

PPSSSH-11 - 398 – 402 Kingsway and  
27 Flide Street, Caringbah

DA19/0786

## ASSESSMENT REPORT APPENDICES

Appendix	A	Submission Review
	B	Compliance Table
	C	Draft Deferred Commencement Conditions of Consent without Prejudice
	D	Architectural Plans

## APPENDIX 'A'

Eleven residents attended the information session which was held during the notification period. Information on the information session can be found in Section 7.0 of the Assessment Report.

Address	Date	Summary of Main Issues Raised
23 Flide Street	15 November 2019	<ul style="list-style-type: none"> <li>• A commercial building with no residential is inconsistent with the zone and intent of the Caringbah Medical Precinct.</li> <li>• Breaking the amalgamation plan / Isolation of 23 and 35 Flide Street.</li> <li>• Isolation of 396 Kingsway</li> <li>• Impact on Property Prices</li> <li>• Overshadowing of 23 and 25 Flide Street</li> <li>• Loss of Privacy</li> <li>• Use of the building (noise)</li> <li>• Construction Management</li> <li>• Disruption to sewer line on 23 and 25 Flide Street.</li> <li>• Side and Rear Setbacks</li> <li>• Property Valuations</li> <li>• Pedestrian Access from Kingsway to Flide Street.</li> <li>• Dilapidation Report</li> </ul>
25 Flide Street	12 November 201	<ul style="list-style-type: none"> <li>• A commercial building with no residential is inconsistent with the zone and intent of the Caringbah Medical Precinct.</li> <li>• Breaking the amalgamation plan / Isolation of 23 and 35 Flide Street.</li> <li>• Isolation of 396 Kingsway</li> <li>• Impact on Property Prices</li> <li>• Overshadowing of 23 and 25 Flide Street</li> <li>• Loss of Privacy</li> <li>• Use of the building (noise / use of the driveway)</li> <li>• Construction Management</li> <li>• Disruption to sewer Line on 23 and 25 Flide Street.</li> <li>• Side and Rear Setbacks</li> <li>• Property Valuations</li> <li>• Pedestrian Access from Kingsway to Flide Street.</li> <li>• Dilapidation Report</li> </ul>
396 Kingsway	12 November 2019	<ul style="list-style-type: none"> <li>• Overshadowing of 396 Kingsway</li> <li>• Commercial building is inconsistent with the residential zone and intent of the Caringbah Medical Precinct</li> <li>• Use of the building (lighting, is it a hospital?)</li> <li>• Breaking the amalgamation plan/ Isolation 23 and 25 Flide Street</li> <li>• Impact on Property Prices</li> <li>• Undesirable precedent</li> <li>• Construction Management</li> <li>• Isolation of 396 Kingsway</li> <li>• Non compliant side and rear setbacks</li> </ul>



Address unknown (Weinstein)	10 November 2019	<ul style="list-style-type: none"> <li>• Break the amalgamation plan / isolation of 23 and 25 Flide Street</li> <li>• Impact on Property Prices.</li> <li>•</li> </ul>
Address unknown (Sanders)	14 November 2019	<ul style="list-style-type: none"> <li>• Isolate 23 and 25 Flide Street</li> <li>• Commercial building is inconsistent with the residential zone and intent of the Caringbah Medical Precinct.</li> <li>• Frontage width to Flide Street.</li> <li>• Use of the building (driveway)</li> <li>• Undesirable precedent to be developed with a commercial building only.</li> <li>• Incorrectly neighbour notified</li> <li>• Description of the development</li> <li>• Use of the building (no operation management plan)</li> <li>• Fails to satisfy Clause 6.21(3) of SSLEP 2015</li> <li>• Break amalgamation plan</li> <li>• Insufficient car parking</li> <li>• Traffic impacts</li> <li>• Non compliant street, basement, side and rear setbacks</li> <li>• No Waste Management Plan</li> <li>• Use of the building (Is it a Medical Centre or for Cancer Treatment?, how many staff and patients, hours of operation, operation management plan)</li> <li>• Car parking</li> <li>• Traffic impacts</li> <li>• Waste Management</li> <li>• Use of the building (Is it a Medical Centre or for Cancer Treatment?, how many staff and patients, hours of operation, medical specialist services and operation management plan.</li> <li>• Car parking</li> <li>• Traffic impacts</li> <li>• Waste Management</li> <li>• Use of the building (Is it a Medical Centre or for Cancer Treatment?, how many staff and patients, hours of operation, medical specialist services and operation management plan)</li> <li>• Car parking</li> <li>• Traffic impacts</li> <li>• Waste Management</li> <li>• Letter of support</li> </ul>
533 Kingsway, Miranda	15 November 2019	
569, 573 and 575 Kingsway, Miranda Tripodina Nominees	15 November 2019	
88-90 Kiora Road, Miranda Stoross Pty Ltd	15 November 2019	
533 Kingsway, Miranda Rialto Sports Pty Limited	15 November 2019	
Address unknown (Gooley)	12 November 2019	
Address unknown (Houghton)	26 October 2019	
1 Saunders Bay Road, Caringbah South	3 November 2019	

## APPENDIX 'B'

Sutherland Shire DCP 2015 Chapter 9 – Caringbah Medical Precinct			
Required	Proposal	Compliance	Notes
<b>5. Amalgamation Requirements</b>			
CI.1 Vehicular access from the Kingsway is not allowed.	Vehicular access from 27 Flide Street	Yes	
CI.2 Should be in accordance with the Caringbah Medical Precinct Preferred Amalgamation Plan.	Breaking Site 14 Isolating 23 and 25 Flide Street	No	
CI.3 If does not comply with amalgamation plan, a minimum street frontage of 26m should be achieved.	45.72m to Kingsway 15.24m to Flide Street	Yes No – 41%	
CI.4 Development must be carried out in an orderly manner.  If a RFB does not comply with amalgamation plan, the applicant must demonstrate that development of an alternate amalgamation pattern can be achieved where all sites can achieve their full development potential.  A schematic design must show that development of land under an alternative amalgamation pattern complies with SEPP 65 and the Apartment Design Guide standards, and allows for building forms of varied height across the precinct, as shown in the Building Envelope Plan.	See Assessment Report  The proposal fails to demonstrate that breaking the amalgamation and BEP for Site 14 results in a better outcome for the precinct and adjoining properties.	No	
<b>7. Floor Space Mix</b>			
CI.1 25% of the GFA of the development is to be occupied by Health Services Facilities.	100%	Yes	
CI.2 The preferred location of the Health Services Facilities in a Mixed Use development is on the ground and first floor and to optimise solar access for the residential parts of the development.	Health Service Facilities are proposed on all levels of the building.		

8. Building Envelopes			
CI.1 New development should comply with the Caringbah Medical Precinct Building Envelope Plan.	Breaking Site 14	No	
CI.2 Within each amalgamated site, building heights range from 2 storeys, 14m (4 storeys), up to the max permissible height of 20m (6 storeys).	Up to 5 storeys proposed not in accordance with the building envelope plan.	No	
CI.3 Buildings with a frontage to Flide St must be lower than the max allowable height to allow a transition in building scale to Flide St. The Building Envelope Plan shows buildings to a maximum height of 4 storeys on Flide Street.	No building is proposed fronting Flide St.	No	
9. Streetscape and Built Form			
CI.1 Development must address the street and have clearly identifiable entries.	One lobby proposed at the front of the building.	Yes	
	An entrance to the building is not provided from Flide St.	No	
CI.2 In the case of mixed use developments containing health services and residential uses, pedestrian entries and internal circulation to the different uses in the development should be separate and clearly differentiated.	N/A – Residential development does not form part of the proposals.		
CI.3 Where a redevelopment with Health Services Facilities has a frontage to the Kingsway, the development should have an active street	Commercial spaces address the Kingsway.	Yes	
CI.7 All parking should be located in a basement.	Parking provided in basement.	Yes	
CI.8 The finished roof levels of basements are to be located at or near ground level.	See Assessment Report  The basement protrudes 0.37 – 1.48m out of the ground on the rear boundary of the site.	No	
CI.9 Basement roofs and walls, and vehicular entries must not dominate the overall design of the building or streetscape and are to be integrated into the finished building design and landscaped treatment of the site.	See Assessment Report  The basement entrance and walls are designed with little or no setback from the rear and side boundaries of the site.	No	

CI.10 A 1m landscaped setback to neighbouring properties is to be provided along the driveways to basement car parks.	.935m to 1.34m	No	
CI.11 Driveway walls adjacent to the entrance of a basement car park are to be treated so that the appearance is consistent with the external finish of the building. If basement car park entries are to be located on the main frontage of a development, these should be designed so as to reduce the visual impact.	Basement adequate setback from the Flide Street frontage.	Yes	
CI.12 Lift over runs and service plants must be integrated with well designed roof structures and architectural elements which are an integral part of the building design.	Located within the centre of the roof	Yes	
CI.13 Buildings services (eg electricity kiosk/substation & fire service facilities) must be co ordinated and integrated with overall design of the development without compromising building or landscape design.	A booster, kiosk substation and water metres are proposed within the front north western corner of the site.	No	
<b>10. Street Setbacks</b>			
CI.1 A minimum 7.5m setback from the Kingsway is required	Canopy of Level 2	No – 30.4%	
CI.2 Where a development has a street setback of 7.5m or greater, building elements may encroach 1.5m into the front setback for a maximum of one third of the area of the façade, forming an articulation zone. 679m <sup>2</sup>	330m <sup>2</sup>  The façade and screens on levels 1 to 5 sit within the articulation zone.	No – 48%	
CI.5 Basement underground car parks may be allowed within the articulation zone of the street setback, provided the structure is considered in conjunction with the overall landscape design.	5.2m	No – 13.3%	
<b>11. Side and Rear Setbacks</b>			
CI.1 Side and rear setbacks in accordance with Caringbah Medical Precinct Building Envelope Plan as follows: b. For sites in between the Kingsway and Flide Street:	The proposal fails to comply and satisfy the controls and objects of the amalgamation and building envelope plan.	No	See Assessment Section of report

I. The minimum side setback at ground level is 4m.			
II. Floors above 2 storeys up to a height of 4 storeys (12m) are to be setback a further 4m, or sufficient to achieve the required 12m building separation. (8m required)			
III. Floors above 4 storeys are to be setback a further 10m, or sufficient to achieve the required 18m building separation. (14m required)			
<b>CI.3</b> Walls are to be articulated to prevent continuous linear walls and promote variation and interest to setback areas and these walls.	The building design includes a variety of glazed finishes, stepping of the façade and screening to break up the bulk and scale of the building.	Yes	
<b>CI.4</b> The part of the basement construction which extends beyond the building footprint must be setback a min of 3m from side and/or rear boundaries.	3m north west side 3m south east side Nil rear boundary	Yes Yes No – 100%	See Assessment Report
<b>12. Landscape Design</b>			
Min 6m of front setback A min 3m of side and rear setbacks.	5.2m – front boundary 935 – 1.34m side Nil – rear boundary	No – 13% No – 72% No – 100%	See Assessment Report
<b>13 Building Layout and Private Open Space</b>			
<b>CI.1</b> The medical component of a building is to have a minimum floor to floor height of 4m	4m – Levels 1 and 2 3.5m – Levels 3 to 5	Yes No – 12.5%	
<b>CI.2</b> Non residential and residential land uses in the same development shall be sited and designed in a manner that will not adversely affect the future operation of those land uses.	Health Service Facilities proposed on each level of the building.	Yes	
<b>14 Solar Access</b>			
<b>CI.5.</b> For neighbouring dwellings: a. Direct sunlight to north facing windows of habitable rooms and 10m <sup>2</sup> of useable private open space areas of adjacent dwellings should not be reduced to less than 2 hours between 9.00am and 3.00pm on 21 June.	The development will reduced solar access to less than 2 hours for 396 Kingsway	No	See Assessment Reports
<b>15 Visual and Acoustic Privacy</b>			
<b>CI.1</b> Locate, orientate and design new development to maximise the provision of visual privacy.	Setbacks need to be increased to ensure adequate separation from future development on adjoining properties.	No	

<b>CI.2</b> Use detailed site and building design elements to increase visual privacy without compromising access to light and air.	The proposal includes varied glazed finishes and screening.	No	
<b>17 Safety and security</b>			
<b>CI.1</b> The design of development is to incorporate <i>Crime Prevention Through Environmental Design (CPTED)</i> principles.	No pedestrian access provided to the rear of the building.		
<b>18 Parking</b>			
<b>CI.1</b> Health Services Facility Medical Centre 1 / 35m <sup>2</sup> (138 spaces required) Required – 4,814m <sup>2</sup> /35m <sup>2</sup> = 138 spaces	138 car parking spaces	Yes	
Motorcycle Parking 1/25 car parking spaces (6 required)	6 spaces	Yes	
Bicycle Parking 1/200 car parking spaces (1 required)	16 spaces	Yes	
<b>11.2 Waste Management Requirements.</b>			
<b>CI.1</b> A waste storage area is to be provided for all development to store bins for general waste and recyclables. The area must have sufficient space for the storage of garbage, recycling and green waste.	Waste storage area provided on Basement Level 02.  Waste Management Plan provided.	Yes	
<b>CI.4</b> The location and design of the waste storage area must not detract from the amenity of the development and the character of the streetscape.	Waste storage area located within basement. Not visible from street.	Yes	
<b>CI.5</b> The location of waste and recycling facilities must not impact on car parking or landscaping requirements of the development.	Provided within the basement.	Yes	

**DRAFT DEFERRED COMMENCEMENT CONDITIONS OF CONSENT WITHOUT PREJUDICE**  
**Development Application No. 19/0786**

**PART 1 - DEFERRED COMMENCEMENT CONDITIONS**

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

The required information must be submitted within 1 year of the date of issue of this development consent.

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

**1. Design Changes Required**

*Side and Rear Setbacks*

- The north western and south eastern sides of the building from Level 01 (Ground) Plan/1 to Level 05 should be setback to meet the habitable to habitable setbacks of the Apartment Design Guide (ADG).
- The rear south western elevation of the building from Level 01(Ground) Plan/1 to Level 05 should be setback to meet the habitable to habitable setbacks of the ADG.
- These elevations are to be articulated to break up the bulk and scale of the building form.
- The extent of glazing is to be modified to material/s that will minimise potential amenity impacts on surrounding residential properties.
- Delete the service parking spaces at the rear accessed from the driveway.
- Delete the green roof extending over these service parking spaces and driveway.

*Basement Setbacks*

- All basement levels of the building must be setback 3m from the rear boundary.

*Landscape Setbacks*

- A 3m deep soil landscape setback must be provided from the rear boundary.
- The area shown as service parking spaces should be replaced with deep soil landscaping.

### *Floor Layout*

To reduce the long corridors to the fire exits of the building on basement 01 (lower ground) level, redesign the floor layout to require the upper levels to exit directly onto the Kingsway.

### *Car parking*

The modifications to the side and rear setbacks of the building will result in a reduction in floor area. Car parking provided with the development will need to be re calculated in accordance with Clause 18, Chapter 9 of SSDCP2015.

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

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



## PART 2 - CONDITIONS OF CONSENT

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### 2. Approved Plans and Documents

The development must be undertaken substantially in accordance with the BASIX certificate, details and specifications set out on the following approved plans:

Plan number	Reference	Prepared by	Prepared/received by Council
DA001/D	Location Plan & Drawing List	Stanisic Architects	21.05.2020
DA002/D	Development Data	Stanisic Architects	21.05.2020
DA004/C	Site Plan	Stanisic Architects	24.04.2020
DA101/B	Basement 06 Plan	Stanisic Architects	21.05.2020
DA102/A	Basement 05 Plan	Stanisic Architects	04.10.2019
DA103/A	Basement 04 Plan	Stanisic Architects	04.10.2019
DA104/A	Basement 03 Plan	Stanisic Architects	04.10.2019
DA105/C	Basement 02 Plan	Stanisic Architects	24.04.2020
DA106/1/C	Basement 01 (Lower Ground) Plan/1	Stanisic Architects	24.04.2020
DA106/2/C	Basement 01 (Lower Ground) Plan/2	Stanisic Architects	24.04.2020
DA107/1/C	Level 01 (Ground) Plan / 1	Stanisic Architects	24.04.2020
DA107/2/C	Level 01 (Ground) Plan / 2	Stanisic Architects	24.04.2020
DA108/C	Level 02 Plan	Stanisic Architects	24.04.2020
DA109/C	Level 03 Plan	Stanisic Architects	24.04.2020
DA110/C	Level 04 Plan	Stanisic Architects	24.04.2020
DA111/C	Level 05 Plan	Stanisic Architects	24.04.2020
DA112/C	Level 06 (Roof) Plan	Stanisic Architects	24.04.2020
DA201/C	North East Elevation - Kingsway	Stanisic Architects	24.04.2020
DA201-1/B	North East Elevation - Kingsway - Glass Types	Stanisic Architects	24.04.2020
DA202/C	South West Elevation - Flide St	Stanisic Architects	24.04.2020

DA202-1/B	South West Elevation - Flide St - Glass Types	Stanisic Architects	24.04.2020
DA203/1/C	North West Elevation/1	Stanisic Architects	24.04.2020
DA203/1-1/B	North West Elevation / 1 - Glass Types	Stanisic Architects	24.04.2020
DA203/2/B	North West Elevation/2	Stanisic Architects	24.04.2020
DA204/C	South East Elevation	Stanisic Architects	24.04.2020
DA204-1/B	South East Elevation - Glass Types	Stanisic Architects	24.04.2020
DA205/C	Section AA	Stanisic Architects	24.04.2020
DA206/C	Section BB	Stanisic Architects	24.04.2020
DA207/C	Section CC	Stanisic Architects	24.04.2020
DA208/C	Section DD	Stanisic Architects	24.04.2020
DA209/B	Detail Section	Stanisic Architects	24.04.2020
A 001/B	External Materials, Finishes & Colour Board	Stanisic Architects	24.04.2020
DA-1929- 01/B	Location and Context	Sturt Noble Associates	28.02.2020
DA-1929- 02/D	Site Masterplan	Sturt Noble Associates	16.04.2020
DA-1929- 03/D	Kingsway Frontage Plan	Sturt Noble Associates	16.04.2020
DA-1929- 04/D	Roof Plan	Sturt Noble Associates	16.04.2020
DA-1929- 05/D	Rear Access Area Plan	Sturt Noble Associates	16.04.2020
DA-1929- 06/B	Plant Schedule & Palette	Sturt Noble Associates	28.02.2020
DA-1929- 07/C	Planting Plan 01	Sturt Noble Associates	16.04.2020
DA-1929- 08/B	Planting Plan 02	Sturt Noble Associates	16.04.2020
DA-1929- 09/B	Planting Plan 03	Sturt Noble Associates	16.04.2020

DA-1929-10/B	Planting Plan 04	Sturt Noble Associates	16.04.2020
DA-1929-12/B	Planting Plan 06	Sturt Noble Associates	16.04.2020
DA-1929-13/B	Plant Schedule	Sturt Noble Associates	16.04.2020
STW-01/C	Cover Sheet & Survey Survey	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-02/C	Basement 6 Stormwater Services	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-03/C	Basement 5 Stormwater Services	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-04/C	Basement 2 - 4 Stormwater Services	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-05/C	Basement 1 Stormwater Services	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-06/C	Level 01 (Ground) Stormwater Services Part 1 of 2	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-07/C	Level 01 (Ground) Stormwater Services Part 2 of 2	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-08/C	Level 02 - 04 Stormwater Services	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019

STW-09/C	Level 05 Stormwater Services	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-10/C	Level 06 (Roof) Stormwater Services	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019
STW-11/C	Details	Greenarrow Hydraulics-fire suppression-civil drainage	26.09.2019

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

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

- i) A Construction Certificate.
- ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.
- iii) Notification of the commencement of building and/or subdivision works with a minimum of 2 days' notice of such commencement.

### 3. Design Changes Required

#### A. Design and Construction

The following design changes must be implemented:

- i) Hydrant boosters and meters must be fully enclosed and incorporated within the building fabric or located in an enclosure *at right angles to* the street and screened by planting.
- ii) The reflectivity index (expressed as a percentum of the reflected light falling upon any surface) of external glazing for windows, walls or roof finishes of the proposed development is to be no greater than 20%. Plans and specifications which comply with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

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

#### **4. Public Place Environmental, Damage & Performance Security Bond**

##### **A. Before Issuing of any Construction Certificate**

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

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least 2 days prior to the commencement of works.

In the event that the dilapidation report is not submitted 2 days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

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

The value of the bond is \$30,210.00.

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

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

The Bank Guarantee must also:

- Note Council as the interested party
- Have NO expiry date

- Describe the type of development using the description on the consent
- Include both the address of the development site and the application number
- NOT include the non-refundable administration fee; this must be paid separately.

#### **B. After Occupation**

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

### **5. Section 7.12 Levy - Section 7.12 Development Contribution Plan 2016**

#### **A. Before Construction**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, and Sutherland Shire Council Section 7.12 Development Contribution Plan 2016, a levy of \$204,650.00 must be paid to Sutherland Shire Council. The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Section 7.12 Development Contribution Plan.

The rate used to index the contribution rate and outstanding contributions is the Consumer Price Index (All Groups Index) for Sydney. Outstanding levies will be adjusted on the first of July each year in accordance with the following formula:

The formula to review a contribution rate is:

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

Payment must be made before whichever is the first to occur:

- the issue of a Construction Certificate, or
- the release of the Subdivision Certificate/ linen plan, or
- the commencement of the use/occupation of the premises.

### **6. Approvals Required under Roads Act or Local Government Act**

#### **A. Before Construction**

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

for the required development works and may include but are not limited to the following:

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

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

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

#### **B. During Works**

There must be no occupation or works on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council. Any work on public land must be undertaken strictly in accordance with the relevant approval issued under the Roads Act 1993 and/or the Local Government Act 1993 by Sutherland Shire Council.

### **7. Design and Construction of Works in Road Reserve (Council Design)**

#### **A. Design**

Council has determined that the proposed development generates a need for the following works to be undertaken by the applicant in the road reserve. To this end a Detailed Frontage Works application under the Roads Act 1993 must be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate. The form is available on Council's website. A fee applies for the relevant inspections, assessment, coordination, creation of design brief and the issue of permits providing consent to undertake frontage works. The design will be quoted separately by Council's Design Services unit.

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

- i) Property alignment/ boundary levels - establish the property alignment/ boundary levels

and crossing profiles.

- ii) Grades - regrade footpath verge to final design levels including topsoil, turf and all associated soft landscaping.
- iii) Vehicle Crossings - construct (number of) vehicle crossing/s.
- iv) Redundant Laybacks and Crossings - remove redundant laybacks and vehicle crossings and replace with kerb and gutter (including associated road reconstruction works).
- v) Stormwater Connection - construct new stormwater infrastructure as required to facilitate drainage for the proposed development.
- vi) Footpath - install new footpath pavement along full frontage of site (as required).
- vii) Cycleway - install new cycleway (as required).
- viii) Infrastructure Transitions - ensure there are adequate transitions between newly constructed and existing infrastructure as required.
- ix) Retaining Structures - construct retaining/slope stability walls as required.
- x) Road Pavement - construct road pavement as required.
- xi) Kerb and Gutter - construct kerb and gutter/edge strip as required including associated road reconstruction.
- xii) Street Signage - alter existing and/or install new street signage as required.
- xiii) Trees - remove existing (number of or specific) street trees; and Install (species) new street trees.
- xiv) Undergrounding - provide replacement of existing local distribution power lines and other overhead utilities with subsurface utilities or with insulated aerial bundles cables (ABC) as required.
- xv) Street Lighting - install new street lighting in conjunction with the undergrounding of local distribution power lines and other utilities as required.
- xvi) Utility Services - adjust public services infrastructure as required.
- xvii) NBN - the Australian Government has issued a new policy on the provision of telecommunication infrastructure in new developments. The policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network.

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



the-nbn/rollout-map.html).

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

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

#### **B. Before Construction**

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

#### **C. Before Occupation**

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

- i) The supervising engineer must certify that the road frontage works were constructed in accordance with the development consent and associated approval under the Roads Act 1993 including the approved drawings and specification.

### **8. Site Management Plan**

#### **A. Before Commencement of Works including Demolition**

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

- i) Safe access to and from the site during construction and demolition.
- ii) Safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting.
- iii) Method of loading and unloading excavation machines, building materials.
- iv) How and where, construction materials, excavated and waste materials will be stored.
- v) Methods to prevent material being tracked off the site onto surrounding roadways.
- vi) Erosion and sediment control measures.
- vii) All trees and their protection zones on and around the site identified for retention are to be protected according to Australian Standard AS 4970 - 2009 Protection of Trees on

Development Sites using the methods outlined in that Standard.

#### **B. During Works**

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

#### **C. Before Occupation**

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

### **9. Pre-commencement Inspection**

#### **A. Before Works**

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

The purpose of the meeting is to:

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

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

## **10. Supervising Engineer**

### **A. Before Construction**

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

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

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

### **B. During Construction**

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

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

### **C. Before Occupation**

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

## **11. Internal Driveway, Parking and Manoeuvring**

### **A. Design**

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

- i) Align with Access and Alignment levels issued by Council's Public Domain Unit.
- ii) The proposed loading and delivery area must be clearly defined with suitable signposting and pavement markings.
- iii) The car park must be line marked to accommodate 138 vehicles.
- iv) Provide adequate sight distance for the safety of pedestrians using the footpath area.
- v) Provide a maximum grade of 5% for the first 5 metres inside the property boundary.

- vi) Comply with AS2890.1(2004) user class 3, in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.
- vii) Comply with AS2890.2(2002) in relation to the design of vehicular access, parking and general manoeuvring for the SRV vehicle.
- viii) The maximum longitudinal grade of the driveway must not exceed 15.4%.
- ix) The maximum longitudinal grade of the internal ramps must not exceed 25%.

#### **B. Construction**

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

#### **C. Occupation**

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

#### **D. On-going**

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

### **12. Basement Car Park Design and Construction**

#### **A. Design**

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

- i) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position in accordance with clause 5.3 of AS2890.1.
- ii) Parking bays must not be enclosed, caged or a door provided.
- iii) All parking bays must provide a minimum clear parking envelop in accordance with figure 5.2 of AS2890.1.
- iv) The security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns.

#### **B. Prior to Construction**

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

#### **C. Occupation**

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

#### **D. On-going**

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

### **13. Stormwater Drainage**

#### **A. Design**

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

- i) A stormwater treatment device such as a cartridge system must be provided within the OSD tank addressing clause 6 within Sutherland Shire Council Environmental Specification - Stormwater Management 2009
- ii) A detailed drainage design supported by drainage calculations must demonstrate the management of stormwater flow / discharge for all events up to the 100 ARI storm event. This must include roof gutters / downpipes and in-ground drainage lines and the on-site detention system.
- iii) Water from pathways and access driveways shall be prevented from entering the road reserve as surface flow. This can be achieved by constructing a box drain at the boundary equipped with a 300mm wide grate and frame to collect the flow or directing the flow to a sag pit within the property.

- iv) The rate of discharge of stormwater from the site to a drainage system under Council's control must be controlled so that it does not exceed the pre-development rate of discharge. Any required on-site detention facility must be designed to cater for all storm events up to the Recurrence Interval of 1 in 100 years.
- v) The pipeline within the footpath verge must be a hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0 millimetres or reinforced concrete.
- vi) Where pipelines are located within the "tree protection zone" of significant vegetation to be retained, the lines shall be excavated by hand or by directional underboring techniques to reduce any adverse impact on the root zone of the trees.

#### **B. Before Construction**

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

#### **C. Before Occupation**

Prior to the issue of an Occupation Certificate:

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

#### **D. Ongoing**

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

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

#### **14. Stormwater Treatment**

##### **A. Before Construction**

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

##### **B. Before Occupation**

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

##### **C. Ongoing**

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

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

#### **15. Waste Collection**

##### **A. Design**

The waste collection point must be designed in accordance with the following requirements:

- i) A "SRV" sized loading bay must be provided in accordance with AS2890.2 within the subject property for waste collection use.
- ii) The maximum long and cross section grade of the loading bay and temporary bin holding area must be  $\pm 5\%$ .
- iii) Clear and direct access must be provided from the bin holding areas to the loading bay.
- iv) The permanent communal garbage and/or recycling storage area must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to

prevent the entry of vermin.

#### **B. Before Construction**

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

#### **C. Before Occupation**

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

#### **D. On-going**

- i) All ongoing management, maintenance and cleaning of all waste and recycling management facilities, including suitable collection arrangements and how bins are to be moved from waste storage area/s to collection area/s are to carried out in accordance with the approved Waste Management Plan for the development.
- ii) All waste and recycling bins must be stored wholly within the approved permanent communal garbage and/or recycling storage area. The bins must only be placed in the temporary bin holding area in the evening prior to collection and returned to the permanent communal garbage and/or recycling storage area as soon as possible after pick-up.

### **16. Damage to Adjoining Properties**

#### **A. Before Works**

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

#### **B. During Works**

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



## **17. Public Utilities**

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

### **A. Before Construction**

Suitable arrangements must be made with all relevant utility service providers to ensure the development is appropriately serviced by electricity, gas, telecommunications (including NBN) and the like, and any necessary underground conduits are provided. The Australian Government has issued a new policy on the provision of telecommunications infrastructure in new development. This policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network. NBN is the IPOLR (infrastructure provider of last resort). NBN require 6 months' notice in order to make the network available.

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

### **B. Before Occupation/Subdivision**

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

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

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

depth of conduits/pits and connection points/ties within allotments. A copy of the WAE drawings must form part of any Occupation/Subdivision certificate documentation.

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

## **18. Endorsement of Linen Plan of Subdivision for Consolidation**

### **A. Before Construction**

Prior to the issue of any construction certificate, the Plan of Subdivision for the consolidation of Lots 7, 8, 9 & 37 DP8147 into one lot, must be registered with NSW Land Registry Services.

This will also include the expungement of any redundant easement and/or covenants.

## **19. Landscaping Works**

### **A. Design**

The landscaping works must be designed in accordance with the approved and latest amended Landscape Plan(16<sup>th</sup> April, 2020) except where modified by the following:

- i) Plant a mixed bed of 8x Syncarpia glomulifera - Turpentine and 3x Eucalyptus panniculata - Grey Ironbark Gum trees and under-plant with 9x 45lt potted Syzigium panniculatum - Brush Cherry within the 3m rear basement/landscape setback adjacent to the boundary with 23 - 25 Flide Street.
- ii) The area shown as service parking spaces are to be replaced with deep soil landscaping to the side boundary of the site. Sit the driveway to allow taller canopied tree screen planting to be planted on both sides of the driveway. The gardens beds on each side of the driveway is to be planted with 3x Angophora costata - Smooth Barked Apple, 2x Eucalyptus punctata - Grey Gums and 2x Eucalyptus globoidea - White stringybark.
- iii) Hydrant boosters and meters must be fully enclosed and incorporated within the building fabric or located in an enclosure *at right angles* to the street and screened by planting. The services (as far as practical) are to be grouped together to provide uninterrupted landscaped area.
- iv) Amend the landscape plan in accordance with the approved architectural plans.
- v) Clearly show on plan existing trees to be removed /retained including tree numbering in accordance with the arborist report OR provide a separate existing tree plan and schedule.

- vi) Tree Protection Zones (TPZ) / the location of tree protective fencing must be shown on plan for all existing trees and/or natural site features to be retained and protected.
- vii) Provide minimum soil depths in planter boxes as follows:
  - 1200mm for large trees.
  - 900mm for small trees and tall shrubs.
  - 600mm low shrubs.
  - 450mm grass and ground covers.
- viii) In the Communal Open Space (COS) on the roof provide a universal toilet, all-weather cover over the entry door, a shade structure of minimum size 6m x 4m, BBQ, basic kitchen facilities, understorey planting and furniture. Furniture on roof or podium terraces must be fixed to meet BCA requirements.
- ix) All landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.
- x) All fencing within the front setback must be a maximum height of 1.5m and either all open form or a combination of open form above a solid base to a maximum height of 700mm.
- xi) The communal open space areas/ all landscaped areas and all planter boxes on slab must be provided with a water-efficient irrigation system, hard wired controller system and taps at 25m centres, connected to a pump and the rainwater tank, to enable effective landscape maintenance.
- xii) To improve coverage and reduce weeds and maintenance, planting densities in all planting areas including planter boxes must achieve a minimum of 4 plants per square metre.
- xiii) As the subject site is identified as being within a Greenweb Restoration area, all new tree plantings must be indigenous species and 50% of understorey plants must be indigenous species. All indigenous species must be selected from Council's 'Native Plant Selector' available on Council's website ([www.sutherlandshire.nsw.gov.au](http://www.sutherlandshire.nsw.gov.au) <<http://www.sutherlandshire.nsw.gov.au>> and search for Native Plant Selector).

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

**Notes:**

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

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

**B. Prior to Occupation/Occupation Certificate**

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above by persons with a minimum AQF Level III certification in Horticulture or Landscape Construction.

A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an Occupation Certificate. This certificate is required to ensure that all tree protection measures, landscaping works, replacement tree planting and the deep soil percentage requirements have been carried out in accordance with 'A' above and other conditions within this consent, that all new indigenous plants on the site and within the road reserve are the correct species and that all trees planted within the road reserve are in accordance with the detailed road frontage design where it forms part of the Roads Act Consent.

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

**C. Ongoing**

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 39).

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

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

Sutherland Shire Council Nursery

## **20. Green Roof Requirements**

### **A. Design**

The following design requirements must form part of the Construction Certificate:

- a) A detailed plan of the green roof, drawn to scale, by a qualified landscape architect or landscape designer specialising in green roof design. The plan must include:
  - i) A statement that includes details of proposed use of the green roof, general accessibility, as well as noise and privacy treatments.
  - ii) Location of existing and proposed structures, services and hard landscaping on the rooftop, roof fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.
  - iii) Where applicable, details of earthworks including mounding and retaining walls and planter boxes. Planter beds must have a "lip" of 75mm min so water does not flow over.
  - iv) Details of the location, sizes and numbers of plants used with preference for native, drought resistant species. Mulch is to be via 50mm depth pebble mulch.
  - v) Details of the soil media/substrate type and depth.
  - vi) Details of installation methodology e.g. safety considerations for working at height, location of maintenance hooks (if applicable) transport materials etc.
  - vii) Details of drainage and irrigation systems, including provisions for overflow and water retention. Irrigation system to be managed via a timer that is hardwired - no battery system. Overflow points must be shown on the CC plans.
  - viii) Proposed maintenance schedule to cover a 12 month period to account for all seasons and information regarding safety.
  - ix) General access details and location of clip in harness points for maintenance safety. Access is to be by way of ladder, whether fixed or mobile, but not stairs.

### **B. Prior to Occupation**

The following details are to be submitted to the Principal Certifier and are to be attached to the Occupation Certificate when registered with Council;

The green roof as specified in "A" above:

- i) has been assessed as part of the structural certification provided for the development
- ii) has been assessed as part of the waterproofing certification provided for the development

- iii) all landscaping and planting in the green roof design plan is completed
- iv) a Maintenance Plan / Manual for the green roof must accompany the Occupation Certificate and must include:
  - frequency and methodology of different maintenance requirements including the removal of green waste,
  - details of safety procedures,
  - manufacturer's contact details and copies of manufacturers' typical details and specification,
  - copies of warranties and guarantees relating to all materials and plant used in construction, and
  - decommissioning procedures, which also specify that the decommissioning of the roof requires an application for modification to Council.

**Note: The green roof as approved is not to be used for habitable/entertainment purposes, and access is only for maintenance.**

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

The removal of the following trees is approved:

- i) Trees identified on the approved Landscape Plan as "existing tree to be removed" and as listed in the arborists report by Jackson's Natureworks dated 28<sup>th</sup> September, 2019.
- ii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
- iii) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

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

**A. Tree Replacement**

- i) Thirty five (35x) trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council requires indigenous replacement canopy tree planting at a ratio of 8:1 on private land (dual occ / medium / high density) and 4:1 on Council land (Council Resolution EHR003-17 of 18 July 2016).
- ii) Two hundred and eighty (280x) replacement trees are required to be planted.
- iii) A minimum number of 150x indigenous trees must be planted on the site and/or the street. Replacement trees within the site must not be planted within 4m of an existing or approved building.
- iv) Trees must have a minimum container size of 5 litres.

**Note:** For the remaining one hundred and thirty (130x) replacement trees required by “A ii)” above, Council offers offsite planting under a ‘Deed of Agreement’ as an alternative to on site planting, at a cost specified in Council’s Schedule of Fees and Charges. Offsite planting will be undertaken as part of Council’s Green Street Program. ‘Deed of Agreement’ forms can be downloaded from Council’s website at [www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-Tree-Replacement-and-Deed-of-Agreement](http://www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-Tree-Replacement-and-Deed-of-Agreement). A completed form and payment must be submitted to Council prior to the release of the Construction Certificate.

#### **B. Tree Removal on Council Land**

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

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

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

#### **C. Prior to Occupation/Occupation Certificate**

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

#### **D. Ongoing**

Trees required by this condition must be maintained and protected until they are covered by Council’s Controls for Preservation of Trees and Bushland Vegetation (SSCDP 2015 Chapter 39). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

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

Sutherland Shire Council Nursery

345 The Boulevard, Gympie

Ph: 02 9524 5672

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

## **22. Tree Retention and Protection**

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

### **A. Before Works**

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

- i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed at the distance required by Australian Standards AS4970- Protection of Trees on Development Sites. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".
- ii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.
- iii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.
- iv) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.

### **B. During Construction**

- i) The tree protection measures detailed in 'A' above must be maintained during construction.
- ii) A supervising Arborist must be present during any approved hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation;
- iii) A supervising Arborist must strictly supervise that there is no disturbance or severing of



roots greater than 30mm diameter and to cleanly cut those roots between 10-30mm in diameter.

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

## **23. Storage of Hazardous or Toxic Material**

To ensure hazardous and toxic materials are not a threat to the environment:

### **A. Design**

In areas where hazardous and toxic materials are to be stored bund walls and floors must be constructed of an impervious material and be of sufficient size to contain 110% of the volume of the largest tank on the site plus the volume displaced by any additional tanks within the bunded area.

### **B. Before Construction**

Details of the design satisfying 'A.' above must accompany the documentation forming part of the Construction Certificate.

### **C. Ongoing**

Hazardous and toxic materials must be stored in accordance with SafeWork NSW requirements. All tanks, drums and containers of toxic and hazardous materials in excess of 20L must be stored in a bunded area. Where applicable, the construction of bunds must comply with the requirements of:

AS 1940 : 2004 for flammable and combustible liquids

AS 3780 : 1994 for corrosive substances

AS 2714: 1993 for organic peroxides

AS 4326 : 1995 for oxidising agents

AS/NZS 4452 : 1997 for toxic substances.

There must be an EPA approved spill kit /absorbent material available on the premises at all times. The operator must ensure the absorbent material/spill kit is located in an appropriate location, near to or in the area where the highest risk of spills occurring exists. The operator must ensure a register with an up to date copy of a Safety Data Sheets is kept for each hazardous substance, and that it is readily accessible to all employees.

### **Garbage, Recycling and Clinical Waste Storage Area**

To ensure the proper storage of waste from the premises:

#### **A. Design**

The garbage and recycling storage area must have:

- i) A smooth impervious floor that is graded to a floor waste. All waste water must be discharged to the sewer in accordance with the requirements of Sydney Water.
- ii) A tap and hose to facilitate the regular cleaning of the bins

All Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

#### **B. Before Construction**

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

#### **C. Before Occupation**

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

#### **D. Ongoing**

All general, clinical, contaminated, radiological & cytotoxic waste & recycling bins must be stored wholly within the approved waste storage area. Ensure appropriate segregation of waste. The general waste bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up. All clinical, cytotoxic or contaminated waste is to remain in in the waste storage area until collection is attended.

### **24. External Lighting - (Amenity)**

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

#### **A. Design**

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

#### **B. Ongoing**

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

## **25. Noise Control - Design and Operation**

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

### **A. Design**

The facility shall be designed to incorporate the recommended acoustic construction elements outlined in acoustic report prepared by White Noise Acoustics 19052\_090919\_Noise Impact Assessment\_BW\_R1. The use of the premises and all plant and equipment must be designed and / or located so that the noise emitted does not exceed an LAeq sound pressure level of 5dB above the ambient background level when measured at the most affected point on or within any residential property boundary.

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

### **B. Before Occupation**

Prior to the occupation of the development or the issue of any Occupation Certificate certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

### **C. Ongoing**

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

## **26. Noise Control - Design of Plant and Equipment (Continual Operation)**

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

### **A. Design**

All plant and equipment must be designed and / or located so that the noise emitted does not exceed the Project Specific Noise level when measured at the most affected point on or within any residential property boundary.

The Project Specific Noise level must be the most stringent noise level of the Intrusive and Amenity criteria and be calculated in accordance with the provisions of the NSW Environmental Protection Authority Noise Policy for Industry 2017.

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

**B. Before Construction**

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

**C. Before Occupation**

Prior to the occupation of the development or the issue of any Occupation Certificate certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

**D. Ongoing**

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

**27. Noise and Vibration Control - Underground Car Park**

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

**A. Design**

The proposed security door fitted to the car parking area entrance must be independently mounted on rubber pads or otherwise installed to prevent vibration noise transmission through the concrete walls and / or columns & designed in accordance with the requirements outlined in acoustic report prepared by White Noise Acoustics 19052\_090919\_Noise Impact Assessment\_BW\_R1.

**B. Before Occupation**

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

**28. Building Ventilation**

To ensure adequate ventilation for the building:

**A. Design**

The building mechanical and / or natural ventilation systems must be designed, in accordance with the provisions of:

- i) The Building Code of Australia;
- ii) AS 1668.1 2015;

- iii) AS 1668.2 2012;
- iv) The Public Health Act - 2010;
- v) The Public Health Regulation 2012;
- vi) AS 3666.1 -2011;
- vii) AS 3666.2 -2011; and
- viii) AS 3666.3 -2011.

#### **B. Before Construction**

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

#### **C. Before Occupation**

Prior to the occupation of the building or the issue of any Occupation Certificate certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with ‘A’ above.

