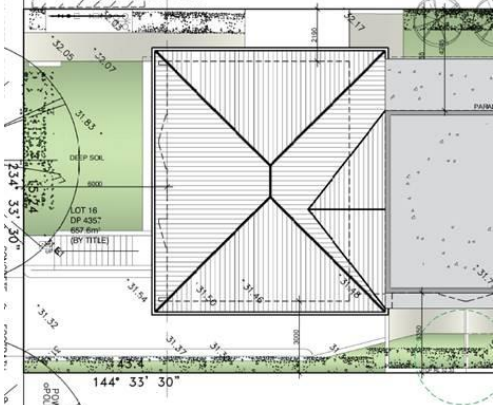
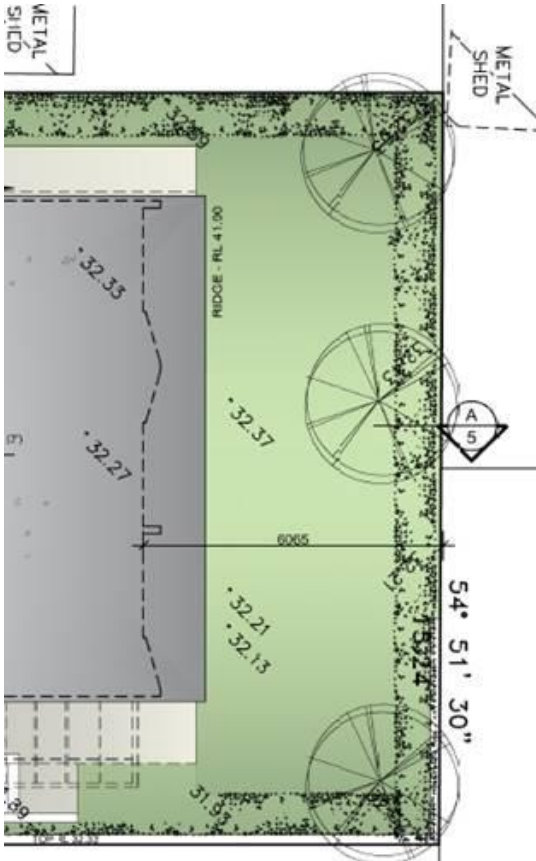


Schedule of Amendments

Malek Danawe v Canterbury-Bankstown Council

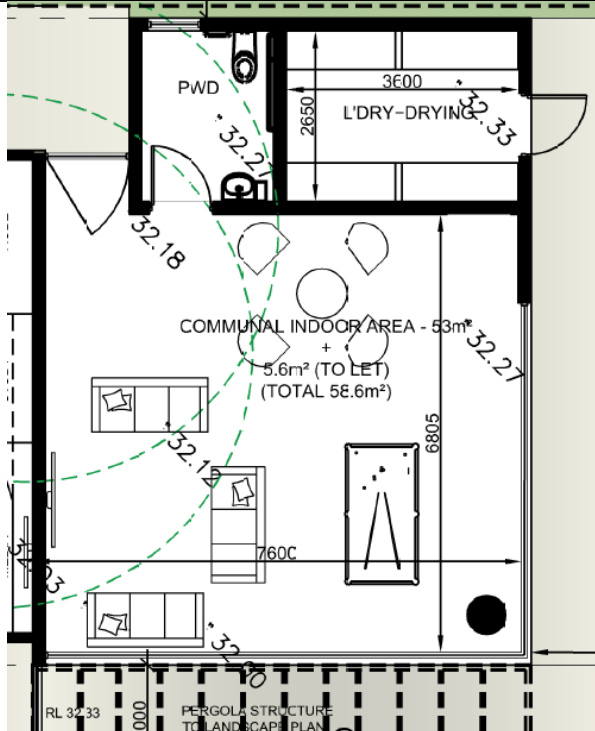
Project address: 37 Claremont Street CAMPSIE

Land and Environment Court Proceedings: 202000070316

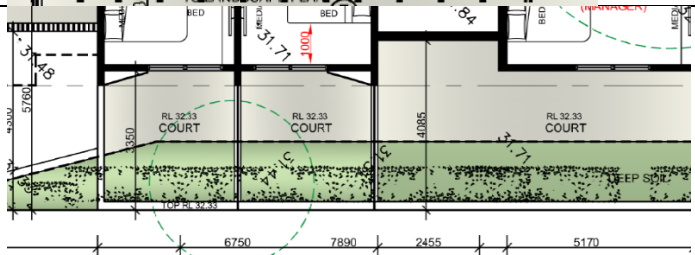
DRAWING NUMBER	ITEM DESCRIPTION	IMAGE
<p>In- vision</p> <p>Sheet 01 Rev E – Dated Nov 2020</p>	<p>ITEM 1:</p> <p>Roof design: Front portion of the roof design has been altered to comply with streetscape elevation</p>	 <p>The drawing shows a roof plan with a central gabled structure. Annotations include 'DEEP SOIL', 'LOT 16 DP 4357 687 6m (89' 11 1/2")', and '144' 33' 30"'. Elevation markers such as 31.84, 31.72, 31.54, 31.37, 31.36, and 31.30 are present. A 'POWER' line is also indicated.</p>
	<p>ITEM 2:</p> <p>rear setback increased, to increase deep soil calculation and common open space requirement.</p>	 <p>The drawing shows a site plan with a 'RIDGE - RL 41.00' and a 'METAL SHED' area. Annotations include '32.35', '32.27', '32.37', '32.21', '32.13', '6005', '54' 51' 30"', and '31.83'. A circular feature is labeled 'A 5'.</p>

Nuovo Design Studio
 Sheet 02-Rev E
 – Dated
 September 2021

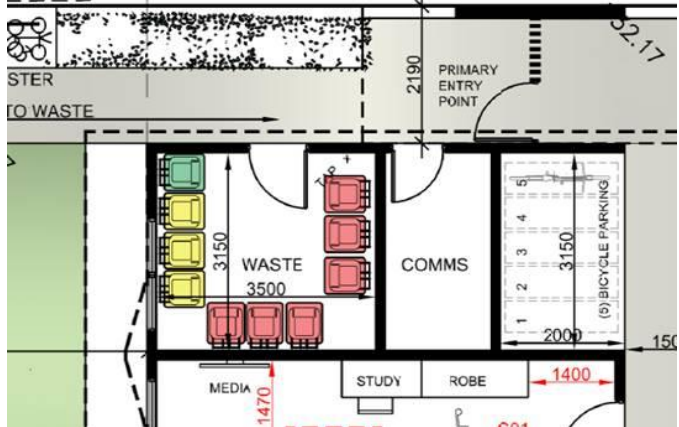
ITEM 3:
 Common amenities
 and communal open
 space requirement.
 To be located to have
 direct access to
 common open space
 Accessible to all units
 Reduction of units as a
 result



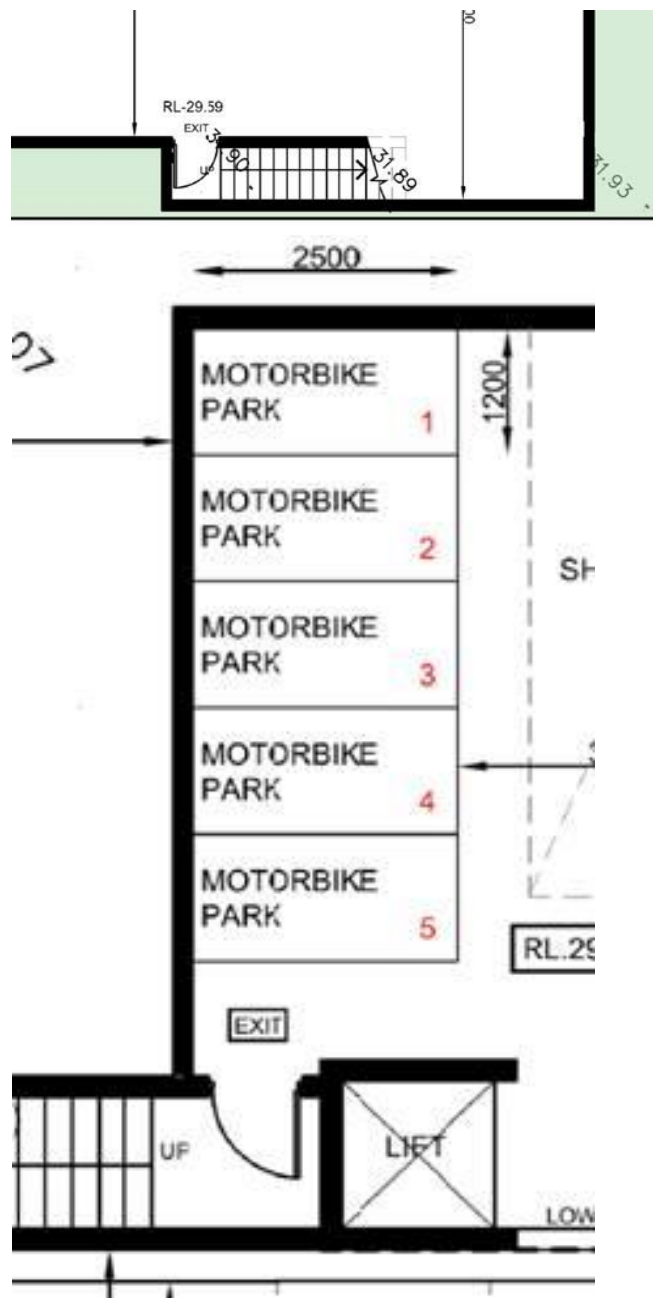
ITEM 4:
 Increase in Eastern
 setback
 Increase in deep soil



ITEM 5:
 Waste management
 and location re
 positioned
 Bicycle parking
 relocated
 Service room
 relocated
 Unit eliminated,



ITEM 6:
Motorbike parking
requirement
Fire stair relocated
Basement redesign:
Lift location



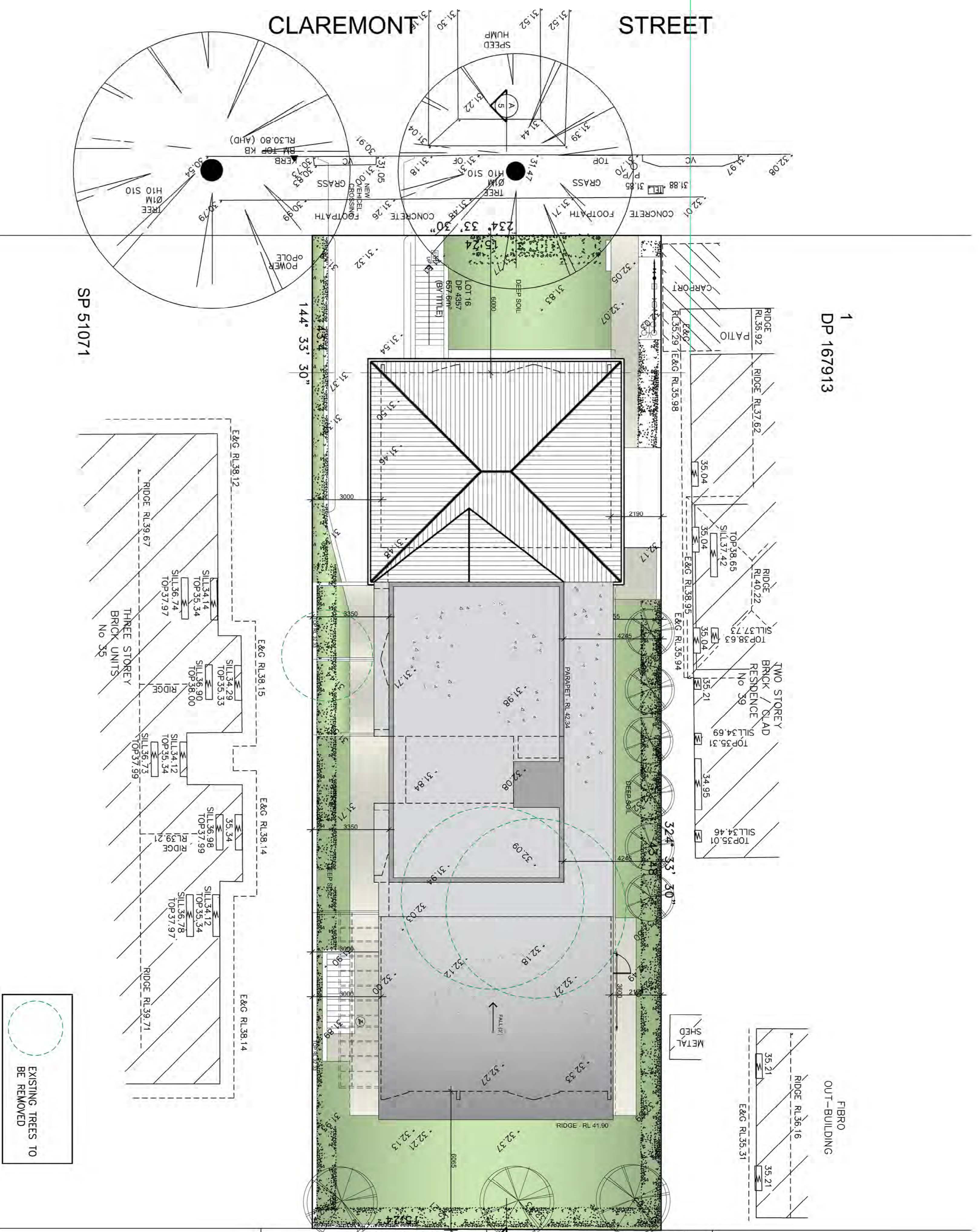
In- vision

Sheet O6 - Rev E
– Dated Nov
2020

ITEM 7:

Unit schedule:
reduction of units due
to planning changes
(item 1- 5)

UNIT AREA SCHEDULE					
37 Claremont Street, CAMPSIE 2194					
Unit No.	Internal area excl. kitchen and bathroom		Occupancy	Private Open Space	
GROUND FLOOR/ PODIUM LEVEL					
G01 (Accessible unit)	18.3	m ²	1		m ²
G02	19	m ²	1	12.8 (Courtyard)	m ²
G03 Accessible Unit	17.7	m ²	2	12.8 (Courtyard)	m ²
G04 Manager	21.8	m ²	2	23 (Courtyard)	m ²
1ST FLOOR LEVEL					
101	18.3	m ²	2		m ²
102	18.3	m ²	2		m ²
103	18.3	m ²	2		m ²
104	18.3	m ²	2	-	m ²
105	17.4	m ²	2	-	m ²
106	18.3	m ²	2	-	m ²
107	18.3	m ²	2	-	m ²
108	18.3	m ²	2	-	m ²
109	18.3	m ²	2	-	m ²
21ST FLOOR LEVEL					
201	18.3	m ²	2		m ²
202	18.3	m ²	2		m ²
203	18.3	m ²	2		m ²
204	18.3	m ²	2	-	m ²
205	18.3	m ²	2	-	m ²
206	18.3	m ²	2	-	m ²
207	18.3	m ²	2	-	m ²
208	18.3	m ²	2	-	m ²
209	18.3	m ²	2	-	m ²
Total no. of boarding rooms: 22 (19 double rooms + 3 single rooms)					
Total no. of occupants: 41					



ROOF SITE PLAN
SCALE 1:100/200

LEGEND

FB - FACE BRICK WORK
WB - WEATHERBOARD CLADDING
RN - RENDER FINISH
FC - FIBRE CEMENT SHEETING
ST - STONE CLADDING
TM - TIMBER CLADDING
AW - ALUMINIUM FRAME WINDOW
RT - ROOF TILE
CB - COLOURED ROOF SHEETING
SB - ROOF SKIMBLE

NOTE

ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELATIVE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS. BUILDING CONTRACTOR & ALL RELIANT GAS TRACES TO CHECK & VERIFY ALL DIMENSIONS & ASSOCIATED DRAWING PARTS PRIOR TO MAINTAINING CONSTRUCTION & INSTALLATION ON SITE. DO NOT SCALE OFF DRAWINGS WITHOUT DIMENSIONS TAKE PRECEDENCE.

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NOTE

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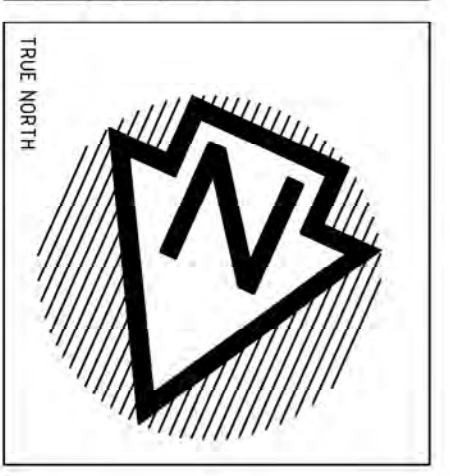
NOTE

SELECTED TIGHTEN PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL ACCORDANCE WITH LOCAL CODES REQUIREMENTS. B.C.A. AND ALL RELIANT AUSTRALIAN STANDARDS.

NOTE

SOME DECISIONS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION IT MUST BE AND SOME ADJUSTS SHALL COMPLY WITH AS 3799 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

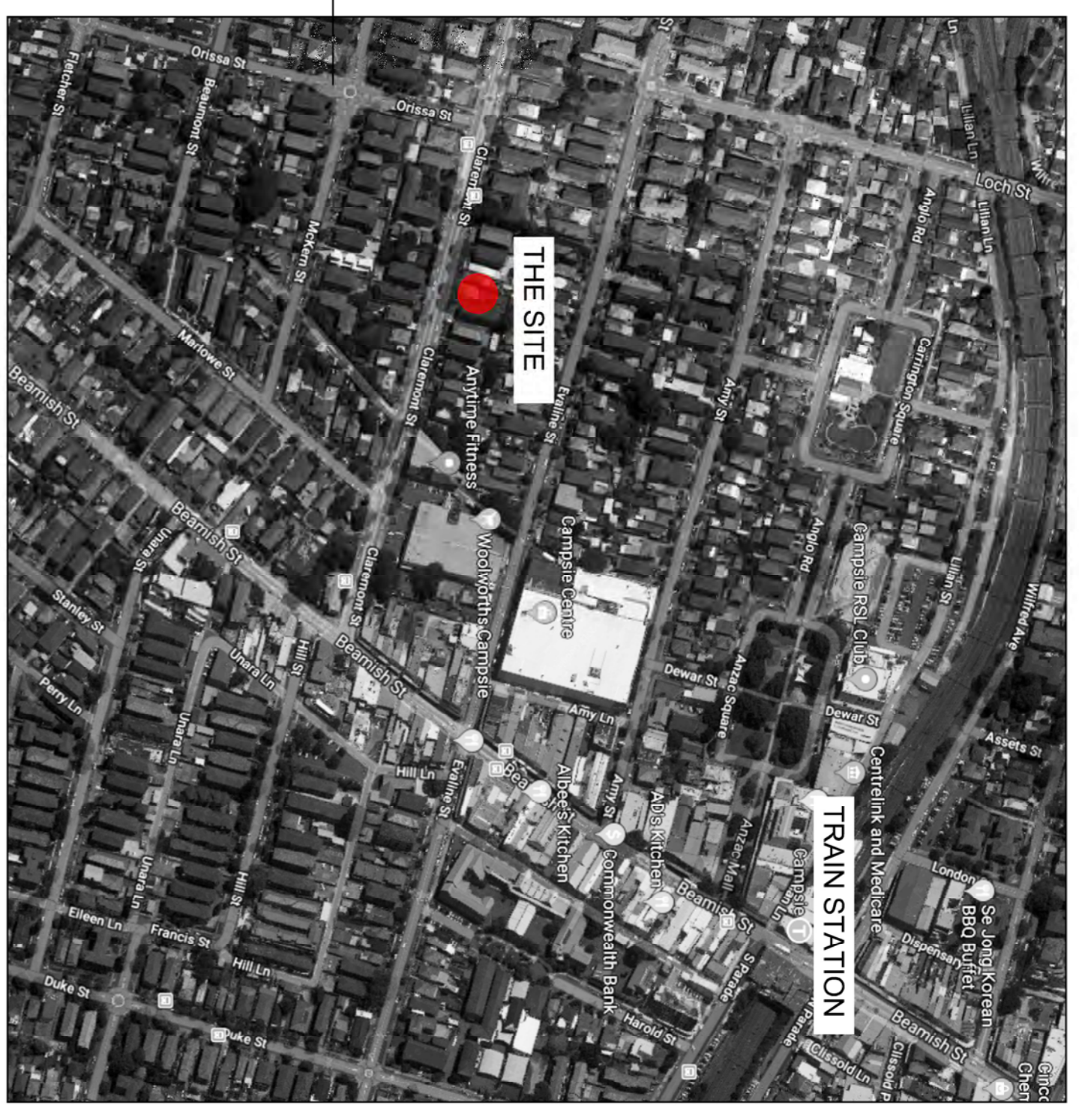
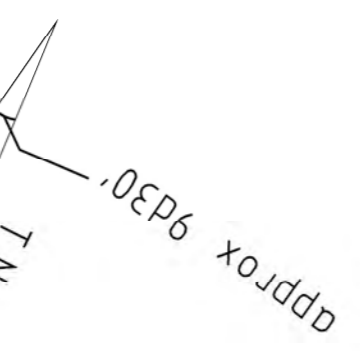
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E	AMENDED COUNT ISSUE	NOV 20	1 T
D	DA - AMENDED ISSUE	SEPT 19	1 T
C	DA - AMENDED ISSUE	JULY 19	1 T
B	DA - AMENDED ISSUE	FEB 19	1 T
A	DA - CONCL. ISSUE	NOV 18	1 T



Client	DANAWIE MALEK
Project	PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE
Address	LOT16 IN D.P 4357 37 CLAREMONT STREET CAMPSIE, NSW
Drawing Title	SITE LOCATION ROOF SITE PLAN



BDA Building Designers Association	Drawn	DS	Scale	1:100
	Check	TT	Issue	A1
	Date	DEC 2018	Sheet	01



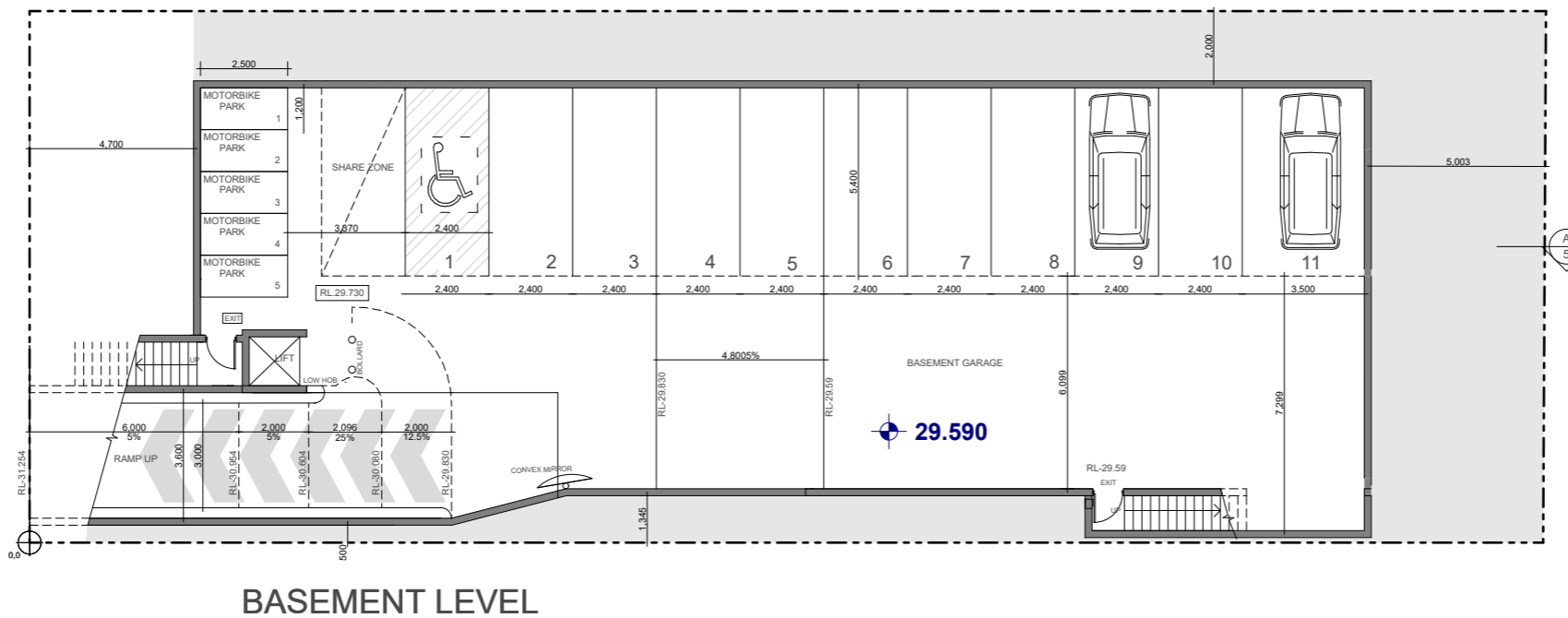
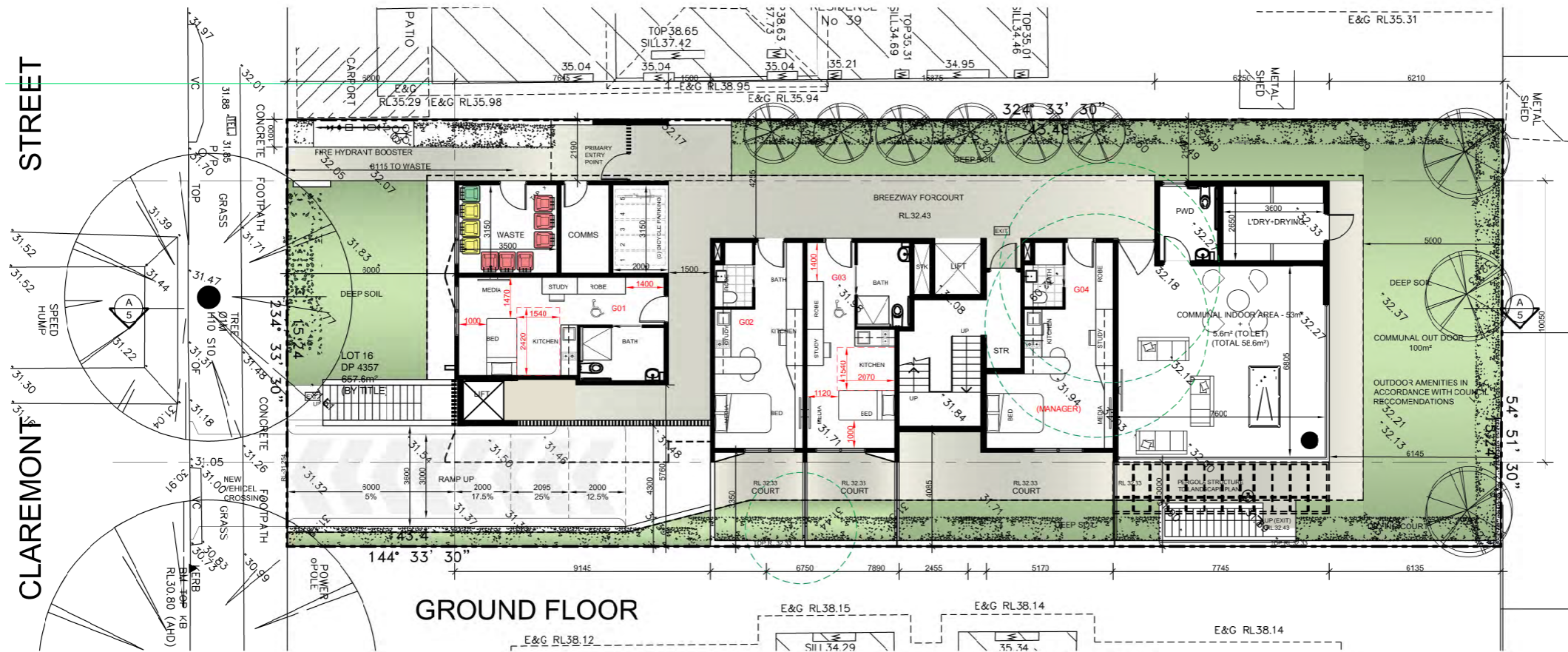
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2
DP 124304

1
DP 124332

1
DP 727942

1
DP 970488



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B	--/--	COMPLETED BY IN- VISION PTY LTD
C	--/--	COMPLETED BY IN- VISION PTY LTD
D	--/--	COMPLETED BY IN- VISION PTY LTD
E	09/06/21	AMENDMENT - BASEMENT

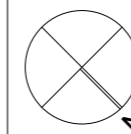
PROJECT
 DEVELOPMENT APPLICATION

PROJECT ADDRESS
 37 Claremont Street CAMPSIE

CLIENT
 DANAWE, MALEK

STATUS
 AMENDMENTS

STAGE
 LAND AND ENVIRONMENT COURT



DRAWING NO.
02

DRAWN BY
 WA

CHECKED BY
 WA

DRAWING TITLE
 BASEMENT + GROUND FLOOR

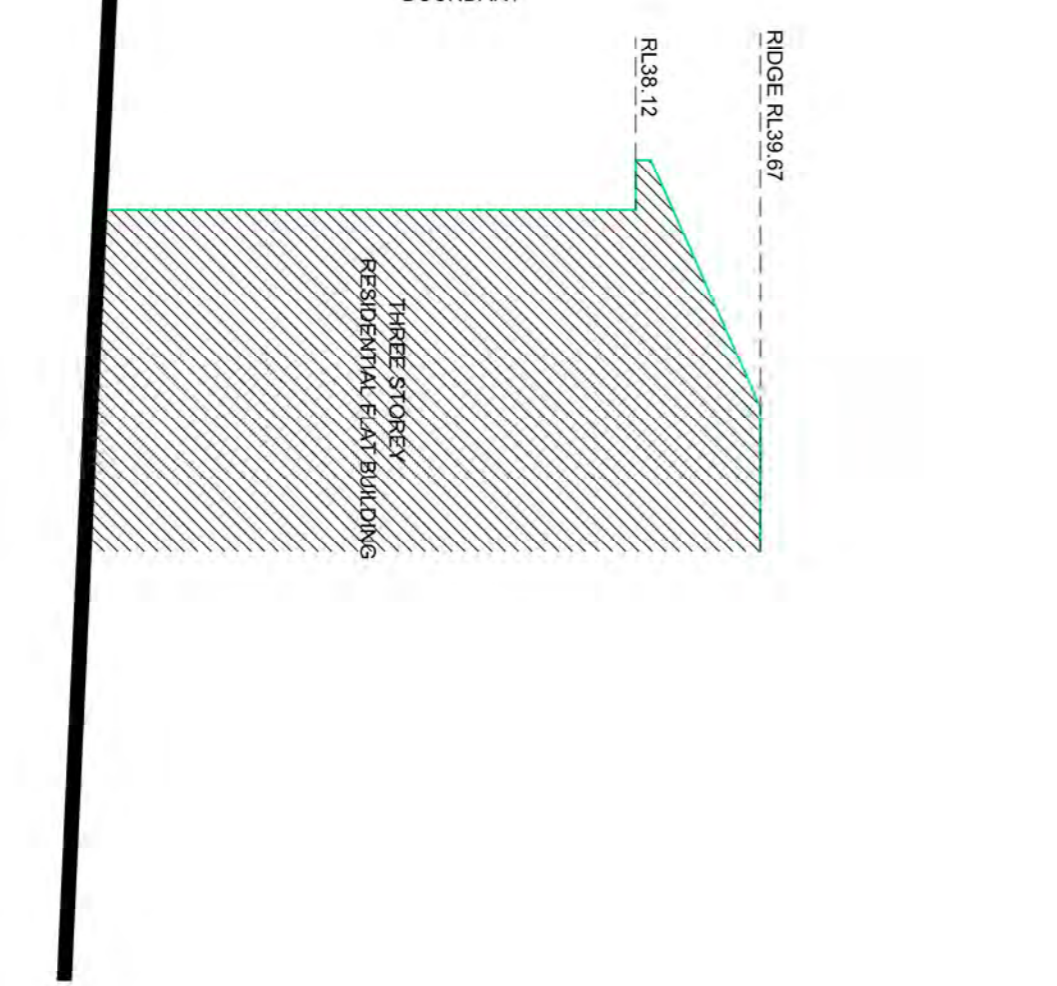
ISSUE
E

SCALE
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 1:100@ A3

JOB NO.
 PQ-210520

DATE
 14/09/2021





STREETSCAPE ELEVATION
SCALE 1:100/200

FINISHES SCHEDULE

F1 DULUX 'WHITE ON WHITE' feature secondary colour	F2 BOWRAL 'MURRAY' GREY BRICK exterior walls	F3 SELECTED TIMBER CLADDING pitched roof	F4 COLOURBOND 'MONUMENT' powercoat windows and door units
F5 HARDWOOD DOOR fire rated front doors	F6 DULUX 'DIASKAU' main body colour	F7 ALUMINIUM LOUVERS TIMBER vertical exterior louvers	F8 GRAY FLAT BARS feature urban balustrades

LEGEND

FB - FACE BRICK WORK
WB - WEATHERBOARD CLADDING
RN - RENDER FINISH
BIG - BAGGED FINISHWORK
FC - FIBRE CEMENT SHEETING
ST - STONE CLADDING
TM - TIMBER CLADDING
AW - ALUMINIUM FRAME WINDOW
RT - ROOF TILE
CB - COLOURBOND ROOF SHEETING
SD - ROOF STAINLESS

NOTE

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NOTE

SELECTED TIMBER PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL ACCORDANCE WITH LOCAL CODES REQUIREMENTS. B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS.

NOTE

SHOWN SECTIONS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION IT IS NOT TO BE CONSIDERED AS A PART OF THE MAIN POWER AND SPRAY.

ISSUE	AMENDMENT	DATE	INT.
E	AMENDED COUNT ISSUE	NOV 20	1 T
D	DA - AMENDED ISSUE	SEPT 19	1 T
C	DA - AMENDED ISSUE	JULY 19	1 T
B	DA - AMENDED ISSUE	FEB 19	1 T
A	DA - CONCL. ISSUE	NOV 18	1 T

TRUE NORTH

Client DANAWIE, MALEK	Address LOT16 IN D.P. 4357 37 CLAREMONT STREET CAMPSIE, NSW
Project PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE	Drawing Title ELEVATIONS FINISHES SCHEDULE

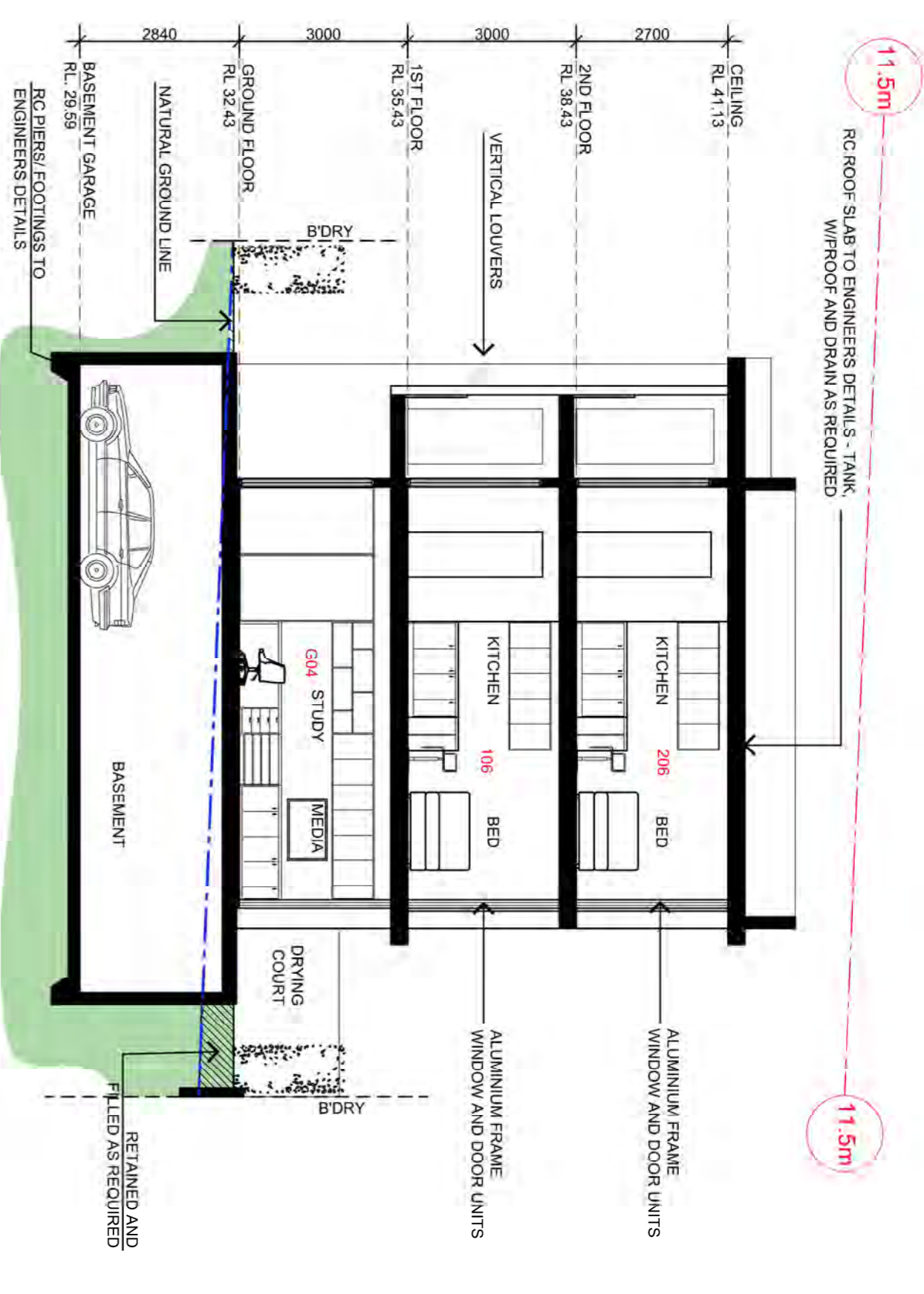


BDA Building Designers Association	300 Number 1317
Drawn D.S.	Scale 1:100 1:200
Checked T.T.	Issue E
Date DEC 2018	Sheet 04



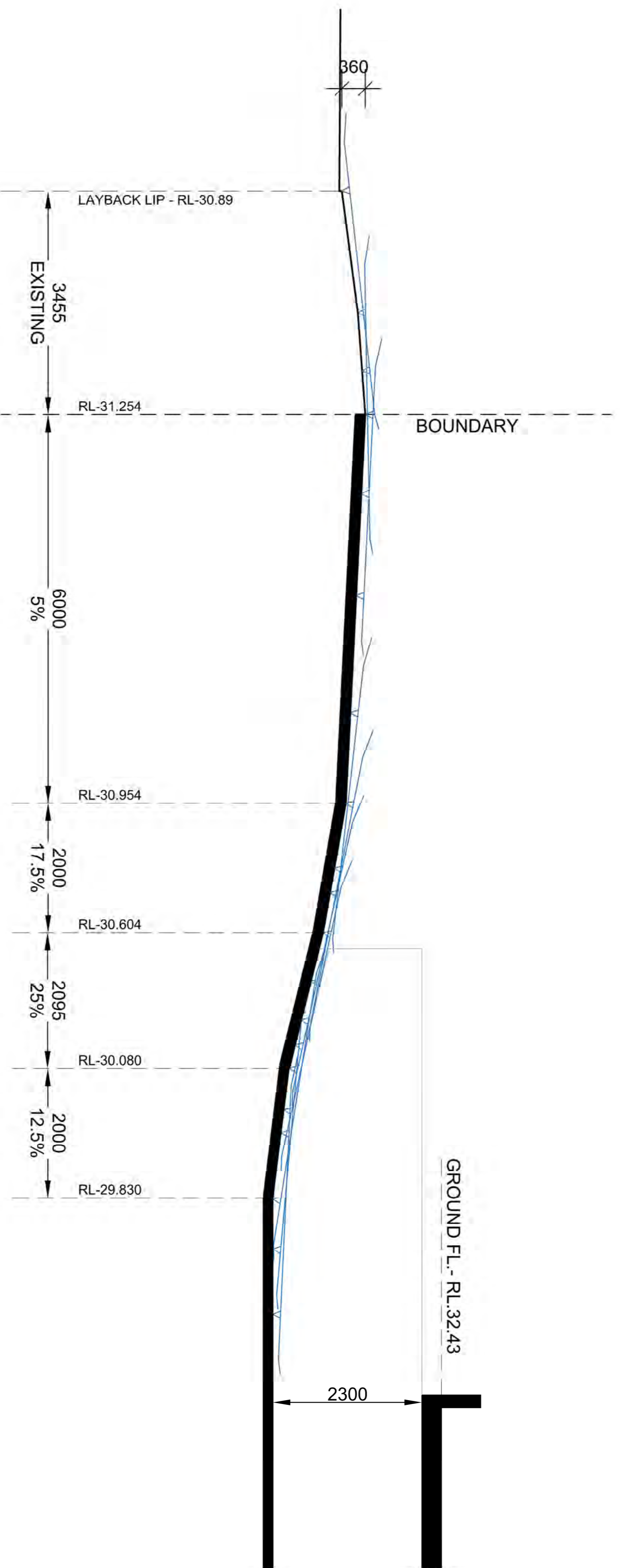
LONG SECTION

SCALE 1:100/200



CROSS SECTION

SCALE 1:100/200



DRIVEWAY SECTION

SCALE 1:50/100

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 NOTE
 SELECTED TIGHTEN PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL ACCORDANCE WITH LOCAL CODES'S REQUIREMENTS'S. B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS.
 NOTE
 SMOKE DETECTORS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION IT MUST FIRE AND SMOKE ALARMS SHALL COMPLY WITH AS 3789 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

LEGEND
 FB FACE BRICK WORK
 WB WEATHERBOARD CLADDING
 RN RENDER FINISH
 BG BAGGED FINISH WORK
 FC FIBRE CEMENT SHEETING
 ST STONE CLADDING
 TM TIMBER CLADDING
 AW ALUMINIUM FRAME WINDOW
 RT ROOF TILE
 CB COLORBOND ROOF SHEETING
 SD ROOF SHEDDLES

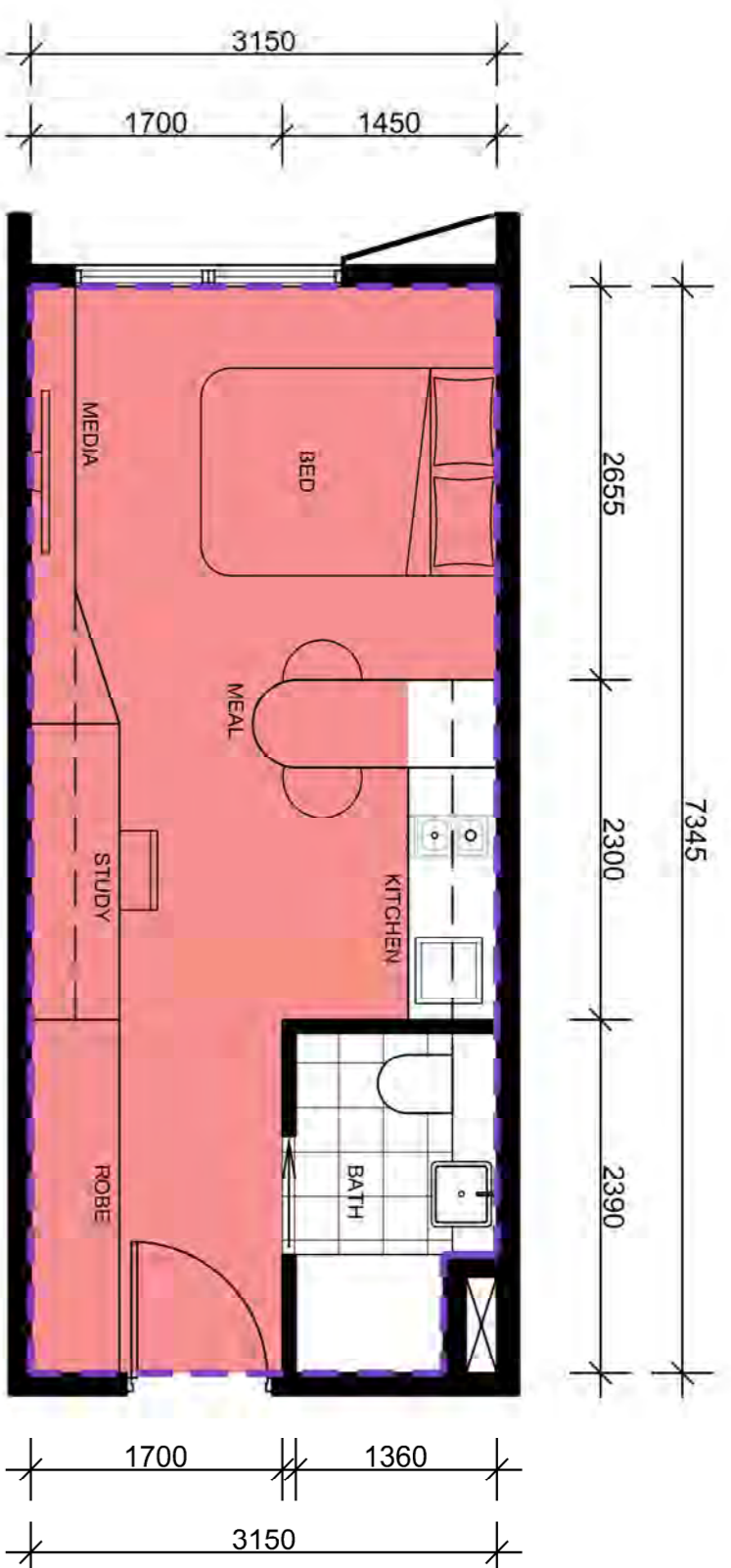
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E	AMENDED QUANT ISSUE	NOV 20	1:1
D	DA - AMENDED ISSUE	SEPT 19	1:1
C	DA - AMENDED ISSUE	JULY 19	1:1
B	DA - AMENDED ISSUE	FEB 19	1:1
A	DA - CONCL ISSUE	NOV 18	1:1

TRUE NORTH

Client	DANAWIE, MALEK
Project	PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE
Address	LOT16 IN D.P. 4357 37 CLAREMONT STREET CAMPSIE, NSW
Drawing Title	SECTIONS

Studio 2 Level 1,
 Stomfield South,
 NSW 2136.
 Phone +61 438 899 426
 Fax +61 2388 6111
 Mail Edmond NSW 2206
invision@invision.com.au
www.in-vision.com.au

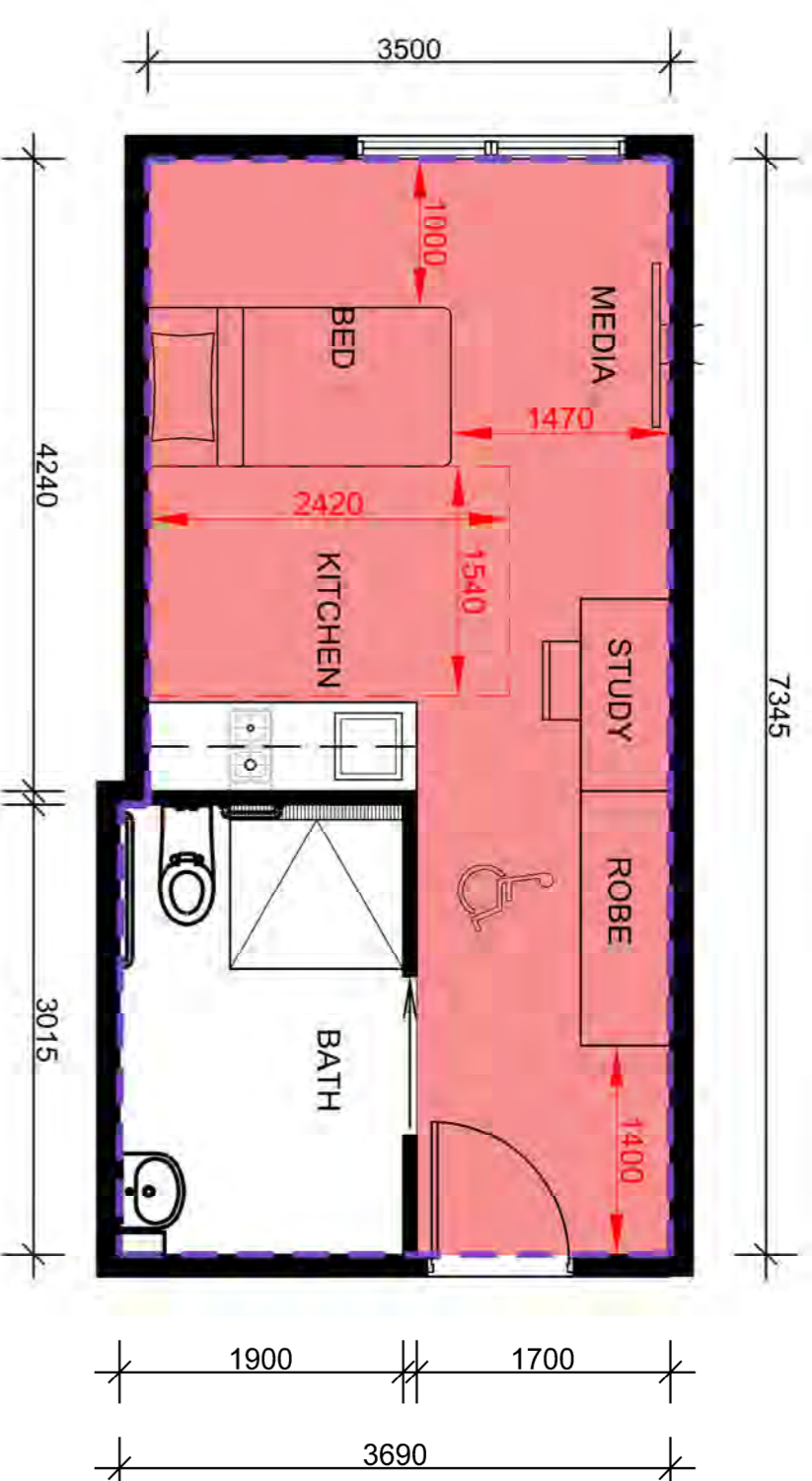
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	Check	TT	1:200	A1
Issue	TT	1:200	A1	05
Date	DEC 2018	1317	Sheet	



