



DAWSONVU

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19.06.23	A	DA drawing
date	revision	issue

date	revision	issue
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address: **28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650**
drawing : **Cover Page**
drawing no. : **0**
date: 19.06.23

revision: **A**
scale: 1:200 @ A1

PROJECT SUMMARY :

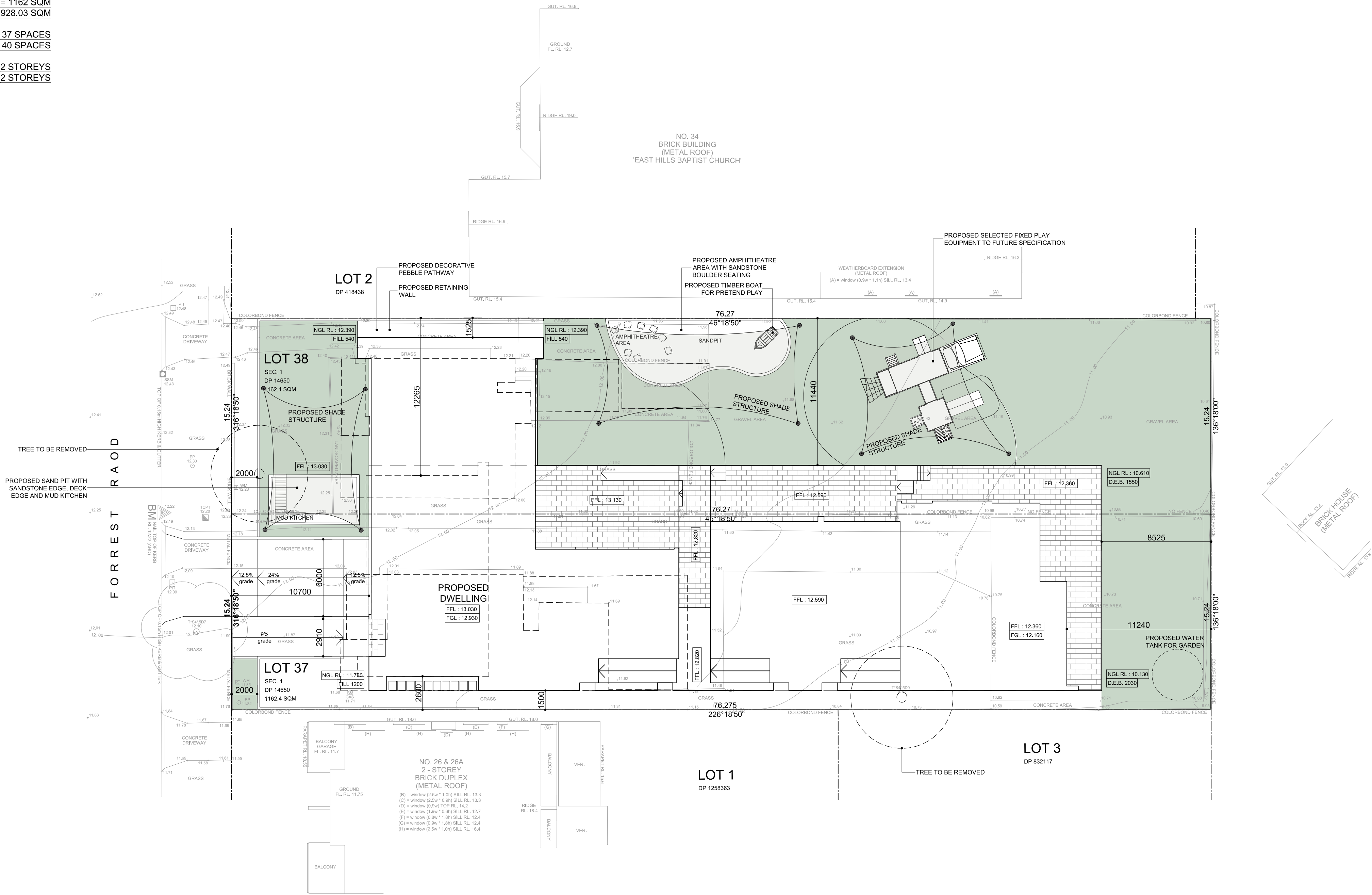
LAND ZONING:	R2 LOW DENSITY RESIDENTIAL
PRECINCT:	CANTERBURY BANKSTOWN COUNCIL
MIN LOT SIZE REQUIRED:	SQM
PROPOSED SITE AREA:	2,324 SQM
MIN FRONTAGE REQUIRED:	NTS M
PROPOSED FRONTAGE:	30.48 M
MAX BUILDING HEIGHT:	9M TO TOP OF ROOF
MAX BUILDING HEIGHT PROPOSED :	7.777M TO TOP OF ROOF
MAX FLOOR SPACE RATIO:0.5:1	(0.5 x 2324) = 1162 SQM
FLOOR SPACE RATIO PROPOSED:	(0.4) 928.03 SQM
CAR PARKING REQUIRED: (VISITOR SPACES 20 & STAFF SPACES 20) = 37 SPACES	
CAR PARKING PROPOSED:	40 SPACES
MAX NUMBER OF STOREYS:	2 STOREYS
PROPOSED:	2 STOREYS

120 children			
years	children	staff ratio	Staff required
0 - 2	20	1:4	5
2- 3	20	1:5	4
3>	80	1:10	8

Total children 120 17 (total staff)

Play Area	
Indoor space ratio	3.25 m² / child
Outdoor space ratio	7 m² / child
Indoor space required	455 m²
Outdoor space required	980 m²

Carparking	
Visitor	1 space for every 6 children
Staff	1 space for every staff
Visitor parking required	20
Staff parking required	17
	37
Total parking spaces required 37	
Total parking spaces provided 40	



AREAS CALCULATION:	
Basement area	1066.91 sqm
Ground floor area	855.60 sqm
First floor area	149.13 sqm
Front Porch	3.58 sqm
Patio	263.37 sqm
Total	2338.59 sqm
	251.73 sq



