DEVELOPMENT APPLICATION - PROPOSED NEW RESIDENCE
7C TRENTWOOD PARK AVALON

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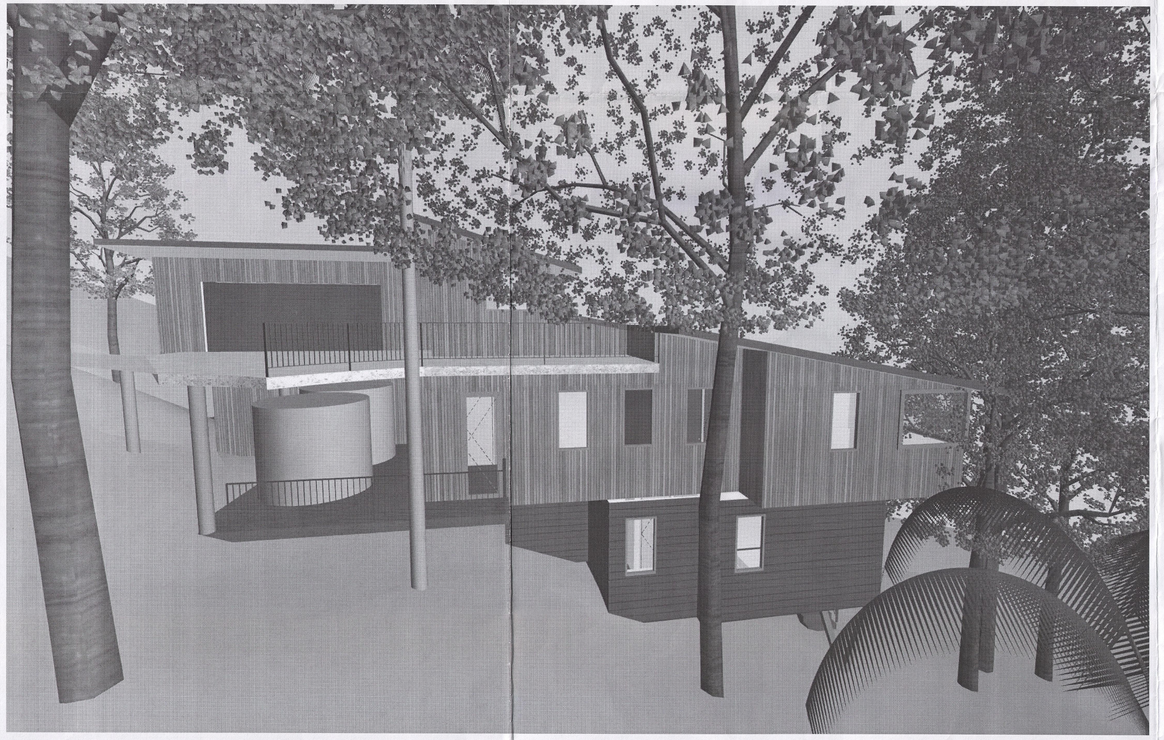
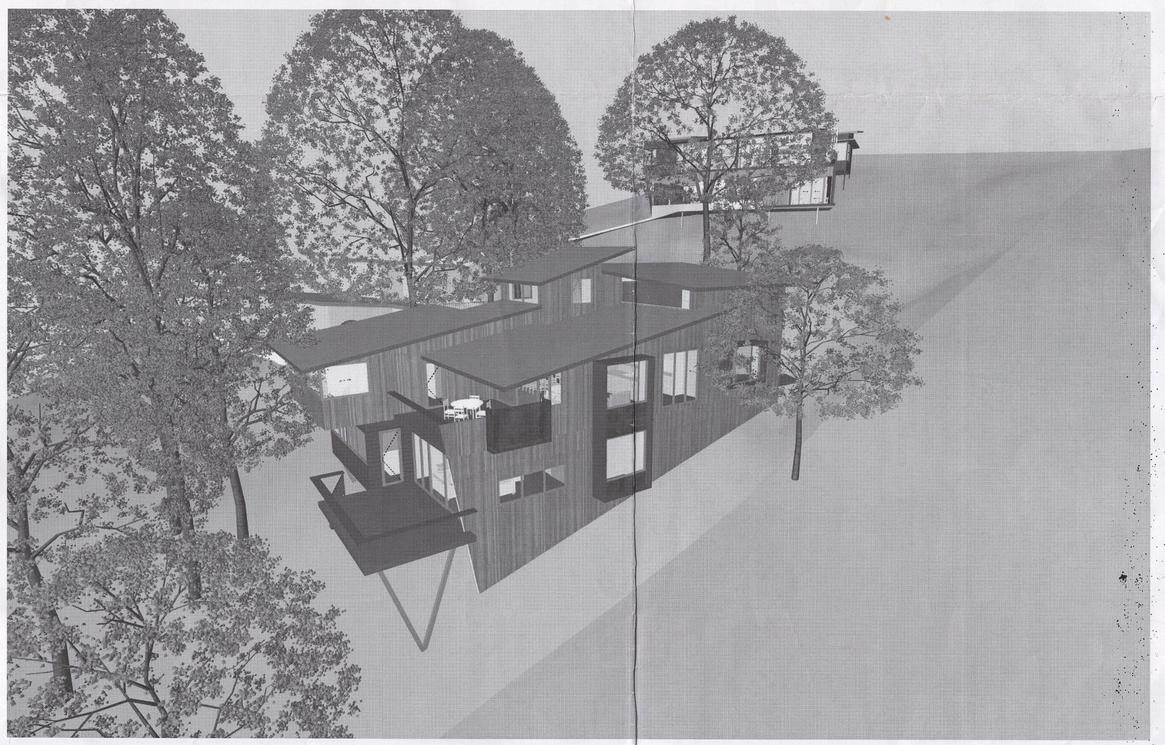
DWG No:	**DESCRIPTION**
DA.00	COVER PAGE
DA.01	SITE PLAN & SITE ANALYSIS
DA.02	FLOOR PLANS
DA.03	ELEVATIONS
DA.04	SECTION



