DEVELOPMENT APPLICATION

69-71 PEGLER AVENUE SOUTH GRANVILLE

LOT 17 & 18 DP 36280 18 UNITS RFB (GENERAL HOUSING)

DRAWING	SCHEDULE	REV
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SURVEY P	LAN	
SHT. 1 OF 2	DETAIL & LEVEL SURVEY	
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CIVIL ENGI	NEERING BASEMENT DRAINAGE LAYOUT PLAN	
C02	SITE STORMWATER DRAINAGE LAYOU	ΓPLAN
C03	STORMWATER DRAINAGE LAYOUT PLA	.N
C04	STORM WATER DETAILS	

STORM WATER DETAILS

STORM WATER DETAILS (2)

EROSION AND SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL PLAN



STREET VIEW - ARTIST IMPRESSION

	UNIT AREAS				
•	UNIT NUMBER	AREA	TYPE	UNIT CATEGORY	POS
	UNIT 1	71m2	2 BED	ADAPTABLE	45m2
	UNIT 2	53m2	1 BED	LIVEABLE	8m2
	UNIT 3	53m2	1 BED	LIVEABLE	25m2
	UNIT 4	79m2	2 BED	LIVEABLE	45m2
	UNIT 5	71m2	2 BED	LIVEABLE	33m2
	UNIT 6	73m2	2 BED	ADAPTABLE	49m2
	UNIT 7	71m2	2 BED	LIVEABLE	10m2
	UNIT 8	53m2	1 BED	LIVEABLE	8m2
	UNIT 9	53m2	1 BED	LIVEABLE	8m2
	UNIT 10	79m2	2 BED	LIVEABLE	10m2
	UNIT 11	71m2	2 BED	LIVEABLE	10m2
	UNIT 12	52m2	1 BED	LIVEABLE	10m2
	UNIT 13	71m2	2 BED	LIVEABLE	10m2
	UNIT 14	53m2	1 BED	LIVEABLE	8m2
	UNIT 15	53m2	1 BED	LIVEABLE	8m2
	UNIT 16	79m2	2 BED	LIVEABLE	10m2
	UNIT 17	71m2	2 BED	LIVEABLE	10m2
	UNIT 18	52m2	1 BED	LIVEABLE	10m2



SITE AREA			1413.4m ²		
NUMBER OF EXISTING LOTS			2		
NUMBER OF STOREYS			3 storeys		
PROPOSED GFA			1452 m ²		
NUMBER OF DWELLINGS	18 dv	wellings - 10 x 2 bed	droom units & 8 :	x 1 bedroo	om units
	1.00	ontrol	Requirem		Proposed
BUILDING HEIGHT	Parramat	tta LEP 2011	Maximum	11m	10.9 m
PARKING	10.100.00	H SEPP rision 1)	1 bed dwelling spaces = 3.2 2 bed dwelling	spaces	11
FSR	Dorrows	tta LEP 2011	spaces = 5 s		1.02: 1
FSK		H SEPP	1.3:1 (includir		1.02: 1
SETBACKS	Parramatta DCP 2011	Front Setback	bonus) 5 - 9m		6 m
	DCP 2011	Side Setback	To comply wi Visual Priv requireme	acy	3 m – blank wall @ ground level & above floors 6 m.
		Rear Setback	15% of length 7.7 m		8.3 m
LANDSCAPE AREA			40% of the si (565 sqr		24% (338 sqm)
BUILDING SEPARATION	SEPP 65 ADG	between habitable rooms/balconies	Up to 4 storeys	12m	N/A
		habitable and non-habitable rooms	Up to 4 storeys	9m	N/A
		between non- habitable rooms	Up to 4 storeys	6m	N/A
COMMUNAL OPEN SPACE	SEPF	P 65 ADG	Minimum area 25% of the 353.25n	site =	(16%) 230m²
DEEP SOIL ZONES	SEPF	P 65 ADG	Minimum 7% of site area = 97.79m²		115 SQM (8.1%)
			Min dimensi	on 3m	4 m
VISUAL PRIVACY	SEPP 65 ADG	To side and rear boundaries, habitable rooms, balconies and galleries	Up to 4 storeys	6m	6m
		To side and rear boundaries, non habitable rooms	Up to 4 storeys	3m	3m
SOLAR AND DAYLIGHT ACCESS	SEPP 65 ADG		Living room private open s 70% of units to a minimum of direct sunlight 9am and 3pm winter	paces of preceive 2 hours between n at mid	77%
			A maximum of units receive r sunlight betwee and 3pm at mi	no direct en 9am	0%
NATURAL VENTILATION		SEPP 65 ADG At least 60% of apartments are naturally cross ventilated		66%	
COMMON CIRCULATION AND SPACE	SEPP 65 ADG	Max no of apartments off a circulation core on single level	8 units (12 units if cr not achiev	iteria is	6
PRIVATE OPEN SPACE & BALCONIES	SEPP 65 ADG	Primary balconies minimum areas	1 bedroom units	8m² & 2m	1 bed -8 sqm & 2.2m
		and depths	2 bedroom units	10m ² & 2m	2 bed 10 sqm & 2.2 m
		Private open space for units at ground level/on podium	Minimum area & minimum de		Except unit 2 all other units over 35 sqm

DEVELOPMENT DATA TABLE



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ISSUE TO GATE 2

16/05/2019

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architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title

69-71 PEGLER AVE SOUTH GRANVILLE LOT 17 & 18 DP 36280

Drawing Title

COVER SHEET

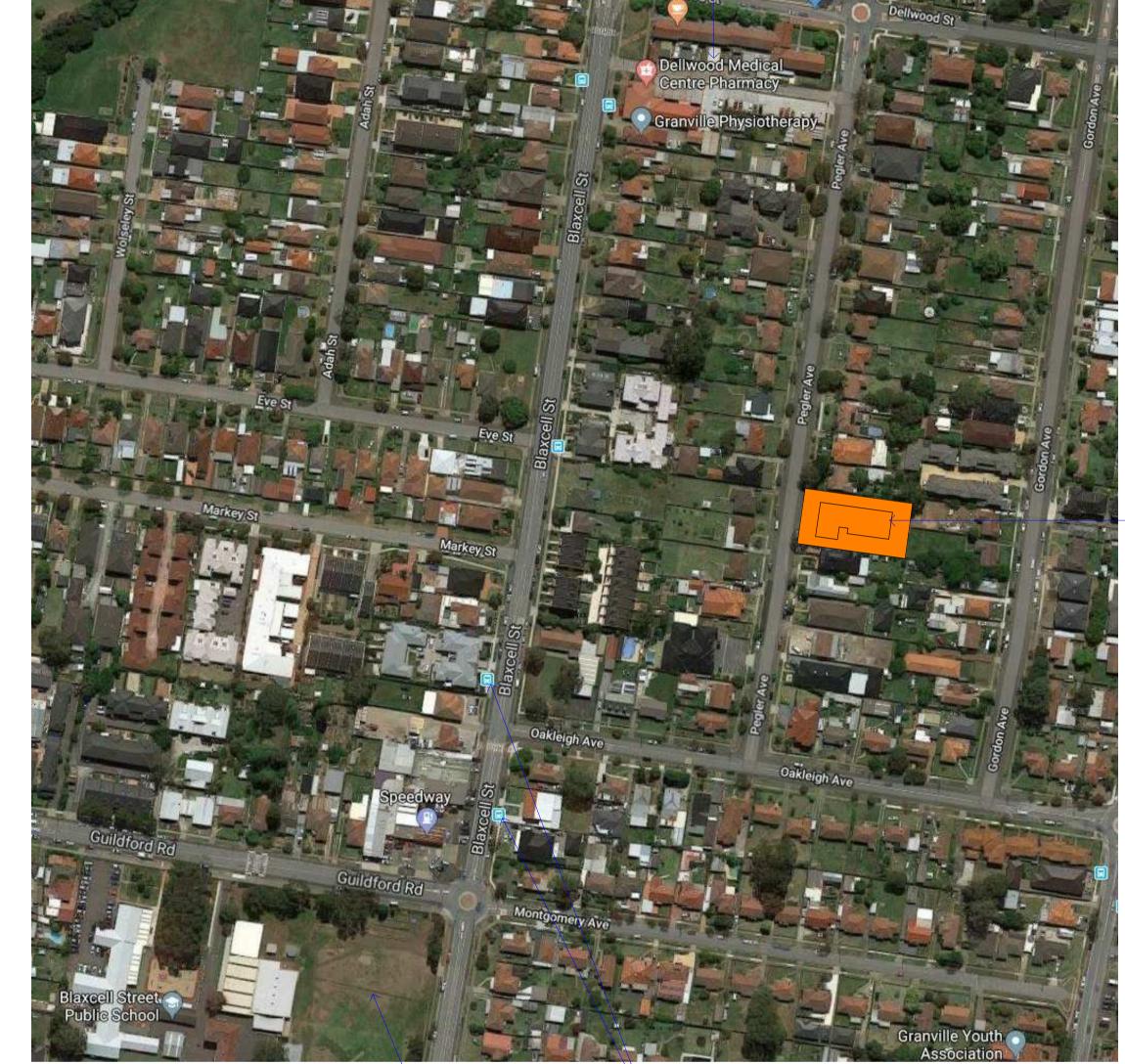
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Drawing Created	(by)	GK
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- PROPOSED DEVELOPMENT

