

7 June 2021

Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Attention: Mr Patrick Ridgway

Dear Patrick,

MODIFICATION OF DEVELOPMENT APPLICATION – MINOR MODIFICATION – SECTION 4.55(1A) – 50 SELF CONTAINED SENIOR LIVING UNITS – 56-58 YAMBA ROAD & 4 FREEBURN STREET, YAMBA – LOTS 1 & 2 ON DP829279 AND LOT 11 ON DP556436 (Council Ref: DA2019/0331)(Our Ref: 2020-388)

We act for The Uniting Church in Australia Property Trust (NSW) (**the applicant**).

On behalf of the applicant, we hereby lodge a request for a modification to a development application pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (**the Act**), that relates to the Development Consent for 50 self-contained senior living units (**the development approval**) over land at 56-58 Yamba Road and 4 Freeburn Street, Yamba, described as Lots 1 and 2 on DP829279 and Lot 11 on DP556436 (**the site**).

EXECUTIVE SUMMARY

The applicant seeks to make a 'minor modification' to the Clarence Valley Council's (**Council**) development consent granted on 25 October 2019 (Council Reference: DA2019/0331) pursuant to Section 4.55 of the Act.

An overview of the proposed modification is as follows:

- The approved building height exceeds the mapped 9.0m building height outlined in the *Clarence Valley Local Environmental Plan 2011* as well as the 8.0m height that is nominated in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.
- The modification relates to a marginal increase in the previously approved building height. The marginal increase in height equates to 25cm for the fourth level roof ridge line and 33cm for the lift over-run.
- The development concept as modified will remain substantially the same as the development that was previously assessed and approved by Council.
- This submission demonstrates that the proposed modification is appropriate in the context of Sections 4.15 and 4.55 of the Act as well as Section 4.6 of the *Clarence Valley Local Environmental Plan 2011*.



- Condition 1 of the development approval is requested to be amended to facilitate the proposed modification. Refer Section 1.4 of this correspondence for further detail.
- Amended plans have been appended to this submission for consideration and approval by Council.
- Notification plans have also been appended for the purposes of the future notification stage.

On the basis of the above, please find enclosed the following documents associated with a Modification Application on land at 56 Yamba Road, Yamba:

- The following sections of this letter constitute the Statement of Environmental Effects that assesses the impact of the proposed modification to the development approval.
- The development approval dated 25 October 2019, including the stamped, approved plans (**Appendix A**);
- Modified Proposal Plans (**Appendix B**);
- Notification Plans (**Appendix C**); and
- Information/Comparative Plans (**Appendix D**).
- Separate electronic files for the above mentioned plans have been lodged via the portal.
- Council's application form and checklist have been completed and uploaded via the portal.

1.0 PROPOSAL

1.1 BACKGROUND

The development, which is associated with a fifty (50) apartments for seniors living was approved by Council on 25 October 2019 (Council ref: DA2019/0331). The approved built form features a 3/4 storey structure, with the approved building height being as follows:

- Lower roof – RL10.5m.
- Upper Roof – RL 13.5m.
- Lift overrun – RL 14.5m.

The applicant has gone to tender in relation to the construction of the approved development. In this context, the contract has been awarded and the builder has been working through the approved plans in terms of finalising the detailed design of the built form. As part of this process, there is a need to ensure that the design meets the requirements of the various conditions of the development approval as well as the relevant Australian Standards.

At the end of 2020, the applicant engaged with Council in relation to minor alterations to the approved building footprint, roof pitch and incorporation of required skylights. The minor alterations were necessitated by the need to comply with the conditions of approval, other relevant standards (e.g. the National Code of Construction) and an improved approach to the building methodology. The result was a marginal increase in height given that the roof pitch had to be amended to meet the required outcomes of the National Code of Construction. No change to the overall appearance of the building or the unit yield was proposed. It was determined by Council that these minor changes were generally in accordance with the approved development.



1.2 SCOPE OF PROPOSED MODIFICATION

Further changes to the overall building height have now been determined as a result of the detailed design process. These changes have been necessitated in order to achieve compliance with the conditions of approval and other relevant standards. Section 1.3 of this correspondence provides further background in this respect.

It is proposed that there will be a minor increase in the overall height of the development as a result of complying with Conditions 16 and 53 of the development approval. The overall increase in height equates to between approximately 25cm (250mm)¹ and approximately 33cm (330mm)². The basis for this marginal increase is as follows.

- Condition 53 requires compliance with AS2890.1 (Parking facilities – off-street car parking).
- In order to comply with Condition 16, there is a need to address SEPP 65 (Design quality of residential apartment development). The SEPP requires a 2700mm ceiling height for habitable rooms for the units in the development.
- The plans that were approved by Council has insufficient service zones to account for the necessary pipework to the soffit of the level 2 slab over the ground level. As a result, the approved concept would not achieve compliance with AS2890.1 or SEPP 65 as there was an insufficient ceiling cavity for the installation of sprinklers, electrical fittings and mechanical ductwork to habitable rooms.
- The identified height deficiencies can be resolved by way of relocating PWD parking spaces (so that they are no impacted by pipework) and the reduction of slab thicknesses.
- The increase in height for the building therefore equates to an additional 25cm (250mm) in terms of the height from the ground to the level of the roof ridge line. This means that there is also an inherent increase in height for the skylights and lift over-run.
- It also to be noted that the eave height for the Level 3 and level 4 is consistent with levels that were approved by Council as part of the development approval.
- The extent of the lift over-run depicted on the approval plans means that ultimately, it did not meet industry standards for servicing. Through on-going liaisons with various suppliers, the applicant has been able to ensure that a lift can be installed such that the lift over-run increases in height by 33cm (330mm) rather than the more standard 70cm (700mm)³. The overall height of the lift over-run will be 14.83m (up from 14.5m as originally approved).
- The overall increase in height for the building of 25cm generally and 33cm at the lift shaft overrun is considered to be insignificant in that it will not be readily visible or prominent. It is noted that the skylights will be the highest point of the building (and not the lift shaft). The increase in height also ensures that various design standards can be appropriately achieved.
- Updated shadow diagrams have been prepared to demonstrate that the marginal increase in the building height does not adversely impact on the surrounding area.

Refer to **Appendix B**.

¹ This RL is associated with the ridge line of the roof.

² This RL is the increase to the approved lift over-run RL of 14.5m.

³ The detailed design work resulted in an approximately 40cm reduction from the usual standard lift details.



The skylights will still be the highest point of the built form. The changes in height are only associated with the upper levels of the built form, and the completed shadow diagrams demonstrate that there are no adverse impacts created as a result of the increase.

As demonstrated on the plans submitted with this application, the marginal increase in height is associated with the 4 storey component of the built form. As a result, the increased height will not be readily perceived or visible by people at the ground level.

1.3 BASIS FOR THE MODIFICATION

In preparing the updated plans and finalising the detailed design process the applicant's construction team analysed a range of design options. An overview of this process is as follows:

Detailed Design Process

Amendments to the height of some of the previously approved elements of the proposed development were a result of detailed design and a need to achieve compliance with conditions of the development approval and associated statutory requirements including but not limited to the following:

- State Environmental Planning Policy 65 (**SEPP 65**), requirement for 2,700mm ceilings to habitable spaces in Apartments;
- Hydraulic stack design in accordance with The Plumbing Code of Australia;
- Impact of hydraulic stack design on head clearances to Level 1 (ground) carpark and compliance with AS2890.1 (Parking facilities Part 1: Off-street car parking);
- Limitations of lift shaft and equipment design impacting lift overrun height;
- Safety in Design considerations as required by Work Health and Safety Act 2011 - NSW Legislation;
- General services coordination (electrical, mechanical, fire) throughout building including general construction methodologies and associated constraints; and
- General compliance with the National Construction Code (**NCC**).

Building Height Mitigation Measures

The detailed design process has looked to mitigate the impact of increased building height as much as possible. This process considered the following, which have resulted in the amended plans submitted with this application:

- Impact of compliance with AS2890.1 (Parking facilities Part 1: Off-street car parking) was mitigated through relocating proposed PWD car spaces to areas where required increased head clearance did not further impact building height. Travel paths have been maintained to be compliance with AS1428.1.
- Lift shaft overrun was reduced from standard manufacturers detailing through refinement of lift detailing and installation methodology, limiting impact of overall required building height increase.
- Lowering of building ground level was exhaustively reviewed, but is substantially constrained by existing sewer services, stormwater management provisions, and consideration of impact from potential future flood events. It is noted that the location of the underground water table has also been considered. In this respect, the pre-development works being currently by the applicant as resulted in dewatering as the water table is higher than what was originally expected.



Plans depicting a comparison between the approved development and the currently proposed concept have been prepared. Refer to **Appendix C**.

1.4 CONDITION MODIFICATIONS

On the basis of the above, it is considered that only Condition 1 of the development approval needs to be amended to facilitate the proposed changes. In this respect, it is requested that Council include as part of the change to Condition 1 the relevant plans that have been included in **Appendix B** of this submission. Specifically, the following, approved plans are requested to be replaced with the appended, modified plans:

Approved Plan	Proposed Plan
Site Plan, Project Number 935, Dwg. No. 131 (Revision CC), dated 17 June 2019	Site Plan, Dwg. No. A1.101 (Issue B), dated 6 May 2021
Level 1 Floor Plan, Project Number 935, Dwg. No. 131 (Revision CC), dated 17 June 2019	Level 1 – Ground, Dwg. No. A2.101 (Issue D), dated 28 May 2021
Level 2 Floor Plan, Project Number 935, Dwg. No. 131 (Revision CC), dated 17 June 2019	Level 2, Dwg. No. A2.102 (Issue D), dated 28 May 2021
Level 3 Floor Plan, Project Number 935, Dwg. No. 131 (Revision CC), dated 17 June 2019	Level 3, Dwg. No. A2.103 (Issue D), dated 28 May 2021
Level 4 Floor Plan, Project Number 935, Dwg. No. 131 (Revision CC), dated 17 June 2019	Level 4, Dwg. No. A2.104 (Issue D), dated 28 May 2021
Roof Plan, Project Number 935, Dwg. No. 131 (Revision CC), dated 17 June 2019	Roof, Dwg. No. A2.105 (Issue D), dated 28 May 2021
Section A, East Elevation, Project Number 935, Dwg. No. 120 (Revision CC), dated 17 June 2019	Elevations 1, Dwg. No. A3.101 (Issue C), dated 6 May 2021
Section B & West Elevation, Project Number 935, Dwg. No. 121 (Revision CC), dated 17 June 2019	Elevations 2, Dwg. No. A3.102 (Issue C), dated 6 May 2021
Sections C & North Elevation, Project Number 935, Dwg. No. 122 (Revision CC), dated 17 June 2019	Section A-A + B-B, Dwg. No. A4.101 (Issue C), dated 6 May 2021
Section D & South Elevation, Project Number 935, Dwg. No. 123 (Revision CC), dated 17 June 2019	Section C-C + D-D, Dwg. No. A4.101 (Issue C), dated 6 May 2021
Shadow Diagrams, June 21, September 23 & December 21, Project Number 935, Dwg. No. 910, 911 & 912 (Revision CC), dated 17 June 2019, (Sixteen (16) sheets, drawn by Environa Studio)	Sun Diagrams – March Equinox, Dwg. No. SK.101.7 (Issue B), dated 3 May 2021 Sun Diagrams – June, Dwg. No. SK.101.8 (Issue B), dated 3 May 2021 Sun Diagrams – Sept Equinox, Dwg. No. SK.101.9 (Issue B), dated 3 May 2021 Sun Diagrams – December, Dwg. No. SK.101.10 (Issue B), dated 3 May 2021



2.0 CRITERIA & ASSESSMENT

Section 4.55 of the *Environmental Planning and Assessment Act 1979* demonstrates the criteria applicable for modification of consents. There are three (3) types:

- (1) Modifications involving minor error, misdescription or miscalculation;
- (1A) Modifications involving minimal environmental impact
- (2) Other modifications

The changes to the approved development concept are considered to be of a minor impact and therefore constitute a minor modification (in accordance with Section 4.55(1A)).

2.1 SECTION 4.55 OF THE ACT

Section 4.55(1A) of the Act states that the consent authority may modify the consent if:

(1A) Modifications involving minimal environmental impact A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
- (c) it has notified the application in accordance with—
 - (i) the regulations, if the regulations so require, or *Environmental Planning and Assessment Act 1979 No 203 [NSW] Current version for 31 August 2020 to date* (accessed 30 October 2020 at 14:44) Page 94 of 332
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

It is considered that the proposed changes satisfies the requirements of Section 4.55(1A) in the following manner:

- The proposed changes relate to the marginal increase in the building height that is necessitated by a need to ensure that compliance with the Conditions 16 and 53 of the development approval as well as achieving the requirements of other relevant standards. As detailed on the information plans submitted with this application, the increase in height is primarily associated with the fourth storey of the built form and will not be readily perceived by people on the ground.
- The proposed changes relate to the roof line of the approved development. The number of approved levels/storeys will not increase as a result of the proposed change. There will be no change to the approved yield, setbacks, site access, car parking provision or building appearance.
- The original development application was publicly notified. It is understood that submission were received by Council during the assessment period. On this basis, it is considered that the proposed



modification to the development approval will be publicly notified in accordance with the regulations.

- If any submissions are received during the future notification period, then it is considered that the proposed changes to the built form to marginally increase the building height will not materially or adversely impact on any interested stakeholders. The information plans demonstrate that the increase in height will not be materially perceived and the shadow diagrams confirm that the marginal increase will not adversely impact on adjoining properties.

2.2 SECTION 4.15 OF THE ACT

Section 4.55(3) of the Act requires consideration to be given to the matters referred to in Section 4.15(1) of the Act.

- (a) Planning Framework, including any environmental planning instrument, development control plan and regulations.
- (b) Likely Impacts of the Development
- (c) Suitability of the Site for the Development
- (d) Any submissions Made
- (e) Public Interest

The relevant assessment of the proposed changes in relation to these matters is as follows:

Planning Framework

Overall, the proposed change to the approved built form is minor and will not have an appreciable impact on the physical environment or the amenity and character of the surrounding area.

The site is zoned part R2 Low Density Residential under the provisions of the *Clarence Valley Local Environmental Plan 2011 (the LEP)*. The development is defined as seniors housing in the form of self-contained dwellings. Seniors Housing is a form of Residential Accommodation which is permitted with consent within the R2 zone under the provisions of the LEP. The proposed change to the development approval will not impact on this approved land use.

The LEP controls the allowable building height measured from natural ground level to the roof. The site is located within a mapped 9m building height area. The approved height and the marginal increase that is currently proposed also exceeds the 8.0m height that is nominated in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Living SEPP)*.

The approved building height exceeds the mapped LEP and Seniors Living SEPP heights, and was therefore a matter that was appropriately considered as part of the assessment of the original application (in accordance with Section 4.6 of the LEP).

Section 4.6 of the LEP is also required to be considered as part of the assessment of this modification application. The following is provided in this respect:

- The marginal increase in height equates to 25cm for the fourth level roof ridge line and 33cm for the lift over-run.
- The increase has been necessitated as a result of the need to comply with Conditions 16 and 53 of the development approval.
- The basis for the overall building height, as approved, is consistent with what Council outlined in the Minutes of the Council Meeting dated 22 October 2019. It is considered that the marginal



increase in building height will not adversely impact on the assessment process that was previously undertaken by Council.

- The marginal increase in height will not adversely impact on the originally proposed and approved scale and perceived bulk of the built form. It also to be noted that the eave height for the Level 3 and level 4 is consistent with levels that were approved by Council as part of the development approval.
- As demonstrated by the shadow diagrams, the increase in height will not adversely impact on the adjoining properties or wider locality.
- The proposed development is consistent with the objectives of Section 4.3 of the LEP. In this respect, the approved setbacks and landscaping will be retained so as to assist with reducing the perceived bulk of the built form. As demonstrated by the information plans, the marginal increase in height will not be readily visible or noticeable to people on the ground level. From an amenity perspective, the proposed increase in height will not alter the design of the unit orientation etc in terms of potential overlooking.

The proposed changes will not adversely impact on the Residential Zones Development Control Plan or the assessment that was previously undertaken by Council.

Likely Impacts of the Development

The proposed changes relate to the marginal increase in the building height that is necessitated by a need to ensure that compliance with the Conditions 16 and 53 of the development approval as well as achieving the requirements of other relevant standards. As detailed on the information plans submitted with this application, the increase in height is primarily associated with the fourth storey of the built form and will not be readily perceived by people on the ground.

The proposed changes relate to the roof line of the approved development. The number of approved levels/storeys will not increase as a result of the proposed change. There will be no change to the approved yield, setbacks, site access, car parking provision or building appearance.

Suitability of the Site for the Development

The marginal increase in building height will not reduce the suitability of the site to be developed in accordance with the development approval. The increase in height is necessary to ensure compliance with the development approval and other relevant standards.

Any Submissions Made

The modification to the development approval will be publicly notified. It is noted that the only change to the built form in terms of what was notified during the initial application assessment process is that marginal increase in building height. As mentioned, this increase equates to 25cm for the roof line of Level 4 and 33cm for the lift shaft.

The information plans demonstrate that the increase in height will not be materially perceived and the shadow diagrams confirm that the marginal increase will not adversely impact on adjoining properties. It is considered that any submissions that may be received during the future notification period should be viewed in this context.

The Public Interest

The development approval demonstrates that the project is reflective of the public interest. In this context, the development approval was granted by Council because it was consistent with the



objectives of the planning framework. The marginal increase in building height will not adversely impact on the previously considered impact on the public interest. In fact, the proposed change will ensure that the approved development can be constructed and facilitated in accordance with the conditions of the development approval.

3.0 SUMMARY

The development concept, as modified will remain substantially the same as the development which was granted consent by Council on 25 October 2019 (DA2019/0331). The proposed minor changes meet the requirements outlined in both section 4.55(1A) and 4.15(1) of the Act. The minor changes relate solely to the marginal increase in building height that has been necessitated by the requirement to achieve compliance with Condition 16 and 53 of the development approval. The increase in height for the Level 4 roof line equates to 25cm, whilst the increase in height for the lift shaft equates to 33cm. No changes are proposed to yield, setbacks, car parking provision and the general appearance of the built form.

The proposed changes are consistent with the original consent in that:

- The development concept as modified will remain substantially the same as the development that was previously assessed and approved by Council.
- The increase in building height is marginal and will not be readily perceived by people at the ground level. The increase is associated with fourth level roof ridge line, with the lift shaft increasing in height by 33cm.
- It also to be noted that the eave height for the Level 3 and level 4 is consistent with levels that were approved by Council as part of the development approval.
- The approved number of storeys/levels will not increase as a result of the proposed change.
- There is no change to the other key components of the originally assessed development concept in terms of yield, setbacks, site access and car parking provision.

The amended design retains the original development footprint/concept and thereby satisfies the matters for consideration under Section 4.15 of the Act in the same manner as the approved development.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on 0411 866 064 or via email at scott@precinctplan.com.au.

Yours sincerely,

A handwritten signature in black ink that reads "Scott Clarke".

Scott Clarke

Precinct Urban Planning



APPENDIX A – ORIGINAL CONSENT AND PLANS

Definitions

Applicant means All About Planning Pty Ltd or any party acting upon this consent.

NRDC the current civil engineering standards in accordance with the relevant parts of the following guidelines

- a Northern Rivers Local Government Development and Design Manual (AUS-SPEC)
- b Northern Rivers Local Government Construction Manual (AUS-SPEC)
- c Northern Rivers Local Government Handbook of Stormwater Drainage Design (AUS-SPEC)
- d Northern Rivers Local Government Handbook for Driveway Access To Property (AUS-SPEC)
- e Sewerage Code of Australia (WSA 02 - 2002)
- f Clarence Valley Council 'MUSIC' Guidelines (Draft)

AUS-SPEC documents can be obtained from a link under the 'Planning & Building' section of the Clarence Valley Council webpage. WSA documents are subject to copyright and may be obtained from the 'Water Services Association of Australia'. For 'MUSIC' guidelines and policy documents contact Council's development engineer.

WSUD means Water Sensitive Urban Design

Clarence Valley Council Development Control Plans include Sustainable Water Controls which identify the measures required in the various land use zones. Council endorses the Queensland 'Water By Design - Healthy Waterways' reference and technical guidelines for the design and construction of WSUD drainage systems. The **WSUD** documents may be accessed via the 'Water-By-Design' web-site.

Civil Works may include -

- a Earthworks
- b Roadworks (including car parking and/or driveways)
- c Flood, Drainage works including **WSUD** and flood mitigation measures,
- d Structures
- e Water & Sewerage Reticulation

RMS means Roads and Maritime Services

WAD means Works Authorisation Deed, an agreement with **RMS** for works to be carried out on roads managed by **RMS**

ITP means Inspection and Testing Plan in accordance with **NRDC**.

TCP means Traffic Control Plan in accordance with the **RMS** 'Traffic Control at

Worksites' guideline.

NorBE means the control and mitigation of developed stormwater quality and flow-rate quantity to achieve a neutral or beneficial outcome for post-development conditions when compared to pre-development conditions, in accordance with **NRDC**.

ET means an 'equivalent tenement'. This is the demand or loading a development will have on infrastructure in terms of water consumption or sewage discharge for an average residential dwelling or house.

Advice to Applicant

Council in determining the subject application requests you to take note of the following advice and where pertinent to convey the advice to future owners or tenants:

1. No construction is to be commenced until a Construction Certificate has been issued.
2. Prior to work commencing on a development the applicant must give notice to Council of their intention to commence work. Such notice shall be submitted to Council at least two (2) days before work commences.
3. The recommendations specified in the Access Review report prepared by Jen Barling dated 17/04/2019 will need to be specified in the Construction Certificate documentation.

Engineering

4. Civil Construction Certificate (**Civil Construction Certificate**) approvals, issued by Council and/or accredited private certifier are required for this development.
 - a A private certifier accredited for Civil Construction under the NSW Building Professionals Act 2005 (Categories B and/or C), may be engaged for all or part of civil works (subdivision and/or on private property) other than public infrastructure water and sewer reticulation works.
 - b Connection to Council drainage, water and sewer systems require the approval of Council under the NSW Local Government Act.
 - c Accreditation of private certifiers for public sewer and water reticulation works is not offered under the Building Professionals Act 2005.
 - d Works within public road reserves require the approval of the Road Authority as defined in the NSW Roads Act.
 - e A **Civil Construction Certificate** application to Council for public and/or private property works requires payment in accordance with the Council's adopted 'Fees and Charges'. The application form may be downloaded from Council's website.

5. A completed 'Design Certification Report' with supporting documentation, in accordance with the requirements of **NRDC** must be submitted to Council and/or accredited private certifier with the submission of the **Civil Construction Certificate** application.

Approval of a **Civil Construction Certificate** will be current for a period of two years after which time Council may require the alteration to the Engineering Design to comply with current standards. Engineering plans for the **Civil Construction Certificate** are required in electronic format to be confirmed with Council before lodgement.

6. No civil construction works, including the removal of vegetation or topsoil, shall be commenced until a **Civil Construction Certificate** has been issued by Council and/or accredited private certifier.

A private certifier who issues a **Civil Construction Certificate** must forward a copy of the Certificate along with a copy of the approved plans and **ITP** to Council two days before work commences on the development.

Council attendance at any required inspections will be charged in accordance with the adopted 'Fees & Charges' current at the time of the inspections. Payment is required prior to any inspections.

7. To obtain a Certificate of Compliance for water and or sewer works, Council requires completion of any works on Council's water or sewer infrastructure specified as a condition of this consent and payment of contributions in accordance with Section 64 of the Local Government Act, 1993, which applies Section 306 of the Water Management Act, 2000. The application form for a Certificate of Compliance is available on Council's website.

The proposed development has been assessed as contributing an additional 21.1 ET demand on Council's water supply, and an additional 33.0 ET loading on Council's sewerage system. This includes an applicable credit for pre-existing uses. The headworks charges at 2018/19 financial year rates are:

Water Headworks \$4,898.00 x 21.1 additional ET = \$103,347.80

Sewer Headworks \$11,977.00 x 33.0 additional ET = \$395,241.00

The contribution(s), as assessed, will hold for a period of 12 months from the date of this approval. Contributions not received by Council within 12 months of the date of this determination will be adjusted in accordance with the adopted Schedule of Fees and Charges current at the time of payment.

Where any works are required on Councils water or sewer infrastructure, as a condition of this consent, they must be completed in accordance with the conditions of consent prior to the release of the Certificate of Compliance.

8. Any activity to be carried out on any part of the road reservation requires the prior approval of Council under the NSW Roads Act 1993.
9. Upgrading of the existing Council stormwater drainage system is not permitted. A revised stormwater management plan must be submitted to demonstrate that post development peak flows do not exceed pre development flows, and therefore does not result in the existing infrastructure surcharging.
10. Certification of constructed **Civil Works** by the supervising engineer and/or registered surveyor is required prior to public infrastructure being accepted "on maintenance" and/or "practical completion" being granted for private property works.
11. All building and construction work, which includes subdivision and civil works, which cost \$25,000 or more require the payment of the long service levy prior to a Construction Certificate being issued. The levy is required under the Building and Construction Industry Long Service Payments Act 1986. The total value of works must be included on the Construction Certificate Application form.

Conditions of Consent

1. The development being completed in conformity with the Environmental Planning & Assessment Act, 1979, the Regulations thereunder, the Building Code of Australia (BCA) and being generally in accordance with plans
 - Site Plan, Project Number 935, Dwg. No. 030 (Revision CC), dated 17 June 2019,
 - Landscape Plan, Project Number 935, Dwg. No. 131 (Revision CC), dated 17 June 2019
 - Level 1 Floor Plan, Project Number 935, Dwg. No. 101 (Revision CC), dated 17 June 2019
 - Level 2 Floor Plan, Project Number 935, Dwg. No. 102 (Revision CC), dated 17 June 2019
 - Level 3 Floor Plan, Project Number 935, Dwg. No. 103 (Revision CC), dated 17 June 2019
 - Level 4 Floor Plan, Project Number 935, Dwg. No. 104 (Revision CC), dated 17 June 2019
 - Roof Plan, Project Number 935, Dwg. No. 110 (Revision CC), dated 17 June 2019
 - Section A, East Elevation, Project Number 935, Dwg. No. 120 (Revision CC), dated 17 June 2019

- Section B & West Elevation, Project Number 935, Dwg. No. 121 (Revision CC), dated 17 June 2019
- Sections C & North Elevation, Project Number 935, Dwg. No. 122 (Revision CC), dated 17 June 2019
- Section D & South Elevation, Project Number 935, Dwg. No. 123 (Revision CC), dated 17 June 2019
- Materials and Finishes Schedule, Project Number 935, Dwg. No. 210 (Revision CC), dated 17 June 2019
- Shadow Diagrams, June 21, September 23 & December 21, Project Number 935, Dwg. No. 910, 911 & 912 (Revision CC), dated 17 June 2019,
(Sixteen (16) sheets, drawn by Environa Studio)
- Waste Collection Plan, Project Number 935, Dwg. No. 221 (Revision DD), , dated 4 September 2019, ,
- Landscape site plan and landscape plan details, Dwg. No 2503.1 , Plans LP-00, LP-01, Lp-3.0, LP-3.1, LP-3.2, LP-3.3 & LP-3.4 dated 10-04-2019, Seven (7) sheets drawn by John Lock & Associates,

as amended in red, or where modified by any conditions of this consent.

2. A restriction as to user is to be placed against the title of the property restricting the occupation of the accommodation to the following:
 - a) seniors or people with a disability,
 - b) people who live within the same household with seniors or people who have a disability,
 - c) staff employed to assist in the administration of and provision of services to housing provided under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

The restriction is required to be registered prior to the issue of an Occupation Certificate.
3. Should any Aboriginal relics or artefacts be uncovered during works on the site, all work is to cease immediately and the Office of Environment and Heritage shall be contacted immediately and any directions or requirements of the Service complied with.
4. Any other signage other than signage shown on the approved plans will require separate development consent if not defined as “exempt development”.
5. All landscaping works are to be completed generally in accordance with the landscape site plan and landscape plan details, Dwg. No 2503.1 , Plans LP-00, LP-01, Lp-3.0, LP-3.1, LP-3.2, LP-3.3 & LP-3.4 dated 10-04-2019. The trees along Yamba Road frontage will need to be relocated to allow the hardstand area for bin collection. Details of alternate plantings are to be provided prior to Council issue of the Construction Certificate.
6. All landscaping works are to be completed in accordance with the approved plan prior to the Occupation Certificate being issued.

7. The onsite landscaping is to be maintained on a regular basis, to comply with the approved plans.
8. The developer must bear any costs relating to alterations and extensions of existing roads, drainage and services for the purposes of the development.

Building

9. The development is not to be occupied or used until such time as an Occupation Certificate has been issued.
10. Working/Construction Hours Working hours on construction or demolition shall be limited to the following:

**7.00 am to 6.00 pm 6 days per week
No work permitted on Sundays and public holidays**

The builder is responsible to instruct and control sub contractors regarding the hours of work and the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

11. **Site Safety Management Building** equipment and/or materials shall be contained wholly within the site and shall not be stored or operated on the footpath or roadway, unless specific written approval has been obtained from Council beforehand.

All excavations and back filling associated with the erection and demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

12. Where the work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves enclosure of a public place, the following must be provided:
 - a A hoarding or fence must be erected between the work site and the public place.
 - b If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
 - c The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
 - d Any such hoarding, fence or awning is to be removed when the work has been completed.
13. **Toilet Facilities** - are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:
 - a A standard flushing toilet, connected to a public sewer, or

- b An approved temporary chemical closet.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

14. **Adjoining Building Work** - A person who causes an excavation that extends below the level of the base of the footings of a building on an adjoining allotment of land shall, at their own expense and where necessary:

- a Preserve and protect the building from damage; and
- b If necessary, underpin and support the building in an approved manner, details of which are to be submitted with the application for the Construction Certificate and certified by a professional engineer or an accredited certifier.

The person who causes this excavation must, at least seven (7) days before commencing this work, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to this owner of the proposed work. (Note: An adjoining allotment of land includes a public road and any other public place. A building includes a fence).

15. Prior to commencement of works, a sign must be erected in a prominent position on any work site on which work is being carried out:

- a Stating that unauthorised entry to the work site is prohibited, and
- b Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside of working hours, and
- c Showing the name, address and telephone number of the principal certifying authority for the work, and

Any such sign is to be removed when the work has been completed.

16. **Home Building Act** - Building work that involves residential building work (within the meaning of the Home Building Act 1989) must not be carried out unless the Principal Certifying Authority for the development to which the work relates:

- a has been informed in writing of the licensee's name and contract licence number; and
- b is satisfied that the licensee has complied with the requirements of Part 6 of that Act; or
- c has been informed in writing of the person's name and owner builder permit number, or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in Section 29 of that Act.

A Certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that part is sufficient evidence the person has complied with a and b.

17. Prior to the issue of an Occupation Certificate the principal contractor responsible for the construction work shall provide Council with a certificate which states that **all commitments** listed within the current Basix Certificate (quoting number and date) have been installed in accordance with the requirements of that Basix Certificate.
18. A suitable enclosure shall be provided on site, during construction, for depositing waste materials that could become wind blown. Waste materials shall be disposed of to an approved recycling service or waste depot. No burning of waste materials shall occur.
19. A fully dimensioned and notated work as executed sewer drainage and storm water plan is to be submitted to Council and the property owner upon completion of all drainage lines. A Certificate of Compliance for Plumbing and Drainage Work shall be submitted to Council upon completion of work.
20. The waste management plan submitted with this application shall be complied with during demolition/construction work and all measures required for the ongoing use of waste management facilities in the development shall be in place prior to the issue of the Occupation Certificate (in accordance with the Waste Collection Plan, Project Number 935, Dwg. No. 221 (Revision DD), dated 4 September 2019).
21. All building construction below 3.01m AHD shall be of flood compatible materials.
22. To meet Council's Floodplain Management Controls the floor level of the primary habitable floor level is to be a minimum of 3.01 metres Australian Height Datum (AHD). A certificate indicating the height of habitable floors on the ground floor (related to AHD) is to be forwarded to the Principal Certifying Authority.
 - a In the case of timber floors, on completion of the floor framing;
 - b In the case of concrete slabs when formwork is in place but prior to pouring concrete.

This certificate is to be provided by a Registered Surveyor. No further work is to be carried out on the building until such certificate is provided to the Principal Certifying Authority.

23. The building shall comply with the Australian Building Codes Board Standard for Construction of Buildings in Flood Hazard Areas. A Structural Engineer's certificate shall be submitted prior to issue of the Construction Certificate to verify the building will withstand the likely forces imposed on it by a 1:100 year flood event including hydrostatic, hydrodynamic, debris, wave, erosion and scour actions.

Engineering

24. A Certificate of Compliance for Water and or Sewer works must be obtained from Council prior or issue of the Building Occupation Certificate, for each and every stage of the development. This may require payment of a fee.
25. The developer must bear any costs relating to alterations and extensions of existing roads, drainage and services for the purposes of the development.
26. The developer must design and construct all civil works, in accordance with **NRDC** and the approved Civil Construction Certificate. Civil construction works must be supervised by a suitably qualified and experienced engineer or registered surveyor who must certify the completed works prior to the release of the Occupation Certificate.

Prior to commencement of works or issue of a Civil Construction Certificate , a practising qualified engineer experienced in structural design and soil mechanics is required to verify the civil engineering works :

- a including earthwork batters and retaining walls, have been designed to be structurally adequate.
 - b will not be affected by landslip either above or below the works.
 - c will not be affected by subsidence either above or below the works
 - d includes adequate drainage to ensure the stability of the development
27. An ITP must be submitted for approval with the application for a Civil Construction Certificate . The supervising engineer or registered surveyor must arrange for the hold/witness point inspections, and accompany Council and/or accredited Private Certifier on the inspection unless alternative arrangements are made. Hold Point, Witness Point, On / Off Maintenance and/or Practical Completion inspections involving public infrastructure must be attended by Council officers.

Where Council is the Certifying Authority for civil engineering works the applicant must give Council one (1) business day's notice to attend inspections.