#### **D. Ongoing**

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

### **29. Car Park Ventilation - Alternate System**

To ensure adequate ventilation for the car park:

#### **A. Design**

As the basement car-park does not appear to comply with the natural ventilation requirements of Section 4 of Australian Standards AS1668.2 -2012, the car-park must be either mechanically ventilated by a system complying with AS1668.2 -2012 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at any time it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

#### **B. Before Construction**

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

#### **C. Before Occupation**

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

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

**D. Ongoing**

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

**30. Demolition Work**

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

**A. Before Commencement**

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

**B. During Works**

- i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.
- ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of \$5 million. A copy of the Policy must be submitted to the Council prior to demolition.

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

- a) Work Health and Safety Act 2011;
- b) Work Health and Safety Regulation 2017;
- c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;
- d) Safe Work Australia Code of Practice - How to Safely Remove Asbestos;
- e) Protection of the Environment Operations Act 1997; and
- f) Protection of the Environment Operations (Waste) Regulation 2014.

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW EPA to accept asbestos waste. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m<sup>2</sup> or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. More information can be found at

<https://wastelocate.epa.nsw.gov.au>.

### **31. Dilapidation Report - Adjoining Properties**

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

#### **A. Before Works**

Prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings at Nos 396 & 404 Kingsway and 23, 25 & 29 Flide Street, including any basements and ancillary structures. The reports must be provided to the Principal Certifier and to the owners of the properties that are the subject of the report.

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

### **32. External Walls and Cladding Flammability**

#### **A. Design**

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

#### **B. Before Construction**

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

#### **C. Before Occupation**

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

### **33. Certification Requirement of Levels**

#### **A. During Construction**

At the following stages of construction:

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

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

**B. Before Occupation**

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

**34. Sydney Water Requirements & Section 73 Compliance Certificate**

**A. Before Any Works**

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

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au).

**B. Before Occupation / Subdivision Certificate**

Prior to the issue of an Occupation Certificate or a Subdivision Certificate a Compliance Certificate under Section 73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges. This assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to the mains.



**Sydney Water Advice on Compliance Certificates:**

Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator. Please make early contact with the Coordinator, since building of water / sewer extensions can be time-consuming and may impact on other services as well as building, driveway or landscaping design.

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

**35. Dial Before You Dig****A. Before Construction**

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

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

**36. Noise Control and Permitted Hours for Building and Demolition Work****A. General**

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

**B. Before Excavation**

Prior to any excavation works involving rock breakers and similar earthmoving equipment, the builder must notify in writing all property owners/tenants within a minimum of 20m of all boundaries of the development site of the works being undertaken, a minimum of 7 days prior to the commencement of such works. The notification must provide details of the type of work being carried out, the time of day, its anticipated duration and a contact number to log any complaints or to make enquiries.

### **C. During Works**

To minimise the noise impact on the surrounding environment, all building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work is permitted on Sundays and Public Holidays.

## **37. Toilet Facilities**

### **A. During Works**

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

Each toilet must:

- i) be a standard flushing toilet connected to a public sewer, or
- ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii) be a temporary chemical closet approved under the Local Government Act 1993.

## **38. Street Numbering and Provision of Letter Box Facilities**

### **A. Before Occupation**

- i) Street / unit / shop numbers must be clearly displayed.
- ii) Suitable letterbox facilities must be provided in accordance with Australia Post specifications.
- iii) The dwellings must have the following street address format:  
The property must be known as 398 Kingsway, Caringbah  
The commercial tenancies must be known as Shop 1/398 Kingsway, Caringbah, Shop 2/398 Kingsway, Caringbah etc.

## **39. Car parking Areas**

### **A. Ongoing**

To ensure that the car parking area satisfies the demands of the development:

- i) it must be made available on an unrestricted basis and free of charge at all times for employees' and visitors' vehicles
- ii) any parking nominated as visitor parking or common property must be continually available as common property.

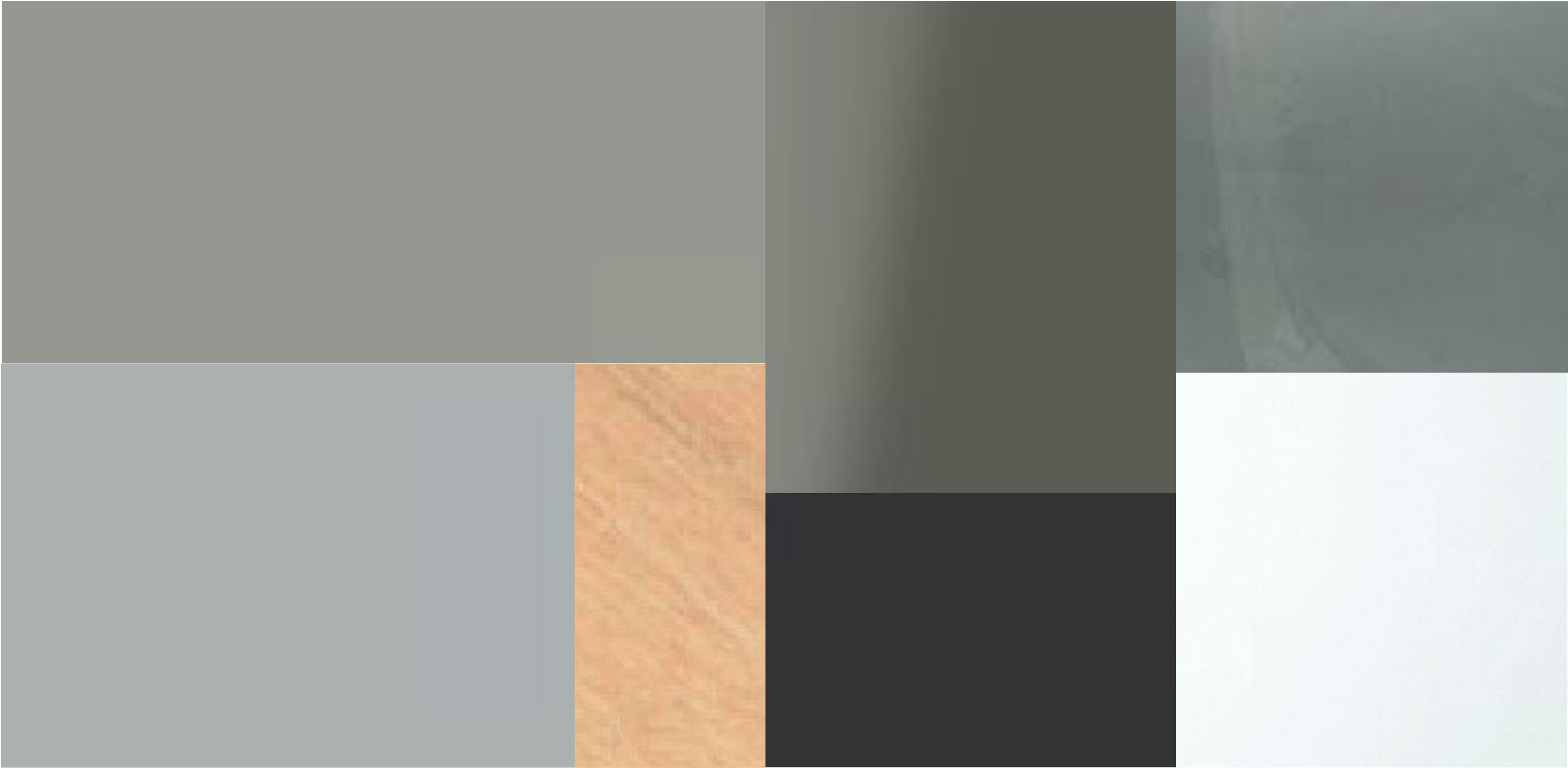
#### **40. Loading and Unloading**

To preserve the amenity and ensure the safety of the public:

##### **A. Ongoing**

All loading and unloading of medical supplies from vehicles must be carried out within the site and not from the public roadway. All service/delivery vehicles must enter and leave the site in a forward direction.

**END OF CONDITIONS**



1. ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK (AF1)

2. ALUMINIUM BLADES, VERTICAL, POWERCOAT FINISH SILVER (AB1)

3. ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER (AL1)

4. ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER (AS2)

5. ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER (AS3)

6. ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK (AS4)

7. ALUMINIUM PALISADE BALUSTRADE, POWDERCOAT FINISH, SILVER (BL1)

8. ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER (CP1)

9. FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER (CP2)
10. GLASS WINDOWS, DGU, TINTED, AIR SPACE (GL1)

11. GLASS WINDOWS, DGU, TINTED, AIR SPACE (GL2)

12. GLASS PANEL, OPAQUE DARK (GL4)

13. OFF FORM CONCRETE, PAINT FINISH SILVER (OFC1)

14. OFF FORM CONCRETE, PAINT FINISH NATURAL (OFC2)

15. TIMBER BATTENS, NATURAL FINISH (TB1)

16. STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH (RS1)

13		1, 6	11
2, 3, 4, 5, 7, 8, 9, 13	15		10

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

do not scale from drawings.

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client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

FS

drawing

EXTERNAL MATERIALS, FINISHES + COLOUR BOARD

drawn

NK

issue

B

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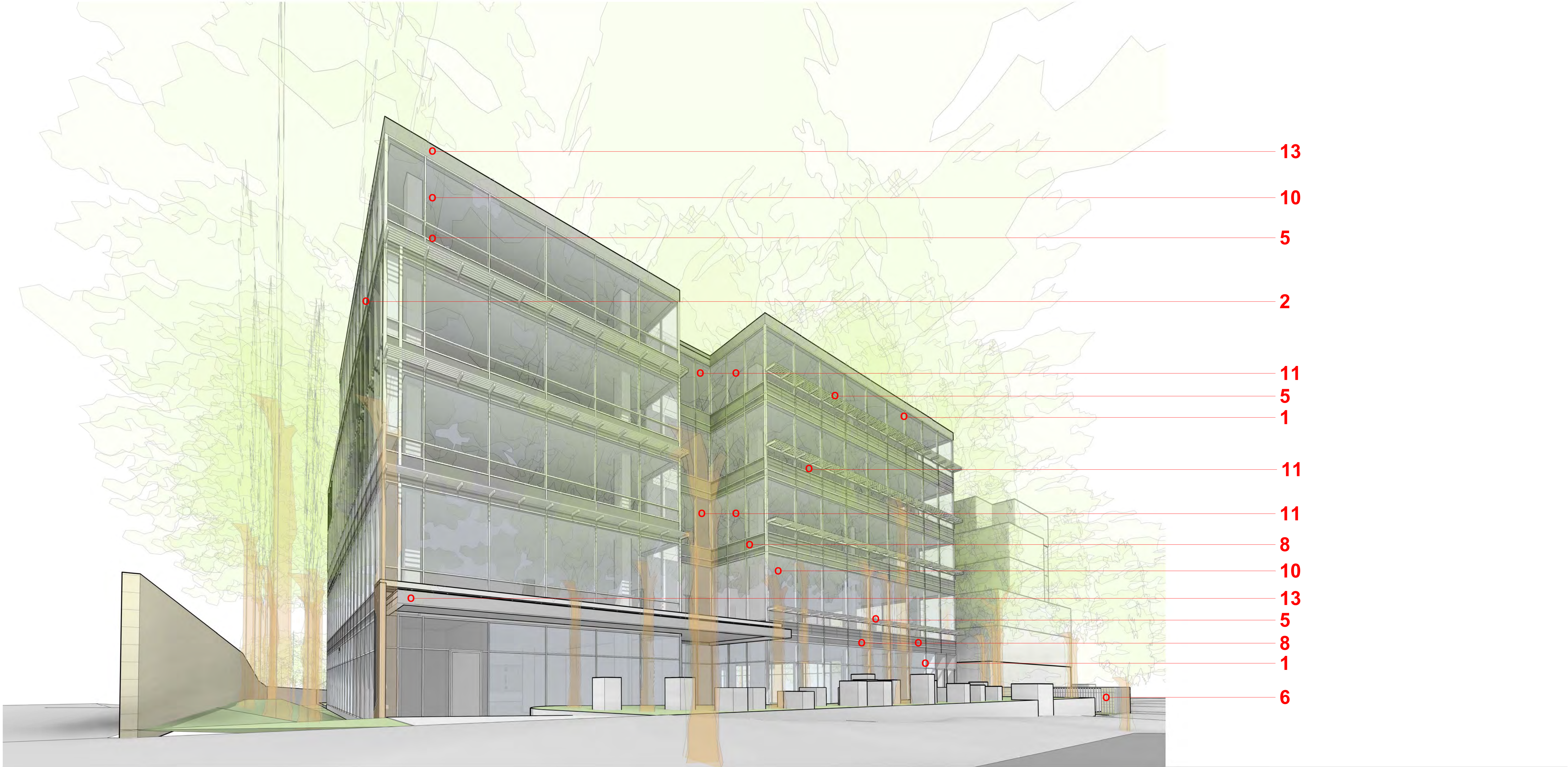
project no

17 031

drawing no

A 001





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IRWIN MEDICAL DEVELOPMENTS

north

scale

scale bar

project

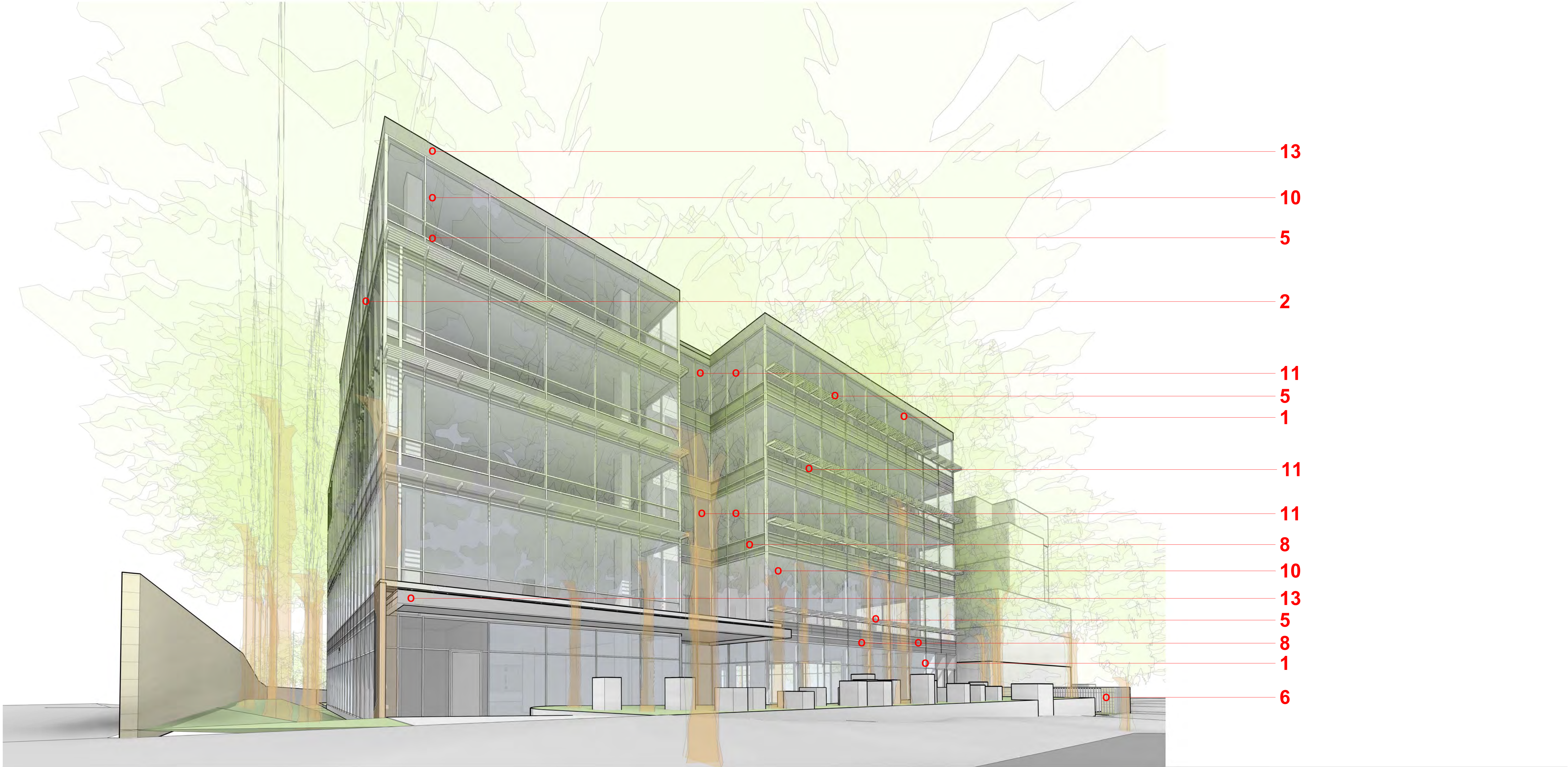
HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS  
drawn NK  
project no 17 031

drawing  
EXTERNAL MATERIALS, FINISHES + COLOUR BOARD PERSPECTIVE 1  
issue  
drawing no

B  
A 002





1.

ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK (AF1)
2.

ALUMINIUM BLADES, VERTICAL, POWERCOAT FINISH SILVER (AB1)
3.

ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER (AL1)
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checked

FS

drawing

EXTERNAL MATERIALS, FINISHES + COLOUR BOARD PERSPECTIVE 1

drawn

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issue

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project no

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drawing no

A 002





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A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
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checked FS drawing  
scale NTS  
drawn JK issue  
project no 17 031 drawing no

**A 004**





issue	amendment	date	legend
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checked JN drawing  
scale JK issue  
project no 17 031 drawing no

**A 004-1**





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project

**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**  
**AERIAL VIEW - NORTH**

scale

NTS

scale bar

checked

drawing

FS

drawn

JK

project no

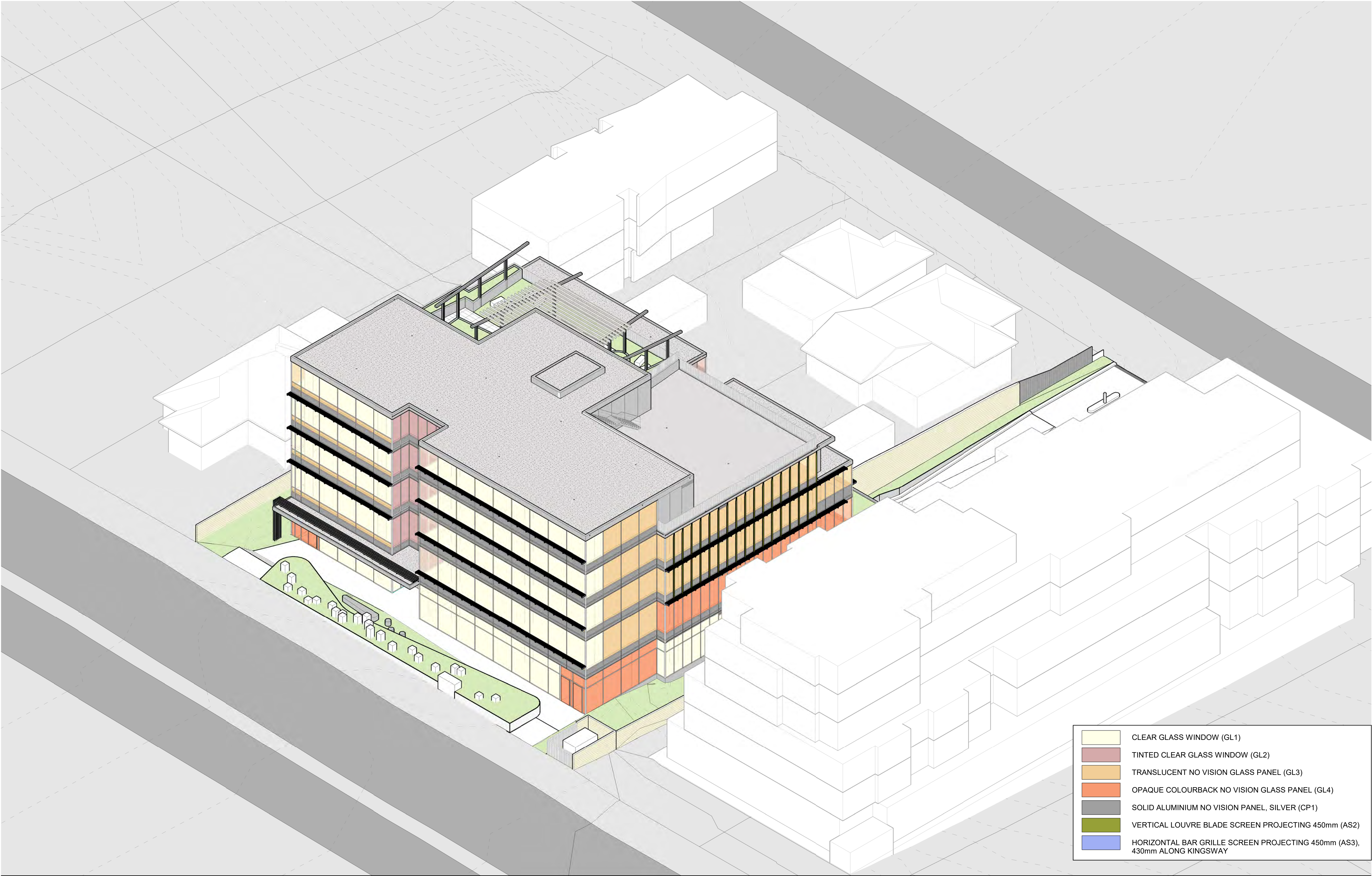
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**B**

**A 005**





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A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
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checked JN drawing  
drawn JK issue  
project no 17 031 drawing no

scale  
scale bar

**A 005-1**





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
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**IRWIN MEDICAL DEVELOPMENTS**

north

project

**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked FS drawing **AERIAL VIEW - WEST**

drawn JK issue **B**

project no 17 031 drawing no **A 006**

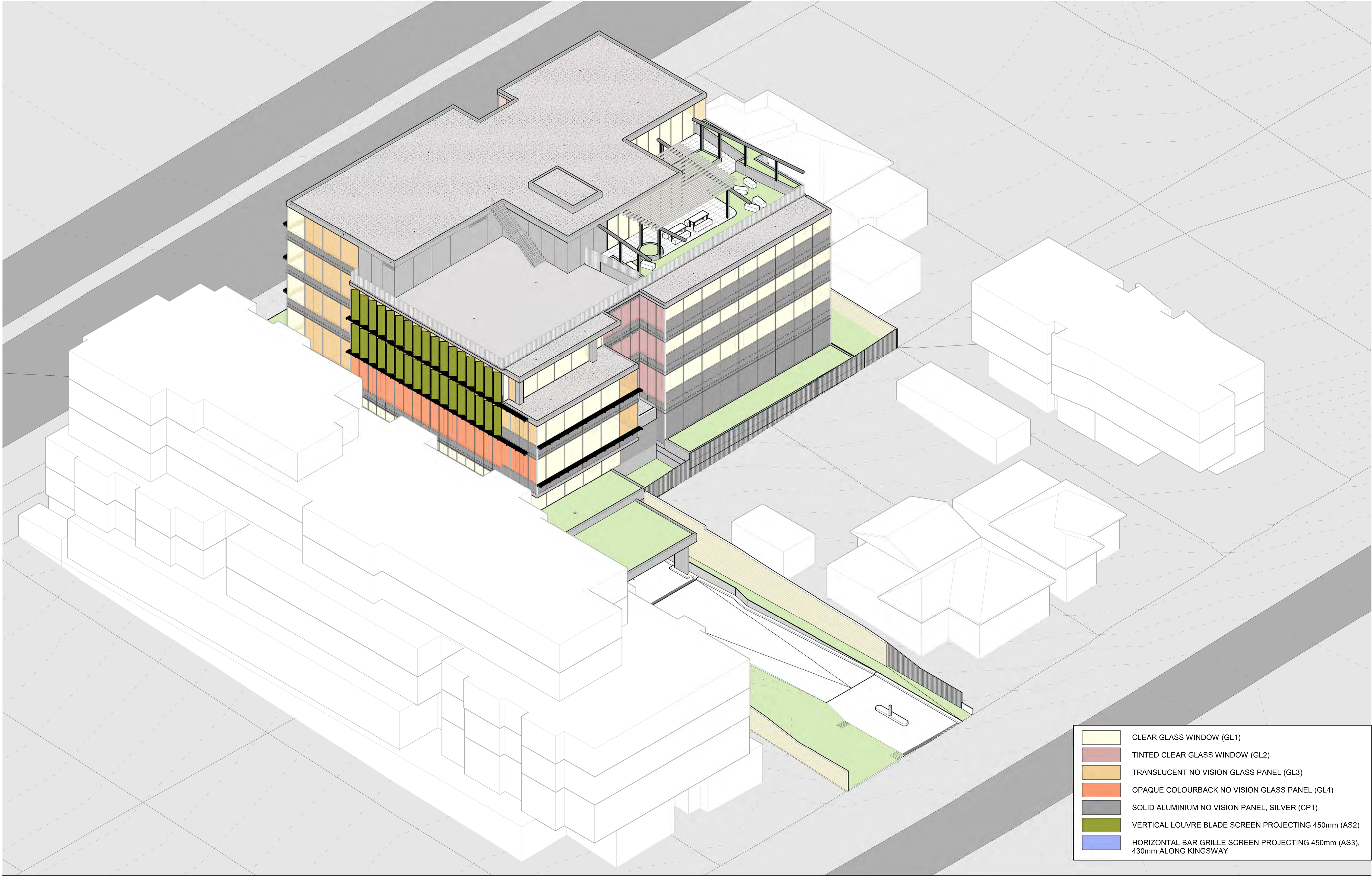
24-Apr-20 2:35:44 PM

scale

NTS

scale bar





	CLEAR GLASS WINDOW (GL1)
	TINTED CLEAR GLASS WINDOW (GL2)
	TRANSLUCENT NO VISION GLASS PANEL (GL3)
	OPAQUE COLOURBACK NO VISION GLASS PANEL (GL4)
	SOLID ALUMINIUM NO VISION PANEL, SILVER (CP1)
	VERTICAL LOUVRE BLADE SCREEN PROJECTING 450mm (AS2)
	HORIZONTAL BAR GRILLE SCREEN PROJECTING 450mm (AS3), 430mm ALONG KINGSWAY

issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

do not scale from drawings.

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NSW ARB Frank Stanisic 4480

client  
**IRWIN MEDICAL DEVELOPMENTS**

project  
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**  
checked JN drawing **AERIAL VIEW - WEST - GLASS TYPES**  
drawn JK issue **B**  
project no 17 031 drawing no **A 006-1**





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

AERIAL VIEW - SOUTH

checked

drawing

FS

drawn

NTS

JK

issue

project no

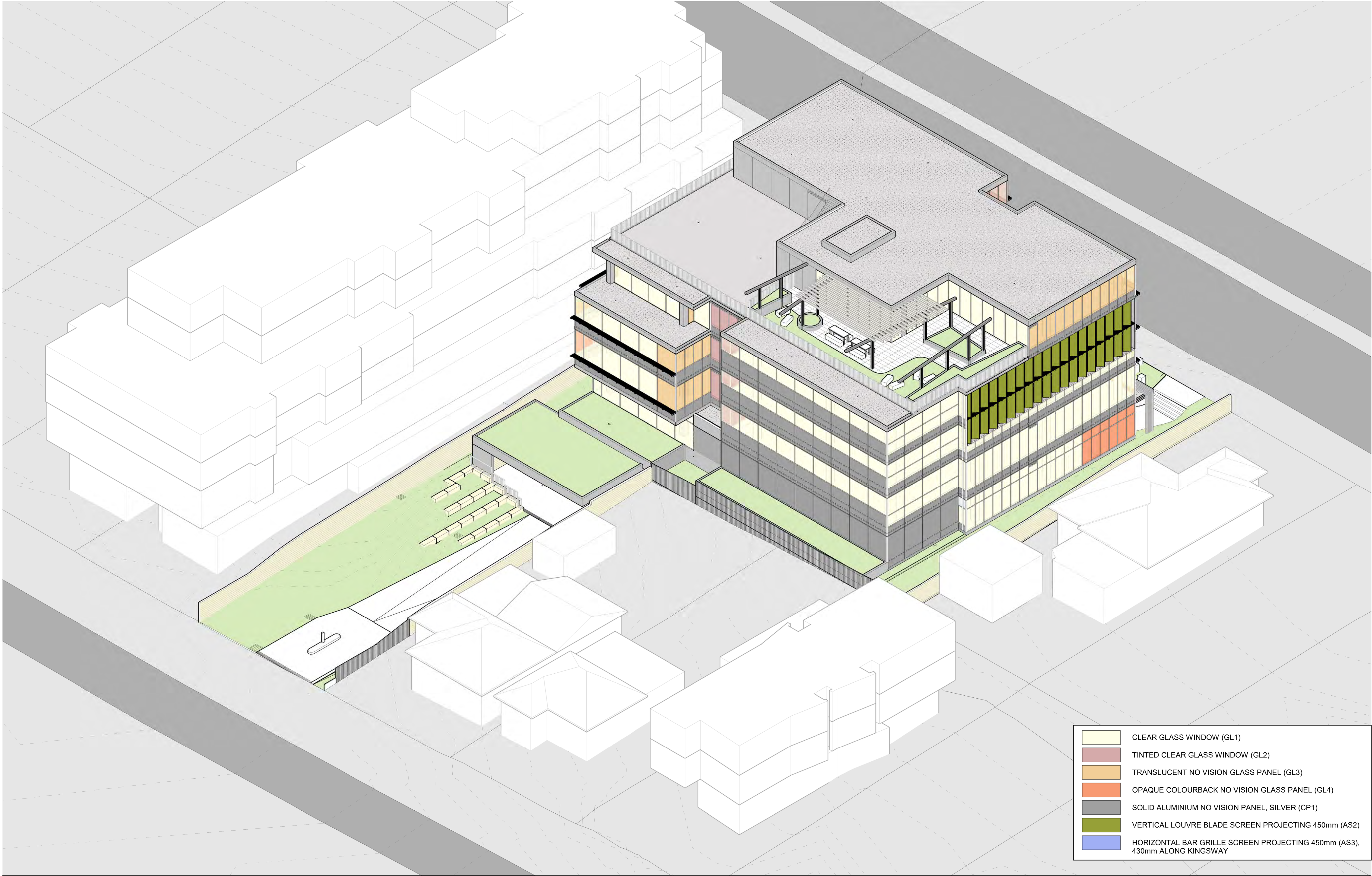
17 031

drawing no

B

A 007





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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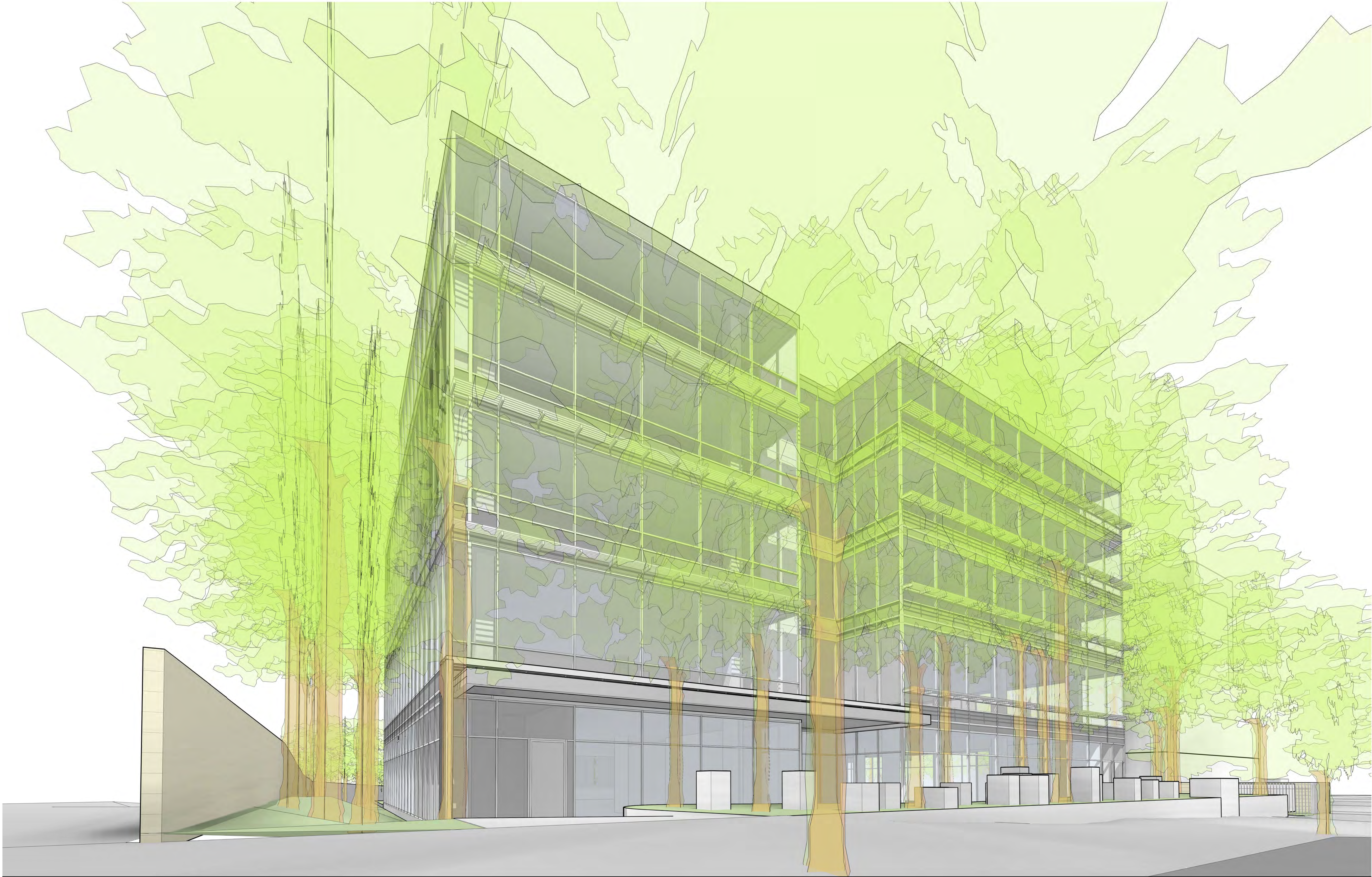
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project  
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**  
checked JN drawing  
drawn JK issue  
project no 17 031 drawing no  
**A 007-1**





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
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**IRWIN MEDICAL DEVELOPMENTS**

north

project

**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

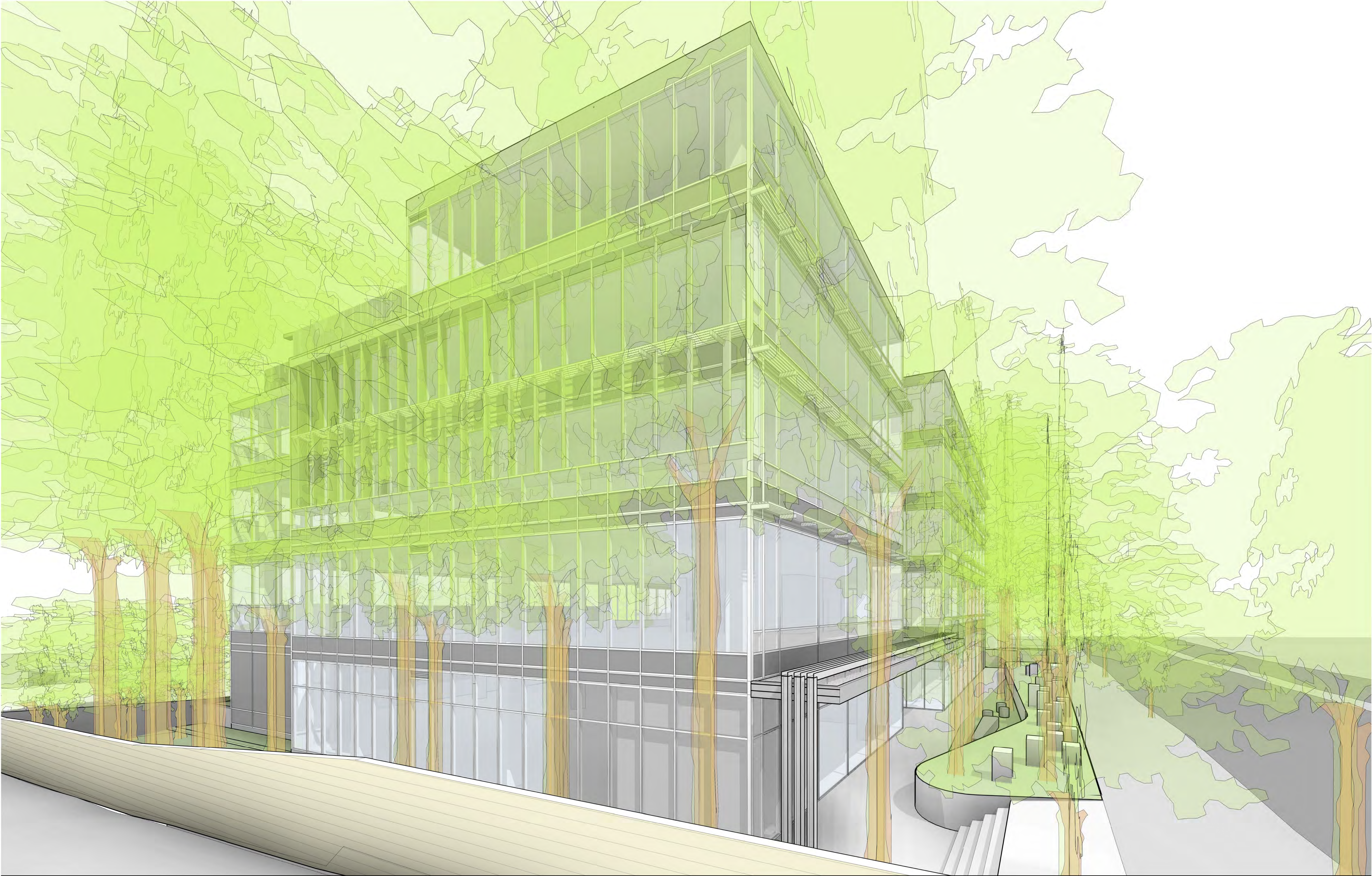
checked FS drawing **VISUALISATION 1**

drawn NTS issue **B**

project no 17 031 drawing no **A 008**

24-Apr-20 2:37:57 PM





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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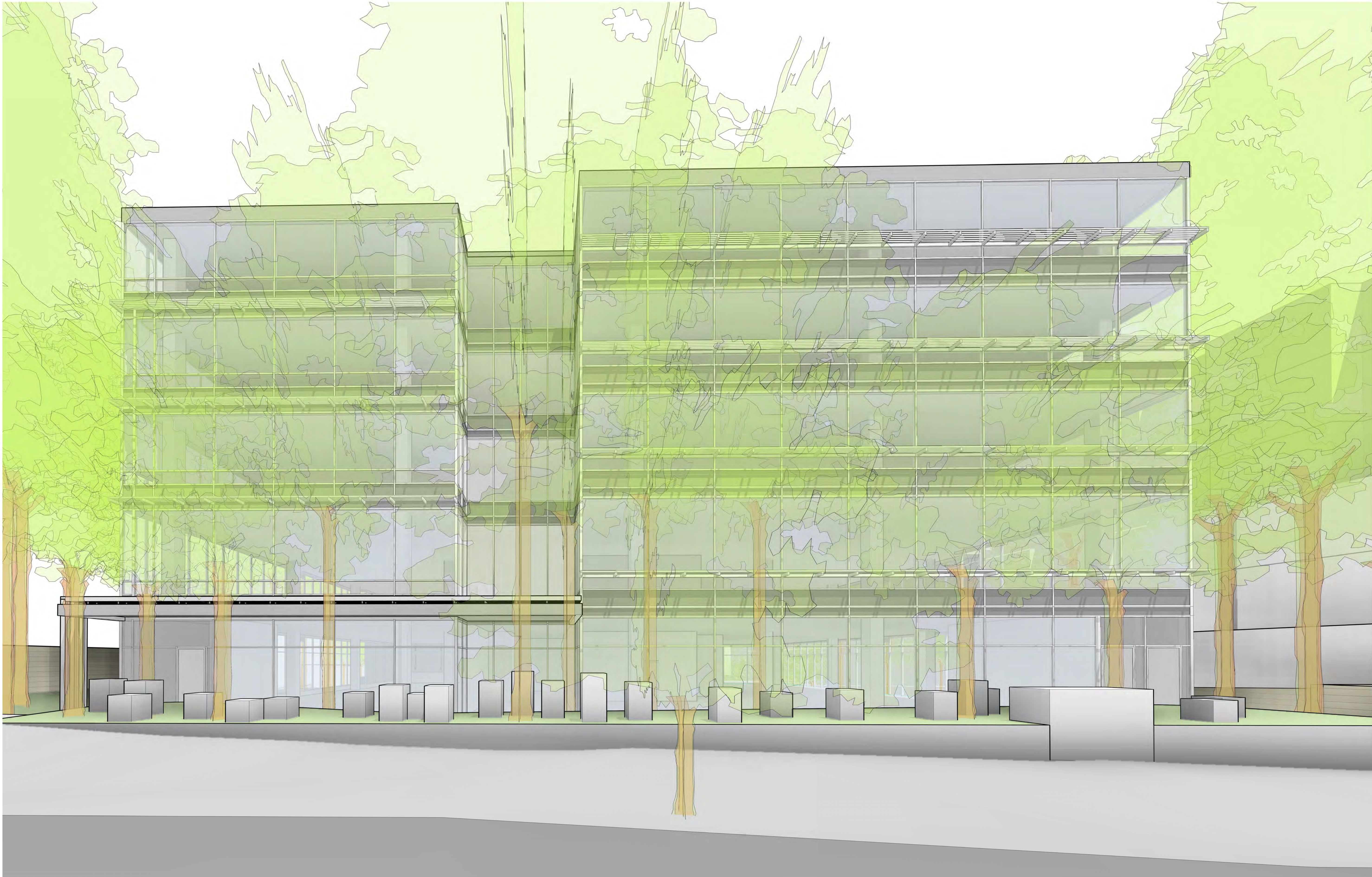
architect  
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client  
**IRWIN MEDICAL DEVELOPMENTS**

project  
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked	FS	drawing	<b>VISUALISATION 2</b>
scale	NTS	issue	<b>B</b>
scale bar	project no	drawing no	<b>A 009</b>
	17 031		