1 BLOCK ANALYSIS

- PUBLIC SCHOOL - BUS STOPS



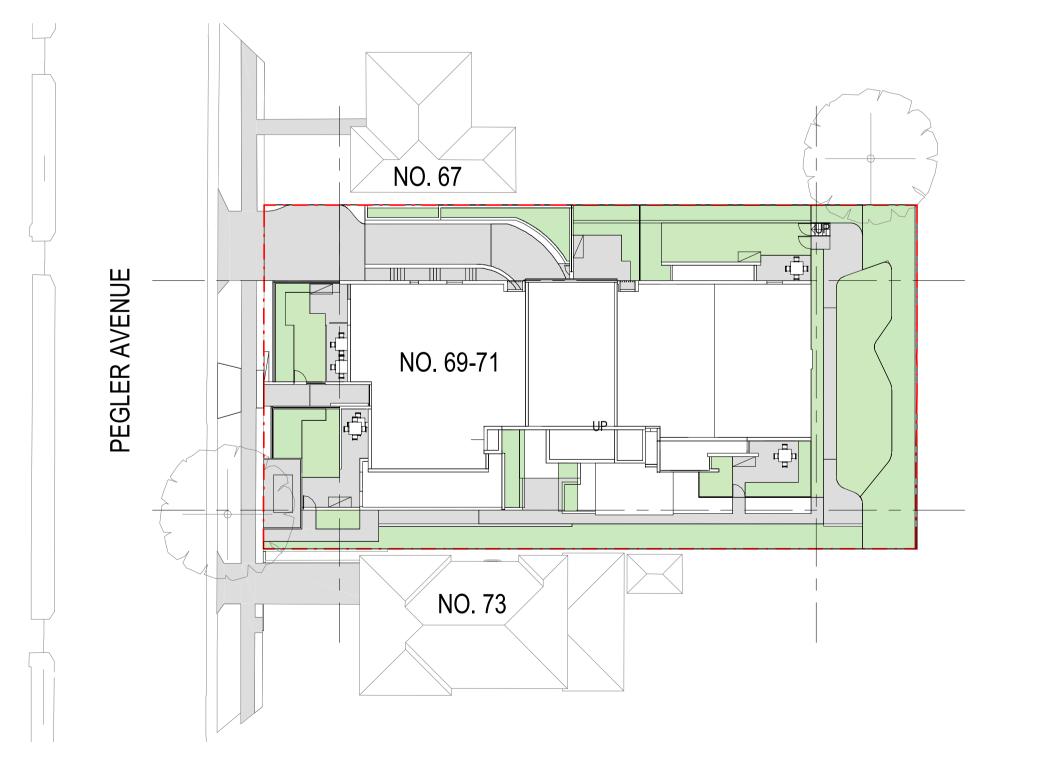
4 STREET ELEVATION



2 STREET VIEW 1



3 STREET VIEW 2



6 PROPOSED DEVELOPMENT (NO. 69-71)



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ISSUE TO GATE 2

AMENDED RAMP, ADDED ROOF TO 30/08/2019 BIN AREA - AMENDED ISSUE FOR DA

ISSUE FOR DA

ISSUE TO LAHC

6/05/2019

16/05/2019

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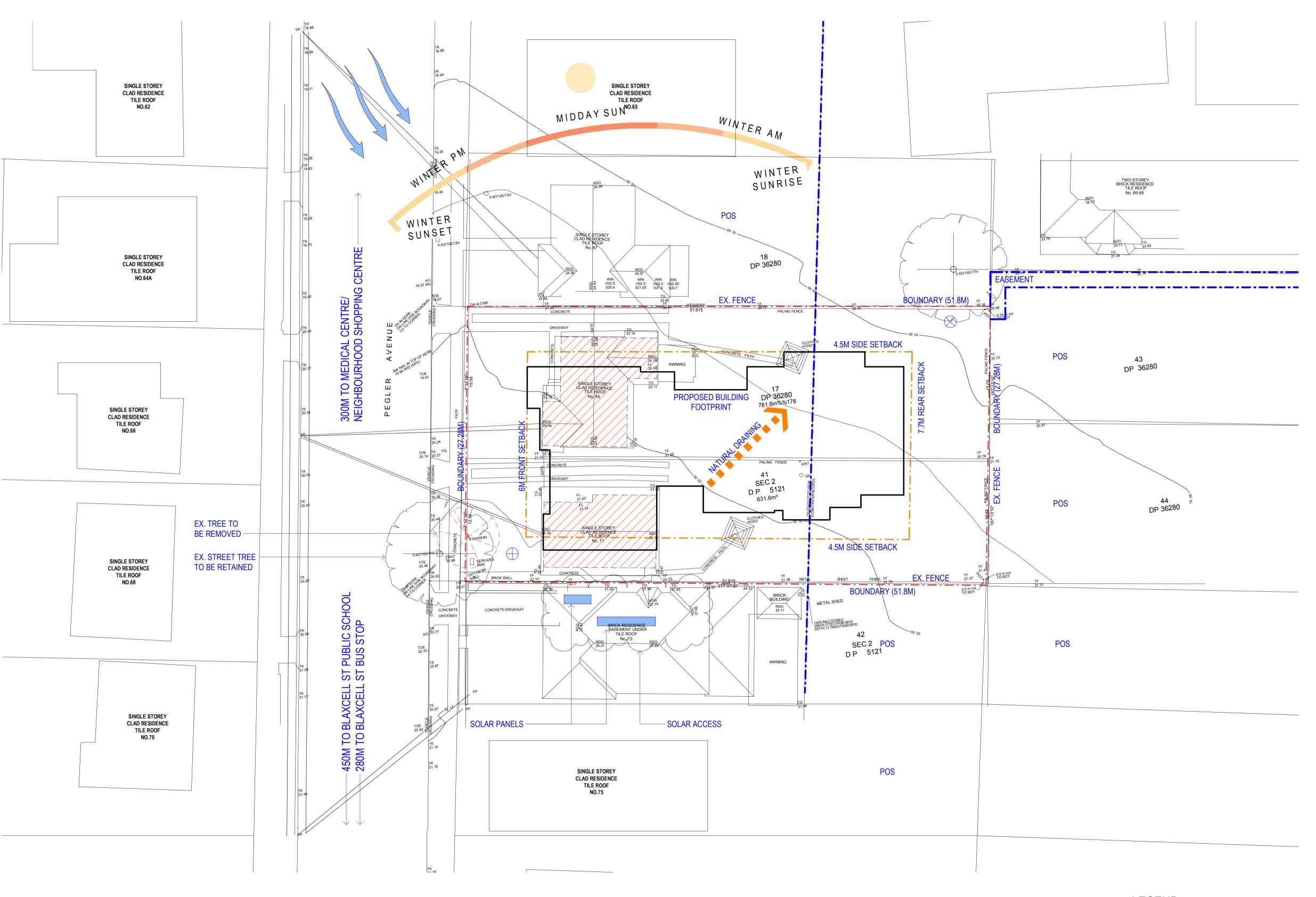
BLOCK ANALYSIS PLAN

Scale	As indica
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Project No Draw	ng No Is:

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1 SITE ANALYSIS
1:200

LEGEND

— - — SITE BOUNDARY SITE SETBACK

SEWER LINE

EX. DWELLING TO BE DEMOLISHED

PREVAILING WINDS

NATURAL DRAINAGE

PRIVATE OPEN SPACE

PROPOSED BUILDING FOOTPRINT

EXISTING FENCE

EXISTING TREE TO BE REMOVED



Issue Description

PRELIMINARY ISSUE TO LAHC

ISSUE TO GATE 2

ISSUE FOR DA

ISSUE TO LAHC

21/03/2019

6/05/2019

16/05/2019

19/09/2019

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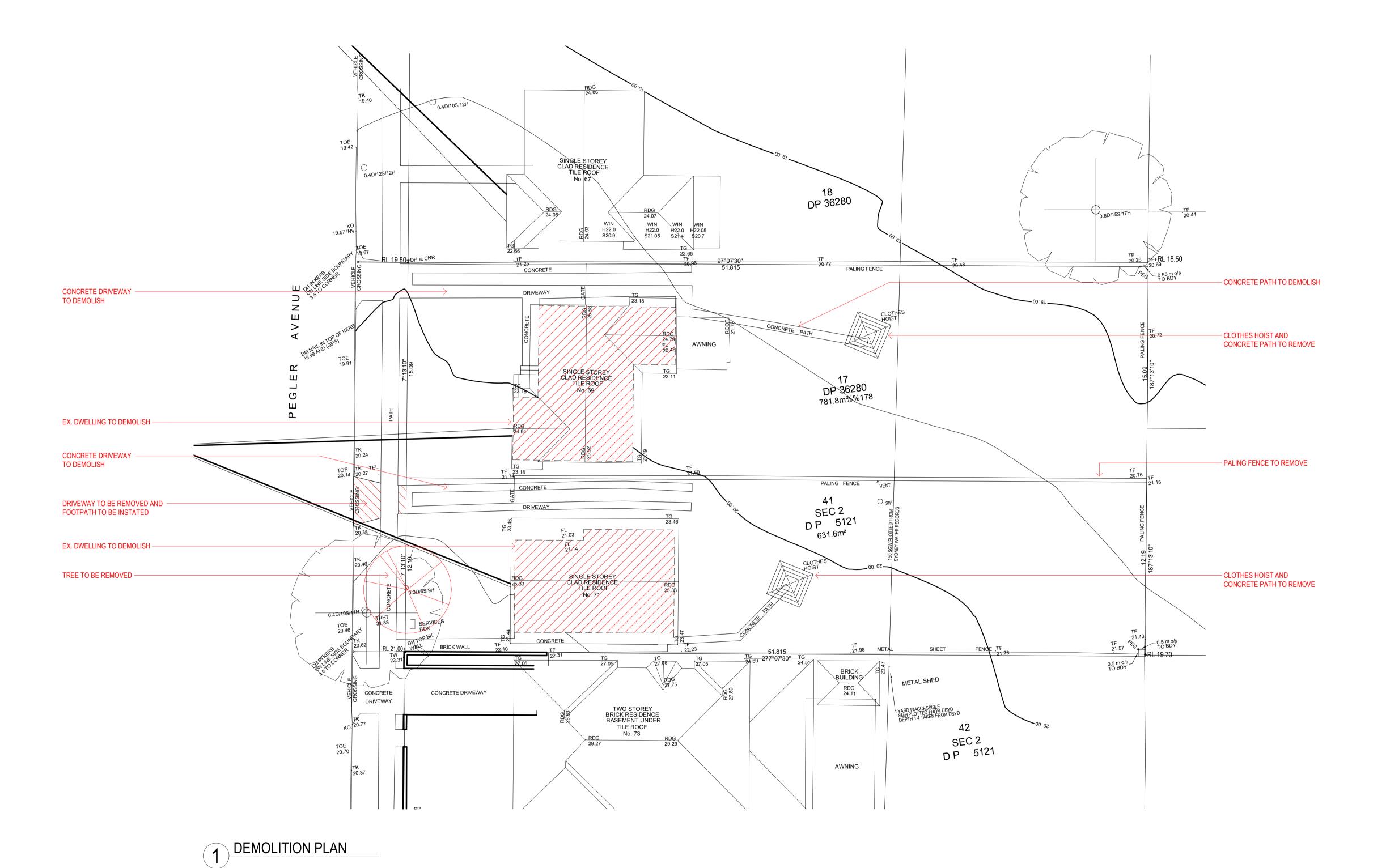
Drawing Title

