development, including the car park are to be fitted with appropriate access control devices in line with Australian Standards.

No access to the building through the fire escape stairs is to be gained. Stairs are to be well lit at all times.

52. Access gate on eastern boundary

This condition is to facilitate and manage future access over 113 Willarong Road.

A. Design

The PCA must confirm that the approved entry path meets the natural ground level at the boundary to facilitate access between the subject site and 113 Willarong Road.

B. Before Occupation

The PCA must certify that the constructed path meets the natural ground level at the eastern boundary to facilitate future access to 113 Willarong Road.

C. Operational

The Stata body must be made aware that the potential entry from 113 Willarong Road is only to be used if 113 Willarong Road is redeveloped and appropriate easements have been created to allow for public access over 113 Willarong Road.

END OF CONDITIONS



General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1125843
Issue date of GTA: 04 August 2020
Type of Approval: Water Supply Work
Description: 80mm submersible pump
Location of work/activity: 306 Taren Point Road Caringbah - NRAR IDAS number 1125602
DA Number: DA18/1203
LGA: Sutherland Shire Council
Water Sharing Plan Area: Greater Metropolitan Region Groundwater Sources

The GTA issued by WaterNSW do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to WaterNSW for the relevant approval **after** development consent has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
	Dewatering
GT0062-00001	Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application.
GT0063-00001	An authorisation under the relevant water legislation, such as a Water Access Licence (WAL), shall be obtained for the take of groundwater as part of the activity. For avoidance of doubt, these terms do not represent any authorisation for the take of groundwater, nor do they constitute the grant, or the indication of an intention to grant, any required WAL.
GT0064-00001	An authorisation under the relevant water legislation, such as an Approval, is also required for the works involved in extracting the groundwater. For avoidance of doubt, these terms do not represent any authorisation for the construction or installation of such works.
GT0065-00001	The relevant works must not be carried out, installed or operated until a specialist hydrogeological assessment has been completed by the Department of Planning Industry and Environment, which concludes that adequate arrangements are in force to ensure that no more than minimal harm will be done to any water source, or its dependent ecosystems, as a consequence of the construction or use of the proposed water management work.
GT0066-00001	The design and construction of the building must prevent any take of groundwater after the authorisation has lapsed by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation.
GT0067-00001	Sufficient permanent drainage shall be provided beneath and around the outside of the watertight structure to ensure that natural groundwater flow is not impeded and: a. any groundwater mounding at the edge of the structure shall be at a level not greater than 10 % above the level to which the water table might naturally rise in the location immediately prior to the construction of the structure; and b. any elevated water table is more than 1.0 m below the natural ground surface existent at the location immediately prior to the construction of the structure; and c. where the habitable part of the structure (not being footings or foundations) is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.

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customer.helpdesk@waterNSW.com.au | www.waterNSW.com.au

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General Terms of Approval

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under s89, 90 or 91 of the Water Management Act 2000

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DA Number:	DA18/1203
LGA:	Sutherland Shire Council
Water Sharing Plan Area:	Greater Metropolitan Region Groundwater Sources
GT0068-00001	Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.
GT0069-00001	The Applicant is bound by the above terms and any other terms and conditions of the subsequent authorisation(s) required for the extraction of groundwater and the associated works under the relevant water legislation.
GT0070-00001	Measurement and monitoring arrangements to the satisfaction of WaterNSW are to be implemented. Weekly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a completion report provided after dewatering has ceased. Records of groundwater levels are to be kept and a summary showing daily or weekly levels in all monitoring bores provided in the completion report.
GT0071-00001	Following cessation of the dewatering operations and prior to the surrender of any associated authorisation, the applicant shall submit to WaterNSW the completion report which shall include: a. detail of the volume of water taken, the precise periods and location of water taken, the details of water level monitoring in all of the relevant bores; and b. The location and construction of groundwater extraction works that are decommissioned c. a water table map depicting the aquifer's settled groundwater condition and a comparison to the baseline conditions; and d. a detailed interpreted hydrogeological report identifying all actual resource and third party impacts, including an assessment of altered groundwater flows and an assessment of any subsidence or excessive settlement induced in nearby buildings and property and infrastructure.

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SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with DA18/1203 as provided by Council:

- JK Geotechnics (2017), Report to CHLY PTY LTD on Geotechnical Investigation for Proposed Residential Development at 306-308 Taren Point Road, Caringbah, NSW, ref: 31025Srpt
- Planning Ingenuity (2018), Statement of Environmental Effects. Demolition of Existing Structures and the Construction of an Affordable Rental Housing Development with Basement Parking, Associated Landscaping and Drainage Works, ref: M170394.

Appendix “B”

An assessment of the proposal against the ARH SEPP

Standard / Control	Required	Proposed	Complies
State Environmental Planning Policy (Affordable Rental Housing) 2009			
Clause 10.2 Land to which division applies	Accessible Area - must be within 800m of a Railway Station	Approximately 650m to Caringbah Railway Station	Yes
Clause 13 Floor Space Ratio	0.5:1 bonus (if the existing max FSR is less than 2.5:1 and 50% used as affordable housing) Total GFA - 2606m ² Affordable housing GFA - 1315m ² Therefore, 50.4% of the total gross floor area is used for affordable housing.	50% of the gross floor area is to be used as affordable housing. SSLEP FSR - 1.2:1 ARH SEPP – 0.5:1 Total FSR = 1.7:1 (2,607.8m ²) Proposed 1.7:1 (2606m ²)	Yes
14. Standards that cannot be used to refuse consent (if compliant)			
Site area	450m ² min	1534m ²	Yes
Landscaped area (podium and deep soil combined)	30% min is to be landscaped area (460.2m ²)	34.3% (526.02m ²)	Yes
Deep soil zones	15% of the site area (230.1m)	21.3% (327m ²)	Yes
Solar access	Min. 3 hrs of sunlight to living rooms and POS for 70% (22 units) of units between 9am and 3pm.	20% (16) units receive 3 hours 71.8% (23) receive 2 hours as required by ADG.	Acceptable
Car Parking	1 bed (10) – 0.5 spaces 2 bed (19) – 1 spaces 3 bed (3) – 1.5 spaces	5 spaces req'd 19spaces req'd 5 spaces req'd 29 spaces required	Yes – 30 (1 in excess – permitted as being excl. from FSR under Cl. 13.3 of SEPP)

Appendix “C”

An assessment of the proposal against design quality principles of SEPP 65

Design Quality Principles	Assessment
Principle 1: Context and neighbourhood character	The site is zoned for high density residential development under SSLEP 2015 and now forms part of the North Caringbah Precinct within SSDCP 2015. The proposal is generally an appropriate response to the new development standards applicable under SSLEP 2015 and bonus FSR permitted under the Affordable Rental Housing SEPP. Once the adjoining sites are redeveloped, the building will sit within the higher density streetscape. The development is consistent with the desired future character of the Caringbah North Precinct as envisaged by SSLEP 2105 and SSDCP2015.
Principle 2: Built form and scale	The built form and scale is acceptable in the context of the area, given that the area has been upzoned to allow for greater height and density under SSLEP 2015. The scale will be compatible with new development that maybe constructed in the future upon surrounding properties. The built form is a modern design that is adequately articulated and whilst a height variation is proposed as discussed in the Assessment Section, the proposal is acceptable.
Principle 3: Density	The density for the development is permitted under the Affordable Rental Housing SEPP. The building is adequately articulated and the setbacks provided minimise the bulk of the building when viewed from the street and adjoining properties.
Principle 4: Sustainability	The development incorporates BASIX requirements and sustainability measures into its overall design to enhance water and energy efficiency and to provide suitable amenity to the building's future occupants.
Principle 5: Landscape	The proposed development includes deep soil areas in accordance with the Affordable Rental Housing SEPP. The side setbacks of the site and within common areas will be adequately landscaped (including retention of existing trees) to enhance the site, screen the building bulk of the development and be consistent with the character of the locality.
Principle 6: Amenity	The proposal satisfies the provisions of the ADG with respect to appropriate floor plan layouts, solar access, natural ventilation, and visual/acoustic privacy.
Principle 7: Safety	The proposed development incorporates suitable Crime Prevention Through Environmental Design (CPTED) Principles in the design. Conditions of consent will also be imposed to optimise safety and security within the development.
Principle 8: Housing diversity and social interaction	The proposal provides a mix of apartment types, which encourages diversity including adaptable, livable and 50% Affordable Rental Housing. Communal open space areas are provided with facilities that encourage social interaction amongst residents of each building.
Principle 9: Aesthetics	An appropriate composition of building elements, textures, materials and colours within the development has been generally achieved.

Appendix “D”

An assessment of the proposal against the ADG design criteria

Apartment Design Guide (ADG) –Building Key Design Criteria			
Objective	Design Criteria	Proposal	Complies
3D-1 Communal Open Space (COS)	COS has a minimum area equal to 25% of the site (383.5m)	11.6% (178m)	No – Acceptable as SSDCP 2015 requirement prevails
	A minimum of 50% direct sunlight to the principle usable part of COS for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).	50% receives solar access for more than 2 hours at mid-winter.	Yes
3E-1 Deep Soil Zones	Deep soil zones are to meet the following minimum requirements. Where the site area is >1500m ² = min. 6m dimension; and, min. 7% of the site area.	>7% of the site is a deep soil zone that meets the minimum dimension of 6m	Yes
3F-1 Visual Privacy	Minimum required separation distances from buildings to the side and rear boundaries:	<u>GF – L3</u>	
	Up to 12m (4 storeys)	4.5m – 6m to southern boundary	No – See ‘Assessment’ section of this report
	6m habitable rooms/balconies 3m non-habitable rooms	6m – 7m to northern boundary	Yes
	Up to 25m (5-8 storeys)	4.5m – 6m to eastern boundary	No – See ‘Assessment’ section of this report
	9m habitable rooms/balconies 4.5m non-habitable rooms		
	Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.		
		<u>Level 4</u>	
		Habitable rooms/balconies –	No – See ‘Assessment’

		6.5m – 9m to southern and northern boundary	section of this report
		4.5m – 6m to eastern boundary	No – See 'Assessment' section of this report
4A-1 Solar and Daylight Access	Living rooms and private open spaces of at least 70% of apartments (22) in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter. A maximum of 15% of apartments (5) in a building receive no direct sunlight between 9am and 3pm at mid-winter.	71.8% (23) 0 apartments received no direct sunlight at mid-winter.	Yes
4B-3 Natural ventilation	At least 60% of apartments (19) are naturally cross ventilated in the first nine storeys.	62.5% (20)	Yes
4C-1 Ceiling heights	Measured from finished floor to finished ceiling level, minimum heights are; Habitable rooms = 2.7m	3.1m floor to floor height provided.	Yes
4D-1 Apartment Size & Layout	Minimum internal areas of; 1 bedroom = 50m² 2 bedroom = 70m² (+5m² with 2 bathrooms) 3 bedroom = 90m²	All apartments comply	Yes
4D-2 Room Depth	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	All apartments comply with maximum depth of 8m from a window.	Yes
4D-3 Room Dimensions	Master bedrooms - min area of 10m ² other bedrooms 9m ² (excluding wardrobe space)	All apartments comply	Yes

	Bedrooms to have min dimension of 3m. Living rooms or combined living/dining rooms have a min width of: • 3.6m for 1 bedroom • 4m for 2 and 3 bedroom		
4E-1 Private Open Spaces / Balconies	All apartments are required to have a primary balcony as follows; • 1 bedroom = 8m² (depth of 2m) • 2 bedroom = 10m² (depth of 2m) • 3+ bedroom = 12m² (depth of 2.4m). Ground Level / Podium apartments = 15m² (depth of 3m)	All apartments comply.	
4F-1 Common Circulation	Maximum apartments of single circulation core = 8	Maximum 7 apartments per level of the single core	Yes
4G-1 Storage	In addition to storage in kitchens, bathrooms and bedrooms the following storage is provided • 1 bedroom = 6m³ • 2 bedroom = 8m³ • 3 bedroom = 10m³ At least 50% of the required storage is to be located within the apartment.	A condition of consent is recommend to ensure storage is provided.	Yes

Appendix “E”

An assessment of the proposal against the SSDCP 2015 design criteria

Sutherland Shire Draft DCP 2015		
Chapter 6 – Residential Flat Buildings		
Residential Flat Building – R4 Zone		
REQUIRED	PROPOSAL	COMPLIANCE
1.2 Streetscape and Building form		
CI 1. A site minimum frontage width of 26.	33.4m	Yes
CI 2. Development must be designed and sited so that it addresses the street and must have a clearly identifiable entry. Where possible, ground floor units facing the street should have street access.	Acceptable	Yes
CI 3. The building form must be articulated to avoid large expanses of unbroken wall, and to visually reduce bulk.	Built form modulation, differing textures (brick and concrete), colours and planters to avoid large expanses of unbroken wall.	Yes
CI 4. Facades are to be composed with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired character of a locality.	Façades similar in scale and proportion to constructed and approved apartment buildings on Taren Point Road.	Yes
CI 7. The finished roof levels of basements are to be located at or near ground level.	The basement is generally below the ground. The basement entry is approximately 2.3m above the existing ground level to accommodate a medium ridged vehicles into the basement. This is a similar outcome to other apartments constructed along Taren Point Road.	Acceptable
CI 8. Basement roofs and walls and vehicular entries must not dominate the overall design of the building or streetscape and are to be integrated into the finished building design and landscaped treatment of the site.	Street setback, charcoal colour and planting will minimise the visual impact of the basement roof and walls when viewed from the street.	Yes
CI 9. A 1m landscaped setback to neighbouring properties is to be	900mm - 1m	No – See 'Assessment' section of this report

provided along the driveways to basement car parks.		
CI 10. Driveway walls adjacent to the entrance of a basement car park are to be treated so that the appearance is consistent with the external finish of the building. If basement car park entry points are to be located on the main street frontage of a development, these should be designed so as to reduce the visual impact.	Acceptable (see CI 7 and 8 above)	Yes
CI 11. Lift overruns and service plants must be integrated with well-designed roof structures and architectural elements which are an integral part of the building design	Lift overrun centralised on roof to minimise visual impact when viewed from the street. No air conditioning units shown on plans. A condition of consent is recommended to restrict the placement of air-condition units.	Yes
CI 12. The need for additional building services must be integrated with well-designed roof structures and architectural elements which are an integral part of the building design.	Services are provided within the front boundary to be accessible and functional. The location of these services are restricted as the outer corners of the street frontage are occupied by the pedestrian entry path and driveway. The hydrant and other services are contained within an enclosed structure next to the pedestrian entry point. The curved structure complements the form of the balconies and signals the pedestrian entry point into the site. The substation is located next to the driveway and a condition will require the walls around the substation to be finish charcoal grey and planting around it to make it a more recessive feature.	Acceptable
CI 13. Frontage works for all developments must be in accordance with Council's Public Domain Design Manual.	A condition of consent will be imposed requiring the development to be in accordance with Council PDDM.	Yes
CI 14. Development of land for residential flat buildings or shop top housing in the Caringbah North Precinct must include the replacement of existing local distribution power lines and other utilities with subsurface utilities and the provision of new	A condition of consent will require compliance.	Yes

street lighting to meet the requirements of the Public Domain Design Manual.		
2.2 Street Setbacks		
CI 1. A minimum 7.5m setback from the primary and secondary street frontage is required (unless specified differently by a locality strategy)	7.5m	Yes
CI 2. Where a development has a street setback of 7.5m or greater, building elements may encroach 1.5m into the front setback for a maximum of one third of the area of the façade, forming an articulation zone. Built form encroachments into the articulation zone can include open structure elements such as balconies and hoods, as well as elements which contribute to floor space ratio such as bay windows. Built form encroachments into the articulation zone must not include: • Garages, or • Lift shafts. Built form encroachments into the articulation zone must improve the design quality of the development with good façade articulation.	Balconies encroach 1.5m into the front setback for <1/3 of the façade area.	Yes
CI 3. Basement underground car parks may be allowed within the articulation zone as long as the structure is considered in conjunction with the overall landscape design.	The basement car parking extends 300mm into the articulation zone. The basement is contained under a paved area and is screened by planting along the front boundary and planter bed between private courtyard and driveway.	Yes
CI 4. Where private courtyards are located in the front setback, the outdoor living space must be set back a minimum of 3m from the front boundary Where the front setback is to be used as a private open space for a ground floor unit, it should include both paving and planting of trees and landscaping complementing the scale of development.	3m landscape strip provided	Yes
CL 5. At grade car parking must not be located within the setback area to a primary street.	No parking within setback to street.	Yes

3.2 Side and Rear Setbacks

CI 1. Side and rear setbacks must result in a development that: a. provides resident amenity- including privacy, solar access, ventilation, and landscaped setbacks; b. responds to the local context and provides streetscape amenity, including providing adequate separation from existing and future adjoining development; c. does not prevent a neighbouring site from achieving its full development potential d. has architectural merit.	Acceptable – See the ‘Assessment’ section of this report.	Yes
CI 2. Walls are to be articulated to prevent continuous linear walls and promote variation and interest to setback areas and these walls.	The walls are articulated with building modulation and the use of different materials, colours and planting.	Yes
CI 3. That part of a basement construction which extends beyond the building footprint must be set back a minimum of 3m from side and/or rear boundaries.	900mm	No – See ‘Assessment’ section of this report
CI 4. Variations to basement construction side boundary setback control may be considered if: a. The basement construction does not protrude from the natural ground level, so potential overlooking of the neighbouring property is not increased by the development. b. Opportunities for the planting of trees are provided in the setback area.	Basement supported as overlooking mitigated by feeding and appropriate landscaping provided.	Yes

4.2 Landscape Design

CI 2. Inclusion of an indigenous tree which will mature to be at least 8m tall planted 3m from adjoining structures.	A condition of consent will require appropriate tree planting.	Yes
CI 3. A minimum street tree planting rate is set at one indigenous canopy trees that will attain a minimum mature height of 6m to be planted at maximum spacing of 5m, planted at least 1m from the kerb and/or footpath. Informal clumping of trees is encouraged. Street trees must	A condition of consent will require appropriate tree planting.	Yes

be selected from the Native Plant Selector available on Council's website. Turf must also be planted.		
CI 5. Minimum rear boundary indigenous tree planting rate is 2 for every 15m of linear boundary.	A condition of consent will require appropriate tree planting.	Yes
CI 6. The landscape design should achieve opportunities for deep soil landscape planting between buildings that provide a deep soil separation of more than 3m between trees and structures. Planting beds should be a minimum of 900mm wide to support shrubs and small trees.	A 3m setback between trees and buildings is achieved along front, rear and southern boundary. Less scope along northern boundary due to basement construction.	Acceptable
CI 7. Existing canopy trees in good health in the front and rear setback must be retained.	No significant canopy trees located on the site.	Yes
CI 8. Landscaping in the vicinity of a driveway entrance should not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.	A condition of consent is recommended to keep plant height low around driveway.	Yes
CI 9. Ground floor courtyards must not extend into the 3m landscape strip along the frontage of development.	A 3m landscape strip is provided in front of the courtyards.	Yes
CI 10. Landscaping and design should be employed to create privacy for residents.	A condition of consent is recommended to ensure appropriate screen planting is provided in the frontage of the site to enhance privacy of residents.	Yes
CI 11. Any privacy fencing must be appropriately landscaped with screen planting.	Acceptable	Yes
CI 12. Communal open space should have a minimum area equal to 25% of the site for residential flat buildings with a floor space ratio of 2:1 or greater. Where residential flat buildings have a floor space ratio of less than 2:1, 100 sqm of communal open space is required.	Roof top communal open space is 178m ²	Yes
CI 13. Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions. This space must incorporate shelter, furniture and facilities suitable for outdoors, and if provided at	Communal open space has suitable weather protection and facilities. The roof top communal open space is also setback from the perimeter of the building maximise privacy to adjoining buildings.	Yes

ground level, include canopy trees. Communal open space on roof tops should be designed to optimise privacy for occupants and adjoining residents.		
CI 14. Planting is required on that part of a basement which extends beyond the building footprint. Planting in this area is to have sufficient soil depth to support the species selected and should constitute a minimum of 30% of the area of the exposed basement. This planting is intended: - to offset the potential for excessive paved areas; - to provide residents with attractive outlooks from dwellings, and - to assist in the creation of privacy between dwellings, and between dwellings and common areas.	Planting occupies 30% of the basement that extends beyond the building footprint.	Yes
CI 15. Where planting is proposed on that part of a basement which extends beyond the building footprint, roof tops or within planter boxes, the space to be planted must be designed and constructed to contain a minimum soil depth of: 450mm for grass and ground covers 600mm for shrubs 900mm for small trees 1200mm for large trees. Species selection must be suited to the future microclimate. Landscaping on basement roofs and planter boxes must be accessible for maintenance access.	A condition of consent is recommended to dictate minimum planter box depths.	Yes
CI 17. Where site levels allow, landscaping on basement roofs is to be integrated with surrounding deep soil landscaping and hard paved areas so the basement roof landscaping reads as an extension of the deep soil landscaping.	This is partially achieved in the north-eastern corner. Otherwise the topography and building siting does not allow for this.	Acceptable
CI 18. Where planter boxes edge both sides of a pedestrian path or entrance, the vertical height of the planter shall not exceed a height greater than half the width of the pathway.	The planter box height 800mm which is less than half of the pedestrian path width.	Yes

CI 20. A communal rainwater tank and pump should be located underground in common open space. Common open space areas must be provided with a water efficient irrigation system and taps at a minimum 25m intervals connected to the rainwater tank. Each private open space must be provided with a tap connected to the rainwater tank.	A 4.2m ³ rainwater tank is provided under the pedestrian entry path.	Yes
CI 21. An external energy efficient lighting system is to be provided for pedestrian access and driveways located within communal open space.	A condition of consent is recommended for an energy efficient lighting system to be installed in all communal area.	Yes
5.2 Building Layout, Private Open Space		
CI 1. Suitable clothes drying facilities shall be provided which are not visible from a public place and have access to sunlight.	A condition of consent will require clotheslines to be located on balconies at or below the balcony balustrade height.	Yes
CI 2. Access to all levels of the development, including the basement, must be made available by a lift in order to facilitate access by people with disabilities.	Suitable access is provided throughout the development.	Yes
6.2 Solar Access		
CI 2. Living rooms and private open spaces for at least 70% of residential units in a development should receive a minimum of 2 hours direct sunlight between 9am and 3pm in midwinter.	Complies	Yes
CI 5. For neighbouring dwellings: a. Direct sunlight to north facing windows of habitable rooms and 10m ² of useable private open space areas of adjacent dwellings should not be reduced to less than 2 hours between 9.00am and 3.00pm on 21 June.	Complies	Yes
7.2 Visual and Acoustic Privacy		
CI 1. Locate, orientate and design new development to maximise the provision of visual privacy.	The apartment are orientated to the front and rear boundary to minimise overlooking. A condition of consent is recommended to limit some glazing on the side elevations to further maximise privacy to the adjoining properties to the north and south.	Yes
CI 2.		

Use detailed site and building design elements to increase visual privacy without compromising access to light and air.		
CI 4. All noise generating equipment such as mechanical plant or equipment, air conditioning units, swimming pool filters, fixed vacuum systems, mechanical ventilation from carparks, driveway entry shutters, garbage collection areas or similar must be designed to protect the acoustic privacy of residents and neighbours. All such noise generating equipment must be acoustically screened. The noise level generated by any equipment must not exceed an LAeq (15min) of 5dB(A) above background noise at the property boundary.	A condition of consent is recommended so all noise generating equipment complies with the relevant standards to protect the acoustic privacy of residents and neighbours.	Yes
CI 5. Residential development adjacent to a rail corridor or a busy road as identified on the Road and Rail Noise Buffer Map should be sited and designed to include noise and vibration attenuation measures to minimise noise and vibration impacts. Refer to State Environmental Planning Policy (Infrastructure) 2007 and the NSW Department of Planning's Development near Rail Corridors and Busy Roads – Interim Guidelines.	The site is affected by road noise and a condition of consent is recommended to ensure that the building is constructed to comply with the Infrastructure SEPP.	Yes
8.2 Adaptable Housing		
CI 1. All new multi dwelling housing must provide dwellings designed in accordance with the <i>Australian Adaptable Housing Standard (AS4299)</i> to Class C Certification at the following rates: • Developments of 6 or more dwellings – 20% adaptable (6)	6 adaptable apartments nominated on the architectural plans. A condition of consent will also be imposed to ensure that these apartments comply with the relevant standards.	Yes
8.3 Liveable housing		
CI 1. In addition to complying with the adaptable housing rates in clause 1 above, all new residential flat buildings must provide 'liveable dwellings (i.e., dwellings designed to Silver Standard <i>Liveable Housing</i>	3 liveable apartments nominated on the architectural plans. A condition of consent will also be imposed to ensure that these apartments comply with the relevant standards.	Yes

<i>Design Guidelines</i>) at the following rates: • Developments of 6 or more dwellings –10% of dwellings (3)		
9.2 Safety and security		
CI 1. The design of development is to incorporate <i>Crime Prevention Through Environmental Design</i>(CPTD) principles.	The building design allows for passive surveillance of the street. Access control is managed by the provision of security doors and gates to pedestrian and vehicular access points. Pedestrian entry path direct and lighting will limit opportunities for concealment.	Yes
11.2 Waste Management Requirements.		
CI 1. For new multi dwelling housing, residential flat buildings and the residential components of shop top housing and mixed use developments provision for waste management, including storage areas, separation of waste from recyclables, collection areas and the like must be in accordance with Sutherland Shire Council's "Waste Collection Policy for Multi-Unit Dwellings and Residential Flat Buildings". arrangement with Council) can reduce the number of bins required.	Waste management within the basement. Adequate area has been provided in the basement for waste storage. Waste will be collected by a private contractor as smaller truck is required to allow the collection of waste in the basement whilst ensuring vehicles enter and exit the site in a forward direction to satisfy the TfNSW requirements as the development addresses a classified road.	Acceptable



AMENDED CLAUSE 4.6 VARIATION STATEMENT

MAXIMUM BUILDING HEIGHT – CLAUSE 4.3, SSLEP 2015

Demolition of existing structures and the construction of an affordable rental housing development with basement parking

306-308 Taren Point Road
Caringbah NSW 2229

Prepared for: MBD Developments

Ref. M180014
27 May 2020



Amended Clause 4.6 variation statement – Maximum Building Height (Clause 4.3)

1. INTRODUCTION

This Variation Statement has been prepared in accordance with Clause 4.6 of Sutherland Shire Local Environmental Plan 2015 to accompany an amended application for a five storey residential flat building at Nos. 306-308 Taren Point Road, Caringbah ('the site').

As indicated in Figures 1 and 2, the amended proposal has been amended considerably with reduced height and bulk.

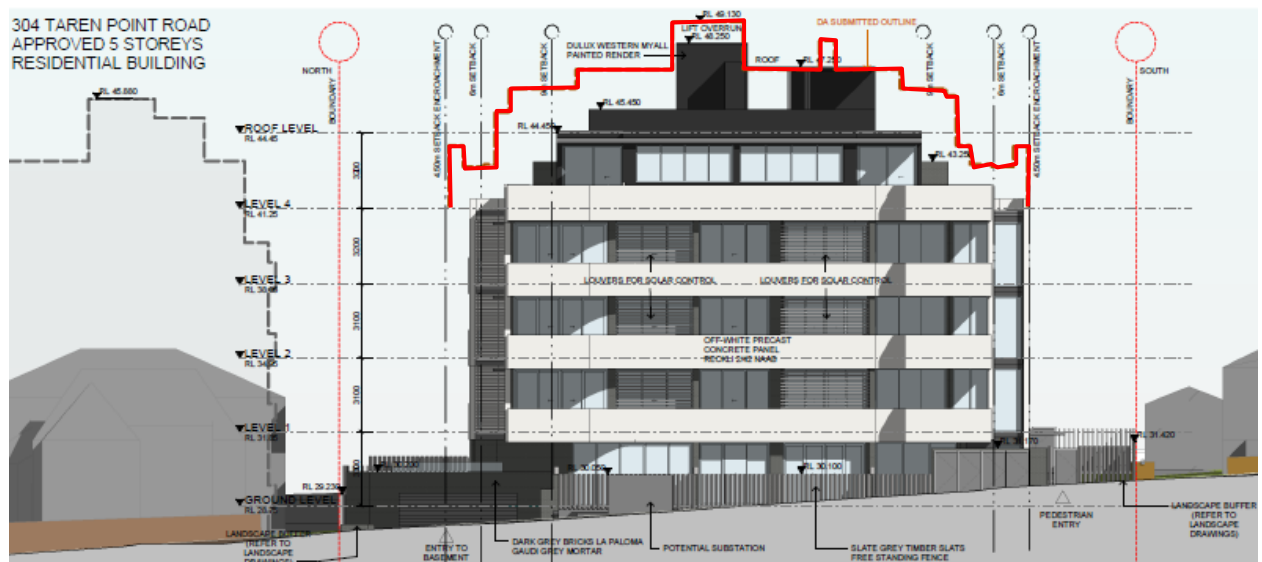


Figure 1 Amended street elevation (original building outlined in red)

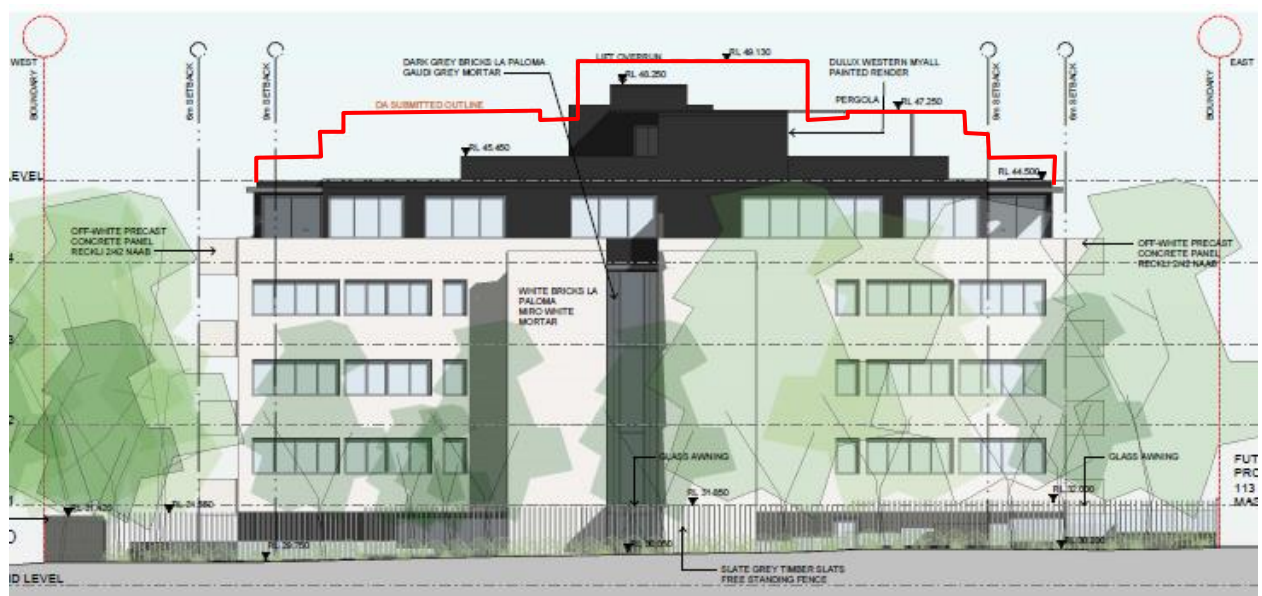


Figure 2 Amended southern elevation (original building outlined in red)

2. PROPOSED VARIATION

Clause 4.3(2) of Sutherland Shire LEP 2015 relates to the maximum height requirements and refers to the *Height of Buildings Map*. The relevant map identifies the subject site as having a maximum permitted height of 16m. Building height is defined as follows:

“ *building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*”

When measured in accordance with the above definition, the proposed lift overrun, planter box edge and parts of the common and private open space are over the maximum 16m height limit reaching a maximum height of 19.3m. The largest extent of non-compliance is measured to the lift overrun, which is centrally located within the building and not visible from the public domain. Lift access to the communal roof space is required for equitable use by all residents.

The original and amended building height non-compliance is indicated in the height blanket diagram at Figures 3 and 4. The proportion of the building that projects above the height limit is substantially reduced, as depicted in Figure 4. Due to the centralised location of the primary non-compliance, and minor extent of non-compliance created by the planter box and north-western roof edge, the proposal will appear to have compliant height to the casual observer. Within the street, the building will also appear to have comparable scale to the development that was recently approved by Council for the neighbouring site to the north (No.304 Taren Point Road) and the current proposal for Nos 310-314 Taren Point Rd, Caringbah.



Figure 3 Original DA encroachment into the 16m height limit



Figure 4 Amended DA encroachment into the 16m height limit

The maximum building height control is a “development standard” to which exceptions can be granted pursuant to clause 4.6 of the LEP.

3. OBJECTIVES AND PROVISIONS OF CLAUSE 4.6

The objectives and provisions of clause 4.6 are as follows:

- “
- (1) *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
 - (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
 - (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*



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

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Secretary has been obtained.

(5) In deciding whether to grant concurrence, the Secretary must consider:

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

Note. When this Plan was made it did not include all of these zones.

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:

(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

(c) clause 5.4."

The development standard in clause 4.3 is not "expressly excluded" from the operation of clause 4.6.

Objective 1(a) of clause 4.6 is satisfied by the discretion granted to a consent authority by virtue of subclause 4.6(2) and the limitations to that discretion contained in subclauses (3) to (8). This submission will address the requirements





of subclauses 4.6(3) & (4) in order to demonstrate to Council that the exception sought is consistent with the exercise of “an appropriate degree of flexibility” in applying the development standard, and is therefore consistent with objective 1(a). In this regard, the extent of the discretion afforded by subclause 4.6(2) is not numerically limited, in contrast with the development standards referred to in subclause 4.6(6). Objective 1(b) of clause 4.6 is addressed later in this request.

4. THAT COMPLIANCE WITH THE DEVELOPMENT STANDARD IS UNREASONABLE OR UNNECESSARY IN THE CIRCUMSTANCES OF THE CASE (CLAUSE 4.6(3)(a))

In *Wehbe v Pittwater Council* (2007) NSW LEC 827 Preston CJ sets out ways of establishing that compliance with a development standard is unreasonable or unnecessary. This list is not exhaustive. It states, inter alia:

An objection under SEPP 1 may be well founded and be consistent with the aims set out in clause 3 of the Policy in a variety of ways. The most commonly invoked way is to establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.

The judgement goes on to state that:

The rationale is that development standards are not ends in themselves but means of achieving ends. The ends are environmental or planning objectives. Compliance with a development standard is fixed as the usual means by which the relevant environmental or planning objective is able to be achieved. However, if the proposed development proffers an alternative means of achieving the objective strict compliance with the standard would be unnecessary (it is achieved anyway) and unreasonable (no purpose would be served).

Preston CJ in the judgement then expressed the view that there are 5 different ways in which an objection may be well founded and that approval of the objection may be consistent with the aims of the policy, as follows (with emphasis placed on number 1 for the purposes of this Clause 4.6 variation [our underline]):

- *The objectives of the standard are achieved notwithstanding non-compliance with the standard;*
- *The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;*
- *The underlying object of purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;*
- *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
- *The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard that would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.*

Relevantly, in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 (paragraph 16), Preston CJ makes reference to *Wehbe* and states:

“...Although that was said in the context of an objection under State Environmental Planning Policy No 1 – Development Standards to compliance with a development standard, the discussion is equally applicable to a written request under cl 4.6 demonstrating that compliance with a development standard is unreasonable or unnecessary.”





Compliance with the maximum building height development standard is considered to be unreasonable and unnecessary as the objectives of that standard are achieved for the reasons set out in this statement. For the same reasons, the objection is considered to be well-founded as per the first method underlined above.

Notably, under Clause 4.6(4)(a)(ii) a consent authority must now be satisfied that the contravention of a development standard will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out. Clause 4.6(4)(a)(ii) is addressed in Section 6 below.

5. SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS (CLAUSE 4.6(3)(b))

Having regard to Clause 4.6(3)(b) and the need to demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard, it is considered that there is an absence of significant impacts of the proposed non-compliance on the amenity of future building occupants, on area character and on neighbouring properties. The non-compliance will not be readily visible from the public domain or surrounding sites, does not contribute significantly to overshadowing and does not impact any significant views. To require strict compliance would mean removing parts of the building without resulting in a real planning benefit to neighbourhood character or amenity. In fact, removal of units would be counterproductive as it would result in the loss of affordable rental accommodation within the locality.

To insist on strict compliance would thwart and preclude the redevelopment of the land to a reasonable standard, and not allow the site to reach its full development potential. There is no planning purpose to be served by limiting the height strictly to the maximum height allowable given the absence of amenity related impacts and the provision of a lift which enables equitable access to the communal roof space.

On “planning grounds” the proposal provides rooftop communal open space that will increase the amenity of the development for future residents. The lift continues to this level to give disabled access. The communal open space is setback from elevations below to ensure no overlooking will occur.

The variation to building height does not adversely impact on solar access, views or outlook and the streetscape appearance is not impacted by the variation. As indicated, the proposal provides for a floor space ratio which complies with the maximum permitted and accordingly, the height breach is not associated with additional density beyond what is expected by the controls or planned for the locality.

It is noted that in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, Preston CJ clarified what items a Clause 4.6 does and does not need to satisfy. Importantly, there does not need to be a “better” planning outcome:

86. The second way is in an error because it finds no basis in cl 4.6. Clause 4.6 does not directly or indirectly establish a test that the non-compliant development should have a neutral or beneficial effect relative to a compliant development. This test is also inconsistent with objective (d) of the height development standard in cl 4.3(1) of minimising the impacts of new development on adjoining or nearby properties from disruption of views or visual intrusion. Compliance with the height development standard might be unreasonable or unnecessary if the non-compliant development achieves this objective of minimising view loss or visual intrusion. It is not necessary, contrary to what the Commissioner held, that the non-compliant development have no view loss or less view loss than a compliant development.

87. The second matter was in cl 4.6(3)(b). I find that the Commissioner applied the wrong test in considering this matter by requiring that the development, which contravened the height development standard, result in a “better environmental planning outcome for the site” relative to a development that complies with the height development standard (in [141] and [142] of the judgment). Clause 4.6 does not directly or indirectly establish this test. The requirement in cl 4.6(3)(b) is that there are sufficient



environmental planning grounds to justify contravening the development standard, not that the development that contravenes the development standard have a better environmental planning outcome than a development that complies with the development standard.

As outlined above, it is in any case considered that the proposal will provide for a better planning outcome than a strictly compliant development due to the enhanced occupant amenity and equitable access provided for. At the very least, there are sufficient environmental planning grounds to justify contravening the development standard.

6. CLAUSE 4.6(4)(A)

Preston CJ in *Initial Action Pty Ltd v Woollahra Municipal Council* details how Clause 4.6(4)(a) needs to be addressed (paragraphs 15 and 26 are rephrased below):

The first opinion of satisfaction, in clause 4.6(4)(a)(i), is that a written request seeking to justify the contravention of the development standard has adequately addressed the matters required to be demonstrated by clause 4.6(3). These matters are twofold: first, that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (clause 4.6(3)(a)) and, secondly, that there are sufficient environmental planning grounds to justify contravening the development standard (clause 4.6(3)(b)). This written request has addressed Clause 4.6(3)(a) in Section 4 above (and furthermore in terms of meeting the objectives of the development standard, this is addressed in 7a below). Clause 4.6(3)(b) is addressed in Section 5 above.

The second opinion of satisfaction, in clause 4.6(4)(a)(ii), is that the proposed development will be in the public interest because it is consistent with the objectives of the particular development standard that is contravened and the objectives for development for the zone in which the development is proposed to be carried out. The second opinion of satisfaction under cl 4.6(4)(a)(ii) differs from the first opinion of satisfaction under clause 4.6(4)(a)(i) in that the consent authority, or the Court on appeal, must be directly satisfied about the matter in clause 4.6(4)(a)(ii), not indirectly satisfied that the applicant's written request has adequately addressed the matter in clause 4.6(4)(a)(ii). The matters in Clause 4.6(4)(a)(ii) are addressed in Section 7 below.

7. THE PROPOSED DEVELOPMENT WILL BE IN THE PUBLIC INTEREST BECAUSE IT IS CONSISTENT WITH THE OBJECTIVES OF THE PARTICULAR STANDARD AND THE OBJECTIVES FOR DEVELOPMENT WITHIN THE ZONE IN WHICH THE DEVELOPMENT IS PROPOSED TO BE CARRIED OUT (CLAUSE 4.6(4)(a)(ii))

The objectives and relevant provisions of clause 4.3 are as follows, inter alia:

- “
- (a) to ensure that the scale of buildings:
 - (i) is compatible with adjoining development, and
 - (ii) is consistent with the desired scale and character of the street and locality in which the buildings are located or the desired future scale and character, and
 - (iii) complements any natural landscape setting of the buildings,
 - (b) to allow reasonable daylight access to all buildings and the public domain,
 - (c) to minimise the impacts of new buildings on adjoining or nearby properties from loss of views, loss of privacy, overshadowing or visual intrusion,
 - (d) to ensure that the visual impact of buildings is minimised when viewed from adjoining properties, the street, waterways and public reserves,
 - (e) to ensure, where possible, that the height of non-residential buildings in residential zones is compatible with the scale of residential buildings in those zones,
- ”

(f) to achieve transitions in building scale from higher intensity employment and retail centres to surrounding residential areas.”

The *Height of Buildings Map* nominates a maximum height of 16m for the site. It is hereby requested that an exception to this development standard be granted pursuant to clause 4.6 so as to permit a maximum height of 19.3m for the lift overrun.

Objectives (e) and (f) are not applicable to the proposal. In order to address the requirements of subclause 4.6(4)(a)(ii), each of the relevant objectives of clause 4.3 are addressed in turn below.

Objective (a)

Objective (a) refers to being “compatible” with adjoining development. It is considered that “compatible” does not promote “sameness” in built form but rather requires that development fits comfortably with its urban context. Of relevance to this assessment are the comments of Roseth SC in *Project Venture Developments Pty Ltd v Pittwater Council* [2005] NSWLEC 191:

“22 There are many dictionary definitions of compatible. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve.”

The proposed encroachments into the maximum building height applies mainly to the lift overrun with other minor building components that sit within the footprint of the proposed roof space. The majority of the building is below the maximum building height. The siting and scale of the proposed development has been designed to distribute building mass in a manner that best minimises impact on adjoining development and achieves appropriate separation from neighbouring dwellings on the isolated site. To the casual observer, the building will visually appear to have compliant height and will therefore be compatible with future nearby development. The proposed height non-compliance will not impact on any natural features of the site.

Accordingly, it is considered that the scale of the buildings is compatible with the desired future character of the locality and the site context. The minor height breach does not offend this compatibility in any noticeable way. The proposal therefore satisfies Objective (a).

Objectives (b) & (c)

In terms of daylight access to buildings and the public domain, the proposed height non-compliance does not contribute towards any unreasonable overshadowing of the adjoining public domain or adjoining development and the shadow diagrams provided with the amended plans demonstrate compliance with the DCP controls for solar access.

In terms of views, the height of the building will not result in any significant additional view loss compared with a compliant building. There are no significant views from adjoining properties as a result of the topography of the area.

In terms of privacy, the non-compliance will not have any additional impacts on adjoining properties beyond that which are created by the compliant parts of the building, being 5 levels of apartments. The proposed non-compliance will not compromise the use or enjoyment of neighbouring properties.

The proposal is therefore consistent with objectives (b) and (c).

Objective (d):

Matters of visual bulk have largely been addressed in relation to Objective (a). In essence, it is considered that given the location of the proposed non-compliance, architectural treatment of the building in terms of setbacks, materials and viewing points from which the non-compliances would be seen, visual impacts will be minimal. The proposed



development provides for a floor space ratio that complies with the maximum allowed for an affordable rental housing development. Accordingly, the proposal satisfies Objective (d).

The proposed development is therefore consistent with the objectives for maximum height, despite the numeric non-compliance.

Zone Objectives

Clause 4.6 (4) also requires consideration of the relevant zone objectives. The objectives of the Zone R4 High Density Residential are as follows:

- “ -To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage the supply of housing that meets the needs of the Sutherland Shire's population, particularly housing for older people and people with a disability.
- To promote a high standard of urban design and residential amenity in a high quality landscape setting that is compatible with natural features.
- To minimise the fragmentation of land that would prevent the achievement of high density residential development.”

The zone objectives overlap to a large extent with the objectives of the height control and have been addressed above. In addition, it is noted that Council regularly support height variations to access to rooftop common open space, providing housing options with high amenity for future occupants. Further to that, it is considered that the proposal directly responds to the housing needs of the community by providing a high quality residential flat development, which includes 50% dedication as affordable rental housing for a 10 year period. The proposal includes a variety of apartment sizes, and adaptable and 'livable' apartments. The proposal will not fragment land for redevelopment, as outlined in the accompanying Statement of Environmental Effects.

8. THE CONCURRENCE OF THE SECRETARY HAS BEEN OBTAINED (CLAUSE 4.6(4)(b))

The second precondition in cl 4.6(4) that must be satisfied before the consent authority can exercise the power to grant development consent for development that contravenes the development standard is that the concurrence of the Secretary (of the Department of Planning and the Environment) has been obtained (cl 4.6(4)(b)). Under cl 64 of the Environmental Planning and Assessment Regulation 2000, the Secretary has given written notice to each consent authority that it may assume the Secretary's concurrence for exceptions to development standards in respect of applications made under cl 4.6, subject to the conditions in the table in the notice.

9. WETHER CONTRAVENTION OF THE DEVELOPMENT STANDARD RAISES ANY MATTER OF SIGNIFICANCE FOR STATE OR REGIONAL ENVIRONMENTAL PLANNING (CLAUSE 4.6 (5)(a))

Contravention of the maximum height development standard proposed by this application does not raise any matter of significance for State or regional environmental planning.

10. THE PUBLIC BENEFIT OF MAINTAINING THE DEVELOPMENT STANDARD (CLAUSE 4.6(5)(b))

As detailed in this submission there are no unreasonable impacts that will result from the proposed variation to the maximum building height. As such there is no public benefit in maintaining strict compliance with the development standard. Whilst the proposed building height exceeds the maximum permitted on the site by 3.3m (20.63%), the proposed development is consistent with the objectives of the development standard and the objectives for development of the zone in which the development is proposed to be carried out. It is the proposed development's





consistency with the objectives of the development standard and the objectives of the zone that make the proposed development in the public interest.

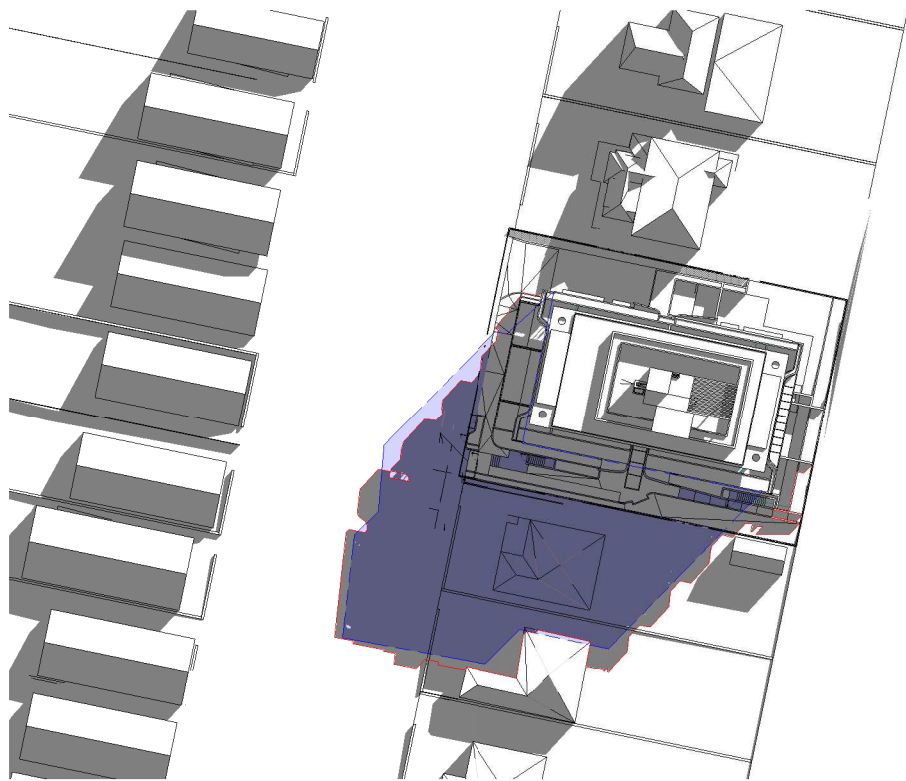
11. CONCLUSION

Having regard to all of the above, it is our opinion that compliance with the maximum height development standard is unreasonable and unnecessary in the circumstances of this case as the development meets the objectives of that standard and the zone objectives. The proposal has also demonstrated sufficient environmental planning grounds to support the breach.

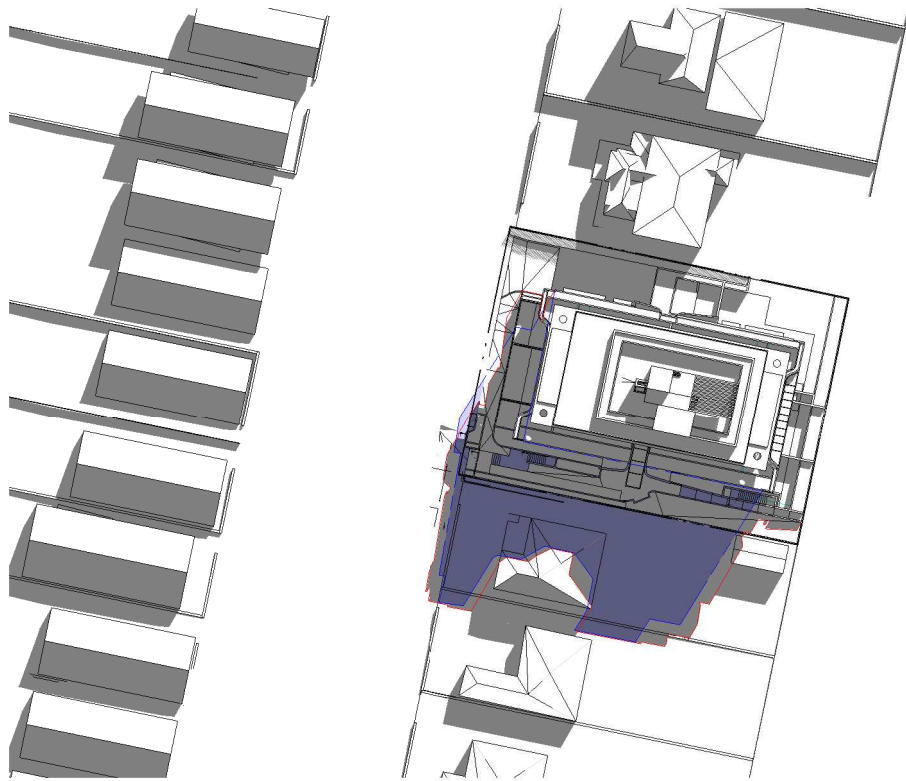
Therefore, insistence upon strict compliance with that standard would be unreasonable. On this basis, the requirements of Clause 4.6(3) are satisfied and the variation supported.



