

NOMINATED ARCHITECT: TONY LEUNG NSW

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# AMENDED DA

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## 5 MONA ST, ALLAWAH

### DEVELOPMENT PLANS

These are the plans referred to in  
Development Consent DA2021/0465  
Endorsement Date: 20 October 2022  
Subject to attached conditions

**GEORGES RIVER COUNCIL**

## DRAWING LIST

A1.01	DRAWING LIST & DEVELOPMENT STATISTICS	B	16.08.2021
A1.02	SITE LOCATION	A	25.06.2021
A1.03	ILLAWARRA STREET SETBACK	A	25.06.2021
A2.01	SITE ANALYSIS & DEMOLITION PLAN	A	25.06.2021
A2.02	SITE PLAN	A	25.06.2021
A3.02	BASEMENT 1 PLAN	A	25.06.2021
A3.03	LOWER GROUND PLAN	A	25.06.2021
A3.04	UPPER GROUND PLAN	A	25.06.2021
A3.05	LEVEL 1-2 PLAN	A	25.06.2021
A3.06	LEVEL 3 PLAN	A	25.06.2021
A3.07	LEVEL 4 PLAN	A	25.06.2021
A3.08	LEVEL 5 PLAN	A	25.06.2021
A3.09	ROOF PLAN	A	25.06.2021
A4.01	EAST ELEVATION	A	25.06.2021
A4.01a	EAST ELEVATION WITHOUT TREES	A	25.06.2021
A4.02	NORTH ELEVATION	A	25.06.2021
A4.02a	NORTH ELEVATION WITHOUT TREES	A	25.06.2021
A4.03	SOUTH ELEVATION	A	25.06.2021
A4.03a	SOUTH ELEVATION WITHOUT TREES	A	25.06.2021
A4.04	WEST ELEVATION	A	25.06.2021
A4.04a	WEST ELEVATION WITHOUT TREES	A	25.06.2021
A5.01	SECTION AA	A	25.06.2021
A5.02	SECTION BB	A	25.06.2021
A5.03	SECTION CC- DRIVEWAY SECTION	A	25.06.2021
A6.01	TYPICAL UNIT LAYOUT-1	A	25.06.2021
A6.02	TYPICAL UNIT LAYOUT-2	A	25.06.2021
A6.03	TYPICAL BOARDING ROOM CALCULATION	A	25.06.2021
A7.01	SHADOW DIAGRAM - 21ST JUNE	A	25.06.2021
A8.01	SCHEDULE OF MATERIALS & FINISHES	A	25.06.2021
A9.01	PRIVATE OPEN SPACE	A	25.06.2021
A9.03	VIEW FROM SUN	A	25.06.2021
A10.01	GFA CALCULATION	A	25.06.2021

## DEVELOPMENT SUMMARY

Site Area	677.1 sqm								
Schedule of Rooms									
	Lower Ground	Upper Ground	Level 01	Level 02	Level 03	Level 04	Level 05	Sub-Total	Total
Single Room	2	8	8	8	7	7	6	46	47 *
Manager Room	1	-	-	-	-	-	-	1	
Total	47								

\*Note: Total includes 3 accessible rooms

<b>Bicycle Parking</b>		
<b>No. of boarding Rooms</b>	<b>Required</b>	<b>Proposed</b>
47	At least 1 bicycle parking space provided for every 5 boarding room	<b>9</b>

<b>Motorcycle Parking</b>		
<b>No. of boarding Rooms</b>	<b>Required</b>	<b>Proposed</b>
47	At least 1 motorcycle parking space provided for every 5 boarding room	<b>9</b>

<b>Car Parking</b>		
<b>No. of boarding Rooms</b>	<b>Required</b>	<b>Proposed</b>
47	At least 0.5 parking space provided for each boarding room	<b>24</b>

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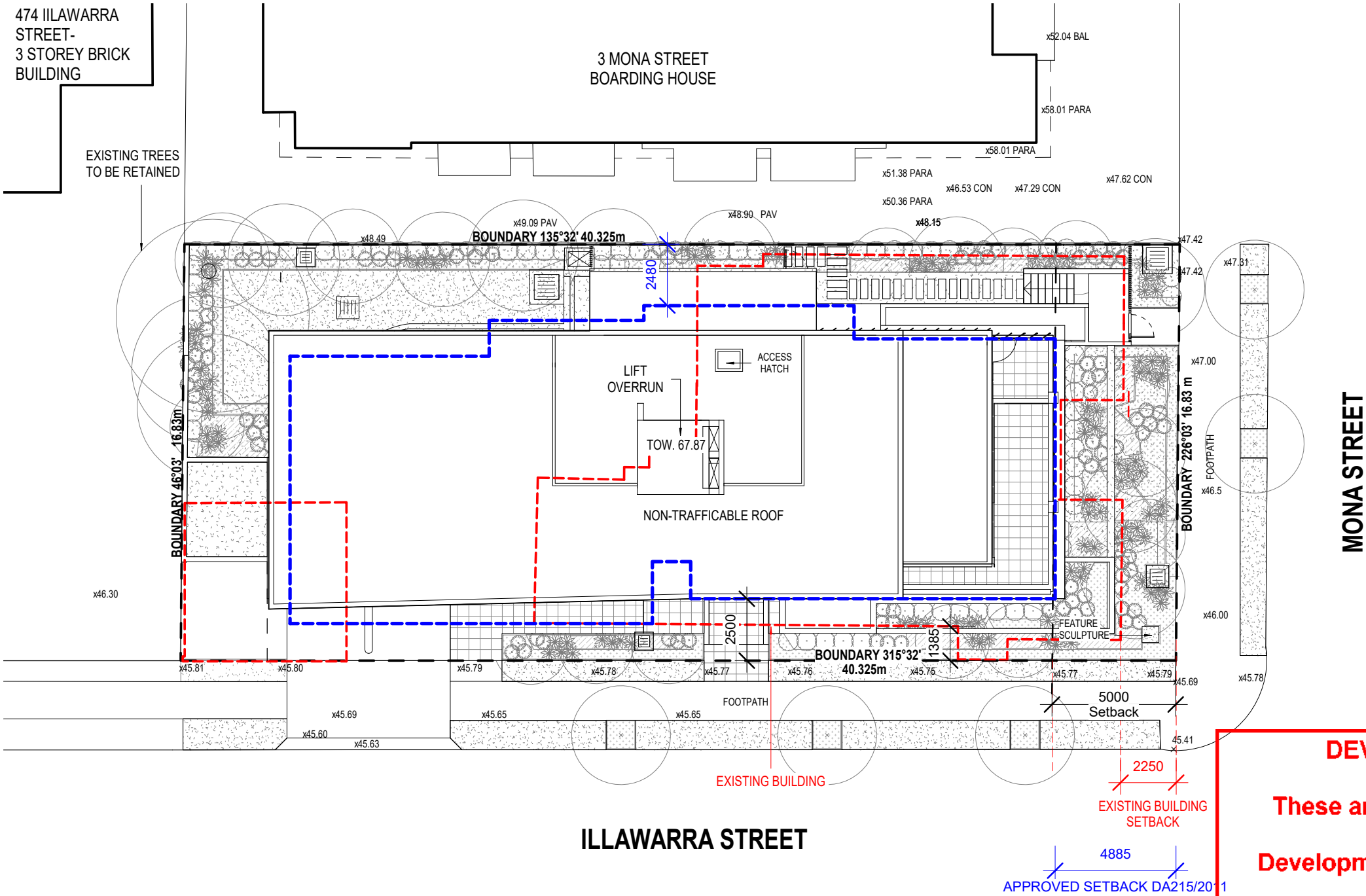
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SUMMARY OF CHANGES

- 1. Relocated express stair layout to allow for updated car parking layout
- 2. Increased capacity of car stacker to accommodate for increased units
- 3. Additional motorbike parking to accommodate for increased units
- 4. Additional bicycle racks to accommodate for increased units
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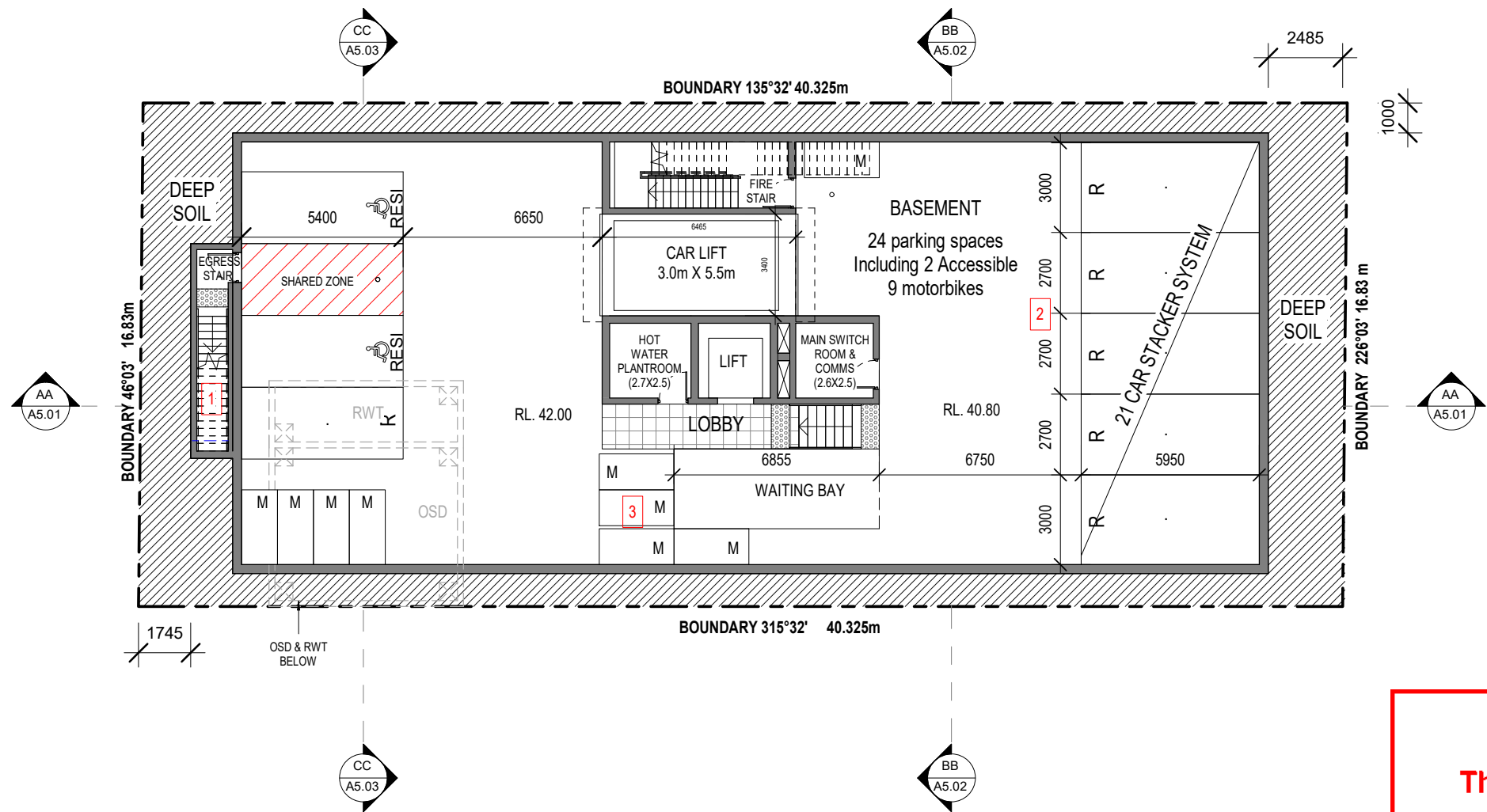
LEGEND  
--- APPROVED DA/215/2011 BUILDING FOOTPRINT  
--- EXISTING BUILDING FOOTPRINT

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DEVELOPMENT PLANS

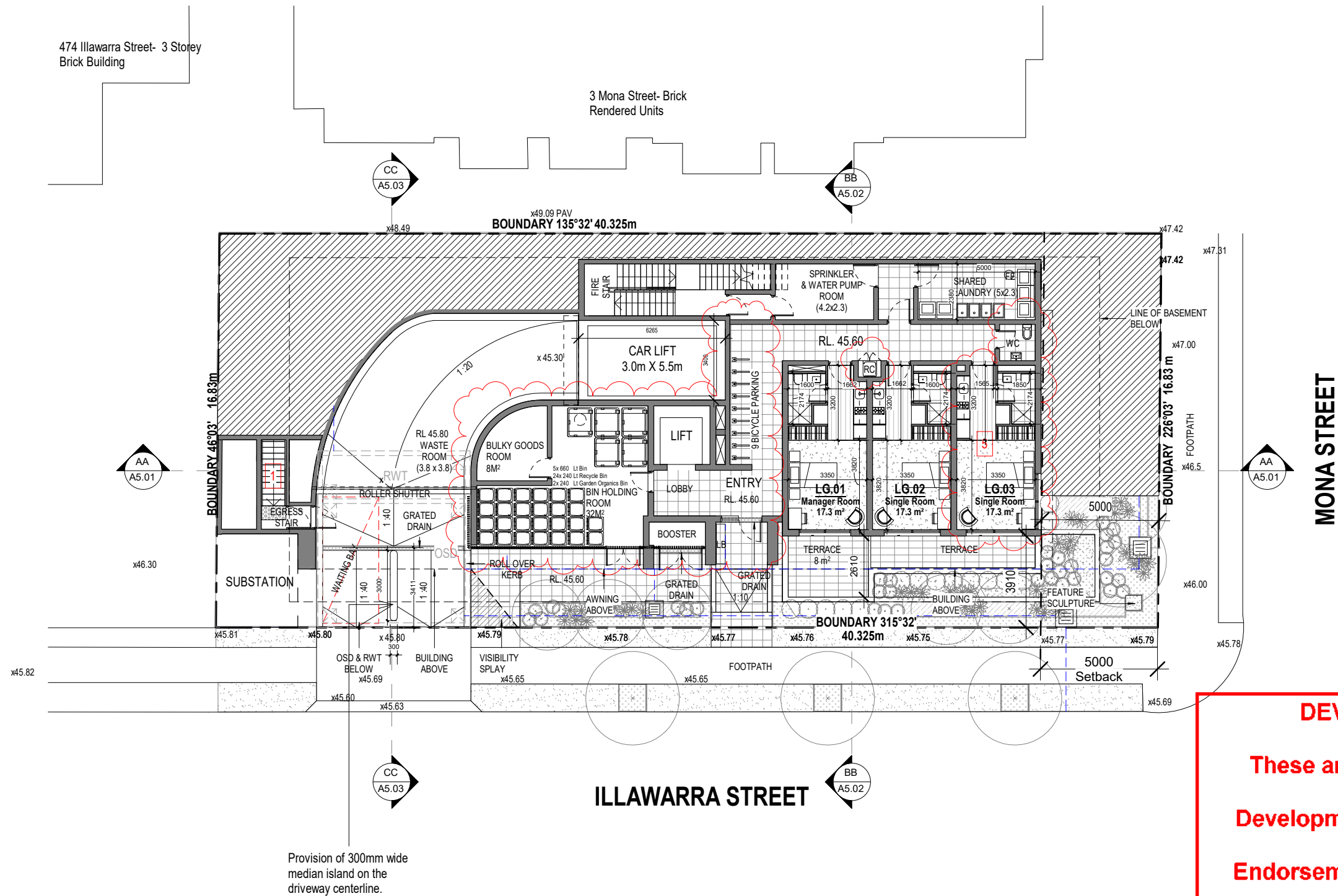
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0 1 2 5 10m

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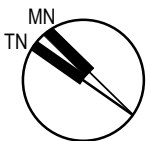
NOTE

Boarding Room area excludes kitchen and bathroom area.

