

RESIDENTIAL DEVELOPMENT

DA SUBMISSION

8-10 WENTWORTH ST, CROYDON PARK NSW 2133

PROJECT NO. 21435

No.	DRAWING NAME
DA_00.	COVER SHEET
DA_01.	SITE PLAN & ANALYSIS
DA_02.	BASEMENT PLAN
DA_03.	GROUND FLOOR PLAN
DA_04.	FIRST FLOOR PLAN
DA_05.	ROOF PLAN
DA_06.	ELEVATIONS
DA_07.	ELEVATIONS
DA_08.	SECTION
DA_09.	3D VISUALS
DA_10.	FINISHES SCHEDULE
DA_11.	STREETSCAPE
DA_12.	NOTIFICATION PLAN
DA_13.	SHADOW DIAGRAMS
DA_14.	DEMOLITION PLAN
DA_15.	SEDIMENT CONTROL PLAN
DA_16.	LANDSCAPE PLAN
DA_17.	LANDSCAPE PLAN

CANTERBURY-BANKSTOWN COUNCIL DCP & LEP


Land Zoning: R4 - High Density Residential
Site Area: 448 m²
Proposed Site Area: 538.5 m²

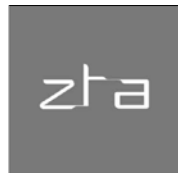
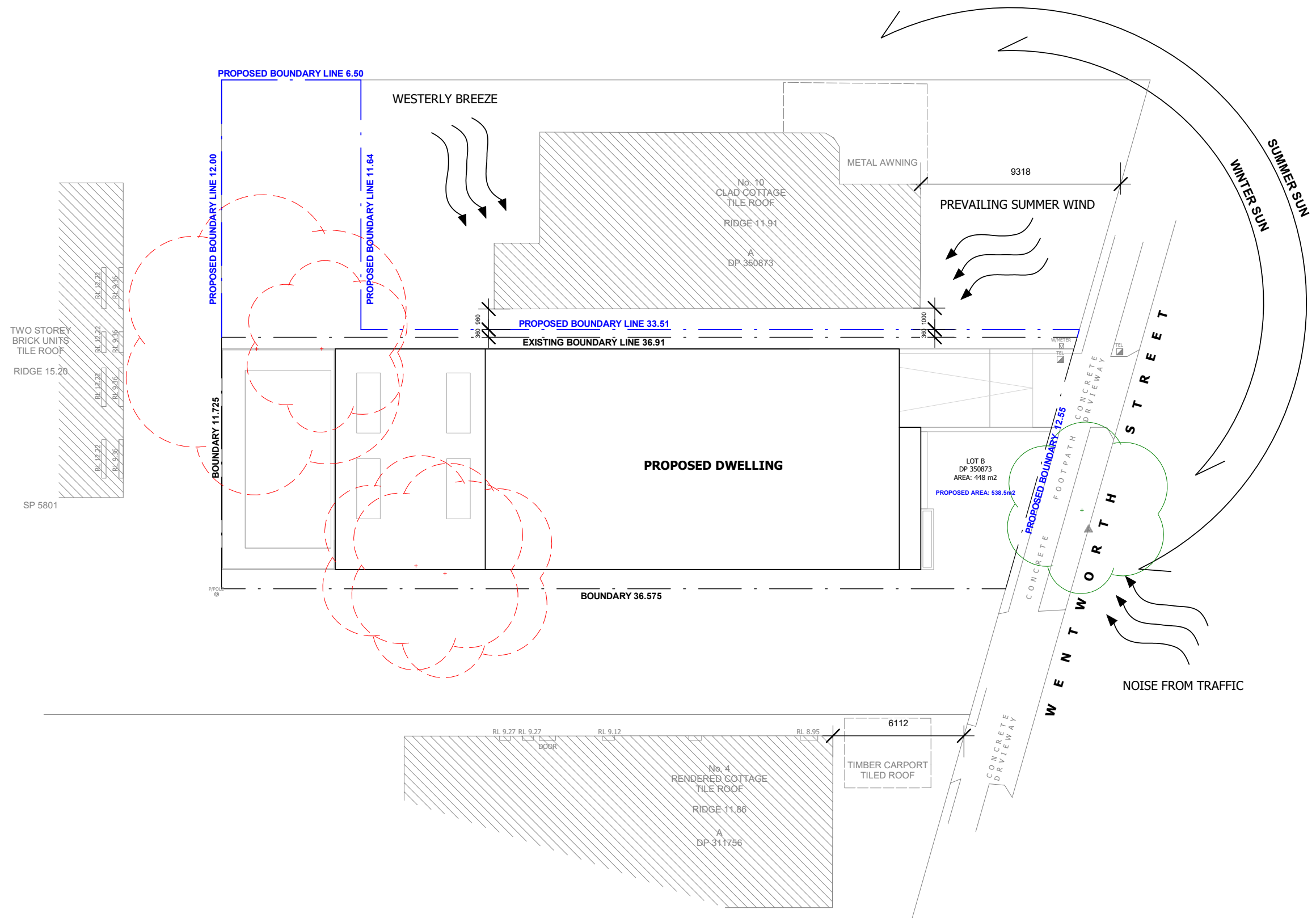
	REQUIREMENTS	PROVIDED
Max GFA (m ²):	0.75:1 336 Permissible	Basement - 150 m ² Ground Floor - 150 m ² First Floor - 136 m ² Total: 286 m ²
Front Setback:	Ground Floor - 5.5m First Floor - 6.5m	Ground Floor - 5.5m First Floor - 6.5m
Articulation Setback/Zone:	Articulation 1.5m from Front Setback. Total Articulation Area is 18.3 m ² . Maximum 4.6 m ² (25%) of Articulation Zone permissible to build.	4.6 m ²
Rear Setback:	Lot Area >300m ² - 900m ² requires: 3m for Building Height within 0-4.5m 8m for Building Height within >4.5-8.5m	Ground Floor - 8.3 m First Floor - 12.3 m
Side Setback:	Wall height less than 7m is to be 0.9m. Wall height greater than 7m is to be 1.5m.	GF - 0.9m FF - 0.9m
Maximum Building Height:	8.5m	6.9 m
Total Minimum Landscape:	20% of deep soil required. 107.7m ² required.	117 m ²
Private Open Space:	80m ² with 5m width and length.	142 m ²
Total Car Parking Space:	At least 1 with 1m or more behind the building line	2 car parking space

NEIGHBOUR (No. 10) - Lot A, DP 350873

Land Zoning: R4 - High Density Residential
Site Area: 499.4 m²
Proposed Site Area: 409.4 m²

	REQUIREMENTS	PROVIDED
Max GFA (m ²):	0.75:1 307.05 Permissible	Ground Floor - 142.5 m ²
Total Minimum Landscape:	15% of deep soil required. 61.41m ² required.	145.4 m ²
Private Open Space:	80m ² with 5m width and length.	88.5 m ²

 Level 1, 538 King Georges Rd, Beverly Hills NSW 2209 ph: +61 2 8098 7886 fx: +61 2 8098 7886 e: admin@zta.net.au ABN 56 164 632 517	CONSULTANTS	NOTE	ISSUE	DATE	PURPOSE OF ISSUE	PROJECT 8-10 WENTWORTH ST, CROYDON PARK NSW 2133	STATUS PRELIMINARY	DRAWING NO. DA00	ISSUE A	DRAWN BY EB
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								DATE 10 MARCH 2022	DRAWING TITLE COVER PAGE	



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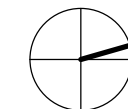
PURPOSE OF ISSUE

PROJECT
**8-10 WENTWORTH ST,
CROYDON PARK NSW 2133**

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STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA01

SCALE
1:200 (A3)

DATE
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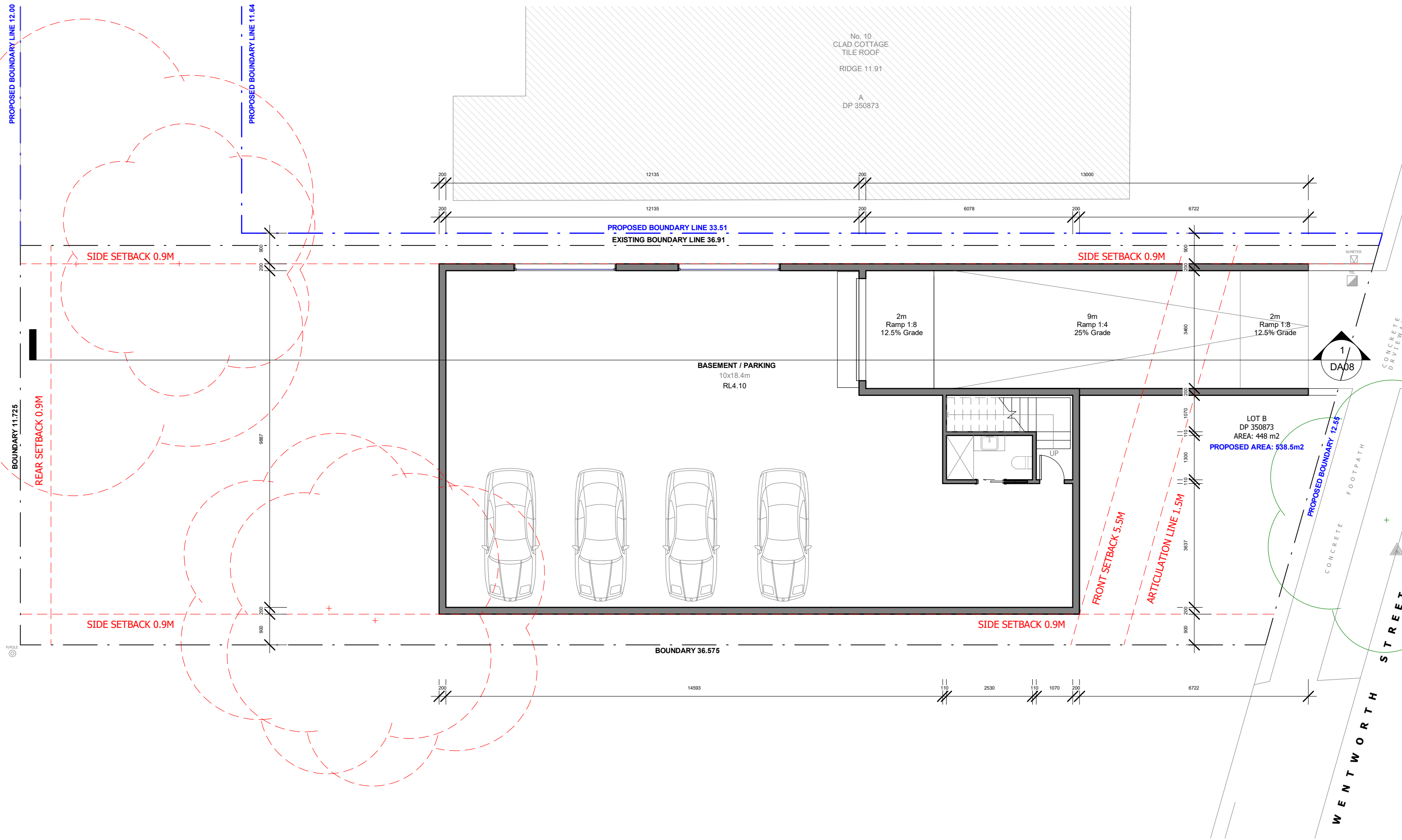
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SITE PLAN & ANALYSIS