AERIAL VIEW OF ENTRY FROM SOUTH



AERIAL VIEW FROM NORTH EAST

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DATE	REV	DESCRIPTION
30/1/19	J	ISSUE FOR DA

PROJECT
NEW RESIDENCE
7C TRENTWOOD PARK
AVALON NSW 2107
LOT 4 DP 202857

FOR JIM DARGAVILLE

DRAWING TITLE
COVER PAGE

SCALE @ A1
DRAWN BY SG/AB
PLOT DATE 30/1/19
PROJECT NO. 1711-LOT 4
DRAWING NO. DA.00
REVISION J

CHISHOLM AVENUE

333

D.P.620738

43C CHISHOLM AVE
1&2 STOREY
TIMBER HOUSE
STEEL ROOF

10 TRENTWOOD PARK

21

D.P.514540

97°30'45" 27.416 - PROPOSED (LOT 3)

97°30'45" 77.365 - EXISTING

97°30'45" 49.947 - PROPOSED (LOT 4)

7°17'30" 37.49 - EXISTING

20.860 - PROPOSED (LOT 4)

53.910 - PROPOSED (LOT 3)

33.311 - PROPOSED

32.222 - PROPOSED

187°33'30" 47.59 - EXISTING

308°39'10"

62.930 - PROPOSED (LOT 3)

33.050 - PROPOSED (LOT 2)

308°39'10"

92.931 - EXISTING

33.886 - PROPOSED

24.764 - PROPOSED

90°42'10" 40.635 - EXISTING

70°35'30"

51.330 - EXISTING

15.87

PROPOSED LOT 4 DETAILS

SITE AREA	1,298M²
NET SITE AREA	1,255M²
LANDSCAPED AREA	987 3m² or 76%
FLOOR AREA OF HOUSE	266 4M²
FSR	0 20 1

PROPOSED LOT 4

9 TRENTWOOD PARK
1&2 STOREY
BRICK & TIMBER HOUSE
TILE ROOF

2

D.P.202857

LANDSCAPE PRESERVATION ZONE

STORMWATER PIPE FROM LOT 4 IN ABOVE GROUND SWALE OF NEPEAN RIVER PEBBLE (1M WIDE)

