
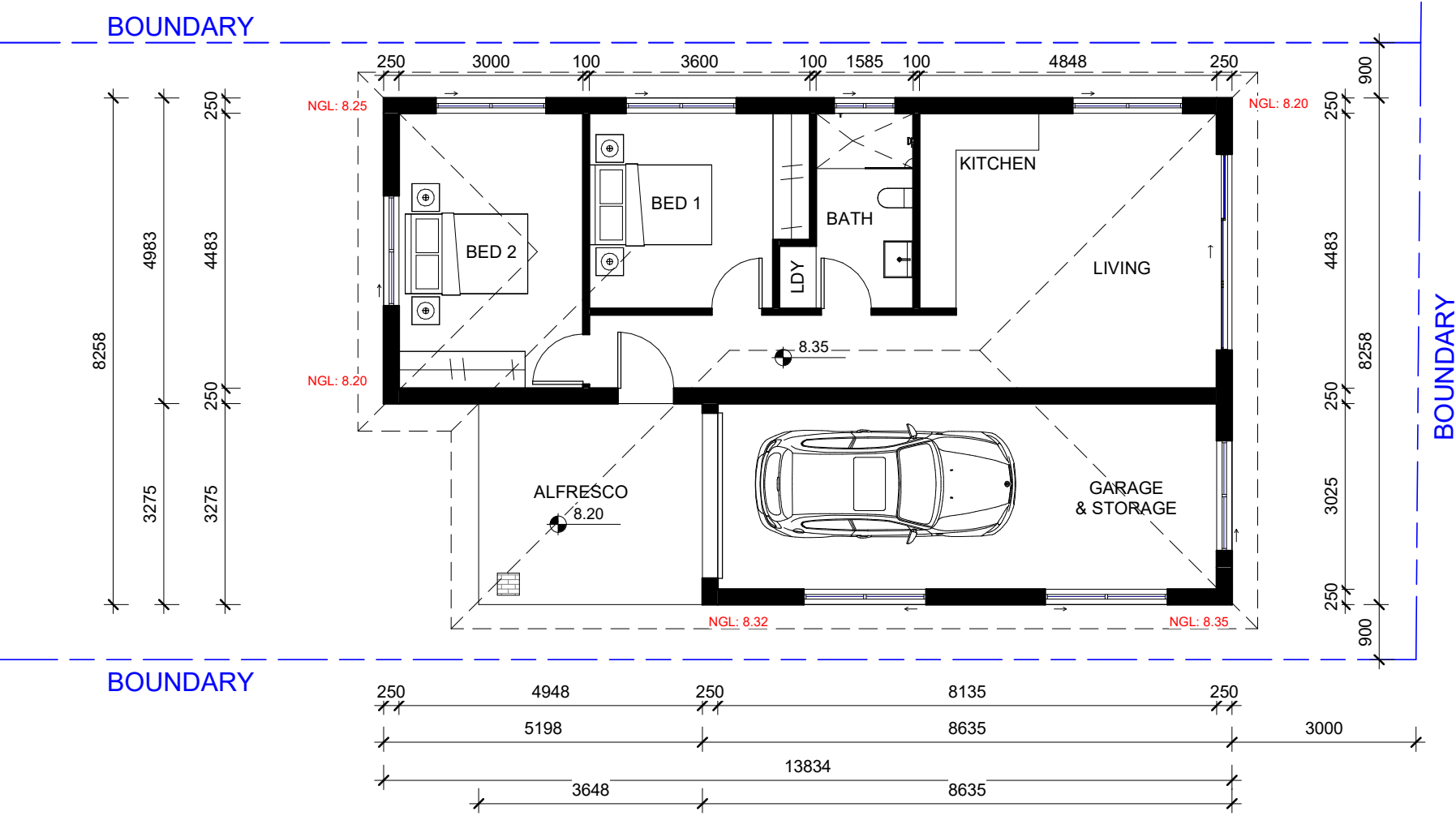


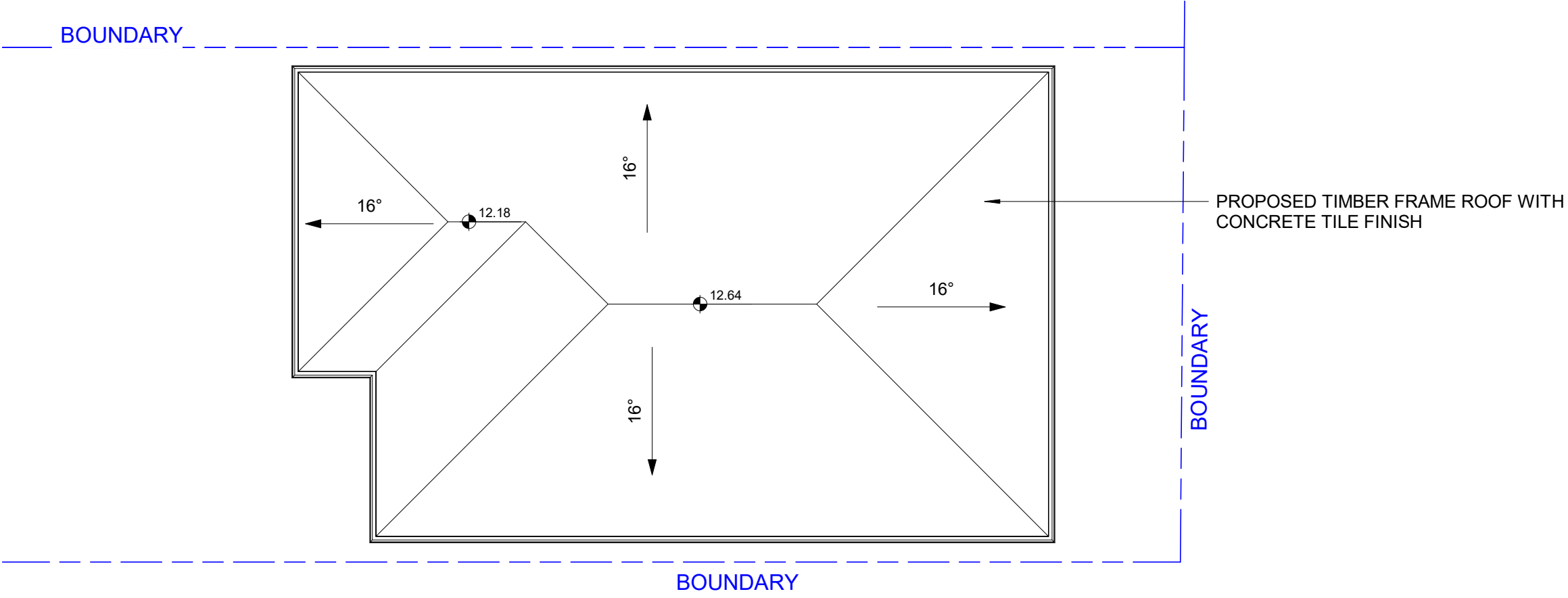
DRAWING TITLE Site Plan	REVISION NO. 1	TRUE NORTH 
DRAWING NO. DA 01	DRAWING SCALE 1 : 200	SHEET SIZE A3
DATE OF ISSUE 15.08.2023		

