

Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	ADDED A2008 - AMENDED ISSUE FOR DA	30/08/2019
E	ISSUE TO LAHC	19/09/2019

# DEVELOPMENT APPLICATION

## 69-71 PEGLER AVENUE SOUTH GRANVILLE

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

#### DRAWING SCHEDULE REV

DA0000	COVER SHEET	E
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DA3500	SHADOW DIAGRAMS	D
DA3501	SOLAR ACCESS SCHEDULE/ DIAGRAM	D
DA3600	HEIGHT ANALYSIS DIAGRAM	D
DA8300	EXTERNAL FINISHES SCHEDULE	D

#### LANDSCAPE REV

L-1000	LANDSCAPE CONCEPT DESIGN	A
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#### SURVEY PLAN

SHT. 1 OF 2	DETAIL & LEVEL SURVEY
SHT. 2 OF 2	DETAIL & LEVEL SURVEY

#### CIVIL ENGINEERING

C01	BASEMENT DRAINAGE LAYOUT PLAN
C02	SITE STORMWATER DRAINAGE LAYOUT PLAN
C03	STORMWATER DRAINAGE LAYOUT PLAN
C04	STORM WATER DETAILS
C05	STORM WATER DETAILS (2)
C06	EROSION AND SEDIMENT CONTROL PLAN
C07	EROSION AND SEDIMENT CONTROL PLAN
C08	EROSION AND SEDIMENT CONTROL PLAN



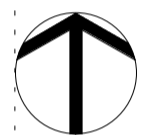
STREET VIEW - ARTIST IMPRESSION

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

#### LOCATION PLAN:



DEVELOPMENT DATA TABLE			
SITE AREA	1413.4m <sup>2</sup>		
NUMBER OF EXISTING LOTS	2		
NUMBER OF STOREYS	3 storeys		
PROPOSED GFA	1452 m <sup>2</sup>		
NUMBER OF DWELLINGS	18 dwellings - 10 x 2 bedroom units & 8 x 1 bedroom units		
	Control	Requirement	Proposed
BUILDING HEIGHT	Parramatta LEP 2011	Maximum 11m	10.9 m
PARKING	ARH SEPP (Division 1)	1 bed dwellings x 0.4 spaces = 3.2 spaces 2 bed dwellings x 0.5 spaces = 5 spaces	11
FSR	Parramatta LEP 2011	0.8:1	1.02: 1
	ARH SEPP	1.3:1 (including 0.5:1 bonus)	
SETBACKS	Parramatta DCP 2011	Front Setback 5 - 9m	6 m
		Side Setback To comply with ADG Visual Privacy requirements	3 m - blank wall @ ground level & above floors 6 m.
		Rear Setback 15% of length of site = 7.7 m	8.3 m
LANDSCAPE AREA		40% of the site area (565 sqm)	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	SEPP 65 ADG	Minimum area equal to 25% of the site = 353.25m <sup>2</sup>	(16%) 230m <sup>2</sup>
DEEP SOIL ZONES	SEPP 65 ADG	Minimum 7% of site area = 97.73m <sup>2</sup> Min dimension 3m	115 SQM (8.1%) 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 rooms and private open spaces of 70% of units to receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter A maximum of 15% of units receive no direct sunlight between 9am and 3pm at mid winter	77% 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 criteria is not achieved)	6
PRIVATE OPEN SPACE & BALCONIES	SEPP 65 ADG	Primary balconies minimum areas and depths Private open space for units at ground level on podium	1 bedroom units 8m <sup>2</sup> & 2m 2 bedroom units 10m <sup>2</sup> & 2m 1 bed - 8 sqm & 2.2m 2 bed 10 sqm & 2.2 m Except unit 2 all other units over 35 sqm



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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

Scale 1:1

Drawing Created (date) 01/28/19

Drawing Created (by) GK

Plotted and checked by PK

Verified PK

Approved RK

Project No Drawing No Issue

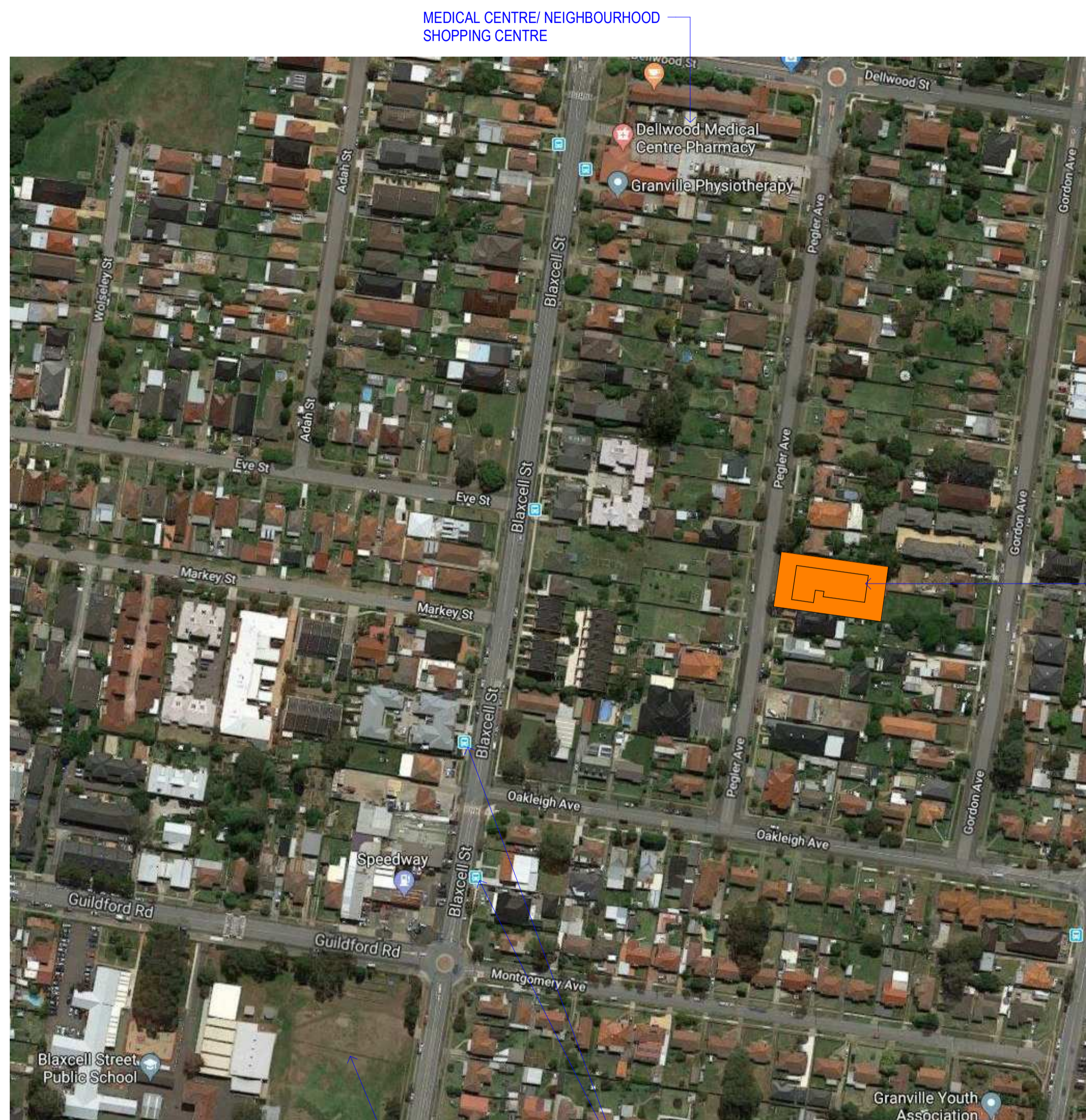
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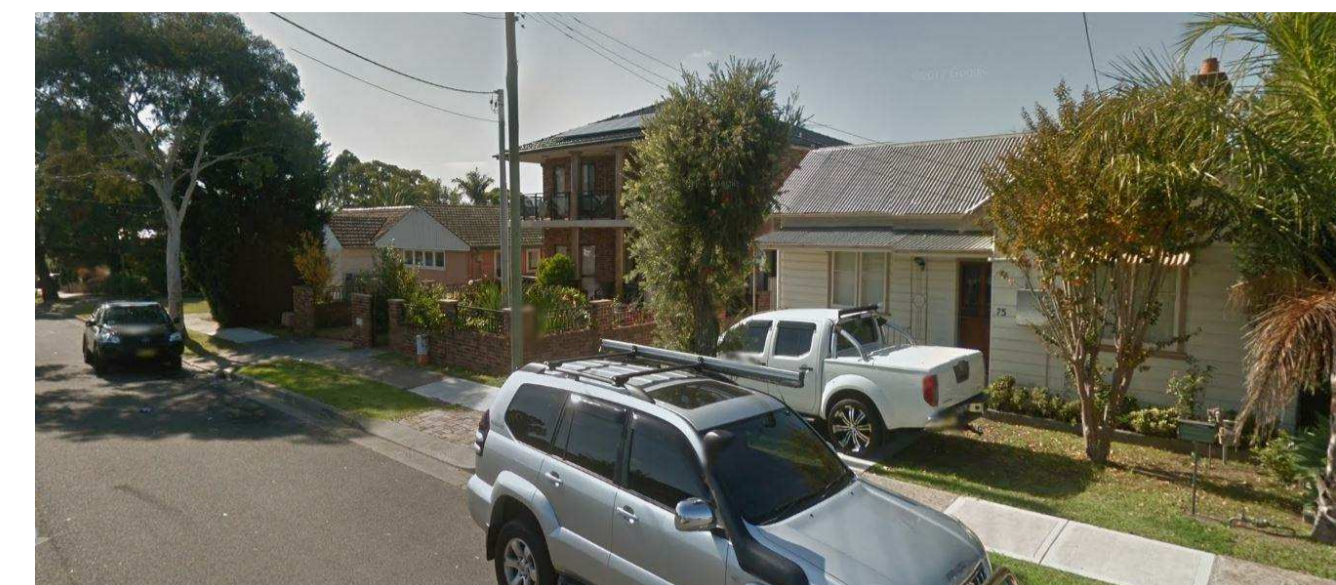
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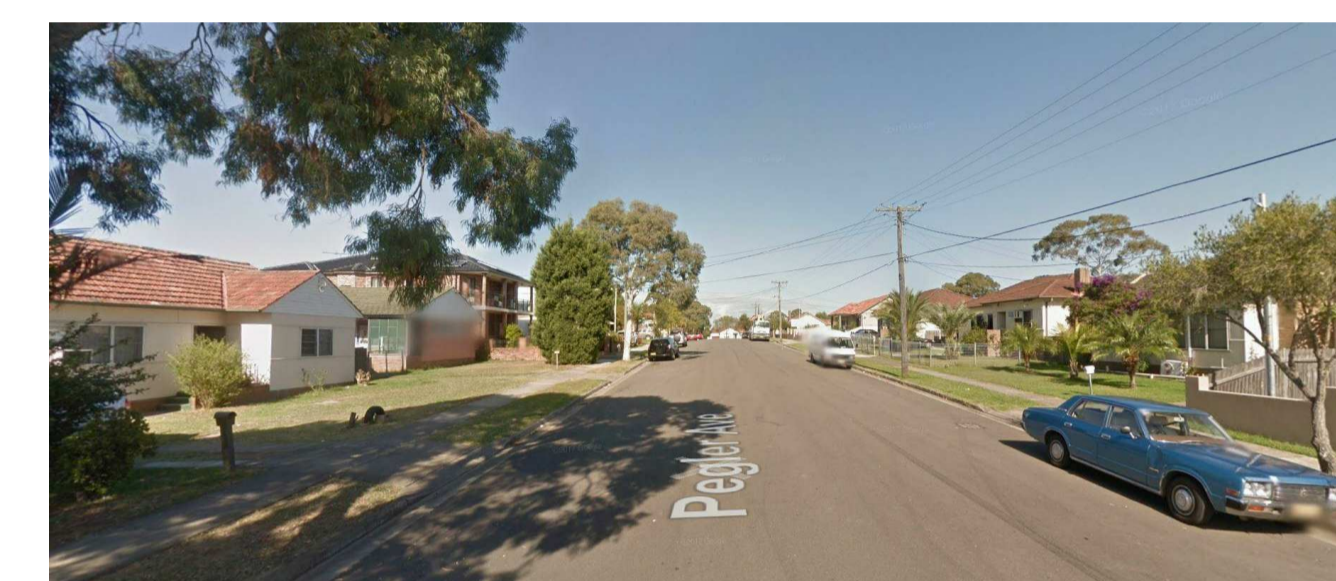
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1 BLOCK ANALYSIS