Rev	Description	Date
A	Amended DA	25.06.2021
B	Amended Plans	30.05.2022

Client Name  
Libra Property

Project Name  
Proposed Boarding Houses at 5 Mona Street, Allawah



Drawing Title  
LOWER GROUND PLAN

SCALE

1 : 200

Date

@ A3

Drawing no:

A3.03

Project No.  
a19068

ISSUE

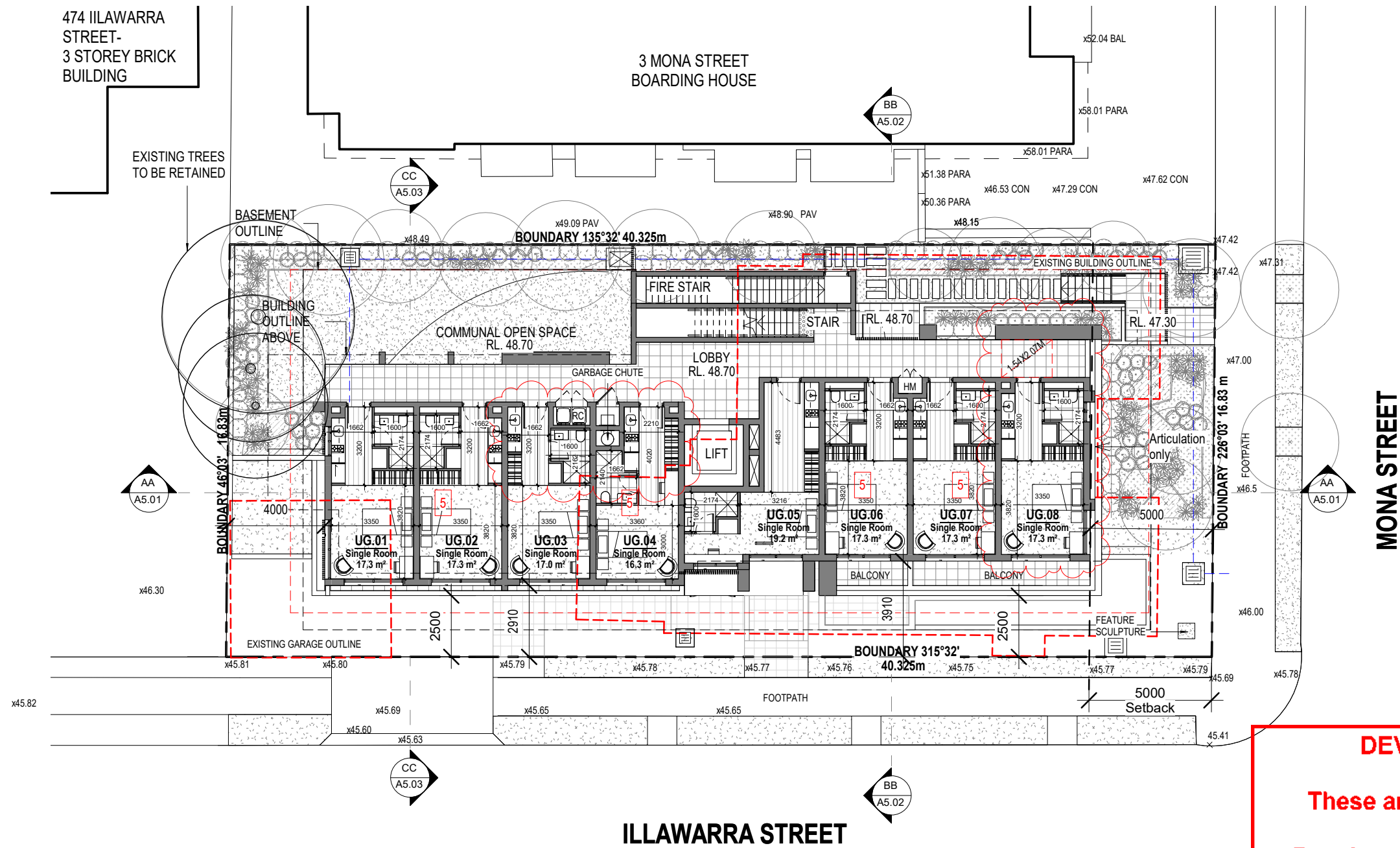
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0 1 2 5 10m

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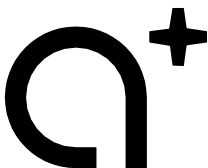
Development Consent DA2021/0465

Endorsement Date: 20 October 2022

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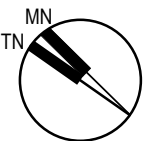
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NOMINATED ARCHITECT-TONY LEUNG NZ 3075

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A	Amended DA	25.06.2021
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Client Name  
Libra Property

Project Name  
Proposed Boarding Houses at 5 Mona Street, Allawah



Drawing Title  
UPPER GROUND PLAN

SCALE

1 : 200

Date

@ A3

Drawing no:

A3.04

Project No.  
a19068

ISSUE

B

GEORGES RIVER COUNCIL EXISTING BUILDING FOOTPRINT



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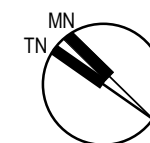


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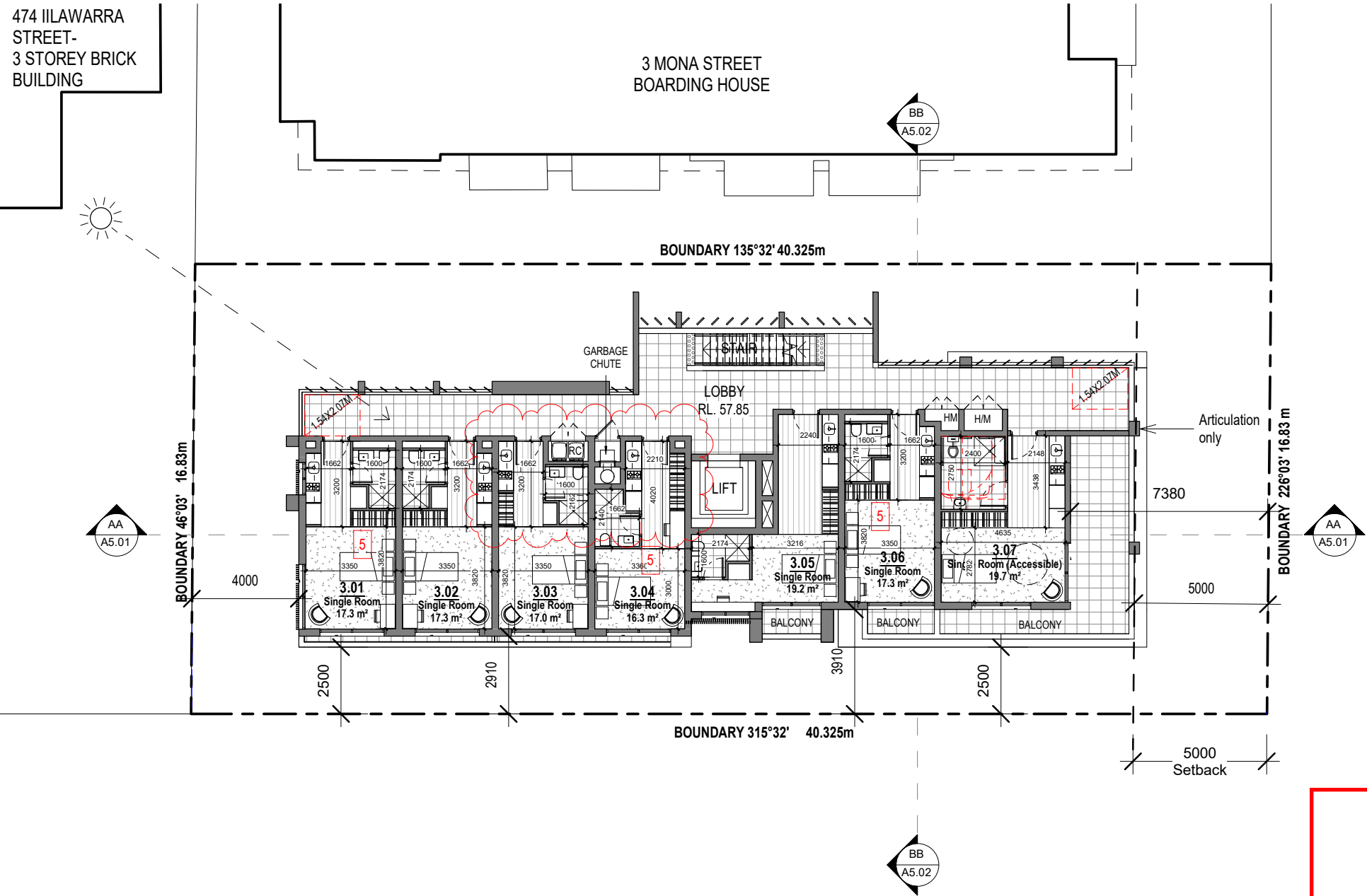
Project Name  
Proposed Boarding Houses at 5 Mona Street, Allawah



Drawing Title			Project No.
LEVEL 1-2 PLAN			a19068
SCALE	Date	Drawing no:	ISSUE
1 : 200 @ A3		A3.05	B

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SERVICES LEGEND  
HW - HOTWATER CUPBOARD  
COMM - TELE COMMUNICATION  
RC - RECYCLE BIN CUPBOARD  
1x 240 Lt BIN FOR RECYCLE WASTE  
1x 240 Lt BIN FOR COMMINGLED/PAPER WASTE

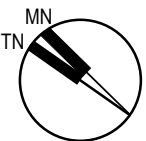
NOTE

Boarding Room area excludes kitchen and bathroom area.

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A	Amended DA	25.06.2021
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Client Name  
**Libra Property**

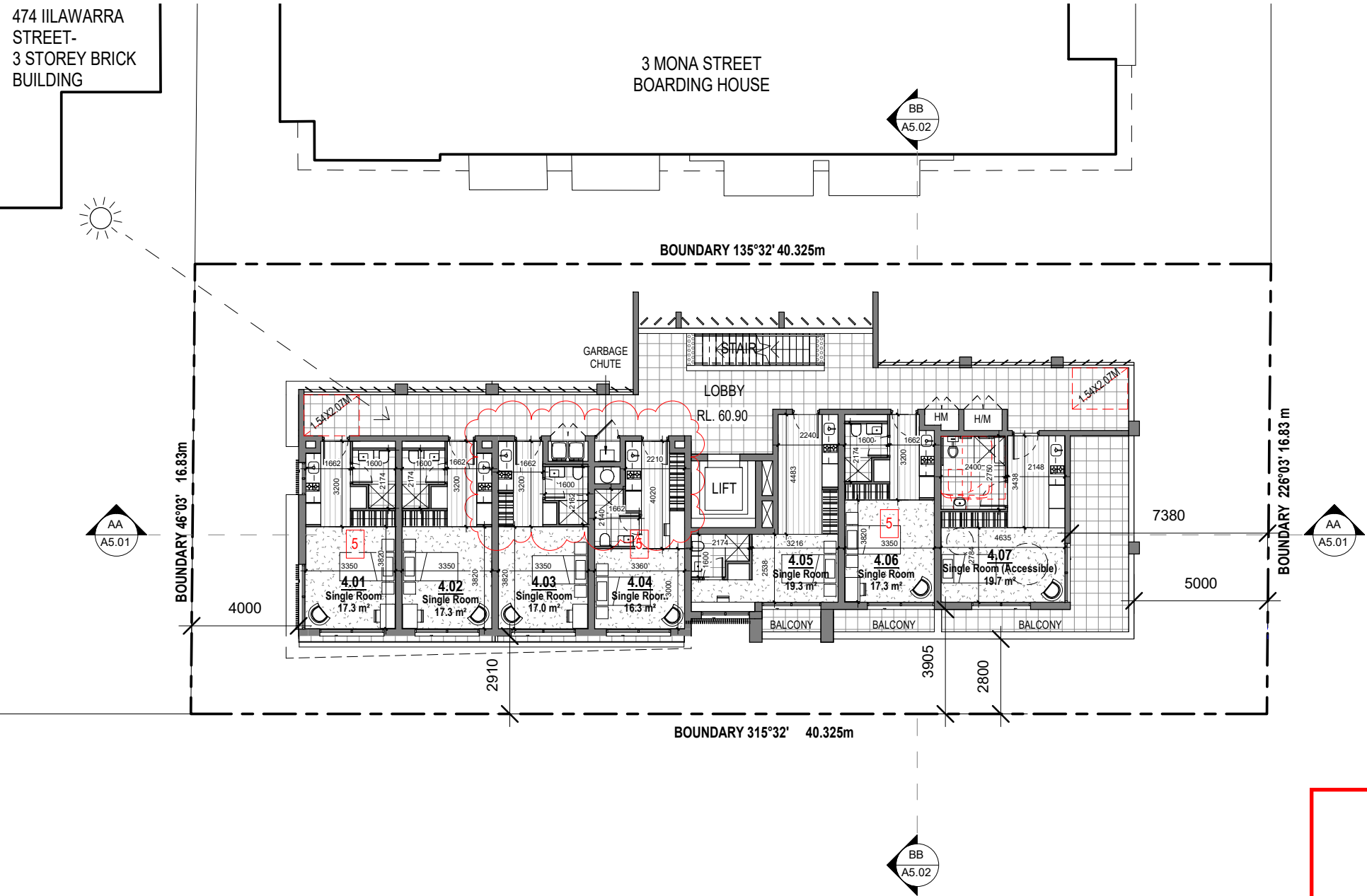
Project Name  
**Proposed Boarding Houses at 5 Mona Street, Allawah**



Drawing Title <b>LEVEL 3 PLAN</b>			Project No. a19068
SCALE 1 : 200 @ A3	Date	Drawing no: A3.06	ISSUE B

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DEVELOPMENT PLANS

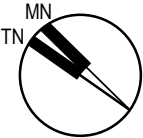
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Libra Property  
Project Name  
Proposed Boarding Houses at 5 Mona Street, Allawah

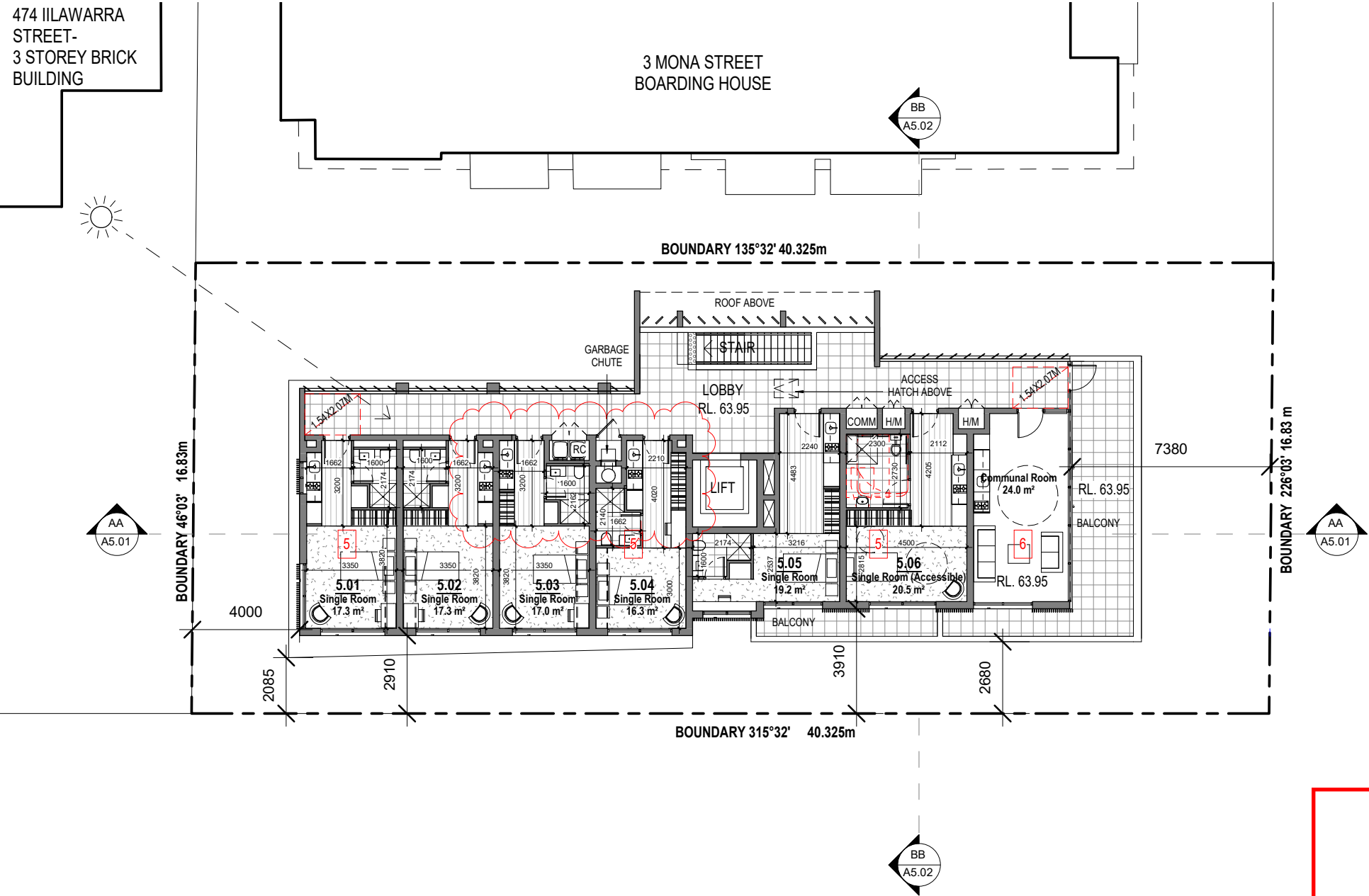


Drawing Title LEVEL 4 PLAN			Project No. a19068
SCALE 1 : 200 @ A3	Date	Drawing no: A3.07	ISSUE B



