Development Application

15a-15b Moseley Street & 25-31 Donald Street, Carlingford, NSW 2118

Subset Name	Layout ID	Layout Name	Revision
Cover Pages			
	DA000	Cover Page	A
	DA001	Development Summary	A
	DA002	Development Summary	A
	DA003	Basix Summary Report	A
Site			
	DA100	Site Analysis	A
	DA101	Demolition Plan	A
	DA102	Staging Plan	A
	DA103	Site Plan	A
	DA104	Site Zoning Plan	A
Plans			
	DA200	Basement Plan	A
	DA201	Upper Basement Plan	A
	DA202	Ground Level Plan	A
	DA203	Level 1 Plan	A
	DA204	Level 2 Plan	A
	DA205	Level 3 Plan	A
	DA206	Level 4 Plan	A
	DA207	Level 5 Plan	A
	DA208	Level 6 Plan	A
	DA209	Level 7 Plan	A
	DA210	Roof Plan	A
Elevations & Sections			
	DA300	N & S Elevations	A
	DA301	E & W Elevations	A
	DA302	Site Section	A
	DA303	Building A1 Section	A
	DA304	Building A2 Section	A
	DA305	Building B Section	A
Solar Analysis & Shadows			
	DA400	Eye Of The Sun	A
	DA401	Shadow Analysis	A
	DA402	COS Shadow Analysis	A
Additional Information			
	DA500	GFA Calculation	A
	DA501	Apartment Mix	A
	DA502	Solar & Cross Ventilation Analysis	A
	DA503	Affordable Housing Dedication	A
	DA504	Adaptable Unit Allocation Plan	A
	DA505	Adaptable Units	A
	DA506	Communal Open Space	A
	DA507	Deep Soil	A
	DA508	Height Plane	A
	DA509	Artist's Impression 1/2	A
	DA510	Artist's Impression 2/2	A

Perspective view from Donald Street

Notes

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  - All specifications & schedules
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
Assessments completed within the accreditation period are part of the ABSA quality audit system.
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This document is for assessment purposes only and is subject to the terms and conditions of use as stipulated on the ABSA website at the time of the assessment.

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

DKO Architecture (NSW) Pty Ltd
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www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
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DKO

Project Name	Moseley St & Donald St	Drawing Series	Cover Pages
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Cover Page
Drawn By	DN	Drawing Number	DA000
Checked By	MR / SO	Revision	A
Date	November 2023		

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Development Summary

Address	15, 15a Moseley Street & 25-31 Donald St, Carlingford, NSW, 2118	
Total Site Area	5,948 m²	
	Lot 15, 15a, 27, 29,31	4,932 m²
	Lot 25	1,016 m²
Land Use	R4 High Density Residential	

LEP Compliance

Floor Space Ratio	LEP Control	**Control 30% Uplift**		**Proposed inc 30%**	
Site Area	4,932		m²		
Floor Space Ratio	1.0	1.30		**1.30**	
Gross Floor Area	4932	6412	m²	**6,412**	m²
30% Uplift Potential	130%	130%		**0**	m2
Site Area	1,016	1,016	m²		
Floor Space Ratio	1.49	1.937	:1	**1.94**	
Gross Floor Area	1514	1968	m²	**1,968**	m²
30% Uplift Potential		130%		**0**	m2
Lot 15, 15a, 27, 29	Prev 16m	**20.8**	m	4.8	
Lot 25	Prev 21m	**27.3**	m	6.3	

Unit Mix Calculation

	1B	2B	3B	Total
Total	18	60	13	**91**
	20%	66%	14%	

DDA / Livable Units

	Control	Proposed
DDA Units	10% total units	**9**
Livable	10% total units	**9**

Parking

Residential

	Control	Proposed	
Cars			
1B	8	**8**	Compliant
2B	58	**58**	Compliant
3B	19	**19**	Compliant
TOTAL	85	**85**	
Visitors + 1 Wash	19	**19**	Compliant
Accessible Spots	9	**9**	Compliant
Total Res + Visitor		**104**	
Required	9	**9**	Compliant
Required Bicycle Parking	92	**92**	Compliant
Required Motorcycle Parking	3	**3**	Compliant

Childcare *based off 80 places

Cars			
Visitors (1 space/6 children)	14	**14**	Compliant
Staff (1 per employee)	13	**13**	Compliant
Accessible Spots	3	**3**	Compliant
TOTAL	27	**27**	
Total Carspaces		**131**	

Childcare

	Control	Proposed
No. children	80	
Indoor	**3.25 m² unencumbered / child (260)**	260 m²

Playrooms		**Age**	**No. Kids**	**Area**
	1	0 to 2	16	52
	2	2 to 3	16	52
	3	3 to 4	25	81.25
	4	4 to 5	23	74.75
Total			**80**	**260**

Outdoor	7 m² / child (560)	**560** m²

Affordable Housing

Total GFA 15%

Affordable Housing	15%	Requirement	1,257.00

Adaptable & Livable Unit Mix

Total Livable Units Silver Level

Silver Level Housing	10%	Requirement	9.1
Adaptable	10%	Requirement	9.1

DCP requirement: 20% (10% Silver + 10% Adaptable)

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

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ABSA Accredited Assessor
Assessments completed within this accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This Accredited Assessor is authorised by ABSA to lodge Certificates of Compliance under the NSW Code of Practice

Certificate No. #HR-G8KWWF-03
HOUSE
Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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DKO

Project Name	Moseley St & Donald St	Drawing Series	Cover Pages
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Development Summary
Drawn By	DN		
Checked By	MR / SO	Drawing Number	DA001
Date	November 2023	Revision	A

Yield Summary

TARGET	
Site Area:	4,932 m2
Max GFA	6,412 m2
Allowable F:	1.30

PROPOSED	
Site Area:	4932 m2
Proposed GFA	4,219 m2
Proposed FSR:	0.86 :1

PROPOSED	
Site Area:	4932 m2
Proposed GFA	2,193 m2
Proposed FSR:	0.44 :1
B + A1 FSR:	**1.30 :1**

TARGET	
Site Area:	1016 m2
Max GFA	1,968 m2
Allowable F:	1.94

PROPOSED	
Site Area:	1016 m2
Proposed GFA	1,968 m2
Proposed FSR:	1.94 :1
A2 FSR:	**1.94 :1**

Building B

	1B	2B	3B	SubTotal	GFA	NLA	NSA	
					m²	m²	m²	
Basement 1								
Ground					**17**			
Level 1								
Level 2		2		**2**	**634**	**426**	**157**	92%
Level 3	3	8		**11**	**897**	**Childcare**	**772**	86%
Level 4	1	10		**11**	**917**		**818**	89%
Level 5	1	10		**11**	**917**		**818**	89%
Level 6	1	9		**10**	**837**		**740**	88%
Level 7								
Roof								
Subtotal	6	39	0	**45**	**4219**	**426**	**3305**	88%
Achieved Mix	13%	87%	0%	100%	m²	m²	m²	

Building A1

	1B	2B	3B	SubTotal	GFA	NLA	NSA	
					m²	m²	m²	
Basement 1								
Ground	1	4		**5**	**425**		**353**	83%
Level 1	1	2	2	**5**	**442**		**393**	89%
Level 2	1	2	2	**5**	**442**		**393**	89%
Level 3	1	2	2	**5**	**442**		**393**	89%
Level 4	1	2	2	**5**	**442**		**393**	89%
Level 5								
Level 6								
Level 7								
Roof								
Subtotal	5	12	8	**25**	**2193**	**0**	**1925**	88%
Achieved Mix	20%	48%	32%	100%	m²	m²	m²	

Building A2

	1B	2B	3B	SubTotal	GFA	NLA	NSA		TOTAL
					m²	m²	m²		
Basement 1									
Ground	1	1		**2**	**204**		**129**	63%	**7**
Level 1	1	1	1	**3**	**270**		**226**	84%	**8**
Level 2	1	1	1	**3**	**270**		**226**	84%	**10**
Level 3	1	1	1	**3**	**270**		**226**	84%	**19**
Level 4	1	1	1	**3**	**270**		**226**	84%	**19**
Level 5	1	2		**3**	**251**		**226**	90%	**14**
Level 6	1	2		**3**	**251**		**226**	90%	**13**
Level 7			1	**1**	**182**		**185**	102%	**1**
Roof									
Subtotal	7	9	5	**21**	**1968**	**0**	**1670**	85%	**91**
Achieved Mix	33%	43%	24%	100%	m²	m²	m²		Apts

Building B + A1	
Total GFA	**6412 m2**
Max GFA	6412 m2
Plus/Minus	**0 m2**

Building A2	
Total GFA	**1968 m2**
Max GFA	1968 m2
Plus/Minus	**0 m2**

	1B	2B	3B	
Total Unit Number	18	60	13	**91**
	20%	66%	14%	

Childcare Space Allocation

	Age	No. Kids	Area	Outdoor Area	
Playroom 1	0 to 2	16	52	112	
Playroom 2	2 to 3	16	52	112	224
Playroom 3	3 to 4	25	81.25	175	
Playroom 4	4 to 5	23	74.75	161	336
Total		**80**	**260**	**560**	

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.
This design has been prepared without structural or services engineering input hence is subject to change once advice is received.
The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation.
Recipients must make their own investigations to satisfy themselves in all aspects.
The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture (NSW) P/L.

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A	5/04/2024	DN	SO/MR	Issue for DA

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DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Drawing Series	Cover Pages
Drawing Name	Development Summary
Drawing Number	DA002
Revision	A

Basix Summary Report

NatHERS & BASIX SUMMARY REPORT

CAPIO PROPERTY GROUP

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

REV-C - 28/03/2024

Prepared by Ecomode Design
41 Robert Street, Bellingen NSW, 2454
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NatHERS & BASIX SUMMARY REPORT

This report has been prepared for Capio Property Group in accordance with the scope of services provided by EcoMode Design. This report should only be used only for the purpose for which it was expressly prepared and shall not be reproduced by any third party in part or full without the permission of EcoMode Design.

Attention	Chris Earle
Client	Capio Property Group
Project	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

Document Status			Approved For Issue	
Version	Author	Reviewer	Signature	Date
REV-A	Zoltan Lipovski	Diana Djukanovic	Authorised	29/11/2023
REV-B	Zoltan Lipovski	Diana Djukanovic	Authorised	05/12/2023
REV-C	Zoltan Lipovski	Diana Djukanovic	Authorised	28/03/2024

CONTENTS

1.0 INTRODUCTION

The proposed development consists of 90 individual apartments, basement carparking & childcare centre.

A detailed assessment has been completed to assess the developments capability to:

- reduce Water consumption by the BASIX target of min. 40%
- remain thermally comfortable for occupants and conserve energy with capped simulated heating and cooling loads
- reduce energy consumption and green house gas emmisions by the BASIX target of min. 61%

The proposed development has been modelled using HERO (Home Energy Rating & Optimisation) computer program to simulate and analyse its thermal performance in climate zone 56.

2.0 NatHERS & BASIX COMMITMENTS - APARTMENTS

The following commitments have been summarised below from the individual NatHERS certificates & BASIX Certificate supplied and indicate outcomes which apply to all apartments.

Careful consideration was placed on ensuring the proposed development was assessed to minimise the complexity of commitments and maintain cost and building efficiencies, however, a tailored strategy was required to achieve compliance for glazing and insulation to each portion of the building. These tailored strategies are summarised below and include a detailed breakup of apartment specific requirements in Table 1. Glazing / Insulation Commitments & Thermal Summary.

2.1 WATER

WELS Water Rating	• 4 star rated (>4.5 but <= 6 L/min) showerheads to all showers • 4 star rated toilets • 4 star rated taps to Kitchen • 4 star rated taps to Bathrooms / Ensuites • 3 star dishwasher

2.2 THERMAL COMFORT

External Colours	• Mixture of Light (SA<0.475), Medium (0.475<SA<0.7) & Dark (SA>0.7) to walls and roof - Refer architectural Colour Schemes for further details
Floor Coverings	• Timber flooring to Living, Dining & Kitchen areas • Carpet to Bedrooms • Tile flooring to all wet areas
Ceiling Penetrations	• Seal downlights and exhaust fans to rangehood, Bathrooms, Ensuites & Laundry
Insulation	The following insulation commitments apply to all apartments: • R2.5 bulk insulation to all external walls • R2.0 insulation to AAC ("Hebel" or similar) intertenancy walls system
	Apartments with floors and ceilings exposed to the outside will require additional insulation measures as summarised below. For apartment specific outcomes, refer to Table 1. Glazing / Insulation Commitments & Thermal Summary.
	Ceiling Insulation (CI) R2.68 insulation "Kingspan Kooltherm" soffit board or similar to ceiling of all units with roof (no apartment or enclosed space above)
Glazing to Windows and Doors	Aluminium framed glazing conditions vary throughout the development and are summarised below. Refer to Table 1. Glazing / Insulation Commitments & Thermal Summary below.

	Single Glazing (SG) - low-e	Double Glazing (DG) - clear/air fill/low-e
	- Sliding & Fixed Panels U=5.4, SHGC=0.58 (SHGC +/- tolerance 0.55 – 0.61)	- Awning & Fixed Panels U=4.3, SHGC=0.47 (SHGC +/- tolerance 0.45 – 0.49)

Table 1. Glazing / Insulation Commitments & Thermal Summary

Unit Number	Bedrooms	Glazing / Insulation Commitments	Heating max. 28.8	Cooling max. 20.5	Star
BUILDING A					
A0.01	2	SG sliding doors & DG windows	6.9	10.1	8.4
A0.02	1	SG sliding doors & DG windows	5.5	9.8	8.6
A0.03	1	DG sliding doors & DG windows	20.7	9.7	6.9
A0.04	2	SG sliding doors & DG windows	10.7	17.7	7.2
A0.05	2	SG sliding doors & DG windows	21.4	11.1	6.7
A0.06	3	SG sliding doors & DG windows	4	8.8	8.9
A0.07	2	SG sliding doors & DG windows	2.6	13.1	8.5
A1.01	2	SG sliding doors & DG windows	5.4	9.2	8.7
A1.02	3	SG sliding doors & DG windows	7	16.1	7.7
A1.03	1	DG sliding doors & DG windows	18.6	12.6	6.8
A1.04	1	DG sliding doors & DG windows	22.4	9.7	6.7
A1.05	2	SG sliding doors & DG windows	11.1	16.2	7.3
A1.06	2	SG sliding doors & DG windows	15.2	8.8	7.6
A1.07	3	SG sliding doors & DG windows	4.5	8.7	8.9
A1.08	3	SG sliding doors & DG windows	6.5	7.8	8.7
A2.01	2	SG sliding doors & DG windows	5.8	9	8.7
A2.02	2	SG sliding doors & DG windows	5.9	18.7	7.6
A2.03	1	DG sliding doors & DG windows	19.7	17.8	6.1
A2.04	1	DG sliding doors & DG windows	23.8	9.4	6.6
A2.05	2	SG sliding doors & DG windows	11.9	16.1	7.2
A2.06	2	SG sliding doors & DG windows	18.8	10.8	7
A2.07	2	SG sliding doors & DG windows	4.9	8.5	8.8
A2.08	3	SG sliding doors & DG windows	7	9	8.5
A3.01	2	SG sliding doors & DG windows	8.6	9.2	8.3
A3.02	2	SG sliding doors & DG windows	5.5	20	7.4
A3.03	1	DG sliding doors & DG windows	16.8	18.6	6.3
A3.04	1	DG sliding doors & DG windows	23.2	9.7	6.6
A3.05	2	SG sliding doors & DG windows	11.9	16.2	7.2
A3.06	2	SG sliding doors & DG windows	22	10.3	6.7
A3.07	3	SG sliding doors & DG windows	5.3	9.4	8.7
A3.08	3	SG sliding doors & DG windows	7.7	8.4	8.4
A4.01	2	SG sliding doors & DG windows	4.4	13.8	8.3
A4.02	2	SG sliding doors & DG windows, CI	6.7	18.4	7.4
A4.03	1	DG sliding doors & DG windows, CI	15.4	19.7	6.4

Unit Number	Unit Type	Glazing / Insulation Commitments	Heating max. 28.8	Cooling max. 20.5	Star
A4.04	1	DG sliding doors & DG windows, CI	23.4	10.2	6.6
A4.05	2	SG sliding doors & DG windows, CI	12.7	19.2	6.8
A4.06	2	SG sliding doors & DG windows, CI	26.9	10.6	6.1
A4.07	3	SG sliding doors & DG windows, CI	9.1	9.6	8.2
A4.08	3	SG sliding doors & DG windows, CI	13.1	8.2	7.9
A5.01	2	SG sliding doors & DG windows	4	15	8.2
A5.02	2	SG sliding doors & DG windows	7	17.2	7.6
A5.03	1	DG sliding doors & DG windows	15.5	20.5	6.3
A6.01	2	SG sliding doors & DG windows, CI	4.1	15.2	8.2
A6.02	2	SG sliding doors & DG windows	9	16.2	7.4
A6.03	1	SG sliding doors & DG windows, CI	17.4	18.1	6.3
A7.01	3	SG sliding doors & DG windows, CI	21.6	16.2	6
BUILDING B					
B0.01	2	SG sliding doors & DG windows	25.7	12.3	5.9
B0.02	2	SG sliding doors & DG windows	18.9	6.8	7.4
B1.01	2	SG sliding doors & DG windows	18.5	12.9	6.8
B1.02	2	SG sliding doors & DG windows	9.8	10.6	8.1
B1.03	1	SG sliding doors & DG windows	11.7	13.5	7.4
B1.04	1	SG sliding doors & DG windows	14.2	11	7.4
B1.05	2	SG sliding doors & DG windows	13	5.6	8.2
B1.06	2	SG sliding doors & DG windows	11.1	5.2	8.4
B1.07	1	SG sliding doors & DG windows	14.4	11.9	7.4
B1.08	2	SG sliding doors & DG windows	5.8	14	8.1
B1.09	2	SG sliding doors & DG windows	3.5	17.8	7.9
B1.10	2	SG sliding doors & DG windows	13.1	19	6.7
B1.11	2	SG sliding doors & DG windows	15.2	7.9	7.7
B2.01	2	SG sliding doors & DG windows	24.1	12.2	6.2
B2.02	2	SG sliding doors & DG windows	11.3	7.3	8.2
B2.03	1	SG sliding doors & DG windows	11.9	10.6	7.8
B2.04	1	SG sliding doors & DG windows	10.3	7.1	8.4
B2.05	2	SG sliding doors & DG windows	13.6	5.5	8.2
B2.06	2	SG sliding doors & DG windows	11.7	5	8.4
B2.07	1	SG sliding doors & DG windows	12.4	6.6	8.2
B2.08	2	SG sliding doors & DG windows	11.5	7.1	8.2
B2.09	2	SG sliding doors & DG windows	4.2	13.2	8.4
B2.10	2	SG sliding doors & DG windows	15.1	12.3	7.3
B2.11	2	SG sliding doors & DG windows	16.7	7	7.7
B3.01	2	SG sliding doors & DG windows, CI	24	12.6	6.2
B3.02	2	SG sliding doors & DG windows	11.1	8.1	8.2
B3.03	1	SG sliding doors & DG windows	12.3	12.1	7.6
B3.04	2	SG sliding doors & DG windows	10.5	7.1	8.3

B3.05	2	SG sliding doors & DG windows	14.4	5.5	8.1
B3.06	2	SG sliding doors & DG windows	12.3	5.1	8.4
B3.07	2	SG sliding doors & DG windows	12.9	6.5	8.2
B3.08	2	SG sliding doors & DG windows	12.2	6.7	8.2
B3.09	2	SG sliding doors & DG windows	4.6	13	8.3
B3.10	2	SG sliding doors & DG windows	15.8	12.2	7.2
B3.11	2	SG sliding doors & DG windows	16.8	7.1	7.6
B4.01	3	SG sliding doors & DG windows, CI	19.6	7.7	7.3
B4.02	3	SG sliding doors & DG windows, CI	10.4	9.4	8.1
B4.03	2	SG sliding doors & DG windows, CI	19	6.4	7.4
B4.04	2	SG sliding doors & DG windows, CI	16.1	5.9	7.9
B4.05	2	SG sliding doors & DG windows, CI	9.8	8.3	8.3
B4.06	2	SG sliding doors & DG windows, CI	8.7	15.9	7.5
B4.07	2	SG sliding doors & DG windows, CI	6	17.6	7.7
B4.08	2	SG sliding doors & DG windows, CI	19.6	13.1	6.7
B4.09	2	SG sliding doors & DG windows, CI	18	8.1	7.4
Averages			12.7 mj/m²	11.4 mj/m²	7.6 stars

2.3 ENERGY

Hot Water System	• All apartments connected to central hot water system - refer to section 3.2 Central Services for details
Heating & Cooling	• 2.5 star split system A/C system to Living areas only • Ceiling fans to Living room and Master Bedroom
Ventilation	• Ducted ventilation to min. one Bathroom - manual switch on/off • Ducted rangehood to Kitchen - manual switch on/off • Ducted ventilation to Laundry - manual switch on/off
Fluorescent or LED Lighting	• Apartments must be primarily lit (minimum 80% of light fittings) by compact fluorescent, fluorescent and LED lamps
Natural Light	• Natural lighting allowed for to Kitchens where applicable - refer architectural drawings for further details
Appliances & Design Enhancements	• 3 star rated dishwasher • 2 star rated clothes dryer • Gas cooktop & electric oven • Indoor or sheltered clothes drying line (balcony)

2.4 MATERIALS

Floor Types	• Suspended concrete slab above habitable zones	• Building A = 3,470m² • Building B = 3,210m²
External Wall Types	• AAC veneer, timber frame – H2 treated softwood	• Building A = 2,765m² • Building B = 2130.5m²
Internal Wall Types	• Plasterboard on timber	• Building A = 4,106m² • Building B = 3768m²
Ceiling & Roof Types	• Concrete slab, plasterboard internal	• Building A = 950m² • Building B = 1,220m²
Glazing Types	• Aluminium framed windows and doors	• Building A = 950m² • Building B = 749m²

3.0 BASIX COMMITMENTS - COMMON AREAS & CENTRAL SYSTEMS

The proposed development has been assessed using the BASIX tool for all common areas and central systems and outcomes have been summarised from the BASIX Certificate.

3.1 COMMON AREAS

The following is a summary of ventilation & lighting requirements to all relevant common areas.

Common Area	Ventilation	Lighting
Car park areas	• supply & exhaust • carbon monoxide + VSD fan	• light-emitting diode (LED) • time clock and motion sensor
Lifts	• no mechanical ventilation	• light-emitting diode (LED) • connected to lift call button
Main Switch Room & Comm. Room	• no mechanical ventilation	• light-emitting diode (LED) • manual on / manual off switch
Elec. Comm. Room 2	• tempered supply air only • thermostatically controlled	• light-emitting diode (LED) • manual on / manual off switch
Garbage Rooms	• exhaust only	• light-emitting diode (LED) • motion sensor
Hot Water Plant Room	• no mechanical ventilation	• light-emitting diode (LED) • manual on / manual off switch
Fire Stairs	• no mechanical ventilation	• light-emitting diode (LED) • manual on / manual off switch
Lobby - all	• no mechanical ventilation	• light-emitting diode (LED) • time clock and motion sensors

3.2 CENTRAL SERVICES

The following is a summary of BASIX commitments of all relevant central services and facilities.

Central System	Type	Specification
Central Hot Water System	• gas instantaneous	• internal piping insulation • R0.6 (25mm)
Lifts	• Gearless traction with V V V F motor	n/a

4.0 CONCLUSION

The proposed development at facing Moseley St & Donald St in Carlingford, has been assessed to optimise its thermal performance using the Nationwide House Energy Rating scheme (NatHERS) and also assessed in terms of its ability to conserve water and minimise energy consumption through the NSW Department of Planning BASIX Tool.

For further details, please refer to the individual NatHERS Certificates & BASIX Certificate provided.

Yours sincerely,

Zoltan Lipovski

Energy Efficiency Assessor (ABSA Accreditation No: 20884)
EcoMode Design | 41 Robert Street, Bellingen, NSW, 2454 | P: 02 6655 1056 | E: zoltan@ecomode.com.au

Notes
- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to site survey for all information relating to existing site conditions.
- Refer to landscape architect's documentation & arborist reports for all detailed information relating to trees and their retention/removal and new landscape works.
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  - All specifications & schedules
  - All specialist consultants documentation. Basix, Nathers & Section J certificates
- Minor changes to form & configuration may be required after development consent when drawings are prepared for construction purposes.

Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessors
Assessors who completed within the accreditation period as part of the ABSA quality audit option
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This is to certify that Zoltan Lipovski is a qualified Assessor (ABSA/HEA Accredited) in accordance with the Nationwide House Energy Rating Scheme (NHERS)

Certificate No. #HR-G8KWWF-03
NATIONWIDE HOUSE ENERGY RATING
Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
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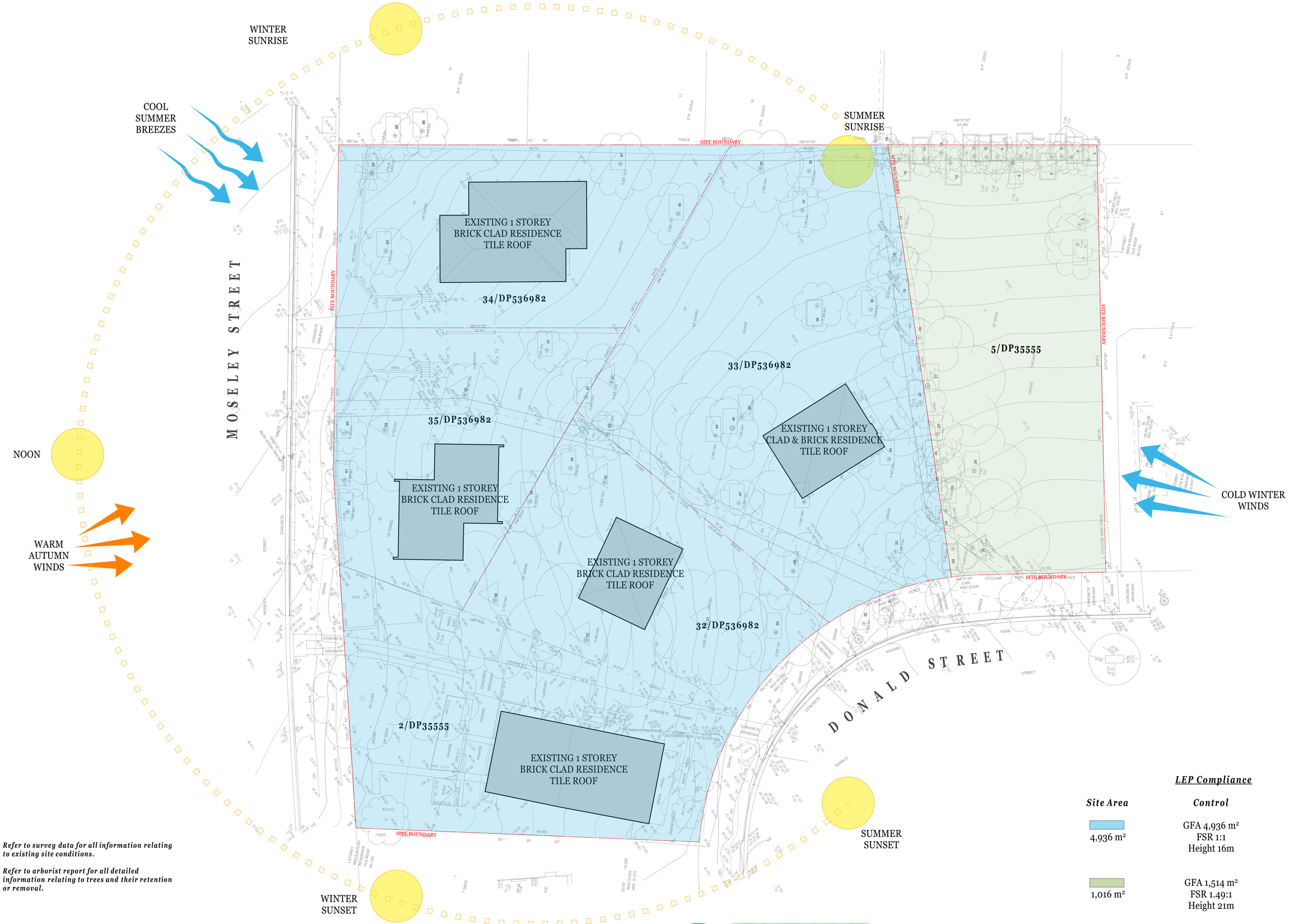
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

Project Name	Moseley St & Donald St	Drawing Series	Cover Pages
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Basix Summary Report
Drawn By	DN	Drawing Number	DA003
Checked By	MR / SO	Revision	A
Date	November 2023		

Printed: 02/04/2024 10:10 AM



Refer to survey data for all information relating to existing site conditions.

Refer to arborist report for all detailed information relating to trees and their retention or removal.

LEP Compliance

Site Area	*Control*	*Proposed*
4,936 m²	GFA 4,936 m² FSR 1:1 Height 16m	GFA 4,936 m² FSR 1:1
1,016 m²	GFA 1,514 m² FSR 1.49:1 Height 21m	GFA 1,514 m² FSR 1.49:1

Notes

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ABSA Australian Building Sustainability Assessors
Assessors who completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
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Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

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David Randerson 8542

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Site
Drawing Name	Site Analysis
Drawing Number	DA100
Revision	A

DEMOLISH AND REMOVE FROM SITE:
All WALLS, FLOORS, ROOF STRUCTURES, FOOTINGS, REDUNDANT PIPEWORK BELOW NATURAL GROUND LEVEL AND VEGETATION.

DEMOLITION NOTES:
1. REFERENCE IS TO BE MADE TO SERVICE AUTHORITY PLANS PRIOR TO COMMENCEMENT OF DEMOLITION WORKS. THE POSITION OF UNDERGROUND SERVICES ARE TO BEVERIFIED ON SITE AND ABUTTING SITES AND VERIFIED WITH RELEVANT SERVICE AUTHORITIES.

2. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND DETERMINE THE FULL EXTENT OF DEMOLITION AND REMOVAL OF EXISTING MASONRY RUBBLE AND SOIL FOR THE EXCAVATION.

Key

Existing structure to be demolished

Easement to be diverted

Trees to be retained

Trees to be removed

Refer to survey data for all information relating to existing site conditions.

Refer to arborist report for all detailed information relating to trees and their retention or removal.

Notes
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Assessor Certificate Sustainability Assessor
Assessors who conducted NBHS the accreditation (exclusive of any Assessor Certificate) and stated
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
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Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
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DEVELOPMENT APPLICATION

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Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Site
Drawing Name	Demolition Plan
Drawing Number	DA101
Revision	A

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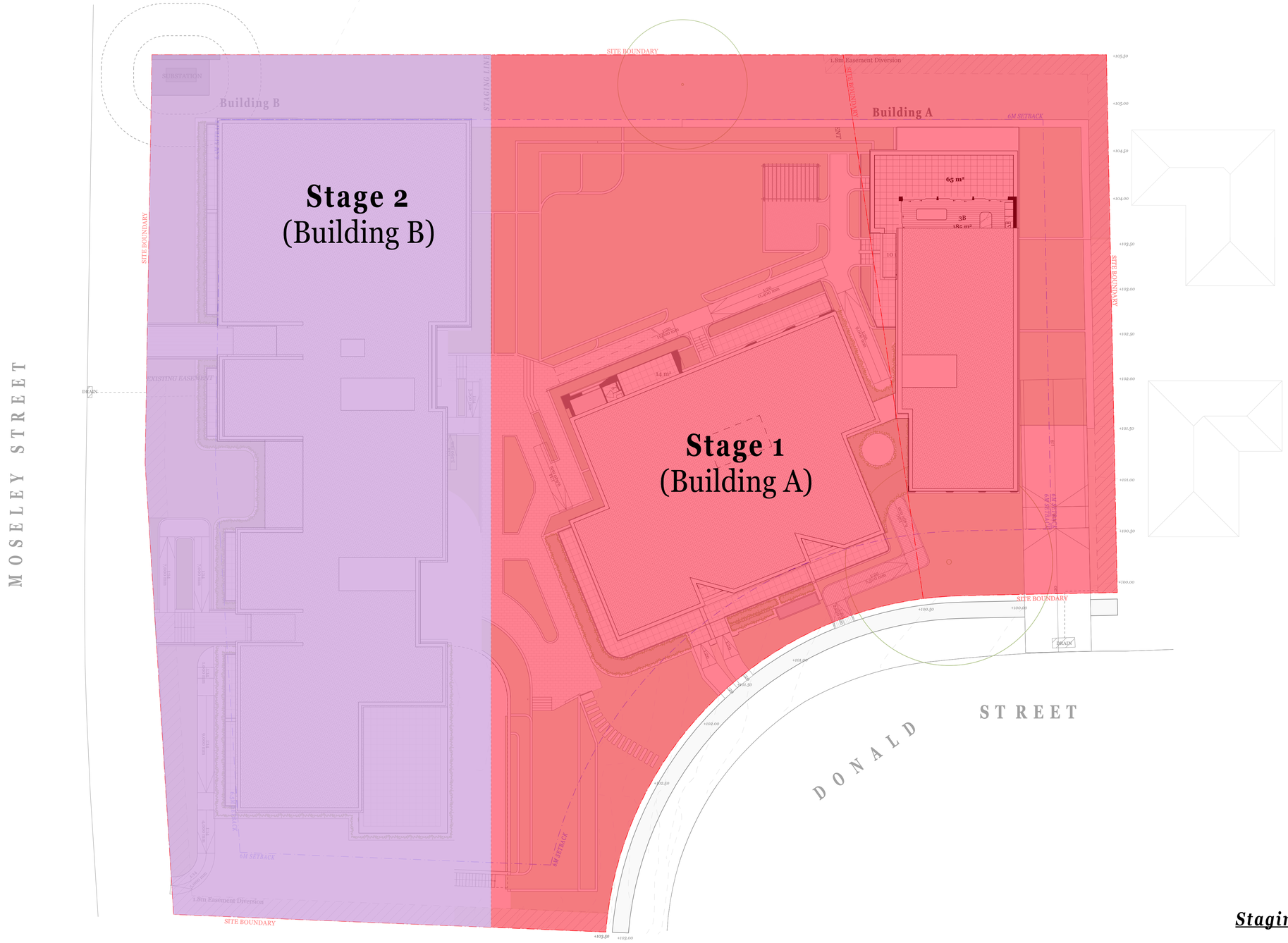

Staging Plan

Stage 1 (Building A)

Stage 2 (Building B)

Notes

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ABSA Australian Building Sustainability Assessors
Assessors who consistently exhibit the accreditation symbol are part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
ABSA Accredited Assessor is certified to use the NABERS Energy and Water, Design and Long Hybrid tools as part of the NCC Section J Assessment

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

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Project Name	Moseley St & Donald St
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Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Site
Drawing Name	Staging Plan
Drawing Number	DA102
Revision	A

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Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Assessor Stamp
Assessors who completed within the accreditation period are part of the ABSA assessor quality assurance program.
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
Top Accredited Assessor supplied to sub-contractors, consultants and clients as part of ongoing Duty of Care.