TYPICAL UNIT

- Internal area excl. kitchen and bathroom- 18.3 m²
- Internal area incl. kitchen and bathroom- 22.8 m²

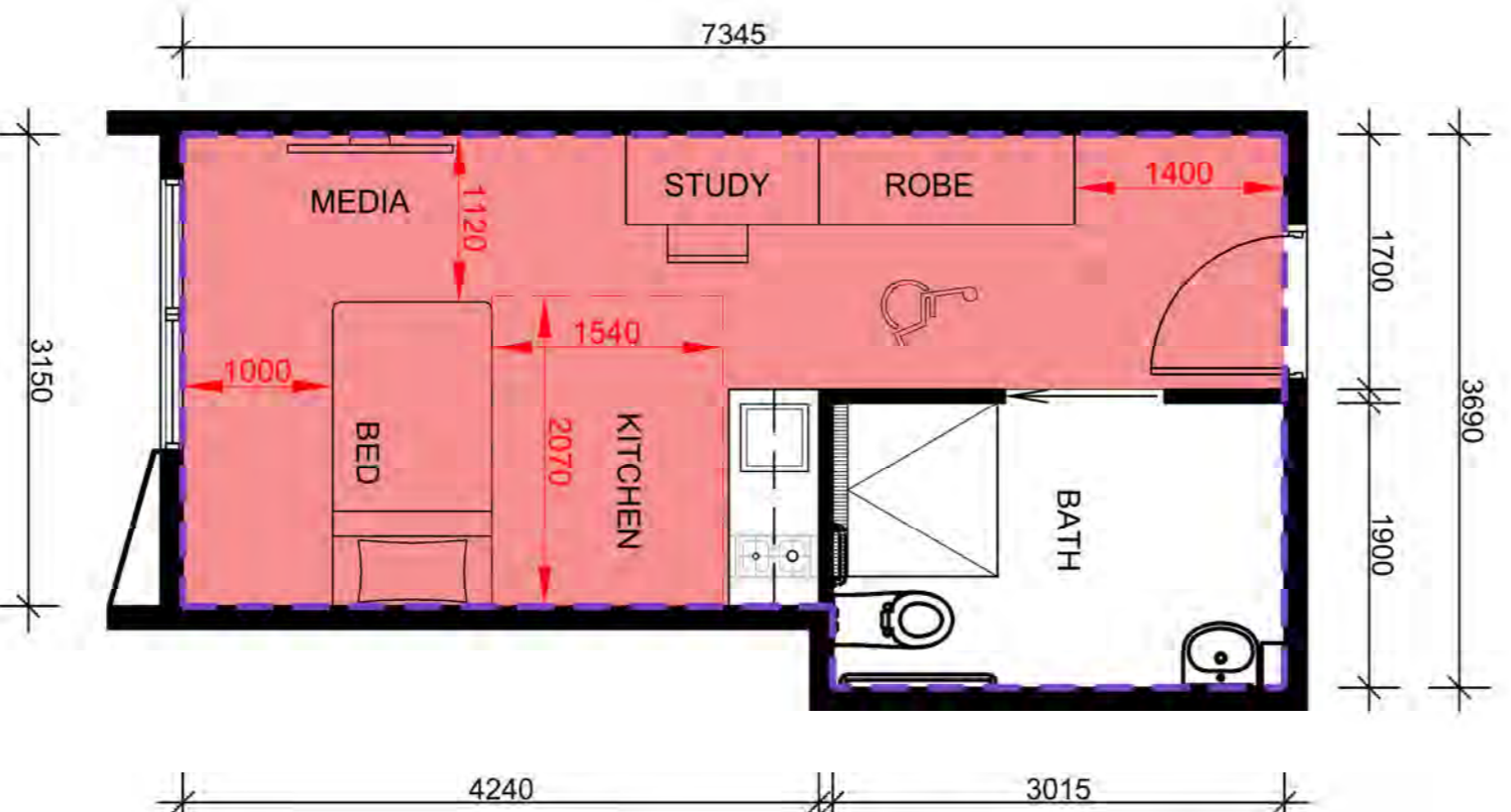
TYPICAL UNIT DETAIL
SCALE 1:50/100



ACCESSIBLE - G01

- Internal area excl. kitchen and bathroom- 19.0 m²
- Internal area incl. kitchen and bathroom- 26.2 m²

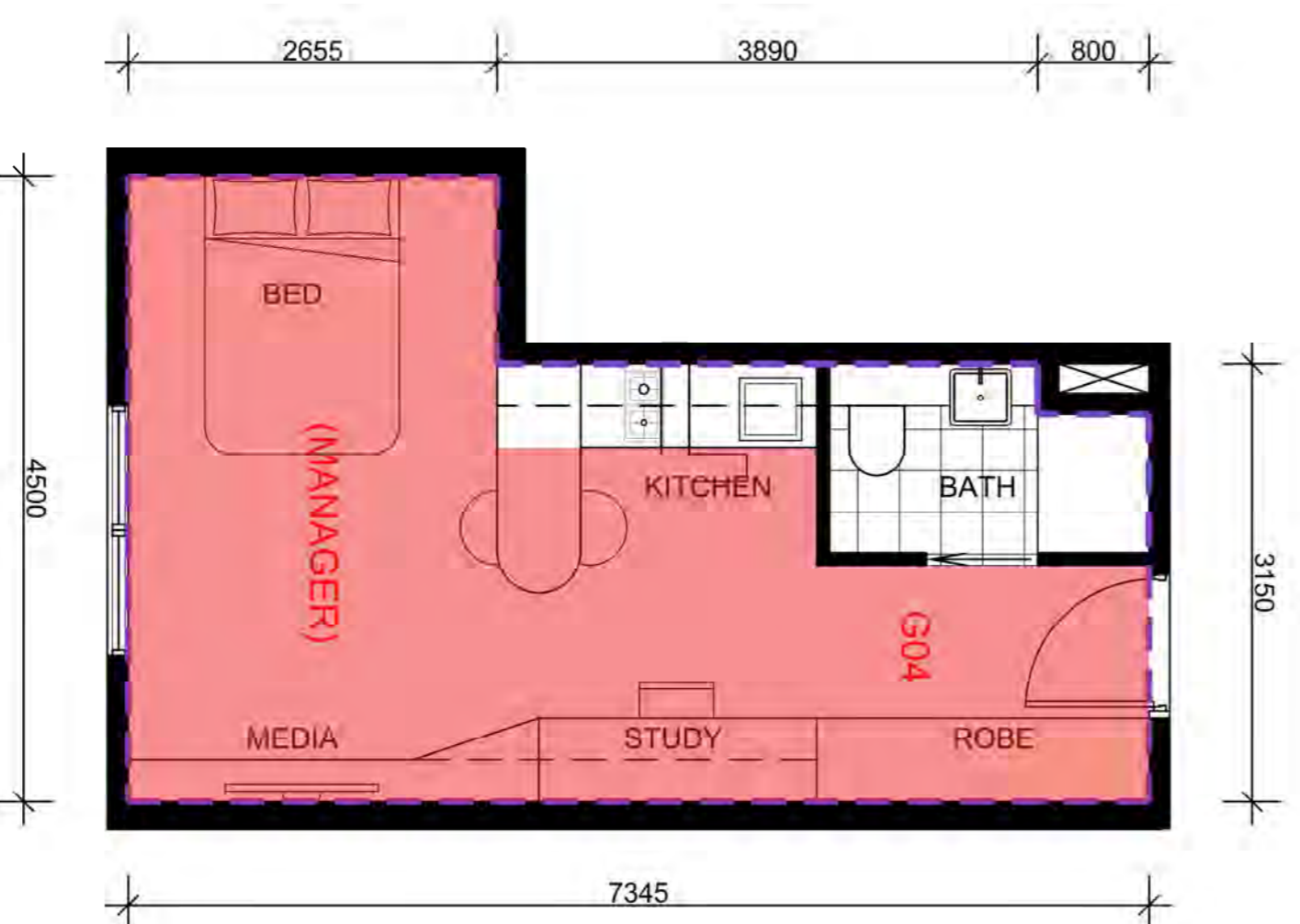
ACCESSIBLE ROOM (G01)
SCALE 1:50/100



ACCESSIBLE (G03)

- Internal area excl. kitchen and bathroom- 17.7 m²
- Internal area incl. kitchen and bathroom- 24.7 m²

ACCESSIBLE ROOM (G03)
SCALE 1:50/100



MANAGER (G04)

- Internal area excl. kitchen and bathroom- 21.8 m²
- Internal area incl. kitchen and bathroom- 28.9 m²

MANAGER ROOM (G04)
SCALE 1:50/100

UNIT AREA SCHEDULE			
37 Claremont Street CAMPSIE 2194			
Unit No.	Internal area excl. kitchen and bathroom	Occupancy	Private Open Space
GROUND FLOOR/ PODIUM LEVEL			
G01 (Accessible unit)	18.3 m ²	1	m ²
G02	19 m ²	1	12.8 (Courtyard) m ²
G03 Accessible Unit	17.7 m ²	2	12.8 (Courtyard) m ²
G04 Manager	21.8 m ²	2	23 (Courtyard) m ²

21ST FLOOR LEVEL					
201	18.3 m ²	2	m ²	2	m ²
202	18.3 m ²	2	m ²	2	m ²
203	18.3 m ²	2	m ²	2	m ²
204	18.3 m ²	2	m ²	-	m ²
205	18.3 m ²	2	m ²	-	m ²
206	18.3 m ²	2	m ²	-	m ²
207	18.3 m ²	2	m ²	-	m ²
208	18.3 m ²	2	m ²	-	m ²
209	18.3 m ²	2	m ²	-	m ²
Total no. of boarding rooms: 22 (19 double rooms + 3 single rooms)					
Total no. of occupants: 41					

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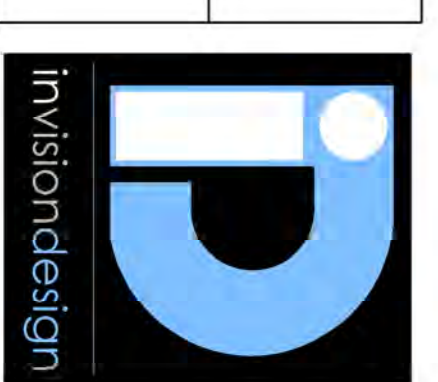
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NOTE
SELECTED TRIMITE PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL AUTHORITY WITH LOCAL COUNCIL'S REQUIREMENTS B.E.A. AND ALL RELEVANT AUSTRALIAN STANDARDS.
NOTE ③
SPACE ALDINGS SHALL COMPLY WITH AS 3786 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

LEGEND
FB FACE BRICK WORK
WB WEATHERBOARD CLADDING
RN RENDER FINISH
RF ROOF FINISH
BIG BAKED BRICK FINISH
FC FIBRE CEMENT SHEETING
S1 STONE CLADDING
TM TRIMITE PROTECTION
AM ALUMINIUM FRAME WINDOW
RT ROOF TILE
CB COLORBOND ROOF SHEETING
S3 ROOF SHIMMLES

ISSUE	AMENDMENT	DATE	INT.
E	AMENDED COURT ISSUE	NOV 20	11
D	DA - AMENDED ISSUE	SEPT 19	11
C	DA - AMENDED ISSUE	JULY 19	11
B	DA - AMENDED ISSUE	FEB 19	11
A	DA - CONUL ISSUE	NOV 18	11

TRUE NORTH

Client	DANAWA, MALEK	Address	LOT16 IN D.P 4357 37 CLAREMONT STREET CAMPSIE, NSW
Project	PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE	Drawn Title	UNITS AREA SCHEDULE +TYPICAL UNIT DETAIL



30/50-2 level, 1, 37 Claremont Street, Campsie NSW 2194
Phone: +61 438 899 426
Fax: +61 2 8688 6111
www.invision.com.au

BDA Building Designers Association	Drawn	D.S.	Scale	A1
	Check	IT	1:100	83
	Date	DEC 2018	Issue	E
Job Number	1317	Sheet	06	

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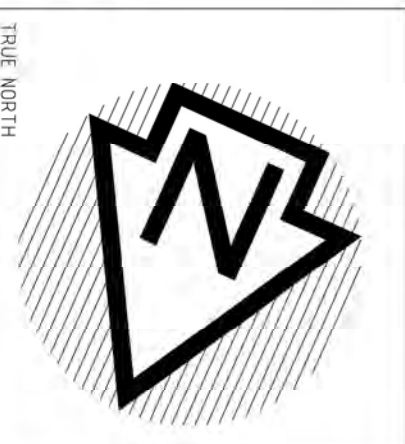
NOTE: SELECTED TYPICAL PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL AUTHORITIES WITH LOCAL CODES & REQUIREMENTS. B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS.

NOTE: ALL DIMENSIONS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION TO BUILD PERMITS. SPACE DIMENSIONS SHALL COMPLY WITH AS 2901 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

LEGEND:

- FB - FINE BRICK WORK
- WB - WEATH-RESISTANT CLADDING
- IC - INSULATION
- RF - RIGID FINISH
- AG - AGGREGATE FINISH
- HB - HEBB BRICK WORKING
- ST - STONE CLADDING
- PL - PLASTER BOARD
- AW - ALUMINIUM FRAME WINDOW
- AW - ALUMINIUM FRAME WINDOW
- CB - COLOURBOND ROOF SHEETING
- SC - ROOF SINGLES

ISSUE	AMENDMENT	DATE	INT
A	DA - CONDUCT ISSUE	SEPT 16, 11	



DANAWE, MALEK

Project: **PROPOSED BOARDING HOUSE
22 ROOM BOARDING HOUSE**

Address: **LOT 16 IN D.P. 4357
37 CLAREMONT STREET
CAMPSIE, NSW**

Drawing Title: **PROPOSED SHADOW DIAGRAMS
21 JUNE - MID WINTER**

invisiondesign

Studio 2 Level 1,
400 Lane Street,
Newtown,
NSW 2128

Phone: +61 2 8839 425
Fax: +61 2 8838 8111
Mobile: +61 2 8838 8111
Email: info@invisiondesign.com.au
www.invisiondesign.com.au

BDA
Building Design
Association

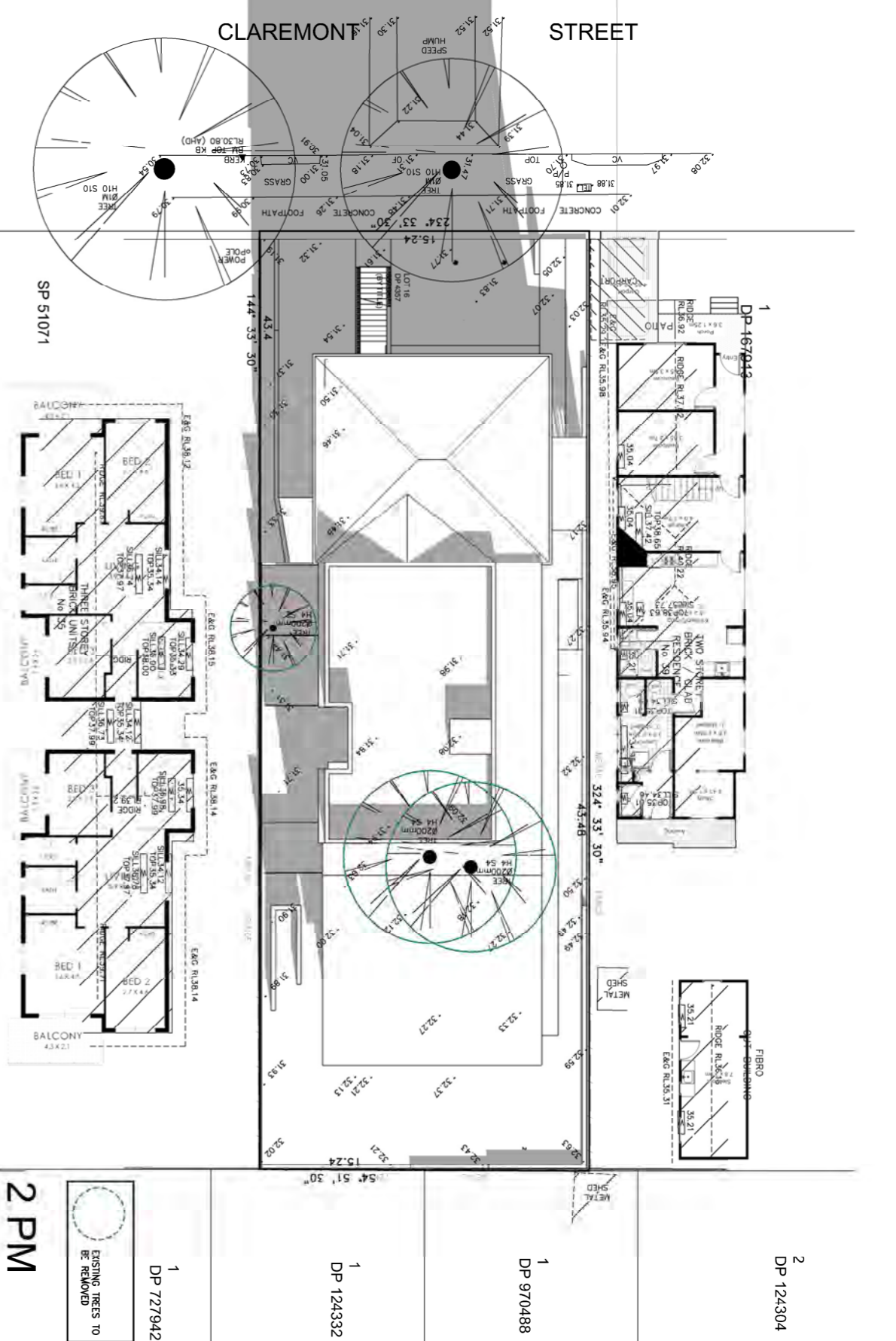
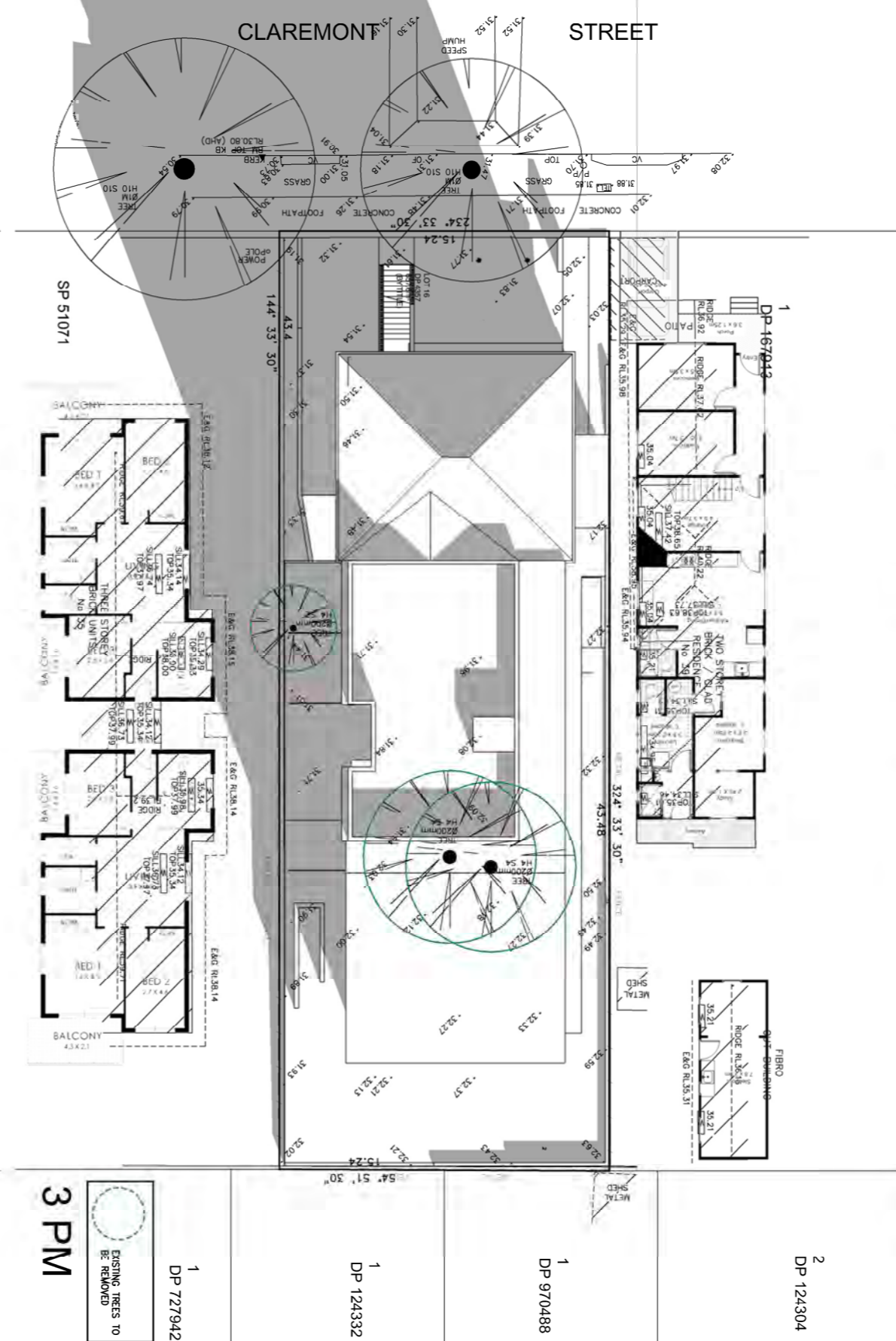
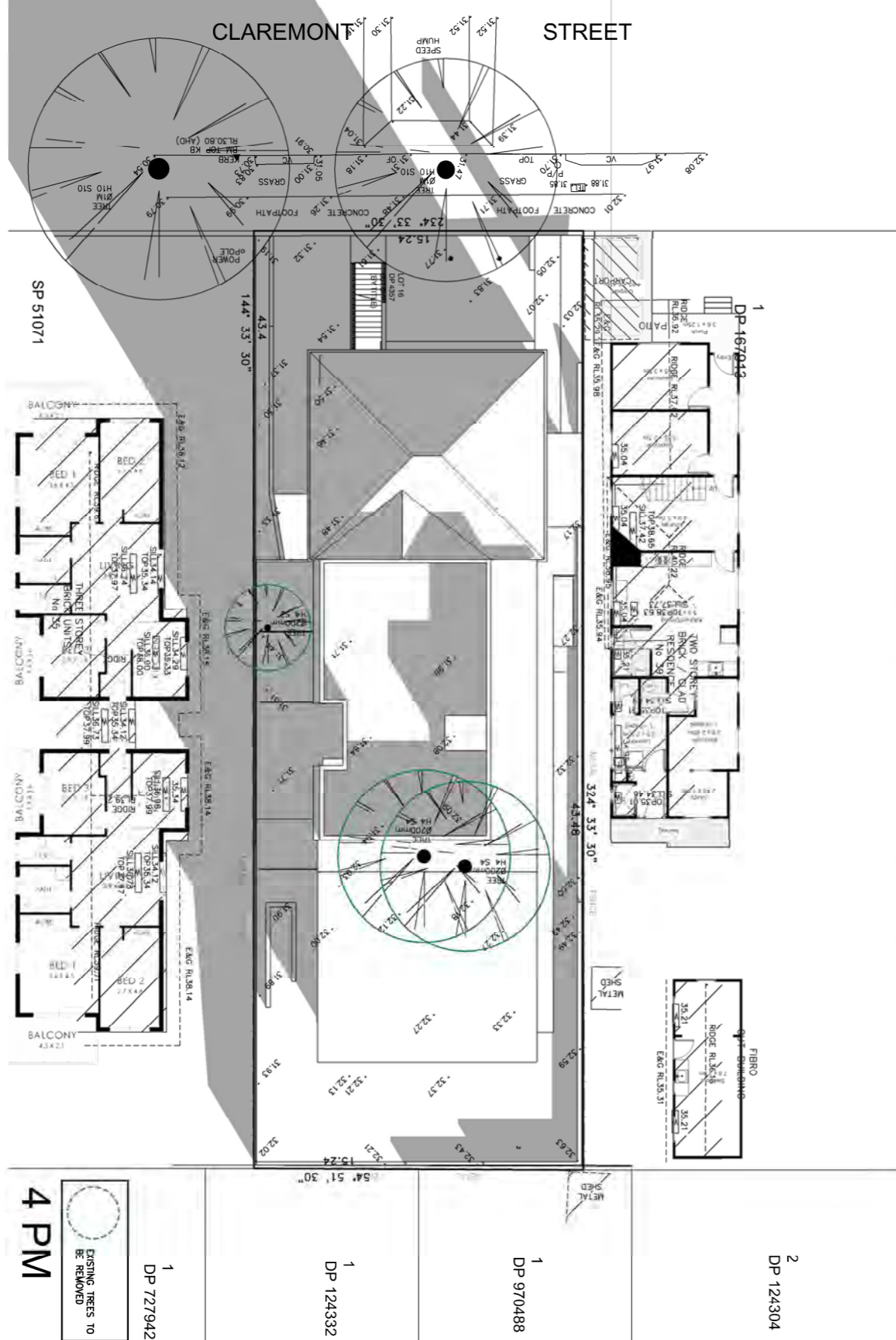
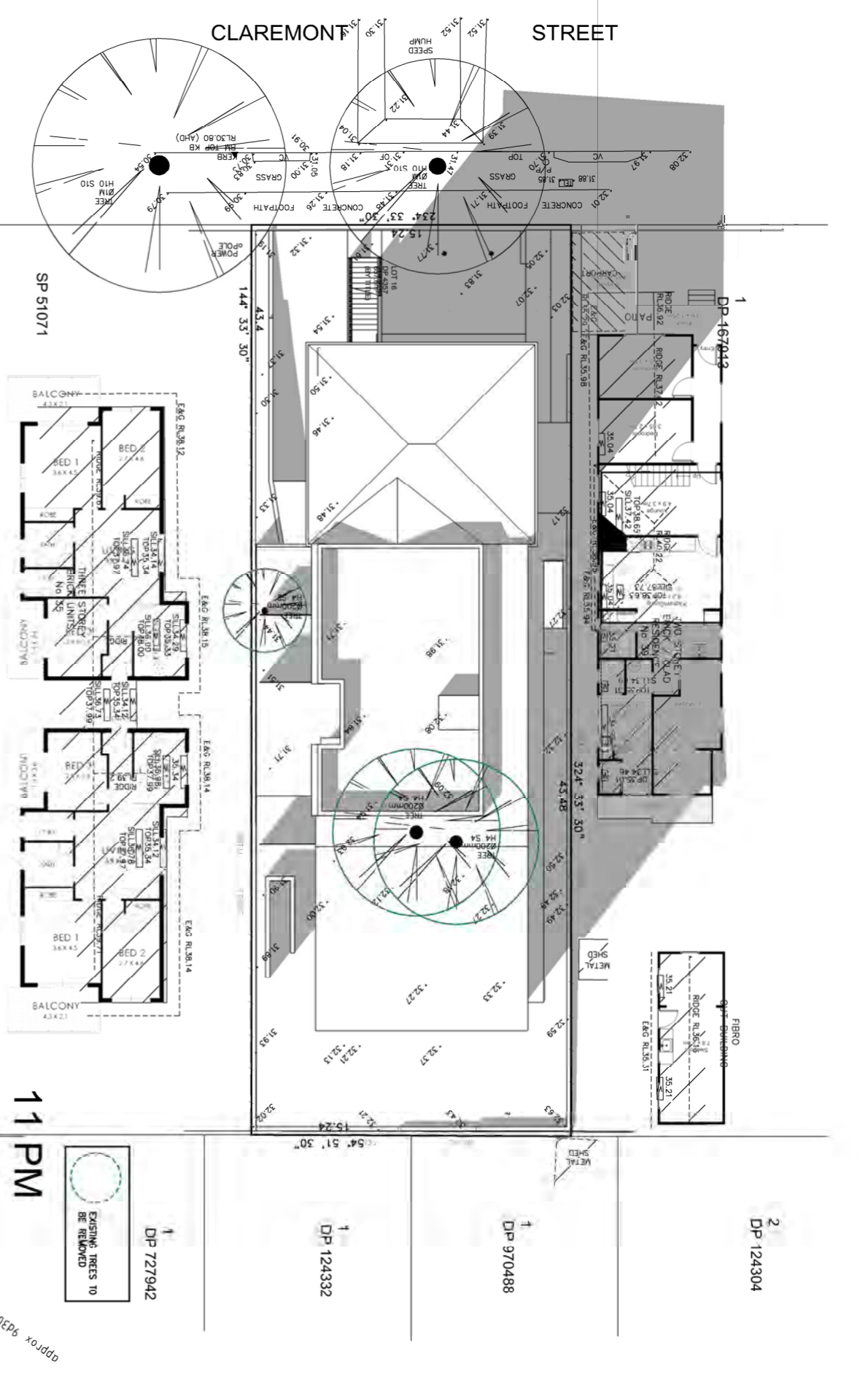
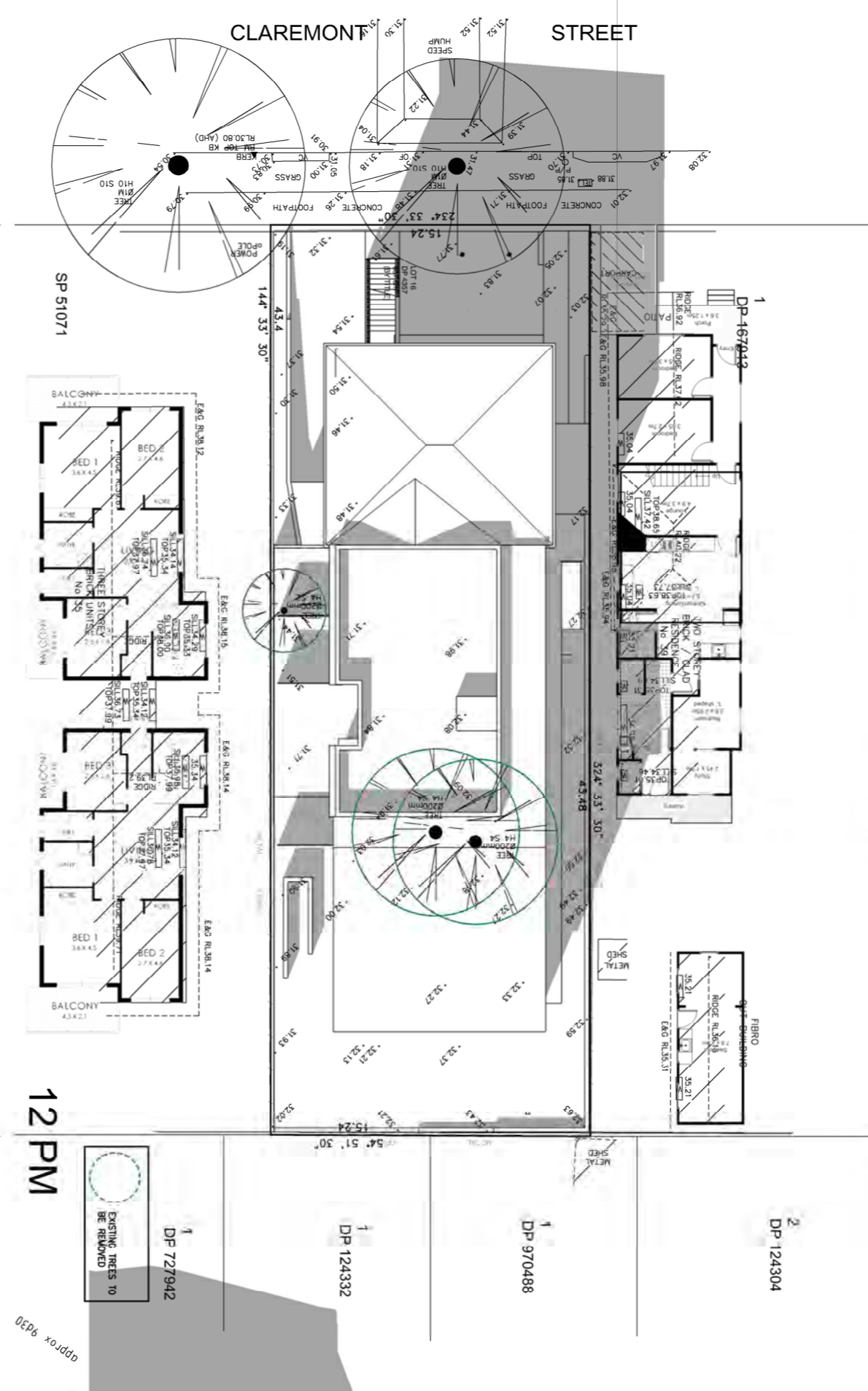
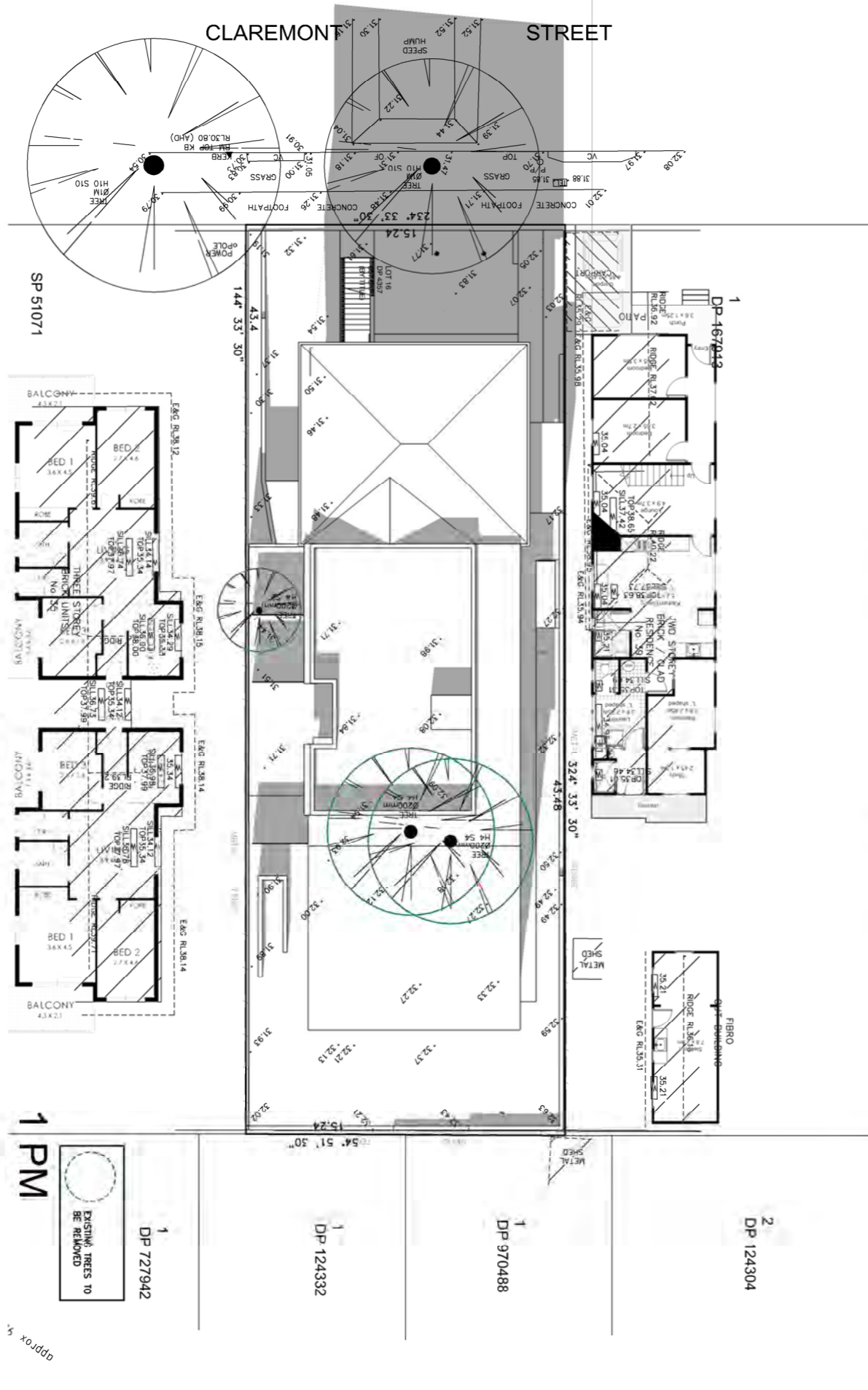
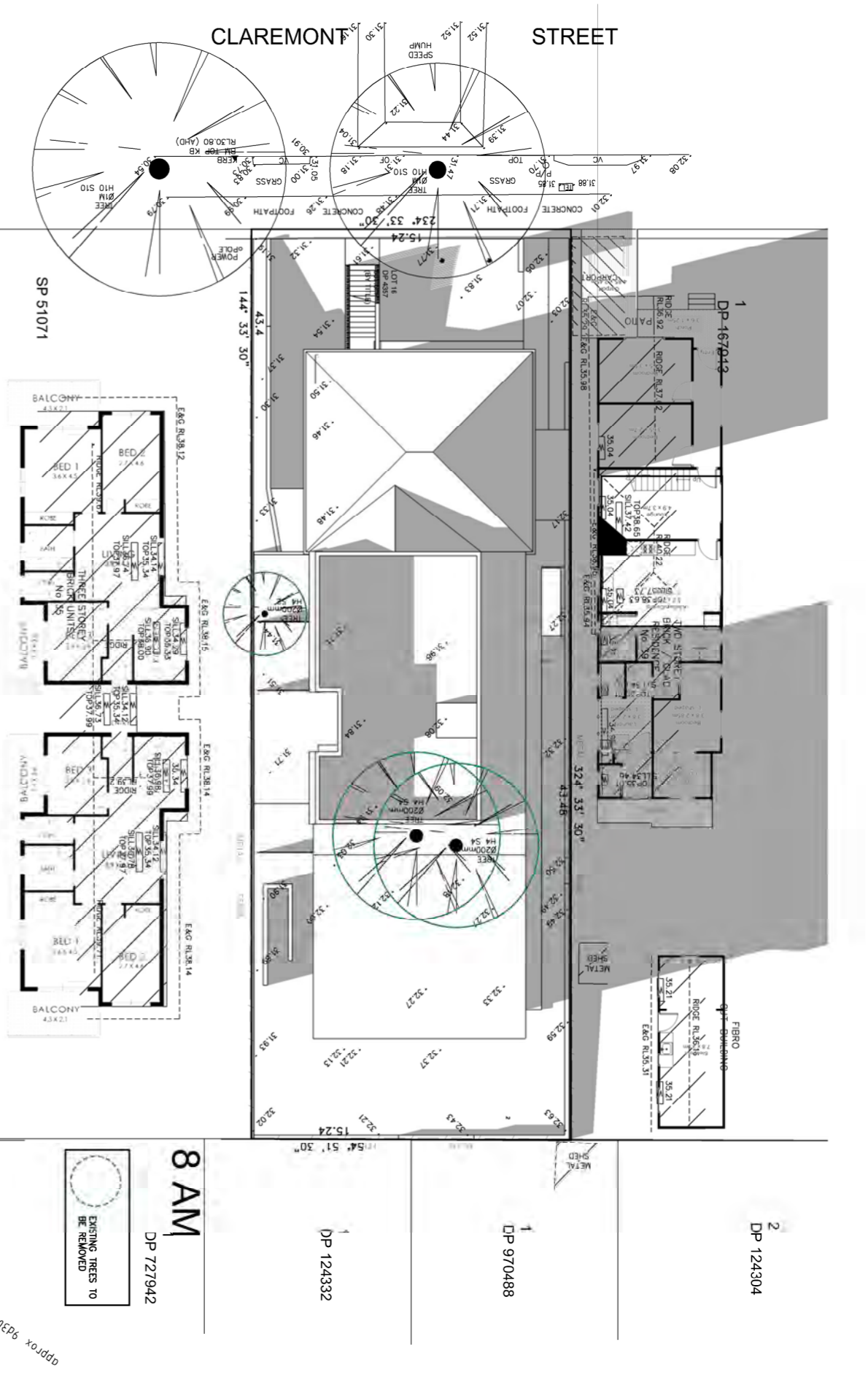
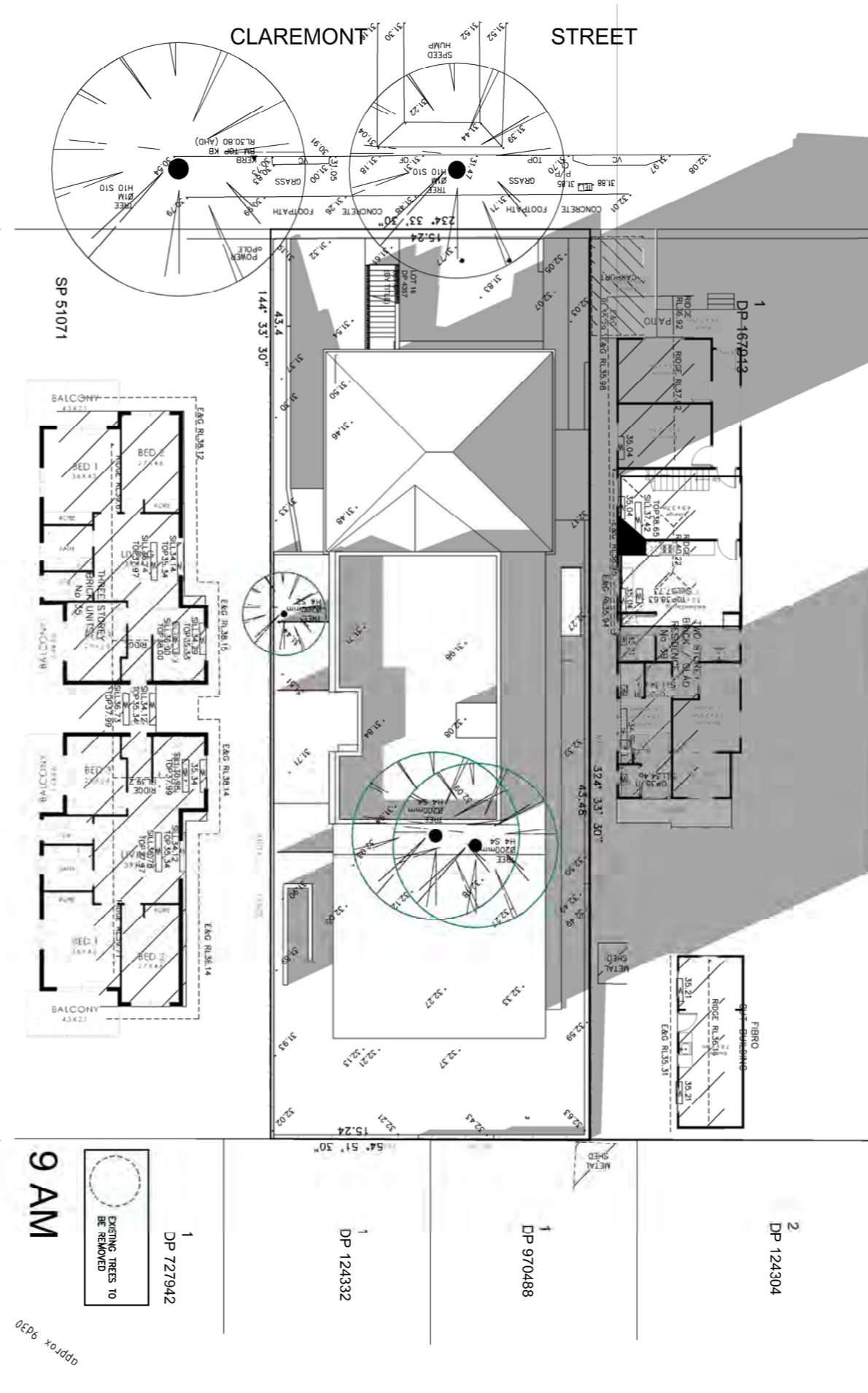
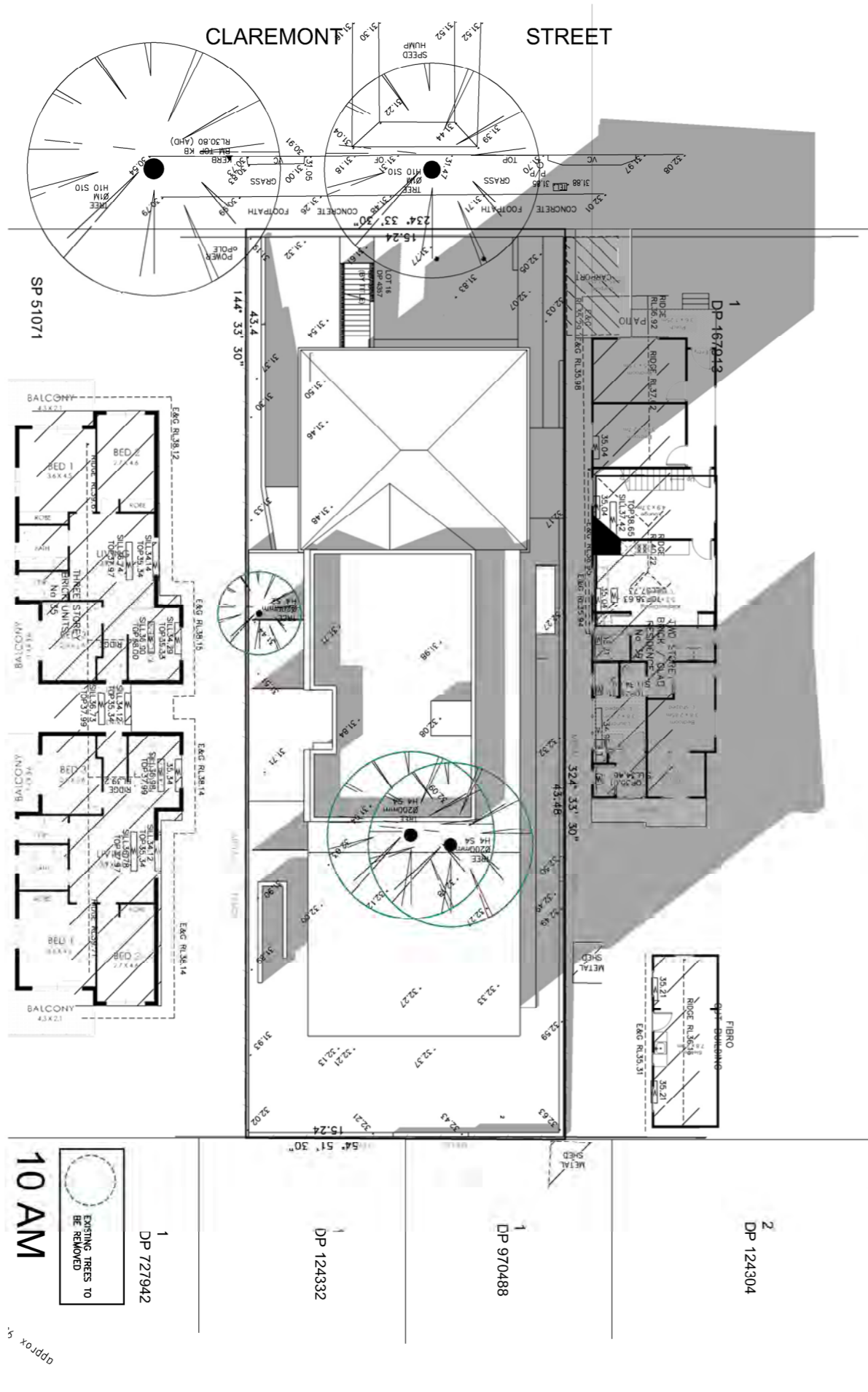
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Check: **TJ**
Date: **DEC 2018**