2 STREET VIEW 1

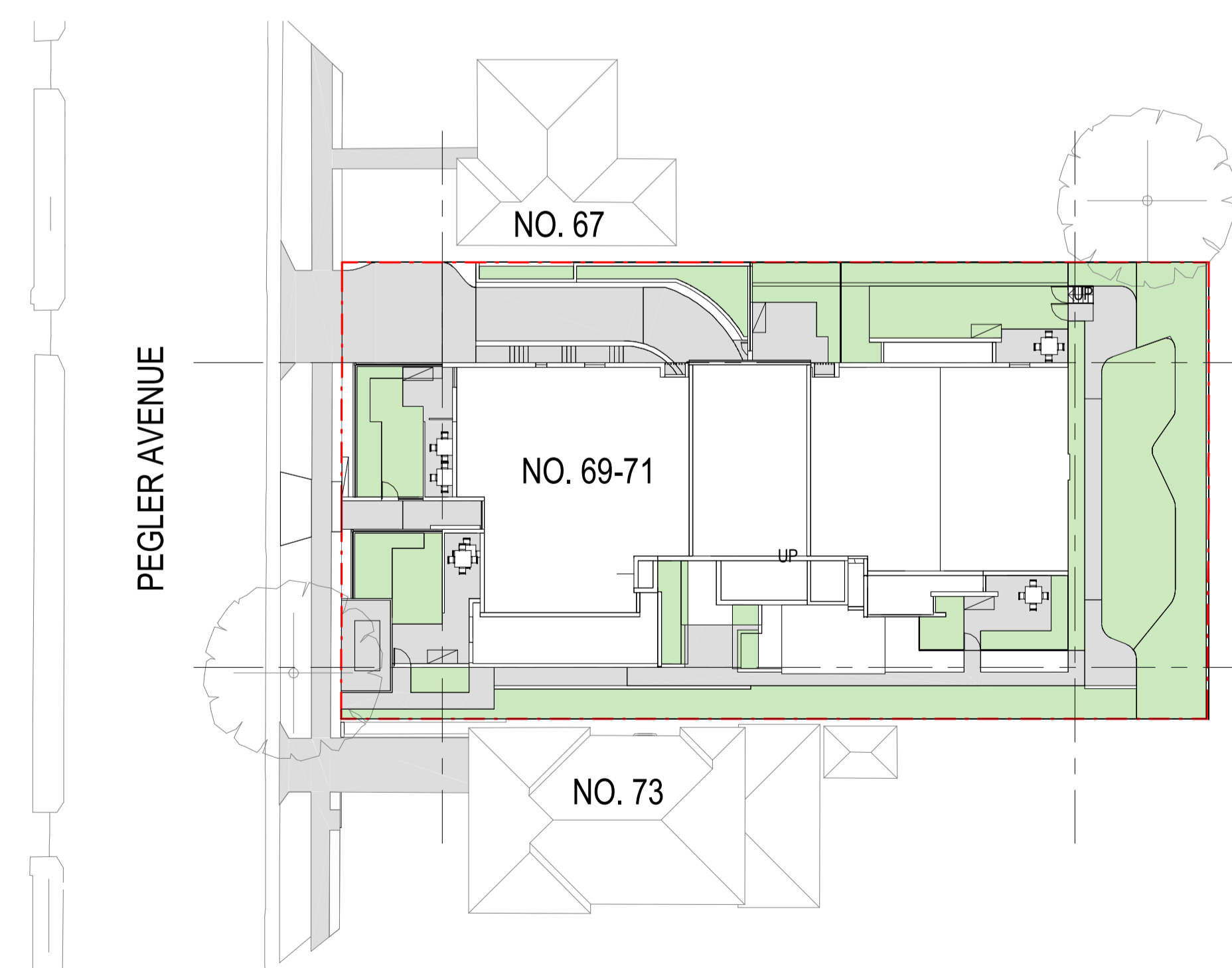


3 STREET VIEW 2

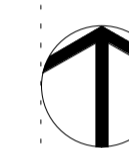
PROPOSED DEVELOPMENT



4 STREET ELEVATION



6 PROPOSED DEVELOPMENT (NO. 69-71)  
1:300



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Client	LAND AND HOUSING CORPORATION Family and Community Services

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Project Title

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

Drawing Title  
BLOCK ANALYSIS PLAN

Scale	As indicated	
Drawing Created (date)	01/22/19	
Drawing Created (by)	GK	
Plotted and checked by	Designer	
Verified	PK	
Approved	RK	
Project No	Drawing No	Issue

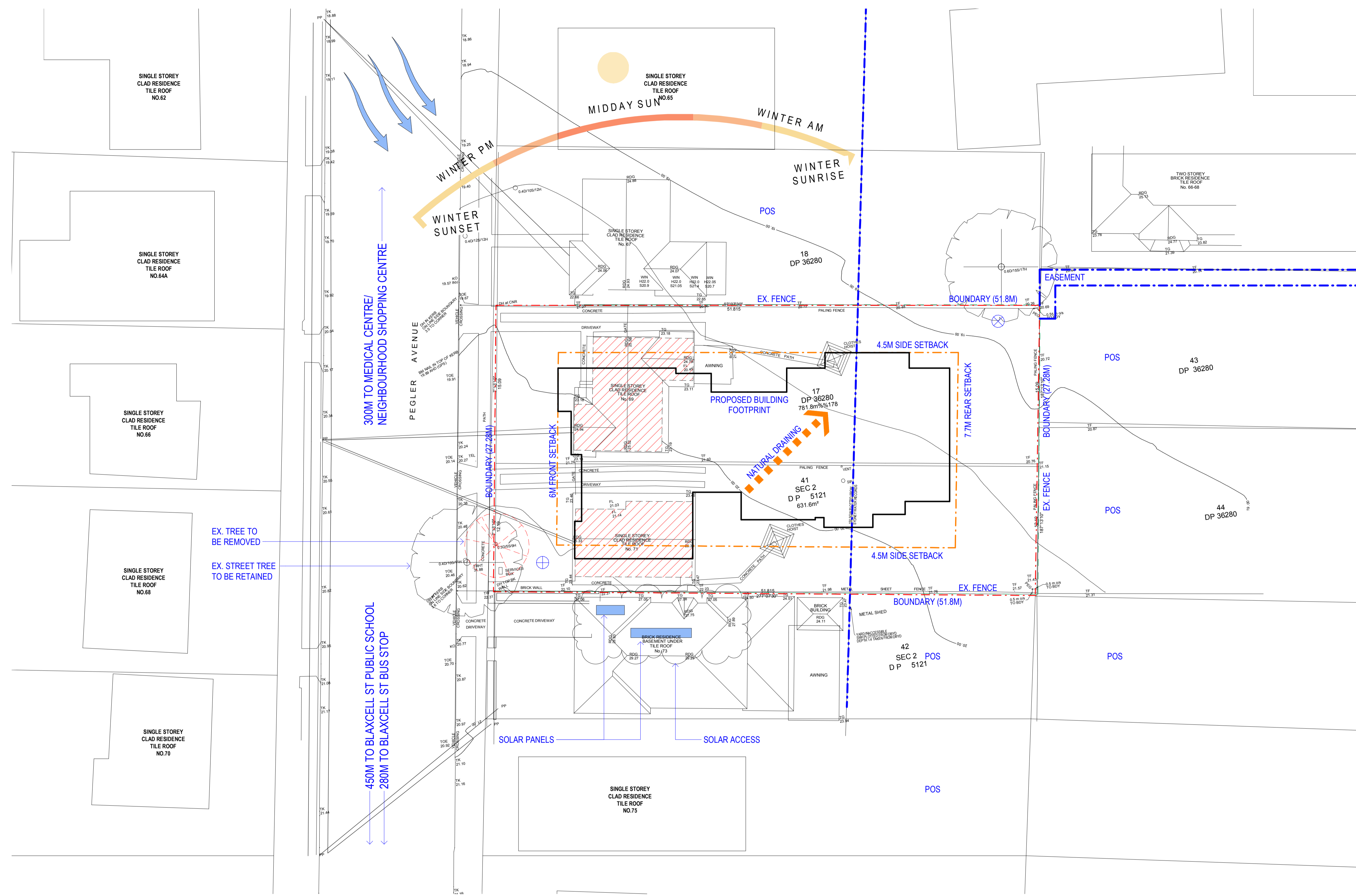
180610 DA0001 E

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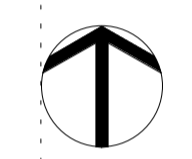
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**1 SITE ANALYSIS**  
1:200

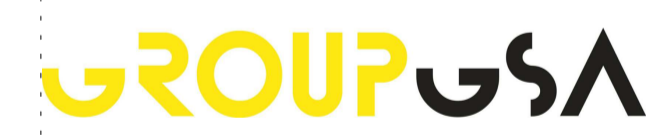
**LEGEND**

	SITE BOUNDARY
	SITE SETBACK
	SEWER LINE
	EX. DWELLING TO BE DEMOLISHED
	PREVAILING WINDS
	NATURAL DRAINAGE
	POS
	PROPOSED BUILDING FOOTPRINT
	EXISTING FENCE
	EXISTING TREE TO BE REMOVED



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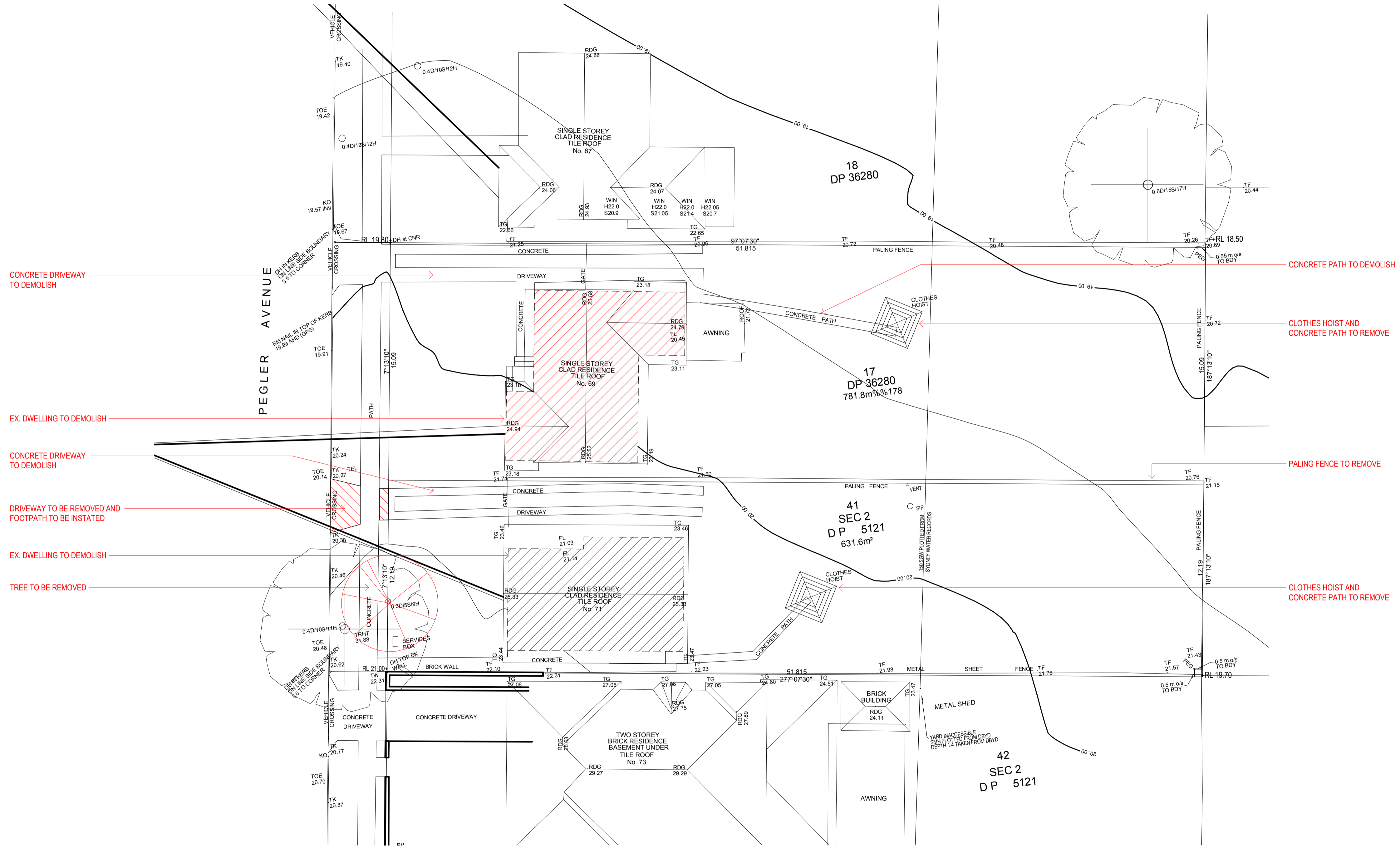
architecture interior design urban design landscape  
 nom architect M. Sheldon 3990  
 Project Title