Certificate No. #HR-G8KWWF-03
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Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
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Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:500 @A1
Drawing Series	Site
Drawing Name	Site Plan
Drawing Number	DA103
Revision	A

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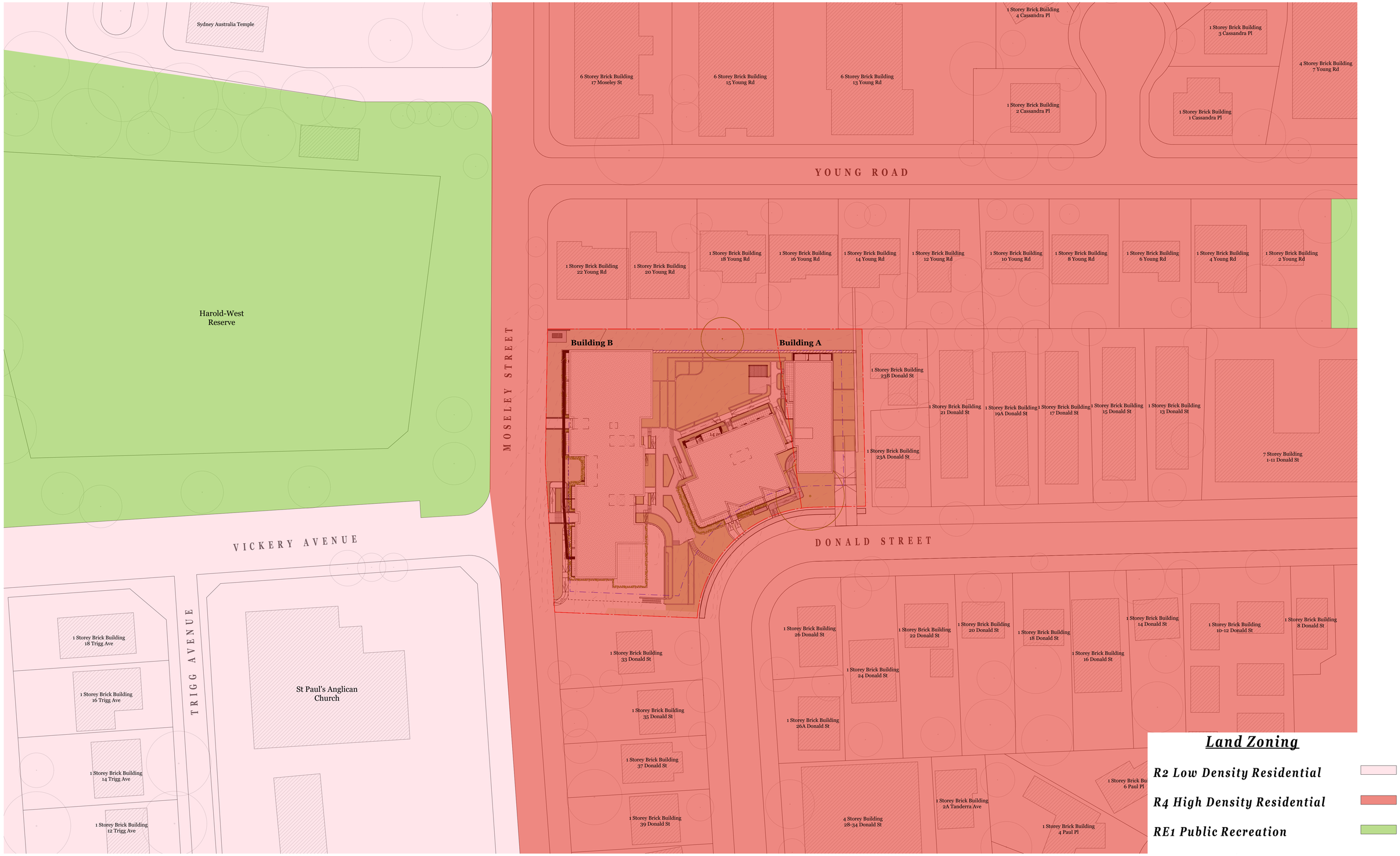

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ABSA Australian Building Sustainability Assessor
Assessors conducted within the accreditation period as part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This Accredited Assessor is qualified to use NatHERS Accredited Software and lodge ratings under the NatHERS Code of Practice

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

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Koos de Keijzer 5767
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DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawing Series	Site
Drawing Name	Site Zoning Plan
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:500 @A1
Drawing Number	DA104
Revision	A

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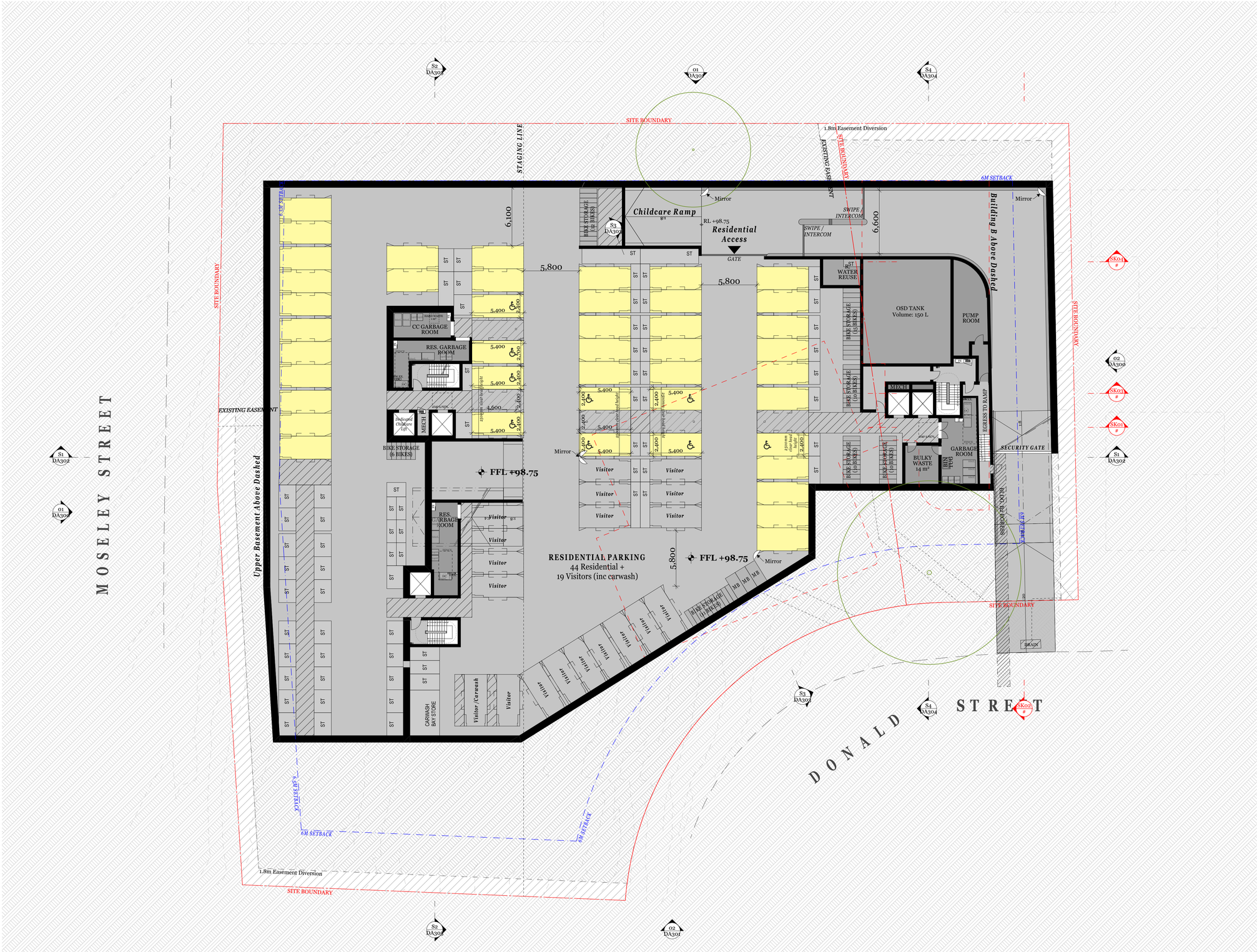

LEGEND

Existing Trees

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This document is based on information provided to ABSA in accordance with ABSA's Accreditation Scheme. To check the accreditation status of this assessor, see ABSA's Code of Practice.

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
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Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Plans
Drawing Name	Basement Plan
Drawing Number	DA200
Revision	A

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LEGEND

Existing Trees

Notes

- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Assessor Stamp
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This Accredited Assessor is authorised to undertake NABERS, Green Star, Energy Efficiency Schemes and has agreed to abide by the ABSA Code of Practice

HOUSE
Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
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DEVELOPMENT APPLICATION

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David Randerson 8542

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Plans
Drawing Name	Upper Basement Plan
Drawing Number	DA201
Revision	A

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LEGEND

Existing Trees

Proposed Trees
(As Per Landscape Architect)

Notes

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A	5/04/2024	DN	SO/MR	Issue for DA

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ABSA Assessor Scheme Sustainability Specialists
Accreditation Number 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This Accreditation Registration is qualified for use with the NatHERS accredited software and rating engine for the purpose of the Code of Practice.

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Plans
Drawing Name	Ground Level Plan
Drawing Number	DA202
Revision	A

LEGEND

Existing Trees

Proposed Trees
(As Per Landscape Architect)

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
Assessor Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:

Certificate No. #HR-G8KWWF-03
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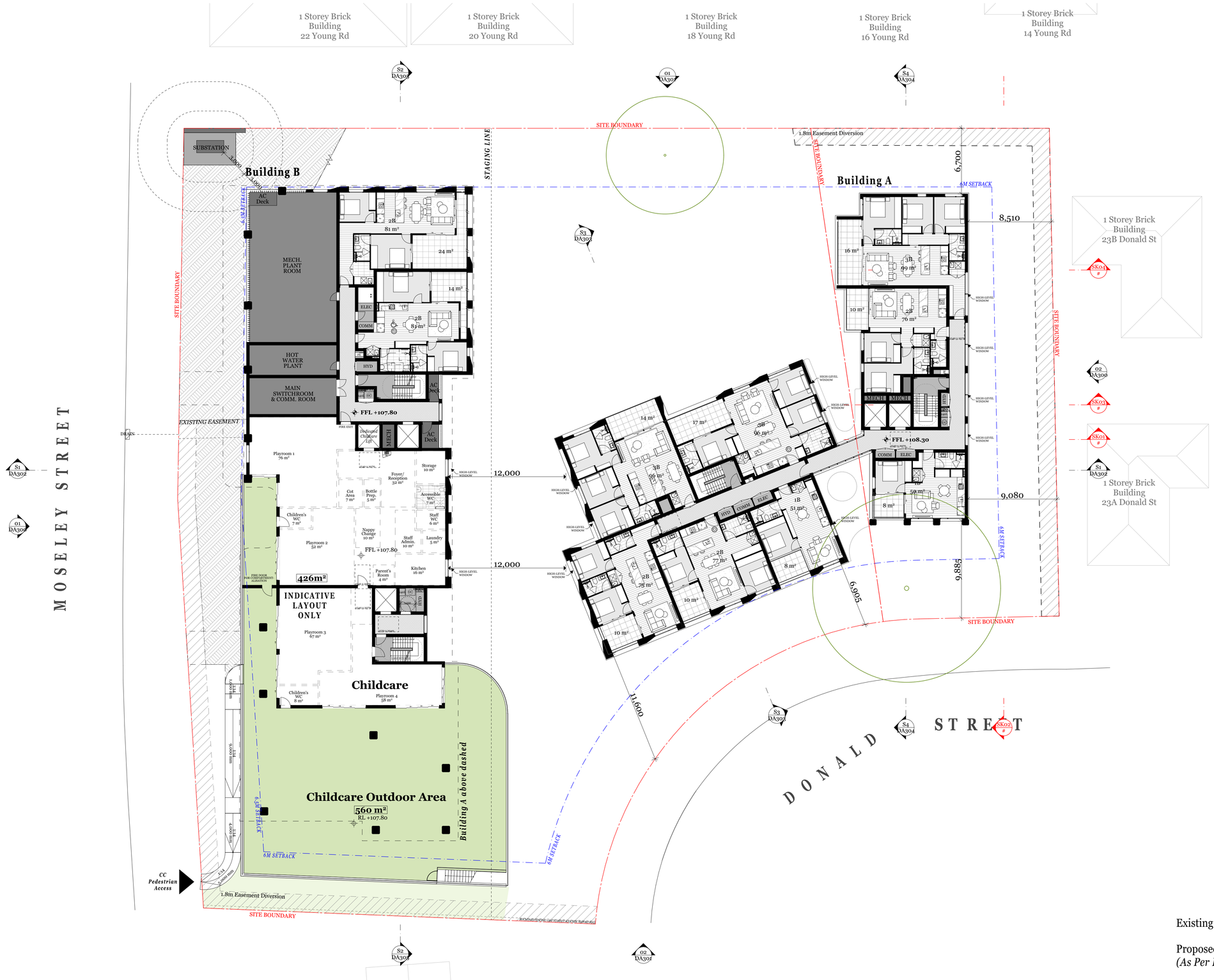
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawing Series	Plans
Drawing Name	Level 1 Plan
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Number	DA203
Revision	A

Printed: 05/04/2024 11:12 AM



LEGEND

Existing Trees

Proposed Trees
(As Per Landscape Architect)

Notes

- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to site survey for all information relating to existing site conditions.
- Refer to landscape architect's documentation & arborist reports for all detailed information relating to trees and their retention/removal and new landscape works.
- All drawings to be read in conjunction with:
  - All specifications & schedules
  - All specialist consultants documentation. Basix, Nathers & Section J certificates
- Minor changes to form & configuration may be required after development consent when drawings are prepared for construction purposes.

Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
Assessor pre-completed address/es accreditation posted site post at the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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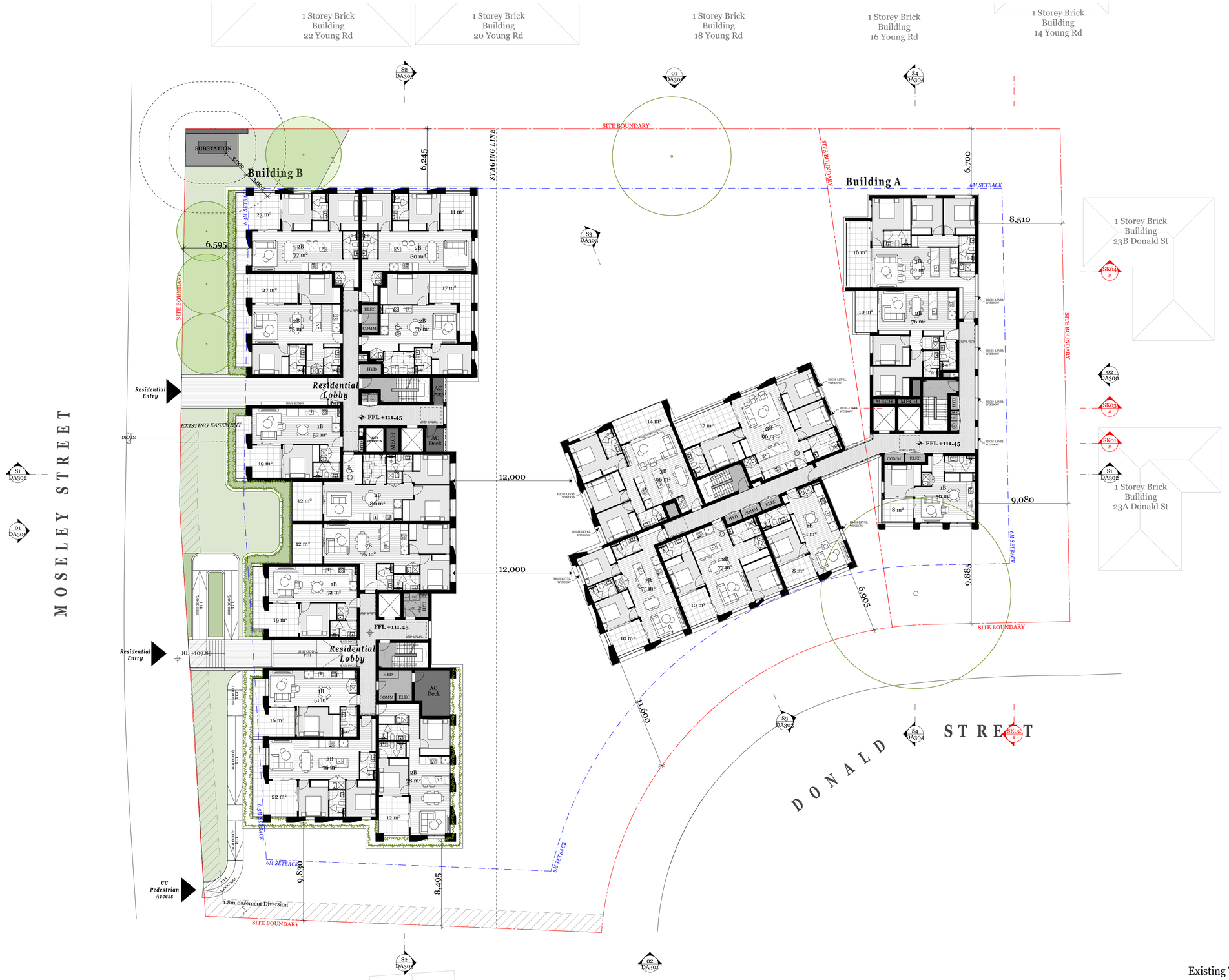
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawing Series	Plans
Drawing Name	Level 2 Plan
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Number	DA204
Revision	A

Printed: 05/04/2024 11:51 AM



LEGEND

Existing Trees

Notes

- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to site survey for all information relating to existing site conditions.
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- Minor changes to form & configuration may be required after development consent when drawings are prepared for construction purposes.

Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
Assessors this completed within the accreditation period on post of the ABSA quality audit sample
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
ABSA is the Australian Business in Sustainability Association. Its purpose is to ensure that the built environment is sustainable for future generations.
ABSA is a not for profit company limited by guarantee.
Tel 1300 134 223 or +61 (0) 2 9231 4711

Certificate No. #HR-G8KWWF-03
HOUSE
Scan QR code or follow website link for rating details.
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Moseley St & Donald St	Drawing Series	Plans
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Level 3 Plan
Drawn By	DN	Drawing Number	DA205
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:200 @A1		

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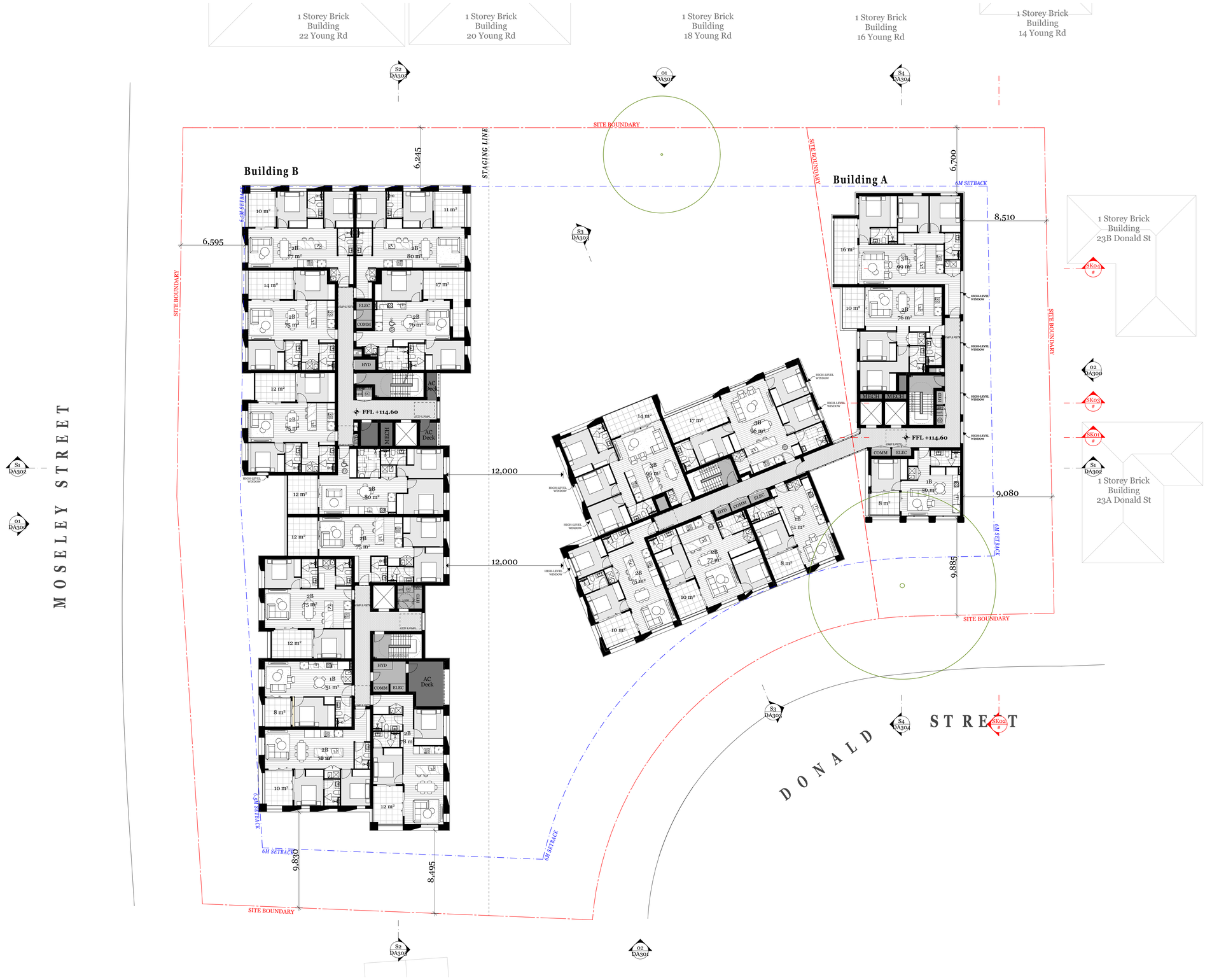

Notes

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- All boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to site survey for all information relating to existing site conditions.
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
Assessment completed within the accreditation period on part of the NSW quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This is to certify that a Building Sustainability Assessor has carried out a sustainability assessment in accordance with the NSW Code of Practice 2006

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Plans
Drawing Name	Level 4 Plan
Drawing Number	DA206
Revision	A

Printed: 05/04/2024 11:13 AM

LEGEND

Existing Trees

Notes

- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to site survey for all information relating to existing site conditions.
- Refer to landscape architect's documentation & arborist reports for all detailed information relating to trees and their retention/removal and new landscape works.
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Business Sustainability Assessor. Assessments completed within the accreditation period are part of the ABSA quality audit system.
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor's Signature

Certificate No. #HR-G8KWWF-03
HOUSE Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawing Series	Plans
Drawing Name	Level 5 Plan
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Number	DA207
Revision	A

Printed: 05/04/2024 11:22 AM

LEGEND

Existing Trees

Notes

- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to site survey for all information relating to existing site conditions.
- Refer to landscape architect's documentation & arborist reports for all detailed information relating to trees and their retention/removal and new landscape works.
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Assessor details contained within this accreditation purchased as part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This Accreditation Assessor Certificate is issued by ABSA, the Nationally Accredited Software and Assessor agency under the NSW BASIX Code of Practice

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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Koos de Keijzer 5767
David Randerson 8542

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawing Series	Plans
Drawing Name	Level 6 Plan
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Number	DA208
Revision	A

Printed: 03/04/2024 11:12 AM

LEGEND

Existing Trees

Notes

- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
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  - All specialist consultants documentation. Basix, Nathers & Section J certificates
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

Printed: 05/04/2024 11:31 AM

ABSA Certified Assessor
Assessment is completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This Accredited Assessor Assessment Report is subject to Australian Accredited Assessor Scheme Rules and Code of Practice

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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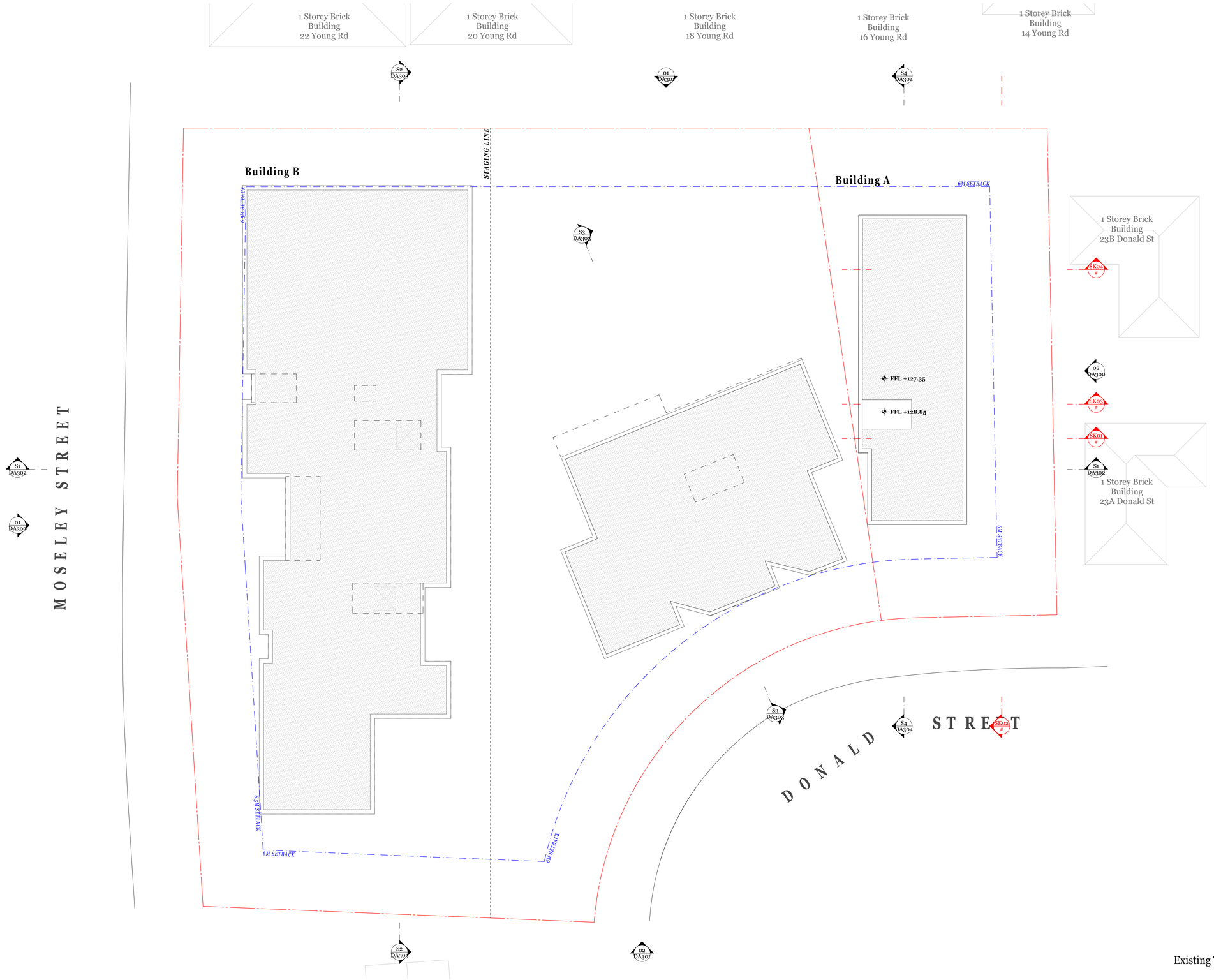
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Plans
Drawing Name	Level 7 Plan
Drawing Number	DA209
Revision	A



LEGEND

Existing Trees

Notes

- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
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  - All specialist consultants documentation. Basix, Nathers & Section J certificates
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessors
Assessors are competent artisans who accreditation is audited as part of the ABSA quality audit system
Accreditation Number: 31/03/0024-31/03/0025
Assessor name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This Accreditation Assessor is qualified to assess Thermal Performance of Homes and may register Ratings on the HERO Scheme

Certificate No. #HR-G8KWWF-03
HOUSE
Scan QR code or follow website link for rating details.
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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NSW: Nominated Architects
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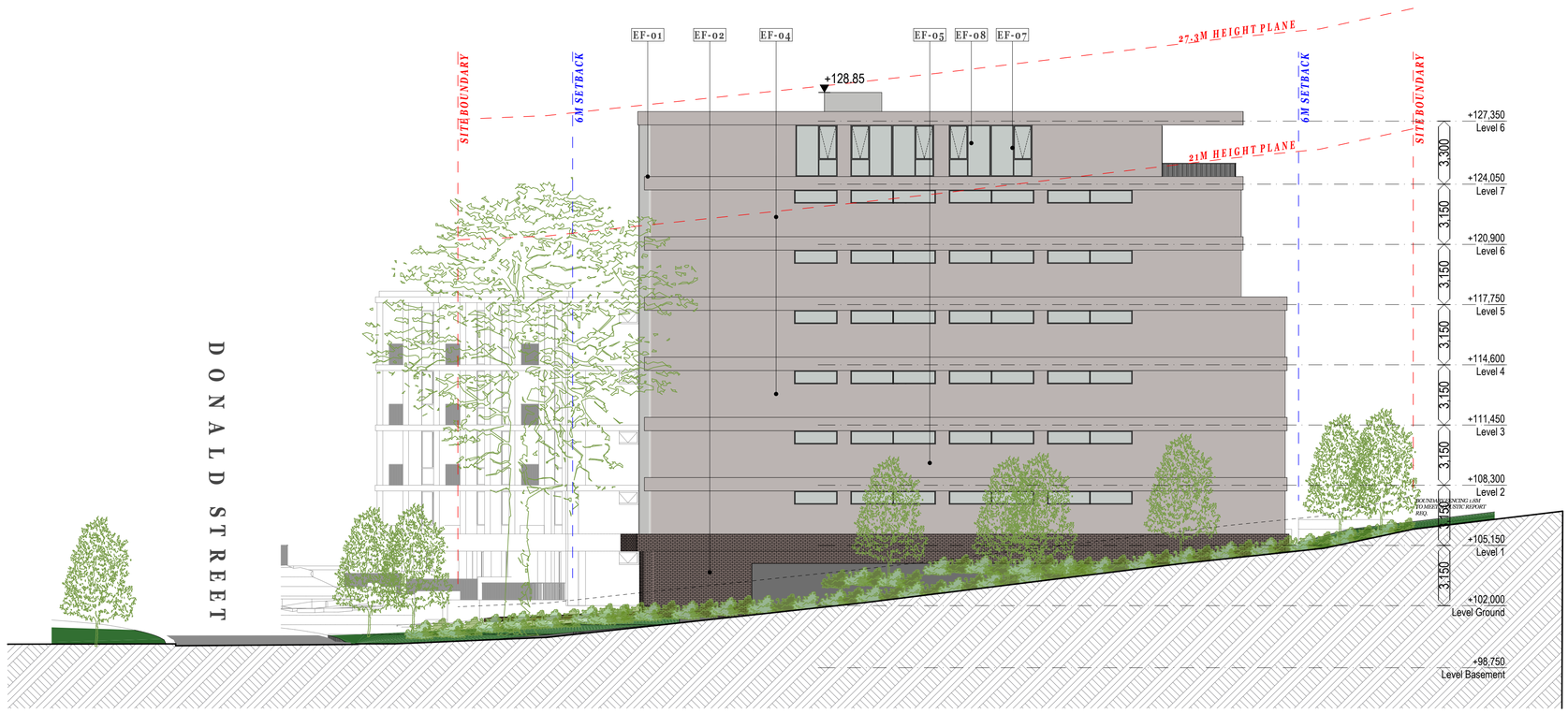
David Randerson 8542

Project Name	Moseley St & Donald St	Drawing Series	Plans
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Roof Plan
Drawn By	DN	Drawing Number	DA210
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:200 @A1		

Printed: 05/04/2024 11:53 AM

01 NORTH ELEVATION



02 SOUTH ELEVATION

Materials Schedule

- **EF-01** Light Brick 1
- **EF-02** Dark Brick 2
- **EF-03** Light Neutral Finish
- **EF-04** Medium Neutral Finish
- **EF-05** Dark Neutral Finish
- **EF-06** Dark Grey Finish
- **EF-07** Powdercoat Black Finish
- **EF-08** Glazing
- **EF-09** Toughened Safety Glass

ADG Compliance: Ceiling heights with a min of 270mm can be met with 3150 floor to floor

NOTE: Height Plane shown at elevation. Refer to DA509 Height Plane.

Notes

- All works to be in accordance with authority & statutory approvals.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessors
Assessors are completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
ABSA Accredited Assessor is qualified to use HERS software and lodge energy ratings for Class 2, 3, 5, 6, 7, 8, 9a, 9b, 9c, 9d, 9e, 9f, 9g, 9h, 9i, 9j, 9k, 9l, 9m, 9n, 9o, 9p, 9q, 9r, 9s, 9t, 9u, 9v, 9w, 9x, 9y, 9z, 10a, 10b, 10c, 10d, 10e, 10f, 10g, 10h, 10i, 10j, 10k, 10l, 10m, 10n, 10o, 10p, 10q, 10r, 10s, 10t, 10u, 10v, 10w, 10x, 10y, 10z

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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Koos de Keijzer 5767
David Randerson 8542

Project Name	Moseley St & Donald St	Drawing Series	Elevations & Sections
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	N & S Elevations
Drawn By	DN	Drawing Number	DA300
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:150 @A1		

Printed: 05/04/2024 11:51 AM

01 EAST ELEVATION

02 WEST ELEVATION

Materials Schedule

- **EF-01** Light Brick 1
- **EF-02** Dark Brick 2
- **EF-03** Light Neutral Finish
- **EF-04** Medium Neutral Finish
- **EF-05** Dark Neutral Finish
- **EF-06** Dark Grey Finish
- **EF-07** Powdercoat Black Finish
- **EF-08** Glazing
- **EF-09** Toughened Safety Glass

ADG Compliance: Ceiling heights with a min of 270mm can be met with 3150 floor to floor

NOTE: Height Plane shown at elevation. Refer to DA509 Height Plane.