Hold Point, Witness Point and Audit inspections must be documented by the ITP and include the following works (but not limited to):

- a Pre-start Meeting (Attended by Council and/or Accredited Private Certifier, Principal Contractor & Supervising Engineer and/or Registered Surveyor)
- b Erosion & Sedimentation Controls
- c Earthworks
- d Roadworks
- e Stormwater Drainage
- f Sewer
- g Other Services
- h 'On Maintenance' (Public Infrastructure)
- i Practical Completion (Works on Private Property)
- j 'Off Maintenance' (Acceptance of Public infrastructure by Council)

28. A **TCP** must be prepared and submitted to Council showing how vehicle and pedestrian traffic will be safely managed within the work site and road reserve. This plan must be prepared by a person authorised by **RMS** to prepare **TCP's** and must be endorsed by Council prior to the occupation of the road reserve and commencement of work.
29. Construction & Traffic Management Plans (C&MP's) are required to be endorsed by Council prior to commencement of work. These plans must document workplace health and safety, traffic management (pedestrian & vehicular) and the proposed methods of work within the development work site and the associated public road network.

Associated TCPs must be prepared by a person authorised by the RMS to prepare TCPs.

The approval of Council under the Roads Act 1993 is required for construction works within and occupation of, the road reserve. The road reserve is classed as the property boundary to opposite property boundary and includes roadway, nature strip and footpath.

30. Prior to commencement of works, a sign must be erected in a prominent position on any work site on which work is being carried out:
- a Stating that unauthorised entry to the work site is prohibited;
 - b Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside of working hours, and
 - c Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign is to be removed when the work has been completed.

31. For any part of the site that comes under the jurisdiction of another Government department, a Controlled Activity approval (or similar approval) may be required. Any such approval must be obtained and provided to Council prior to issue of the Construction Certificate.
32. Prior to issue of the Occupation Certificate, the applicant is to provide water supply infrastructure to service development, in accordance with the requirements and specifications of the Clarence Valley Council Sewer & Water Connection Policy.
33. Connection to the public water reticulation system requires the approval of Council under the NSW Local Government Act.
34. Any upgrade to the existing water service to the property will be subject to the costs outlined in Council's list of fees and charges.
35. No building/structures are to be located with sewer easements. It will be required that the existing sewer main be relocated so that the proposed building works are not located within the appropriate easements of the new sewer main.

36. A Sewerage Reticulation Design plan must be submitted for approval with the application for a Civil Construction Certificate.

Connection to the public sewerage reticulation system requires the approval of Council under the NSW Local Government Act.

Any upgrade to the existing sewerage service to the property will be subject to the costs outlined in Council's list of fees and charges.

37. The granting of an easement for sewerage purposes, over the Council's sewer mains within any lots in the subdivision.

The width of the easement must be;

- a Where the sewer is less than 1.5 metres depth, the easement width shall be 3.0 metres, except that for sewers which are less than 0.75 metres depth and serving only one residential lot, the easement width may be reduced to 1.5 metres,
- b Where the sewer is between 1.5 metres and 3.0 metres depth, the easement width shall be 5.0 metres,
- c Where the sewer is greater than 3.0 metres depth, the easement width shall be determined by Council following an assessment of maintenance access requirements;

The easement shall be located centrally about a line drawn between manholes to an accuracy of 0.15 metres by a registered surveyor and supported by an engineering survey plan showing the dimensions between the sewer line and the extremity of the easement at each point where the easement dissects the boundary of the subdivided lot or lots or any change of direction.

38. A new sewer junction must be provided to service the proposed development in accordance with the provisions of the Local Government (General) Regulation. Cutting in of sewer junctions can only be undertaken by Council. In respect to these works, contact Council's Water Cycle Section.

39. A raised median to provide a physical barrier between traffic lanes is to be constructed along the centreline of Yamba Road for the full frontage of the development site. Any additional works (widening/linemarking) to Yamba Road required as a result of the associated median are to be provided in accordance with the relevant standard.

40. Design plans must be submitted for approval with the application for a Civil Construction Certificate. Design and construction is to be in accordance with the applicable Austroads Guide to Road Design standard, the applicable Clarence Valley Council Development Control Plans and NRDC.

Works to and on public road reserve requires the approval of Council or other Roads Authority under the NSW Roads Act.

41. Prior to the release of a Civil Construction Certificate for any stage involving works on an RMS controlled road, evidence is to be provided that a WAD has been entered into with RMS.

42. All stormwater falling on the property is to be collected within the property and discharged in accordance with the relevant parts of the applicable Clarence Valley Council Development Control Plans and **NRDC**.

A Stormwater Management Plan (SWMP) that demonstrates **NorBe** must be prepared in accordance with **NRDC**. A revised stormwater management plan will be required to be submitted to demonstrate that post development peak flows not to exceed pre development flows, and does not require the upgrading of the existing stormwater drainage infrastructure. In order to meet this requirement on-site detention will be necessary.

43. The SWMP must consider any adjacent property or infrastructure affected by the development. Design details of the drainage system and point of discharge must be submitted with the Stormwater Management Plan for approval by Council and/or accredited private certifier prior to issue of the **Civil Construction Certificate**. Connection to the public drainage system requires the approval of Council under the NSW Local Government Act.

The Stormwater Management Plan must include a management plan for any **WSUD** systems. The management plan must consider construction and operational phases.

44. Prior to the release of any Occupation Certificate, which dedicates additional infrastructure to Council, a completed asset register works return must be submitted to Council. The return is to be in the format approved by Council.

45. In accordance with **NRDC** and prior to the release of the Occupation Certificate, the applicant must provide Work as Executed plans (WAE) for all works and certification from the supervising professional engineer or registered surveyor, that the works have been constructed in accordance with the approved plans and specifications.

Where sewer works are involved the **WAE** must include sewer junction sheet records in accordance with the requirements of Clarence Valley Council.

46. Prior to the issue of any Occupation Certificate, certification is to be provided to Council by a registered surveyor, confirming that all infrastructure (including services, WSUD components, pipelines, road batters, access ways and drainage paths) are contained within the respective lots or easements for the lands to be subdivided.

47. Prior to release of the Occupation Certificate, where the total value of works to become Council infrastructure is greater than \$10,000, a maintenance bond is required for 5% of the contract value for works that will become Council infrastructure or \$2,500 whichever is greater. This is required in each stage of the development.

48. All work is subject to a maintenance period of six (6) months from the date of 'On Maintenance' or Practical Completion as certified by Council or accredited private certifier.

At the end of the Maintenance Period an 'Off Maintenance' inspection must be held with Council or accredited private certifier to confirm the compliance and performance of the constructed works, in accordance with **NRDC**.

Where constructed works to become public infrastructure have been controlled by private certifier, Council must attend the 'Off Maintenance' inspection. The documentation, compliance and performance of the constructed works must be in accordance with **NRDC** for Council to accept responsibility for the infrastructure.

49. Car parking, manoeuvring and access areas must be constructed, sealed, line marked and drained in accordance with the DA approved plan and made available thereafter. The car parking classification is Class 1A for the internal parking and is to be designed in accordance with AS2890, the relevant parts of the applicable Council DCP and **NRDC**. All car parking spaces must be accessible by B99 vehicles.

50. Driveways are to be minimum of 6m in external width from Yamba Road to the property boundary.

51. A detailed plan of the proposed driveway including longitudinal section, road levels, garage levels, property boundaries and other site specific considerations must be submitted for approval with the **CivilCC** to demonstrate that access to the development is provided in accordance with **NRDC**.

Driveways must satisfy safe intersection sight distance requirements for the speed zone of the road servicing the development in accordance with NRDC. Sight distance diagrams must be provided with the **Civil Construction Certificate** plans.

52. Any existing vehicular crossings rendered unnecessary by this development are to be removed, and the kerb restored to match the existing kerb profile.

53. Prior to the issue of the Building Construction Certificates, the adequacy of parking and car parks, the development is to be demonstrated by the submission of standard scale plans with manoeuvring paths shown in accordance with AS2890. This must clearly demonstrate that the parking area will function as intended. Manoeuvring diagrams must also demonstrate that a vehicle can enter and exit the site assuming both parking areas are at capacity (i.e. no available spaces). The parking area plans are to be submitted and approved by Council or accredited private certifier.

54. Erosion and Sediment Control is to be implemented in accordance with the relevant parts of the applicable Council Development Control Plans, 'NSW Managing Urban Stormwater - Soils and Construction (Blue Book)' and NRDC. These controls are to be maintained and managed by the applicant and/or the appointed contractor until an Occupation Certificate is issued or the development is accepted 'Off Maintenance'.
55. During the course of the works, the applicant must ensure that vehicles and plant associated with the works do not adversely impact on the roadways to such an extent that cause them to become hazardous for other road users particularly during wet weather. Any such damage is to be rectified by the contractor immediately.
56. If residents in the self contained units are to utilise a meal service and laundry facilities from the existing residential aged care facility, a review is required to be undertaken and submitted to Council for assessment with regards to the grease arrestor capacity servicing the kitchen and the cooling pit capacity servicing the laundry. The review must take into account the requirements of Council's trade waste policy to ensure that the pre treatment equipment is of adequate capacity to service the volume of liquid trade waste discharged from the property.

The review shall be submitted for determination by Council prior to issuing the Construction Certificate.
57. The trade waste equipment for the Community Room shall comply with Council's trade waste policy. Detailed plans shall be submitted for approval prior to issuing the Construction Certificate.
58. Lot 1 & 2 DP829279 and Lot 11 DP556436 are to be consolidated prior to the issue of an Occupation Certificate.

Reasons

1. To ensure that the development complies with the *Clarence Valley Local Environmental Plan 2011* and relevant Development Control Plan that is applicable to the proposed development.
2. To ensure that the surrounding environment is not detrimentally affected as a result of the development.
3. To comply with legislative requirements.
4. To comply with Council's Section 7.11 Contribution Plans.
5. To ensure that vehicular access and parking are provided in accordance with Council's Engineering Specifications for Development.

Approvals under S.68, Local Government Act, 1993

Consent has also been granted under 4.12(5) of the Environmental Planning & Assessment Act for the following activities listed under Section 68 of the Local Government Act, 1993:

1. Sewerage work.
2. Connection to Council's reticulated water system.
3. Connection to Council's stormwater system.

Right of Appeal and Validity of Consent

Section 8.2 of the Act provides that you may request a review of your determination by Council. The review must be requested within 6 months of the date of this notice and must be accompanied by the prescribed fee.

Section 8.7 of the Act provides that you have a right of appeal to the Land and Environment Court against Council's decision in the matter, exercisable within 6 months after receipt of this notice.

Consent becomes effective from the consent validation date. Section 4.53 of the Act provides for the period of validity of consent, and it is the applicant's responsibility to ensure that commencement of the development is carried out within the prescribed period. The consent period for this application will be five (5) years.

If you require further information in regard to this notice of determination please contact Pat Ridgway of Council's Environment, Development and Strategic Planning Services section on 66450288.

Yours sincerely,



Pat Ridgway
Senior Development Planner



**CLARENCE VALLEY COUNCIL
APPROVAL**

**This is the plan referred to in Council's
Notice of Determination of DA2019/0331**

Date: 25 October 2019



Notes:
All work to be carried out in accordance with the codes and conditions of council. Measurements in mtr's unless noted. Use figured dimensions. Do not scale drawings. Site measure before starting work. Refer all discrepancies to the architect.

No.	Date	Description
A	11.12.19	Issue to Client
B	13.12.19	Issue to Client
C	16.12.19	Issue to Client
D	16.01.20	Issue to Client
E	23.01.20	Issue to Client
F	25.01.20	Issue to Client
G	04.02.20	Issue to Client
H	05.02.20	Issue to Client
I	06.02.20	Issue to Client
J	13.02.20	Issue to Consultant
K	14.02.20	Issue to Consultant
L	19.02.20	Issue to Client
M	06.02.20	Issue to Client
N	06.02.20	Issue to Client
O	06.02.20	Issue to Consultant
P	07.03.20	Issue to Consultant
Q	06.03.20	Issue to Client
R	11.03.20	Issue to Consultant
S	14.03.20	Issue to Client
T	21.03.20	Issue to Consultant
U	26.03.20	For Client/Consultants Meeting
V	02.04.20	Issue to Consultant
W	03.04.20	Issue to Client
X	04.04.20	Issue to Client
Y	05.04.20	Issue to Client
Z	05.04.20	Issue to Client
AA	04.05.20	Issue to Client
BB	06.05.20	Issue to Client
CC	07.06.20	DA Issue to Council

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architects registration number 6239

project
RETIREMENT LIVING (APARTMENTS)

tenement
UNITING

location
56 - 58 YAMBA ROAD

at
YAMBA

drawing
SITE PLAN

stage	project no.	dep. no.
DA	935	030

drawn	date	revision
TW	MA	17/06/19
		CC

1 Site Plan
1:1000 @ A3



**CLARENCE VALLEY COUNCIL
APPROVAL**

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Date: 25 October 2019



Notes

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No.	Rev	Description
A	11.12.19	Issue to Client
B	13.12.19	Issue to Client
C	16.12.19	Issue to Client
D	16.01.20	Issue to Client
E	23.01.20	Issue to Client
F	25.01.20	Issue to Client
G	04.02.20	Issue to Client
H	05.02.20	Issue to Client
I	06.02.20	Issue to Client
K	13.02.20	Issue to Consultant
L	14.02.20	Issue to Client
M	19.02.20	Issue to Client
N	26.02.20	Issue to Client
O	26.02.20	Issue to Consultant
P	27.02.20	Issue to Consultant
Q	26.03.20	Issue to Client
R	11.03.20	Issue to Consultant
S	14.03.20	Issue to Client
T	21.03.20	Issue to Consultant
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V	02.04.20	Issue to Consultant
W	03.04.20	Issue to Client
X	04.04.20	Issue to Client
Y	02.04.20	Issue to Client
Z	16.04.20	Issue to Client
AA	04.05.20	Issue to Client
BB	26.05.20	Issue to Client
CC	07.06.20	DA Issue to Council

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project
 RETIREMENT LIVING
 (APARTMENTS)

architect
 UNITING

location
 56 - 58 YAMBA ROAD

at
 YAMBA

drawing
 LANDSCAPE PLAN

drawing

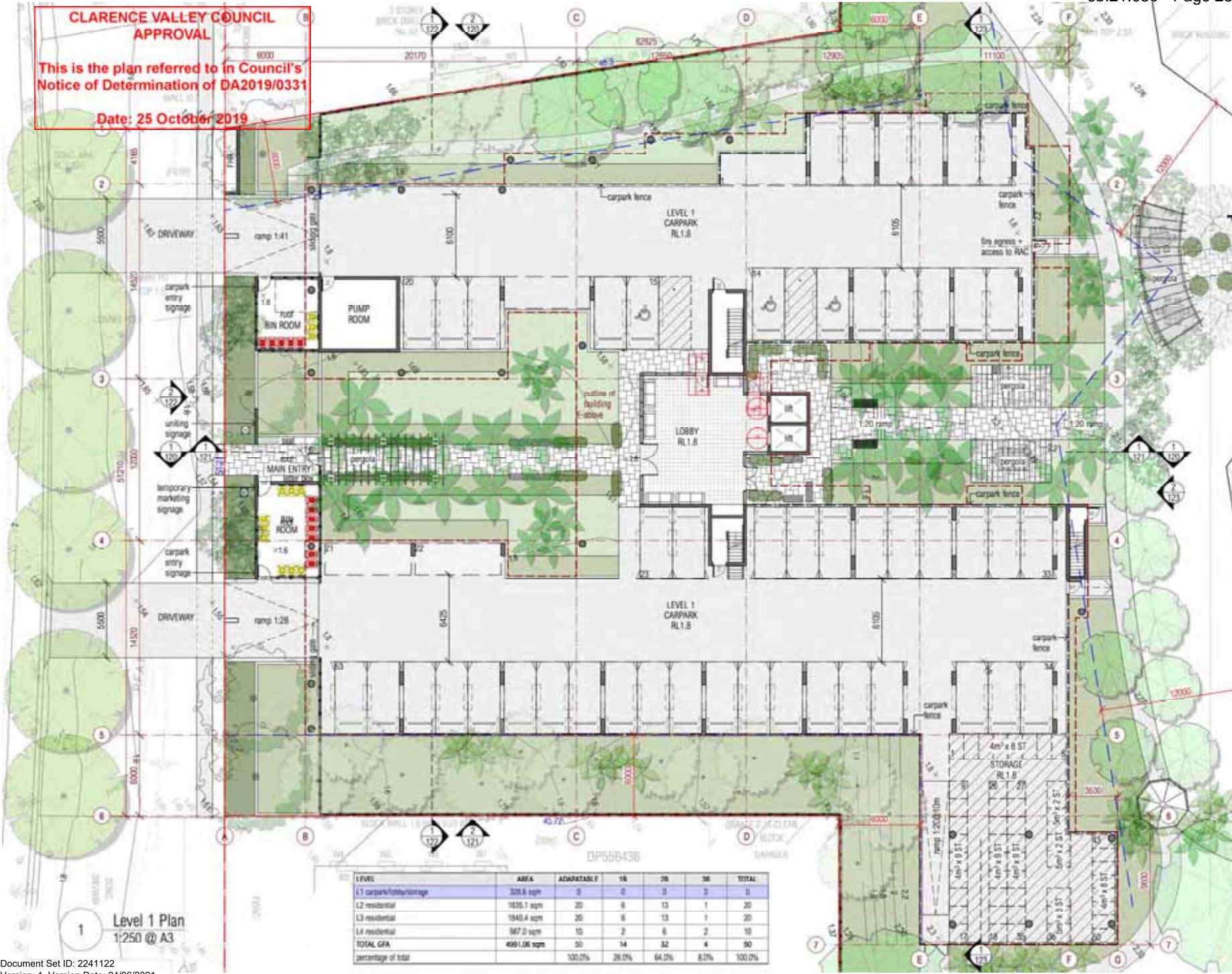
stage	project no.	dep. no.
DA	935	131
drawn	date	revision
TW	MA	17/06/19
		CC

1 Landscape Plan
 1:500 @ A3

**CLARENCE VALLEY COUNCIL
APPROVAL**

This is the plan referred to in Council's
Notice of Determination of DA2019/0331

Date: 25 October 2019



notes

All work to be carried out in accordance with NLA, see codes and conditions of council, measurements in this plan are not scaled drawings, site measure before starting work, refer all discrepancies to the architect.

No.	Date	Amendment
A	11.12.18	Issue to Client
B	12.12.18	Issue to Client
C	14.12.18	Issue to Client
D	15.01.19	Issue to Client
E	23.01.19	Issue to Client
F	26.01.19	Issue to Client
G	04.02.19	Issue to Client
H	05.02.19	Issue to Client
I	06.02.19	Issue to Client
J	06.02.19	Issue to Client
K	12.02.19	Issue to Client
L	14.02.19	Issue to Client
M	15.02.19	Issue to Client
N	26.02.19	Issue to Client
O	05.03.19	Issue to Consultants
P	07.03.19	Issue to Consultants
Q	08.03.19	Issue to Client
R	11.03.19	Issue to Consultants
S	14.03.19	Issue to Client
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U	26.03.19	For Client/Consultants Meeting
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W	05.04.19	Issue to Client
X	04.04.19	Issue to Client
Y	15.04.19	Issue to Client
Z	15.04.19	Issue to Client
AA	24.05.19	Issue to Client
BB	28.05.19	Issue to Client
CC	17.06.19	DA Issue to Council

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project
RETIREMENT LIVING (APARTMENTS)

architect
UNITING

location
56 - 58 YAMBA ROAD

at
YAMBA

drawing
LEVEL 1 FLOOR PLAN

drawing

LEVEL	AREA	ADAPTABLE	18	26	36	TOTAL
L1 carpark/lobby/storage	328.6 sqm	0	0	0	0	0
L2 residential	1835.1 sqm	20	6	13	1	20
L3 residential	1940.4 sqm	20	6	13	1	20
L4 residential	967.0 sqm	10	2	6	2	10
TOTAL GFA	4991.06 sqm	50	14	32	4	50
percentage of total		100.0%	28.0%	64.0%	8.0%	100.0%

Level 1 Plan
1:250 @ A3

**CLARENCE VALLEY COUNCIL
APPROVAL**

This is the plan referred to in Council's
Notice of Determination of DA2019/0331

Date: 25 October 2019



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architects registration number 6239

project
RETIREMENT LIVING (APARTMENTS)

uniting

location
56 - 58 YAMBA ROAD

at
YAMBA

drawing
LEVEL 2 FLOOR PLAN

stage	project no.	day no.
DA	905	102
drawn	date	checked
TW	MA 17/09/19	CC

LEVEL	AREA	ADAPTABLE	18	28	38	TOTAL
L1 carpark/hobby/storage	508.8 sqm	0	0	0	0	0
L2 residential	1835.1 sqm	20	6	13	1	20
L3 residential	1940.4 sqm	20	6	13	1	20
L4 residential	967.0 sqm	10	2	6	2	10
TOTAL GFA	4981.06 sqm	50	14	32	4	50
percentage of total		100.0%	28.0%	64.0%	8.0%	100.0%

1 Level 2 Plan
1:250 @ A3



**CLARENCE VALLEY COUNCIL
 APPROVAL**
 This is the plan referred to in Council's
 Notice of Determination of DA2019/0331
 Date: 25 October 2019

notes

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No	Date	amendment
A	11.12.18	Issue to Client
B	13.12.18	Issue to Client
C	24.12.18	Issue to Client
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Z	15.04.19	Issue to Client
AA	24.05.19	Issue to Client
AB	28.05.19	Issue to Client
AC	17.06.19	DA Issue to Council

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project
**RETIREMENT LIVING
 (APARTMENTS)**
 uniting
 location
56 - 58 YAMBA ROAD
 in
YAMBA
 drawing
LEVEL 3 FLOOR PLAN

stage	project no.	day no.
DA	905	103
drawn	MA	17/09/19
checked	MA	17/09/19
approved	CC	

LEVEL	AREA	ADAPTABLE	18	28	38	TOTAL
L1 carpark/hobby/storage	528.8 sqm	0	0	0	0	0
L2 residential	1835.1 sqm	20	6	13	1	20
L3 residential	1940.4 sqm	20	6	13	1	20
L4 residential	987.0 sqm	10	2	6	2	10
TOTAL GFA	4991.36 sqm	50	14	32	4	50
percentage of total		100.0%	28.0%	64.0%	8.0%	100.0%

1 Level 3 Plan
 1:250 @ A3



CLARENCE VALLEY COUNCIL APPROVAL
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 Date: 25 October 2019

Notes
 All work to be carried out in accordance with this, the codes and conditions of council, measurements in mm unless noted, use figured dimensions, do not scale drawings, site measure before starting work, refer all discrepancies to the architect.

No	Date	Amendment
A	11.12.18	Issue to Client
B	13.12.18	Issue to Client
C	18.12.18	Issue to Client
D	19.01.19	Issue to Client
E	23.01.19	Issue to Client
F	25.01.19	Issue to Client
G	04.02.19	Issue to Client
H	06.02.19	Issue to Client
I	08.02.19	Issue to Client
J	13.02.19	Issue to Consultant
K	14.02.19	Issue to Client
L	14.02.19	Issue to Client
M	15.02.19	Issue to Client
N	20.02.19	Issue to Client
O	20.02.19	Issue to Consultant
P	27.03.19	Issue to Consultants
Q	28.03.19	Issue to Client
R	27.03.19	Issue to Consultants
S	14.03.19	Issue to Client
T	27.03.19	Issue to Consultants
U	28.03.19	For Client/Consultants Meeting
V	02.04.19	Issue to Consultants
W	02.04.19	Issue to Client
X	04.04.19	Issue to Client
Y	05.04.19	Issue to Client
Z	10.04.19	Issue to Client
AA	24.05.19	Issue to Client
AB	28.05.19	Issue to Client
CC	17.06.19	DA Issue to Council

environa studio
 224 Riley St, Surry Hills, NSW 2010
 t: 02 9211 0000
 w: www.environastudio.com.au
 architects registration number: 6238

PROJECT
 RETIREMENT LIVING (APARTMENTS)
UNITING
 location: SE - 58 YAMBA ROAD
 site: YAMBA
 drawing: LEVEL 4 FLOOR PLAN

stage	project no.	stage no.
DA	935	104
drawn	MA	17/06/15
checked	CC	

LEVEL	AREA	ADAPTABLE	1B	2B	3B	TOTAL
L1 carpark/hobby/storage	320.5 sqm	0	0	0	0	0
L2 residential	1835.1 sqm	20	6	13	1	20
L3 residential	1840.4 sqm	20	6	13	1	20
L4 residential	387.0 sqm	10	2	6	2	10
TOTAL GFA	4983.0 sqm	50	14	32	4	50
percentage of total		100.0%	28.0%	64.0%	8.0%	100.0%

1 Level 4 Plan
 1:250 @ A3

**CLARENCE VALLEY COUNCIL
APPROVAL**
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notes
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 N.S.W. rules and conditions of council,
 measurements in mtr's unless noted, use
 figured dimensions, do not scale drawings,
 site measure before starting work,
 refer all discrepancies to the architect.

no	date	amendment
A	11.12.18	Issue to Client
B	13.12.18	Issue to Client
C	24.12.18	Issue to Client
D	18.01.19	Issue to Client
E	23.01.19	Issue to Client
F	26.01.19	Issue to Client
G	04.02.19	Issue to Client
H	05.02.19	Issue to Client
J	06.02.19	Issue to Client
K	13.02.19	Issue to Consultant
L	14.02.19	Issue to Client
M	15.02.19	Issue to Client
N	26.02.19	Issue to Client
O	26.02.19	Issue to Consultants
P	27.02.19	Issue to Consultants
Q	28.02.19	Issue to Client
R	21.03.19	Issue to Consultants
S	14.03.19	Issue to Consultants
T	21.03.19	Issue to Consultants
U	28.03.19	For Client/Consultants Meeting
V	02.04.19	Issue to Consultants
W	03.04.19	Issue to Client
X	04.04.19	Issue to Client
Y	05.04.19	Issue to Client
Z	10.04.19	Issue to Client
AA	24.05.19	Issue to Client
BB	28.05.19	Issue to Client
CC	17.06.19	DA Issue to Council

environa studio
 224 riley st sunny hills 2010
 t: 02 9211 0360
 w: www.envirostudio.com.au
 architects registration number 6239

project		RETIREMENT LIVING (APARTMENTS)
architect		UNITING
location		56 - 58 YAMBA ROAD
site		YAMBA
drawing		ROOF PLAN
drawing		

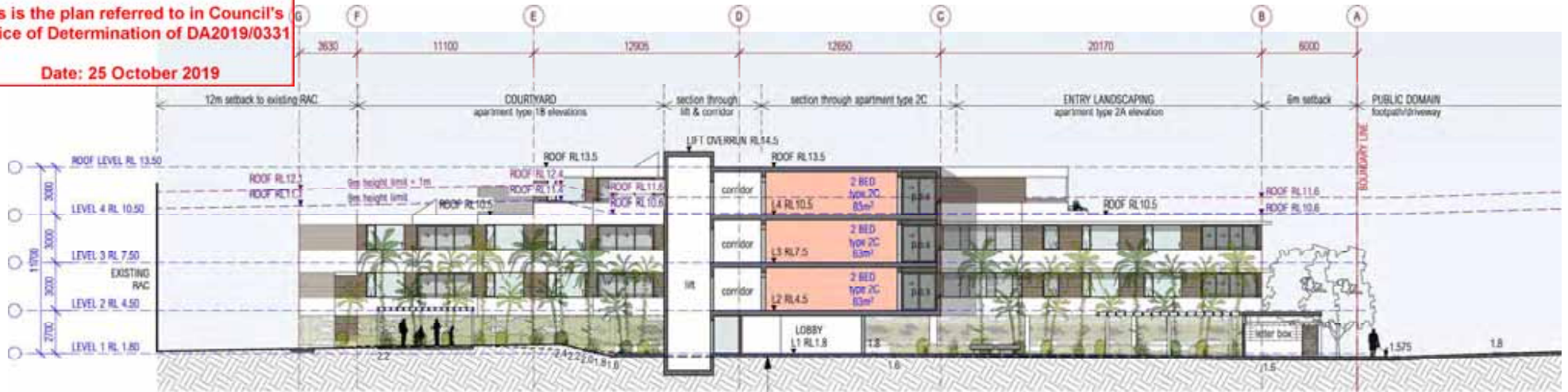
stage	project no.	dep no.
DA	935	110
drawn	check	revision
TW	MA	17/06/19 CC

1 Roof Plan
 1:250 @ A3

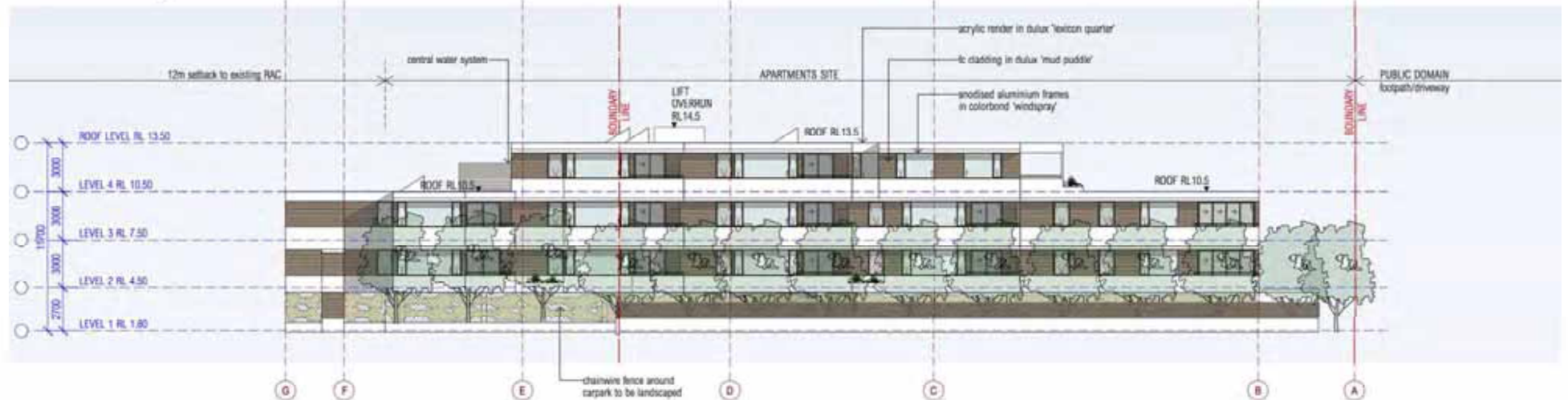
**CLARENCE VALLEY COUNCIL
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Date: 25 October 2019



1 Section A
1:250 @ A3



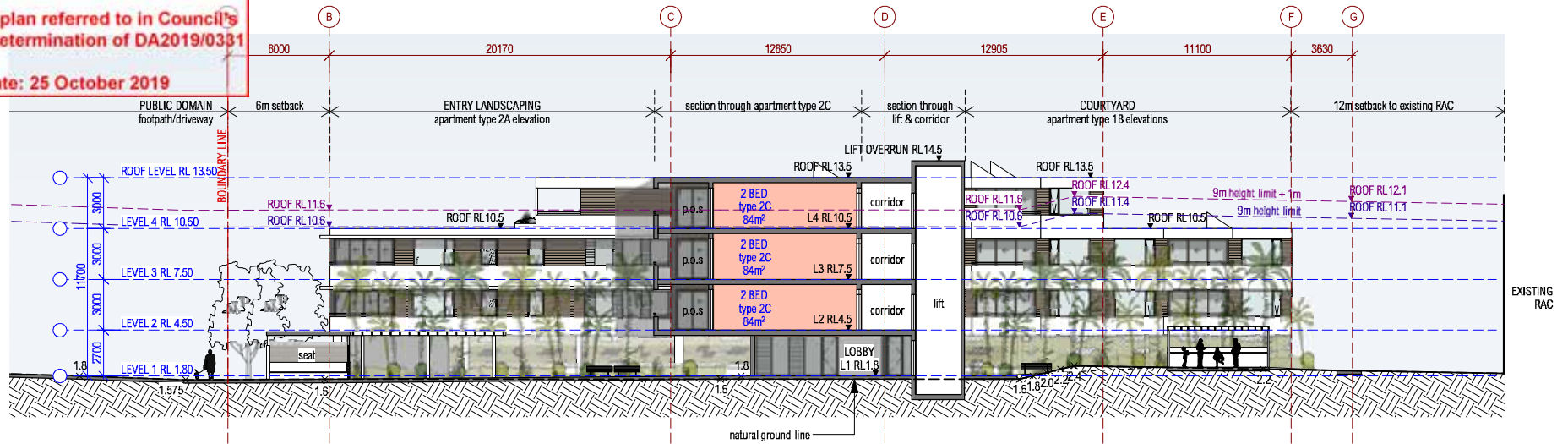
2 East Elevation
1:250 @ A3

notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	project	location	drawing	stage	project no.	dwg no.
all work to be carried out in accordance with BCA, ssa codes and conditions of council, measurements in mm unless noted, use figured dimensions, do not scale drawings, site measures before starting work, refer all discrepancies to the architect.	K	13.02.19	issue to Consultants	S	14.03.19	issue to Client	AA	24.05.19	issue to Client	environa studio 224 riley st surry hills 2010 t 02 9211 0000 w www.environastudio.com.au architects registration number 6239	RETIREMENT LIVING (APARTMENTS)	56 - 58 YAMBA ROAD	SECTION A & EAST ELEVATION	935	120
	L	14.02.19	issue to Client	T	21.03.19	issue to Consultants	BB	28.05.19	issue to Client						
	M	15.02.19	issue to Client	U	28.03.19	For Client/Consultants Meeting	CC	17.06.19	DA issue to Council						
	N	26.02.19	issue to Client	V	22.04.19	issue to Consultants				project	stage <td>project no. <td>dwg no. </td></td>	project no. <td>dwg no. </td>	dwg no.		
	O	05.05.19	issue to Consultants	W	03.04.19	issue to Client				client	uniting	56 - 58 YAMBA ROAD	SECTION A & EAST ELEVATION	935	120
	P	07.03.19	issue to Consultants	X	04.04.19	issue to Client				architect		56 - 58 YAMBA ROAD	SECTION A & EAST ELEVATION	935	120
	Q	28.03.19	issue to Client	Y	25.04.19	issue to Client				checked	drawn	56 - 58 YAMBA ROAD	SECTION A & EAST ELEVATION	935	120
	R	11.03.19	issue to Consultants	Z	19.04.19	issue to Client				date	revision	56 - 58 YAMBA ROAD	SECTION A & EAST ELEVATION	935	120
										tw	ma	56 - 58 YAMBA ROAD	SECTION A & EAST ELEVATION	935	120
										date	revision	56 - 58 YAMBA ROAD	SECTION A & EAST ELEVATION	935	120
										17/06/19	CC	56 - 58 YAMBA ROAD	SECTION A & EAST ELEVATION	935	120