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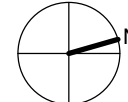
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STAGE
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1:100 (A3)

DATE
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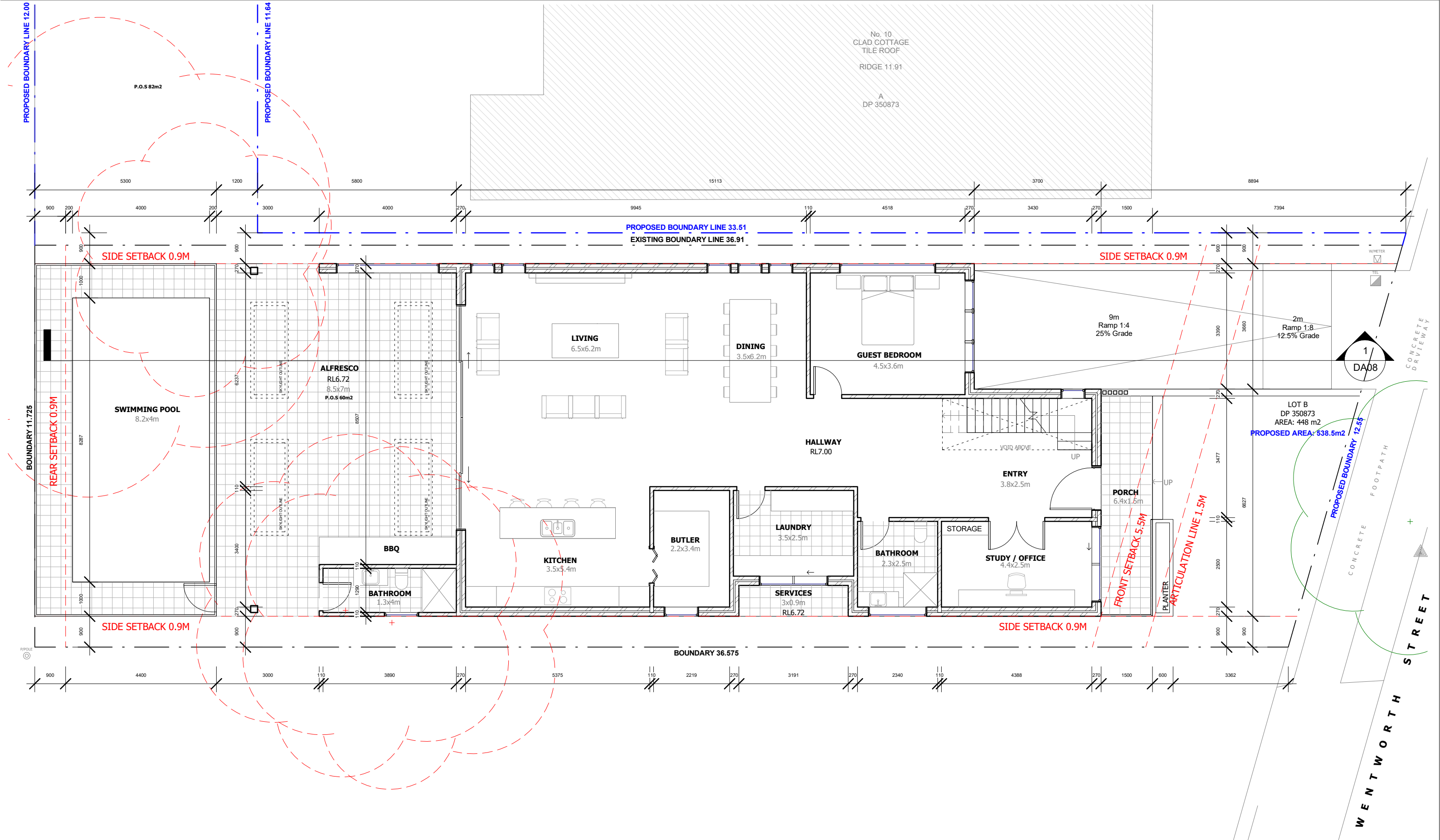
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BASEMENT

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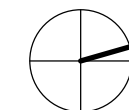
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PRELIMINARY

STAGE
DA



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SCALE
1:100 (A3)

DATE
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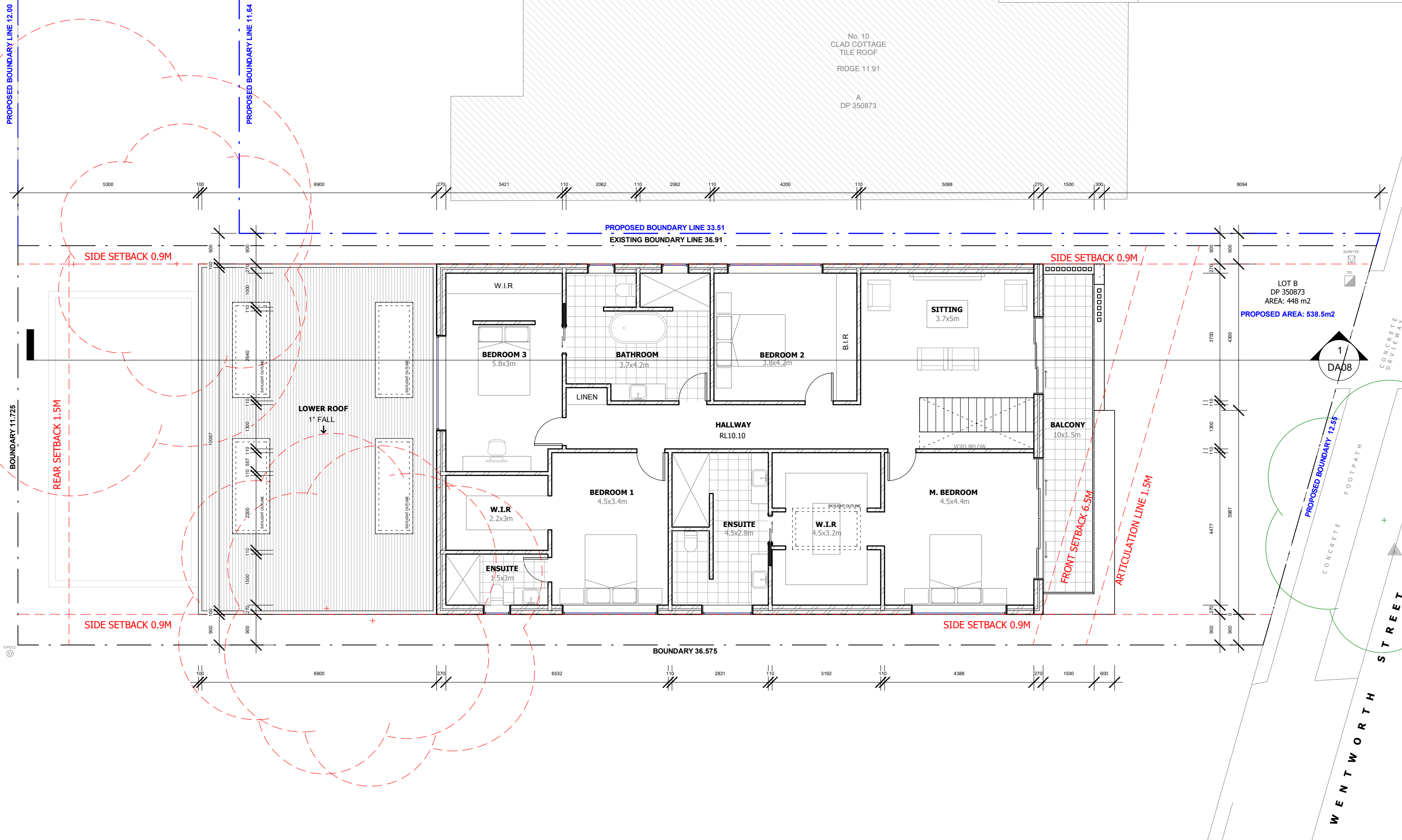
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GROUND FLOOR

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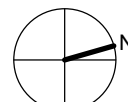
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STATUS
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STAGE
 DA



