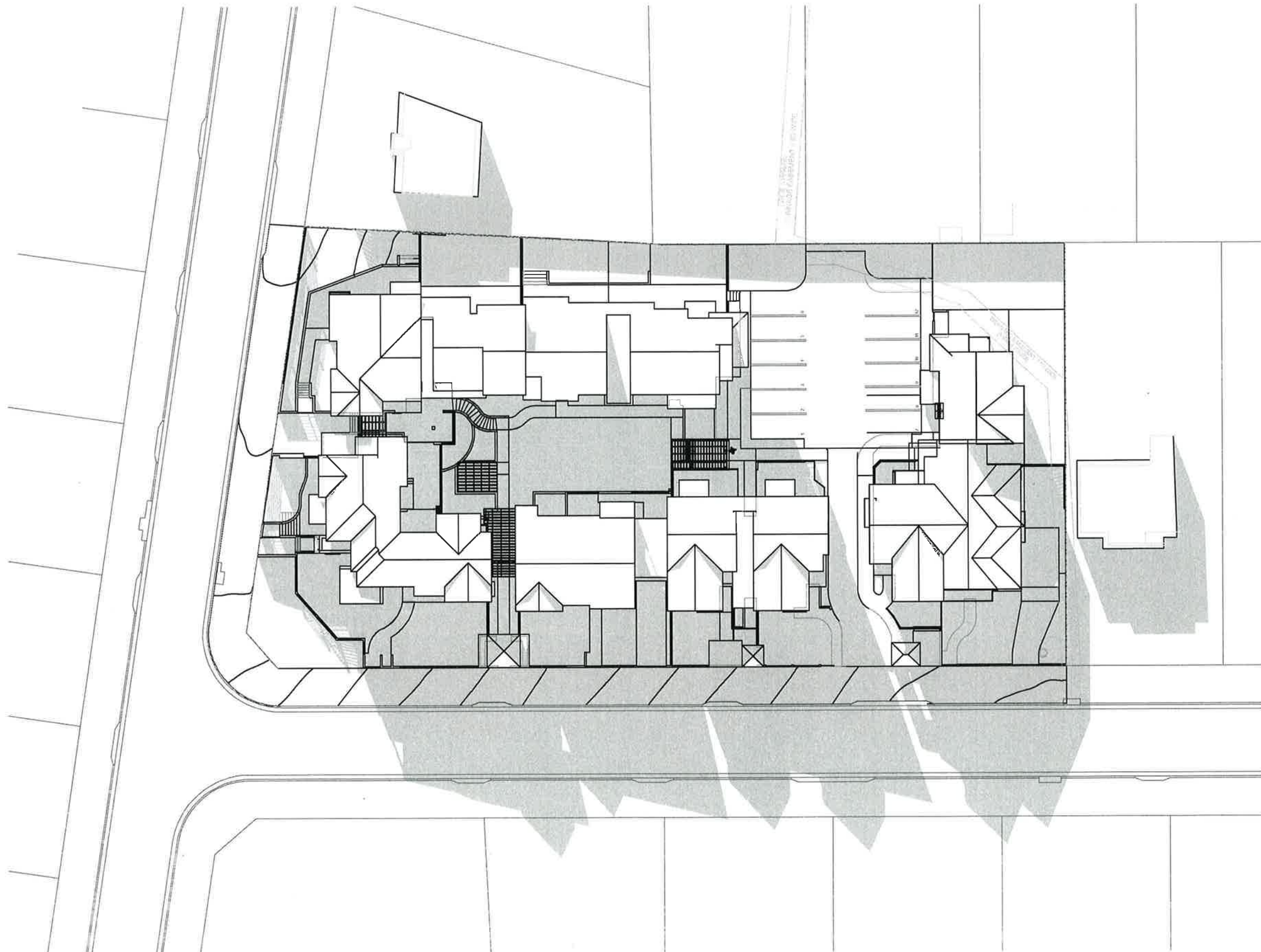




REV	DATE	DESCRIPTION
A	8/03/2012	DEVELOPMENT APPLICATION PLANS
B	10/03/2012	AMENDMENT TO LEVELS OF UNITS 7, 8 & 9 AND 10, 20 & 21