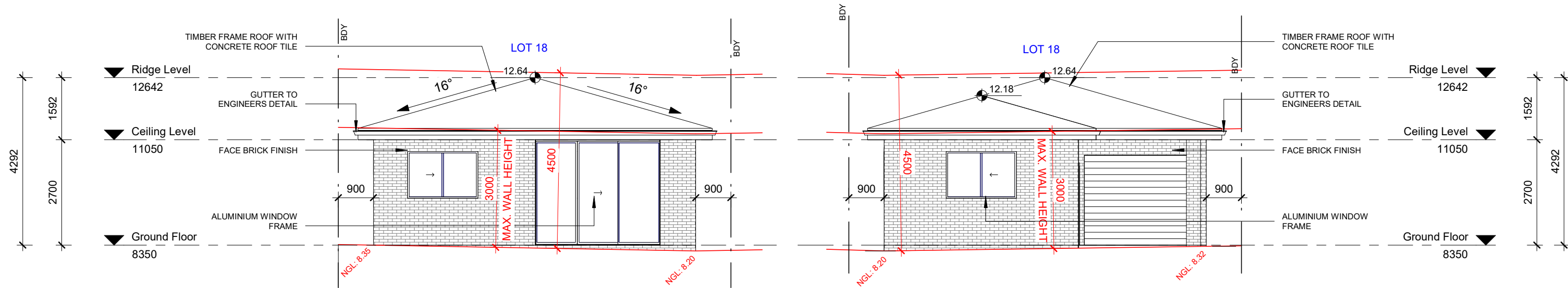


1 Ground Floor
1 : 100



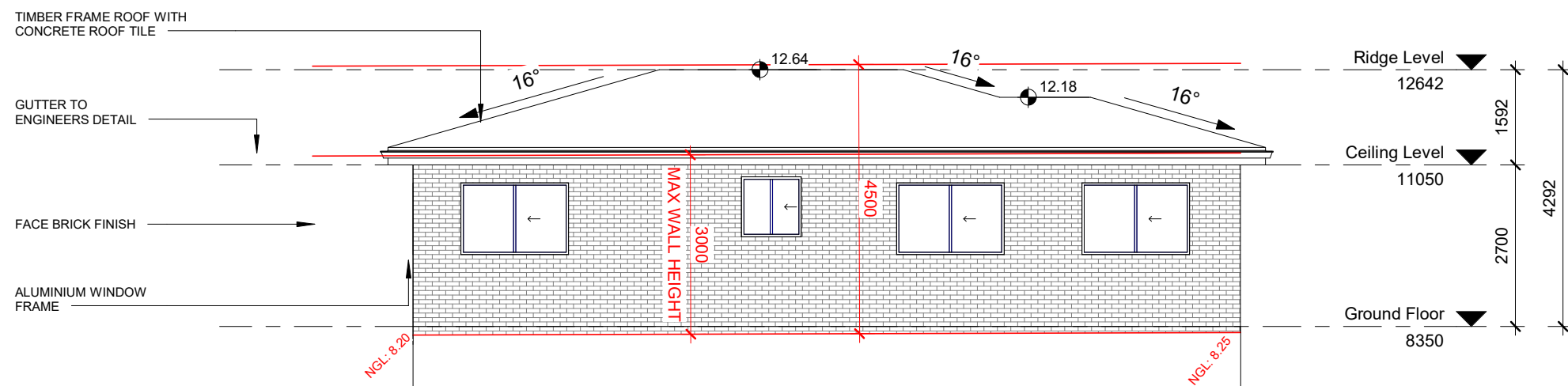
2 Roof Plan
1 : 100



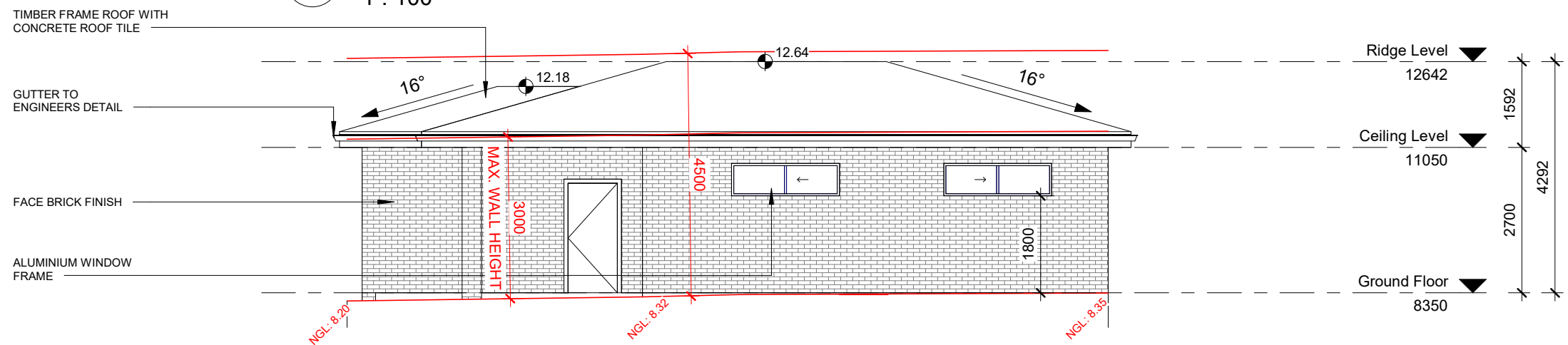


3 Eastern Elevation
1 : 100

1 Western Elevation
1 : 100



2 Northern Elevation
1 : 100



4 Southern Elevation
1 : 100

ASTLEY HOMES



BDAA Accreditation Number: 6614
Class 2 Registration Number: DEP0001004

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REVISIONS			