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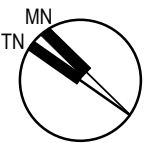
Subject to attached conditions

SERVICES LEGEND  
CONTENTION B2-12  
HW - HOTWATER CUPBOARD  
H/M - HYDRAULIC & MAINTENANCE  
COMM - TELECOMMUNICATIONS  
RC - RECYCLE BIN CUPBOARD  
1x 240 Ltr BIN FOR RECYCLE WASTE  
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NOTE

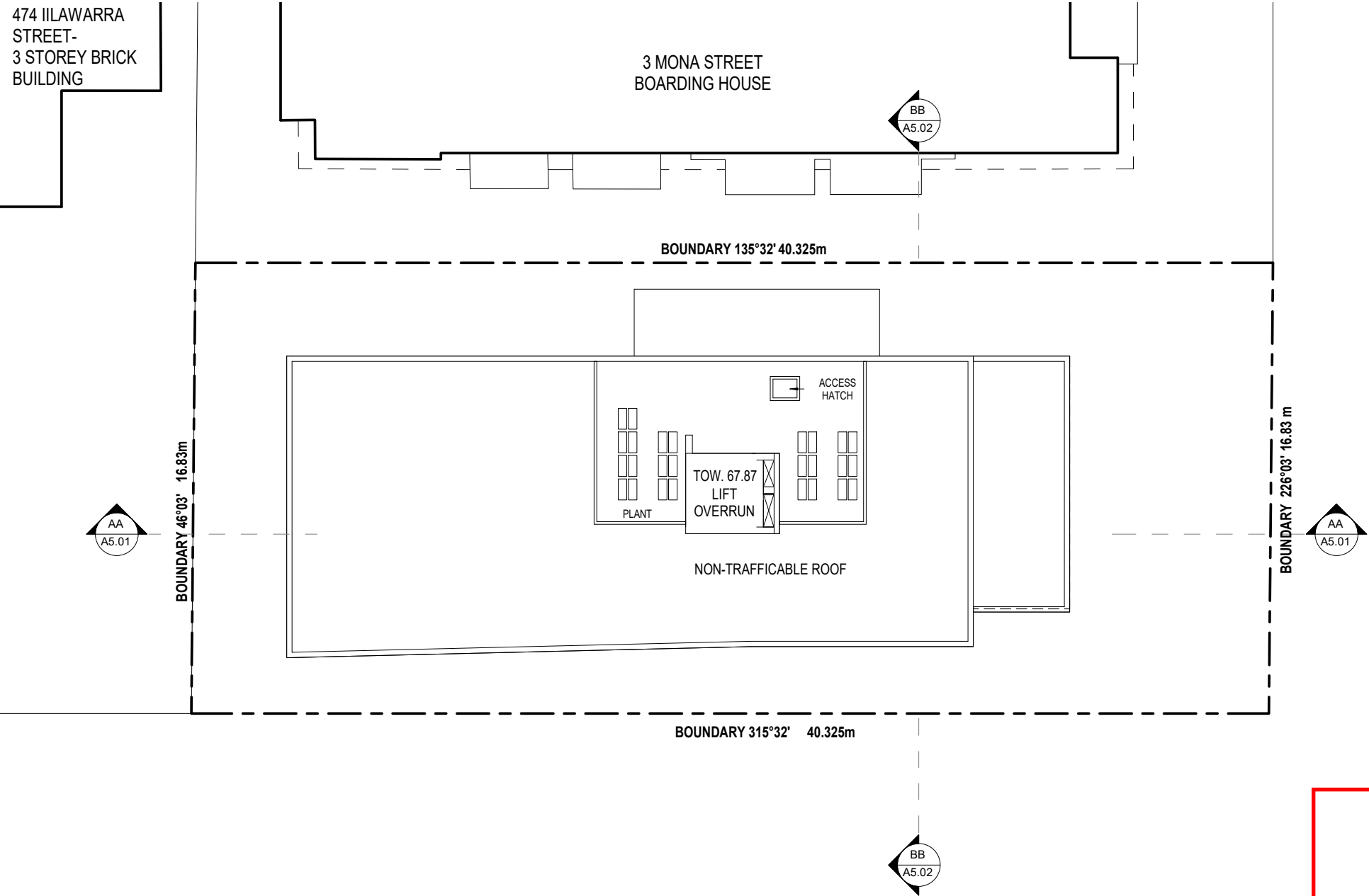
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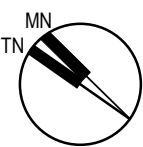
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Drawing Title ROOF PLAN			Project No. a19068
SCALE 1 : 200 @ A3	Date	Drawing no: A3.09	ISSUE A

SUMMARY OF CHANGES

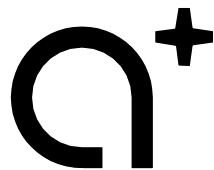
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Rev	Description	Date
A	Amended DA	25.06.2021

Client Name  
Libra Property  
Project Name  
Proposed Boarding Houses at 5 Mona Street, Allawah

Drawing Title EAST ELEVATION			Project No. a19068
SCALE 1 : 200	Date @ A3	Drawing no: A4.01	ISSUE A



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Rev	Description	Date
A	Amended DA	25.06.2021

Client Name  
**Libra Property**

Project Name  
**Proposed Boarding Houses at 5 Mona Street, Allawah**

Drawing Title <b>EAST ELEVATION WITHOUT TREES</b>			Project No. a19068
SCALE 1 : 200	Date @ A3	Drawing no: A4.01a	ISSUE A

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0 1 2 5 10m

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Client Name

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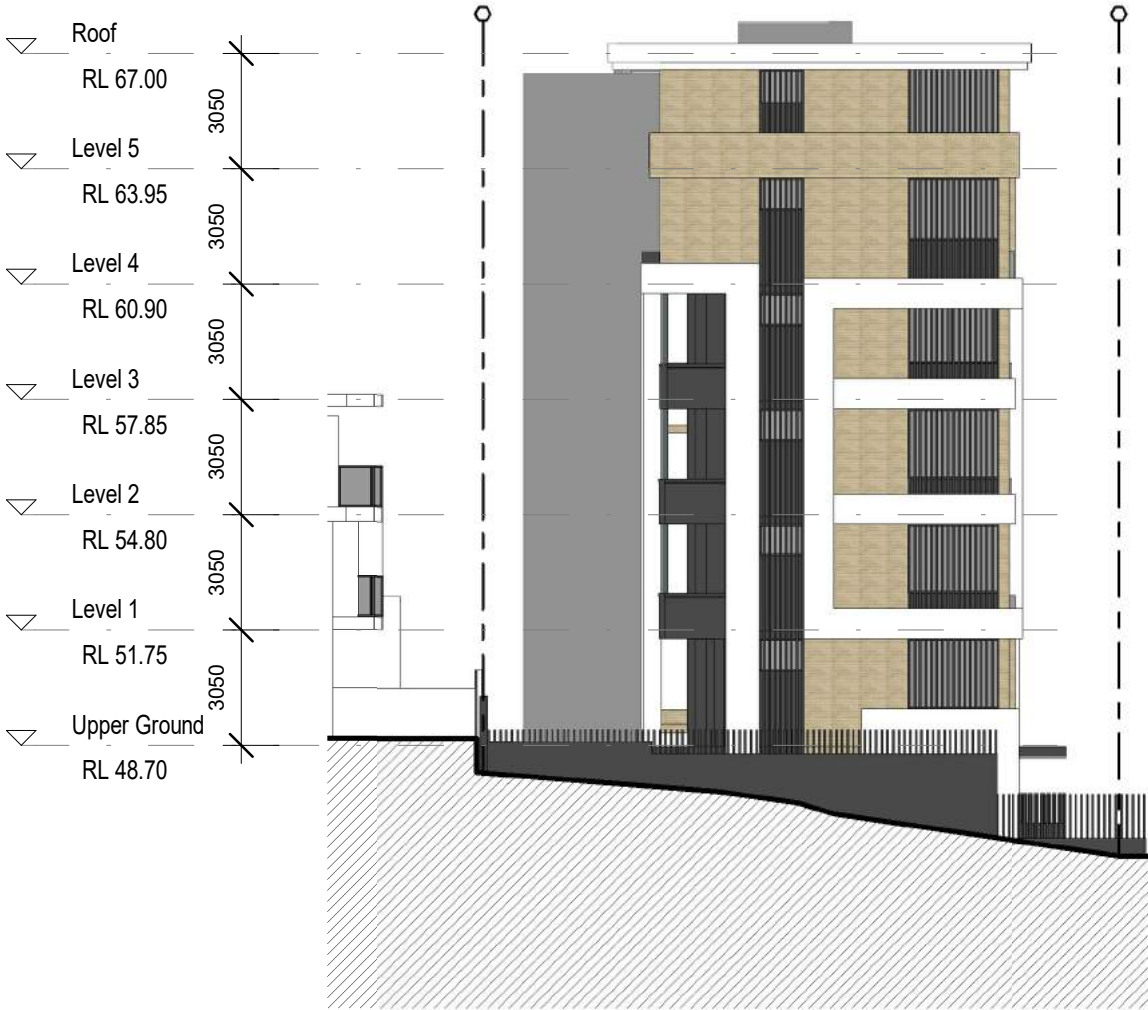
Project Name

Proposed Boarding Houses at 5 Mona Street, Allawah

Drawing Title			Project No.
WEST ELEVATION			a19068
SCALE	Date	Drawing no:	ISSUE
1 : 200 @ A3		A4.04	A

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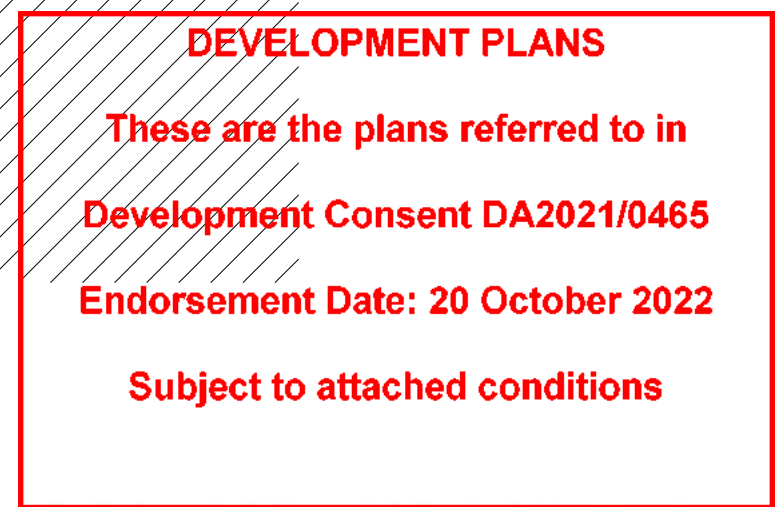
Client Name  
**Libra Property**

Project Name  
**Proposed Boarding Houses at 5 Mona Street, Allawah**

Drawing Title <b>WEST ELEVATION WITHOUT TREES</b>			Project No. <b>a19068</b>
SCALE <b>1 : 200 @ A3</b>	Date	Drawing no: <b>A4.04a</b>	ISSUE <b>A</b>



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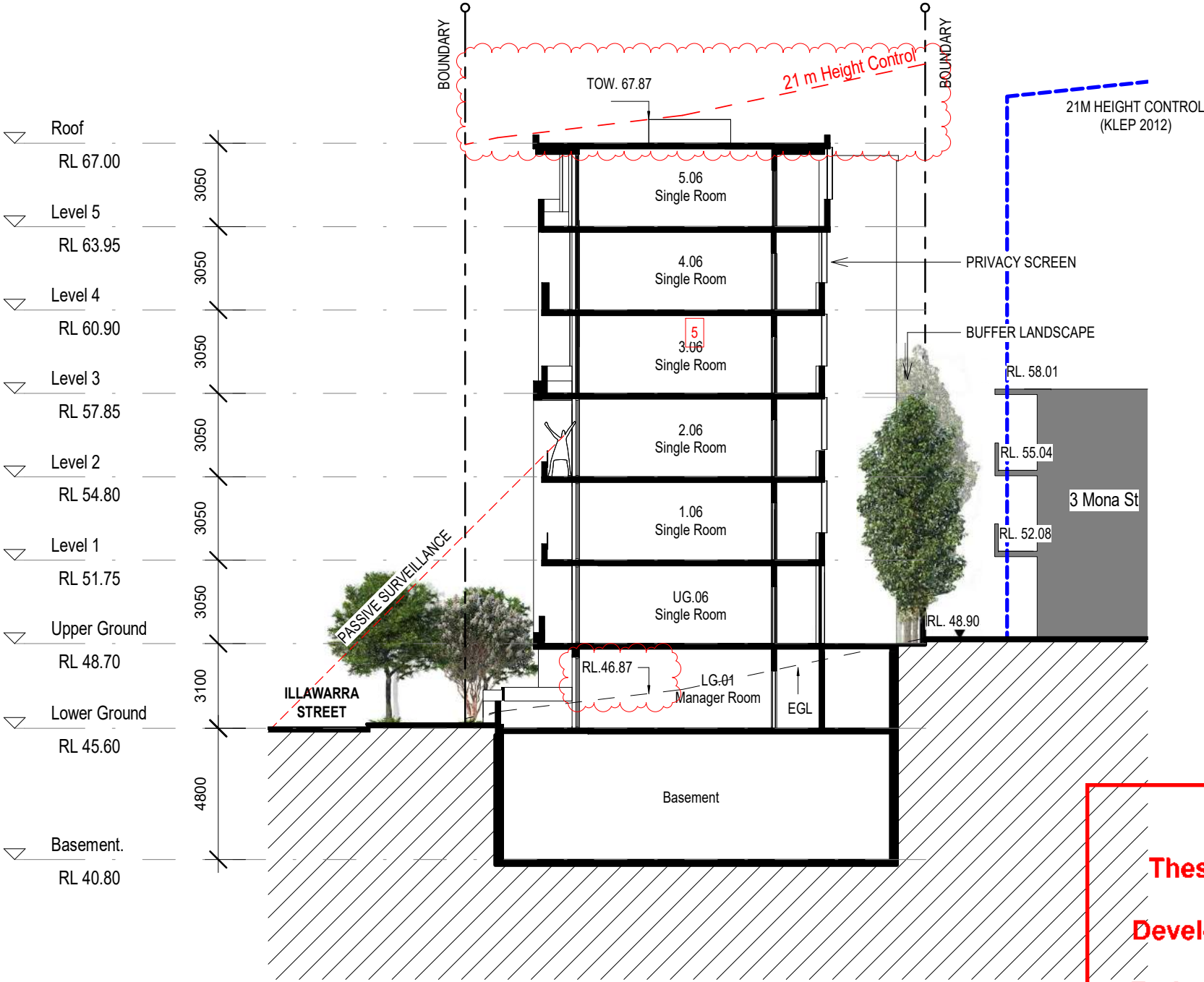
Project Name

Proposed Boarding Houses at 5 Mona Street, Allawah

Drawing Title		Project No.
SECTION AA		a19068
SCALE	Date	Drawing no:
1 : 200 @ A3		A5.01
		ISSUE
		C

