PPSSSH-47 - 398-402 Kingsway and 27 Flide Street, Caringbah

RA20/0010 and DA19/0786

ASSESSMENT REPORT APPENDICES

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Sutherland Shire Development Control Plan 2015 – Chapter 9 (Caringbah Medical Precinct)			
Clause/ Control	**REQUIRED**	**PROPOSAL**	**COMPLIANCE**
5 Amalgamation Requirements			
5.2.1 Vehicular access from the Kingsway is not allowed.		Not proposed	Yes
5.2.2 Where bonus height and FSR is sought, it **s**hall be in accordance with the Caringbah Medical Precinct Preferred Amalgamation Plan.		Breaks pattern set for Site 14, as it will not include No. 23 and 25	**No**
5.2.3 If proposal 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%)
5.2.4 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.		Demonstrated	Yes
7. Floor Space Mix			
7.2.1 Min. 25% of the GFA of the development is to be occupied by Health Services Facilities.		100%	Yes
7.2.2 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.		The proposal is not mixed use. Health Services are provided on all floors, including ground and first floor.	Yes
8. Building Envelopes			
8.2.1 New development should comply with the Caringbah Medical Precinct Building Envelope Plan.		The proposal seeks to break the Building Envelope Plan.	**No**
8.2.2 Within each amalgamated site, building heights range from 2 storeys, 14m (4 storeys), up to the max permissible height of 20m (6 storeys).		20m proposed generally across the three lots, where the envelope plan indicates should reduce to 14m on No.402.	**No**
8.2.3 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 buildings proposed with frontage to Flide Street	N/A
8.3 Assessment principles			
8.3.1 Where an alternative building envelope is proposed, the alternative may be considered provided the design achieves good residential amenity for future residents of the development and future developments on neighbouring sites. To support alternative building envelopes, the applicant must demonstrate that adjacent sites can be developed with mixed use development including 25% Health Services Facilities, to their full development potential with satisfactory daylight access and compliance with SEPP 65 and the ADG, assuming the remaining 75% of the development is residential flats.		Noted and demonstrated	Yes

8.3.2 A building envelope is determined by compliance with controls such as floor space ratio (FSR), height, landscaped area and setbacks. Its purpose is to provide an envelope within which development may occur but not one which the development should necessarily fill.	Noted. The development is consistent with the principal planning development standards	N/A
9. Streetscape and Built Form		
9.2.1 Development must address the street and have clearly identifiable entries.	Entrance faces Kingsway, and building generally addresses that street as its principal entrance, with defined vehicular access available from Flide Street at the rear.	Yes
9.2.2 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.	100% medical	N/A
9.2.3 Where a redevelopment with Health Services Facilities has a frontage to the Kingsway, the development should have an active street	Windows facing street and main pedestrian entrance	Yes
9.2.4 The building form must be articulated to avoid large expanses of unbroken wall, and to visually reduce bulk.	The building form has large building planes, however deep recesses have been employed to break reduce the overall wall expanse	Yes
9.2.5 Facades are to be composed with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired character of a locality.	The desired character of the locality is high-density residential with mixed use encouraged to create a health services precinct. The subject building is unique in that it is 100% medical, which was not anticipated by the controls, however is also not excluded.	Yes.
9.2.6 Developments on street corners should be designed to define and address the street and address both street frontages.	Not on a street corner	N/A
9.2.7 All parking should be located in a basement.	All parking is provided within a basement, with the exception of 'service' parking which is suitably set back and screened from Flide Street	Yes
9.2.8 The finished roof levels of basements are to be located at or near ground level.	Amended plans submitted with this review application clearly indicate that the basement is situated beneath the building footprint, with the minor exception of the vehicular entry point, above which a landscaped green roof is proposed and there is no access to elevated vantage points.	Yes
9.2.9 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.	Has been well considered.	Yes
9.2.10 A 1m landscaped setback to neighbouring properties is to be provided along the driveways to basement car parks.	Provided	Yes
9.2.11 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.	Insufficient detail provided, however could comply subject to a condition.	Yes with a condition to ensure that it is suitably finished.
9.2.12 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.	Centrally positioned and integrated within the overall built form	Yes

9.2.13 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.	An electricity kiosk and hydrant booster assembly are proposed within the north-western corner of the site, within the landscaped area. These services have not been consolidated or integrated within the overall design.	**No**. There are limited positions in this instance for the kiosk, however the hydrant booster and meters can be consolidated to reduce landscape interruption. This can be suitably addressed via conditions.
9.2.14 Frontage works for all developments must be in accordance with Council's Public Domain Design Manual.	Can comply subject to suitable conditions	Yes with conditions
9.2.15 Development of residential flat buildings or shop top housing in the Caringbah Medical Precinct must include the replacement of existing local distribution power lines and other utilities with subsurface utilities and the provision of new street lighting to meet the requirements of the Public Domain Design Manual.	See above	Yes with conditions
10. Street Setbacks		
10.2.1 A minimum 7.5m setback from the Kingsway is required	6.43m, 9.445m and 7.5m to the ground floor wall 6m to attached awnings at first level and above 5.4m to entry 'canopy' The elements which are positioned forward of the 7.5m setback represent approximately 48% of the area of the façade.	**No,** however will maintain a suitably landscaped front setback, is not overly forward of neighbouring development and maintain an attractive interface with the street.
10.2.2 Where a development has a street setback of 7.5m or greater, building elements may encroach 1.5m into the front setback for a maximum of one third of the area of the façade, forming an articulation zone. Built form encroachments into the articulation zone must improve the design quality of the development with good façade articulation.		
10.2.3 A minimum 6m street setback is required from Hinkler Avenue, Taren Point Road, Flide Street and Willarong Road (see Building Envelope Plan). Where a 6m front setback is allowed this may not be further reduced with an articulation zone.	The development is consistent with this requirement, and the potential envelope depicted for redevelopment of No.23 and 25 Flide street is correctly depicted at 6m	Yes
10.2.5 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.	5.225m.	**No** (+0.775m) 12.92% variation. See assessment. Is set down into the landscaped area with the area over facilitating access.
10.2.6 At grade car parking must not be located within the setback area.	Provided in basement form	N/A
11. Side and Rear Setbacks		
11.2.1 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: I. The minimum side setback at ground level is 4m.	Achieved	Yes
II. Floors above 2 storeys up to a height of 4 storeys (12m) are to be setback to achieve the required ADG building separation. 6m to the boundary (for habitable to habitable) or 4.5m to the boundary if non-habitable to habitable	North-West: 5m and 6m to the boundary, however 12m separation to the approved development at 404. South-East: 4m to 5m, however this is consistent with the setback identified on the building envelope plan which indicates the balance of the setback for	Yes Yes

	building separation will be accommodated on No. 396 Kingsway	
III. Floors above 4 storeys are to be setback a further 10m, or sufficient to achieve the achieve the required ADG building separation 9m to the boundary (for habitable to habitable) 6m to the boundary if non-habitable to habitable)	North-West: 5m and 6m, and 14m provided to the approved development at 404-406 Kingsway. South East: 4m, however this is consistent with the setback identified on the building envelope plan which indicates the balance of the setback for building separation will be accommodated on No. 396 Kingsway	Yes* on the basis that the use is considered non-habitable with the privacy measures. Yes
11.2.3 Walls are to be articulated to prevent continuous linear walls and promote variation and interest to setback areas and these walls.	Breaks are implemented and walls articulated.	Yes
11.2.4 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.	Extends to the boundary at the rear, at the second level of basement and below.	**No** (see below)
11.2.5 Variations to basement construction side boundary setback control may be considered if:		
i. The basement construction does not protrude from the natural ground level, so potential overlooking of the neighbouring property is not increased by the development.	Achieved. The area beyond 3m is below NGL.	Yes
ii. Opportunities for the planting of trees are provided in the setback area.	Provided.	Yes
12. Landscape Design		
12.2.1 Min 6m of front setback and a min 3m of side and rear setbacks.	Achieved to sides and rear. Front setback will be a combination of hard and soft paved to provide entry path area, however together will achieve 6m depth.	Yes
12.2.2 Must include indigenous canopy trees that will achieve a minimum 8 metres height at maturity within suitable setback areas. Where setbacks allow, the trees must be planted more than 3 metres from adjoining structures	Plans indicate compliance.	Yes with conditions.
12.2.3 A minimum street tree planting rate is set at one indigenous canopy tree that will attain a minimum mature height of 6m to be planted at maximum spacing of 5m planted at least 1m from the kerb and/or footpath. Informal clumping of trees is encouraged.	Existing proposed to be retained.	Replacement or enhancement may be necessary and can be achieved and resolved as part of the detailed public domain design.
12.2.4 A minimum rear boundary indigenous tree planting rate is set at 2 trees for every 15m of linear boundary.	Can be achieved subject to conditions to increase the width of the rear setback to accommodate trees.	Yes subject to conditions.
12.2.5 The landscape design should achieve opportunities for deep soil landscape planting between buildings that provide a deep soil separation of more than 3m between trees and structures. Planting beds should be a minimum of 900mm wide to support shrubs and small trees.	See above comments. Only 3m is provided at the rear, which is insufficient, and at this distance application may be made for removal of trees planted due to their likely impacts and nuisance.	Yes subject to conditions.
12.2.6 Existing canopy trees in good health in the front and rear setback must be retained.	Majority of trees to be removed with the exception of 4 trees.	**No**. However, this is generally to be expected with redevelopment and

		the landscape plan indicates substantial replacement planting. Acceptable with conditions relating to species selection.
12.2.7 Landscaping in the vicinity of a driveway entrance should not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.	Designed to comply	Yes
12.2.13 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.	A green roof is proposed.	Yes and conditions will be necessary to ensure that this area is non-accessible, other than for maintenance, due to potential acoustic and visual overlooking impacts.
12.3 Assessment Principles for Determining the Quality of Landscaping		
12.3.1 The size, shape and orientation of spaces allocated for landscaped area: a. Narrow spaces can rarely support vegetation of adequate scale. Where a site's landscaped area is largely composed of very narrow spaces the design is unlikely to meet the objectives of the landscape standards despite numerical compliance. b. Whether sunlight access is sufficient to support the growth of the landscaping proposed.	With the exception of the area to the rear, which is inconsistent with the width requirements (and may be suitably resolved with conditions), the principles are generally met.	Yes, subject to conditions
12.3.2 Whether the size and shape of spaces allocated for the trees and shrubs proposed are sufficient for the species to grow to maturity.	See comments above	Yes, subject to conditions
12.3.3 Whether the scale of the trees and landscaping complements the scale of the buildings and the spaces where they are located. For example, where it is desirable to grow medium size trees and shrubs within a side setback to screen development, a minimum width of 3m for landscaping to enable boundary planting is desirable.	See above comments	Yes, subject to conditions
13 Building Layout and Private Open Space		
13.2.1 The medical component of a building is to have a minimum floor to floor height of 4m	Basement 1, Level 1 and 2 are 4m. Levels 3, 4 and 5 are 3.5m.	Yes **No** (12.5% variation)
13.2.4 Access to all levels of the development, including the basement, must be made available by lift in order to facilitate access by people with disabilities	Provided	Yes
14 Solar Access		
14.2.1 New buildings and additions shall be sited and designed to maximize direct sunlight to north-facing living areas, communal and all private open space areas.	The development relates to a medical building and this is not applicable. In any event, the proposal contains extensive glazed areas on the northern-east and south-eastern elevations	N/A
15 Visual and Acoustic Privacy		
15.2.1 Locate, orientate and design new development to maximise the provision of visual privacy.	Extensive glazing facing neighbouring properties	No* however the amended proposal has applied glass treatments and

		physical attachments to obscure sightlines
15.2.2 Windows of Health Services Facilities should not overlook residential private outdoor spaces**.**	Revised plans demonstrate compliance	Yes
15.2.3 Use detailed site and building design elements to increase visual privacy without compromising access to light and air	Louvres and physical attachments utilised	Yes
15.2.4 Acoustically screen noise generating equipment	Insufficient detail provided, however capable of compliance with conditions	Yes, with conditions.
17 Safety and security		
17.2.1 The design of development is to incorporate Crime Prevention Through Environmental Design (CPTED) principles.	Capable of compliance	Yes with conditions
18 Parking		
18.2.1 Health Services Facility Medical Centre 1 / 35m^2 (138 spaces required) Required – 4,831m2/35m^2 = 138 spaces	138 provided	Yes
18.2.8 The minimum vehicular crossing and driveway width for a combined vehicular crossing (Entry/Exit) is 5.5m and 4m for a separate vehicular crossing with a minimum spacing between driveways of 3m.	6.6m wide combined crossing provided	Yes
Motorcycle Parking 1/25 car parking spaces (6 required)	6 provided	Yes
Bicycle Parking 1/200 car parking spaces (1 required)	16 provided	Yes
19 Waste Management Requirements.		
Cl.19.3.1 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.	Provided on Basement Level 2	Yes
Cl.19.3.4 The location and design of the waste storage area must not detract from the amenity of the development and the character of the streetscape.	Below ground	Yes
Cl.19.3.5 The location of waste and recycling facilities must not impact on car parking or landscaping requirements of the development.	Designed to comply	Yes

No.	Address	Name	Received	Issues
1	Suite 410, 531 Kingsway Miranda	David Chandra	10/12/2020	• Number of medical establishments in locality • Inadequate offer to purchase land adjoining
2	Suite 406, 531 Kingsway Miranda	David Sherring	9/12/2020	• Bulkiness in appearance and scale • Impact to residents (in particular 23 and 25 Flide Street) • Lack of information regarding the medical use • Amendments to setbacks and carparking do not appear to resolved previous concerns • Misleading and lacks information to assess the adverse impacts to existing medical businesses in the locality
3	1 Flide Street, Caringbah	Dane Morris	9/12/2020	• Precedent of breaking amalgamation pattern • Will allow low offers to be made to owners, and then build around them
4	12/27-31 Burke Road, Cronulla	Hayley Gooley	9/12/2020	Support • Will bring medical specialists to the area and economic growth
5	581-587 Kingsway Miranda	National Benchmark	9/12/2020	• Inadequate information regarding use and impacts to neighbours and locality. • Inadequate offers to purchase land adjoining • Traffic impacts • Bulk and inadequate setbacks
6	12 Flide Street, Caringbah	Maree Beards	9/12/2020	• Inadequate detail about the proposed use • Insufficient car parking and non-compliant setbacks leading to bulkiness in appearance and scale • Inadequate offer to purchase land adjoining • Inconsistent with desired future character of Caringbah • Breaks amalgamation pattern without sufficient justification • Amenity impacts to neighbours • Precedent will be set allowing future undesirable development along Flide Street
7	25 Flide Street, Caringbah	PP and RD Woodside	9/12/2020	• Inadequate information regarding use and impacts to neighbours and locality. • Will decrease property prices due to break of amalgamation requirements • Excessive bulk and size • Overshadowing • Traffic noise • Sewage connection will be affected as this runs along the rear boundary of No. 25 • Replacement colorbond boundary fence rather than timber fence is objected to

				• Offered a grossly inadequate sum to purchase property.
8	23 Flide Street, Caringbah	T Shepherd	9/12/2020	• Did not receive the purchase offer, as was in hospital. Undervalued. • Previous reasons for refusal have not been satisfied. • Will decrease property prices due to break of amalgamation requirements and will affect the redevelopment potential of 23 and 25 Flide Street • Inadequate setbacks and consequent amenity impacts • Overshadowing • Sewage connection will runs along the rear boundary of No. 23 and 25 and connection will dig up their gardens and cause disturbance • Replacement colorbond boundary fence rather than timber fence is objected to • Increased traffic and parking • Dilapidation • Not in Public Interest to place a commercial development in a high density residential zone.
9	8 Flide Street, Caringbah	JA and AM Odins	9/12/2020	• Access and parking • Location is for families and relocation is expensive an undesirable • Overshadowing and TV reception
10	9 Flide Street, Caringbah	J and C Leonard	9/12/2020	• Inconsistent with residential zoning • Inadequate offers to purchase 23 and 25 Flide Street • Breaks amalgamation pattern, and will isolate and exclude properties. • Development will have a detrimental impact on residents who remain by way of traffic, shading, lack of parking, noise, dust
11	302/60 Ewos Parade, Cronulla	Denise Rowley	8/12/2020	Support • Will bring medical specialists to the area
12	533 Kingsway, Miranda	J Fernandez	8/12/2020	• Inadequate information regarding use and impacts to neighbours and locality. • Insufficient car parking and non-compliant setbacks leading to bulkiness in appearance and scale • No operational management plan has been provided • Inadequate offers to purchase 23 and 25 Flide Street • Not all amendments have been clouded on review plans and the application is misleading • Neighbouring lots are burdened with setbacks to achieve the DCP requirements for this lot.

13	24 Darook Park Road, Cronulla	M Bramley	8/12/2020	Support • Will bring a dedicated cancer management centre to the area and is a bonus for the shire
14	99 Station Street Petersham	A Lang	6/12/2020	Support • Will improve the quality of the surrounding neighbourhood and environment. This strip has been neglected and is currently a high density zone comprised of single storey dwellings.
15	396 Kingsway, Caringbah	E Secco	3/12/2020	• Inconsistent with residential zoning • Impact social fabric of locality • Effects of breaking the amalgamation pattern, devaluing surrounding proeprties.
16	27 Flide Street, Caringbah	W Houghton	3/12/2020	Support • The facility is consistent with what the precinct was zoned for and whilst there are plenty of residential properties in Caringbah there are no specifically designed medical facilities of this type.
17	3 Flide Street, Caringbah	S Weinstein	1/12/2020	• Undesirable precedent • Inadequate valuation and offer to purchase 23 and 25 Flide Street and will isolate those sites with limited redevelopment potential
18	No details provided	Ridland M	23/11/2020	Support • Will improve the streetscape and be a positive catalyst for redevelopment of the locality

APPENDIX C

DRAFT CONDITIONS OF CONSENT

Development Application No. 19/0786

1. 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/G	Location Plan & Drawing List	Stanisic Architects	19.04.2021
DA002/E	Development Data	Stanisic Architects	29.10.2020
DA004/F	Site Plan	Stanisic Architects	1.03.2021
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/D	Basement 01 (Lower Ground) Plan/1	Stanisic Architects	29.10.2020
DA106/2/D	Basement 01 (Lower Ground) Plan/2	Stanisic Architects	29.10.2020
DA107/1/G	Level 01 (Ground) Plan / 1	Stanisic Architects	19.04.2021
DA107/2/E	Level 01 (Ground) Plan / 2	Stanisic Architects	01.03.2021
DA108/E	Level 02 Plan	Stanisic Architects	19.04.2021
DA109/F	Level 03 Plan	Stanisic Architects	19.04.2021
DA110/F	Level 04 Plan	Stanisic Architects	19.04.2021
DA111/E	Level 05 Plan	Stanisic Architects	19.04.2021
DA112/E	Level 06 (Roof) Plan	Stanisic Architects	19.04.2021
DA201/F	North East Elevation - Kingsway	Stanisic Architects	19.04.2021
DA201-1/E	North East Elevation - Kingsway - Glass Types	Stanisic Architects	19.04.2021
DA202/F	South West Elevation - Flide St	Stanisic Architects	19.04.2021
DA202-1/E	South West Elevation - Flide St - Glass Types	Stanisic Architects	19.04.2021

DA203/1/E	North West Elevation/1	Stanisic Architects	19.04.2021
DA203/1-1/E	North West Elevation / 1 - Glass Types	Stanisic Architects	19.04.2021
DA203/2/D	North West Elevation/2	Stanisic Architects	19.04.2021
DA204/F	South East Elevation	Stanisic Architects	19.04.2021
DA204-1/E	South East Elevation - Glass Types	Stanisic Architects	19.04.2021
DA205/E	Section AA	Stanisic Architects	19.04.2021
DA206/D	Section BB	Stanisic Architects	01.03.2021
DA207/E	Section CC	Stanisic Architects	01.03.2021
DA208/E	Section DD	Stanisic Architects	01.03.2021
A 001/C	External Materials, Finishes & Colour Board	Stanisic Architects	19.04.2021
DA-1929-01/B	Location and Context	Sturt Noble Associates	28.02.2020
DA-1929-02/G	Site Masterplan	Sturt Noble Associates	21.04.2021
DA-1929-03/G	Kingsway Frontage Plan	Sturt Noble Associates	21.04.2021
DA-1929-03.1/D	Section A-A	Sturt Noble Associates	21.03.2021
DA-1929-03.2/D	Elevation 1-1	Sturt Noble Associates	21.03.2021
DA-1929-04/G	Southern Corner Plan	Sturt Noble Associates	21.04.2021
DA-1929-04.1/D	Section B-B	Sturt Noble Associates	04.03.2021
DA-1929-04.2/D	Elevation 2-2	Sturt Noble Associates	21.03.2021
DA-1929-05/G	Rear Access Area Plan	Sturt Noble Associates	21.04.2021
DA-1929-06/B	Plant Schedule & Palette	Sturt Noble Associates	28.02.2020
DA-1929-07/F	Planting Plan 01	Sturt Noble Associates	21.04.2021
DA-1929-08/E	Planting Plan 02	Sturt Noble Associates	21.04.2021
DA-1929-09/E	Planting Plan 03	Sturt Noble Associates	16.04.2021
DA-1929-10/E	Planting Plan 04	Sturt Noble Associates	16.04.2021
DA-1929-11/D	Planting Plan 05	Sturt Noble Associates	27.10.2020
DA-1929-12/C	Planting Plan 06	Sturt Noble Associates	26.10.2020
DA-1929-13/E	Plant Schedule	Sturt Noble Associates	16.04.2021
STW-01/D	Cover Sheet & Survey Survey	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-02/D	Basement 6 Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020

STW-03/D	Basement 5 Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-04/D	Basement 2 - 4 Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-05/D	Basement 1 Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-06/D	Level 01 (Ground) Stormwater Services Part 1 of 2	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-07/D	Level 01 (Ground) Stormwater Services Part 2 of 2	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-08/D	Level 02 - 04 Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-09/D	Level 05 Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-10/D	Level 06 (Roof) Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-11/D	Details	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-12/D	Sediment Control Plan	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-13/D	Level 03 Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020
STW-14/D	Level 04 Stormwater Services	Greenarrow Hyrdraulics-fire suppression-civil drainage	28.10.2020

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

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

i) A Construction Certificate.

ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.

iii) Notification of the commencement of building works with a minimum of 2 days' notice of such commencement.

Note 2: Construction Dewatering - Management of Groundwater

When groundwater is intercepted during excavation, the method required to dewater will be determined by the geological conditions and characteristics of the soil, and the level, size and depth of excavation.

To undertake construction dewatering, the following approvals must be obtained from WaterNSW.

- Water Supply Work Approval
- Water Access Licence (WAL) - unless the works qualifies for an exemption.

For assistance regarding construction dewatering, contact WaterNSW on ph 1300 662 077 or customer.helpdesk@waternsw.com.au <mailto:customer.helpdesk@waternsw.com.au>

2. 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. The services (as far as practical) are to be grouped together to provide uninterrupted landscaped area

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.

iii) Exposed walls either side of the driveway are to be finished in a material and colour which is complementary to the landscape design and high quality finishes implemented within the building.

iv) The 'interim condition translucent film up to 1.8m in height from FFL' indicated on Levels 3 and 4 on the south eastern elevation is to be replaced with GL3 treatment, and maintained in perpetuity.

v) The concept stormwater diagrams are to be amended to reflect amendments to the location of the walls of the building as indicated on approved architectural plans.

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

3. Requirements from Other Authorities

A. Requirements from Other Authorities

The development must be undertaken in accordance with the requirements of Transport for NSW (TfNSW) as follows:

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

ii) The redundant driveways on Kingsway shall be replaced with kerb and gutter to match existing. The design and construction of the kerb and guttering and gutter on Kingsway shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au

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

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

iii) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au.

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

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

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

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

v) The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 - 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

vi) All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Kingsway.

vii) A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Kingsway during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf

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

4. Signage

No signage other than what has been approved as part of this development consent or that is considered to be exempt from requiring development consent under a State Environmental Planning Policy or a Council Development Control Plan is approved as part of this development application. Signage, images and/or advertising material is not permitted to be applied to windows of the building without development consent or the authority to do so in writing from Sutherland Shire Council.

5. Fencing

This consent does not approve side or rear boundary fencing. If replacement boundary fencing is to be erected, or is required as a result of damage during construction works, that fencing is to be installed pursuant to the provisions of the Dividing Fences Act with the consent of adjoining property owners.

6. Health Services Facility Use

This consent does not authorize the fitout or use of the building. Separate development consent must be obtained where required. The occupation and use shall not occur until the development has received final Occupation Certification.

7. Basement Design - Management of Groundwater

A. Design

The subsurface/ basement structure must be designed with a water proof retention system (i.e. tanking) with adequate provision for inundation of ground water. The subsurface structure is required to be designed with consideration of ground water seepage. Subsoil drainage around the subsurface structure must allow free movement of groundwater around the structure, but must not be connected to the internal drainage system.

B. Before Construction

Certification must be provided by a suitably qualified, chartered professional Civil or Structural Engineer that the subsurface/ basement structure has been designed in accordance with 'A' above.

C. Before Occupation

Certification must be provided by a suitably qualified, chartered professional Civil or Structural Engineer that the subsurface/ basement structure has been constructed to their satisfaction in accordance with the development consent, prior to the issue of an occupation certificate.

8. Management of Groundwater and Construction Dewatering

A. Before Commencement and issue of Construction Certificate

Appropriate construction dewatering approvals must be obtained from WaterNSW prior to commencement of any works, including excavation and prior to the issue of any construction certificate.

B. During Works

Groundwater that is intercepted during any works and requires discharge to the public stormwater drainage system, must be managed in accordance with the following:

i) The discharge water must have a pH of between 6.5 and 8 and must not exceed a suspended sediment concentration of 50mg/L.

ii) The discharge process must also be undertaken in accordance with the requirements of, but not limited to, the following:

- Sutherland Shire Council's "Environmental Specification - Environmental Site Management 2007".
- Sutherland Shire Council's "Environmental Specification - Stormwater Management 2009"
- Australian & New Zealand Guidelines for Fresh & Marine Water Quality, 2018
- Managing Urban Stormwater, Soils and Construction, Volume 1, 4th Edition, 2004, Landcom.

9. Privacy

To maintain privacy and amenity to neighbouring residential development until such time as those properties are redeveloped:

A. Design

The '*interim condition translucent film up to 1.8m in height from FFL*' proposed on the south-eastern elevation of Level 2 is to be replicated for the north-western elevation Level 1 (Ground) GL1 windows. This treatment is to be indicated on revised plans prior to the release of a Construction Certificate.

B. Before Occupation and Ongoing

The translucent film indicated in 'A' must be installed prior to occupation and is to be maintained in place, and replaced where damaged. The treatment will be permitted to be removed only at such time that commercial or medical development is completed and directly faces the elevation.

10. 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.

11. 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.

12. 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.

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

A. Design

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

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

i) Property alignment/ boundary levels - establish the property alignment/ boundary levels and crossing profiles.

ii) Grades - regrade footpath verge to final design levels including topsoil, turf and all associated soft landscaping.

iii) Vehicle Crossings - construct a vehicle crossing fronting Flide Street measuring 7m wide.

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. This includes any upgrade / extension of Council's stormwater system within Flide Street and construction of a new kerb inlet pit to facilitate a piped connection.

vi) Footpath - install new footpath pavement along full frontage of Flide Street.

vii) Cycleway - install new shared cycleway across the Kingsway frontage.

viii) Infrastructure Transitions - ensure there are adequate transitions between newly constructed and existing infrastructure as required.

ix) Parking Bays - Realign kerb & gutter and provide parking bays as required within Flide Street.

x) Road Pavement - reconstruct damaged road pavement as required.

xi) Kerb and Gutter - reconstruct damaged kerb and gutter as required including associated road reconstruction.

xii) Street Signage - alter existing and/or install new street signage as required.

xiii) Trees - remove and replace street trees as required by Council.

xiv) Undergrounding - provide replacement of existing local distribution power lines and other overhead utilities with subsurface utilities.

xv) Street Lighting - install new street lighting in conjunction with the undergrounding of local distribution power lines.

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-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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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 ±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.

22. 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.

23. 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

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

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

i) The installation of fibre-ready facilities (conduits and pits) to the lot and/or premises 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 the lot and/or premises 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 the allotmnet. Certification must be provided from each provider/agent stating that the allotment has 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 the allotment. A copy of the WAE drawings must form part of any Occupation 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.

24. 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.

25. Landscaping Works

A. Design

The landscaping plan must be designed so that it is in accordance with the amended Architectural plans by Stansic Architects, DA 106/1 Issue D (29th October, 2020) to show the maintained existing soil levels along the Flide Street property boundaries as well as within the agreed building setback:

i) Plant a mixed bed of 3 x 200ltr Elaeocarpus reticulatus, 1 x 45ltr Eucalyptus paniculata, 3 x 100ltr Syncarpia glomulifera, 3 x 100ltr Syzigium paniculatum trees with the following shrubs and ground covers planted as the understorey beneath them:150mm potted Dianella revoluta @300mm spacings, 150mm potted Dichondra repens @250mm spacings, 5ltr potted Hibbertia scandens @500mm spacings and 25ltr potted Leptospermum petersonii @300mm spacings into the 3 metre rear basement setback space on ground level to the south western boundary with 23 - 25 Flide Street.

ii) For this planter bed, the landscape plan is to show how the 'constructed' soil over the lower basement is to be structured, installed and constructed. It is to include drainage to the base of this profile, re-installing the soil horizons in the sequence that reflects the surrounding soils, material make-up of the horizons is to be specified utilising like materials, compaction/aeration as well as typical organic soil horizon installations are to be included.

iii) Relocate the stormwater pit and associated pipework shown on the Greenarrow Stormwater Drawing No. STW-06 Rev. D and dated 28/10/20 that is located in the south eastern corner corner of the site and within the basement setback and passes through the outer edge of the area where tree planting mentioned in point i) above is proposed. The pipework is to be redirected so that it follows the full length of the basement wall and provides minimal conflict with the proposed tree plantings.

iv) Hydrant boosters and meters must be fully enclosed and incorporated within the building fabric or located in common space *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.

v) Amend the landscape plan in accordance with the approved architectural plans. This must be provided prior to the issue of any construction certificate.

vi) 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.

vii) 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.

viii) 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.

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) 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> 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

345 The Boulevarde, Gymea

Ph: 02 9524 5672

26. 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 diameter pebble mulch to a minimum depth of 75mm.

   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.

27. 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 28th 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 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.
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. 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 (SSCDCP 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 Boulevarde, Gymea
Ph: 02 9524 5672
Opening hours - Monday to Friday 7.00am-3.00pm (excluding public holidays).

28. 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.

29. Management of Site Soil / Fill Material

A. During Works

i) Disposal of site soils

Any soils to be excavated and disposed of from the site must be analysed and classified by an appropriately qualified, skilled and experienced environmental consultant, in accordance with relevant NSW EPA guidelines including the "Waste Classification Guidelines" 2014, prior to off-site disposal.

Excavated material is to be transported to an appropriately licensed waste facility by an EPA licensed waste contractor in accordance with relevant NSW EPA guidelines.

Note: With respect to fill material classified as special waste (asbestos); the waste facility must be licensed to accept asbestos waste.

ii) Reused soils

Any existing soils excavated to be reused on the site must be assessed by an appropriately qualified, skilled and experienced environmental consultant in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013) and any relevant guidelines approved under *the Contaminated Land Management Act 1997;* to verify that the material is suitable for the intended land use, prior to reuse.

Any soils not suitable for the intended land use must be removed from site and disposed of in accordance with i) above.

iii) Importation of fill material

Any fill material that is imported onto the site must comprise Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM) or other suitable material in accordance with the relevant Resource Recovery Exemption issued under the *Protection of the Environment Operations (Waste) Regulation 2014.*

Prior to placing any fill material on the site, appropriate waste classification/ certification documentation that verifies the material is VENM or complies with the requirements of the relevant Resource Recovery Exemption, including ENM, must be provided to the satisfaction of the Sutherland Shire Council, Manager Environmental Science.

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

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

30. Protection for a Potential Item of Aboriginal Heritage

A. During Construction

Development consent from Council does not imply consent to destroy an Aboriginal site or Aboriginal object as defined under the National Parks and Wildlife Act.

Should any Aboriginal objects be unearthed/exposed during the project, works must temporarily cease within the immediate vicinity and the Department of Planning, Infrastructure and Environment be contacted to advise on the appropriate course of action.

Requirements of National Parks and Wildlife Act 1974

The National Parks and Wildlife Act is the primary legislation for the protection of Aboriginal cultural heritage in NSW. Under the National Parks and Wildlife Act 1974 it is an offence to desecrate or harm an Aboriginal object without having obtained an Aboriginal Heritage Impact Permit (AHIP) under section 90 or without having exercised due diligence in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (NSW Department of Environment, Climate Change & Water (DECCW)).

31. 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.

32. Dental and Medical Practices

A. Design

Dental and Medical practices must include the following facilities:

i) A hand basin located within each patient treatment room, fitted with an adequate supply of potable water from a hot and cold water supply. The taps must be capable of operation without hand contact.

ii) A splashback above the hand basin not less than 450mm high and extending 150mm either side of the basin. The splashback must be constructed of a smooth impervious material.

iii) A sink for the cleaning of equipment between procedures that has an adequate supply of potable water mixed from a hot and cold water supply.

iv) Floors and walls within the patient treatment rooms that are surfaced with smooth, impermeable seamless materials.

v) Non-porous, smooth and easily cleaned work surfaces to all equipment processing areas.

vi) Non-return valves fitted to dental units supplying water to intra-oral dental handpieces.

B. Ongoing

Disposable sharps must be discarded in a clearly labelled puncture-resistant container, which must conform to Australian Standard AS 4031. A licensed waste contractor must be engaged to dispose of the waste.

Contaminated waste must be segregated and placed in a suitable leak proof bag ready for appropriate disposal. Contaminated waste includes microbiological waste or pathological waste, or any other material or item that is soiled or contaminated with blood or other body substances and that is likely to cause infection or injury to any other person.

33. Garbage, Recycling and Clinical Waste Storage Area (HLT3015)

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.

34. 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.

35. 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.

36. 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.

37. 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 PCA must be satisfied that 'A' above has been complied with prior to release of an Occupation Certificate.

38. 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.

39. 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.

40. Demolition Work

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

A. Before Commencement

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

B. During Works

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

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

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

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

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

41. 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.

42. 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.

43. Certification Requirement of Levels

A. During Construction

At the following stages of construction:

i) Prior to the pouring of each floor and roof slab.

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.

44. Sydney Water Requirements & Section 73 Compliance Certificate

A. Before Any Works

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

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

B. Before Occupation / Subdivision Certificate

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

Sydney Water Advice on Compliance Certificates:

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

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

45. Dial Before You Dig

A. Before Construction

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

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

46. 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.

47. 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.

48. Street Numbering and Provision of Letter Box Facilities

A. Before Occupation

i) Street / shop numbers must be clearly displayed.

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

iii) The building/ use must have the following street address format:
The property must be known as 398 Kingsway, Caringbah
The medical tenancies must be known as Shop 1/398 Kingsway, Caringbah, Shop 2/398 Kingsway, Caringbah etc.

49. 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

50. 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.

51. Hours of Operation

These conditions are imposed to ensure that the operation of the premises does not adversely affect the amenity of the locality.

A. Ongoing

The business may only operate between 6am and 10pm. Should longer hours be necessary, this is to be addressed in the detailed application to Council for the fitout and use.

END OF CONDITIONS

Report and Recommendations of the Design Review Forum Panel
Sutherland Shire Council 11 March 2021

Panel Members: John Dimopoulos, Linda Gosling, Peter Brooker
Council Staff: Dave Sheehan (ROFF), Carine Elias (Team Leader)

Applicant Team: Jason Nowosad (Director – Stanisic Architects), Craig Irwin (CEO – Kpoint)

RA No: RA20/0010

Project Address: 398 – 402 Kingsway, Caringbah

Proposal: Section 8.2A Review of determination of DA19/0786- Demolition of existing structures and construction of a medical centre

PREAMBLE

A proposal for the site was previously reviewed by the DRF on the 24 October 2019, and the comments made have been taken into account in framing this report.

The site was viewed by the Panel members prior to the meeting.

Although this type of development is not required to comply with SEPP 65 the proposal has been considered in relation to the Design Quality Principles of the SEPP as being well recognised minimum standards for the attainment of good design, as the future neighbours will most likely be predominately RFBs with a lessor proportion of included medical facilities. Detailed matters relating to Principle 5 (Landscape) are not covered by the Panel and will be separately reported by Council Officers.

Issues considered relevant to the proposal are noted below.

COMMENTS

1. Amalgamation: The breaking of the DCP amalgamation pattern [i.e. non-utilisation of the Flide street lots] has meant the loading up of the Kingsway lots with floor space which the Panel considers results in poor amenity impacts, particularly to the 406-404 Kingsway and future 23-25 Flide St neighbours. The amalgamation plan shows a required north-western side setback between the buildings of 18 metres above the second level. The proposal has 5 levels proposed [equalling 6 residential levels] with a separation of only 10m and 12m to 406-404 Kingsway (see Sections C-C and D-D). Although privacy issues have been adequately managed by good use of glass selection, the ribbon window glazing and translucent glass still provides a light-spill issue, as well as solar obstruction and bulk, at a closer distance than would normally occur from a residential building, at both this, the south-eastern and south-western side setbacks, The proposal also presents a Kingsway streetscape character that is too bulky and not stepped back on upper floors as shown in the DCP Building Envelope Plan.
2. Setbacks and minimal planting will impact future development, especially to the rear. The southern setback to the level 5 volumes [facing the Flide street lots], which varies from 17m and 11.6m, could be reduced to the required 9m, with the extra FSR gained being offset vertically along the south-western (rear) setback and allowing a further increase to current setbacks of 3m and 4.6m respectively. This would again minimise intensity of light-spill and more importantly allow for more mature planting being possible in the greater width. The panel felt that a clearer shadow analysis needs to be presented to show that the habitable rooms of the approved units on 404-406 Kingsway and the future south-eastern and south-western neighbours receive the minimum ADG solar requirement of 2 hours. It was unclear why the front setback did not comply with the DCP control for the articulation zone.
3. Desired future character, issues of bulk and articulation seemed to the Panel to be the most pressing of the proposal's issues. As correctly stated by the applicant, a 100% medical building wasn't anticipated in the DCP. Therefore, the unintended consequence of this is that a building with a 100% commercial aesthetic cannot be positively contributing to council's contextual expectations and vision of a cohesive desired future character. The commercial character of the glass and aluminium facades on this mid-block site, with little articulation vertically or horizontally, is inappropriate in a predominantly residential context. Various suggestions were discussed, but the essential point of the argument was that some kind of manipulation of the form [rather than the delicate screen attachments to the flat façade] which should also respond to the articulation zone requirement by council. Vertical planters, that pushed in and out, would help animate the façade as noted above and create a sense of, or message, of a green focussed medical centre. The side modelling was seen as appropriate and the applicant was encouraged to explore the option of continuing this form of articulation of building elements around to the front, where it was absent. It was also suggested to push the top level of the Kingsway form [or parts thereof] toward the rear to assist with the perception of bulk issue, and to create a front terrace[s] that, as the client mentioned this would be the designated medical specialist level[s], and would serve as a breakout space/amenity.

4. Daylight and sunlight access (internal). The concentric hierarchy of planning of the interior spaces is noted but, the approximate 30m x 30m floorplate, having some facades opaque, screened, high lit only, or obscured, will generally result in both poor outlook and daylighting with a reliance on artificial light, notably to the main lobby area [Note that ADG, as a guide for residential development, requires max 8m depth for habitable rooms]. It was suggested that a larger lobby [possibly with void or a deeper, glazed recess] could be incorporated to provide for this amenity to occur around the circulation core of the building. This might also be achieved by the sliding of the lift block closer to the front entry point to include the current glazing in the proposed footprint.
5. The panel felt that entry into the building should be more direct and central [with a hopeful provision of a café], and thus, by minimising the doubled circulation space from the 2 current proposed side entries, and providing for a central entry and café sightline, create an area of high amenity, with 2 or 3 new mingling areas for smaller groups of people.
6. Signage design strategy [as per the previous DRF comments] wasn't clear and will need to be articulated in further documentation. This relates in particular to vertical building signage and building name/logo.
7. Sustainability. Consider PV panels on the roof and provision for electric cars. Consider the reflectivity impacts of façade materials.

RECOMMENDATIONS

The Panel does not support the proposal in its current form. To be clear, the Panel acknowledges the re-submission goes some way to addressing the issues noted previously about the consideration of context, ground level activation, side setbacks, materiality, landscape and solar issues, **however**, the problems of scale, mass and articulation of the street frontage, relating particularly to the problem of the **desired future character**, remains as the primary concern.

John Dimopoulos
DRF Chairman

"Point 1:

- *In relation to 'loading up of the lots', DCP Cl. 5 – introduction paragraph and the Building Envelope Plan (BEP) encourage floor space to be distributed onto taller buildings fronting Kingsway, specifically on Site 14 (our case) from 27 Flide Street, which we have done.*
- *For clarity, the height of our proposal @ 5 storeys is less than 6 residential levels, equal to 5 levels of mixed use and less than the 6 levels of mixed use contemplated by the BEP.*
- *Council requested additional solar access analyses for the RA. Stanisic Architects provided detailed analyses confirming that direct solar access requirements for prospective buildings to the S-E and rear, can achieve SEPP 65 and ADG requirements. It appears the DRF do not understand the orientation of the precinct? The S-E elevation of 404-406 Kingsway does not receive any sun at the winter solstice regardless of our proposal. It is the same for all BEP's along the Kingsway. That's why there are wider setbacks on each BEP to the N-W. 404-406 Kingsway is designed to receive the required solar access from the other 3 elevations. Therefore, if the information we have provided and the orientation of the Kingsway sites are properly understood, it is clear that our proposal does not create 'solar obstruction'? or solar access issues in relation to SEPP 65 or the ADG, in any direction.*
- *It should be noted that 404 -406 Kingsway did not lodge an objection during either the DA or RA notification periods.*
- *We provided a detailed light spill report as part of the DA which confirmed that any light spill created between 6am – 11pm is well within requirements to be met by applicable AS codes. Since then, setbacks have been increased on the N-W and rear elevations and the extent of glazing has been reduced around building, all of which would further diminish emanation. Our application only notes operating hours 8am – 6pm.*
  The building design does not create a non-compliant light spill issue.
- *On the question of setbacks, these were reviewed at length with senior council officers prior to RA documents being prepared. This is the 4th proposal on the Kingsway/Flide spine to alter the amalgamation plan. The other 3, including 404-406 Kingsway were approved by either, Panel, Council or L+E accordingly. The proposed setbacks reflect council discussions and objectives.*

Point 2:

- *Comments in relation to setbacks are as per 1. above and as agreed with senior council officers.*
- *The reference to '<u>minimal</u> planting … … especially at the rear' is completely untrue. The rear planting was designed by Sturt Noble landscape architects in conjunction with council senior landscape officers and meets DCP Cl. 12.3 for 'High Quality' landscaping. See drawings (trees are to correct scale) and DCP extract attached. The proposal meets the LEP/DCP requirements of 30% area, 4m to sides and 3m to rear.*
- *The nature of any 'impact' is not even explained by DRF so, as the premise is false, the action recommended should be disregarded.*
- *Reducing the southern setback on L5 would remove vital medical plant space on the L4 roof and cause L5 to break the LEP Height control. The DRF did not raise this issue at our meeting where we could have explained.*
- *Once again, in accordance with our report which the DRF haven't read, there is no light spill non-compliance issue.*
- *Again, clear solar analyses for surrounding sites were required by and provided to council – and explained at the DRF meeting. They are part of the RA documents. Solar requirements are met in every case.*

Point 3:

- *We were not sure where the DRF was going on this point. A 100% health services facility is permissible under the LEP. The applicant did not use the term '… anticipated in the DCP' but rather, '… contemplated by the DCP', meaning the DCP is deficient.*
- *However, we realised part way down at the sentence, 'Various suggestions … … [rather than the delicate screen attachments to the flat façade (singular)] which should also respond to the articulation zone requirement by council.', these were the chair's comments made about the*

front elevation during the meeting. The chair also raised the idea of 'vertical planters, that pushed in and out … …' on the front elevation. As an early advocate for 'green wall' technology, the author of this response incorporated the first 'green wall' in a Sydney development project over 20 years ago. In essence, success of such an undertaking is dependent on 'buy-in' from the owners, ie a public building, RFB with body corporate and the like. It has to be emotional, not punitive. Many 'green wall' projects fail within 3 years. This health services facility is a utilitarian building. Patients will come for specific medical treatment, not because of a subliminal 'green message'. The real energy saving (green) regime will be achieved through clever design and adherence to Section J principles which are now strict. The use of vertical planters on the front elevation would provide no benefit to the operation of the building and when they fail, leave scars there forever.

The answer, in relation to landscaping, is what Council architects of the LEP have incorporated. Every building in the Caringbah Medical Precinct, whether mixed use or 100% health services facility must sit in a significant and individual landscape setting, including large scale indigenous trees on Kingsway frontage. We have embraced this endeavour with a deep soil landscape design that we have advised council, generates over 100 trees. In fact, our detailed design drawings show 147 new trees + 4 existing saved, equalling 151 trees in total, plus myriad 2-3m understorey shrubs, grasses and ground cover. During the DA process council asked for a couple of trees on Kingsway to be moved further away from structures, which has occurred to council satisfaction without any change to tree yield. Also, as discussed in Point 2 above, council have been involved with design amendments to the rear, without any change to tree yield. Postscript – Subsequent to the SSPP briefing, council have suggested a few trees may be indicated too close on each side of the building. We will investigate and revert, suffice to say, designing for a low carbon footprint in a lasting and impressive landscape setting is both, a real and the best 'green message'.

The important design point being made here by the DRF is, 'The side modelling was seen as appropriate and the applicant was encouraged to explore the option of continuing this form of articulation of building elements around the front, where it is absent'. An option for greater articulation for the north end of the front façade has been presented to council officers and we understand, meets their requirements in this regard. We can amend the RA document set to reflect such.

- *In relation to 'push the top level of Kingsway … toward the rear', a DRF panellist asked the applicant (not the client?), how many levels would be medical specialists? The applicant replied, only L5, if any. There is a high probability that every level will be single occupancy, meaning access controlled. The building is 2.4 m below the LEP Height limit across the front elevation. 'Perception' of bulk is not a valid justification for setting back L5 to create a wishful 'breakout' space. As per Point 2, vital medical plant space on L4 roof would be lost and the building would exceed the LEP Height control. A 'breakout' area on the roof is not relevant or required. Today, large enterprises include 'break' areas within their own tenancy/occupancy areas, tailored to suit the needs of their particular environment and workforce. It is the modern way.*

Point 4:

- *The shape and size of lobbies on upper levels will be the domain of tenants/occupants and designed by them to suit their requirements. It is a non-residential building and the ADG is not relevant. Similarly, in relation to the ground floor, the ADG is not applicable.*
- *If the lift core was moved towards Kingsway it would be in the basement car park driveway and render these levels unusable. Currently the basement car park design is very efficient and, as such, generates a low carbon footprint.*
- *The DRF also fails to understand the ground floor foyer also acts as an 'air lock' for entry into the ground floor tenancy foyers, which is good design practice in a health services facility.*

Point 5:

- *The DRF misses the following points:*

a) site topography enables disabled access via a straight path, that also serves as a general access point at the north end of the site. People coming via public transport will enter at the south end. People arriving by private vehicle will have a choice of entry depending where on the frontage there is parking. If there is only one entry in the site centre more

congestion is possible and an undesirable zig-zag disabled ramp system is required in the landscaping;

b) most patients will arrive through Flide St, having arranged designated parking in the building, through their health services provider; and

c) that patients are not arriving out the front of the building for 'mingling'. They are arriving for medical treatment inside the facility at an appointed time;

d) also, the wishful idea of a café is not a permissible use under the zoning.

Point 6:

- *Not relevant*

Point 7:

- *Not relevant. We provided a Section J report with the DA, as required."*

Transport for NSW

Our Reference: SYD21/00010
Council Reference: DA-19/0786 (CNR-16589)

28 January 2021

Ms Manjeet Grewal
Chief Executive Officer
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Dear Ms Grewal,

PROPOSED MEDICAL CENTRE DEVELOPMENT
398 KINGSWAY, CARINGBAH

Reference is made to Council's referral dated 5 January 2021, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for concurrence under Section 138 of the *Roads Act 1993* and for comment in accordance with Clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the development application and would provide concurrence to the proposed removal of the vehicular crossing and associated civil works on the Kingsway under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in the development consent:

1. All buildings and structures including signage, together with any improvements integral to the future use of the site are wholly within the freehold property unlimited in height or depth along the Kingsway boundary.

2. The redundant driveways on Kingsway shall be replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Kingsway shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au

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

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

3. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au

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

Transport for NSW
27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta NSW 2150
P (02) 8265 6962 | W transport.nsw.gov.au | ABN 18 804 239 602

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

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

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

5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

6. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Kingsway.

7. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Kingsway during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah, Land Use Planner, on telephone 8849 2076 or by email at development.sydney@transport.nsw.gov.au

Yours sincerely,

Brendan Pegg
A/Senior Manager Land Use Assessment
Planning and Programs, Greater Sydney Division

Transport for NSW
27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta NSW 2150
P (02) 8265 6962 | W transport.nsw.gov.au | ABN 18 804 239 602

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

DRAWING NO.	DRAWING NAME	REVISION	AMENDED DRAWING
000 SERIES: CONTEXT			
DA 001	LOCATION PLAN + DRAWING LIST	G	X
DA 002	DEVELOPMENT DATA	E	
DA 003	SITE ANALYSIS PLAN	A	
DA 004	SITE PLAN	F	
DA 005	URBAN FORM PLAN - DCP	A	
DA 006	URBAN FORM WEST + PLAN - EXISTING	B	
DA 007	URBAN FORM WEST + PLAN - RAD	C	
DA 008	URBAN FORM WEST + PLAN - RAD + HEALTH SERVICES	D	
DA 009	URBAN FORM WEST + PLAN - HEALTH SERVICES	D	
DA 010	SITE A - OUTLINE PLAN	B	
DA 011	SITE A - SUN EYE VIEW DAGRAMS 9AM-12PM	B	
DA 012	SITE A - SUN EYE VIEW DIAGRAMS 1PM-3PM	B	
DA 013	SITE B - SUN EYE VIEW DIAGRAMS 9AM-12PM	B	
DA 014	SITE B - SUN EYE VIEW DIAGRAMS 1PM-3PM	B	
DA 015	21 FLIDE ST - SUN EYE VIEW DIAGRAMS 9AM-12PM	B	
DA 016	21 FLIDE ST - SUN EYE VIEW DIAGRAMS 1PM-3PM	B	
100 SERIES: FLOOR PLANS			
DA 101	BASEMENT 06 PLAN	B	
DA 102	BASEMENT 05 PLAN	A	
DA 103	BASEMENT 04 PLAN	A	
DA 104	BASEMENT 03 PLAN	A	
DA 105	BASEMENT 02 PLAN	C	
DA 106 / 1	BASEMENT 01 (LOWER GROUND) PLAN / 1	D	
DA 106 / 2	BASEMENT 01 (LOWER GROUND) PLAN / 2	D	
DA 107 / 1	LEVEL 01 (GROUND) PLAN / 1	G	X
DA 107 / 2	LEVEL 01 (GROUND) PLAN / 2	E	
DA 108	LEVEL 02 PLAN	E	X
DA 109	LEVEL 03 PLAN	F	X
DA 110	LEVEL 04 PLAN	F	X
DA 111	LEVEL 05 PLAN	E	X
DA 112	LEVEL 06 (ROOF) PLAN	E	X
200 SERIES: ELEVATIONS + SECTIONS			
DA 201	NORTH EAST ELEVATION – KINGSWAY	F	X
DA 201-1	NORTH EAST ELEVATION – KINGSWAY - GLASS TYPES	E	X
DA 202	SOUTH WEST ELEVATION – FLIDE ST	F	X
DA 202-1	SOUTH WEST ELEVATION – FLIDE ST - GLASS TYPES	E	X
DA 203 / 1	NORTH WEST ELEVATION	E	X
DA 203 / 1-1	NORTH WEST ELEVATION / 1 – GLASS TYPES	E	X
DA 203 / 2	NORTH WEST ELEVATION / 2	D	X
DA 204	SOUTH EAST ELEVATION	F	X
DA 204 -1	SOUTH EAST ELEVATION – GLASS TYPES	E	X
DA 205	SECTION AA	E	X
DA 206	SECTION BB	D	
DA 207	SECTION CC	E	
DA 208	SECTION DD	E	
400 SERIES: SECTION DETAILS			
DA 401	WALL SECTION DETAIL 1	A	
500 SERIES: SHADOW DIAGRAMS			
DA 501	SHADOW DIAGRAMS - WINTER SOLSTICE - JUNE 21	B	
DA 502	SHADOW DIAGRAMS - EQUINOX - MARCH / SEPTEMBER 21	B	
DA 503	SHADOW DIAGRAMS - SUMMER SOLSTICE - DECEMBER 21	B	
DA 504	SUN EYE VIEWS - WINTER SOLSTICE 9AM - 10.30AM	C	
DA 505	SUN EYE VIEWS - WINTER SOLSTICE 11AM - 12PM	C	
DA 506	SUN EYE VIEWS - WINTER SOLSTICE 1PM - 2PM	C	
DA 507	SUN EYE VIEWS - WINTER SOLSTICE 3PM	C	
600 SERIES: CALCULATIONS			
DA 601	GFA DIAGRAMS 1	E	X
DA 602	GFA DIAGRAMS 2	E	X
DA 603	LANDSCAPED AREA DIAGRAMS	D	
DA 604	HOB 'FOG' DIAGRAM	C	
APPENDIX			
A 001	EXTERNAL MATERIALS, FINISHES + COLOUR BOARD	C	X

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
D	2 x CARSPACES DELETED	21.05.20
E	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
F	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21
G	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:36:57 AM

legend

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.

architect
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

client
IRWIN MEDICAL DEVELOPMENTS

north
mn
tn

scale
1:50@A1
1:100@A3

scale bar
0 500 1000 1500 2000 2500
mm

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

checked JN
drawing LOCATION PLAN + DRAWING LIST
drawn JK
issue G
project no 17 031
drawing no DA 001

GROSS FLOOR AREA SCHEDULE

LEVEL	AREA
BASEMENT 1 (LG)	420 m²
LEVEL 1 (GROUND)	992 m²
LEVEL 2	977 m²
LEVEL 3	923 m²
LEVEL 4	924 m²
LEVEL 5	595 m²
	4831 m²

11

SITE AREA	2415.54 m²
ACHIEVED GFA	4831 m²
ACHIEVED FSR	2.0 : 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	138
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	14	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: 138 (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	226 m²
AREA 7	1 m²
AREA 8	27 m²
AREA 9	92 m²
AREA 10	10 m²
	940 m²

LANDSCAPED AREA 809m². (33.5% SITE AREA)

LANDSCAPE ON STRUCTURES 130m². (5.4% SITE AREA)

12

SITE AREA	2415.54 m²
ACHIEVED LANDSCAPED AREA	809m² (33.5%)
ACHIEVED LANDSCAPE ON STRUCTURES	130m² (5.4%)
ACHIEVED LANDSCAPING	940m² (38.9%)
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.

LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
3. SOUTH-WEST EXTERNAL WALL ABOVE DRIVEWAY AT L1(G) AND ABOVE, ALIGNED WITH 3M REAR SETBACK.
4. SOUTH CORNER REVISED AT L1(G) + L2..
5. PLANTING ON STRUCTURE SETBACK 1M FROM SIDE BOUNDARY WITH 25 FLIDE ST.
6. NORTH-WEST EXTERNAL WALL SETBACK INCREASED TO 6M AT L3 AND ABOVE.
7. COMMUNAL ROOF TERRACE DELETED.
8. INCREASED FOOTPRINT OF L5 TO RELOCATE REDUCED FLOOR SPACE AT LOWER LEVELS.
9. GLASS TYPE AMENDED FROM CLEAR (GL1) TO TRANSLUCENT (GL2).
10. SHADOW DIAGRAMS UPDATED TO REFLECT MODIFIED BUILDING FORM.
11. GFA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM.
12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

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
D	2 x CARSPACES DELETED	21.05.20
E	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

29-Oct-20 5:47:25 PM

legend

do not scale from drawings.