ISSUE	DATE	DESCRIPTION	BY
1	15.08.2023	ISSUED FOR DEVELOPMENT APPLICATION	K.H.

PROJECT TITLE
Proposed Detached Secondary Dwelling +
Garage
PROJECT ADDRESS
38 Windsor Avenue Croydon Park NSW

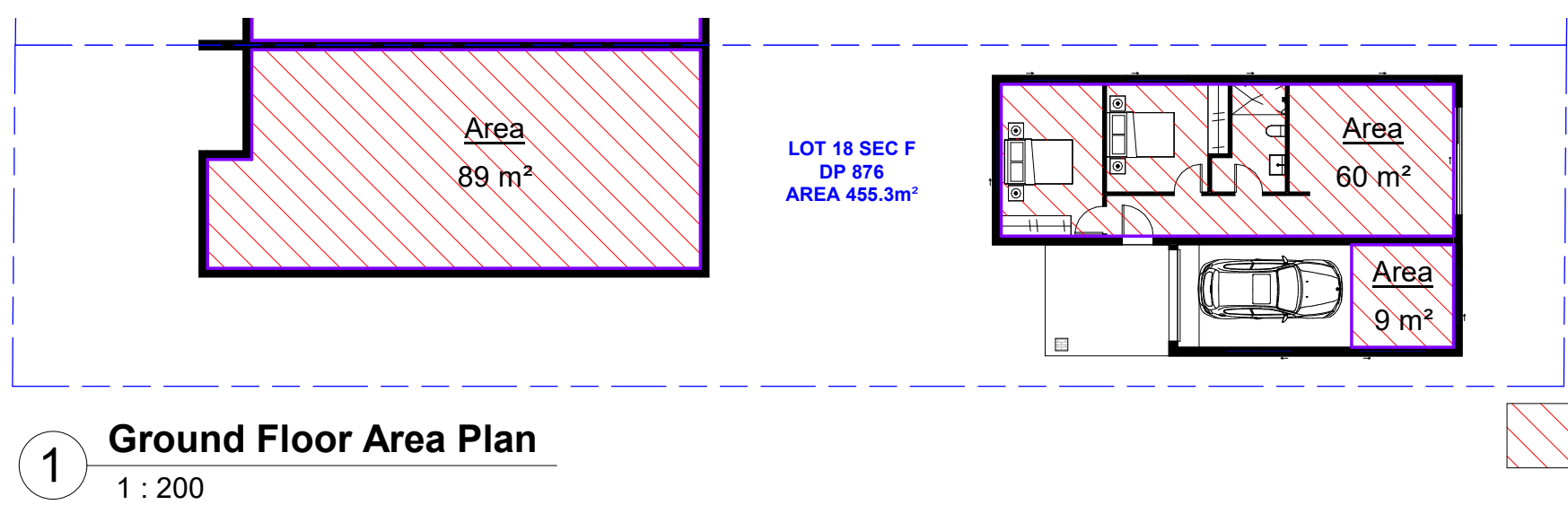
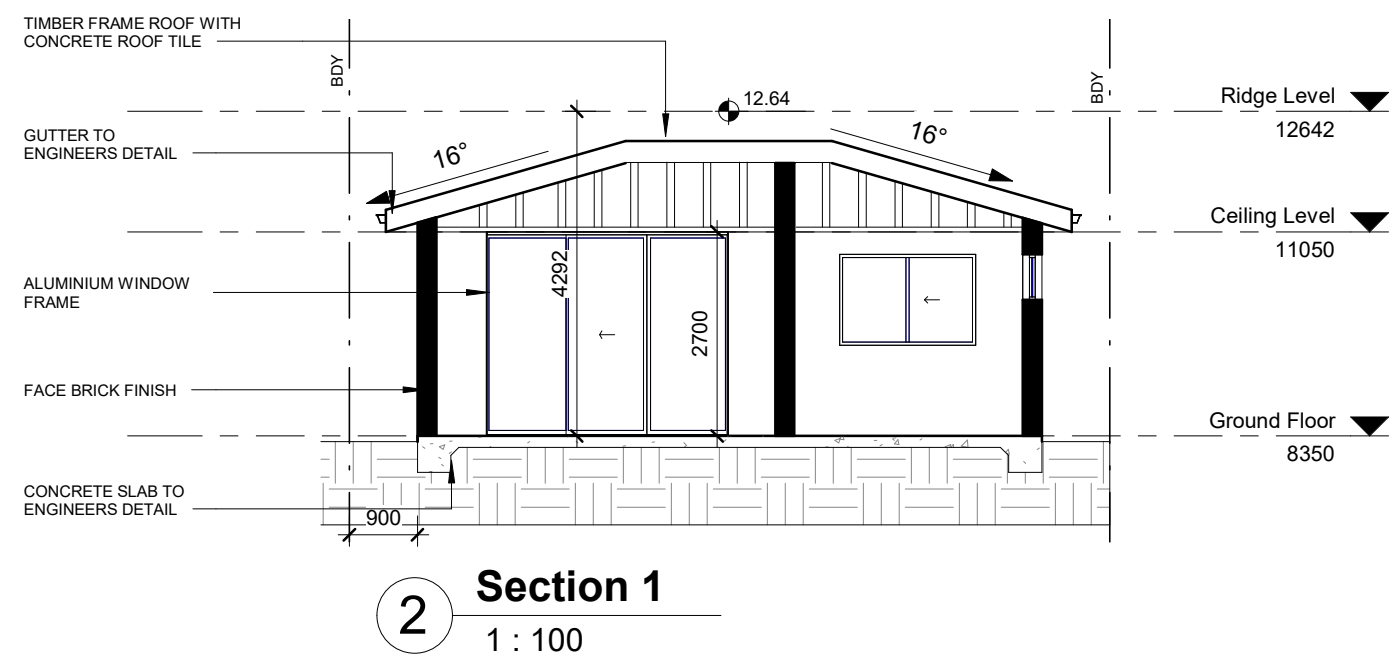
NOTES
Dimensions - Contractors to check all dimensions on site prior to commencing
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DRAWING TITLE
Elevations
DRAWING NO.
DA 05
DATE OF ISSUE
15.08.2023