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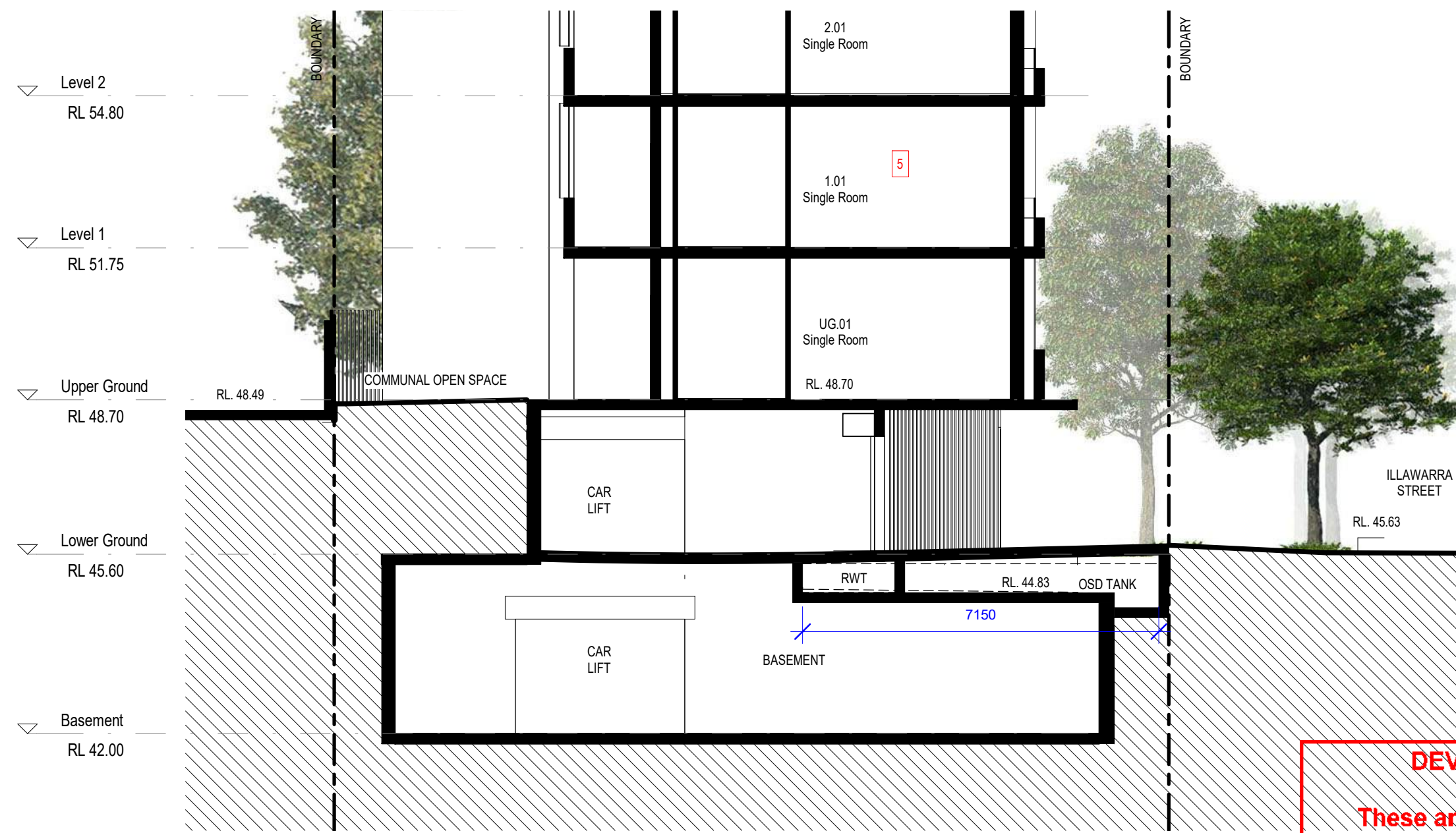
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Rev	Description	Date
A	Amended DA	25.06.2021
B	Amended PLans	23.08.2022

Drawing Title SECTION BB	Project No. a19068
SCALE 1 : 200 @ A3	ISSUE B
Date	Drawing no: A5.02

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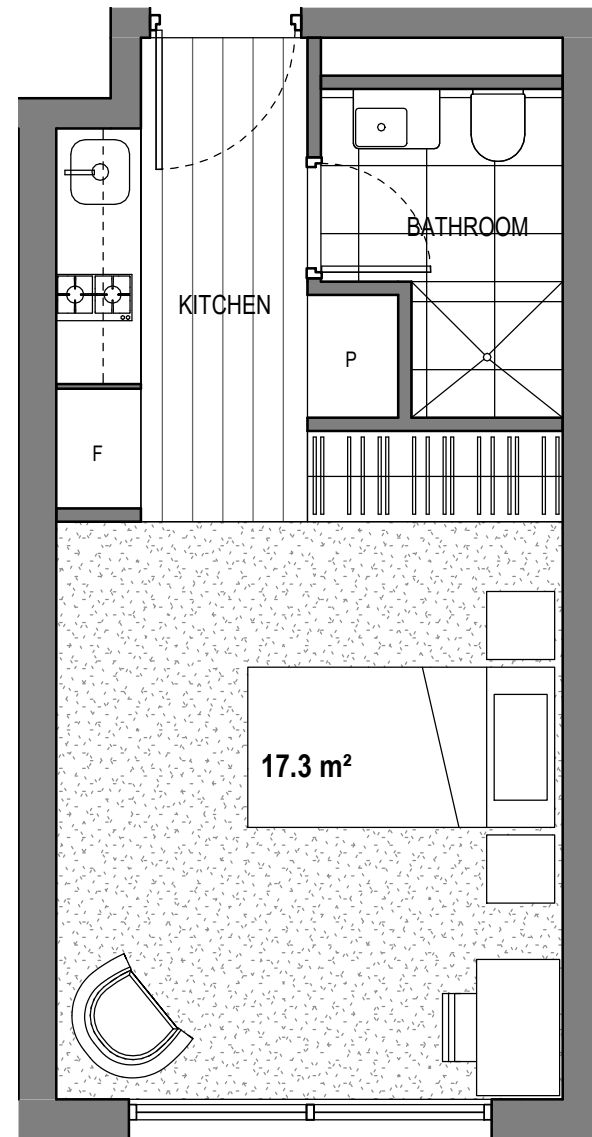
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SINGLE ROOM TYPE 1

**ROOM NUMBERS:**

LOWER GROUND: LG.01, LG.02, LG.03

UPPER GROUND: UG.01, UG.02, UG.04, UG.06, UG07, UG08

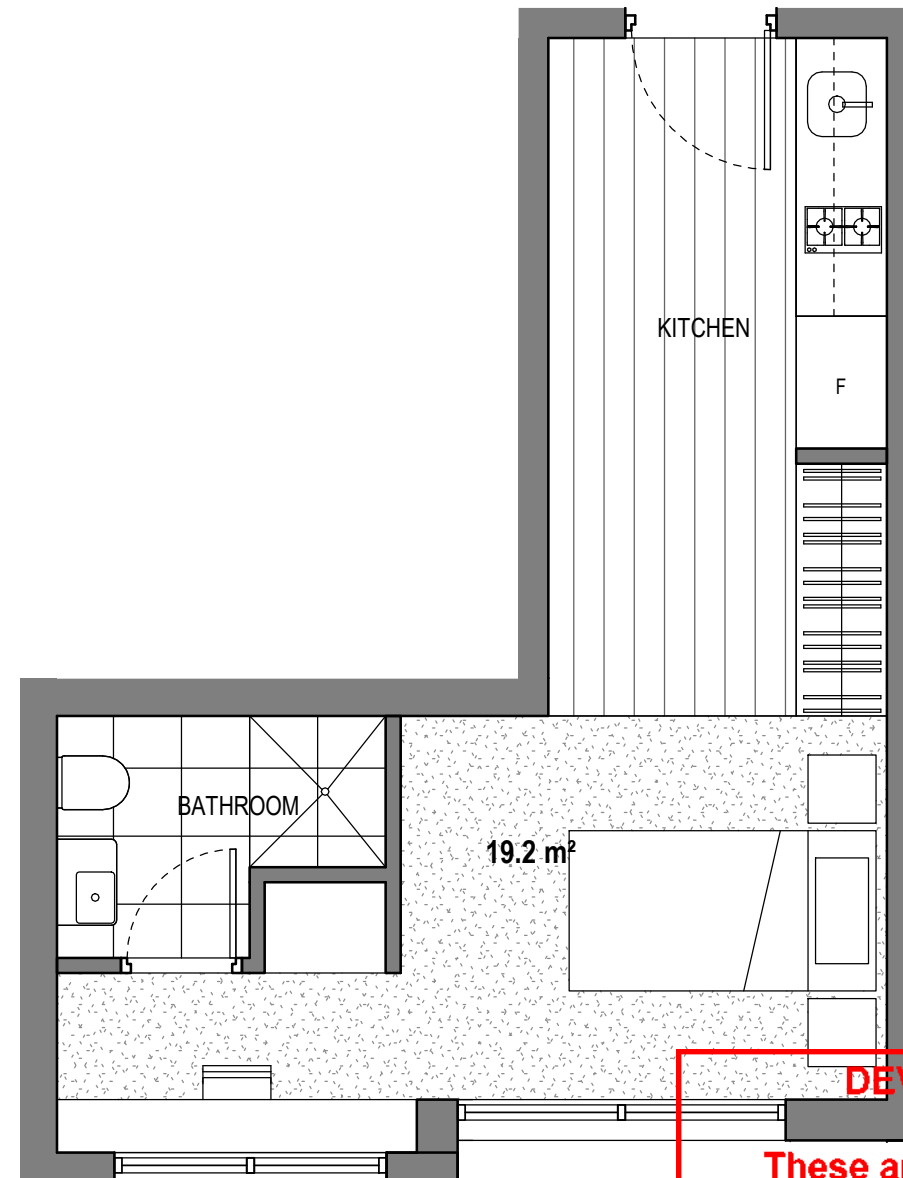
LEVEL 1: 1.01, 1.02, 1.04, 1.06, 1.07, 1.08

LEVEL 2: 2.01, 2.02, 2.04, 2.06, 2.07, 2.08

LEVEL 3: 3.01, 3.02, 3.03, 3.04, 3.06

LEVEL 4: 4.01, 4.02, 4.03, 4.04, 4.04

LEVEL 5: 5.01, 5.02, 5.03, 5.04



SINGLE ROOM TYPE 2

**ROOM NUMBERS:**

UPPER GROUND: UG.05

LEVEL 1: 1.05

LEVEL 2: 2.05

LEVEL 3: 3.05

LEVEL 4: 4.05

LEVEL 5: 5.05

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LEVEL 3, 9 BARRACK STREET,  
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NOMINATED ARCHITECT-TONY LEUNG NZ 3075

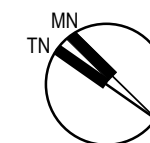
Rev	Description	Date
A	Amended DA	25.06.2021

Client Name

Libra Property

Project Name

Proposed Boarding Houses at 5 Mona Street, Allawah



Drawing Title

TYPICAL UNIT LAYOUT-1

SCALE

1 : 50

Date

@ A3

Drawing no:

A6.01

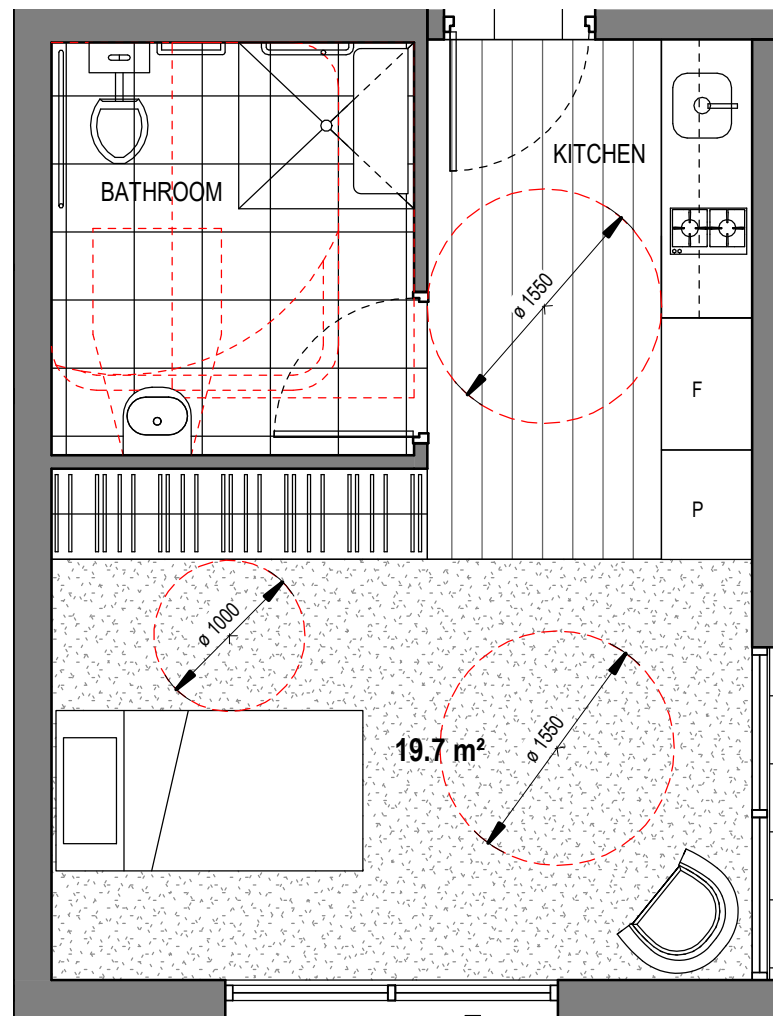
Project No.

a19068

ISSUE

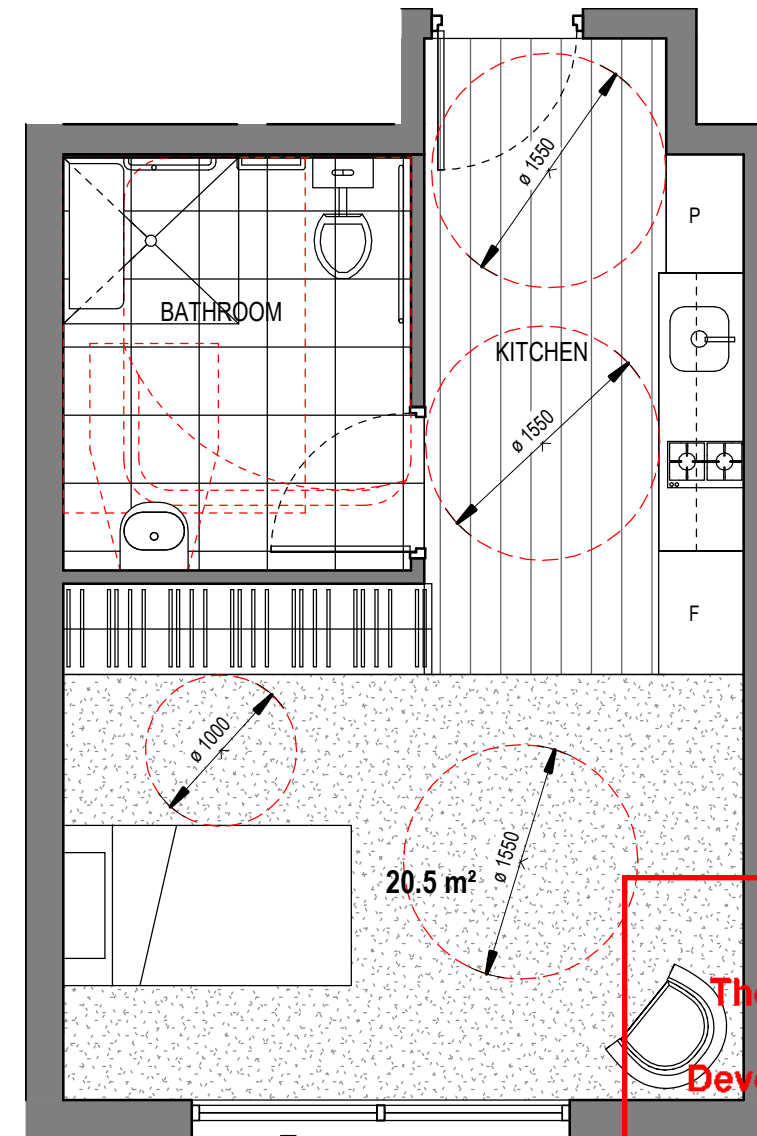
A





SINGLE ROOM ACCESSIBLE TYPE 3

**ROOM NUMBERS:**  
LEVEL 3: 3.07  
LEVEL 4: 4.07



SINGLE ROOM ACCESSIBLE TYPE 4

**ROOM NUMBERS:**  
LEVEL 5: 5.06

## DEVELOPMENT PLANS

These are the plans referred to in  
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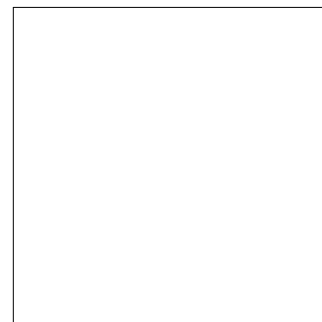
Endorsement Date: 20 October 2022