SITE ANALYSIS PLAN

Scale		As indicated	
Drawing Created (dat	te)	02/13/19	
Drawing Created (by))	GK	
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Drawing Title

DEMOLITION PLAN

	1 : 150
e)	01/30/19
	GK
by	Designer
	PK
	RK
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	by Drawing No

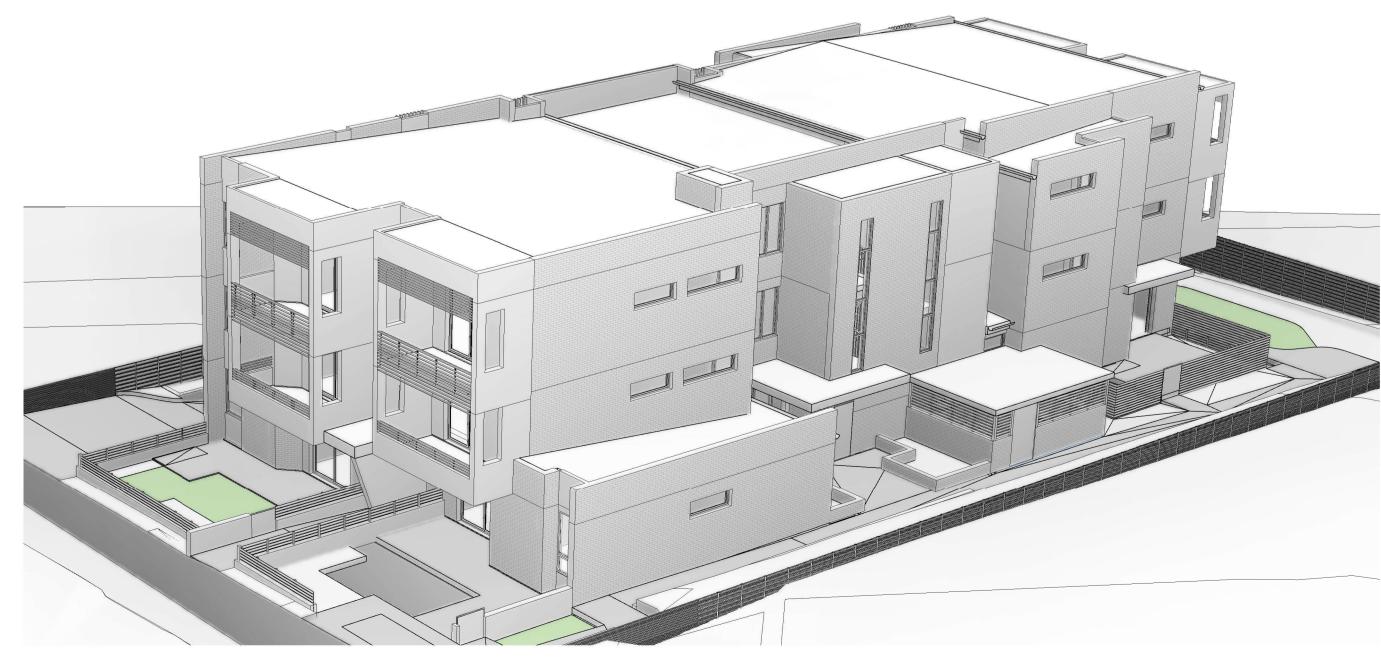
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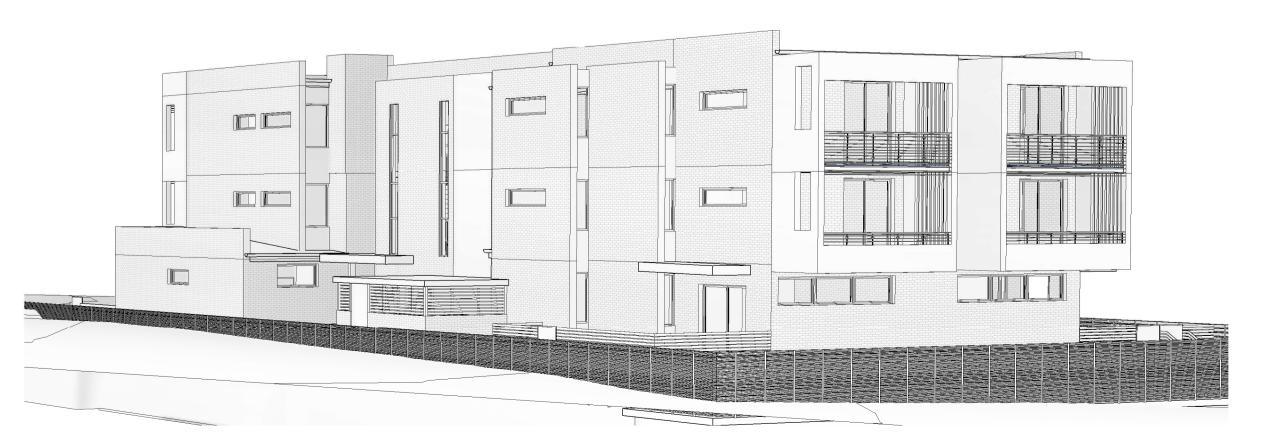
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NORTHWEST VIEW - ARTIST IMPRESSION





SOUTHWEST VIEW

SOUTHEAST VIEW

endı	ments	3		
Je	Description	Date		
	PRELIMINARY ISSUE TO LAHC	21/03/2019		
	ISSUE TO GATE 2	6/05/2019		
	ISSUE FOR DA	16/05/2019		
	ISSUE TO LAHC	19/09/2019		

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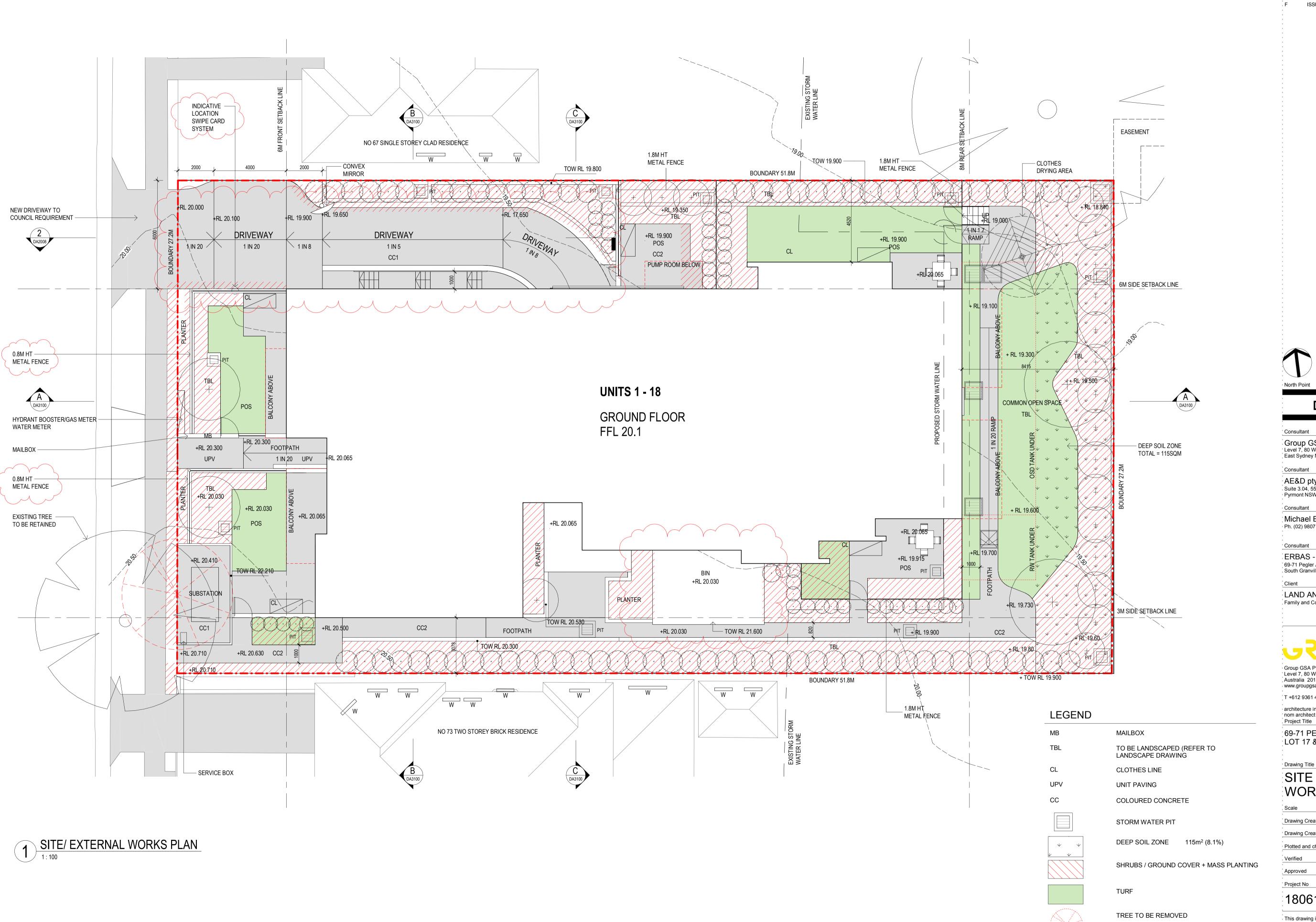
3D VIEWS

Scale		
Drawing Created (da	te)	03/11/19
Drawing Created (by))	Author
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Issue Description