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architect
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

client
IRWIN MEDICAL DEVELOPMENTS

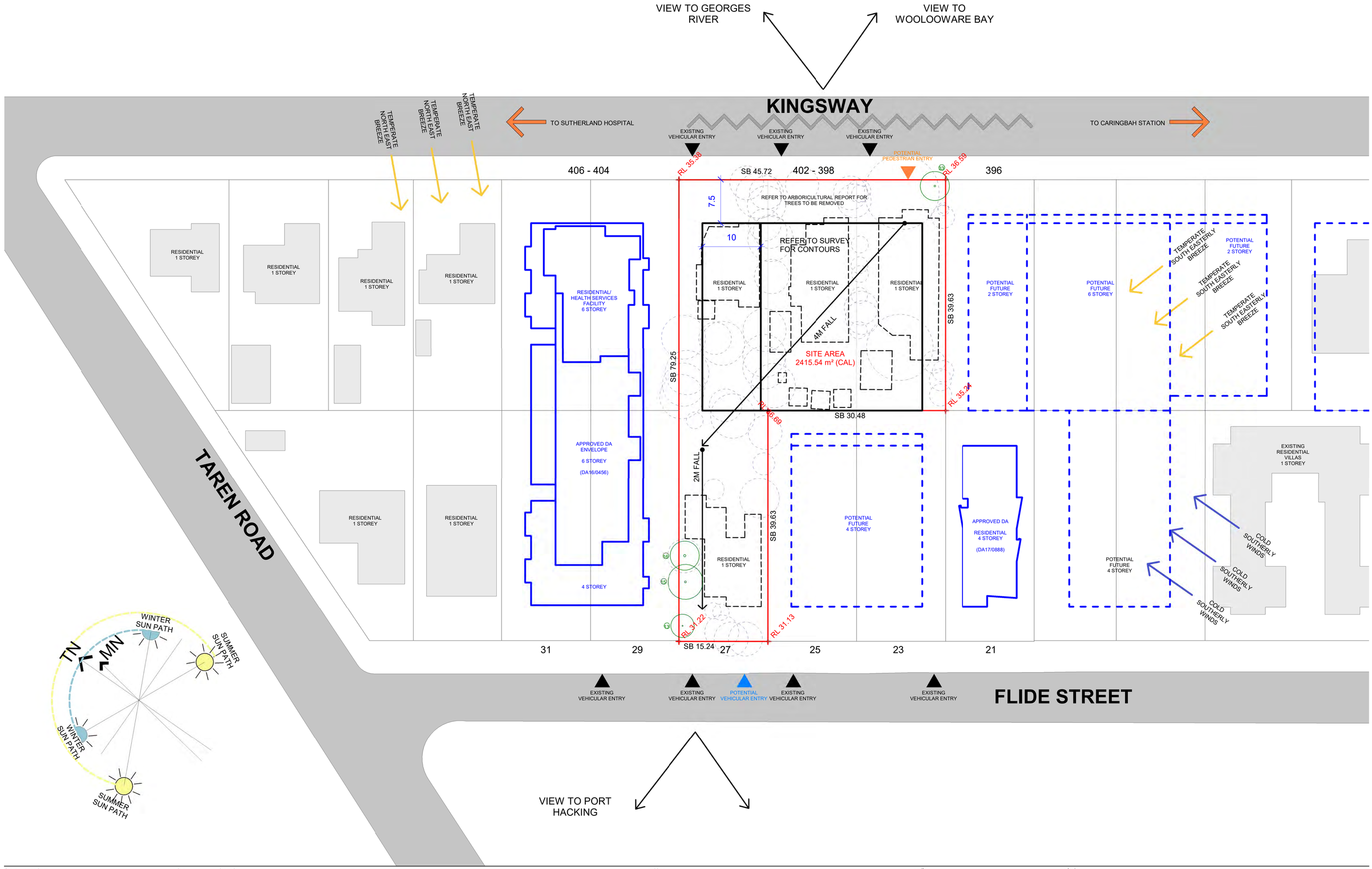
north

scale

scale bar

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

checked JN
drawing DEVELOPMENT DATA
drawn JK
issue E
project no 17 031
drawing no DA 002



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19

legend

- EXISTING BUILDINGS
- SUTHERLAND DCP ENVELOPE
- POTENTIAL BUILDING OUTLINE
- DA APPROVED BUILDING OUTLINE
- NOISE FROM TRAFFIC
- DEMOLISHED
- EXISTING DRIVEWAY ENTRY
- POTENTIAL VEHICULAR ENTRIES
- POTENTIAL PEDESTRIAN ACCESS
- POTENTIAL VIEWS
- TREE TO BE REMOVED
- TREE TO BE RETAINED

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03-Mar-21 11:12:01 AM

architect

stanisic architects
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T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

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IRWIN MEDICAL DEVELOPMENTS

north

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 JN

drawing SITE ANALYSIS PLAN

drawn JK

issue A

project no 17 031

drawing no **DA 003**

KINGSWAY

406 - 404

402 - 398
SB 45.72

396

RL 35.38

RL 36.59

RL 29.40

KINGSWAY GARDEN

6430 SETBACK

7500 SETBACK

CANOPY
RL 54.15

ROOF

5000 SETBACK

4000 SETBACK

6000 SETBACK

5 ST

LIFT OVERRUN

SB 39.63

4000 SETBACK

PLANT (OPEN)

4 ST

SB 79.25

11600 SETBACK

5000 SETBACK

6000 SETBACK

3000 SETBACK

4750 SETBACK

RL 35.24

RL 36.69

SB 30.48

4.0

1 ST

GREEN ROOF

RL 34.96

2.0

1ST

POTENTIAL URBAN FORM "SITE B"

4ST

6.0

1.5

ARTICULATION ZONE

10.0

4.0

18.0

RESIDENTIAL 1 STOREY

2ST

6ST

POTENTIAL URBAN FORM "SITE A"

RESIDENTIAL 1 STOREY

2ST

RESIDENTIAL 1 STOREY

RESIDENTIAL 1 STOREY

RESIDENTIAL/ HEALTH SERVICES FACILITY 6 STOREY

APPROVED DA ENVELOPE 6 STOREY

(DA16/0456)

RESIDENTIAL 1 STOREY

4 STOREY

LANDSCAPE (REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DRIVEWAY

SB 39.63

FLIDE ST GARDEN

16

15

13

RL 31.22

RL 31.45

RL 31.13

SB 15.24

4.0

RESIDENTIAL 1 STOREY

RESIDENTIAL 1 STOREY

4.0

6.0

APPROVED DA ENVELOPE RESIDENTIAL 4 STOREY

(DA17/0888)

4ST

RESIDENTIAL 1 STOREY

RESIDENTIAL 1 STOREY

RESIDENTIAL VILLAS 1 STOREY

31

29

25

FOOTWAY

23

21

RL 33.40

PROPOSED BIKE LANE

FLIDE STREET

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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E	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
F	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

legend

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

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02-Mar-21 2:59:01 PM

architect

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

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	drawing
JN	SITE PLAN
drawn	issue
JK	F
project no	drawing no
17 031	DA 004

KINGSWAY

406 - 404

402 - 398

396

7.5

7.5

4 4 10 4 4 10 4 4 10

RESIDENTIAL/
HEALTH SERVICES
FACILITY
6 STOREY

APPROVED DA
ENVELOPE
6 STOREY

(DA16/0456)

APPROVED DA
ENVELOPE
RESIDENTIAL
4 STOREY

(DA17/0888)

31 29 27 25 23 21

FLIDE STREET

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19

legend

- SUTHERLAND DCP 2 STOREY HEIGHT
- SUTHERLAND DCP 4 STOREY HEIGHT
- SUTHERLAND DCP 6 STOREY HEIGHT
- SUTHERLAND DCP LANDSCAPE
- DA APPROVED BUILDINGS

4/10/2019 10:11:30 AM

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stanisic architects

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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 FS

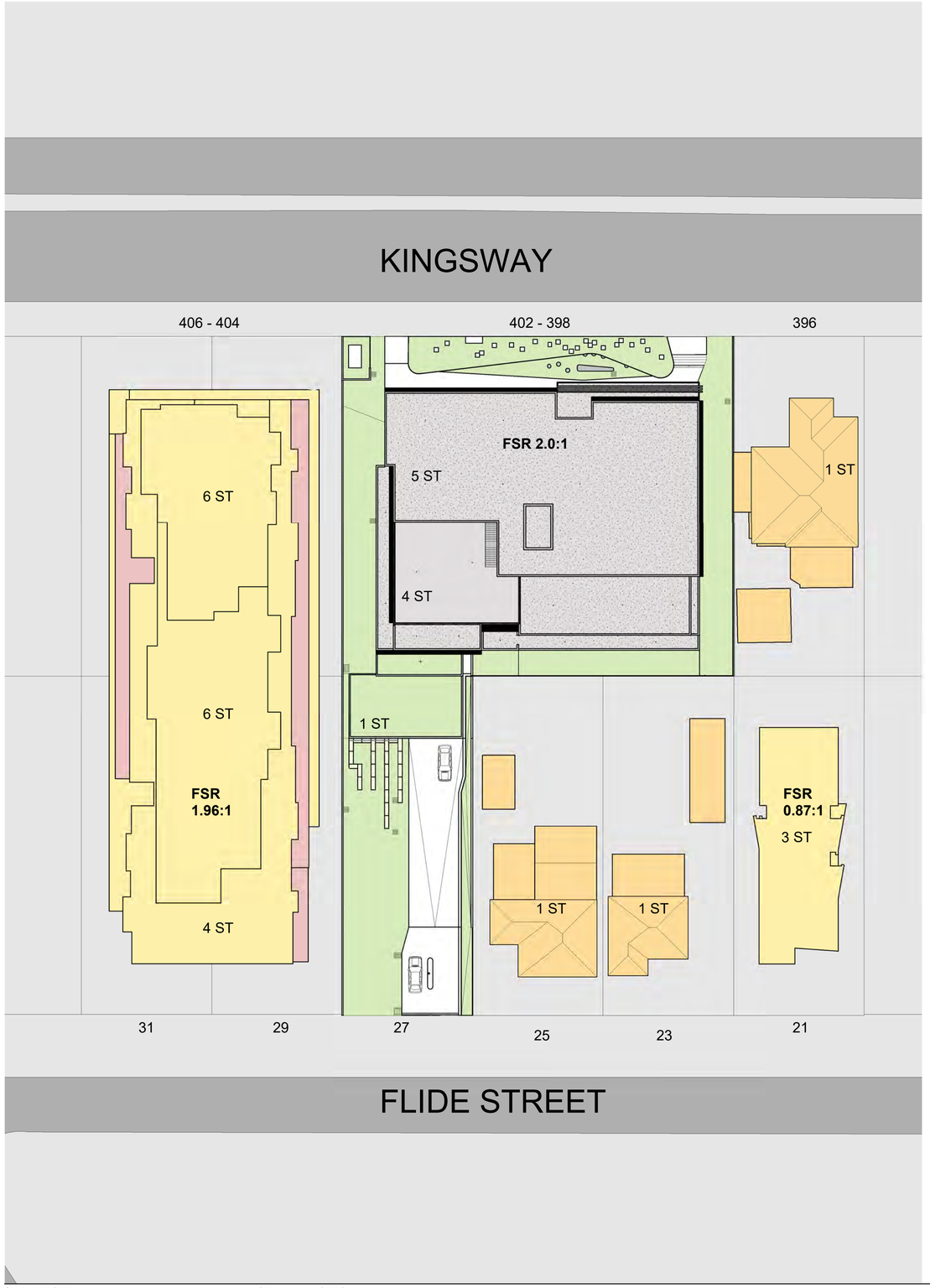
drawing URBAN FORM PLAN - DCP

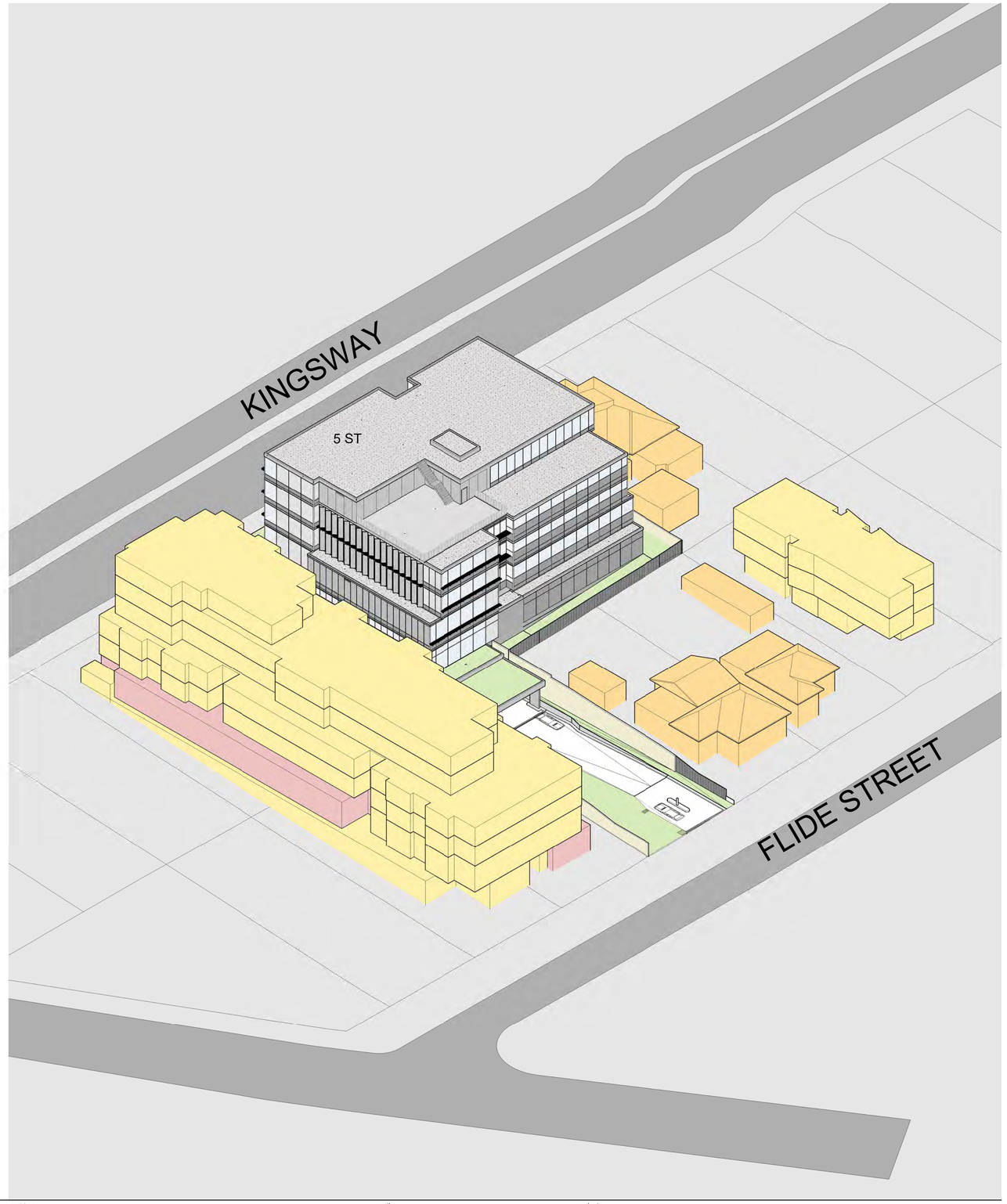
drawn NK

issue A

project no 17 031

drawing no DA 005





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

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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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

client
IRWIN MEDICAL DEVELOPMENTS

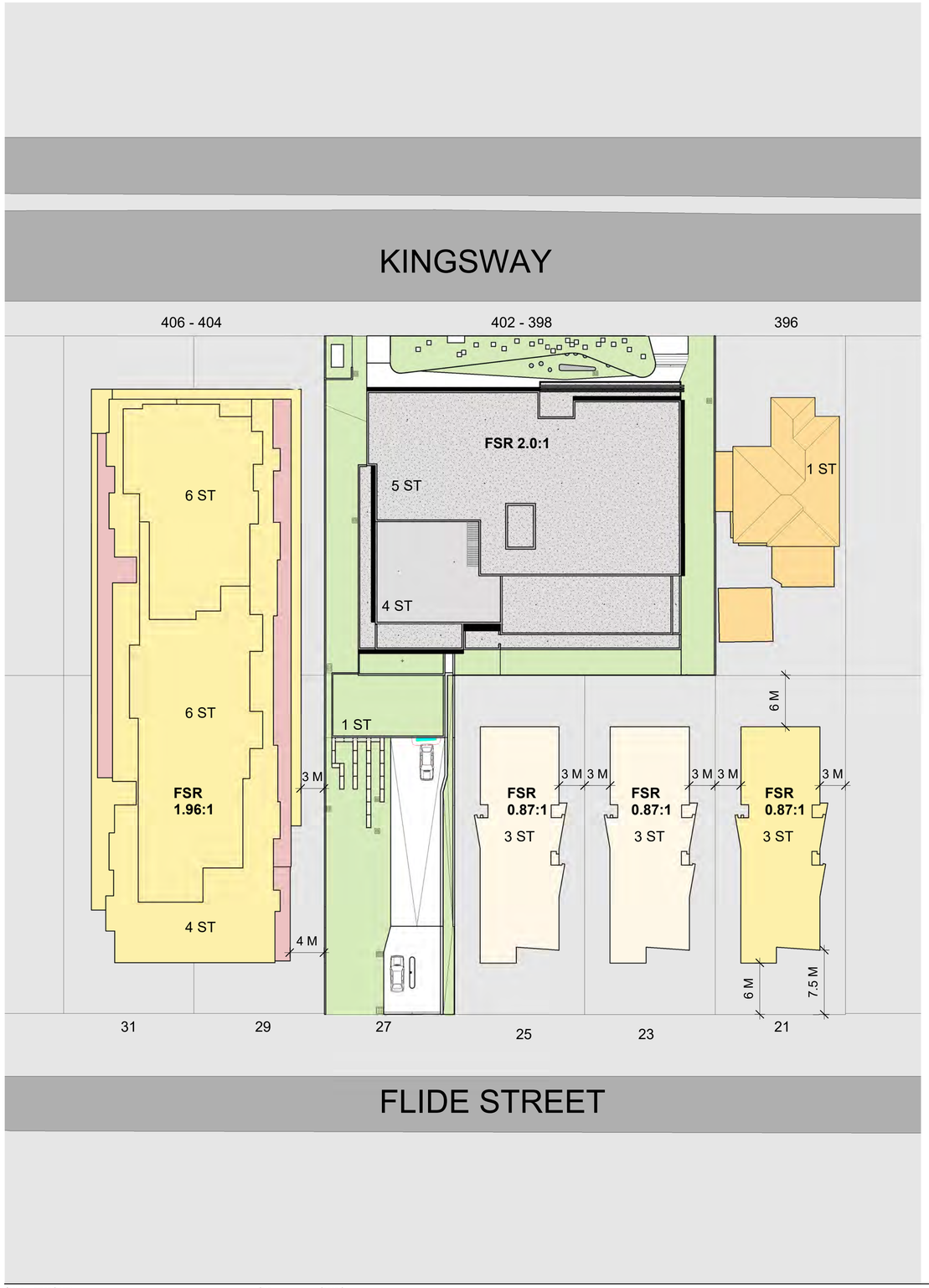
north

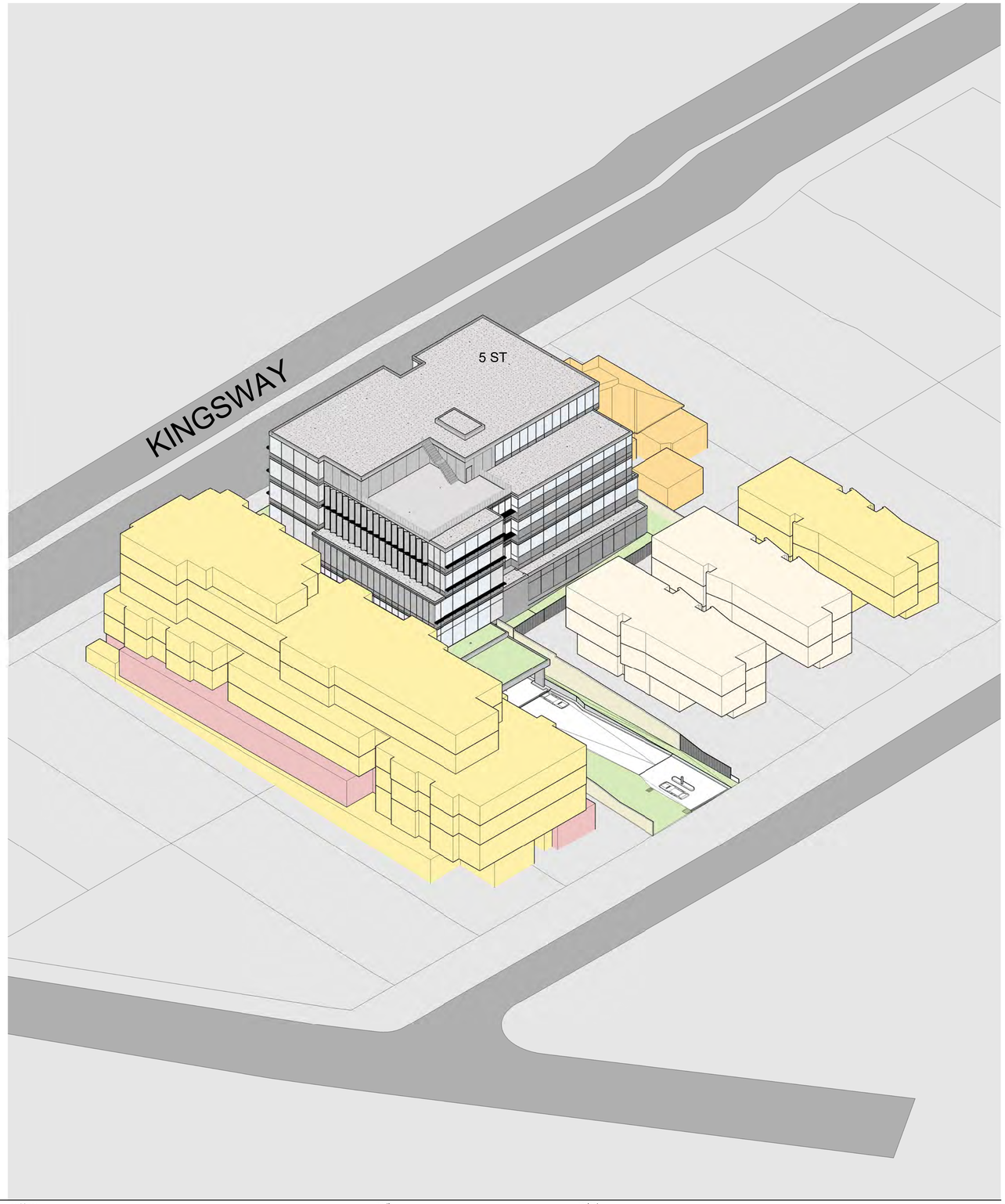
scale

scale bar

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

checked	drawing
FS	URBAN FORM WEST + PLAN - EXISTING
drawn	issue
NK	B
project no	drawing no
17 031	DA 006





issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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legend

- EXISTING BUILT FORM RESIDENTIAL
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- DA APPROVED BUILT FORM HEALTH SERVICES
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03-Mar-21 11:34:11 AM

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stanisic architects
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T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

mn
tn

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

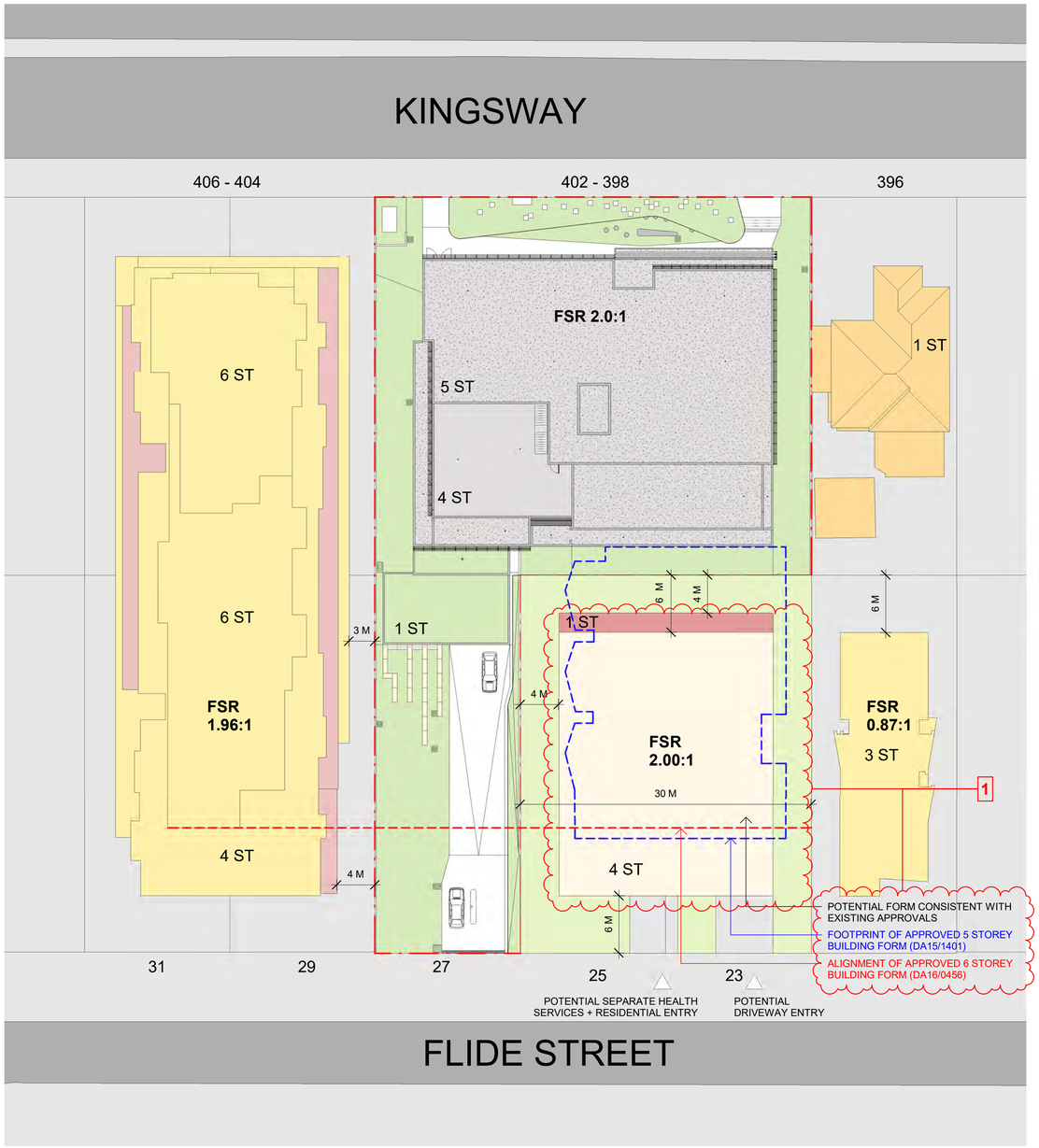
drawing URBAN FORM WEST + PLAN - RAD

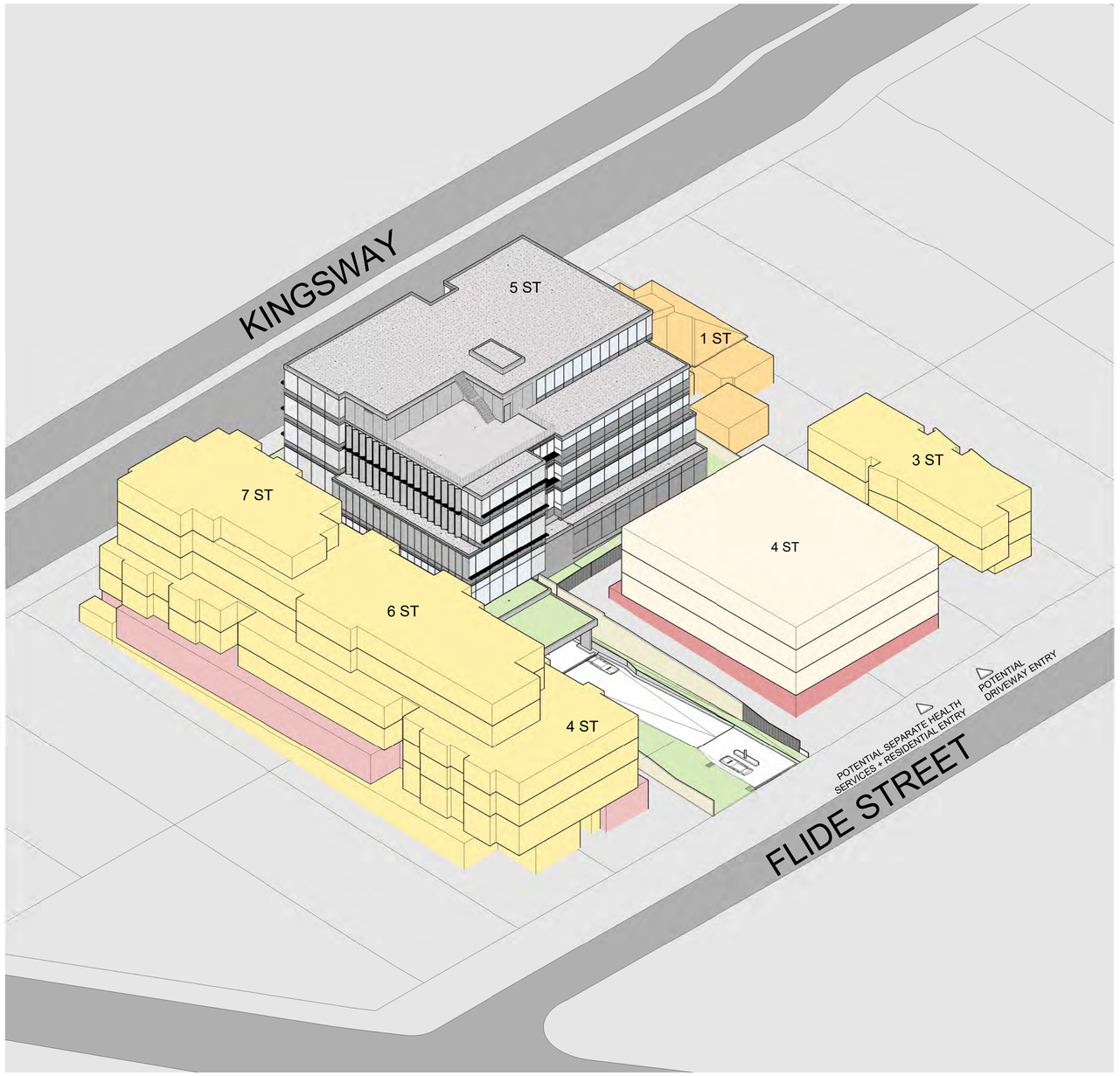
drawn NK

issue C

project no 17 031

drawing no **DA 007**





DEVELOPMENT DATA

SITE AREA 1207.77 m²

GFA

LEVEL	USE	FLOOR PLATE AREA	EFFICIENCY	GFA
LEVEL 1 (GROUND)	HEALTH SERVICES	668 m²	95%	625 m²
LEVEL 1 (GROUND)	RESIDENTIAL		95%	11 m²
LEVEL 2	RESIDENTIAL	623 m²	95%	593 m²
LEVEL 3	RESIDENTIAL	623 m²	95%	593 m²
LEVEL 4	RESIDENTIAL	623 m²	95%	593 m²

FSR 2.0:1 (2,415.54 m² GFA) 2,415 m²

LANDSCAPED AREA

SITE AREA	1207.77 m²
ACHIEVED LANDSCAPED AREA	475 m² (39.3%)
MIN. REQUIRED (30%) LANDSCAPED AREA	362.33 m² (30% SITE AREA)

LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
3. SOUTH-WEST EXTERNAL WALL ABOVE DRIVEWAY AT L1(G) AND ABOVE, ALIGNED WITH 3M REAR SETBACK.
4. SOUTH CORNER REVISED AT L1(G) + L2.
5. PLANTING ON STRUCTURE SETBACK 1M FROM SIDE BOUNDARY WITH 25 FLIDE ST.
6. NORTH-WEST EXTERNAL WALL SETBACK INCREASED TO 6M AT L3 AND ABOVE.
7. COMMUNAL ROOF TERRACE DELETED.
8. INCREASED FOOTPRINT OF L5 TO RELOCATE REDUCED FLOOR SPACE AT LOWER LEVELS.
9. GLASS TYPE AMENDED FROM CLEAR (GL1) TO TRANSLUCENT (GL2).
10. SHADOW DIAGRAMS UPDATED TO REFLECT MODIFIED BUILDING FORM.
11. GFA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM.
12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

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
D	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

03-Mar-21 11:34:20 AM

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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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

client
IRWIN MEDICAL DEVELOPMENTS

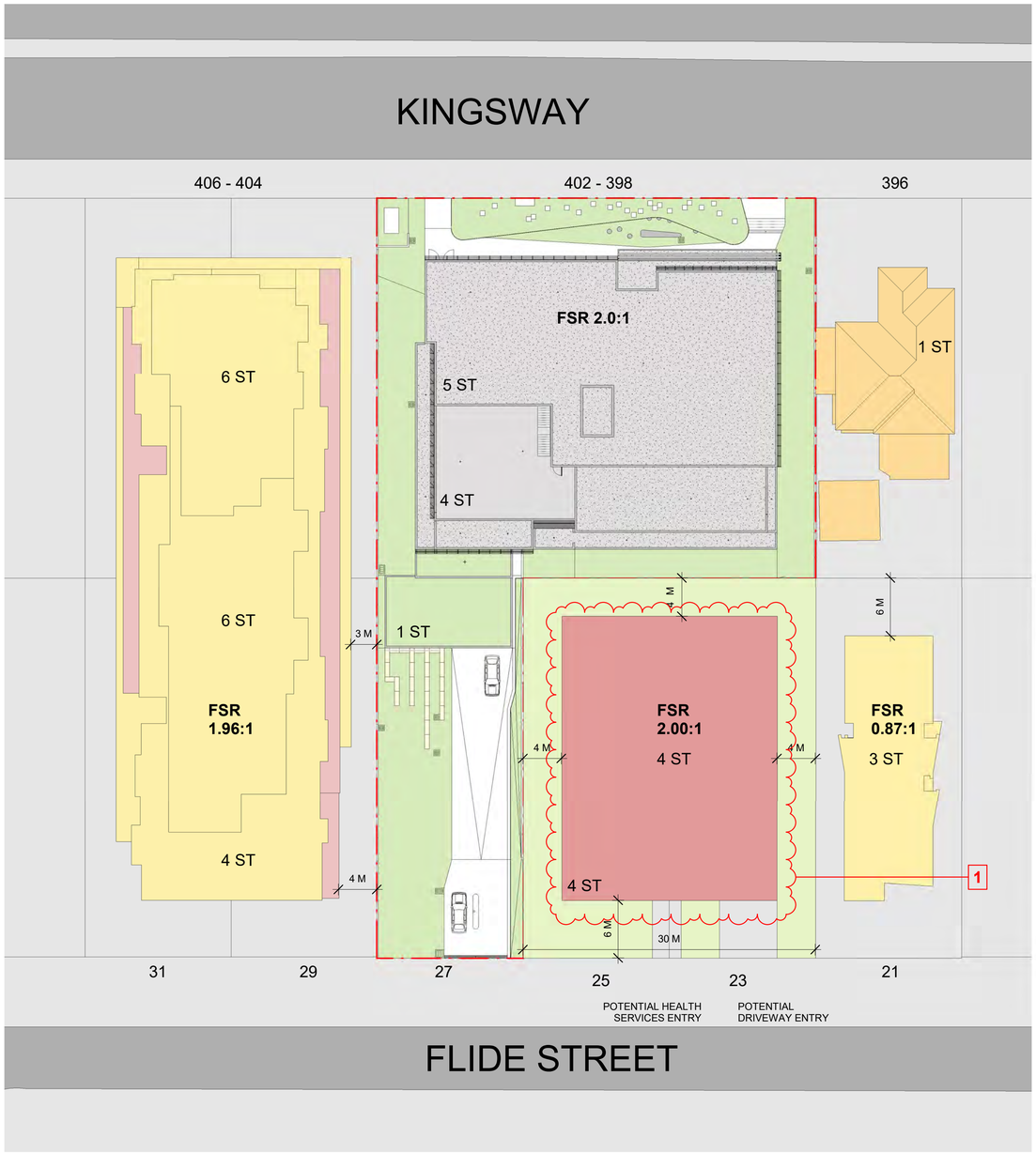
north

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
drawing	URBAN FORM WEST + PLAN - RAD + HEALTH SERVICES
drawn	NK
issue	D
project no	17 031
drawing no	DA 008



DEVELOPMENT DATA

SITE AREA 1207.77 m²

GFA

LEVEL	USE	FLOOR PLATE AREA	EFFICIENCY	GFA
LEVEL 1 (GROUND)	HEALTH SERVICES	668 m²	90%	604 m²
LEVEL 2	HEALTH SERVICES	668 m²	90%	604 m²
LEVEL 3	HEALTH SERVICES	668 m²	90%	604 m²
LEVEL 4	HEALTH SERVICES	668 m²	90%	604 m²
				2416 m²

FSR 2.0:1 (2,415.54 m² GFA)

LANDSCAPED AREA

SITE AREA	1207.77 m²
ACHIEVED LANDSCAPED AREA	487 m² (40.3%)
MIN. REQUIRED (30%) LANDSCAPED AREA	362.33 m² (30% SITE AREA)

LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
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12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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D	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

03-Mar-21 11:34:29 AM

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

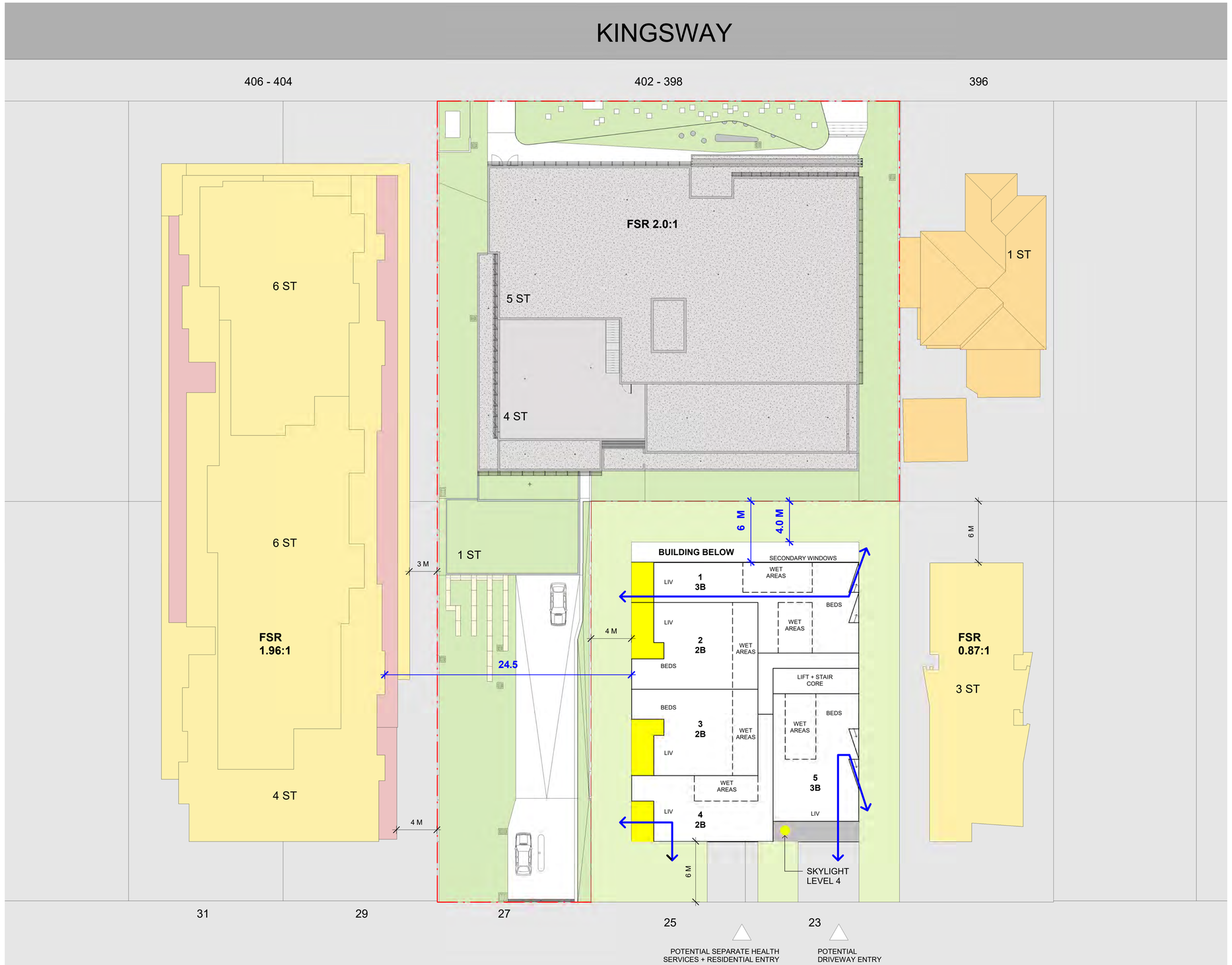
north

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
drawing URBAN FORM WEST + PLAN - HEALTH SERVICES
drawn NK
issue D
project no 17 031
drawing no **DA 009**



SOLAR ACCESS SCHEDULE

Unit	2 hours solar access achieved
101	No
102	Yes
103	Yes
104	Yes
105	No
201	No
202	Yes
203	Yes
204	Yes
205	No
301	Yes
302	Yes
303	Yes
304	Yes
305	Yes (skylight)
Total	**11/15 (73%)**

ADG minimum guideline = 10.5 (70%) units

NATURAL CROSS VENTILATION SCHEDULE

Unit	Natural cross ventilation acheived
101	Yes
102	No
103	No
104	Yes
105	Yes
201	Yes
202	No
203	No
204	Yes
205	Yes
301	Yes
302	No
303	No
304	Yes
305	Yes
Total	**9/15 (60%)**

ADG minimum guideline = 9 (60%) units

issue	amendment	date
A	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
B	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 2:59:13 PM

legend

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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 FS

drawing
SITE A - OUTLINE PLAN

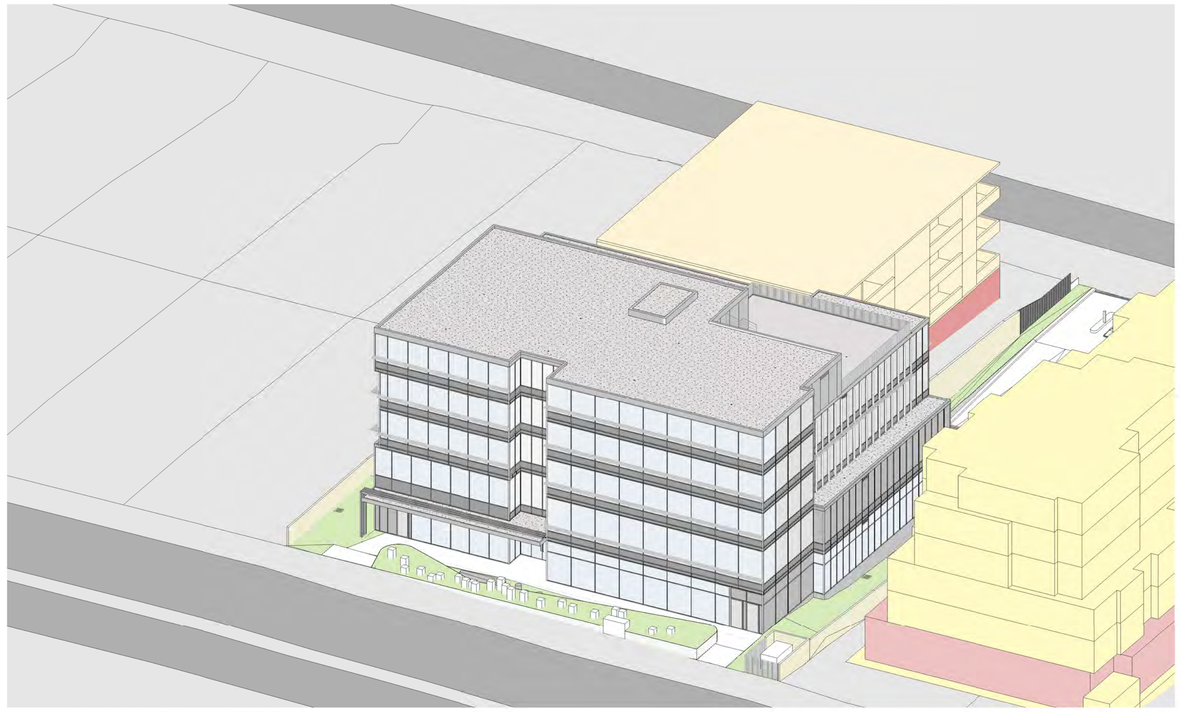
drawn JN

issue
B

project no 17 031

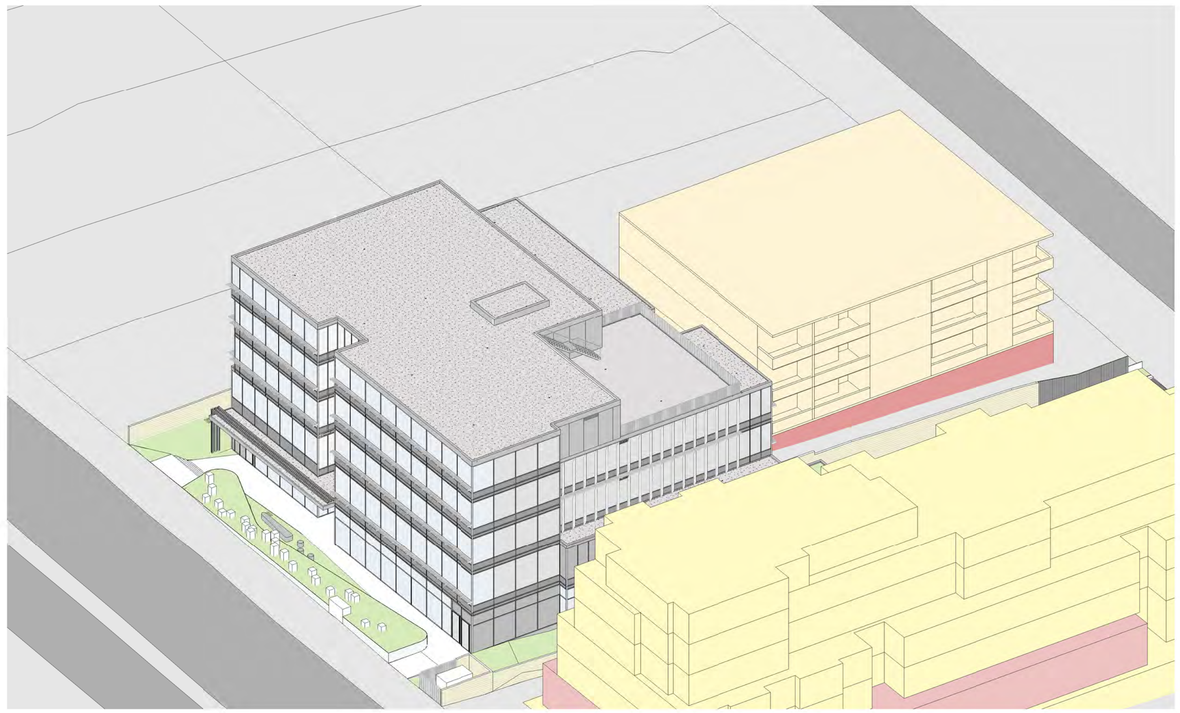
drawing no
DA 010

1 9AM MID-WINTER



2 10AM MID-WINTER

3 11AM MID-WINTER



4 12PM MID-WINTER

issue	amendment	date
A	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
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legend

02-Mar-21 2:59:31 PM

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client

IRWIN MEDICAL DEVELOPMENTS

north

scale NTS

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

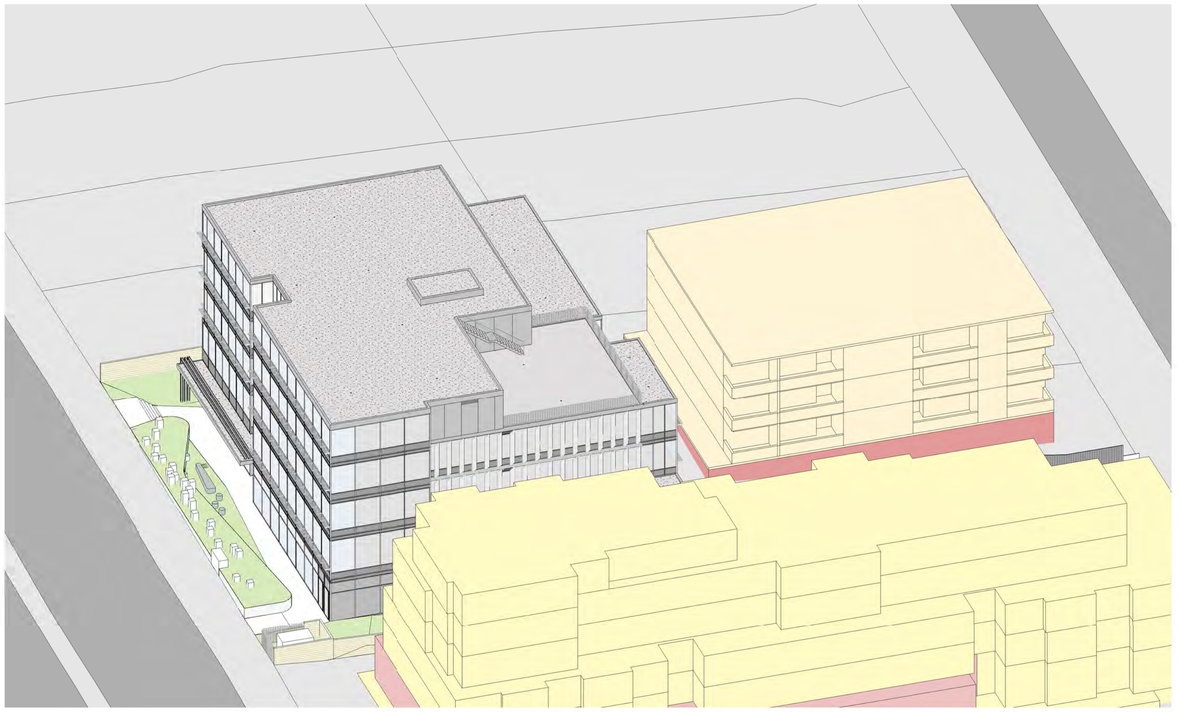
drawing SITE A - SUN EYE VIEW DAGRAMS 9AM-12PM

drawn JN

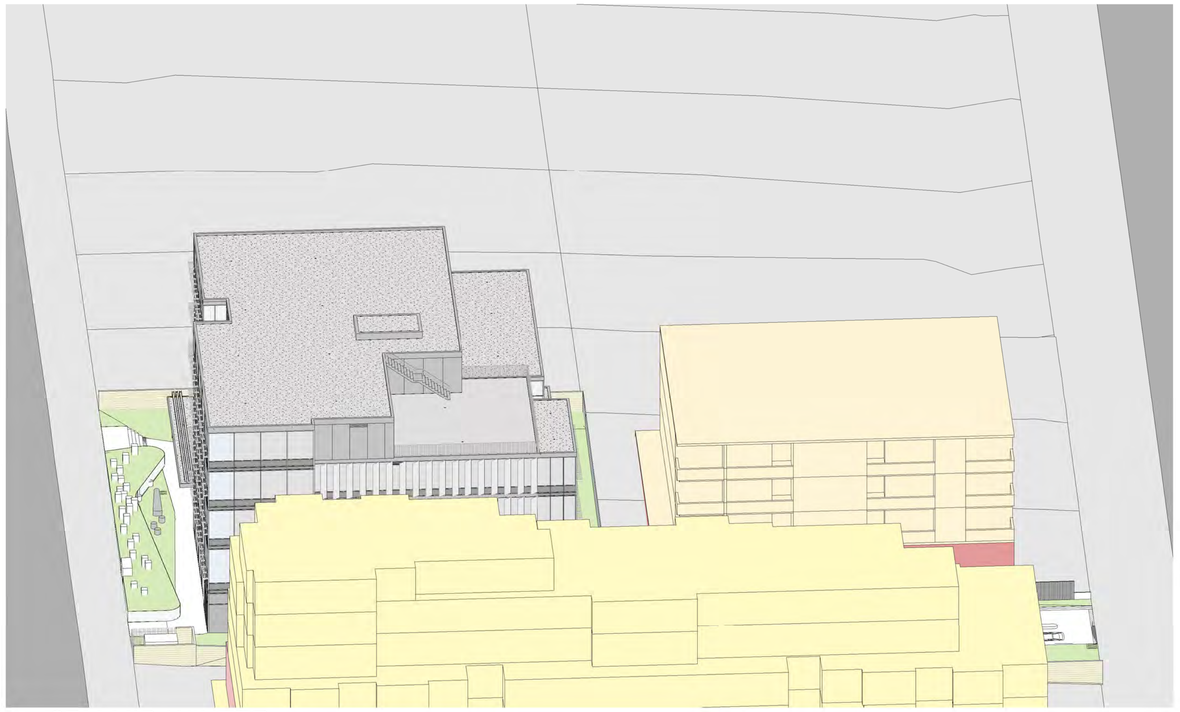
issue B

project no 17 031

drawing no DA 011



1 1PM MID-WINTER



2 2PM MID-WINTER

3 3PM MID-WINTER

issue	amendment	date
A	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
B	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 2:59:45 PM

legend

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client

IRWIN MEDICAL DEVELOPMENTS

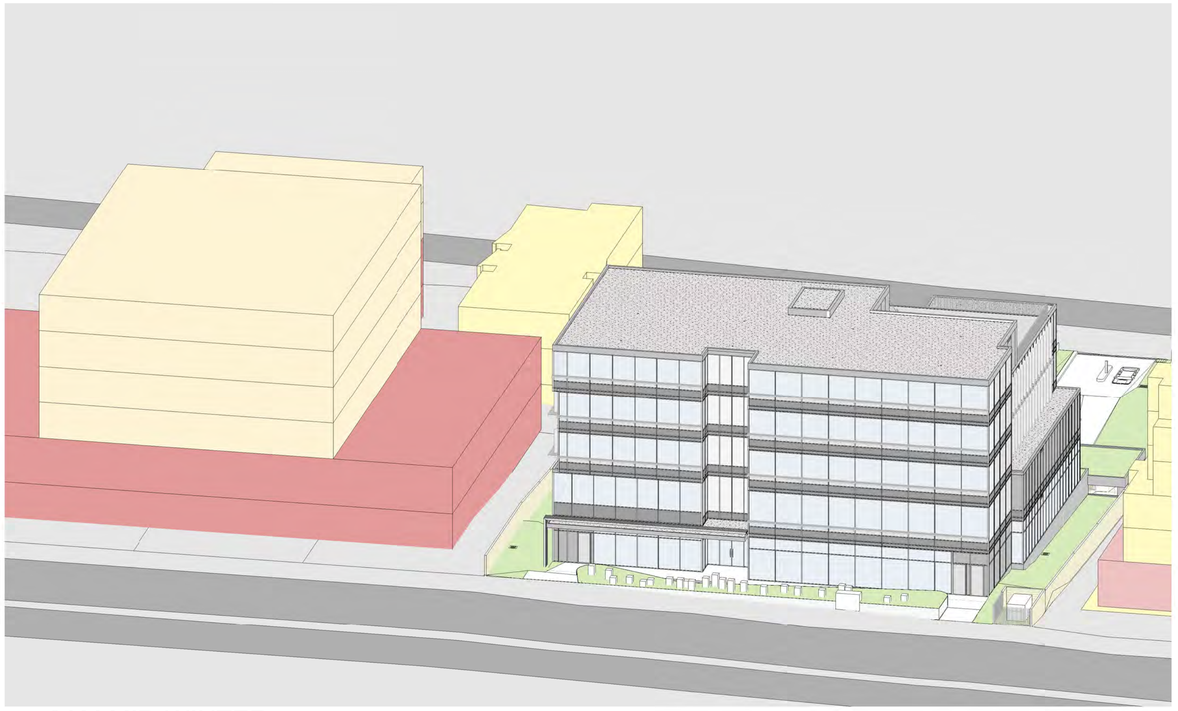
north

project

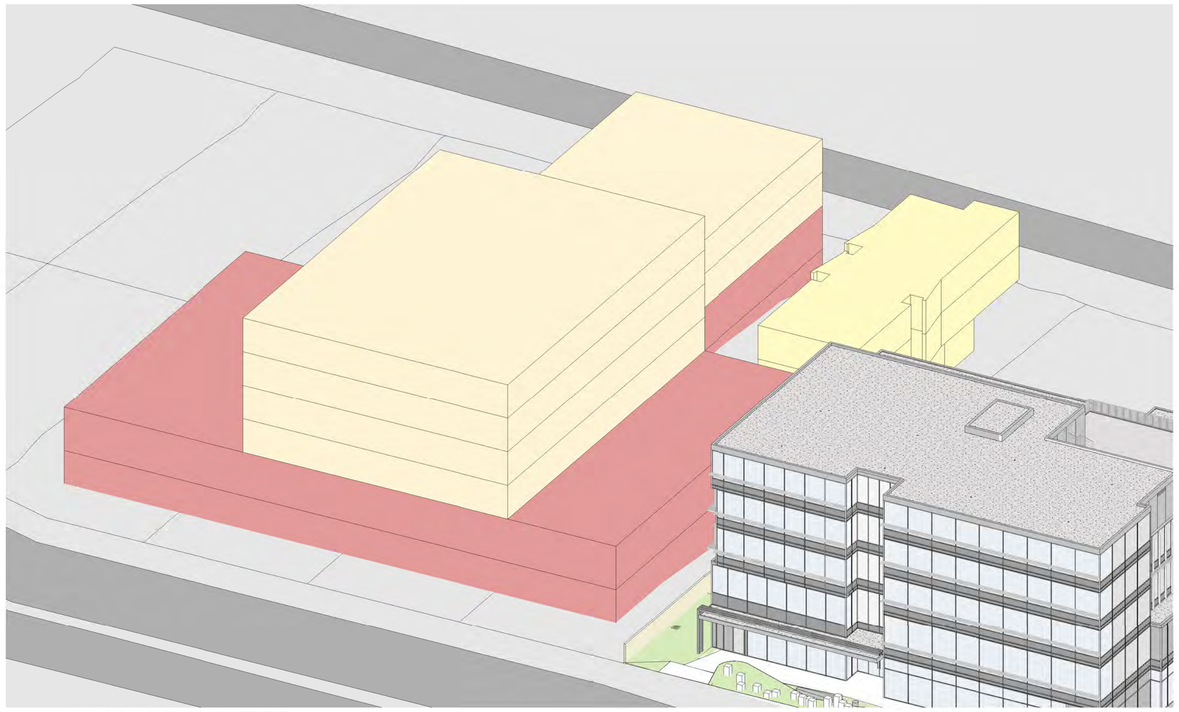
HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	FS	drawing	SITE A - SUN EYE VIEW DIAGRAMS 1PM-3PM
scale	NTS	drawn	JN
		issue	**B**
scale bar		project no	17 031
		drawing no	**DA 012**



1 9AM MID-WINTER



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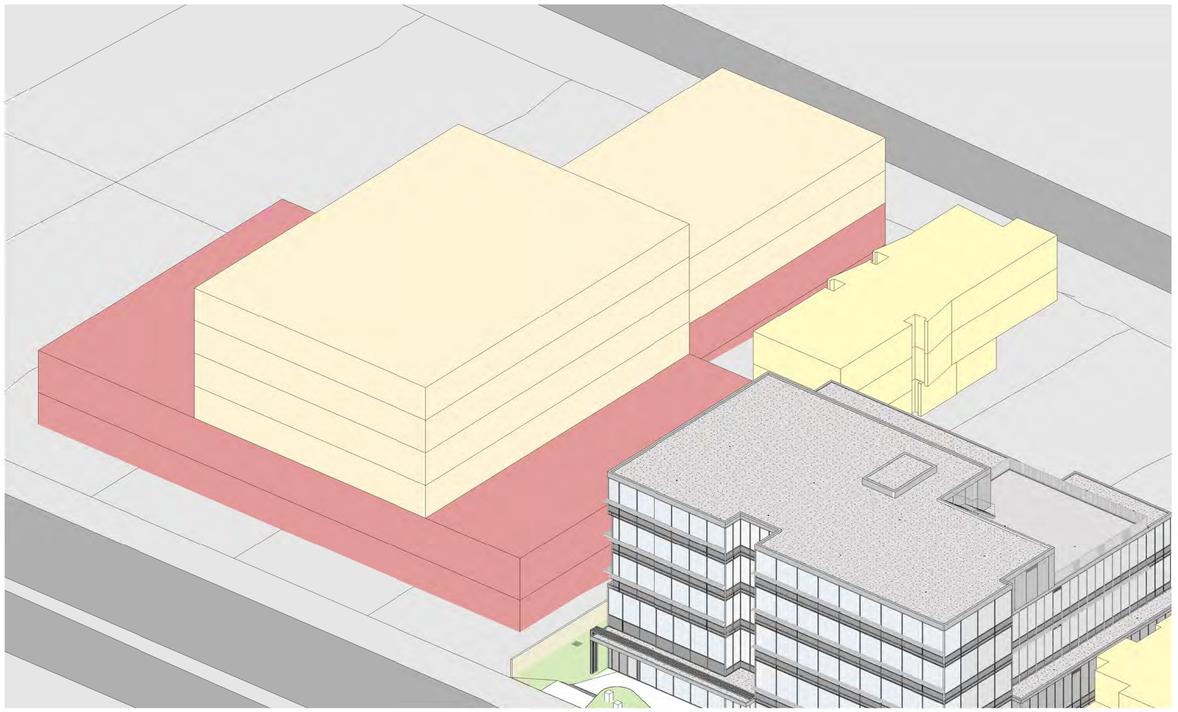
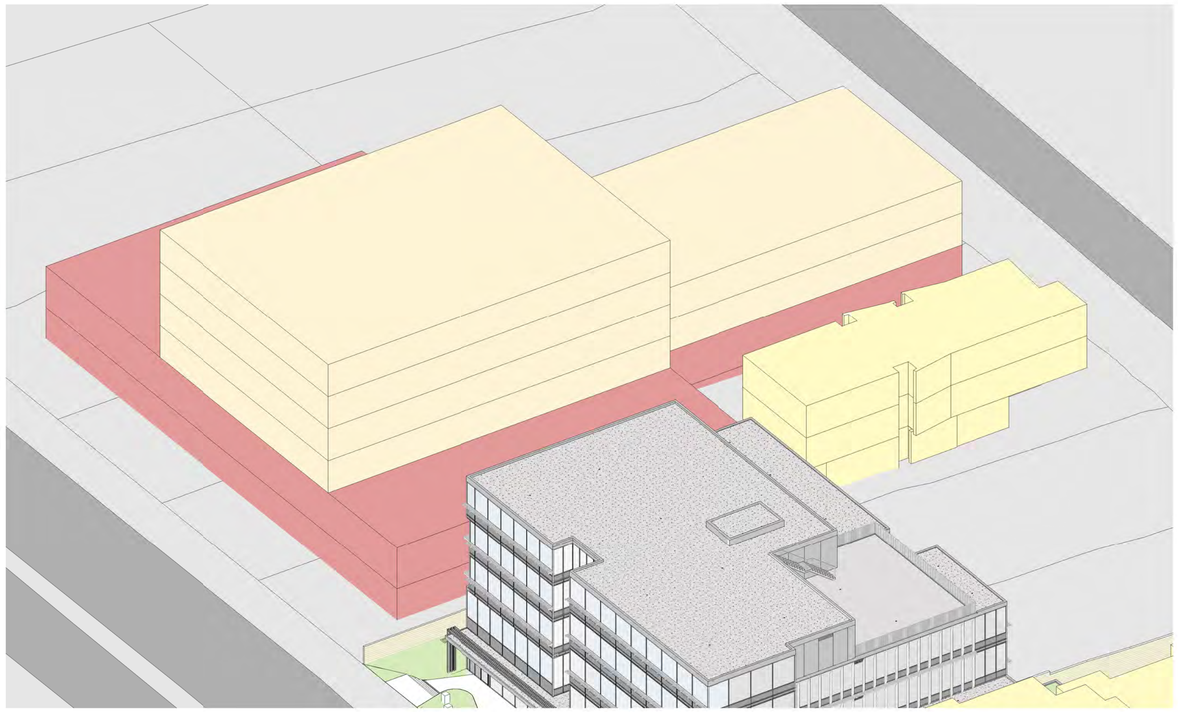


3 11AM MID-WINTER



4 12PM MID-WINTER

issue	amendment	date
A	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
B	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

legend

do not scale from drawings.

