

10 James St, Carlingford		
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BASIX Building Fabric Requirements: 10 James Street, Carlingford

Element Material Type Details  
 External Walls Lightweight Cladding (AAC Hebel or similar) + R2.5 Insulation

Refer to architectural colour schemes  
 Internal Walls Internal walls system: Plasterboard on studs + R1.5 Insulation  
 Intertenancy walls system: Hebel Party Wall + R4.0 Insulation

Windows Default:  
 Single-Glazing Low-E

Treatment:  
 Double-Glazing Low-E  
 Sliding/Fixed:  
 U=5.4, SHGC=0.58 (SHGC +/- tolerance 0.55 – 0.61)  
 Awning:  
 U=5.4, SHGC=0.49 (SHGC +/- tolerance 0.47 – 0.51)

Sliding/Fixed:  
 U=4.3, SHGC=0.53 (SHGC +/- tolerance 0.50 – 0.56)  
 Awning:  
 U=4.3, SHGC=0.47 (SHGC +/- tolerance 0.45 – 0.49)  
 Floor Concrete Slabs  
 Apply R1.5 Insulation to suspended slabs with carpark/outdoor air below.

Downlight Default  
 Ceiling Plasterboard + R3.5 Insulation (Roof above)



# FOR APPROVAL

## 10 James St, Carlingford, NSW 2118

### DEVELOPMENT SUMMARY

**Address** 10 James St, Carlingford NSW 2118  
**Total Site Area** 916m<sup>2</sup>  
**Land Use** R4 High Density Residential

### LEP COMPLIANCE

	LEP CONTROL	PROPOSED
<b>Floor Space Ratio</b>	4:1	5.8:1
<b>Gross Floor Area</b>	3664m <sup>2</sup>	5300.5m <sup>2</sup>
<b>Height</b>	57m	56.05m

### UNIT MIX CALUCATION

	1B	2B	3B	4B	Total
<b>Number</b>	0	27	8	10	45
<b>Percentage</b>		60%	18%	22%	

### DDA/ LIVABLE UNITS

	Control	Proposed
<b>DDA Units</b>	15% total units (7 units)	7 units
<b>Livable</b>	20% total units (9 units)	9 units

### PARKING

	Control	Proposed
<b>Cars</b>		
<b>2B</b>	27 (1 space/unit)	27
<b>3B</b>	10.4 (1.3 space/unit)	11
<b>4B</b>	13 (1.3 space/unit)	20
<b>Visitor</b>	18 (2 per 5units)	6
<b>Accessible</b>	7	7
<b>Total Resi + Visitor</b>		64
<b>Required Bicycle Parking</b>	50	
<b>Required Motorcycle Parking</b>	2	2

### COMMUNAL OPEN SPACE

**Total Area** 304m<sup>2</sup> (33%)  
**ADG Requirement** 229m<sup>2</sup> (25%)

### DEEP SOIL

**Deep Soil 3M min.** 75.6m<sup>2</sup> (8.2%)  
**ADG Requirement** 64m<sup>2</sup>(7%)



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ALL LEVELS INDICATED TAKEN TO AUSTRALIAN HEIGHT DATUM. ALL DIMENSIONS TO BE VERIFIED ON SITE (WOS) PRIOR TO CONSTRUCTION / MANUFACTURE. REFER ALL DISCREPANCIES TO CAPIO - DRAWINGS ARE NOT TO BE SCALED FROM.

REFER TO DETAIL DRAWINGS FOR TYPICAL DETAILS.

ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS 3700 FLASHINGS & DPMs TO COMPLY TO AS 2870, AS 2984 WALL TILE INSTALLATION TO COMPLY TO AS 2699.1 & BCA REQ. SARKING INSTALLATION TO COMPLY TO AS 4200.2 TSSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
 Architect Registration No. NSW - 11314

**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

### DRAWING TITLE:

COVER PAGE

<b>DATE:</b> Issue Date	<b>SCALE:</b> As indicated	<b>DRAWING No:</b> DA001
<b>DRAWN BY:</b> Author	<b>PROJECT NO:</b> 23002	<b>REV:</b> 2

### DO NOT SCALE

USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

### NOT FOR CONSTRUCTION

C:\Users\User\OneDrive\Documents\10 James St, Carlingford\_Central\_CENTRAL\_ftaghvaei.rvt

Rev	Date	Description	BY
2	15/05/25	ISSUE FOR DA	
1	03/04/25	PRELIMINARY	

# BASIX™ Certificate

Building Sustainability Index  
www.planningportal.nsw.gov.au/development-and-assessment/basix

## Multi Dwelling

Certificate number: 1796482M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.planningportal.nsw.gov.au/definitions](http://www.planningportal.nsw.gov.au/definitions).

Secretary  
Date of issue: Wednesday, 21 May 2025  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by MATHERS certificate SRUD49RMV6.

Project summary			
Project name	10 James St, Carlingford		
Street address	10 JAMES STREET CARLINGFORD 2118		
Local Government Area	CITY OF PARRAMATTA		
Plan type and plan number	Deposited Plan DP2469		
Lot no.	1		
Section no.	-		
No. of residential flat buildings	1		
Residential flat buildings: no. of dwellings	45		
Multi-dwelling housing: no. of dwellings	0		
No. of single dwelling houses	0		
Project score			
Water	✓ 40	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 60	Target 60	
Materials	✓ -66	Target n/a	

Certificate Prepared by	
Name / Company Name:	SLR Consulting Pty Ltd
ABN (if applicable):	

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## Description of project

Project address		Common area landscape	
Project name	10 James St, Carlingford	Common area lawn (m <sup>2</sup> )	0
Street address	10 JAMES STREET CARLINGFORD 2118	Common area garden (m <sup>2</sup> )	68
Local Government Area	CITY OF PARRAMATTA	Area of indigenous or low water use species (m <sup>2</sup> )	0
Plan type and plan number	Deposited Plan DP2469		
Lot no.	1	Assessor details and thermal loads	
Section no.	-	Assessor number	101556
		Certificate number	SRUD49RMV6
		Climate zone	5c
Project type		Project score	
No. of residential flat buildings	1	Water	✓ 40 Target 40
Residential flat buildings: no. of dwellings	45	Thermal Performance	✓ Pass Target Pass
Multi-dwelling housing: no. of dwellings	0	Energy	✓ 60 Target 60
No. of single dwelling houses	0	Materials	✓ -66 Target n/a
Site details			
Site area (m <sup>2</sup> )	916		
Roof area (m <sup>2</sup> )	631		
Non-residential floor area (m <sup>2</sup> )	0		
Residential car spaces	63		
Non-residential car spaces	0		

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## Description of project

The tables below describe the dwellings and common areas within the project

### Residential flat buildings - Building 1, 45 dwellings, 17 storeys above ground

Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Individual pool	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
1001	2	88	0	0	0	0	0	0	0	0	0	0	0	0
1101	2	88	0	0	0	0	0	0	0	0	0	0	0	0
1201	3	119	0	0	0	0	0	0	0	0	0	0	0	0
1302	3	121	0	0	0	0	0	0	0	0	0	0	0	0
1502	3	121	0	0	0	0	0	0	0	0	0	0	0	0
304	4+	127	0	0	0	0	0	0	0	0	0	0	0	0
404	4+	127	0	0	0	0	0	0	0	0	0	0	0	0
504	4+	127	0	0	0	0	0	0	0	0	0	0	0	0
604	4+	127	0	0	0	0	0	0	0	0	0	0	0	0
704	4+	127	0	0	0	0	0	0	0	0	0	0	0	0
804	4+	127	0	0	0	0	0	0	0	0	0	0	0	0
904	4+	127	0	0	0	0	0	0	0	0	0	0	0	0

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## Description of project

The tables below describe the dwellings and common areas within the project

### Common areas of unit building - Building 1

Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )
Basement 2 Carpark	656	Basement 1 Carpark	615	Ground Level Carpark	443
Level 1 Carpark	688	Level 2 Carpark	590	Commons Room	5.8
Electrical Room	11.5	Bin Room	34.7	Fire Control	10.5
Levy Office Room	192	Fire Stair 1	192	Fire Stair 2	20.9
QF Lobby	49.5	L2,L3,L5 Lobby	529	Lift bank (No. 1)	-

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## Schedule of BASIX commitments

- Commitments for Residential flat buildings - Building 1
  - Buildings
    - Materials
  - Dwellings
    - Water
    - Energy
    - Thermal Performance
  - Common areas and central systems/facilities
    - Water
    - Energy
- Commitments for common areas and central systems/facilities for the development (non-building specific)
  - Common areas and central systems/facilities
    - Water
    - Energy

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## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

### 1. Commitments for Residential flat buildings - Building 1

(a) Materials	Show on DA plans	Show on CC-CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	✓
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 3% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types			
Floor type	Area (m <sup>2</sup> )	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	8692.5	-	-
External wall types			
External wall type	Construction type	Area (m <sup>2</sup> )	Low emissions option / Insulation
External wall type 1	AAC veneer/frame/light steel frame	3005	- / fibreglass batts or roll
Internal wall types			
Internal wall type	Construction type	Area (m <sup>2</sup> )	Insulation
Internal wall type 1	plasterboard, frame/light steel frame	4386.6	fibreglass batts or roll
Internal wall type 2	75 mm AAC panel, frame/light steel frame	1907.5	fibreglass batts or roll

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Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m <sup>3</sup> )	Low emissions option
Yes	150	-
Ceiling and roof types		
Ceiling and roof type	Area (m <sup>2</sup> )	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	631	Roof insulation / fibreglass batts or roll
Glazing types		
Single glazing (m <sup>2</sup> )	Double glazing (m <sup>2</sup> )	Triple glazing (m <sup>2</sup> )
786.5	231.2	0
Frame types		
Aluminium frames (m <sup>2</sup> )	Timber frames (m <sup>2</sup> )	uPVC frames (m <sup>2</sup> )
1017.7	0	0
Steel frames (m <sup>2</sup> )	Composite frames (m <sup>2</sup> )	
0	0	

Features														
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Individual pool	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (>= 6 L/min)	4 star	5 star	5 star	-	not specified	2 star	-	-	-	-	-	-	-

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Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (lit)	Laundry connection	Pool top-up
All dwellings	No alternative water supply	-	-	-	-	-	-
(i) Energy							
	Show on DA plans	Show on CC-CDC plans & specs	Certifier check				
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	✓	✓	✓				
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must construct that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓				
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the specified control specified for it in the table.	✓	✓	✓				
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓				
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the lighting fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	✓	✓	✓				
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓				
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool); if specified, the applicant must install a timer to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.	✓	✓	✓				
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below.	✓	✓	✓				

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(i) Energy						Show on DA plans	Show on CC-CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.							✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "wall ventilated".							✓	✓
Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system		
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	Central hot water system (No. 1)	Individual fan, ducted to façade or roof	manual switch on/off	Individual fan, ducted to façade or roof	manual switch on/off	Individual fan, ducted to façade or roof	manual switch on/off	
Cooling		Heating		Natural lighting				
Dwelling no.	Living areas	Bedroom areas	Living areas	Bedroom areas	No. of bathrooms or toilets	Main kitchen		
All dwellings	1-phase air conditioning - non ducted / 2 star (average zone)	no individual system	1-phase air conditioning - non ducted / 2 star (average zone)	no individual system	0	no		
Individual pool		Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	
All dwellings	-	-	-	-	-	induction cooktop & electric oven	3 star	
						clothes dryer	yes	
						Indoor or sheltered clothes drying line	yes	
						Private outdoor or unsheltered clothes drying line	no	

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(ii) Thermal Performance				Show on DA plans	Show on CC-CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.						
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.						
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.						
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.				✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.				✓	✓	✓
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.				✓	✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.				✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.				✓	✓	✓
(i) The applicant must show on The plans accompanying the development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.				✓	✓	✓
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.					✓	
Thermal loads						
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)			
1001	16.4	4.6	21 000			
1002	16.5	6.1	22 600			
1003	17.5	7.9	25 400			
1004	26.8	7.2	34 000			

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Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
1101	16.7	4.6	21 300
1102	16.7	6	22 700
1103	17.8	7.7	25 500
1104	27.1	7.1	34 200
1201	16.7	5.3	22 000
1202	15.4	5.8	21 200
1204	28.6	8.3	36 900
1301	16.9	5.7	22 600
1302	15.5	5.9	21 400
1401	17	5.4	22 400
1402	15.7	5.5	21 200
1501	26.3	7.4	33 700
1502	24.8	8	32 800
301	14.8	4.9	19 700
302	16.3	5.9	22 200
303	19.6	7.6	27 200
304	27.2	6.4	33 600
401	12.3	4.7	17 000
402	12.2	6.1	18 300
403	13.8	8.6	22 400
404	22	7.6	29 600
501	12.8	4.8	17 600
50			

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
703	14.9	8.4	23,300
704	23.6	7.4	31,000
801	14.1	5	19,100
802	14.1	6	20,100
803	15.4	6.2	21,600
804	24.2	7.5	31,700
901	14.4	5	19,400
902	14.4	6.1	20,500
903	15.7	8	23,700
All other dwellings	24.5	7.4	31,900

(c) Common areas and central systems/facilities			
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 79 kLs	Location: Building1 Pool shaded: no	-
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓

(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.				✓	✓	✓
Common area ventilation system			Common area lighting			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system	Lighting control system
Basement 2 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes	yes
Basement 1 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes	yes
Ground Level Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes	yes
Level 1 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes	yes
Level 2 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes	yes
Comms Room	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	yes	yes
Electrical Room	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	yes	yes
Bin Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes	yes
Fire Control	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes	yes
HW Plant Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes	yes
Fire Stair 1	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	yes	yes
Fire Stair 2	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	yes	yes
GF Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes	yes
L3-L15 Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes	yes
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: no heating	Pump controlled by timer: no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 19 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (inrmain & supply risers): (a) Piping external to building: R1.0 (>38 mm) (b) Piping internal to building: R1.0 (>38 mm) (c) Unit Efficiency: 2.5 < COP <= 3.0

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities			
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10 peak kW
Other	-	-

**Notes**

- In these commitments, "applicant" means the person carrying out the development.
- The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
- This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
- If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

**Legend**

- Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
- Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
- Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

**Certificate No. # 5RJD49RM96**

Scan QR code or follow website link for rating details.

Assessor name: Xiaoxin Sun  
Accreditation No: 91596  
Property Address: 19 James Street, Carlingford, NSW 2118

<https://www.nsw.gov.au/CRC/CoSLanding/Publish-PRUDCRP/5RJD49RM96/5RJD49RM96>

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023

Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

**DRAWING TITLE:**  
**BASIX SUMMARY REPORT 2**

**DATE:** Issue Date  
**SCALE:**  
**DRAWING No:** DA004  
**REV:** 1













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**PROJECT NO:** 23002

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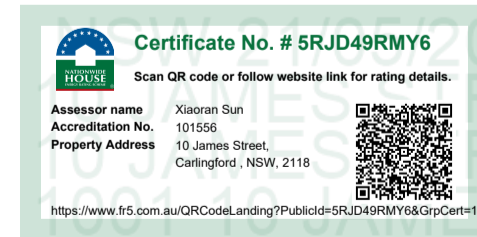
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Rev	Date	ISSUE FOR DA	Description	BY
1	15/05/25	ISSUE FOR DA		

10 James Street, Carlingford - UNIT MIX				
UNIT NO.	TYPE	INTERNAL AREA	EXTERNAL AREA	STATUS
301	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
302	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
303	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	 
304	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
401	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
402	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
403	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	 
404	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
501	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
502	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
503	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	 
504	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
601	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
602	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
603	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	 
604	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
701	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
702	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
703	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	 
704	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
801	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
802	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
803	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	 
804	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	

10 James Street, Carlingford - UNIT MIX				
UNIT NO.	TYPE	INTERNAL AREA	EXTERNAL AREA	STATUS
901	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
902	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
903	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	 
904	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
1001	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
1002	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
1003	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	
1004	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
1101	2 B	88 m <sup>2</sup>	10 m <sup>2</sup>	
1102	2 B	90 m <sup>2</sup>	17 m <sup>2</sup>	
1103	2 B	89 m <sup>2</sup>	10 m <sup>2</sup>	
1104	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
1201	3 B	119 m <sup>2</sup>	20 m <sup>2</sup>	
1202	3 B	121 m <sup>2</sup>	20 m <sup>2</sup>	
1204	4 B	127 m <sup>2</sup>	24 m <sup>2</sup>	
1301	3 B	119 m <sup>2</sup>	20 m <sup>2</sup>	
1302	3 B	121 m <sup>2</sup>	20 m <sup>2</sup>	
1401	3 B	119 m <sup>2</sup>	20 m <sup>2</sup>	
1402	3 B	121 m <sup>2</sup>	20 m <sup>2</sup>	
1501	3 B	119 m <sup>2</sup>	20 m <sup>2</sup>	
1502	3 B	121 m <sup>2</sup>	20 m <sup>2</sup>	

**1** UNITS MIX SCHEDULE  
1 : 10



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

**DRAWING TITLE:**  
**UNIT MIX SCHEDULE**

**DATE:** Issue Date  
**SCALE:** 1 : 10  
**DRAWING No.:** DA005

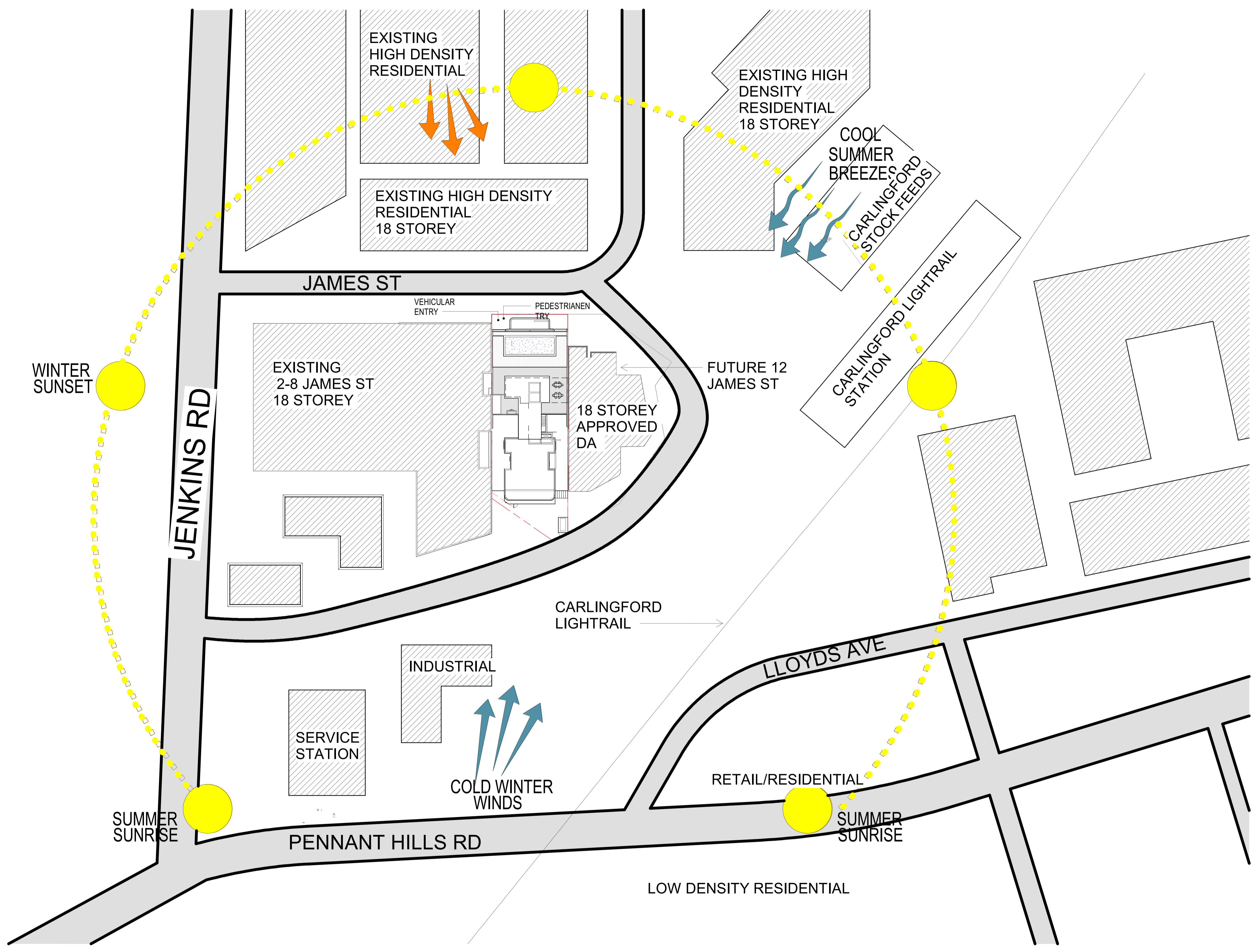
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**1** LOCATION PLAN  
1 : 500

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023

**CAPIO**

Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
SITE ANALYSIS

**DATE:** Issue Date

**SCALE:** 1 : 500

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**DRAWING No.:** DA100

**PROJECT NO.:** 23002

**REV.:** 1

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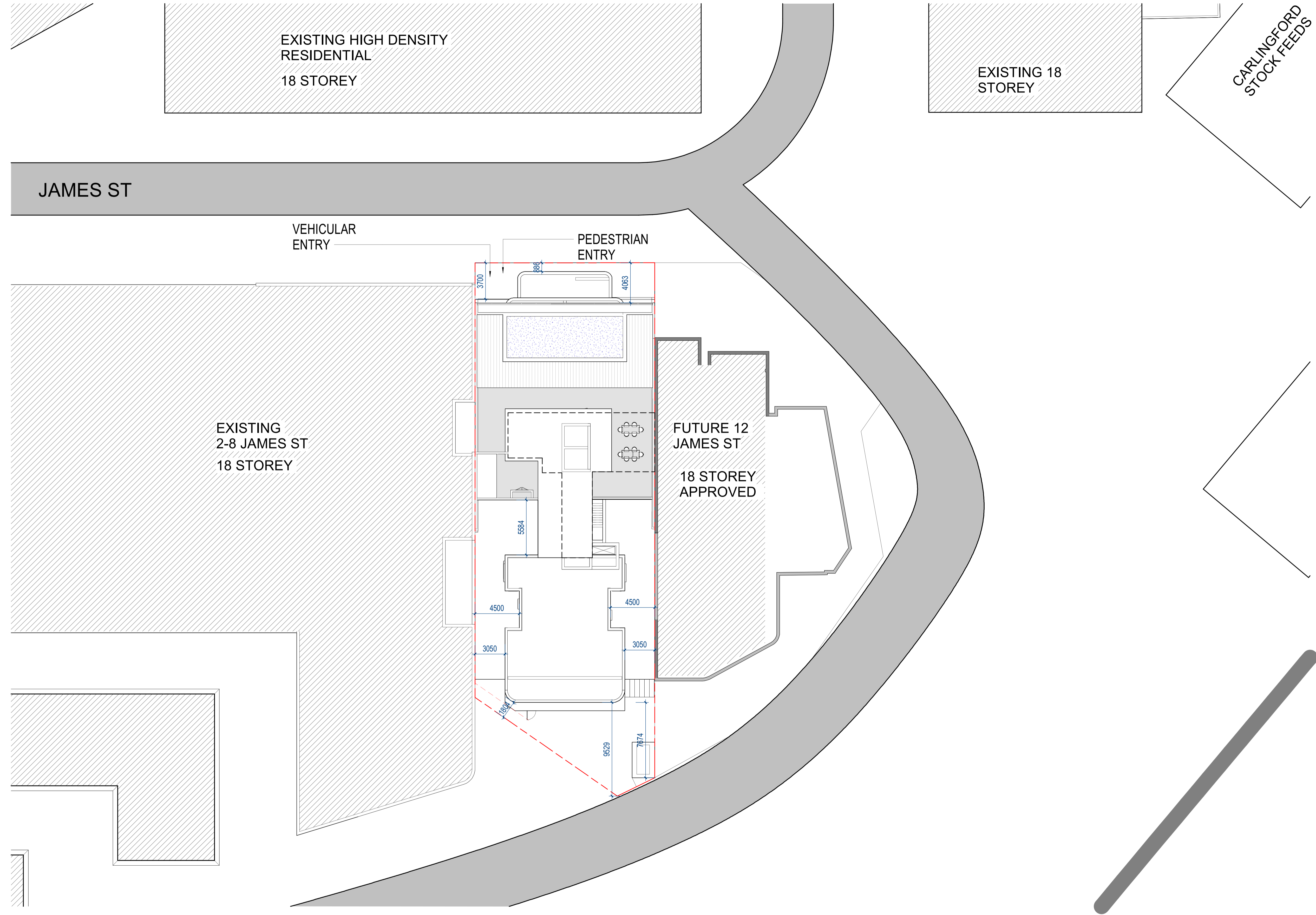
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FLASHINGS & DRWS TO COMPLY TO AS 2870, AS 2994  
WALL TILE INSTALLATION TO COMPLY TO AS 2699.1 & BCA REQ.  
SARKING INSTALLATION TO COMPLY TO AS 4200.2  
TGS1 INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
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**PROJECT:**  
**10 James St, Carlingford**

<b>DRAWING TITLE:</b> SITE PLAN		
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> DA102
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 2

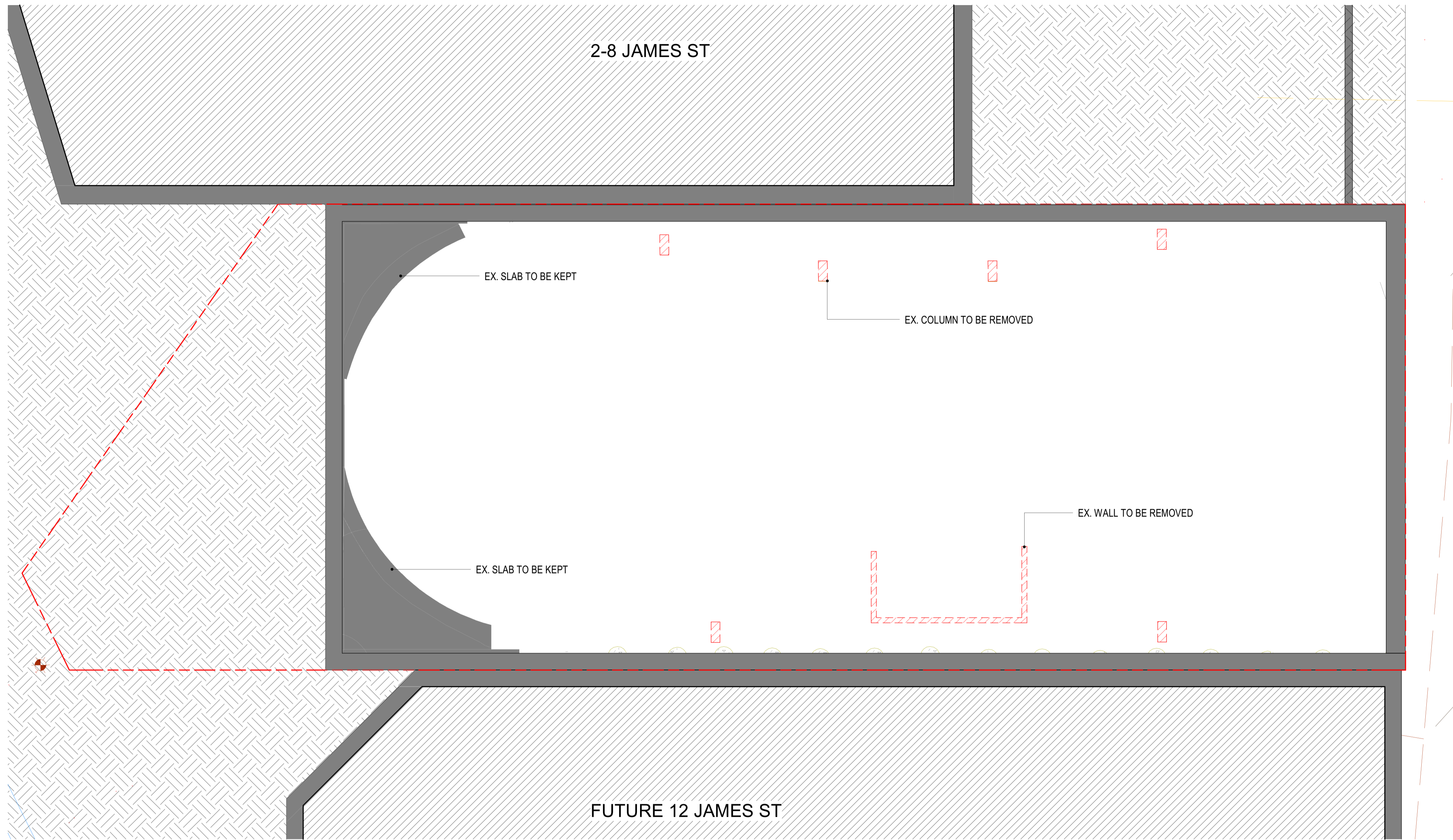
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<b>NORTH POINT</b>	
<b>Rev</b>	<b>Date</b>
2	15/05/25
1	26/03/25
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<b>Description</b>	<b>BY</b>



- EXISTING STRUCTURAL ELEMENTS TO BE REMOVED
- EXISTING STRUCTURAL ELEMENTS TO BE RETAINED
- EXISTING SLAB TO BE RETAINED

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

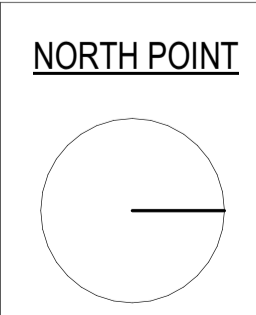
<b>DRAWING TITLE:</b> DEMO PLAN - BASEMENT 2		
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 100	<b>DRAWING No.:</b> DA110
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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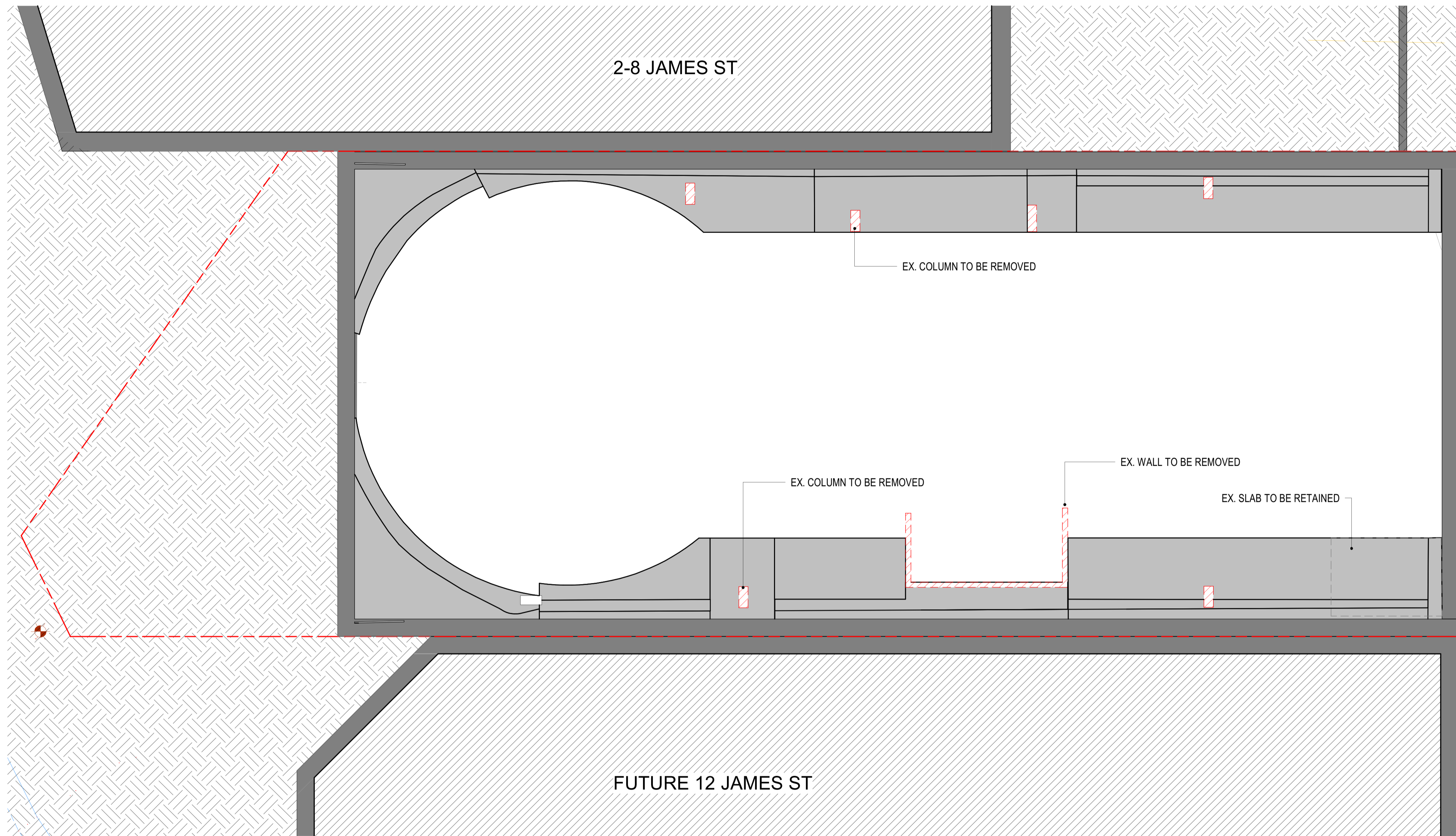
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- EXISTING STRUCTURAL ELEMENTS TO BE REMOVED
- EXISTING STRUCTURAL ELEMENTS TO BE RETAINED
- EXISTING SLAB TO BE RETAINED

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

**DRAWING TITLE:**  
**DEMO PLAN - BASEMENT 1**

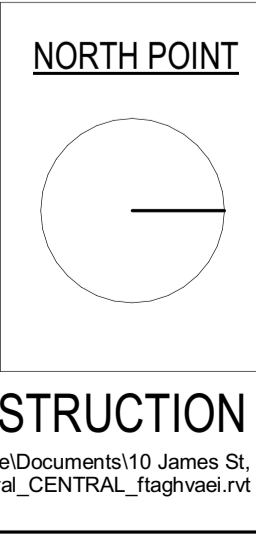
**DATE:** Issue Date  
**SCALE:** 1 : 100  
**DRAWING No.:** DA111

**DRAWN BY:** Author  
**PROJECT NO.:** 23002  
**REV.:** 1

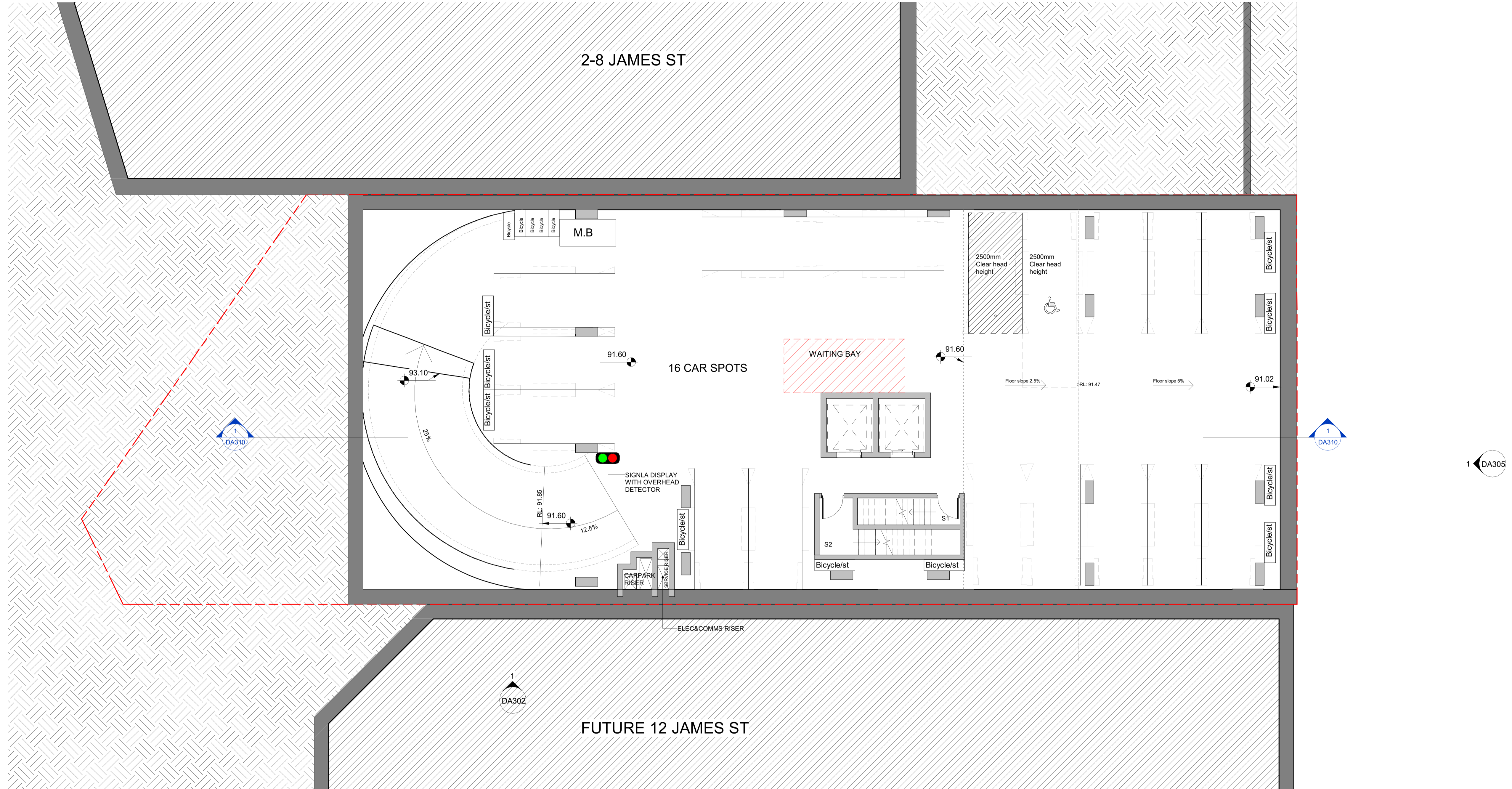
**DO NOT SCALE**

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1 BASEMENT LEVEL 2  
1 : 100



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
BASEMENT2 PLAN

**DATE:** Issue Date

**SCALE:** 1 : 100

**DRAWING No.:** DA200

**REV:** 3

**DRAWN BY:** Author

**PROJECT NO.:** 23002

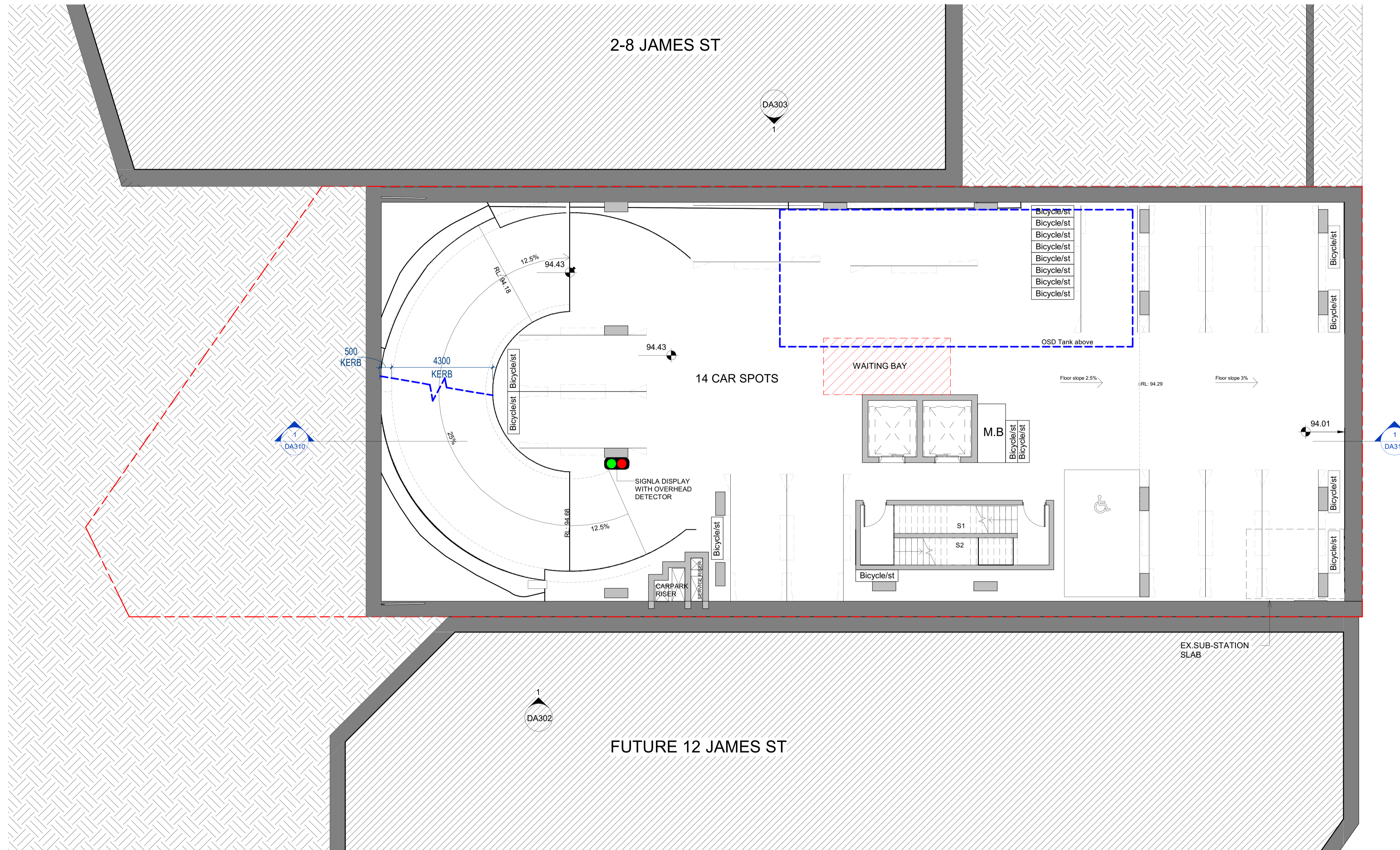
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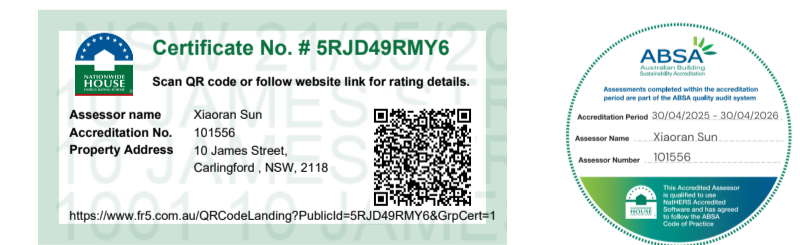
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**1** BASEMENT LEVEL 1  
1 : 100



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

**DRAWING TITLE:**  
**BASEMENT1 PLAN**

**DATE:** Issue Date  
**SCALE:** 1 : 100  
**DRAWING No:** DA201

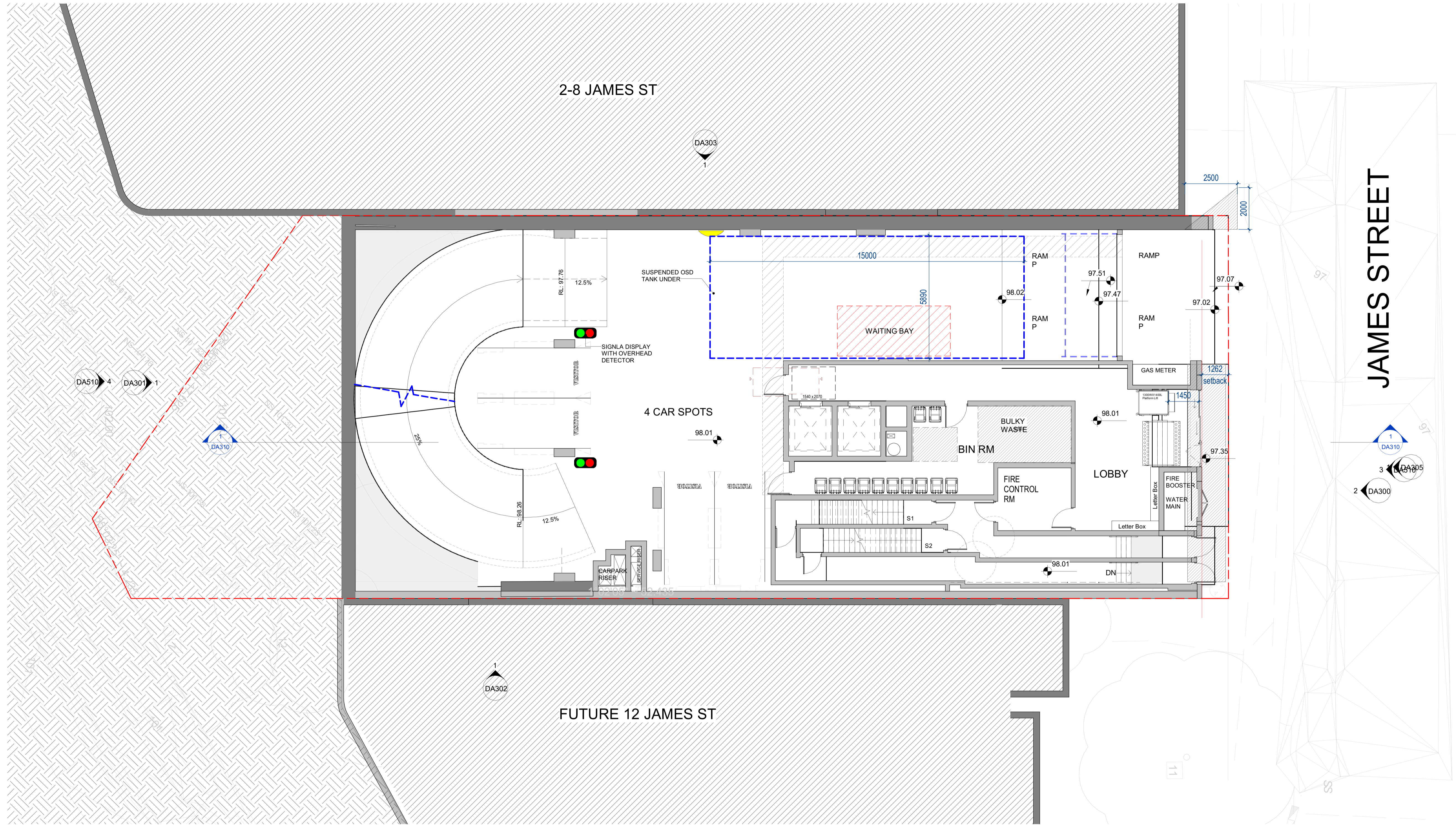
**DRAWN BY:** Author  
**PROJECT NO:** 23002  
**REV:** 3

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**3** GROUND FLOOR LEVEL  
1 : 100



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 113114

**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

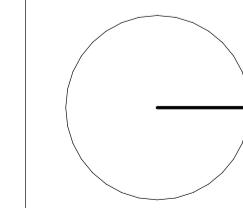
**DRAWING TITLE:**  
**GROUND LEVEL PLAN**

**DATE:** Issue Date  
**SCALE:** 1 : 100  
**DRAWING No.:** DA202  
**REV:** 3

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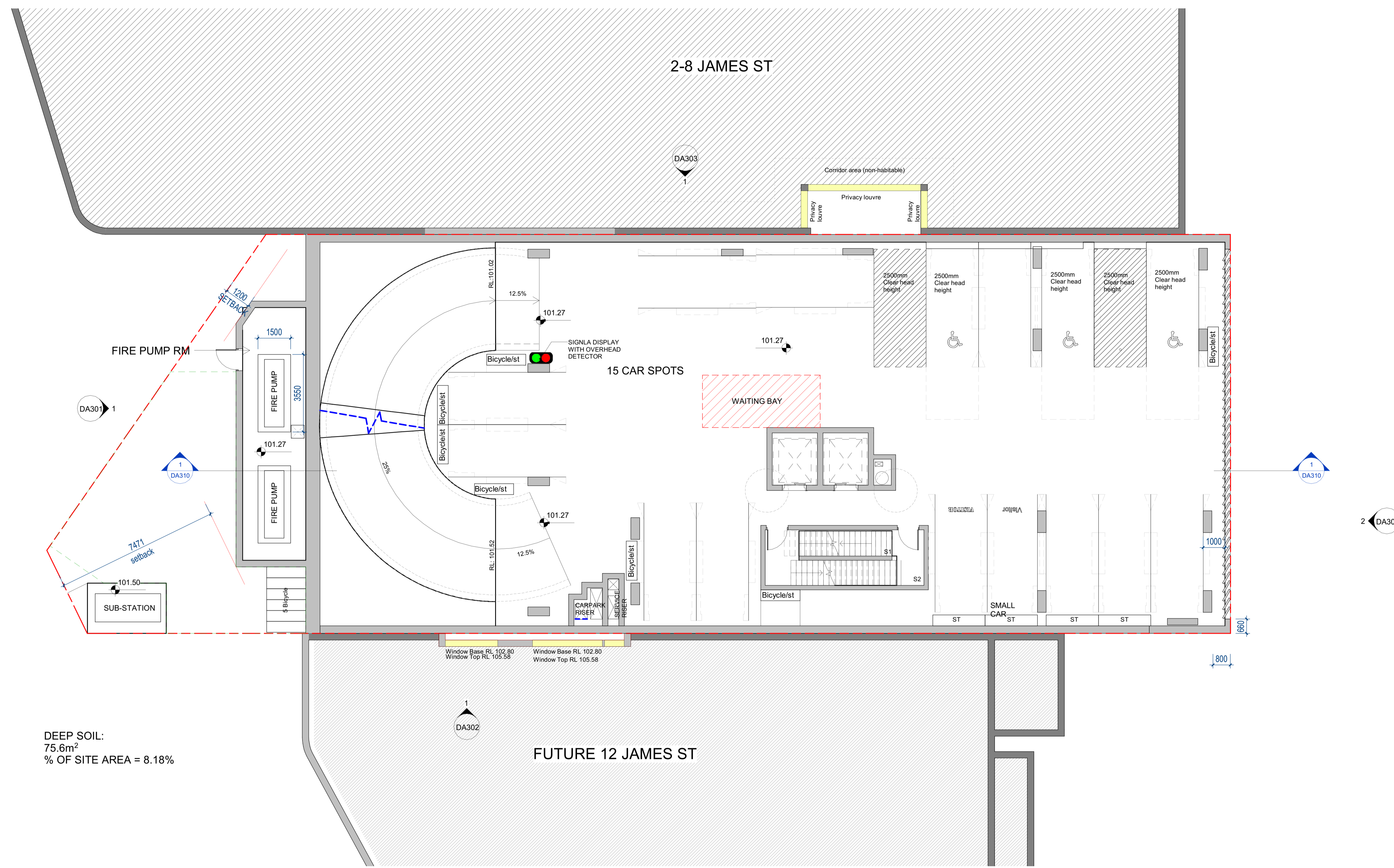
**NORTH POINT**