APPENDIX G



1 JUNE 21ST 9 AM
DA2.01 1 : 500



2 JUNE 21ST 10 AM
DA2.01 1 : 500



3 JUNE 21ST 11 AM
DA2.01 1 : 500



4 JUNE 21ST 12 PM
DA2.01 1 : 500

DCP COMPLIANT VOLUME
DA RESUBMISSION

IMPORTANT NOTES:
Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESI + PARTNERS INTERNATIONAL PTY. LTD.

FOR APPROVAL

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	04/10/2018	DA SUBMISSION	BM
B	22/05/2019	CONTEINIONS DISCUSSION	BM
C	10/10/2019	FOR COORDINATION	BM
D	01/11/2019	FOR INFORMATION	BM
E	03/12/2019	FOR INFORMATION	BM
F	30/04/2020	FOR INFORMATION	BM
G	15/05/2020	FOR COORDINATION	BM
H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM

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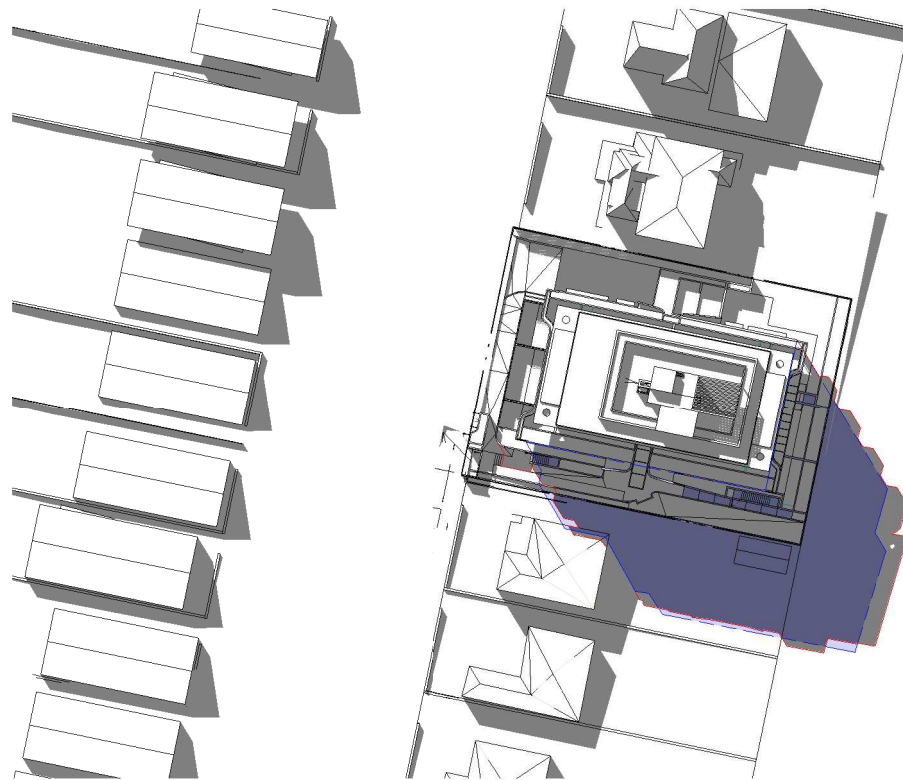
CLIENT
CHLY PTY LTD
PO BOX 3039
RHODES NSW 2138

PROJECT
17087_306 - 308 TAREN POINT RD
CARINGBAH NSW 2229

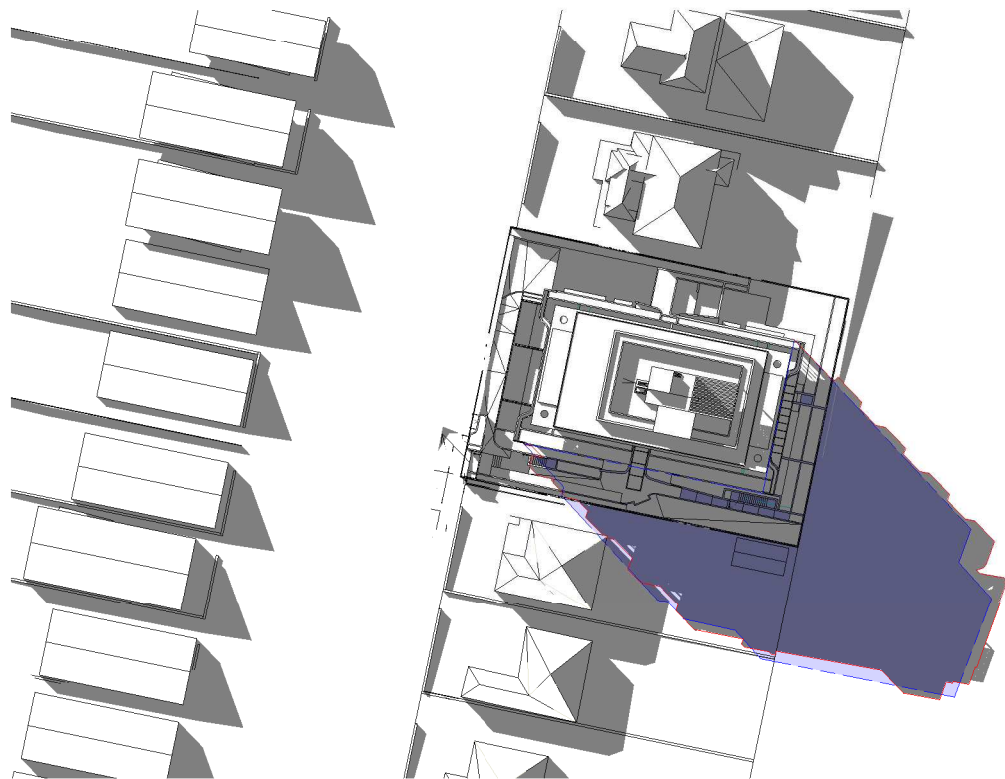
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SCALE	DATE	DRAWN	CHECKED
1:500 @A1 1:1000 @A3	24/07/2020	BM	EB
JOB	DRAWING	REVISION	
17087	DA4.03	K	



1 JUNE 21ST 1 PM
DA2.01 1 : 500



2 JUNE 21ST 2 PM
DA2.01 1 : 500



3 JUNE 21ST 3 PM
DA2.01 1 : 500

DCP COMPLIANT VOLUME
DA RESUBMISSION

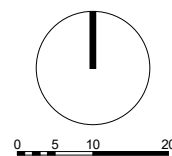
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SSPP Sydney South Report Appendices (2019SSH001) - 16 September 2020

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B	22/05/2019	CONTEINIONS DISCUSSION	BM
C	10/10/2019	FOR COORDINATION	BM
D	01/11/2019	FOR INFORMATION	BM
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G	15/05/2020	FOR COORDINATION	BM
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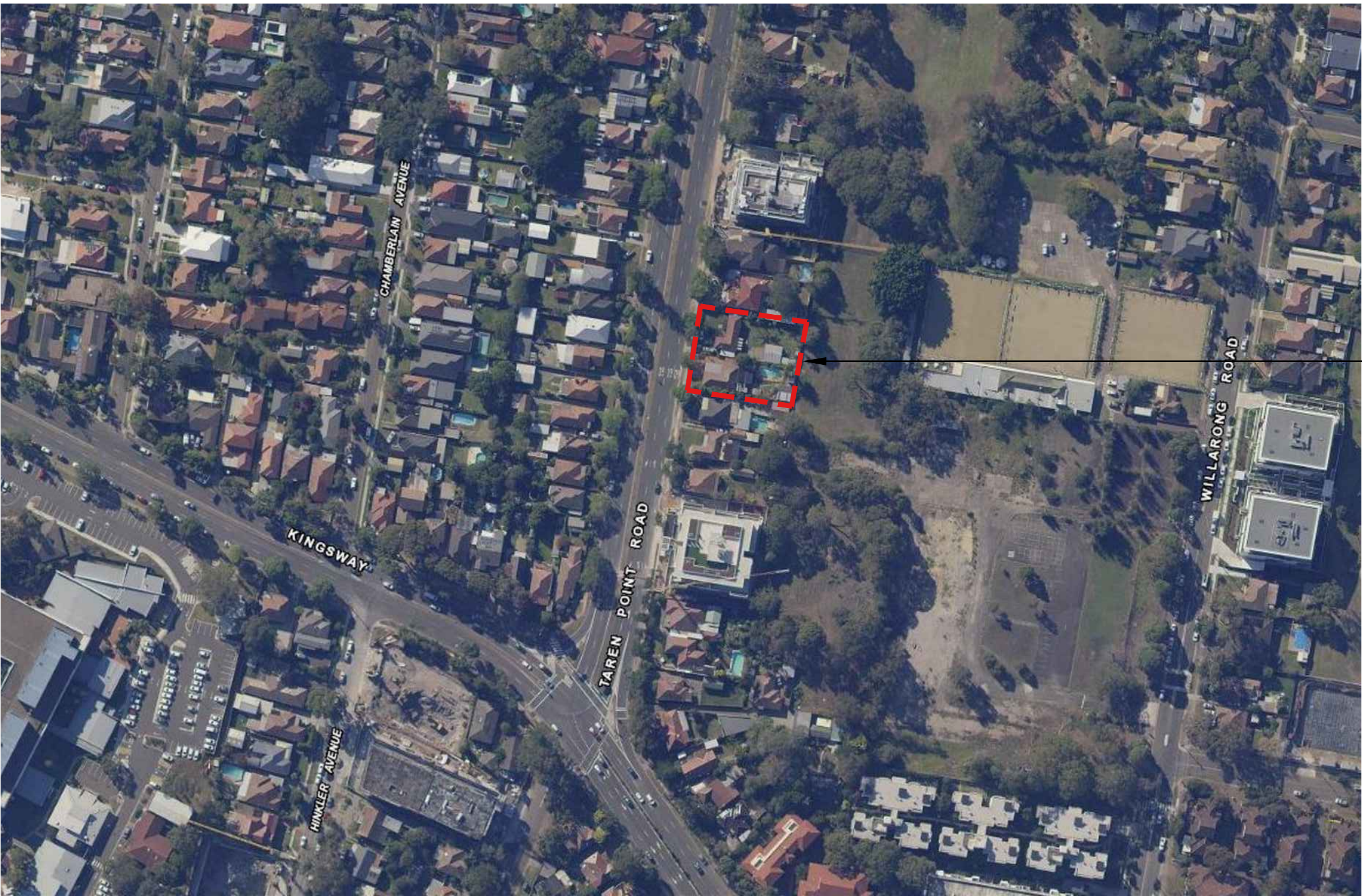


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PROJECT
17087 306 - 308 TAREN POINT RD
CARINGBAH NSW 2229

DRAWING TITLE			
SHADOW STUDY 02			
SCALE 1:500 @A1 1:1000 @A3	DATE 24/07/2020	DRAWN BM	CHECKED EB
JOB 17087	DRAWING DA4.04	REVISION K	

306-308 TAREN POINT ROAD, CARINGBAH

STORMWATER DRAINAGE



LOCATION OF SITE

LOCALITY PLAN
NOT TO SCALE

DEVELOPMENT APPLICATION

DO NOT SCALE FROM DRAWINGS, CHECK & VERIFY ALL DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF ANY WORK.

THIS DRAWING IS NOT TO BE COPIED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM LP CONSULTING AUSTRALIA PTY LTD

NORTH POINT

SHEET SIZE: A1

NOTES

1. REFER TO DRAWING DA-STW-002 FOR DRAWING LIST.

2. CONTRACTOR TO CHECK AND CONFIRM ALL LEVELS ON SITE.

3. CONTRACTOR TO INVESTIGATE ALL EXISTING SERVICES, SUCH AS APPLY FOR "DIAL BEFORE YOU DIG" SERVICES PRIOR TO START OF WORKS ON SITE.

ISSUE

A

B

C

D

ISSUE FOR DEVELOPMENT APPLICATION

ISSUE FOR DEVELOPMENT APPLICATION

ISSUE FOR DEVELOPMENT APPLICATION

ISSUE FOR DEVELOPMENT APPLICATION

06.11.2019

30.04.2020

19.05.2020

25.05.2020

PROJECT

306-308 TAREN POINT RD
CARINGBAH

CLIENT

CHLY PTY LTD
PO BOX 3039
RHODES NSW 2138

ARCHITECT

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TITLE

STORMWATER DRAINAGE
TITLE SHEET AND LOCALITY PLAN

SCALE	DRAWN	DESIGNED	CHECKED	APPROVED				
N.T.S.	CA	LP	LP					
DATE	DRAWING No.		ISSUE					
May 25, 2020	DA-STW-001		D					
JOB No.	2017-1332							
DEVELOPMENT APPLICATION								

LEGEND

LINETYPES

	OF	OVERFLOW
	RR	RAINWATER RE-USE
	SIPH	SIPHONIC DRAINAGE
	SS	SUBSOIL DRAINAGE
	SSRM	SUBSOIL RISING MAIN
	STW	STORMWATER DRAINAGE
	SWRM	STORMWATER RISING MAIN
		STORMWATER DRAINAGE
	FRR	FILTERED RAINWATER RE-USE
	IR	IRRIGATION
	R	RECYCLED COLD WATER
	E	ELECTRICAL WIRING
	C	ELECTRICAL CONDUIT
	-17-	EXISTING CONTOUR LINE
	-17-	PROPOSED CONTOUR LINE

SERVICES & UTILITIES

	eE	EXISTING ELECTRICAL
	eG	EXISTING GAS
	eTel	EXISTING TELSTRA
	eS	EXISTING SEWER
	eSTW	EXISTING STORMWATER
	eW	EXISTING WATER
	x-e-x-e-x-e-x-e	EXISTING SERVICE TO BE ABANDONED

NOTE:
'e' ON SERVICE LINE DENOTES EXISTING SERVICE.
'x' ON SERVICE LINE DENOTES SERVICE TO BE ABANDONED.

EROSION & SEDIMENT SYMBOLS

	B	BARRIER FENCE
	x	SILT FENCE
		STABILISED CONSTRUCTION SITE VEHICLE ENTRY/EXIT GRID
		STRAW BALE SEDIMENT FILTER

DRAWING INFORMATION SYMBOLS

0 1m 2m 4m 6m
SCALE BAR 1:100

PIPEWORK SHOWN IN STRATA
UNLESS NOTED OTHERWISE

PIPEWORK SHOWN OUT OF STRATA
UNLESS NOTED OTHERWISE

SECTION No.
DRAWING REFERENCE No.

DETAIL No.
DRAWING REFERENCE No.

AMENDMENT REFERENCE

HYDRAULIC SERVICES SYMBOLS

	VERT	VERTICAL RISER IN DRAINAGE
	CO I.O.	CLEAROUT OR INSPECTION OPENING
	DTU	DRAINAGE TURN-UP
		FLOW DIRECTION ARROW
	P	PENETRATION CORE THROUGH STRUCTURAL ELEMENT
	DP 150	DOWNPIPE (150mm DIAMETER)
		RISER
		DROPPER
	S	DROPS TO BELOW / RISES FROM BELOW
		CAPPED OFF SERVICE
		CONTINUATION OF SERVICE NOT SHOWN
		CONTINUATION OF SERVICE SHOWN ELSEWHERE
		FLANGED CONNECTION
		SERVICE CAST IN SLAB
		SERVICE CONCRETE ENCASED
		ISOLATION VALVE
		BALANCING VALVE (STAD)
		CHECK VALVE
		BACKFLOW PREVENTION DEVICE
		PRESSURE LIMITING VALVE
		PRESSURE REDUCTION VALVE
		STRAINER
		FILTER
		PUMP
	HT	HOSE TAP
		COLD WATER POINT
		THRUST BLOCK
	TD	TUNDISH
		REFLUX VALVE
	RWO	RAINWATER OUTLET
	RWO	SQUARE RAINWATER OUTLET
		SPREADER
	RWH	RAINWATER HEAD
	SWP	STORMWATER PIT (ACCESS ONLY)
	SWP	STORMWATER PIT (INLET)
		KERB INLET PIT
	GTD	GRATED TRENCH DRAIN
		FALL ARROW
		OVERLAND FLOW PATH DIRECTIONAL ARROW
		STORMWATER HEADWALL
		SWALE OR SPEED HUMP
	CP	ELECTRICAL CONTROL PANEL
		DIRECTION OF FLOW
		SERVICE
		SIZE
	XX	CONTINUED ON DWG XX

GENERAL ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE
AB	ACCESSIBLE BASIN
AC	AIR CONDITIONING
AV	AIR RELEASE VALVE
AWC	ACCESSIBLE TOILET (WATER CLOSET)
B	BASIN
BG	BOX GUTTER
BGO	BOX GUTTER OUTLET
BT	BOUNDARY TRAP
BTFW	BUCKET TRAP FLOOR WASTE
BTH	BATH
BWU	BOILING WATER UNIT
CAC	CIRCULAR ACCESS CHAMBER
CHVP	CHAMBER VENT PIPE
CTS	CENTRES
ℓ	CENTRE LINE
CI	CAST IRON
CIC	CAST IN COLUMN
CIS	CAST IN SLAB
CO	CLEAR OUT
Cu	COPPER
CW	COLD WATER
DI	DUCTILE IRON
DIA	DIAMETER
DP	DOWN PIPE
DPFH	DOUBLE PILLAR FIRE HYDRANT
DST	DRAINAGE STACK
DTU	DRAINAGE TURN-UP
DWG	DRAWING
ED	ELEVATED DRAINAGE
EGL	EXISTING GROUND LEVEL
EGO	EAVES GUTTER OUTLET
EJ	EXPANSION JOINT
Ex	EXISTING
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FSC	FIRE STOP COLLAR
FW	FLOOR WASTE
GALV	GALVANISED
GDO	GRATED DRAIN OUTLET
GMS	GALVANISED MILD STEEL
GVP	GREASE VENT PIPE
HD	HEAVY DUTY
HDC	HEAVY DUTY COVER
HDG	HEAVY DUTY GRATE
HDPE	HIGH DENSITY POLYETHYLENE
H/L	HIGH LEVEL
HP	HIGH POINT
HT	HOSE TAP
HW	HOT WATER
HWU	HOT WATER UNIT
ID	INTERNAL DIAMETER
IL	INVERT LEVEL
IO	INSPECTION OPENING
IPMF	INDUCT PIPE MICA FLAP
KIP	KERB INLET PIT
KFW	KITCHEN FLOOR WASTE
KO	KEY OPERATED
LDC	LIGHT DUTY COVER
LDG	LIGHT DUTY GRATE
LL	LOW LEVEL
L.O.C.	LIMIT OF CONTRACT
MAX.	MAXIMUM
MIN.	MINIMUM
NB	NOMINAL BORE
NG	NATURAL GAS
N.I.C	NOT IN CONTRACT
NOM	NOMINAL
No.	NUMBER
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
O/F	OVERFLOW
O/LF	OVERLAND FLOW
ORG	OVERFLOW RELIEF GULLY
P	PENETRATION
PDO	PLANTER DRAIN OUTLET
PLV	PRESSURE LIMITING VALVE
PRV	PRESSURE REDUCING VALVE
RCBC	REINFORCED CONCRETE BOX CULVERT
REV	REVISION
RHS	RECTANGULAR HOLLOW SECTION
RL	REDUCED LEVEL
RO	RAINWATER OUTLET
RPZD	REDUCED PRESSURE ZONE DEVICE
RST	RECESSED STOP TAP
RTD	RECESSED TUNDISH
RV	REFLUX VALVE
RWH	RAINWATER HEAD
RWO	RAINWATER OUTLET

GENERAL ABBREVIATIONS CONT.

S	SINK
SHR	SHOWER
SMH	SEWER MANHOLE
SQ	SQUARE
SST	SOIL STACK
ST	STOP TAP
STD	STANDARD
STW	STORMWATER
SV	STOP VALVE (ISOLATION VALVE)
SWP	STORMWATER PIT
TBC	TO BE CONFIRMED
TD	TUNDISH
TG	TRENCH GRATE
TMV	THERMOSTATIC MIXING VALVE
TOK	TOP OF KERB
TTD	TRAPPED TUNDISH
TWL	TOP WATER LEVEL
TWVP	TRADE WASTE VENT PIPE
U.N.O.	UNLESS NOTED OTHERWISE
uPVC	UNPLASTICISED POLYVINYL CHLORIDE
UW	UTENSIL WASHING MACHINE
VB	VANITY BASIN / VACCUM BREAKER
VERT	VERTICAL
VP	VENT PIPE
WC	TOILET SUITE (WATER CLOSET)
WST	WASTE STACK

CIVIL ABBREVIATIONS

BWL	DRAINAGE LEVELS BOTTOM WATER LEVEL
IL	INVERT LEVEL
OL	OBVERT LEVEL
RL	REDUCED LEVEL
SL	SURFACE LEVEL
TWL	TOP WATER LEVEL
LD	GRATES & COVERS LIGHT DUTY CLASS 'B'
MD	MEDIUM DUTY CLASS 'C'
HD	HEAVY DUTY CLASS 'D'
EHD	EXTRA HEAVY DUTY CLASS 'E'
MP	MULTI PART COVER OR GRATE
DCP	PITS DISCHARGE CONTROL PIT
JP	JUNCTION PIT
KEP	KERB ENTRY PIT
SWP	STORMWATER PIT
SS	DRAINAGE LINES SUBSOIL DRAINAGE
STW	STORMWATER DRAIN
CO	FEATURES CLEAROUT
DP	DOWN PIPE
FP	FLUSHING POINT
IO	INSPECTION OPENING
OF	GUTTER OVERFLOW PIPE
RWO	RAINWATER OUTLET
DTU	DRAINAGE TURNUP
L/s	LITRES PER SECOND
m/s	METRES PER SECOND
CUMEC/S	CUBIC METRES PER SECOND
Q	QUANTITY OF FLOW

CATCHMENT ABBREVIATIONS

1. DRAWINGS ARE DIAGRAMMATIC ONLY. FOR DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING REFER ARCHITECTURAL DRAWINGS AND SITE.
2. PIPEWORK SIZES ARE NOMINAL BORE FOR COPPER AND CAST IRON AND INTERNAL BORE FOR POLYMER BASED PIPEWORK. REFER SPECIFICATION FOR MATERIAL TYPE.
3. ALL PIPEWORK ON DRAWINGS IS SHOWN BELOW SLAB (OR GROUND) UNLESS NOTED OTHERWISE.

DRAWING NOTES

DRAWING LIST

DA-STW-001	STORMWATER DRAINAGE TITTLE SHEET AND LOCALITY PLAN
DA-STW-002	STORMWATER DRAINAGE LEGEND, ABBREVIATIONS AND DRAWING LIST
DA-STW-003	STORMWATER DRAINAGE GENERAL NOTES
DA-STW-004	STORMWATER DRAINAGE SURVEY PLAN
DA-STW-101	STORMWATER DRAINAGE CATCHMENT PLAN
DA-STW-102	STORMWATER DRAINAGE BASEMENT 2 PLAN
DA-STW-103	STORMWATER DRAINAGE BASEMENT 1 PLAN
DA-STW-104	STORMWATER DRAINAGE GROUND FLOOR PLAN
DA-STW-105	STORMWATER DRAINAGE LEVELS 1-3 TYPICAL FLOOR PLAN
DA-STW-106	STORMWATER DRAINAGE LEVEL 4 FLOOR PLAN
DA-STW-107	STORMWATER DRAINAGE ROOF PLAN
DA-STW-201	STORMWATER DRAINAGE DETAIL SHEET

ABBREVIATIONS, SYMBOLS AND LINETYPES IN THE LEGEND MAY NOT APPEAR ELSEWHERE ON THE DRAWINGS. THIS LEGEND SHOULD BE USED AS A GUIDE ONLY

DO NOT SCALE FROM DRAWINGS. CHECK & VERIFY ALL DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF ANY WORK.	NORTH POINT	NOTES 1. REFER TO DRAWING DA-STW-002 FOR DRAWING LIST. 2. CONTRACTOR TO CHECK AND CONFIRM ALL LEVELS ON SITE. 3. CONTRACTOR TO INVESTIGATE ALL EXISTING SERVICES, SUCH AS APPLY FOR "DIAL BEFORE YOU DIG" SERVICES PRIOR TO START OF WORKS ON SITE.	ISSUE A B C D	AMENDMENT ISSUE FOR DEVELOPMENT APPLICATION ISSUE FOR DEVELOPMENT APPLICATION ISSUE FOR DEVELOPMENT APPLICATION ISSUE FOR DEVELOPMENT APPLICATION	DATE 06.11.2019 30.04.2020 19.05.2020 25.05.2020	PROJECT 306-308 TAREN POINT RD CARINGBAH	CLIENT CHLY PTY LTD PO BOX 3039 RHODES NSW 2138 ARCHITECT marchesepartners Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060, Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney • Brisbane • Canberra • Melbourne • Adelaide • Perth London • Kuala Lumpur • Auckland • Christchurch ABN 20 098 552 151	CONSULTANT LP CONSULTING AUSTRALIA PTY LTD A: Suite 12.01, Level 12, 300 George Street Sydney NSW Australia 2000 P: GPO Box 2662 Sydney NSW 2001 E: info@lp-consulting.com.au T: +61 (2) 9223 4444 W: www.lp-consulting.com.au	TITLE STORMWATER DRAINAGE LEGEND, ABBREVIATIONS AND DRAWING LIST SCALE N.T.S. DATE May 25, 2020 JOB No. 2017-1332 DRAWN CA DESIGNED LP CHECKED LP APPROVED D DRAWING No. DA-STW-002 DEVELOPMENT APPLICATION
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NOTES

GENERAL

- 1. ALL DIMENSIONS IN MILLIMETRES UNO. REDUCED LEVELS AND CHAINAGES ARE IN METRES. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS.
- 2. THE PROPOSED WORKS DETAILED HEREIN SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF COUNCIL GENERALLY AS DETAILED HEREUNDER.
- 3. ALL EXISTING SERVICES SHALL BE VERIFIED FOR DEPTH AND HORIZONTAL POSITION BY PHYSICAL MEANS PRIOR TO EXCAVATION. ANY DISCREPANCIES SHALL BE BROUGHT FORTHWITH TO THE PROJECT MANAGER'S ATTENTION.

STORMWATER AND SUBSOIL DRAINAGE

MATERIALS:

- 1. PIPES AND FITTINGS FOR STORMWATER DRAINAGE SHALL BE AS FOLLOWS UNO ON THE DRAWINGS:
 - A. POLYVINYL CHLORIDE (PVC) WITH SOLVENT WELDED JOINTS FOR BELOW GROUND DRAINAGE UP TO 225mm.
 - B. REINFORCED CONCRETE WITH RUBBER RINGS FOR PIPE DIA'S GREATER THAN 225mm UNO.
 - C. REINFORCED CONCRETE WHERE REQUIRED BY AS.3500 FOR EXCESSIVE DEPTH.
 - D. INSTALL IN ACCORDANCE WITH AUSTRALIAN STANDARD AS.3500 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
 - 2. PIPES & FITTINGS FOR SUBSOIL DRAINAGE SHALL BE SLOTTED POLYVINYL CHLORIDE (PVC) WITH SOLVENT WELDED JOINTS, MIN. 150mm DIAMETER.
 - 3. IN GROUND DRAINAGE PIPEWORK SERVING DP's SHALL BE MINIMUM 150mm DIA. UNO.
 - 4. GRATED DRAINS SHALL BE 150mm NOM.
 - A. 150mm NOM. WIDTH IN NON TRAFFICABLE AREAS.
 - B. 225mm NOM. WIDTH IN TRAFFICABLE AREAS.
 - 5. STORMWATER PITS ARE AS SHOWN & SPECIFIED ON THE PLANS . PRECAST TYPE ACCEPTABLE WITH STEP IRONS FOR DEPTH GREATER THAN 1000. BENCH ALL PITS MIN. 50mm & FORM SMOOTH TRANSITION FROM INLET TO OUTLET.
 - 6. SELECT FILL SHALL BE MATERIAL OBTAINED FROM EXCAVATION OF THE PIPE TRENCH OR IMPORTED WITH A PARTICLE SIZE FOR ROCK NOT GREATER THAN 75mm OR FOR OTHER THAN ROCK NOT GREATER THAN 150mm.
 - 7. IMPORTED FILL SHALL BE EITHER, AND GENERALLY CONSIST OF SINGLE SIZED AGGREGATE WITH PARTICLE SIZE NOT GREATER THAN 5mm WRAPPED ALL ROUND WITH GEOTEXTILE FILTER FABRIC OR APPROVED HIGH COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RTA FORM 3051 OR SIMILAR.
 - 8. STORMWATER PITS AND GRATES TO CONFORM WITH STANDARD COUNCIL REQUIREMENTS, WHERE ON PUBLIC LAND. GRATES TO BE SUPPLIED IN CLASS SHOWN ON THE DRAWINGS.
- INSTALLATION REQUIREMENTS:
- 9. PIPES SHALL BE TRUE TO GRADES SHOWN AND ALIGNED SO THAT THE CENTRES OF THE INLET PIPES INTERSECT WITH THE CENTRE OF THE OUTLET PIPE AT THE DOWNSTREAM FACE OF THE PIT.
 - 10. MINIMUM GRADES FOR GRAVITY STORMWATER DRAINAGE SHALL CONFORM TO AS3500 PART3 AS FOLLOWS, UNO:
 - 1% FOR 100 AND 150 mm DIA.
 - 0.5% FOR 225 mm DIA
 - 0.4% FOR 300 mm DIA
 - 0.35% FOR 375 mm DIA
 - 11. MINIMUM DEPTH OF COVER SHALL BE :-
 - 300mm IN PRIVATE PROPERTY (NON VEHICULAR TRAFFIC).
 - 450mm IN PUBLIC AREAS.
 - 600mm IN VEHICULAR TRAFFICABLE AREAS (FOOTWAY/ROADWAY).
 - 12. BED ALL PIPES FIRMLY AND EVENLY ONTO IMPORTED BEDDING FILL MATERIAL.
 - 13. LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND:
 - AS 3725-1989 LOADS ON BURIED CONCRETE PIPES
 - AS 2566-1998 BURIED FLEXIBLE PIPELINES
 - AS 1597.2-1996 PRECAST REINFORCED CONCRETE BOX CULVERTS.
 - AS 3500-1990 NATIONAL PLUMBING & DRAINAGE CODE.
 - PART 2, SANITARY PLUMBING AND SANITARY DRAINAGE.
 - SYDNEY WATER REQUIREMENTS.
 - 14. ALLOW TO TEST ALL PIPES AND PITS TO MANUFACTURERS REQUIREMENTS.

CONCRETE WORKS

- 1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600, THE STANDARDS ASSOCIATION AUSTRALIA, STANDARDS CITED IN AS3600, THE DRAWINGS AND THE SPECIFICATION
- 2. ALL CONCRETE SHALL BE 80mm NOMINAL SLUMP, 20mm MAXIMUM AGGREGATE WITH NO ADMIXTURES OR FLY ASH, UNLESS OTHERWISE APPROVED.

ALL CONCRETE WORK IN CONTACT WITH SEWER TO HAVE TYPE SL PORTLAND CEMENT, OTHERWISE TYPE A CEMENT.

FOR BRIDGE WORKS, A MAXIMUM 56 DAYS SHRINKAGE OF 600 MICROSTRAIN, A MINIMUM CEMENT CONTENT 350kg/m3 AND MAXIMUM WATER:CEMENT RATIO OF 0.40
- 3. STRENGTH GRADE OF CONCRETE SHALL BE:

25 MPa (KERBS, EDGE STRIPS & CONCRETE ENCASEMENT) AND 32 MPa ELSEWHERE.
- 4. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR APPROVED. GENERALLY FOR HAND PLACED KERB & GUTTER 6mm THICK APPROVED BITUMINOUS MASTIC JOINTING MATERIAL SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 6m. FOR MACHINE PLACED KERB & GUTTER 6mm THICK APPROVED BITUMINOUS MASTIC JOINTING MATERIAL SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 12m & GUILLOTINED DUMMY GROOVED JOINTS, 25mm IN DEPTH, SHALL BE FORMED EVERY 3m OF GUTTER. JOINTS ARE ALSO REQUIRED AT EACH END OF GUTTER CROSSING AND GULLY PITS. JOINTS SHALL BE SET VERTICAL AND SQUARE TO THE KERB.
- 5. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- 6. WELDING OR SPLICES IN REINFORCEMENT SHALL BE USED ONLY IN POSITIONS APPROVED BY THE ENGINEER.
- 7. CONCRETE CURING SHALL BE IN ACCORDANCE WITH AS3600. CURING SHALL BE COMMENCED WITHIN TWO HOURS OF FINISHING OPERATIONS AND SHALL BE CONTINUED FOR A MINIMUM OF SEVEN DAYS BY AN APPROVED PROPRIETARY COMPOUND OR BY KEEPING CONTINUOUSLY WET.
- 8. FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3610. FORMWORK SHALL NOT BE STRIPPED NOR PROPS REMOVED WITHOUT APPROVAL.
- 9. FABRIC LAP DETAILS SHALL BE IN ACCORDANCE WITH FIG.13.2.4 OFAS3600.
- 10. HOOKS, LAPS AND BENDS SHALL BE IN ACCORDANCE WITH AS3600 UNO.
- 11. ALL CHEMICAL ANCHORS SHALL BE EITHER 'CHEMSET' BY 'RAMSET' WITH THE GLASS CAPSULE SYSTEM INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS OR HILTI HVU ADHESIVE ANCHOR WITH FOIL CAPSULE SYSTEM INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTION. ALL CHEMICAL ANCHORS SHALL BE HOT DIPPED GALVANIZED AND BE MIN M16 DIA. U.N.O.

GENERAL EARTHWORKS, SITEWORKS & FILLING:

FILLING:

- 1. THESE CLAUSES SHALL BE READ IN CONJUNCTION WITH "GEOTECHNICAL INVESTIGATION " PREPARED BY: JK GEOTECHNICS
REPORT No: REF: 30819SB rpt2
DATED: 9 NOVEMBER 2017
- 2. THE RECOMMENDATIONS CONTAINED IN THE GEOTECH REPORT SHALL OVERRIDE THE CLAUSES PRESENTED HEREIN.
- 3. STRIP ALL TOPSOIL AND UNDERLYING FILL AND STOCKPILE TOPSOIL FOR LATER REUSE FOR LANDSCAPING PURPOSES.
- 4. NEW FILL REQUIRED TO REINSTATE CUT LEVELS TO PROPOSED BENCHING LEVELS SHALL BE SOURCED FROM OTHER PARTS OF THE EXCAVATION AS SELECT FILL OR IMPORTED FILL AS SPECIFIED BELOW IN NOTES 5 AND 6.
- 5. SELECT FILL SHALL CONSIST OF LOCALLY DERIVED OR CUT NATURAL CLAYS.
- 6. IMPORTED FILL SHALL CONSIST OF RIPPED SANDSTONE OR SHALE OR SIMILAR MATERIAL WITH MAXIMUM PARTICLE SIZE NOT GREATER THAN 120mm AND A MOISTURE CONTENT WITHIN 2-3% OF STANDARD OPTIMUM.
- 7. ALL FILL (COHESIVE SOIL) SHALL BE PLACED IN LAYERS OF 200mm MAXIMUM THICKNESS, COMPACTED BY MACHINE ROLLING TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 98% STANDARD MAXIMUM AT A CORRESPONDING MOISTURE CONTENT WITHIN 2-3% OF STANDARD OPTIMUM.
- 8. IN AREAS WHERE HIGH IMPACT ROLLING IS USED TEST EACH FINAL LAYER OF NOT GREATER THAN 300mm TO 400mm TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 98% STANDARD MAXIMUM AT A CORRESPONDING MOISTURE CONTENT WITHIN 2-3% OF STANDARD OPTIMUM.

EXCAVATION BATTERS:

- 9. ALL TEMPORARY BATTERS CUT IN CLAY SUBSTRATE SHALL BE 1 HORIZ : 1 VERT.
ALL LONG TERM EXPOSED BATTERS CUT IN CLAY SUBSTRATE SHALL BE 2 HORIZ : 1 VERT.
ALL DETENTION BASIN BATTERS IN CLAY SUBSTRATE SHALL BE 3 HORIZ : 1 VERT.
ALL DETENTION BASIN BATTERS IN ROCK SUBSTRATE SHALL BE NEAR VERTICAL.
- 10. GEOTECHNICAL TESTING IS TO BE UNDERTAKEN TO AT LEAST LEVEL 1 CONTROL OF FILL COMPACTION STANDARD, AS DEFINED IN AS. 3738 AS FOLLOWS:

FOR GENERAL FILL OR CUT AREAS OVER THE AREA PROVIDE ONE (1) TEST PER 200mm LAYER, OVER AN AREA NOT GREATER THAN 500 m².

FOR GENERAL FILL AREAS IN CONCENTRATED AREAS ADJACENT TO AND BEHIND THE STRUCTURE AND ADJACENT TO AND BEHIND RETAINING WALLS PROVIDE ONE (1) TEST PER 200mm LAYER, OVER AN AREA NOT GREATER THAN 50m².
- 11. SUBMIT ALL GEOTECHNICAL TEST RESULTS TO LP CONSULTING AUSTRALIA FOR REVIEW PRIOR TO CONTINUATION WITH SUBSEQUENT SECTION OF WORK.

EARTHWORKS FOR SERVICES

- 1. EXCAVATE TRENCHES AND STOCKPILE ALL MATERIAL FOR INSPECTION WITH REGARD TO RE-USE FOR TRENCH BACKFILL. REMAINING MATERIAL TO BE REMOVED FROM SITE.
- 2. BEDDING MATERIAL SHALL CONSIST OF IMPORTED FILL ONLY. THICKNESS OF BEDDING LAYER SHALL BE 75mm IN O.T.R. AND 200mm IN ROCK.
- 3. EMBED ALL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT AND 150mm OVERLAY ABOVE PIPE CROWN.
- 4. TRENCH FILL ABOVE THE EMBEDMENT ZONE TO THE UNDERSIDE OF THE ROAD PAVEMENT OR FOOTWAY FILL MATERIAL SHALL BE AS FOLLOWS :

UNDER ROADWAY:

TRENCH FILL MATERIAL SHALL CONSIST OF IMPORTED FILL AS SPECIFIED HEREIN OF EITHER HIGH GRADE COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RTA FORM 3051 OR SIMILAR.

OTHER THAN ROADWAY:

TRENCH FILL MATERIAL EXCAVATED SHALL CONSIST OF SELECT FILL AS SPECIFIED HEREIN AND SHALL NOT CONTAIN MORE THAN 20% OF STONES OF SIZE BETWEEN 75mm & 150mm AND NONE LARGER THAN 150mm. PRIOR TO THE USE OF THE EXCAVATED MATERIAL IT SHALL BE INSPECTED AND APPROVED BY THE CONSULTANT.

- 5. COMPACT BEDDING, EMBEDMENT AND TRENCH FILL MATERIALS AS FOLLOWS:

EMBEDMENT:-

FOR GRANULAR FILL MATERIAL (NON-COHESIVE SOILS) E.G. COARSE AGGREGATE FILL, HIGH GRADE COMPACTION SAND, THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%.

TRENCH FILL:-

FOR GRANULAR MATERIAL (NON-COHESIVE SOILS), THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%.

FOR NON-GRANULAR FILL MATERIAL (COHESIVE SOILS), THE DRY DENSITY RATIO (RD) SHALL BE NOT LESS THAN 95%.

- 6. MEASURE OF COMPACTION:-

THE DEGREE OF COMPACTION SHALL BE MEASURED BY ONE OF THE FOLLOWING PARAMETERS :-

GRANULAR FILL (NON-COHESIVE SOILS). THE DENSITY INDEX (ID) DETERMINED IN ACCORDANCE WITH AS 1289.E6.1 BASED ON THE MAXIMUM AND MINIMUM DRY DENSITIES IN ACCORDANCE WITH AS 1289.E5.1 AND THE FIELD DRY DENSITY IN ACCORDANCE WITH AS 1289.5.3.2, AS 1289.E3.5 OR AS 1289.E8.1.

NON-GRANULAR FILL (COHESIVE SOILS). THE DRY DENSITY RATION (RD) DETERMINED IN ACCORDANCE WITH AS 1289.5.4.1 BASED ON THE FIELD DRY DENSITY IN ACCORDANCE WITH AS 1289.5.3.2 AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289.5.1.1.

- 7. GEOTECHNICAL TESTING IS TO BE UNDERTAKEN TO AT LEAST LEVEL 1 CONTROL OF FILL COMPACTION STANDARD, AS DEFINED IN AS. 3738 AS FOLLOWS:

TEST EACH 300mm LAYER ABOVE PIPE CROWN.

TEST BASE & SUB-BASE LAYERS WHERE APPLICABLE.

TESTS SHALL BE REQUIRED AT EACH 50m CENTRES WHERE THE LENGTH OF TRENCH IS WITHIN THE 50m REQUIREMENT.

- 8. SUBMIT ALL GEOTECHNICAL TEST RESULTS TO LP CONSULTING AUSTRALIA FOR REVIEW PRIOR TO CONTINUATION WITH SUBSEQUENT SECTION OF WORK.

RESTORATION

- 1. RESTORE ALL TRAFFIC AREAS TO PRE EXISTING CONDITION.
- 2. FOR ALL SURFACES OTHER THAN IN TRAFFIC AREAS RESTORE DISTURBED SURFACES TO PRE-EXISTING CONDITIONS AND COMPACT AS SPECIFIED.
- 3. RESTORE ALL AUTHORITY OWNED AREAS TO COUNCIL STANDARDS.

APPROVALS

- 1. THE AS CONSTRUCTED WORKS SHALL BE INSPECTED BY DESIGN CONSULTANT. MINIMUM 48 HOURS NOTICE SHALL APPLY TO ALL INSPECTIONS.
- 2. THE DESIGN PLANS HEREIN ARE SUBJECT TO COUNCIL APPROVAL PRIOR TO CONSTRUCTION. OBTAIN EXPRESS (WRITTEN) ADVICE TO PROCEED FROM PROJECT MANAGER PRIOR TO COMMENCEMENT.
- 3. SUBMIT WORK-AS-EXECUTED DRAWINGS IN CIVILCAD OR DXF DIGITAL FORMAT AND HARD COPY FORMAT. VERIFY ALL CONSTRUCTION WORKS SHOWN HEREON.
- 4. CERTIFY THAT THE AS CONSTRUCTED SYSTEM HAS BEEN BUILT IN ACCORDANCE WITH THE APPROVED PLANS ISSUED FOR CONSTRUCTION.

SERVICES UNDER ROAD SURFACES

- 1. ALL OTHER SERVICES INCLUDING BUT NOT LIMITED TO WATER, HYDRANT, GAS, SEWER, ELECTRICAL AND COMMUNICATIONS CONDUITS OR CABLES SHALL BE LAID WITH MINIMUM 600mm U.N.O. COVER BELOW PROPOSED ROAD SURFACE OR APPROVED OTHER MEANS TO PROTECT DURING CONSTRUCTION.

HYDRAULIC SERVICES

- 1. ALL WORKS CARRIED OUT SHALL COMPLY WITH AS-3500, SYDNEY WATER & COUNCIL REQUIREMENTS. OBTAIN NECESSARY AUTHORITIES APPROVALS PRIOR TO COMMENCING WORKS.
- 2. PRIOR TO COMMENCING WORKS SURVEY & INSPECT SITE & CONFIRM LOCATION & LEVELS OF ALL HYDRAULIC SERVICES PIPEWORK. NO CLAIMS FOR ADDITIONAL COSTS RESULTING FROM THE LACK OF KNOWLEDGE OF SITE CONDITIONS RELATING TO WORKS TO BE DONE OR LOCATIONS AND LEVELS OF EXISTING AND NEW SERVICES WILL BE ACCEPTED.
- 3. PRIOR TO CAPPING OFF & REMOVAL OF REDUNDANT SERVICES CONFIRM ON SITE THAT SERVICE IS NOT SUPPLYING EXISTING BUILDINGS OR AMENITIES.
- 4. COLD WATER PIPEWORK SHALL CONSIST OF COPPER TUBE & FITTINGS IN ACCORDANCE WITH AS 1432 TYPE B. PIPES AND FITTINGS SHALL BE JOINTED WITH 15% SILVER SOLDER.
- 5. ALL NEW UNDERGROUND METAL PIPEWORK SHALL BE INSTALLED WITH POLYETHYLENE SLEEVING OBTAINED FROM "TYCO WATER AUST" AND INSTALLED TO MANUFACTURE'S REQUIREMENTS.
- 6. LANDSCAPE IRRIGATION WATERING PIPEWORK SHALL CONSIST OF MEDIUM DENSITY POLYETHYLENE PIPE CLASS PN16 WITH ELECTRO FUSION JOINTS OR EQUAL TO EXISTING PIPEWORK.