REVISION NO.
1
DRAWING SCALE
1 : 100

SHEET SIZE
A3

ISSUED FOR DEVELOPMENT APPLICATION



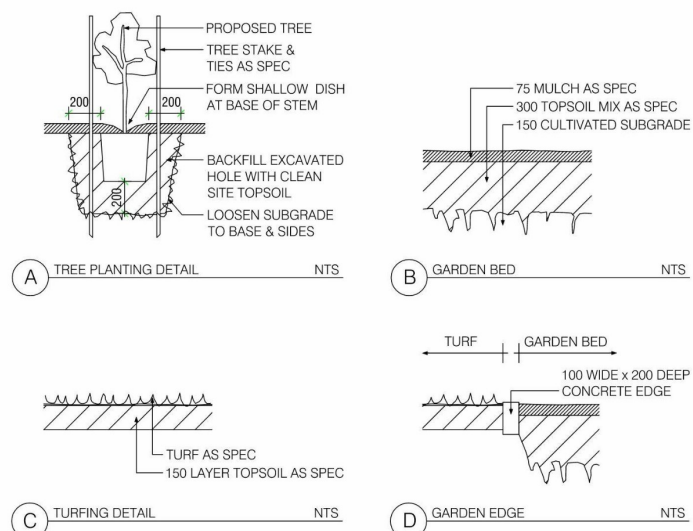
FSR CALCULATION LOT 18		
Site Area	Area	FSR
455 m ²	158 m ²	0.35
	158 m ²	0.35

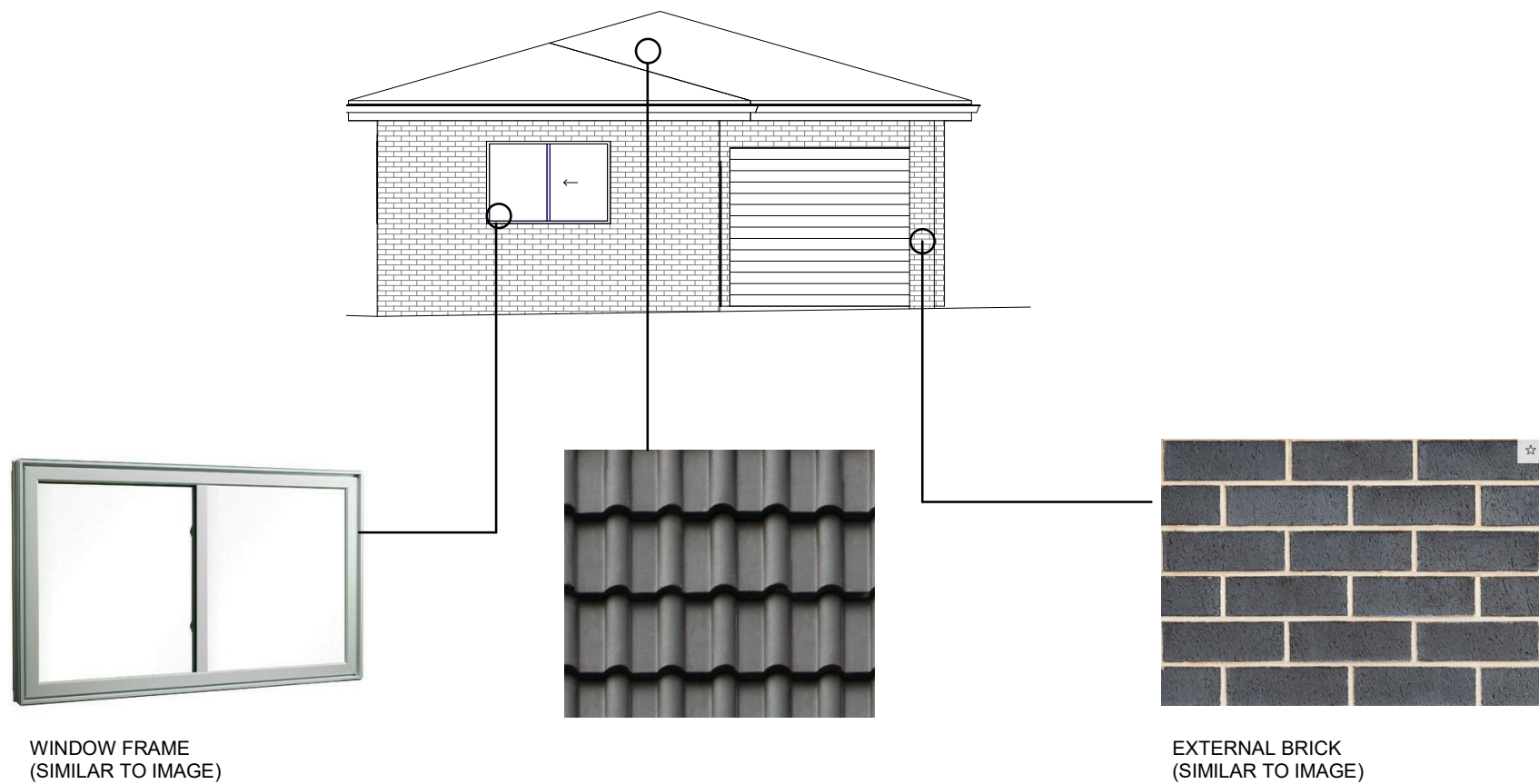


DISCREPANCIES
Should there be any discrepancies on the drawings with existing site conditions; contractor is to notify the landscape architect prior to proceeding with the works