DO NOT SCALE DRAWINGS - CHECK ALL DIMENSIONS ON SITE
FOOTED DIMENSIONS TAKE PRECEDENCE

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COMMUNITY HOUSING DIVISION

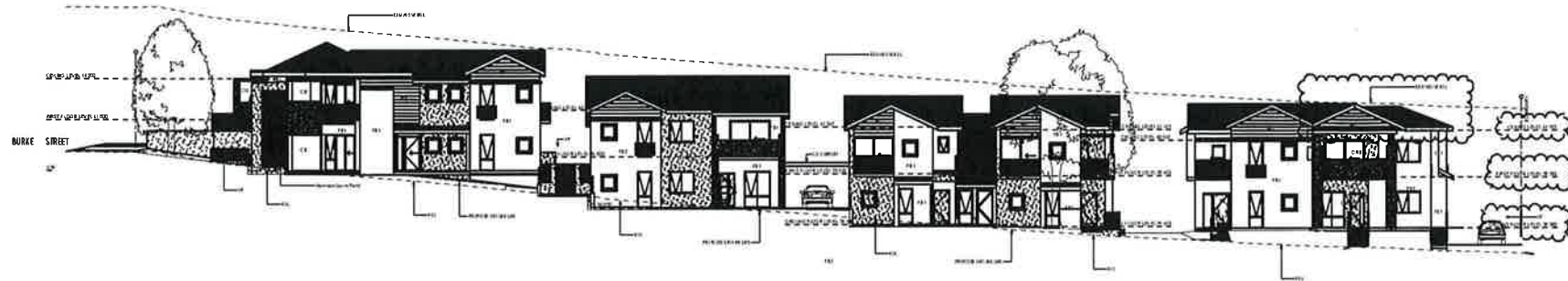
PROJECT
24 GENERAL HOUSING UNITS
at
1-5 CHESNUT AVE & 6-8 BURKE ST, TELOPEA
LOTS 101,102,103, 104 &123 DP 36891

FILE
SHADOWS 3.00 21 JUNE
010910HNSWDA3

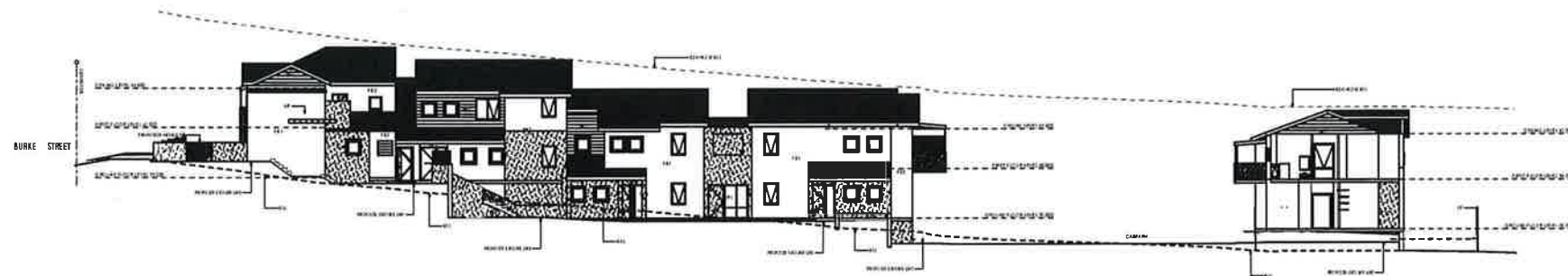
DATE	TIME	STATUS	DA
8/03/2012	10:21 PM	DA	
10/03/2012		REVISED	RB

11 of 18

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY



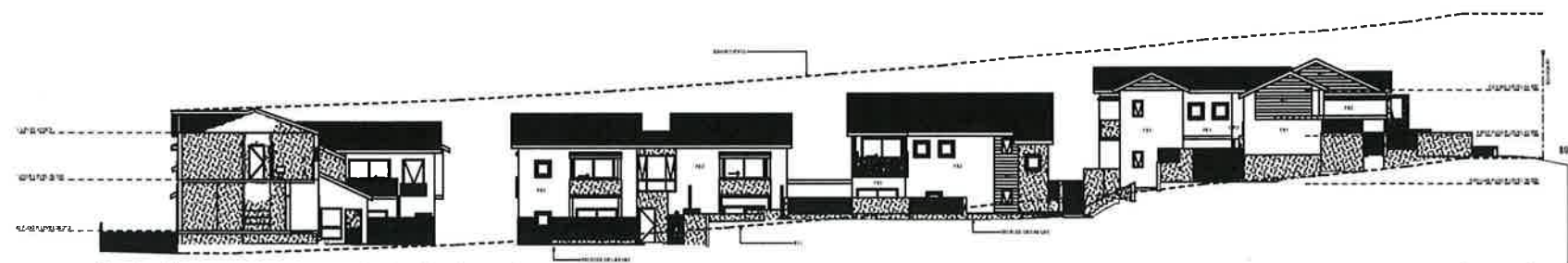
1 SOUTHERN ELEVATION (CHESTNUT AVE)
1:200