Subject to attached conditions

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1. Brick  
Colour: Pearl Grey or similar



2. Render & paint  
Colour: White or similar



3. Render & paint  
Colour: Dark grey or similar



4. Powdercoated - Vertical louvre



5. Powdercoated - Aluminium  
Window Frame

## DEVELOPMENT PLANS

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Rev	Description	Date
A	Amended DA	25.06.2021

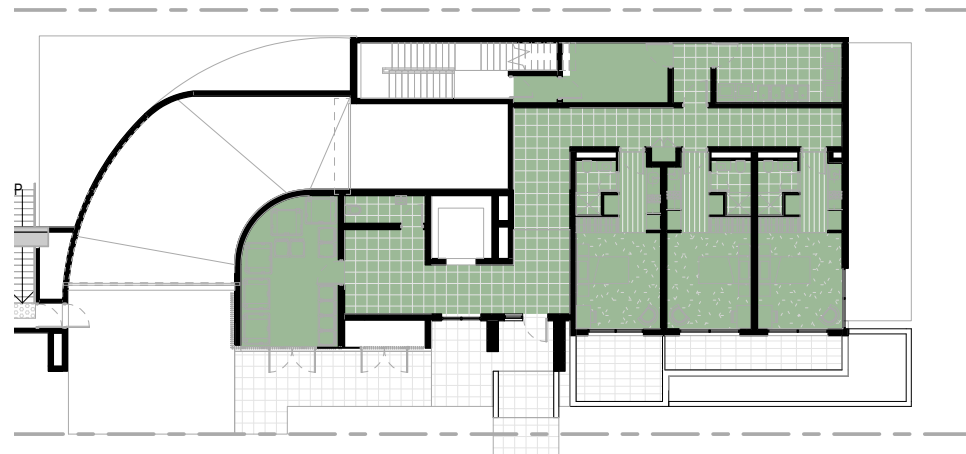
Client Name  
**Libra Property**

Project Name  
**Proposed Boarding Houses at 5 Mona Street, Allawah**

Drawing Title  
**SCHEDULE OF MATERIALS & FINISHES**

SCALE	Date	Drawing no:
1 : 100 @ A3		A8.01

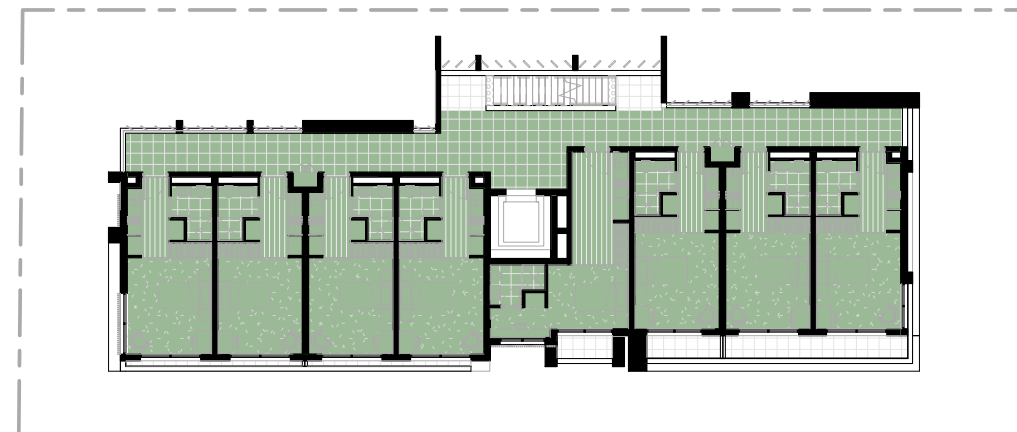
Project No.  
a19068  
ISSUE  
A



Lower Ground



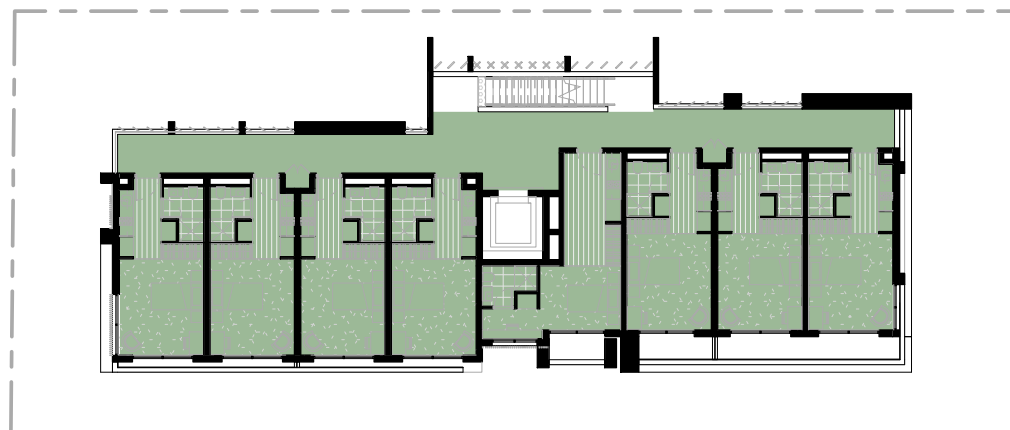
Upper Ground



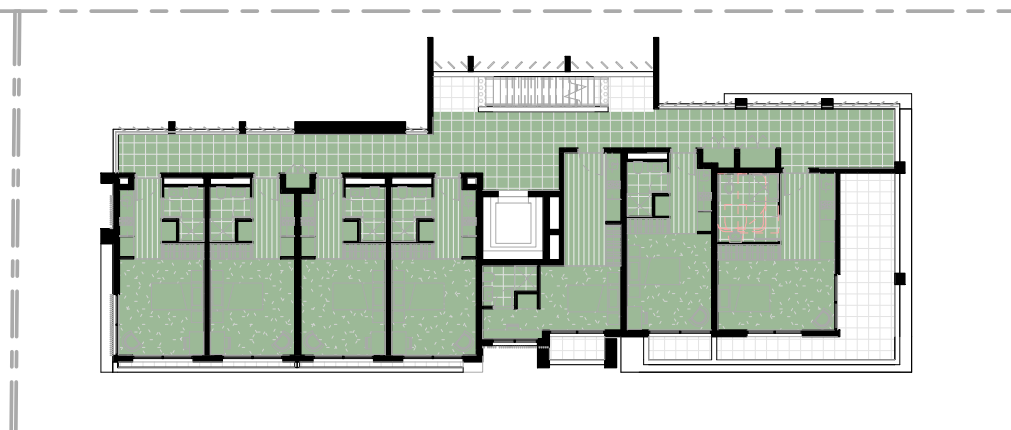
Level 1

## SUMMARY OF CHANGES

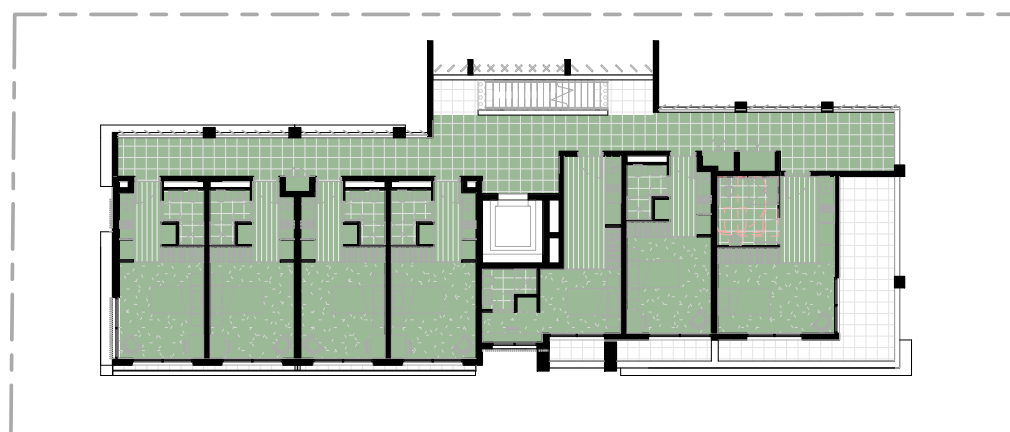
1. Relocated express stair layout to allow for updated car parking layout
2. Increased capacity of car stacker to accommodate for increased units
3. Additional motorbike parking to accommodate for increased units
4. Additional bicycle racks to accommodate for increased units
5. Reconfigured twin room to double single room unit



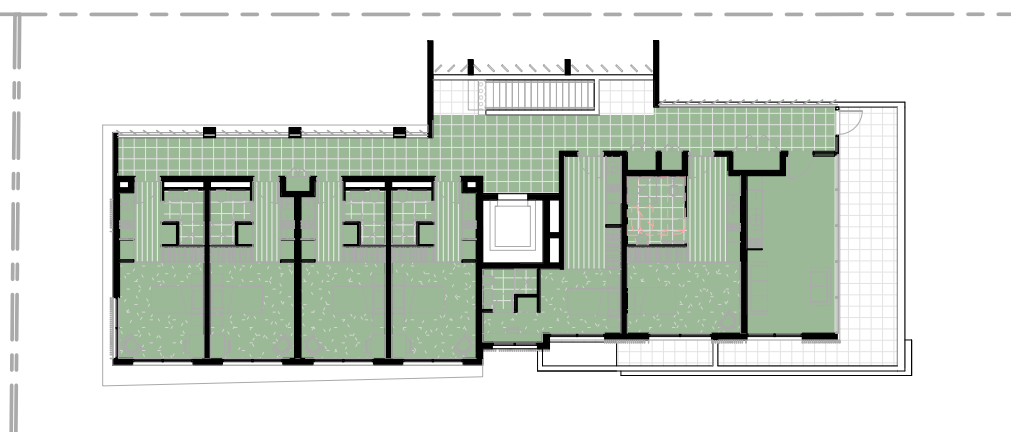
Level 2



Level 3



Level 4



Level 5

GFA	
Level	Area
Lower Ground	184.9 m <sup>2</sup>
Upper Ground	253.2 m <sup>2</sup>
Level 1	252.3 m <sup>2</sup>
Level 2	252.3 m <sup>2</sup>

GFA	
Level	Area
Level 3	239.8 m <sup>2</sup>
Level 4	239.9 m <sup>2</sup>
Level 5	236.7 m <sup>2</sup>
	1659.2 m <sup>2</sup>

SITE AREA: 677.14 m <sup>2</sup>	
GFA	FSR
1,659.2 m <sup>2</sup>	2.45 :1
MAX FSR 2.5:1	
MAX GFA 1692.85 m <sup>2</sup>	
Complies.	

## DEVELOPMENT PLANS

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**Endorsement Date: 20 October 2022**  
**Subject to attached conditions**

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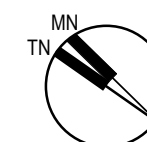
Rev	Description	Date
A	Amended DA	25.06.2021

Client Name

Libra Property

Project Name

Proposed Boarding Houses at 5 Mona Street, Allawah



Drawing Title

GFA CALCULATION

SCALE

1 : 300

@ A3

Date

Drawing no:

A10.01

Project No.

a19068

ISSUE

A



# PROPOSED BOARDING HOUSE

5 Mona Street, Allawah NSW 2218

Landscape Development Application

## Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
001	Landscape Masterplan	1:100
101	Landscape Plan - Upper Ground	1:50
102	Landscape Plan - Lower Ground	1:50
501	Landscape Details	As Shown
502	Landscape Specification	As Shown
503	Landscape Maintenance Schedule	As Shown

## PLANT SCHEDULE

	Botanic Name	Common Name	Mature Size Height x Width (m)	Pot Size	Density	Native	Qty
TREES							
Bc	<i>Backhousia citriodora</i>	Lemon scented Myrtle	9 x 5	100L	As Shown	*	2
Bi	<i>Banksia integrifolia</i>	Coast Banksia	15 x 4	100L	As Shown	*	4
Ga	<i>Gordonia axillaris</i>	Fried Egg Plant	9 x 5	100L	As Shown		5
FoR	<i>Fraxinus oxycarpa 'Raywoodii'</i>	Claret Ash	10 x 5	100L	As Shown		6
TI	<i>Tristaniopsis laurina</i>	Water Gum	10 x 8	100L	As Shown	*	2
Up	<i>Ulmus parvifolia</i>	Chinese Elm	15 x 8	100L	As Shown		3
SHRUBS & ACCENTS							
ABG	<i>Agave 'Blue Glow'</i>	Blue Glow Agave	0.6 x 0.6	140mm	5/m2		15
AsM	<i>Acmena smithii 'Minor'</i>	Lillypilly	4 x 2	200mm	As Shown	*	30
By	<i>Beschomeria yuccoides</i>	Mexican Lily	1 x 1.5	300mm	As Shown		15
CBJ	<i>Callistemon 'Better John'</i>	Better john	0.6 x 0.9	200mm	As Shown	*	8
Cc	<i>Callistemon citrinus</i>	Scarlet bottlebrush	3 x 3	200mm	As Shown	*	38
CBW	<i>Crassula 'Blue Waves'</i>	Blue Wave Jade	0.9 x 0.6	300mm	As Shown		9
Cr	<i>Cycas revoluta</i>	Sago Palm	2 x 2	300mm	As Shown		24
De	<i>Doryanthes excelsa</i>	Gynea Lily	2 x 2	200mm	As Shown	*	36
Em	<i>Eupatorium megalophyllum</i>	Purple Mist flower	2.5 x 2	200mm	As Shown		4
Lb	<i>Leucophyta brownii</i>	Cushion bush	0.6 x 1.5	200mm	As Shown	*	30
MCT	<i>Melaleuca linariifolia 'Claret Tops'</i>	Fringe FloweHoney Myrtle	1 x 0.8	200mm	As Shown	*	6
NG	<i>Nandina Gulfstream</i>	Gulf Stream	0.4 x 0.4	200mm	As Shown		14
PRC	<i>Philodendron 'Rojo Congo'</i>	Rojo congo Philodendron	1.5 x 1.5	200mm	As Shown		16
PX	<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	0.9 x 1.2	200mm	As Shown		19
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.2	300mm	As Shown	*	59
SR	<i>Syzygium Resilience</i>	Resilience Lilly Pilly	2 x 1	200mm	As Shown	*	29
GRASSES & GROUND COVERS							
ALR	<i>Altemanthera 'Little Ruby'</i>	Little ruby	0.4 x 0.6	200mm	5/m2		33
Avc	<i>Anigozanthos 'Velvet ctvs'</i>	Kangaroo Paws	1.5 x 1	140mm	5/m2	*	24
CAR	<i>Carpobrotus 'Aussie Rambler'</i>	Pigface	0.2 x 2	140mm	5/m2	*	92
CCI	<i>Casuarina glauca 'Cousin it'</i>	Cousin it	0.15 x 1	200mm	5/m2		36
KSS	<i>Kalanchoe 'Silver Spoons'</i>	Silver Teaspoons	0.3 x 0.3	140mm	5/m2		6
DLJ	<i>Dianella 'Little jess'</i>	Blue flax lily	0.6 x 0.5	140mm	5/m2	*	51
LT	<i>Lomandra 'Tanika'</i>	Tanika	0.5 x 0.6	140mm	5/m2	*	64
Pj	<i>Pandorea jasminoides. 'Wedding Bellz'</i>	Wedding Bellz pandorea	0.5 x 0.5	140mm	5/m2	*	9
Sm	<i>Senecio mandraliscae</i>	Blue Chalk sticks	0.3 x 0.6	140mm	5/m2		35
Mp	<i>Myoporum parvifolium</i>	Creeping boobialla	0.4 x 2	140mm	5/m2	*	257
Vh	<i>Viola hederacea</i>	Native violet	0.1 x 1	140mm	5/m2	*	60

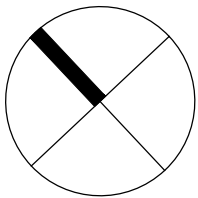
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C	ARCHITECTURAL COORDINATION	CK	NM	24.09.2021
B	ARCHITECTURAL COORDINATION	SM	NM	26.10.2020
A	FOR COMMENT	SM	NM	20.10.2020
Issue	Revision Description	Drawn	Check	Date

