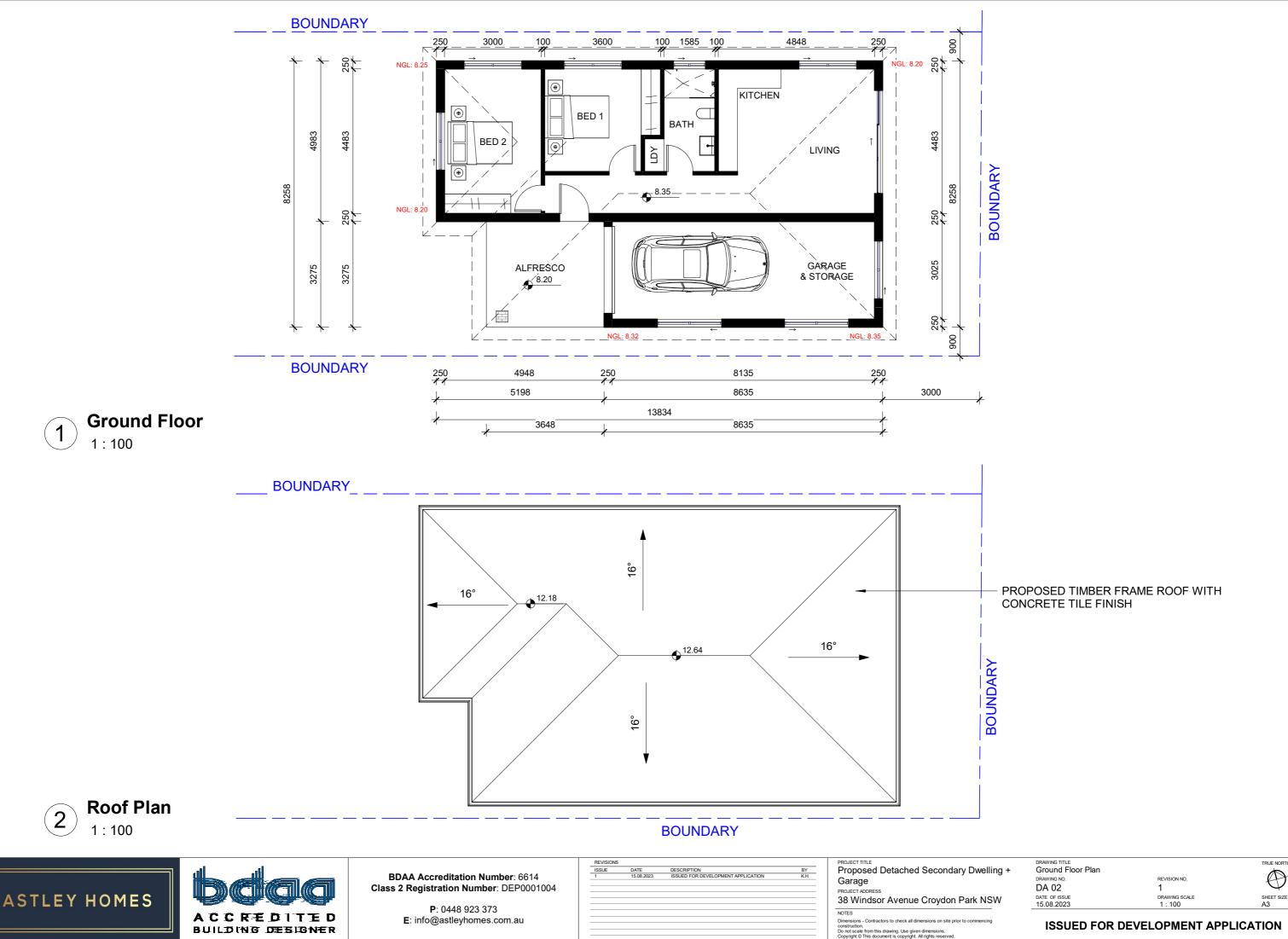
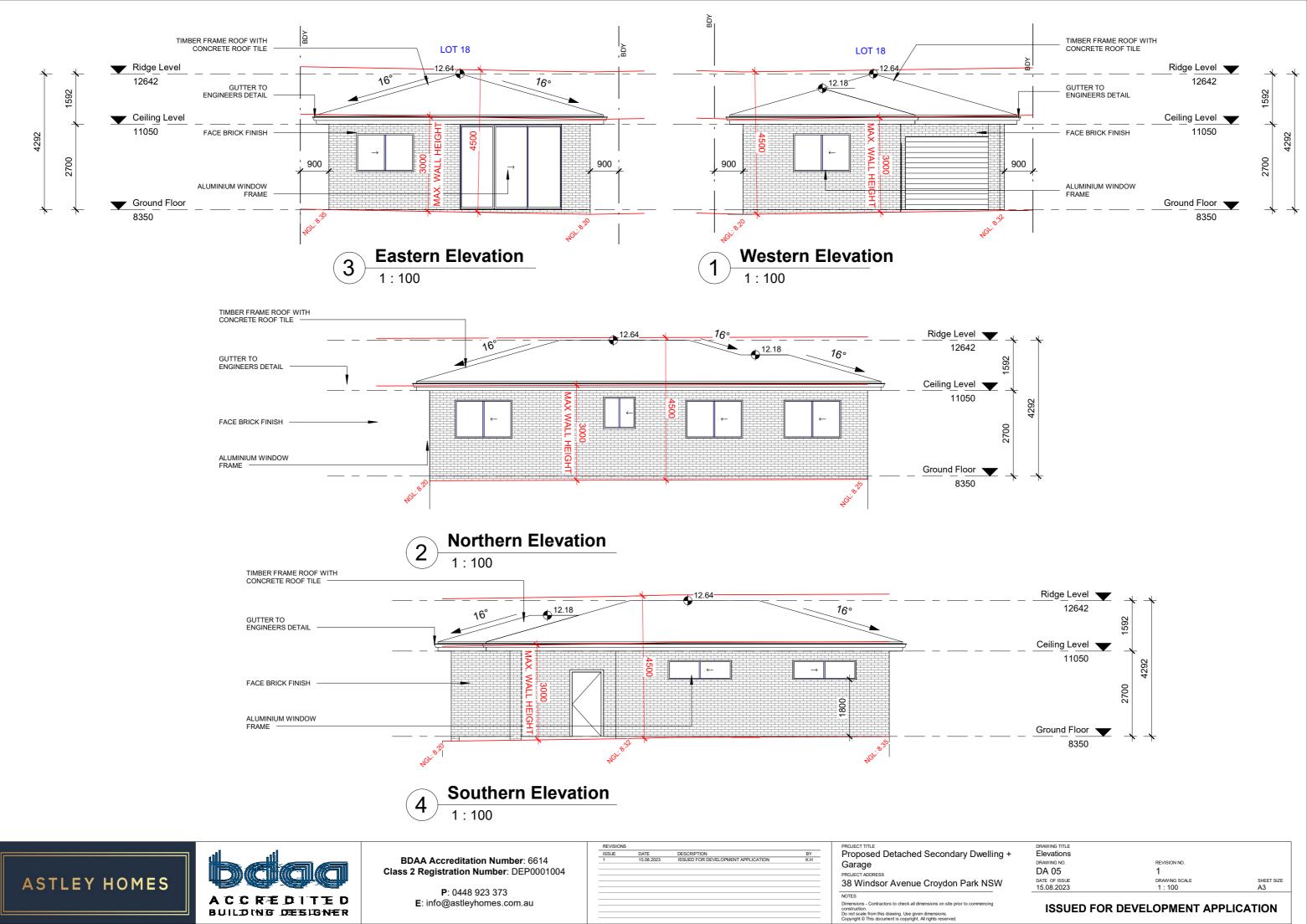