2 SOUTHERN ELEVATION 2 (THROUGH INTERNAL COURTYARD)
1:200



4 NORTHERN ELEVATION (REAR) BOUNDARY
1:200



3 NORTHERN ELEVATION 2 (THROUGH INTERNAL COURTYARD)
1:200



5 EASTERN ELEVATION (SIDE)
1:200



Southern Elevation Unit 20 has an amended gable roof
Units 19 & 20 have raised levels
Eastern Elevation Unit 20 has an amended roof with two hips



6 WESTERN ELEVATION (BURKE ST)
1:200





CNR OF CHESTNUT AVE & BURKE STREET

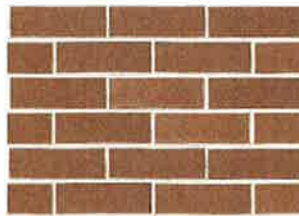


STREET SCAPE - CHESTNUT AVENUE





CO - ROOFS
COLORBOND SKYBRIDGE



FB1 - WALLS
BORAL BROWN

CR1 - WALLS
PAINTED RENDER WHITE



MO - WALLS
COLORBOND WHITEHAVEN



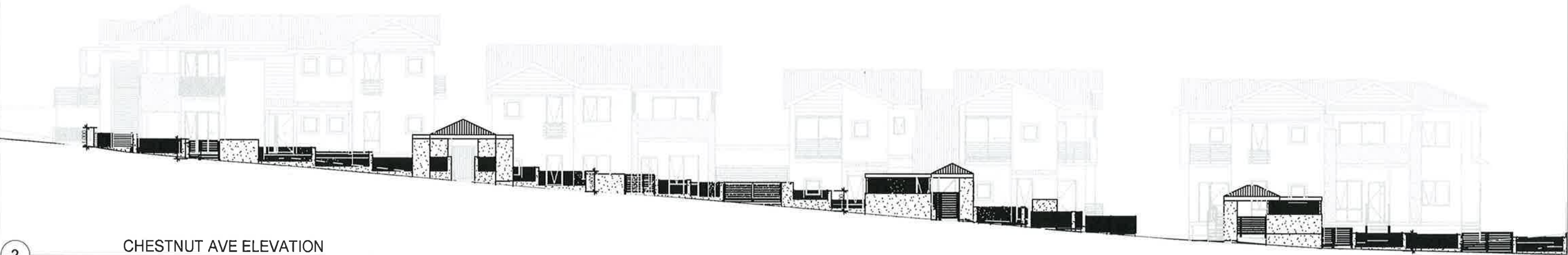
FB2 - WALLS
BORAL MIST

CR2 - WALLS
PAINTED RENDER NAVY

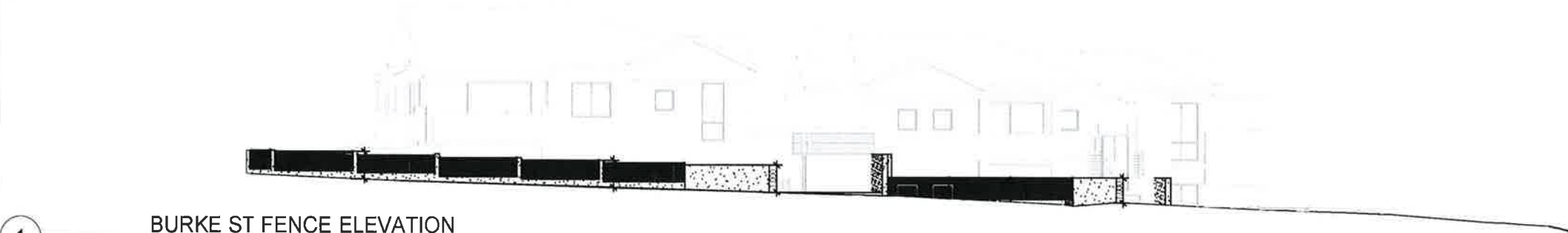


CB - RETAINING WALLS,
FENCES & ENTRIES
BORAL SPLIT FACE PEARL
GREY CONCRETE BLOCK

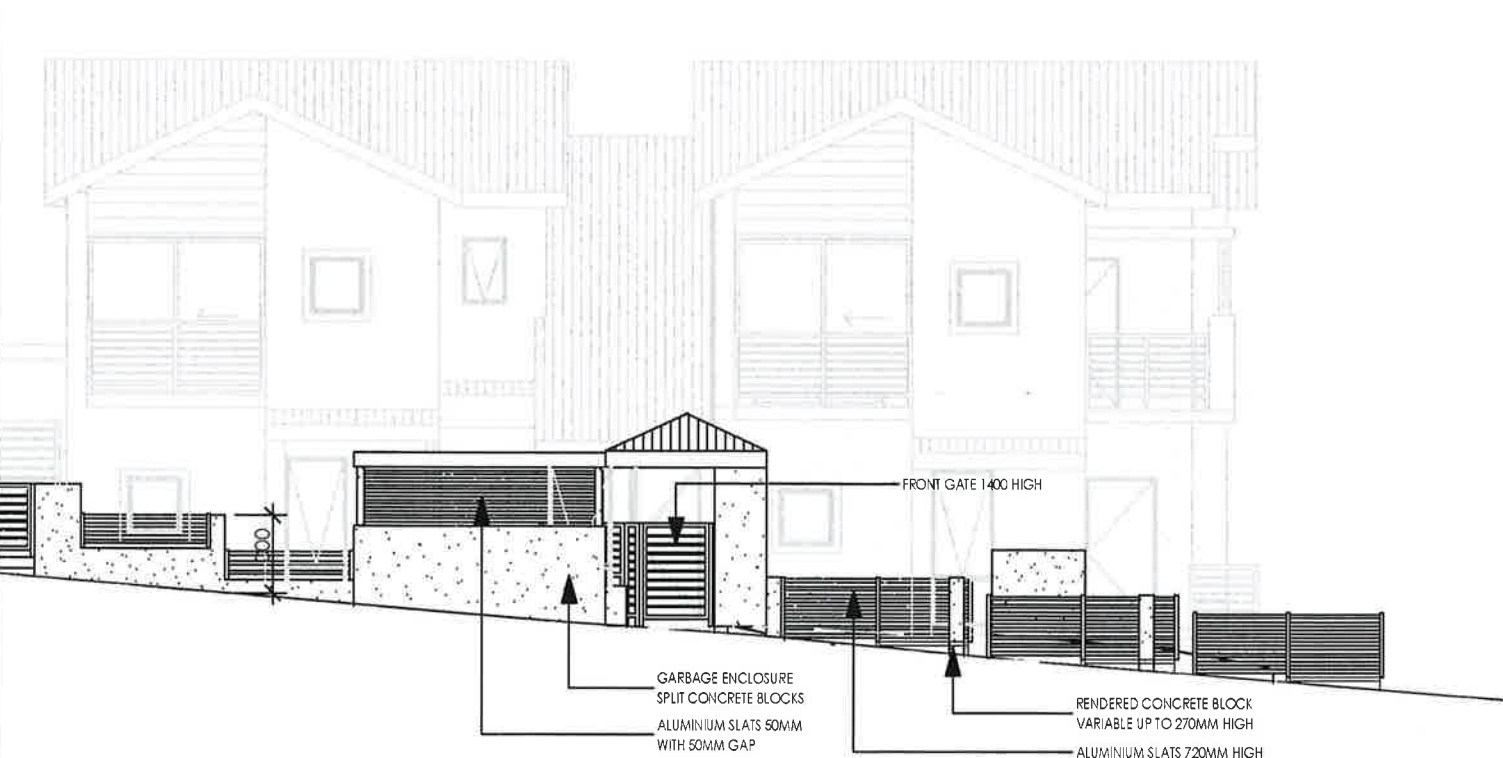




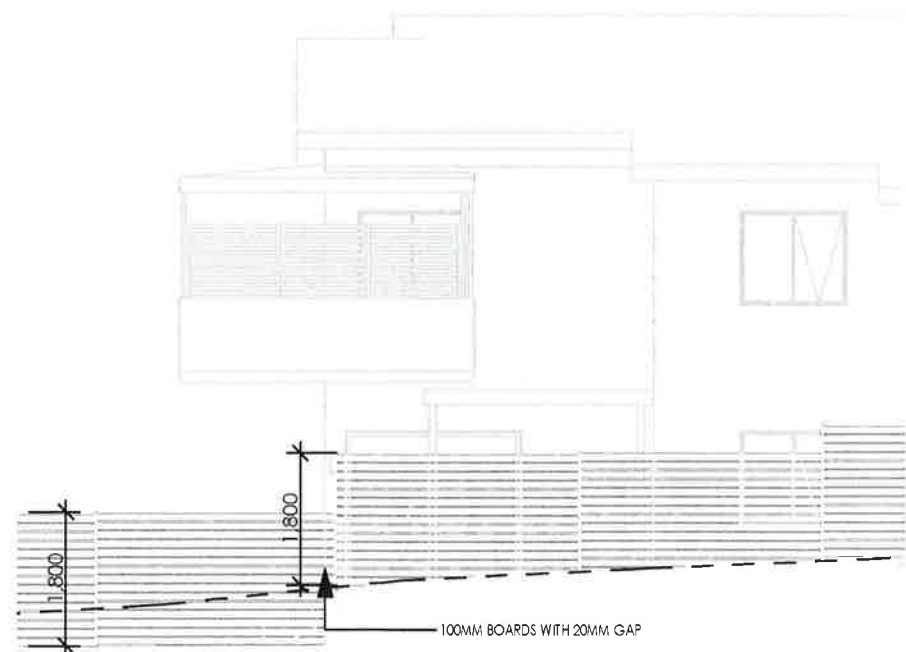
2 CHESTNUT AVE ELEVATION
1:100



1 BURKE ST FENCE ELEVATION
1:100