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

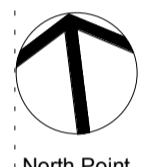
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Scale	As indicated	
Drawing Created (date)	02/13/19	
Drawing Created (by)	GK	
Plotted and checked by	Designer	
Verified	PK	
Approved	RK	
Project No	Drawing No	Issue
<b>180610</b>	<b>DA0002</b>	<b>D</b>

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D	ISSUE TO LAHC	19/09/2019



**1 DEMOLITION PLAN**



North Point

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

Drawing Title

**DEMOLITION PLAN**

Scale 1 : 150

Drawing Created (date) 01/30/19

Drawing Created (by) GK

Plotted and checked by Designer

Verified PK

Approved RK

Project No Drawing No Issue

**180610 DA0003 D**

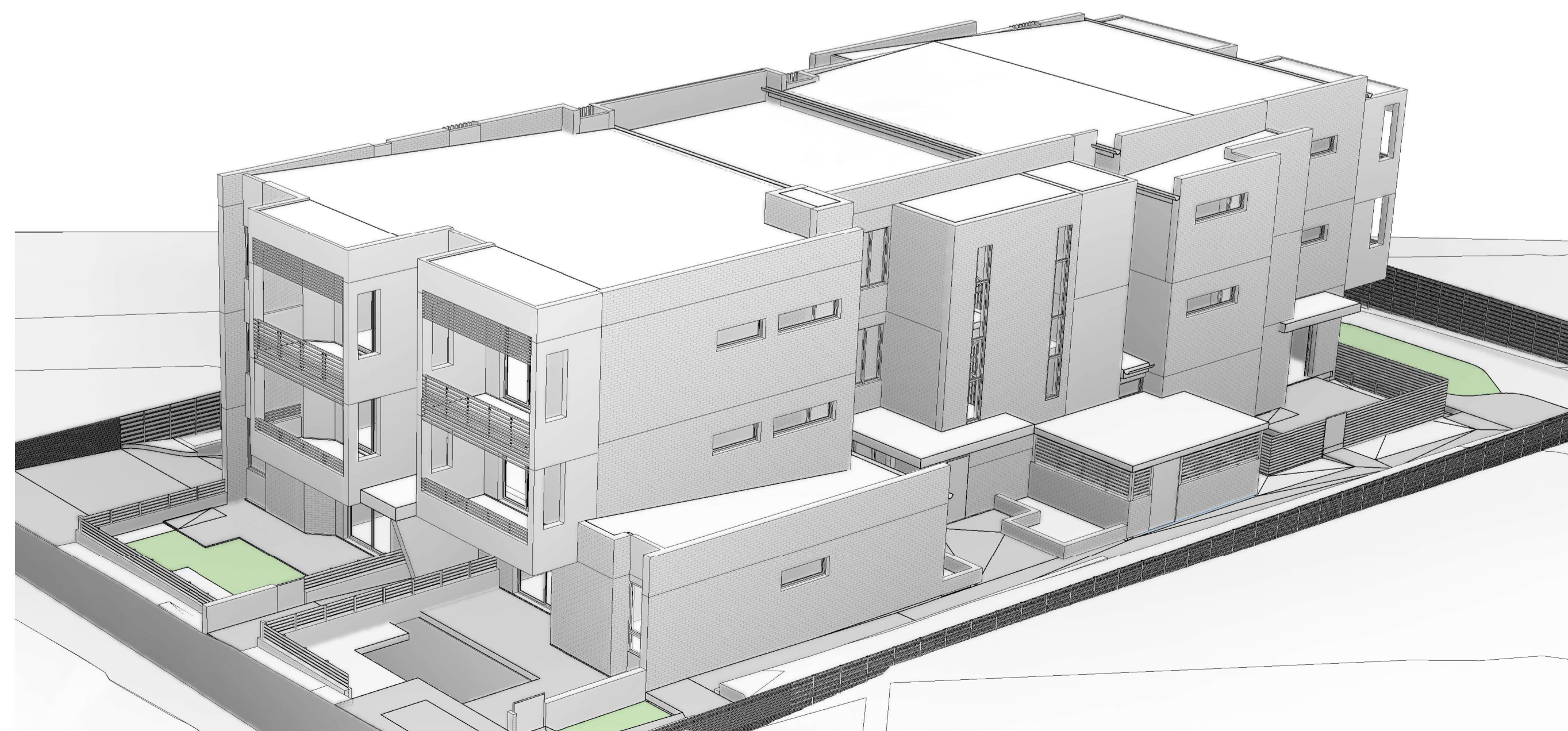
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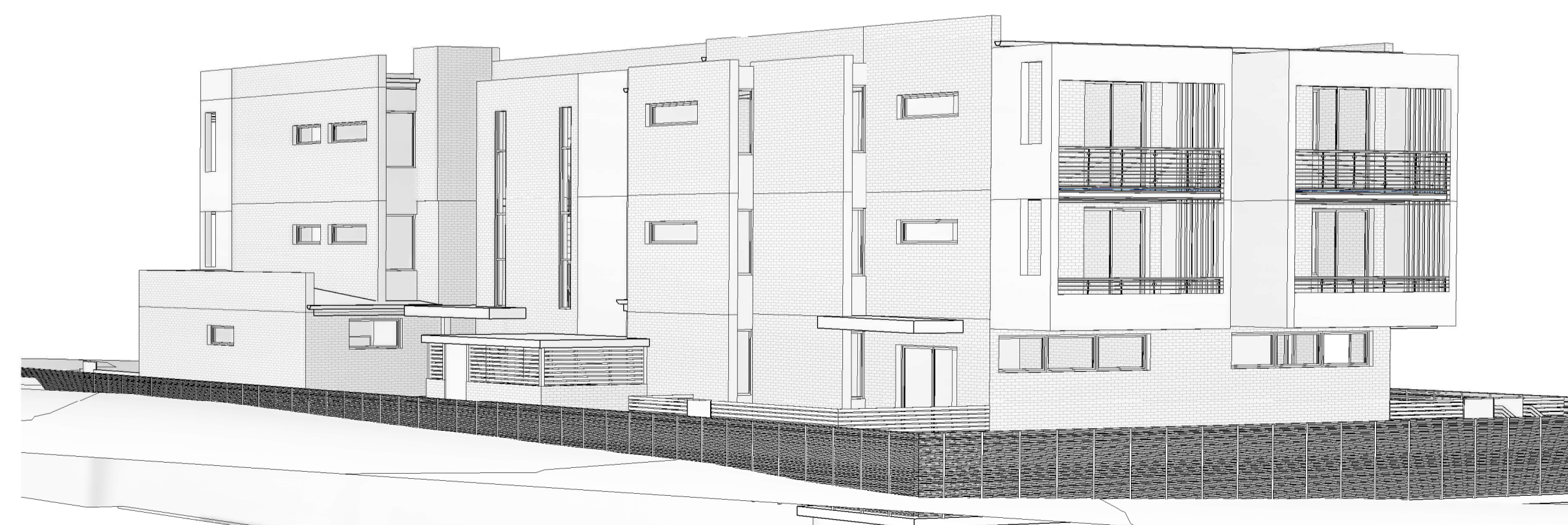




NORTHWEST VIEW - ARTIST IMPRESSION



SOUTHWEST VIEW



SOUTHEAST VIEW

Amendments		
Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
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 Project Title

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

Drawing Title

**3D VIEWS**

Scale	
Drawing Created (date)	03/11/19
Drawing Created (by)	Author
Plotted and checked by	Designer
Verified	Checker
Approved	Approver

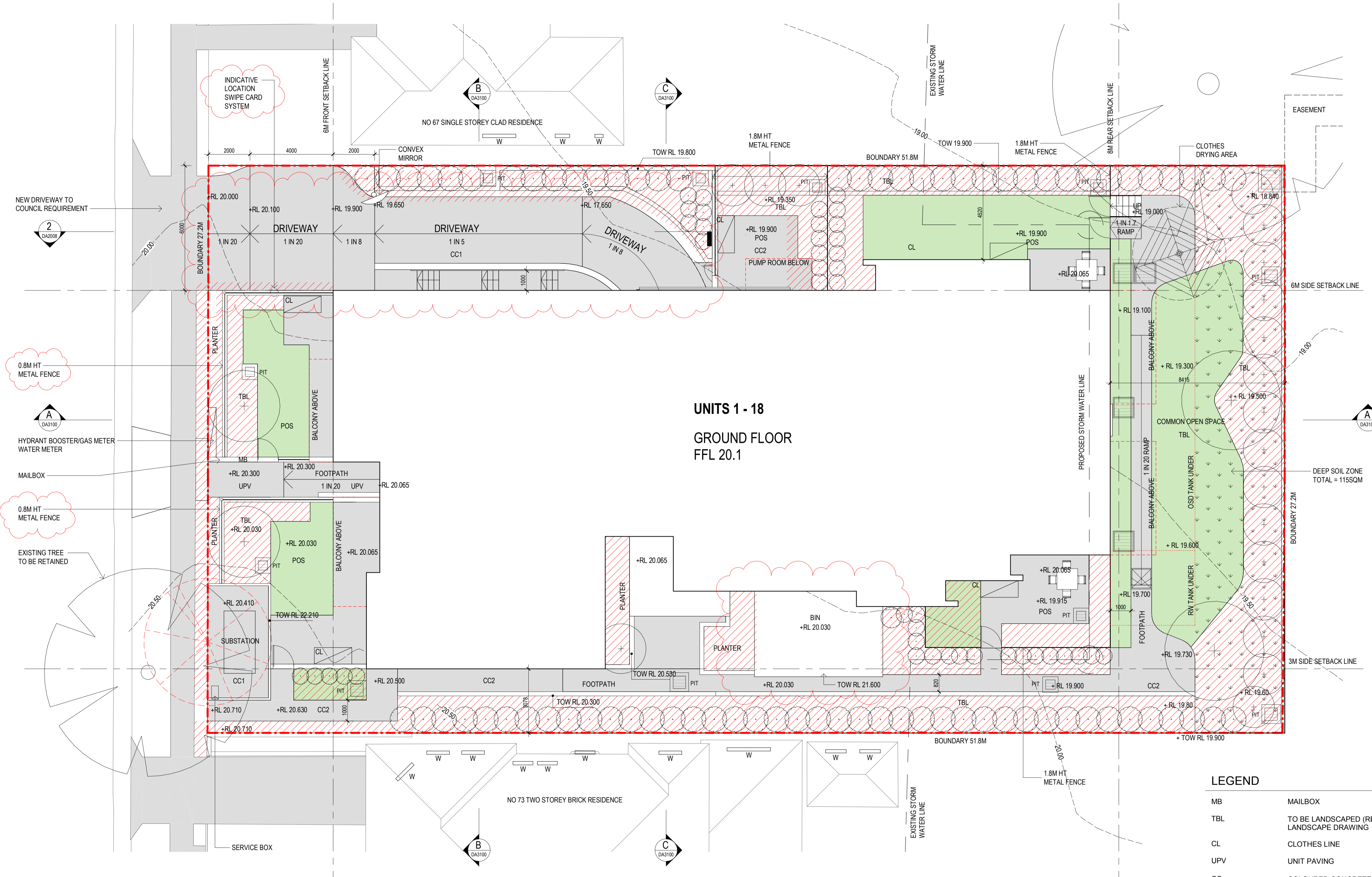
Project No	Drawing No	Issue
<b>180610</b>	<b>DA0004</b>	<b>D</b>