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 DA04

SCALE
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DATE
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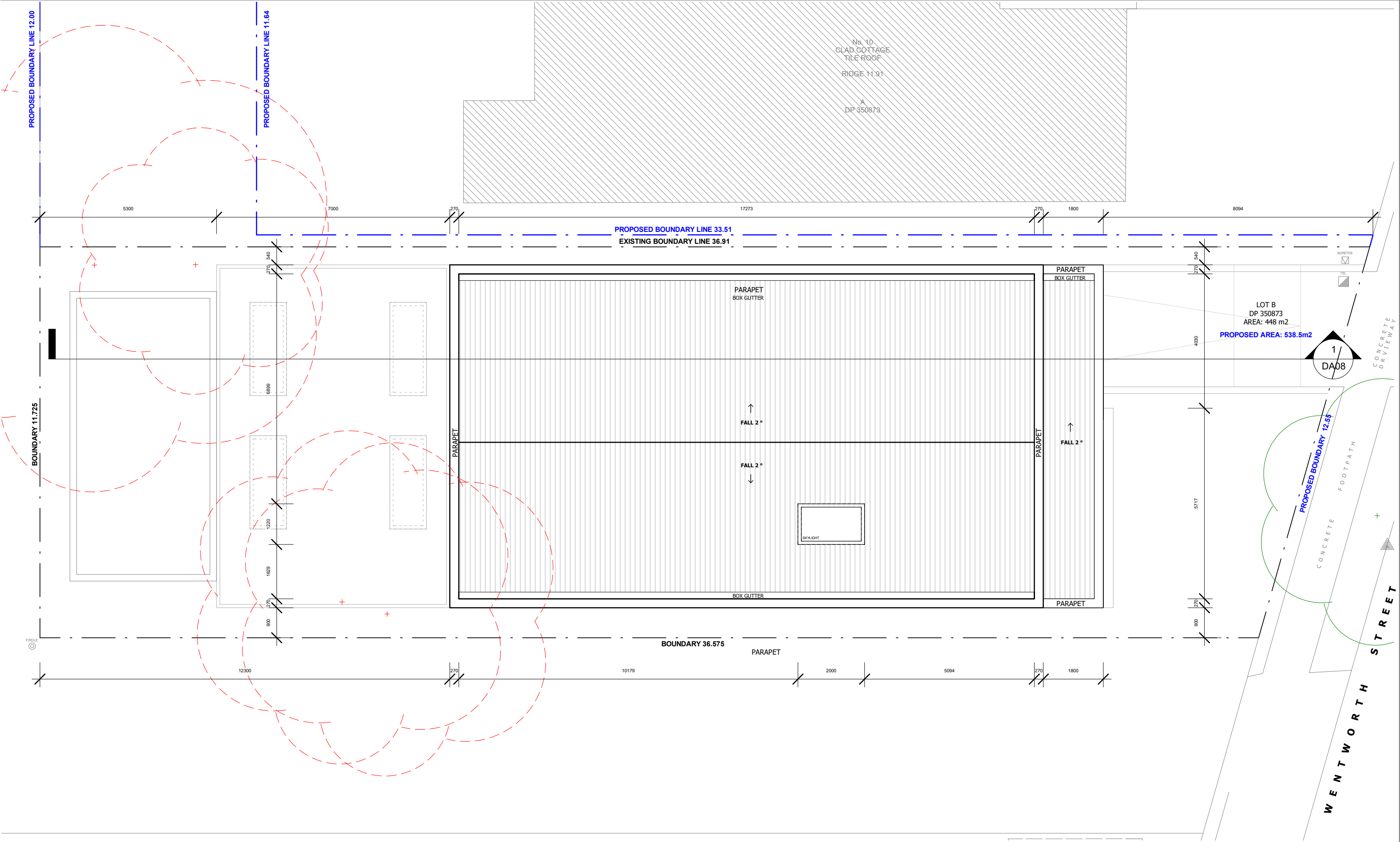
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 FIRST FLOOR

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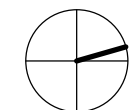
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PRELIMINARY

STAGE
DA



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DA05

SCALE
1:100 (A3)

DATE
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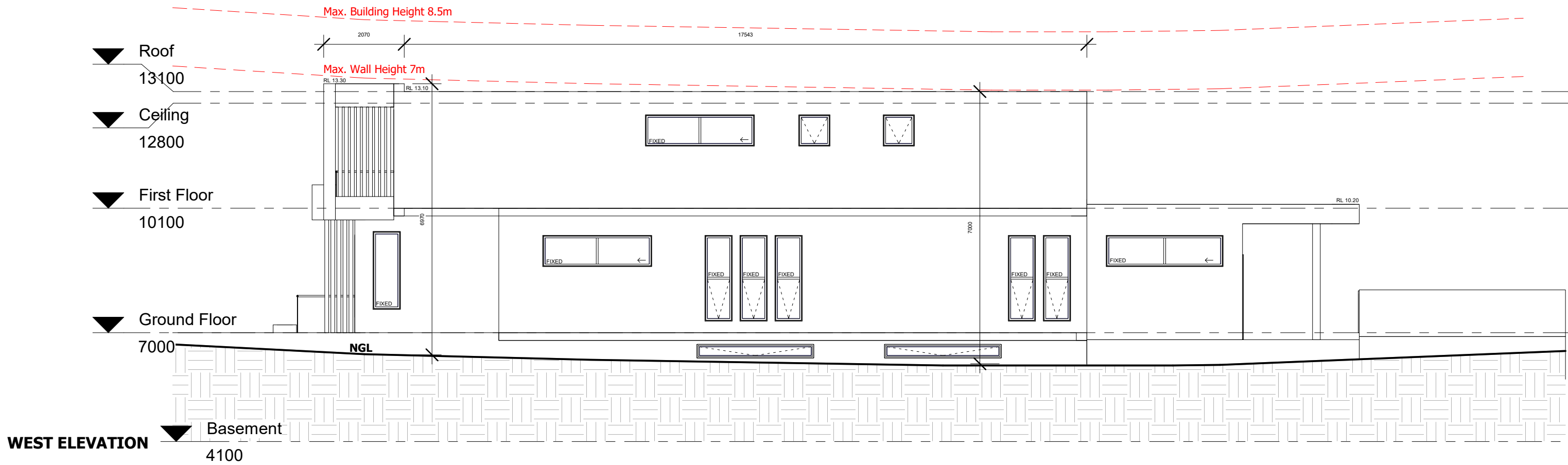
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DRAWING TITLE
ROOF PLAN

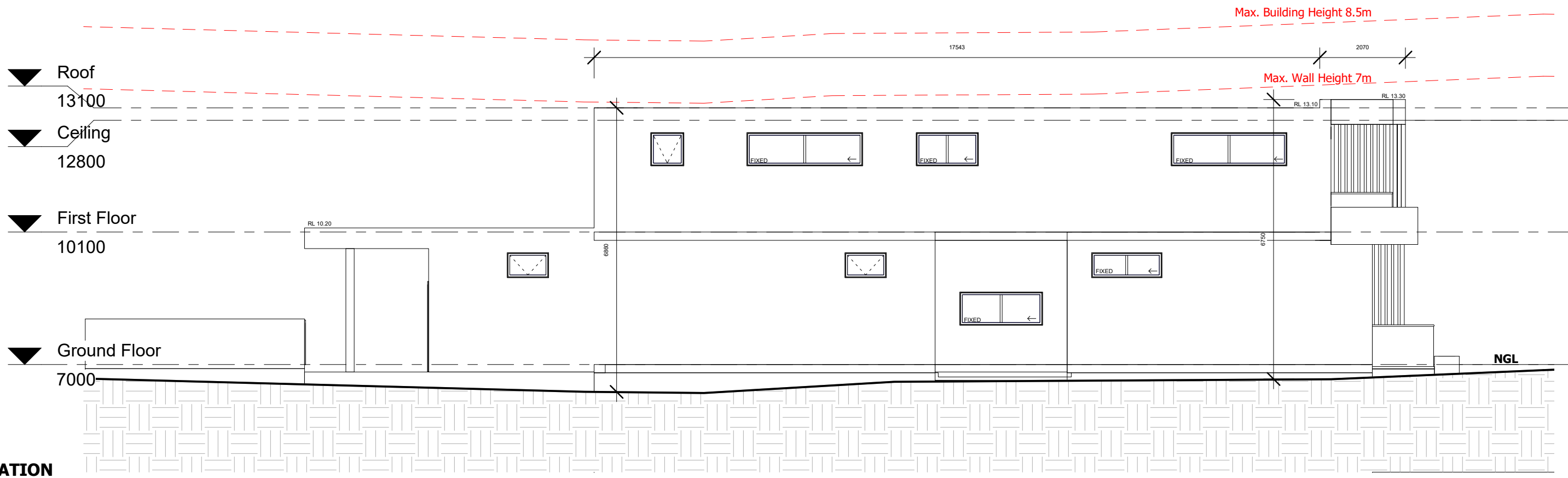
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WEST ELEVATION