STF	Synthetic Turf
TF	Turf
GE	Garden Edge (to detail)
CL	Clothes Lines (to client requirements)
CB/TP	Colorbond / Timber Paling (1.8 high)
T	Tile (to client requirements)
RWT	Rainwater Tank (to Engineers Specifications)
PV	Pavers
PP	Water Permeable Unit Paver
SC	Stenciled Concrete (Charcoal/gunmetal)
DGR	Decomposed Granite finish
TPF	Temporary Protection Fence (1.8m chainmesh)
GVL	Gravel Surface / Path (Nepean River Pebble)
TD	Timber Deck
CP	Concrete Path
B	Bench Seat
BT	Table Bench Seating

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





1

Finishes Schedule

1 : 100

REVISIONS				
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PROJECT TITLE

Proposed Detached Secondary Dwelling + Garage

PROJECT ADDRESS

38 Windsor Avenue Croydon Park NSW

NOTES

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DRAWING TITLE

Finishes Schedule

DRAWING NO.

DA 10

DATE OF ISSUE

15.08.2023


REVISION NO.

1

DRAWING SCALE

1 : 100

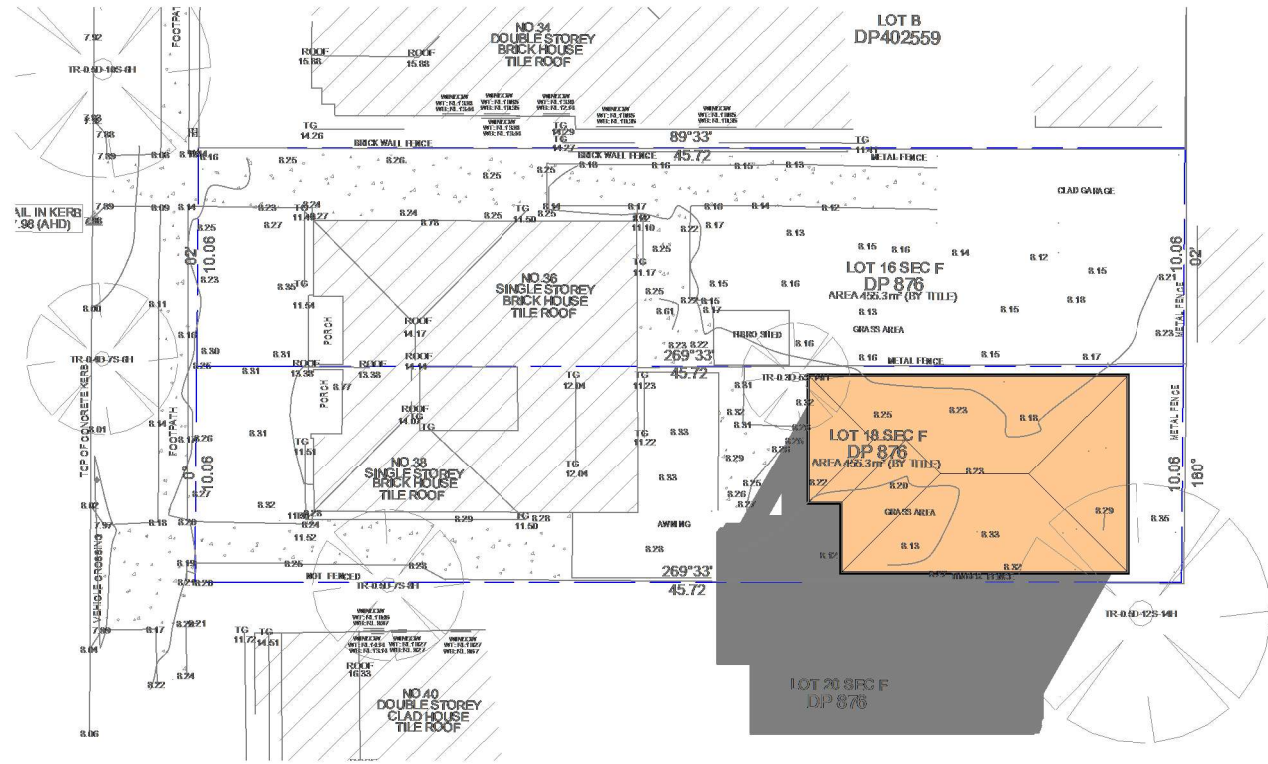
TRUE NORTH



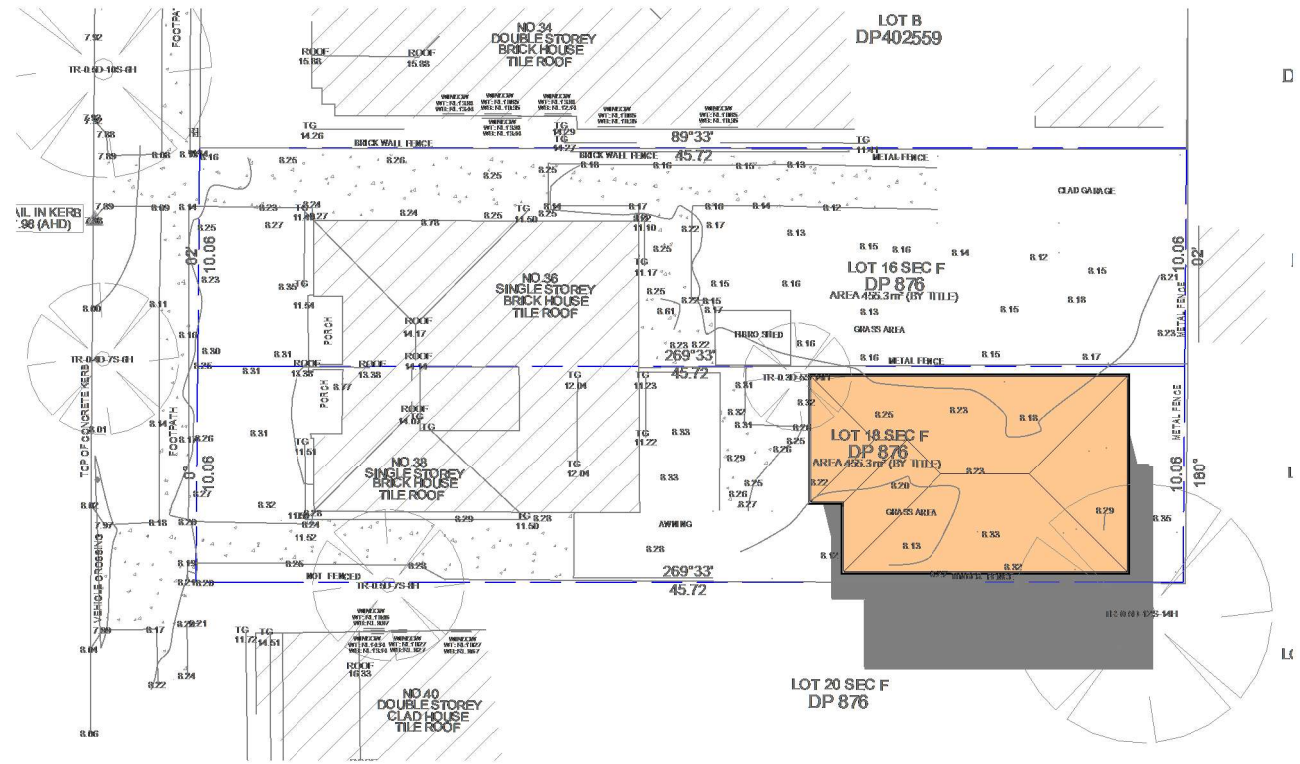
SHEET SIZE

A3

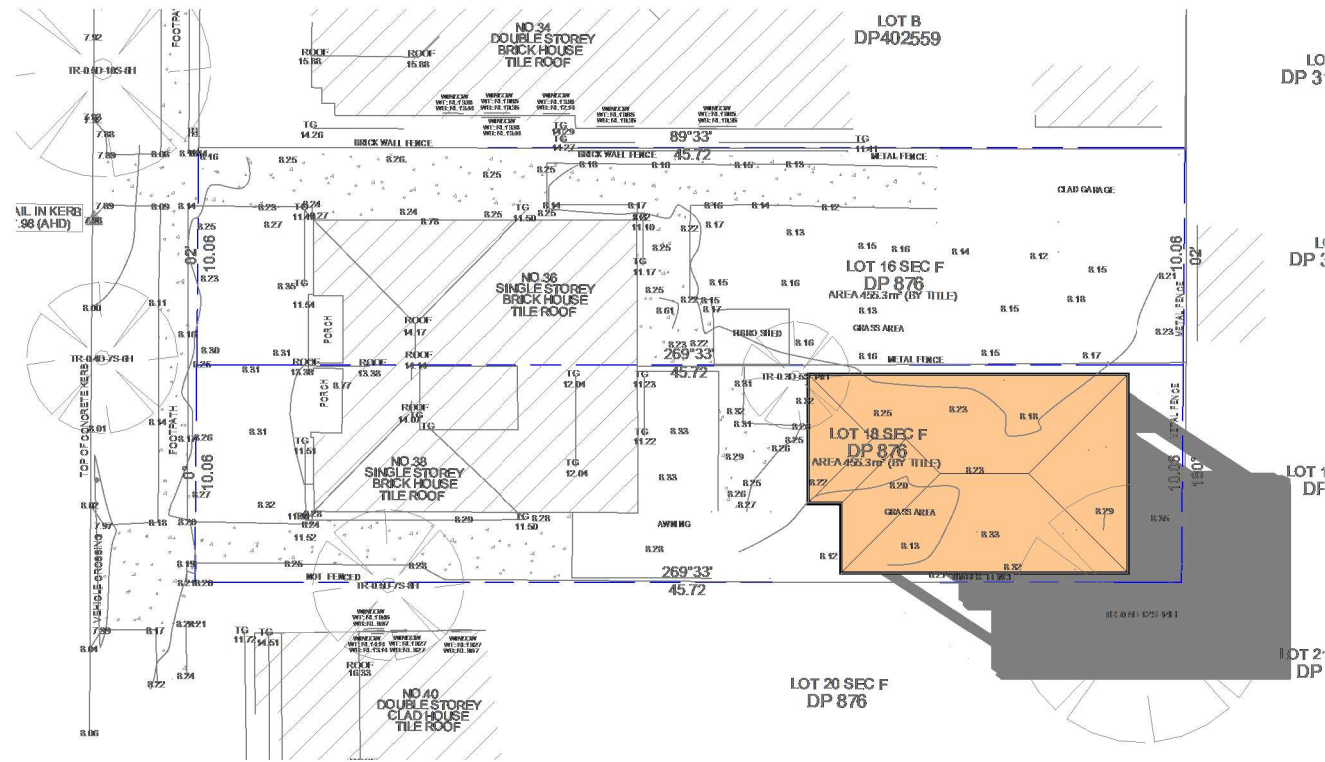
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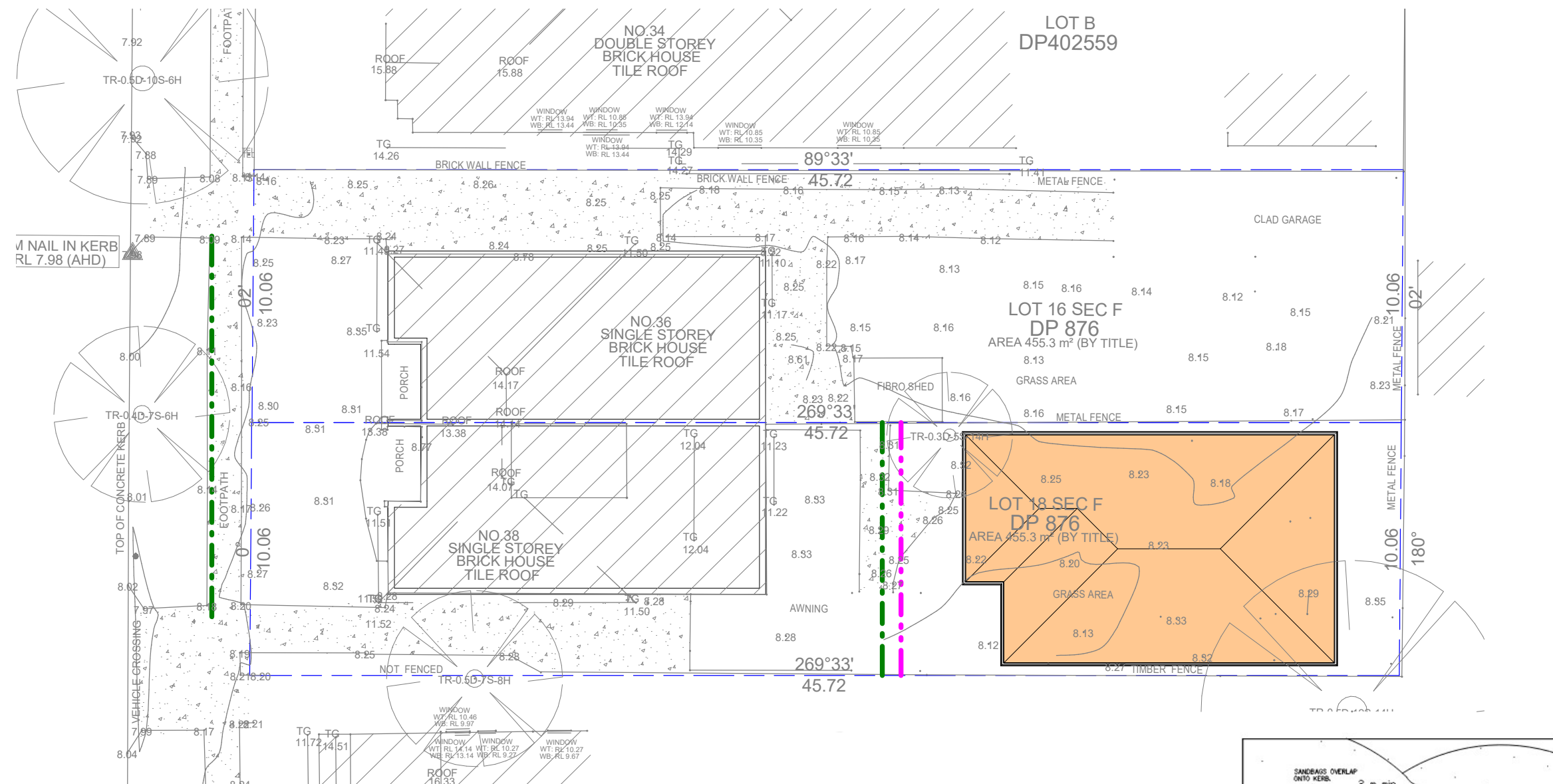
1 Shadow Diagram 9am 21st June
1 : 350