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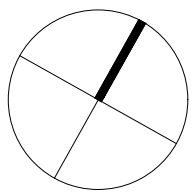
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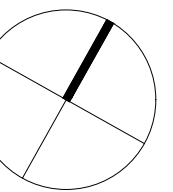
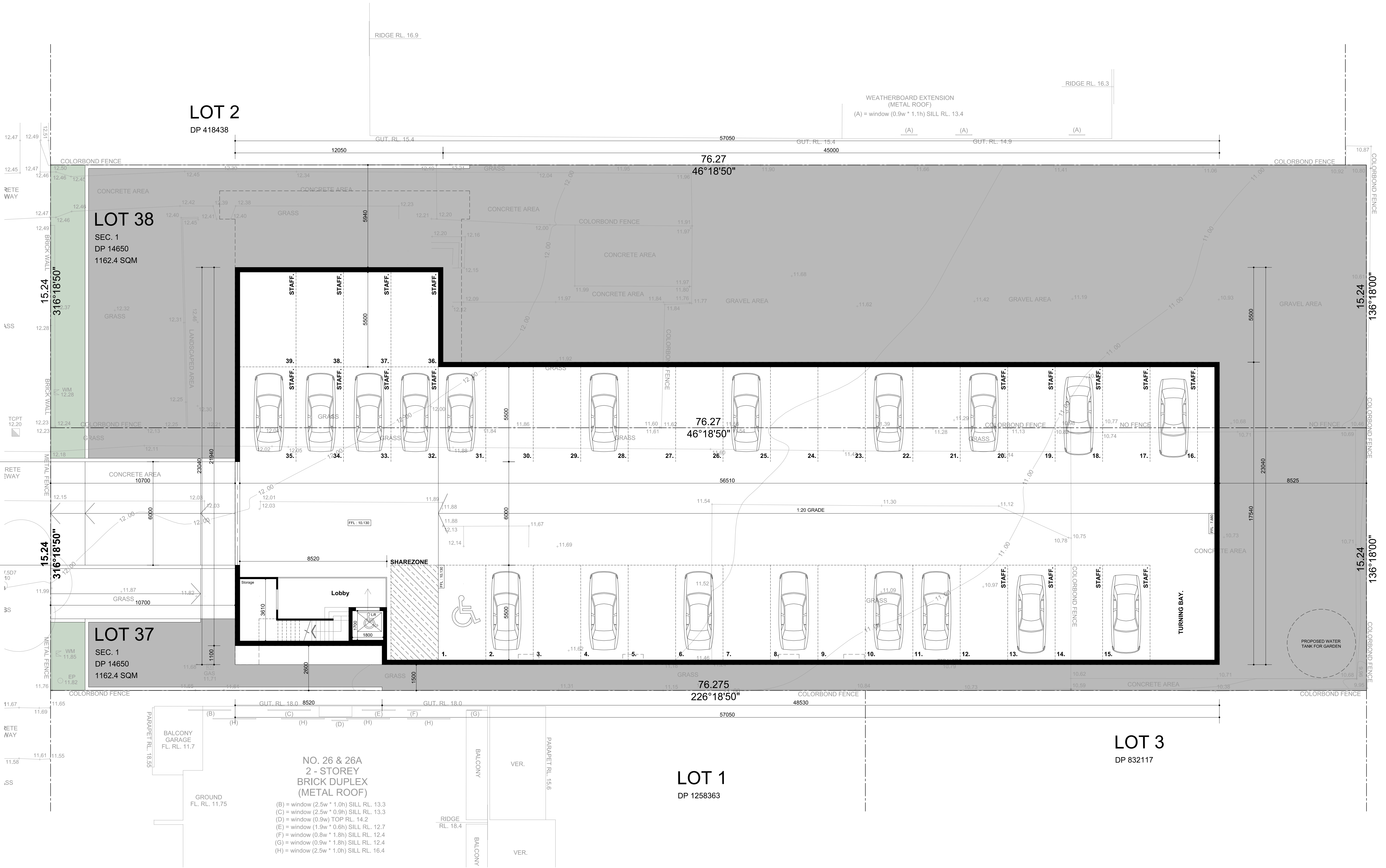
19.06.23	A	DA drawing
date	revision	issue

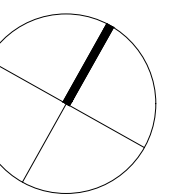
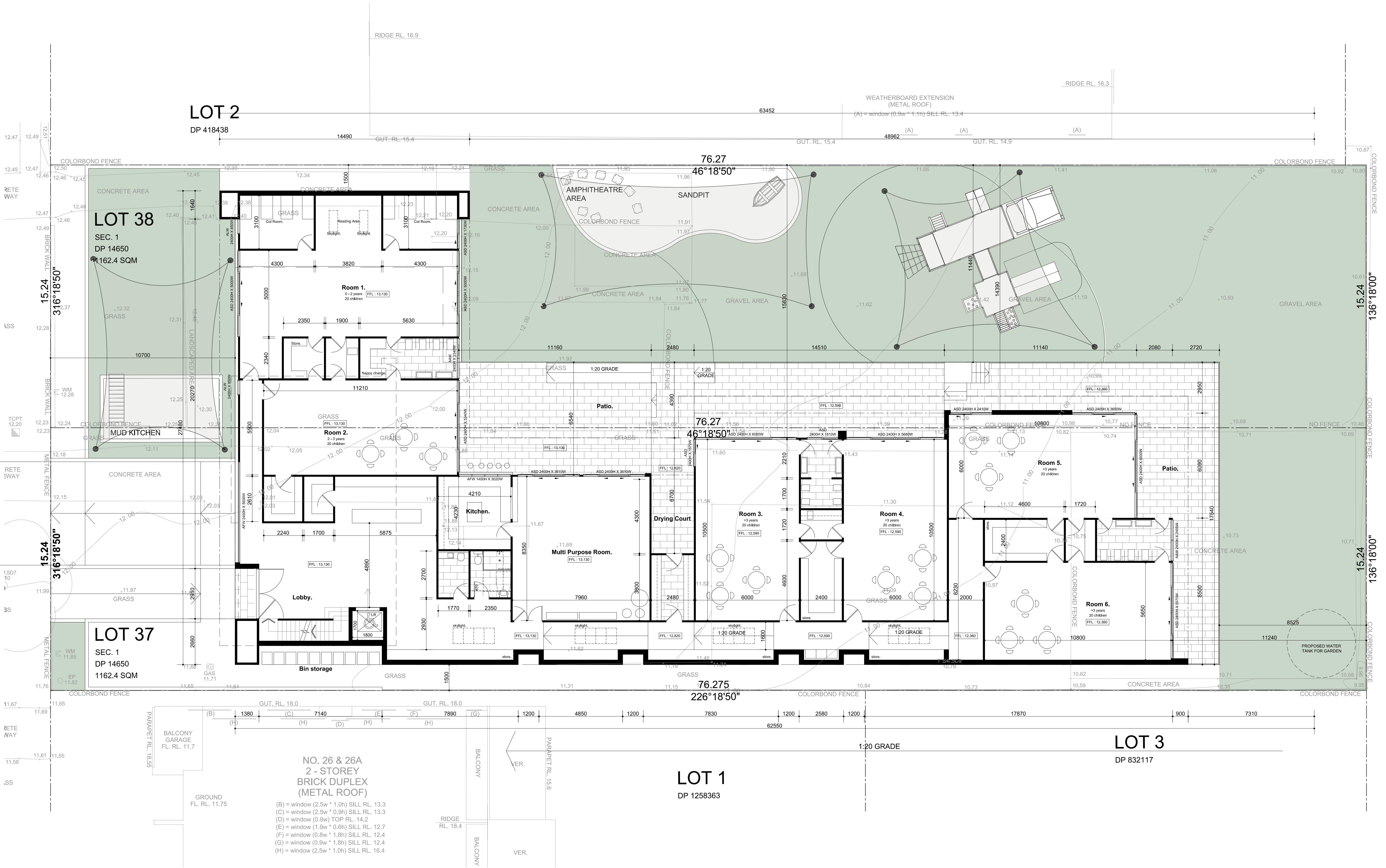
date	revision	issue
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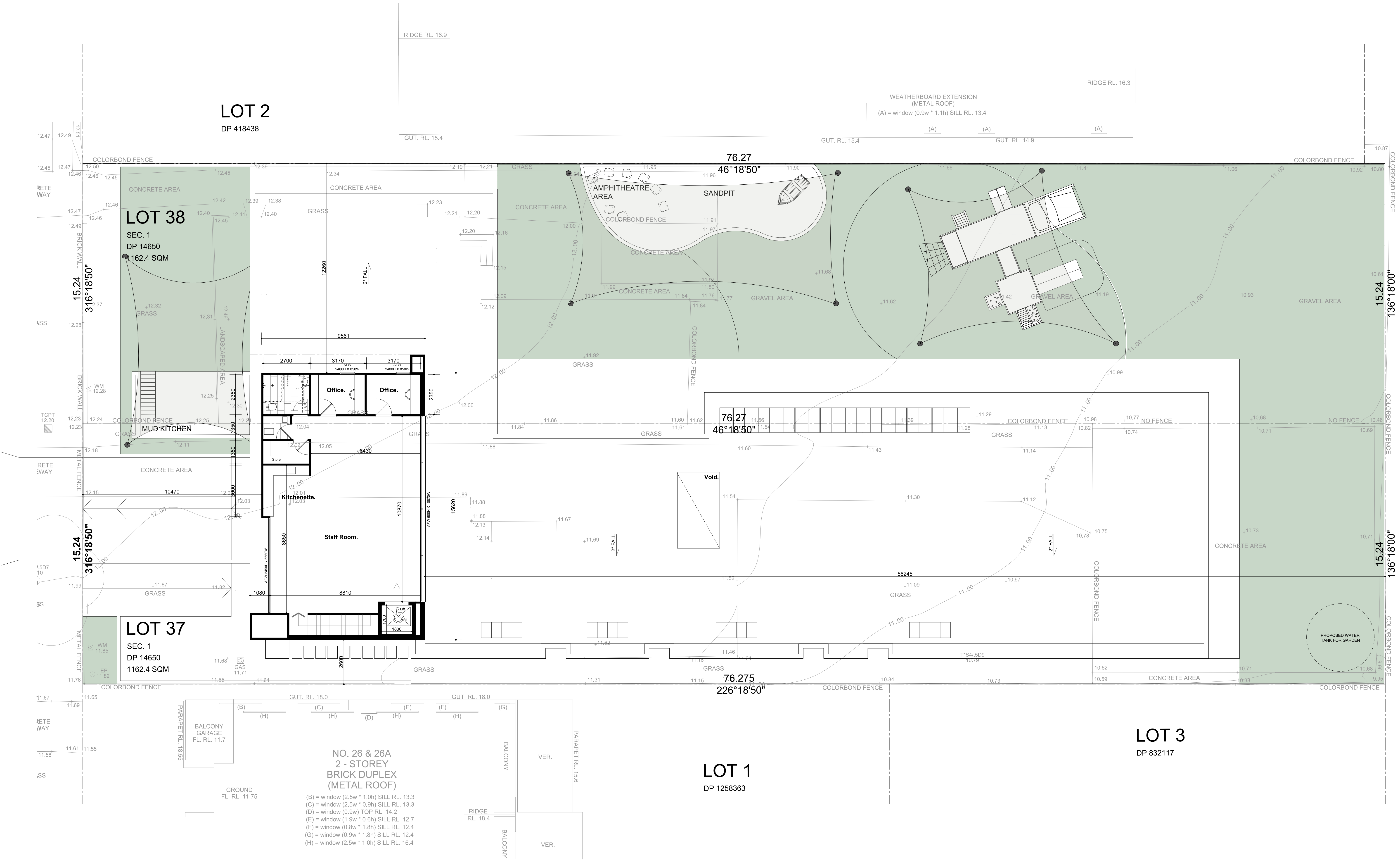
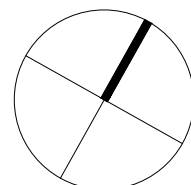
address: 28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650
drawing : Site Plan
drawing no.: 1
date: 19.06.23