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02-Mar-21 3:19:07 PM

architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

scale NTS

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

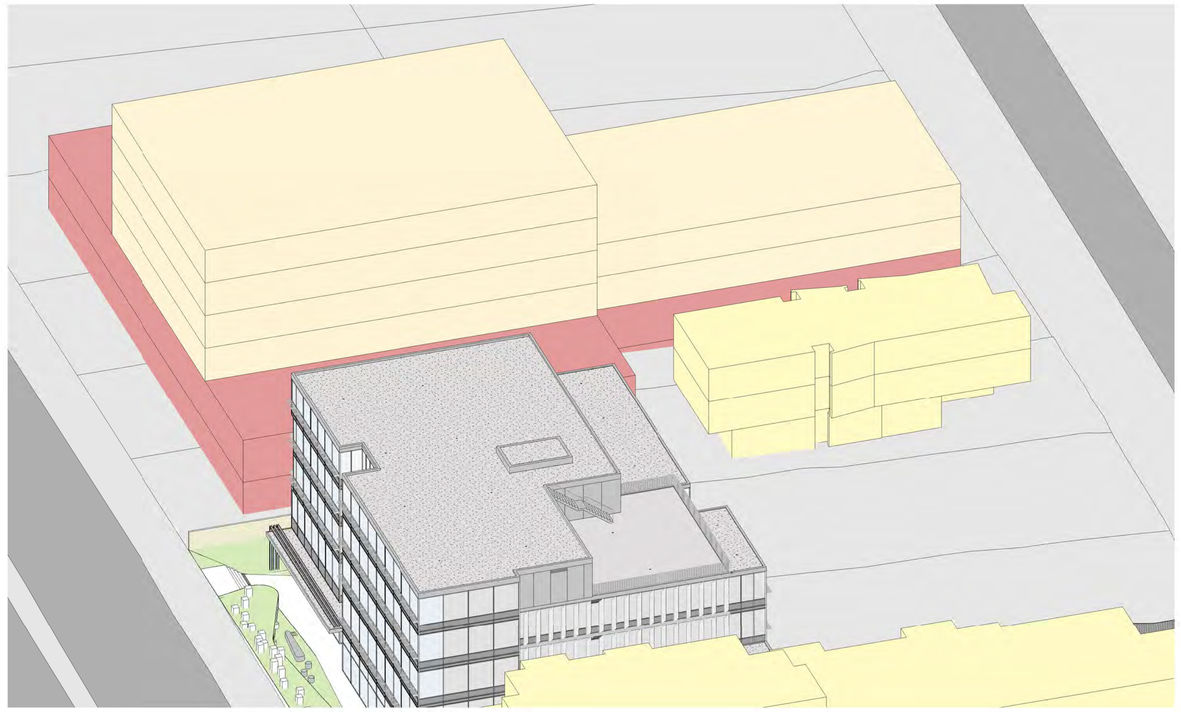
drawing SITE B - SUN EYE VIEW DIAGRAMS 9AM-12PM

drawn JN

issue **B**

project no 17 031

drawing no **DA 013**



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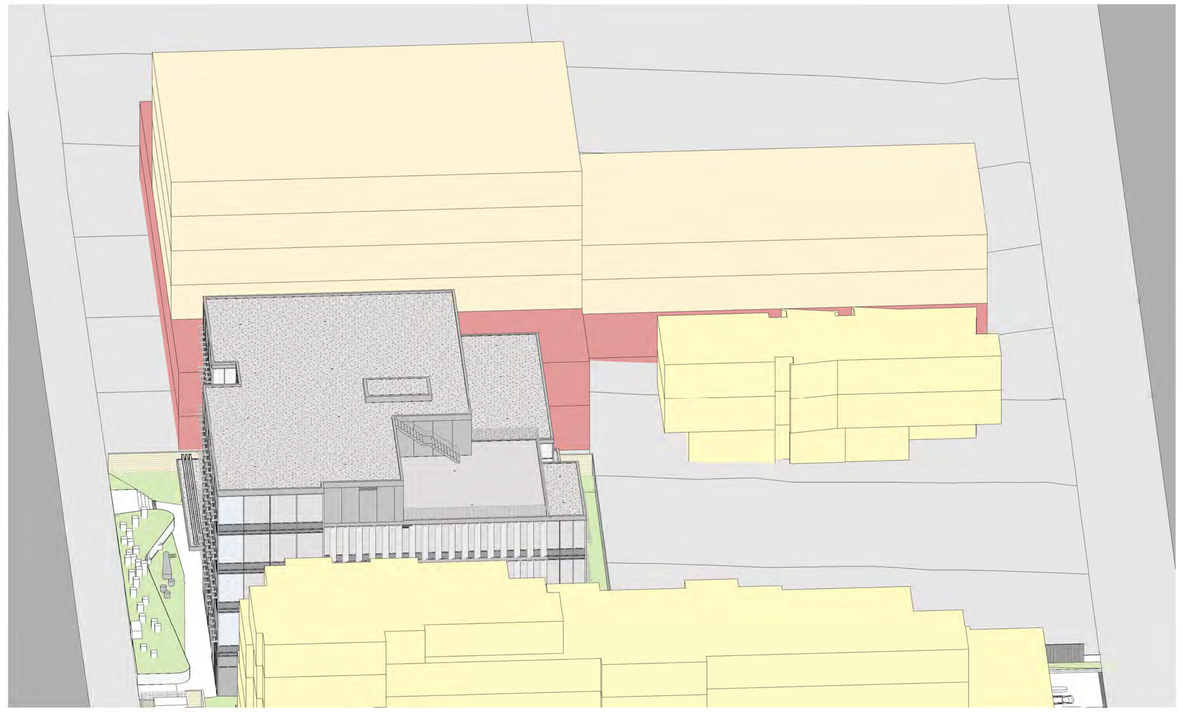
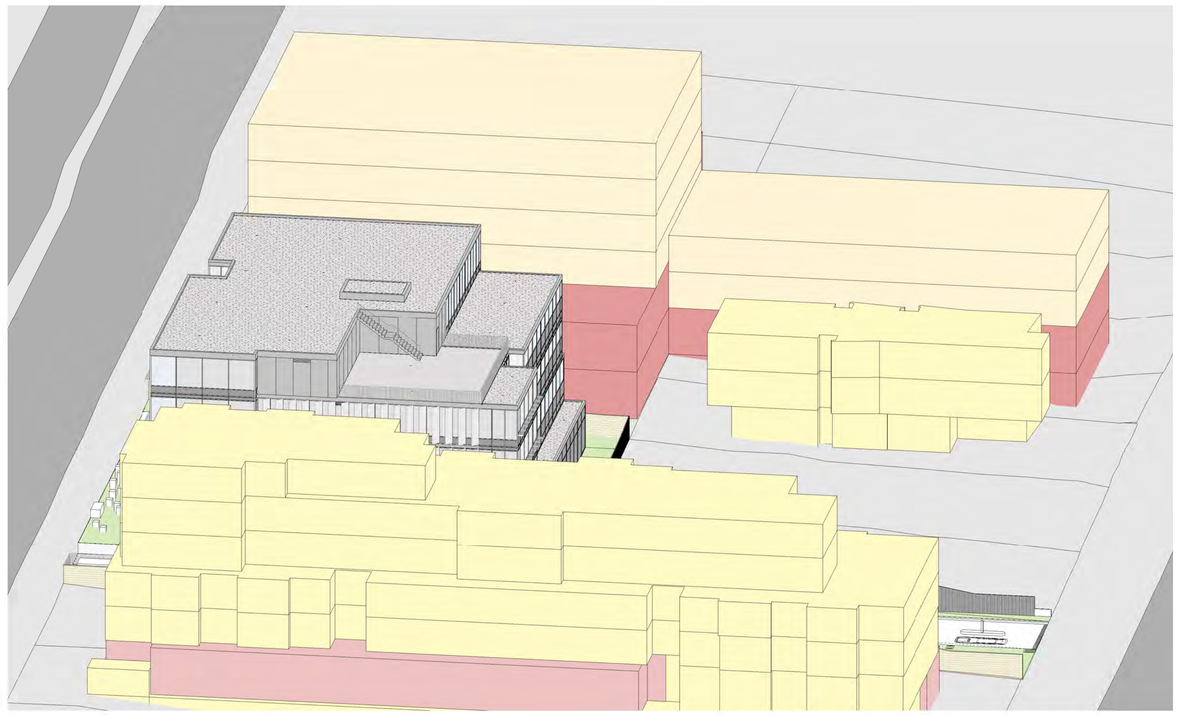


2 2PM MID-WINTER



3 3PM MID-WINTER

issue	amendment	date
A	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
B	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 3:19:22 PM

legend

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architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

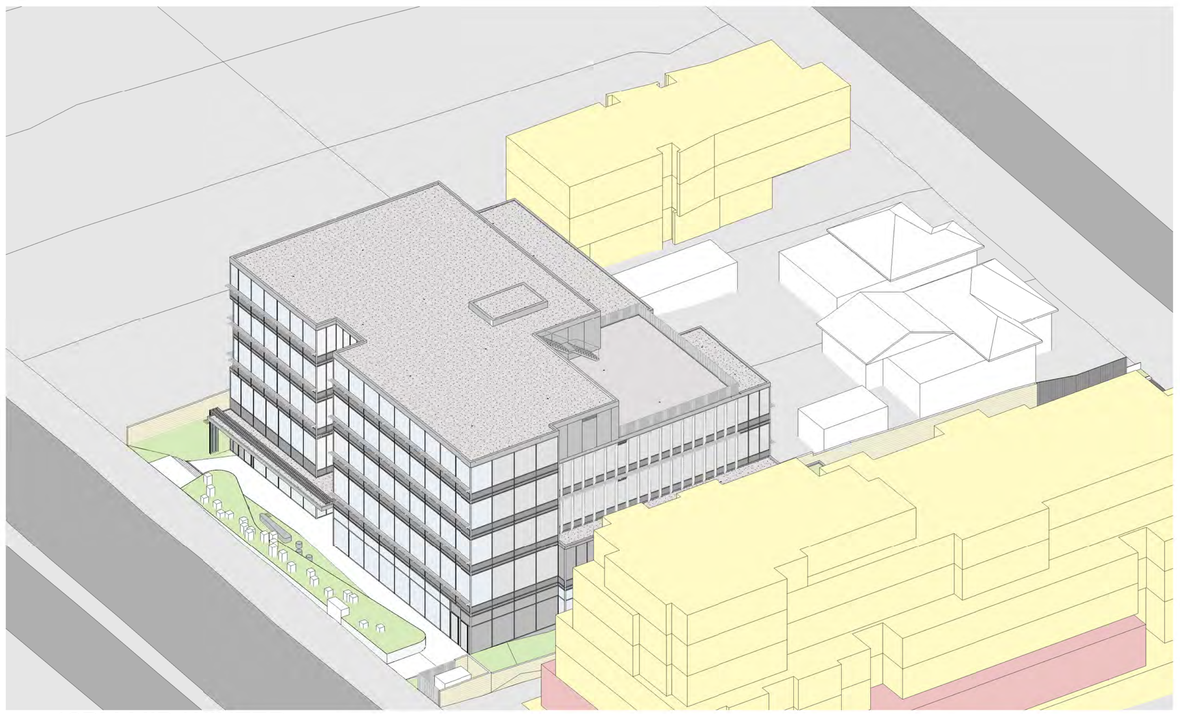
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	FS	drawing	SITE B - SUN EYE VIEW DIAGRAMS 1PM-3PM
scale	NTS	drawn	JN
		issue	**B**
scale bar		project no	17 031
		drawing no	**DA 014**

1 9AM MID-WINTER

2 10AM MID-WINTER

3 11AM MID-WINTER



4 12PM MID-WINTER

issue	amendment	date
A	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
B	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 3:00:35 PM

legend

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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

client

IRWIN MEDICAL DEVELOPMENTS

north

scale

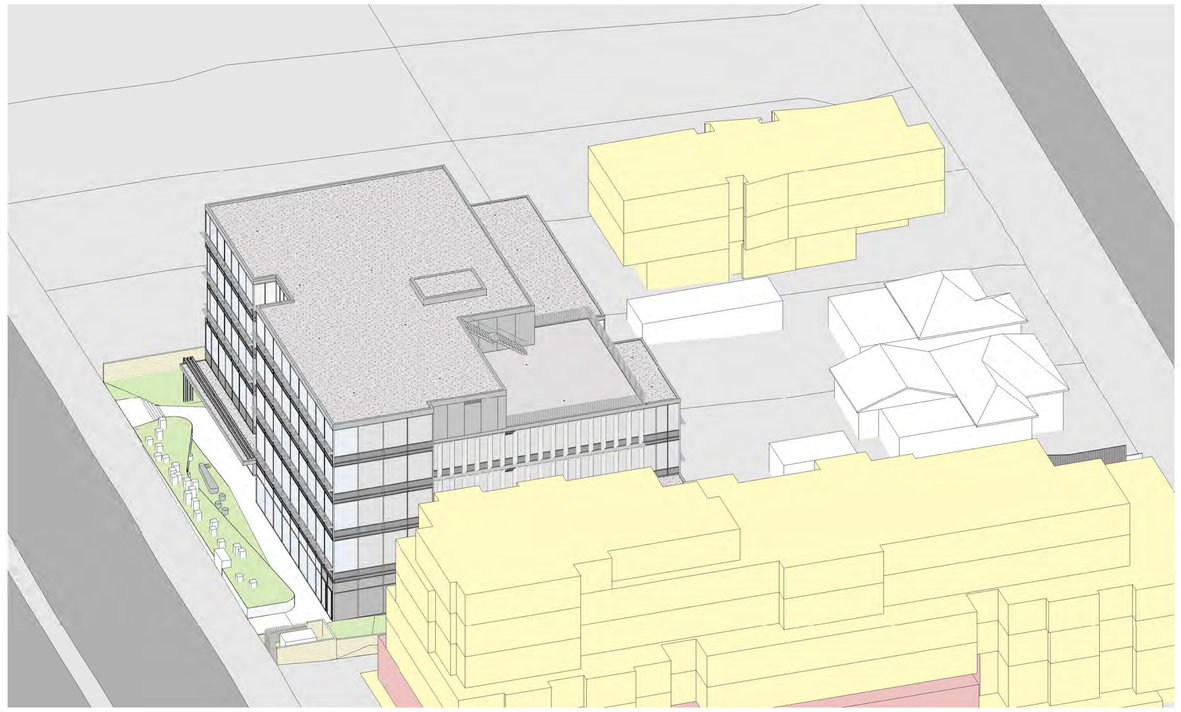
scale bar

project

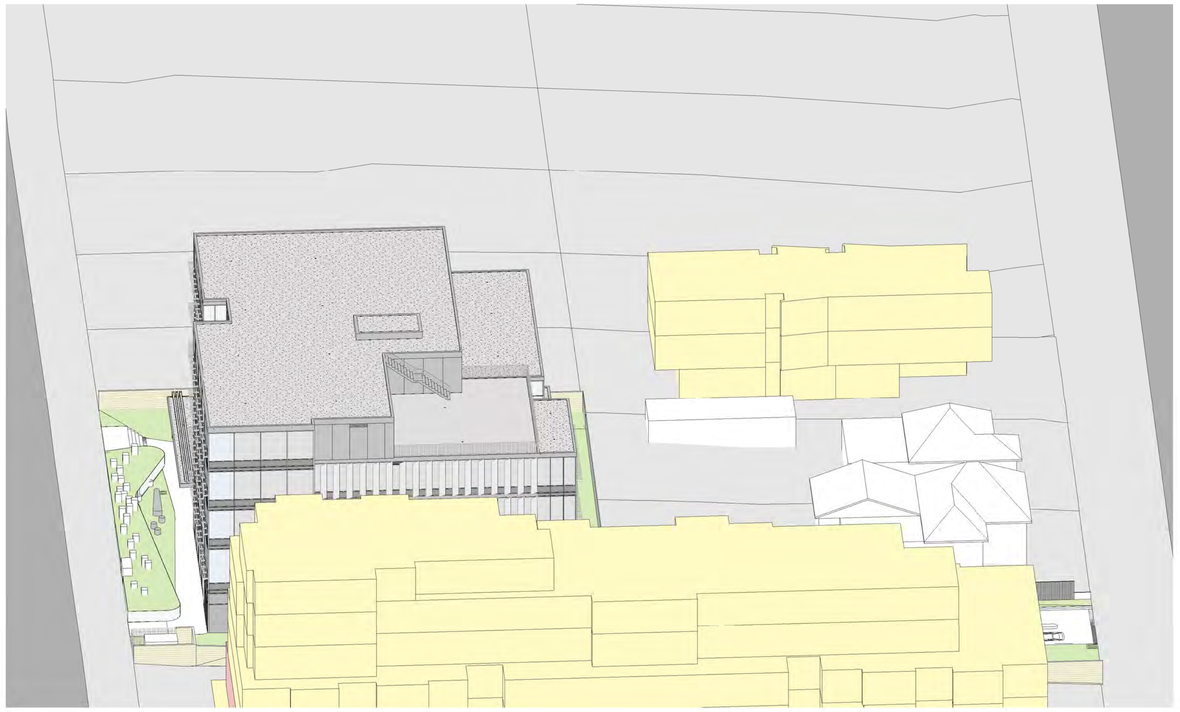
HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

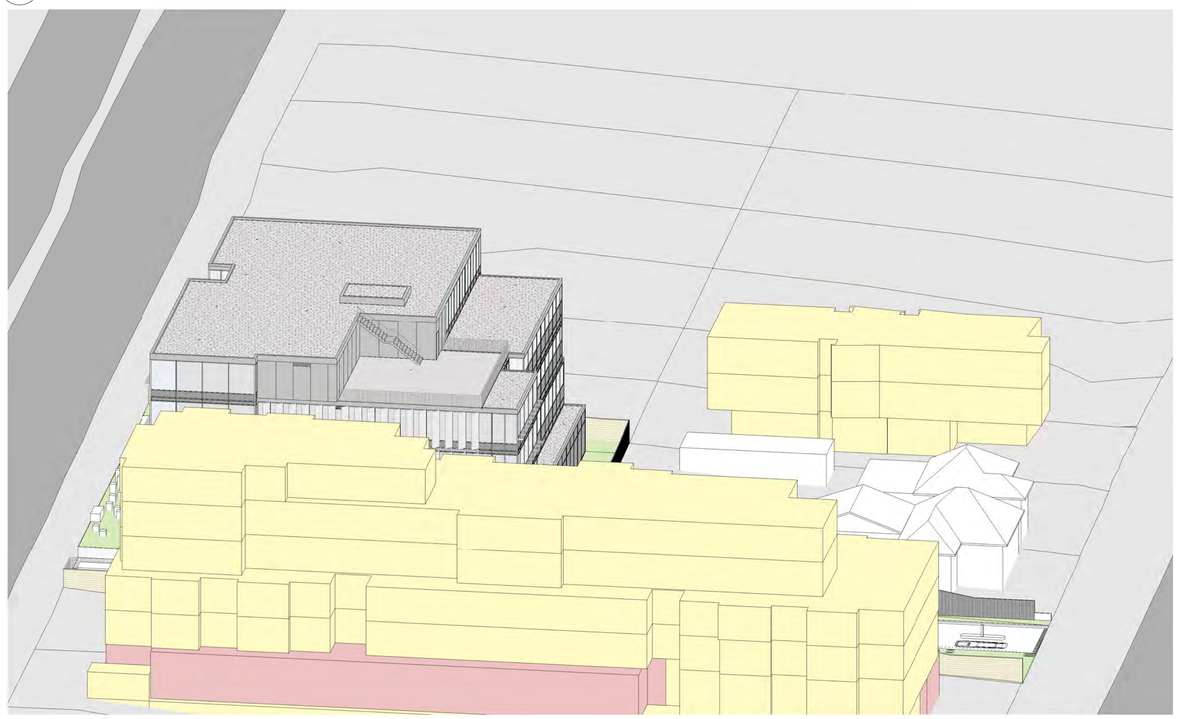
checked	FS	drawing	21 FLIDE ST - SUN EYE VIEW DIAGRAMS 9AM-12PM
drawn	JN	issue	B
project no	17 031	drawing no	DA 015



1 1PM MID-WINTER



2 2PM MID-WINTER



3 3PM MID-WINTER

issue	amendment	date
A	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
B	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 3:00:49 PM

legend

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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

client

IRWIN MEDICAL DEVELOPMENTS

north

scale

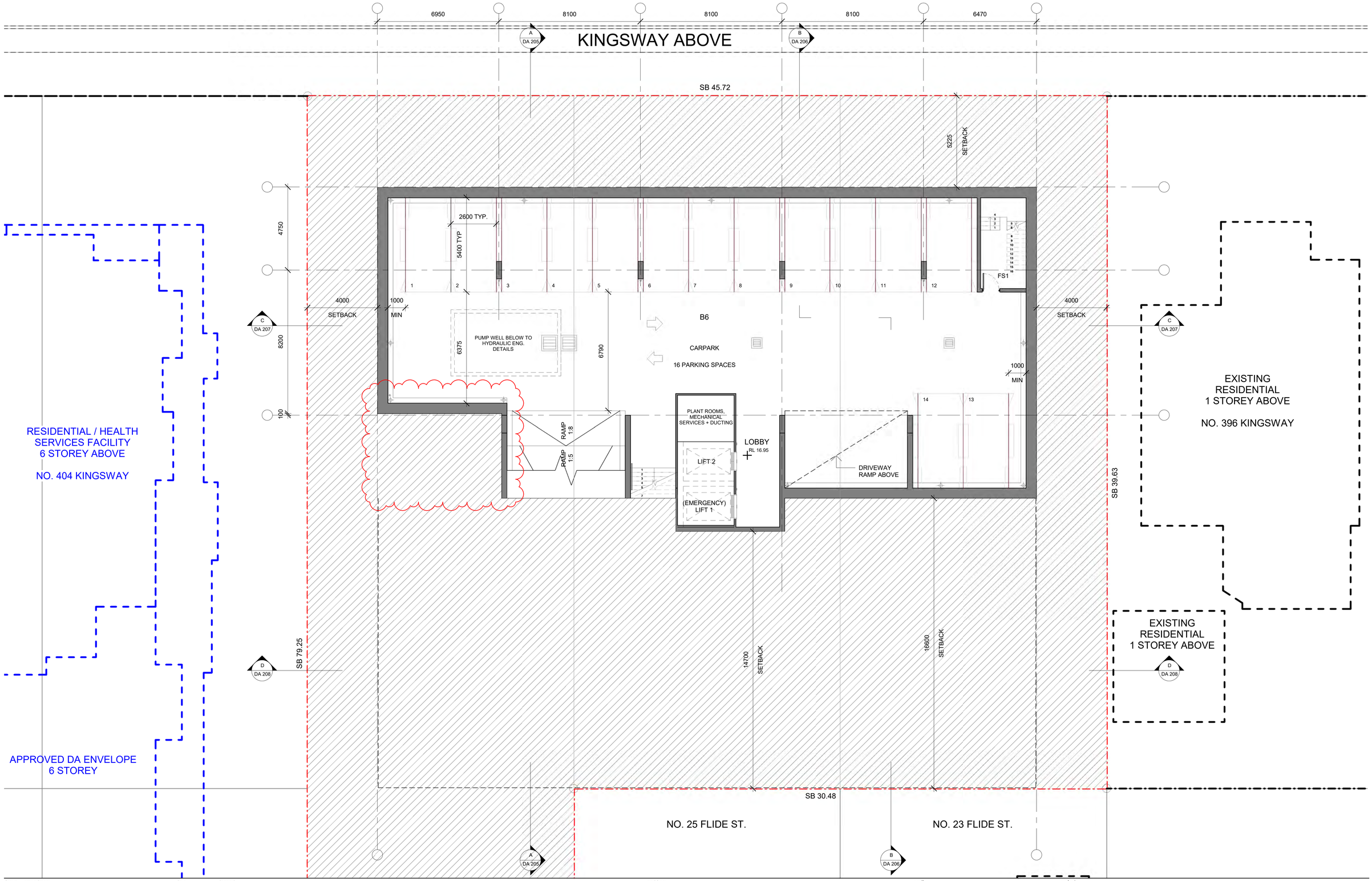
scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	FS
drawing	21 FLIDE ST - SUN EYE VIEW DIAGRAMS 1PM-3PM
drawn	JN
issue	B
project no	17 031
drawing no	DA 016



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	2 x CARSPACES DELETED	21.05.20

21-May-20 5:19:05 PM

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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Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN	drawing	BASEMENT 06 PLAN
scale	1:100@A1 1:200@A3	drawn	JK
scale bar	0 1 2 3 4 5 m	project no	17 031
		issue	B
		drawing no	DA 101

KINGSWAY ABOVE

6950 | 8100 | 8100 | 8100 | 6470

A DA 205 | B DA 206

SB 45.72

5225 SETBACK

RESIDENTIAL / HEALTH SERVICES FACILITY
6 STOREY ABOVE

NO. 404 KINGSWAY

APPROVED DA ENVELOPE
6 STOREY

EXISTING
RESIDENTIAL
1 STOREY ABOVE

NO. 396 KINGSWAY

EXISTING
RESIDENTIAL
1 STOREY ABOVE

C DA 207

D DA 208

4750 | 8300 | 8300 | 8300 | 4750

SB 79.25

SB 39.63

2600 TYP.

5400 TYP.

4000 SETBACK

1000 MIN

5800

6790

6890

B5 A (UPPER)

CARPARK

16 PARKING SPACES

B5 B (LOWER)

CARPARK

16 PARKING SPACES

RL 18.40

FS1

FS2

PLANT

LIFT 2

(EMERGENCY) LIFT 1

LOBBY
RL 19.85

CPE

C

RAMP 1:8

RAMP 1:5

2000

4720

4 x BICYCLE SPACES

SB 30.48

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

6170 | 8100 | 8100 | 8100 | 7250

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19

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

4/10/2019 10:15:55 AM

do not scale from drawings.

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architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

scale 1:100@A1 1:200@A3

scale bar 0 1 2 3 4 5 m

project

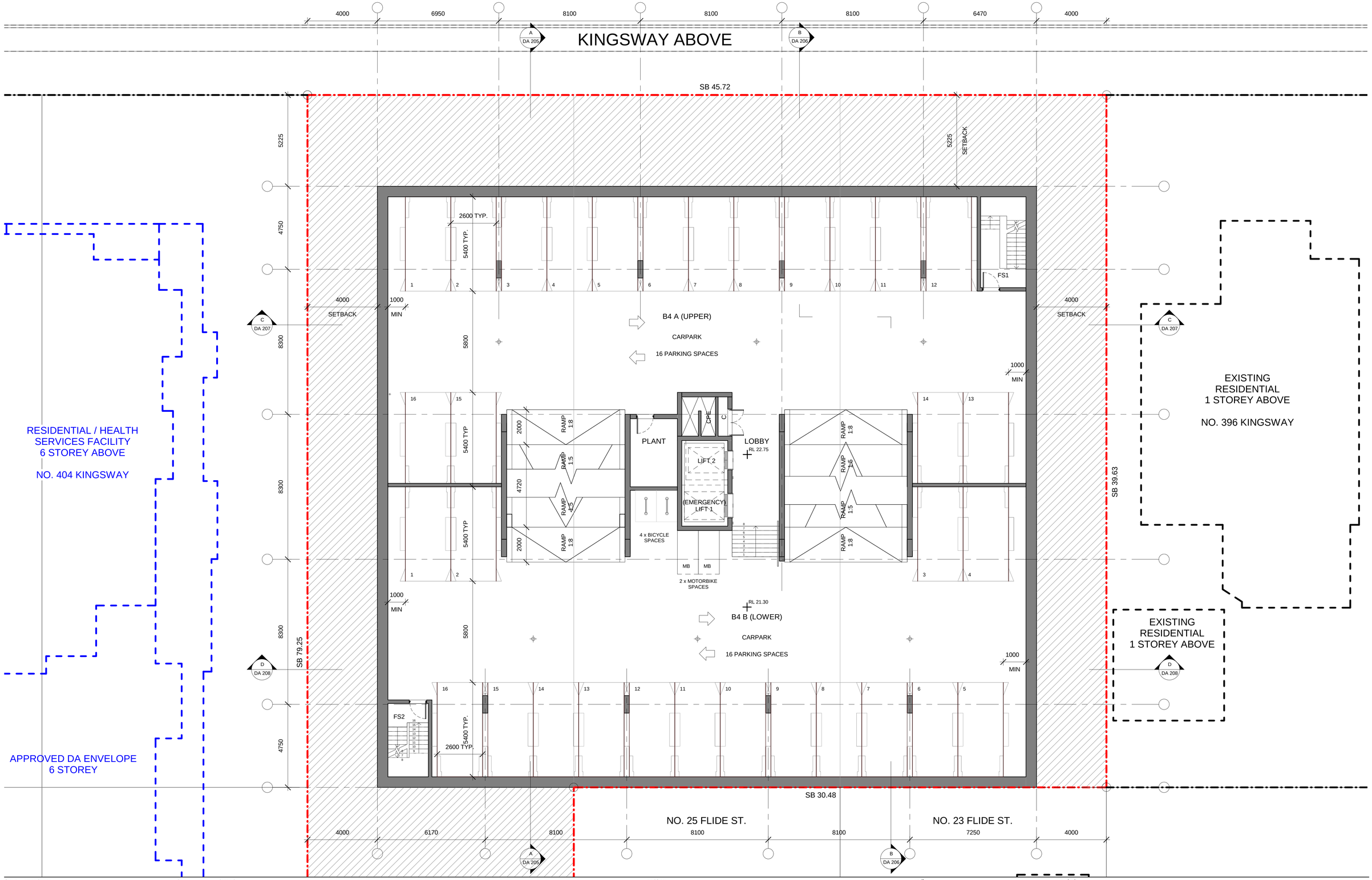
HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN | drawing BASEMENT 05 PLAN

drawn JK | issue A

project no 17 031 | drawing no DA 102



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19

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

do not scale from drawings.

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4/10/2019 10:16:15 AM

architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

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 BASEMENT 04 PLAN

drawn JK

issue A

project no 17 031

drawing no DA 103

KINGSWAY ABOVE

4000 | 6950 | 8100 | 8100 | 8100 | 6470 | 4000

A DA 205 | B DA 206

SB 45.72

LINE OF BASEMENT

RESIDENTIAL / HEALTH SERVICES FACILITY
6 STOREY ABOVE

NO. 404 KINGSWAY

APPROVED DA ENVELOPE
6 STOREY

5225 | 4750 | 8300 | 8300 | 8300 | 4750

SETBACK 4000 | MIN 1000

C DA 207

D DA 208

2600 TYP.

5400 TYP.

1 2 3 4 5 6 7 8 9 10 11 12

FS1

B3 A (UPPER)
CARPARK
16 PARKING SPACES

5800 | 6790

16 15 14 13

5400 TYP

2000 | 4720 | 2000 | 5400

RAMP 1:8 | RAMP 1:5 | RAMP 1:5 | RAMP 1:8

PLANT

CPE | C

LIFT 2

(EMERGENCY) LIFT 1

LOBBY
RL 25.65

4 x BICYCLE SPACES

MB | MB

2 x MOTORBIKE SPACES

1 2 3 4

RL 24.20
B3 B (LOWER)
CARPARK
16 PARKING SPACES

FS2

16 15 14 13 12 11 10 9 8 7 6 5

5400 TYP.

2600 TYP.

SB 79.25

SB 39.63

SB 30.48

EXISTING
RESIDENTIAL
1 STOREY ABOVE

NO. 396 KINGSWAY

EXISTING
RESIDENTIAL
1 STOREY ABOVE

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

4000 | 14270 | 8100 | 15350 | 4000

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19

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

do not scale from drawings.

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4/10/2019 10:16:36 AM

architect

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

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 | drawing BASEMENT 03 PLAN

drawn JK | issue A

project no 17 031 | drawing no **DA 104**

KINGSWAY ABOVE

SB 45.72

4000 | 6950 | 8100 | 8100 | 8100 | 6470 | 4000

A DA 205 — B DA 206

LIST OF AMENDMENTS - 24.04.2020

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

LINE OF BASEMENT

RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY ABOVE

NO. 404 KINGSWAY

APPROVED DA ENVELOPE 6 STOREY

EXISTING RESIDENTIAL 1 STOREY ABOVE

NO. 396 KINGSWAY

EXISTING RESIDENTIAL 1 STOREY ABOVE

C DA 207 — D DA 208

SETBACK 4000

5225 | 4750 | 8300 | 8300 | 8300 | 4750

SB 39.63 | SB 79.25

2600 TYP — ACCESSIBLE — ACCESSIBLE — ACCESSIBLE

5400 TYP

FS1 | FS2

B2 A (UPPER) CARPARK

12 PARKING SPACES (INC. 3 ACCESSIBLE)

6100 | 6790 | 5800

14

CLINICAL WASTE TO BE STORED IN AN ENCLOSED STRUCTURE WITH LOCKABLE DOORS + SMOOTH IMPERVIOUS FLOOR IN ACCORDANCE WITH NSW MINISTRY OF HEALTH GUIDELINES

FLOOR WASTE TO WASTE ROOM

WASTE STORAGE ROOM (8 x 1100L)

BULKY + CLINICAL WASTE STORE

BIN TUG STORAGE

PLANT, MECHANICAL SERVICES + DUCTING

LIFT 2

(EMERGENCY) LIFT 1

LOBBY RL 28.55

RAMP 1:8 | RAMP 1:5 | RAMP 1:5 | RAMP 1:8 | RAMP 1:8 | RAMP 1:5 | RAMP 1:5 | RAMP 1:8

2000 | 4720 | 2000

4 x BICYCLE SPACES

MB MB

2 x MOTORBIKE SPACES

RL 27.10

B2 B (LOWER) CARPARK

16 PARKING SPACES

6890

SB 30.48

NO. 25 FLIDE ST. 8100

NO. 23 FLIDE ST. 15350

4000 | 14270 | 8100 | 15350 | 4000

A DA 205 — B DA 206

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

24-Apr-20 5:24:19 PM

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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architect

stanisic architects

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NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

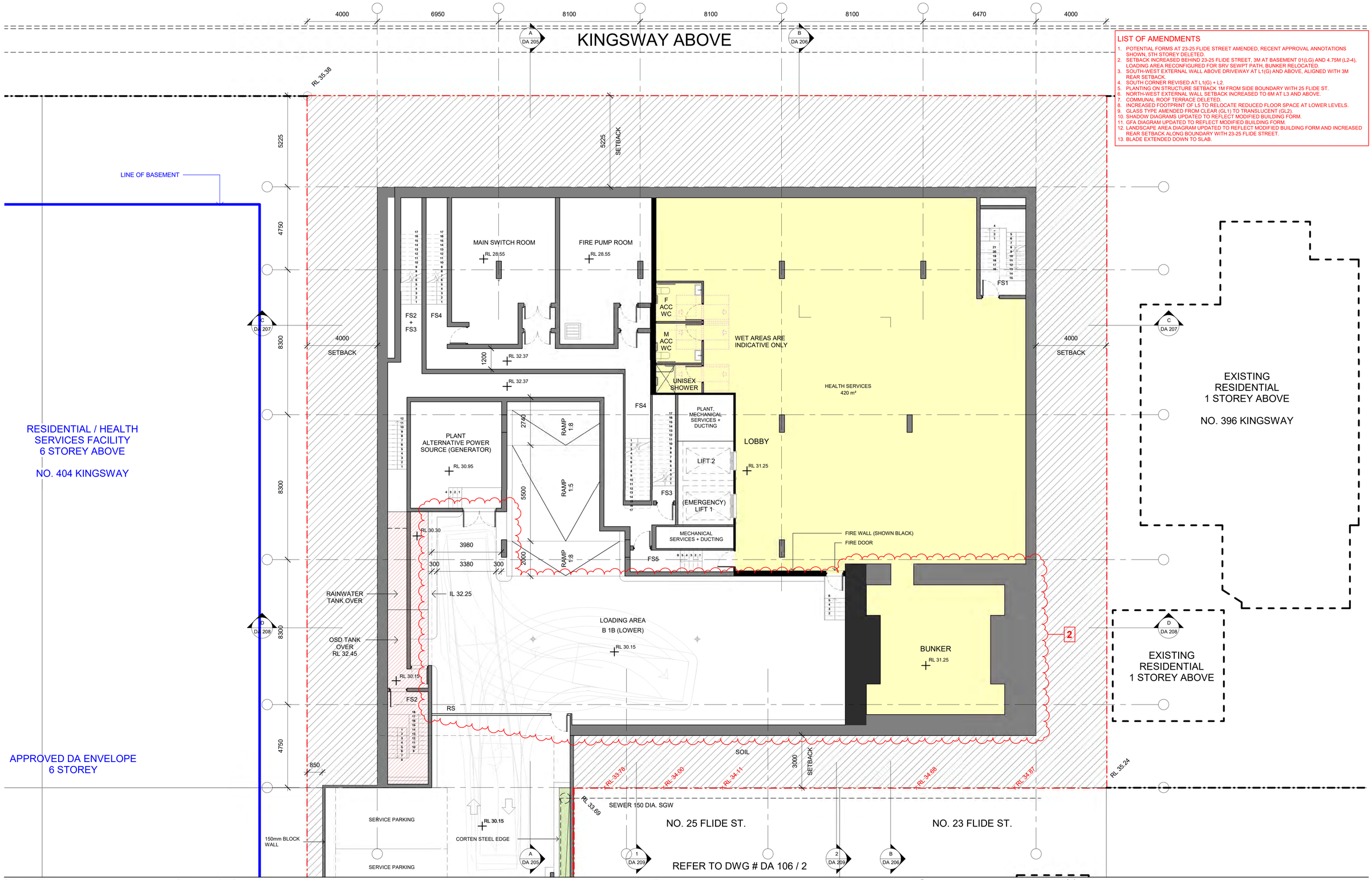
north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN	drawing	BASEMENT 02 PLAN
scale	1:100@A1 1:200@A3	drawn	JK
issue	C		
scale bar	0 1 2 3 4 5 m	project no	17 031
drawing no	DA 105		



LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
3. SOUTH-WEST EXTERNAL WALL ABOVE DRIVEWAY AT L1(G) AND ABOVE, ALIGNED WITH 3M REAR SETBACK.
4. SOUTH CORNER REVISED AT L1(G) + L2.
5. PLANTING ON STRUCTURE SETBACK 1M FROM SIDE BOUNDARY WITH 25 FLIDE ST.
6. NORTH-WEST EXTERNAL WALL SETBACK INCREASED TO 6M AT L3 AND ABOVE.
7. COMMUNAL ROOF TERRACE DELETED.
8. INCREASED FOOTPRINT OF L5 TO RELOCATE REDUCED FLOOR SPACE AT LOWER LEVELS.
9. GLASS TYPE AMENDED FROM CLEAR (GL1) TO TRANSLUCENT (GL2).
10. SHADOW DIAGRAMS UPDATED TO REFLECT MODIFIED BUILDING FORM.
11. GFA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM.
12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

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
D	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

29-Oct-20 5:48:11 PM

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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stanisic architects

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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

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

drawing BASEMENT 01 (LOWER GROUND) PLAN / 1

drawn JK

issue D

project no 17 031

drawing no **DA 106 / 1**

APPROVED DA ENVELOPE
6 STOREY

RESIDENTIAL / HEALTH
SERVICES FACILITY

NO. 404 KINGSWAY

4000 14270 8100 15350

SB 79.25

RS

BUNKER

2

REFER TO DWG # DA 106 / 1

850 150 835

3300 SETBACK

INDICATIVE SEWER 150 DIA. SGW

SB 30.48

RL 33.69

1 DA 209 NO. 25 FLIDE ST.

2 DA 209 NO. 23 FLIDE ST.

150mm BLOCK WALL

3500 SERVICE PARKING 6400

RL 30.15

3500 SERVICE PARKING

INDICATIVE SEWER 150 DIA. SGW

1125

SEWER CONNECTION TO FLIDE STREET

EXISTING RESIDENTIAL 1 STOREY ABOVE

EXISTING RESIDENTIAL 1 STOREY ABOVE

NO. 25 FLIDE ST

EXISTING RESIDENTIAL 1 STOREY ABOVE

NO. 23 FLIDE ST

EXISTING RESIDENTIAL 1 STOREY ABOVE

BASEMENT
APPROVED DA
RESIDENTIAL
3 STOREY ABOVE

NO. 21
FLIDE ST

22060

KERB

DRIVEWAY 1:17

SB 39.63

CORTEN STEEL EDGE

7795 6120 1125 200

FLIDE ST GARDEN
(REFER TO LANDSCAPE
ARCHITECT'S DRAWINGS)

RL 31.53

GATE GATE

6995 3000 600 3000 300 1345

6000

RL 31.22

RL 31.13

SB 15.24

RL 31.32

RL 32.50

RL 32.88

FOOTWAY

FLIDE ST

LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
3. SOUTH-WEST EXTERNAL WALL ABOVE DRIVEWAY AT L1(G) AND ABOVE, ALIGNED WITH 3M REAR SETBACK.
4. SOUTH CORNER REVISED AT L1(G) + L2.
5. PLANTING ON STRUCTURE SETBACK 1M FROM SIDE BOUNDARY WITH 25 FLIDE ST.
6. NORTH-WEST EXTERNAL WALL SETBACK INCREASED TO 6M AT L3 AND ABOVE.
7. COMMUNAL ROOF TERRACE DELETED.
8. INCREASED FOOTPRINT OF L5 TO RELOCATE REDUCED FLOOR SPACE AT LOWER LEVELS.
9. GLASS TYPE AMENDED FROM CLEAR (GL1) TO TRANSLUCENT (GL2).
10. SHADOW DIAGRAMS UPDATED TO REFLECT MODIFIED BUILDING FORM.
11. GFA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM.
12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

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
D	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

29-Oct-20 5:48:18 PM

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

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.

architect

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

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

drawing BASEMENT 01 (LOWER GROUND) PLAN / 2

drawn JK

issue D

project no 17 031

drawing no **DA 106 / 2**

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
4. BRONZE SOLID PANEL ADDED TO LEVEL 3 + 4 ALONG KINGSWAY TO MATCH VERTICAL BLADES
5. CHANGED COLOUR OF BLADES TO 'BRONZE' ALONG SIDE ELEVATIONS TO REFLECT THE COLOUR OF A TREE TRUNK
6. DELETED MAINTENANCE STAIR TO ROOF
7. DELETED SCREEN TO CONCEAL PLANT AROUND LEVEL 5 PLANT AREA
8. MODULARISED GLAZING TO SOUTH WEST ELEVATION AT LEVELS 2-4
9. INTRODUCED TRANSLUCENT FILM BETWEEN BLADES TO SOUTH EAST ELEVATION AT LEVELS 3-4
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED

KINGSWAY

2560 | 7420 | 8880 | 8880 | 8980 | 1000

A DA 205 | B DA 206

PROPOSED SUBSTATION AND BLAST WALL TO BE SEPARATELY APPROVED PURSUANT TO PART 5.1 OF THE EPA ACT 1979

HYDRANT BOOSTER ASSEMBLY WITHIN A CUPBOARD

EXISTING TREE TO REMAIN

33

RL 35.38

SB 45.72

HYDRANT BOOSTER

KIOSK SUBSTATION

BLAST WALL

KINGSWAY GARDEN (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

5225 | 1205 | 2150

6000 | 3000

6430 SETBACK | 8530 SETBACK | 7500 SETBACK

15030 SETBACK

FS2 + FS3 | FS4 | FS1

LEVEL THRESHOLD

1

RL 35.45

4000

5000 SETBACK

4000 | 1000 SETBACK

C DA 207

8630

RESIDENTIAL / HEALTH SERVICES FACILITY
6 STOREY

NO. 404 KINGSWAY

FS3 | PLANT, MECHANICAL SERVICES + DUCTING | LIFT 2

UNISEX SHOWER

F ACC WC | M ACC WC

WET AREAS ARE INDICATIVE ONLY

(EMERGENCY) LIFT 1

ENTRY LOBBY RL 35.45

FS4 | MECHANICAL SERVICES + DUCTING

CARPORT

EXISTING RESIDENTIAL 1 STOREY

NO. 396 KINGSWAY

SB 39.63

AWNING | AWNING

DRIVEWAY

4000 SETBACK

D DA 208

8470

SB 79.25

4000

EXISTING GARAGE

x RL 39.44 | x RL 39.60

2310 | 3000

CARPARK SUPPLY AIR

DETENTION TANK ACCESS HATCH

RL 35.45 | RL 30.15

x EGL 34.00 OPEN TO B1 BELOW | x EGL 34.50 | x EGL 35.00

GARDEN (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

RL 35.24

GREEN ROOF (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

RL 33.68

SB 30.48
1.8m HIGH TIMBER FENCE ON BOUNDARY. EXISTING LEVELS RETAINED ON BOUNDARY

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

RL 34.85

EXISTING GROUND LEVEL TO BE MAINTAINED WITHIN SETBACK ZONE

A DA 205 | B DA 206

REFER TO DWG # DA 107 / 2

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
D	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
E	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
F	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21
G	INCORPORATING COUNCIL COMMENTS	19.04.21

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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architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

project

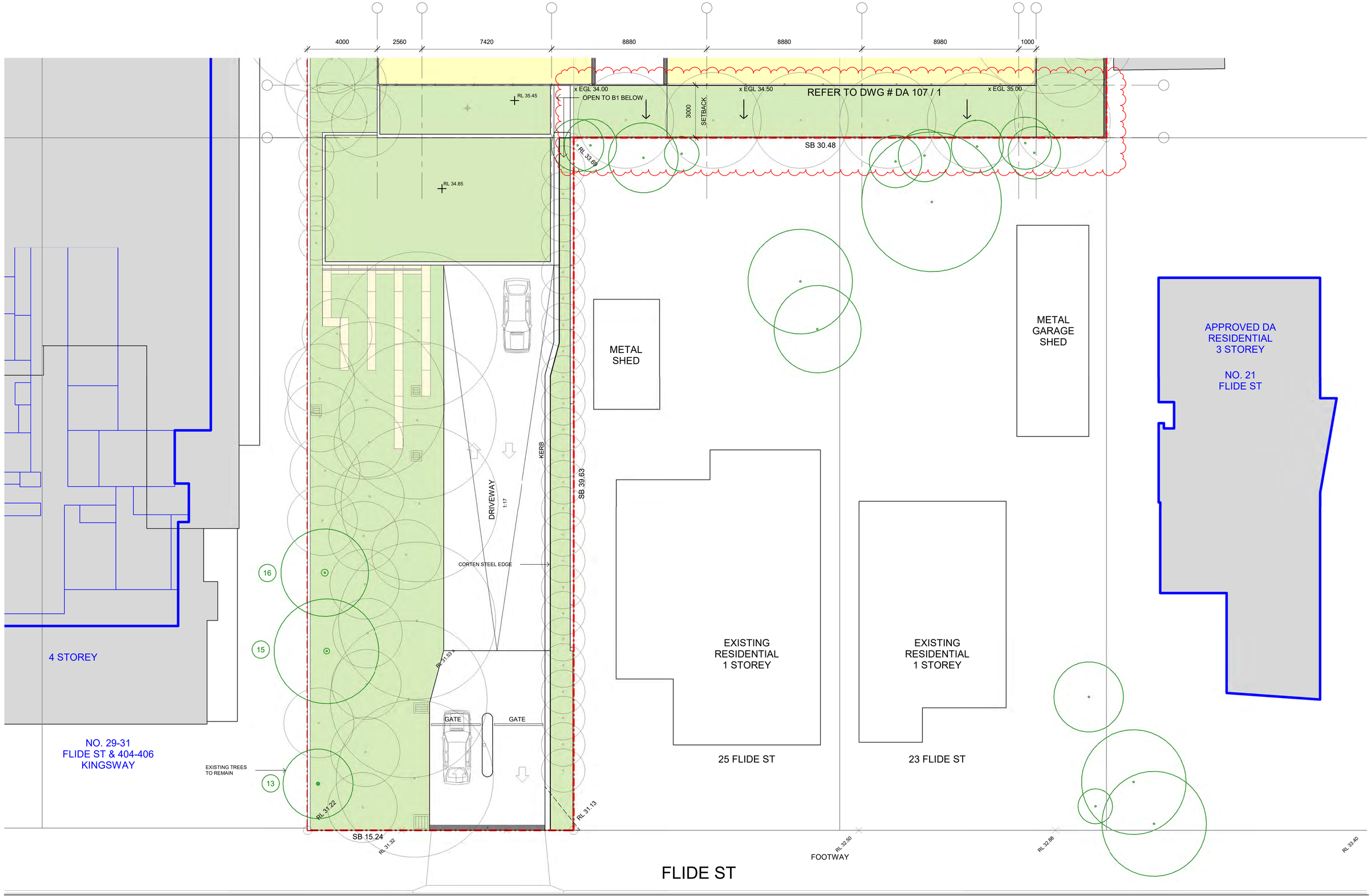
HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN
drawing	LEVEL 01 (GROUND) PLAN / 1
scale	1:100@A1 1:200@A3
drawn	JK / NK
issue	G
project no	17 031
drawing no	DA 107 / 1

scale bar 0 1 2 3 4 5 m

20-Apr-21 11:30:13 AM



issue	amendment	date
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D	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
E	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 3:01:11 PM

legend

ACC	ACCESSIBLE
B	BED
BA	BALCONY
C	COMMUNICATIONS
CPE	CARPARK EXHAUST
E	ELECTRICAL
F	FEMALE
FHR	FIRE HOSE REEL
FSx	FIRE STAIR
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IRWIN MEDICAL DEVELOPMENTS

north

mn
tn

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN	drawing	LEVEL 01 (GROUND) PLAN / 2
scale	1:100@A1 1:200@A3	drawn	JK / NK
		issue	E
scale bar	0 1 2 3 4 5 m	project no	17 031
		drawing no	DA 107 / 2

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
4. BRONZE SOLID PANEL ADDED TO LEVEL 3 + 4 ALONG KINGSWAY TO MATCH VERTICAL BLADES
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9. INTRODUCED TRANSLUCENT FILM BETWEEN BLADES TO SOUTH EAST ELEVATION AT LEVELS 3-4
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED

KINGSWAY

SB 45.72

RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY

NO. 404 KINGSWAY

BAL
B
BATH
B
LIFT
BATH
STAIR
BATH
LAUNDRY
BAL
L
K
B
B
B

CANOPY
BALLAST
RL 39.45
1
2

FS4
PLANT, MECHANICAL SERVICES + DUCTING
UNISEX SHOWER
LIFT 2
LOBBY
RL 39.45
F ACC WC
(EMERGENCY) LIFT 1
M ACC WC
FS3
MECHANICAL SERVICES + DUCTING
WET AREAS ARE INDICATIVE ONLY

BALLAST

EXISTING RESIDENTIAL 1 STOREY

NO. 396 KINGSWAY

EXISTING GARAGE

SB 39.63

SB 79.25

SB 30.48

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

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
D	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
E	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:30:25 AM

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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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

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 LEVEL 02 PLAN

drawn JK / NK

issue E

project no 17 031

drawing no **DA 108**

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
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10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED

KINGSWAY

SB 45.72

RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY

NO. 404 KINGSWAY

BA, B, BATH, LIFT, STAIR, B, BATH, BATH, B, B

FS3, FS4, PLANT, MECHANICAL SERVICES + DUCTING, LIFT 2, (EMERGENCY) LIFT 1, MECHANICAL SERVICES + DUCTING, UNISEX SHOWER, F ACC WC, M ACC WC, WET AREAS ARE INDICATIVE ONLY, LOBBY, RL 43.45, BALLAST

EXISTING RESIDENTIAL 1 STOREY

NO. 396 KINGSWAY

18M VIEW LINE

18.5 BUILDING SEPARATION (LEVEL 3-5)

ADG MINIMUM 18M

SB 39.63

EXISTING GARAGE

SB 79.25

SB 30.48

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

SETBACK

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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E	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21
F	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:30:37 AM

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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

architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN	drawing	LEVEL 03 PLAN
scale	1:100@A1 1:200@A3	drawn	JK / NK
scale bar	0 1 2 3 4 5 m	project no	17 031
		issue	F
		drawing no	DA 109

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
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10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED

KINGSWAY

SB 45.72

SB 39.63

SB 79.25

SB 30.48

RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY

NO. 404 KINGSWAY

EXISTING RESIDENTIAL 1 STOREY

NO. 396 KINGSWAY

18M VIEW LINE

18.5 BUILDING SEPARATION (LEVEL 3-5)

ADG MINIMUM 18M

EXISTING GARAGE

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

WET AREAS ARE INDICATIVE ONLY

LOBBY RL 46.95

UNISEX SHOWER

F ACC WC

M ACC WC

FS4

FS3

PLANT, MECHANICAL SERVICES + DUCTING

LIFT 2

(EMERGENCY) LIFT 1

MECHANICAL SERVICES + DUCTING

BA

B

BATH

LIFT

STAIR

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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E	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21
F	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:30:48 AM

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
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SP	STAIR PRESSURISATION

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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN	drawing	LEVEL 04 PLAN
scale	1:100@A1 1:200@A3	drawn	JK / NK
issue	F		
scale bar	0 1 2 3 4 5 m	project no	17 031
drawing no	DA 110		

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
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10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED

KINGSWAY

SB 45.72

RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY

NO. 404 KINGSWAY

L

B

BATH

B

LIFT

BATH

STAIR

WET AREAS ARE INDICATIVE ONLY

M ACC WC

F ACC WC

FS3

FS4

PLANT, MECHANICAL SERVICES + DUCTING

LIFT 2

(EMERGENCY) LIFT 1

MECHANICAL SERVICES + DUCTING

LOBBY

RL 50.45

PLANT (OPEN)

RL 50.45

BALLAST

BALLAST

6+7

1

1

EXISTING RESIDENTIAL 1 STOREY

NO. 396 KINGSWAY

EXISTING GARAGE

SB 39.63

SB 79.25

SB 30.48

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

A DA 205

B DA 206

C DA 207

D DA 208

4000 2560 7420 8880 8880 8980 1000 4000

5225 1205 2150 2310 3000

775 430 1100

8630 8630 8470

6000 SETBACK 6430 8530 SETBACK 7500 SETBACK

5000 SETBACK

6000 SETBACK

4000 SETBACK

5000 SETBACK

3000 SETBACK 6000 SETBACK 4750 SETBACK 11600 SETBACK 6850

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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E	INCORPORATING COUNCIL COMMENTS	19.04.21

legend

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

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NSW ARB Frank Stanisic 4480

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

drawing LEVEL 05 PLAN

drawn JK / NK

issue **E**

project no 17 031

drawing no **DA 111**

20-Apr-21 11:31:00 AM

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
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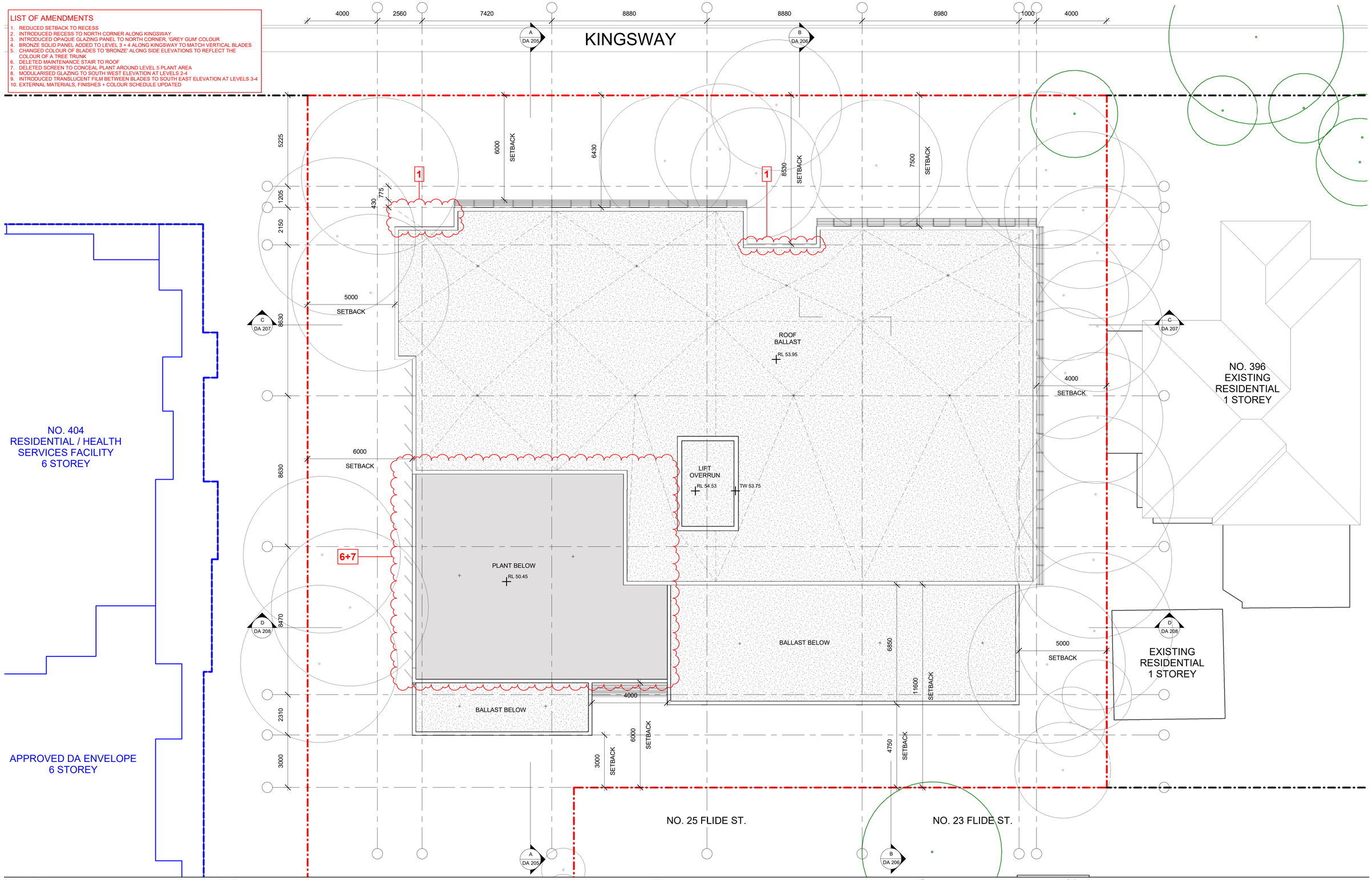
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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20-Apr-21 11:31:09 AM

legend

ACC	ACCESSIBLE
B	BED
BA	BALCONY
C	COMMUNICATIONS
CPE	CARPARK EXHAUST
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FHR	FIRE HOSE REEL
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IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN

drawing LEVEL 06 (ROOF) PLAN

scale 1:100@A1 1:200@A3

drawn JK / NK

issue **E**

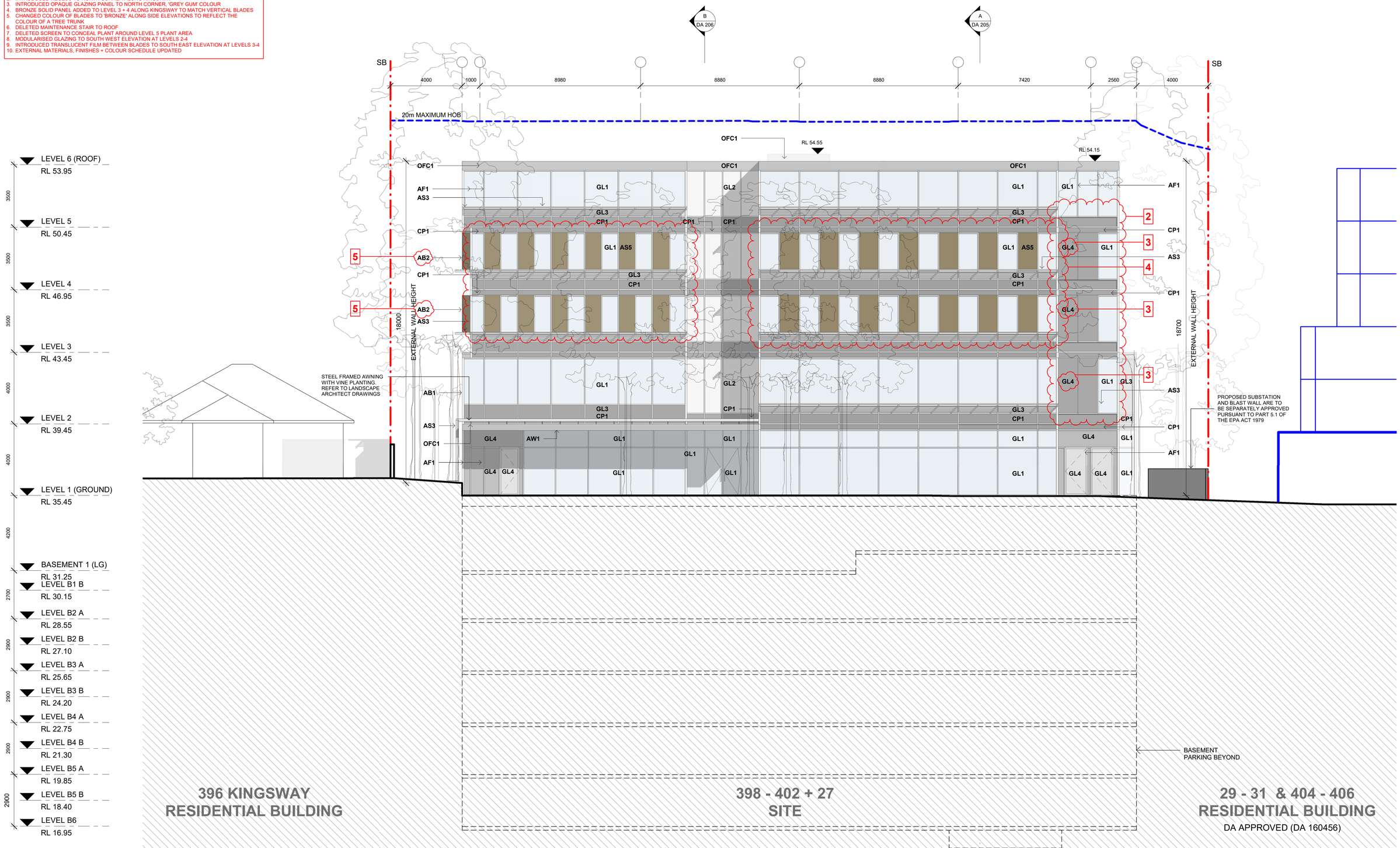
scale bar 0 1 2 3 4 5 m

project no 17 031

drawing no **DA 112**

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
4. BRONZE SOLID PANEL ADDED TO LEVEL 3 + 4 ALONG KINGSWAY TO MATCH VERTICAL BLADES
5. CHANGED COLOUR OF BLADES TO 'BRONZE' ALONG SIDE ELEVATIONS TO REFLECT THE COLOUR OF A TREE TRUNK
6. DELETED MAINTENANCE STAIR TO ROOF
7. DELETED SCREEN TO CONCEAL PLANT AROUND LEVEL 5 PLANT AREA
8. MODULARISED GLAZING TO SOUTH WEST ELEVATION AT LEVELS 2-4
9. INTRODUCED TRANSLUCENT FILM BETWEEN BLADES TO SOUTH EAST ELEVATION AT LEVELS 3-4
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED



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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E	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21
F	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:31:24 AM

do not scale from drawings.

legend

AB2	VERTICAL LOUVRE BLADE, BRONZE, POWDERCOAT FINISH, PROJECTING 450MM	GL3	TRANSLUCENT NO VISION GLASS PANEL, VIRIDIAN LUMINA CLOUD SERIES OR SIMILAR
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK	GL4	OPAQUE COLOURBACK NO VISION GLASS PANEL, GREY GUM
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM	OFC1	OFF FORM CONCRETE, PAINT FINISH, GREY GUM
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM	OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM	RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM	TB1	NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK	TP1	TIMBER PALING FENCE
AS5	SOLID ALUMINIUM NO VISION PANEL, BRONZE FINISH	TP2	TIMBER PALING BATTENS
AW1	OFF FORM CONCRETE AWNING		
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, GREY GUM		
CP1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, GREY GUM		20M MAXIMUM HOB (AT BUILDING FACE)
CP2	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, GREY GUM		
CP3	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE		
GL1	TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS		
GL2	DARKER TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS		

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architect

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NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

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	FS	drawing	NORTH EAST ELEVATION – KINGSWAY
drawn	JK/NK	issue	F
project no	17 031	drawing no	DA 201

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
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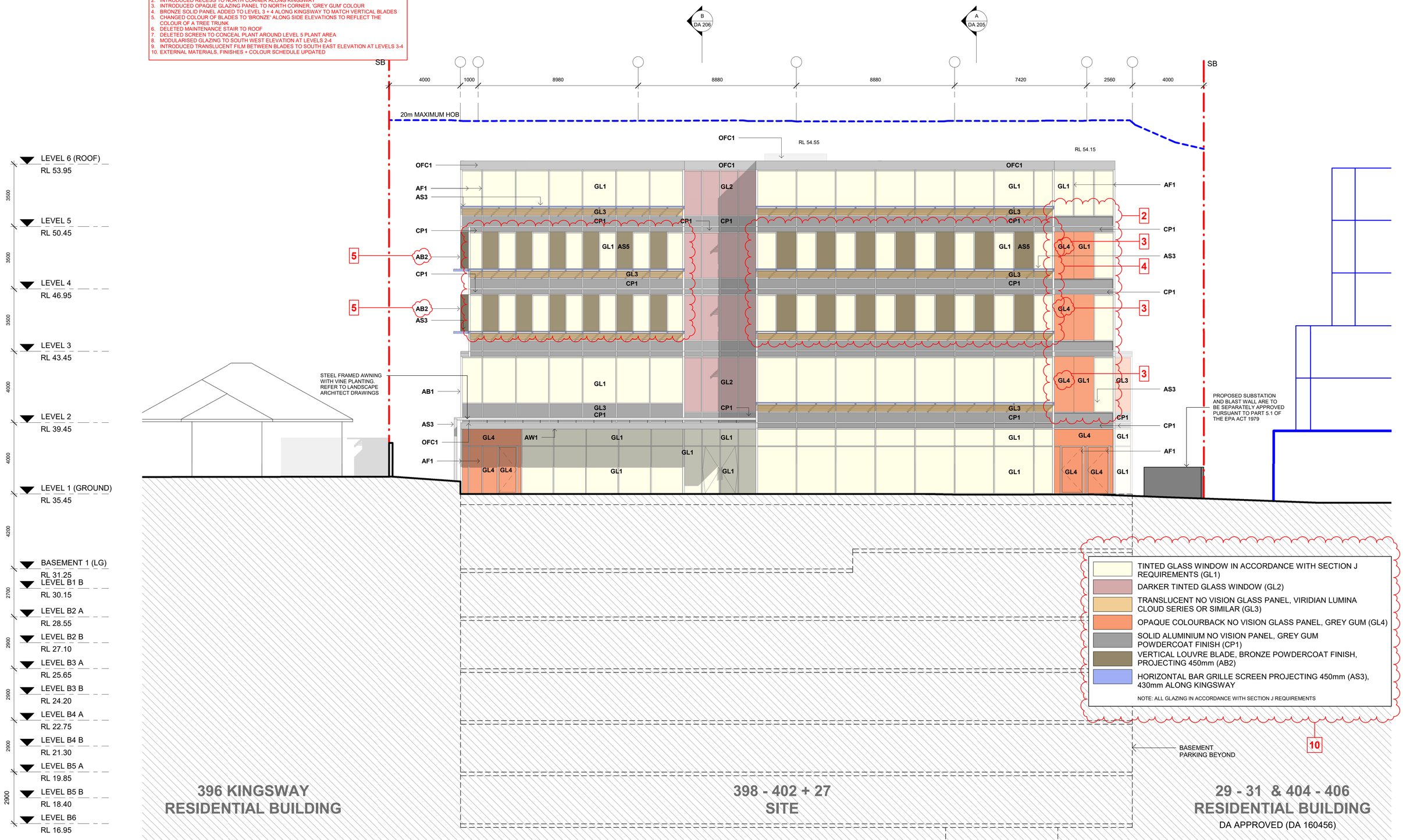
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED



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legend

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AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM	OFC1	OFF FORM CONCRETE, PAINT FINISH, GREY GUM
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM	OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM	RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM	TB1	NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK	TP1	TIMBER PALING FENCE
AS5	SOLID ALUMINIUM NO VISION PANEL, BRONZE FINISH	TP2	TIMBER PALING BATTENS
AW1	OFF FORM CONCRETE AWNING		
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, GREY GUM		
CP1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, GREY GUM		20M MAXIMUM HOB (AT BUILDING FACE)
CP2	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, GREY GUM		
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GL1	TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS		
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client

IRWIN MEDICAL DEVELOPMENTS

north

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	NORTH EAST ELEVATION – KINGSWAY - GLASS TYPES
drawn	JK	issue	E
project no	17 031	drawing no	DA 201-1