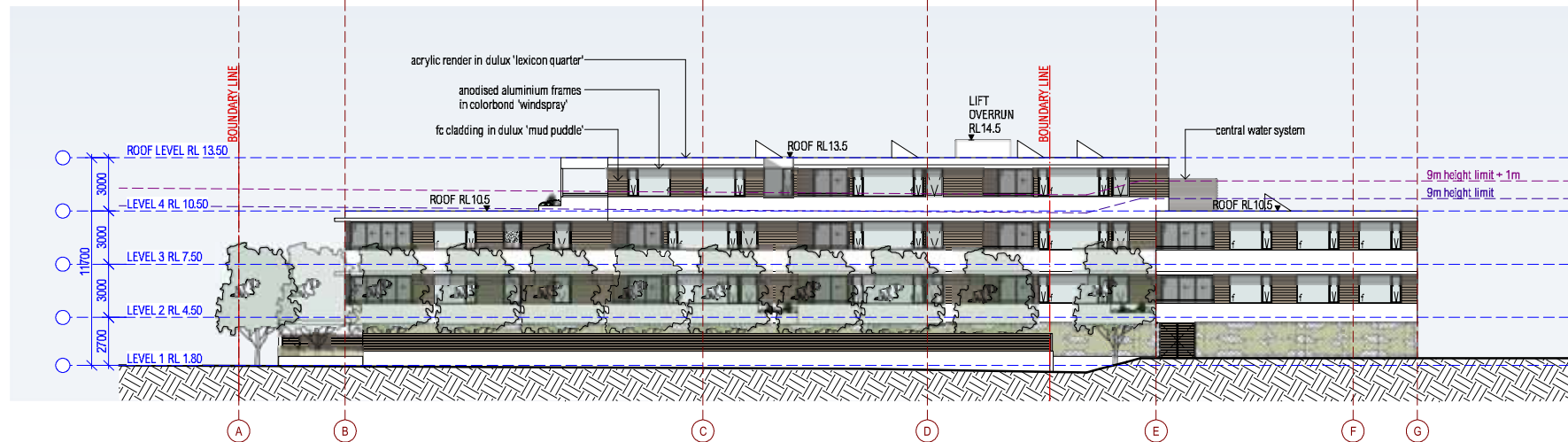
**CLARENCE VALLEY COUNCIL
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1 Section B
1:250 @ A3



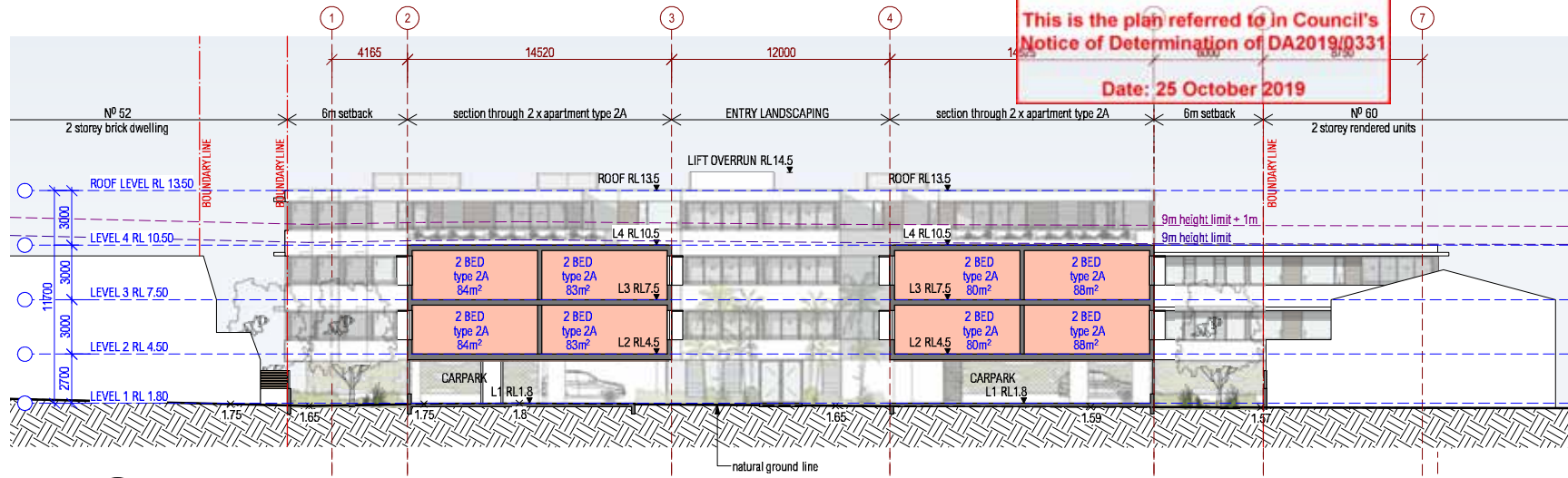
2 West Elevation
1:250 @ A3

notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	project	location	drawing	stage	project no.	dwg no.
all work to be carried out in accordance with bca, site codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	K	13.02.19	Issue to Consultant	S	14.03.19	Issue to Client	AA	24.05.19	Issue to Client	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	RETIREMENT LIVING (APARTMENTS)	SECTION B & WEST ELEVATION	DA	935	121
	L	14.02.19	Issue to Client	T	21.03.19	Issue to Consultants	BB	28.05.19	Issue to Client						
	M	15.02.19	Issue to Client	U	28.03.19	For Client/Consultants Meeting	CC	17.05.19	DA Issue to Council						
	N	26.02.19	Issue to Client	V	22.04.19	Issue to Consultants				project no.	935	dwg no.	121		
	O	05.03.19	Issue to Consultants	W	13.04.19	Issue to Client				location	56 - 58 YAMBA ROAD	drawing	DA	stage	121
	P	07.03.19	Issue to Consultants	X	04.04.19	Issue to Client				at	YAMBA	drawing	TW	stage	121
	Q	08.03.19	Issue to Client	Y	05.04.19	Issue to Client				client	UNITING	drawing	MA	stage	121
	R	11.03.19	Issue to Consultants	Z	15.04.19	Issue to Client				date	17/06/19	drawing	CC	revision	121

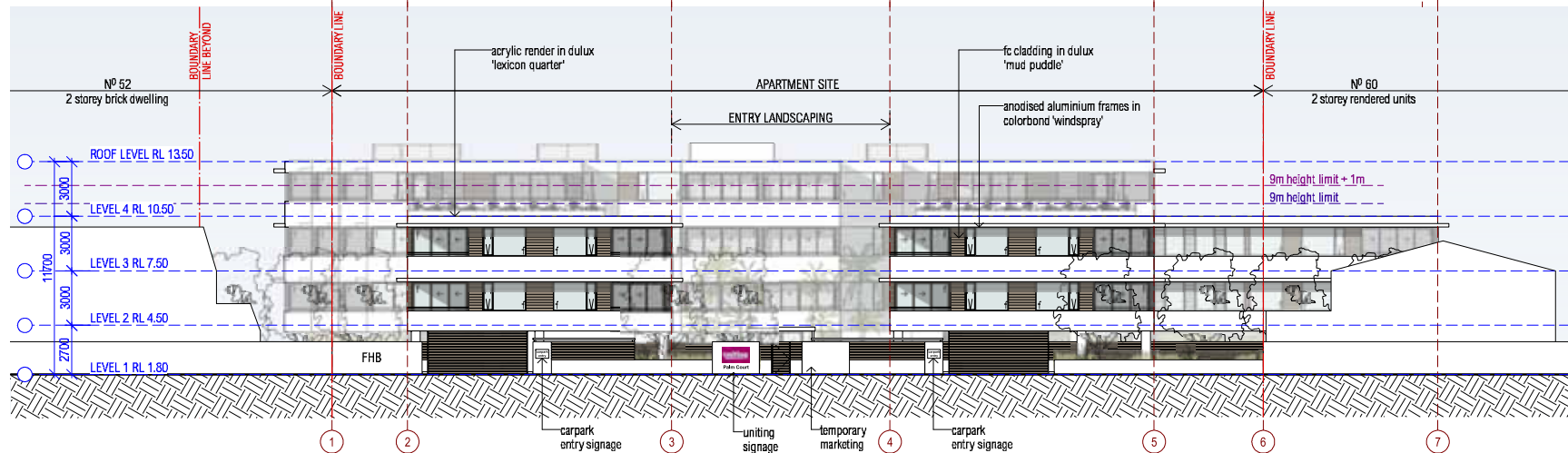
**CLARENCE VALLEY COUNCIL
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1 Section C
1:250 @ A3

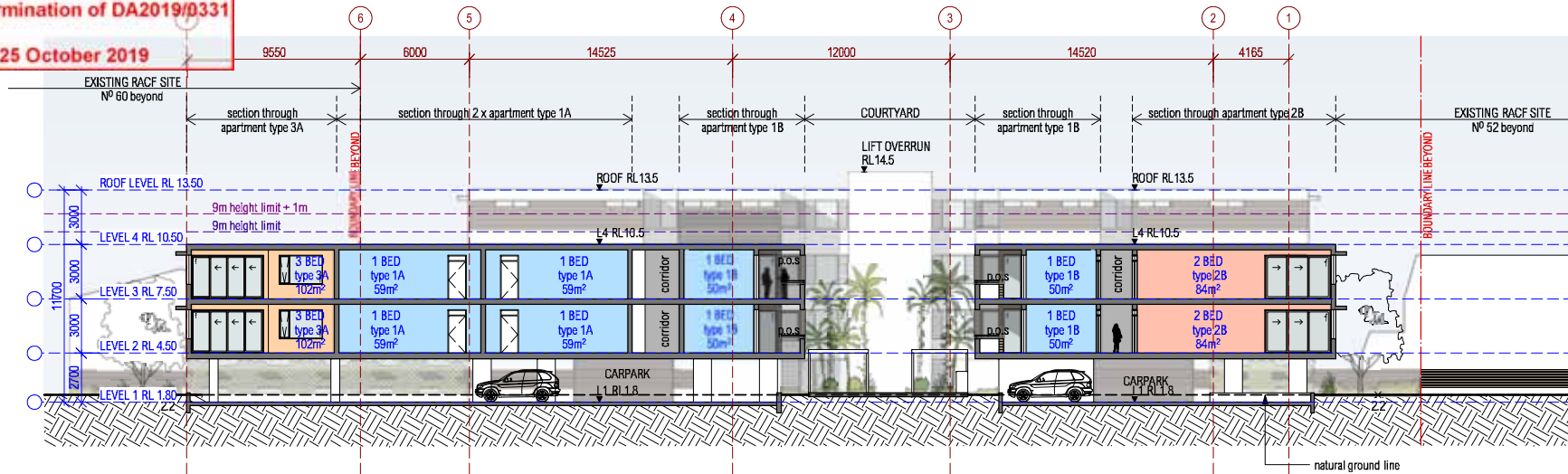


2 North Elevation (Yamba Road)
1:250 @ A3

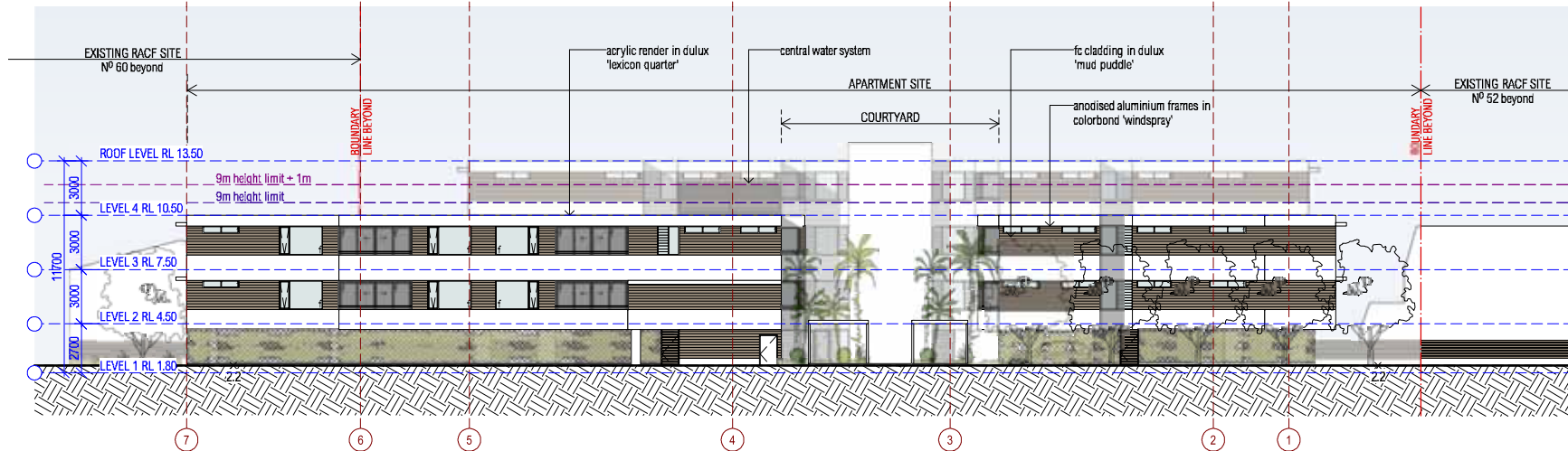
notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	project	location	drawing	stage	project no.	dwg no.
all work to be carried out in accordance with bca, site codes and conditions of council. measurements in mm's unless noted. use figured dimensions, do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	K	13.02.19	Issue to Consultant	S	14.03.19	Issue to Client	AA	24.05.19	Issue to Client	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	RETIREMENT LIVING (APARTMENTS)	56 - 66 YAMBA ROAD	SECTIONS C & NORTH ELEVATION	935	122
	L	14.02.19	Issue to Client	T	21.03.19	Issue to Consultants	B9	28.05.19	Issue to Client						
	M	15.02.19	Issue to Client	U	28.03.19	For Client/Consultants Meeting	CC	17.06.19	Issue to Council						
	N	26.02.19	Issue to Client	V	22.04.19	Issue to Consultants				for client					
	O	05.03.19	Issue to Consultants	W	13.04.19	Issue to Client									
	P	07.03.19	Issue to Consultants	X	04.04.19	Issue to Client									
	Q	08.03.19	Issue to Client	Y	05.04.19	Issue to Client									
	R	11.03.19	Issue to Consultants	Z	15.04.19	Issue to Client									

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Date: 25 October 2019



1 Section D
1:250 @ A3











2 South Elevation
1:250 @ A3

notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	project	location	drawing	stage	project no.	dwg no.		
all work to be carried out in accordance with bca, site codes and conditions of council. measurements in mm unless noted, use figured dimensions, do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	K	13.02.19	Issue to Consultant	S	14.03.19	Issue to Client	AA	24.05.19	Issue to Client	environa studio 224 niley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	56 - 56 YAMBA ROAD	SECTION D & SOUTH ELEVATION	DA	935	123		
	L	14.02.19	Issue to Client	T	21.03.19	Issue to Consultants	B9	28.05.19	Issue to Client								
	M	15.02.19	Issue to Client	U	28.03.19	For Client/Consultants Meeting	CC	17.06.19	DA Issue to Council	for client	at	drawing	chgd	drwn	date	revision	
	N	26.02.19	Issue to Client	V	32.04.19	Issue to Consultants				UNITING	YAMBA		TW	MA	17/06/19	CC	
	O	05.03.19	Issue to Consultants	W	13.04.19	Issue to Client											
	P	07.03.19	Issue to Consultants	X	04.04.19	Issue to Client											
	Q	08.03.19	Issue to Client	Y	05.04.19	Issue to Client											
	R	11.03.19	Issue to Consultants	Z	15.04.19	Issue to Client											

**CLARENCE VALLEY COUNCIL
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EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)
	ACRYLIC RENDER FINISH	dulux 'lexicon 1/4'		MODIFIED TIMBER DECKING	WEATHERED LOOK
	FC CLADDING	dulux 'mud puddle'		CONCRETE	concrete grey
	COLORBOND STEEL	'jasper colorbond'		CHAIN WIRE	(landscaped)
	ANODIZED ALUMINIUM	'medium bronze'		POWDERCOATED ALUMINIUM	dulux 'mud puddle'

notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	project	location	drawing	stage	project no.	dwg no.							
all work to be carried out in accordance with bca, site codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	K	13.02.19	Issue to Consultant	S	14.03.19	Issue to Client	AA	24.05.19	Issue to Client	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	56 - 56 YAMBA ROAD	MATERIALS + FINISHES SCHEDULE	DA	935	210							
	L	14.02.19	Issue to Client	T	21.03.19	Issue to Consultants	B9	28.05.19	Issue to Client													
	M	15.02.19	Issue to Client	U	28.03.19	For Client/Consultants Meeting	CC	17.05.19	DA Issue to Council													
	N	26.02.19	Issue to Client	V	22.04.19	Issue to Consultants																
	O	05.03.19	Issue to Consultants	W	13.04.19	Issue to Client																
	P	07.03.19	Issue to Consultants	X	04.04.19	Issue to Client																
	Q	08.03.19	Issue to Client	Y	05.04.19	Issue to Client																
	R	11.03.19	Issue to Consultants	Z	15.04.19	Issue to Client																
																for client	at		chgd	drwn	date	revision
																UNITING	YAMBA		TW	MA	17/06/19	CC



CLARENCE PLANT SCHEDULE
 APPROVAL
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 Date: 25 October 2019

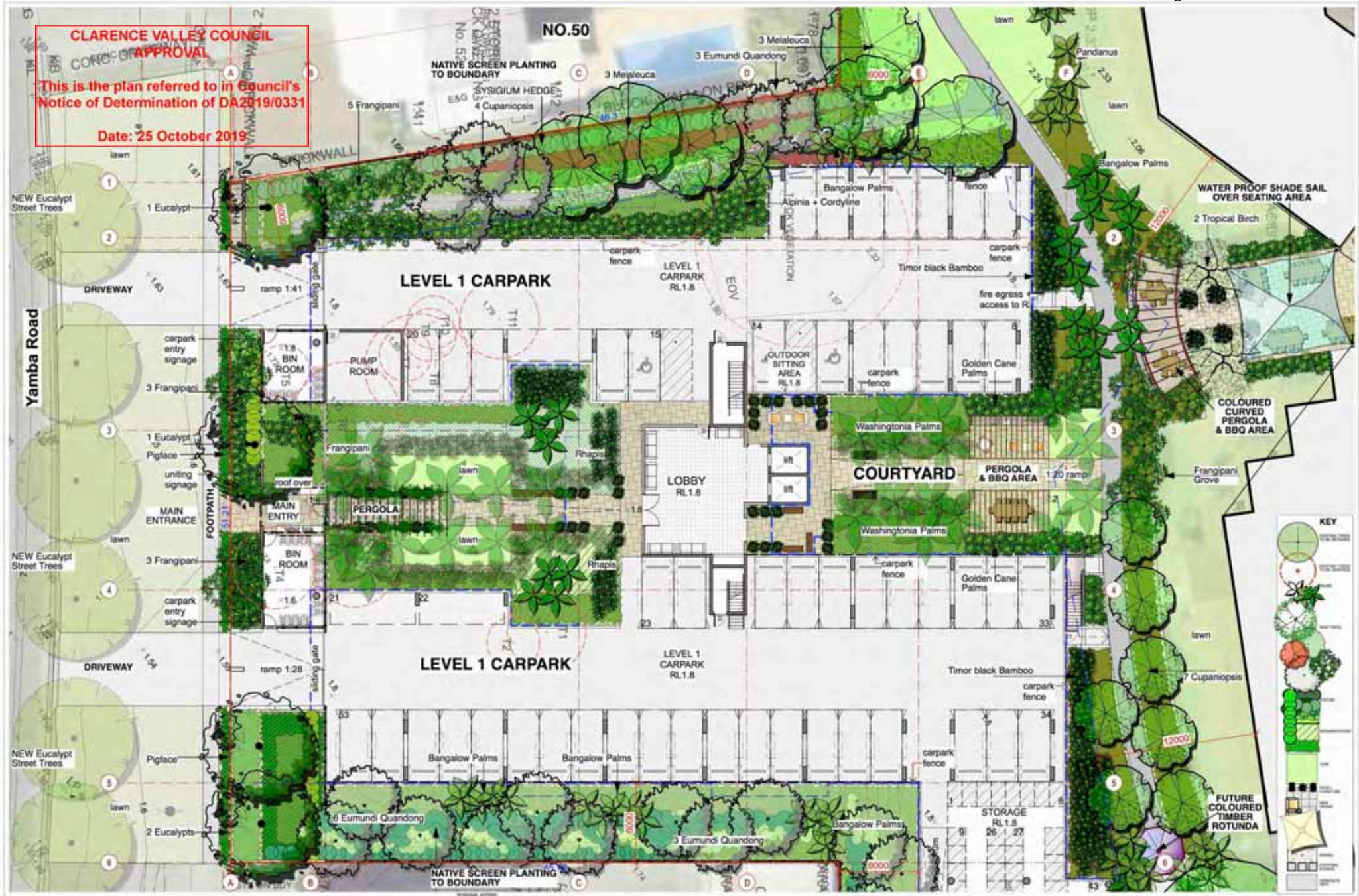
refer to sheet LP-01

Common name	Hgt	Sp	Qty	Size
Trees & Palms				
Bangalow Palm	8m			75L
Lemon Myrtle	8m			75L
Timor Black Bamboo	12m			25L
Black Wattle	6m			25L
Tropical Birch	15m			100L
Flame Tree	20m			75L
Ivory Curl Tree	6m			75L
Black Wattle	6m			25L
Willow Bottlebrush	15m			25L
Finger Lime	3m			25L
Citrus	3m			25L
Tuckeroo	8m			75L
Royal poinciana	10m			200L
Golden Cane	4m			75L
Eumundi Quandong	10m			75L
Blue Berry Ash	6m			25L
Tallowood	20m			75L
Santpaper Fig	15m			75L
Tulwood	8m			75L
Kentia Palm	6m			100L
Cabbage Tree Palm	10m			100L
Broad Leaf Paper Bark	15m			25L
Pandanus	4m			100L
Frangipani	4m			100L
Giant Bird of Paradise	6m			25L
Scrub Cherry	6m			75L
Washingtonia Palm	15m			200L
Westringia Lily Pilly	15m			75L
Shrubs				
Alcantarea imperialis	0.75m	2m2		200mm
Alcantarea imperialis silver plum	0.75m	2m2		200mm
Atocasia brisbanensis	1m	2m2		200mm
Alphina caerulea	1.5m	2m2		200mm
Alphina nutans	1.5m	2m2		200mm
Bambusa Guanzhienensis	3m	2m2		200mm
Banksia encolata	1.5m	2m2		140mm
Banksia robur	1.5m	2m2		200mm
Callistemon lpp	1m	1.5m2		300mm
Camellia sasanqua	2m	2m2		200mm
Carissa "Desert Star"	1.5m	2m2		200mm
Colocasia esculenta	1m	2m2		200mm
Cycas revoluta	1m	2m2		200mm
Gardenia "Magnifica"	1.5m	2m2		300mm
Gardenia "Professor Pucco"	1m	1.5m2		200mm
Heliconia biha / caribaea var.	2m	1.5m2		200mm
Heliconia angusta "Red Xmas"	1m	1.5m2		200mm
Hibiscus heteradelphus	1m	1.5m2		200mm
Hibiscus thraex "Rufus"	2m	1.5m2		140mm
Leptopogon madidum	2m	1.5m2		140mm
Philodendron "Xanadu"	1.5m	3m2		140mm
Psephellus pumilus	1m	3m2		200mm
Rademachia "Summer Scent"	2.00m	1.5m2		140mm
Rhapis excelsa	1.5m	1.5m2		300mm
Rosmarinus officinalis	1.5m	1.5m2		200mm
Strelitzia parvifolium juncea	1.5m	1.5m2		200mm
Syzygium "Cascade"	1m	1.5m2		200mm
Syzygium Pinnace	2m	1.5m2		200mm
Westringia fruticosa	0.75m	1.5m2		200mm
Zamia furfuracea	1m	1.5m2		200mm
Groundcovers and Climbers				
Alamanda cathartica				125mm
Austromyrtus dulcis	0.5m	5m2		125mm
Brachycome multifida	0.30m	5m2		125mm
Carpobrotus glaucescens	0.30m	5m2		125mm
Dianella "Breeze"	0.75m	5m2		125mm
Doodie aspera	0.5m	5m2		125mm
Euphorbia poysean	0.5m	5m2		125mm
Gahnia siberiana	0.75m	2m2		140mm
Gardenia radicans	0.5m	4m2		125mm
Grevillea "Cherry Cluster"	0.5m	5m2		125mm
Hibbertia scandens	0.5m	4m2		125mm
Hymenocallis speciosa	0.5m	4m2		125mm
Jasminum polyanthum	0.5m	2m2		125mm
Lomandra confertata	1m	5m2		125mm
Microsorium diversifolium	0.5m	4m2		125mm
Myoporum ellipticum	0.3m	5m2		125mm
Neoregalia bromeliads	0.5m	4m2		125mm
Prilla purpurascens	0.3m	8m2		140mm
Tracheloglossum "Triskour"	0.5m	5m2		125mm
Viola hederacea	0.3m	5m2		125mm
Alcantarea bromeliads	0.75m	2m2		200mm
Cuneyto	1m	2m2		200mm
Native Ginger	1.5m	2m2		200mm
Shellflower	1.5m	2m2		200mm
Chinese Dwarf	3m	2m2		200mm
Hest-leaved banksia	1.5m	2m2		140mm
Swamp Banksia	1.5m	2m2		200mm
Callistemon	1m	1.5m2		300mm
Camellia	2m	2m2		200mm
Rosemary	1.5m	2m2		200mm
"Black Beauty"	1m	2m2		200mm
Cycad	1m	2m2		200mm
Gardenia	1.5m	2m2		300mm
Gardenia	1m	1.5m2		200mm
Heliconia	2m	1.5m2		200mm
Heliconia	1m	1.5m2		200mm
Native Roseella	1m	1.5m2		200mm
Red-cottonwood	2m	1.5m2		140mm
Weeping s tree	2m	1.5m2		140mm
Nhi Green	1m	3m2		200mm
Lady Palm	1.5m	1.5m2		300mm
Rosemary	1.5m	1.5m2		200mm
Bed of Paradise	1.5m	1.5m2		200mm
Coastal rosemary	0.75m	1.5m2		200mm
Cardboard Cycad	1m	1.5m2		200mm
Golden trumpet Vine				125mm
Midge berry	0.5m	5m2		125mm
Cut-leaved daisy	0.30m	5m2		125mm
Pigface	0.30m	5m2		125mm
Black Anther Flax Lily	0.75m	5m2		125mm
Prickly Rasp Fern	0.5m	5m2		125mm
Prostrate Gardenia	0.5m	4m2		125mm
Grevillea	0.5m	5m2		125mm
Snake vine	0.5m	4m2		125mm
Dwarf Spiderly	0.5m	4m2		125mm
Pink jasmine	0.5m	2m2		125mm
Mat Rush	1m	5m2		125mm
Kangaroo fern	0.5m	4m2		125mm
Creeping Boobialla	0.3m	5m2		125mm
White root	0.3m	8m2		140mm
Variegated Star Jasmine	0.5m	5m2		125mm
Native Violet	0.3m	5m2		125mm

**CLARENCE VALLEY COUNCIL
APPROVAL**

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Notice of Determination of DA2019/0331**

Date: 25 October 2019



DA ISSUE
Version: 1, Version Date: 24/06/2021

SPECIFICATION NOTES

SITE PREPARATION / SOIL WORKS

ALL EXISTING TREES MARKED FOR RETENTION SHALL BE PROTECTED FOR THE DURATION OF THE BUILDING WORKS. REMOVE FROM SITE ALL PERENNIAL WEEDS SUCH AS OXALIS, ONION WEED AND THE LIKE.

NO REGRADING IS TO BE CARRIED OUT WITHIN THE DRIPLINE OF THE TREES TO BE RETAINED. WHERE EXCAVATION IS NECESSARY USE HAND METHODS TO AVOID DAMAGE TO THE ROOT SYSTEM. DO NOT CUT ROOTS GREATER THAN 50MM. CUT ROOTS CLEANLY WITH A SAW AND DO NOT SEAL THE WOUND.

TREE PROTECTION

PROTECT ALL EXISTING TREES AS NOTED ON THE DRAWINGS FOR THE DURING OF THE BUILDING WORKS.

TAKE ALL NECESSARY PRECAUTIONS, INCLUDING THE FOLLOWING:

Tree Protection fence:

INSTALL A TREE PROTECTION FENCES AT THE MAXIMUM RADIUS ALLOWABLE TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN THE FENCE FOR THE DURATION OF THE BUILDING WORKS.

CONSTRUCT THE FENCE 1.8 M HIGH WITH CHAINWIRE MESH ON STEEL POSTS. ALL AREAS WITHIN THE PERIMETER OF THE FENCE ARE TO BE COVERED TO A DEPTH OF 100MM WITH WOODCHIP MULCH.

Temporary Irrigation:

INSTALL A TEMPORARY IRRIGATION SYSTEM TO ALL TREES TO BE RETAINED. INSTALL DRIP EMITTERS ON POLY LATERALS. THE IRRIGATION SYSTEM IS TO BE CONTROLLED BY A GALCON OR SIMILAR AUTOMATIC CONTROLLER.

Harmful materials:

DO NOT STORE, STOCKPILE, DUMP OR OTHERWISE REPLACE UNDER OR NEAR TREES, BULK MATERIALS AND HARMFUL MATERIALS INCLUDING OIL, PAINT, WASTE CONCRETE, CLEARINGS, BOULDERS AND THE LIKE. DO NOT PLACE SPOIL FROM EXCAVATIONS AGAINST TREE TRUNKS, EVEN FOR SHORT PERIODS. PREVENT WIND-BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREES AND PLANTS.

Damage:

PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES.

Work under trees:

DO NOT REMOVE TOPSOIL FROM WITHIN THE DRIP LINE OF TREES UNLESS OTHERWISE SPECIFIED. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIP LINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED.

Roots:

DO NOT CUT TREE ROOTS EXCEEDING 50 MM DIAMETER UNLESS PERMITTED BY THE SUPERINTENDENT. WHERE IT IS NECESSARY TO CUT TREE ROOTS, USE A CHAIN SAW OR SIMILAR MEANS SUCH THAT THE CUTTING DOES NOT UNDULY DISTURB OR ROCK THE REMAINING ROOT SYSTEM. IMMEDIATELY AFTER CUTTING, APPLY AN APPROVED BITUMINOUS FUNGICIDAL SEALANT TO THE CUT SURFACE TO PREVENT THE INCURSION OF ROT OR DISEASE.

Compacted Ground:

AVOID COMPACTION OF THE GROUND UNDER TREES. IF THE GROUND UNDER TREES HAS BEEN UNDULY COMPACTED DURING THE WORK UNDER THE CONTRACT, FOR EXAMPLE BY THE OPERATION OF HEAVY CONSTRUCTIONAL PLANT, LOOSEN THE SOIL BY CORING.

SOIL WORKS

Soil Conditioner

"TERRA-COTTEM®" OR ITS EQUIVALENT IS TO BE INCORPORATED INTO THE PLANTING MEDIUM WHEN PLANTING.

Imported Soil

ALL IMPORTED SOIL TO ACHIEVE THE REQUIREMENTS OF AS4419 – SOILS FOR LANDSCAPING ALL TREE PLANTING HOLES ARE A MINIMUM 1.5 TIMES DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL ALL MULCH IS TO BE FREE OF DELETERIOUS MATERIAL SUCH AS ROCK, SOIL, WEEDS AND STICKS. ACCEPTABLE MULCH – FOREST LITTER OR PINE BARK MULCH

THOROUGHLY CULTIVATE THE SUBSOIL TO A DEPTH OF 150MM. SUPPLY AND INSTALL THE FOLLOWING SOIL MIXS TO THE SPECIFIED DEPTHS:

SOIL DEPTH

• TURF	100MM
• PLANTING	300MM

SOIL MIX A

• BLACK LOAM	60%
• COARSE WASHED RIVER SAND	30%
• ORGANIC MIX /COMPOST	10%

• ORGANIC LAYER 50 MM DEEP

CULTIVATE A 50MM LAYER OF ORGANIC ADDMIX INTO THE TOP 100MM OF SOILMIX

Addmix composition

• TREATED HARDWOOD SAWDUST	30%
• PINE PARK FINES	40%
• COMPOSTED MANURE	30%

SOIL MIX B

• SITE TOPSOIL IF AVAILABLE

OR IMPORTED MIX OF:

• BLACK LOAM	70%
• COARSE WASHED RIVER SAND	30%

TREE PLANTING AREAS TO BE MOUNDED 300 MM ABOVE THE EXISTING GROUND LINE TO IMPROVE DRAINAGE FROM PLANTING HOLES. TREE HOLES TO BE EXCAVATED 2 TIMES LARGER THAN THE ROOTBALL AND BACKFILLED WITH SOIL MIX AS SPECIFIED ABOVE.

TURFED AREAS

APPLY SHIRLEYS NO17 LAWN FERTILISER TO SOIL. APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. TURF SHALL BE:

- Buffalo Sapphire Blue of 30MM.

DO NOT LET TURF DRY OUT. LIGHTLY TOP DRESS TURF 8 WEEKS AFTER LAYING WITH 10MM IMPORTED TOPSOIL. THATCH TO BE LAID WITH STAGGERED JOINTS, FLUSH WITH PATHWAY LEVELS.

STEEL GARDEN EDGE

FORM BOSS ZAM 100mm STEEL GARDEN EDGE INSTALLED AS PER MANUFACTURERS SPECIFICATION

SUPPLIER:

Reece Irrigation Minchinbury
10 Grex Avenue, Minchinbury, NSW, 2770
Phone: (02) 9675 5822

MULCH

SUPPLY AND PLACE 75 MM LAYER OF HARDWOOD HORTICULTURAL GRADE MULCH, (GRADED IN SIZE 15 MM X 15MM X 15MM, FREE FROM WOOD SLIVERS). SET DOWN 25MM FROM ADJACENT PAVING.