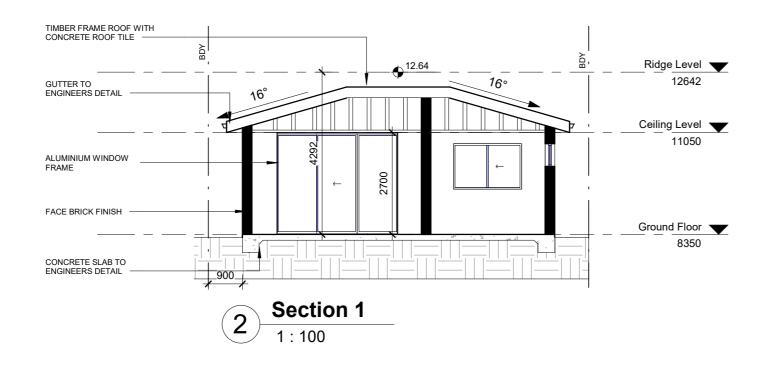
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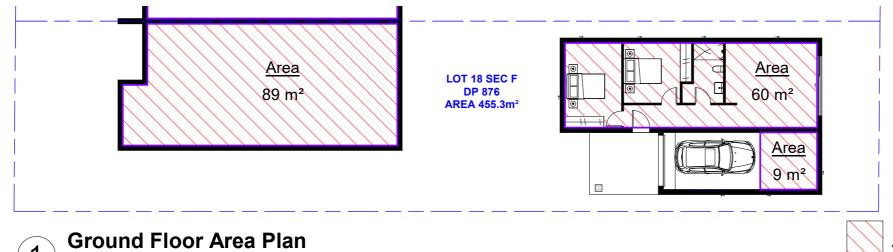


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**FSR CALCULATION LOT 18** FSR Site Area Area 455 m<sup>2</sup> 158 m<sup>2</sup> 0.35 0.35 158 m<sup>2</sup>

Area

1:200





**BDAA Accreditation Number**: 6614 Class 2 Registration Number: DEP0001004

> **P**: 0448 923 373 E: info@astleyhomes.com.au

SSUE	DATE	DESCRIPTION	BY
	15.08.2023	ISSUED FOR DEVELOPMENT APPLICATION	K.H

PROJECT TITLE
Proposed Detached Secondary Dwelling + Garage

38 Windsor Avenue Croydon Park NSW

Dimensions - Contractors to check all dimensions on site prior to commencing construction.