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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client  
**IRWIN MEDICAL DEVELOPMENTS**

north

project

**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

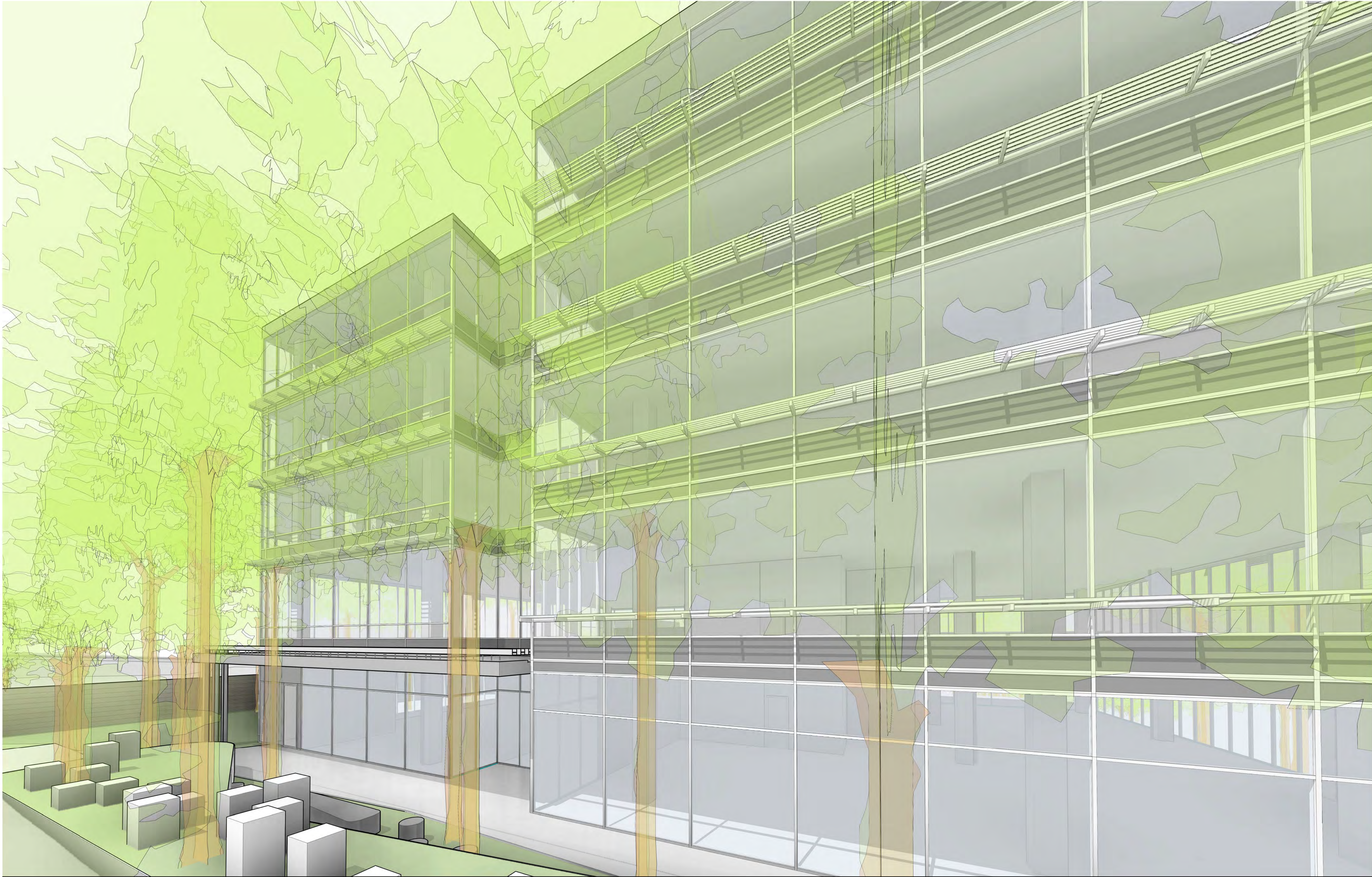
checked FS drawing **VISUALISATION 3**

drawn NTS issue **B**

project no 17 031 drawing no **A 010**

24-Apr-20 2:40:54 PM





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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client  
**IRWIN MEDICAL DEVELOPMENTS**

project  
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked	JN	drawing	<b>VISUALISATION 4</b>
drawn	FS	issue	<b>B</b>
project no	17 031	drawing no	<b>A 011</b>





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

drawing

VISUALISATION 5

FS

drawn

JN

issue

B

project no

17 031

drawing no

A 012





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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client  
**IRWIN MEDICAL DEVELOPMENTS**

north

project

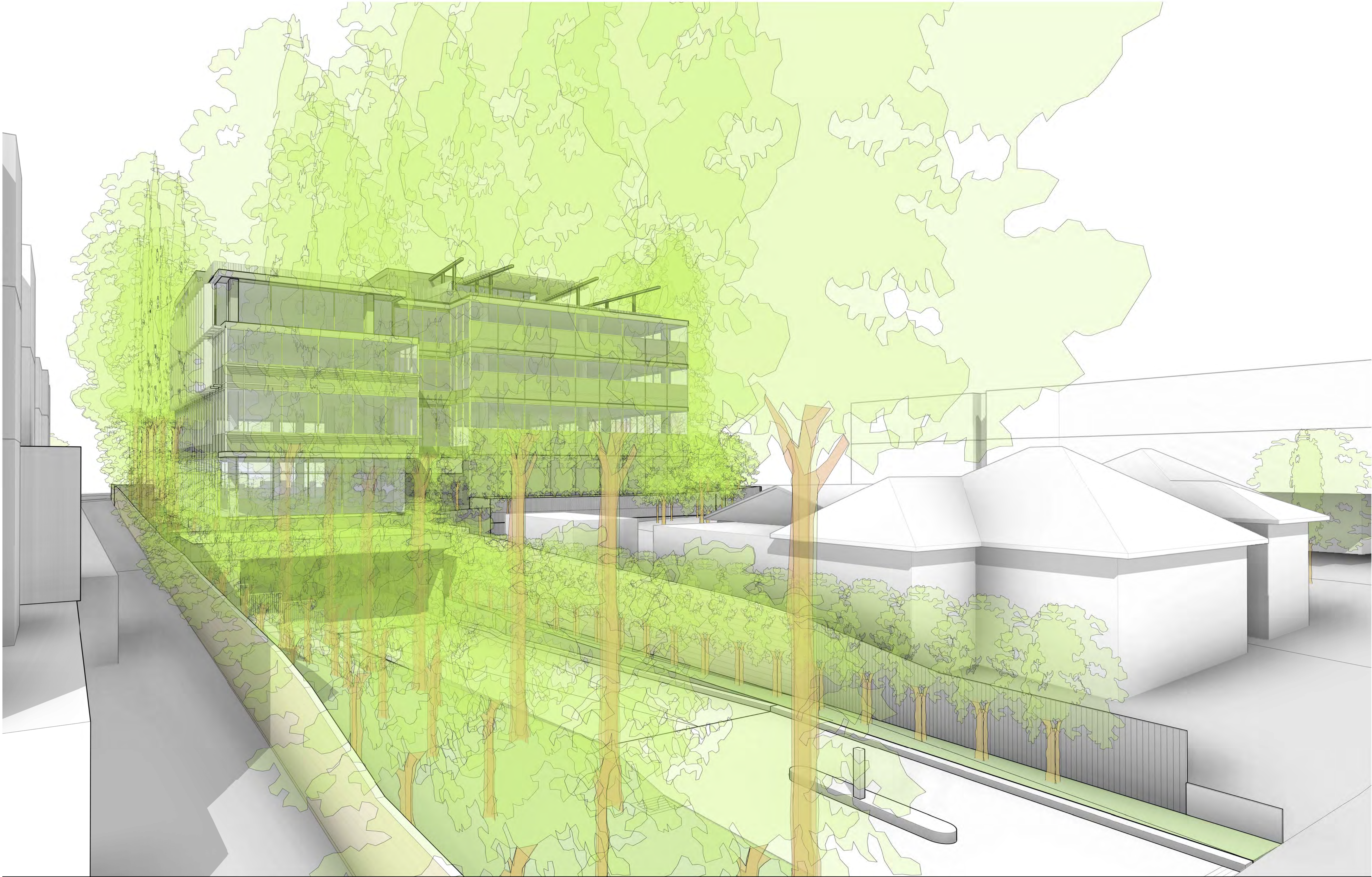
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked FS  
drawing  
scale  
drawn NTS  
project no 17 031  
drawing no

**VISUALISATION 6**

**B**  
**A 013**





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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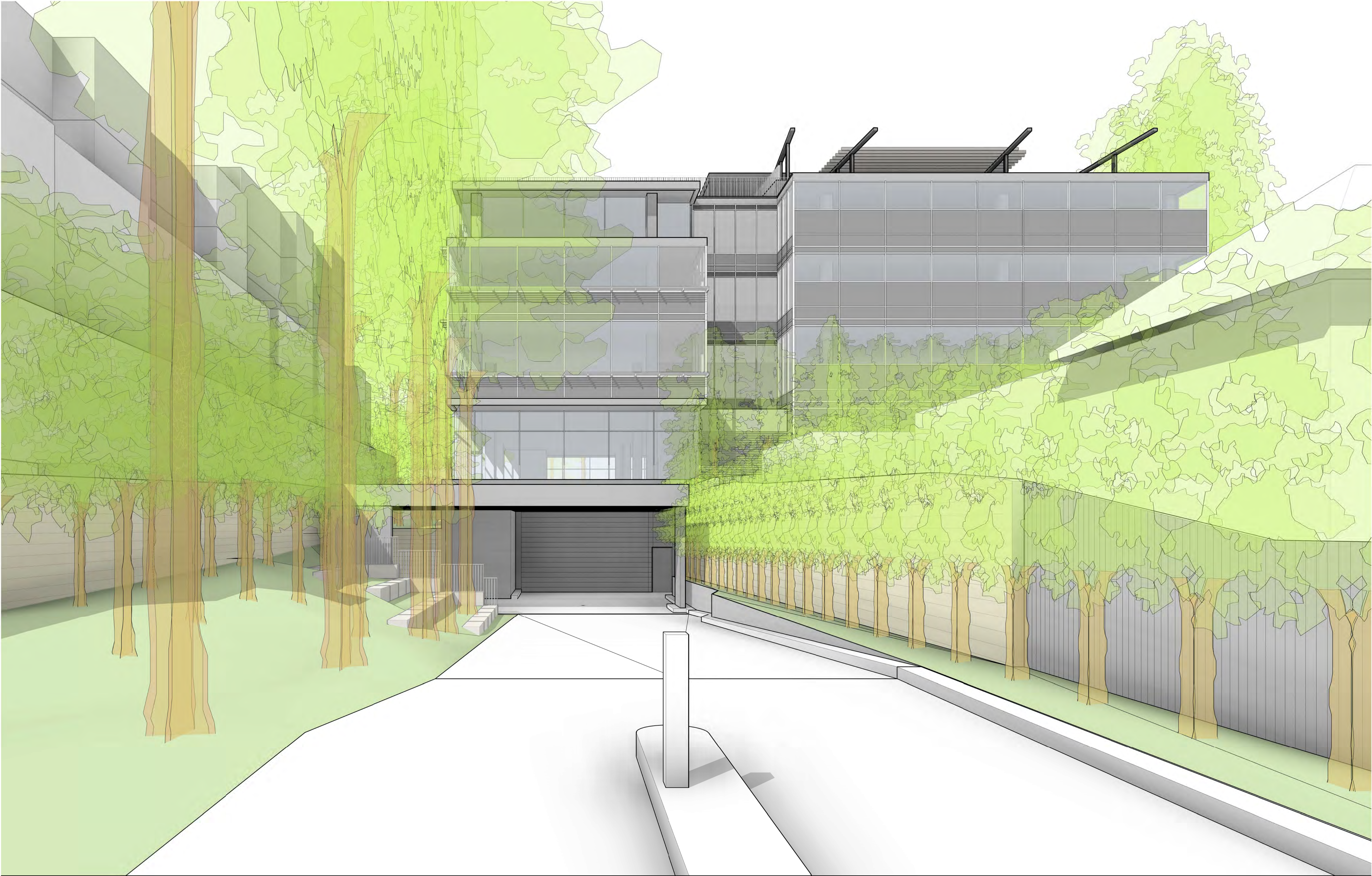
client  
**IRWIN MEDICAL DEVELOPMENTS**

project  
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked	FS	drawing	<b>VISUALISATION 7</b>
scale	NTS	drawn	<b>B</b>
scale bar	project no	17 031	drawing no

**A 014**





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

drawing

FS

drawn

JN

project no

drawing no

17 031

VISUALISATION 8

B

A 015





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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**IRWIN MEDICAL DEVELOPMENTS**

project  
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked	FS	drawing	<b>VISUALISATION 9</b>
scale	NTS	drawn	<b>B</b>
scale bar		project no	17 031
		drawing no	<b>A 016</b>





issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

drawing

FS

drawn

NTS

JN

issue

project no

17 031

drawing no

VISUALISATION 10

B

A 017





# PROPOSED HEALTH SERVICES FACILITY 398-402 KINGSWAY + 27 FLIDE STREET, CARINGBAH NSW

DOCUMENTS AMENDED THIS REVISION

DRAWING NO.	DRAWING NAME	REVISION	DATE
000 SERIES: CONTEXT			
X DA 001	LOCATION PLAN + DRAWING LIST	C	24.04.20
X DA 002	DEVELOPMENT DATA	C	24.04.20
DA 003	SITE ANALYSIS PLAN	A	04.10.19
X DA 004	SITE PLAN	C	24.04.20
DA 005	URBAN FORM PLAN - DCP	A	04.10.19
X DA 006	URBAN FORM WEST + PLAN - EXISTING	C	24.04.20
X DA 007	URBAN FORM WEST + PLAN - RAD	C	24.04.20
X DA 008	URBAN FORM WEST + PLAN - RAD + HEALTH SERVICES	C	24.04.20
X DA 009	URBAN FORM WEST + PLAN - HEALTH SERVICES	C	24.04.20
100 SERIES: FLOOR PLANS			
DA 101	BASEMENT 06 PLAN	A	04.10.19
DA 102	BASEMENT 05 PLAN	A	04.10.19
DA 103	BASEMENT 04 PLAN	A	04.10.19
DA 104	BASEMENT 03 PLAN	A	04.10.19
X DA 105	BASEMENT 02 PLAN	C	24.04.20
X DA 106 / 1	BASEMENT 01 (LOWER GROUND) PLAN / 1	C	24.04.20
X DA 106 / 2	BASEMENT 01 (LOWER GROUND) PLAN / 2	C	24.04.20
X DA 107 / 1	LEVEL 01 (GROUND) PLAN / 1	C	24.04.20
X DA 107 / 2	LEVEL 01 (GROUND) PLAN / 2	C	24.04.20
X DA 108	LEVEL 02 PLAN	C	24.04.20
X DA 109	LEVEL 03 PLAN	C	24.04.20
X DA 110	LEVEL 04 PLAN	C	24.04.20
X DA 111	LEVEL 05 PLAN	C	24.04.20
X DA 112	LEVEL 06 (ROOF) PLAN	C	24.04.20
200 SERIES: ELEVATIONS + SECTIONS			
X DA 201	NORTH EAST ELEVATION – KINGSWAY	C	24.04.20
X DA 201-1	NORTH EAST ELEVATION – KINGSWAY - GLASS TYPES	B	24.04.20
X DA 202	SOUTH WEST ELEVATION – FLIDE ST	C	24.04.20
X DA 202-1	SOUTH WEST ELEVATION – FLIDE ST - GLASS TYPES	B	24.04.20
X DA 203 / 1	NORTH WEST ELEVATION / 1	C	24.04.20
X DA 203 / 1-1	NORTH WEST ELEVATION / 1 – GLASS TYPES	B	24.04.20
X DA 203 / 2	NORTH WEST ELEVATION / 2	B	24.04.20
X DA 204	SOUTH EAST ELEVATION	C	24.04.20
X DA 204 -1	SOUTH EAST ELEVATION – GLASS TYPES	B	24.04.20
X DA 205	SECTION AA	C	24.04.20
X DA 206	SECTION BB	C	24.04.20
X DA 207	SECTION CC	C	24.04.20
X DA 208	SECTION DD	C	24.04.20
X DA 209	DETAIL SECTION	B	24.04.20
400 SERIES: SECTION DETAILS			
DA 401	WALL SECTION DETAIL 1	A	04.10.19
500 SERIES: SHADOW DIAGRAMS			
DA 501	SHADOW DIAGRAMS - WINTER SOLSTICE - JUNE 21	A	04.10.19
DA 502	SHADOW DIAGRAMS - EQUINOX - MARCH / SEPTEMBER 21	A	04.10.19
DA 503	SHADOW DIAGRAMS - SUMMER SOLSTICE - DECEMBER 21	A	04.10.19
X DA 504	SUN EYE VIEWS - WINTER SOLSTICE 9AM - 10AM	B	24.04.20
X DA 505	SUN EYE VIEWS - WINTER SOLSTICE 11AM - 12PM	B	24.04.20
X DA 506	SUN EYE VIEWS - WINTER SOLSTICE 1PM - 2PM	B	24.04.20
X DA 507	SUN EYE VIEWS - WINTER SOLSTICE 3PM	B	24.04.20
600 SERIES: CALCULATIONS			
X DA 601	GFA DIAGRAMS 1	C	24.04.20
X DA 602	GFA DIAGRAMS 2	C	24.04.20
X DA 603	LANDSCAPED AREA DIAGRAMS	C	24.04.20
X DA 604	HOB 'FOG' DIAGRAM	B	24.04.20
X DA 605	FRONT SETBACK ARTICULATION ZONE DIAGRAM	B	24.04.20
APPENDIX			
A 001	EXTERNAL MATERIALS, FINISHES + COLOUR BOARD	B	24.04.20
A 002	EXTERNAL MATERIALS, FINISHES + COLOUR BOARD PERSPECTIVE 1	B	24.04.20
A 003	EXTERNAL MATERIALS, FINISHES + COLOUR BOARD PERSPECTIVE 2	B	24.04.20
X A 004	AERIAL VIEW - EAST	C	24.04.20
X A 004-1	AERIAL VIEW - EAST - GLASS TYPES	B	24.04.20
X A 005	AERIAL VIEW - NORTH	B	24.04.20
X A 005-1	AERIAL VIEW - NORTH - GLASS TYPES	B	24.04.20
X A 006	AERIAL VIEW - WEST	B	24.04.20
X A 006-1	AERIAL VIEW - WEST - GLASS TYPES	B	24.04.20
X A 007	AERIAL VIEW - SOUTH	B	24.04.20
X A 007-1	AERIAL VIEW - SOUTH - GLASS TYPES	B	24.04.20
X A 008	VISUALISATION 1	B	24.04.20
X A 009	VISUALISATION 2	B	24.04.20
X A 010	VISUALISATION 3	B	24.04.20
X A 011	VISUALISATION 4	B	24.04.20
X A 012	VISUALISATION 5	B	24.04.20
X A 013	VISUALISATION 6	B	24.04.20
X A 014	VISUALISATION 7	B	24.04.20
X A 015	VISUALISATION 8	B	24.04.20
X A 016	VISUALISATION 9	B	24.04.20
X A 017	VISUALISATION 10	B	24.04.20

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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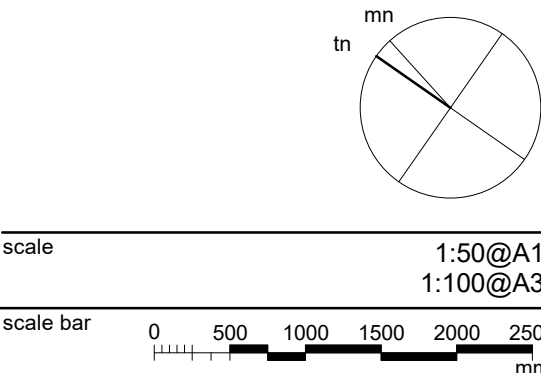
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client

IRWIN MEDICAL DEVELOPMENTS

north



project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawing

LOCATION PLAN + DRAWING LIST

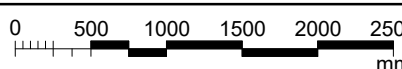
drawn

JK

issue

C

scale bar



project no

17 031

drawing no

DA 001

24-Apr-20 4:44:47 PM



GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
BASEMENT 1 (LG)	420 m²
LEVEL 1 (GROUND)	961 m²
LEVEL 2	1001 m²
LEVEL 3	1006 m²
LEVEL 4	956 m²
LEVEL 5	487 m²
	4831 m²
SITE AREA	2415.54 m²
ACHIEVED GFA	4831 m²
ACHIEVED FSR	2.00 : 1
PERMISSIBLE FSR	2.00 : 1
PERMISSIBLE GFA	4831.08 m²

SUTHERLAND LEP 2015

- gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
- (a) the area of a mezzanine, and
  - (b) habitable rooms in a basement or an attic, and
  - (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
  - (d) any area for common vertical circulation, such as lifts and stairs, and
  - (e) any basement:
    - (i) storage, and
    - (ii) vehicular access, loading areas, garbage and services, and
  - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
  - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
  - (h) any space used for the loading or unloading of goods (including access to it), and
  - (i) terraces and balconies with outer walls less than 1.4 metres high, and
  - (j) voids above a floor at the level of a storey or storey above.

PARKING SUMMARY		
DESCRIPTION	REQUIRED	PROVIDED
CARPARKING SPACE (INCLUDING 3 DISABLED CARPARKING SPACE)	138	140
BICYCLE SPACE	14	16
MOTORBIKE SPACE	6	6

4831 / 35 = 138.0 = 138 CARPARKING SPACES  
138 / 25 = 5.52 = 6 MOTORBIKE SPACES  
138 / 10 = 13.8 = 14 BICYCLE SPACES

PARKING SCHEDULE		
DESCRIPTION	NUMBER	LEVEL
5400 x 2600 CARSPACE	16	LEVEL B6
5400 x 2600 CARSPACE	16	LEVEL B5 B
5400 x 2600 CARSPACE	16	LEVEL B5 A
5400 x 2600 CARSPACE	16	LEVEL B4 B
5400 x 2600 CARSPACE	16	LEVEL B4 A
5400 x 2600 CARSPACE	16	LEVEL B3 B
5400 x 2600 CARSPACE	16	LEVEL B3 A
5400 x 2600 CARSPACE	16	LEVEL B2 B
5400 x 2600 CARSPACE	9	LEVEL B2 A
5400 x 2600 ACCESSIBLE CARSPACE	3	LEVEL B2 A
TOTAL: 140 (138 REQUIRED)		

PARKING 1 SPACE PER 35m² GFA  
(SUTHERLAND DCP CHAPTER 9 -  
R4 CARINGBAH MEDICAL PRECINCT)

DISABLED PARKING : 1 IN 50 SPACES  
(BCA SECTION D - ACCESS + EGRESS: TABLE D3.5 )

BICYCLE SCHEDULE		
DESCRIPTION	NUMBER	LEVEL
BICYCLE SPACE	4	LEVEL B5 B
BICYCLE SPACE	4	LEVEL B4 B
BICYCLE SPACE	4	LEVEL B3 B
BICYCLE SPACE	4	LEVEL B2 B
TOTAL: 16 (14 REQUIRED)		

1 BICYCLE PARKING SPACE PER 10 CAR PARKING SPACES

1 UNISEX SHOWER PER 10 EMPLOYEES  
(SUTHERLAND DCP CHAPTER 36 - ROADS, VEHICULAR ACCESS, TRAFFIC,  
PARKING + BICYCLES)

MOTORBIKE SCHEDULE		
DESCRIPTION	NUMBER	LEVEL
MOTORBIKE SPACE	2	LEVEL B4 A
MOTORBIKE SPACE	2	LEVEL B3 A
MOTORBIKE SPACE	2	LEVEL B2 A
TOTAL: 6 (6 REQUIRED)		

1 MOTORCYCLE SPACE PER 25 CAR PARKING SPACES  
(SUTHERLAND DCP CHAPTER 36 - ROADS, VEHICULAR ACCESS, TRAFFIC,  
PARKING + BICYCLES)

LANDSCAPED AREA	
NAME	AREA
AREA 1	245 m²
AREA 2	40 m²
AREA 3	158 m²
AREA 4	100 m²
AREA 5	40 m²
AREA 6	147 m²
AREA 7	1 m²
AREA 8	55 m²
AREA 9	63 m²
AREA 10	10 m²
AREA 11	92 m²
AREA 12	9 m²
	961 m²
SITE AREA	2415.54 m²
ACHIEVED LANDSCAPED AREA	730m² (30.2%)
ACHIEVED LANDSCAPE ON STRUCTURES	230m² (9.5%)
ACHIEVED LANDSCAPING	961m² (39.8%)

MIN. 30 % LANDSCAPED AREA                      725 m² (30% SITE AREA)

SUTHERLAND LEP 2015

**landscaped area** means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

SUTHERLAND DCP 2015 - CHAPTER 9

Planting is required on that part of a basement which extends beyond the building footprint. Planting in this area is to have sufficient soil depth to support the species selected and should constitute a minimum of 30% of the area of the exposed basement. This planting is intended:

- a. To offset the potential for excessive paved areas;
- b. To provide residents with attractive outlooks from dwellings, and
- c. To assist in the creation of privacy between dwellings, and between dwellings and common areas.

Note:  
The planting required on top of basement structures is shallow soil landscaping. This is in addition to the required deep soil landscaping for 30% of the site.

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  - LANDSCAPED AREA CALCULATIONS AMENDED
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  - VERTICAL LOUVRES + HORIZONTAL SCREENS DELETED
  - GLASS TYPES/ ALUMINIUM PANELS AMENDED + CLARIFIED
  - HORIZONTAL SCREENS DELETED + TRANSOM RAISED FROM 1100mm TO 1800mm
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  - SECTIONS ADDED THROUGH REAR SETBACK
  - FRONT SETBACK ARTICULATION ZONE DIAGRAM ADDED
  - SERVICE PARKING, DRIVEWAY, CANOPY + PLANTING AMENDED
  - INCREASED WIDTH OF GARDEN ALONG DRIVEWAY TO 1125mm
  - ADDITIONAL PLANTER BOX ALONG REAR BOUNDARY TO ACCOMMODATE 9m TREES
  - GREEN ROOF CANOPY LOWERED
  - WASTE ROOMS AMENDED + CLINICAL WASTE ROOM SHOWN + APS (GENERATOR) ADDED
  - BLAST WALLS SHOWN TO PROPOSED SUBSTATION
  - HYDRANT BOOSTER ASSEMBLY SHOWN WITHIN CUPBOARD
  - SERVICE PARKING SOFFIT NOTED AS NON-COMBUSTIBLE 'TIMBER LOOK' LINING
  - GFA DIAGRAMS AMENDED
  - WASTE STORAGE ROOM + APS (GENERATOR) LOCATION SHOWN
  - WINTER GARDEN DELETED
  - INCREASED WIDTH OF LANDSCAPED PLANTER ON STRUCTURE
  - STAIR + DOOR ADDED BETWEEN LOADING AREA + HEALTH SERVICES

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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architect

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client

IRWIN MEDICAL DEVELOPMENTS

north

scale

scale bar

project

checked

drawn

project no



## KINGSWAY

406 - 404

402 - 398  
SB 45.72

396

RESIDENTIAL  
1 STOREY

RESIDENTIAL/  
HEALTH SERVICES  
FACILITY  
6 STOREY

APPROVED DA  
ENVELOPE  
6 STOREY  
(DA16/0456)

RESIDENTIAL  
1 STOREY

4 STOREY

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL  
1 STOREYRESIDENTIAL  
1 STOREYRESIDENTIAL  
1 STOREYRESIDENTIAL  
1 STOREYRESIDENTIAL  
1 STOREYRESIDENTIAL  
VILLAGE

# FLIDE STREET






PROPOSED BIKE LANE

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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legend

	EXISTING BUILDINGS
	DA APPROVED BUILDING OUTLINE
	EXISTING TREE ON SITE TO REMAIN
	TREE NUMBER
	SITE BOUNDARY

architect

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client

IRWIN MEDICAL DEVELOPMENTS

north

---

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

## SITE PLAN

JN

drawing

drawn

issue

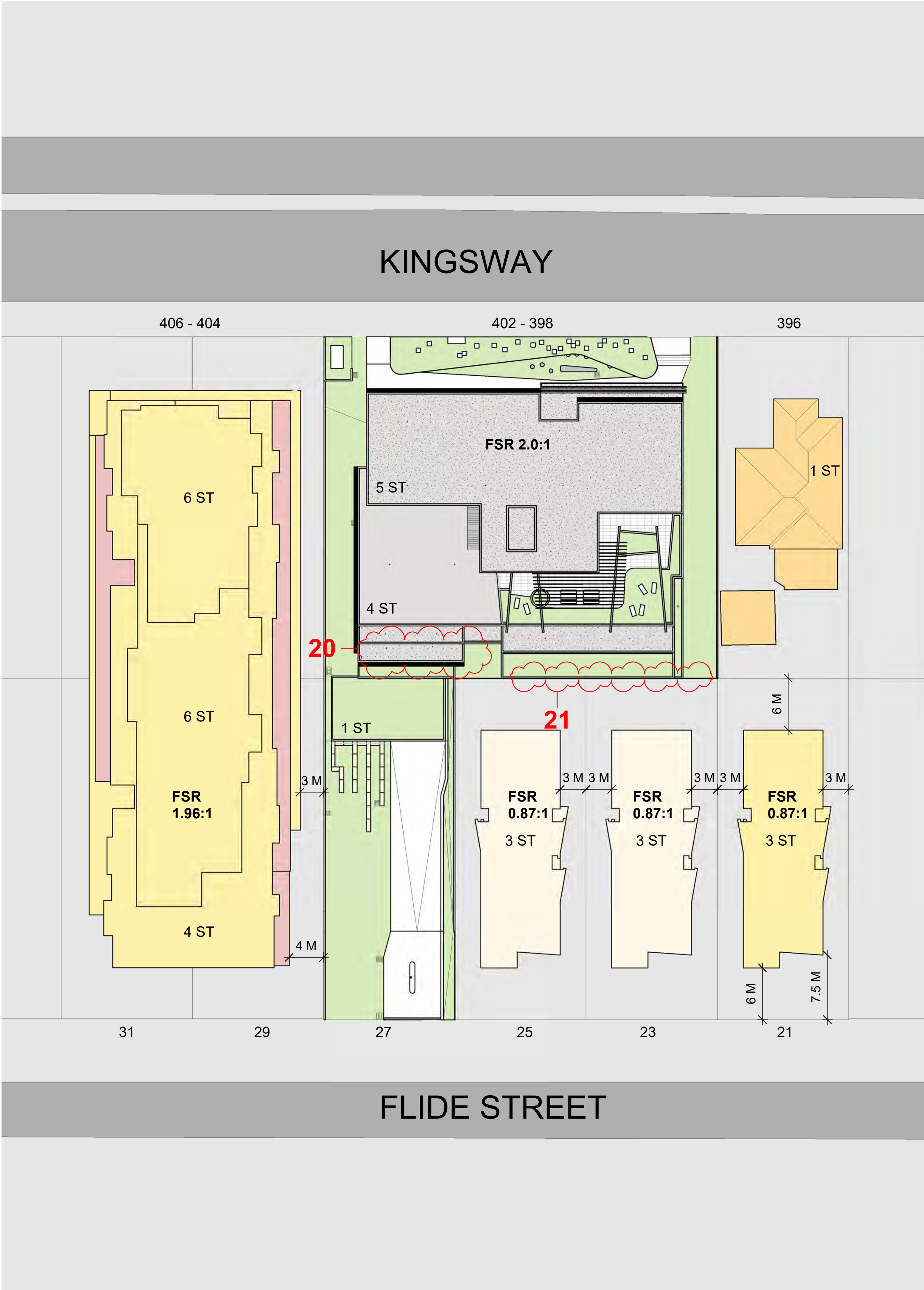
project no 17 031

drawing

DA 004

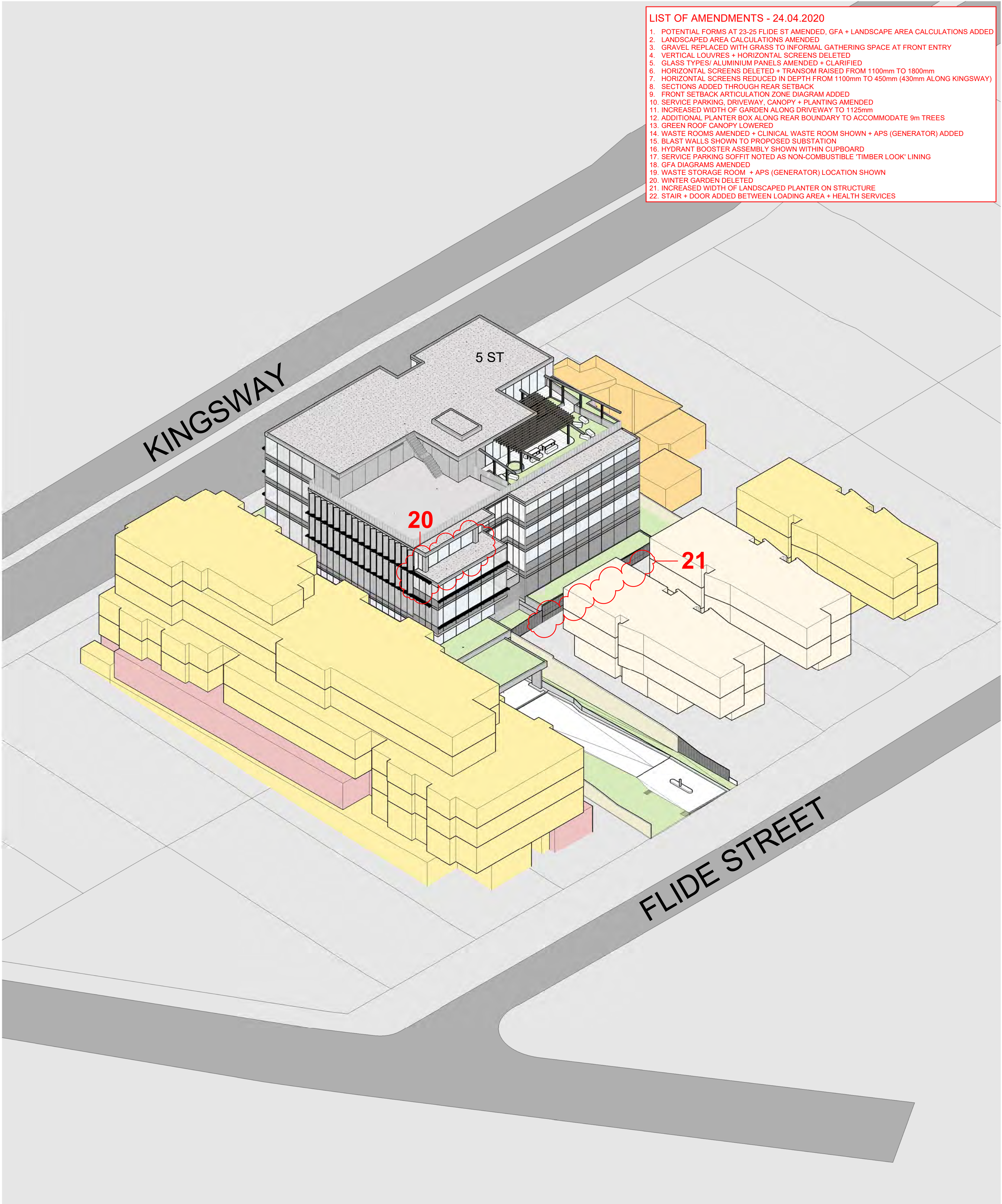
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issue	amendment	date
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24-Apr-20 2:53:03 PM

architect

**stanisic architects**

client

IRWIN MEDICAL DEVELOPMENTS

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scale

1:300@A1  
1:600@A3

scale bar

0 3 6 9 12 15 m

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

FS

drawn

NK

project no

17 031

drawing

URBAN FORM WEST + PLAN - RAD

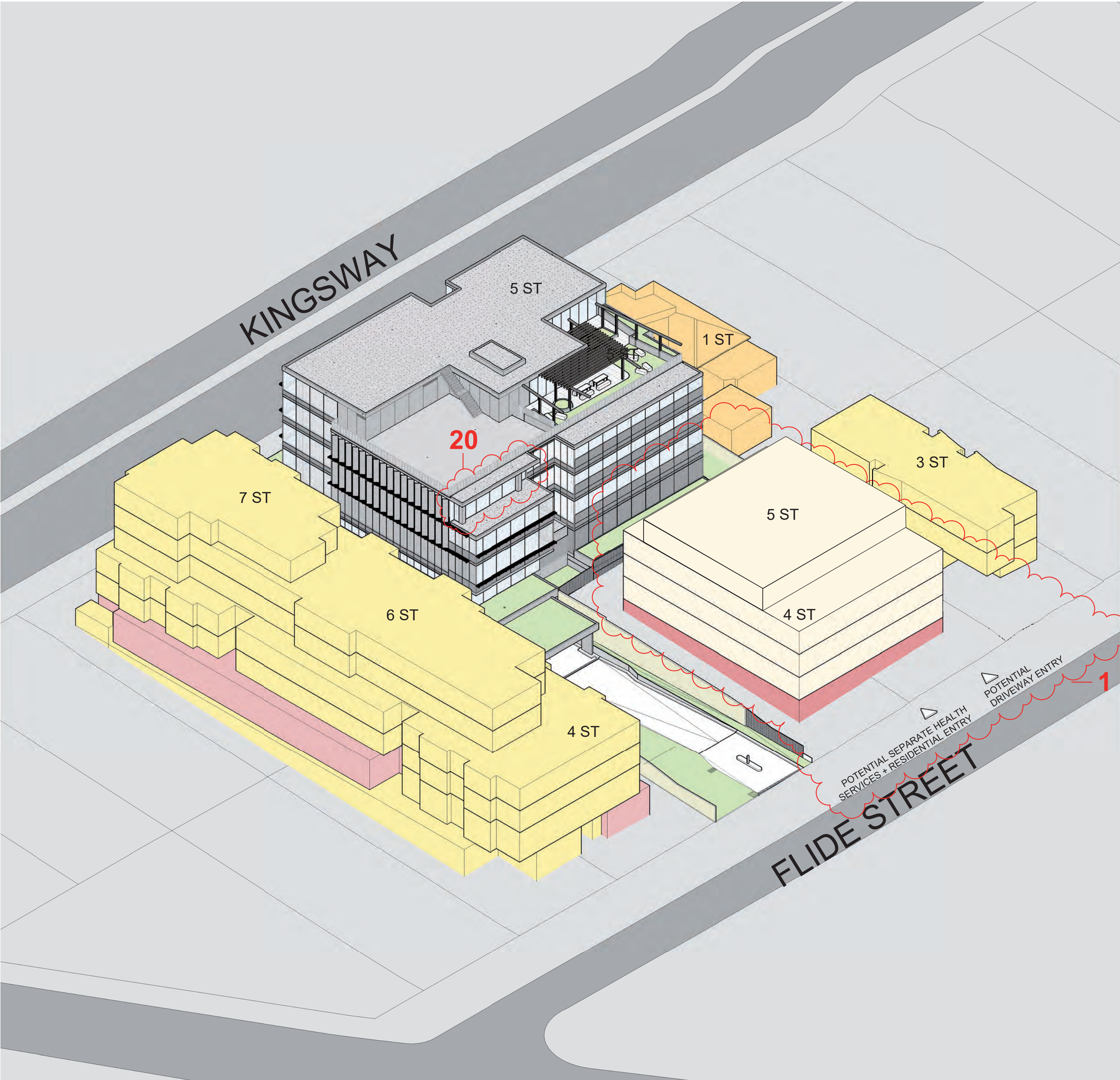
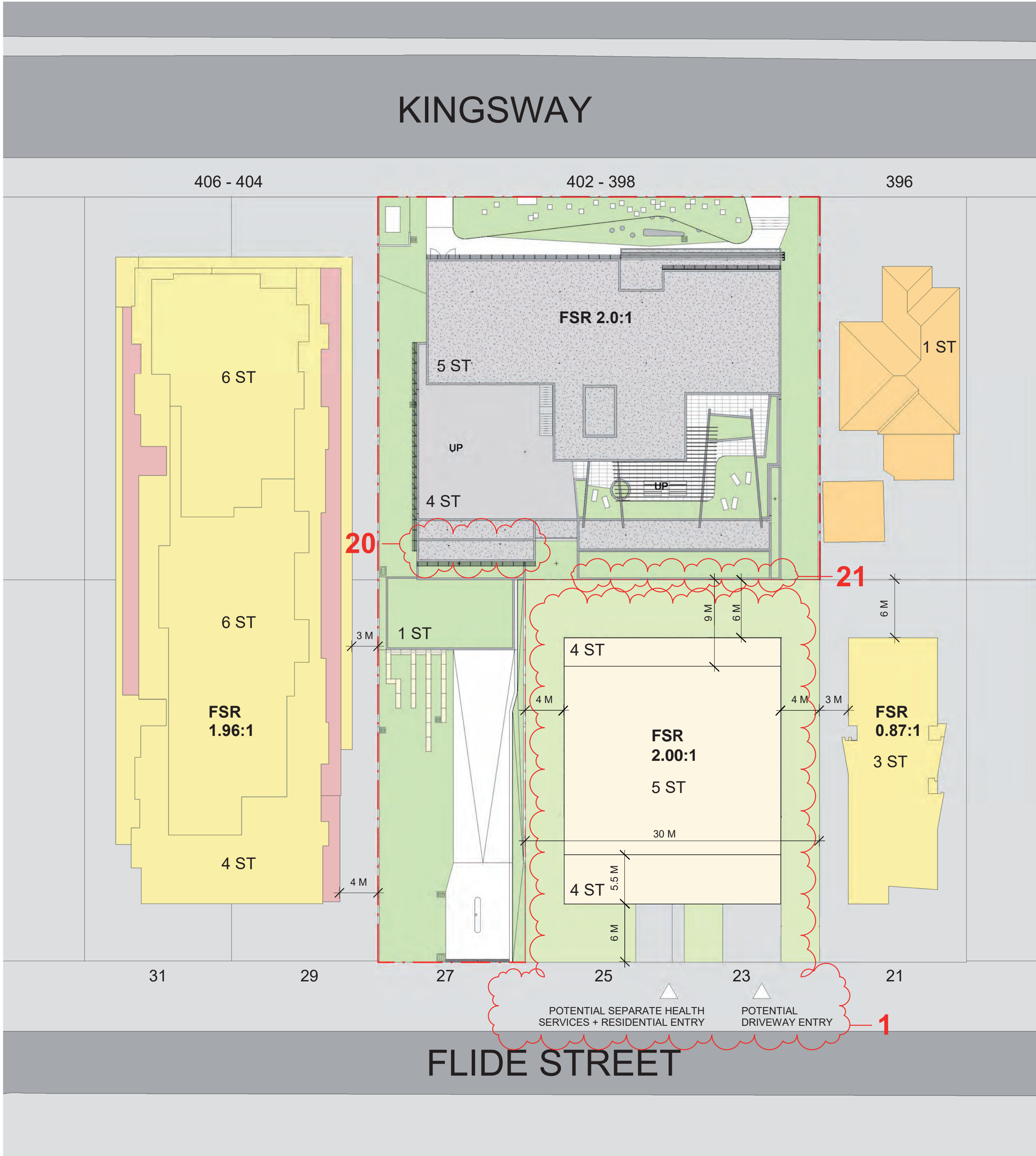
issue