revision: A
scale: 1:200 @ A1









LOT 2
DP 418438

LOT 38

SEC. 1
DP 14650
1162.4 SQM

LOT 37

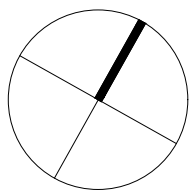
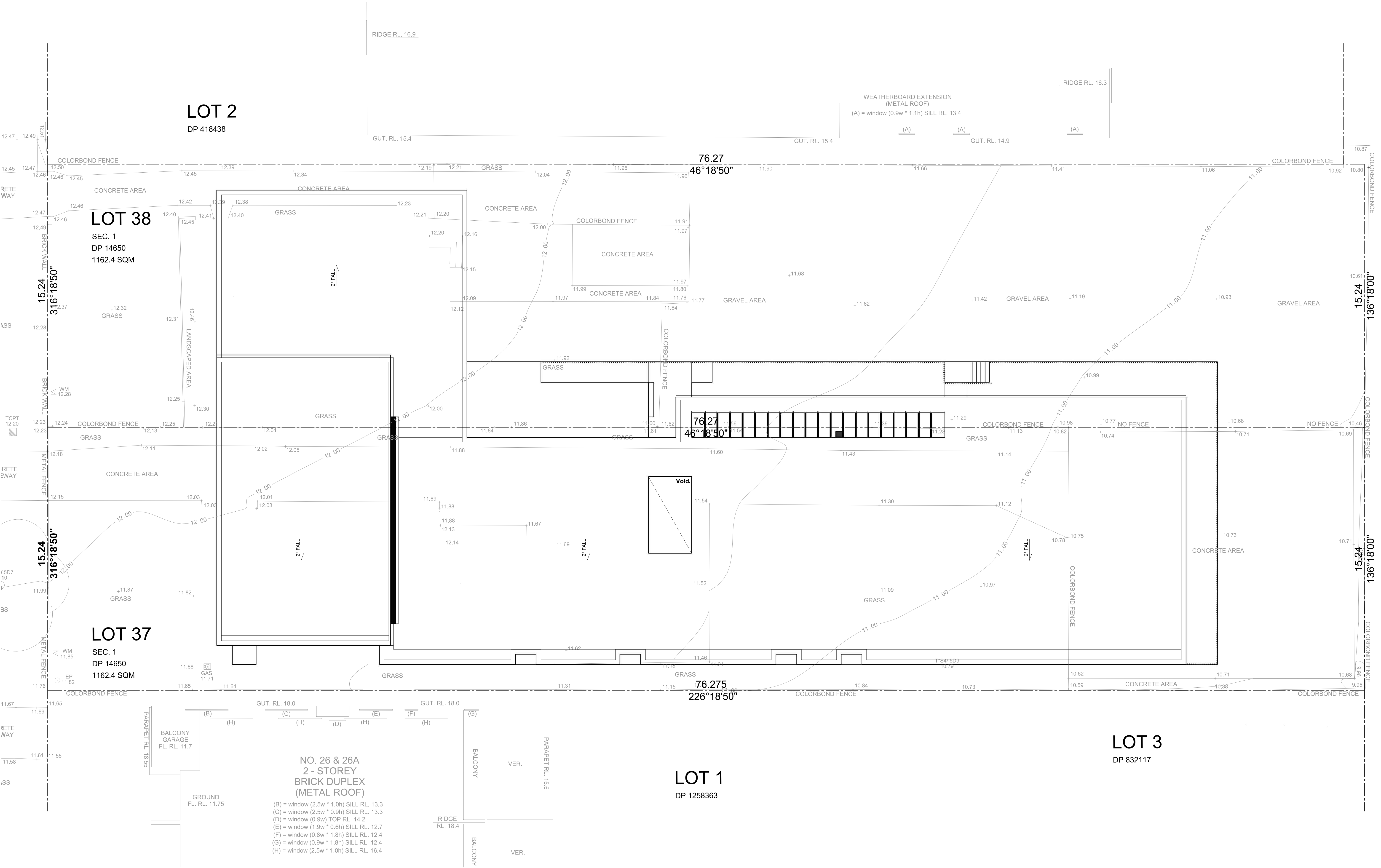
SEC. 1
DP 14650
1162.4 SQM