## LEGEND



S I T E I M A G E

Landscape Architects

Level 1, 3-5 Baptist Street  
Redfern NSW 2016  
Australia

Tel: (61 2) 8332 5600  
Fax: (61 2) 9698 2877  
www.siteimage.com.au

Client:  
a+ Design Group

Project:  
Proposed Boarding House  
5 Mona Street  
Allawah NSW 2218

DEVELOPMENT PLANS

These are the plans referred to in

Development Consent DA2021/0465

Endorsement Date: 20 October 2022

Drawing Name:  
Landscape Coversheet

Subject to attached conditions

GEORGES RIVER COUNCIL  
DEVELOPMENT APPLICATION

Scale:  
Job Number:  
Drawing Number:  
Issue:

SS20-4519

000 C



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CK	NM	24.09.2021
SM	NM	26.10.2020
SM	NM	20.10.2020
Drawn	Check	Date

LEGEND

Boundary

Tree to be Retained

Tree to be Removed

Proposed Tree  
(Refer Plant Schedule & Detail)

Shrubs & Accents  
(Refer Plant Schedule & Detail)

Grasses & Groundcovers  
(Refer Plant Schedule & Detail)

Turf  
(Refer Detail)

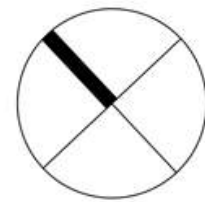
Basement Line  
at RL 45.60

Building Over

Steel Edging  
(Refer Detail)

Stepping Stones

Stormwater Lines  
(Refer Hydraulic Engineers detail)



SITE IMAGE



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Proposed Boarding House  
5 Mona Street  
Allawah NSW 2218

TREE REPLACEMENT STRATEGY:

NO. OF TREES TO BE REMOVED : 11  
NO. OF TREES TO BE RETAINED 3  
NO. OF TREES PROPOSED WITHIN SITE BOUNDARY: 22  
NO OF NEW STREET TREES PROPOSED: 5



101

102

Feature Sculpture  
by Others

DEVELOPMENT PLANS

These are the plans referred to in

Development Consent DA2021/0465

Endorsement Date: 20 October 2022

Landscape Masterplan

Subject to attached conditions

GEORGES RIVER COUNCIL

Scale: 1:100 @ A1

Job Number:

SS20-4519

0 1 2 3 4 5m

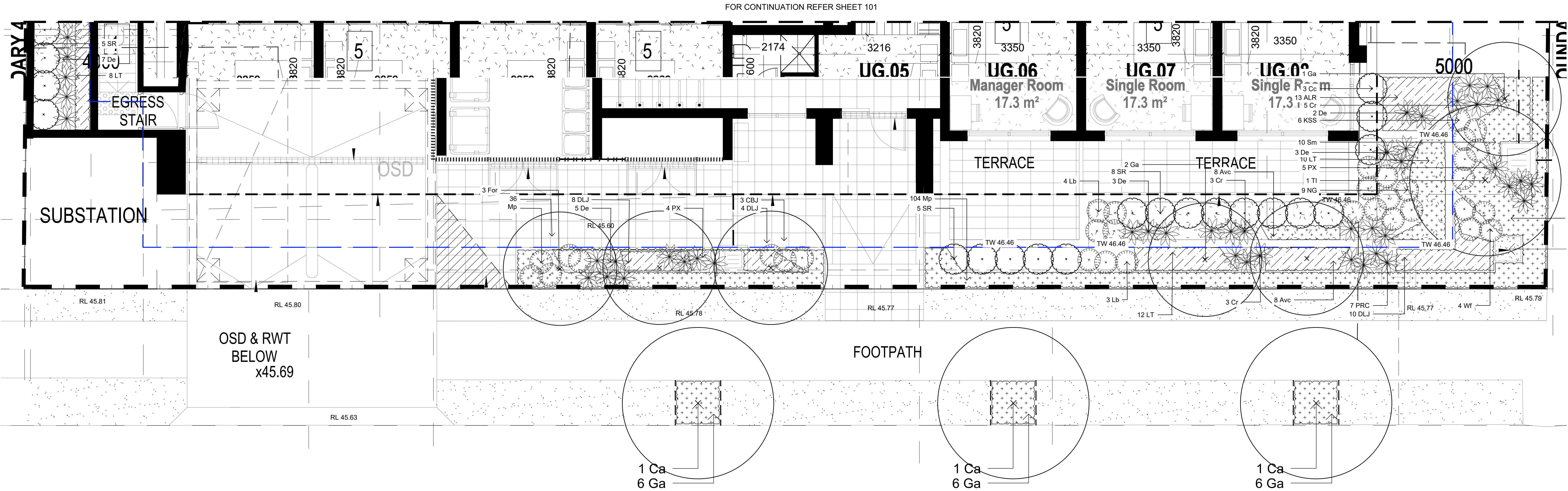
Drawing Number:

001 C









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A	FOR COMMENT	SM	NM	20.10.2020
Issue	Revision Description	Drawn	Check	Date

LEGEND	
	Boundary
	Tree to be Retained
	Tree to be Removed
	Proposed Tree (Refer Plant Schedule & Detail)
	Shrubs & Accents (Refer Plant Schedule & Detail)
	Grasses & Groundcovers (Refer Plant Schedule & Detail)
	Turf (Refer Detail)
	Basement Line at RL 45.60
	Building Over
	Steel Edging (Refer Detail)
	Stepping Stones
	Stormwater Lines (Refer Hydraulic Engineers detail)

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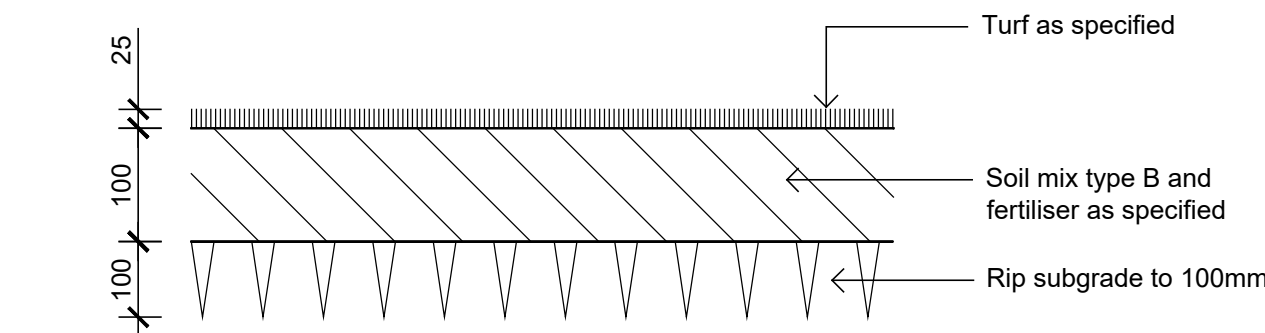
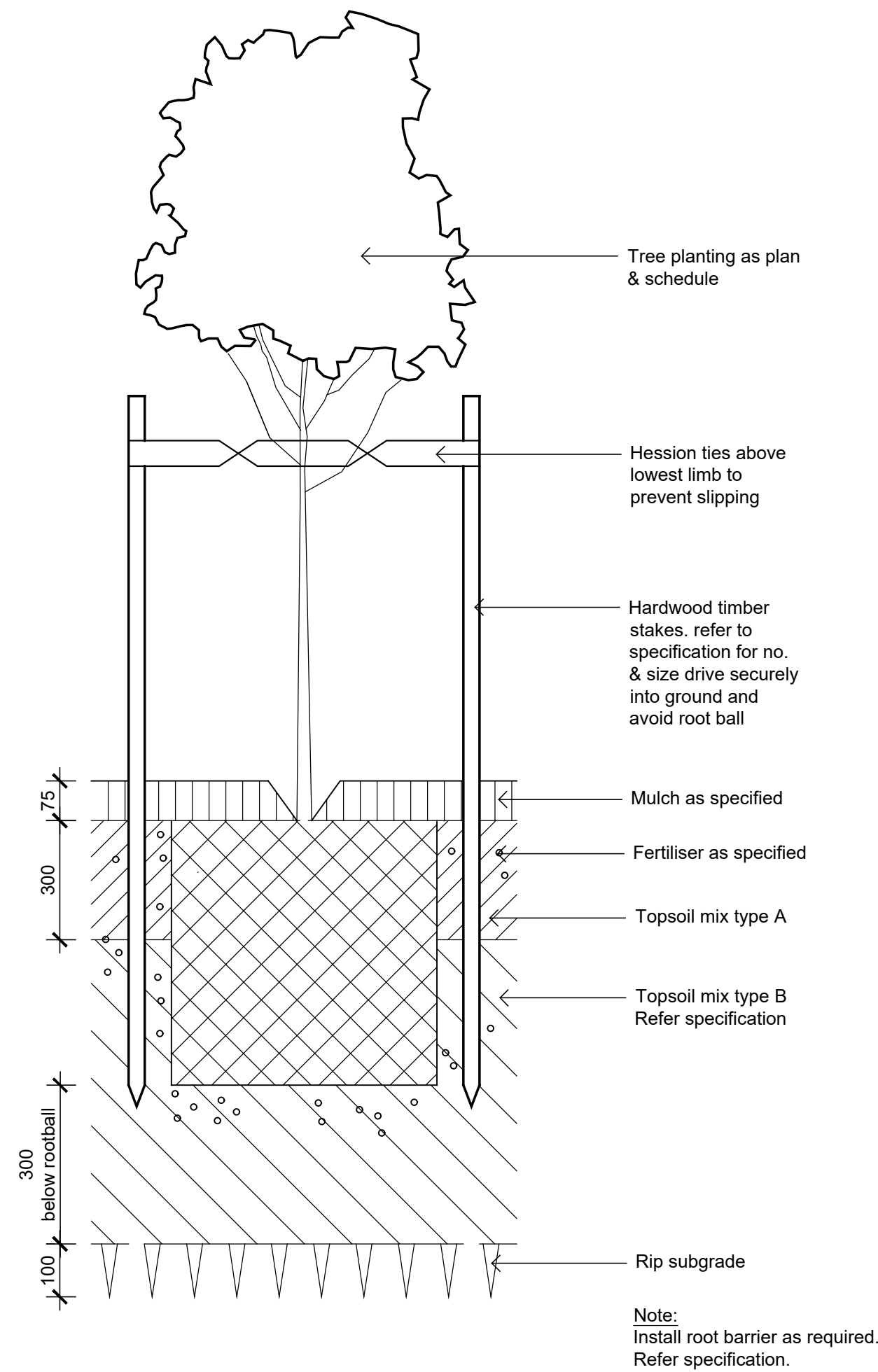
DEVELOPMENT PLANS  
These are the plans referred to in  
Development Consent DA2021/0465  
Endorsement Date: 20 October 2022  
Drawing Name:  
Landscape Plan  
Subject to attached conditions  
Lower Ground

GEORGES RIVER COUNCIL  
DEVELOPMENT APPLICATION

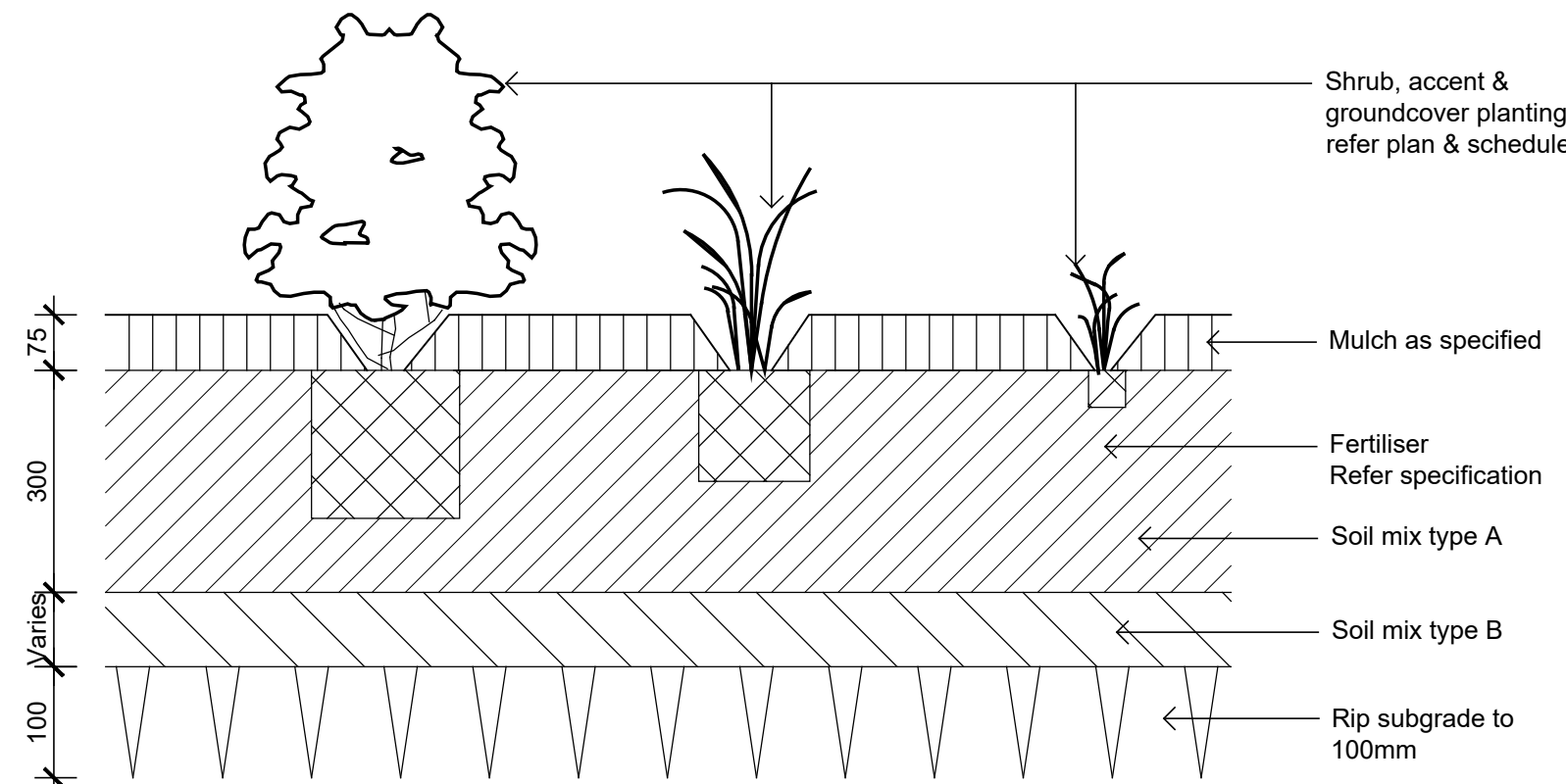
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Job Number:  
SS20-4519

