

RESIDENTIAL DEVELOPMENT - DETACHED DUAL OCCUPANCY

DA SUBMISSION

22 UNIVERSAL AVE, GEORGES HALL NSW 2198

PROJECT NO. 22471

CANTERBURY-BANKSTOWN COUNCIL DCP & LEP

Land Zoning: R2 - Low Density Residential

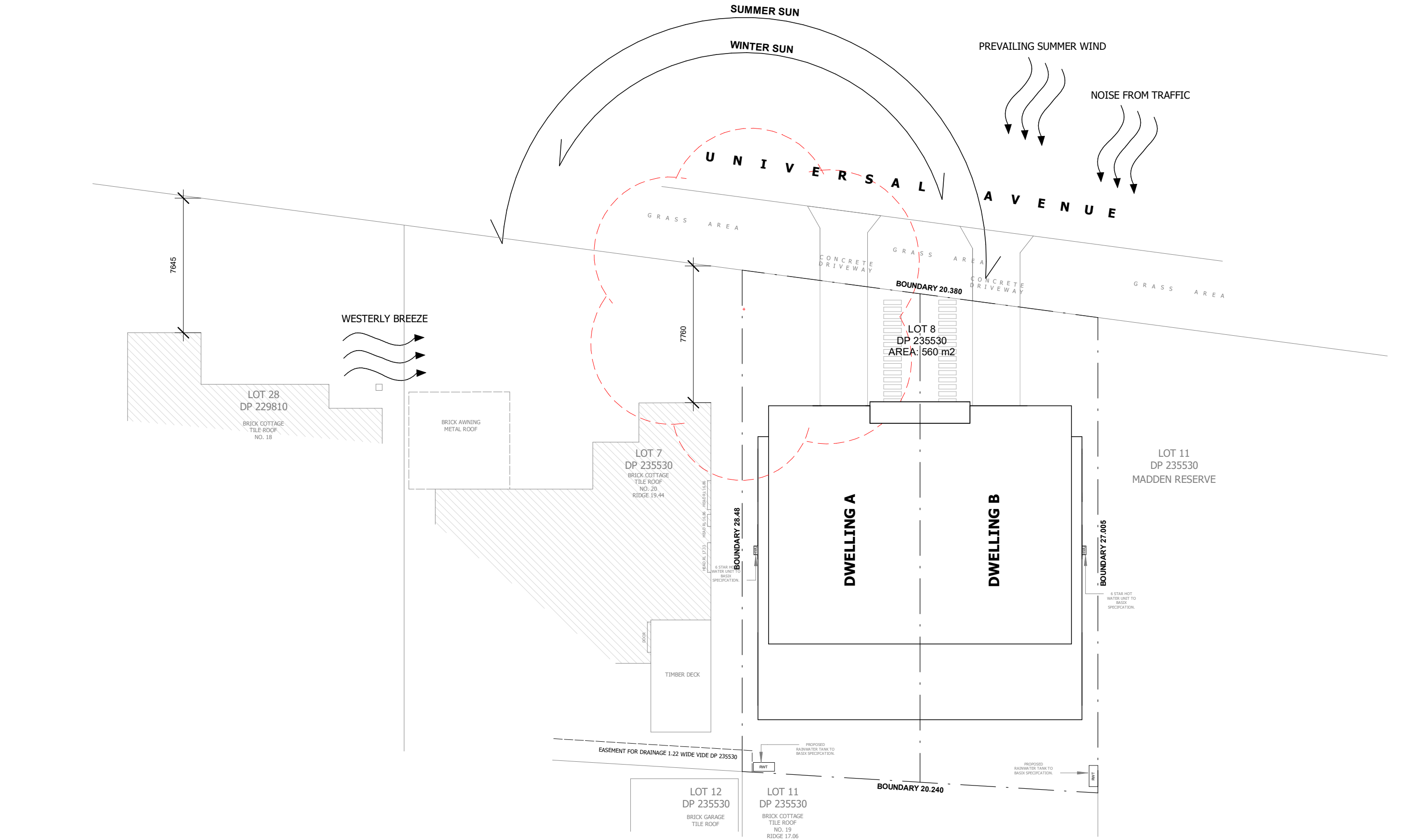
Site Area: 560 m²

No.	DRAWING NAME
DA_000.	COVER SHEET
DA_100.	SITE PLAN & ANALYSIS
DA_101.	DEMOLITION PLAN
DA_102.	SEDIMENT CONTROL PLAN
DA_201.	GROUND FLOOR PLAN
DA_202.	FIRST FLOOR PLAN
DA_203.	ROOF FLOOR PLAN
DA_300.	ELEVATIONS
DA_301.	ELEVATIONS
DA_302.	STREETSCAPE
DA_400.	SECTION
DA_600.	SHADOWS - PLAN
DA_700.	FINISHES SCHEDULE
DA_701.	3D VISUAL
DA_800.	NOTIFICATION PLAN
DA_900.	LANDSCAPE PLAN
DA_901.	LANDSCAPE PLAN

Compliance Table:	Dwelling A		
Proposed Site Area:	280 m ²		
STANDARD	REQUIREMENTS	PROVIDED	COMPLIES
Max GFA (m ²):	140 m ² (0.5:1 of lot 280m ²)	Ground Floor - 74.9m ² First Floor - 65m ² Total GFA - 139.9m ²	YES
Front Setback:	Ground Floor - 5.5m First Floor - 6.5m	Ground Floor - 5.5m First Floor - 6.5m	YES
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 - 5 m First Floor - 8 m	YES
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 - 1.5m	YES
Maximum Building Height:	9m Maximum Building Height. 7m Maximum Wall Height.	7m Max Wall Height.	YES
Total Minimum Landscape:	-	-	-
Minimum Street Frontage Landscape:	45% of the Area between the dwelling house and primary road frontage. 50.44 m ² required. 25.22 m ² per dwelling required.	57 m ²	YES
Minimum Rear Landscape:	-	-	-
Private Open Space:	80m ² with 5m width and length.	80 m ²	YES
Total Car Parking Space:	At least 1 with 1m or more behind the building line.	1 car parking space	YES

Compliance Table:	Dwelling B		
Proposed Site Area:	280 m ²		
STANDARD	REQUIREMENTS	PROVIDED	COMPLIES
Max GFA (m ²):	140 m ² (0.5:1 of lot 280m ²)	Ground Floor - 74.9m ² First Floor - 65m ² Total GFA - 139.9m ²	YES
Front Setback:	Ground Floor - 5.5m First Floor - 6.5m	Ground Floor - 5.5m First Floor - 6.5m	YES
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 - 5 m First Floor - 8 m	YES
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 - 1.5m	YES
Maximum Building Height:	9m Maximum Building Height. 7m Maximum Wall Height	7m Max Wall Height.	YES
Total Minimum Landscape:	-	-	-
Minimum Street Frontage Landscape:	45% of the Area between the dwelling house and primary road frontage. 50.44 m ² required. 25.22 m ² per dwelling required.	47 m ²	YES
Minimum Rear Landscape:	-	-	-
Private Open Space:	80m ² with 5m width and length.	80 m ²	YES
Total Car Parking Space:	At least 1 with 1m or more behind the building line.	1 car parking space	YES

zta 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 zta architects architecture / urban design / interior design	CONSULTANTS	NOTE	ISSUE	DATE	PURPOSE OF ISSUE	PROJECT 22 UNIVERSAL AVE, GEORGES HALL NSW 2198	STATUS FOR APPROVAL	DRAWING NO. DA-000	ISSUE B	DRAWN BY NK
			A	31.05.22	DA SUBMISSION			SCALE 1 : 50	JOB NO. 22471	CHECKED BY RZ
			B	06.07.22	DA SUBMISSION	CLIENT -	STAGE DA	DATE 06 July 2022	DRAWING TITLE Cover Sheet	



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ISSUE	DATE	PURPOSE OF ISSUE
A	31.05.22	DA SUBMISSION
B	06.07.22	DA SUBMISSION

PROJECT

22 UNIVERSAL AVE, GEORGES HALL NSW 2198

CLIENT

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STATUS

FOR APPROVAL

STAGE

DA

N

DRAWING NO.

DA-100

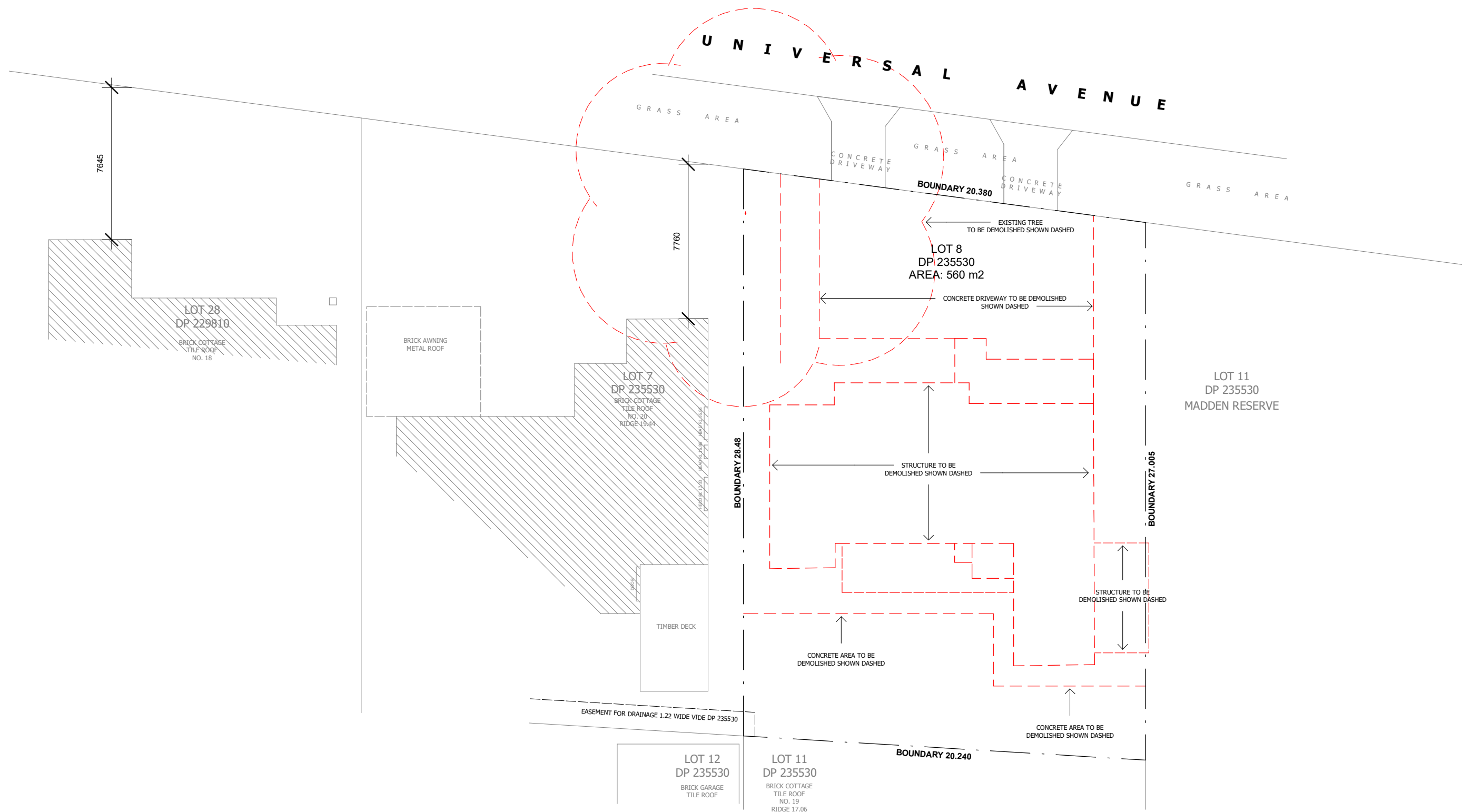
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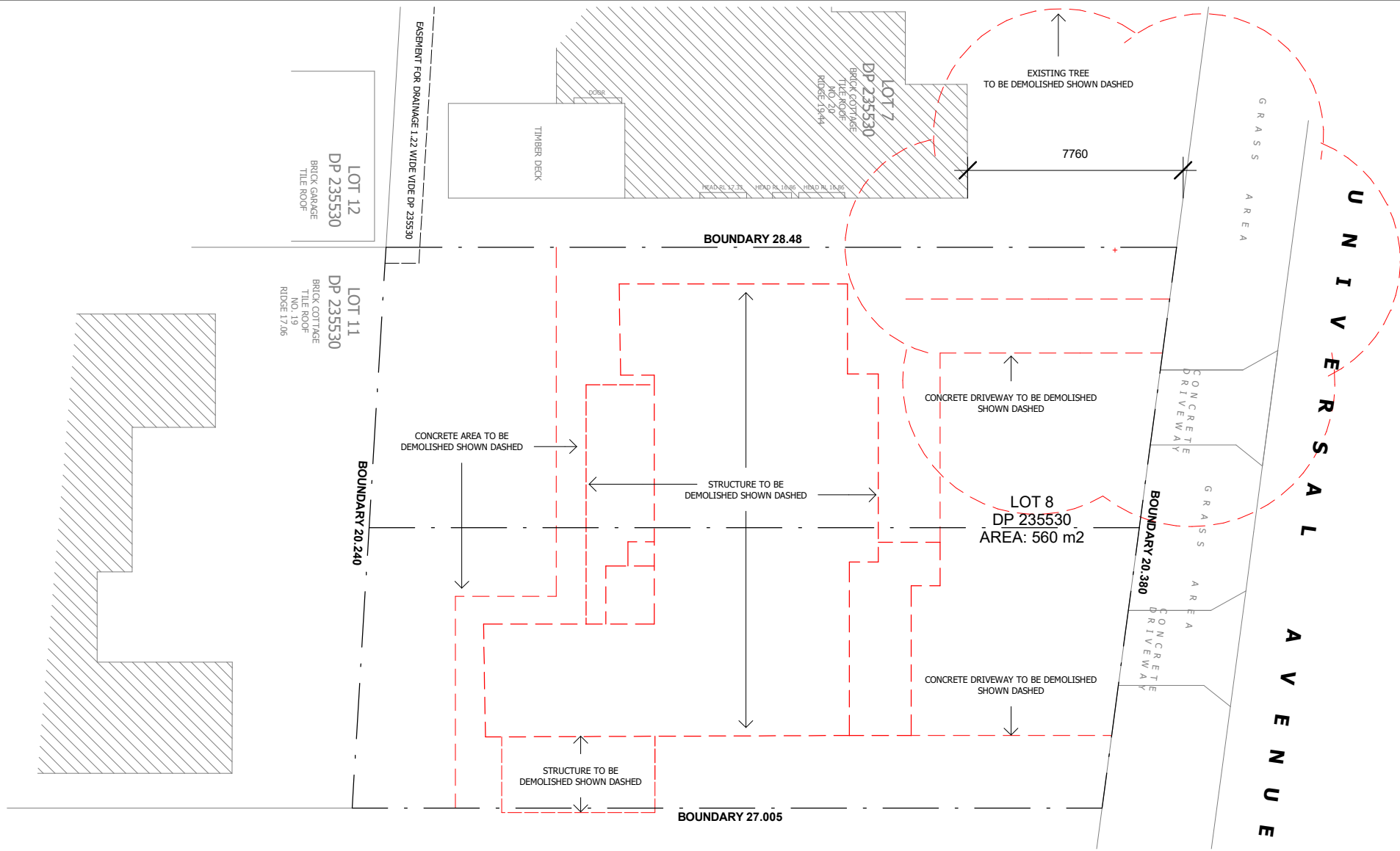
DATE

