

PAYTEN AVENUE

Abstracts Business and Society

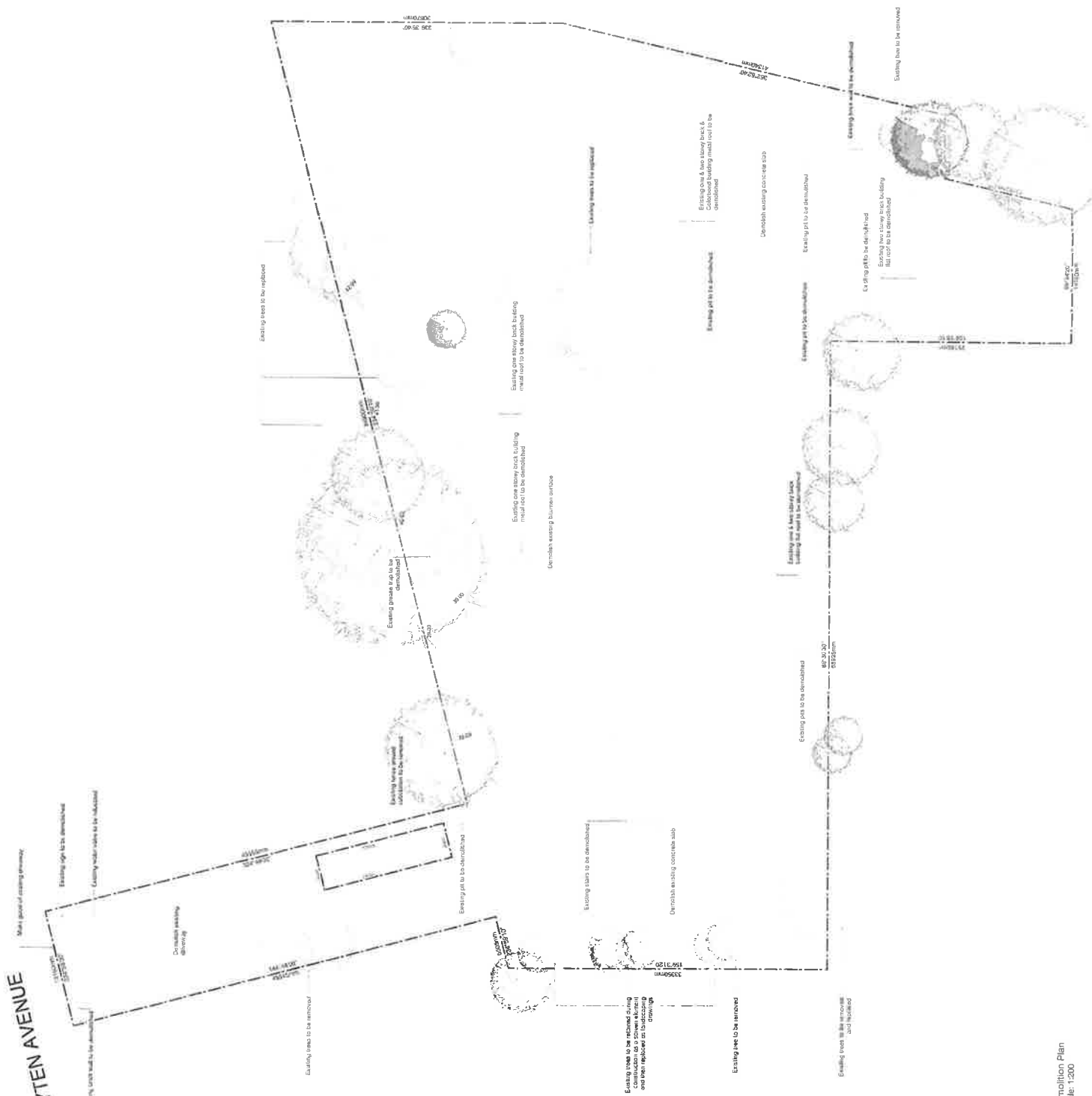
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Learning objectives