Basement
4100



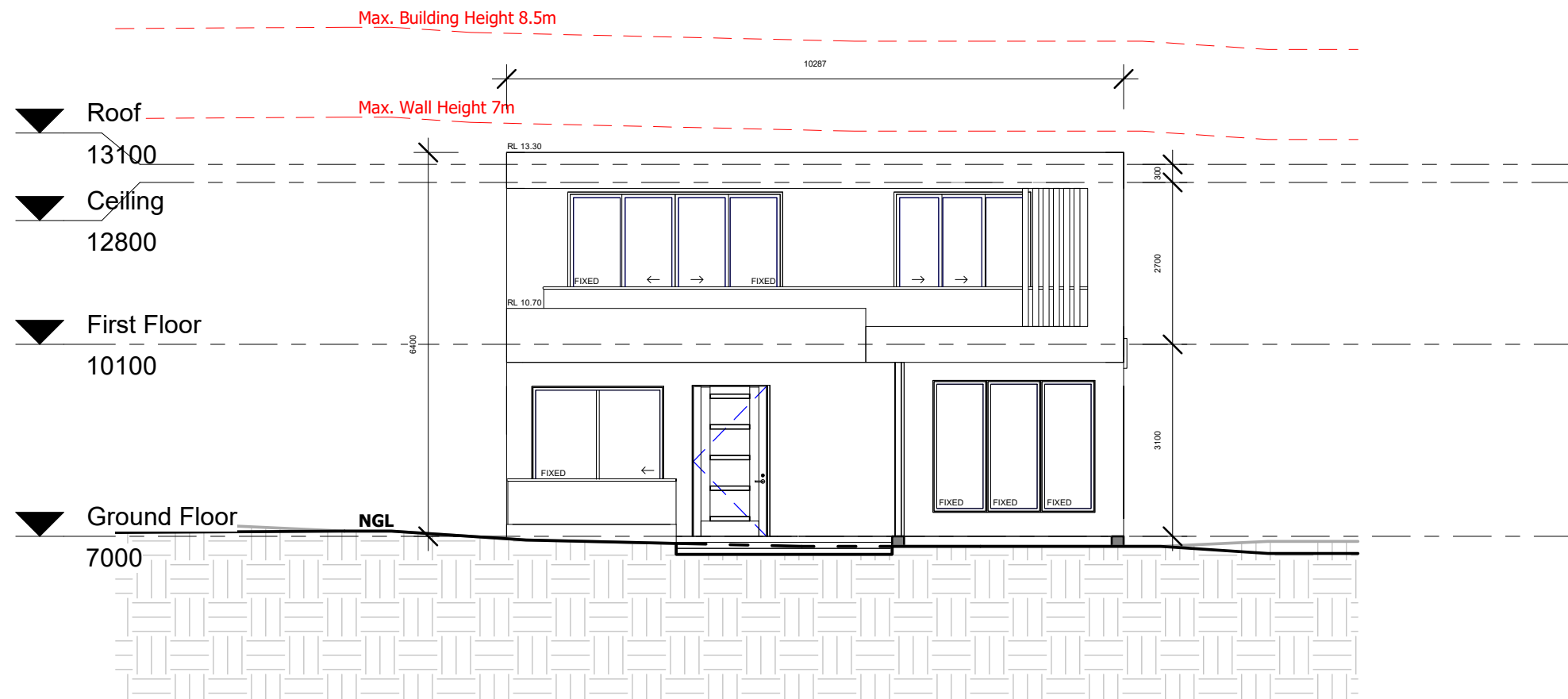
EAST ELEVATION

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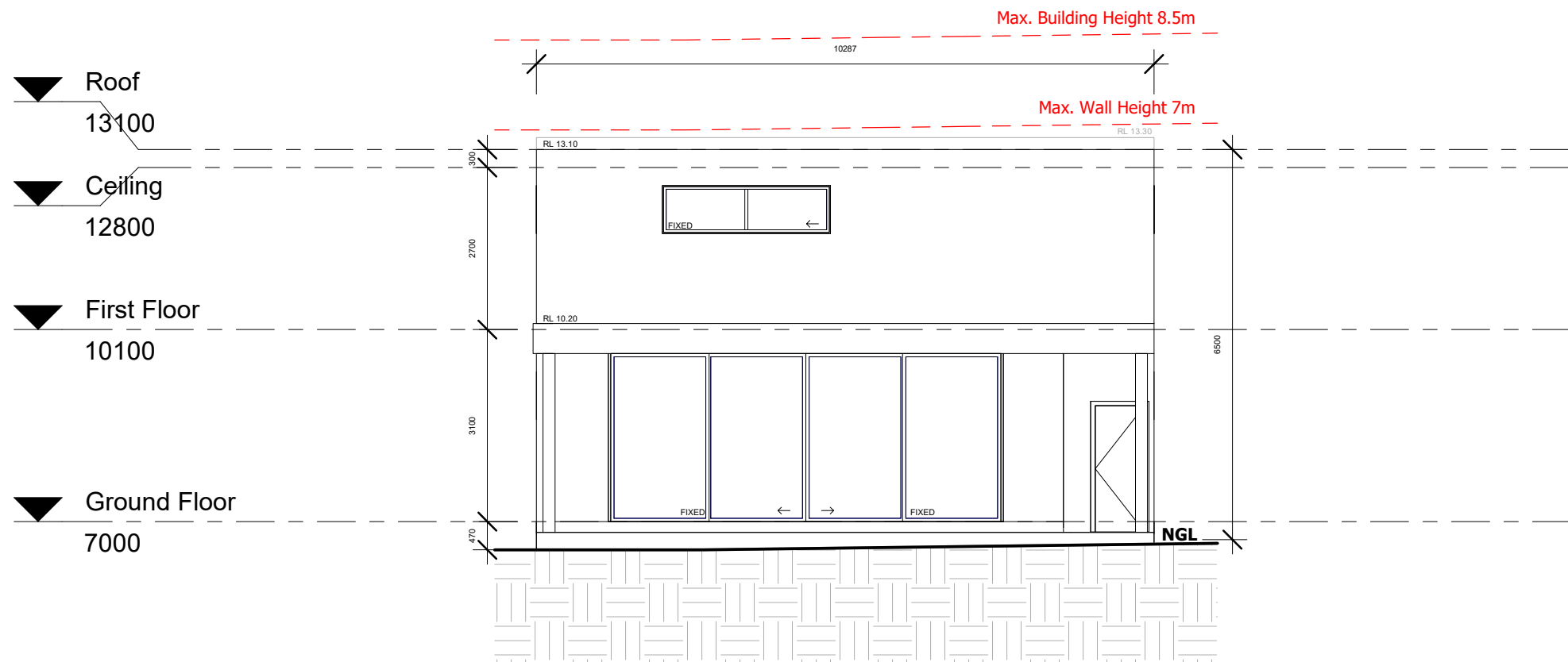
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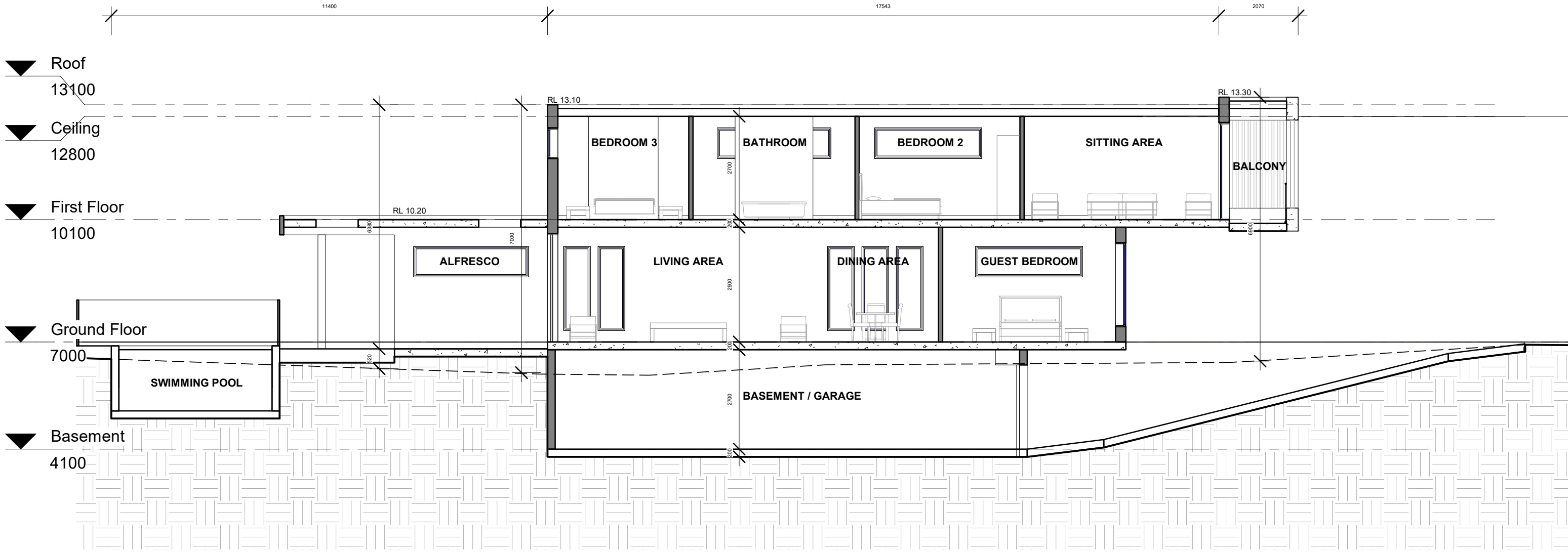
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							DATE	DRAWING TITLE	
							10 MARCH 2022	ELEVATION	

NORTH ELEVATION



SOUTH ELEVATION





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PROJECT
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STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA08

SCALE
1:100 (A3)

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SECTION

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PROJECT
**8-10 WENTWORTH ST,
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STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA09

SCALE
NTS

DATE
10 MARCH 2022

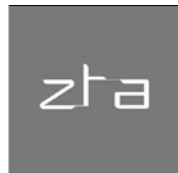
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3D VISUAL

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PRELIMINARY

STAGE
DA

DRAWING NO.
DA09.2

SCALE
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DATE
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3D VISUAL

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STAGE
DA

DRAWING NO.
DA09.3

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NTS

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3D VISUAL

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R1 MONUMENT DULUX, OR SIMILAR



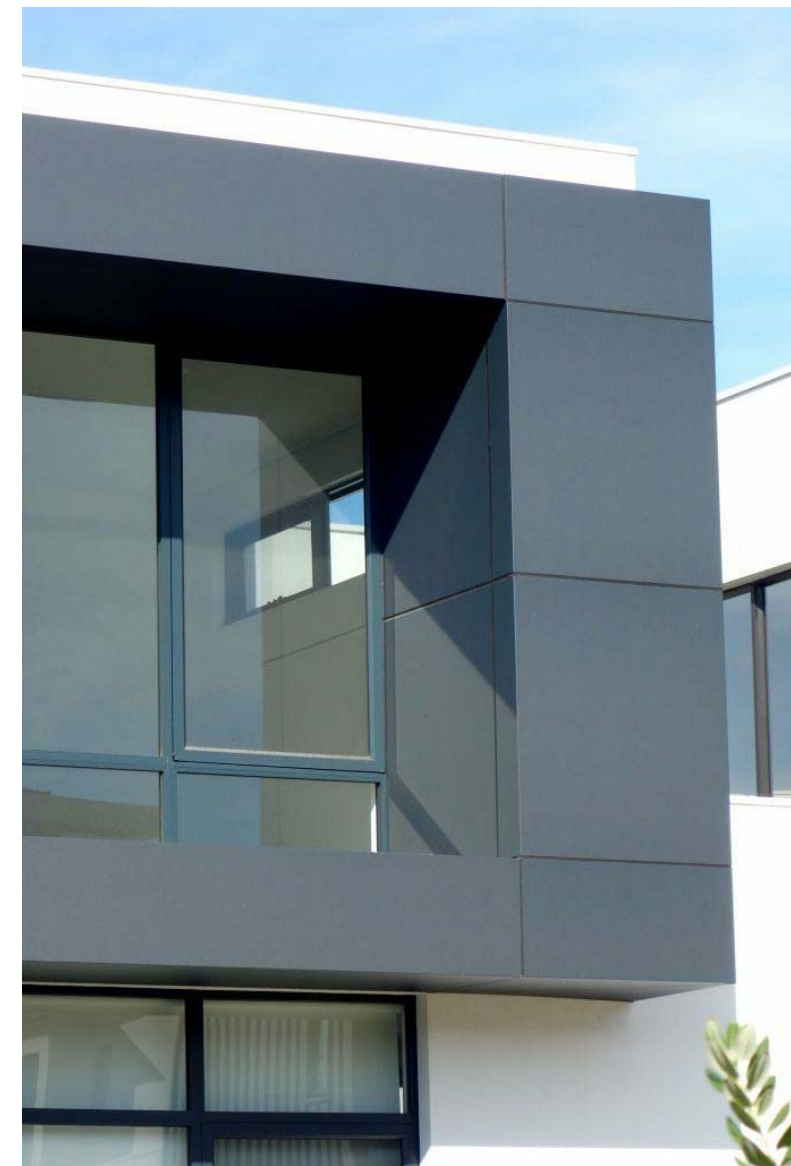
R2 SHALE GREY DULUX, OR SIMILAR



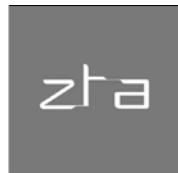
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STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA10

SCALE
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DRAWING TITLE
FINISHES SCHEDULE

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STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA11

SCALE
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DATE
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ISSUE