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Assessor Certified Sustainability Assessor
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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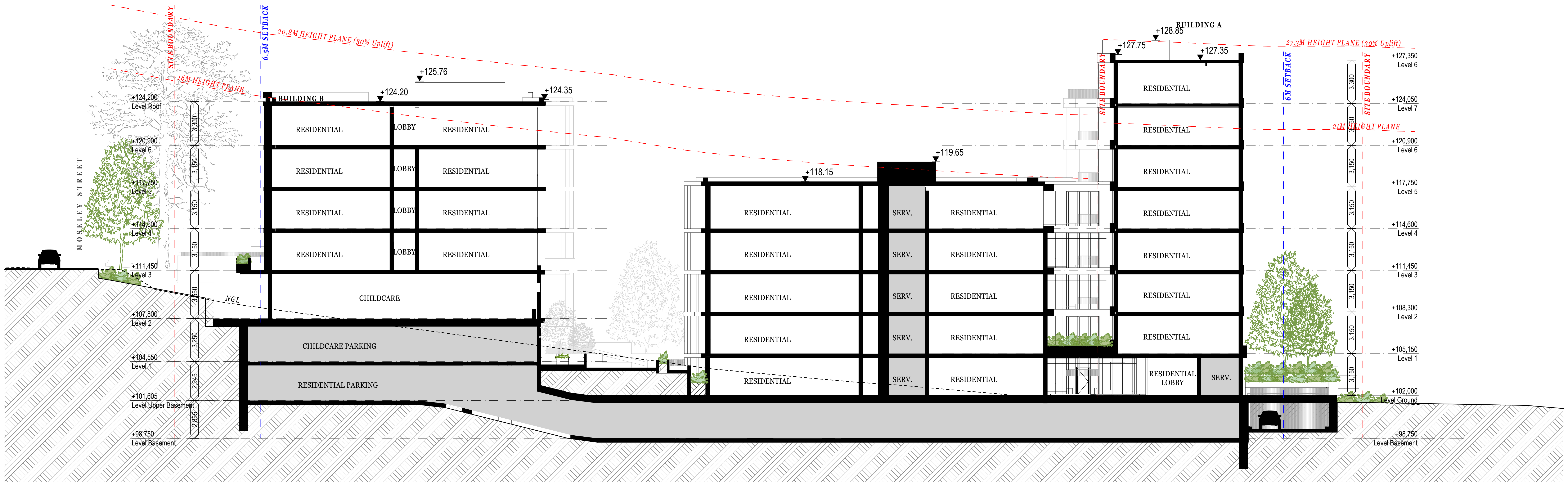
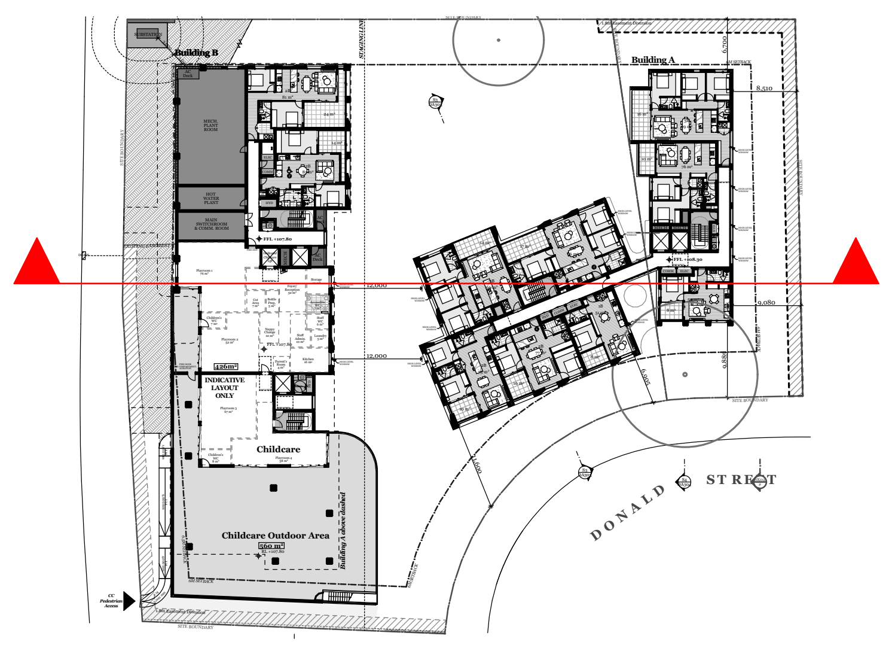
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

Project Name	Moseley St & Donald St	Drawing Series	Elevations & Sections
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	E & W Elevations
Drawn By	DN	Drawing Number	DA301
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:150 @A1		

Printed: 05/04/2024 11:51 AM





KEY PLAN

ADG Compliance: Ceiling heights with a min of 270mm can be met with 3150 floor to floor

Notes

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- Minor changes to form & configuration may be required after development consent when drawings are prepared for construction purposes.

Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

Printed: 05/04/2024 11:52 AM

ABSA
Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

NATIONWIDE HOUSE ENERGY RATING SCHEME
Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT
APPLICATION

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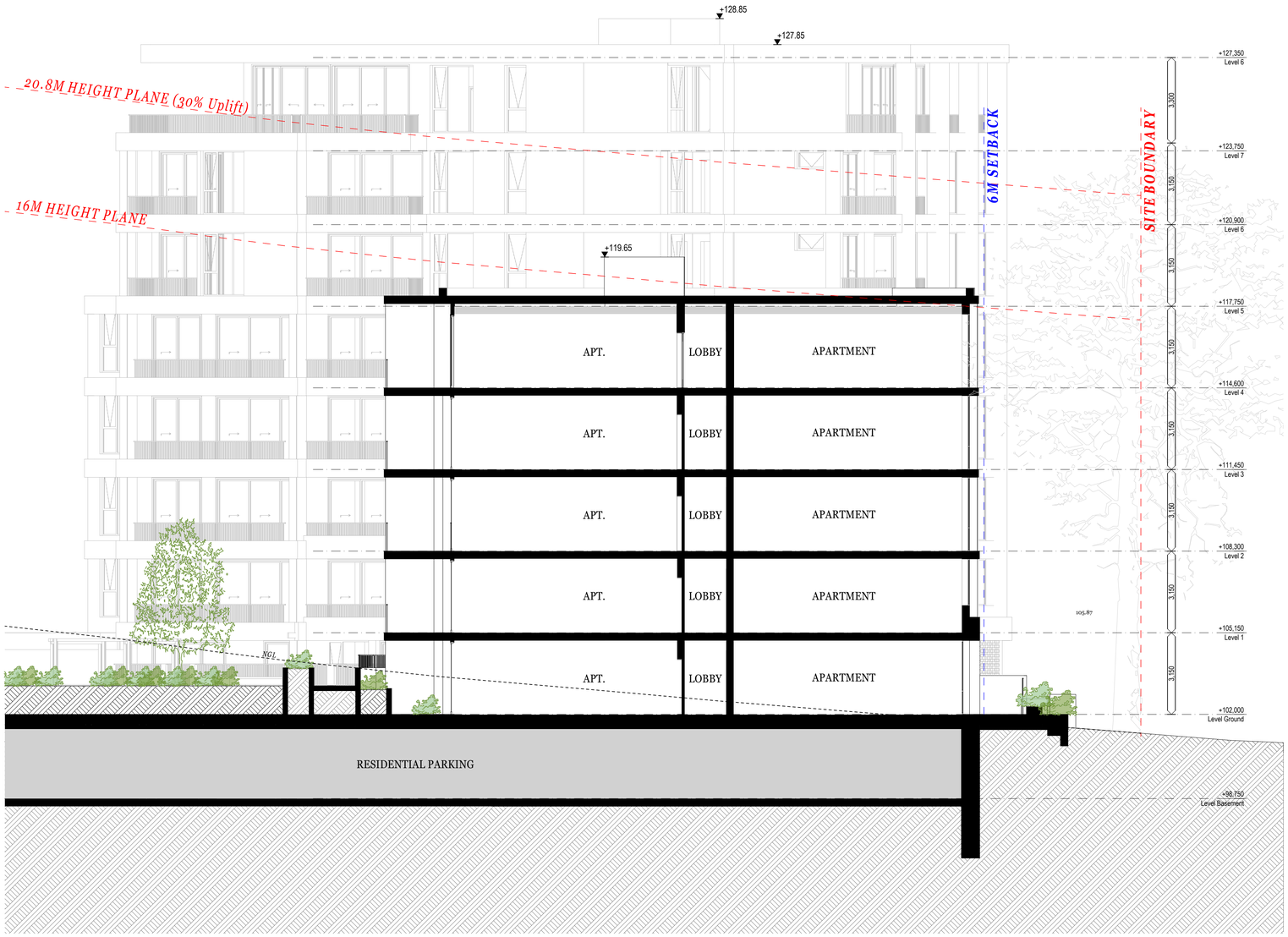
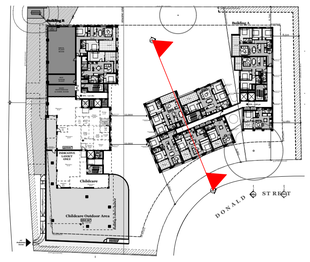
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Elevations & Sections
Drawing Name	Site Section
Drawing Number	**DA302**
Revision	**A**





KEY PLAN

ADG Compliance: Ceiling heights with a min of 270mm can be met with 3150 floor to floor

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

Printed: 05/04/2024 11:12:31 AM

ABSA Australian Building Sustainability Assessors
Assessors who completed, within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

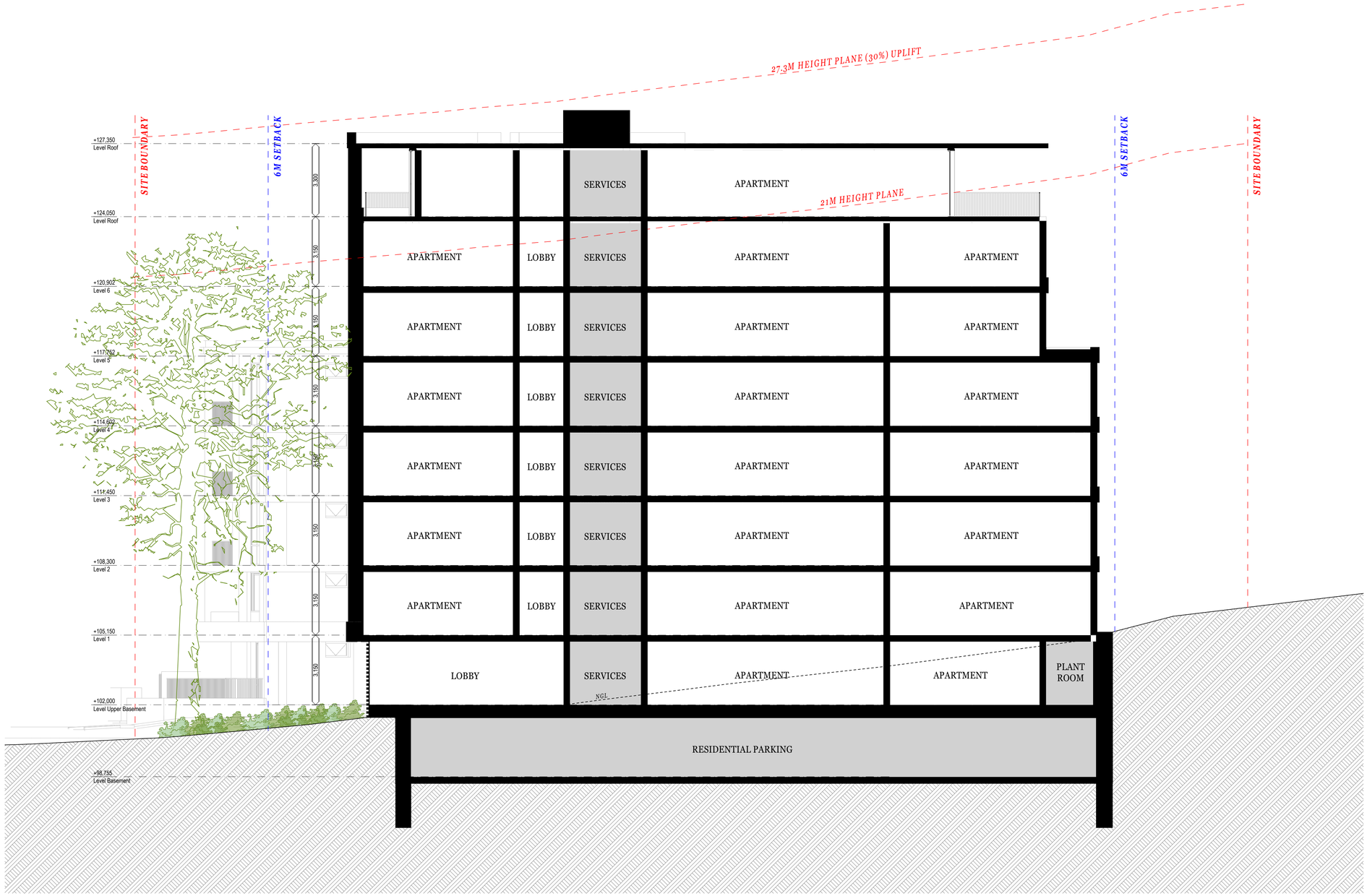
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

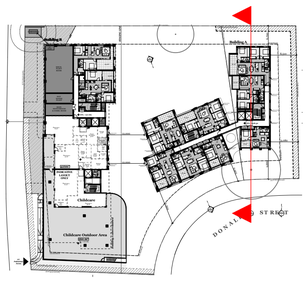
DEVELOPMENT APPLICATION

DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Moseley St & Donald St	Drawing Series	Elevations & Sections
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Building A1 Section
Drawn By	DN	Drawing Number	DA303
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:100 @A1		





KEY PLAN

ADG Compliance: Ceiling heights with a min of 270mm can be met with 3150 floor to floor

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Sustainable Accredited
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This Accredited Assessor is authorised by ABSA to use its proprietary software and may access the National Energy Code of Practice

Certificate No. #HR-G8KWWF-03
HOUSE
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Moseley St & Donald St	Drawing Series	Elevations & Sections
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Building A2 Section
Drawn By	DN	Drawing Number	DA304
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:100 @A1		

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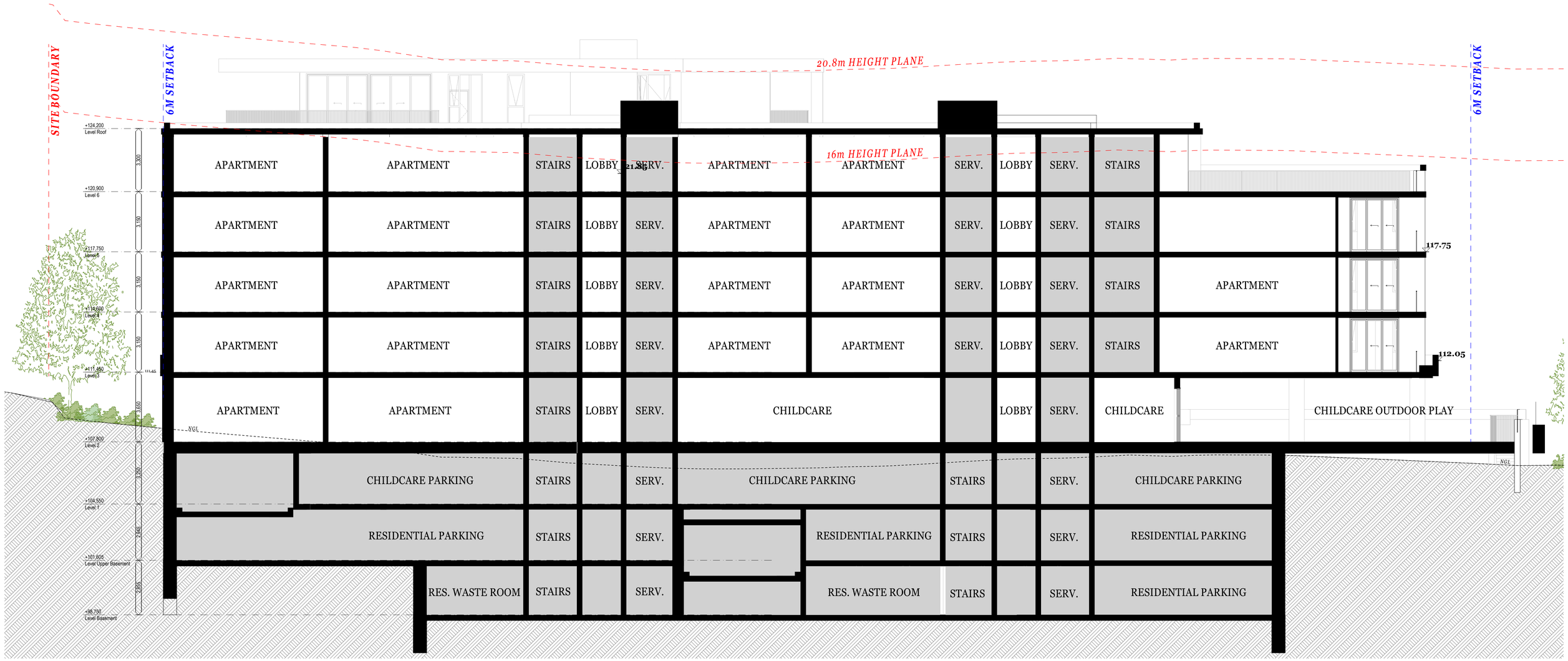

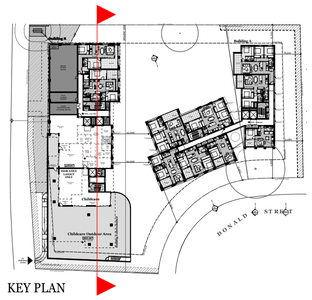

KEY PLAN

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Accredited Assessor
Assessors in conjunction with the accreditation period are part of the ABSA quality assurance program
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This Accreditation Number is qualified to sign Section J Building Code of Australia and the Nathers Energy Rating Code of Practice

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

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David Randerson 8542

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:100 @A1
Drawing Series	Elevations & Sections
Drawing Name	Building B Section
Drawing Number	DA305
Revision	A

Printed: 05/04/2024 11:32 AM

21st June 9am

21st June 10am

21st June 11am

21st June 12pm

21st June 1pm

21st June 2pm

21st June 3pm

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessors
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This Accredited Assessor is registered with ABSA(EE) Accredited Assessors Scheme and is licensed for NSW, ACT, VIC & Queensland

Certificate No. #HR-G8KWWF-03
HOUSE
Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

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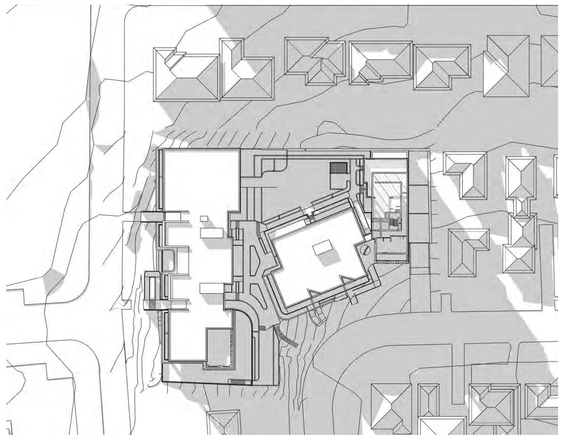
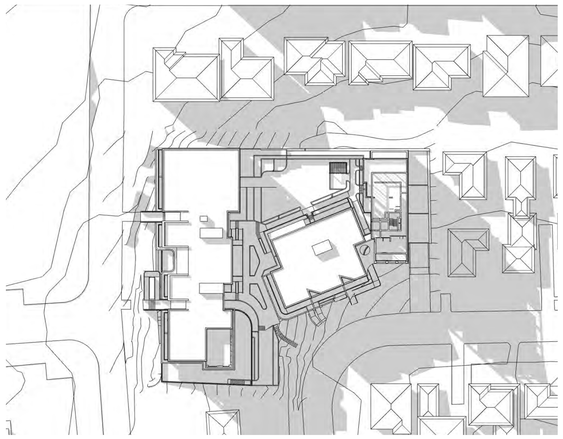
DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	@A1
Drawing Series	Solar Analysis & Shadows
Drawing Name	Eye Of The Sun
Drawing Number	DA400
Revision	A

Printed: 05/04/2024 11:52 AM



21st June 9am



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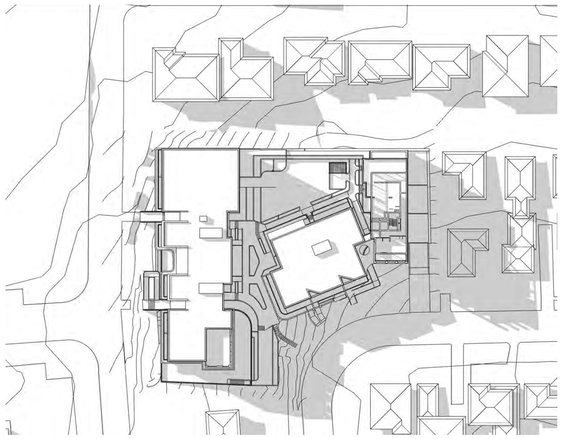

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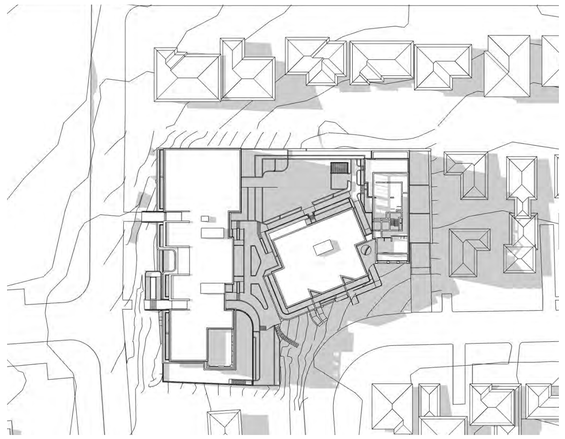

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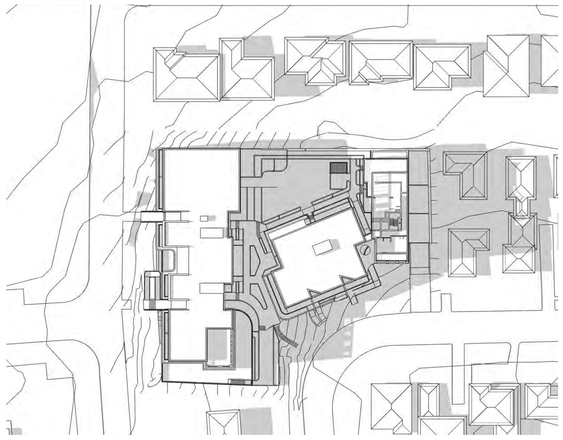
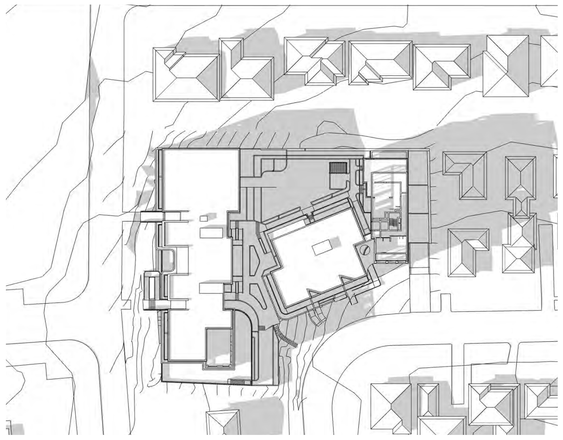
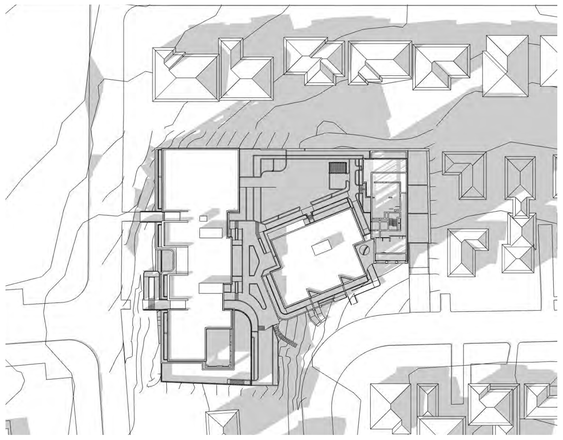


21st June 1pm



21st June 2pm



21st June 3pm

Notes

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A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
Assessments conducted within the accreditation period as part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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ABN: 81956706590
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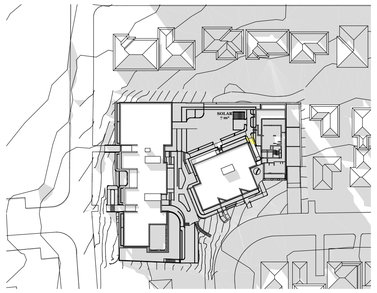
David Randerson 8542

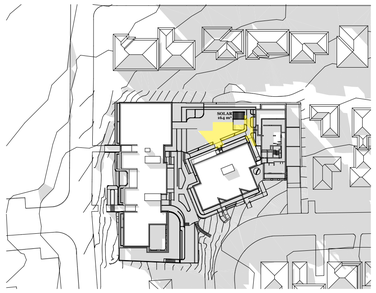
DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Drawing Series	Solar Analysis & Shadows
Drawing Name	Shadow Analysis
Drawing Number	DA401
Revision	A

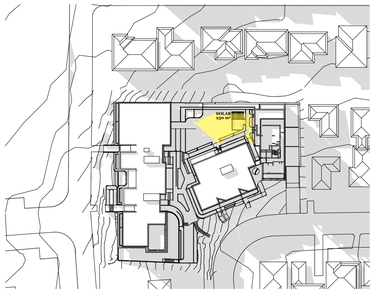
Printed: 05/04/2024 11:13:31 AM



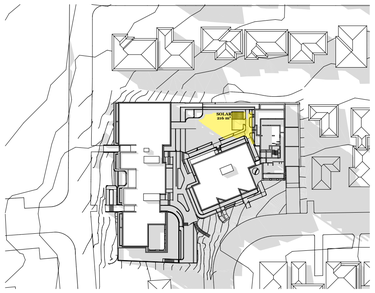
21st June 9am
Direct Solar: 7m² /315m²
2%



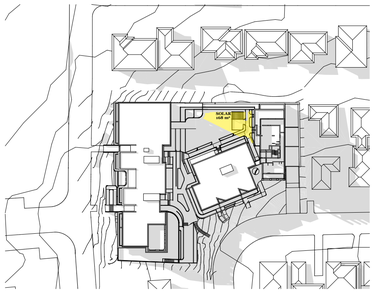
21st June 9:30am
Direct Solar: 164m² /315m²
52%



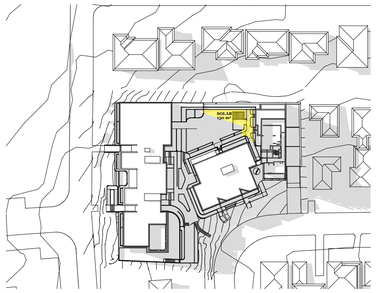
21st June 10am
Direct Solar: 230m² /315m²
73%



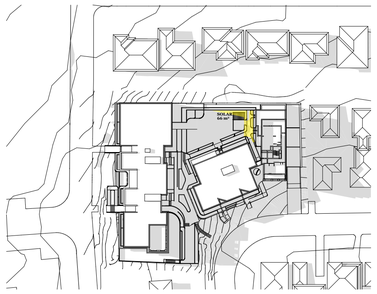
21st June 10:30am
Direct Solar: 216m² /315m²
68%



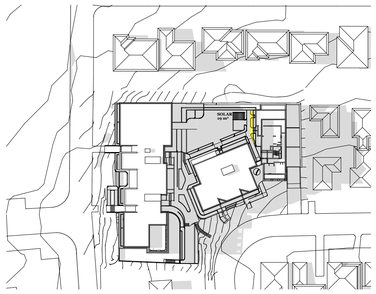
21st June 11am
Direct Solar: 168m² /315m²
53%



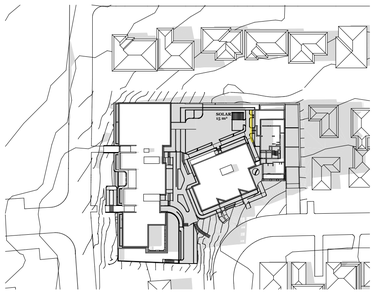
21st June 11:30am
Direct Solar: 130m² /315m²
41%



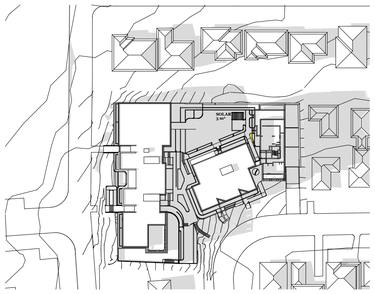
21st June 12pm
Direct Solar: 66m² /315m²
21%



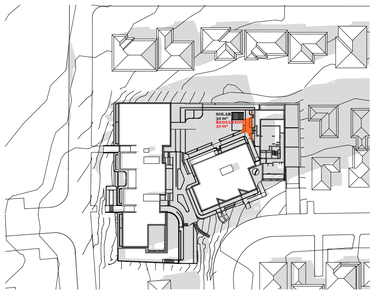
21st June 12:30pm
Direct Solar: 82m² /315m²
26%



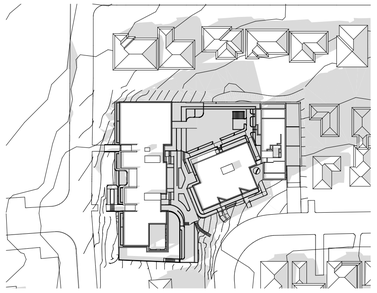
21st June 1pm
Direct Solar: 50m² /315m²
15%



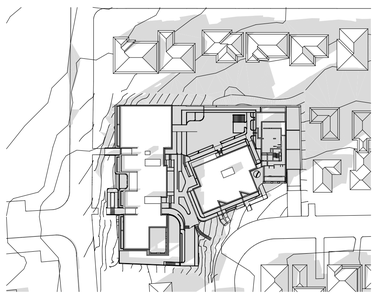
21st June 1:30pm
Direct Solar: 57m² /315m²
18%



21st June 2pm
Direct Solar: 32m² /315m²
10%



21st June 2:30pm
Direct Solar: 0m² /315m²
0%



21st June 3pm
Direct Solar: 0m² /315m²
0%

COS Shadow Analysis

Direct Solar to Primary COS Area

COMPLIANT: 2 hours direct solar achieved 9:00am - 11:00am to 50% of Primary COS Area.

ADG Requirement: min. 2 hours direct solar to 50% of Primary COS Area.