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Lpn Name: Michael

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	SHEET SIZE: A1

NOTES
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ISSUE	AMENDMENT	DATE
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B	ISSUE FOR DEVELOPMENT APPLICATION	30.04.2020
C	ISSUE FOR DEVELOPMENT APPLICATION	19.05.2020
D	ISSUE FOR DEVELOPMENT APPLICATION	25.05.2020

PROJECT
306-308 TAREN POINT RD CARINGBAH

CLIENT
CHLY PTY LTD PO BOX 3039 RHODES NSW 2138
ARCHITECT
marchesepartners Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060, Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney • Brisbane • Canberra • Melbourne • Adelaide • Perth London • Kuala Lumpur • Auckland • Christchurch ABN 20 098 652 151

CONSULTANT

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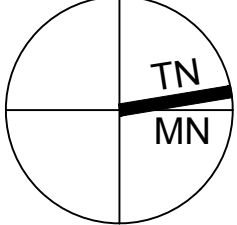
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STORMWATER DRAINAGE GENERAL NOTES					
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DATE May 25, 2020	DRAWING No.		ISSUE		
JOB No.	DA-STW-003		D		
2017-1332	DEVELOPMENT APPLICATION				

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PROJECT

**306-308 TAREN POINT RD
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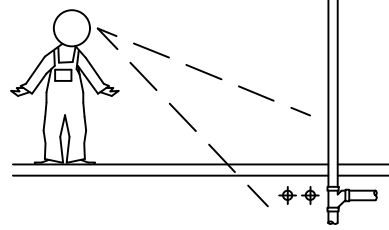


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TITLE					
STORMWATER DRAINAGE SURVEY PLAN					
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DATE May 25, 2020	DRAWING No. DA-STW-004			ISSUE D	
JOB No. 2017-1332	DEVELOPMENT APPLICATION				

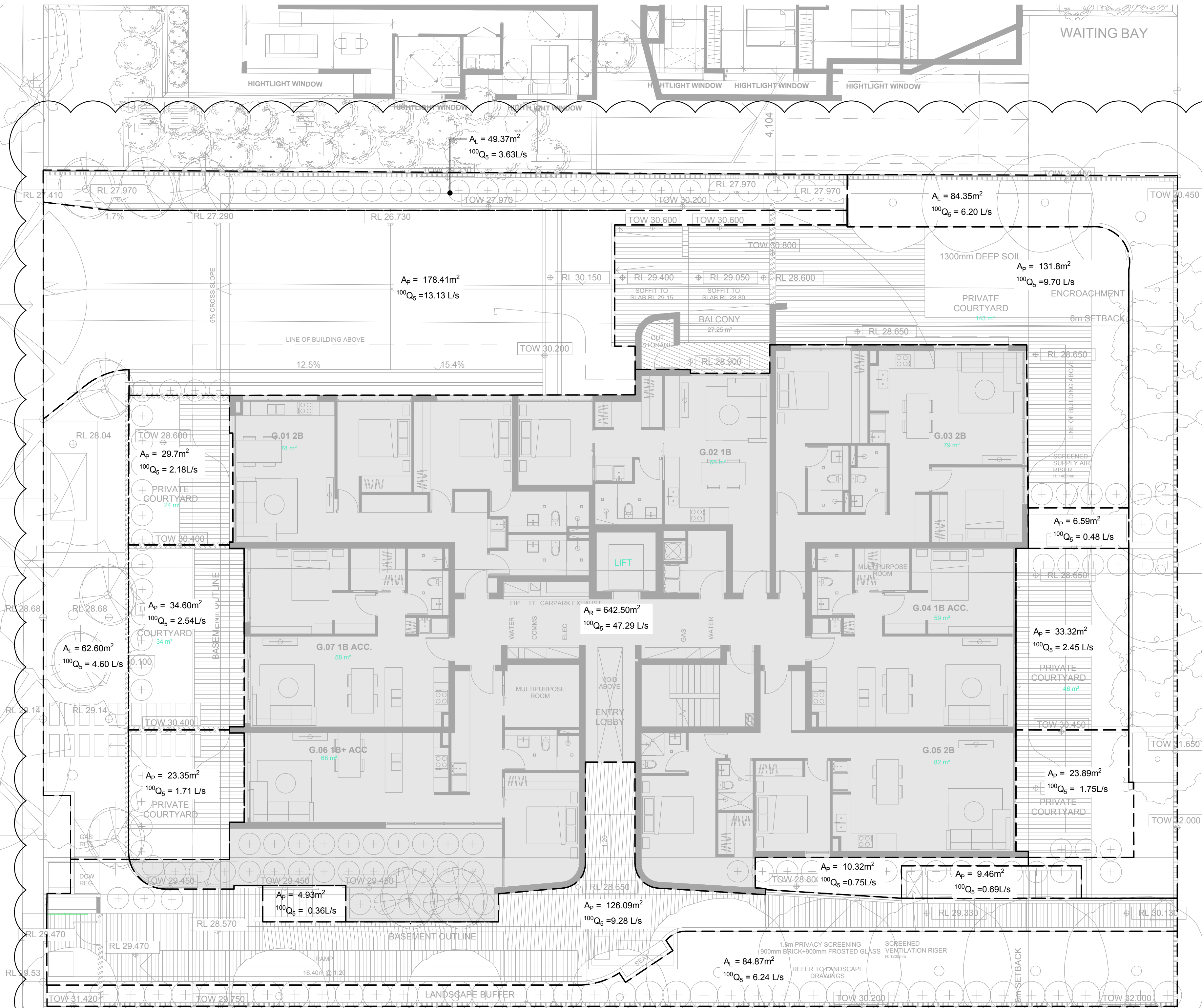
PIPEWORK SHOWN OUT OF STRATA
UNLESS NOTED OTHERWISE



TAREN POINT ROAD

ENTRY TO BASEMENT

REMOVED



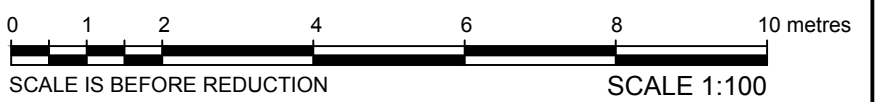
STORMWATER CALCS:

$C = 1.0$ (ROOF)
 $C = 0.95$ (PAVED)
 $C = 0.7$ (LANDSCAPE)
 $20I_5 = 205\text{mm/hr}$
 $100I_5 = 265\text{mm/hr}$
 $Q = \frac{C \cdot I \cdot A}{3600}$ (L/s)

CATCHMENT AREAS:

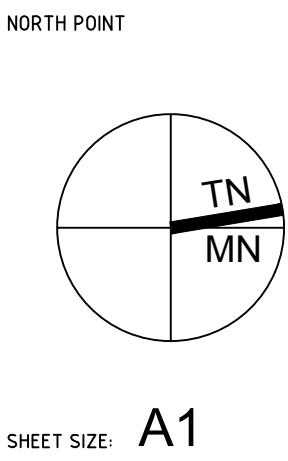
SITE AREA:	1537m ²
LANDSCAPING AREA:	291.51m ²
PAVING AREA:	602.14m ²
ROOF AREA:	642.50m ²

FUTURE PROPOSED
ROAD MASTERPLAN



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PROJECT
**306-308 TAREN POINT RD
CARINGBAH**

CLIENT
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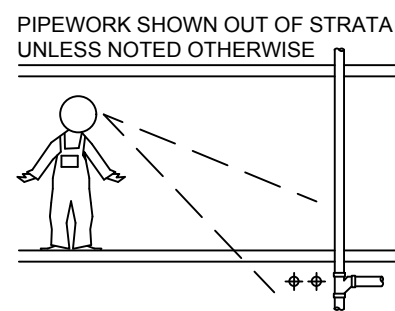


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TITLE
**STORMWATER DRAINAGE
CATCHMENT PLAN**

SCALE	DRAWN	DESIGNED	CHECKED	APPROVED
1:100 @ A1	CA	LP	LP	
DATE	DRAWING No.		ISSUE	
May 25, 2020	DA-STW-101			D
JOB No.	2017-1332			
				DEVELOPMENT APPLICATION



STORMWATER CALCS:

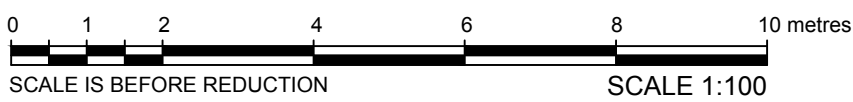
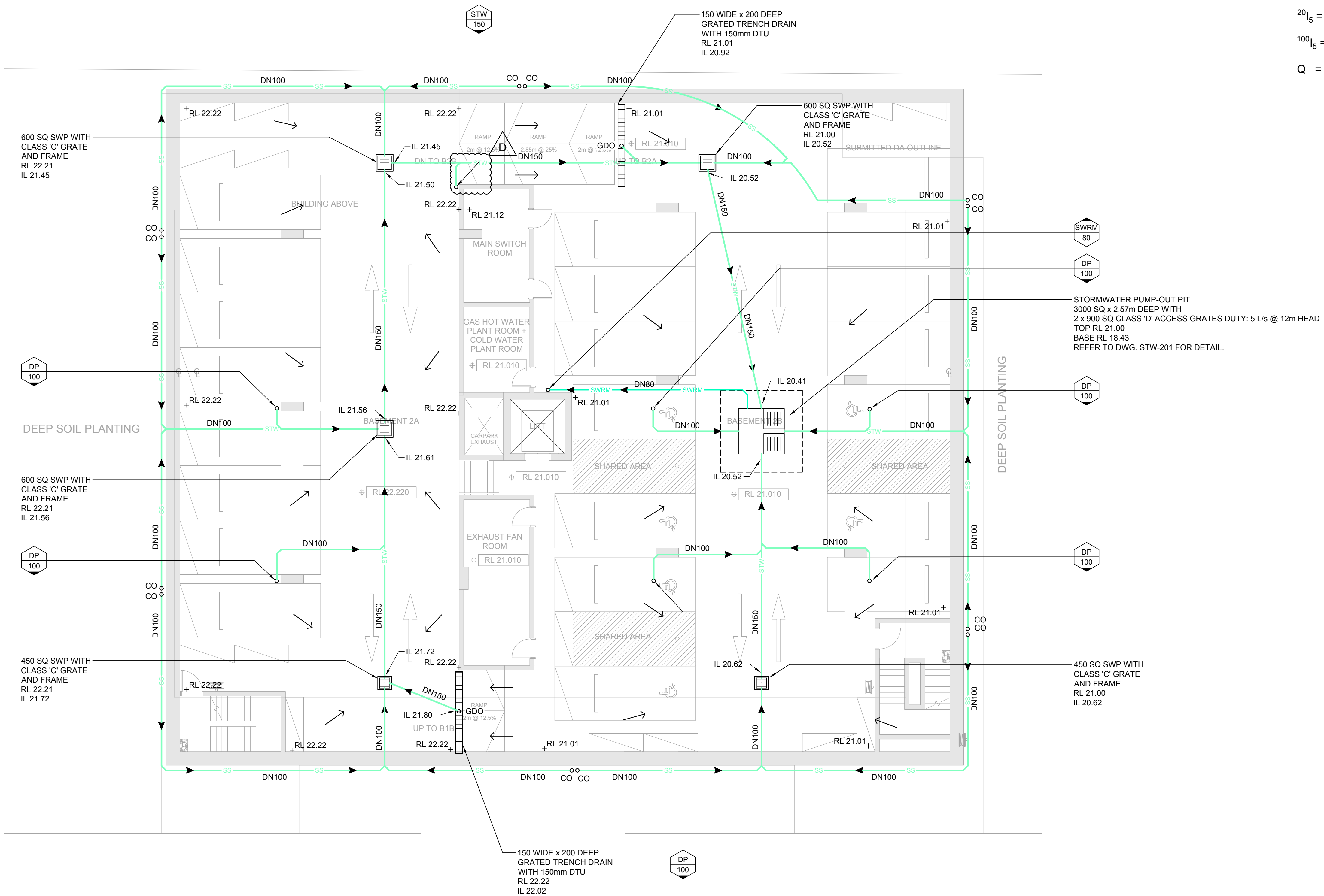
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 $C = 0.95 \text{ (PAVED)}$

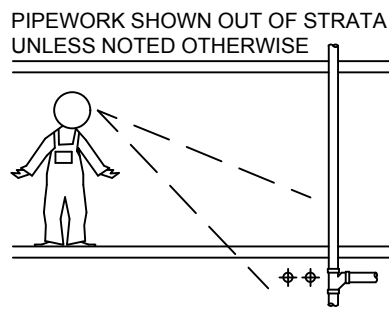
$C = 0.7$ (LANDSCAPE)

$$^{20}I_5 = 205\text{mm/hr}$$
$$^{100}\text{I}_5 = 265\text{mm/hr}$$

$$Q = \frac{C I A}{3600} \text{ (L/s)}$$

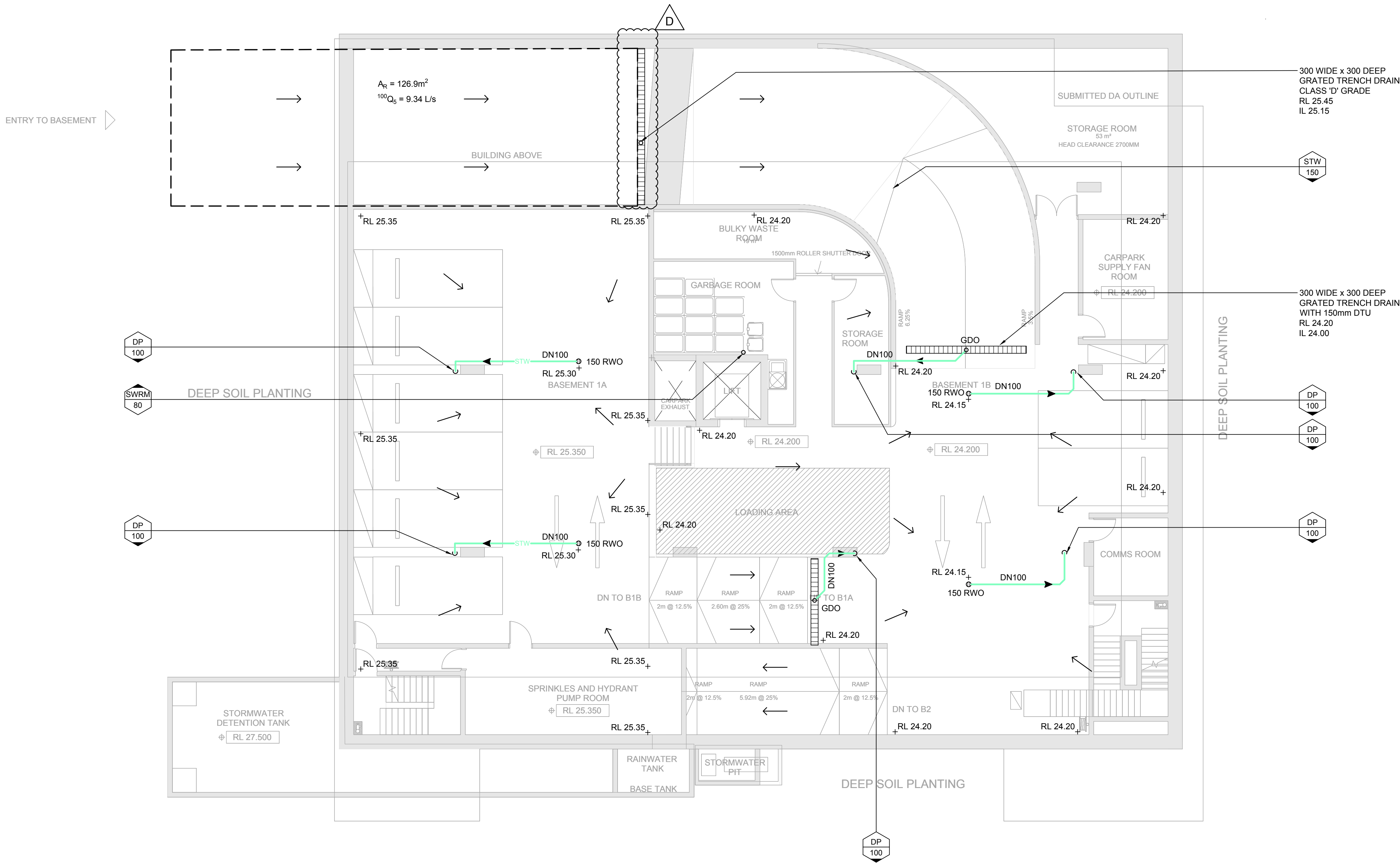


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						ARCHITECT marchesepartners Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060, Australia P +61 2 9822 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney Brisbane Canberra Melbourne Adelaide Perth London Kuala Lumpur Auckland Christchurch ABN 20 098 552 151		SCALE 1:100 @ A1	DRAWN CA	DESIGNED LP



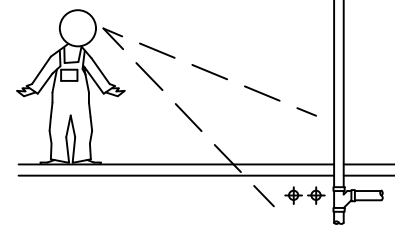
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<table><tr><td>SCALE</td><td>1:100 @ A1</td><td>DRAWN</td><td>CA</td><td>DESIGNED</td><td>LP</td><td>CHECKED</td><td>LP</td><td>APPROVED</td><td></td></tr><tr><td>DATE</td><td>May 25, 2020</td><td colspan="2">DRAWING No.</td><td colspan="2">DA-STW-103</td><td colspan="2">ISSUE</td><td colspan="2">D</td></tr><tr><td>JOB No.</td><td>2017-1332</td><td colspan="8">DEVELOPMENT APPLICATION</td></tr></table>	SCALE	1:100 @ A1	DRAWN	CA	DESIGNED	LP	CHECKED	LP	APPROVED		DATE	May 25, 2020	DRAWING No.		DA-STW-103		ISSUE		D		JOB No.	2017-1332	DEVELOPMENT APPLICATION							
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DATE	May 25, 2020	DRAWING No.		DA-STW-103		ISSUE		D																						
JOB No.	2017-1332	DEVELOPMENT APPLICATION																												

PIPEWORK SHOWN OUT OF STRATA
UNLESS NOTED OTHERWISE



CONCRETE ENCASE 2 OFF
DN150 STW LINES BELOW
DRIVEWAY MIN. 150mm
CONCRETE THICKNESS.

ENTRY TO BASEMENT

TAF...PO...ROAD

STRAP STORMWATER
DRAINAGE PIPE TO
BASEMENT WALL.

300 SQ SWP WITH
CLASS 'A' GRATE
AND FRAME
RL 28.60
IL 28.15

300 SQ SWP WITH
CLASS 'A' GRATE
AND FRAME
RL 28.60
IL 28.15

HIGH LEVEL
OVERFLOW

HIGH LEVEL
OVERFLOW

STORMWATER DETENTION TANK
TO STORE MIN. 52m³ BELOW GROUND
FROM RL 27.43 UP TO RL 29.13 WITH 1.52m
MEAN PONDING DEPTH, 1.64m MAX. HEAD
& 1% FALL TO OUTLET.
(e.g. 2.75m x 12.5m x 1.52m MEAN DEPTH =
52m³) REFER TO DETAIL ON DWG.STW-201

RAINWATER TANK
3.0x1.8x0.78=4.20m³

1534m² CATCHMENT DRAINED TO
DETENTION STORAGE (INCLUDING
ALLOWANCE FOR NEIGHBOURING
DRIVEWAY RUNOFF).

STORMWATER CALCS:

C = 1.0 (ROOF)

C = 0.95 (PAVED)

C = 0.7 (LANDSCAPE)

$20I_5 = 205\text{mm/hr}$

$100I_5 = 265\text{mm/hr}$

$Q = \frac{C \cdot I \cdot A}{3600}$ (L/s)

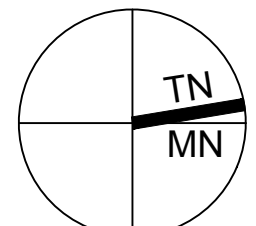
FUTURE PROPOSED
ROAD MASTERPLAN

0 1 2 4 6 8 10 metres
SCALE IS BEFORE REDUCTION SCALE 1:100

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NORTH POINT



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ISSUE

- | ISSUE | AMENDMENT | DATE |
|-------|-----------------------------------|------------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 06.11.2019 |
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DATE

06.11.2019
30.04.2020
19.05.2020
25.05.2020

PROJECT

306-308 TAREN POINT RD
CARINGBAH

CLIENT

CHLY PTY LTD
PO BOX 3039
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TITLE

STORMWATER DRAINAGE
GROUND FLOOR PLAN

SCALE

1:100 @ A1

DATE

May 25, 2020

JOB No.

2017-1332

DRAWN

CA

DESIGNED

LP

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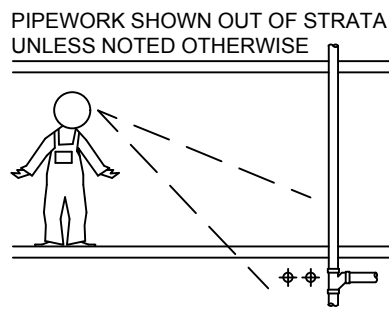
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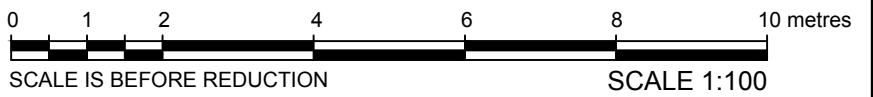
DA-STW-104

DEVELOPMENT APPLICATION



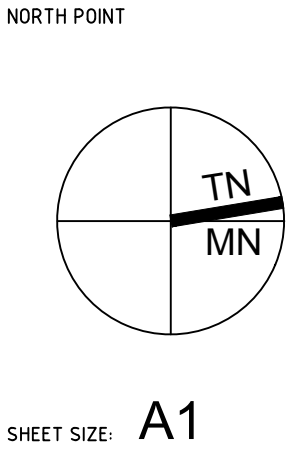
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PROJECT
**306-308 TAREN POINT RD
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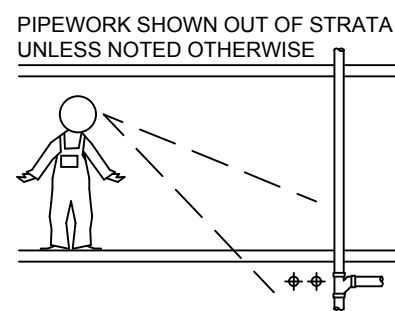
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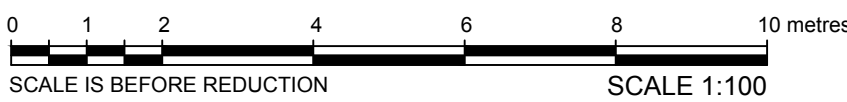
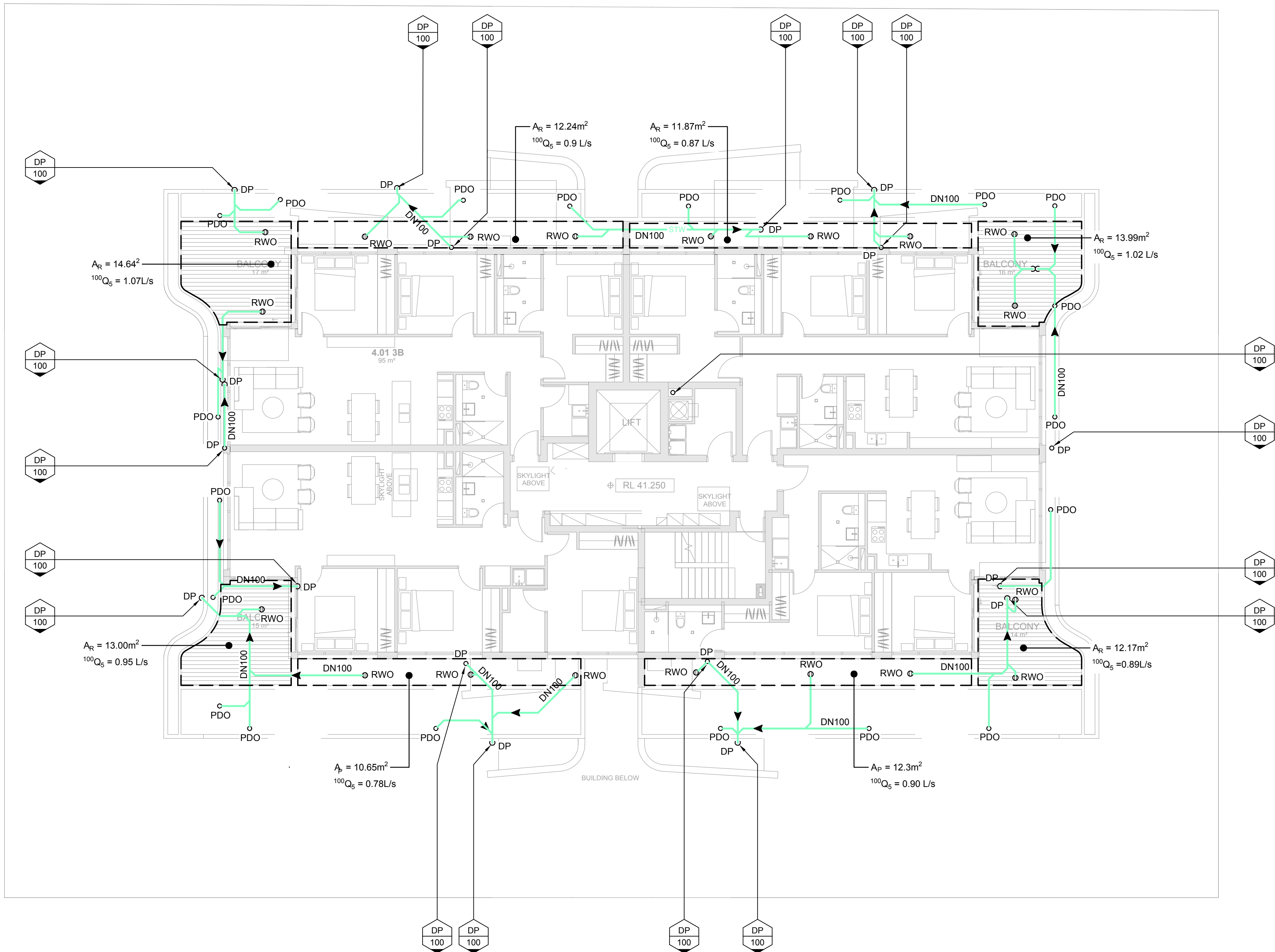
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DATE May 25, 2020	DRAWING No. DA-STW-105		ISSUE D	
JOB No. 2017-1332	DEVELOPMENT APPLICATION			



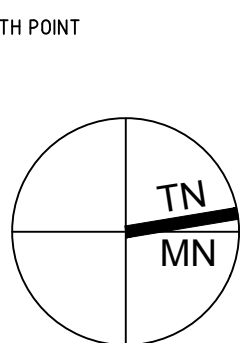
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19.05.2020
25.05.2020

PROJECT
306-308 TAREN POINT RD
CARINGBAH

CLIENT
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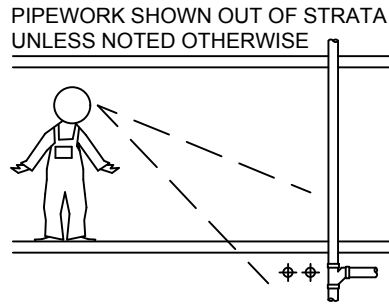


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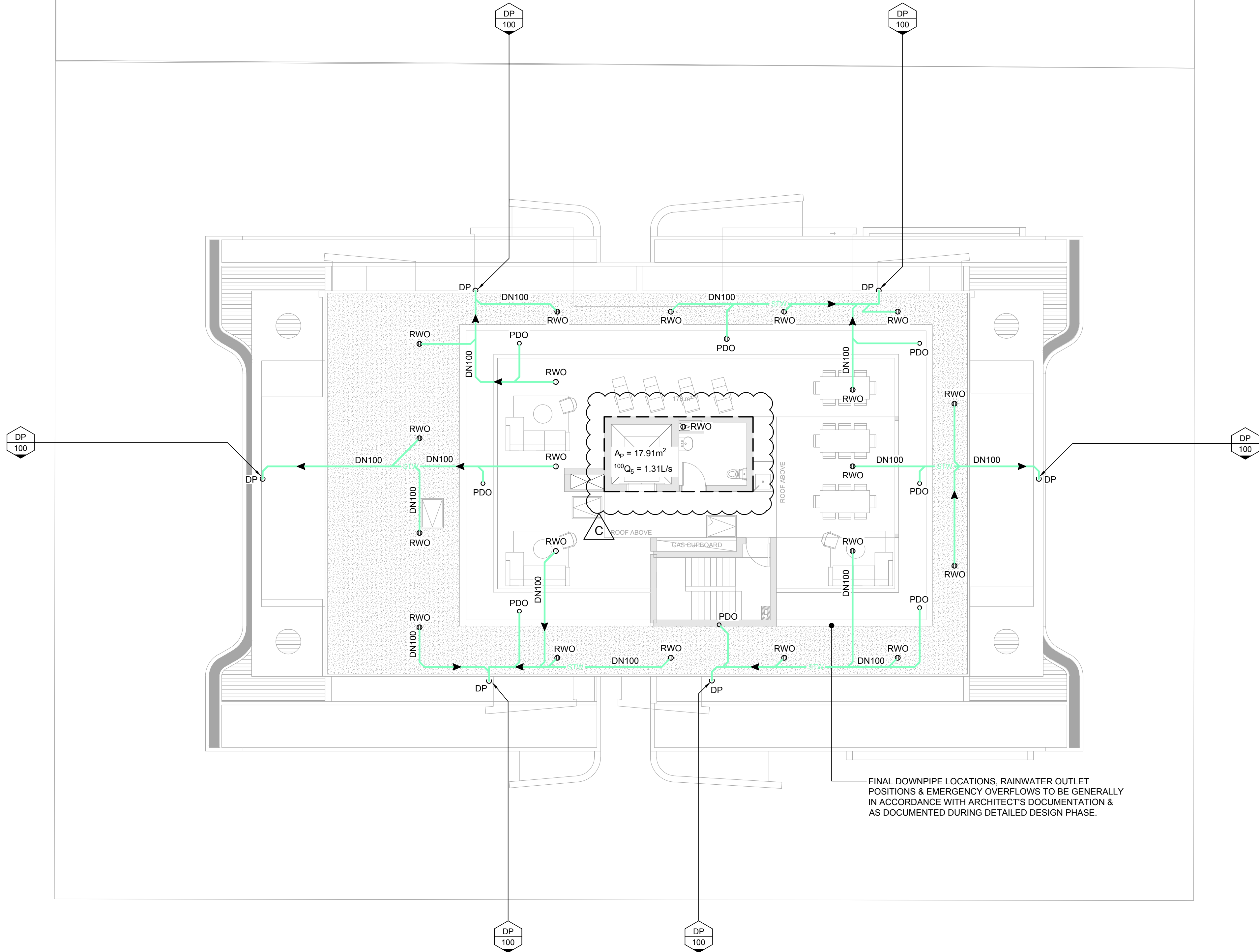
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JOB No.				
2017-1332	DEVELOPMENT APPLICATION			



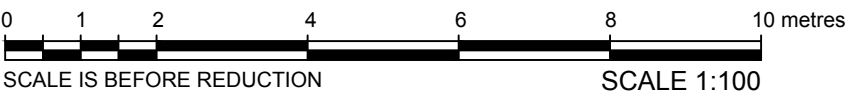
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TAREN POINT ROAD

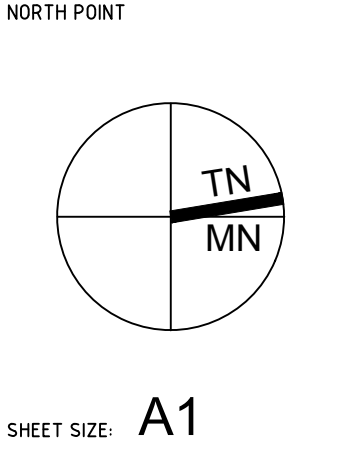


FINAL DOWNPIPE LOCATIONS, RAINWATER OUTLET
POSITIONS & EMERGENCY OVERFLOWS TO BE GENERALLY
IN ACCORDANCE WITH ARCHITECT'S DOCUMENTATION &
AS DOCUMENTED DURING DETAILED DESIGN PHASE.



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PROJECT
**306-308 TAREN POINT RD
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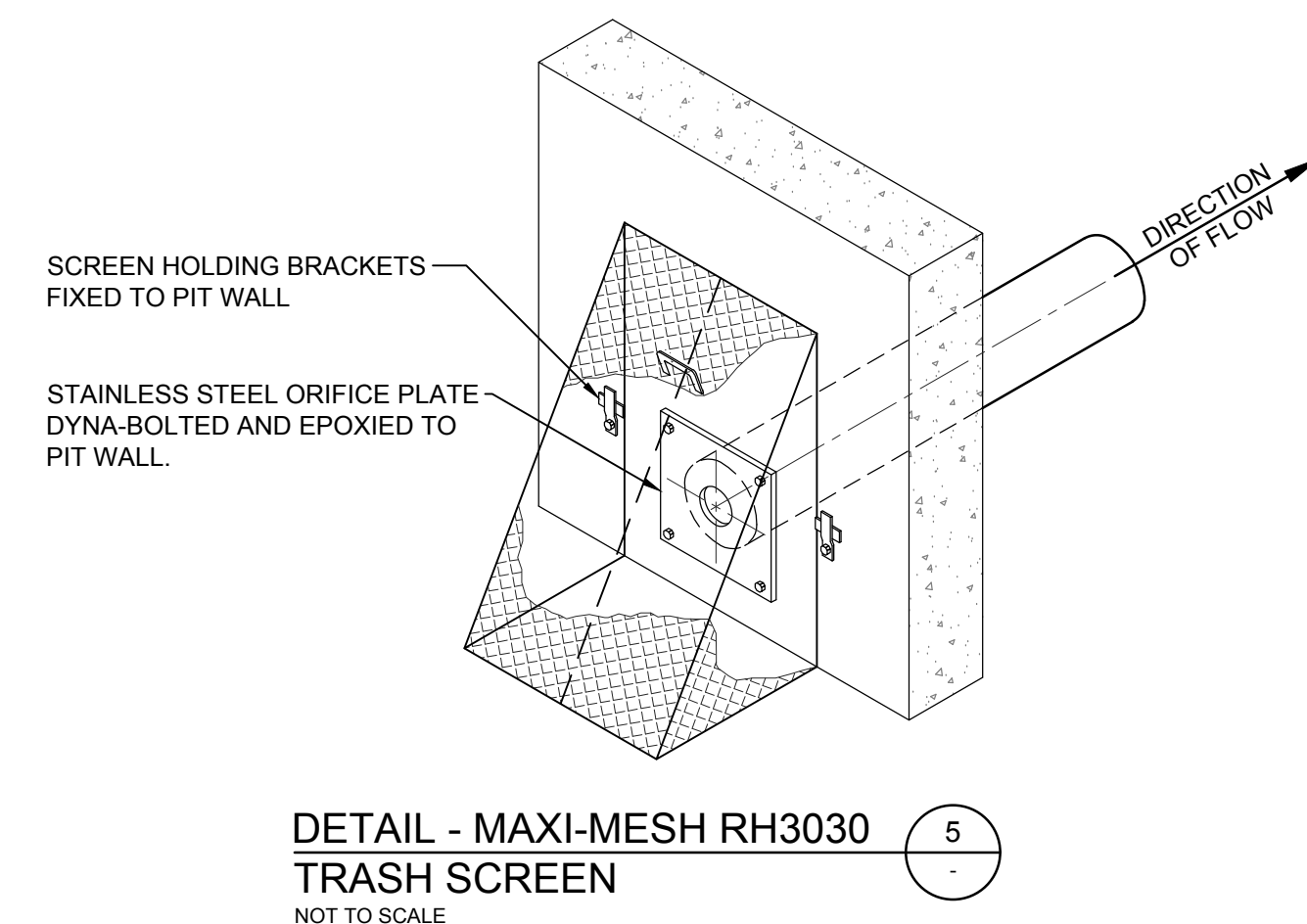
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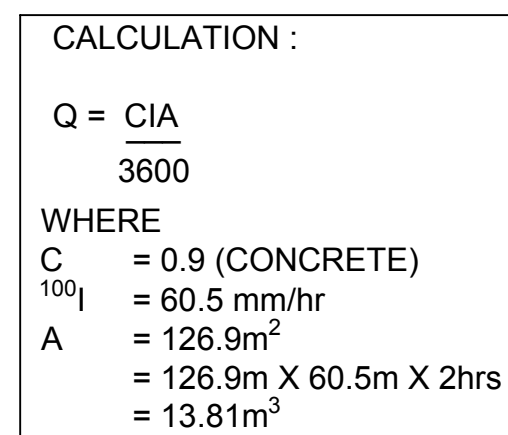
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TITLE STORMWATER DRAINAGE ROOF PLAN				
SCALE 1:100 @ A1	DRAWN CA	DESIGNED LP	CHECKED LP	APPROVED
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JOB No. 2017-1332	DEVELOPMENT APPLICATION			

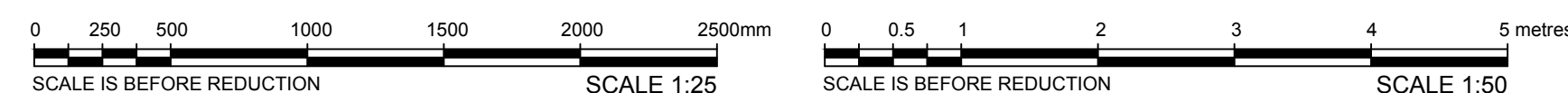


SCALE: 1:50



SCHEDULE OF LEVELS	
LEVEL	RL
A	21.00
B	20.41
C	20.26
D	20.16
E	19.85
F	18.73
G	18.43
H	2.57m
J	2.57m

SCALE: 1:50



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			A B C D	ISSUE FOR DEVELOPMENT APPLICATION ISSUE FOR DEVELOPMENT APPLICATION ISSUE FOR DEVELOPMENT APPLICATION ISSUE FOR DEVELOPMENT APPLICATION	06.11.2019 30.04.2020 19.05.2020 25.05.2020	306-308 TAREN POINT RD CARINGBAH	CHLY PTY LTD PO BOX 3039 RHODES NSW 2138		STORMWATER DRAINAGE DETAIL SHEET	
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JOB No. 2017-1332									DEVELOPMENT APPLICATION	



To: Candice Li
CHLY Pty Ltd
C/- Marchese Partners

Project: 306-308 Taren Point Road, Caringbah

Report: Access Assessment Report

Reference No: 108665-Access-r5

Date: 24 July 2020

Client Contact: Borja Martinez

Email: bmartinez@marchesepartners.com.au

From: Matthew Kemp

Direct: 02 8484 4055

Email: mkemp@bcalogic.com.au



DOCUMENT CONTROL

Revision	Date	Filename:		
108665-Access-r1	27 Nov 2017	Description:	Preliminary Access Assessment Report	
108665-Access-r2	21 Aug 2018	Description:	Access Assessment Report	
108665-Access-r3	5 Oct 2018	Description:	Access Assessment Report	
108665-Access-r4	22 Jul 2020	Description:	Access Assessment Report	
108665-Access-r5	24 Jul 2020	Description:	Access Assessment Report	
			Prepared by	Approved by
		Name:	Matthew Kemp	Warwick Hunter
			Accredited Certifier Grade A1, No BDC0208 Snr Building Regulations Consultant	Manager Building Regulations
		Signature:		

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1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at 306-308 Taren Point Road, Caringbah. It is proposed to demolish the existing buildings and construct a new residential development comprising of two levels of basement car parking, five levels of residential sole occupancy units and a common area on the roof top. A total of thirty two (32) residential units will be provided together with thirty (3) car spaces.

The principal pedestrian and vehicular entrance points will be provided from Taren Point Road. A secondary pedestrian entrance is allowed for at the rear of the site to accommodate a future street access point.



Photograph courtesy of Google Maps

1.2 Purpose

The purpose of this report is to assess the proposed building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2019 Amendment 1 (BCA2019) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Discrimination Act 1992 (DDA);
- Design Quality of Residential Apartment Development 2015 (SEPP65)
- Building Code of Australia 2019 (BCA2019) – Part D3 and Clauses E3.6 and F2.4;
- Sutherland Shire Council's Development Control Plan 20015 (DCP);
- Adaptable Housing Code AS4299:1995 (AS4299) – As required by DCP; and
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA2019 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- The structural adequacy or design of the building;
- The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2019;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- Conditions of Development Consent issued by the Local Consent Authority; and
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2019.

1.4 Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the BCA2019 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5 Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

2 BUILDING DESCRIPTION

For the purposes of the BCA2019 the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2019, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
2	Ground to Roof Top	Residential Sole Occupancy Units and their associated common areas.
7a	Basements 1 and 2	Car Parking

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2019, the following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Level	Area / Room	Description
Ground to Roof Top	Common Area	Common areas of the residential levels to be accessible from building entrances up to the doorway of each unit.
Basements 1 & 2	Car parking and any areas that might available for common use.	To and within any level containing accessible car parking spaces. To and within any storage rooms that are to made generally available to the residents.

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 have been considered where applicable in the process of developing the above table.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The tables below are a summary of all the individual elements that relate directly to the ability of a person with a disability.

Accessibility has been assessed against the relevant portions of the BCA2019, Access Code for Buildings, SEPP65 and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Table 3. Legend of Symbols

Symbol	Description
Complies	Compliance is achieved, and no further information is required.
CRA	Specific construction details are not provided at this stage but compliance can be readily achieved.
DNC	From the documentation provided, compliance is not achieved.

3.2 Council's Development Control Plan Requirements (DCP)

Sutherland Shire Council DCP 2015 provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Part 12 of that Plan.

The Controls for Accessibility under the DCP are as follows:

Table 4. Controls for Accessibility

Item No	Control	Comment
12.2	<u>Adaptable Housing</u> A minimum of 20% of the proposed units must be adaptable in accordance with AS4299 Class C.	Refer to Part 3.5 following which outlines the criteria for Class C Adaptability. The required Adaptable units are to be nominated on plan and include indicative pre and post adaption layouts.
12.3	<u>Livable Housing</u> A minimum of 10% of units must maintain the Silver Level Design Features of the Livable Housing Design Guidelines 2017.	Refer to Part 3.4 following which outlines the criteria for Livable Housing. The required units are to be nominated on plan. It should be noted that SEPP 65 ADG requires a minimum of 20%.
12.3	<u>Livable Housing</u> On-site car parking spaces shall be in accordance with AS 2890.1 and AS 2890.6	Clarification should be sort with the Planning and Traffic Consultant as to required parking design. The LDHG do not require these types of spaces. Adaptable apartments are required to have a car space that is 3.8m, compliance with AS/NZS 2890.6 would also be acceptable.

3.3 Apartment Design Guide Requirements (ADG / SEPP65)

Outlined below is a detailed assessment of the proposal against the relevant provisions of the ADG / SEPP65;

Table 5. ADG Assessment

Item	Design Element	Comment	Compliance
1.	Access, entries and pathways are accessible and easy to identify.	It is noted that main entries will in easily identifiable locations and need to comply with AS1428.1.	Complies
2.	Street frontage activity is maximised where ground floor apartments are located	Typical residential frontage design that is active to Taren Point Road.	Complies
3.	20% of Liveable Housing Design Guidelines (LHDG) silver level universal design benchmark to be included in the development.	At least eight units must maintain the Silver Level features. Nine (9) will be available as the adaptable apartments may serve this purpose also.	Complies
4.	A variety of apartments with adaptable designs are provided		-

3.4 Liveable Housing Design Guidelines Requirements (LHDG / SEPP65).

LHDG universal design features are required for Class 2 buildings and applicable to the parts of the building class not covered by the Disability Standards and BCA2019 (Vol. 1 and 2).

The ADG / SEPP65 is applicable for development which requires a benchmark of 20% of units to be designed under the LHDG "silver level" universal design requirements. A total of six (6) SOU's are to include LHDG requirements in compliance with the 20% benchmark according ADG / SEPP65. A total of six (6) units will be provided that will incorporate both the Liveable Design and Adaptable features.

Table 6. LHDG Assessment

Item	Design Element	Comment	Compliance
1.	DWELLING (SOU) ACCESS		
	-	Access to and within the building is subject to the requirements of the BCA2019.	N/A
2.	DWELLING (SOU) ENTRANCE		
	Silver Level a. The dwelling should provide an entrance door with – i. A minimum clear opening width of 820mm (850mm we the unit is also adaptable); ii. A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is	The design of the Liveable units makes suitable provision for the door way widths. Entry into the units will comply with the requirements of AS 1428.1-2009 relating to circulation and clearances.	CRA

	allowable provided the lip is rounded or bevelled); and iii. Reasonable shelter from the weather. b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door. c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)). d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.		
3.	INTERNAL DOOR AND CORRIDORS		
	Silver Level a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: i. A minimum clear opening width of 820mm (see Figure 2(a)); and ii. A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled). b. Internal corridors/passageways to the doorways referred to in (a)	Internal doors make suitable provision for 820mm unobstructed clearances. Internal corridor clearances are proposed to exceed the minimum of 1000mm.	CRA

	should provide a minimum clear width of 1000mm * Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009		
4.	TOILET		
	Silver Level a. Dwellings should have a toilet on the ground (or entry) level that provides: i. A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. iii. The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grab rails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	The main bathrooms are proposed to contain a toilet that will meet the clearances and constructional requirements of this Clause. Sliding doors will and can be utilised to ensure door swing does not encroach on required area.	CRA
5.	SHOWER		
	Silver Level a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	The main bathrooms allow for hobless shower construction and design. Their proposed corner locations will suitably make provision for grab rails.	CRA

6.	REINFORCEMENT OF BATHROOM & TOILET WALLS		
	Silver Level a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. b. The walls around the toilet are to be reinforced by installing: i. Noggings with a thickness of at least 25mm; or ii. Sheeting with a thickness of at least 12mm. c. The walls around the bath are to be reinforced by installing: i. Noggings with a thickness of at least 25mm; or ii. Sheeting with a thickness of at least 12mm. d. The walls around the hobless shower recess are to be reinforced by installing: i. Noggings with a thickness of at least 25mm; or ii. Sheeting with a thickness of at least 12mm.	The proposed shower and toilet locations will facilitate the installation of the required wall strengthening.	CRA
7.	INTERNAL STAIRWAYS		
	-	-	N/A

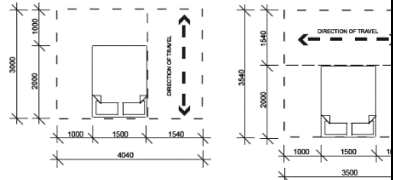
3.5 Adaptable Housing Code Assessment Summary (AS4299)

Six adaptable units are required in the development, a total of six (6) will be provided as necessary. The adaptable units will require to comply with AS4299 – Class C, and meet the requirements of the table below;

Table 7. Class C

Item	Room/Item	Clause	Comment	Compliance
DRAWINGS				
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Pre and post adaption plans have been provided.	Complies
SITING				
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	No street parking will be provided. An accessway (walkways and ramps) from the street frontage will be provided. Access will be provided from the basement carpark to all SOU's via a shared lift.	Complies
LETTERBOXES IN ESTATE DEVELOPMENTS				
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes for the residential units are provided adjacent to the street entry.	CRA
PRIVATE CAR ACCOMMODATION				
14	Carparking space or garage min area 6.0x3.8m	3.7.2	Care is to be taken to ensure that a clear height of 2.5m over the carparking space and 2.2m leading to it will be achieved.	CRA
ACCESSIBLE ENTRY				
20	Accessible entry	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1. Circulation spaces at front doorways to be increased to achieve side and front wheelchair approach, compliant with AS128.1.	CRA
21	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an external level common walkway.	CRA
23	Threshold to be low-level	4.3.2	Public corridors assumed to be flat.	CRA
24	Landing to enable wheelchair manoeuvrability	4.3.2	The SOU's entry doors are internal to the building.	CRA
25	Accessible entry door to have 850mm minimum clearance	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.	CRA
27	Door lever handles and hardware to AS1428.1	4.3.4	Door handles are to comply with AS1428.1-2009 at construction stage.	CRA
INTERIOR GENERAL				
32	Internal doors to have 820mm min. clearance	4.3.3	Internal doors are required to have a minimum clear opening of 820mm and provisioning to be increased to 850mm at post-adaptation stage.	CRA

33	Internal corridors width of 1000mm min.	4.3.7	Internal corridors within the unit are to have a minimum width of 1000mm and circulation space at doorways to be in compliance with AS1428.1.	CRA
34	Provision for compliance with AS1428.1 for door approaches	4.3.7	Circulation spaces at doorways within the unit are to comply with AS1428.1-2009.	CRA
LIVING ROOM & DINING ROOM				
36	Provision for circulation space of 2250mm min. diameter	4.7.1	A circulation space of min. 2250mm diameter is to be made available in the living areas after the furniture has been placed.	CRA
38	Telephone adjacent to GPO	4.7.4	Telephone outlet adjacent to GPO in living/dining area.	CRA
41	Potential illumination level min. 300Lux	4.10	Lighting to comply at construction stage.	CRA
KITCHEN				
42	Minimum width 2.7m (1550mm clear between benches)	4.5.2	1550mm min. clearance is provided in front of sink and appliances.	CRA
43	Provision for circulation at doors to comply with AS1428.1	4.5.1	There are no kitchen doors proposed.	CRA
44	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	4.5.5	To be updated post adaption, with no works required at this stage.	CRA
45	Refrigerator adjacent to work surface	4.5.5	To be updated post adaption, with no works required at this stage.	CRA
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	To be updated post adaption, with no works required at this stage.	CRA
47	Kitchen sink bowl max. 150mm deep	4.5.6	To be updated post adaption, with no works required at this stage.	CRA
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	To be updated post adaption, with no works required at this stage.	CRA
49	Tap set located within 300mm of front of sink	4.5.6(e)	To be updated post adaption, with no works required at this stage..	CRA
51	Cook tops to include either front or side controls with raised cross bars	4.5.7	To be updated post adaption, with no works required at this stage.	CRA
52	Cook tops to include isolating switch	4.5.7	Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use. To be updated post adaption, with no works required at this stage.	CRA

53	Work surface min. 800mm length adjacent to cook top at same height	4.5.7	Work surface adjacent to, and at the same height as the, cook top of 800mm to be indicated on post adaption plan.	CRA
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	The oven is to be adjacent to an 800mm wide work surface and to be indicated on post adaption plan.	CRA
59	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	CRA
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	CRA
61	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA
MAIN BEDROOM				
62	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	4.6.1	Adaptable bedroom is capable to cater a queen size bed with a turning bay at base overlapping with circulation space at doorway, and clearances around the bed of 1000mm min. Note: Queen size bed is 1520mm W x 2030mm L. Note: Turning bays at bed base according to AS4299:1995 or on the side of the bed closest to the door approach (in the direction of travel) according to LHDG 2015 (Design Element 11) are considered suitable – see figures below. 	Complies
BATHROOM				
75	Provision for bathroom area to comply with AS1428.1	4.4.1	The bathroom + shower area is to comply with Clause 15 of AS1428.1-2009 (2350x2750mm). Note: Extra capped-off plumbing services to be provided if fixtures relocation is required at post-adaptation stage. It is recommended to	CRA

			arrange fixtures in post-adaptation location where possible.	
76	Slip-resistant floor surface	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA
77	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	4.4.4(f)	Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fit-out.	CRA
78	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Entire bathroom to comply with AS3740.	CRA
79	Recessed soap holder	4.4.4(f)	Soap holder to be recessed.	CRA
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Shower head and taps to be located at a height and clearance compliant to AS1428.1.	CRA
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Provisioning to be provided. Note: Extra capped-off plumbing services to be provided if fixture relocation is required at post-adaptation stage, including 700mm height shower outlet with back-flow retention valve.	CRA
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	4.4.4(h)	Provisioning to be provided.	CRA
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	Taps may be updated post adaption, with no works required at this stage.	CRA
88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	Taps may be updated post adaption, with no works required at this stage.	CRA
90	Double GPO beside mirror	4.4.4(d)	Double GPO to be provided beside mirror.	CRA
TOILET				
92	Provision of either “visitable toilet” or accessible toilet	4.4.3	The adaptable unit is to be provided at pre-adaptation stage with a “visitable” toilet at entry level with 900x1250mm clearance in front of WC pan (door not to encroach). Sliding doors will and can be utilised to ensure door swing does not encroach on required area.	CRA
93	Provision to comply with AS1428.1	4.4.1	The bathroom area is to comply with Clause 15 of AS1428.1-2009 in relation to dimensions of fixtures, location and circulation spaces.	CRA

94	Location of WC pan at correct distance from fixed walls	4.4.3	Pan to be located correct distances from the walls in accordance with AS1428.1-2009.	CRA
95	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	Provisioning to be provided. To be shown in the post-adaptation plans.	CRA
96	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA
LAUNDRY				
98	Circulation at doors to comply with AS 1428.1	4.8	Cupboard type laundries will be provided.	N/A
99	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	4.8	-	Complies
100	Provision for automatic washing machine	4.8(e)	-	Complies
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	It is expected that internal dryers will be provided.	N/A
105	Double GPO	4.8(g)	-	CRA
108	Slip-resistant floor surface	4.9.1	-	CRA
DOOR LOCKS				
110	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	Door hardware operable with one hand, located 900–1100mm above floor.	CRA

3.6 Building Code of Australia 2019 Assessment Summary (BCA2019)

Table 8. BCA2019 Summary

CLAUSE		COMMENT	STATUS
SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	Noted	-
D3.1	General Building Access Requirements	The building must be accessible to persons with a disability as outlined by this Clause. Accessible meaning having the features necessary to enable use by persons with a disability. Class 2 – From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.	CRA

SECTION D: ACCESS AND EGRESS			
		To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.) Class 7 – To and within any level containing accessible carparking spaces.	
D3.2	Access to Buildings	An accessway must be provided to a building required to accessible – (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from any required accessible carparking space on the allotment. The proposed entrance doorways into the building, on ground level, will need to have at least one leaf that is 850mm in clear width.	CRA
D3.3	Parts of Buildings to be Accessible	The building must contain the accessible features outlined in this Clauses and as necessary by AS 1428.1. Walkways and ramps must comply with clause 10 of AS 1428.1-2009. The entry 1:20 walkway will require and intermediate landing, this can be detailed at a later stage. Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. The accessways must be provided with: Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. An intersection of accessways satisfies the spatial requirements for a passing and turning space. Doorways on common areas are to comply with the requirements of Clause 13 of AS 1428.1-	CRA

SECTION D: ACCESS AND EGRESS			
		2009. The doors to the Garbage Rooms on each level will need to have a delayed closing action.	
D3.4	Exemptions	Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.).	Noted
D3.5	Accessible Parking	Car The BCA2019 does not require accessible car spaces, the requirements for them are driven by Council's DCP requirements. As a minimum at least one would need to be provided and specifically allocated to the required adaptable unit.	Noted
D3.6	Signage	Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: – sanitary facility; and – identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use.	CRA
D3.7	Hearing Augmentation	-	N/A
D3.8	Tactile Indicators	a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (i) a stairway, other than a fire-isolated stairway; and (ii) a ramp other than a fire-isolated ramp, step ramp, kerb ramp; and (iii) in the absence of a suitable barrier— (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and	CRA

SECTION D: ACCESS AND EGRESS			
		except for areas exempted by D3.4. (b) b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1. TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated). Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.	
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	-	N/A
D3.10	Swimming Pools	-	N/A
D3.11	Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp.	CRA
D3.12	Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CRA
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS			
1.	Scope	-	Noted
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	CRA
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	CRA
4.	Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	CRA
5.	Lighting	Braille and tactile signs to be appropriate illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	CRA

SECTION D: ACCESS AND EGRESS

6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	CRA
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SECTION E: SERVICES AND EQUIPMENT**PART E3 – LIFT INSTALLATIONS**

E3.0	Deemed-to-Satisfy Provisions	-	Noted
E3.6	Passenger Lifts	The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows: – Handrail complying with the provisions for a mandatory handrail in AS 1735.12. – Lift floor dimensions not less than 1400 mm wide by 2000 mm deep (lifts that travel more than 12m and to service raised stretcher facilities). – Minimum clear door opening complying with AS 1735.12. – Passenger protection system complying with AS1735.12. – Lift car and landing control buttons complying with AS 1735.12. – Lighting in accordance with AS 1735.12. – (a) Automatic audible information within the lift car to identify the level each time the car stops; and – (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and – (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.	CRA

SECTION F: HEALTH AND AMENITY**PART F2 – SANITARY AND OTHER FACILITIES**

F2.0	Deemed-to-Satisfy Provisions	Noted	-
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SECTION F: HEALTH AND AMENITY			
F2.4	Accessible Sanitary Facilities (including Table F2.4)	An accessible toilet is proposed to be provided within the rooftop common area. The design makes suitable provision for the facility to comply with AS 1428.1-2009.	CRA
F2.9	Accessible Adult change facilities	-	N/A

4 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2019 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3 of this Report) with those documents, for the purposes of a Development Application.