TRENTWOOD PARK

3

D.P.202857

SUBDIVISION APPROVED FOOTPRINT

OSD DRAINAGE UNDER SLAB TO STREET

PROPOSED LOT 3

PROPOSED LOT 2

STORMWATER PIPED BELOW GROUND

SUBDIVISION APPROVED FOOTPRINT

8 TRENTWOOD PARK
1&2 STOREY
TEXTURE BOARD
STEEL ROOF

PROPOSED LOT 3 DETAILS

SITE AREA	1,620M²
NET SITE AREA	1,390M²
LANDSCAPED AREA	1 213m² or 74%
FLOOR AREA OF HOUSE	283 4M²
FSR	0 17 1

PROPOSED LOT 2 DETAILS

SITE AREA	1,652m²
NET SITE AREA	1,228m²
LANDSCAPED AREA	756m² or 45 7%

43D CHISHOLM AVE
ONE & TWO STOREY
TEXTURE BOARD HOUSE
STEEL ROOF

22

D P.634757

10

D P 574143

PROPOSED LOT 1

LOT 4

LOT 1

LOT 2

LOT 3

REMOVE EXISTING

MAINTAIN LEVELS IN CROSSOVER

OSD OUTLET TO KERB

HYDRANT

RAD 13.715
ARC 12.84

FIRE HYDRANT BOOSTER ASSEMBLY

SIGN INDICATING HYDRANT AND HOSE REEL NEAR LOT 2 HOUSE

GARBAGE LOT 2 & 3

RETAIN EX. BRICK WALLS TO BDY

DRIVEWAY TO No 6

GUARDRAIL TO ELEVATED DRIVEWAY FROM CHAINAGE RL 51 TO RL 38 5

PROPOSED LOT 1 DETAILS

SITE AREA	848M²
NET SITE AREA	848M²
LANDSCAPED AREA	546 2M² or 64 4%
FLOOR AREA OF HOUSE	275 3M²
FSR	0 32 1

HARDWOOD TIMBER PALING FENCE MAX 1 8m ABOVE EXISTING GROUND LEVEL NATURAL FINISH SO AS TO WEATHER TO GREY TONE WOOD TO HAVE DENSITY OF 750kg/m³ AT A 12% MOISTURE CONTENT FENCE TO BE WHOLLY LOCATED WITHIN 7 TRENTWOOD PARK AVALON