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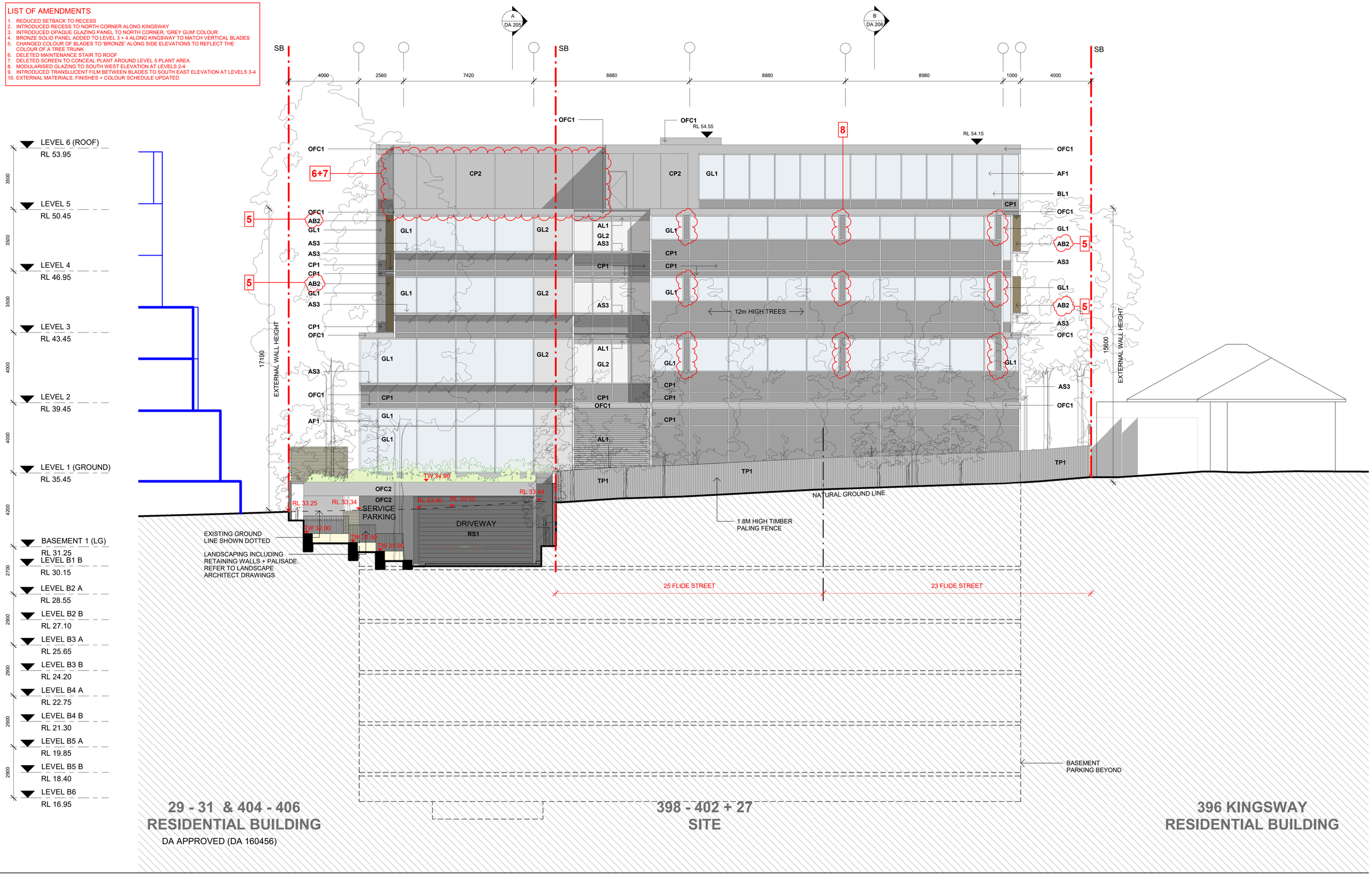

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20-Apr-21 11:32:18 AM

do not scale from drawings.

legend

AB2	VERTICAL LOUVRE BLADE, BRONZE, POWDERCOAT FINISH, PROJECTING 450MM
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWERCOAT FINISH, DARK
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK
AS5	SOLID ALUMINIUM NO VISION PANEL, BRONZE FINISH
AW1	OFF FORM CONCRETE AWNING
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, GREY GUM
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GL1	TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS
GL2	DARKER TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS
GL3	TRANSLUCENT NO VISION GLASS PANEL, VIRIDIAN LUMINA CLOUD SERIES OR SIMILAR
GL4	OPAQUE COLOURBACK NO VISION GLASS PANEL, GREY GUM
OFC1	OFF FORM CONCRETE, PAINT FINISH, GREY GUM
OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TB1	NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE
TP1	TIMBER PALING FENCE
TP2	TIMBER PALING BATTENS
	20M MAXIMUM HOB (AT BUILDING FACE)

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IRWIN MEDICAL DEVELOPMENTS

north

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 FS

drawing SOUTH WEST ELEVATION – FLIDE ST

drawn JK/NK

issue **F**

project no 17 031

drawing no **DA 202**

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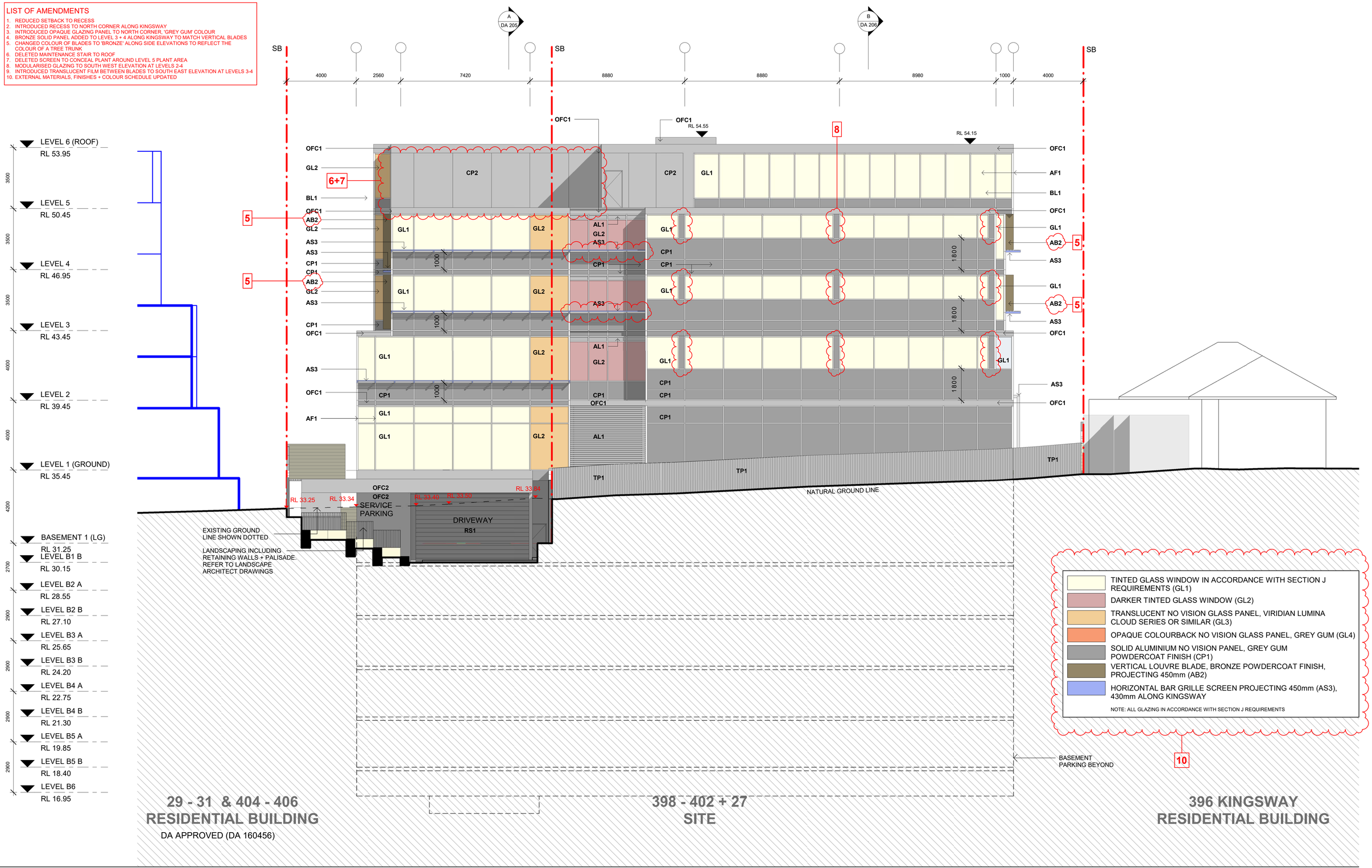

29 - 31 & 404 - 406 RESIDENTIAL BUILDING
DA APPROVED (DA 160456)

398 - 402 + 27 SITE

396 KINGSWAY RESIDENTIAL BUILDING

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20-Apr-21 11:32:51 AM

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AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM	OFC1	OFF FORM CONCRETE, PAINT FINISH, GREY GUM
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM	OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
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drawing SOUTH WEST ELEVATION – FLIDE ST - GLASS TYPES
drawn JK
issue **E**
project no 17 031
drawing no **DA 202-1**

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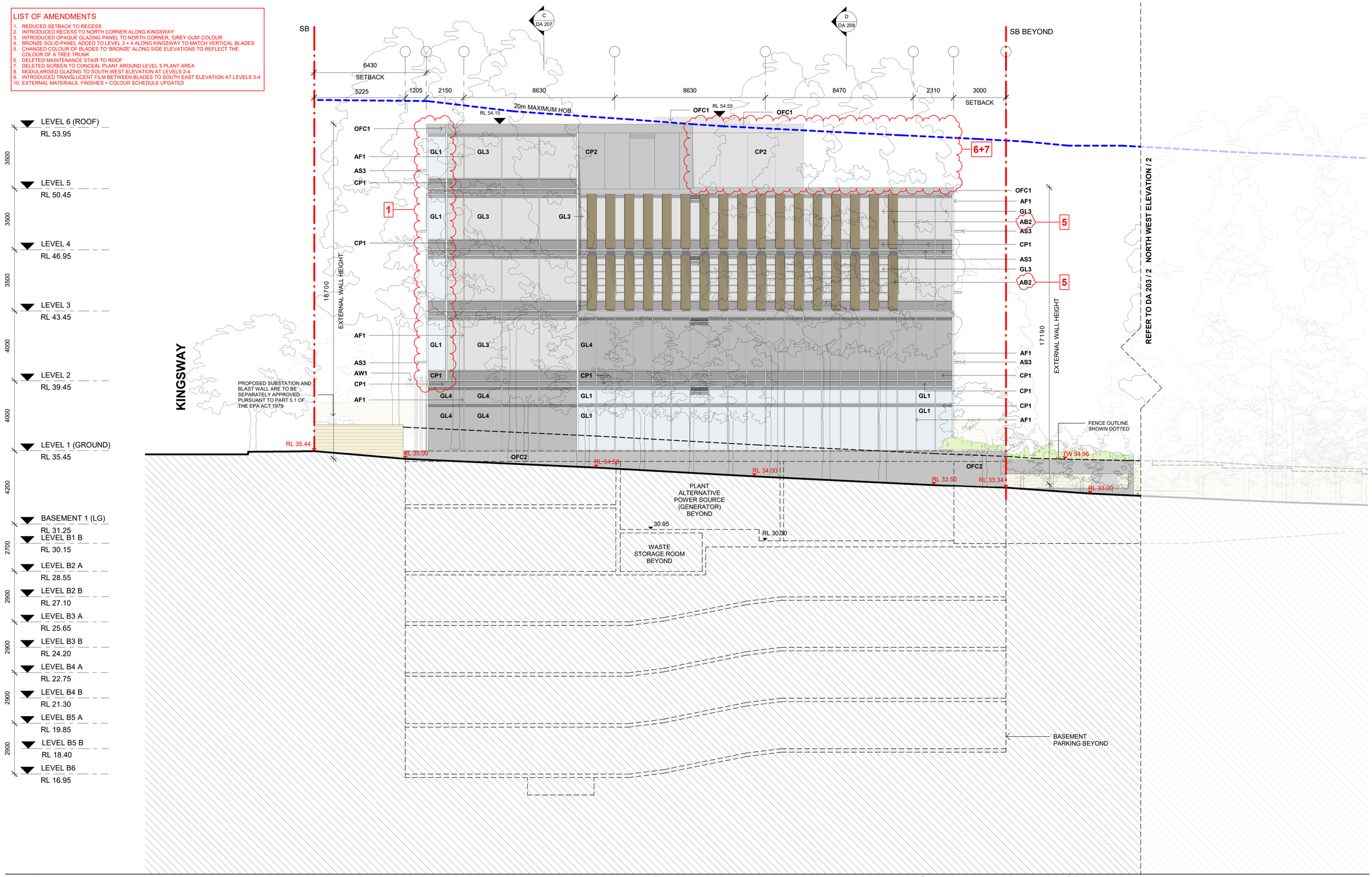

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AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM	OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM	RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
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drawn JK/NK

issue E

project no 17 031

drawing no **DA 203 / 1**

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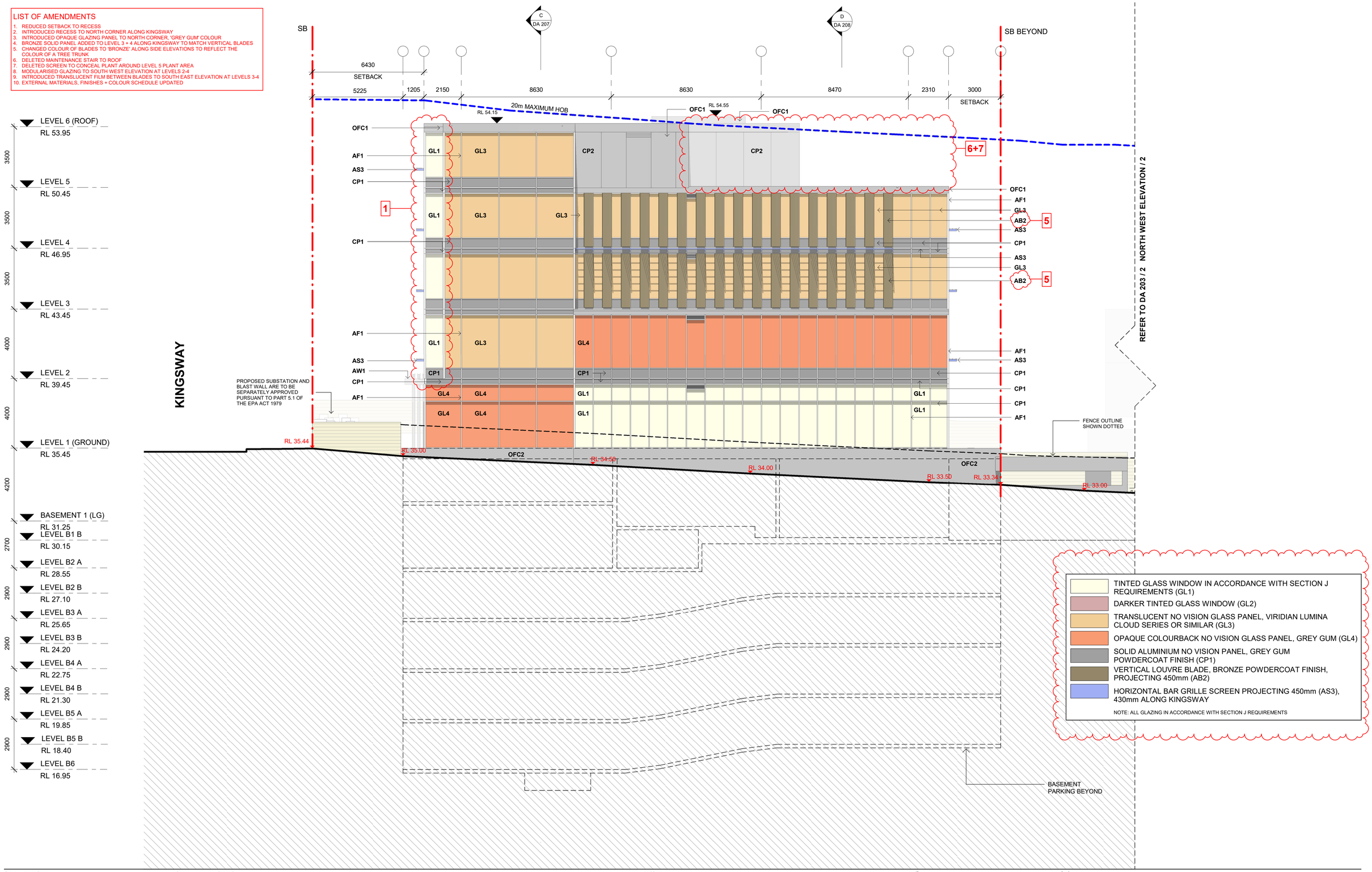

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AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM	TB1	NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK	TP1	TIMBER PALING FENCE
AS5	SOLID ALUMINIUM NO VISION PANEL, BRONZE FINISH	TP2	TIMBER PALING BATTENS
AW1	OFF FORM CONCRETE AWNING		
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, GREY GUM		
CP1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, GREY GUM		20M MAXIMUM HOB (AT BUILDING FACE)
CP2	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, GREY GUM		
CP3	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE		
GL1	TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS		
GL2	DARKER TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS		

architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

scale 1:100@A1 1:200@A3

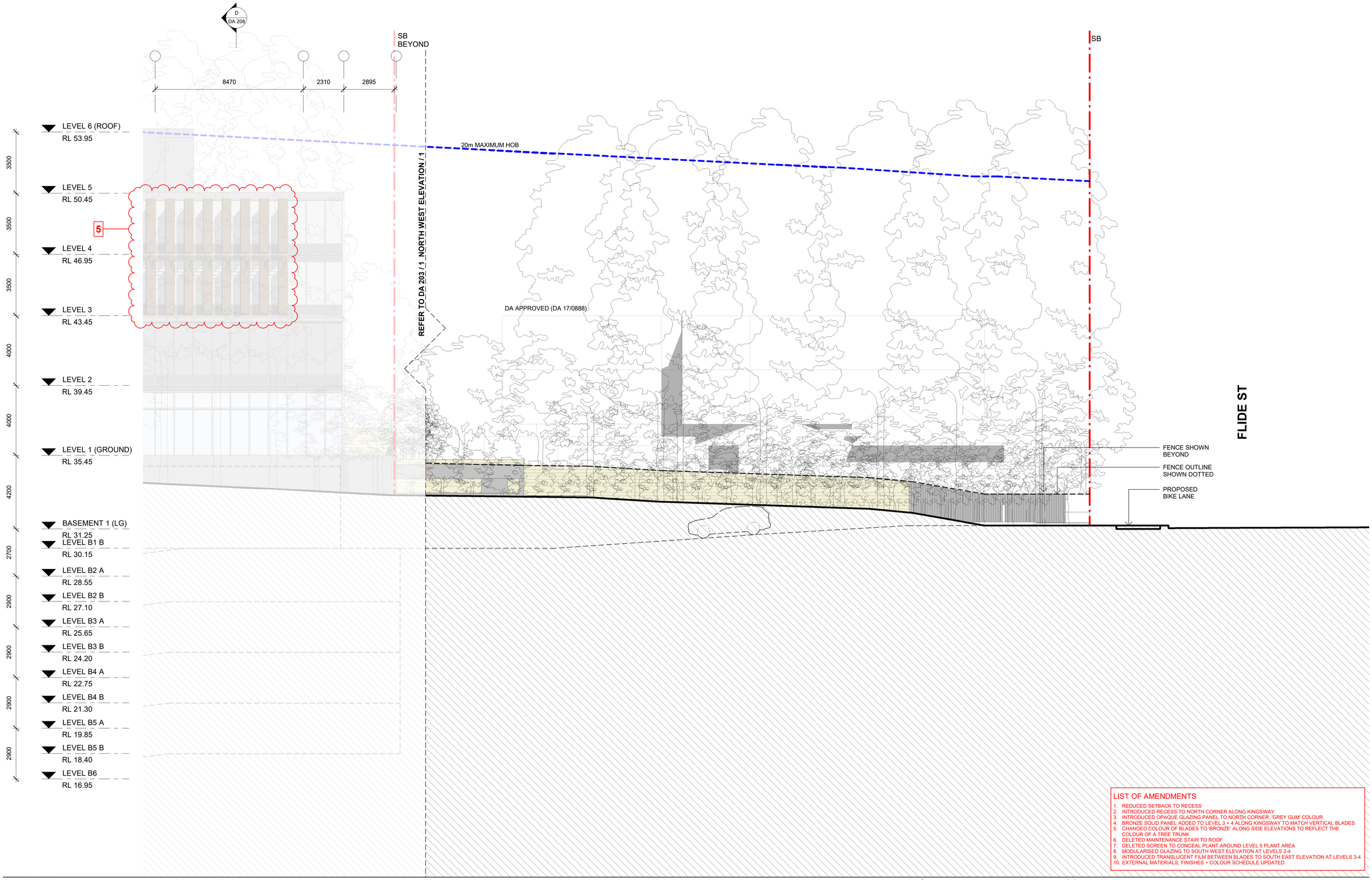
scale bar 0 1 2 3 4 5 m

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN	drawing	NORTH WEST ELEVATION / 1 – GLASS TYPES
drawn	JK	issue	E
project no	17 031	drawing no	DA 203 / 1-1



LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
4. BRONZE SOLID PANEL ADDED TO LEVEL 3 + 4 ALONG KINGSWAY TO MATCH VERTICAL BLADES
5. CHANGED COLOUR OF BLADES TO 'BRONZE' ALONG SIDE ELEVATIONS TO REFLECT THE COLOUR OF A TREE TRUNK
6. DELETED MAINTENANCE STAIR TO ROOF
7. DELETED SCREEN TO CONCEAL PLANT AROUND LEVEL 5 PLANT AREA
8. MODULARISED GLAZING TO SOUTH WEST ELEVATION AT LEVELS 2-4
9. INTRODUCED TRANSLUCENT FILM BETWEEN BLADES TO SOUTH EAST ELEVATION AT LEVELS 3-4
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
D	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:33:37 AM

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.

legend

AB2	VERTICAL LOUVRE BLADE, BRONZE, POWDERCOAT FINISH, PROJECTING 450MM
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK
AS5	SOLID ALUMINIUM NO VISION PANEL, BRONZE FINISH
AW1	OFF FORM CONCRETE AWNING
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, GREY GUM
CP1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, GREY GUM
CP2	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, GREY GUM
CP3	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE
GL1	TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS
GL2	DARKER TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS
GL3	TRANSLUCENT NO VISION GLASS PANEL, VIRIDIAN LUMINA CLOUD SERIES OR SIMILAR
GL4	OPAQUE COLOURBACK NO VISION GLASS PANEL, GREY GUM
OFC1	OFF FORM CONCRETE, PAINT FINISH, GREY GUM
OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TB1	NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE
TP1	TIMBER PALING FENCE
TP2	TIMBER PALING BATTENS
	20M MAXIMUM HOB (AT BUILDING FACE)

architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

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	FS	drawing	NORTH WEST ELEVATION / 2
drawn	NK	issue	D
project no	17 031	drawing no	DA 203 / 2

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
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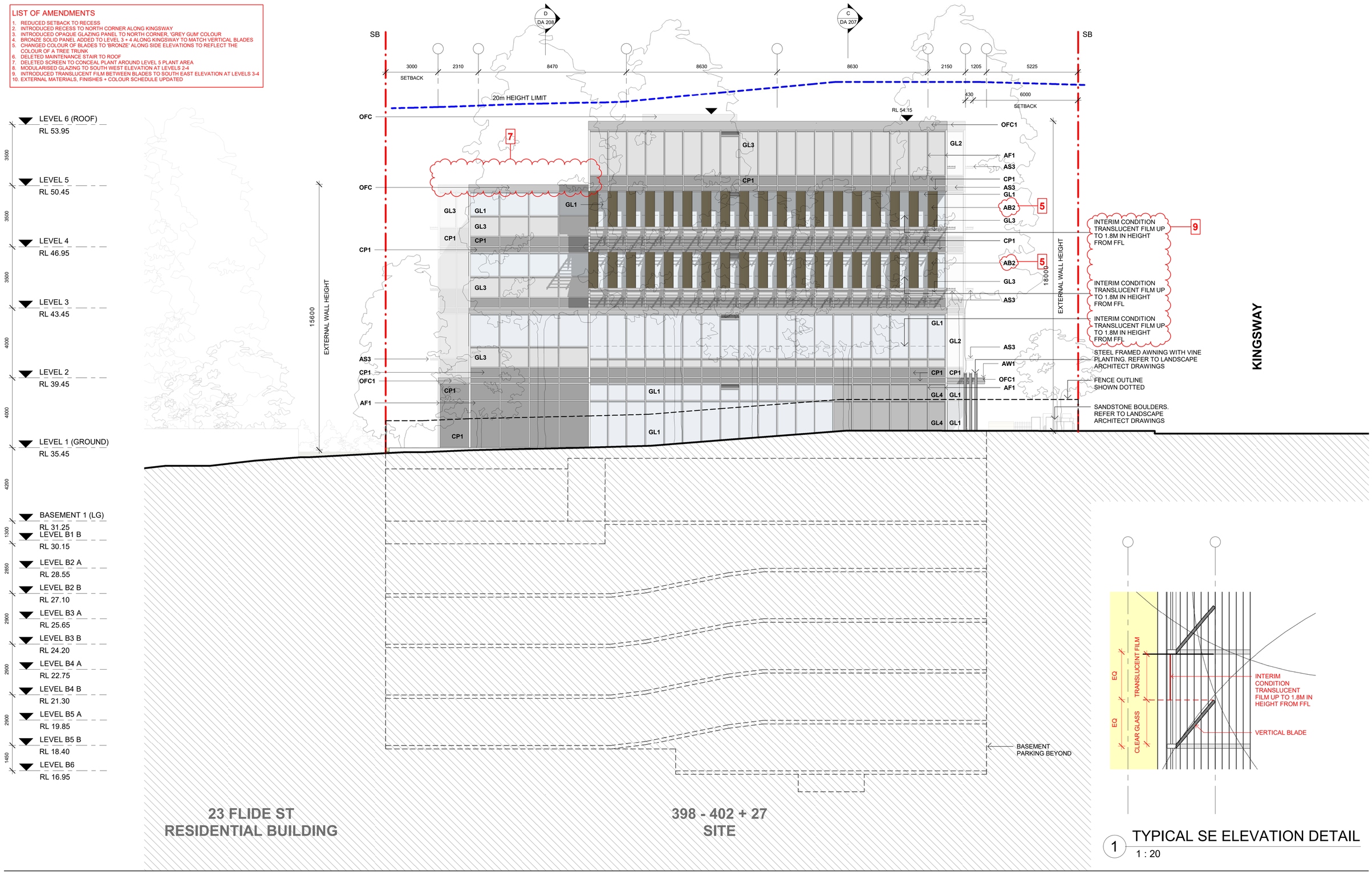

1 TYPICAL SE ELEVATION DETAIL
1 : 20

23 FLIDE ST RESIDENTIAL BUILDING

398 - 402 + 27 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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E	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21
F	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:35:21 AM

legend

AB2	VERTICAL LOUVRE BLADE, BRONZE, POWDERCOAT FINISH, PROJECTING 450MM	GL3	TRANSLUCENT NO VISION GLASS PANEL, VIRIDIAN LUMINA CLOUD SERIES OR SIMILAR
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK	GL4	OPAQUE COLOURBACK NO VISION GLASS PANEL, GREY GUM
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM	OFC1	OFF FORM CONCRETE, PAINT FINISH, GREY GUM
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM	OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM	RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM	TB1	NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK	TP1	TIMBER PALING FENCE
AS5	SOLID ALUMINIUM NO VISION PANEL, BRONZE FINISH	TP2	TIMBER PALING BATTENS
AW1	OFF FORM CONCRETE AWNING		
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, GREY GUM		
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CP3	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE		
GL1	TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS		
GL2	DARKER TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS		

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architect

stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

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 FS

drawing SOUTH EAST ELEVATION

drawn JK/NK

issue **F**

project no 17 031

drawing no **DA 204**

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
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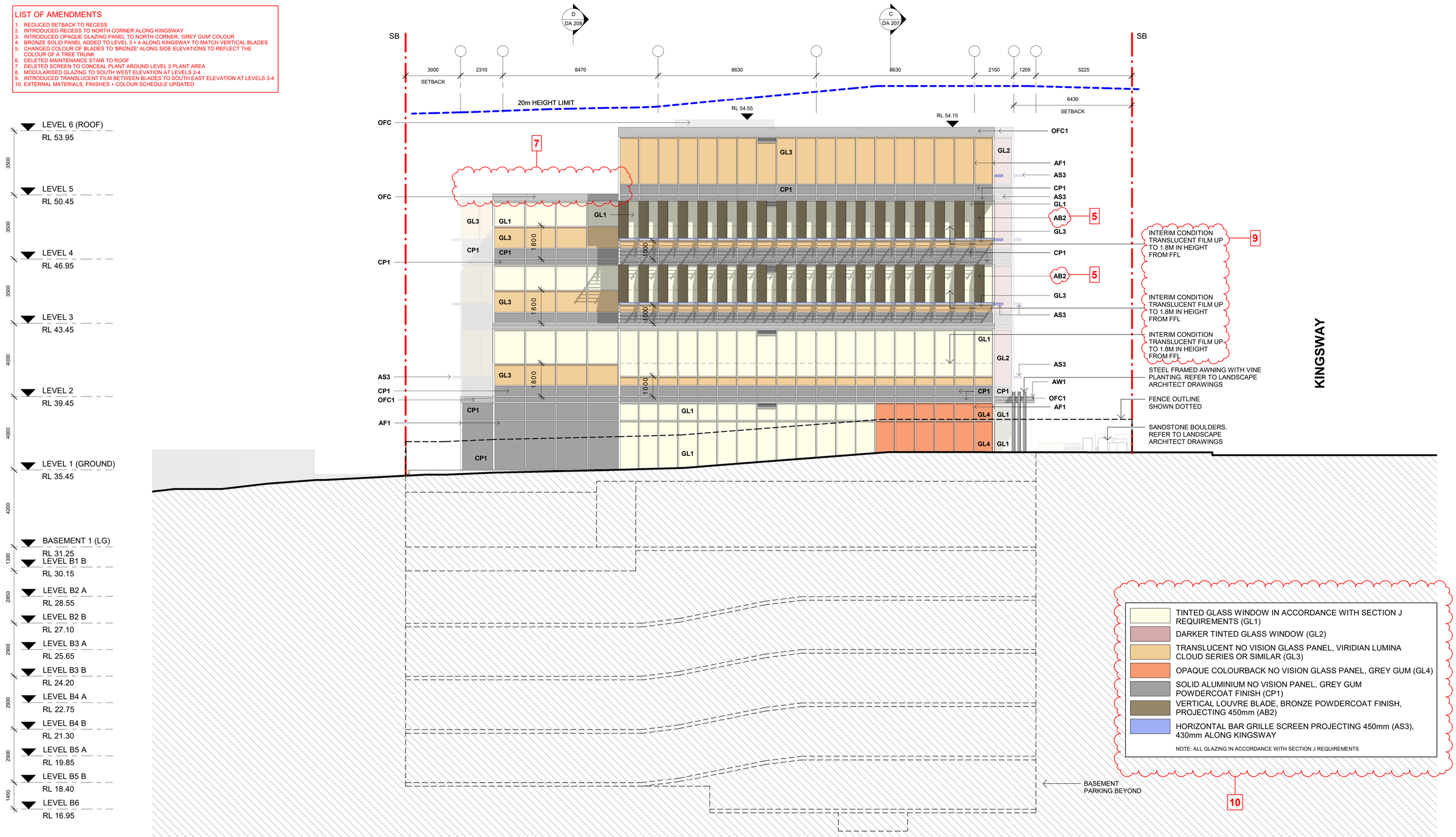
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED



23 FLIDE ST
RESIDENTIAL BUILDING

398 - 402 + 27
SITE

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
D	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21
E	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:34:06 AM

do not scale from drawings.

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legend

AB2	VERTICAL LOUVRE BLADE, BRONZE, POWDERCOAT FINISH, PROJECTING 450MM
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM
AS4	ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK
AS5	SOLID ALUMINIUM NO VISION PANEL, BRONZE FINISH
AW1	OFF FORM CONCRETE AWNING
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, GREY GUM
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CP3	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, BRONZE
GL1	TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS
GL2	DARKER TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS
GL3	TRANSLUCENT NO VISION GLASS PANEL, VIRIDIAN LUMINA CLOUD SERIES OR SIMILAR
GL4	OPAQUE COLOURBACK NO VISION GLASS PANEL, GREY GUM
OFC1	OFF FORM CONCRETE, PAINT FINISH, GREY GUM
OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TB1	NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE
TP1	TIMBER PALING FENCE
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	20M MAXIMUM HOB (AT BUILDING FACE)

architect
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

client
IRWIN MEDICAL DEVELOPMENTS

north

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 SOUTH EAST ELEVATION – GLASS TYPES
drawn JK
issue E
project no 17 031
drawing no DA 204 -1

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
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6. DELETED MAINTENANCE STAIR TO ROOF
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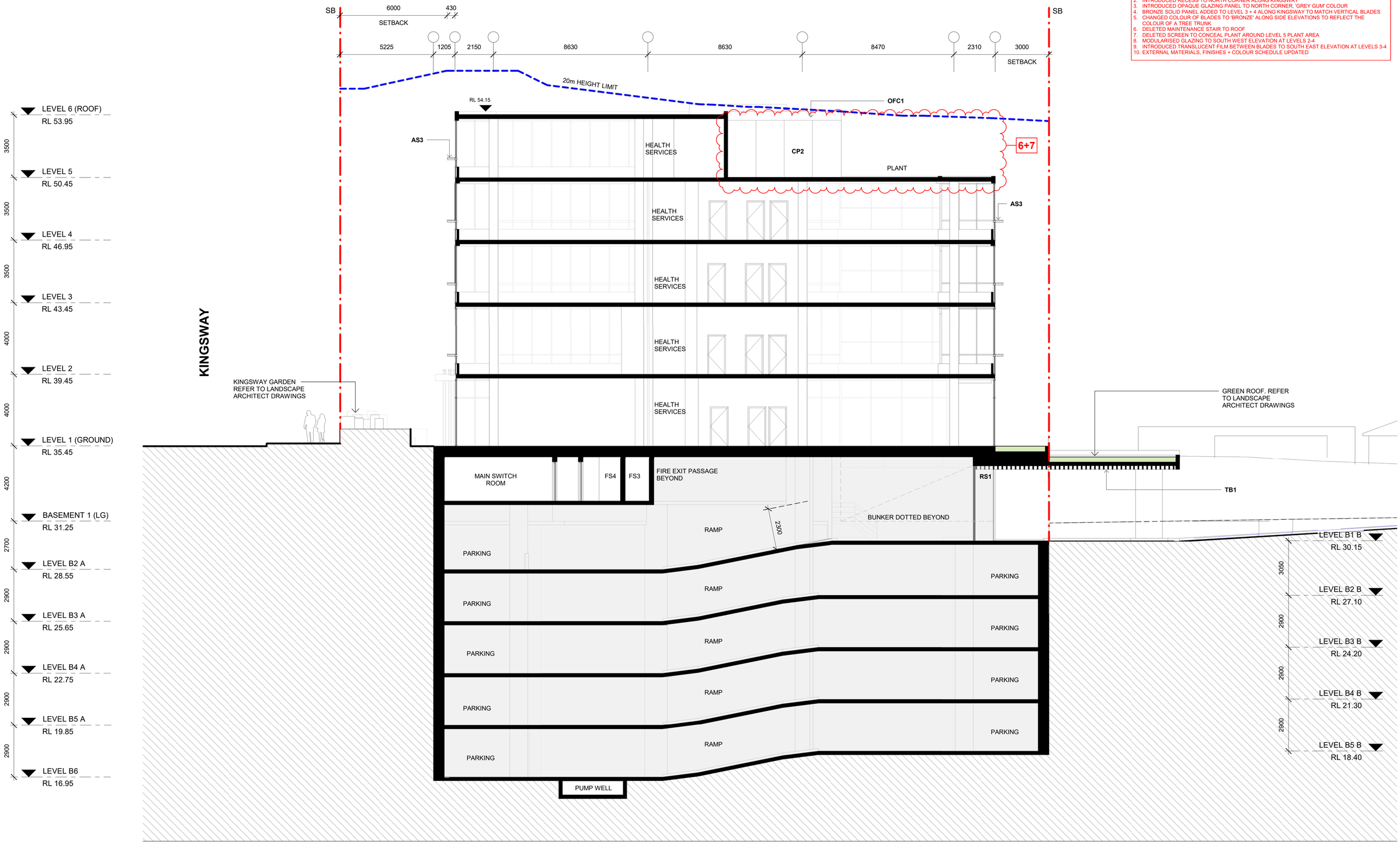
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED



issue	amendment	date
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E	INCORPORATING COUNCIL COMMENTS	19.04.21

20-Apr-21 11:35:29 AM

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legend

AB2	VERTICAL LOUVRE BLADE, BRONZE, POWDERCOAT FINISH, PROJECTING 450MM	GL3	TRANSLUCENT NO VISION GLASS PANEL, VIRIDIAN LUMINA CLOUD SERIES OR SIMILAR
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWERCOAT FINISH, DARK	GL4	OPAQUE COLOURBACK NO VISION GLASS PANEL, GREY GUM
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM	OFC1	OFF FORM CONCRETE, PAINT FINISH, GREY GUM
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, GREY GUM	OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
AS2	ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM	RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
AS3	ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM	TB1	NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE
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GL1	TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS		
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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 SECTION AA

scale 1:100@A1 1:200@A3

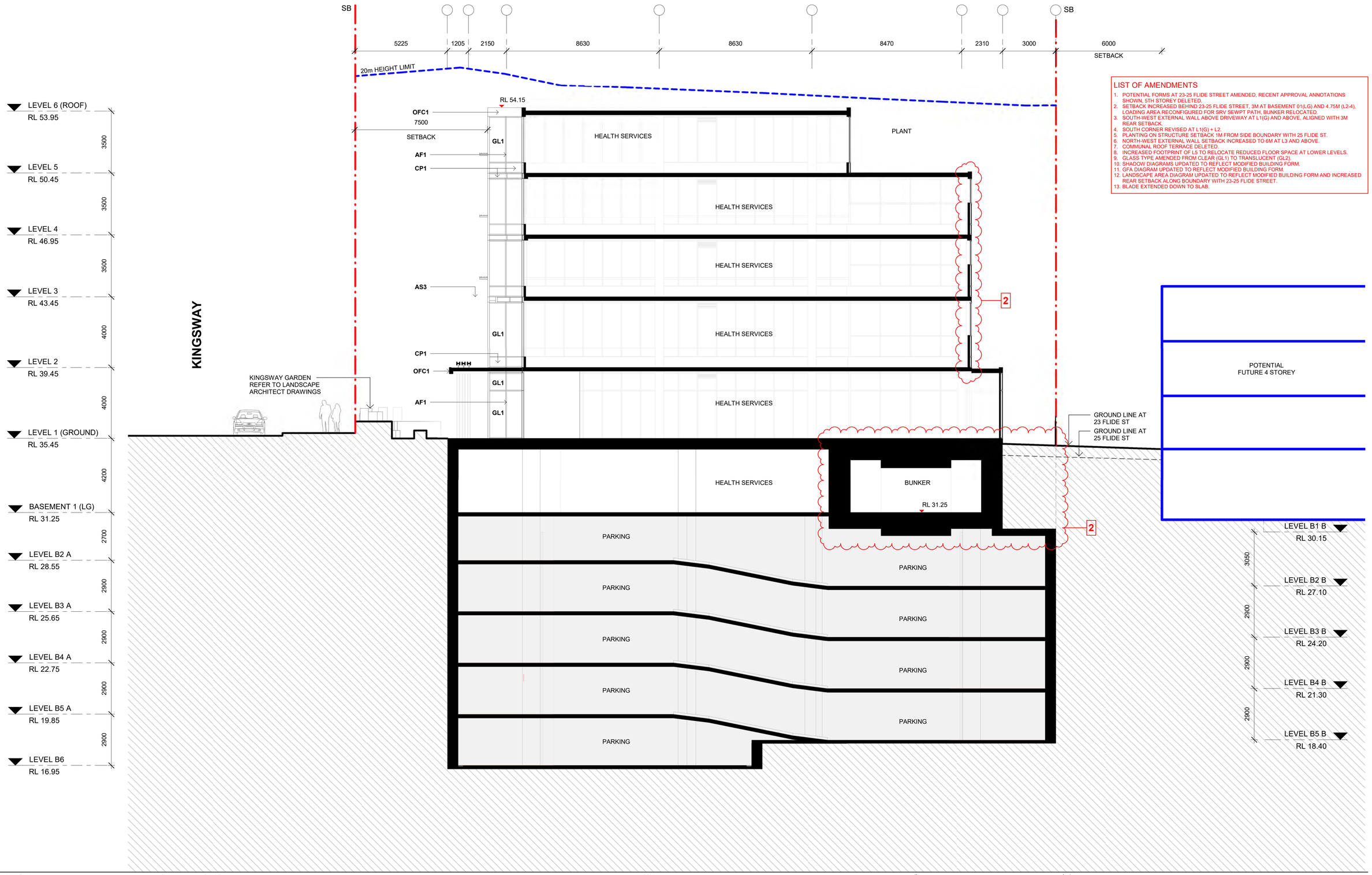
drawn JK

issue **E**

scale bar 0 1 2 3 4 5 m

project no 17 031

drawing no **DA 205**



LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
3. SOUTH-WEST EXTERNAL WALL ABOVE DRIVEWAY AT L1(G) AND ABOVE, ALIGNED WITH 3M REAR SETBACK.
4. SOUTH CORNER REVISED AT L1(G) + L2.
5. PLANTING ON STRUCTURE SETBACK 1M FROM SIDE BOUNDARY WITH 25 FLIDE ST.
6. NORTH-WEST EXTERNAL WALL SETBACK INCREASED TO 6M AT L3 AND ABOVE.
7. COMMUNAL ROOF TERRACE DELETED.
8. INCREASED FOOTPRINT OF L5 TO RELOCATE REDUCED FLOOR SPACE AT LOWER LEVELS.
9. GLASS TYPE AMENDED FROM CLEAR (GL1) TO TRANSLUCENT (GL2).
10. SHADOW DIAGRAMS UPDATED TO REFLECT MODIFIED BUILDING FORM.
11. GFA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM.
12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

issue	amendment	date
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legend

AB1	ALUMINIUM BLADES, VERTICAL, POWERCOAT FINISH SILVER
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWERCOAT FINISH, DARK
AL1	ALUMINIUM LOUVRES, POWDERCOAT FINISH, SILVER
AS1	ALUMINIUM SCREEN, HORIZONTAL, POWDERCOAT FINISH, SILVER
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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
GL5	GLASS PANEL, DGU, TINTED, NO VISION, AIR SPACE
OFC1	OFF FORM CONCRETE, PAINT FINISH SILVER
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RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
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TP1	TIMBER PALING FENCE
TP2	TIMBER PALING BATTENS
	20M MAXIMUM HOB (AT BUILDING FACE)

03-Mar-21 11:09:02 AM

do not scale from drawings.

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stanisic architects

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client

IRWIN MEDICAL DEVELOPMENTS

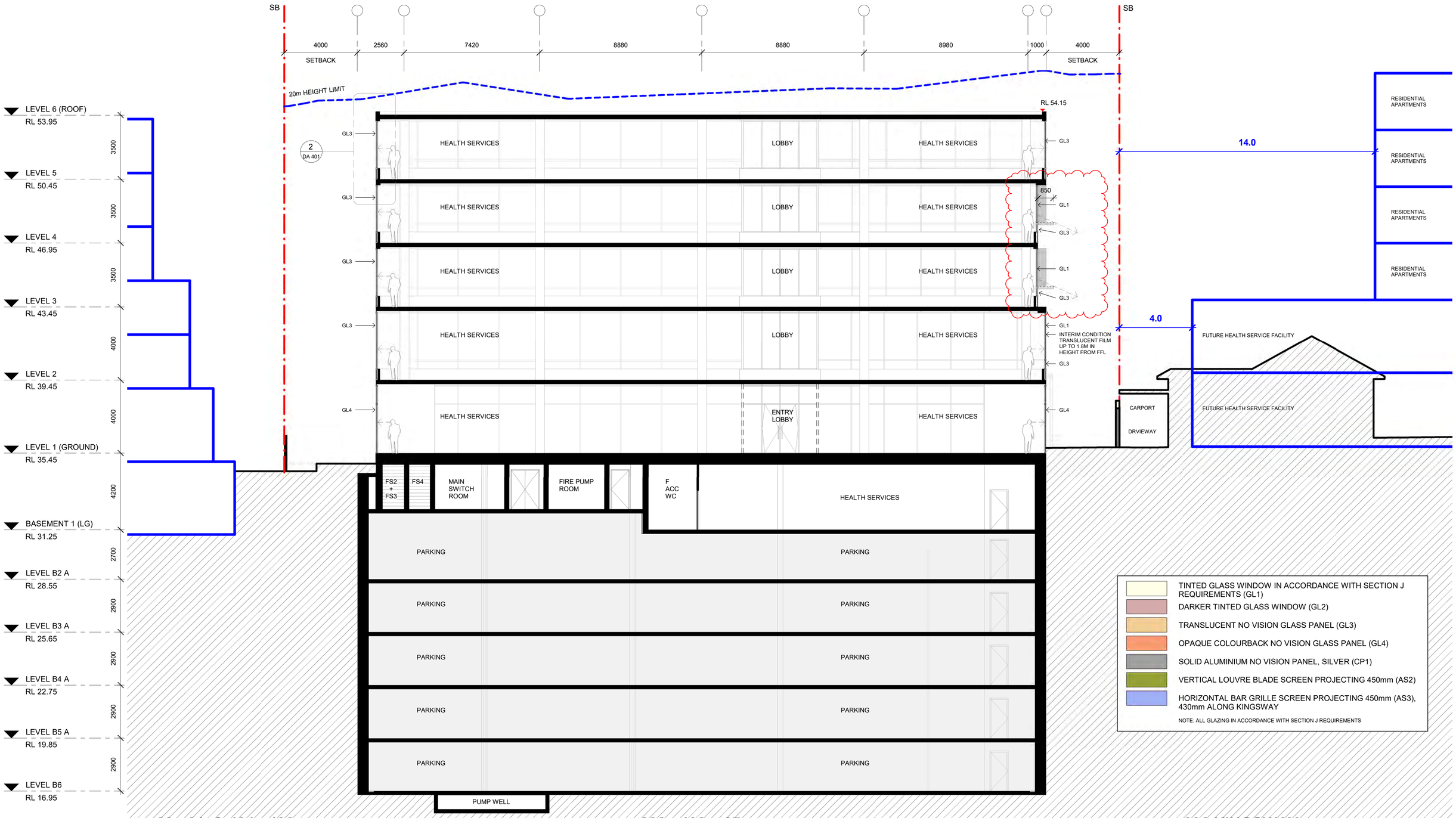
north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN
drawing	SECTION BB
scale	1:100@A1 1:200@A3
drawn	JK
issue	D
scale bar	0 1 2 3 4 5 m
project no	17 031
drawing no	DA 206



29 - 31 & 404 - 406
RESIDENTIAL BUILDING
DA APPROVED (DA 160456)

398 - 402 + 27
SITE

396 KINGSWAY
RESIDENTIAL BUILDING

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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02-Mar-21 3:03:31 PM

legend

AB1	ALUMINIUM BLADES, VERTICAL, POWERCOAT FINISH SILVER
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWERCOAT FINISH, DARK
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AS4	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, OPAQUE, 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)

do not scale from drawings.

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architect
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

client
IRWIN MEDICAL DEVELOPMENTS

north

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

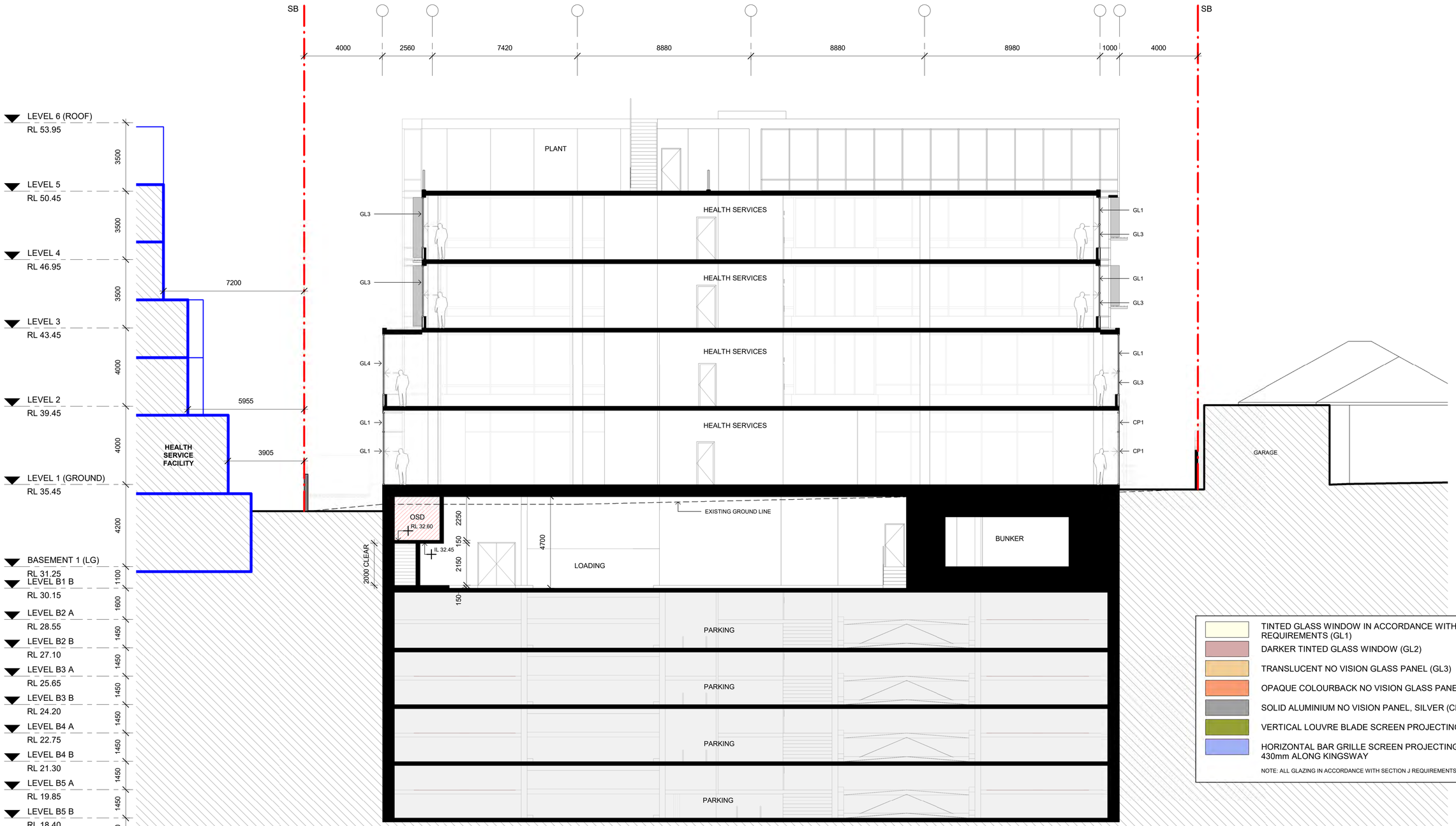
drawing SECTION CC

drawn JK

issue E

project no 17 031

drawing no **DA 207**



TINTED GLASS WINDOW IN ACCORDANCE WITH SECTION J REQUIREMENTS (GL1)

DARKER TINTED 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

NOTE: ALL GLAZING IN ACCORDANCE WITH SECTION J REQUIREMENTS

29 - 31 & 404 - 406
RESIDENTIAL BUILDING
DA APPROVED (DA 160456)

398 - 402 + 27
SITE

396 KINGSWAY
RESIDENTIAL BUILDING

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
D	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
E	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 3:03:39 PM

legend

AB1	ALUMINIUM BLADES, VERTICAL, POWERCOAT FINISH SILVER
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWERCOAT 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 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
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)

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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

scale 1:100@A1 1:200@A3

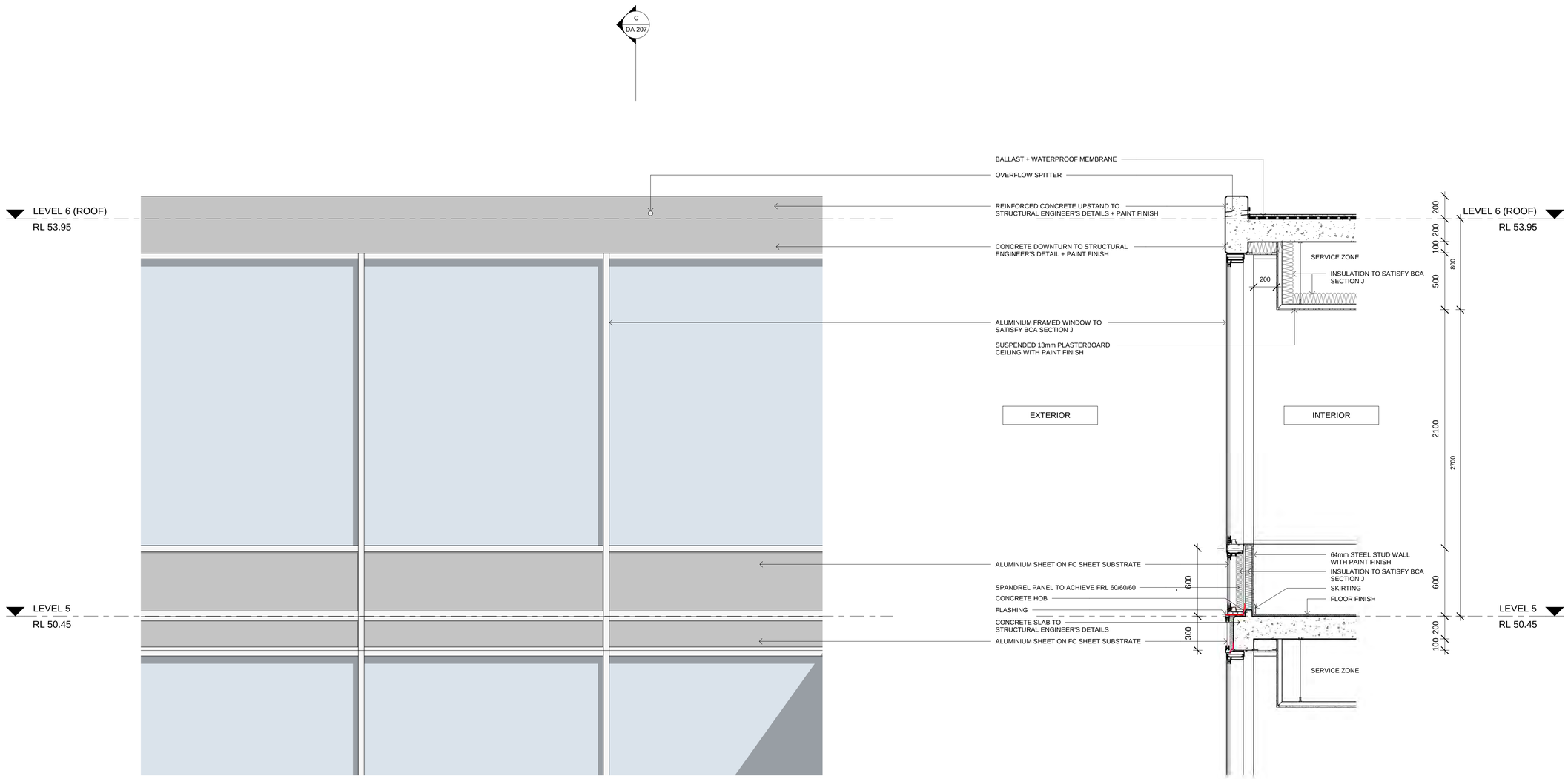
scale bar 0 1 2 3 4 5 m

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN
drawing	SECTION DD
drawn	JK
issue	E
project no	17 031
drawing no	DA 208



1 ELEVATION DETAIL - TYPICAL

1 : 20

2 WALL SECTION DETAIL - TYPICAL

1 : 20

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19

legend

AB1	ALUMINIUM BLADES, VERTICAL, POWERCOAT FINISH SILVER
AF1	ALUMINIUM WINDOW & DOOR FRAMES, POWERCOAT 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
BL1	ALUMINIUM PALISADE, POWDERCOAT FINISH, SILVER
DEC	TRANSLUCENT DIFFUSER FILM, GREY
CP1	ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, SILVER
CP2	FIBRE CEMENT CLADDING PANEL, PAINT FINISH, SILVER
GL1	GLASS WINDOWS, DGU, CLEAR & COATED, AIR SPACE
GL2	GLASS WINDOWS, DGU, TINTED & COATED, AIR SPACE
GL3	GLASS PANEL, COLOURBACK, DARK
GL4	GLASS LOUVRES, LIGHT TINTED
GL5	GLASS LOUVRES, DARK TINTED
OFC1	OFF FORM CONCRETE, PAINT FINISH SILVER
OFC2	OFF FORM CONCRETE, PAINT FINISH NATURAL
RS1	STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH
TB1	TIMBER BATTENS, NATURAL FINISH
	20M MAXIMUM HOB (AT BUILDING FACE)

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4/10/2019 11:08:09 AM

architect
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

client
IRWIN MEDICAL DEVELOPMENTS

north

scale 1:20@A1 1:40@A3

scale bar 0 200 400 600 800 1000 mm

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

checked JN

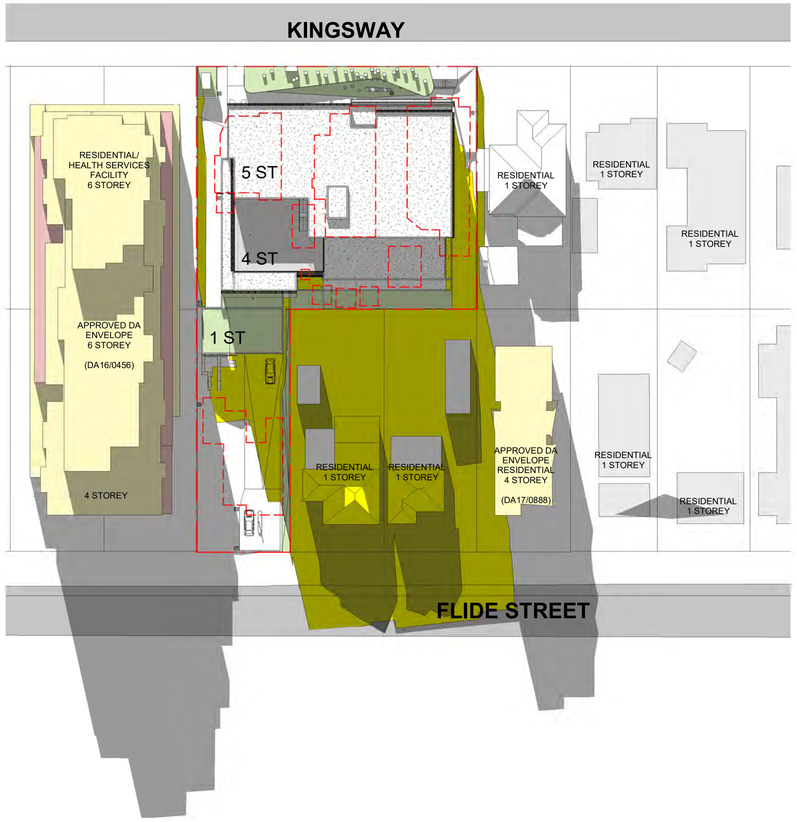
drawing WALL SECTION DETAIL 1

drawn JK

issue A

project no 17 031

drawing no DA 401



1 SHADOW DIAGRAM - JUNE 21 - 9AM

1 : 500

2 SHADOW DIAGRAM - JUNE 21 - 12PM

1 : 500

3 SHADOW DIAGRAM - JUNE 21 - 3PM

1 : 500

10

LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
3. SOUTH-WEST EXTERNAL WALL ABOVE DRIVEWAY AT L1(G) AND ABOVE, ALIGNED WITH 3M REAR SETBACK.
4. SOUTH CORNER REVISED AT L1(G) + L2.
5. PLANTING ON STRUCTURE SETBACK 1M FROM SIDE BOUNDARY WITH 25 FLIDE ST.
6. NORTH-WEST EXTERNAL WALL SETBACK INCREASED TO 6M AT L3 AND ABOVE.
7. COMMUNAL ROOF TERRACE DELETED.
8. INCREASED FOOTPRINT OF L5 TO RELOCATE REDUCED FLOOR SPACE AT LOWER LEVELS.
9. GLASS TYPE AMENDED FROM CLEAR (GL1) TO TRANSLUCENT (GL2).
10. SHADOW DIAGRAMS UPDATED TO REFLECT MODIFIED BUILDING FORM.
11. GFA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM.
12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

legend

PROPOSED ADDITIONAL SHADOWS

EXISTING + APPROVED SHADOWS

03-Mar-21 11:26:17 AM

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architect

stanisic architects

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T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

mn
tn

scale 1:50@A1 1:100@A3

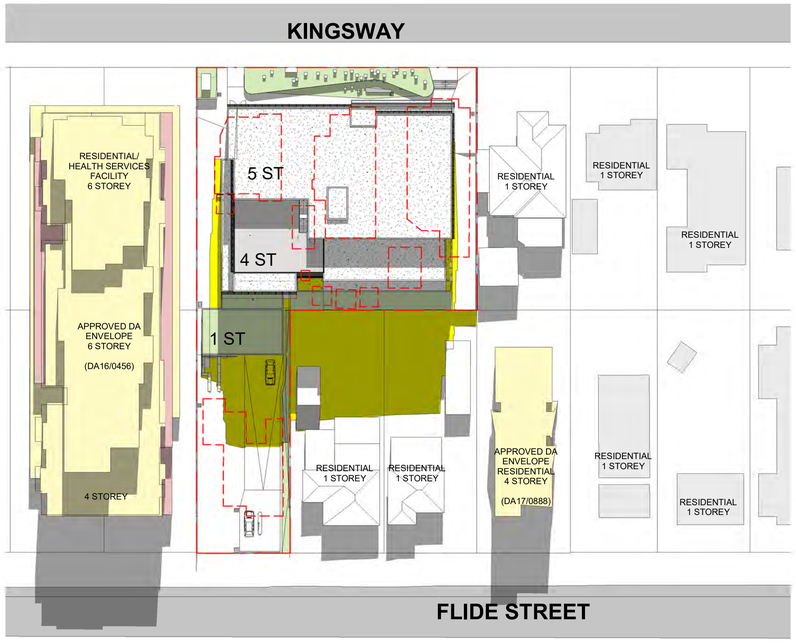
scale bar 0 500 1000 1500 2000 2500 mm

project

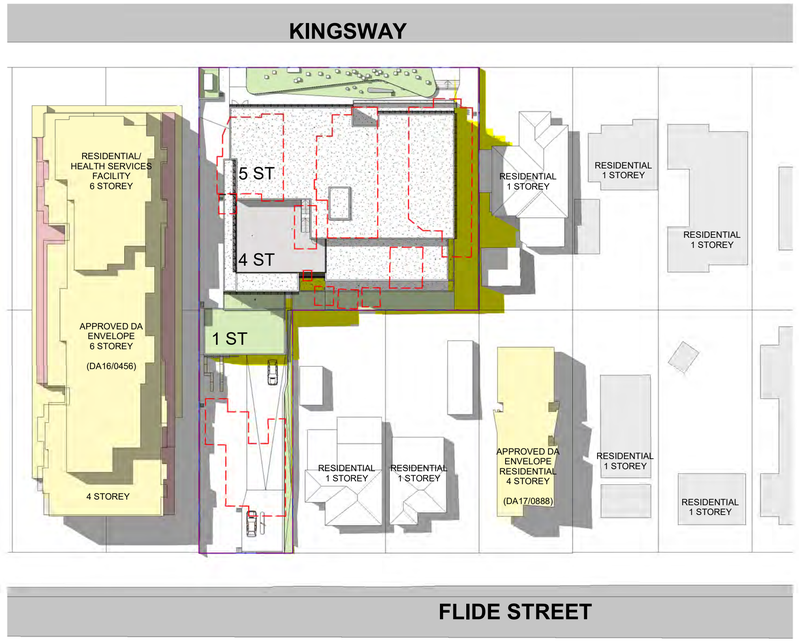
HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

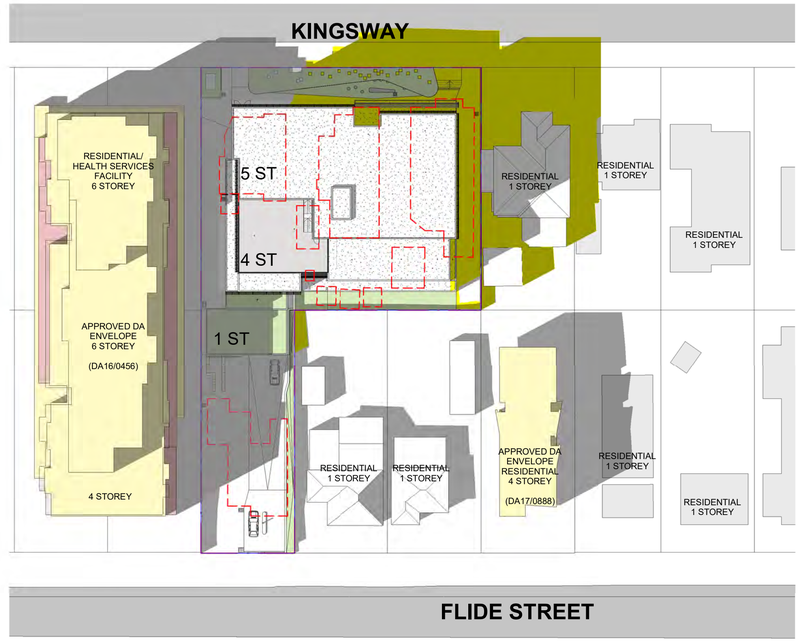
checked	JN	drawing	SHADOW DIAGRAMS - WINTER SOLSTICE - JUNE 21
drawn	JK	issue	B
project no	17 031	drawing no	DA 501



1 SHADOW DIAGRAM - MAR / SEP 21 - 9AM
1 : 500



2 SHADOW DIAGRAM - MAR / SEP 21 - 12PM
1 : 500



3 SHADOW DIAGRAM - MAR / SEP 21 - 3PM
1 : 500

10

LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
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8. INCREASED FOOTPRINT OF L5 TO RELOCATE REDUCED FLOOR SPACE AT LOWER LEVELS.
9. GLASS TYPE AMENDED FROM CLEAR (GL1) TO TRANSLUCENT (GL2).
10. SHADOW DIAGRAMS UPDATED TO REFLECT MODIFIED BUILDING FORM.
11. GFA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM.
12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

03-Mar-21 11:26:32 AM

legend
- PROPOSED ADDITIONAL SHADOWS
- EXISTING + APPROVED SHADOWS

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architect
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

client
IRWIN MEDICAL DEVELOPMENTS

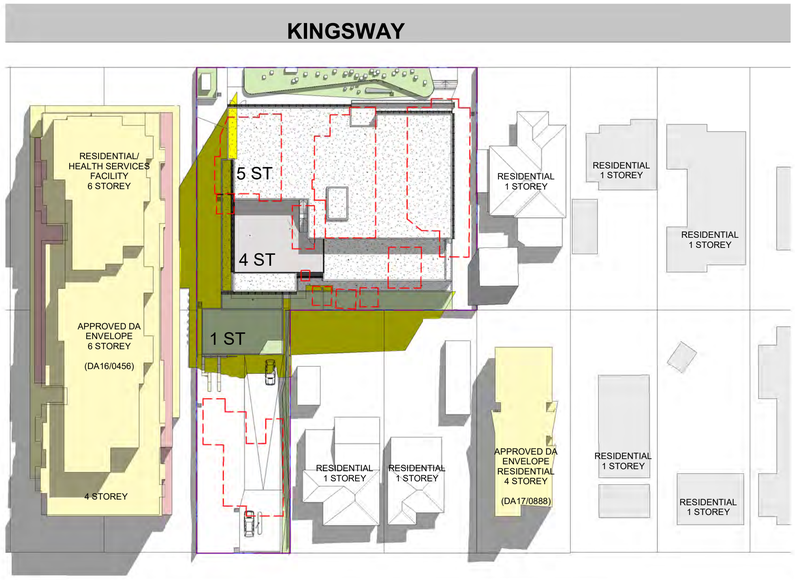
north
mn
tn

scale
1:50@A1
1:100@A3

scale bar
0 500 1000 1500 2000 2500
mm

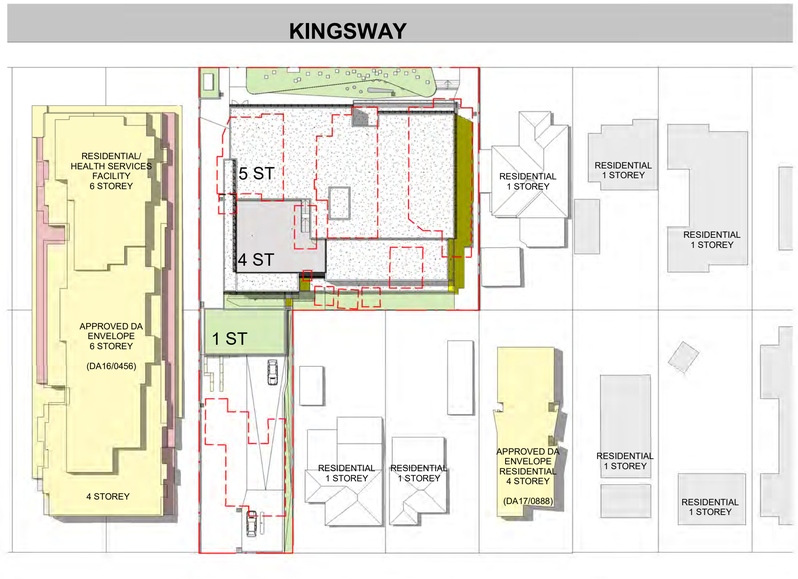
project
HEALTH SERVICES FACILITY
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN
drawing SHADOW DIAGRAMS - EQUINOX - MARCH / SEPTEMBER 21
drawn JK
issue B
project no 17 031
drawing no DA 502



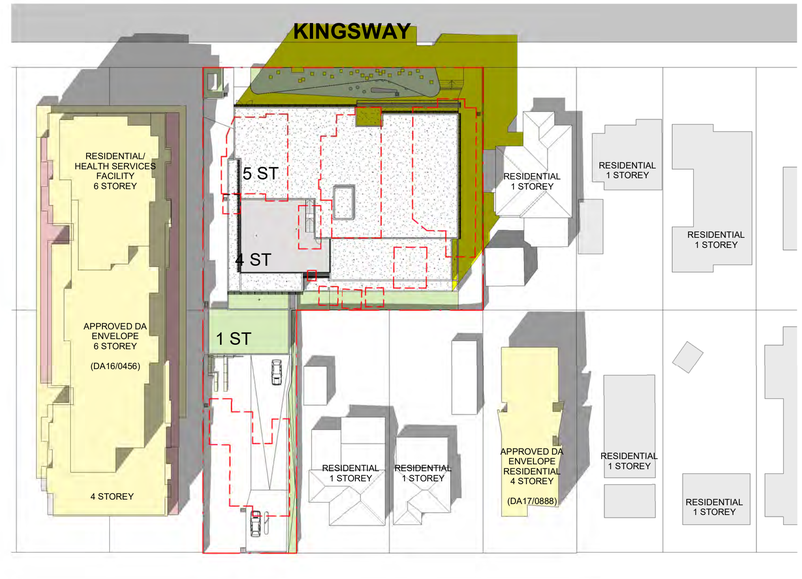
1 SHADOW DIAGRAM - DECEMBER 21- 9AM

1 : 500



2 SHADOW DIAGRAM - DECEMBER 21 - 12PM

1 : 500



3 SHADOW DIAGRAM - DECEMBER 21 - 3PM

1 : 500

10

LIST OF AMENDMENTS

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2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
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13. BLADE EXTENDED DOWN TO SLAB.