LOT 1

DP 1258363

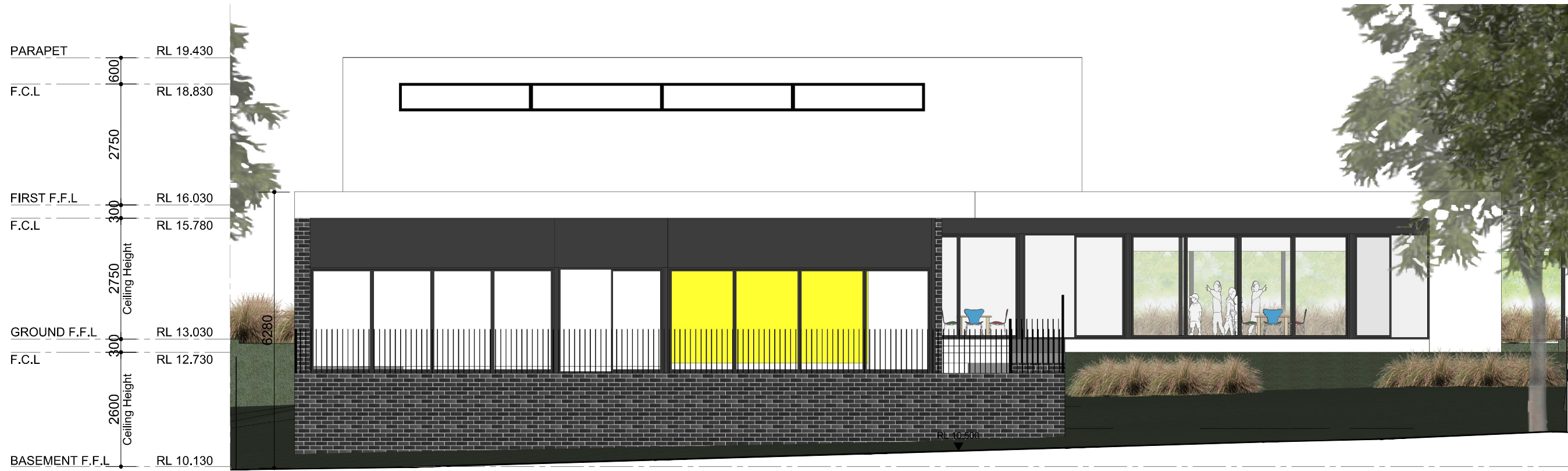
LOT 3

DP 832117

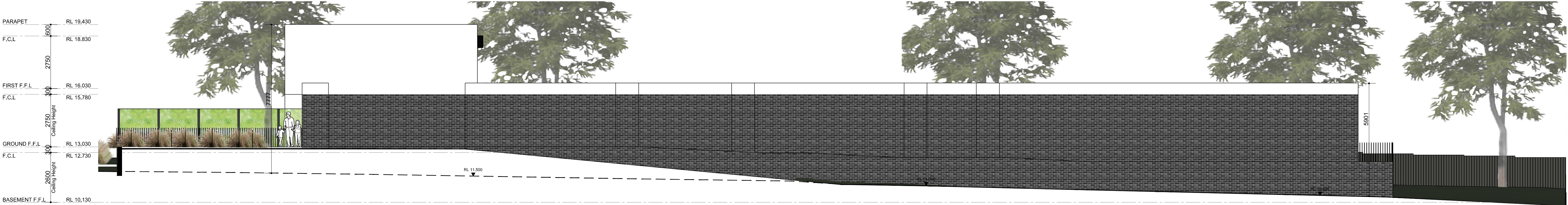




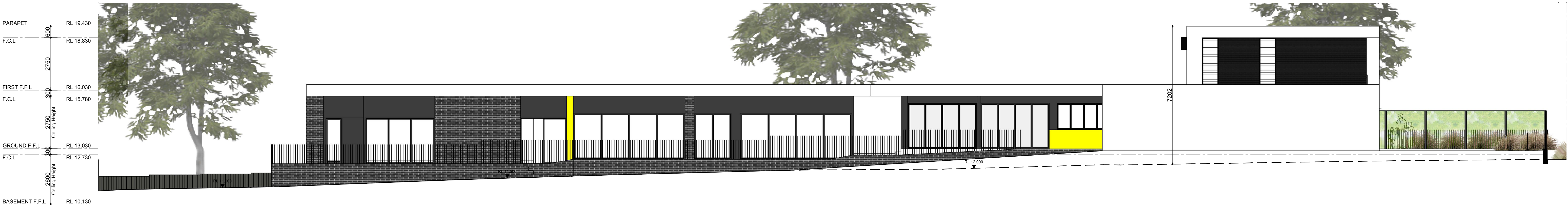
Elevation South West



Elevation North East



Elevation South East



Elevation North West

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19.06.23 A DA drawing
date revision issue

date revision issue

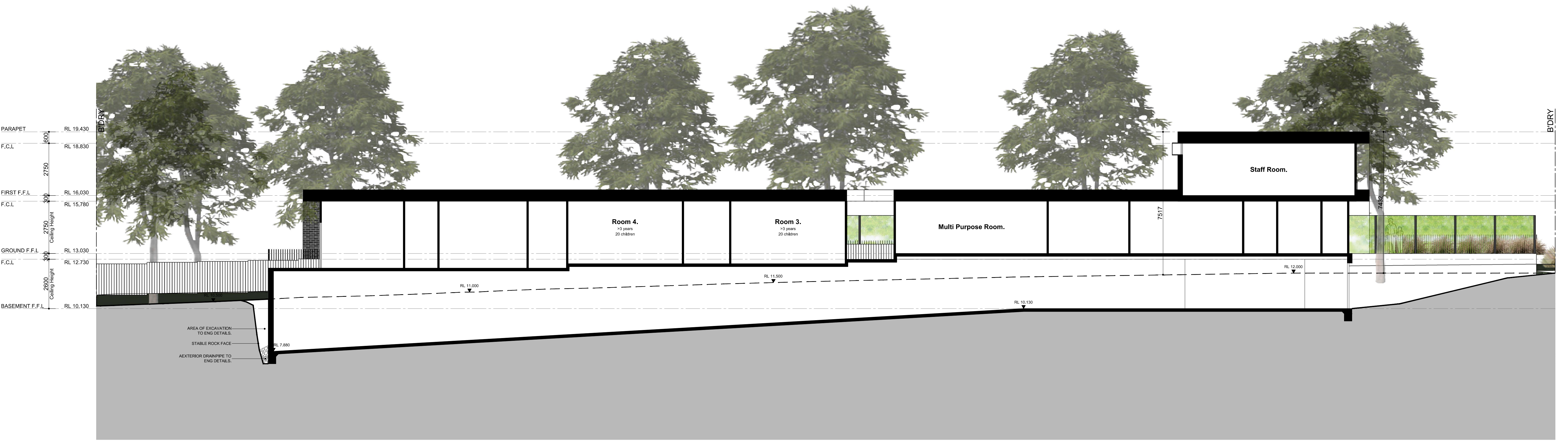
address: 28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650