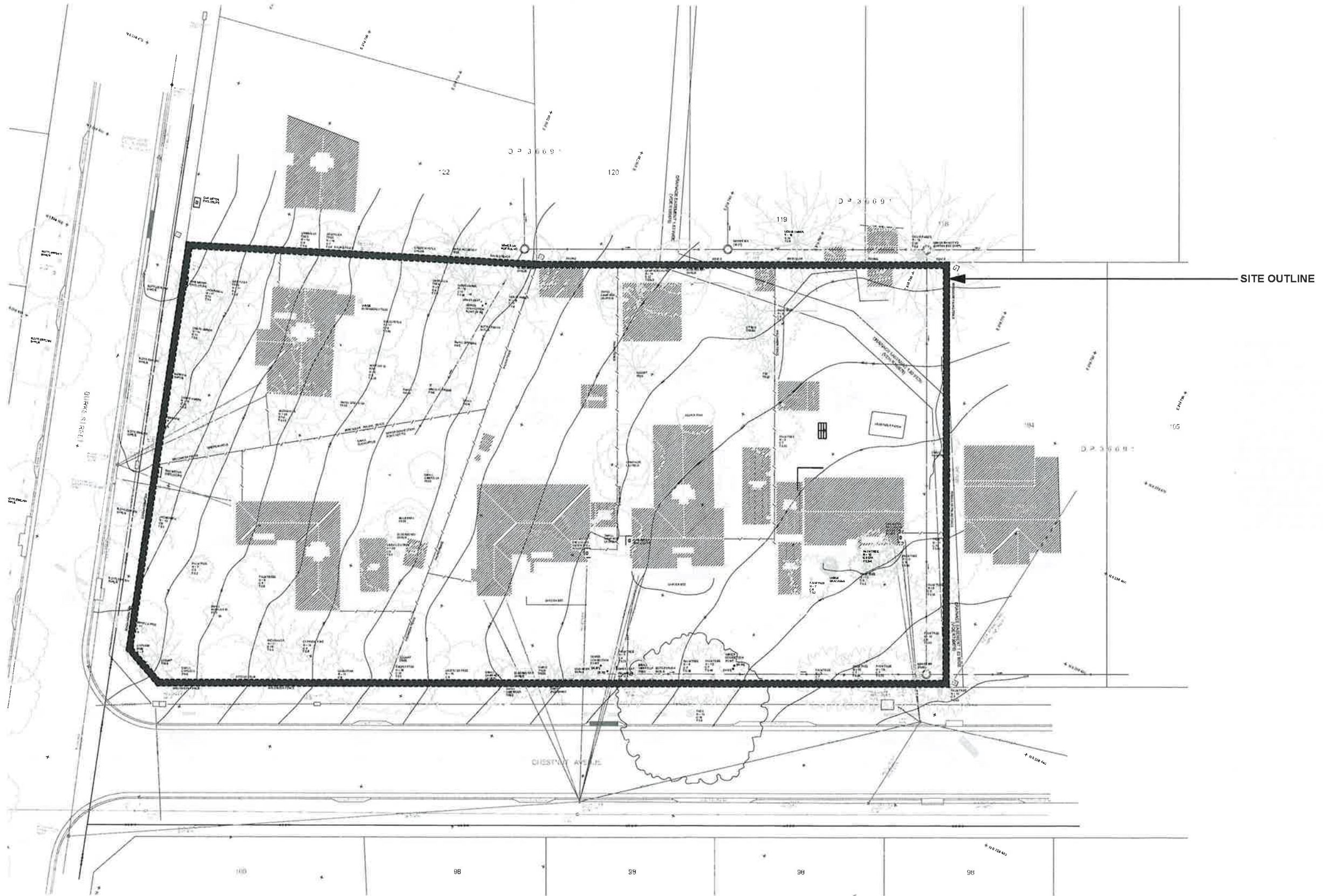


3 FRONT FENCE DETAIL
1:50



4 REAR FENCE DETAIL
1:50

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY



Human Services
Housing NSW

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15 MOUNT STREET
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EMAIL brd@brd.com.au

REV	DATE	DESCRIPTION
A	8/03/2012	DEVELOPMENT APPLICATION PLANS
B	8/03/2012	AMENDMENT TO LEVEL OF UNITS 1 & 2 AND 13, 20 & 21
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