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

03-Mar-21 11:26:46 AM

legend

PROPOSED ADDITIONAL SHADOWS

EXISTING + APPROVED SHADOWS

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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

mn
tn

scale

1:50@A1
1:100@A3

scale bar

0 500 1000 1500 2000 2500
mm

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN

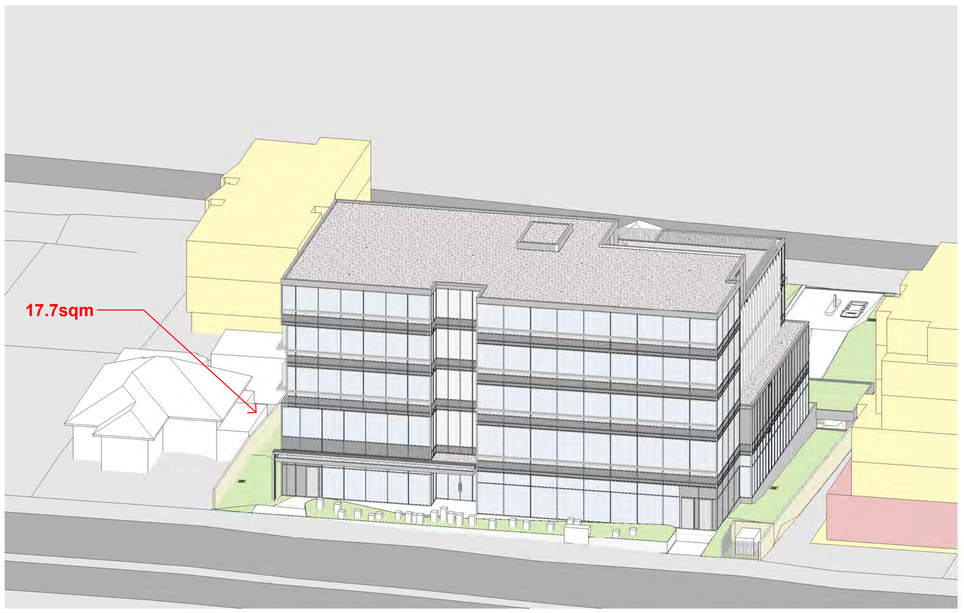
drawing SHADOW DIAGRAMS - SUMMER SOLSTICE - DECEMBER 21

drawn JK

issue **B**

project no 17 031

drawing no **DA 503**



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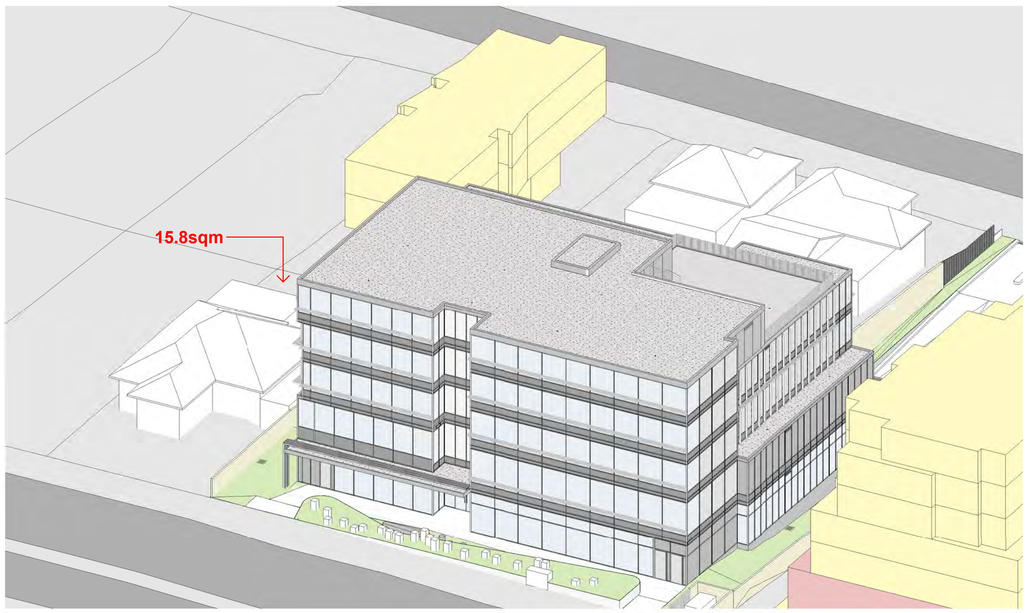

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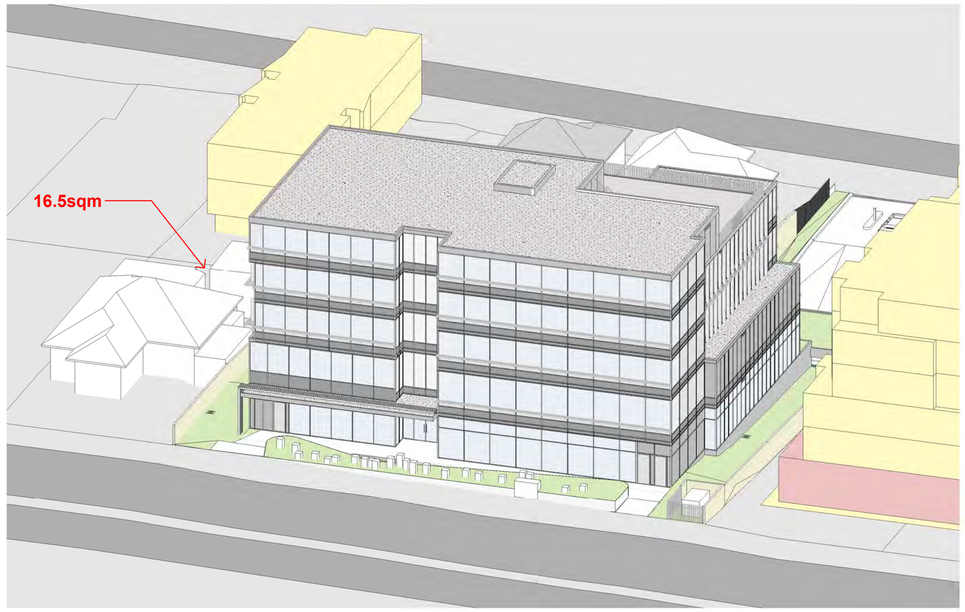

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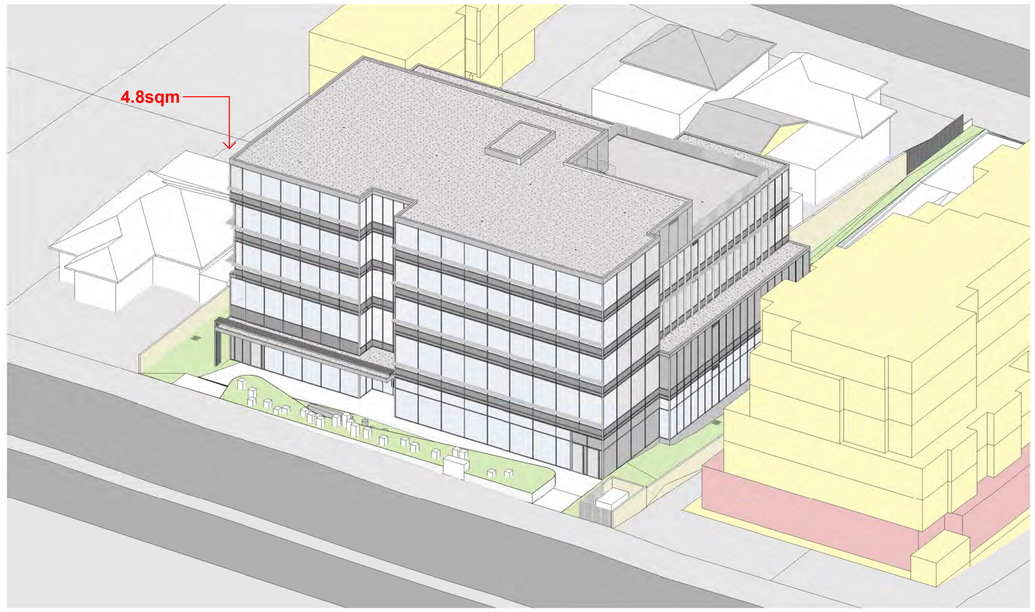

4 10.30AM

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

03-Mar-21 11:27:02 AM

legend

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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

client

IRWIN MEDICAL DEVELOPMENTS

north

scale

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN

drawing SUN EYE VIEWS - WINTER SOLSTICE 9AM - 10.30AM

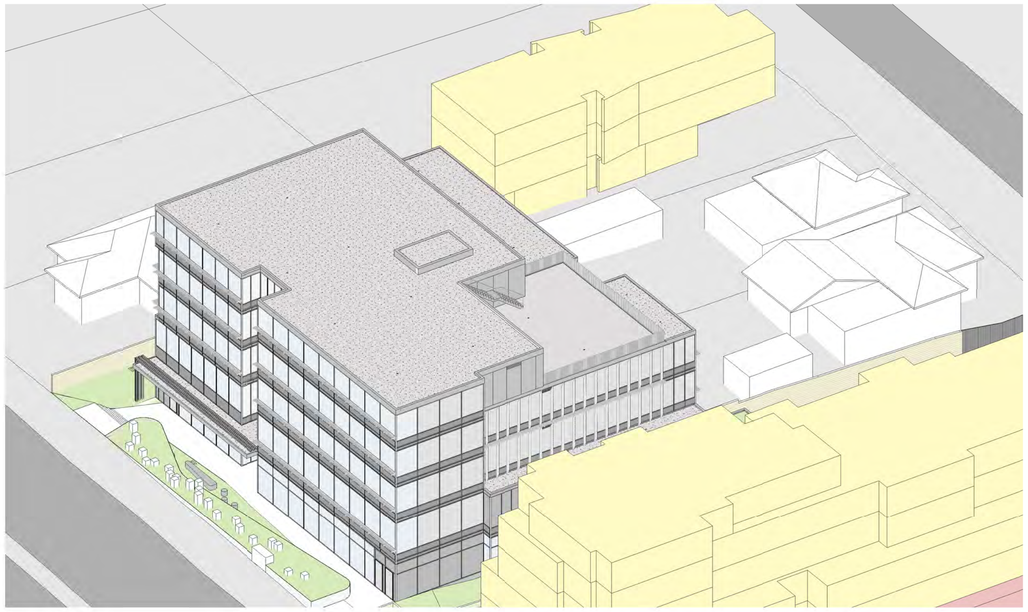
drawn JK

issue C

project no 17 031

drawing no **DA 504**

1 11AM



2 12PM

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

legend

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stanisic architects
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T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

scale

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN

drawing SUN EYE VIEWS - WINTER SOLSTICE 11AM - 12PM

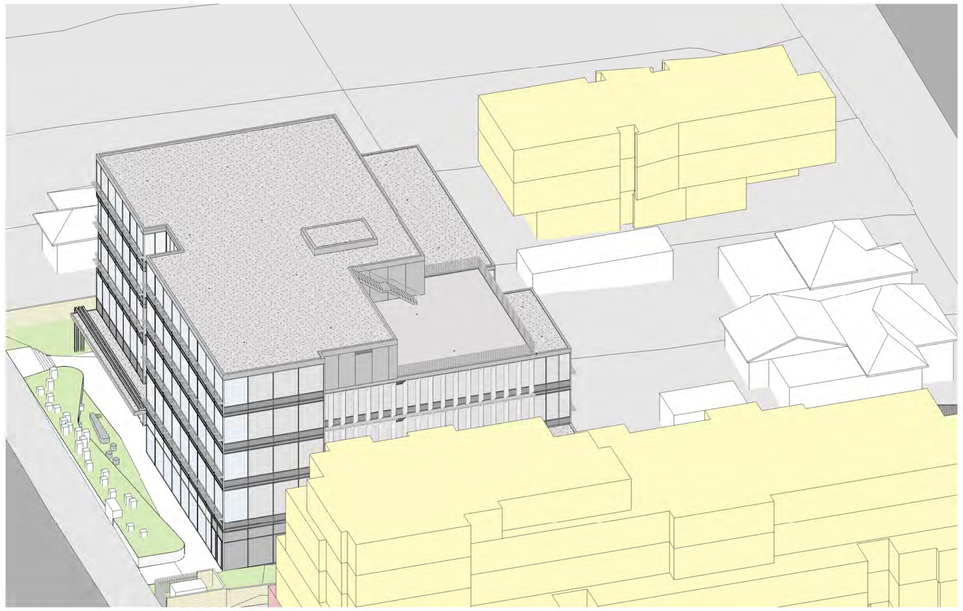
drawn JK

issue C

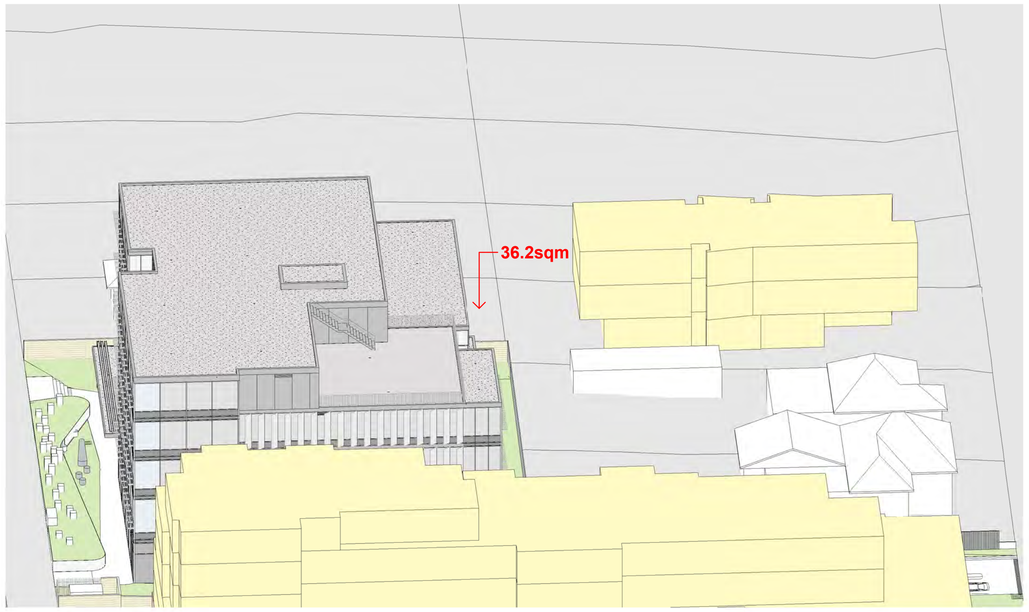
project no 17 031

drawing no **DA 505**

03-Mar-21 11:27:12 AM



1 1PM



2 2PM

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

legend

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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 JN

drawing SUN EYE VIEWS - WINTER SOLSTICE 1PM - 2PM

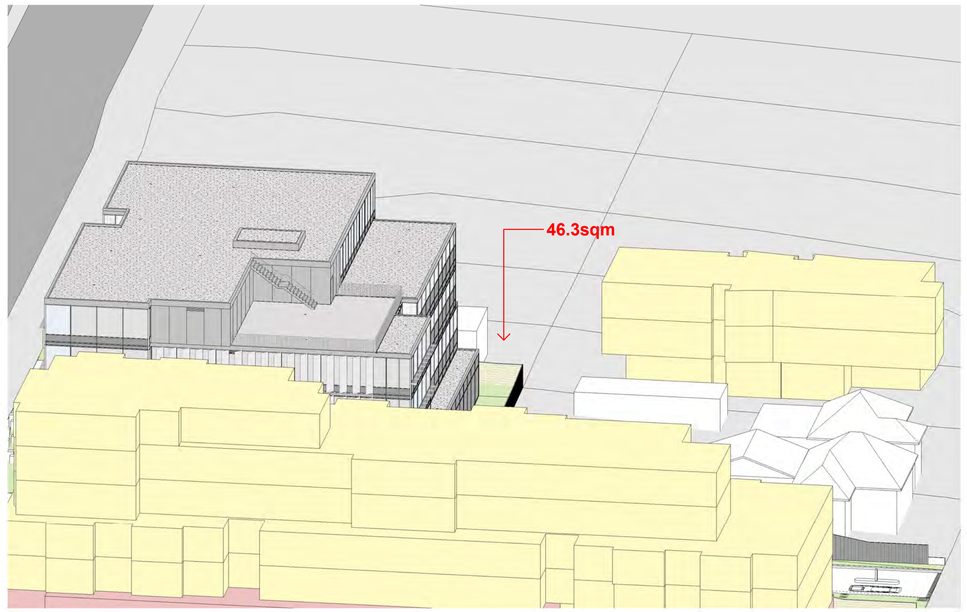
drawn JK

issue C

project no 17 031

drawing no **DA 506**

03-Mar-21 11:27:22 AM



1 3PM

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

03-Mar-21 11:27:29 AM

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legend

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architect
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

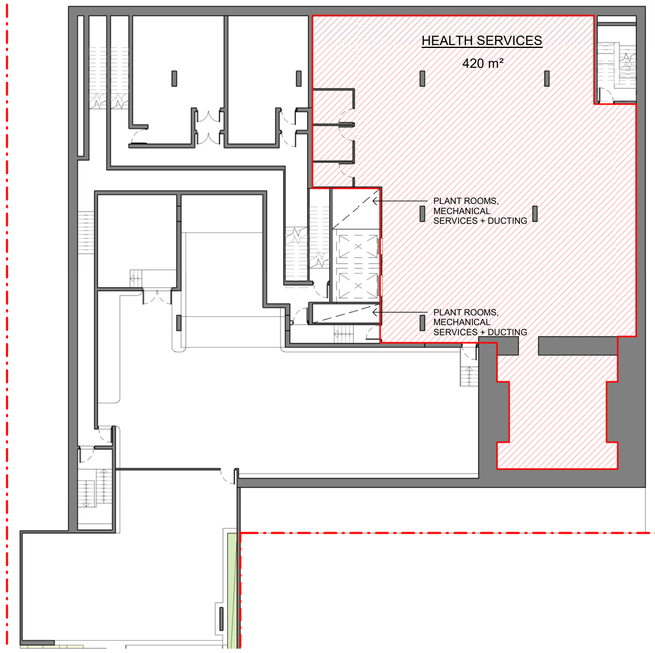
client
IRWIN MEDICAL DEVELOPMENTS

north

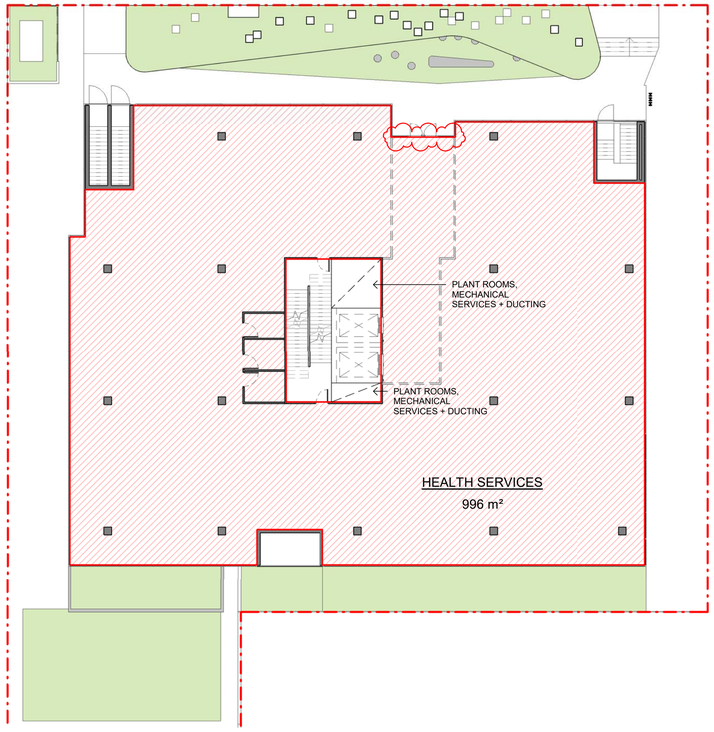
scale bar

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

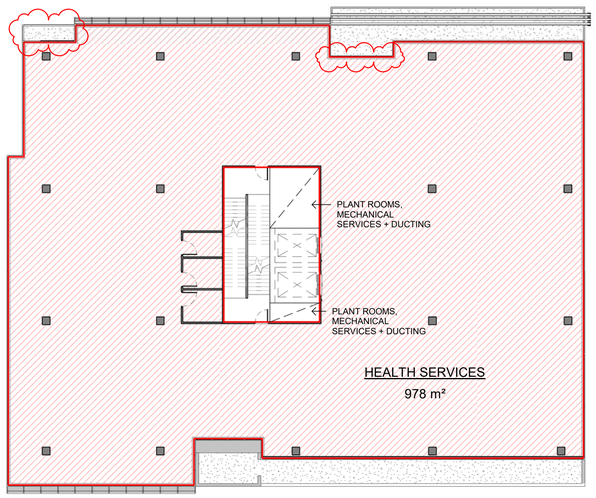
checked JN
drawing SUN EYE VIEWS - WINTER SOLSTICE 3PM
drawn JK
issue C
project no 17 031
drawing no **DA 507**



1 BASEMENT 1 (LG)
1 : 200



2 LEVEL 1 (GROUND)
1 : 200



3 LEVEL 2
1 : 200

11

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
4. BRONZE SOLID PANEL ADDED TO LEVEL 3 + 4 ALONG KINGSWAY TO MATCH VERTICAL BLADES
5. CHANGED COLOUR OF BLADES TO 'BRONZE' ALONG SIDE ELEVATIONS TO REFLECT THE COLOUR OF A TREE TRUNK
6. DELETED MAINTENANCE STAIR TO ROOF
7. DELETED SCREEN TO CONCEAL PLANT AROUND LEVEL 5 PLANT AREA
8. MODULARISED GLAZING TO SOUTH WEST ELEVATION AT LEVELS 2-4
9. INTRODUCED TRANSLUCENT FILM BETWEEN BLADES TO SOUTH EAST ELEVATION AT LEVELS 3-4
10. EXTERNAL MATERIALS, FINISHES + COLOUR SCHEDULE UPDATED

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	04.10.19
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E	INCORPORATING COUNCIL COMMENTS	19.04.21

legend

20-Apr-21 11:35:38 AM

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architect
stanisic architects
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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client
IRWIN MEDICAL DEVELOPMENTS

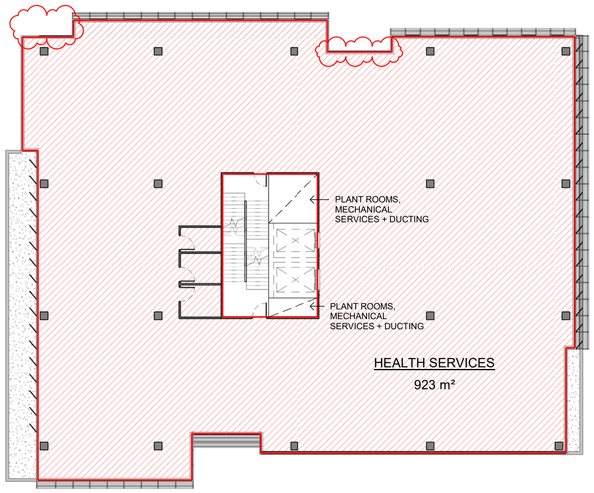
north
mn
tn

scale
1:200@A1
1:400@A3

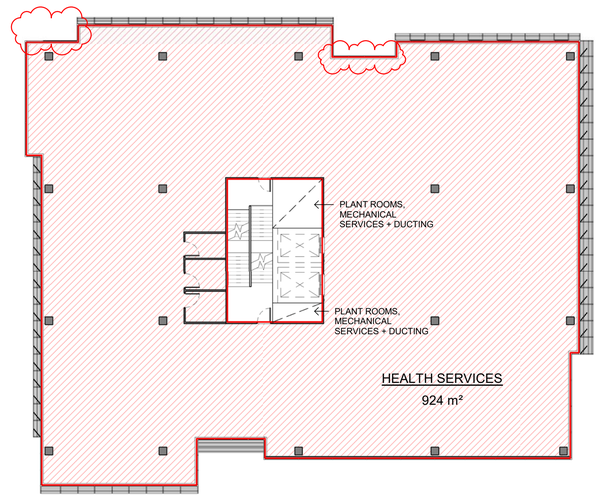
scale bar
0 2 4 6 8 10
m

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

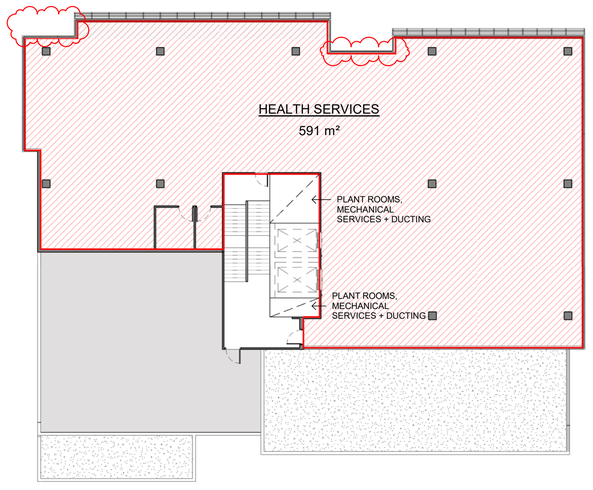
checked JN
drawing GFA DIAGRAMS 1
drawn JK
issue **E**
project no 17 031
drawing no **DA 601**



1 LEVEL 3
1 : 200



2 LEVEL 4
1 : 200



3 LEVEL 5
1 : 200

GROSS FLOOR AREA SCHEDULE

LEVEL	AREA
BASEMENT 1 (LG)	420 m²
LEVEL 1 (GROUND)	996 m²
LEVEL 2	978 m²
LEVEL 3	923 m²
LEVEL 4	924 m²
LEVEL 5	591 m²
	4831 m²

SITE AREA	2415.54 m²
ACHIEVED GFA	4831 m²
ACHIEVED FSR	2.0 : 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.

LIST OF AMENDMENTS

1. REDUCED SETBACK TO RECESS
2. INTRODUCED RECESS TO NORTH CORNER ALONG KINGSWAY
3. INTRODUCED OPAQUE GLAZING PANEL TO NORTH CORNER, 'GREY GUM' COLOUR
4. BRONZE SOLID PANEL ADDED TO LEVEL 3 + 4 ALONG KINGSWAY TO MATCH VERTICAL BLADES
5. CHANGED COLOUR OF BLADES TO 'BRONZE' ALONG SIDE ELEVATIONS TO REFLECT THE COLOUR OF A TREE TRUNK
6. DELETED MAINTENANCE STAIR TO ROOF
7. DELETED SCREEN TO CONCEAL PLANT AROUND LEVEL 5 PLANT AREA
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legend

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stanisic architects
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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client
IRWIN MEDICAL DEVELOPMENTS

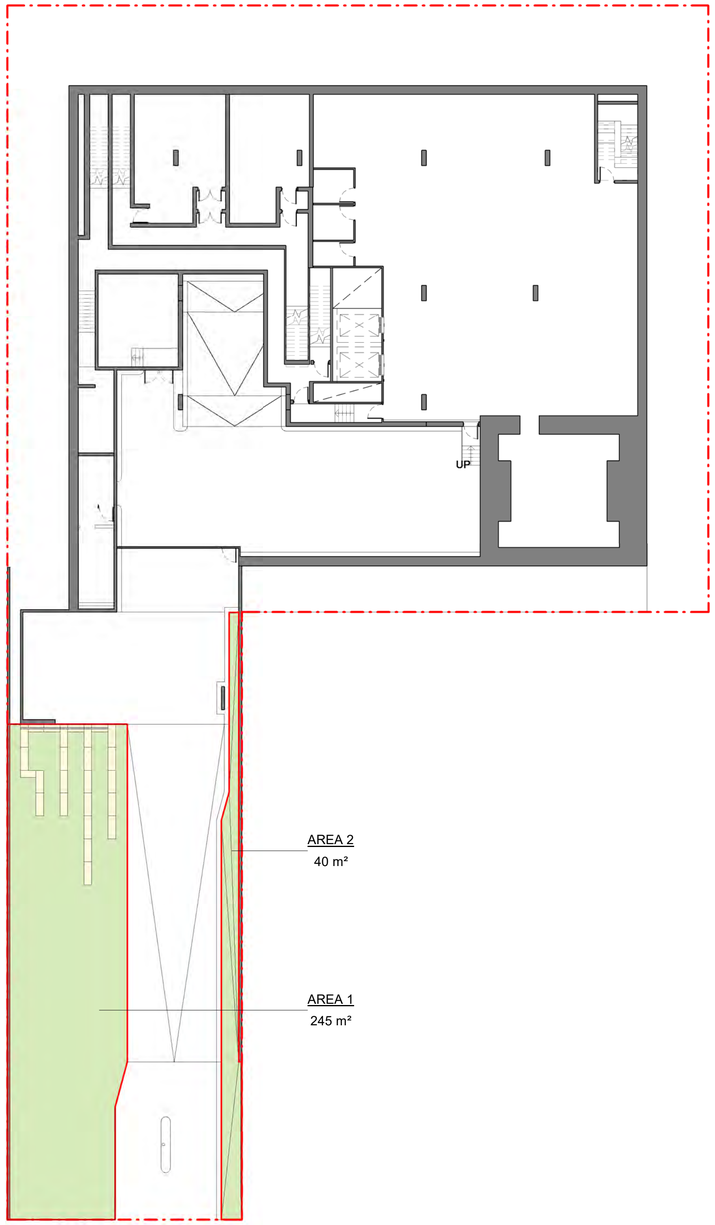
north
mn
tn

scale
1:200@A1
1:400@A3

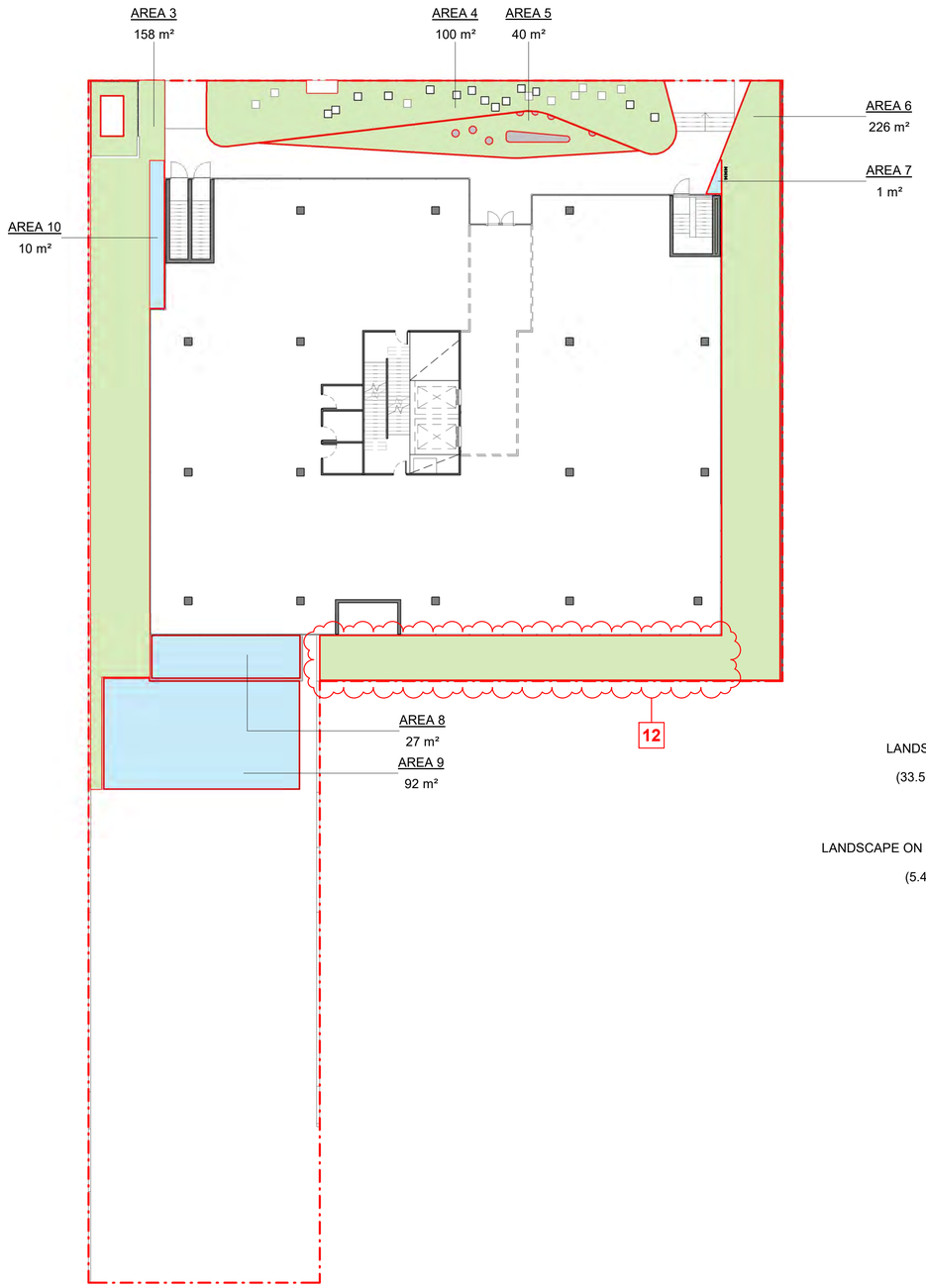
scale bar
0 2 4 6 8 10
m

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

checked JN
drawing GFA DIAGRAMS 2
drawn JK
issue E
project no 17 031
drawing no DA 602



1 BASEMENT 1 (LG)
1 : 200



2 LEVEL 1 (GROUND)
1 : 200

LIST OF AMENDMENTS

1. POTENTIAL FORMS AT 23-25 FLIDE STREET AMENDED, RECENT APPROVAL ANNOTATIONS SHOWN, 5TH STOREY DELETED.
2. SETBACK INCREASED BEHIND 23-25 FLIDE STREET, 3M AT BASEMENT 01(LG) AND 4.75M (L2-4), LOADING AREA RECONFIGURED FOR SRV SEWPT PATH, BUNKER RELOCATED.
3. SOUTH-WEST EXTERNAL WALL ABOVE DRIVEWAY AT L1(G) AND ABOVE, ALIGNED WITH 3M REAR SETBACK.
4. SOUTH CORNER REVISED AT L1(G) + L2.
5. PLANTING ON STRUCTURE SETBACK 1M FROM SIDE BOUNDARY WITH 25 FLIDE ST.
6. NORTH-WEST EXTERNAL WALL SETBACK INCREASED TO 6M AT L3 AND ABOVE.
7. COMMUNAL ROOF TERRACE DELETED.
8. INCREASED FOOTPRINT OF L5 TO RELOCATE REDUCED FLOOR SPACE AT LOWER LEVELS.
9. GLASS TYPE AMENDED FROM CLEAR (GL1) TO TRANSLUCENT (GL2).
10. SHADOW DIAGRAMS UPDATED TO REFLECT MODIFIED BUILDING FORM.
11. GFA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM.
12. LANDSCAPE AREA DIAGRAM UPDATED TO REFLECT MODIFIED BUILDING FORM AND INCREASED REAR SETBACK ALONG BOUNDARY WITH 23-25 FLIDE STREET.
13. BLADE EXTENDED DOWN TO SLAB.

LANDSCAPED AREA

NAME	AREA	
AREA 1	245 m²	LANDSCAPED AREA 809m². (33.5% SITE AREA)
AREA 2	40 m²	
AREA 3	158 m²	
AREA 4	100 m²	
AREA 5	40 m²	
AREA 6	226 m²	
	809 m²	
AREA 7	1 m²	LANDSCAPE ON STRUCTURES 130m². (5.4% SITE AREA)
AREA 8	27 m²	
AREA 9	92 m²	
AREA 10	10 m²	
	130 m²	

SITE AREA	2415.54 m²
ACHIEVED LANDSCAPED AREA	809m² (33.5%)
ACHIEVED LANDSCAPE ON STRUCTURES	130m² (5.4%)
ACHIEVED LANDSCAPING	940m² (38.9%)
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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29-Oct-20 5:55:23 PM

legend: LANDSCAPE AREA; LANDSCAPE ON STRUCTURE

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architect
stanisic architects
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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client
IRWIN MEDICAL DEVELOPMENTS

north

scale bar 0 2 4 6 8 10 m

scale 1:200@A1 1:400@A3

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

checked JN

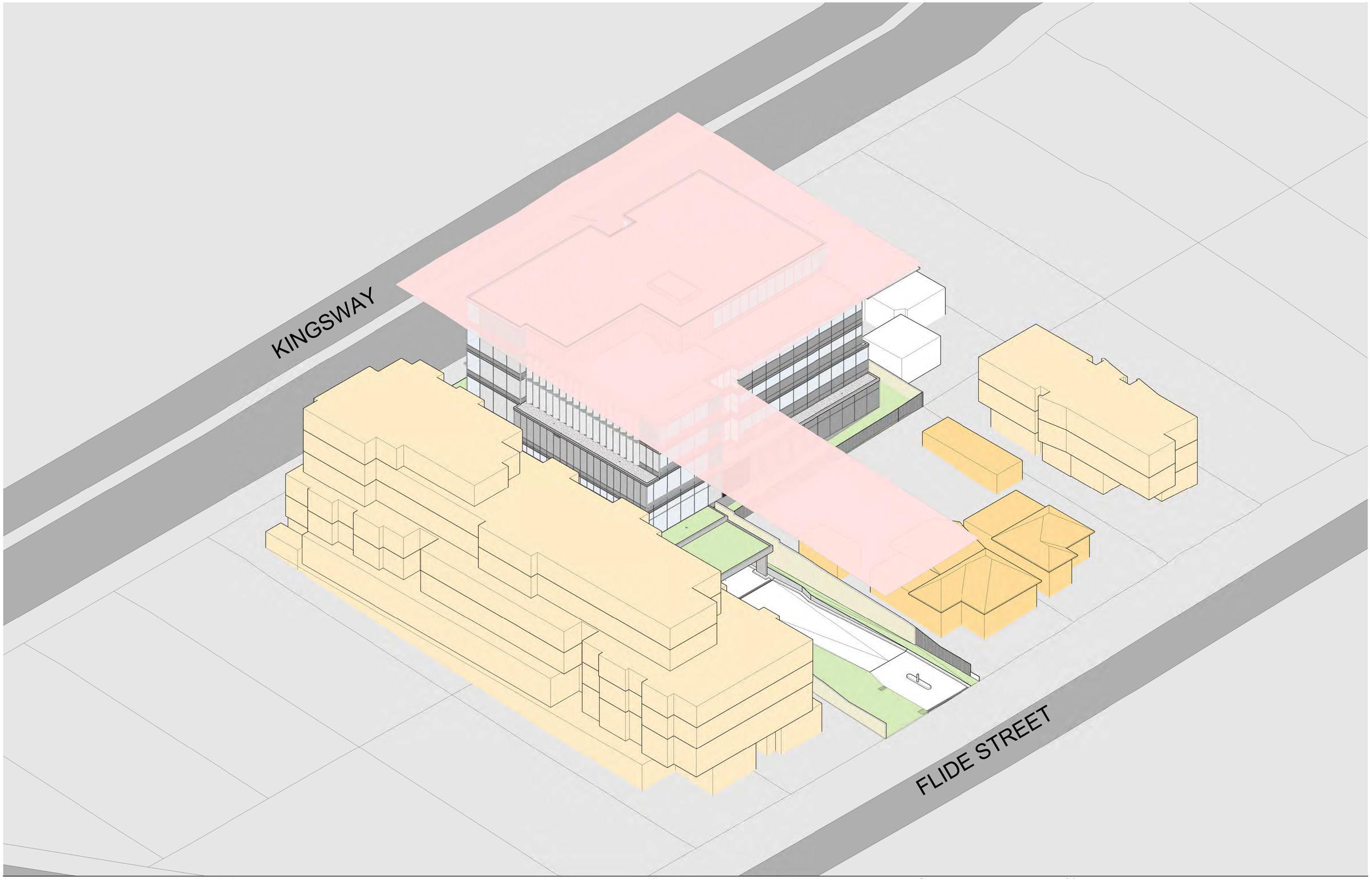
drawing LANDSCAPED AREA DIAGRAMS

drawn JK

issue **D**

project no 17 031

drawing no **DA 603**



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29-Oct-20 5:55:34 PM

legend

20M MAXIMUM HEIGHT OF BUILDING

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architect

stanisic architects

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NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

scale

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

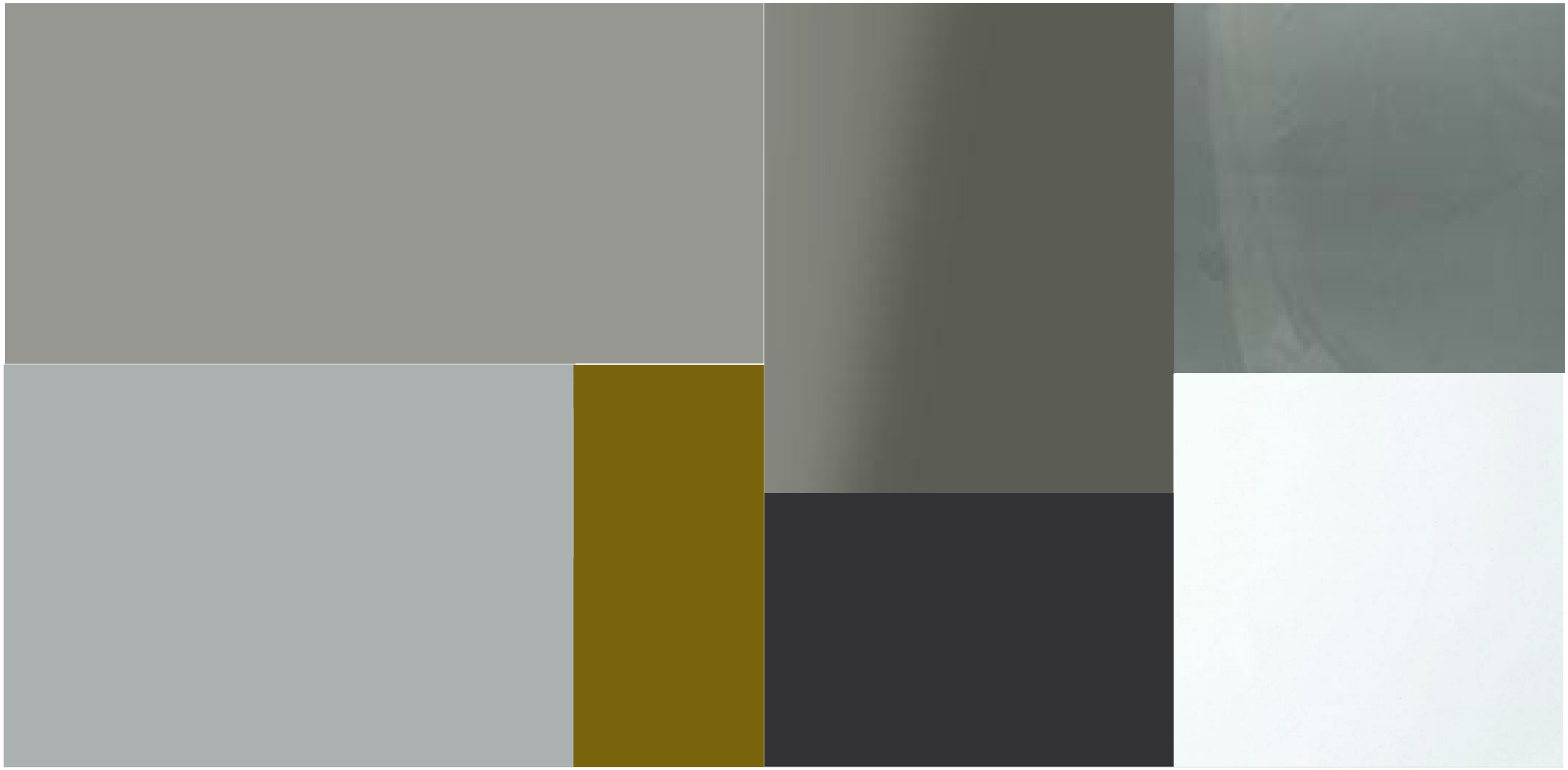
drawing HOB 'FOG' DIAGRAM

drawn NK

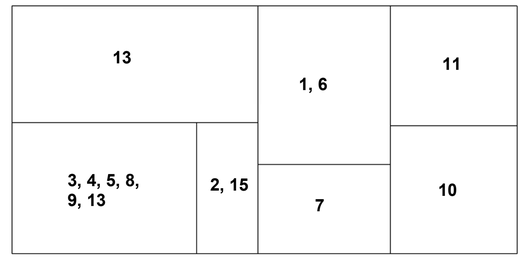
issue C

project no 17 031

drawing no **DA 604**



1. ALUMINIUM WINDOW & DOOR FRAMES, POWDERCOAT FINISH, DARK (AF1)
2. VERTICAL LOUVRE BLADE, BRONZE, POWERCOAT FINISH, PROJECTING 450MM (AB2)
3. ALUMINIUM LOUVRES, POWDERCOAT FINISH, GREY GUM (AL1)
4. ALUMINIUM SCREEN, VERTICAL, POWDERCOAT FINISH, GREY GUM (AS2)
5. ALUMINIUM SCREEN, HORIZONTAL BAR, POWDERCOAT FINISH, GREY GUM (AS3)
6. ALUMINIUM SCREEN PALISADE, VERTICAL, POWDERCOAT FINISH, DARK (AS4)
7. STEEL ROLLER SHUTTER, PERFORATED COLORBOND, DARK FINISH (RS1)
8. ALUMINIUM CLADDING PANEL, POWDERCOAT FINISH, GREY GUM (CP1)
9. FIBRE CEMENT CLADDING PANEL, PAINT FINISH, GREY GUM (CP2)
10. TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS (GL1)
11. DARKER TINTED GLASS WINDOW, DGU IN ACCORDANCE WITH SECTION J REQUIREMENTS
12. OPAQUE COLOURBACK NO VISION GLASS PANEL, GREY GUM
13. OFF FORM CONCRETE, PAINT FINISH GREY GUM (OFC1)
14. OFF FORM CONCRETE, PAINT FINISH NATURAL (OFC2)
15. NON-COMBUSTIBLE BATTENS, POWDERCOAT FINISH, BRONZE (TB1)



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client
IRWIN MEDICAL DEVELOPMENTS

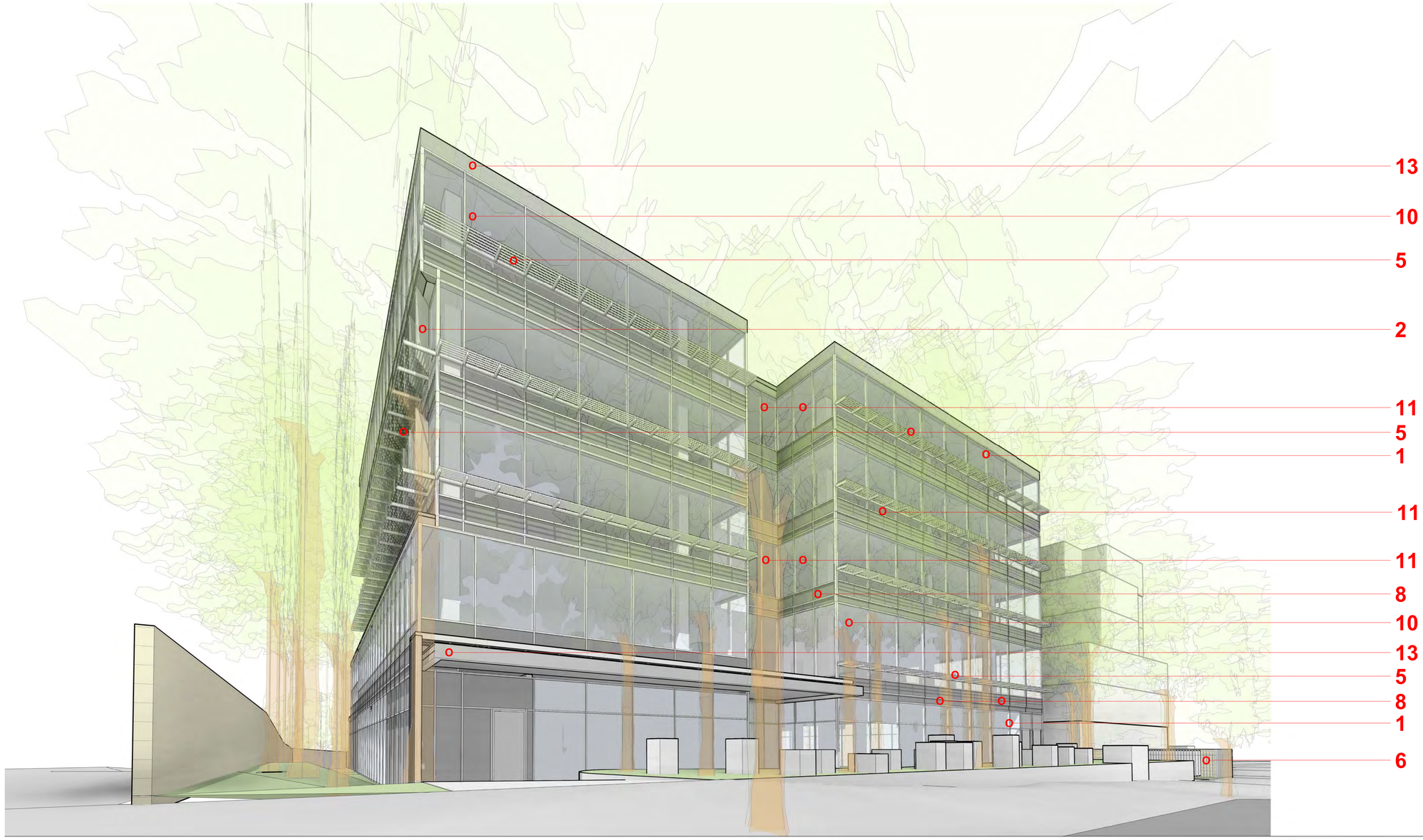
north

scale

scale bar

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

checked FS
drawing EXTERNAL MATERIALS, FINISHES + COLOUR BOARD
drawn NK
issue C
project no 17 031
drawing no A 001



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	16	10

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02-Mar-21 2:43:54 PM

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client
IRWIN MEDICAL DEVELOPMENTS

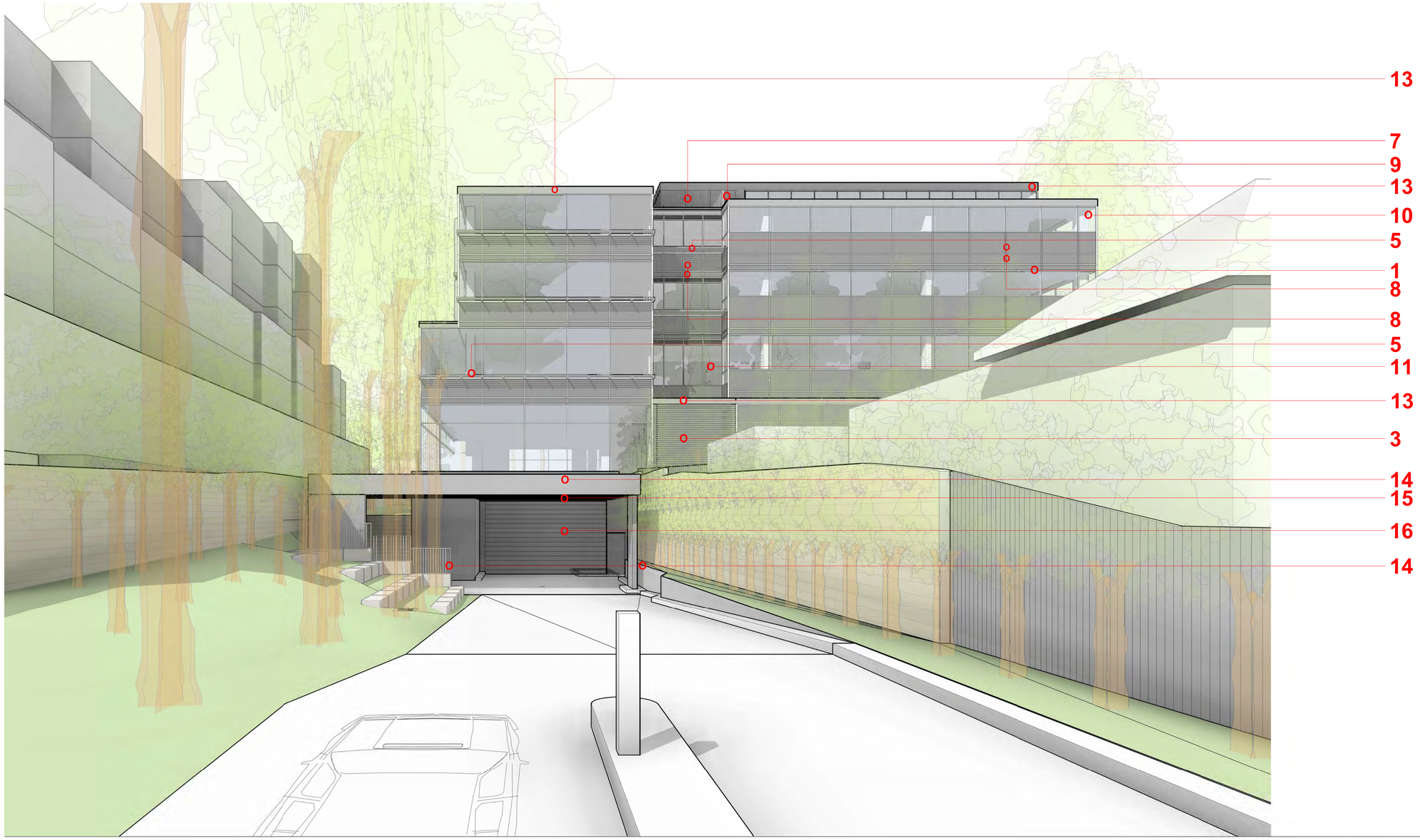
north

scale

scale bar

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

checked FS
drawing EXTERNAL MATERIALS, FINISHES + COLOUR BOARD PERSPECTIVE 1
drawn NK
issue D
project no 17 031
drawing no A 002



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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)
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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	16	10

issue | amendment | date

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02-Mar-21 2:45:01 PM

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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 PERSPECTIVE 2

scale

drawn NK

issue D

scale bar

project no 17 031

drawing no A 003

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02-Mar-21 2:45:17 PM

legend

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architect

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

client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	FS	drawing	AERIAL VIEW - EAST
scale	NTS	drawn	JK
scale bar		project no	17 031
		issue	**E**
		drawing no	**A 004**

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
D	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

legend

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T (61 2) 9358 2588
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NSW ARB Frank Stanisic 4480