Primary COS Area

315 m²

25% of total COS area

ADG Requirement: 25%

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A	5/04/2024	DN	SO/MR	Issue for DA

Printed: 05/04/2024 11:52 AM

ABSA Australian Building Sustainability Assessor
Assessor (Pty Ltd) registered within the accreditation period as part of the ABSA quality audit scheme
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
Assessor Software Version: 1.0.0.0
Calculation Engine Version: 1.0.0.0
Software Vendor Support Contact Details: 1300 276 659 Fax: 07 3846 6011

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b. Moseley Street, Carlingford, NSW, 2118

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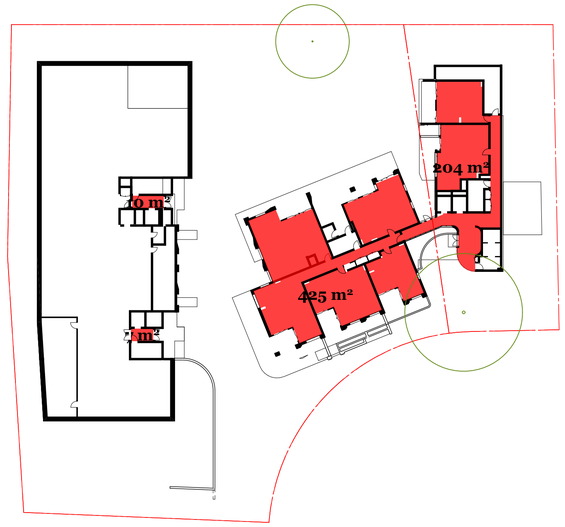
Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Drawing Series	Solar Analysis & Shadows
Drawing Name	COS Shadow Analysis
Drawing Number	DA402
Revision	A



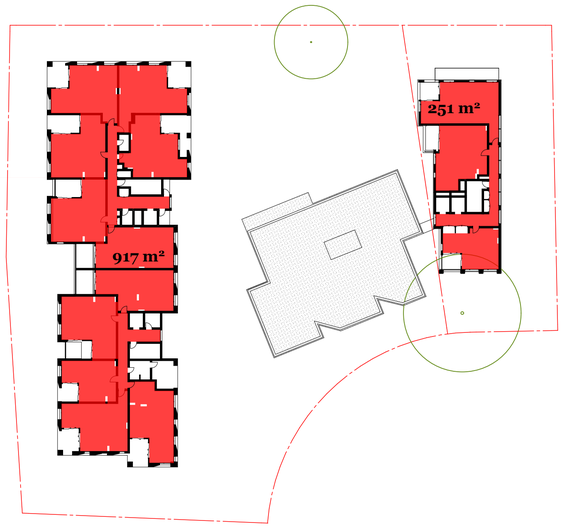
GROUND LEVEL

LEVEL 01

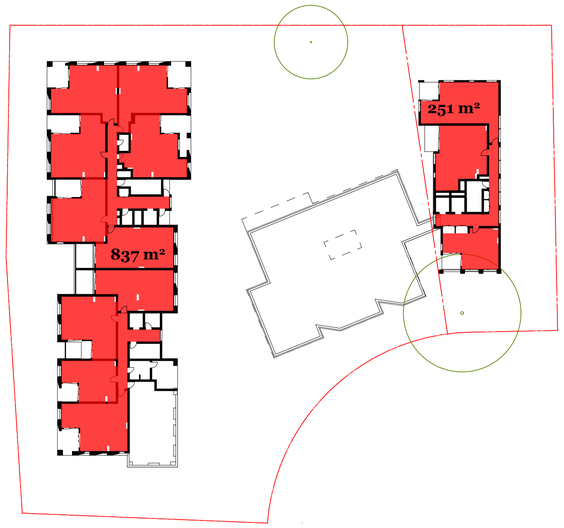
LEVEL 02

LEVEL 03

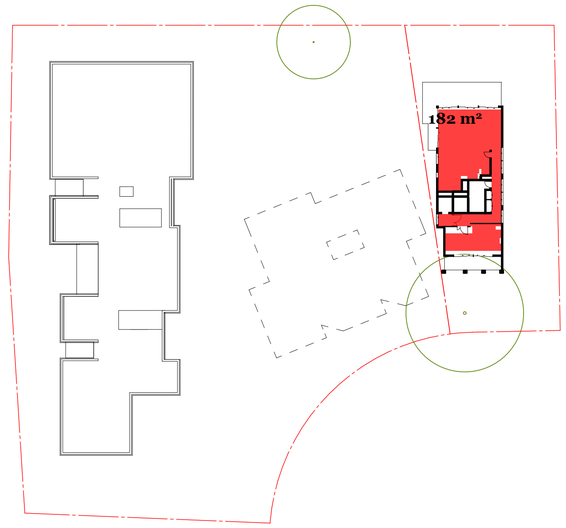
LEVEL 04



LEVEL 05



LEVEL 06



LEVEL 07

GFA Calculation

Allowable FSR:	*1:3:1*
Proposed FSR:	**1:3:1**
Allowable GFA:	*6,412m²*
Proposed GFA:	**6,412m²**

GFA Calculation

Allowable FSR:	*1.937:1*
Proposed FSR:	**1.937:1**
Allowable GFA:	*1,968m²*
Proposed GFA:	**1,968m²**

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

Printed: 05/04/2024 11:52 AM

ABSA Australian Building Sustainability Assessors
Assessors who comply with this accreditation posted are part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This is to certify that the assessor named above has met the minimum competency requirements for Building Sustainability Assessors as set out by ABSA

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:500 @A1
Drawing Series	Additional Information
Drawing Name	GFA Calculation
Drawing Number	DA500
Revision	A

GROUND LEVEL

LEVEL 01

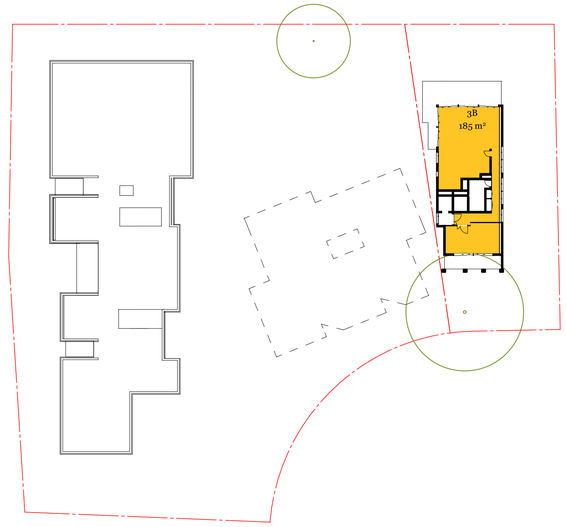
LEVEL 02

LEVEL 03

LEVEL 04

LEVEL 05

LEVEL 06



LEVEL 07

Apartment Mix

1B	***2B***	***3B***
18/91	*60/91*	*13/91*
20%	**66%**	**14%**

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A	5/04/2024	DN	SO/MR	Issue for DA

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Assessor Accreditation Period is valid at the time the assessment is posted as part of the ABSA quality audit system

Accreditation Period 31/03/2024-31/03/2025.
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature

This document is based on information provided to ABSA and is subject to ABSA's standard terms, conditions and disclaimers. To view the full terms, visit ABSA's Code of Practice at www.absa.asn.au

Certificate No. #HR-G8KWWF-03

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Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

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DKO

Project Name	Moseley St & Donald St	Drawing Series	Additional Information
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Apartment Mix
Drawn By	DN	Drawing Number	DA501
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:500 @A1		

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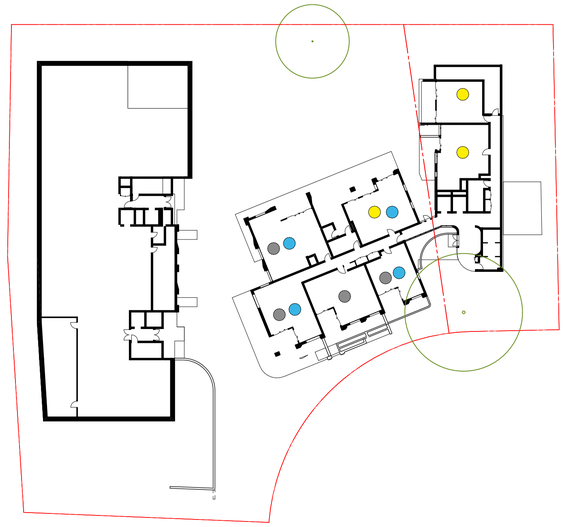


GROUND LEVEL

2hrs Solar 3/7
No Solar 4/7
Cross Ventilated 4/7

LEVEL 01

2hrs Solar 3/8
No solar 3/8
Cross Ventilated 5/8

LEVEL 02

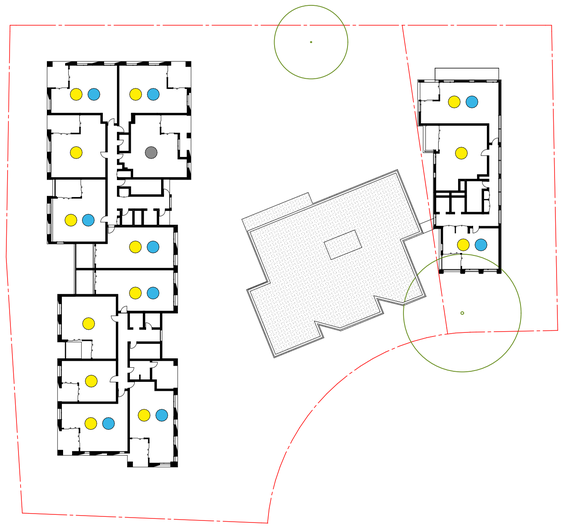
2hrs Solar 4/10
No Solar 3/10
Cross Ventilated 7/10

LEVEL 03

2hrs Solar 16/19
No Solar 1/19
Cross Ventilated 13/19

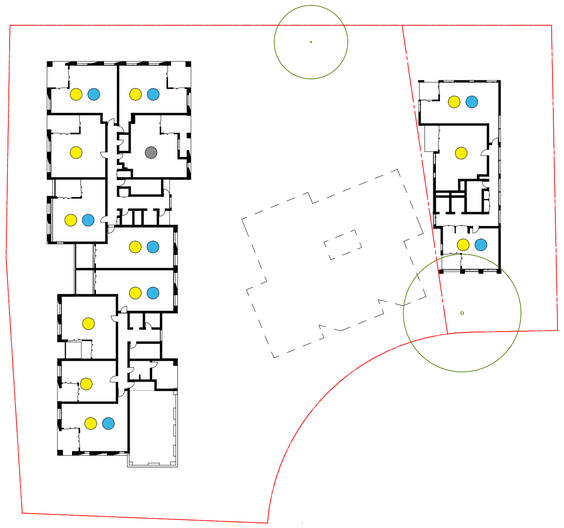
LEVEL 04

2hrs Solar 16/19
No Solar 1/19
Cross Ventilated 13/19



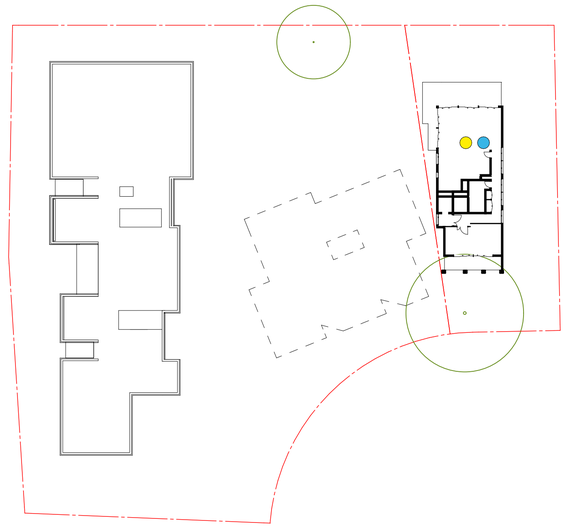
LEVEL 05

2hrs Solar 13/14
No solar 1/14
Cross Ventilated 9/14



LEVEL 06

2hrs Solar 12/13
No Solar 1/13
Cross Ventilated 8/13



LEVEL 07

2hrs Solar 1/1
No Solar 0/1
Cross Ventilated 1/1

Solar Analysis

2hrs Solar Compliance
68/91
75%
ADG Requirement 70%

No Solar Compliance
14/91
15%
max. 15%

Cross Ventilation Analysis

Cross Ventilated Units
60/91
66%
ADG Requirement 60%

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
Assessors authorised under this accreditation posted on-part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This accredited Assessor is authorised by ABSA to undertake Accredited Assessments in accordance with the ABSA Code of Practice

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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www.DKO.com.au
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NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:500 @A1
Drawing Series	Additional Information
Drawing Name	Solar & Cross Ventilation Analysis
Drawing Number	DA502
Revision	A

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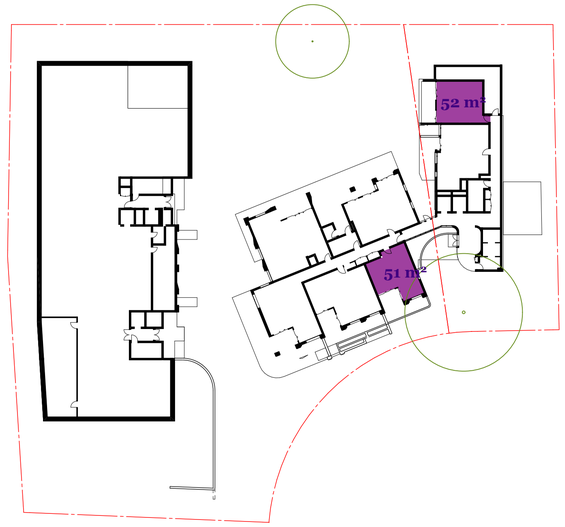
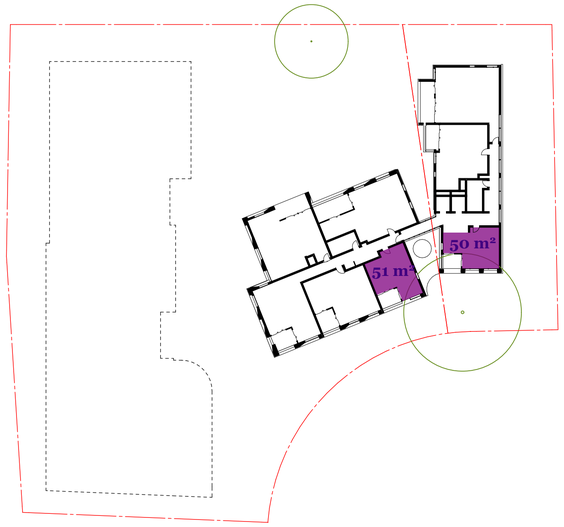


GROUND LEVEL

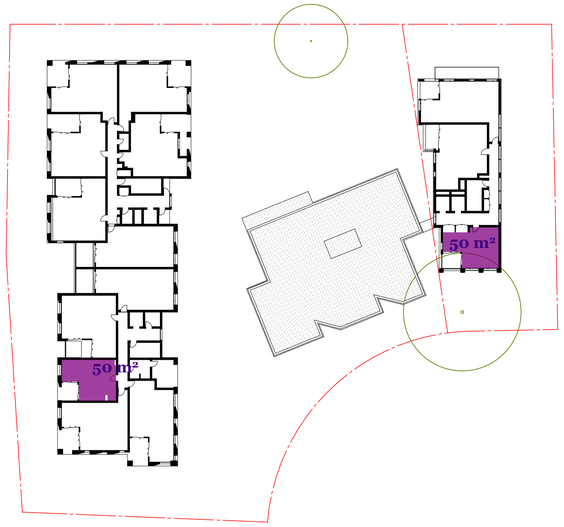


LEVEL 01

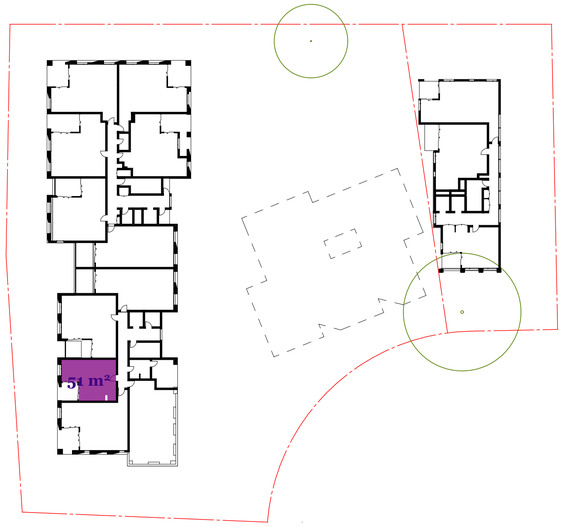
LEVEL 02

LEVEL 03

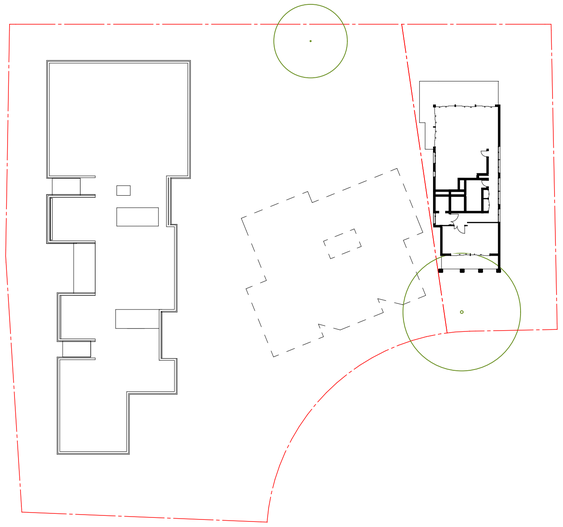
LEVEL 04



LEVEL 05



LEVEL 06



LEVEL 07

Affordable Housing Dedication

15% GFA dedicated to Affordable Housing
Requirement: 1257m2
Provided: 1257m2

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Australian Building Sustainability Assessor
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Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This Accredited Assessor Assessment has been carried out using accredited software and has passed the ABSA quality audit process

Certificate No. #HR-G8KWWF-03
HOUSE
Scan QR code or follow website link for rating details.
Assessor name Zoltan Lipovski
Accreditation No. ABSA 20884
Property Address 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
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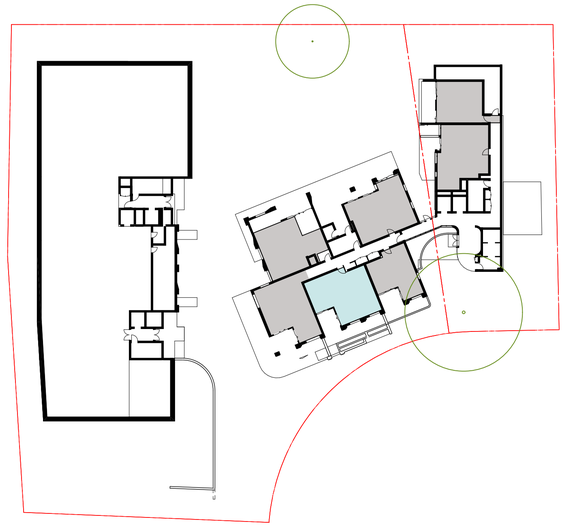
David Randerson 8542

DKO

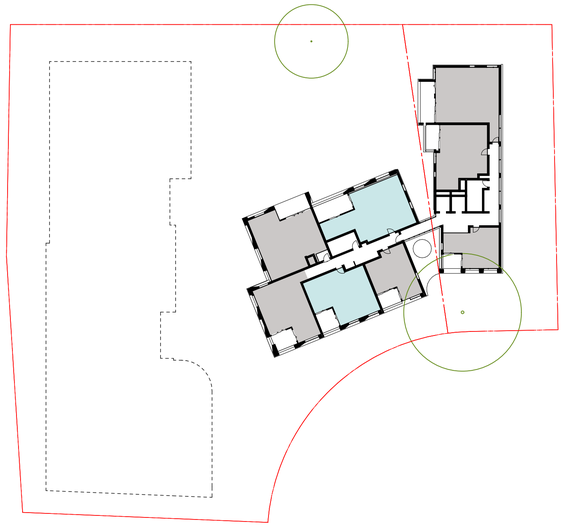
Project Name	Moseley St & Donald St	Drawing Series	Additional Information
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Affordable Housing Dedication
Drawn By	DN	Drawing Number	DA503
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:500 @A1		

Printed: 04/04/2024 11:10 AM



GROUND LEVEL

Livable Silver 1/7
Adaptable 0/7



LEVEL 01

Livable Silver 2/10
Adaptable 1/10

LEVEL 02

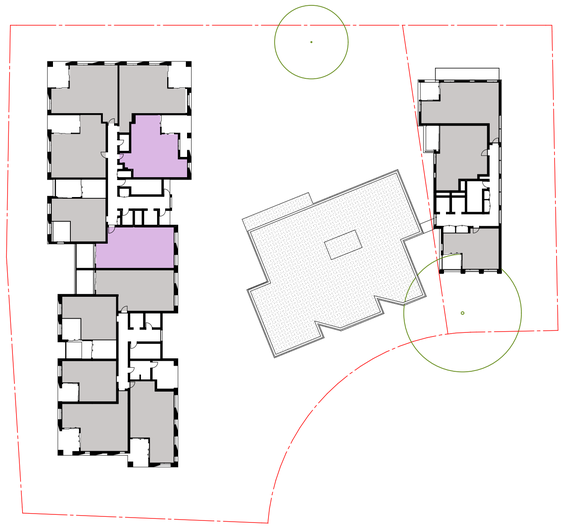
Livable Silver 2/19
Adaptable 2/19

LEVEL 03

Livable Silver 2/19
Adaptable 2/19

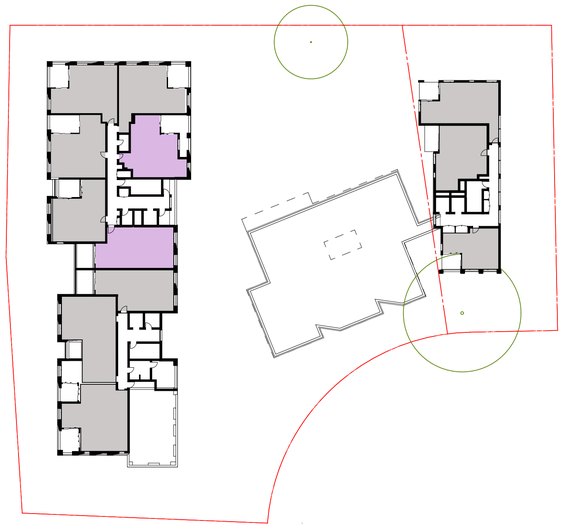
LEVEL 04

Livable Silver 0/12
Adaptable 2/12

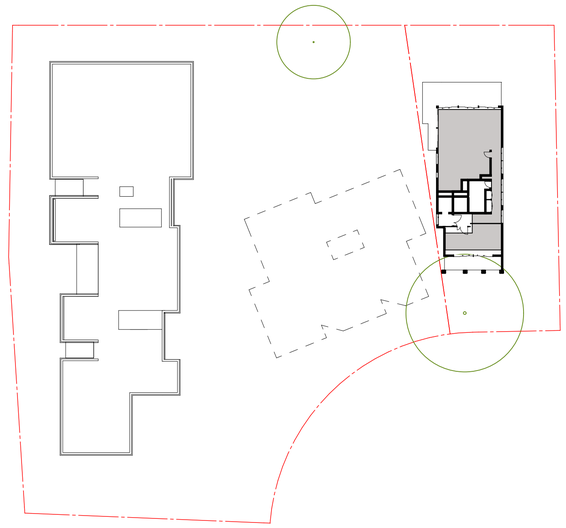


LEVEL 05

Livable Silver 0/3
Adaptable 0/3



LEVEL 06



LEVEL 07

Adaptable & Livable Unit Mix

Total Livable Units Silver Level
9/91
10%
DCP requirement: 20% (10% Silver + 10% Adaptable)

Total Adaptable Units
9/91
10%
DCP requirement: 10%

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

Printed: 10/04/2024 11:52 AM

ABSA Australian Business Sustainability Assessors
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This document is based on assumptions and information provided by the assessor. Actual results may differ. Contact the ABSA Scheme Administrator for more information.

Certificate No. #HR-G8KWWF-03
NATIONAL HERS HOUSE
Scan QR code or follow website link for rating details.
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
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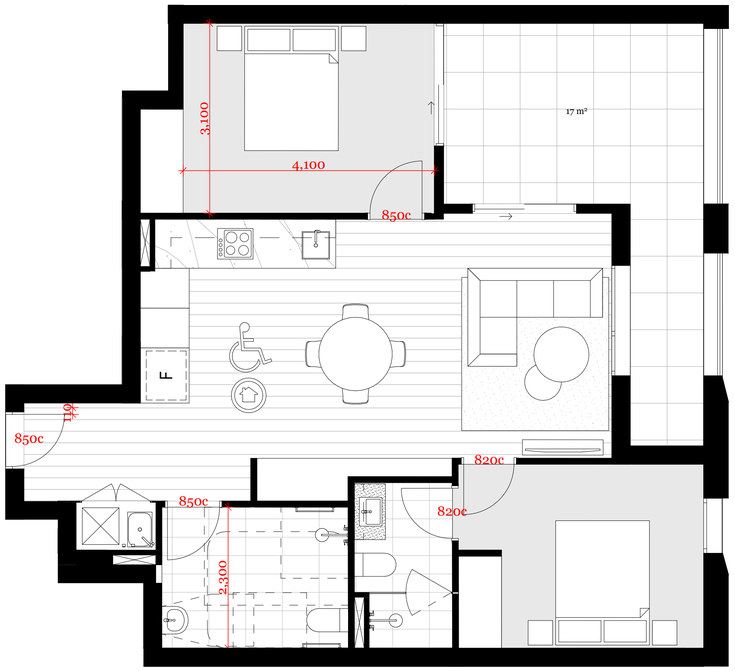
DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:500 @A1
Drawing Series	Additional Information
Drawing Name	Adaptable Unit Allocation Plan
Drawing Number	**DA504**
Revision	**A**

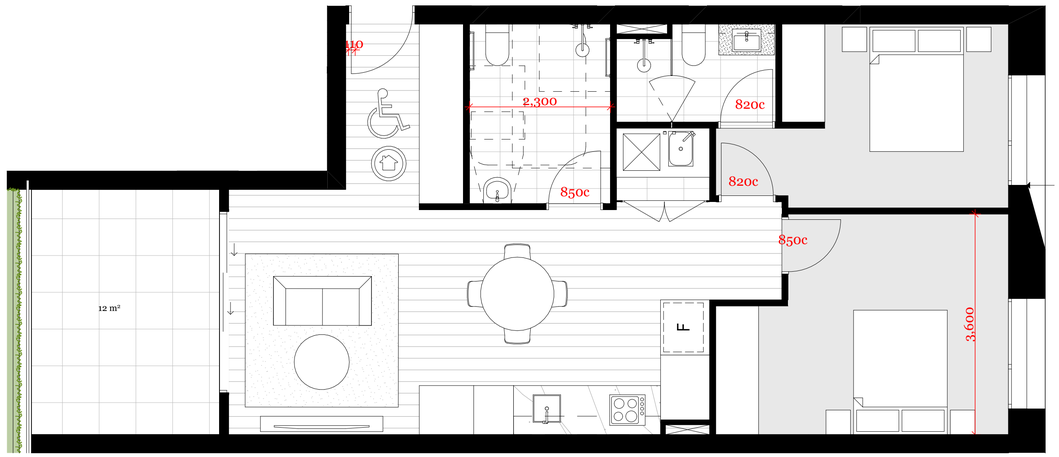


1A

Pre Adaptable Unit

2 BED UNIT, BLDG. A

B0.02, B1.11, B2.11, B3.09

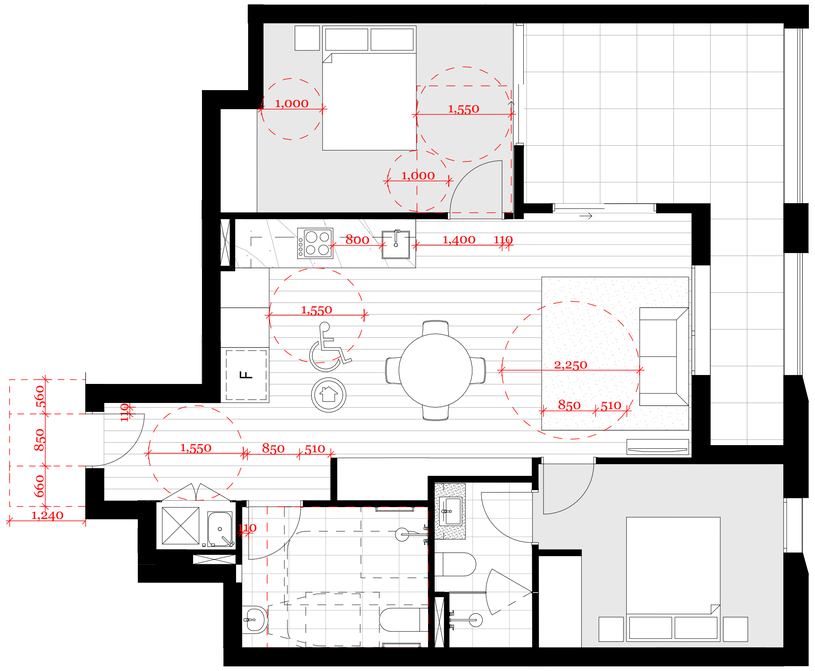


2A

Pre Adaptable Unit

2 BED UNIT, BLDG. A

B2.06, B3.06, B3.04

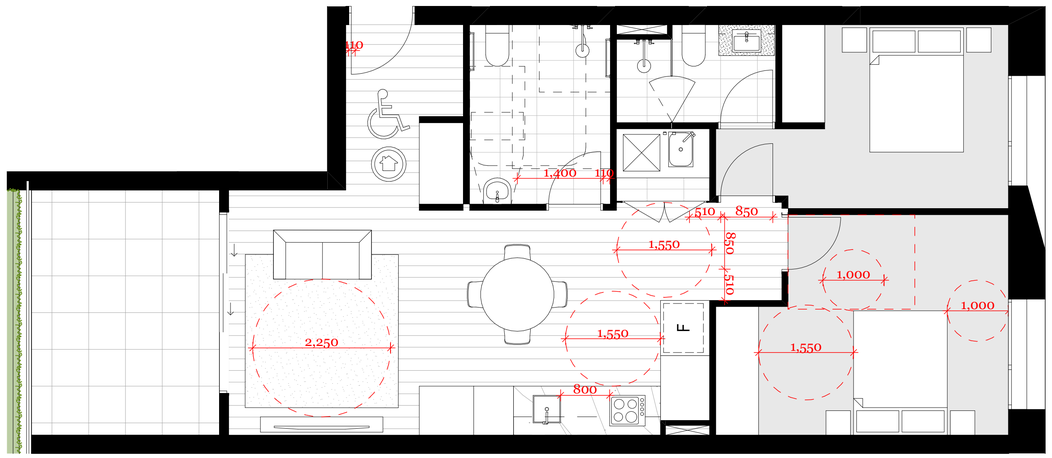


1B

Post Adaptable Unit

2 BED UNIT, BLDG. A

B0.02, B1.11, B2.11, B3.09



2B

Post Adaptable Unit

2 BED UNIT, BLDG. A

B2.06, B3.06, B3.04

NOTE

820c = 820mm clear door opening
850c = 850mm clear door opening

Refer to Access Report for all information relating to adaptable units.

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Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This Accredited Assessor has completed the ASBAE01 Accredited Software and has agreed to abide by the Terms and Code of Practice

Certificate No. #HR-G8KWWF-03
HOUSE
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Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

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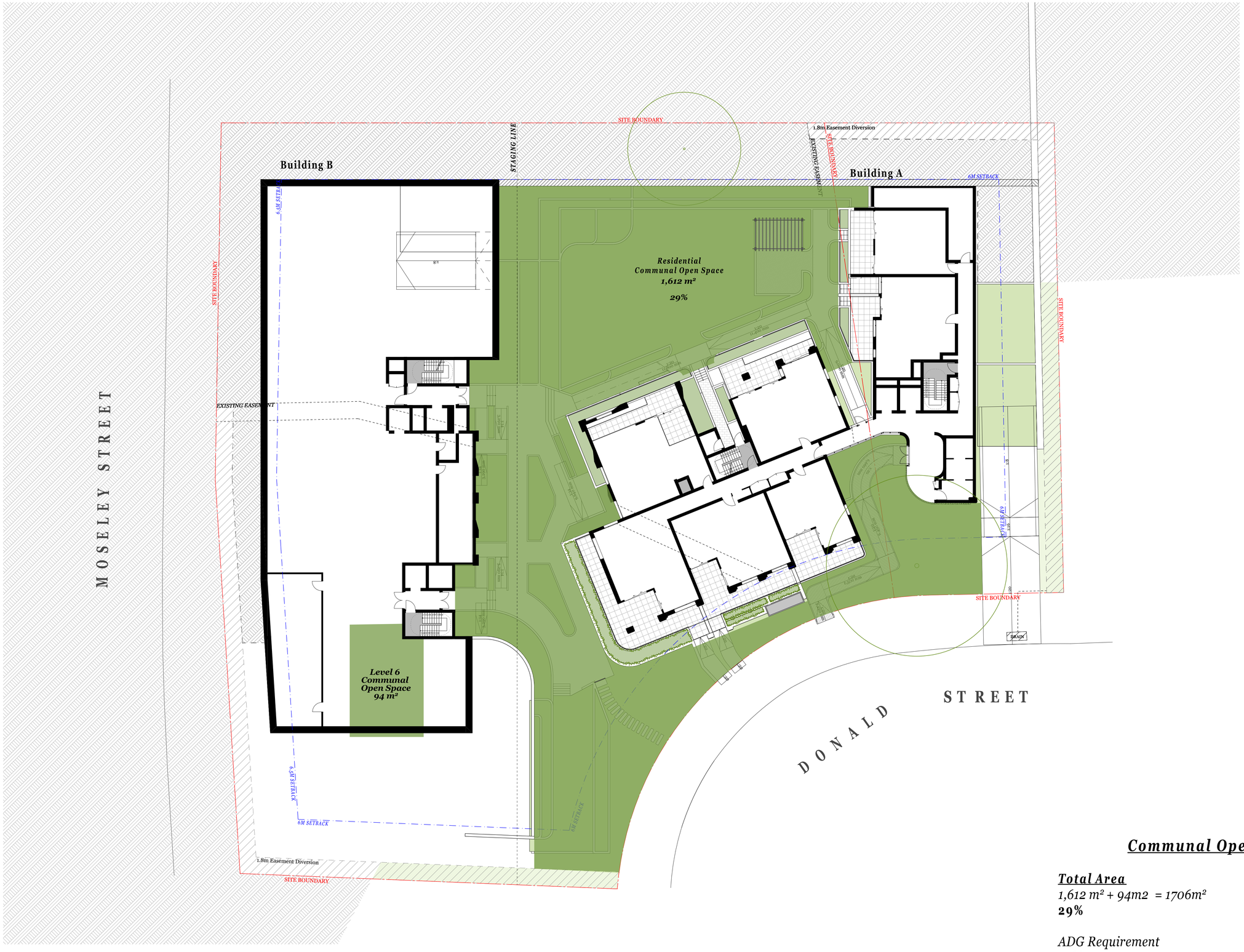
DKO

Project Name	Moseley St & Donald St	Drawing Series	Additional Information
Project Number	13348		
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	Drawing Name	Adaptable Units
Drawn By	DN	Drawing Number	DA505
Checked By	MR / SO	Revision	A
Date	November 2023		
Scale	1:50 @A1		

Printed: Sat,Sep 30th,2023 11:02 AM



Communal Open Space

Total Area

1,612 m² + 94m2 = 1706m²

29%

ADG Requirement

25%

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

Printed: 05/04/2024 10:18 AM

ABSA Australian Building Sustainability Assessors
Assessors discretionary, without the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature

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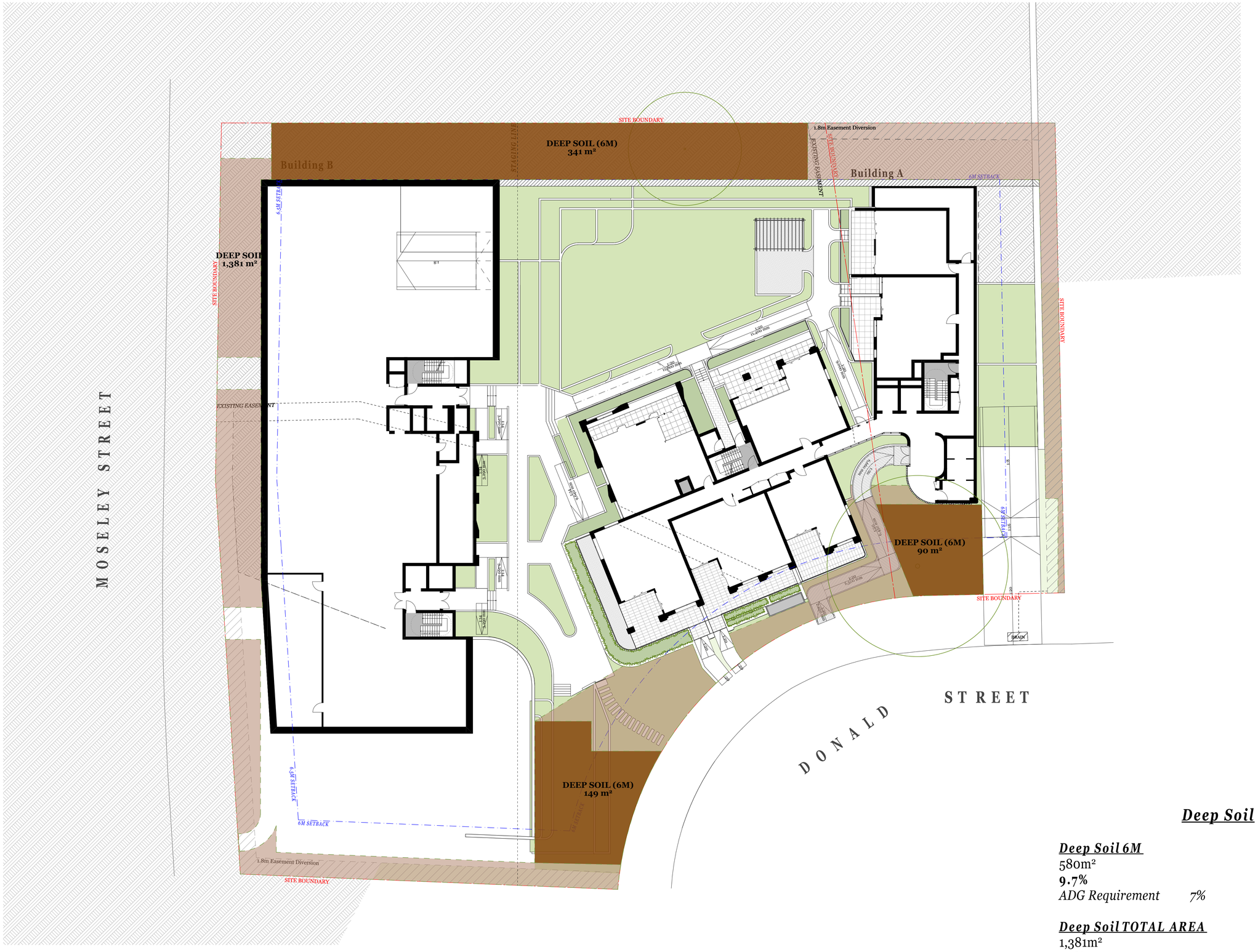
DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Series	Additional Information
Drawing Name	Communal Open Space
Drawing Number	DA506
Revision	A



Deep Soil

Deep Soil 6M
580m²
9.7%
ADG Requirement 7%

Deep Soil TOTAL AREA
1,381m²
23%

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

Printed: 05/04/2024 11:13 AM

ABSA Australian Building Sustainability Assessor
Assessor Accreditation Number: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
Certified Assessor is qualified to use accredited software and support in rating the design using the NatHERS rating system

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.
Assessor name: Zoltan Lipovski
Accreditation No.: ABSA 20884
Property Address: 25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawing Series	Additional Information
Drawing Name	Deep Soil
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:200 @A1
Drawing Number	DA507
Revision	A

LEP 20.8M Height Plane
FULLY COMPLIANT

LEP 27.3M Height Plane
FULLY COMPLIANT

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Assessor Accredited Sustainable Assessment
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 31/03/2024-31/03/2025
Assessor Name Zoltan Lipovski
Assessor Number 20884
Assessor Signature
This Accredited Assessor is authorised by ABSA to complete Certificate of Compliance Software and is an approved Provider of Energy Efficiency Code of Practice

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

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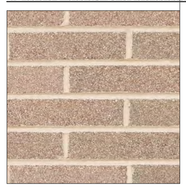
Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Scale	1:190.80, 1:500 @A1
Drawing Series	Additional Information
Drawing Name	Height Plane
Drawing Number	DA508
Revision	A

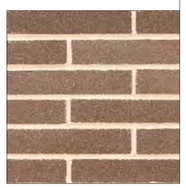
Printed: 05/04/2024 11:02 AM

Perspective view from Donald Street

Materials Schedule

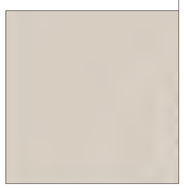


EF-01
Light Brick 1

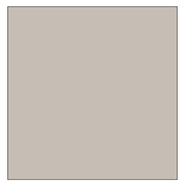


EF-02
Dark Brick 2

EF-03
Light Neutral Finish



EF-04
Medium Neutral Finish



EF-05
Dark Neutral Finish

EF-06
Dark Grey Finish

EF-07
Powdercoat Black Finish

EF-08
Glazing

EF-09
Toughened Safety Glass

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA
Australian Business Sustainability Accredited
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature:
This is to certify that an assessment was completed in accordance with ABSA accredited procedures and that the information contained in this report is true and correct.