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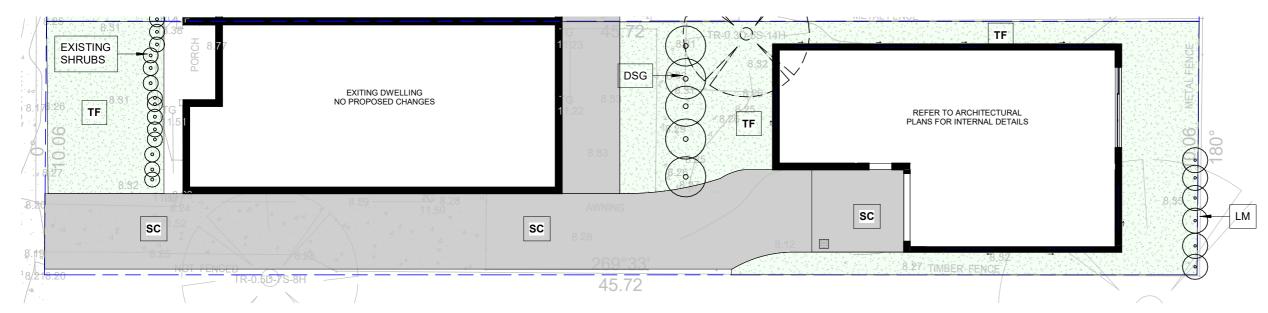
DRAWING TITLE
Sections & FSR Calculations DA 08

DATE OF ISSUE 15.08.2023

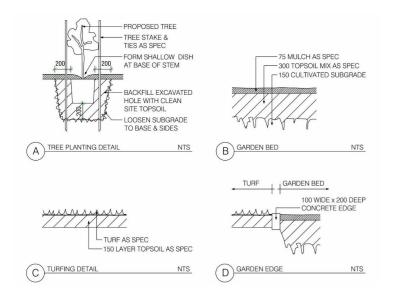
REVISION NO.

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TRUE NORTH



Landscape Plan



PLAN	T SCHEDULE		
CODE	PLANT NAME	POT SIZE	MATURE SIZE
CA	CORREA ALBA	200MM	TRIM TO 0.6M
DSG	DURANTA "SHEENAS GOLD"	200MM	TRIM TO 1.0M
LM	LIRIOPE MUSCARI	100MM	0.5M
MYO	MYOPORUM PARVIFOLIUM	150MM	0.2M
PX	PILPDENDRON "XANDU"	200MM	0.5M
TL	TRISTAIOPSIS LAURINA	75 LITRE	6.0M
cs	CONIFER SMARAGD	200MM	3.0M

STF Synthetic Turf

TF

Garden Edge (to detail) GE

Clothes Lines (to client requirements) CB/TP Colorbond / Timber Paling (1.8 high)

SURFACE TREATMENT LEGEND

Tile (to client requirements)

Rainwater Tank (to Engineers Specifications)

**RWT** PV

PP Water Permeable Unit Paver

SC Stenciled Concrete ( Charcoal/gunmetal)

Decomposed Granite finish TPF Temporary Protection Fence (1.8m chainmesh)

**GVL** Gravel Surface / Path ( Nepean River Pebble)

TD Timber Deck

CP Concrete Path

Bench Seat

BT **Table Bench Seating** 

### NOTES AND SPECIFICATIONS

Prior to carrying out any excavations, the contractor is to confirm the locations of all services. Service pits and lids a not to be covered by any materials. Trim and grade area to form a smooth even finish.

GARDEN BED / MULCH

The topsoil to all garden bed areas shall be four (4) parts site topsoil to one (1) part organic compost thorough blended together prior to placing into position. Where the site topsoil is considered not suitable, an imported topsol blend meeting the requirements of AS4419-1998 shall be used. Garden bed subgrades are to be cultivated to a depth 150mm. Topsoil depths to all garden bed areas in deep soil to be 300mm (min). At the completion of all plantii operations apply a 75mm layer of mulch over entire garden bed taking care not to smother plants. Reduce depth mulch around base of plants to form "watering dish". Mulch used shall be Pine Bark Nuggets as supplied by ANL similar. All proposed planting is subject to suitable topsoil depths on site. Where there is insufficient depth due presence of bedrock or other structures, the proposed planting is to be modified to suit in accordance with instruction from landscape architect. from landscape architect.