2 Shadow Diagram 12pm 21st June
1 : 350



3 Shadow Diagram 3pm 21st June
1 : 350



DUST SUPPRESSION MEASURES/ DEMOLITION:

DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001
ALL SAFETY BARRIERS AND PROTECTIVE MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS
DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVAL
DEMOLITION CONTRACTORS TO PROVIDE EVIDENCE OF ALL INSURANCES PRIOR TO THE COMMENCEMENT OF WORK
SAFETY AND PROTECTIVE EQUIPMENT TO BE USED IN ACCORDANCE WITH RELEVANT STATUTORY REQUIREMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE SAFETY ON SITE
MATERIAL TO BE REMOVED BY WAY OF WASTE BINS FROM SITE AND APPROPRIATELY DISPOSED OF IN WASTE RECYCLING FACILITIES AND OR WASTE MANAGEMENT FACILITIES
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') , ATTACHED 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 SWEEPED 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

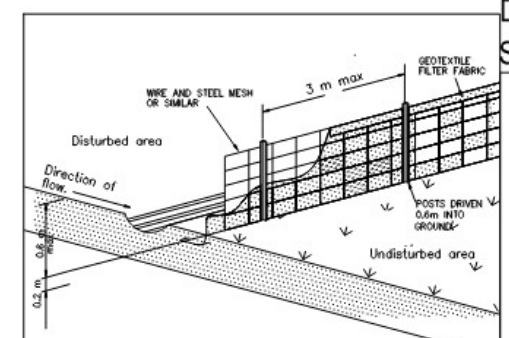
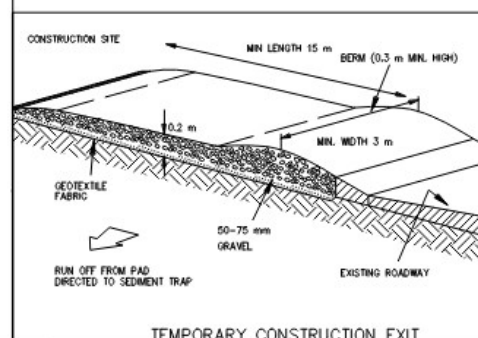
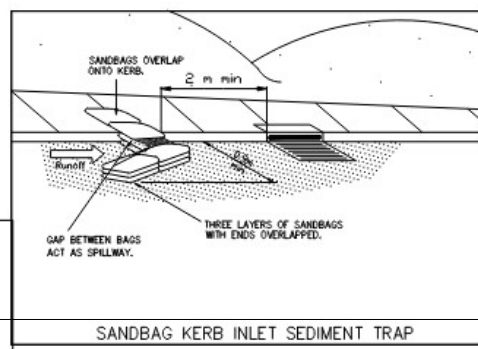
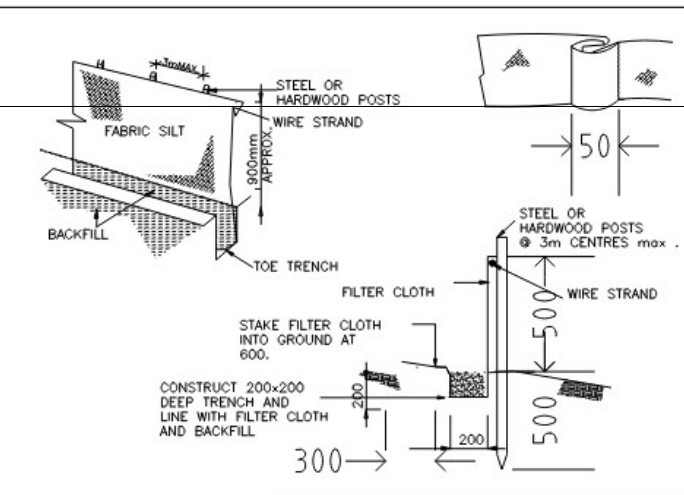
1. ERECT SILT FENCE & GRAVEL DRAIN
2. DEMOLISH EXISTING BUILDING
3. EXCAVATE BASEMENT AND PLACE TEMPORARY PUMPOUT SEDIMENT PIT
4. FINISH CONSTRUCTION
5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND GARDEN HAS BEEN FULLY RE-VEGETATED.