drawing : Elevations

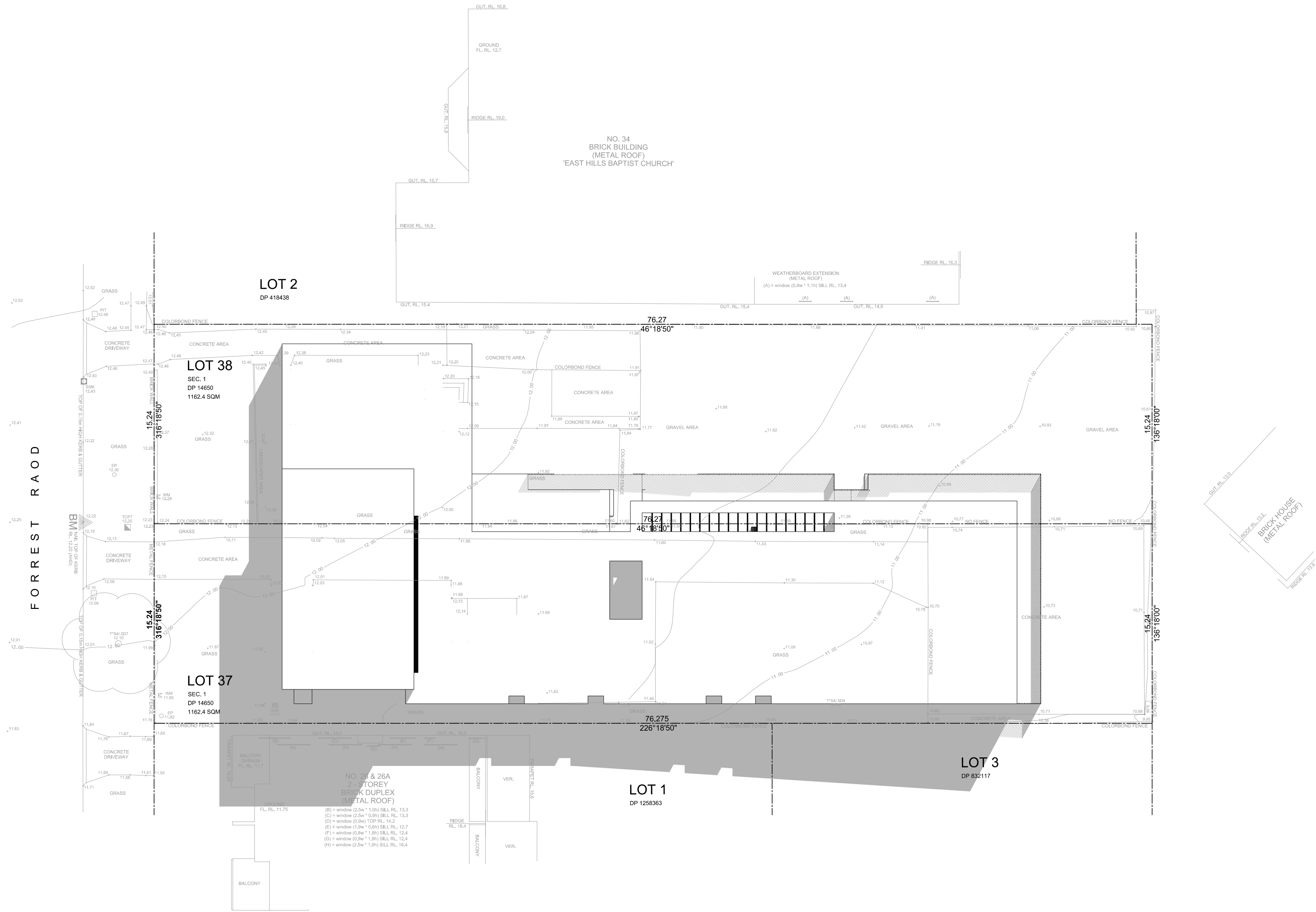
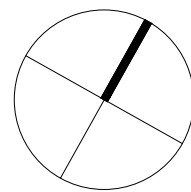
drawing no. : 6

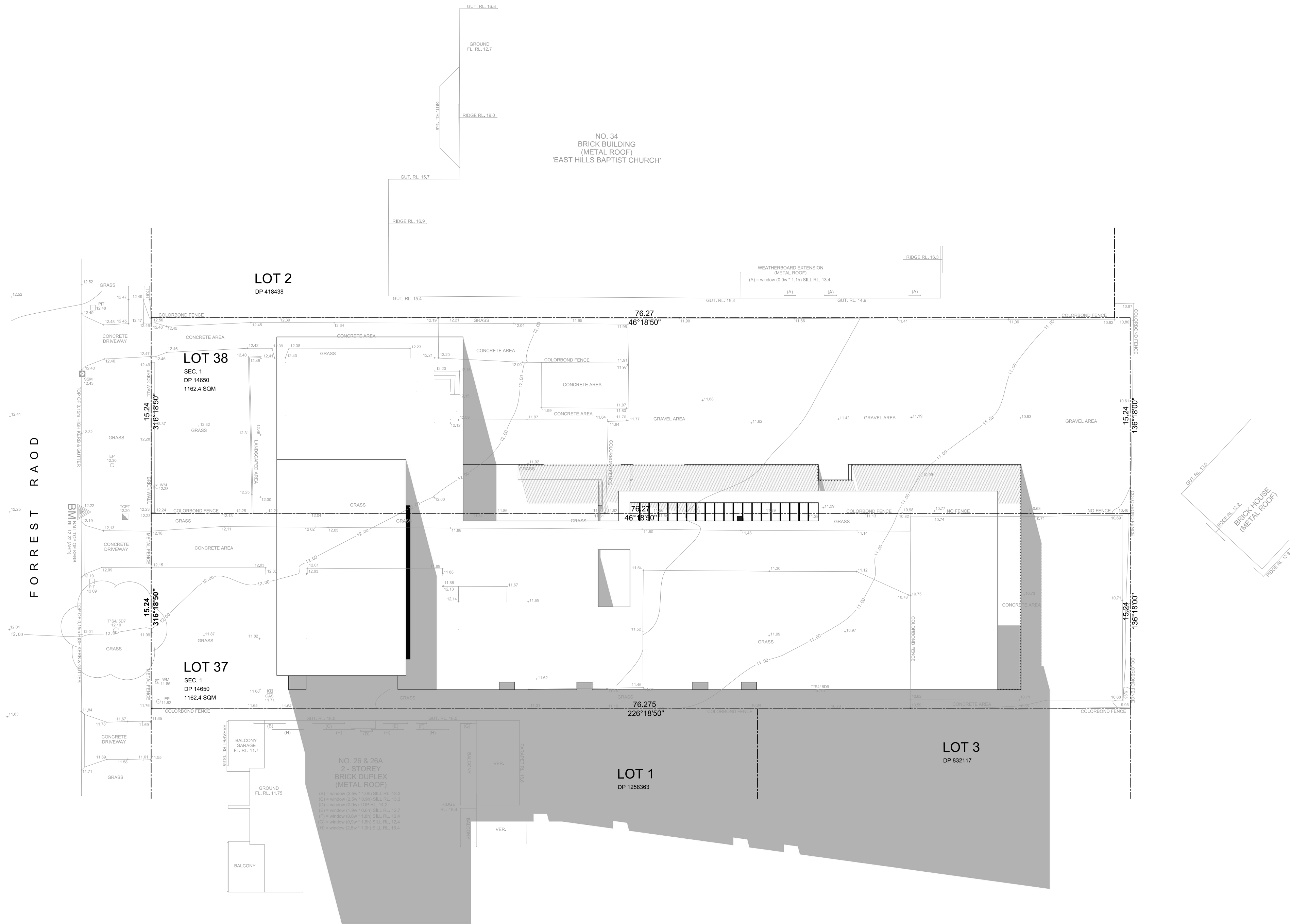
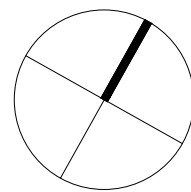
date: 19.06.23