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A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	AMENDED RAMP, ADDED ROOF TO BIN AREA, DEEP SOIL ZONE NOTE - AMENDED ISSUE FOR DA	30/08/2019
E	AMENDED ISSUE FOR DA - AS CLOUDED	05/09/2019
F	ISSUE TO LAHC	19/09/2019

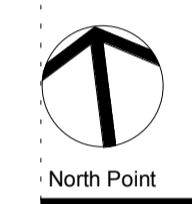


**UNITS 1 - 18**  
**GROUND FLOOR**  
**FFL 20.1**

**1 SITE/ EXTERNAL WORKS PLAN**  
1 : 100

**LEGEND**

MB	MAILBOX
TBL	TO BE LANDSCAPED (REFER TO LANDSCAPE DRAWING)
CL	CLOTHES LINE
UPV	UNIT PAVING
CC	COLOURED CONCRETE
	STORM WATER PIT
	DEEP SOIL ZONE 115m <sup>2</sup> (8.1%)
	SHRUBS / GROUND COVER + MASS PLANTING
	TURF
	TREE TO BE REMOVED



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 nom architect M. Sheldon 3990  
 Project Title

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

Drawing Title  
**SITE PLAN/ EXTERNAL WORKS**

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

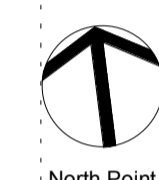
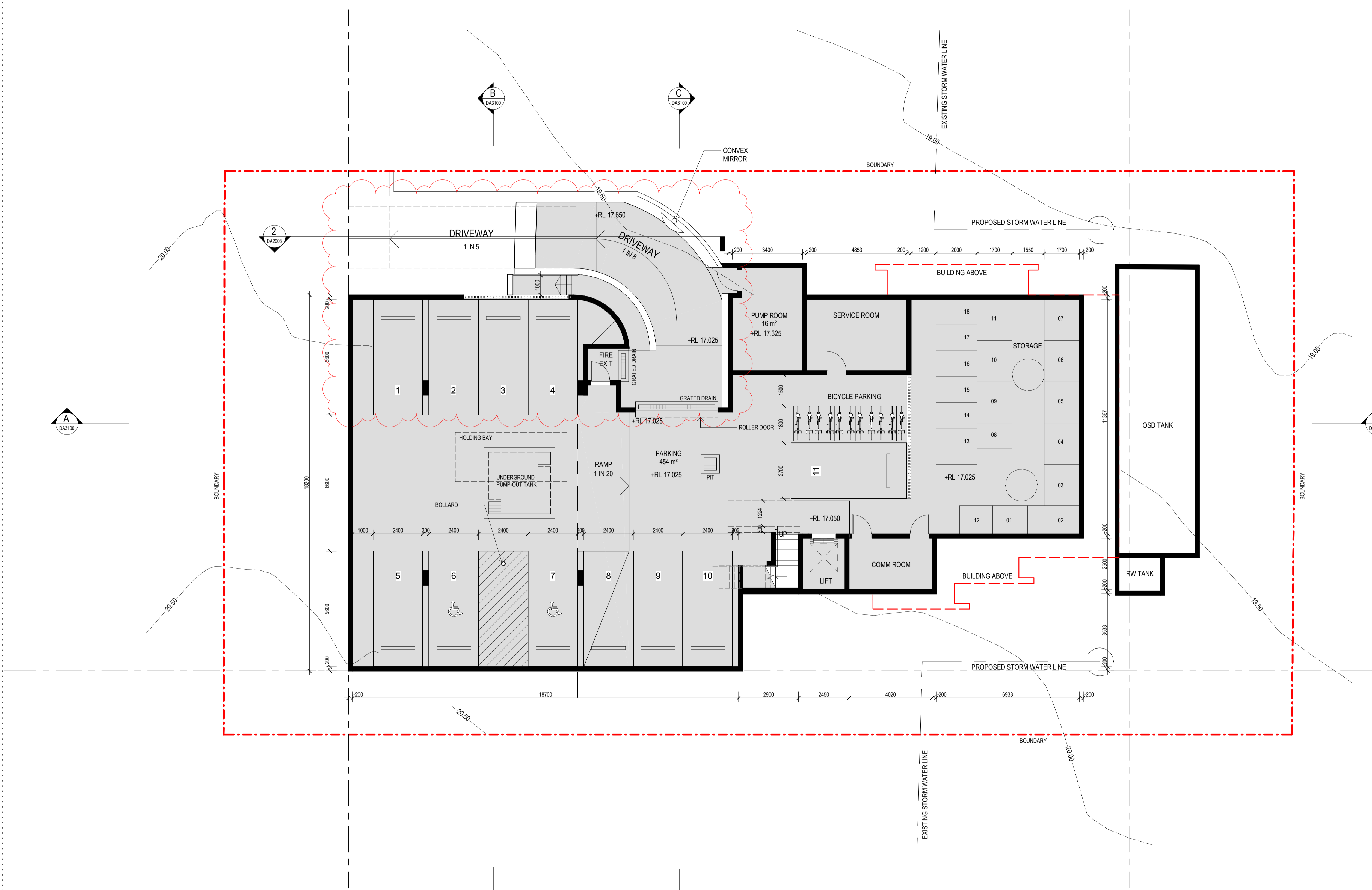
**180610 DA1100 F**

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E	AMENDED ISSUE FOR DA - AS CLOUDED	05/09/2019



North Point

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**69-71 PEGLER AVE SOUTH GRANVILLE  
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### Drawing Title

## BASEMENT PLAN - PARKING LEVEL

Scale 1 : 100

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 DA2000 E**

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## 1 BASEMENT LEVEL - DA

1 : 100

9/19/2019 5:43:36 PM



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F	ISSUE TO LAHC	19/09/2019



**1** GROUND LEVEL - PLAN  
1:100

**LEGEND**

	DEEP SOIL ZONE	115m <sup>2</sup> (8.1%)
	TURF	
	STORM WATER PIT	
	1200mm x 1200mm Circulation	
	1550mm Circulation	
	2250mm Circulation	

**LEGEND**

HWU	HOT WATER UNIT
CL	CLOTHES LINE
MB	MAILBOX
CC1	COLOURED CONCRETE
CC2	COLOURED CONCRETE
CP	CARPET
CT	CERAMIC TILES
S	STORAGE
CO	COLOUR BOND METAL DECK ROOF
TBL	TO BE LANDSCAPED (REFER LANDSCAPE DRAWING)
UPV	UNIT PAVING
PS	PRIVACY SCREEN

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 LOT 17 & 18 DP 36280**

**GROUND FLOOR PLAN**

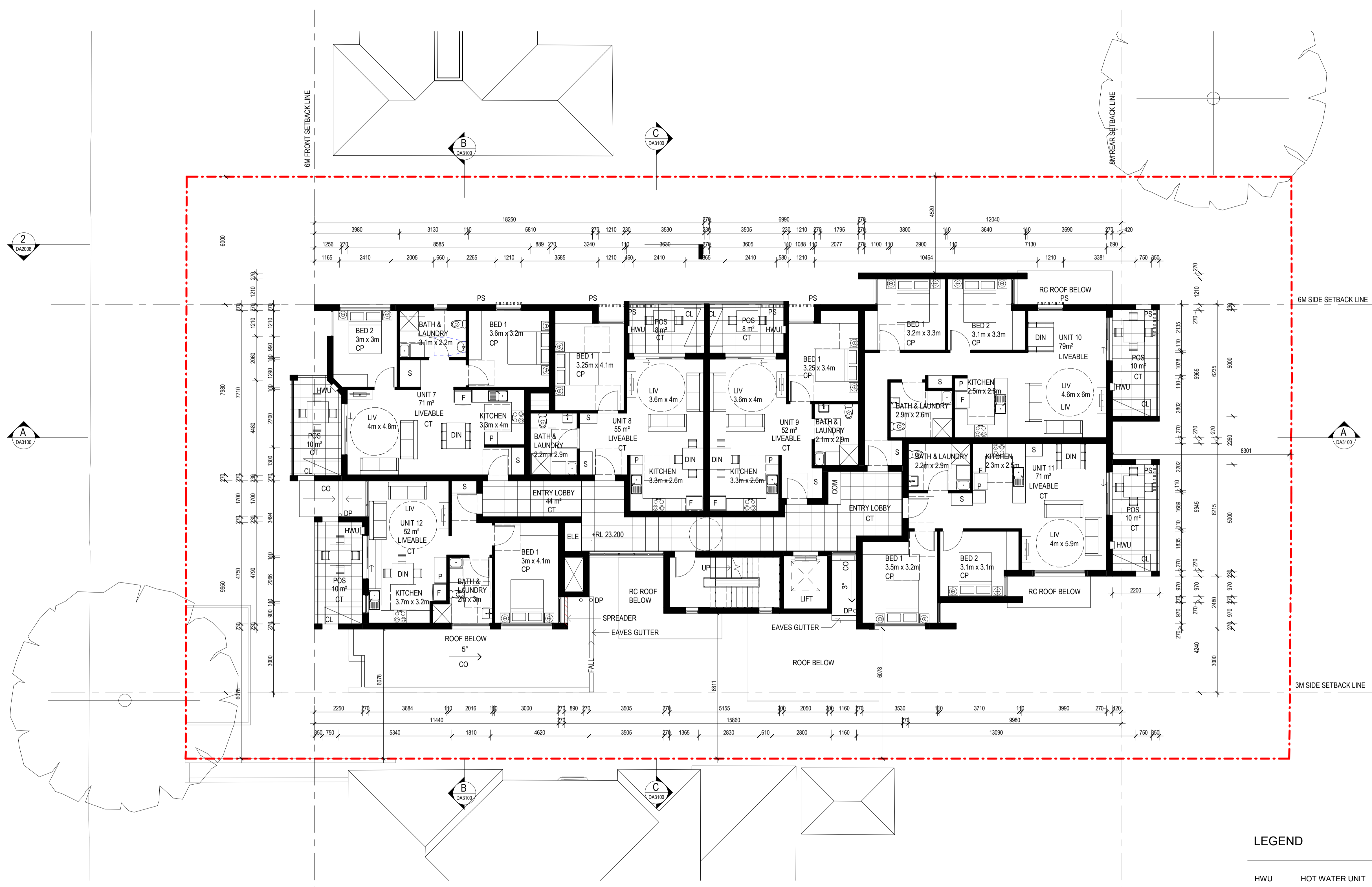
Scale 1:100  
 Drawing Created (date) 01/23/19  
 Drawing Created (by) GK  
 Plotted and checked by Designer  
 Verified PK  
 Approved RK  
 Project No Drawing No Issue

**180610 DA2001 F**

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Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	ADDED ROOF TO BIN AREA - AMENDED ISSUE FOR DA	30/08/2019
E	ISSUE TO LAHC	19/09/2019