ANNEXURE A - DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 9. Architectural Plans

Architectural Plans Prepared by Marchese Partners		
Drawing Number	Revision	Title
DA0.01	L	COVER SHEET
DA0.02	K	AERIAL PHOTO
DA0.03	L	SURVEY BY LINKER SURVEYING REF 171107
DA0.04	K	SITE ANALYSIS
DA0.05	E	URBAN DESIGN
DA1.01	L	BASEMENT 2 PLAN
DA1.02	L	BASEMENT 1 PLAN
DA1.03	M	GROUND FLOOR PLAN
DA1.04	K	LEVEL 1-3 TYPICAL FLOOR PLAN
DA1.05	K	LEVEL 4 FLOOR PLAN
DA1.06	K	ROOF PLAN
DA2.01	K	SITE ELEVATION - WEST
DA2.02	K	SITE ELEVATION - EAST
DA2.03	K	SITE ELEVATION - NORTH
DA2.04	K	SITE ELEVATION - SOUTH
DA3.01	K	SECTION A-A
DA3.02	H	DETAILED FAÇADE SECTION 1
DA3.03	D	DETAILED FAÇADE SECTION 2
DA3.04	D	DETAILED FAÇADE SECTION 3
DA4.01	K	CROSS VENTILATION
DA4.02	K	SOLAR ACCESS
DA4.03	K	SHADOW STUDY 01
DA4.04	K	SHADOW STUDY 02
DA4.05	C	VIEWS FROM THE SUN 01
DA4.06	H	VIEWS FROM THE SUN 02
DA4.07	K	FRONT FAÇADE ARTICULATION DIAGRAM
DA4.08	H	GFA CALCULATIONS
DA4.09	H	STORAGE SCHEDULE
DA4.10	H	LANDSCAPE AND DEEP SOIL CALCULATION PLAN
DA4.11	H	HEIGHT LIMIT PLANE
DA5.01	D	ADAPTABLE UNIT PLAN TYPE A
DA5.02	D	ADAPTABLE UNIT PLAN TYPE B
DA5.03	D	ADAPTABLE UNIT PLAN TYPE C

DA5.04	D	ADAPTABLE UNIT PLAN TYPE D
DA5.05	D	LIVABLE HOUSING AUSTRALIA - SILVER LEVEL_PLAN TYPE A
DA6.01	C	PERSPECTIVE VIEW 01
DA6.02	C	PERSPECTIVE VIEW 02
DA6.03	E	PERSPECTIVE VIEW 03
DA6.04	K	PERSPECTIVE VIEW 04
DA6.05	K	MATERIAL BOARD

DEVELOPMENT APPLICATION

17087_306 - 308 TAREN POINT RD

CARINGBAH NSW 2229

DA DRAWING LIST

DWG NO.	REV	TITLE
DA0.00 PRELIMINARIES		
DA0.01	L	COVER SHEET
DA0.02	K	AERIAL PHOTO
DA0.03	L	SURVEY BY LINKER SURVEYING REF 171107
DA0.04	K	SITE ANALYSIS
DA0.05	E	URBAN DESIGN
DA1.00 FLOOR PLANS		
DA1.01	L	BASEMENT 2 PLAN
DA1.02	L	BASEMENT 1 PLAN
DA1.03	M	GROUND FLOOR PLAN
DA1.04	K	LEVEL 1-3 TYPICAL FLOOR PLAN
DA1.05	K	LEVEL 4 FLOOR PLAN
DA1.06	K	ROOF PLAN
DA2.00 ELEVATIONS		
DA2.01	K	SITE ELEVATION - WEST
DA2.02	K	SITE ELEVATION - EAST
DA2.03	K	SITE ELEVATION - NORTH
DA2.04	K	SITE ELEVATION - SOUTH
DA3.00 SECTIONS		
DA3.01	K	SECTION A-A
DA3.02	H	DETAILED FAÇADE SECTION 1
DA3.03	D	DETAILED FAÇADE SECTION 2
DA3.04	D	DETAILED FAÇADE SECTION 3
DA4.00 DIAGRAMS		
DA4.01	K	CROSS VENTILATION
DA4.02	K	SOLAR ACCESS
DA4.03	K	SHADOW STUDY 01
DA4.04	K	SHADOW STUDY 02
DA4.05	C	VIEWS FROM THE SUN 01
DA4.06	H	VIEWS FROM THE SUN 02
DA4.07	K	FRONT FAÇADE ARTICULATION DIAGRAM
DA4.08	H	GFA CALCULATIONS
DA4.09	H	STORAGE SCHEDULE
DA4.10	H	LANDSCAPE AND DEEP SOIL CALCULATION PLAN
DA4.11	H	HEIGHT LIMIT PLANE
DA5.00 ADAPTABLE UNITS		
DA5.01	D	ADAPTABLE UNIT PLAN TYPE A
DA5.02	D	ADAPTABLE UNIT PLAN TYPE B
DA5.03	D	ADAPTABLE UNIT PLAN TYPE C
DA5.04	D	ADAPTABLE UNIT PLAN TYPE D
DA5.05	D	LIVABLE HOUSING AUSTRALIA - SILVER LEVEL_PLAN TYPE A
DA6.00 VIEWS AND MATERIAL BOARD		
DA6.01	C	PERSPECTIVE VIEW 01
DA6.02	C	PERSPECTIVE VIEW 02
DA6.03	E	PERSPECTIVE VIEW 03
DA6.04	K	PERSPECTIVE VIEW 04
DA6.05	K	MATERIAL BOARD

SITE AREA CALCULATION

TOTAL AREA SITE :	1,534m2
LEP FSR CONTROL :	1.7 : 1 (1.2 ZONE + 0.5 AFFORDABLE HOUSING BONUS)
TOTAL ALLOWABLE GFA :	1,534M3 x 1.7 = 2,607.8m2

FSR			DEEP SOIL			LANDSCAPE		
SITE m²	GFA m²	FSR X:1	MINIMUM % OF SITE	PROPOSED m²	PROPOSED % OF SITE	REQUIRED % OF SITE	PROPOSE D m²	PROPOSED % OF SITE
1534	2606	1.70	15%	235.5	15.4%	15%	526.0	34.3%

DEVELOPMENT DATA

UNIT MIX								AREA m²			SEPP65	
MARKET HOUSING				AFFORDABLE HOUSING				GFA MARKET HOUSING	GFA AFFORDABLE	TOTAL GFA	CROSS VENT.	SOLAR ACCESS
LEVEL	ONE BED	TWO BED	THREE BED	SUB TOTAL	ONE BED	TWO BED	SUB TOTAL					
G	1	1	0	2	3	2	5	171	383	554	4	5
1	0	2	0	2	2	3	5	183	364	547	4	5
2	0	3	0	3	2	2	4	263	284	547	4	5
3	0	3	0	3	2	2	4	263	284	547	4	5
4	0	1	3	4	0	0	0	404	0	404	4	3
ROOF	-	-	-	-	-	-	-	7	0	7	-	-
TOTAL	1	10	3	14	9	9	18	1291	1315	2606	20	23
	7%	71%	21%		50%	50%		49.5%	50.5%		62.5%	71.9%
TOTAL UNITS				32								

	AFFORDABLE HOUSING UNITS	ACCESSIBLE UNITS	LIVABLE UNITS
GROUND FLOOR	G.01	G.04	-
	G.02	G.06	
	G.05	G.07	
	G.06		
	G.07		
LEVEL 1	1.01	1.02	1.07
	1.04		
	1.05		
	1.06		
	1.07		
LEVEL 2	2.01	2.02	2.07
	2.04		
	2.06		
	2.07		
	3.01		
LEVEL 3	3.04	3.02	3.07
	3.06		
	3.07		
TOTAL	18	6	3

CAR PARKING			
PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES
1 BED (INC. 2 X ADAPT.)	0.5	5	5
2 BED (INC. 4 X ADAPT.)	1	19	19
3 BED	1.5	4.5	6
TOTAL		28.5	30

SITE LOCATION



CONSULTANTS

ARCHITECT	MARCHESE PARTNERS A: LEVEL 1, 53 WALKER STREET, NORTH SYDNEY NSW 2060 P: 02 9922 4375 CONTACT: ENRIQUE BLANCO DE CORDOVA	TRAFFIC	VARGA TRAFFIC PLANNING A: SUITE 6, 20 YOUNG ST, NEUTRAL BAY NSW 2089 P: 9904 3224 CONTACT: THOMAS YANG
BCA & ACCESS	BCA LOGIC A: LEVEL 6, 210 CLARENCE STREET, SYDNEY NSW 2000 P: 9411 5360 CONTACT: MATTHEW KEMP	ARBORIST	DR TREEGOOD A: 28 ST JAMES ROAD, BONDI JUNCTION NSW 2022 P: 0418 979 922 CONTACT: WILLIAM HOME
BASIX	SLR CONSULTING A: 2 LINCOLN ST, LAKE COVE NSW 2066 P: 0409 503 291 CONTACT: HAMIDUL ISLAM	SURVEYORS	LINKER SURVEYING A: SUITE 301, LEVEL 3, 55 HOLT STREET, SURRY HILLS NSW 2010 P: 02 9212 4655 CONTACT: MARK ANDREW
LANDSCAPE ARCHITECT	SITE DESIGN STUDIO A: PO BOX 418 THIRROUL NSW 2515 P: 0417 342 440 CONTACT: JOHNNY DERWENT	GEOTECH	JK GEOTECHNICS A: 115 WICKS ROAD, MACQUARIE PARK NSW 2113 P: 02 9886 5000 CONTACT: PAUL STUBBS
STORMWATER & CIVIL	LP CONSULTING A: SUITE 12.01, LEVEL 12, 300 GEORGE ST, SYDNEY, NSW 2000 P: 029223444 CONTACT: LOUIS PANAGOPOULOS	QUANTITY SURVEYOR	JPQS PTY LIMITED A: KENTBRIDGEHOUSE LEVEL 3, SUITE 301, 491 KENT ST, SYDNEY NSW 2000 P: 02 9488 1200 CONTACT: JOHN PORTELLI
TOWN PLANNER	PLANNING INGENUITY A: SUITE 210, 533-533 KINGSWAY, MIRANDA, NSW, 2228 P: 02 9531 2555 CONTACT: BENJAMIN BLACK	ACCOUSTIC ASSESSMENT	RENZO TONIN A: LEVEL 1/ 418A ELIZABETH ST, SURRYHILLS NSW 2010 P: 02 8218 0500 CONTACT: TONY WONG
WASTE MANAGEMENT PLAN	WASTE PLANS & STRATEGIES A: PO Box 269 St Leonards NSW 1590 P: 0457304854 CONTACT: I-HUI WAUNG	FIRE ENGINEERING	HOLMES FIRE LP A: LEVEL 2, 414 KENT STREET, SYDNEY NSW 2000 P: 02 9264 4658 CONTACT: MATHEW FREEMAN

PHOTOMONTAGE N.T.S



View from Taren Point Road

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	I	27/05/2020	DA RESUBMISSION	BM
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	K	24/07/2020	DA RESUBMISSION	BM
	L			BM

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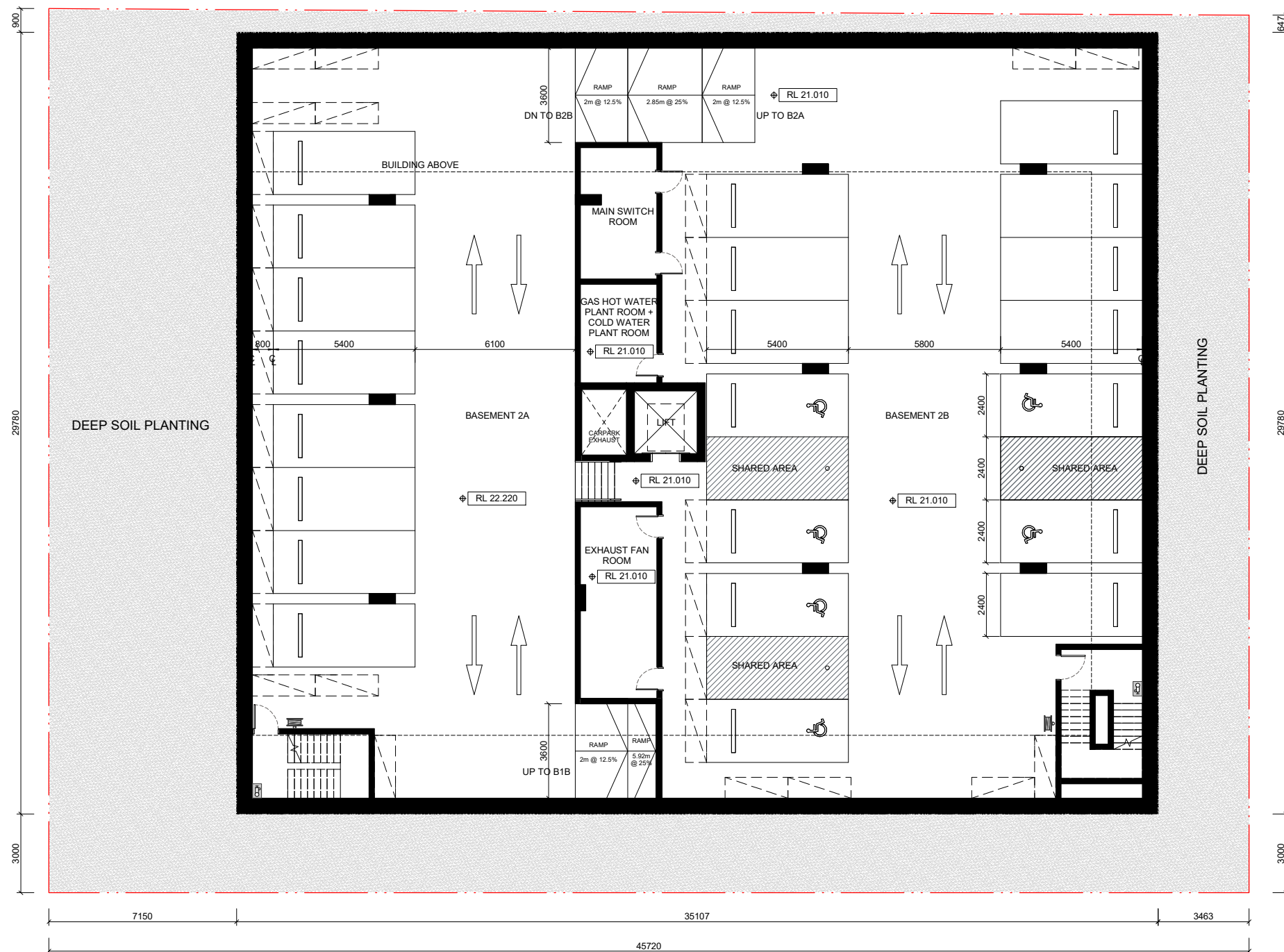
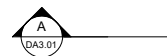
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17087_306 - 308 TAREN POINT RD
CARINGBAH NSW 2229

DRAWING TITLE
COVER SHEET

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
17087	DA0.01	L	



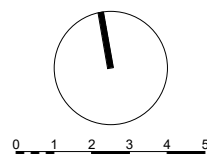
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	A	04/10/2018	DA SUBMISSION	BM			CHLY PTY LTD	AERIAL PHOTO			
	B	22/05/2019	CONTENTIONS DISCUSSION	BM			PO BOX 3039	SCALE	DATE	DRAWN	CHECKED
	C	10/10/2019	FOR COORDINATION	BM			RHODES NSW 2138	24/07/2020	BM	EB	
	D	01/11/2019	FOR INFORMATION	BM			PROJECT	JOB	DRAWING		REVISION
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	G	15/05/2020	FOR COORDINATION	BM							
	H	27/05/2020	DA RESUBMISSION	BM							
	J	20/07/2020	FOR COORDINATION	BM							
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FOR APPROVAL	REVISION	DATE	DESCRIPTION
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	E	03/12/2019	FOR INFORMATION
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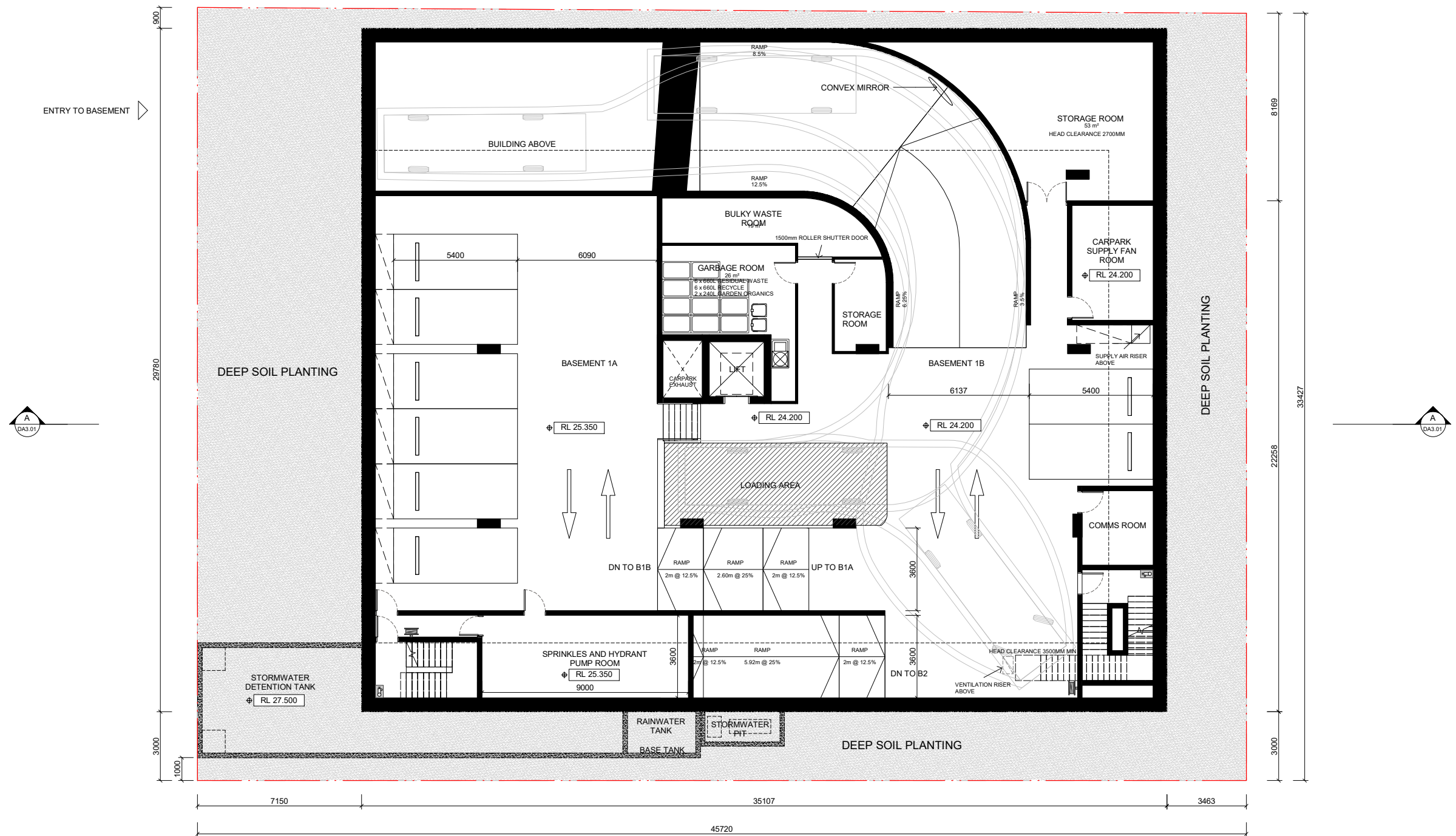


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DRAWING TITLE
BASEMENT 2 PLAN

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
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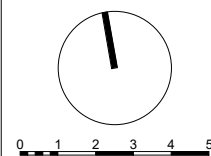


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J	27/05/2020	DA RESUBMISSION	BM
K	20/07/2020	FOR COORDINATION	BM
L	24/07/2020	DA RESUBMISSION	BM

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DRAWING TITLE			
BASEMENT 1 PLAN			
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JOB 17087	DRAWING DA1.02	REVISION L	



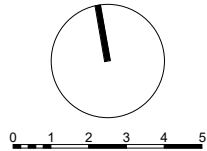
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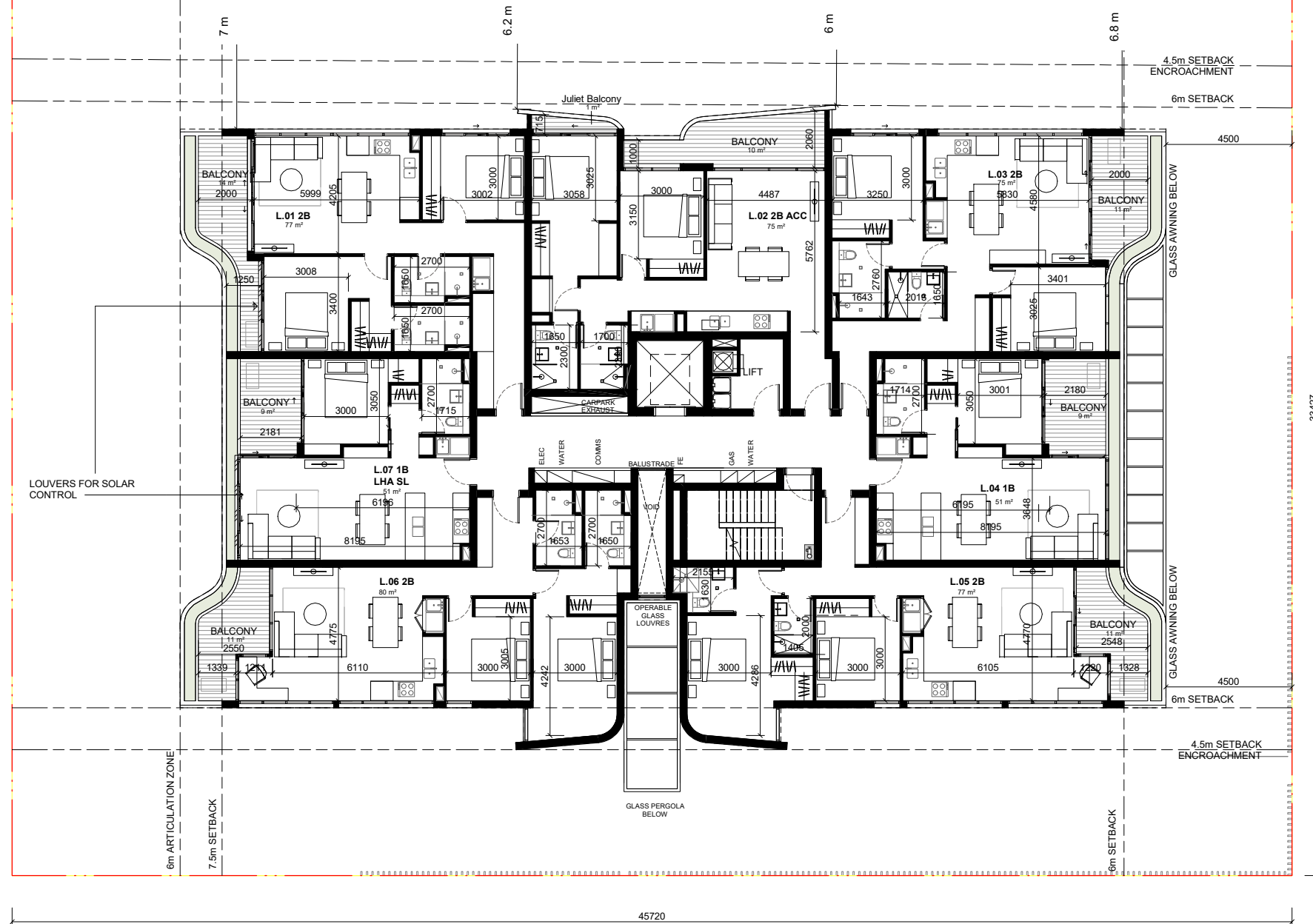
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DRAWING TITLE
GROUND FLOOR PLAN

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JOB	DRAWING	REVISION	
17087	DA1.03	M	

TAREN POINT ROAD

APPROVED 304 TAREN POINT ROAD
5 STOREYS RESIDENTIAL BUILDING



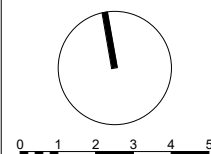
FUTURE PROPOSED
ROAD MASTERPLAN

REVISION	DATE	DESCRIPTION	BY
A	04/10/2018	DA SUBMISSION	BM
B	22/05/2019	CONTENTIONS DISCUSSION	BM
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H	27/05/2020	DA RESUBMISSION	BM
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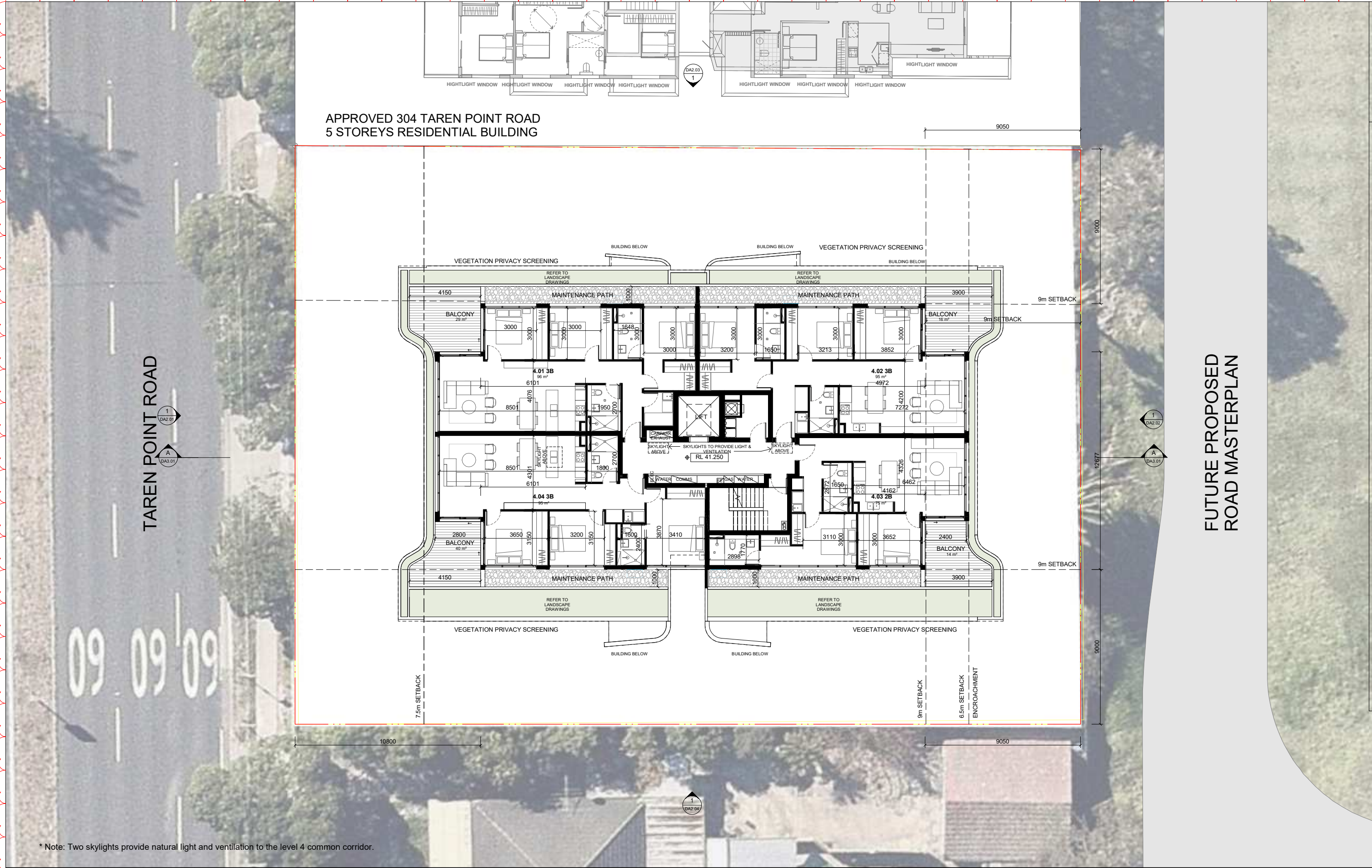


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DRAWING TITLE
LEVEL 1-3 TYPICAL FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
17087	DA1.04	K	

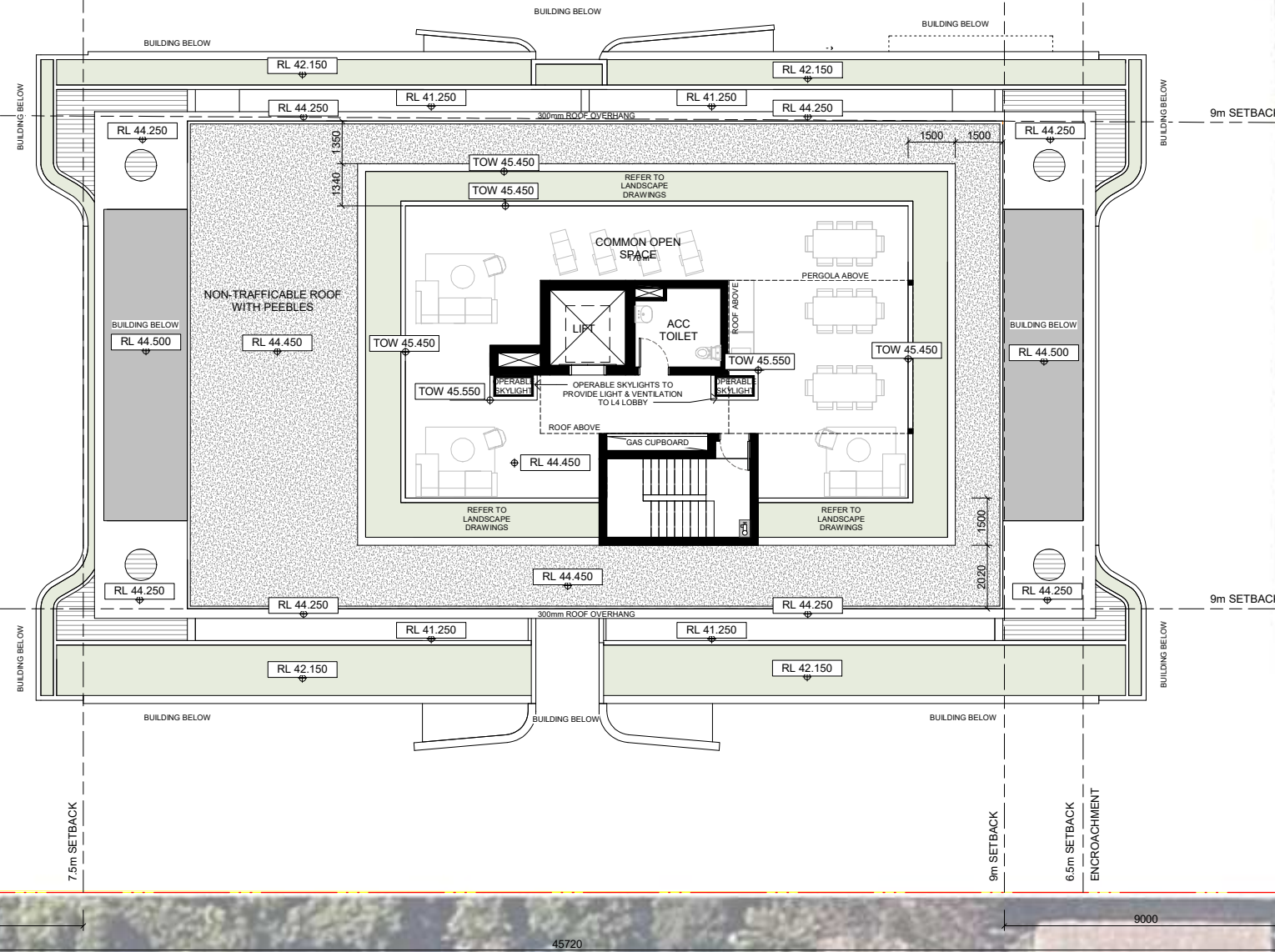


* Note: Two skylights provide natural light and ventilation to the level 4 common corridor.

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NOT FOR CONSTRUCTION	H	27/05/2020	DA RESUBMISSION	BM
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PROJECT 17087 306 - 308 TAREN POINT RD CARINGBAH NSW 2229				
DRAWING TITLE LEVEL 4 FLOOR PLAN				
SCALE 1:100 @A1 1:200 @A3		DATE 24/07/2020	DRAWN BM	CHECKED EB
JOB 17087		DRAWING DA1.05	REVISION K	

TAREN POINT ROAD

APPROVED 304 TAREN POINT ROAD
5 STOREYS RESIDENTIAL BUILDING



FUTURE PROPOSED
ROAD MASTERPLAN

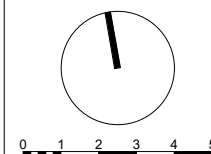
* Note: Two skylights provide natural light and ventilation to the level 4 common corridor.

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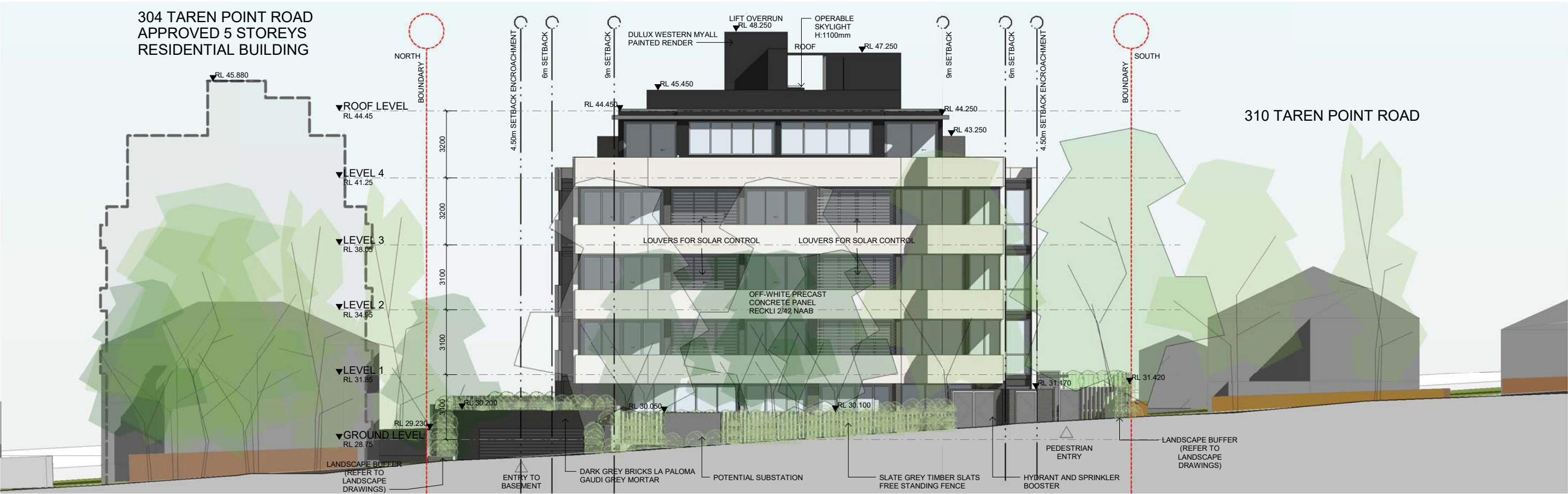
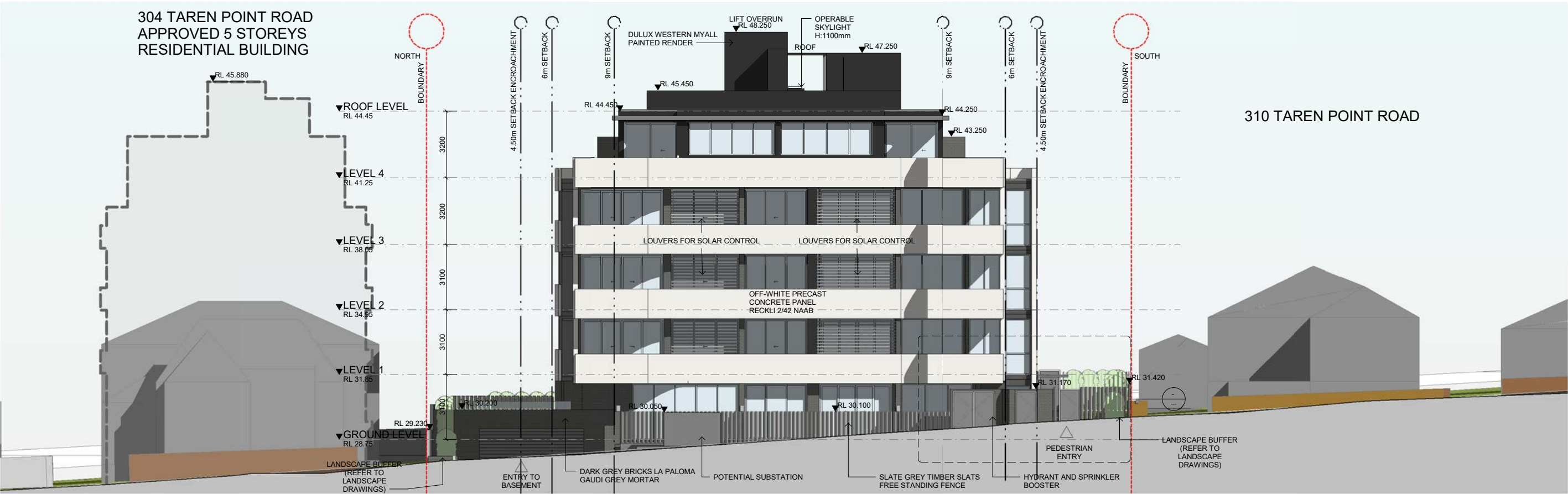


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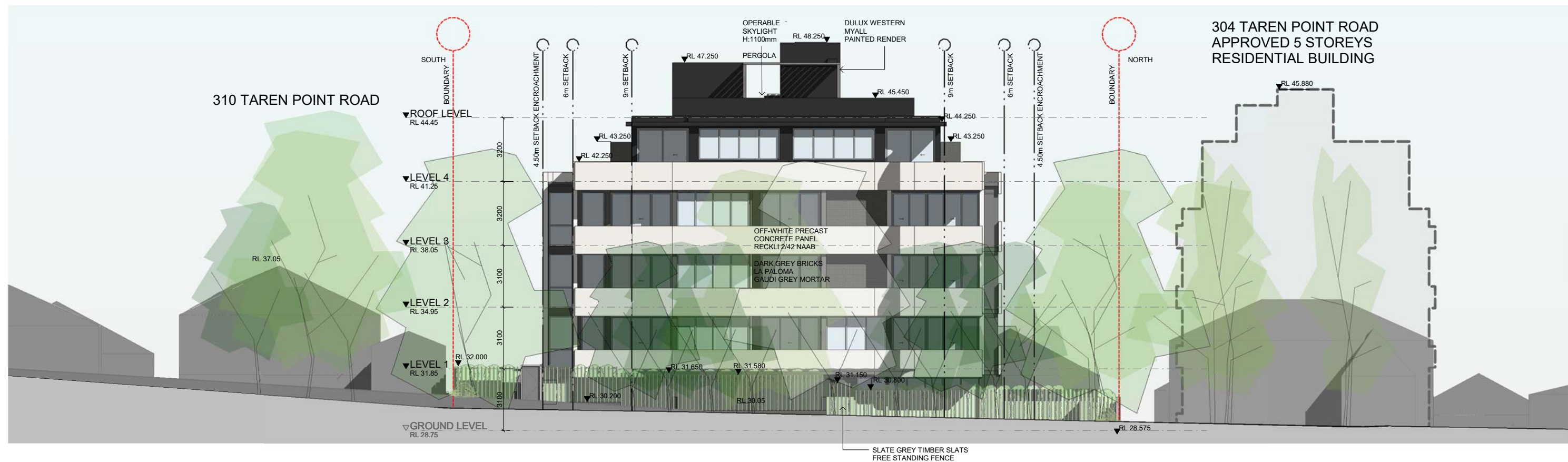
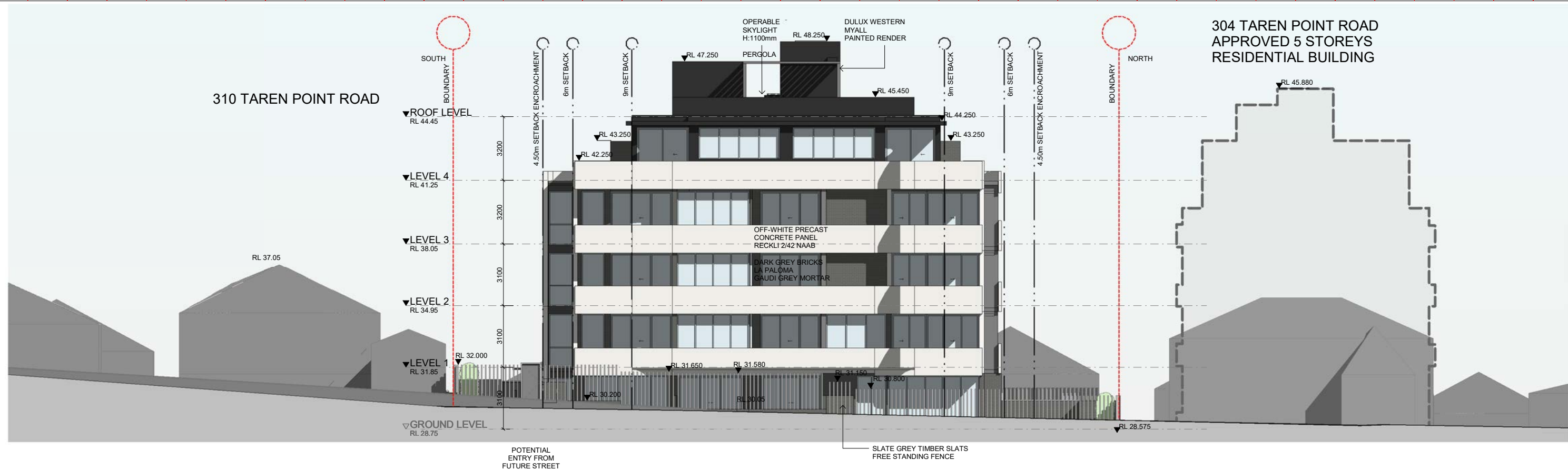
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ROOF PLAN

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
17087	DA1.06	K	



Note: For landscape design refer to landscape architect's drawings and documentation

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C	10/10/2019	FOR COORDINATION	BM																																																																												
D	01/11/2019	FOR INFORMATION	BM																																																																												
E	03/12/2019	FOR INFORMATION	BM																																																																												
F	30/04/2020	FOR INFORMATION	BM																																																																												
G	15/05/2020	FOR COORDINATION	BM																																																																												
H	27/05/2020	DA RESUBMISSION	BM																																																																												
J	20/07/2020	FOR COORDINATION	BM																																																																												
K	24/07/2020	DA RESUBMISSION	BM																																																																												
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CHLY PTY LTD PO BOX 3039 RHODES NSW 2138																																																																															
PROJECT																																																																															
17087_306 - 308 TAREN POINT RD CARINGBAH NSW 2229																																																																															
DRAWING TITLE																																																																															
SITE ELEVATION - WEST																																																																															
SCALE	DATE	DRAWN	CHECKED																																																																												
1:100 @A1 1:200 @A3	24/07/2020	BM	EB																																																																												
JOB	DRAWING		REVISION																																																																												
17087	DA2.01		K																																																																												



Note: For landscape design refer to landscape architect's drawings and documentation

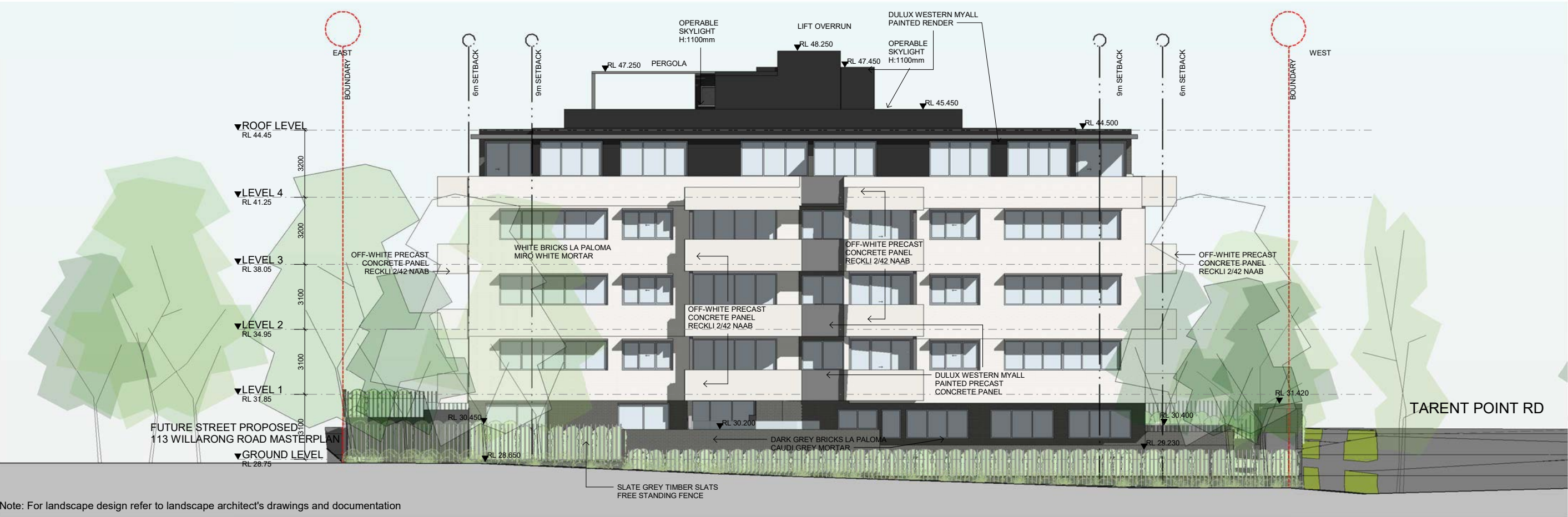
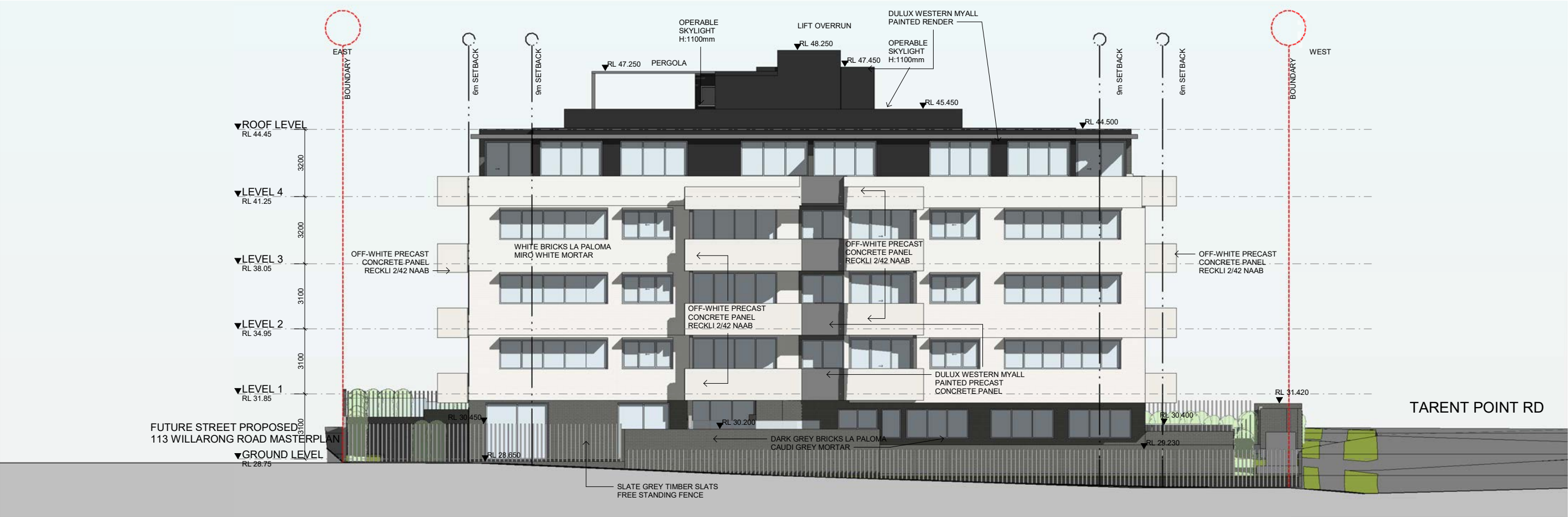
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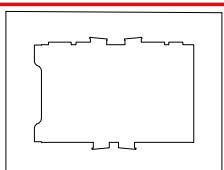
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B	22/05/2019	CONTENTIONS DISCUSSION	BM
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G	15/05/2020	FOR COORDINATION	BM
H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM



Note: For landscape design refer to landscape architect's drawings and documentation