Certificate No. #HR-G8KWWF-03
HOUSE
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

http://www.hero-software.com.au/pdf/HR-G8KWWF-03

DEVELOPMENT APPLICATION

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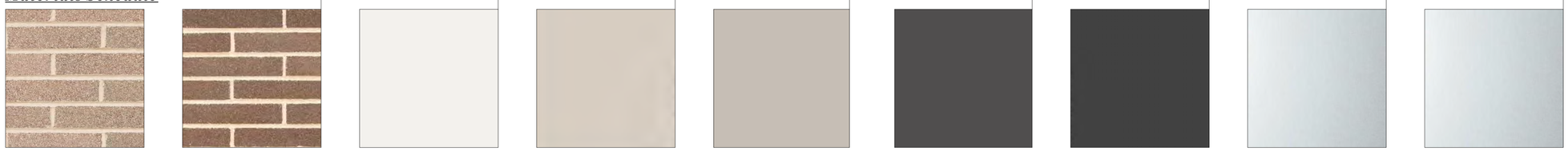
DKO

Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Drawing Series	Additional Information
Drawing Name	Artist's Impression 1/2
Drawing Number	DA509
Revision	A

Printed: 03/04/2024 11:12 AM

Perspective view from Moseley Street

Materials Schedule



EF-01	EF-02	EF-03	EF-04	EF-05	EF-06	EF-07	EF-08	EF-09
Light Brick 1	Dark Brick 2	Light Neutral Finish	Medium Neutral Finish	Dark Neutral Finish	Dark Grey Finish	Powdercoat Black Finish	Glazing	Toughened Safety Glass

Notes

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Rev	Date	By	Chk	Description
A	5/04/2024	DN	SO/MR	Issue for DA

ABSA Accredited Assessor
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Zoltan Lipovski
Assessor Number: 20884
Assessor Signature
This Accredited Assessor is qualified to use NatHERS accredited software and has agreed to abide by the Code of Practice

Certificate No. #HR-G8KWWF-03
Scan QR code or follow website link for rating details.

Assessor name	Zoltan Lipovski
Accreditation No.	ABSA 20884
Property Address	25-31 Donald Street & 15a-15b Moseley Street, Carlingford, NSW, 2118

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DEVELOPMENT APPLICATION

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Project Name	Moseley St & Donald St
Project Number	13348
Project Address	15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118
Drawn By	DN
Checked By	MR / SO
Date	November 2023
Drawing Series	Additional Information
Drawing Name	Artist's Impression 2/2
Drawing Number	DA510
Revision	A

Printed: 04/04/2024 11:02 AM

TREE SURVEY

Existing Trees based on Arboricultural Impact Appraisal and Method Statement prepared by EZI Grow

No.#	Species	Size (Ht x Sp)	TPZ	Action
1	Jacaranda mimosifolia	10x6	4.8	Remove
2	Liquidambar styriciflua	14x8	4.8	Remove
3	Ligustrum lucidum	8x3	2.4	Remove
4	Ligustrum lucidum	8x3	2.4	Remove
5	Ligustrum lucidum	8x3	2.4	Remove
6	Ligustrum lucidum	8x3	2.4	Remove
7	Ligustrum lucidum	8x3	2.4	Remove
8	Phoenix canariensis	5x4	3.0	Remove
9	Ligustrum lucidum	8x3	2.4	Remove
10	Ligustrum lucidum	8x3	2.4	Remove
11	Ligustrum lucidum	8x3	2.4	Remove
12	Ligustrum lucidum	8x3	2.4	Remove
13	Grevillea robusta	14x4	3.0	Remove
14	Ligustrum lucidum	8x3	2.4	Remove
15	Ligustrum lucidum	8x3	2.4	Remove
16	Ligustrum lucidum	8x3	2.4	Remove
17	Celtis sinensis	8x5	2.4	Remove
18	Melaleuca quinquenervia	12x6	3.6	Remove
19	Callistemon sp.	10x8	4.2	Remove
20	Celtis sinensis	10x10	3.0	Remove
21	Cinnamomum camphor	24x14	14.4	Remove
22	Celtis sinensis	8x6	3.0	Remove
23	Eucalyptus maculata	12x3	3.0	Remove
24	Eucalyptus maculata	10x2	2.4	Remove
25	Eucalyptus maculata	8x2	2.0	Remove
26	Cupressus torulosa	18x8	8.4	Remove
27	Pittosporum undulatum	8x6	3.0	Remove
28	Eucalyptus paniculat	18x10	4.8	Remove
29	Eucalyptus sp.	10x8	3.6	Remove
30	Corymbia citriodora	24x18	9.6	Retain
31	Triadica sebifera	5x3	3.0	Remove
32	Triadica sebifera	5x4	3.0	Remove
33	Ulmus parvifolia	5x4	2.0	Remove
34	Cupressus torulosa	16x7	4.8	Remove
35	Lagerstroemia indica	8x4	2.0	Remove
36	Fraxinus sp.	5x5	3.0	Remove
37	Ailanthus altissima	7x7	3.0	Remove
38	Liquidambar styriciflua	12x8	3.6	Remove
39	Liquidambar styriciflua	16x10	6.0	Retain
40	Liquidambar styriciflua	14x6	7.2	Remove
41	Jacaranda mimosifolia	14x12	4.2	Remove
42	Jacaranda mimosifolia	12x6	2.4	Remove
43	Brachychiton acerifolius	14x6	3.6	Remove
44	Cinnamomum camphora	12x4	3.0	Remove
45	Cinnamomum camphora	24x18	15.0	Remove
46	Cinnamomum camphora	10x6	3.0	Remove
47	Liquidambar styriciflua	10x4	2.4	Remove
48	Celtis sinensis	20x18	8.4	Remove
49	Lagerstroemia indica	10x6	3.0	Remove
50	Lagerstroemia indica	10x6	3.0	Remove
51	Liquidambar styriciflua	18x16	7.8	Remove
52	Pinus radiata	20x20	12.0	Remove
53	Jacaranda mimosifolia	14x12	4.8	Remove
54	Ceratopetalum gummiferum	8x6	2.4	Remove
55	Celtis sinensis	10x5	3.0	Remove
56	Liquidambar styriciflua	18x10	7.2	Remove
57	Jacaranda mimosifolia	10x3	2.4	Remove
58	Lophostemon confertus	20x8	6.0	Remove
59	Liquidambar styriciflua	22x10	7.2	Remove
60	Cotoneaster sp	4x4	2.4	Remove
61	Callistemon sp.	5x4	3.0	Remove
62	Leptospermum petersonii	5x3	4.2	Remove
63	Cupressus sempervirens	10x5	4.2	Remove
64	Hyophorbe lagenicaulis	2x2	3.6	Remove
65	Eribotrya japonica	8x6	3.6	Remove
66	Schefflera actinophylla	8x3	3.6	Retain
67	Corymbia maculata	16x6	4.2	Retain

EXISTING VEGETATION

Trees proposed to be removed refer to arborist for tree removal measures

Trees proposed to be retained and protected refer to arborist report for tree protection measures

Trees protection zone refer to arborist report

TREE SURVEY PLAN

SCALE: 1:150

Australian Institute of Landscape Architects
AILA Associate

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DIAL 1100 BEFORE YOU DIG

Bar Scale
0 3 6 9 12 15m

ARCHITECT:
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LANDSCAPE ARCHITECT:
conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
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www.conzept.net.au
enquiries@conzept.net.au

COUNCIL
CITY OF PARRAMATTA

CLIENT
CAPTAG INVESTMENTS PTY LTD

REV	DATE	NOTATION/AMENDMENT
A	20.11.23	Preliminary plan prepared for review
B	28.11.23	Coordinated with architectural updates
C	30.11.23	Final submission for DA
D	15.03.24	Coordinated with architectural updates
E	28.03.24	More information provided
F	03.04.24	Coordinated with civil eng's updates

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
15A,15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
TREE SURVEY

STATUS:
DEVELOPMENT APPLICATION

SCALE:
1:150 @ A1

DATE:
APRIL 2024

DWG.No:
LPDA 23 - 280

PAGE NUMBER:
1

DRAWN:
L.Z

CHECKED:
R.F

LOCATION PLAN

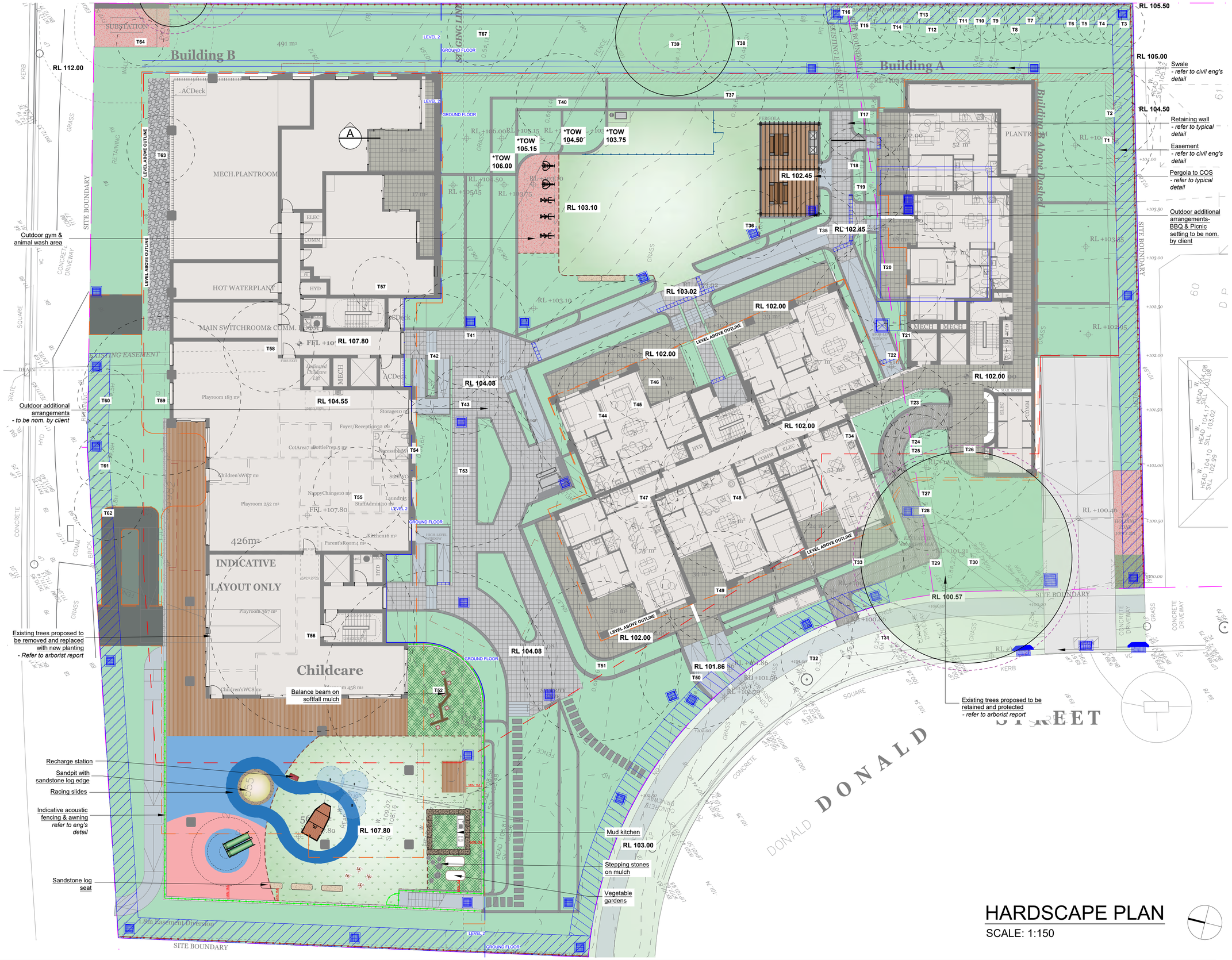
Scale: NTS

EXISTING VEGETATION

- Trees proposed to be removed and replaced with new landscaping
- Trees proposed to be retained and protected
- Trees protection zone refer to arborist report

MATERIAL FINISHES

- Site boundary line
- Steel garden edging- refer typical detail
- Acoustic fence indicative only -refer to acoustic report
- 1.2m ht Gate and fence to dog running area - colour and style to be nom. by client
- Nature turf area - refer typical detail
- Sandstone log seat- refer typical detail
- Timber decking area- refer typical detail
- Deco-granite pathway & stairs- refer to typical detail
- Elevated boardwalk
- Retaining wall/ raised garden planter - refer typical detail
- Outdoor additional arrangements- Outdoor gym to be nom. by future strata
- Outdoor additional arrangements- Outdoor animal wash tab. by future strata
- Outdoor additional arrangements- BBQ to be nom. by future strata
- Outdoor additional arrangements- Picnic table to be nom. by future strata
- Artificial turf - refer to typical detail
- Rubber softfall - refer to typical detail
- Sandpit - refer detail
- Vegetable gardens - refer to typical detail
- Mulched area
- Stepping stones on mulch - refer to typical detail
- Racing slides - refer to typical detail
- Pirate ship-refer to sample image
- Rubber frogs
- Recharge station
- Balance beam - refer to typical detail
- Storm water pits - refer to Civil eng's detail
- Easement - refer to Civil eng's detail
- 1m Wide swale - refer to Civil eng's detail



HARDSCAPE PLAN

SCALE: 1:150

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF/ plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office.

If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.

These plans and associated IP remain the property of R. L. Frew Landscape Architectural Services Pty Ltd (T/A Concept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

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Bar Scale
0 3 6 9 12 15m

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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
15A,15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
HARDSCAPE PLAN
- GF BUILDING A & L2 BUILDING B

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150 @ A1

DATE: APRIL 2024

DWG No: LPDA 23 - 280

PAGE NUMBER: 2

DRAWN: L.Z

CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

CANOPY TREES

CM — **Botanical Name:** *Corymbia maculata* · **Common Name:** Spotted Gum (Native) · **Pot size:** 100Lt · **Mature H x S:** 20m+ x 14-20m · **Qty Required:** 6

AC — **Botanical Name:** *Angophora costata* · **Common Name:** Sydney Red Gum (Native) · **Pot size:** 100Lt · **Mature H x S:** 15-20m x 7-13m · **Qty Required:** 1

FEATURE & GARDEN SCALE TREES

MA — **Botanical Name:** *Melia azedarach* · **Common Name:** White Cedar (Exotic) · **Pot size:** 75Lt · **Mature H x S:** 10m x 8m · **Qty Required:** 3

CC — **Botanical Name:** *Calodendrum capense* · **Common Name:** Cape Chestnut (Exotic) · **Pot size:** 100Lt · **Mature H x S:** 10m x 6m · **Qty Required:** 3

LN — **Botanical Name:** *Lagerstroemia 'Natchez'* · **Common Name:** Crepe Myrtle (Exotic) · **Pot size:** 75Lt · **Mature H x S:** 6m x 4m · **Qty Required:** 4

ER — **Botanical Name:** *Elaeocarpus reticulatus* · **Common Name:** Blueberry Ash (Native) · **Pot size:** 100Lt · **Mature H x S:** 8-10m x 6-7m · **Qty Required:** 6

FR — **Botanical Name:** *Fraxinus 'Raywoodii'* · **Common Name:** Claret Ash (Exotic) · **Pot size:** 100Lt · **Mature H x S:** 10m x 5-8m · **Qty Required:** 2

PCC — **Botanical Name:** *Pyrus calleryana 'Capital'* · **Common Name:** Ornamental Pear (Exotic) · **Pot size:** 100Lt · **Mature H x S:** 11-12m x 1-3m · **Qty Required:** 2

SHRUBS & SCREEN PLANTING

SL — **Botanical Name:** *Syzygium luehmannii* · **Common Name:** Riberry Lilly Pilly (Native) · **Pot size:** 300mm · **Mature H x S:** 3m x 3m · **Qty Required:** 10

AZV — **Botanical Name:** *Alpinia zerumbet 'Variegata'* · **Common Name:** Variegated Shell Ginger (Exotic) · **Pot size:** 200mm · **Mature H x S:** 1.8m x 0.8m · **Qty Required:** 80

STT — **Botanical Name:** *Syzygium 'Tiny Trev'* · **Common Name:** Dwarf Lilly Pilly (Native) · **Pot size:** 200mm · **Mature H x S:** 1m x 1m · **Qty Required:** 34

LB — **Botanical Name:** Leucophyta brownii · **Common Name:** Cushion Bush (Native) · **Pot size:** 200mm · **Mature H x S:** 1.2m x 1.2m · **Qty Required:** 16

GCV — **Botanical Name:** *Grevillea 'Crimson Villea'* · **Common Name:** Crimson Villea Grevillea (Native) · **Pot size:** 200mm · **Mature H x S:** 0.8m x 0.8m · **Qty Required:** 5

NDG — **Botanical Name:** *Nandina domestica 'Gulf Stream'* · **Common Name:** Compact Heavenly Bamboo (Exotic) · **Pot size:** 200mm · **Mature H x S:** 1.2m x 1.5m · **Qty Required:** 41

CBJ — **Botanical Name:** *Callistemon 'Better John'* · **Common Name:** Better John Bottlebrush (Native) · **Pot size:** 200mm · **Mature H x S:** 1m x 0.9m · **Qty Required:** 16

SC — **Botanical Name:** *Syzygium 'Cascade'* · **Common Name:** Cascade Lilly Pilly (Native) · **Pot size:** 300mm · **Mature H x S:** 2.5m x 1.8m · **Qty Required:** 46

WBG — **Botanical Name:** *Westringia 'Blue Gem'* · **Common Name:** B. Gem Coastal Rosemary (Native) · **Pot size:** 200mm · **Mature H x S:** 1.5m x 1.3m · **Qty Required:** 24

BSB — **Botanical Name:** *Banksia spinulosa 'Birthday Candles'* · **Common Name:** Banksia Birthday Candles (Native) · **Pot size:** 200mm · **Mature H x S:** 0.6m x 0.9m · **Qty Required:** 33

GHG — **Botanical Name:** *Grevillea 'Honey Gem'* · **Common Name:** Honey Gem Grevillea (Native) · **Pot size:** 300mm · **Mature H x S:** 3-5m x 2-3m · **Qty Required:** 6

PTP — **Botanical Name:** *Phormium tenax 'Purpureum'* · **Common Name:** New Zealand Flax (Exotic) · **Pot size:** 300mm · **Mature H x S:** 0.9m x 0.9m · **Qty Required:** 11

RE — **Botanical Name:** *Russelia equisetiformis* · **Common Name:** Firecracker (Exotic) · **Pot size:** 200mm · **Mature H x S:** 1m x 1.2m · **Qty Required:** 18

DE — **Botanical Name:** *Doryanthes excelsa* · **Common Name:** Gymea Lily (Native) · **Pot size:** 300mm · **Mature H x S:** 1.1m x 1m · **Qty Required:** 9

CYA — **Botanical Name:** *Cyathea australis* · **Common Name:** Rough Tree Fern (Native) · **Pot size:** 45Lt · **Mature H x S:** 2.5-5m x 3m · **Qty Required:** 15

AA — **Botanical Name:** *Asplenium australasicum* · **Common Name:** Birds Nest Fern (Native) · **Pot size:** 200mm · **Mature H x S:** 1m x 1.4m · **Qty Required:** 9

MD — **Botanical Name:** *Monstera deliciosa* · **Common Name:** *Ceriman (Exotic)* · **Pot size:** 300mm · **Mature H x S:** 1.5m x 2m · **Qty Required:** 21

DA — **Botanical Name:** *Doodia aspera* · **Common Name:** Prickly Rasp Fern (Native) · **Pot size:** 150mm · **Mature H x S:** 0.4m x 0.5m · **Qty Required:** 88

GROUNDCOVERS & GRASSES

PX — **Botanical Name:** *Philodendron 'Xanadu'* · **Common Name:** Xanadu Plant (Exotic) · **Pot size:** 140mm · **Mature H x S:** 0.7m x 0.7m · **Qty Required:** 98

LLT — **Botanical Name:** *Lomandra longifollia 'Tanika'* · **Common Name:** Dwarf Mat Rush (Native) · **Pot size:** 150mm · **Mature H x S:** 0.8m x 0.8m · **Qty Required:** 54

TT — **Botanical Name:** *Trachelospermum 'Tricolour'* · **Common Name:** Tricolour Jasmine (Exotic) · **Pot size:** 140mm · **Mature H x S:** 0.2m x spreading · **Qty Required:** 5/m2 (**9m2 total**)

DASF — **Botanical Name:** *Dichondra argentea 'Silver Falls'* · **Common Name:** Silver Falls Dichondra (Exotic) · **Pot size:** 140mm · **Mature H x S:** 0.15m x spreading · **Qty Required:** 9/m2 (**7m2 total**)

CAR — **Botanical Name:** *Carpobrotus 'Aussie Rambler'* · **Common Name:** Aussie Rambler Pigface (Native) · **Pot size:** 140mm · **Mature H x S:** 0.25m x spreading · **Qty Required:** 7/m2 (**10.2m2 total**)

PLANTING MIX

MIX 1 — **PLANTING MIX 1:** · **Pot size:** Tube stock · **Mature H x S:** < .5m · **Qty Required:** Refer to matrix(**66m2 total**)

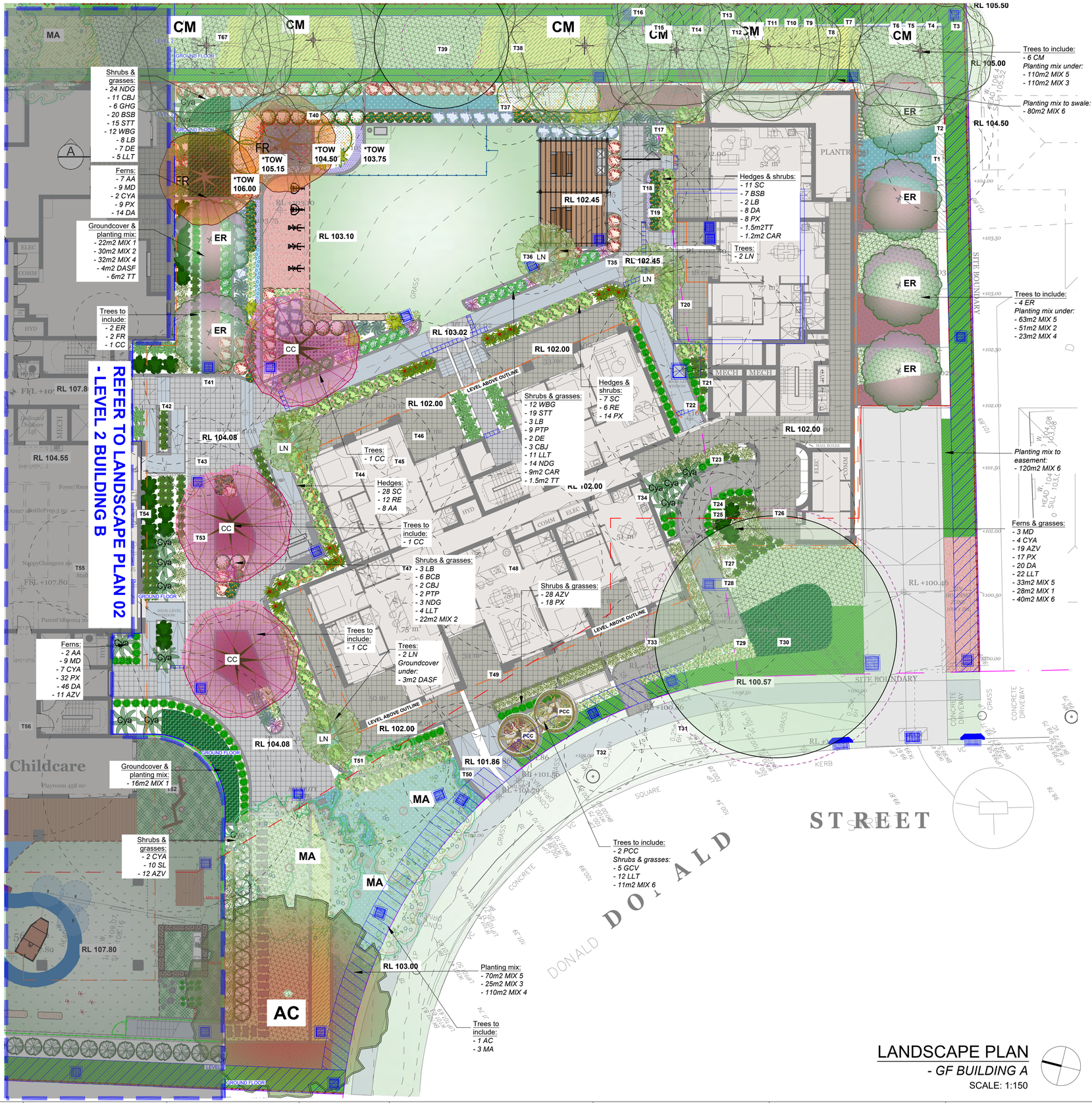
MIX 2 — **Planting Mix 2:** · **Pot size:** Tube stock · **Mature H x S:** < .8m · **Qty Required:** Refer to matrix(**103m2 total**)

MIX 3 — **Planting Mix 3:** · **Pot size:** Tube stock · **Mature H x S:** < .5m · **Qty Required:** Refer to matrix(**135m2 total**)

MIX 4 — **PLANTING MIX 4:** · **Pot size:** Tube stock · **Mature H x S:** < .8m · **Qty Required:** Refer to matrix(**165m2 total**)

MIX 5 — **Planting Mix 5:** · **Pot size:** Tube stock · **Mature H x S:** < .6m · **Qty Required:** Refer to matrix(**276m2 total**)

MIX 6 — **Planting Mix 6:** · **Pot size:** Tube stock · **Mature H x S:** < .8m · **Qty Required:** Refer to matrix(**251m2 total**)



LANDSCAPE PLAN
- GF BUILDING A
SCALE: 1:150

GENERAL NOTE:
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If so, Conzept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
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Bar Scale: 0 3 6 9 12 15m

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LANDSCAPE ARCHITECT: conzept Landscape Architects
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enquiries@conzept.net.au

COUNCIL: CITY OF PARRAMATTA
CLIENT: CAPTAG INVESTMENTS PTY LTD

REV	DATE	NOTATION/AMENDMENT
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15A,15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE: LANDSCAPE PLAN - GF BUILDING A
STATUS: DEVELOPMENT APPLICATION
SCALE: 1:150 @ A1
DATE: APRIL 2024
DWG.No: LPDA 23 - 280
PAGE NUMBER: 3
DRAWN: L.Z
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
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3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

FEATURE & GARDEN SCALE TREES

MA
Botanical Name: *Melia azedarach*
Common Name: White Cedar (Exotic)
Pot size: 75Lt
Mature H x S: 10m x 8m
Qty Required: 3

TLL
Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75Lt
Mature H x S: 5-8m x 3-5m
Qty Required: 7

SHRUBS & SCREEN PLANTING

AZV
Botanical Name: *Alpinia zerumbet 'Variegata'*
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 300mm
Mature H x S: 1.8m x 0.8m
Qty Required: 35

AA
Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 7

DA
Botanical Name: *Doodia aspera*
Common Name: Prickly Rasp Fern (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.5m
Qty Required: 72

MT
Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 8

SR
Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 14

SL
Botanical Name: *Syzygium luehmannii*
Common Name: Riberry Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 3m x 3m
Qty Required: 21

CYA
Botanical Name: *Cyathea australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45Lt
Mature H x S: 2.5-5m x 3m
Qty Required: 7

MD
Botanical Name: *Monstera deliciosa*
Common Name: *Ceriman (Exotic)*
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 2

GROUNDCOVERS & GRASSES

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.7m x 0.7m
Qty Required: 74

TT
Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5/m2 (**10m2 total**)

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (**10m2 total**)

PLANTING MIX

MIX 1
PLANTING MIX 1:
Pot size: Tube stock
Mature H x S: < .5m
Qty Required: Refer to matrix(**110m2 total**)

MIX 3
Planting Mix 3:
Pot size: Tube stock
Mature H x S: < .5m
Qty Required: Refer to matrix(**50m2 total**)

MIX 5
Planting Mix 5:
Pot size: Tube stock
Mature H x S: < .6m
Qty Required: Refer to matrix(**50m2 total**)

MIX 6
Planting Mix 6:
Pot size: Tube stock
Mature H x S: < .8m
Qty Required: Refer to matrix(**195m2 total**)

OUTDOOR PLAY AREA CALCULATIONS/L2

- *REFER TO ARCHITECTURAL DRAWINGS FOR CALCULATION*

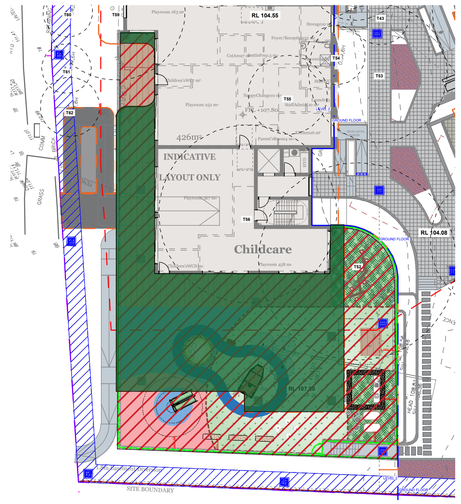
PROPOSED OUTDOOR PLAY AREA: **560m²**

REQUIRED OUTDOOR SHADE AREA: **168-336m² (30-60%)**

PROPOSED OUTDOOR SHADE AREA: **308m² (55%)**

OUTDOOR PLAY AREA

OUTDOOR SHADE AREA



OUTDOOR PLAY AREA

SAMPLE IMAGES


VEGETABLE GARDEN


RACE TRACK


SANDSTONE LOG SEAT


RUBBER FROGS


BALANCE BEAMS


SLIDES

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Bar Scale
0 3 6 9 12 15m

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COUNCIL
CITY OF PARRAMATTA

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LANDSCAPE PLAN
- L2 BUILDING B

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SHRUBS & SCREEN PLANTING

MT
Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 47

BSB
Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 34

GROUNDCOVERS & GRASSES

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 37

TT
Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5/m2 **(20.5m2 total)**

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 **(12.7m2 total)**

CHILDCARE / PLAYGROUND SAFETYFALL ZONES (As Published by KIDSAFE NSW)

1. Playground equipment that measures 600mm or more above ground level requires a falling space and impact area.
2. Surfaces must have proof of testing in accordance with AS/NZS 4422
3. The maximum height of platforms in Education and Care Services is 1800mm
4. For static equipment items with platforms 600-1500mm above the ground, the falling space and impact area is 1500mm
5. A falling space/impact area of 1.7m is required for the maximum 1.8m platform height in SECS
6. Slides - Falling space and impact areas are required to be provided surrounding slides elevated more than 600mm above the playing surface
7. Equipment less than 600mm above ground level must be provided with an impact area of less than 1500mm. Kidsafe NSW recommends a circulation zone of 1000mm is provided surrounding low equipment items that are designed for climbing rocking or jumping.
8. The maximum fall height for moveable equipment is 1.5m (at the highest foot support and/or platform)
9. A minimum falling space and impact area of 1.5m is required for equipment items that measure 600mm or more above the ground.