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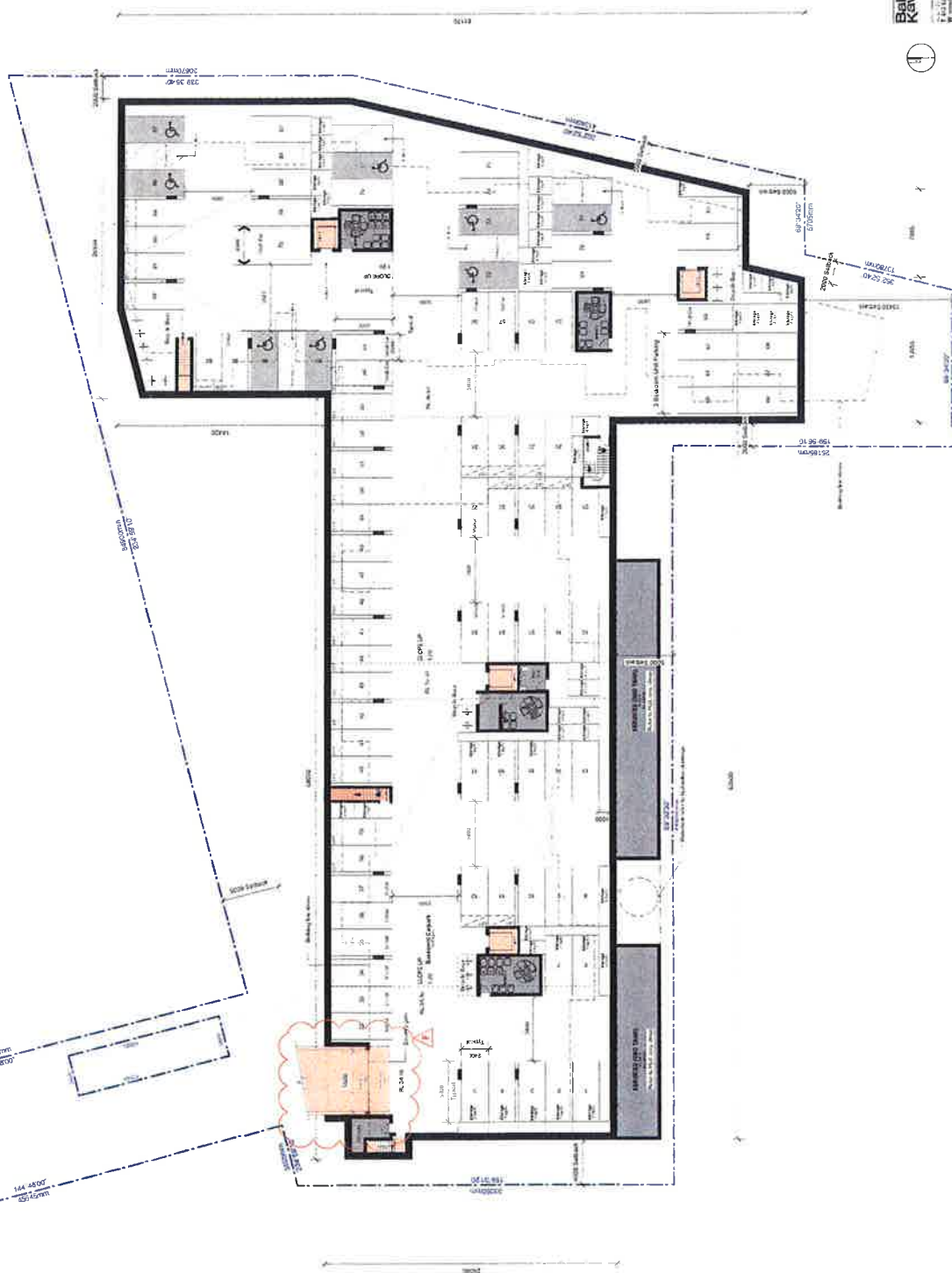
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PAYTEN AVENUE

LEGEND ARCHITECTURAL

- Shower
- WC
- R
- FR
- WIR
- W
- C
- TV
- Room waste
- Lobby
- Garage
- Over corner wall up