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IRWIN MEDICAL DEVELOPMENTS

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HEALTH SERVICES FACILITY

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checked JN

drawing AERIAL VIEW - EAST - GLASS TYPES

scale

drawn JK

issue D

scale bar

project no 17 031

drawing no A 004-1

02-Mar-21 2:45:28 PM

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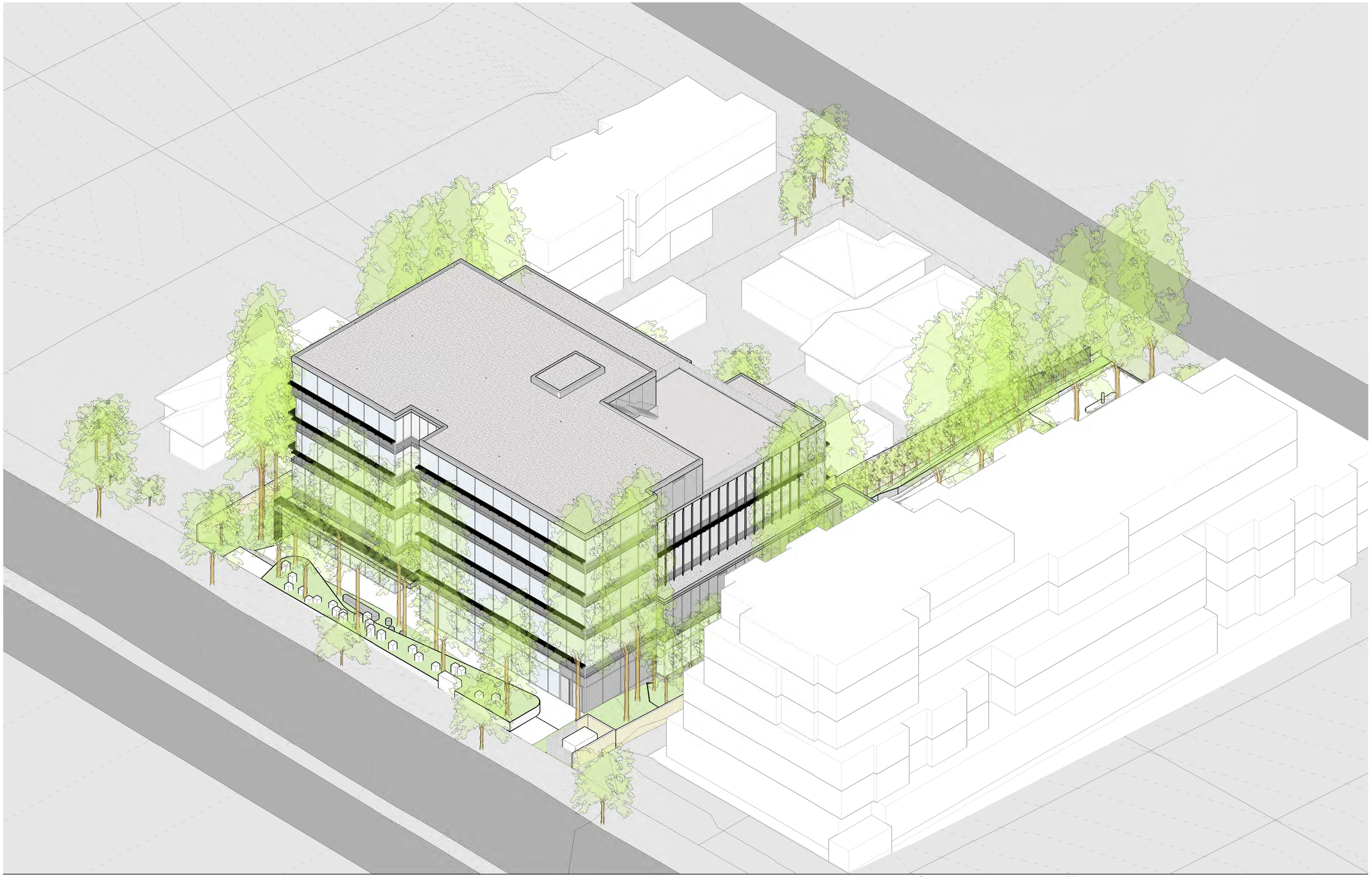

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legend

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02-Mar-21 2:45:43 PM

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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

client

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HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	FS	drawing	AERIAL VIEW - NORTH
scale	NTS	drawn	JK
		issue	D
scale bar		project no	17 031
		drawing no	A 005

TINTED GLASS WINDOW IN ACCORDANCE WITH SECTION J REQUIREMENTS (GL1)

DARKER TINTED 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

NOTE: ALL GLAZING IN ACCORDANCE WITH SECTION J REQUIREMENTS

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
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02-Mar-21 2:45:54 PM

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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

client

IRWIN MEDICAL DEVELOPMENTS

north

scale

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	JN	drawing	AERIAL VIEW - NORTH - GLASS TYPES
drawn	JK	issue	D
project no	17 031	drawing no	A 005-1

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

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IRWIN MEDICAL DEVELOPMENTS

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HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

drawing AERIAL VIEW - WEST

scale NTS

drawn JK

issue D

scale bar

project no 17 031

drawing no A 006

02-Mar-21 2:46:09 PM

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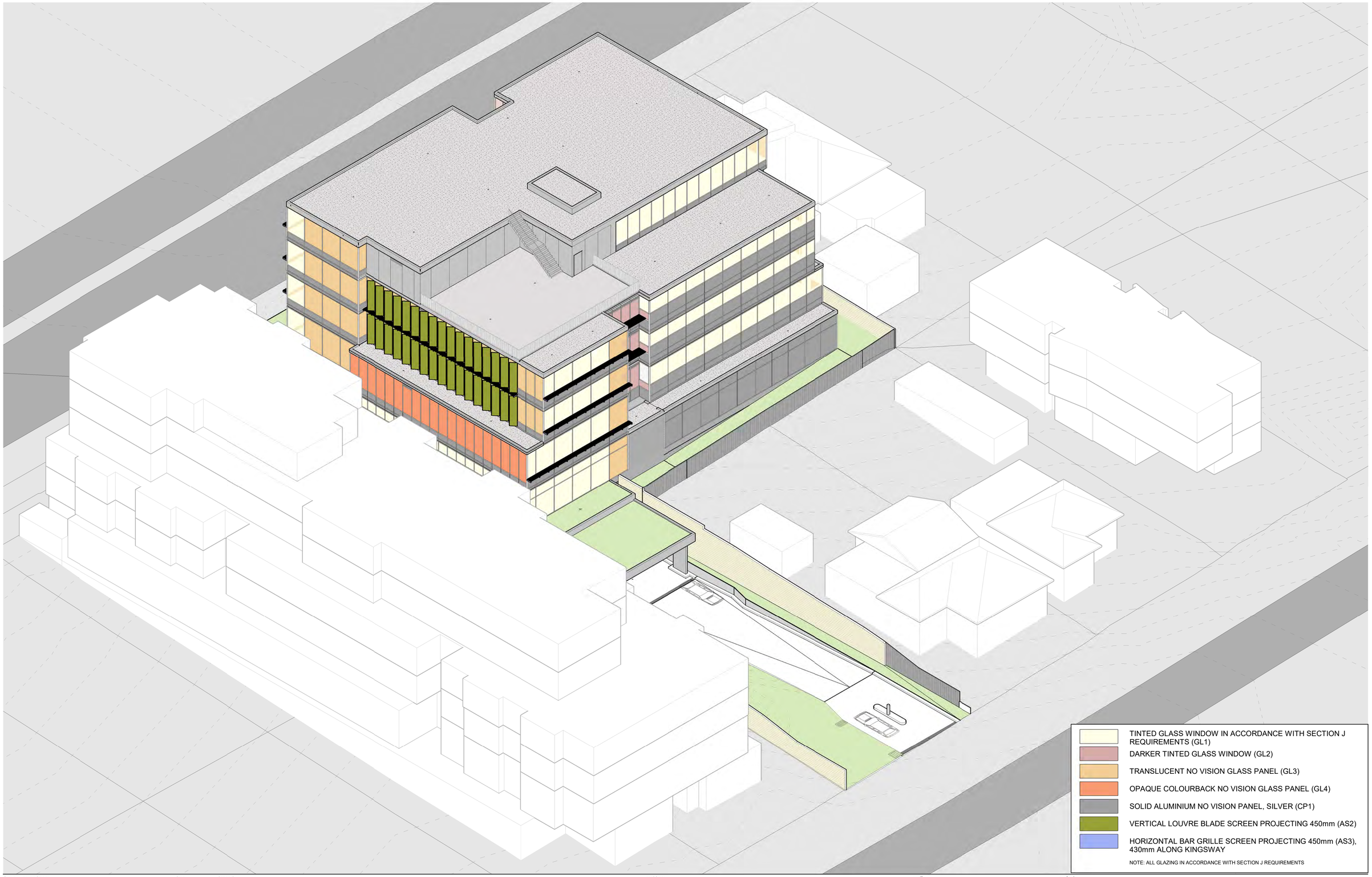

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T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

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project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN

drawing AERIAL VIEW - WEST - GLASS TYPES

scale

drawn JK

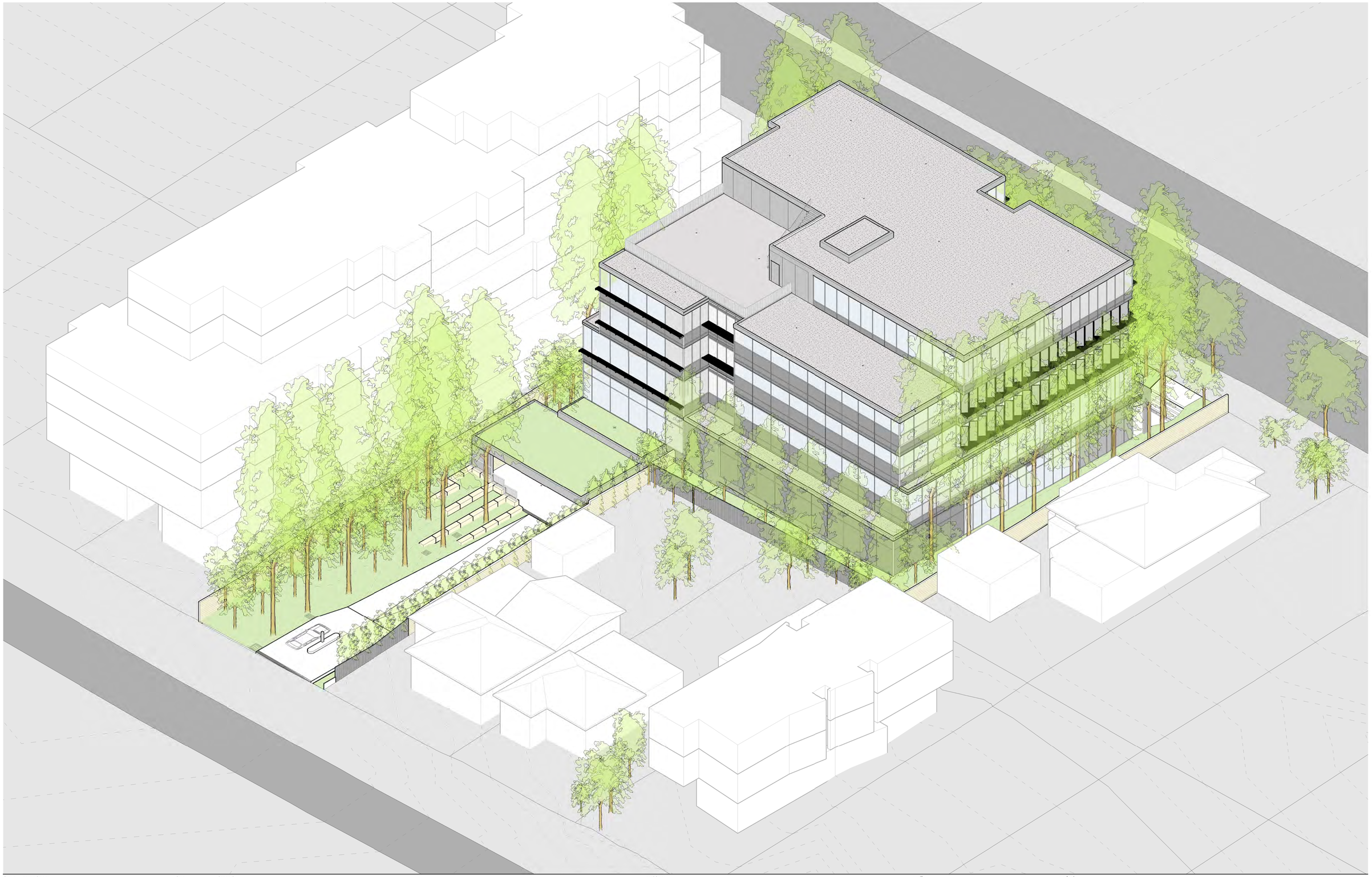
issue D

scale bar

project no 17 031

drawing no A 006-1

02-Mar-21 2:46:20 PM



issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
D	ISSUE FOR COUNCIL DISCUSSION WITHOUT PREJUDICE	22.02.21
E	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 2:46:37 PM

legend

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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

client

IRWIN MEDICAL DEVELOPMENTS

north

scale NTS

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

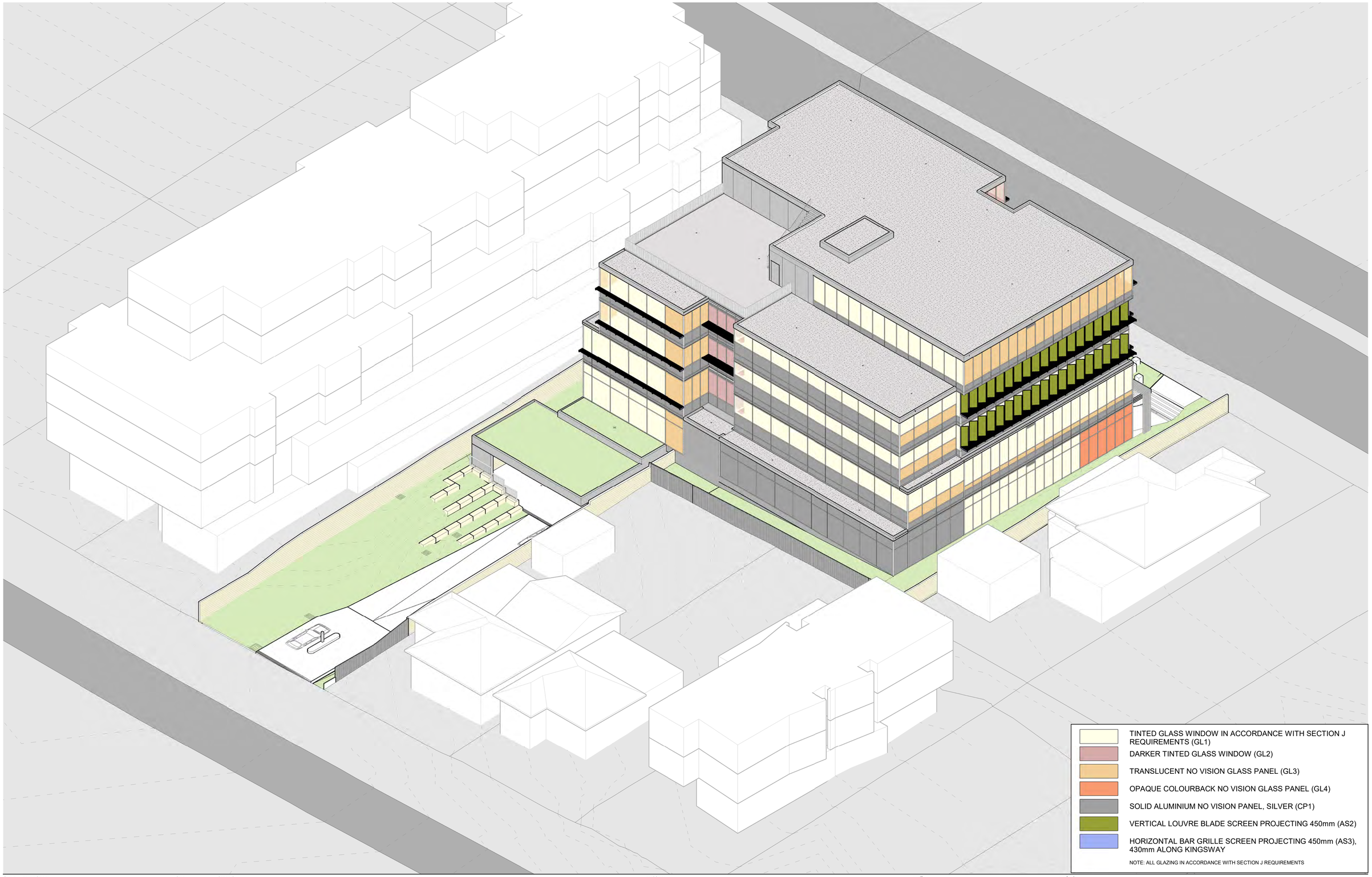
drawing AERIAL VIEW - SOUTH

drawn JK

issue E

project no 17 031

drawing no **A 007**



issue	amendment	date
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stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
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NSW ARB Frank Stanisic 4480

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IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN

drawing AERIAL VIEW - SOUTH - GLASS TYPES

scale

drawn JK

issue E

scale bar

project no 17 031

drawing no A 007-1

02-Mar-21 2:46:48 PM

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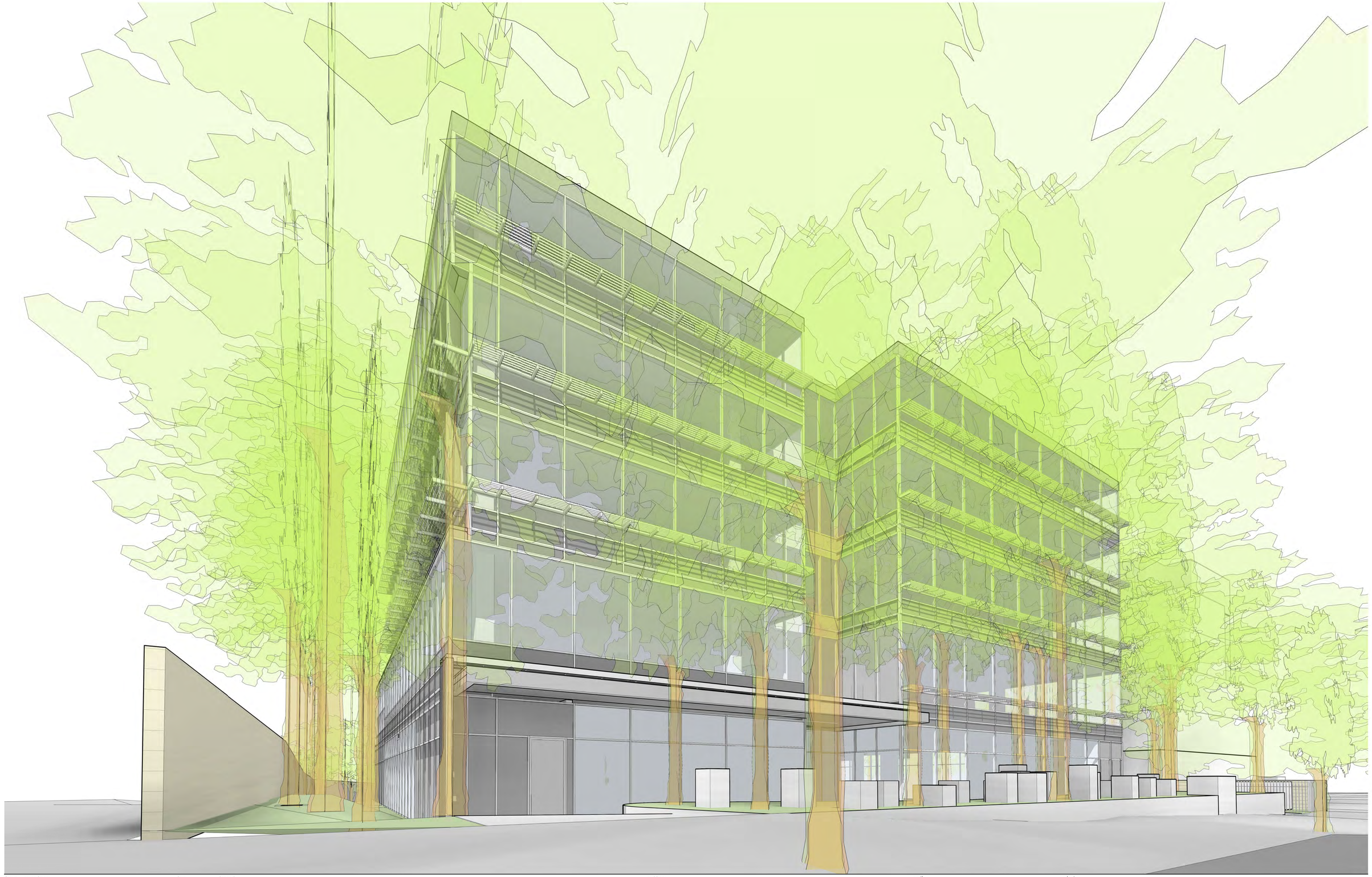

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C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
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02-Mar-21 2:48:14 PM

legend

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architect

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

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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

scale NTS

drawn JN

issue **D**

scale bar

project no 17 031

drawing no **A 008**

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
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C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
D	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

legend

02-Mar-21 2:49:47 PM

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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

client

IRWIN MEDICAL DEVELOPMENTS

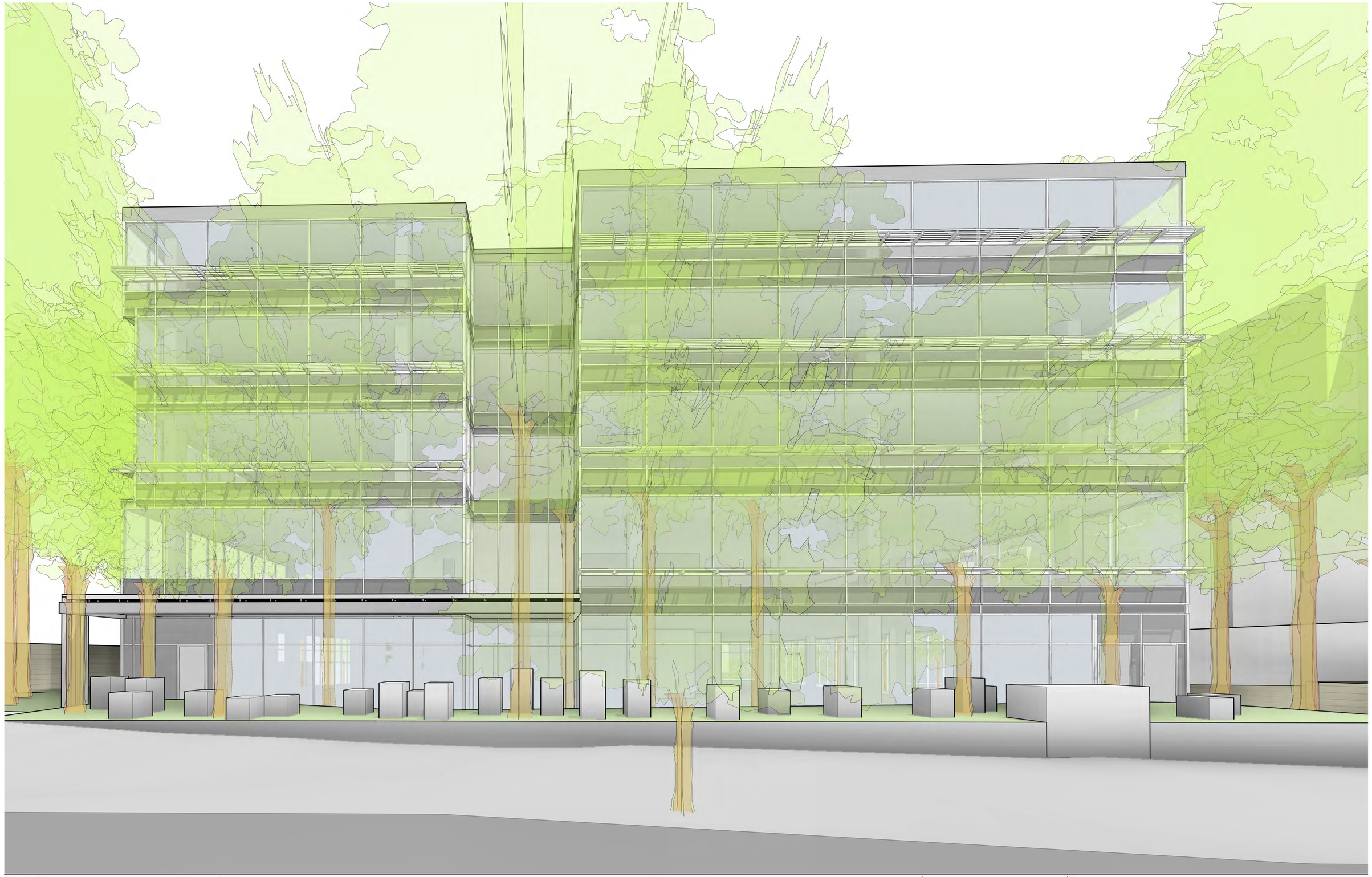
north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	FS	drawing	VISUALISATION 2
scale	NTS	drawn	JN
		issue	**D**
scale bar		project no	17 031
		drawing no	**A 009**



issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
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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

client

IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

drawing VISUALISATION 3

scale NTS

drawn JN

issue D

scale bar

project no 17 031

drawing no A 010

02-Mar-21 2:51:16 PM

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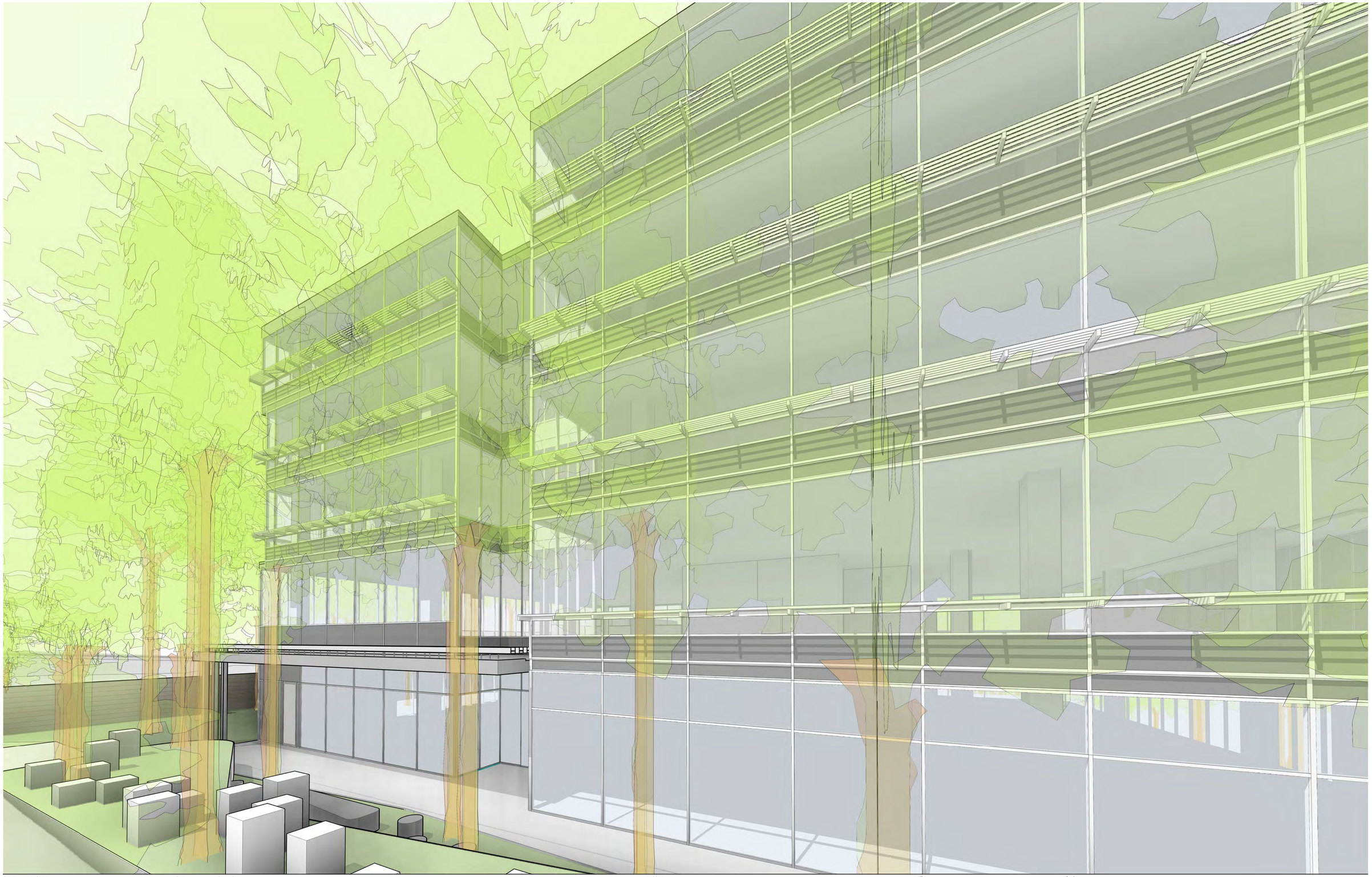

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
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D	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 2:52:42 PM

legend

architect

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

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IRWIN MEDICAL DEVELOPMENTS

north

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked JN

drawing VISUALISATION 4

scale NTS

drawn FS

issue D

scale bar

project no 17 031

drawing no A 011

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issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
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C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
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02-Mar-21 2:54:02 PM

legend

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T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

IRWIN MEDICAL DEVELOPMENTS

north

scale NTS

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

drawing VISUALISATION 5

drawn JN

issue D

project no 17 031

drawing no A 012

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

29-Oct-20 5:41:02 PM

legend

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T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

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IRWIN MEDICAL DEVELOPMENTS

north

scale NTS

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

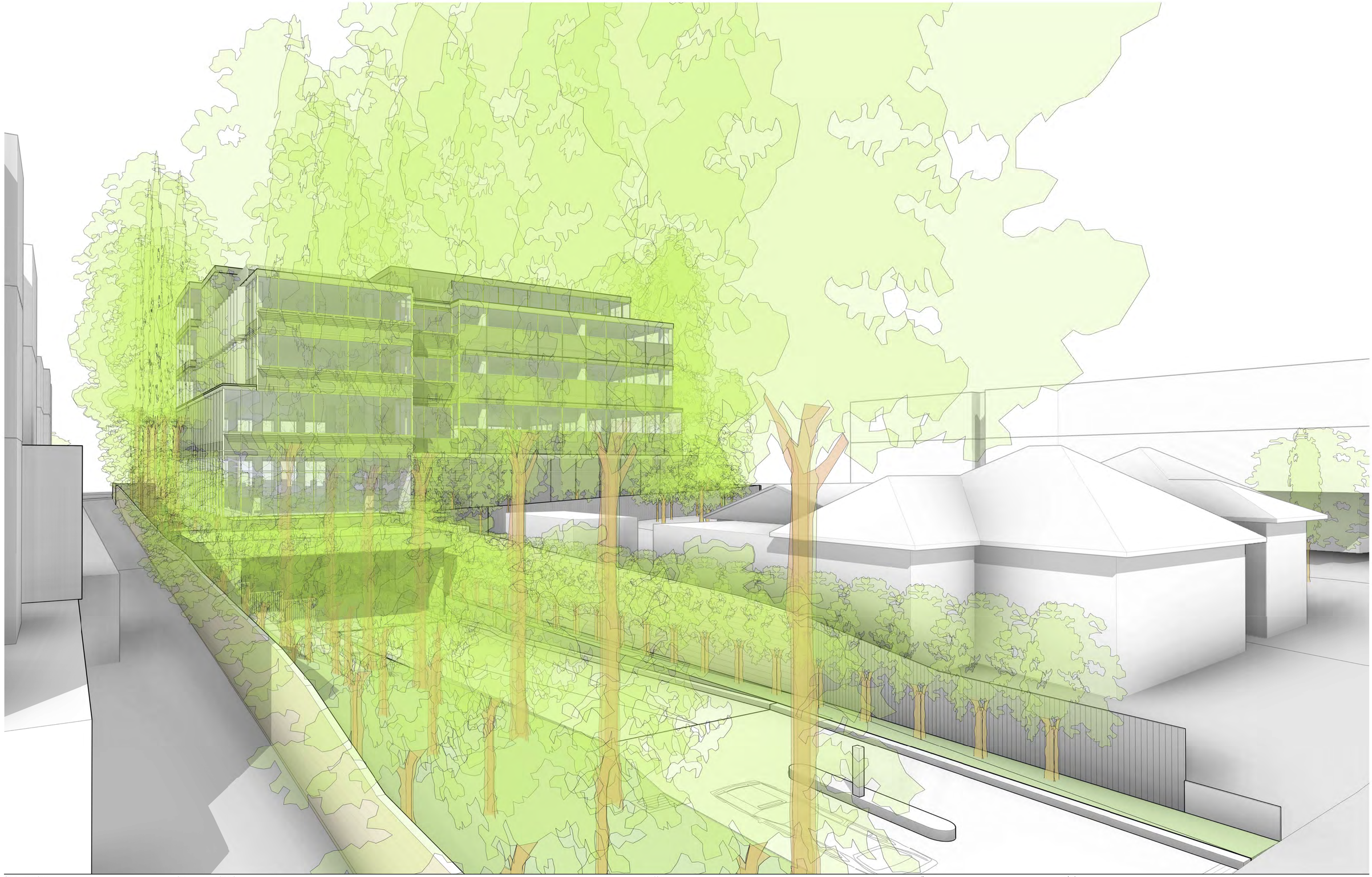
drawing VISUALISATION 6

drawn JN

issue C

project no 17 031

drawing no **A 013**



issue	amendment	date
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C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
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02-Mar-21 2:55:33 PM

legend

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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

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IRWIN MEDICAL DEVELOPMENTS

north

scale

NTS

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked	FS
drawing	VISUALISATION 7
drawn	JN
issue	D
project no	17 031
drawing no	A 014

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20
D	ADDITIONAL INFORMATION REQUEST INCORPORATING COUNCIL COMMENTS FOLLOWING MEETING	01.03.21

02-Mar-21 2:57:10 PM

legend

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www.stanisic.com.au ABN 11002633481
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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 8

scale NTS

drawn JN

issue D

scale bar

project no 17 031

drawing no A 015

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
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02-Mar-21 2:58:38 PM

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www.stanisic.com.au ABN 11002633481
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IRWIN MEDICAL DEVELOPMENTS

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scale NTS

scale bar

project

HEALTH SERVICES FACILITY

398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH NSW 2229

checked FS

drawing VISUALISATION 9

drawn JN

issue **D**

project no 17 031

drawing no **A 016**

issue	amendment	date
A	PRELIMINARY RESPONSE TO ISSUES FROM COUNCIL	02.03.20
B	FINAL RESPONSE TO ISSUES FROM COUNCIL	24.04.20
C	ISSUE FOR AMENDED DEVELOPMENT APPLICATION	29.10.20

29-Oct-20 5:47:06 PM

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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 10

scale NTS

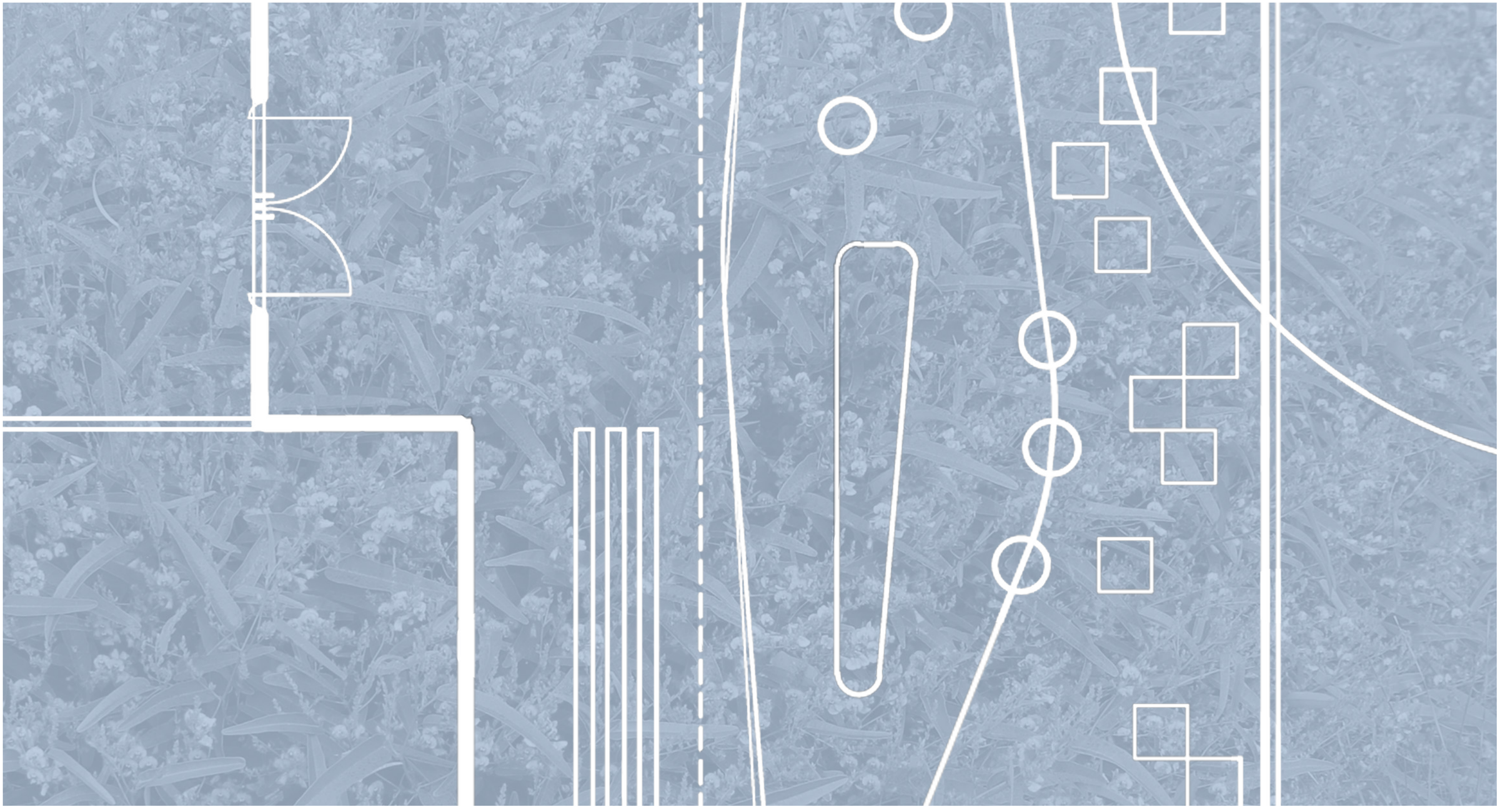
drawn JN

issue C

scale bar

project no 17 031

drawing no A 017



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

LANDSCAPE ARCHITECTURAL DEVELOPMENT APPLICATION

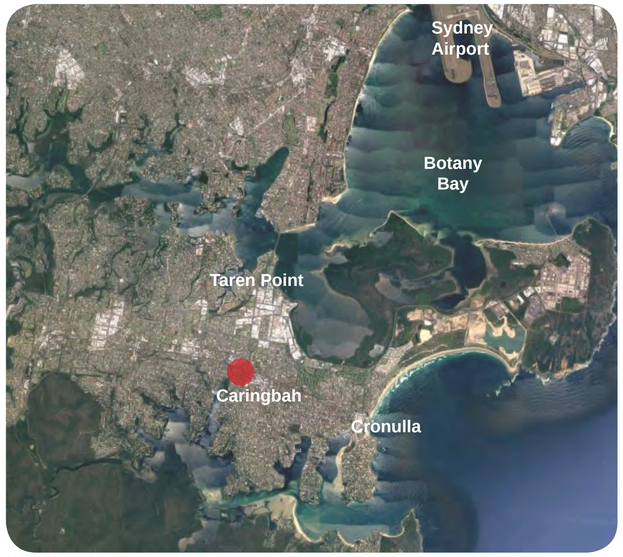
Issue: G

Date: 21.04.2021

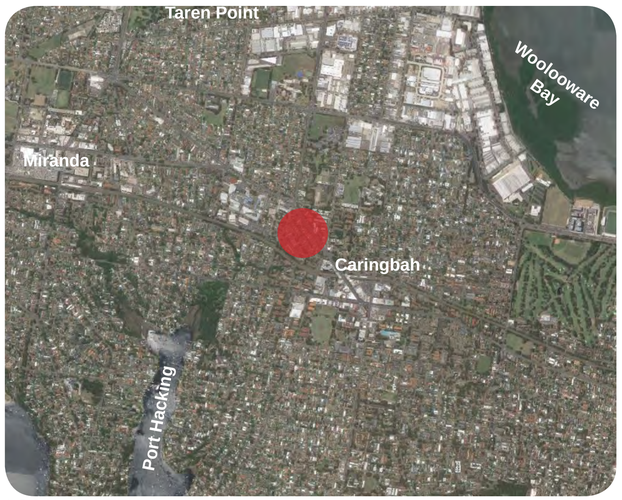
FOR:
IRWIN MEDICAL DEVELOPMENTS

Sturt Noble Associates

LOCATION & CONTEXT



WIDER CONTEXT



LOCAL CONTEXT

DEVELOPMENT SITE

CURRENT VIEW OF SITE FROM FLIDE STREET

Situated near the heart of Caringbah, the site sits to the south west of Sydney CBD, within a 45 minute drive to the city center. The site is close to urban hubs such as Miranda and Cronulla, and is a 25 minute drive to Sydney International and Domestic Airports.

The development is proposed between Kingsway and Flide Street, and will encompass 4 residential blocks. The development is less the 10 minutes walk from Sutherland Hospital.
The development will be a Health Services Facility.

The design will use endemic plant species to create green and inviting areas which will be comforting to visitors and staff of the facility.

Sturt Noble Associates
Suite 91, L5, 330 Wattle St
Ultimo NSW 2007
T. 02 9211 3744
W. www.sturtnoble.com.au
landscape architecture
environmental & urban design

PROJECT
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH

CLIENT
IRWIN MEDICAL DEVELOPMENTS

DRAWING
LOCATION & CONTEXT

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-01	B	JC	28.02.2020

ACN: 164 245 514 ABN: 99 164 245 514
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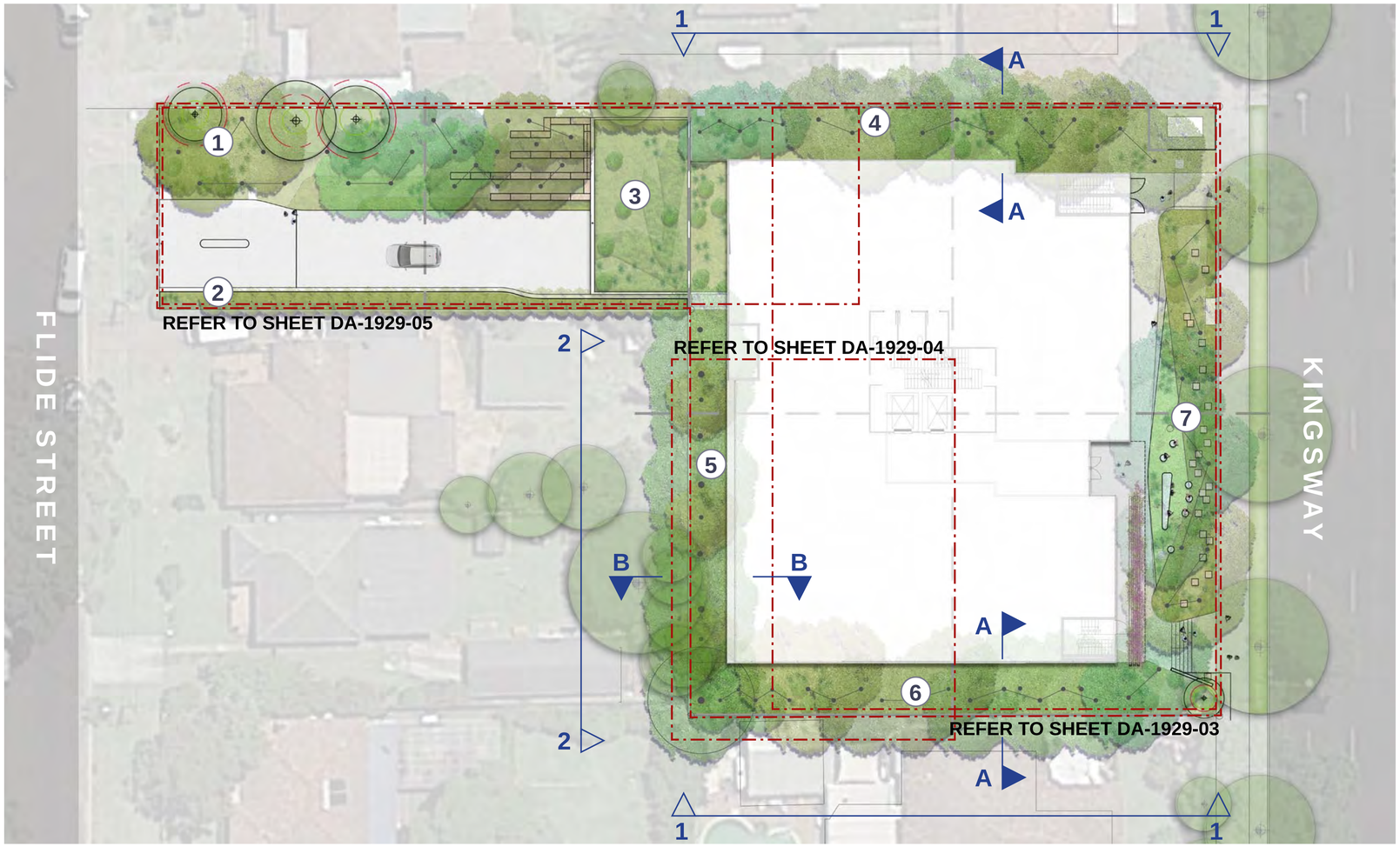
SITE MASTERPLAN



SECTIONS*

A-A Refer to DA-1929-03.1

B-B Refer to DA-1929-04.1

ELEVATIONS*

1-1 Refer to DA-1929-03.2

2-2 Refer to DA-1929-04.2

**Species shown on Elevations and Sections reflect required screening requirements as directed to Sturt Noble by councils landscape technician*

NOTES

1. Extensive native planted beds to Flide Street entry
2. Native flowering trees to 4m tall to screen neighbouring properties with cascading native under planting
3. Low-planted green roof
4. Western areas deep soil planting
5. Deep planting with native trees
6. Eastern areas deep soil planting
7. Kingsway pedestrian entry and seating areas.

N.B. For full **arborist** information refer to Ross Jackson's '*Arboricultural Impact Assessment Report*'. 28/09/2019

LEGEND

Site boundary

Tx — Existing trees to be retained
Refer arborist report. See above.

Proposed trees

+XX.XX — Elevation levels

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PROJECT
398-402 KINGSWAY + 27 FLIDE STREET CARINGBAH

CLIENT
IRWIN MEDICAL DEVELOPMENTS

DRAWING
SITE MASTERPLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-02	G	JC	21.04.2021

Scale 0 3 15m
1:300@A1
1:600@A3

ACN: 164 245 514 ABN: 99 164 245 514

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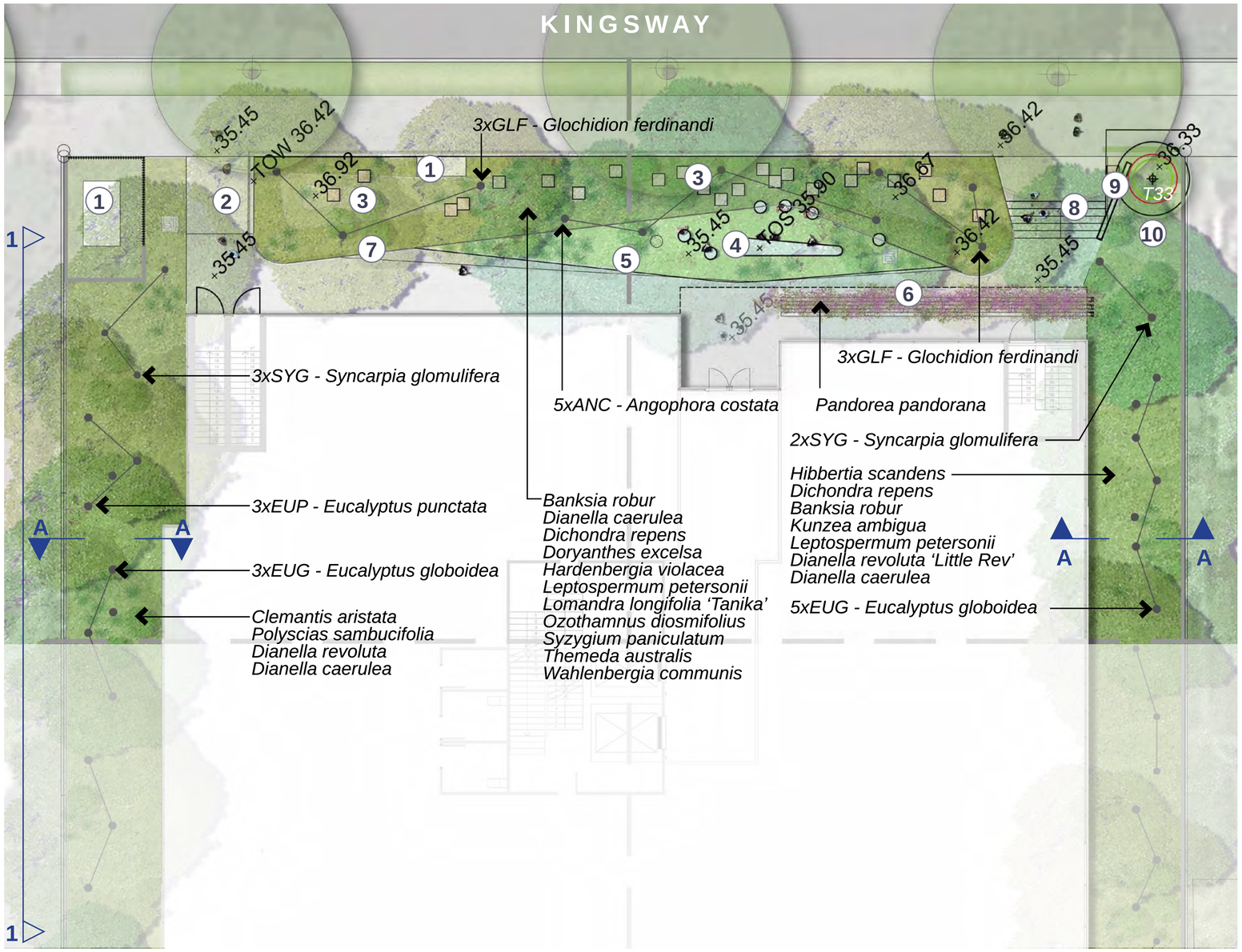
KINGSWAY FRONTAGE



NOTES

1. Areas allocated to required services and services access with planting in the form of grasses
2. Level/accessible entry from street
3. Sandstone block arrangement
4. In situ concrete seating
5. Deep soil turf seating area with areas of planting
6. Steel structure to support flowering native vine over entry awning
7. Corten steel garden retaining edge with pebble drainage strip
8. Northern stair entry
9. Insitu concrete or stone entry wall at angle to slide planting into entry path
10. Layered boundary planting

N.B. For full **arborist** information refer to Ross Jackson's '*Arboricultural Impact Assessment Report*'. 28/09/2019

SECTIONS

A-A Refer to DA-1929-03.1

ELEVATIONS

1-1 Refer to DA-1929-03.2

LEGEND

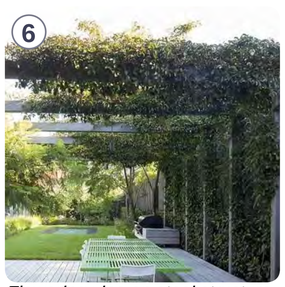
Site boundary

Existing trees to be retained
Refer arborist report. See above.

Proposed trees

+XX.XX Elevation levels

SELECTED IMAGES



Flowering vine on steel structure

Turf surrounded by planting

Corten edge with pebble drain

Concrete stools

Concrete bench

Endemic native planting

Layered planting to screen street

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CLIENT
IRWIN MEDICAL DEVELOPMENTS

DRAWING
KINGSWAY FRONTAGE PLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-03	G	JC	21.04.2021

Scale 1:150@A1 1:300@A3 (0 1.5 7.5m)

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SECTION A-A _ S-E SIDE BOUNDARY SHOWN (N-W BOUNDARY SIMILAR)

REFER TO DRAWING DA-1929-02 FOR LOCATION

398-402 Kingsway + No. 27 Flide Street

Eucalyptus punctata

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PROJECT
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CLIENT
IRWIN MEDICAL DEVELOPMENTS

DRAWING
SECTION A-A

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-03.1	D	JC	21.03.2021

0 0.5 2.5m

Scale 1:50@A1
1:100@A3

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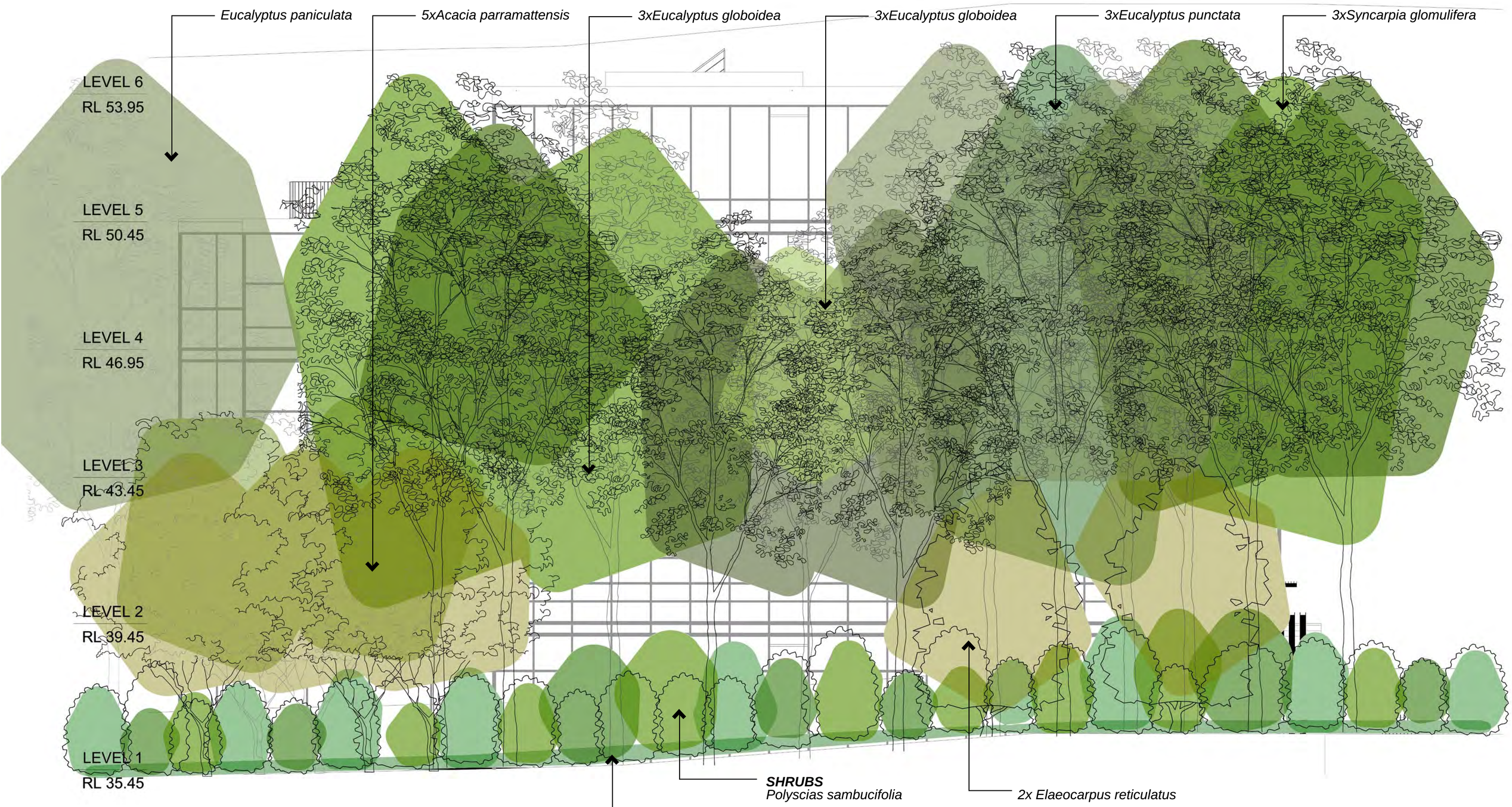
ELEVATION 1-1 _ S-E SIDE BOUNDARY SHOWN (N-W BOUNDARY SIMILAR)

REFER TO DRAWING DA-1929-02 FOR LOCATION

398-402 Kingsway + No. 27 Flide Street



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PROJECT
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CLIENT
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DRAWING
ELEVATION 1-1

0 0.5 2.5m

Scale 1:50@A1
1:100@A3

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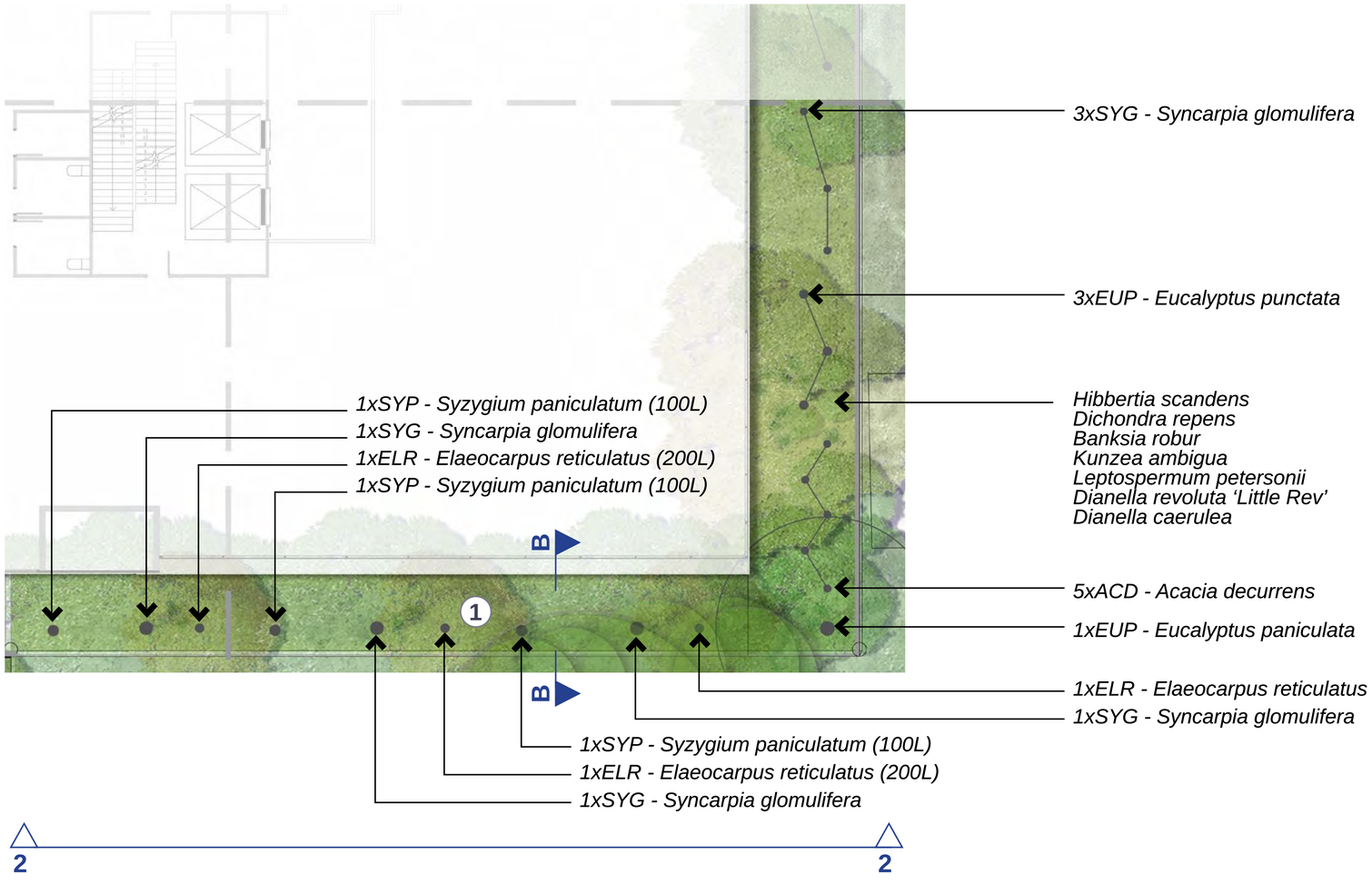
DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-03.2	D	JC	21.03.2021

SOUTHERN CORNER



NOTES

1. Deep planting with native trees

N.B. For full **arborist** information refer to Ross Jackson's '*Arboricultural Impact Assessment Report*'. 28/09/2019

SECTIONS

B-B Refer to DA-1929-04.1

ELEVATIONS

2-2 Refer to DA-1929-04.2

LEGEND

Site boundary

Existing trees to be retained
Refer arborist report. See above.