revision: A
scale: 1:100 @ A1



Section A





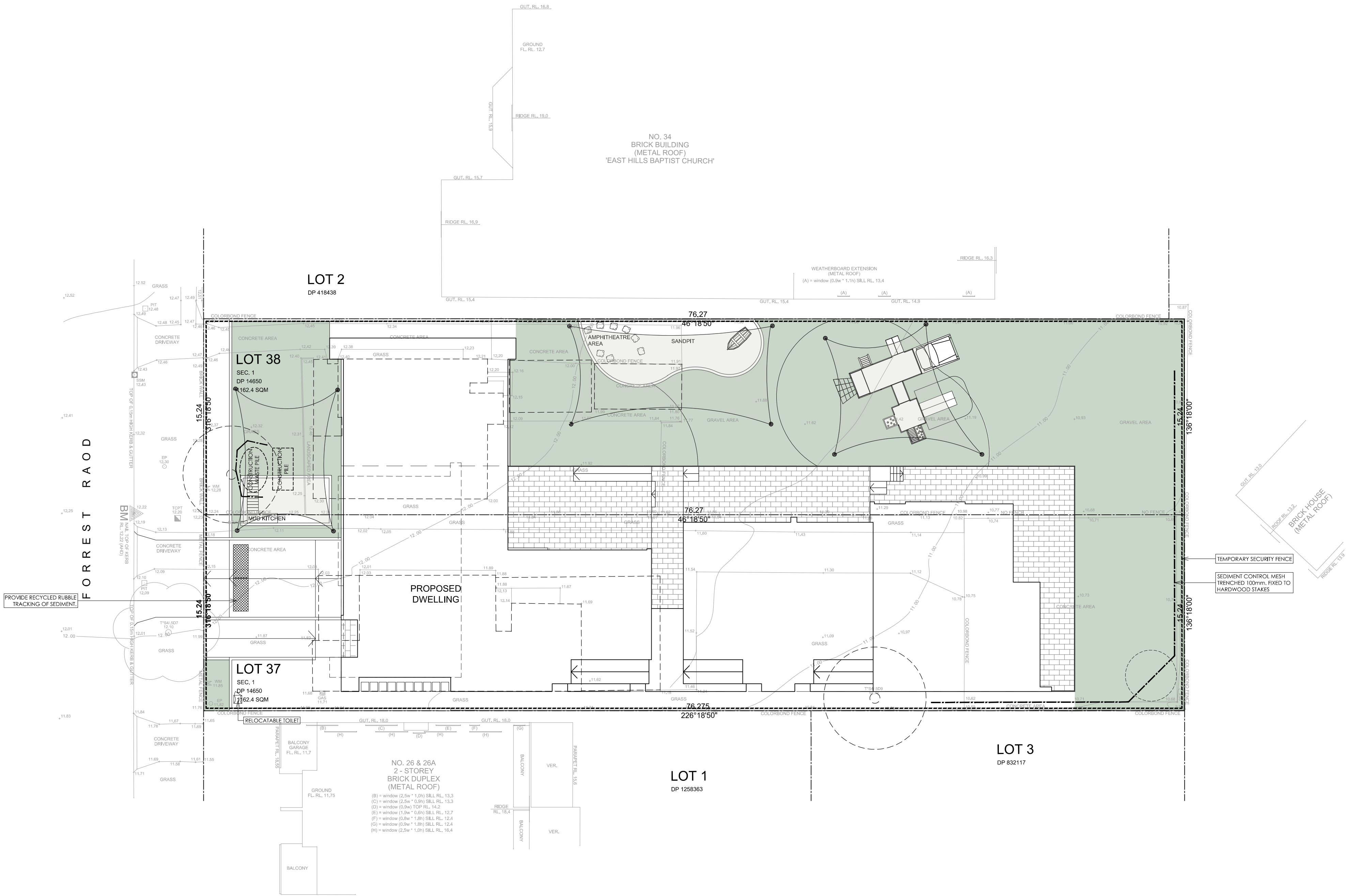
Legend:

- Existing Tree To Be Removed
- Temporary Security Fence
- Contour Lines
- Sediment Control
- Ongoing Waste Management
- Relocatable Toilet
- Construction Pile
- Construction Waste Pile