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COMMUNITY HOUSING DIVISION

PROJECT
24 GENERAL HOUSING UNITS

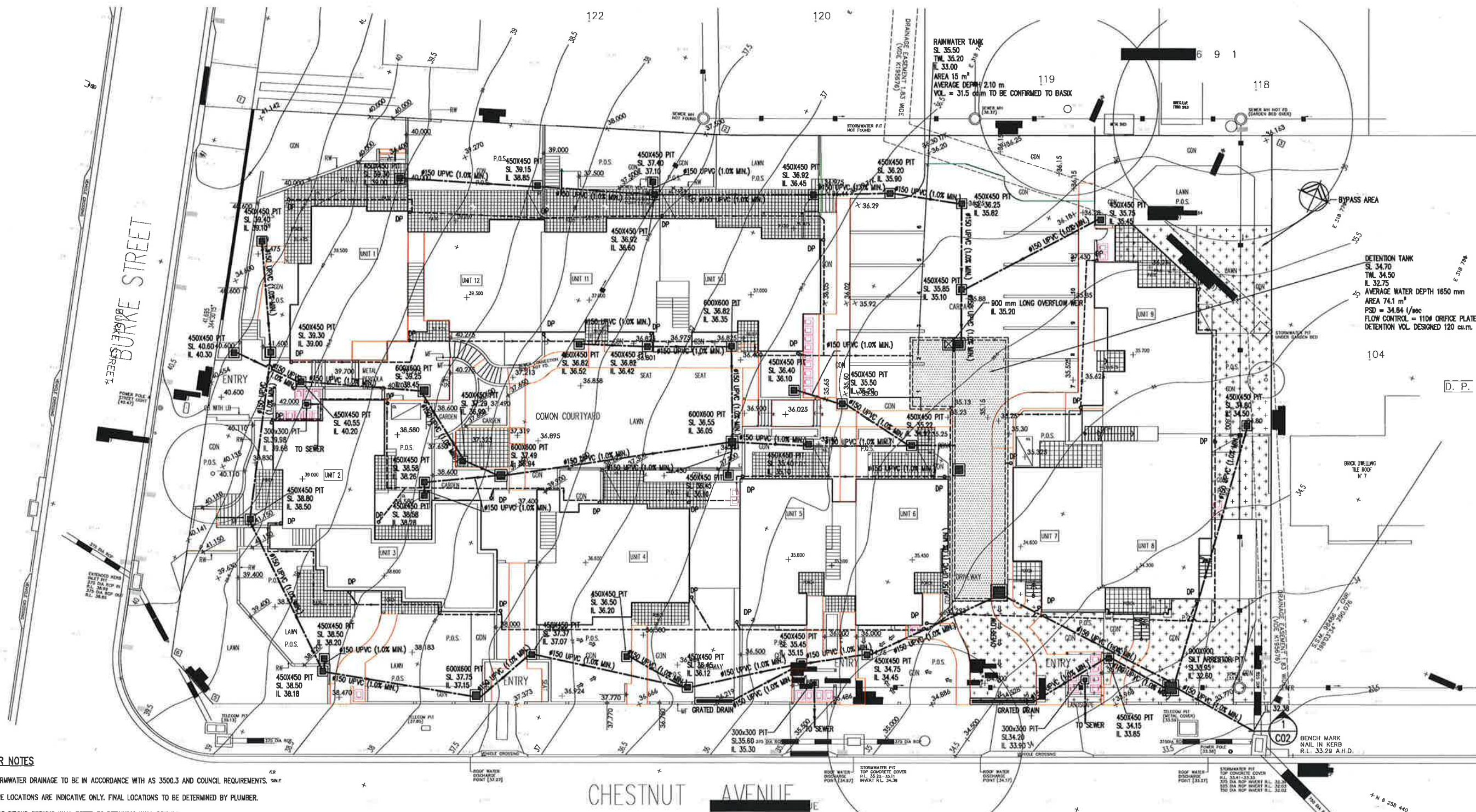
at
1-5 CHESNUT AVE & 6-8 BURKE ST, TELOPEA
LOTS 101, 102, 103, 104 & 23 DP 36691