C

drawing no

DA 007





DEVELOPMENT DATA

SITE AREA 1207.77 m<sup>2</sup>

GFA	USE	FLOOR PLATE AREA	EFFICIENCY	GFA
LEVEL 1 (GROUND)	HEALTH SERVICES	683 m <sup>2</sup>	90%	604 m <sup>2</sup>
LEVEL 1 (GROUND)	RESIDENTIAL		90%	11 m <sup>2</sup>
LEVEL 2	RESIDENTIAL	568 m <sup>2</sup>	85%	483 m <sup>2</sup>
LEVEL 3	RESIDENTIAL	568 m <sup>2</sup>	85%	483 m <sup>2</sup>
LEVEL 4	RESIDENTIAL	568 m <sup>2</sup>	85%	483 m <sup>2</sup>
LEVEL 5	RESIDENTIAL	412 m <sup>2</sup>	85%	350 m <sup>2</sup>
FSR 2.00 : 1				
2415 m <sup>2</sup>				

LANDSCAPED AREA

SITE AREA	1207.77 m <sup>2</sup>
ACHIEVED LANDSCAPED AREA	459 m <sup>2</sup> (38.0%)
MIN. REQUIRED (30%) LANDSCAPED AREA	362.33 m <sup>2</sup> (30% SITE AREA)

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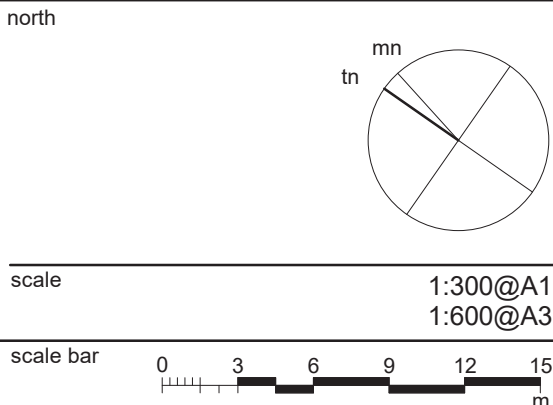
issue	amendment	date
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legend
EXISTING BUILT FORM RESIDENTIAL
DA APPROVED BUILT FORM RESIDENTIAL
POTENTIAL BUILT FORM RESIDENTIAL
DA APPROVED BUILT FORM HEALTH SERVICES
POTENTIAL BUILT FORM HEALTH SERVICES

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client  
**IRWIN MEDICAL DEVELOPMENTS**

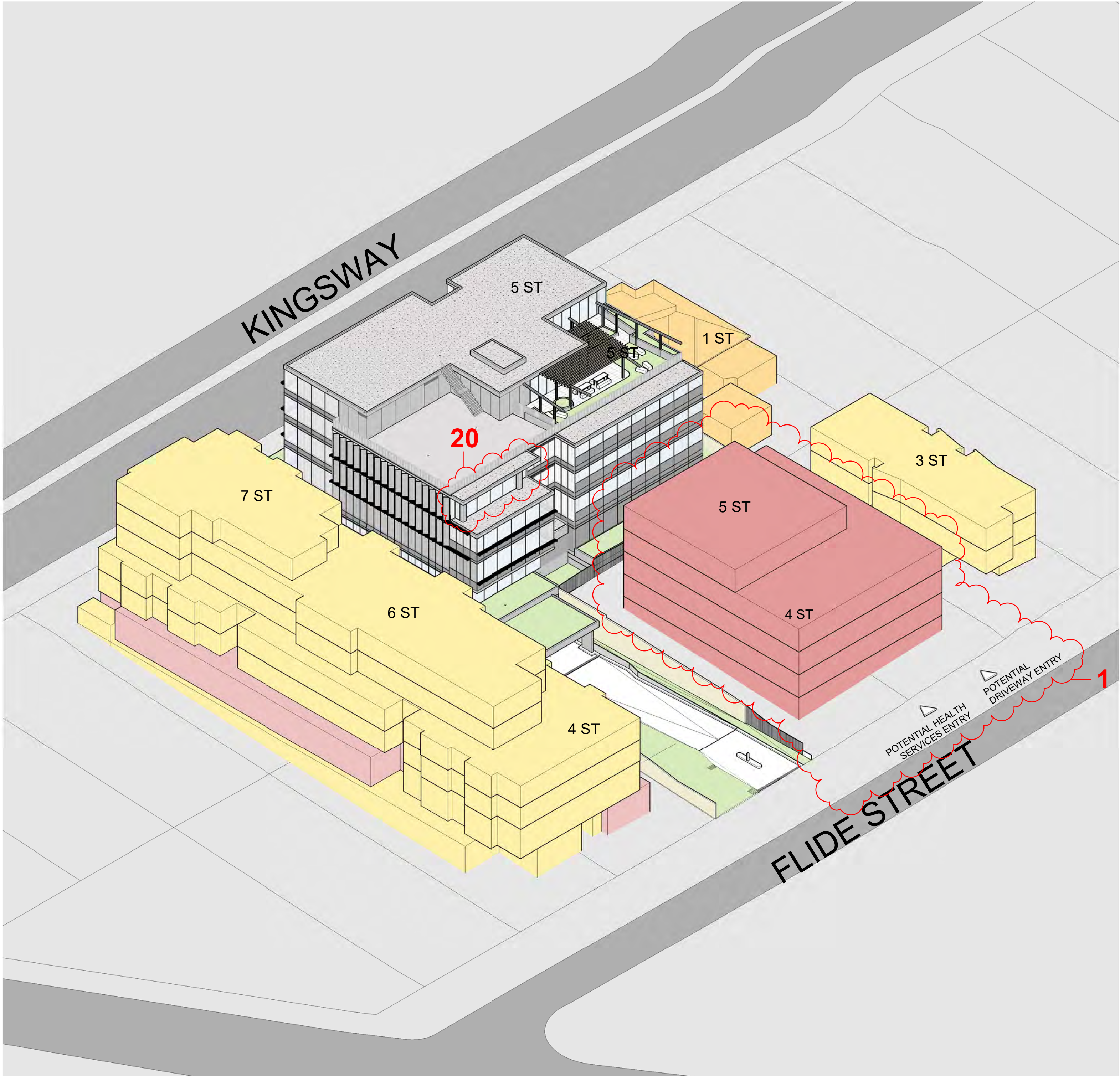
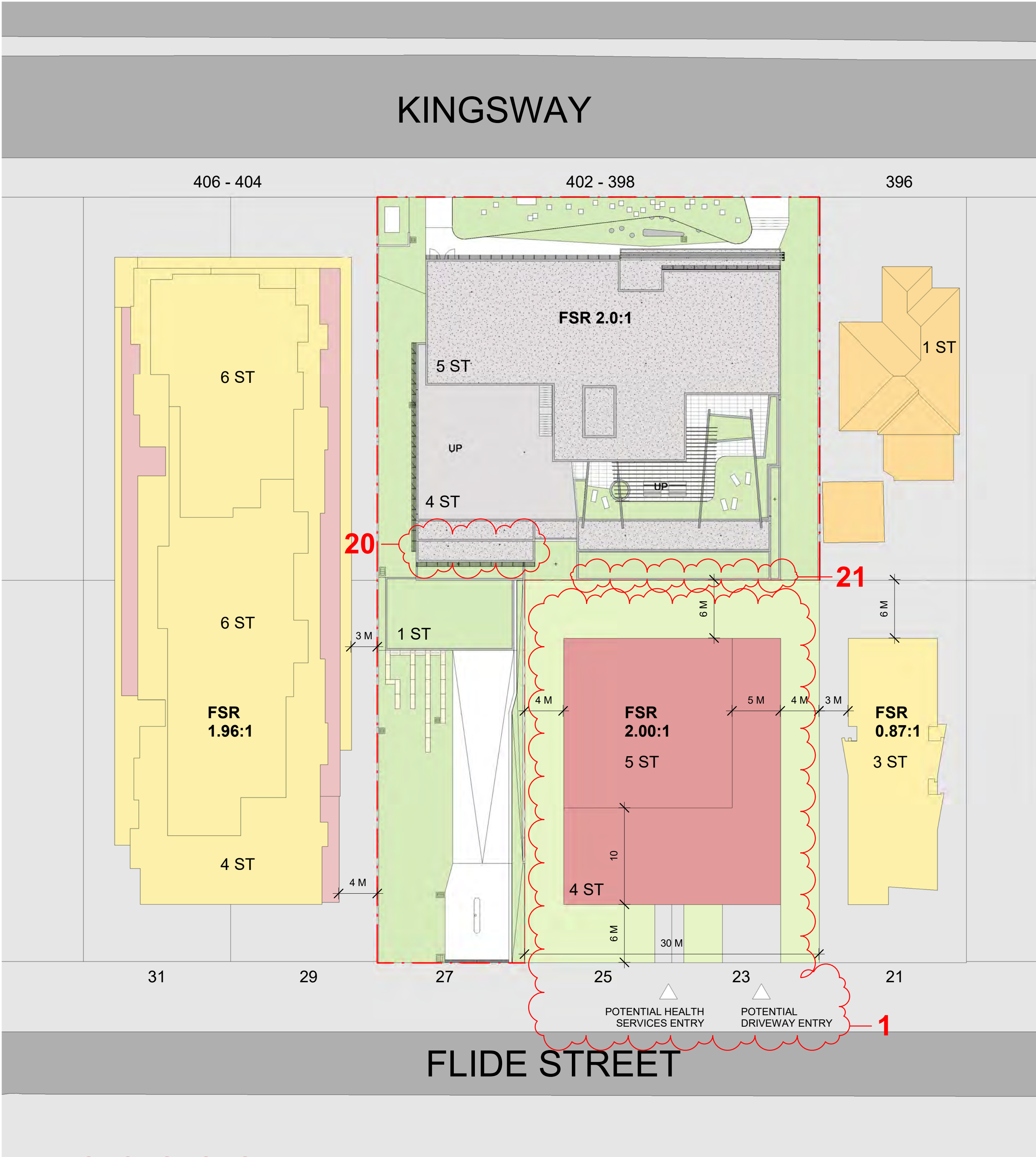


project  
**HEALTH SERVICES FACILITY**  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS drawing  
drawn NK issue  
project no 17 031 drawing no

**DA 008**





DEVELOPMENT DATA

SITE AREA 1207.77 m<sup>2</sup>

GFA	USE	FLOOR PLATE AREA	EFFICIENCY	GFA
LEVEL 1 (GROUND)	HEALTH SERVICES	620 m <sup>2</sup>	90%	558 m <sup>2</sup>
LEVEL 2	HEALTH SERVICES	620 m <sup>2</sup>	90%	558 m <sup>2</sup>
LEVEL 3	HEALTH SERVICES	620 m <sup>2</sup>	90%	558 m <sup>2</sup>
LEVEL 4	HEALTH SERVICES	620 m <sup>2</sup>	90%	558 m <sup>2</sup>
LEVEL 5	HEALTH SERVICES	215 m <sup>2</sup>	85%	183 m <sup>2</sup>
				2415 m <sup>2</sup>

FSR 2.00 : 1

issue	amendment	date
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legend	
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POTENTIAL BUILT FORM RESIDENTIAL	
DA APPROVED BUILT FORM HEALTH SERVICES	
POTENTIAL BUILT FORM HEALTH SERVICES	

LANDSCAPED AREA

SITE AREA	1207.77 m <sup>2</sup>
ACHIEVED LANDSCAPED AREA	471 m <sup>2</sup> (39.0%)
MIN. REQUIRED (30%) LANDSCAPED AREA	362.33 m <sup>2</sup> (30% SITE AREA)

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client  
**IRWIN MEDICAL DEVELOPMENTS**

scale  
1:300@A1  
1:600@A3

scale bar  
0 3 6 9 12 15 m

north

mn  
tn

project  
**HEALTH SERVICES FACILITY**  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked  
FS

drawing  
NK

drawn  
NK

issue  
NK

project no  
17 031

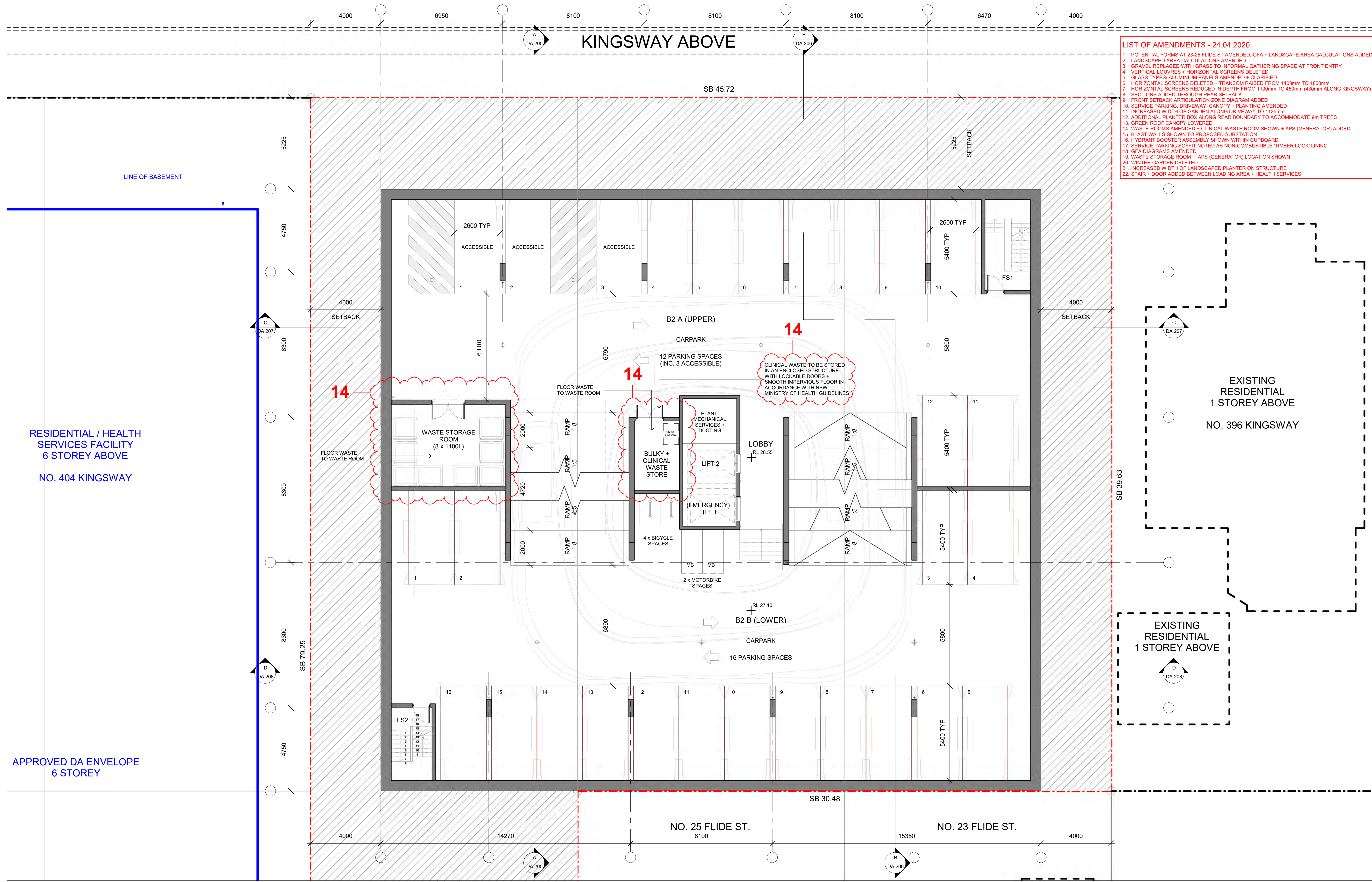
drawing no  
17 031

**URBAN FORM WEST + PLAN - HEALTH SERVICES**

**C**

**DA 009**





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legend	ACC	BED	BA	C	CPE	E	F	FHR	FSx	M	MB	SP
ACCESSIBLE												
BALCONY												
COMMUNICATIONS												
CARPARK EXHAUST												
ELECTRICAL												
FEMALE												
FIRE HOSE REEL												
FIRE STAIR												
MALE												
MOTORBIKE												
STAIR PRESSURISATION												

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scale  
1:100@A1  
1:200@A3

scale bar  
0 1 2 3 4 5 m

project  
HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked  
JN

drawn  
JK

project no  
17 031

drawing no  
17 031

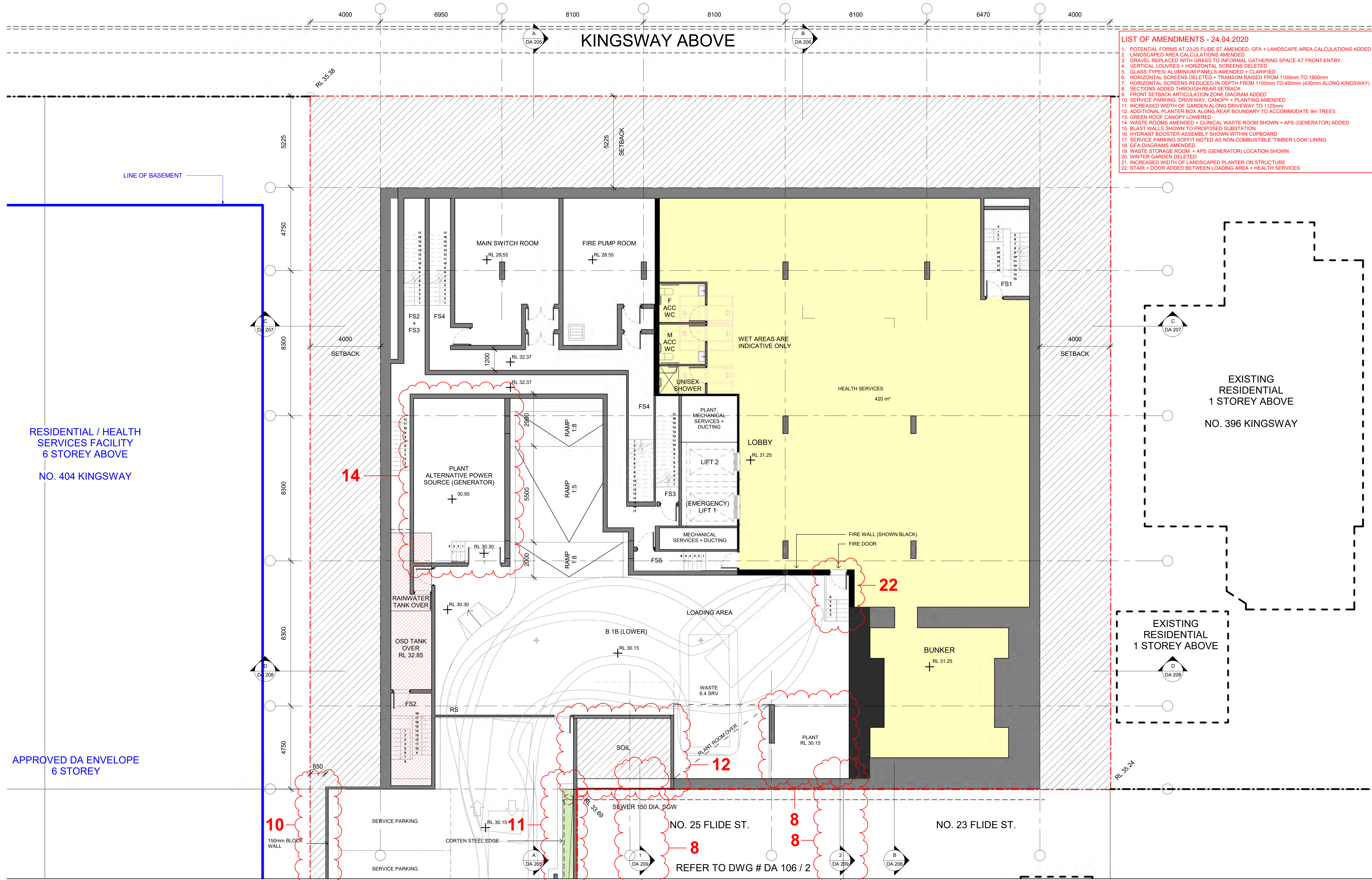
BASEMENT 02 PLAN

**C**

**DA 105**

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legend	ACC	ACCESSIBLE
B	BED	BED
BA	BALCONY	BALCONY
C	COMMUNICATIONS	COMMUNICATIONS
CPE	CARPARK EXHAUST	CARPARK EXHAUST
E	ELECTRICAL	ELECTRICAL
F	FEMALE	FEMALE
FHR	FIRE HOSE REEL	FIRE HOSE REEL
FSx	FIRE STAIR	FIRE STAIR
M	MALE	MALE
MB	MOTORBIKE	MOTORBIKE
SP	STAIR PRESSURISATION	STAIR PRESSURISATION

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client  
**IRWIN MEDICAL DEVELOPMENTS**

scale  
1:100@A1  
1:200@A3

scale bar  
0 1 2 3 4 5 m

project  
HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked  
JN

drawing  
JK

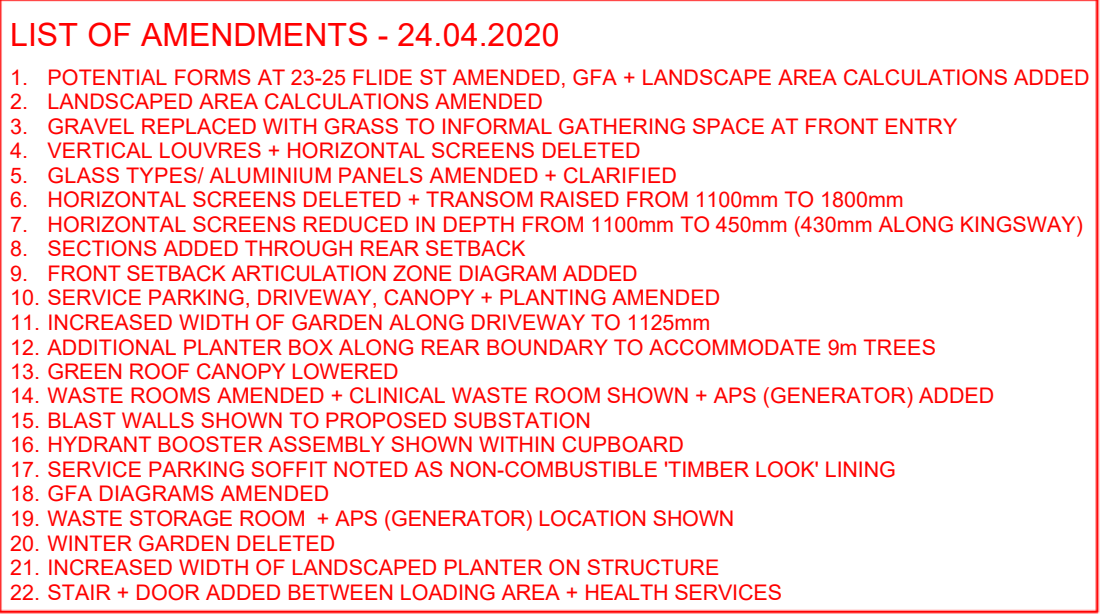
issue  
JK

project no  
17 031

drawing no  
DA 106 / 1

**C**

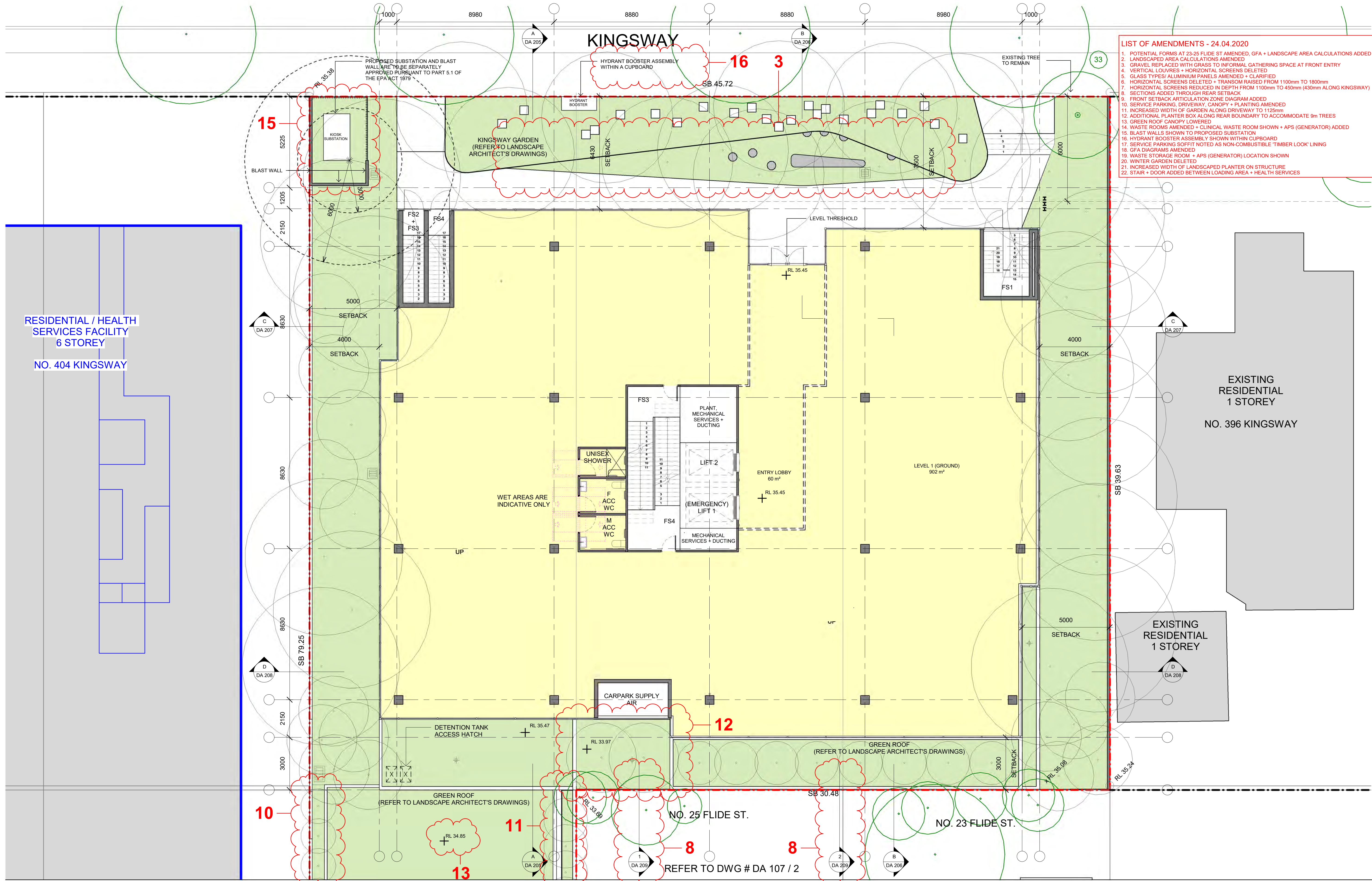




legend	
ACC	ACCESSIBLE
B	BED
BA	BALCONY
C	COMMUNICATIONS
CPE	CARPARK EXHAUST
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F	FEMALE
FHR	FIRE HOSE REEL
FSx	FIRE STAIR
M	MALE
MB	MOTORBIKE
SP	STAIR PRESSURISATION

project		HEALTH SERVICES FACILITY	
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229			
checked	JN	drawing	BASEMENT 01 (LOWER GROUND) PLAN / 2
drawn	JK	issue	<b>C</b>
project no	17 031	drawing no	<b>DA 106 / 2</b>





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  - SERVICE PARKING SOFFIT NOTED AS NON-COMBUSTIBLE 'TIMBER LOOK' LINING
  - GFA DIAGRAMS AMENDED
  - WASTE STORAGE ROOM + APS (GENERATOR) LOCATION SHOWN
  - WINTER GARDEN DELETED
  - INCREASED WIDTH OF LANDSCAPED PLANTER ON STRUCTURE
  - STAIR + DOOR ADDED BETWEEN LOADING AREA + HEALTH SERVICES

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20

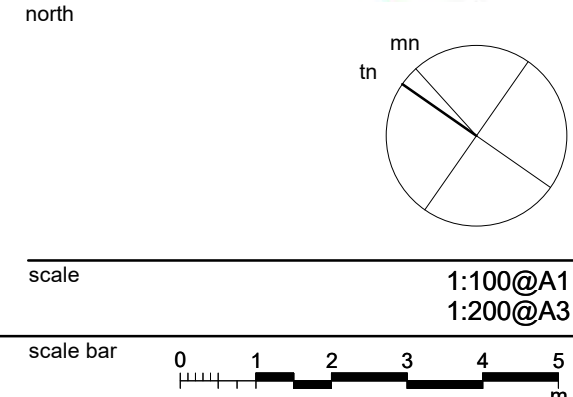
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ACC	ACCESSIBLE
B	BED
BA	BALCONY
C	COMMUNICATIONS
CPE	CARPARK EXHAUST
E	ELECTRICAL
F	FEMALE
FHR	FIRE HOSE REEL
FSx	FIRE STAIR
M	MALE
MB	MOTORBIKE
SP	STAIR PRESSURISATION

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client  
IRWIN MEDICAL DEVELOPMENTS

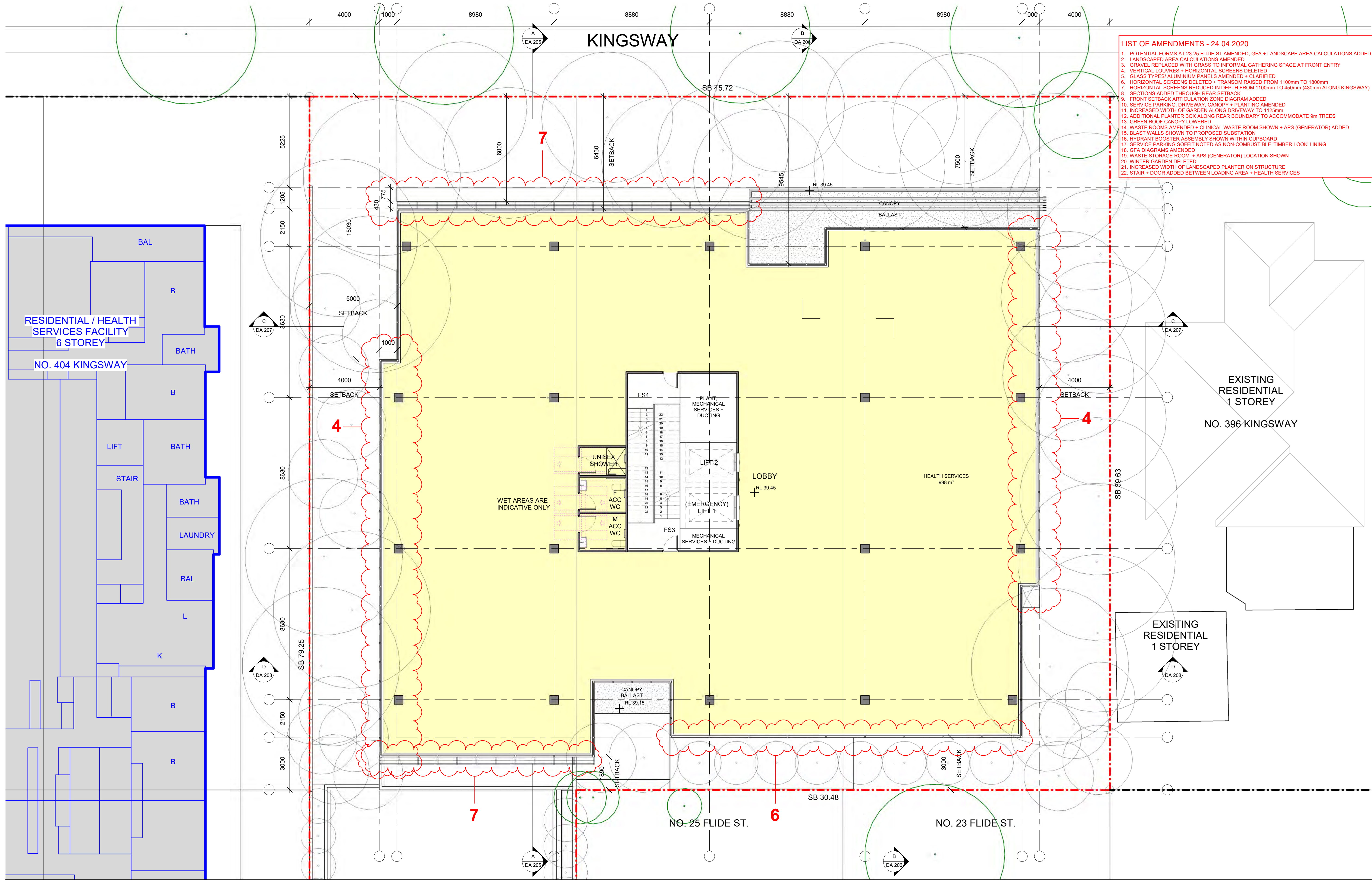


HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229  
checked JN drawing  
drawn JK / NK issue  
project no 17 031 drawing no  
DA 107 / 1









- LIST OF AMENDMENTS - 24.04.2020**
- POTENTIAL FORMS AT 23-25 FLIDE ST AMENDED, GFA + LANDSCAPE AREA CALCULATIONS ADDED
  - LANDSCAPED AREA CALCULATIONS AMENDED
  - GRAVEL REPLACED WITH GRASS TO INFORMAL GATHERING SPACE AT FRONT ENTRY
  - VERTICAL LOUVRES + HORIZONTAL SCREENS DELETED
  - GLASS TYPES/ ALUMINIUM PANELS AMENDED + CLARIFIED
  - HORIZONTAL SCREENS DELETED + TRANSOM RAISED FROM 1100mm TO 1800mm
  - HORIZONTAL SCREENS REDUCED IN DEPTH FROM 1100mm TO 450mm (430mm ALONG KINGSWAY)
  - SECTIONS ADDED THROUGH REAR SETBACK
  - FRONT SETBACK ARTICULATION ZONE DIAGRAM ADDED
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legend	
ACC	ACCESSIBLE
B	BED
BA	BALCONY
C	COMMUNICATIONS
CPE	CARPARK EXHAUST
E	ELECTRICAL
F	FEMALE
FHR	FIRE HOSE REEL
FSx	FIRE STAIR
M	MALE
MB	MOTORBIKE
SP	STAIR PRESSURISATION

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client

**IRWIN MEDICAL DEVELOPMENTS**

project

**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked

JN

drawn

JK / NK

project no

17 031

drawing no

scale

1:100@A1  
1:200@A3

scale bar

0 1 2 3 4 5 m

north

project

**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked

JN

drawn

JK / NK

project no

17 031

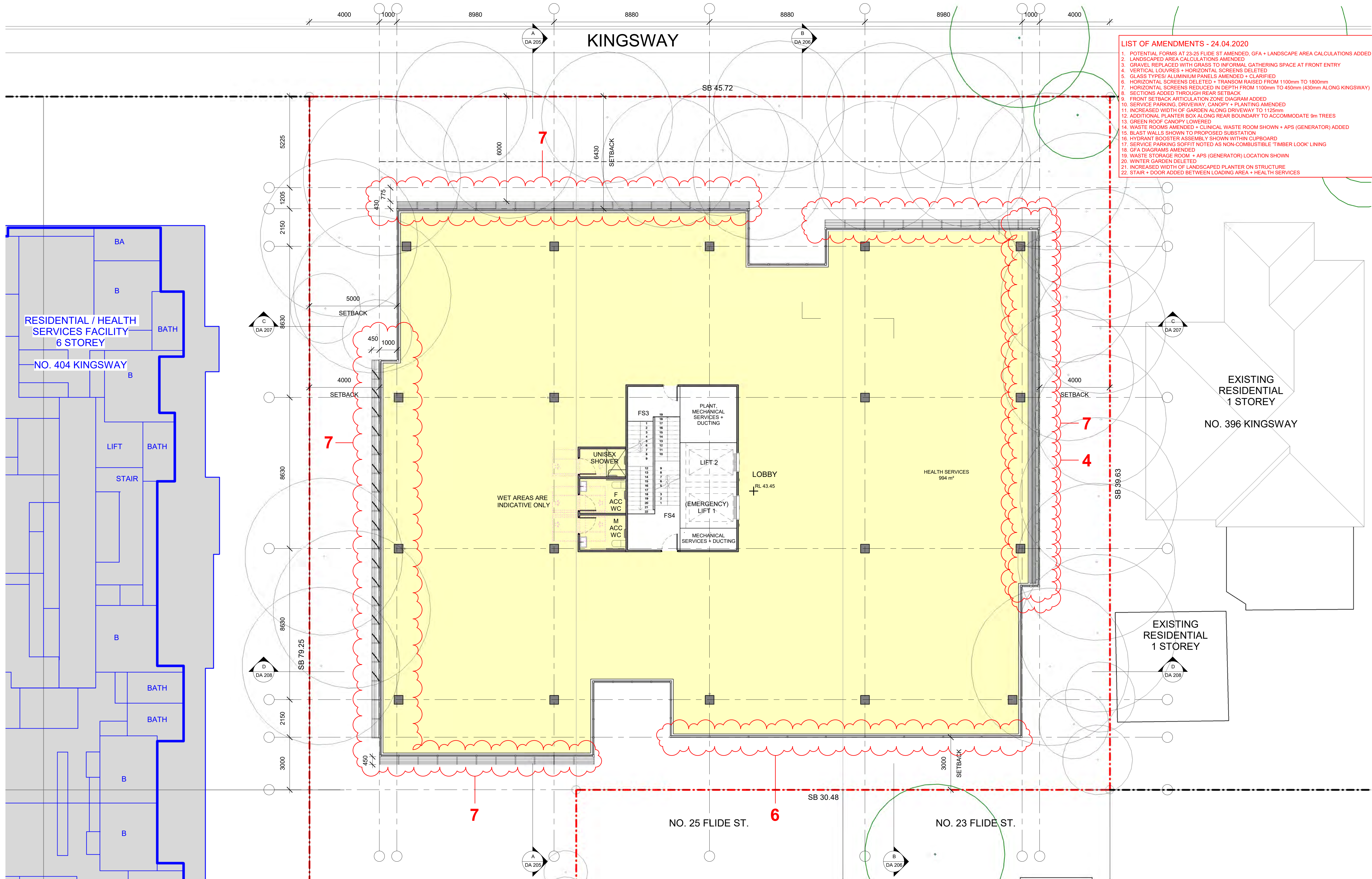
drawing no

issue

**C**

DA 108





- LIST OF AMENDMENTS - 24.04.2020**
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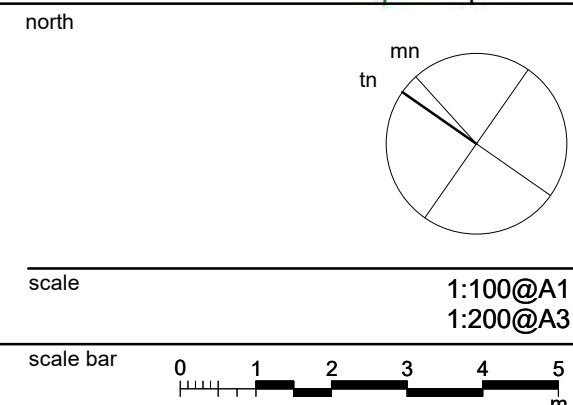
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client  
**IRWIN MEDICAL DEVELOPMENTS**