06 July 2022

ISSUE	DRAWN BY
B	NK
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DRAWING TITLE	
Site Plan & Analysis	



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								STAGE	SCALE	JOB NO.	CHECKED BY
								DA	1 : 200	22471	RZ
								N	DATE	DRAWING TITLE	
									06 July 2022	Demolition Plan	



SCALE 1:200



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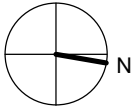
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A	31.05.22	DA SUBMISSION
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PROJECT
22 UNIVERSAL AVE, GEORGES
HALL NSW 2198

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STATUS
FOR APPROVAL

STAGE
DA



DRAWING NO.
DA-102

SCALE
1 : 200

DATE
06 July 2022

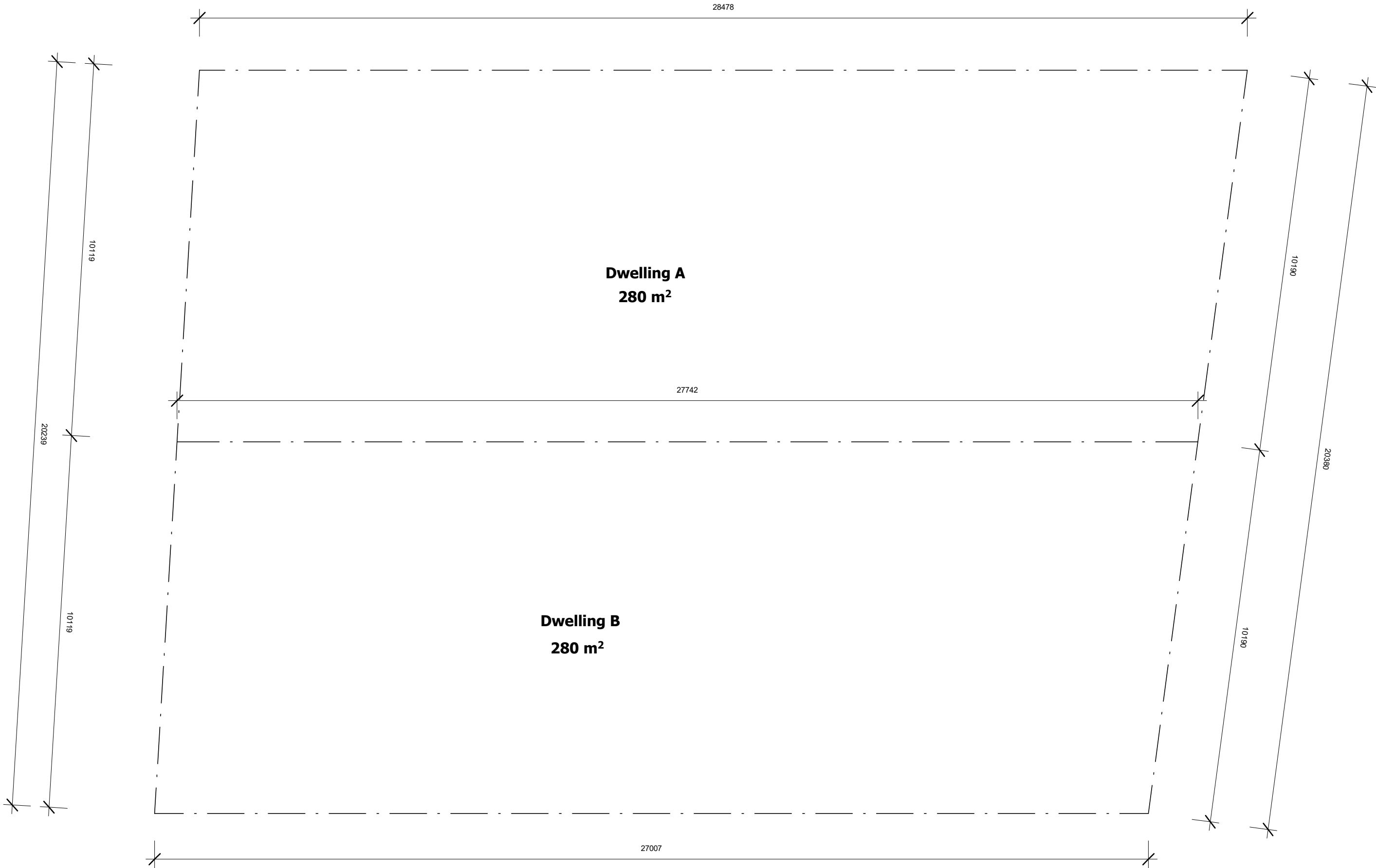
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Sediment Control Plan

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A	31.05.22	DA SUBMISSION
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PROJECT

22 UNIVERSAL AVE, GEORGES HALL NSW 2198

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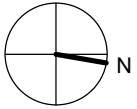
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STATUS

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STAGE

DA



DRAWING NO.

DA-103

SCALE

1 : 100

DATE

06 July 2022

ISSUE

B

JOB NO.

22471

DRAWING TITLE

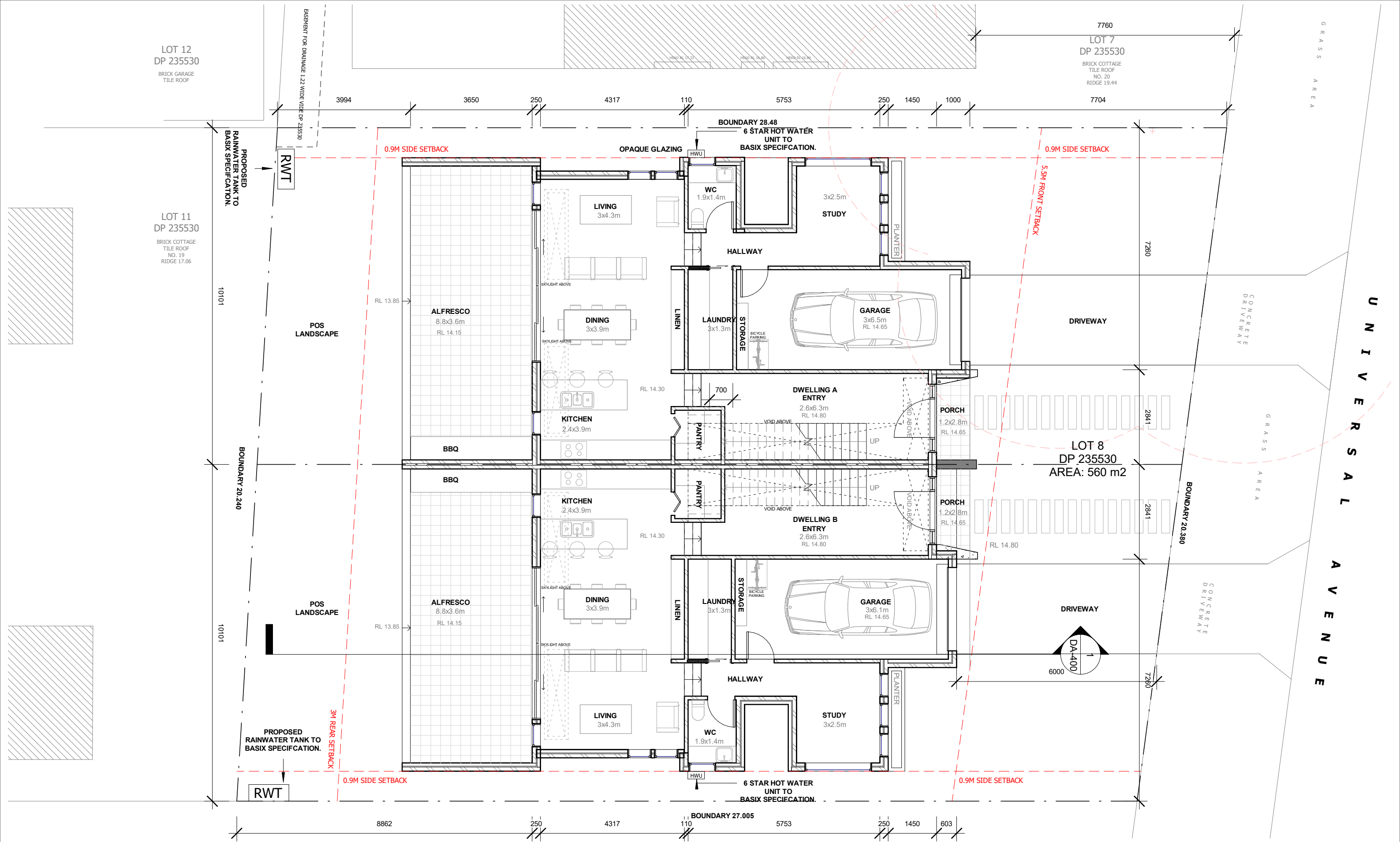
Subdivision Plan

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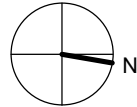
ISSUE	DATE	PURPOSE OF ISSUE
A	31.05.22	DA SUBMISSION
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PROJECT
22 UNIVERSAL AVE, GEORGES
HALL NSW 2198