PLANT MATERIALS

ALL PLANTS SHALL BE TRUE TO TYPE, OF HEALTHY GROWTH DISEASE FREE NURSERY STOCK AND NOT DISPLAYING RESTRICTED GROWTH PATTERNS. SHOULD THERE BE A REQUIREMENT FOR SUBSTITUTIONS THEY SHALL NOT CHANGED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. NO VARIEGATED STRAIN SHALL BE USED. ALLOW FOR SLOW RELEASE FERTILISER TO ALL PLANTS APPLIED AT THE MANUFACTURERS RECOMMENDED RATE TO BE SAME OR SIMILAR TO OSMOCOTE.

FERTILIZER:

MASS PLANTED AREAS : ALLOW 2 SHIRLEYS SLOW RELEASE KOKEI PELLETS PER 5 - 35 LITRE PLANT AND ONE PER 150MM PLANT TURF AREAS : ALLOW SHELLYS NO.17 LAWN FERTILIZER OR EQUIVALENT, APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

STAKES AND TIES

DURABLE HARDWOOD. STRAIGHT, SIZE SHALL BE 50X50X1800 WITH TIES SPACED APPROXIMATELY 300MM APART. DRIVE STAKES 800MM INTO THE GROUND ON THE WINDWARD SIDE OF THE PLANT. TIES SHALL BE 50MM HESSIAN WEBBING FIXED IN A FIGURE OF EIGHT PATTERN.

PLANT ESTABLISHMENT PERIOD

FROM THE DATE OF PRACTICAL COMPLETION, THERE SHALL BE A PERIOD OF 52 WEEKS FOR THE PLANTING ESTABLISHMENT PERIOD. ANY FAILED PLANTS SHALL BE REPLACED WITH THE SAME TYPE AND SPECIES. THE MULCHED SURFACES SHALL BE MAINTAINED IN A NEAT AND TIDY CONDITION. STAKES AND TIES SHALL BE ADJUSTED AS REQUIRED AND THE TURF SHALL BE REGULARLY MOWED TO MAINTAIN A HEALTHY GROUND COVER. A CONSTANT WATER REGIME SHALL BE MAINTAINED TO ENSURE HEALTHY GROWTH OF ALL PLANT MATERIAL.

IRRIGATION

ALL PLANTING AREAS TO BE SUPPLIED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIVALENT TO 'NETAFIM'. THE IRRIGATION SYSTEM SHALL MEET ALL THE REQUIREMENTS OF THE WATER AND ELECTRICITY SUPPLY AUTHORITY AND RELEVANT AUSTRALIAN STANDARDS. PROVIDE RICHDEL OR SIMILAR APPROVED CONTROLLER. CONNECTION TO SYDNEY WATER MAINS TO BE THROUGH AN APPROVED REDUCED PRESSURE ZONE DEVICE INSTALLED TO WATER REGULATIONS.

CLARENCE VALLEY COUNCIL
APPROVAL

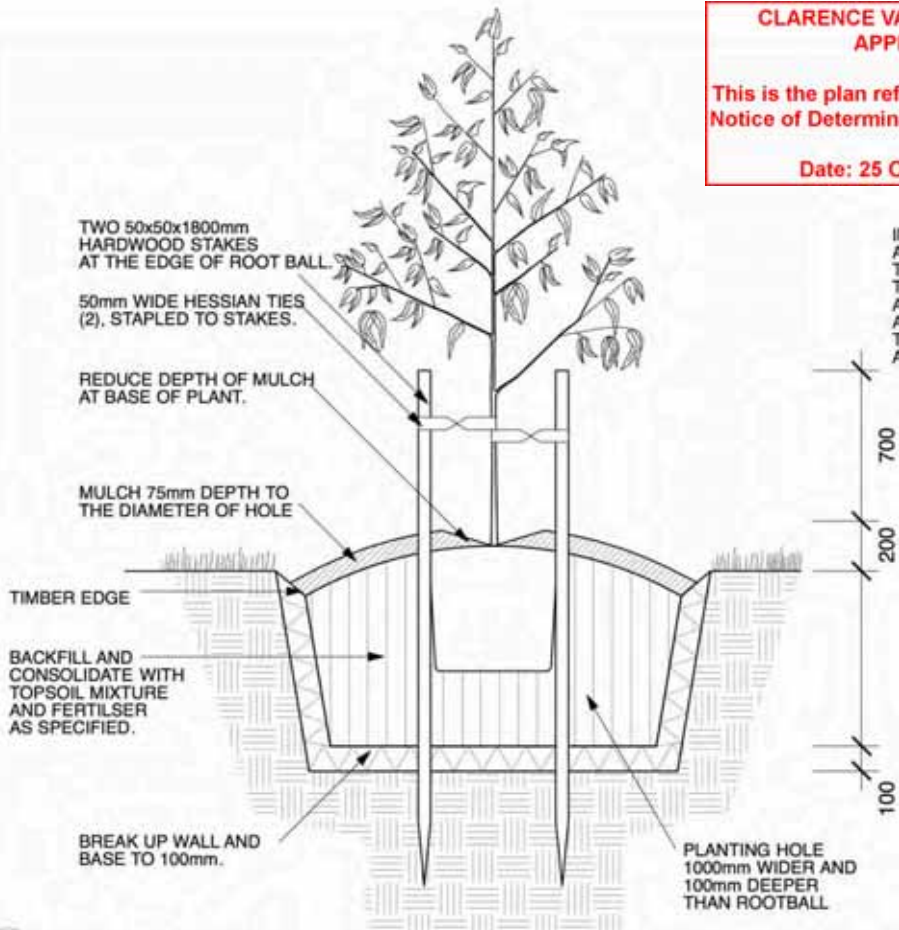
This is the plan referred to in Council's
Notice of Determination of DA2019/0331

Date: 25 October 2019

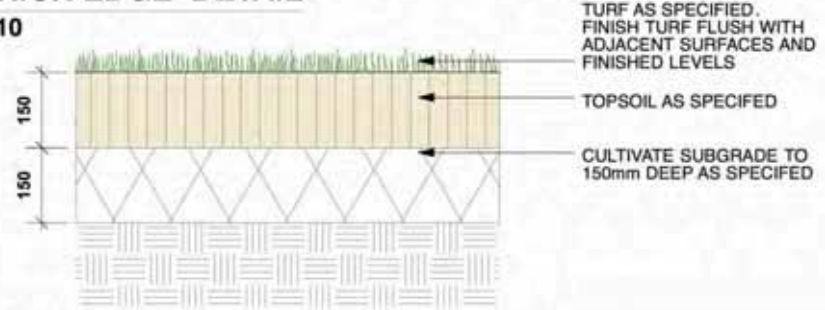
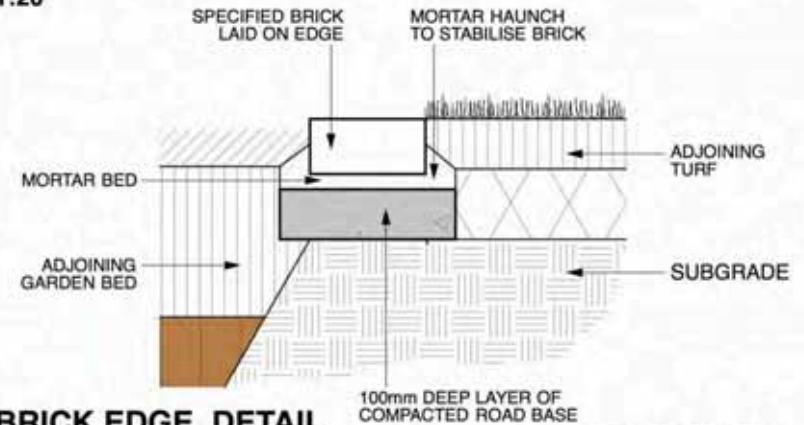
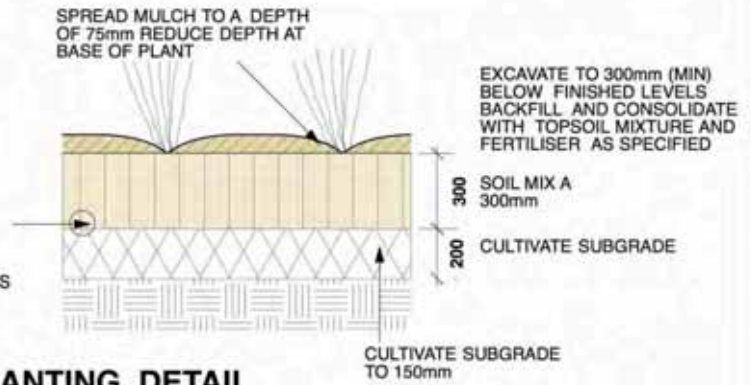
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APPROVAL**

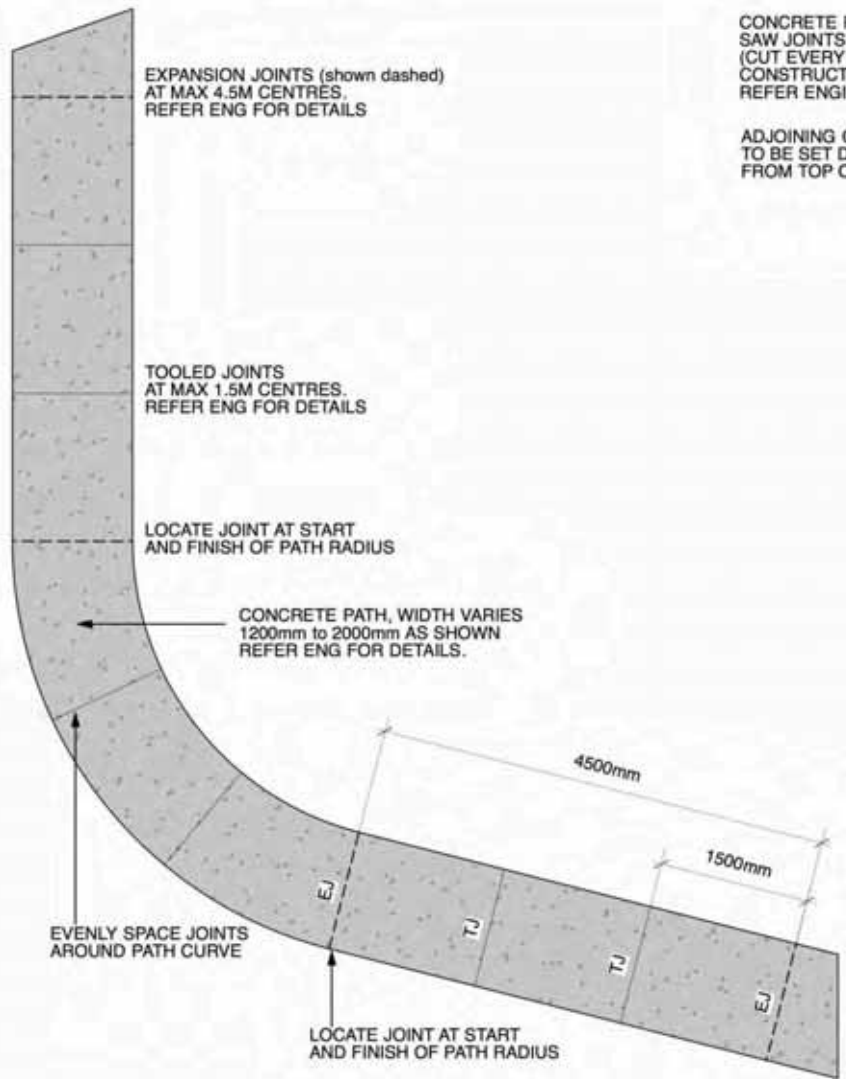
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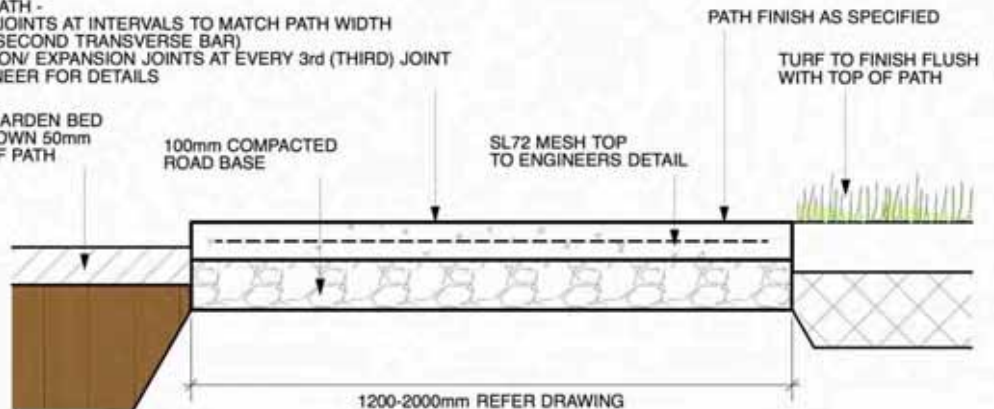
INSTALL AGLINES AS SHOWN. AGLINES TO BE INSTALLED TO THE PERIMETER OF TURF AND PLANTING AREAS AT THE LOW POINT. INSTALL AGLINES AT A NOM 1% GRADE CONNECTED TO THE STORMWATER SYSTEM AT A NOMINAL INVERT OF 800MM.





CONCRETE PATH -
 SAW JOINTS JOINTS AT INTERVALS TO MATCH PATH WIDTH
 (CUT EVERY SECOND TRANSVERSE BAR)
 CONSTRUCTION/ EXPANSION JOINTS AT EVERY 3rd (THIRD) JOINT
 REFER ENGINEER FOR DETAILS

ADJOINING GARDEN BED
 TO BE SET DOWN 50mm
 FROM TOP OF PATH



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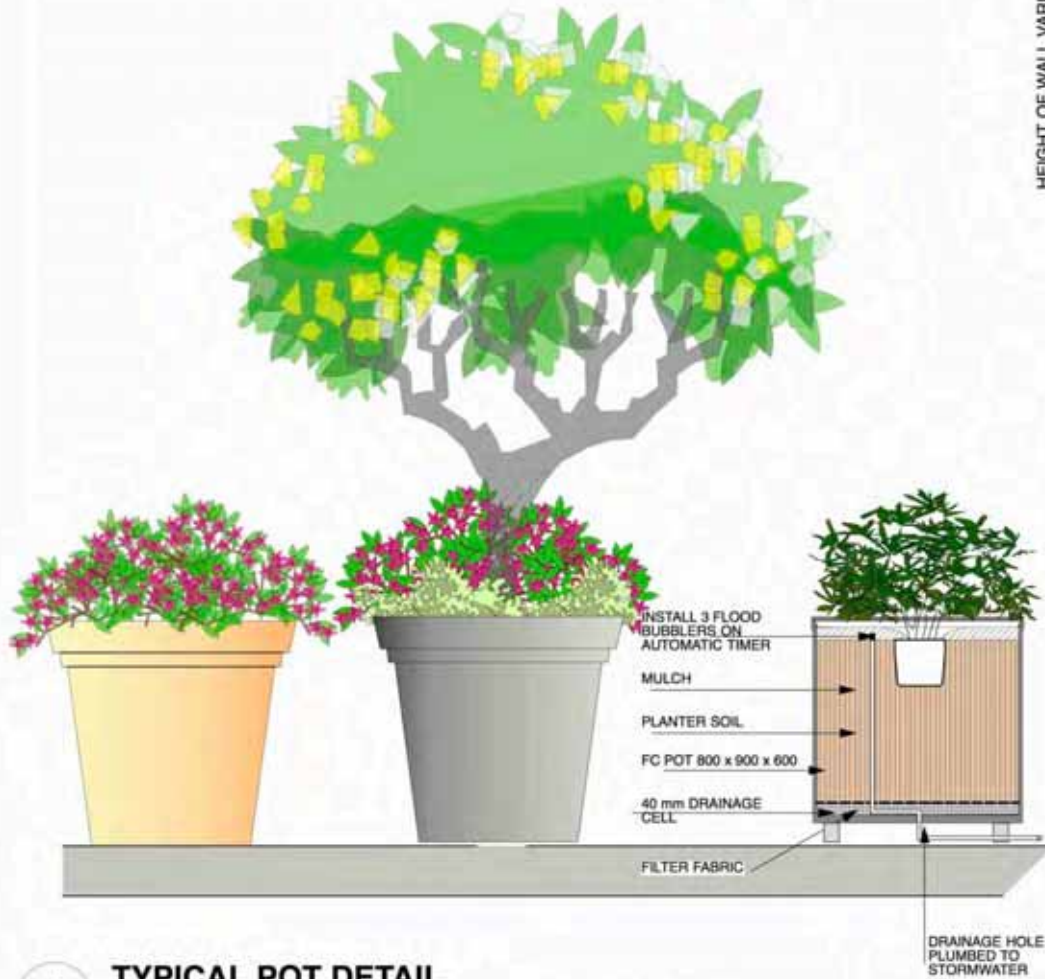
A CONCRETE PATH DETAIL
 1:10

Version: 1, Version Date: 24/06/2021

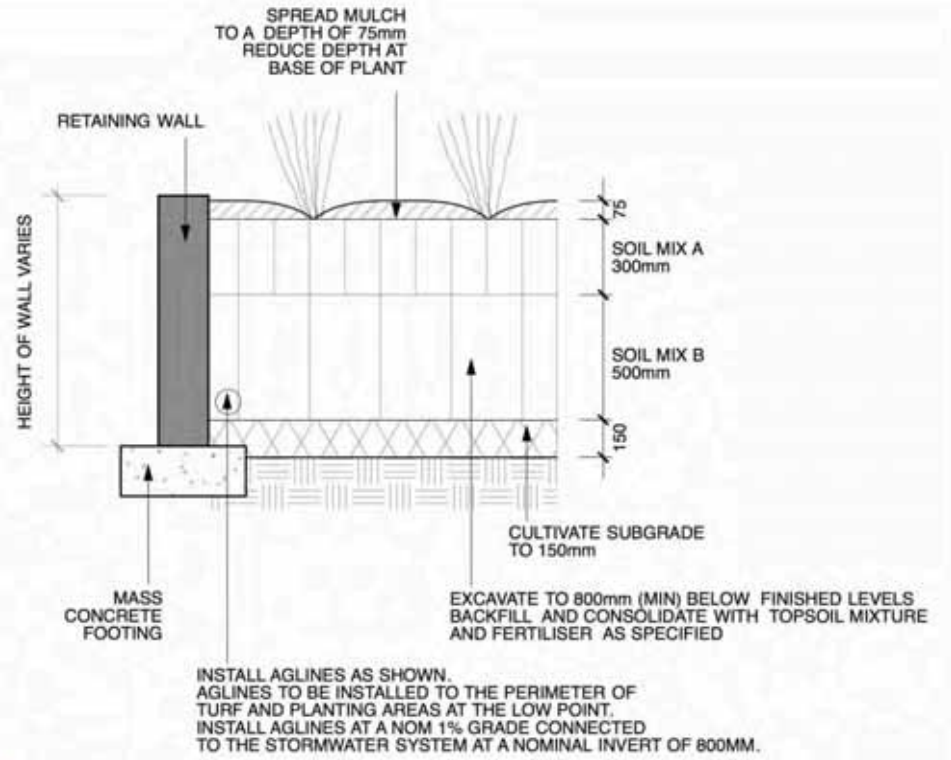
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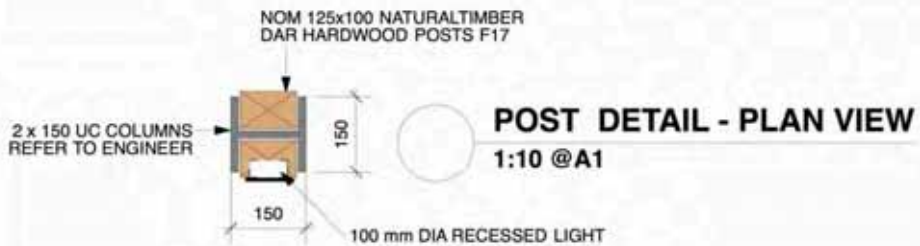
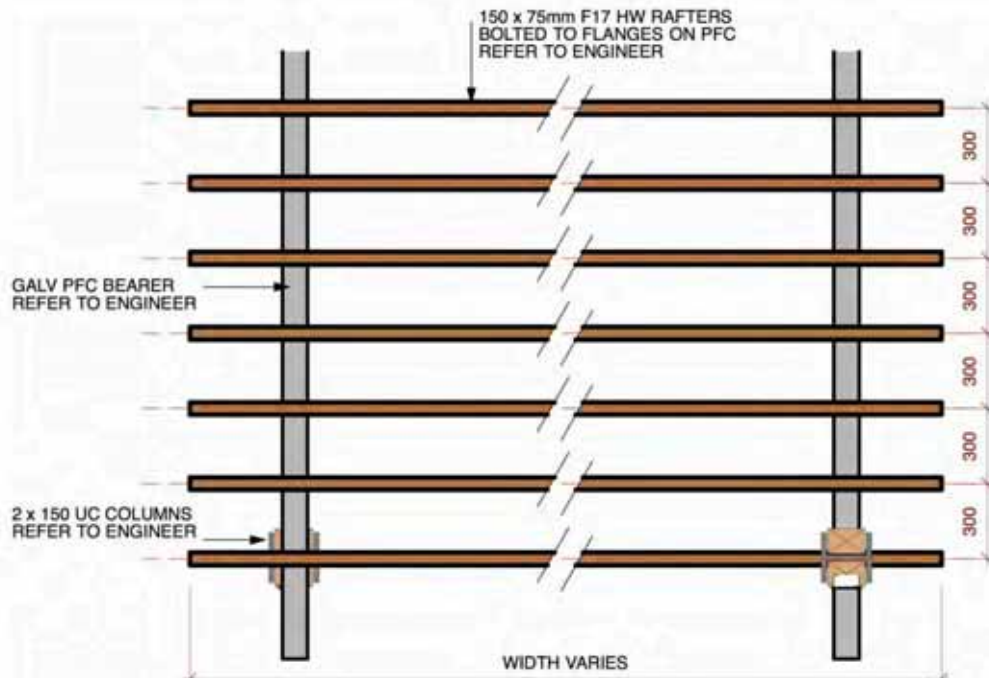
Date: 25 October 2019



4 TYPICAL POT DETAIL
1:20@A1



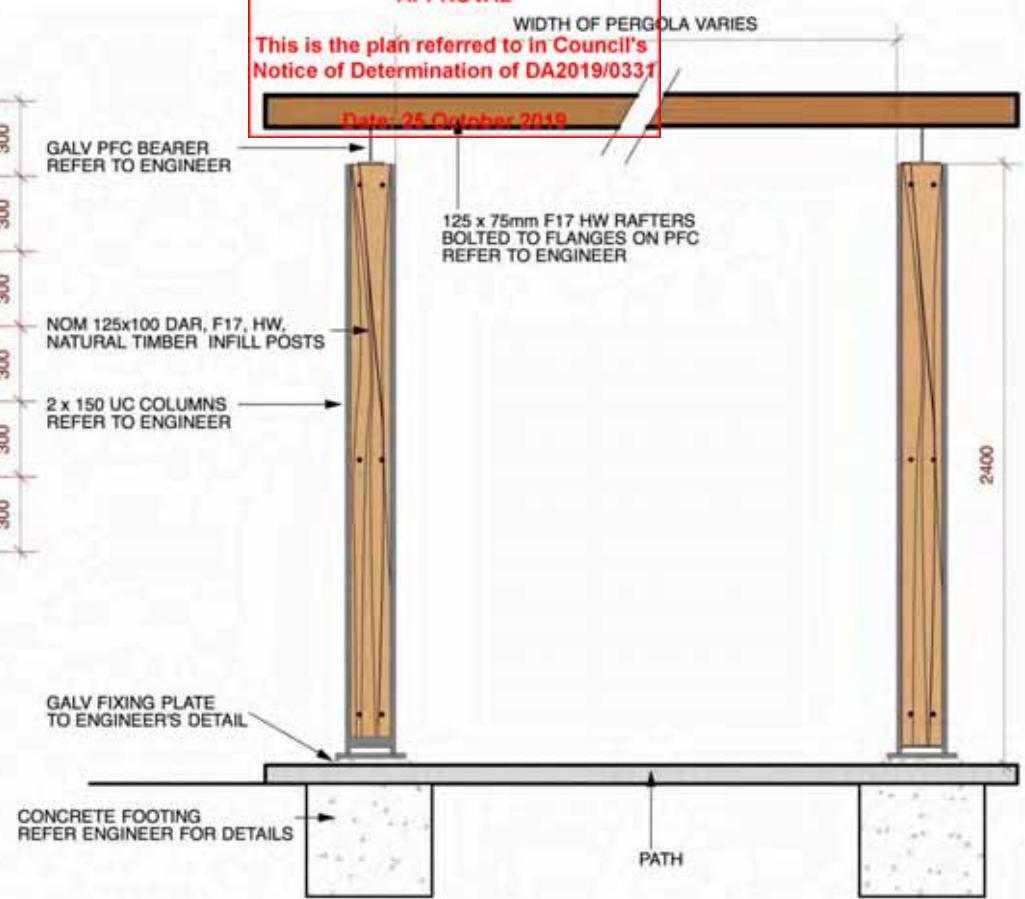
F MASS PLANTING - RETAINING WALL
1:20@A1



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TIMBER SPECIFICATION

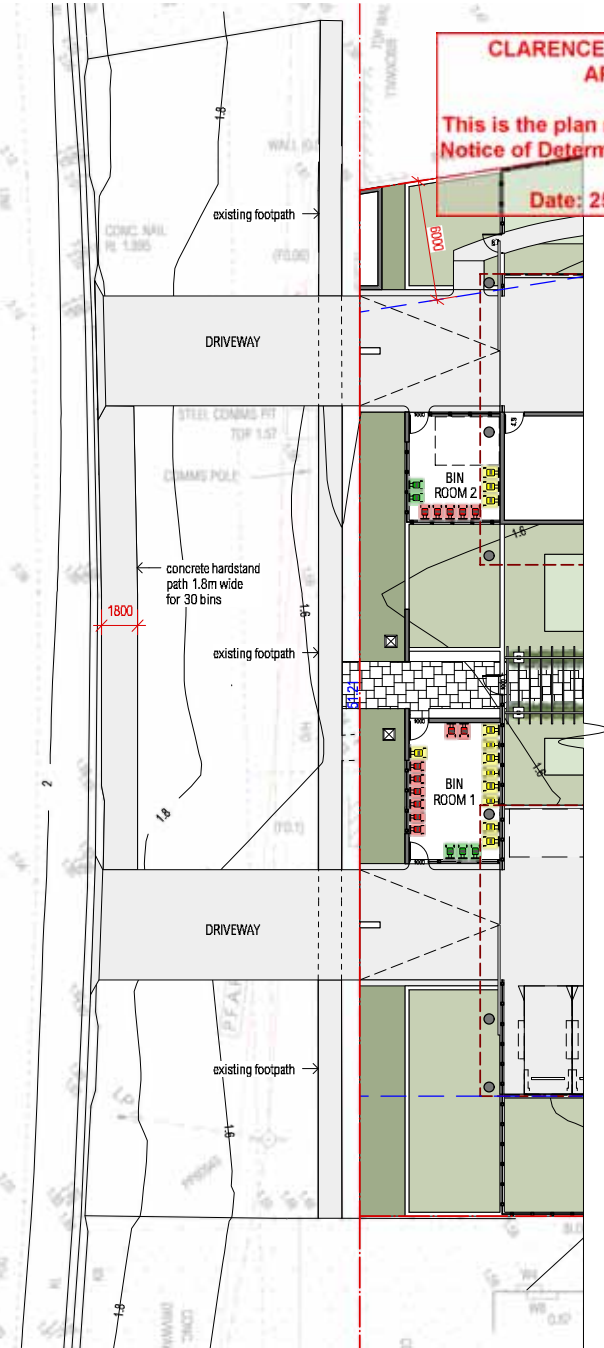
TYPE Seasoned Class 1, F17 (Royal Species: either Tallowood, Turpentine, or Ironbark)
With 5mm Beveled Edges to prevent splintering.
Timber shall be clear and free of all knots and sapwood, shakes, cracks, splintering or the like

FIXING SS Bugles 2 per joist

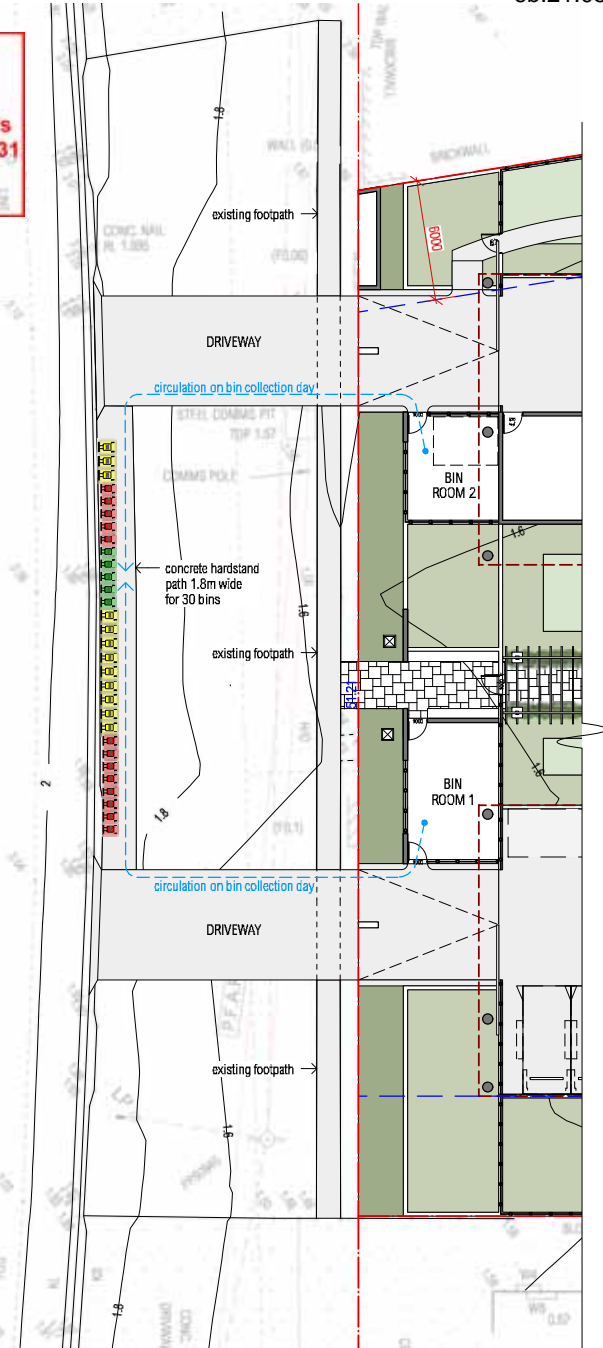
FINISH Allow 2 coats oil finish Colour RED

1 PERGOLA 1 DETAIL - PLAN VIEW
1:20

2 PERGOLA 1 DETAIL - ELEVATION
1:20



1 Part Level 1/Yamba Road Plan - Daily
1:250 @ A3



2 Part Level 1/Yamba Road Plan - Bin Collection Day
1:250 @ A3

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<p>notes</p> <p>all work to be carried out in accordance with daa, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.</p>			
rev	date	amendment	
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CC	17.06.19	DA Issue to Council	
DD	04.09.19	Issue to Client	
environa studio			
224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239			
project RETIREMENT LIVING (APARTMENTS)			
for/client UNITING			
location 56 - 58 YAMBA ROAD			
at YAMBA			
drawing WASTE COLLECTION PLAN			
drawing			
stage	project no.	dwg no.	
DA	936	221	
chkd	drwn	date	revision
TW	MA	04/09/19	DD



JUNE 21 - 9:00am



JUNE 21 - 10:00am



JUNE 21 - 11:00am



JUNE 21 - 12:00pm



JUNE 21 - 1:00pm



JUNE 21 - 2:00pm



JUNE 21 - 3:00pm

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APPROVAL**

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environa studio

224 riley st surry hills 2010
t: 02 9211 0000
w: www.environastudio.com.au
architects registration number 6239

project
**RETIREMENT LIVING
(APARTMENTS)**

for/client
UNITING

location
56 - 58 YAMBA ROAD

at
YAMBA

drawing
SHADOW DIAGRAMS

drawing
JUNE 21

stage	project no.	ding no.
DA	936	910

chkd	drwn	date	revision
TW	LT	17/06/19	CC



SEPTEMBER 23 - 9:00am



SEPTEMBER 23 - 12:00pm




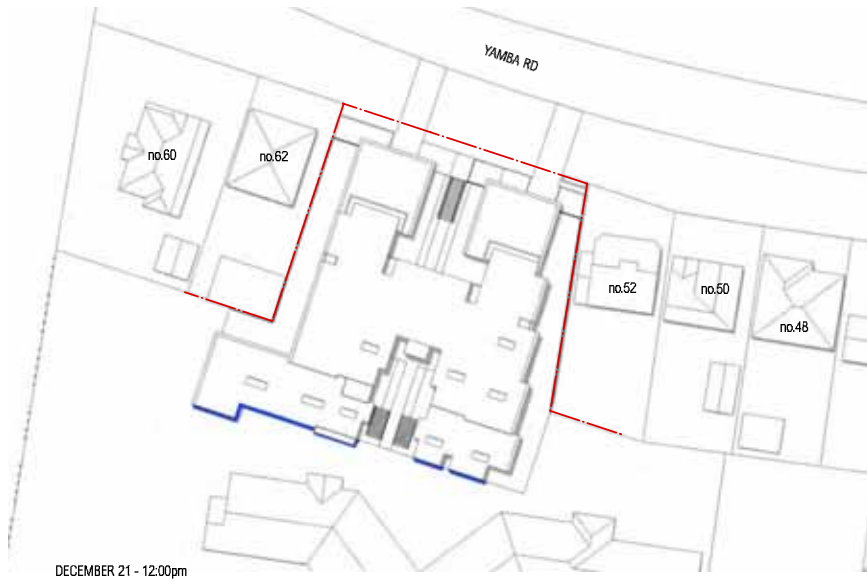
SEPTEMBER 23 - 3:00pm

**CLARENCE VALLEY COUNCIL
APPROVAL**

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Date: 25 October 2019


			
notes all work to be carried out in accordance with bcas, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. s/w measure before starting work. refer all discrepancies to the architect.			
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224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239			
project RETIREMENT LIVING (APARTMENTS)			
for/client UNITING			
location 56 - 58 YAMBA ROAD			
at YAMBA			
drawing SHADOW DIAGRAMS			
drawing SEPTEMBER 23			
stage	project no.	dwg no.	
DA	936	911	
chkd	dwn	date	revision
TW	LT	17/06/19	CC