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AMENDED ISSUE FOR DA - AS CLOUDED

AMENDED RAMP, ADDED ROOF TO BIN AREA, DEEP SOIL ZONE NOTE -AMENDED ISSUE FOR DA

ISSUE TO GATE 2

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21/03/2019

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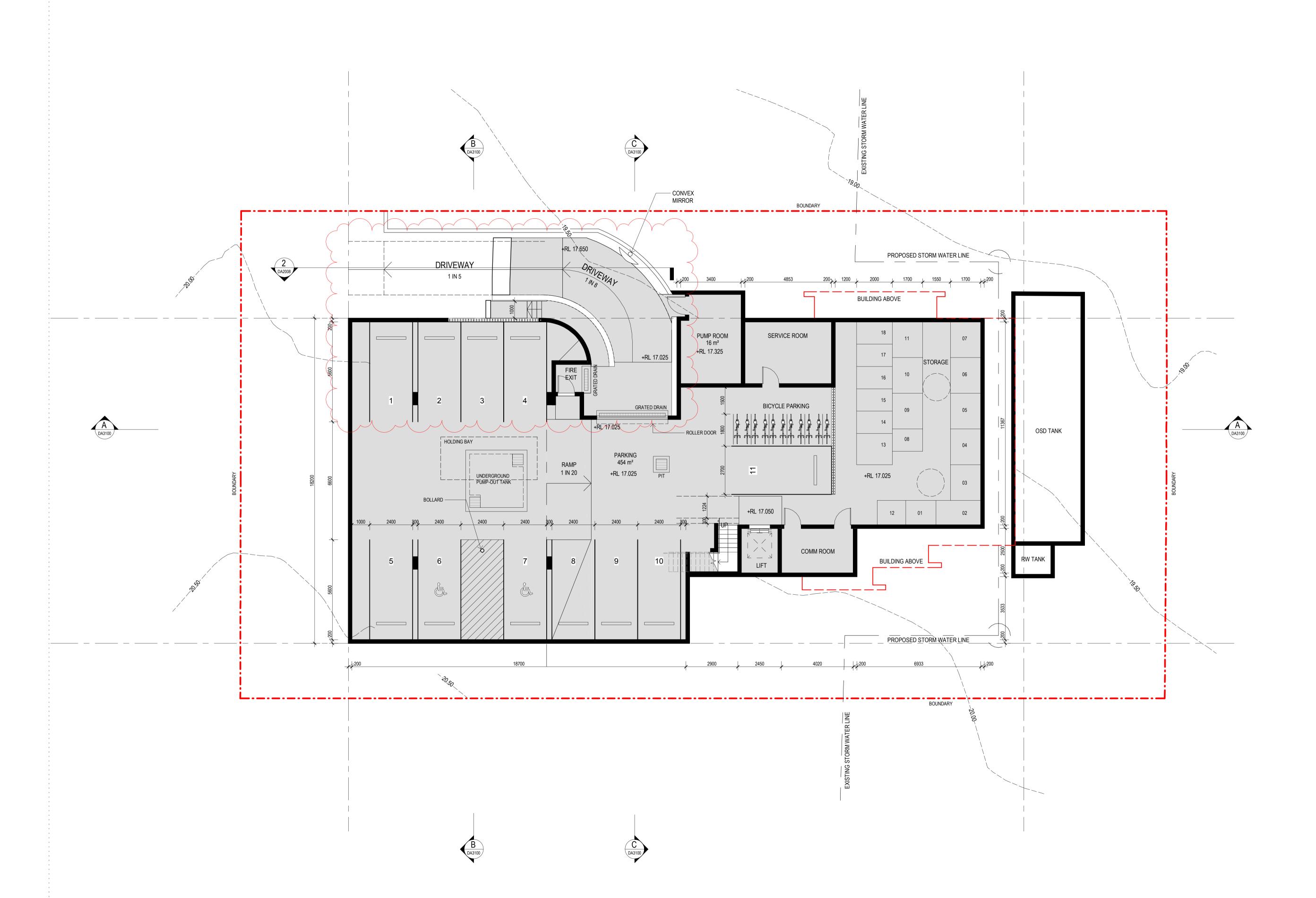
Drawing Title

SITE PLAN/ EXTERNAL WORKS

Scale		1 : 100
Drawing Created (da	ate)	01/23/19
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¹ Amendr	nents	
Issue	Description	Date
Α	PRELIMINARY ISSUE TO LAHC	21/03/2019
¦ A . B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	AMENDED RAMP - AMENDED ISSUE FOR DA	30/08/2019
Ë	AMENDED ISSUE FOR DA - AS CLOUDED	05/09/2019



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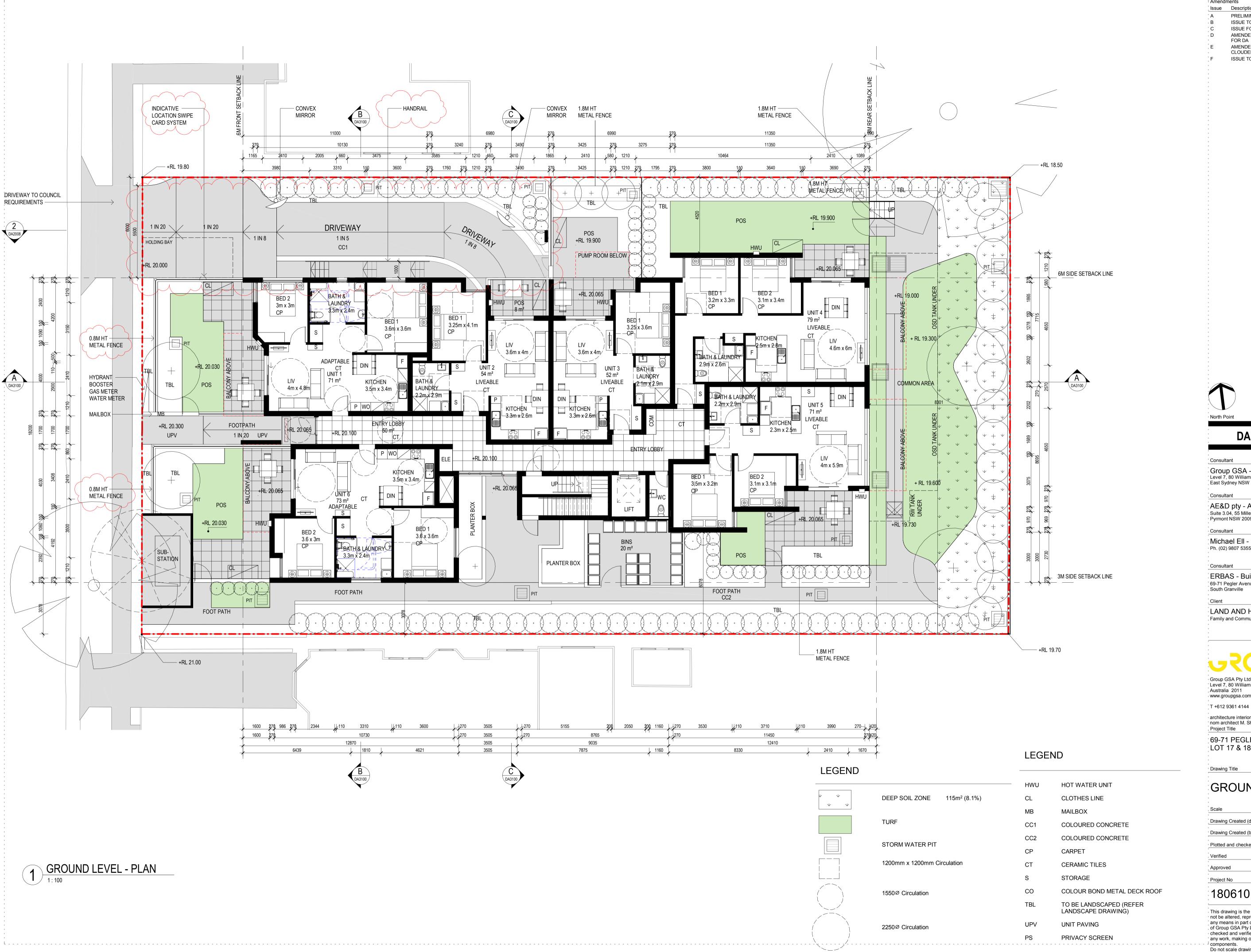
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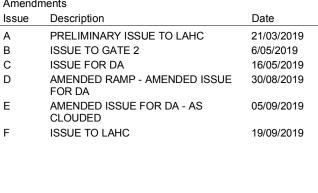
BASEMENT PLAN -PARKING LEVEL

400040	D 4 0 0 0 0	
Project No	Drawing No	Issue
Approved		RK
Verified		Pk
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Drawing Title