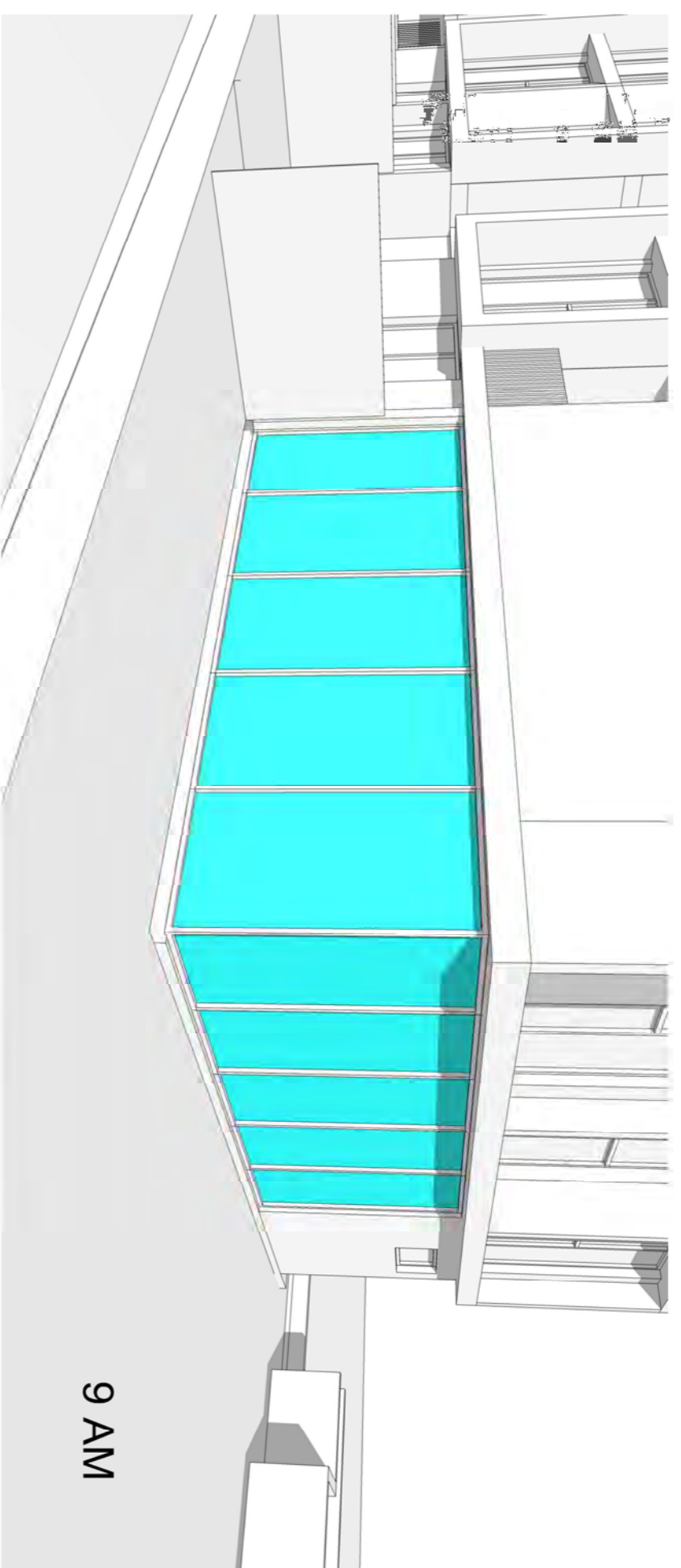
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Sheet: **E**

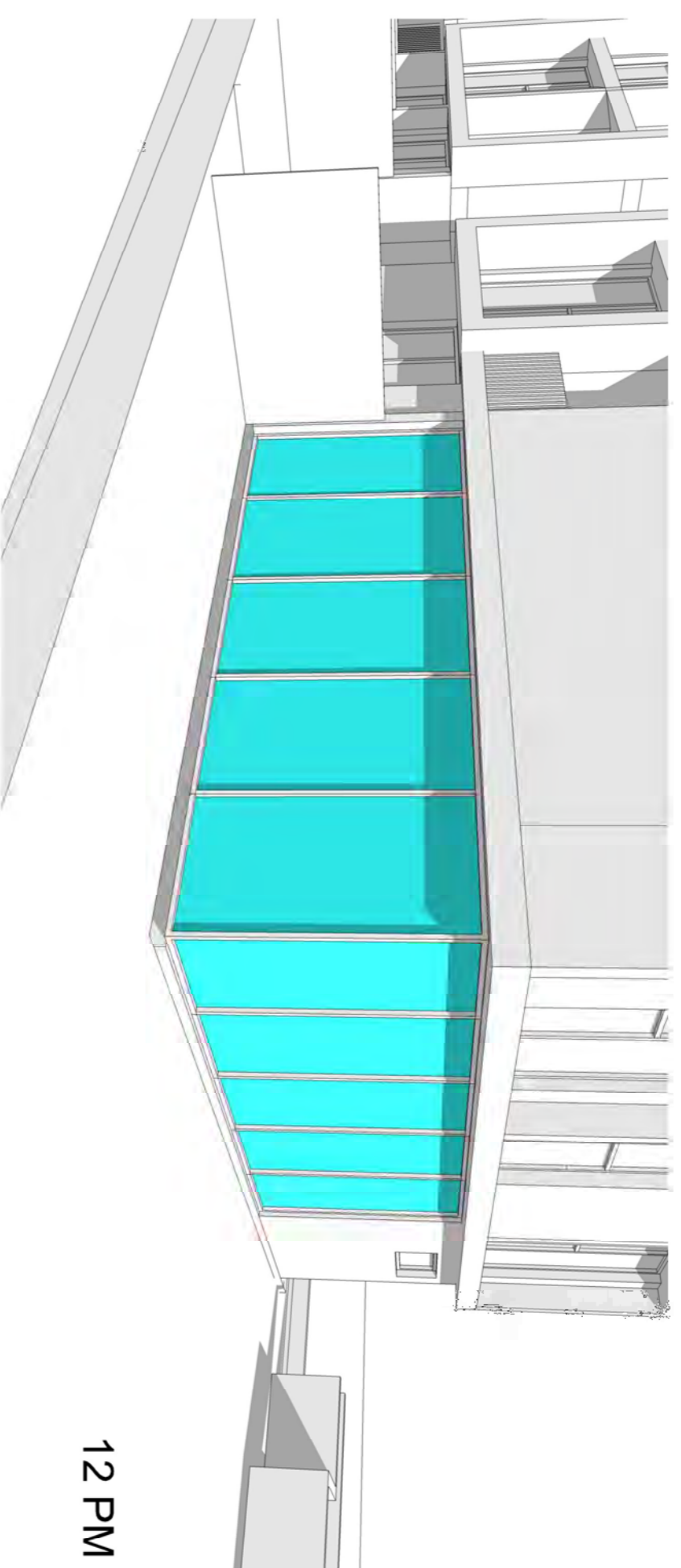
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Year: **09**

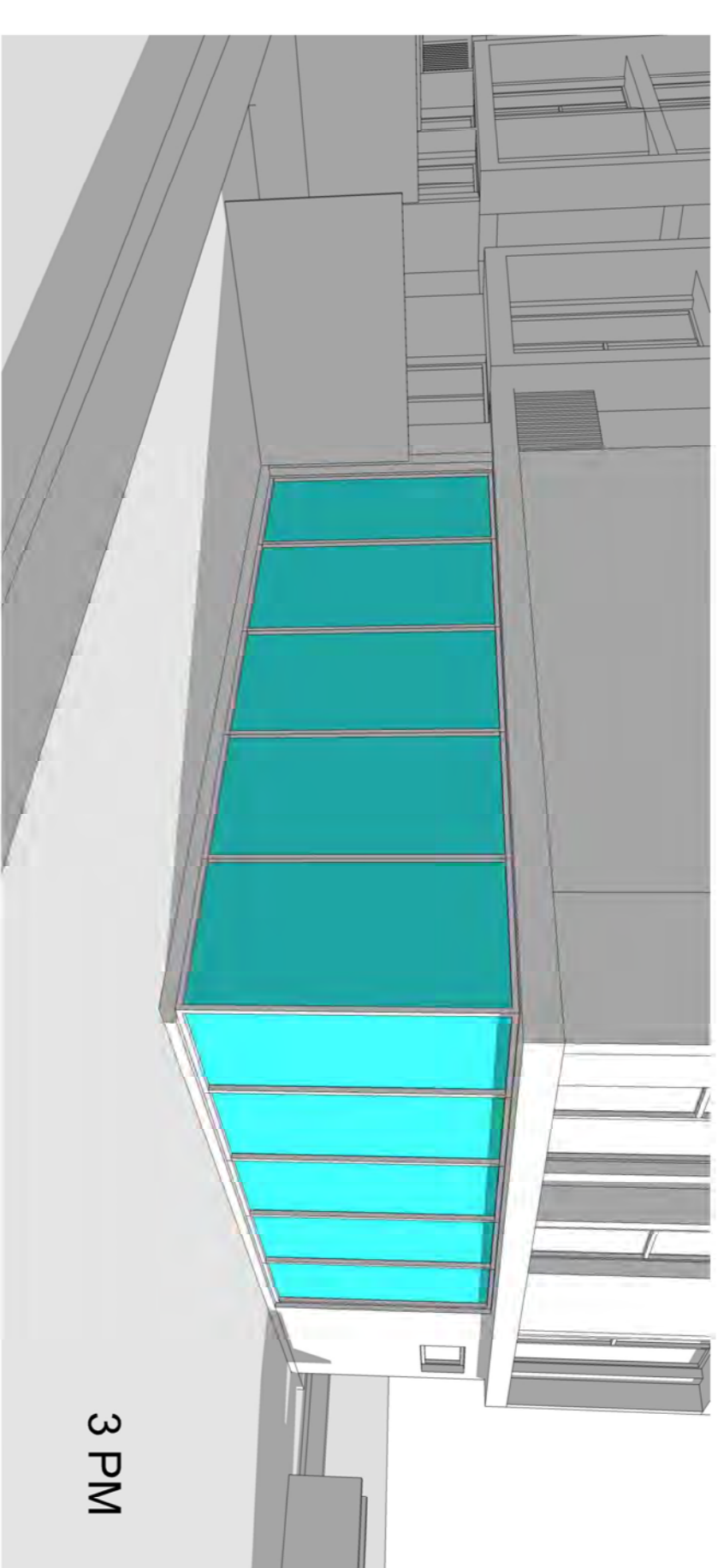




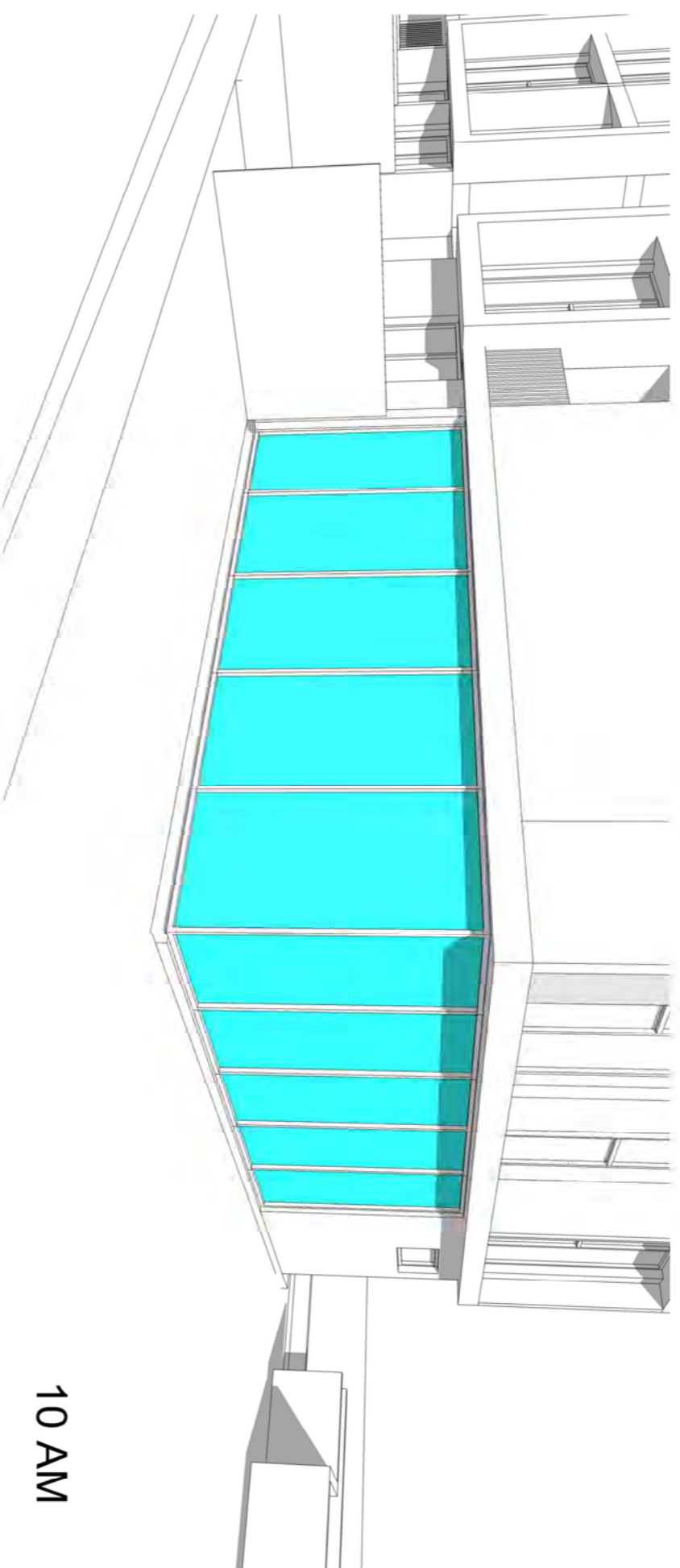
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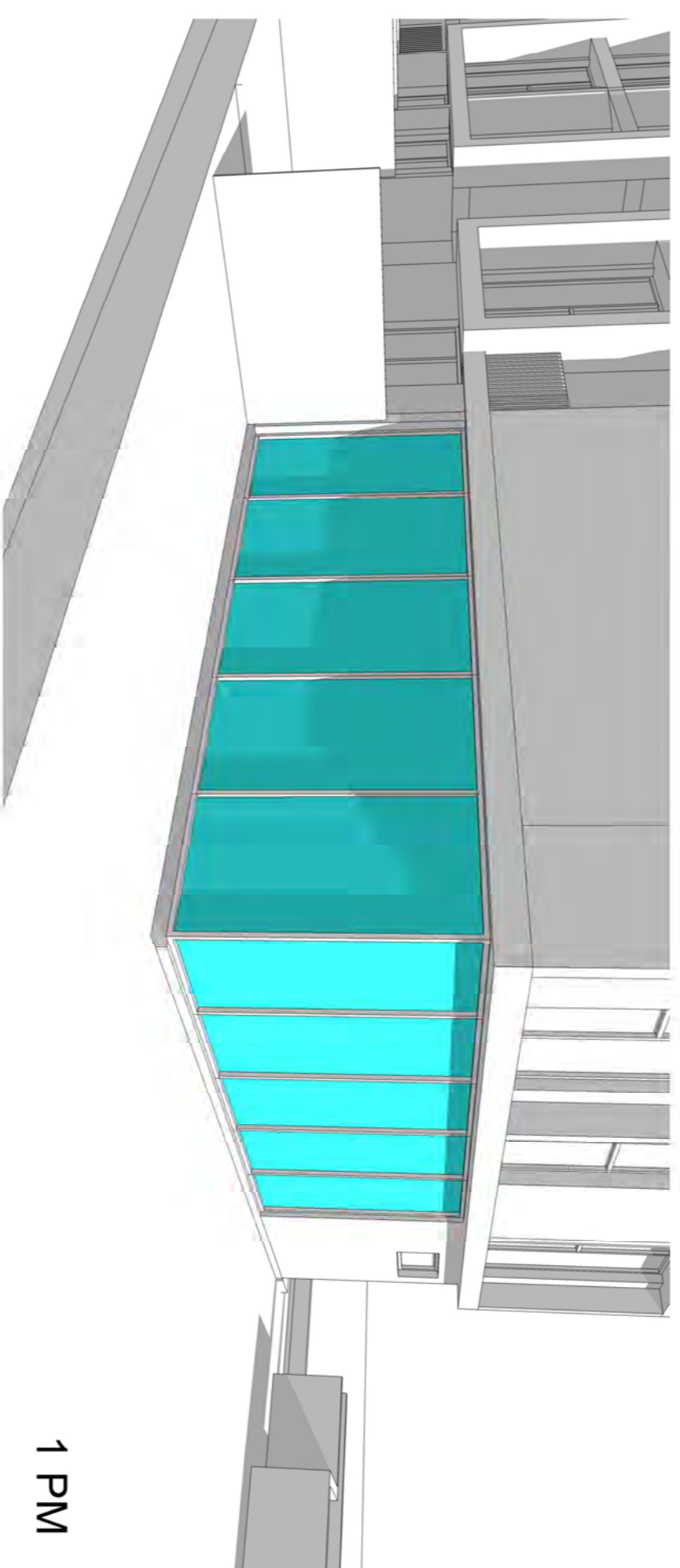
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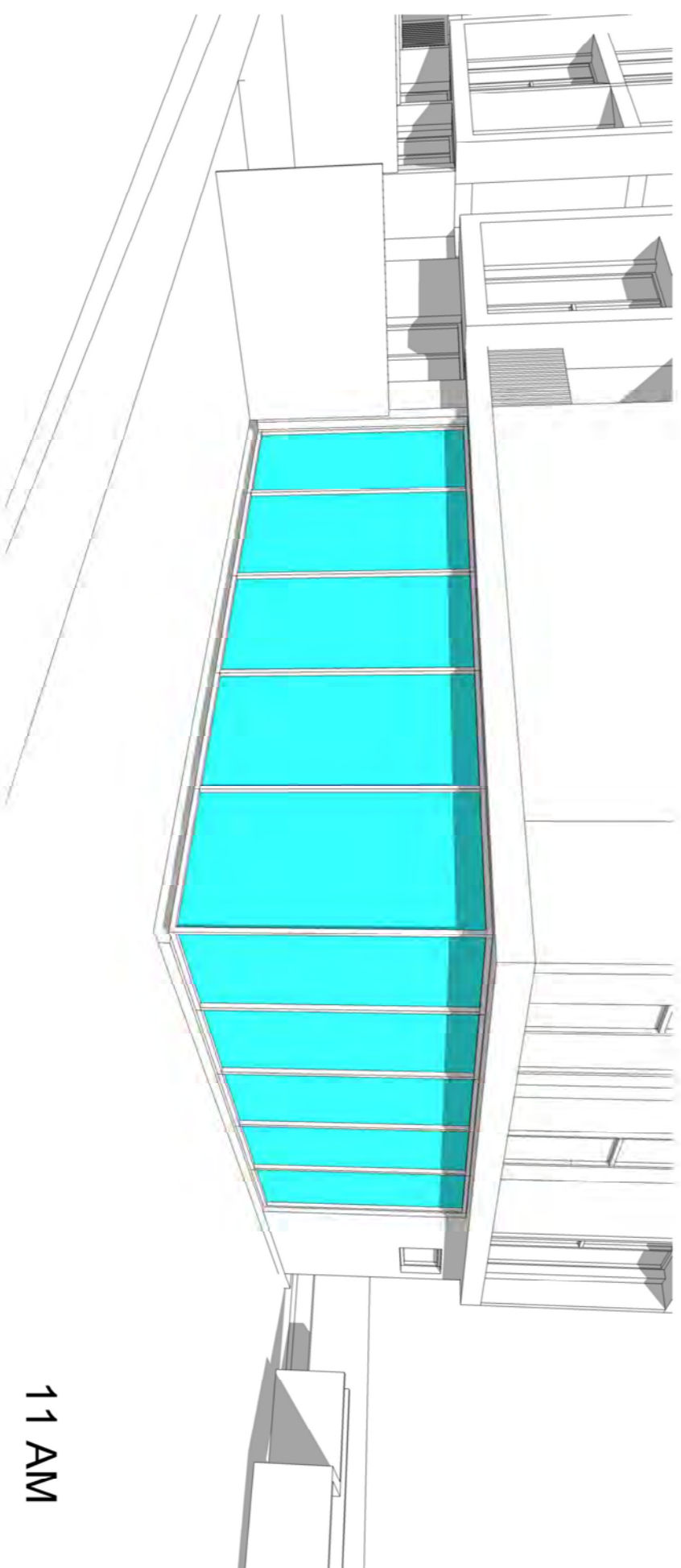
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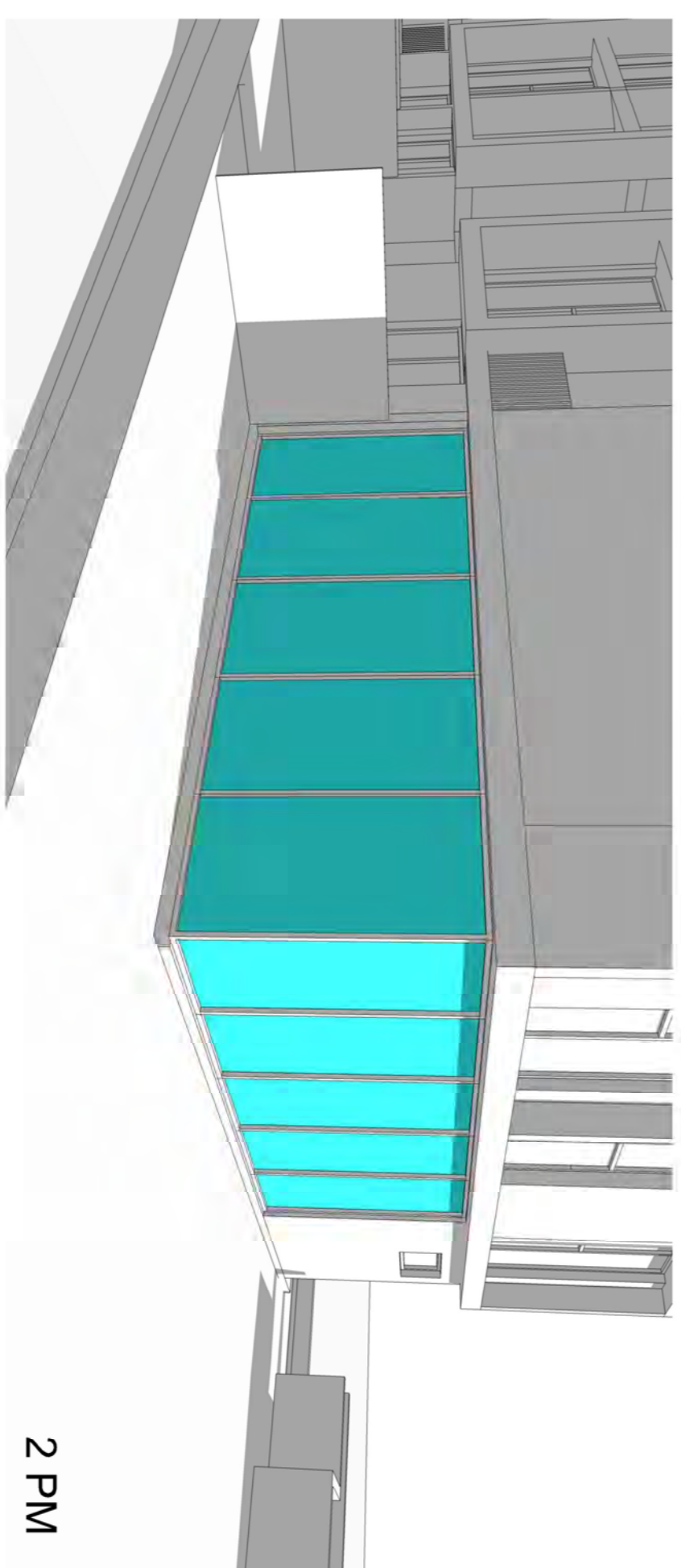
10 AM



1 PM



11 AM



2 PM

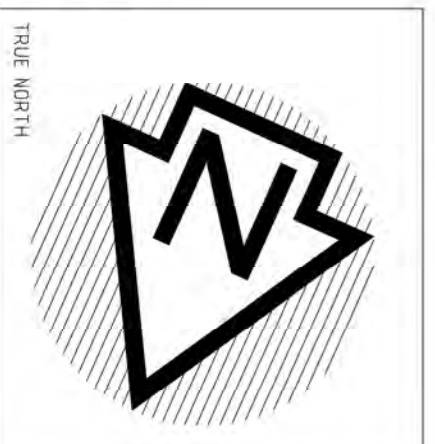
COMMON AREA- SHADOW DIAGRAMS 21 JUNE- MID WINTER

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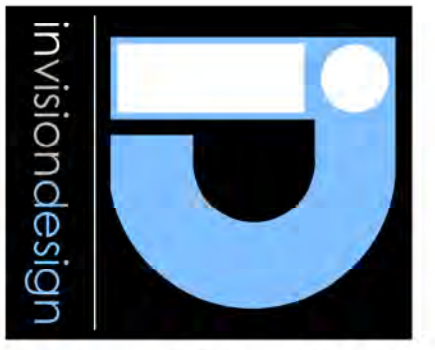
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LEGEND
 FB FACE BRICK WORK
 HW HEAT INSULATED CLADDING
 IC EXISTING COAT FINISH
 RE REINFORCED CONCRETE
 BG BAGGED FINISH
 HB HEBER BLOCK WORK
 ST STONE CLADDING
 PV PLY WOOD CLADDING
 AW ALUMINIUM FRAME WINDOW
 TW TIMBER FRAME WINDOW
 CB COLOURED ROOF SHEETING
 SD ROOF SINGLES

ISSUE	AMENDMENT	DATE	INT
A	DA - COUNCIL ISSUE	SEPT 16, 11	

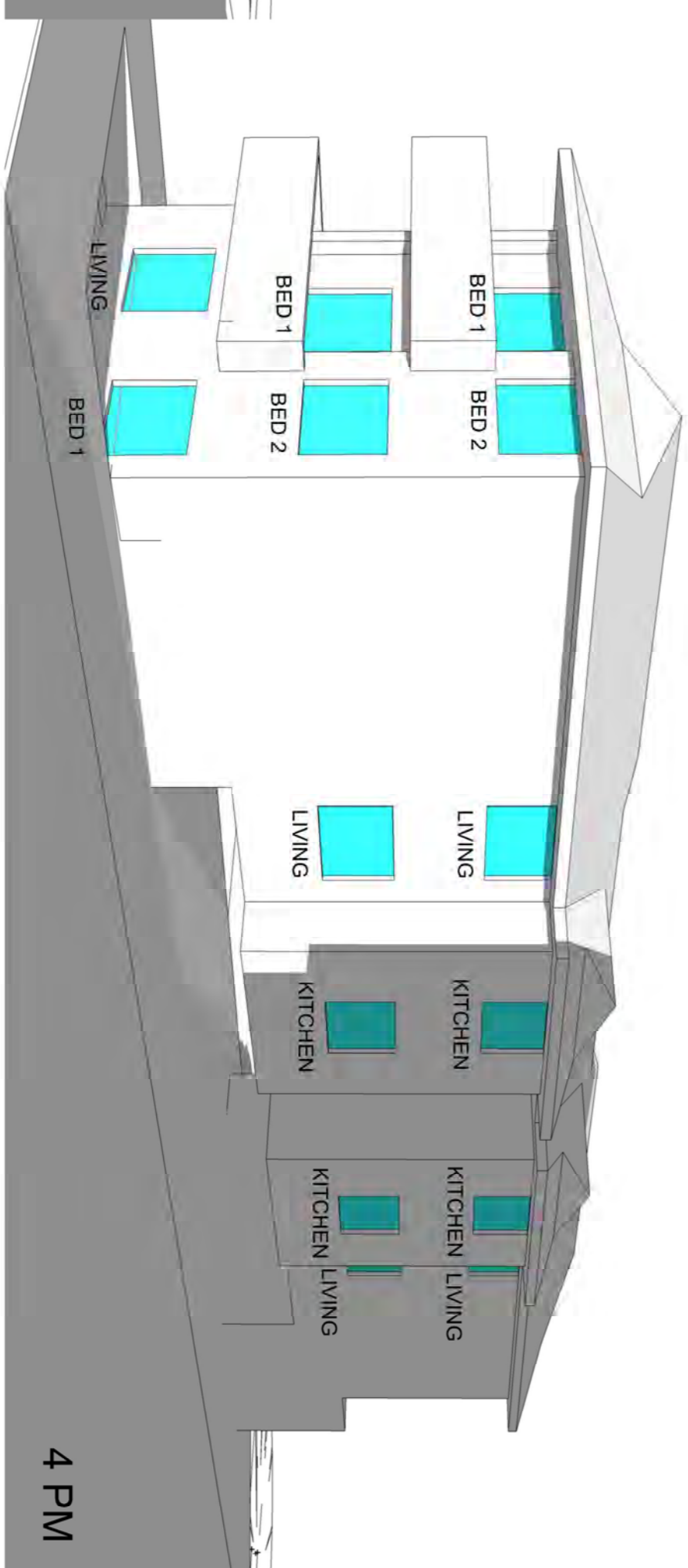
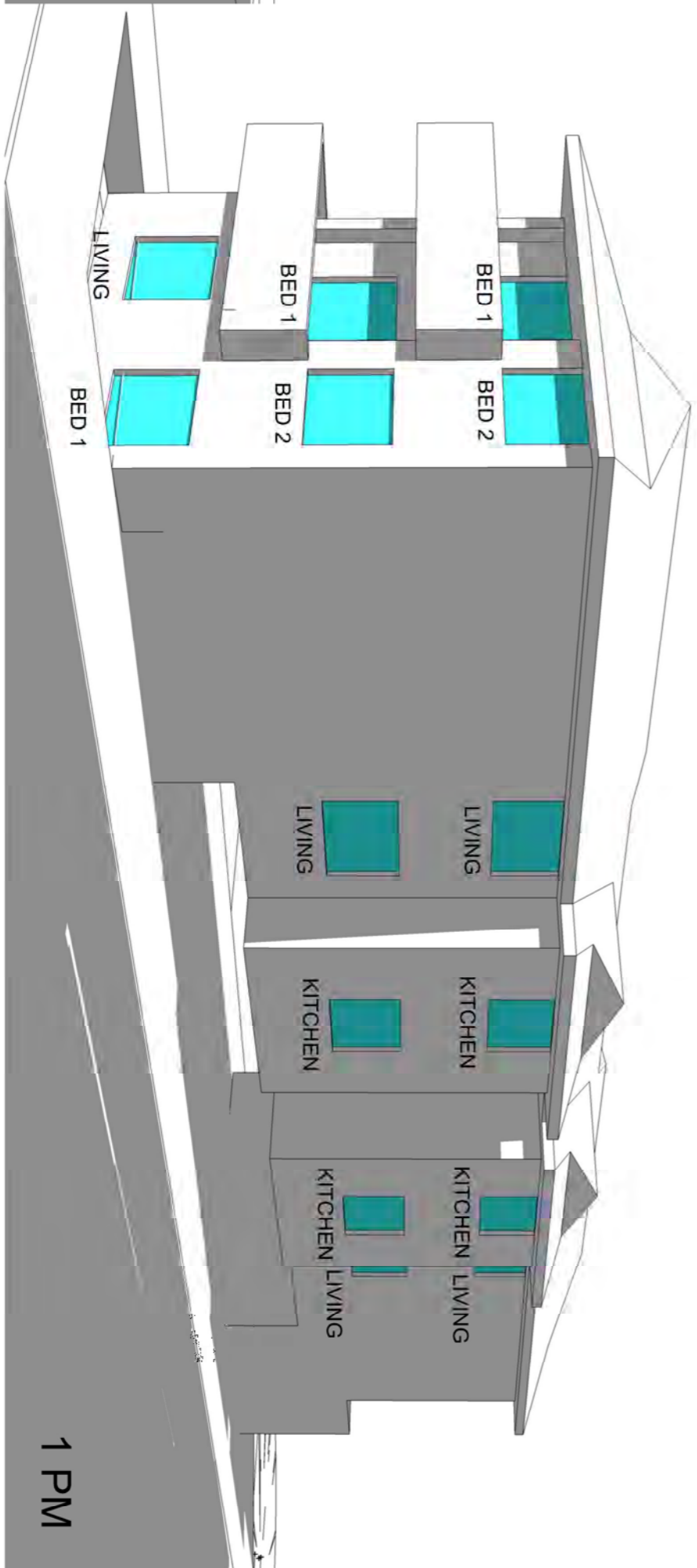
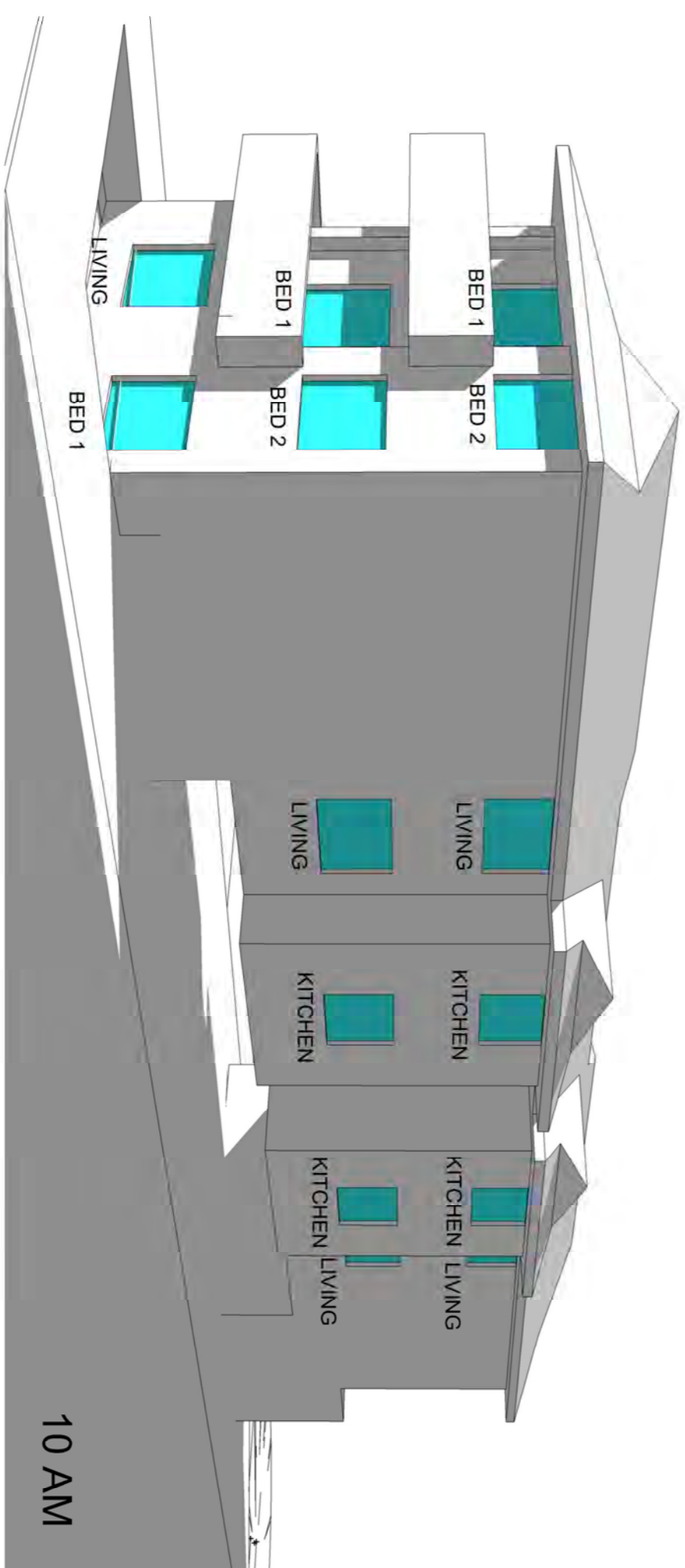
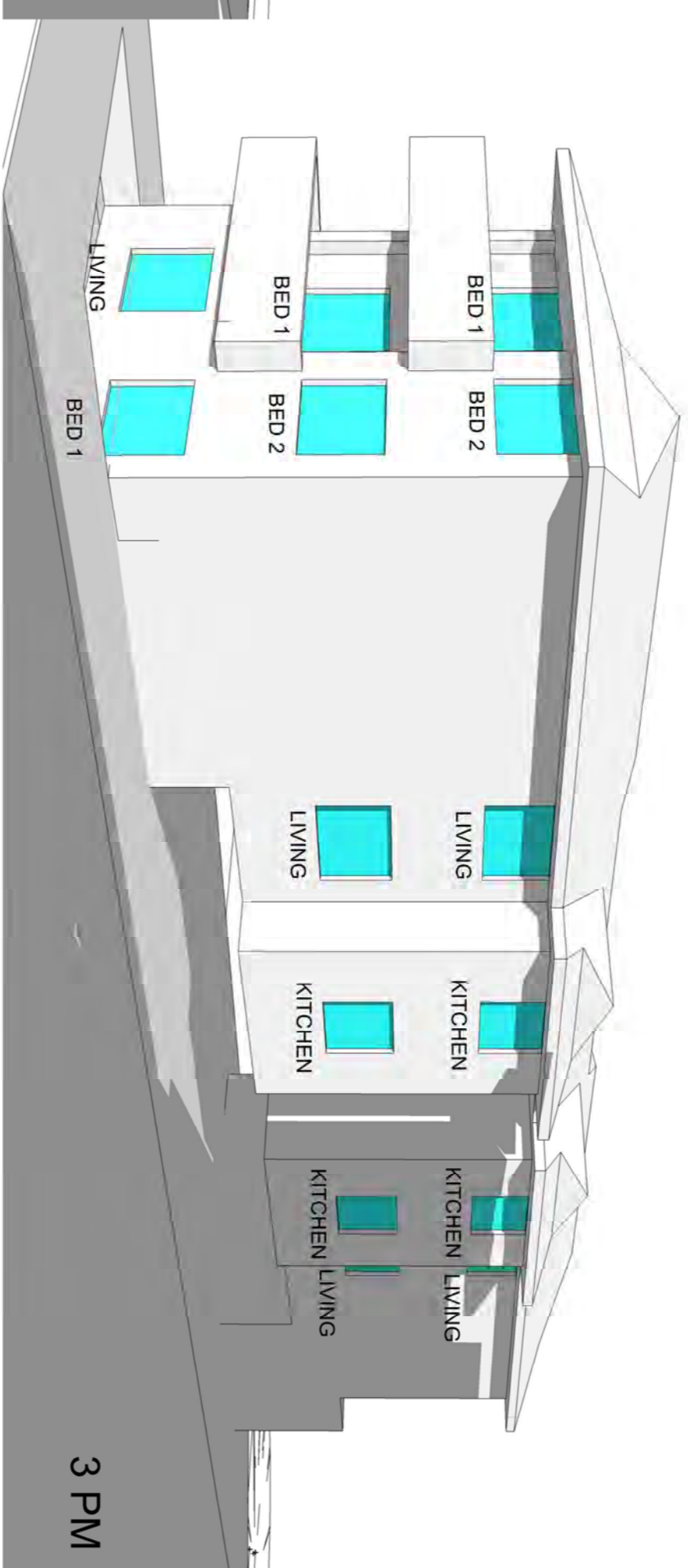
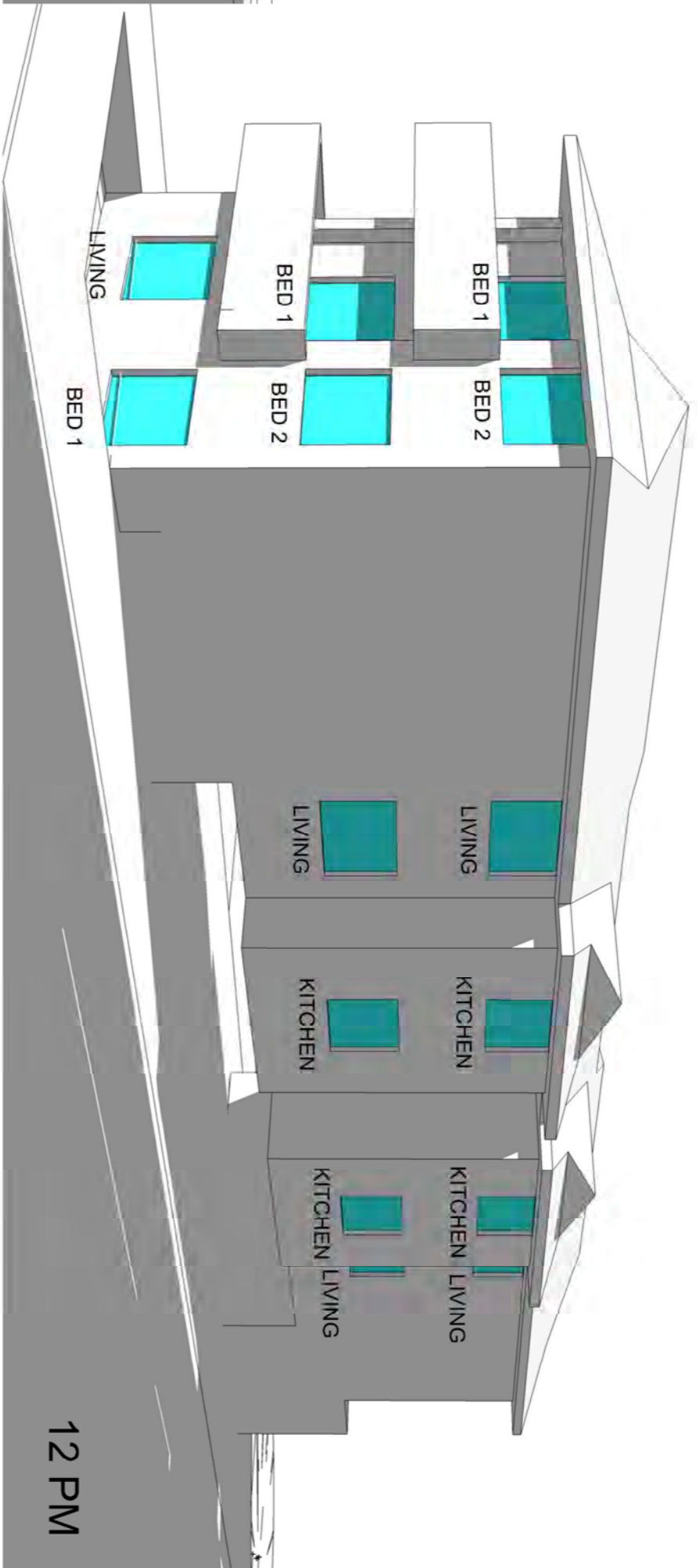
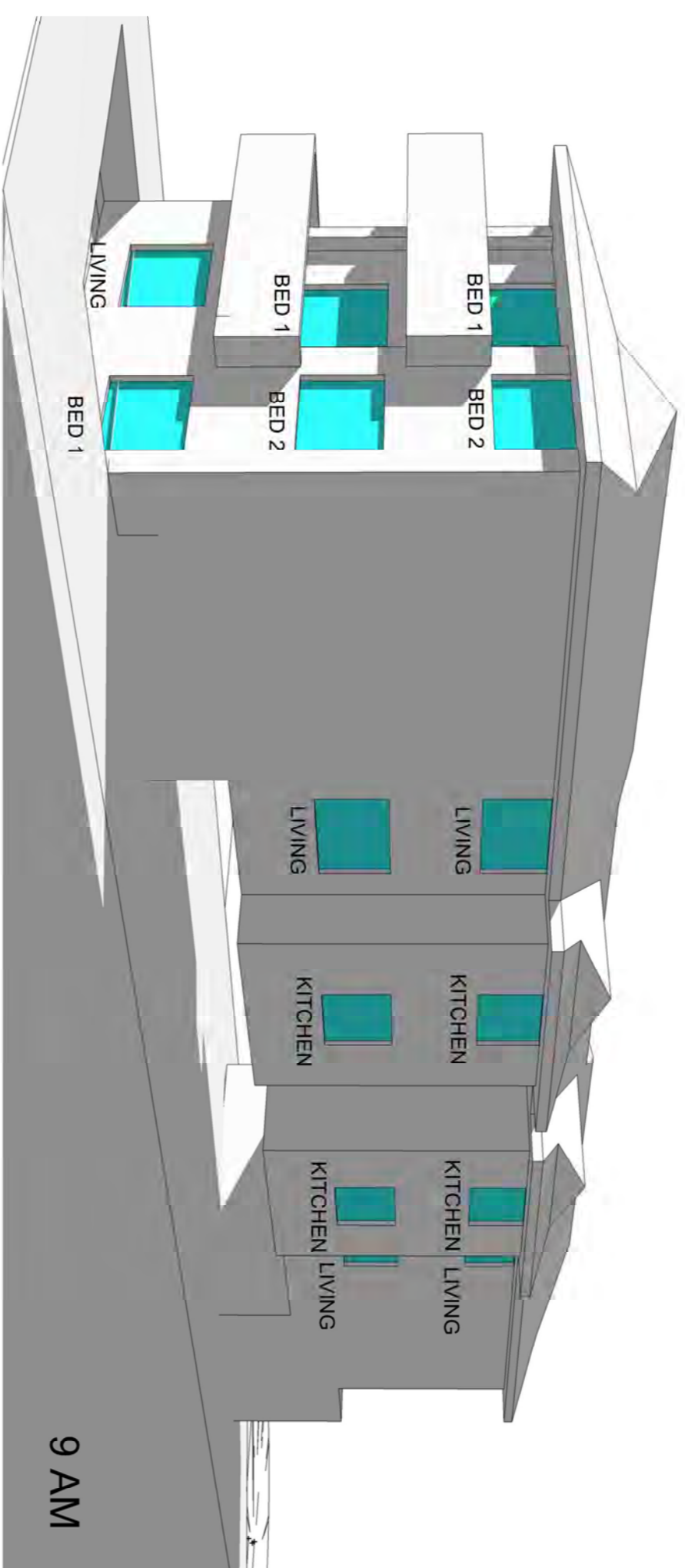
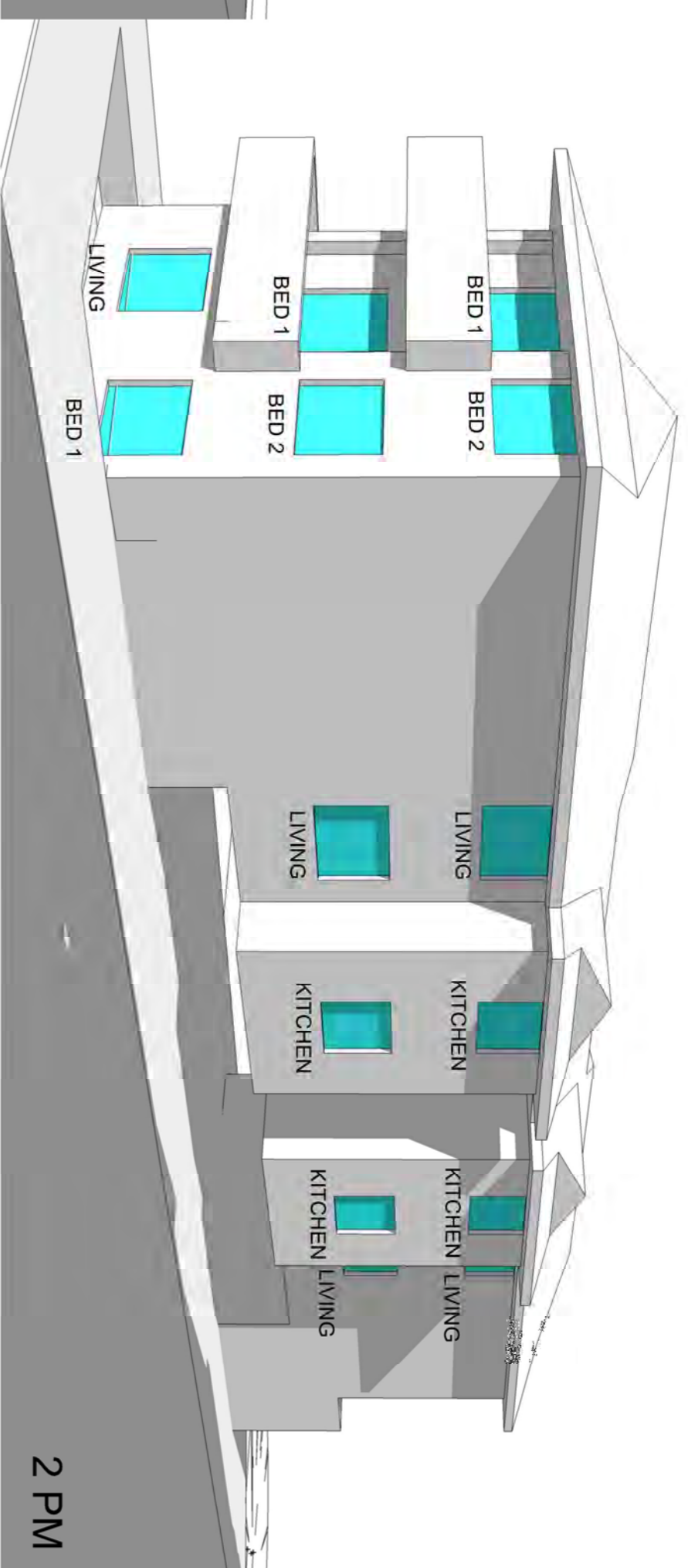
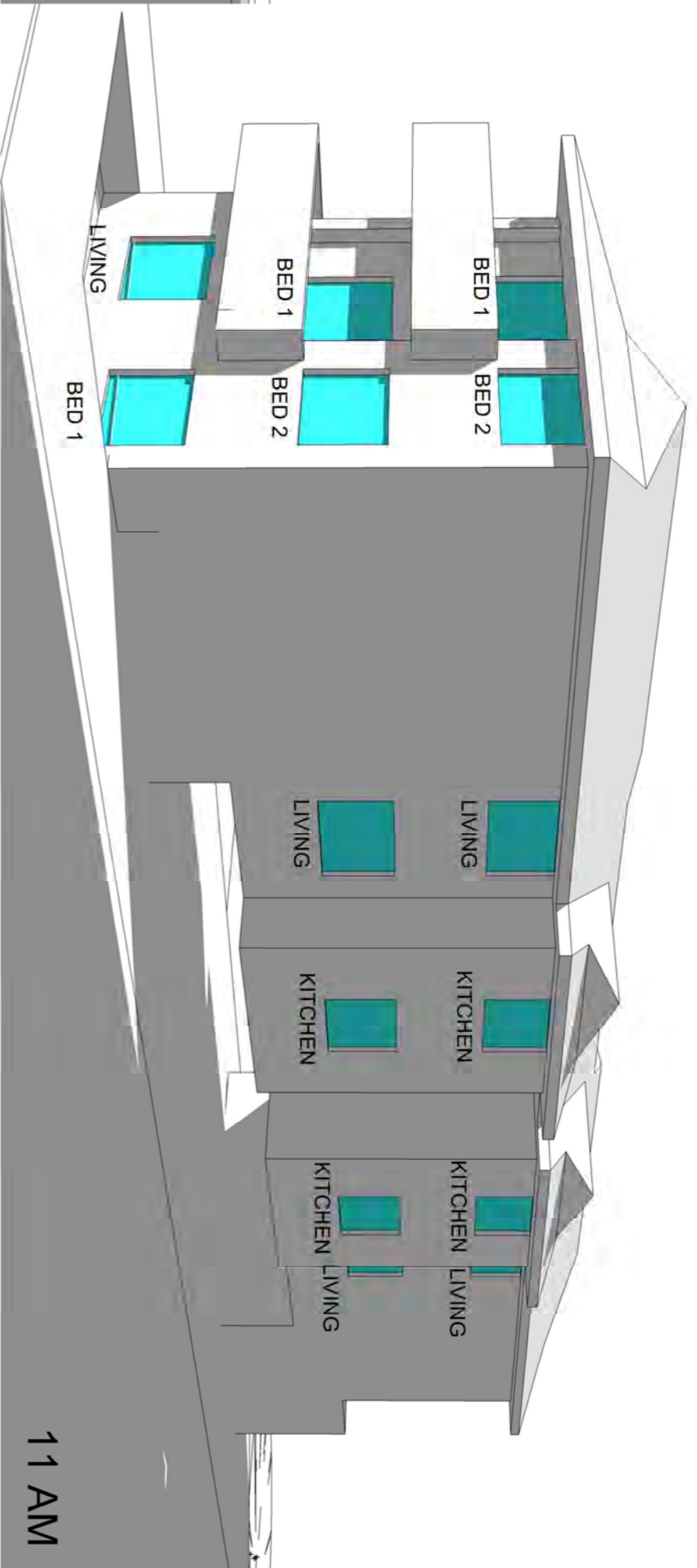
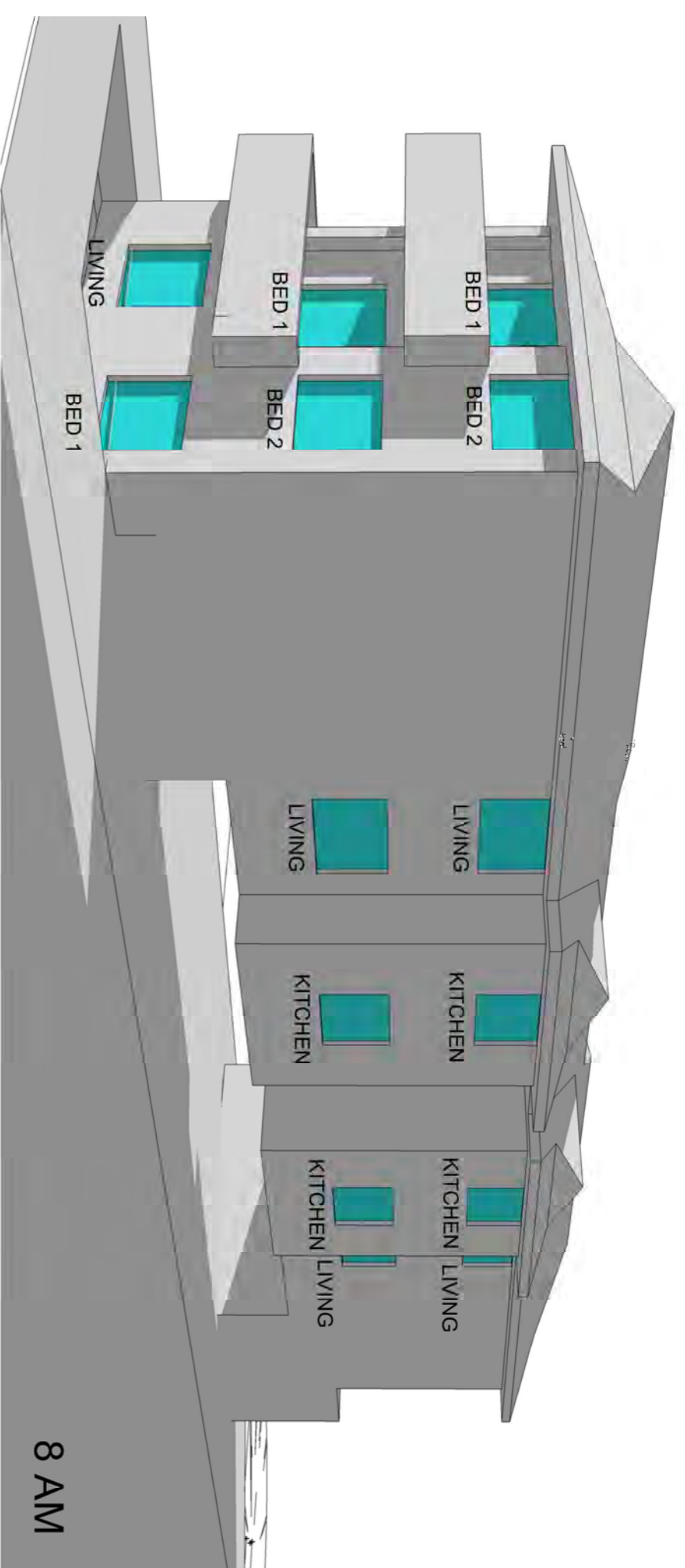