Baker Kavanagh		Residential Development	14020
38 Payten Avenue, Reservoir		Charles Payten Co. Pty. Ltd.	DA 101
2nd Floor Plan		1:100	1:100
W. Kavanagh		1:100	1:100
Basement 1 Floor Plan		1:100	1:100

PAYTEN AVENUE

LEGEND

ARCHITECTURAL

- S Stairs
- Esc. Entrance
- R Ramps
- WC Washroom
- DR Dressing Room
- C Kitchen
- BR Bedroom
- CL Closets
- DBS One storage

LANDSCAPE

- 1. Landscaping
- 2. Paved Area
- 3. Mature Planting
- 4. New Planting

Area

- 1. Terrace
- 2. Balcony
- 3. Balcony
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PAYTEN AVENUE

LEGEND

ARCHITECTURAL

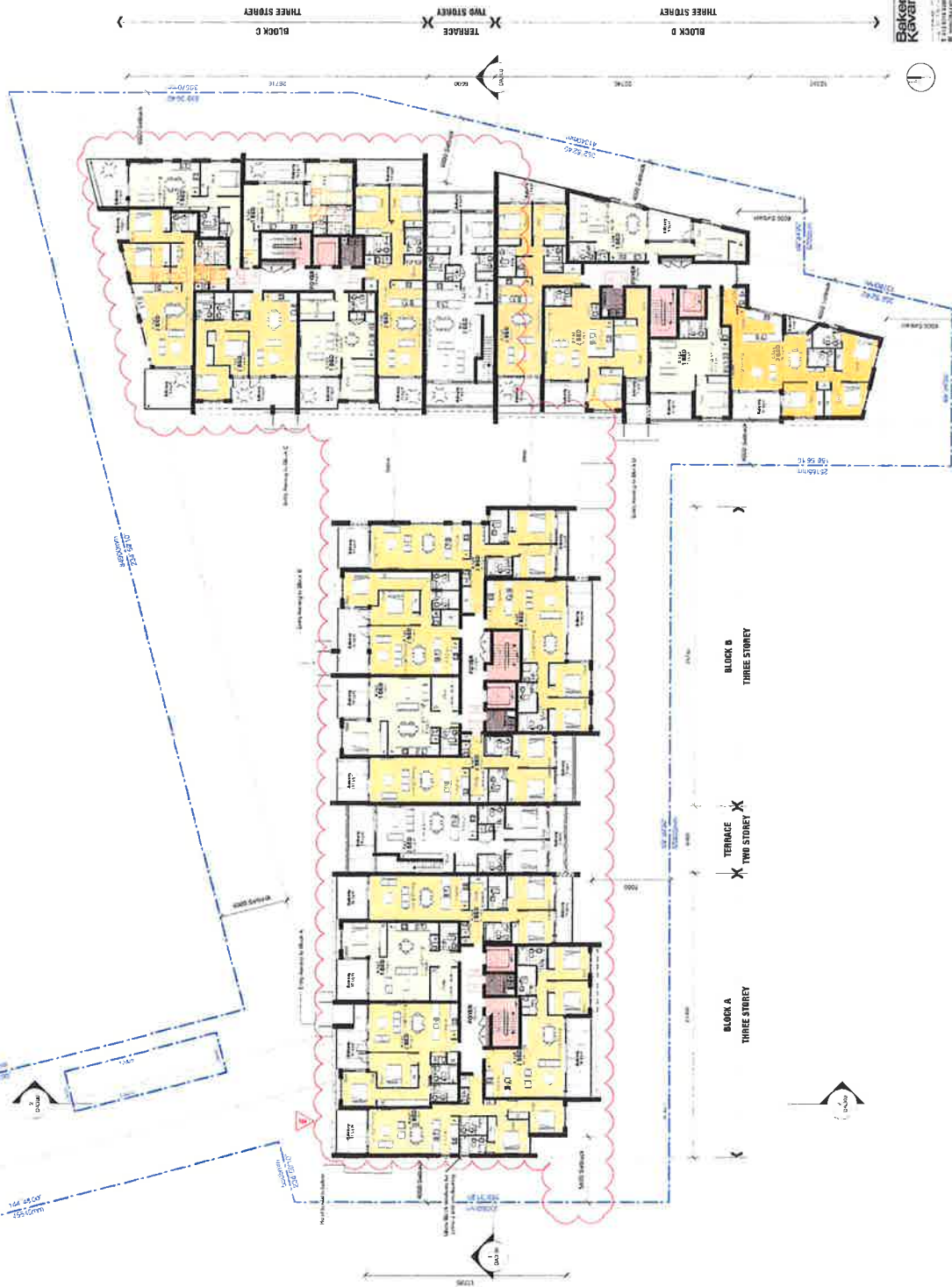
- B Stone
- E External
- R Ramp
- W Window
- WB Window with balcony
- DW Double window
- C Corridor
- PC Private space
- LC Living area
- GBS Green building system
- Overlaid building