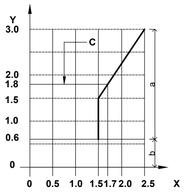


DIAGRAM 1: IMPACT AREA
AS 4685.1 (OR CURRENT VERSION)

If 0 ≤ y < 0.6 then x ≤ 1.5 (in meters)
If 0.6 ≤ y ≤ 1.5 then x = 1.5 (in meters)
If y>1.5, then x = 1.7
LEGEND
y = free height of fall
x = minimum dimension of impact area
a = impact attenuating surface with requirements (4.2.8.5.2)
b = surface provided in accordance with 4.2.8.5.3
c = maximum free height of fall and impact area for Supervised Early Childhood Services (SECS)

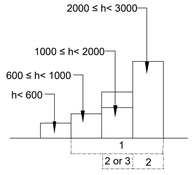


DIAGRAM 3: NOT EASILY ACCESSIBLE EQUIPMENT
AS 4685.1 (OR CURRENT VERSION)

KEY
1 Surfacing in accordance with 4.2.8.5
2 Barriers required
3 Guardrail required

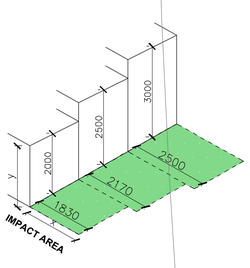
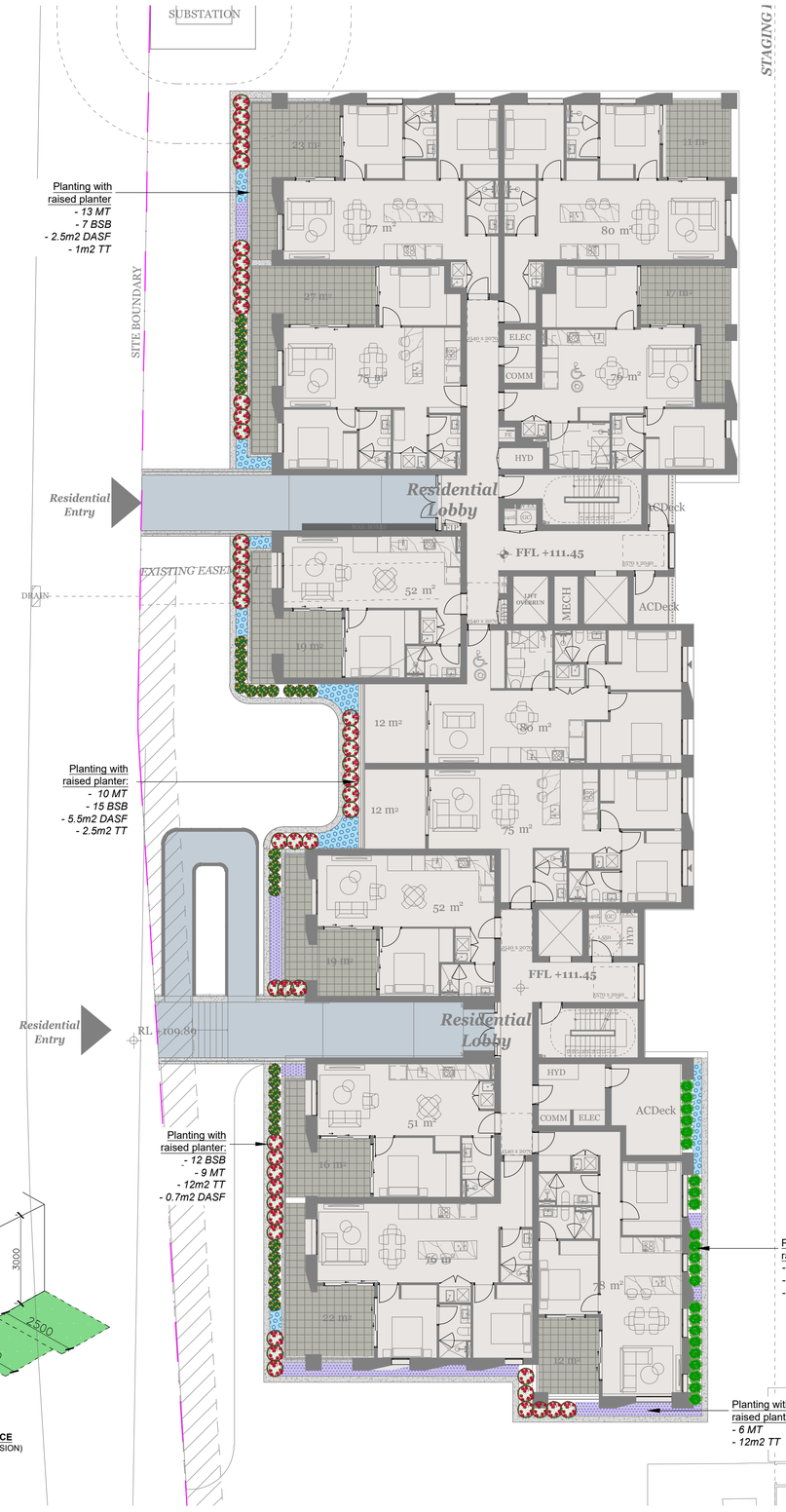
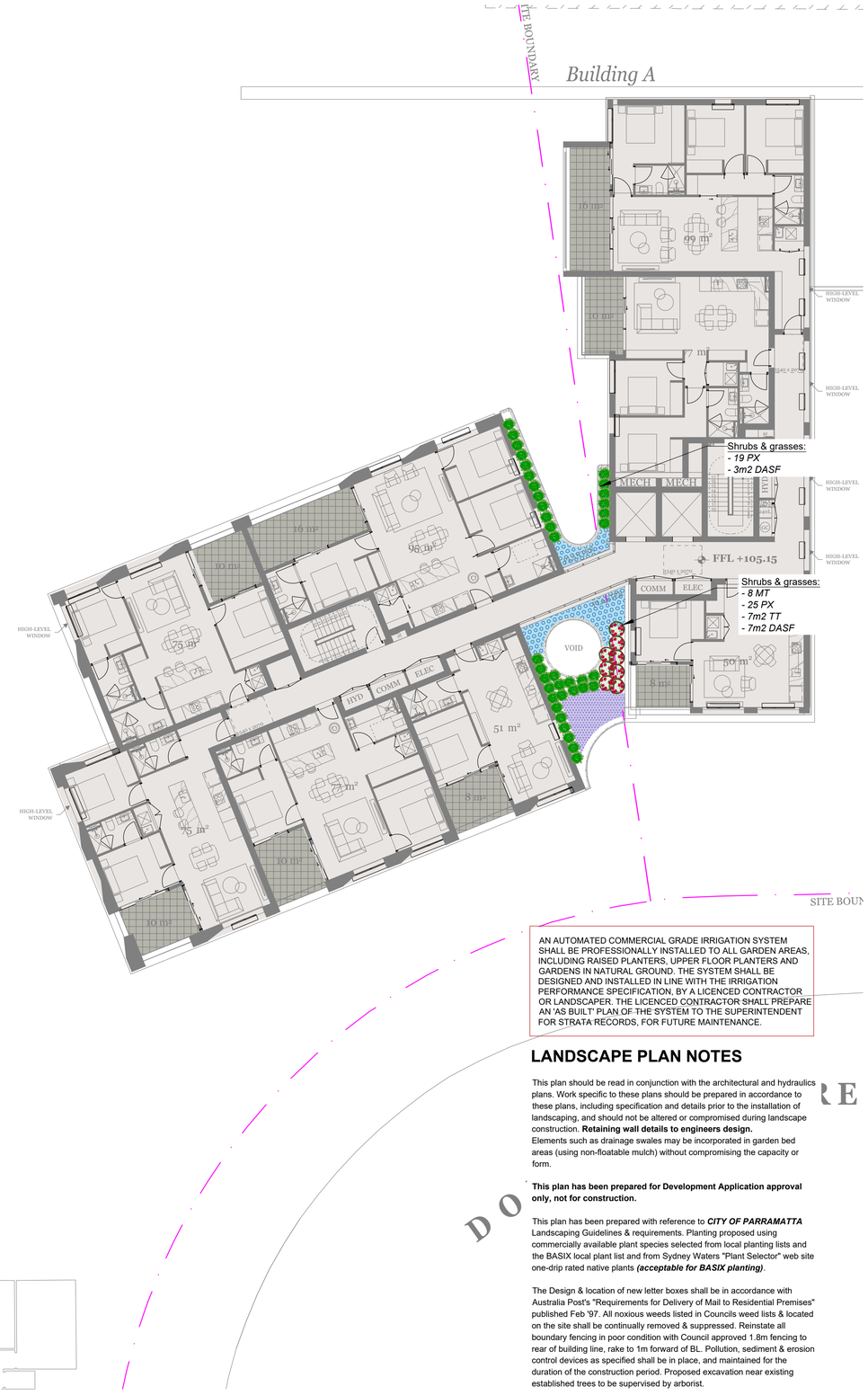


DIAGRAM 2: FALLING SPACE
AS 4685.1 (OR CURRENT VERSION)

CHILDCARE / PLAYGROUND SAFETYFALL ZONES

SCALE 1:20





AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE 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.

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

This plan has been prepared with reference to ***CITY OF PARRAMATTA*** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants ***(acceptable for BASIX planting)***.

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.

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. ***Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.***

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DIAL 1100 BEFORE YOU DIG

Bar Scale
0 3 6 9 12 15m
1:150

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TREES

DD
Botanical Name: *Dracaena draco*
Common Name: Dragon's-blood Tree
Pot size: 45Lt
Mature H x S: 2-5m x 1-6m
Qty Required: 2

SHRUBS

RE
Botanical Name: *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 4

MT
Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 7

AZV
Botanical Name: *Alpinia zerumbet 'Variegata'*
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 200mm
Mature H x S: 1.8m x 0.8m
Qty Required: 3

PTP
Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 20mm
Mature H x S: 0.9m x 0.9m
Qty Required: 2

GROUNDCOVERS & GRASSES

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 **(5m2 total)**

TT
Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5/m2 **(1.2m2 total)**

OTHER LANDSCAPE ITEMS

Safety balustrade

Outdoor additional arrangements- BBQ to be nom. by future strata

Outdoor additional arrangements- Picnic table to be nom. by future strata

Outdoor additional arrangements- Outdoor furniture to be nom. by future strata

Pre-fabricated raised planter to manufacturer's spec.

External translucent balustrade may be required to ensure safety of rooftop areas where moveable outdoor furniture and items may undermine the compliance of internal planter walls, where these are needed to meet BCA and AS compliance for balustrades and safety handrails

Planting with pre-fabricated planter to include:
- 2 DD
- 2 PTP
- 4 RE
- 7 MT
- 3 AZV
- 5m2 DASF
- 1.2m2 TT

L1800 x W800xH1000mm

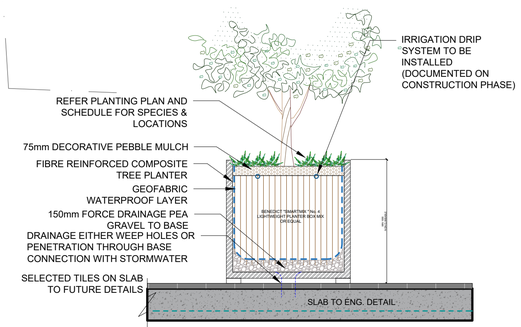
1500 Square Tall Planter
L1500 x W1500 xH1000mm

Planter information
Proprietary item to manufacturer's specification

Tree Anchoring

For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Platipus Anchors' shall be used. Install as per the manufacturers specification'

ALLOW FOR STRAPS ANCHOR POINTS ON ROOF/BALCONY PLANTER WHERE IS NECESSARY AS PER AS 1891.4:2009 AND AS/NZS 5532:2013



APPLY MIN. 2% FALL ON CEMENT SCREED ON SLAB TO DRAINAGE POINTS TO HYDRAULIC ENG'S DETAILS

DRAINAGE POINTS/PITS AND LAYOUT TO NOMINATED BY HYDRAULIC ENGINEER. STRUCTURAL WATER PROOFING DETAILS TO BE PROVIDED BY ENGINEER

AUTOMATIC IRRIGATION SHALL BE INSTALLED FOR PLANTERS TO ENSURE A SUSTAINABLE LANDSCAPE IS ACHIEVED. SHOP DRAWING TO BE PROVIDED BY LICENSED IRRIGATION CONSULTANTS

PRE-FABRICATED TREE PLANTER ON SLAB

SCALE: NTS

Communal Open Space Rooftop Terraces
GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

- **All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- **All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential

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1:50

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COUNCIL
CITY OF PARRAMATTA

CLIENT
CAPTAG INVESTMENTS PTY LTD

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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
15A,15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
LANDSCAPE PLAN - L6 COS

DWG.No: LPDA 23 - 280
PAGE NUMBER: 6

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:50 @A1
DATE: APRIL 2024
DRAWN: L.Z
CHECKED: R.F

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, project arborist's assessment, 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 in accordance with **(AS)4970-Protection of trees on development sites** as well as in accordance with the tree protection measures prepared by project arborist.

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 "Sitewise 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, clay 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 (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained
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.

d) 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.

e) 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.

f) 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 **AS 2303:2018 "TREE STOCK FOR LANDSCAPE USE"** Certification that trees have been grown to AS 2303:2018 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. 3 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 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. 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 for general planter bed shall be an approved equal to "Eucy" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) Turf
Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

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 for general planter bed shall be an approved equal to "Eucy" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar.

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 edging
Where is required, the Contractor shall install steel edging as detailed 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. **However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.**

g) Earth retaining structure
All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of <u>**not**</u> timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

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)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

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 industry standards and to maximise the efficient usage of water.

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.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either :

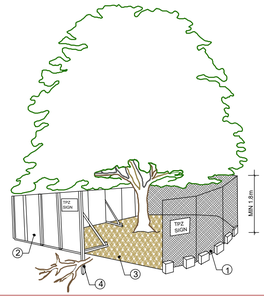
- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

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.



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ

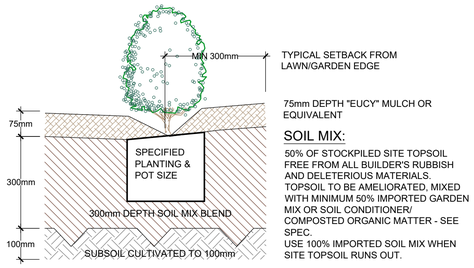
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

TREE PROTECTION ZONE

N.T.S



75mm DEPTH "EUCY" MULCH OR EQUIVALENT

SOIL MIX:

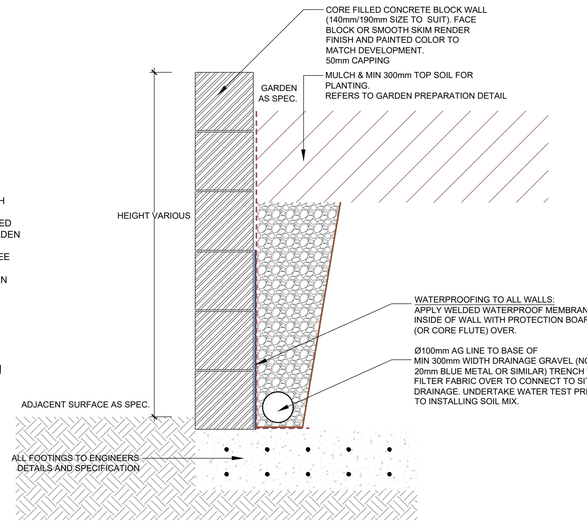
50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC.
USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10

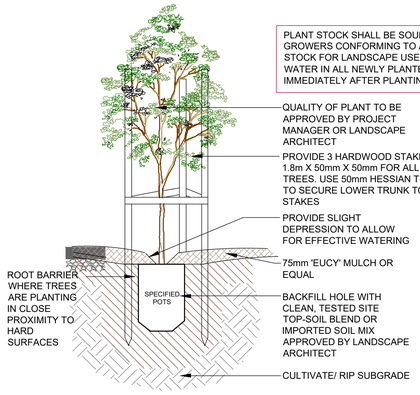
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER.
ALL WALLS REFERS TO DETAILS BY PROJECT CIVIL ENGINEER . INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



TYPICAL MASONRY BLOCK RETAINING WALL

APPROX 1:10



TREE PLANTING DETAIL

SCALE: 1:10

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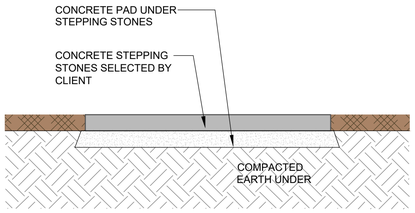
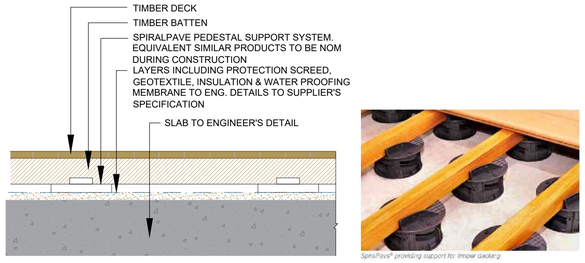


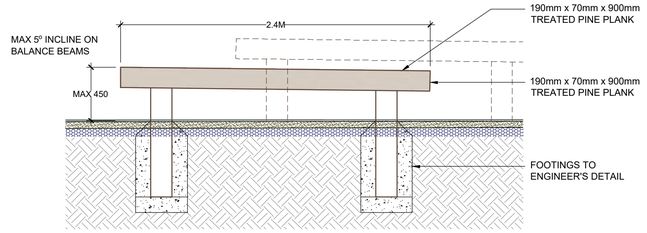
STEPPING STONES ON MULCH

SCALE 1:10



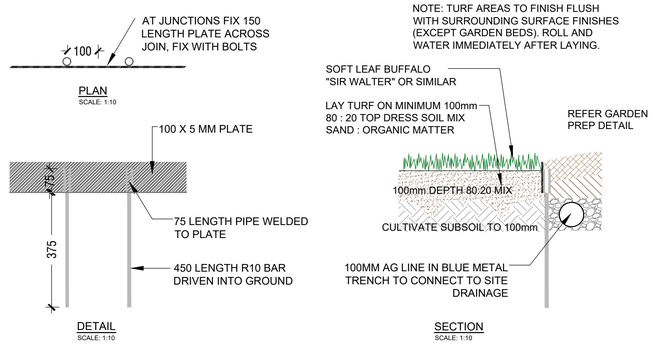
TIMBER DECKING DETAIL

SCALE 1:20



BALANCE BEAMS TYPICAL DETAIL

SCALE: 1:25



STEEL EDGE DETAIL

SCALE: 1:10

ARCHITECT:
DKO ARCHITECTURE

LANDSCAPE ARCHITECT:
conzept Landscape Architects
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www.conzept.net.au
enquiries@conzept.net.au

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CITY OF PARRAMATTA

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PROPOSED RESIDENTIAL DEVELOPMENT
15A,15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
DETAILS & SPECIFICATIONS

STATUS:
DEVELOPMENT APPLICATION

SCALE:

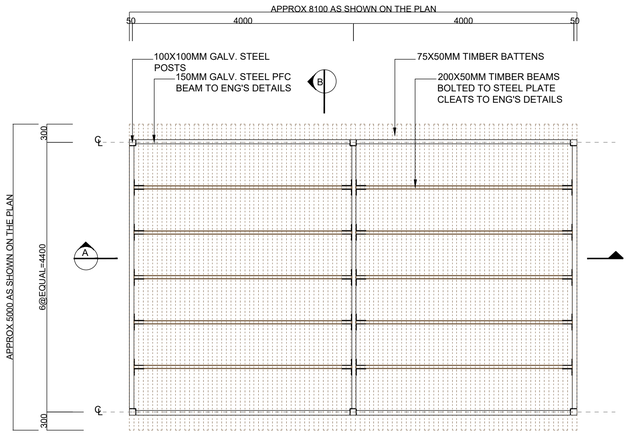
DATE:
APRIL 2024

DWG.No:
LPDA 23 - 280

PAGE NUMBER:
7

DRAWN:
L.Z

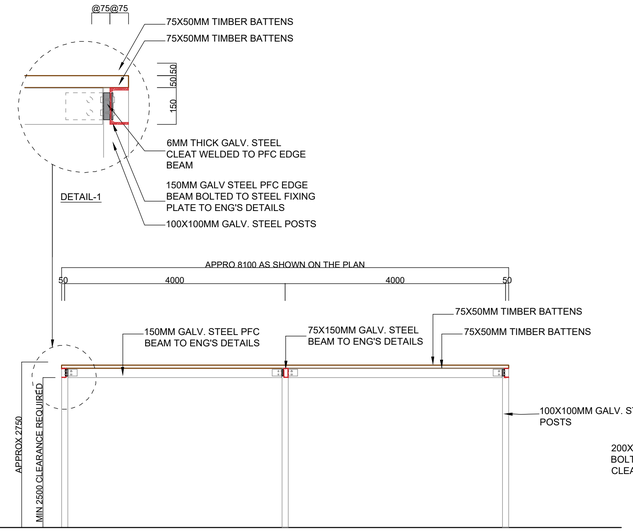
CHECKED:
R.F



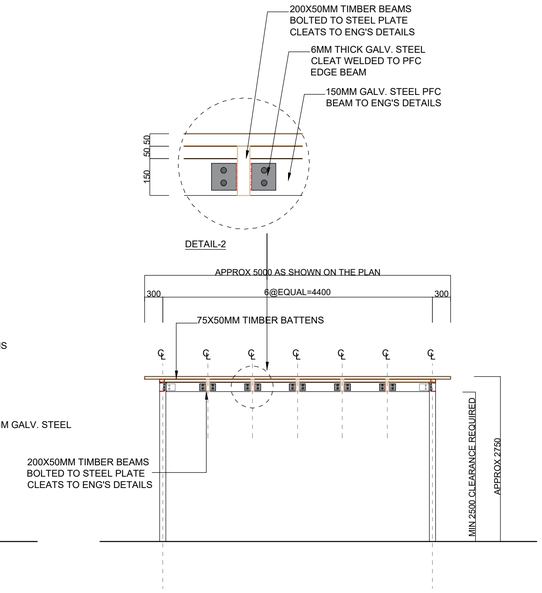
TYPICAL PERGOLA DETAIL

REFER TO MANUFACTURER'S DETAIL FOR FULL SPEC.

SCALE 1:20



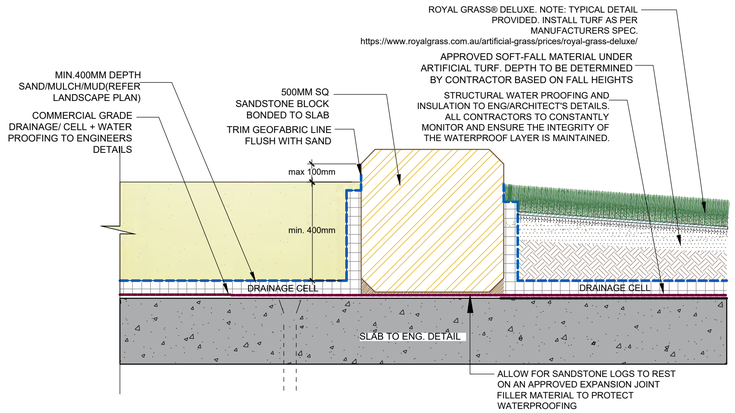
SECTION A-A



SECTION B-B

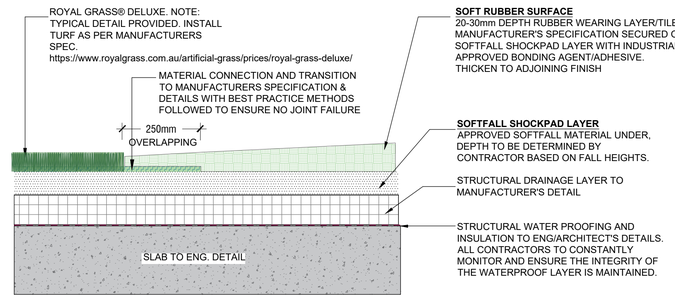
NOTE:
DETAIL PROVIDED FOR DESIGN INTENT ONLY, TO BE REVIEWED AND VERIFIED WITH FURTHER DETAILING PROVIDED AS REQUIRED FOR CONSTRUCTION BY ARCHITECT/ STRUCTURAL ENGINEER

SAMPLE IMAGE



SANDSTONE BLOCK RETAINING WALL OVER SLAB

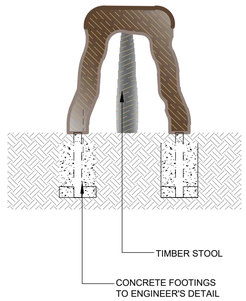
SCALE: 1:10



ALL SURFACING DEVELOPMENT TO COMPLY WITH ***AS 4685.1:2021(OR CURRENT VERSION), PLAYGROUND EQUIPMENT AND SURFACING*** AND ***AS/NZ 4422*** *PLAYGROUND SURFACING – SPECIFICATIONS, REQUIREMENTS AND TEST METHOD.*

TYPICAL RUBBERISED SOFTFALL AND SYNTHETIC TURF ON SLAB

SCALE: 1:10



PRODUCT INFO:

MANUFACTURER: MUREXDECOR

ITEM NUM: SKU F246

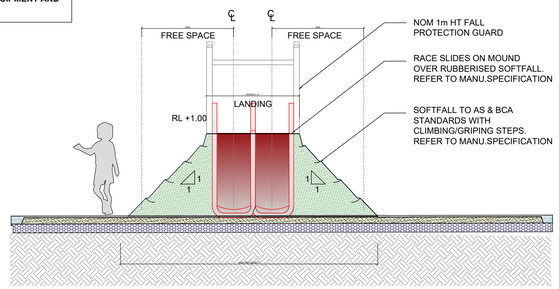
DIMENSIONS:
46 cm H, 29 cm L

INSTALLATION SHALL FOLLOW MANUFACTURER'S SPEC.

TIMBER STOOL DETAIL

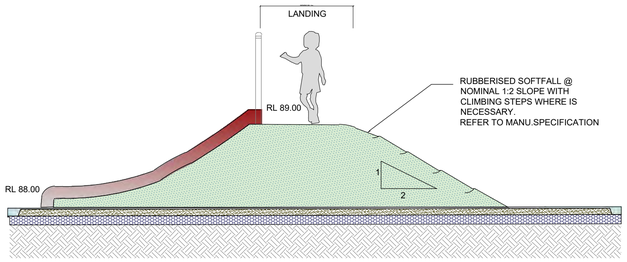
N.T.S

ALL PLAY EQUIPMENT, SURFACING & MINIMUM DIMENSION OF IMPACT AREA TO BE IN COMPLIANCE WITH **AS 4685 SET:2014 PLAYGROUND EQUIPMENT AND SURFACING SET**



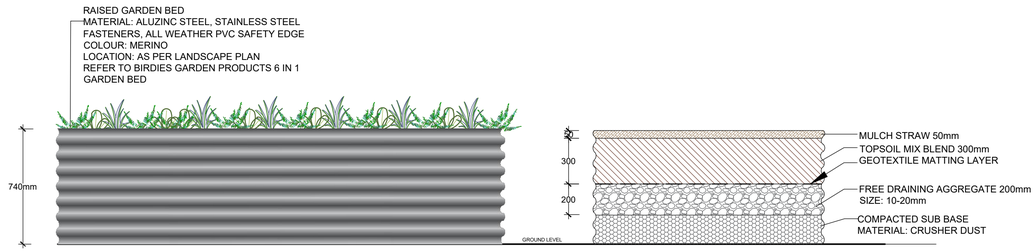
SLIDE ON MOUND - FRONT ELEVATION

SCALE: 1:20



SLIDE ON MOUND - SECTION/ ELEVATION

SCALE: 1:20



RAISED VEGETABLE GARDEN BED

SCALE: 1:20

ARCHITECT:

DKO ARCHITECTURE

LANDSCAPE ARCHITECT:

conzept Landscape Architects

Suit 101, 506 Miller Street, CAMMERAY NSW 2062

Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351

www.conzept.net.au
enquiries@conzept.net.au

COUNCIL
CITY OF PARRAMATTA

CLIENT
CAPTAG INVESTMENTS PTY LTD

REV	DATE	NOTATION/AMENDMENT
A	20.11.23	Preliminary plan prepared for review
B	28.11.23	Coordinated with architectural updates
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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
15A,15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
DETAILS 2

STATUS:
DEVELOPMENT APPLICATION

SCALE:

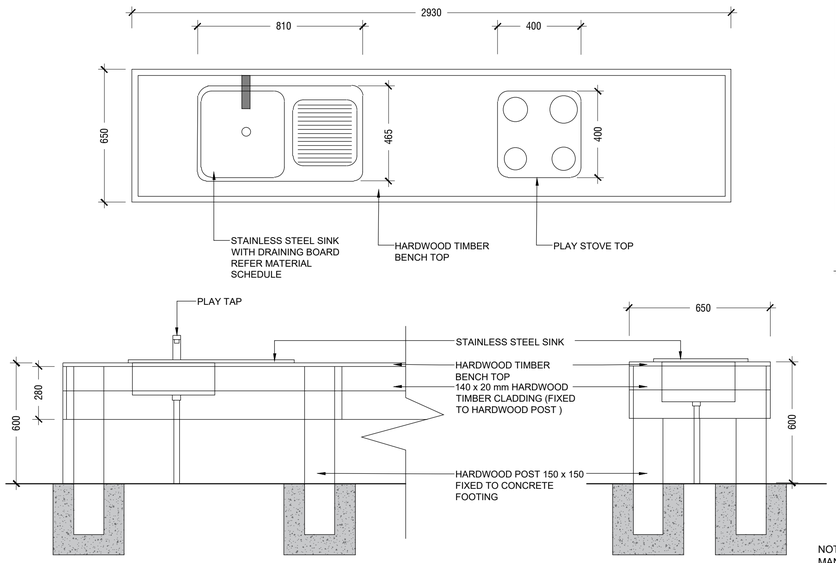
DATE:
APRIL 2024

DWG.No:
LPDA 23 - 280

PAGE NUMBER:
8

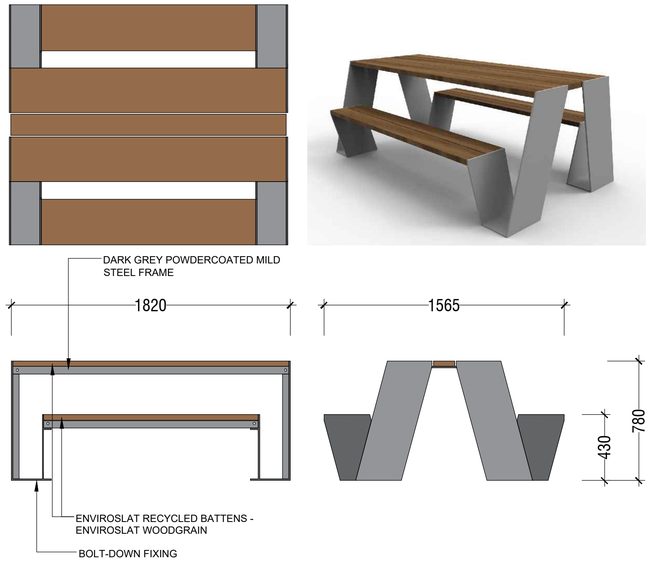
DRAWN:
L.Z

CHECKED:
R.F



MUD KITCHEN

SCALE 1:15



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY COMMERCIAL SYSTEMS AUSTRALIA. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

ODYSSEY PICNIC SETTING BY CSA - PRODUCT CODE: TM4170

SCALE 1:20

OVERFLOW
(TO SUPPLIER'S SPECIFICATION)