**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

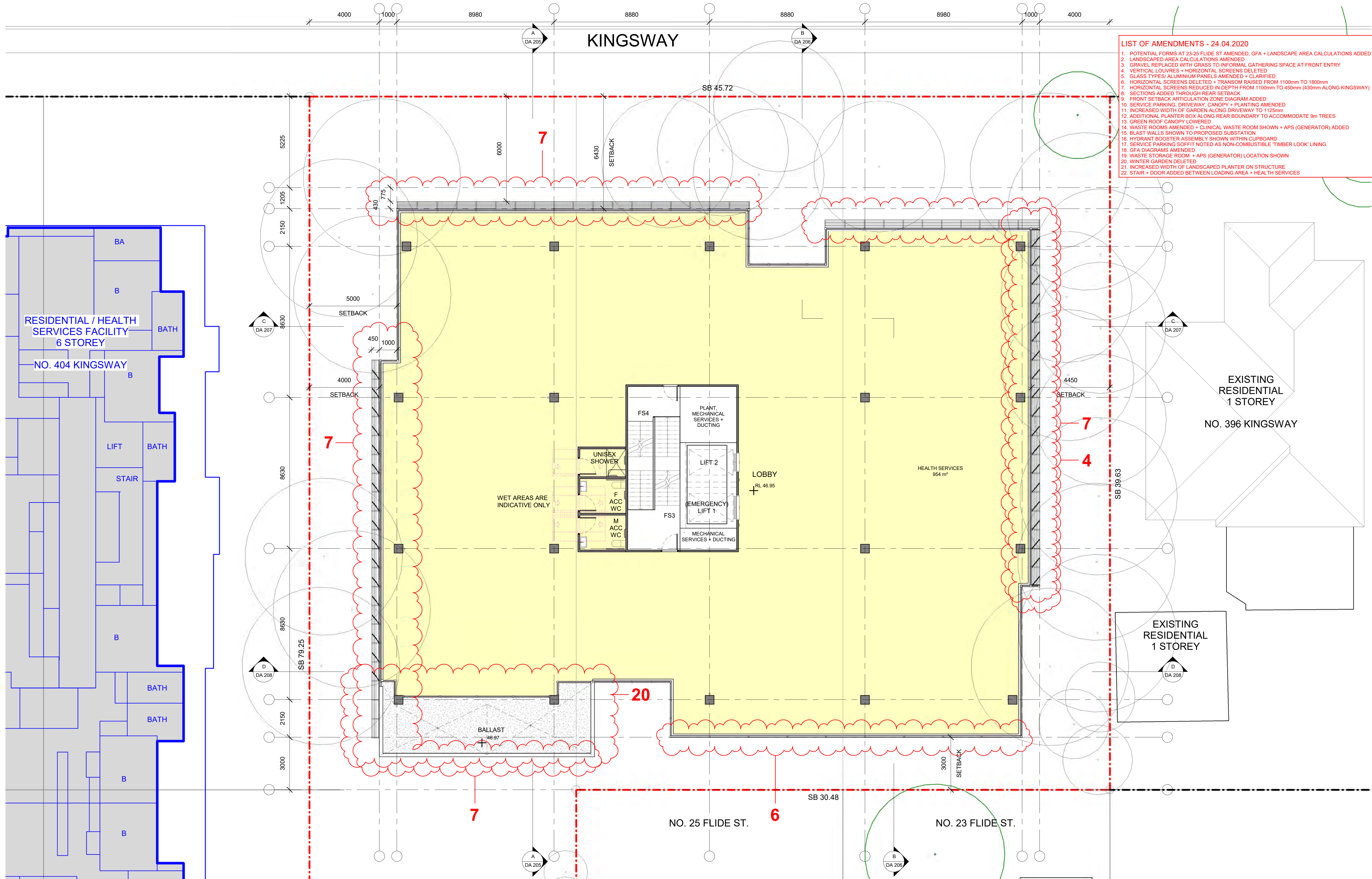
checked JN drawing  
drawn JK / NK issue  
project no 17 031 drawing no

**LEVEL 03 PLAN**

**C**

**DA 109**





- LIST OF AMENDMENTS - 24.04.2020**
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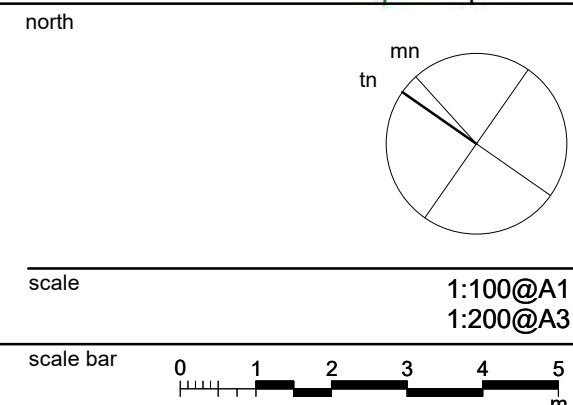
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legend	
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client  
**IRWIN MEDICAL DEVELOPMENTS**



**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

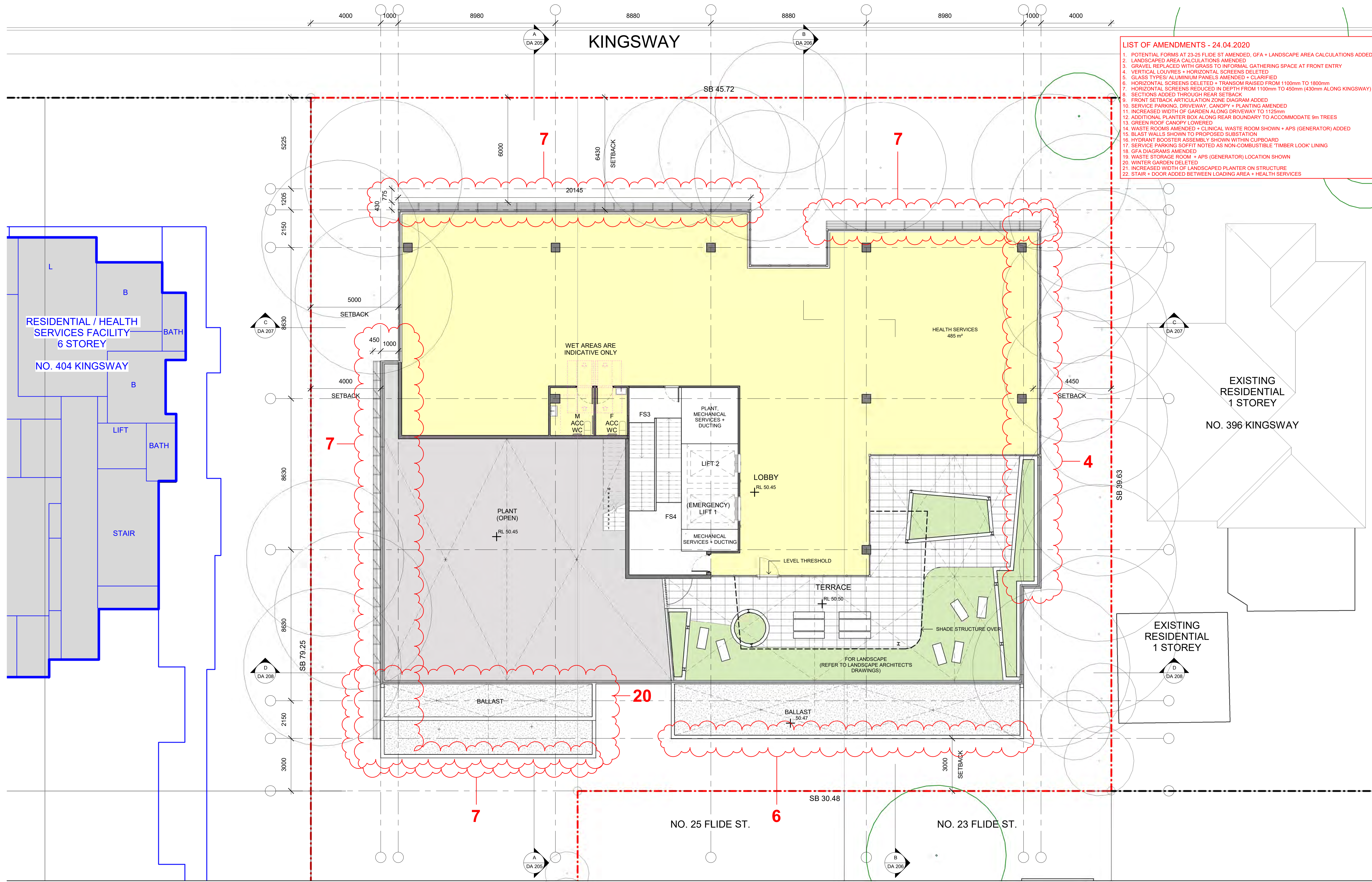
checked JN drawing  
drawn JK / NK issue  
project no 17 031 drawing no

**LEVEL 04 PLAN**

**C**

**DA 110**





- LIST OF AMENDMENTS - 24.04.2020**
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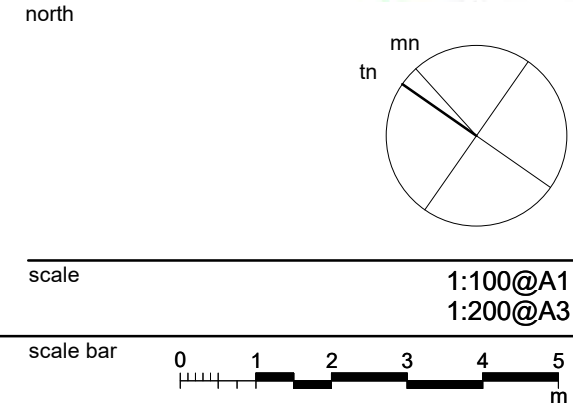
issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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legend	
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B	BED
BA	BALCONY
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CPE	CARPARK EXHAUST
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FSx	FIRE STAIR
M	MALE
MB	MOTORBIKE
SP	STAIR PRESSURISATION

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client  
**IRWIN MEDICAL DEVELOPMENTS**



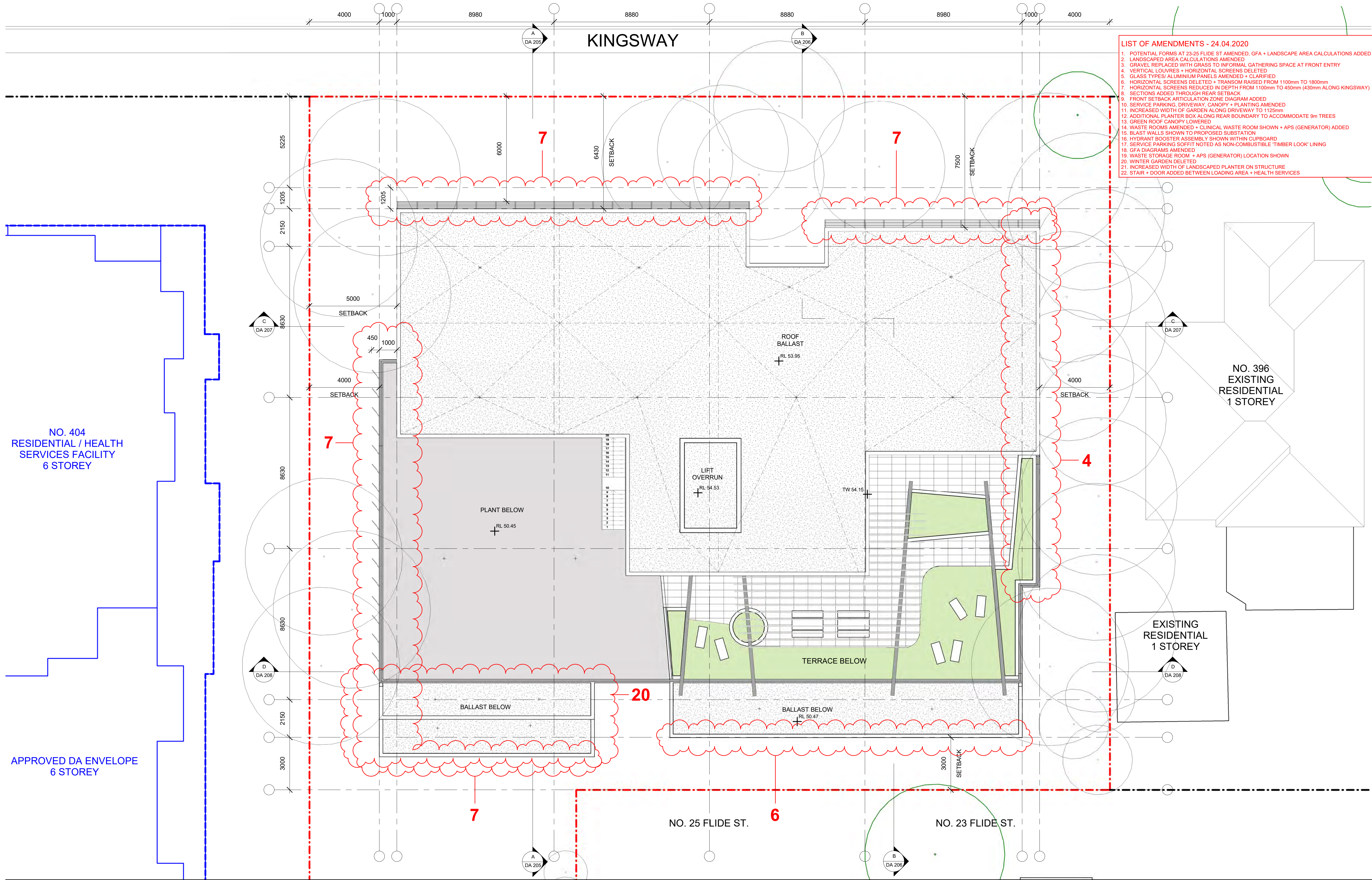
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked JN drawing  
drawn JK / NK issue  
project no 17 031 drawing no

**DA 111**

24-Apr-20 5:59:22 PM





- LIST OF AMENDMENTS - 24.04.2020**
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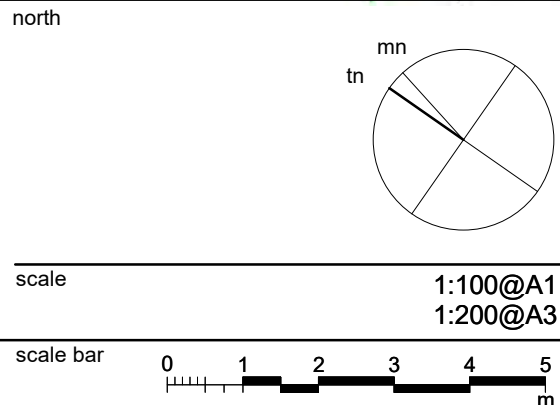
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legend	ACC	ACCESSIBLE
B	BED	BED
BA	BALCONY	BALCONY
C	COMMUNICATIONS	COMMUNICATIONS
CPE	CARPARK EXHAUST	CARPARK EXHAUST
E	ELECTRICAL	ELECTRICAL
F	FEMALE	FEMALE
FHR	FIRE HOSE REEL	FIRE HOSE REEL
FSx	FIRE STAIR	FIRE STAIR
M	MALE	MALE
MB	MOTORBIKE	MOTORBIKE
SP	STAIR PRESSURISATION	STAIR PRESSURISATION

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client  
**IRWIN MEDICAL DEVELOPMENTS**



**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

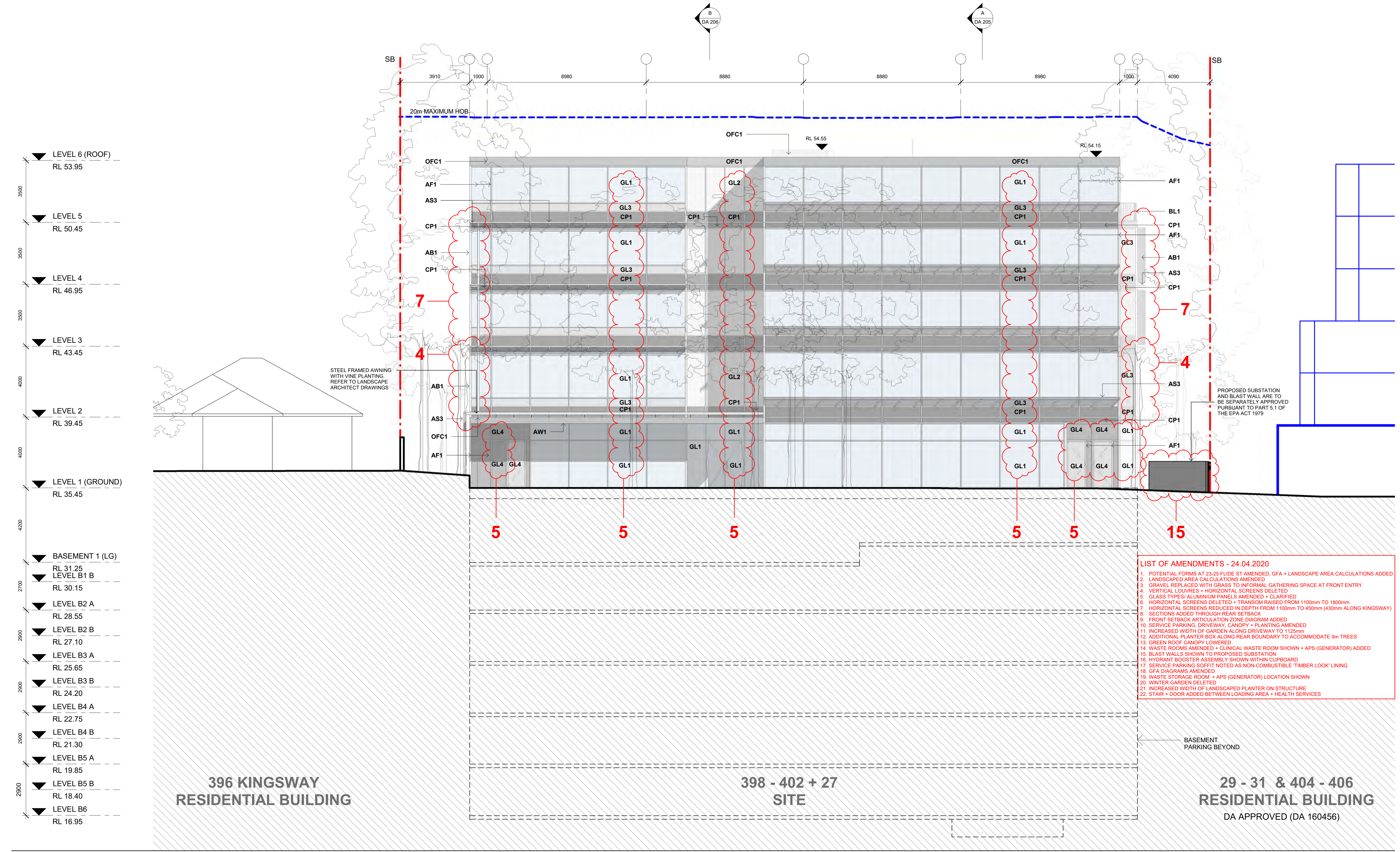
checked JN drawing  
drawn JK / NK issue  
project no 17 031 drawing no

**LEVEL 06 (ROOF) PLAN**

**C**

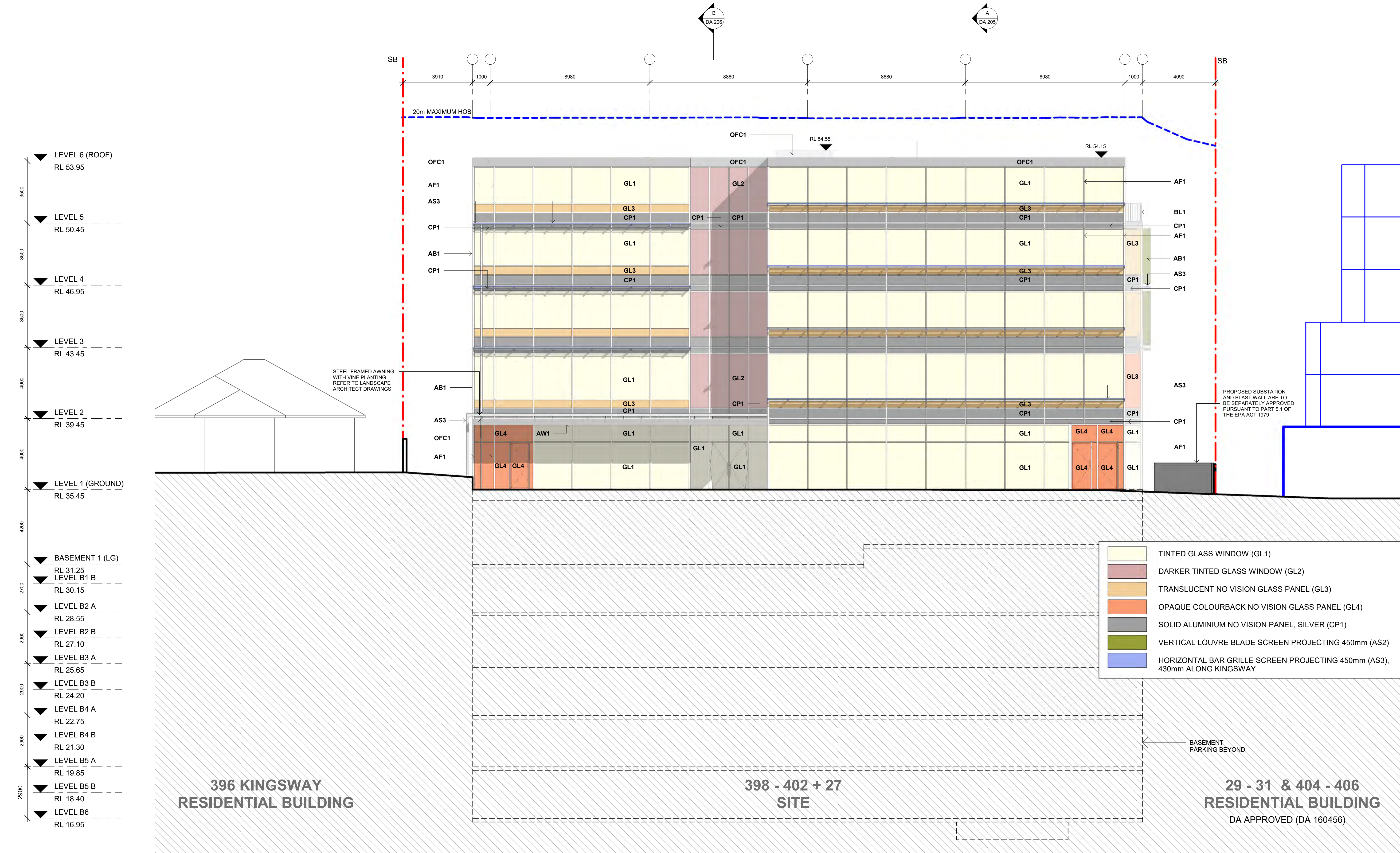
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issue	amendment	date	legends	architect	client	scale	project	checked	drawing	scale bar	project no	drawing no
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	AS1 ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH, SILVER	stanisic architects	IRWIN MEDICAL DEVELOPMENTS	1:100@A1	HEALTH SERVICES FACILITY			0 1 2 3 4 5 m		
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	AF1 ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK	Level 10 257 Clarence Street, Sydney NSW 2000		1:200@A3	398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229	FS				
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	AS2 ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER	T (61 2) 9358 2588			NORTH EAST ELEVATION – KINGSWAY					
			AS3 ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER	www.stanisic.com.au								
			AS4 ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER	ABN 11002633481								
			AS5 ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER	NSW ARB Frank Stanisic 4480								
			AS6 ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK									
			AW1 OFF FORM CONCRETE AWNING									
			BL1 ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER									
			CP1 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER									
			CP2 FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER									
			CP3 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE									
			GL1 GLASS WINDOWS, DGU, TINTED, AIR SPACE									
			GL2 GLASS WINDOWS, DGU, TINTED, AIR SPACE									
			GL3 GLASS PANEL, DGU, TRANSLUCENT, AIR SPACE									
			GL4 GLASS PANEL, OPQUE, DARK									
			GL5 GLASS PANEL, DGU, TINTED, NO VISION, AIR SPACE									
			OFC1 OFF FORM CONCRETE, PAINT FINISH, SILVER									
			OFC2 OFF FORM CONCRETE, PAINT FINISH, NATURAL									
			RS1 STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH									
			TB1 NON-COMBUSTIBLE TIMBER-LOOK BATTENS									
			TP1 TIMBER PALING FENCE									
			TP2 TIMBER PALING BATTENS									
			20m MAXIMUM HOB (AT BUILDING FACE)									





issue

amendment

date

A

PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL

02.03.20

B

FINAL RESPONSE TO ISSUES FROM COUNCIL

24.04.20

AB1

ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH, SILVER

AF1

ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK

AL1

ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER

AS2

ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER

AS3

ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER

AS4

ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, SILVER

AW1

OFF FORM CONCRETE AWNING

BL1

ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER

CP1

ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER

CP2

FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER

CP3

ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE

GL1

GLASS WINDOWS, DGL, TINTED, AIR SPACE

GL2

GLASS WINDOWS, DGL, TINTED, AIR SPACE

GL3

GLASS PANEL, DGL, TRANSLUCENT, AIR SPACE

GL4

GLASS PANEL, OPAQUE, DARK

GL5

GLASS PANEL, DGL, TINTED, NO VISION, AIR SPACE

OFC1

OFF FORM CONCRETE, PAINT FINISH, SILVER

OFC2

OFF FORM CONCRETE, PAINT FINISH, NATURAL

RS1

STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH

TB1

NON-COMBUSTIBLE TIMBER-LOOK BATTENS

TP1

TIMBER PALING FENCE

TP2

TIMBER PALING BATTENS

20M

20M MAXIMUM HOB (AT BUILDING FACE)

Level 10 257 Clarence Street, Sydney NSW 2000

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NSW ARB Frank Stanisic 4480

1:100@A1

1:200@A3

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawing

drawn

JK

issue

project no

17 031

drawing no

do not scale from drawings.

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architect

stanisic architects

client

IRWIN MEDICAL DEVELOPMENTS

north



project

HEALTH SERVICES FACILITY

scale

scale bar

0

1

2

3

4

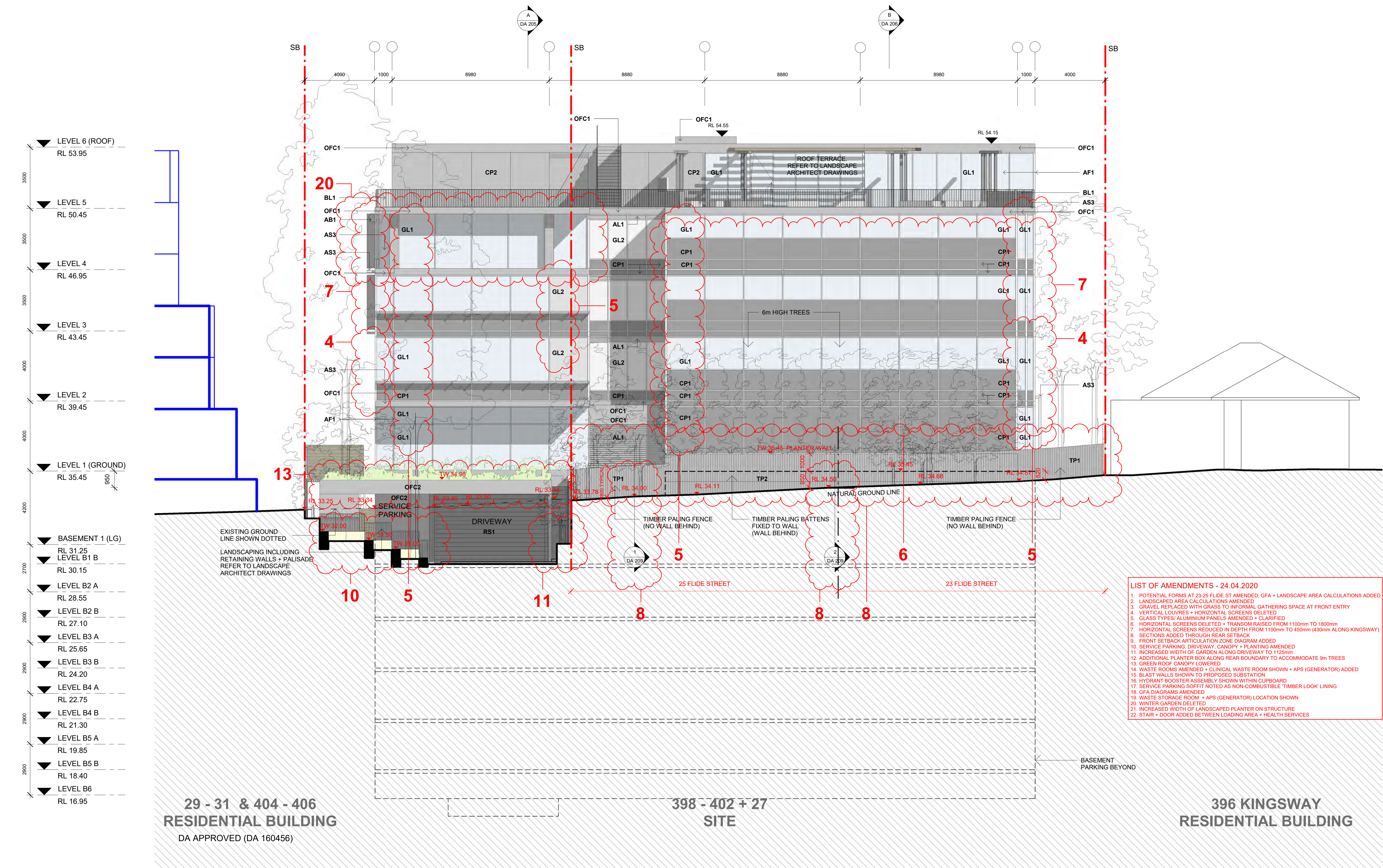
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m

DA 201-1

24-Apr-20 5:28:23 PM





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  - GLASS TYPES/ALUMINIUM PANELS AMENDED + CLARIFIED
  - HORIZONTAL SCREENS DELETED + TRANSOM RAISED FROM 1100mm TO 1800mm
  - HORIZONTAL SCREENS REDUCED IN DEPTH FROM 1100mm TO 450mm (430mm ALONG KINGSWAY)
  - SECTIONS ADDED THROUGH REAR SETBACK
  - FRONT SETBACK ARTICULATION ZONE DIAGRAM ADDED
  - SERVICE PARKING, DRIVEWAY, CANOPY + PLANTING AMENDED
  - INCREASED WIDTH OF GARDEN ALONG DRIVEWAY TO 1125mm
  - ADDITIONAL PLANTER BOX ALONG REAR BOUNDARY TO ACCOMMODATE 9m TREES
  - GREEN ROOF CANOPY LOWERED
  - WASTE ROOMS AMENDED + CLINICAL WASTE ROOM SHOWN + APS (GENERATOR) ADDED
  - WASTE ROOMS AMENDED + CLINICAL WASTE ROOM SHOWN + APS (GENERATOR) ADDED
  - BLAST WALLS SHOWN TO PROPOSED SUBSTATION
  - HYDRANT BOOSTER ASSEMBLY SHOWN WITHIN CUPBOARD
  - SERVICE PARKING SOFFIT NOTED AS NON-COMBUSTIBLE TIMBER LOOK LINING
  - GFA DIAGRAMS AMENDED
  - WASTE STORAGE ROOM + APS (GENERATOR) LOCATION SHOWN
  - WINTER GARDEN DELETED
  - INCREASED WIDTH OF LANDSCAPED PLANTER ON STRUCTURE
  - STAIR + DOOR ADDED BETWEEN LOADING AREA + HEALTH SERVICES

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20

legend	description
AB1	ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH SILVER
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, SILVER
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, SILVER
AW1	OFF FORM CONCRETE ANVING
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER
CP1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER
CP2	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER
CP3	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE
GL1	GLASS WINDOWS, DGU, TINTED, AIR SPACE
GL2	GLASS WINDOWS, DGU, TINTED, AIR SPACE
GL3	GLASS PANEL, DGU, TRANSLUCENT, AIR SPACE
GL4	GLASS PANEL, OPQUE, DARK
GL5	GLASS PANEL, DGU, TINTED, NO VISION, AIR SPACE
LV1	GLASS LOUVRES
OFC1	OFF FORM CONCRETE, PAINT FINISH SILVER
OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
RS1	STEEL ROLLER SHUTTER, PER ORATED COLORBOND, DARK FINISH
TP1	NON-COMBUSTIBLE TIMBER-LOOK BATTENS
TP2	TIMBER PALING FENCE
TP3	TIMBER PALING BATTENS
TP4	20M MAXIMUM HOB (AT BUILDING FACE)

architect

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client

**IRWIN MEDICAL DEVELOPMENTS**

project

**HEALTH SERVICES FACILITY**

**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked

**FS**

scale

**1:100@A1**  
**1:200@A3**

scale bar

0 1 2 3 4 5 m

project no

**17 031**

drawing

**SOUTH WEST ELEVATION – FLIDE ST**

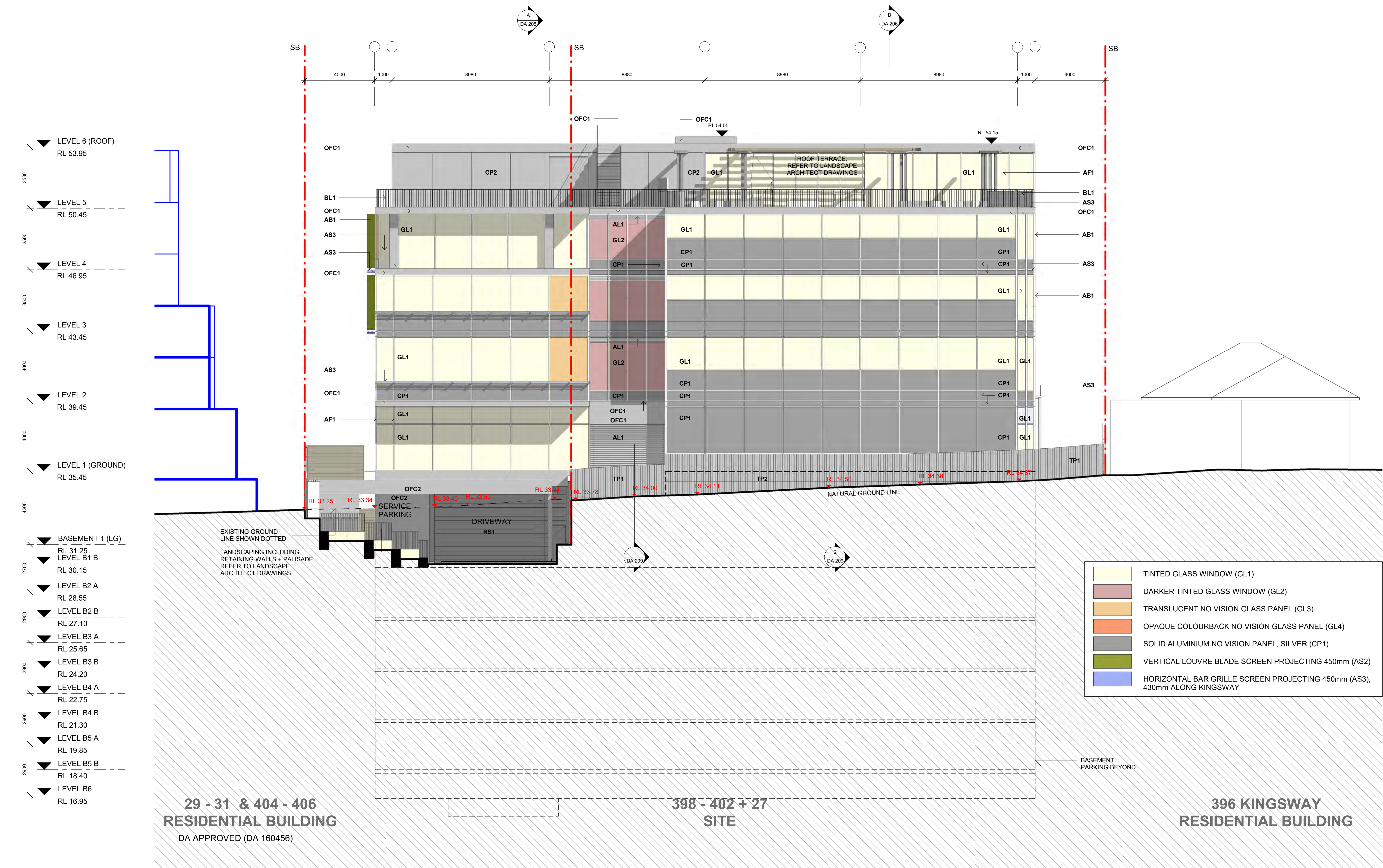
issue

**C**

drawing no

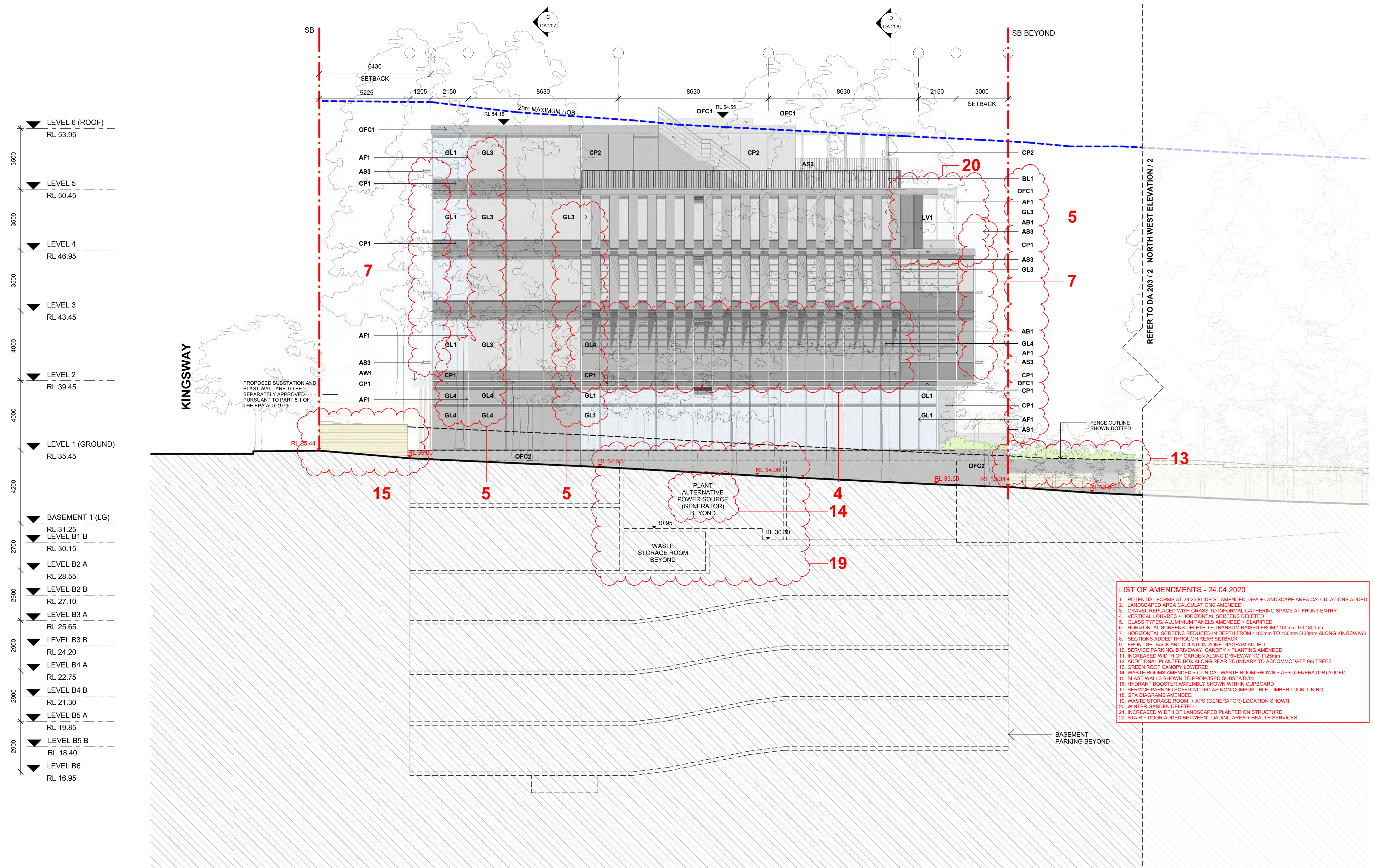
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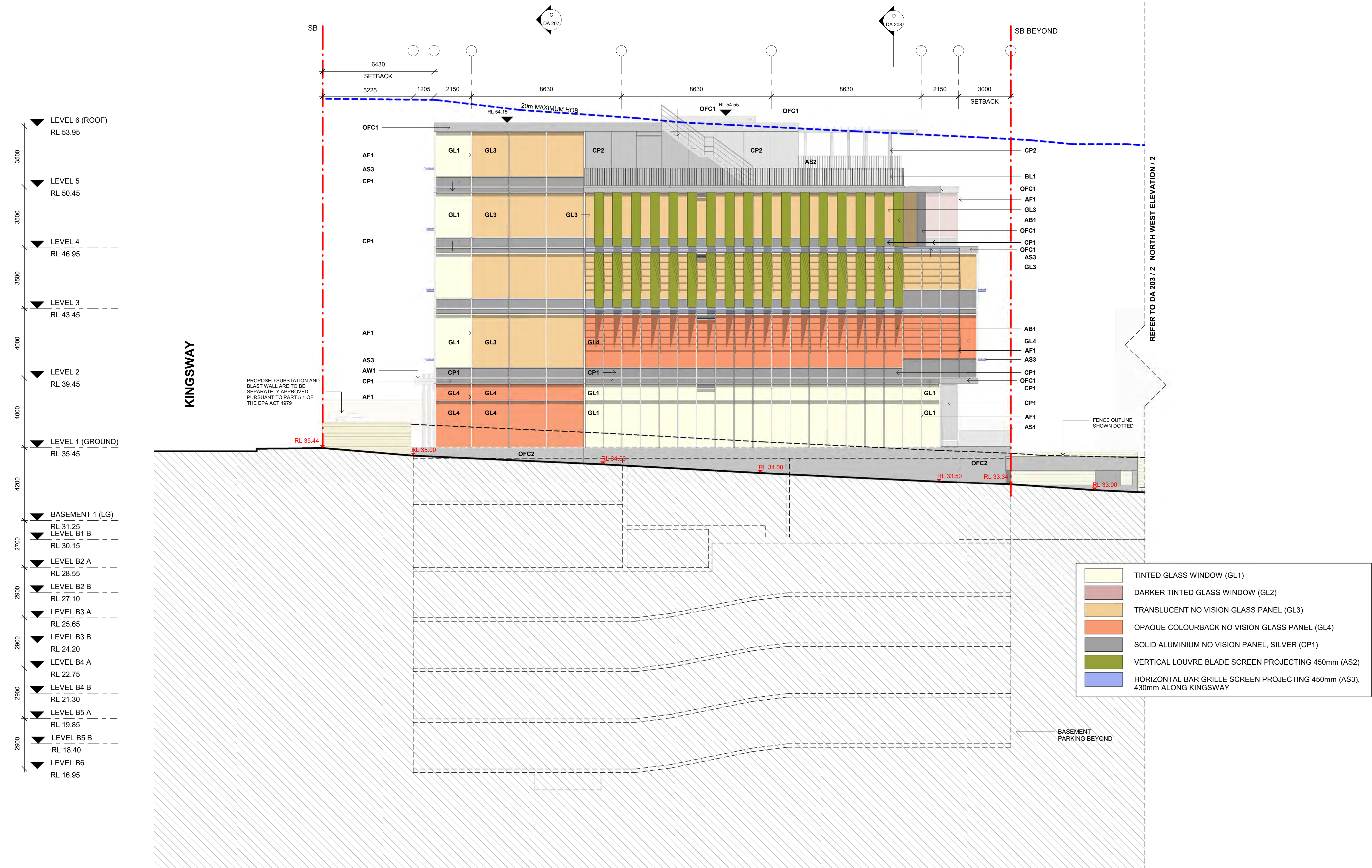
issue	amendment	date	legend	architect	client	scale	project	checked	drawing	issue	project no	drawing no
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	AB1 ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH, SILVER	stanisic architects	IRWIN MEDICAL DEVELOPMENTS	1:100@A1	HEALTH SERVICES FACILITY	JN	SOUTH WEST ELEVATION - FLIDE ST	B	17 031	DA 202-1
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	AF1 ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK			1:200@A3	398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229	JK	- GLASS TYPES			
			AL1 ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER									
			AS2 ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER									
			AS3 ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER									
			AS4 ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER									
			AS5 ALUMINIUM SCREEN, VERTICAL BAR, POWDERCOAT FINISH, SILVER									
			AS6 ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK									
			AW1 OFF FORM CONCRETE ANVING									
			BL1 ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER									
			CP1 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER									
			CP2 FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER									
			CP3 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE									
			GL1 GLASS WINDOWS, DGL, TINTED, AIR SPACE									
			GL2 GLASS WINDOWS, DGL, TINTED, AIR SPACE									
			GL3 GLASS PANEL, DGL, TRANSLUCENT, AIR SPACE									
			GL4 GLASS PANEL, OPAQUE, DARK									
			GL5 GLASS PANEL, DGL, TINTED, NO VISION, AIR SPACE									
			OFC1 OFF FORM CONCRETE, PAINT FINISH, SILVER									
			OFC2 OFF FORM CONCRETE, PAINT FINISH, NATURAL									
			RS1 STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH									
			TB1 NON-COMBUSTIBLE TIMBER-LOOK BATTENS									
			TP1 TIMBER PALING FENCE									
			TP2 TIMBER PALING BATTENS									
			20M MAXIMUM HOB (AT BUILDING FACE)									





issue	amendment	date	legends	architect	client	scale	scale bar	project	checked	drawing	drawn	issue	project no	drawing no	DA 203 / 1
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	AB1 ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH, SILVER AF1 ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK AL1 ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER AS1 ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER AS2 ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER AS3 ALUMINIUM SCREEN, HORIZONTAL, BAR, POWDERCOAT FINISH, SILVER AS4 ALUMINIUM SCREEN, PALISADE, VERTICAL, POWDERCOAT FINISH, DARK AW1 OFF FORM CONCRETE ANVING BL1 ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER CP1 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER CP2 FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER CP3 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE GL1 GLASS WINDOWS, DGL, TINTED, AIR SPACE GL2 GLASS WINDOWS, DGL, TINTED, AIR SPACE GL3 GLASS PANEL, DGL, TRANSLUCENT, AIR SPACE GL4 GLASS PANEL, OPAQUE, DARK	stanisic architects Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisic.com.au ABN 11002633481 NSW ARB Frank Stanic 4480	IRWIN MEDICAL DEVELOPMENTS	1:100@A1 1:200@A3	0 1 2 3 4 5 m	HEALTH SERVICES FACILITY 398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229	JN	NORTH WEST ELEVATION / 1	JK/NK	C	17 031		





issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20

legend	description
AB1	ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH SILVER
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER
AS2	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER
AS3	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER
AW1	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK
AW1	OFF FORM CONCRETE ANVING
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER
CP1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER
CP2	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER
CP3	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE
GL1	GLASS WINDOWS, DGL, TINTED, AIR SPACE
GL2	GLASS WINDOWS, DGL, TINTED, AIR SPACE
GL3	GLASS WINDOW, DGL, TRANSLUCENT, AIR SPACE
GL4	GLASS PANEL, OPAQUE, DARK

legend	description
GL5	GLASS PANEL, DGL, TINTED, NO VISION, AIR SPACE
OFC1	OFF FORM CONCRETE, PAINT FINISH, SILVER
OFC2	OFF FORM CONCRETE, PAINT FINISH, NATURAL
RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TB1	NON-COMBUSTIBLE TIMBER-LOOK BATTENS
TP1	TIMBER PALING FENCE
TP2	TIMBER PALING BATTENS
20m	20m MAXIMUM HOB (AT BUILDING FACE)

architect

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client

IRWIN MEDICAL DEVELOPMENTS

north

mn  
tn

scale

1:100@A1  
1:200@A3

scale bar

0 1 2 3 4 5 m

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawn

JK

project no

17 031

drawing no

17 031

issue

B

drawing no

17 031

24-Apr-20 5:30:26 PM



24-Apr-20 5:33:44 PM

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20

do not scale from drawings.