LANDSCAPE SCREEN

MAINTAIN EXISTING VEGETATION ON NEIGHBOURING PROPERTY 22 RUSKIN ROWE

22A RUSKIN ROWE

21

D.P.859660

20

D.P 859660

3

D.P.565776

6 TRENTWOOD PARK
ONE & TWO STOREY
BRICK, METAL CLAD
& PART STONE
HOUSE
BASEMENT CARPORT

22 RUSKIN ROWE
ONE & TWO STOREY
RENDERED HOUSE

SECTION DETAIL - DRIVEWAY 1:50

NOTES

POUR NEW DRIVEWAY OVER TOP OF EXISTING WITH PIERS AS REQUIRED NO EXCAVATION

★ EXISTING DRIVEWAY GRADE OF 25% PLUS 12 5% TRANSITIONS TOP AND BOTTOM

SOLAR ACCESS

SOUTHERLY WIND

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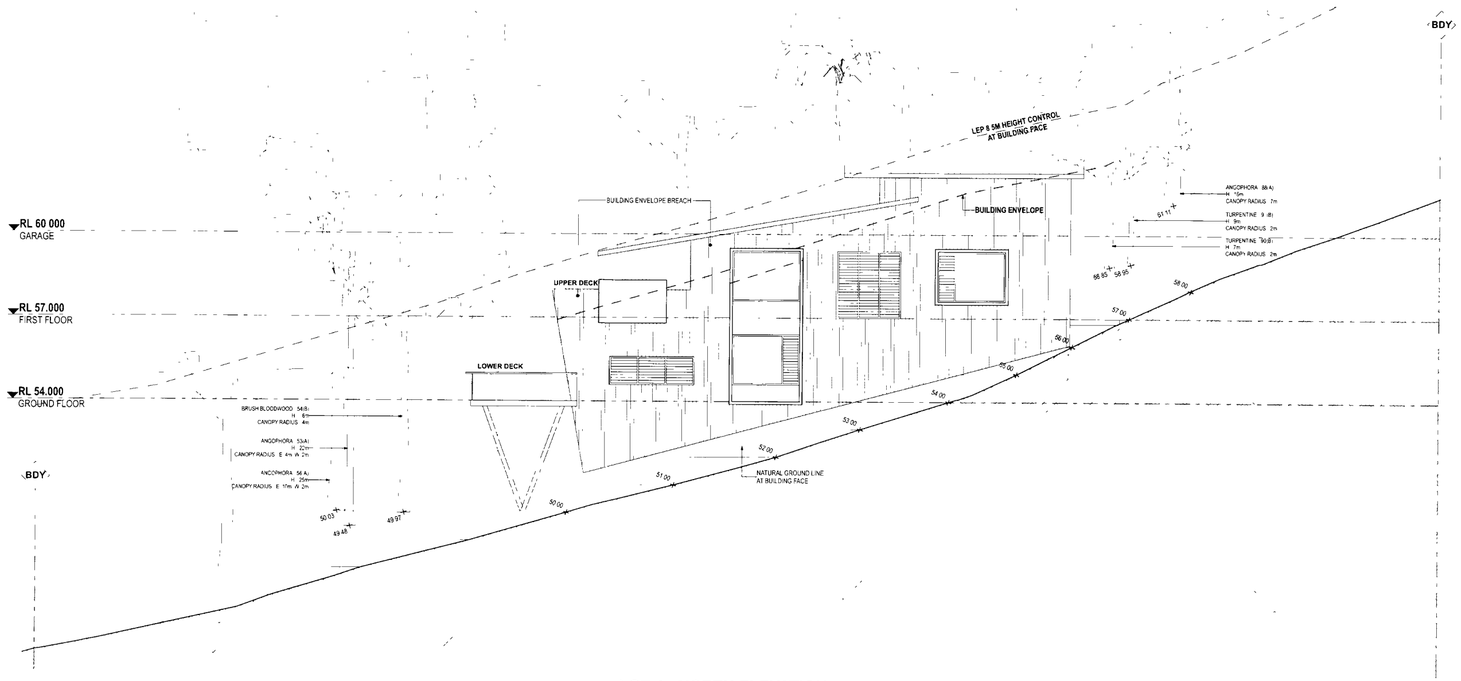
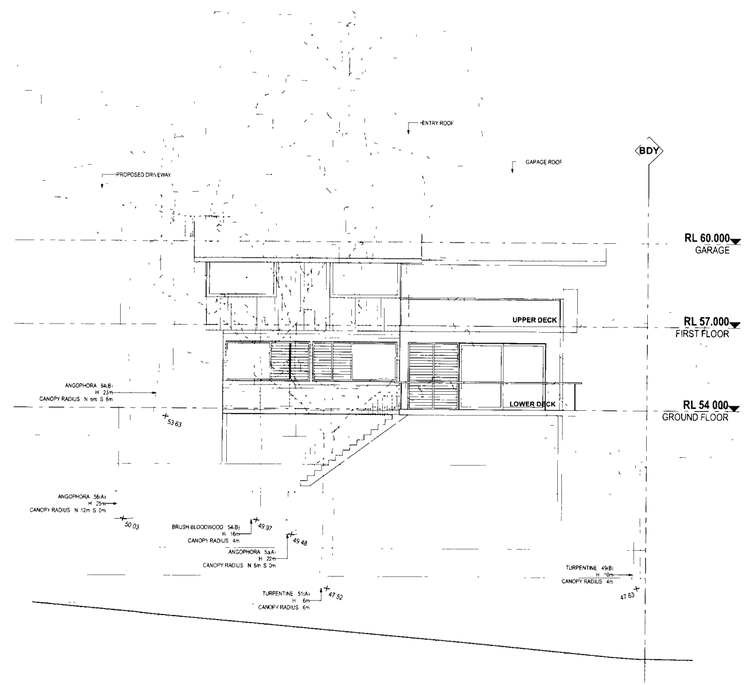
1711-LOT 4	DA 01	J