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Drawing Number:  
102 C

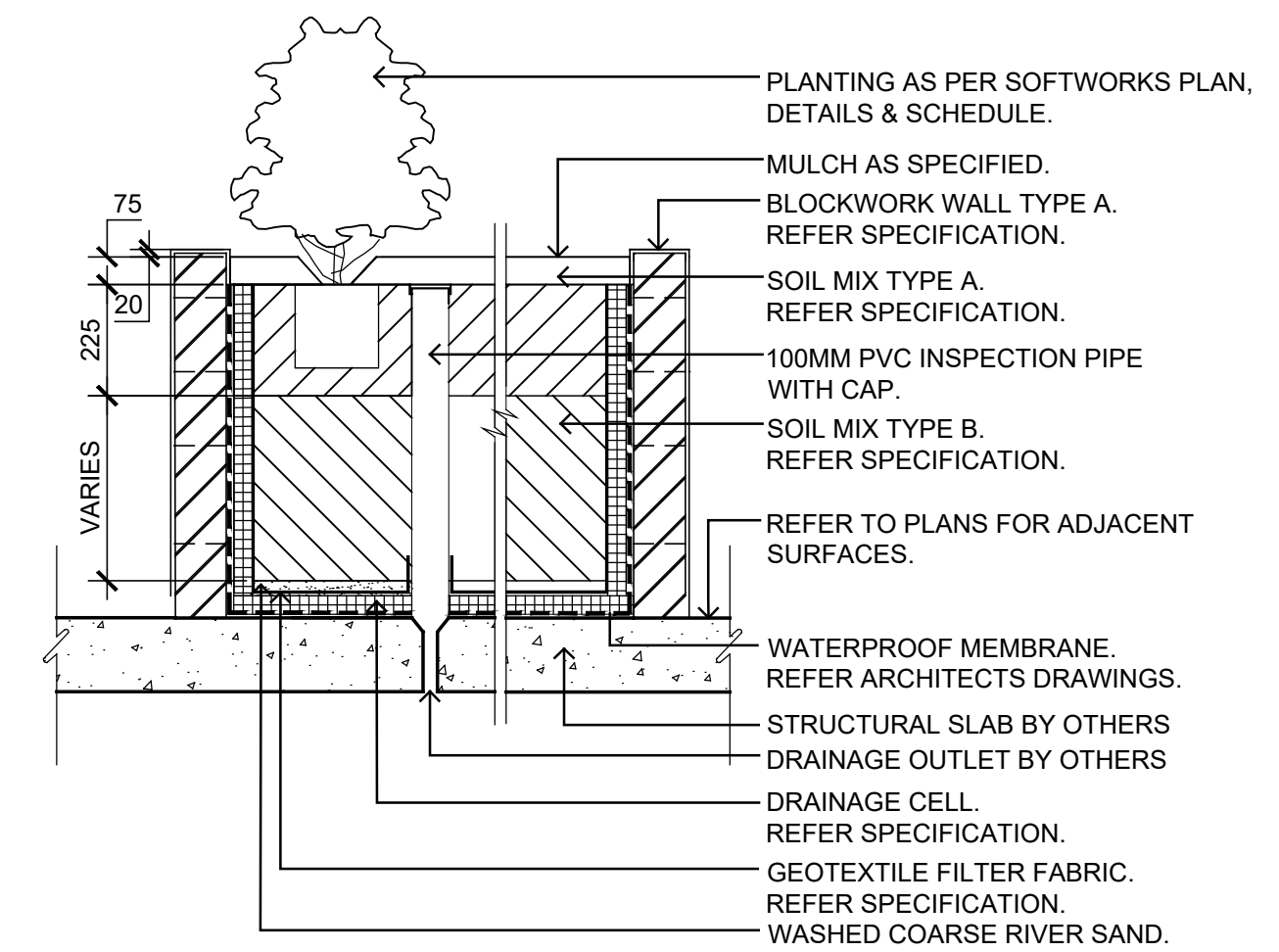




Detail Turf on Even Grade  
1:10

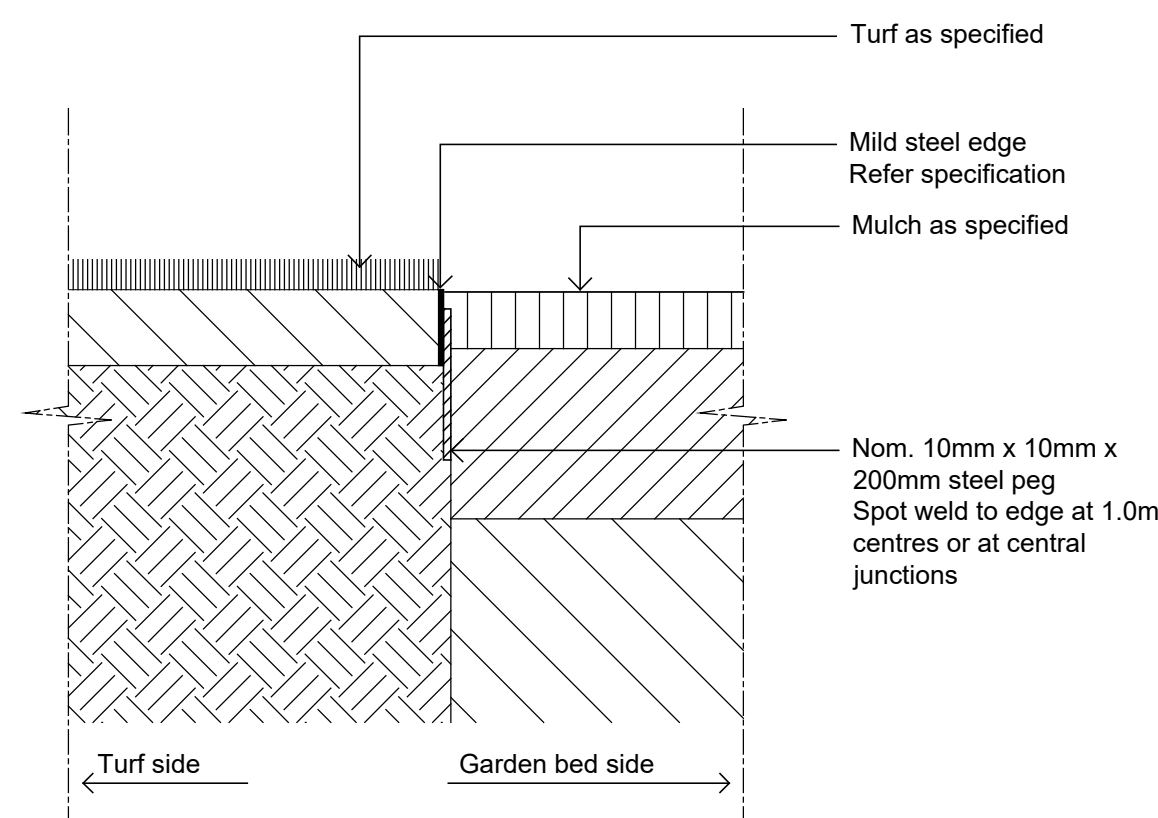


Detail Shrub Accent & Groundcover Planting on Grade  
1:10

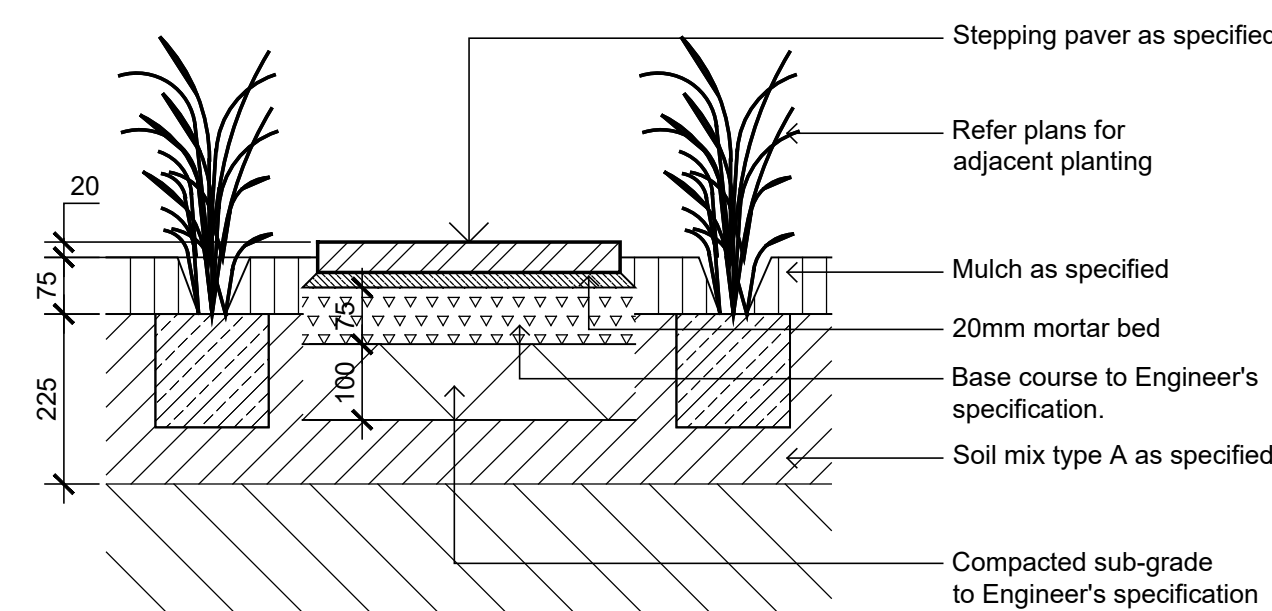


TYPICAL PLANTER BED ON SUSPENDED SLAB  
SCALE 1:20

Detail 75-200L Tree Planting on Grade  
1:10



TYPICAL MILD STEEL EDGE  
SCALE 1:10



STEPPING PAVER IN GARDEN BED  
SCALE 1:10

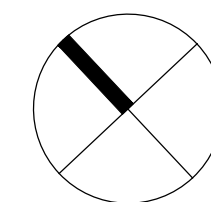
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A	FOR COMMENT	SM	NM	20.10.2020
Issue	Revision Description	Drawn	Check	Date

LEGEND



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**DEVELOPMENT PLANS**  
**These are the plans referred to in**  
**Development Consent DA2021/0465**  
**Endorsement Date: 20 October 2022**  
**Landscape Details**  
**Subject to attached conditions**

**GEORGES RIVER COUNCIL**  
DEVELOPMENT APPLICATION

Scale: AS SHOWN  
Job Number: SS20-4519  
Drawing Number: 501  
Issue: B



# SPECIFICATION

## GENERAL NOTES

### References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

### Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

## EXISTING TREES AND SHRUBS

### Trees and Shrubs to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

### Work Near Trees and Shrubs

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under foliage canopies or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown building materials, such as cement, from covering trees and other plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

## EARTHWORKS

### Excavation, Trimming and Filling

Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

### Site Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

## HARDWORKS

### Handrails

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

- Handrails: Equal to Stainform ONYX 50 316 Satin SS

### Garden Walls, Fences, Steps, TGSi and Edging

Construct garden walls, fences, steps, TGSi and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with Australian Standards and applicable legislation. Refer to engineer's details for structural retaining walls, concrete stairs, concrete strength, reinforcing and joint placement.

### Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. If laying unit pavers in a cement mortar bed on a concrete sub-base ensure that joints in paving match the location of joints in the concrete. Refer to

engineer's details for heavy duty slabs, concrete stairs, concrete strength, reinforcing, and joint type and placement.

- Insitu concrete paths: Wood float coved finish, tool edged.
- Path joints: Construction joints at 3000mm centres max.

## Landscape Structures

All landscape structures shall have a common appearance in detail and material content while providing for the functional design requirements. The structure of all elements shall consist of a base frame of structural grade hardwood timber of sizes that sustain spans and maintain stability. Refer to drawn details for further information.

## SOFTWORKS

### Site Soil Testing

Where site soil is to be retrieved from site and stored on site for reuse, undertake at least two (2) soil tests in locations as advised by the Project Manager or as shown on the plans. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development. Where topsoil is imported to site no testing of the imported soil is necessary but ensure that imported soil can be supplied with test data to verify that it suits the design plants.

### Subsoil

Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

### Subsoil Drainage

Provide and install subsoil drainage equal to Vinidex 65mm (min) Draincoil with filter sock at the base of slopes, on the high side of paths, at the base behind retaining walls and where water is likely to accumulate at depth in the soil. Connect all subsoil drainage to the nearest downstream stormwater pit to ensure that subsoil water is managed and channelled to a stormwater drainage system. On sites with cross fall of less than 1:50 install subsoil drains to remove excess water from the subsoil in areas where water is likely to accumulate and may not penetrate lower strata naturally. Rip the sub-base surface 150mm deep before placing any soil. Install drainage pipes in subsoil trenches backfilled with 10mm blue metal (basalt) equal to ANL Blue Metal.

Coordinate the connection of subsoil drains to stormwater pits with the Civil or Hydraulic contractor.

### Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

### Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

### Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

## Plants

Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

## Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

## Embankment Stabilisation

Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum, this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

## Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

## Mulch

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

## Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants ≥25 lt: 1 off 38 x 38 x 1200mm;
- Semi-advanced plants ≥75 lt: 2 off 50x50x 1800mm;
- Advanced plants ≥100 lt: 3 off 50 x 50 x 2400mm.

## Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

Species: *Stenotaphrum secundatum* Sir Walter Soft-leaf Buffalo.

## IRRIGATION

Scope: Unless otherwise noted or instructed irrigate all planted areas shown on plans including planters, gardens, turf and the like. The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or eliminated with the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally, do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

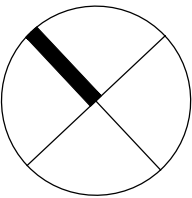
The Landscape Contractor shall engage a qualified irrigation consultant to design the system, document all components, accessories and materials for review by the Landscape Architect prior to starting landscape works generally.

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

## LEGEND



Client:  
a+ Design Group

Project:  
Proposed Boarding House  
5 Mona Street  
Allawah NSW 2218

## DEVELOPMENT PLANS

These are the plans referred to in  
Development Consent DA2021/0465  
Endorsement Date: 20 October 2022  
Landscape Specification  
Subject to attached conditions

## GEORGES RIVER COUNCIL DEVELOPMENT APPLICATION

Scale:	AS SHOWN	Issue:
Job Number:	Drawing Number:	
SS20-4519		502 A



LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

**Maintenance Log Book**  
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

**Maintenance Activities**  
During the defect maintenance period schedule the following activities to occur on a timely basis.

**Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.

**Pruning** – Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants as necessary to maintain acceptable growth habit.

**Insect, disease and pest control** - Avoid spraying:

- if ever possible;
- in wet weather or if wet weather is imminent;
- if target plants are still wet after rain;
- in windy weather; and
- if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

**Fertilising**  
Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:

- Product brand / manufacturer's name,
- Fertiliser / product name,
- Application quantity and rate, and
- Date of application and location.

**Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.

**Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.

**Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.

**Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.

**Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.

**Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential

MAINTENANCE PROGRAM

Table	Activity	Frequency						Action
		D	W	2W	3W	M	3 or 6M	
1	Logbook	+		+		+		Complete a logbook entry every day at site and at least every two weeks. All actions listed below require a logbook entry. Upon request, make the logbook available for inspection. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis. Please note that more frequent, short, occasional inspection should result in less maintenance work when problems are observed earlier than they might otherwise have been seen.
2	Plant replacement			+		+		Inspect and replace failed plants within 2 weeks of observation of failure. Match species, size (original) and location of new with old.
3	Mulch			+		+		Inspect and replace mulch deficiencies within 2 weeks of observation. Prior to placing new mulch aerate the soil by fork turning to a depth of at least 100mm, roughly level the soil and then place mulch. Do not disturb major plant roots while aerating soil.
4	Erosion control			+				Inspect every two weeks and repair ground, soil and mulch immediately. Maintain erosion control device as necessary.
5	Stakes and ties			+				Inspect every two weeks, adjust and/or replace as necessary but remove as plants mature and are able to support themselves.
6	Weed and rubbish removal			+				Inspect and remove immediately upon observation. Leave no waste on site. Dispose of waste material at a designated waste disposal site.
7	Pruning			+				Inspect every 2 weeks and prune as necessary to remove dead wood, improve plant shape and promote healthy vigorous new growth.
8	Spraying			+				Inspect every 2 weeks and action as necessary. Do not spray if other non-chemical methods will satisfy the need to remove insects. Spray for disease control only when absolutely necessary.
9	Urgent works		+					Complete within 1 week (7 days) of notification. Inspect and clear drains.
10	Planting and fertilising			+			3m+	Inspect every 2 weeks and remove spent flowers and dead stalks as they become apparent. Fertilise gardens every 3 months or other frequency in accordance with fertiliser manufacturer's directions.
11	Watering	+		+				Water when and where necessary every day at site and at least every 2 weeks generally. Do not allow soil and plants to dehydrate. Allow for prolonged rain, windy and dry periods. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day.
12	Mowing, top-dressing and edging			+		+	6m+	Summer fortnightly. Winter monthly. Top-dress 6 monthly.

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

LEGEND

A	ADDITIONAL INFORMATION ADDED	CK	NM	24.09.21
Issue	Revision Description	Draw	Check	Date

S I T E I M A G E



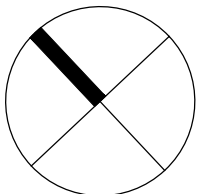
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Client:

a+ Design Group

Project:

Proposed Boarding House  
5 Mona Street  
Allawah NSW 2218



DEVELOPMENT PLANS

These are the plans referred to in

Development Consent DA2021/0465

Endorsement Date: 20 October 2022

Drawing Name:

Landscape Maintenance  
Specification and Schedule

GEORGES RIVER COUNCIL  
DEVELOPMENT APPLICATION

Scale:

AS SHOWN

Job Number:

Drawing Number:

Issue:

SS20-4519

503 A





PROPOSED BOARDING HOUSE, 5 MONA ST, ALLAWAH, LOT NO : 266 //DP7182

# PLAN OF MANAGEMENT

12 AUGUST 2022 – REVISION F

## DEVELOPMENT PLANS

**These are the plans referred to in  
Development Consent DA2021/0465  
Endorsement Date: 20 October 2022  
Subject to attached conditions**

**GEORGES RIVER COUNCIL**

## 1. Objectives of POM

This Management Plan has been prepared by Alton Property Group to ensure the operation of proposed boarding house development at 5 Mona St, Allawah, does not have any discernible effect on the amenity of nearby properties and achieve high level of amenity for the lodgers residing on the premises. To achieve this, following matters have been considered.