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DEEP SOIL:  
75.6m<sup>2</sup>  
% OF SITE AREA = 8.18%

1 L01 PARKING  
1 : 100

Certificate No. # 5RJD49RMV6

Accreditation No. 151566  
Property Address 10 James Street, Carlingford, NSW, 2118

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023

Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

**DRAWING TITLE:**  
**LEVEL 1 PARKING PLAN**

**DATE:** Issue Date

**SCALE:** 1 : 100

**DRAWING No.:** DA203

**REV:** 3

**DRAWN BY:** Author

**PROJECT NO.:** 23002

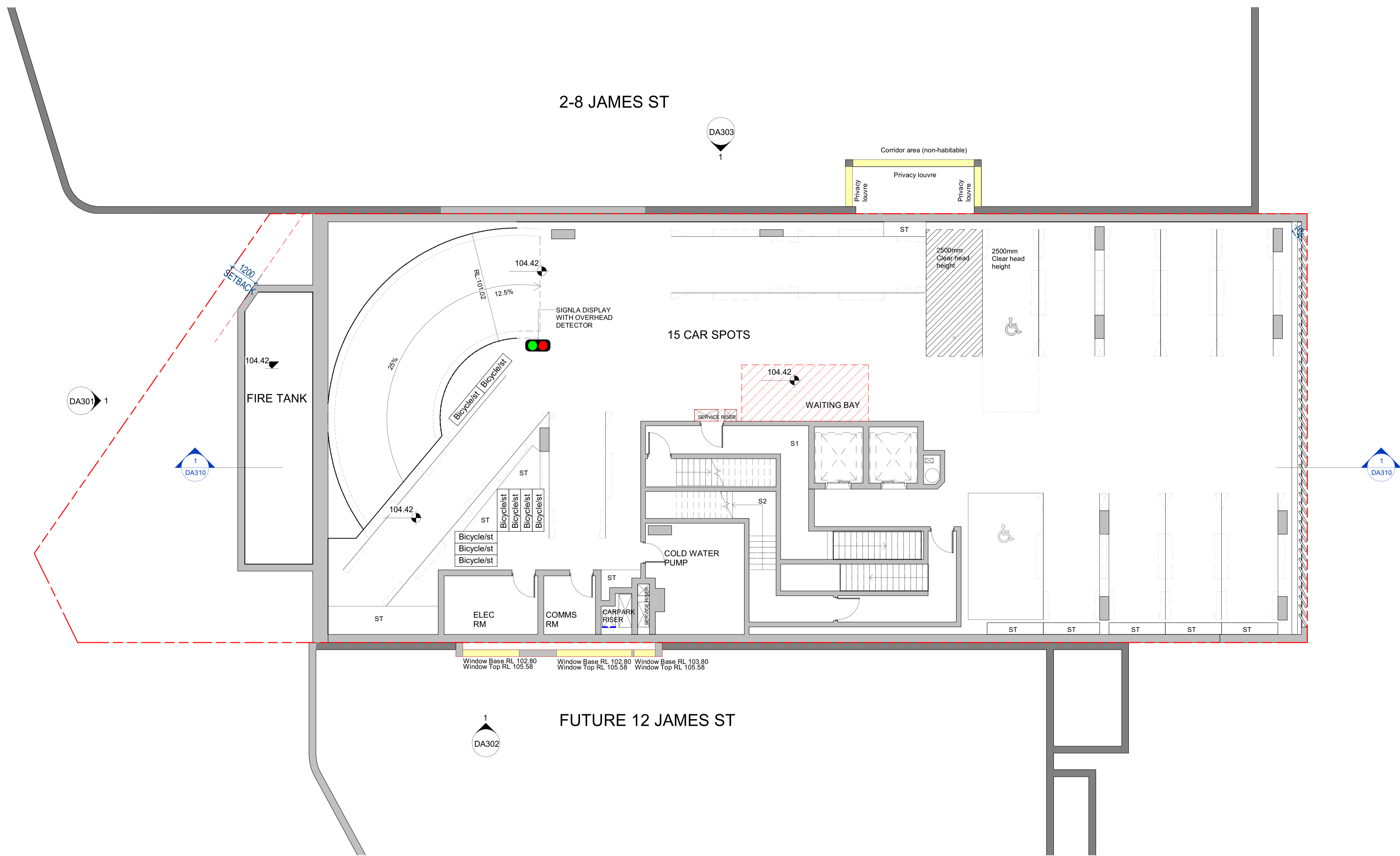
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1 L02 PARKING  
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SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
LEVEL 2 PARKING PLAN

**DATE:** Issue Date

**SCALE:** 1 : 100

**DRAWING No.:** DA204

**REV:** 3

**DRAWN BY:** Author

**PROJECT NO.:** 23002

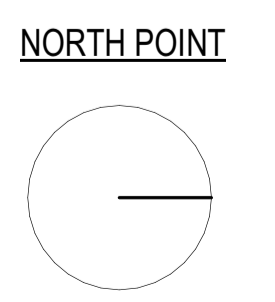
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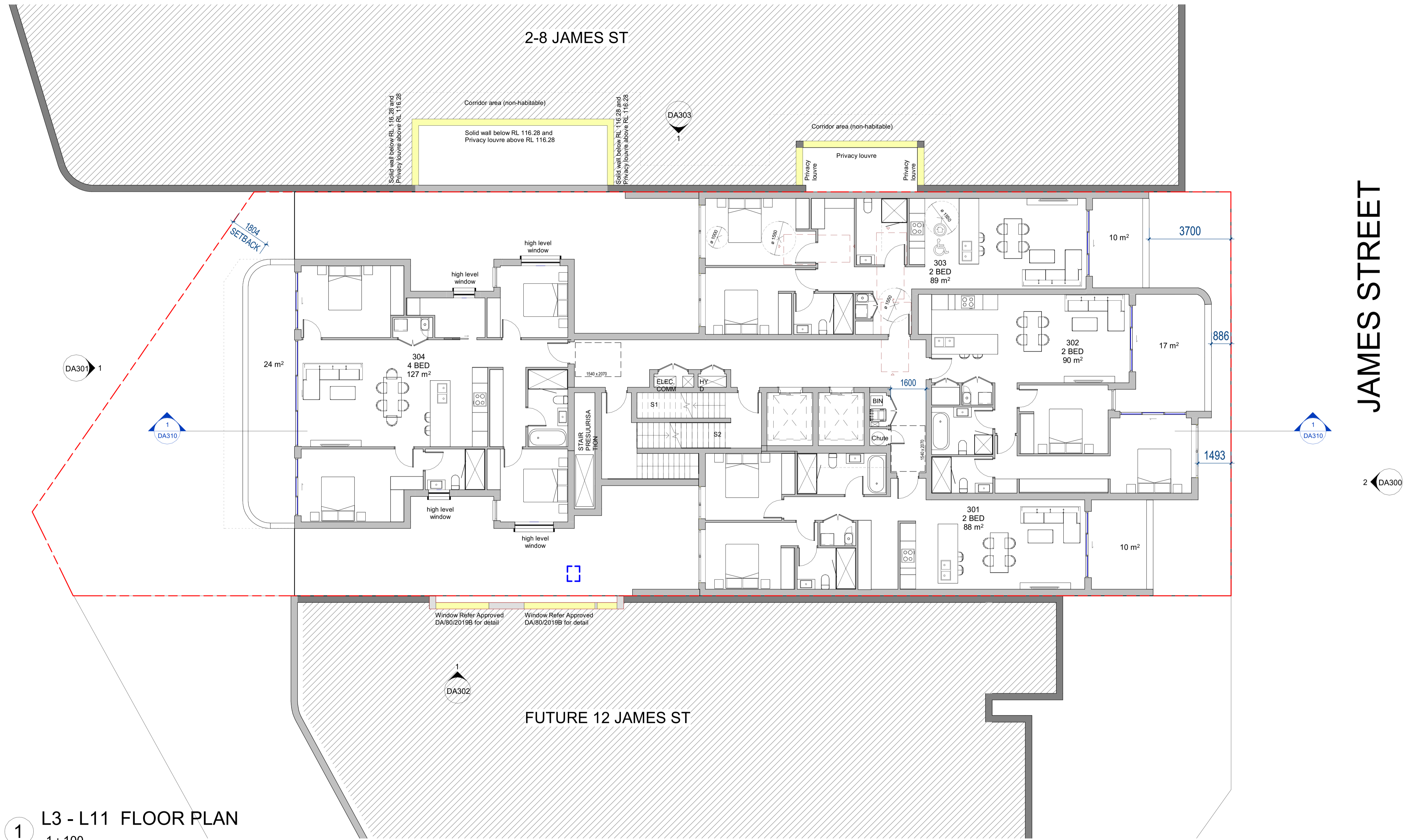
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1 L3 - L11 FLOOR PLAN  
1 : 100



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
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**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
LEVEL 3-11 PLAN

**DATE:** Issue Date

**SCALE:** 1 : 100

**DRAWING No.:** DA205

**REV:** 3

**DRAWN BY:** Author

**PROJECT NO.:** 23002

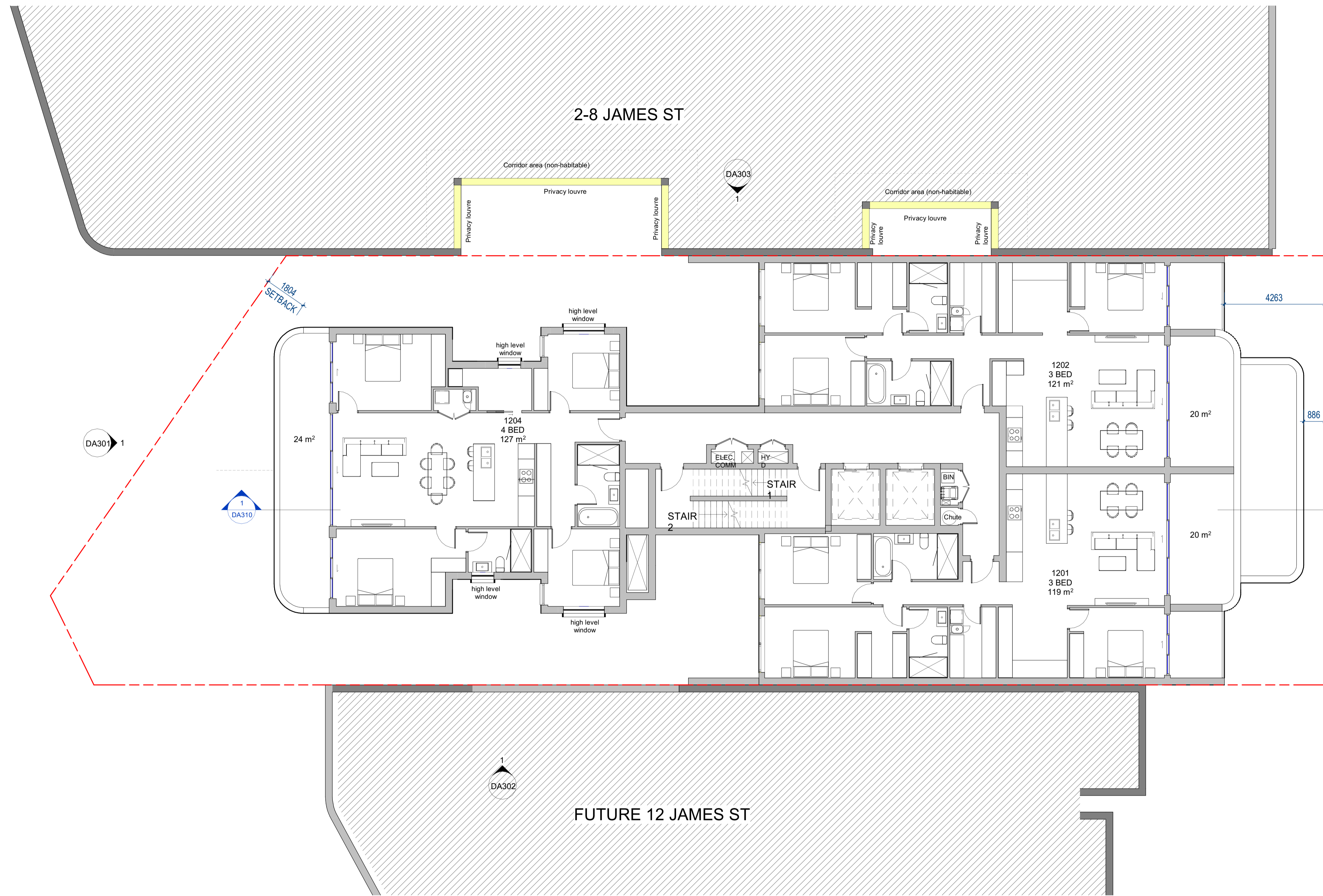
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JAMES STREET

**1** L12 FLOOR PLAN  
1 : 100



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SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



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**PROJECT:**  
**10 James St, Carlingford**

**DRAWING TITLE:**  
**LEVEL 12 PLAN**

**DATE:** Issue Date  
**SCALE:** 1 : 100  
**DRAWING No.:** DA214

**DRAWN BY:** Author  
**PROJECT NO.:** 23002  
**REV.:** 2

**DO NOT SCALE**

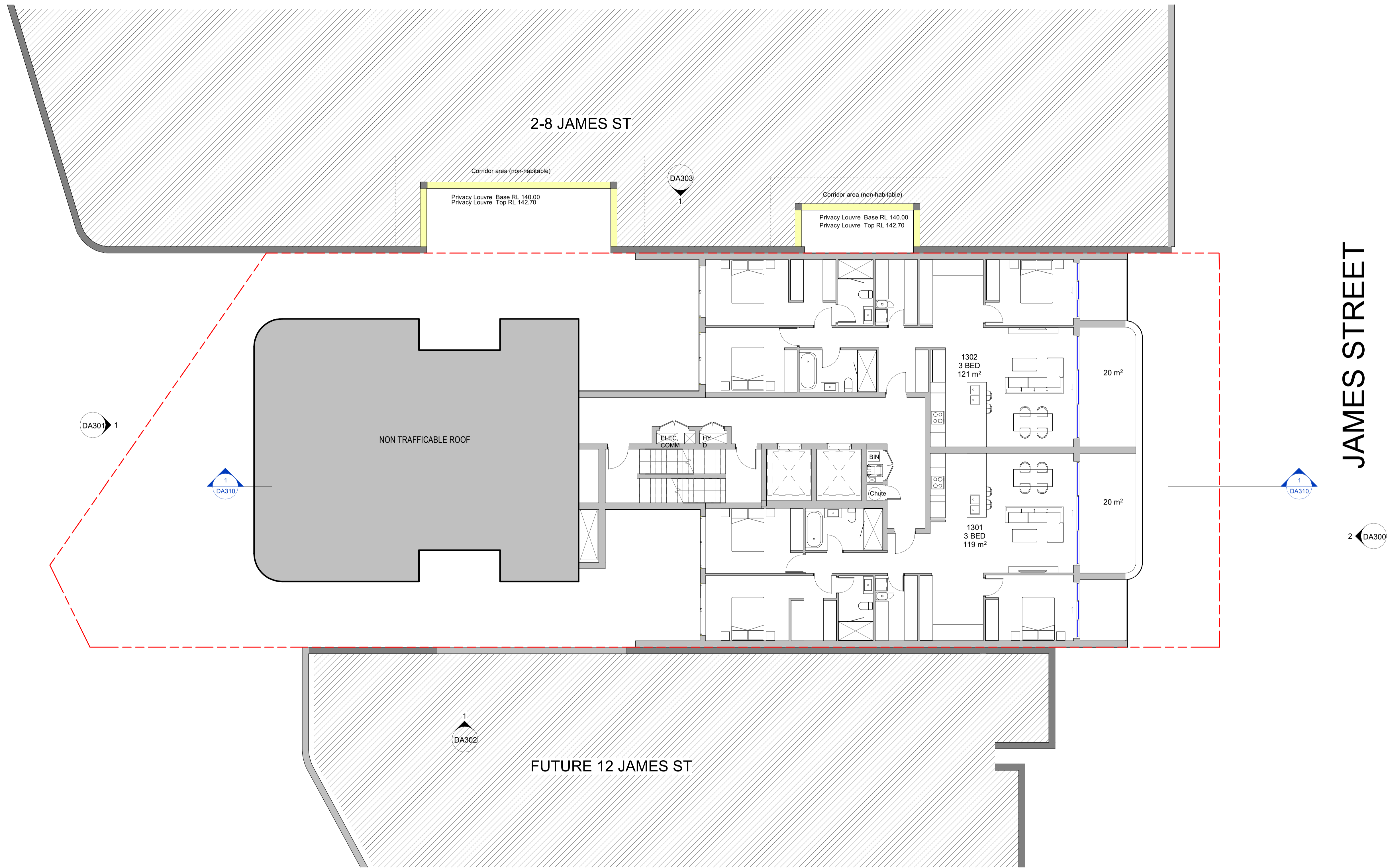
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**NORTH POINT**

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1 L13 FLOOR PLAN  
1 : 100



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SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**Captag James Project Pty Ltd**

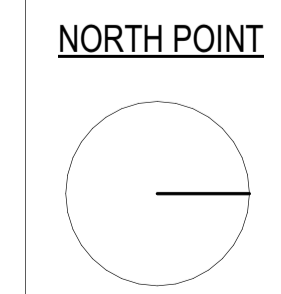
**PROJECT:**  
**10 James St, Carlingford**

**DRAWING TITLE:**  
**LEVEL 13 PLAN**

<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 100	<b>DRAWING No.:</b> DA215
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 2

**DO NOT SCALE**

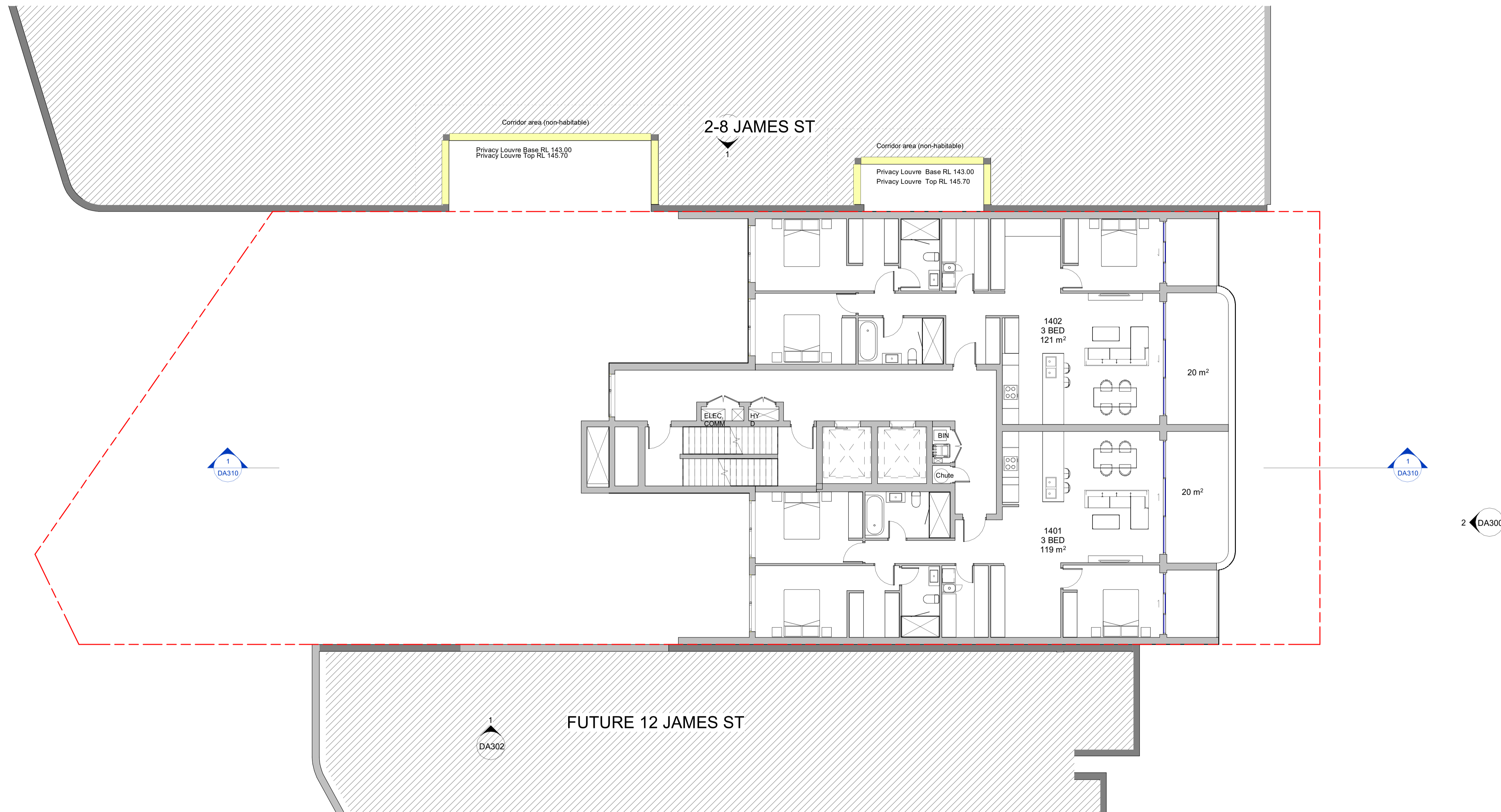
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1 L14 FLOOR PLAN  
1 : 100



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ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS 3700 FLASHINGS & DPM'S TO COMPLY TO AS 2870, AS 2904 WALL TIE INSTALLATION TO COMPLY TO AS 2699.1 & BCA REQ. SARKING INSTALLATION TO COMPLY TO AS 4200.2 TSSI INSTALLATION TO COMPLY TO AS1428.4  
WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
LEVEL 14-15 PLAN

**DATE:** Issue Date  
**SCALE:** 1 : 100  
**DRAWING No.:** DA216

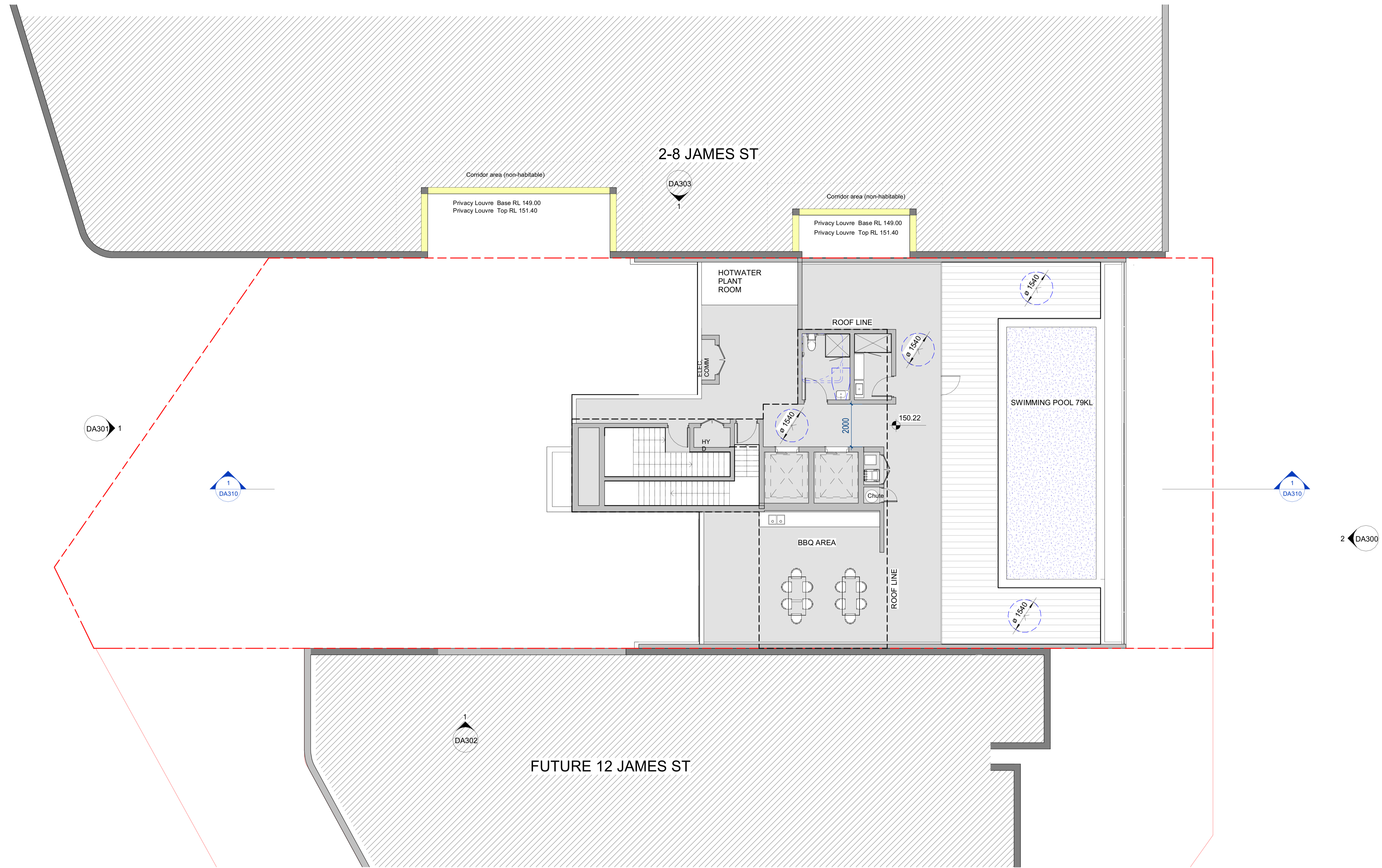
**DRAWN BY:** Author  
**PROJECT NO.:** 23002  
**REV.:** 2

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Rev	Date	Description	BY
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1	26/03/25	PRELIMINARY	



1 L16 - ROOF PLAN  
1 : 100



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 113114

**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

<b>DRAWING TITLE:</b> ROOF PLAN		
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 100	<b>DRAWING No.:</b> DA220
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 3

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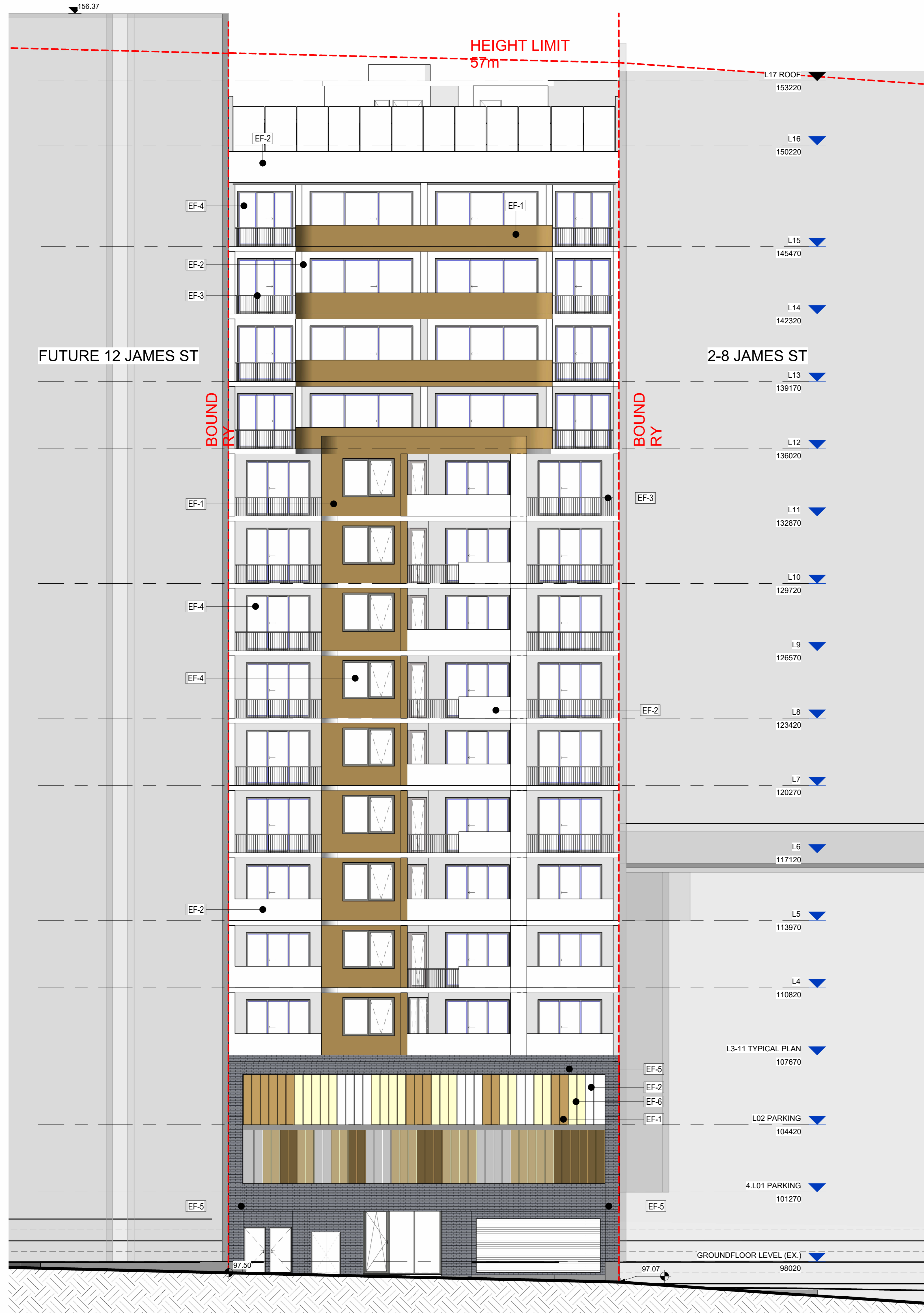
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Rev	Date	Description	BY
3	15/05/25	ISSUE FOR DA	
2	03/04/25	PRELIMINARY	
1	26/03/25	PRELIMINARY	

EXTERIOR FINISH SCHEDULE

						
EF-1 MEDIUM NEUTRAL FINISH	EF-2 LIGHT NEUTRAL PAINT	EF-3 POWDERCOAT BLACK BALUSTRADE	EF-4 GLAZING	EF-5 BRICK	EF-6 POWDERCOAT YELLOW FINISH LOUVRE	EF-8 FROSTED GLAZING



Rev	Date	Description
2	15/05/25	ISSUE FOR DA
1	28/03/25	PRELIMINARY


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DRAWING TITLE: NORTH ELEVATION		DRAWING No.:	DA300
DATE:	Issue Date	SCALE:	1 : 100
DRAWN BY:	Author	PROJECT NO.:	23002
		REV:	2

CLIENT:  
**Captag James Project Pty Ltd**

PROJECT:  
**10 James St, Carlingford**



Registered Architect: Chenkiao Xu  
 Architect Registration No. NSW - 11314

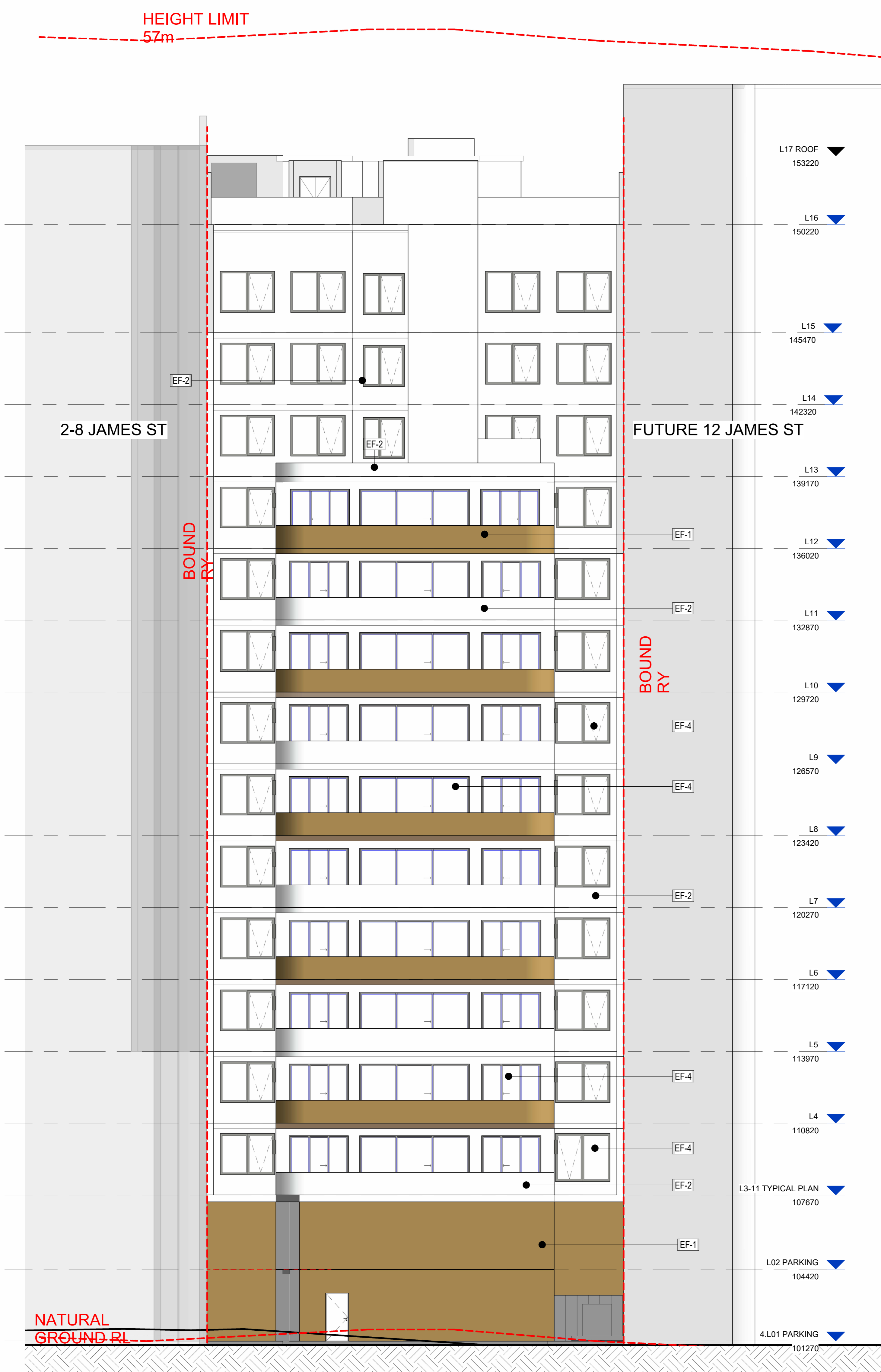
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 ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS 3700 CONSTRUCTION TO COMPLY TO AS 4202.2  
 WATERPROOFING TO WET AREAS TO BCA REQ. AS 3740 SURVEYED BY HRMANSY SURVEYS, JOB REF 838, DATED 05/02/23.



2 NORTH ELEVATION  
 1 : 100

EXTERIOR FINISH SCHEDULE

						
EF-1 MEDIUM NEUTRAL FINISH	EF-2 LIGHT NEUTRAL PAINT	EF-3 POWDERCOAT BLACK BALUSTRADE	EF-4 GLAZING	EF-5 BRICK	EF-6 POWDERCOAT YELLOW FINISH LOUVRE	EF-8 FROSTED GLAZING



1 SOUTH ELEVATION  
1 : 100

Rev	Date	Description
1	20/05/25	PRELIMINARY
2	15/05/25	ISSUE FOR DA

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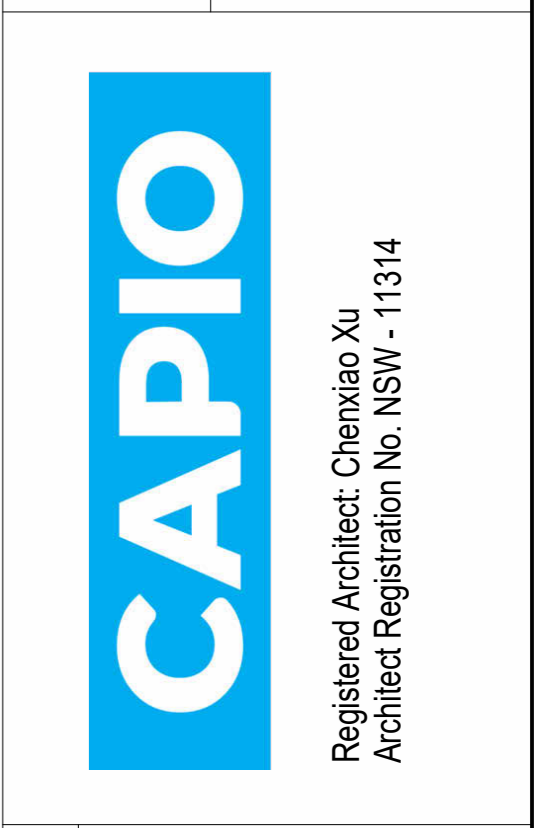
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DRAWING TITLE: <b>SOUTH ELEVATION</b>	
DATE: Issue Date	DRAWING No.: DA301
SCALE: 1 : 100	REV:
PROJECT NO.: 23002	Author

CLIENT:  
**Captag James Project Pty Ltd**

PROJECT:  
**10 James St, Carlingford**

Registered Architect: Chenkiao Xu  
Architect Registration No. NSW - 11314



GENERAL NOTES:

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CONSTRUCTION / MANUFACTURE. REFER ALL DISCREPANCIES TO CAPPIO - DRAWINGS ARE NOT TO BE SCALED FROM.

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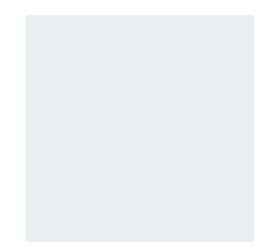




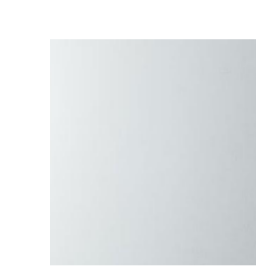
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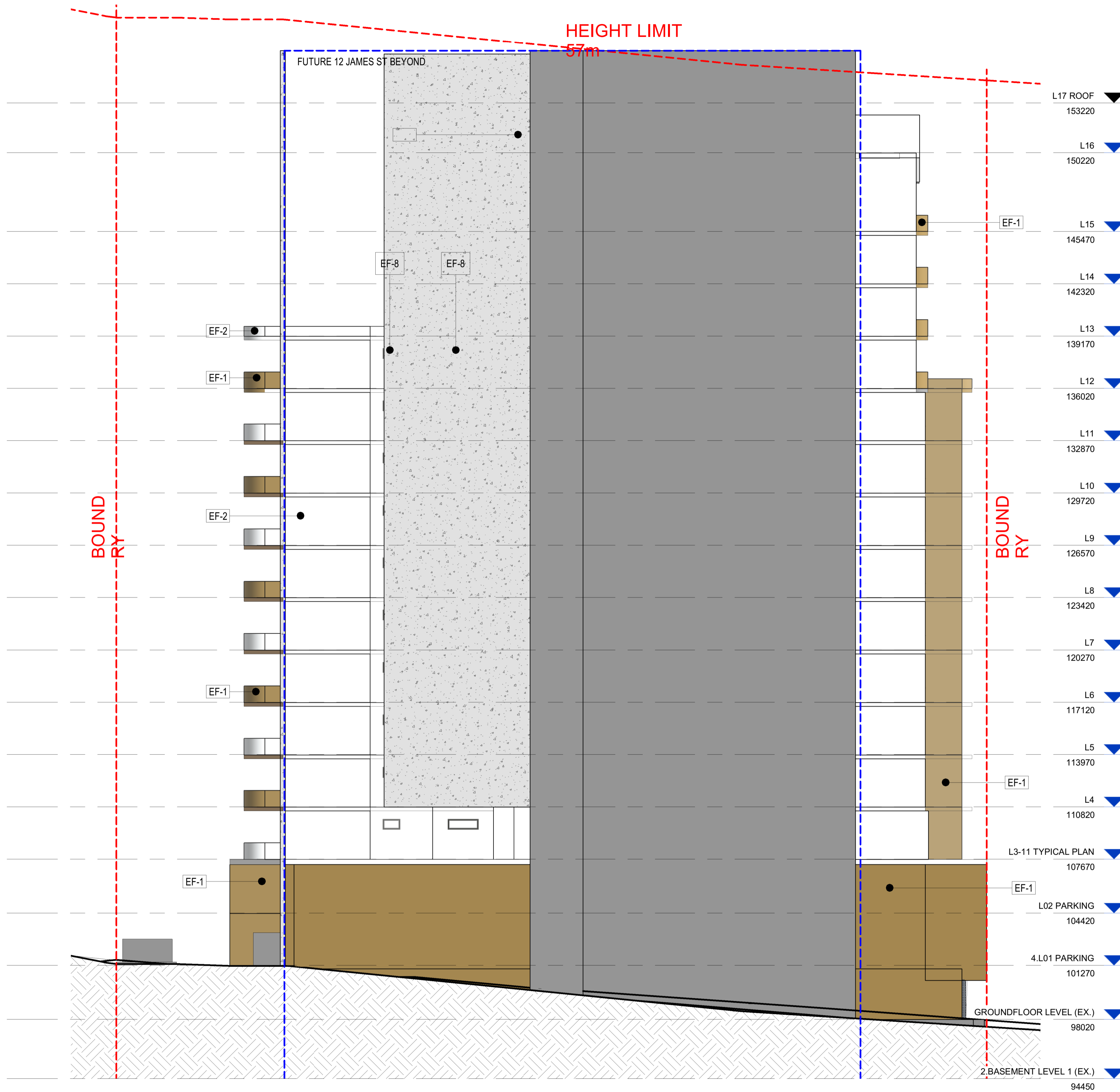
WATERPROOFING TO WET AREAS TO BCA REQ. AS 3740 (WATERPROOFING TO WET AREAS TO BCA REQ. AS 3740).

SURVEYED BY: HRMANSAY SURVEYS, JOB REF: B38, DATED 05/10/2023.