Client	DANAWE, MALEK
Project	PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE
Address	LOT16 IN D.P. 4367 37 CLAREMONT STREET CAMPSIE, NSW
Drawing Title	COMMON AREA- SHADOW DIAGRAMS 21 JUNE- MID WINTER



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 Fax +61 2 8389 4111
 Mail PO Box 20,
 Emerald NSW 2206
 mobile@invisiōn.com.au
 www.invisiōn.com.au

BDA Building Designers Association	Drawn	D S	Scale	NTS
	Check	T T	Issue	E
Job Number	1317	Date	DEC 2018	Sheet
				10



PROPOSED SHADOW PERSPECTIVES OF 35 CLAREMONT ST
21 JUNE- MID WINTER (WEST ELEVATION)

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NOTE:
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NOTE: ① DEFECTORS TO COPY WITH DIMENSIONS OR SPECIFICATION SET MUST BE FIRST AND SPACE ALONG SHALL COPY WITH AS 2998 AND BE CONNECTED TO THE MAIN POWER SUPPLY.
LEGEND:
FB FAÇE BRICK VENT
WB WEAT-HERBOARD CLADDING
IC INSULATION
RE EXISTING COAT FINISH
BG BAGGED FINISH
HB HEBB BLACK WOODWORK
ST STONE CLADDING
PV PLY WOOD CLADDING
AW ALUMINIUM FRAME WINDOW
TB TYPICAL BRICK ROOF SHEETING
SC COLORBOND ROOF SHEETING

LEGEND:
FB FAÇE BRICK VENT
WB WEAT-HERBOARD CLADDING
IC INSULATION
RE EXISTING COAT FINISH
BG BAGGED FINISH
HB HEBB BLACK WOODWORK
ST STONE CLADDING
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AW ALUMINIUM FRAME WINDOW
TB TYPICAL BRICK ROOF SHEETING
SC COLORBOND ROOF SHEETING

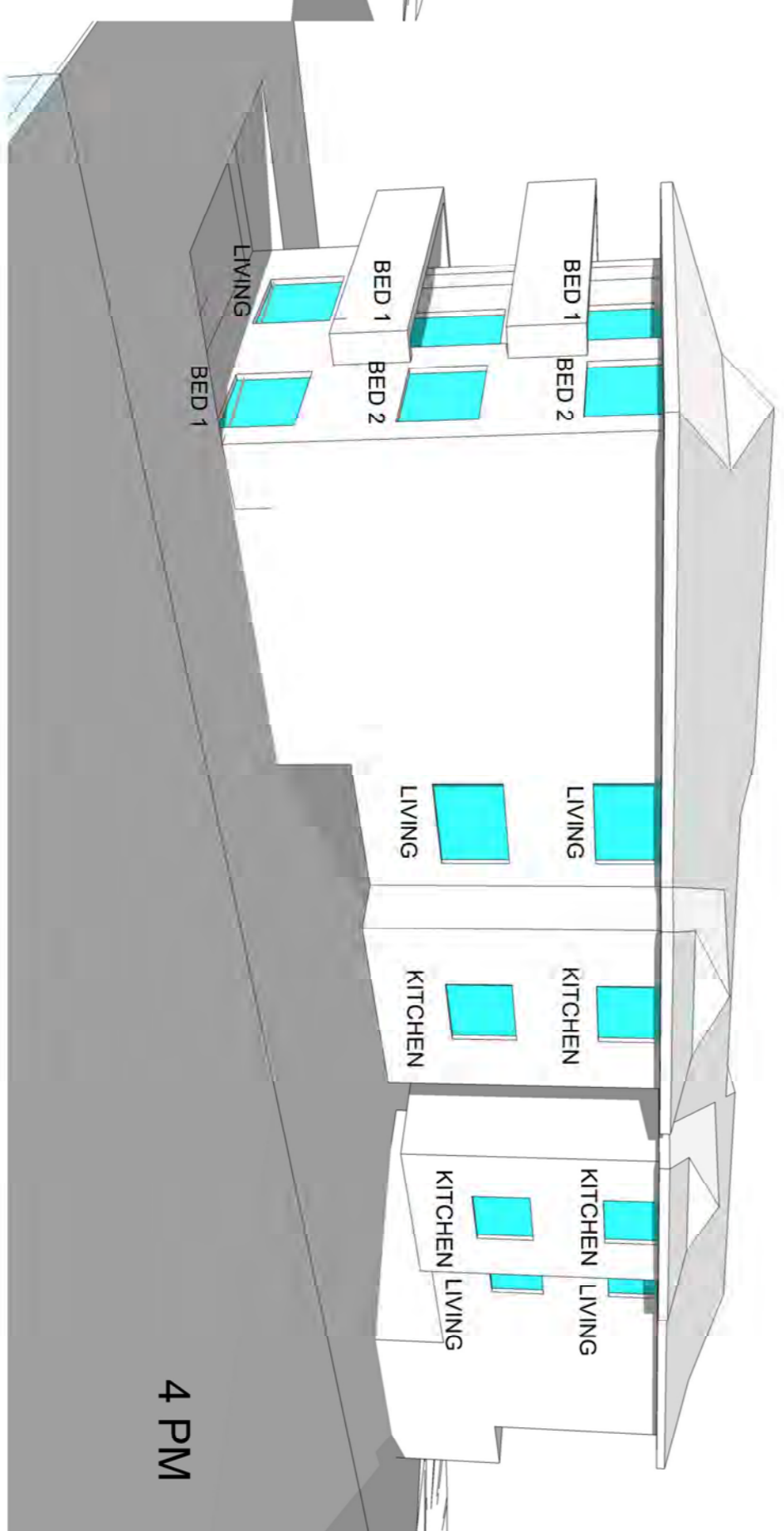
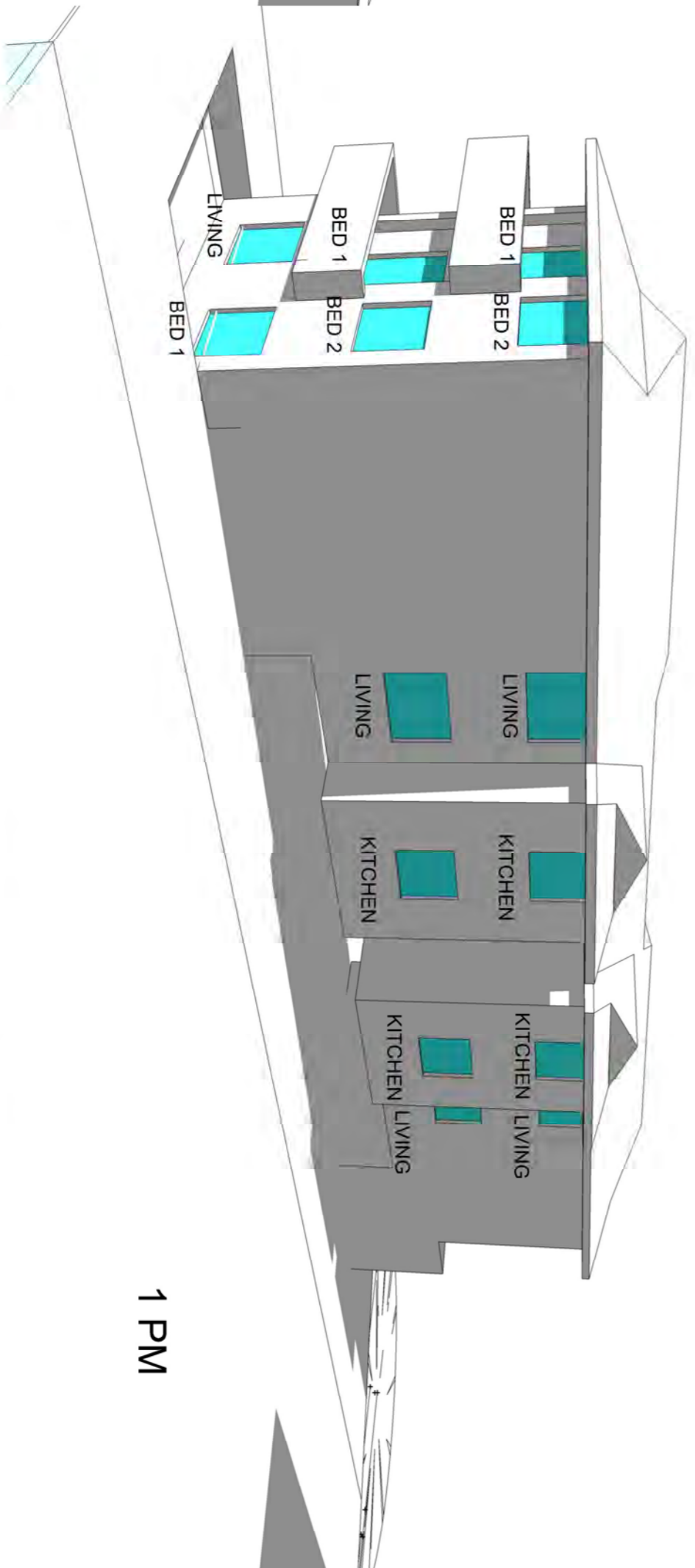
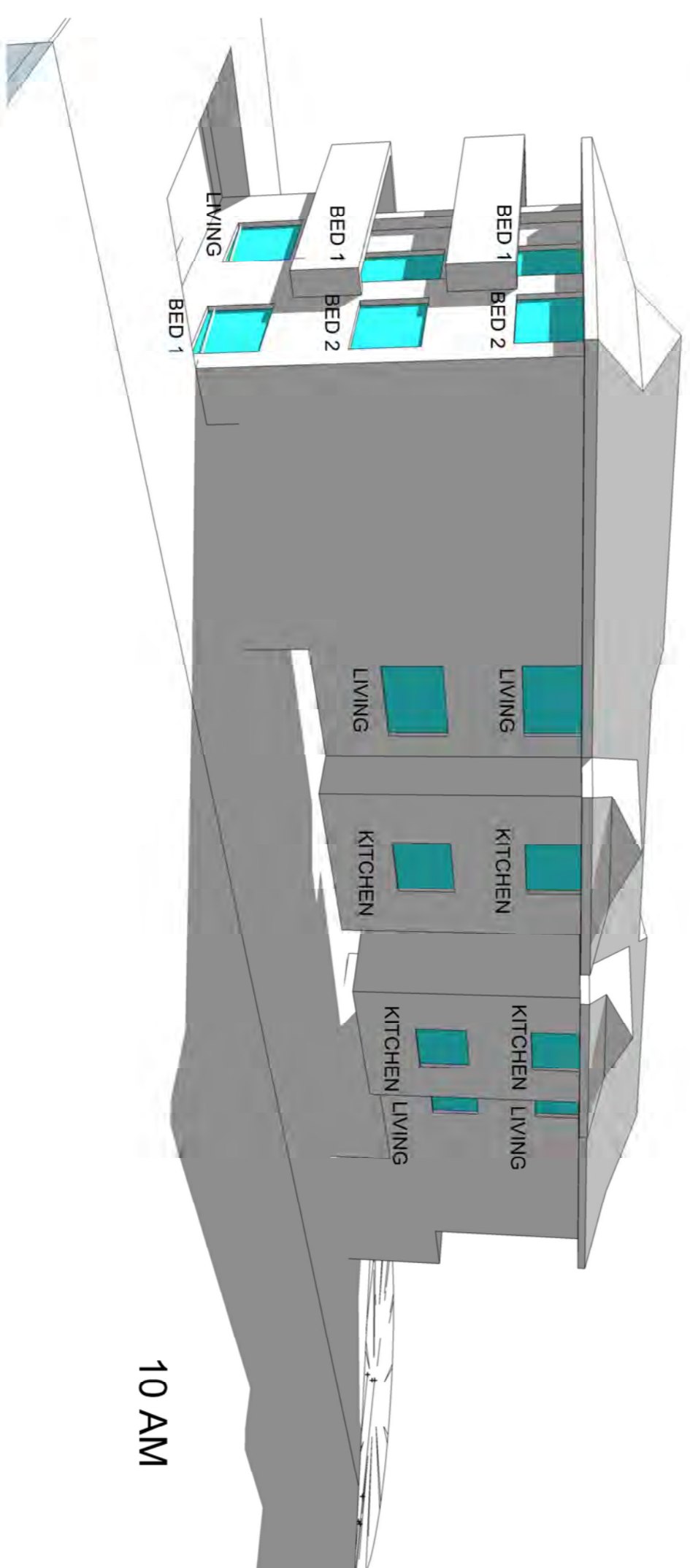
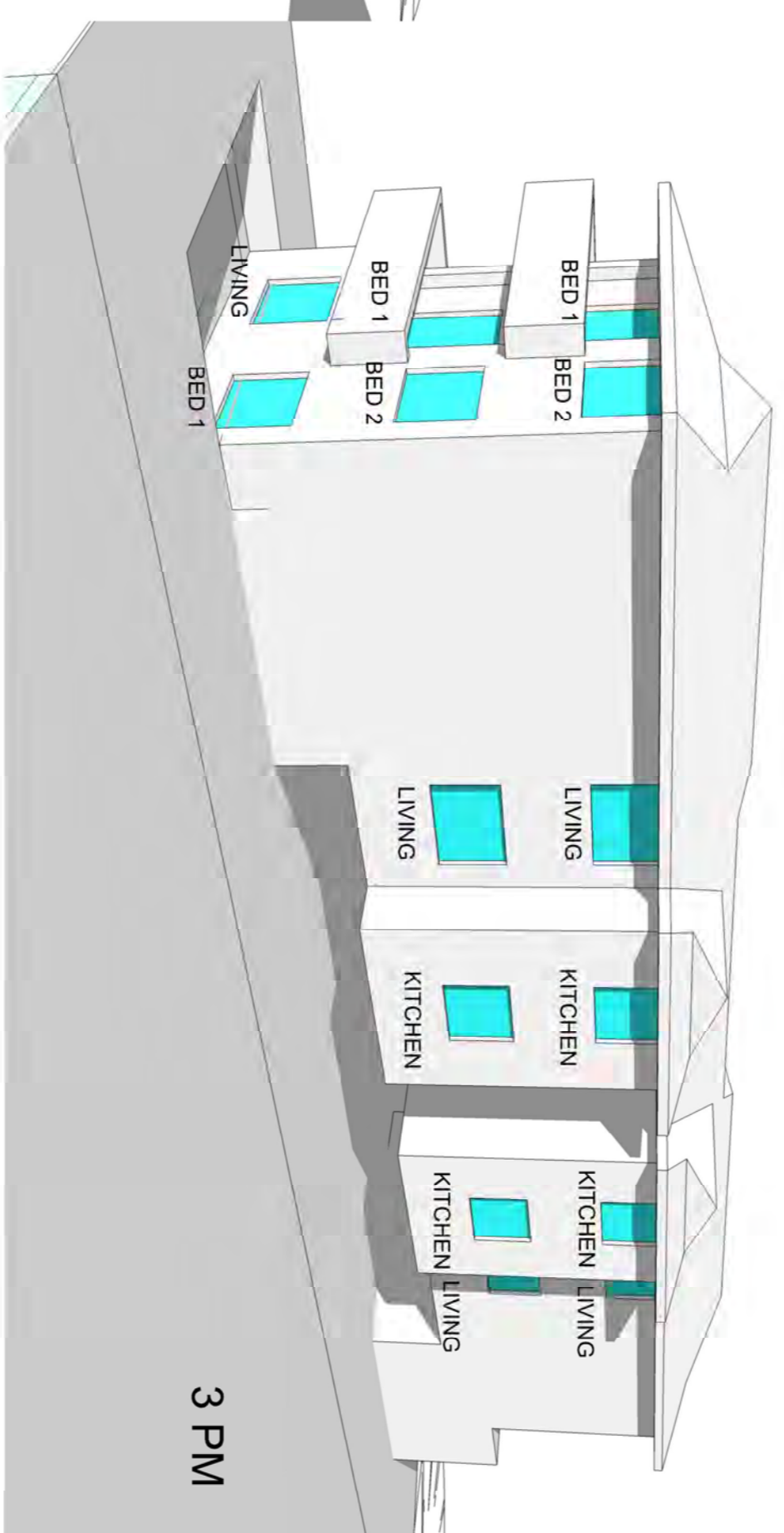
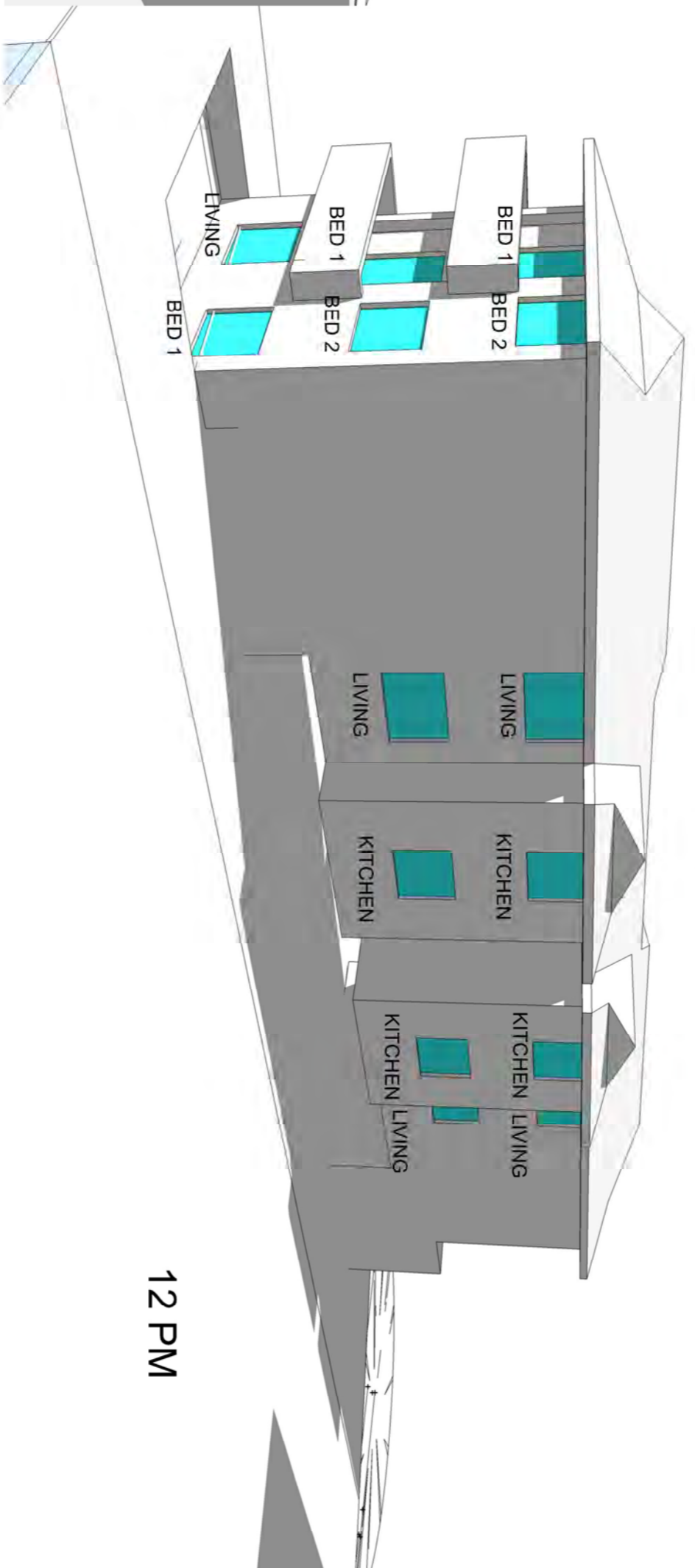
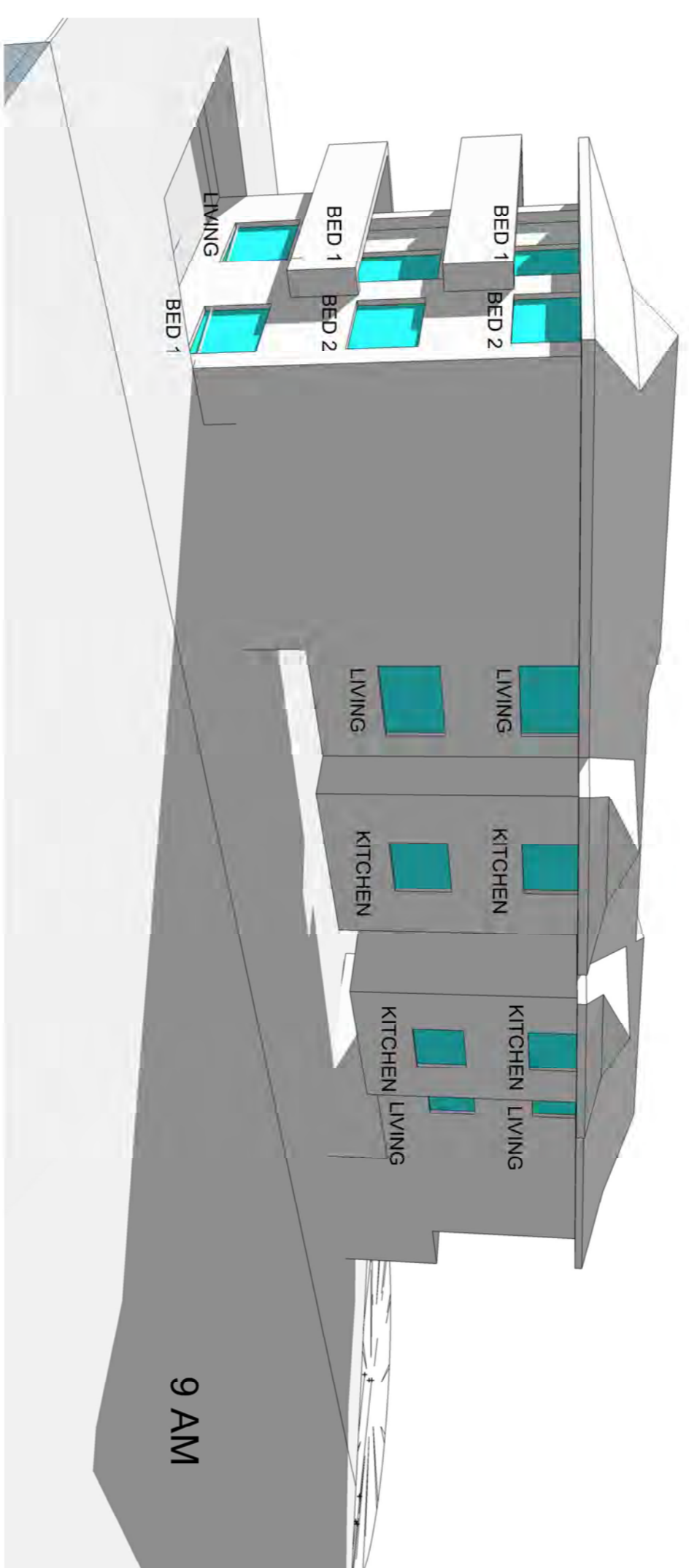
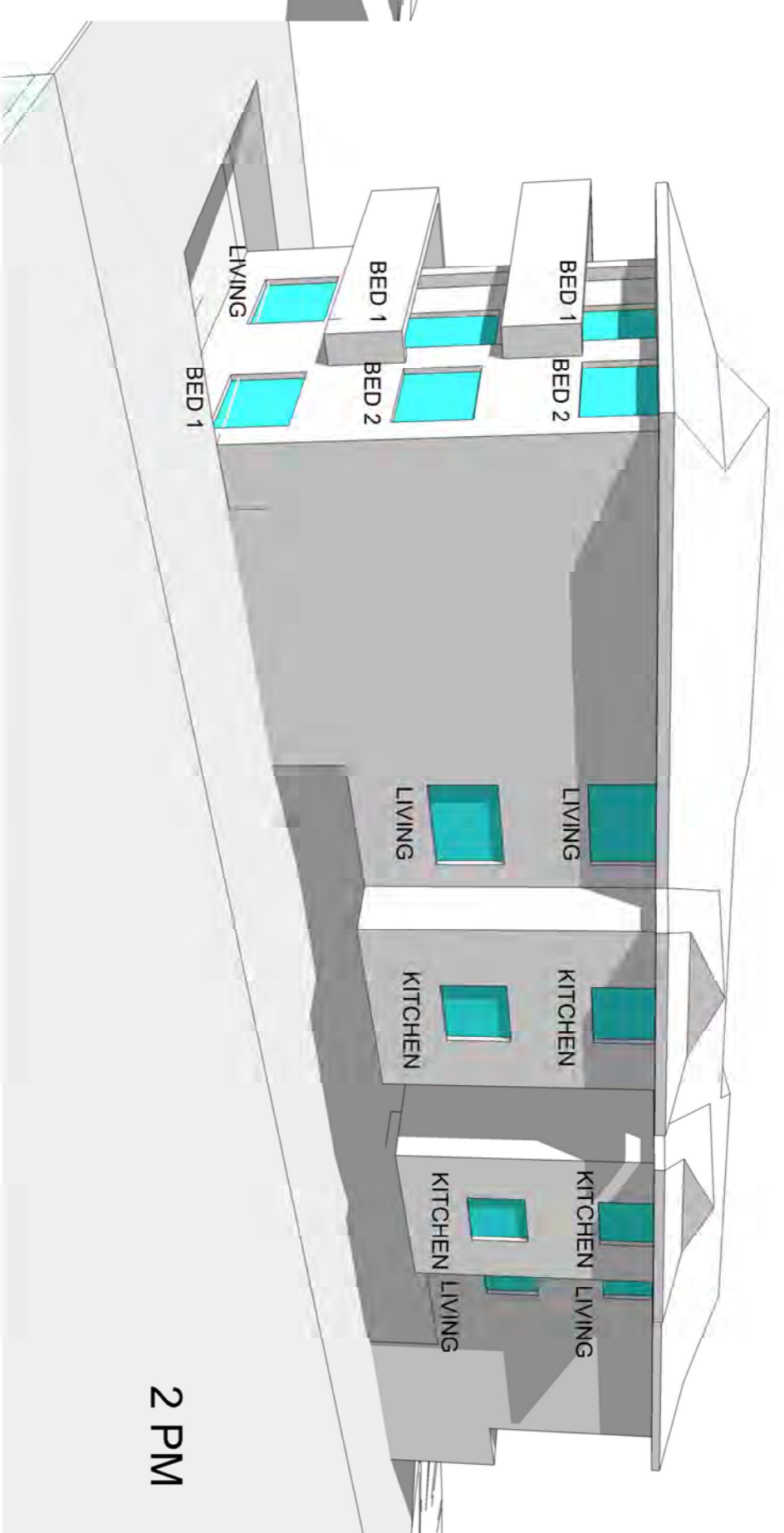
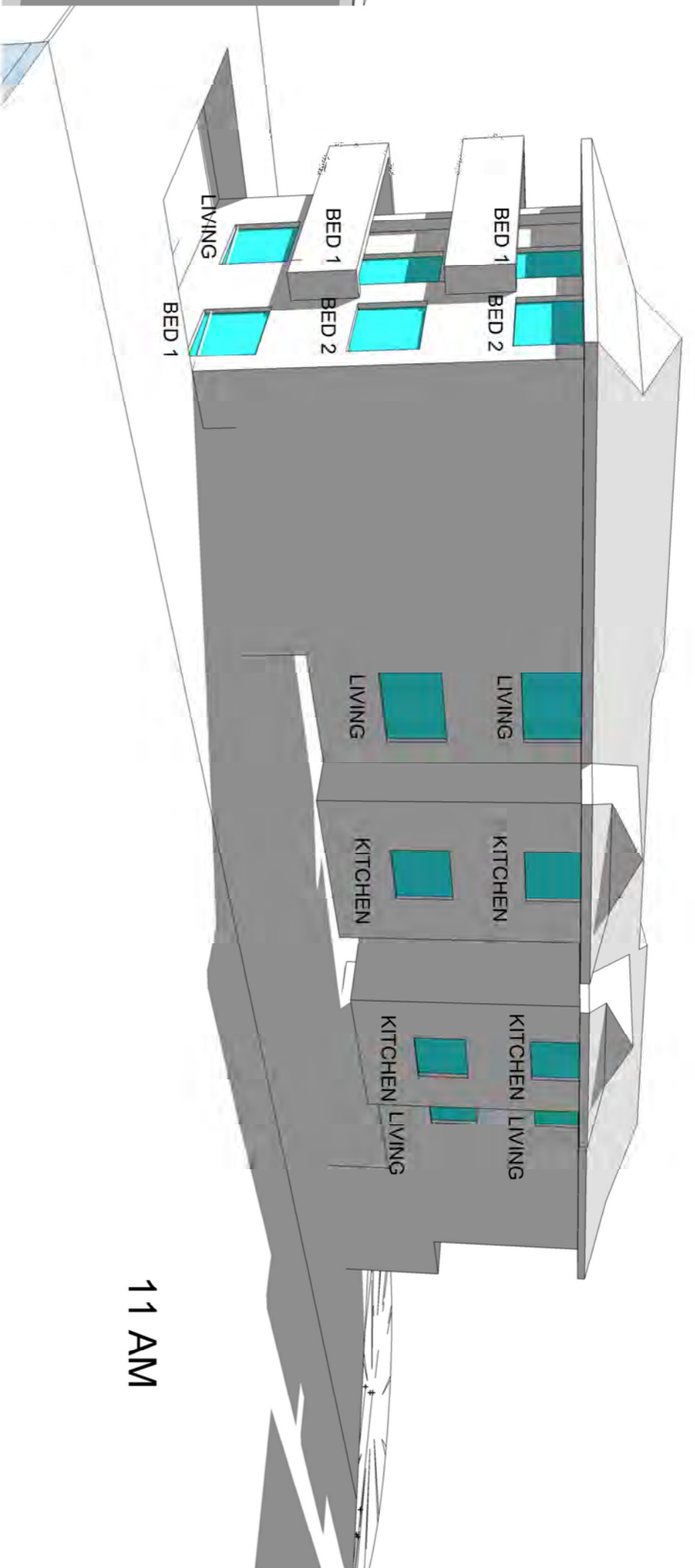
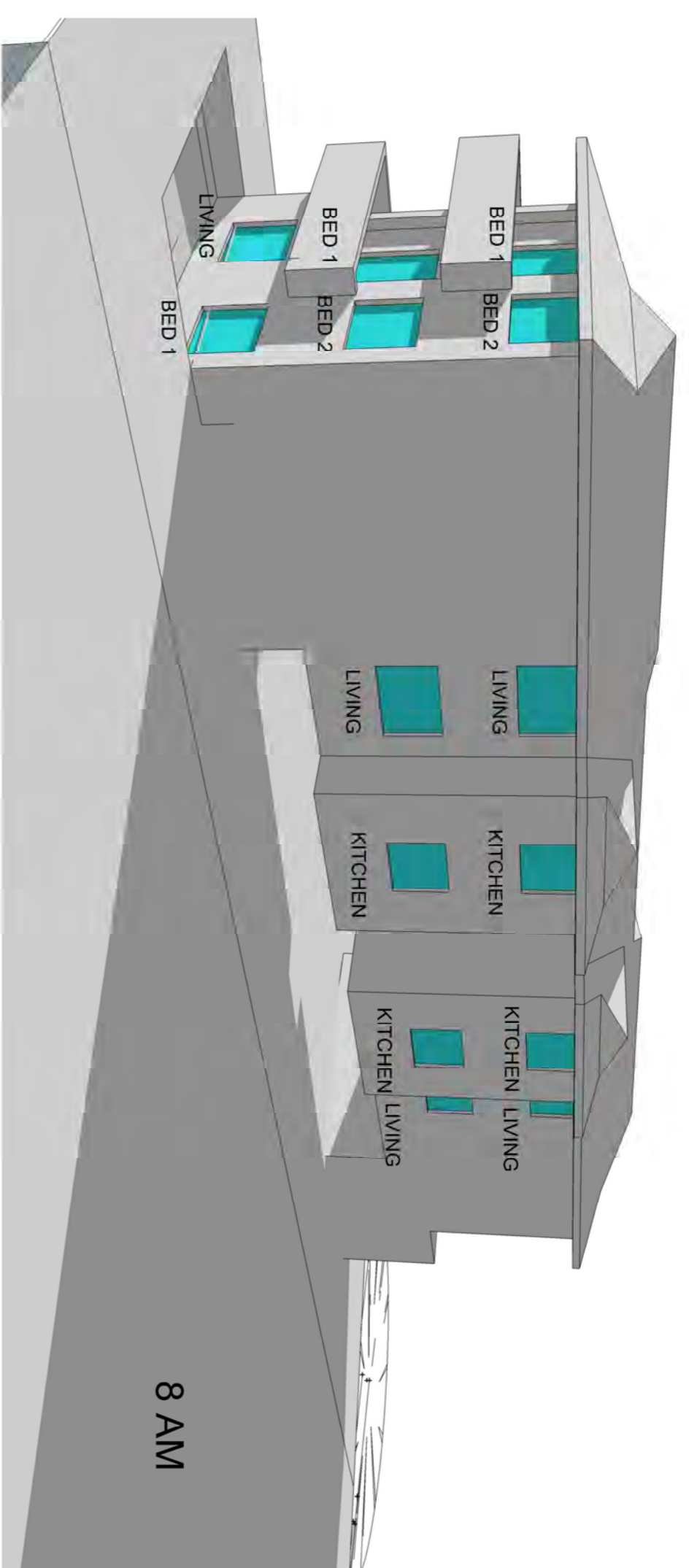
A	DA - COUNCIL ISSUE	SEPT 16, 11	INT
ISSUE AMENDMENT			

Client	DANAWA, MALEK
Project	PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE
Address	LOT16 IN D.P. 4337 37 CLAREMONT STREET CAMPSIE, NSW
Drawing Title	SHADOW PERSPECTIVES 35 CLAREMONT STREET 21 JUNE- MID WINTER

Client	DANAWA, MALEK
Project	PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE
Address	LOT16 IN D.P. 4337 37 CLAREMONT STREET CAMPSIE, NSW
Drawing Title	SHADOW PERSPECTIVES 35 CLAREMONT STREET 21 JUNE- MID WINTER

Studio 2 Level 1,
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New 2136
Phone +61 2 8389 425
Fax +61 2 8389 4111
Email info@invisiodesign.com.au
www.invisiodesign.com.au

<p>BDA Building Designers Association</p>	<p>Project No: 1317</p>
	<p>Job Number: 11</p>
<p>Drawn: DS</p>	<p>Scale: NTS</p>
<p>Check: TT</p>	<p>Issue: E</p>
<p>Date: DEC 2018</p>	<p>Sheet: 11</p>



EXISTING SHADOW PERSPECTIVES OF 35 CLAREMONT ST
21 JUNE- MID WINTER (WEST ELEVATION)

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NOTE: SELECTED TYPICAL PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL AUTHORITY WITH LOCAL COUNCIL'S REQUIREMENTS. B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS.

NOTE: © ARCHITECTS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION S71 MUST PERFORM SPACE & LIGHT STUDY WITHIN 45 DAYS AND BE CONNECTED TO THE MAIN POWER SUPPLY.

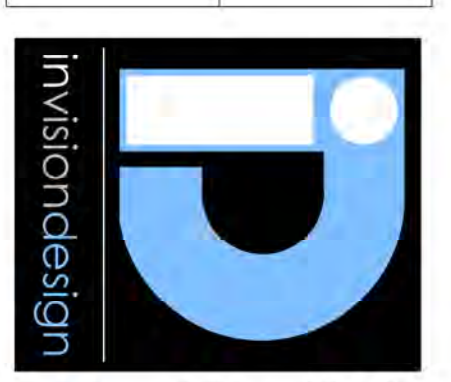
LEGEND

FB	FACE BRICK WORK
WB	WEATH-ERBOARD CLADDING
LC	EXPOSED CONCRETE
RF	RENDER FINISH
BF	BLANDED FINISH
HB	HARDBOARD CLADDING
BB	BLACK BRICK WORK
ST	STONE CLADDING
PV	PLY WOOD CLADDING
AW	ALUMINIUM FRAME WINDOW
TF	TIMBER FRAME WINDOW
CB	COLORBOND ROOF SHEETING
SD	ROOF SHINGLES

A	DA - CONICAL ISSUE	SEPT 16	11
	ISSUE AMENDMENT	DATE	INT

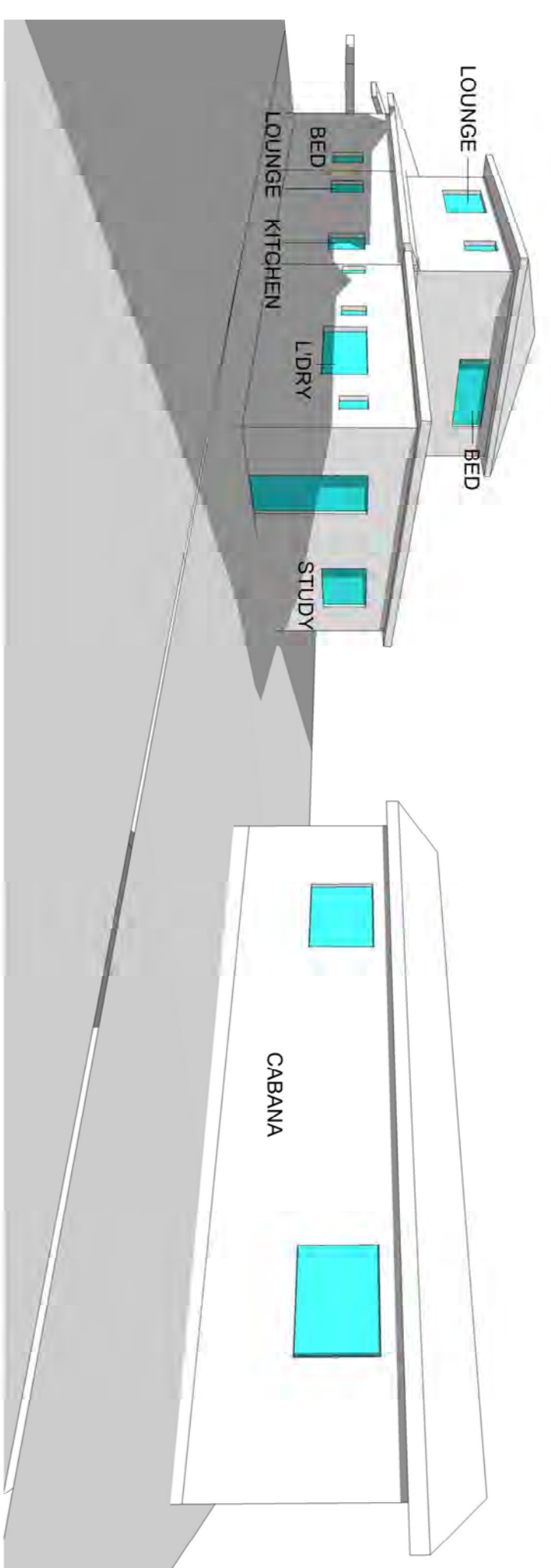
Client	DANAWAY MALEK
Project	PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE

Address	LOT16 IN D.P. 4367 37 CLAREMONT STREET CAMPSIE, NSW
Drawing Title	EXISTING SHADOWS PERSPEC. 21 JUNE- MID WINTER

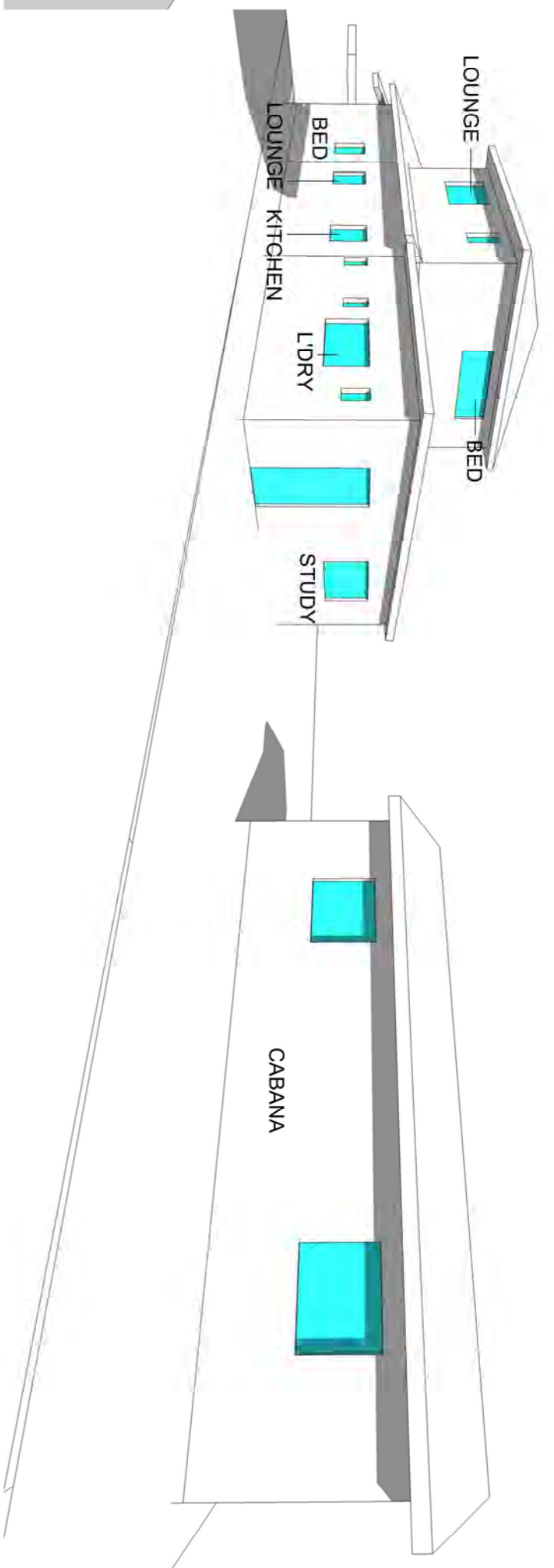


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New 2136
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Mail PO Box 20,
Ermongul NSW 2206
www.invisiondesign.com.au

