

DEVELOPMENT APPLICATION

Anderton Street, MARRICKVILLE NSW 2204.

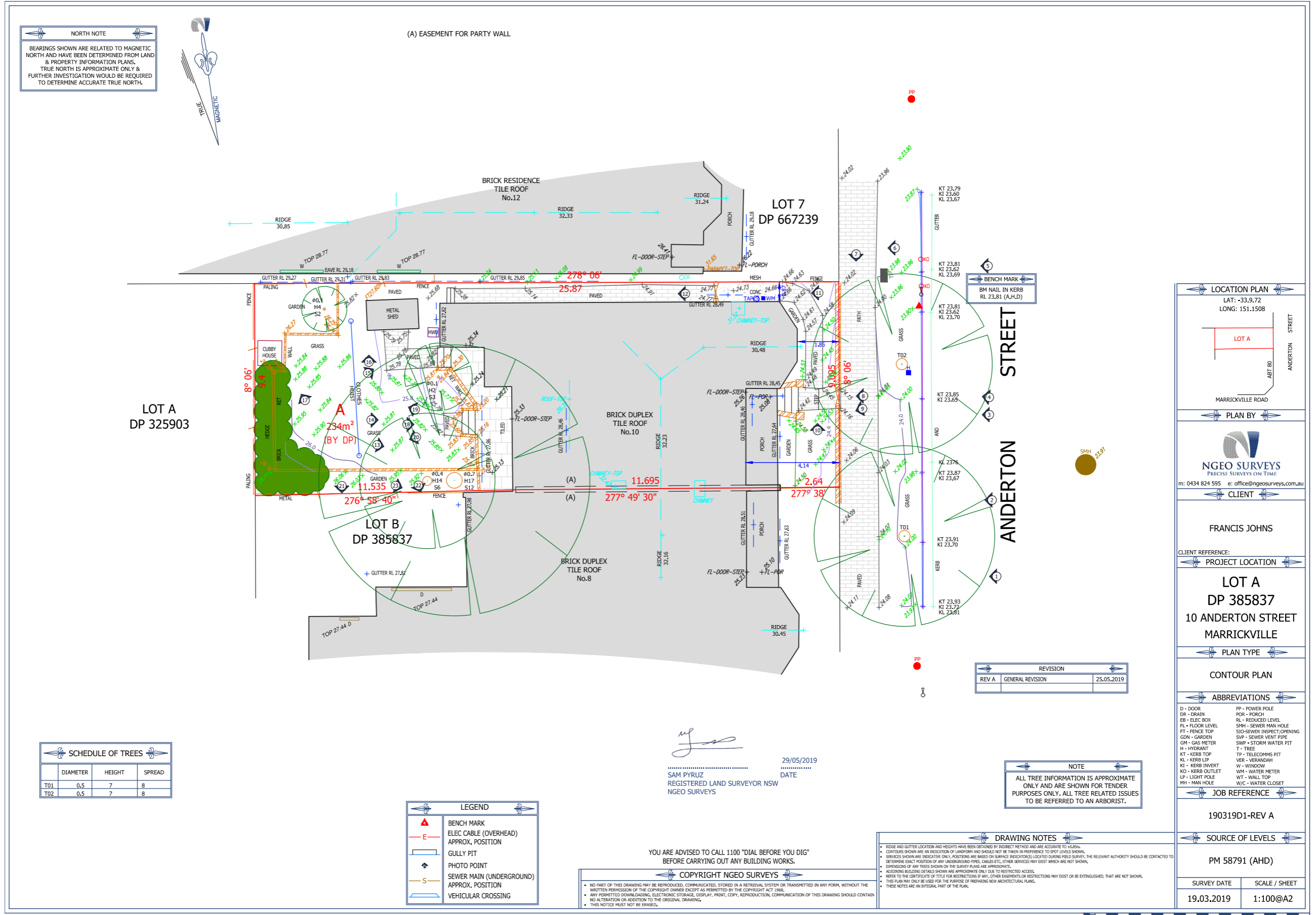
DOCUMENT / DRAWING LIST

DA01	Cover page
DA02	Survey plan by Ngeo Surveys
DA03	Existing front and rear elevations
DA04	Existing south elevation
DA05	Existing ground floor plan
DA06	Site analysis
DA07	Pod precedents
DA08	Proposed ground floor plan
DA09	Proposed first floor plan
DA10	Proposed rear elevation
DA11	Proposed north and south elevation
DA12	Proposed cross sectiona AA and BB
DA13	Proposed landscape plan
DA14	Proposed landscape plan part #2
DA15	Proposed erosion and sediment control plan
DA16	Proposed storm water drainage concept plan
DA17	Proposed external finishes & materials
DA18	Proposed privacy plan
DA19	Shadow diagrams existing and proposed in plan
DA20	Shadow diagrams in elevation
DA21	Shadow diagrams summary

Statement of Environmental Effects by Art,
Design and Research

Basix Ref:

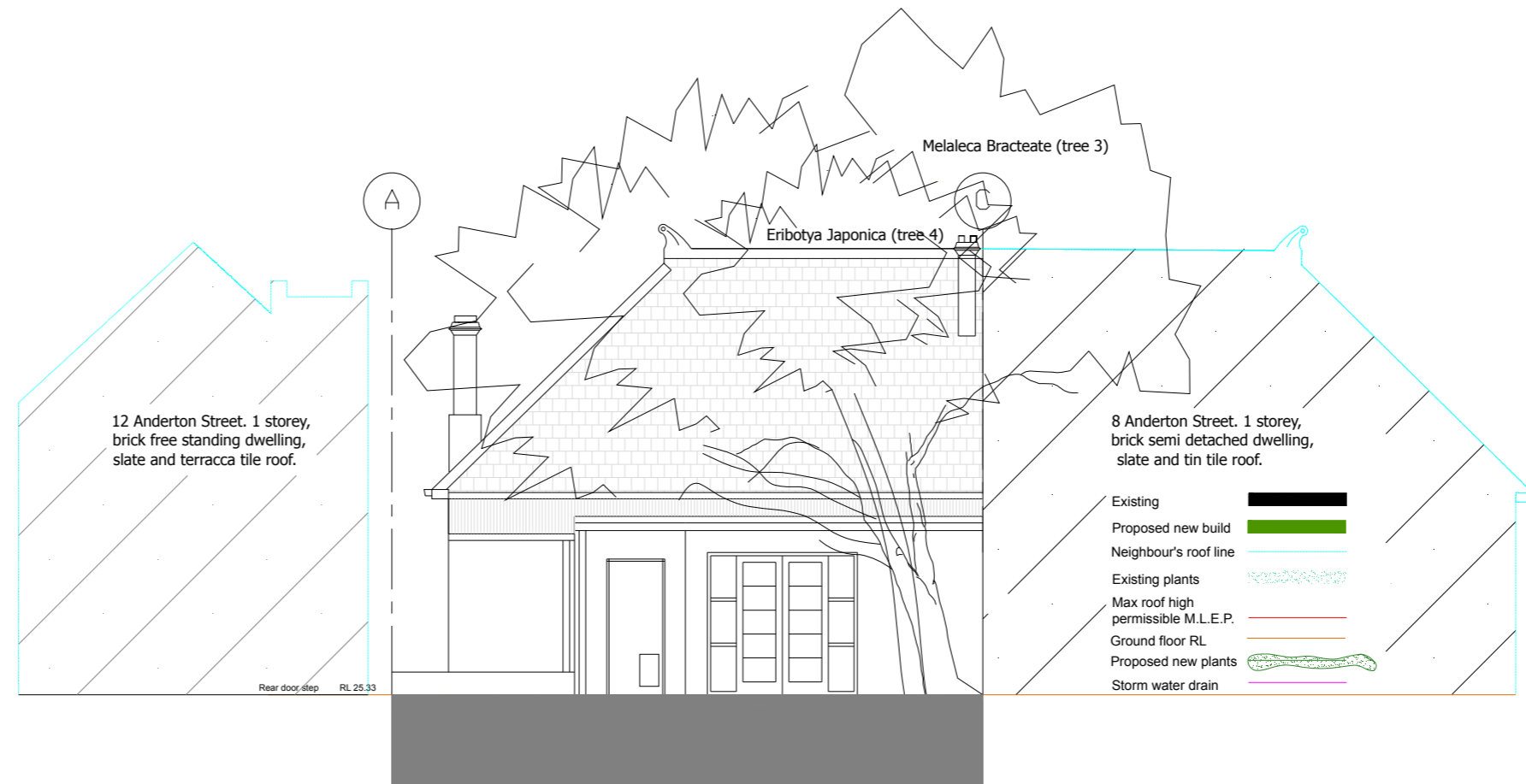




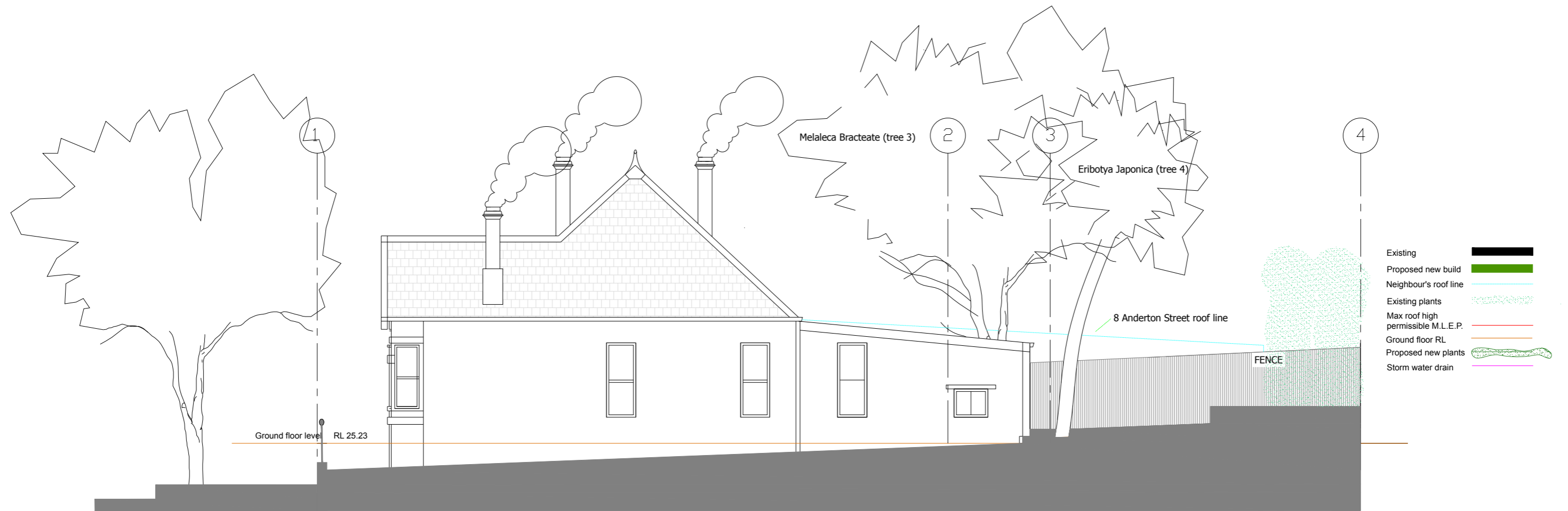
EXISTING FRONT ELEVATION