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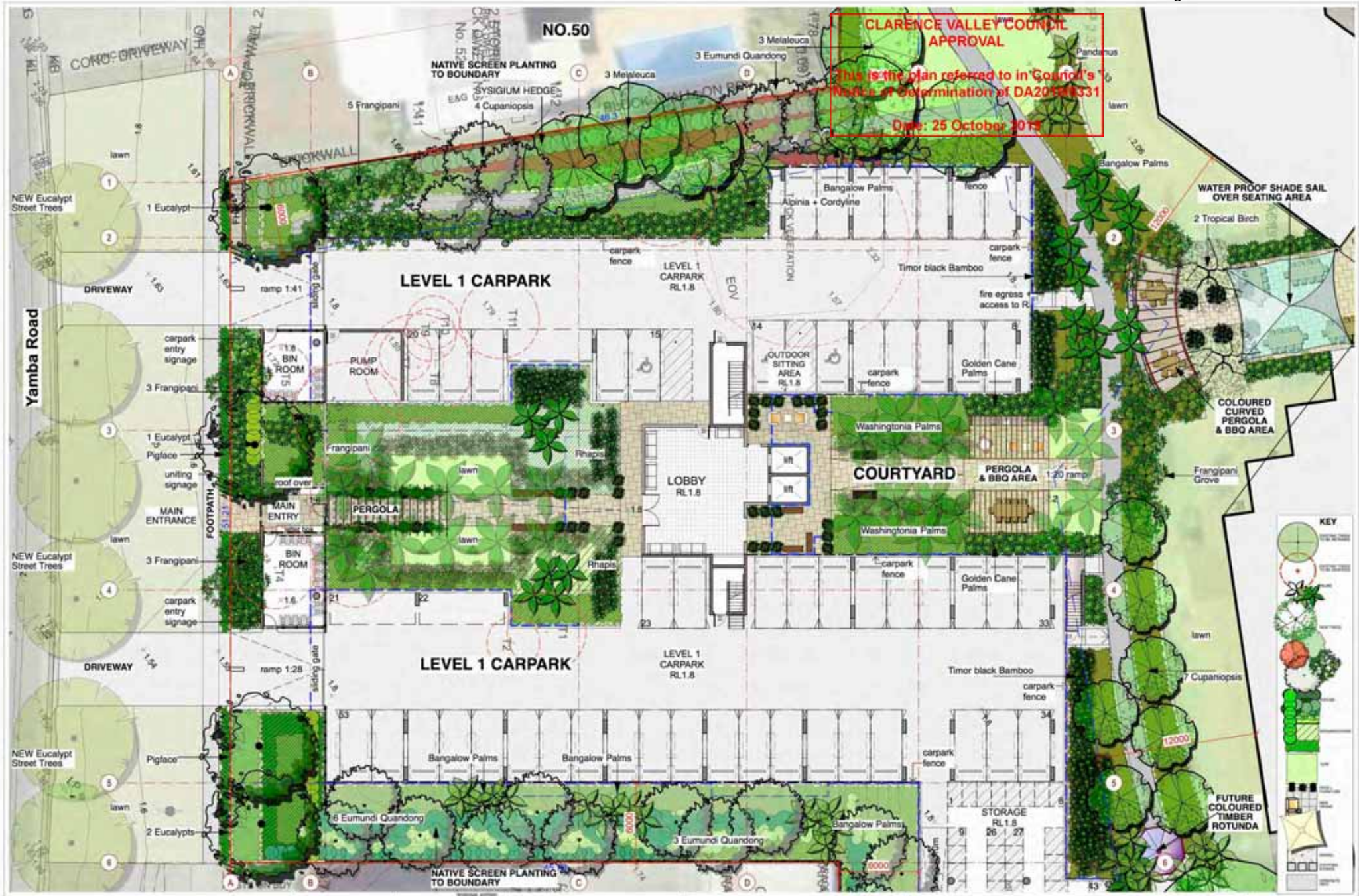
			
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for/client UNITING			
location 56 - 58 YAMBA ROAD			
at YAMBA			
drawing SHADOW DIAGRAMS			
drawing DECEMBER 21			
stage	project no.	dwg no.	
DA	936	912	
chkd	drwn	date	revision
TW	LT	17/06/19	CC



CLARENCE PLANT SCHEDULE
APPROVAL
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 Date: 25 October 2019

refer to sheet LP-01

Common name	Hgt	Spq	Qty	Size
Trees & Palms				
Bangalow Palm	8m			75L
Lemon Myrtle	8m			75L
Timor Black Bamboo	12m			25L
Black Wattle	6m			25L
Tropical Birch	15m			100L
Flame Tree	20m			75L
Ivory Curl Tree	6m			75L
Black Wattle	6m			25L
Willow Bottlebrush	15m			25L
Finger Lime	3m			25L
Citrus	3m			25L
Tuckeroo	8m			75L
Royal poinciana	10m			200L
Golden Cane	4m			75L
Eumundi Quandong	10m			75L
Blue Berry Ash	6m			25L
Tallowood	20m			75L
Santpaper Fig	15m			75L
Tulwood	8m			75L
Kentia Palm	6m			100L
Cabbage Tree Palm	10m			100L
Broad Leaf Paper Bark	15m			25L
Pandanus	4m			100L
Frangipani	4m			100L
Giant Bird of Paradise	6m			25L
Scrub Cherry	6m			75L
Washingtonia Palm	15m			200L
Waterhousea floribunda	15m			75L
Shrubs				
Alcantarea imperialis	0.75m	2m2		200mm
Alcantarea imperialis silver plum	0.75m	2m2		200mm
Atocasia brisbanensis	1m	2m2		200mm
Alpinia caerulea	1.5m	2m2		200mm
Alpinia nutans	1.5m	2m2		200mm
Bambusa Guanzhienensis	3m	2m2		200mm
Banksia encolata	1.5m	2m2		140mm
Banksia robur	1.5m	2m2		200mm
Callistemon lpp	1m	1.5m2		300mm
Camellia sasanqua	2m	2m2		200mm
Carissa "Desert Star"	1.5m	2m2		200mm
Colocasia esculenta	1m	2m2		200mm
Cycas revoluta	1m	2m2		200mm
Gardenia "Magnifica"	1.5m	2m2		300mm
Gardenia "Professor Pucco"	1m	1.5m2		200mm
Heliconia biha / caribaea var.	2m	1.5m2		200mm
Heliconia angusta "Red Xmas"	1m	1.5m2		200mm
Hibiscus heteradelphus	1m	1.5m2		200mm
Hibiscus thibautii "Rufus"	2m	1.5m2		140mm
Leptopogon madidum	2m	1.5m2		140mm
Philodendron "Xanadu"	1.5m	3m2		140mm
Psephellus pumilus	1m	3m2		200mm
Rademachia "Summer Scent"	2.00m	1.5m2		140mm
Rhapis excelsa	1.5m	1.5m2		300mm
Rosmarinus officinalis	1.5m	1.5m2		200mm
Strelitzia reginae juncea	1.5m	1.5m2		200mm
Syzygium "Cascade"	1m	1.5m2		200mm
Syzygium Pinnace	2m	1.5m2		200mm
Westringia fruticosa	0.75m	1.5m2		200mm
Zamia furfuracea	1m	1.5m2		200mm
Groundcovers and Climbers				
Alamanda cathartica				125mm
Austromyrtus dulcis	0.5m	5m2		125mm
Brachycome multifida	0.30m	5m2		125mm
Carpobrotus glaucescens	0.30m	5m2		125mm
Dianella "Breeze"	0.75m	5m2		125mm
Doodie aspera	0.5m	5m2		125mm
Euphorbia poysean	0.5m	5m2		125mm
Gahnia siberiana	0.75m	2m2		140mm
Gardenia radicans	0.5m	4m2		125mm
Grevillea "Cherry Cluster"	0.5m	5m2		125mm
Hibbertia scandens	0.5m	4m2		125mm
Hymenocallis speciosa	0.5m	4m2		125mm
Jasminum polyanthum	0.5m	2m2		125mm
Lomandra confertata	1m	5m2		125mm
Microsorium diversifolium	0.5m	4m2		125mm
Myoporum ellipticum	0.3m	5m2		125mm
Neoregalia bromeliads	0.5m	4m2		125mm
Prilla purpurascens	0.3m	8m2		140mm
Trachelopogon "Triskour"	0.5m	5m2		125mm
Viola hederacea	0.3m	5m2		125mm
Alcantarea bromeliads	0.75m	2m2		200mm
Cuneyote	1m	2m2		200mm
Native Ginger	1.5m	2m2		200mm
Shellflower	1.5m	2m2		200mm
Chinese Dwarf	3m	2m2		200mm
Hest-leaved banksia	1.5m	2m2		140mm
Swamp Banksia	1.5m	2m2		200mm
Callistemon	1m	1.5m2		300mm
Camellia	2m	2m2		200mm
Rosemary	1.5m	2m2		200mm
"Black Beauty"	1m	2m2		200mm
Cycad	1m	2m2		200mm
Gardenia	1.5m	2m2		300mm
Gardenia	1m	1.5m2		200mm
Heliconia	2m	1.5m2		200mm
Heliconia	1m	1.5m2		200mm
Native Roseella	1m	1.5m2		200mm
Red-cottonwood	2m	1.5m2		140mm
Weeping s tree	2m	1.5m2		140mm
Nhi Green	1m	3m2		200mm
Lady Palm	1.5m	1.5m2		300mm
Rosemary	1.5m	1.5m2		200mm
Bed of Paradise	1.5m	1.5m2		200mm
Coastal rosemary	0.75m	1.5m2		200mm
Cardboard Cycad	1m	1.5m2		200mm
Golden trumpet Vine				125mm
Midge berry	0.5m	5m2		125mm
Cut-leaved daisy	0.30m	5m2		125mm
Pigface	0.30m	5m2		125mm
Black Anther Flax Lily	0.75m	5m2		125mm
Prickly Rasp Fern	0.5m	5m2		125mm
Prostrate Gardenia	0.5m	4m2		125mm
Grevillea	0.5m	5m2		125mm
Snake vine	0.5m	4m2		125mm
Dwarf Spiderly	0.5m	4m2		125mm
Pink jasmine	0.5m	2m2		125mm
Mat Rush	1m	5m2		125mm
Kangaroo fern	0.5m	4m2		125mm
Creeping Boobialla	0.3m	5m2		125mm
White root	0.3m	8m2		140mm
Variegated Star Jasmine	0.5m	5m2		125mm
Native Violet	0.3m	5m2		125mm



SPECIFICATION NOTES

SITE PREPARATION / SOIL WORKS

ALL EXISTING TREES MARKED FOR RETENTION SHALL BE PROTECTED FOR THE DURATION OF THE BUILDING WORKS. REMOVE FROM SITE ALL PERENNIAL WEEDS SUCH AS OXALIS, ONION WEED AND THE LIKE.

NO REGRADING IS TO BE CARRIED OUT WITHIN THE DRIPLINE OF THE TREES TO BE RETAINED. WHERE EXCAVATION IS NECESSARY USE HAND METHODS TO AVOID DAMAGE TO THE ROOT SYSTEM. DO NOT CUT ROOTS GREATER THAN 50MM. CUT ROOTS CLEANLY WITH A SAW AND DO NOT SEAL THE WOUND.

TREE PROTECTION

PROTECT ALL EXISTING TREES AS NOTED ON THE DRAWINGS FOR THE DURING OF THE BUILDING WORKS.

TAKE ALL NECESSARY PRECAUTIONS, INCLUDING THE FOLLOWING:

Tree Protection fence:

INSTALL A TREE PROTECTION FENCES AT THE MAXIMUM RADIUS ALLOWABLE TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN THE FENCE FOR THE DURATION OF THE BUILDING WORKS.

CONSTRUCT THE FENCE 1.8 M HIGH WITH CHAINWIRE MESH ON STEEL POSTS. ALL AREAS WITHIN THE PERIMETER OF THE FENCE ARE TO BE COVERED TO A DEPTH OF 100MM WITH WOODCHIP MULCH.

Temporary Irrigation:

INSTALL A TEMPORARY IRRIGATION SYSTEM TO ALL TREES TO BE RETAINED. INSTALL DRIP EMITTERS ON POLY LATERALS. THE IRRIGATION SYSTEM IS TO BE CONTROLLED BY A GALCON OR SIMILAR AUTOMATIC CONTROLLER.

Harmful materials:

DO NOT STORE, STOCKPILE, DUMP OR OTHERWISE REPLACE UNDER OR NEAR TREES, BULK MATERIALS AND HARMFUL MATERIALS INCLUDING OIL, PAINT, WASTE CONCRETE, CLEARINGS, BOULDERS AND THE LIKE. DO NOT PLACE SPOIL FROM EXCAVATIONS AGAINST TREE TRUNKS, EVEN FOR SHORT PERIODS. PREVENT WIND-BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREES AND PLANTS.

Damage:

PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES.

Work under trees:

DO NOT REMOVE TOPSOIL FROM WITHIN THE DRIP LINE OF TREES UNLESS OTHERWISE SPECIFIED. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIP LINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED.

Roots:

DO NOT CUT TREE ROOTS EXCEEDING 50 MM DIAMETER UNLESS PERMITTED BY THE SUPERINTENDENT. WHERE IT IS NECESSARY TO CUT TREE ROOTS, USE A CHAIN SAW OR SIMILAR MEANS SUCH THAT THE CUTTING DOES NOT UNDULY DISTURB OR ROCK THE REMAINING ROOT SYSTEM. IMMEDIATELY AFTER CUTTING, APPLY AN APPROVED BITUMINOUS FUNGICIDAL SEALANT TO THE CUT SURFACE TO PREVENT THE INCURSION OF ROT OR DISEASE.

Compacted Ground:

AVOID COMPACTION OF THE GROUND UNDER TREES. IF THE GROUND UNDER TREES HAS BEEN UNDULY COMPACTED DURING THE WORK UNDER THE CONTRACT, FOR EXAMPLE BY THE OPERATION OF HEAVY CONSTRUCTIONAL PLANT, LOOSEN THE SOIL BY CORING.

SOIL WORKS

Soil Conditioner

"TERRA-COTTEM®" OR ITS EQUIVALENT IS TO BE INCORPORATED INTO THE PLANTING MEDIUM WHEN PLANTING.

Imported Soil

ALL IMPORTED SOIL TO ACHIEVE THE REQUIREMENTS OF AS4419 – SOILS FOR LANDSCAPING ALL TREE PLANTING HOLES ARE A MINIMUM 1.5 TIMES DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL ALL MULCH IS TO BE FREE OF DELETERIOUS MATERIAL SUCH AS ROCK, SOIL, WEEDS AND STICKS. ACCEPTABLE MULCH – FOREST LITTER OR PINE BARK MULCH

THOROUGHLY CULTIVATE THE SUBSOIL TO A DEPTH OF 150MM. SUPPLY AND INSTALL THE FOLLOWING SOIL MIXS TO THE SPECIFIED DEPTHS:

SOIL DEPTH

• TURF	100MM
• PLANTING	300MM

SOIL MIX A

• BLACK LOAM	60%
• COARSE WASHED RIVER SAND	30%
• ORGANIC MIX /COMPOST	10%

• ORGANIC LAYER 50 MM DEEP

CULTIVATE A 50MM LAYER OF ORGANIC ADDMIX INTO THE TOP 100MM OF SOILMIX

Addmix composition

• TREATED HARDWOOD SAWDUST	30%
• PINE PARK FINES	40%
• COMPOSTED MANURE	30%

SOIL MIX B

• SITE TOPSOIL IF AVAILABLE

OR IMPORTED MIX OF:

• BLACK LOAM	70%
• COARSE WASHED RIVER SAND	30%

CLARENCE VALLEY COUNCIL APPROVAL

Notice of Determination of DA2019/0331

Date: 25 October 2019

TREE PLANTING AREAS TO BE MOUND 100 MM ABOVE THE EXISTING GROUND LINE TO IMPROVE DRAINAGE FROM PLANTING HOLES. TREE HOLES TO BE EXCAVATED 2 TIMES LARGER THAN THE ROOTBALL AND BACKFILLED WITH SOIL MIX AS SPECIFIED ABOVE.

TURF AREAS

APPLY SHIRLEYS NO17 LAWN FERTILISER TO SOIL APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. TURF SHALL BE:

- Buffalo Sapphire Blue of 30MM.

DO NOT LET TURF DRY OUT. LIGHTLY TOP DRESS TURF 6 WEEKS AFTER LAYING WITH 10MM IMPORTED TOPSOIL. THATCH TO BE LAID WITH STAGGERED JOINTS, FLUSH WITH PATHWAY LEVELS.

STEEL GARDEN EDGE

FORM BOSS ZAM 100mm STEEL GARDEN EDGE INSTALLED AS PER MANUFACTURERS SPECIFICATION

SUPPLIER:

Reece Irrigation Minchinbury
10 Grex Avenue, Minchinbury, NSW, 2770
Phone: (02) 9675 5822

MULCH

SUPPLY AND PLACE 75 MM LAYER OF HARDWOOD HORTICULTURAL GRADE MULCH, (GRADED IN SIZE 15 MM X 15MM X 15MM, FREE FROM WOOD SLIVERS). SET DOWN 25MM FROM ADJACENT PAVING.

PLANT MATERIALS

ALL PLANTS SHALL BE TRUE TO TYPE, OF HEALTHY GROWTH DISEASE FREE NURSERY STOCK AND NOT DISPLAYING RESTRICTED GROWTH PATTERNS. SHOULD THERE BE A REQUIREMENT FOR SUBSTITUTIONS THEY SHALL NOT CHANGED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. NO VARIEGATED STRAIN SHALL BE USED. ALLOW FOR SLOW RELEASE FERTILISER TO ALL PLANTS APPLIED AT THE MANUFACTURERS RECOMMENDED RATE TO BE SAME OR SIMILAR TO OSMOCOTE.

FERTILIZER:

MASS PLANTED AREAS : ALLOW 2 SHIRLEYS SLOW RELEASE KOKEI PELLETS PER 5 - 35 LITRE PLANT AND ONE PER 150MM PLANT TURF AREAS : ALLOW SHELLEYS NO.17 LAWN FERTILIZER OR EQUIVALENT, APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

STAKES AND TIES

DURABLE HARDWOOD. STRAIGHT, SIZE SHALL BE 50X50X1800 WITH TIES SPACED APPROXIMATELY 300MM APART. DRIVE STAKES 600MM INTO THE GROUND ON THE WINDWARD SIDE OF THE PLANT. TIES SHALL BE 50MM HESSIAN WEBBING FIXED IN A FIGURE OF EIGHT PATTERN.

PLANT ESTABLISHMENT PERIOD

FROM THE DATE OF PRACTICAL COMPLETION, THERE SHALL BE A PERIOD OF 52 WEEKS FOR THE PLANTING ESTABLISHMENT PERIOD. ANY FAILED PLANTS SHALL BE REPLACED WITH THE SAME TYPE AND SPECIES. THE MULCHED SURFACES SHALL BE MAINTAINED IN A NEAT AND TIDY CONDITION. STAKES AND TIES SHALL BE ADJUSTED AS REQUIRED AND THE TURF SHALL BE REGULARLY MOWED TO MAINTAIN A HEALTHY GROUND COVER. A CONSTANT WATER REGIME SHALL BE MAINTAINED TO ENSURE HEALTHY GROWTH OF ALL PLANT MATERIAL.

IRRIGATION

ALL PLANTING AREAS TO BE SUPPLIED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIVALENT TO 'NETAFIM'. THE IRRIGATION SYSTEM SHALL MEET ALL THE REQUIREMENTS OF THE WATER AND ELECTRICITY SUPPLY AUTHORITY AND RELEVANT AUSTRALIAN STANDARDS. PROVIDE RICHDEL OR SIMILAR APPROVED CONTROLLER. CONNECTION TO SYDNEY WATER MAINS TO BE THROUGH AN APPROVED REDUCED PRESSURE ZONE DEVICE INSTALLED TO WATER REGULATIONS.

environa studio

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ila

JOHN LOCK & associates
LANDSCAPE ARCHITECTURE
Suite 4, 211 Ben Boyd Road, Neutral Bay NSW 2089
p: 02 9669 9858 e: landscape@jogood.com



Uniting

NEW ILU APARTMENTS
Yamba Road, Yamba
LANDSCAPE DETAILS

as shown @ A3

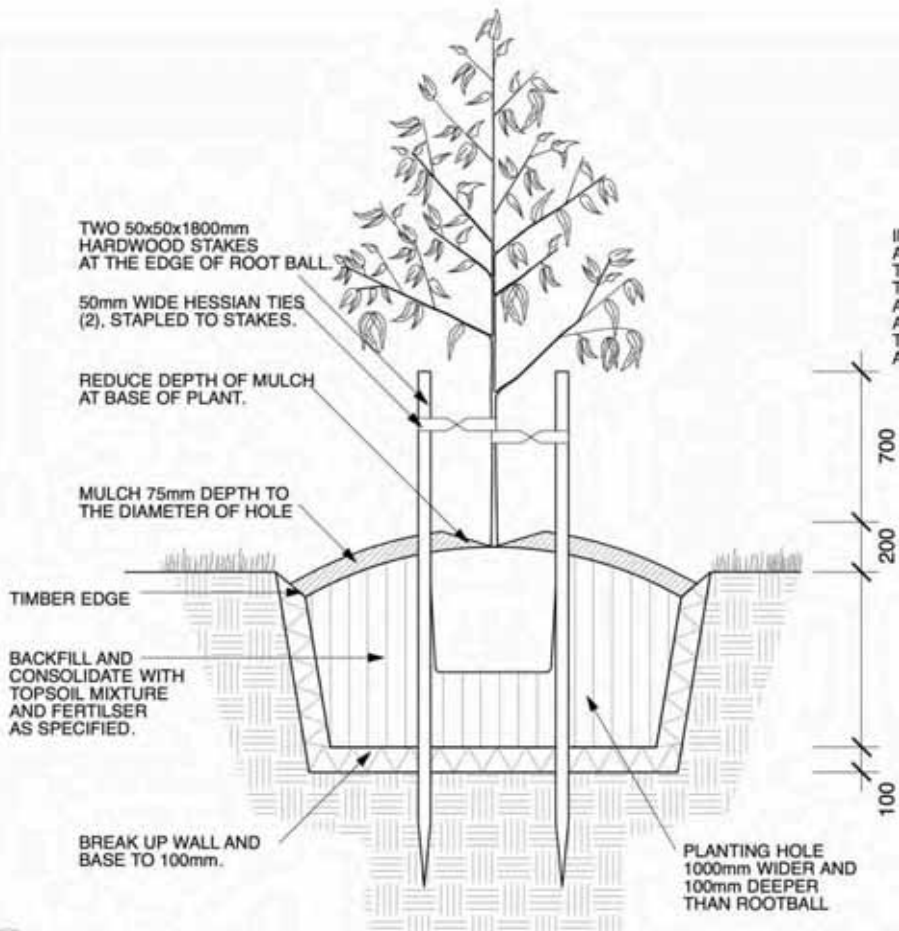
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2503.1 LP-3.0

10-04-2019

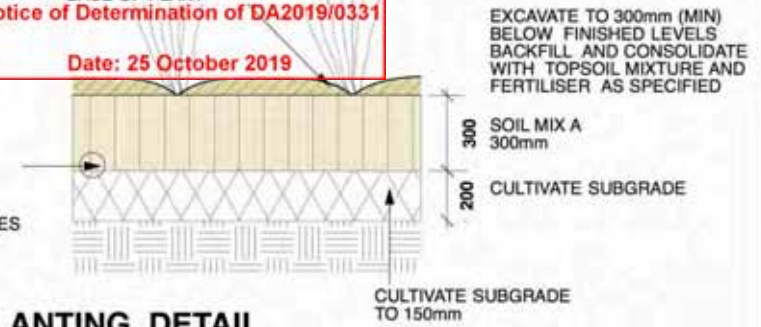
DA ISSUE

**CLARENCE VALLEY COUNCIL
APPROVAL**
 SPREAD MULCH TO A DEPTH
 OF 75mm REDUCE DEPTH AT
 BASE OF PLANT
 This is the detail planned to in Council's
 Notice of Determination of DA2019/0331
 Date: 25 October 2019

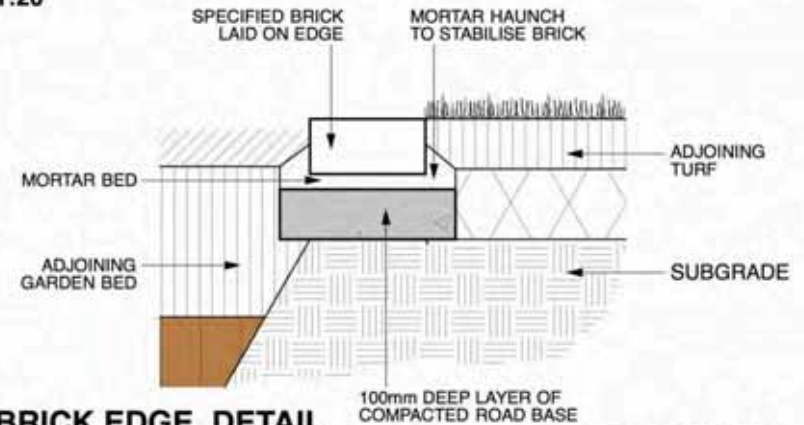


A TREE DETAIL
1:20

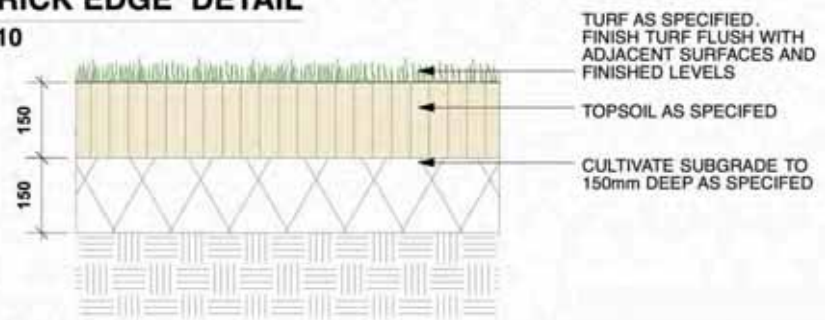
INSTALL AGLINES AS SHOWN.
 AGLINES TO BE INSTALLED
 TO THE PERIMETER OF
 TURF AND PLANTING AREAS
 AT THE LOW POINT. INSTALL AGLINES
 AT A NOM 1% GRADE CONNECTED
 TO THE STORMWATER SYSTEM
 AT A NOMINAL INVERT OF 800MM.



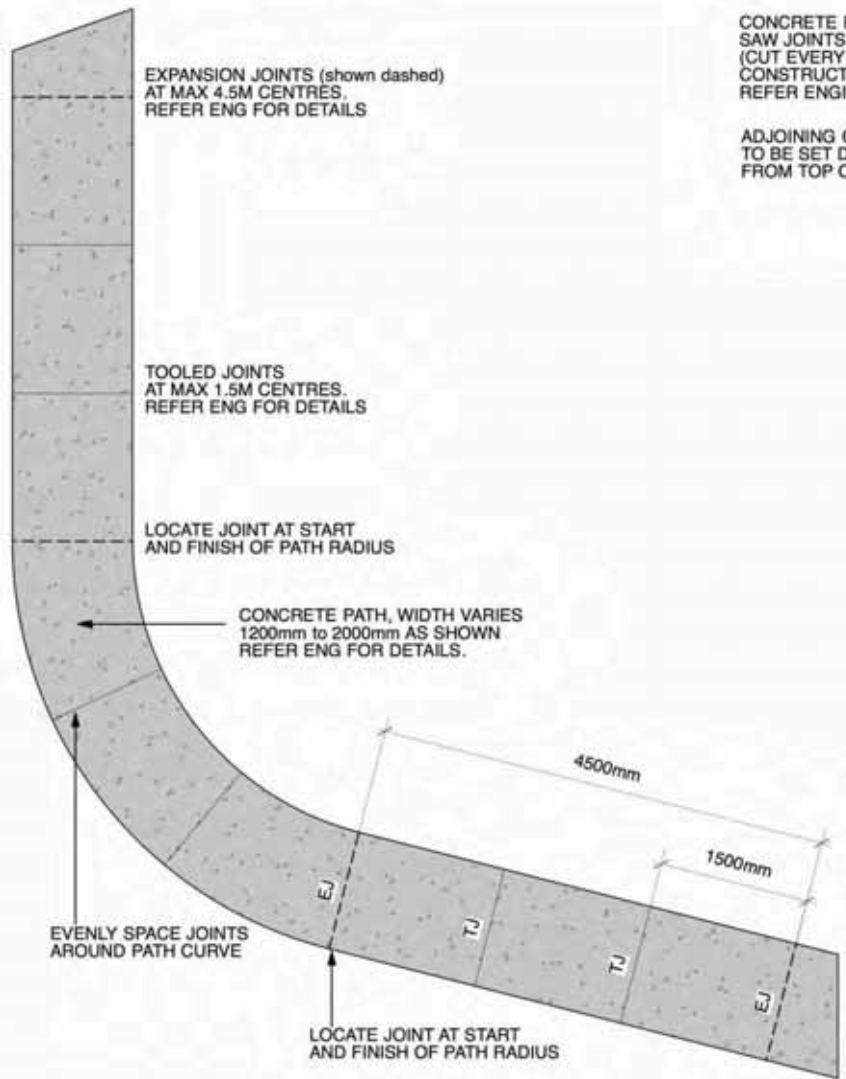
B MASS PLANTING DETAIL
1:20



C BRICK EDGE DETAIL
1:10

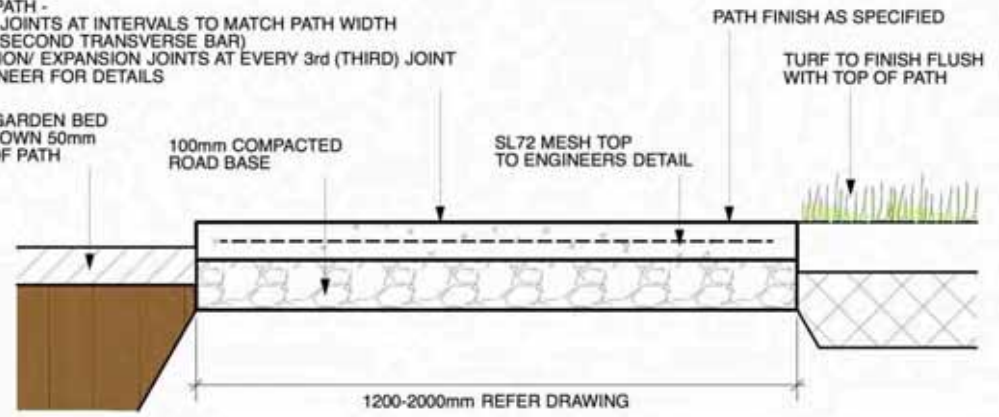


D TURF DETAIL
1:10



CONCRETE PATH -
 SAW JOINTS JOINTS AT INTERVALS TO MATCH PATH WIDTH
 (CUT EVERY SECOND TRANSVERSE BAR)
 CONSTRUCTION/ EXPANSION JOINTS AT EVERY 3rd (THIRD) JOINT
 REFER ENGINEER FOR DETAILS

ADJOINING GARDEN BED
 TO BE SET DOWN 50mm
 FROM TOP OF PATH



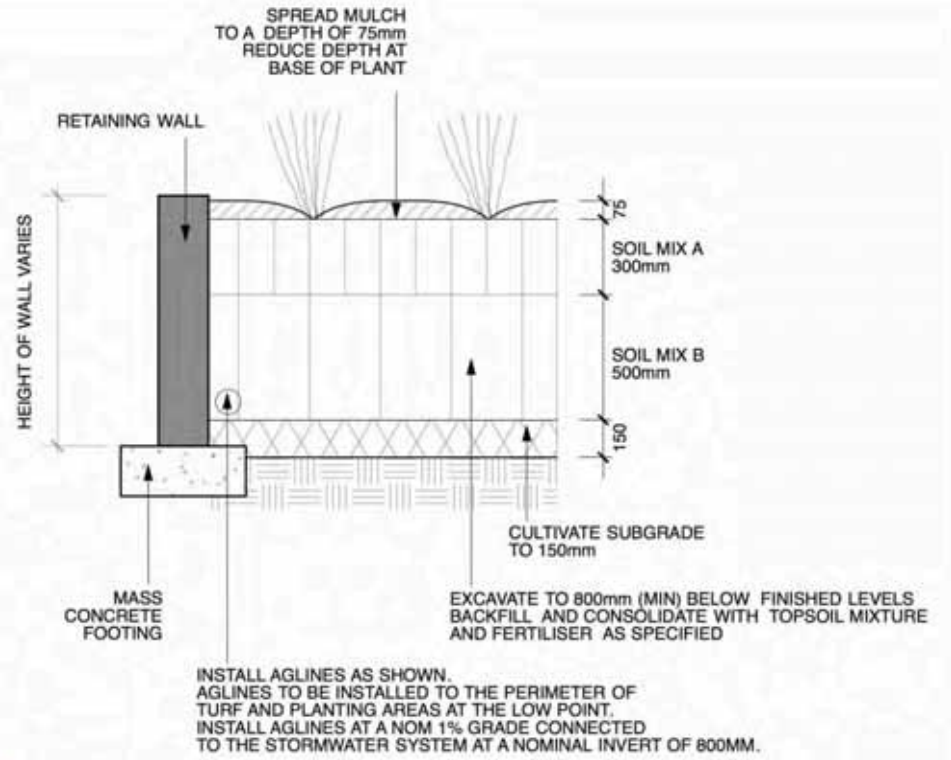
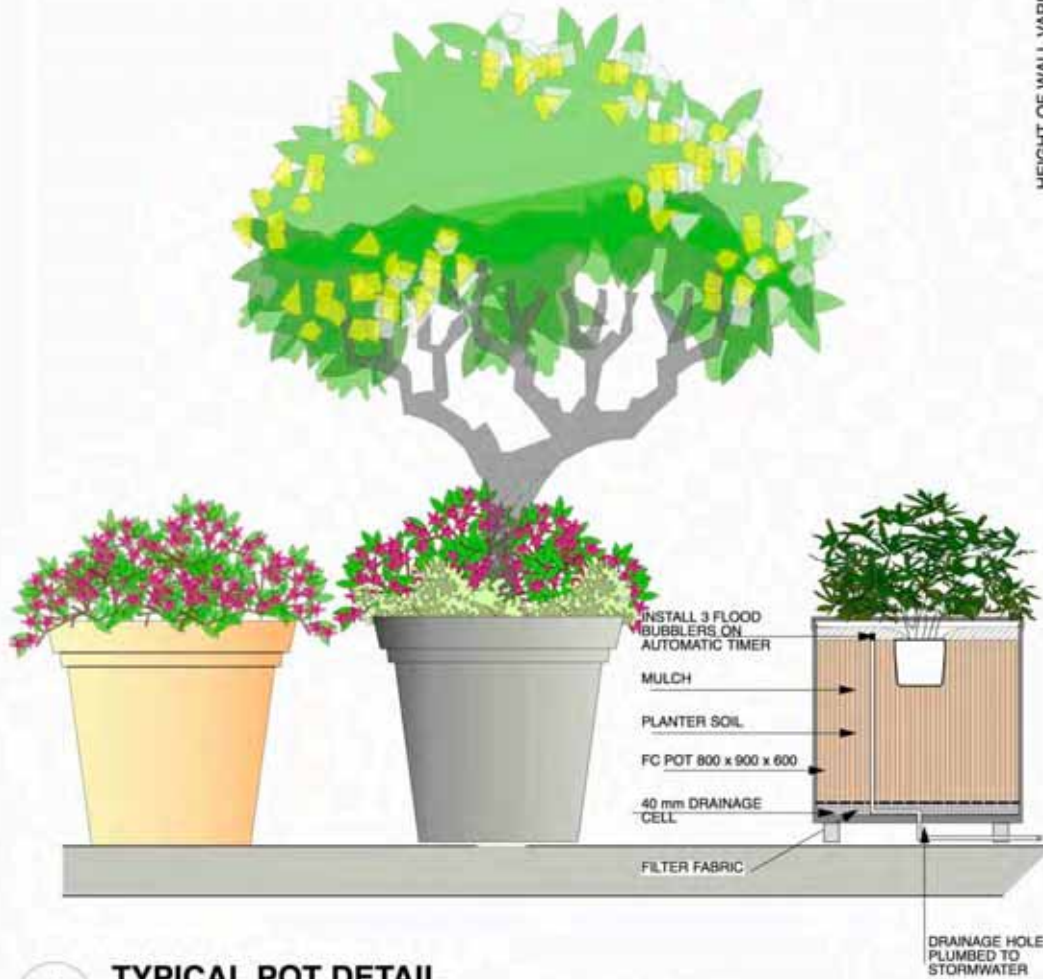
**CLARENCE VALLEY COUNCIL
 APPROVAL**