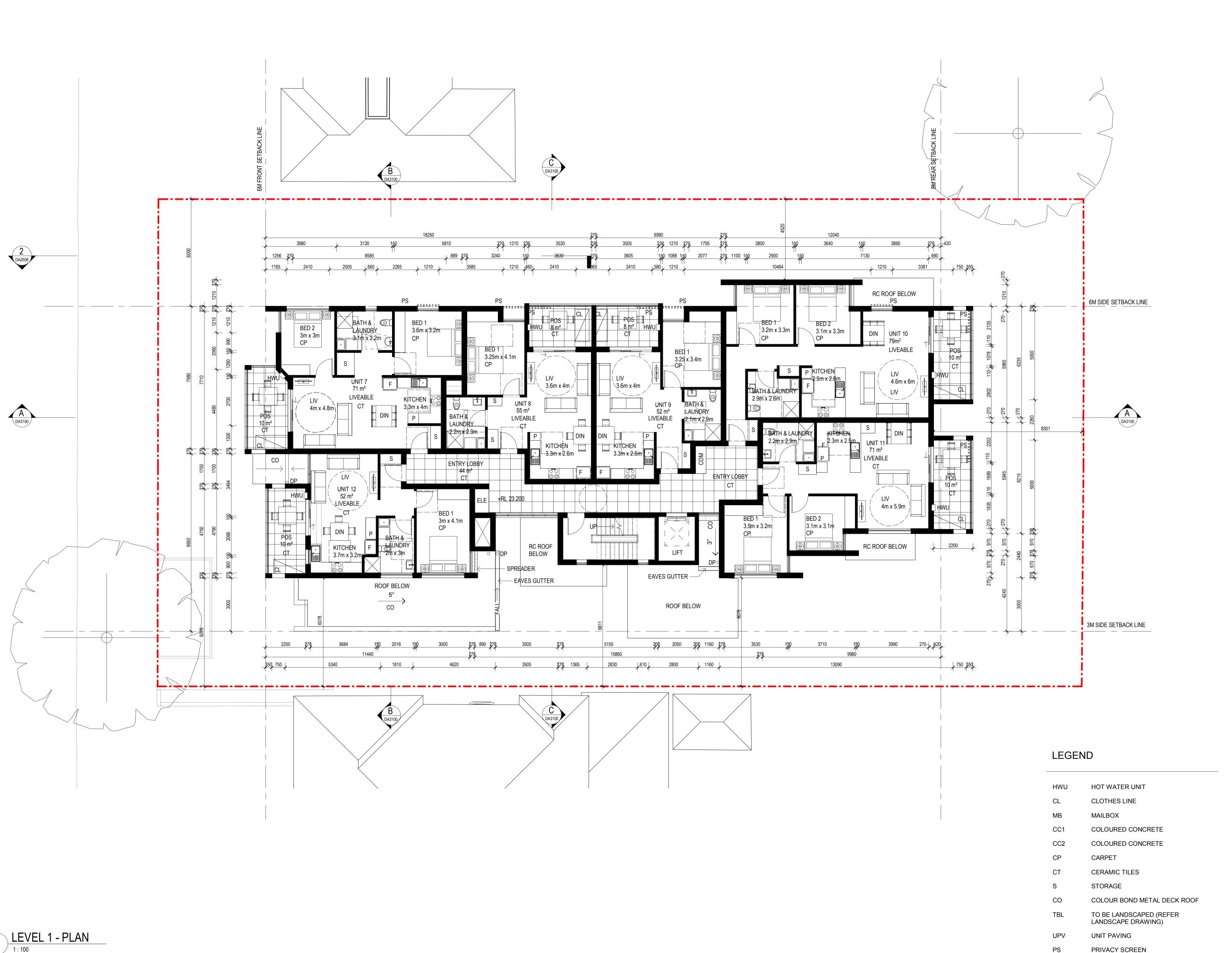
GROUND FLOOR PLAN

Scale		1 : 100
Drawing Created (d	date)	01/23/19
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Issue Description PRELIMINARY ISSUE TO LAHC 21/03/2019 ISSUE TO GATE 2 6/05/2019 ISSUE FOR DA 16/05/2019 ADDED ROOF TO BIN AREA -AMENDED ISSUE FOR DA 30/08/2019 ISSUE TO LAHC 19/09/2019



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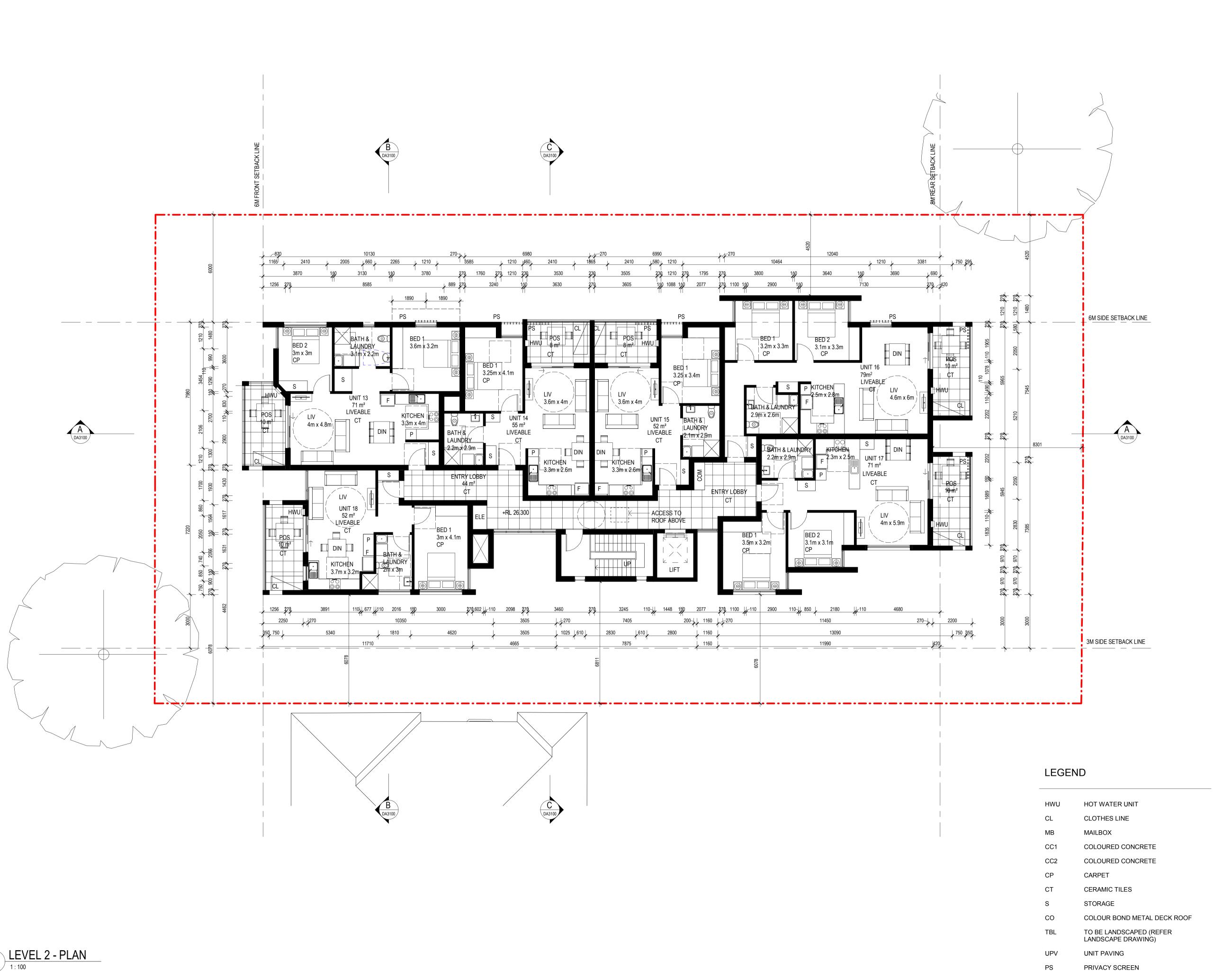
Drawing Title

FIRST FLOOR PLAN

400040	DAOOOO	_
Project No	Drawing No	Issue
Approved		RK
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Drawing Created (dat	e)	01/23/19
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19/09/2019

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Drawing Title

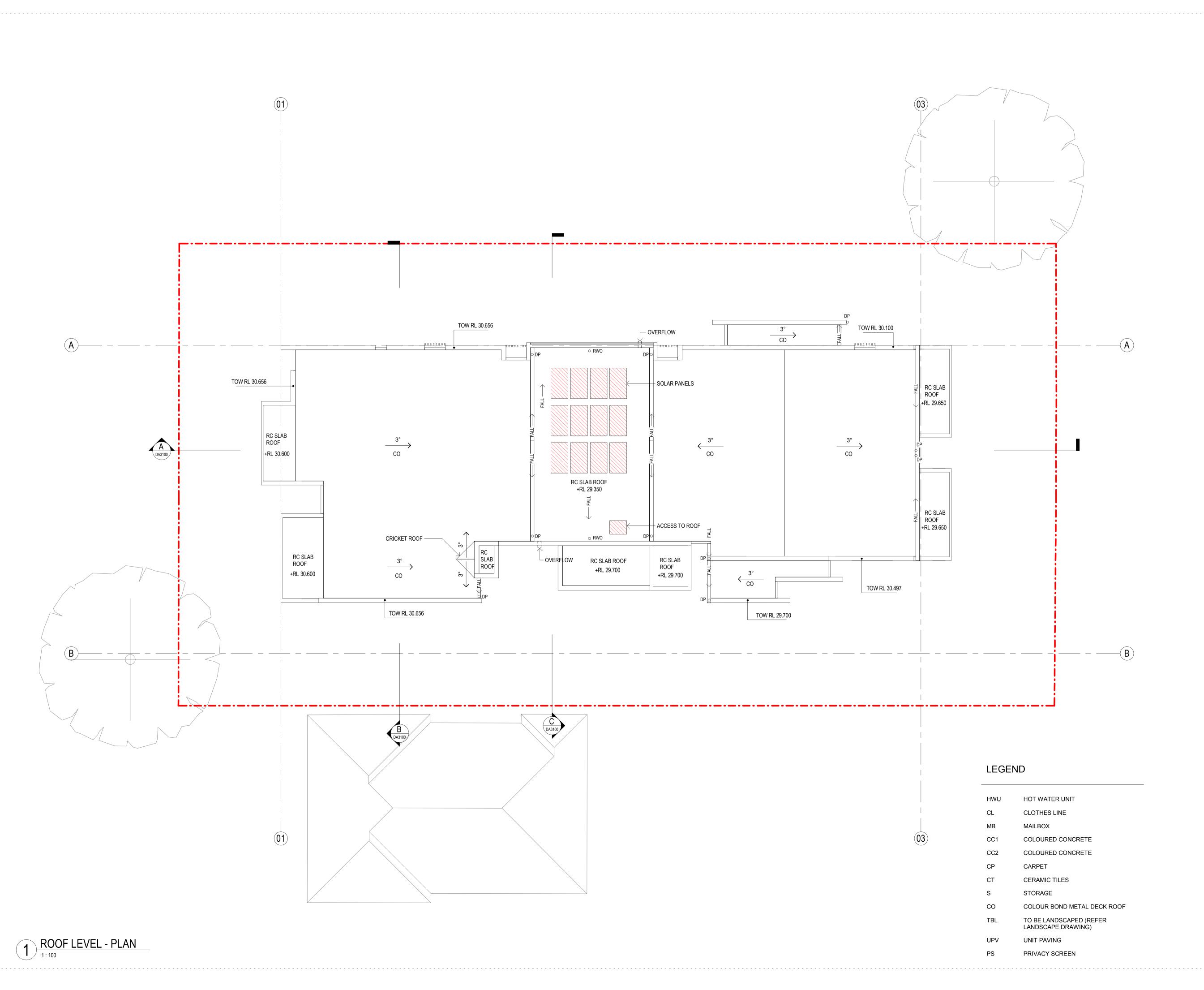
SECOND FLOOR PLAN

Scale		1 : 100
Drawing Created (da	te)	01/23/19
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A	PRELIMINARY ISSUE TO LAHC	21/03/2019
В	ISSUE TO GATE 2	6/05/2019
, C	ISSUE FOR DA	16/05/2019
, D	ISSUE TO LAHC	19/09/2019
1		