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D	01/11/2019	FOR INFORMATION	BM
E	03/12/2019	FOR INFORMATION	BM
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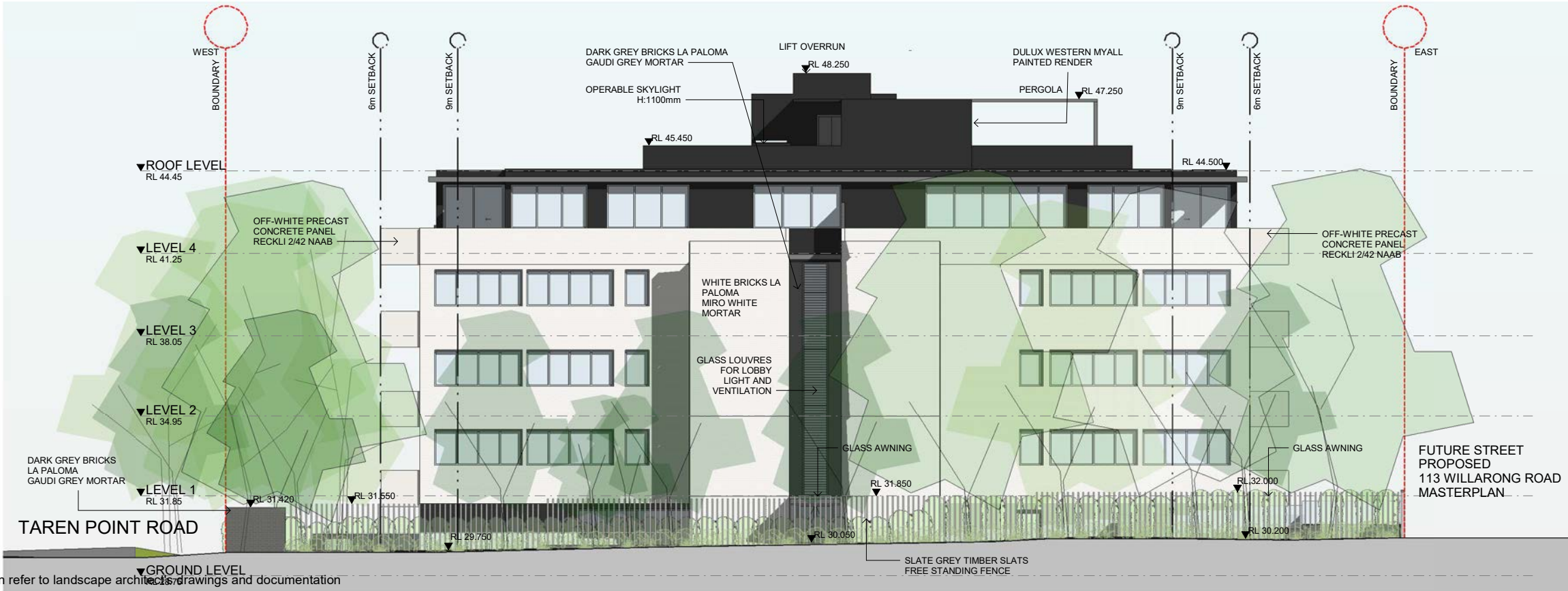
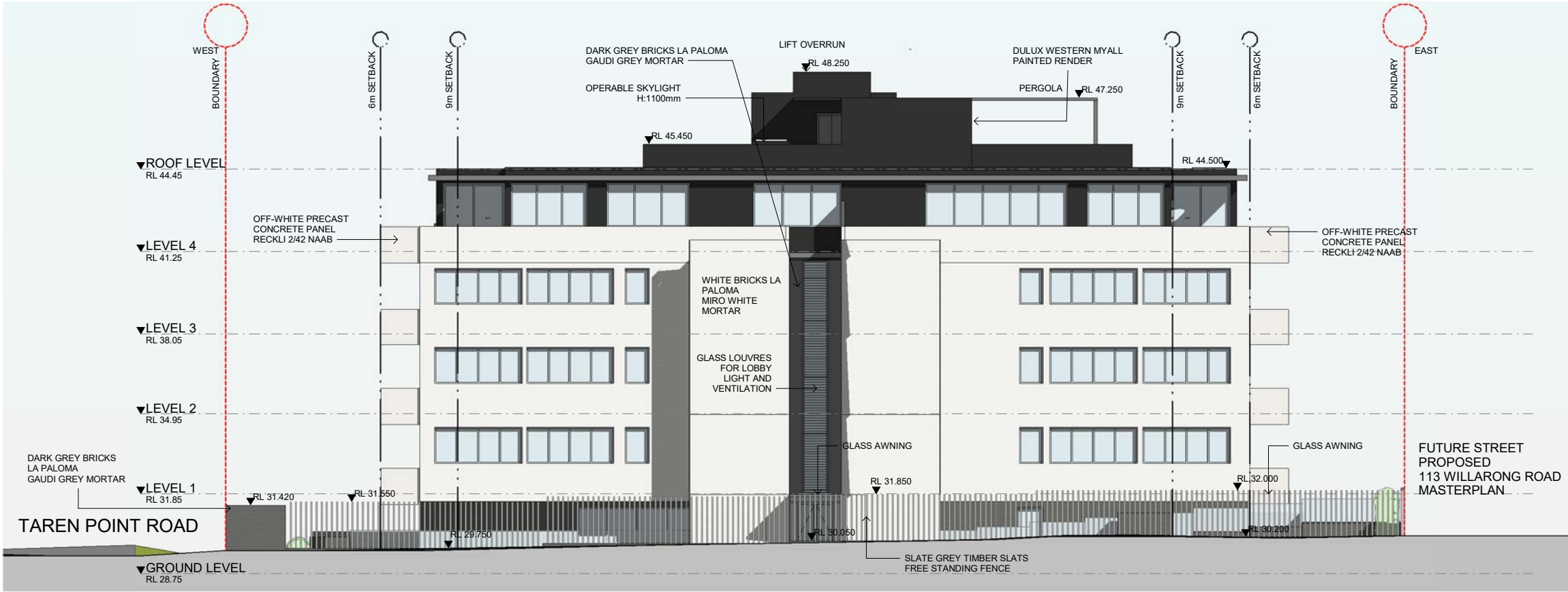
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DRAWING TITLE
SITE ELEVATION - NORTH

SCALE 1:100 @A1 1:200 @A3	DATE 24/07/2020	DRAWN BM	CHECKED EB
JOB 17087	DRAWING DA2.03	REVISION K	

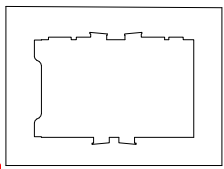


Note: For landscape design refer to landscape architects drawings and documentation

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C	10/10/2019	FOR COORDINATION	BM
D	01/11/2019	FOR INFORMATION	BM
E	03/12/2019	FOR INFORMATION	BM
F	30/04/2020	FOR INFORMATION	BM
G	15/05/2020	FOR COORDINATION	BM
H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM



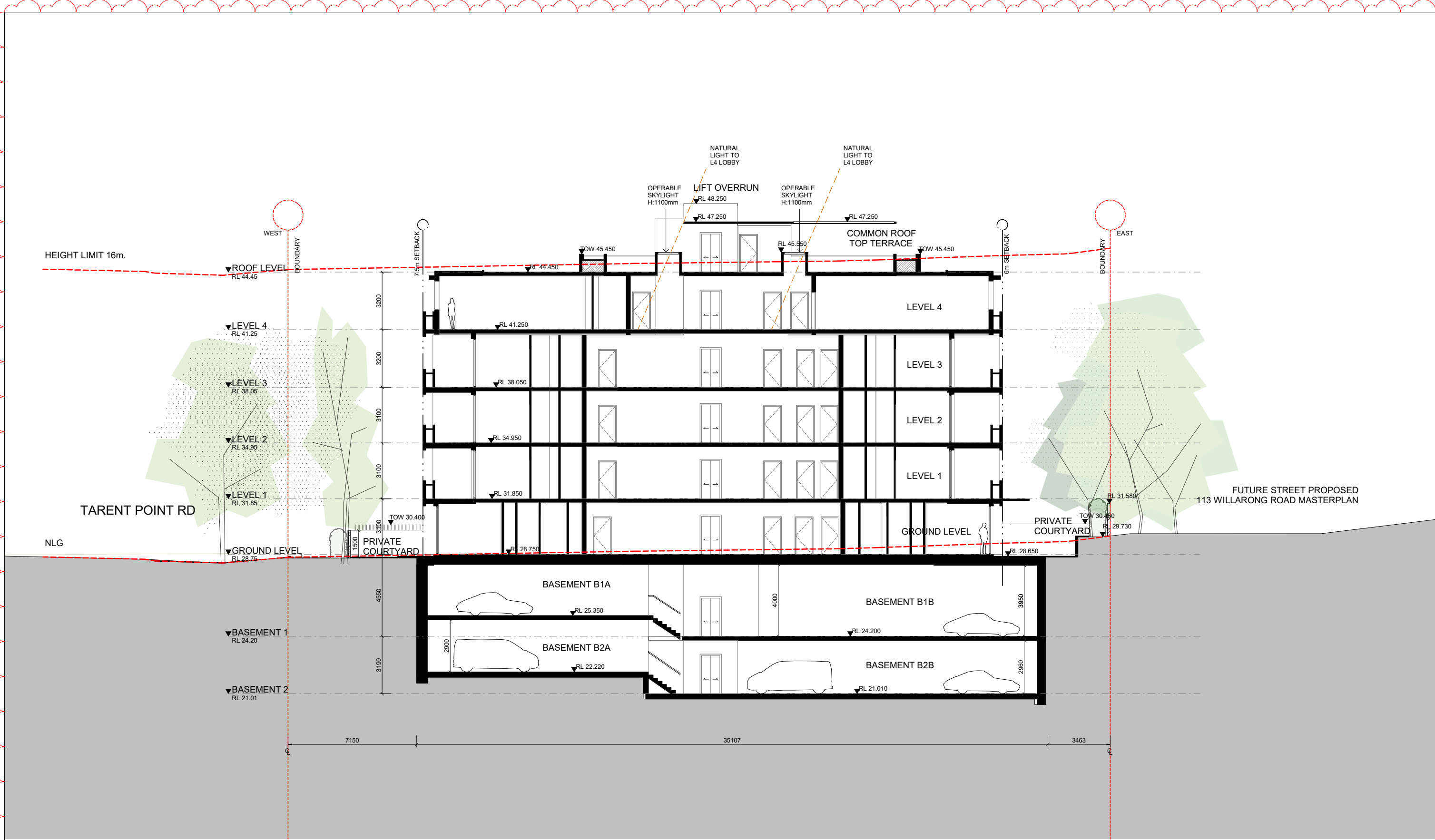
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DRAWING TITLE				
SITE ELEVATION - SOUTH				
SCALE 1:100 @A1 1:200 @A3	DATE 24/07/2020	DRAWN BM	CHECKED EB	REVISION K
JOB 17087	DRAWING DA2.04			



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A	04/10/2018	DA SUBMISSION	BM
B	22/05/2019	CONTENTIONS DISCUSSION	BM
C	10/10/2019	FOR COORDINATION	BM
D	01/11/2019	FOR INFORMATION	BM
E	03/12/2019	FOR INFORMATION	BM
F	30/04/2020	FOR INFORMATION	BM
G	15/05/2020	FOR COORDINATION	BM
H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM



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DRAWING TITLE
SECTION A-A

SCALE 1:100 @A1 1:200 @A3	DATE 24/07/2020	DRAWN BM	CHECKED EB
JOB 17087	DRAWING DA3.01	REVISION K	

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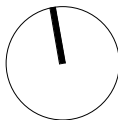
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REVISION	DATE	DESCRIPTION	BY	
A	30/04/2020	FOR INFORMATION	BM	
B	15/06/2020	FOR COORDINATION	BM	
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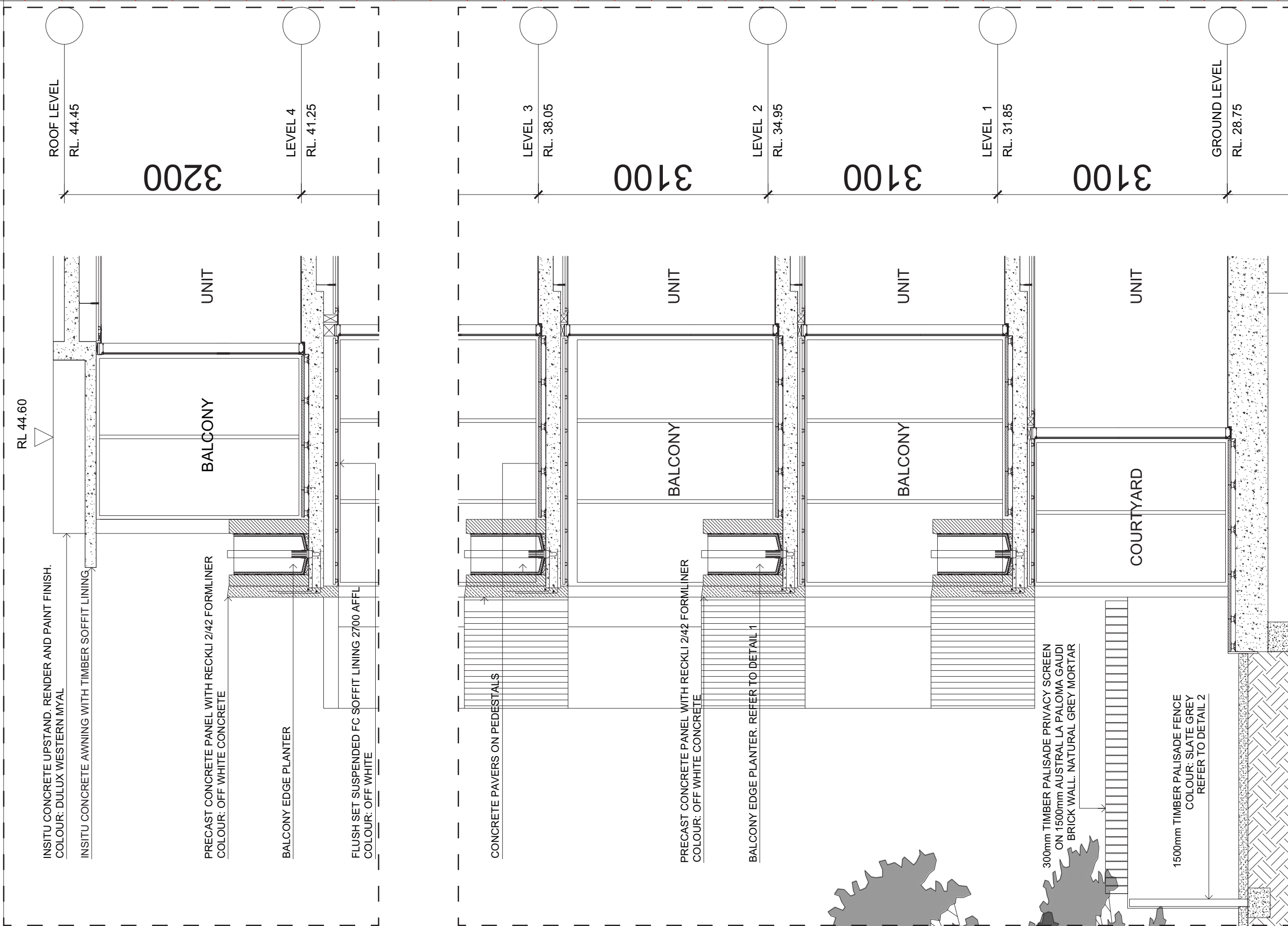


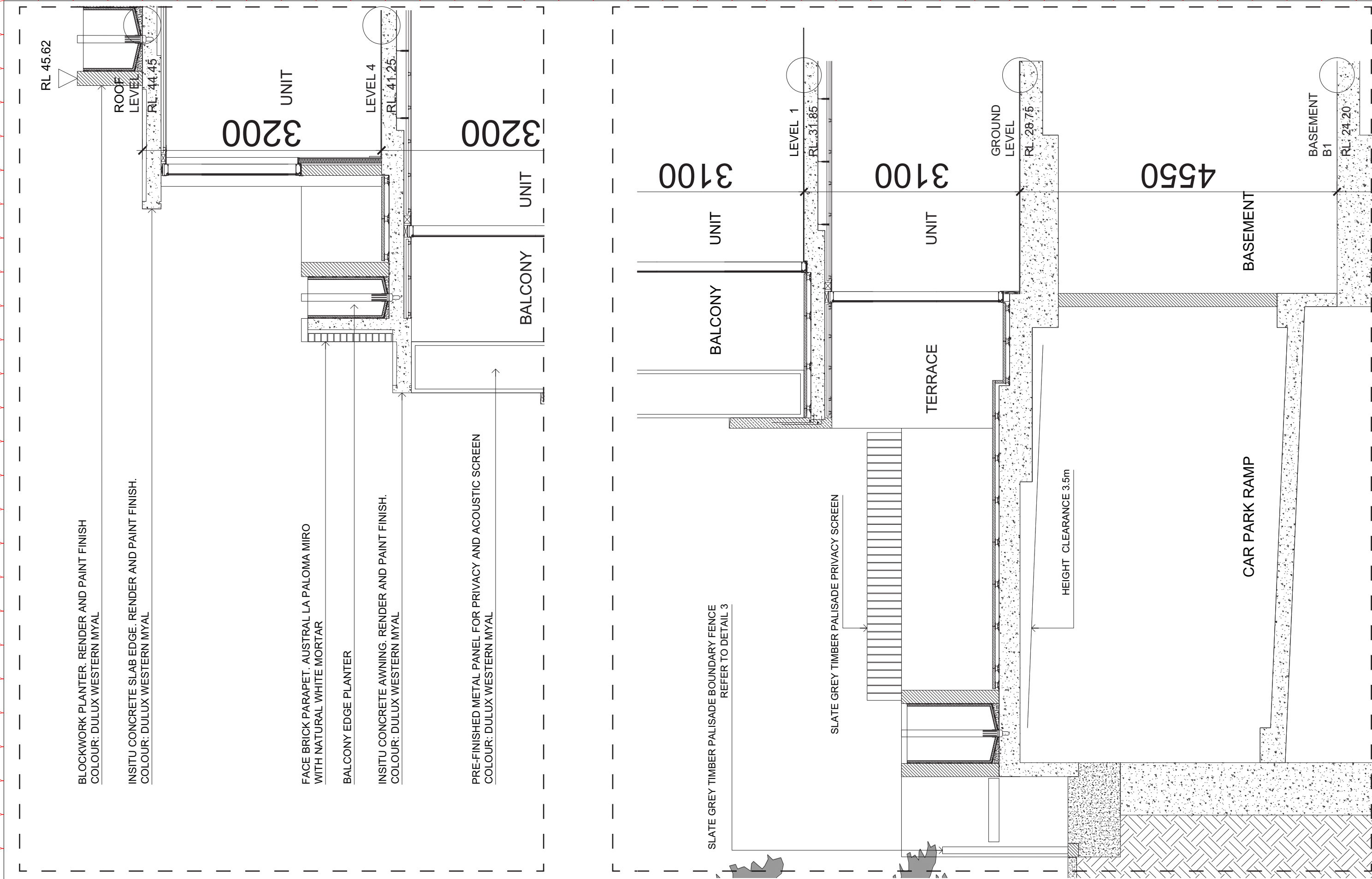
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DRAWING TITLE
DETAILED FAÇADE SECTION 1

SCALE	DATE	DRAWN	CHECKED
1:25@A3	24/07/2020	BM	EB
JOB	DRAWING	REVISION	
17087	DA3.02	D	





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C	29/07/2020	FOR COORDINATION	BM
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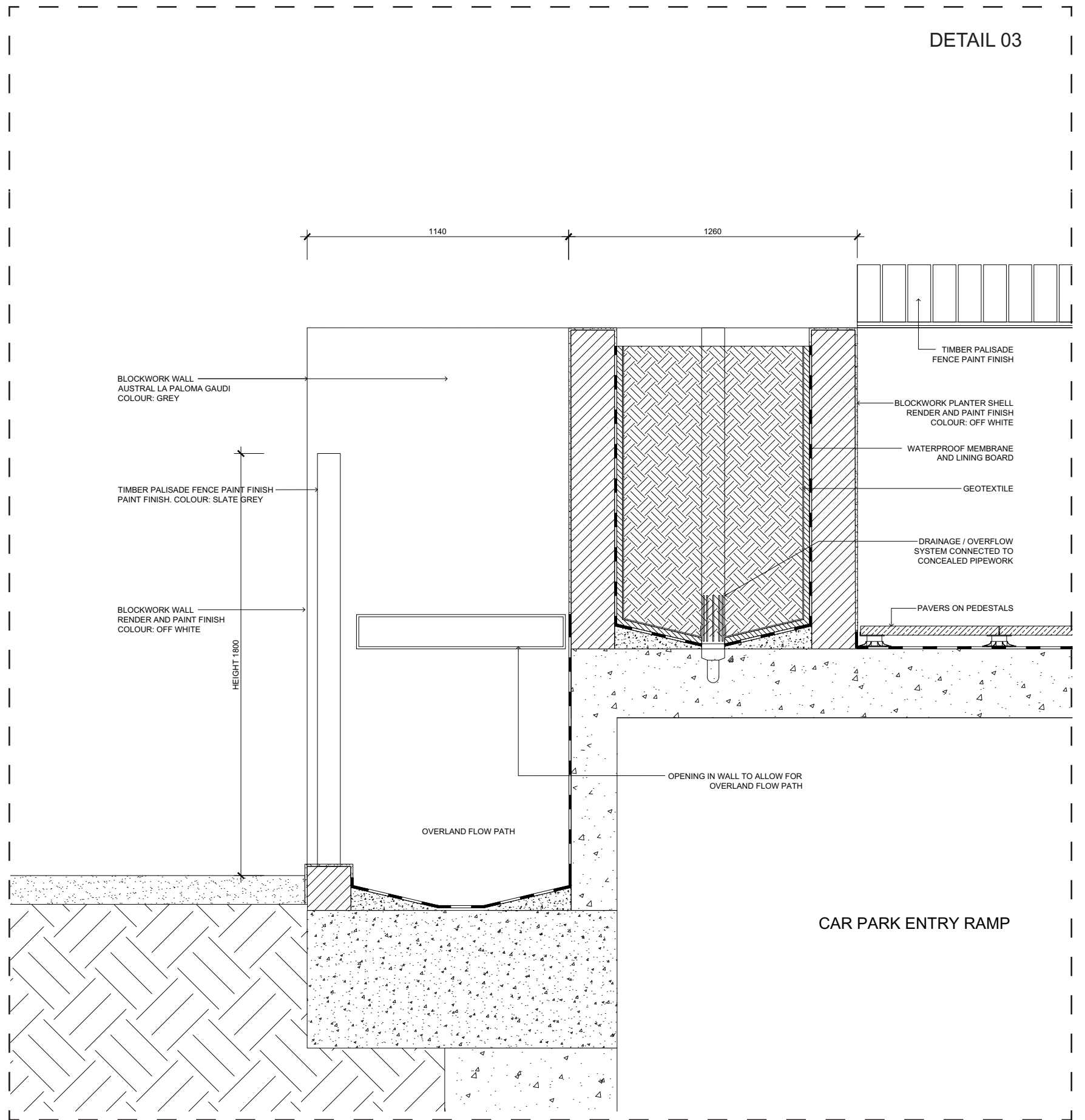
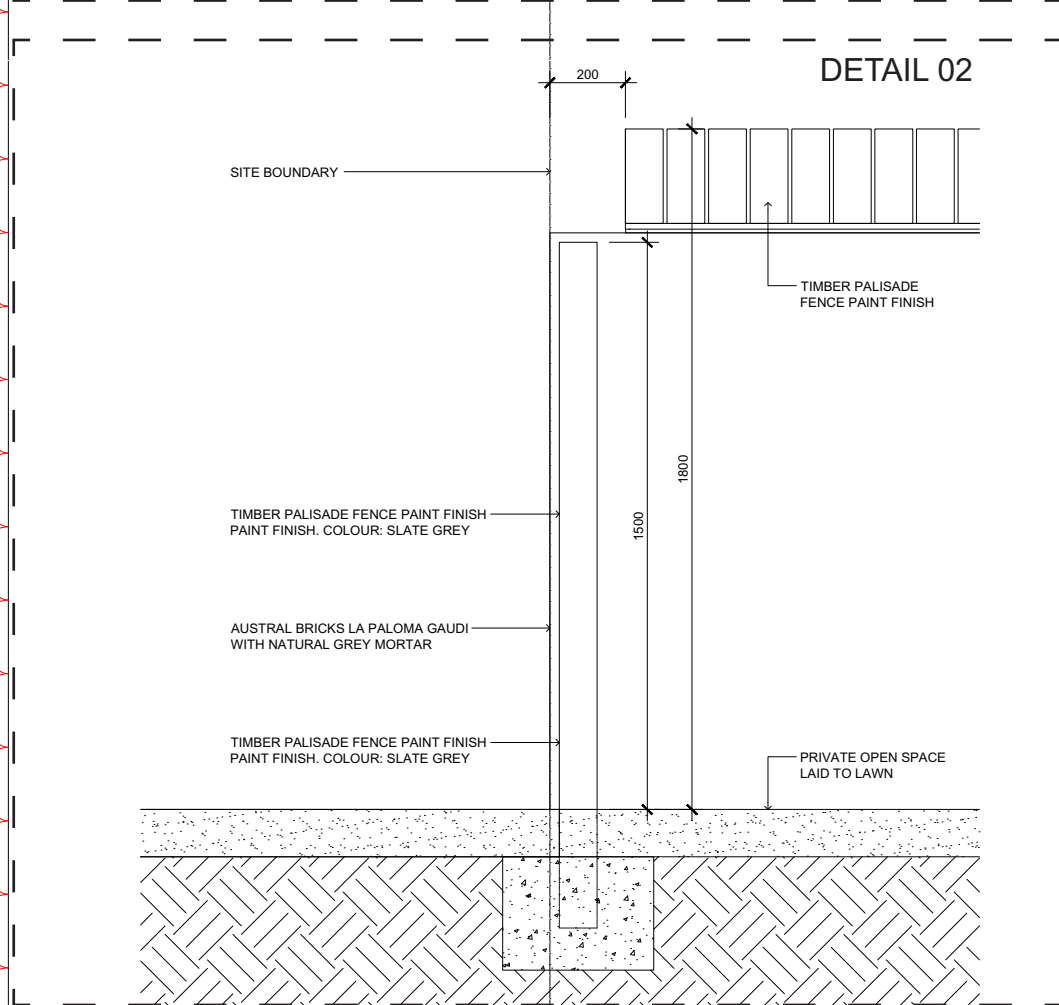
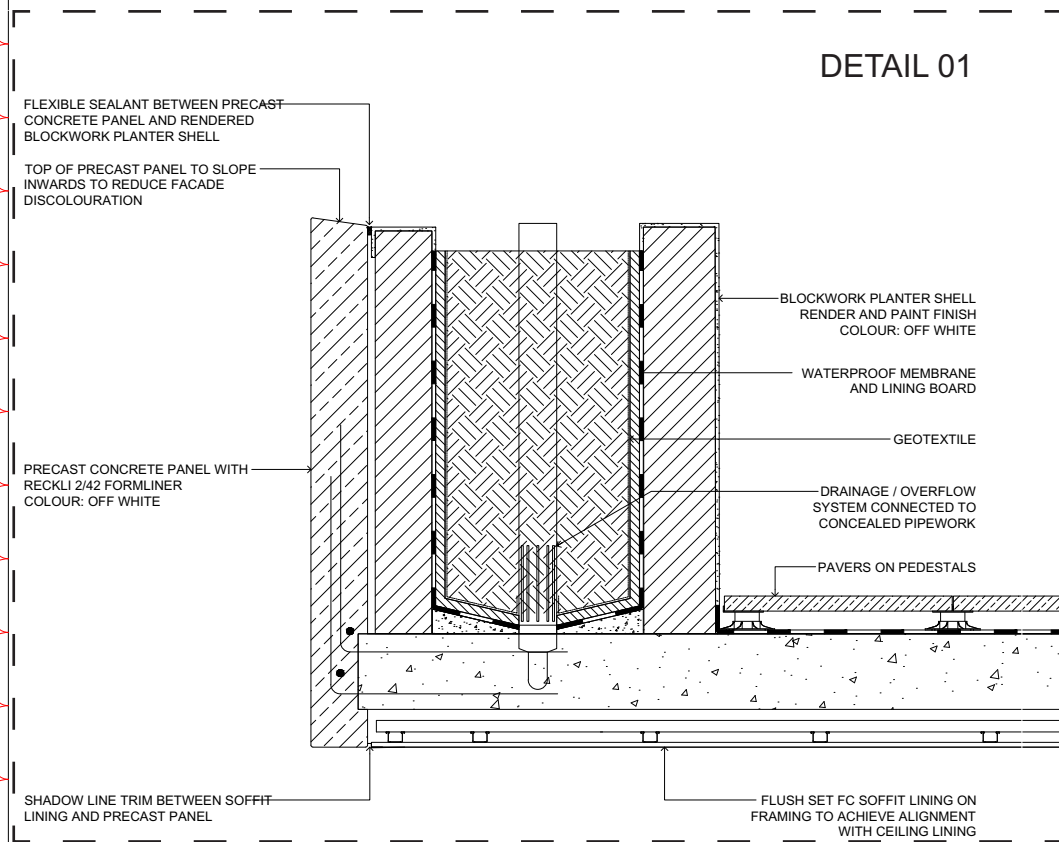
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DRAWING TITLE
DETAILED FAÇADE SECTION 2

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
17087	DA3.03	D	



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REVISION	DATE	DESCRIPTION	BY	
A	30/04/2020	FOR INFORMATION	BM	
B	15/05/2020	FOR COORDINATION	BM	
C	20/07/2020	FOR COORDINATION	BM	
D	24/07/2020	DA RESUBMISSION	BM	

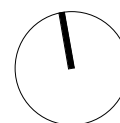
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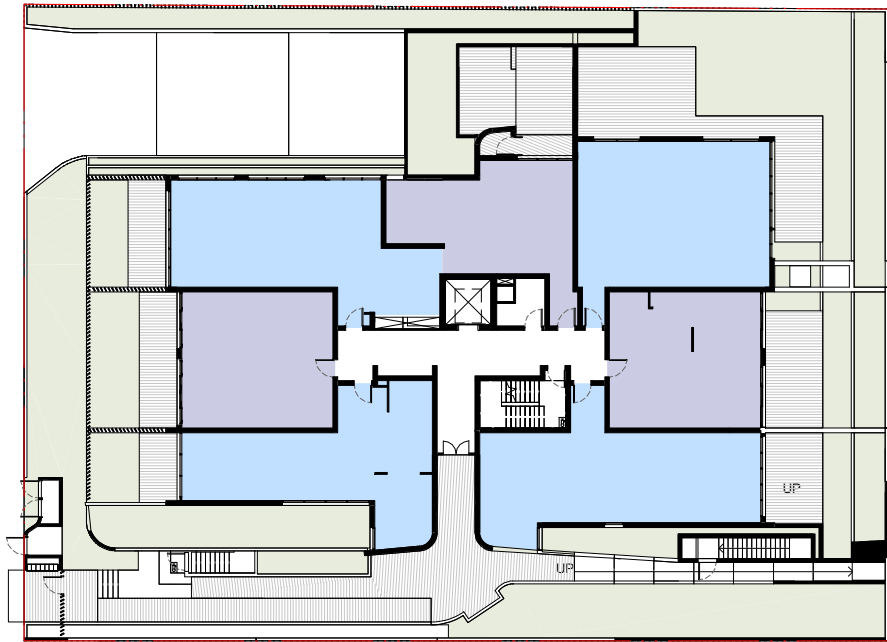
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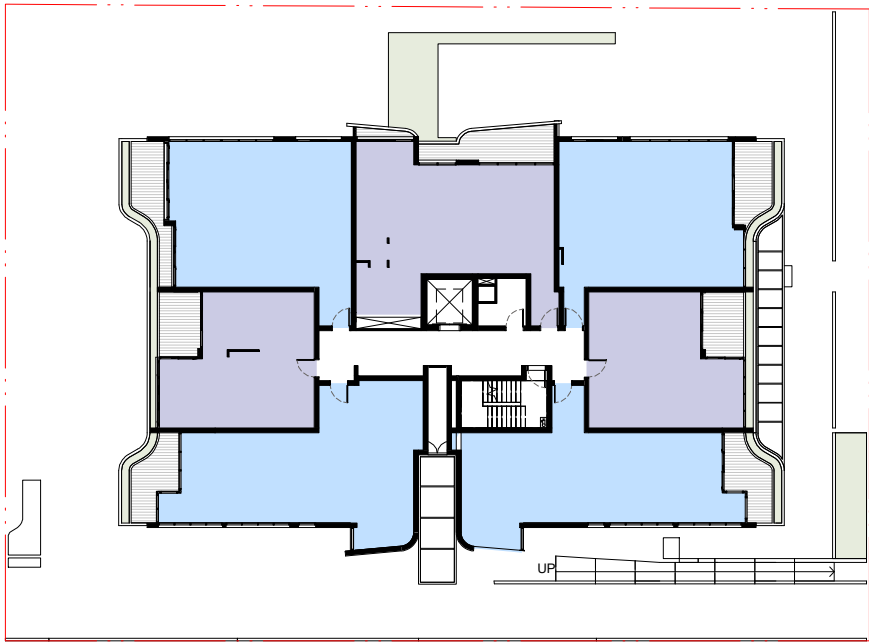
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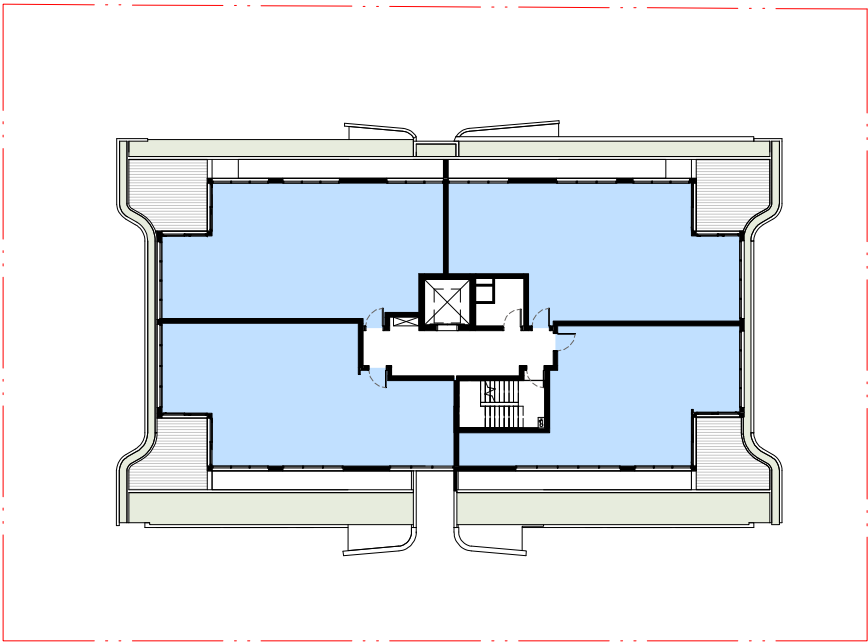
CLIENT		DRAWING TITLE			
CHLY PTY LTD PO BOX 3039 RHODES NSW 2138		DETAILED FAÇADE SECTION 3			
PROJECT		SCALE	DATE	DRAWN	CHECKED
17087 306 - 308 TAREN POINT RD CARINGBAH NSW 2229		1:10@A3	24/07/2020	BM	EB
JOB		DRAWING	REVISION		
17087		DA3.04	D		



GROUND FLOOR
UNITS WITH CROSS VENTILATION: 4



TYPICAL LEVELS 1-3
UNITS WITH CROSS VENTILATION: 4



LEVEL 4
UNITS WITH CROSS VENTILATION: 4

TOTAL UNITS WITH CROSS VENTILATION : 20_62.5%
COMPLIANCE 60%

- NON CROSS VENTILATED
- CROSS VENTILATED

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B	22/05/2019	CONTENTIONS DISCUSSION	BM
C	10/10/2019	FOR COORDINATION	BM
D	01/11/2019	FOR INFORMATION	BM
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G	15/05/2020	FOR COORDINATION	BM
H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
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DRAWING TITLE CROSS VENTILATION		SCALE 1:200 @A1 1:400 @A3	DATE 24/07/2020	DRAWN BM	CHECKED EB
JOB 17087	DRAWING DA4.01	REVISION K			

SSPP (Sydney South) Report Appendices (2019SSH001) - 16 September 2020

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REVISION	DATE	DESCRIPTION	BY
A	04/10/2018	DA SUBMISSION	BM
B	22/05/2019	CONTENTIONS DISCUSSION	BM
C	10/10/2019	FOR COORDINATION	BM
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G	15/05/2020	FOR COORDINATION	BM
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J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM

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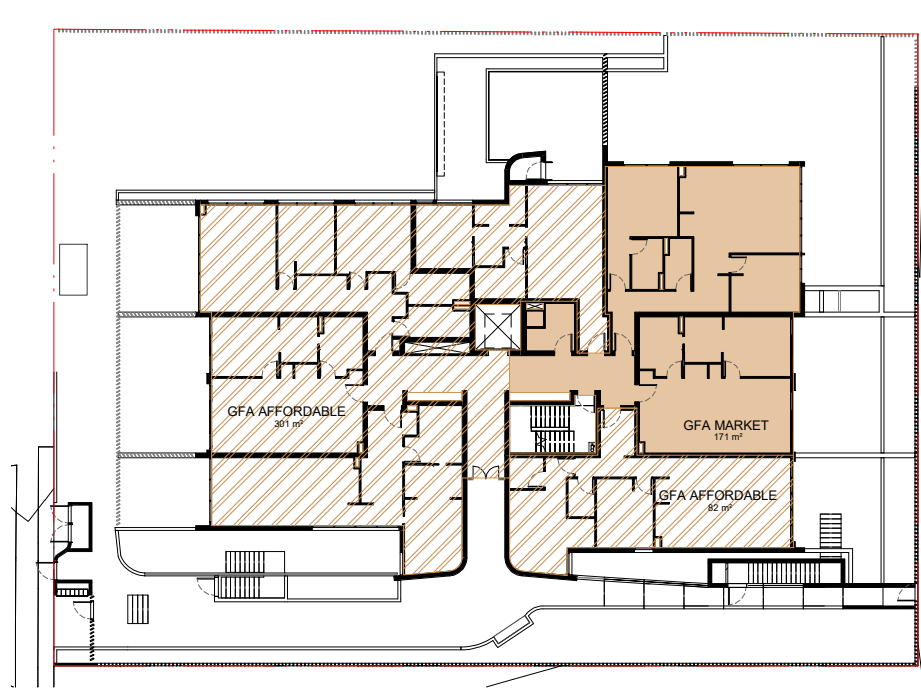
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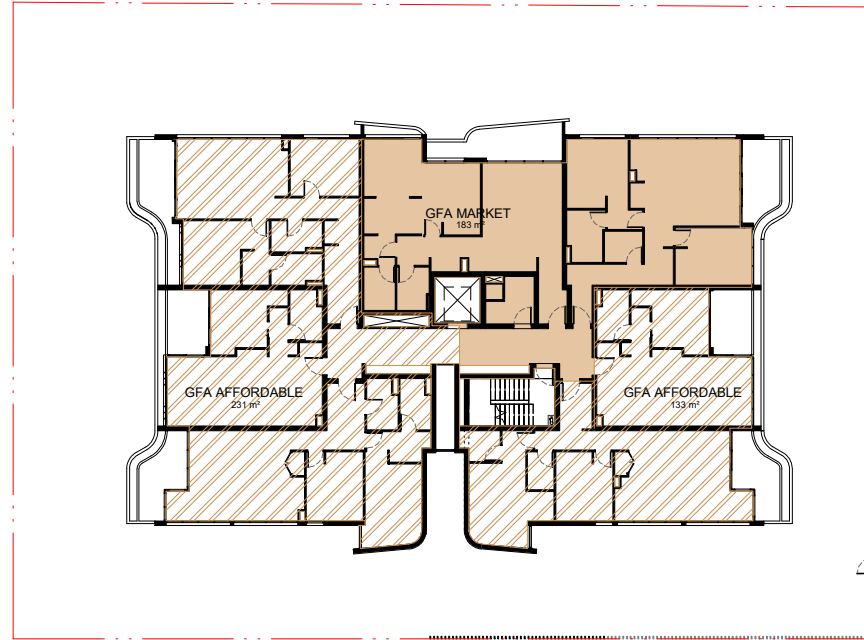


CLIENT		DRAWING TITLE			
CHLY PTY LTD PO BOX 3039 RHODES NSW 2138		FRONT FAÇADE ARTICULATION DIAGRAM			
PROJECT		SCALE	DATE	DRAWN	CHECKED
17087_306 - 308 TAREN POINT RD CARINGBAH NSW 2229		1:100 @A1 1:200 @A3	24/07/2020	BM	EB
JOB		DRAWING	REVISION		
17087		DA4.07	K		



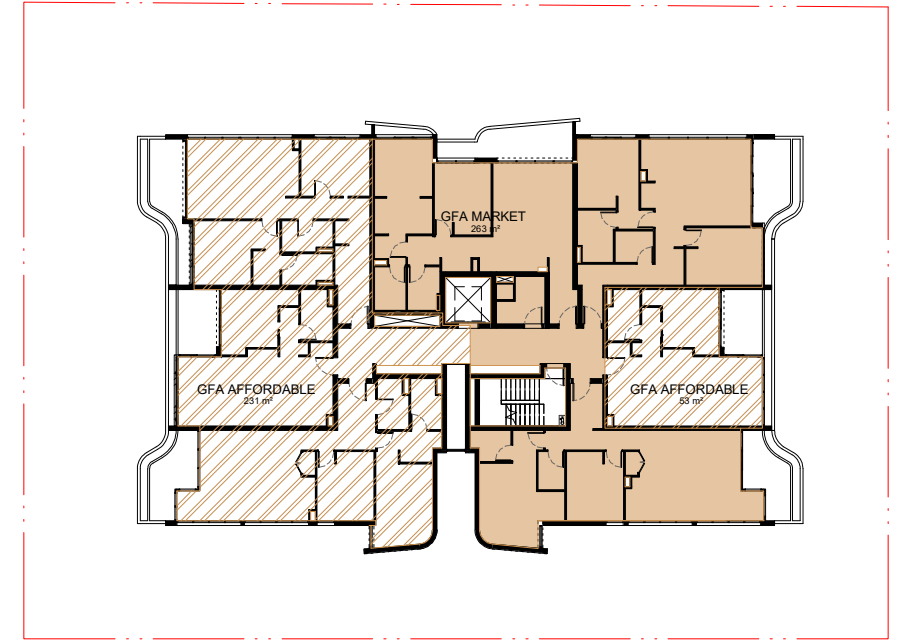
2 GROUND LEVEL

GFA AFFORDABLE HOUSING = 383m2
GFA MARKET HOUSING = 171m2
TOTAL GFA = 554m2



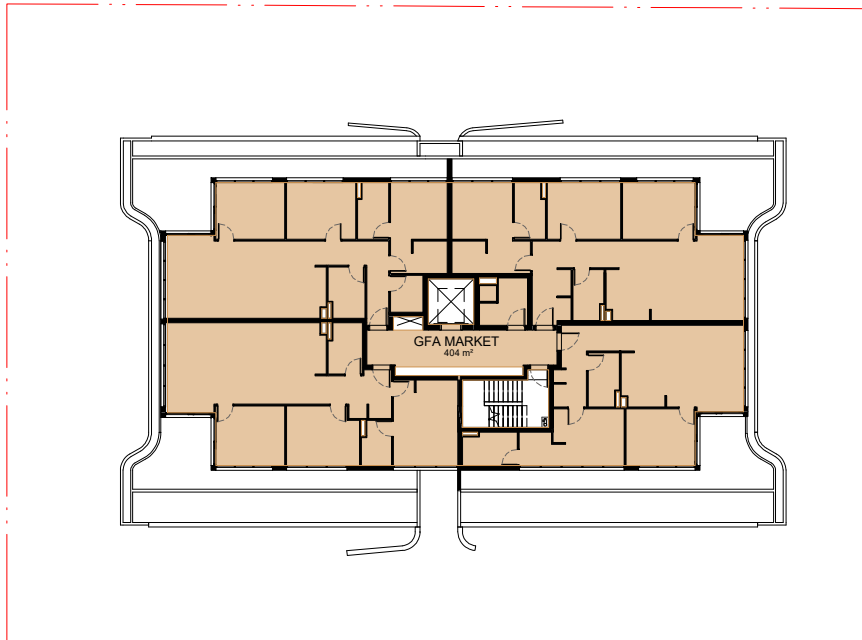
3 LEVEL 1

GFA AFFORDABLE HOUSING = 364m2
GFA MARKET HOUSING = 183m2
TOTAL GFA = 547



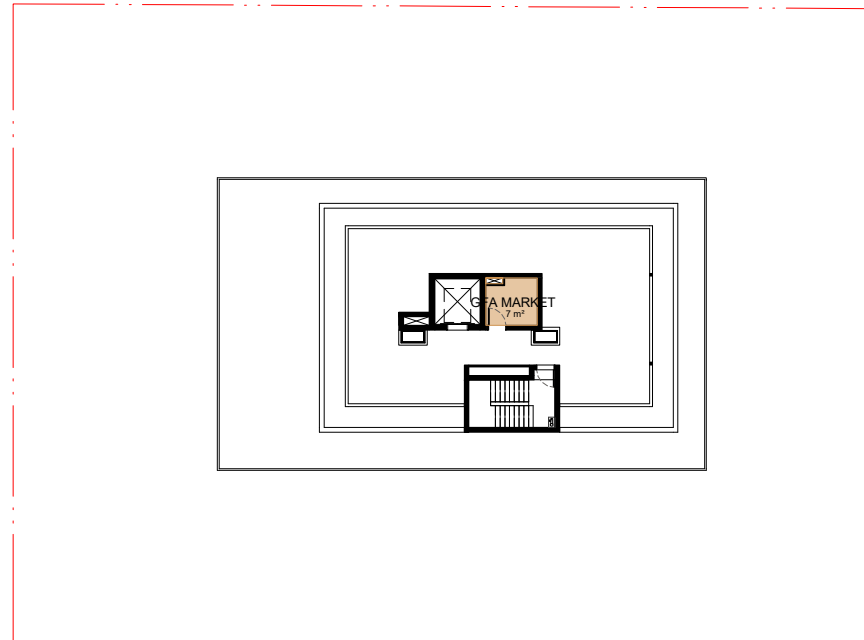
5 LEVEL 2-3

GFA AFFORDABLE HOUSING = 284m2
GFA MARKET HOUSING = 263m2
TOTAL GFA = 547m2



4 LEVEL 4

GFA AFFORDABLE HOUSING = 0m2
GFA MARKET HOUSING = 404m2
TOTAL GFA = 404m2



6 ROOF LEVEL

GFA AFFORDABLE HOUSING = 0m2
GFA MARKET HOUSING = 7m2
TOTAL GFA = 7m2

GFA AFFORDABLE HOUSING = 1,315m2

GFA MARKET HOUSING = 1,291m2

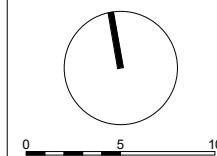
TOTAL GFA = 2,606m2

REVISION	DATE	DESCRIPTION	BY
A	10/10/2019	FOR COORDINATION	BM
B	01/11/2019	FOR INFORMATION	BM
C	03/12/2019	FOR INFORMATION	BM
D	30/04/2020	FOR INFORMATION	BM
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G	20/07/2020	FOR COORDINATION	BM
H	24/07/2020	DA RESUBMISSION	BM

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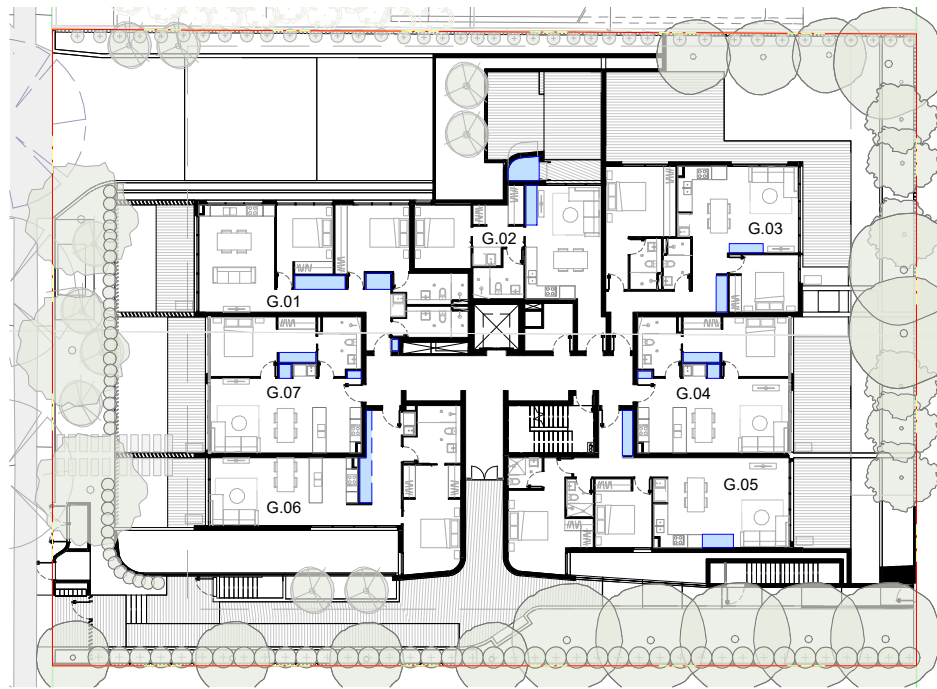


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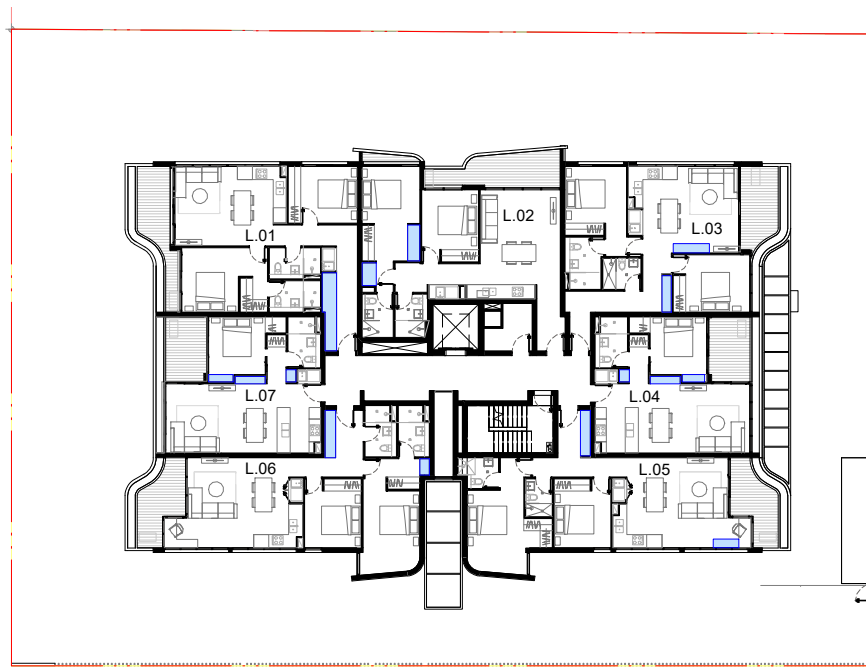
PROJECT
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DRAWING TITLE
GFA CALCULATIONS

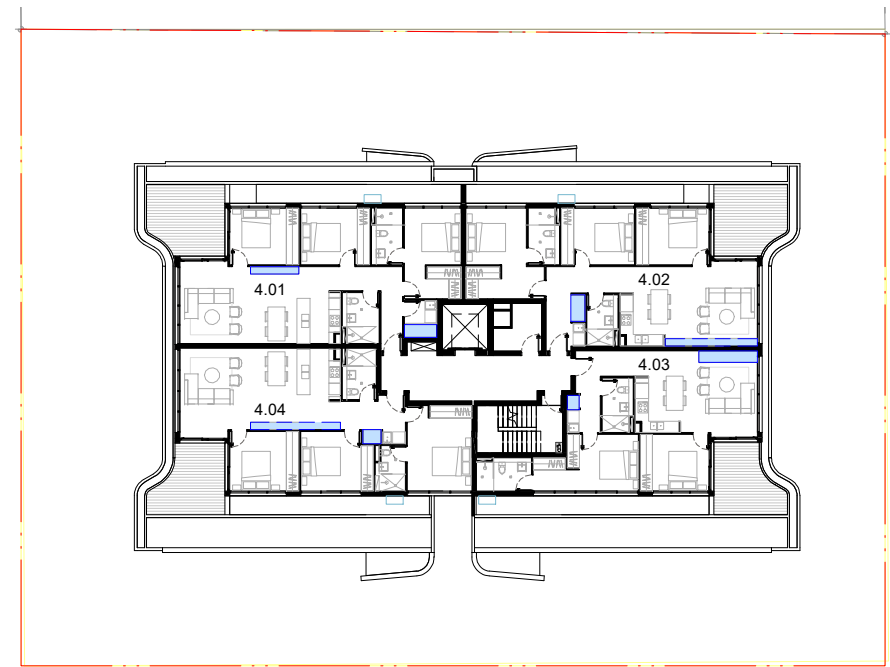
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JOB	DRAWING	REVISION	
17087	DA4.08	H	