This is the plan referred to in Council's
 Notice of Determination of DA2019/0331

Date: 25 October 2019

A CONCRETE PATH DETAIL
 1:10

Version: 1, Version Date: 24/06/2021



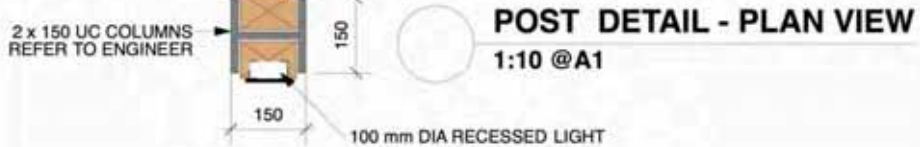
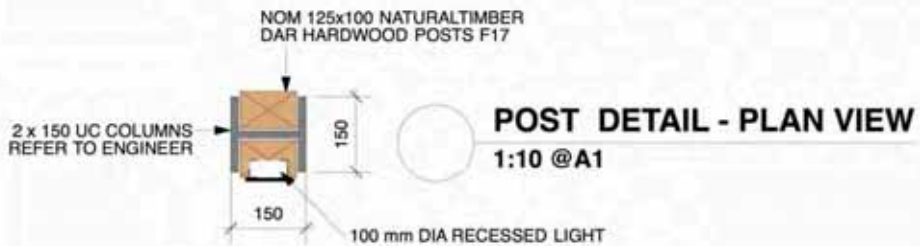
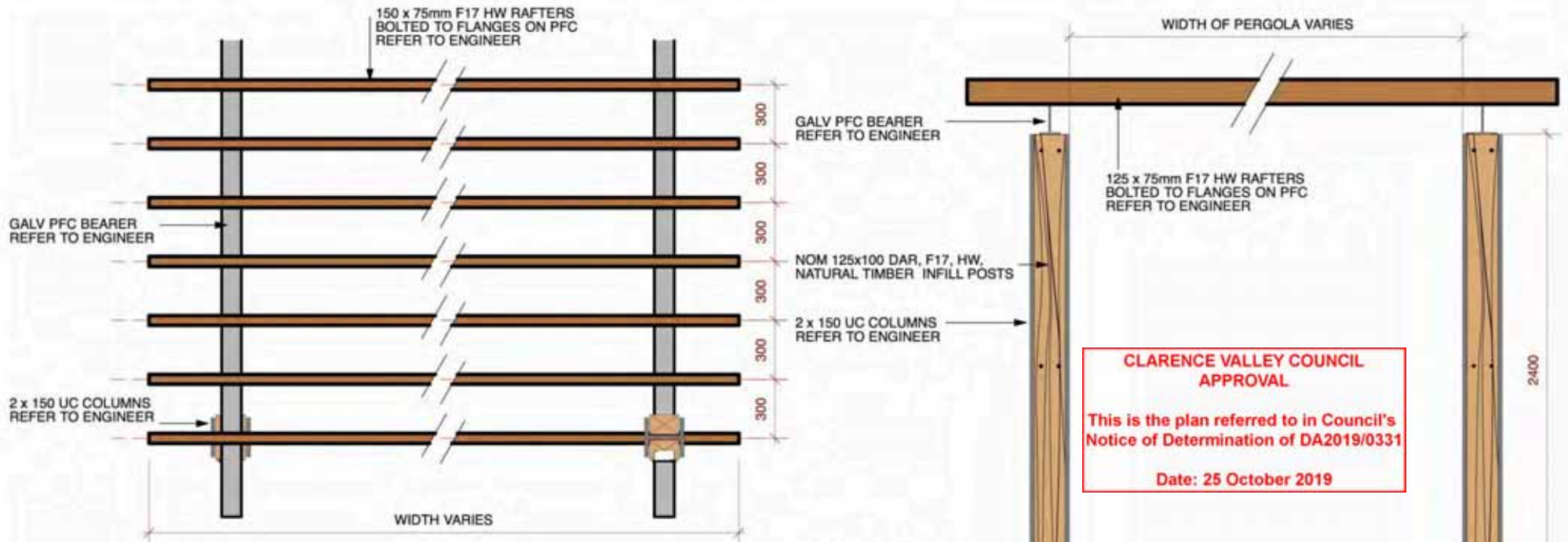
F MASS PLANTING - RETAINING WALL
1:20@A1

CLARENCE VALLEY COUNCIL APPROVAL

This is the plan referred to in Council's Notice of Determination of DA2019/0331

Date: 25 October 2019

4 TYPICAL POT DETAIL
1:20@A1



TIMBER SPECIFICATION

TYPE Seasoned Class 1, F17 (Royal Species: either Tallowood, Turpentine, or Ironbark) With 5mm Beveled Edges to prevent splintering. Timber shall be clear and free of all knots and sapwood, shakes, cracks, splintering or the like

FIXING SS Bugles 2 per joist

FINISH Allow 2 coats oil finish Colour RED

1 PERGOLA 1 DETAIL - PLAN VIEW
1:20

2 PERGOLA 1 DETAIL - ELEVATION
1:20



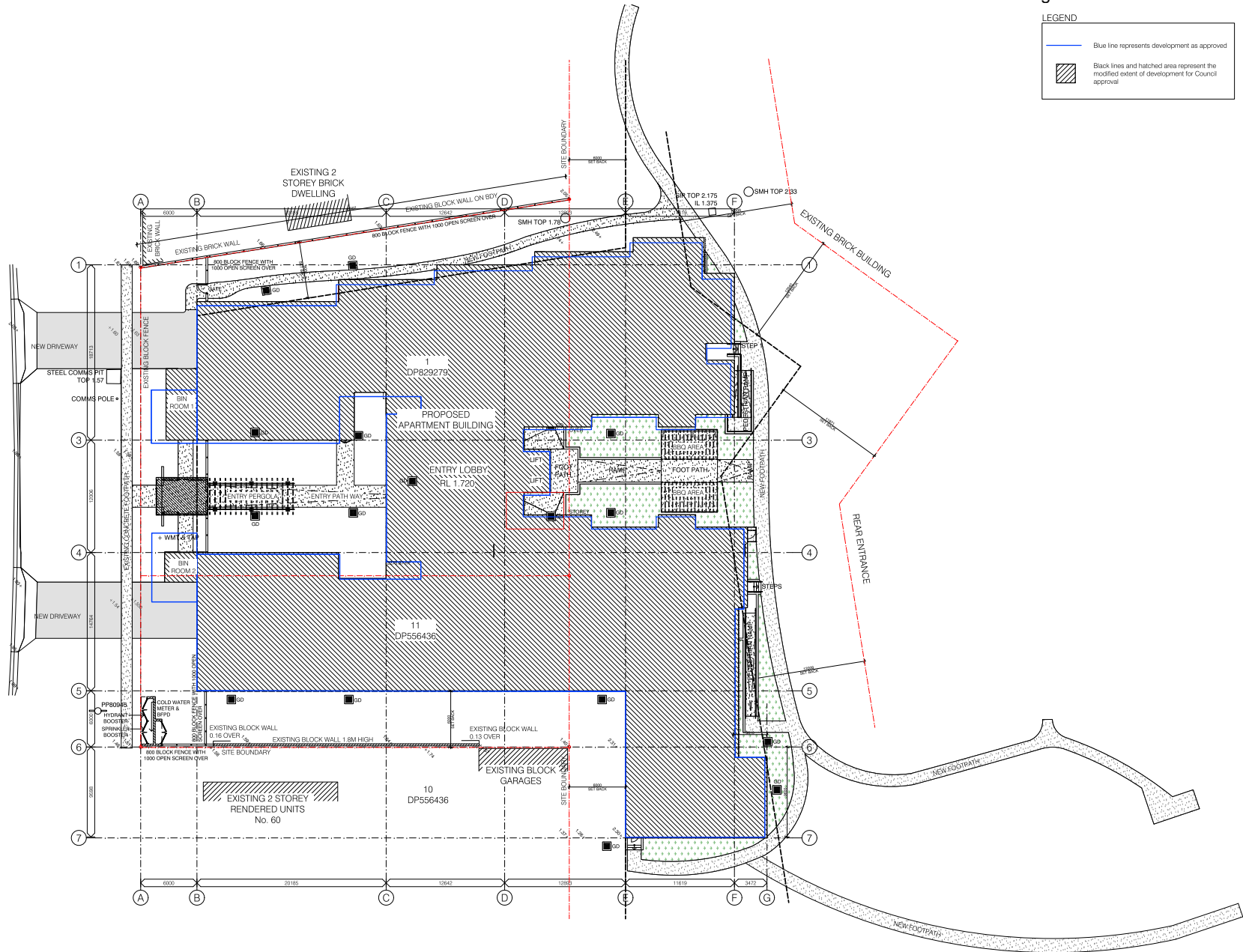
APPENDIX B – MODIFIED PROPOSAL PLANS

LEGEND

Blue line represents development as approved

Black lines and hatched area represent the modified extent of development for Council approval

YAMBA ROAD



FLOOR NAME	FLOOR RL
Level 4	10670
Level 3	7660
Level 2	4650
Level 1	1700

AMENDMENT REGISTER						
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW	8/04/2021	TRA			
B	FOR CONSTRUCTION CERTIFICATE	6/05/2021	TRA			

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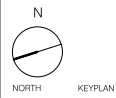
AUTHORISATION

REG. NO.

CHECKED

DATE

10/06/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
APARTMENT SITE PLAN
SITE PLAN

SCALE
1:200, 1:1 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
A1.101

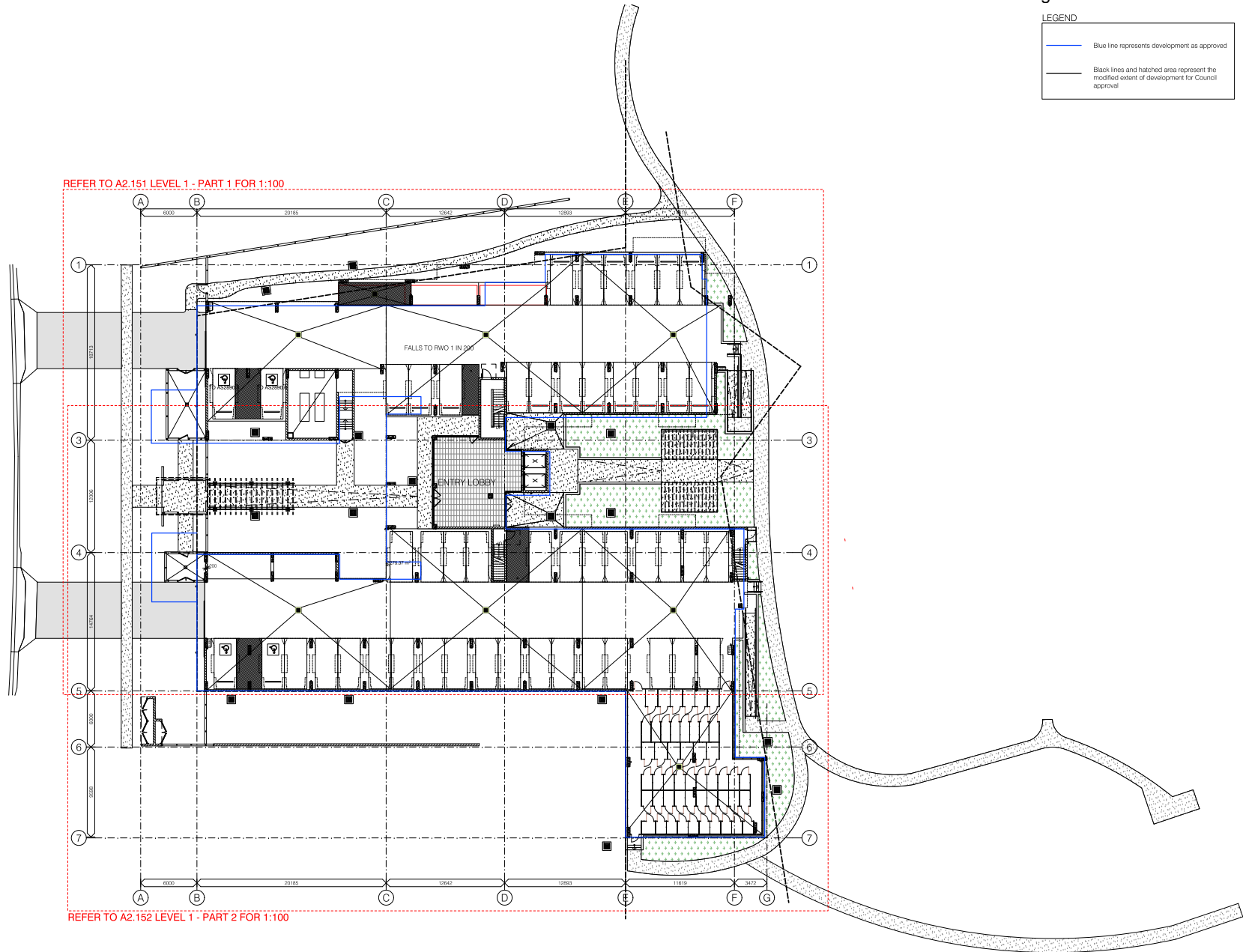
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TRA

ISSUE
B



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AMENDMENT REGISTER			
ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	15/12/2021	TRA
B	PRELIM REVIEW ISSUE	14/01/2022	TRA
C	DRAWING WITH ADJUSTED	23/04/2021	TRA
D	S450 APPLICATION	28/05/2021	TRA

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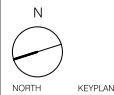
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GCB CONSTRUCTIONS

AUTHORISATION

PLOT DATE: 10/06/2021

REG. NO.

10/06/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
COMBINED FLOOR PLANS 1:200
LEVEL 1 - GROUND

SCALE
1:200 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
A2.101

DRAWN
TRA

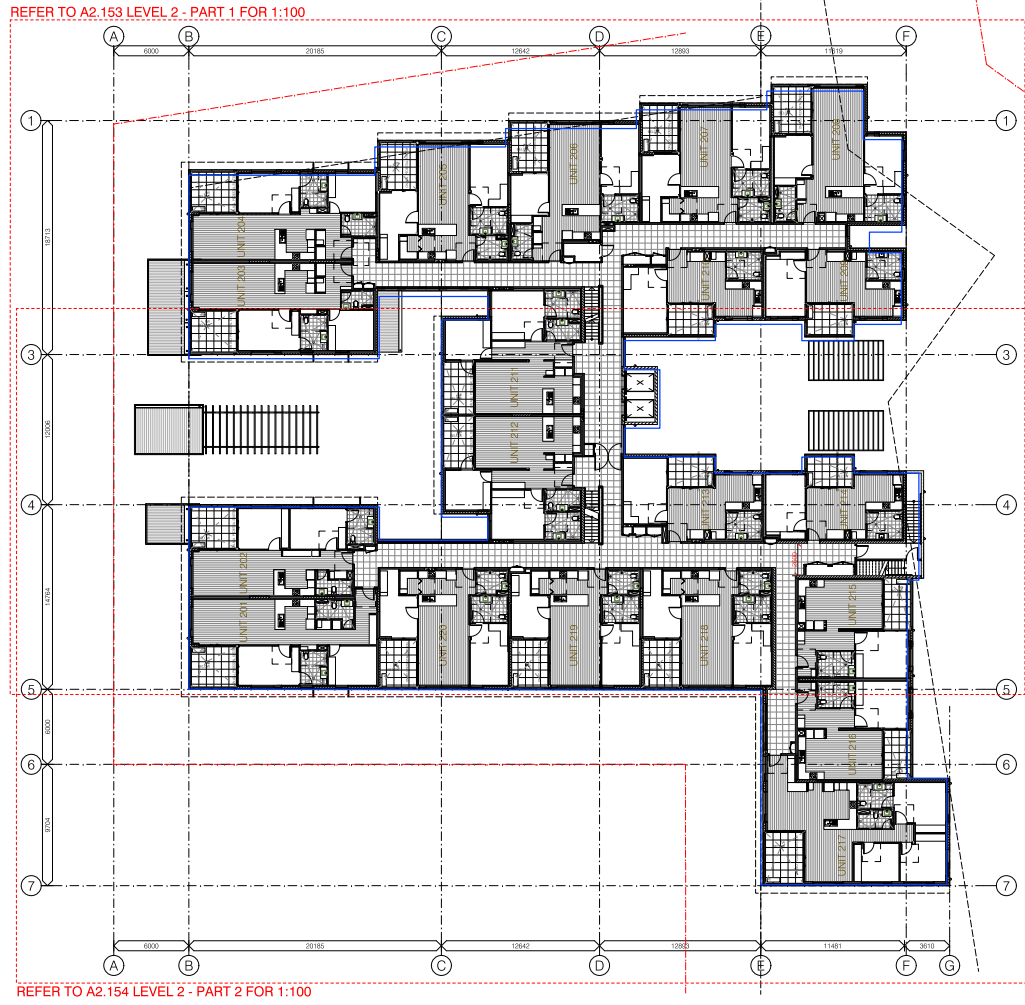
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ABN 71 001 170 201



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ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	15/12/2021	TRA
B	PRELIM REVIEW ISSUE	14/01/2022	TRA
C	PRELIM REVIEW ISSUE	04/04/2021	TRA
D	S450 APPLICATION	28/05/2021	TRA

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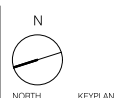
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AUTHORISATION

REG. NO.

PLOT DATE: 10/06/2022



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
COMBINED FLOOR PLANS 1:200
LEVEL 2

SCALE
1:200 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
A2.102

DRAWN
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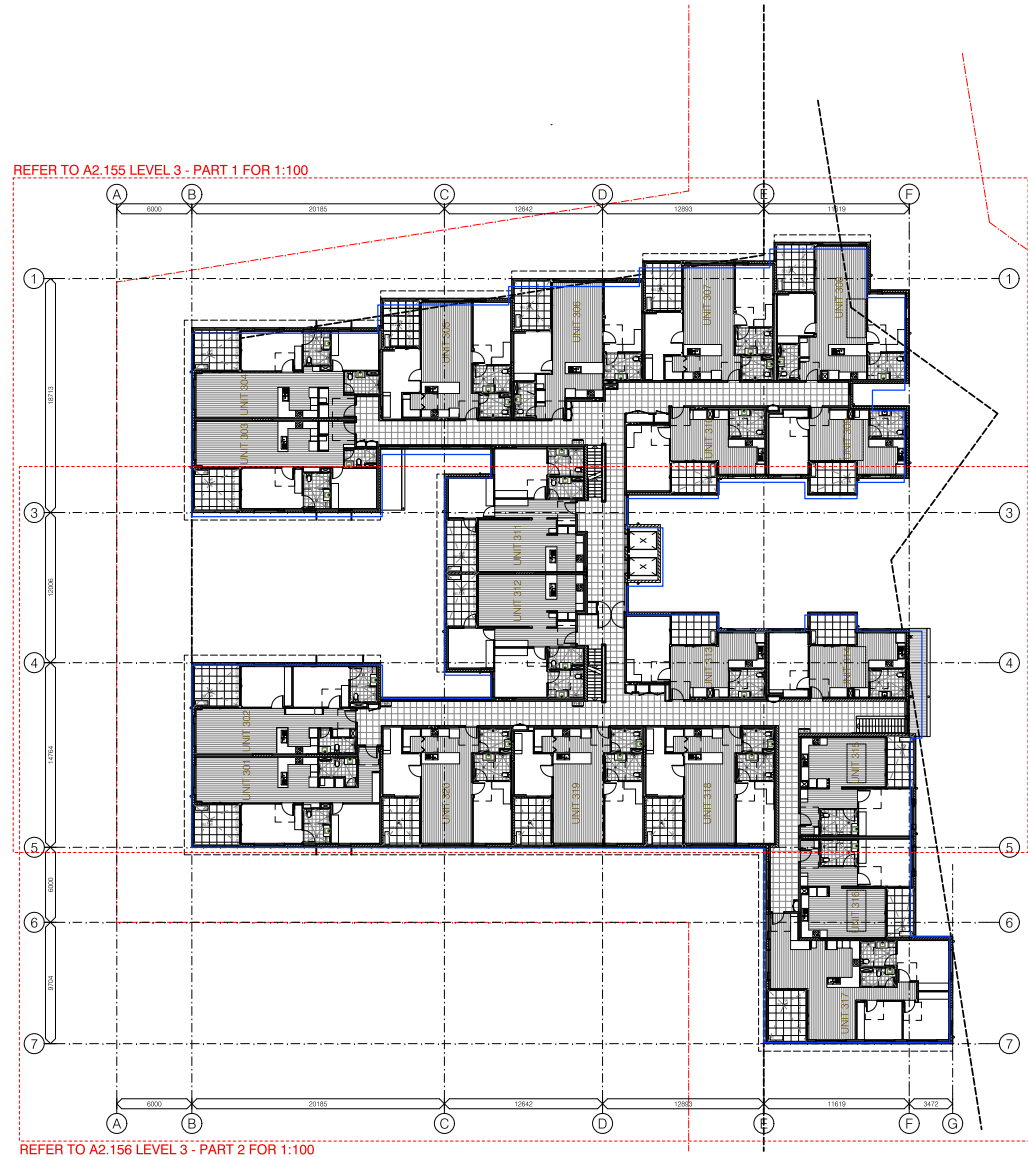
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AMENDMENT REGISTER			
ISSUE	DESCRIPTION	DATE	INITIALS
B	PRELIM REVIEW ISSUE	10/12/2021	TRA
C	PRELIM REVIEW	14/01/2021	TRA
D	SA 35 APPLICATION	28/05/2021	TRA

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AUTHORISATION

PLOT DATE: 10/06/2021

REG. NO.

10/06/2021

NORTH

KEYPLAN

PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
COMBINED FLOOR PLANS 1:200
LEVEL 3

SCALE
1:200 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
A2.103

DRAWN
TRA

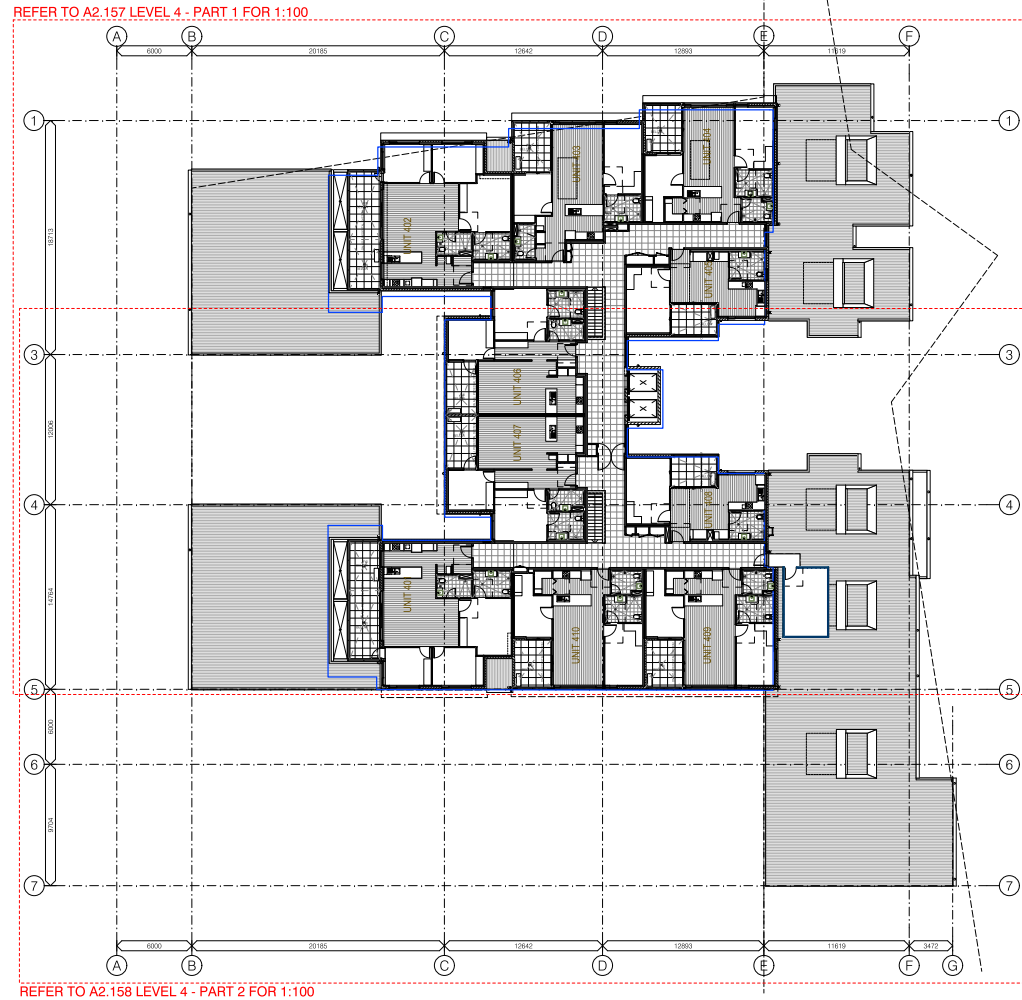
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ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	15/12/2021	TRA
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C	PRELIM REVIEW	04/04/2021	TRA
D	S450 APPLICATION	28/05/2021	TRA

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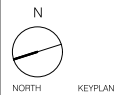
CLIENT
GCB CONSTRUCTIONS

AUTHORISATION

PLOT DATE: 10/06/2022

REG. NO.

10/06/2022



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
COMBINED FLOOR PLANS 1:200
LEVEL 4

SCALE
1:200 @ A1

DATE
OCT 20

PROJECT NO.
477500

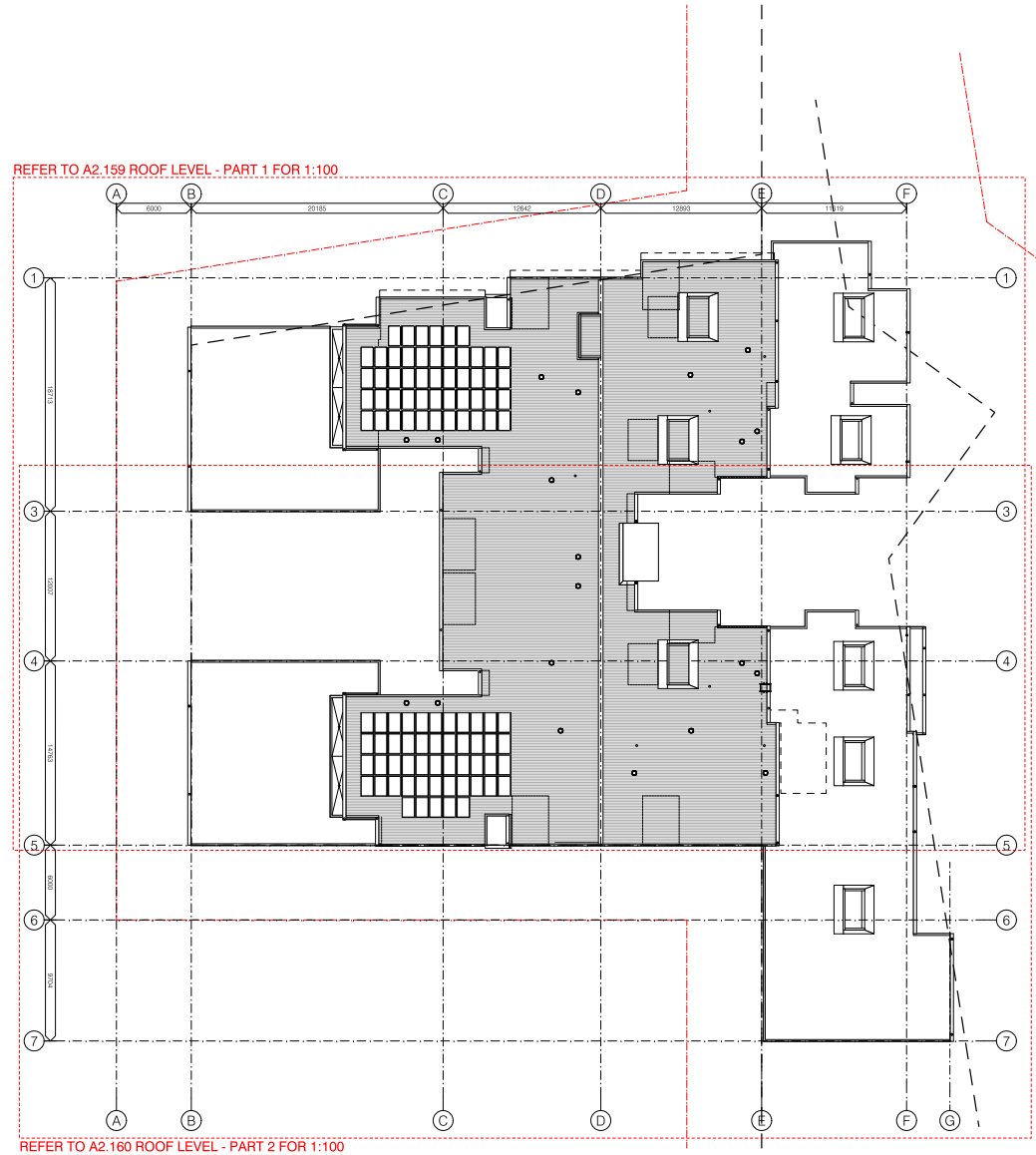
DRAWING NO.
A2.104

DRAWN
TRA

ISSUE
D

50 Pittfield Avenue,
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AMENDMENT REGISTER			
ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	10/12/2021	TRA
B	PRELIM REVIEW ISSUE	14/01/2021	TRA
C	PRELIM REVIEW	05/04/2021	TRA
D	S450 APPLICATION	28/05/2021	TRA

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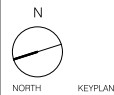
CLIENT
GCB CONSTRUCTIONS

AUTHORISATION

PLOT DATE: 10/06/2021

REG. NO.