LANDSCAPE

- Planting
- Pathway
- Retaining structure
- Shrub

AREA

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom Terrace
- Overlaid Vertical Circulation
- Hyper / Common Area
- Bedroom Hatch
- Balcony Hatch
- Garage



Baker Kavanagh

Residential Development
88 Payten Avenue, Roselands
Charles Payten Co. Pty. Ltd

14030
DA 103

PAYTEN AVENUE

LEGEND

ARCHITECTURAL

- 6. Stair
- 7. Lift
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LANDSCAPE

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AREA

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Baker
Raynagh

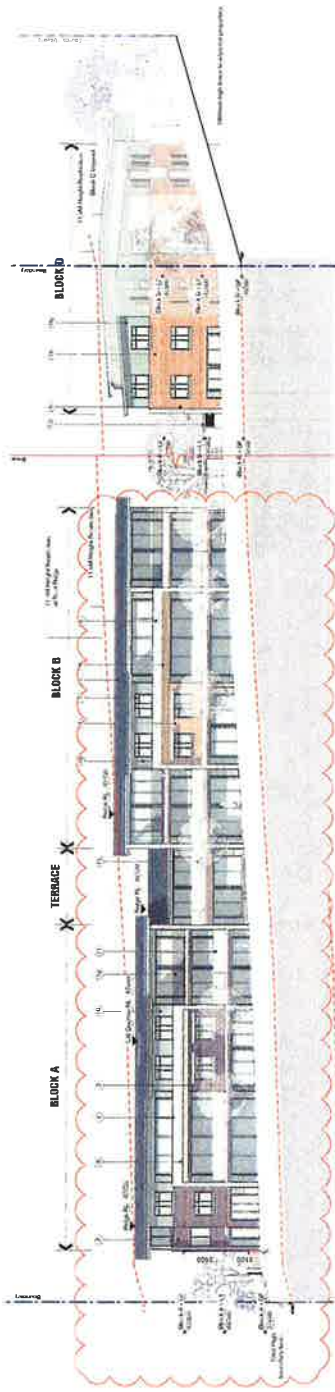
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30 Payten Avenue, Rossmore	DA 104
Charles Payten Pty. Ltd.	
Level 2 Floor Plan	