- Operational details and site management
- Resident Handbook
- Safety and Security
- Complaint recording and handling process
- Review process
- Waste management

## 2. Accommodation

The proposed boarding house development shares the eastern boundary with a currently operating boarding house (3 Mona St) and is generally surrounded by residential developments. The boarding house development will include a total of 46 boarding rooms and 1 manager room.

All the rooms are self-contained and will include internal kitchens and bathrooms (Refer to architectural plans)

The shared facilities include shared laundry, communal room and communal open space. The communal room is located on Level 5, which opens onto a balcony.

Access and facilities designed for use by people with a disability are to be maintained in a satisfactory and useable condition.

### **DEVELOPMENT PLANS**

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**GEORGES RIVER COUNCIL**

### 3. Building Facilities

Facilities available include:

- Lower Ground:
  - Bicycle parking (9 bicycle racks);
  - Laundry Facilities
- Upper Ground:
  - Communal Courtyard
- Level 5:
  - Communal Room with Outdoor Balcony;
  - Social Lobby Lounge;
  - Kitchen and Dining Facilities

All rooms within the property will each contain:

- Kitchen
- Bathroom
- Bed
- Wardrobe
- Mirror
- Desk and chair
- Nightlight
- Waste container/rubbish bin
- Suitable door latching device
- Blinds
- Wireless internet connection; and
- Adequate cupboards and shelves.

Bedroom linen, kitchenware and dinnerware are not provided and are the responsibility of the occupant.

### 4. Site Management

The boarding house accommodation is to be managed by an on-site manager appointed by the owner who will be responsible for ensuring that the site is regularly

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**GEORGES RIVER COUNCIL**



monitored. The on-site manager of boarding house will be contactable between 8am to 6pm.

The manager will be responsible for the preparation and distribution of the Resident's Handbook, which will be prepared in accordance with this Plan of Management, and for ensuring that the Resident's Handbook is being adhered to. If any lodgers do not respect the Resident Handbook this will be the cause for termination of use.

Business and after hours contact details will be provided to all lodgers and will be displayed on signage in an accessible location on the premises for public and resident information. The Manager will require a photo ID (e.g. typically either passport or driver's licence).

Each lodger of the premises is required to sign an Occupancy Agreement upon occupation of the boarding house accommodation. The Occupancy Agreement is to be for a minimum term of 3 months.

Upon arrival lodgers will be issued with an information sheet. This document will provide general information about the premises including the manager's details, after hours contact details, emergency contact numbers for essential services such as fire, ambulance, police and utilities such as gas, electricity, plumbing, Resident Handbook as well as a note that there is residential development in the vicinity and that lodgers need to take the neighbours interests into account when leaving and entering.

Management will be responsible for the logging of any complaints in a "Complaints and Incident Register" and the resolution of those complaints which is also to be documented.

The Complaints and Incidence Register will be made available immediately upon demand at the request of Council and/or the Police.

The premises will be checked yearly to ensure that fire safety and essential fire safety measures in the building are maintained and that all required exits and egress paths are clear and free of obstructions.

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## 5. Safety and security

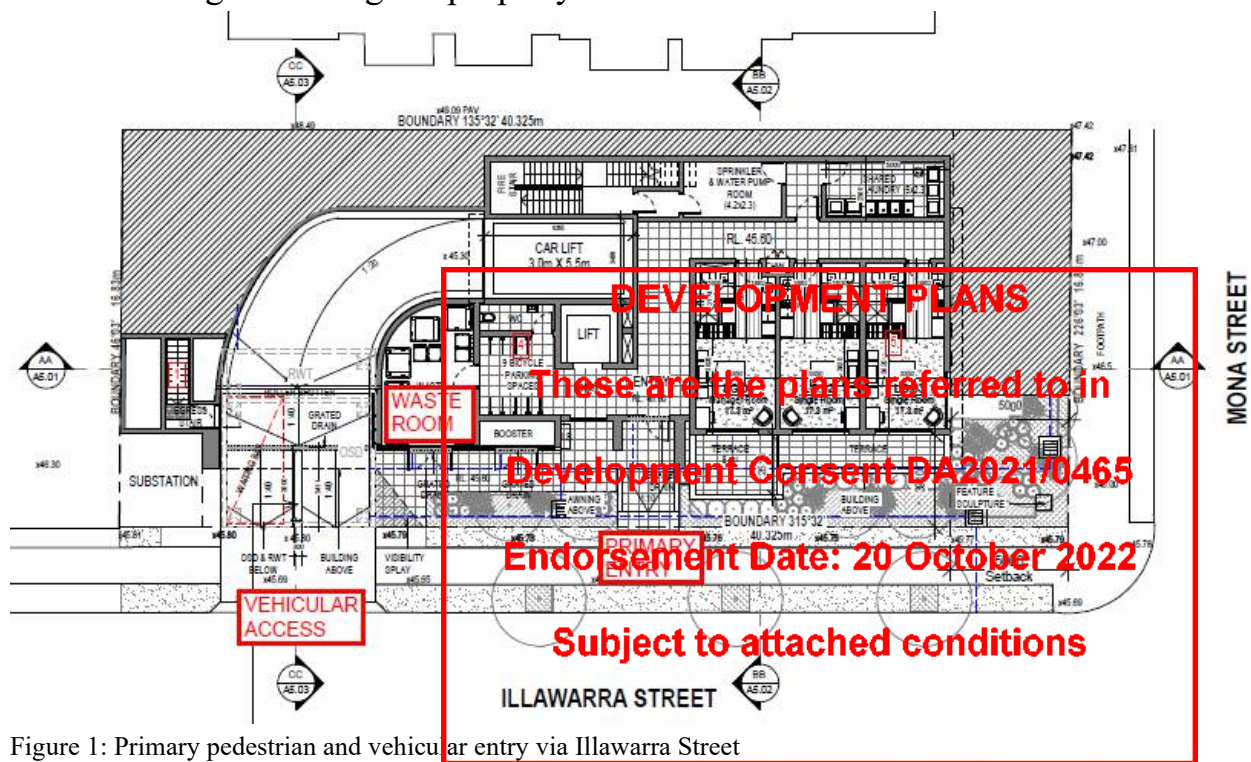
The access to premises is via secured entry point located on Illawarra Street (Refer to fig 1).

All the doors to and from the premises are to be kept closed and locked all the times. Access to the property will be via key access by the residents.

One set of keys will be issued to each occupant. Any loss of keys will incur a fee to replace the keys. Keys to the premises are not to be given or lent to non-residents.

The entry locations, car park and common areas of the premises will always be monitored by CCTV surveillance cameras.

Perimeter lighting shall be provided to ensure there are no areas of concealment when entering or leaving the property.



**GEORGES RIVER COUNCIL**

## 6. Resident Behaviour

Resident behaviour shall be monitored and controlled by the Manager.

Resident Handbook will be displayed at entrance of the property, behind each entry door of each room and in all indoor and outdoor common areas. Resident Handbook as well as the Occupancy Agreement will be signed by each lodger on initial entry to the property. No signature, no entry policy applies.

A Resident Handbook covers:

- What is considered unacceptable behaviour
- Resident requirements and responsibilities
- The ramifications of breaching these rules and duties.

Settling In

- Contact Details
- Rights and Responsibilities (i.e. accommodation fee payments, refund policy, utilities, privacy of information)
- Rental Agreement
- Payments
- Property Services and Facilities (i.e. communal areas, hours of operations)
- Rules of Occupancy
- Refund Policy
- Safety and Security (i.e. being conscious of individual welfare, emergency procedures, health)
- Building Facilities
- Household Problems (i.e. how we can help with any disputes or issues)
- Local information
- Public transport information as per the Endorsed Green Travel Plan

**DEVELOPMENT PLANS**

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**Endorsement Date: 20 October 2022**

**Subject to attached conditions**

The following issues shall be monitored and controlled by the Manager:

**Noise**

Noise shall be kept to a minimum at all times. It is a requirement of this Management Plan that residents do not disturb the peace, quiet and comfort of other residents, neighbours or their guests. Any excessive noise or disturbance shall be reported to the Manager or disciplinary action.



## Smoking

Smoking in any part of the building/s is strictly prohibited. This includes all rooms, indoor common room, fire stairs and entry foyers. This rule applies to every person entering the building/s. Smoking will be restricted at the entry of the building as required by legislation.

## Drugs & Alcohol

Illegal drugs and substances are strictly forbidden in all parts of the Building. The Manager will inform the appropriate authorities if residents are found possessing, dealing or using illegal drugs or substances.

The Manager will promote a responsible attitude towards the consumption of alcohol. All common areas (both internal and external) are alcohol free.

## Gambling

No person is encouraged to indulge in any form of gambling in any part of the buildings.

## Theft & Vandalism

Any residents engaged in theft or vandalism will be required to immediately vacate the building/s with the appropriate authorities notified. Criminal charges may be laid.

## Discrimination & Harassment

The Anti-Discrimination Act deems discrimination unlawful on several grounds including sex, race, age, sexual activity, impairment, religion, political belief or activity. If residents think that they have been subjected to any form of discrimination or vilification they should immediately notify the Manager and an appropriate course of action will result.

## Anti-Social or Unacceptable Behaviour

Any residents displaying anti-social or unacceptable behaviour shall be reprimanded and served a verbal warning. If such unacceptable behaviour persists the Manager shall issue a written warning. If unacceptable behaviour continues the resident/s may risk eviction.

**GEORGES RIVER COUNCIL**

## 7. Noise

No residents are to have loud music playing after 10pm at night and before 7am in the morning. Recorded and/or amplified music is permissible indoors between 7:00am and 10:00pm Monday to Saturday, and on Sundays and public holidays to within the hours of 8:00am and 10:00pm.

Between 10:00pm and 7:00am Monday to Saturday, and on Sundays and public holidays to within the hours of 10:00am and 8:00am, all windows/doors are required to be closed in the rooms when music is playing or when activities of similar noise level are occurring. All the windows/doors are required to be closed in the internal communal areas during the same periods.

Between 7:00am and 10:00pm, a maximum of 20 people is to occupy each outdoor communal area at any time during daytime and events periods. Occupants are not to occupy the outdoor communal areas during the night time.

It is a requirement of this Plan of Management that residents do not disturb the peace, quiet and comfort of other residents, neighbours or their guests. Signage is to be placed around the accommodation regarding reducing noise for nearby neighbours. Any excessive noise or disturbance shall be reported to the Manager for disciplinary action.

The Manager, within the framework of the Boarding Houses Act 2012, shall enact a warning system, in writing, that shall be served on the offending resident/s. These written warnings shall be registered and available to the Council.

The Manager shall if required enforce the provisions outlined in the Act and if required in extreme circumstances apply to the NSW Civil and Administrative Tribunal for compliance orders.

If upon issue of a Tribunal order, the resident/s do not comply with the order, then the Manager shall execute its power and may evict the offending resident/s.

## 8. Fire safety

A fire evacuation plan will be clearly displayed in each boarding room, common room and main entrance to the building. The evacuation plan will indicate the available emergency egress routes from the respective boarding room/common

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**GEORGES RIVER COUNCIL**

room to each fire exit. Emergency contact details (police, fire ambulance) are to also be clearly visible in each boarding room & common room.

## **9. The Parking of Vehicles**

Twenty-four (24) car parking spaces, 10 bicycle parking and 10 motorcycle parking spaces for residents are provided on-site, accessed via Illawarra St (Refer fig 1).

All cars intended to use the carpark must have their registration number recorded with on-site manager. The parking area can only be accessed using security remote control keypad assigned when check-in.

## **10. Car Lift Operation**

All users of the car spaces proposed in the basement car parking area are to be made aware of the following requirements which must be complied with when entering or exiting the basement car parking area.

10.1 Drivers turning into the driveway must remain on the-left hand side of the median island in the entry driveway to ensure that the path of an existing vehicle is not obstructed.

10.2 Drivers entering the driveway must stop in the designated waiting bay marked on the entry side of the driveway between the property boundary and the roller shutter, and “call” the car lift using their remote control keypad.

10.3 Entering drivers must wait in the waiting bay until the roller shutter is opened and a green signal is displayed to entering traffic before proceeding into the car lift.

10.4 A green signal shall be displayed to entering traffic at all times except when the car lift is already in use by an exiting vehicle.

10.5 If the car lift is in use by an exiting vehicle a red signal and illuminated sign “Car Lift in Use” shall be displayed to entering cars waiting in the waiting bay.

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10.6 Signage is to be installed for the parking spaces located at the northern end of the building to advise and remind residents that they must reverse into the lift when exiting to ensure that they are facing in a forward direction when the lift takes them to the ground level.

10.7 Vehicles are not permitted to reverse out of the site across the property boundary or across the footpath.

## **11. Waste management**

All residents are to minimise the extent of waste and to ensure that waste and garbage is placed in the waste storage facilities to be provided.

Each boarding room shall contain a waste bin for the deposit of garbage by residents.

A waste room is located at Lower Ground and will include bins for disposal of both general waste and recyclable materials.

The Manager will be responsible for ensuring the timely collection and disposal of collected rubbish on a regular basis, but it will remain the responsibility of residents to ensure that all rubbish is bagged and placed within the waste receptacles.

A licensed contractor will be appointed for removal of waste. The detailed contract will include that domestic collection of waste is to occur within the site and no garbage is to be placed in the public ways, footpaths, roadways or reserves.

## **12. Cleaning**

### **Common Areas**

Communal areas, including the common rooms, garden spaces, external paving and foyer areas will be cleaned and maintained on a regular basis.

The Manager will be responsible for the upkeep and cleaning of all public areas of the Property, ensuring they are cleaned daily during the week and as required on weekends. Common area cleaning refers to the:

- removal of loose rubbish in walkways and lift

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- mopping of floors
- cleaning of walls and hard surfaces
- common area bathroom cleaning and sterilisation
- common area kitchen cleaning – i.e. floors and benches, bins, etc (lodgers required to clean their own dishes)
- Sweeping and removal of rubbish in internal and external common areas
- Sweeping and removal of rubbish on street frontage and kerb

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## Individual Rooms

Residents will be responsible for the regular cleaning of their own rooms. Residents will contact the Manager or log a maintenance request online when they have maintenance issues and the Manager will be responsible for addressing the issue as soon as practicable.

The Manager will conduct room inspections on a Three to Six monthly basis (unless required sooner). The Manager will provide residents with 48 hours' notice prior to conducting inspections to allow residents ample time to prepare and should, upon inspection, the room be deemed to be below the required standard, the resident/s of that room will be given an additional 48 hours to rectify. After consultation with the resident, if accommodation areas are still unacceptable on second inspection, contract cleaners will be brought in to commercially clean the room, and this cost will be passed on to the resident/s.

Lodgers may engage the Manager to arrange contractors to clean their apartments on a fee for service basis.

## 13. Maintenance and Repairs

The Manager will be responsible for monitoring and arranging for appropriate services to ensure the general upkeep of all building services and facilities is kept at the highest level.

The Manager will ensure that any maintenance requests received from residents are documented and actioned, wherever possible, within a 48-hour period. Should a fault of a specialist nature (electrical, plumbing etc.) arise, external trades will be contracted to carry out the repairs as quickly as possible to limit disturbance to residents.

Scheduled property maintenance works will be arranged to ensure lodgers are provided with a minimum notice period of 48 hours as stipulated in the Resident Handbook and every effort made to ensure any disturbance caused to residents is limited.

The Manager will also be responsible for the:

- upkeep of all common area equipment

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- Landscaping of common gardens and street frontage. The common open space areas are to be maintained in a neat and orderly manner. This will require garden maintenance during spring and summer fortnightly and during autumn and winter once a month.

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Below are the notice periods that will be given to residents prior to entering in given scenarios:

Purpose of Entry	Minimum Notice to be Provided to Resident
To complete general maintenance or repairs	48 hours' notice required
To carry out a room inspection	48 hours' notice required
In an emergency or for urgent repairs	No notice required
To complete maintenance or repairs requested by the resident	No notice required
If The Manager has reason to believe that the contracted resident has vacated the premises	No notice required
If The Manager suspects that a person other than the contracted resident is residing within the premises (room or common areas)	No notice required
If The Manager suspects that the contracted resident of the room is in breach of the Licence to Occupy or any site rules	No notice required

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