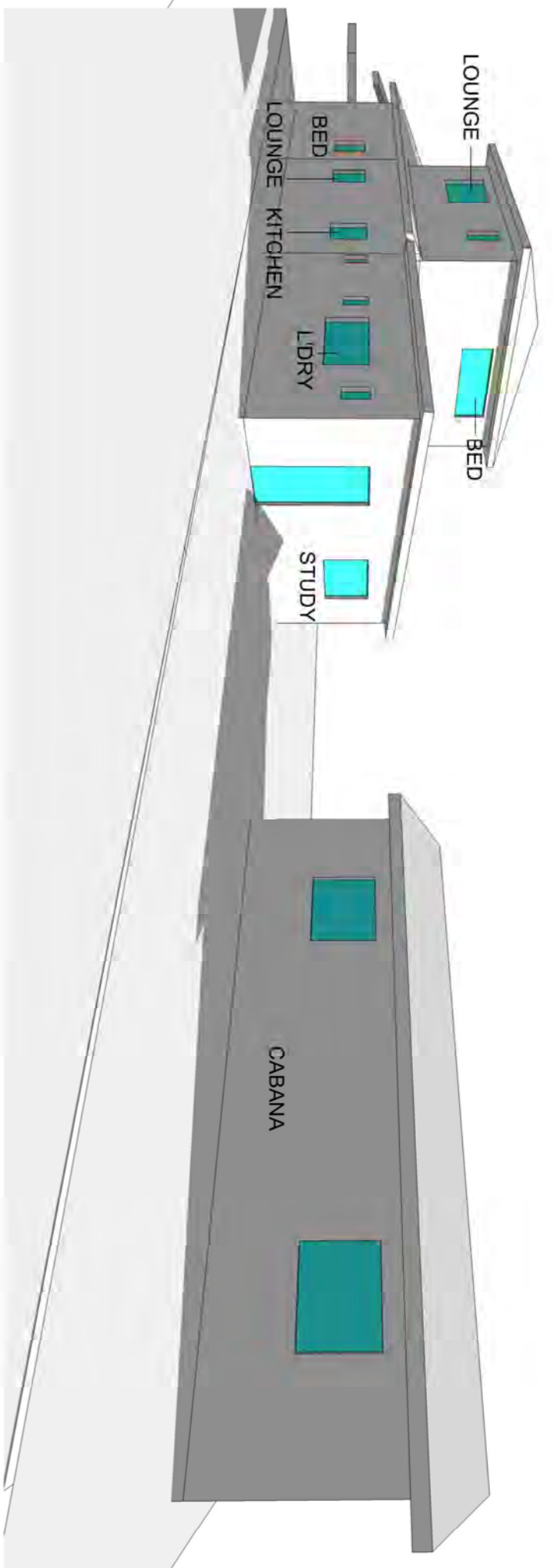
BDA Building Designers Association	Drawn D.S.	Check T.T.	Date DEC 2018	Issue E	Sheet 13
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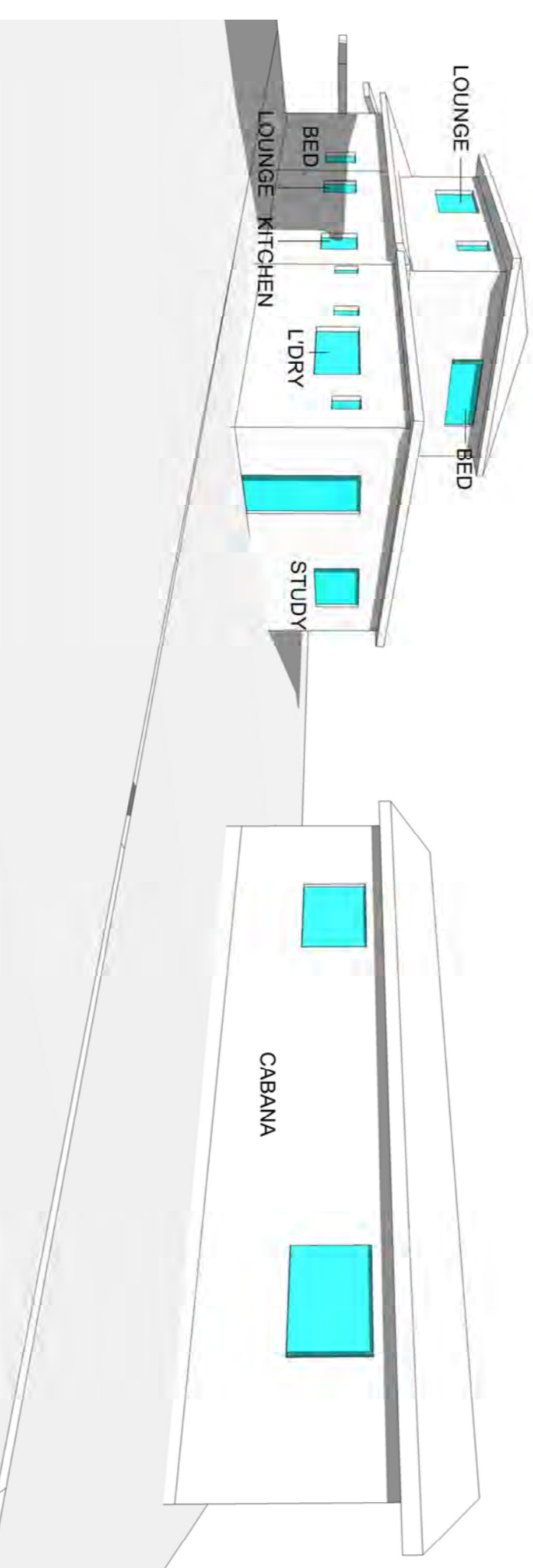
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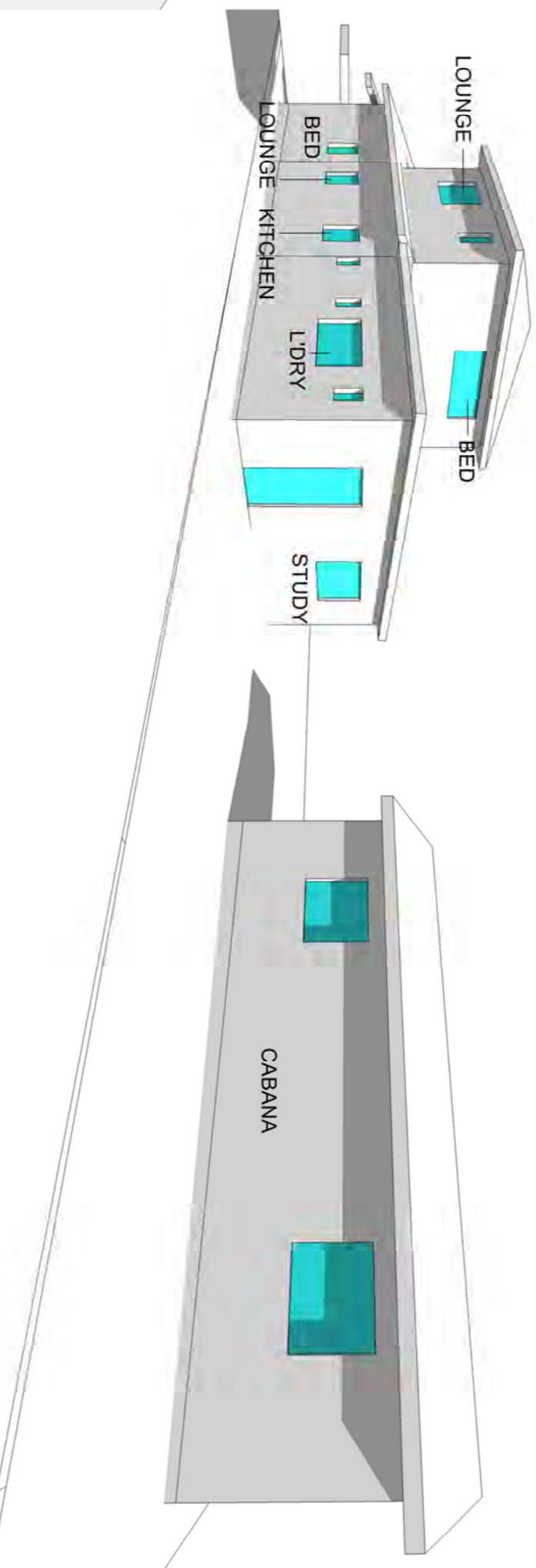
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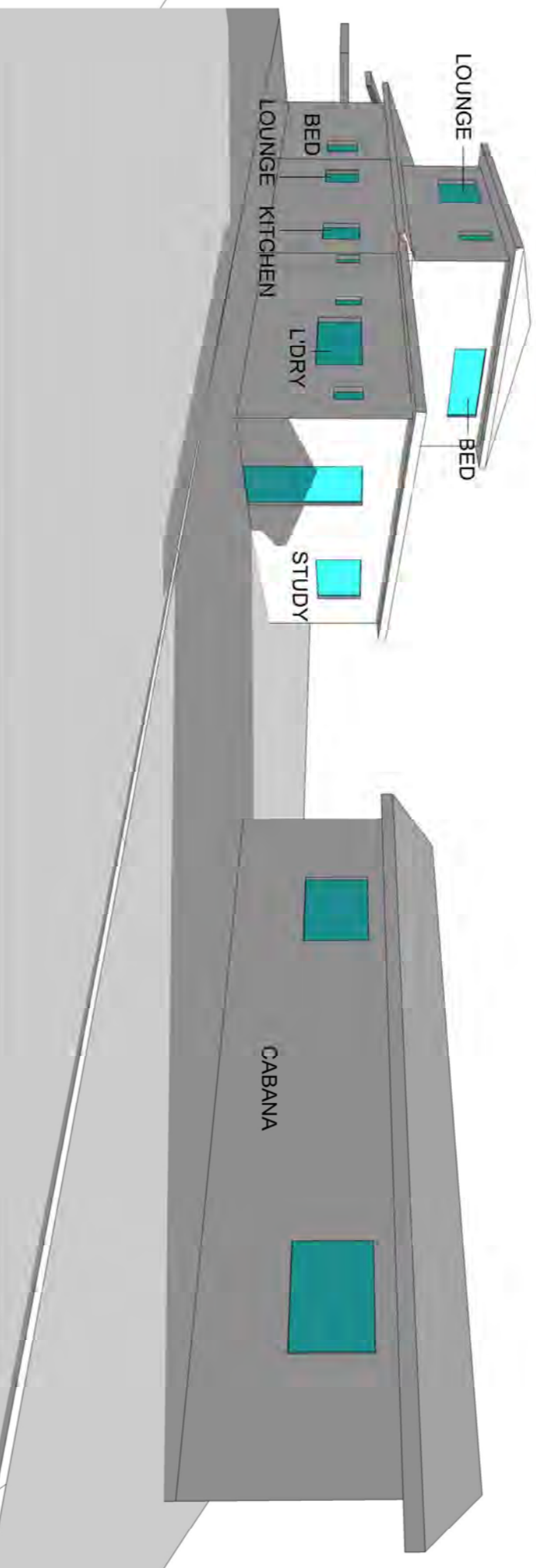
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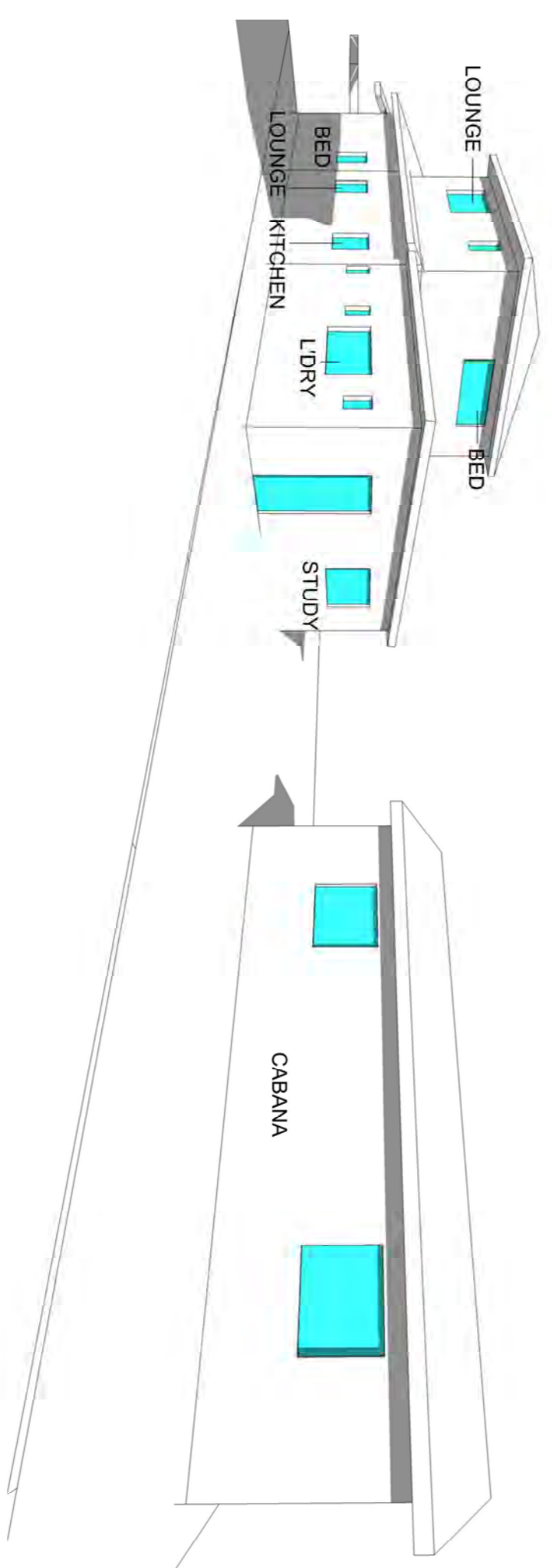
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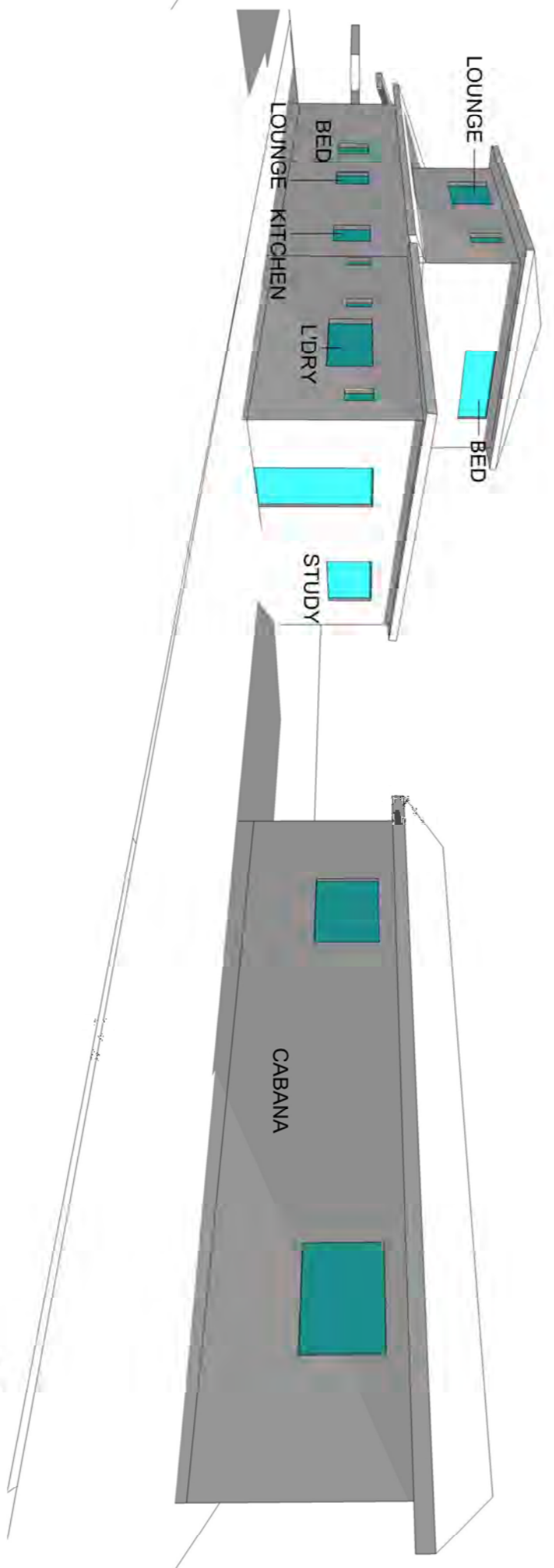
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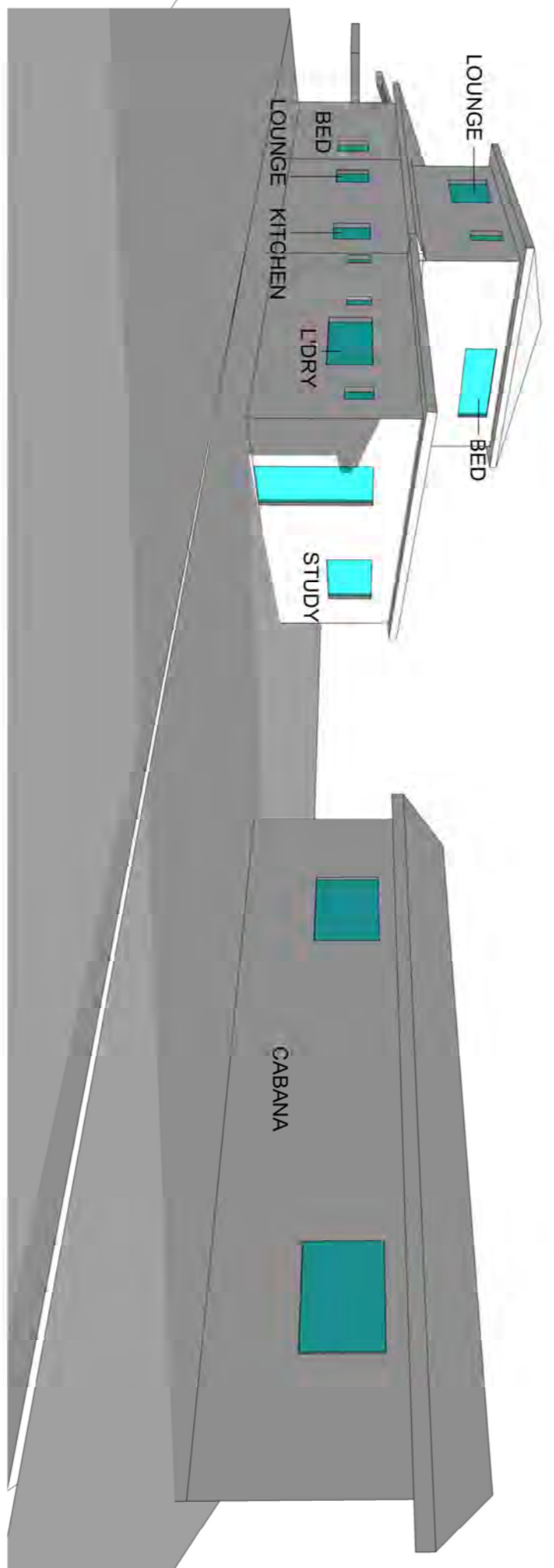
3 PM



10 AM



1 PM



4 PM

**EXISTING SHADOW PERSPECTIVES OF 39 CLAREMONT ST
21 JUNE- MID WINTER (EAST ELEVATION)**

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NOTE: SELECTED TRIMITE PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL AUTHORITIES WITH LOCAL, COUNCIL'S REQUIREMENTS. B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS.

NOTE: © ALL DEFECTS TO COVER WITH RESPONSIBILITIES OF SPECIFICATION SET MUST BE RE-SPACE ALONG SHALL COVER WITH AS 2998 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

LEGEND

- FB FACE BRICK WORK
- WB WEAT-HERPROOF CLADDING
- IC EXISTING COAT FINISH
- RE REINFORCED CONCRETE
- BC BAGGED FINISH
- HB HEBEL BLOCK WORK
- ST STONE CLADDING
- PV PLY WOOD CLADDING
- AW ALUMINIUM FRAME WINDOW
- CB COLOURED ROOF SHEETING
- SC ROOF SHINGLES

ISSUE	DATE	INT
A	DA - COUNCIL ISSUE	SET 16, 17
ISSUE ALIGNMENT		

Client	DANAWA, MALEK
Project	PROPOSED BOARDING HOUSE 22 ROOM BOARDING HOUSE

Address	LOT 16 IN D.P. 4357 37 CLAREMONT STREET CAMPSIE, NSW
Drawing Title	EXISTING SHADOWS PERSPEC. 39 CLAREMONT STREET 21 JUNE- MID WINTER



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Fax +61 2 8398 8111
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www.invisiondesign.au

	Drawn	D.S	Scale	NTS
	Check	T.T	Issue	E
	Date	DEC 2018	Sheet	14

PROPOSED BOARDING HOMES

37 CLAREMONT ST, CAMPSIE

CONCEPT STORMWATER PLAN

GENERAL NOTES

- G1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED.
- G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM THE DRAWINGS. REFER ARCHITECTS DRAWINGS FOR ALL DIMENSIONS.
- G3. REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT.
- G4. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- G5. THE ALIGNMENT AND LEVEL OF ALL SERVICES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM THE POSITION AND LEVEL OF ALL SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- G6. NO WORKS ARE TO COMMENCE UNTIL THE REQUIRED TREE REMOVAL PERMITS HAVE BEEN GRANTED BY RELEVANT LOCAL AUTHORITY, AND THE APPROPRIATE NOTICE OF INTENTION TO COMMENCE GIVEN.
- G7. ALL SERVICES, OR CONDUITS FOR SERVICING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF PAVEMENT CONSTRUCTION.
- G8. SUBSOIL DRAINAGE, COMPRISING 100 AGRICULTURE PIPE IN GEO-STOCKING TO BE PLACED AS SHOWN AND AS MAY BE DIRECTED BY THE SUPERINTENDENT. SUBSOIL DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
- G9. NO WORK IS PERMITTED WITHIN ADJOINING PROPERTIES WITHOUT WRITTEN PERMISSION FROM THE OWNERS OR RESPONSIBLE AUTHORITY.

DRAINAGE NOTES

- D1. ALL DRAINAGE OUTLET LEVELS SHALL BE CONFIRMED ON SITE, PRIOR TO CONSTRUCTION COMMENCING.
- D2. ALL PIPES WITHIN THE PROPERTY TO BE MIN. 100 DIA UPVC @ 1% MIN. GRADE, UNO.
- D3. ALL PITS WITHIN THE PROPERTY ARE TO BE FITTED WITH "WELDLOK" OR APPROVED EQUIVALENT GRATES:
 - LIGHT DUTY FOR LANDSCAPED AREAS
 - HEAVY DUTY WHERE SUBJECTED TO VEHICULAR TRAFFIC
- D4. PITS WITHIN THE PROPERTY MAY BE CONSTRUCTED AS:
 - 1) PRECAST STORMWATER PITS
 - 2) CAST INSITU MASS CONCRETE
 - 3) CEMENT RENDERED 230mm BRICKWORK
 SUBJECT TO THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
- D5. ENSURE ALL GRATES TO PITS ARE SET BELOW FINISHED SURFACE LEVEL WITHIN THE PROPERTY. TOP OF PIT RL'S ARE APPROXIMATE ONLY AND MAY BE VARIED SUBJECT TO APPROVAL OF THE ENGINEER. ALL INVERT LEVELS ARE TO BE ACHIEVED.
- D6. ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED ROF UNO.
- D7. ALL PITS IN ROADWAYS ARE TO BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS HINGE.
- D8. PROVIDE STEP IRONS TO STORMWATER PITS GREATER THAN 1200 IN DEPTH.
- D9. TRENCH BACK FILL IN ROADWAYS SHALL COMPRISE SHARP, CLEAN GRANULAR BACK FILL IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION TO NON-TRAFFICABLE AREAS TO BE COMPACTED BY RODDING AND TAMPING USING A FLAT PLATE VIBRATOR.
- D10. WHERE A HIGH EARLY DISCHARGE (HED) PIT IS PROVIDED ALL PIPES ARE TO BE CONNECTED TO THE HED PIT, UNO.
- D11. DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE UPVC OR 100x100 COLORBOND/ZINCALUME STEEL, UNO.
- D12. COLORBOND OR ZINCALUME STEEL BOX GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.
- D13. EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL, UNO.
- D14. SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM, UNO.

EARTHWORKS NOTES

- E1. THE EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
- E2. THE SITE OF THE WORKS SHALL BE PREPARED BY STRIPPING ALL EXISTING TOPSOIL, FILL AND VEGETATION.
- E3. SUBGRADE SHALL BE COMPACTED UNTIL A DRY DENSITY HAS BEEN ACHIEVED OF NOT LESS THAN 100% OF THE STANDARD MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AS 1289 TESTS E.1.1. OR E.1.2.
- E4. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR WET AREAS WHICH SHOULD BE LOCALLY EXCAVATED AND BACK FILLED WITH SELECTED MATERIAL.
- E5. THE BACK FILLING MATERIAL SHALL BE IMPORTED GRANULAR FILL OF LOW PLASTICITY, PREFERABLY CRUSHED SANDSTONE, AND TO BE PLACED IN LAYERS NOT EXCEEDING 150 LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD DRY DENSITY AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
- E6. SITE WORKS ARE TO BE BATTERED TO ADJACENT PROPERTY LEVELS.
- E7. STORMWATER MUST NOT BE CONCENTRATED ON TO AN ADJACENT PROPERTY.
- E8. AT NO TIME DURING OR AFTER CONSTRUCTION IS STORMWATER TO BE PONDED ON ADJOINING PROPERTIES.
- E9. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM.
- E10. STORMWATER DRAINAGE SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ALL STORMWATER RUNOFF SHALL BE GRADED AWAY FROM THE SITE WORKS AND DISPOSED OF VIA SURFACE CATCHDRAINS AND STORMWATER COLLECTION PITS.
- E11. ALL SURFACE CATCH DRAINS SHALL BE GRADED AT 1% (1 IN 100) MINIMUM. THE GROUND SHALL GRADE AWAY FROM ANY DWELLING AT 5% (1 IN 20) FOR THE FIRST METRE THEN AT 2.5% (1 IN 40).
- E12. WHERE A CUT FILL PLATFORM IS USED THERE SHALL BE A MINIMUM BERM 1000 WIDE TO THE PERIMETER OF THE SITE WORKS WHICH SHALL BE SUPPORTED BY BATTERS OF 3:1 IN FILL.
- E13. ANY VERTICAL OR NEAR VERTICAL PERMANENT EXCAVATION (CUT) DEEPER THAN 600 IN MATERIAL OTHER THAN ROCK SHALL BE ADEQUATELY RETAINED OR BATTERED AT A MINIMUM OF 3:1.
- E14. WHERE BATTERS CANNOT BE PROVIDED TO SUPPORT THE CUT OR FILL, THEY SHALL BE ADEQUATELY RETAINED.
- E15. RETAINING WALLS ARE TO BE CONSTRUCTED WITH ADEQUATE SUBSOIL DRAINAGE.

CONCRETE PAVEMENT

- C1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- C2. PROVIDE JOINTING AT MINIMUM 6000 MAX. INTERVALS OR AS OTHERWISE SPECIFIED IN THE DRAWINGS.
- C3. CONCRETE SHALL COMPRISE A MIN. COMPRESSIVE STRENGTH OF 32MPa AT 28 DAYS IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION, UNO.
- C4. ANY SUB-BASE MATERIAL SHALL BE COMPACTED AS OUTLINED IN EARTHWORKS.
- C5. CONCRETE KERB AND GUTTER SHALL COMPRISE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa, UNO.
- C6. CONCRETE WORKS ARE TO BE CURED BY ONE OF THE FOLLOWING MEANS:
 - i) WETTING TWICE DAILY FOR THE FIRST THREE DAYS.
 - ii) USING AN APPROVED CURING COMPOUND FOR A MINIMUM OF 7 DAYS COMMENCING IMMEDIATELY AFTER POURING.

FLEXIBLE PAVEMENT NOTES

- F1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- F2. PAVEMENT MATERIAL SHALL CONSIST OF APPROVED OR RIPPED SANDSTONE, NATURAL GRAVEL OR FINE CRUSH ROCK AS PER THE RELEVANT COUNCIL AUTHORITY SPECIFICATION.
- F3. PAVEMENT MATERIALS SHALL BE SPREAD IN LAYERS NOT EXCEEDING 150 AND NOT LESS 75 COMPACTED THICKNESS.
- F4. PAVEMENT MATERIALS SHALL BE SIZED AND OF A STANDARD OUTLINED IN AS1141.
- F5. CRUSHED OR RIPPED SANDSTONE SHALL BE MINUS 75 NOMINAL SIZE DERIVED FROM SOUND, CLEAN SANDSTONE FREE FROM OVERBURDEN, CLAY SEAMS, SHALE AND OTHER DELETERIOUS MATERIAL.
- F6. PAVEMENT MATERIALS SHALL BE COMPACTED BY SUITABLE MEANS TO SATISFY THE FOLLOWING MINIMUM SPECIFICATIONS (AS PER AS1289.2)

DESCRIPTION	MEDIUM DENSITY RATIO
SUB-BASE	98% MOD
BASE COURSE	98% MOD
ASPHALTIC CONCRETE	97% MOD

AND SUBJECT TO THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.

- F7. TESTING FOR EACH LAYER SHALL BE UNDERTAKEN BY A N.A.T.A. REGISTERED LABORATORY IN ACCORDANCE WITH AS1289, AT NOT MORE THAN 50m INTERVALS AND A MINIMUM OF TWO PER LAYER. FURTHER FREQUENCY OF TESTING SHALL BE NO LESS THAN THAT REQUIRED BY AS3978.

PAVED AREAS NOTES

- A1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- A2. ALL PAVERS ARE TO BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
- A3. TRAFFICABLE AREAS:
 - SUB-BASE TO BE 150 COMPACTED THICKNESS DGS75.
 - SUB-BASE TO BE SUITABLY COMPACTED TO MEDIUM DENSITY 98% MOD.
 - SUB-BASE TO EXTEND AT LEAST 200 BEYOND PAVED SURFACE.
 - PAVERS TO BE 80 THICK INTERLOCKING PAVERS ON 50 SAND BEDDING.
- A4. NON TRAFFICABLE AREAS:
 - SUB-BASE AS PER TRAFFICABLE AREAS
 - PAVERS TO BE 60 INTERLOCKING PAVERS ON 50 SAND BEDDING (UNO).

EROSION AND SEDIMENT NOTES

- B1. THIS PLAN TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS ATTACHED.
- B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF THE RELEVANT LOCAL AUTHORITY PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT THE RELEVANT LOCAL AUTHORITY APPROVAL. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSINGS "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL SHALL BE RESPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF.
- B4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES SUCH THAT MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- B5. LAY TURF STRIP (MIN 300 WIDE) ON 100 TOPSOIL BEHIND ALL KERB WITH 1000 LONG RETURNS EVERY 6000 AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING AS PER THE RELEVANT LOCAL AUTHORITY SPECIFICATION.
- B6. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
- B8. WHEN ANY DEVICES ARE TO BE HANDED OVER TO COUNCIL THEY SHALL BE IN CLEAN AND STABLE CONDITION.
- B9. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
- B10. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
- B11. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
- B12. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
 - DOWNPIPES CONNECTED
 - PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER

CONCRETE STRUCTURES NOTES

- S1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- S2. CONCRETE COMPONENTS AND QUALITY SHALL BE AS FOLLOWS, UNO.

ELEMENT	SLUMP mm	MAX. SIZE AGG. mm	CEMENT TYPE	f _c AT 28 DAYS - MPa	ADMIXTURE
FOOTINGS	80	20	A	25	-
PIERS & CAPS	80	20	A	25	-
SLABS ON GROUND	80	20	A	32	-
SUSPENDED SLABS	80	20	A	32	-
PITS	80	20	A	25	-

- S3. MINIMUM CLEAR CONCRETE COVER TO REINFORCEMENT INCLUDING TIES AND STIRRUPS SHALL BE AS FOLLOWS UNO.

EXPOSURE CLASSIFICATION	MINIMUM COVER (mm)				
	CONCRETE STRENGTH (f _c)				
	20 MPa	25 MPa	32 MPa	40 MPa	>50 MPa
A1	20	20	20	20	20
A2	(50)	30	25	20	20
B1	-	(60)	40	30	25
B2	-	-	(65)	45	35
C	-	-	-	(70)	50

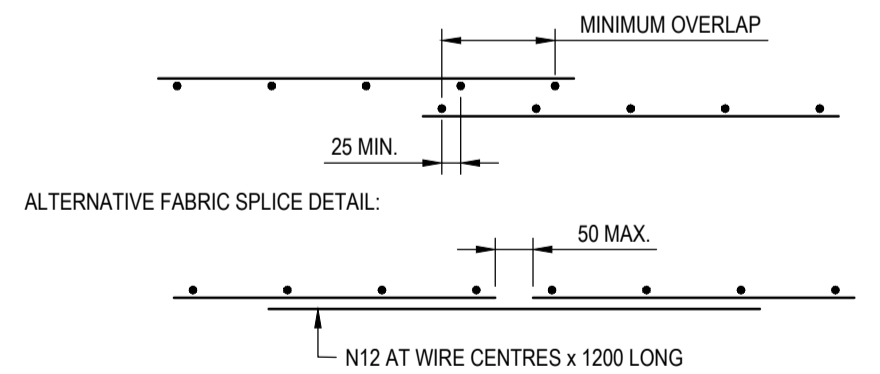
FOR BRACKETED FIGURES REFER TO AS 3600 CURRENT EDITION TABLE 4.10.3.2

- S4. MINIMUM COVER FOR FIRE RESISTANCE LEVEL (FRL) SHALL BE AS FOLLOWS:

	MINIMUM ELEMENT WIDTH OR THICKNESS / MIN COVER (mm)			
FRL	BEAM	SLAB	COLUMN	WALL
60	125 / 30	80 / 20	200 / 20	80 / 20
90	150 / 45	100 / 25	250 / 35	100 / 35
120	200 / 55	120 / 30	300 / 45	120 / 40
180	240 / 70	150 / 45	400 / 60	150 / 45
240	270 / 80	170 / 55	450 / 70	170 / 50

NOTE : 1. REFER TO AS 3600 CURRENT EDITION FOR REDUCED COVERS IF GREATER ELEMENT THICKNESSES ARE ADOPTED FOR BEAMS & COLUMNS.
2. COVER IS MEASURED TO THE MAIN REINFORCEMENT

- S5. COVER TO REINFORCEMENT SHALL BE OBTAINED BY THE USE OF APPROVED BAR CHAIRS. ALL CHAIRS SHALL BE SPACED AT 1000 CTS MAXIMUM.
- S6. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.
- S7. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- S8. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- S9. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO APPROVAL OF THE ENGINEER. ALL CONSTRUCTION JOINTS SHALL BE SCRABBLED OVER THE WHOLE FACE AND ANY UNSOUND MATERIAL REMOVED.
- S10. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY; IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- S11. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN OR AS APPROVED BY THE ENGINEER. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT AS SPECIFIED IN AS3600. COGS AND HOOKS SHALL BE STANDARD UNLESS SHOWN OTHERWISE.
- S12. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
- S13. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
- S14. REINFORCEMENT SYMBOLS:
 - N - DENOTES DEFORMED GRADE 500 NORMAL DUCTILITY REINFORCING BARS TO AS/NZS 4671.
 - R - DENOTES PLAIN ROUND GRADE 250 NORMAL DUCTILITY REINFORCING BARS TO AS/NZS 4671.
 - SL - DENOTES DEFORMED GRADE 500 LOW DUCTILITY REINFORCING MESH TO AS/NZS 4671.
 - RL - DENOTES DEFORMED GRADE 500 LOW DUCTILITY REINFORCING MESH TO AS/NZS 4671.
 - L-TM - DENOTES DEFORMED GRADE 500 LOW DUCTILITY TRENCH MESH TO AS/NZS 4671.
- S15. ALL REINFORCING FABRIC SHALL COMPLY WITH AS1303 AND AS1304 AND SHALL BE SUPPLIED IN FLAT SHEETS.
- S16. SPLICES IN FABRIC. THE OUTERMOST TRANSVERSE WIRES SHALL BE OVERLAPPED BY AT LEAST THE SPACING OF THESE TRANSVERSE WIRES PLUS 25 mm.



- S17. EXPOSED CORNERS SHALL BE 20 mm CHAMFERED UNO.
- S18. ALL REINFORCEMENT SHALL BE INSPECTED BY THE SUPERINTENDENT OR ENGINEER PRIOR TO PLACING CONCRETE.
- S19. ALL SLAB CONCRETE TO BE CURED IN AN APPROVED MANNER FOR A MINIMUM OF 7 DAYS.
- S20. ALL FORMWORK AND PROPS FOR SLABS AND BEAMS SHALL BE REMOVED BEFORE CONSTRUCTION OF ANY MASONRY WALLS OR PARTITIONS ON THE FLOOR.
- S21. ALL ABBREVIATIONS ARE IN ACCORDANCE WITH AS1100.
- S22. FORMWORK SHALL NOT BE STRIPPED UNTIL CONCRETE HAS ACHIEVED A MINIMUM STRENGTH OF 20 MPa. THE CONCRETE SLAB AND BEAMS SHALL BE TEMPORARILY BACK PROPPED UNTIL THE CONCRETE HAS ACHIEVED 28 DAY STRENGTH AND ANY PROPPING TO HIGHER LEVEL FORMS HAVE BEEN REMOVED.
- S23. WHERE A SUSPENDED SLAB IS TO BE SUPPORTED OFF A SUSPENDED SLAB BELOW, WRITTEN APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO ANY SITE WORKS.

MASONRY

- M1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700.
- M2. THE DESIGN STRENGTH OF MASONRY SHALL BE AS FOLLOWS U.N.O. :

EXPOSURE CLASSIFICATION TO AS 3600	MASONRY COMPRESSIVE STRENGTH MPa (f _m)	MASONRY SALT RESISTANCE GRADE	DURABILITY CLASSIFICATION OF BUILT IN COMPONENTS	MORTAR MIX GP PORTLAND CEMENT : LIME : SAND	f _c MPa
A1 / A2	> 6.3	General Purpose	R3 (Galvanised)	1.0 : 1.0 : 6.0	2.8
B1	> 6.3	General Purpose	R3 (Galvanised)	1.0 : 1.0 : 6.0	2.8
B2	> 6.7	Exposure	R4 (Stainless)	1.0 : 0.5 : 4.5	2.8

- M3. ALL MASONRY WALLS SUPPORTING SLABS AND BEAMS SHALL HAVE A PRE-GREASED TWO LAYER GALVANISED STEEL SLIP JOINT BETWEEN CONCRETE AND MASONRY.
- M4. ALL MASONRY WALLS SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE.
- M5. NON LOAD BEARING WALLS SHALL BE SEPARATED FROM CONCRETE ABOVE BY 20 mm THICK CLOSED CELL POLYETHYLENE STRIP.
- M6. MASONRY SHALL BE ARTICULATED IN ACCORDANCE WITH TECHNICAL NOTE 61 FROM THE CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA. VERTICAL CONTROL JOINTS SHALL NOT EXCEED 5 METRES MAXIMUM CENTRES, AND 4 METRES MAXIMUM FROM CORNERS IN MASONRY WALLS, AND BETWEEN NEW & EXISTING BRICKWORK.
- M7. MASONRY RETAINING WALLS ARE TO BE BACKFILLED WITH EITHER OF THE FOLLOWING MATERIAL:
 - COARSE GRAINED SOIL WITH LOW SILT CONTENT
 - RESIDUAL SOIL CONTAINING STONES
 - FINE SILTY SAND
 - GRANULAR MATERIALS WITH LOW CLAY CONTENT

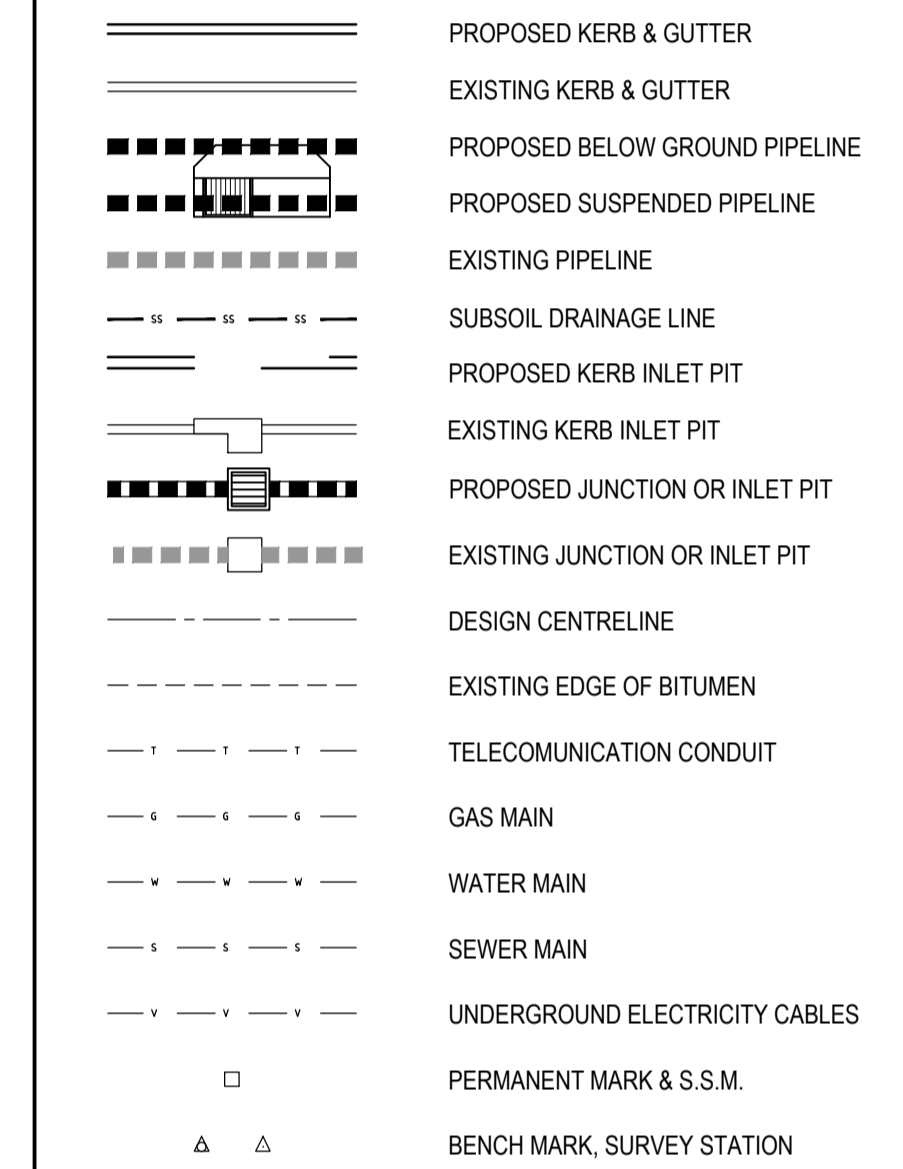
BLOCKWORK

- B1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700.
- B2. REINFORCED CONCRETE BLOCKWORK SHALL COMPLY WITH THE FOLLOWING, UNO:
 - BLOCKS : GRADE 15 CONFORMING TO AS1500.
 - MORTAR : 1 CEMENT / 0.25 LIME / 3 SAND.
 - PROVIDE CLEANOUT HOLES AT BASE OF WALL & ROD CORE HOLES TO REMOVE PROTRUDING MORTAR FINIS.
 - CORE FILLING : f_c = 20 MPa, 10 AGG, 230 SLUMP +/- 30 mm.
 - COVER : 55 mm MIN. FROM OUTSIDE OF BLOCKWORK.
- B3. BACKFILL TO RETAINING WALLS TO BE FREE DRAINING GRANULAR MATERIAL, UNO. PROVIDE SUBSOIL DRAIN BEHIND WALL AND AT WEEP HOLES.
- B4. VERTICAL CONTROL JOINTS SHALL BE PROVIDED AT 10 m MAX. CENTRES.
- B5. NO ADMIXTURES SHALL BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

SCHEDULE OF DRAWINGS

SHEET No	DESCRIPTION
C01	GENERAL NOTES
C02	BASEMENT DRIANAGE PLAN
C03	GROUND FLOOR DRAINAGE PLAN

STANDARD LINE TYPES AND SYMBOLS:



AT ORIGINAL SIZE

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C	01.12.20	REVISED TO SUIT NEW ARCHITECTURALS										
B	01.02.19	REVISED TO SUIT NEW ARCHITECTURALS										
A	28.11.18	ISSUED FOR APPROVAL										
REVISION	ISSUE DATE	AMENDMENT DESCRIPTION										
		MF		MF	PROJECT NO.	2200	DRAWING NO.	C01	SCALES	AS SHOWN	REVISION	C

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IN-VISION DEISGN

PUMP OUT PIT NOTE:
 AUDIBLE & FLASHING ALARM SHALL BE POSITIONED AT THE FIRST FLOOR LEVEL OF EACH COMMON STAIRWAY & A FLASHING LIGHT AT EACH COMMON ENTRANCE TO THE CARPARK AREA IN THE CASE OF PUMP FAILURE.