DEMOLITION PLAN

010910HNSWDA3

PLOTTED 8/03/2012
10:22 PM

DATE	SCALE	TRACED	PROJECT NO.
9/03/2012			
DATE	SCALE	TRACED	PROJECT NO.
		RB	
17 of 18			



- STORMWATER NOTES**
- S1. ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS 3500.3 AND COUNCIL REQUIREMENTS.
 - S2. DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. FINAL LOCATIONS TO BE DETERMINED BY PLUMBER.
 - S3. AGG. PIPE BEHIND RETAINING WALL REFER TO RETAINING WALL DETAILS.
 - S4. WHERE PIPE SIZE NOT SHOWN ON DRAWING, USE 1000 UPVC (MIN. 1.0%)
 - S5. ALL DRIVEWAY SLABS TO BE 125 THICK WITH R72 MESH TOP.
 - S6. PRIOR TO ANY CONSTRUCTION ON SITE THE BUILDER SHALL CHECK THE ASSUMED LEVELS OF ALL UPSTREAM AND DOWNSTREAM EXISTING DRAINAGE STRUCTURES TO ENSURE THE VIABILITY OF THE PROPOSED WORKS. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN LEVELS OR LOCATION OF STRUCTURES.
 - S7. PRIOR TO ANY CONSTRUCTION ON SITE THE BUILDER SHALL CHECK THE LOCATION AND DEPTH OF ALL SEWER STRUCTURES TO ENSURE NO CONFLICT WITH THE PROPOSED WORKS.
 - S8. A CHILD PROOF AND CORROSION RESISTANT FASTENING SYSTEM FOR THE ACCESS GRATES TO DETENTION TANK/TANKS/SILT ARRESTOR PIT SHALL BE INSTALLED. (E.G. SPRING LOADED JAY-BOLT).
 - S9. A 500mm x 200mm SIGN SHALL BE PLACED ADJACENT TO THE DETENTION TANK/SILT ARRESTOR PIT STATING THAT:
"THIS DETENTION TANK/SILT ARRESTOR PIT SHALL BE REGULARLY INSPECTED AND CLEANED."
 - S10. PIPES TO BE THRUST BORED TO MINIMISE ROOT DAMAGE IN THE VICINITY OF TREES.

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ARCHITECT:
BRD DESIGN
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EMAIL: brd@ozemail.com.au

F	22.03.11	ARCH'S CHANGES
E	22.03.11	ARCH'S NEW PLAN
D	30.08.10	LANDSCAPE ARCH'S COMMENTS
C	27.08.10	ARCH'S COMMENTS
B	05.08.10	ARCH'S CHANGES
A	26.07.10	ARCH'S NEW PLAN
REV	DATE	NOTATION/AMENDMENT
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HOUSING NSW
COMMUNITY HOUSING DIVISION

PROJECT:
24 GENERAL HOUSING UNITS
1-5 CHESTNUT AVE. & 6-8 BURKE ST., TELEPEA

TITLE:
SITE STORMWATER DRAINAGE LAYOUT PLAN

DATE	22.03.10	SCALE	1:150	DESIGNED	G.H.	APPROVED	BOITO
DATE	DA	DATE	DC	DATE	AG	DATE	AG
TYPE	C	DATE	C01	DATE		DATE	F



LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED**
- FRAMEWORK TREES**
Species which maintain the existing character including large native species where space allows and replacement planting throughout:
- BLUEBERRY ASH *Elaeocarpus reticulatus* Rosea
 - NARROW LEAVED APPLE *Angophora bakeri*
 - SPOTTED GUM *Eucalyptus maculata*
 - MAGENTA CHERRY *Syzygium paniculatum*
 - LILLY PILLY *Acmena smithii*
 - WILSON'S EUGENIA *Wilson's Eugenia*
- STREET TREES**
Species in keeping with Council's Street Tree Planting policy such as:
- SMOOTH BARKED APPLE *Angophora costata*
 - BRUSH BOX *Lophostemon confertus*
 - EVERGREEN ALDER *Alnus jorullensis*
 - WATER GUM *Tristania laurina* (Burke St where wires)
- SHRUBS AND SMALL TREES**
Species such as:
- CREPE CAMELLIA *Gordonia axillaris*
 - VIBURNUM *Viburnum odoratissima*
 - HONEYLOCUST *Grevillea Honeygen*
 - TINY TREV LILLYPILLY *Syzygium tiny trev*
 - YESTERDAY TODAY *Brumelia floribunda*
 - MURRAYA *Murraya paniculatum*
 - INDIAN HAWTHORN *Raphiolepis umbellatum*
 - CAMELLIA *Camelia sasanqua*
- DECIDUOUS TREES**
To provide shade in summer/aut in winter, seasonal colour and variety, species such as:
- JACARANDA *Jacaranda mimosaeifolia*
 - CREPE MYRTLE *Lagostroemia indica*
 - CRAB APPLE *Malus floribunda*
 - TIBOUCHINA *Tibouchina Alatoville*
 - FRANGIPANI *Plumeria obtusa*
- ACCENTS**
Native and exotic species such as:
- ALEXANDER PLAM *Acotaphoenix alexandrab*
 - GYMEA LILLY *Dorystanthes excelsa*
 - FLAX *Phormium tenax*
 - BIRD OF PARADISE *Strelitzia reginae*
 - BOUGAINVILLEA *Bougainvillea spectabilis*
 - DWARF DATE PALM *Phoenix roebellii*
- GARDEN BEDS**
Hardy shrubs and ground covers with minimal maintenance, colour and textures to create cottage garden theme such as:
- DIANELLA *Dianella Revoluta 'Little Rev'*
 - TANIKA *Lomandra 'Tanika'*
 - EVERGREEN GIANT *Liriope species*
 - LILY OF THE NILE *Agapanthus africanus*
 - FORTNIGHT LILY *Dietes grandiflora*
 - CAFFRE LILY *Clivia miniata*
 - BROMELIAD *Bromeliad species*
 - STAR JASMINE *Trachelospermum jasminoides Tricolor*
- LAWN**
- PROPOSED PAVING**
For paving, walls, fencing, etc. refer Architects plans