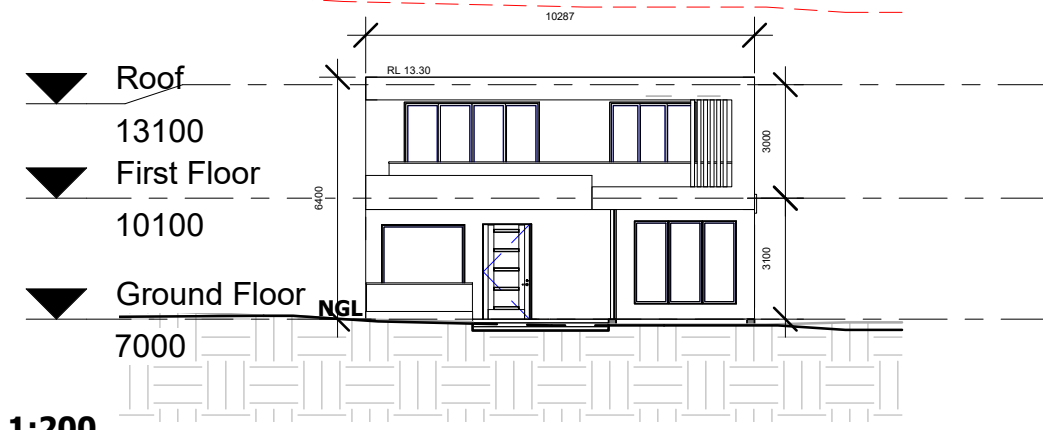
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DRAWING TITLE
STREETSCAPE

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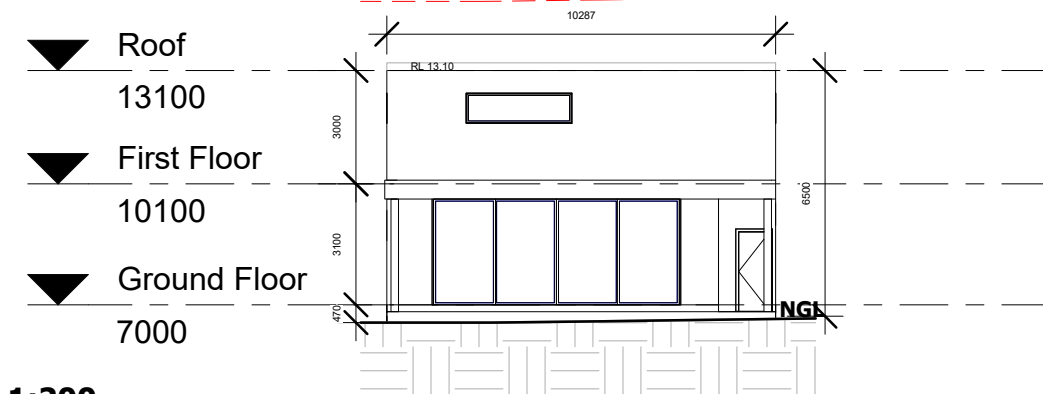
Max. Building Height 8.5m



1:200

NORTH ELEVATION

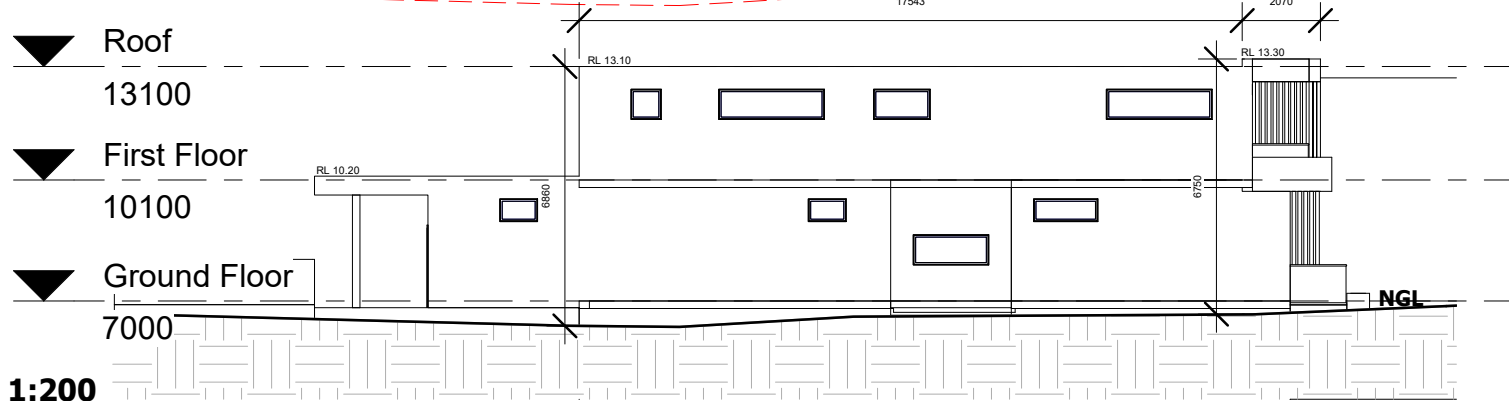
Max. Building Height 8.5m



1:200

SOUTH ELEVATION

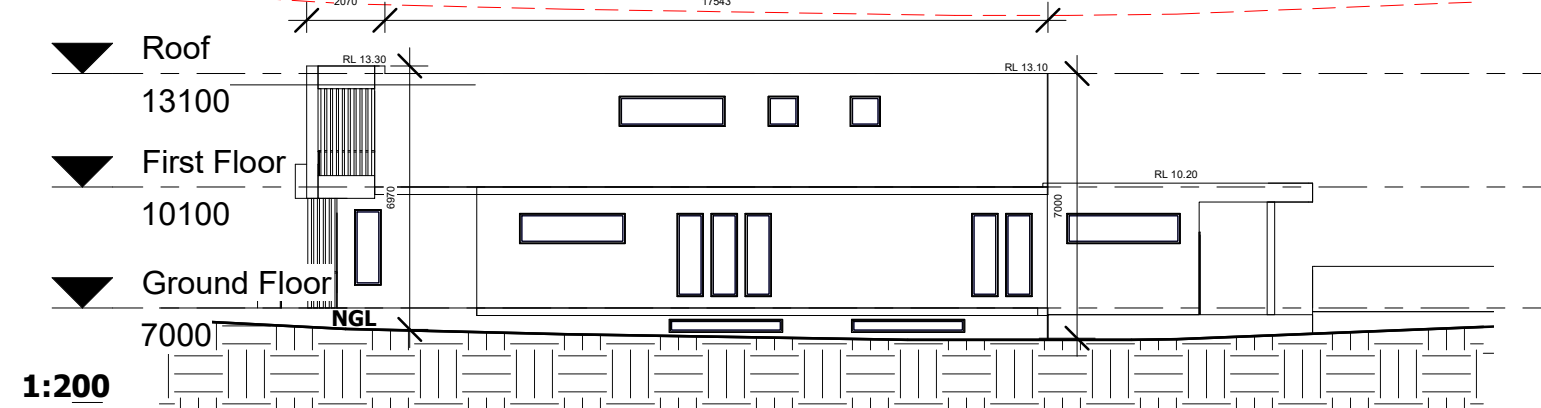
Max. Building Height 8.5m



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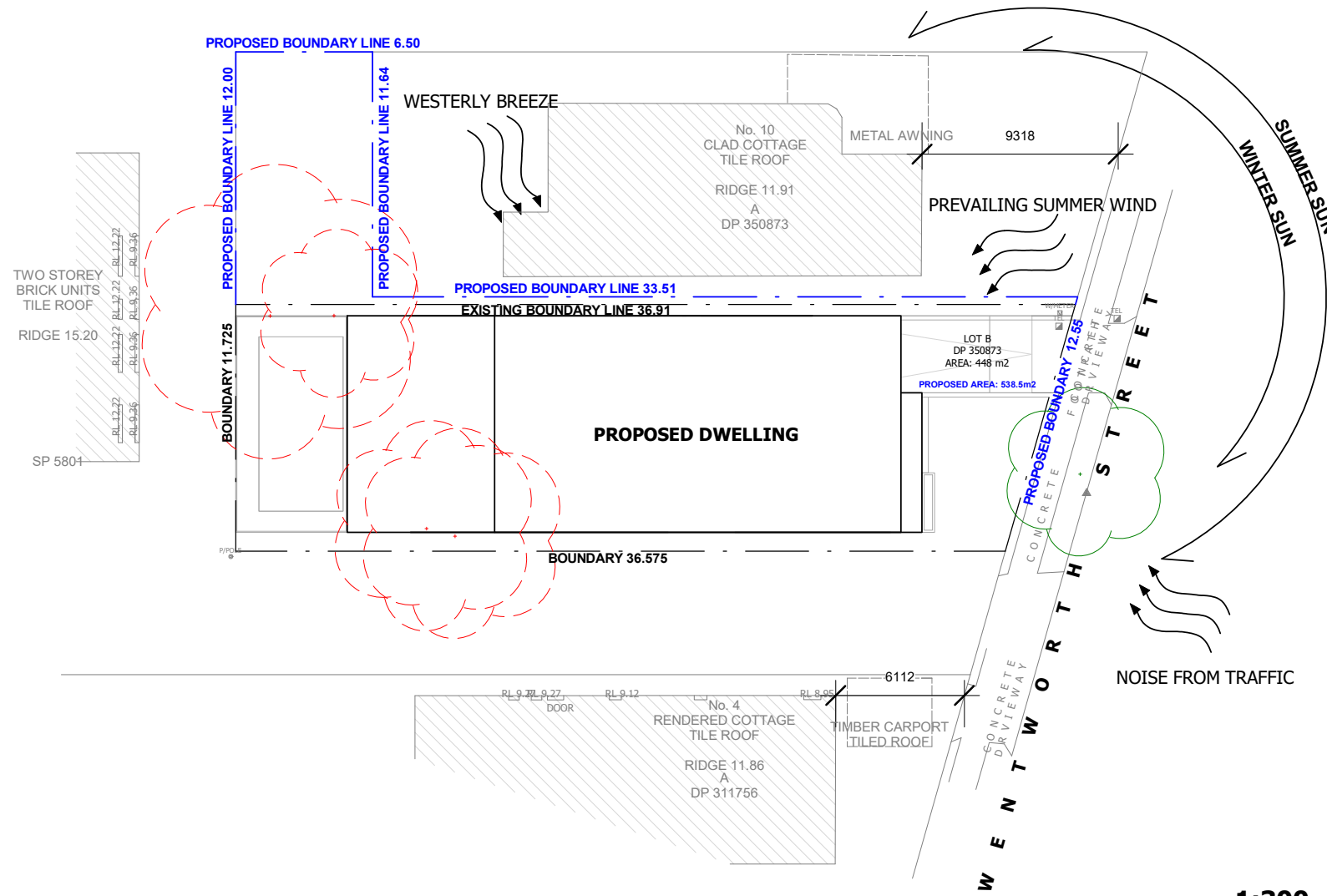
EAST ELEVATION