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STATUS
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STAGE
DA



DRAWING NO.
DA-201

SCALE
1 : 100

DATE
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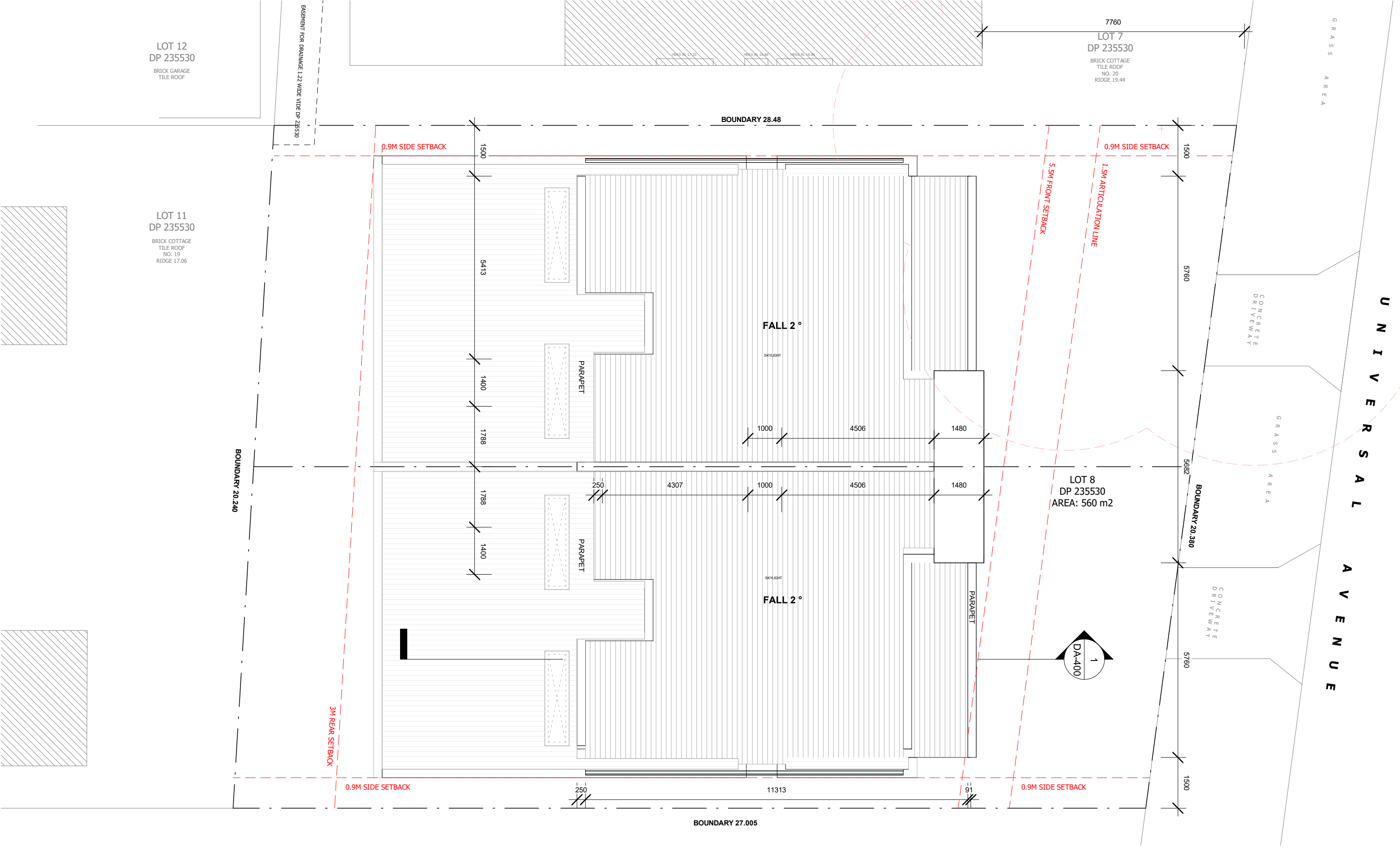
ISSUE
B

JOB NO.
22471

DRAWING TITLE
Ground Floor Plan

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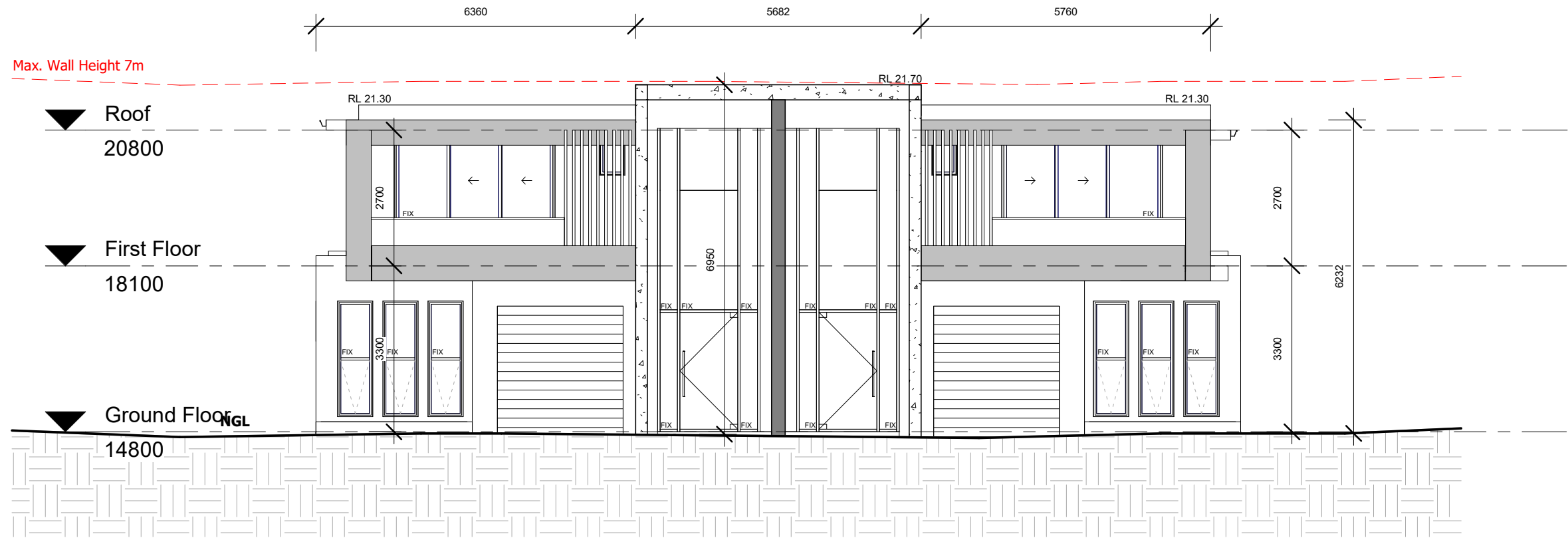
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				B	06.07.22	DA SUBMISSION		STAGE DA	SCALE	JOB NO.	CHECKED BY
							CLIENT		1 : 100	22471	RZ
								N	DATE	DRAWING TITLE	
							-		06 July 2022	Roof Plan	

Max. Building Height 9m

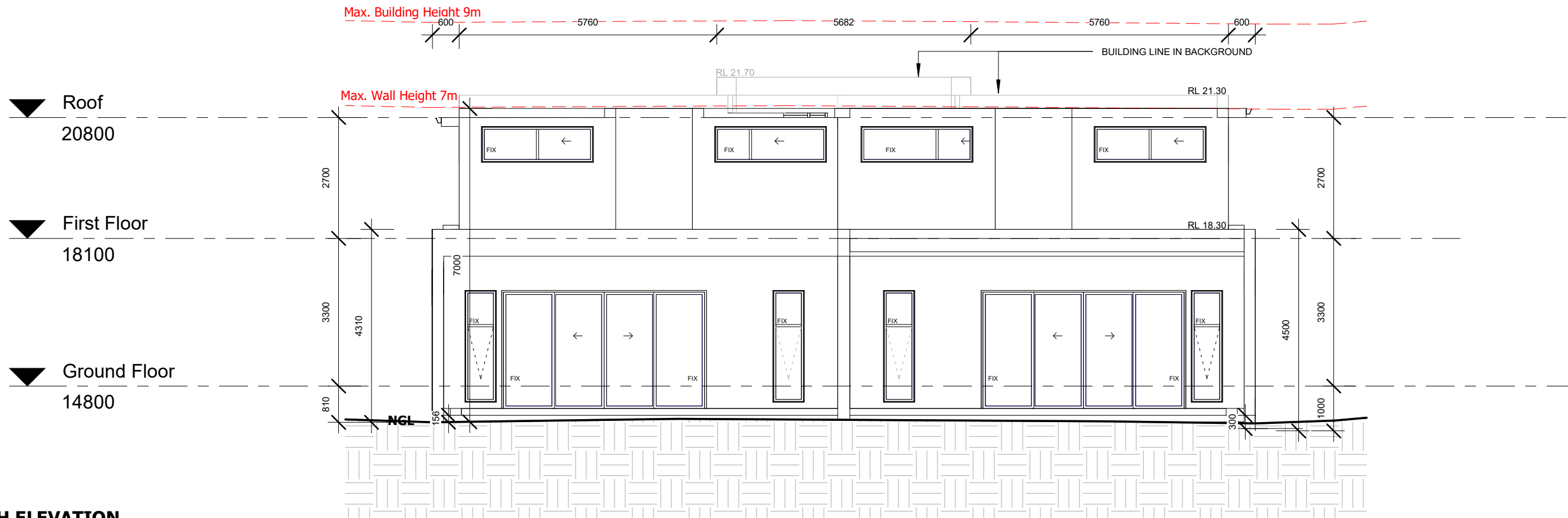
Max. Wall Height 7m



NORTH ELEVATION

Max. Building Height 9m

Max. Wall Height 7m



SOUTH ELEVATION



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A

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DA SUBMISSION

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22 UNIVERSAL AVE, GEORGES
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STATUS