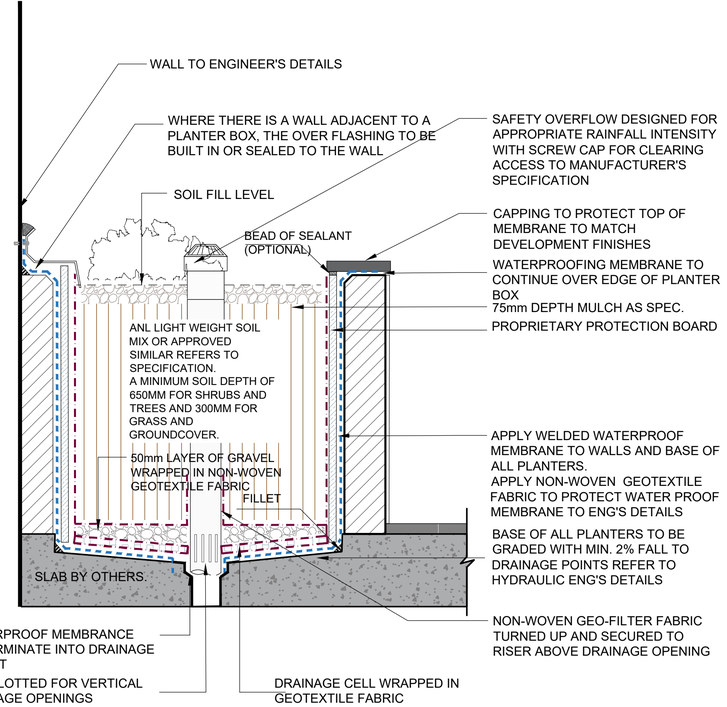
NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL BALUSTRADE IS PROPOSED.
THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

NOMINATED SURFACE FINISHES & WATER PROOFING
(REFER TO SEPARATE DETAILS).
FINISHED LEVEL TO ARCHITECT'S DETAILS

NOTE.(DRAINAGE & WATER PROOFING).
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER



TYPICAL PLANTER WALL ON SLAB DETAIL

SCALE: NTS

PLANTER DETAIL TO CONFORM AS 4654.2-2012

SECTION AA

SCALE: 1:50

ARCHITECT:
DKO ARCHITECTURE

LANDSCAPE ARCHITECT:
conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
15A,15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
DETAILS 3 & SECTION AA

DWG.No: LPDA 23 - 280
PAGE NUMBER: 9

STATUS:
DEVELOPMENT APPLICATION

SCALE:
DATE: APRIL 2024

DRAWN: L.Z
CHECKED: R.F

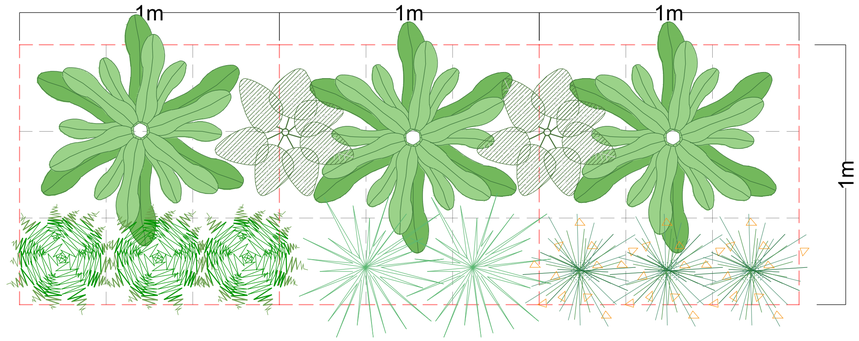
MIX 1

PLANTING MIX 1:
Adiantum aethiopicum
Asplenium australasicum
Doodia aspera
Philodendron 'Xanadu'
Viola hederacea

PLANTING MIX 1

Note: ALL SPECIES IN TUBE STOCK SIZE

KEY	Botanical Name	Qty
	Adiantum aethiopicum	2/3m2
	Asplenium australasicum	3/3m2
	Doodia aspera	2/3m2
	Philodendron 'Xanadu'	3/3m2
	Viola hederacea	2/3m2



PLANTING MIX 1 MATRIX

SCALE NTS

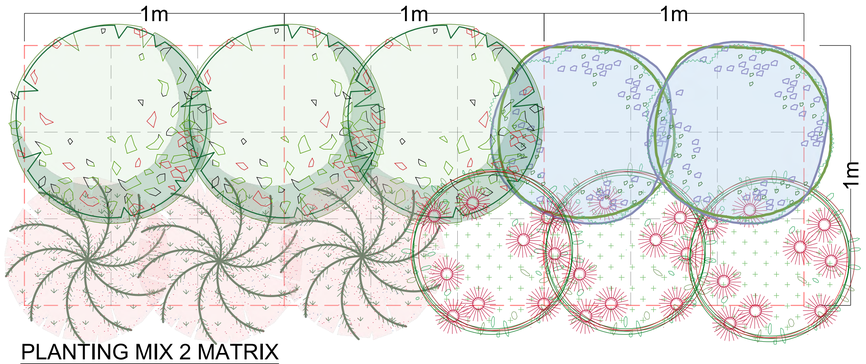
MIX 2

Planting Mix 2:
Callistemon 'Better John'
Metrosideros 'Tahiti'
Westringia 'Aussie Box'
Westringia 'Grey Box'

PLANTING MIX 2

Note: ALL SPECIES IN TUBE STOCK SIZE

KEY	Botanical Name	Qty
	Callistemon 'Better John'	2/3m2
	Metrosideros 'Tahiti'	2/3m2
	Westringia 'Aussie Box'	2/3m2
	Westringia 'Grey Box'	1/3m2



PLANTING MIX 2 MATRIX

SCALE NTS

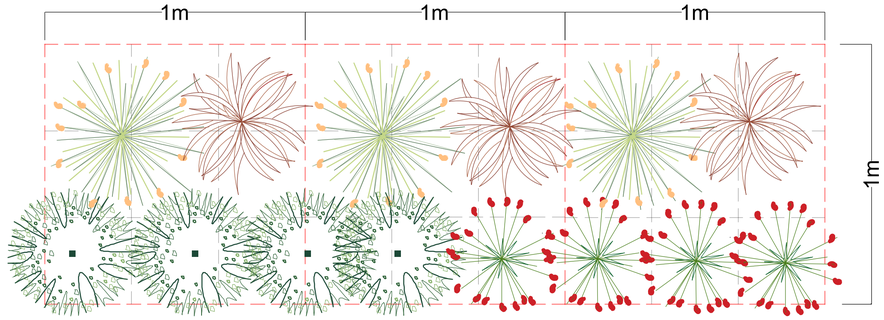
MIX 3

Planting Mix 3:
Viola hederacea
Dianella tasmanica 'Blaze'
Lomandra fluvialtilis 'Shara'
Brachyscome iberidifolia

PLANTING MIX 3

Note: ALL SPECIES IN TUBE STOCK SIZE

KEY	Botanical Name	Qty
	Viola hederacea	4/3m2
	Dianella tasmanica 'Blaze'	2/3m2
	Lomandra longifollia 'Tanika'	2/3m2
	Brachyscome iberidifolia	4/3m2



PLANTING MIX 3 MATRIX

SCALE NTS

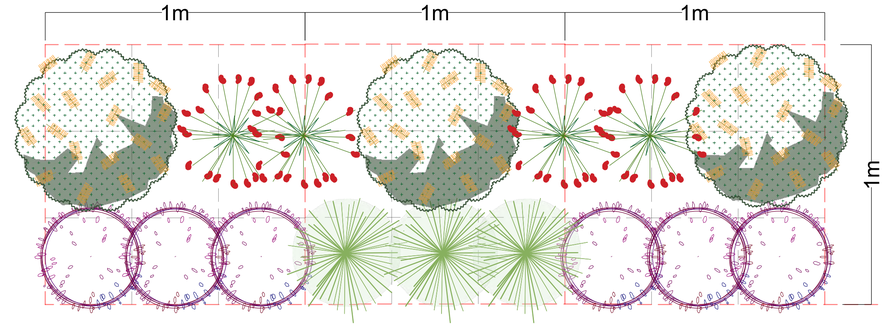
MIX 4

PLANTING MIX 4:
Banksia 'Birthday Candles'
Grevillea 'Royal Rambler'
Hardenbergia 'Meema'
Anigozanthos 'Ruby Velvet'

PLANTING MIX 4

Note: ALL SPECIES IN TUBE STOCK SIZE

KEY	Botanical Name	Qty
	Banksia 'Birthday Candles'	2/3m2
	Grevillea 'Royal Rambler'	6/3m2
	Hardenbergia 'Meema'	3/3m2
	Anigozanthos 'Ruby Velvet'	6/3m2



PLANTING MIX 4 MATRIX

SCALE NTS

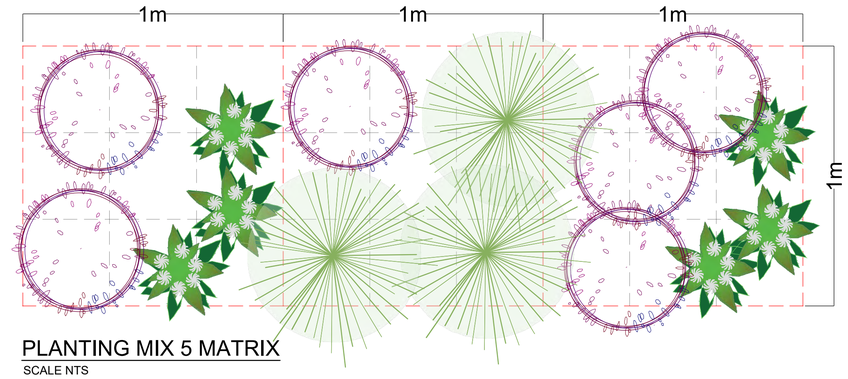
MIX 5

Planting Mix 5:
Dichondra repens
Liriope muscari 'Just Right'
Viola hederacea

PLANTING MIX 5

Note: ALL SPECIES IN TUBE STOCK SIZE

KEY	Botanical Name	Qty
	Dichondra repens	6/3m2
	Liriope muscari 'Just Right'	3/3m2
	Viola hederacea	6/3m2



PLANTING MIX 5 MATRIX

SCALE NTS

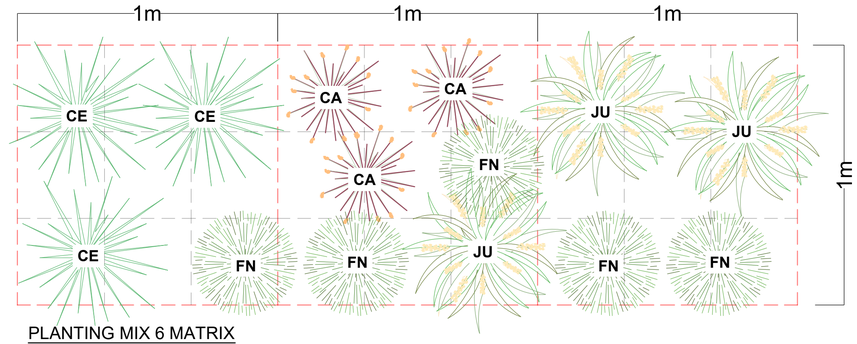
MIX 6

Planting Mix 6:
Pennisetum alopecuroides
Carex appressa
Ficina nodosa
Juncus usitatus

PLANTING MIX 6

Note: ALL SPECIES IN TUBE STOCK SIZE

KEY	Botanical Name	Qty
PA	*Pennisetum alopecuroides*	3/3m2
CA	*Carex appressa*	3/3m2
FN	*Ficina nodosa*	3/3m2
JU	*Juncus usitatus*	3/3m2



PLANTING MIX 6 MATRIX

SCALE NTS


Angophora costata


Corymbia maculata


Elaeocarpus reticulatus


Pyrus calleryana 'Capital'


Fraxinus 'Raywoodii'


Syzygium 'Resilience'

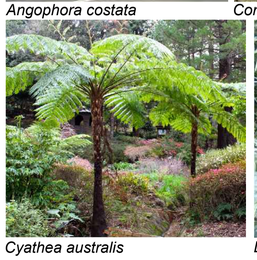

Westringia 'Blue Gem'

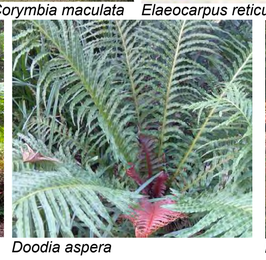

Syzygium 'Cascade'


Syzygium 'Tiny Trev'

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval


Cyathea australis

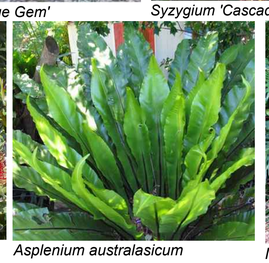

Doodia aspera


Nandina domestica 'Gulf Stream'


Metrosideros 'Tahiti'


Banksia spinulosa 'Birthday Candles'


Metrosideros 'Fiji Fire'


Asplenium australasicum


Monstera deliciosa


Carpobrotus 'Aussie Rambler'

Australian Institute of Landscape Architects
AILA Associate

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

ARCHITECT:
DKO ARCHITECTURE

LANDSCAPE ARCHITECT:
conzept Landscape Architects
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COUNCIL
CITY OF PARRAMATTA

CLIENT
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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
15A,15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
PLANTING MIX MATRIX

STATUS:
DEVELOPMENT APPLICATION

SCALE:

DATE:
APRIL 2024

DWG.No:
LPDA 23 - 280

PAGE NUMBER:
10

DRAWN:
L.Z

CHECKED:
R.F

CAPIO CARLINGFORD

15a-15b MOSELEY STREET & 25-31 DONALD STREET CARLINGFORD, NSW 2118
DEVELOPMENT APPLICATION

LOCALITY PLAN

SOURCE : NEARMAP.COM.AU (©2021)

CIVIL DRAWING SCHEDULE

DWG No.	DRAWING TITLE
C0000	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN
C0101	SPECIFICATION NOTES
C1001	CONCEPT SEDIMENT AND SOIL EROSION CONTROL PLAN
C1101	SEDIMENT AND SOIL EROSION CONTROL DETAILS
C2001	CUT FILL PLAN
C3001	SITEWORKS AND STORMWATER MANAGEMENT PLAN
C4001	STORMWATER LONGITUDINAL SECTIONS
C4101	STORMWATER DETAILS

DRAWN: E. EAGER DESIGNED: J. KANE JOB MANAGER: N. SUTHERLAND VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR DEVELOPMENT APPLICATION	NS			11.08.23
02	ISSUED FOR DEVELOPMENT APPLICATION	JWS		NS	30.11.23
03	RE-ISSUED FOR DA	LM		NS	03.04.24

CLIENT: CAPIO

DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

ARCHITECT: DKO

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK.
NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.
THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE

SCALE 1:4000@ A1 0 40 80 120 160 200m

NORTHROP
Sydney
Level 11 345 George Street, Sydney NSW 2000
Ph (02) 9241 4188 Fax (02) 9241 4324
Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT: CAPIO CARLINGFORD
15a-15b MOSELEY STREET &
25-31 DONALD STREET
CARLINGFORD, NSW 2118

DRAWING TITLE: CIVIL ENGINEERING PACKAGE

COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN

JOB NUMBER: 231114

DRAWING NUMBER: C0000 REVISION: 03

DRAWING SHEET SIZE = A1

NOTE: ALL CIVIL ENGINEERING CONSTRUCTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CITY OF PARRAMATTA DEVELOPMENT GUIDELINES. THE AFOREMENTIONED GUIDELINES INCLUSIVE OF ALL SPECIFICATIONS TAKE PRECEDENCE OVER NOTES PROVIDED BELOW.

GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DETAIL SURVEY DATA WAS SUPPLIED BY H RAMSAY & CO
REF. NUMBER: 9338
DRAWING TITLE: PLAN SHOWING DETAIL AND LEVELS OVER LOT 32, 33, 34 & 25 DP536982 NO. 25,27,29 DONALD STREET NO. 15a,15b MOSELEY STREET, CARLINGFORD
REVISION DATE: 21.04.23
REVISION NUMBER: 01
GEOCENTRIC DATUM OF AUSTRALIA: MGA2020 AHD
SURVEYOR: MH
APPROVED: MH

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED.

STORMWATER DRAINAGE

1. ALL DRAINAGE LINES SHALL BE UPVC (CLASS SN4) SEWER GRADE DRAINAGE PIPE, U.N.O.
2. ALL DRAINAGE LINES SHALL BE LAID AT 1% MIN. FALL, UNO.
3. ALL LEVELS ARE AUSTRALIAN HEIGHT DATUM (AHD).
4. ALL DOWNPIPES GUTTERS TO BE DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3.2 - 2003 'STORMWATER' DRAINAGE.
5. THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3.2-2003 'STORMWATER' DRAINAGE.
6. ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.
7. SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.
8. ALL GRATES TO BE GALVANISED STEEL WITH HINGES AND CHILD PROOF LOCK.
9. ALL GRATES TO BE HEEL SAFE WITHIN AGED CARE DEVELOPMENTS.
10. THE STORMWATER DRAINAGE IS DESIGNED IN ACCORDANCE WITH CITY OF PARRAMATTA COUNCIL.

RAINWATER RE-USE

1. PROVIDE RAINWATER RE-USE SYSTEM TO SUPPLY WATER FOR TOILET FLUSHING.
2. GUTTER GUARD TO BE INSTALLED ON ALL EAVES GUTTERS.
3. A PERMANENT SIGN IS TO BE LOCATED IN THE VICINITY OF THE TANK STATING THE WATER IS "NON POTABLE WATER" WITH APPROPRIATE HAZARD IDENTIFICATION.
4. PIPEWORK USED FOR RAINWATER SERVICES SHALL BE COLOURED LILAC IN ACCORDANCE WITH AS1345.
5. ALL VALVES AND APERTURES SHALL BE CLEARLY AND PERMANENTLY LABELLED WITH SAFETY SIGNS TO COMPLY WITH AS1319.
6. RAINWATER TANK RETICULATION SYSTEM AND MAINS WATER BYPASS ARRANGEMENT TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500.1.2-2003 AND THE NSW CODE OF PRACTICE : PLUMBING AND DRAINING.
7. A FIRST FLUSH FILTRATION DEVICE IS TO BE PROVIDED AT RAINWATER TANK.

DESIGN SUMMARY

TOWN CENTRE = CARLINGFORD
CATCHMENT NAME = TERRYS CREEK

RAINWATER RE-USE:

IN ACCORDANCE WITH BASIX/COUNCIL REQUIREMENTS.
RAINWATER RE-USE STORAGE REQUIRED = 20m³

RAINWATER RE-USE TO BE USED FOR THE FOLLOWING;
- TOILET FLUSHING;
- WASHING MACHINES;
- ONE(1) OUTDOOR TAP.

TREATMENT NODES:

- RAINWATER RE-USE TANK
- OCEAN PROTECT - OCEANGUARD PIT INSERTS
- OCEANPROTECT - STORMFILTERS LARGE (18x)

TREATMENT STANDARDS:

POLLUTANT	REDUCTION STANDARDS	REDUCTION ACHIEVED
GROSS POLLUTANTS	90%	94.8%
TOTAL SUSPENDED SOLIDS	85%	85.6%
TOTAL PHOSPHORUS	60%	72.8%
TOTAL NITROGEN	45%	53%

Councils basic parameters		
Site slope as per table on Appendix F.		
Preliminary storage requirement rate **	250	m3/ha
PSD	210	l/s/ha
Calculation for the PSD		
Total site area (OSD 1)	0.5951	ha
Preliminary storage requirement volume	148.775	m3
Basic PSD	124.97100	l/s
Area of site drained to storage	0.54	ha
By pass	0.0551	ha
By pass percentage (must be less than 15%)	9%	
Storage per ha. of contributing area = [B]/[D]	275.509	m3/ha
Enter volume/PSD. adjustment chart (Fig 5.1) using [F], and read new PSD in l/s/ha.	167.60	l/s/ha
Determine final PSD =[G] x [D]	90.51	l/s
Calculation of orifice size		
Calculate the peak discharge to the DCP using the Rational Method.	Q= CIA/360	
C, Runoff Coefficient (see note 2)	0.9	
I, 100 year rainfall intensity in mm/hr for the time of concentration of the site	210	mm/hr
A, area of the site draining to storage in hectares	0.54	ha
Q, peak discharge	0.2835	m3/s
Calculate the peak flow over the weir to the storage	Q weir = C L H^3/2	
Q weir (Peak flow less the PSD)	0.1930	m3/s
C, coefficient of weir discharge	1.45	
Length of weir in metres	3	m
H, depth of flow over the weir in metres	0.1253	m
Calculation of the orifice diameter	Q = CA(2gh)^1/2	
C, coeffient of orifice discharge	0.62	
hw - weir height (height above the orifice centre line)	1.5	m
h, depth of water above the centre of the orifice in metres (weir height + H)	1.6253	m
sqrt(2gh)*C	3.5012	
Orifice area	0.0259	m2
orifice radius	0.0907	m
Orifice diamenter	0.181	m
Adjustment for the HED	HED=PSDx(hmin/hmax)^1/2	
HED (discharge in l/s when first flow to storage occurs)	86.95	l/s
Check if it exceeds 75% of the PSD	0.96	
Mean discharge	88.73	l/s
Mean discharge per hectare	164.31	l/s/ha
SSR	279.54	m3/ha
Final Storage Volume needed	150.95	m3

Design Summary:		
Final Storage Volume	150.95	m3
Orifice diameter	0.181	m
Length of weir	3	m
Weir heigh (height above the orifice centre line)	1.5	m

CONCEPT SOIL & WATER MANAGEMENT

1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION' (THE 'BLUE BOOK'). THIS SOIL AND WATER MANAGEMENT PLAN DETAILS THE ACTIONS TO BE TAKEN FOR THE MANAGEMENT AND DEWATERING OF STORMWATER DURING CONSTRUCTION OF THE PROPOSED BUILDING.
2. INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
4. INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
5. ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAYS WORK.
6. THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
7. ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
8. STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
9. CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
10. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
11. PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
12. ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
14. GROUNDWATER SEEPAGE RATES AND QUALITY TO BE MONITORED AND TREATED IF REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH REQUIREMENTS OF SUPERVISING GEOTECHNICAL ENGINEER.

DRAWN: E. EAGER DESIGNED: J. KANE JOB MANAGER: N. SUTHERLAND VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR DEVELOPMENT APPLICATION	NS			11.08.23
02	ISSUED FOR DEVELOPMENT APPLICATION	JWS		NS	30.11.23
03	RE-ISSUED FOR DA	LM		NS	03.04.24

CLIENT: CAPIO

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ARCHITECT: DKO

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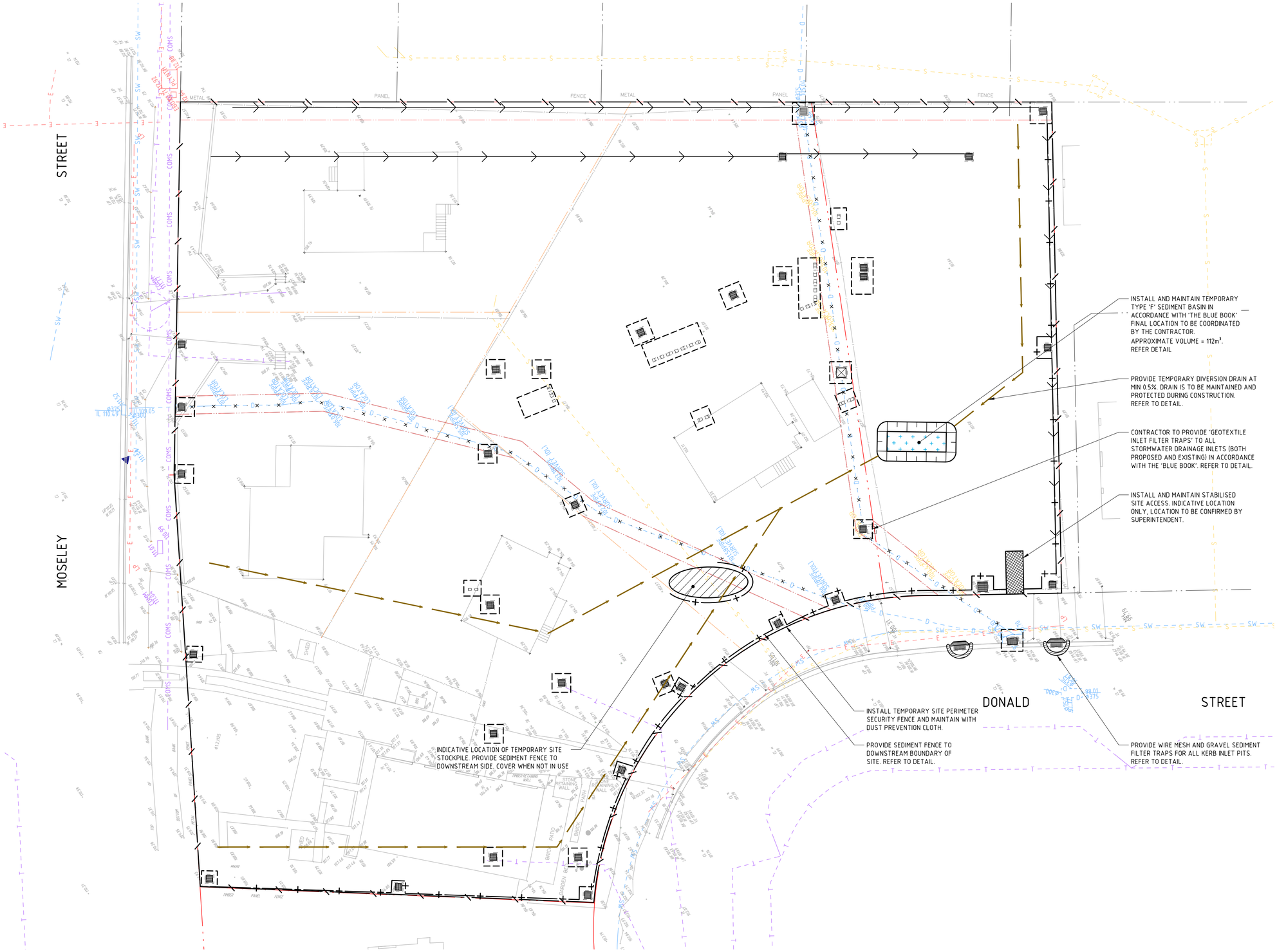
PROJECT: CAPIO CARLINGFORD
15a-15b MOSELEY STREET &
25-31 DONALD STREET
CARLINGFORD, NSW 2118

DRAWING TITLE: CIVIL ENGINEERING PACKAGE

SPECIFICATION NOTES

JOB NUMBER: 231114
DRAWING NUMBER: C0101
REVISION: 03
DRAWING SHEET SIZE = A1



LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT LINE
- REDUNDANT BOUNDARY LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING FOOTPRINT
- BASEMENT OUTLINE
- EXISTING CONTOURS
- SEDIMENT FENCE
- SECURITY FENCE
- DRAINAGE STRUCTURE (PROPOSED/EXISTING)
- WIRE MESH AND GRAVEL SEDIMENT FILTER
- GEOTEXTILE INLET FILTER TRAP
- DIVERSION DRAIN
- STABILISED SITE ACCESS
- STOCKPILE
- SEDIMENT BASIN

SEDIMENT BASIN CALCULATIONS

TOTAL DISTURBED AREA (ha) = 0.5951
SOIL TEXTURE GROUP = F
DESIGN RAINFALL DEPTH (DAYS) = 5
DESIGN RAINFALL DEPTH (PERCENTILE) = 80
X-DAY, Y-PERCENTILE RAINFALL EVENT = 24.6
CV = 0.51
SETTLING ZONE VOLUME (M^3) = 74.66
SEDIMENT STORAGE VOLUME (M^3) = 37
TOTAL BASIN VOLUME REQUIRED (M^3) = 112

DRAWN: E. EAGER DESIGNED: J. KANE JOB MANAGER: N. SUTHERLAND VERIFIER:

NOT FOR CONSTRUCTION

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02	ISSUED FOR DEVELOPMENT APPLICATION	JWS		NS	30.11.23
03	RE-ISSUED FOR DA	LM		NS	03.04.24

CLIENT: CAPIO

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SCALE 1:200@ A1 (0 2 4 6 8 10m)

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CARLINGFORD, NSW 2118

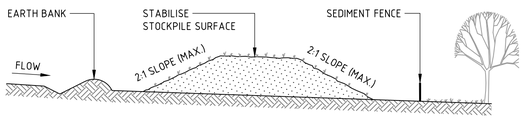
DRAWING TITLE: CIVIL ENGINEERING PACKAGE

CONCEPT SEDIMENT AND SOIL EROSION CONTROL PLAN

JOB NUMBER: 231114

DRAWING NUMBER: C1001 REVISION: 03

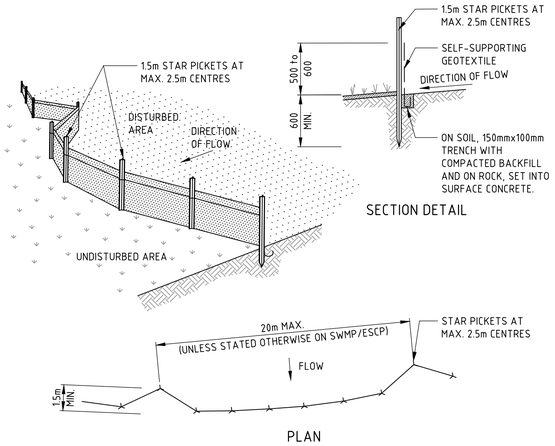
DRAWING SHEET SIZE = A1



CONSTRUCTION NOTES

1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE.

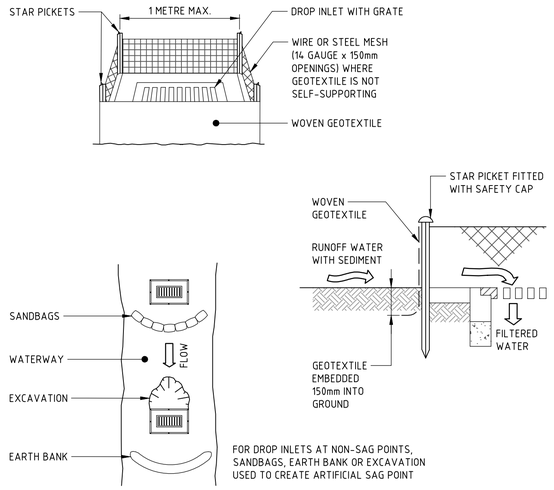
STOCKPILE



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

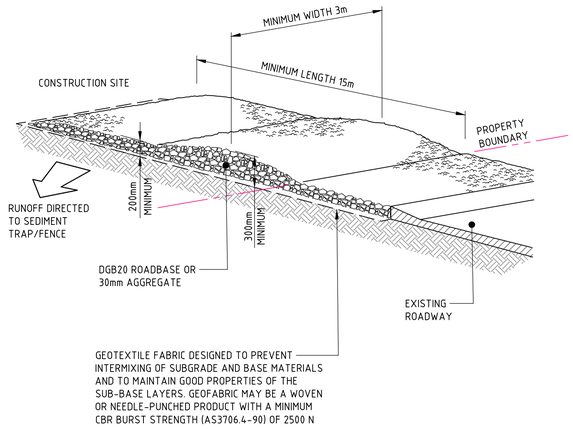
SEDIMENT FENCE



CONSTRUCTION NOTES

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

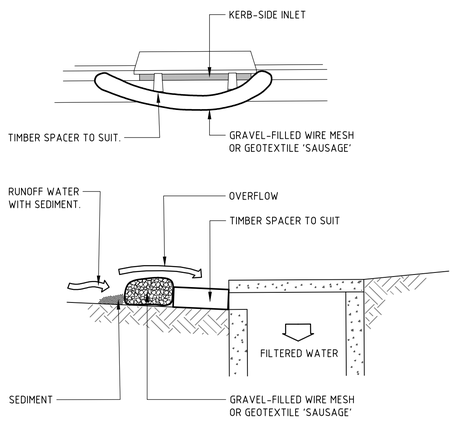
GEOTEXTILE INLET FILTER TRAPS



CONSTRUCTION NOTES

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

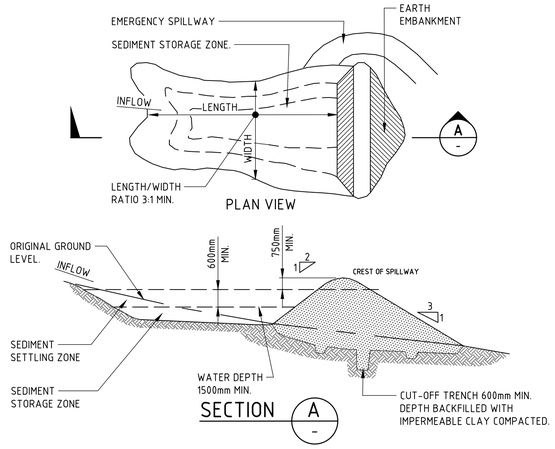
STABILISED SITE ACCESS



CONSTRUCTION NOTES

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

WIRE MESH AND GRAVEL SEDIMENT FILTER

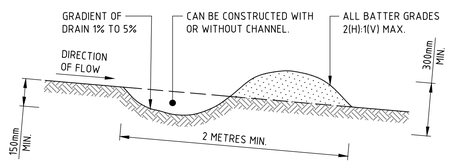


CONSTRUCTION NOTES

1. REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN THE STORAGE AREA.
2. CONSTRUCT A CUT-OFF TRENCH 500mm DEEP AND 1200mm WIDE ALONG THE CENTRELINE OF THE EMBANKMENT EXTENDING TO A POINT ON THE GULLY WALL LEVEL WITH THE RISER CREST.
3. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95 PER CENT STANDARD PROCTOR DENSITY.
4. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
5. PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
6. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.
7. CONSTRUCT THE EMERGENCY SPILLWAY.
8. REHABILITATE THE STRUCTURE FOLLOWING THE SWMP.

(APPLIES TO 'TYPE D' AND 'TYPE F' SOILS ONLY)

EARTH SEDIMENT BASIN - WET



CONSTRUCTION NOTES

1. BUILD WITH GRADIENTS BETWEEN 1 AND 5 PERCENT.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

NOTE: ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES.