Max. Building Height 8.5m



1:200

WEST ELEVATION



1:300

SITE PLAN



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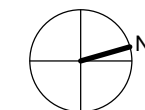
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PROJECT
8-10 WENTWORTH ST,
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STATUS
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STAGE
DA



DRAWING NO.
DA12

SCALE
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DATE
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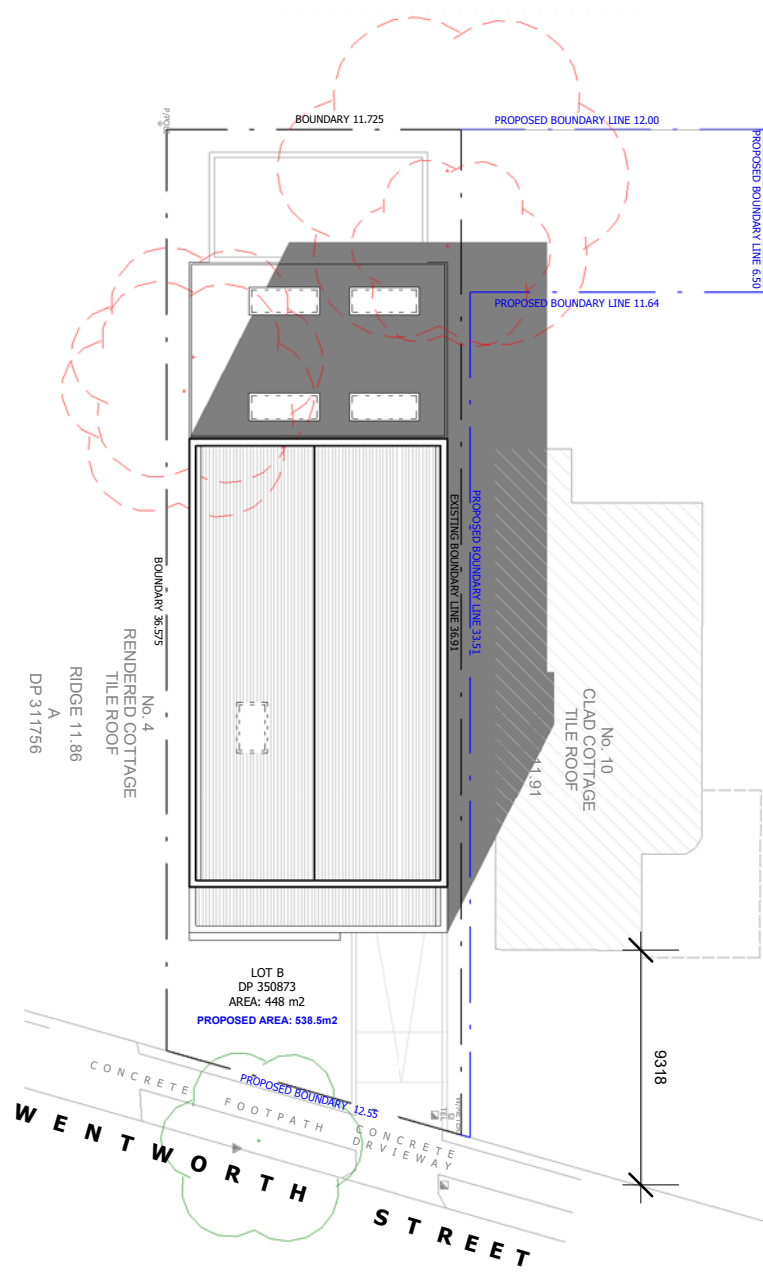
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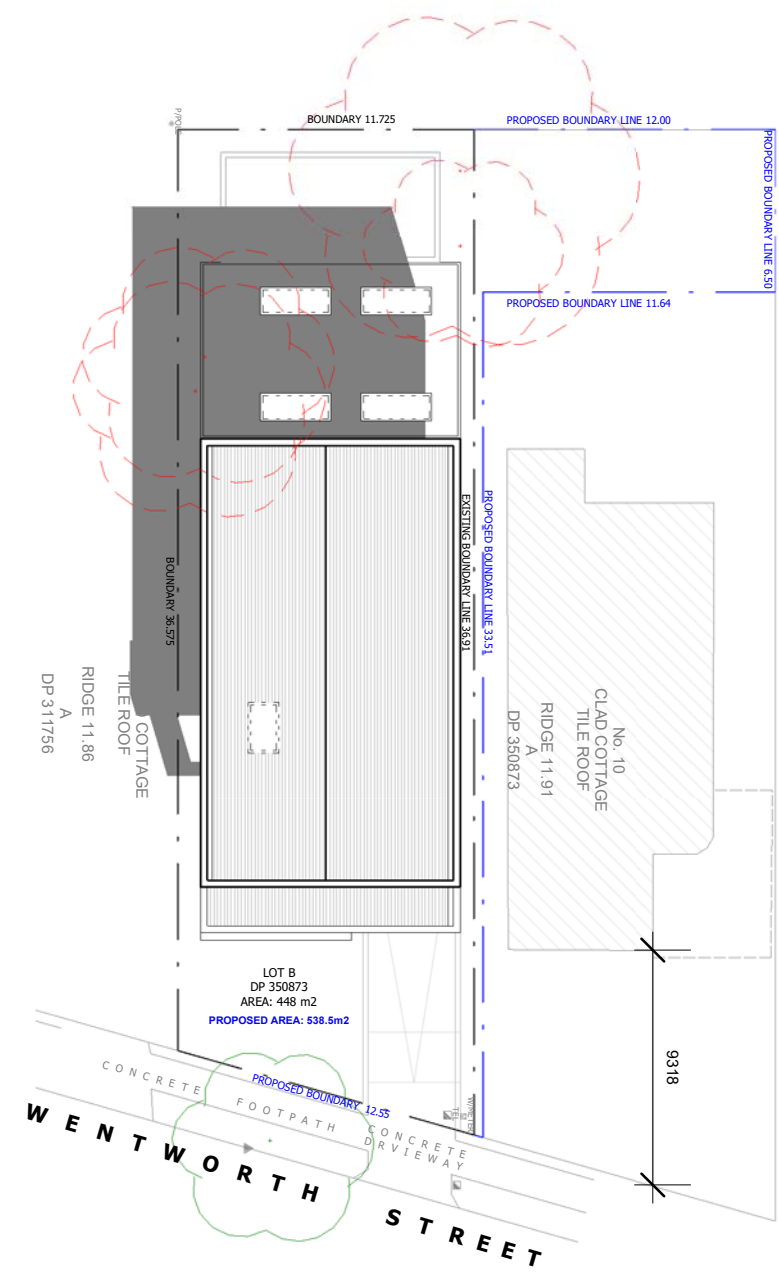
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NOTIFICATION PLAN

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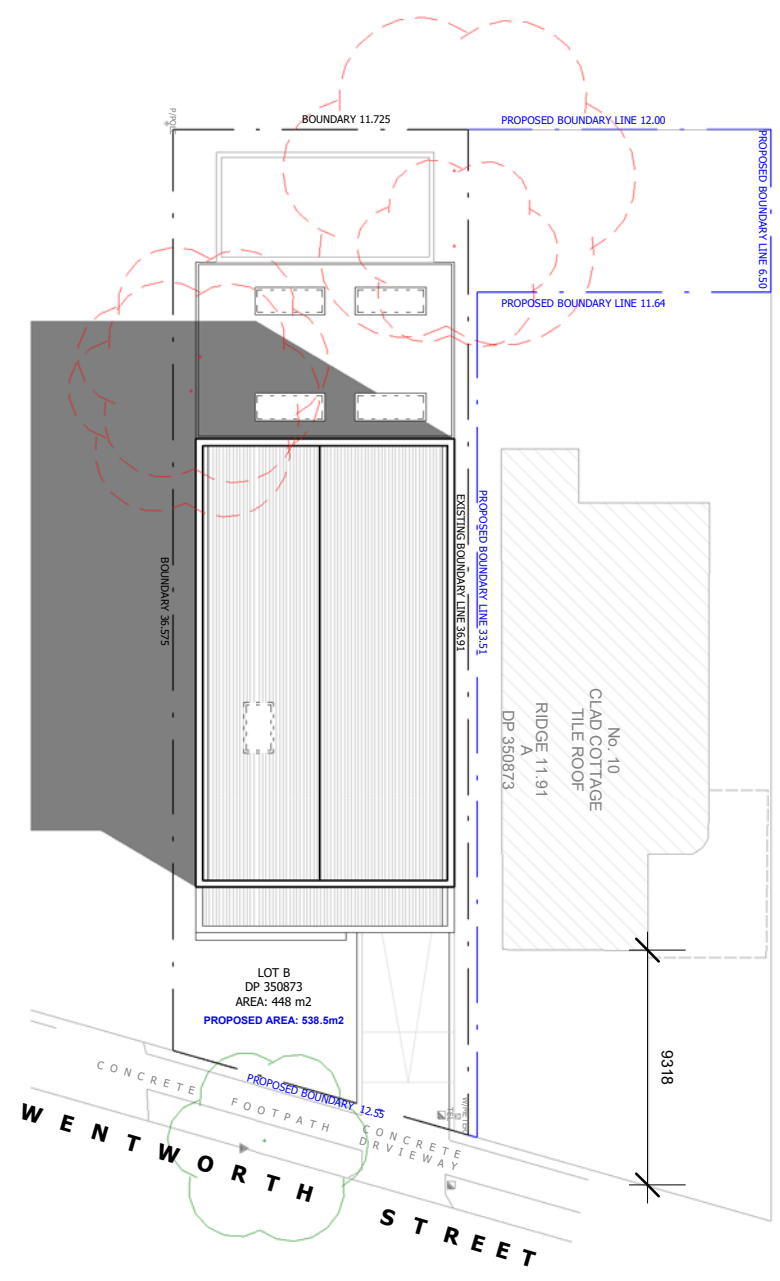
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9AM 21 JUNE - SHADOWS



12PM 21 JUNE - SHADOWS



3PM 21 JUNE - SHADOWS

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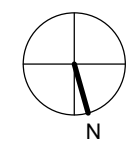
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PROJECT
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CLIENT
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STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA13

SCALE
1:300 (A3)