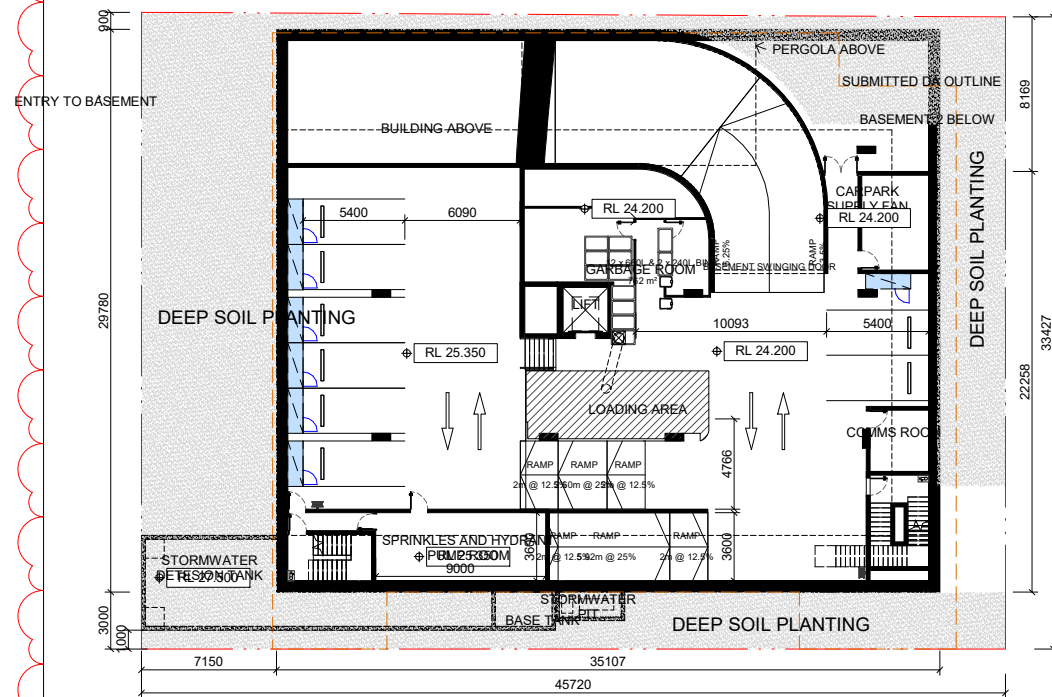
1 DA4.08 GROUND LEVEL



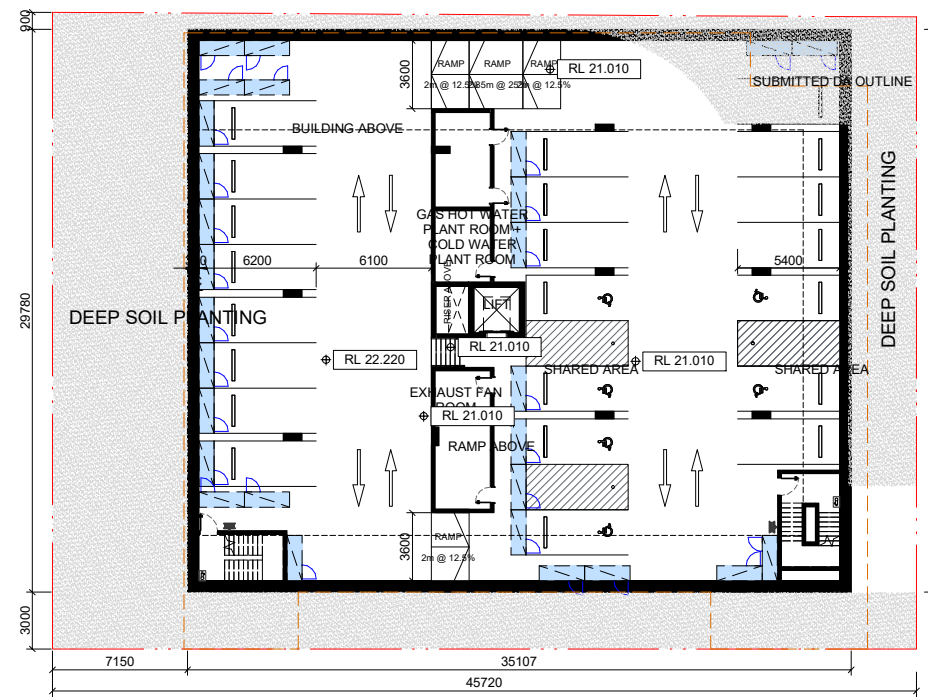
2 DA4.08 TYPICAL LEVEL



3 DA4.08 LEVEL 4



4 DA4.08 BASEMENT 1



5 DA4.08 BASEMENT 2

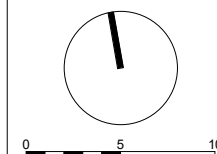
STORAGE						
LEVEL	UNIT	TYPE	INTERNAL m³	BASEMENT m³	TOTAL m³	REQUIRED m³
GROUND	G.01	1 BED	8.64	3.65	12.29	6
	G.02	1 BED	8.50	4.61	13.11	6
	G.03	2 BED	5.40	4.03	9.43	8
	G.04	1 BED	4.86	3.84	8.70	6
	G.05	2 BED	6.75	4.03	10.78	8
	G.06	2 BED	6.35	4.03	10.38	8
	G.07	1 BED	4.86	3.84	8.70	6
LEVEL 1-3	L.01	2 BED	7.56	4.03	11.59	8
	L.02	2 BED	5.75	4.03	9.78	8
	L.03	2 BED	5.10	4.61	9.71	8
	L.04	1 BED	3.90	4.03	7.93	6
	L.05	2 BED	5.00	4.61	9.61	8
	L.06	2 BED	4.91	4.03	8.94	8
	L.07	1 BED	3.94	4.03	7.97	6
LEVEL 4	4.01	3 BED	5.94	8.06	14.00	10
	4.02	3 BED	7.95	8.06	16.01	10
	4.03	2 BED	6.48	4.03	10.51	8
	4.04	3 BED	7.00	8.06	15.06	10

REVISION	DATE	DESCRIPTION	BY
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B	01/11/2019	FOR INFORMATION	BM
C	03/12/2019	FOR INFORMATION	BM
D	30/04/2020	FOR INFORMATION	BM
E	15/05/2020	FOR COORDINATION	BM
F	27/05/2020	DA RESUBMISSION	BM
G	20/07/2020	FOR COORDINATION	BM
H	24/07/2020	DA RESUBMISSION	BM

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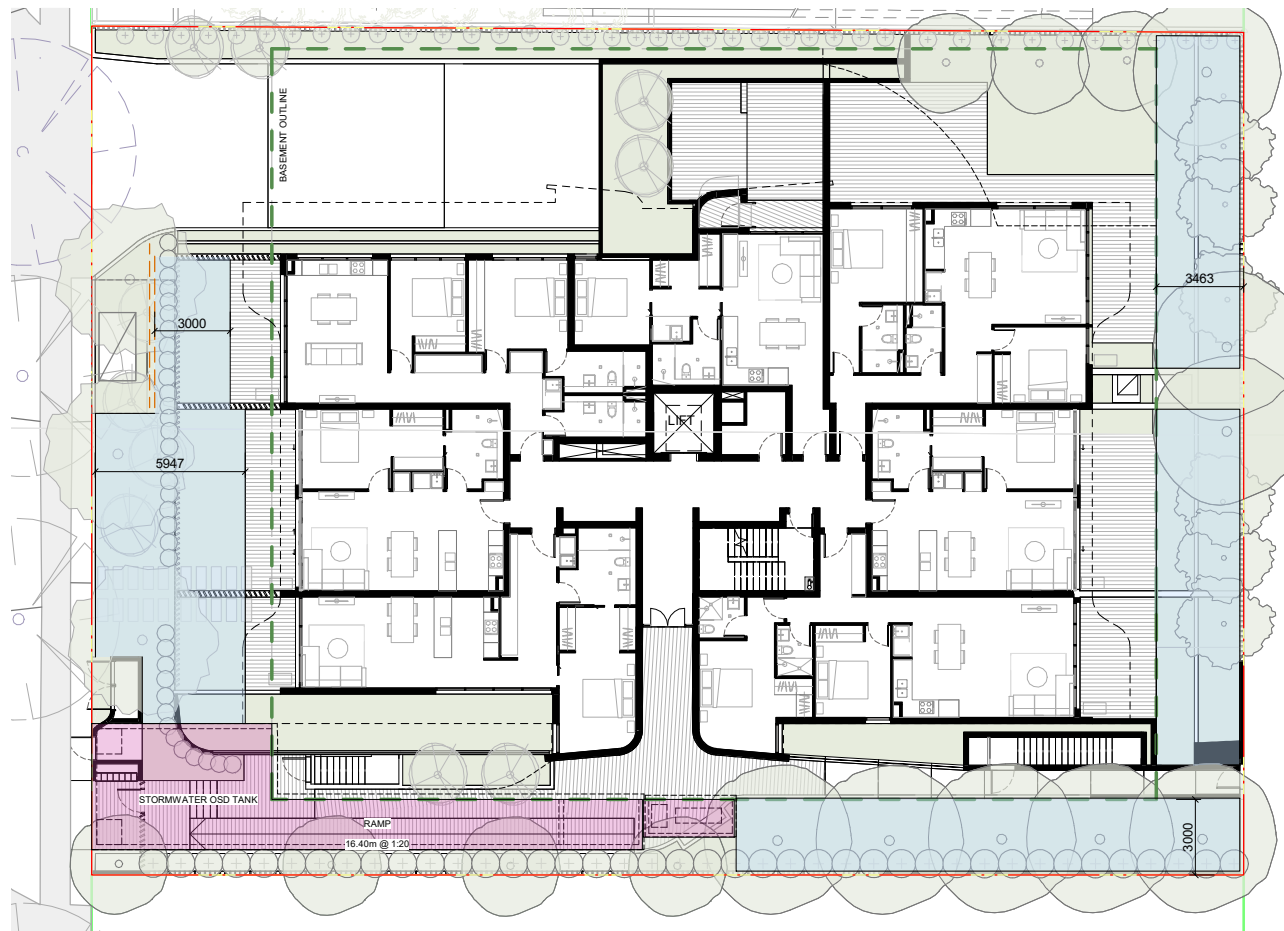


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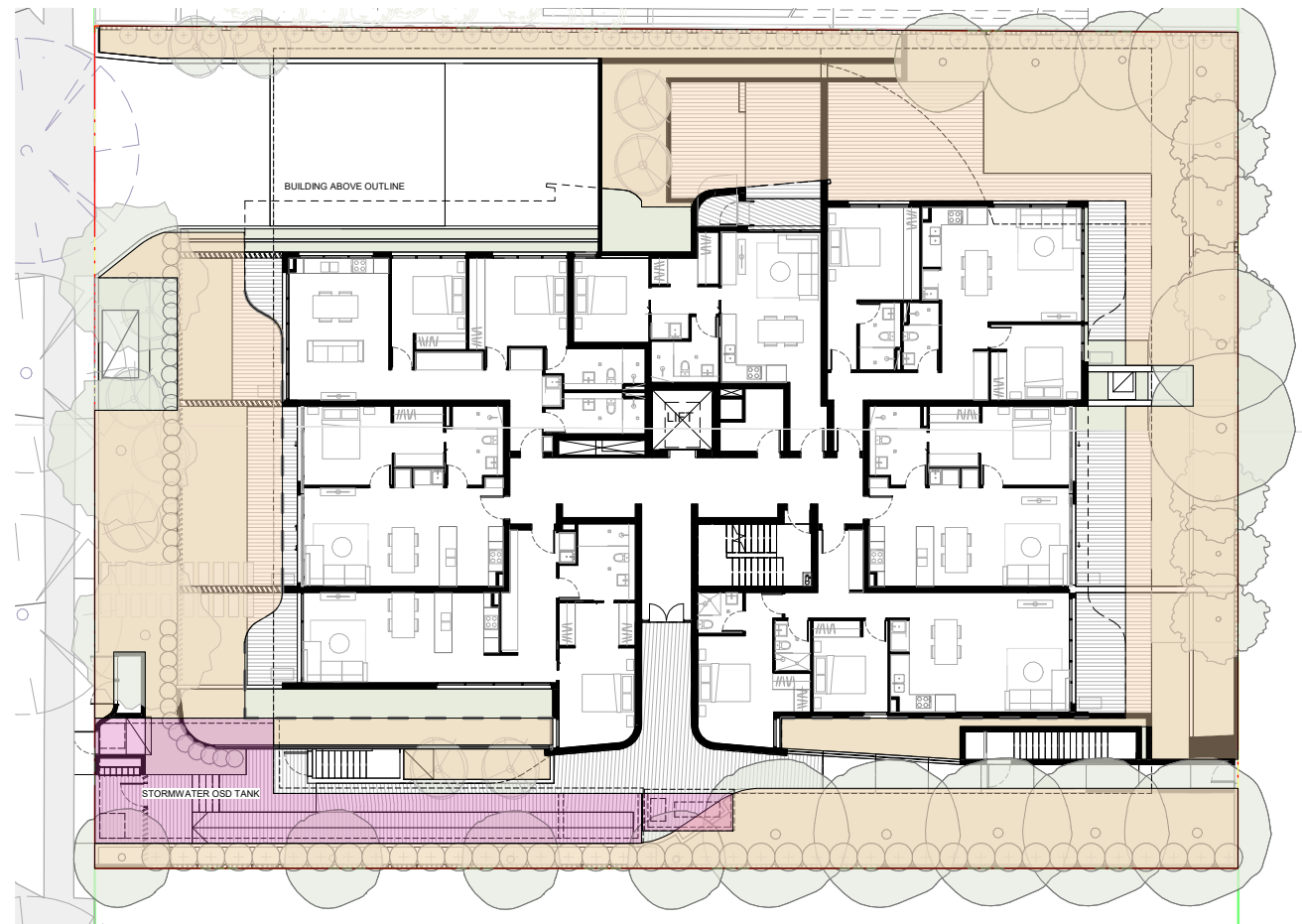
PROJECT
17087 306 - 308 TAREN POINT RD
CARINGBAH NSW 2229

DRAWING TITLE
STORAGE SCHEDULE

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
17087	DA4.09	H	



GROUND FLOOR DEEP SOIL CALCULATION PLAN
DEEP SOIL AREA= 235.50m2 15.35% OF SITE AREA
COMPLIANCE:15% OF SITE AREA



GROUND FLOOR LANDSCAPE CALCULATION PLAN
LANDSCAPE AREA = 526.02m2 34.3% OF SITE AREA
COMPLIANCE: 30% OF SITE AREA

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B	01/11/2019	FOR INFORMATION	BM
C	03/12/2019	FOR INFORMATION	BM
D	30/04/2020	FOR INFORMATION	BM
E	15/05/2020	FOR COORDINATION	BM
F	27/05/2020	DA RESUBMISSION	BM
G	20/07/2020	FOR COORDINATION	BM
H	24/07/2020	DA RESUBMISSION	BM

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SCALE	DATE 24/07/2020	DRAWN BM	CHECKED EB
JOB 17087	DRAWING DA4.10	REVISION H	

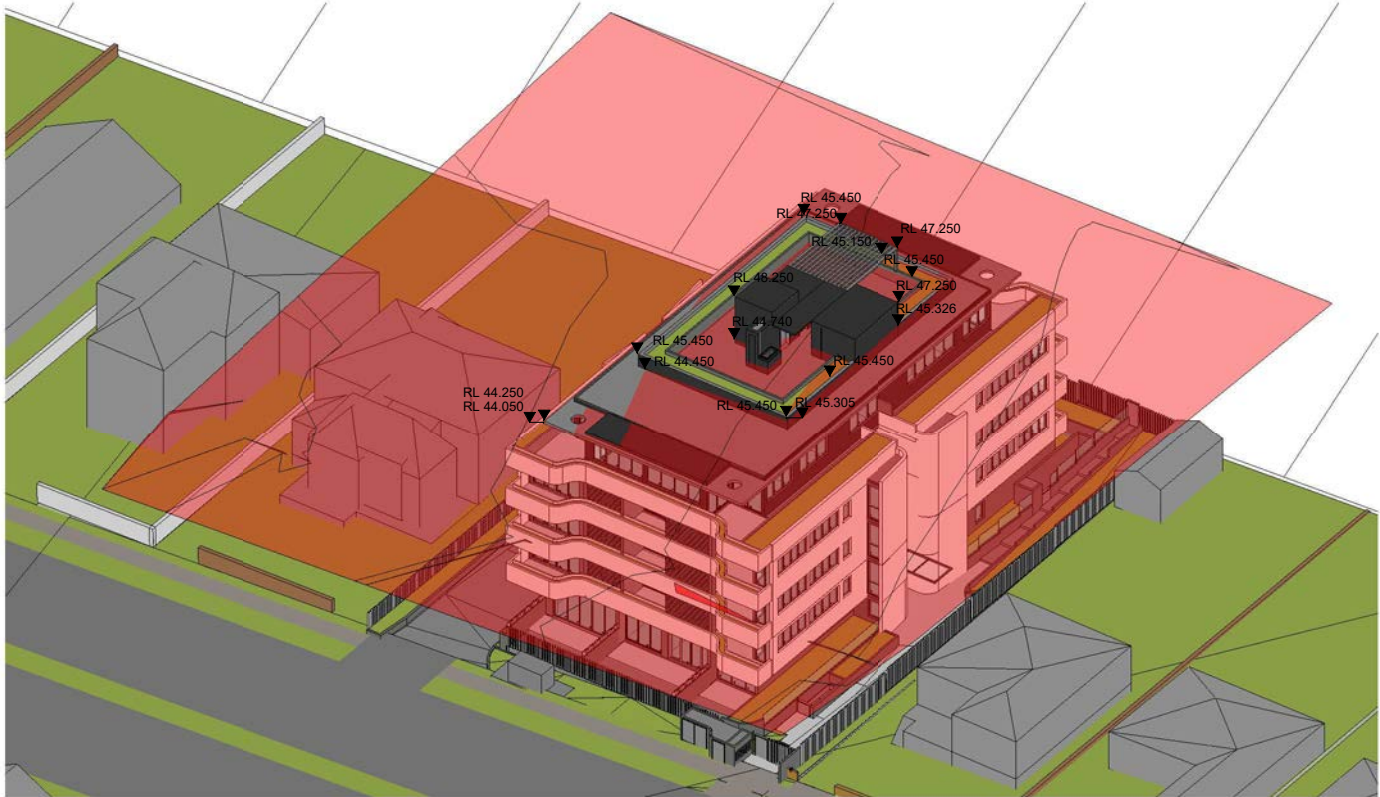
DRAWING TITLE
LANDSCAPE AND DEEP SOIL
CALCULATION PLAN

Sydney Building Indices (2019SSH001) - 16 September 2020

Page 130 of 159

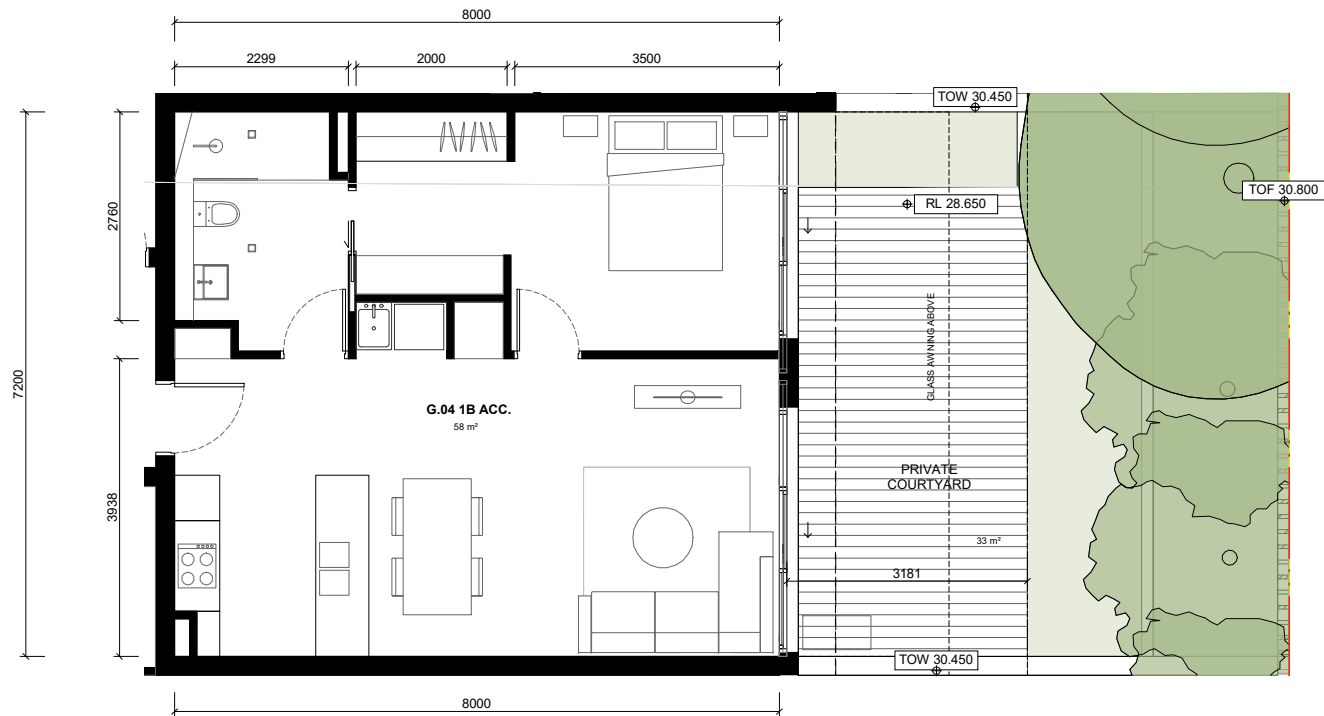


PREVIOUS SUBMITTED DA SCHEME

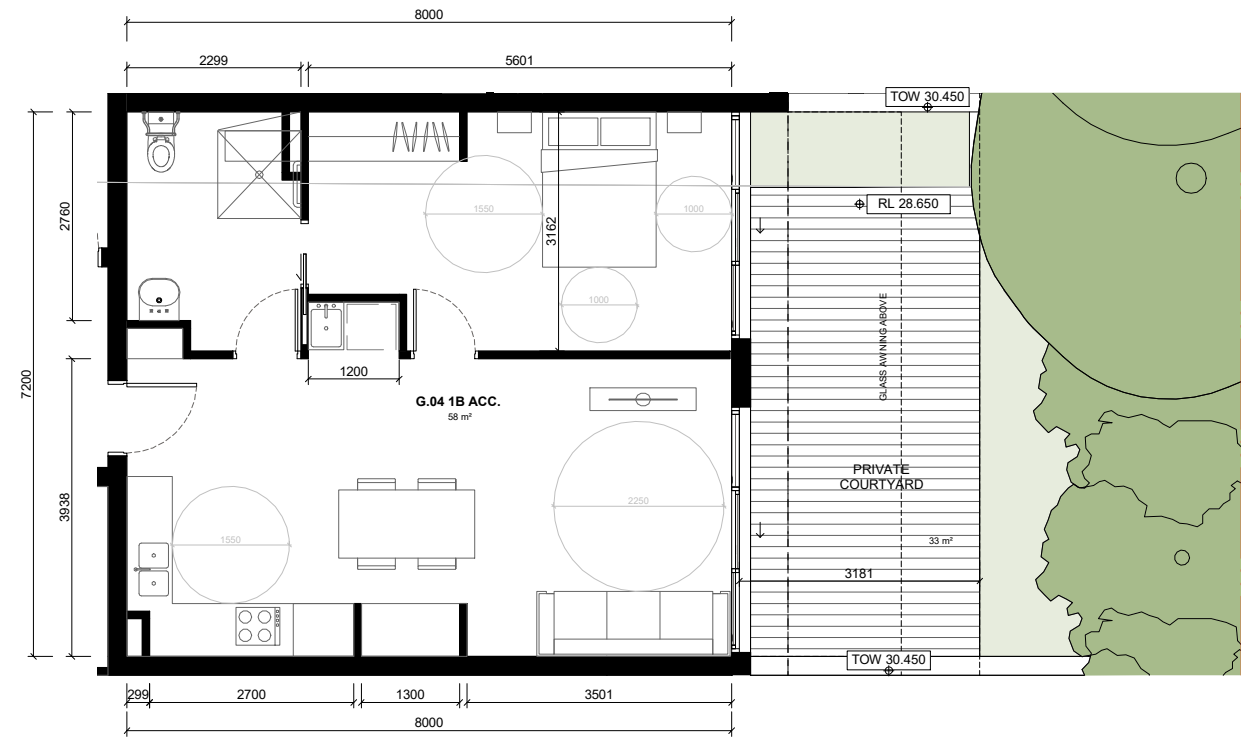


NEW PROPOSED SCHEME

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1 Pre-Adaptable Type A
DA2.01 1 : 50



2 Post-Adaptable Type A
DA2.01 1 : 50

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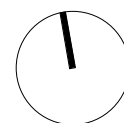
FOR APPROVAL

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B	27/05/2020	DA RESUBMISSION	BM
C	20/07/2020	FOR COORDINATION	BM
D	24/07/2020	DA RESUBMISSION	BM

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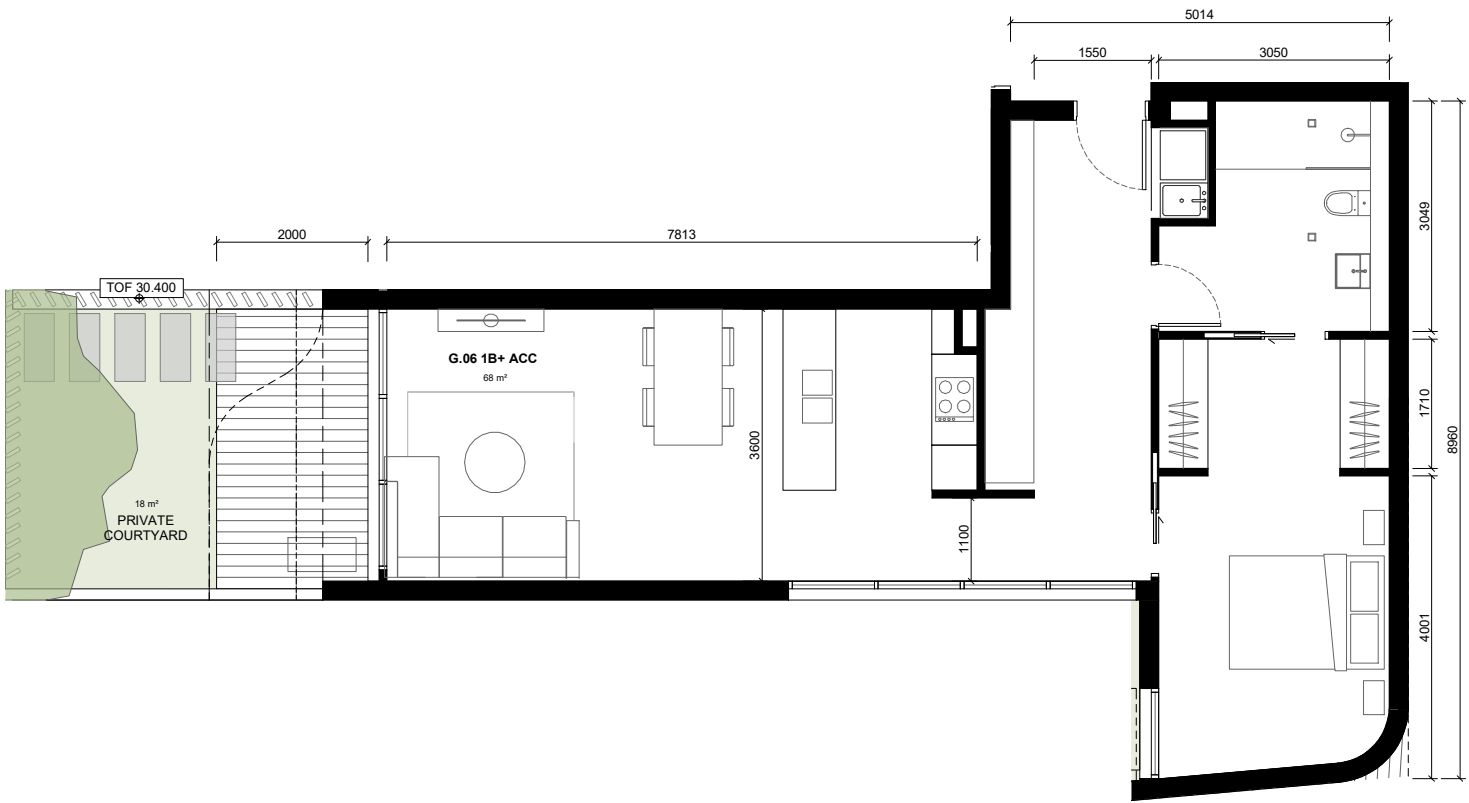


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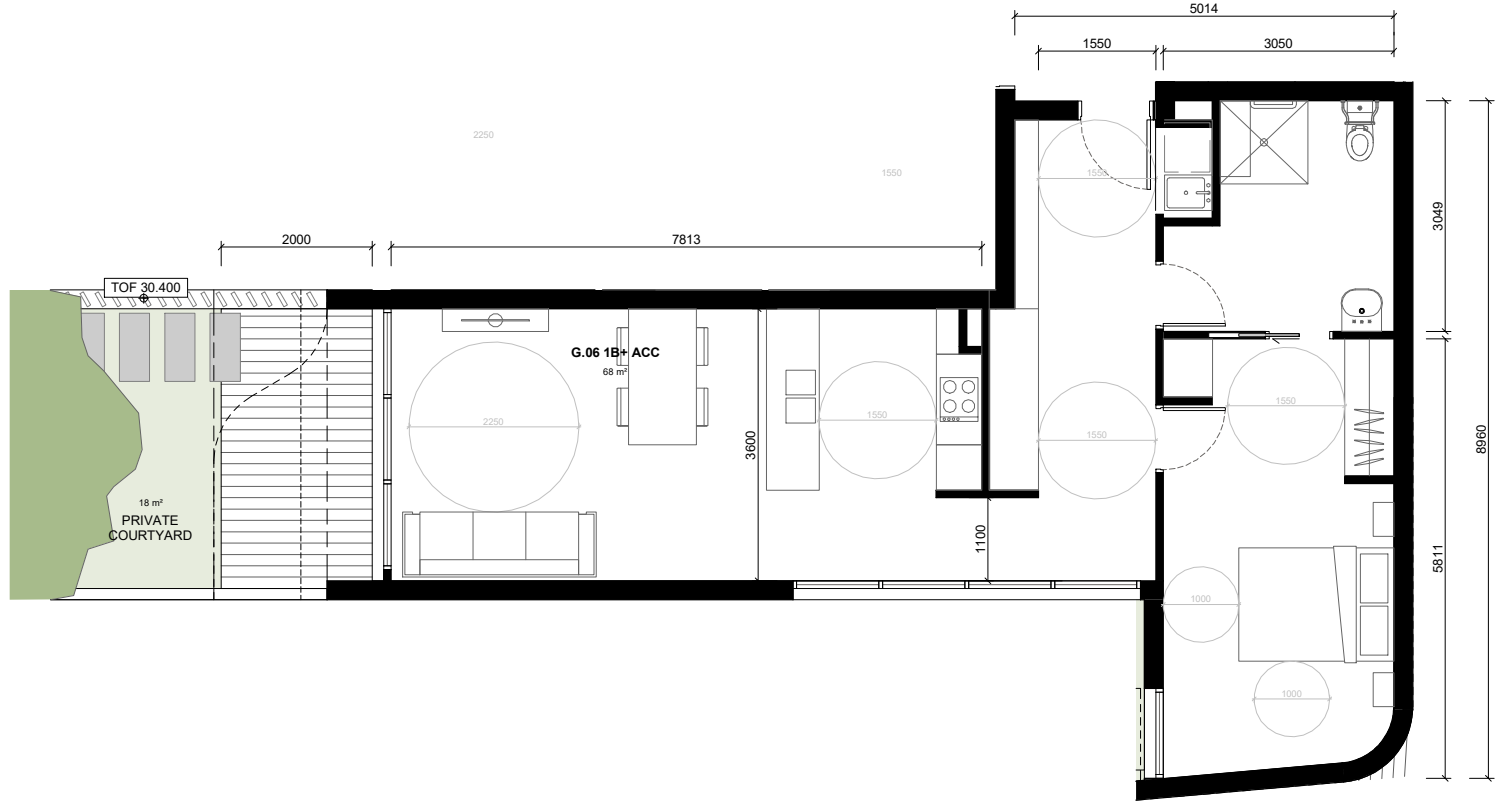
PROJECT
17087 306 - 308 TAREN POINT RD
CARINGBAH NSW 2229

DRAWING TITLE
ADAPTABLE UNIT PLAN TYPE A

SCALE	DATE	DRAWN	CHECKED
	24/07/2020	BM	EB
JOB	DRAWING	REVISION	
17087	DA5.01	D	



1 Pre-Adaptable Type B
DA2.01



2 Post-Adaptable Type B
DA2.01

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							SCALE 1:50 @A1 1:100 @A3	DATE 24/07/2020	DRAWN BM	CHECKED EB
							JOB 17087	DRAWING DA5.02	REVISION D	
							NOT FOR CONSTRUCTION			



1 Pre-Adaptable Type C
DA2.01



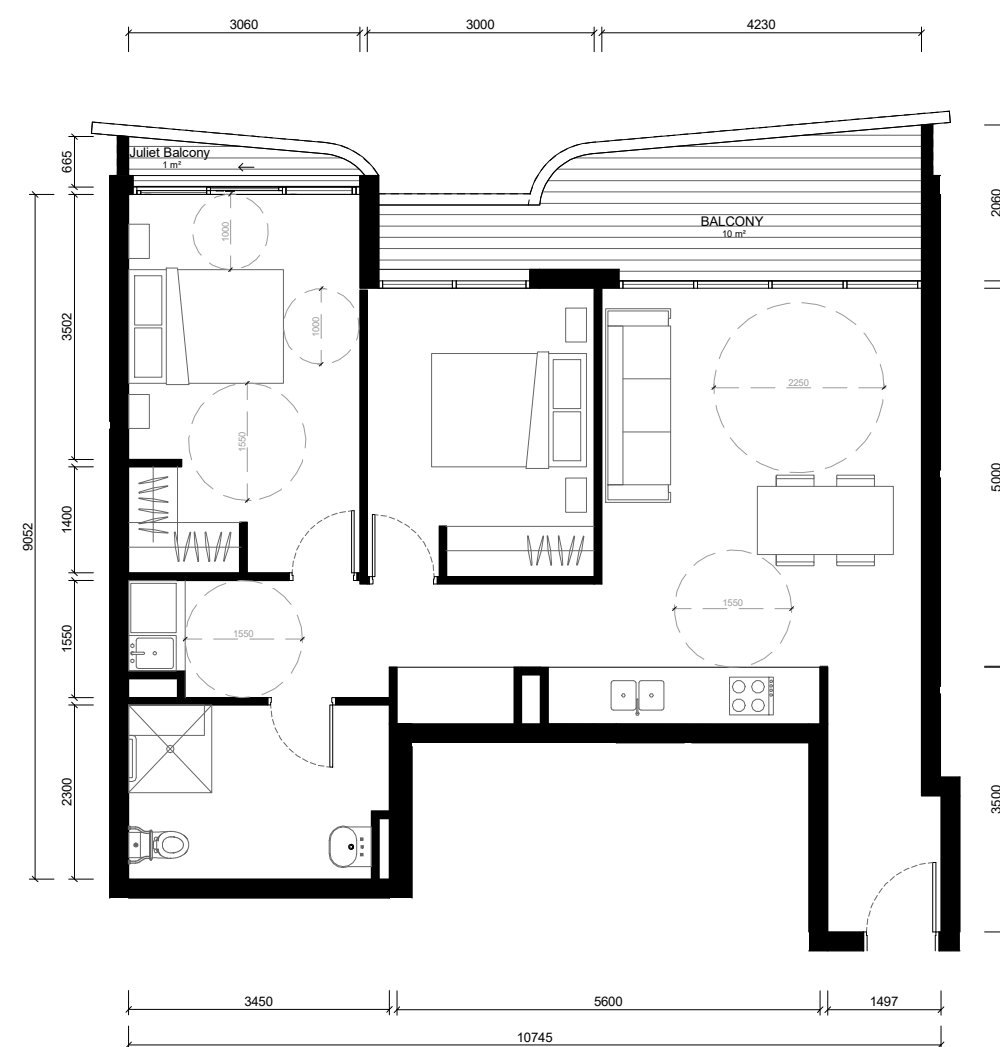
2 Post-Adaptable Type C
DA2.01

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D	24/07/2020	DA RESUBMISSION	BM																
NOT FOR CONSTRUCTION Sydney South SSPP (2019SSH001) - 16 September 2020																			
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SCALE 1:50 @A1 1:100 @A3		DATE 24/07/2020		DRAWN BM		CHECKED EB													
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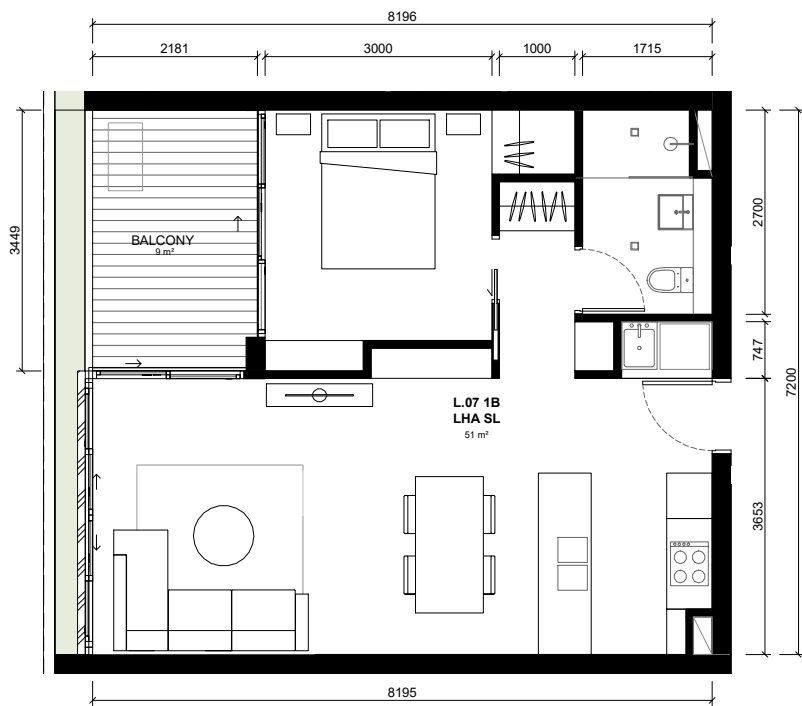


1 Pre-Adaptable Type D
DA2.01

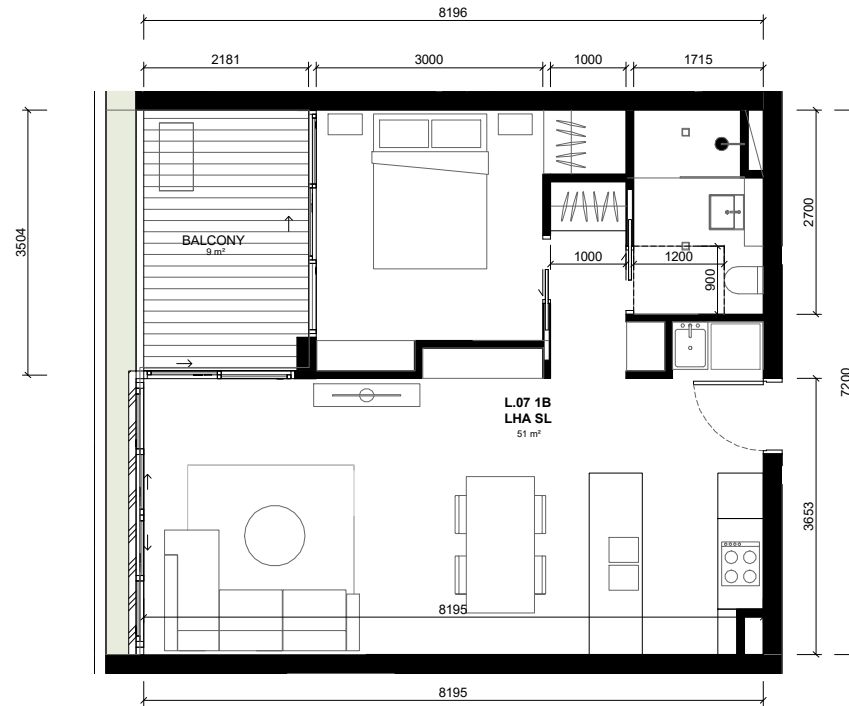


2 Post-Adaptable Type D
DA2.01

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NOT FOR CONSTRUCTION							SCALE	DATE	DRAWN	CHECKED
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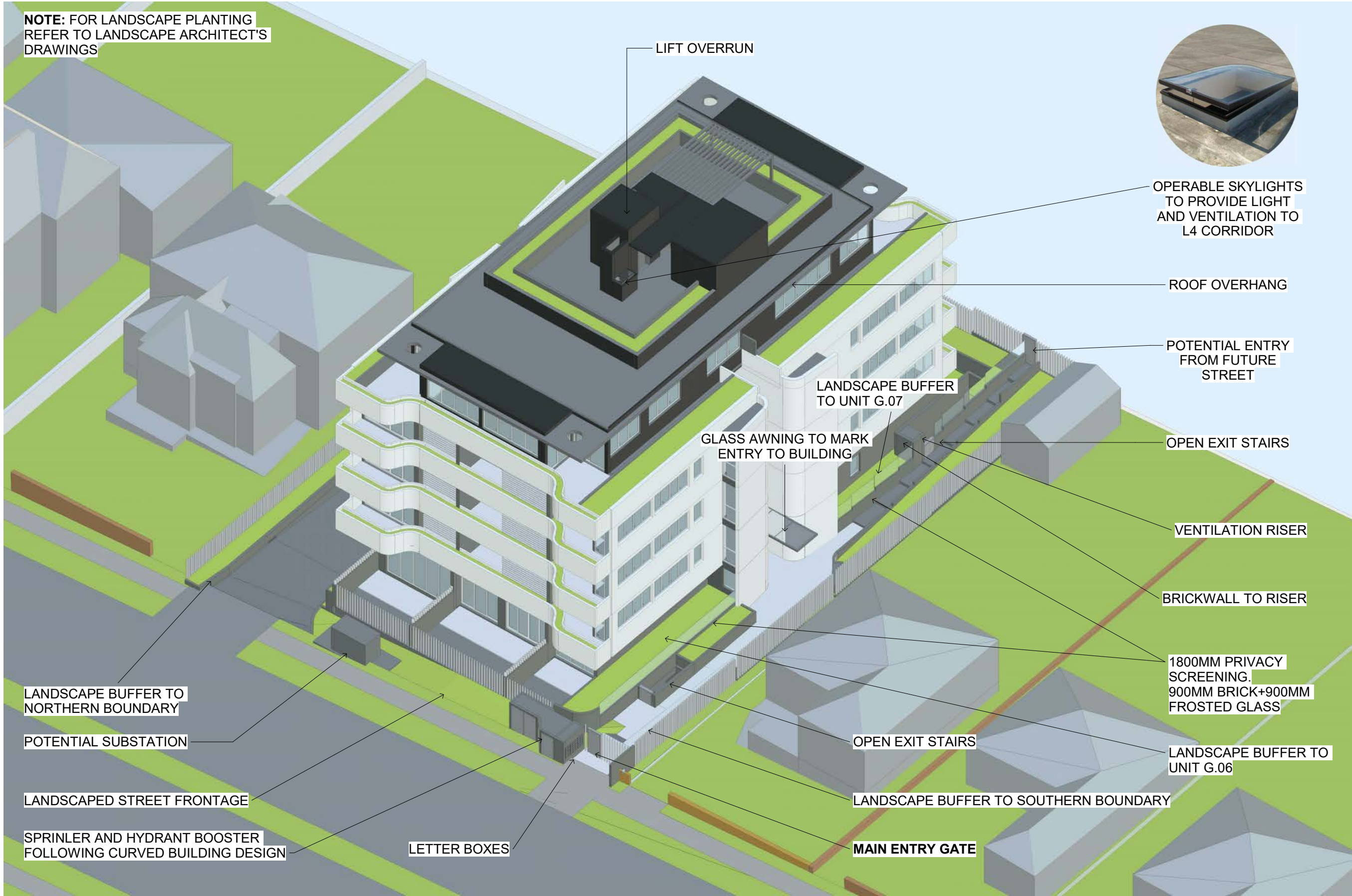


1 Pre-Adaptable Type E
DA2.01 1 : 50



2 Livable Housing Australia - Silver Level
- 1 : 50

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	PROJECT		SCALE		DATE						DRAWN		CHECKED					
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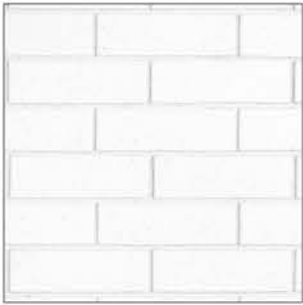
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Sydney South Report Appendices (2019SSH001) - 16 September 2020

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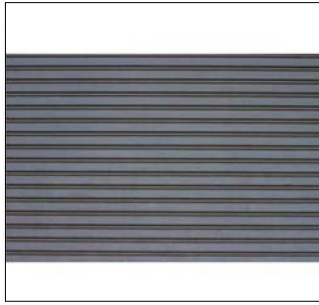
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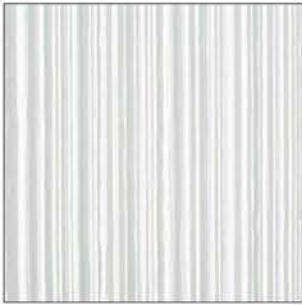
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LA PALOMA MIRO
WHITE MORTAR



2. DARK GREY BRICKS
LA PALOMA GAUDI
GREY MORTAR



3. GREY METAL
BASEMENT DOOR



4. OFF-WHITE PRECAST
CONCRETE PANEL
RECKLI 2/42 NAAB



5. CHARCOAL GREY
ALUMINIUM POWDER
COAT WINDOWS /
PRE-FINISHED METAL
PANEL



6. SLATE GREY TIMBER
SLATS FREE STANDING
FENCE



7. DULUX WESTERN
MYALL PAINTED
RENDER



8. LANDSCAPE BUFFER.
REFER TO ARCHITECT'S
LANDSCAPE DRAWINGS

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D	20/07/2020	FOR COORDINATION	BM
E	24/07/2020	DA RESUBMISSION	BM

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DRAWING TITLE
PERSPECTIVE VIEW 03

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
17087	DA6.03	E	



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H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM

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SSPP (Sydney South) Report Appendices (2019SSH001) - 16 September 2020

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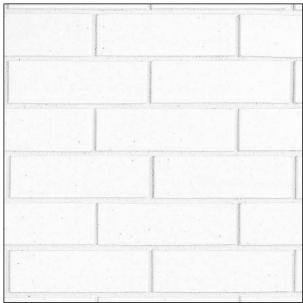
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DRAWING TITLE
PERSPECTIVE VIEW 04

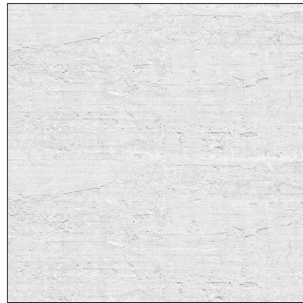
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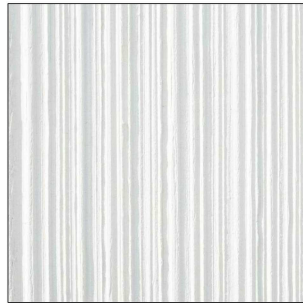
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LA PALOMA MIRO
WHITE MORTAR



2. DARK GREY BRICKS
LA PALOMA GAUDI
GREY MORTAR



3. OFF-WHITE
CONCRETE FINISH
LAMINATE FORMWORK



4. OFF-WHITE PRECAST
CONCRETE PANEL
RECKLI 2/42 NAAB



5. ALUMINIUM POWDER
COAT WINDOWS
SATIN CHARCOAL
GREY 25 MICRONS



6. SLATE GREY TIMBER
SLATS FREE STANDING
FENCE



7. DULUX WESTERN
MYALL PAINTED
RENDER



8. TIMBER-LOOK TO
AWNINGS' CEILING

IMPORTANT NOTES:
Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.