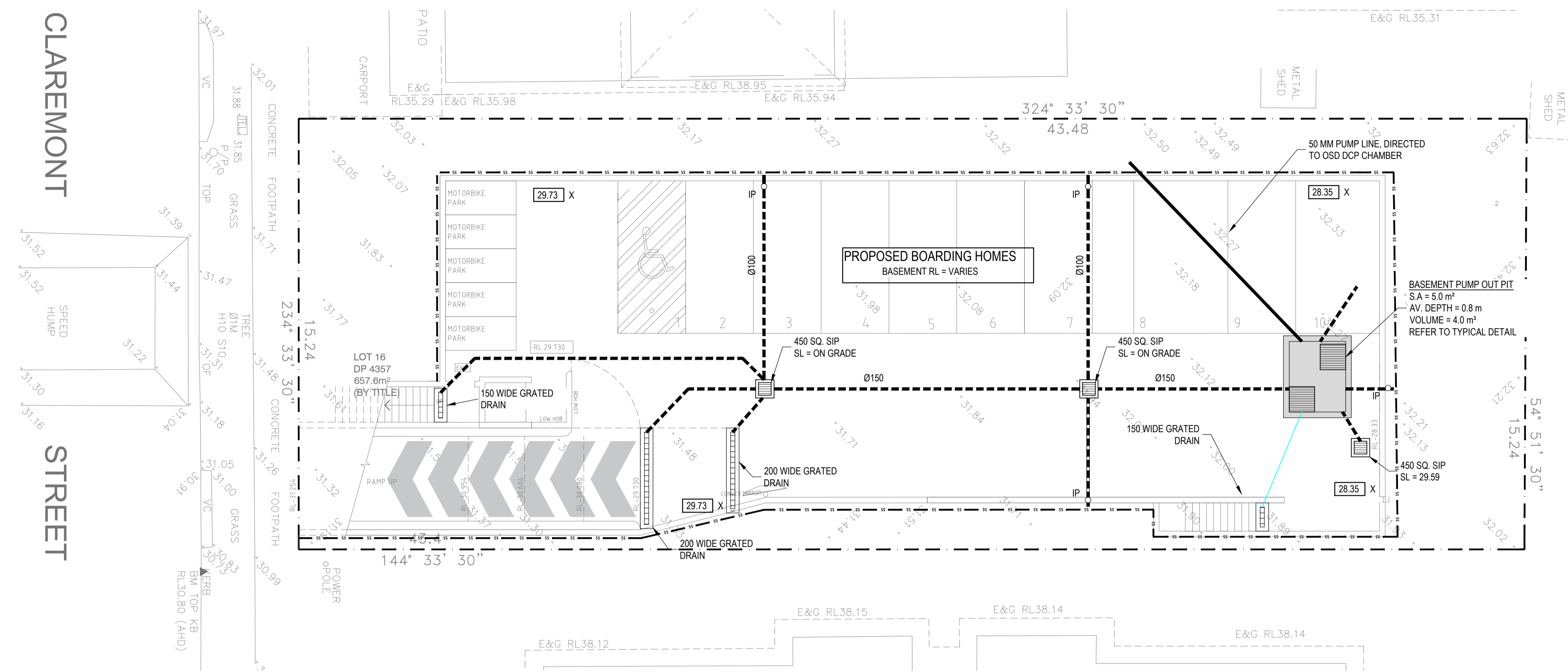
STANDARD PUMP OUT DESIGN NOTES
 THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:-

- > THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
- > A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
- > A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT.
- > A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- > AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

PUMP DESIGN SUMMARY
 CATCHMENT AREA = 65 m² (DRIVEWAY + STAIRS)
 1:100 ARI 1 HOUR STORM = 3000 L PER 50 m² OF PUMP OUT AREA

THEREFORE VOLUME REQUIRED = 3.0 m² x 1.3 = 3.9 m³

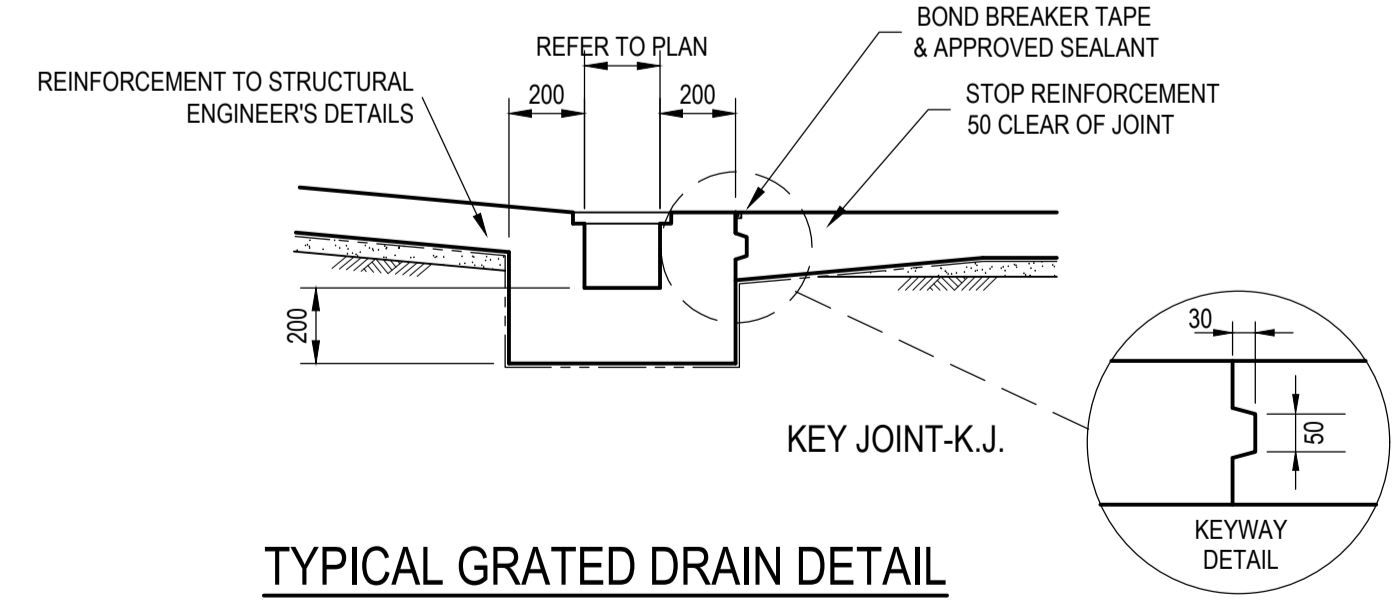
RAINFALL INTENSITY FOR CALCULATIONS = 100 YEAR ARI
 STORM DURATION 5 MINUTE = 258 mm/h
 PUMP RATE REQUIRED = (258)/(60 x 60) x 65 = 4.66 l/s
 PROVIDE TWO SUBMERSIBLE PUMPS WITH A MINIMUM PUMP RATE OF 4.66 l/s



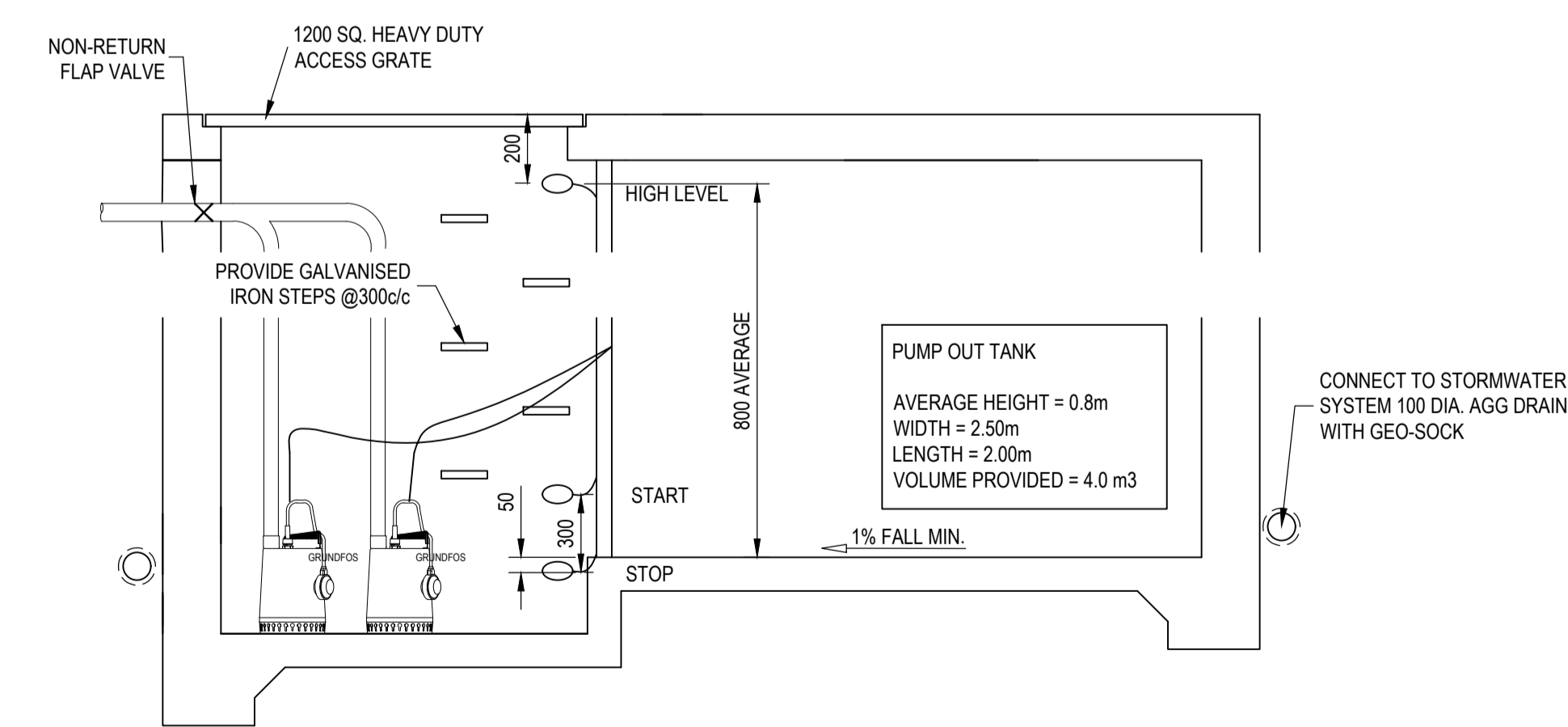
CONCEPT BASEMENT DRAINAGE PLAN
 1:100

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.
 ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN. UNO.
 FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

DP = Ø150, UNO
 FO = Ø150 FLOOR OUTLET
 PB = Ø100 PLANTER BOX DRAIN, REFER TO DETAIL
 SIP = SURFACE INLET PIT (NO LINTEL)
 100(c) = Ø100 CHARGED LINE
 IP = Ø150 INSPECTION POINT
 S 100 = RAINWATER SPREADER
 X 100.00 = PROPOSED FINISHED SURFACE LEVEL

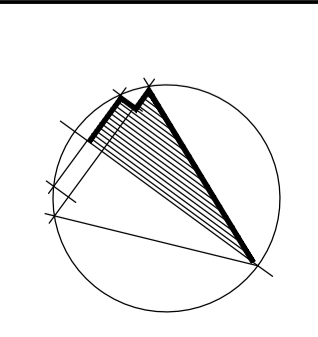


TYPICAL GRATED DRAIN DETAIL
 1:20



SUBSOIL DRAINAGE PUMPOUT PIT
 1:20

REVISION	ISSUE DATE	AMENDMENT DESCRIPTION
C	01.12.20	REVISED TO SUIT NEW ARCHITECTURALS
B	01.02.19	REVISED TO SUIT NEW ARCHITECTURALS
A	28.11.18	ISSUED FOR APPROVAL



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 37 CLAREMONT ST CAMPSIE

IN-VISION DEISGN

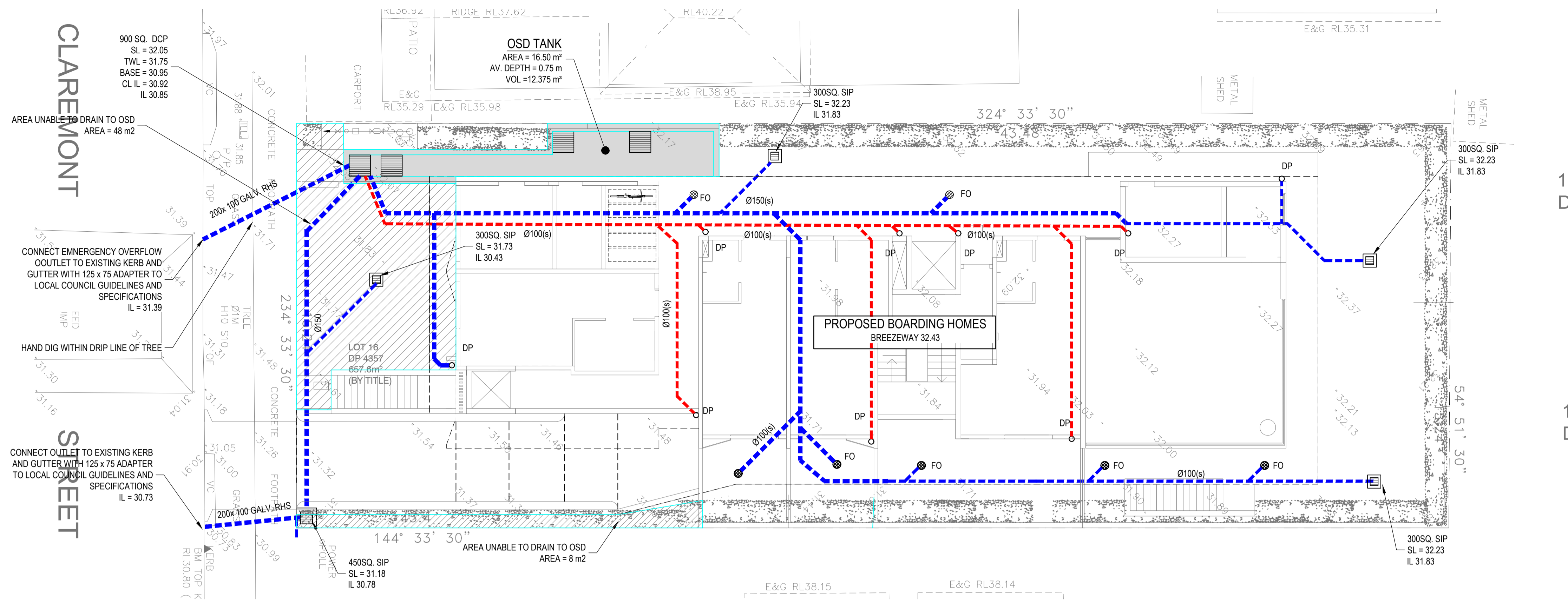
APPROVED
 M. Farha
 MUSTAPHA FARHA

DESIGNED MF
 DRAFTED MF

DRAWING TITLE
 SEDIMENT AND EROSION CONTROL PLAN

PROJECT NO.	DRAWING NO.	SCALES	REVISION
2200	C01	AS SHOWN	C

AT ORIGINAL SIZE



DESIGN SUMMARY
 TOTAL SITE AREA ON DP = 657 m²
 POST - DEVELOPMENT AREA DRAINING TO OSD = 609 m²
 % IMPERVIOUS AREA DRAINING TO OSD TANK = 74%
 POST-DEVELOPMENT AREA UNABLE TO DRAIN TO OSD = 48m² < 25%
 TOTAL STORAGE VOLUME REQUIRED = 12.10 m³
 STORAGE VOLUME PROVIDED IN BELOW GROUND TANK = 12.375 m³
 ORIFICE PLATE REQUIRED = Ø64 mm (BASED ON 0.8m HEAD)

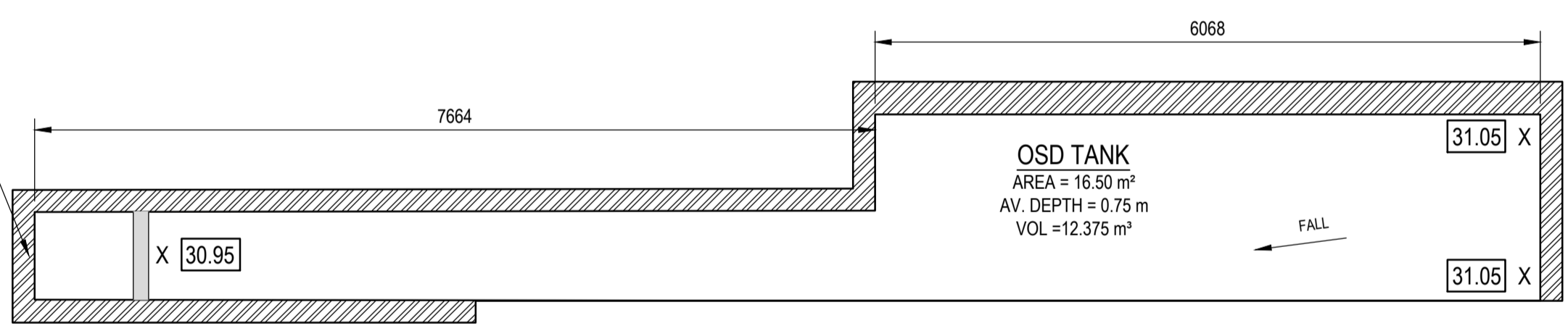
Mass Curve Method

Project		Location					
Proposed Development		37 Claremont St, Campsie					
Site Area =	657.60 m ²						
Permitted Site Discharge							
PSD =	9.86 l/s						
Proposed Site Condition							
C ₁₀₀ =	0.99	(Determine from 'Time of Concentration' sheet)					
Q _{by-pass} =	1.58 l/s	Flow from areas by-passing OSD system					
PSD _{adj} =	8.29 l/s	Adjusted PSD to account for areas by-passing OSD system					
Rainfall Intensity Table (1:100 year ARI)							
Duration (min)	Duration (sec)	Intensity (mm/hr)	Flow (l/s)	Accumulative Volume (m ³)	PSD (l/s)	Discharge Volume (m ³)	Difference (m ³)
5	300	173.00	31.29	9.39	8.29	2.49	6.90
6	360	163.00	29.48	10.61	8.29	2.98	7.63
10	600	135.00	24.41	14.65	8.29	4.97	9.67
15	900	114.00	20.62	18.55	8.29	7.46	11.09
20	1200	100.00	18.08	21.70	8.29	9.95	11.75
25	1500	90.00	16.28	24.41	8.29	12.43	11.98
30	1800	83.00	15.01	27.02	8.29	14.92	12.10
35	2100	76.00	13.74	28.86	8.29	17.41	11.46
40	2400	71.00	12.84	30.82	8.29	19.89	10.92
45	2700	67.00	12.12	32.71	8.29	22.38	10.33
50	3000	63.00	11.39	34.18	8.29	24.87	9.31
60	3600	57.00	10.31	37.11	8.29	29.84	7.27
90	5400	44.70	8.08	43.65	8.29	44.76	-1.11
120	7200	37.20	6.73	48.44	8.29	59.68	-11.24
							12.10

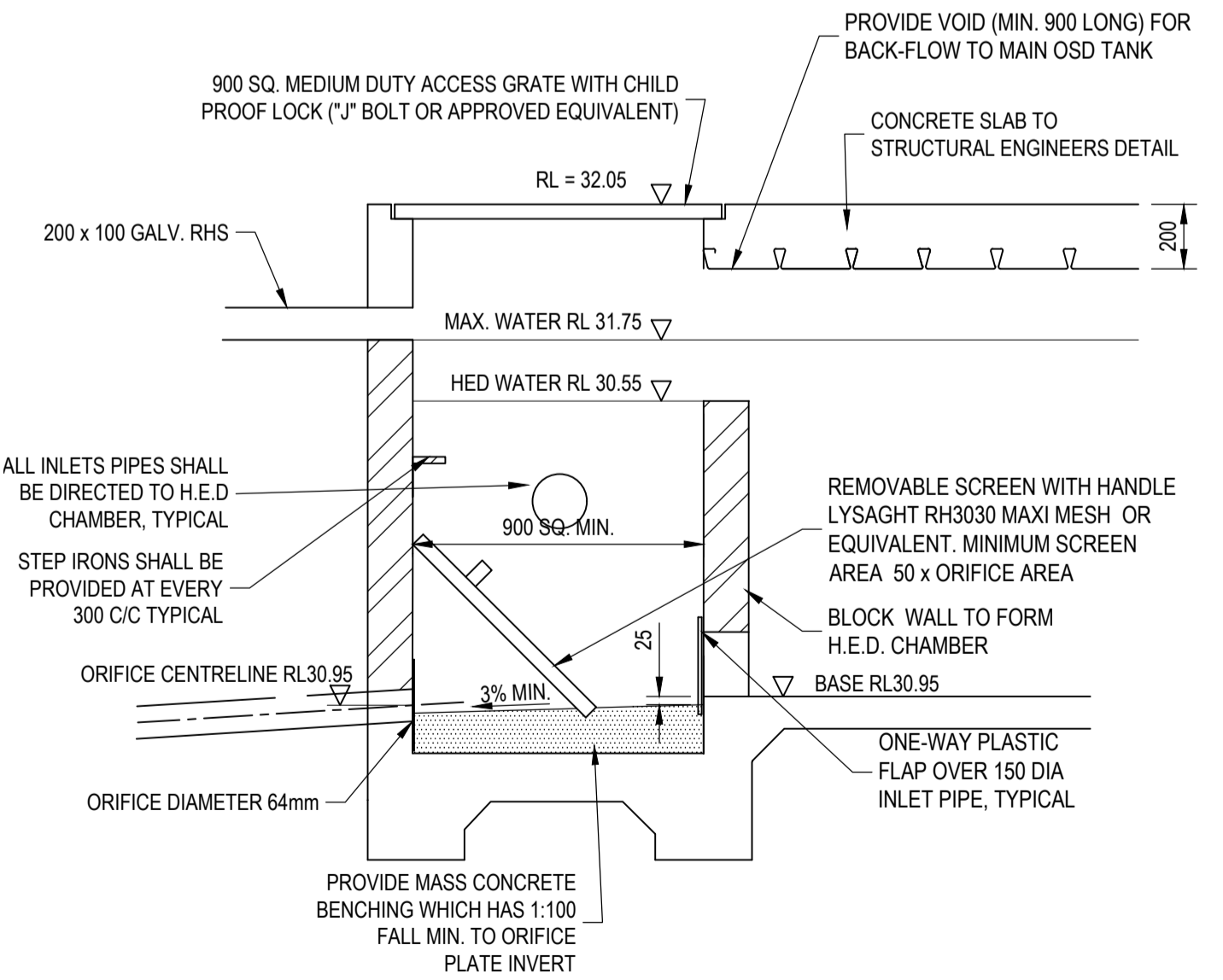
CONCEPT GROUND FLOOR DRAINAGE PLAN

1:100
 ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.
 ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, UNO.
 FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
 THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:
 DP = Ø150, UNO.
 FO = Ø150 FLOOR OUTLET
 PB = Ø100 PLANTER BOX DRAIN, REFER TO DETAIL
 SIP = SURFACE INLET PIT (NO LINTEL)
 100 (c) = Ø100 CHARGED POINT
 IP = Ø150 INSPECTION POINT
 S₁₀₀ = RAINWATER SPREADER
 x [100.00] = PROPOSED FINISHED SURFACE LEVEL

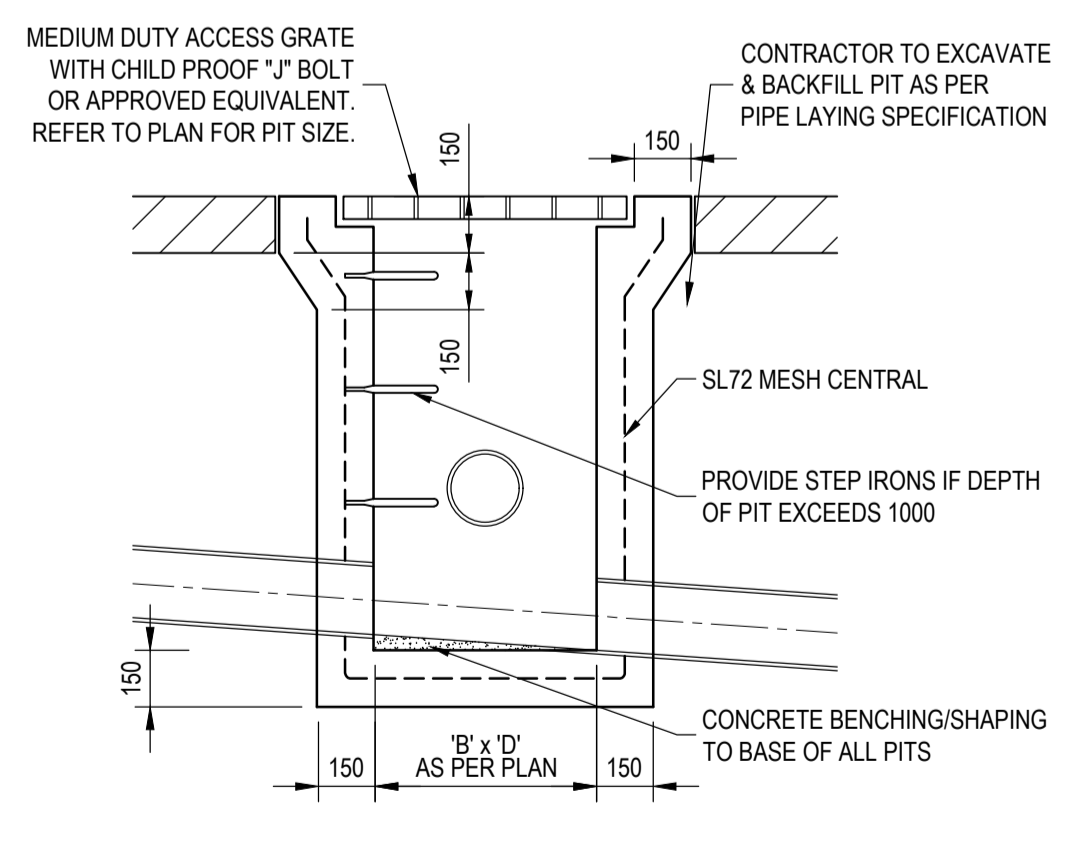
OSD SUMMARY



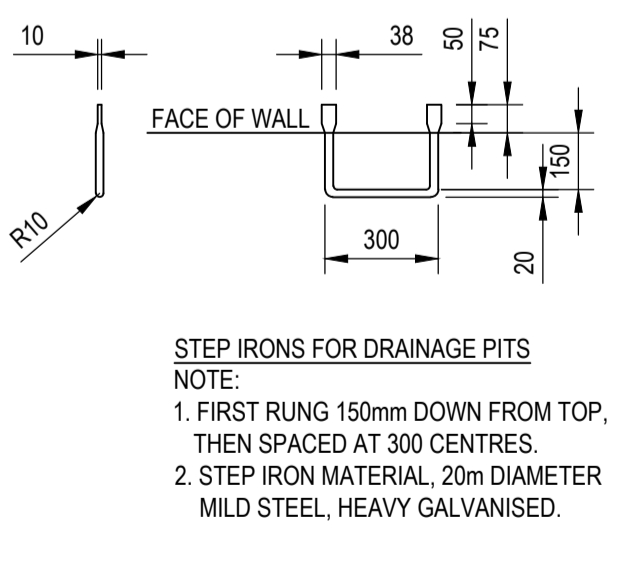
BASE SLAB LAYOUT PLAN
1:50



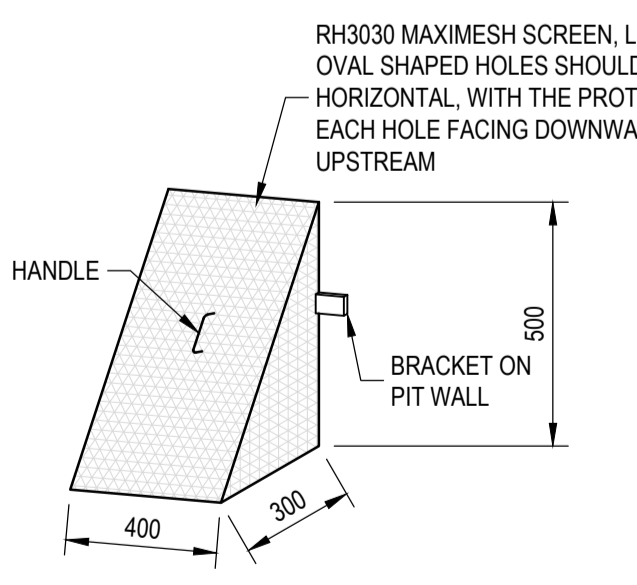
BELOW GROUND TANK - STORMWATER SECTION AT OUTLET
1:20



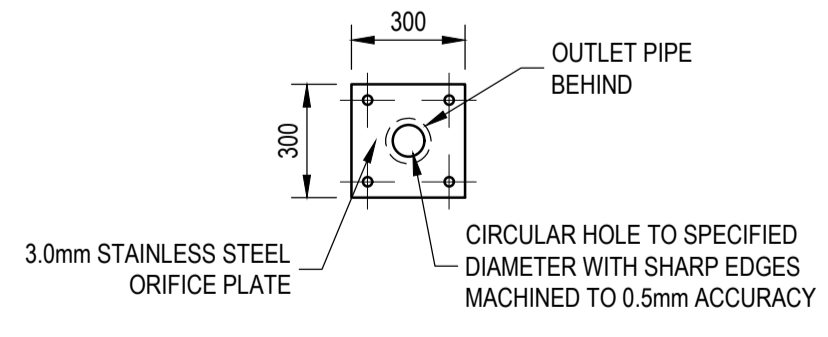
TYPICAL SURFACE INLET PIT DETAIL
1:20
TYPICAL FOR ALL PITS IN DRIVEWAY/CARPARK AREAS.



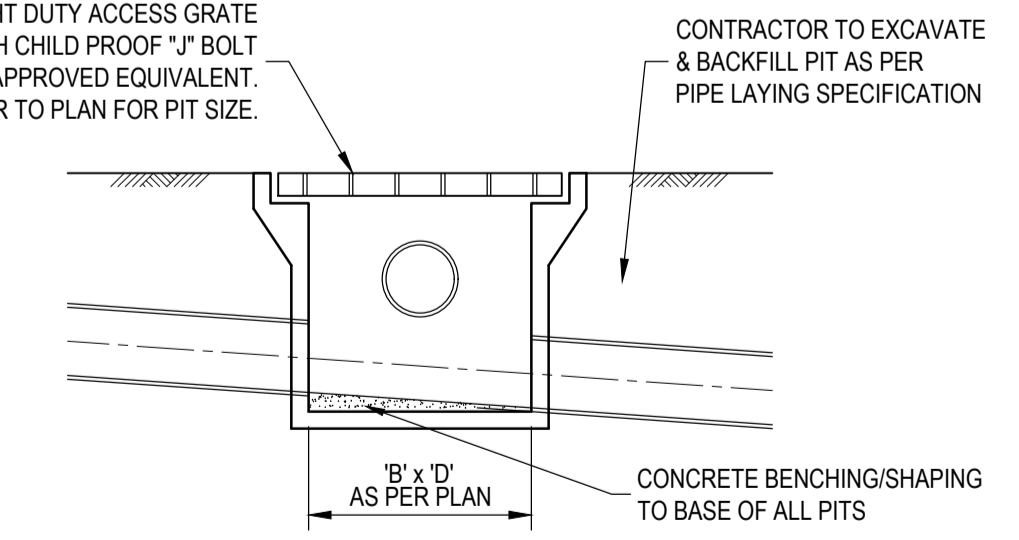
STEP IRONS FOR DRAINAGE PITS
1:20



STANDARD TRASH SCREEN
NTS



ORIFICE PLATE DETAIL
1:20



TYPICAL SURFACE INLET PIT DETAIL
1:20
TYPICAL FOR ALL PITS IN NON TRAFFIC AREAS.

REVISION	ISSUE DATE	AMENDMENT DESCRIPTION
C	01.12.20	REVISED TO SUIT NEW ARCHITECTURALS
B	01.02.19	REVISED TO SUIT NEW ARCHITECTURALS
A	28.11.18	ISSUED FOR APPROVAL

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PROJECT
 PROPOSED BOARDING HOUSE
 37 CLAREMONT ST CAMPSIE
 IN-VISION DEISGN

APPROVED
 M. Farha
 MUSTAPHA FARHA

DRAWING TITLE				
SEDIMENT AND EROSION CONTROL PLAN				
DESIGNED	DRAFTED	PROJECT NO.	DRAWING NO.	SCALES
MF	MF	2200	C01	AS SHOWN
				REVISION
				C

AT ORIGINAL SIZE

10 June 2021

Wageeh Ayoubi
Director
Nuovo Design Studio Pty Ltd
PO Box 5210
Chullora NSW 2190

Ground floor, 20 Chandos Street
St Leonards NSW 2065
PO Box 21
St Leonards NSW 1590

T 02 9493 9500
E info@emmconsulting.com.au
www.emmconsulting.com.au

Re: 37 Claremont Street, Campsie, NSW 2194 - Car Park Certificate

Dear Wageeh,

I refer to your request to prepare a car park certificate for the above project. This letter contains our advice in relation to relevant Australian Standards ie AS2890.1 (2004) and AS2890.6 (2009).

1 Relevant plans

Table 1 Relevant plans

Drawing title	Prepared by	Drawing no.	Issue	Dated
Basement	Nuovo Design Studio	01	A	09/06/2021

2 Car park compliance

Table 2 Compliance check

Item	Requirements	Designed
Car space dimensions		
-Standard car space	2.4 m x 5.4 m	2.4 m x 5.4 m
-Accessible car space	2.4 m x 5.4 m	2.4 m x 5.4 m
Shared zone	2.4 m x 5.4 m	2.4 m x 5.4 m
Aisle width	5.8 m	6.1 m
Blind aisle extension	1 m	1.1 m
Height clearance		
-Standard car space	2.2 m	2.3 m
-Accessible car space	2.5 m	2.5 m
-Ramp	2.2 m	2.3 m
Circulation width	5.5 m	6.1 m
Ramp width	3 m with 300 mm on both sides	3 m with 300 mm on both sides
Ramp grade		
-Maximum grade	25%	25%
-Maximum change of grade	12.5%	12.5%

Table 2 **Compliance check**

Item	Requirements	Designed
Car park grade	5%	4.8%

A swept path assessment has been undertaken using a B85 car to confirm there is adequate manoeuvrability. The swept path assessment is presented in Appendix B.

3 Conclusion

The car park design does generally comply with AS2890.1 and AS2890.6.

Please feel free to contact us if you have any questions.

Yours sincerely



Abdullah Uddin

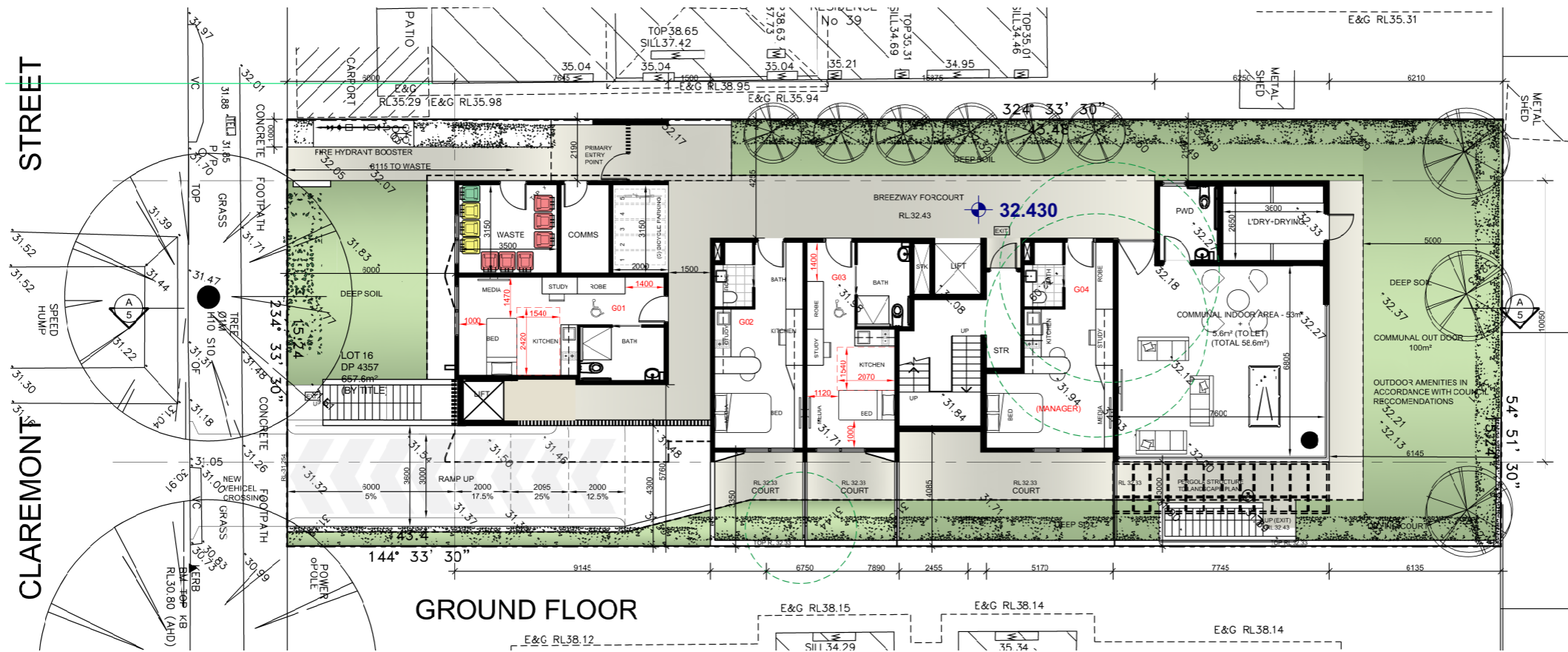
Associate Traffic Engineer

auddin@emmconsulting.com.au

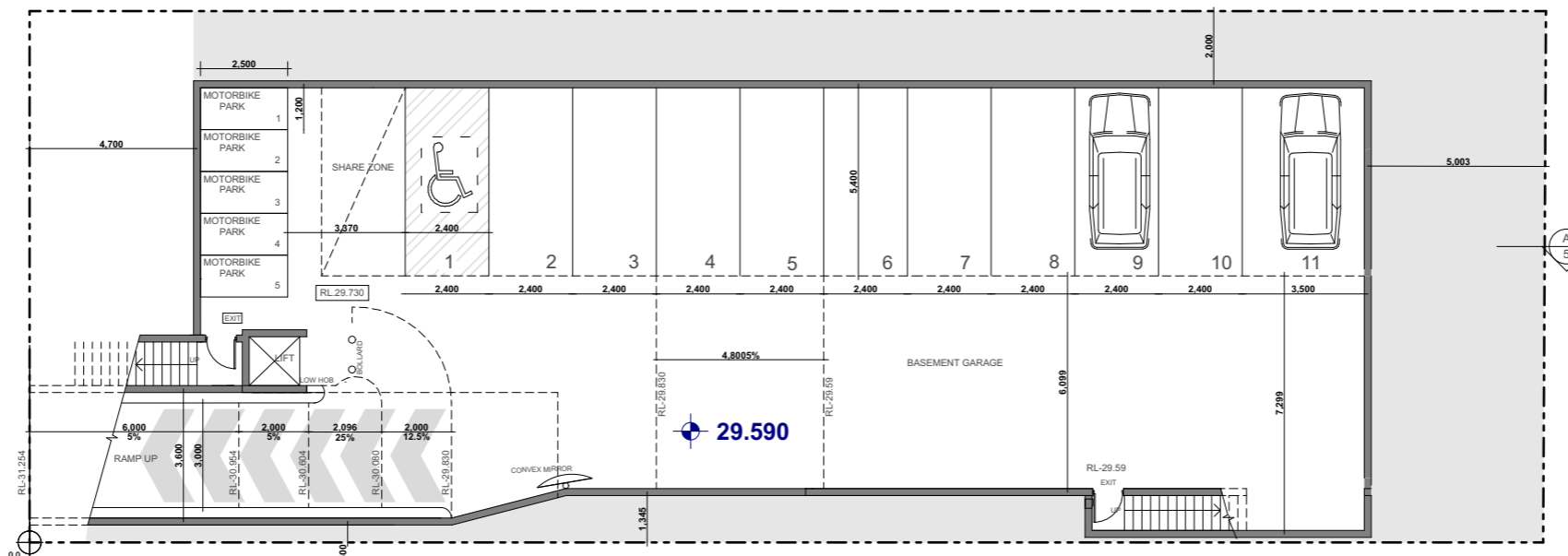
0425 478 650

Appendix A

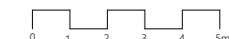
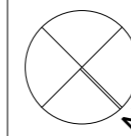
Car park design drawing



GROUND FLOOR

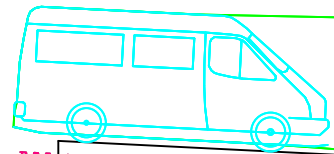


BASEMENT LEVEL

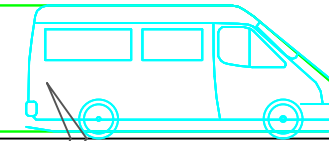


Appendix B

Swept path assessment



B99 Vert Clearance (2004)



B99 Vert Clearance (2004)



B99 Vert Clearance (2004)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 2.200m
 Min Body Ground Clearance 0.120m
 Track Width 1.840m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 8.000m

R.L. 31.254 Property boundary

5000

R.L. 30.954

2000

R.L. 30.604

2100

R.L. 30.080

2000

R.L. 29.830 Bottom of ramp

5870

R.L. 29.830

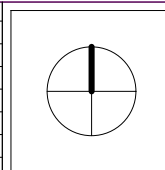
4800

R.L. 29.590

15500

R.L. 29.590 Basement wall

REV	DATE	COMMENT	DRAWN	REVIEWED	REV	DATE	COMMENT	DRAWN	REVIEWED
3	09/06/21	FOR INFORMATION	EL	AU					
2	09/06/21	FOR INFORMATION	EL	AU					
1	29/03/21	FOR INFORMATION	EL	AU					



BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1160591M

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

Secretary

Date of issue: Wednesday, 15 September 2021

To be valid, this certificate must be lodged within 3 months of the date of issue.






Planning,
Industry &
Environment

Project summary		
Project name	37 Claremont St, Campsie	
Street address	37 Claremont Street Campsie 2194	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 4357	
Lot no.	16	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	22	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔	concession Target Pass
Energy	✔ 45	Target 45

Certificate Prepared by
Name / Company Name: Greenworld Architectural Drafting
ABN (if applicable): 70203970543

Description of project

Project address	
Project name	37 Claremont St, Campsie
Street address	37 Claremont Street Campsie 2194
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	deposited 4357
Lot no.	16
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	22
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	657.6
Roof area (m ²)	350.6
Non-residential floor area (m ²)	0.0
Residential car spaces	11
Non-residential car spaces	0

Common area landscape	
Common area lawn (m ²)	90.0
Common area garden (m ²)	219.0
Area of indigenous or low water use species (m ²)	0.0
Assessor details	
Assessor number	N/A
Certificate number	N/A
Climate zone	N/A
Ceiling fan in at least one bedroom	N/A
Ceiling fan in at least one living room or other conditioned area	N/A
Project score	
Water	 41 Target 40
Thermal Comfort	 concessionTarget Pass
Energy	 45 Target 45

Description of project

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

Residential flat buildings - Building1, 22 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
101	1	23.0	0.0	0.0	0.0
106	1	23.0	0.0	0.0	0.0
202	1	23.0	0.0	0.0	0.0
207	1	23.0	0.0	0.0	0.0
G03	1	25.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
102	1	23.0	0.0	0.0	0.0
107	1	23.0	0.0	0.0	0.0
203	1	23.0	0.0	0.0	0.0
208	1	23.0	0.0	0.0	0.0
G04 M	1	27.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
103	1	23.0	0.0	0.0	0.0
108	1	23.0	0.0	0.0	0.0
204	1	23.0	0.0	0.0	0.0
209	1	23.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
104	1	23.0	0.0	0.0	0.0
109	1	23.0	0.0	0.0	0.0
205	1	23.0	0.0	0.0	0.0
G01	1	26.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
105	1	23.0	0.0	0.0	0.0
201	1	23.0	0.0	0.0	0.0
206	1	23.0	0.0	0.0	0.0
G02	1	23.0	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m ²)
Car park area	387.0
Waste room	11.0
Ground floor lobby	17.4

Common area	Floor area (m ²)
Lift car (No.1)	-
Communal room	53.0
Upper floors hallway/lobby	25.2

Common area	Floor area (m ²)
Lift car (No.2)	-
Comms room	5.3

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	3 star	3 star	no	no washing machine taps	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	yes	-	-	-	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The development will be a Class 3 building. The applicant must include in the documentation accompanying the application for a construction certificate (or complying development certificate, if applicable), a report demonstrating that the development will meet Section J of the National Construction Code - Volume 1.	✔	✔	✔

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	3 star	2 star

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Waste room	ventilation (supply + exhaust)	-	fluorescent	motion sensors	No
Communal room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	No
Comms room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Ground floor lobby	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	No
Upper floors hallway/lobby	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.6 (~25 mm)

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 2
Lift (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 3

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	3 star	2 star

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

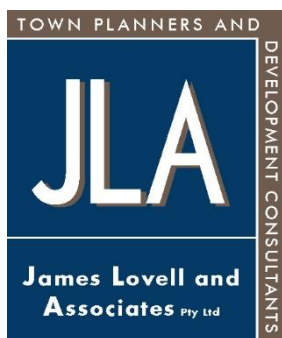
Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 12.0 peak kW
Other	Common area electric/gas clothes dryer rating: 2 star Common area clothes washer rating: 3 star	-

Notes

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

Legend

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



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8 September 2021

Mr Malek Danawe
Danawe Lawyers
PO Box 820
BANKSTOWN NSW 2200

Dear Sir,

MALEK DANAWA V CANTERBURY BANKSTOWN COUNCIL
37 CLAREMONT STREET, CAMPSIE

Introduction

I refer to the abovementioned matter which comprises an appeal against the Council refusal of Development Application No. 515/2018.

I note the proposed development comprises the demolition of the existing structures and the construction of a boarding house at No. 37 Claremont Street, Campsie.

I confirm receipt of the Statement of Facts and Contentions (SOFAC) filed by the Respondent Council dated 1 May 2020.

I note that you have engaged me to provide advice in relation to Contention 3, and specifically, Particulars (c) and (d). The Contention concerns the potential isolation of the adjoining properties to the south-west, identified as No's 39 and 41 Claremont Street, Campsie.

In the preparation of this advice, I confirm that I have read the Uniform Civil Procedure Rules 2005 [NSW] Schedule 7 Expert Witness Code of Conduct and agree to be bound by them in the event that this advice is relied upon as expert evidence.

Contention 3 – Lot Size and Isolation

Contention 3 (Particulars (c) and (d)) are expressed as follows:

3. The Proposed Development does not meet the lot size requirements in the Draft LEP and would isolate 39 Claremont Street Campsie and 41 Claremont Street Campsie.

Particulars

Isolation

- (c) Pursuant to clause C4.2.1.2 of the DCP, 39 Claremont Street and 41 Claremont Street will qualify as isolated sites as they are incapable of being reasonably developed having regard to its R4 zoning.
- (d) The DCP requires evidence of reasonable negotiations to acquire the isolated site and schemes showing how, in any event, the isolated site can be reasonably developed. The concept plans submitted fail to demonstrate that the neighbouring sites at 39 and 41 Claremont Street are capable of being redeveloped to offer good amenity with respect to room sizes, private open space, lack of storage and solar access requirements.

I note (importantly) that Particular (d) does not raise any concerns with respect to the 3-dimensional form of the building depicted in the concept Architectural Plans in terms of height, bulk, scale or boundary setbacks.

The specific concerns relate to “amenity with respect to room sizes, private open space, lack of storage and solar access requirements”.

Canterbury Development Control Plan 2012

The Canterbury Development Control Plan (DCP) 2012 is generally intended to supplement the provisions of the Canterbury 2012, and provide more detailed objectives and controls to guide future development.

Part C4 of the DCP relates to *Residential Flat Buildings*, and Part C4.2.1.2 relates to “*Isolated Sites*”. Contentions 3(a) and (b) suggest the adjoining sites are “*isolated sites*” on the basis that “*a boarding house development will require a 20m frontage and a 1000m² site area*”.

In that regard, I understand the adjoining sites have a combined area of approximately 662m², and a combined frontage of approximately 15.24 metres. I note the minimum lot size and frontage controls relate to a “*boarding house*”, and the LEP does not specify a minimum lot size or frontage requirement for a “*dwelling house*”, “*semi-detached dwelling*”, “*multi dwelling housing*”, or a “*residential flat building*”.

Irrespective, the DCP specifies a minimum frontage requirement (there is no minimum lot size control) for a three (3) or more storey residential flat building of 20 metres (on a local road). In the circumstances, I have considered the adjoining sites to be potentially “*isolated sites*”.

I understand the Applicant has provided separate documentation in relation to its attempts to acquire the adjoining properties. In the circumstances, this advice relates to whether the adjoining properties remain capable of being reasonably developed.

In that regard, Control C4 of Part C4.2.1.2 of the DCP specifies that:

C4. If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:

- (a) A building envelope; and*
- (b) A general layout that complies with the current applicable planning controls.*

Concept Architectural Plans

Original Concept Plans

I have reviewed the concept Architectural Plans I understand were submitted by the Applicant, and which I understand are the version referred to in Particular (d). I have included a copy as **Attachment A** to this advice.

The concept plans provide for a 2 – 3 storey residential flat building accommodating 8 x 2-bedroom apartments. Off-street car parking is provided for 12 vehicles within a basement level, accessed via a combined entry/exit driveway located along the Claremont Street frontage of the site.

I have carefully considered in concept plans in light of Particular (d) of Contention 3 and again note the specific concerns relate to *“amenity with respect to room sizes, private open space, lack of storage and solar access requirements”*.

In my opinion, the specific concerns identified in Particular (d) are legitimate, and there are shortcomings in the concept plans in relation to some of the room sizes and dimensions. In addition, I note that the individual apartments are inadequate in terms of floor area, although that has not been identified as a concern.

Further, the individual apartments above the ground floor level do not include any private open space, and the storage space for the individual apartments is not clearly identified. Finally, the arrangement of apartments and rooms is less than ideal in terms of solar access.

Revised Concept Plans

In light of the specific concerns identified in Particular (d) (which I partly agree with), I liaised with your Architect in the preparation of revised concept plans for the adjoining properties to the south-west, and I have included a copy as **Attachment B** to this advice.

The revised concept plans provide for a 3-storey residential flat building accommodating 6 x 2-bedroom apartments. Off-street car parking is proposed for 10 vehicles within a basement level, accessed via a combined entry/exit driveway located along the Claremont Street frontage of the site.

The revised concept plans have been carefully designed to generally maintain the overall 3-dimensional form of the building, albeit with some adjustments to provide private open space, and the replacement of the elevated communal open space at the upper level with internal floor space.

Room and Apartment Sizes

The Apartment Design Guide (ADG) specifies a minimum internal area for a 2-bedroom apartment of 70m², a minimum area for the master bedroom of 10m², a minimum bedroom dimension of 3 metres, a minimum living room width of 4 metres.

The original concept plans did not satisfy those requirements, and the revised concept plans include reconfiguration of the apartments to achieve full compliance with the requirements of the ADG.

In particular, the apartments have internal floor areas of 83.13m² – 84.05m², the master bedrooms have areas of 10.5m², the bedrooms have minimum dimensions of 3 metres, and the living rooms have minimum widths of 4 metres.

Private Open Space

The ADG specifies a minimum area of private open space for 2-bedroom apartments of 8m², with a minimum dimension of 2 metres.

The original concept plans did not include private open space for the apartments above the ground floor level, and the new concept plans include the provision of private open space to achieve full compliance with the requirements of the ADG.

In particular, the individual apartments have private open space 8.17m² – 8.67m², with a minimum dimension of 2 metres.

Storage

The ADG specifies minimum storage areas for 2-bedroom apartments of 8m³ (in addition to storage in kitchens, bathrooms and bedrooms) with at least 50% of the required storage to be located within the apartment.

The original concept plans did not include any storage space within the apartments or the basement, and the new concept plans include the provision of storage space to achieve full compliance with the ADG.

In particular, the individual apartments have 8.2m³ – 9.2m³ of storage space (in addition to storage in kitchens, bathrooms and bedrooms), with more than 50% located within the apartments.

Solar Access

The ADG specifies that at least 70% of the apartments should receive a minimum of 2 hours direct sunlight between 9am and 3pm in mid-winter.

The original concept plans provided a minimum of 2 hours sunlight to five (5) of the eight (8) apartments, representing 62.5% of the apartments. The new concept plans include the provision of direct sunlight to achieve full compliance with the requirements of the ADG.

In particular, all of the individual apartments (100%) will receive a minimum of hours direct sunlight between 9am and 3pm in mid-winter.

Conclusion

In my opinion, the original concept Architectural Plans included some shortcomings in relation to room sizes, private open space, storage and solar access, and it was appropriate that Particular (d) of Contention 3 identified those specific issue.

In my opinion, the specific issues have been addressed in the new concept plans to the extent that Particulars (c) and (d) of Contention 3 do not represent a basis to refuse the DA.

In particular, the new concept plans resolve the specific issues of concern by achieving full compliance with the requirements of the ADG.

In the circumstances, in my opinion, the Applicant has now satisfied Control C4 of Part C4.2.1.2 of the DCP in terms of demonstrating the adjoining properties have reasonable potential for redevelopment.

I trust this advice is satisfactory for your purposes, however should you require any further information or clarification please do not hesitate to contact the writer.