CRICKET ROOF EXAMPLE



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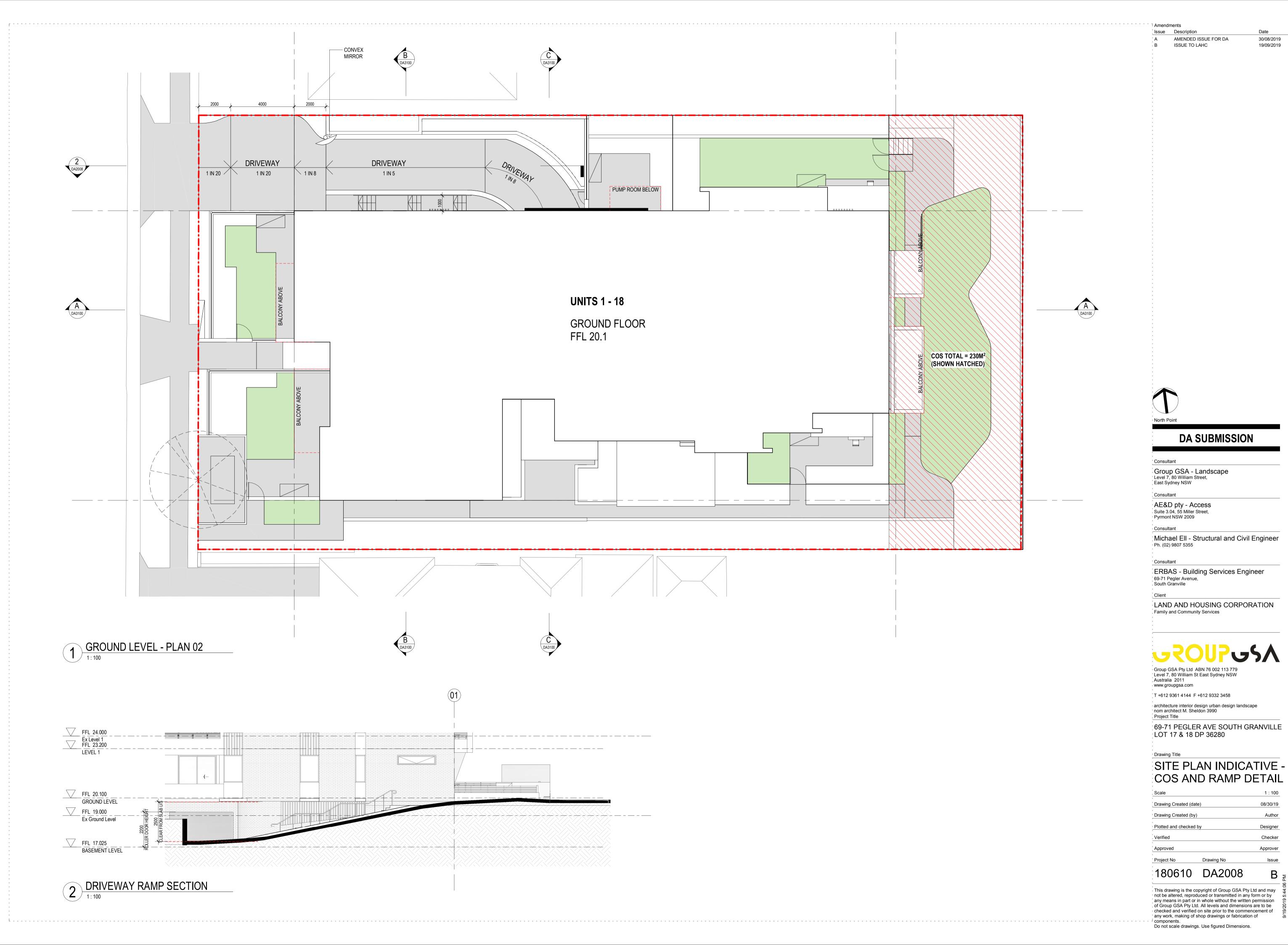
Drawing Title

ROOF PLAN

Scale	1 : 100	
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30/08/2019 19/09/2019

08/30/19

Author

Designer Checker

Approver



Issue Description PRELIMINARY ISSUE TO LAHC 21/03/2019 ISSUE TO GATE 2 6/05/2019 ISSUE FOR DA 16/05/2019 NGL SHOWN - AMENDED ISSUE FOR 30/08/2019 ISSUE TO LAHC 19/09/2019

RENDER FACE BRICK

COLOUR BOND METAL DECK ROOF

METAL SLAT FENCE TRANSLUCENT GLASS HORIZONTAL METAL SLATS

PRIVACY SCREEN

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Drawing Title

ELEVATIONS

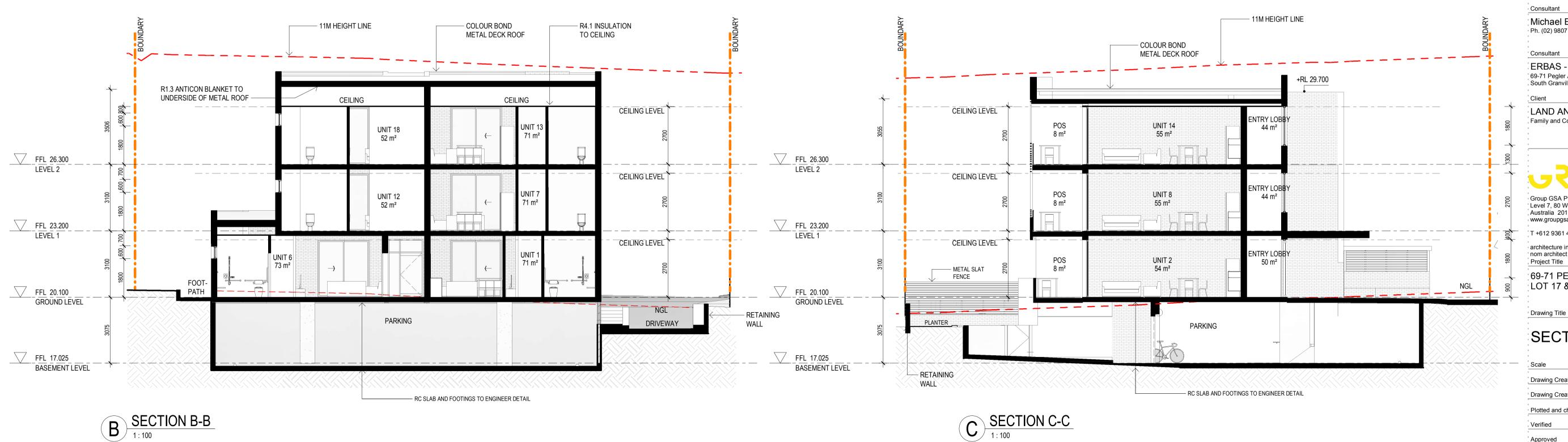
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Drawing Created (date)		01/23/19	
Drawing Created (by)		GK	
Plotted and checked by		Designer	
Verified		PK	
Approved		RK	
Project No	Drawing No	Issue	

180610 DA3000

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[⊥] components. Do not scale drawings. Use figured Dimensions.





Consultant Group GSA - Landscape Level 7, 80 William Street, East Sydney NSW

Consultant

Issue Description

PRELIMINARY ISSUE TO LAHC

ISSUE TO GATE 2

ISSUE FOR DA

ISSUE TO LAHC

21/03/2019

6/05/2019

16/05/2019

19/09/2019

AE&D pty - Access Suite 3.04, 55 Miller Street, Pyrmont NSW 2009

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T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape nom architect M. Sheldon 3990