EXTERIOR FINISH SCHEDULE

			
EF-1 MEDIUM NEUTRAL FINISH	EF-2 LIGHT NEUTRAL PAINT	EF-3 POWDERCOAT BLACK BALUSTRADE	EF-4 GLAZING
			
EF-5 BRICK	EF-6 POWDERCOAT YELLOW FINISH LOUVRE	EF-8 FROSTED GLAZING	



1 EAST ELEVATION  
1 : 150



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
EAST ELEVATION

**DATE:** Issue Date

**SCALE:** As indicated

**DRAWING No.:** DA302

**REV:** 1

**DRAWN BY:** Author

**PROJECT NO.:** 23002

**DO NOT SCALE**


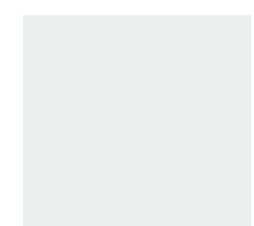
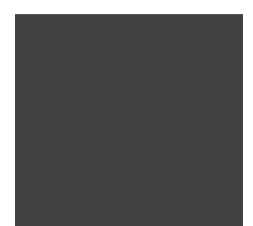




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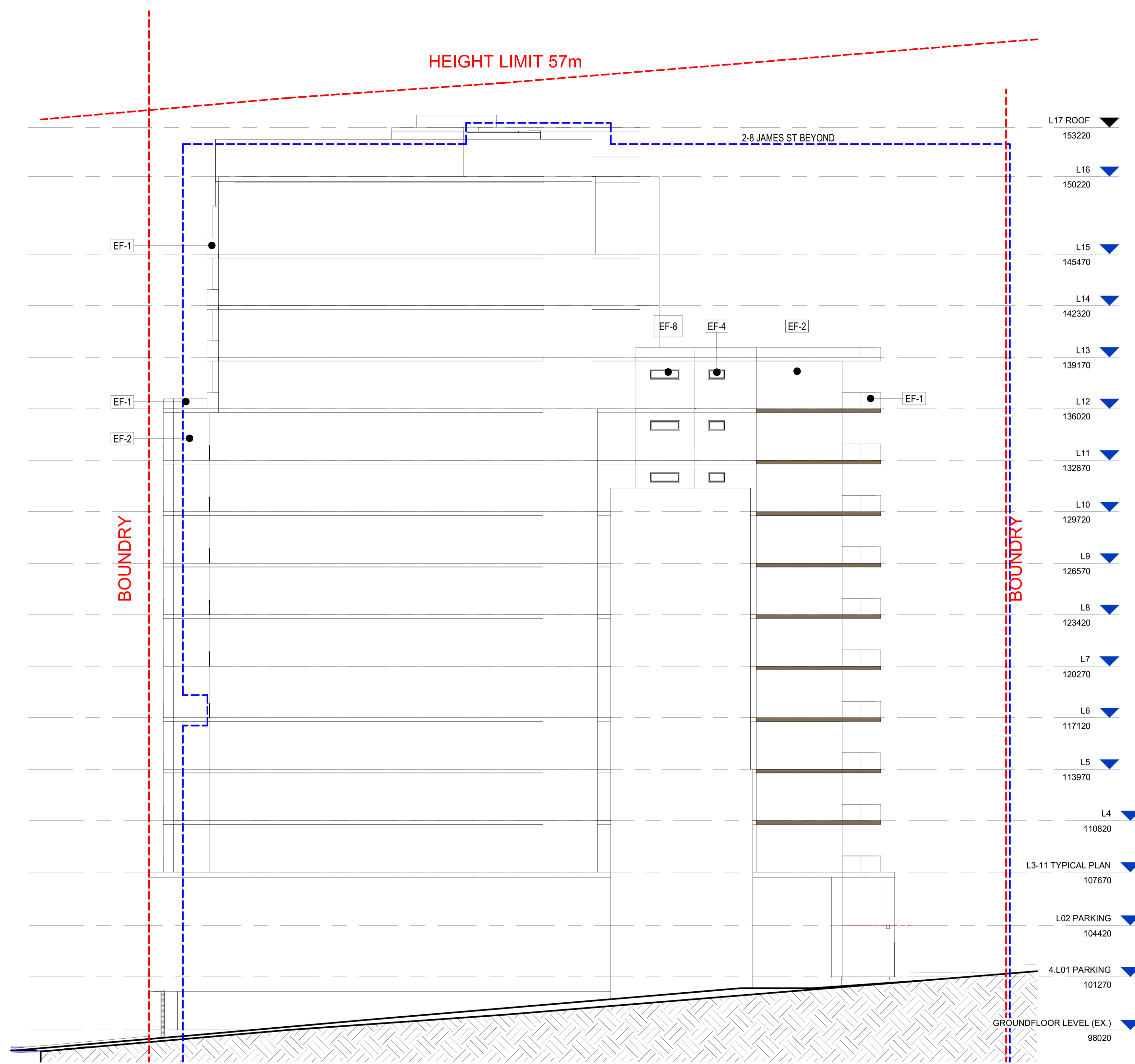
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EXTERIOR FINISH SCHEDULE

			
EF-1 MEDIUM NEUTRAL FINISH	EF-2 LIGHT NEUTRAL PAINT	EF-3 POWDERCOAT BLACK BALUSTRADE	EF-4 GLAZING
			
EF-5 BRICK	EF-6 POWDERCOAT YELLOW FINISH LOUVRE	EF-8 FROSTED GLAZING	



1 WEST ELEVATION  
1 : 150



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023

**CAPIO**

Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

<b>DRAWING TITLE:</b> WEST ELEVATION		
<b>DATE:</b> Issue Date	<b>SCALE:</b> As indicated	<b>DRAWING No.:</b> DA303
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

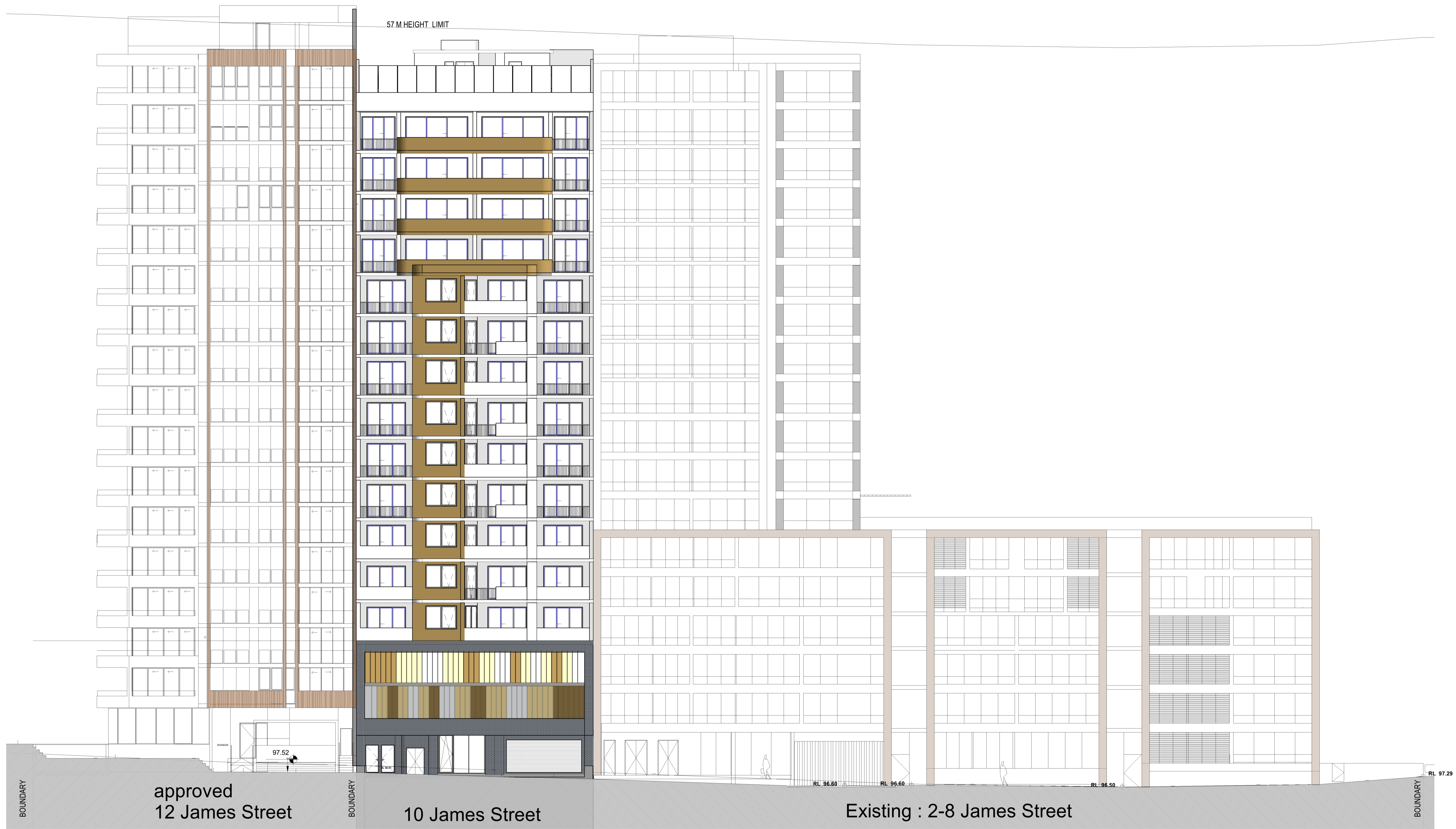
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**1** STREETScape ELEVATION  
1:150

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

**DRAWING TITLE:**  
**STREETScape ELEVATION**

<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 150	<b>DRAWING No.:</b> DA305
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

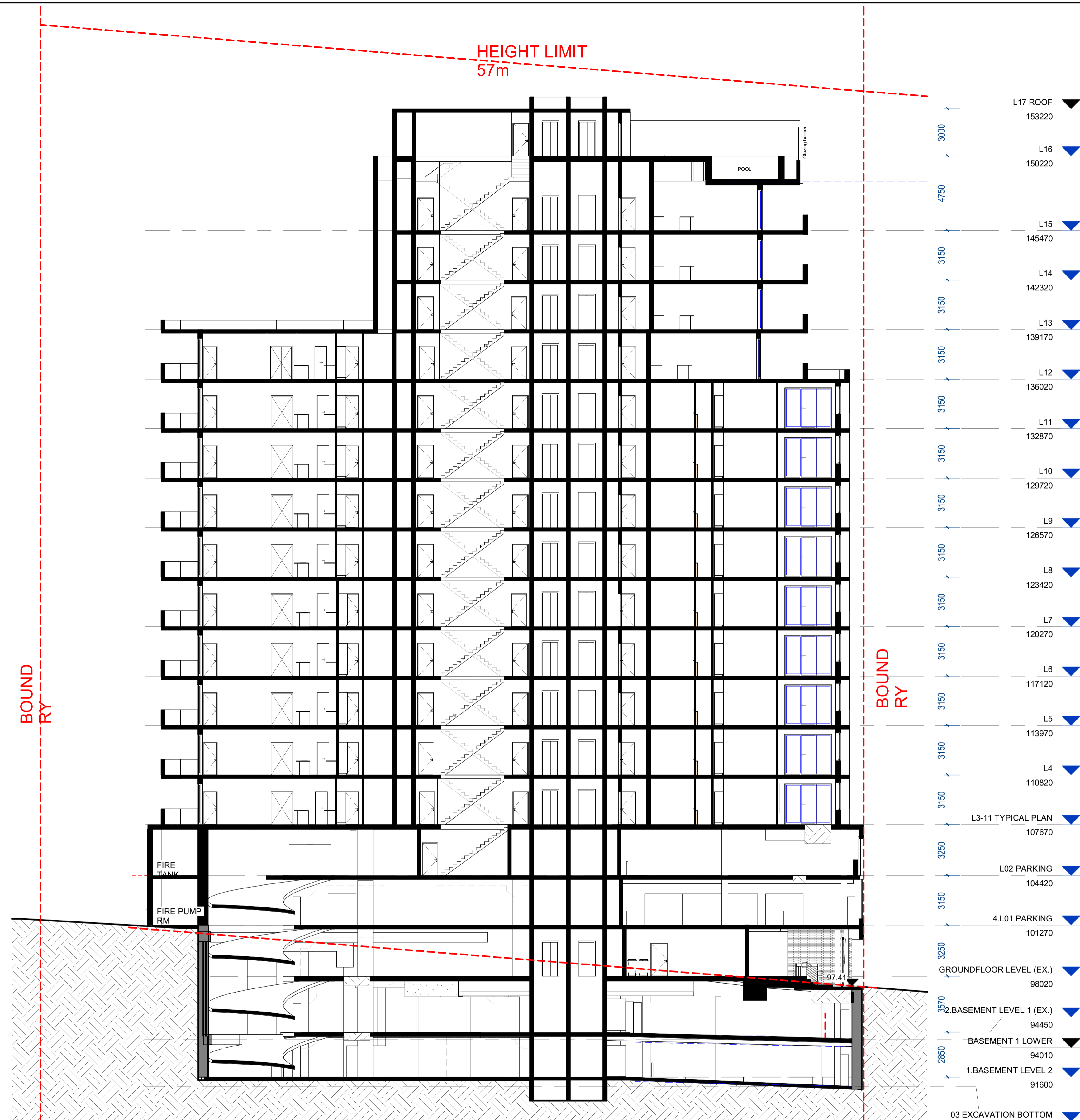
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- L17 ROOF ▼ 153220
- L16 ▼ 150220
- L15 ▼ 145470
- L14 ▼ 142320
- L13 ▼ 139170
- L12 ▼ 136020
- L11 ▼ 132870
- L10 ▼ 129720
- L9 ▼ 126570
- L8 ▼ 123420
- L7 ▼ 120270
- L6 ▼ 117120
- L5 ▼ 113970
- L4 ▼ 110820
- L3-11 TYPICAL PLAN ▼ 107670
- L02 PARKING ▼ 104420
- 4.L01 PARKING ▼ 101270
- GROUND FLOOR LEVEL (EX.) ▼ 98020
- 32.BASEMENT LEVEL 1 (EX.) ▼ 94450
- BASEMENT 1 LOWER ▼ 94010
- 1.BASEMENT LEVEL 2 ▼ 91600
- 03 EXCAVATION BOTTOM ▼ 91020

1 CONCEPT SECTION  
1 : 150

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

<b>DRAWING TITLE:</b> BUILDING SECTIONS		
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 150	<b>DRAWING No.:</b> DA310
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 2

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1	26/03/25	PRELIMINARY	

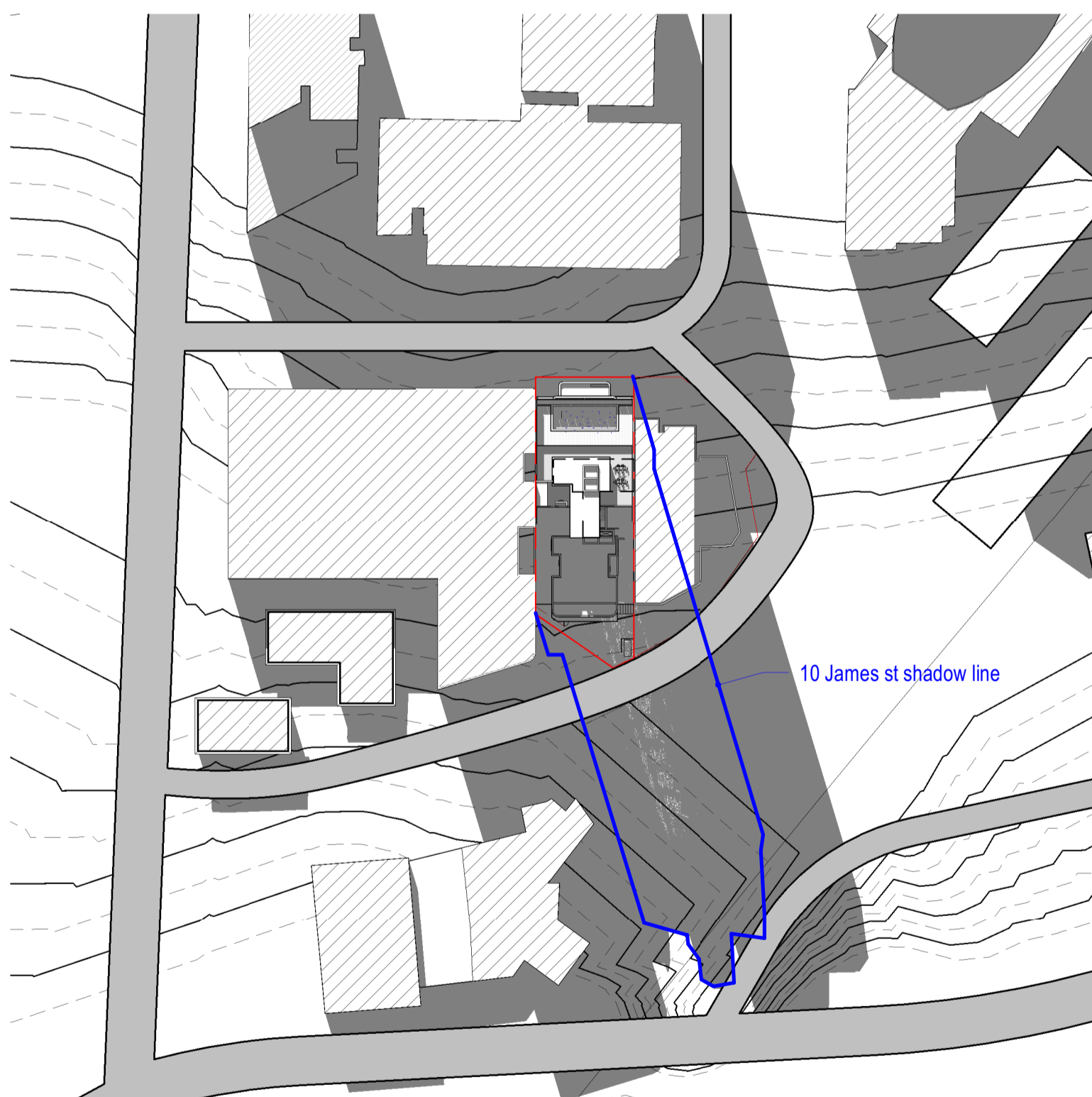


① 21st JUNE 9am  
1 : 1000

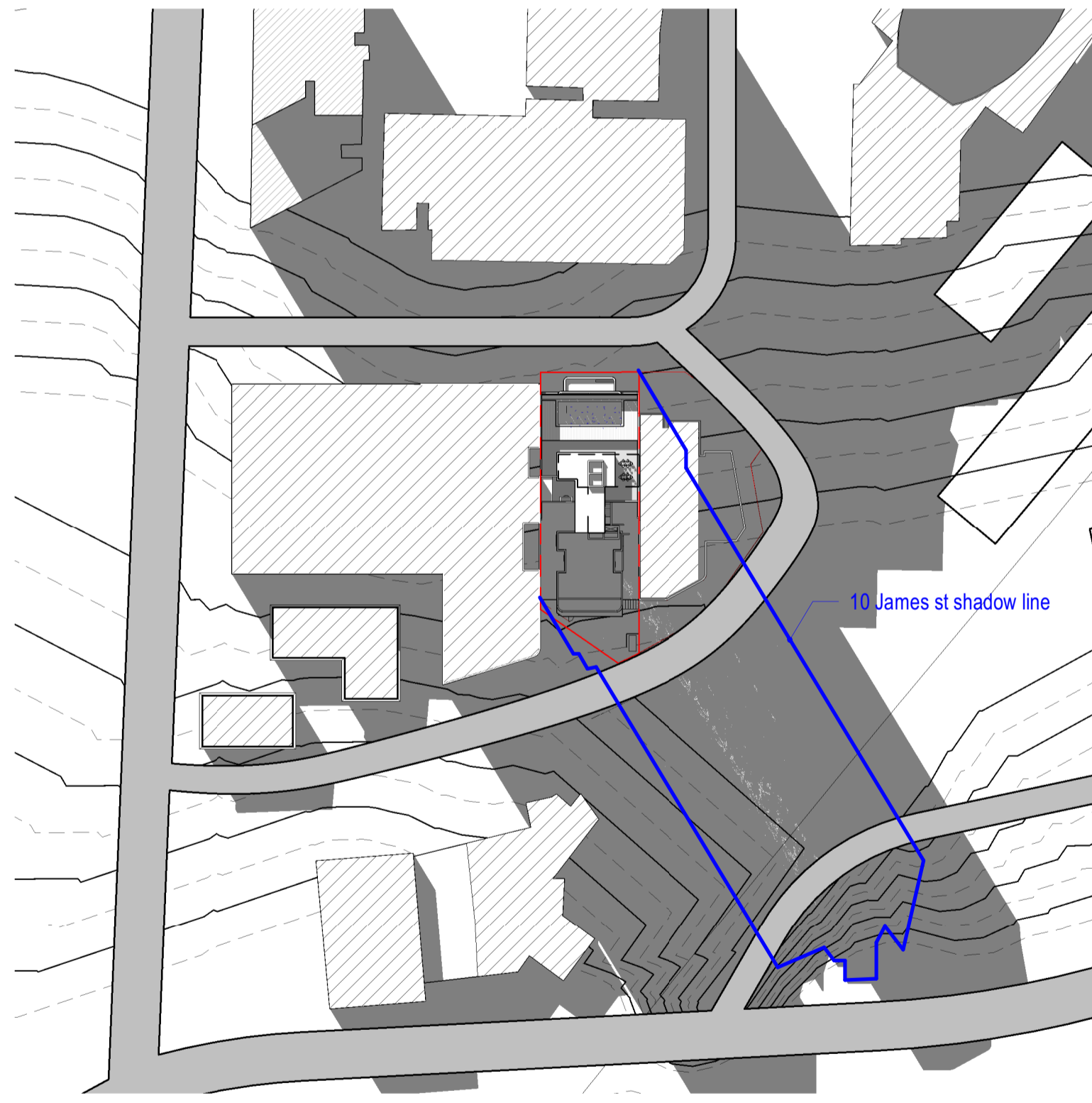
② 21st JUNE 10am  
1 : 1000

③ 21st JUNE 11am  
1 : 1000

④ 21st JUNE 12pm  
1 : 1000



⑤ 21st JUNE 1 pm  
1 : 1000



⑥ 21st JUNE 2pm  
1 : 1000



⑦ 21st JUNE 3pm  
1 : 1000

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WALL THE INSTALLATION TO COMPLY TO AS 2699.1 & BCA REQ.  
SARKING INSTALLATION TO COMPLY TO AS 4200.2  
TGS1 INSTALLATION TO COMPLY TO AS1428.4  
WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**

**Captag James Project Pty Ltd**

**PROJECT:**

**10 James St, Carlingford**

**DRAWING TITLE:**

**SHADOW ANALYSIS**

**DATE:**

Issue Date

**DRAWN BY:**

Author

**SCALE:**

1 : 1000

**PROJECT NO.:**

23002

**DRAWING No.:**

DA401

**REV.:**

1

**DO NOT SCALE**

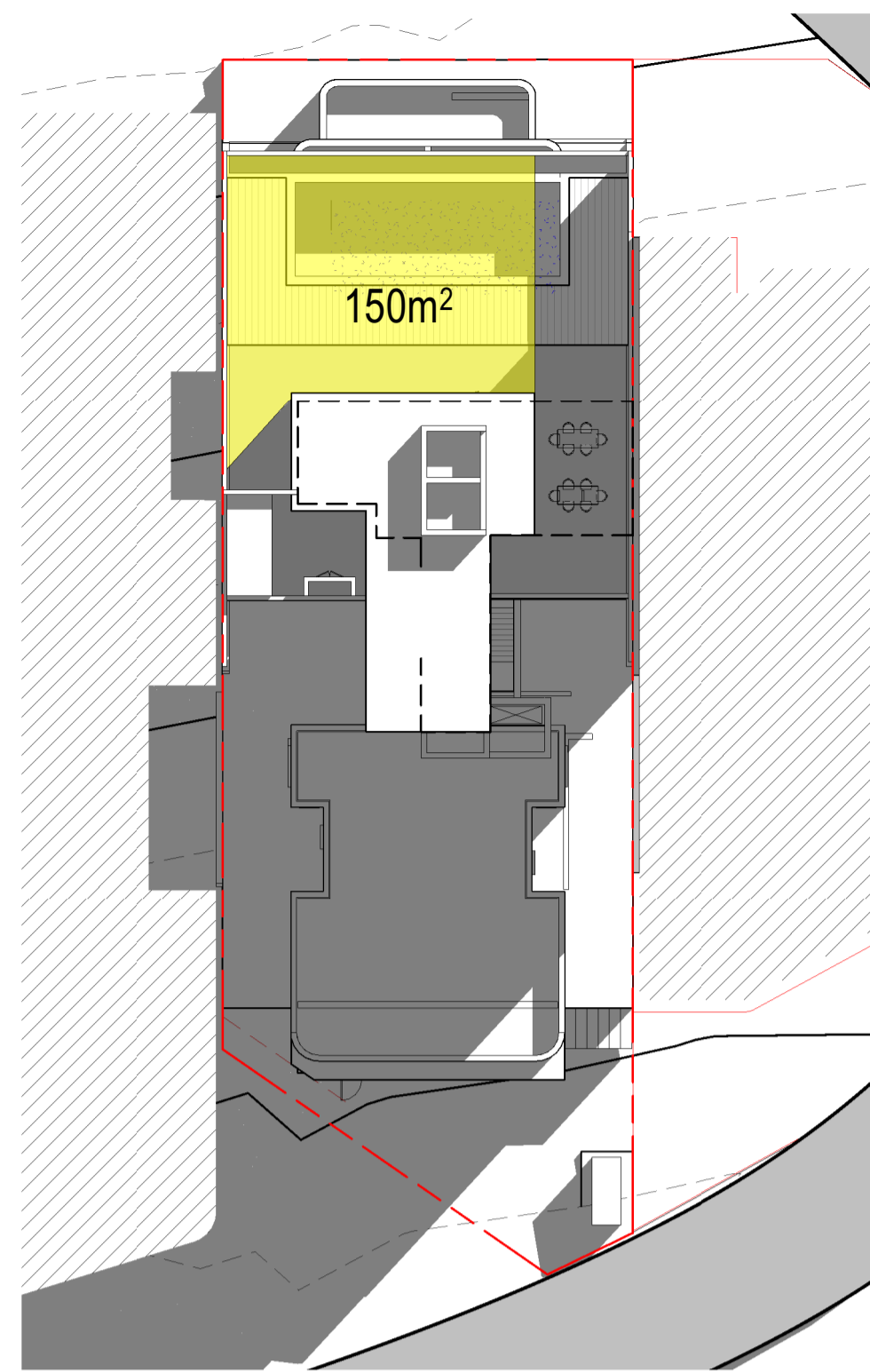
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**NORTH POINT**

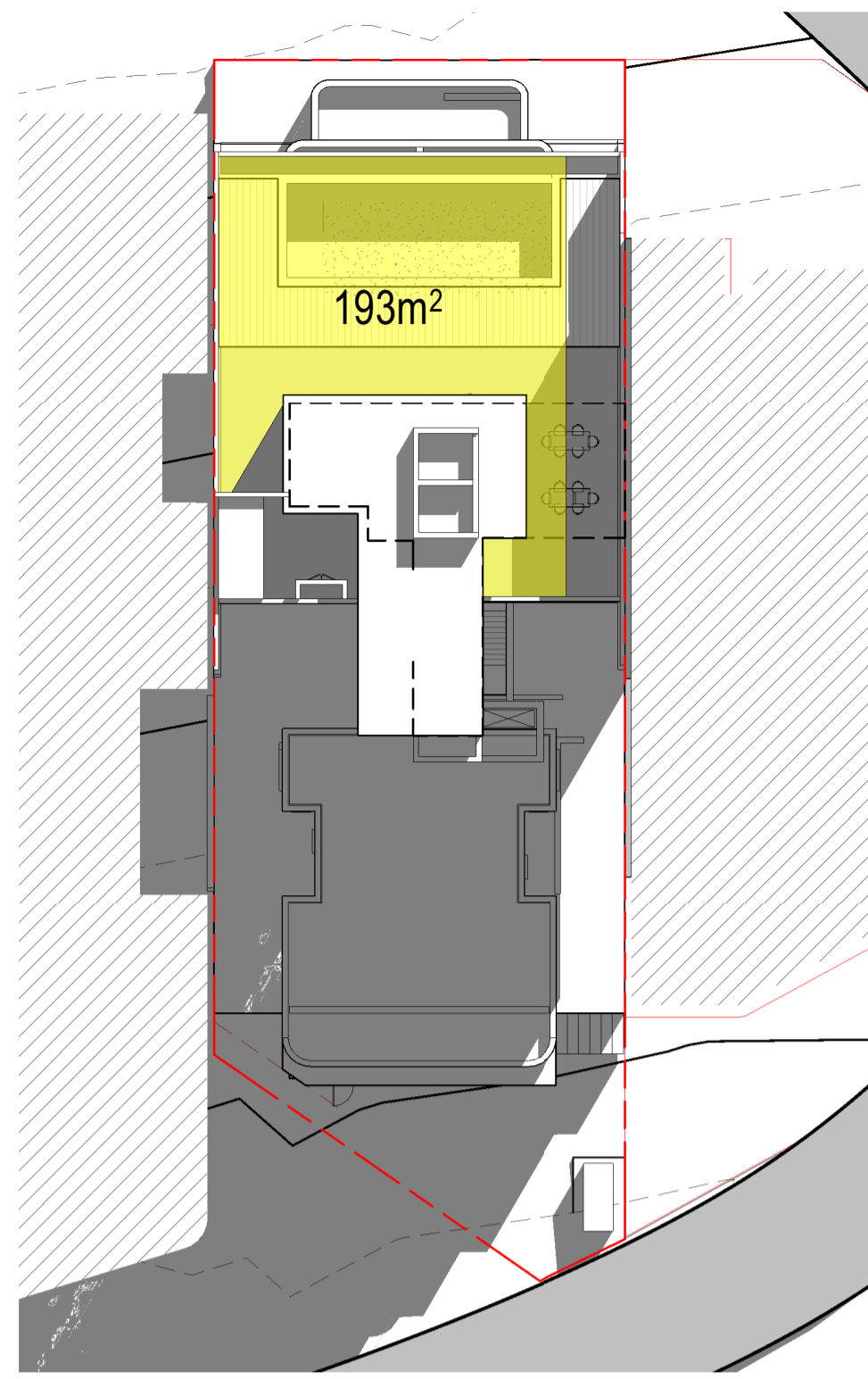
**NOT FOR CONSTRUCTION**

C:\Users\User\OneDrive\Documents\10 James St, Carlingford\_Central\_CENTRAL\_ftaghaei.rvt

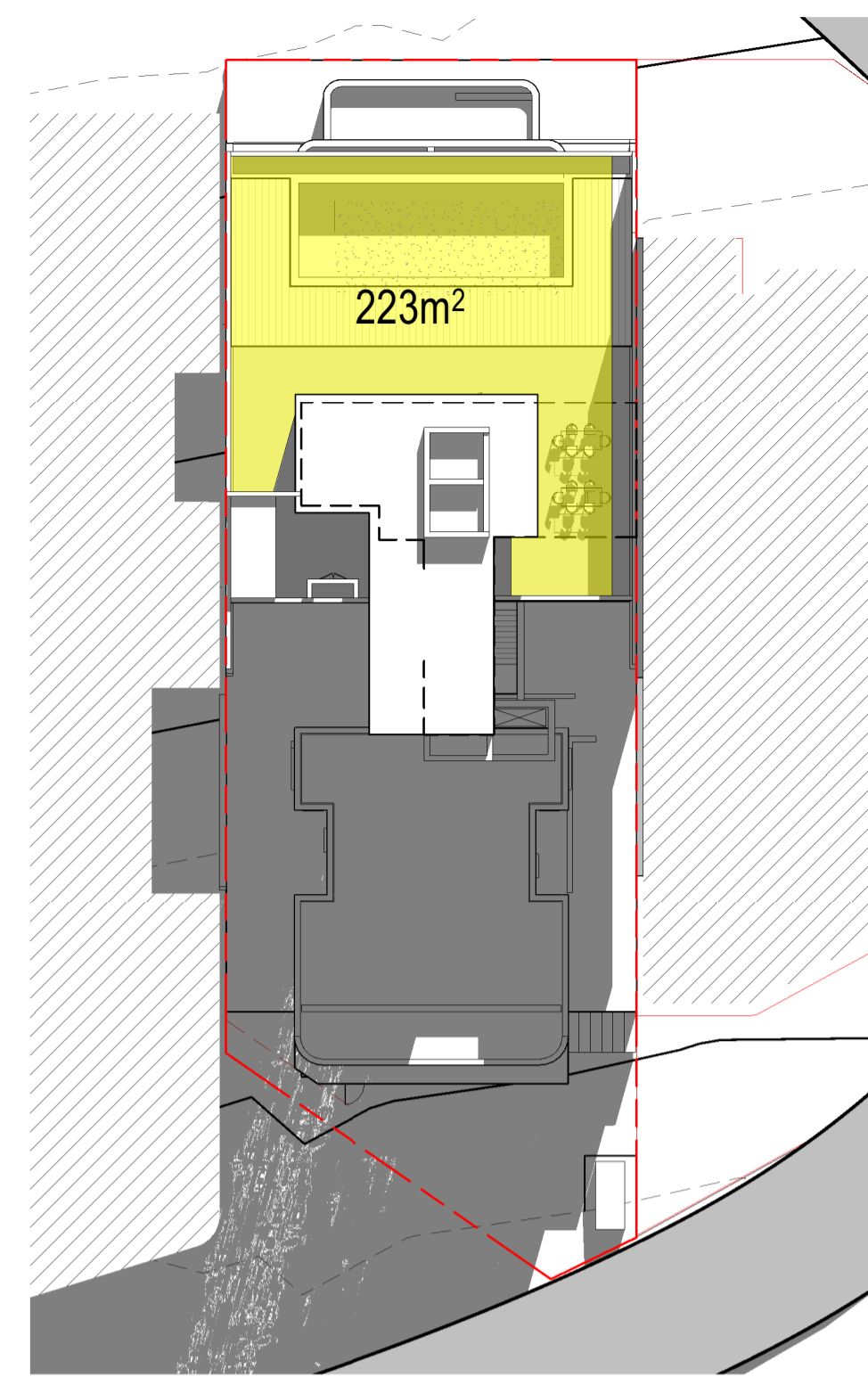
Rev	Date	Description	BY
1	15/05/25	ISSUE FOR DA	



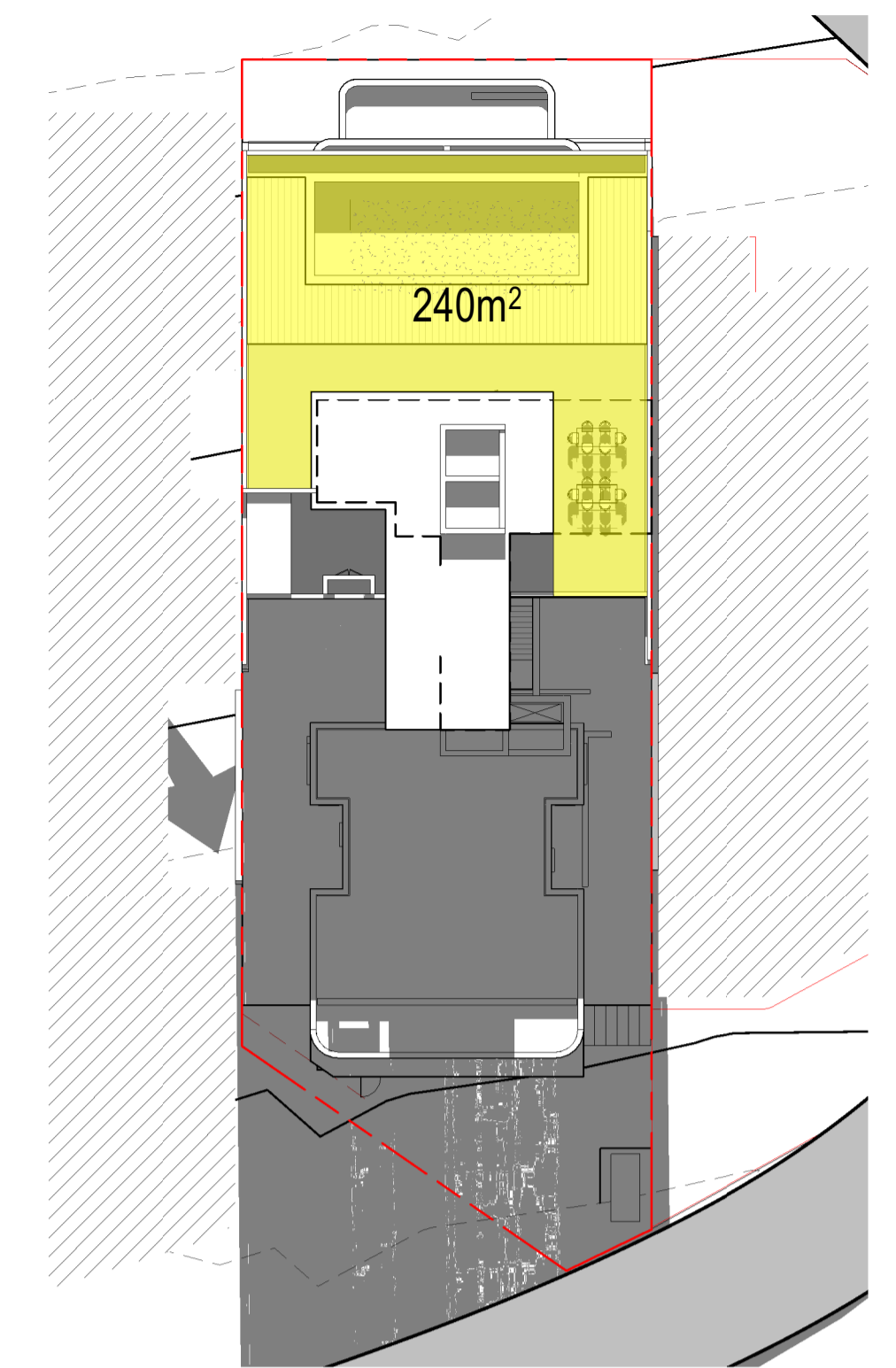
1 SHADOW 9am COS  
1 : 300  
COS DIRECT SOLAR: 150m<sup>2</sup> / 304m<sup>2</sup> ( 49%)



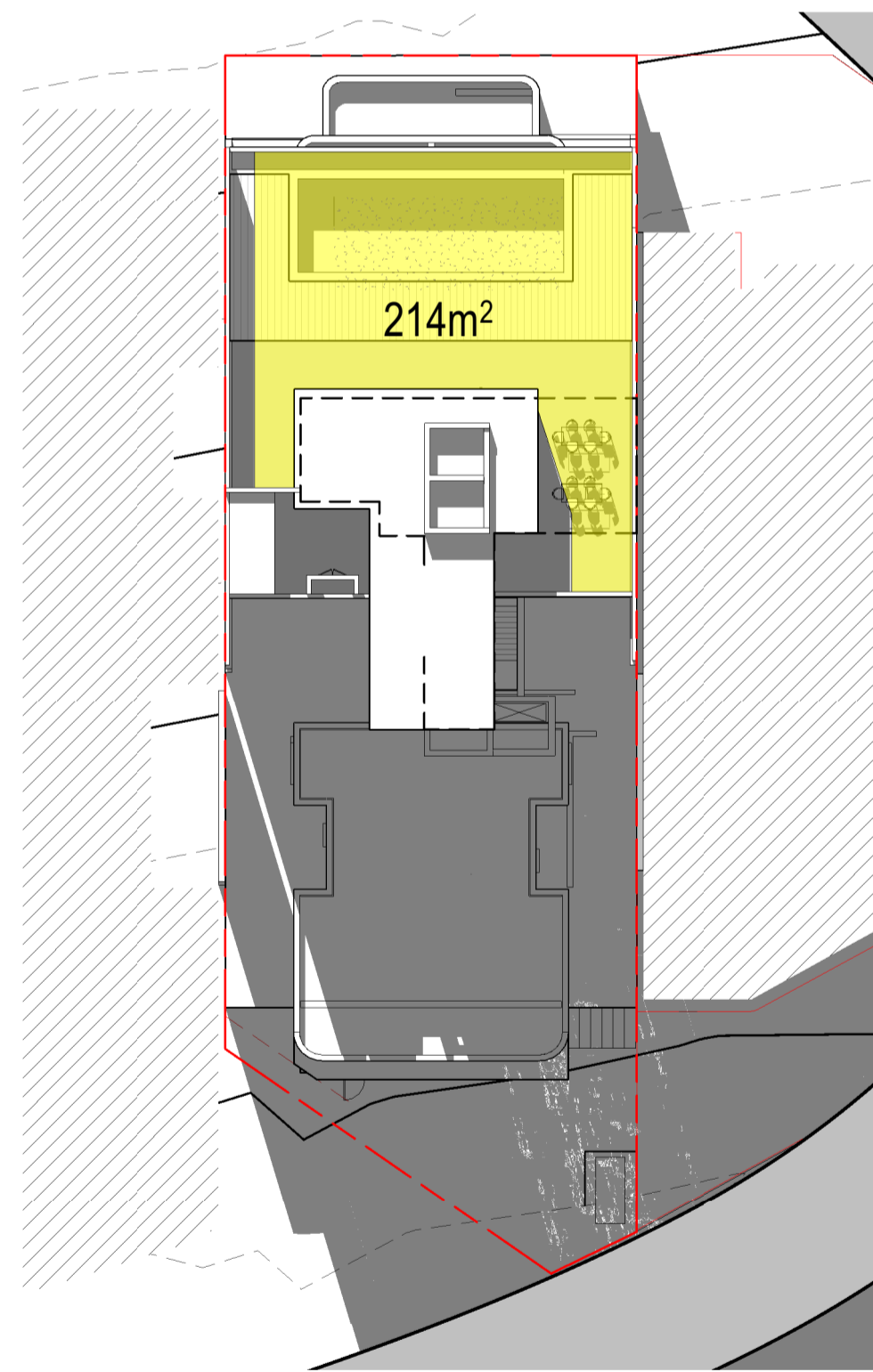
2 SHADOW 10am COS  
1 : 300  
COS DIRECT SOLAR: 193m<sup>2</sup> / 304m<sup>2</sup> ( 63%)



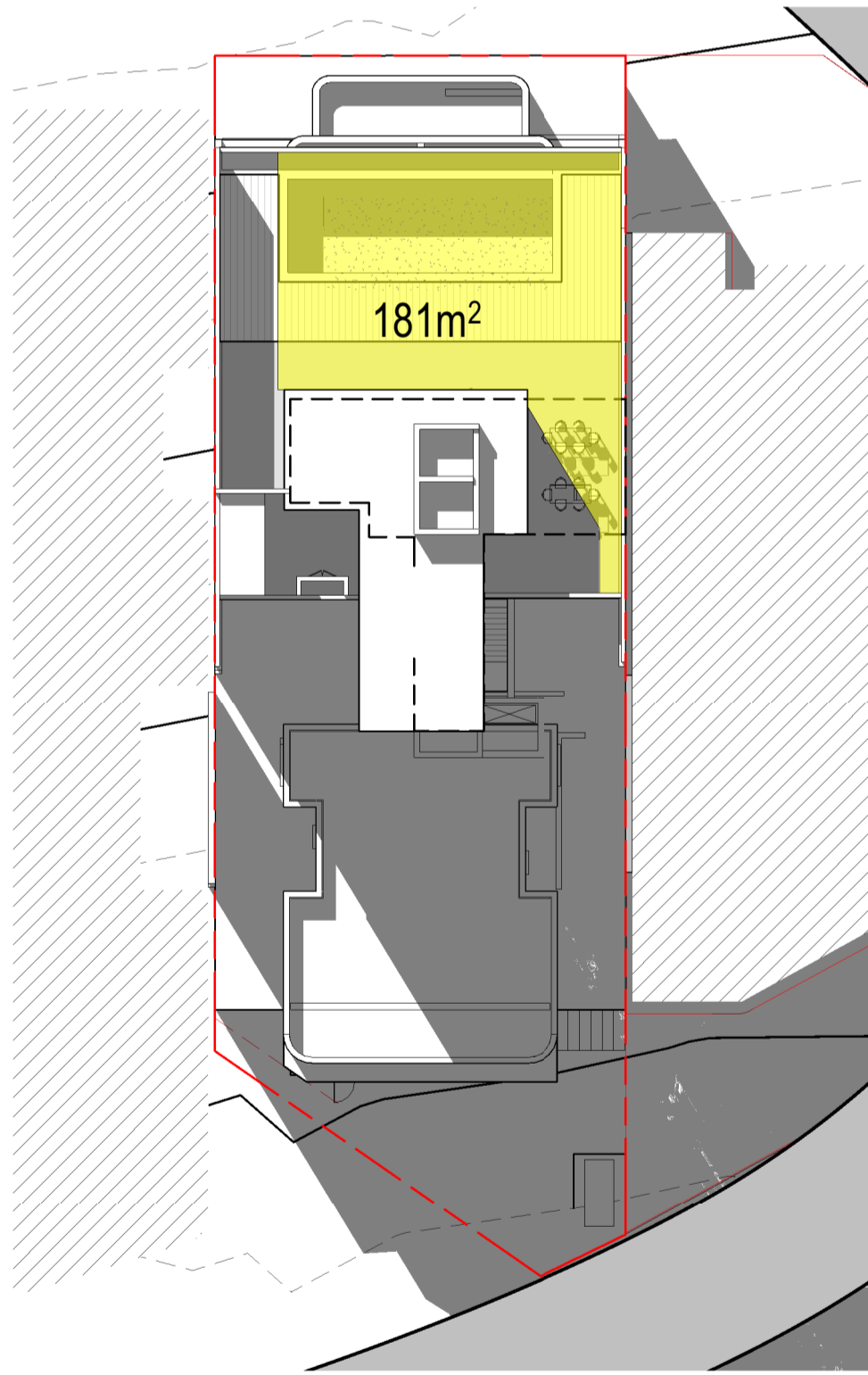
3 SHADOW 11am COS  
1 : 300  
COS DIRECT SOLAR: 223m<sup>2</sup> / 304m<sup>2</sup> ( 73%)



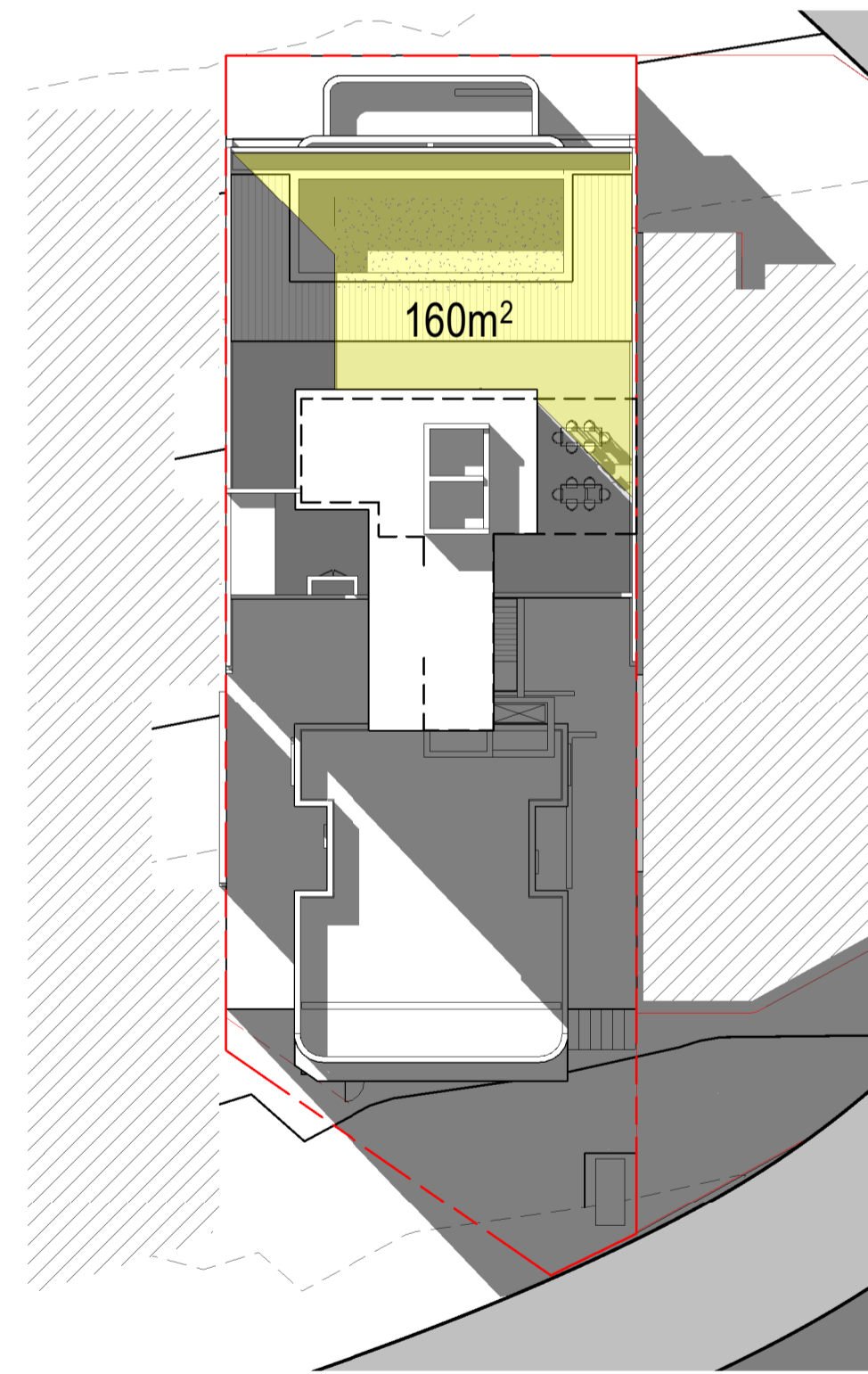
4 SHADOW 12pm COS  
1 : 300  
COS DIRECT SOLAR: 240m<sup>2</sup> / 304m<sup>2</sup> ( 79%)



5 SHADOW 13pm COS  
1 : 300  
COS DIRECT SOLAR: 214m<sup>2</sup> / 304m<sup>2</sup> ( 70%)



6 SHADOW 14pm COS  
1 : 300  
COS DIRECT SOLAR: 181m<sup>2</sup> / 304m<sup>2</sup> ( 59%)



7 SHADOW 15pm COS  
1 : 300  
COS DIRECT SOLAR: 160m<sup>2</sup> / 304m<sup>2</sup> ( 52%)

**COS SHADOW ANALYSIS**

DIRECT SOLAR TO PRIMARY COS AREA  
'COMPLIANT': 2 HOURS DIRECT SOLAR  
ACHIEVED 10am - 3pm

ADG REUIREMENT: MIN. 2HRS DIRECT  
SOLAR TO 50% OF PRIMARY COS AREA

COS AREA: 304m<sup>2</sup>

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ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS 3700  
FLASHINGS & DPM'S TO COMPLY TO AS 2870, AS 2994  
WALL TIE INSTALLATION TO COMPLY TO AS 2699.1 & BCA REQ.  
SARKING INSTALLATION TO COMPLY TO AS 4200.2  
TSGI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
Captag James Project Pty Ltd

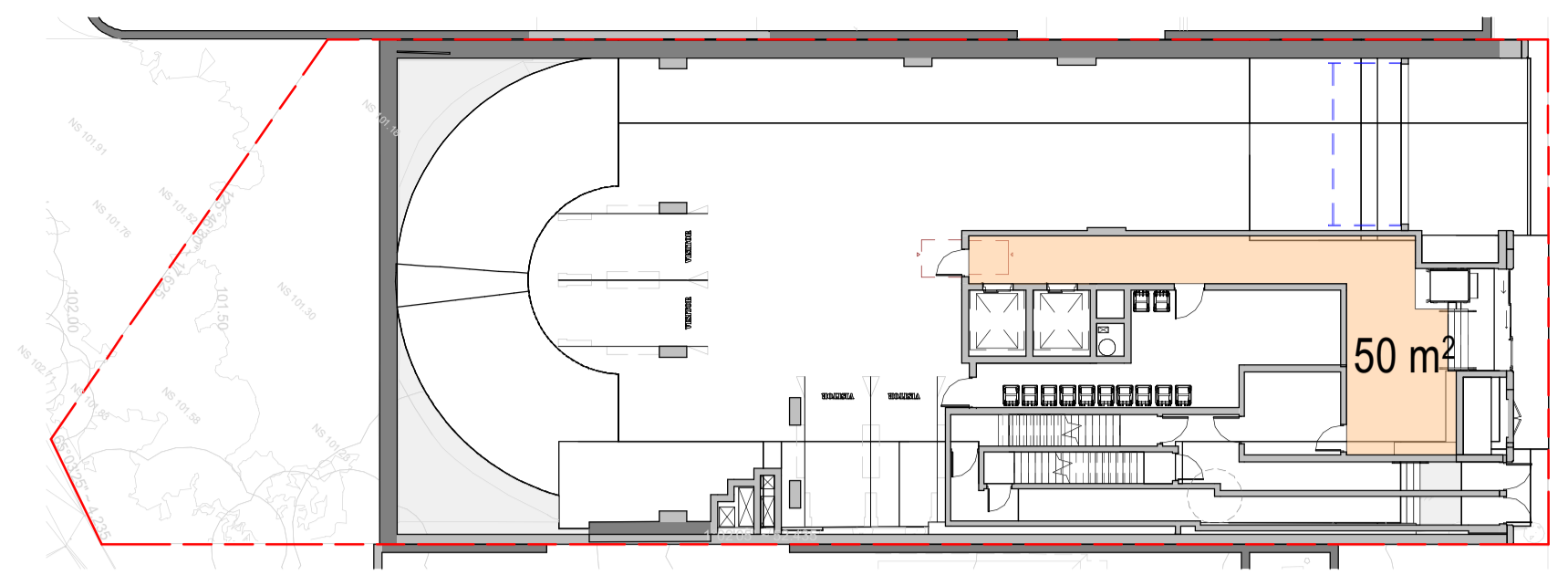
**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
COS SHADOW ANALYSIS

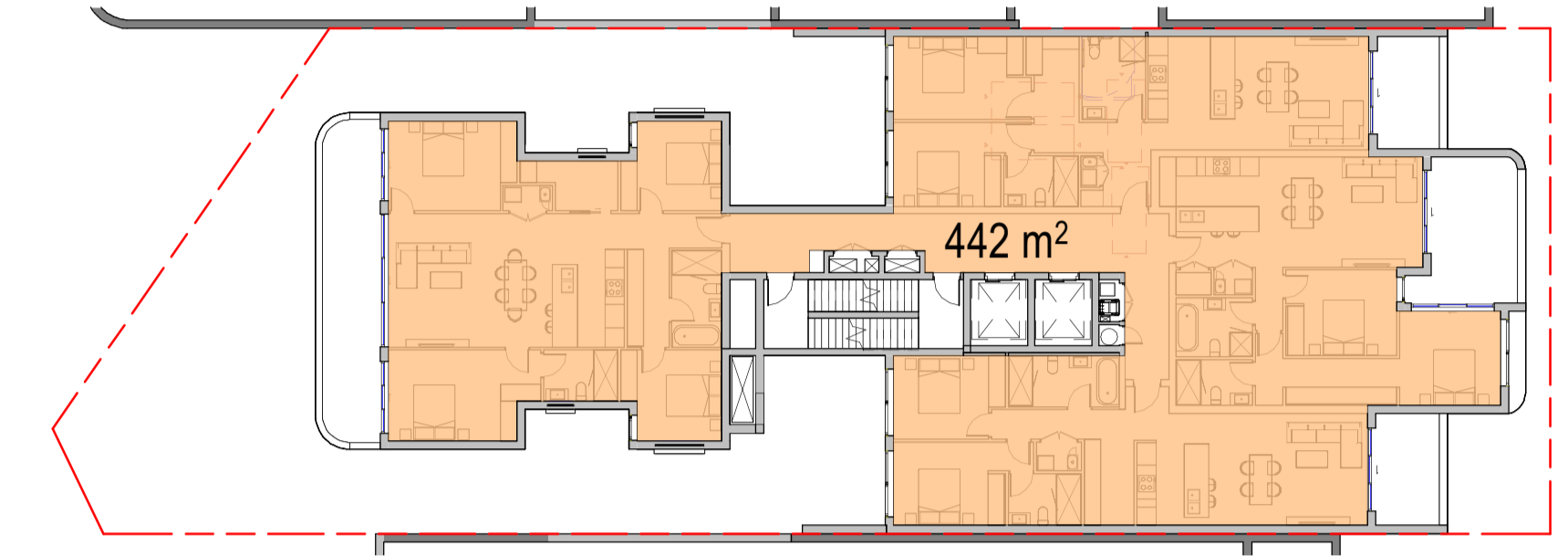
**DATE:** Issue Date  
**SCALE:** 1 : 300  
**DRAWING No.:** DA403