### TURF / GARDEN EDGING

Turf used for this site shall be Sir Walter Buffalo or similar soft leaf variety. Unless specified otherwise, turf shall I laid over 150mm topsoil and finished flush with adjacent surfaces. Water turfed areas immediately after turfit operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed riv sand. All garden edging as denoted by "GE" on the plan is to be constructed as per detail.

The plants are to be healthy nursery stock, free from disease, injury, insects all weed or roots of weeds. All plants are be thoroughly soaked Ihour prior to planting. All plants delivered for use on site shall be fully acclimatized prevailing local Sydney conditions.

### EXISTING TREES TO BE RETAINED

The existing trees indicated for retention shall be protected for the duration of the construction period. Insta a 1.8m high temporary protective fence (TPF) to the locations as indicated on the plan. Do not store otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stay guys and the like to a tree which is to be retained. Where it is absolutely necessary to prune tree roots / liml guys and the line of a free which is to be teamed. Where it is absolutely necessary to plant the roots of more contractor to ensure all Council approvals have been obtained. All tree work is to be carried out by a qualific and insured arborist. Where an arborist report has been prepared for the existing tree on site; The landscape plk shall be read in conjunction with this report. All trees identified for retention shall be protected and managed accordance recommendations of this report. These recommendations will take precedence over any measures outline

### MAINTENANCE / ON GOING CARE

DATE OF ISSUE 15.08.2023

MAINTENANCE / ON GOING CARE
Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from datepractical completion to the satisfaction of Council. Maintenance will include but is not limited to the followin
activities: Mowing and edging lawn areas, fertilizing all plant material, pruning, watering, replacing field plantin
treating for pests and diseases, topping up of mulch areas and weeding garden beds as required. On completion of tl
initial 12 month period, all maintenance responsibilities shall be handed over to building management / property own
for on-going care. Note: All trees will require ongoing annual observation and maintenance by qualified arborist
ensure occupant safety, tree health and to avoid damage to surrounding structures and property.

Should there be any discrepancies on the drawings with existing site conditions; contractor is to notify the landscal architect prior to proceeding with the works





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Proposed Detached Secondary Dwelling +

Garage

38 Windsor Avenue Croydon Park NSW

Dimensions - Contractors to check all dimensions on site prior to commencing construction.

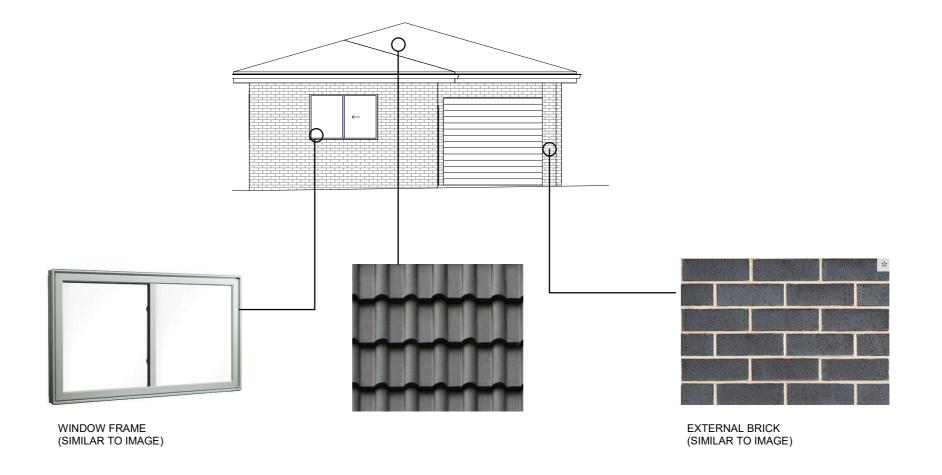
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Landscape Plan REVISION NO. DA 09

DRAWING SCALE
As indicated

TRUE NORTH









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ISSUE	DATE	DESCRIPTION	BY
1	15.08.2023	ISSUED FOR DEVELOPMENT APPLICATION	KH

PROJECT TITLE
Proposed Detached Secondary Dwelling + Garage

PROJECT ADDRESS
38 Windsor Avenue Croydon Park NSW

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DRAWING TITLE
Finishes Schedule DRAWING NO. REVISION NO. DATE OF ISSUE 15.08.2023

TRUE NORTH 0 SHEET SIZE A3

## **BASIX** Certificate

Project summary		
Project name	36 Windsor Av Cor	ydon (Lat 18)
Street address	36 Windsor Avenue	Croydon Park 2133
Local Government Area	Conterbury-Bankst	own Council
Plan type and plan number	deposited F	
Lot no.	18	
Section no.		
Project type	separate dwelling h dwelling	ouse - secondary
No. of bedrooms	2	
Project score		
Water	<b>✓</b> 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	<b>✓</b> 50	Target 50