Erosion Sediment Control Plan

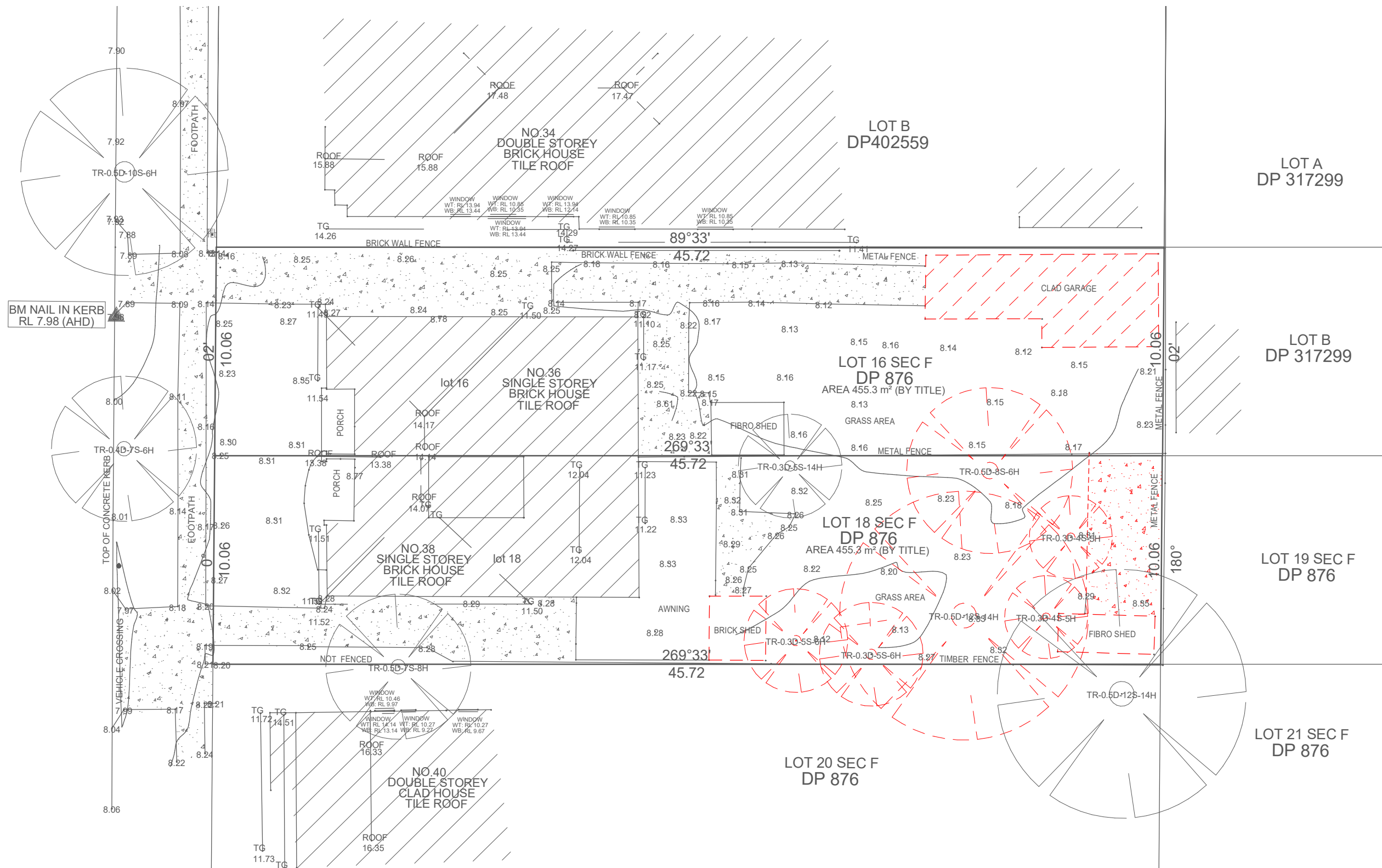
1 : 200

CONSTRUCTION MANAGEMENT PLAN DEMOLITION PLAN AND SEDIMENT CONTROL MEASURES

BUILDING MATERIAL STOCKPILES



- TEMPORARY FENCE
- SEDIMENT FENCE



1 Demolition Plan

1 : 200

ITEMS IN RED TO BE DEMOLISHED



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DRAWING TITLE
Demolition Plan

DRAWING NO.
DA 14

DATE OF ISSUE
15.08.2023

REVISION NO.
1

DRAWING SCALE
1 : 200

TRUE NORTH

SHEET SIZE
A3

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