**DRAWN BY:** Author  
**PROJECT NO.:** 23002  
**REV.:** 1

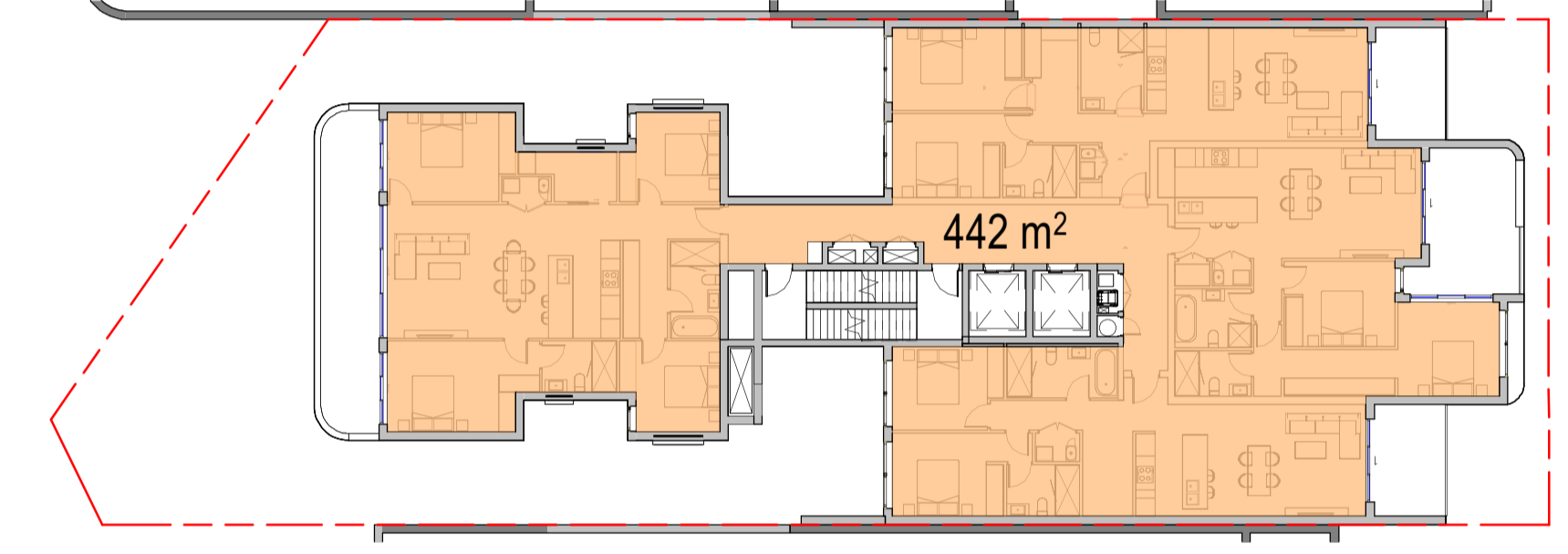
<b>DO NOT SCALE</b>		<b>NORTH POINT</b>	
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<b>NOT FOR CONSTRUCTION</b>			
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1	15/05/25	ISSUE FOR DA	
Rev	Date	Description	BY



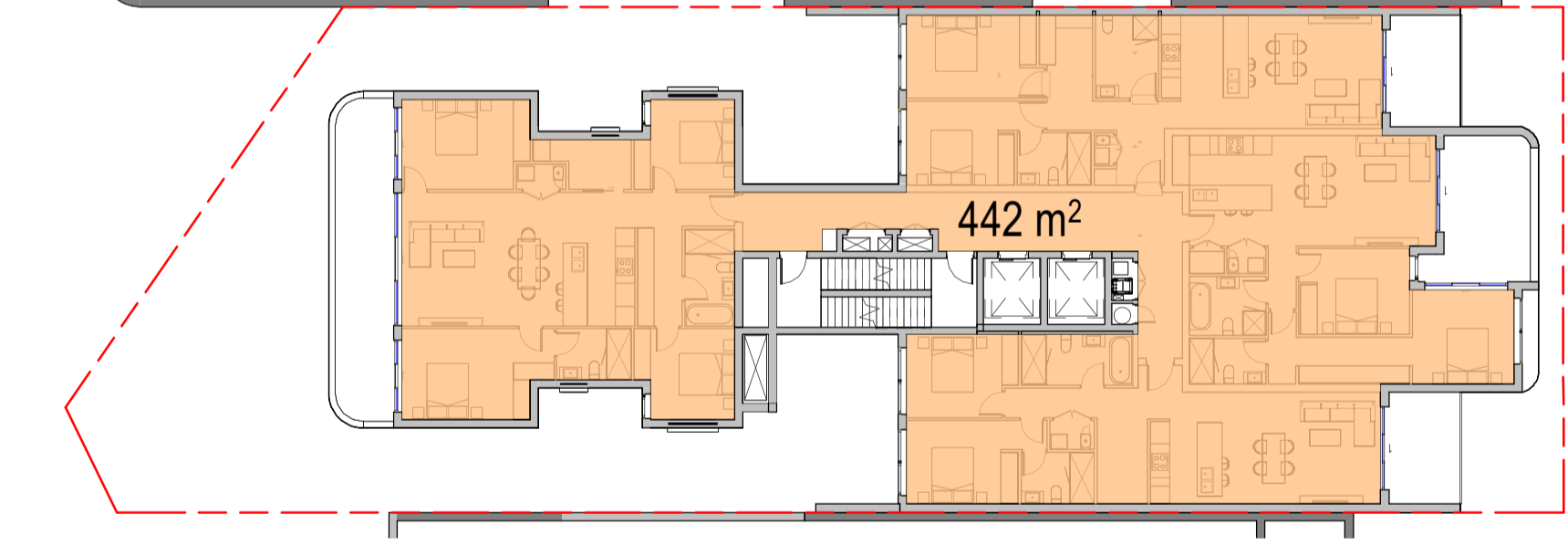
1 GROUND FLOOR GFA  
1 : 250



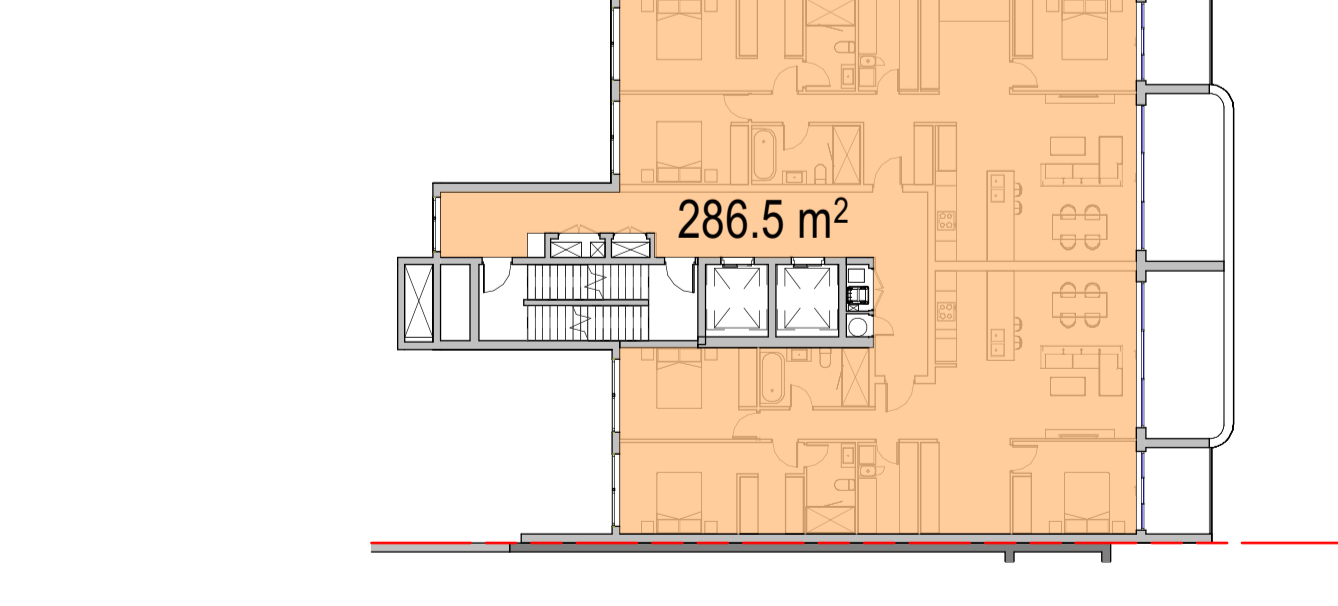
4 L5 FLOOR PLAN GFA  
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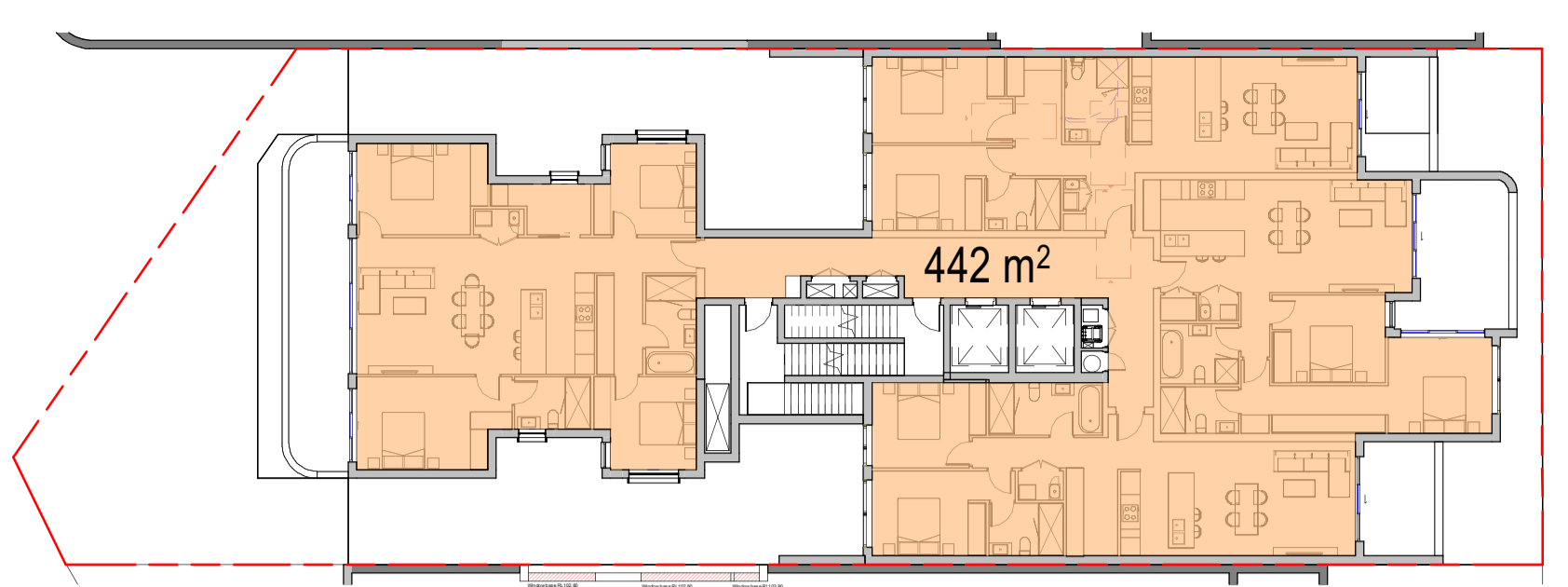
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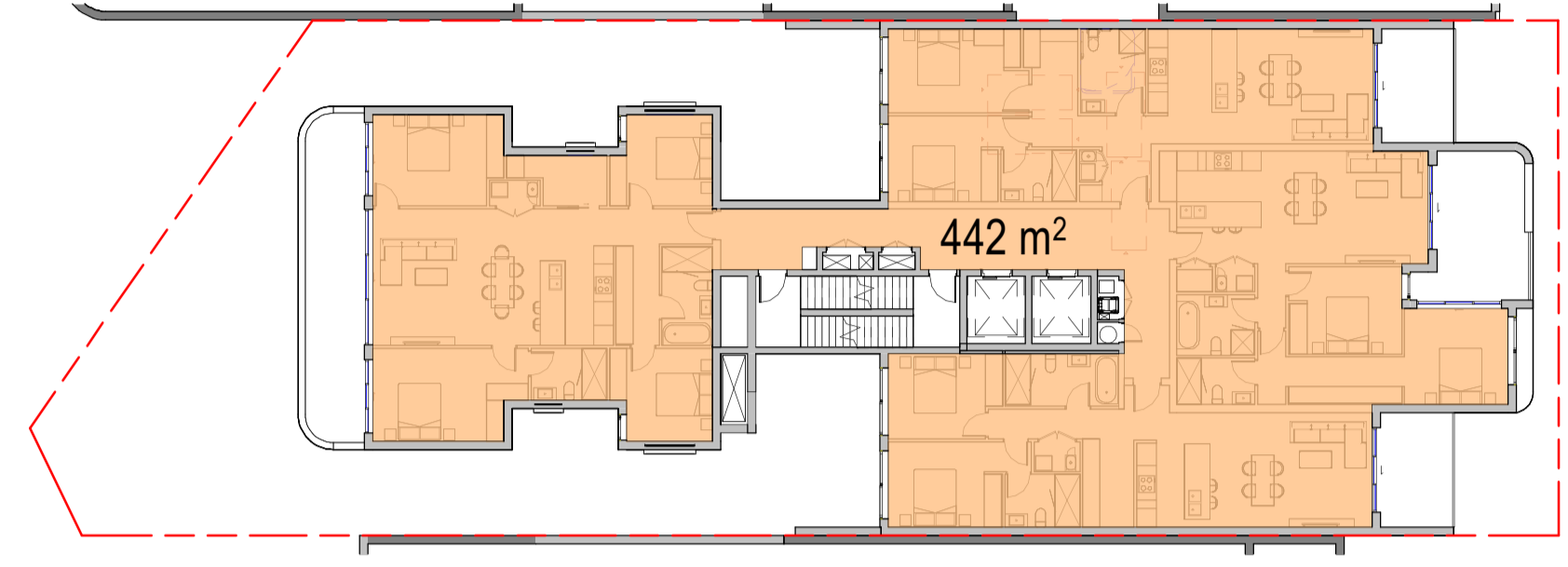
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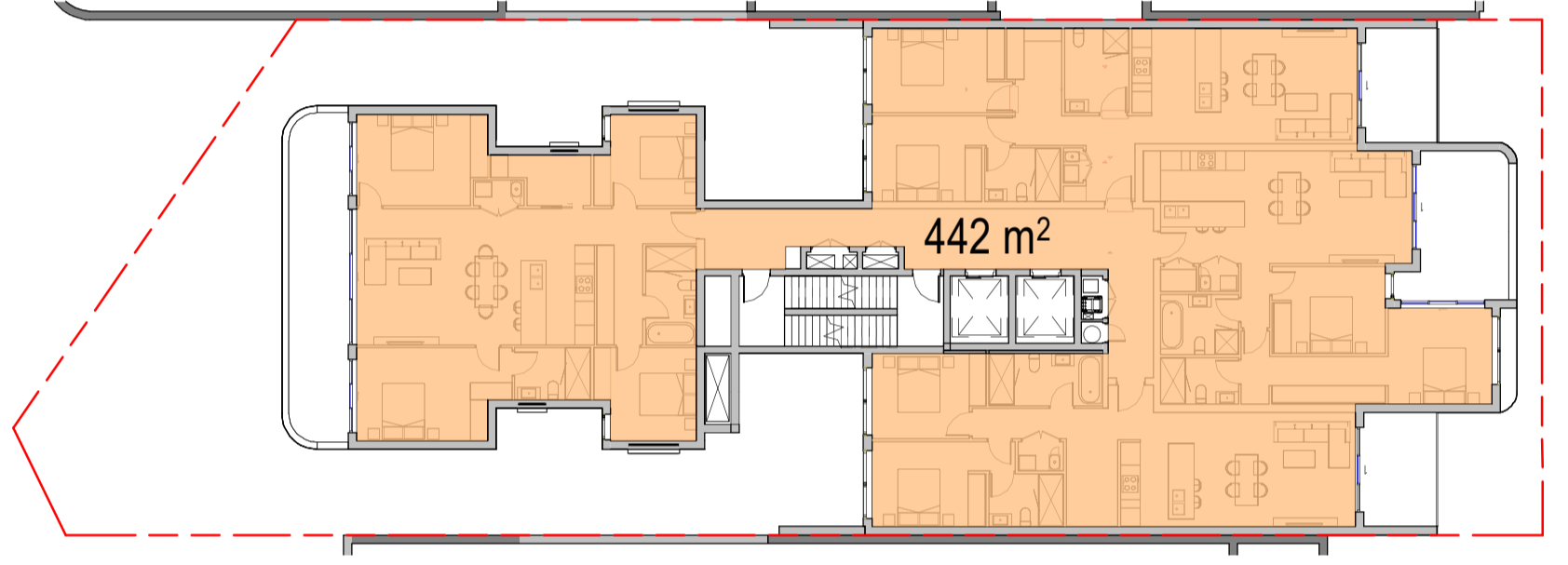
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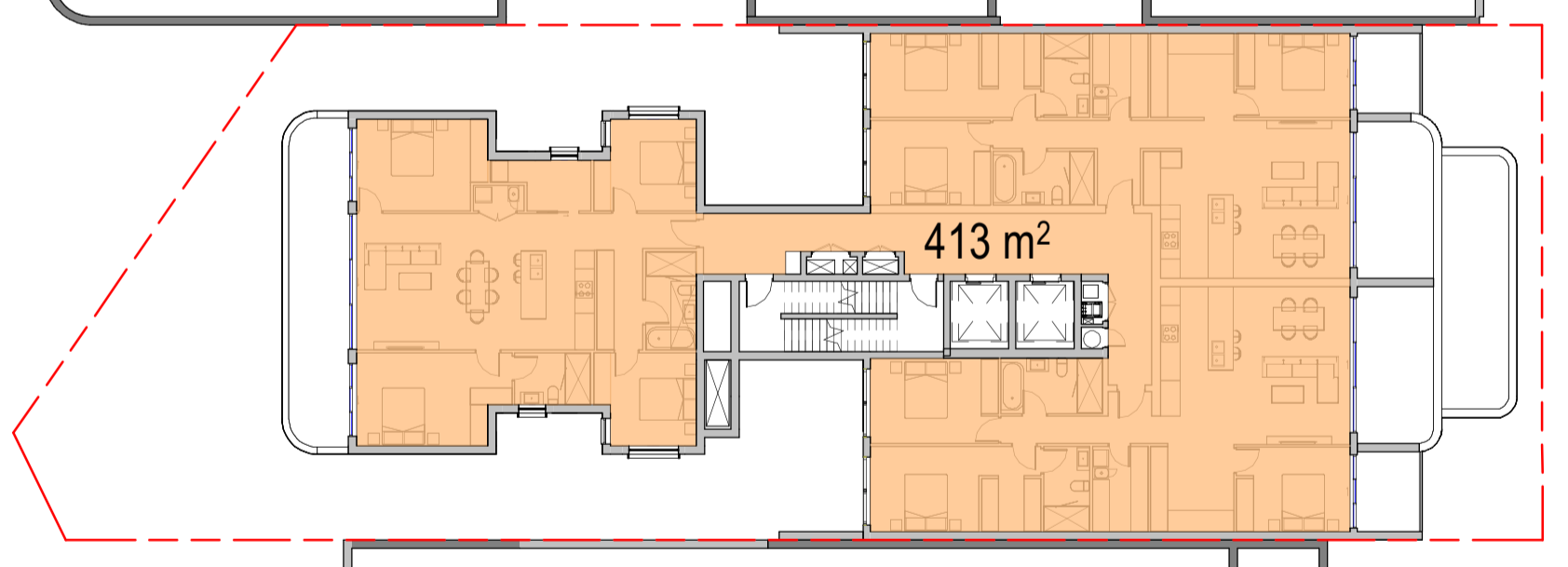
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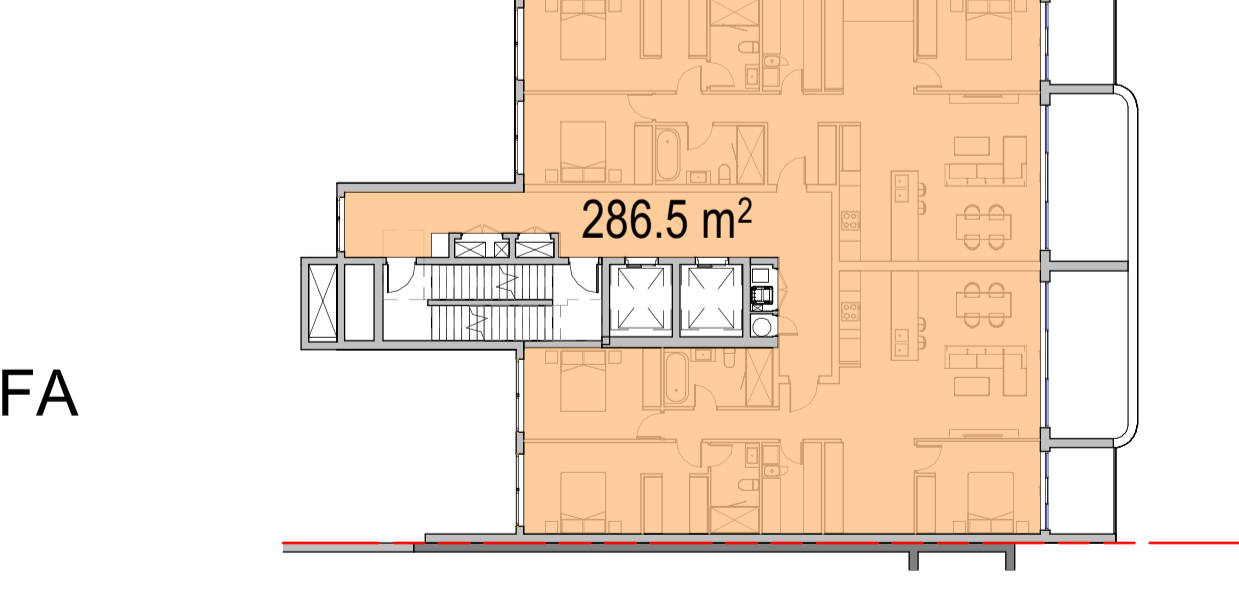
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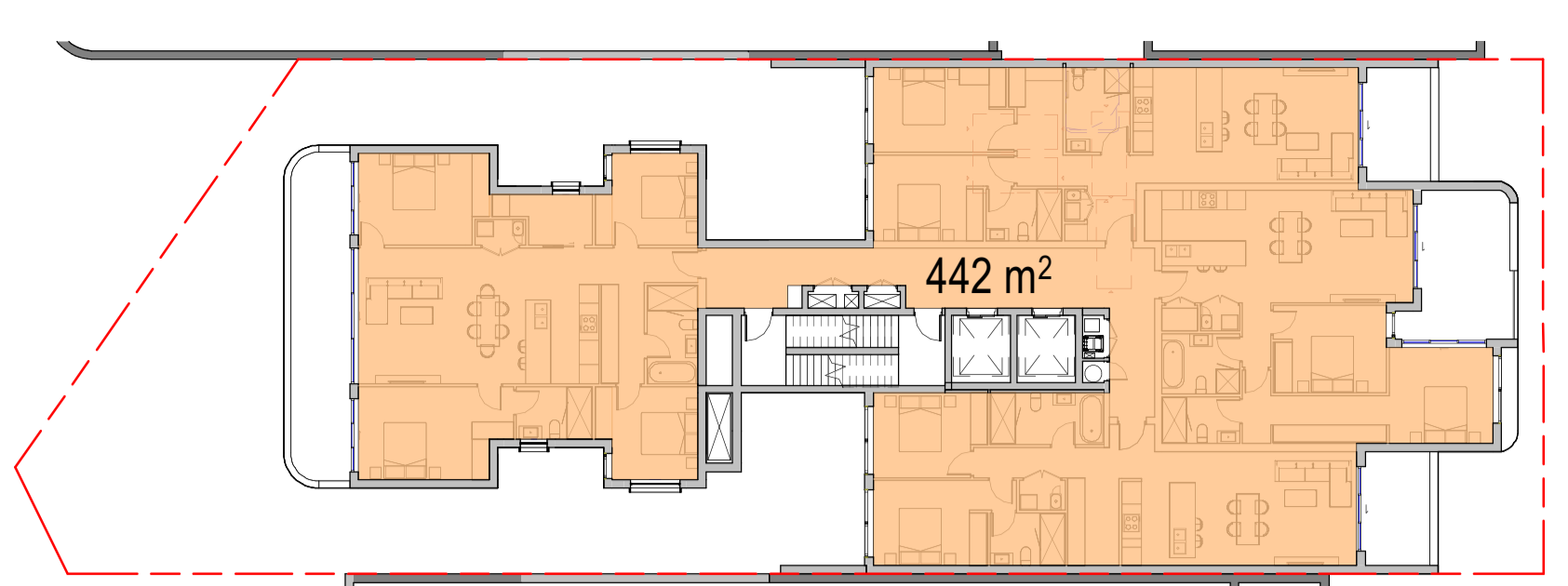
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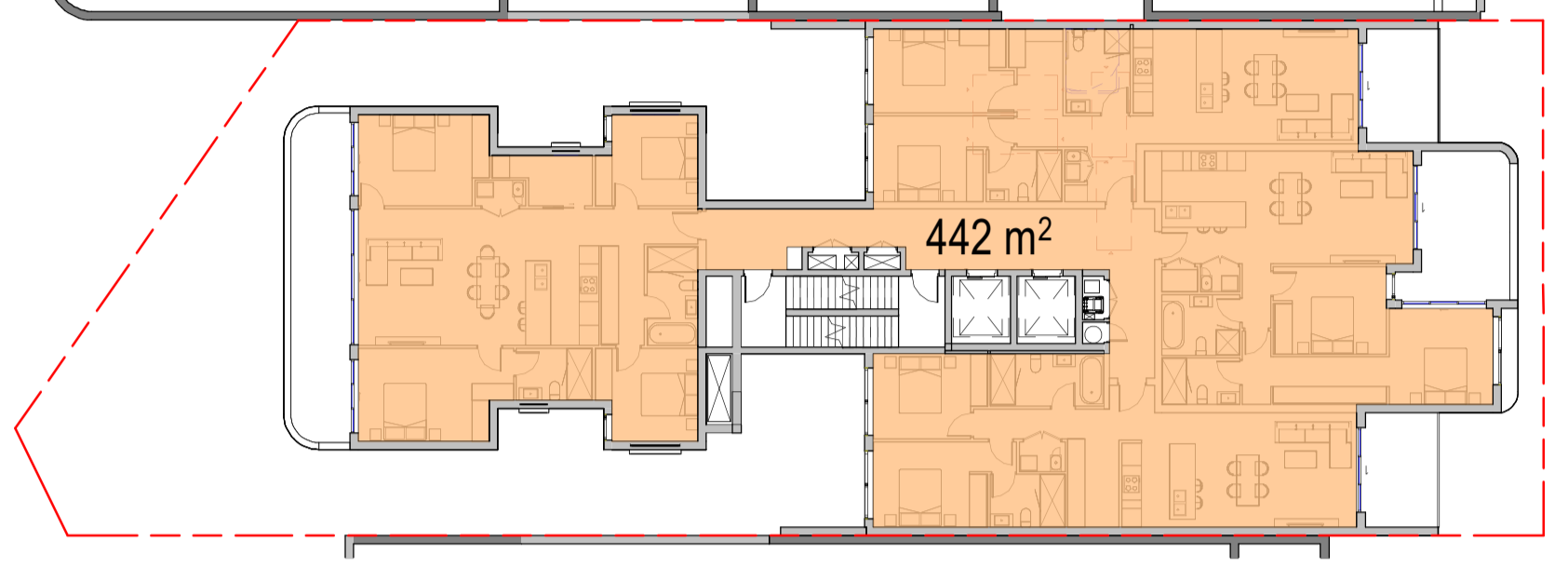
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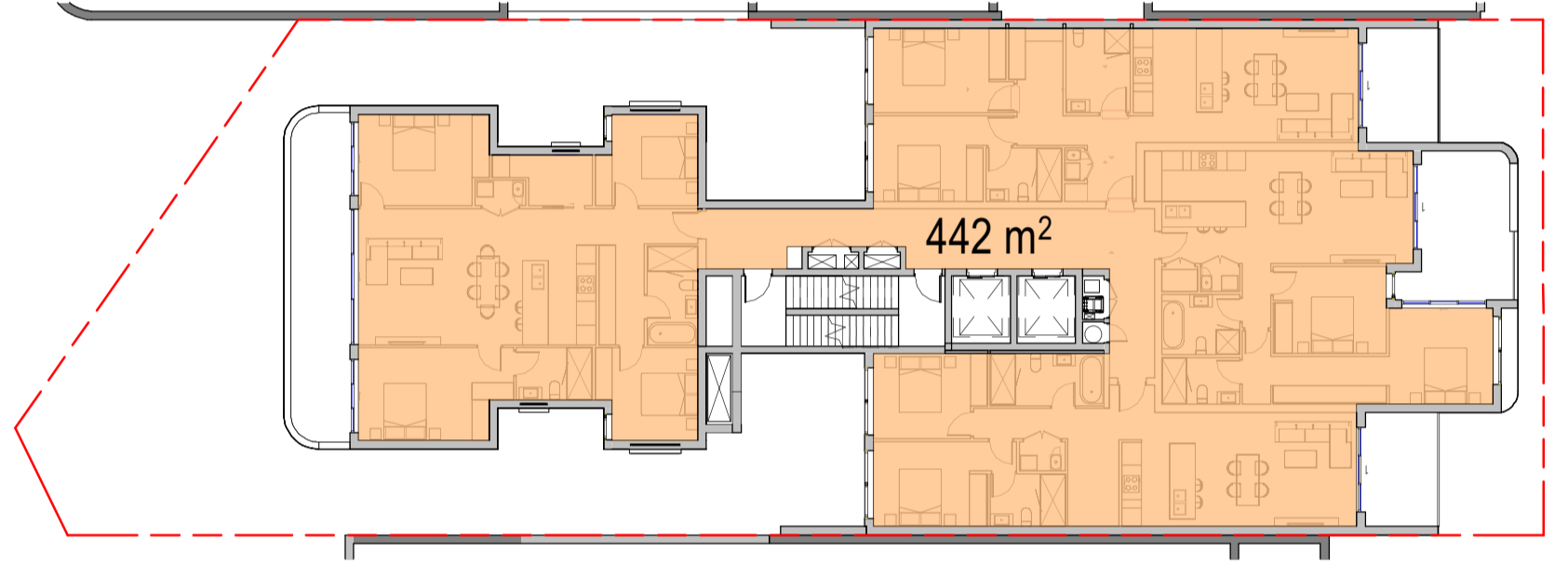
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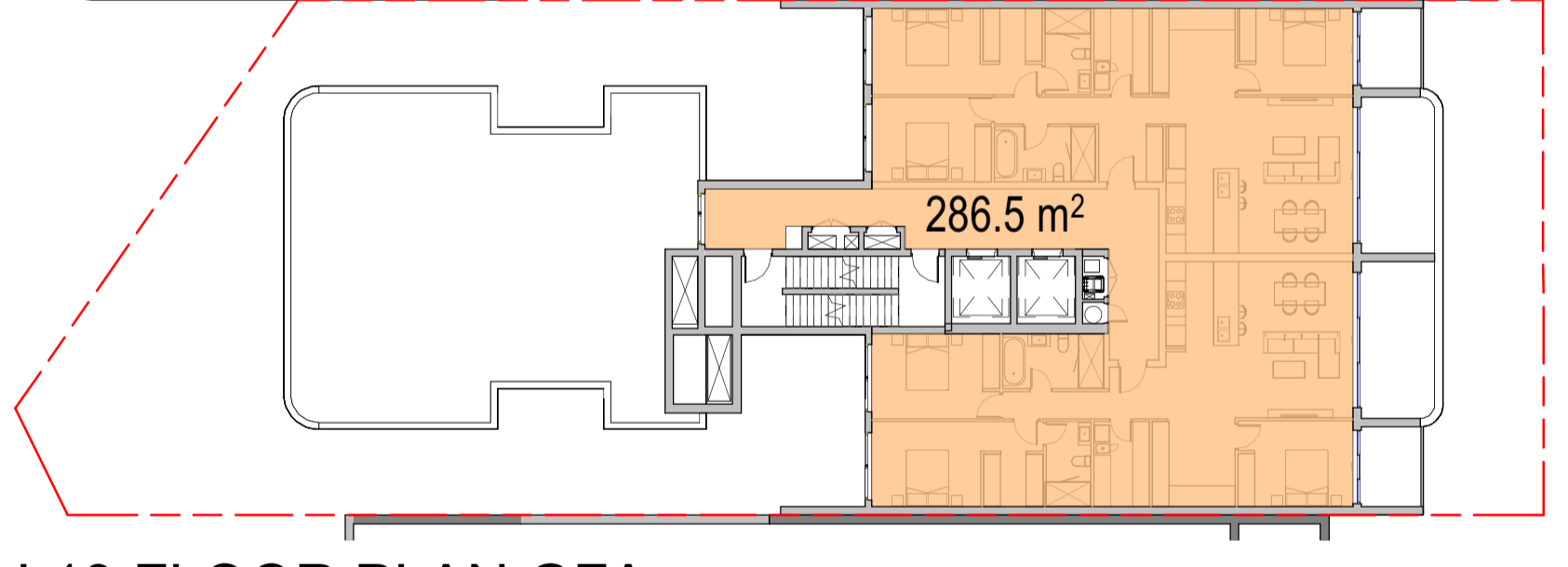
3 L4 FLOOR PLAN GFA  
1 : 250



6 L7 FLOOR PLAN GFA  
1 : 250



9 L10 FLOOR PLAN GFA  
1 : 250



12 L13 FLOOR PLAN GFA  
1 : 250

TOTAL GFA: 5300.5 m<sup>2</sup>  
FSR : 5.8 : 1

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
GFA CALCULATION

**DATE:**  
Issue Date

**SCALE:**  
1 : 250

**DRAWING No.:**  
DA500

**REV:**  
1

**DRAWN BY:**  
Author

**PROJECT NO.:**  
23002

**DO NOT SCALE**

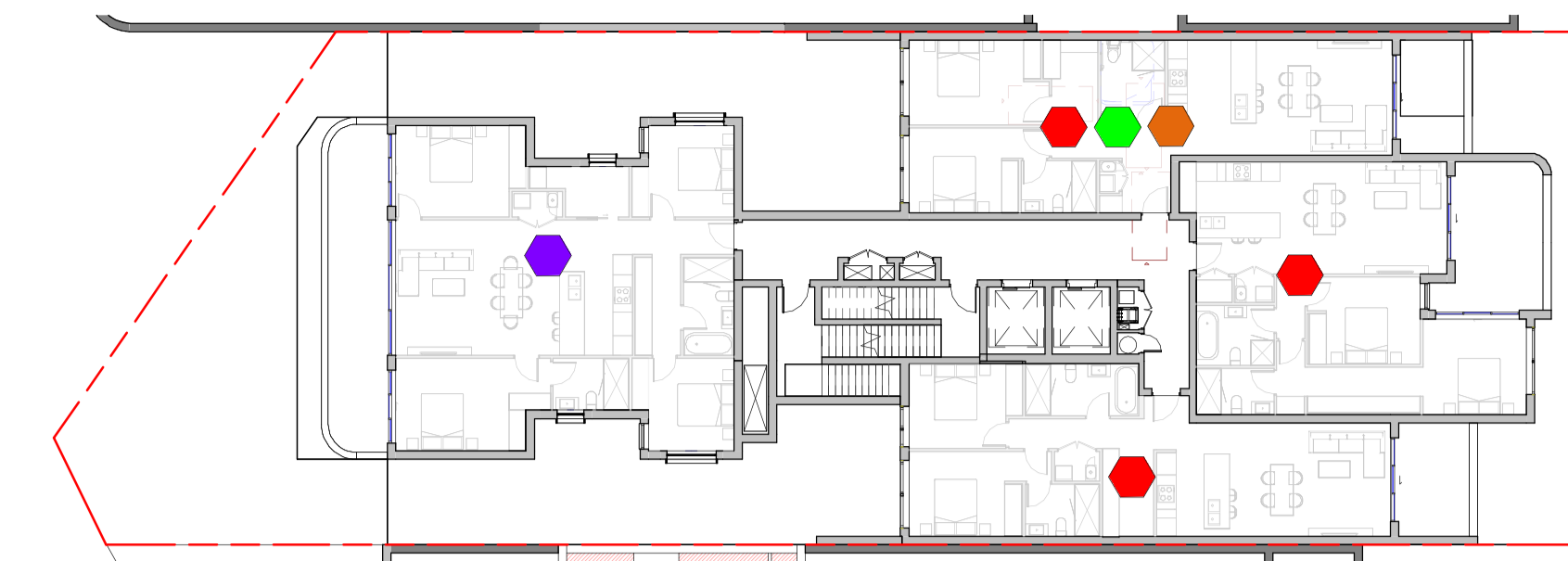
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**NORTH POINT**

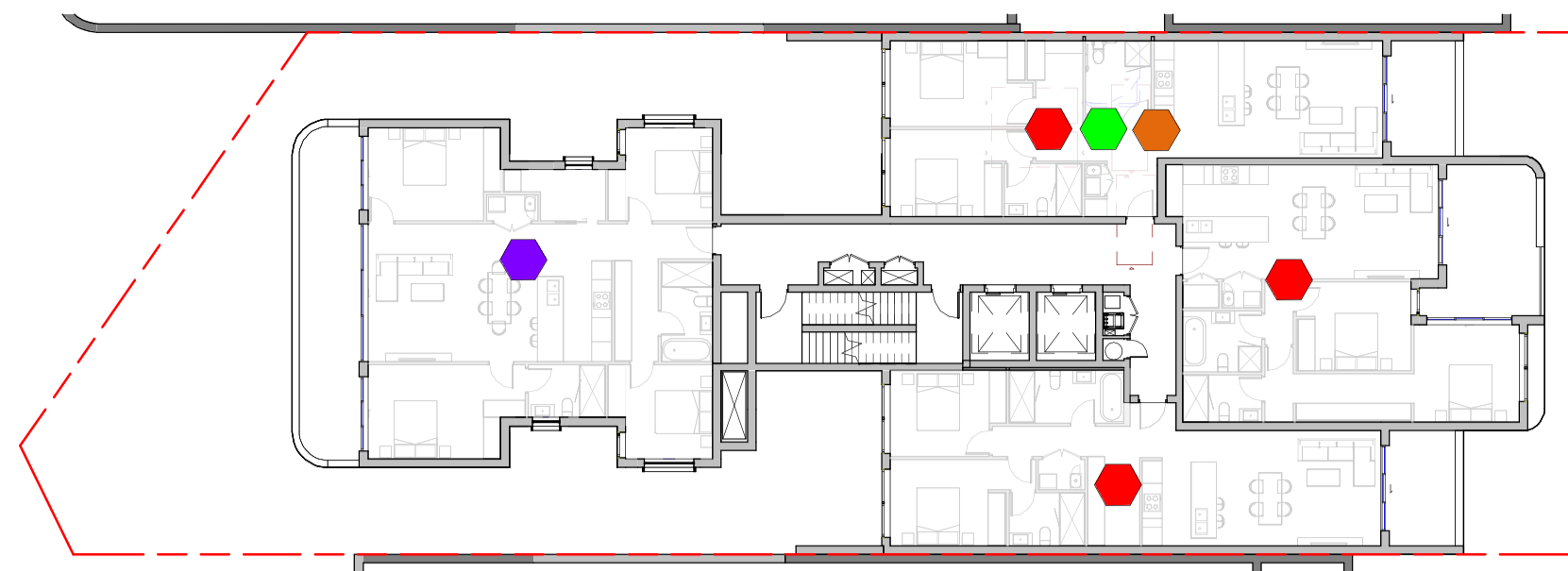
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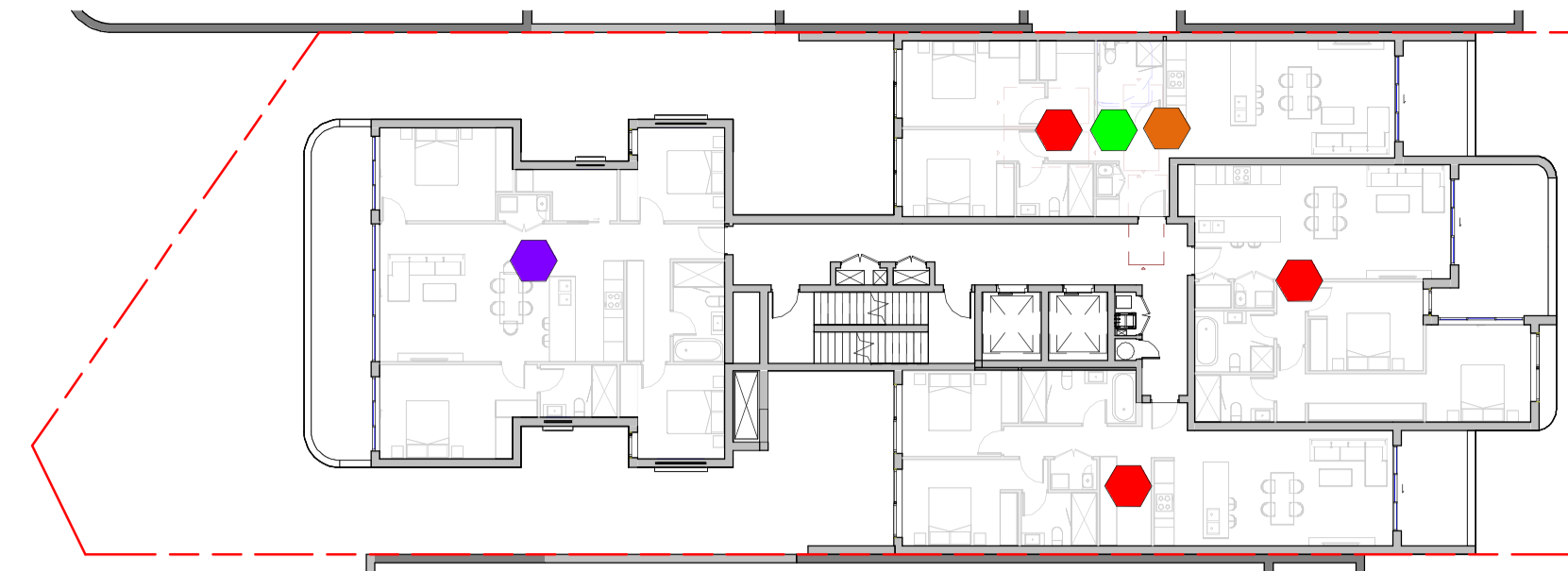
Rev	Date	Description	BY
1	15/05/25	ISSUE FOR DA	



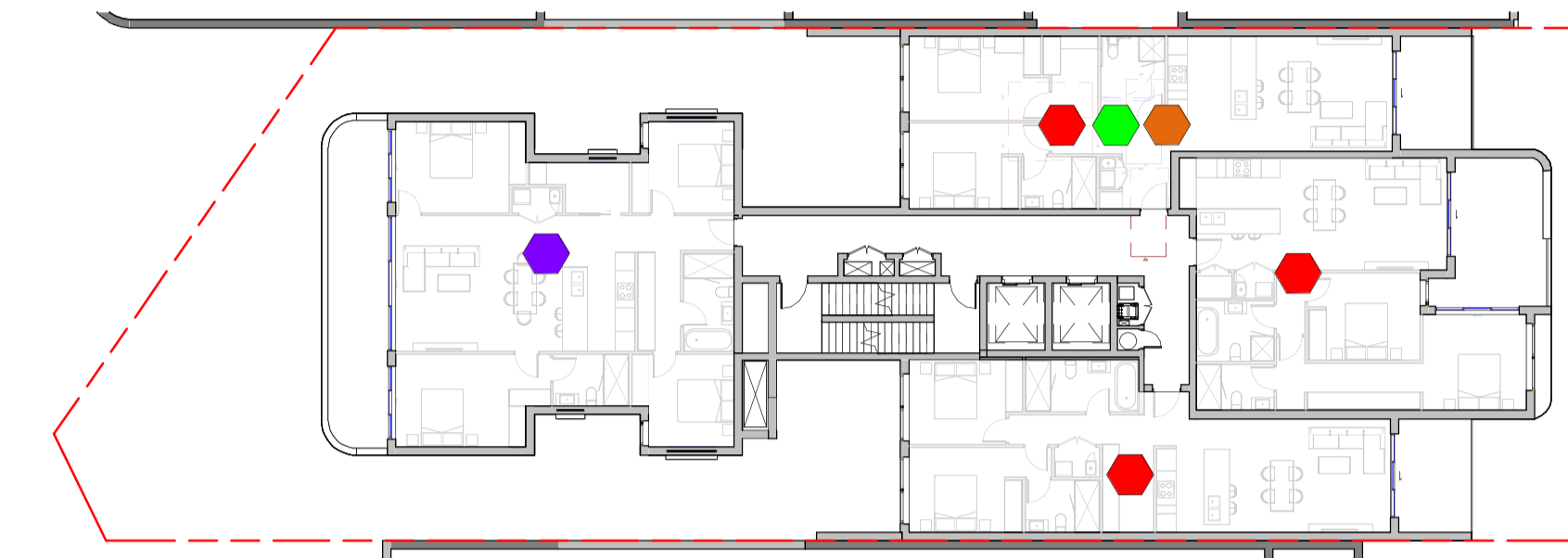
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1 : 250