Certificate Prepared by	
4ame / Company Name: Astley Homes	
ABN (if applicable): 90129916090	

Project address		Assessor details and thermal I	oads	
Project name	36 Windsor Av Corydon (Lot 18)	Assessor number	nia	
Street address	36 Windsor Avenue Croydon Park 2133	Certificate number	nia	
Local Government Area	Canterbury-Bankstown Council	Climate zone	nia	
Plan type and plan number	Deposited Plan F	Area adjusted cooling load (MJ/m² year)	nia	
Lot no.	18	Area adjusted heating load (MJ/m² year)	nia	
Section no.		Ceiling fan in at least one bedroom	nta	
Project type		Ceiling fan in at least one living room or other conditioned area	nta	
Project type	separate dwelling house - secondary dwelling	Project score		
No. of bedrooms	2	Water	¥ 40	Tarpet 40
Site details				
Site area (m²)	455	Thermal Comfort	✓ Pass	Target Pas
Roof area (m²)	140	Energy	<b>✓</b> 50	Target 50
Conditioned floor area (m2)	56.0	-	•	Target Str
Unconditioned floor area (m2)	4.0			
Total area of garden and lawn (m2)	118			
Roof area (m2) of the existing dwelling	120			
No. of bedrooms in the existing dwelling	3			

he commitments set out below regulate how the proposed development is to be carried out. It is a condition of any develop evelopment certificate issued, for the proposed development, that BASOX commitments be compiled with.	ment conser	it granted, or complyi	ing
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Cortified
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 75 square metres of the site.	~	~	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		~	~
The applicant must install a tollet flushing system with a minimum rating of 6 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 6 star in the kitches in the development.		~	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	~	~	-
The applicant must configure the rainwater tank to collect rain runoff from at least 140 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
The applicant must connect the rainwater tank to:			
<ul> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>			

Thermal Comfort Commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier	
General features				
The dwelling must not have more than 2 storeys.		_	_	-
The conditioned floor area of the dwelling must not			-	
The dwelling must not contain open mezzanine are:	-	-	-	
	~	~	~	
The dwelling must not contain third level habitable a	~	~	~	
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and below.	table 🗸		-	
	Additional insulation required (R-Value)	ther specifications		
floor - concrete slab on ground	ni			
external wall - brick veneer	2.86 (or 3.40 including construction)			
ceiling and roof - flat ceiling / pitched roof	celling: 4.5 (up), roof: foll/sanking	nventilated; medium	solar absorptance 0.47	5-0.70)
Note   • Insulation specified in this Certificate must	be installed in accordance with Part 3.12.1.1 of the Building Code of Austra	ie.		
Note • In some climate zones, insulation should to	se installed with due consideration of condensation and associated interaction	n with adjoining build	ng materials.	

Thermal Comfort Commitments						Show on CC/CDC plans & specs	Certifier check
Windows, glazed do	ors and skyligh	ts					
The applicant must install t specifications listed in the t	he windows, glazed able. Relevant over	doors and shading de shadowing specification	vices described in the table belo ons must be satisfied for each wir	x, in accordance with the dow and glazed door.	~	~	~
The dwelling may have 1 s	kylight (<0.7 square	metres) which is not I	isted in the table.		V	~	~
For the following glass     Aluminium single cli     Aluminium double (i     TimberluPVC/fibreg	and frame types, th har air) clear		window and glazed door: a performed by visual inspection.		-	•	*
- TimberluPVC/fibreglass	double (air) clear						
Windowiglazed door no.	Maximum height (mm)	Maximum width (mm)	Туро	Shading Device (Dimen- 10%)	sion within	Overshadowing	
North facing							
W01	1200	1800	aluminium, single, clear	eave 450 mm, 250 mm at of window or glazed door	oove head	not overshadowed	
W02	1200	1800	aluminium, single, clear	eave 450 mm, 250 mm at of window or glazed door	oove head	not overshadowed	
W03	1200	1800	aluminium, single, clear	eave 450 mm, 250 mm at of window or glazed door	oove head	not overshadowed	
W07	1000	1000	aluminium, single, clear	eave 450 mm, 600 mm at of window or glazed door	ove head	not overshadowed	
East facing							
				eave 450 mm, 250 mm at		not overshadowed	

	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	
WOS	1200	1800	aluminium, single, clear	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed
West facing					
VI07	600	2000	aluminium, single, clear	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CCICDC plans & specs	Certifie check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating; gas instantaneous with a performance of 6 stars.	~	~	~
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating; n'is		~	~
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only. Energy rating: n/a		~	~
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating; n'is		~	-
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducking only: Energy rating; n/a		~	~
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof, Operation control: manual on / timer off			
Kitcher: individual fan. ducted to facade or roof: Coeration control: manual on / timer off			
,		~	~
Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off		~	-
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LTD) lighting in each of the following norms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting dock (LED) largors.			П
<ul> <li>at least 2 of the bedrooms / study; dedicated</li> </ul>		~	-
at least 2 of the living / dining rooms; dedicated			
the kitcher:			
- une source,		~	-