FINAL SELECTION OF PLANTING TO BE IN ACCORDANCE WITH COUNCIL'S PLANTING GUIDELINES + THE CLIENT'S REQUIREMENT FOR HARDY, RESILIENT SPECIES WITH MINIMAL MAINTENANCE NEEDS

LANDSCAPE DESIGN PRINCIPLES + PLANTING STRATEGY

The existing character of the site is an open quality with a mixture of semi mature and mature native and exotic species. There are 5 existing houses which will be demolished. The land slopes gently from west to east. The original vegetation consisted of Turpentine-Ironbark Forest.

A Pre Development Assessment Report, prepared by Andrew Morton, Earthscape July 2009, included assessment of approx. 90 trees in and adjacent to the site. Assessment included current health and expected longevity of the trees. Earthscape identified: there are no trees listed for Heritage Protection; 30 trees are exempt from Council's TPO being weed, pest or nuisance species; a number of locally indigenous species were noted but were not regarded as remnant trees.

The most dominant landscape elements are a stand of large trees adjacent to the site (a group of Camphor Laurel and Liquidamber to the north), large deciduous trees inside the site along the northern boundary and a significant Blackbean in the Chestnut Street verge. There is an informal mixture of native trees such as Eucalypts and Blackbean and exotic species along neighbouring streets.

Whilst the Affordable Housing Sopp allows for greater density than Council's DCP for the area, it has been an aim of HNSW that this development will be of a scale and design that will provide high quality living and recreation spaces which will complement the character of the local area. To this end a number of design options were explored. The preferred layout is a reduction in the allowable number of units which has enabled a generous central courtyard, increased set back to the Chestnut Ave + Burke Street corner and generous front set backs which allow garden areas to include a diversity of trees which will both complement the existing streetscape and provide attractive entry precincts for the residents. The modulated building facades and a combination of open metal fencing combined with occasional low level concrete block entry walls and associated plantings will provide an attractive street frontage whilst accommodating garbage, post and services facilities.

A Development Impact Assessment Report, Earthscape Aug 2010, included in this DA, recommended trees for retention and trees for removal due to impact of development works. Much of the site vegetation will need to be removed due to the impact of new development however the chosen layout allows for inclusion of significant replacement planting which will complement the neighbouring character and be of a scale appropriate to the new residences. Replacement planting recommendations have been incorporated into the proposed design.

The planting strategy includes for replacement planting including native framework species, particularly along the rear boundary which will extend and reinforce the local habitat and ecology. A variety of small to medium deciduous and evergreen trees are proposed along the street frontages which include species which complement and extend planting themes in the local area such as Crepe Myrtle and Frangipani. Where space allows, Jacaranda and Illawarra Flame trees are included for visual effect and seasonal variety together with locally native species such as Sydney Red Gum and Scribbly Gum.

A significant component of the scheme is the communal courtyard which includes a row of Crepe Myrtle, the central lawn, and tiered planting using palms and subtropical accents to continue existing planting themes. The courtyard space includes a paved area and table and seating for social interaction amongst residents and their guests.

The planting proposed will be in keeping with both Council and the Clients requirements for low maintenance, non invasive and low watering needs. An important part of the design is the incorporation of species which will provide attractive flowering and seasonal colour with accents, scented and textured plants reminiscent of traditional garden estates.

In keeping with sustainable design initiatives, paving will be kept to a minimum whilst catering for the specific access needs of future tenants. Paving will be directed to garden areas to allow reuse of surface runoff. The underground tank will allow recycling of site won water to supply hosecocks to communal areas and taps to each private garden area. The Landscape Specification includes for a 6 month Planting Establishment Maintenance Period and provision of a Guideline Manual for Ongoing Maintenance.