10/06/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
COMBINED FLOOR PLANS 1:200

SCALE
1:200 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
A2.105

DRAWN
TRA

ISSUE
D

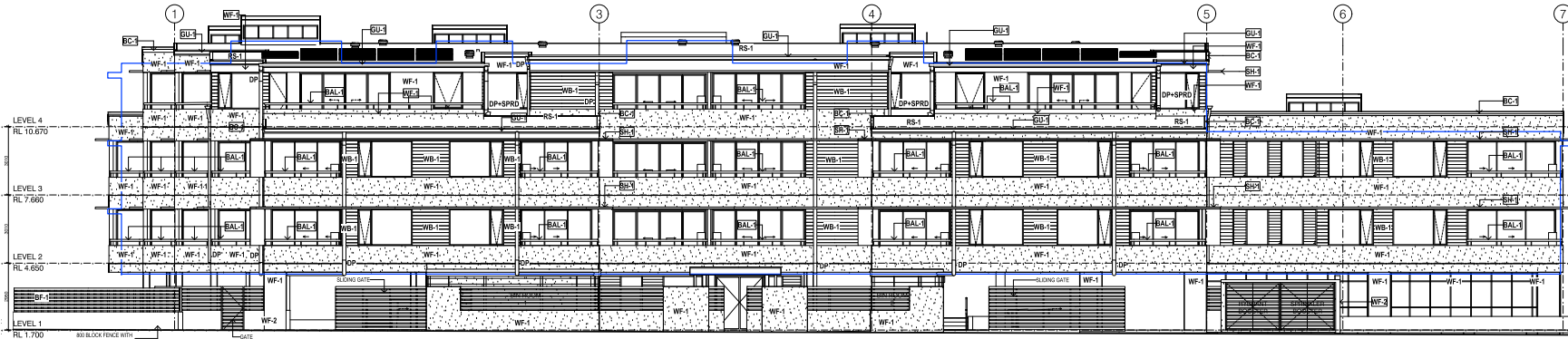
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ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	19/01/2021	TRA
B	PRELIM REVIEW	28/04/2021	TRA
C	FOR CONSTRUCTION CERTIFICATE	05/05/2021	TRA

EXTERIOR FINISHES

CODE	ELEMENT / ITEM
AC-1	APEX CAPPING
BAL-1	BALUSTRADE
BC-1	BARGE CAPPING
BC-2	BARGE CAPPING
BM-2	PERGOLA
BSM-2	PERGOLA
BF-1	FENCE
BS	BOX GUTTER
CC-1	ENTRY COLUMN INFIL PANELS
CO-1	BASEMENT FLOOR
COL-1	COLUMN
COL-2	PERGOLA COLUMN
D-01	SOLID DOORS
DP	DOWNPIPE
DP+SPRD	DOWNPIPE & SPREADER
FCP-1	FASCIA
FP-2	FASCIA ENTRY & BIN STORE
GA-1	SLURRING GATE
GA-2	BIN STORE GATE
GU-1	GUTTER
HR-2	HANDRAIL
LB-1	LETTER BOX
LV-1	MESH LOUVER VENT
RA-1	ROOF ACCESS LADDER
RC-1	RIDGE CAPPING
RF-1	FLASHING
RS-1	ROOFING SYSTEM
SH-1	SUNHOOD
SH-2	SUNHOOD VERTICAL
SS-1	SLAT SCREEN
T-1	TERRAZZO TILE
W-1	DOORS & WINDOWS
WB-1	BLOCK WALLS & WEATHERBOARD
WF-1	EXTERIOR RENDER
WF-2	FENCE
WF-3	ROOF WINDOW SIDING



01 North Elevation
Scale 1:100

LEGEND
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 Black lines and hatched area represent the modified extent of development for Council approval

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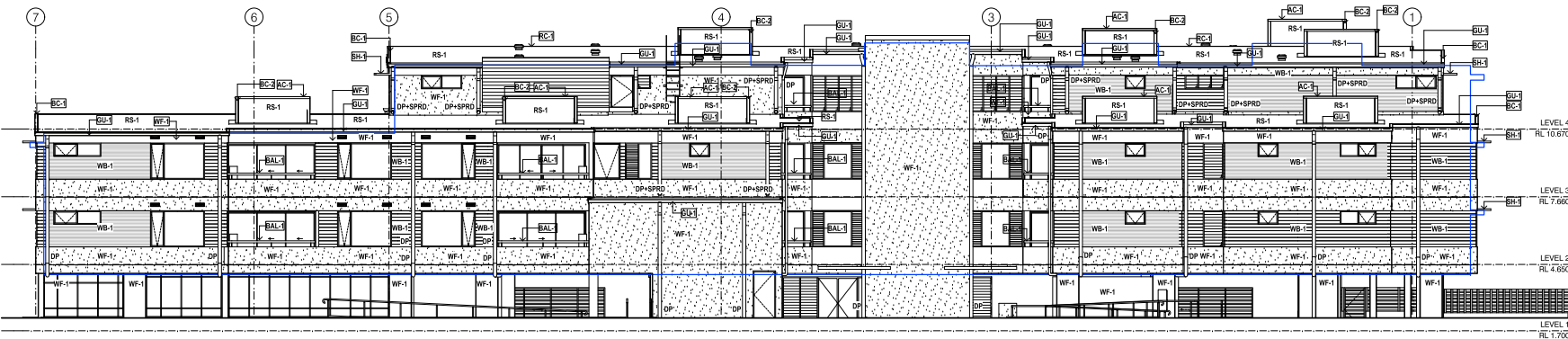
PROJECT
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING TITLE
ELEVATIONS 1

SCALE	DATE	DRAWN
1:100 @ A1	JAN 21	TRA
PROJECT NO.	DRAWING NO.	ISSUE
477500	A3.101	C
PILOT DATE.		10/06/2021

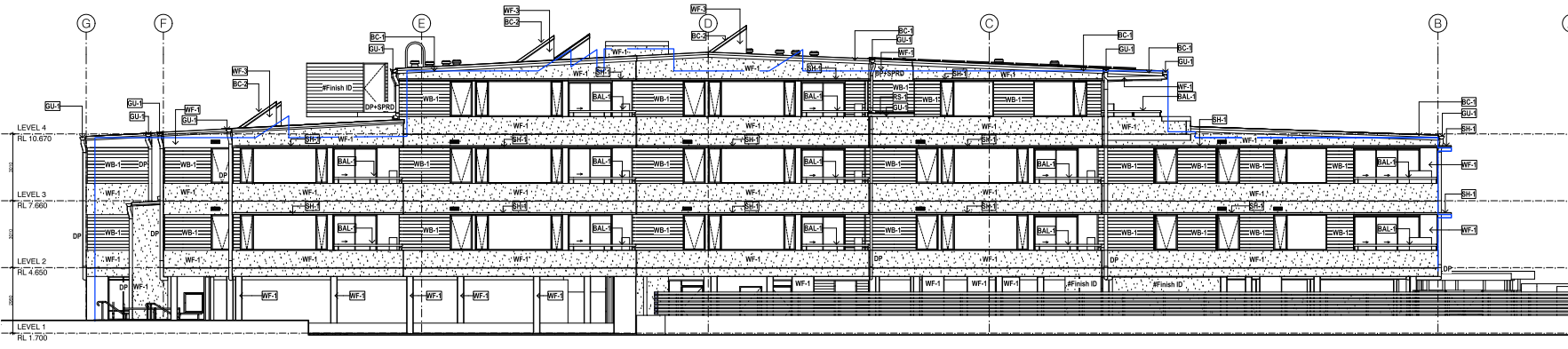


02 South Elevation
Scale 1:100

AMENDMENT REGISTER			
ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	19/01/2021	TRA
B	PRELIM REVIEW	28/04/2021	TRA
C	FOR CONSTRUCTION CERTIFICATE	05/05/2021	TRA

EXTERIOR FINISHES

CODE	ELEMENT / ITEM
AC-1	APEX CAPPING
BAL-1	BALUSTRADE
BC-1	BARGE CAPPING
BC-2	BARGE CAPPING
BEM-2	PERGOLA
BEM-3	PERGOLA
BF-1	FENCE
BG	BOX GUTTER
CO-1	ENTRY COLUMN INFIL PANELS
CO-1	BASEMENT FLOOR
COL-1	COLUMN
COL-2	PERGOLA COLUMNS
D-01	SOLID DOORS
DP	DOWNPIPE
DP-SPRD	DOWNPIPE & SPREADER
FCP-1	FASCIA
FCP-2	FASCIA ENTRY & BIN STORE
GA-1	SUNING GATE
GA-2	BIN STORE GATE
GU-1	GUTTER
HW-2	HANDRAIL
LB-1	LETTER BOX
LV	MECH LOUVER VENT
RA-1	ROOF ACCESS LADDER
RC-1	RIDGE CAPPING
RF-1	FLASHING
RS-1	ROOFING SYSTEM
SH-1	SUNHOOD
SH-2	SUNHOOD VERTICAL
SO-1	SOFFIT
SS-1	SLAT SCREEN
T-1	TALCUM TILE
W-1	DOORS & WINDOWS
WB-1	BLOCK WALLS & WEIGHTED REIMS
WF-1	EXTERIOR RENDER
WF-2	FENCE
WF-3	ROOF WINDOW SIDING



03 East Elevation
Scale 1:100

LEGEND

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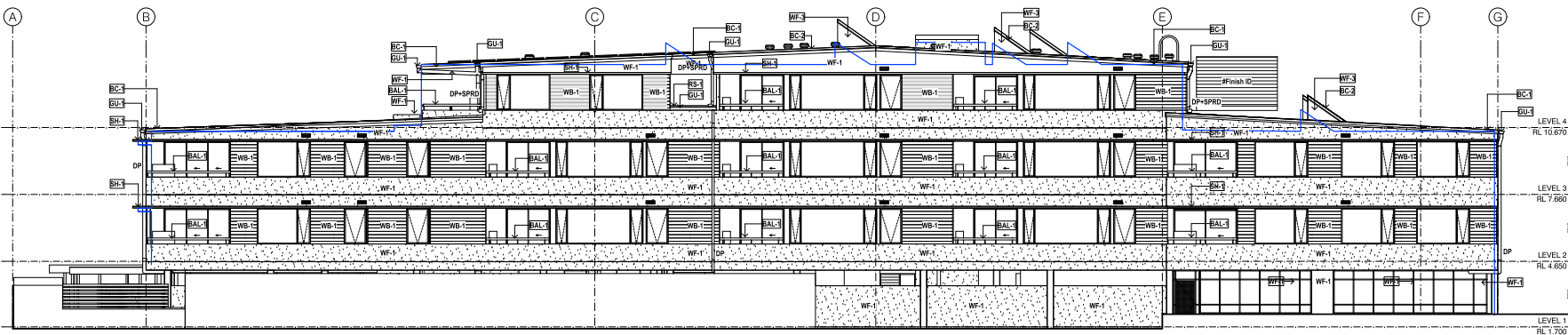
PROJECT
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

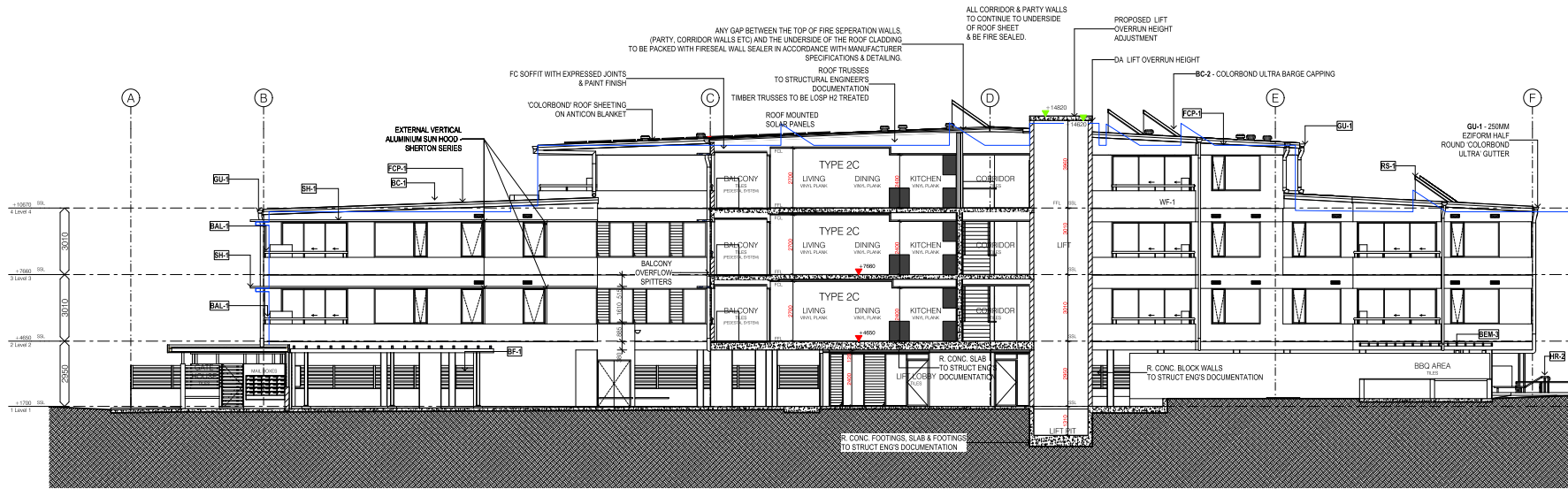
STAGE
DETAIL DESIGN

DRAWING TITLE
ELEVATIONS 2

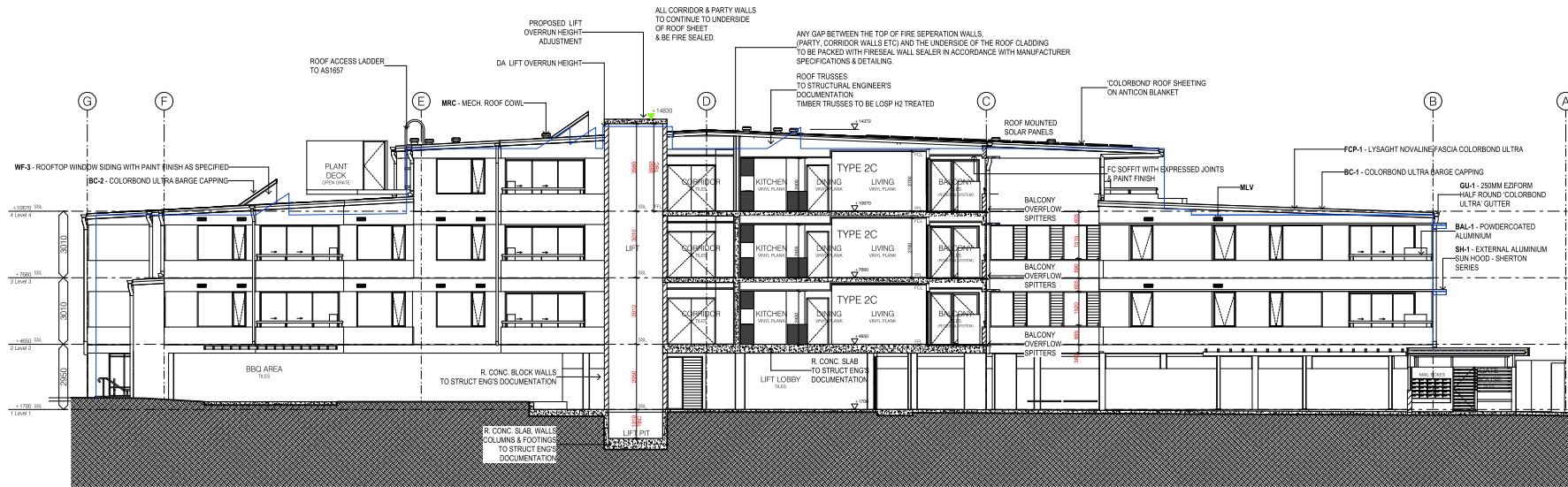
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1:100 @ A1	JAN 21	TRA
PROJECT NO.	DRAWING NO.	ISSUE
477500	A3.102	C
PLOT DATE:	10/06/2021	



04 West Elevation
Scale 1:100



SECTION AA
Scale 1:100



SECTION BB
Scale 1:100

AMENDMENT REGISTER

ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	27/01/2021	TRA
B	PRELIM REVIEW	05/02/2021	TRA
C	FOR CONSTRUCTION CERTIFICATE	05/02/2021	TRA

EXTERIOR FINISHES

CODE	ELEMENT / ITEM
AC-1	AREX CAPPING
BAL-1	BALUSTRADE
BC-1	BARGE CAPPING
BC-2	BARGE CAPPING
BE-1	PERGOLA
BE-2	PERGOLA
BE-3	PERGOLA
BE-4	FENCE
BE-5	BOX GUTTER
CO-1	ENTRY COLUMN INFIL PANELS
CO-2	BASEMENT FLOOR
CO-3	COLUMN
CO-4	PERGOLA COLUMNS
D-01	SOLID DOORS
DP	DOWNPIPE
DP-SPRD	DOWNPIPE & SPREADER
FCP-1	FASCIA
FCP-2	FASCIA ENTRY & BIN STORE
GA-1	SLUING GATE
GA-2	BIN STORE GATE
GU-1	GUTTER
HR-2	HANDRAIL
LS-1	LETTER BOX
MLV	MECH LOUVER VENT
RA-1	ROOF ACCESS LADDER
RC-1	RIDGE CAPPING
RF-1	FLASHING
RS-1	RACKING SYSTEM
SH-1	SUNHOOD
SH-2	SUNHOOD VERTICAL
SO-1	SOFFIT
SS-1	SILT SCREEN
TL-1	TERRACE TILE
W-1	DOORS & WINDOWS
WB-1	BLOCK WALLS & WEATHERBOARD
WF-1	EXTERIOR RENDER
WF-2	FENCE
WF-3	ROOF WINDOW SIDING

LEGEND

Blue line represents development as approved

Black lines and hatched area represent the modified content of development for Council approval

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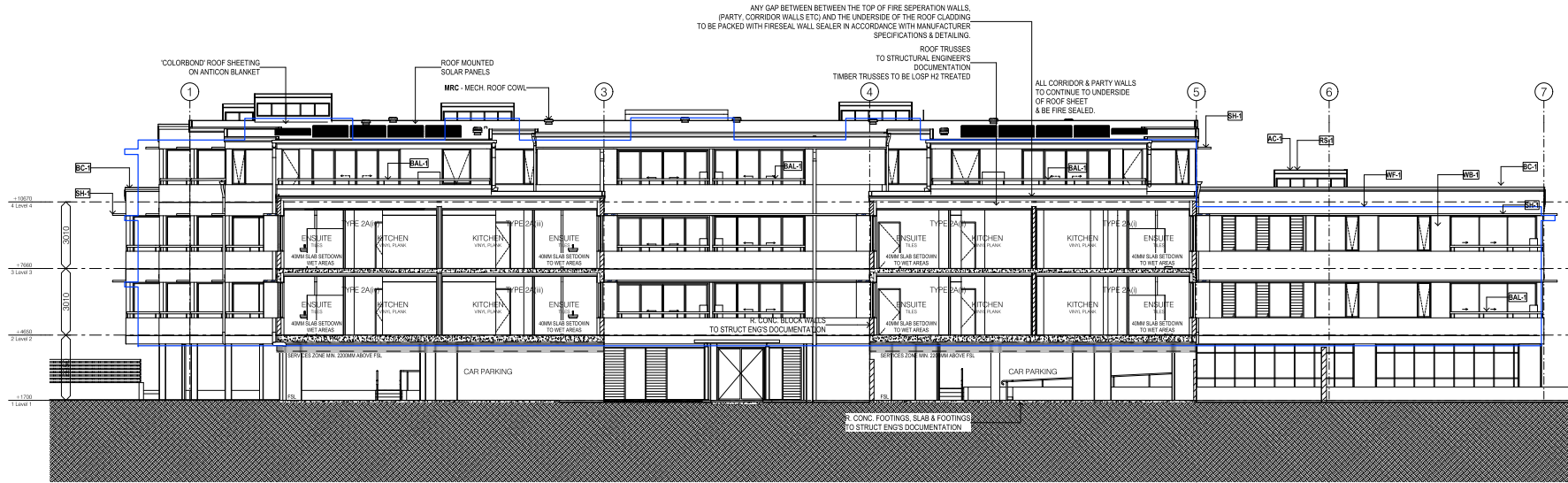
PROJECT
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING TITLE
SECTION A-A + B-B

SCALE	DATE	DRAWN
1:100 @ A1	JAN 21	TRA
PROJECT NO.	DRAWING NO.	ISSUE
477500	A4.101	C
PLOT DATE:	10/06/2021	



SECTION CC
Scale 1:100

AMENDMENT REGISTER

ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	27/01/2021	TBA
B	PRELIM REVIEW	05/04/2021	TBA
C	FOR CONSTRUCTION CERTIFICATE	05/05/2021	TBA

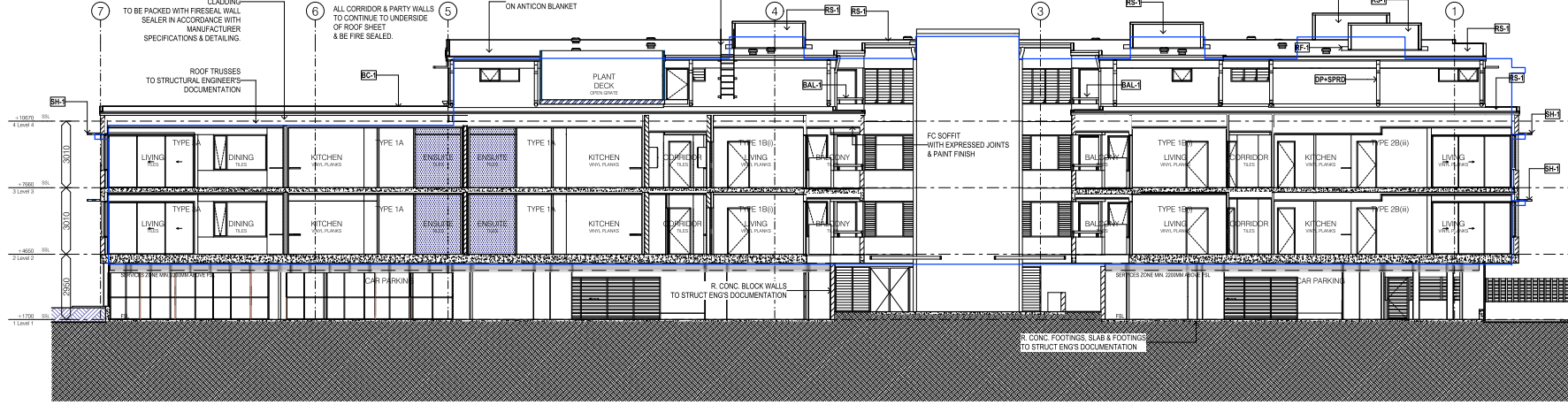
EXTERIOR FINISHES

CODE	ELEMENT / ITEM
AC-1	APEX CAPPING
BAL-1	BALUSTRADE
BC-1	BARGE CAPPING
BC-2	BARGE CAPPING
BRM-2	PERGOLA
BRM-3	PERGOLA
BF-1	FENCE
BS	BOX GUTTER
CC-1	ENTRY COLUMN INFIL PANELS
CO-1	BASEMENT FLOOR
CO-2	COLUMN
CO-3	PERGOLA COLUMNS
D-01	SOLID DOORS
DP	DOWNPIPE
DP-SPRD	DOWNPIPE & SPREADER
FCP-1	FASCIA
FCP-2	FASCIA ENTRY & BIN STORE
GA-1	SLIDING GATE
GA-2	BIN STORE GATE
GU-1	GUTTER
HR-2	HANDRAIL
LB	LETTER BOX
LV	MESH LOUVER VENT
RA-1	ROOF ACCESS LADDER
RC-1	RIDGE CAPPING
RF-1	FLASHING
RF-2	FLASHING
RS-1	ROOFING SYSTEM
SH-1	SUNHOOD
SH-2	SUNHOOD VERTICAL
SO-1	SOFFIT
SS-1	SILT SCREEN
T-1	TERRAZZO TILE
W-1	DOORS & WINDOWS
WB-1	BLOCK WALLS & WEATHERBOARD
WF-1	EXTERIOR RENDER
WF-2	FENCE
WF-3	ROOF WINDOW SIDING

LEGEND

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Black lines and hatched areas represent the modified extent of development for Council approval




SECTION DD
Scale 1:100

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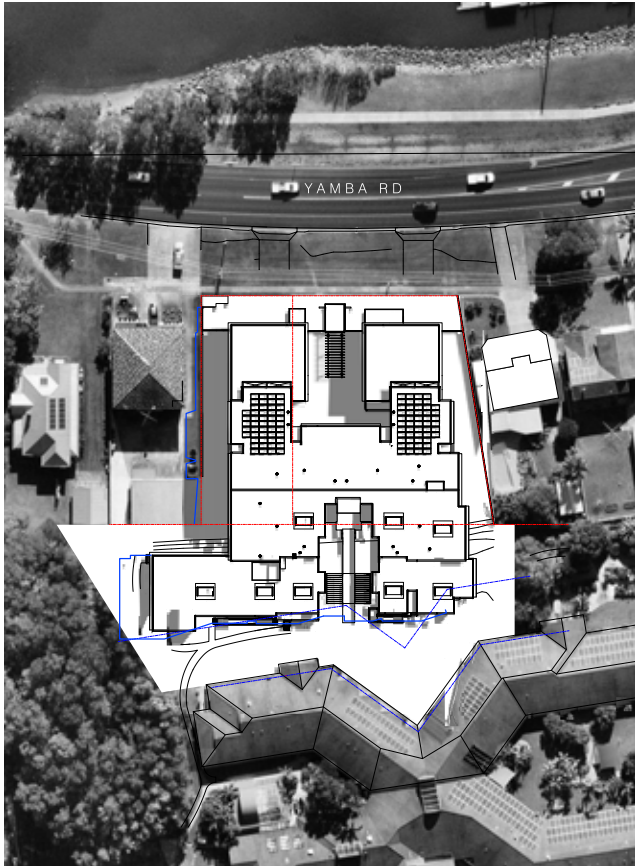
PROJECT
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

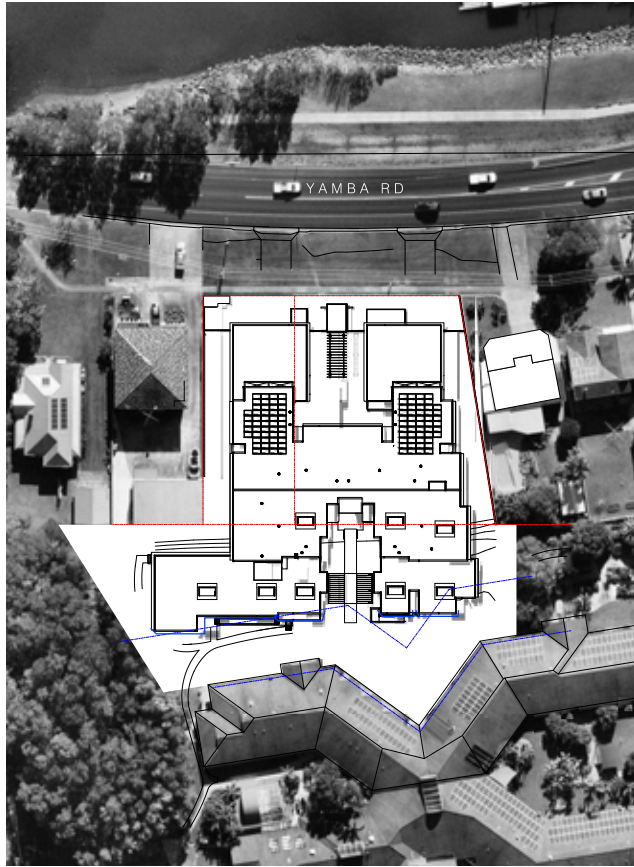
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DETAIL DESIGN

DRAWING TITLE
SECTION C-C + D-D

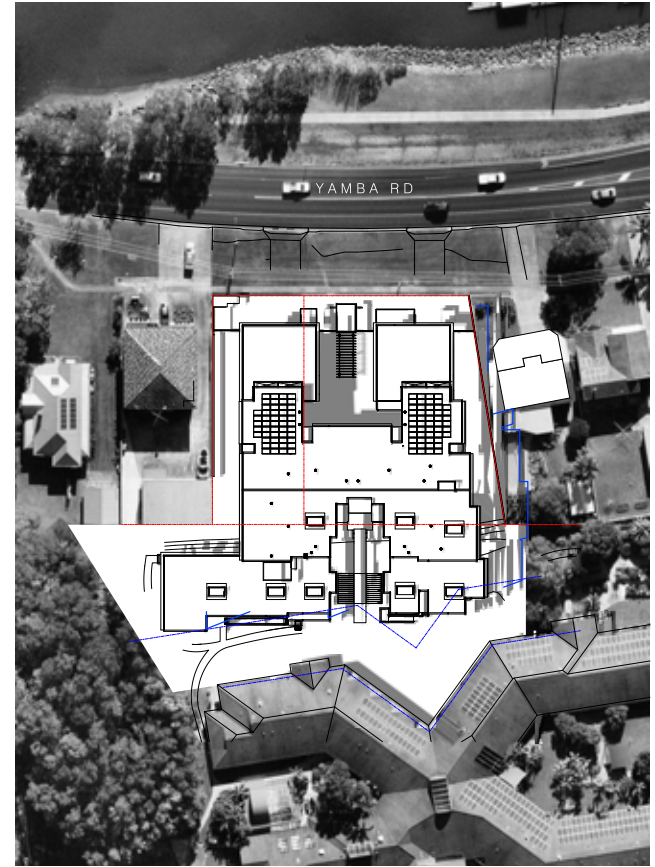
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PROJECT NO.	DRAWING NO.	ISSUE
477500	A4.102	C
PLOT DATE:		10/06/2021



DECEMBER
9AM



DECEMBER
12PM



DECEMBER
3PM

AMENDMENT REGISTER						
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	28/04/2021				
B	HEIGHT CHANGE REQUEST	3/05/2021				

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PLOT DATE:

REG. NO.

10/06/2021

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KEYPLAN

PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
S4.55 HEIGHT CHANGE
SUN DIAGRAMS - DECEMBER

SCALE
1:500, 1:67.70 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
SK.101.10

LEGEND

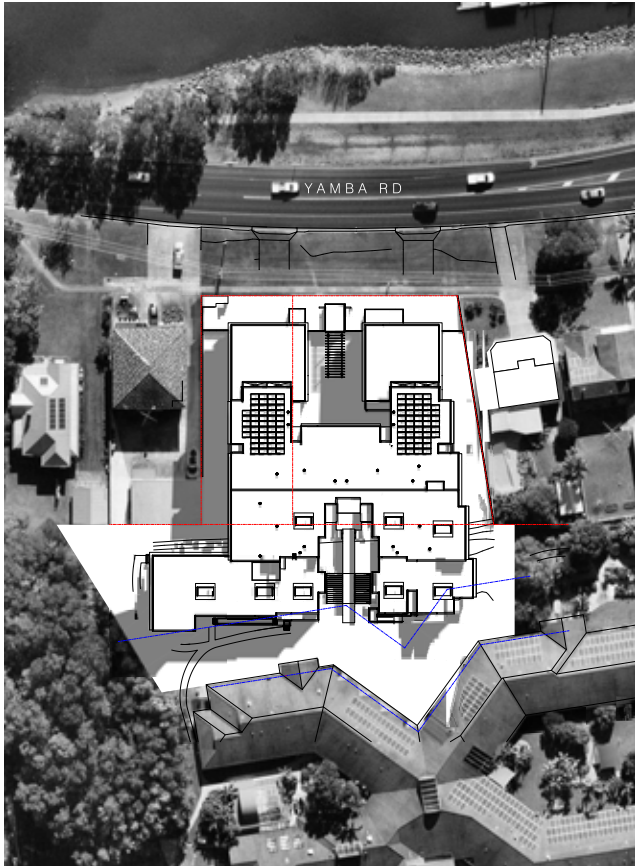
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- Red dashed line represents lot boundary
- Blue dashed line represents 12m setback from existing facility

DRAWN

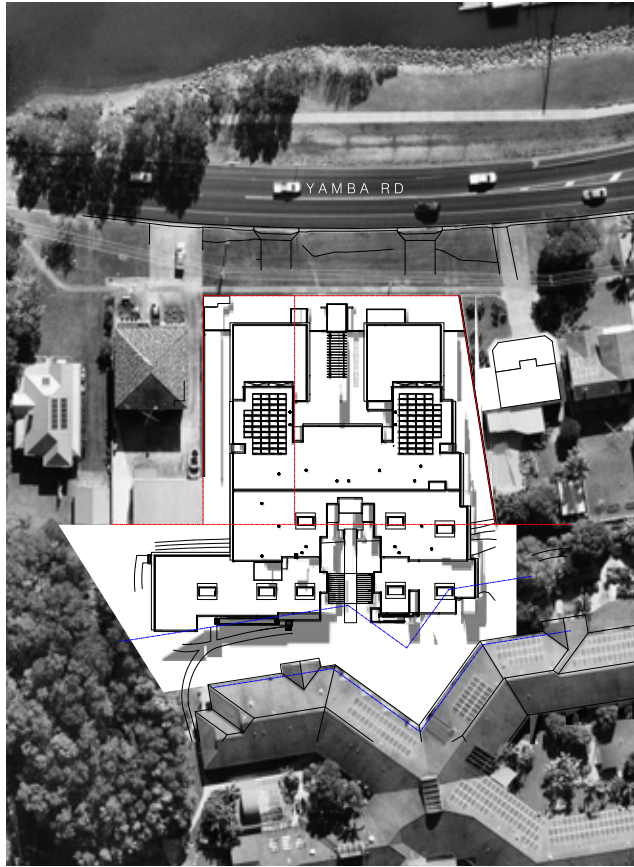
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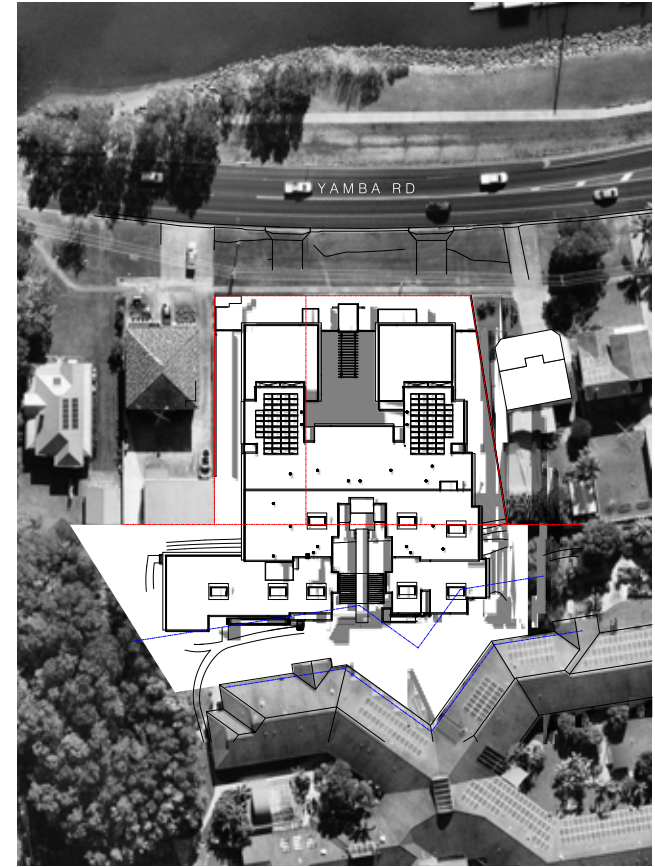
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MARCH 9AM



MARCH 12PM



MARCH 3PM

LEGEND

- - - Red dashed line represents lot boundary
- - - Blue dashed line represents 12m setback from existing facility

AMENDMENT REGISTER						
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	28/04/2021	DT			
B	HEIGHT CHANGE REQUEST	3/10/2021	DT			

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GCB CONSTRUCTIONS

AUTHORISATION

PLOT DATE:

REG. NO.