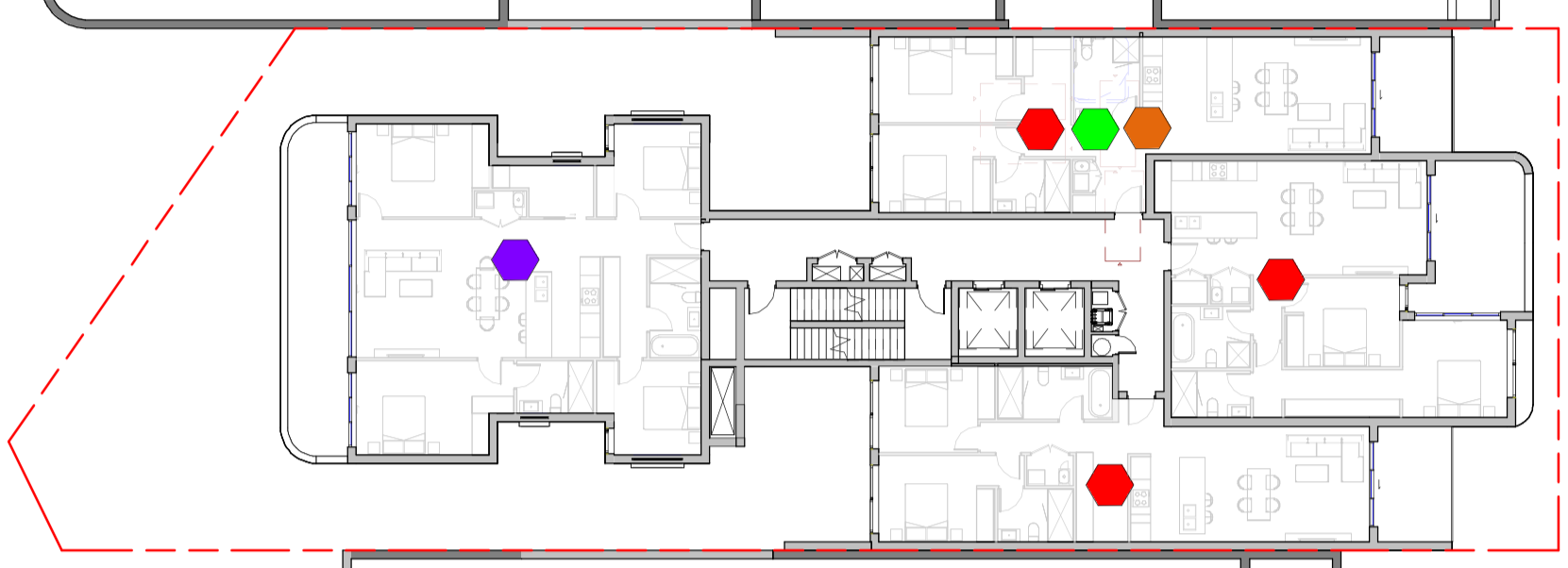
2 L4 FLOOR PLAN MIX  
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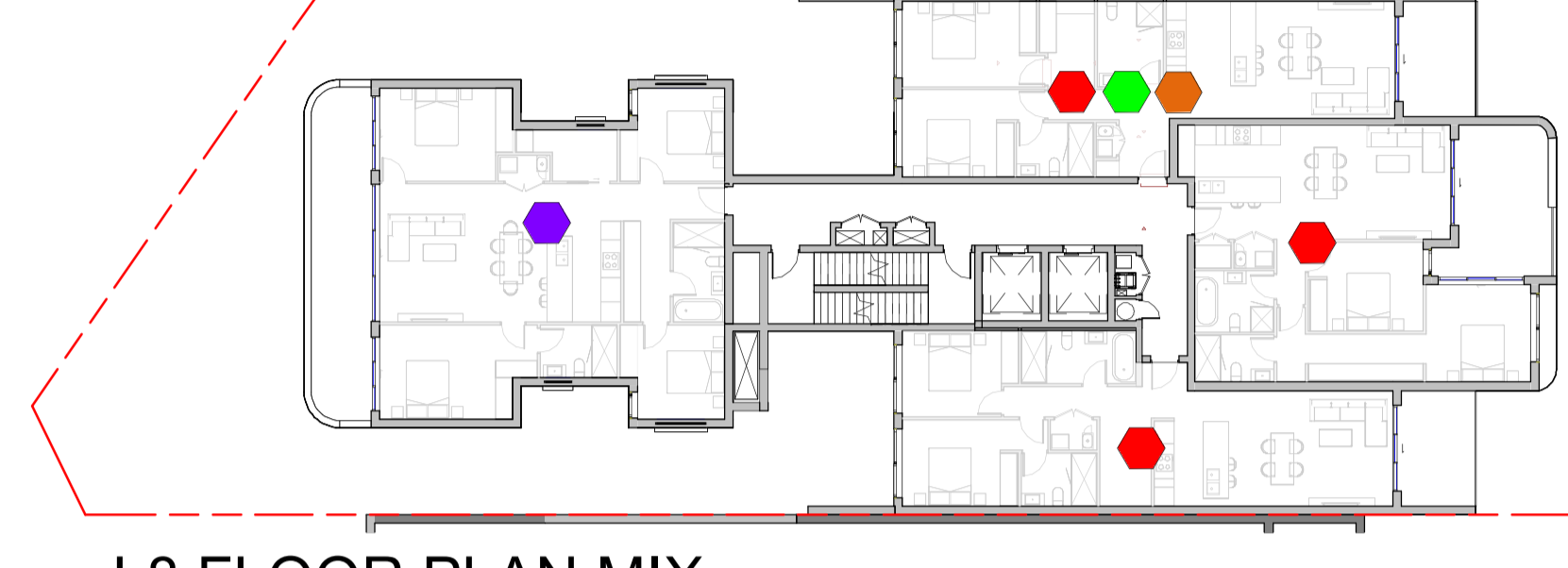
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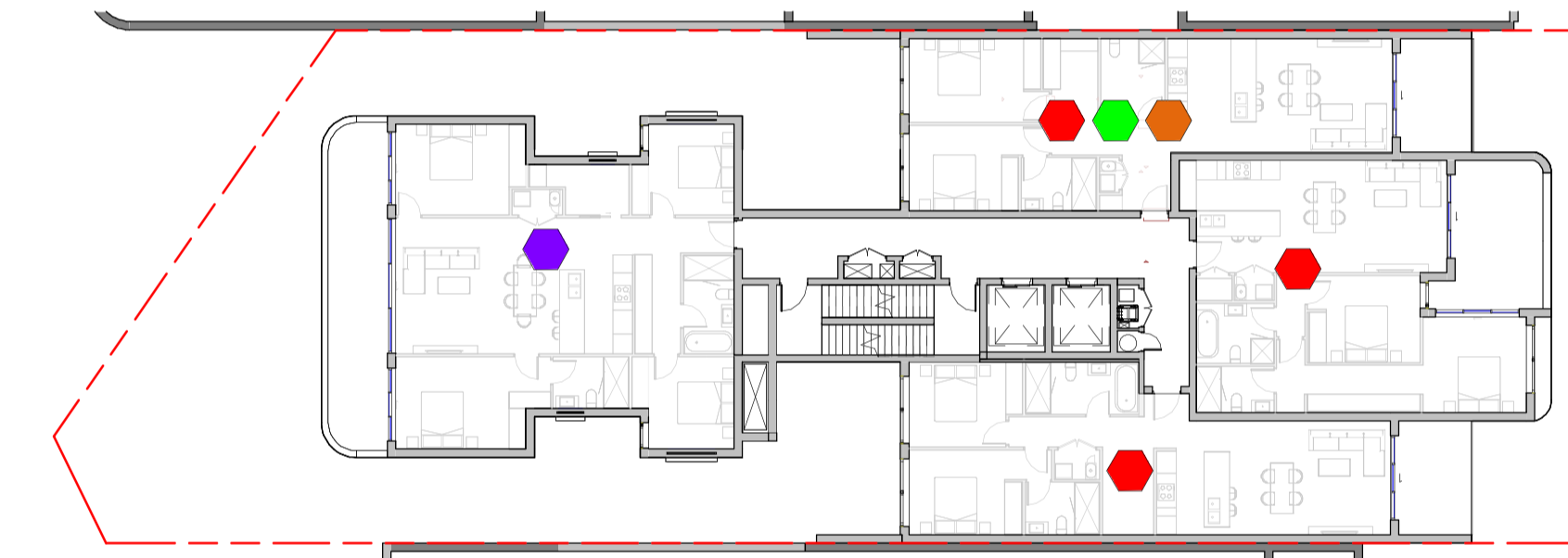
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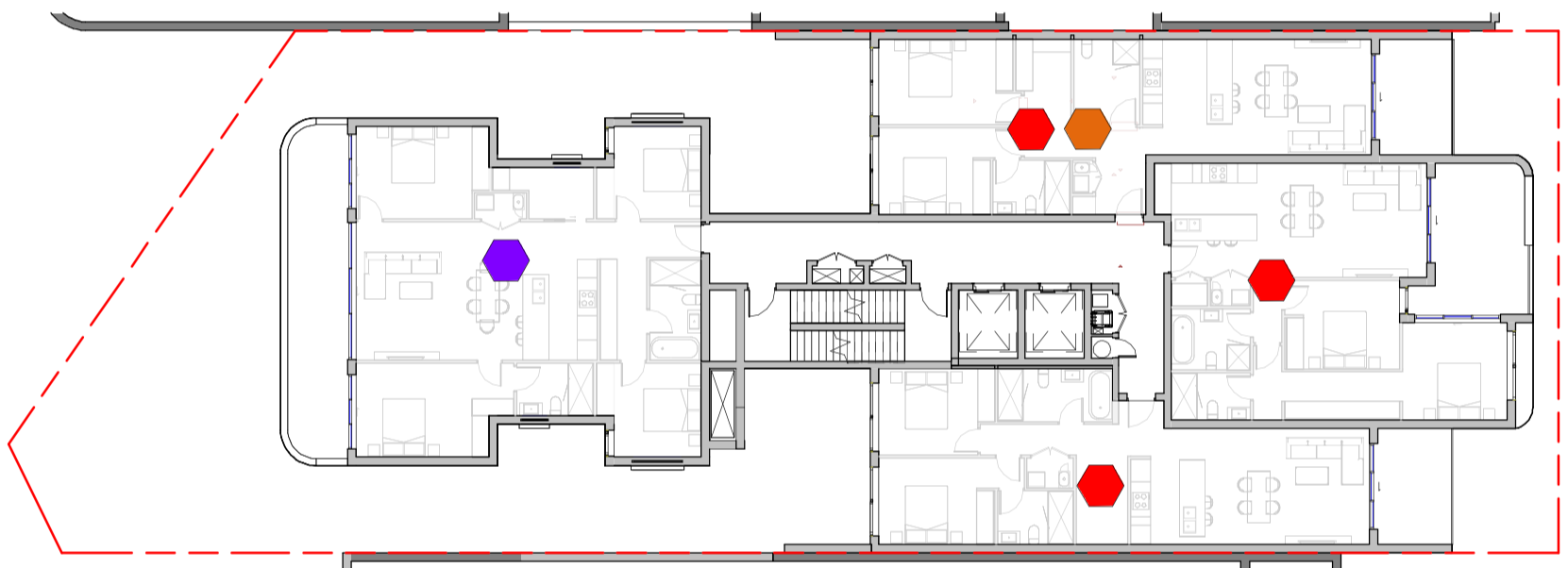
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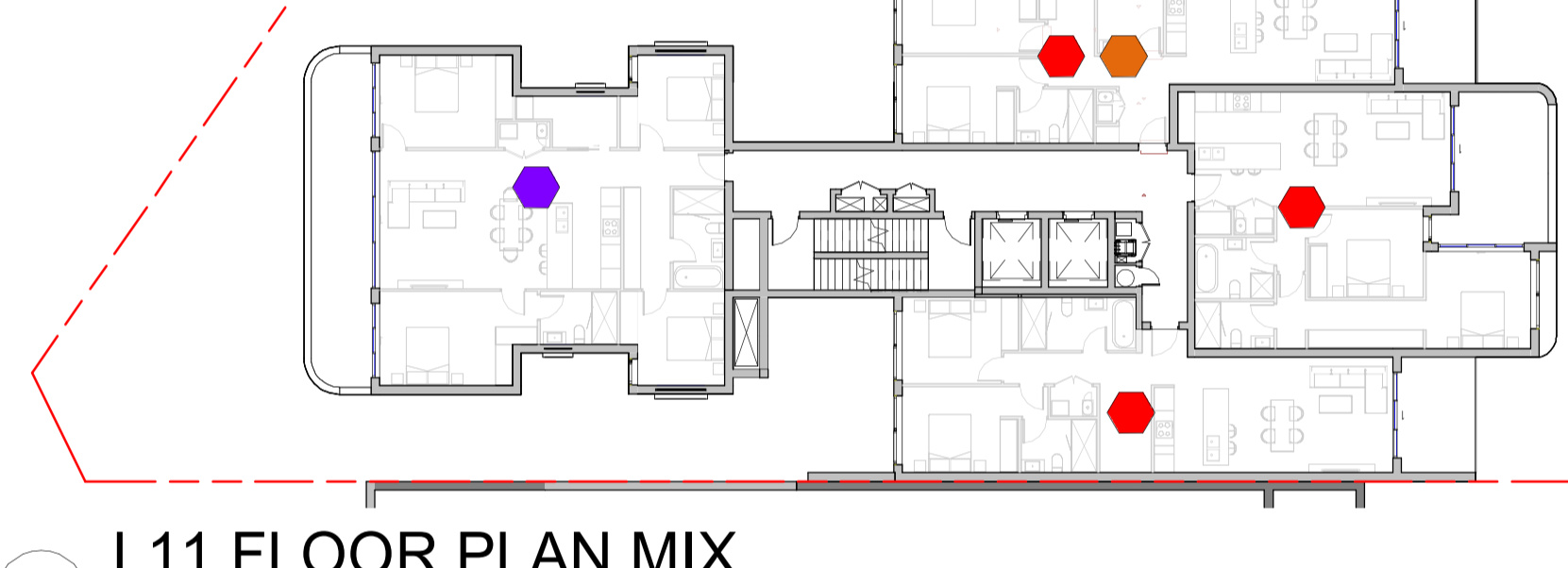
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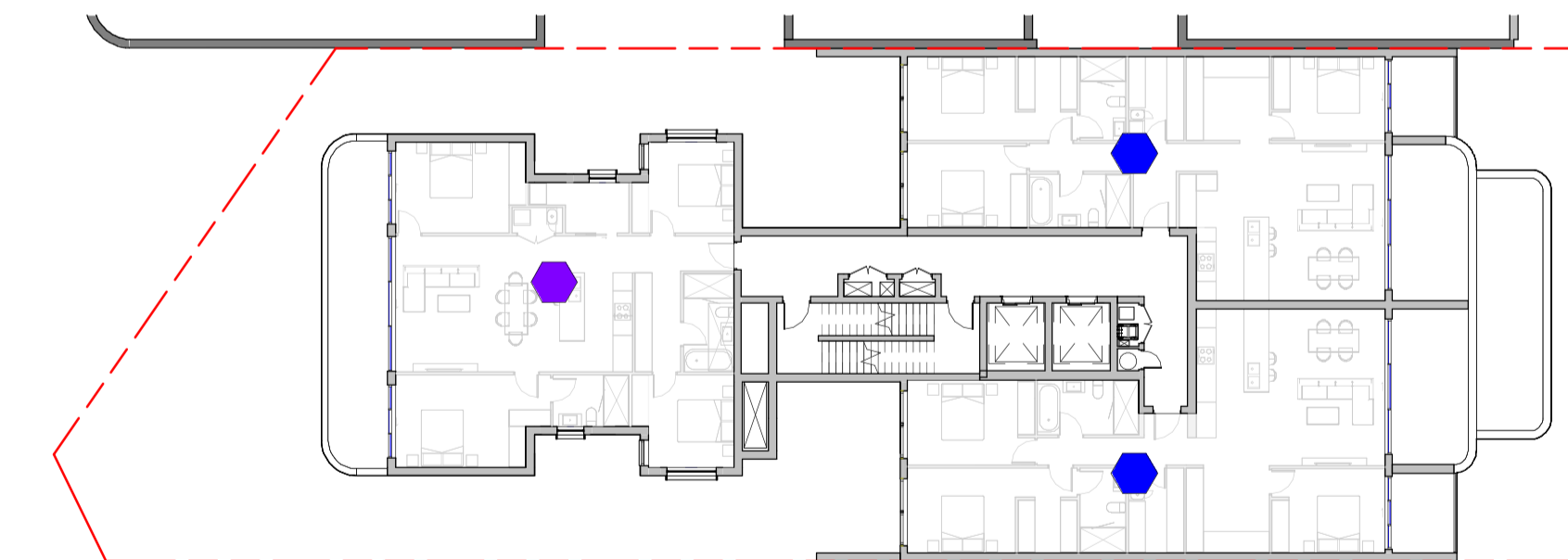
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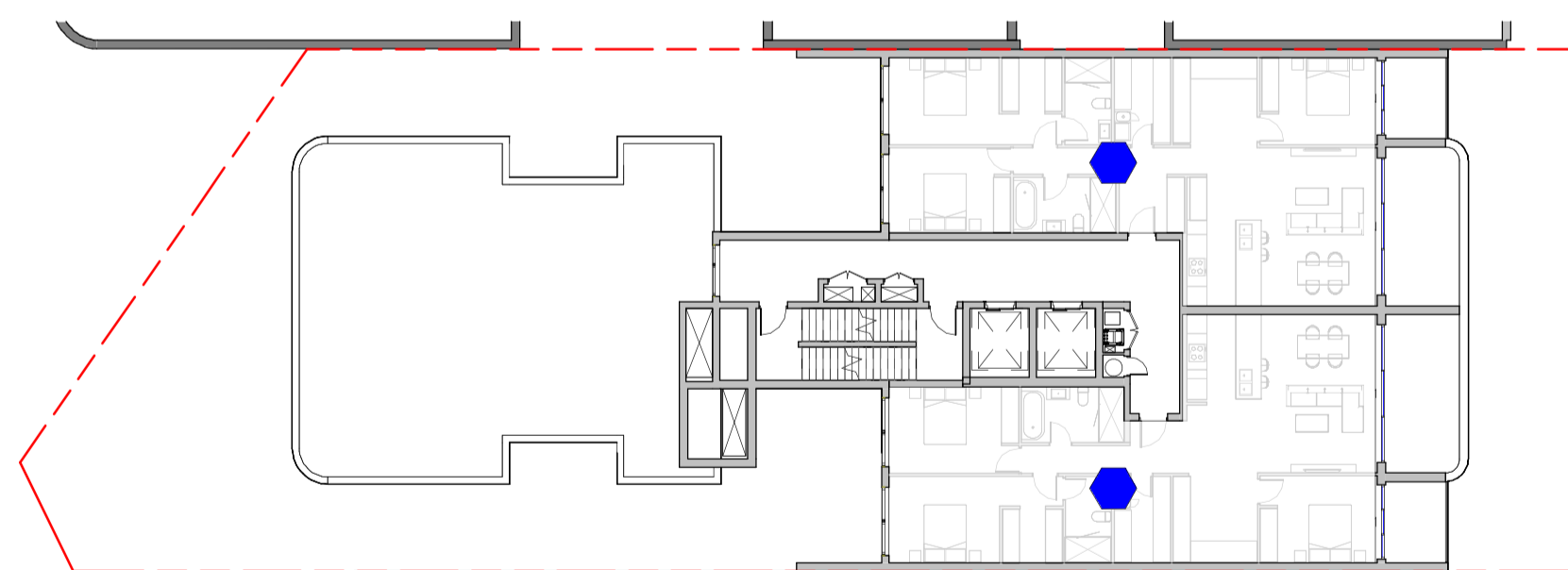
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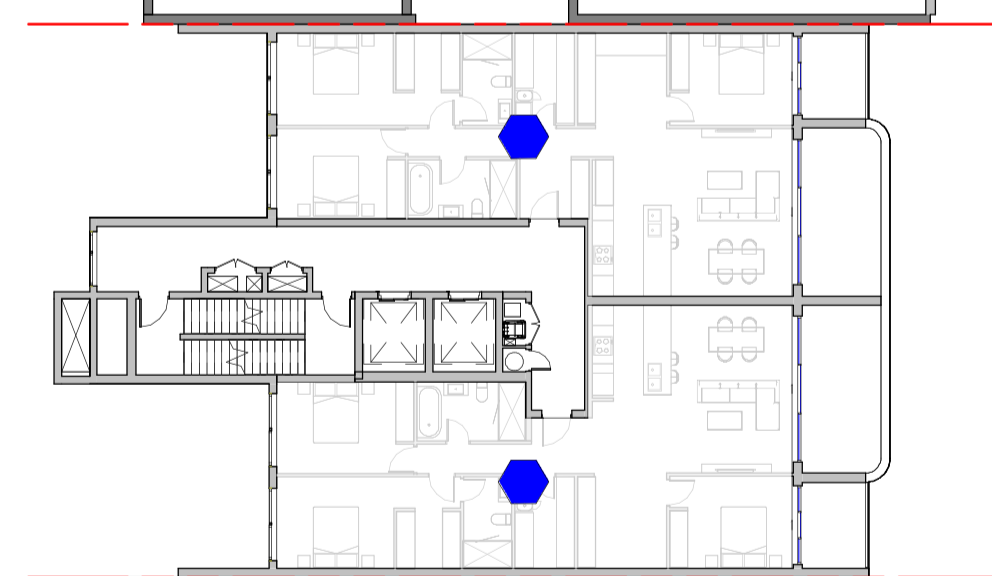
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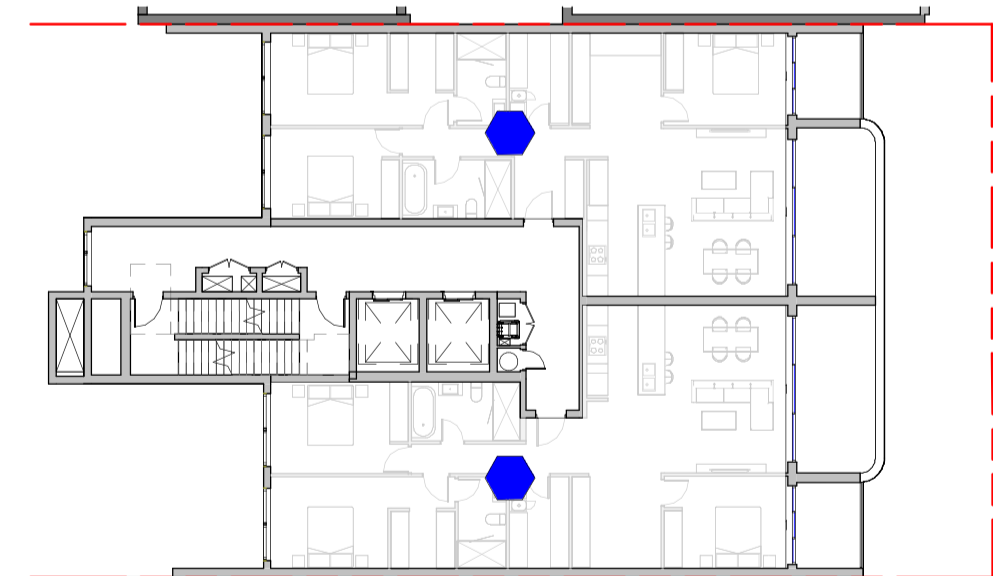
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1 : 250



10 L13 FLOOR PLAN MIX  
1 : 250



11 L14 FLOOR PLAN MIX  
1 : 250



12 L15 FLOOR PLAN MIX  
1 : 250

UNIT MIX:  
2BED UNITS : 27

3BED UNITS: 8

4BED UNITS: 10

ACCESSIBLE UNITS : 7

LHA/SILVER LEVE UNITS : 9

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

CLIENT:

Captag James Project Pty Ltd

PROJECT:

10 James St, Carlingford

DRAWING TITLE:

APARTMENT MIX

DATE:  
Issue Date

SCALE:  
1 : 250

DRAWING No:  
DA501

DRAWN BY:  
Author

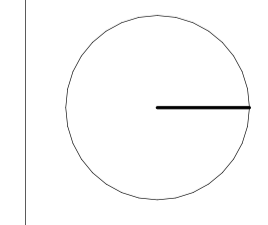
PROJECT NO:  
23002

REV:  
1

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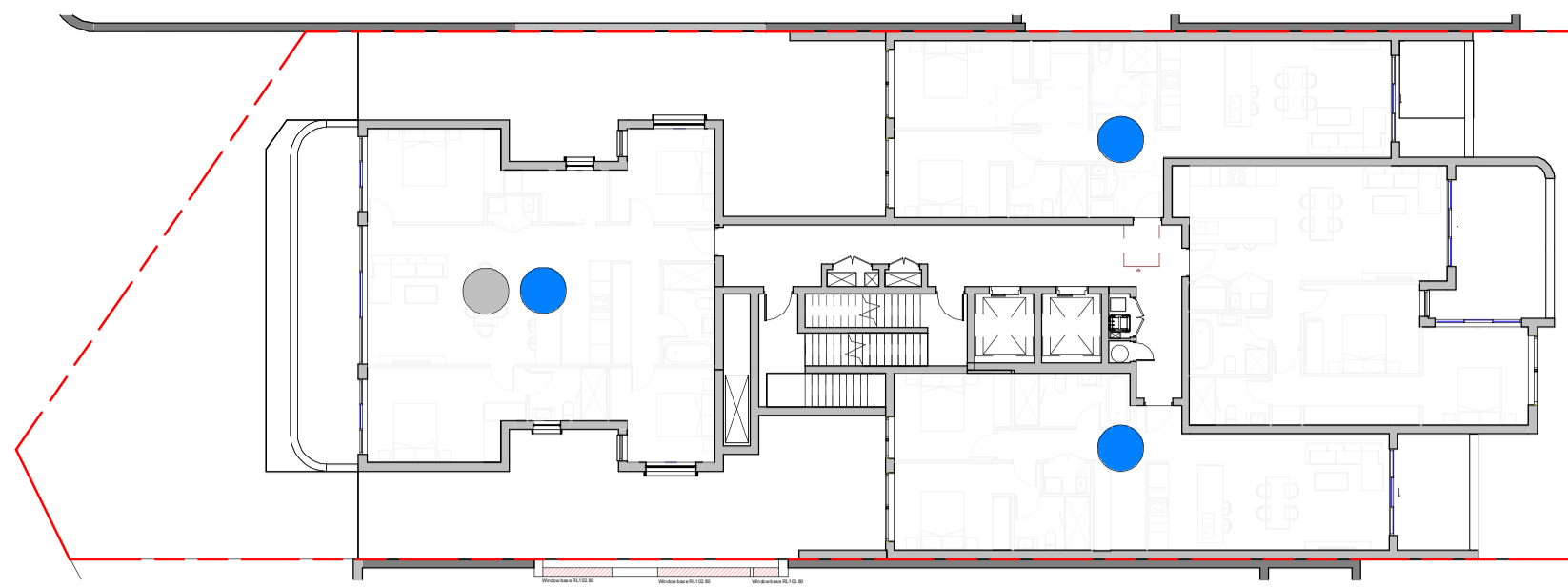
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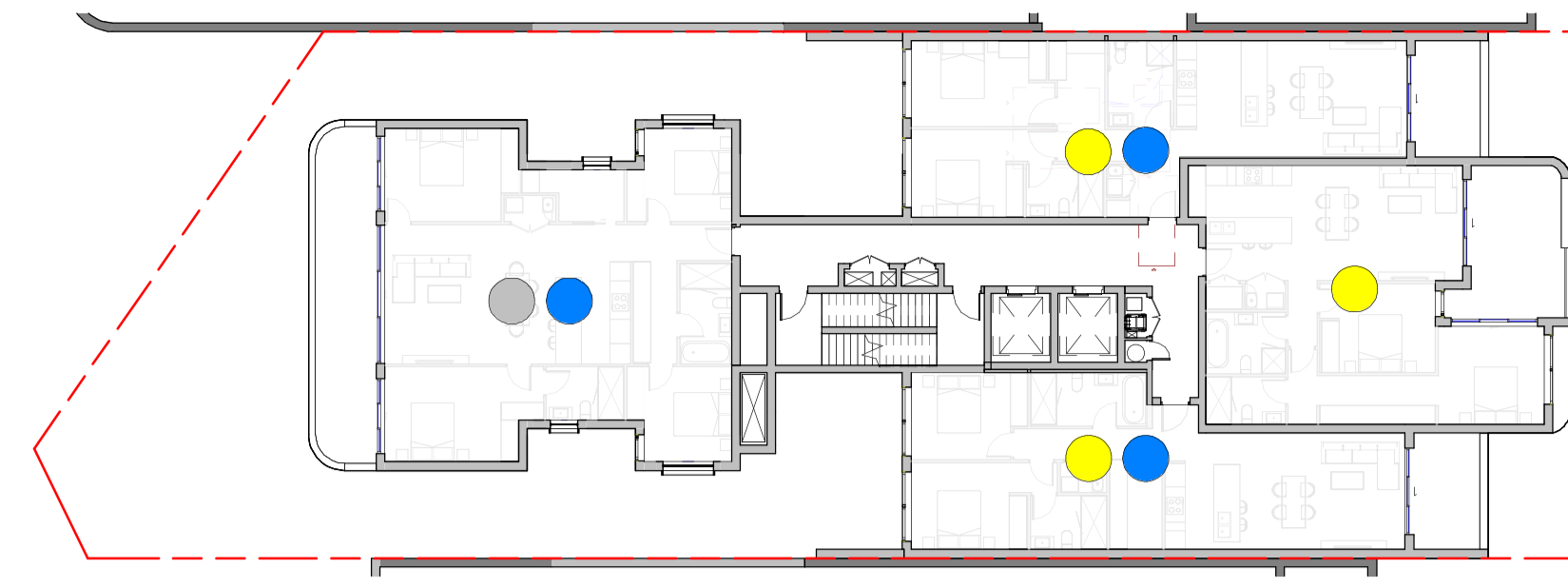
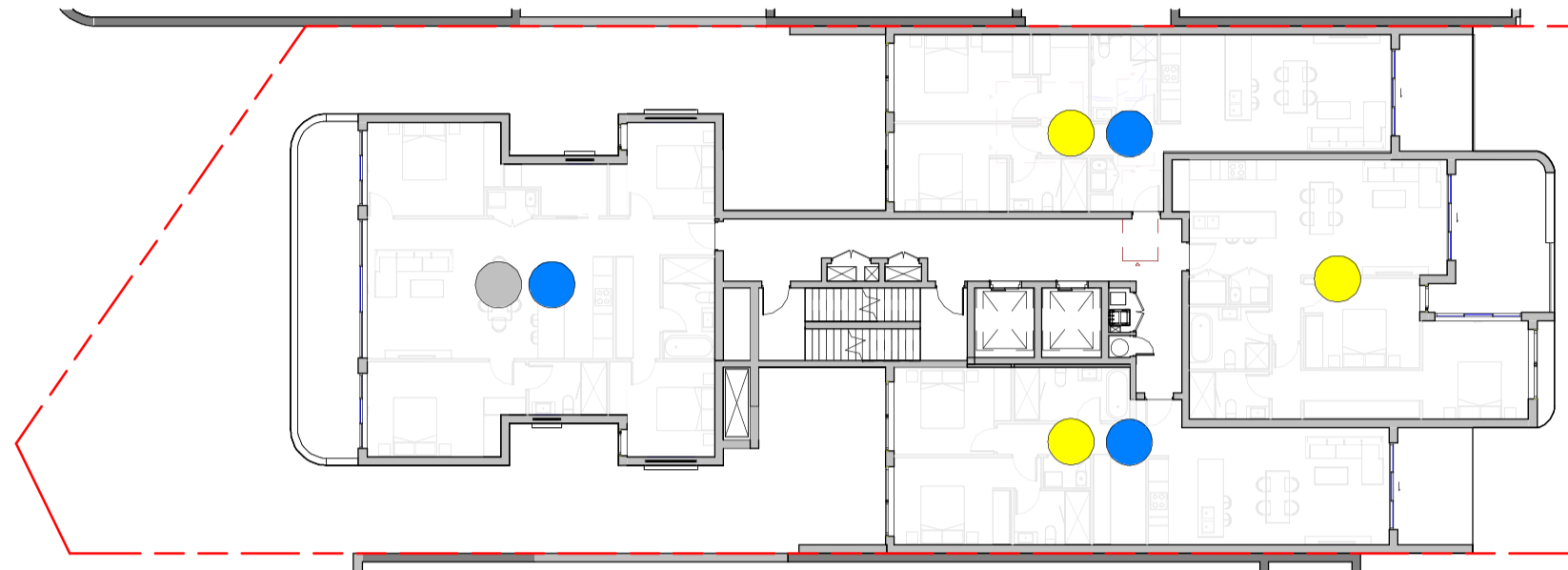
NOT FOR CONSTRUCTION

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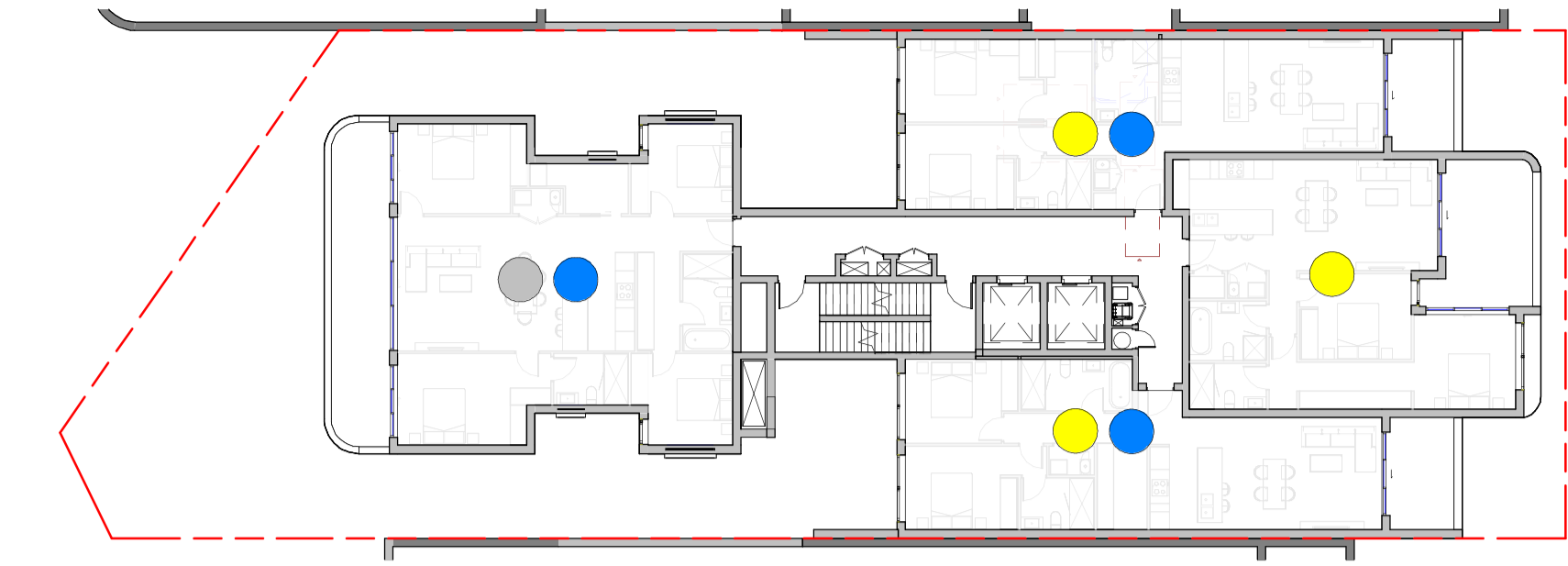
Rev	Date	Description	BY
1	15/05/25	ISSUE FOR DA	



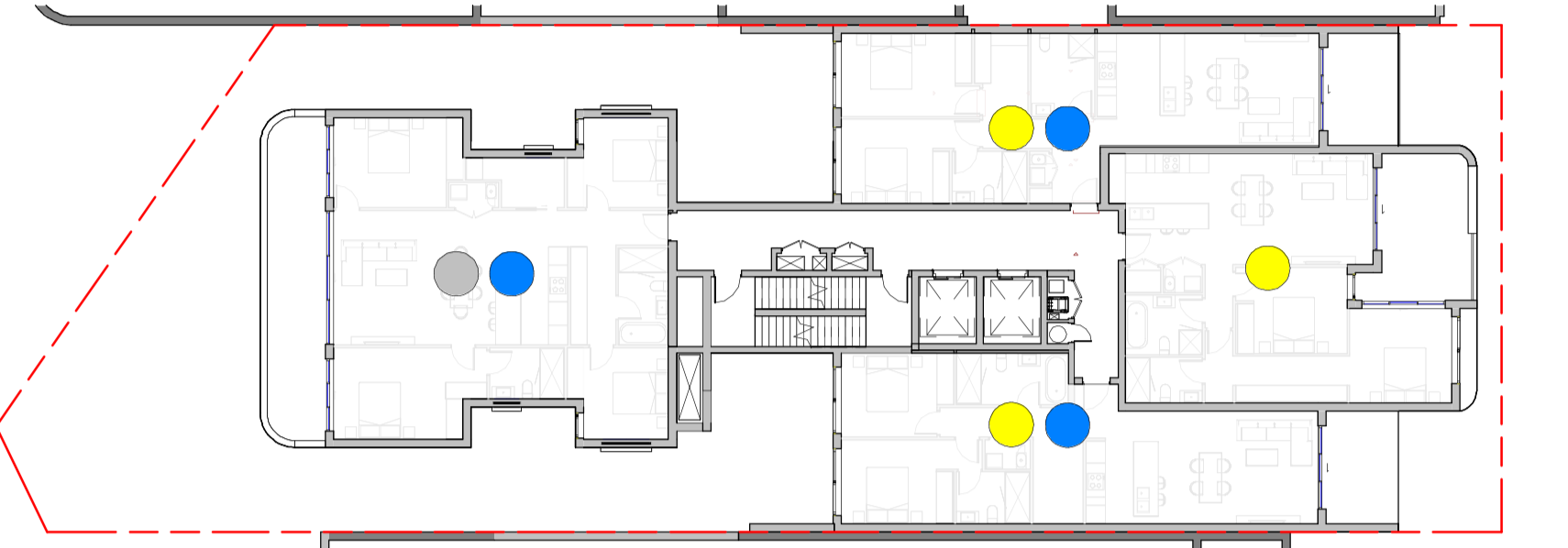
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1 : 250



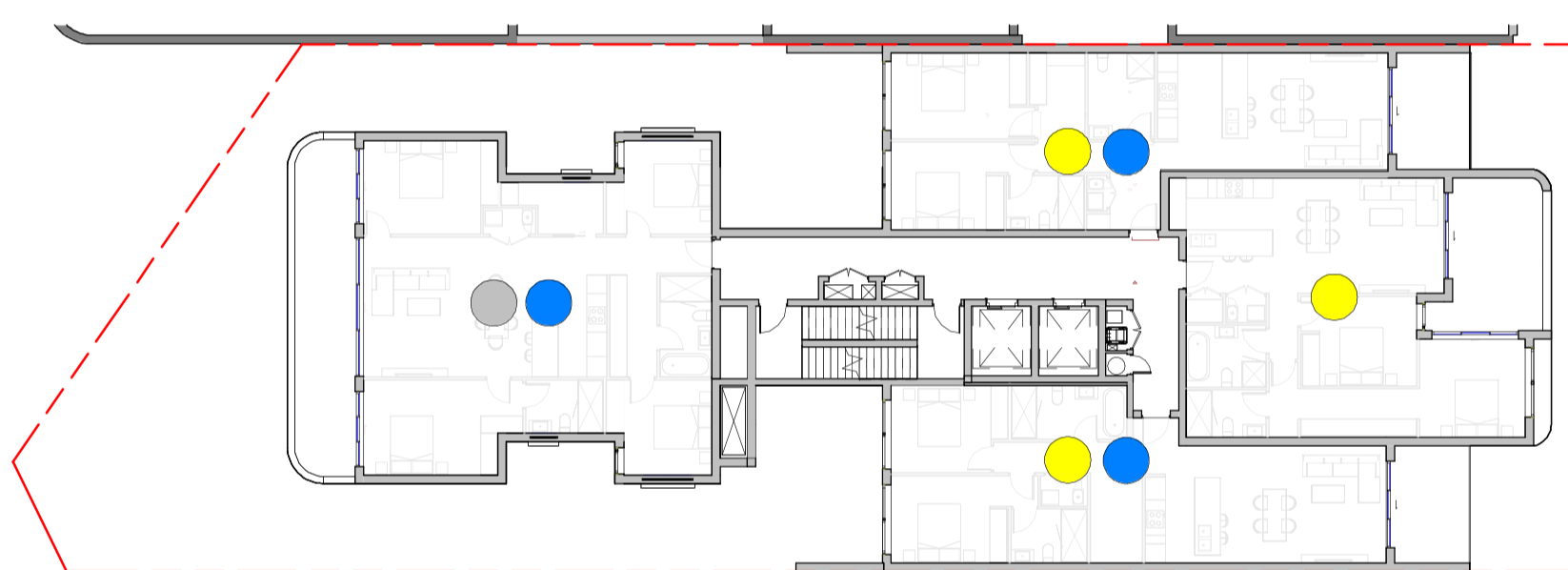
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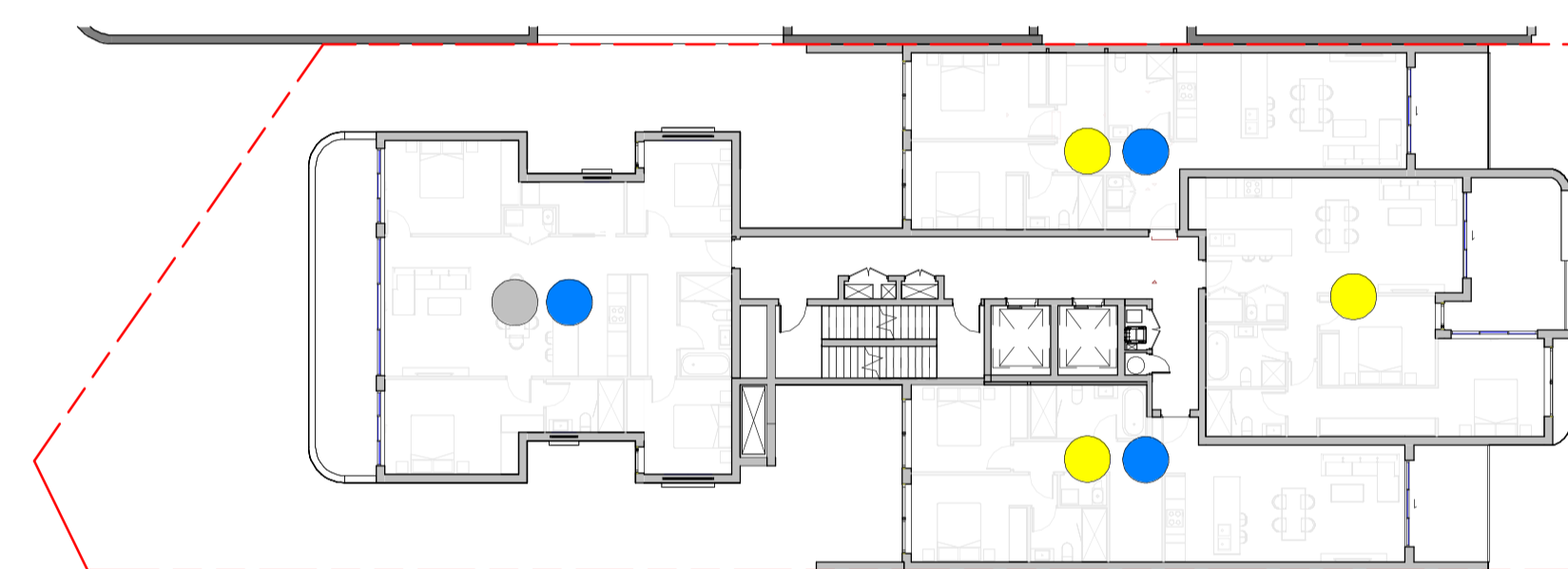
3 L5 FLOOR PLAN SOLAR  
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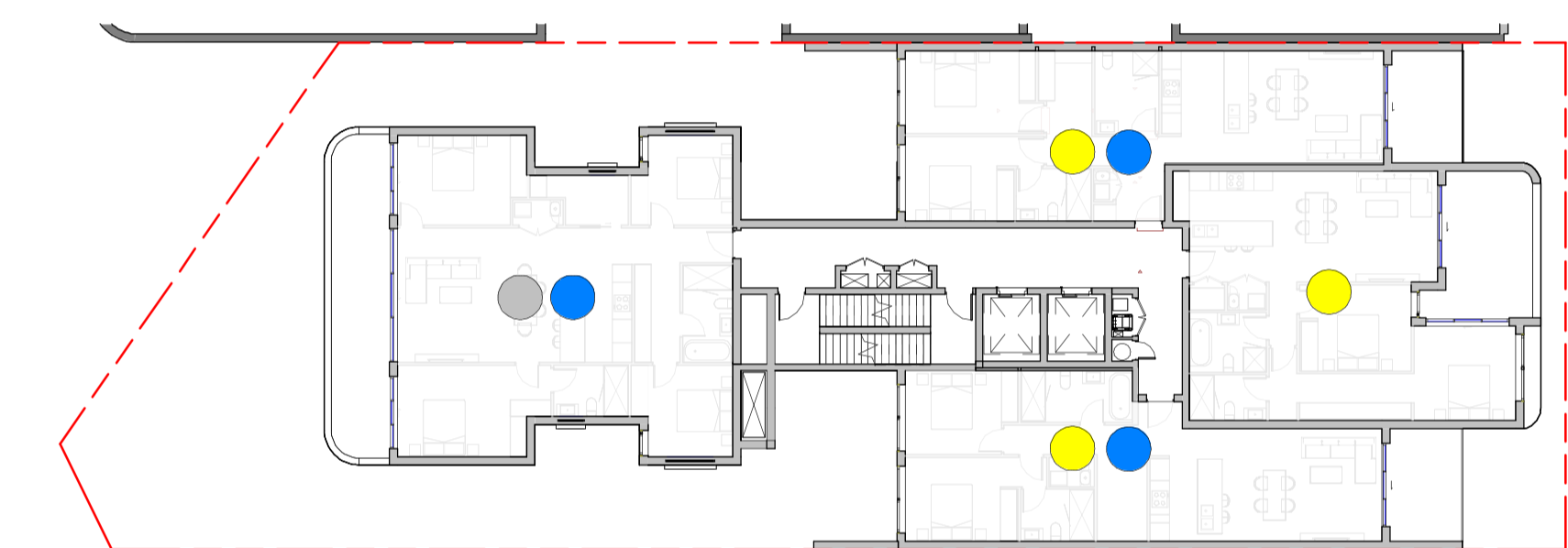
4 L6 FLOOR PLAN SOLAR  
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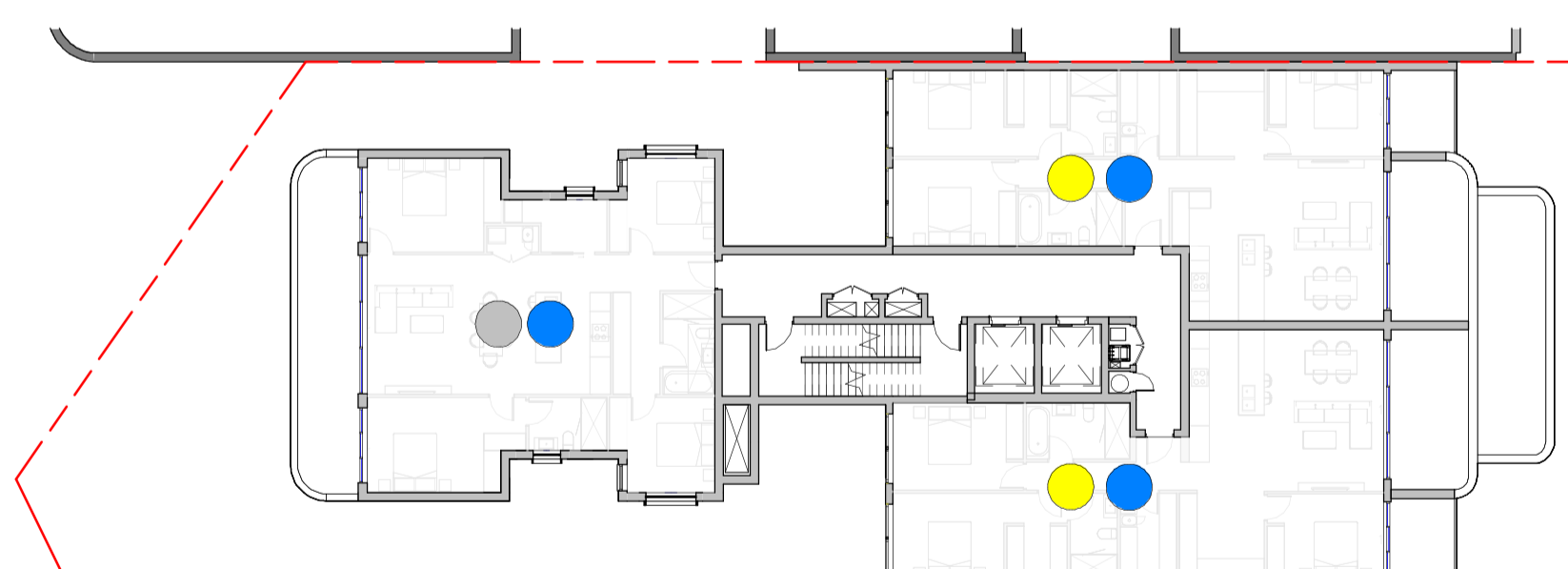
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1 : 250



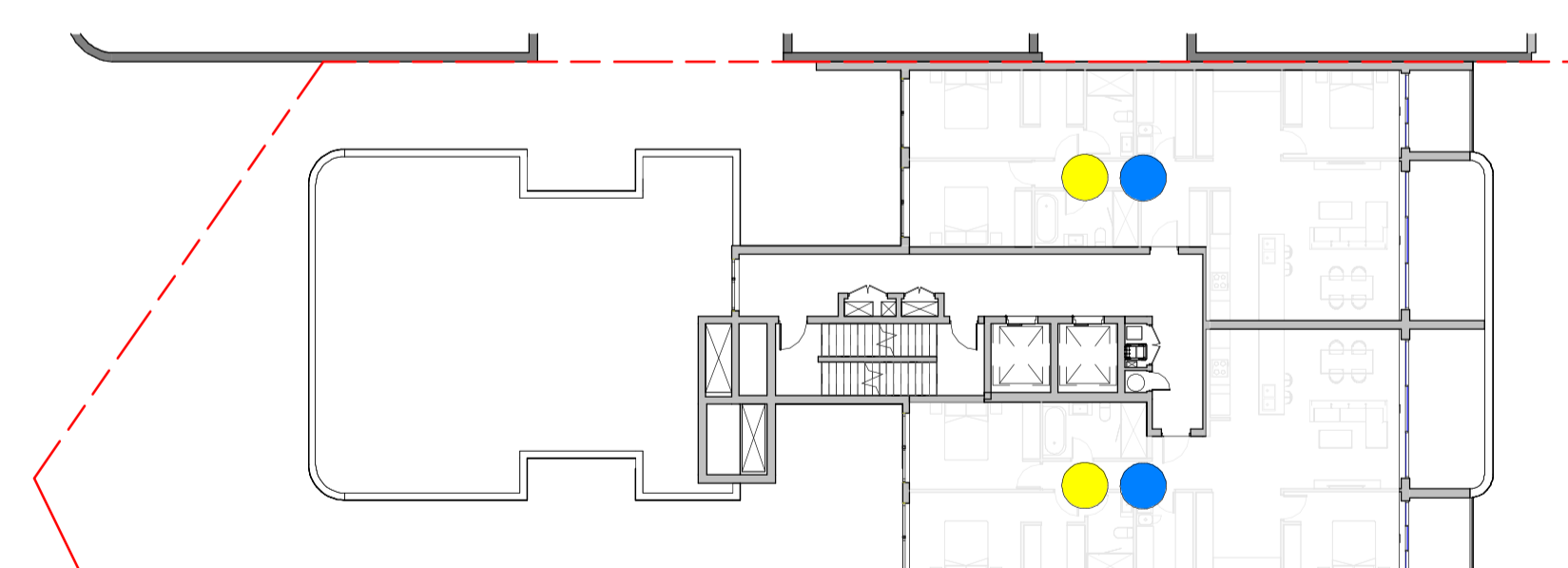
6 L8 FLOOR PLAN SOLAR  
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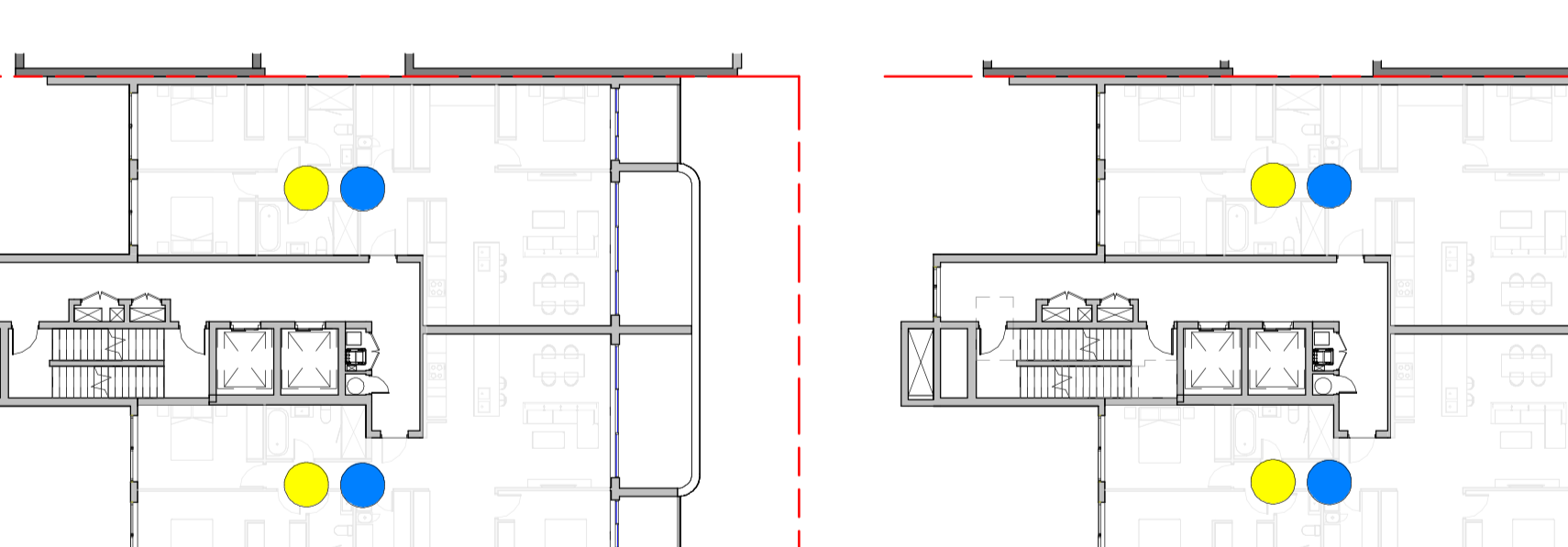
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1 : 250