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
all bathrooms/silets;		_	-
the laundry;			
all hallways;			-
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	_	_	-
The applicant must install a window and/or skylight in 1 bethroom(s)/toler(s) in the development for natural lighting.	_	~	~
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed outdoor clothes drying line as part of the development.		_	

Legend								
In these commitmen	ts, "applicant" meen	s the person carrying	out the development.					
		"Show on DA plans" of for the proposed deve		on the plans acco	ompanying the develop	ment application to	r the proposed develop	ment (if a
		Show on CC/CDC pl		must be shown i	n the plans and specific	rations accompany	ing the application for a	construction
Commitments identi		"Certifier check" colur		a certifying author	rity as having been full	liled, before a final	occupation certificate(e	either interim or





BDAA Accreditation Number: 6614 Class 2 Registration Number: DEP0001004

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REVISION	NS		
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PROJECT TITLE
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PROJECT ADDRESS
38 Windsor Avenue Croydon Park NSW

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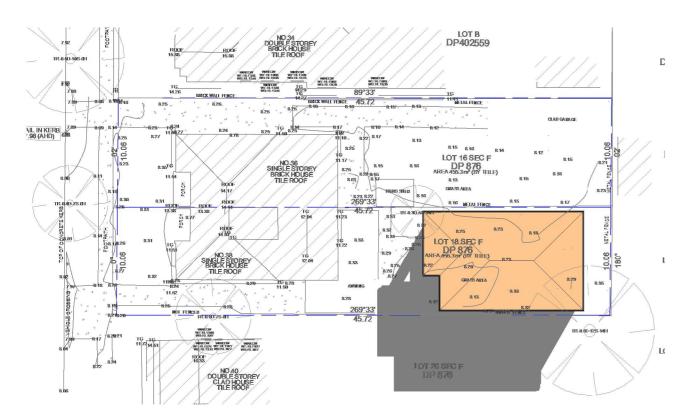
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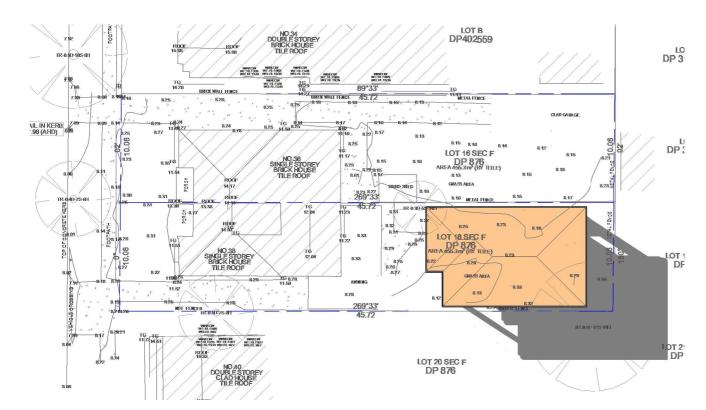
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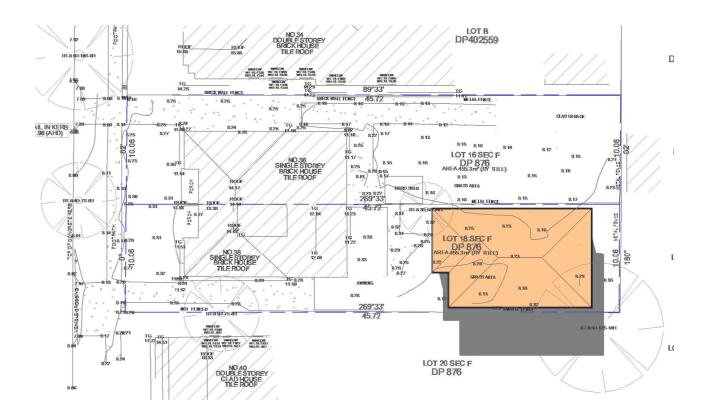
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**Shadow Diagram 9am 21st June** 1:350