69-71 PEGLER AVE SOUTH GRANVILLE LOT 17 & 18 DP 36280

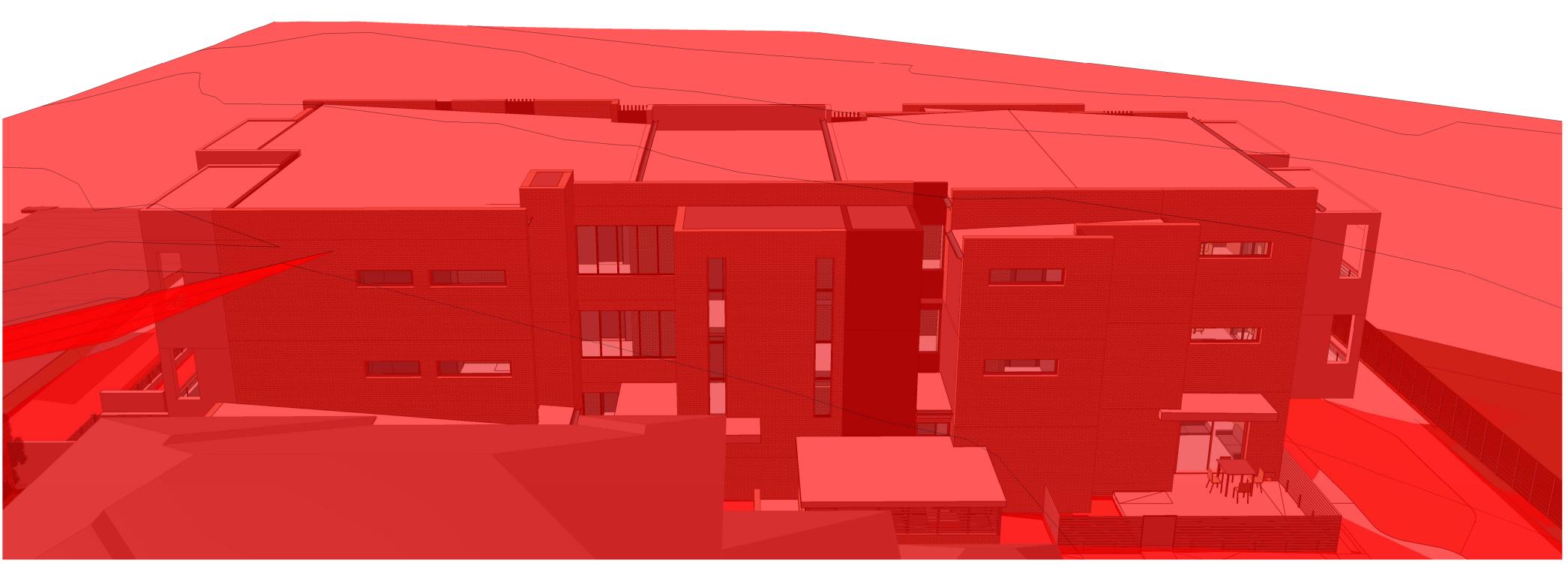
Drawing Title

SECTIONS

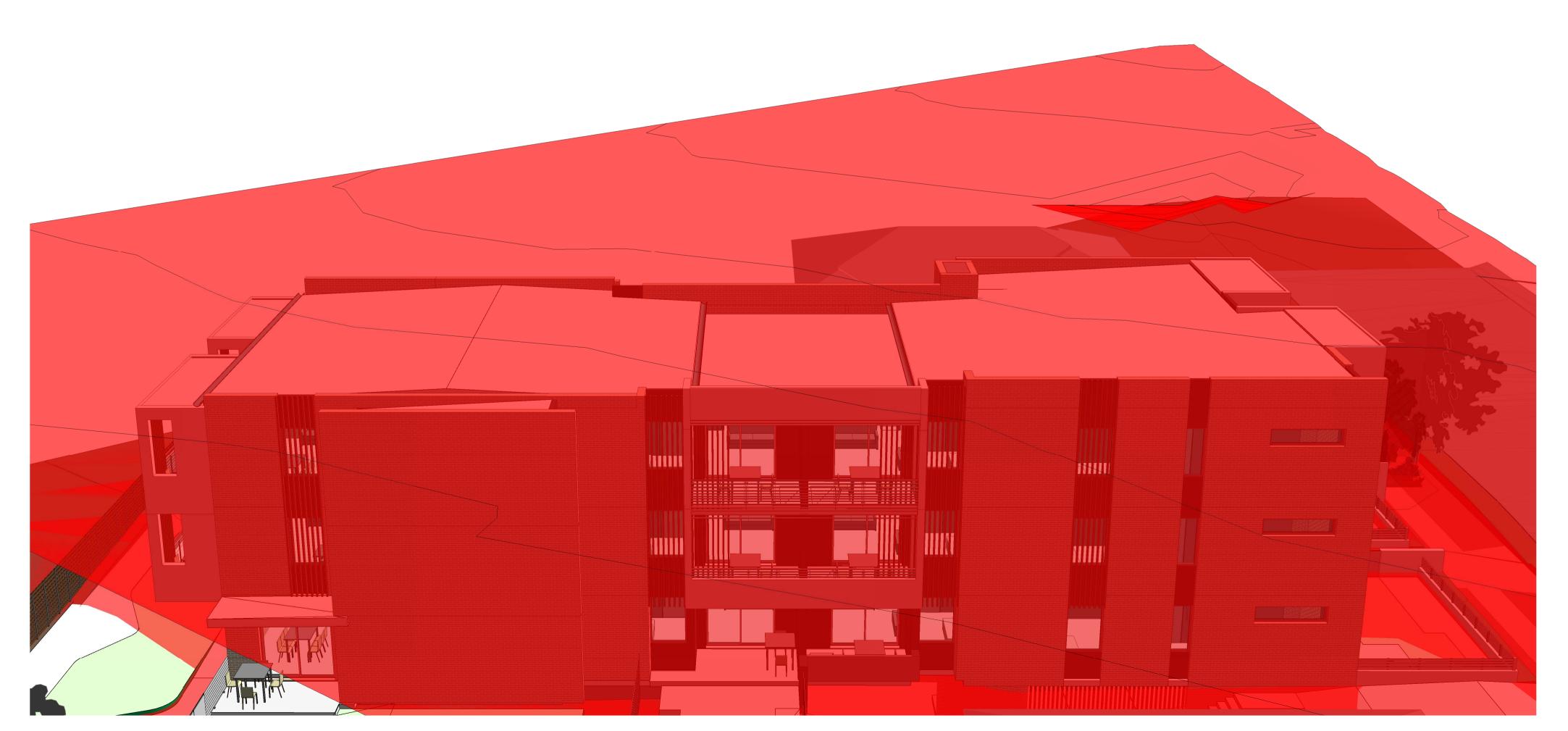
Scale		1 : 100
Drawing Created	(date)	01/23/19
Drawing Created	(by)	GK
Plotted and chec	ked by	Designer
Verified		PK
Approved		RK
Project No	Drawing No	Issue

180610 DA3100

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1 SOUTH SIDE - 11M HEIGHT PLANE



NORTH SIDE - 11M HEIGHT PLANE

DA SUBMISSION

Group GSA - Landscape Level 7, 80 William Street, East Sydney NSW

Issue Description

PRELIMINARY ISSUE TO LAHC

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architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title

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Drawing Title

HEIGHT ANALYSIS DIAGRAM

Drawing Created (date) 01/23/19 Drawing Created (by) GK Plotted and checked by Designer

180610 DA3600

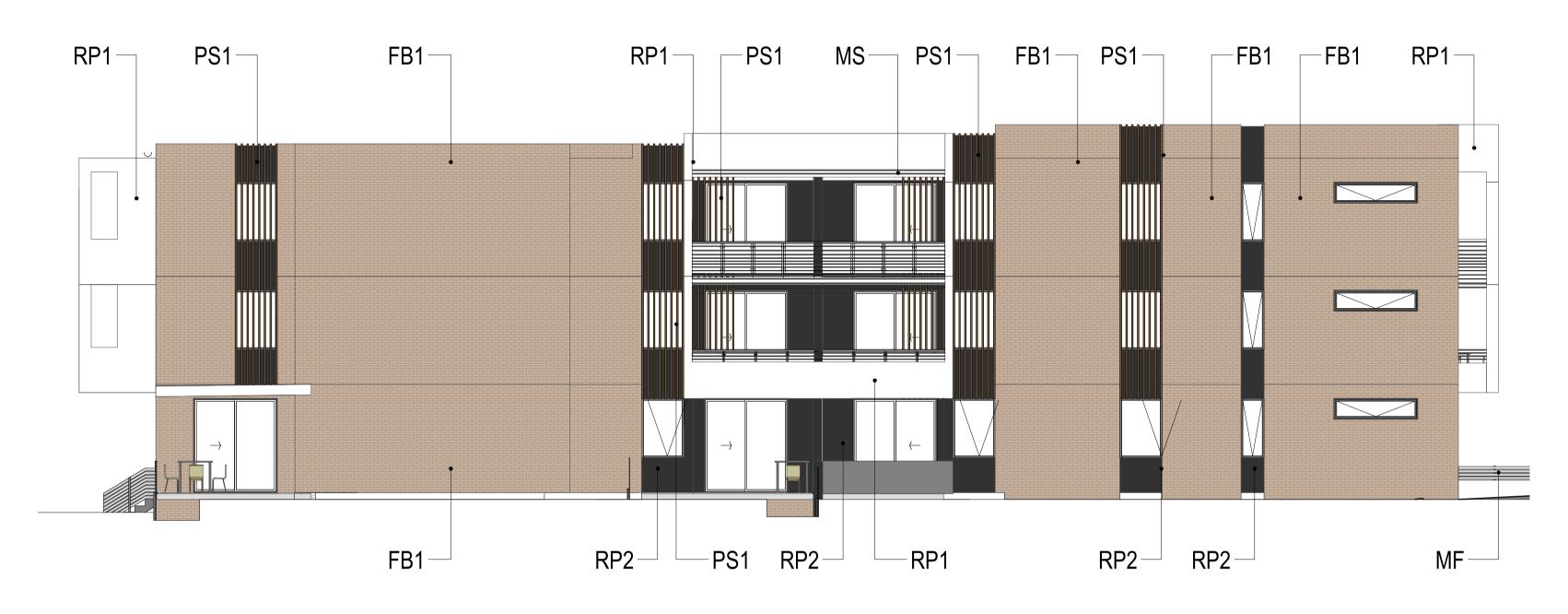
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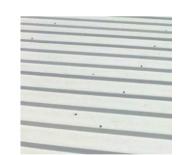
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EXTERNAL COLOUR SELECTIONS

69-71 PEGLER AVENUE, SOUTH GRANVILLE, NSW







METAL DECK ROOFING/ FASCIA/ GUTTERS/ DOWNPIPES/ WINDOW & DOOR FRAMES COLOUR - COLORBOND: SHALE GREY



FACE BRICK



RENDERED WITH GRANOSITE FINISH DULUX - MCGINLEY PN2F2

RENDERED WITH GRANOSITE FINISH

DULUX - WESTERN MYALL PG1F7



HORIZONTAL METAL SLATS
TIMBER FINISH METAL



PRIVACY SCREEN CHARCOAL FINISH METAL



CHARCOAL FINISH METAL

METAL SLAT FENCE

DA SUBMISSION

21/03/2019

6/05/2019

16/05/2019

ISSUE TO GATE 2

ISSUE FOR DA

ISSUE TO LAHC

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69-71 PEGLER AVE SOUTH GRANVILLE LOT 17 & 18 DP 36280