8 L10 FLOOR PLAN SOLAR  
1 : 250



9 L11 FLOOR PLAN SOLAR  
1 : 250



10 L12 FLOOR PLAN SOLAR  
1 : 250

11 L13 FLOOR PLAN SOLAR  
1 : 250

12 L14 FLOOR PLAN SOLAR  
1 : 250

13 L15 FLOOR PLAN SOLAR  
1 : 250

**SOLAR ANALYSIS** ● NO SOLAR COMPLIANCE ● CROSS VENTILATION ANALYSIS ●

2hrs Solar Compliance 10units /45 units = 22 %

32 units /45 units = 71.1 % ADG requirements = 15%

ADG requirements = 70% ADG requirements = 60%

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAV SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

**DRAWING TITLE:**  
SOLAR & CROSS VENTILATION ANALYSIS

**DATE:** Issue Date

**SCALE:** 1 : 250

**DRAWING No.:** DA502

**REV:** 1

**DRAWN BY:** Author

**PROJECT NO.:** 23002

**DO NOT SCALE**

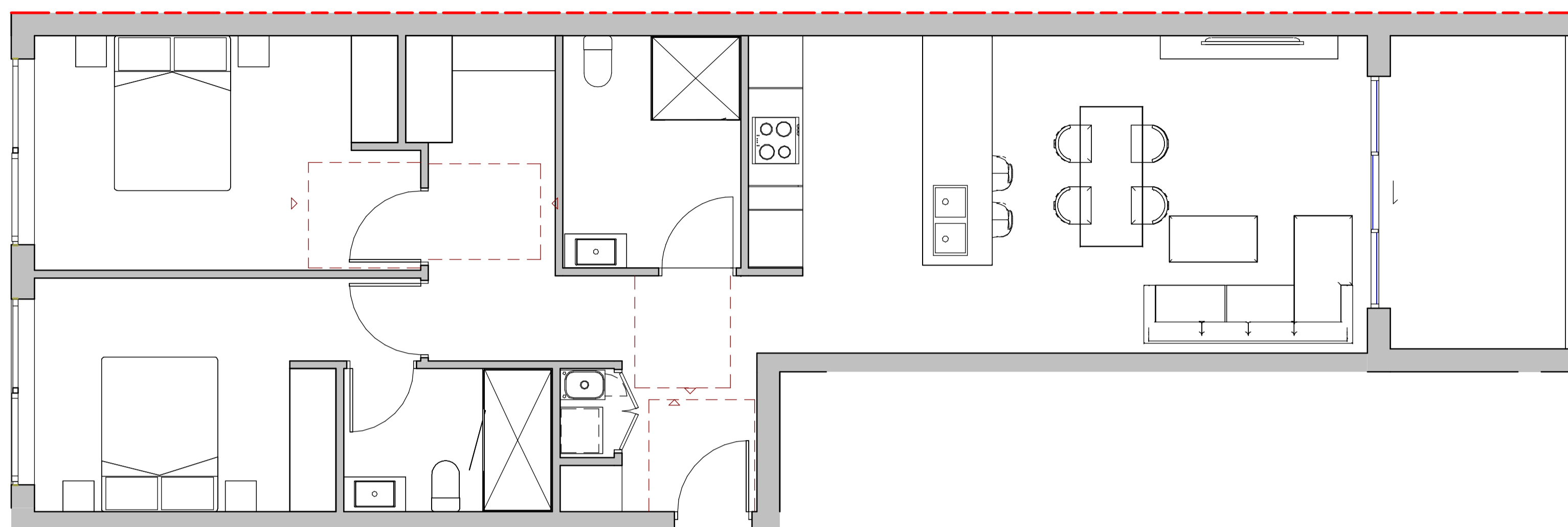
**NORTH POINT**

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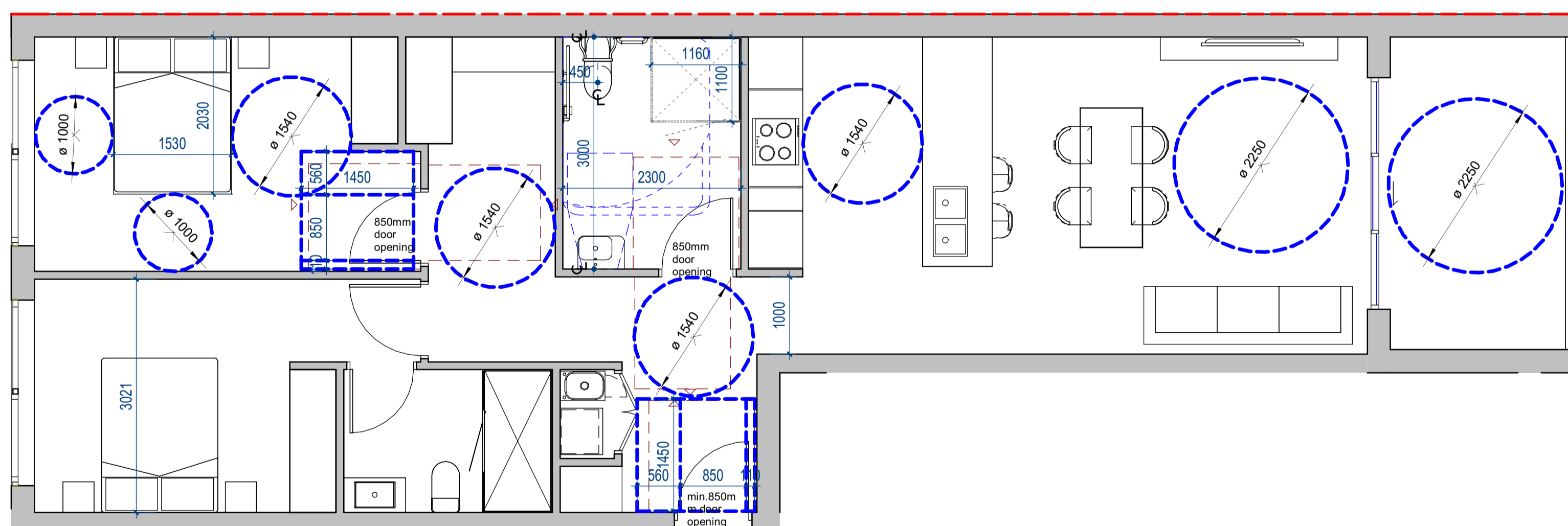
**NOT FOR CONSTRUCTION**

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Rev	Date	Description	BY
1	15/05/25	ISSUE FOR DA	



1 PRE ADAPTABLE  
1 : 50



2 POST ADAPTABLE  
1 : 50

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**Captag James Project Pty Ltd**

**PROJECT:**  
**10 James St, Carlingford**

<b>DRAWING TITLE:</b> ADAPTABLE UNITS		
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 50	<b>DRAWING No.:</b> DA504
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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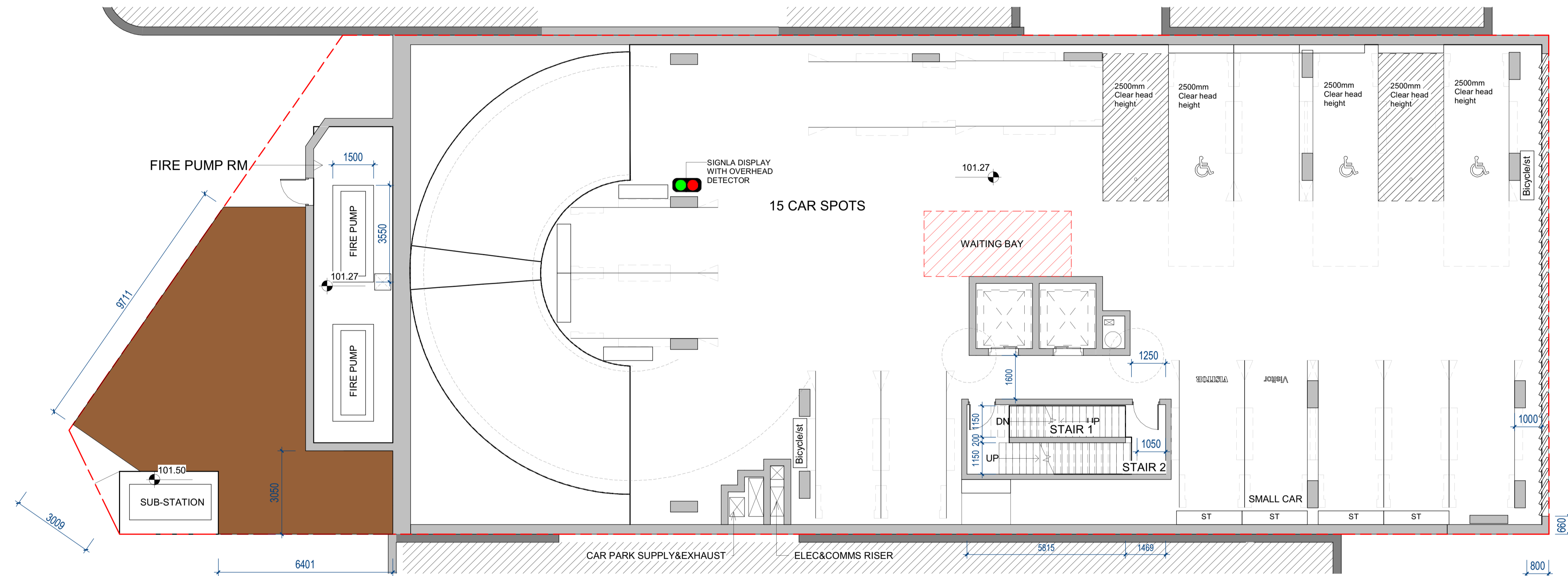
**NORTH POINT**

**NOT FOR CONSTRUCTION**

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Rev	Date	Description	BY
1	15/05/25	ISSUE FOR DA	

2-8 JAMES ST



FUTURE 12 JAMES ST

DEEP SOIL: 75.6m<sup>2</sup>

% OF SITE AREA = 8.18%

1 DEEP SOIL  
1 : 100

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
Captag James Project Pty Ltd

**PROJECT:**  
10 James St, Carlingford

<b>DRAWING TITLE:</b> DEEP SOIL		
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 100	<b>DRAWING No.:</b> DA506
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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 ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS 3700  
 WALL INSTALLATION TO COMPLY TO AS 4202.1 & BCA REQ.  
 TOWER INSTALLATION TO COMPLY TO AS 4224  
 WATERPROOFING TO MET AREAS TO BCA REQ. AS 3740  
 SURVEYED BY HRMANSAY SURVEYS, JOB REF 838, DATED  
 25/02/2023



Registered Architect: Chenxiao Xu  
 Architect Registration No. NSW - 11314

**CLIENT:**  
 Captag James Project Pty Ltd

**PROJECT:**  
 10 James St, Carlingford

**DRAWING TITLE:**  
 ARTIST' IMPRESSION 2/2

**DATE:**  
 Issue Date

**SCALE:**  
 PROJECT NO: 23002

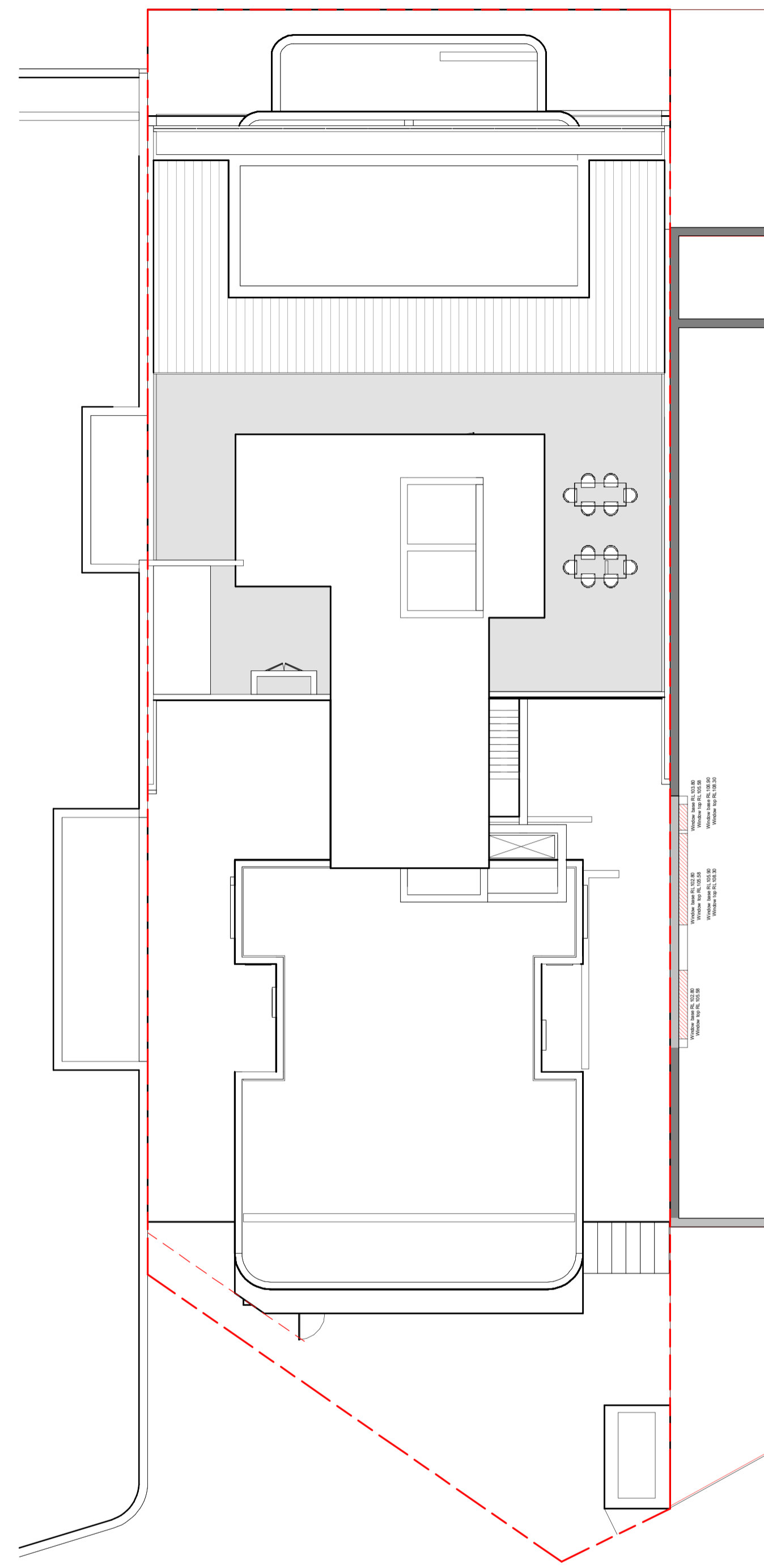
**DRAWING NO.:**  
 DA509

**REV:**  
 1

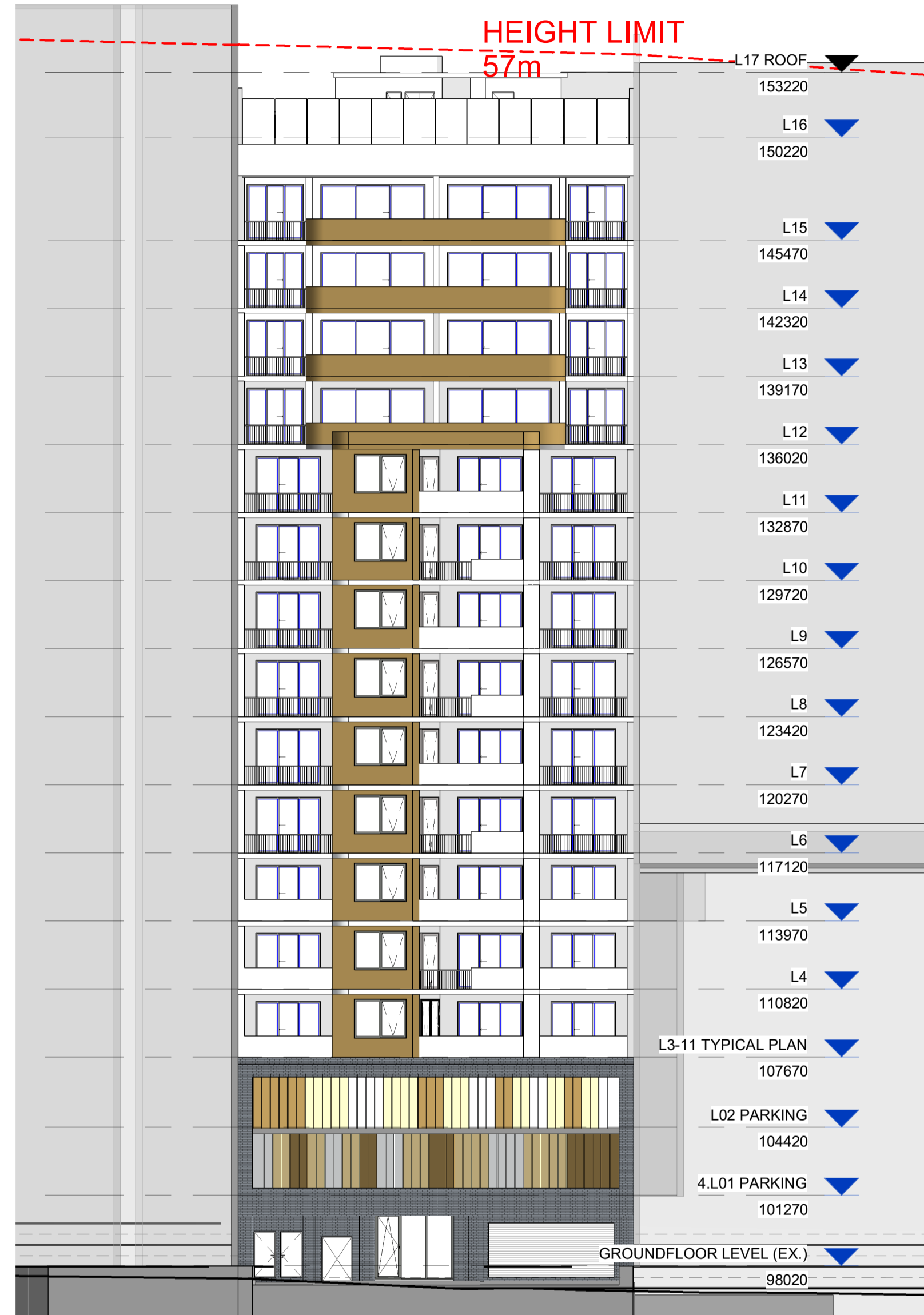
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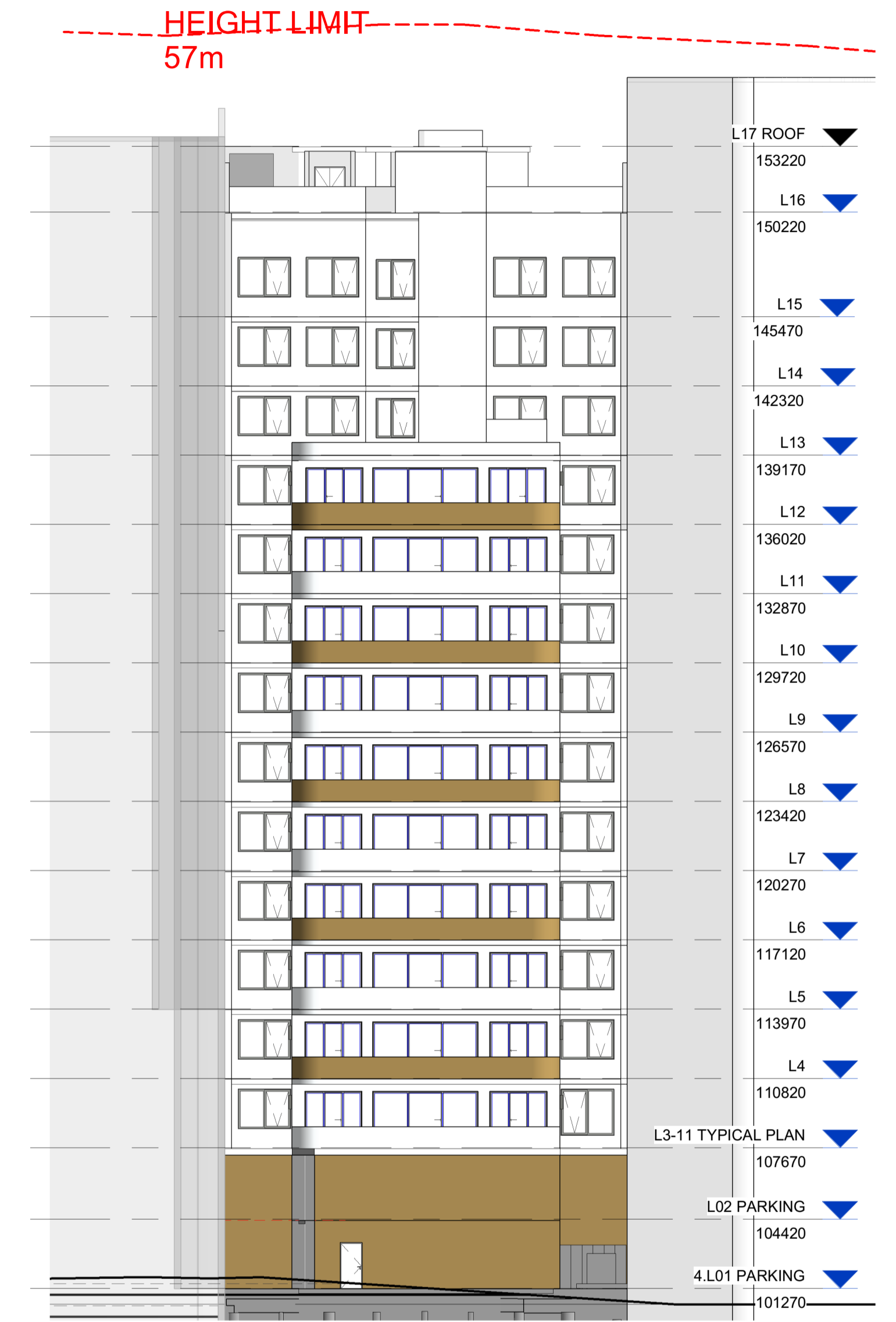
Rev	Date	Description	By
1	15/05/23	ISSUE FOR DA	



1 SITE PLAN  
1 : 150



3 NORTH ELEVATION  
1 : 200



4 SOUTH ELEVATION  
1 : 200

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

CLIENT:

Captag James Project Pty Ltd

PROJECT:

10 James St, Carlingford

DRAWING TITLE:

NOTIFICATION PLAN

DATE:

Issue Date

DRAWN BY:

Author

SCALE:

As indicated

PROJECT NO.:

23002

DRAWING No.:

DA510

REV.:

1

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Rev	Date	Description	BY
1	15/05/25	ISSUE FOR DA	



Existing street views

**PUBLIC DOMAIN WORKS**

-  Existing traffic sign
-  Root barrier shall extend 2000-3000mm from tree centre. Linear root barrier 600mm minimum depth required
-  Council's nature strip as per council's requirements
-  New Concrete footpath to civil eng's details
-  Existing Concrete footpath
-  Street tree planting with tree guard - refer to typical details

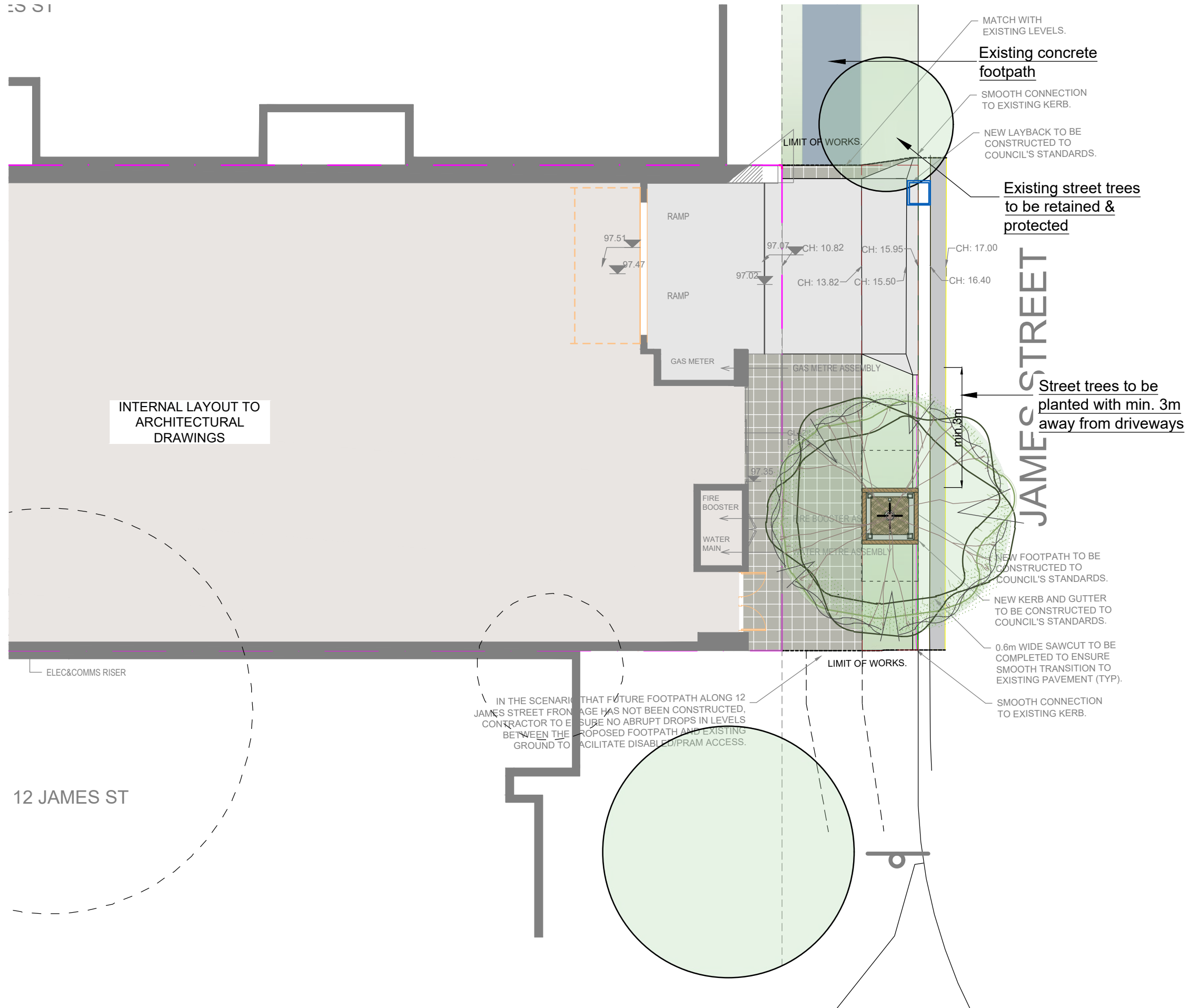
**STREET TREES**

Medium sized street trees with 10-15m height to be placed at 8-10m distances, centre to centre. Min.200L stock size required form Town Centre & Urban Village, and Neighbourhood & Village Active Strip. *Lophostemon confertus* is required to be planted along James St, refer to PDG 2017 Figure 4.56 Page 154

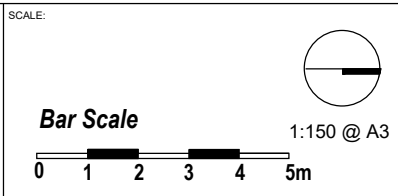
**Botanical Name:** *Lophostemon confertus*  
**Common Name:** Brush Box (Native)  
**Pot size:** 200L  
**Mature H x S:** 15m x 7-13m  
**Qty Required:** 1



33 31



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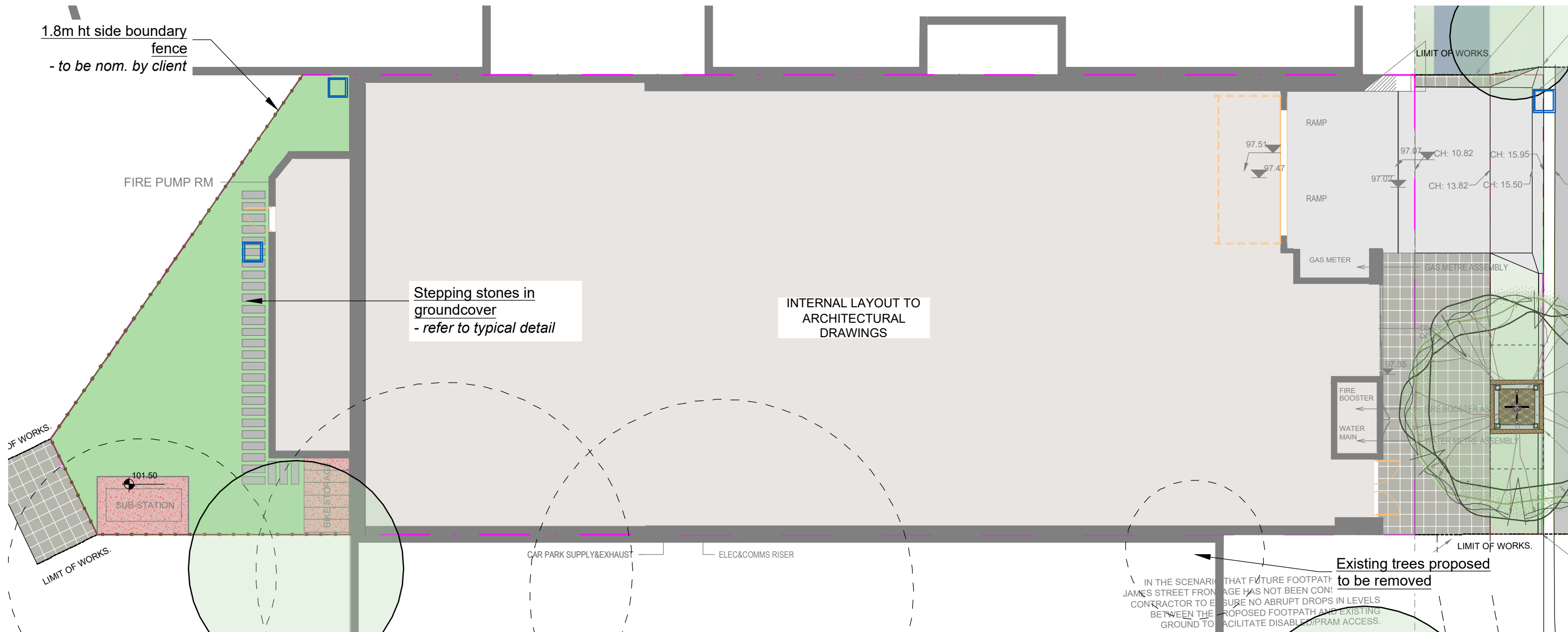
REV	DATE	NOTATION/AMENDMENT
A	09.5.2025	Issued for DA

COUNCIL	PARRAMATTA
CLIENT	CAPIO PROPERTY
ARCHITECT	CAPIO PROPERTY
STATUS / ISSUE	DA- ISSUE A

Suit 101,  
506 Miller Street,  
CAMMERAY  
NSW 2062  
Phone: 9922 5312  
Mob: 0413 861 351  
www.conzept.net.au  
enquiries@conzept.net.au

TITLE:	<b>PUBLIC DOMAIN PLAN</b>
	PROPOSED RFB DEVELOPMENT
	<b>10 JAMES STREET CARLINGFORD</b>

PROJECT No:	LPDA 25 -196 / 1
DATE:	MAY 2025
DRAWN:	L.Z
CHECKED:	R.F




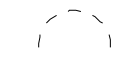



## LOCATION PLAN

Scale: NTS




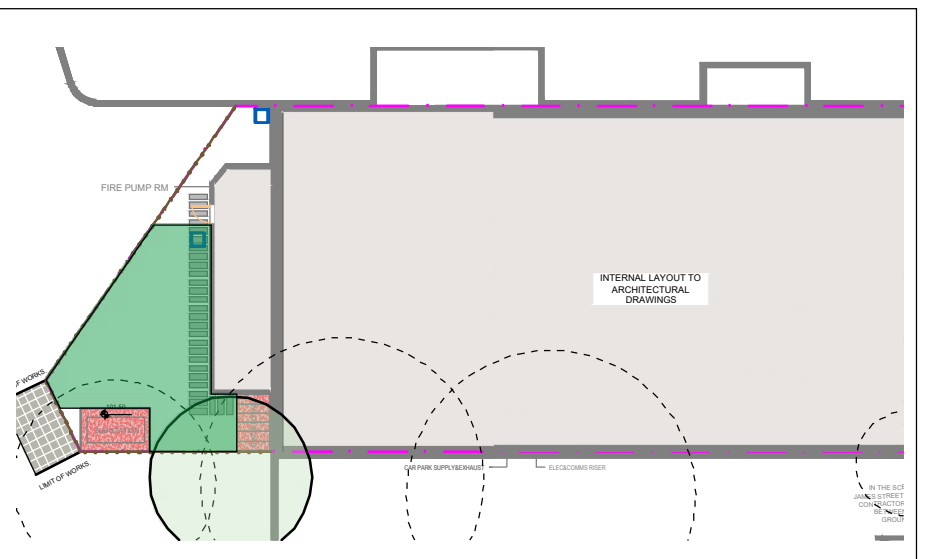
### LANDSCAPE ITEMS

-  1.8m Ht side boundary fence to be nom. by client
-  Stepping stones in groundcover - refer to typical detail
-  Landscape garden space - refer to the Landscape Plan
-  Trees proposed to be removed and replaced with new landscaping
-  Existing trees proposed to be retained and protected

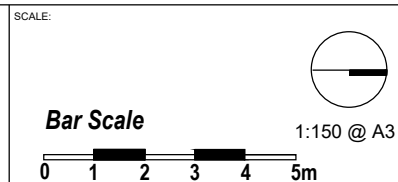
### DEEP SOIL CALCULATION BY ADG REQUIREMENTS

CALCULATIONS BY THE ARCHITECT, REFER TO ARCHITECTURAL DRAWING DA001 FOR DEEP SOIL CALCULATIONS

<b>SITE AREA:</b>	<b>916m<sup>2</sup></b>
<b>REQUIRED DEEP SOIL AREA:</b> MIN.3M WIDTH	<b>64m<sup>2</sup> (7%)</b>
<b>PROPOSED DEEP SOIL AREA:</b>	<b>75.6m<sup>2</sup> (8.2%)</b>
<b>DEEP SOIL AREA:</b>	



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COUNCIL	PARRAMATTA
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ARCHITECT	CAPIO PROPERTY
STATUS / ISSUE	DA- ISSUE A



TITLE:	<b>HARDSCAPE PLAN</b>
	PROPOSED RFB DEVELOPMENT
	<b>10 JAMES STREET CARLINGFORD</b>

PROJECT No:	LPDA 25 -196 / 2
DATE:	MAY 2025
DRAWN:	L.Z
CHECKED:	R.F

**Shrubs & grasses:**

- 1 CA
- 23m<sup>2</sup> DR

**Trees to include:**

- 2 BI

**Groundcover :**

- 2m<sup>2</sup> LLT
- 5m<sup>2</sup> TT

**Hedges:**

- 21 SC

**Shrubs & grasses:**

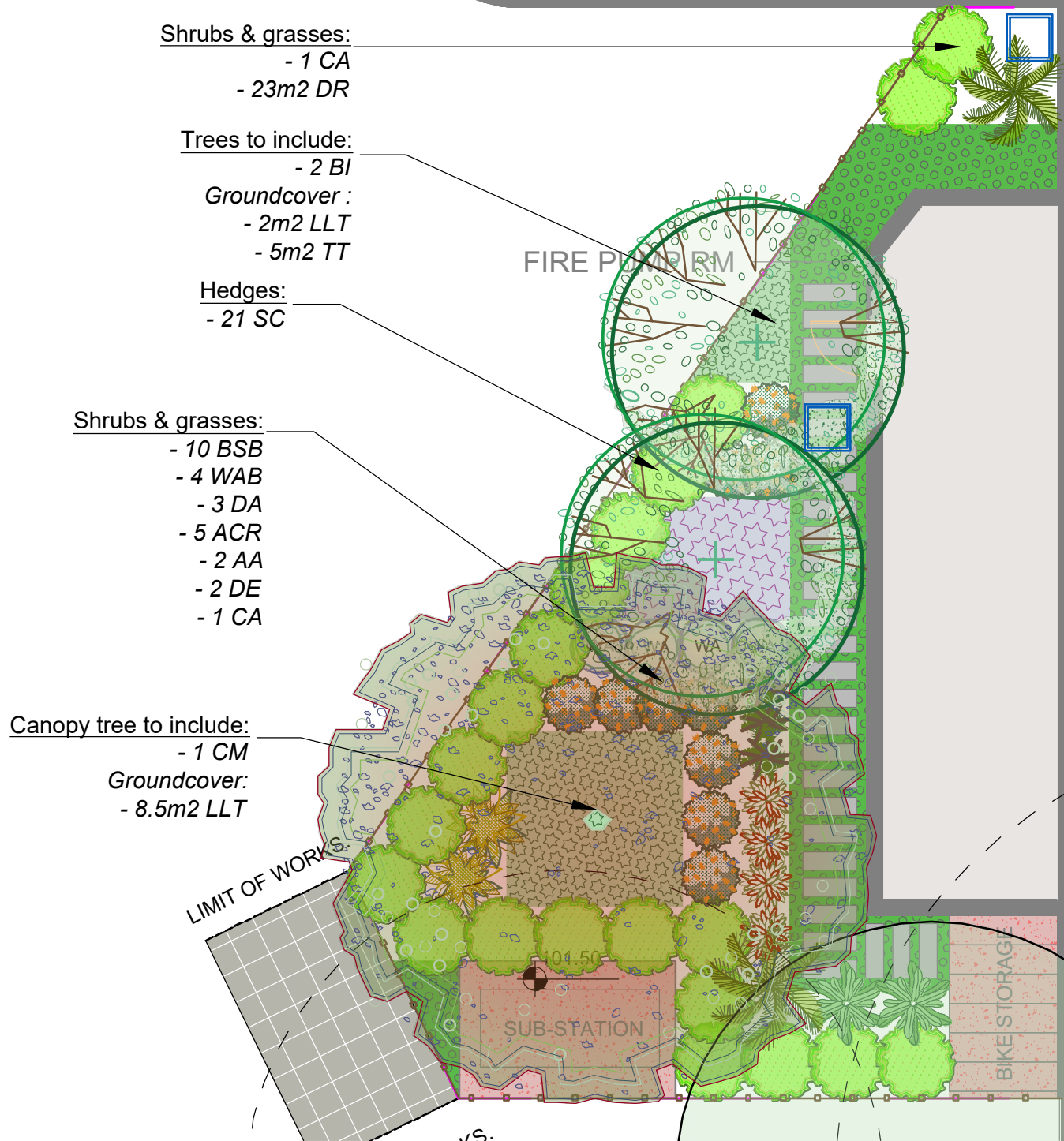
- 10 BSB
- 4 WAB
- 3 DA
- 5 ACR
- 2 AA
- 2 DE
- 1 CA

**Canopy tree to include:**

- 1 CM

**Groundcover:**

- 8.5m<sup>2</sup> LLT



INTERNAL LAYOUT TO ARCHITECTURAL DRAWINGS

**LEGEND & SCHEDULE**

- NOTES:**
- ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
  - 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.
  - WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
  - LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
  - ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
  - 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.

**TREES**

- BI** **Botanical Name:** *Banksia integrifolia*  
**Common Name:** Coastal Banksia (Native)  
**Pot size:** 75LT  
**Mature H x S:** 6-8m x 4-5m  
**Qty Required:** 2
- CM** **Botanical Name:** *Corymbia maculata*  
**Common Name:** Spotted Gum (Native)  
**Pot size:** 100LT  
**Mature H x S:** 15-20m x 8-15m  
**Qty Required:** 1

**SHRUBS & HEDGES**

- SC** **Botanical Name:** *Syzygium 'Cascade'*  
**Common Name:** Cascade Lilly Pilly (Native)  
**Pot size:** 200mm  
**Mature H x S:** 2.5m x 1.8m  
**Qty Required:** 21

- WAB** **Botanical Name:** *Westringia 'Aussie Box'*  
**Common Name:** Westringia Aussie Box (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.9m x 0.9m  
**Qty Required:** 4
- BS** **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:** 10

**FEATURE & FERNS**

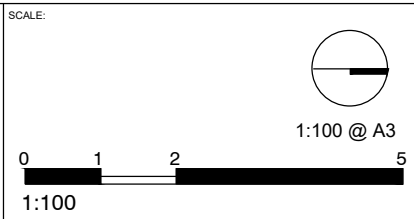
- DA** **Botanical Name:** *Doodia aspera*  
**Common Name:** Prickly Rasp Fern (Native)  
**Pot size:** 150mm  
**Mature H x S:** 0.4m x 0.5m  
**Qty Required:** 3

- DE** **Botanical Name:** *Doryanthes excelsa*  
**Common Name:** Gymea Lily (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.1m x 1m  
**Qty Required:** 2
- ACR** **Botanical Name:** *Alpinia caerulea 'Red Back'*  
**Common Name:** Red Back Native Ginger (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.5m x 1-1.5m  
**Qty Required:** 5
- AA** **Botanical Name:** *Asplenium australasicum*  
**Common Name:** Birds Nest Fern (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.4m  
**Qty Required:** 2
- CA** **Botanical Name:** *Cyathea australis*  
**Common Name:** Rough Tree Fern (Native)  
**Pot size:** 45L (Min 1m trunk)  
**Mature H x S:** 2.5-5m x 3m  
**Qty Required:** 2

**GROUND & GRASSES**

- DR** **Botanical Name:** *Dichondra repens*  
**Common Name:** Kidney Weed (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 9/m<sup>2</sup> (23m<sup>2</sup> total)
- LLT** **Botanical Name:** *Lomandra longifolia 'Tanika'*  
**Common Name:** Lomandra Tanika (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.8m x 0.8m  
**Qty Required:** 3/m<sup>2</sup> (10.5m<sup>2</sup> 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/m<sup>2</sup> (5m<sup>2</sup> total)

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ARCHITECT	CAPIO PROPERTY
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NSW 2062  
Phone: 9922 5312  
Mob: 0413 861 351  
www.conzept.net.au  
enquiries@conzept.net.au

TITLE:	LANDSCAPE PLAN		PROJECT No:	LPDA 25 -196 / 3
	PROPOSED RFB DEVELOPMENT		DATE:	MAY 2025
	10 JAMES STREET CARLINGFORD		DRAWN:	L.Z
			CHECKED:	R.F

**OTHER LANDSCAPE ITEMS**

-  Safety balustrade
-  Frameless glass pool fence & gate by client
-  Timber decking
-  High quality natural stone paving
-  Decorative white pebbles
-  Outdoor proprietary furniture to be nom. by client
-  Outdoor dining set to be nom. by client
-  Composite timber platform bench seat
-  Day bed/ bench seat
-  Selected urban tubs for feature plantings
-  Outdoor additional arrangements- BBQ to be nom. by client



FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS OR ZINCO ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION

**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.

**TREES**

**MGE**  
**Botanical Name:** *Magnolia 'Little Gem'*  
**Common Name:** Little Gem Magnolia (Exotic)  
**Pot size:** 45Lt  
**Mature H x S:** 4m x 3m  
**Qty Required:** 4

**OEK**  
**Botanical Name:** *Olea europaea 'Kalamata'*  
**Common Name:** Kalamata Olive (Exotic)  
**Pot size:** 45Lt  
**Mature H x S:** 5m x 4m  
**Qty Required:** 1

**FEATURE PLANTS**

**CA**  
**Botanical Name:** *Cordyline australis*  
**Common Name:** Cabbage tree (Native)  
**Pot size:** 75L  
**Mature H x S:** 4m x 1-2.5m  
**Qty Required:** 2

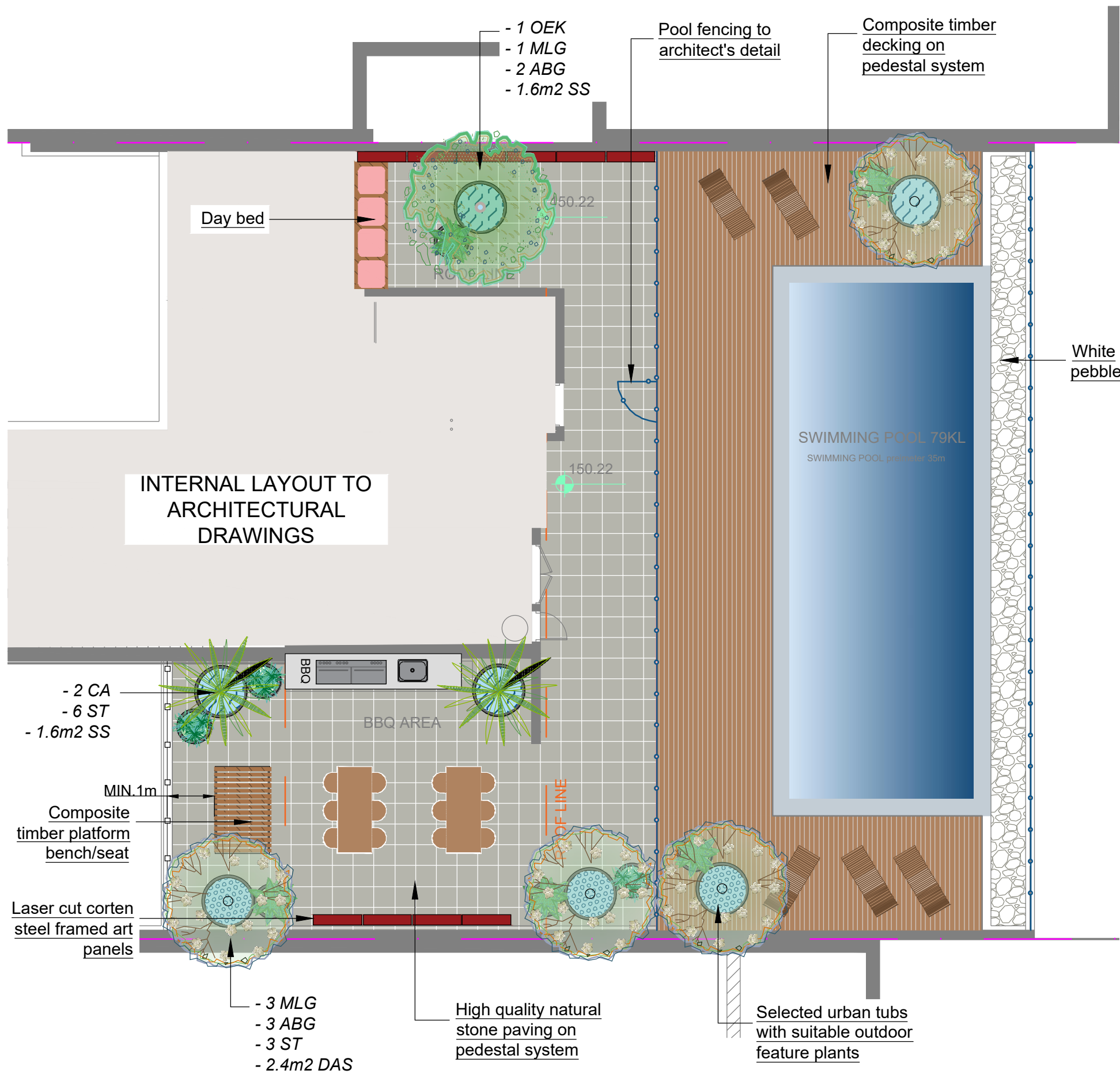
**ABG**  
**Botanical Name:** *Agave 'Blue Glow'*  
**Common Name:** Blue Glow Agave (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.75m  
**Qty Required:** 5