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STAGE

DA

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DA-300

SCALE

1 : 100

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ISSUE

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22471

DRAWING TITLE

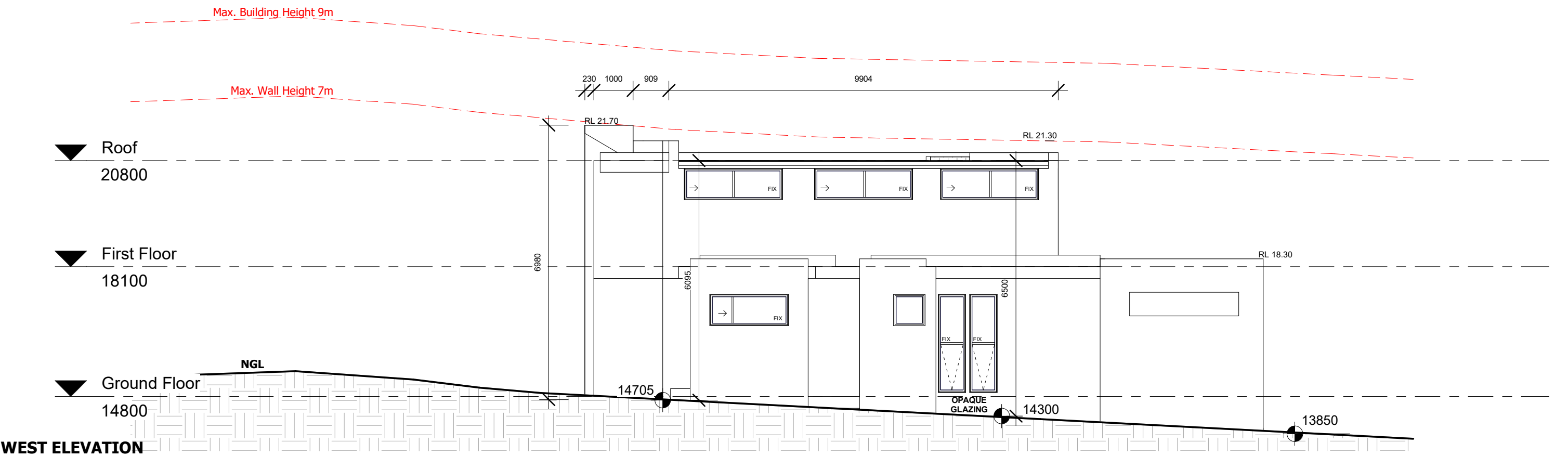
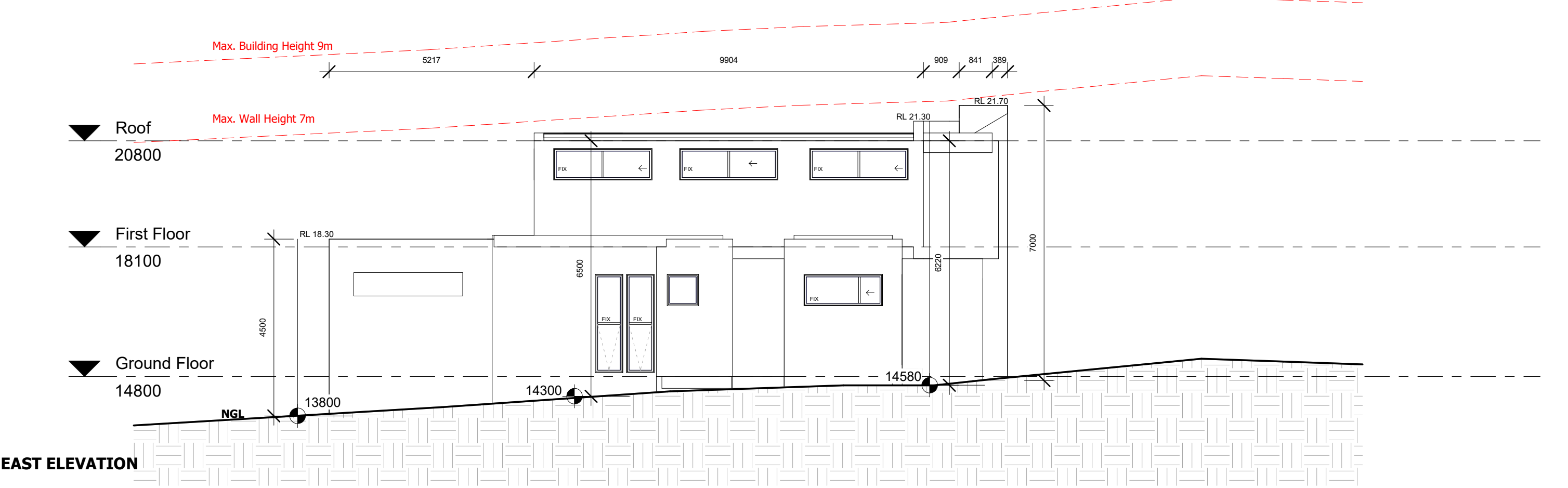
Elevations

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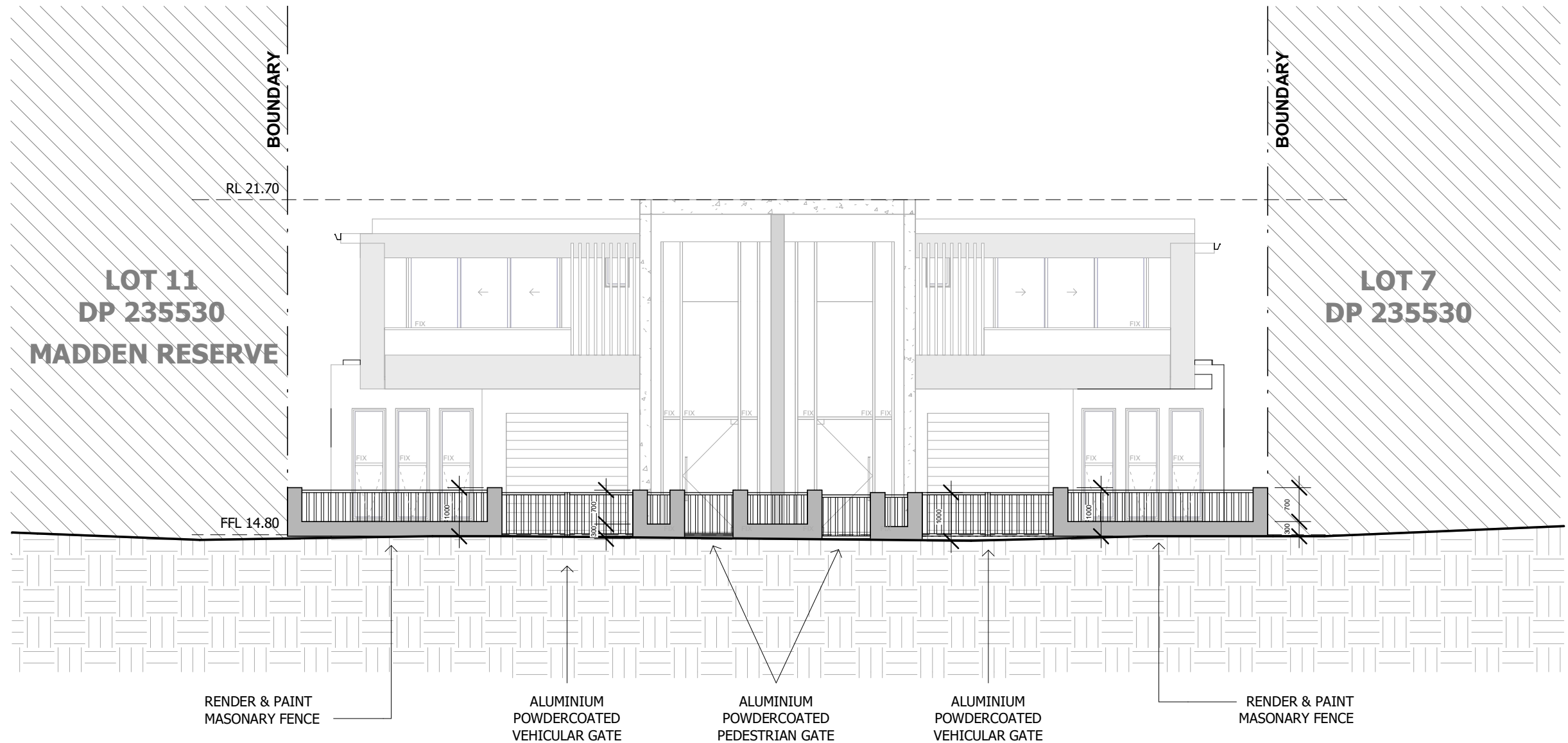
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							CLIENT		SCALE 1 : 100	JOB NO. 22471	CHECKED BY RZ
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PROJECT

22 UNIVERSAL AVE, GEORGES
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CLIENT

STATUS

FOR APPROVAL

STAGE
DA

DRAWING NO.

DA-302

SCALE

1 : 100

DATE

06 July 2022

ISSUE

B

JOB NO.