legends

AS1	ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH SILVER
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK
AW1	OFF FORM CONCRETE ANVING
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER
CP1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER
CP2	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER
CP3	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE
GL1	GLASS WINDOWS, DGL, TINTED, AIR SPACE
GL2	GLASS WINDOWS, DGL, TINTED, AIR SPACE
GL3	GLASS PANEL, DGL, TRANSLUCENT, AIR SPACE
GL4	GLASS PANEL, OPAQUE, DARK

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

GL5	GLASS PANEL, DGL, TINTED, NO VISION, AIR SPACE
OFC1	OFF FORM CONCRETE, PAINT FINISH SILVER
OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TS1	NON-COMBUSTIBLE, TIMBER-LOOK BATTENS
TP1	TIMBER PALING FENCE
TP2	TIMBER PALING BATTENS

REFER TO DA 203 / 1 NORTH WEST ELEVATION / 1

DA APPROVED (DA 17/0888)

13

20

SB BEYOND

SB

FLIDE ST

FENCE SHOWN BEYOND  
FENCE OUTLINE SHOWN DOTTED  
PROPOSED BIKE LANE

- LIST OF AMENDMENTS - 24.04.2020
- POTENTIAL FORMS AT 23-25 FLIDE ST AMENDED, GFA + LANDSCAPE AREA CALCULATIONS ADDED
  - LANDSCAPED AREA CALCULATIONS AMENDED
  - GRAVEL REPLACED WITH GRASS TO INFORMAL GATHERING SPACE AT FRONT ENTRY
  - VERTICAL LOUVRES + HORIZONTAL SCREENS DELETED
  - GLASS TYPES/ ALUMINIUM PANELS AMENDED + CLARIFIED
  - HORIZONTAL SCREENS DELETED + TRANSOM RAISED FROM 1100mm TO 1800mm
  - HORIZONTAL SCREENS REDUCED IN DEPTH FROM 1100mm TO 450mm (430mm ALONG KINGSWAY)
  - SECTIONS ADDED THROUGH REAR SETBACK
  - FRONT SETBACK ARTICULATION ZONE DIAGRAM ADDED
  - SERVICE PARKING, DRIVEWAY, CANOPY + PLANTING AMENDED
  - INCREASED WIDTH OF GARDEN ALONG DRIVEWAY TO 1125mm
  - ADDITIONAL PLANTER BOX ALONG REAR BOUNDARY TO ACCOMMODATE 9m TREES
  - GREEN ROOF CANOPY LOWERED
  - WASTE ROOMS AMENDED + CLINICAL WASTE ROOM SHOWN + APS (GENERATOR) ADDED
  - BLAST WALLS SHOWN TO PROPOSED SUBSTATION
  - HYDRANT BOOSTER ASSEMBLY SHOWN WITHIN CUPBOARD
  - SERVICE PARKING SOFFIT NOTED AS NON-COMBUSTIBLE TIMBER LOOK LINING
  - GFA DIAGRAMS AMENDED
  - WASTE STORAGE ROOM + APS (GENERATOR) LOCATION SHOWN
  - WINTER GARDEN DELETED
  - INCREASED WIDTH OF LANDSCAPED PLANTER ON STRUCTURE
  - STAIR + DOOR ADDED BETWEEN LOADING AREA + HEALTH SERVICES

architect

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NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

drawing

NORTH WEST ELEVATION / 2

FS

drawn

NK

project no

17 031

drawing no

B

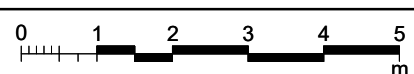
DA 203 / 2

scale

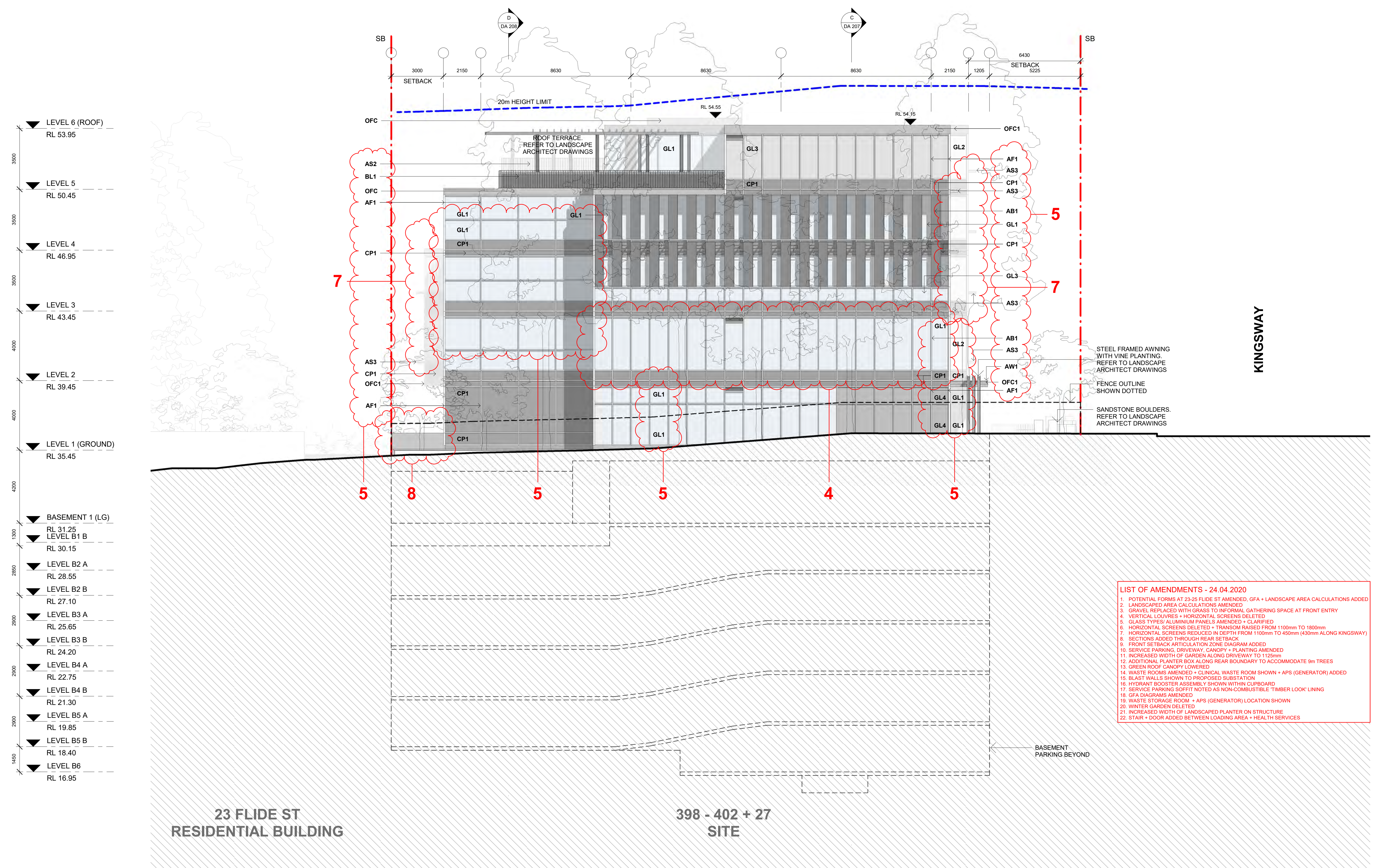
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1:200@A3

scale bar

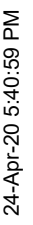






issue	amendment	date	legends	architect	north	project
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	AS1 ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH, SILVER AF1 ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK AL1 ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER AS2 ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER AS3 ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER AS4 ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER AW1 OFF FORM CONCRETE AWNING BL1 ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER CP1 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER CP2 FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER CP3 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE GL1 GLASS WINDOWS, DGU, TINTED, AIR SPACE GL2 GLASS WINDOWS, DGU, TINTED, AIR SPACE GL3 GLASS PANEL, DGU, TRANSLUCENT, AIR SPACE GL4 GLASS PANEL, OPAQUE, DARK	stanisic architects Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisic.com.au ABN 11002633481 NSW ARB Frank Stanisic 4480		HEALTH SERVICES FACILITY 398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	GL5 GLASS PANEL, DGU, TINTED, NO VISION, AIR SPACE OFC1 OFF FORM CONCRETE, PAINT FINISH, SILVER OFC2 OFF FORM CONCRETE, PAINT FINISH, NATURAL RS1 STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH TB1 NON-COMBUSTIBLE TIMBER-LOOK BATTENS TP1 TIMBER PALING FENCE TP2 TIMBER PALING BATTENS			checked FS drawing SOUTH EAST ELEVATION
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	GL5 GLASS PANEL, DGU, TINTED, NO VISION, AIR SPACE OFC1 OFF FORM CONCRETE, PAINT FINISH, SILVER OFC2 OFF FORM CONCRETE, PAINT FINISH, NATURAL RS1 STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH TB1 NON-COMBUSTIBLE TIMBER-LOOK BATTENS TP1 TIMBER PALING FENCE TP2 TIMBER PALING BATTENS	client IRWIN MEDICAL DEVELOPMENTS	scale 1:100@A1 1:200@A3	drawn JK/NK issue C
do not scale from drawings.			the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.	scale bar 0 1 2 3 4 5 m		project no 17 031 drawing no





legend

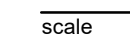
GL5	GLASS PANEL, DGU, TINTED, NO VISION, AIR SPACE
OCF1	OFF FORM CONCRETE, PAINT FINISH SILVER
OCF2	OFF FORM CONCRETE, PAINT FINISH NATURAL
RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TB1	NON-COMBUSTIBLE 'TIMBER-LOOK' BATTENS
TP1	TIMBER PALING FENCE
TP2	TIMBER PALING BATTENS
	20M MAXIMUM HOB (AT BUILDING FACE)

architect

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NSW ARB Frank Stanislac 4480

client

north



project

checked JN

drawn JK

project no 17 031

checked \_\_\_\_\_ drawing \_\_\_\_\_ SOUTH EAST ELEVATION – GLASS TYPES  
JN \_\_\_\_\_

drawn JK issue **B**

DA 204 -1



24-Apr-20 5:35:03 PM

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20

do not scale from drawings.

legends

AS1	ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH, SILVER
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER
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AS3	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER
AS4	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER
AW1	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK
BL1	OFF FORM CONCRETE AWNING
BL2	ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER
CP2	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER
CP3	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER
GL1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE
GL2	GLASS WINDOWS, DOU, TINTED, AIR SPACE
GL3	GLASS PANEL, DOU, TRANSLUCENT, AIR SPACE
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GL5	GLASS PANEL, DOU, TINTED, NO VISION, AIR SPACE
OFC1	OFF FORM CONCRETE, PAINT FINISH, SILVER
OF2	OFF FORM CONCRETE, PAINT FINISH, NATURAL
RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TB1	NON-COMBUSTIBLE 'TIMBER-LOOK' BATTENS
TP1	TIMBER PALING FENCE
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	20M MAXIMUM HOB (AT BUILDING FACE)

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IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawing

SECTION AA

drawn

JK

issue

C

project no

17 031

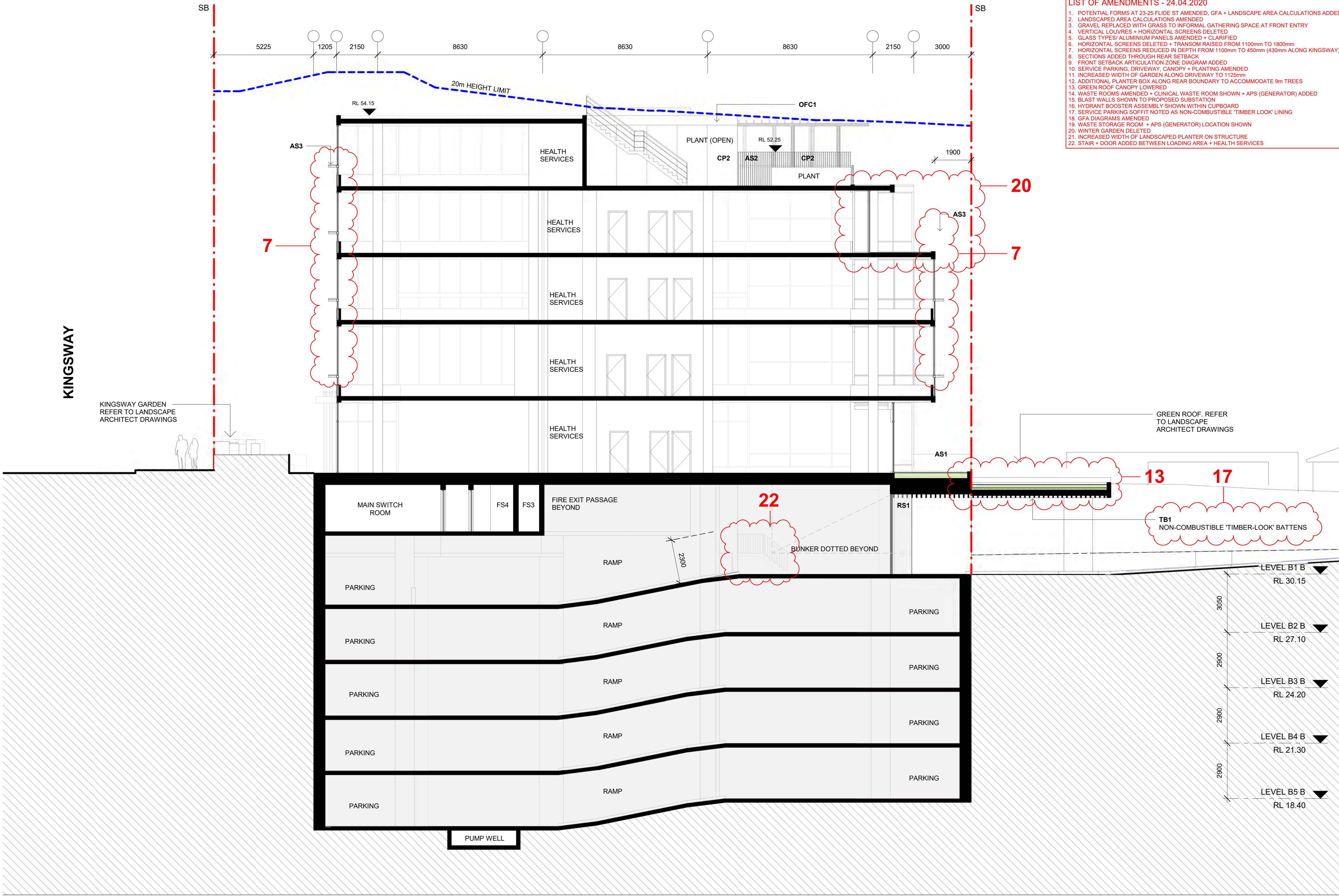
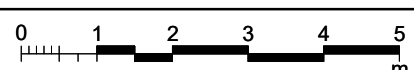
drawing no

DA 205

scale

1:100@A1  
1:200@A3

scale bar



LIST OF AMENDMENTS - 24.04.2020

- POTENTIAL FORMS AT 23-25 FLIDE ST AMENDED, GFA + LANDSCAPE AREA CALCULATIONS ADDED
- LANDSCAPED AREA CALCULATIONS AMENDED
- GRAVEL REPLACED WITH GRASS TO INFORMAL GATHERING SPACE AT FRONT ENTRY
- VERTICAL LOUVRES + HORIZONTAL SCREENS DELETED
- GLASS TYPES/ ALUMINIUM PANELS AMENDED + CLARIFIED
- HORIZONTAL SCREENS DELETED + TRANSOM RAISED FROM 1100mm TO 1800mm
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- INCREASED WIDTH OF LANDSCAPED PLANTER ON STRUCTURE
- STAIR + DOOR ADDED BETWEEN LOADING AREA + HEALTH SERVICES

5

20

7

13

17

22

LEVEL B1 B

RL 30.15

LEVEL B2 B

RL 27.10

LEVEL B3 B

RL 24.20

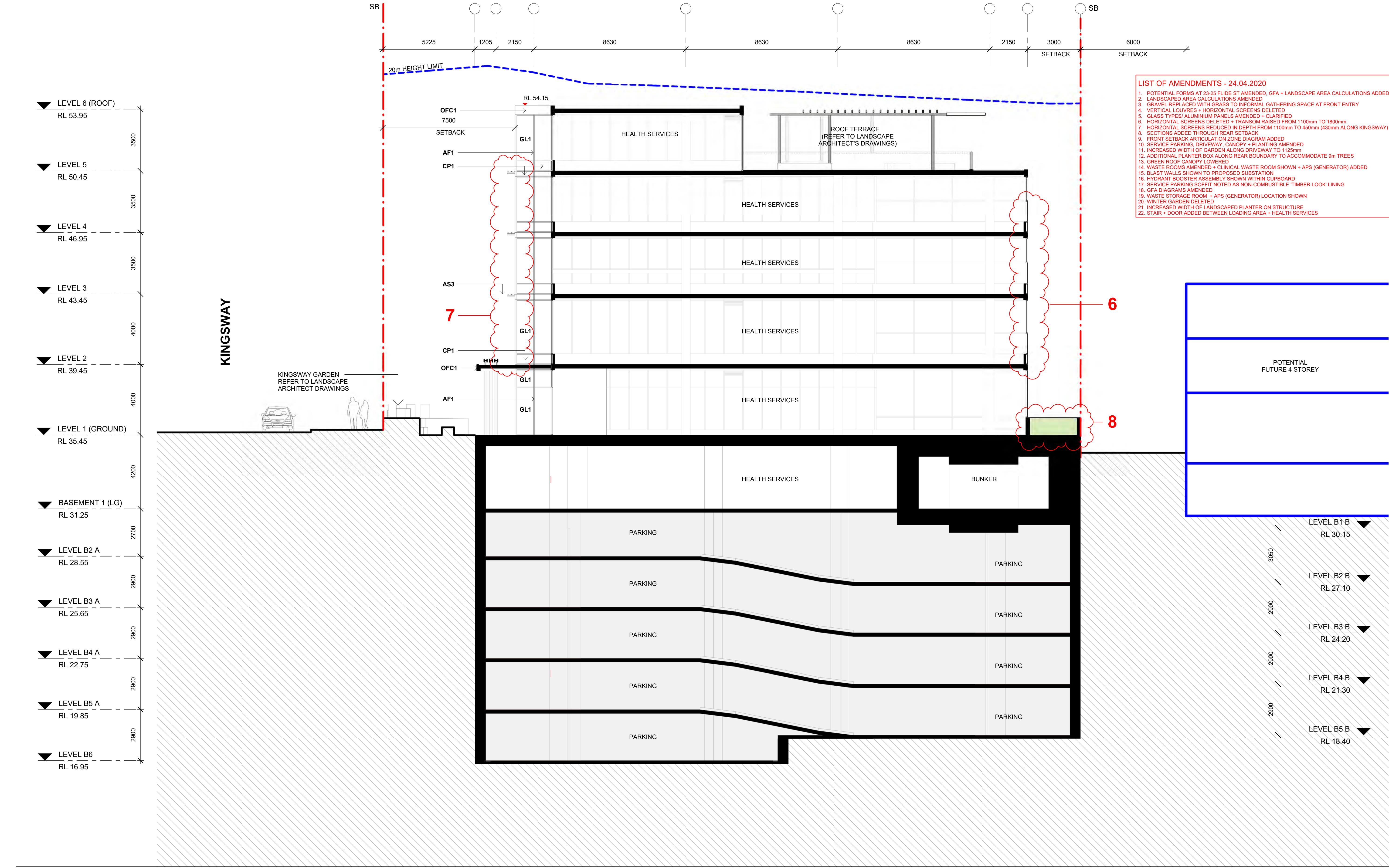
LEVEL B4 B

RL 21.30

LEVEL B5 B

RL 18.40





- LIST OF AMENDMENTS - 24.04.2020**
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issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20

legend
AF1 ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH, SILVER
AL1 ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK
AS1 ALUMINIUM COULRES, POWDERCOAT FINISH, SILVER
AS2 ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER
AS3 ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER
AS4 ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER
AW1 ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, SILVER
BL1 OFF FORM CONCRETE AWNING
CP1 ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER
CP2 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER
CP3 FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER
GL1 ALUMINIUM GLAZING PANEL, POWDERCOAT FINISH, BRONZE
GL2 GLASS WINDOWS, DOG, TINTED, AIR SPACE
GL3 GLASS WINDOWS, DOG, TINTED, AIR SPACE
GL4 GLASS PANEL, DOG, TRANSLUCENT, AIR SPACE
GL5 GLASS PANEL, DOG, TRANSLUCENT, AIR SPACE
OFC1 OFF FORM CONCRETE, PAINT FINISH, SILVER
OFC2 OFF FORM CONCRETE, PAINT FINISH, NATURAL
RS1 STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TP1 NON-COMBUSTIBLE TIMBER-LOOK BATTENS
TP2 TIMBER PALING FENCE
TP3 TIMBER PALING BATTENS
20M MAXIMUM HOB (AT BUILDING FACE)

architect

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NSW ARB Frank Stanisic 4480

client

**IRWIN MEDICAL DEVELOPMENTS**

project

**HEALTH SERVICES FACILITY**

**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked

JN

drawing

SECTION BB

scale

1:100@A1  
1:200@A3

drawn

JK

issue

**C**

project no

17 031

drawing no

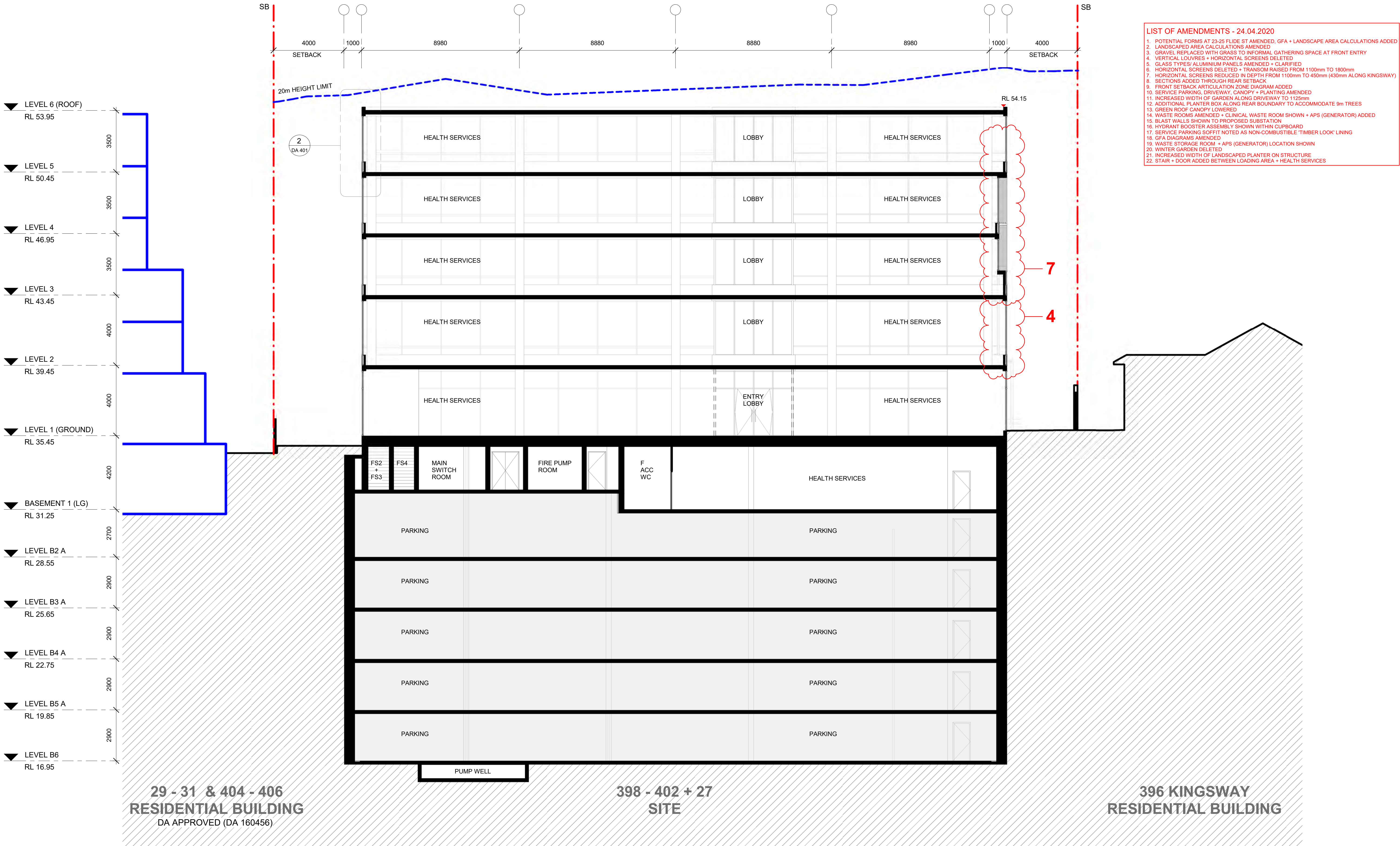
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scale bar

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24-Apr-20 5:35:20 PM





- LIST OF AMENDMENTS - 24.04.2020
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- 5
- LEGEND
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  - AL2 ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK
  - AL3 ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER
  - AS1 ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER
  - AS2 ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER
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  - AS4 ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK
  - AW1 OFF FORM CONCRETE AWNING
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  - GL1 GLASS WINDOWS, DOU, TINTED, AIR SPACE
  - GL2 GLASS WINDOWS, DOU, TINTED, AIR SPACE
  - GL3 GLASS PANEL, DOU, TRANSLUCENT, AIR SPACE
  - GL4 GLASS PANEL, OPAQUE, DARK
  - GL5 GLASS PANEL, DOU, TINTED, NO VISION, AIR SPACE
  - OPC1 OFF FORM CONCRETE, PAINT FINISH, SILVER
  - OPC2 OFF FORM CONCRETE, PAINT FINISH, NATURAL
  - RS1 STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
  - TB1 NON-COMBUSTIBLE TIMBER-LOOK BATTENS
  - TP1 TIMBER PALING FENCE
  - TP2 TIMBER PALING BATTENS
  - 20M MAXIMUM HOBB (AT BUILDING FACE)

architect

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project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawn

JK

project no

17 031

drawing

drawing no

SECTION CC

DA 207

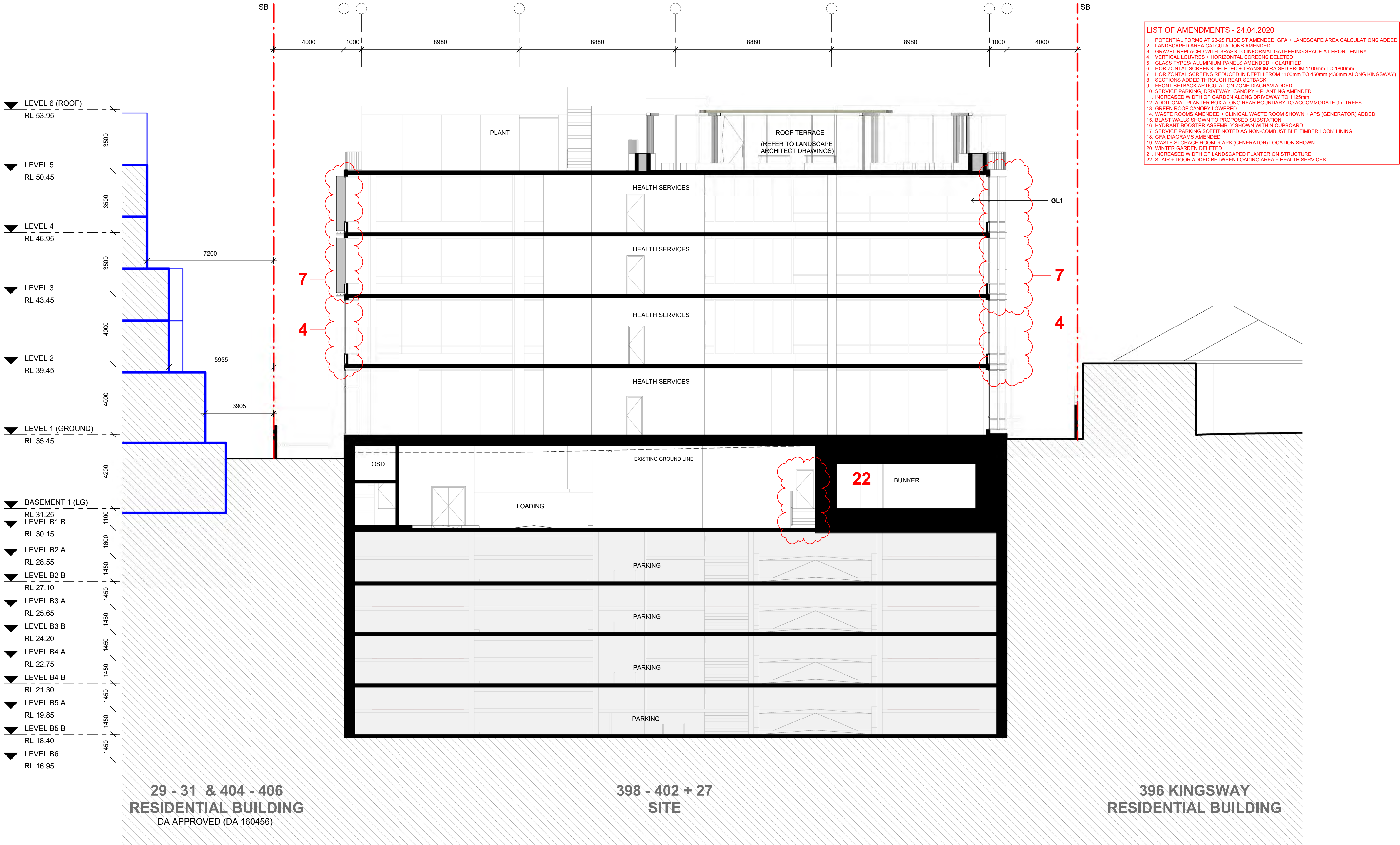
scale

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1:200@A3

scale bar

0 1 2 3 4 5 m





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issue	amendment	date	legends	architect	north	project
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	AB1 ALUMINIUM BLADES, VERTICAL, POWDERCOAT FINISH, SILVER	stanisic architects		HEALTH SERVICES FACILITY
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	AF1 ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK	Level 10 257 Clarence Street, Sydney NSW 2000		398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	AL1 ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER	T (61 2) 9358 2588		checked JN drawing SECTION DD
			AS1 ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER	www.stanisic.com.au ABN 11002633481		drawn JK issue C
			AS2 ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, SILVER	NSW ARB Frank Stanicic 4480		project no 17 031 drawing no
			AS3 ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, SILVER			
			AS4 ALUMINIUM PALISADE, VERTICAL, POWDERCOAT FINISH, DARK			
			AW1 OFF FORM CONCRETE AWNING			
			BL1 ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER			
			CP1 ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER			
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			GL1 GLASS WINDOWS, DGL, TINTED, AIR SPACE			
			GL2 GLASS WINDOWS, DGL, TINTED, AIR SPACE			
			GL3 GLASS PANEL, DGL, TRANSLUCENT, AIR SPACE			
			GL4 GLASS PANEL, ORANGE, DARK			
			GL5 GLASS PANEL, DGL, TINTED, NO VISION, AIR SPACE			
			OPC1 OFF FORM CONCRETE, PAINT FINISH, SILVER			
			OPC2 OFF FORM CONCRETE, PAINT FINISH, NATURAL			
			RS1 STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH			
			TB1 NON-COMBUSTIBLE 'TIMBER-LOOK' BATTENS			
			TP1 TIMBER PALING FENCE			
			TP2 TIMBER PALING BATTENS			
			20M MAXIMUM HOE (AT BUILDING FACE)			

do not scale from drawings.