Yours Sincerely,



James Lovell
Director
James Lovell and Associates Pty Ltd

KEY PROPOSAL STATISTICS - RESIDENTIAL FLAT BUILDING

SITE AREA:	662.63m ²
FRONTAGE:	15.24m
NUMBER OF UNITS :	8

***ALLOWABLE FSR**

LEP:0.9 : 1
 Maximum FSR (0.9 : 1) = 596.37m²

***GROSS FLOOR AREA PROPOSED**

BASEMENT AREA:	NIL
GROUND FLOOR AREA:	211.5m ²
FIRST FLOOR AREA:	211.5m ²
SECOND FLOOR:	148.3m ²
PROPOSED FSR :	571.30m ² (0.86:1)

CAR PARKING REQUIRED

- permanent 1,2*8
 visitors 20%

PROPOSED	12
	9.5
	2
	12

BIKE SPACES REQUIRED PROPOSED

PROPOSED	3
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LANDSCAPING REQUIRED PROPOSED

REQUIRED	45%
PROPOSED	47%

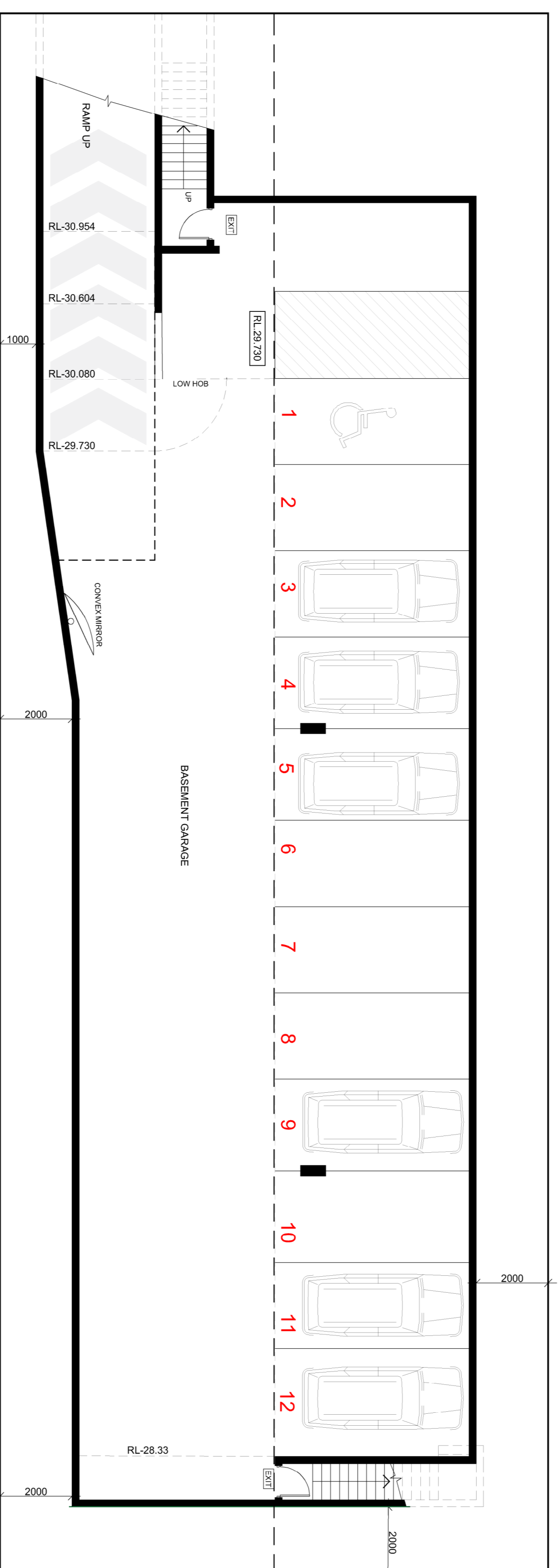
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

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

CALCULATION SHEET



GROUND FLOOR LEVEL



BASEMENT LEVEL

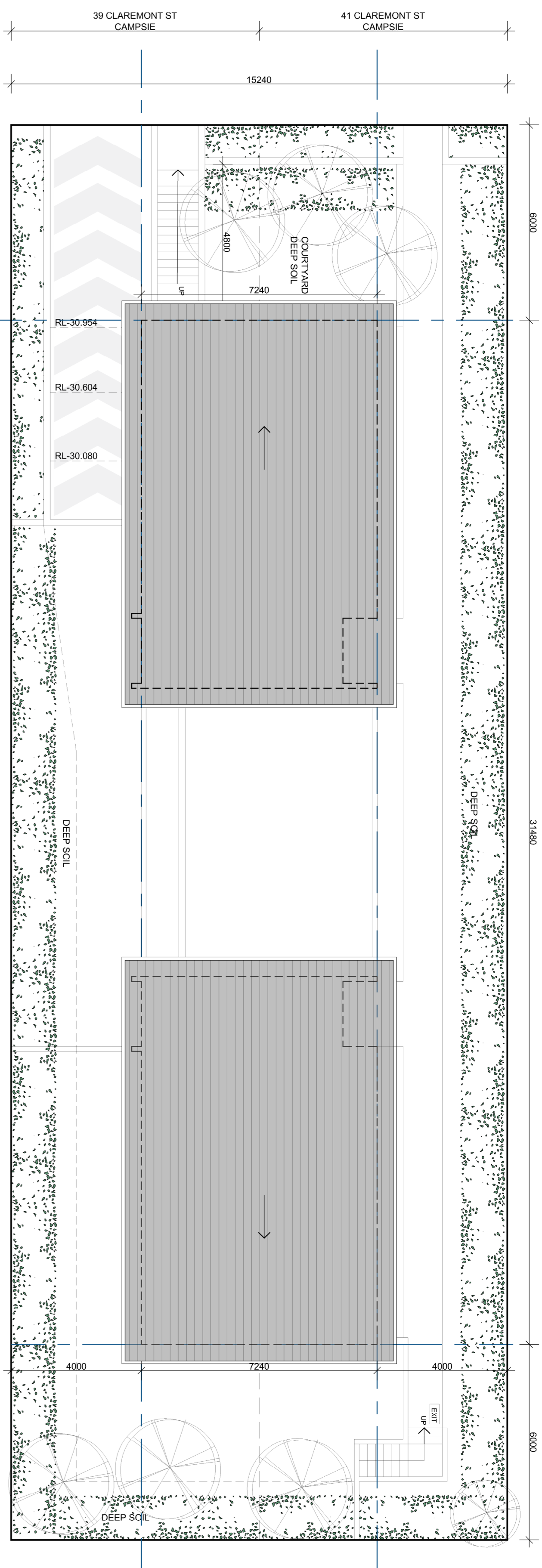
FIRST FLOOR LEVEL

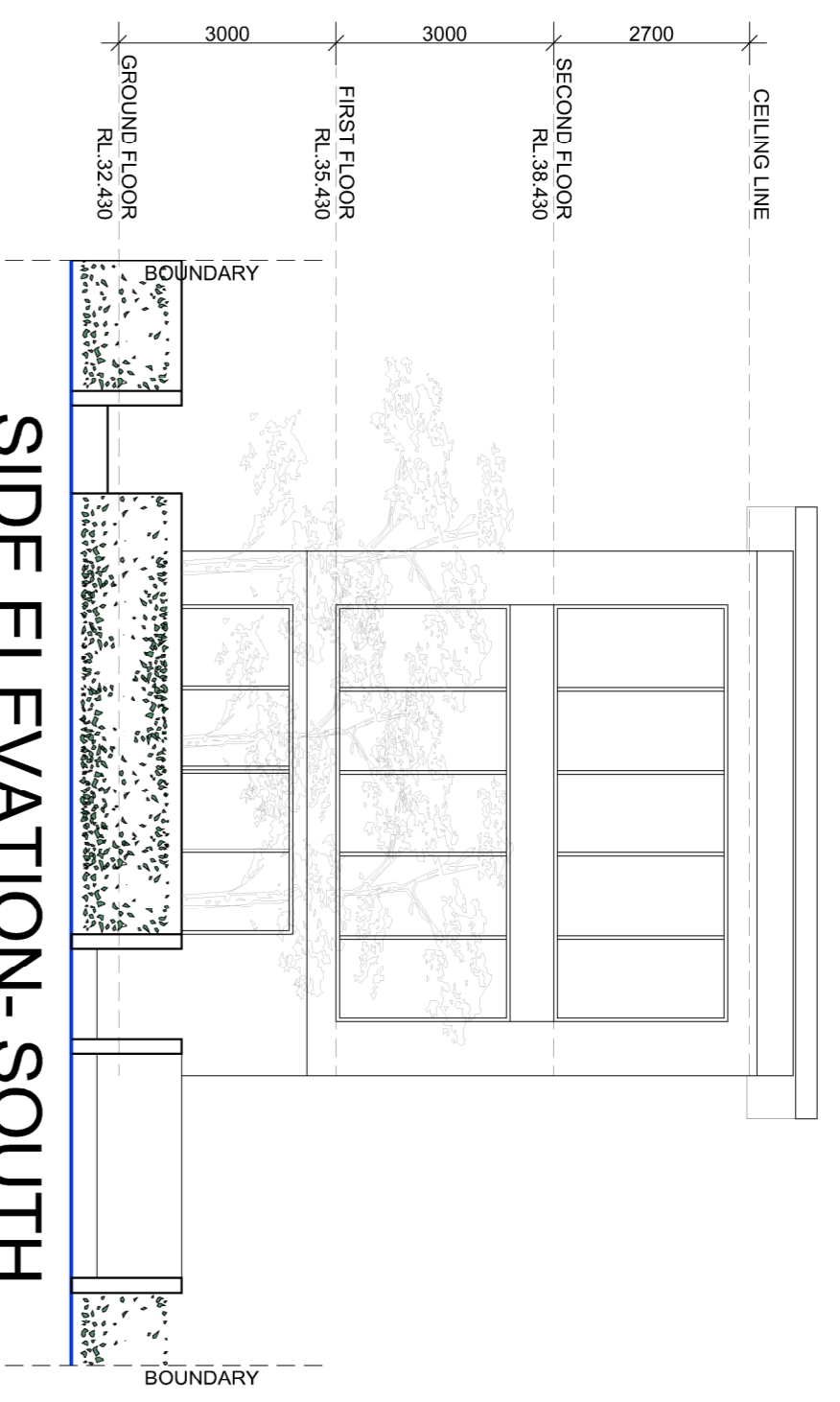


SECOND FLOOR LEVEL

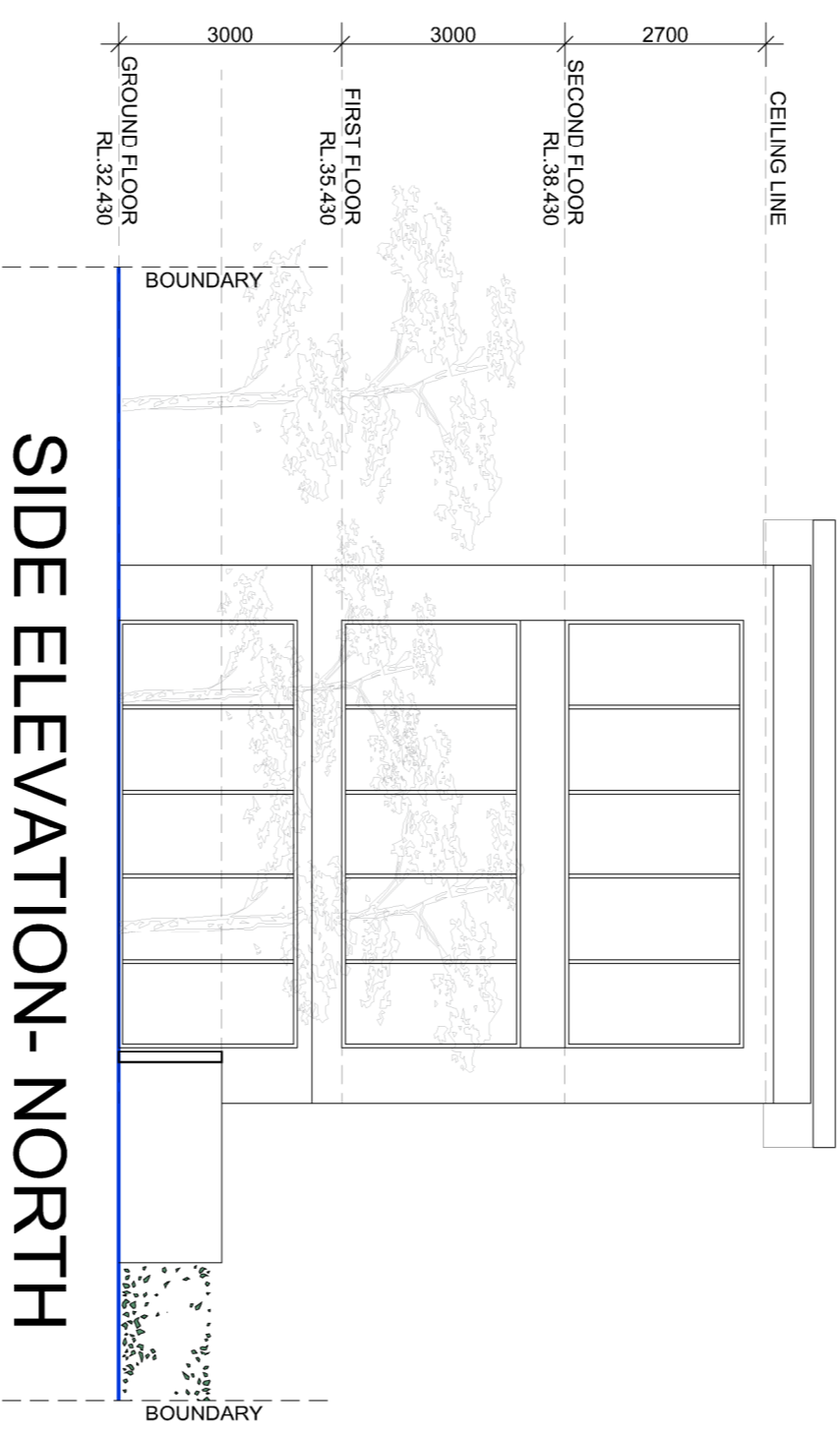


ROOF SITE PLAN

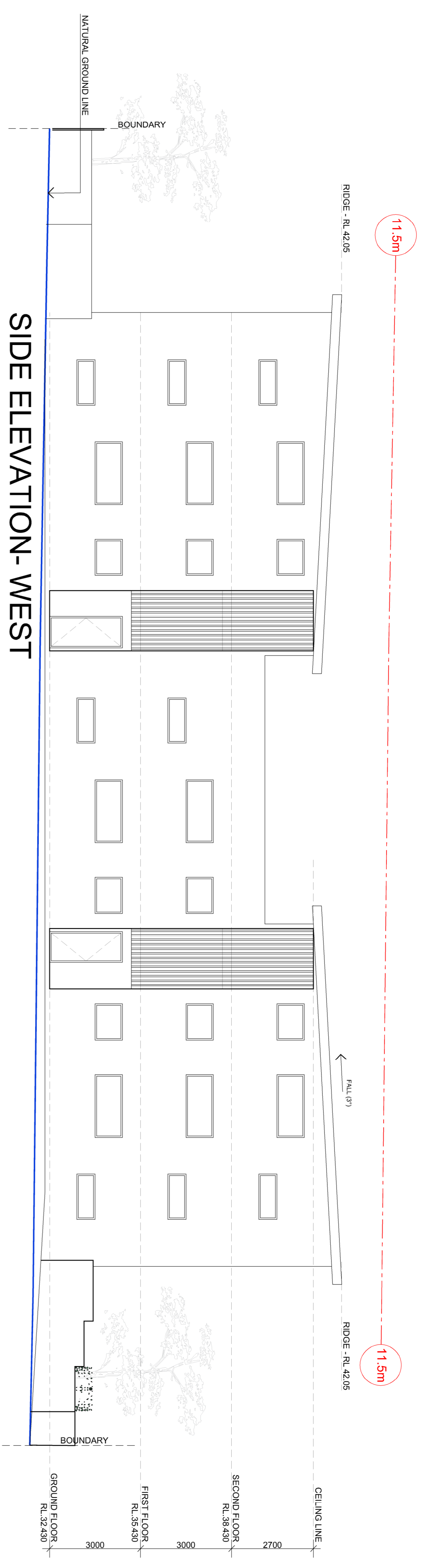




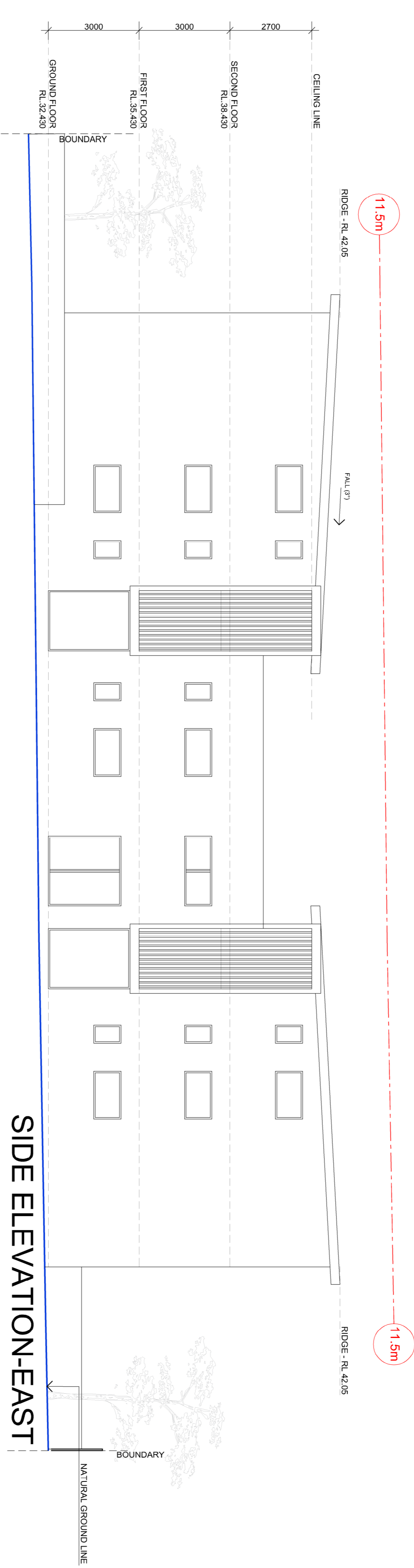
SIDE ELEVATION- SOUTH



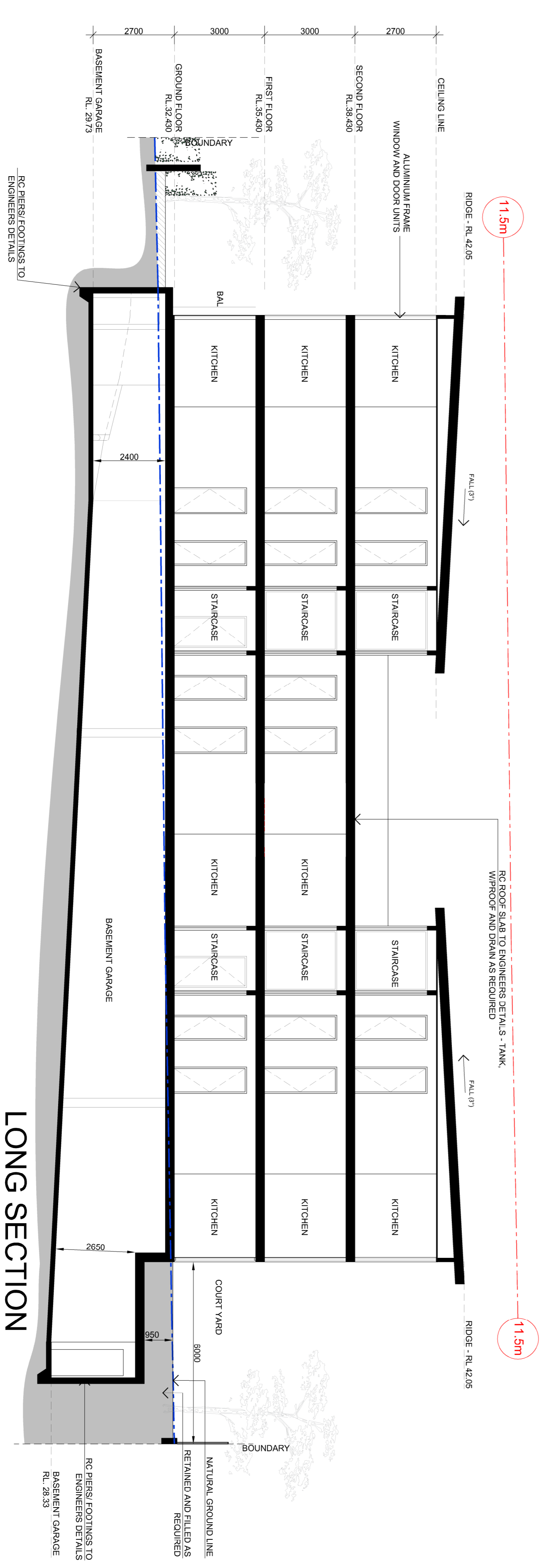
SIDE ELEVATION- NORTH



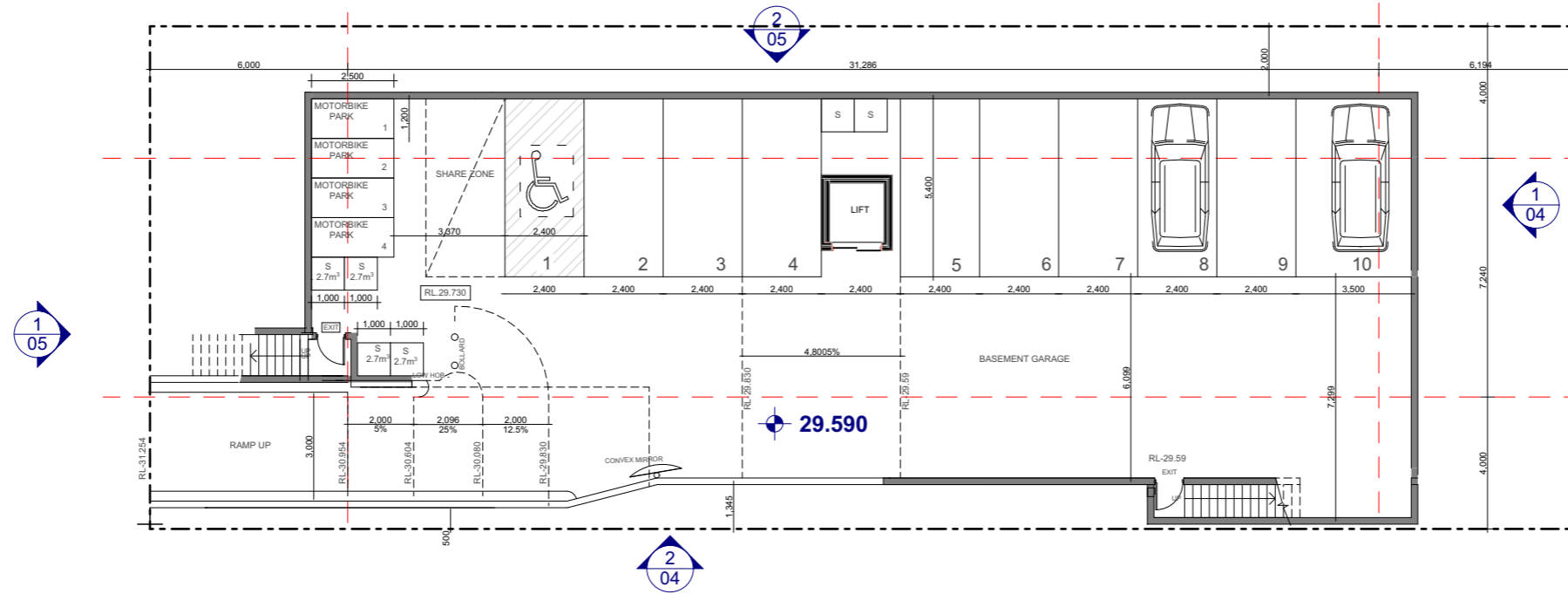
SIDE ELEVATION- WEST



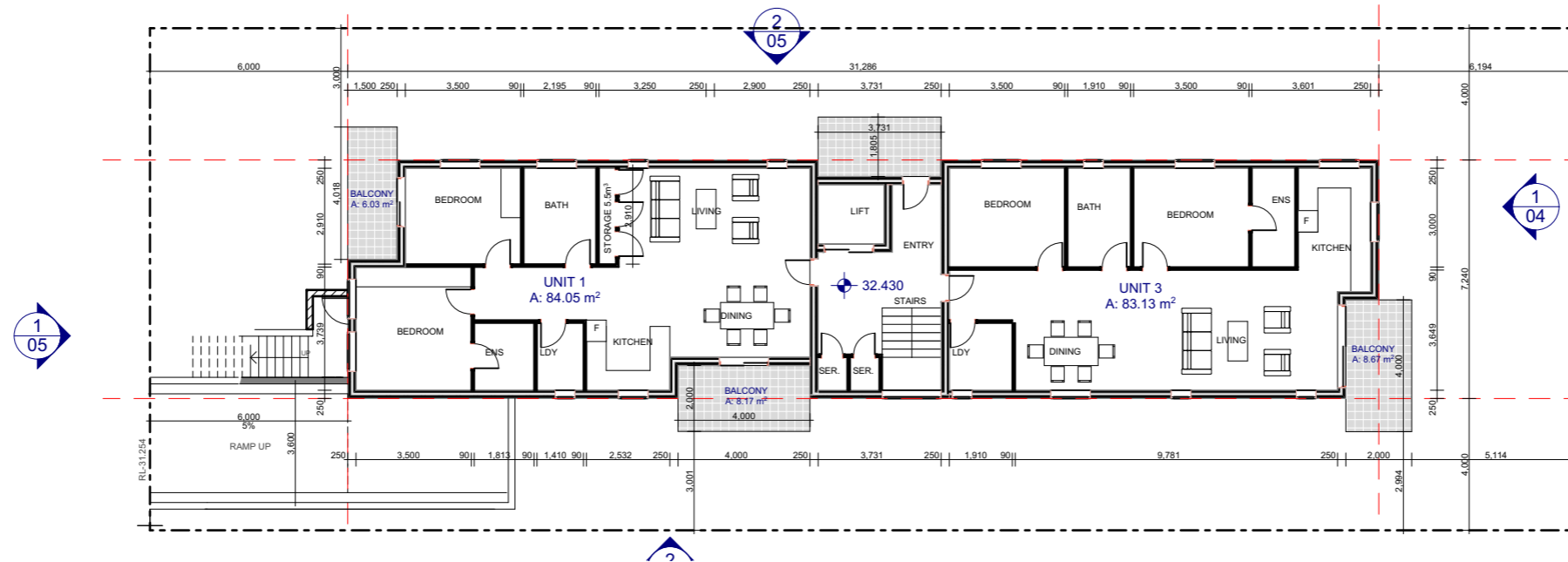
SIDE ELEVATION- EAST



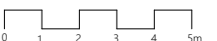
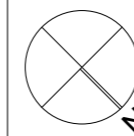
LONG SECTION

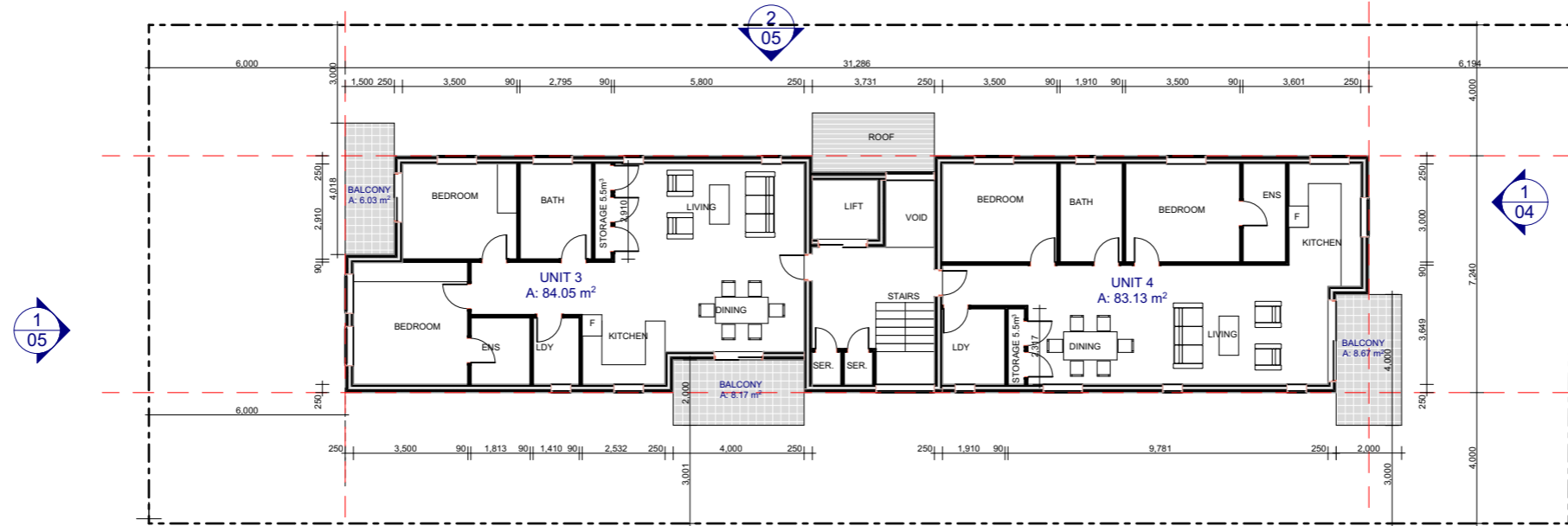


1 BASEMENT: 39- 41 Claremont Street
- 1:200

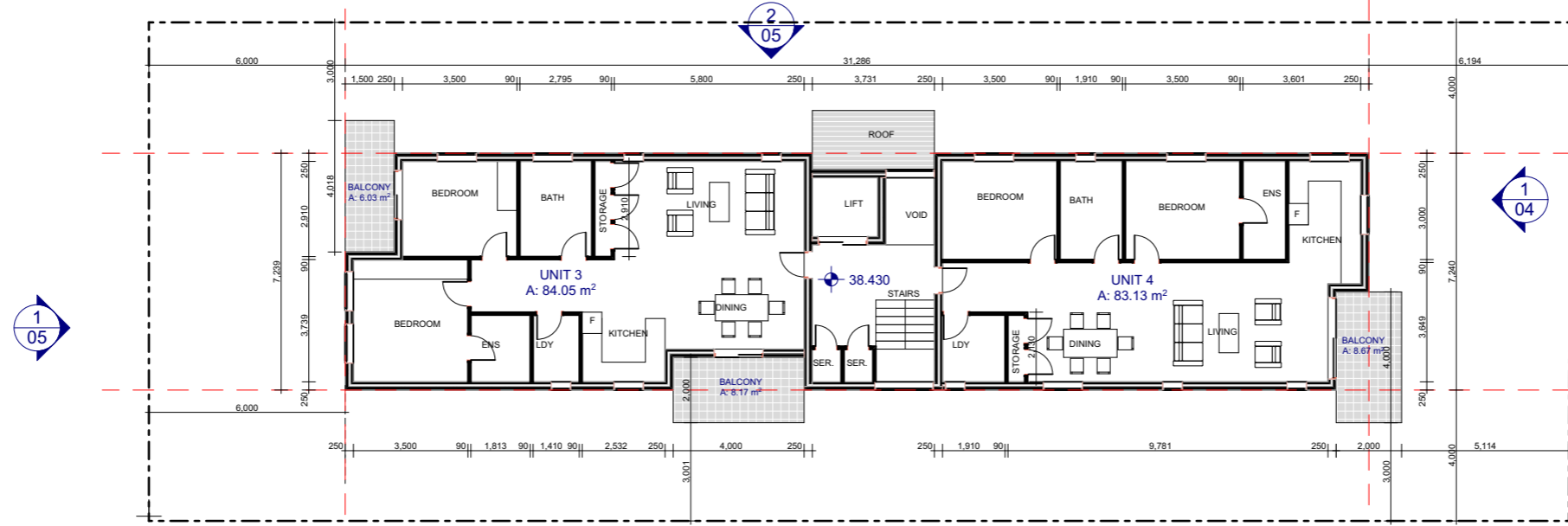


2 GROUND: 39- 41 Claremont Street
- 1:200

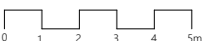
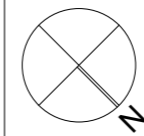


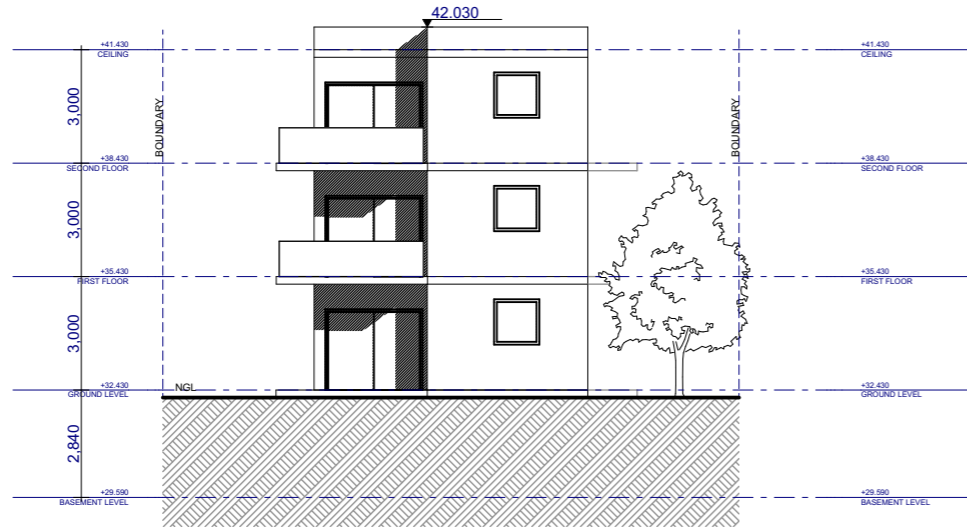


1
- FIRST: 39- 41 Claremont Street
1:200

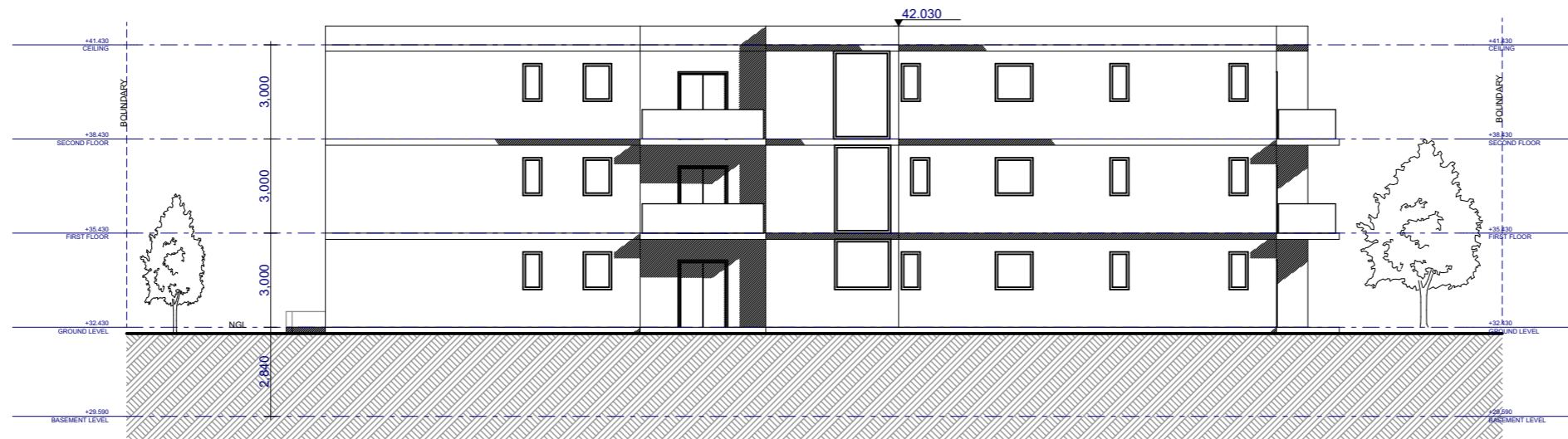


2
- SECOND: 39- 41 Claremont Street
1:200

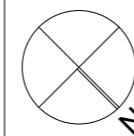


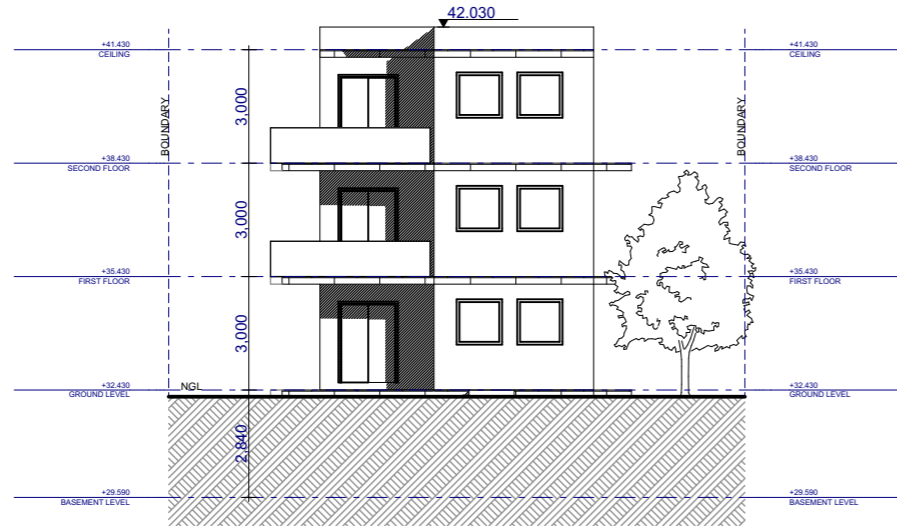


1	39- 41 CLAREMONT STREET: WEST ELEVATION
-	1:200

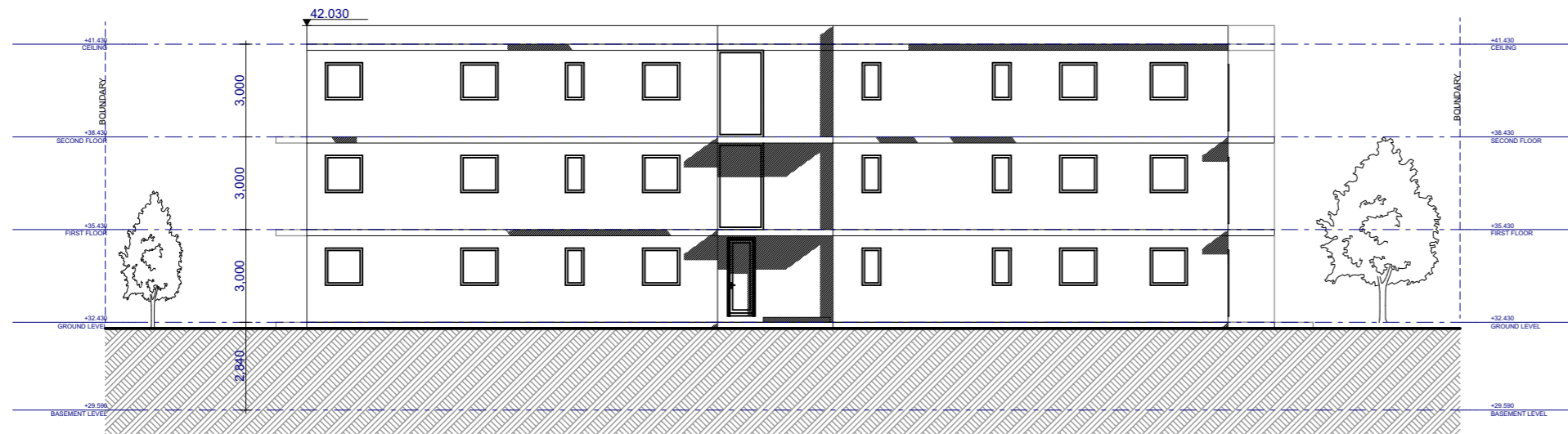


2	39- 41 CLAREMONT STREET: NORTH ELEVATION
-	1:200

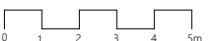
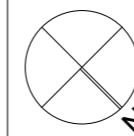




1	39- 41 CLAREMONT STREET:	EAST ELEVATION
-		1:200



2	39- 41 CLAREMONT STREET:	SOUTH ELEVATION
-		1:200



Boarding House – Plan of Management

37 Claremont Street, Campsie

14 September 2021

1. Introduction

The plan of management is for the operation of the boarding house at 37 Claremont Street, Campsie. The boarding house contains 22 rooms including a manager's room and a basement carpark containing 11 x car spaces (including 1 x accessible space and 1 x shared space), 5 x bicycle spaces, and 5 x motorcycle spaces.

2. Accommodation

The boarding house has the capacity to accommodate up to 41 lodgers and one manager with 2 x accessible single rooms (17.7m² – 24.7 m²) and 20 x double rooms (18.3m² – 22.8m²) plus one managers residence. The rooms contain internal kitchens and bathroom.

The boarding house includes communal room at the ground floor level being 58.6m² and there is a communal open space at the ground floor being 100m² within the north-eastern corner of the building.

The boarding house includes 2 x accessible rooms on the ground floor that have a continuous path of travel from Claremont Street.

3. Parking

The boarding house has a basement parking area accessed from Claremont Street containing 11 x car spaces (including 1 x accessible space and 1 x shared space), 5 x bicycle spaces, and 5 x motorcycle spaces.

The manager will be responsible to ensure that the parking of cars, motorcycles and bicycles to ensure the correct use of the dedicated parking areas.

4. Share Car

Car space number 5 shall be allocated to a share car that is owned and operated by the boarding house. The boarding house manager is responsible for the booking and allocation of the share car to tenants of the boarding house only.

5. Management

Pursuant to clause 30(e) of SEPP – ARH 2009 the boarding house will have an in-house manager. The manager will be appointed and responsible for the operation, administration and emergency management, complaints register and implementation of an evacuation plan.

The responsibilities of the boarding house manager are:

- i. Selection of tenants, assessment of tenant eligibility and administration of the tenancy agreements.
- ii. A hard copy of this Plan is to be provided to each new boarder upon arrival. Failure to adhere may result in cessation of occupation.
- iii. An accommodation register will be maintained by the Resident Manager providing details of all occupants, length of stay and payment details.
- iv. Each boarder is to sign an Occupancy Agreement and House Rules Agreement and the minimum term is 3 months.
- v. Upon arrival boarders are to be issued with an information sheet. The information sheet will provide information about the premises as well as a note that there is residential development adjoining the property and that boarders need to take the neighbours' interests into account when leaving and entering.
- vi. Ensure the maximum number of lodgers in each room/boarding house is not exceeded.
- vii. Administration and distribution of the house rules.
- viii. Ensure the house rules are fixed in each room and the communal room.
- ix. Ensure all lodgers are familiar with fire safety procedures including the location of fire extinguishers, evacuation procedures and assembly areas.
- x. Ensure fire safety inspections are undertaken annually and that the fire safety equipment is working.
- xi. Manage the cleaning of the common areas and rooms.
- xii. Manage waste collection including the provision of waste bins in each room and collection of waste from the waste storage area on the ground floor.
- xiii. Provide Managers contact details to all lodgers and Council.
- xiv. Manage a complaints register and incident report register. The manager is responsible for recording any complaints in a complaints register ("the Complaints Register") which is to be available to surrounding neighbours and Council upon request. The Complaints Register shall detail how and when any complaints are dealt with. The Complaints Register will contain:
 - a. Complaint date and time;
 - b. Name of person/police/council making the complaint;
 - c. Contact details;
 - d. Nature of the complaint;
 - e. Action taken (by whom and when); and
 - f. Outcome and/or further action required.

Action will be taken by the manager within 24 hours of notification. The Complaints Register is to be made available to Police and Council upon request.

- xv. A letter shall be provided to the surrounding properties on commencement of the boarding house and on an annual basis providing contact details of the boarding house manager including phone number and email address.
- xvi. The manager will be available during business hours 9.00am to 6.00pm, Monday to Saturday, to deal with any complaints as to the operation and management of the premises. An after-hours phone number is to be provided, with such phone number being publicly available.

6. Boarder Identification

The manager requires photo ID (eg: typically either passport or driver's licence) from each boarder.

Where the person is an Australian and does not hold a drivers licence then alternative ID which may not hold a photo can be accepted.

7. Use of Boarding Rooms

The boarding rooms shall be used for residential purposes only with a maximum of 1 – 2 lodger per room.

The following management provisions apply to the rooms:

- i. No visitors are permitted on the premises after 10pm or before 7am. No keys are to be provided to visitors without permission of management.
- ii. Lodgers shall not contribute to excessive noise or unruly behavior. Unruly behavior may result in termination of the occupancy agreement.
- iii. Rooms and the common areas shall be kept clean and hygienic at all times. The bins are to be emptied by the lodgers within the garbage rooms/chute as required.
- iv. Illegal substances are not permitted on the premises. Any lodger found to be supplying or in the possession of illegal substance will have their occupancy agreement terminated.
- v. No pets are permitted on the premises or boarding rooms without written approval of management.
- vi. Rooms will be made available for inspection upon notice from management.

8. Room Furnishing

Rooms will be furnished with the following items:

- i. The rooms have been sized to accommodate either a single or double bed.
- ii. A lockable cupboard for each lodger accommodating clothes, linen and

- person items.
- iii. Mirror.
- iv. A desk (900mm x 600mm) and lamp for each lodger.
- v. Waste container.
- vi. Blinds or curtains on each window for privacy.
- vii. Telephone line and telephone.

Kitchenette facilities will include:

- i. A sink with running hot and cold water.
- ii. 1 microwave.
- iii. 1 refrigerator.
- iv. Overhead cupboards and below bench cupboards.
- v. Bench top space.

Bathrooms will include:

- i. Shower with running hot and cold running water.
- ii. Washbasin with hot and cold running water.
- iii. Mirror.
- iv. Toilet.

Common room facilities will include:

- i. Couch and coffee table.

Laundry:

- i. Basement level containing washer/dryers and sinks.

9. Use of Communal Areas

The common room and open space are to be kept clean and tidy at all times. The hanging of clothes, towels or any other personal item in the common areas outside of the drying area will not be permitted.

The use of the common room for social gatherings will require approval from the manager. No external music is to be played at any time in the open space area.

The communal room and open space area shall not be used past 10pm, 7 days per week.

10. Safety and Security

Lodgers are responsible for ensuring the access from Claremont Street is locked at all times.

A key/swipe card will be issued to all boarders with no additional keys/cards to be issued to visitors without approval from the manager.

11. Waste Management

Each room shall contain a waste bin. The lodger is responsible to ensure the bin is emptied in the waste storage area at each level.

The waste storage area will include waste and recycling bins and the lodger is responsible for the separation of the waste and recycling materials.

The waste and recycling materials will be stored in 240 litre bins within the ground floor garbage storage area. The manager is responsible for taking the bins to and from the street on collection day.

12. Maintenance and Cleaning

Pest control by a professional contractor shall be carried out at least once a year.

The rooms, common areas, communal room and communal courtyard are to be professionally cleaned by a contractor at least once per week.

13. Damage

Any damage to or the breakdown of any facility, fixture or equipment is to be report to the boarding house manager.

14. Fire Safety/Certification

A copy of the annual fire safety compliance statement shall be displayed in a prominent location. Essential fire safety measures are to comply with the *Environmental Planning and Assessment Regulation 2000*

Mattresses, curtains and furniture will be of materials that resist the spread of fire, and limit the generation of smoke and heat.

An evacuation plan must be clearly displayed in each boarding room and common room. A floor plan must be permanently fixed to the inside of the door of each boarding room to indicate the available emergency egress routes from the respective sleeping room.

The manager's contact phone number must be clearly displayed at the entrance of the premises and in each boarding room. Other emergency contact details (police, fire ambulance) as well as utility information (gas, electricity, plumbing) are to also be clearly visible in each boarding room.

Annual certification of Fire Safety Equipment and preparation of the Form 15a is carried out by a fire safety consultant. Annual certification required of any of the equipment is to be overseen by the owner.

15. Noise Management Plan

A noise management plan is to be implemented in accordance with the requirements contained within Part 6.6 of the Acoustic Assessment Report prepared by Acoustic, Vibration Noise Pty Ltd.

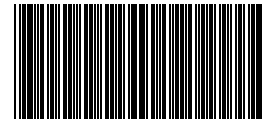
16. Tenancy Agreements

All tenants must enter into a residential agreement in accordance with the Rental Tenancies Act 2010. The boarding house manager will be responsible for the administration of the agreements.

The minimum lease period will be 3 months.



Filed: 28 September 2021 10:35 AM



D0001H2EOA

Section 34 Agreement

COURT DETAILS

Court	Land and Environment Court of NSW
Division	Class 1
Registry	Land and Environment Court Sydney
Case number	2020/00070316

TITLE OF PROCEEDINGS

First Applicant	Malek Danawe
First Respondent	Canterbury-Bankstown Council ABN 45985891846

FILING DETAILS

Filed for	Canterbury-Bankstown Council, Respondent 1
Legal representative	Mark Francis Bonanno
Legal representative reference	
Telephone	02 9707 9266

ATTACHMENT DETAILS

In accordance with Part 3 of the UCPR, this coversheet confirms that both the Lodge Document, along with any other documents listed below, were filed by the Court.

Section 34 Agreement (Section 34 with Conditions Final Executed.pdf)

[attach.]