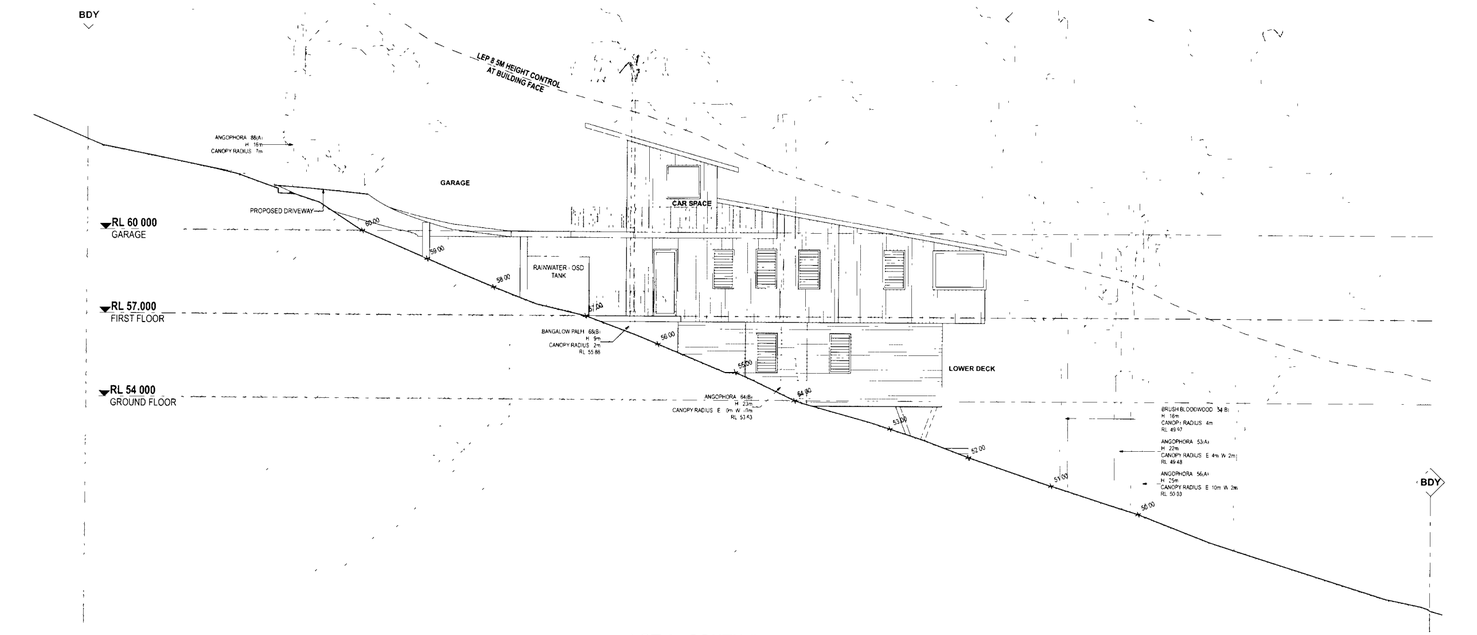
LOT 4 - NORTH ELEVATION

1:100



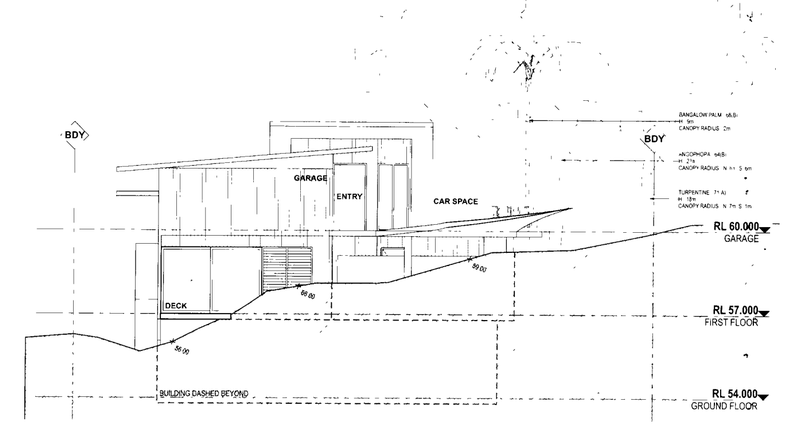
LOT 4 - EAST ELEVATION

1:100



LOT 4 - SOUTH ELEVATION

1:100



LOT 4 - WEST ELEVATION

1:100

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