**Shadow Diagram 3pm 21st June** 1:350



**Shadow Diagram 12pm 21st June** 





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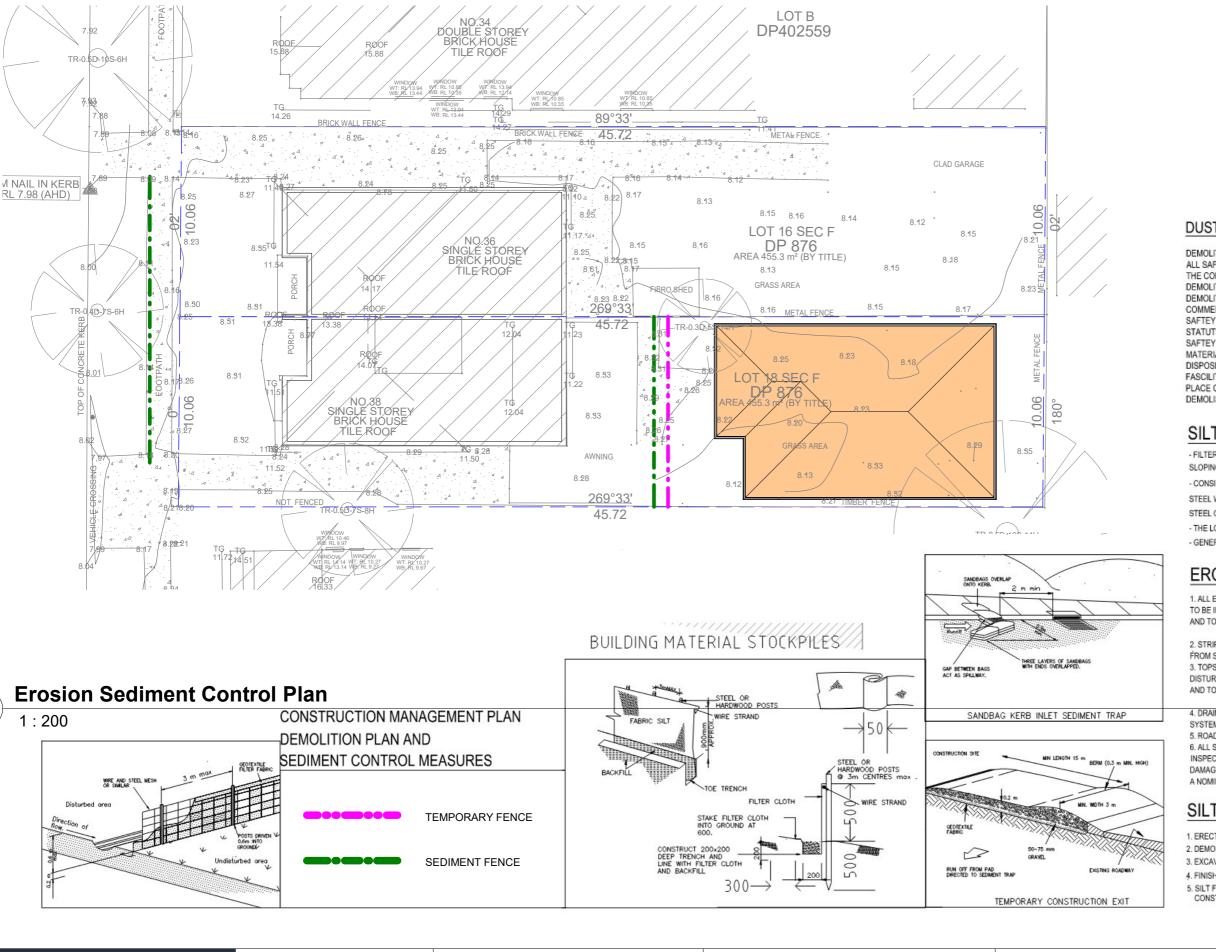
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PROJECT TITLE
Proposed Detached Secondary Dwelling +

Garage 38 Windsor Avenue Croydon Park NSW

DA 12 DATE OF ISSUE 15.08.2023

DRAWING TITLE
Shadow Diagrams



# DUST SUPRESSION MEASURES/ DEMOLITION:

DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001 ALL SAFTEY BARRIERS AND PROTECTIVE MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCMENT OF WORKS

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVAL DEMOLITION CONTRACTORS TO PROVIDE EVIDENCE OF ALL INSURANCES PRIOR TO THE COMMENCMENT OF WORK

SAFTEY AND PROTECTIVE EQUIPMENT TO BE USED IN ACCORDANCE WITH RELEVANT STATUTORY REQUIREMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE

MATERIAL TO BE REMOVED BY WAY OF WASTE BINS FROM SITE AND APPROPRIALEY DISPOSED OF IN WASTE RECYCLING FASCILITIES AND OR WASTE MANAGEMENT

PLACE GEOTECH FABRIC ALONG BOUNDARIES WHERE STRUCTURES ARE TO BE DEMOLISHED IN ORDER TO PROTECT ADJOINING PROPERTIES AND THE PUBLIC

## SILT FENCES

- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN.
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTATCHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES .
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND , AS
- GENERALLY FOLLOW THE CONTOURS OF THE LAND

# **EROSION CONTROL NOTES:**

- 1. ALL ERSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY
- 2. STRIPPING OF GRASS AND VEGETATION ETC. SITE MANAGER. FROM SITE SHALL BE KEPT TO A MINIMUM. 3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS
- 4. DRAINAGE IS TO BE CONNECTED TO STORMWATER AND FOOTPATHS.
- SYSTEM AS SOON AS POSSIBLE.
- 5. ROADS AND FOOTPATH TO BE SWEPT DAILY
- 6. ALL SEDIMENT CONTROL STRUCTURES TO BE
- INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO
- A NOMINATED SOIL STOCKPILE.