DATE
10 MARCH 2022

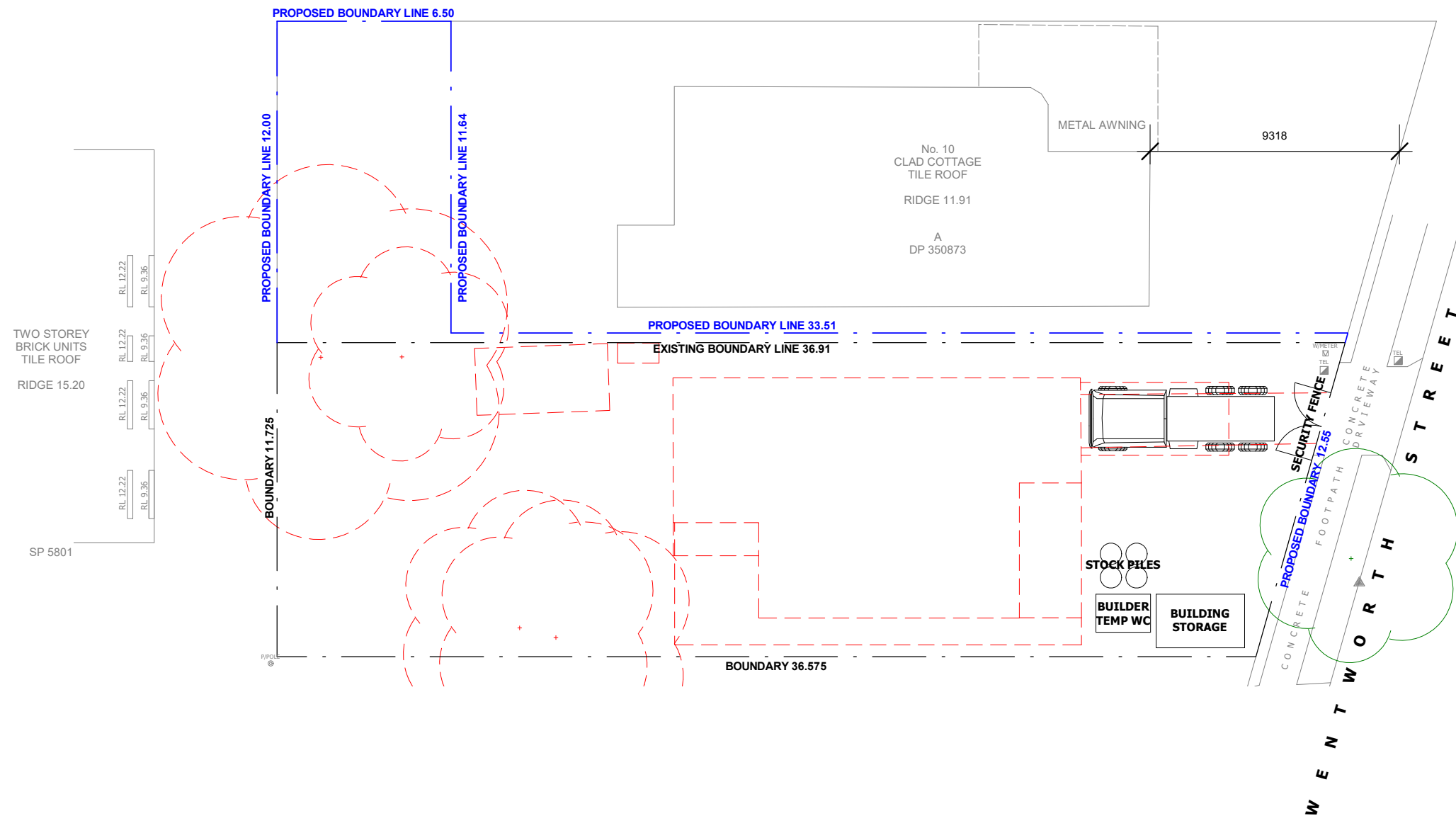
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21435

DRAWING TITLE
SHADOW DIAGRAMS

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EB

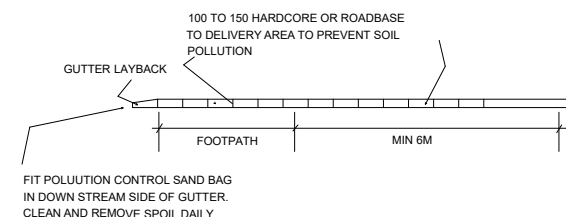
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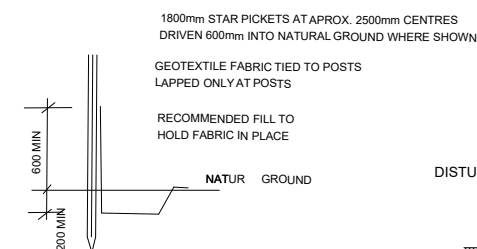
SCALE 1:200

SOIL AND WATER MANAGEMENT NOTES

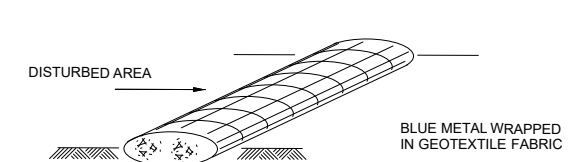
01. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
02. MINIMISE DISTURBED AREAS
03. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
04. DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
05. ROADS AND FOOTPATHS TO BE SWEEPED DAILY AND KEPT CLEAN AT ALL TIMES
06. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCILS' REQUIREMENTS.
07. NOT WITHSTANDING DETAILS SHOWN, IT IS THE SITE MANAGERS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
08. ALL BARE SOIL AREAS ARE TO BE PROTECTED FROM EROSION BY TEMPORARY MEASURES AND RE-VEGETATED
09. THE DOWNHILL BOUNDARY OF THE SITE IS TO BE PROTECTED BY HAY BALES OR A FILTER FABRIC FENCE DURING CONSTRUCTION AS SHOWN IN THE ATTACHED DETAILS.
10. THE STREET DRAINAGE PIT LOCATED DOWNHILL OF THE SITE SHALL BE PROTECTED FROM SEDIMENT WITH HAY BALES.
11. A SINGLE CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED IN THE MANNER SHOWN IN THE ATTACHED DETAILS.
12. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL ENGINEERING DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED BY THE BUILDER TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE ITEM.
13. IF IN DOUBT, ASK THE SUPERINTENDENT WHO SHALL CONSULT THE DESIGNER.



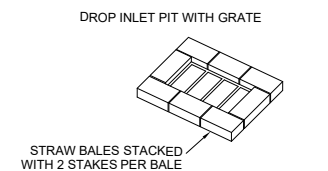
SECTION THRU UNLOADING DRIVEWAY



SECTION THRU TYPICAL SEDIMENT CONTROL FENCING



SEDIMENT BARRIER



STRAW BALE DROP INLET SEDIMENT TRAP

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CONSULTANTS

NOTE

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CLIENT

STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA14

SCALE
1:200 (A3)

DATE
10 MARCH 2022

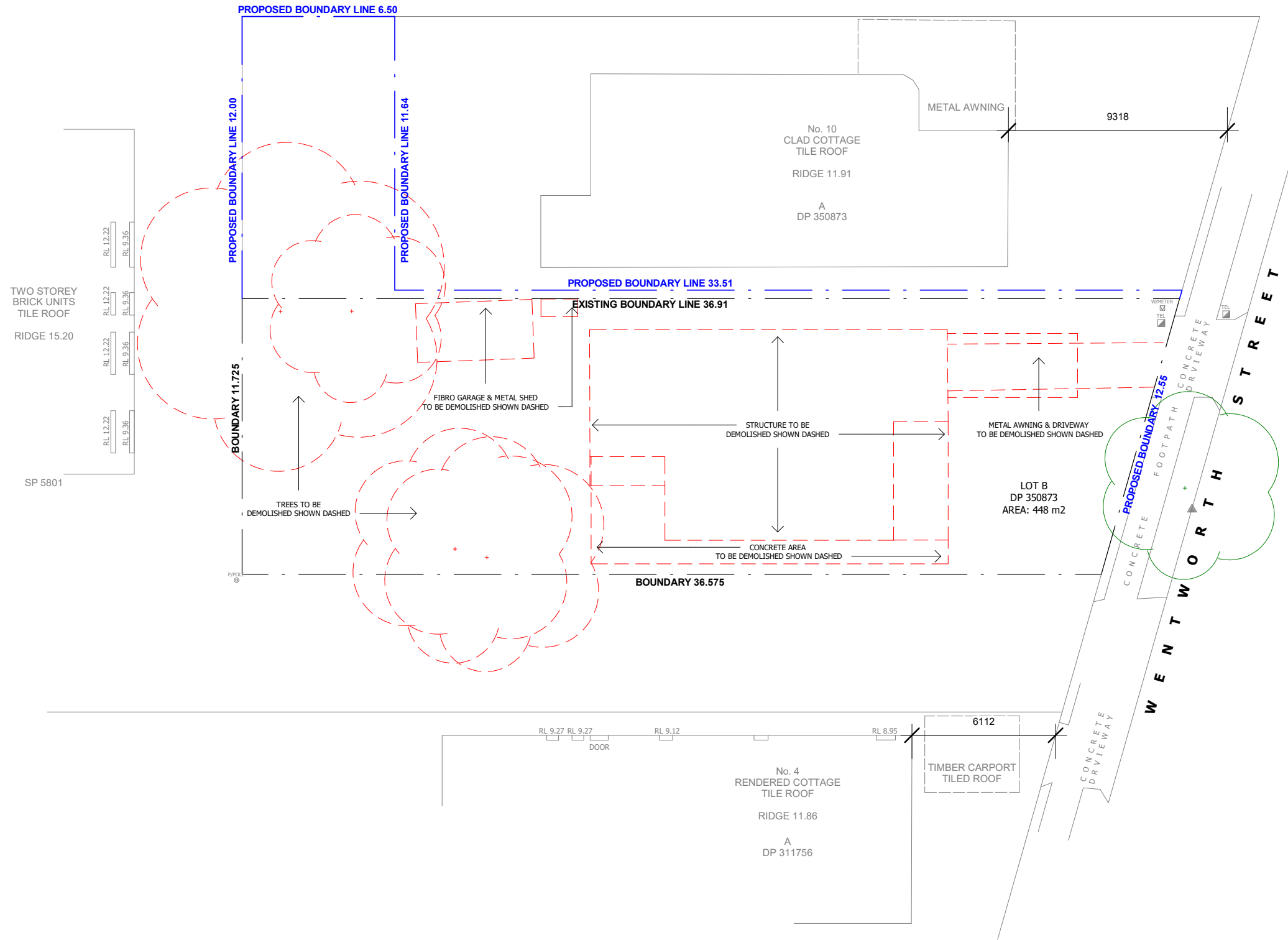
ISSUE
A

JOB NO.
21435

DRAWING TITLE
SEDIMENT CONTROL PLAN

DRAWN BY
EB

CHECKED BY
RZ



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NOTE

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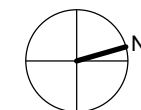
PURPOSE OF ISSUE