DRAINAGE SWALE - LOW FLOW

DRAWN: E. EAGER
DESIGNED: J. KANE
JOB MANAGER: N. SUTHERLAND
VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR DEVELOPMENT APPLICATION	NS			11.08.23
02	ISSUED FOR DEVELOPMENT APPLICATION	JWS		NS	30.11.23
03	RE-ISSUED FOR DA	LM		NS	03.04.24

CLIENT: CAPIO

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ARCHITECT: DKO

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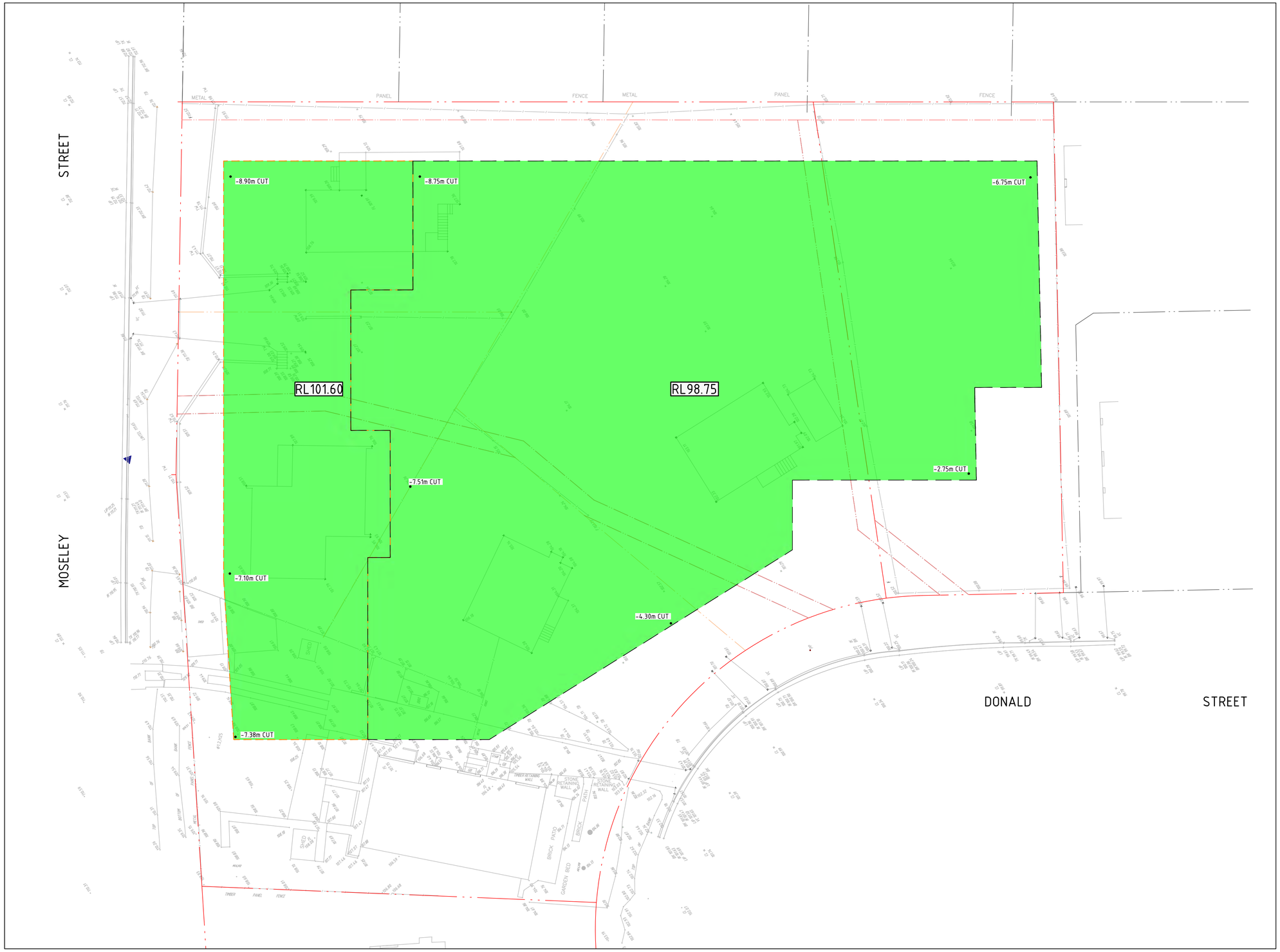
PROJECT: CAPIO CARLINGFORD
15a-15b MOSELEY STREET &
25-31 DONALD STREET
CARLINGFORD, NSW 2118

DRAWING TITLE: CIVIL ENGINEERING PACKAGE
SEDIMENT AND SOIL EROSION CONTROL DETAILS

JOB NUMBER: 231114
DRAWING NUMBER: C1101
REVISION: 03
DRAWING SHEET SIZE = A1



LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT LINE
- REDUNDANT BOUNDARY LINE
- PROPOSED EASEMENT LINE
- PROPOSED BASEMENT FOOTPRINT
- PROPOSED UPPER BASEMENT FOOTPRINT
- • BEXX.XX — BULK EARTWORKS SPOT HEIGHT
- RLXX.XX — PROPOSED SPOT HEIGHT
- CUT AREA

GENERAL NOTES:

1. REFER SPECIFICATIONS NOTES FOR EARTHWORKS GENERAL REQUIREMENTS.
2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
3. CAD FILES / DTM FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).

DRAWN: E. EAGER DESIGNED: J. KANE JOB MANAGER: N. SUTHERLAND VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FORDEVELOPMENT APPLICATION	EE		NS	11.09.23
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03	RE-ISSUED FOR DA	LM		NS	03.04.24

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SCALE 1:200@ A1 — 0 2 4 6 8 10m

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CARLINGFORD, NSW 2118

DRAWING TITLE: CIVIL ENGINEERING PACKAGE

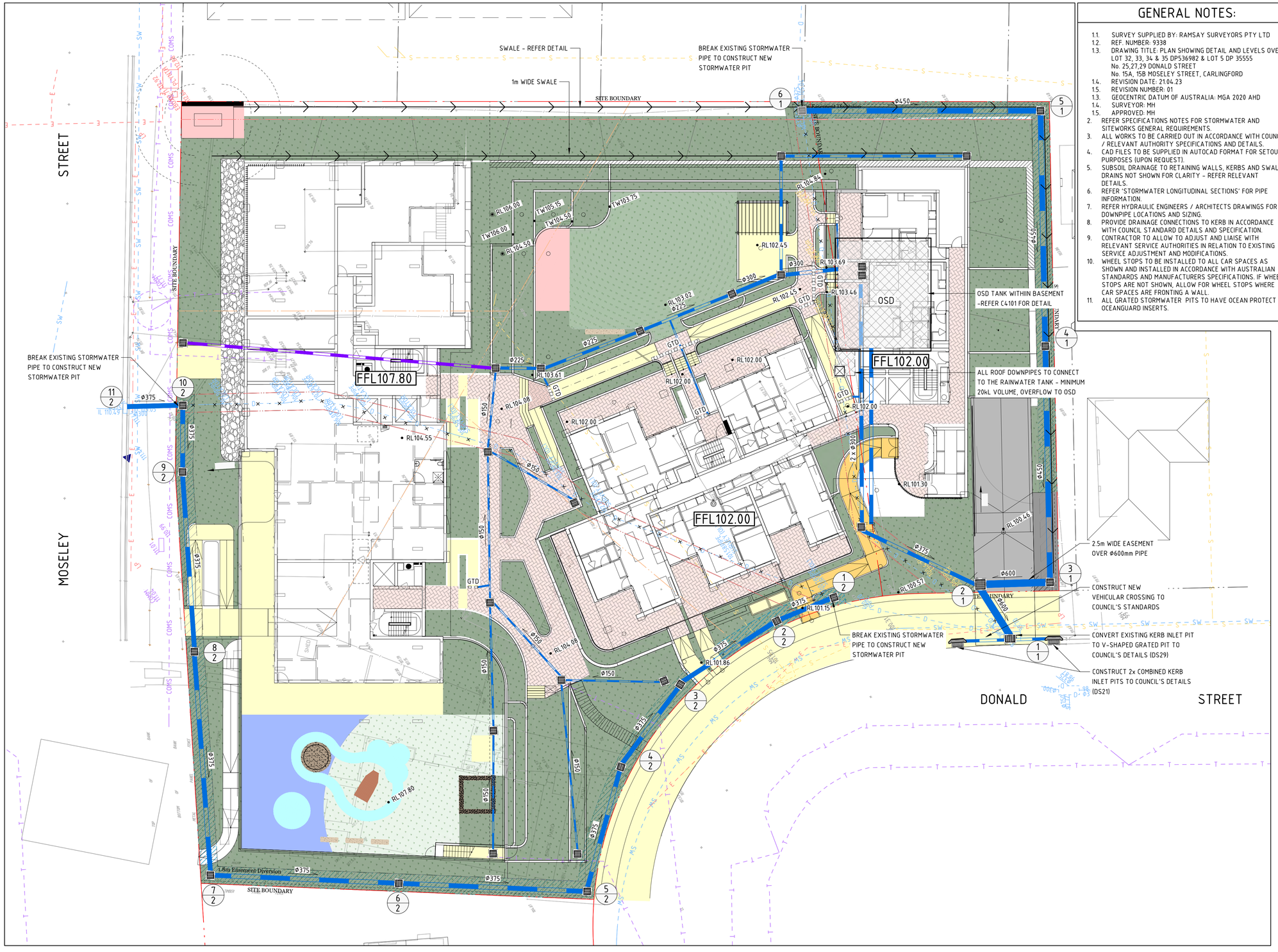
CUT AND FILL PLAN

JOB NUMBER: 231114

DRAWING NUMBER: C2001

REVISION: 03

DRAWING SHEET SIZE = A1



GENERAL NOTES:

1.1. SURVEY SUPPLIED BY: RAMSAY SURVEYORS PTY LTD
1.2. REF. NUMBER: 9338
1.3. DRAWING TITLE: PLAN SHOWING DETAIL AND LEVELS OVER LOT 32, 33, 34 & 35 DP536982 & LOT 5 DP 35555
No. 25,27,29 DONALD STREET
No. 15A, 15B MOSELEY STREET, CARLINGFORD
1.4. REVISION DATE: 21.04.23
1.5. REVISION NUMBER: 01
1.3. GEOCENTRIC DATUM OF AUSTRALIA: MGA 2020 AHD
1.4. SURVEYOR: MH
1.5. APPROVED: MH
2. REFER SPECIFICATIONS NOTES FOR STORMWATER AND SITEWORKS GENERAL REQUIREMENTS.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
4. CAD FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).
5. SUBSOIL DRAINAGE TO RETAINING WALLS, KERBS AND SWALE DRAINS NOT SHOWN FOR CLARITY - REFER RELEVANT DETAILS.
6. REFER 'STORMWATER LONGITUDINAL SECTIONS' FOR PIPE INFORMATION.
7. REFER HYDRAULIC ENGINEERS / ARCHITECTS DRAWINGS FOR DOWNPIPE LOCATIONS AND SIZING.
8. PROVIDE DRAINAGE CONNECTIONS TO KERB IN ACCORDANCE WITH COUNCIL STANDARD DETAILS AND SPECIFICATION.
9. CONTRACTOR TO ALLOW TO ADJUST AND LIAISE WITH RELEVANT SERVICE AUTHORITIES IN RELATION TO EXISTING SERVICE ADJUSTMENT AND MODIFICATIONS.
10. WHEEL STOPS TO BE INSTALLED TO ALL CAR SPACES AS SHOWN AND INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND MANUFACTURERS SPECIFICATIONS. IF WHEEL STOPS ARE NOT SHOWN, ALLOW FOR WHEEL STOPS WHERE CAR SPACES ARE FRONTING A WALL.
11. ALL GRATED STORMWATER PITS TO HAVE OCEAN PROTECT - OCEANGUARD INSERTS.

LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- REDUNDANT BOUNDARY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- BASEMENT OUTLINE
- UPPER BASEMENT OUTLINE
- E — EXISTING ELECTRICITY
- G — EXISTING GAS
- COMS — EXISTING TELECOMMUNICATIONS
- T — EXISTING TELSTRA
- SW — EXISTING STORMWATER
- D — EXISTING DRAINAGE
- S — EXISTING SEWER
- EXISTING SERVICE TO BE REMOVED
- PROPOSED KERB
- KO — KERB ONLY
- KG — KERB AND GUTTER
- VC — VEHICULAR CROSSING
- KR — KERB RAMP
- WS — WHEEL STOP
- • RLXX.XX — PROPOSED SPOT HEIGHT
- FFLXX.XX — PROPOSED FINISHED FLOOR LEVEL
- X.X — DIRECTION OF GRADE
- XX.XX — CONTOURS
- XXXX — EXISTING CONTOURS
- DRAINAGE STRUCTURE (PROPOSED/EXISTING)
- Ø150 — STORMWATER PIPE
- GTD — GRATED TRENCH DRAIN
- OSD — ON-SITE DETENTION TANK
- SSD — SUBSOIL DRAINAGE LINE
- • CO — SUBSOIL DRAINAGE CLEAROUT
- • B — BOLLARD
- RW1 — RETAINING WALL - TYPE 1
- PROPOSED EASEMENT - 1.8m WIDE
- LANDSCAPING - REFER LANDSCAPE FOR DETAILS
- FOOTPATH
- PAVING
- DRIVEWAY
- WOODEN FOOTPATH

DRAWN: E. EAGER
DESIGNED: J. KANE
JOB MANAGER: N. SUTHERLAND
VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR INFORMATION	AS		NS	08.08.23
02	ISSUED FOR DEVELOPMENT APPLICATION	NS			11.08.23
03	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	JWS		NS	29.11.23
04	ISSUED FOR DEVELOPMENT APPLICATION	JWS		NS	30.11.23
05	RE-ISSUED FOR DA	LM		NS	03.04.24

CLIENT: CAPIO

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ARCHITECT: DKO

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SCALE 1:200@ A1 (0 2 4 6 8 10m)

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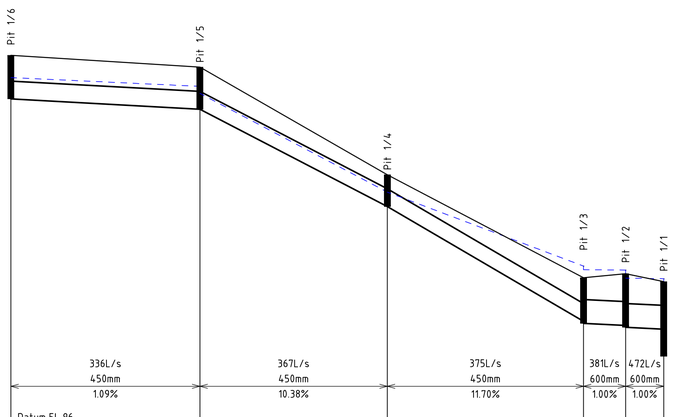
PROJECT: CAPIO CARLINGFORD
15a-15b MOSELEY STREET &
25-31 DONALD STREET
CARLINGFORD, NSW 2118

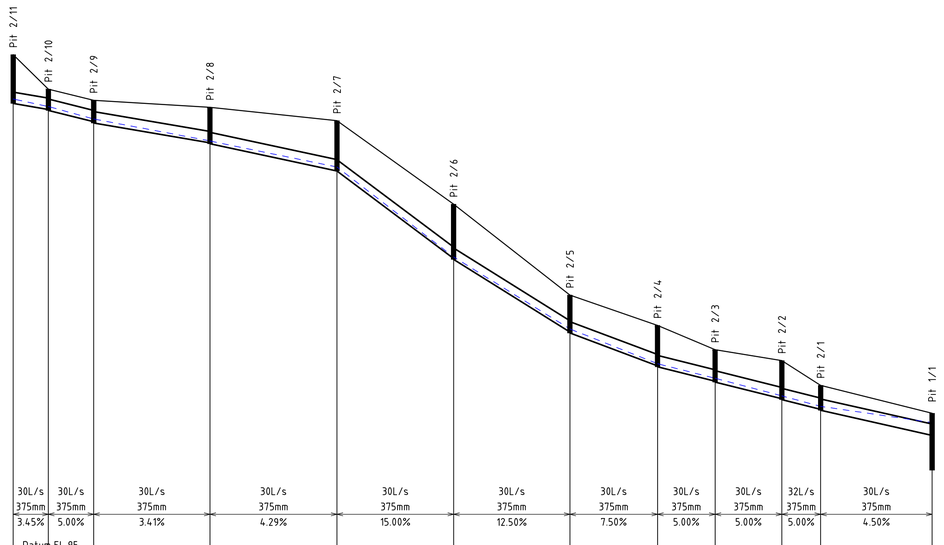
DRAWING TITLE: CIVIL ENGINEERING PACKAGE
SITEWORKS AND STORMWATER MANAGEMENT PLAN

JOB NUMBER: 231114
DRAWING NUMBER: C3001
REVISION: 05
DRAWING SHEET SIZE = A1



DATUM EL. 96	Datum El. 96																	
H.G.L.1% AEP	104.738					104.517	104.341				101.855	101.855			99.992	99.900	99.893	99.688	99.673
SURFACE LEVEL	105.3						105.0				102.29					99.7		99.8	99.6
INVERT LEVEL	104.200					103.940	103.940				101.490	101.490			98.600	98.550	98.497	98.450	98.402
CHAINAGE	0					23.80					47.40					72.10		77.40	82.20

LINE 1



DATUM EL. 96	Datum El. 95																					
H.G.L.1% AEP	109.973	109.727	109.727	109.313	109.313			108.592	108.587			107.729	107.729			104.760	104.760			102.384	102.384	
SURFACE LEVEL	111.44		110.3		109.93				109.7				109.26				106.5				103.5	
INVERT LEVEL	109.827	109.627	109.597	109.223	109.183			108.528	108.498			107.599	107.596			104.709	104.679			102.279	102.249	
CHAINAGE	0		5.80		13.28				32.48				53.45				72.70				91.90	

DATUM EL. 96																						
H.G.L.1% AEP	101.235	101.235	100.755	100.755	100.174	100.174	99.828	99.828	99.292													
SURFACE LEVEL		102.5		101.7		101.34		100.52		99.6												
INVERT LEVEL	101.164	101.134	100.659	100.629	100.078	100.048	99.728	99.698	98.870													
CHAINAGE		106.37		115.87		126.89		133.29		151.69												

LINE 2

DRAWN: E. EAGER DESIGNED: J. KANE JOB MANAGER: N. SUTHERLAND VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR DEVELOPMENT APPLICATION	NS			11.08.23
02	ISSUED FOR DEVELOPMENT APPLICATION	JWS		NS	30.11.23
03	RE-ISSUED FOR DA	LM		NS	03.04.24

CLIENT: CAPIO

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ARCHITECT: DKO

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SCALE 1:500@ A1 — 0 5 10 15 20 25m
SCALE 1:100 @ A1 — 0 1 2 3 4 5m

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PROJECT: CAPIO CARLINGFORD
15a-15b MOSELEY STREET &
25-31 DONALD STREET
CARLINGFORD, NSW 2118

DRAWING TITLE: CIVIL ENGINEERING PACKAGE

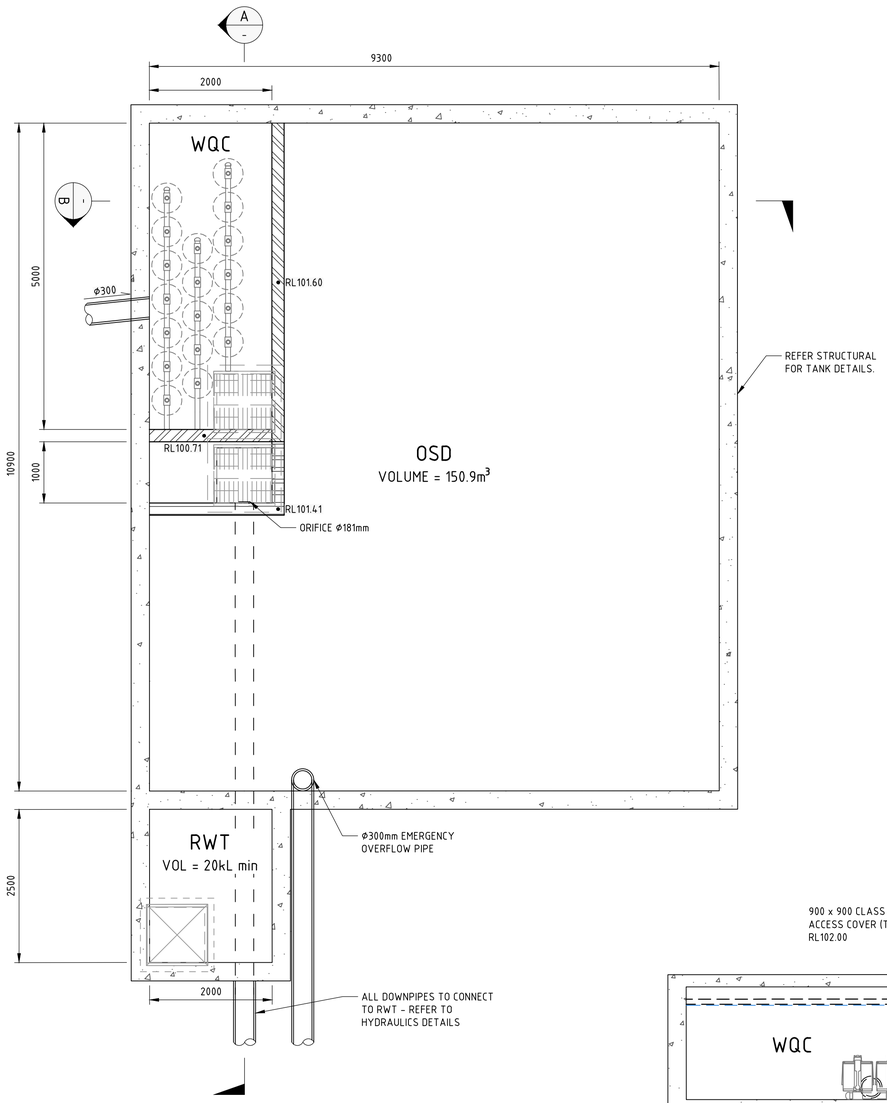
STORMWATER LONGITUDINAL SECTIONS

JOB NUMBER: 231114

DRAWING NUMBER: C4001

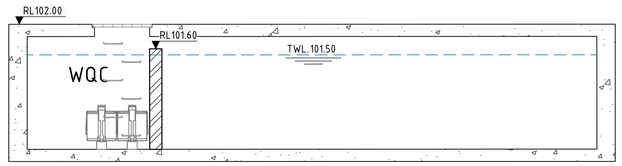
REVISION: 03

DRAWING SHEET SIZE = A1



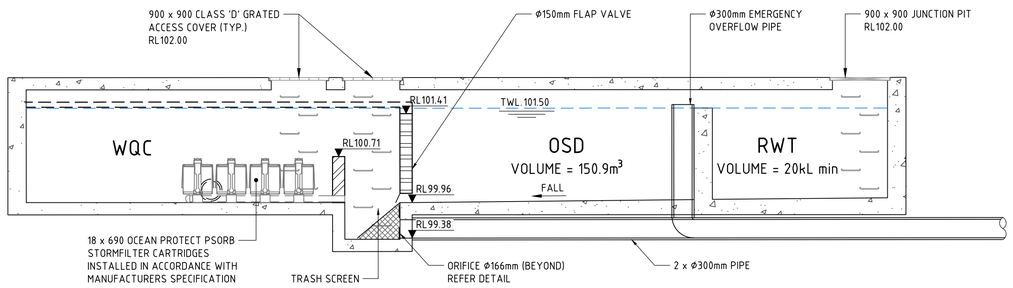
OSD/RWT PLAN

SCALE 1:50



SECTION B

SCALE 1:50



SECTION A

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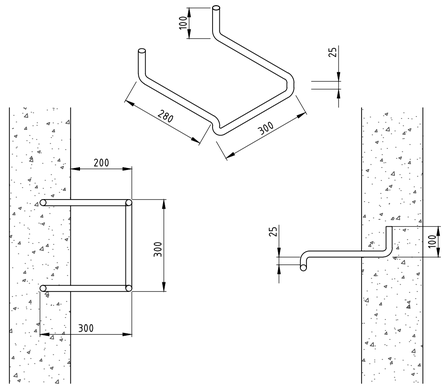
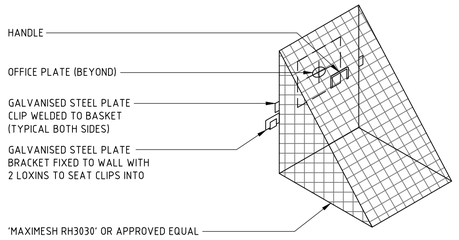


STEP IRON DETAIL

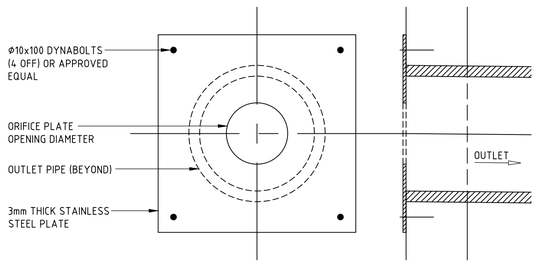
STEP IRON OF 20mm GALVANISED STEEL MADE TO SHAPE AND DIMENSIONS AS SHOWN, PLACED AT 300 CENTRES AND STAGGERED HORIZONTALLY FOR ALL PITS DEEPER THAN 1.0m. THE USE OF PROPRIETARY STEP IRONS ARE ACCEPTABLE PROVIDED THE PRODUCT IS IN ACCORDANCE WITH AUSTRALIAN STANDARDS

SCALE 1:10



TRASH SCREEN DETAIL

SCALE 1:10



ORIFICE PLATE DETAIL

ORIFICE PLATE - Ø181mm

SCALE 1:10

DRAWN: E. EAGER DESIGNED: J. KANE JOB MANAGER: N. SUTHERLAND VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUE FOR INFORMATION	NS			17.11.23
02	ISSUED FOR DEVELOPMENT APPLICATION	JWS		NS	30.11.23
03	RE-ISSUED FOR DA	LM		NS	03.04.24

CLIENT: CAPIO

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ARCHITECT: DKO

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SCALE 1:50@A1 0.0 0.5 1.0 1.5 2.0 2.5m

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PROJECT: CAPIO CARLINGFORD
15a-15b MOSELEY STREET &
25-31 DONALD STREET
CARLINGFORD, NSW 2118

DRAWING TITLE: CIVIL ENGINEERING PACKAGE

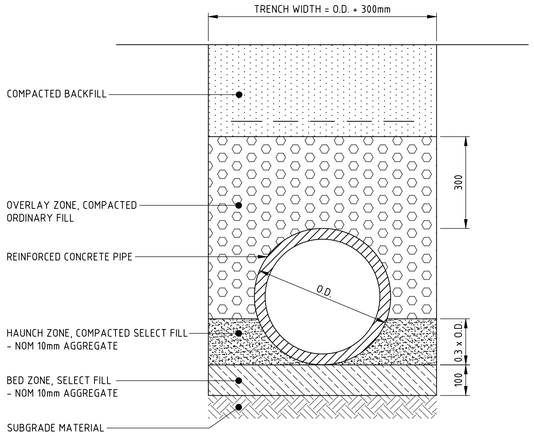
STORMWATER DETAILS

JOB NUMBER: 231114

DRAWING NUMBER: C4101

REVISION: 03

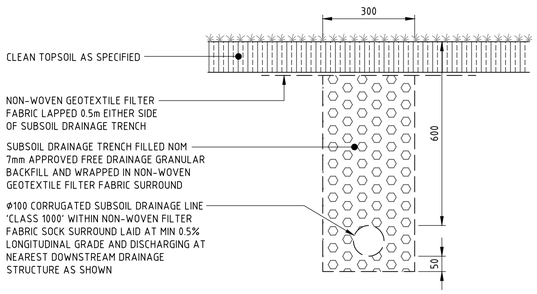
DRAWING SHEET SIZE = A1



TYPICAL PIPE TRENCH - GENERAL AREAS

1. TRENCH WIDTH MAY NEED TO BE INCREASED SUBJECT TO ACHIEVING COMPACTION. ENSURE MINIMUM 300mm CLEARANCE BETWEEN, WHEN USING MULTIPLE PIPES TO ACHIEVE ADEQUATE COMPACTION.
2. MINIMUM PIPE COVER NOT UNDER ROADS TO BE 300mm U.N.O.
3. THE CONTRACTOR SHALL ENSURE THAT SHORING OF TRENCHES IS INSTALLED AS REQUIRED BY STATUTORY REQUIREMENTS.
4. ENSURE BACKFILLING COMPACTION MEETS THE FOLLOWING STANDARDS;
   - 4.1. TRENCHES UNDER PAVED AREAS / BUILDING - 100% SMDD
   - 4.2. TRENCHES NOT UNDER PAVEMENTS - 95% SMDD

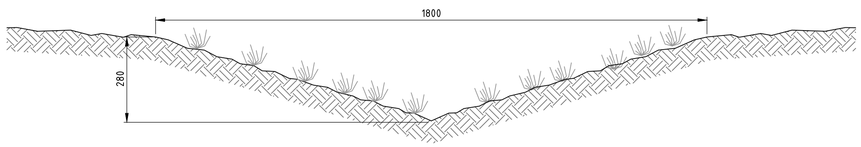
SCALE 1:10



SUBSOIL DRAINAGE TRENCH - LANDSCAPING 'SSD'

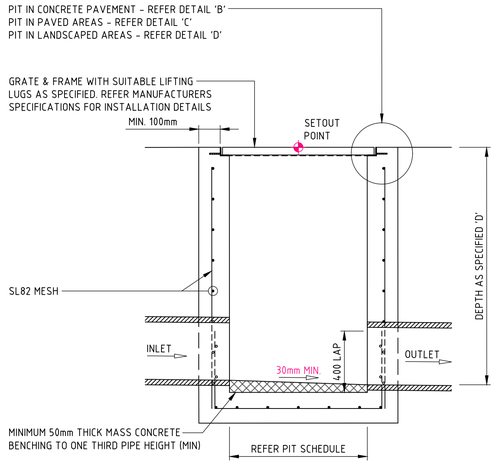
CLEAROUT TO BE INSTALLED @ MAX 30m CENTRES AND DISCHARGING TO DRAINAGE STRUCTURES @ MAX 60m CENTRES.

SCALE 1:10



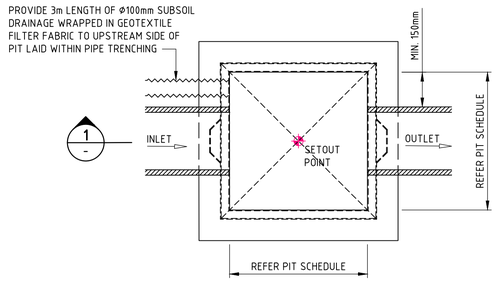
OPEN GRASS SWALE

SCALE 1:10



SECTION 1 / -

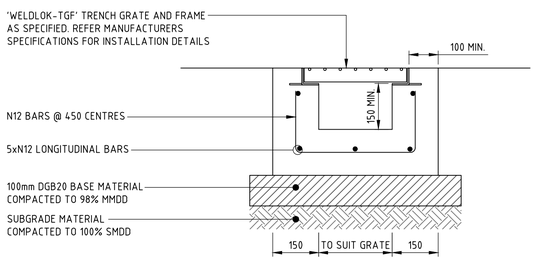
SCALE 1:20



PLAN
SURFACE INLET PIT 'SIP' / JUNCTION PIT 'JP'

PIT STRUCTURE TO BE 200mm THICK UNLESS SHOWN OTHERWISE. DRILL AND EPOXY PLASTIC PROPRIETARY STEP IRONS IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND MANUFACTURERS SPECIFICATIONS (PITS > 1000mm DEPTH).
REFER PIT INTERFACE DETAIL 'F' FOR CORNER REINFORCEMENT

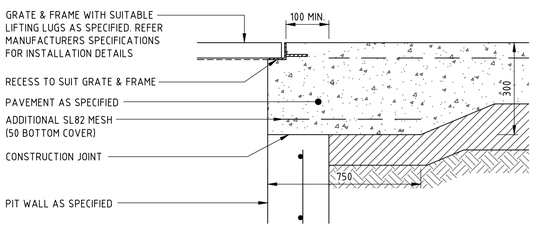
SCALE 1:20



GRATED TRENCH DRAIN 'GTD'

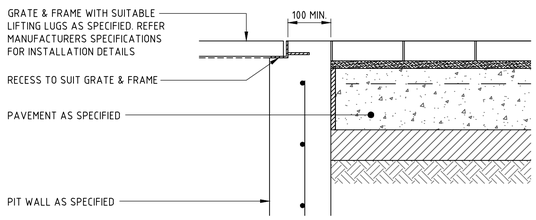
GRATED TRENCH DRAIN TO HAVE MINIMUM 150mm CLEARANCE AND 1% LONGITUDINAL FALL.
GRATE CLASS TO BE CLASS 'B' HEELSAFE IN PEDESTRIAN AREAS AND CLASS 'D' IN TRAFFICKED AREAS UNLESS NOTED OTHERWISE ON PLAN

SCALE 1:10



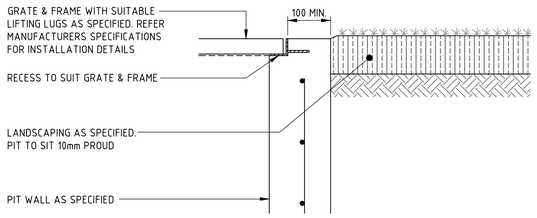
PIT INTERFACE - DETAIL 'B'

SCALE 1:10



PIT INTERFACE - DETAIL 'C'

SCALE 1:10



PIT INTERFACE - DETAIL 'D'

SCALE 1:10

DRAWN: E. EAGER
DESIGNED: J. KANE
JOB MANAGER: N. SUTHERLAND
VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR DEVELOPMENT APPLICATION	NS			11.08.23
02	ISSUED FOR DEVELOPMENT APPLICATION	JWS		NS	30.11.23
03	RE-ISSUED FOR DA	LM		NS	03.04.24

CLIENT: CAPIO

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ARCHITECT: DKO

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SCALE 1:10 @ A1: 0.0 0.1 0.2 0.3 0.4 0.5m
SCALE 1:20 @ A1: 0.0 0.2 0.4 0.6 0.8 1.0m

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PROJECT: CAPIO CARLINGFORD
15a-15b MOSELEY STREET &
25-31 DONALD STREET
CARLINGFORD, NSW 2118

DRAWING TITLE: CIVIL ENGINEERING PACKAGE
DETAILS

JOB NUMBER: 231114
DRAWING NUMBER: C6101
REVISION: 03
DRAWING SHEET SIZE = A1