Proposed trees

+XX.XX Elevation levels

SELECTED IMAGES

Eucalyptus punctata

Acacia decurrens

Syncarpia glomulifera

Hibbertia scandens

Native plant species

Leptospermum petersonii

Dichondra repens

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CLIENT
IRWIN MEDICAL DEVELOPMENTS

DRAWING
SOUTHERN CORNER PLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-04	G	JC	21.04.2021

Scale 0 1 5m
1:100@A1
1:200@A3

ACN: 164 245 514 ABN: 99 164 245 514

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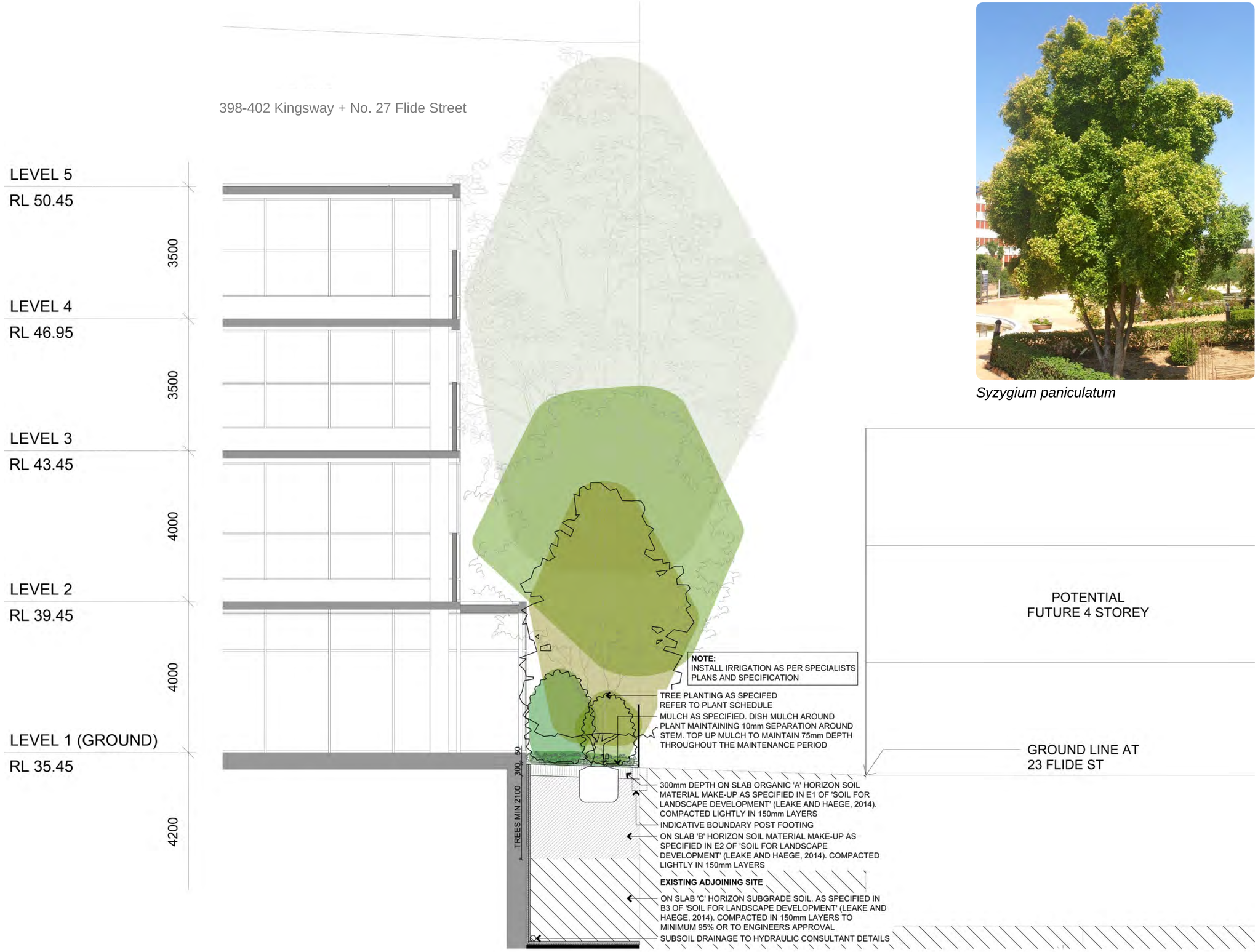
SECTION B-B

REFER TO DRAWING DA-1929-02 FOR LOCATION

398-402 Kingsway + No. 27 Flide Street



Syzygium paniculatum

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IRWIN MEDICAL DEVELOPMENTS

DRAWING
SECTION B-B

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-04.1	D	JC	04.03.2021

0 0.5 2.5m

Scale 1:50@A1
1:100@A3

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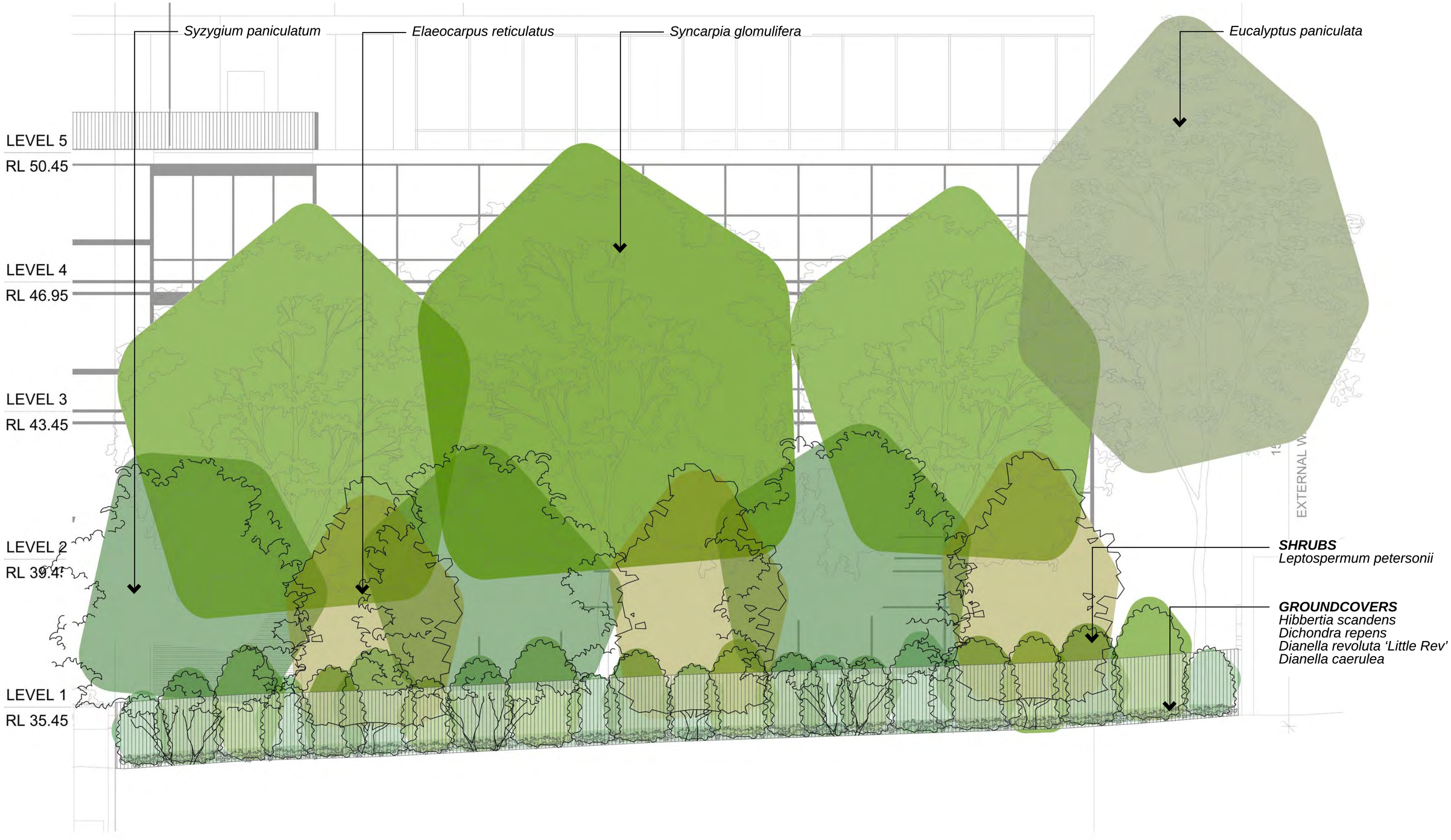
ELEVATION 2-2

REFER TO DRAWING DA-1929-02 FOR LOCATION

398-402 Kingsway + No. 27 Flide Street



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CLIENT
IRWIN MEDICAL DEVELOPMENTS

DRAWING
ELEVATION 2-2

0 0.5 2.5m

Scale 1:50@A1 1:100@A3

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-04.2	D	JC	21.03.2021

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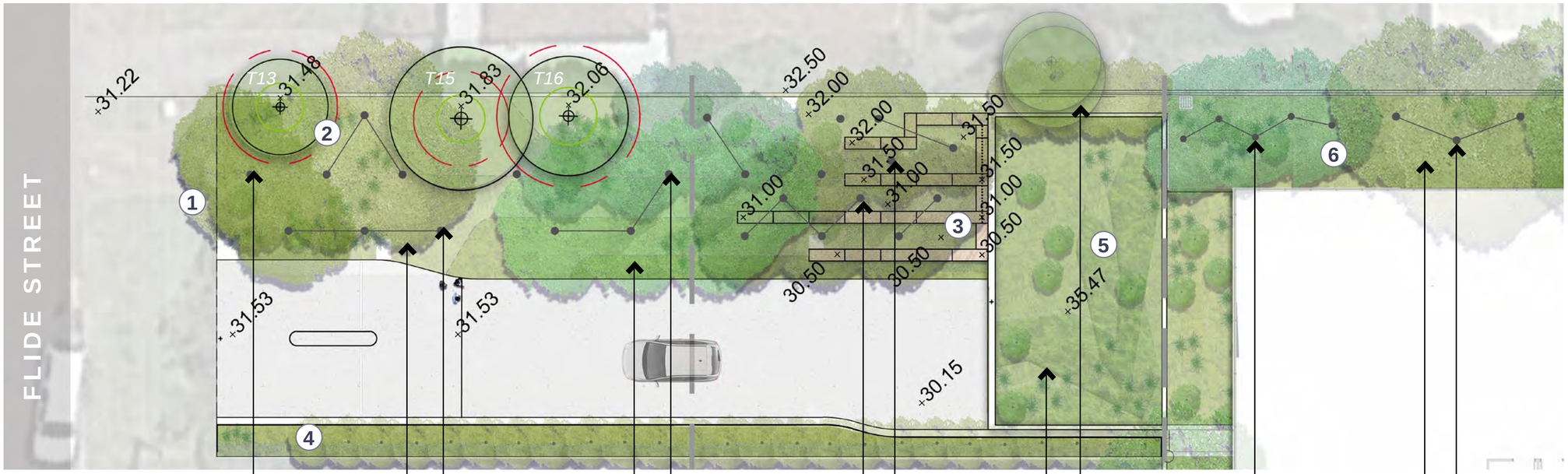
REAR ACCESS AREA



4xACD - Acacia decurrens

3xEUPU - Eucalyptus punctata

Pandorea pandorana
Dianella revoluta

4xACI - Acacia implexa

Banksia spinulosa
Kunzea ambigua
Dichondra repens
Dianella revoluta
Lomandra longifolia
Doryanthes excelsa
Banksia spinulosa
Leptospermum petersonii

7xACP - Acacia parramattensis

6xEUG - Eucalyptus globoidea

4xELR - Elaeocarpus reticulatus

Dianella caerulea
Dichondra repens
Lomandra longifolia
Ozothamnus diosmifolius
Themeda australis
Wahlenbergia communis

5xACP - Acacia parramattensis

3xSYG - Syncarpia glomulifera

Clemantis aristata
Polyscias sambucifolia
Dianella revoluta
Dianella caerulea

NOTES

1. Dense layered native planting from driveway up to boundary wall
2. Contour ground over deep soil areas and add local native trees as per the Green Webb Strategy
3. Sandstone block terrace edges to minimise storm runoff
4. Native flowering trees to 4m tall to screen neighbouring properties with cascading native under planting
5. Planting on slab with 'Fytogreen' green roof system to optimise growing conditions. Low layered ornamental planting cascades over south edge
6. Deep soil planting. Tree selection and density to best suit Green Webb Strategy.

N.B. For full **arborist** information refer to Ross Jackson's '*Arboricultural Impact Assessment Report*'. 28/09/2019

LEGEND

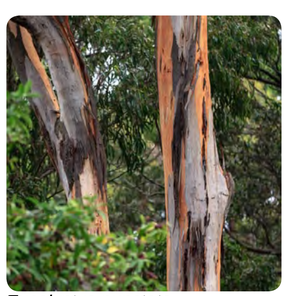
- Site boundary
- Existing trees to be retained
  Refer arborist report. See above.
- Proposed trees
- +XX.XX Elevation levels

SELECTED IMAGES

Sandstone retaining wall

Dense planting

Green roof


Eucalyptus punctata

Dianella revoluta

Climbers to driveway wall

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CLIENT
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DRAWING
REAR ACCESS AREA PLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-05	G	JC	21.04.2021

Scale 1:100@A1 1:200@A3

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SELECTION FROM INDICATIVE PLANTING SCHEDULE

Hardenbergia violacea

Clematis aristata

Allocasuarina littoralis

Banksia robur

Hibbertia scandens

Eucalyptus paniculata

Carpobrotus glaucescens

Westringia fruticosa

Doryanthes excelsa

Ozothamnus diosmifolius

Dianella revoluta

Glochidion ferdinandi

Themeda australis

Syncarpia glomulifera

Pandorea pandorana

Kunzea ambigua

Eucalyptus punctata

Telopea speciosissima

Lomandra longifolia

Dichondra repens

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CLIENT
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DRAWING
PLANT SCHEDULE & PALETTE

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-06	B	JC	28.02.2020

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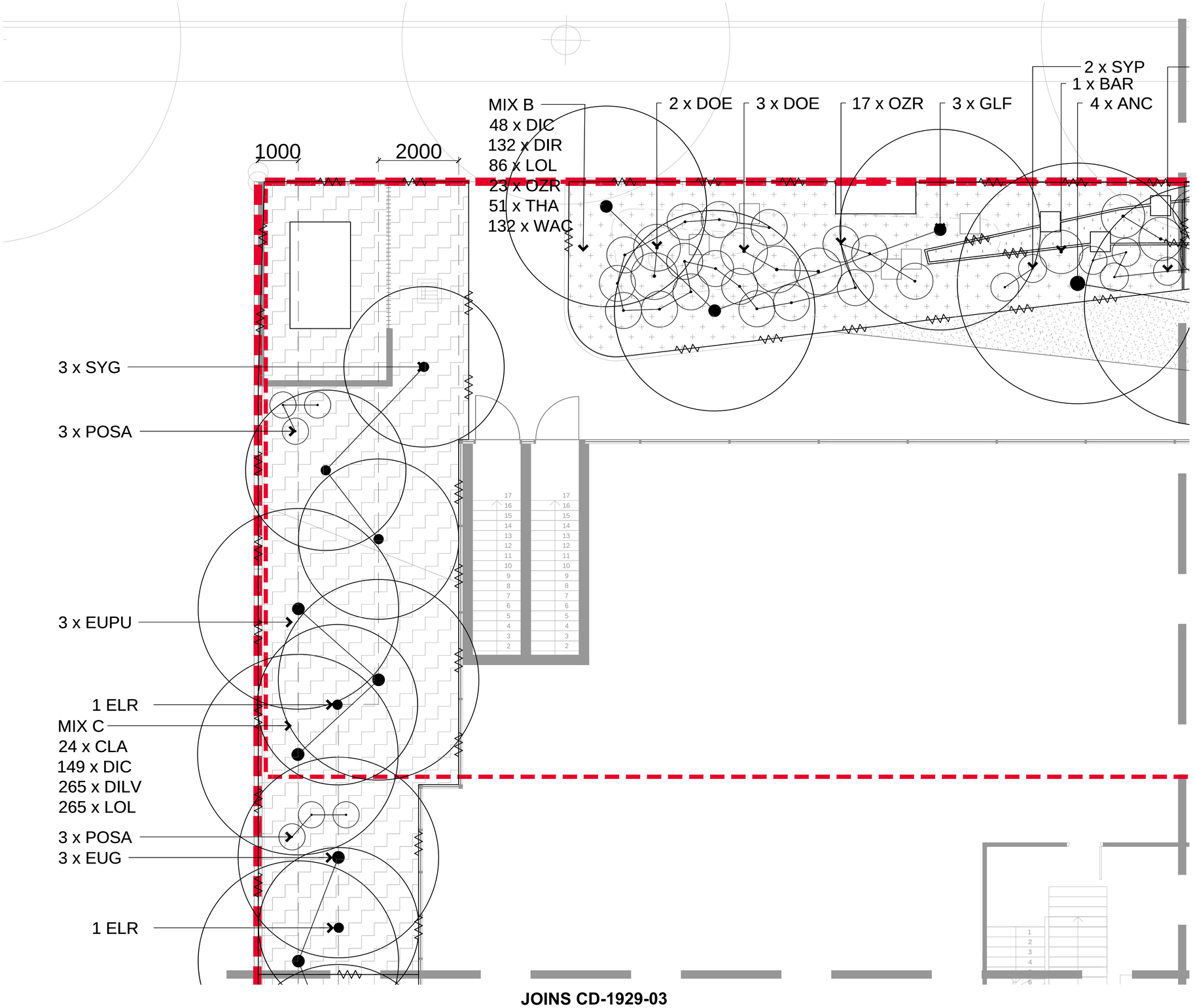
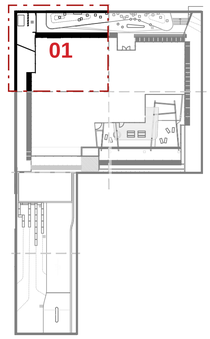
PLANTING PLAN 01



KEY PLAN



LEGEND

- TREE PROTECTION ZONE
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- EXISTING TREES
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- PROPOSED TREES
  REFER TO DA-1929-13
- FEATURE SHRUBS
  REFER TO DA-1929-13
- MIX A
  REFER TO DA-1929-13
- MIX B
  REFER TO DA-1929-13
- MIX C
  REFER TO DA-1929-13
- MIX D
  REFER TO DA-1929-13
- MIX E
  REFER TO DA-1929-13
- LAWN

REFER TO PLANT SCHEDULE
DA-1929-13

N.B. For full **arborist** information refer to Ross Jackson's '*Arboricultural Impact Assessment Report*'. 28/09/2019

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DRAWING
PLANTING PLAN 01

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-07	F	JC	21.04.2021

Scale 0 0.4 0.8 1.6 2.4m
1:50@A1
1:100@A3

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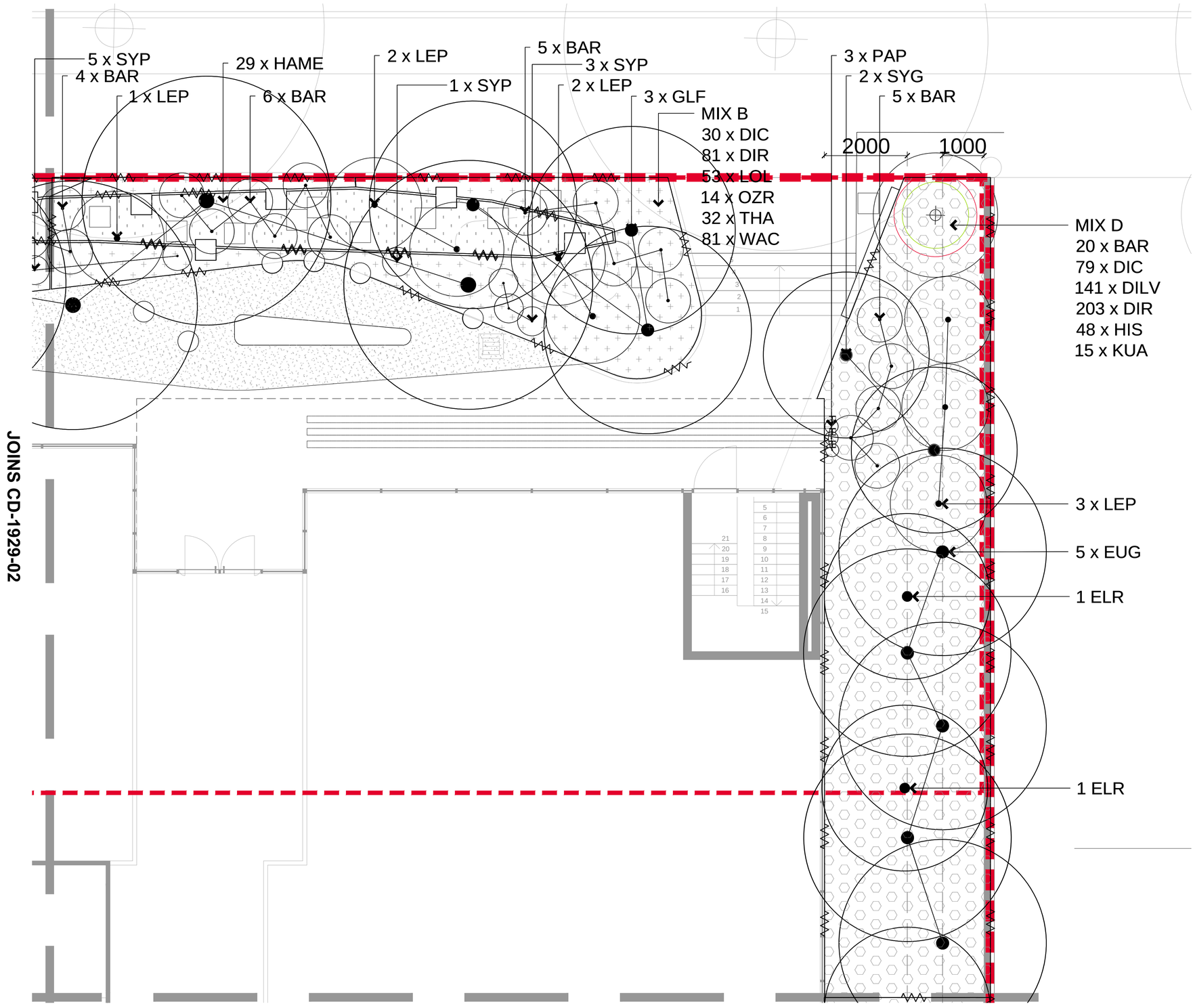
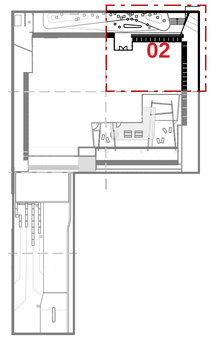
PLANTING PLAN 02



KEY PLAN



LEGEND

- TREE PROTECTION ZONE
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- EXISTING TREES
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- PROPOSED TREES
  REFER TO DA-1929-13
- FEATURE SHRUBS
  REFER TO DA-1929-13
- MIX A
  REFER TO DA-1929-13
- MIX B
  REFER TO DA-1929-13
- MIX C
  REFER TO DA-1929-13
- MIX D
  REFER TO DA-1929-13
- MIX E
  REFER TO DA-1929-13
- LAWN

REFER TO PLANT SCHEDULE
DA-1929-13

N.B. For full **arborist** information refer to Ross Jackson's '*Arboricultural Impact Assessment Report*'. 28/09/2019

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DRAWING
PLANTING PLAN 02

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-08	**E**	**JC**	**21.04.2021**

Scale 1:50@A1 1:100@A3

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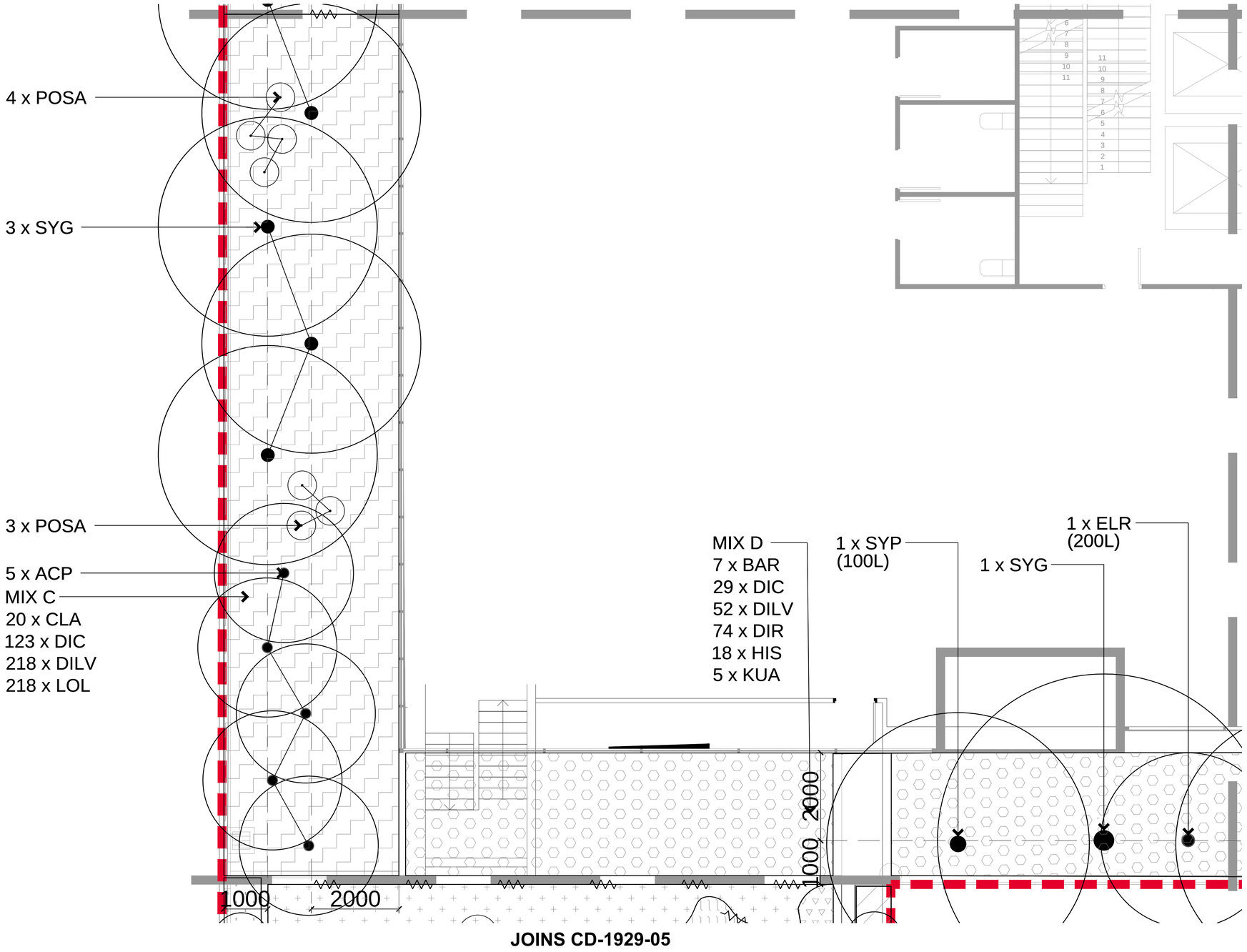
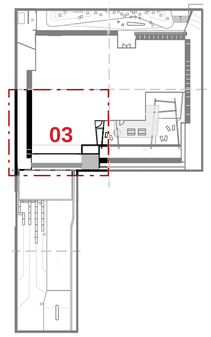
PLANTING PLAN 03



KEY PLAN



LEGEND

- TREE PROTECTION ZONE
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- EXISTING TREES
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- PROPOSED TREES
  REFER TO DA-1929-13
- FEATURE SHRUBS
  REFER TO DA-1929-13
- MIX A
  REFER TO DA-1929-13
- MIX B
  REFER TO DA-1929-13
- MIX C
  REFER TO DA-1929-13
- MIX D
  REFER TO DA-1929-13
- MIX E
  REFER TO DA-1929-13
- LAWN

REFER TO PLANT SCHEDULE
DA-1929-13

N.B. For full **arborist** information refer to Ross Jackson's '*Arboricultural Impact Assessment Report*'. 28/09/2019

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CLIENT
IRWIN MEDICAL DEVELOPMENTS

DRAWING
PLANTING PLAN 03

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-09	E	JC	16.04.2021

0 0.4 0.8 1.6 2.4m
Scale 1:50@A1
1:100@A3

ACN: 164 245 514 ABN: 99 164 245 514

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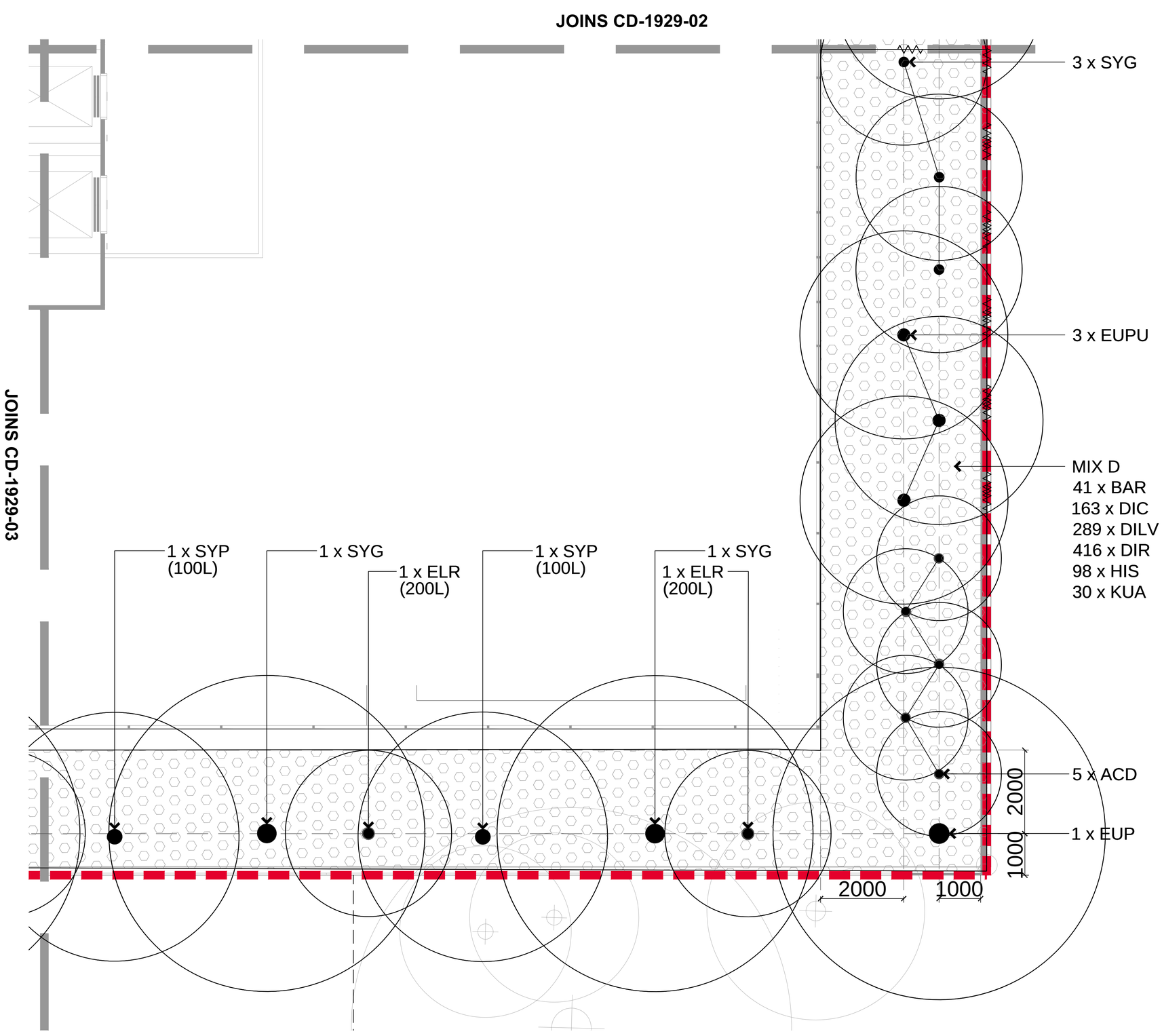
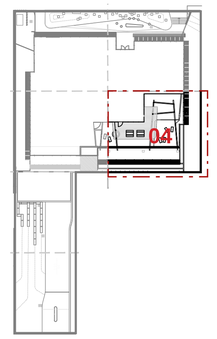
PLANTING PLAN 04



KEY PLAN



LEGEND

- TREE PROTECTION ZONE
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- EXISTING TREES
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
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  REFER TO DA-1929-13
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- MIX A
  REFER TO DA-1929-13
- MIX B
  REFER TO DA-1929-13
- MIX C
  REFER TO DA-1929-13
- MIX D
  REFER TO DA-1929-13
- MIX E
  REFER TO DA-1929-13
- LAWN

REFER TO PLANT SCHEDULE
DA-1929-13

N.B. For full **arborist** information refer to Ross Jackson's '*Arboricultural Impact Assessment Report*'. 28/09/2019

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CLIENT
IRWIN MEDICAL DEVELOPMENTS
DRAWING
PLANTING PLAN 04

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-10	**E**	**JC**	**16.04.2021**

0 0.4 0.8 1.6 2.4m
Scale 1:50@A1
1:100@A3

ACN: 164 245 514 ABN: 99 164 245 514

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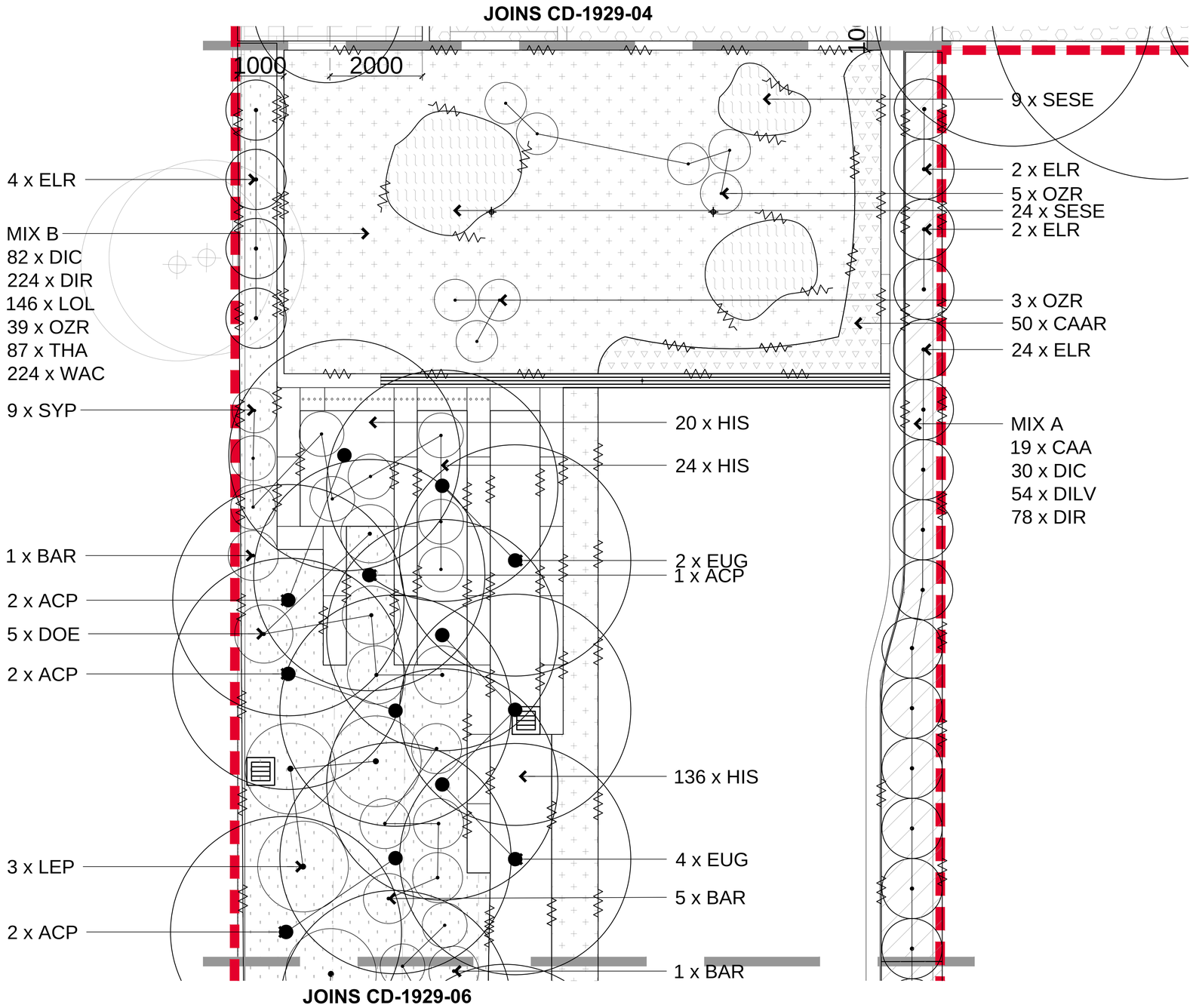
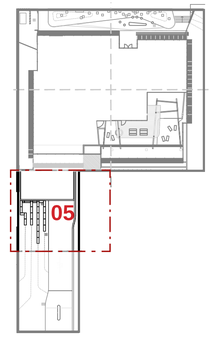
PLANTING PLAN 05



KEY PLAN



LEGEND

- TREE PROTECTION ZONE
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- EXISTING TREES
  REFER TO ROSS JACKSON'S '*ARBORICULTURE IMPACT ASSESSMENT REPORT*' 28/09
- PROPOSED TREES
  REFER TO DA-1929-13
- FEATURE SHRUBS
  REFER TO DA-1929-13
- MIX A
  REFER TO DA-1929-13
- MIX B
  REFER TO DA-1929-13
- MIX C
  REFER TO DA-1929-13
- MIX D
  REFER TO DA-1929-13
- MIX E
  REFER TO DA-1929-13
- LAWN

REFER TO PLANT SCHEDULE
DA-1929-13

N.B. For full **arborist** information refer to Ross Jackson's '*Aboricultural Impact Assessment Report*'. 28/09/2019

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Sturt Noble Associates
Suite 91, L5, 330 Wattle St
Ultimo NSW 2007
T. 02 9211 3744
W. www.sturtnoble.com.au
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DRAWING
PLANTING PLAN 05

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-11	D	JC	27.10.2020

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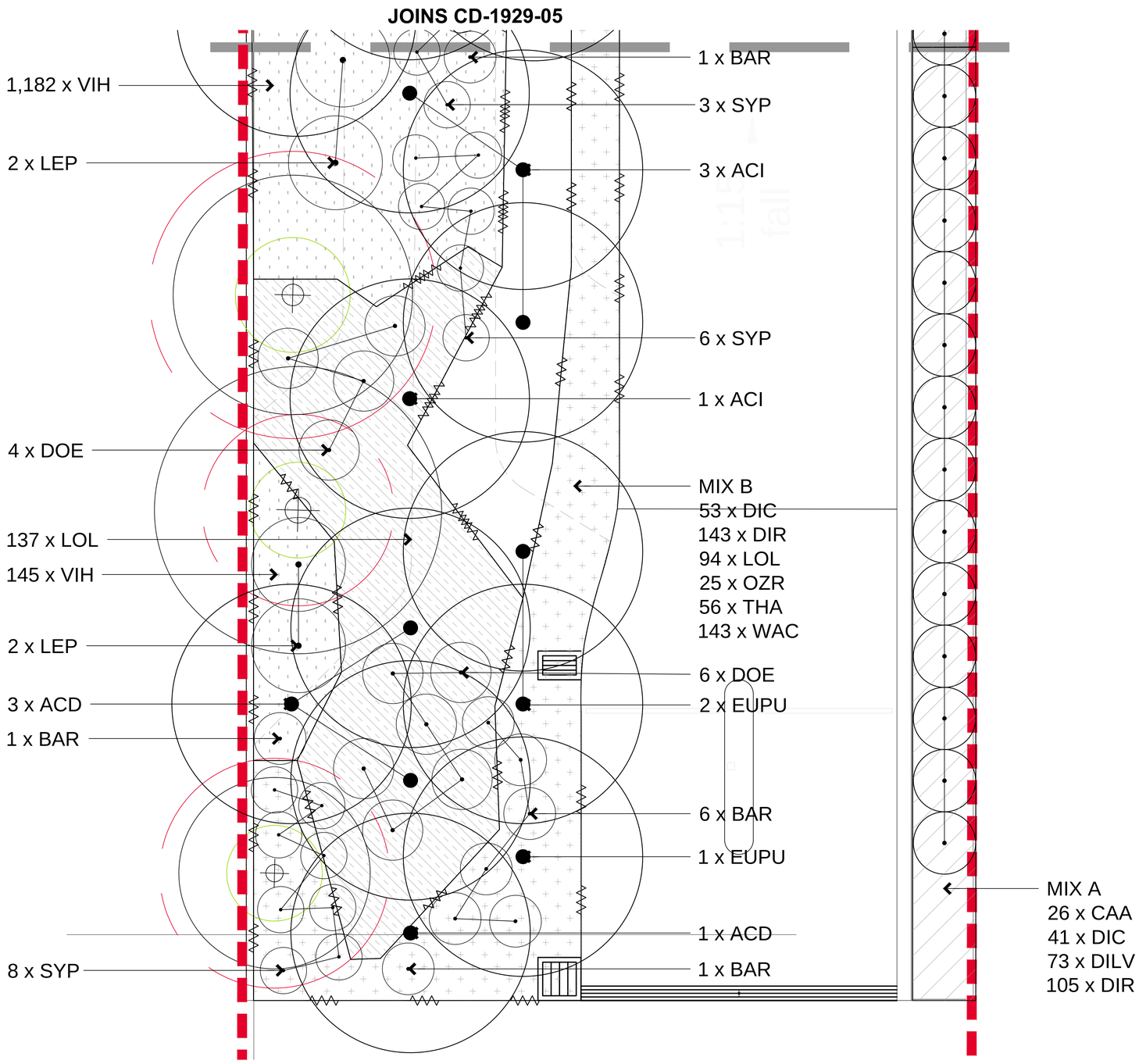

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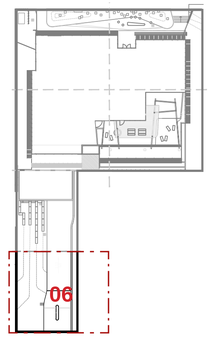

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REFER TO PLANT SCHEDULE
DA-1929-13

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DRAWING
PLANTING PLAN 06

DRAWING No.	ISSUE	DRAWN	DATE
DA-1929-12	C	JC	26.10.2020

Scale 0 0.4 0.8 1.6 2.4m
1:50@A1
1:100@A3

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PLANT SCHEDULE

Tree

SYM	SPECIES	COMMON NAME	QTY	SIZE	SPACE	MATURE HEIGHT
ACD	Acacia decurrens	Green Wattle	9	5L	A.S.	14
ACI	Acacia implexa	Hickory	4	5L	A.S.	5 12
ACP	Acacia parramattensis	Sydney Green Wattle	12	5L	A.S.	7 - 12
ANC	Angophora costata	Smooth-barked Apple	4	100L	A.S.	25
ELR	Elaeocarpus reticulatus	Blueberry Ash	36	100L	A.S.	8 - 15
ELR *	Elaeocarpus reticulatus *	Blueberry Ash	3	200L	A.S.	8 - 15
EUG	Eucalyptus globoidea	White Stringybark	14	25L	A.S.	20 - 30
EUP	Eucalyptus paniculata	Grey Ironbark	1	100L	A.S.	25
EUPU	Eucalyptus punctata	Grey Gum	9	100L	A.S.	25
GLF	Glochidion ferdinandi	Cheese Tree	6	100L	A.S.	6 - 15
SYG	Syncarpia glomulifera	Turpentine Tree	14	100L	A.S.	20 - 30
SYP *	Syzygium paniculatum *	Lilly Pilly	3	100L	A.S.	5 - 18
SYP	Syzygium paniculatum	Lilly Pilly	37	25L	A.S.	5 - 18
			152			

*** Species to be planted in Southern Corner. Refer DA-1929-04**

Planting

SYM	SPECIES	COMMON NAME	QTY	SIZE	SPACE	MATURE HEIGHT (m)
BAR	Banksia robur	Swamp Banksia	36	25L	A.S.	1.7
CAAR	Carpobrotus glaucescens 'Aussie Rambler'	Aussie Ramble Pig Face	50	150mm	0.400	0.3
DOE	Doryanthes excelsa	Gymea Lily	20	5L	A.S.	0
HAME	Hardenbergia violacea 'Meema'	Meema Hardenbergia	29	5L	0.800	2
HIS	Hibbertia scandens	Guinea Flower	180	5L	0.500	5
LEP	Leptospermum petersonii	Lemon-Scented Tea Tree	15	25L	A.S.	3
LOL	Lomandra longifolia 'Tanika'	Lomandra Tanika	137	150mm	0.600	0.5
OZR	Ozothamnus diosmifolius 'Radiance'	Radiance Rice Flower	25	150mm	A.S.	2
PAP	Pandorea pandorana	Wonga-wonga Vine	3	5L	A.S.	2
POSA	Polyscias sambucifolia	Elderberry Panax	13	5L	A.S.	1.5
SESE	Senecio serpens	Blue Chalk Sticks	33	150mm	0.500	0.3
VIH	Viola hederacea	Australian Native Violet	1327	150mm	0.250	0.2
			1868			

Planting - 1929 - MIX A

SYM	SPECIES	COMMON NAME	QTY	SIZE	SPACE	MATURE HEIGHT (m)
CAA	Carex appressa	Tall Sedge	45	150mm	0.500	1
DIC	Dianella caerulea	Flax Lily	71	150mm	0.400	0.5
DILV	Dianella revoluta 'Little Rev'	Dianella Little Rev	127	150mm	0.300	0.5
DIR	Dichondra repens	Kidney Weed	183	150mm	0.250	0.15
			426			

Planting - 1929 - MIX B

SYM	SPECIES	COMMON NAME	QTY	SIZE	SPACE	MATURE HEIGHT (m)
DIC	Dianella caerulea	Flax Lily	213	150mm	0.400	0.5
DIR	Dichondra repens	Kidney Weed	580	150mm	0.250	0.15
LOL	Lomandra longifolia 'Tanika'	Lomandra Tanika	379	150mm	0.300	0.5
OZR	Ozothamnus diosmifolius 'Radiance'	Radiance Rice Flower	101	150mm	0.600	2
THA	Themeda australis	Kangaroo grass	226	150mm	0.400	0.5
WAC	Wahlenbergia communis	Tufted Bluebell	580	150mm	0.250	0.3
			2079			

Planting - 1929 - MIX C

SYM	SPECIES	COMMON NAME	QTY	SIZE	SPACE	MATURE HEIGHT (m)
CLA	Clematis aristata	Australian Clematis	44	5L	1.000	3
DIC	Dianella caerulea	Flax Lily	272	150mm	0.400	0.5
DILV	Dianella revoluta 'Little Rev'	Dianella Little Rev	483	150mm	0.300	0.5
LOL	Lomandra longifolia 'Tanika'	Lomandra Tanika	483	150mm	0.300	0.5
			1282			

Planting - 1929 - MIX D

SYM	SPECIES	COMMON NAME	QTY	SIZE	SPACE	MATURE HEIGHT (m)
BAR	Banksia robur	Swamp Banksia	68	25L	0.800	1.7
DIC	Dianella caerulea	Flax Lily	271	150mm	0.400	0.5
DILV	Dianella revoluta 'Little Rev'	Dianella Little Rev	482	150mm	0.300	0.5
DIR	Dichondra repens	Kidney Weed	693	150mm	0.250	0.15
HIS	Hibbertia scandens	Guinea Flower	164	5L	0.500	5
KUA	Kunzea ambigua	Tick Bush	50	5L	0.900	2
			1728			

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STORMWATER DRAINAGE

398-402 KINGSWAY & 27 FLIDE ST, CARINGBAH NSW

GENERAL NOTES

1. INTRODUCTION
THESE PLANS AND NOTES SHALL BE READ IN CONJUNCTION WITH THE APPROVED ARCHITECTURAL, STRUCTURAL AND OTHER SERVICE DRAWINGS AS WELL AS OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED THROUGHOUT THE TERM OF THE CONTRACT.

2. AUTHORITIES AND STANDARDS
ALL WORK SHALL COMPLY TO AND BE IN ACCORDANCE WITH AS 3500, THE BCA AND THE REQUIREMENTS OF THE RELEVANT AUTHORITIES HAVING JURISDICTION OVER THE WORK.
ALL WORK SHALL BE CARRIED OUT UNDER THE SUPERVISION OF A FULLY LICENSED PLUMBER.
ALL TRADESMEN SHALL HAVE THE NECESSARY EXPERIENCE AND SKILLS TO PERFORM THE WORK DESCRIBED HEREIN.

3. STORMWATER DESIGN DRAWINGS
THE DESIGN DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOW DESIGN INTENT; THEY DO NOT PURPORT SHOW ALL NECESSARY FITTINGS AND ITEMS INCLUDING DROPPERS, RISERS, OFFSETS AND BRACKETS. THE CONTRACTOR SHALL ALLOW FOR ALL NECESSARY ITEMS AND FITTINGS REQUIRED FOR THE COMPLETE AND COMPLIANT INSTALLATION OF THE STORMWATER DRAINAGE SYSTEM.
ANY DISCREPANCY OR VARIATIONS OF DESIGN SHALL BE REFERRED TO THE PRINCIPLE FOR DECISIONS PRIOR THE COMMENCEMENT OF ANY SUCH WORK.

4. MATERIALS AND WORKMANSHIP
UNLESS INDICATED OTHERWISE THE WHOLE OF THE MATERAILS USED SHALL BE NEW, OF FIRST QUALITY AND OF AN APPROVED MANUFACTURE AND TYPE.ALL WORK SHALL BE CARRIED OUT IN A TRADESMAN LIKE MANNER TO THE SATISFACTION OF THE PRINCIPLE.

5. EXISTING SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED FOR THE AUTHORITIES OWN USE AND MAY NOT BE ACCURATE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL EXISTING SERVICES PRIOR ANY EXCAVATION OR WORK, THIS SHALL INCLUDE CARRYING OUT A "DIAL - BEFORE -YOU DIG" APPLICATION AND MAY REQUIRE POT HOLING OVER SERVICES TO DETERMINE EXACT LEVELS AND LOCATION.

6. SETTING OUT
THE CONSTRUCTION MANAGER SHALL PROVIDE DATUM POINTS, GRID LINES ANS BENCH MARKS ONLY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SET OUT AND PLACEMENT OF CORE HOLES AND PENETRATIONS, SUPERVISE ALL LAYOUTS, CHECK ALL MEASUREMENTS AND LEVELS' IF IN DOUBT ASK.
ALL DIMENSIONS SHALL BE TAKEN AS DOCUMENTED FROM APPROVED ARCHITECTURAL AND STRUCTURAL DRAWINGS. DO NOT SCALE FROM THESE DRAWINGS.

7. SAMPLES
THE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SELECTED MATERIALS AND ITEMS AND FITTINGS TO THE PRINCIPLE FOR APPROVAL PRIOR TO THE INSTALLATION OF SUCH MATERIAL OR ITEM. THIS MUST BE STRICTLY ADHERED TO WHEN OFFERING ALTERNATIVES TO SPECIFIED ITEMS.

8. BRACKETING AND NOISE
ALL PIPEWORK SHALL BE INSTALLED SO THAT THERE WILL BE NO UNDUE STRESS ON ANY FITTING OR PIPE
ALL PIPE CLAMPS, HANGERS AND BRACKETS SHALL BE PROPRIETY MADE ITEMS, GALVANISED MILD STEEL OR OTHER SUITABLE MATERIAL, THEY SHALL BE EQUAL TO ABBEY MANUFACTURE OR UNI-STRUT DEPENDING ON THE PARTICULAR TYPE OF SUPPORT REQUIRED ALL FASTENERS AND ANCHORS SHALL BE EQUAL TO HILTI MANUFACTURE SPECIAL CARE SHALL BE TAKED TO AVOID CONTACT OF DISSIMILAR MATERIALS
ALL SERVICES INSTALLED WITHIN NOISE SENSITIVE AREAS SHALL BE ACOUSTICLY INSULATED USING A LOADED POLY VINYL CHLORIDE, WITH THE MINIMUM STANDARD BEING 'SOUNDLAG 4525C' INSTALLED TO THE MANUFACTURES RECOMMENDATIONS.

9. EXCAVATION
ALL EXCAVATION SHALL BE CARRIED OUT IN A SAFE WORKING MANNER WITH ALL NECESSARY SAFETY PRECAUTIONS TAKEN AND IN ACCORDANCE WITH WORKCOVER REQUIREMENTS.
THE CONTRACTOR SHALL PAY ALL ASSOCIATED ROAD AND FOOTPATH OPENING FEES RELEVANT TO THE AUTHORITIES REQUIREMENTS.
CONDUCT ALL NECESSARY SERVICE SEARCHES INLUDING CONTACTING THE DIAL BEFORE YOU DIG SERVICE AND OTHER REQUIREMENTS AS NOTED ABOVE.
ALL SERVICES SHALL BE LAID ON APPROVED BEDDING MATERIALS AND TO THE REQUIRED DEPTHS AND GRADES WHERE APPLICABLE.
BACKFILL USING SAND TO THE REQUIRED DEPTH SUFFICIENTLY COVERING THE SERVICE TO THE REQUIREMENTS OF AS3500. SUBJECT TO THE APPROVAL OF THE PRINCIPLE FILL THE REMAINDER OF THE EXCAVATION USING THE EXCAVATED SOIL ENSURING COMPACTION TO 95% MODIFIED AASHO

10. FINISHED SITE LEVELS
ENSURE FINAL SITE LEVELS AND CONTOURS OF NEW WORKS GRADE AWAY FROM ANY HABITABLE AREAS AND TOWARDS ANY GRATED PITS, DRAINS, SWALES OR LANDSCAPED AREAS.

11. DRAINAGE PITS
STORMWATER PIT INTERNAL DIMENSIONS AS FOLLOWS:
TOTAL DEPTH LESS THAN 600MM = 450MM SQUARE OR 600MM DIAMETER.
TOTAL DEPTH 601MM TO 900MM = 600MM SQUARE OR 900MM DIAMETER.
TOTAL DEPTH 901MM TO 1200MM = 600X900MM OR 1050MM DIAMETER.
TOTAL DEPTH GREATER THAN 1200M = 900MM SQUARE OR 1050 DIAMETER.
PITS DEEPER THAN 1200MM SHALL BE FITTED WITH STEP IRONS AT 300MM CENTRES. APPROVED PRE-CAST PITS MAY BE USED.
PIT GRATES, FRAMES AND SOLID COVERS SHALL BE TYPE B IN NON-TRAFFICABLE AREAS AND TYPE D IN TRAFFICABLE AREAS OR IN ACCORDANCE WITH AS 3996 AND AS 1428.1
ALL CONNECTIONS TO DRAINAGE PITS SHALL BE MADE IN A TRADESMAN LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
SUBSOIL DRAINAGE AS NOTED BELOW SHALL EXTEND 3M UPSTREAM OF ANY DRAINAGE PIT AND BE SEALED WITH A SUITABLE CAP. THE OUTLET SHALL TERMINATE A MINIMUM OF 100MM ABOVE THE INVERT OF THE SUBJECT PIT.
ALL BUILDING SURROUNDS SHALL BE GRADED TO ENSURE OVERLAND FLOW FROM UPSTREAM AREAS CAN DRAIN AROUND THE FOUNDATIONS, WALLS AND BUILDING.

12. SUBSOIL DRAINAGE
SUBSOIL DRAINAGE SHALL BE CONSISTENT WITH THE STRUCTURAL ENGINEERS DETAILS AND SUBJECT TO THE FINDINGS OF THE GEOTECHNICAL REPORT.
SUBSOIL DRAINS SHALL BE SLOTTED UPVC 100MM DIAMETER FITTED WITH GEO-FABRIC FILTER SOCK.
SUBSOIL DRAINAGE SHALL BE LAID AT A MINIMUM GRADE OF 0.5% U.N.O.
SUBSOIL DRAINAGE SHOULD BE INSTALLED ON THE UPSTREAM END OF ANY PROPOSED PAVED AREAS AND CONNECTED TO THE PIPED DRAINAGE SYSTEM OR WATERCOURSE.
ADDITIONAL SUBSOIL DRAINAGE SHALL BE LAID TO SUIT SITE CONDITIONS AND GROUNDWATER PRESENCE AS DIRECTED.

13. DRAINAGE PIPES
MINIMUM GRADE OF ANY DRAINAGE PIPES TO BE 1% (U.N.O.)
ALL DRAINAGE PIPES LESS THAN 300MM IN DIAMETER SHALL BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS (U.N.O.)
ALL PIPE JUNCTIONS AND TAPERS SHALL BE VIA PROPRIETARY MADE FITTINGS.
ALL DRAINAGE PIPES 300MM AND GREATER IN DIAMETER SHALL BE REINFORCED CONCRETE RUBBER RING JOINTED CLASS '2' (U.N.O.) MANUFACTURED TO AS 4058.
EQUIVALENT STRENGTH FRC PIPES MAY BE USED.
MINIMUM PIPE DIAMETER 100MM U.N.O.
PROVIDE FAIL SAFE OVERFLOW SPITTERS NO LESS THAN 50MM DIAMETER (U.N.O) FOR ALL BALCONIES AND TERRACES.

14. DOWNPIPES & GUTTERS
THE FINAL NUMBER, SIZES AND LOCATION OF RAINWATER DOWNPIPES AND GUTTERS SHALL BE CO-ODRINATED ON-SITE BETWEEN THE PLUMBING CONTRACTOR, THE BUILDER AND THE ROOFING CONTRACTOR, TO THE APPROVAL OF THE ARCHITECT AND ENGINEER AND IN ACCORDANCE WITH AS3500:3
MINIMUM DOWNPIPE DIAMETER 100MM U.N.O. EQIVILENT SIZE RECTANGULAR DOWNPIPES MAY BE USED IN PLACE OF EXTERNAL, NON CHARGED CIRCULAR DOWNPIPES
ALL DOWNPIPES LOCATED IN NOISE SENSITIVE AREAS AS DEEMED BY THE ARCHITECTS, ACOUSTIC ENGINEER OR EQUIVALENT PERSONS, SHALL BE ACOUSTICALLY INSULATED USING AS SYSTEM NO LESS IN STANDARDS THAN 'SOUNDLAGG 4525C' INSTALLED TO THE MANUFACTURES RECOMMENDATIONS.
ALL EAVES GUTTERS SHALL BE SIZED FOR THE 20YR (Tc 5min) ARI STORM EVENT IN ACCORDANCE WITH AS3500:3
ALL BOX GUTTERS, RAINWATER HEADS AND FAILSAFE OVERFLOWS SHALL BE SIZED FOR A 100YR (Tc 5min) ARI STORM EVENT IN ACCORDANCE WITH AS3500:3

15. STORMWATER RE-USE PIPEWORK
ALL WORK CARRIED OUT SHALL COMPLY TOO AND BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND SYDNEY WATER'S PUBLICATION 'GUIDELINES FOR RAINWATER TANKS ON RESIDENTIAL PROPERTIES'.
THE CONTRACTOR IS TO MAKE APPLICATIONS AND PAY ALL FEES AND CHARGES AS REQUIRED BY THE REGULATORY AUTHORITIES.
SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY REGARDLESS OF TANK SIZE.
THE CONTRACTOR SHALL PROVIDE A FLOW RESTRICTOR RATED AT 2 LITRES PER MINUTE TO THE DOMESTIC WATER INLET FILLING VALVE IN ACCORDANCE WITH THE CODE REQUIREMENTS.
ALL PIPEWORK AND OUTLET'S ARE TO BE LABELLED "RAINWATER" IN ACCORDANCE WITH CODE REQUIREMENTS.
RE-CYCLED RAINWATER PIPEWORK IS TO BE INSTALLED WITH A 300MM CLEARANCE FROM DOMESTIC WATER SUPPLIES IN ACCORDANCE WITH CODE REQUIREMENTS.
RE-CYCLED RAINWATER PIPEWORK IS TO BE STAINLESS STEEL PRESS FIT OR APPROVED COMPOSITE PLASTIC SUCH AS PEX ONLY. COPPER PIPEWORK SHALL NOT BE USED
A TESTABLE DOUBLE CHECK VALVE SHALL BE INSTALLED AT THE PROPERTIES WATER METER IN ACCORDANCE WITH CODE REQUIREMENTS.
ON COMPLETION PROVIDE A COPY OF "AS INSTALLED DRAWINGS" WITH CERTIFICATION FOR THE COMPLETED WORKS AND BACKFLOW PROTECTION.