MATERIAL AND FINISHES

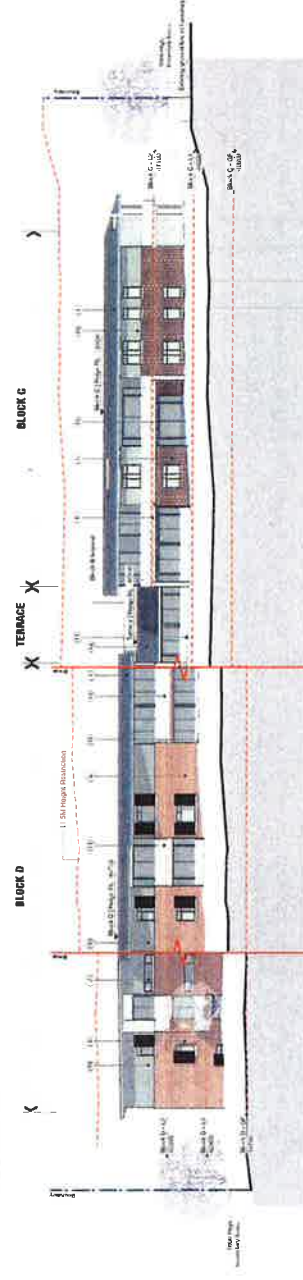
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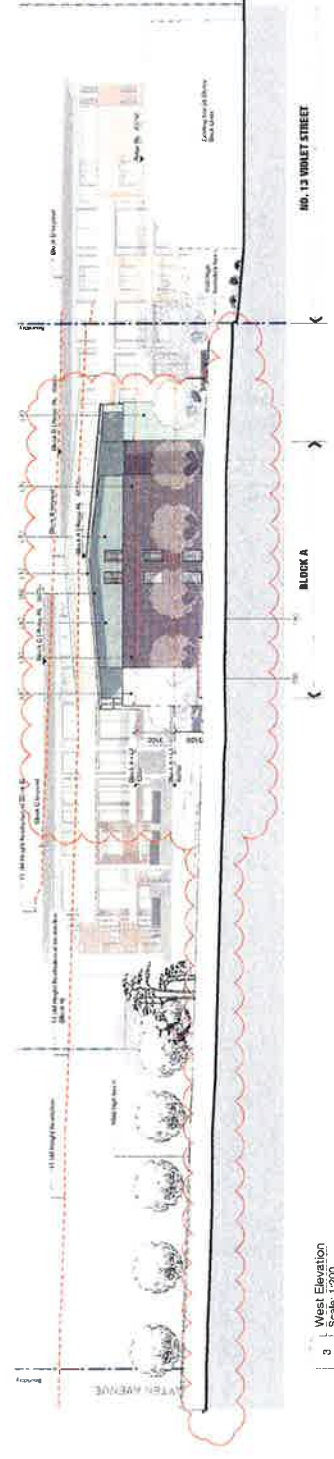
1 North Elevation
Scale: 1:200



2 South Elevation
Scale: 1:200



3 East Elevation
Scale: 1:200



4 West Elevation
Scale: 1:200

PAYTEN AVENUE

OVERLAND FLOW PATH 1 CALCULATIONS

AREA = 144m²
DENSITY FACTOR = 0.75
INTENSITY 1100 AS 12 WHITE = 18mm/h
FLOW RATE = 71.55L/s
GRADE = 0.6%

WETTED PERIMETER = 1174m
HYDRAULIC RADIUS = 0.113m
VELOCITY = 2.32m/s
CHANNEL CAPACITY = 124.6L/s
DEPTH x VELOCITY = 1.24m/s