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 nom architect M. Sheldon 3990  
 Project Title

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

Drawing Title

**FIRST FLOOR PLAN**

Scale	1 : 100	
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 DA2002 E**

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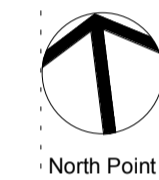
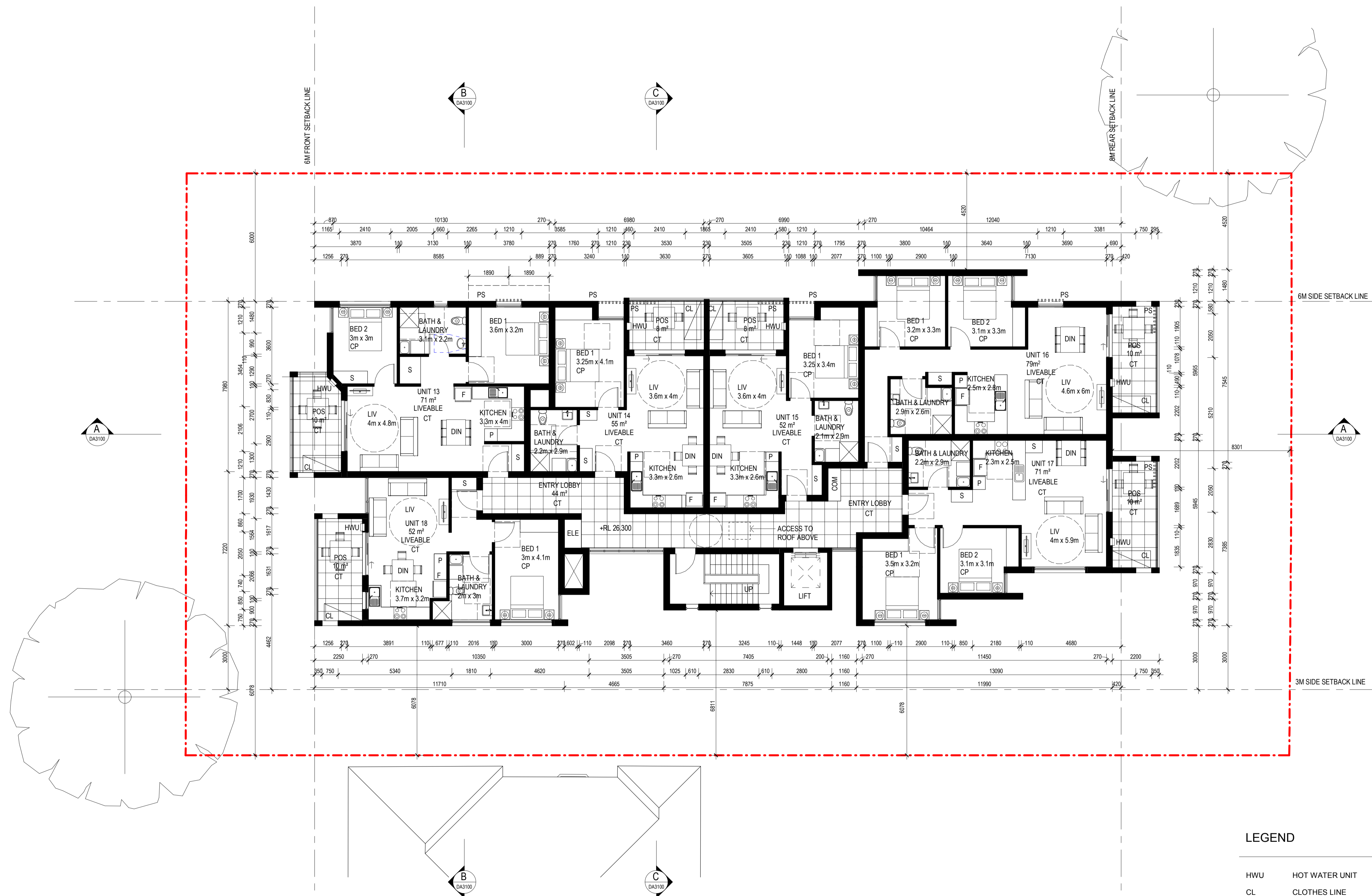
**LEGEND**

HWU	HOT WATER UNIT
CL	CLOTHES LINE
MB	MAILBOX
CC1	COLOURED CONCRETE
CC2	COLOURED CONCRETE
CP	CARPET
CT	CERAMIC TILES
S	STORAGE
CO	COLOUR BOND METAL DECK ROOF
TBL	TO BE LANDSCAPED (REFER LANDSCAPE DRAWING)
UPV	UNIT PAVING
PS	PRIVACY SCREEN

**1 LEVEL 1 - PLAN**  
 1 : 100



Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	ISSUE TO LAHC	19/09/2019



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 LOT 17 & 18 DP 36280**

Drawing Title

**SECOND FLOOR PLAN**

Scale	1 : 100	
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 DA2003 D**

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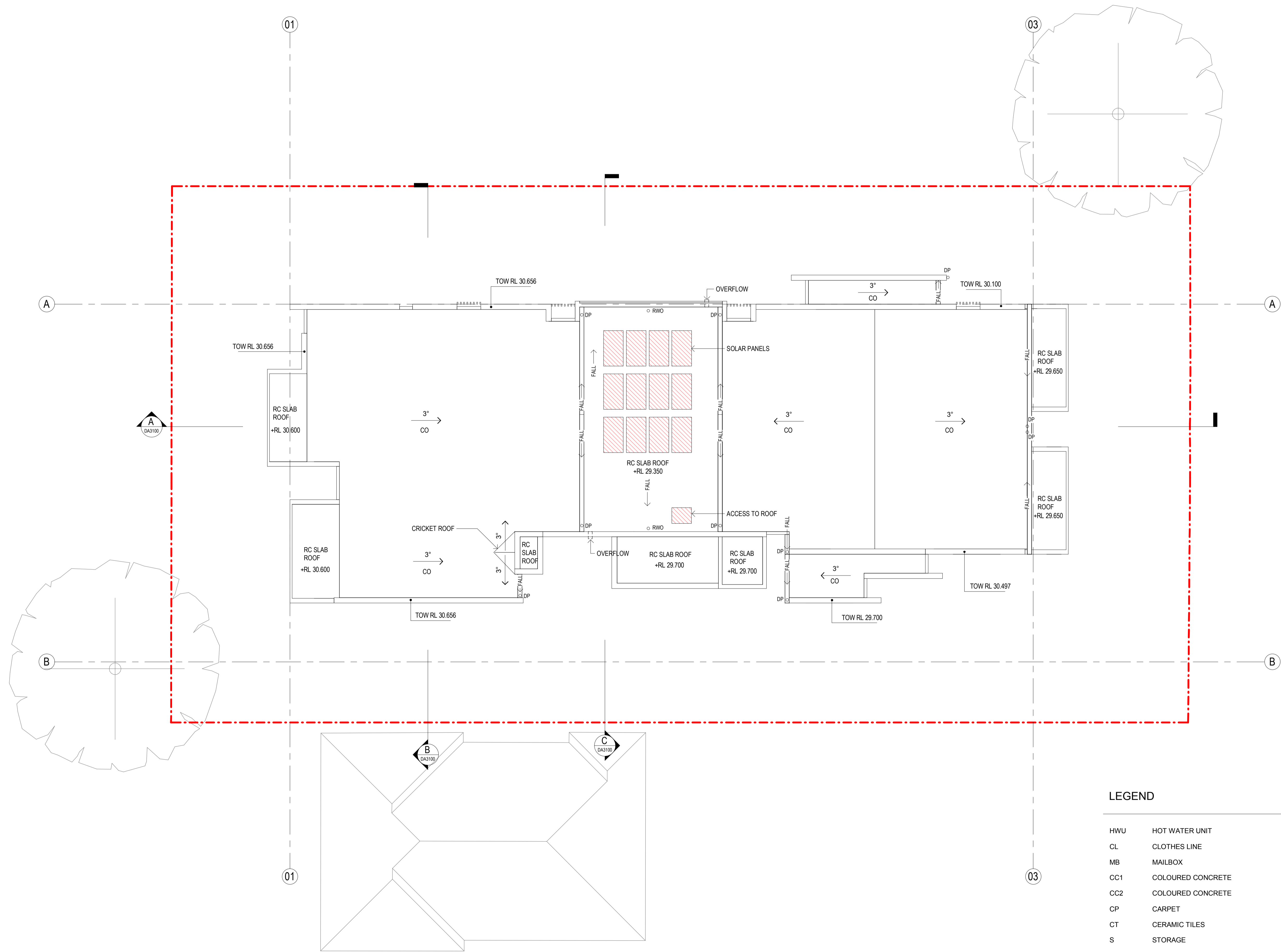
**1 LEVEL 2 - PLAN**  
 1 : 100

**LEGEND**

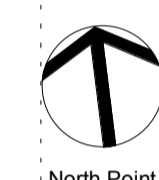
HWU	HOT WATER UNIT
CL	CLOTHES LINE
MB	MAILBOX
CC1	COLOURED CONCRETE
CC2	COLOURED CONCRETE
CP	CARPET
CT	CERAMIC TILES
S	STORAGE
CO	COLOUR BOND METAL DECK ROOF
TBL	TO BE LANDSCAPED (REFER LANDSCAPE DRAWING)
UPV	UNIT PAVING
PS	PRIVACY SCREEN



Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	ISSUE TO LAHC	19/09/2019



CRICKET ROOF EXAMPLE



North Point

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 Project Title

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

Drawing Title

## ROOF PLAN

Scale 1 : 100

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 DA2004 D**

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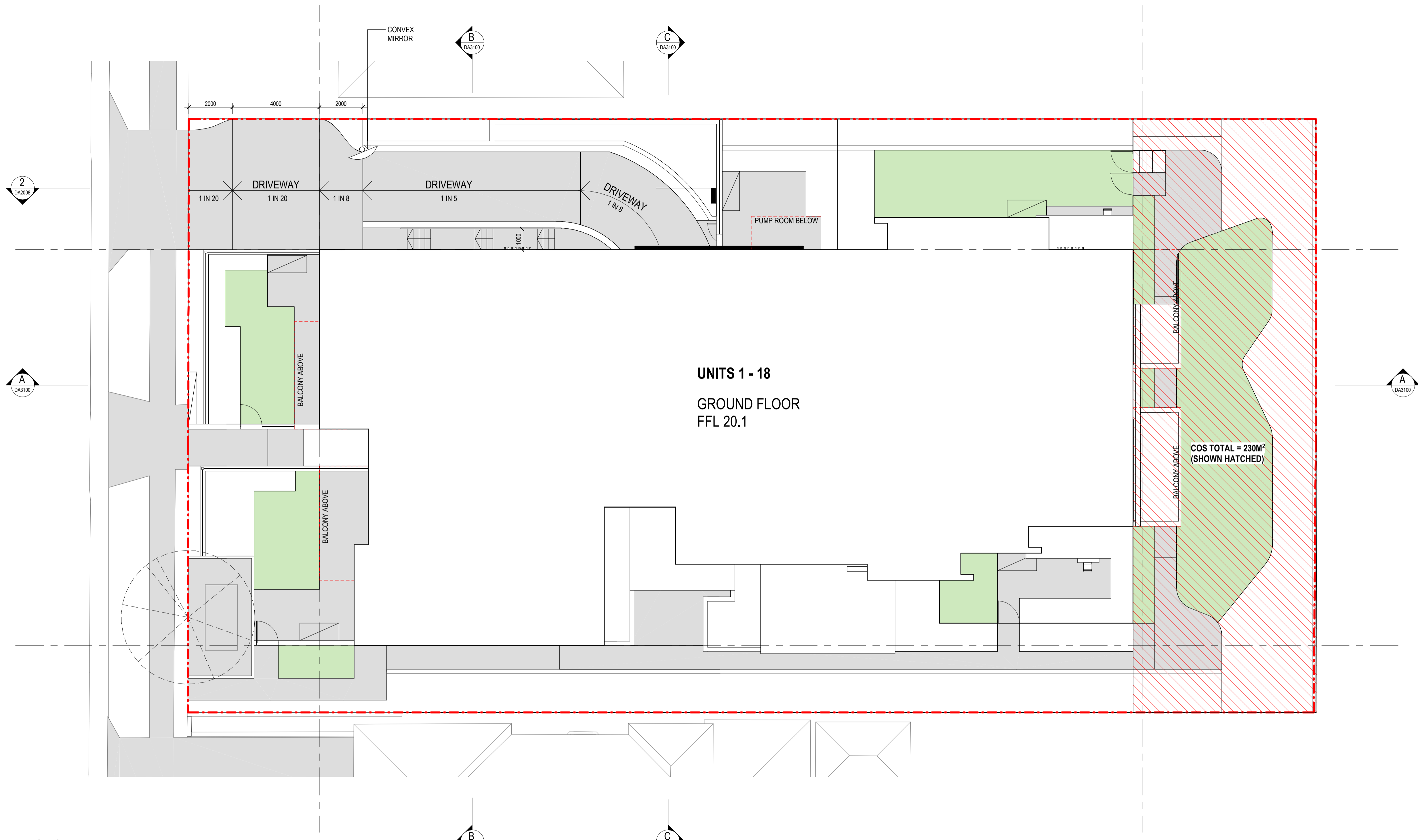
### LEGEND