Drawing Title

EXTERNAL FINISHES SCHEDULE

Scale		As indicated
Drawing Created (date)	01/29/19
Drawing Created (I	oy)	Gł
Plotted and checke	ed by	Designe
Verified		Pł
Approved		Rł
Project No	Drawing No	Issue

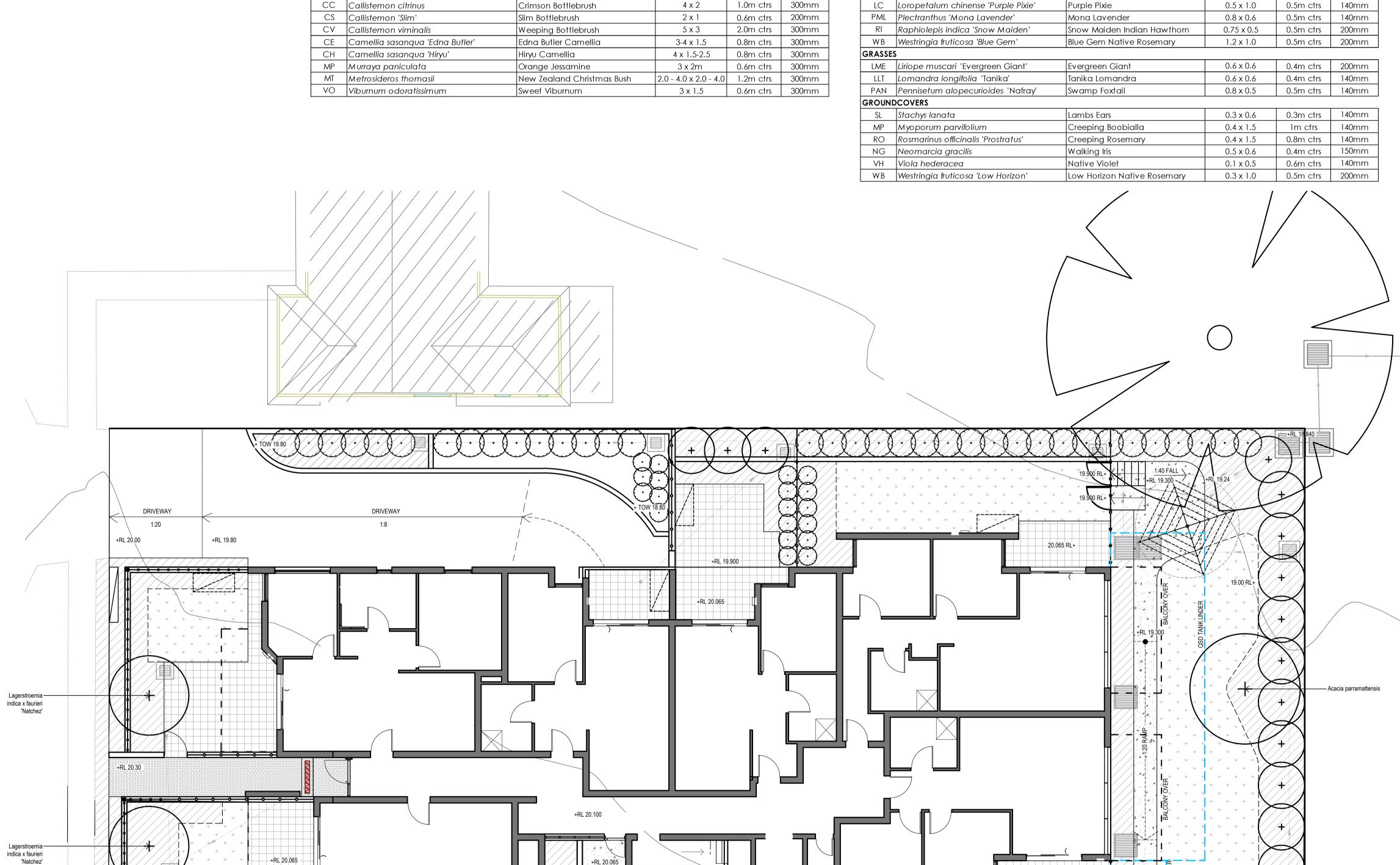
180610 DA8300

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Do not scale drawings. Use figured Dimensions.

Code	Botanic Name	Common Name	Mature height x width (m)	Planting density	Pot size
TREES					
	Acacia parramatensis	Parramatta Green Wattle	10 x 6	as shown	100L
	Lagerstroemia indica x faurieri 'Natchez'	Natchez Crepe Myrtle	5 x 4	as shown	100L
	Melaleuca linariifolia	Snow in Summer	10 x 5	AS SHOWN	100L
SCREENI	ING SHRUBS				
AG	Abelia x grandiflora	Abelia	2 x 2	1.0m ctrs	300mm
AA	Azalea indica 'Alphonse Anderson'	Alphonse Anderson Azalea	2.5 x 2.5m	1.0m ctrs	300mm
CC	Callistemon citrinus	Crimson Bottlebrush	4 x 2	1.0m ctrs	300mm
CS	Callistemon 'Slim'	Slim Bottlebrush	2 x 1	0.6m ctrs	200mm
CV	Callistemon viminalis	Weeping Bottlebrush	5 x 3	2.0m ctrs	300mm
CE	Camellia sasanqua 'Edna Butler'	Edna Butler Camellia	3-4 x 1.5	0.8m ctrs	300mm
СН	Camellia sasanqua 'Hiryu'	Hiryu Camellia	4 x 1.5-2.5	0.8m ctrs	300mm
MP	Murraya paniculata	Orange Jessamine	3 x 2m	0.6m ctrs	300mm
MT	Metrosideros thomasii	New Zealand Christmas Bush	2.0 - 4.0 x 2.0 - 4.0	1.2m ctrs	300mm
VO	Viburnum odoratissimum	Sweet Viburnum	3 x 1.5	0.6m ctrs	300mm

Code	Botanic Name	Common Name	Mature height x width (m)	Planting density	Pot size
SHRUBS					
AW	Azalea indica 'Red Wings'	Red Wings Azalea	1 x 1m	0.6m ctrs	200mm
AC	Arthropodium cirratum	Renga Renga Lily	1.0 x 1.0	0.5m ctrs	200mm
CC	Callistemon citrinus 'White Anzac'	White Anzac Bottlebrush	1.0 x 2-3m	1.0m ctrs	200mm
CT	Choisya ternata	Mexican Orange Blossom	1.5 x 1.5	0.8m ctrs	300mm
CGS	Ctenanthe 'Grey Star'	Ctenanthe Grey Star	1.2 x 1	0.6m ctrs	140mm
DE	Doryanthes excelsa	Spear Lily	2 x 2	1.2m ctrs	200mm
LC	Loropetalum chinense 'Purple Pixie'	Purple Pixie	0.5 x 1.0	0.5m ctrs	140mm
PML	Plectranthus 'Mona Lavender'	Mona Lavender	0.8 x 0.6	0.5m ctrs	140mm
RI	Raphiolepis indica 'Snow Maiden'	Snow Maiden Indian Hawthorn	0.75 x 0.5	0.5m ctrs	200mm
WB	Westringia fruticosa 'Blue Gem'	Blue Gem Native Rosemary	1.2 x 1.0	0.5m ctrs	200mm
GRASSE	S				
LME	Liriope muscari 'Evergreen Giant'	Evergreen Giant	0.6 x 0.6	0.4m ctrs	200mm
LLT	Lomandra longifolia 'Tanika'	Tanika Lomandra	0.6 x 0.6	0.4m ctrs	140mm
PAN	Pennisetum alopecurioides 'Nafray'	Swamp Foxtail	0.8 x 0.5	0.5m ctrs	140mm
GROUNI	OCOVERS		,		
SL	Stachys lanata	Lambs Ears	0.3 x 0.6	0.3m ctrs	140mm
MP	Myoporum parvifolium	Creeping Boobialla	0.4 x 1.5	1m ctrs	140mm
RO	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	0.4 x 1.5	0.8m ctrs	140mm
NG	Neomarcia gracilis	Walking Iris	0.5 x 0.6	0.4m ctrs	150mm
VH	Viola hederacea	Native Violet	0.1 x 0.5	0.6m ctrs	140mm
WB	Westringia fruticosa 'Low Horizon'	Low Horizon Native Rosemary	0.3 x 1.0	0.5m ctrs	200mm





SOFTWORKS EXISTING TREE TO BE RETAINED

AND PROTECTED

EXISTING TREE TO BE REMOVED

PROPOSED TREE

Amendments Issue Description

C ISSUE FOR DA

A ISSUE FOR REVIEW & APPROVAL 31/01/2019 B ISSUED FOR CLIENT APPROVAL 14/03/2019

Date

REFER TO PLANT SCHEDULE PROPOSED SCREENING SHRUBS REFER TO PLANT SCHEDULE

SHRUB & GROUNDCOVER MASS PLANTING REFER TO PLANT SCHEDULE

PAVING

CONCRETE PAVING TYPE 1 EXPOSED AGGREGATE FINISH

PAVING TYPE 2 UNIT PAVING TO PRIVATE OPEN SPACE

PAVING TYPE 3 UNIT PAVING TO COMMON OPEN SPACE

GALVANISED STEEL GARDEN EDGING

PICNIC SETTING.

FURNITURE

—Melaleuca linariifolia



Street Furniture Australia 'Hawthorn setting' ROTARY CLOTHES HOIST, FIXED ARMS &

ADJUSTABLE HEIGHT. 4500mm Ø CLOTHES LINE TO PRIVATE OPEN SPACE,

FENCE AND GATE REFER TO ARCHITECTURE DRAWINGS



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69-71 PELGER AVENUE, SOUTH GRANVILLE

Drawing Title LANDSCAPE CONCEPT: GENERAL ARRANGEMENT PLAN

Scale	1:100 @A1
Drawing created (date)	24/01/2019
Ву	ОК
Plotted and checked by	ОК
Verified	AH
Approved	AH
Drawing No	lssue

180610 L-1000 C

Project Title

Plot Date