OVERLAND FLOW PATH 1 DETAIL

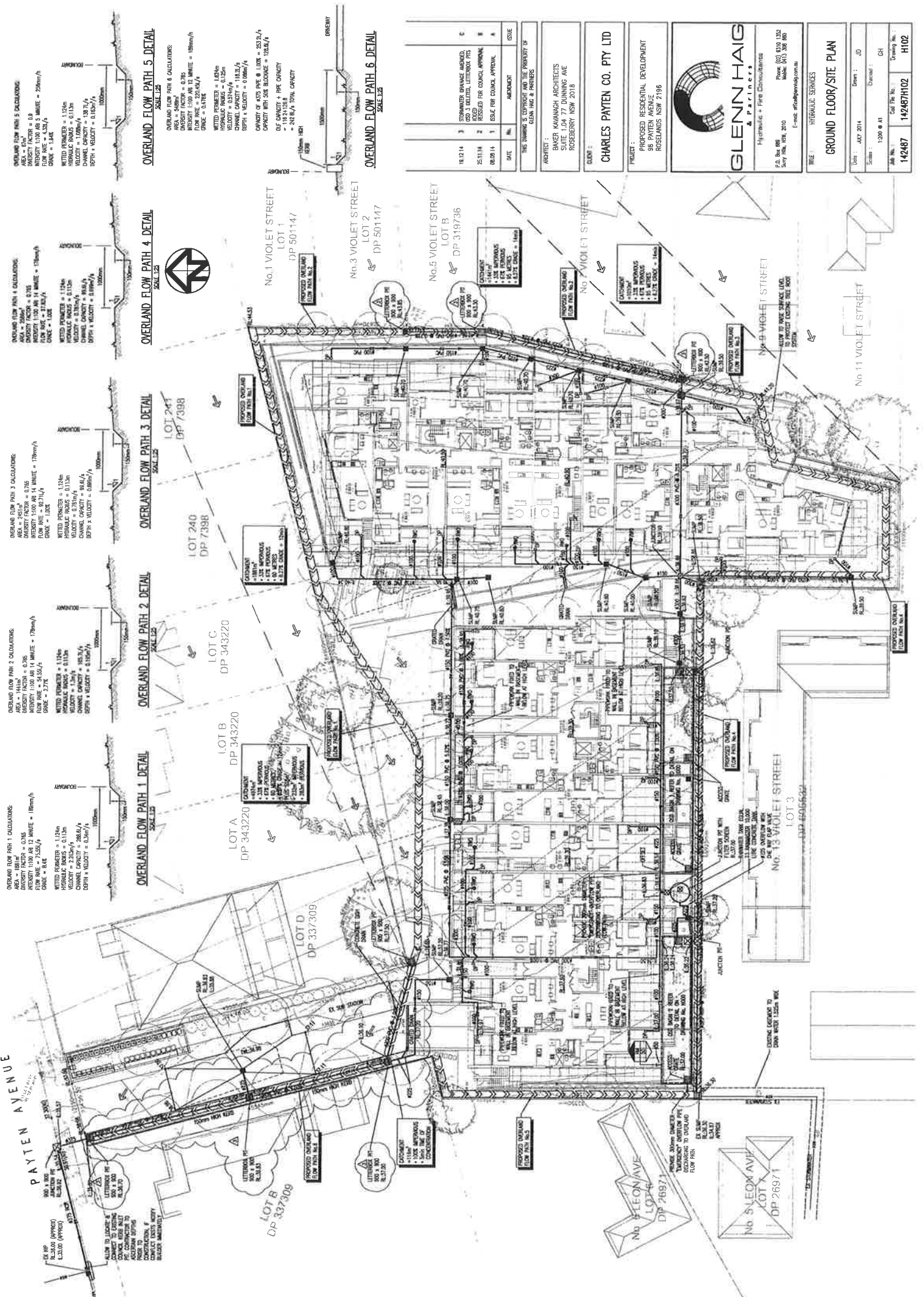
OVERLAND FLOW PATH 2 DETAIL

OVERLAND FLOW PATH 3 DETAIL

OVERLAND FLOW PATH 4 DETAIL

OVERLAND FLOW PATH 5 DETAIL

OVERLAND FLOW PATH 6 DETAIL



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GLENN HAIG & PARTNERS

ADMITTED:
BAKER KAWANACH ARCHITECTS
SUITE 1.04 77 DUNNING AVE
ROSEBERY NSW 2018

CLIENT:
CHARLES PAYTEN CO. PTY LTD

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
98 PAYTEN AVENUE
ROSELANDS NSW 2196

GLENN HAIG
& PARTNERS
Hydraulic & Fire Consultants
Phone: (02) 910 1320
Fax: (02) 910 1320
Email: info@glennhaig.com.au

HYDRAULIC SERVICES
GROUND FLOOR/SITE PLAN

Date: 28.03.2014
Drawn: JD
Checked: GH
Scale: 1:200 @ A1
Drawing No.: 142487H102
Title: 142487H102

NOTES

1. Driveway entry as ornamental avenue of ground planting and associated trees. With alternating light to mid grey paved insitu concrete road surface.
2. West to east communal area access path with alternating paving and access to private courtyards. Private courtyards separated from main area by generous buffer planting.
3. Main passive recreational lawn area, including multiple small group seating opportunities and ornamental low maintenance low water use planted surrounds.
4. Main private communal BBQ area including electric BBQ unit, picnic table and concrete seating benches and utility surfaces.
5. Alternative small group seating areas among lush planting.
6. Mounded low maintenance ornamental garden beds and associated small tree plantings.