22471

DRAWING TITLE

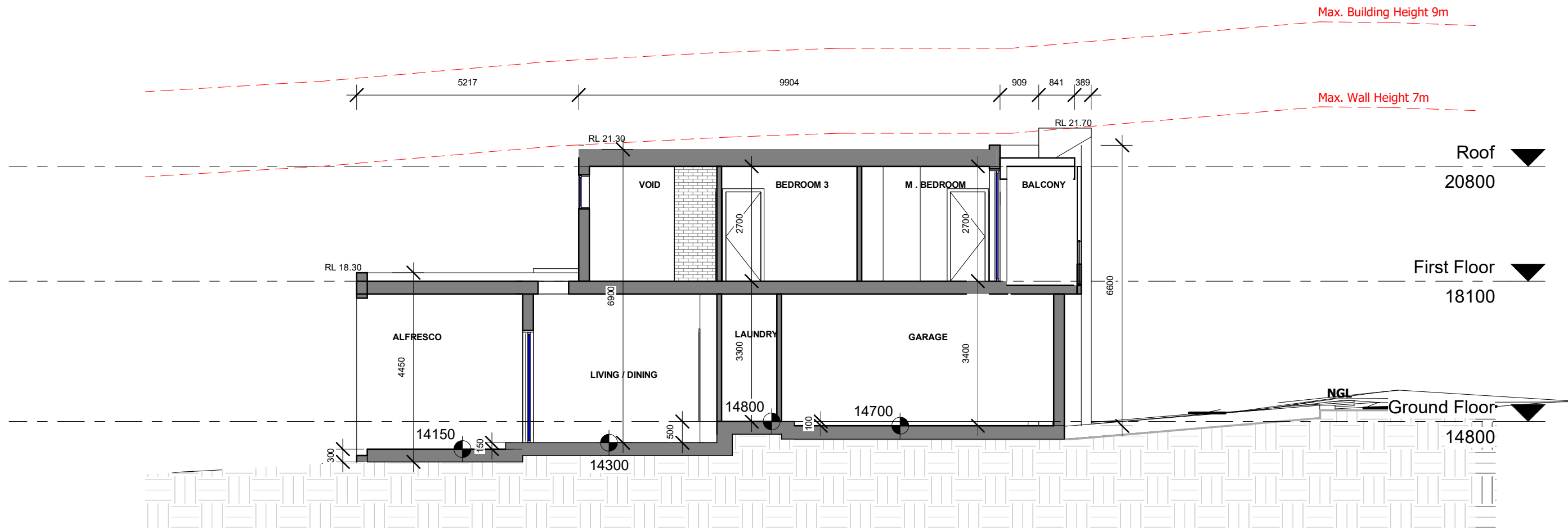
Streetscape

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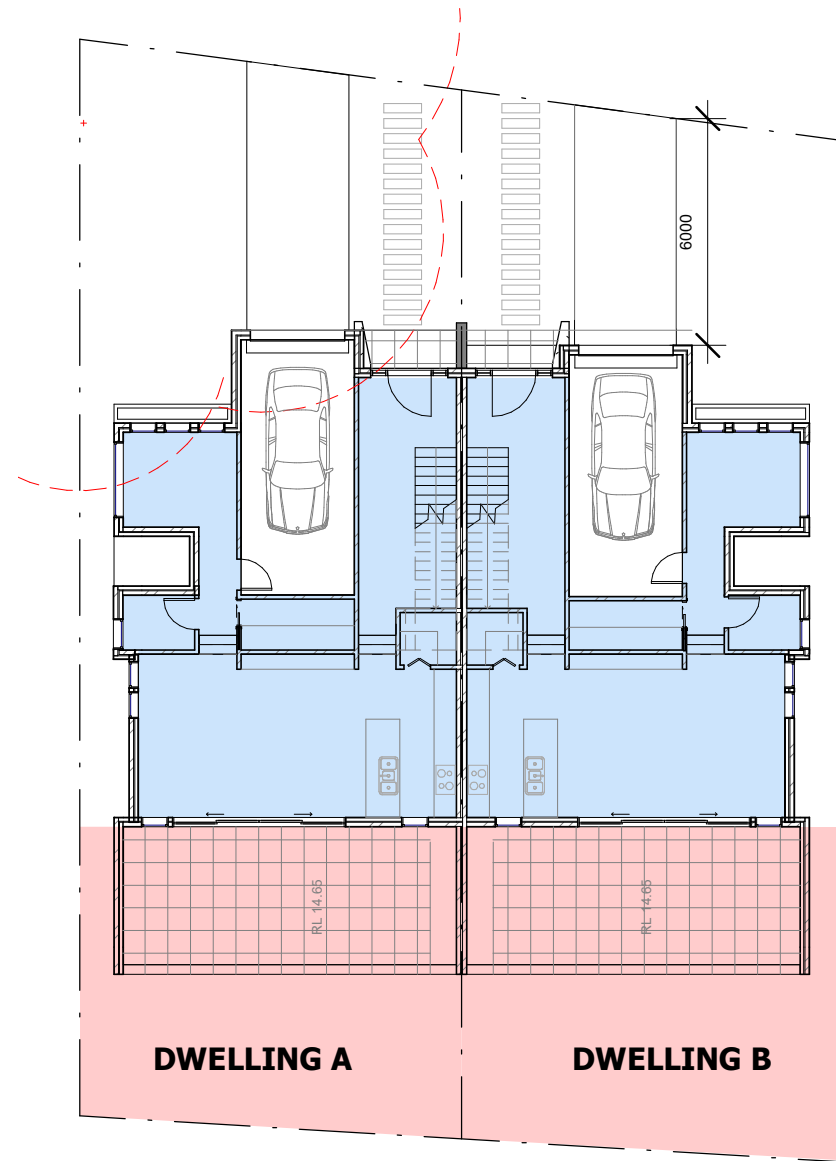
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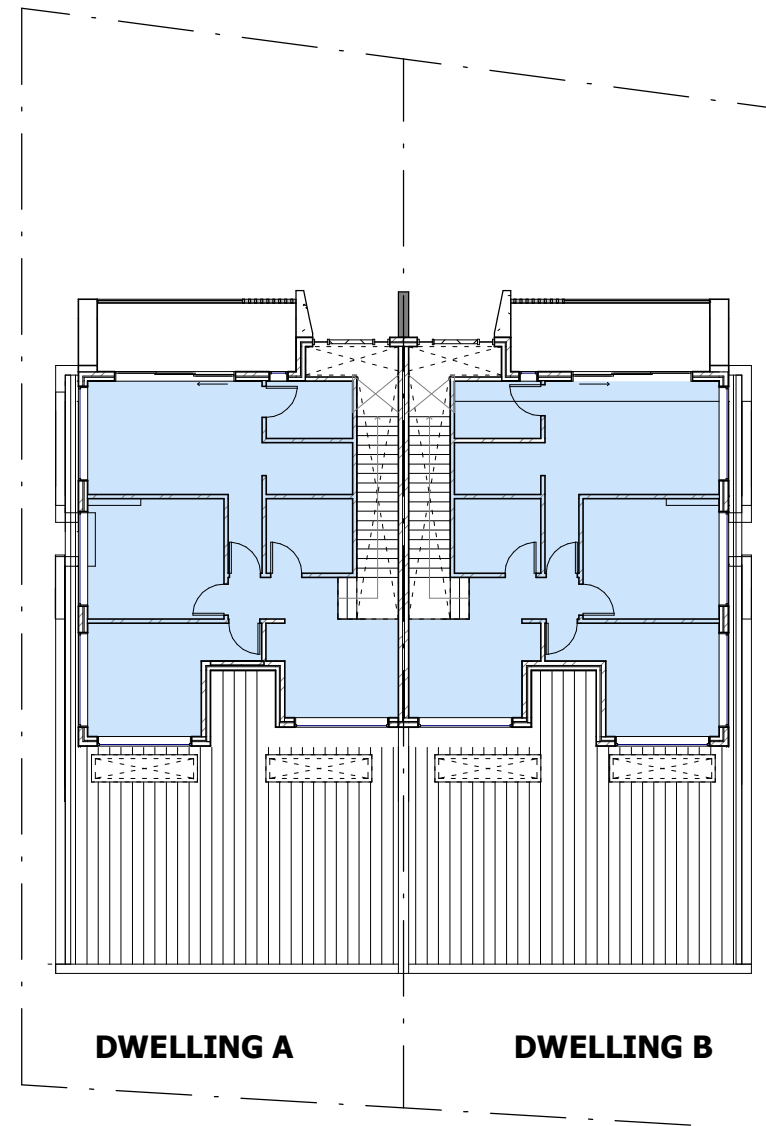
Dwelling A

140 m²
(0.5:1 of lot
280m²)

Ground Floor - 75m²
First Floor - 63.8m²

Total GFA - 138.8m²

POS: 80.2m²



Dwelling B

140 m²
(0.5:1 of lot
280m²)

Ground Floor - 75m²
First Floor - 63.8m²

Total GFA - 138.8m²

POS: 82.2m²



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A

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PROJECT

**22 UNIVERSAL AVE, GEORGES
HALL NSW 2198**

CLIENT
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STATUS

FOR APPROVAL

STAGE
DA

DRAWING NO.

DA-500

SCALE

As indicated

DATE

06 July 2022

ISSUE

B

JOB NO.

22471

DRAWING TITLE

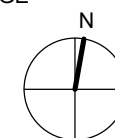
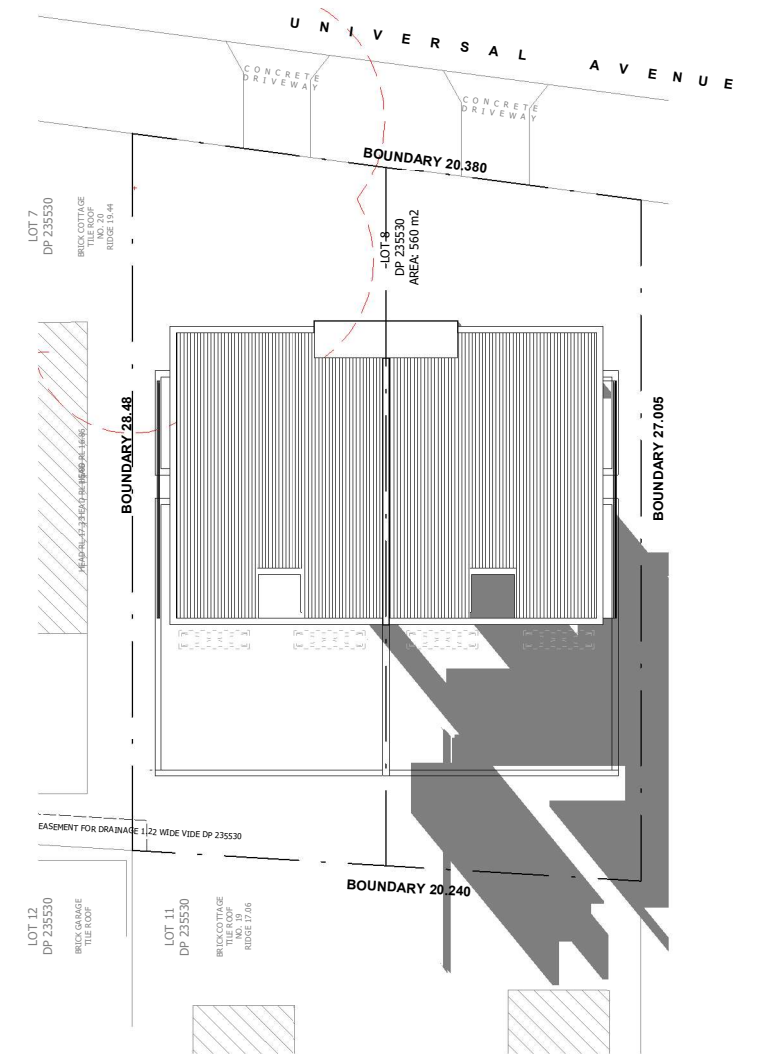
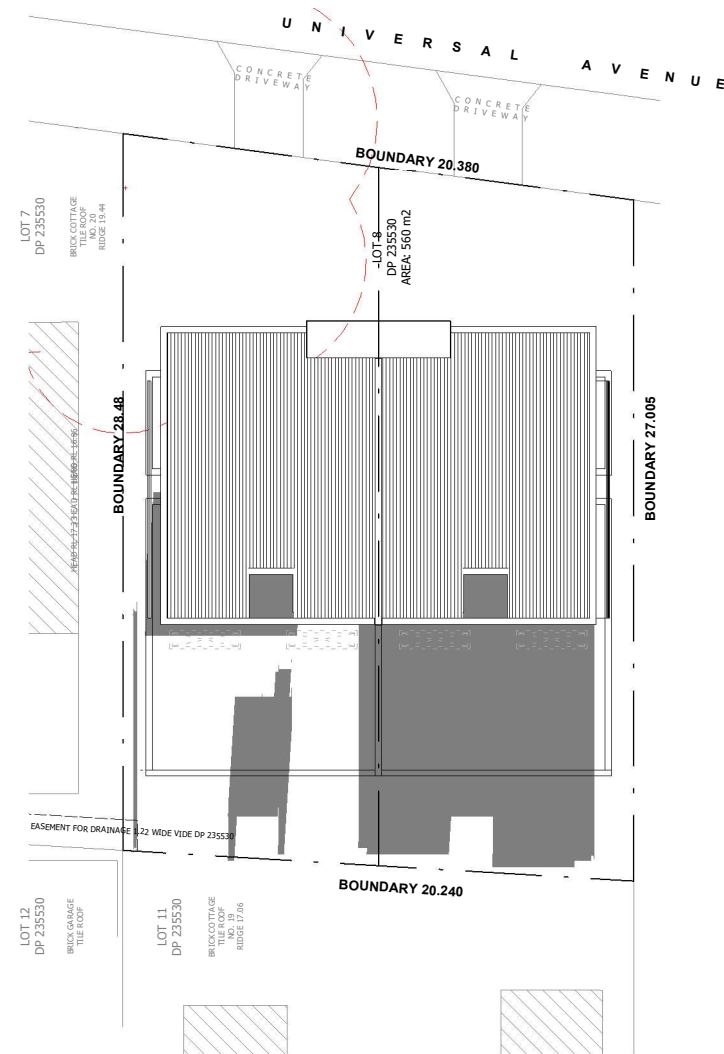
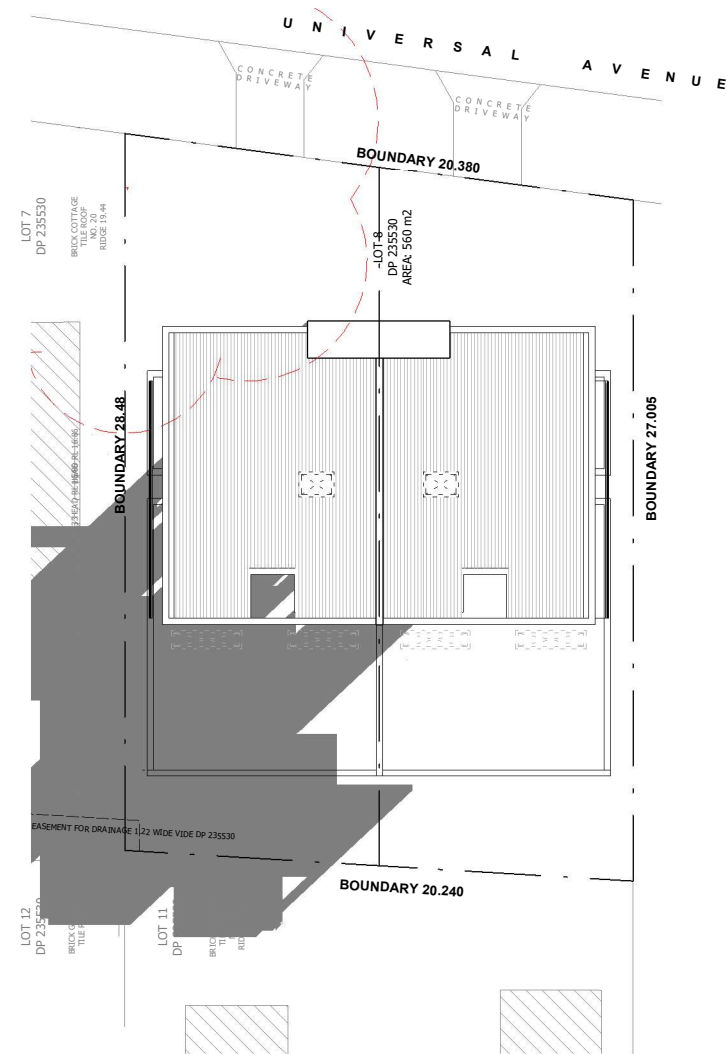
Calculations - GFA