FOR APPROVAL

REVISION	DATE	DESCRIPTION	BY
A	04/10/2018	DA SUBMISSION	BM
B	22/05/2019	CONTENTIONS DISCUSSION	BM
C	10/10/2019	FOR COORDINATION	BM
D	01/11/2019	FOR INFORMATION	BM
E	03/12/2019	FOR INFORMATION	BM
F	30/04/2020	FOR INFORMATION	BM
G	15/05/2020	FOR COORDINATION	BM
H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM

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www.marchesepartners.com
Sydney · Brisbane · Canberra · Melbourne · Adelaide
Kuala Lumpur · Auckland · Christchurch · London · Madrid
ABN 20 098 552 151

CLIENT
CHLY PTY LTD
PO BOX 3039
RHODES NSW 2138

PROJECT
17087 306 - 308 TAREN POINT RD
CARINGBAH NSW 2229

DRAWING TITLE
MATERIAL BOARD

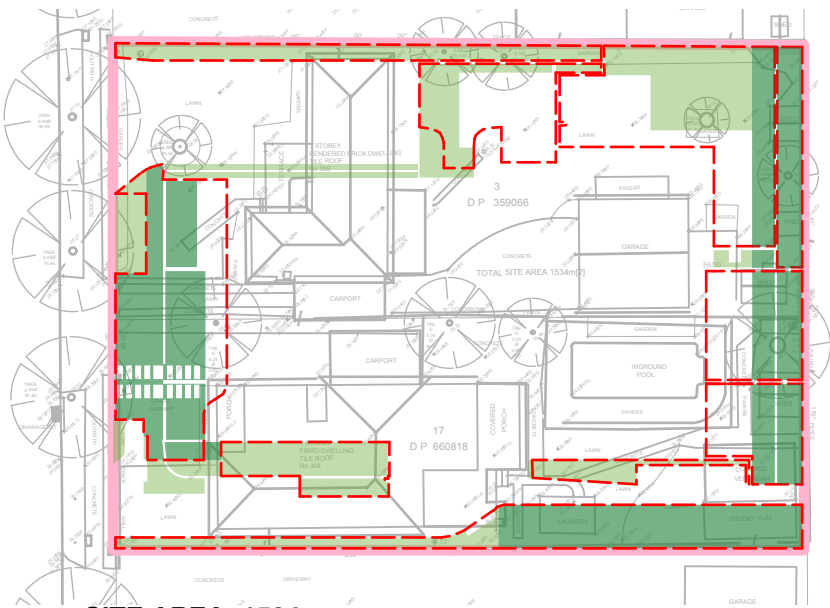
SCALE	DATE	DRAWN	CHECKED
	24/07/2020	BM	EB
JOB	DRAWING	REVISION	
17087	DA6.05		

LANDSCAPE DA

306-308 TAREN POINT ROAD CARINGBAH

Drawing List

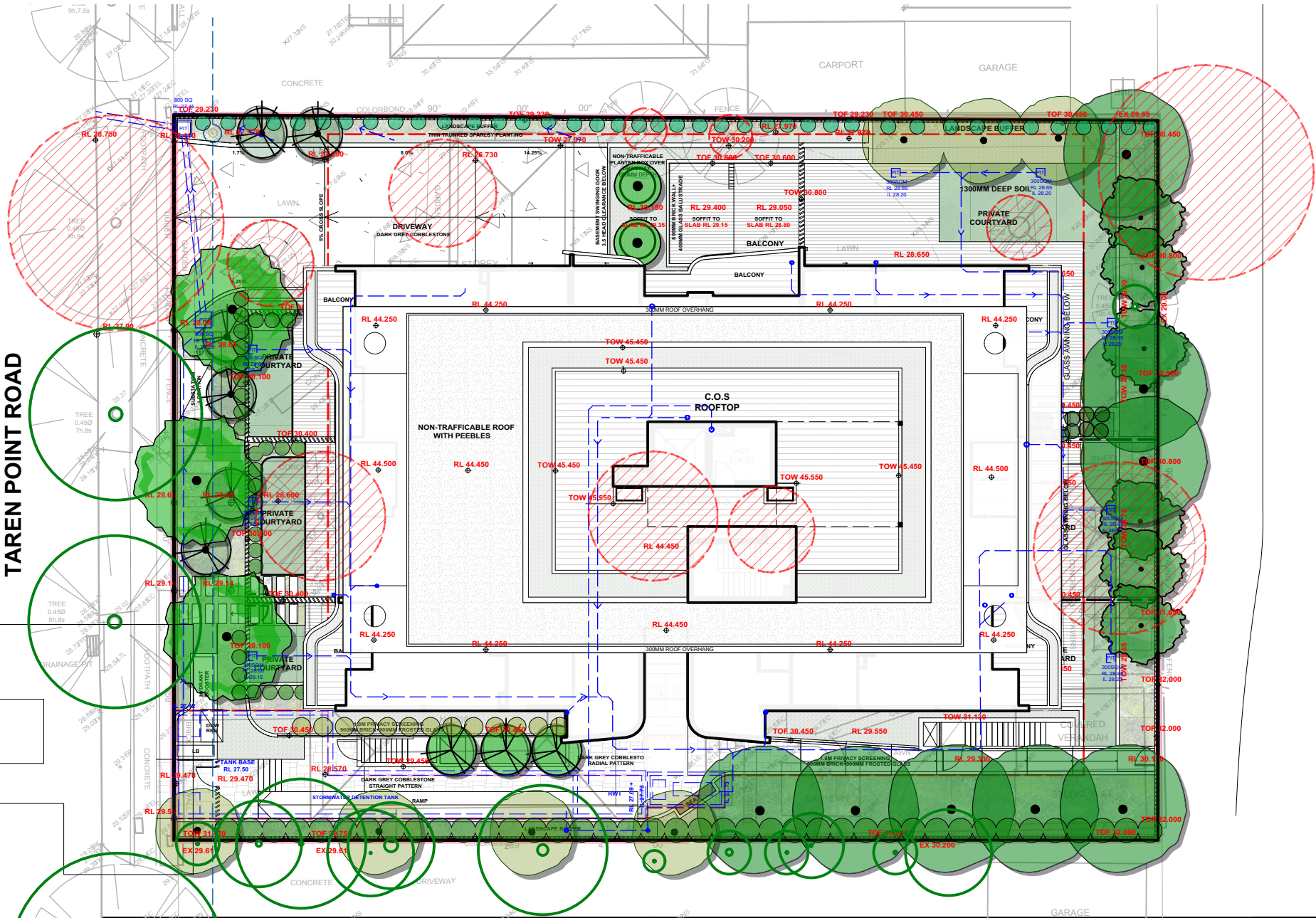
Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date
L-01	SITE PLANS/CALCULATIONS	A3	J	27/5/20
L-02	DETAILED PLAN (GROUND FLOOR)	A3	J	27/5/20
L-03	DETAILED PLAN (TYPICAL PLAN)	A3	J	27/5/20
L-04	DETAILED PLAN (4TH FLOOR PLAN)	A3	J	27/5/20
L-05	DETAILED PLAN (ROOF PLAN)	A3	J	27/5/20
L-06	KEY GROUND FLOOR SECTIONS	A3	J	27/5/20
L-07	PLANTING DETAILS	A3	J	27/5/20
L-09	EXISTING TREE	A3	J	27/5/20
L-10	NOTES	A3	J	27/5/20
L-11	SPECIFICATION	A3	J	27/5/20



SITE AREA: 1534 sqm

DEEP SOIL LANDSCAPE AREA: 235.50sqm/15.35%
COMPLIANCE 15% OF SITE AREA

LANDSCAPE AREA: 526.02sqm/34.3%
COMPLIANCE 30% OF SITE AREA



LEGEND

DRIVEWAY	
TURF AREAS	
PODIUM PLANTING	
MASS PLANTING	
PROPOSED BUILT FORM	
PAVED TYPE 1 SELECTED TILE OR PAVEMENT ON CONCRETE	
DECK AREA	

EXISTING TREE LEGEND

	EXISTING TREES TO BE RETAINED
	TREES TO BE REMOVED

J	27/5/20	FOR DA
ISSUE	DATE	COMMENT
AMENDMENTS		

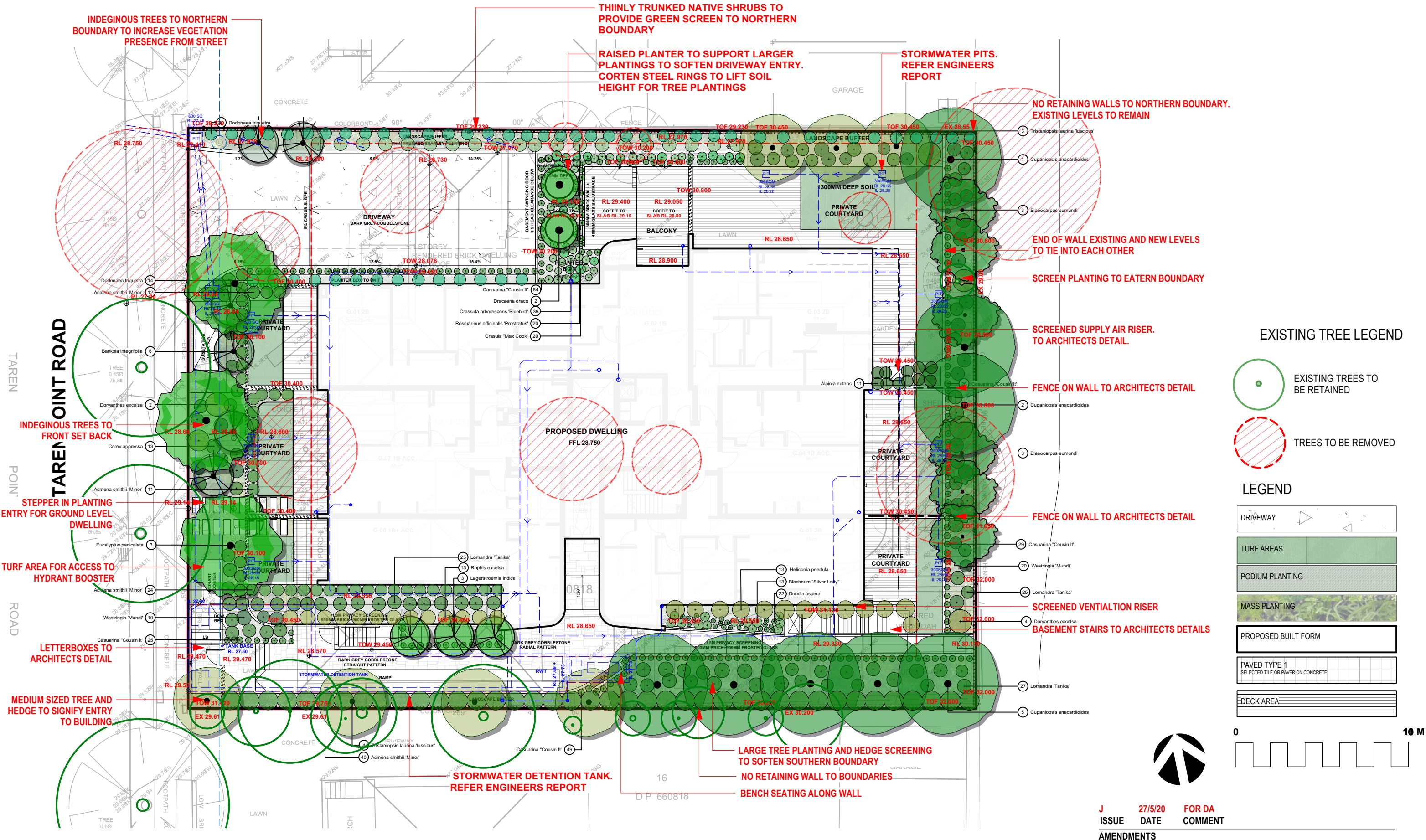
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Project	RESIDENTIAL BUILDING
Address	306-308 TAREN POINT RD CARINGBAH
Drawing Title	SITE PLANS/CALCULATIONS
Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138
Date	23/7/20
Scale	1:250@A3
Revision No.	1

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Project	RESIDENTIAL BUILDING		
Address	306-308 TAREN POINT RD CARINGBAH		Date 23/7/20
Drawing Title	DETAILED PLAN (GROUND FLOOR)		Scale 1:200@A3
Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138		Revision No. 1

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DRAPING PLANTING WITHIN SMALL
PLANTERS TO GIVE VEGETATION
PRESENCE TO TAREN POINT ROAD

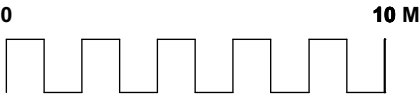
EXISTING TREE LEGEND

- EXISTING TREES TO
BE RETAINED
- TREES TO BE REMOVED

LEGEND

DRIVEWAY
TURF AREAS
PODIUM PLANTING
MASS PLANTING
PROPOSED BUILT FORM
PAVED TYPE 1 SELECTED TILE OR PAVER ON CONCRETE
DECK AREA

TYPICAL FLOORS 1-3



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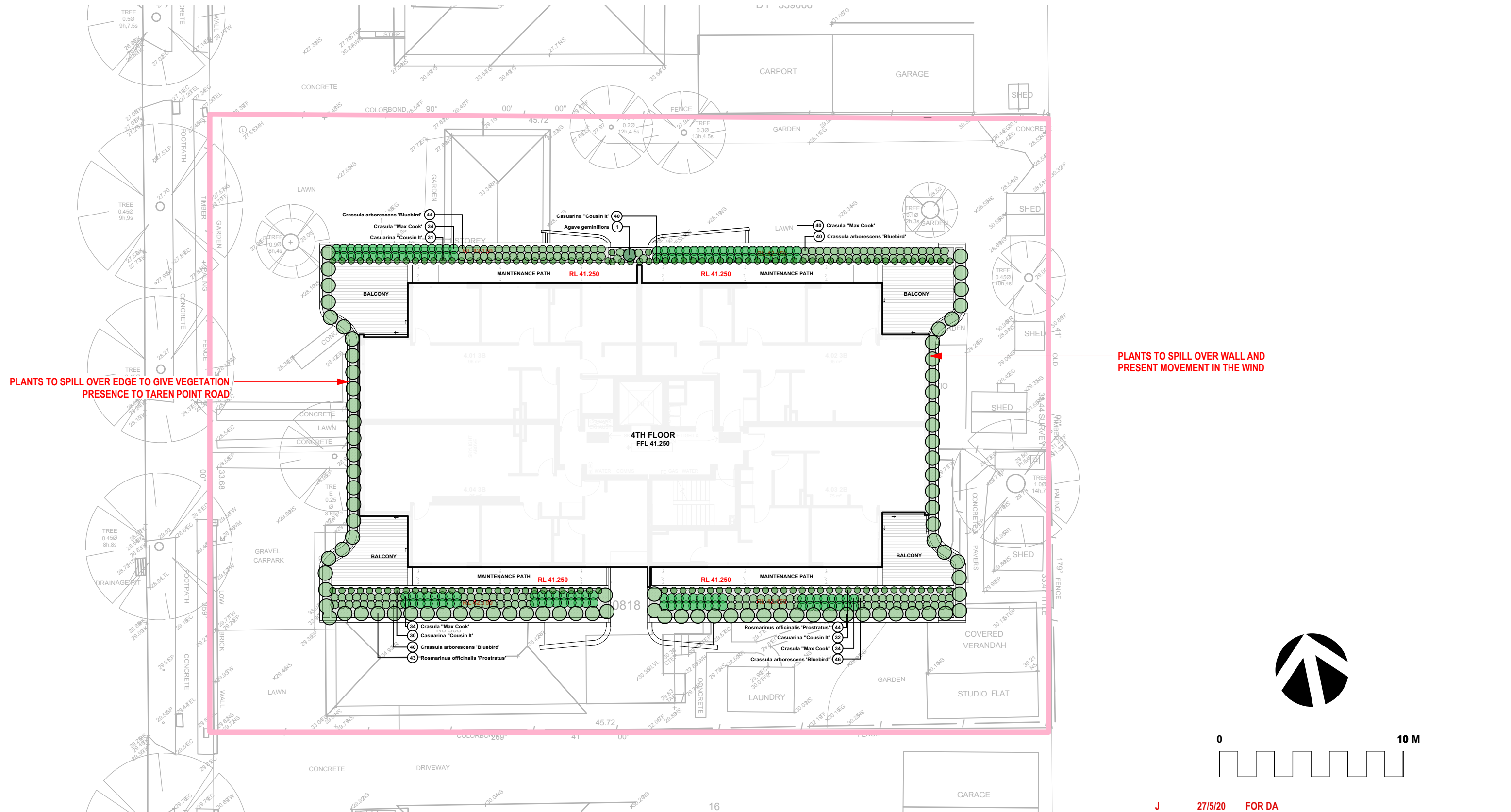
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Project	RESIDENTIAL BUILDING		
Address	306-308 TAREN POINT RD CARINGBAH		Date 23/7/20
Drawing Title	DETAILED PLAN (TYPICAL PLAN)		Scale 1:200@A3
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Project	RESIDENTIAL BUILDING		
Address	306-308 TAREN POINT RD CARINGBAH		Date 23/7/20
Drawing Title	DETAILED PLAN (4TH FLOOR PLAN)		Scale 1:200@A3
Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138		Revision No. 1

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27/5/20
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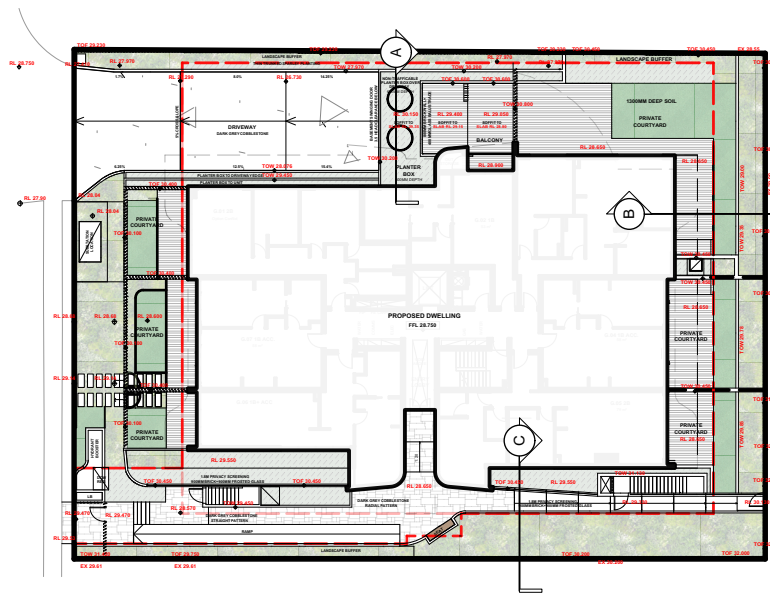
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Address	306-308 TAREN POINT RD CARINGBAH	Date	23/7/20
Drawing Title	DETAILED PLAN (ROOF PLAN)		Scale 1:200@A3
Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138	Revision No.	1

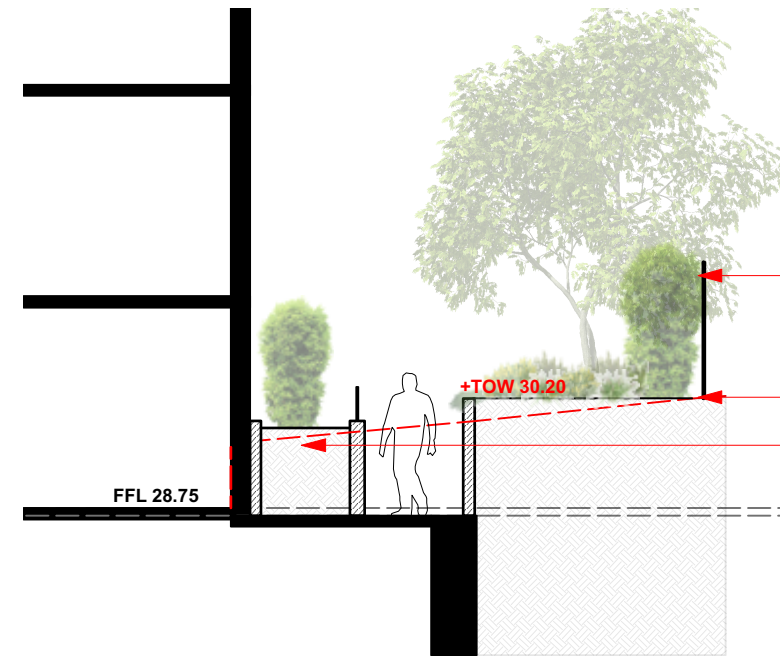
TAREN POINT ROAD



1

DRIVEWAY ENTRY SECTION

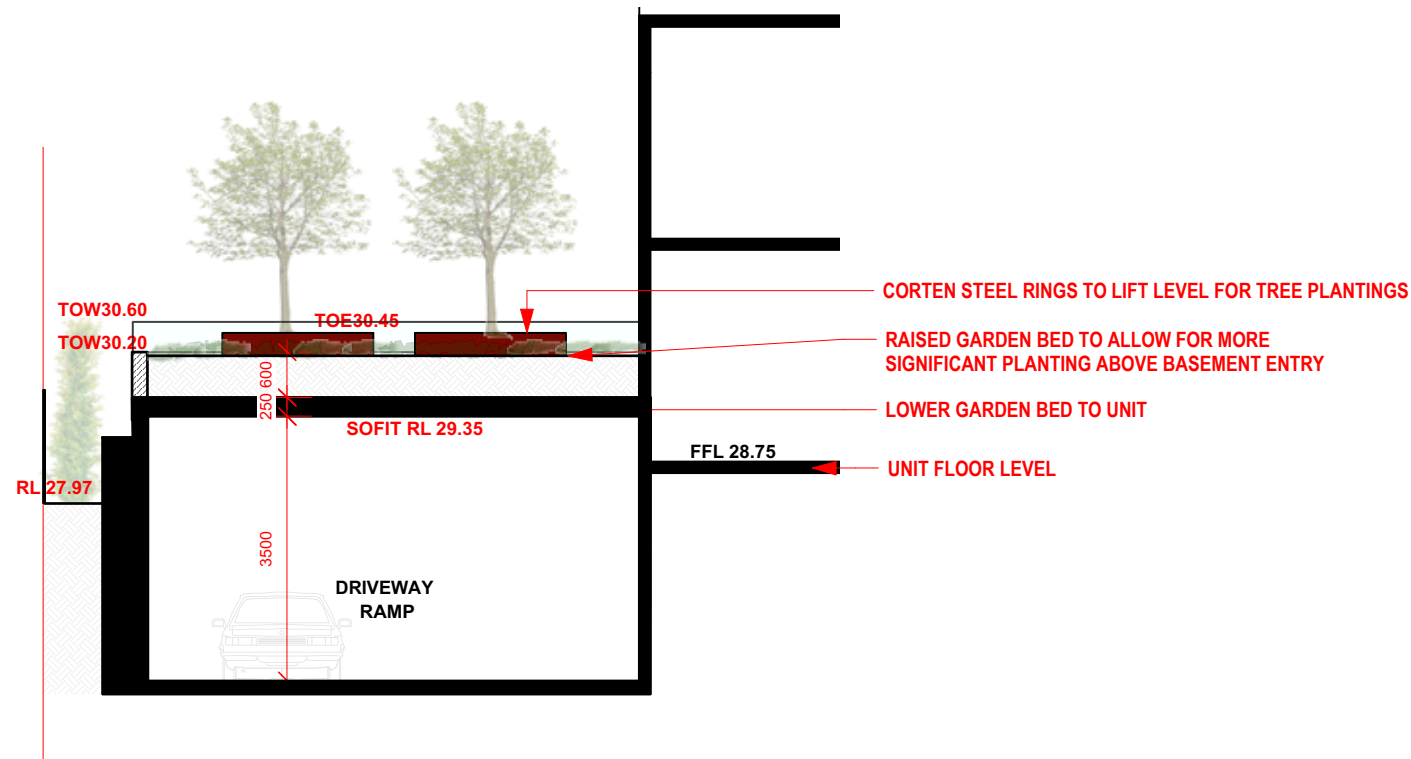
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C

SOUTHERN BOUNDARY CROSS SECTION

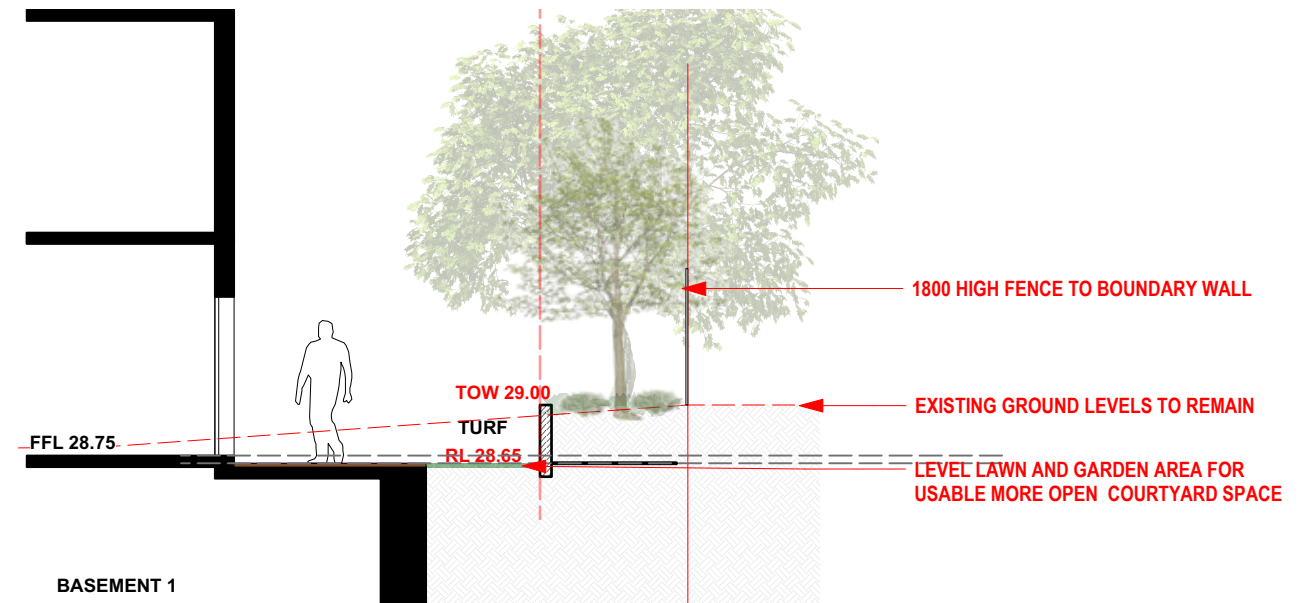
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A

DRIVEWAY ENTRY SECTION

Scale: 1:100



B

WESTERN BOUNDARY CROSS SECTION

Scale: 1:100

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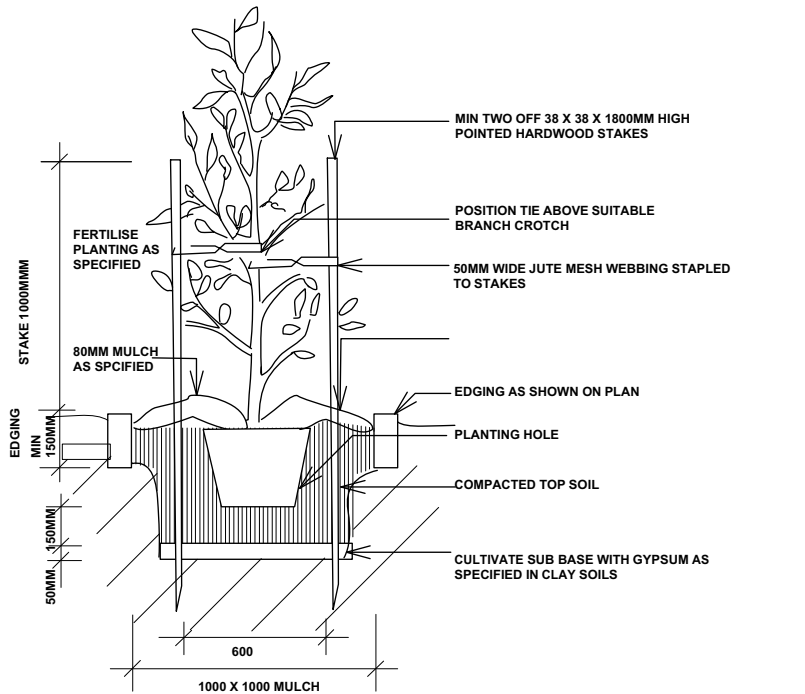
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Project	RESIDENTIAL BUILDING		
Address	306-308 TAREN POINT RD CARINGBAH		Date 23/7/20
Drawing Title	KEY GROUND FLOOR SECTIONS		Scale 1:200@A3
Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138		Revision No. 1

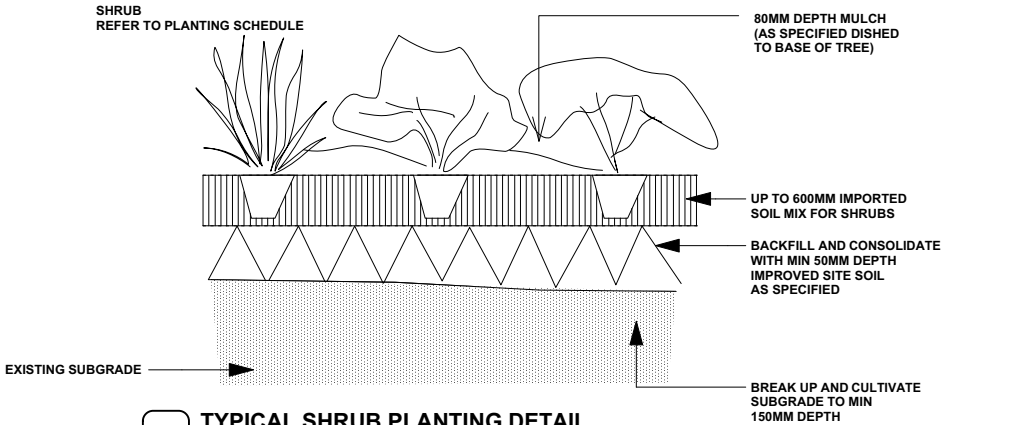
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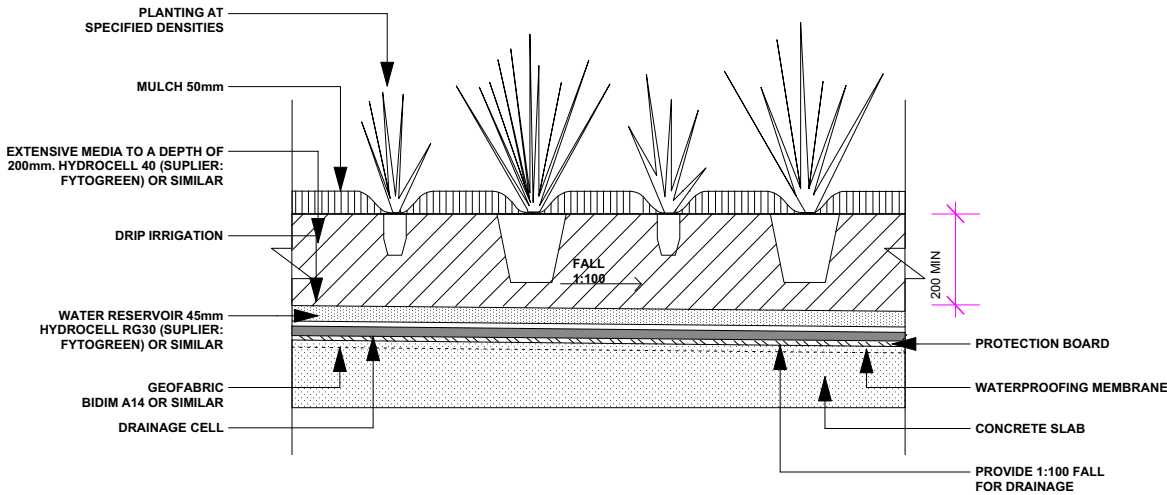
Plant List					
ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread
Trees					
Ban-int	Banksia integrifolia	Coastal Banksia	45L	8m	3m
CAna	Cupaniopsis anacardioides	Tuckeroo	45L	10 - 15m	3.5 - 6m
dra-dra	Dracaena draco	Red edged dragon tree	45L	3 - 5m	1.2 - 2.0m
EE	Elaeocarpus eumundi	Smoothed leaved Quandong	45L	5 - 10m	2.0 - 3.5m
Euc-pan	Eucalyptus paniculata	Grey ironbark	45L	10 - 30m	6m
Lag-in	Lagerstroemia indica	Crepe Myrtle	45L	4m	3m
TLaur-lus	Tristanopsis laurina 'luscious'	Kanooka, Water Gum	45L	5 - 10m	3.5 - 6m
Shrubs					
Acm-smi	Acmena smithii 'Minor'	Lillypilly	200mm	2-3m	2m
dod-tri	Dodonaea triquetra	Common Hop Bush	200mm	1.5 - 3m	1.2 - 2.0m
Hel-pen	Heliconia pendula	Bird Of Paradise	200mm	0.9 - 1.5m	0.9 - 1.2m
rap-exc	Raphis excelsa	Lady Palm	300mm	3 - 5m	2.0 - 3.5m
Wes-mun	Westringia 'Mundi'	Dwarf Coastal Rosemary	200mm	0.6m	0.9m
Ground Covers					
Aga-gem	Agave geminiflora	agave	200 mm	0.4-0.6	0.6
Alp-nut	Alpinia nutans	False Cardemon	150mm	0.9 - 1.5m	1-2.5m
Ble-sl	Blechnum "Silver Lady"	Fishbone Water Fern	150mm	0.75 - 0.9m	0.3 - 0.6m
cas'ci'	Casuarina "Cousin It'	Casuarina "Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m
Cis-ant	Cissus antarctica	Kangaroo Vine, Water Vine	150mm	3 - 5m	2.0 - 3.5m
Cra-arb	Crassula arborescens 'Bluebird'	'Blue Bird'	150mm	0.0 - 0.3m	0.3 - 0.6m
Cra-mc	Crasula "Max Cook'		150mm	0.0 - 0.3m	0.3 - 0.6m
dic-sf	Dichondra 'Silver Falls'	Silver falls kidney weed	150mm	1.2m	0.5m
Hib-sca	Hibbertia scandens	Snake Vine	150mm	0.3m	1.2m
Ro-offPro	Rosmarinus officinalis 'Prostratus'	Trailing rosemary;Creeping Rosemary	200mm	0.5 m	1.2 - 2.0m
vio-he	Viola hederacea	Native Violet	150mm	0.2m	0.8m
Grasses					
cag-ap	Carex appressa	---	150mm	0.8m	1m
Dor-exc	Doryanthes excelsa	Gynea Lily	300mm	1-2m	2-4m
lom-ta	Lomandra 'Tanika'	Fine-leaved mat rush	150mm	0.5m	0.6m
Pen-alo-naf	Pennisetum alopecuroides 'Nafray'	Purple Fountain Grass	150mm	0.6 - 0.75m	0.3 - 0.6m
Climbers					
Aquatic Plants					
Perennials					
Ferns					
doo-asp	Doodia aspera	Prickly Rasp Fern	150mm	0.6 - 0.75m	0.0 - 0.3m



NTS
TYPICAL TREE PLANTING DETAIL



NTS
TYPICAL SHRUB PLANTING DETAIL



NTS
TYPICAL PLANTING/ PODIUM DETAIL

J 27/5/20 FOR DA
ISSUE DATE COMMENT

AMENDMENTS

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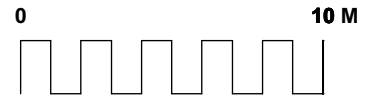
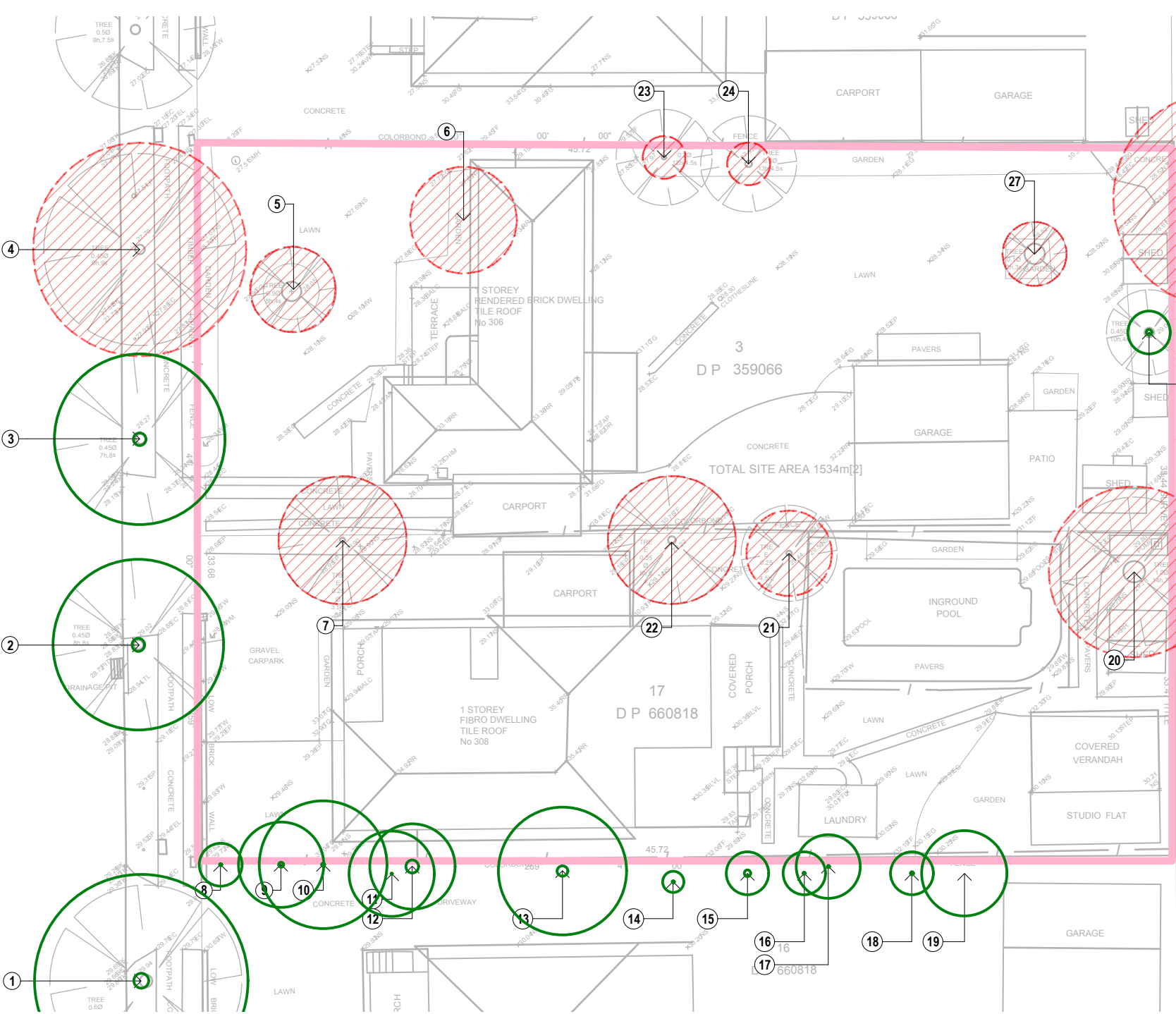
Project **RESIDENTIAL BUILDING**
Address **306-308 TAREN POINT RD CARINGBAH**
Drawing Title **PLANTING DETAILS**
Client **CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138**

Date **23/7/20**

Scale **NTS**

Revision No. **I**

Page
L-07 J



EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED

1.0 Tree Assessment Survey Sheet													Client: CHLY Pty Ltd
Location : 306-308 Taren Point Rd, Caringbah NSW													Quotation Number: 62175
Weather : Overcast 15 / 12 / 2017													Page number: 1A / 3
Tree #	Species Botanical name Common name	Trunk Diameter @1.4m	Height	Width	Age	SULE	Health 1 = Poor 5 = Excel	Structure 1 = Poor 5 = Excel	Canopy Cover %	Crown Class	Tree Surgery	Suitability for Preservation	Comments
1	<i>Tristaniopsis laurina</i> Water Gum	30 20	6	10	M		4	3	40%	D		Moderate	Has been lopped for power lines Council tree
2	<i>Tristaniopsis laurina</i> Water Gum	30 30	6	8	M		3	3	40%	D		Moderate	Has been lopped for power lines Council tree
3	<i>Tristaniopsis laurina</i> Water Gum	30 30	6	8	M		3	4	50%	C		Moderate	Has been lopped for power lines Council tree
4	<i>Tristaniopsis laurina</i> Water Gum	20 30 30	6	10	M		3	4	50%	C		Moderate	Has been lopped for power lines Council tree
5	<i>Jacaranda mimosifolia</i> Jacaranda	Multi 10 to 30	6	4	M		4	1	30%	D	11	Low	Has been lopped at 2 metres multiple times
6	<i>Lasiandra grandiflora</i> Large flowered Lasiandra	Multi 5 to 10	4	5	M		5	1	50%	D		Moderate	Growing under wires next to house Lopped at 3 metres
7	<i>Syagrus romanzoffiana</i> Cocos palm	25	6	1	SM		4	5	50%	D		Low	Weed tree
8	<i>Yucca SPP.</i> Yucca tree	Multi 5 to 10	4	2	OM		3	1	30%	C	11	Low	Old termite damage at the base
9	<i>Ceratopetalum gummiferum</i> NSW Christmas tree	15 10	6	4	M		4	3	30%	C		Moderate	Main leader has been removed
10	<i>Ceratopetalum gummiferum</i> NSW Christmas tree	15	8	6	M		5	5	50%	D		High	
11	<i>Camellia japonica</i> Japanese Camellia	Multi 5 to 6cm	6	4	M		5	3	100%	C	4	High	
12	<i>Scheffera actinophylla</i> Umbrella tree	30 30	10	4	M		4	3	40%	D	4	Low	
13	<i>Ceratopetalum gummiferum</i> NSW Christmas tree	20 30	6	6	M		5	4	30%	C	9	Low	Ficus vine growing through the whole tree
14	<i>Camellia japonica</i> Japanese Camellia	10, 5, 8	4	1	M		4	3	15%	C	9	Low	Vine on trunk
15	<i>Scheffera actinophylla</i> Umbrella tree	Multi 10 to 30	4	2	M		5	2	30%	C	9	Low	Has been lopped Vine on trunk
16	<i>Camellia japonica</i> Japanese Camellia	Multi 8 to 10	4	2	M		4	4	95%	C	9	Moderate	Scales and mites on foliage
17	<i>Ceratopetalum gummiferum</i> NSW Christmas tree	Multi 8 to 10	4	3	M		4	2	70%	C		Moderate	Tree was lopped at 1.2m
18	<i>Phoenix roebelenii</i> Pygmy date palm	150	4	2	M		4	5	80%	C		Moderate	Signs of poor growth in lower foliage
19	<i>Euphorbia pulcherima</i> Poinsettia tree	Multi	6	4	M		5	U / K	70%	D		Moderate	Has a Cocos palm growing in the centre of the tree
20	<i>Phoenix canariensis</i> Phoenix palm	80	10	8	M		5	5	100%	D	1	High	Located in 308
21	<i>Murraya paniculata</i> Orange Jessamine	8, 10, 12	5	4	M		4	2	30%	C		Low	Located in 308 Has had major part of canopy removed for pool fence
22	<i>Thuja SPP.</i> Conifer	25	8	6	M		5	5	70%	D		High	Located in 308
23	<i>Syagrus romanzoffiana</i> Cocos palm	20	7	2	M		4	5	50%	C		Low	Located in 306 Weed tree
24	<i>Archontophoenix cunninghamiana</i> Bangalow palm	20	7	2	M		4	5	70%	C		High	Located in 306 Wind damage on foliage
25	<i>Washingtonia filifera</i> Desert Fan palm	25	8	2	M		4	5	100%	D		High	Located in 306 Thin canopy
26	<i>Melaleuca SPP.</i> Paperbark tree	not taken as in school	12	10	M		5	4	100%	D		High	Growing in school at rear of 306

REFER ARBORIST REPORT FOR NUMBER REFERENCE

GENERAL NOTES
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Project	RESIDENTIAL BUILDING	Date	23/7/20
Address	306-308 TAREN POINT RD CARINGBAH	Scale	1:200@A3
Drawing Title	EXISTING TREE	Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138
Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138	Revision No.	1



EXEMPT TREE REMOVAL

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.

IRRIGATION NOTE

NOTE
ALL GARDENS TO HAVE INSTALLED A DRIP IRRIGATION SYSTEM CONTROLLED FROM WITHIN THE STORE AND RUN OF TANK WATER (POSSIBLE TOWN WATER TOP UP). IRRIGATION SYSTEM CAN BE DESIGNED AND INSTALLED BY SITEDESIGN + IRRIGATION
CALL DAVID JAMES +61 488 358 180

PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.
Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list
D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.

LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASON)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPRAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W
PLANTING ESTABLISHMENT PERIOD - 12 MONTHS LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS KEY D-DAILY, W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY.								

EXTERNAL LIGHTING - (AMENITY)

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

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

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

MAINTENANCE GENERAL NOTES

SECTION C: LANDSCAPE MAINTENANCE SPECIFICATION 1.0 SCOPE
1.1 PERIOD
The 52 week Planting Establishment Period commences at the date of registration of the repective plan. The contractor is to also allow for maintenance from the date of Practical Completion to the start date of the 52 week Planting Establishment Period. The allowance shall be for a weekly rate which will then be implemented until the formal maintenance period commences.

1.2 PROGRAM
Furnish a proposed planting maintenance program with the tender.

1.3 MAINTENANCE LOGBOOK
Contractor to keep a maintenance record of works carried out on a monthly basis. Log should include but not limited to: - Activities carried out during each attendance;
- Irregularities encountered and actions taken;
NB: Maintenance payments will be evaluated on submission of monthly logbooks.

1.4 RECURRENT WORKS
Throughout the Planting Establishment Period, continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, staking and tying, replanting, cultivating, pruning and keeping the site neat and tidy. All rubbish related to landscape works shall be removed by the landscape contractor before it is allowed to accumulate.

1.5 PLANTING
Commence recurrent planting maintenance works at the completion of planting. Ensure the stock arriving on site is protected and maintained for healthy growth.

1.6 REPLACEMENTS
Continue to replace failed, damaged or stolen plants for the extent of the Planting Establishment Period.

1.7 MULCHED SURFACES
Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.

1.8 GRASSED AREAS
Commence grass maintenance works at the completion of turfing, and continue to carry out grass maintenance throughout the contract and Planting Establishment Period, maintaining healthy weed free growth.

1.9 STAKES AND TIES
Adjust or replace as required. Remove those not required at the end of the Planting Establishment Period.

1.10 WATERING/ IRRIGATION
An irrigation system is to be installed to all mass planted beds and new tree planting, connected to a pump and the rainwater tank /OSD tank. Install one tap near the front boundary (Wurrook Circuit) and one tap on the rear (eastern) boundary. This system shall be installed and maintained for the duration of the maintenance period (52 weeks) and in perpetuity of the development. All irrigation works shall be performed by a licensed irrigation contractor. Materials to be used are to be submitted to the site superintendent for approval. The contractor shall provide design drawings and material specifications/samples prior to commencing work. All works are to be conducted to all current and relevant Australian Standards.

The contractor is to be completely responsible for the coordination of the installation of the irrigation system with other services throughout the site. Recommended flow rates: The system shall be set up on a trial basis and them adjusted to suit the local requirements and conditions. Once the system is satisfactorily adjusted the contractor shall make fortnightly visits within the establishment period to ensure satisfactory performance of the system and to adjust the watering periods as required. A minimum even coverage of 25mm of water per week is recommended.

2.0 REPORTS
2.1 LANDSCAPE MAINTENANCE REPORT
'Landscape Maintenance Reports' shall be submitted to the Principle Certifying Authority by the contractor verifying that satisfactory maintenance of the landscape works has been undertaken and that any necessary rectification measures have been carried out to a high professional standard. This documentation is to be submitted through the plant establishment period.

J 27/5/20 FOR DA
ISSUE DATE COMMENT

AMENDMENTS

GENERAL NOTES
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Project	RESIDENTIAL BUILDING		
Address	306-308 TAREN POINT RD CARINGBAH	Date	23/7/20
Drawing Title	NOTES	Scale	NTS
Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138	Revision No.	I

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

- Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.
- Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.
- Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.
- Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

- The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.
- Erosion & pollution control measures shall incorporate the following:
 - Construction of a sediment trap at the vehicle access point to the subject site.
 - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
 - Earth banks to prevent scour of stockpiles
 - Sandbag kerb sediment traps
 - Straw bale & geotextile sediment filter.
 - Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitelist Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, cXXlay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

a) Establishing Subgrade Levels

- Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
 - Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
 - Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

b) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

c) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

d) Placement and Preparation of Specified Soil Conditioner & Mixes.

Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.
Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2*. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel Garden Edging

The Contractor shall install stone edging as shown on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

- Upon completion of installation, the system shall be tested, including:
 - Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
 - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
 - All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

12 MONTH MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required: Watering all planting and lawn areas / irrigation maintenance.

- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.xx

J 27/5/20 FOR DA
ISSUE DATE COMMENT

AMENDMENTS

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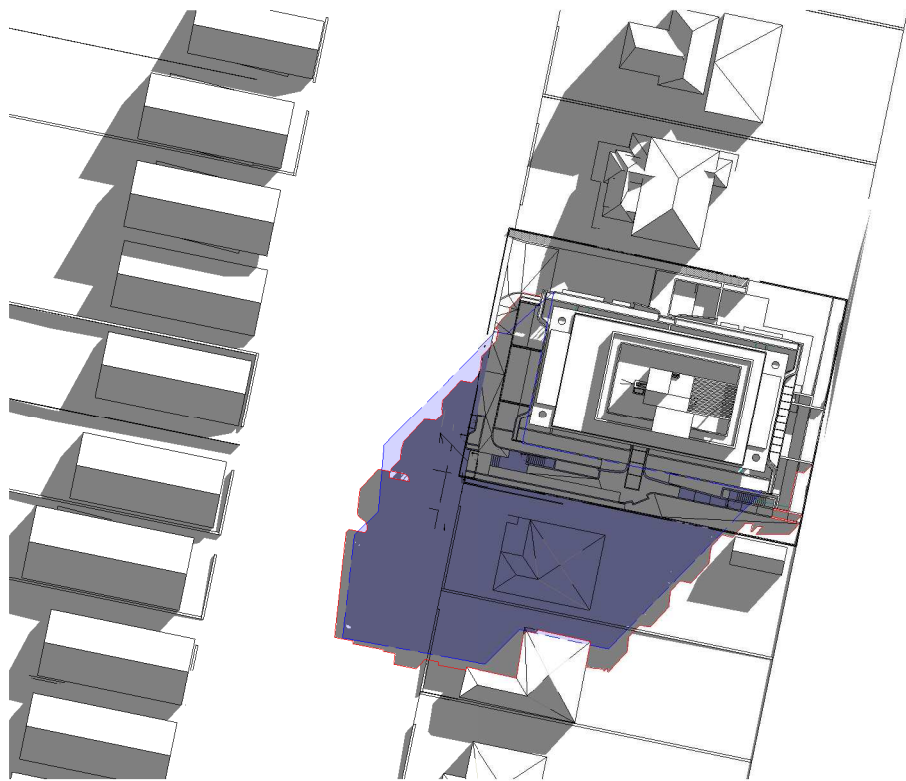


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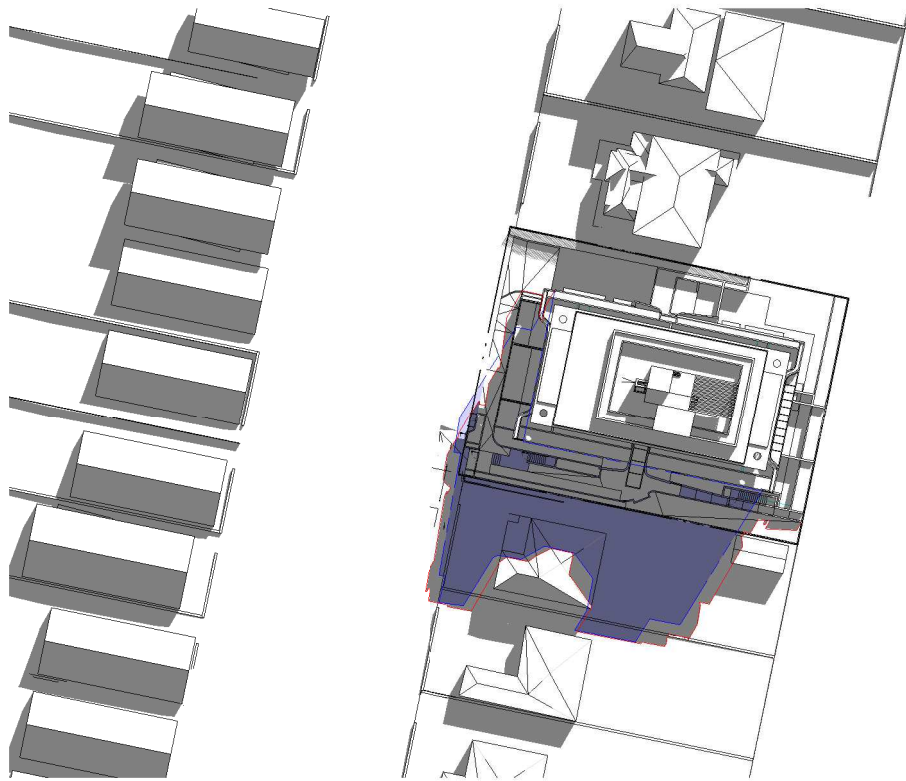
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Project	RESIDENTIAL BUILDING		
Address	306-308 TAREN POINT RD CARINGBAH		Date 23/7/20
Drawing Title	SPECIFICATION		Scale NTS
Client	CHLY PTY LTD - PO BOX 3039 RHODES NSW 2138		Revision No. 1

Page
L-11 J



1 JUNE 21ST 9 AM
DA2.01 1 : 500



2 JUNE 21ST 10 AM
DA2.01 1 : 500



3 JUNE 21ST 11 AM
DA2.01 1 : 500



4 JUNE 21ST 12 PM
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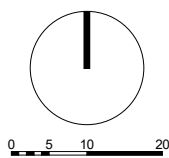
DCP COMPLIANT VOLUME
DA RESUBMISSION

IMPORTANT NOTES:				
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REVISION	DATE	DESCRIPTION	BY	
A	04/10/2018	DA SUBMISSION	BM	
B	22/05/2019	CONTRIBUTIONS DISCUSSION	BM	
C	10/10/2019	FOR COORDINATION	BM	
D	01/11/2019	FOR INFORMATION	BM	
E	03/12/2019	FOR INFORMATION	BM	
F	30/04/2020	FOR INFORMATION	BM	
G	15/05/2020	FOR COORDINATION	BM	
H	27/05/2020	DA RESUBMISSION	BM	
J	20/07/2020	FOR COORDINATION	BM	
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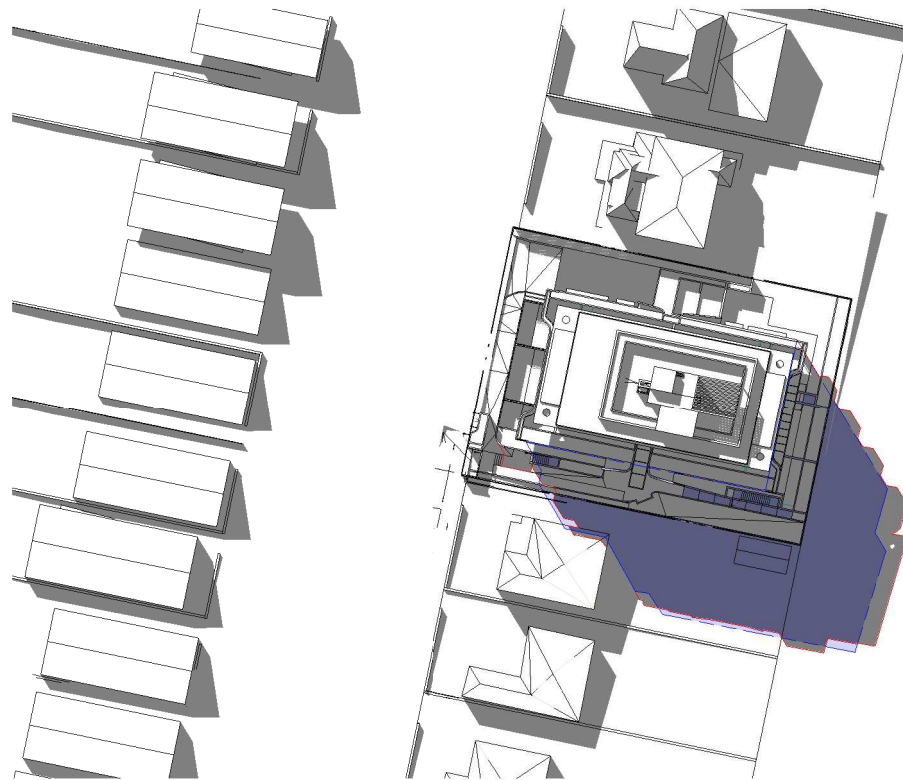
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PO BOX 3039
RHODES NSW 2138
PROJECT
17087_306 - 308 TAREN POINT RD
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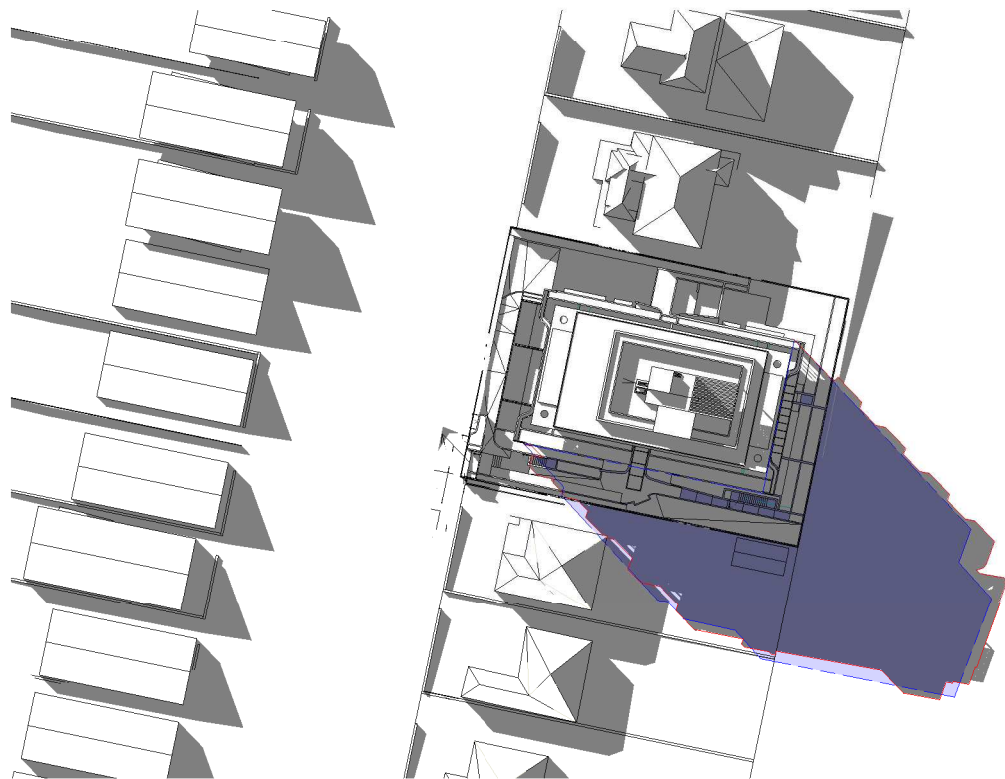
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17087	DA4.03	K	



1 JUNE 21ST 1 PM
DA2.01 1 : 500



2 JUNE 21ST 2 PM
DA2.01 1 : 500



3 JUNE 21ST 3 PM
DA2.01 1 : 500

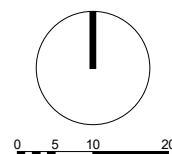
DCP COMPLIANT VOLUME
DA RESUBMISSION

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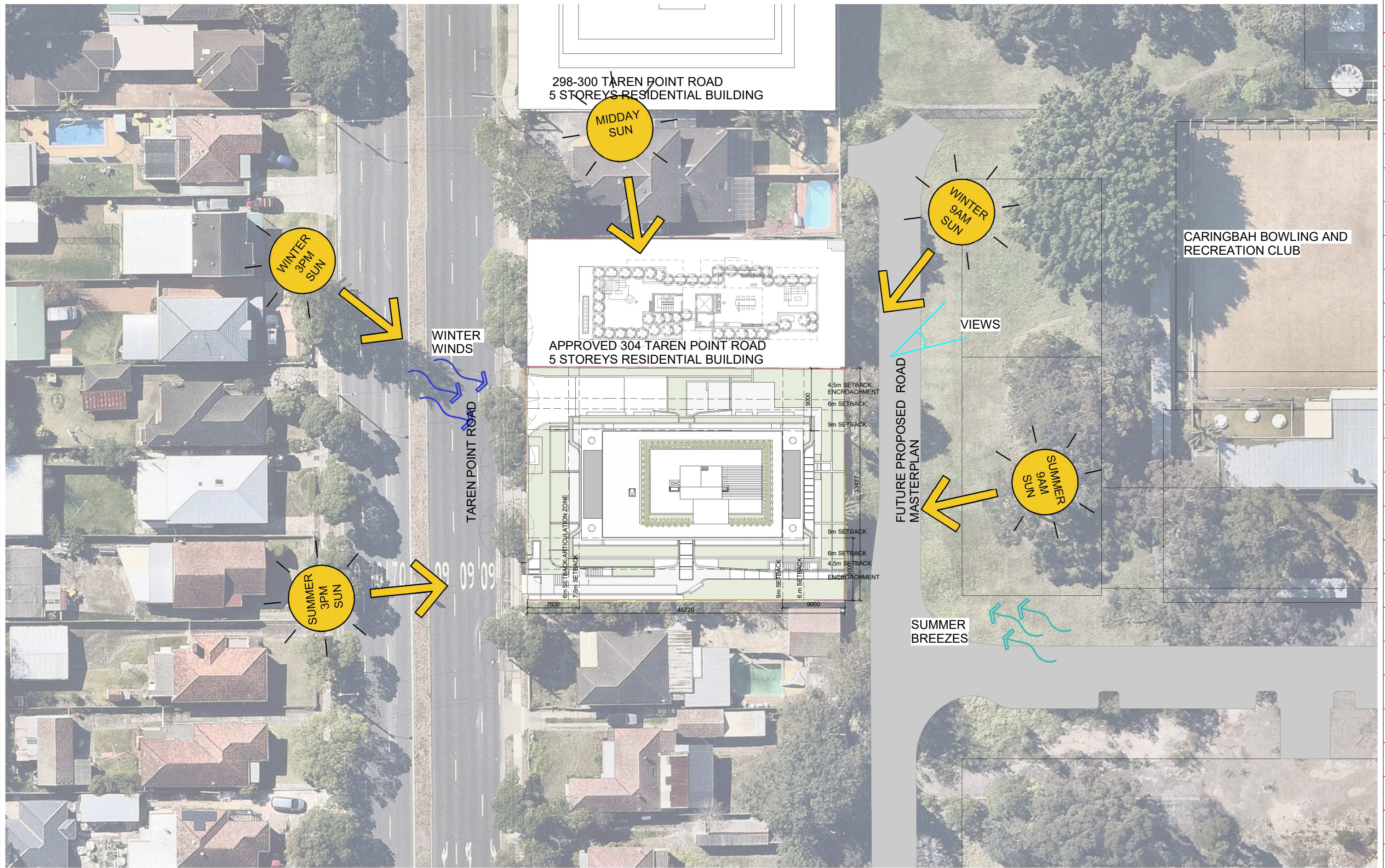
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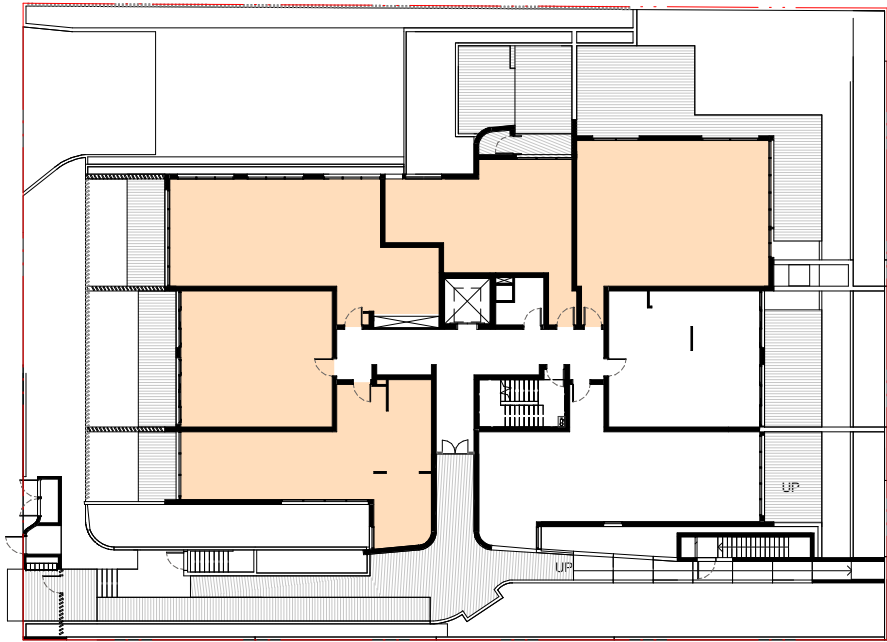


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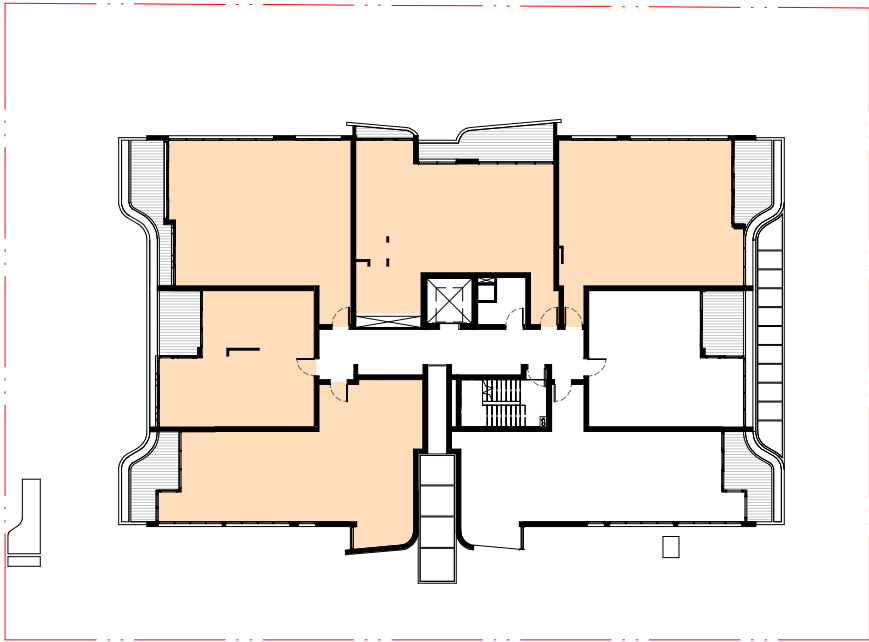
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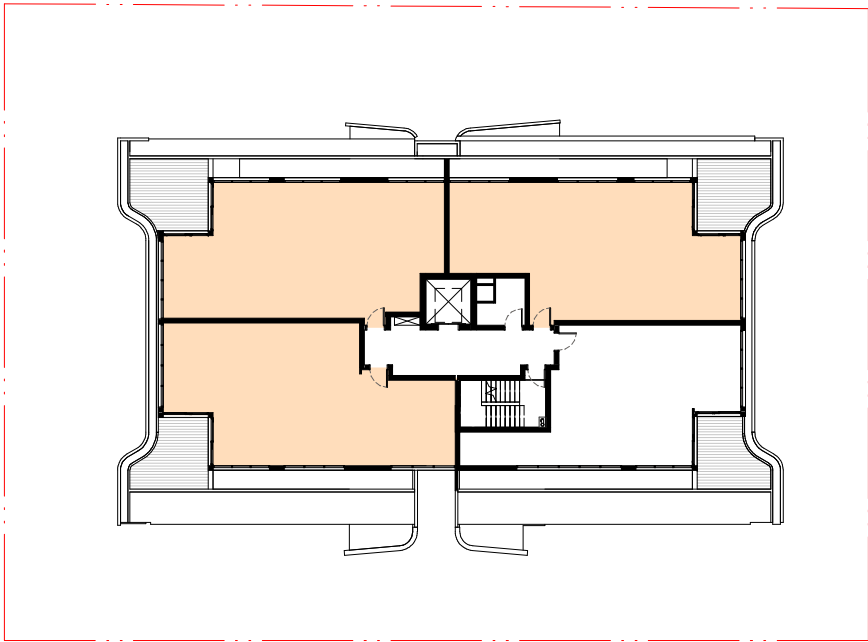
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	B	22/05/2019	CONTENTIONS DISCUSSION	BM	
	C	10/10/2019	FOR COORDINATION	BM	
	D	01/11/2019	FOR INFORMATION	BM	
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	F	30/04/2020	FOR INFORMATION	BM	
	G	15/05/2020	FOR COORDINATION	BM	
	H	27/05/2020	DA RESUBMISSION	BM	
	J	20/07/2020	FOR COORDINATION	BM	
K	24/07/2020	DA RESUBMISSION	BM		
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GROUND FLOOR
3 HOURS SOLAR ACCESS UNITS: 5



TYPICAL LEVELS 1-3
3 HOURS SOLAR ACCESS UNITS: 5



LEVEL 4
3 HOURS SOLAR ACCESS UNITS: 3

TOTAL UNITS WITH SOLAR ACCESS : 23_71.9%
COMPLIANCE 70%

 SOLAR ACCESS

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REVISION	DATE	DESCRIPTION	BY
A	04/10/2018	DA SUBMISSION	BM
B	22/05/2019	CONTENTIONS DISCUSSION	BM
C	10/10/2019	FOR COORDINATION	BM
D	01/11/2019	FOR INFORMATION	BM
E	03/12/2019	FOR INFORMATION	BM
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H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM

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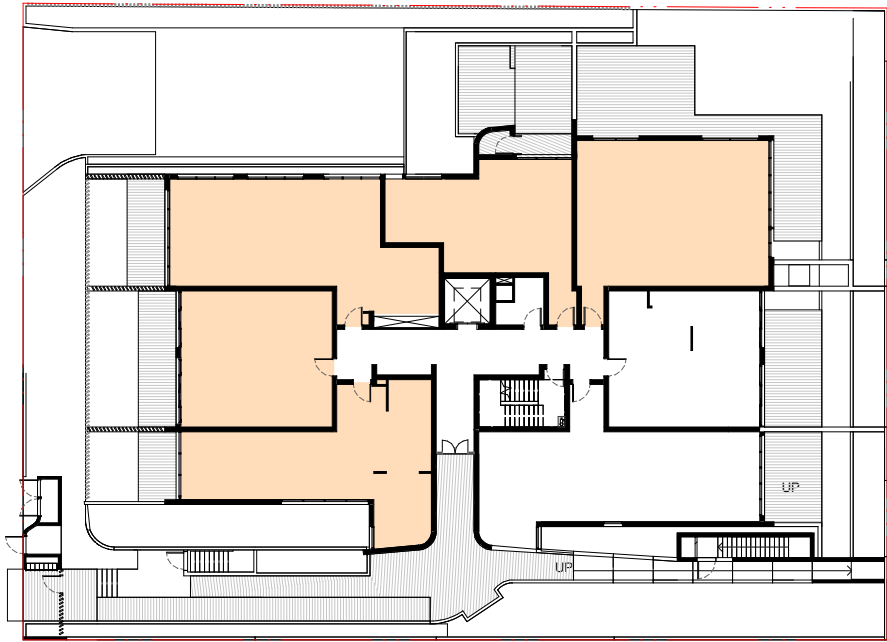
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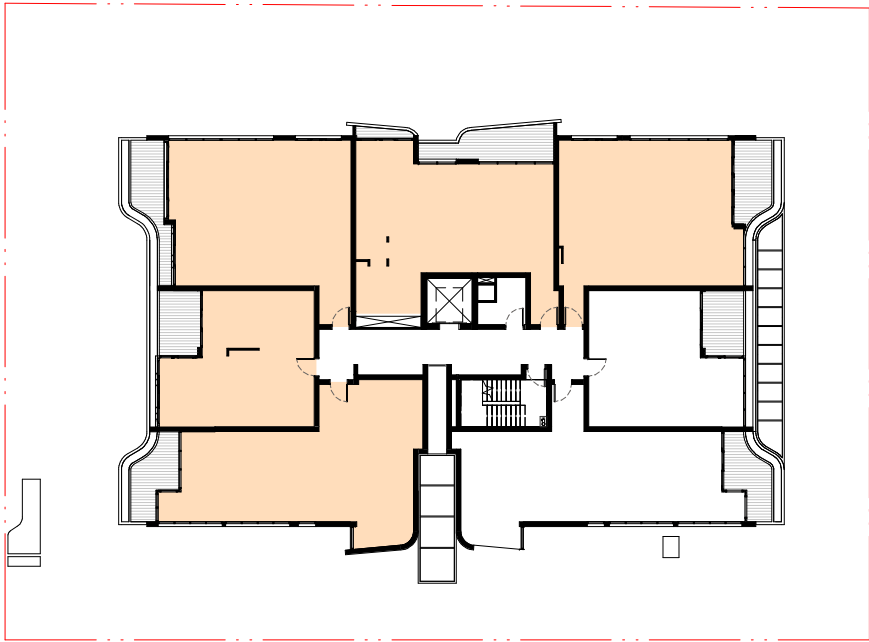
PROJECT
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CARINGBAH NSW 2229

DRAWING TITLE
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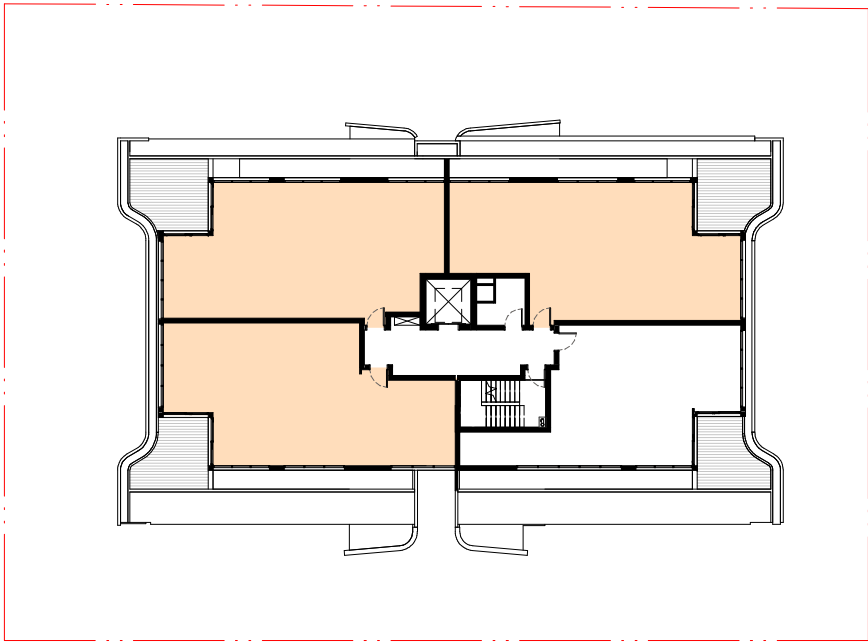
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JOB 17087	DRAWING DA4.02		REVISION K



GROUND FLOOR
3 HOURS SOLAR ACCESS UNITS: 5



TYPICAL LEVELS 1-3
3 HOURS SOLAR ACCESS UNITS: 5



LEVEL 4
3 HOURS SOLAR ACCESS UNITS: 3

TOTAL UNITS WITH SOLAR ACCESS : 23_71.9%
COMPLIANCE 70%

 SOLAR ACCESS

IMPORTANT NOTES:

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REVISION	DATE	DESCRIPTION	BY
A	04/10/2018	DA SUBMISSION	BM
B	22/05/2019	CONTENTIONS DISCUSSION	BM
C	10/10/2019	FOR COORDINATION	BM
D	01/11/2019	FOR INFORMATION	BM
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G	15/05/2020	FOR COORDINATION	BM
H	27/05/2020	DA RESUBMISSION	BM
J	20/07/2020	FOR COORDINATION	BM
K	24/07/2020	DA RESUBMISSION	BM

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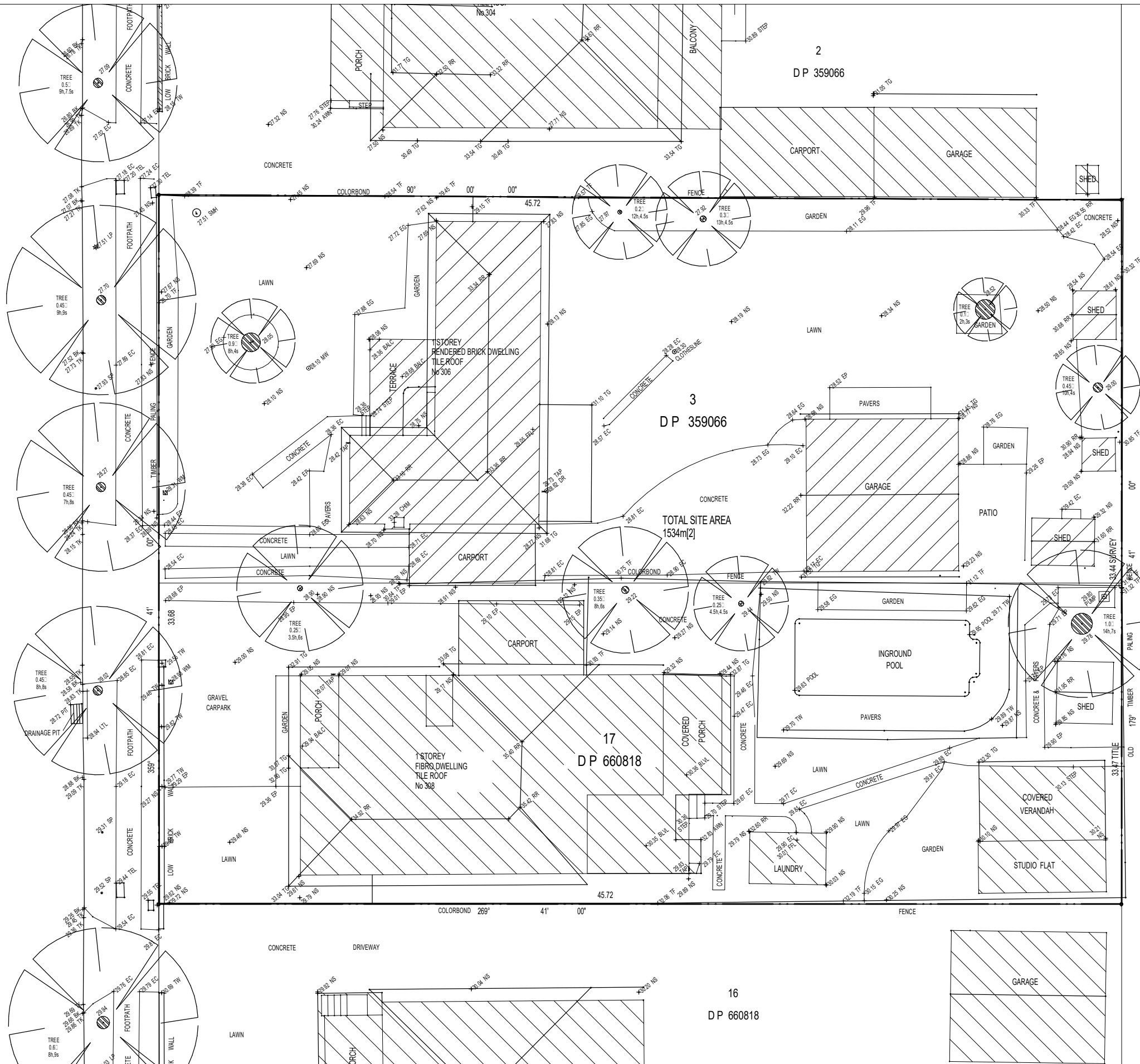
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DRAWING TITLE

SOLAR ACCESS

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JOB	DRAWING	REVISION
17087	DA4.02	K



ACRONYM OF TYPICAL COQUES	
AE	ARCHITECTURAL EMBELLISHMENT
AP	ALIGNMENT PIN
AWN	AWNING
BALC	BALCONY
BANK	BANK OF ANNING
BB	BOTTOM OF BANK
BCH	BOTTOM OF CHIMNEY
BD	BOTTOM OF DOOR
BDY	BODY
BF	BOTTOM OF FENCE
BHR	BOTTOM OF HENDRAL
BIT	BITUMEN
BK	BOTTOM OF KERB
BLD	BUILDING
BM	BENCH MARK
BOL	BOLLARD
BR	BOTTOM OF ROOK
BWK	BOTTOM OF WALL
BWW	BOTTOM OF RETAINING WALL
BS	BOTTOM OF STEPS
BT	BOTTOM OF TALL
BWIN	BOTTOM OF WINDOW
CHM	CHIMNEY
CL	CENTRELINE
CCLD	CENTRELINE
COL	COLUMN
COM	COMMUNICATIONS PIT
CONC	CONCRETE
CPT	CAPPORT
D	DIOR
DD	DRILL HOLE
DH	DISH DRAIN
DHW	DOWN HOLE & WINGS
DWY	DRAWWAY
EB	EDGE OF BITUMEN
EBOX	ELECTRICITY BOX
EG	EDGE OF CONCRETE
ED	EDGE OF DOOR
EG	EDGE OF GARDEN
ELEC	ELECTRICITY PIT
EP	EDGE OF PATH
ER	EDGE OF ROAD
FCE	FENCE
FL	FLOOR LEVEL
FFL	FULL FLOOR LEVEL
FP	FENCE POST
GD	GLASS DOOR
GL	GLASS LEVEL
GM	GAS METER
HPG	HIGH POWERED GAS
HR	HYDRANT
HYD	HYDRANT
I	INVERT LEVEL
K	KERB
LD	LEAD LID
NS	NATURAL SURFACE
OC	OUTLET
OPTIS	OPTIS PIT
PC	PAVING CROSSING
PE	PEDESTRIAN CROSSING
PERG	PERGOLA
PM	PERMANENT MARK
PP	POWER POLE
RK	RAILWAY
RLY	RAILWAY
RM	REFERENCE MARK
RF	ROOF RIDGE
RSN	ROOF RIDGE
SEW	SEWER
SH	SHED
SHR	SEWER INSPECTION HOLE
SLH	SEWER LAMP HOLE
SMH	SEWER MANHOLE
SO	SOIL PIT
SSM	STATE SURVEY MARK
SV	STOP VALVE
STW	STORM WATER
TARCH	TOP OF ARCH
TAWN	TOP OF ANNING
TBL	TERRACE
TBX	TERRACE BOX
TCH	TOP OF CHIMNEY
TD	TOP OF DOOR
TEL	TERRACE PIT
TELP	TERRACE PLANT
TF	TOP OF FENCE
TG	TOP OF GUTTER
THR	TOP OF HANDRAIL
TR	TERRACE ISLAND
TR	TOP OF KERB
TL	TERRACE LIGHT
TR	TOP OF PARAPET
TR	TREE
TRF	TOP OF ROOF
TR	TOP OF ROOF
TRW	TOP OF RETAINING WALL
TS	TOP OF STEPS
TW	TOP OF WALL
TWN	TOP OF WINDOW
UN	UNDERSIDE
UN	UNDERSIDE OF ANNING
UKS	UNDERGROUND SURFACE
USB	UNDERSIDE OF BEAM
US	UNDERSIDE OF ROAD
USE	UNDERSIDE OF EAVE
US	UNDERSIDE OF GUTTER
VB	VENT
VER	VERANDAH
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER

DEPENDENT ON LAMP POSITIVE SERVICES		LAMP POSITIVE SERVICES	
IS	COMMUNICATION CABLE	BN	RECYCLED WATER
CSNF	CERAMIC STORMWATER PIPE	RM	RISING MAN
IS	UNDERGROUND ELECTRICITY CABLES	RMS	ROADS & MARITIME SERVICES
AC	UNDERGROUND ELECTRICITY & OPTIC CABLES	SE	SENIOR
FS	GAS LINE	SO	SENIOR FALLT
IS	FIRE SERVICE	SHW	SHARED TRINCH
GR	NATURAL GAS ELECTRICITY CABLES	SW	STORM WATER
IS	NATIONAL BROAD BAND CABLES	SWA	STORMWATER CREEK
GR	NATURAL GAS CABLES	T	TELETRA CABLES
IS	NATURAL GAS CABLES	TS	TRASH & GAS CABLES
OH	OVERHEAD CABLES	U	UNION/ION SERVICES
CH	OPTIC CABLE	VO	VOICUS CABLES
PR	PRIVATE ELECTRICITY	VR	VIEWER CABLES
FS	PRIVATE SEWER	W	WATER SUPPLY
PR	PRIVATE WATER	WM	WATER MAIN

1. ALL UNDERGROUND SERVICE INFORMATION INCLUSIVE OF GENERAL POSITION AND SURFACE COVER DEPTHS NOTED ON THE PLAN ARE APPROXIMATELY ONLY.
2. ALL UNDERGROUND SERVICE INFORMATION HAS BEEN COMPILED FROM SERVICE AUTHORITY PLANS PROVIDED BY THE AUTHORITIES.
3. THE LOCATION OF SERVICES BETWEEN SURVEYED POINTS (AS INDICATED) HAVE BEEN SHOWN DIAGRAMMATICALLY ONLY USING THE SERVICE DIAGRAMS AS PROVIDED. THE EXACT LOCATION OF THESE SERVICES BETWEEN THE SURVEYED POINTS MUST BE VERIFIED PRIOR TO ANY CAUTIONING OR PILING WARRANTY IS GIVEN AGAINST THE POSSIBILITY OF THE EXISTENCE OF FURTHER UNCHARTED SERVICES.
4. ALL CONTRACTORS, TRACENING, BUILDING & PROJECT CONSULTANTS MUST CONTACT THE VARIOUS AUTHORITIES, IN ACCORDANCE WITH STANDARD "BEFORE YOU DIG" PROCEDURES PRIOR TO UNDERTAKING ANY WORKS WITHIN THE VICINITY OF THE SERVICE LINES TO VERIFY THE POSITION OF THE SERVICE LINES.

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Surry Hills NSW 2010
PO Box 1807
Strawberry Hills NSW 2012
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f: (02) 9212 5254
email: reception@linkersurveying.com.au
web site: www.linkersurveying.com.au

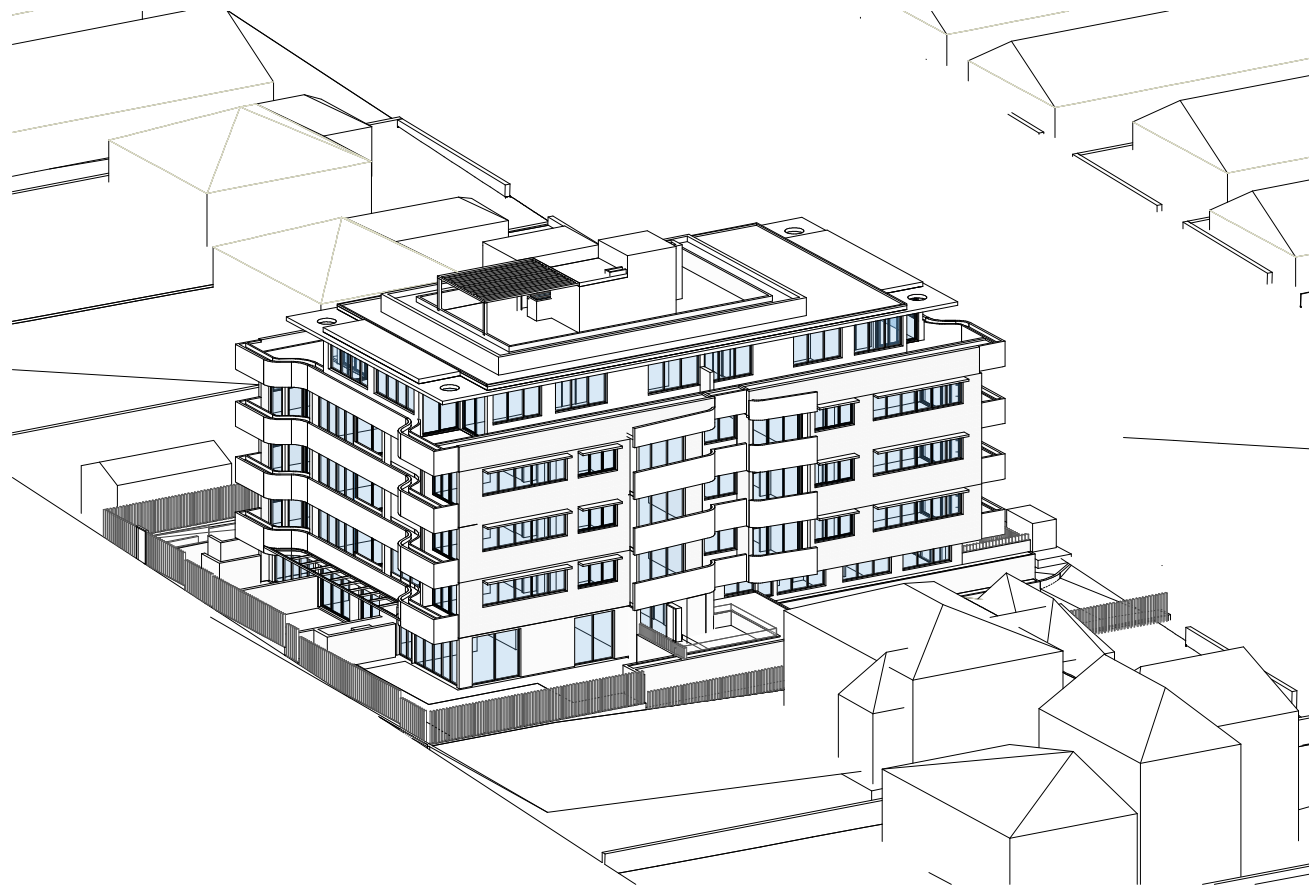
A Veris Company

REVISION	DATE	DESCRIPTION	BY
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C	08/10/2019	PROPERTY ALIGNMENT LEVELS APPLICATION	BM
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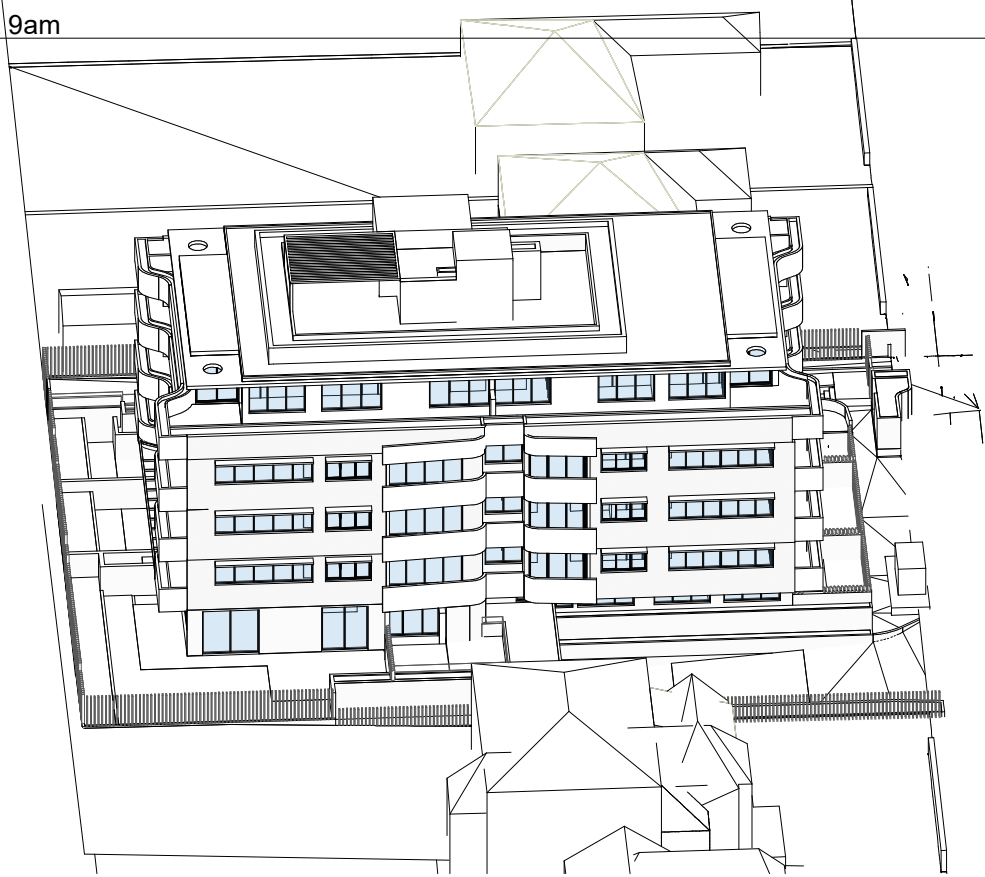
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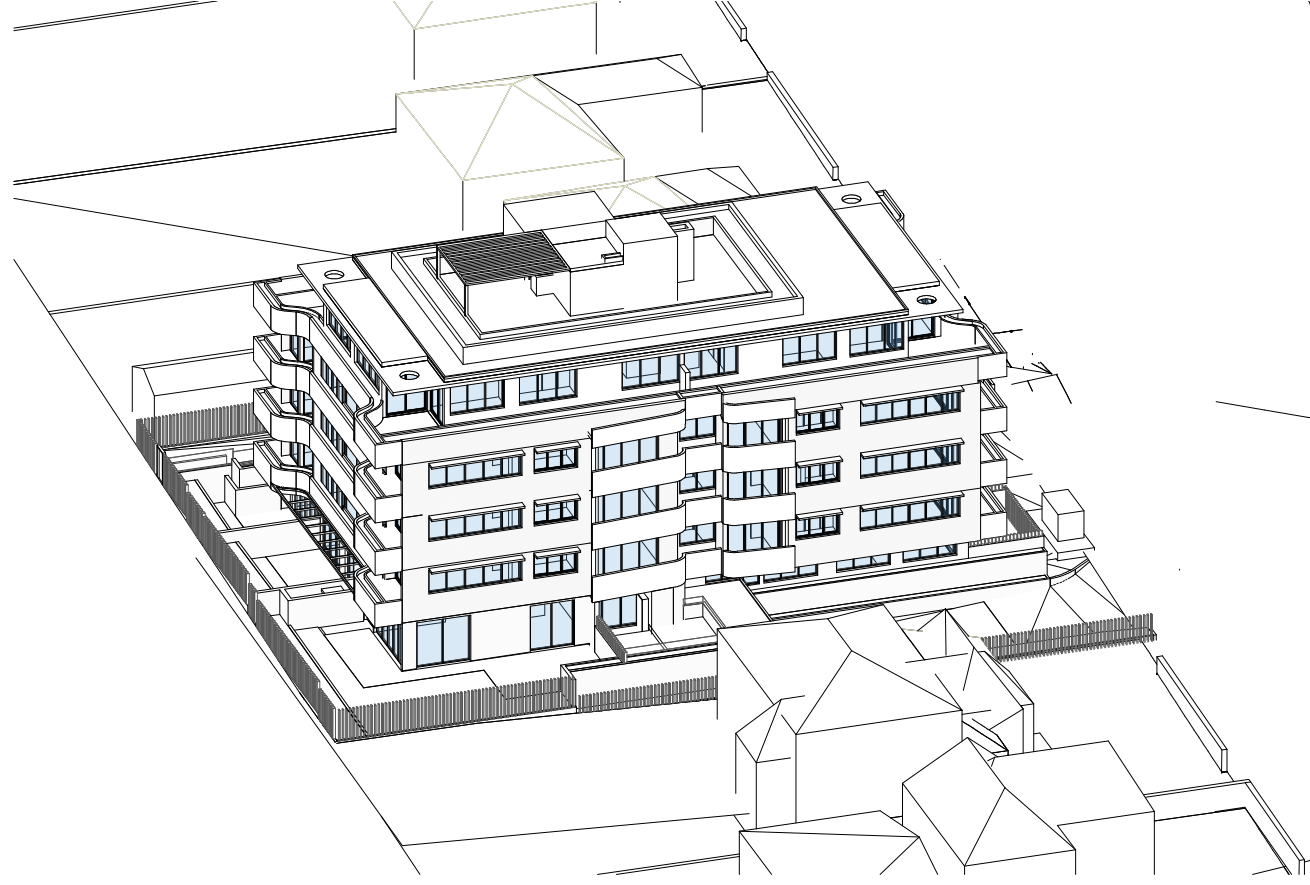
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JOB 17087	DRAWING DA0.03		REVISION 1



21 JUNE 9am



21 JUNE 11am



21 JUNE 10am



21 JUNE 12pm

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B	20/07/2020	FOR COORDINATION	BM
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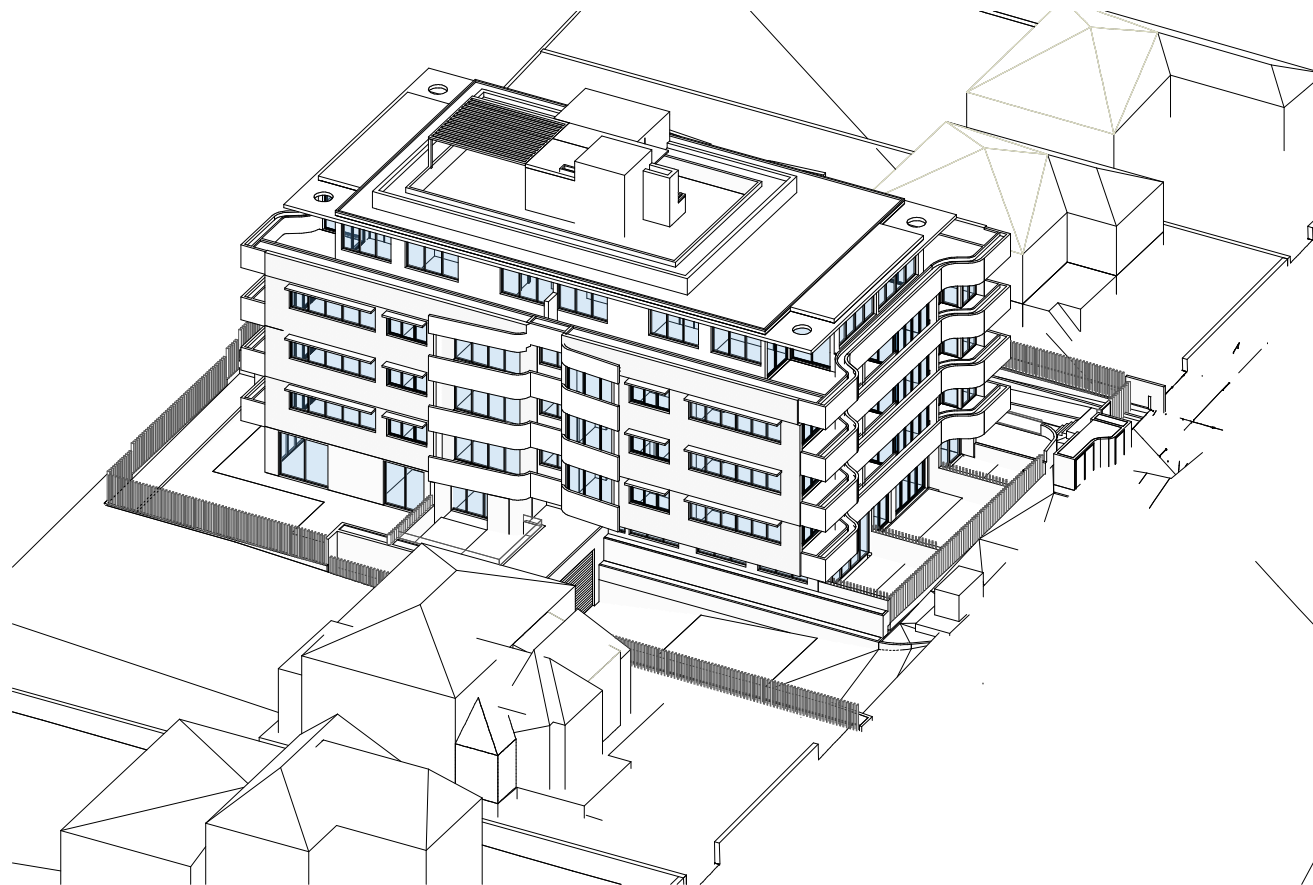
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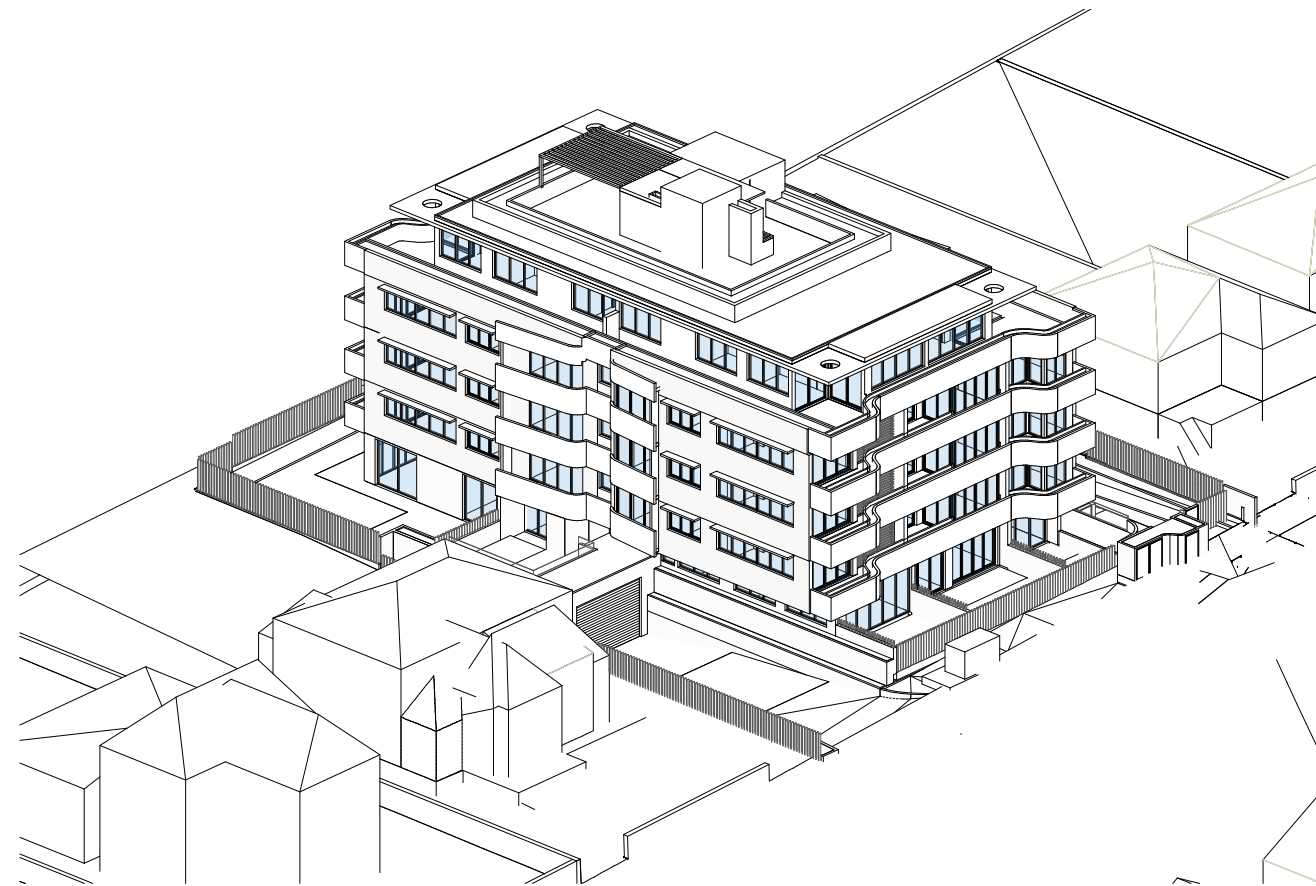
PROJECT
17087 306 - 308 TAREN POINT RD
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DRAWING TITLE
VIEWS FROM THE SUN 01

SCALE	DATE	DRAWN	CHECKED
	24/07/2020	BM	EB
JOB	DRAWING	REVISION	
17087	DA4.05	C	



21 JUNE 1pm



21 JUNE 2pm



21 JUNE 3pm

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REVISION	DATE	DESCRIPTION	BY
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C	03/12/2019	FOR INFORMATION	BM
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G	20/07/2020	FOR COORDINATION	BM
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DRAWING TITLE
VIEWS FROM THE SUN 02

SCALE	DATE	DRAWN	CHECKED
	24/07/2020	BM	EB
JOB	DRAWING	REVISION	
17087	DA4.06	H	