LEGEND

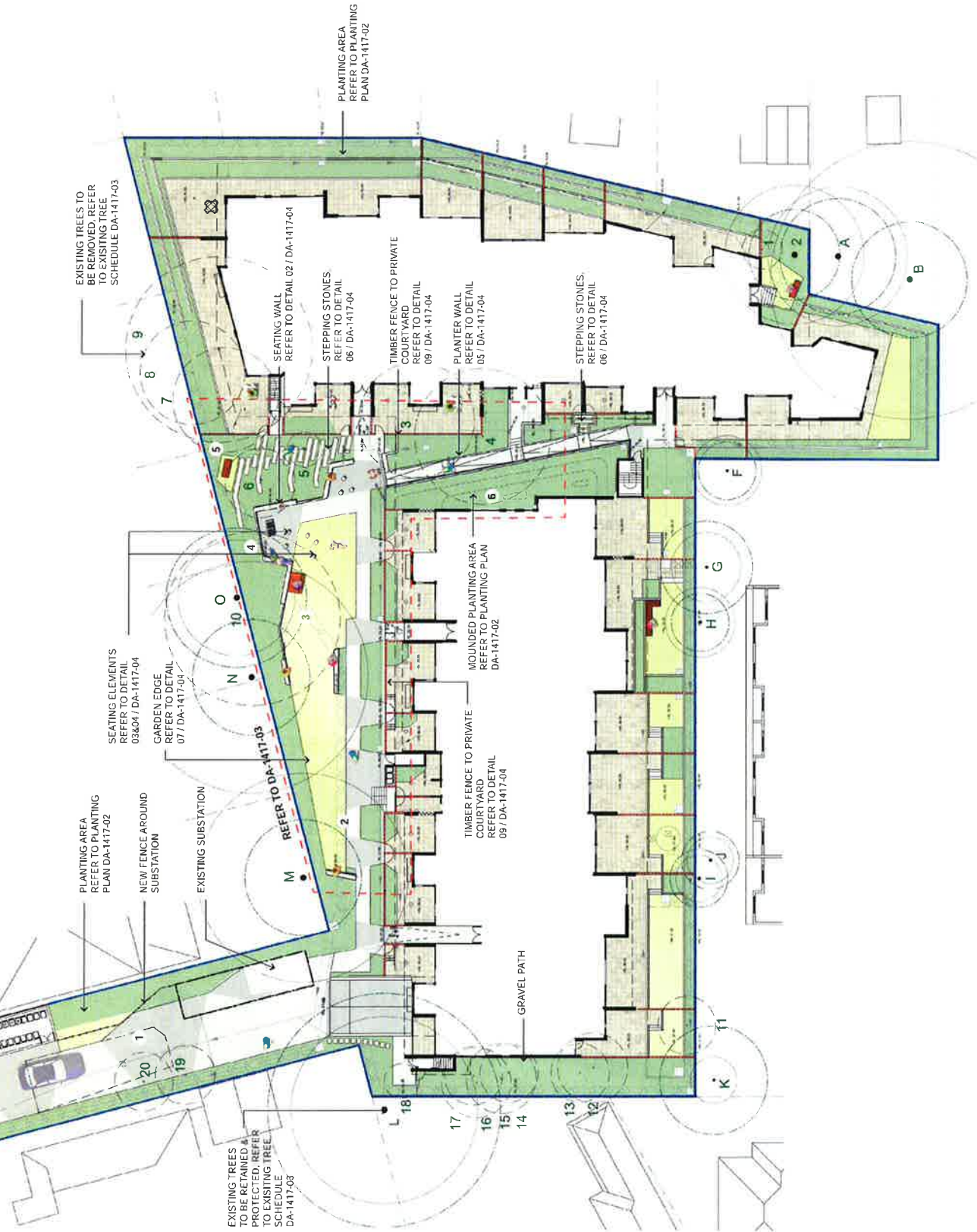
	Basement outline
	Proposed levels
	Mounding to planting area
	Existing trees to be retained & protected
	Refer Existing Tree Schedule DA-1417-03
	Tree Protection Zone (TPZ)
	Refer Arborist Report
	Existing trees to be removed
	Refer Existing Tree Schedule DA-1417-03
	Planting area
	Refer to Planting Plan DA-1304-02
	Lawn area
	Feature paving: Insitu concrete with Abloxx colour
	Paving to private courtyards
	Refer Architects drawing
	Sealing edge / wall
	Refer to detail 02 / DA-1417-04
	Planter wall
	Refer to detail 05 / DA-1417-04
	Stepping stones
	Refer to detail 06 / DA-1407-04
	Concrete seating elements
	Refer to detail 03&04 / DA-1417-04
	Bench seat
	Timber fence to private courtyards
	Refer to detail 09 / DA-1417-04
	Timber lap & cap boundary fence
	Overland flow path
	Refer to GLENN HAIG & PARTNER 142487 H102
	Pits
	Refer to GLENN HAIG & PARTNER 142487 H102