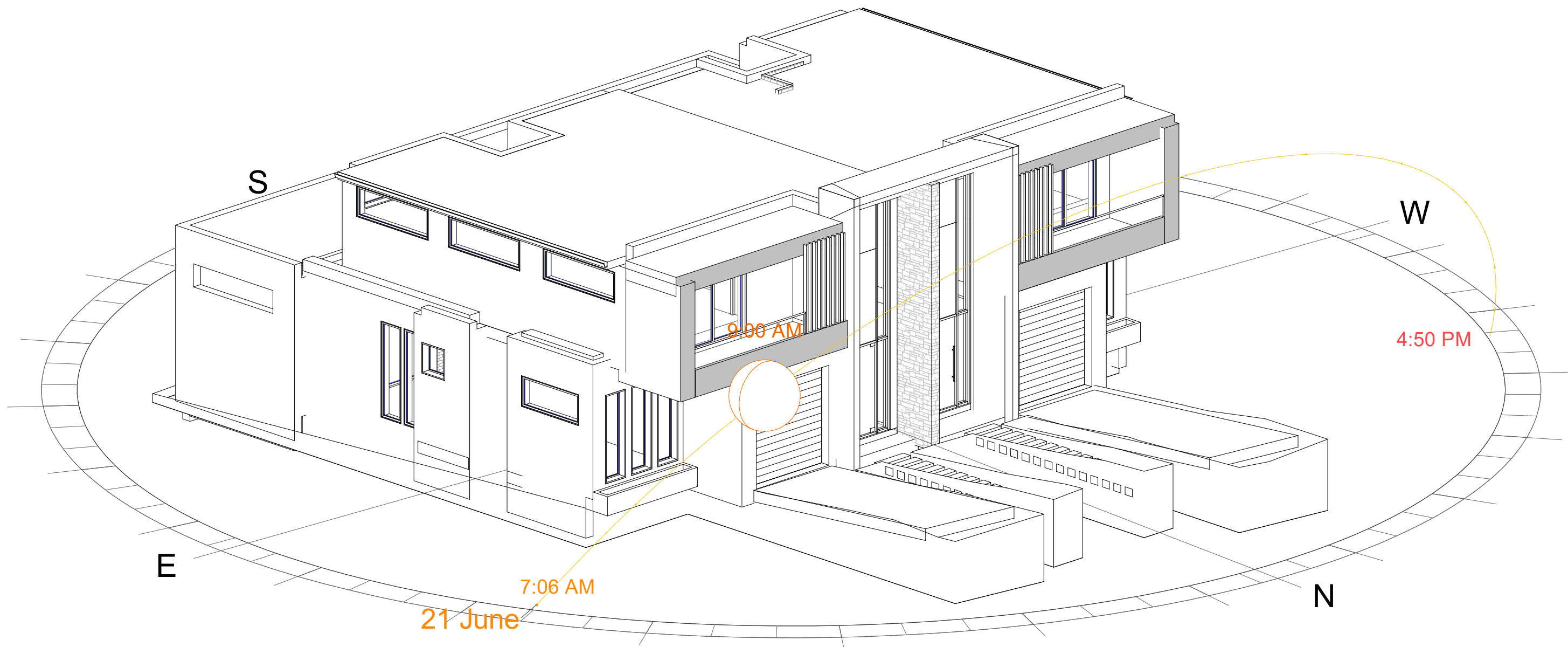
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A	31.05.22	DA SUBMISSION
B	06.07.22	DA SUBMISSION

PROJECT
22 UNIVERSAL AVE, GEORGES
HALL NSW 2198

CLIENT
-

STATUS
FOR APPROVAL

STAGE
DA

DRAWING NO.
DA-603

SCALE

DATE
06 July 2022

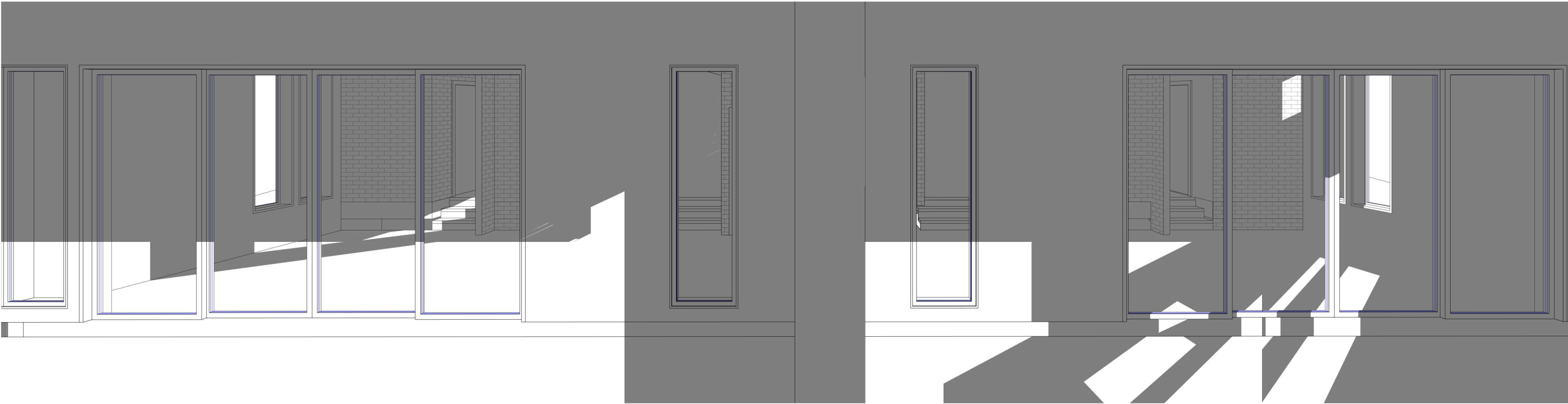
ISSUE
B

JOB NO.
22471

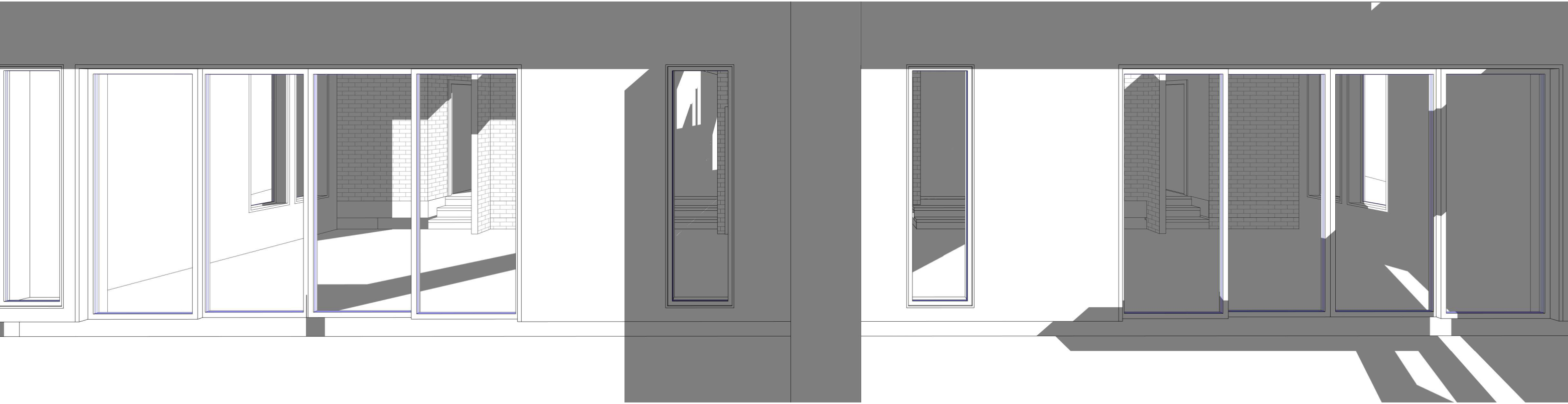
DRAWING TITLE
Shadows - 3D

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9AM 21 June - SHADOWS



10AM 21 June - SHADOWS



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A	31.05.22	DA SUBMISSION
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PROJECT
22 UNIVERSAL AVE, GEORGES
HALL NSW 2198