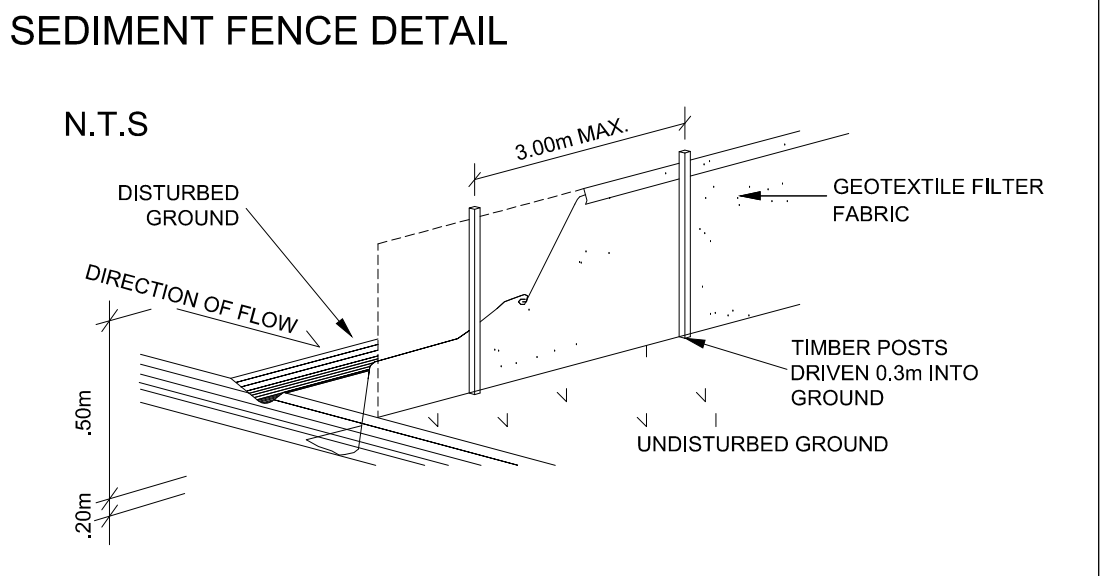
NOISE →

NOISE →

NOISE →



- SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



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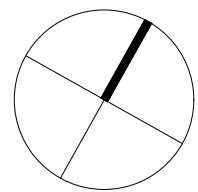
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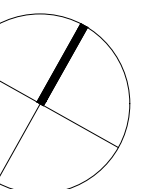
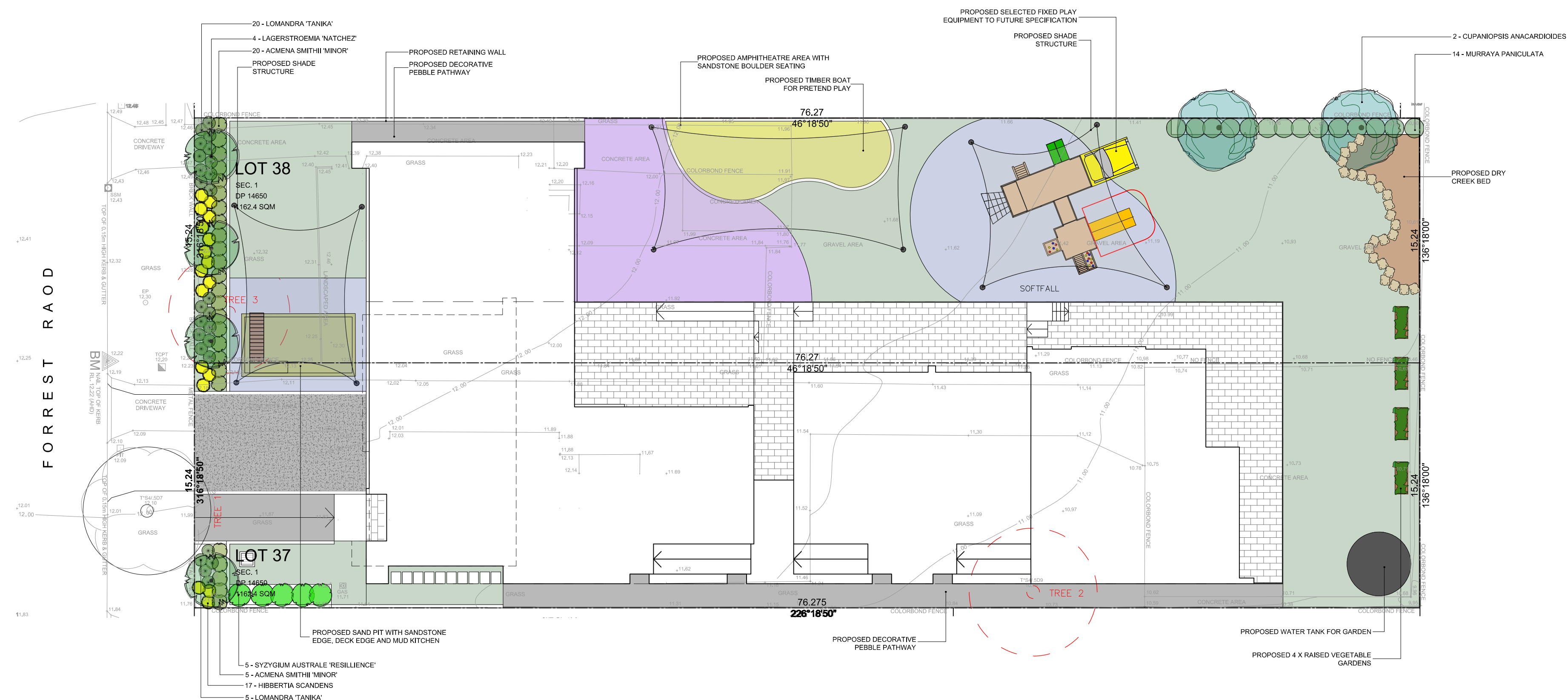
19.06.23 A DA drawing
date revision issue

date revision issue

address: 28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650
drawing : FSR areas
drawing no.: 9
date: 19.06.23

revision: A
scale: 1:200 @ A1

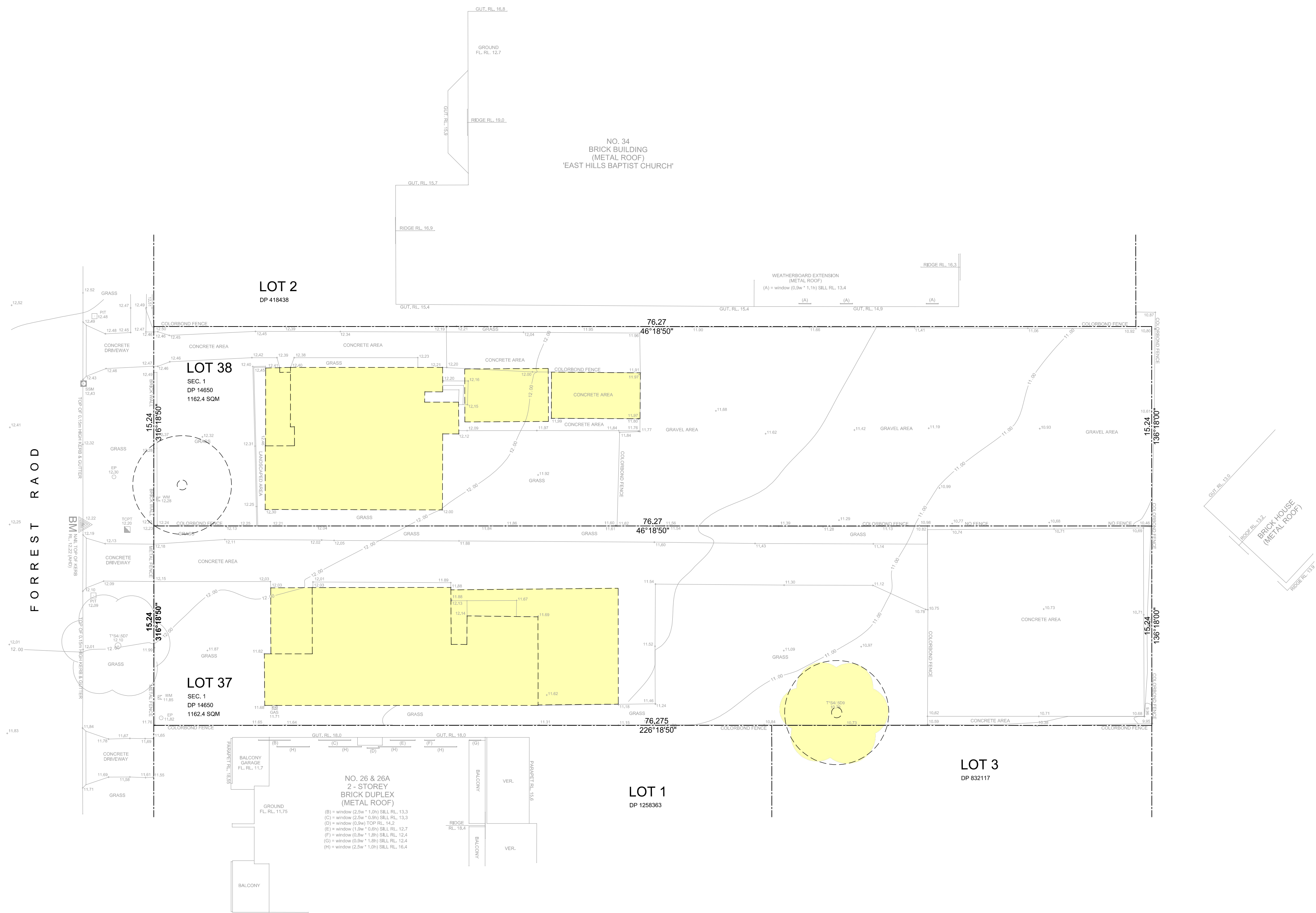




Legend:



Demolished



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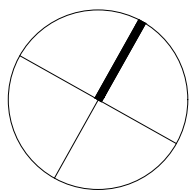
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19.06.23 A DA drawing
date revision issue

date revision issue

address: 28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650
drawing : Demolition Plan
drawing no.: 12
date: 19.06.23