NB: FOR MORE DETAILED EXISTING SITE TREE INFORMATION PLEASE REFER TO PROJECT ARBORIST REPORT
ARBOREAL IMPACT ASSESSMENT
98 PAYTEN AVENUE, ROSELANDS
PROJECT NO 4883
JULY 2014
PREPARED BY TREETALK ARBOREAL CONSULTING

AND MEMO FROM LANDSCAPE ARCHITECT FILE NO. 681598 DA-3632014 BY CITY OF CANTERBURY



98 PAYTEN AVENUE, ROSELANDS
CHARLES PAYTEN CO. Pty. Ltd
LANDSCAPE PLAN - HARDSCAPE
GROUND FLOOR
DA-1417-01 C HW 27.11.2014
Scale 1:500 (A3)



COMMUNAL AREA

EXAMPLE IMAGES FROM SCHEDULED PLANTING

- Acer palmatum 'Serotinum'*
- Alphonse excelsa*
- Brachychiton acerifolius*
- Jacaranda mimosaefolia*

COMMUNAL AREA

EXAMPLE IMAGES FROM SCHEDULED PLANTING

	<i>Jacaranda mimosifolia</i>		<i>Agave attenuata</i>		<i>Syringa 'Royal Flame'</i>
	<i>Brechtlychthon acerifolius</i>		<i>Waterhousea floribunda</i>		<i>Syringa 'Royal Flame'</i>
	<i>Brechtlychthon acerifolius</i>		<i>Waterhousea floribunda</i>		<i>Syringa 'Royal Flame'</i>
	<i>Brechtlychthon acerifolius</i>		<i>Waterhousea floribunda</i>		<i>Syringa 'Royal Flame'</i>
	<i>Brechtlychthon acerifolius</i>		<i>Waterhousea floribunda</i>		<i>Syringa 'Royal Flame'</i>
	<i>Brechtlychthon acerifolius</i>		<i>Waterhousea floribunda</i>		<i>Syringa 'Royal Flame'</i>
	<i>Brechtlychthon acerifolius</i>		<i>Waterhousea floribunda</i>		<i>Syringa 'Royal Flame'</i>
	<i>Brechtlychthon acerifolius</i>		<i>Waterhousea floribunda</i>		<i>Syringa 'Royal Flame'</i>

NB: FOR MORE DETAILED EXISTING SITE TREE
INFORMATION PLEASE REFER TO PROJECT ARBORIST
REPORT
ARBORICULTURAL IMPACT ASSESSMENT
96 PATTEN AVENUE, ROSELANDS
PROJECT NO 4683
JULY 2014
PREPARED BY TREETALK ARBORICULTURAL
CONSULTING
AND MEMO FROM LANDSCAPE ARCHITECT FILE NO:
691/960-DA-363/2014 BY CITY OF CANTERBURY