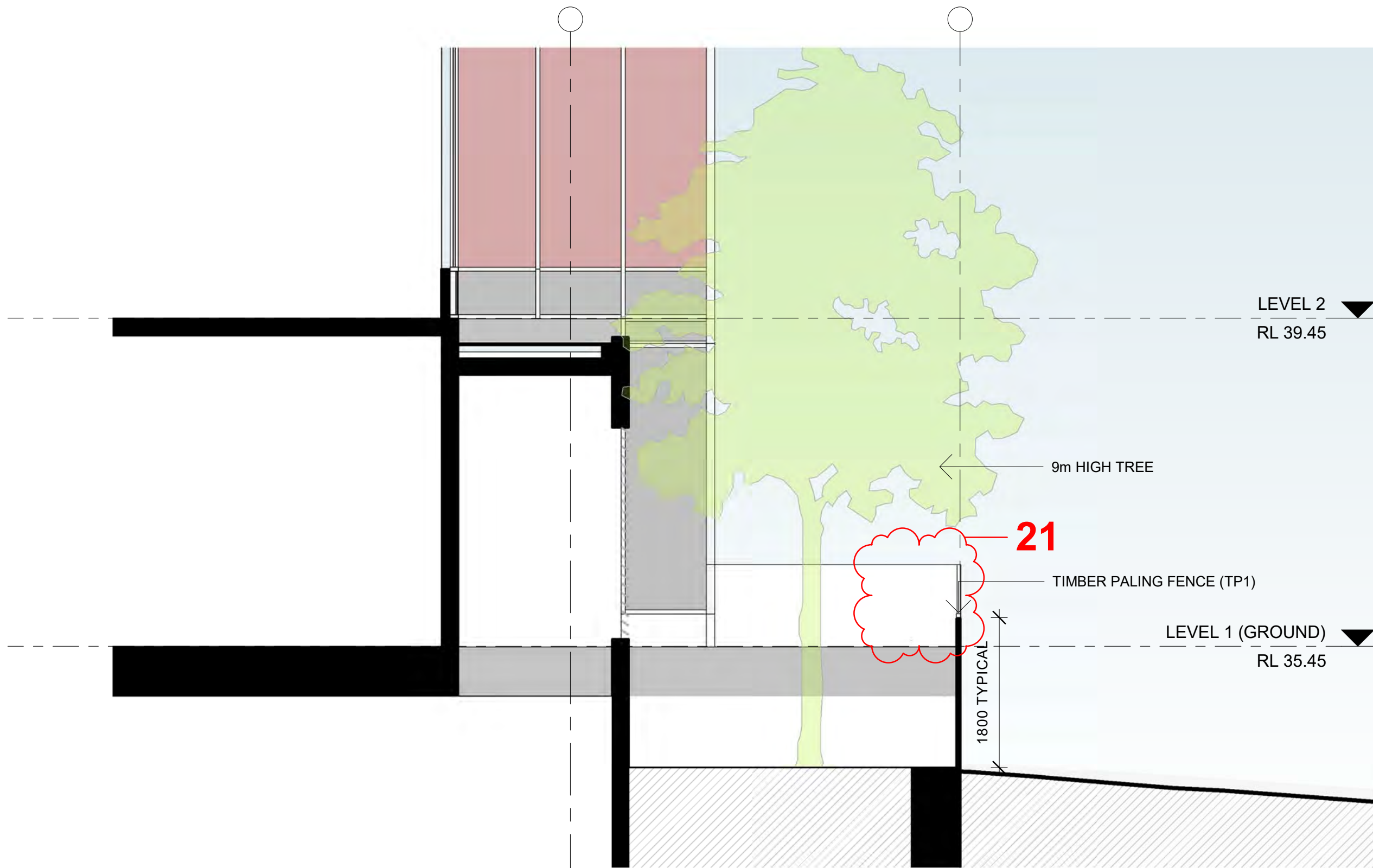
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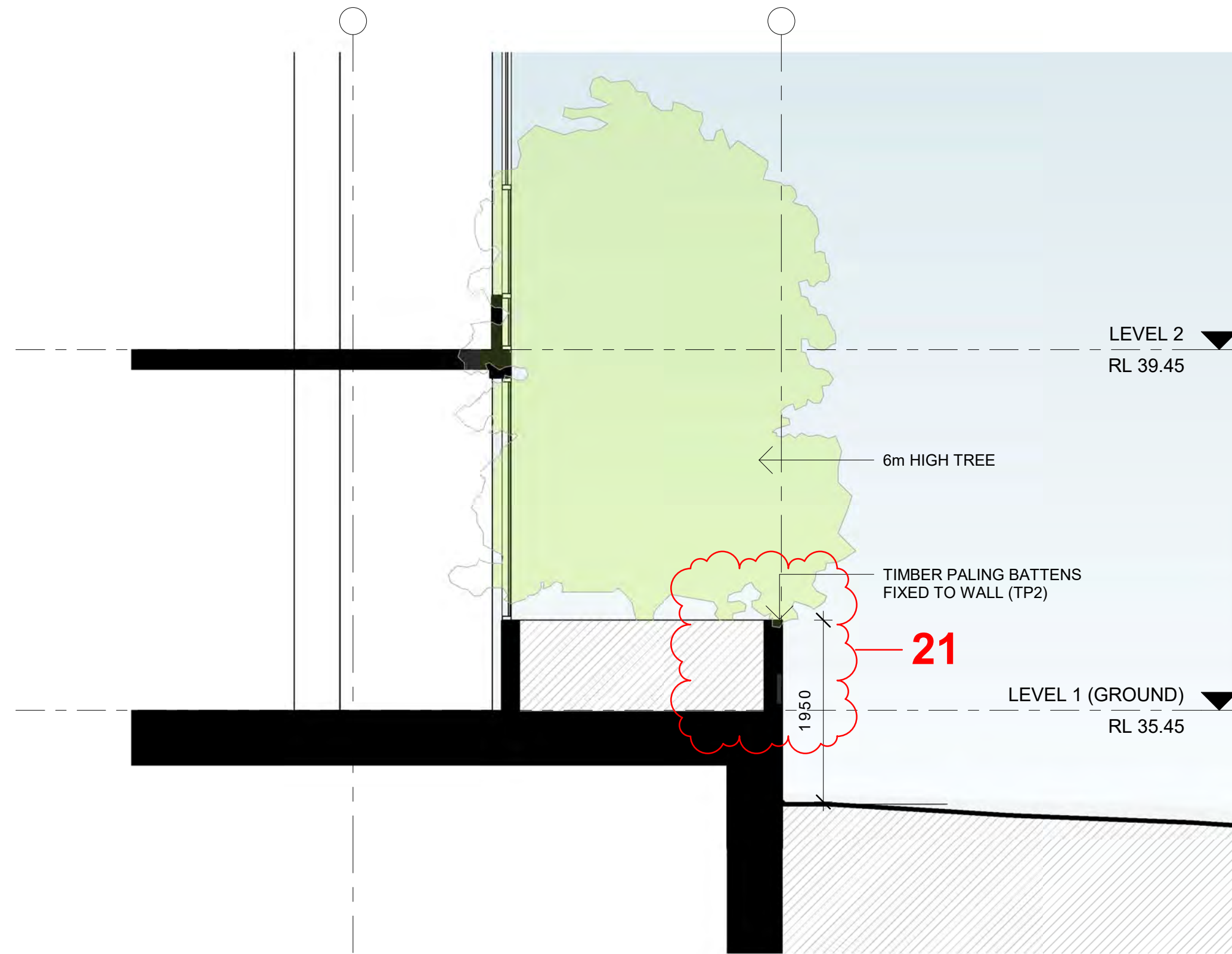
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SECTION -  
REAR SETBACK AT CARPARK SUPPLY AIR RISER  
1 1 : 50



SECTION -  
REAR SETBACK AT PLANTER  
2 1 : 50

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  22. STAIR + DOOR ADDED BETWEEN LOADING AREA + HEALTH SERVICES

	CLEAR GLASS (GL1)
	TINTED CLEAR GLASS (GL2)
	TRANSLUCENT NO VISION GLASS (GL3)
	OPAQUE COLOURBACK NO VISION GLASS (GL4)
	SOLID ALUMINIUM NO VISION PANEL, SILVER (CP1)
	VERTICAL LOUVRE BLADE SCREEN PROJECTING 450mm (AS2)
	HORIZONTAL BAR GRILLE SCREEN PROJECTING 450mm (AS3), 430mm ALONG KINGSWAY

issue	amendment	date	legend
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
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architect  
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NSW ARB Frank Stanisic 4480

client  
**IRWIN MEDICAL DEVELOPMENTS**

project  
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

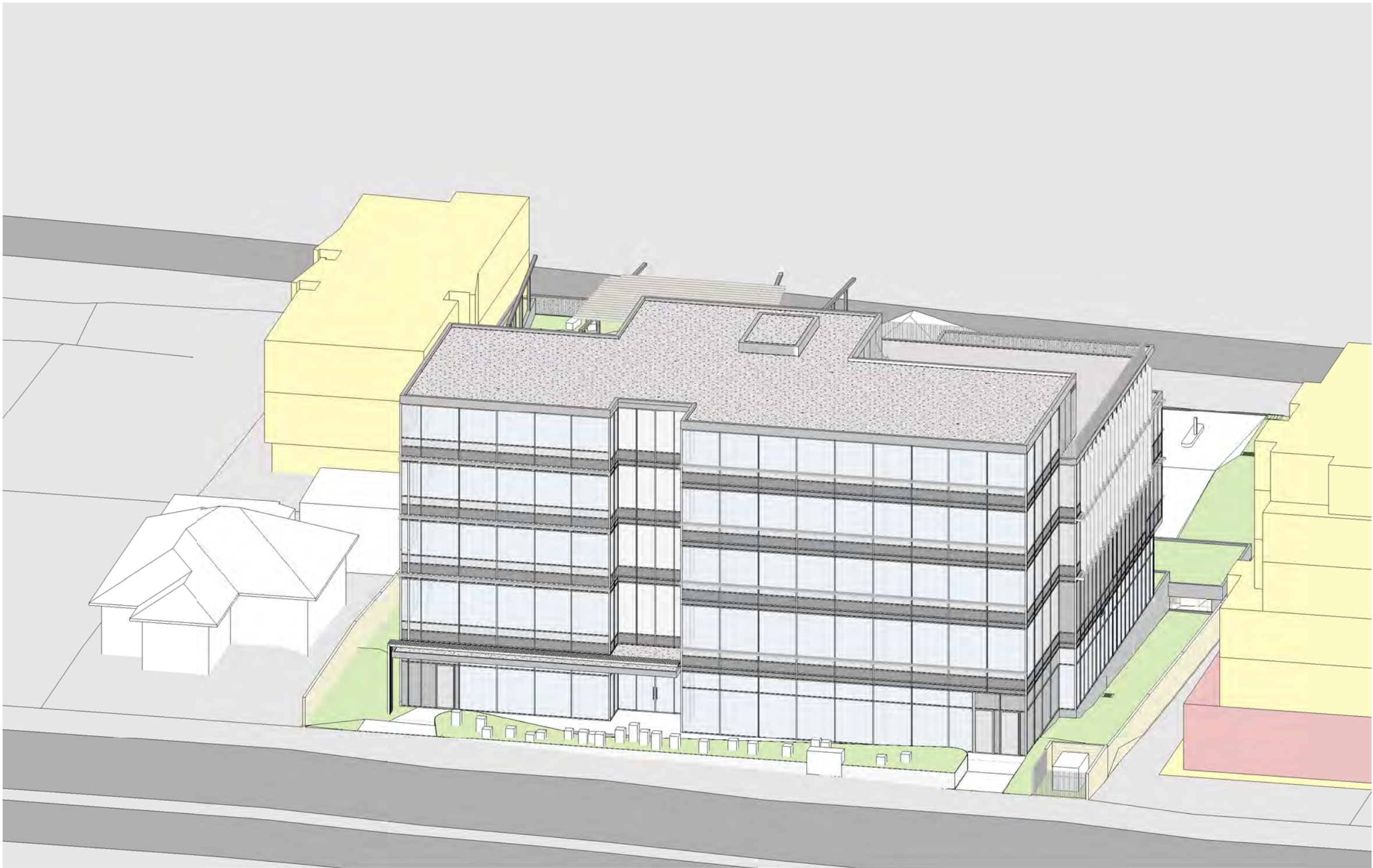
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drawn JK issue  
project no 17 031 drawing no

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scale bar 0 500 1000 1500 2000 2500 mm

DETAIL SECTION  
**B**  
**DA 209**





1 9AM



2 10AM

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20

legend

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client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawing

SUN EYE VIEWS - WINTER SOLSTICE  
9AM - 10AM

drawn

JK

issue

B

project no

17 031

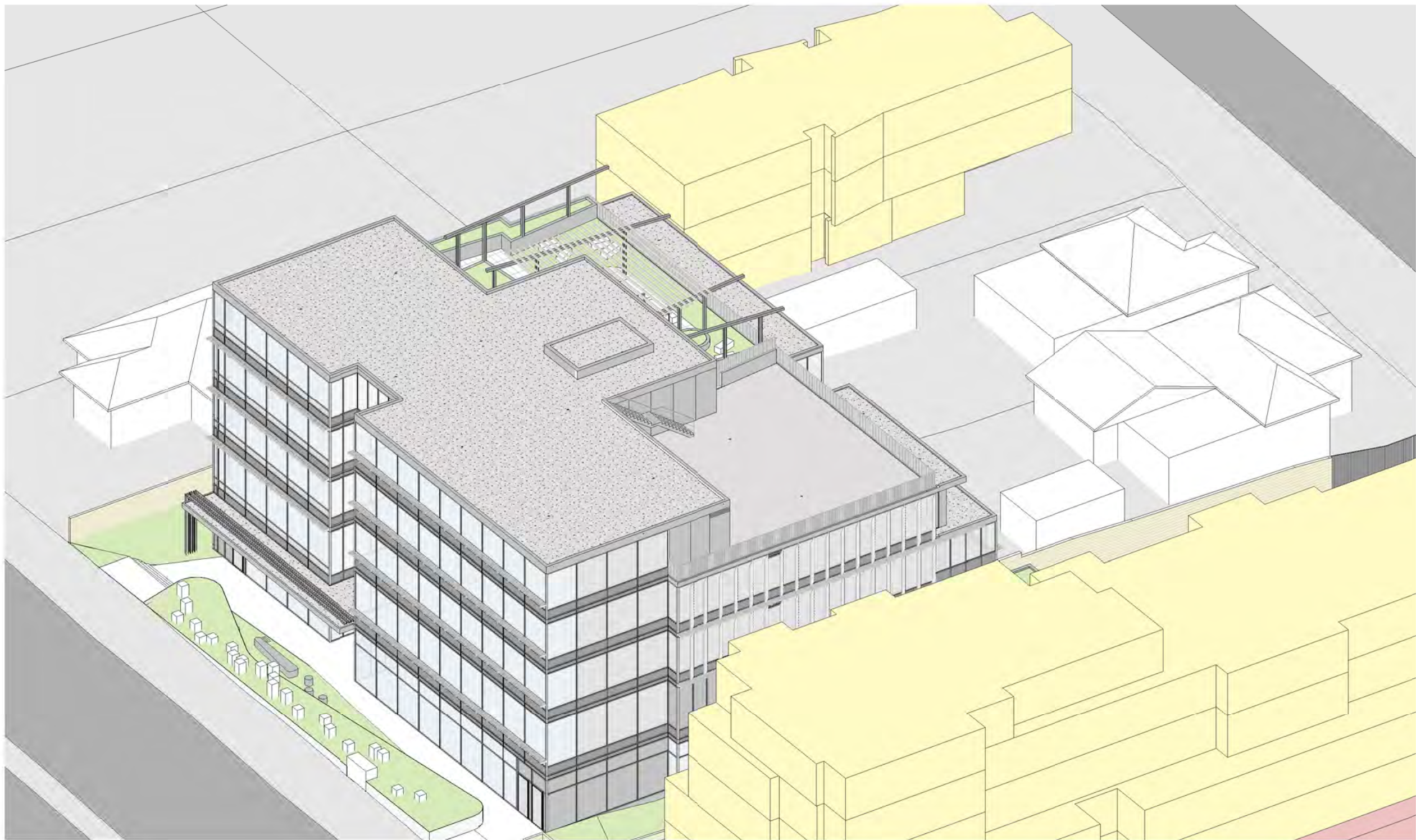
drawing no

DA 504





1 11AM



2 12PM

issue	amendment	date
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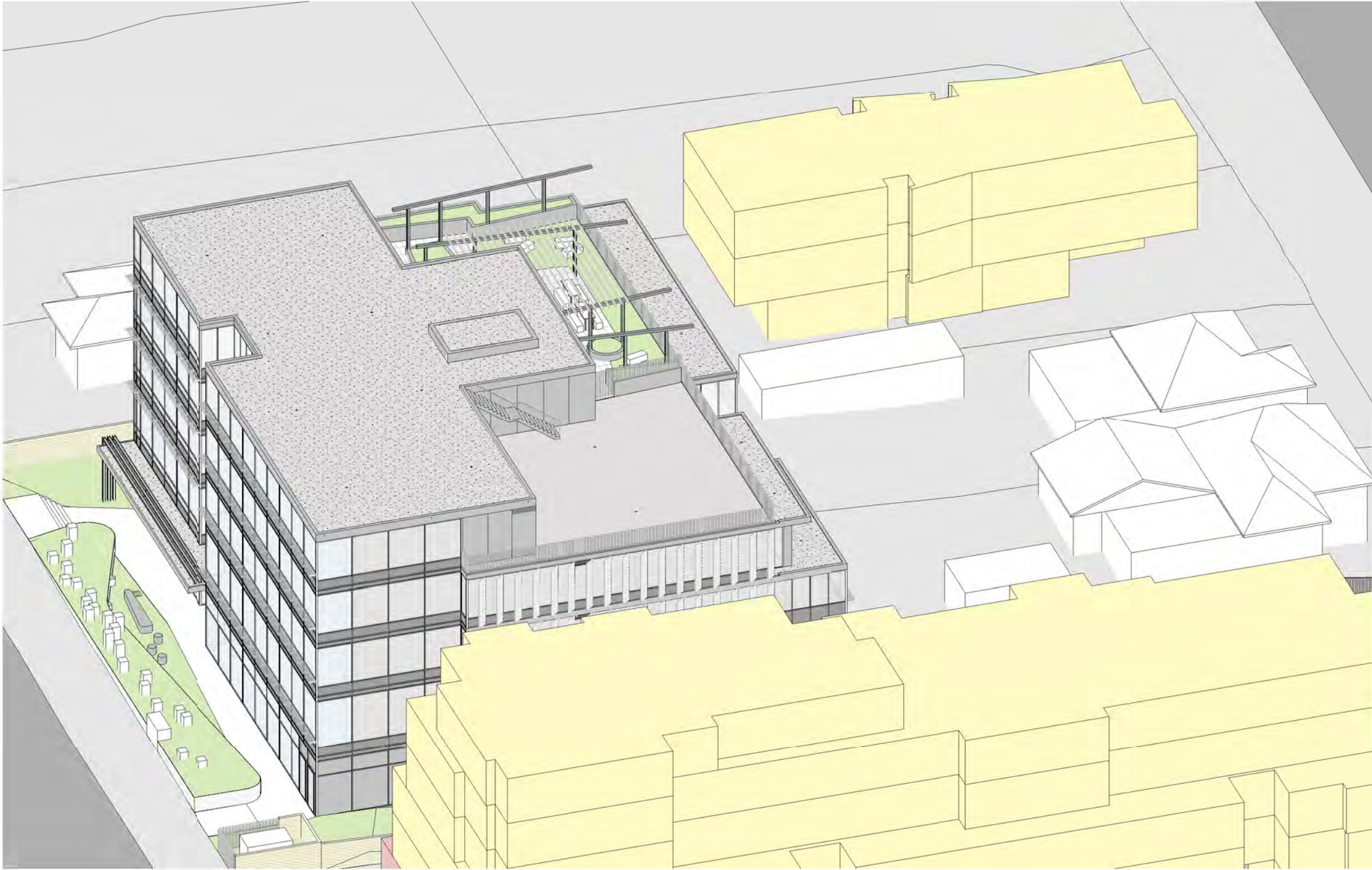
architect  
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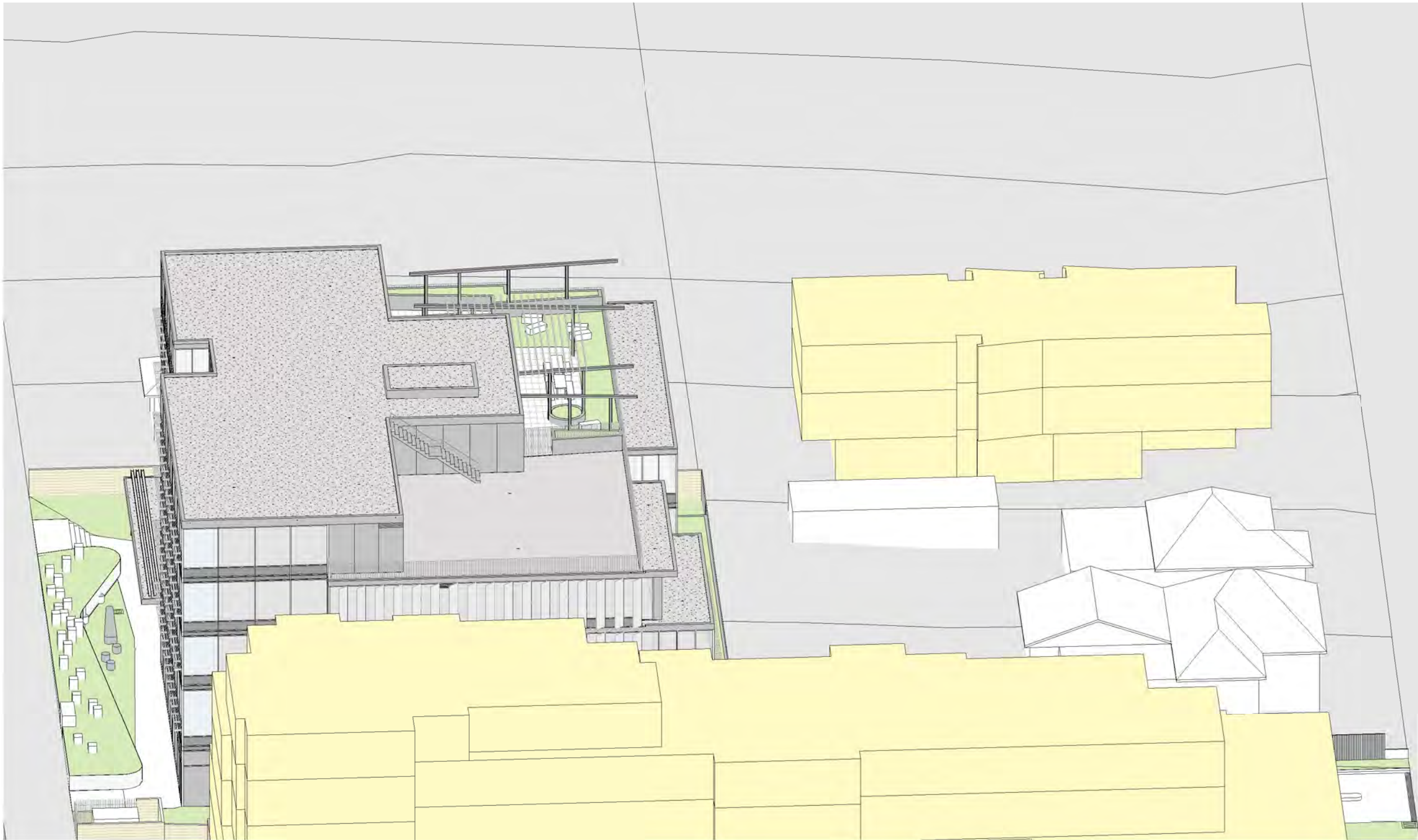
project  
**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked JN drawing  
scale JK issue  
project no 17 031 drawing no  
**DA 505**





1 1PM



2 2PM

issue	amendment	date	legend
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client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawing

SUN EYE VIEWS - WINTER SOLSTICE  
1PM - 2PM

drawn

JK

issue

B

project no

17 031

drawing no

DA 506





1 3PM

issue	amendment	date
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legend

architect

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client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawing

SUN EYE VIEWS - WINTER SOLSTICE  
3PM

scale

drawn

JK

issue

B

scale bar

project no

17 031

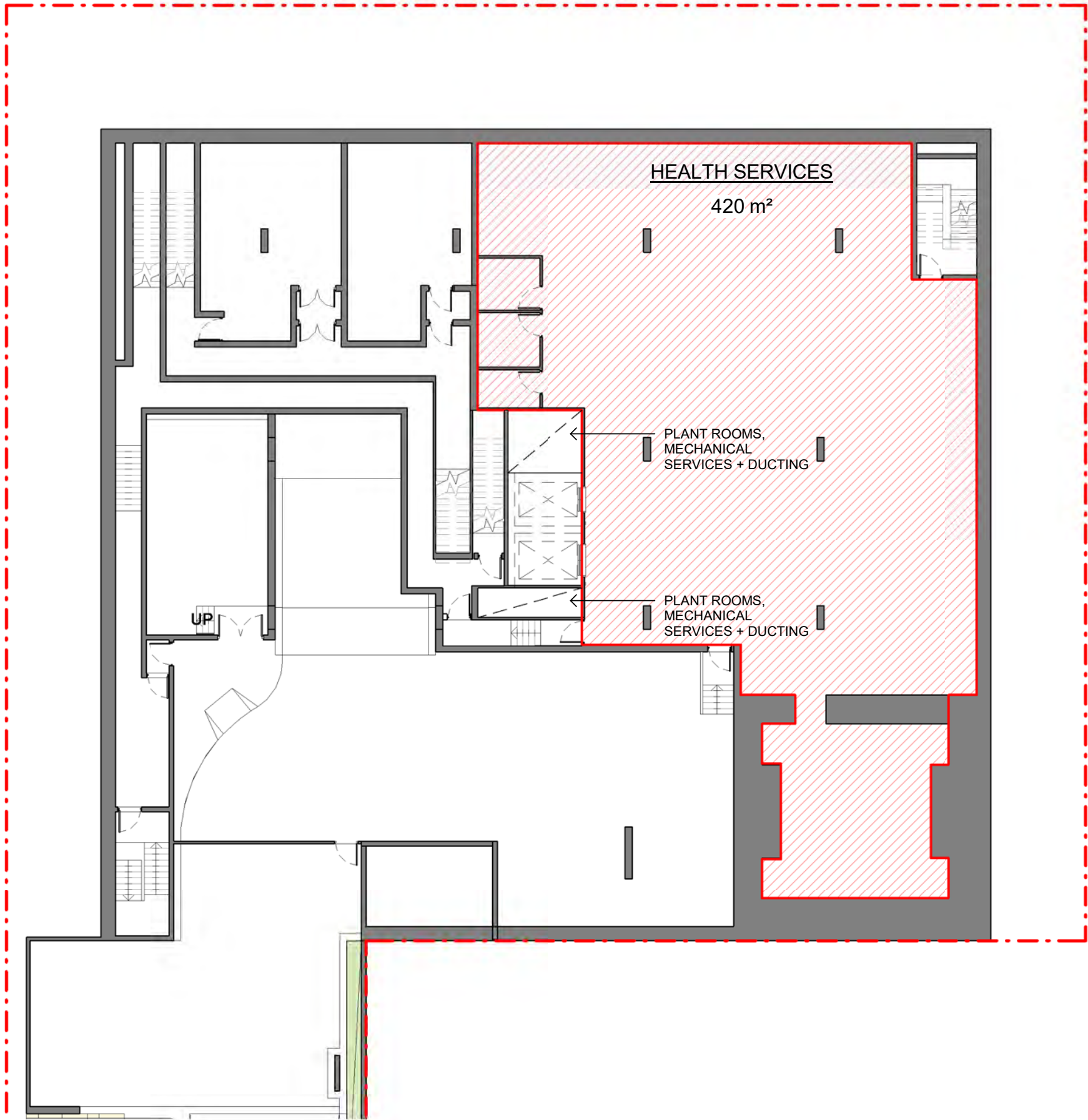
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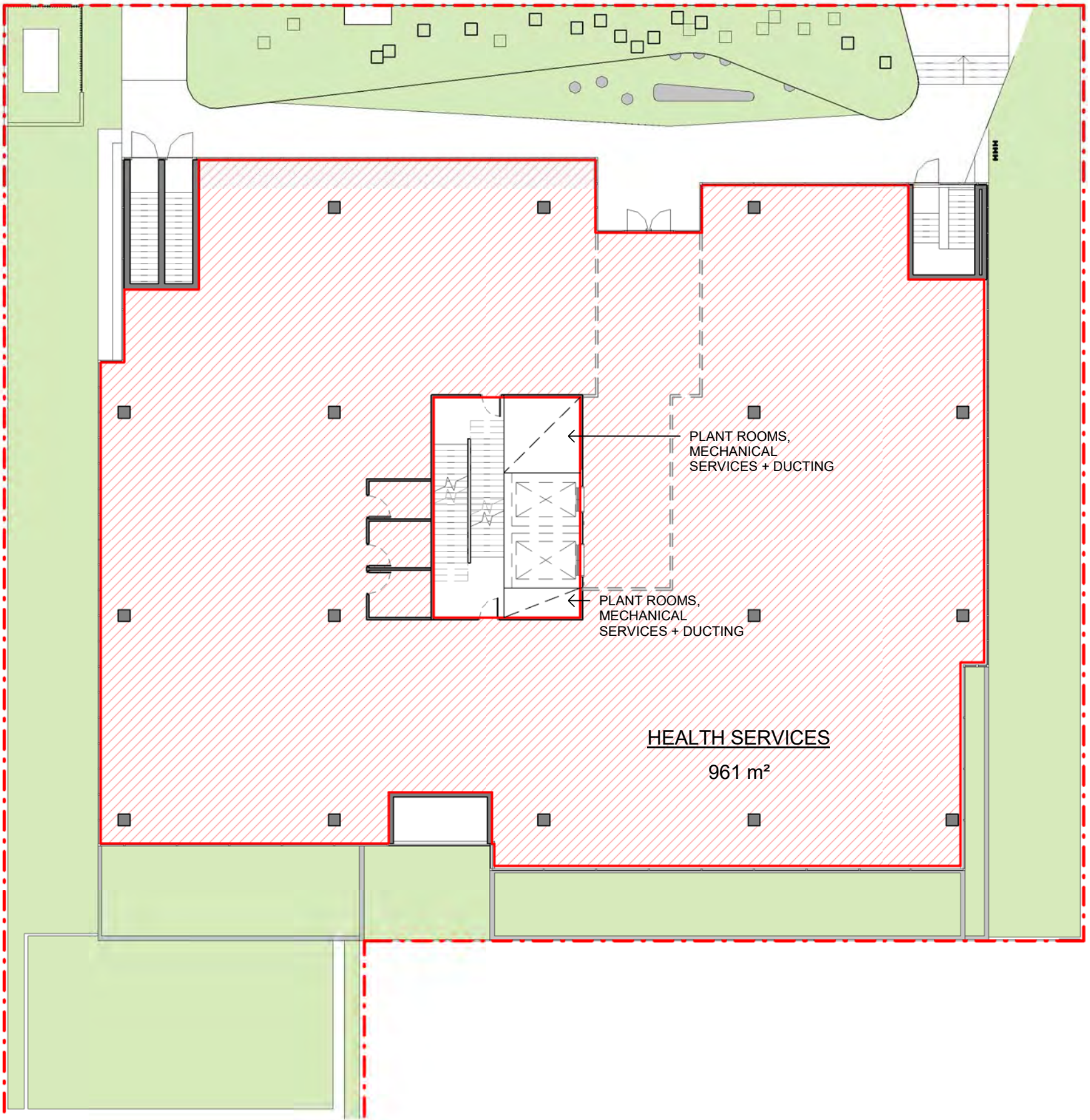
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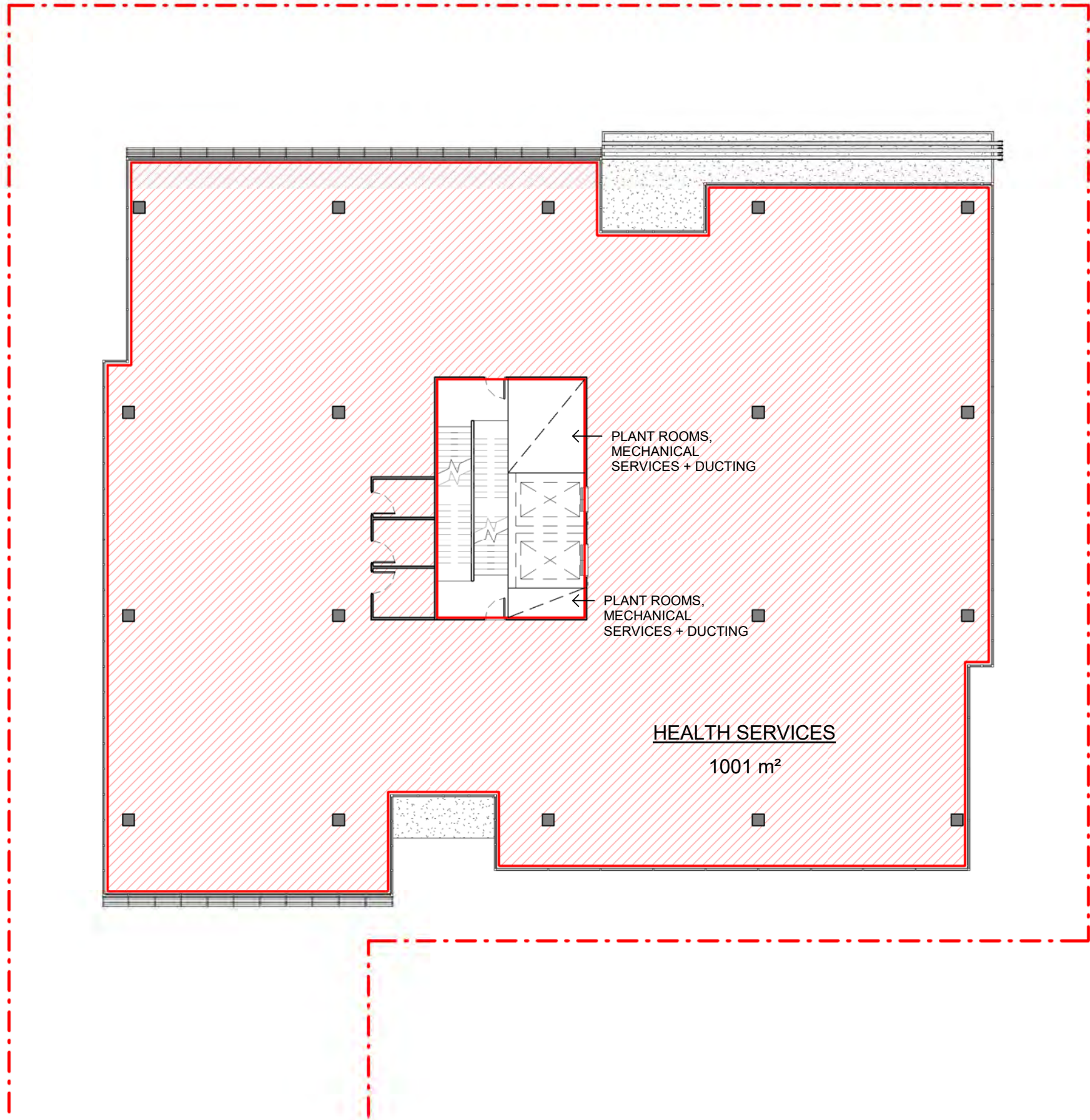




1 BASEMENT 1 (LG)  
1 : 200



2 LEVEL 1 (GROUND)  
1 : 200



3 LEVEL 2  
1 : 200

issue	amendment	date	legend
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client

IRWIN MEDICAL DEVELOPMENTS

north

mn

tn

scale

1:200@A1  
1:400@A3

scale bar

0 2 4 6 8 10  
m

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawing

GFA DIAGRAMS 1

drawn

JK

issue

C

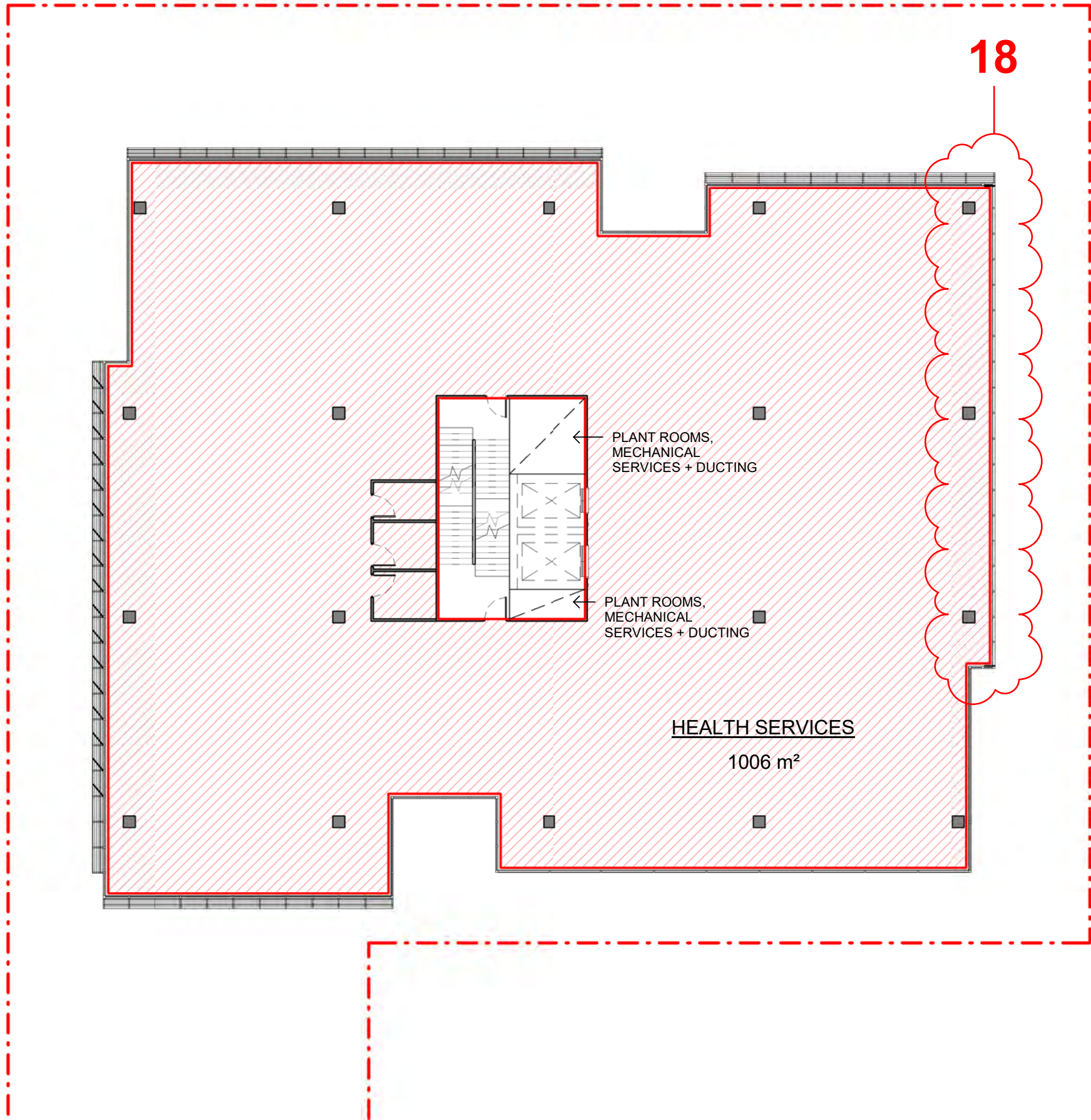
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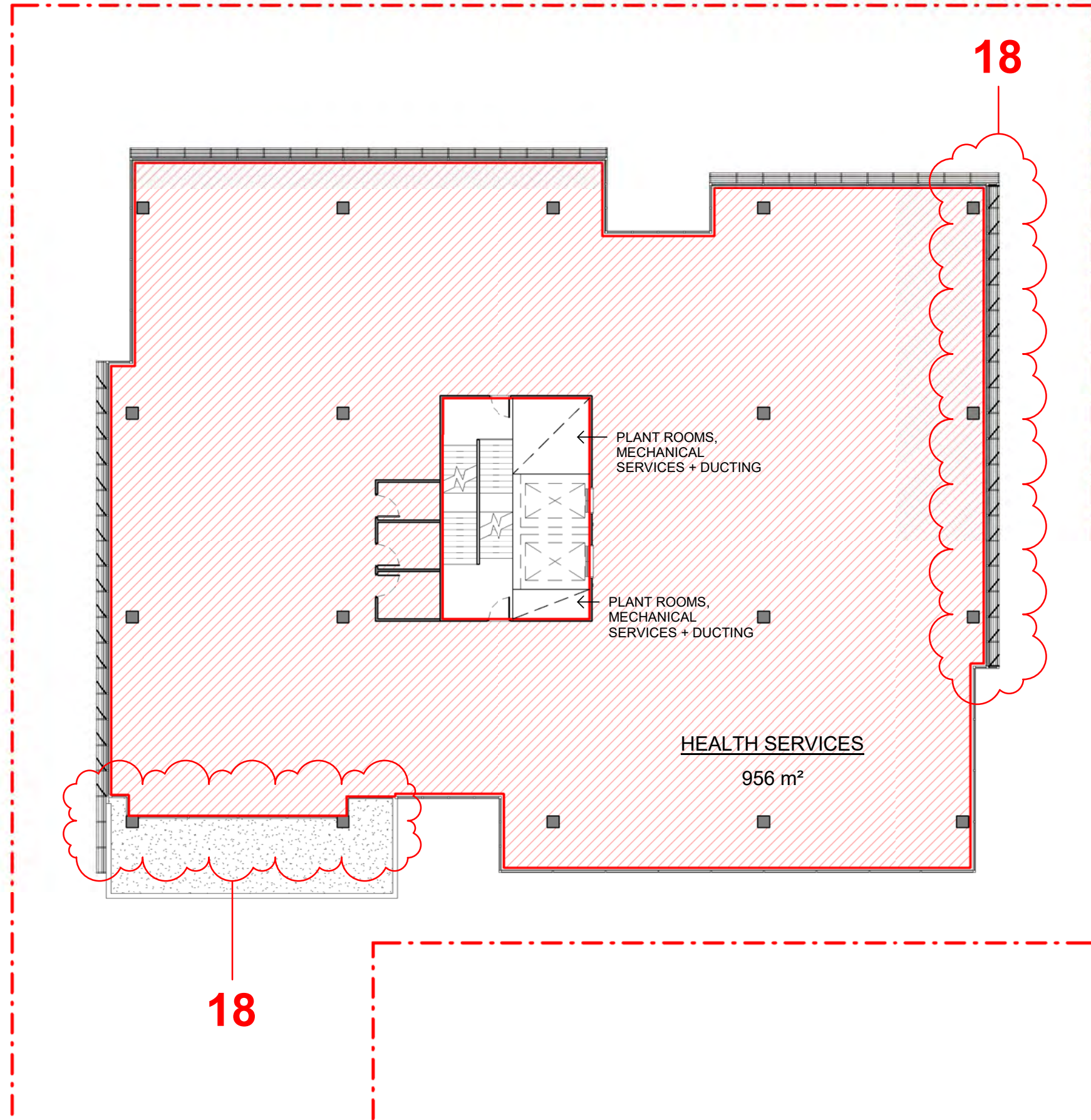
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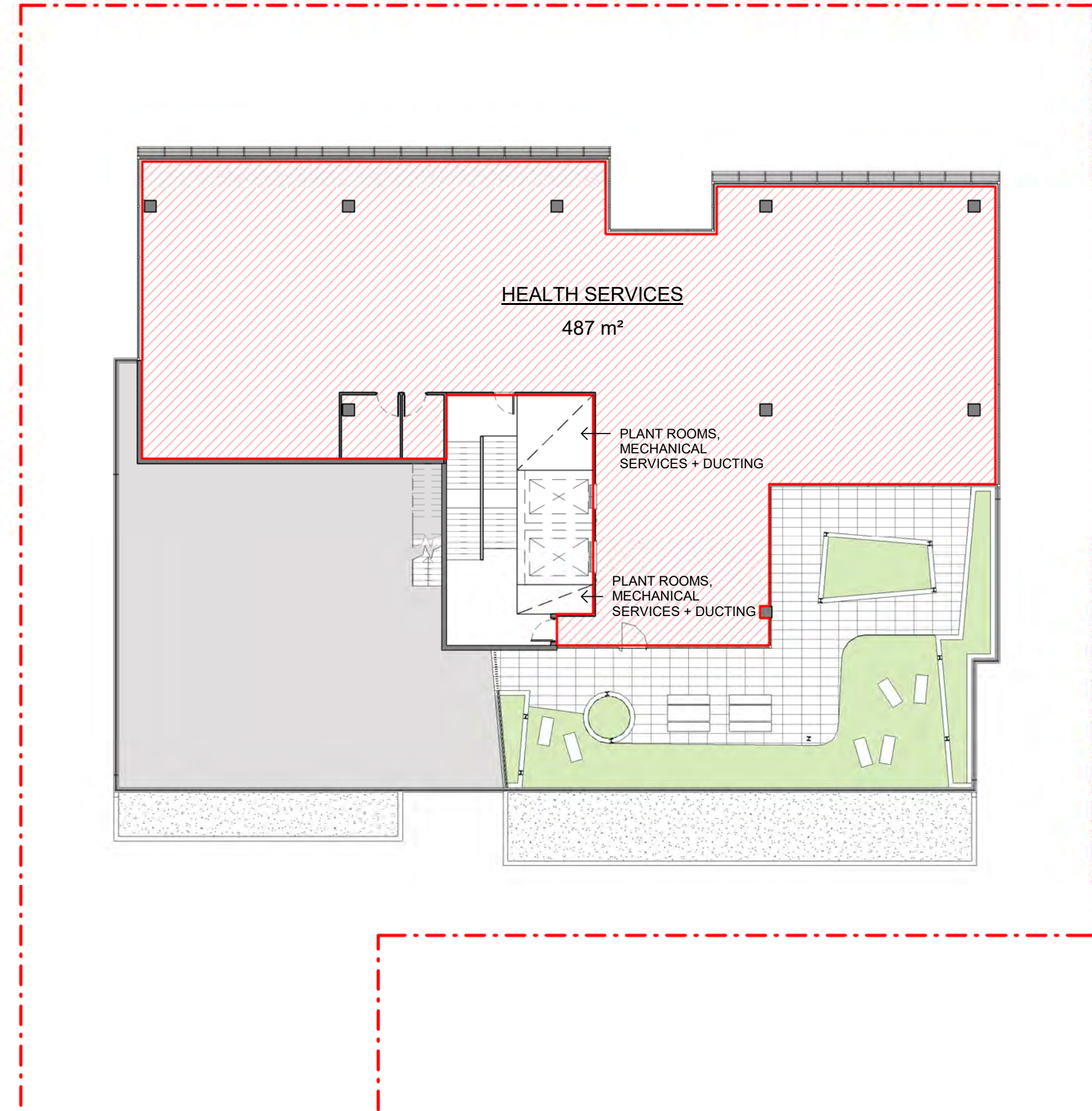




1 LEVEL 3  
1 : 200



2 LEVEL 4  
1 : 200



3 LEVEL 5  
1 : 200

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  - GLASS TYPES/ ALUMINIUM PANELS AMENDED + CLARIFIED
  - HORIZONTAL SCREENS DELETED + TRANSOM RAISED FROM 1100mm TO 1800mm
  - HORIZONTAL SCREENS REDUCED IN DEPTH FROM 1100mm TO 450mm (430mm ALONG KINGSWAY)
  - SECTIONS ADDED THROUGH REAR SETBACK
  - FRONT SETBACK ARTICULATION ZONE DIAGRAM ADDED
  - SERVICE PARKING, DRIVEWAY, CANOPY + PLANTING AMENDED
  - INCREASED WIDTH OF GARDEN ALONG DRIVEWAY TO 1125mm
  - ADDITIONAL PLANTER BOX ALONG REAR BOUNDARY TO ACCOMMODATE 9m TREES
  - GREEN ROOF CANOPY LOWERED
  - WASTE ROOMS AMENDED + CLINICAL WASTE ROOM SHOWN + APS (GENERATOR) ADDED
  - BLAST WALLS SHOWN TO PROPOSED SUBSTATION
  - HYDRANT BOOSTER ASSEMBLY SHOWN WITHIN CUPBOARD
  - SERVICE PARKING SOFFIT NOTED AS NON-COMBUSTIBLE 'TIMBER LOOK' LINING
  - GFA DIAGRAMS AMENDED
  - WASTE STORAGE ROOM + APS (GENERATOR) LOCATION SHOWN
  - WINTER GARDEN DELETED
  - INCREASED WIDTH OF LANDSCAPED PLANTER ON STRUCTURE
  - STAIR + DOOR ADDED BETWEEN LOADING AREA + HEALTH SERVICES

GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
BASEMENT 1 (LG)	420 m <sup>2</sup>
LEVEL 1 (GROUND)	961 m <sup>2</sup>
LEVEL 2	1001 m <sup>2</sup>
LEVEL 3	1006 m <sup>2</sup>
LEVEL 4	956 m <sup>2</sup>
LEVEL 5	487 m <sup>2</sup>
	4831 m <sup>2</sup>
SITE AREA	2415.54 m <sup>2</sup>
ACHIEVED GFA	4831 m <sup>2</sup>
ACHIEVED FSR	2.00 : 1
PERMISSIBLE FSR	2.00 : 1
PERMISSIBLE GFA	4831.08 m <sup>2</sup>

**SUTHERLAND LEP 2015**

**gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic:

**but excludes:**

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19	
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20	
C	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20	

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client

**IRWIN MEDICAL DEVELOPMENTS**

north

mn  
tn

scale

1:200@A1  
1:400@A3

scale bar

0 2 4 6 8 10  
m

project

**HEALTH SERVICES FACILITY**  
**398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229**

checked

JN

drawing

**GFA DIAGRAMS 2**

drawn

JK

issue

**C**

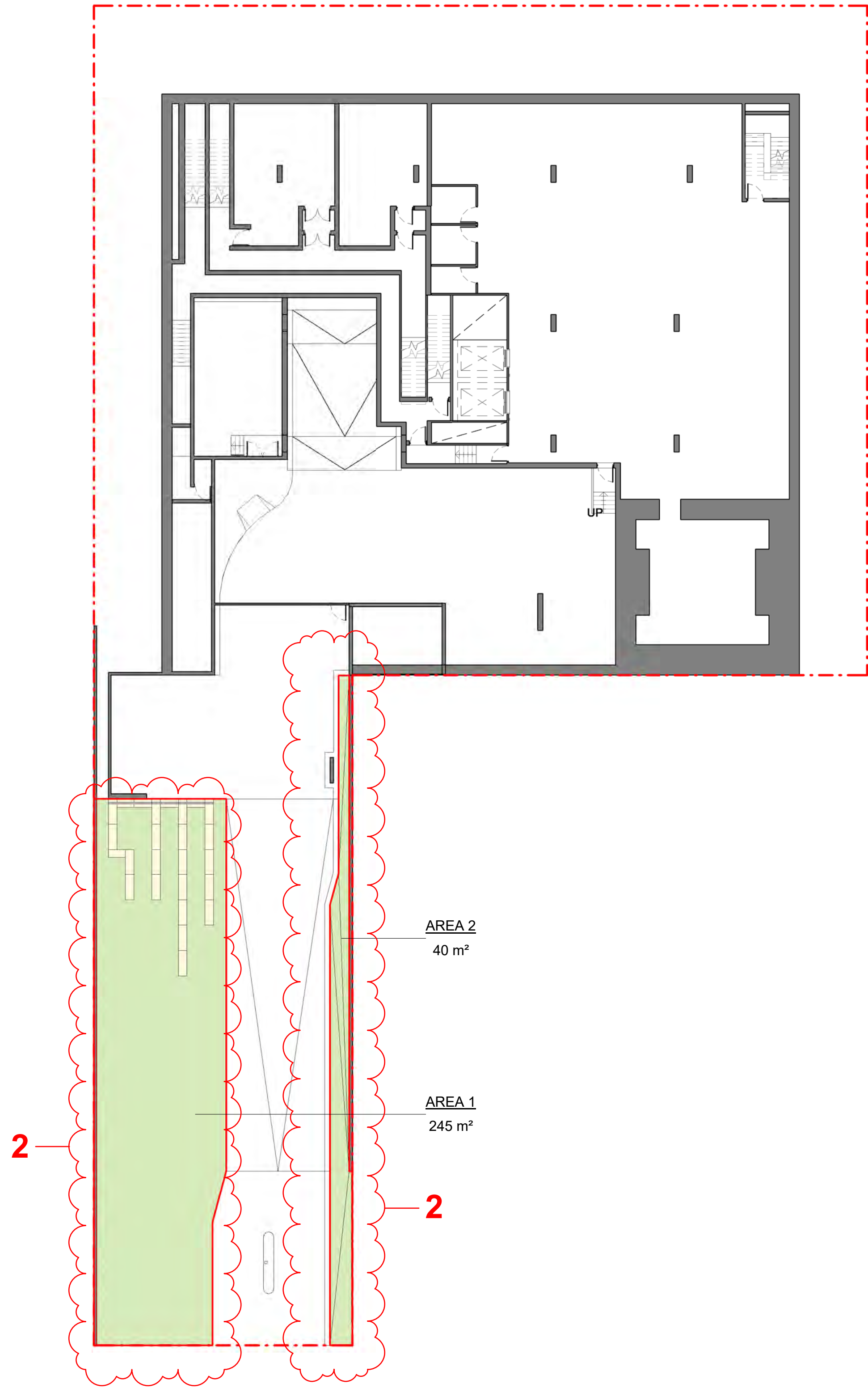
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17 031

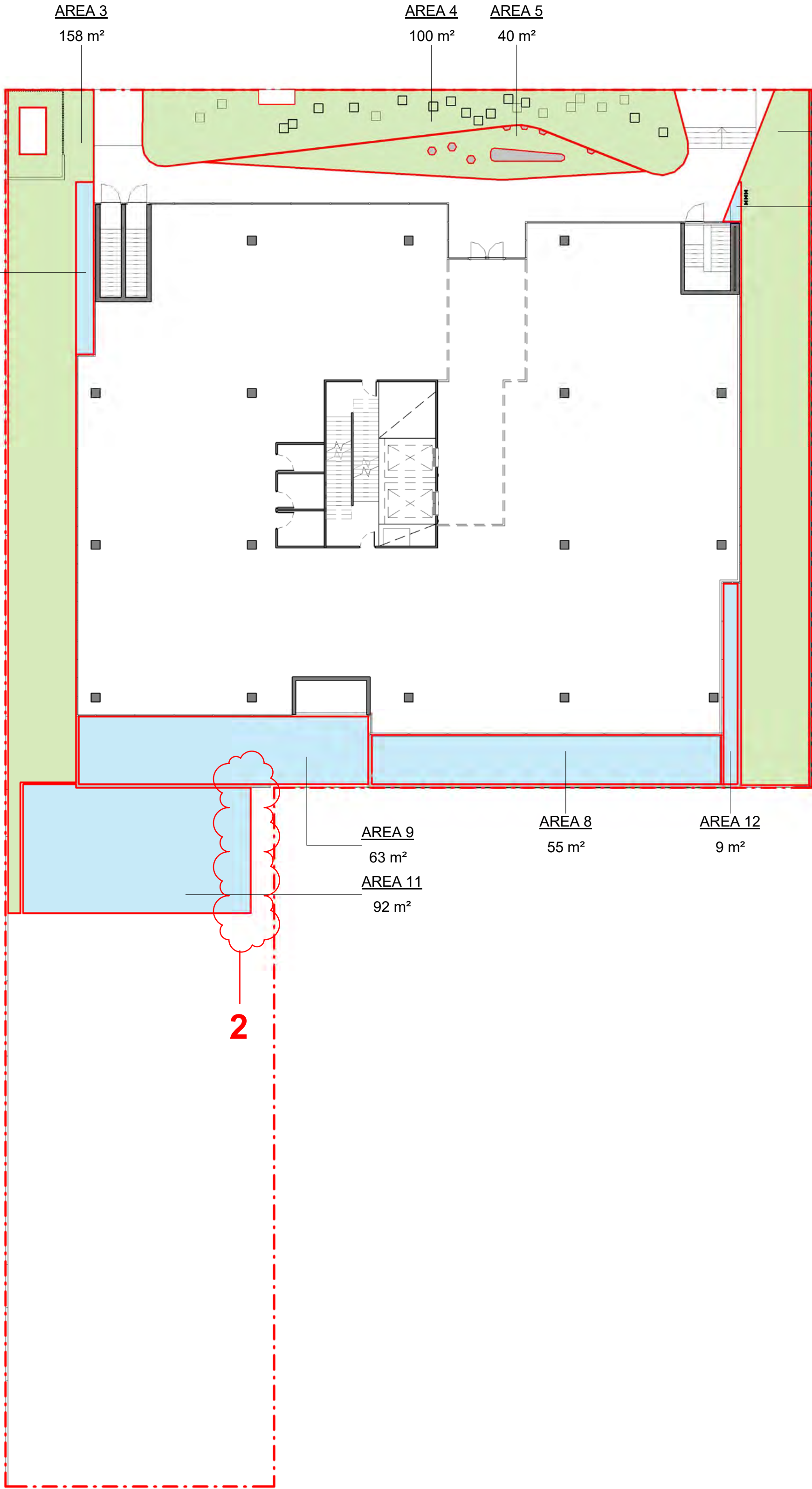
drawing no

**DA 602**





1 BASEMENT 1 (LG)  
1 : 200



2 LEVEL 1 (GROUND)  
1 : 200

- LIST OF AMENDMENTS - 24.04.2020
- POTENTIAL FORMS AT 23-25 FLIDE ST AMENDED, GFA + LANDSCAPE AREA CALCULATIONS ADDED
  - LANDSCAPED AREA CALCULATIONS AMENDED
  - GRAVEL REPLACED WITH GRASS TO INFORMAL GATHERING SPACE AT FRONT ENTRY
  - VERTICAL LOUVRES + HORIZONTAL SCREENS DELETED
  - GLASS TYPES/ ALUMINIUM PANELS AMENDED + CLARIFIED
  - HORIZONTAL SCREENS DELETED + TRANSOM RAISED FROM 1100mm TO 1800mm
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2

LANDSCAPED AREA  
730m²  
(30.2% SITE AREA)

LANDSCAPE ON STRUCTURES  
230m²  
(9.5% SITE AREA)

LANDSCAPED AREA	
NAME	AREA
AREA 1	245 m²
AREA 2	40 m²
AREA 3	158 m²
AREA 4	100 m²
AREA 5	40 m²
AREA 6	147 m²
AREA 7	1 m²
AREA 8	55 m²
AREA 9	63 m²
AREA 10	10 m²
AREA 11	92 m²
AREA 12	9 m²
	961 m²
SITE AREA	2415.54 m²
ACHIEVED LANDSCAPED AREA	730m² (30.2%)
ACHIEVED LANDSCAPE ON STRUCTURES	230m² (9.5%)
ACHIEVED LANDSCAPING	961m² (39.8%)
MIN. 30 % LANDSCAPED AREA	725 m² (30% SITE AREA)

SUTHERLAND LEP 2015

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

SUTHERLAND DCP 2015 - CHAPTER 9

Planting is required on that part of a basement which extends beyond the building footprint. Planting in this area is to have sufficient soil depth to support the species selected and should constitute a minimum of 30% of the area of the exposed basement. This planting is intended:

- To offset the potential for excessive paved areas;
- To provide residents with attractive outlooks from dwellings, and
- To assist in the creation of privacy between dwellings, and between dwellings and common areas.

Note:  
The planting required on top of basement structures is shallow soil landscaping. This is in addition to the required deep soil landscaping for 30% of the site.

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
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legend
LANDSCAPE AREA
LANDSCAPE ON STRUCTURE

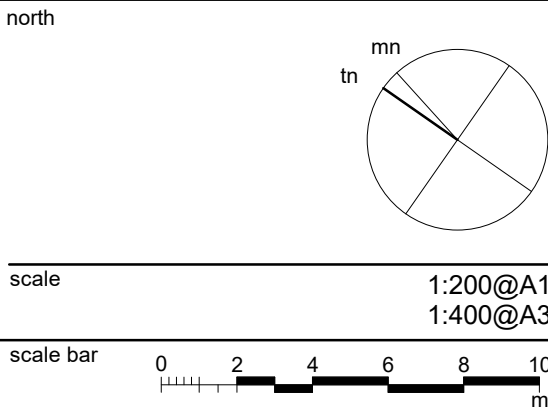
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client

IRWIN MEDICAL DEVELOPMENTS



project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

JN

drawing

LANDSCAPED AREA DIAGRAMS

drawn

JK

issue

C

project no

17 031

drawing no

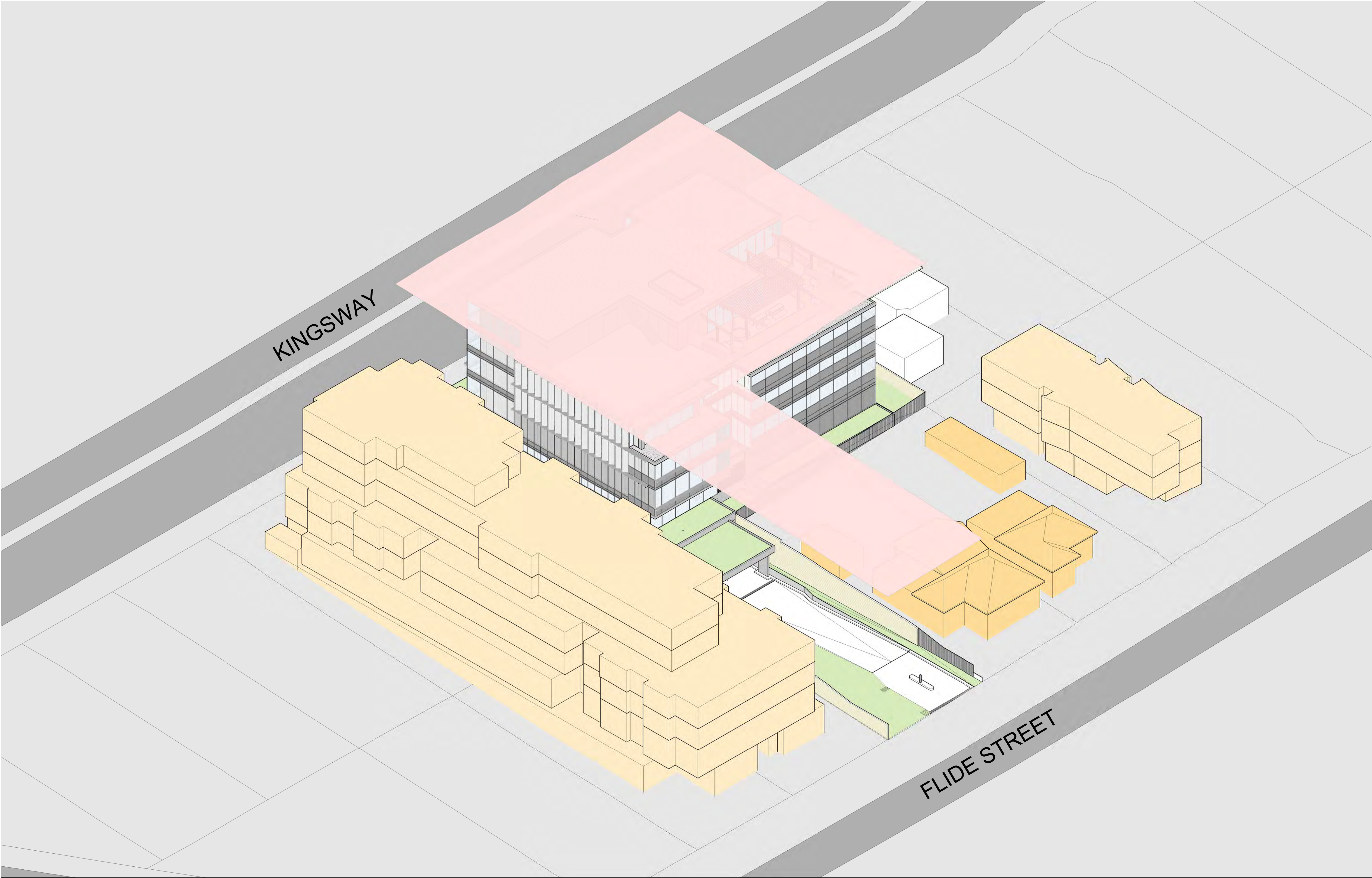
DA 603

24-Apr-20 5:35:49 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.





issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20

do not scale from drawings.

legend	
20M MAXIMUM HEIGHT OF BUILDING	

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client

IRWIN MEDICAL DEVELOPMENTS

north

scale

scale bar

project

HEALTH SERVICES FACILITY  
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked

drawing

FS

drawn

NK

project no

17 031

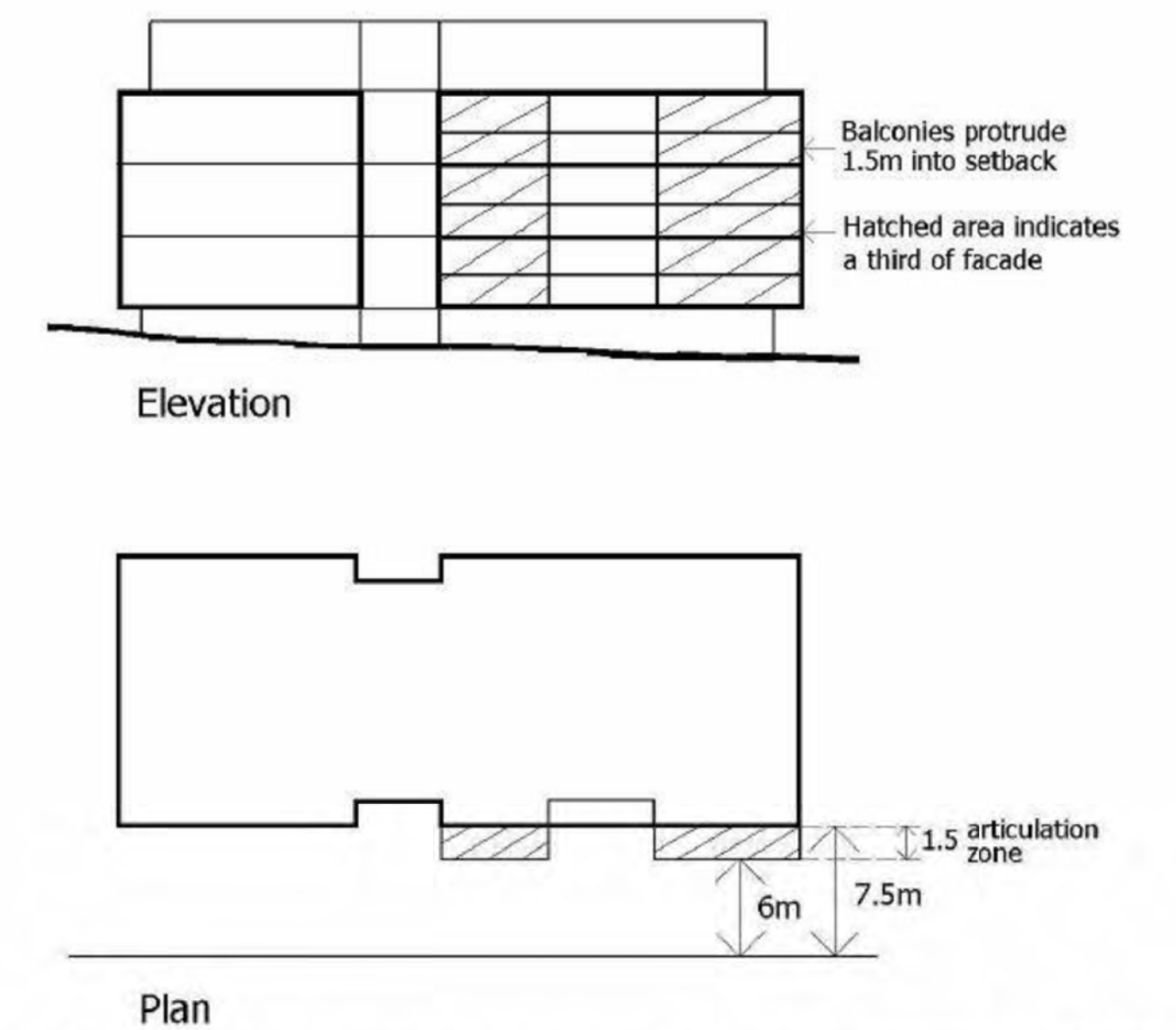
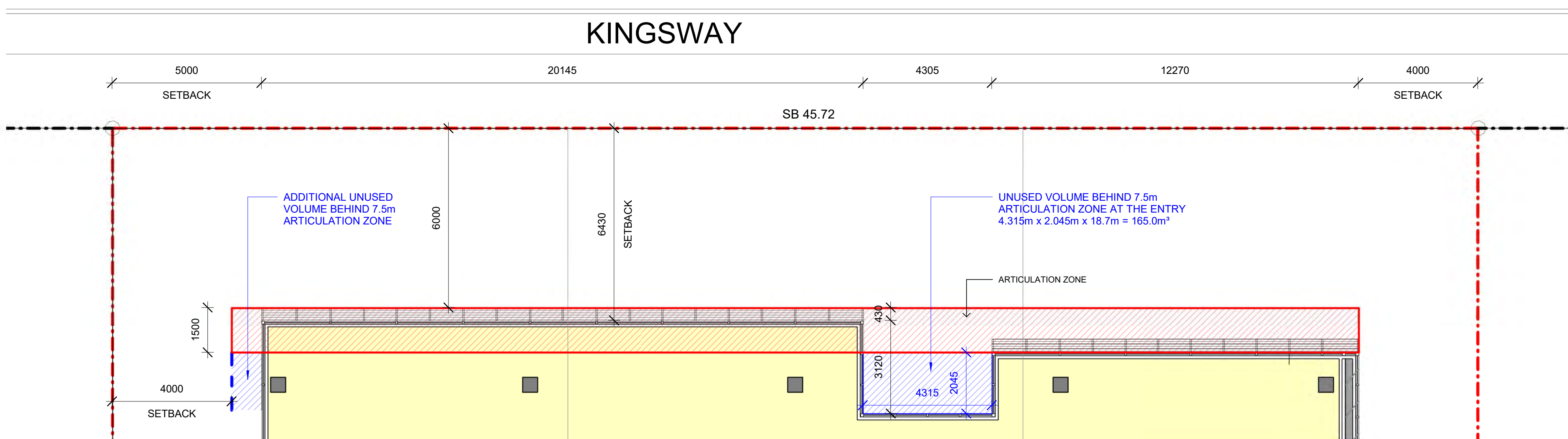
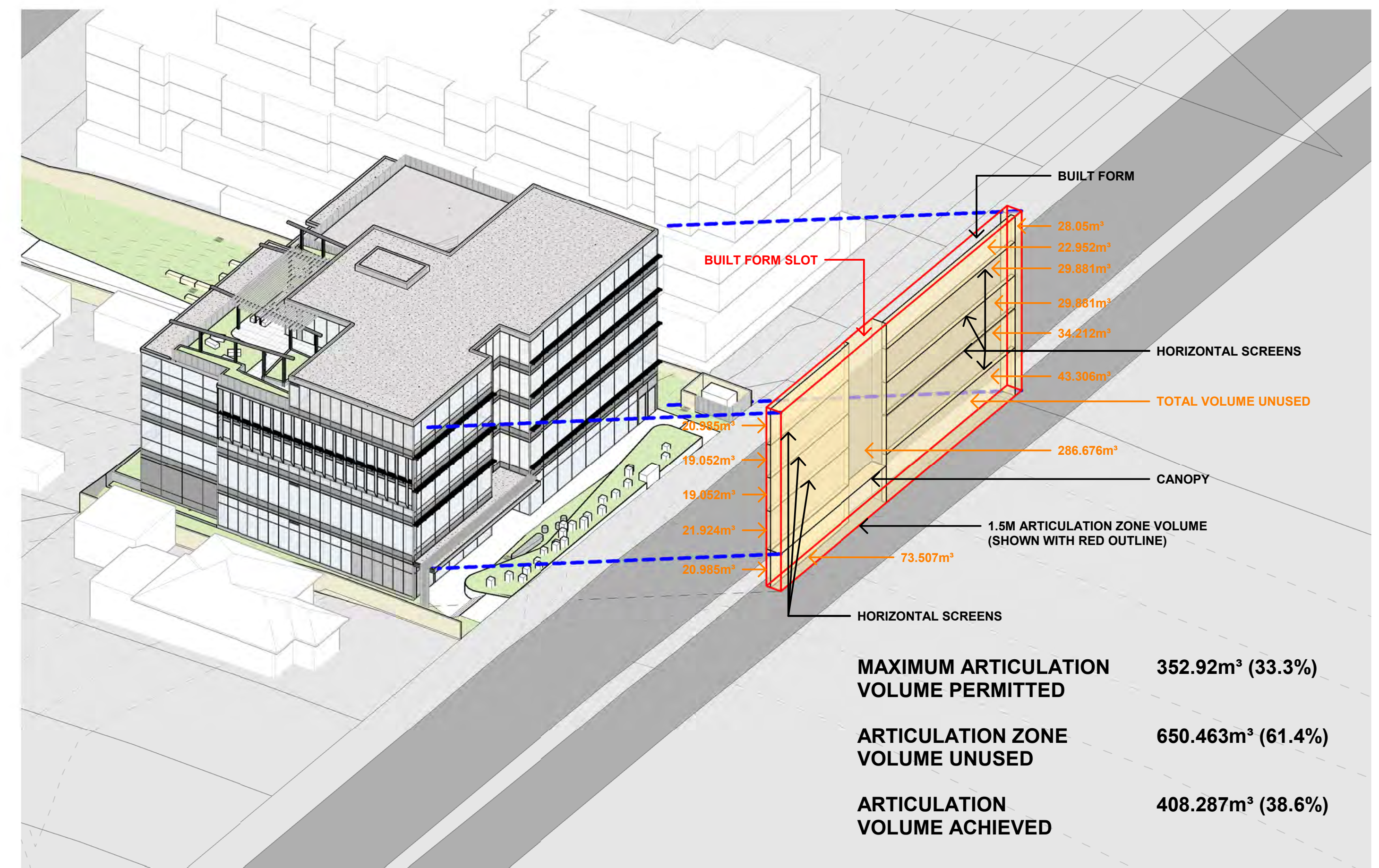
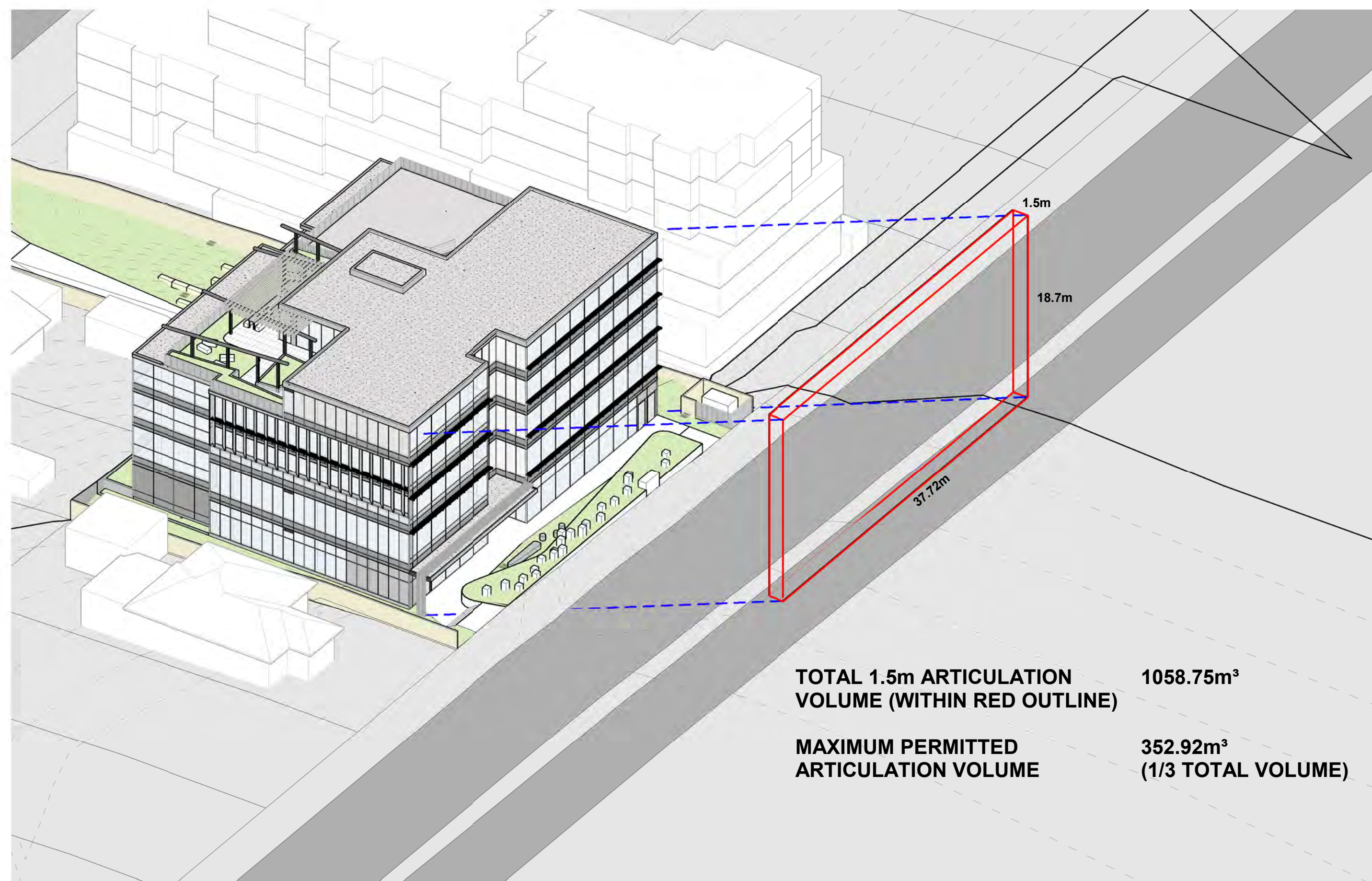
drawing no

HOB 'FOG' DIAGRAM

B

DA 604



[illegible]

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

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client

**IRWIN MEDICAL DEVELOPMENTS**

north

project		HEALTH SERVICES FACILITY	
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229			
checked	FS	drawing	FRONT SETBACK ARTICULATION ZONE DIAGRAM
drawn	JN	issue	<b>B</b>
project no	17 031	drawing no	<b>DA 605</b>



24 April 2020

General Manager  
Sutherland Shire Council  
4 Eton Street  
SUTHERLAND NSW 2232

**398-402 KINGSWAY + 27 FLIDE STREET, CARINGBAH  
DEVELOPMENT APPLICATION (DA19/0786) -**

We refer to a letter from Council with respect of the above Development Application that is currently being assessed by Council, from Meredith Alach dated 13 January 2020, our meeting on 4 March 2020 and subsequent emails to our client Mr Irwin. We provide a brief description of modifications that have been made to the architectural documentation to assist in the assessment of this application.

We refer you to updated architectural drawings identified on DA 001 – Cover Sheet Revision B. These are marked “Preliminary” for your initial review and comments.

Outline of modifications below:

Council Issue	Amendment Number	Modification	Description of amendment	Drawing reference
1.	1.	Potential forms at 23-25 Flide St amended, GFA + landscape area calculations added	<p>Urban form has been amended for the potential development at 23-25 Flide Street including a 100% health services facility and 25/75 health service facility/residential flat building capable of achieving the maximum permitted FSR of 2:1. A setback part 5<sup>th</sup> storey has been introduced, similar to recent approvals DA16/0456 next door approved by Council and DA15/1401 approved by JRPP. The setback storey can achieve a transition of height across the site from Kingsway to Flide Street in a variation of ways.</p> <p>Landscape area and GFA calculations have been provided for each option.</p> <p>404-406 Kingsway FSR has been corrected to show 1.96:1 in accordance with development consent.</p> <p>The proposed built form on the subject site has been updated to include proposed modifications.</p>	DA 006-009
3.	2.	Landscaped area calculations amended	Landscape area calculations have been updated to reflect modifications including: garden width increasing along the driveway, driveway profile updated, informal seating area profile updated at front entry.	DA 002 DA 603



3.	3.	Gravel replaced with grass to informal gathering space at front entry	Grassed area has been included within the landscape area calculations.	DA 004 DA 107/1
4. #1 #2 #5 #10 #11	4.	Vertical louvres amended + horizontal screens deleted on side elevations + landscape extent and significance personified	<p>The façade has been calibrated in response to its context and development controls in DCP Part 9 – R4 Caringbah Medical Precinct. Vertical louvred screens on N-W elevation, levels 3 &amp; 4 provide design interest and articulation while remaining in compliance with the ADG.</p> <p>Glass and metal screen types are illustrated on axonometric diagrams provided.</p> <p>Horizontal screens have been deleted from both S-E and N-W elevations. It is noted that the DCP envelope plan contemplates 2 storeys of health services facilities along the Kingsway frontage.</p> <p>On the S-E elevation, louvres on levels 3 &amp; 4 have been set back to achieve the 4m setback noted on the DCP envelope plan. Even though a 'mixed use' residential development on the adjoining site would be required to achieve 18m separation, we have used louvres to direct views from our building to the N-E on an oblique angle.</p> <p>Proposed tree planting has also been shown in three dimensions in accordance with the Plant Schedule and Palette prepared by Sturt Noble Associates (DA-1929-01-13). These drawings will assist Council in understanding the reality of what is proposed and how visual privacy is achieved. They also illustrate the significant boundary landscaping within the edges of the site. It is noted that the DCP also encourages future developments to provide significant landscaping along adjoining boundaries. Our landscape design provides for 113 trees around the proposed building, more than any other DA in the Precinct.</p>	DA 108-12 DA 201-202 DA 203/1 DA 204-07 A 004-007 A 008-17
4. #2 #5 #7 #10 #11 #12	5.	Glass types/ aluminium panels amended + clarified	<p>A mixture of translucent and opaque glazing has been introduced on the N-W elevation to create a 'blank' non-habitable wall condition relative to the ADG and provide visual privacy to any adjoining development.</p> <p>The design concept for the project is a freestanding, <b>tempered</b> glass pavilion within a landscaped setting that provides a flexible framework for occupation as a health services facility. The external expression has been skillfully designed to accommodate a</p>	DA 201-209 DA 201-1 DA 202-1 DA 203/1-1 DA 204-1 A 004-1 A 005-1 A 006-1 A 007-1 A 008-17



			<p>range of different tenancies, while maintaining the integrity of the design. The design achieves a strong image as a 'healthy building'.</p> <p>Glazing gives the building a recessive expression (rather than dominant masonry/concrete) that will also reflect the surrounding substantial landscaping.</p> <p>The building is seen in-the-round and has a unified expression in response to its dual frontages. As a consequence, the design avoids a contrived front and back expression.</p> <p>The elevation has been skillfully tailored and is very responsive to its context, existing and future adjacent uses and the development controls for the site.</p> <p>Importantly, the elevations provide a flexible framework for future health service tenancies that are subject to a separate development consent. This will mean that the elevation of the building will remain the same, regardless of the type of health service uses that will be located within the building. If modifications to the façade are necessary, a modification application will need to be made to Council for assessment and approval.</p> <p>Additional elevations and axonometric drawings have been provided in order to assist in clarifying the location of each glass type, solid panel and non-structural vertical louvre and horizontal screen attached to the building.</p>	
4. #2 #7 #10	6.	Horizontal screens deleted + transom height raised to 1800mm along rear	Horizontal screens have been deleted along the rear boundary interface with 23-25 Flide St and replaced with solid aluminium panels up to 1800mm in height to ensure that visual privacy is maintained to the existing dwelling houses and a future development on that site. This façade now acts as a non-habitable wall and satisfies the guidelines of the ADG.	DA 108-12 DA 202 DA 206 A 007-008 A 006-1 A 007-1 A 014-16
4. #1 #2 #10	7.	Horizontal screens reduced in depth from 1100mm to 450mm / 430mm	The depth of horizontal screens have been reduced from 1100mm to 450mm on that part of the rear elevation facing down the driveway to Flide St and to 430mm on the front (Kingsway) elevation, so that no screens extend into the minimum 6m front setback.	DA 108-12 DA 201-208 A 004-007 A 008-17
4. #12	8.	Sections added through rear setback	Two sections have been prepared clarifying the relationship of the building to adjoining sites at 23-25 Flide Street in the interim condition.	DA 106/1 DA 106/2 DA 107/1 DA 107/2 DA 202



			<p>The planters within the rear setback zone have a width to accommodate 6m and 9m high trees in accordance with Landscape Architect's details.</p> <p>The metal screen along the south west boundary of the site has been replaced with a timber paling fence/ paling battens that mimics a residential interface that already exists on the site in this interim condition prior to the adjoining site redeveloping. The top of the planter does not exceed the top of the timber paling fence and cannot be seen from existing dwelling houses.</p> <p>The rear elevation has been updated to illustrate the interface with the adjoining sites at 23-25 Flide Street.</p> <p>It shows the following:</p> <ul style="list-style-type: none"> <li>The RL of the ground floor across the 23 Flide St boundary is a maximum of 930mm above the existing ground level, tapering to 520mm.</li> <li>The top of fence height is typically 1800mm above the existing ground level along the rear boundary with 23-25 Flide Street.</li> <li>The garden in the rear setback zone adjacent to the carpark air supply grille has been lowered to the natural ground level, with deep soil of approximately 3.8m to support 2 trees with a maturity height of 9m.</li> <li>A plant room has been shown adjacent to bunker at Basement 01.</li> </ul>	<p>DA 204 DA 206 DA 209 A 006-007</p> <p>DA 106/1</p>
4. #1 #13	9.	Front setback articulation zone diagram added	<p>A new drawing has been added illustrating the achieved volume of articulation within the front setback zone. These diagrams illustrate that there is 38.6% of articulation within the front setback zone, which is slightly over (5.3%) the maximum 1/3 of volume permitted. However, the increased articulation and setback of the building at the entry (165m<sup>3</sup>) and the north-eastern corner, more than compensates for the slight encroachment.</p>	DA 605
6. #1	10.	Service parking, driveway + planting amended	<p>The driveway profile, service parking area, Flide St planting and configuration of the sandstone blocks has been updated in response to Council queries.</p>	<p>DA 106/1 DA 106/2 DA 107/1 DA 107/2 DA 202 A 006-1 A 007-1 A 014-17</p>
6. #2	11.	Increased width of garden along driveway to 1125mm	<p>The width of the garden bed to the south of the driveway has been increased to 1125mm to accommodate screening trees which run full length along boundary wall.</p>	<p>DA 106/1 DA 106/2 DA 107/1 DA 107/2 DA 202 A 006</p>



			The width of the garden bed adjacent to the service parking tapers to accommodate the swept paths of an SRV. The height of the garden is less than 1m above the driveway.	A 006-1 A 014-17
6. #3 #8 4. #3 #12	12.	Additional planter box at ground level along rear boundary to accommodate 9m trees	Trees in accordance with Landscape Architect's details.	DA 106/1 DA 106/2 DA 107/1 DA 107/2 DA 206 DA 209 A 006-007
6. #9 4. #4	13.	Green roof canopy lowered	<p>This canopy provides additional landscape on a built structure and visual separation between the parking area and future adjoining developments.</p> <p>The height of the green roof canopy above the service transport parking has been reduced in height so that it is below the boundary fence heights between the site and 25 Flide Street and also between the site and adjoining DA to the north (currently 29 Flide St).</p> <p>The clear head height below the canopy has been reduced from 4.34m to 4.0m.</p>	DA 107/1 DA 202 DA 203/1 DA 203/2 DA 205 A 014-15 A 017
7.	14.	Waste rooms amended + clinical waste room shown	<p>Waste rooms have been updated to show 8 x 1100L bins at Basement 02, including a space for a bin tug with battery that is stored in the bulky + clinical waste room in accordance with operational waste management plan prepared by MRA Consulting Group.</p> <p>A clinical waste room with lockable door has been shown adjacent to lift core at Basement 2.</p> <p>Annotations have been added to floor plans confirming NSW Ministry of Health guidelines for a smooth impervious floor, with floor waste.</p>	DA 105 DA 106/1
8. #1	15.	Blast walls shown to proposed substation	<p>Indicative blast walls have been shown around proposed substation.</p> <p>The substation and blast walls are to be separately approved pursuant to Part 5.1 of the EPA Act 1979.</p>	DA 004 DA 107/1 DA 201 DA 203/1
8. #2 4. #9 6. #7	16.	Hydrant booster assembly shown within cupboard	The hydrant booster assembly has been shown within a cupboard to improve appearance within the front landscaped area to Kingsway.	DA 004 DA 107/1
8. #3	17.	Service parking soffit noted as non-combustible 'timber look' lining.	Annotations have been added that note the soffit lining to the service parking area is a non-combustible 'timber look' batten to comply with relevant NCC BCA requirements.	DA 205



10. #1	18.	GFA Diagrams amended	Additional notes have been added to GFA diagrams confirming extent of excluded common vertical circulation and mechanical services in accordance with NSW Department of Planning LEP definition.	DA 601-602
10. #2	19.	Waste Holding Room shown	Waste Storage Room and Alternative Power Source (Generator) Room shown in North West Elevation that demonstrates that the waste storage room is below the natural ground line. The APS (generator) room is above the waste storage room.	DA 203/1
11.	20.	Winter garden deleted	The winter garden has been deleted at Level 4	DA 110 DA 201
12.	21.	Increased width of landscaped planter on structure	The planter along the rear boundary adjoining 23 + 25 Flide Street has been increased in width in accordance with Landscape Architect's details. It extends from the face of the building to the boundary.	DA 107/1 DA 209
13.	22.	Stair + door added between loading area + health services	A stair and door have been added that connects the loading area and health services at Level Basement 01 (Lower Ground). It provided access for servicing of medical equipment, including within the Bunker.	DA 106/1

STANISIC ARCHITECTS



JASON NOWOSAD  
PRINCIPAL + ARCHITECT [NSW 8305]