**ST**  
**Botanical Name:** *Sansevieria trifasciata*  
**Common Name:** Snake Plant (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.8m x 0.4m  
**Qty Required:** 9

**GROUNDCOVERS & GRASSES**

**DAS**  
**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/m<sup>2</sup> (2.4m<sup>2</sup> total)

**SS**  
**Botanical Name:** *Senecio serpens*  
**Common Name:** Blue Chalk sticks (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.2m x 0.4m  
**Qty Required:** 5/m<sup>2</sup> (3.2m<sup>2</sup> total)



**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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SCALE: 1:100 @ A3  


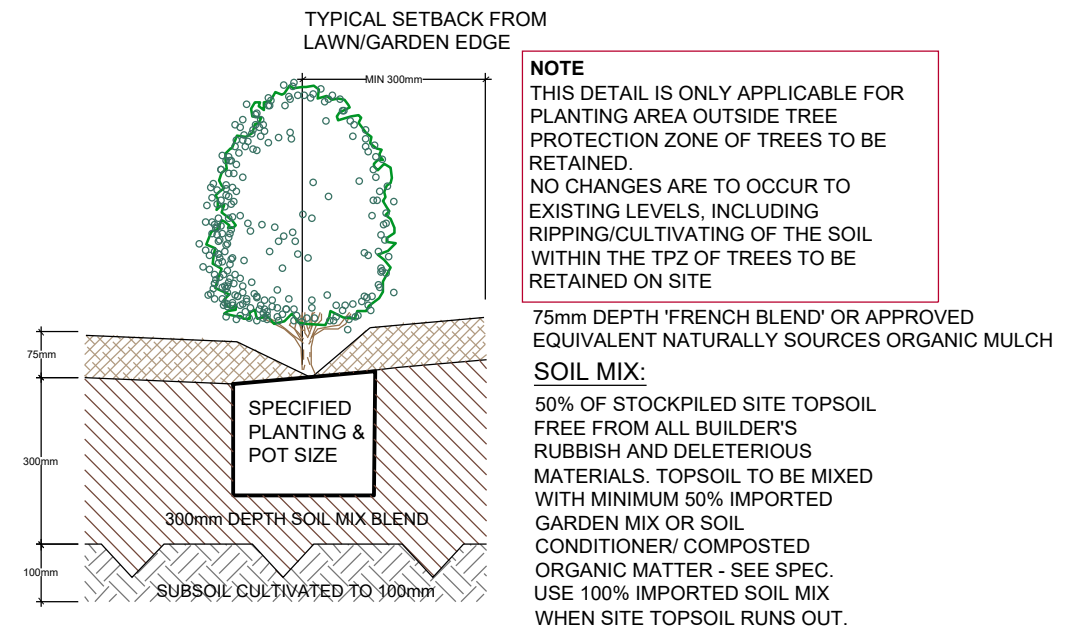
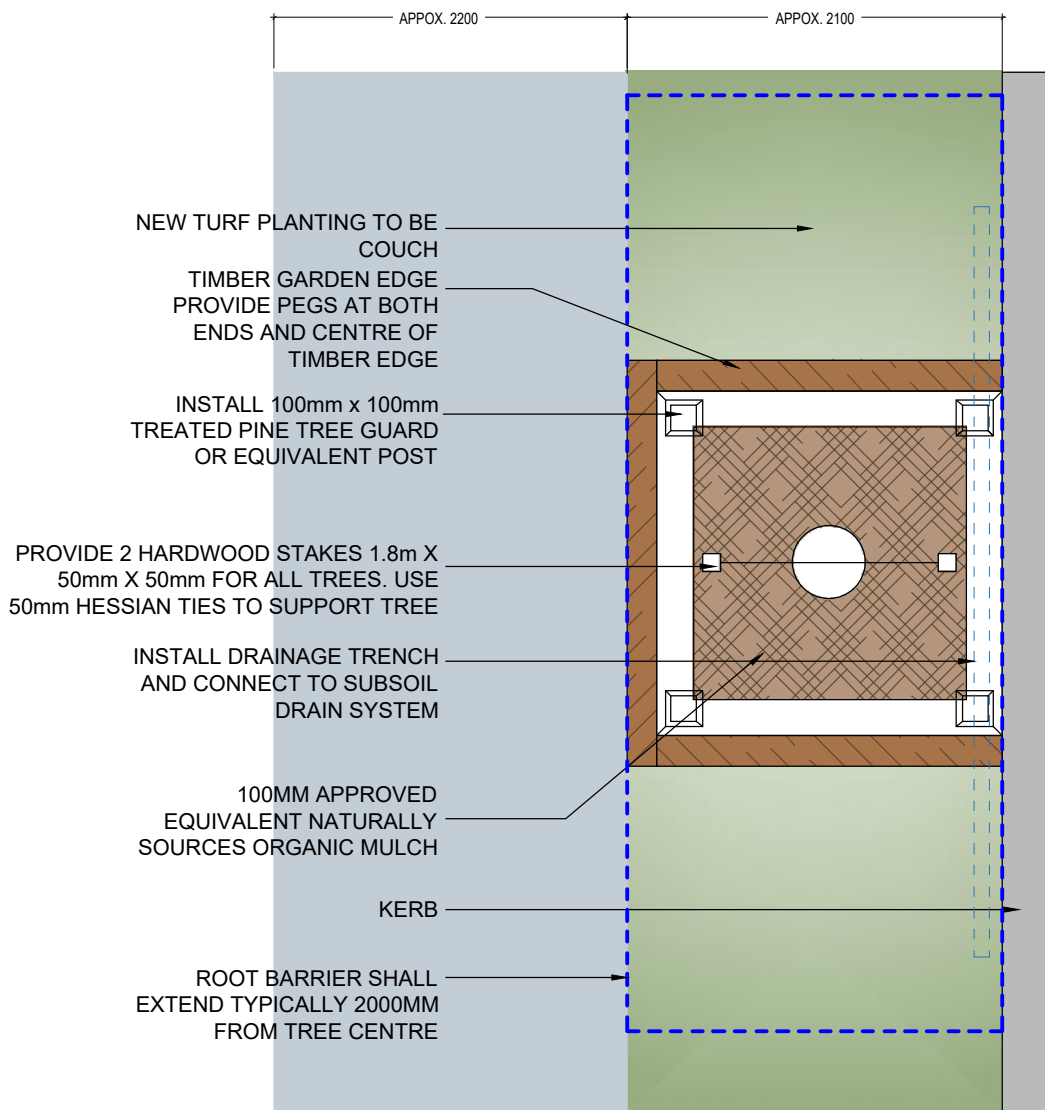
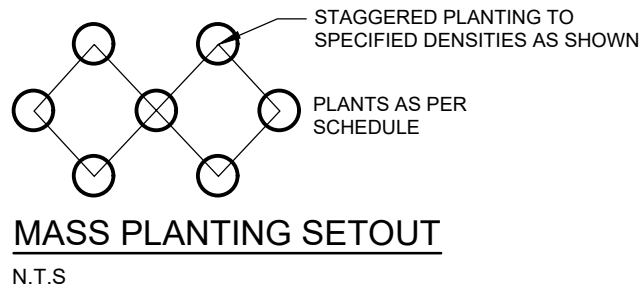
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A	09.5.2025	Issued for DA

COUNCIL	PARRAMATTA
CLIENT	CAPIO PROPERTY
ARCHITECT	CAPIO PROPERTY
STATUS / ISSUE	DA- ISSUE A

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 enquiries@conzept.net.au

TITLE:  
**LANDSCAPE PLAN - ROOF PLAN**  
 PROPOSED RFB DEVELOPMENT  
**10 JAMES STREET CARLINGFORD**

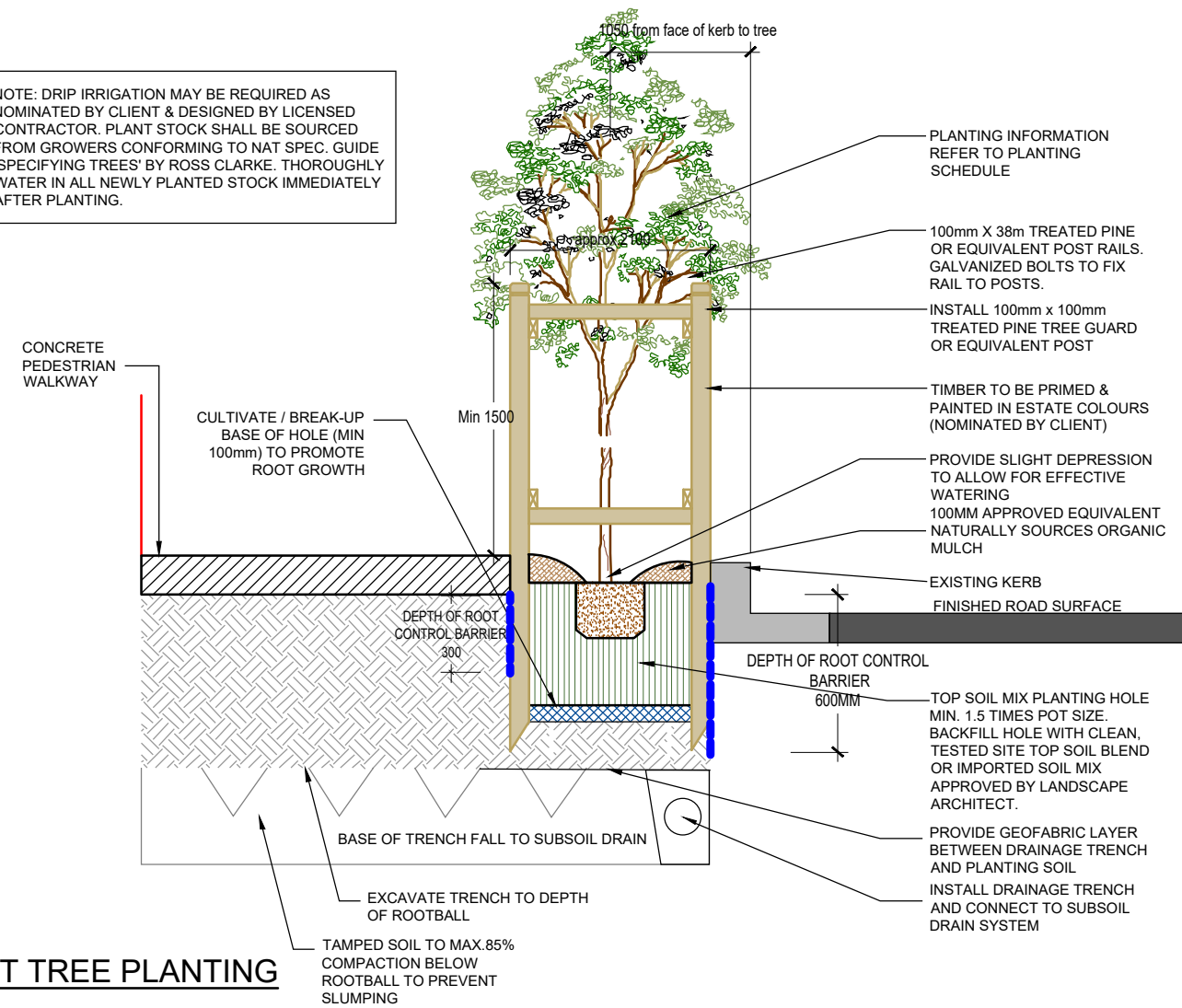
PROJECT No:	LPDA 25 -196 / 4
DATE:	MAY 2025
DRAWN:	L.Z
CHECKED:	R.F



**TYPICAL GARDEN PREPARATION DETAIL**  
SCALE 1:10

JAMES STREET

**NOTE:** DRIP IRRIGATION MAY BE REQUIRED AS NOMINATED BY CLIENT & DESIGNED BY LICENSED CONTRACTOR. PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO NAT SPEC. GUIDE 'SPECIFYING TREES' BY ROSS CLARKE. THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.



**TYPICAL STREET TREE PLANTING**  
SCALE: NTS

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STATUS / ISSUE	DA- ISSUE A

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TITLE:	<b>DETAILS</b>
	PROPOSED RFB DEVELOPMENT
	<b>10 JAMES STREET CARLINGFORD</b>

PROJECT No:	LPDA 25 -196 / 5
DATE:	MAY 2025
DRAWN:	L.Z
CHECKED:	R.F

# SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval



*Corymbia maculata*



*Banksia integrifolia*



*Westringia 'Aussie Box'*



*Syzygium 'Cascade'*



*Banksia 'Birthday Candles'*



*Alpinia caerulea 'Red Back'*



*Doryanthes excelsa*



*Asplenium australasicum*



*Doodia aspera*



*Carpobrotus 'Aussie Rambler'*

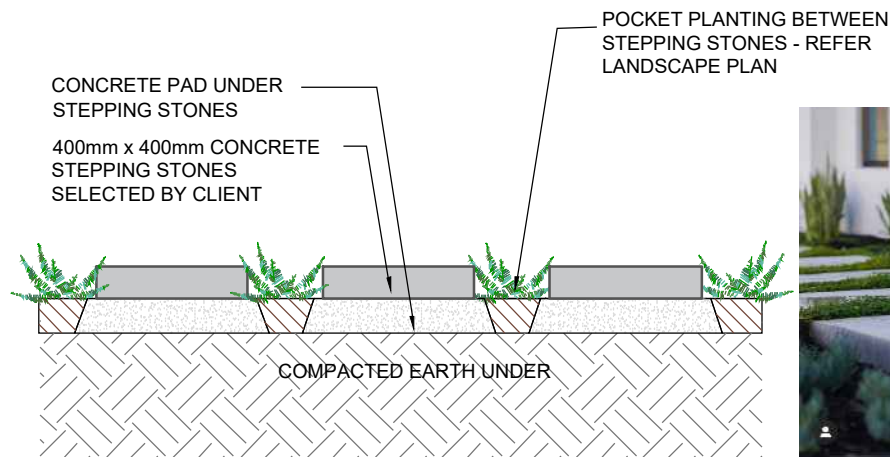


*Dichondra repens*



*Lomandra longifolia 'Tanika'*

STEPPING STONES IN NATURAL DEEP- SOIL DESIGNED TO PROVIDE PRACTICAL ACCESS WHILE RETAINING A PERMEABLE ZONE & MINIMIZING STORM WATER RUN-OFF



## STEPPING STONES IN GROUNDCOVER PLANTING

SCALE 1:10

## MATERIALS & FINISHES



Day bed



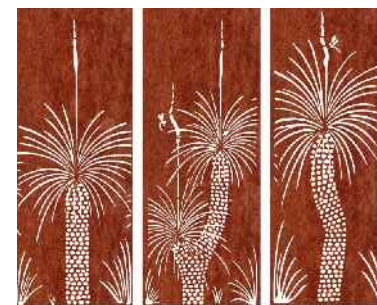
Urban tubs



BBQ & Picnic tables



White pebbles



Laser cut corten steel framed art panels



Timber platform seatings



Timber decking on pedestal system

**General Notes:**  
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*Sanseveria trifasciata*  
 AILA Associate



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TITLE:  
**PLANTING PALETTES**  
 PROPOSED RFB DEVELOPMENT  
**10 JAMES STREET  
 CARLINGFORD**

PROJECT No:	LPDA 25 -196 / 6
DATE:	MAY 2025
DRAWN:	CHECKED:
L.Z	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, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

#### 1.02 PROTECTION OF ADJACENT FINISHES

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

#### 1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with AS 4970-2009 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 'Guidelines for Erosion and Sediment Control on Building Sites' by DLWC (2000) 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 complies with **AS 4454-2012 Composts, soil conditioners and mulches**. 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 soil. All mixes are to comply with **AS4419-2003 Soils for Landscaping and 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

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 AS4419-2003 Soils for Landscaping and garden use 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 Environmental & Soil Laboratory 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

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 2303:2019 Tree stock for landscape use**. Certification that trees have been grown to AS2303:2018 guidelines is to be provided upon request of Council's Tree Management Officer.

##### Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

*Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure*

##### Below - Ground Assessment:

*Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering* For further explanation and description of these assessment criteria, refer to AS2303:2019.

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 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

##### c) Fertilisers

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

##### d) Mulch

Mulch shall be an approved equal to "French Blend Mulch or approved equivalent naturally sources organic mulch" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

##### e) Turf

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

#### 3.02 INSTALLATION

##### a) Setting Out

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

##### b) Planting

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

##### c) Staking and Tying

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

##### d) Mulching

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

Moisten turf 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) Nature Strip and public domain works

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. Where council policy specifies a particular unit paver, material finish, pattern or treatment, it shall be the contractors responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction works'

##### f) Drainage pit

Drainage pits and drainage lines should be located within garden areas to allow for site drainage while minimising impact on the proposed planting scheme. Where possible, pits and linework should be located at the edge of landscape strips to avoid precluding planting centrally in garden areas. Where pits and linework occur within garden beds, the landscape contractor shall take all precautions to avoid damaging storm water when planting shrubs and trees. landscape contractors shall not alter the form of swales designed to direct overland flow.

### 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 brought 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 on 1300 886 235.

### IRRIGATION WORKS

#### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.

An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces.

The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

*New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Gas and Electricity (Consumer Safety) Act 2017, 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 the highest 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.

<b>General Notes:</b> Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work. © Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONCEPT (ABN: 75 623 405 630) This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner. 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 Sulphurcrest Enterprises (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.	 <b>AILA Associate</b>  <b>www.dialbeforeyoudig.com.au</b>	SCALE:	REV	DATE	NOTATION/AMENDMENT	COUNCIL	 Suit 101, 506 Miller Street, CAMMERAY NSW 2062  Phone: 9922 5312 Mob: 0413 861 351  www.conzept.net.au enquiries@conzept.net.au	TITLE:	PROJECT No:
			A	09.5.2025	Issued for DA	PARRAMATTA		CLIENT	LPDA 25 -196 / 7
						ARCHITECT	PROPOSED RFB DEVELOPMENT	DATE:	MAY 2025
						STATUS / ISSUE	<b>10 JAMES STREET CARLINGFORD</b>	DRAWN:	CHECKED:
						DA- ISSUE A		L.Z	R.F

# 10 JAMES STREET, CARLINGFORD STORMWATER CONCEPT DESIGN



LOCALITY PLAN  
NOT TO SCALE  
COPYRIGHT OF NEARMAP

DRAWING INDEX			
SHEET No.	DWG. No.	DRAWING TITLE	REV.
01	S01-SW100	COVER SHEET & DRAWING INDEX	A
02	S01-SW201	EROSION & SEDIMENT CONTROL PLAN & DETAILS	A
03	S01-SW301	STORMWATER CONCEPT DESIGN BASEMENT LEVEL 02 PLAN	A
04	S01-SW302	STORMWATER CONCEPT DESIGN GROUND FLOOR PLAN (1/2)	A
05	S01-SW303	STORMWATER CONCEPT DESIGN GROUND FLOOR PLAN (2/2)	A
06	S01-SW304	STORMWATER CONCEPT DESIGN LEVEL 01 PARKING PLAN	A
07	S01-SW305	STORMWATER CONCEPT DESIGN ROOF PLAN	A
08	S01-SW401	STORMWATER CONCEPT DESIGN DETAILS SHEET 01 OF 02	A
09	S01-SW402	STORMWATER CONCEPT DESIGN DETAILS SHEET 02 OF 02	A
10	S01-SW501	STORMWATER CONCEPT DESIGN MUSIC CATCHMENT PLAN & DETAILS	A

PREPARED BY



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ARCHITECT



CLIENT

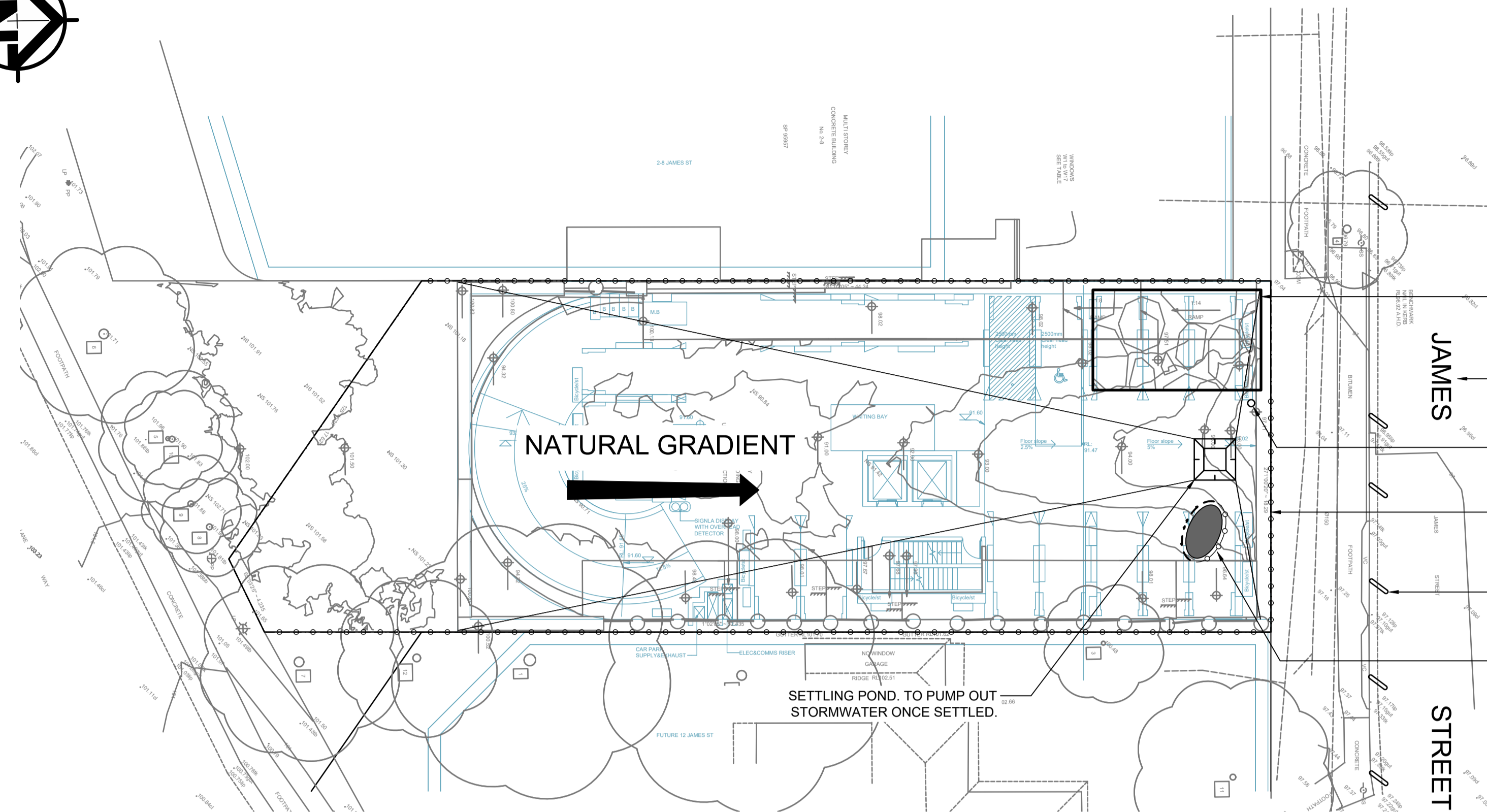
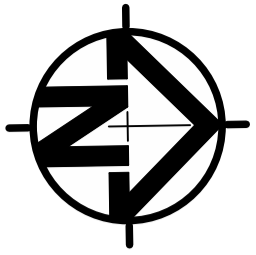
CAPTAG JAMES  
PROJECT PTY LTD

LGA



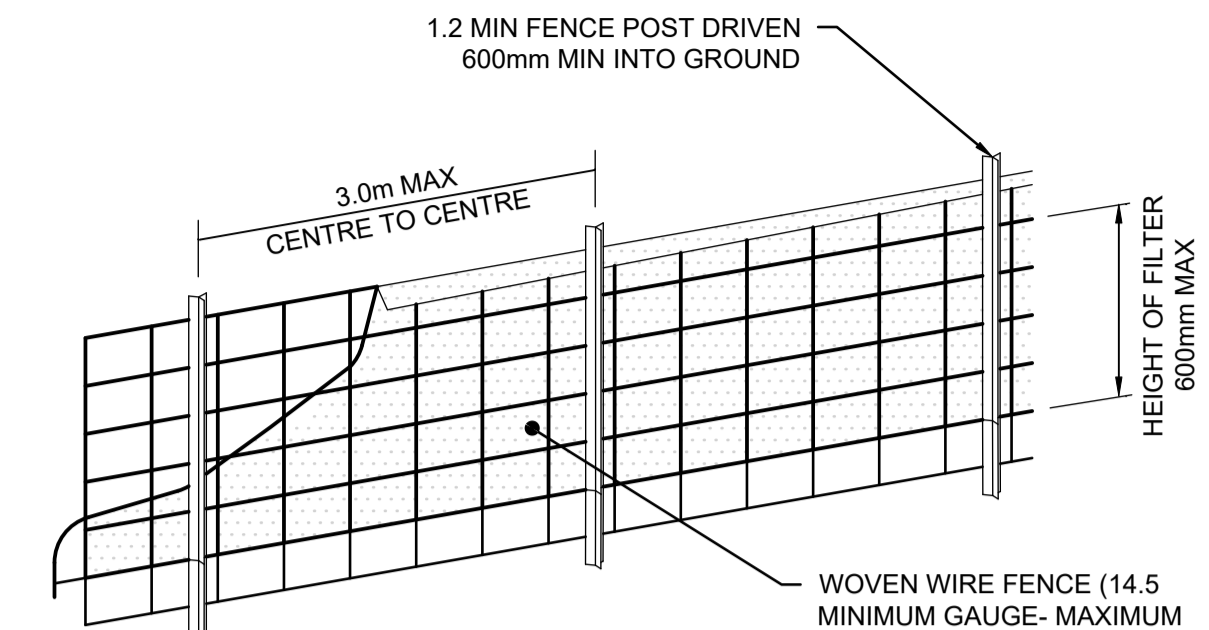
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NOT FOR CONSTRUCTION

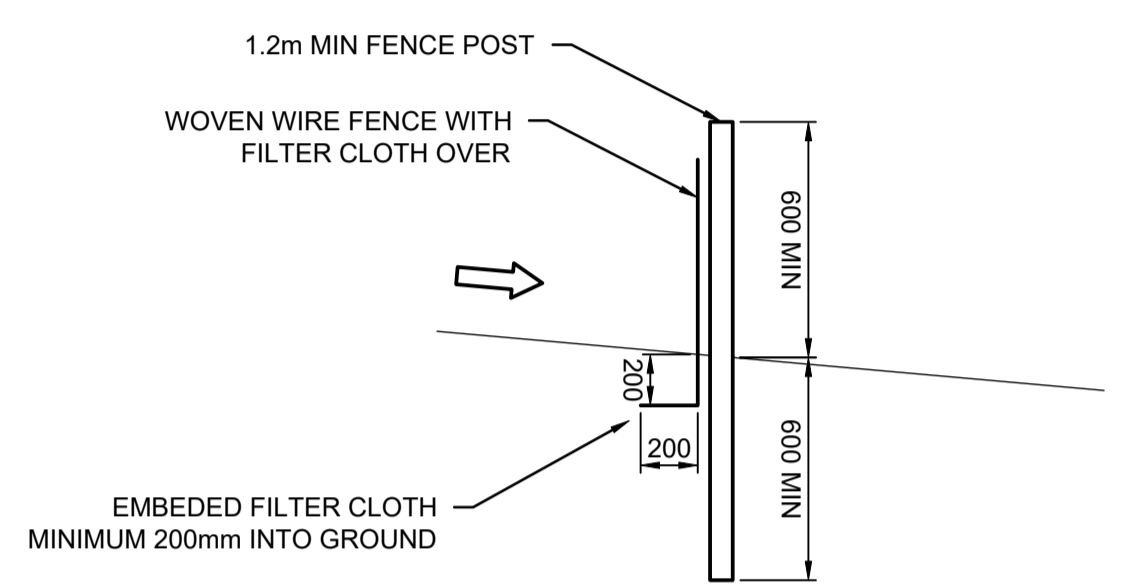


**EROSION AND SEDIMENT CONTROL**  
SCALE 1:200

- SITE ENTRY FROM JAMES STREET. RUBBLE ENTRY TO BE TEMPORARILY INSTALLED (REFER TO DETAIL). LOCATION TO BE CONFIRMED BY ARCHITECT.
- CONTRACTOR TO ENSURE THAT JAMES STREET STAYS CLEAN FROM SEDIMENT AT ALL TIMES AND DURING VEHICULAR TRAFFIC.
- PROVIDE TAP AND HOSE BEHIND FENCE LINE. ALL TRUCK TIRES MUST BE WASHED DOWN BEFORE DEPARTING.
- EROSION AND SEDIMENT CONTROL FENCE TO BE INSTALLED AROUND THE LOWER SIDES OF PROPERTY BOUNDARY WHERE REQUIRED (REFER TO DETAIL).
- INSTALL SAND BAGS TO PREVENT STORMWATER POLLUTION AFFECTING JAMES STREET.
- LOCATION OF STOCKPILES

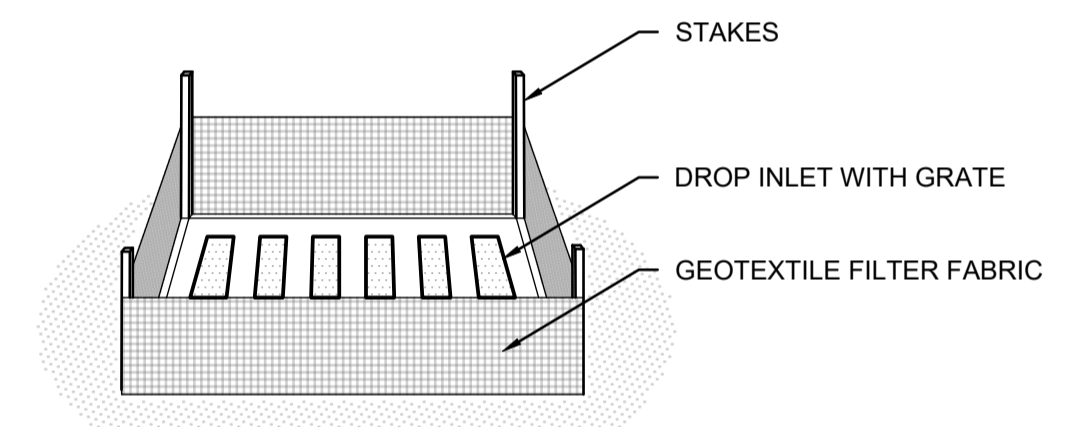


DIAGRAMMATIC VIEW

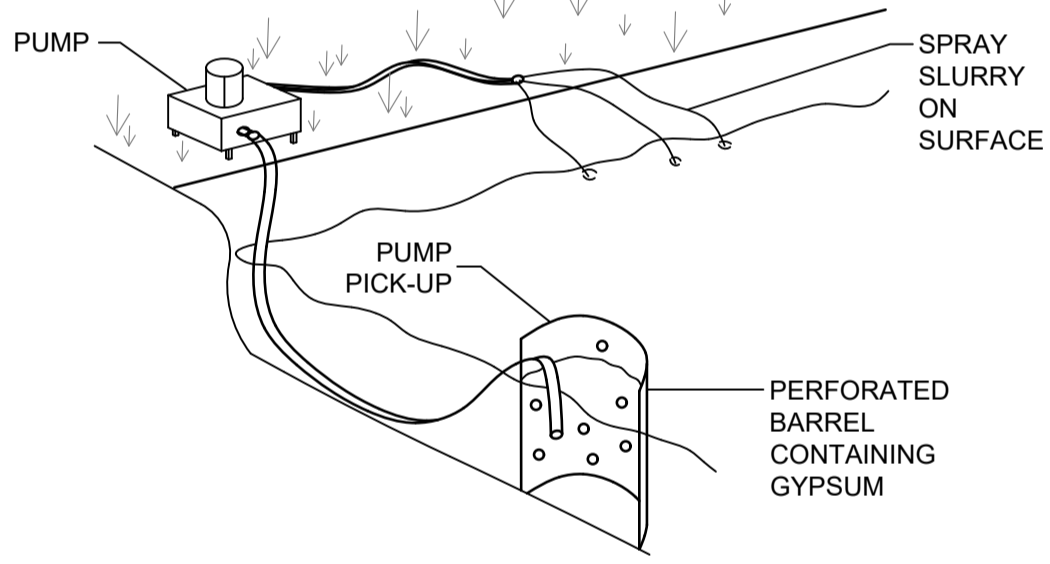


TYPICAL SECTION

**SEDIMENT FENCE**  
NOT TO SCALE



- NOTE:**
1. FLOCCULATION TO BE USED IF WATER IS NOT CLEAR (ie. SEDIMENT GREATER THAN 50 mg/L) PRIOR TO DISCHARGING FROM TEMPORARY PUMP OUT
  2. FOR RATES & AGENTS SEE APPENDIX E OF NEW SOUTH WALES DEPARTMENT OF HOUSING 'MANAGING URBAN STORMWATER SOILS & CONSTRUCTION'.



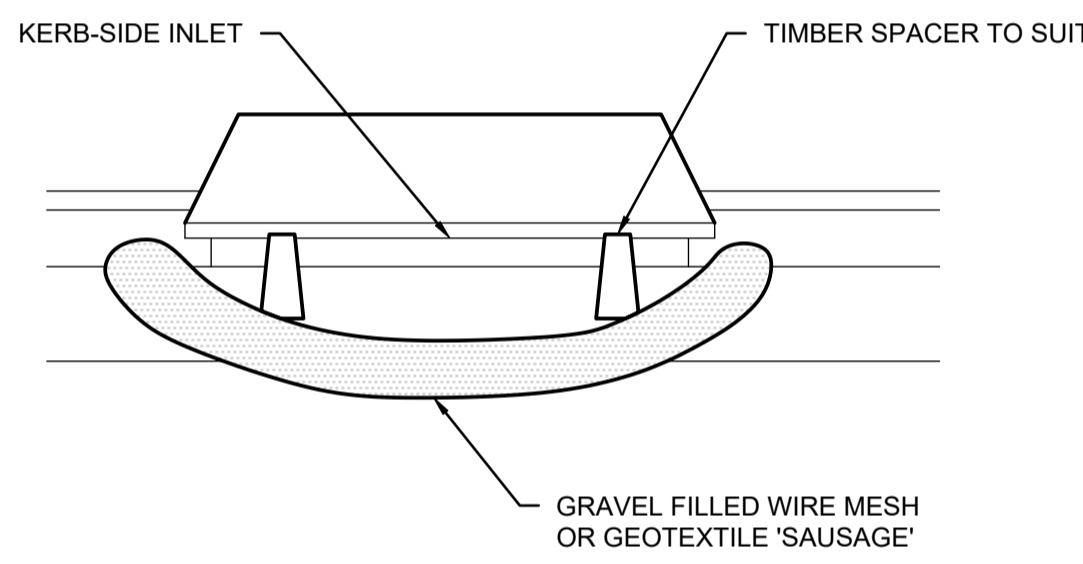
**FLOCCULATION DETAIL**  
NOT TO SCALE

**GENERAL NOTES**

1. THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

**CLAY SOILS**

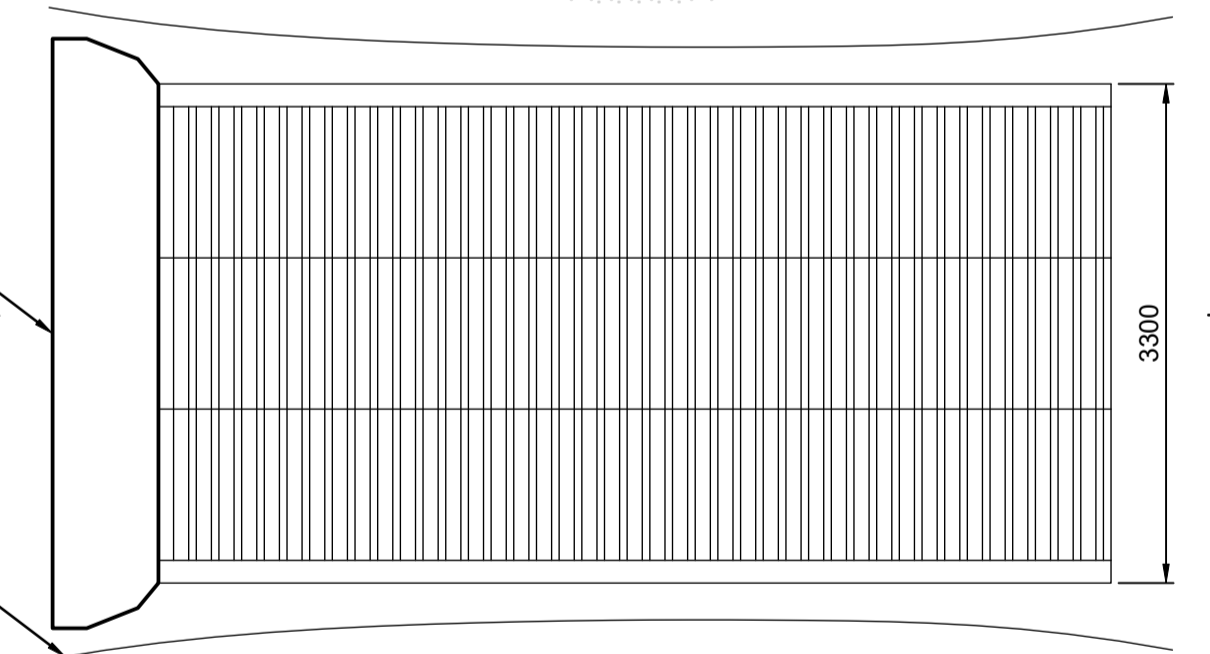
- A SYSTEM SHALL BE INSTALLED TO EITHER:
1. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
  2. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.



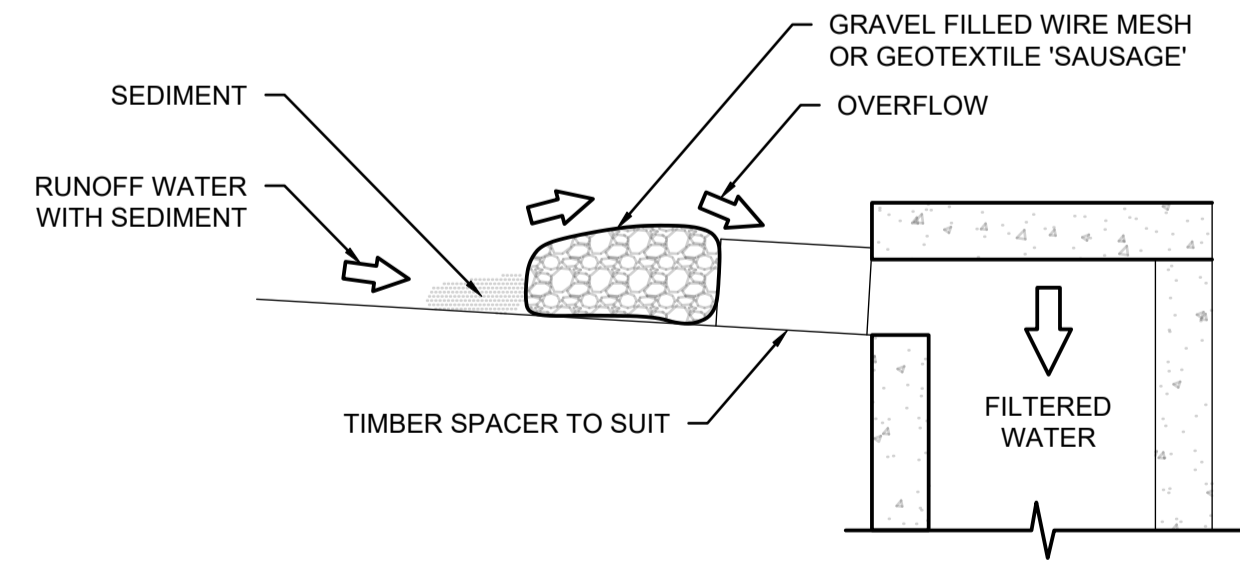
**GEOTEXTILE INLET FILTER**

GEOTEXTILE INLET FILTER IS PLACED IN EVERY PIT WITHIN THE SITE TO ENSURE THE RUNOFF WATER DURING CONSTRUCTION NOT ENTER THE PITS.

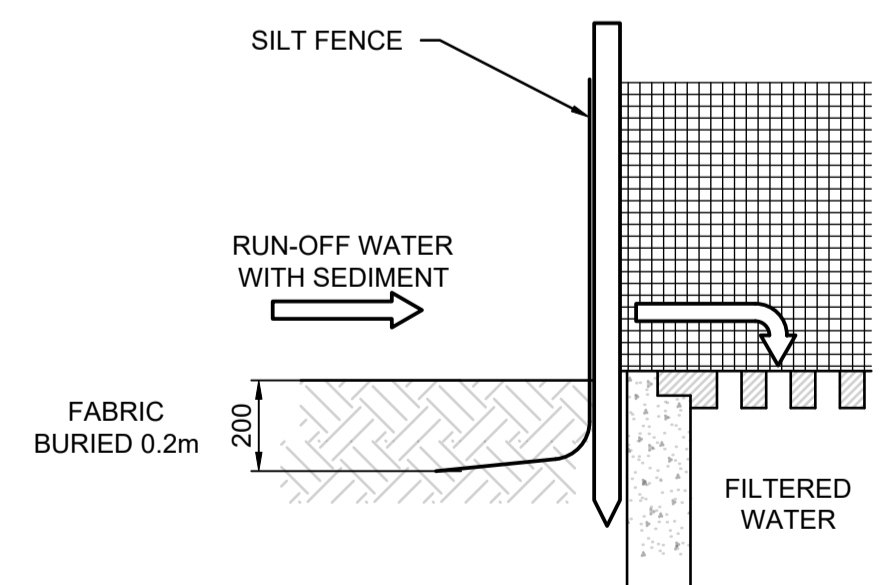
- CATCH DRAIN TO BE PROVIDED ON BOTH SIDES OF 'SHAKE-DOWN' WHERE DIRECTED BY COUNCIL
- RUN-OFF FROM GRIDS TO BE DIRECTED TO SEDIMENT TRAP



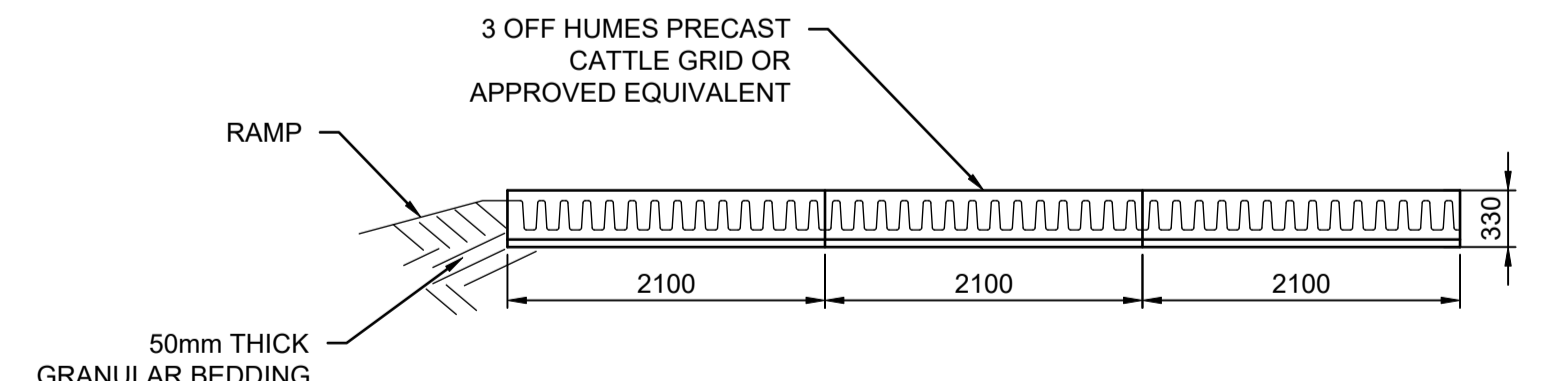
PLAN VIEW



**GRAVEL INLET FILTER (SAUSAGE)**  
NOT TO SCALE



**GEOTEXTILE INLET FILTER**  
NOT TO SCALE



**'CATTLE GRID' ALTERNATIVE**  
TEMPORARY CONSTRUCTION EXIT - NOT TO SCALE

**CONSTRUCTION NOTES**

- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT
- FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL
- FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY
- MAINTAIN THE OPENING WITH SPACER BLOCKS
- FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER
- FIT TO ALL KERB INLETS AT SAG POINTS

**EROSION & SEDIMENTATION CONTROL NOTES**

1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

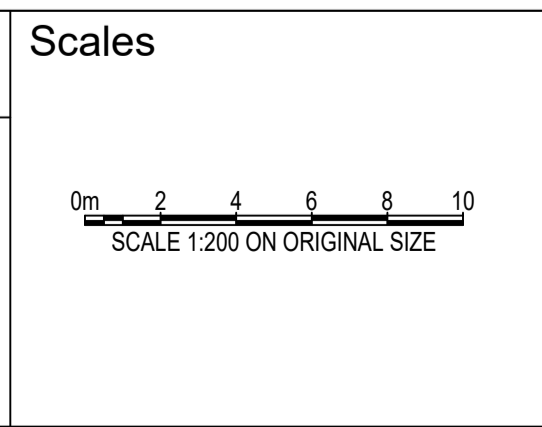
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Discipline	Drawing Title and Number	Date	Rev.	
ARCH	STRUCT			
MECH				
ELEC				
HYD				
FIRE				
LANDS				
CIVIL				
SURVEY				

Quality Control				
DRAWN	DATE	CHECKED	DATE	DESIGNED
CS	16.05.25	SH	16.05.25	CS
SH	16.05.25	CS	16.05.25	SH
SH	16.05.25	SH	16.05.25	SH
SH	16.05.25	SH	16.05.25	SH

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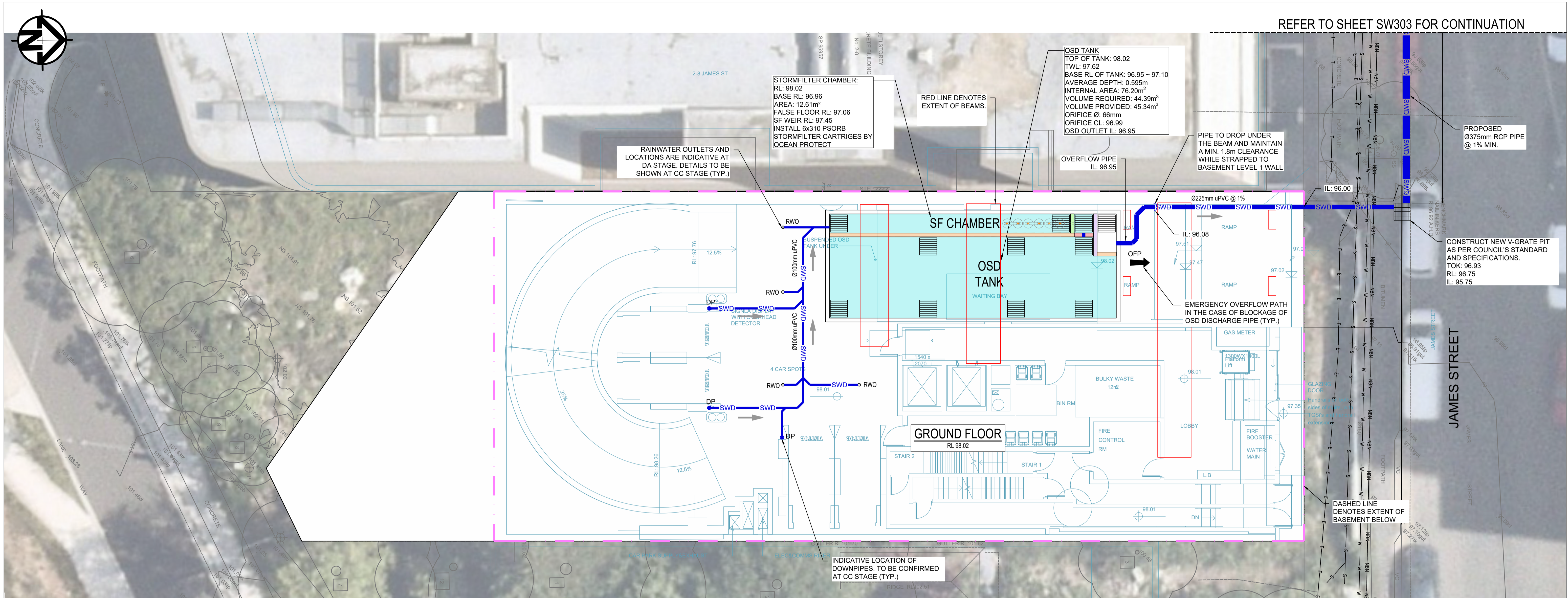


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A.B.N. 21 118 222 530

Status		<b>ISSUED FOR APPROVAL</b> <b>NOT FOR CONSTRUCTION</b>	
Drawing Title			
<b>EROSION &amp; SEDIMENT CONTROL PLAN &amp; DETAILS</b>			
Project No.	Set No.	Drg No.	Revision No.
20240205	S01-SW201		A

Grid	Datum	Sheet
	A.H.D.	02





**DESIGN NOTES:**

THE PROPOSAL IS FOR A RESIDENTIAL DEVELOPMENT CONSISTING OF UNITS.

THE SITE IS LOCATED IN PARRAMATTA CITY COUNCIL.

TOTAL SITE AREA: 917m<sup>2</sup>

ON-SITE DETENTION (OSD) IS REQUIRED AS PER COUNCIL'S DCP.