PROJECT
8-10 WENTWORTH ST,
CROYDON PARK NSW 2133

CLIENT

STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA15

SCALE
1:200 (A3)

DATE
10 MARCH 022

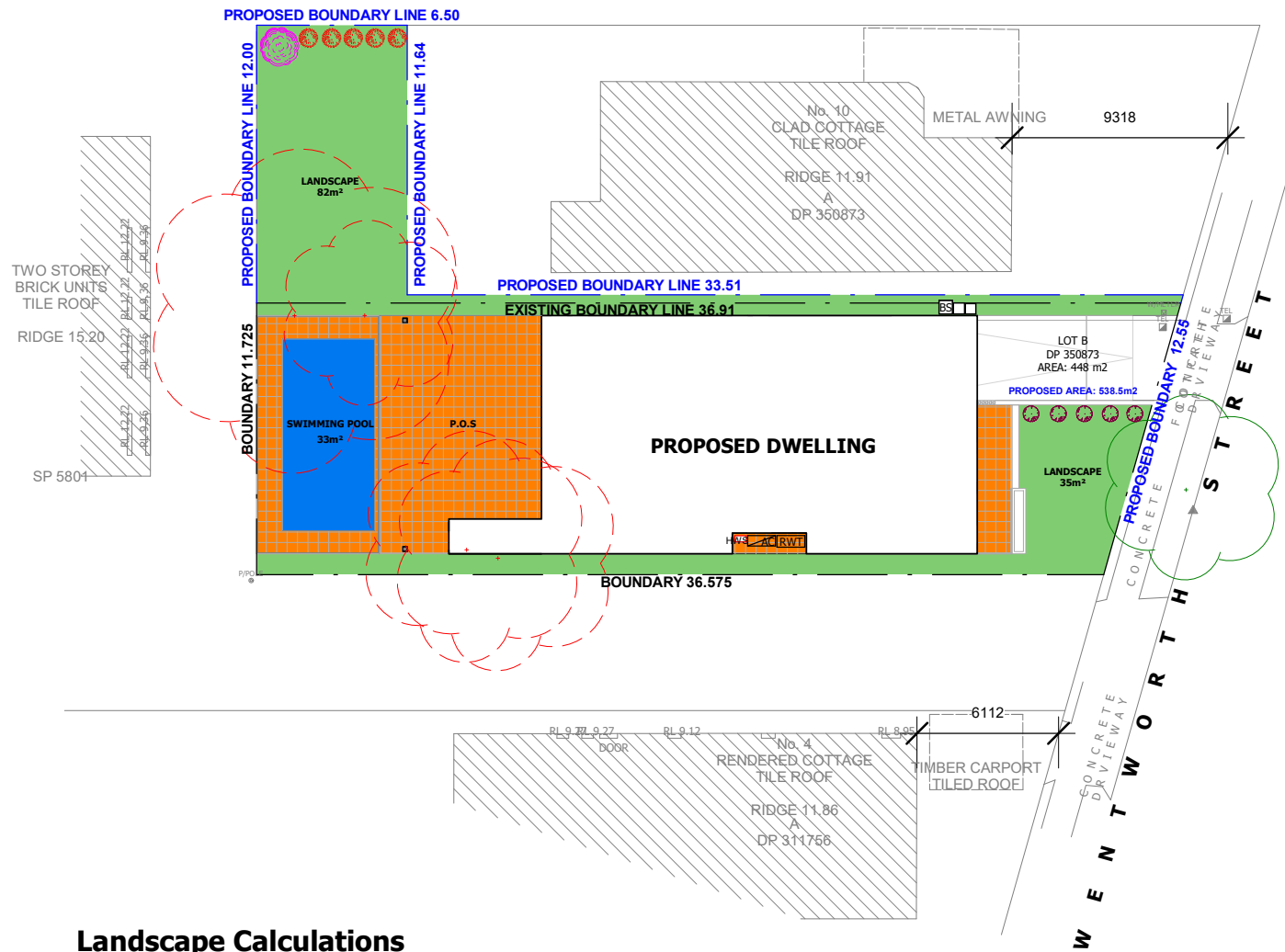
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DEMOLITION PLAN

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Landscape Calculations



(Minimum 1.5m width and length considered in landscape calculations)

	Front Landscape: 35 m ²
	Rear Landscape: 82 m ²
Total Area:	
Area: 117 m ²	

Legend

HWS	Hot water system; gas Built in - Instantaneous		Landscaped Area Deep Soil
BS	Bin storage		Tiled Area
AC	Air conditioning system outdoor unit		Driveway
RWT	3000L Rain water tank Refer to BAXIS Report		Stepping Stones
	Clothes Line		Pool

Plant Schedule

ID	QTY	Common Name	Botanical Name	Scheduled Size	Stacking
	5	Murraya	Murraya Paniculata	1-2.5m Height / 0.8-1.2m Width	Yes
	5	Slender Rice Flower	Pimelea Linifolia	1.5m Height	Yes
	1	Paper Bark Tea Tree	Melaleuca Quinquenervia	8m Height	Yes

Landscape Legend



Pimelea Linifolia
Slender Rice Flower



Murraya Paniculata
Orange Blossom



Water Gum
Tristanopsis Laurina

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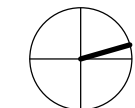
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STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA16

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21435

DRAWING TITLE
LANDSCAPE PLAN

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SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

Imported planting mix to planting beds is to comprise an approved soil mix of:

- 60% Soil mix (75% coarse sand and 25% blacksoil)
- 10% Mushroom compost
- 10% Composted sawdust
- 10% Pine bark fines
- 10% Composted manure

Mulch:

Mulch shall mean hardwood (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Plants are available from **Andreasens Green** wholesale nursery, contact Darren (02) 8777 4713, email darren@andreasensgreen.com.au or approved equivalent.

Turfed areas:

All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points. All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

MAINTENANCE / PLANT ESTABLISHMENT

- Landscape Contractors to provide 26 weeks for maintenance / plant establishment period. Carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, top dressing, and keeping the site tidy.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 75 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie

TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Loose Nepean River Pebble

MATERIAL: Nepean river pebble gravel to be of uniform size or graded material in the size 20mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Ph: (02) 9450 1444.

Timber Edge

MATERIAL: Timber edging shall consist of:

Edging: 100 x 50mm hardwood

Pegs: 50 x 50 x 400mm hardwood.

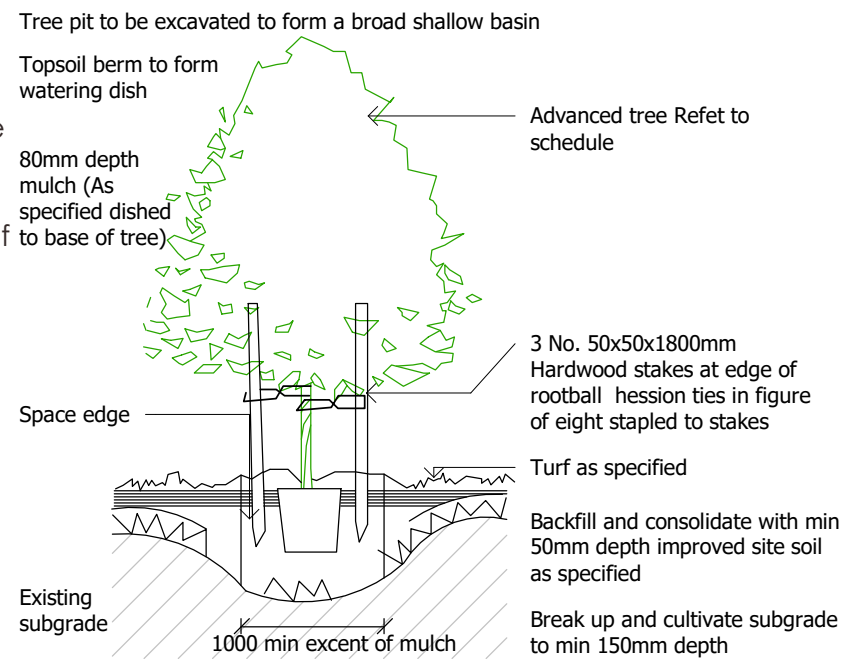
Fastenings: to be 75x3.75mm diam. galvanised nails

INSTALLATION: Setout alignment of timber edges on site for approval of Superintendent.

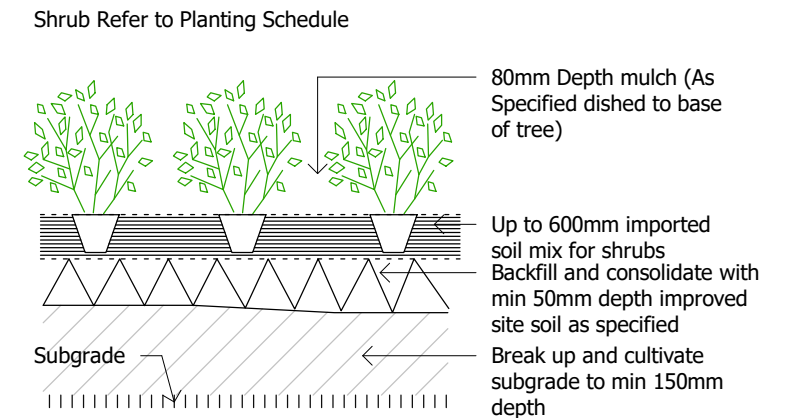
Excavate to approved alignment and place edge band within trench to confirm peg locations. Install pegs and affix timber edge in accordance with details. All timber edging to finish flush with adjoining turf.

- All finished levels are to be verified by Contractor on site.


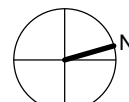
- All landscape works be in strict accordance with Council's landscape code and guidelines - This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.



Typical Edging, Turf & Planting Detail



Typical Shrub Planting Detail

 <p>Level 1, 538 King Georges Rd, Beverly Hills NSW 2209 ph: +61 2 8098 7886 fx: +61 2 8098 7886 e: admin@zta.net.au ABN 56 164 632 517</p> <p>zta architects</p> <p>architecture / urban design / interior design</p>	CONSULTANTS	NOTE	ISSUE	DATE	PURPOSE OF ISSUE	PROJECT 8-10 WENTWORTH ST, CROYDON PARK NSW 2133	STATUS PRELIMINARY	DRAWING NO. DA17	ISSUE A	DRAWN BY EB
						CLIENT -	STAGE DA	SCALE NTS	JOB NO. 21435	CHECKED BY RZ
								DATE 10 MARCH 2022	DRAWING TITLE LANDSCAPE PLAN	