16. TESTING AND COMMISIONING
ALL WORK SHALL BE PROGRESSIVELY TESTED AND INSPECTED TO THE APPROVAL OF THE CONSTRUCTION MANAGER AND AUTHORITY HAVING JURISDICTION. COPIES OF ALL TEST AND COMPLIANCE CERTIFICATES SHALL BE FORWARDED TO THE CONSTRUCTION MANAGER AND PRINCIPLE. THE CONTRACTOR SHALL PROVIDE ALL LABOUR AND MATERAILS REQUIRED FOR THE CARRYING OUT OF SUCH TESTS AND SHALL ALSO BE RESPONSIBLE FOR THE RECTIFICATION OF ANY WORK FAILING ANY TEST.
THE ENTIRE SYSTEM SHALL BE COMMISSIONED PRIOR PRACTICAL COMPLETION AND HANDOVER, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:-
~ THE CLEARING OF ALL DEBRIS FROM ANY INLINE FILTER OR STRAINER.
~ CLEANING OF DEBRIS FROM ALL PITS, PIPES, RAINWATER OUTLETS, ROOF OUTLETS, GRATED DRAINS AND BALCONY OUTLETS
~ ENSURING ALL TRASH SCREENS ARE CLEAR AND CLEAN OF DEBRIS
~ ALL ACCESS GRATES AND FRAMES ARE SECURE AND WHERE REQUIRED FITTED WITH CHILD LOCKING DEVICES
~ ENSUREING ALL FAILSAFE OVERFLOWS ARE INSTALLED AND CLEAR OF ANY OBSTRUCTION
~ PUMPWELL AND CLEARED OF FORMORK AND DEBRIS ANDPUMPS HAVE BEEN COMMISSIONED WITH FLOAT SWITCHES SET AT CORRECT LEVELS

17. STORMWATER MAINTENANCE
AFTER COMPLETION AND OCCUPATION OF THE BUILDING IT IS THE RESPONSIBILITY OF THE OWNERS OR BODY CORPORATE TO MAINTAIN THE INTEGRITY AND FUNCTIONALITY OF ALL STORM WATER SYSTEMS,
THIS INCLUDES ALL OVERFLOWS, GRATES, BALCONY OUTLETS, SURFACE PITS, ON-SITE DETENTION STORAGE, TRASH SCREENS, FAILSAFE FLOW PATHS, SUBMERSIBLE PUMPS AND ASSOCIATED INFRASTRUCTURE

18. DISCLAIMER
ALL CALCULATIONS PRESENTED IN THIS DOCUMENT HAVE BEEN CALCULATED IN ACCORDANCE WITH AUSTRALIAN RAINFALL AND RUNOFF AND COUNCILS POLICIES AND CODES. GAH HAS PERFORMED THESE CALCULATIONS TO THE BEST OF THEIR ABILITY TO ENSURE COMPLIANCE WITH THE ABOVE MANUALS AND COUNCIL POLICIES. BEST PRACTICE AND THE INSTITUTION OF ENGINEERS, AUSTRALIA CODE OF ETHICS. GAH TAKES NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES OR LOSSES INCURRED TO ANY PERSONS OR PROPERTY (INCLUDING THE DEVELOPMENT SITE) AS A RESULT OF MISINTERPRETATION OF THE RESULTS AND UNFORESEEN CIRCUMSTANCES SUCH AS POOR CONSTRUCTION, LACK OF MAINTENANCE AFTER CONSTRUCTION, ALTERATIONS TO GROUND FLOOR LEVELS UPSTREAM, DOWNSTREAM OR ADJACENT TO THE DEVELOPMENT

LEGEND

PIPEWORK:

- SW — SEWER DRAINAGE
- SUB SOIL
- STW — STORMWATER
- TRUNK MAIN
- SEDIMENT & EROSION FENCE
- EX.STW — EXISTING STORMWATER
- EXISTING TO BE REMOVED
- SYP — SYPHONIC
- RWR — RAIN WATER RE-USE
- RISE IN SERVICE
- DROP IN SERVICE
- FLOW DIRECTION
- E — ELECTRICAL
- CIS — CAST IN SLAB

SERVICE ACCESSORIES

- D-2 / H-02 — REFER DETAIL NO. / REFER DRAWING NO.
- SS / 100 — DIRECTION OF SERVICE / TYPE OF SERVICE / SIZE OF SERVICE
- F — FIRST FLUSH DIVERTER
- RWT — RAINWATER TANK
- DOWN PIPE
- DOWN PIPE & SPREADER
- PLANTER BOX DRAINAGE OUTLET 100 DIA U.N.O
- RAINWATER OUTLET (150GRATE U.N.O)
- DRAINAGE TURN UP POINT 100 DIA U.N.O
- BALCONY RAINWATER OUTLET (100GRATE U.N.O)
- OVERFLOW SPITTER (50MMDIA U.N.O)
- CLEAR OUT
- GRATED STORMWATER PIT
- CONCRETE COVERED JUNCTION PIT
- GRATED TRENCH DRAIN (150 WIDE U.N.O.)
- KERB INLET PIT
- STORMWATER PUMP WELL
- VEHICULAR CROSSING
- REVISION
- 45.57 — EXISTING SURFACE LEVEL
- 21.11 — FINISHED SURFACE LEVEL

ABBREVIATIONS

AFFL	ABOVE FINISHED FLOOR LEVEL
BRWO	BALCONY RAINWATER OUTLET
BTFW	BUCKET TRAP FLOOR WASTE
CI	CAST IRON
CIC	CAST IN COLUMN
CIS	CAST IN SLAB
CO	CLEAROUT
CP	CHROME PLATED
CU	COPPER
DIA	DIAMETER
DP	DOWNPIPE
DTU	DRAINAGE TURN UP POINT
EJ	EXPANSION JOINT
EX	EXISTING
FFL	FINISHED FLOOR LEVEL
FRC	FIBRE REINFORCED CONCRETE
FSL	FINISHED SURFACE LEVEL
GTD	GRATED TRENCH DRAIN
HDPE	HIGH DENSITY POLYETHYLENE
HL	HIGH LEVEL
IL	INVERT LEVEL
IO	INSPECTION OPENING
KPA	PRESSURE IN KILOPASCALS
LL	LOW LEVEL
L/S	LITRES PER SECOND
M	METER
MH	PRESSURE IN METERS/HEAD
NPCW	NON POTABLE COLD WATER
NPHT	NON POTABLE HOSE TAP
OF	OVERFLOW
PBO	PLANTER BOX OUTLET
PSD	PERMISSIBLE SITE DISCHARGE
PVC	POLYVINYL CHLORIDE
RHS	RECTANGULAR HOLLOW SECTION
RL	REDUCED LEVEL
RM	RISING MAIN
RWO	RAINWATER OUTLET
RWR	RAINWATER RE-USE
RWT	RAIN WATER TANK
SDO	SPOON DRAIN OUTLET
SL	SURFACE LEVEL
SQ	SQUARE
SSR	SITE STORAGE REQUIREMENTS
STW	STORMWATER
SW	SEWER
SYDP	SYPHONIC DOWNPIPES
TD	TUNDISH
TOW	TOP OF WALL
TTD	TRAPPED TUNDISH
UNO	UNLESS NOTED OTHERWISE
UPVC	UNPLASTISIZED POLYVINYL CHLORIDE
US	UNDERSIDE

DRAWING SCHEDULE:

STW-01 COVER SHEET & SITE SURVEY
STW-02 BASEMENT 6 STORMWATER SERVICES
STW-03 BASEMENT 5 - 3 STORMWATER SERVICES
STW-04 BASEMENT 2 STORMWATER SERVICES
STW-05 BASEMENT 1 STORMWATER SERVICES
STW-06 LEVEL 01 (GROUND) STORMWATER SERVICES PART 1 OF 2
STW-07 LEVEL 01 (GROUND) STORMWATER SERVICES PART 2 OF 2
STW-08 LEVEL 02 STORMWATER SERVICES
STW-09 LEVEL 05 STORMWATER SERVICES
STW-10 LEVEL 06 (ROOF) STORMWATER SERVICES
STW-11 DETAILS
STW-12 SEDIMENT CONTROL PLAN
STW-13 LEVEL 3 STORMWATER SERVICES
STW-14 LEVEL 4 STORMWATER SERVICES

DRAINS results prepared from Version 2016.14

SUB-CATCHMENT DETAILS

Name	Pit or Node	Total Area (ha)	Paved Area %	Grass Area %	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Due to Storm
Cat Existing	Existing	0.242	54	46	**0.087**	0.051	0.036	AR&R 10 year, 25 minutes storm, average 72 mm/h, Zone 1
Cat Proposed	Proposed	0.242	74	26	0.128	0.098	0.03	AR&R 100 year, 15 minutes storm, average 140 mm/h, Zone 1
PSD	87	L/sec						

DETENTION BASIN DETAILS

Name	Elev	Surf. Area	Outlet Type	Dia(mm)	Centre RL	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level
OSD Tank										
	32.45	1	Orifice	170	32.62	33.26	**19.7**	0.049	0.049	0
	32.5	13								
	32.55	26								
	34.15	26								
SSR	19.7	m3								

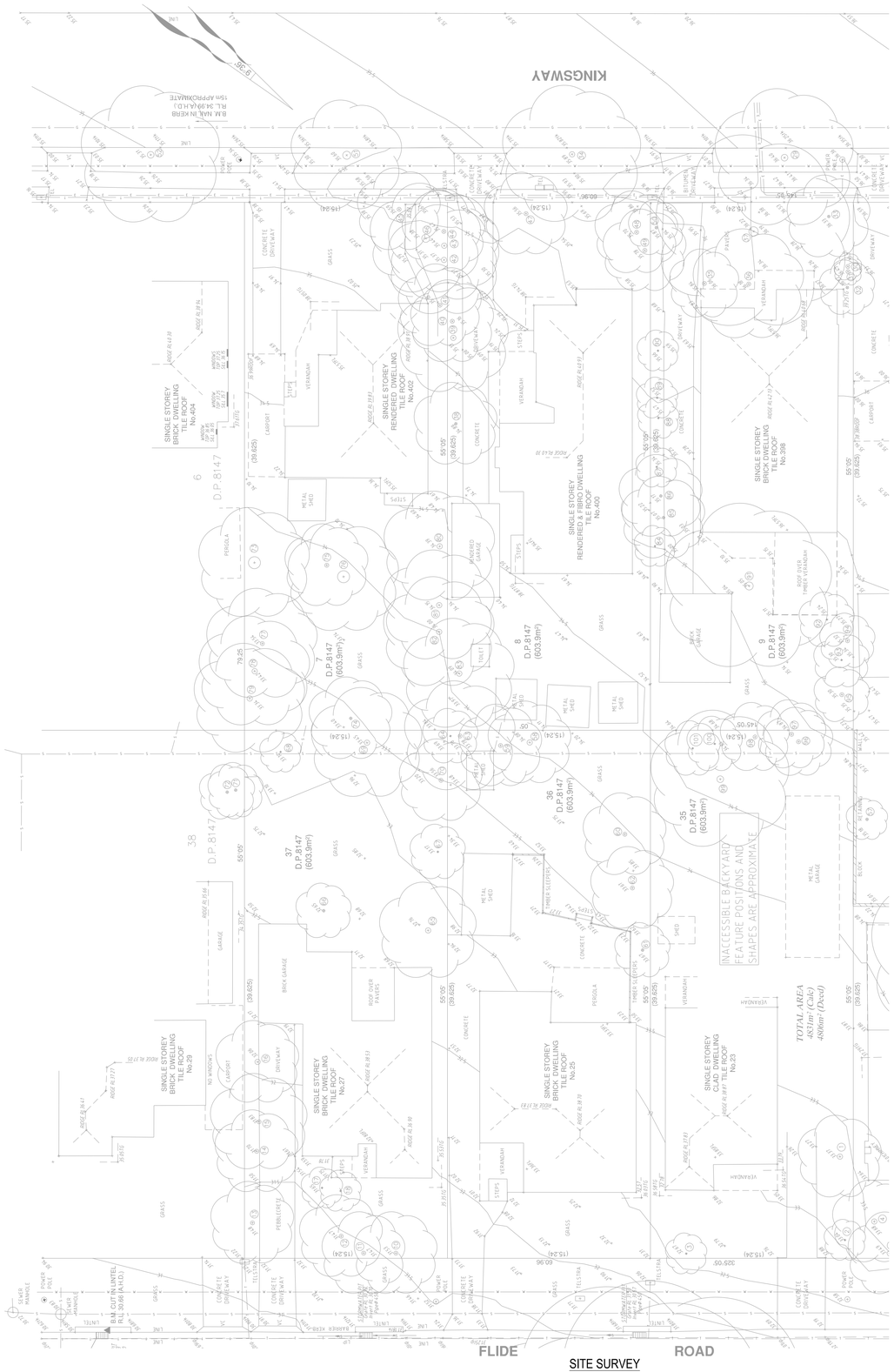
PIPE DETAILS

Name	From	To	Length (m)	U/S IL (m)	D/S IL (m)	Slope (%)	Type	Dia (mm)	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL(m)	Max D/S HGL (m)	Due to Storm
OSD Outlet	OSD Tank	Pit DCC	1	32.47	32.46	1	uPVC	300	0.049	1.46	32.614	32.604	AR&R 100 year, 20 minutes storm, average 122 mm/h, Zone 1
Pipe 6	Pit 6	Pit 3 (New KIP)	5.5	30.3	30.245	1	Concrete	300	**0.076**	1.08	30.888	30.854	AR&R 100 year, 25 minutes storm, average 109 mm/h, Zone 1
Site Discharge	76	L/sec											

Summary

100 year SSR	19.7 m3	
Storage Provided	20 m3	(Refer to detail on drawing STW-11)
PSD	87 L/sec	
100 Year Discharge	76 L/sec	

Note: The Drains Model is available to Council upon request



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P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

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APPROVAL:
DEVELOPMENT APPLICATION

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CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT: STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE: **COVER SHEET & SITE SURVEY**
PROJECT No: **218-1768**
DRAWING NO: **STW-01**
REVISION: **D**
DRAWN: TC CHECKED: MG DATE: AUG, 2019
SCALE: A1@1:200
SHEET: 1/14

NOTES:

1) ALL WORK AND MATERIALS SHALL COMPLY WITH AS3500, ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE NCCS-BCA AND THE RELEVANT COUNCIL'S STORMWATER POLICY
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12) IF IN DOUBT ASK

KINGSWAY ABOVE

DP-STW 150

DP-STW 100

DP-STW 100

SB 45.72

100SUB-SOIL@1%

100SUB-SOIL@1%

SDO

BASEMENT PUMPWELL CALCULATIONS:
SUTHERLAND COUNCIL
OPEN AREA TO BASEMENT = 220m2
ARI = 50YEARS
TIME = 2 HOURS
RAINFALL INTENSITY = 54mm/hr
COEFFICIENT OF RUNOFF = 1.0
Q = 54 L/hr/m2
VOLUME REQUIRED= 23.76m3

D-01 STW-11

D-03 STW-11

D-04 STW-11

24M3 BASEMENT PUMP WELL

150STW@1%

150STW@1%

600x600 STW PIT WITH CLASS D GRATE RL:16.92 IL:16.45

600x600 STW PIT WITH CLASS D GRATE RL:16.92 IL:16.55

CONTROL PANEL

ELEC. 40

RM 80

ELEC. 40 RM 80

225STW@1%

RAMP I8

RAMP I5

LOBBY RL 16.95

LIFT 2

EMERGENCY LIFT 1

DRIVEWAY RAMP ABOVE

FSI

B6

CARP

I6 PARKING

FOR CONTINUATION REFER TO STW-03

FOR CONTINUATION REFER TO STW-03

FOR CONTINUATION REFER TO STW-03

SB 79.25

SB 30.48

SB 39.63

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

REV.	ISSUE	DRAFT.	ENG.	DATE
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P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

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DEVELOPMENT APPLICATION

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CLIENT:
IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT:
STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
BASEMENT 6 STORMWATER SERVICES

PROJECT No: **218-1768**

DRAWING NO: **STW-02**

REVISION: **D**

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019

SCALE: A1@1:100

SHEET: 2 /14

NOTES:

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12) IF IN DOUBT ASK

KINGSWAY ABOVE

RM 80 | DP-STW 150 | DP-STW 100 | DP-STW 100

SB 45.72

RWO EQUAL TO 'SPS TIA100F'

RWO EQUAL TO 'SPS TIA100F'

D-06 STW-11

RWO EQUAL TO 'SPS TIA100F'

B5 A (UPPER) CARPARK 16 PARKING SPACES

PLANT | LIFT 2 | LIFT 1 (EMERGENCY) | LOBBY RL 19.85 | RAMP 1:8 | RAMP 1:5

FS1

FOR CONTINUATION REFER TO STW-02

FOR CONTINUATION REFER TO STW-02

FOR CONTINUATION REFER TO STW-02

4 x BICYCLE SPACES

SB 39.63

100SUB-SOIL@1%

225STW@1%

RL 18.40

B5 B (LOWER) CARPARK 16 PARKING SPACES

SDO

600x600 STW PIT WITH CLASS D GRATE RL:18.37 IL:17.80

600x600 STW PIT WITH CLASS D GRATE RL:18.37 IL:17.90

600x600 STW PIT WITH CLASS D GRATE RL:18.37 IL:18.00

SB 79.25

FS2

SB 30.48

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

DP-STW 150 | DP-STW 150 | DP-STW 100 | DP-STW 100

REV.	ISSUE	DRAFT.	ENG.	DATE
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P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

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DEVELOPMENT APPLICATION

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CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT: STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
BASEMENT 5 STORMWATER SERVICES

PROJECT No:	DRAWING NO:	REVISION:
218-1768	STW-03	D

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019
SCALE:		SHEET:
A1@1:100		3 /14

NOTES:

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12) IF IN DOUBT ASK

KINGSWAY ABOVE
LINE OF BASEMENT
SB 45.72
SB 39.63
SB 73.25
SB 30.48
NO. 25 FLIDE ST.
NO. 23 FLIDE ST.
RM 80
DP-STW 150
DP-STW 100
DP-STW 100
ACCESSIBLE
ACCESSIBLE
ACCESSIBLE
FSI
FS2
B2 A (UPPER) CARPARK
12 PARKING SPACES (INC. 3 ACCESS)
RWO EQUAL TO 'SPS TIA100F'
RWO EQUAL TO 'SPS TIA100F'
RWO EQUAL TO 'SPS TIA100F'
RAMP 1:8
RAMP 1:5
RAMP 1:5
RAMP 1:8
HOIST
PLANT
LIFT 2
LOBBY
RL 28.55
EMERGENCY LIFT 1
4 x BICYCLE SPACES
MB
MB
2 x MOTORBIKE SPACES
RAMP 1:8
RAMP 1:5
RAMP 1:5
RAMP 1:8
RL 27.10
B2 B (LOWER) CARPARK
16 PARKING SPACES
RWO EQUAL TO 'SPS TIA100F'
RWO EQUAL TO 'SPS TIA100F'
RWO EQUAL TO 'SPS TIA100F'
DP-STW 150
DP-STW 150
DP-STW 100
DP-STW 100

REV.	ISSUE	DRAFT.	ENG.	DATE
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DEVELOPMENT APPLICATION

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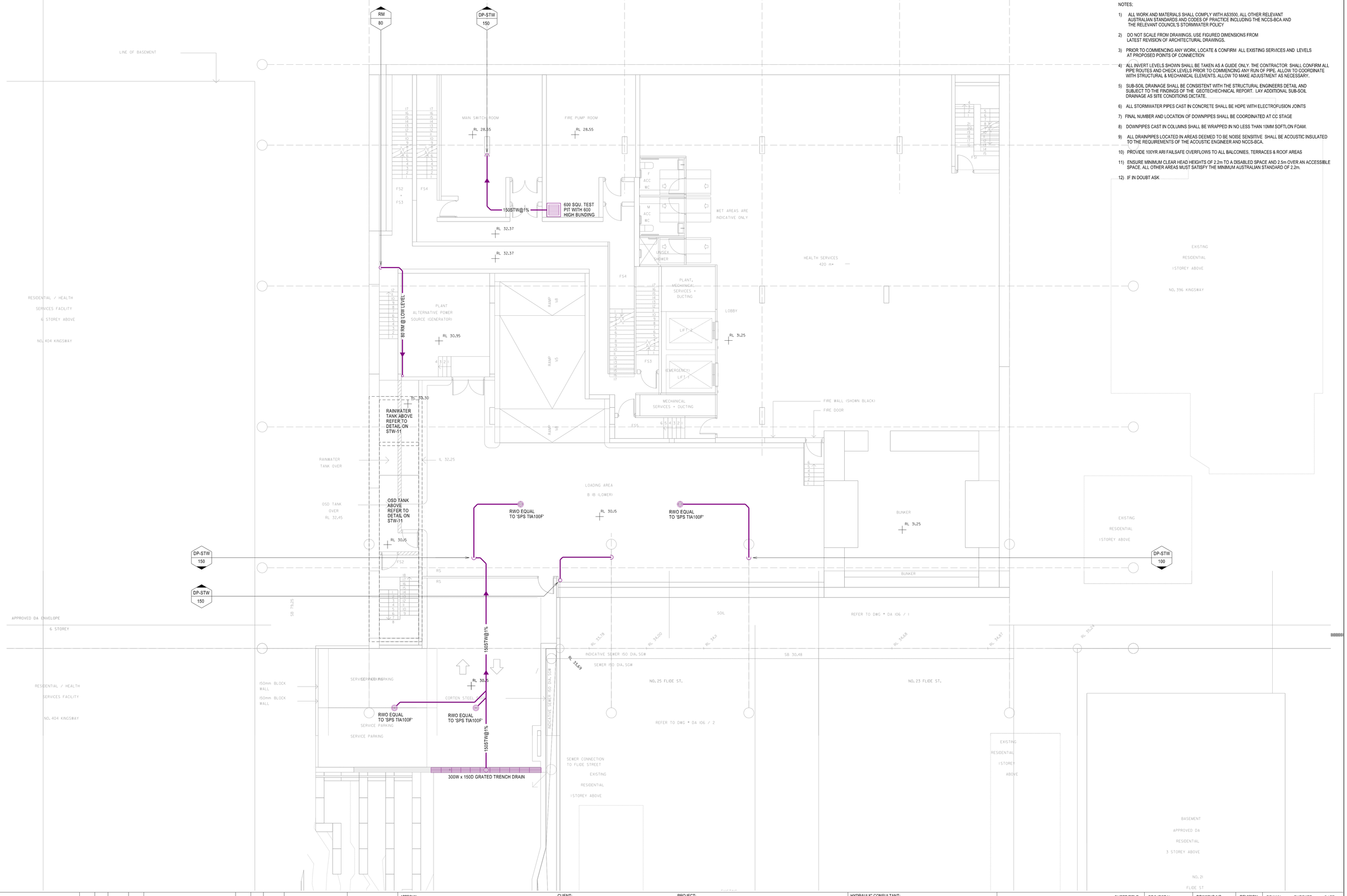
CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD
ARCHITECT: STANISIC ARCHITECTS
PROJECT: **HEALTH SERVICES FACILITY 398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH**

HYDRAULIC CONSULTANT: greenarrow hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE: **BASEMENT 2 - 4 STORMWATER SERVICES**
PROJECT No: 218-1768
DRAWING NO: STW-04
REVISION: D
DRAWN: TC
CHECKED: MG
DATE: AUG, 2019
SCALE: A1@1:100
SHEET: 4 /14



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ARCHITECT: STANISIC ARCHITECTS

PROJECT:
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398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
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hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
BASEMENT 1 STORMWATER SERVICES

PROJECT NO:	DRAWING NO:	REVISION:
218-1768	STW-05	D

DRAWN:	CHECKED:	DATE:
TC	MG	AUG. 2019

SCALE: A1@1:100
SHEET: 5 /14

KINGSWAY

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12) IF IN DOUBT ASK

GRATED TRENCH DRAIN
600x600 STW PIT WITH CLASS B GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS RL:35.20 IL:34.45
150STW@1%
RWO EQUAL TO SPS TIA100F2
450x450 STW PIT WITH CLASS B GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS RL:35.30 IL:34.75
GRATED TRENCH DRAIN
450x450 STW PIT WITH CLASS B GRATE RL:36.25 IL:35.65
DP-STW 100
A = 678M2 Q100 = 43.3L/S
SDP
450x450 STW PIT WITH CLASS B GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS RL:34.10 IL:33.50
RM 80
FIRST FLUSH DIVERTERS
SDP
A = 190M2 Q100 = 12.1L/S
RAINWATER HARVESTING TANK REFER TO DETAIL ON STW-11
80 RM @ LL
2500
2300
D-02 STW-11
OSD TANK REFER TO DETAIL STW-11
IL: 34.15 AFFL: 4000 FFLB: 30.15
11300
PROVIDE SEALED OFF ACCESS LADDER TO OSD AREA TO ARCHITECTS DETAIL
600x900 STW PIT WITH CLASS B MULTIPART GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS RL:33.30 IL:32.10
IL: 32.85
300 STW@1%
IL: 32.15
2 x 600 x900 CLASS B LOCKABLE MULTIPART ACCESS GRATES
PBDO
105STW@1%
STW@2%
600x600 SILT ARRESTOR PIT WITH CLASS B GRATE RL: 33.70 IL:33.25
600x600 SILT ARRESTOR PIT WITH CLASS B GRATE RL: 35.24 IL:34.56
SDP
A = 138M2 Q100 = 8.8L/S
RL 35.45
RL 34.85
RL 30.5
LEVEL THRESHOLD
PLANT, MECHANICAL SERVICES + DUCTING
UNISEX SHOWER
F ACC WC
M ACC WC
LIFT 2
EMERGENCY LIFT
ENTRY LOBBY
MECHANICAL SERVICES + DUCTING
CARPARK SUPPLY AIR
WET AREAS ARE INDICATIVE ONLY
REFER TO DWG * DA-107 / 1
REFER TO DWG * DA-107 / 2
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
KINGSWAY GARDEN (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
PROPOSED SUBSTATION AND BLAST WALL TO BE SEPARATELY APPROVED PURSUANT TO PART 5J OF THE EPA ACT 1979
CARPARK BOOSTER ASSEMBLY WITHIN ELEPBOARD
HYDRANT BOOSTER
EXISTING TREE TO REMAIN
EXISTING GROUND LEVEL TO BE MAINTAINED WITHIN SETBACK ZONE
RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY NO. 404 KINGSWAY
EXISTING RESIDENTIAL 1 STOREY NO. 396 KINGSWAY
EXISTING RESIDENTIAL 1 STOREY
NO. 29 FLIDE ST
NO. 23 FLIDE ST
BLAST WALL
CONCRETE DRIVEWAY
BITUMEN DRIVEWAY
PAVERS
POWER POLE
BARRIER LINE
KIOSK SUBSTATION
FS1
FS2
FS3
FS4

REFER TO STW-07

REFER TO STW-07

REV.	ISSUE	DRAFT.	ENG.	DATE
D	AMENDED DA SUBMISSION	TC	MG	28.10.2020
C	DA SUBMISSION	TC	MG	26.09.2019
B	DA SUBMISSION	TC	MG	24.09.2019
A	DA SUBMISSION	TC	MG	19.09.2019
P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

REFERENCED DRAWINGS
DISCIPLINE:
DWG NO:
REVISION:
DATED:

APPROVAL:
DEVELOPMENT APPLICATION

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CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT: STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
LEVEL 01 (GROUND) STORMWATER SERVICES PART 1 OF 2

PROJECT No:	DRAWING NO:	REVISION:
218-1768	STW-06	D

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019

SCALE: A1@1:100
SHEET: 6/14

PROVIDE SEALED OFF ACCESS LADDER TO OSD AREA TO ARCHITECTS DETAIL

600x900 STW PIT WITH CLASS B MULTIPART GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS
RL:33.30
IL:32.10

2 x 600 x900 CLASS B LOCKABLE MULTIPART ACCESS GRATES

REFER TO STW-06

IL: 32.85

10

IL: 32.15

300 STW@1%

PBDO

RL 35.45

RL 30.35

150STW@1%

TO BI BELOW

600x600 SILT ARRESTOR PIT WITH CLASS B GRATE
RL: 33.70
IL:33.25

(REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

GREEN ROOF

REFER TO DWG * DA I07 / 2

150STW@1%

600x600 SILT ARRESTOR PIT WITH CLASS B GRATE
RL: 35.24
IL:34.56

REFER TO STW-06

PBDO PBDO

A
STW-11

RL 34.85

PBDO PBDO

150STW@1%

150STW@1%

SDP

A = 138M2
Q100 = 8.8L/S

REFER TO DWG * DA I07 / 2

NO. 23 FLIDE ST

EXISTING GROUND LEVEL TO ABE MAINTAINED WITHIN SETBACK ZONE

EXISTING RESIDENTIAL 1STOREY

EXISTING RESIDENTIAL 1STOREY

NO. 25 FLIDE ST

EXISTING RESIDENTIAL 1STOREY

NO. 23 FLIDE ST

EXISTING RESIDENTIAL 1STOREY

CLEAR HEAD

3 STOREY

NO. 21 FLIDE ST

300 STW@2%

900x900 STW PIT WITH CLASS B MULTIPART GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS
RL:32.40
IL:31.10

IL: 31.80

9

300STW@1%

600x600 STW PIT WITH CLASS B GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS
RL:31.10
IL:30.64

150STW@1%

8

600x600 STW PIT WITH CLASS B GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS
RL:31.47
IL:30.57

300STW@1%

DRIVEWAY

KERB

SR 23X43

CORTEN STEEL EDGE

RL: 33.53 +

FALL

FALL

IL: 30.42

7

600x900 STW PIT WITH CLASS B GRATE FITTED WITH ECOSOL LITTER BASKET AND RMF PILLOWS
RL:31.50
IL:30.40

GATE

FALL

FALL

GROSS POLLUTANT TRAP EQUAL TO ECOSOL GPT 4300

6

300 WIDE x 150 DEEP GRATED TRENCH DRAIN

900x900 STW PIT WITH CLASS D MULTIPART GRATE.
PIT TO BE FITTED WITH FLAP VALVE ON INLET
RL:31.47
IL:30.30

RL: 33.03

RL: 32.22

200STW@1%

RL: 32.50

RL: 32.88

RL: 33.40

4 STOREY

NO. 29-31 FLIDE ST & 404-406 KINGSWAY

EXISTING TREES TO REMAIN

FLIDE ST

FOOTWAY

SEWER MANHOLE

POWER POLE

B.M. CUT IN LINTEL
R.L. 30.66 (A.H.D.)

GRASS

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

POWER POLE

CONCRETE DRIVEWAY

TELSTRA

2

3

4

5

EX.450 STW

EX.450 STW

EX.450 STW

STORMWATER PIT
Grate RL 30.43
Invert RL 29.70
Pipe Φ 450

CONSTRUCT NEW KERB INLET PIT IN ACCORDANCE WITH COUNCIL REQUIREMENTS
RL: 30.90 (GRATE)
IL: 29.98

EX. KERB INLET PIT TO BE MODIFIED TO A BUTTERFLY GRATE PIT IN ACCORDANCE WITH COUNCIL REQUIREMENTS

EXISTING KERB INLET PIT GRATE
RL:31.53
IL:30.57

IMPORTANT NOTICE:

SERVICES IDENTIFIED HERE HAVE BEEN TAKEN FROM UTILITY PROVIDERS SERVICE MAPS WHICH HAVE BEEN PREPARED FOR THEIR OWN USE AND MAY NOT BE ACCURATE.

PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR MUST LOCATE, IDENTIFY AND CONFIRM ALL EXISTING SERVICES INCLUDING THEIR DEPTH PARTICULARLY WHERE ANY NEW SERVICES MAY CROSSOVER EXISTING SERVICES. THIS SHALL APPLY TO ALL SERVICES IE. TELSTRA, GAS, WATER, FIBRE OPTIC, SEWER ETC.

IN THE EVENT A CLASH IS APPARENT OR NOMINATED CONNECTION LEVELS ARE UNOBTAINABLE NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL ALLOW TO CARRY OUT ALL NECESSARY SEARCHES AND INVESTIGATIONS INCLUDING A 'DAIL-BEFORE-YOU DIG' APPLICATION. ALLOW TO POTHOLE WHERE NECESSARY.

NOMINATED INVERT LEVELS AND PIPE LAYOUTS SHALL BE TAKEN AS A GUIDE ONLY.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL INVERT LEVELS AND PIPE ROUTES PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING POINTS OF CONNECTION TO UTILITY SERVICES.

NOTIFY THE DESIGN ENGINEER IF THERE IS ANY CONFLICT OR DOUBT

NOTES:

1) ALL WORK AND MATERIALS SHALL COMPLY WITH AS3500, ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE NCCS-BCA AND THE RELEVANT COUNCIL'S STORMWATER POLICY
2) DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS FROM LATEST REVISION OF ARCHITECTURAL DRAWINGS.
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5) SUB-SOIL DRAINAGE SHALL BE CONSISTENT WITH THE STRUCTURAL ENGINEERS DETAIL AND SUBJECT TO THE FINDINGS OF THE GEOTECHECHNICAL REPORT. LAY ADDITIONAL SUB-SOIL DRAINAGE AS SITE CONDITIONS DICTATE.
6) ALL STORMWATER PIPES CAST IN CONCRETE SHALL BE HDPE WITH ELECTROFUSION JOINTS
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9) ALL DRAINPIPES LOCATED IN AREAS DEEMED TO BE NOISE SENSITIVE SHALL BE ACOUSTIC INSULATED TO THE REQUIREMENTS OF THE ACOUSTIC ENGINEER AND NCCS-BCA.
10) PROVIDE 100YR ARI FAILSAFE OVERFLOWS TO ALL BALCONIES, TERRACES & ROOF AREAS
11) ENSURE MINIMUM CLEAR HEAD HEIGHTS OF 2.2m TO A DISABLED SPACE AND 2.5m OVER AN ACCESSIBLE SPACE. ALL OTHER AREAS MUST SATISFY THE MINIMUM AUSTRALIAN STANDARD OF 2.2m.
12) IF IN DOUBT ASK

REV.	ISSUE	DRAFT.	ENG.	DATE
D	AMENDED DA SUBMISSION	TC	MG	28.10.2020
C	DA SUBMISSION	TC	MG	26.09.2019
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P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

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APPROVAL:
DEVELOPMENT APPLICATION

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CLIENT:
IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT:
STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

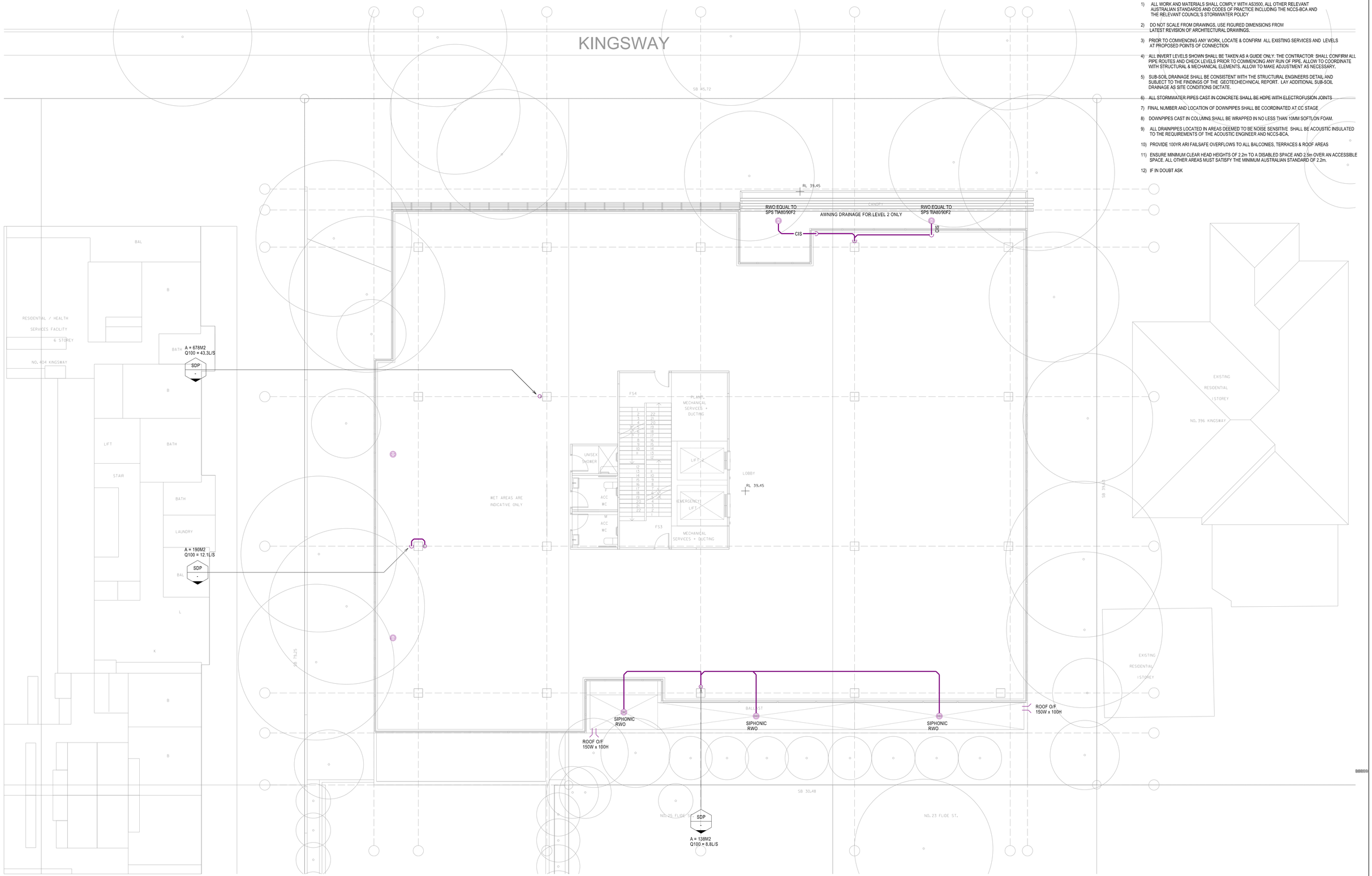
HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
LEVEL 01 (GROUND) STORMWATER SERVICES PART 2 OF 2

PROJECT No:	DRAWING NO:	REVISION:
218-1768	STW-07	D

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019

SCALE: A1@1:100
SHEET: 7/14



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12) IF IN DOUBT ASK

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DEVELOPMENT APPLICATION

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CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT: STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

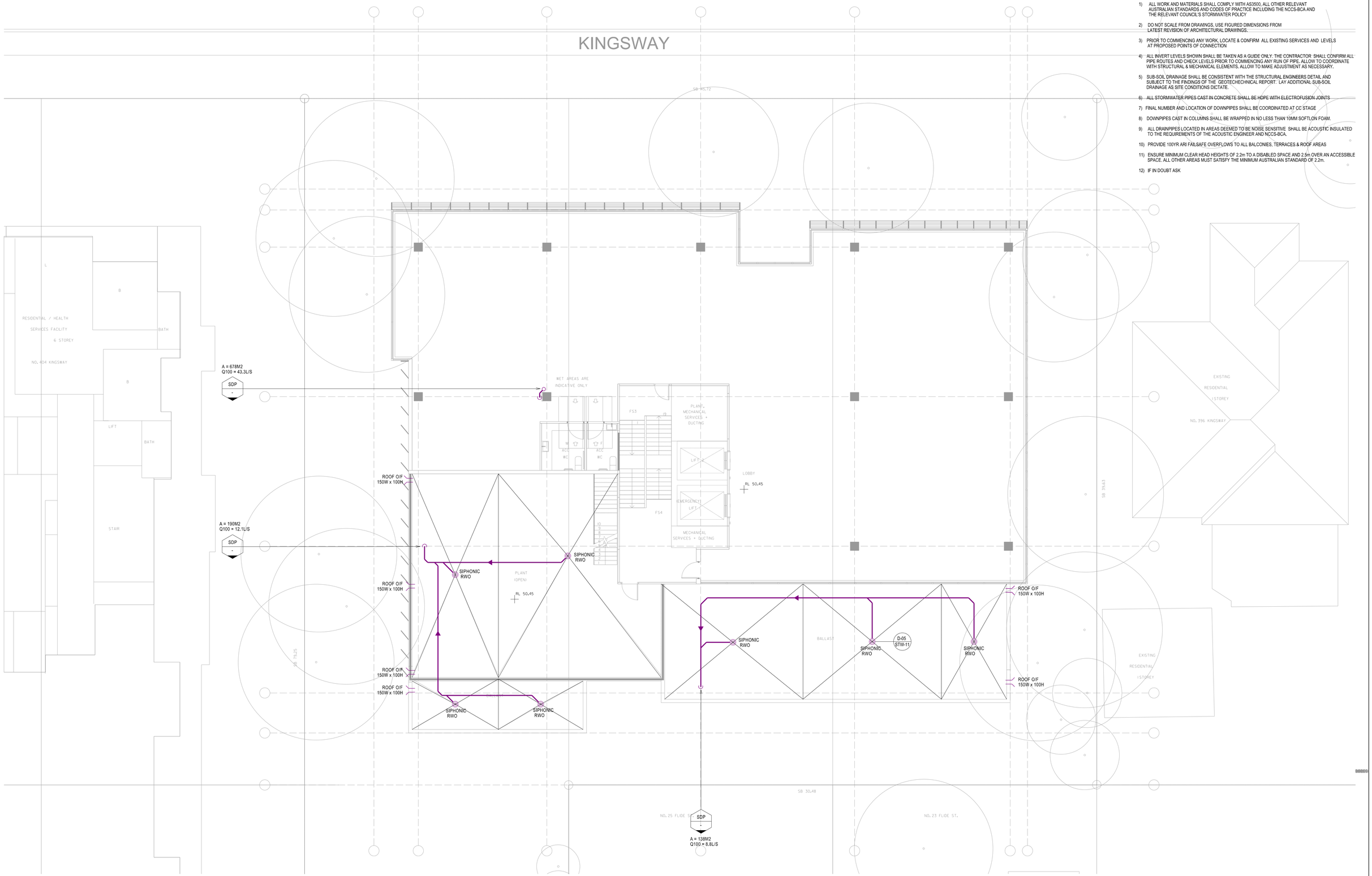
HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
LEVEL 02 - 04 STORMWATER SERVICES

PROJECT No:	DRAWING NO:	REVISION:
218-1768	STW-08	D

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019

SCALE: A1@1:100
SHEET: 8 /14



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REV.	ISSUE	DRAFT.	ENG.	DATE

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APPROVAL:

DEVELOPMENT APPLICATION

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CLIENT:
IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT:
STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
LEVEL 05 STORMWATER SERVICES

PROJECT No: **218-1768**

DRAWING NO: **STW-09**

REVISION: **D**

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019

SCALE: A1@1:100

SHEET: 9/14

NOTES:

1) ALL WORK AND MATERIALS SHALL COMPLY WITH AS3500, ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE NCCS-BCA AND THE RELEVANT COUNCIL'S STORMWATER POLICY
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6) ALL STORMWATER PIPES CAST IN CONCRETE SHALL BE HDPE WITH ELECTROFUSION JOINTS
7) FINAL NUMBER AND LOCATION OF DOWNPIPES SHALL BE COORDINATED AT CC STAGE
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9) ALL DRAINPIPES LOCATED IN AREAS DEEMED TO BE NOISE SENSITIVE SHALL BE ACOUSTIC INSULATED TO THE REQUIREMENTS OF THE ACOUSTIC ENGINEER AND NCCS-BCA.
10) PROVIDE 100YR ARI FAILSAFE OVERFLOWS TO ALL BALCONIES, TERRACES & ROOF AREAS
11) ENSURE MINIMUM CLEAR HEAD HEIGHTS OF 2.2m TO A DISABLED SPACE AND 2.5m OVER AN ACCESSIBLE SPACE. ALL OTHER AREAS MUST SATISFY THE MINIMUM AUSTRALIAN STANDARD OF 2.2m.
12) IF IN DOUBT ASK

KINGSWAY

ROOF O/F 150W x 100H

SIPHONIC RWO Q=3.9L/S

SIPHONIC RWO Q=3.8L/S

SIPHONIC RWO Q=2.5L/S

SIPHONIC RWO Q=3.4L/S

ROOF BALLAST RL 53.95

A = 678M2
Q100 = 43.3L/S

SDP

SIPHONIC RWO Q=4.7L/S

SIPHONIC RWO Q=6.5L/S

DOWNPIPE & SPREADER TO DRAIN LIFT OVER RUN

SIPHONIC RWO Q=6.8L/S

SIPHONIC RWO Q=9.5L/S

LIFT OVERRUN RL 54.53

T/# 53.75

PLANT BELOW RL 50.45

BALLAST BELOW

NO. 404 RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY

NO. 396 EXISTING RESIDENTIAL 1 STOREY

EXISTING RESIDENTIAL 1 STOREY

APPROVED DA ENVELOPE 6 STOREY

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

REV.	ISSUE	DRAFT.	ENG.	DATE
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DEVELOPMENT APPLICATION

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CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT: STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
LEVEL 06 (ROOF) STORMWATER SERVICES

PROJECT No: **218-1768**

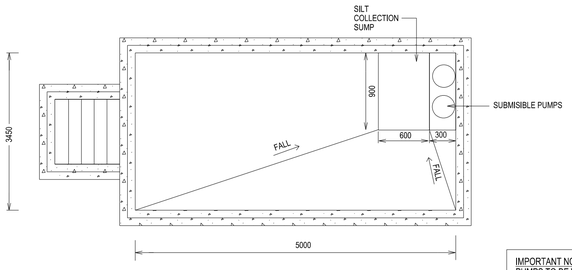
DRAWING NO: **STW-10**

REVISION: **D**

DRAWN: TC | CHECKED: MG | DATE: AUG, 2019

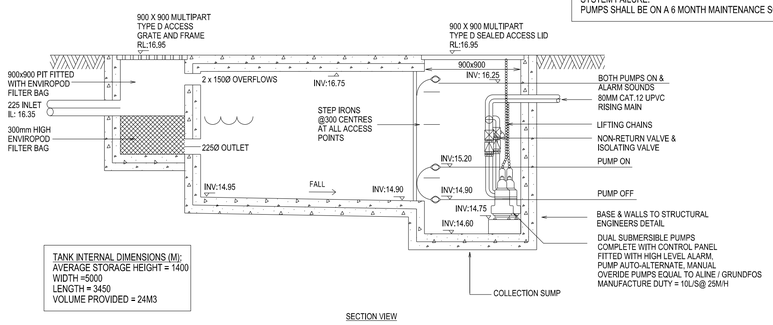
SCALE: A1@1:100

SHEET: 10 /14



BASE PLAN VIEW

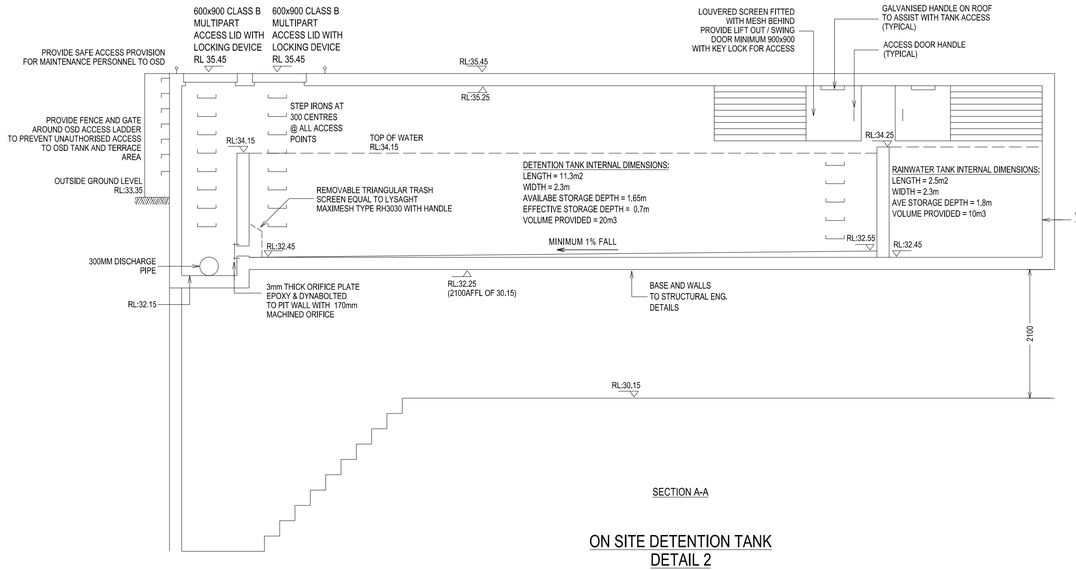
IMPORTANT NOTE:
PUMPS TO BE WIRED TO THE BUILDING MANAGEMENT SYSTEM TO ALERT THE BUILDING MANAGER TO A SYSTEM FAILURE.
PUMPS SHALL BE ON A 6 MONTH MAINTENANCE SCHEDULE



TANK INTERNAL DIMENSIONS (M):
AVERAGE STORAGE HEIGHT = 1400
WIDTH =5000
LENGTH = 3450
VOLUME PROVIDED = 24M3

SECTION VIEW

BASEMENT PUMP STORAGE TANK WITH ENVIROPOD FILTER BAG DETAIL 1



SECTION A-A

ON SITE DETENTION TANK DETAIL 2

NOTES:

1) ALL WORK AND MATERIALS SHALL COMPLY WITH AS3500, ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE NCCS-BCA AND THE RELEVANT COUNCIL'S STORMWATER POLICY
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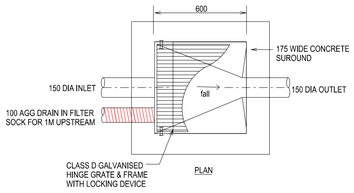
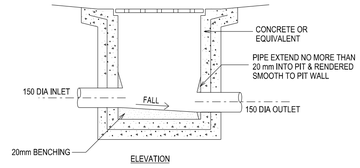
12) IF IN DOUBT ASK

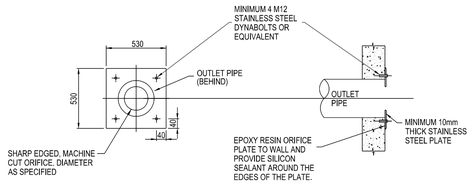


PLAN



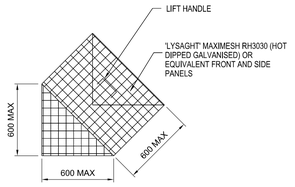
ELEVATION

STANDARD STORMWATER PIT DETAIL 3



ORIFICE PLATE DETAIL

NOT TO SCALE



TRASH SCREEN DETAIL

NOT TO SCALE

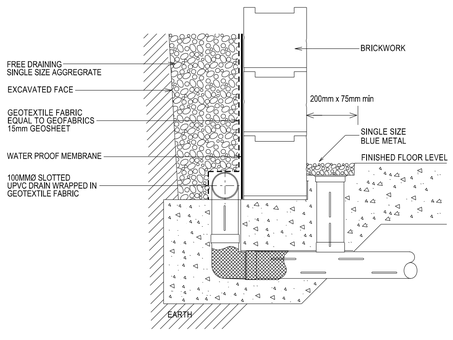
THIS IS AN
ON-SITE STORMWATER DETENTION SYSTEM
REQUIRED BY YOUR LOCAL COUNCIL
IT IS AN OFFENCE TO REDUCE THE VOLUME OF THE TANK OR BASIN OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW
THE BASE OF THE OUTLET CONTROL PIT AND THE DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER
THIS PLATE MUST NOT BE REMOVED

SIZE: 110MM X 80MM
CORNERS: SQUARE
COLOUR: ETCHED AND FILLED BLACK LEGEND ON NATURAL SILVER BACKGROUND
MATERIAL: ALUMINIUM 0.9MM

DANGER
CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

SIZE: 250MM X 180MM
CORNERS: SQUARE
COLOUR: ETCHED AND FILLED BLACK LEGEND ON NATURAL SILVER BACKGROUND
MATERIAL: ALUMINIUM 0.9MM
LOCATION: ALL ACCESS POINTS TO OSD TANK

OSD & HOLDING WELL SIGNAGE

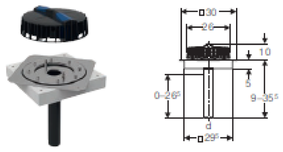


ELEVATION

BASEMENT PERIMETER DRAINAGE DETAIL 4

Roof outlets up to 12 l/s

Geberit Pluvia roof outlet with fastening flange, for roof foils



Application purposes
- For collecting and draining off rainwater from roofs
- For roof foils without fleece lamination
- For syphonic roof drainage systems
- For connecting to roof foils with thicknesses ≤ 4 mm

Technical data

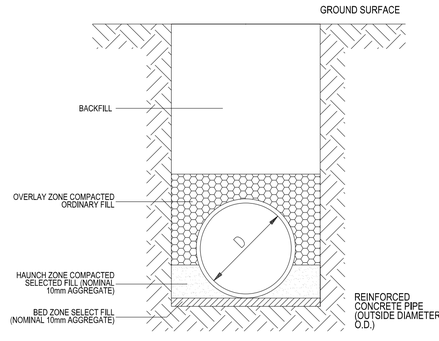
Minimum discharge rate	1 l/s
Maximum discharge rate	12 l/s
Maximum head of water	40 mm

Characteristics
- Vertical outlet
- Straight connector can be reduced directly or extended
- Straight connector made of PE-HD, can be shortened
- Maintenance-free clamping flange joint

Scope of delivery
- Outlet grating with function disc
- Base unit with contact sheet made of 304 stainless steel (DIN 1.4301)
- Flange gasket made of EPDM
- Anticondensation insulation
- Fastening flange with prevailing torque nuts

Art. no.	Reece no.	DN	Sealing of connection	d, ø [mm]
359.105.00.1	1431095	56	304 stainless steel (DIN 1.4301)	56

SIPHONIC RWO DETAIL 5



TYPICAL PIPE TRENCH - GENERAL AREAS

N.T.S.
TYPE H2
TRENCH CONDITIONS

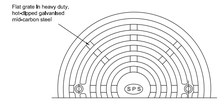
NOTES:

1. TRENCH WIDTH MAY NEED TO BE INCREASED SUBJECT TO ACHIEVING ADEQUATE COMPACTION
2. MINIMUM PIPE COVER NOT UNDER ROADS = 300mm (U.N.O.)
3. THE SUB-CONTRACTOR SHALL ENSURE THAT THE SHOREING OF TRENCHES IS INSTALLED AS REQUIRED BY STATUTORY REQUIREMENTS
4. ENSURE BACKFILLING COMPACTION MEET THE FOLLOWING STANDARDS :
A. TRENCHES UNDER PAVED AREAS AND BUILDINGS - 100% SMDD
B. TRENCHES NOT UNDER PAVEMENTS - 90% SMDD

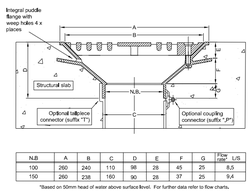
SPS Truflo 100mm & 150mm RWO with Class C Heavy-Duty Flat Grate

Specification codes:
TIA100F (100mm CI body, galvanised grate)
TIA150F (150mm CI body, galvanised flat grate)
TBS100F (100mm bronze body, 304 SS flat grate)
TBS150F (150mm bronze body, 304 SS flat grate)

Suggested applications:
Car park decks
Plant rooms



Load-tested to class C of AS3996-2006



N.B	A	B	C	D	E	F	G	Flow rate* L/S
100	260	240	110	98	28	45	25	8.5
150	260	238	160	90	28	37	25	9.4

*Based on 50mm head of water above surface level. For further data refer to flow charts.

Speciality Plumbing Supplies Pty Ltd
Tel: (02) 9416 8031 Fax: (02) 9416 7614 E-mail: sps@bigpond.net.au

1.02

SPS TRUFLO RWO DETAIL 6

REV.	ISSUE	DRAFT.	ENG.	DATE
D	AMENDED DA SUBMISSION	TC	MG	28.10.2020
C	DA SUBMISSION	TC	MG	26.09.2019
B	DA SUBMISSION	TC	MG	24.09.2019
A	DA SUBMISSION	TC	MG	19.09.2019
P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

REFERENCED DRAWINGS
DISCIPLINE:
DWG NO:
REVISION:
DATED:

APPROVAL:
DEVELOPMENT APPLICATION

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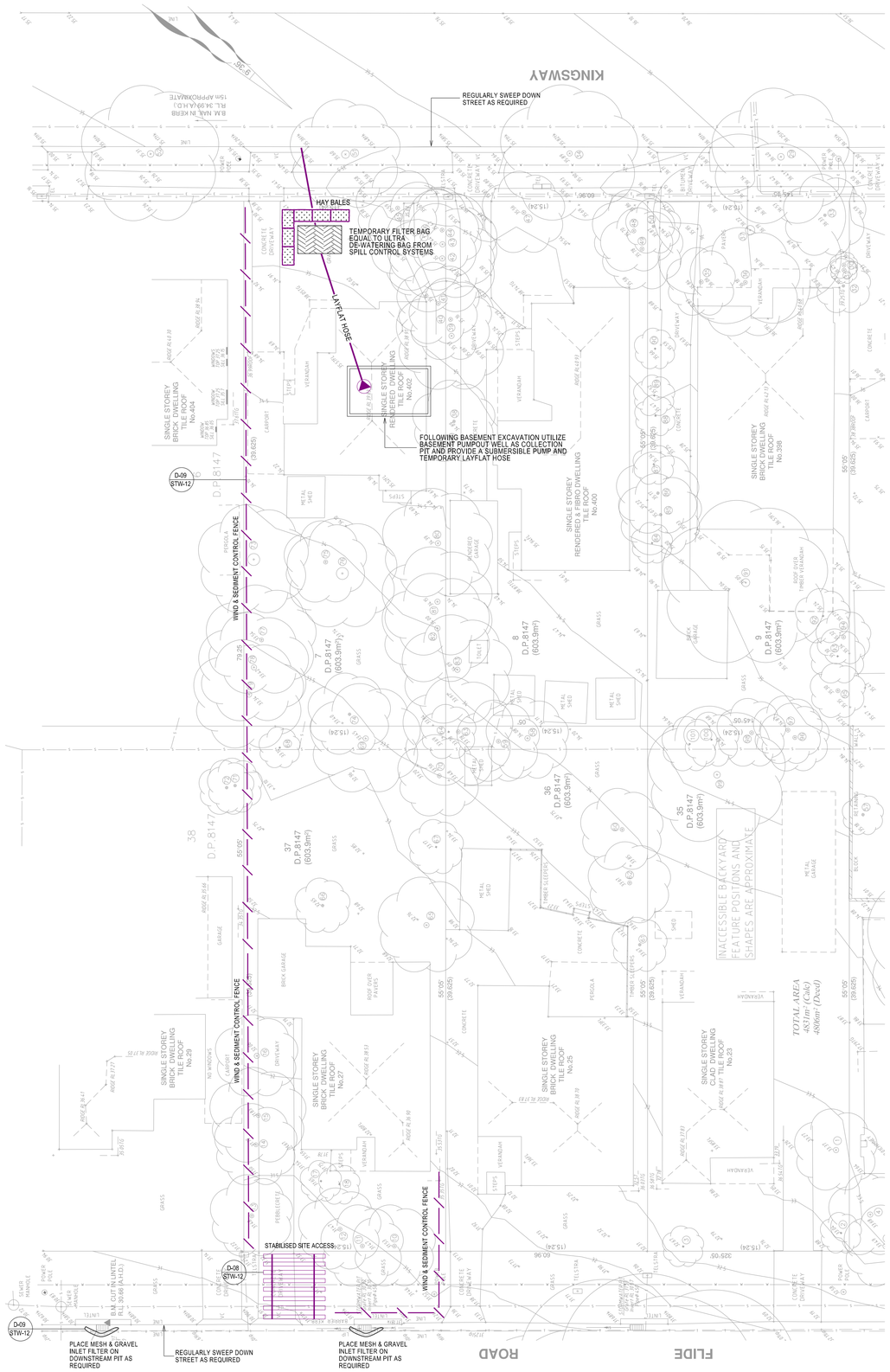
CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD
ARCHITECT: STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:	PROJECT No:	DRAWING NO:	REVISION:	DRAWN:	CHECKED:	DATE:
DETAILS	218-1768	STW-11	D	TC	MG	AUG, 2019

SCALE: A1@1:100
SHEET: 11/14



EROSION & SEDIMENT CONTROL NOTES:

1) THE NOTES AND MEASURES STATED HEREAFTER SHALL BE READ IN CONJUNCTION WITH THE NSW PUBLICATION *'MANAGING URBAN STORMWATER: SOILS & CONSTRUCTION'*. PARTICULAR ATTENTION SHALL BE PAID TO CHAPTERS 6 & 8.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO AND DURING THE CONSTRUCTION PERIOD. THESE CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED REGULARLY BY THE CONTRACTOR TO ENSURE THE EFFECTIVES OF THE SYSTEM, ESPECIALLY AFTER STORM EVENTS.

3) ALL NECESSARY WORKS SHALL BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION AND SEDIMENTATION OF THE PROJECT SITE AND ADJACENT PROPERTIES AND DRAINAGE SYSTEMS.

4) MINIMIZE DISTURBED AREAS COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

5) DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

6) ADOPT TEMPORARY MEASURES AS MAY BE NECESSARY FOR EROSION AND SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING;

~ DRAINS: CONSTRUCT TEMPORARY DRAINS AND CATCH DRAINS

~ CONSTRUCT SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUN-OFF.

~ SILT TRAPS: CONSTRUCT AND MAINTAIN SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

~ TEMPORARY FENCING: CONSTRUCT, MAINTAIN AND KEEP IN GOOD REPAIR ALL SILT & WIND FENCES. CHECK AND CLEAN FENCES FOLLOWING RAIN & STORM EVENTS.

~ REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED

7) ALL DISCOLOURED WATER SHALL BE TREATED TO EPA STANDARDS PRIOR TO DISCHARGE OFF SITE, OR ALTERNATIVELY REMOVED BY TANKER WITH A LICENSED TRADE WASTE CONTRACTOR

CONSTRUCTION NOTES:

1: FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT

2. FILL THE SLEEVE WITH 25MM TO 50MM GRAVEL

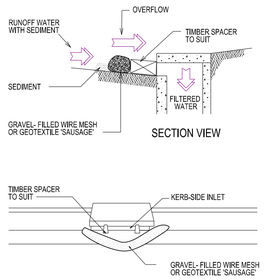
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE

4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY

5. MAINTAIN THE OPENING WITH SPACER BLOCKS

6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER

7. FIT TO ALL KERB INLETS AT SAG POINTS



MESH AND GRAVEL INLET FILTER
DETAIL 7

NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP

CONSTRUCTION NOTES

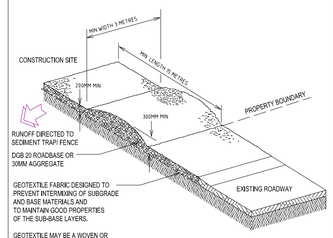
1. STRIP TOPSOIL AND LEVEL SITE.

2. COMPACT SUBGRADE.

3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.

4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT, MINIMUM WIDTH 3 METRES.

5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR SEDIMENT TRAP.



STABILISED SITE ACCESS
DETAIL 8

CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE

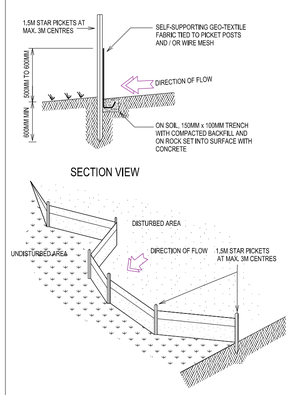
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AND SET 3 METRES APART

3. DIG 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED

4. BACKFILL TRENCH OVER BASE OF FABRIC

5. FIX SELF -SUPPORTING GEOTEXTILE TO UPSLOPE SIDES OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER

6. JOIN SECTIONS OF FABRIC AS A SUPPORT POST WITH A 150MM OVERLAP



SEDIMENT CONTROL FENCE
DETAIL 9

REV.	ISSUE	DRAFT.	ENG.	DATE
D	AMENDED DA SUBMISSION	TC	MG	28.10.2020
C	DA SUBMISSION	TC	MG	26.09.2019
B	DA SUBMISSION	TC	MG	24.09.2019
A	DA SUBMISSION	TC	MG	19.09.2019
P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

REFERENCED DRAWINGS
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DWG NO:
REVISION:
DATED:

APPROVAL:
DEVELOPMENT APPLICATION

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CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT: STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE: **SEDIMENT CONTROL PLAN**

PROJECT No: **218-1768**

DRAWING NO: **STW-12**

REVISION: **D**

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019

SCALE: A1@1:200

SHEET: 12 /14

NOTES:

1) ALL WORK AND MATERIALS SHALL COMPLY WITH AS3500, ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE NCCS-BCA AND THE RELEVANT COUNCIL'S STORMWATER POLICY

2) DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS FROM LATEST REVISION OF ARCHITECTURAL DRAWINGS.

3) PRIOR TO COMMENCING ANY WORK, LOCATE & CONFIRM ALL EXISTING SERVICES AND LEVELS AT PROPOSED POINTS OF CONNECTION

4) ALL INVERT LEVELS SHOWN SHALL BE TAKEN AS A GUIDE ONLY. THE CONTRACTOR SHALL CONFIRM ALL PIPE ROUTES AND CHECK LEVELS PRIOR TO COMMENCING ANY RUN OF PIPE. ALLOW TO COORDINATE WITH STRUCTURAL & MECHANICAL ELEMENTS. ALLOW TO MAKE ADJUSTMENT AS NECESSARY.

5) SUB-SOIL DRAINAGE SHALL BE CONSISTENT WITH THE STRUCTURAL ENGINEERS DETAIL AND SUBJECT TO THE FINDINGS OF THE GEOTECHECHNICAL REPORT. LAY ADDITIONAL SUB-SOIL DRAINAGE AS SITE CONDITIONS DICTATE.

6) ALL STORMWATER PIPES CAST IN CONCRETE SHALL BE HDPE WITH ELECTROFUSION JOINTS

7) FINAL NUMBER AND LOCATION OF DOWNPIPES SHALL BE COORDINATED AT CC STAGE

8) DOWNPIPES CAST IN COLUMNS SHALL BE WRAPPED IN NO LESS THAN 10MM SOFTLON FOAM.

9) ALL DRAINPIPES LOCATED IN AREAS DEEMED TO BE NOISE SENSITIVE SHALL BE ACOUSTIC INSULATED TO THE REQUIREMENTS OF THE ACOUSTIC ENGINEER AND NCCS-BCA.

10) PROVIDE 100YR ARI FAILSAFE OVERFLOWS TO ALL BALCONIES, TERRACES & ROOF AREAS

11) ENSURE MINIMUM CLEAR HEAD HEIGHTS OF 2.2m TO A DISABLED SPACE AND 2.5m OVER AN ACCESSIBLE SPACE. ALL OTHER AREAS MUST SATISFY THE MINIMUM AUSTRALIAN STANDARD OF 2.2m.

12) IF IN DOUBT ASK

KINGSWAY

SB 45.72

RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY

NO. 404 KINGSWAY

BA

B

BATH

LIFT

STAIR

A = 678M2
Q100 = 43.3L/S

SDP

ROOF O/F
150W x 100H

SIPHONIC RWO

A = 190M2
Q100 = 12.1L/S

SDP

SIPHONIC RWO

ROOF O/F
150W x 100H

FS3

FS4

PLANT, MECHANICAL SERVICES + DUCTING

UNISEX SHOWER

F ACC WC

M ACC WC

LIFT 2

EMERGENCY LIFT

LOBBY

RL 43.45

MECHANICAL SERVICES + DUCTING

WET AREAS ARE INDICATIVE ONLY

BALCONY

SB 79.25

SB 30.48

NO. 25 FLIDE ST

SDP

A = 138M2
Q100 = 8.8L/S

NO. 23 FLIDE ST.

SB 39.63

EXISTING RESIDENTIAL 1 STOREY

NO. 396 KINGSWAY

SIPHONIC RWO

ROOF O/F
150W x 100H

REV.	ISSUE	DRAFT.	ENG.	DATE
D	AMENDED DA SUBMISSION	TC	MG	28.10.2020
C	DA SUBMISSION	TC	MG	26.09.2019
B	DA SUBMISSION	TC	MG	24.09.2019
A	DA SUBMISSION	TC	MG	19.09.2019
P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

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REVISION:
DATED:

APPROVAL:
DEVELOPMENT APPLICATION

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CLIENT: IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT: STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
LEVEL 03 STORMWATER SERVICES

PROJECT No: **218-1768**

DRAWING NO: **STW-13**

REVISION: **D**

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019

SCALE: A1@1:100

SHEET: 13/14

NOTES:

1) ALL WORK AND MATERIALS SHALL COMPLY WITH AS3500, ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE NCCS-BCA AND THE RELEVANT COUNCIL'S STORMWATER POLICY

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11) ENSURE MINIMUM CLEAR HEAD HEIGHTS OF 2.2m TO A DISABLED SPACE AND 2.5m OVER AN ACCESSIBLE SPACE. ALL OTHER AREAS MUST SATISFY THE MINIMUM AUSTRALIAN STANDARD OF 2.2m.

12) IF IN DOUBT ASK

KINGSWAY

SB 45.72

BA

B

RESIDENTIAL / HEALTH SERVICES FACILITY 6 STOREY

NO. 404 KINGSWAY

BATH

A = 678M2
Q100 = 43.3L/S

SDP

LIFT

BATH

STAIR

A = 190M2
Q100 = 12.1L/S

SDP

FS4

PLANT, MECHANICAL SERVICES + DUCTING

UNISEX SHOWER

LIFT 2

LOBBY

RL 46.95

F ACC WC

M ACC WC

EMERGENCY LIFT

FS3

MECHANICAL SERVICES + DUCTING

WET AREAS ARE INDICATIVE ONLY

SB 79.25

SB 35.63

EXISTING RESIDENTIAL 1 STOREY

NO. 396 KINGSWAY

EXISTING RESIDENTIAL 1 STOREY

BATH

BATH

SB 30.48

NO. 25 FLIDE ST.

NO. 23 FLIDE ST.

SDP

A = 138M2
Q100 = 8.8L/S

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A	DA SUBMISSION	TC	MG	19.09.2019
P1	PRELIMINARY ISSUE	TC	MG	29.08.2019

REFERENCED DRAWINGS

DISCIPLINE:

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REVISION:

DATED:

APPROVAL:

DEVELOPMENT APPLICATION

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CLIENT:
IRWIN MEDICAL DEVELOPMENTS PTY LTD

ARCHITECT:
STANISIC ARCHITECTS

PROJECT:
HEALTH SERVICES FACILITY
398 - 402 KINGSWAY & 27 FLIDE ST, CARINGBAH

HYDRAULIC CONSULTANT:
greenarrow
hydraulics-fire suppression-civil drainage
greenarrow hydraulics pty.ltd. admin@greenarrow.net.au Tel: (02) 4226 4490

SHEET TITLE:
LEVEL 04 STORMWATER SERVICES

PROJECT No: **218-1768**

DRAWING NO: **STW-14**

REVISION: **D**

DRAWN:	CHECKED:	DATE:
TC	MG	AUG, 2019

SCALE: A1@1:100

SHEET: 14/14