VOLUME OF THE OSD IS CALCULATED BY THE UPRCT ON-SITE DETENTION CALCULATION EXCEL SPREADSHEET.

SSR: 470 m<sup>3</sup>/ha  
PSD: 80 L/s/ha

WSUD MEASURES ARE REQUIRED AS PER COUNCIL'S DCP.

A MUSIC MODEL HAS BEEN PREPARED TO ENSURE COUNCIL'S REQUIRED WATER QUALITY TARGETS ARE MET.

TSS: 85%  
TP: 65%  
TN: 45%

THE OSD TANK IS LOCATED ON THE GROUND FLOOR UNDER THE DRIVEWAY RAMP WITH THE OVERFLOW GRATE SITUATED ON AN ANGLE SO THAT IN THE CASE OF BLOCKAGE OF THE OSD DISCHARGE PIPE, THERE IS AN EMERGENCY OVERFLOW PATH WHICH IS DIRECTED DOWN THE RAMP AND TOWARDS THE POINT OF DISCHARGE.

**SURFACE GRADING NOTE:**

SURFACES ARE TO BE GRADED TOWARDS SURFACE INLET PIT (GSIP) AND RAINWATER OUTLET (RWO) AT 1% MIN. FOR UNCOVERED AREA AND AT 0.5% MIN. FOR COVERED AREA AS PER AS2890.

SERVICES SHOWN ON PLAN ARE INDICATIVE. EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

Reference Coordination Drawing				
Discipline	Drawing Title and Number	Date	Rev.	
ARCH				
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LANDS				
CIVIL				
SURVEY				

Quality Control			
DRAWN	DATE	CHECKED	DATE
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CS	16.05.25	SH	16.05.25
APPROVED <td>DATE <td>SH</td> <td>16.05.25</td> </td>	DATE <td>SH</td> <td>16.05.25</td>	SH	16.05.25

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**Scales**

0m 1 2 3 4 5  
SCALE 1:100 ON ORIGINAL SIZE

**Client**

CAPTAG JAMES PROJECT PTY LTD

**Architect**

**CAPIO**

**SGC**

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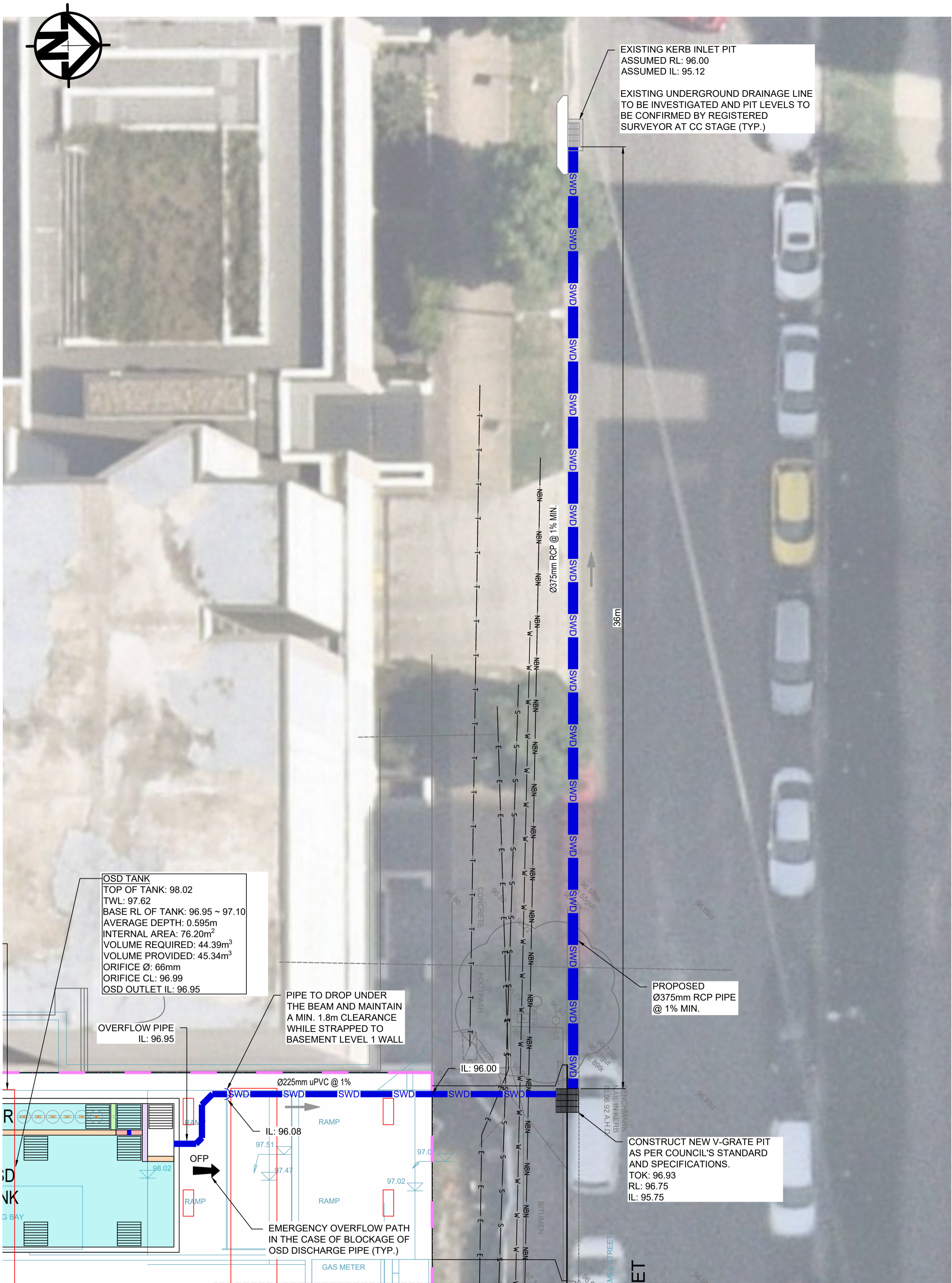
**PROJECT**

10 JAMES STREET,  
CARLINGFORD  
STORMWATER CONCEPT DESIGN

**Status** ISSUED FOR APPROVAL  
NOT FOR CONSTRUCTION

**Drawing Title**  
STORMWATER CONCEPT DESIGN  
GROUND FLOOR PLAN (1/2)

Project No.	Set No.	Drg No.	Revision No.
20240205	S01-SW302		A



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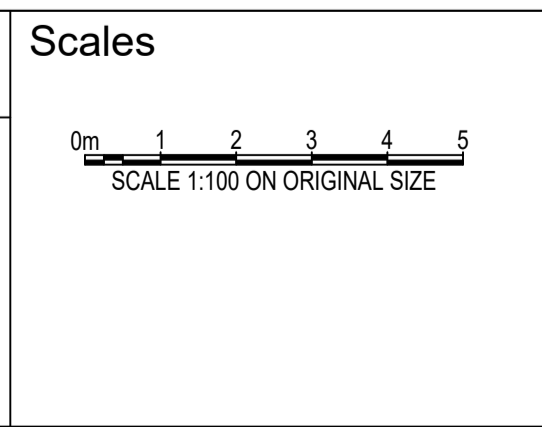
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SURVEY					

Quality Control					
Discipline	Checked By	Date	Checked By	Date	Checked By
DRAWN	CS	16.05.25			
CHECKED	SH	16.05.25			
DESIGNED	CS	16.05.25			
VERIFIED	SH	16.05.25			
APPROVED	SH	16.05.25			

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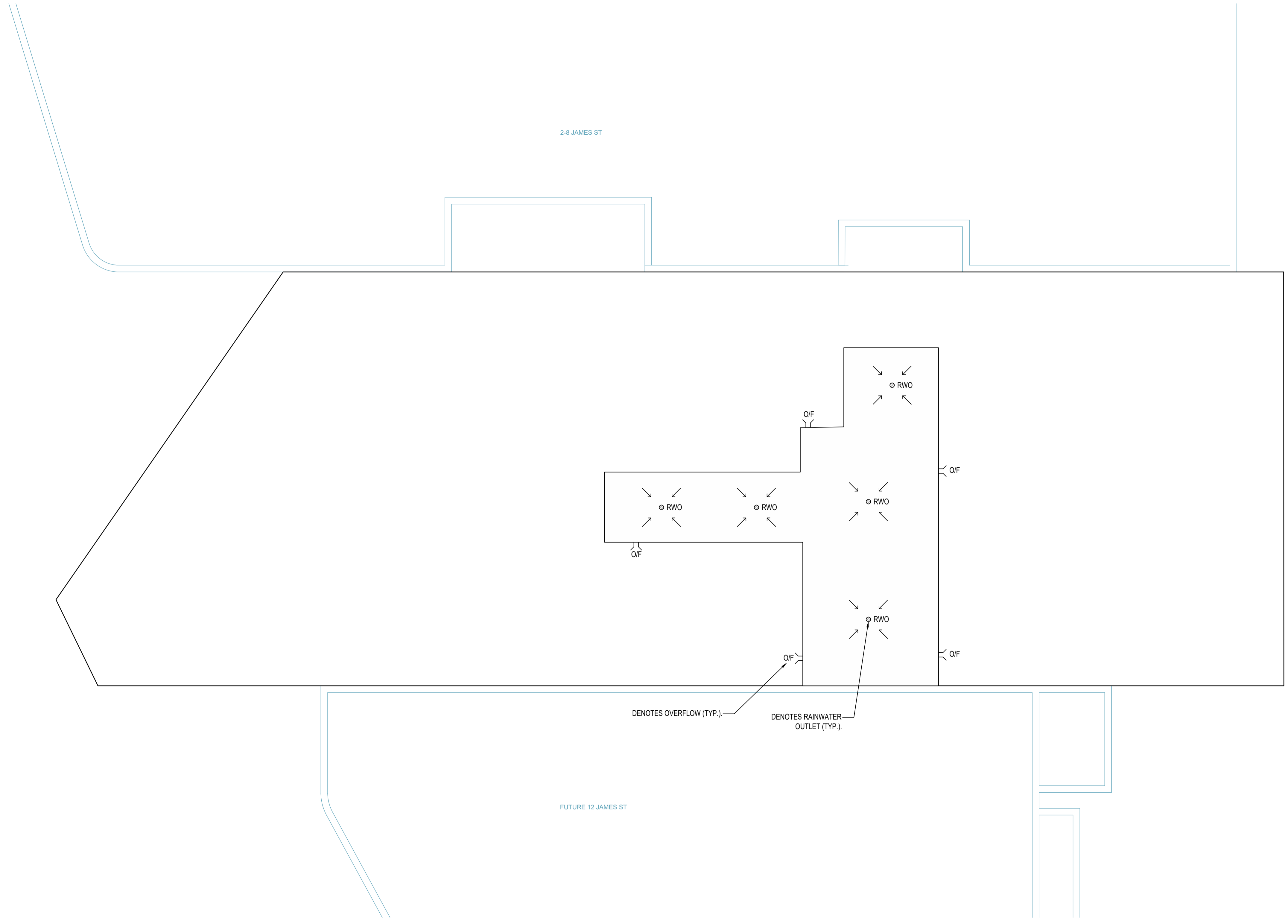
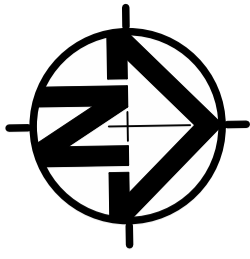


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**PROJECT**  
 10 JAMES STREET,  
 CARLINGFORD  
 STORMWATER CONCEPT DESIGN

Status	ISSUED FOR APPROVAL NOT FOR CONSTRUCTION		
Drawing Title	STORMWATER CONCEPT DESIGN GROUND FLOOR PLAN (2/2)		
Project No.	Set No. - Drg No.	Revision No.	
20240205	S01-SW303	A	





**ROOF DRAINAGE NOTES:**  
 ALL RAINWATER OUTLETS AND OVERFLOW LOCATIONS ARE INDICATIVE.  
 EXACT SIZE AND LOCATION TO BE CONFIRMED AT C.C. STAGE.

**ROOF DRAINAGE NOTES:**  
 THE DRAINAGE SYSTEM FOR THE ROOFS AND FLOORS BELOW ARE TO BE DESIGNED AT C.C. STAGE (TYP.)

DENOTES OVERFLOW (TYP.)      DENOTES RAINWATER OUTLET (TYP.)

A:\Projects\2024\10 James St\10 James St.dwg  
 16 May 2024 10:18:18 AM By: CHRISTIAN WILSON  
 File Name: Z:\Production\2024\10 James St\10 James St.dwg  
 10 James Street, Carlingford NSW 2156

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MECH					
ELEC					
HYD					
FIRE					
LANDS					
CIVIL					
SURVEY					

Quality Control					
Discipline	Checked	Date	By	Date	By
ARCH					
STRUCT					
MECH					
ELEC					
HYD					
FIRE					
LANDS					
CIVIL					
SURVEY					

Issue					
Issue	Last revision title	By	Date	Status	Rev.
A	FOR APPROVAL	CS	16.05.25	02	
P02	PRELIMINARY ISSUE	CS	13.05.25	01	
P01	PRELIMINARY ISSUE	CS	09.05.25	01	

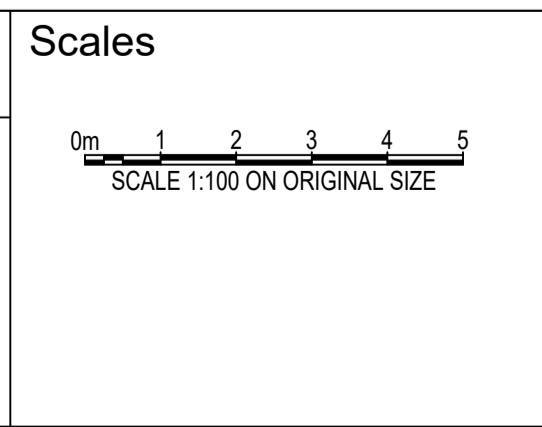
Issuer internal sequence and revision history					
Issue	Last revision title	By	Date	Status	Rev.
1-preliminary					
2-development application					
3-construction certificate					
4-tender					
5-construction					
6-other					

Discipline	Checked	Date	By	Date	By
ARCH					
STRUCT					
MECH					
ELEC					
HYD					
FIRE					
LANDS					
CIVIL					
SURVEY					

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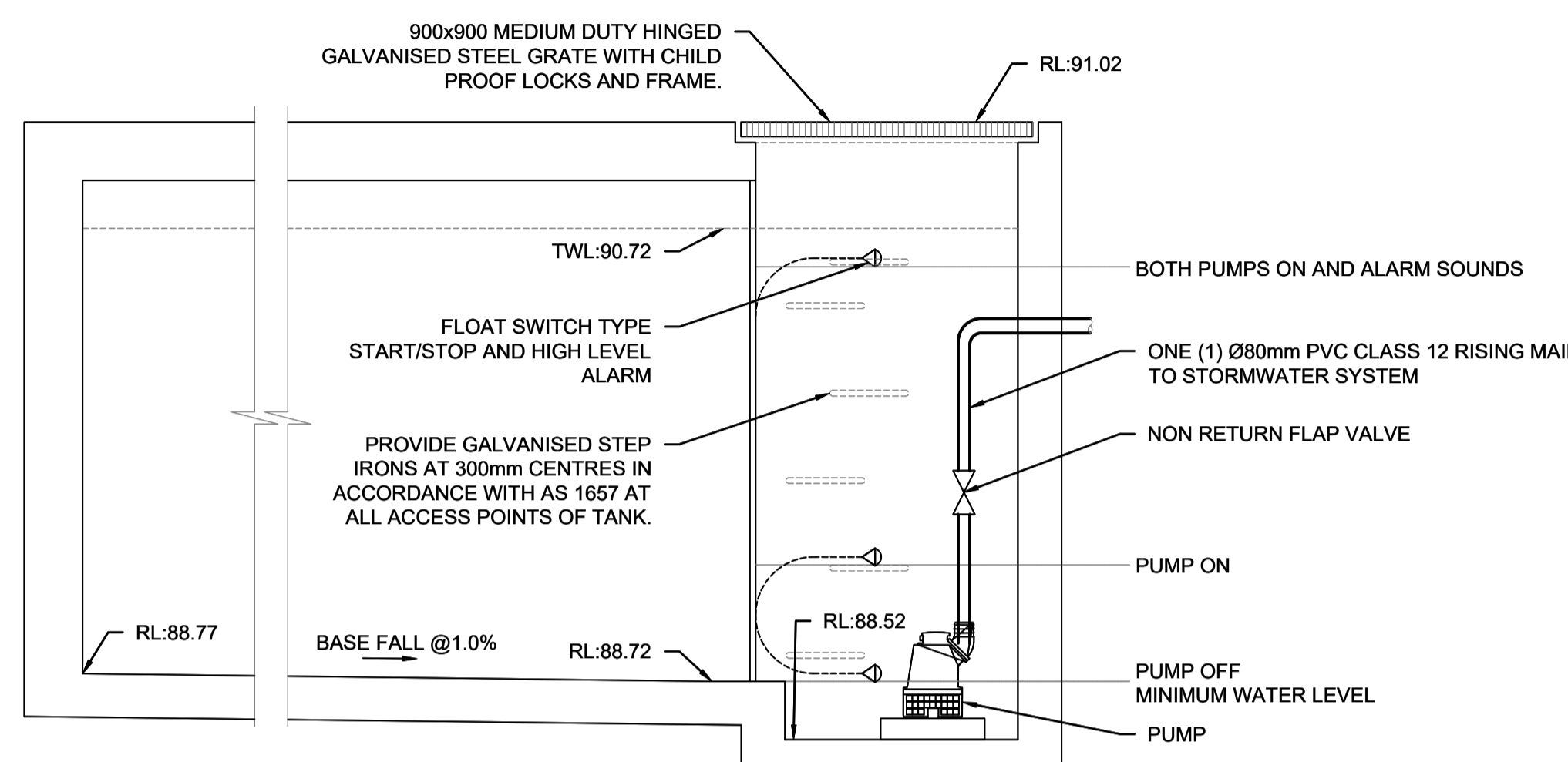
PROJECT  
 10 JAMES STREET,  
 CARLINGFORD  
 STORMWATER CONCEPT DESIGN

Project No.	Set No.	Drg No.	Revision No.
20240205	S01-SW305		A

Status **ISSUED FOR APPROVAL**  
**NOT FOR CONSTRUCTION**

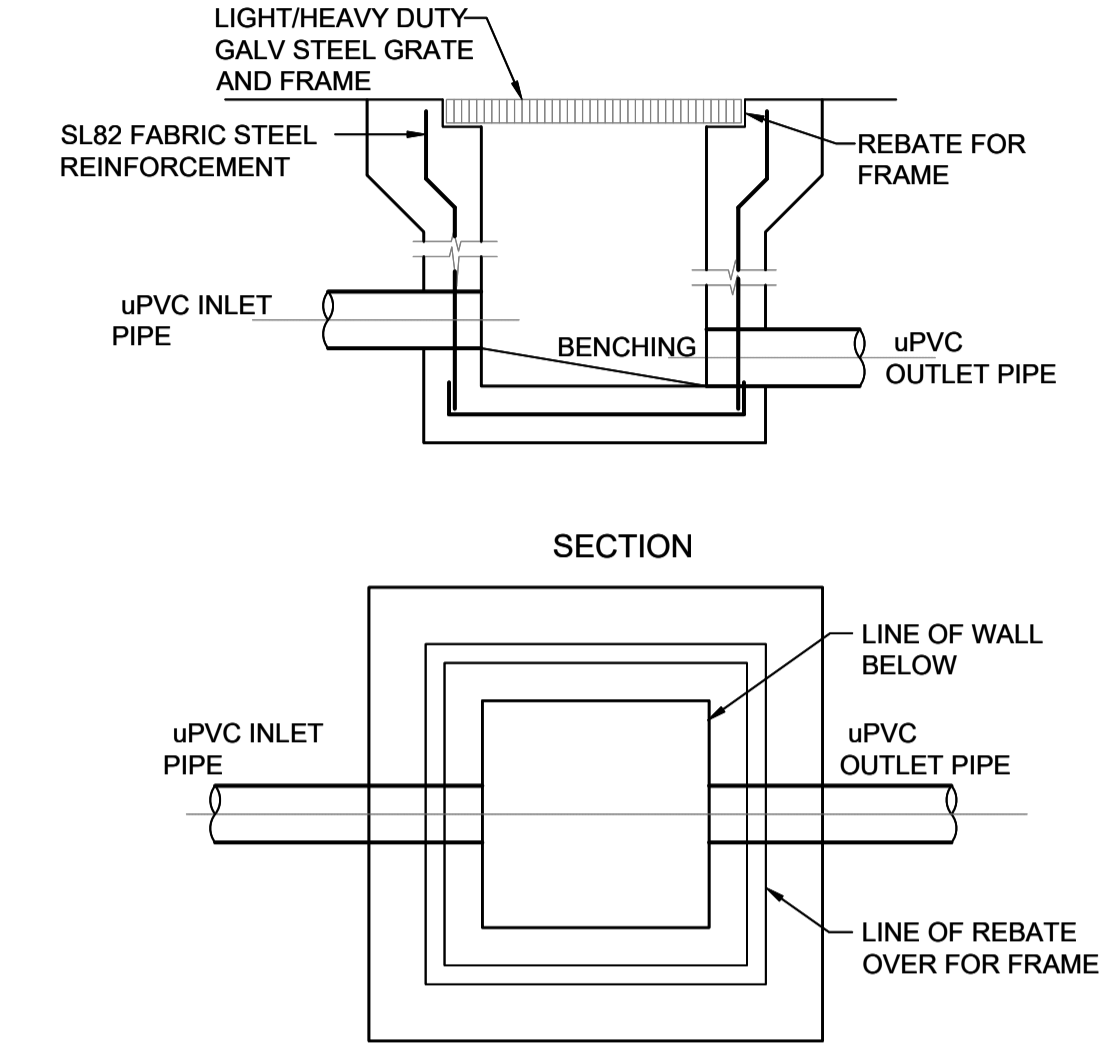
Drawing Title  
 STORMWATER CONCEPT DESIGN  
 ROOF PLAN

Grid	Datum	Sheet
	A.H.D.	07

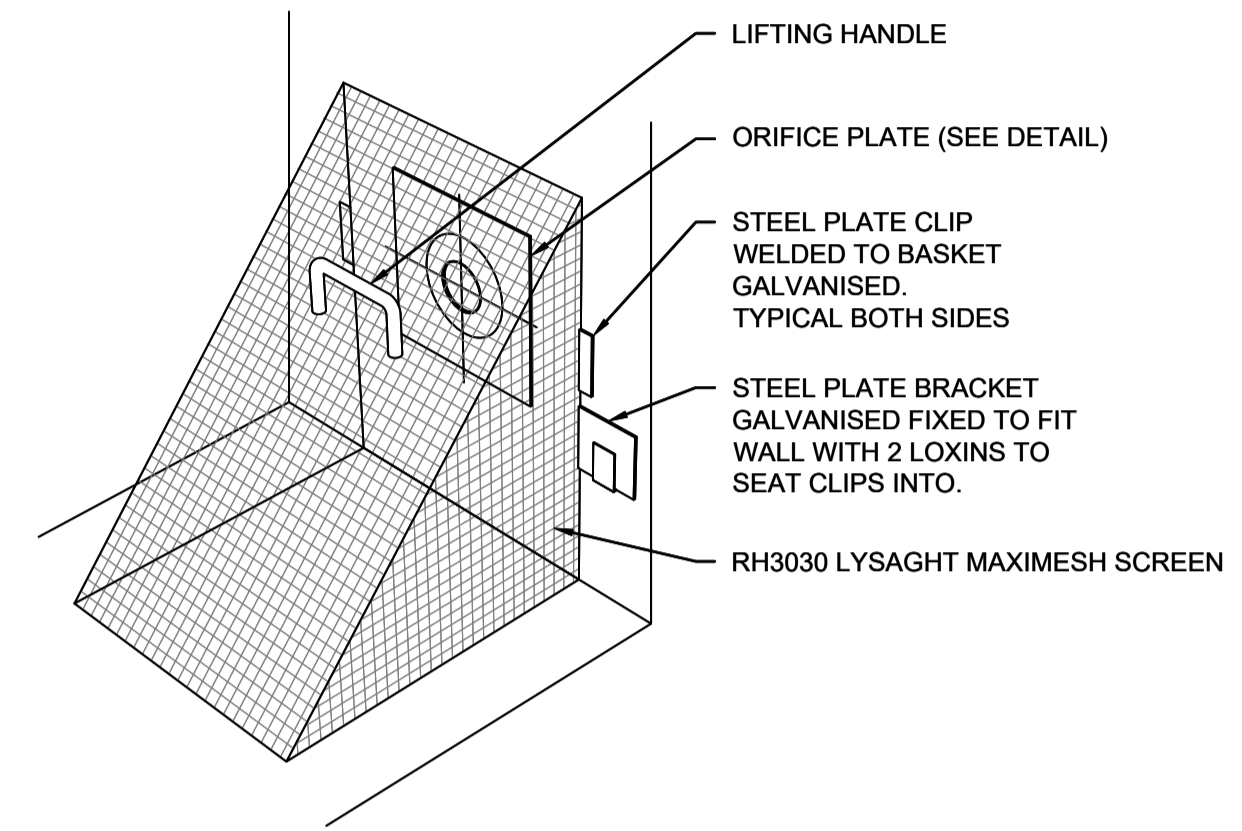


**PUMP OUT TANK**  
 AVERAGE HEIGHT: 2.0m  
 WIDTH: 2.1m  
 LENGTH: 2.5m  
 VOLUME PROVIDED: 10.50m<sup>3</sup>

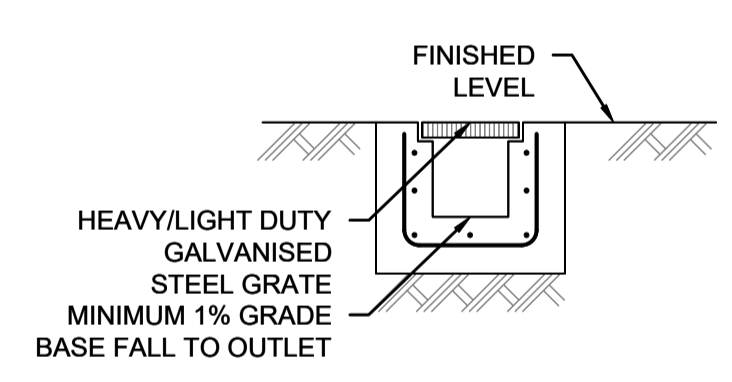
**SUBSOIL PUMP OUT PIT**  
 N.T.S.



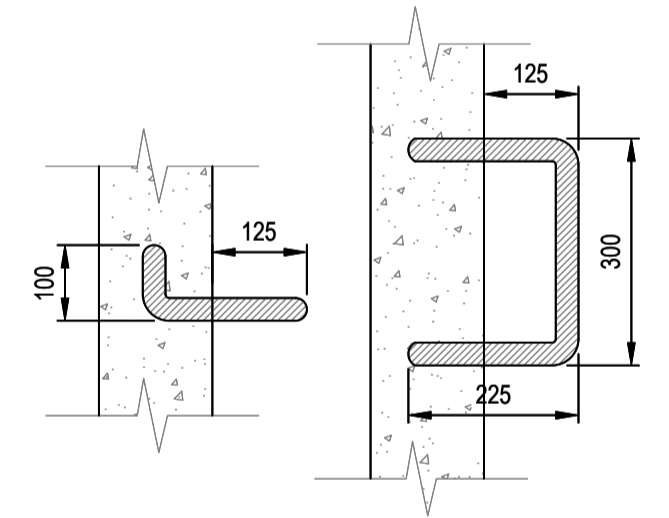
**STORMWATER PIT**  
 N.T.S.



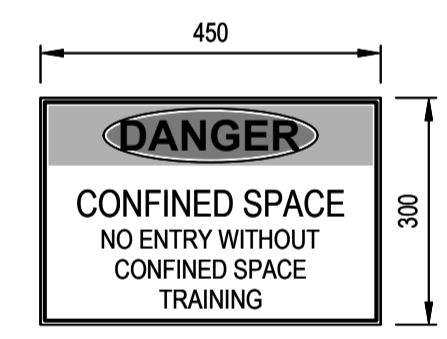
**DEBRIS SCREEN**  
 N.T.S.



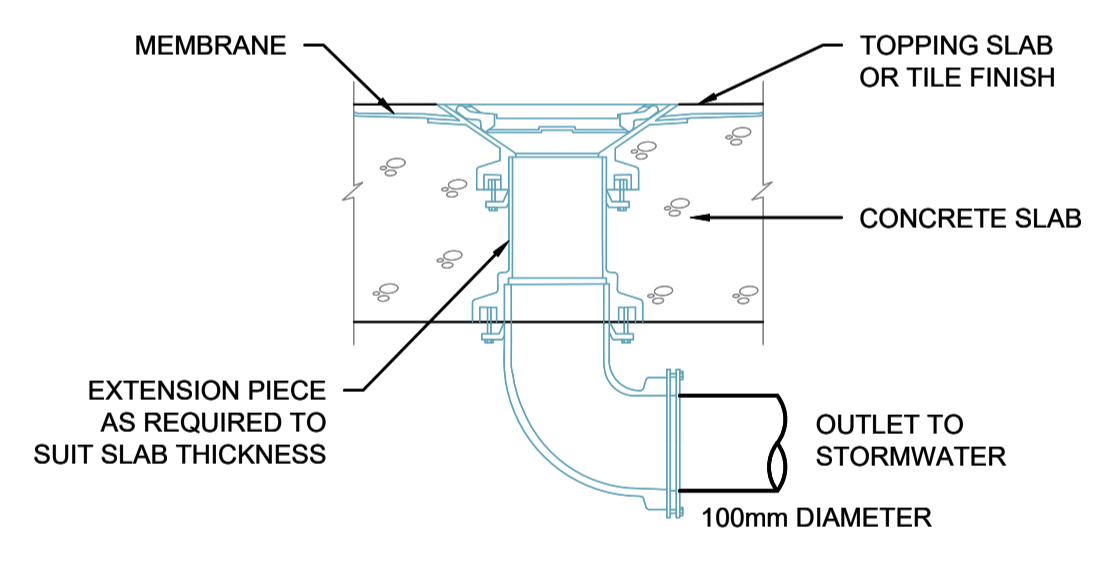
**GRATED TRENCH DRAIN**  
 N.T.S.



**STEP IRONS**  
 N.T.S.



**CONFINED SPACE SIGN**  
 N.T.S.



**RAINWATER OUTLET**  
 N.T.S.

**SITWORKS LEGEND**

- SWD STORMWATER LINE
- RW STORMWATER LINE TO RAINWATER TANK
- OF RAINWATER TANK OVERFLOW PIPE
- SS SUBSOIL LINE
- SWRM STORMWATER RISING MAIN
- S AUTHORITY SEWER LINE
- W AUTHORITY WATER LINE
- G AUTHORITY GAS LINE
- OH AUTHORITY OVER HEAD ELECTRICITY LINE
- E AUTHORITY UNDERGROUND ELECTRICITY LINE
- T AUTHORITY COMMS LINE
- GRATED SURFACE INLET PIT
- GRATED SURFACE INLET PIT WITH ENVIROPOD INSERT
- JUNCTION PIT
- GRATED TRENCH DRAIN
- RWO RAINWATER OUTLET
- CO CLEAR OUT POINT
- DDO DISH DRAIN OUTLET
- PD PLANTER DRAIN
- DP DOWNPIPE DROP
- DP DOWNPIPE
- WARNING LIGHT
- FINISH SURFACE LEVEL

**ABBREVIATIONS:**

- Ø or DIA DIAMETER
- CO CLEAR OUT
- DDO DISH DRAIN OUTLET
- DP DOWNPIPE
- e EXISTING
- FFL FINISHED FLOOR LEVEL
- GTD GRATED TRENCH DRAIN
- GSIP GRATED SURFACE INLET PIT
- IL INVERT LEVEL
- KIP KERB INLET PIT
- NGL NATURAL GROUND LEVEL
- OFP OVERLAND FLOWPATH
- OSD ON-SITE DETENTION
- RCP REINFORCED CONCRETE PIPE
- RL REDUCED LEVEL
- RWT RAINWATER TANK
- SW STORMWATER
- SWP STORMWATER PIT
- SWRM STORMWATER RISING MAIN
- SWS STORMWATER SUMP
- TOK TOP OF KERB
- TOW TOP OF WALL

Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

Quality Control	
DRAWN	DATE
CS	16.05.25
CHECKED	DATE
SH	16.05.25
DESIGNED	DATE
CS	16.05.25
VERIFIED	DATE
SH	16.05.25
APPROVED	DATE
SH	16.05.25

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**Scales**

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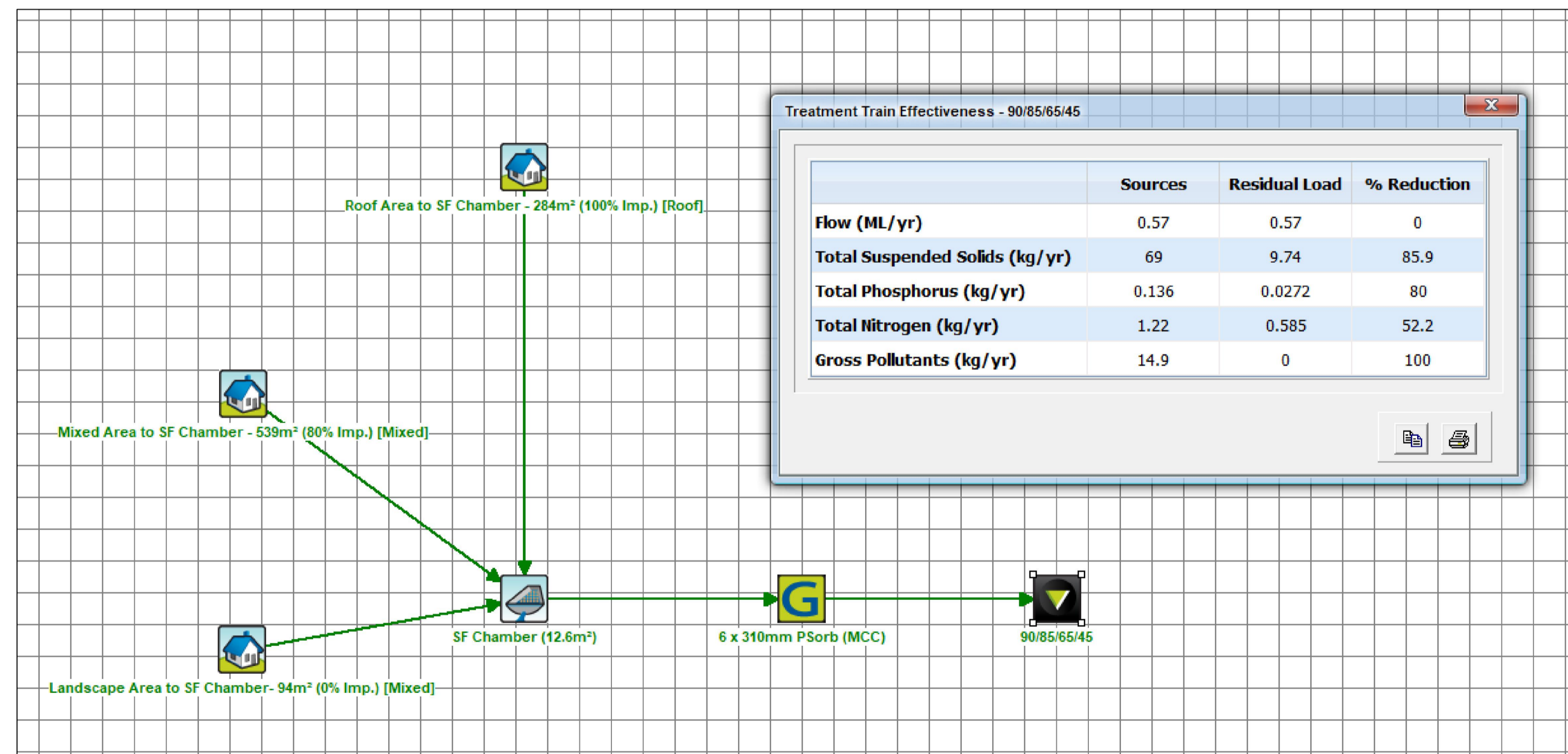
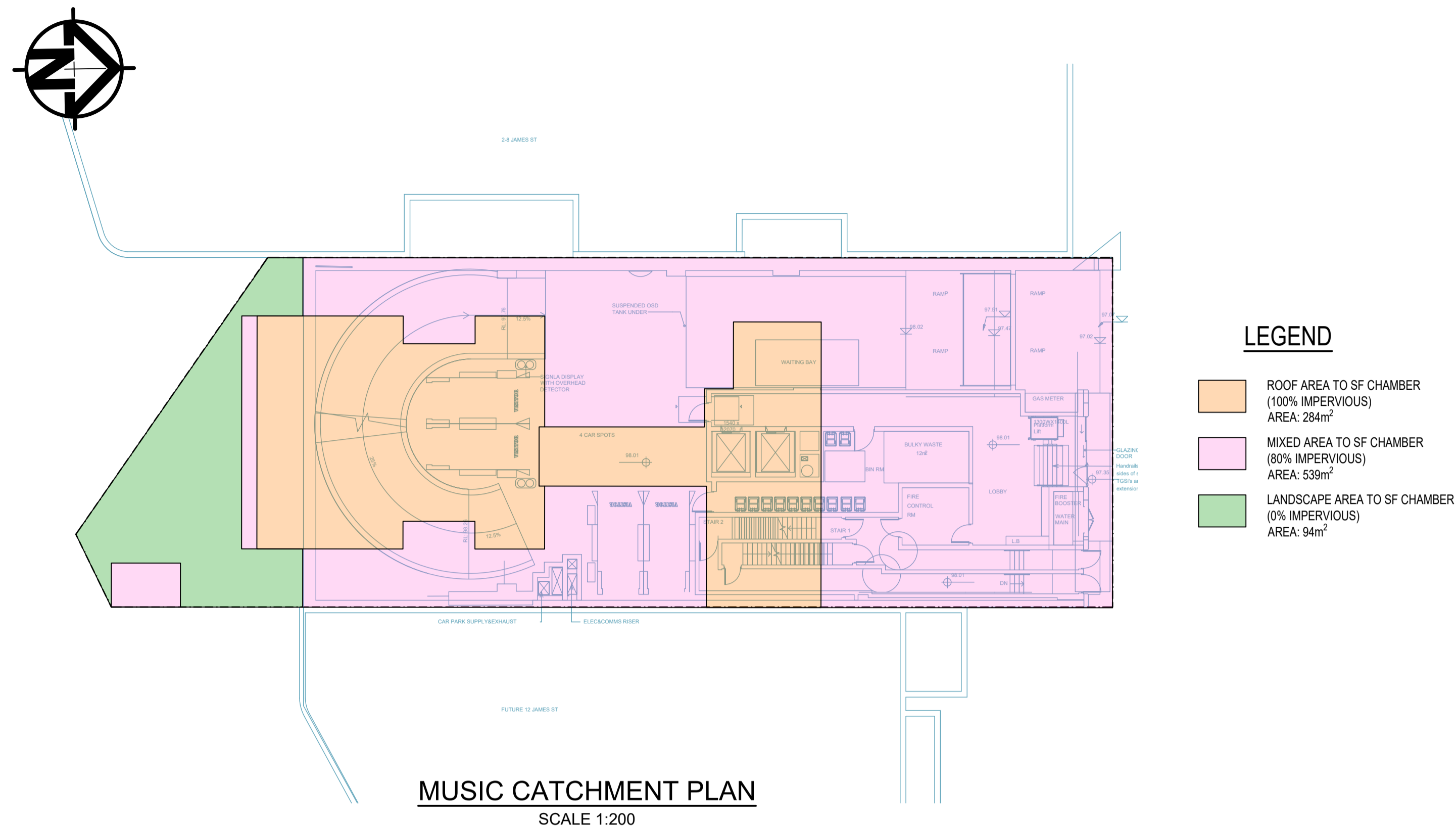
**Architect**

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**PROJECT**  
 10 JAMES STREET,  
 CARLINGFORD  
 STORMWATER CONCEPT DESIGN

Status <b>ISSUED FOR APPROVAL</b> <b>NOT FOR CONSTRUCTION</b>			
Drawing Title <b>STORMWATER CONCEPT DESIGN</b> DETAILS SHEET 01 OF 02			
Project No.	Set No.	Drg No.	Revision No.
20240205	S01-SW401		A





Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

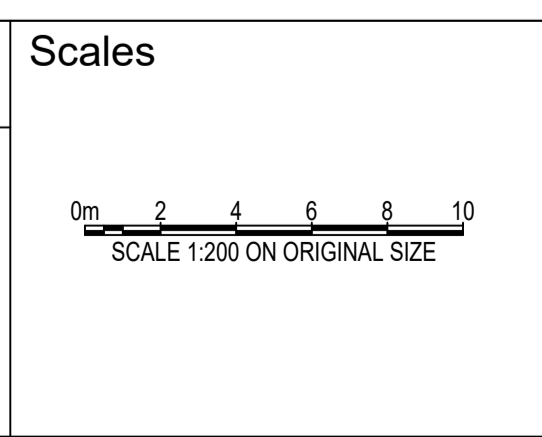
  

Quality Control			
DRAWN	DATE	CHECKED	DATE
CS	16.05.25	SH	16.05.25
SH	16.05.25	CS	16.05.25
CS	16.05.25	SH	16.05.25
SH	16.05.25	CS	16.05.25
APPROVED	DATE	SH	16.05.25

**ENGINEERS AUSTRALIA**  
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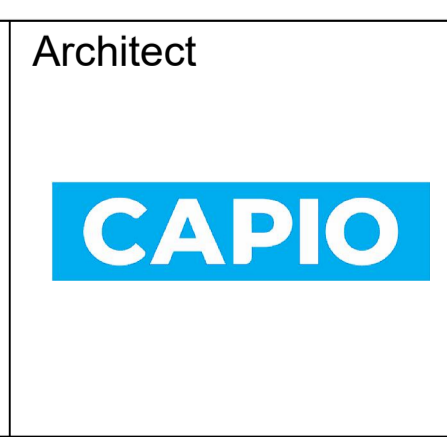
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**Client**

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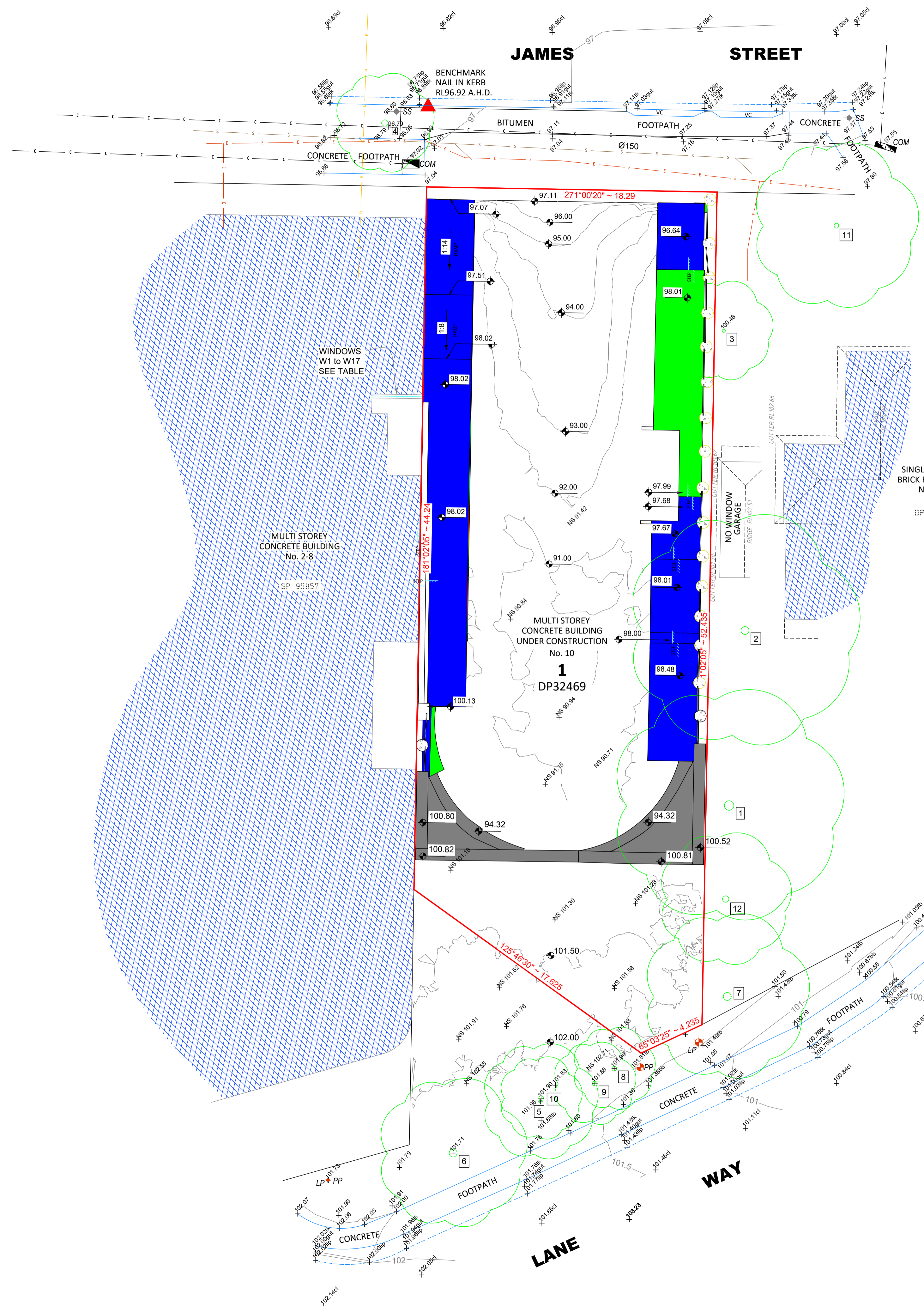
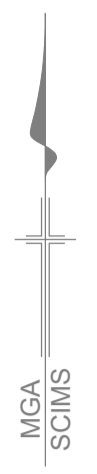
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**PROJECT**

10 JAMES STREET,  
CARLINGFORD  
STORMWATER CONCEPT DESIGN

Status			
ISSUED FOR APPROVAL NOT FOR CONSTRUCTION			
Drawing Title			
STORMWATER CONCEPT DESIGN MUSIC CATCHMENT PLAN & DETAILS			
Project No.	Set No.	Drg No.	Revision No.
20240205	S01-SW501		A



**SLAB LEGEND**

- 300mm SLAB THICKNESS
- 200mm SLAB THICKNESS
- UNKNOWN THICKNESS

**Window Schedule**

Label	Window Head	Window Sill
W1	103.72	101.37
W2	106.74	104.39
W3	109.74	107.39
W4	112.69	110.34
W5	115.71	113.36
W6	118.72	116.37
W7	121.71	119.36
W8	124.72	122.37
W9	127.73	125.38
W10	130.70	128.35
W11	133.72	131.37
W12	136.71	134.36
W13	139.69	137.34
W14	142.69	140.34
W15	145.70	143.35
W16	148.69	146.34
W17	151.40	149.31

**Schedule of Trees**

No	Diam	Spread	Height
1	0.6	14	21
2	0.5	14	14
3	0.2	6	12
4	0.4	6	12
5	0.2	7	5
6	0.5	9	10
7	0.5	10	15
8	0.3	5	5
9	0.3	5	5
10	0.3	5	6
11	0.3	10	10
12	0.4	8	10

**GENERAL NOTES**  
 LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).  
 ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.  
**BOUNDARY NOTES**  
 A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.  
 BOUNDARIES HAVE NOT BEEN MARKED.  
**SURVEY INFORMATION NOTES**  
 THE ORIGIN OF COORDINATES COMES FROM PM31140 E 319027.210 N 6260182.423 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 20/08/2024.  
 THE ORIGIN OF LEVELS COMES FROM PM31140 RL106.355 CLASS LC POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 20/08/2024.  
 THE ORIENTATION OF THIS DRAWING IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN PM 31140 AND S5168202.  
**CERTIFICATE OF TITLE NOTES**  
 THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:  
 - LOT 1 IN DP32469 (CT EDITION 14 DATED 08/11/2024 SEARCH DATE 19/03/2025)  
 - AFFECTED BY:  
 - COVENANT (A529101)  
 COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.  
**SERVICES NOTES**  
 ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2022.  
 UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2022 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.  
 ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

**LEGEND**

TAG	DESCRIPTION
COM	COMMUNICATIONS PIT
LP	LIGHT POLE
NS	NATURAL SURFACE
PP	POWER POLE
SS	STREET SIGN
VC	VEHICLE CROSSING

G	GAS
S	SEWER MAIN
C	COMMUNICATIONS CABLES
E	ELECTRICITY CABLES

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**PROJECT:**  
 DETAIL AND LEVEL SURVEY OF LOT 1 IN DP32469

10 JAMES STREET  
 CARLINGFORD

CLIENT: CAPTAG JAMES PROJECT PTY LTD  
 FILE: 9219-DETAIL-REV A - 10 JAMES STREET CARLINGFORD

LGA: CITY OF PARRAMATTA  
 REF: 9219      CONTOURS: 0.5m  
 ISSUE: A      DATUM: AHD  
 SURVEY DATE: 13/03/2025      AZIMUTH: MGA2020  
 SCALE: 1:150      SHEET 1 OF 1 SHEETS



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ISSUE	DATE	AMENDMENT	SURV	CHK
A	19/03/25	ORIGINAL ISSUE	EL	MP



*M. Plover*  
 MATTHEW PLOWMAN ID: SU005915  
 REGISTERED LAND SURVEYOR