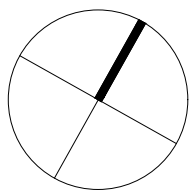
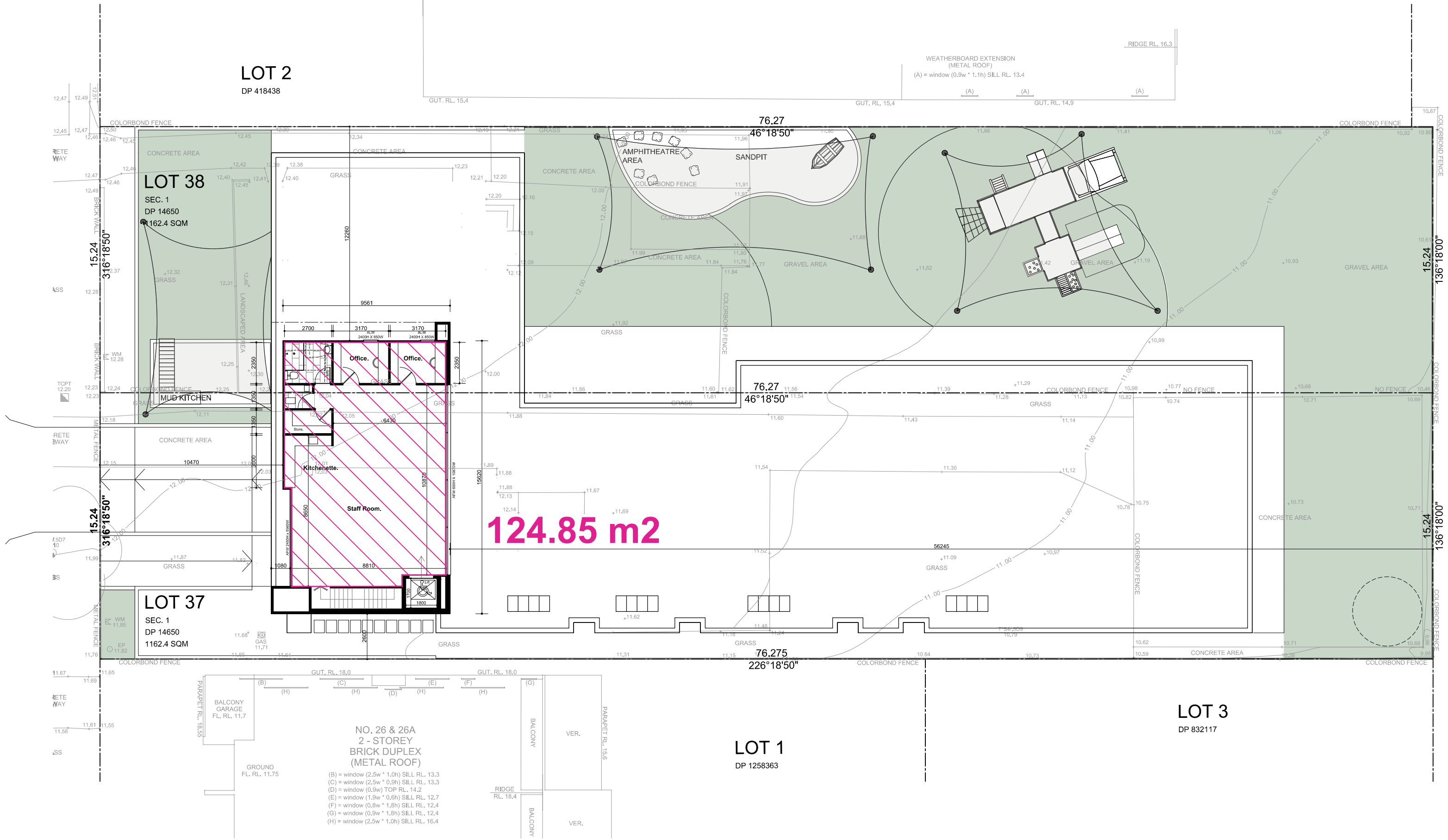
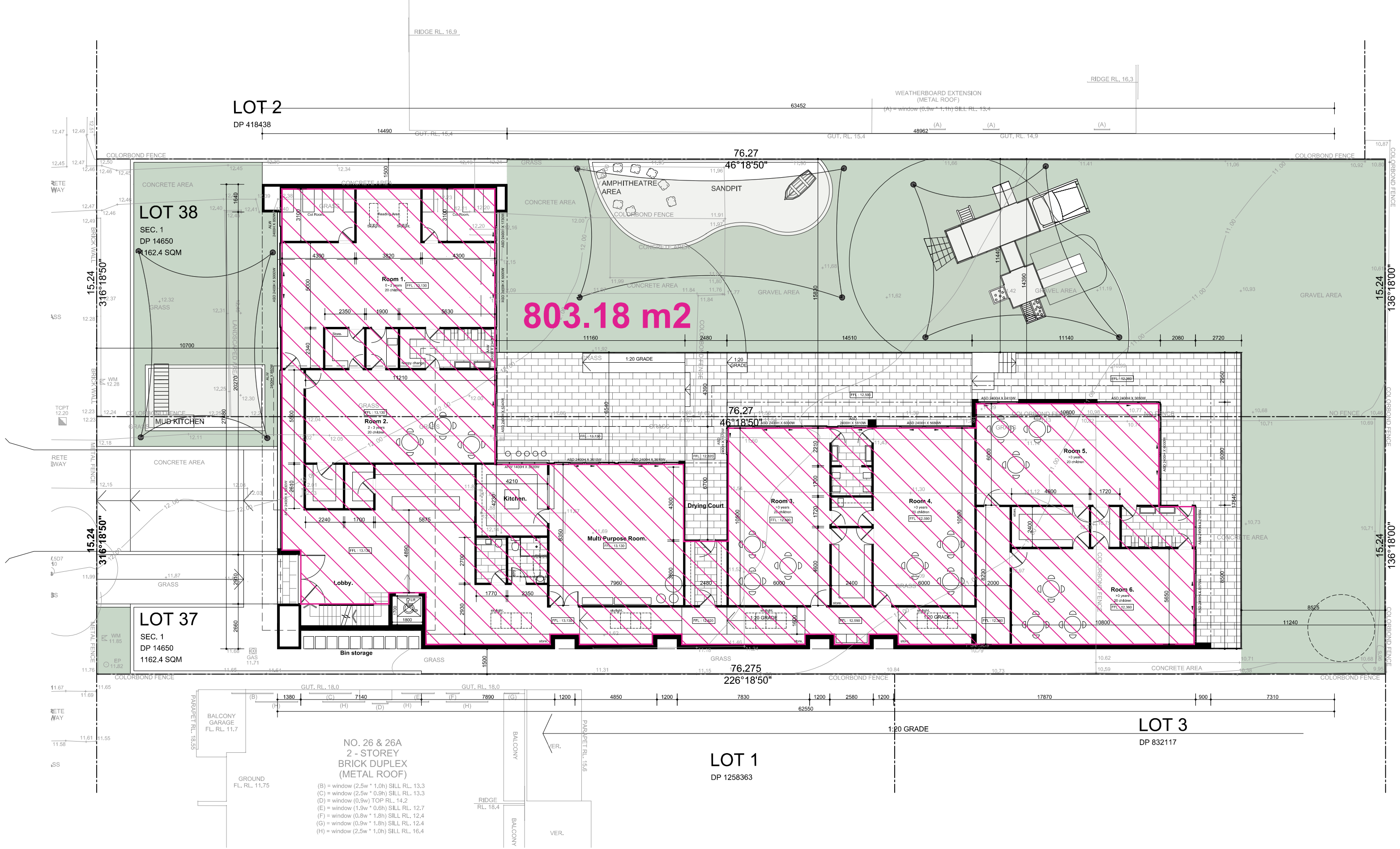
revision: A
scale: 1:200 @ A1



PROJECT SUMMARY :

MAX FLOOR SPACE RATIO:0.5:1 (0.5 x 2324) = 1162 SQM
FLOOR SPACE RATIO PROPOSED: (0.4) 928.03 SQM

LEGEND:





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date	revision	issue
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address:	28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650		
drawing :	Basix Commitments		
drawing no. :	14	revision:	A
date:	19.06.23	scale:	nts @ A3



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19.06.23	A	DA drawing
date	revision	issue

date	revision	issue
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address: **28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650**
drawing : **Images**
drawing no. : **15a**
date: 19.06.23

revision: **A**
scale: nts @ A3



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date	revision	issue
19.06.23	A	DA drawing

date	revision	issue

address: **28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650**
 drawing : **Images**
 drawing no. : **15b**
 date: 19.06.23

revision: **A**
 scale: nts @ A3



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19.06.23	A	DA drawing
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date	revision	issue
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address: **28 & 30 Forrest Road, East Hills, Lot 37 & 38, DP 14650**
drawing : **Images**
drawing no. : **15c**
date: 19.06.23

revision: **A**
scale: nts @ A3