CLIENT
-

STATUS
FOR APPROVAL

STAGE
DA

DRAWING NO.
DA-604

SCALE

DATE
06 July 2022

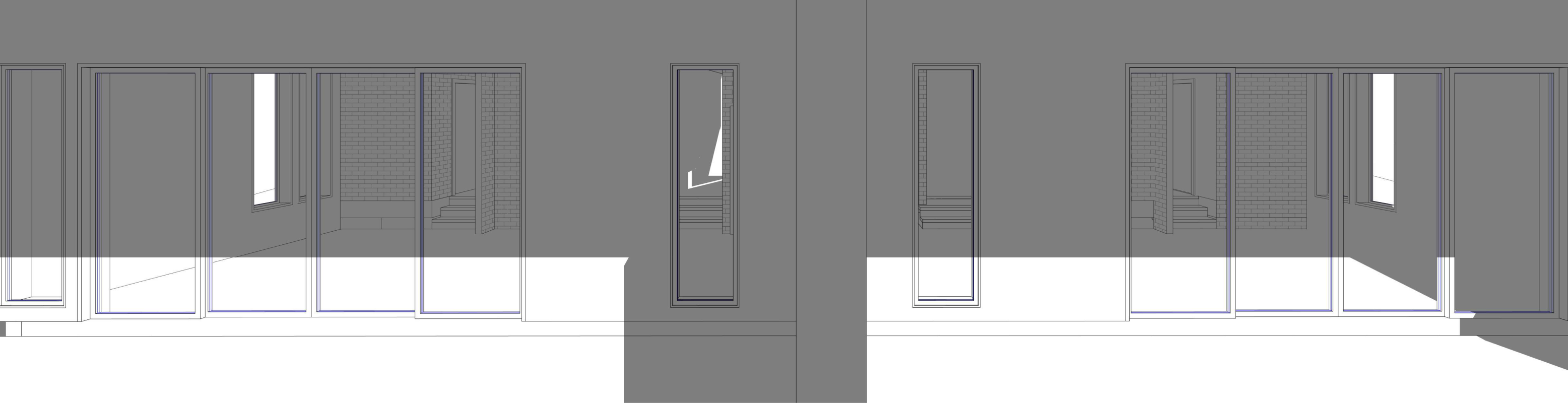
ISSUE
B

JOB NO.
22471

DRAWING TITLE
Shadows - 3D

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11AM 21 June - SHADOWS



12PM 21 June - SHADOWS



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CLIENT
-

STATUS
FOR APPROVAL

STAGE
DA

DRAWING NO.
DA-605

SCALE

DATE
06 July 2022

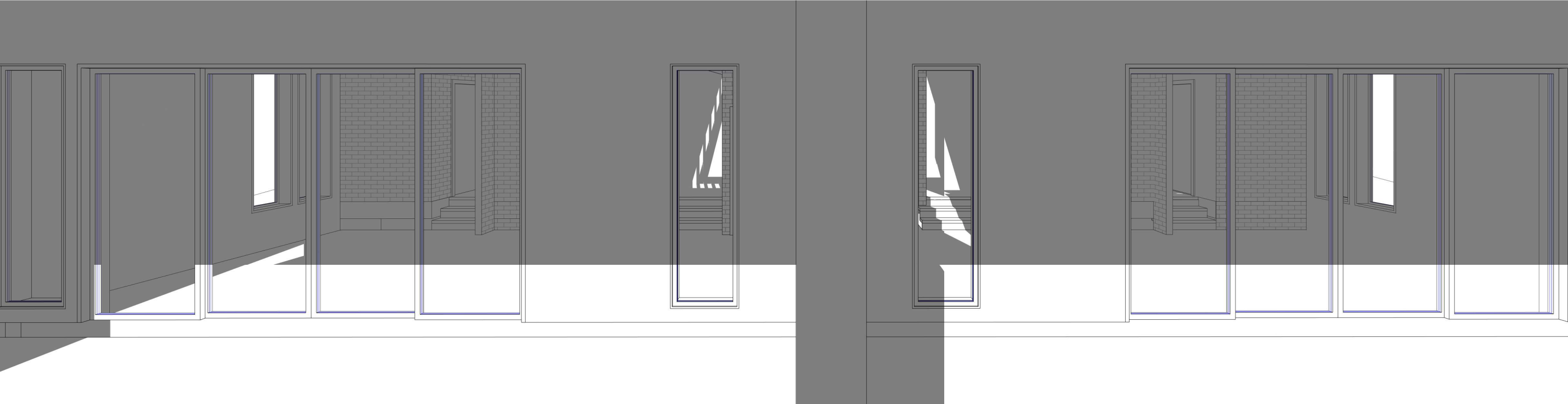
ISSUE
B

JOB NO.
22471

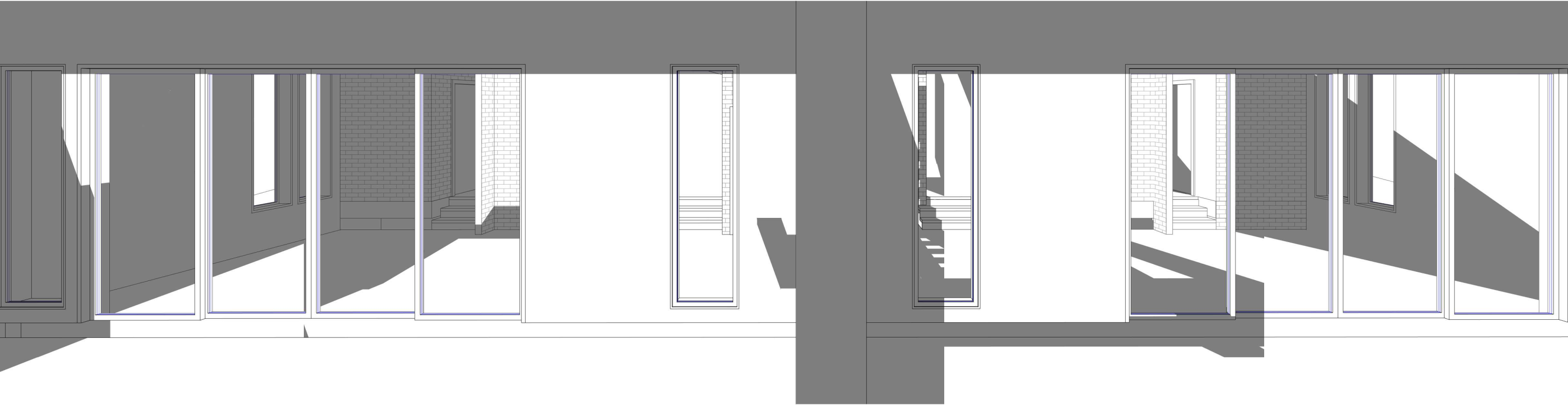
DRAWING TITLE
Shadows - 3D

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1PM 21 June - SHADOWS



2PM 21 June - SHADOWS



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PROJECT
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CLIENT
-

STATUS
FOR APPROVAL

STAGE
DA

DRAWING NO.
DA-606

SCALE

DATE
06 July 2022

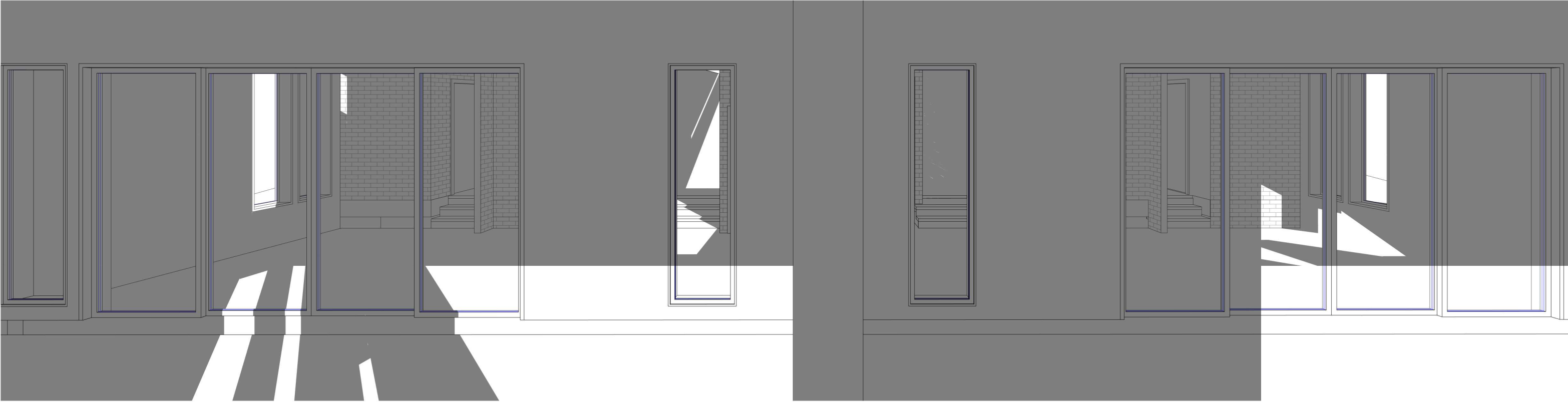
ISSUE
B

JOB NO.
22471

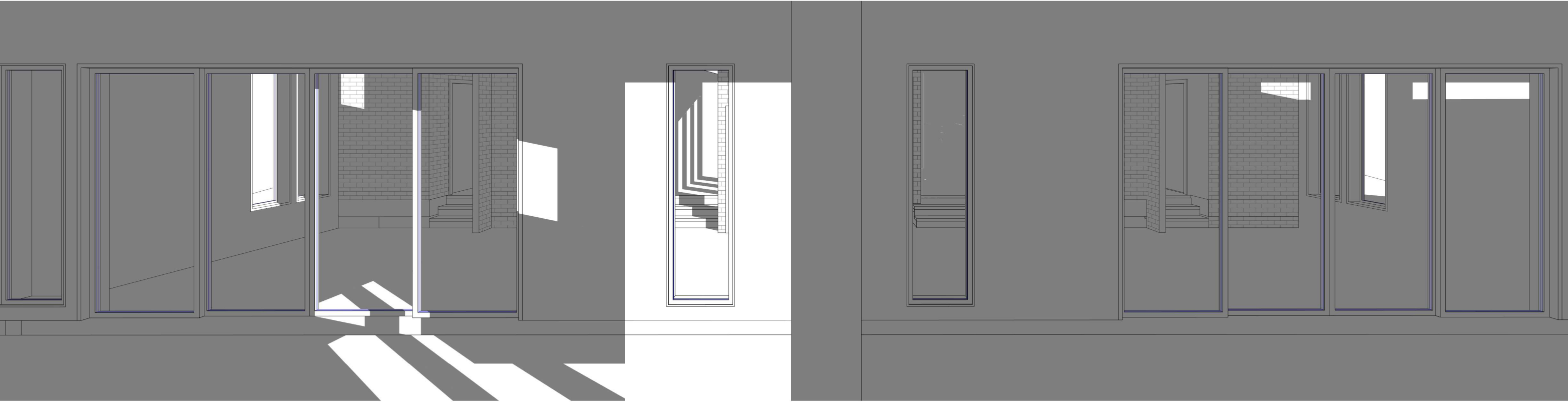
DRAWING TITLE
Shadows - 3D

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3PM 21 June - SHADOWS



4PM 21 June - SHADOWS



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CLIENT
-

STATUS
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STAGE
DA

DRAWING NO.
DA-607

SCALE

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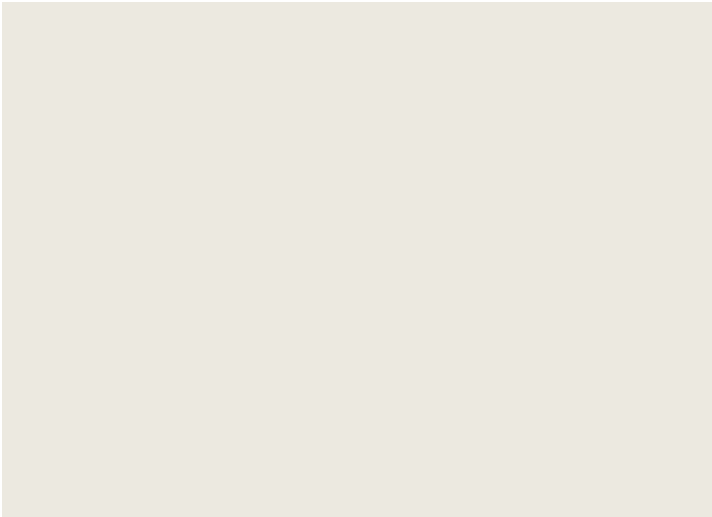
ISSUE
B

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DRAWING TITLE
Shadows - 3D

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R1 WHISPER WHITE DULUX, OR SIMILAR



ST SANDSTONE WALL, OR SIMILAR



FB URBAN ONE - CHIFFON, OR SIMILAR



T TIMBER BATTENS -
PRIVACY SCREENS & GARAGE DOOR



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architecture / urban design / interior design

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ABN 56 164 632 517

CONSULTANTS

NOTE

ISSUE	DATE	PURPOSE OF ISSUE
A	31.05.22	DA SUBMISSION
B	06.07.22	DA SUBMISSION

PROJECT
22 UNIVERSAL AVE, GEORGES
HALL NSW 2198

CLIENT
-

STATUS
FOR APPROVAL

STAGE
DA

DRAWING NO.
DA-700

SCALE

DATE
06 July 2022

ISSUE B	DRAWN BY NK
JOB NO. 22471	CHECKED BY RZ
DRAWING TITLE Finishes Schedule	



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STATUS
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STAGE
DA