Form A (version 2)

AGREEMENT BETWEEN THE PARTIES
SECTION 34(3) LAND & ENVIRONMENT COURT ACT 1979

COURT DETAILS

Court	Land and Environment Court of NSW
Division	Class 1
Registry	Land and Environment Court Sydney
Case number	2020/00070316

TITLE OF PROCEEDINGS

First Applicant	Malek Danawe
First Respondent	Canterbury-Bankstown Council ABN 459 858 948 46

FILING DETAILS


Filed for	Malek Danawe, applicant
Legal representative	Malek Danawe, Danawe Lawyers
Contact name and telephone	Malek Danawe, 02 8937 0817
Contact email	mdanawe@danawelawyers.com.au

TERMS OF AGREEMENT

1. The Court notes that the parties have agreed as to the terms of a decision in the proceedings that would be acceptable to the parties (being a decision that the Court could have made in the proper exercise of its functions).
2. The Court, exercising under s 39(2) of the *Land and Environment Court Act 1979* the function of Canterbury-Bankstown Council as the relevant consent authority under cl 55(1) of the *Environmental Planning and Assessment Regulation 2000*, agrees to the applicant amending the Development Application No. DA 515/2018 by amending the Plans Issue E
3. The Court notes that:
 - (a) That the applicant has amended the application with the consent of Canterbury-Bankstown Council,
 - (b) the applicant has lodged the amendments to the development application on the NSW planning portal on 17 September 2021, (reference PAN 1460090) to which the Respondent Council has agreed.
 - (c) The applicants filed a copy of the amended Development Application No. DA 515/2018 on 16 September 2021
4. The terms of the decision as agreed by the parties are as follows:
 - (a) The appeal is upheld.
 - (b) Development Application Number DA 515/2018 for demolition of existing structures and construction of a three-storey boarding house containing 22 boarding rooms (including 1 manager's room) and one basement level containing carparking with 11 car spaces and 5 motorcycles spaces on Lot 16 in Deposited Plan 4357 otherwise known as 37 Claremont Street, Campsie is approved subject to the conditions in Annexure "A" to this agreement.
 - (c) The Applicant is to pay the Council's costs thrown away as a result of the amended plans in the agreed sum of \$2,000 pursuant to section 8.15(3) of the *Environmental Planning and Assessment Act 1979*
5. Pursuant to section 34(3)(a) and (b) of the *Land and Environment Court Act NSW 1979*, the parties request the Commissioner to dispose of the proceedings in accordance with the terms of the decision set out in paragraph 2 above.

SIGNATURES

Applicant

Signature of legal representative  _____

Capacity Solicitor

Date of signature 20/09/2021

Respondent

Signature of legal representative  _____

Capacity Solicitor

Date of signature 20/09/2021

Annexure A

DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF CONSENT

Development Application No: DA515/2018

Development: **Demolition of all existing structures and construction of a three-storey boarding house development accommodating a total of 22 boarding rooms (including 1 Manager's room), a communal room and basement car parking**

Site: **Lot 16 DP 4357 known as 37 CLAREMONT STREET CAMPSIE**

The above development application has been determined by the granting of consent subject to the conditions specified in this consent.

Date of determination:

Date from which consent takes effect: Date on which the consent is registered on the NSW Planning Portal

TERMINOLOGY

In this consent:

- (a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- (b) Any reference to the "applicant" means a reference to the applicant for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- (c) Any reference to the "site", means the land known as Lot 16 DP 4357 known as 37 CLAREMONT STREET CAMPSIE

.

The conditions of consent are as follows:

- 1) The proposal shall comply with the conditions of Development Consent. A Construction Certificate shall not be issued until the plans and specifications meet the required technical standards and the conditions of this Development Consent are satisfied.

- 2) Development shall take place in accordance with Drawings as listed in the table below, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.

Drawing No.	Drawing Title	Rev	Dated	Prepared by
DWG 1	Roof/ Site Plan	E	November 2020	Invision Design
DWG 2	Ground Floor and Basement	E	9 June 2021	Nuovo Design Studio
DWG 3	First and Second Floor	E	November 2020	Invision Design
DWG 4	Elevations and Finishes Schedule	E	November 2020	Invision Design
DWG 5	Sections	E	November 2020	Invision Design
C01	Sediment and Erosion Control Plan	C	1 December 2020	Leading Engineers
L-01 B and	Landscape Plan	B	26 August 2010	Site Design Studios
L-02 B	Planting Plan	B	26 August 2010	Site Design Studios
1160591M	BASIX Certificate	-	15 September 2021	Greenworld Architectural Drafting

- 3) Prior to the issue of the construction certificate the Applicant is to submit to Council for approval an updated landscape plan which is amended to be consistent with the approved architectural plans. All aspects of the amended landscaping must be completed except where amended by the conditions of consent. The landscaping and deep soil areas are to be maintained at all times to the Council's satisfaction.
- 4) A Landscape maintenance schedule for a period of 12 months is to be applied to this development. During this maintenance period, the landscaping must be maintained in accordance with the details specified on the submitted landscape plan.
- 5) The development shall be constructed and operated in a manner that ensures compliance with the definition of 'boarding house' as contained in Canterbury Local Environmental Plan 2012.
- 6) The boarding house must be designed, constructed and operated in accordance with:
- *Local Government (General) Regulation 2005, Schedule 2, Part 1 Standards for places of shared accommodation;*

- *Boarding Houses Act 2012*; and
- *Boarding Houses Regulation 2013*.

- 7) The boarding house must be registered with NSW Fair Trading within 28 days, where an operator/proprietor takes over an existing, or begins operating a new, registrable boarding house.

Council will carry out initial inspection within the first twelve (12) months and on-going inspections in accordance with the Boarding Houses Act 2012, subject to payment of inspection fees as detailed in Council's Fees and Charges schedule.

- 8) Subdivision of the boarding house is not permitted.
- 9) All service and utility elements such as air conditioning, communal antennas and clothes drying area must be integrated into the design and screened from public view.
- 10) Intercom, code or card locks or similar must be installed at main entries to the building to control access.
- 11) No approval is granted for the siting of any substation on the site. A modification application must be lodged to Council if a substation is required. Any such application must demonstrate how the structure/ facility will be integrated into the design of the building without relying on the front setback area.
- 12) Any required fire hydrants, boosters and other services must be contained within cabinets using materials and colours from the approved external finishes and shall not impede on the approved landscaped areas.
- 13) The proposed development shall comply with the recommendations of the Acoustic Report prepared by Acoustic, Vibration & Noise Pty Ltd dated 26 November 2018 are to form part of this consent.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

Prior to the release of a Construction Certificate the following conditions MUST be satisfied and nominated fees/contributions/bonds paid:

- 14) The Certifying Authority must ensure that any certified plans forming part of the Construction Certificate are not inconsistent with this Development Consent and accompanying plans.

- 15) The approved development plans shall be amended as follows and provided to the Principal Certifying Authority prior to the issue of any Construction Certificate:
 - a) The location of all service and utility facilities such as air conditioning units, antennas, clothes drying areas and hot water systems are to be decided prior to the issuing of a Construction Certificate. The facilities are to be integrated within the design of the building and are to be screened from public view. Details of the location of these facilities are to be shown on plans prior to the issuing of a Construction Certificate.
- 16) An amended landscape plan to address the issues outlined below is to be submitted to Council or certifier prior to the issue of the Construction Certificate;
 - Please provide an alternative propose tree planting list that will add to the local area biodiversity. This can include trees/ planting from the Canterbury Development Control Plan 2012 Native Planting Guide B2.5.1
- 17) All fencing and retaining walls located on a property boundary and constructed within the Tree Protection Zone of any tree or protected vegetation on private property and Council owned or managed land, including nature strip trees, does not result in the damage or cutting of roots 25mm or greater in diameter. Trunks and branches are not to be cut, damaged, or used for supports. Should tree roots, trunks and branches be encountered, posts and footings are to be relocated. Masonry fences and walls are to use discontinuous footings within the drip line of such trees and vegetation to bridge over tree roots and to provide sufficient clearance to ensure healthy plant growth, maintain plant stability, and prevent any damage to the structure occurring.
- 18) Stormwater drainage from the development shall be designed so as to comply with Council's Canterbury Development Control Plan 2012 Part B5 and the requirements of the BASIX Certificate (where applicable). A final detailed stormwater drainage design shall be prepared by a qualified Professional Civil Engineer in accordance with the above requirements and shall generally be in accordance with the concept stormwater plan No. C01 (Rev C) prepared by Leading Engineers and dated 01/12/2020. The final plans shall be certified by the design engineer that it complies with Council's Canterbury Development Control Plan 2012 Part B5, the BASIX Certificate and the relevant Australian Standards.
- 19) Documentary evidence of Sydney Water's approval of the proposed connection to its drainage system is required to be submitted to the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate. All conditions imposed by Sydney Water shall be strictly complied with and incorporated into the approved drainage plan.
- 20) All the tree supply stocks shall comply with the guidance given in the publication *Specifying Trees: a guide to assessment of tree quality* by Ross Clark (NATSPEC, 2003).
- 21) All scheduled plant stock shall be **pre-ordered**, prior to issue of Construction Certificate or 3 months prior to the commence of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. Written confirmation of the order shall be provided to Council's Landscape Architect (Contact

- no: 9707 9000), prior to issue of any Construction Certificate. The order confirmation shall include name, address and contact details of supplier; and expected supply date.
- 22) An automatic watering system is to be installed in common areas at the applicant's cost. Details including backflow prevention device, location of irrigation lines and sprinklers, and control details are to be communicated to Council or certifier prior to the issue of the Construction Certificate. The system is to be installed in accordance with the manufacturer's specification and current Sydney Water guidelines.
 - 23) Ground floor rooms in the boarding house are to be accessible to a person who uses a wheelchair and must comply with all relevant requirements of AS1428.1 and the Disability (Access to Premises – Buildings) Standards 2010.
 - 24) The proposed development must be constructed and provided to comply with all applicable provisions as outlined in AS1428.1, AS1735.14 and the Disability (Access to Premises – Buildings) Standards 2010.
 - 25) An updated Essential Fire Services Statement shall be submitted to the Principal Certifying Authority with the lodgement of the Construction Certificate for approval.
 - 26) A photographic survey must be prepared of the adjoining properties at 35 Claremont Street, Campsie and 39 Claremont Street, Campsie, detailing the physical condition of those properties, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items, shall be submitted to the Principal Certifying Authority and Canterbury Bankstown Council if Council is not the Principal Certifying Authority, prior to the issue of the relevant Construction Certificate. On completion of the excavation and building works and prior to the occupation of the building, a certificate stating to the effect that no damage has resulted to adjoining premises is to be provided to the Principal Certifying Authority and Canterbury Bankstown Council if Council is not the Principal Certifying Authority. If damage is identified which is considered to require rectification, the damage shall be rectified or a satisfactory agreement for rectification of the damage is to be made with the affected person(s) as soon as possible and prior to the occupation of the development. All costs incurred in achieving compliance with this condition shall be borne by the persons entitled to act on this Consent.
 - 27) A dilapidation report prepared by an accredited engineer, detailing the structural adequacy of the adjoining properties at 35 Claremont Street, Campsie and 39 Claremont Street, Campsie, and their ability to withstand the proposed excavation, and any measures required to be incorporated into the work to ensure that no damage will occur during the course of the works, shall be submitted to Council, or the Principal Certifying Authority prior to the issue of a Construction Certificate. All costs to be borne by the applicant.
 - 28) The landscape plan shall include the provision for the replacement of all boundary fencing. A new 1.8m fence is to be erected along all side and rear boundaries of the subject allotment at full cost to the developer with the concurrence of the affected neighbour. The colour of the fence is to complement the development and the fence is to be constructed of lapped and capped timber paling, sheet metal or other suitable material unless the type of material is stipulated in any flood study prepared for the site. The selection of materials and colours of the fence is to be determined in consultation with the adjoining property owners. Fencing forward of the building line shall be no higher than 1.2m.

- 29) Approval in accordance with Council's Tree Preservation Order (TPO) is granted to lop or remove only the trees identified to be lopped or removed on the approved plans that are on the subject site or on Council's land. Separate approval shall be obtained to prune or remove trees on adjoining properties or other trees located on the site. Failure to comply with Council's TPO may result in a fine of up to \$100,000.
- 30) The Council Approved building plans, including demolition plans, must be submitted to Sydney Water for assessment. This will determine if the proposed structure(s) would affect any Sydney Water infrastructure or if there are additional requirements. Building plan approvals can be submitted online via Sydney Water Tap in™.

Please refer to www.sydneywater.com.au/tapin

For Sydney Water's Guidelines for building over or next to assets, visit www.sydneywater.com.au 'Plumbing, building & developing' then 'Building Plan Approvals' or call 13000 TAPIN.

Prior to release of a construction certificate Sydney Water must issue either a Building Plan Assessment letter which states that your application is approved, or the appropriate plans must be stamped by a Water Servicing Coordinator.

- 31) A Construction Certificate shall not be issued until written proof that all bonds, fees and/or contributions as required by this consent have been paid to the applicable authority.
- 32) A long service levy payment which is 0.35% of the total cost of the work is to be paid to the Building and Construction Industry Long Service Payments Corporation.
- 33) The removal or lopping of any trees on neighbouring private properties is not approved as part of this application. A separate application must be made to the Council with the consent of the relevant owners to enable any tree lopping or removal from neighbouring properties.
- 34) This condition has been levied on the development in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and in accordance with Canterbury Development Contributions Plan 2013, after identifying the likelihood that this development will require or increase the demand on public amenities, public services and public facilities in the area.

The amount of the contribution (as at the date of this consent) has been assessed as **\$289, 629.28** The amount payable is based on the following components:

Contribution Element	Contribution
----------------------	--------------

2013	
• Community Facilities	\$26, 197.64
• Open Space and Recreation	\$256, 057.33
• Plan Administration	\$7, 374.31

Note: The contributions payable may be adjusted, at the time of payment, to reflect Consumer Price Index increases (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

The contribution is to be paid to Council in full prior to the release of the Construction Certificate, (or for a development not involving building work, the contribution is to be paid to Council in full before the commencement of the activity on the site) in accordance with the requirements of the Contributions Plan.

- 35) Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on the approved plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.
- 36) An all-weather pavement shall be designed to withstand the anticipated wheel loads for all areas subjected to vehicular movements. Internal pavements specification prepared and certified by all qualified professional Civil Engineer to comply with the relevant Australian Standards, shall be submitted to the Principal Certifying Authority (PCA) for approval prior to the issue of a construction certificate.
- 37) The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "regional road", with every effort to avoid school zones on public roads. The applicant shall nominate the route for approval by Council prior to commencement of any work on the site. An Agreement to Council's satisfaction, signed by the applicant/owner specifying the approved route and acknowledging responsibility to pay Council for damages to public property adjacent to the site shall be lodged with Council prior to release of any Construction Certificate. All damage must be rectified upon completion of work.
- 38) A Work Permit shall be applied for and obtained from Council for the following engineering works in front of the site, at the applicant's expense:
 - a) A **medium** duty VFC of a maximum width of 3 metres at the property boundary.
 - b) Concrete footway paving along the site's entire frontage.
 - c) Concrete kerb and gutter along the site's entire frontage.
 - d) Removal of all driveway surfaces, reinstatement of laybacks to kerb and gutter and reshaping of the footway, all associated with redundant VFCs.
 - e) Repair of any damage to the public road including the footway occurring during development works.
 - f) Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the approved Work Permit. Adjustment or relocation to any public utility services shall be carried out to the requirements of the public utility authority.

Note: As a site survey and design is required to be prepared by Council in order to determine the necessary information, payment for the Work Permit should be made at least twenty one (21) days prior to the information being required and must be approved prior to the issue of the Construction Certificate.

- 39) The vehicular access and parking facilities shall be in accordance with Australian Standard AS 2890 parking series. In this regard, the submitted plans must be amended to address the following issues:
- a) The finished levels within the property must be adjusted to ensure that the levels at the boundary comply with those issued by Council for the full width of the vehicle crossing. The longitudinal profile must comply with the Ground Clearance requirements of *AS/NZS 2890.1-2004*.
 - b) The driveway grades shall be in accordance with Australian Standard AS 2890.1 "Off-street Parking Part 1 - Carparking Facilities". Note: The gradient of the vehicular access must not exceed 1 in 20 (5%) for the first 6000 mm inside the property boundary in accordance with Clause 3.3(a) of *AS/NZS 2890.1: 2004*.
 - c) A minimum of 2200mm Headroom must be provided throughout the access and parking facilities. Note that Headroom must be measured to the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors.
 - d) The car parking facilities must be appropriately line marked and signposted in accordance with the requirements of Section 4 of *AS/NZS 2890.1-2004*.
 - e) Minimum lines of sight for pedestrian safety must be provided in accordance Figure 3.3 of *AS/NZS 2890.1:2004*.

43) As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993, Council requires that prior to any Construction Certificate for this development being issued, evidence of lodgement of an application for a Works Permit and or a Roadway/Footpath Building Occupation Permit shall be obtained where one or more of the following will occur, within, on or over the public footway or public road:

A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS

WORKS REQUIRING A 'WORKS PERMIT'

- a) Dig up, disturb, or clear the surface of a public footway or public road,
- b) Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road,

- c) Connect a road (whether public or private) to a classified road,
- d) Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road,
- e) Install utilities in, under or over a public road,
- f) Pump water into a public footway or public road from any land adjoining the public road,
- g) Erect a structure or carry out a work in, on or over a public road
- h) Require a work zone on the public road for the unloading and or loading of vehicles
- i) Pump concrete from within a public road,
- j) Stand a mobile crane within a public road
- k) Store waste and recycling containers, skips, bins and/or building materials on any part of the public road.
- l) The work is greater than \$25,000.
- m) Demolition is proposed.

Assessment of Works Permits (a to e) includes the preparation of footway design levels, vehicular crossing plans, dilapidation reports and issue of a Road Opening Permit.

All proposed works within the public road and footway shall be constructed under the supervision and to the satisfaction of Council. The applicant/developer shall arrange for necessary inspections by Council whilst the work is in progress.

For commercial or multi-unit residential developments within the designated CBD or an urban village area, footway design and construction and street tree supply, installation and tree hole detailing shall be as per the Council master plan for that area. Full width footways are to be supplied and installed at full cost to the developer to specification as supplied by Council. Detailed pavement plan are to be submitted to Council for approval prior to the issue of the Works Permit.

All Council fees applicable, minimum restoration charges and inspection fees shall be paid prior to the assessment of the Work Permit in accordance with Council's adopted fees and charges. Note: Additional fees after approval will be charged where the Work Permit requires occupation of the Road or Footpath i.e. Hoardings, Work Zones etc.

In determining a Works Permit, Council can impose conditions and require inspections by Council Officers.

Part of any approval will require the person or company carrying out the work to carry public liability insurance to a minimum value of ten million dollars. Proof of the policy is to be provided to Council prior to commencing any work approved by the Work Permit including the Road Opening Permit and must remain valid for the duration of the works.

The commencement of any works on public land, including the footway or public road, may incur an on the spot fine of not less than \$1100 per day that work continues without a Works Permit and/or a Roadway/Footpath Building Occupation Permit.

All conditions attached to the permit shall be strictly complied with prior to occupation of the development. Works non-conforming to Council's specification (includes quality of workmanship to Council's satisfaction) shall be rectified by the Council at the applicant's expense.

- 40) Where rock anchors or other temporary retaining measures are to encroach on adjoining properties, including the roadway, the Principal Certifying Authority must ensure that the permission of the relevant landowner has been obtained. In this regard a copy of the owner's consent for private property and Section 138 Approval pursuant to the Roads Act for roads must be provided to the Principal Certifying Authority prior to the issue of a Construction Certificate.
- 41) The pump out drainage system for the access ramp and basement car parking area shall be provided in accordance with Council's Canterbury Development Control Plan 2012 Part B5. The Engineer must design the Pump out system in accordance with Australian Standards AS3500.3. Engineering details and specifications shall be submitted to the Principal Certifying Authority (PCA) for approval prior to the issue of any Construction Certificate. Engineering details and manufacturers specifications for the pumps, switching system and sump pit shall be submitted to the Principal Certifying Authority (PCA) for approval prior to issue of any Construction Certificate.
- 42) If any neighbouring properties or roadway are to be utilised for support, the legal rights of any adjoining properties must be respected including for temporary supports. In this regard the written permission of the affected property owner must be obtained and a copy of the owner's consent for temporary rock anchors or other material in adjacent lands must be lodged to Canterbury Bankstown Council prior to the issue of a Construction Certificate.

Temporary rock anchors are rock anchors that will be de-stressed and removed during construction. All other rock anchors are permanent rock anchors for the purposes of this Consent.

Council will not permit permanent rock anchors in adjacent private lands unless they are specifically permitted in a Development Consent.

Where temporary anchors are proposed to be used, an Application must be made to Canterbury Bankstown Council for approval under Section 138 of the Roads Act 1993, via a Road Works Permit application. The submission would need to be supported by an engineering report prepared by a suitably qualified Structural Engineer, with supporting details addressing the following issues:

- Demonstrate that any structures within the road reserve are of adequate depth to ensure no adverse impact on existing or potential future service utilities in the road reserve.
- All existing services must be shown on a plan and included on cross sectional details where appropriate.

- Demonstrate how the temporary anchors will be removed and replaced by full support from structures within the subject site by completion of the works.
 - The report must be supported by suitable geotechnical investigations to demonstrate the efficacy of all design assumptions.
- 43) The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance, aisle widths, aisle lengths, and parking bay dimensions shall be in accordance with the Australian Standard AS 2890 parking series.
- 44) Prior to the issue of any Construction Certificate for this development, the applicant must obtain approval from Council's Traffic Section for a Site, Pedestrian and Traffic Management Plan (SPTMP). This Plan must address the measures that will be implemented for pedestrian safety and traffic management as specified below.

A PRIVATE CERTIFIER CANNOT APPROVE YOUR SITE, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN

This plan shall include details of the following:

- a) Proposed ingress and egress points for vehicles to and from the construction site;
- b) Proposed protection of pedestrians, adjacent to the constructions site;
- c) Proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- d) Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the construction period;
- e) Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc. are required to be displayed and shall be in accordance with Council's and the NSW Roads and Maritime Services requirements and AS1742.3
- f) Proposed route for transportation of bulk and excavation materials to and from the development site.

The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "State Road" via "Regional Roads", with every effort to avoid school zones on public roads. Alternate longer routes will only be considered in order to bypass school zones during school zone hours. If school zones cannot be avoided **no heavy construction vehicle movements are to arrive or depart the site during signposted school zone periods 8:00am - 9:30am and 2:30pm - 4:00pm on school days.**

An Agreement to Council's satisfaction, signed by the applicant/owner specifying the approved route and acknowledging responsibility to pay Council to rectify damages to public property adjacent to the site as a consequence of building works shall be lodged with Council prior to release of any Construction Certificate. Damage will be rectified as required by Council to remove unsafe conditions. All damage must be rectified upon completion of work to the satisfaction of Council.

The approved Site, Pedestrian and Traffic Management Plan is to be implemented prior to the commencement of any works on the construction site.

- 45) A vacant land charge form must be submitted, and all domestic garbage and recycling bins removed before an application for a Construction Certificate (CC) is submitted. The application must include confirmation from Council's Waste Operations Unit that all bins have been removed.
- 46) A design certificate and detailed plans are to accompany any Construction Certificate (CC) application which demonstrate that a bulky waste storage area has been provided and designed to be constructed in accordance with the following requirements:
 - a. Concrete floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting.
 - b. The floors must be finished so that is non-slip and has a smooth and even surface.
 - c. The walls must be constructed of solid impervious material.
 - d. The room is to be integrated within the building, a minimum 2.7m unobstructed room height is required in accordance with the Building Code of Australia;
 - e. The ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned.
 - f. Walls, ceiling and floors must be finished in a light colour.
 - g. Is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.
 - h. A self-closing door openable from within the room.
 - i. Must be constructed to prevent the entry of birds and vermin.
 - j. Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room.
 - k. Any doorways and travel paths must be 2m wide.
 - l. Designed to a minimum size of 4m²
- 47) A design certificate and detailed plans are to accompany any Construction Certificate (CC) application which demonstrate that the waste storage room has been designed to be constructed in accordance with the following requirements:
 - a. Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting.
 - b. The floors must be finished so that is non-slip and has a smooth and even surface.
 - c. The room is to be integrated within the building, a minimum 2.7m unobstructed room height is required in accordance with the Building Code of Australia;
 - d. The walls must be constructed of solid impervious material.
 - e. The ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned.
 - f. Walls, ceiling and floors must be finished in a light colour.
 - g. Is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.
 - h. A self-closing door openable from within the room.
 - i. Must be constructed to prevent the entry of birds and vermin.
 - j. Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room.
 - k. Any doorways must be 1.5m wide.

I. Designed to fit:

- 7x 240L garbage bins (collected weekly)
- 4x 240L recycling bins (collected weekly)
- 1x 240L garden waste bins (collected fortnightly) The room should be signposted 'Waste & Recycling' on the entrance doors.

1. CONDITIONS TO BE SATISFIED PRIOR TO DEMOLITION

48) The demolition of all structures currently existing on the development site must be undertaken, subject to strict compliance with the following:

- The developer is to notify adjoining residents seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite the demolition site.
- Written notice is to be given to Canterbury-Bankstown Council for inspection prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections shall be undertaken by Canterbury-Bankstown Council:

(i) A *precommencement* inspection shall be carried out by Council when all the site works required as part of this consent are installed on the site and prior to demolition commencing.

(ii) A *final* inspection shall be carried out by Council when the demolition works have been completed to ensure that the site is left in a satisfactory manner, in accordance with the conditions of this consent.

Note: Payment of an inspection fee at Council's current rate will be required prior to each inspection. Council requires 24 hours notice to carry out inspections.

Arrangements for inspections can be made by phoning **9707 9410, 9707 9412** or **9707 9635**.

- Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, license number, contact phone number and site address.
- Prior to demolition, the applicant must erect a 2.4m high temporary fence or hoarding between the work site and any public place. Access to the site shall be restricted to Authorised Persons Only and the site shall be secured against unauthorised entry when the building work is not in progress or the site is otherwise unoccupied. Where demolition is to occur within 3m of a public place a Work Permit application for the construction of a Class A or Class B hoarding shall be submitted to Council for approval.
- The demolition plans must be submitted to the appropriate Sydney Water Office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the demolition plans will be stamped indicating that no further requirements are necessary.
- Demolition is to be carried out in accordance with the appropriate provisions of Australian Standard AS2601-2001.

- The hours of demolition work shall be limited to between 7.00am and 5.00pm on weekdays and on Saturdays. No work shall be carried out on Sundays and public holidays.
- Where materials containing asbestos cement are to be removed, demolition is to be carried out by licensed contractors who have current Workcover Accreditation in asbestos removal.
- Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of WorkCover NSW and the NSW EPA 'Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes 2004'.
- Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
- During demolition, the public footway and public road shall be clear at all times and shall not be obstructed by any demolished material or vehicles. The public road and footway shall be swept (NOT hosed) clean of any material, including clay, soil and sand. (NOTE: If required, Council will clean the public road/footway at the applicant's expense). On the spot fines may be levied by Council against the demolisher and or owner for failure to comply with this condition.
- All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footways and the footway shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicle with demolished materials shall occur on site.
- The burning of any demolished material on site is not permitted and offenders will be prosecuted.
- Care shall be taken during demolition to ensure that existing services on the site (ie. sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services shall be repaired by the relevant authority at the applicant's expense.
- Suitable erosion and sediment control measures shall be erected prior to the commencement of demolition works and shall be maintained at all times.
- Prior to the demolition of any building constructed before 1970, a Work Plan shall be prepared and submitted to Council in accordance with Australian Standard AS2601-2001 by a person with suitable expertise and experience. The Work Plan shall outline the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

2. CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

- 49) The building work in accordance with the development consent must not be commenced until:
- a. a construction certificate for the building work has been issued by the council or an accredited certifier, and
 - b. the person having benefit of the development consent has:
 - i. appointed a principal certifying authority for the building work, and

- ii. notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
 - c. the person having the benefit of the development consent, if not carrying out the building work as an owner-builder, has:
 - i. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - ii. notified the principal certifying authority of any such appointment, and
 - iii. unless the person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
 - d. The person having the benefit of the development consent has given at least 2 days' notice to the council of the person's intention to commence the building work.
- 50) Prior to the commencement of work, the builder shall prepare a photographic record of the road reserve which clearly shows its condition prior to works occurring on site. For the entirety of demolition, or construction works, there shall be no stockpiling of building spoil, materials, or storage of equipment on the public road, including the footway and the road reserve shall be maintained in a safe condition at all times. No work shall be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.
- 51) Suitable erosion and sediment control measures shall be erected in accordance with the plans accompanying the Construction Certificate prior to the commencement of construction works and shall be maintained at all times.
- 52) Council warning sign for Soil and Water Management must be displayed on the most prominent point of the site, visible to both the street and site works. The sign must be displayed throughout the construction period.
- 53) Prior to the commencement of work, the applicant must provide a temporary on-site toilet if access to existing toilets on site is not adequate.
- 54) A section 73 compliance certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Make early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and Developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

- 55) Prior to the commencement of work, a fence must be erected around the area of the works, except where an existing 1.8m high boundary fence is in good condition and is capable of securing the area. Any new fencing shall be temporary (such as cyclone wire) and at least 1.8m high. All fencing is to be maintained for the duration of construction to ensure that the work area is secured.

Where the work is located within 3.6m of a public place then a Type A or Type B hoarding must be constructed appropriate to the works proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval prior to the commencement of work.

- 56) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted during and outside normal working hours or when the site is unattended.
- 57) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- a. showing the name, address and telephone number of the principal certifying authority for the work, and
 - b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

- 58) Any waste material is to be transported to an appropriately licensed waste facility by an EPA licensed waste contractor in accordance with relevant NSW EPA guidelines.
- 59) Any excavation works carried out on site should be closely monitored to ensure no signs of potential acid sulfate soil or actual acid sulfate soil are observed. Indicators may include grey to greenish blue clays, unusual gold-yellow mottling or 'rotten egg' odours. If any of these indicators are observed, excavation of the site must be stopped and Council is to be notified immediately. A suitably qualified environmental consultant must be contracted to further assess the site.

Any soils to be excavated and disposed of from the site must be analysed and classified by a suitably qualified environmental consultant, in accordance with relevant NSW EPA guidelines including Part 4 of the 'Waste Classification Guidelines' (NSW EPA, 2014) prior to off-site disposal.

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

- 60) The hours of site works shall be limited to between 7.00am and 5.00pm on weekdays and on Saturdays. No work shall be carried out on Sundays and public holidays.
- 61) No heavy vehicles associated with demolition, construction or the delivery of materials are to arrive or depart the site during active school zone periods (i.e. from 8.00am – 9.30am and 2.30pm – 4.00pm on school days).
- 62) Appropriate measures should be considered for site access, storage and the operation of the site during all phases of the construction process in a manner which respects adjoining owner's property rights and amenity in the locality, without unreasonable inconvenience to the community.
- 63) The building work must be carried out in accordance with the requirements of the Building Code of Australia.
- 64) If groundwater is encountered, it must not be captured by the drainage system of the basement. In this regard the basement must be tanked to at least 1000 mm above measured groundwater levels.
- 65) Prior to the ground floor slab being poured, an identification report by a Registered Surveyor must be submitted to the principal certifying authority verifying that the proposed buildings finished ground floor level and siting to the property boundaries conforms to the approved plans.
- 66) All Civil and Hydraulic engineering works on site must be carried out in accordance with Council's Canterbury Development Control Plan 2012 Part B5. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
- 67) If an excavation extends below the level of the base of the footings of an adjoining building or a building on an adjoining allotment of land, the person causing the excavation to be made:
 - a) if necessary, must underpin and support the building in an approved manner, and
 - b) must, at least 7 days before excavating below the level of the base of the footings of a building give notice of intention to do so to the owner of that building and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - c) must take all precautions to protect all of the structures from damage.

The owner of any affected buildings is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on an adjoining allotment of land.

- 68) Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that purpose, shall be constructed within the development site. Note, filling of the site needs specific approval from Council.

The retaining wall shall be located so that it will not impede or obstruct the natural flow of stormwater. Retaining walls exceeding 600mm in height shall be designed by a qualified professional Civil/Structural Engineer. Plans and details prepared and signed by the Engineer are to be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate.

All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly within the allotment boundaries.

- 69) All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
- 70) A suitably qualified Professional Civil or Structural Engineer shall be engaged by the developer to carry out inspections relating to construction of internal driveways and parking areas. The work shall be carried out in accordance with the approved plans and specifications and certification from the Civil or Structural Engineer is to be provided upon completion.
- 71) If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval may be required for retaining walls should they be required.
- 72) Tree protection zones must be maintained at all times.
- 73) Works on downstream properties is to be carried out in accordance with the following:
- (a) The owners of downstream property shall be given at least seven (7) days notice in writing of intention to commence work within their property, together with particulars of the proposed work.
 - (b) Where drainage excavation works extend below the level of the base of the footings of buildings the Applicant shall, at his own expense: -
 - a. Preserve and protect such building from damage; and
 - b. If necessary underpin and support such buildings.
 - (c) Restoration of drainage works shall be to the satisfaction of the owners of the property/these properties.
- 74) The stormwater drainage system shall be constructed in accordance with Canterbury Development Control Plan 2012 Part B5 and the engineering plans and details approved

by the Principal Certifying Authority (PCA). Should the developer encounter any existing, live, underground stormwater drainage pipes, which carry flow from upstream properties, the developer must maintain the stormwater flow and re-route the stormwater pipes around the subject building or structures at the developer's expense.

- 75) If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.
- 76) Requirements of the approved Waste Management Plan (WMP) shall be complied with during all site preparation works, demolition (if proposed) and throughout all construction works.

When implementing the WMP the developer is to ensure:

- a) The disposal of any demolition and construction waste must be undertaken in accordance with the requirements of the *Protection of Environment Operations Act 1997*
- b) All waste on site is to be stored, handled and disposed of in such a manner as to not create air pollution, offensive noise or pollution of land and water as defined by the *Protection of Environment Operations Act 1997*
- c) Generation, storage, treatment and disposal of hazardous waste is conducted in accordance with the relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by WorkCover NSW
- d) All waste generated (including excavated materials) which cannot be reused or recycled must be transported to a facility which can lawfully accept it
- e) Records are required regarding the details and location of the disposal of all demolition and construction waste (including excavated material), description of waste and are to be kept on site as evidences of lawful disposal. Records are to include receipts and weighbridge dockets which verify material types and volumes, time and date of disposal, waste vehicle rego, and confirmation of the waste disposal facility. Records/ details are also to be kept of person removing the waste.
- f) All materials and resources that are to be stored on site during construction works are contained on the site, The provisions of the *Protection of Environment Operations Act 1997* must be complied with when placing/stock piling loose material, disposal of concrete waste or activities which have potential to pollute drains and water courses
- g) The storage of waste and recycling containers must be within the boundaries of the development site at all times. Public footways and roads must not be used for the storage of any waste and must be kept clear of obstructions during all construction works.

CONDITIONS TO BE SATISFIED PRIOR TO OCCUPATION

- 77) The Operator of the use shall submit a Plan of Management for this use. The Plan of Management shall specify how the premises are to be operated and shall address issues including (but not restricted to) the following:
- (a) Caretaker/Manager contact details;
 - (b) Curfews and after-hours access;
 - (c) Bringing of visitors on to the site;
 - (d) Drug and alcohol policy (including smoking);
 - (e) Use of communal areas;
 - (f) Residents/patron behaviour;
 - (g) Maintaining good relations with neighbours;
 - (h) Procedures for dealing with anti-social behaviour and noise;
 - (i) The use of external areas;
 - (j) The holding of parties;
 - (k) The carrying out of activities likely to cause a nuisance;
 - (l) The parking of vehicles;
 - (m) The registering of incidents/complaints;
 - (n) Procedure for dealing with incidents/complaints (including noise complaints);
 - (o) The use of a Noise Complaint Form that captures the following information:
 - i. Name and Address of the Complainant;
 - ii. Time and Date the Complaint was received;
 - iii. The nature of the complaint and the time/date the noise was heard;
 - iv. The name of the employee that received the complaint;
 - v. Actions taken to investigate the complaint and the summary of the results of the investigation;
 - vi. Indication of what was occurring at the time the noise was happening (if applicable);
 - vii. Required remedial action (if applicable);
 - viii. Validation of the remedial action;
 - ix. Summary of feedback to the complaint.
 - (p) Cleaning of premises;
 - (q) Disposal of waste.
 - (r) Maintenance of landscaping in accordance with approved plans.

The Plan of Management shall be submitted to the Principal Certifying Authority and Council prior to the issue of an Occupation Certificate and commencement of the use.

In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management

- 78) The occupation or use of the building must not be commenced unless an occupation certificate has been issued for the building.
- 79) A final Occupation Certificate shall not be issued until all conditions relating to demolition, construction and site works of this development consent are satisfied and Council has issued a Work Permit Compliance Certificate.
- 80) A registered surveyor shall prepare a Work As Executed Plan, and a suitably qualified Hydraulic Engineer shall provide certification of the constructed on-site stormwater detention system. The Work As Executed information shall be shown in red on a copy of the approved stormwater plan. The Work As Executed plan shall be submitted to the Hydraulic Engineer prior to certification of the on-site stormwater detention system. A

copy of the Work As Executed Plan and Hydraulic Engineer's Certification shall be submitted to Council for information prior to issue of the final occupation certificate.

- 81) The developer shall register, on the title of the subject property, a Restriction on the Use of Land and Positive Covenant, in accordance with the standard terms for "Registration of OSD on title" in accordance with the appropriate provisions of the Conveyancing Act.

Note: The location of the "On-Site Stormwater Detention System" shall be shown on the plan of subdivision where subdivision is proposed. Where subdivision is not proposed the location of the "On-Site Stormwater Detention System" shall be included on an A4 size site plan attached to the Section 88E Instrument and registered on the title prior to the issue of the final occupation certificate. The developer shall submit to Council evidence of the final registration of the Restriction and Positive Covenant on the title of the property.

- 82) Prior to commencement of the boarding house use, a notification letter shall be forwarded to Council, the Police and all adjoining and adjacent neighbours with the Operator providing contact details for the registering of complaints/incidents. Evidence of this letter being forwarded as required in this condition shall be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate and commencement of the use.
- 83) Eleven (11) off street car spaces within the basement, five (5) motorcycle spaces and five (5) bicycle spaces on ground floor being provided in accordance with the submitted plans. One accessible car parking space is provided for people with mobility impairment in accordance with AS 2890.1. All car parking spaces shall be allocated and marked according to these requirements.
- 84) Prior to the issue of an Occupation Certificate, under the Boarding Houses Act 2012, Boarding House proprietors are required to register their boarding house with NSW Fair Trading. Failure to do so is an offence and action may be taken.
- 85) The applicant must contact Council to confirm Street Addressing prior to the issue of an Occupation Certificate, and supply a schedule of Lots and Addresses. Please contact Council's Customer Services on 9707 9700 (or email Council@cbc.city.nsw.gov.au) to do so.
- 86) Allocation of street numbers will be based on the NSW Address Policy and Rural and Urban Addressing Standard AS/NZS 4819:2011.
- 87) Landscaping is to be installed in accordance with the approved landscape plan. All works and methods nominated and materials and plants specified on the approved landscape plan are to be completed prior to the issue of an occupation certificate. The landscaping shall be maintained for the life of the development.
- 88) Prior to the issue of any OC, an authorised Council waste officer is to inspect and approve all waste management facilities to ensure they comply with the development approval, Waste Management Plan. Specifically, the path of travel for all waste, from unit to point of waste collection, waste storage room sizing, access to water and sewer connections,

finished materials, access and door way dimensions, truck turntables, and that all waste facilities are fit for purpose.

- 89) Lighting must be provided to the entries of the boarding house, driveways and parking areas to promote a high level of safety and security at night and during periods of low light. Lighting provided should be hooded, shielded or directed away from neighbouring dwellings to minimise glare and associated nuisances to residents.
- 90) The Section 73 compliance certificate under the Sydney Water Act 1994 must be submitted to the principal certifying authority before occupation of the development.
- 91) A Copy of the Work Permit Compliance Certificate shall be submitted to the PCA Prior to the issue of the Occupation Certificate.
- 92) The developer shall register, on the title of the subject property, a Restriction on the Use of Land and Positive Covenant, in accordance with the appropriate provisions of the Conveyancing Act and Council DCP. the surveyor shall show the location of the "On-Site Stormwater Detention System" on an A4 size site plan attached to the Section 88E Instrument to be registered, on the title of the subject property, prior to the issue of the Final Occupation Certificate. The developer shall submit evidence of the final registration of the Restriction and Positive Covenant on the title of the property, to Council or the appointed certifier.
- 93) The Applicant shall obtain an acoustic validation report from an appropriately qualified acoustic consultant, not previously involved in the development, stating that the recommendations outlined in the acoustic report have been implemented and that relevant noise criteria as well as the recommendations has been satisfied, prior to the issue of any Occupation Certificate. A copy of the acoustic validation report shall be provided to Canterbury Bankstown Council prior to the issue of any Occupation Certificate.
- 94) Prior to the issue of any Occupation Certificate, the developer is to enter into a formal agreement with Council for the utilisation of Council's Domestic Waste Collection Service. This is to include Council being provided an easement for unimpeded access to and from the waste collection locations for council and its contractors to enter and exit for the purpose of waste and recycling collection. The development is also required to indemnify council and its contractors against claims for loss or damage or wear and tear of access roads or to other parts of the building. A positive covenant shall be placed on the property title, such as section 88B certificate.

Note: By entering into an agreement with Council for waste collection, the development will be required to operate in full compliance with Council's Waste Management collection requirements.

- 95) The provision of Council's waste collection service will not commence until formalisation of the agreement.

USE OF THE SITE

- 96) The construction and operation of the boarding house shall comply with all applicable legislation/regulation and standards, including:
- a) Boarding Houses Act 2012
 - b) Boarding Houses Regulation 2013
 - c) Local Government Act 1993
 - d) Local Government Regulation 2005
- 97) The use and operation of the premises must:-
- Comply with the requirements of Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation, 2005 under the Local Government Act 1993, the Public Health Act, 2010 including, Boarding Houses Act 2012 and Boarding Houses Regulation 2013 including; Maximum number of boarders and lodgers.
- 98) The maximum number of persons accommodated in a bedroom, or in a cubicle of a dormitory, must not exceed the number determined by allowing a minimum floor area within the bedroom or cubicle in accordance with the relevant provisions under the Public Health Act 2010 for each person.
- 99) Each boarding room sleeping no more than one adult lodger and no more than two adult lodgers in rooms with a gross floor area greater than 16m² (excluding any area used for the purposes of private kitchen or bathroom facilities).
- 100) All lodgers shall enter into a residential tenancy agreement before occupation of any room in the development.
- 101) All lodgers are to be provided with a copy of the Plan of Management.
- 102) Appropriate security measures, including security doors and CCTV cameras, shall be installed at the main pedestrian and vehicular entrances and exits. All CCTV cameras shall have the capacity to store footage for a minimum of twenty-one days.
- 103) All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.
- 104) Should a noise issue (relating to the development) not previously identified arise (through complaint or otherwise), the owner/ occupier must, upon request by Council, employ the services of a qualified acoustic consultant who has not previously been involved with the development to undertake a post-occupation assessment of the development and complete an acoustic report with recommendations to rectify the situation. A copy of this acoustic assessment report must be submitted to Council for approval and from there noise attenuation works must be implemented. Submission of the acoustic report must be within 30 days from the date requested by Council.

- 105) The Plan of Management shall be displayed in prominent locations within the premises and a copy of the Plan shall be provided to all residents of the boarding house. The Operator shall be responsible for ensuring that the terms of the Plan are adhered to at all times.
- 106) The Plan of Management shall be reviewed by Council annually from the date of the issue of an Occupation Certificate by the Principal Certifying Authority. The Operator of the boarding house shall contact Council annually to carry out this review and the review shall include the Incidents/Complaints Register. Should amendments be made to the Plan of Management an updated version of same shall be provided to Council and the residents of the boarding house within one (1) month of the annual review being completed.
- 107) The Operator is to monitor the number and nature of complaints/incidents, shall formally register all incidents/complaints received and shall detail the action taken to rectify the problems that have arisen. This information shall be collated into an Incidents/Complaints Register. This Register must be produced upon demand by any Council officer or NSW Police Officer. The Register must contain a direction that all complaints/incidents of a criminal nature are to be reported to the Police immediately.
- 108) The Operator of the building must ensure that the forecourt and the surrounds of the building including pavements and gutters are to be kept clean and free of litter at all times.
- 109) The hours of use of the communal areas is restricted to between 7:00 am and 10:00 pm, Monday to Sunday.
- 110) This approval is granted for the use of the land for the purposes of a Boarding House comprising a maximum of two (2) single accessible boarding rooms and a maximum of twenty (20) double boarding rooms including the managers room.
- 111) The maximum number of boarders is limited to 42 persons based on a maximum of two (2) occupants per double lodger room and a maximum of one (1) occupant per single boarding room.
- 112) All boarders/lodgers shall be required to reside on the premises for a minimum period of three (3) months in accordance with the definition of a Boarding House.
- 113) The boarding house must be registered with NSW Fair Trading within 28 days, where a proprietor takes over an existing, or begins operating a new boarding house.
- 114) Council will carry out initial inspection within the first twelve (12) months and on-going inspections in accordance with the *Boarding Houses Act 2012*, subject to payment of inspection fees as detailed in Council's Fees and Charges schedule.
- 115) Signage to be installed at the front of the Boarding House that includes a contact number for the registering of all complaints.
- 116) The boarding house operator shall ensure that the operation of the premises complies with the relevant sections of the *Protection of the Environment Operations Act 1997* and the Noise Policy for Industry (2017) and shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operations Act 1997*.
- 117) Any lighting of the premises shall be installed in accordance with *Australian Standard AS 4282: Control of the Obtrusive Effects of Outdoor Lighting* so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. The intensity, colour or hours of illumination of the lights shall be varied at

Council's discretion if Council considers there to be adverse effects on the amenity of the area.

- 118) Instructions concerning procedures to be adopted in the event of an emergency are to be clearly displayed within the boarding house for lodgers information at all times.
- 119) A sign indicating the permissible maximum length of time during which a person may board or lodge in the premises must be conspicuously displayed to public view outside the premises.
- 120) A schedule showing the numeral designating each boarding room and the number of persons permitted to be accommodated in each must be conspicuously displayed on the premises.
- 121) Each bedroom must be numbered in accordance with the schedule and there must be displayed clearly on the door of or in each bedroom the maximum number of persons allowed to be accommodated in the bedroom
- 122) Adequate light and ventilation must be maintained in the premises.
- 123) All partitions forming cubicles in a boarding room must be adequately constructed and provide adequate ventilation.
- 124) Any kitchen facilities and utensils for the storage or preparation of food must be kept in a clean and healthy condition, in good repair, free from foul odours and, as far as practicable, free from dust, flies, insects and vermin.
- 125) The floor of any kitchen must have an approved impervious surface.
- 126) All parts of the premises and all appurtenances (including furniture, fittings, bedsteads, beds and bed linen) must be kept in a clean and healthy condition, and free from vermin.
- 127) Pans, receptacles or other waste storage devices must be kept covered and all waste must be deposited in appropriate pans, receptacles or other waste storage devices.
- 128) Appropriate furniture and fittings must be provided and maintained in good repair.
- 129) If the place is one in which persons may board or lodge for 7 days or longer, an adequate number of beds (each provided with a mattress and pillow and an adequate supply of clean blankets or equivalent bed clothing), adequate storage space and blinds, curtains or similar devices to screen bedroom and boarding room windows for privacy must be provided for the occupants.

- 130) The owner/manager of the building must ensure that the forecourt and the surrounds of the building including pavements and gutters are to be kept clean and free of litter at all times.
- 131) Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises, including the open communal area. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premise.
- 132) The approved Boarding House must be registered with NSW Fair Trading within twenty eight (28) days of commencing operations. Details about the Boarding Houses Register and the registration process are available on the Fair Trading website. Boarding House owners/operators are also required to lodge an Annual Return within 28 days of the 12 month anniversary of the date of the initial registration. Should the premises cease operating as a Boarding House, NSW Fair Trading must be notified of such within 28 days of the cessation of the use.
- 133) Council must conduct an initial compliance investigation and inspection of the premises within 12 months of its registration with NSW Fair Trading. The development must not cause offensive noise as defined by the Protection of the Environment Operation Act 1997 (NSW) Following occupation, should complaints of a noise nuisance be received and substantiated by an authorised officer, an acoustic assessment shall be conducted by a qualified acoustic consultant and the resulting report shall be provided to Council for approval. Following approval the owner/occupier shall then implement all recommendations contained in the assessment report within a timeframe set by Council, to the satisfaction of Council and in compliance with any additional direction given by Council.
- 134) The activities carried out on site shall not constitute a nuisance in relation to noise, air or water pollution as specified under the Protection of the Environment Operations Act 1997.
- 135) The approved Waste Management Plan is to be implemented throughout the ongoing use of the development.
- 136) The nominated kerbside collection point is to be utilised to facilitate the collection of waste and recycling bins for the development. All mobile garbage bins that are left kerbside for collection must be taken back within the property boundary on the same day of service.
- 137) The development must operate in full compliance with Council's Waste Management collection requirements.
- 138) Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development. Signage is also to be provided and maintained

which clearly identifies which bins (and containers) are to be used for general waste and recycling and what materials can be placed in each bin.

- 139) Contracts (or agreements) with cleaners, building managers and tenants must clearly outline the waste management and collection system and must clearly identify everyone's role and responsibility. This is to include:
 - (a) Responsibility for cleaning and maintaining waste storage bins and containers
 - (b) Responsibility for cleaning and maintaining waste storage room
 - (c) Responsibility for the transfer of bins to the nominated collection point
 - (d) Method of communication to new tenants and residents concerning the developments waste management system.
 - (e) Cleaning up and management of bulky waste
 - (f) Responsibility for maintaining the compost bin or wormfarm

- 140) No waste storage containers are to be located or placed outside the approved waste storage area at any time except for collection purposes.