HWU	HOT WATER UNIT
CL	CLOTHES LINE
MB	MAILBOX
CC1	COLOURED CONCRETE
CC2	COLOURED CONCRETE
CP	CARPET
CT	CERAMIC TILES
S	STORAGE
CO	COLOUR BOND METAL DECK ROOF
TBL	TO BE LANDSCAPED (REFER LANDSCAPE DRAWING)
UPV	UNIT PAVING
PS	PRIVACY SCREEN

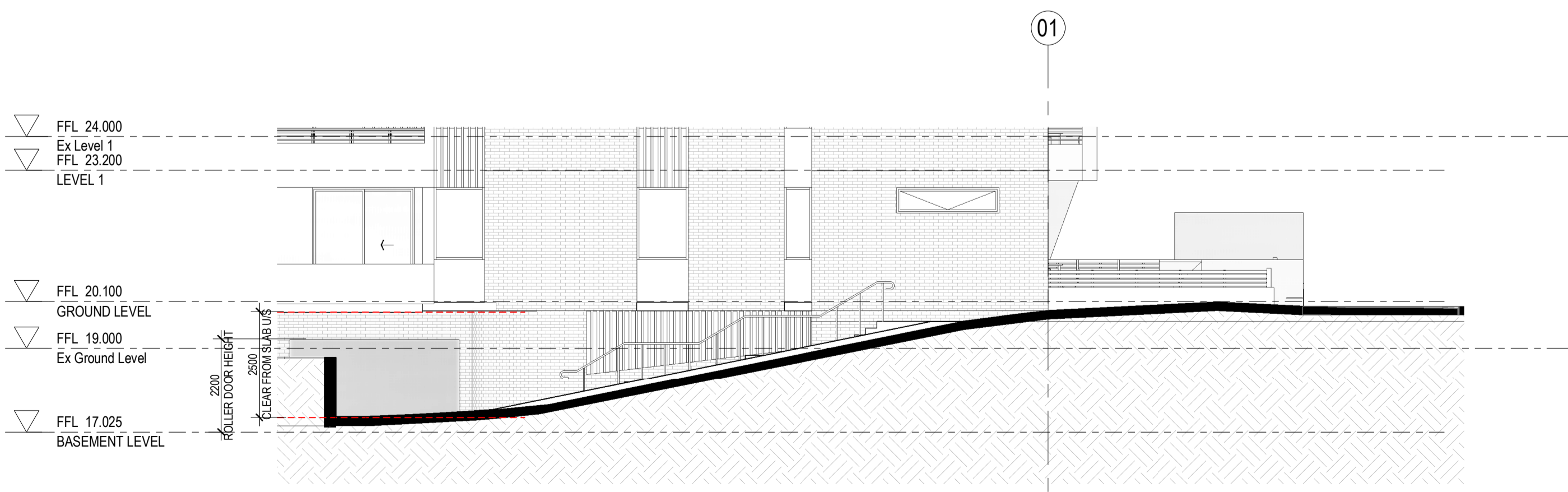
**1 ROOF LEVEL - PLAN**  
 1 : 100



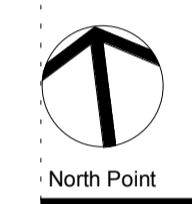
Issue	Description	Date
A	AMENDED ISSUE FOR DA	30/08/2019
B	ISSUE TO LAHC	19/09/2019



1 GROUND LEVEL - PLAN 02  
1:100



2 DRIVEWAY RAMP SECTION  
1:100



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nom architect M. Sheldon 3990  
Project Title  
69-71 PEGLER AVE SOUTH GRANVILLE  
LOT 17 & 18 DP 36280

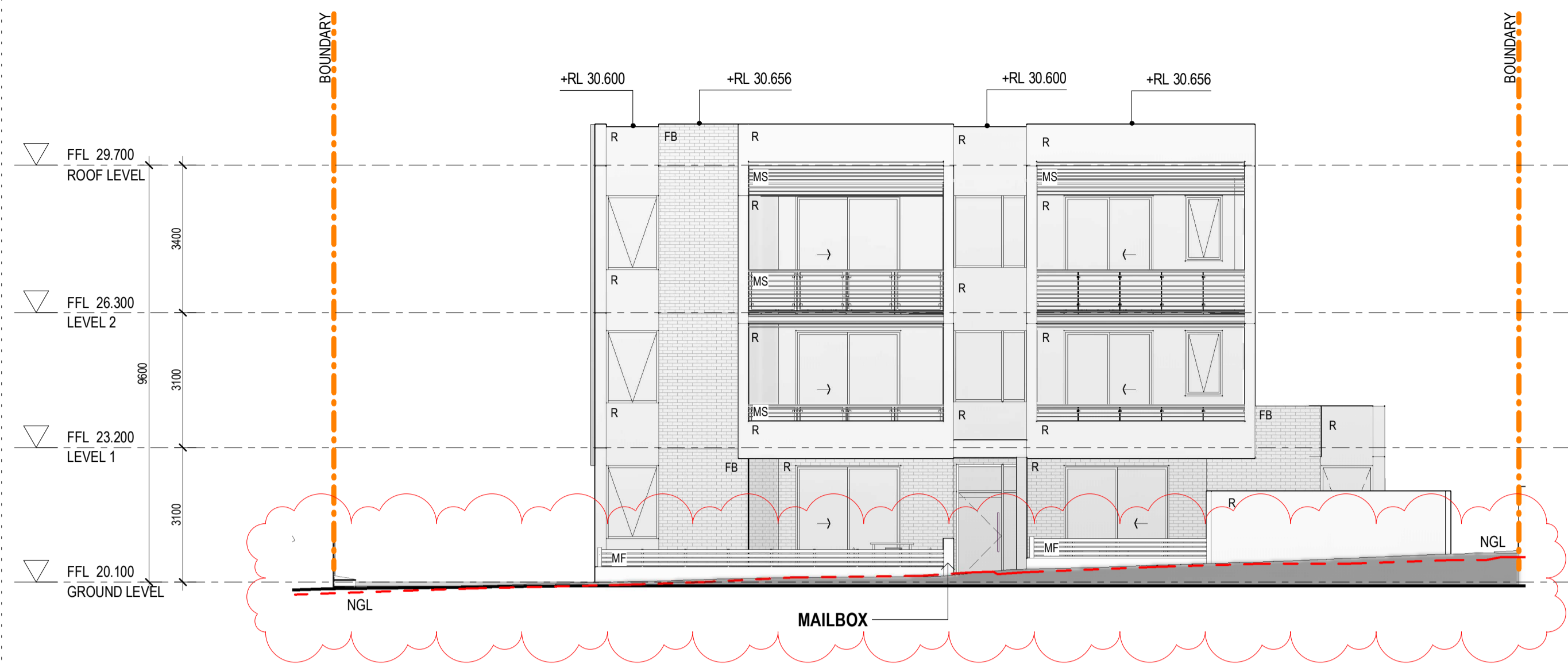
Drawing Title		
SITE PLAN INDICATIVE - COS AND RAMP DETAIL		
Scale	1:100	
Drawing Created (date)	08/30/19	
Drawing Created (by)	Author	
Plotted and checked by	Designer	
Verified	Checker	
Approved	Approver	
Project No	Drawing No	Issue
180610	DA2008	B

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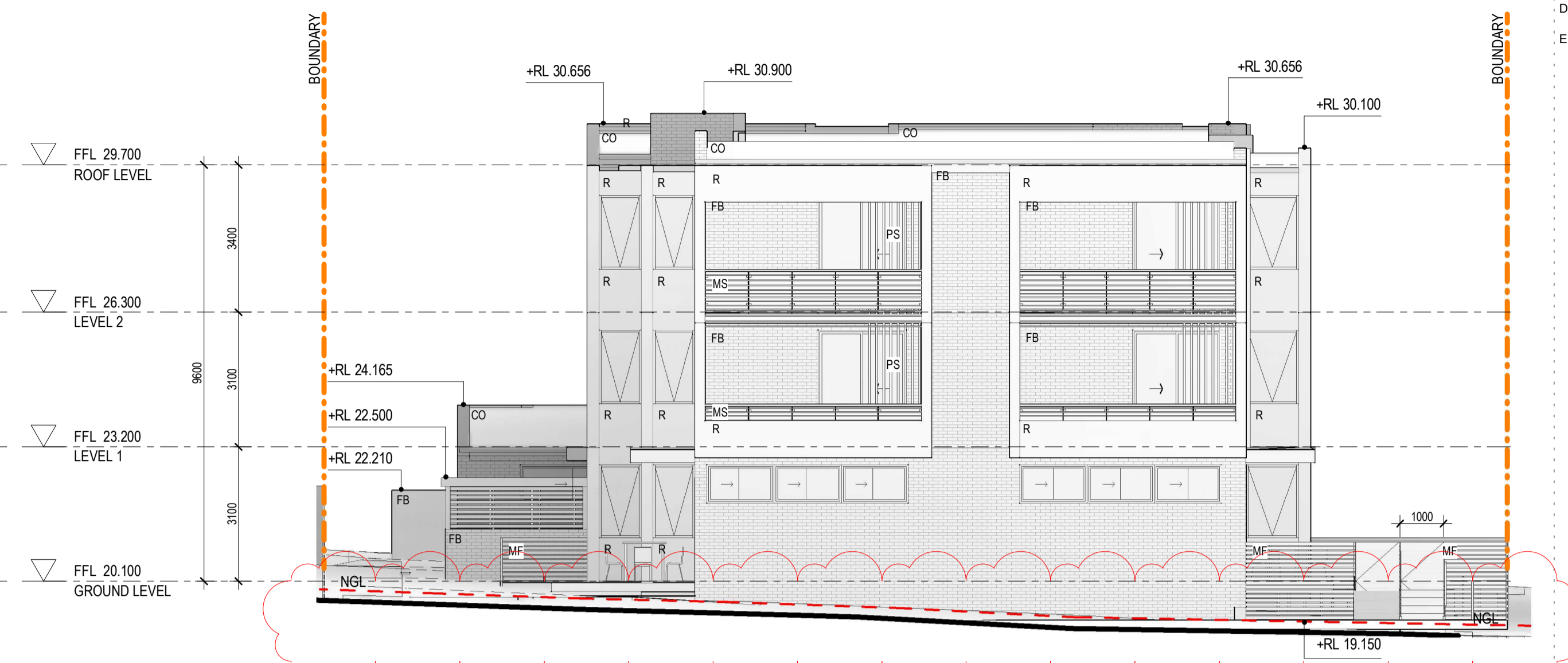
9/19/2019 5:44:06 PM