10/06/2021

NORTH

KEYPLAN

PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
S4.55 HEIGHT CHANGE
SUN DIAGRAMS - MARCH EQUINOX

SCALE
1:500, 1:67.70 @ A1

DATE
OCT 20

PROJECT NO.
477500

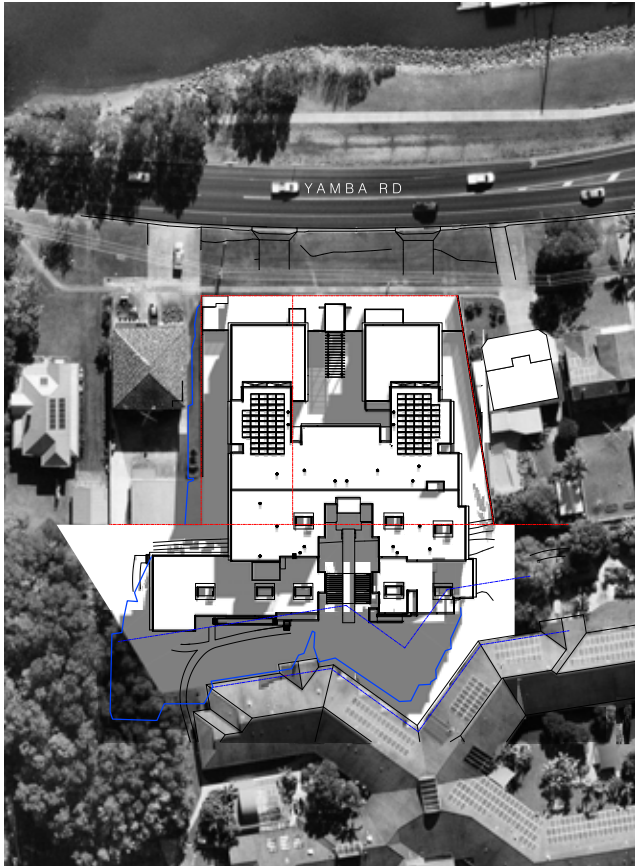
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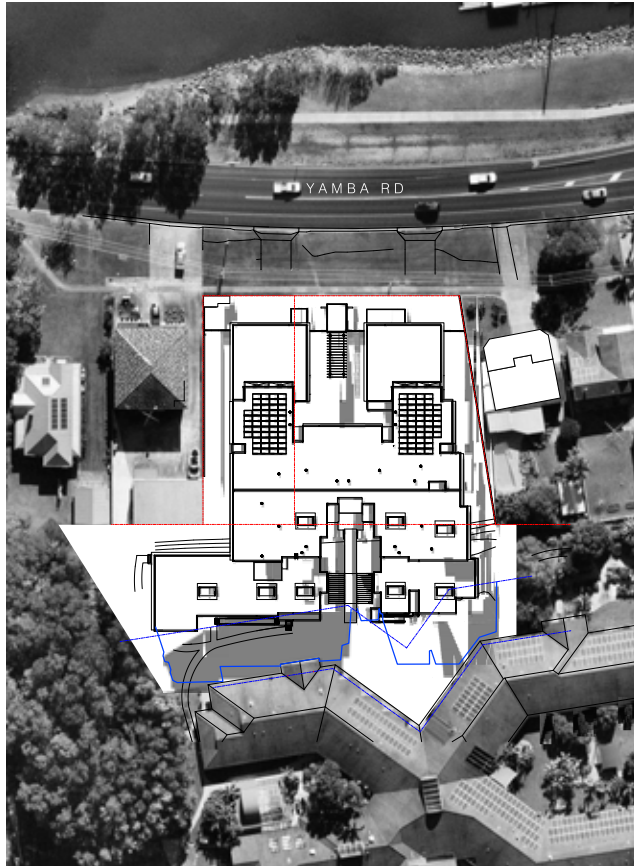
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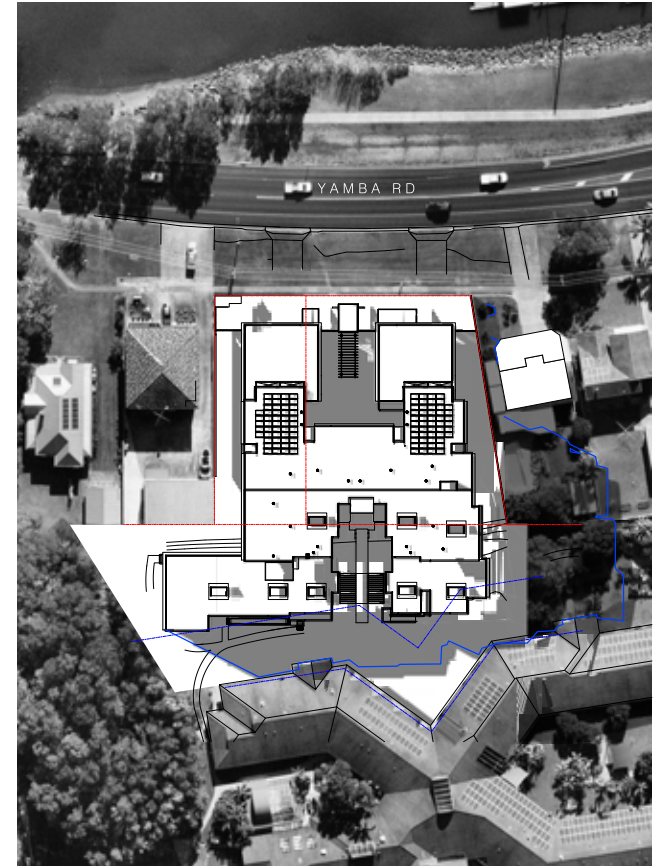
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JUNE 9AM



JUNE 12PM



JUNE 3PM

LEGEND

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- - - Blue dashed line represents 12m setback from existing facility

AMENDMENT REGISTER							
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE	DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	28/04/2021	DT				
B	HEIGHT CHANGE REQUEST	3/05/2021	DT				

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AUTHORISATION

PLOT DATE:

REG. NO.

10/06/2021

NORTH

KEYPLAN

PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
S4.55 HEIGHT CHANGE SUN DIAGRAMS - JUNE

SCALE
1:500, 1:67.70, 1:1 @ A1CT 20

PROJECT NO.
477500

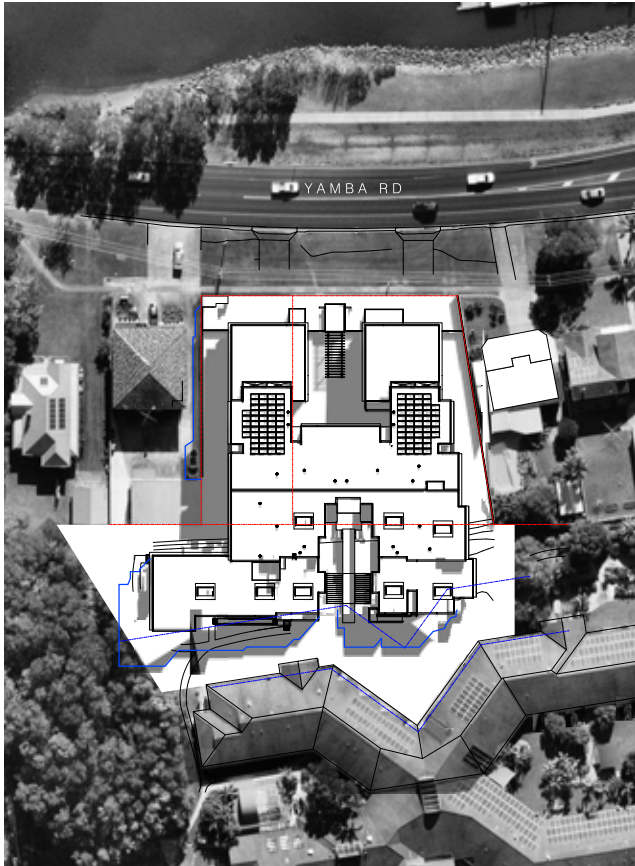
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DRAWN
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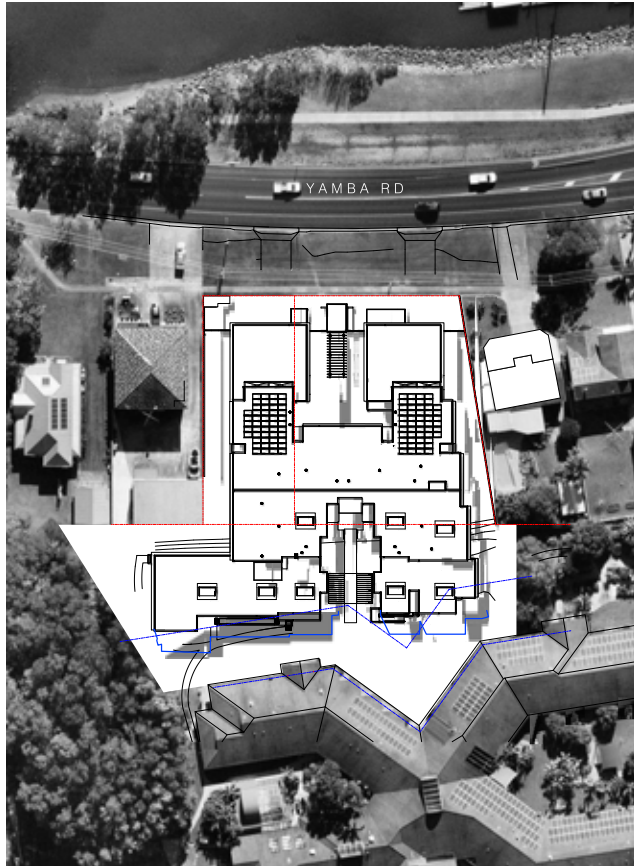
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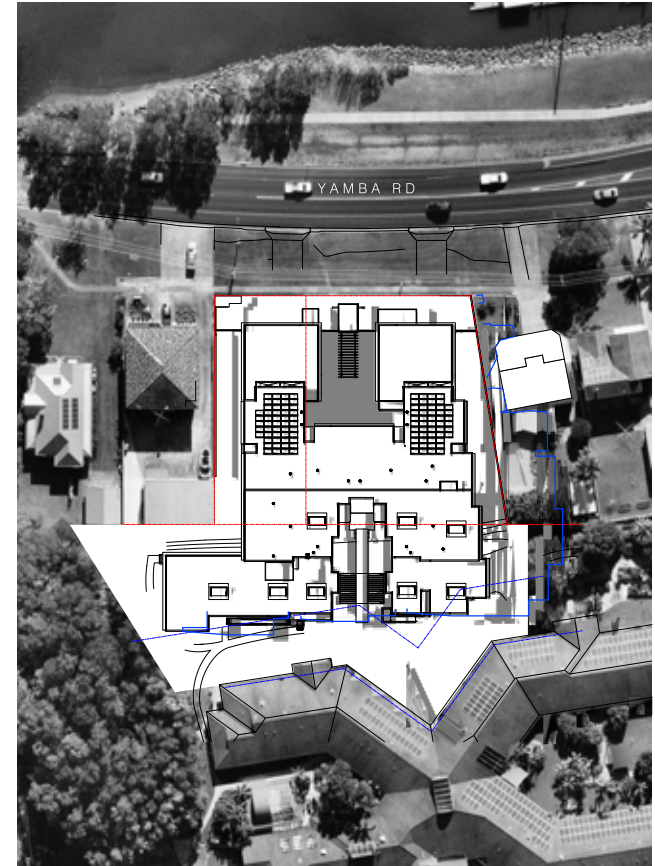
bda
architecture



SEPTEMBER
9AM



SEPTEMBER
12PM



SEPTEMBER
3PM

AMENDMENT REGISTER							
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE	DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	28/04/2021	DT				
B	HEIGHT CHANGE REQUEST	3/10/2021	DT				

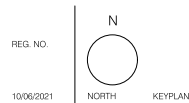
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VERIFICATION
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CLIENT
GCB CONSTRUCTIONS

AUTHORISATION

PLOT DATE:



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
S4.55 HEIGHT CHANGE
SUN DIAGRAMS - SEPT EQUINOX

SCALE
1:500, 1:67.70 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
SK.101.9

LEGEND

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DRAWN
DT

ISSUE
B

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Facsimile: 07 5526 8829
Email: bda@bdaarch.com.au
ABN 77 001 702 301

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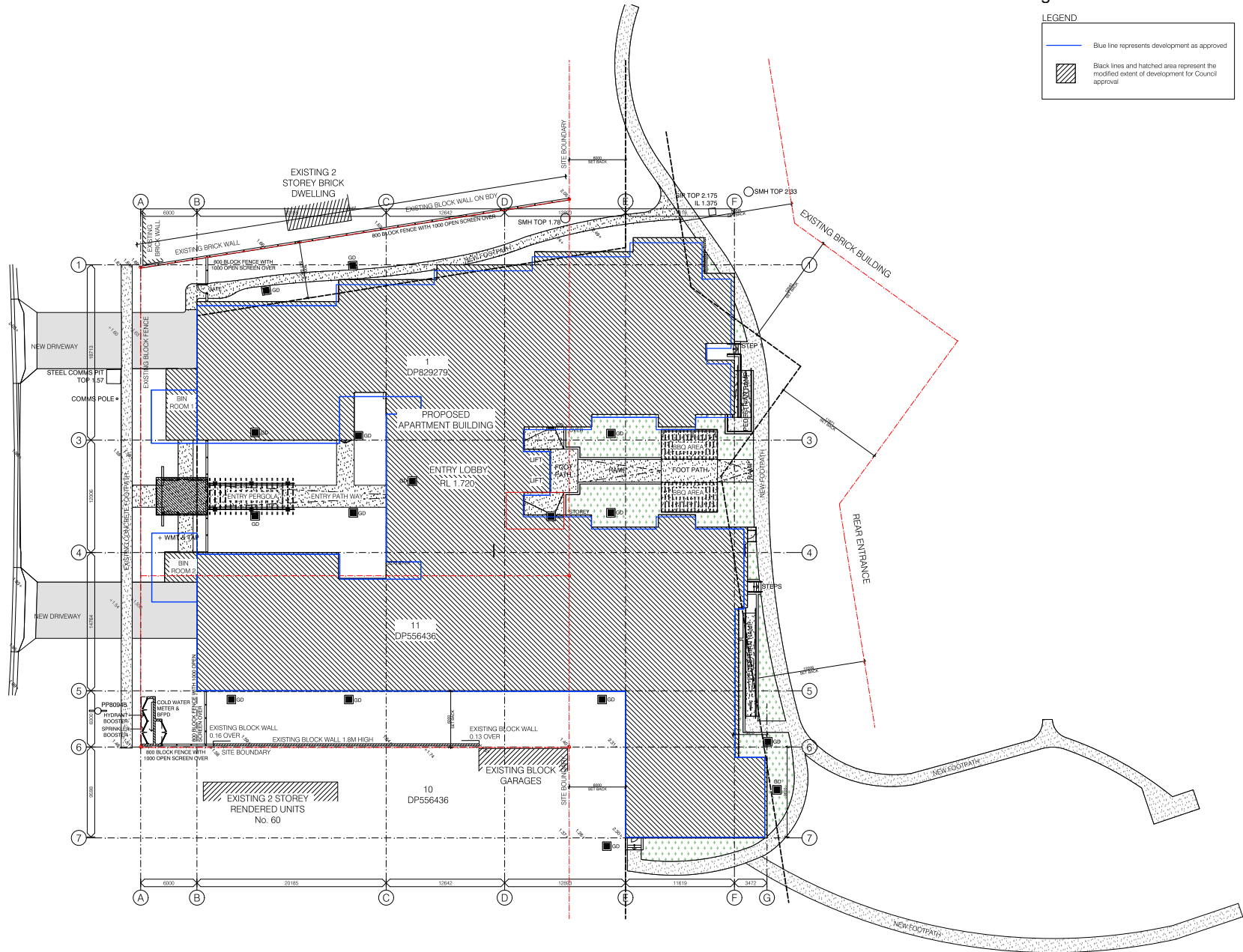
APPENDIX C – NOTIFICATION PLANS

LEGEND

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Black lines and hatched area represent the modified extent of development for Council approval

YAMBA ROAD



FLOOR NAME	FLOOR RL
Level 4	10670
Level 3	7660
Level 2	4650
Level 1	1700

AMENDMENT REGISTER						
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW	8/04/2021	TRA			
B	FOR CONSTRUCTION CERTIFICATE	6/05/2021	TRA			

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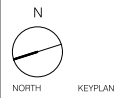
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AUTHORISATION

REG. NO.

PROJECT DATE: 10/06/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
DETAIL DESIGN

DRAWING
APARTMENT SITE PLAN
SITE PLAN

SCALE
1:200, 1:1 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
A1.101

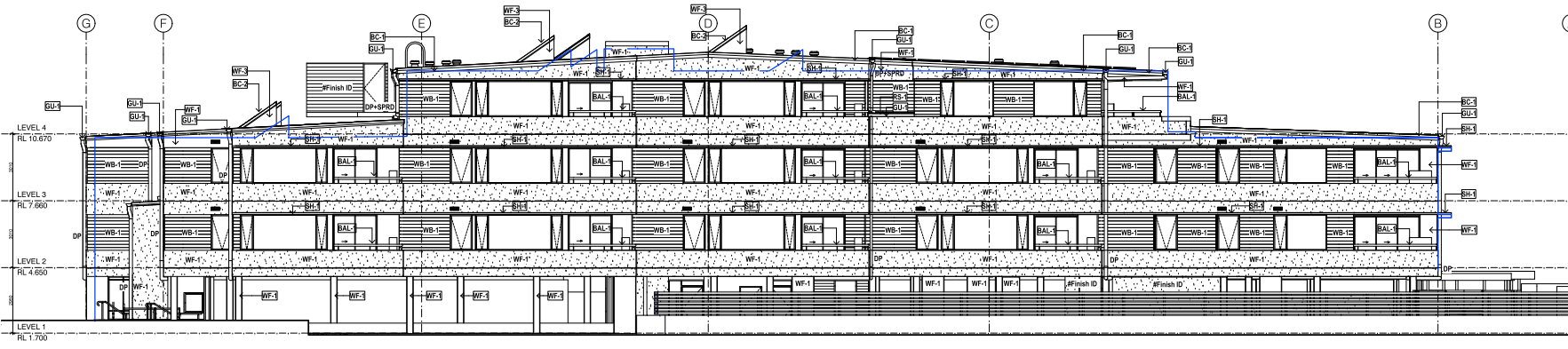
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AMENDMENT REGISTER			
ISSUE	DESCRIPTION	DATE	INITIALS
A	PRELIM REVIEW ISSUE	19/01/2021	TRA
B	PRELIM REVIEW	28/04/2021	TRA
C	FOR CONSTRUCTION CERTIFICATE	05/05/2021	TRA



03 East Elevation
 RLay07 Scale 1:100

EXTERIOR FINISHES

CODE	ELEMENT / ITEM
AC-1	APEX CAPPING
BAL-1	BALUSTRADE
BC-1	BARGE CAPPING
BC-2	BARGE CAPPING
BEM-2	PERGOLA
BEM-3	PERGOLA
BF-1	FENCE
BO	BOX GUTTER
CO-1	ENTRY COLUMN INFIL PANELS
CO-1	BASEMENT FLOOR
COL-1	COLUMN
COL-2	PERGOLA COLUMNS
D-01	SOLID DOORS
DP	DOWNPIPE
DP-SPRD	DOWNPIPE & SPREADER
FCP-1	FASCIA
FCP-2	FASCIA ENTRY & BIN STORE
GA-1	SUNING GATE
GA-2	BIN STORE GATE
GU-1	GUTTER
HW-2	HANDRAIL
LB-1	LETTER BOX
LV	MECH LOUVER VENT
RA-1	ROOF ACCESS LADDER
RC-1	RIDGE CAPPING
RF-1	FLASHING
RS-1	ROOFING SYSTEM
SH-1	SUNHOOD
SH-2	SUNHOOD VERTICAL
SO-1	SOFFIT
SS-1	SLAT SCREEN
T-1	TALCOTT TILE
W-1	DOORS & WINDOWS
WB-1	BLOCK WALLS & WEIGHTED REINFORCED
WF-1	EXTERIOR RENDER
WF-2	FENCE
WF-3	ROOF WINDOW SIDING

LEGEND

Blue line represents development as approved

Black lines and hatched areas represent the modified extent of development for Council approval

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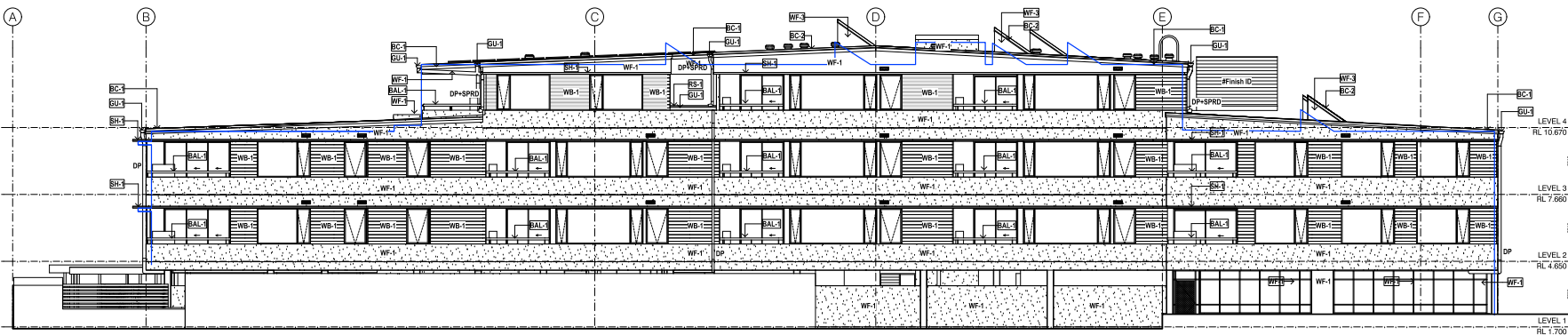
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PROJECT
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA



04 West Elevation
 RLay07 Scale 1:100

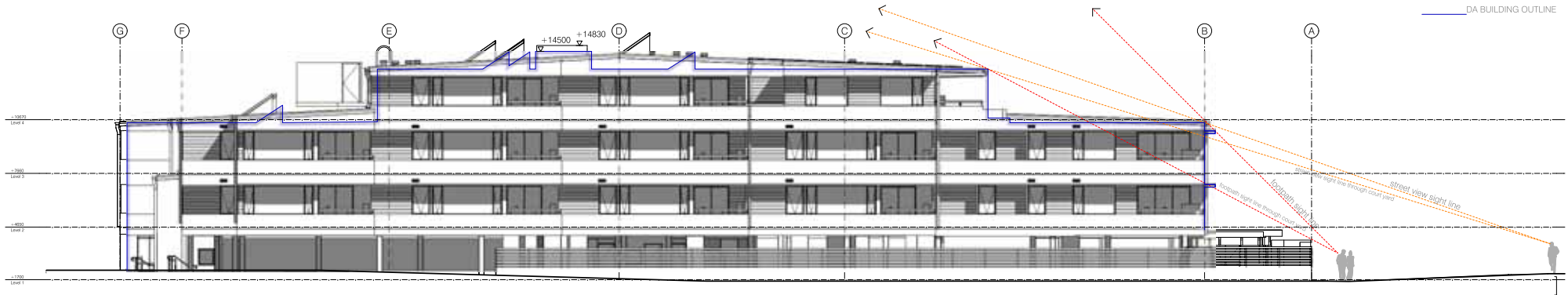
STAGE
DETAIL DESIGN

DRAWING TITLE
ELEVATIONS 2

SCALE	DATE	DRAWN
1:100 @ A1	JAN 21	TRA
PROJECT NO.	DRAWING NO.	ISSUE
477500	A3.102	C
PLOT DATE:	10/06/2021	



APPENDIX D – INFORMATION/COMPARATIVE PLANS



01 EAST ELEVATION
Scale 1:110

AMENDMENT REGISTER						
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	28/04/2021	DT			
B	HEIGHT CHANGE REQUEST	3/05/2021	DT			
C	HEIGHT CHANGE REQUEST	4/05/2021	DT			

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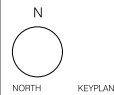
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GCB CONSTRUCTIONS

AUTHORISATION

PLOT DATE: 4/05/2021

REG. NO.

4/05/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
PRELIM REVIEW

DRAWING
S4.55 HEIGHT CHANGE EAST ELEVATION

SCALE
1:100 @ A1

DATE
OCT 20

PROJECT NO.
477500

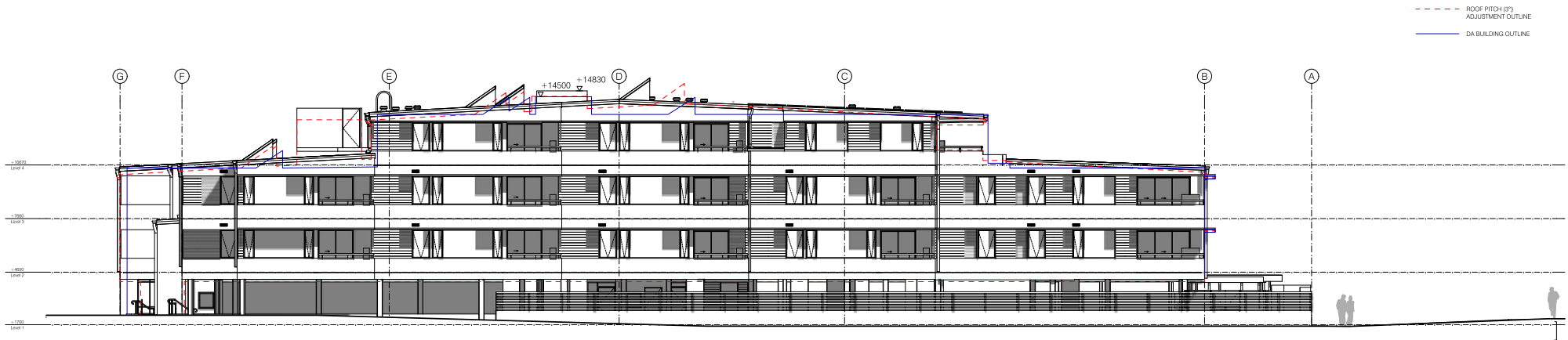
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01 EAST ELEVATION
Scale 1:110

AMENDMENT REGISTER						
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE DESCRIPTION	DATE	INITIALS
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B	HEIGHT CHANGE REQUEST	4/05/2021				

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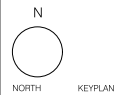
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AUTHORISATION

PLOT DATE: 4/05/2021

REG. NO.

4/05/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
PRELIM REVIEW

DRAWING
S4.55 HEIGHT CHANGE EAST ELEVATION - ROOF PITCH OUTLINE

DATE
OCT 20

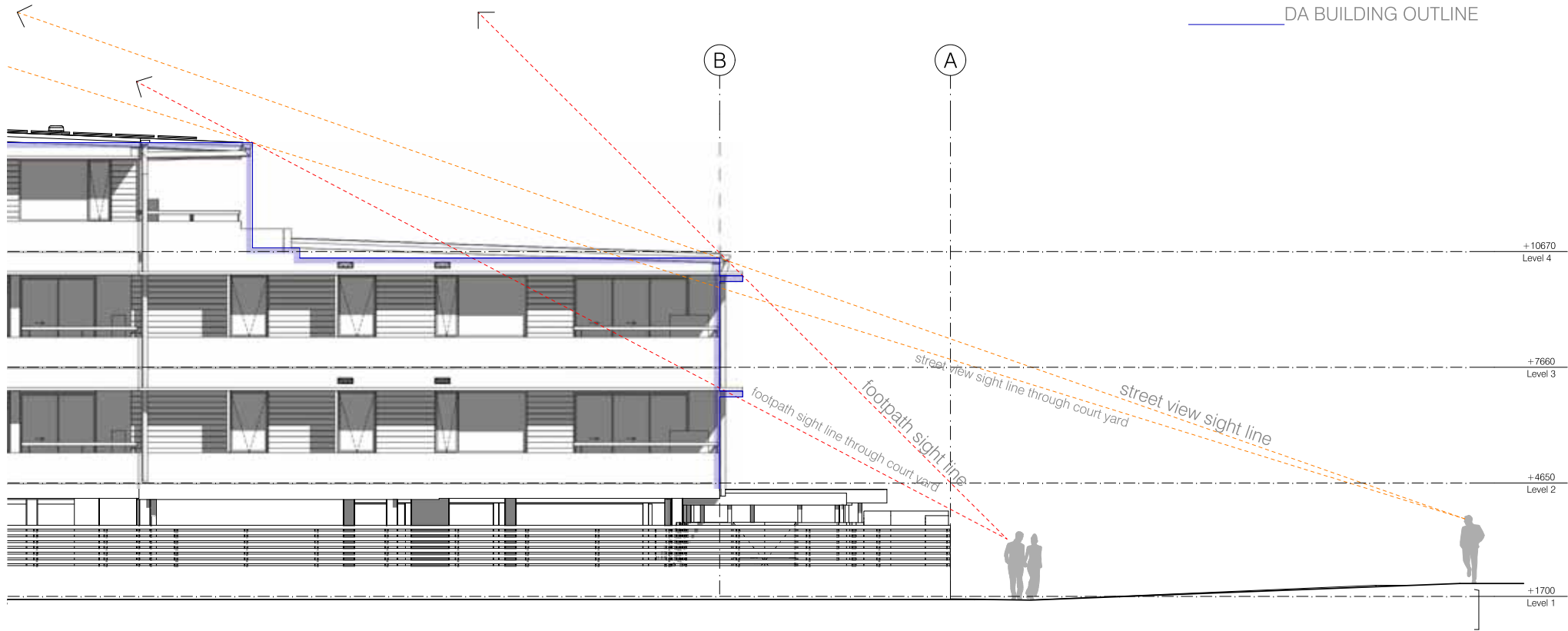
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SK.101.2

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01 EAST ELEVATION
Scale 1:50

ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE	DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	28/04/2021	DT				
B	HEIGHT CHANGE REQUEST	3/05/2021	DT				
C	HEIGHT CHANGE REQUEST	4/05/2021	DT				

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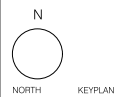
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PLOT DATE: 4/05/2021

REG. NO.



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
PRELIM REVIEW

DRAWING
S4.55 HEIGHT CHANGE
STREET EDGE - EAST ELEVATION

SCALE
1:100 @ A1

PROJECT NO.
477500

DATE
OCT 20

DRAWING NO.
SK.101.3

DRAWN
DT

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01 EAST ELEVATION
Scale 1:50

AMENDMENT REGISTER						
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	3/05/2021				
B	HEIGHT CHANGE REQUEST	4/05/2021				

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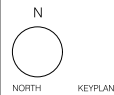
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AUTHORISATION

PLOT DATE: 4/05/2021

REG. NO.

4/05/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
PRELIM REVIEW

DRAWING
S4.55 HEIGHT CHANGE
EAST ELEVATION - LARGE SCALE

SCALE
1:100 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
SK.101.4

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PERSPECTIVE
Scale 1:200.33

AMENDMENT REGISTER							
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE	DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	28/04/2021	DT				
B	HEIGHT CHANGE REQUEST	3/05/2021	DT				

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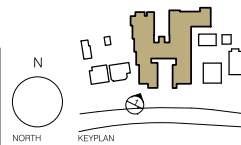
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AUTHORISATION

PLOT DATE:

REG. NO.
4/05/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
PRELIM REVIEW

DRAWING
S4.55 HEIGHT CHANGE
STREET EDGE PERSPECTIVE - EAST

SCALE
1:100 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
SK.101.5

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PERSPECTIVE
Scale 1:200.33

AMENDMENT REGISTER							
ISSUE	DESCRIPTION	DATE	INITIALS	ISSUE	DESCRIPTION	DATE	INITIALS
A	HEIGHT CHANGE REQUEST	28/04/2021	DT				
B	HEIGHT CHANGE REQUEST	3/05/2021	DT				

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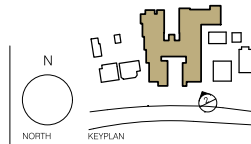
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PLOT DATE:

REG. NO.
4/05/2021



PROJECT NAME
UNITING CARE YAMBA APARTMENTS

LOCATION
56 - 58 YAMBA ROAD YAMBA

STAGE
PRELIM REVIEW

DRAWING
S4.55 HEIGHT CHANGE STREET EDGE PERSPECTIVE - WEST

SCALE
1:100 @ A1

DATE
OCT 20

PROJECT NO.
477500

DRAWING NO.
SK.101.6

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SEPTEMBER 23 - 9:00am



SEPTEMBER 23 - 12:00pm



SEPTEMBER 23 - 3:00pm

**CLARENCE VALLEY COUNCIL
APPROVAL**

**This is the plan referred to in Council's
Notice of Determination of DA2019/0331**

Date: 25 October 2019

--- REVISED SHADOW LINE

■ DA SHADOW FOOTPRINT

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GCB CONSTRUCTIONS

AMENDMENTS REGISTER
ISSUE DESCRIPTION

DATE

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PROJECT
**UNITING CARE YAMBA
APARTMENTS**

LOCATION
56 - 58 YAMBA ROAD YAMBA

PROJECT NO. DATE SCALE
477500 DEC '20 1:100 @ A3

STAGE
PRELIM REVIEW

DRAWING TITLE
SUN DIAGRAMS - DA OVERLAY

DRAWING NO. ISSUE DRAWN
SK.101.11 A DT



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Date: 25 October 2019

----- REVISED SHADOW LINE

■ DA SHADOW FOOTPRINT

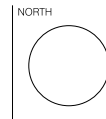
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A	HEIGHT CHANGE REQUEST	29/04/2021	DT	Verify all dimensions, siting, window sizes, positioning, and setting out on site before commencing construction or manufacture. Do NOT scale from drawings. Refer any discrepancy immediately to BDA Architecture for instruction.
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PROJECT
**UNITING CARE YAMBA
APARTMENTS**
LOCATION
56 - 58 YAMBA ROAD YAMBA
PROJECT NO. DATE SCALE
477500 DEC '20 1:100 @ A3

STAGE
PRELIM REVIEW
DRAWING TITLE
SUN DIAGRAMS - DA OVERLAY
DRAWING NO. ISSUE DRAWN
SK.101.12 A DT