DRAWING NO.
DA-701

SCALE

DATE
06 July 2022

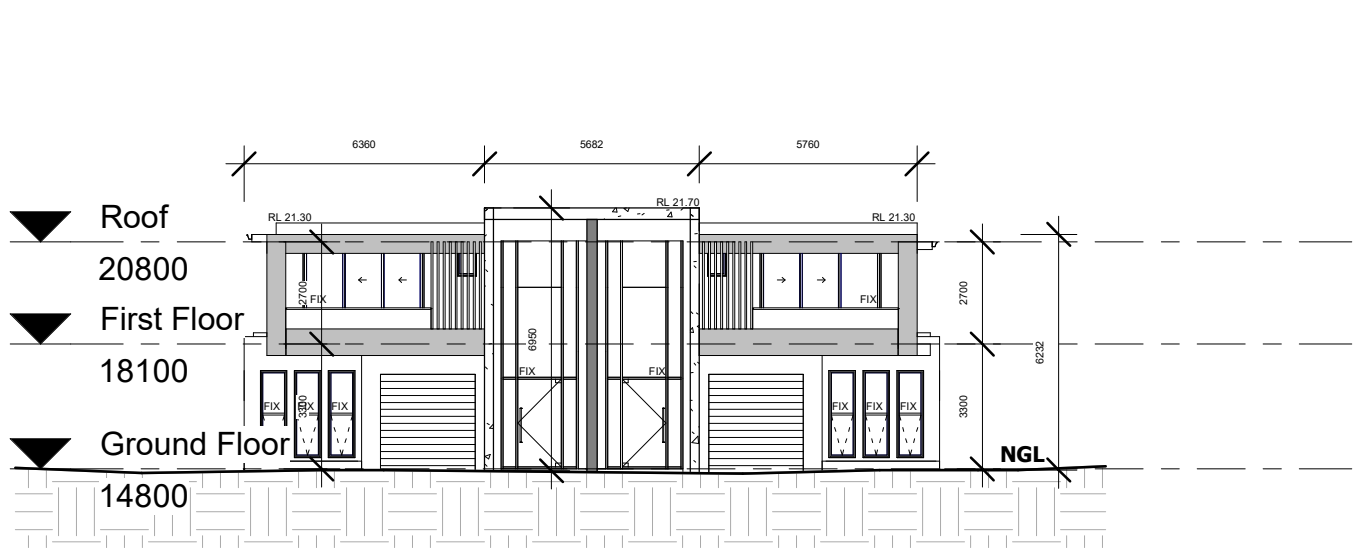
ISSUE
B

JOB NO.
22471

DRAWING TITLE
3D Visual

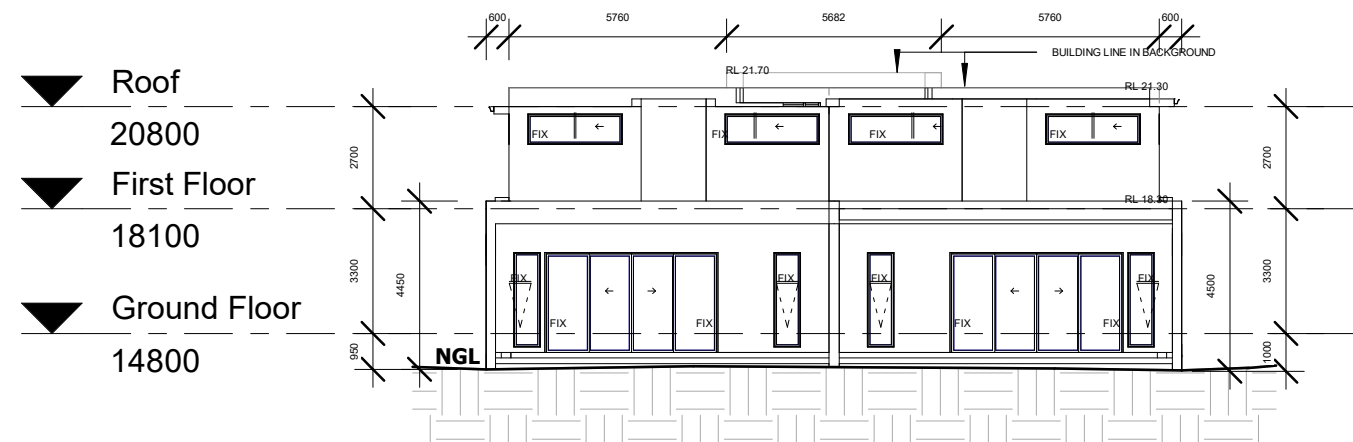
DRAWN BY
NK

CHECKED BY
RZ



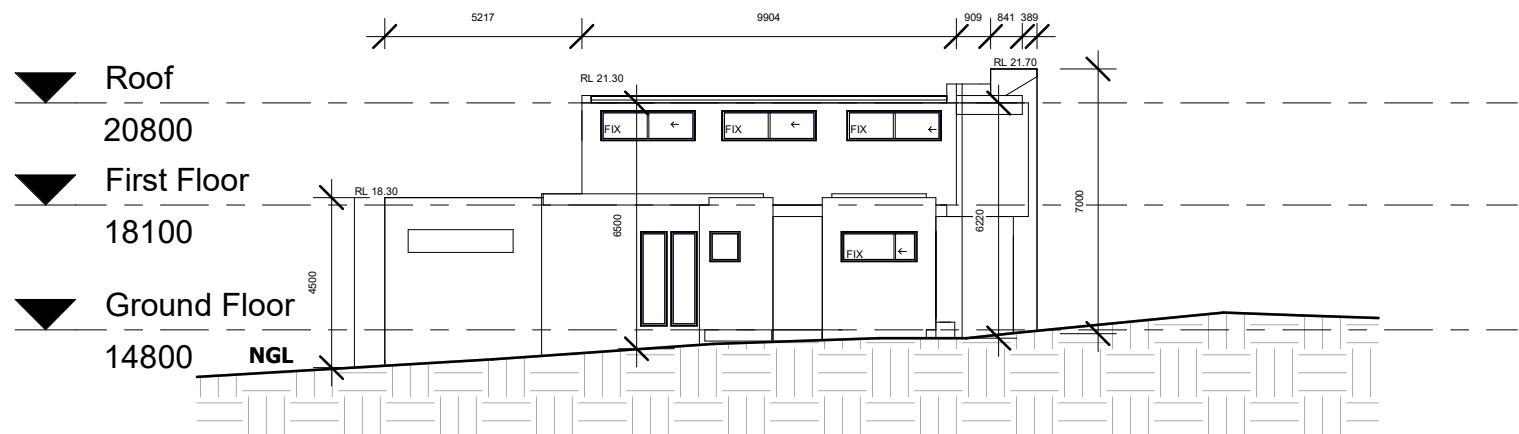
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NORTH ELEVATION



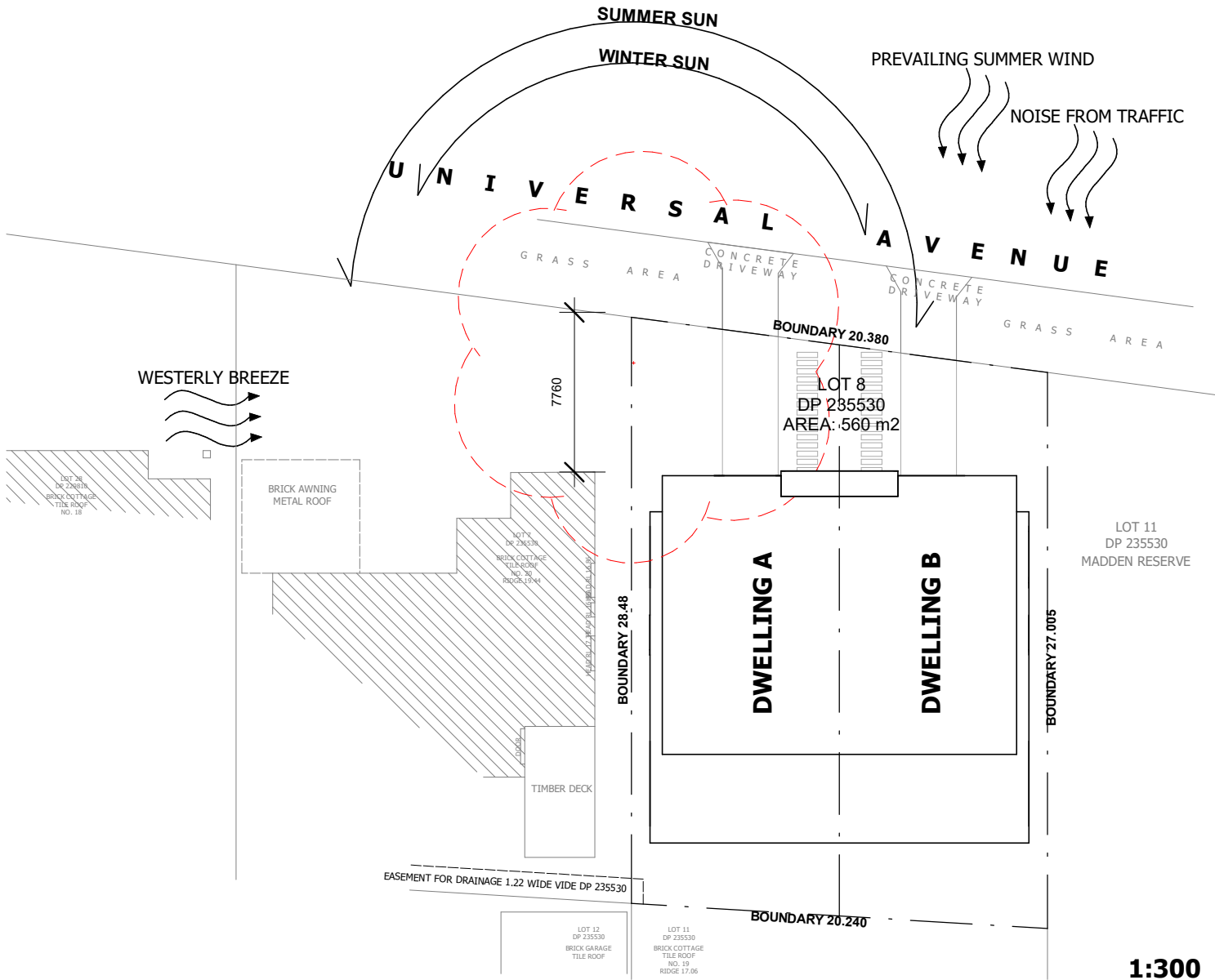
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SOUTH ELEVATION



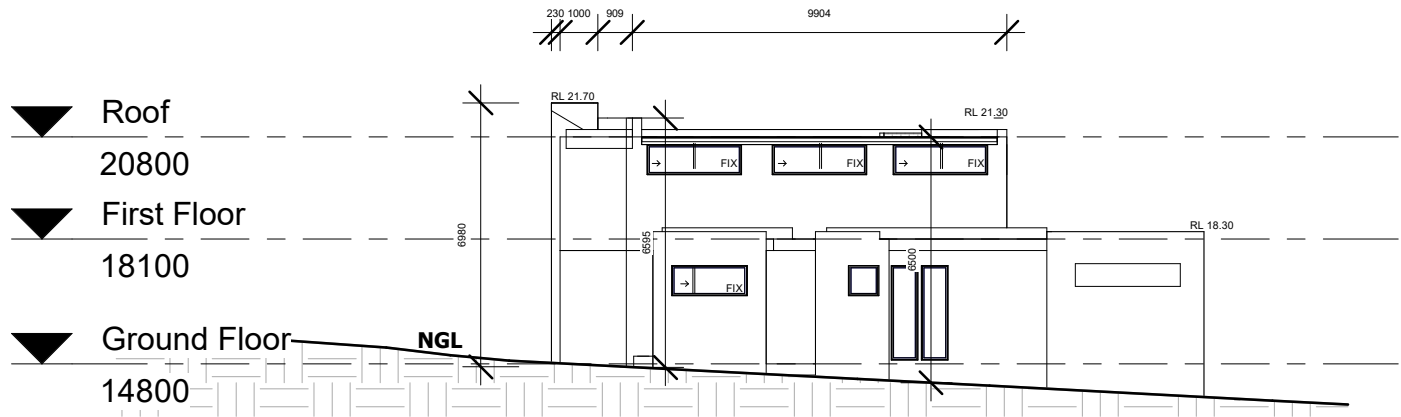
1:200

EAST ELEVATION



1:300

SITE PLAN



1:200

WEST ELEVATION



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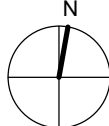
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STATUS

FOR APPROVAL

STAGE

DA



DRAWING NO.

DA-800

SCALE

As indicated

DATE

06 July 2022

ISSUE

B

JOB NO.

22471

DRAWING TITLE

Notification Plan

DRAWN BY

NK

CHECKED BY

RZ