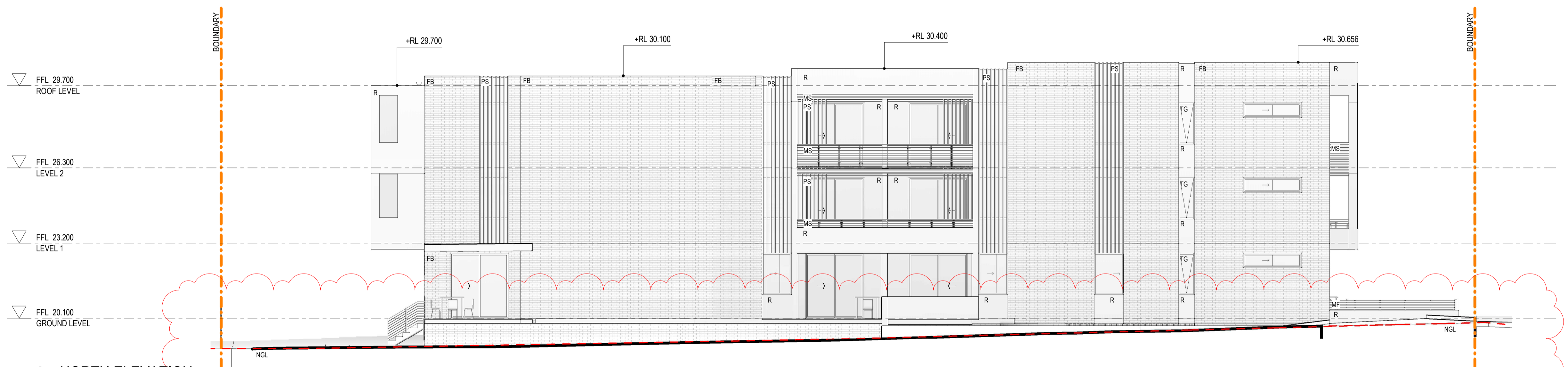
Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	NGL SHOWN - AMENDED ISSUE FOR DA	30/08/2019
E	ISSUE TO LAHC	19/09/2019



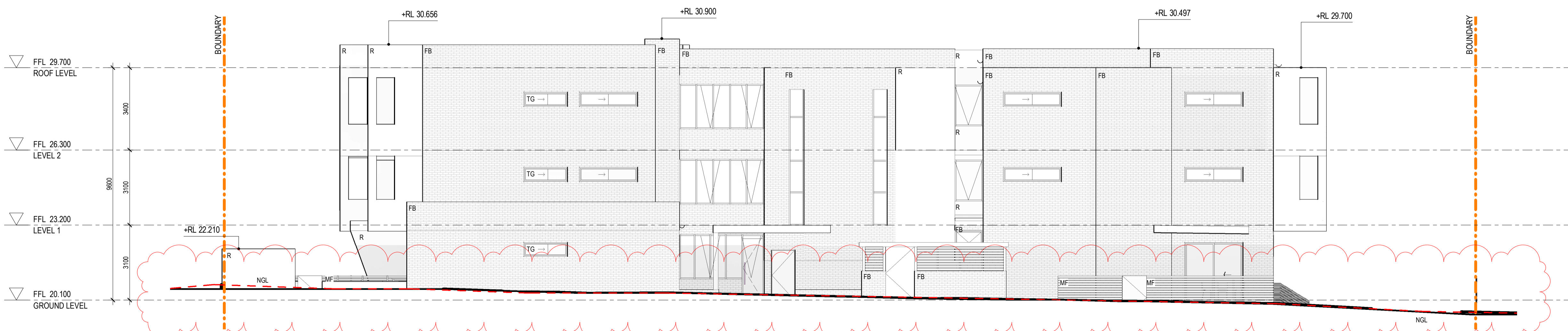
**1 WEST ELEVATION**  
1:100



**2 EAST ELEVATION**  
1:100



**3 NORTH ELEVATION**  
1:100



**4 SOUTH ELEVATION**  
1:100

**LEGEND**

R	RENDER
FB	FACE BRICK
CO	COLOUR BOND METAL DECK ROOF
MF	METAL SLAT FENCE
TG	TRANSLUCENT GLASS
MS	HORIZONTAL METAL SLATS
PS	PRIVACY SCREEN

**DA SUBMISSION**

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Consultant	ERBAS - Building Services Engineer 69-71 Pegler Avenue, South Granville
Client	LAND AND HOUSING CORPORATION Family and Community Services

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

**ELEVATIONS**

Scale	1:100	
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	E

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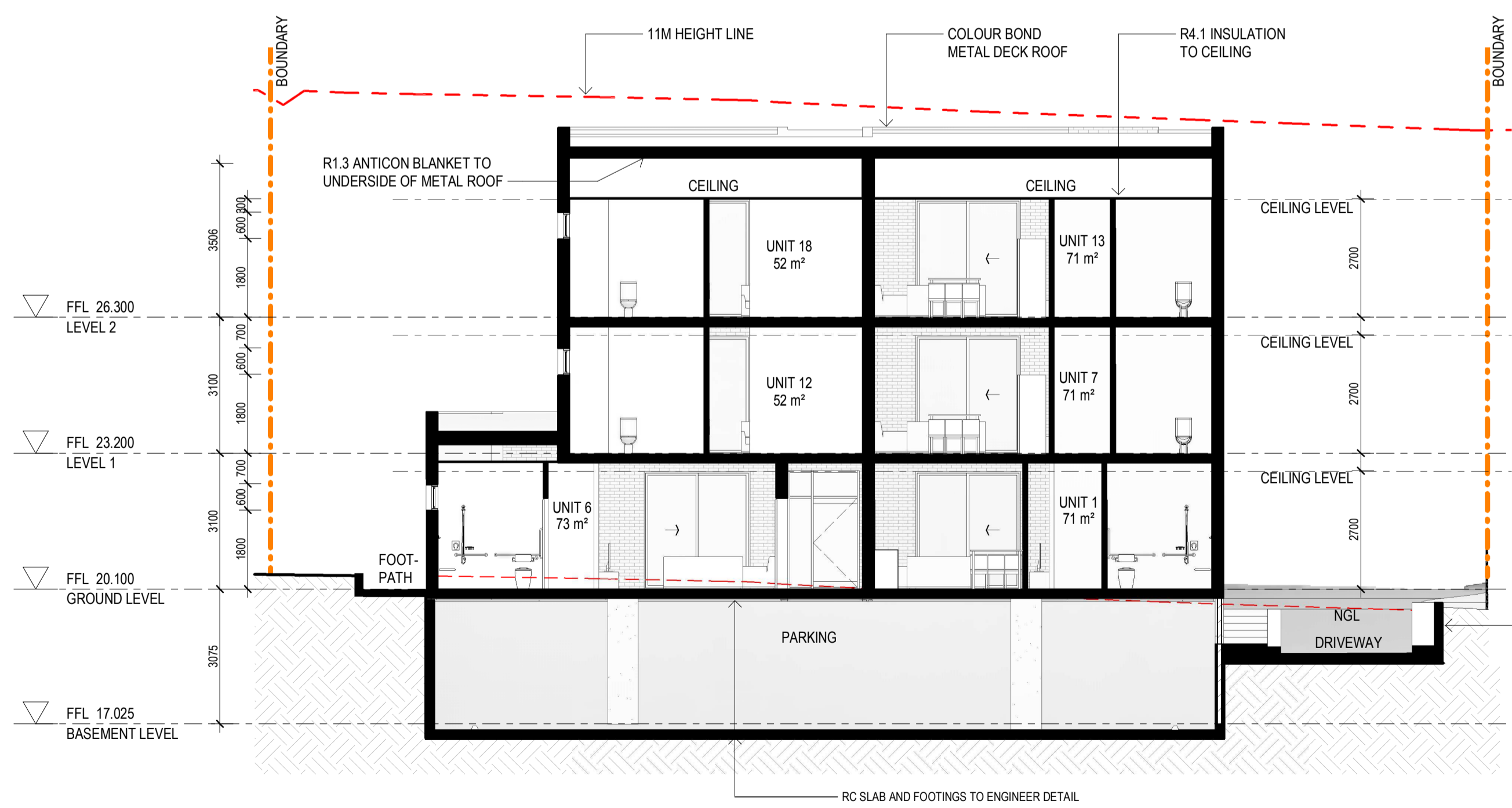
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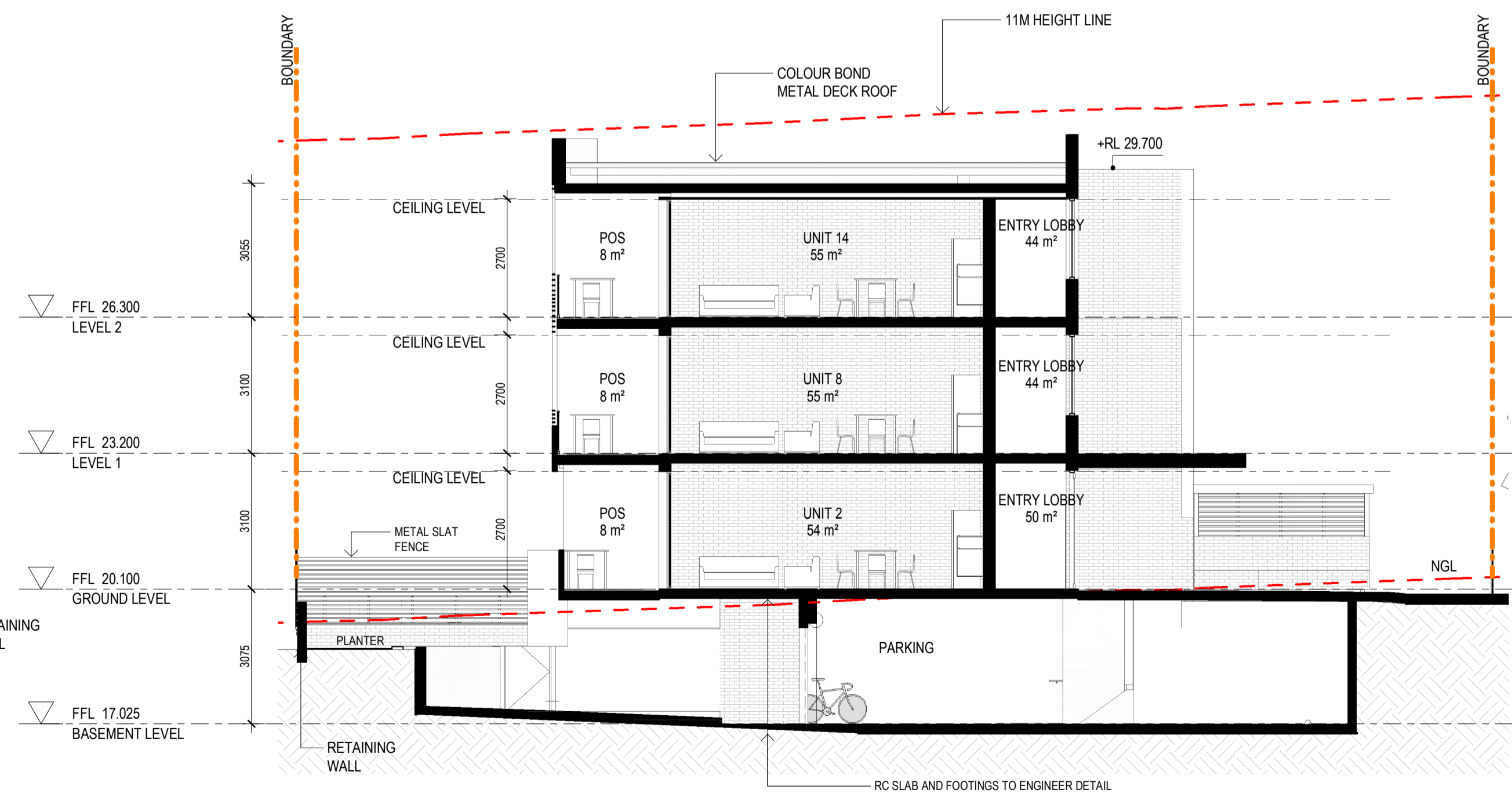
Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	ISSUE TO LAHC	19/09/2019