## SILTATION MANAGEMENT PROCEDURE

- 1. ERECT SILT FENCE & GRAVEL DRAIN
- 2. DEMOLISH EXISTING BUILDING
- 3. EXCAVATE BASEMENT AND PLACE TEMPORARY PUMPOUT SEDIMENT PIT
- 5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND GARDEN HAS BEEN FULLY RE-VEGETATED.





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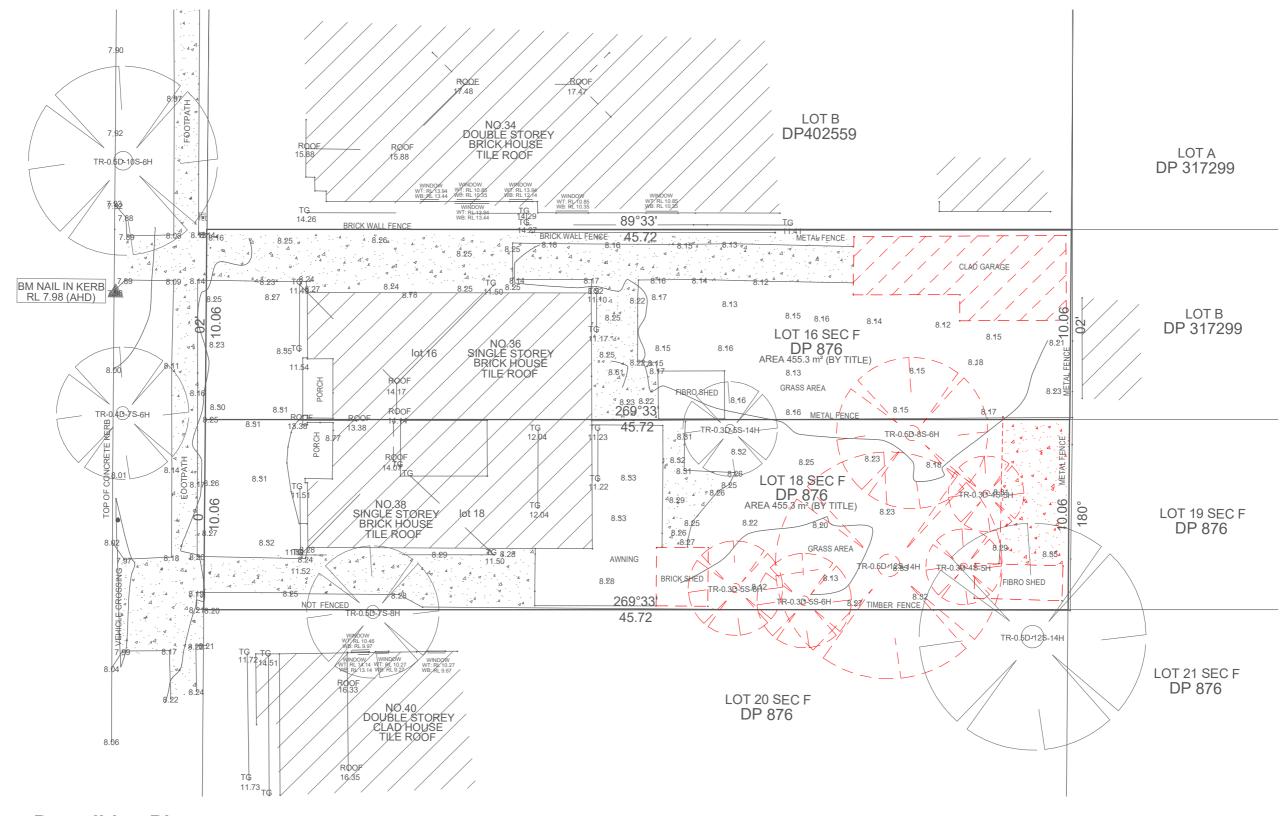
DATE OF ISSUE 15.08.2023

Sediment Control Plan DA 13

REVISION NO

DRAWING SCALE
As indicated

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Demolition Plan

1:200

## ITEMS IN RED TO BE DEMOLISHED





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Garage
PROJECT ADDRESS

Garage
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DRAWING TITLE
Demolition Plan
DRAWING NO.
DA 14
Date of ISSUE
15.08.2023

REVISION NO.

1

DRAWING SCALE

SHEET SIZE A3