**A SECTION A-A**  
1:100



**B SECTION B-B**  
1:100



**C SECTION C-C**  
1:100

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 nom architect M. Sheldon 3990  
 Project Title  
**69-71 PEGLER AVE SOUTH GRANVILLE**  
**LOT 17 & 18 DP 36280**

**SECTIONS**

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

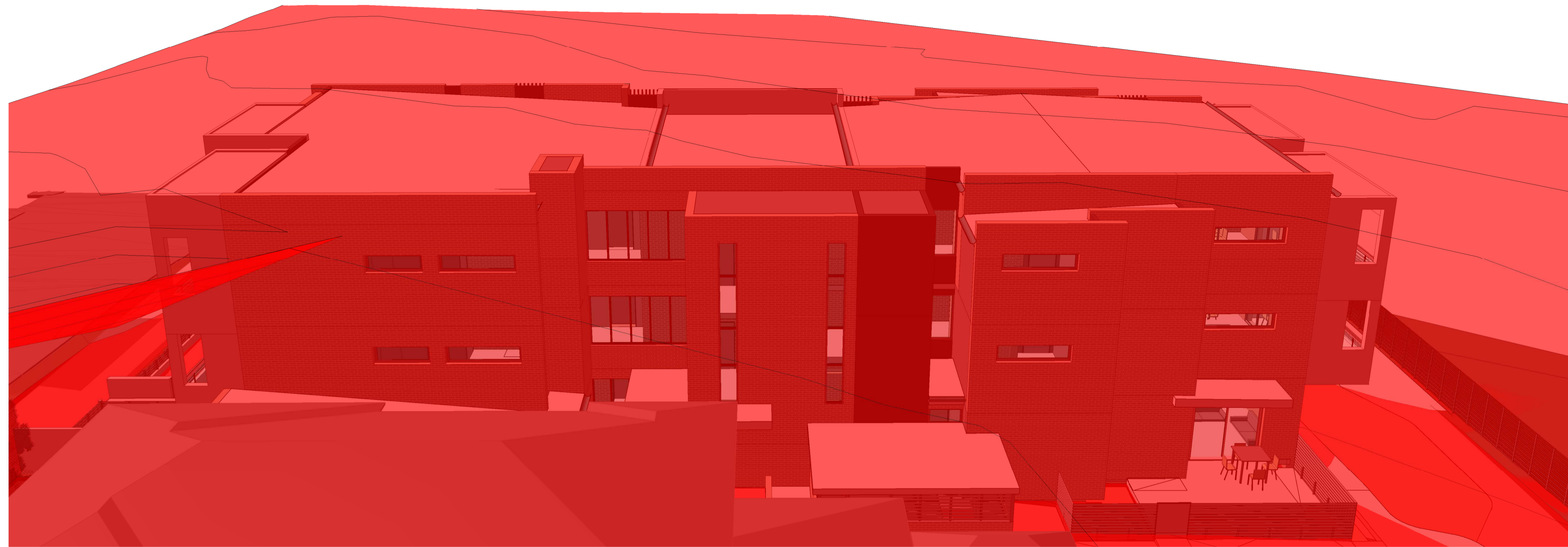
**180610 DA3100 D**

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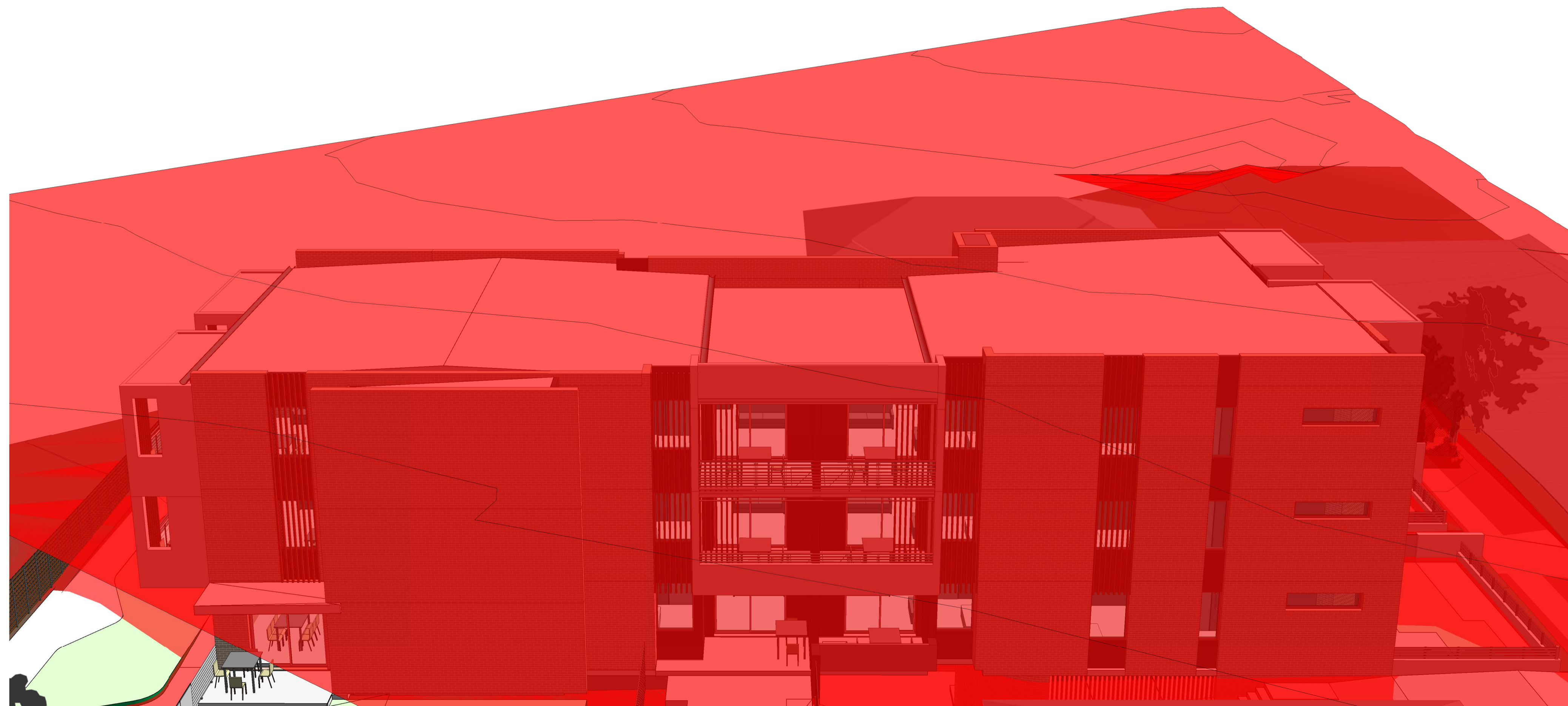
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Amendments		
Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	ISSUE TO LAHC	19/09/2019



1 SOUTH SIDE - 11M HEIGHT PLANE



2 NORTH SIDE - 11M HEIGHT PLANE

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LOT 17 & 18 DP 36280

**HEIGHT ANALYSIS  
DIAGRAM**

Scale		
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	DA3600	D

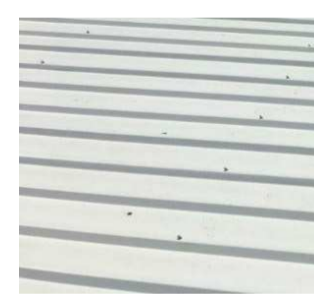
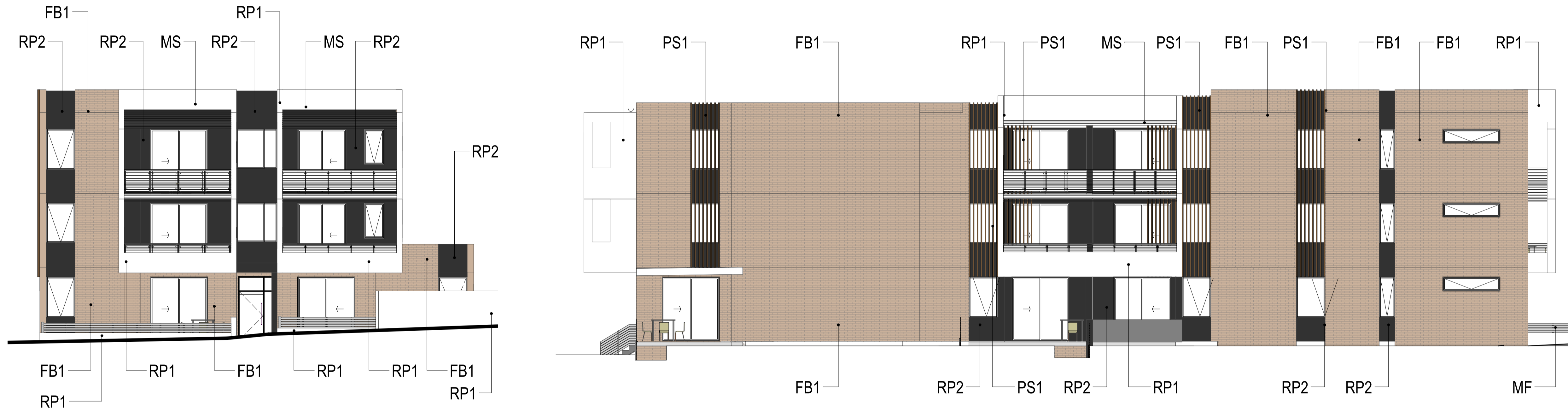
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6/19/2019 5:45:38 PM

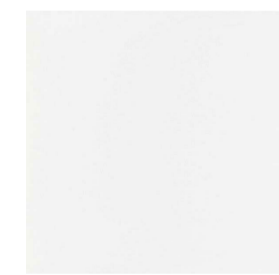


# EXTERNAL COLOUR SELECTIONS

## 69-71 PEGLER AVENUE, SOUTH GRANVILLE, NSW



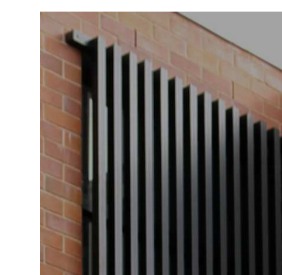
**CO**  
METAL DECK ROOFING/ FASCIA/ GUTTERS/  
DOWNPIPES/ WINDOW & DOOR FRAMES  
 COLOUR - COLORBOND: SHALE GREY



**RP1**  
RENDERED WITH GRANOSITE FINISH  
 DULUX - MCGINLEY PN2F2



**MS**  
HORIZONTAL METAL SLATS  
 TIMBER FINISH METAL



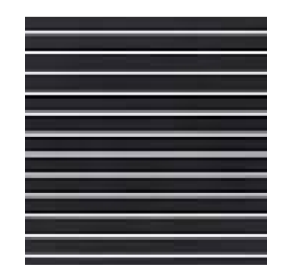
**PS1**  
PRIVACY SCREEN  
 CHARCOAL FINISH METAL



**FB1**  
FACE BRICK  
 BROWN



**RP2**  
RENDERED WITH GRANOSITE FINISH  
 DULUX - WESTERN MYALL PG1F7



**MF**  
METAL SLAT FENCE  
 CHARCOAL FINISH METAL

Amendments		
Issue	Description	Date
A	PRELIMINARY ISSUE TO LAHC	21/03/2019
B	ISSUE TO GATE 2	6/05/2019
C	ISSUE FOR DA	16/05/2019
D	ISSUE TO LAHC	19/09/2019

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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

### EXTERNAL FINISHES SCHEDULE

Scale	As indicated	
Drawing Created (date)	01/29/19	
Drawing Created (by)	GK	
Plotted and checked by	Designer	
Verified	PK	
Approved	RK	
Project No	Drawing No	Issue
180610	DA8300	D

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