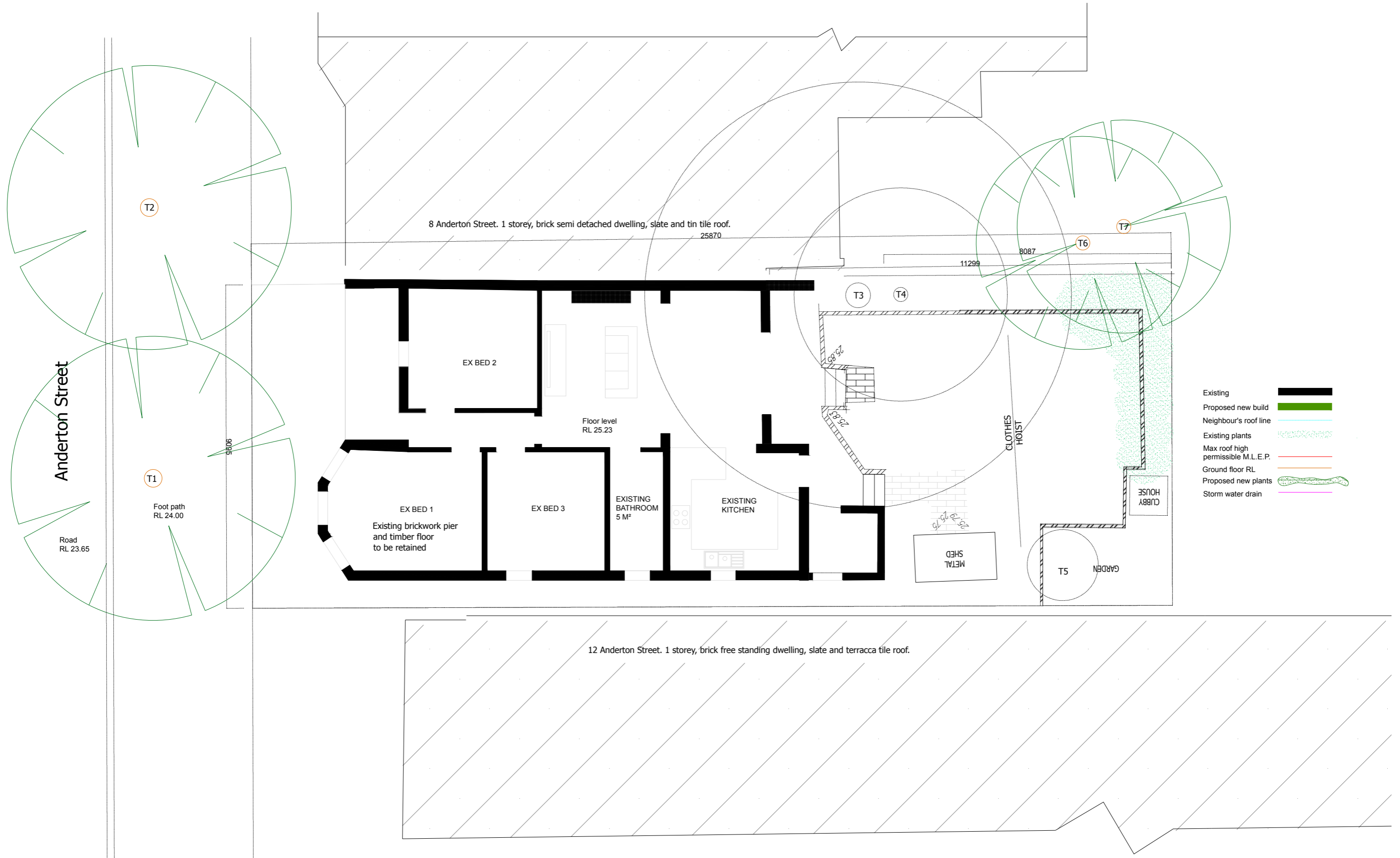
EXISTING REAR ELEVATION



EXISTING SOUTH ELEVATION



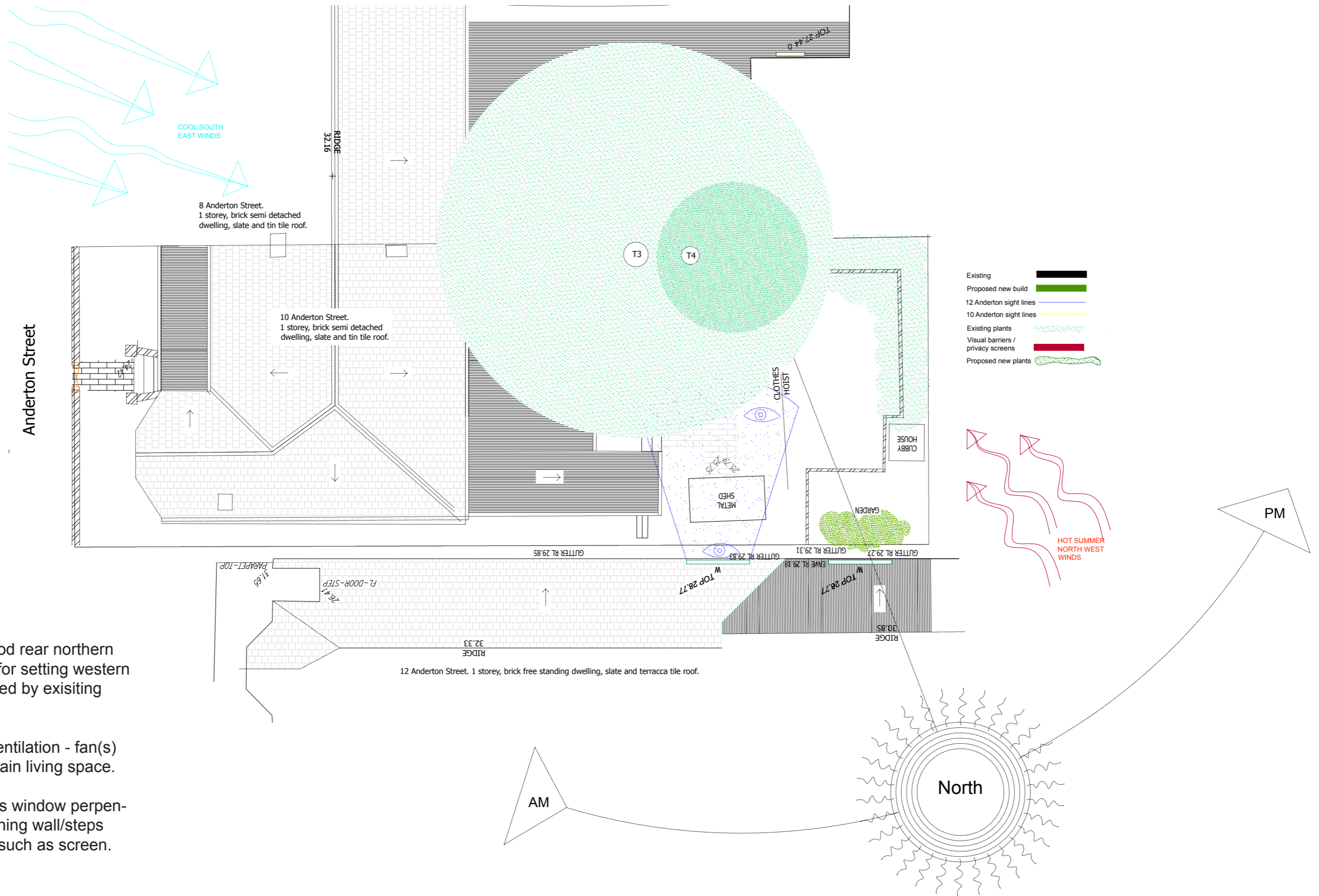
EXISTING GROUND FLOOR PLAN



- Existing
- Proposed new build
- Neighbour's roof line
- Existing plants
- Max roof high permissible M.L.E.P.
- Ground floor RL
- Proposed new plants
- Storm water drain



SITE ANALYSIS



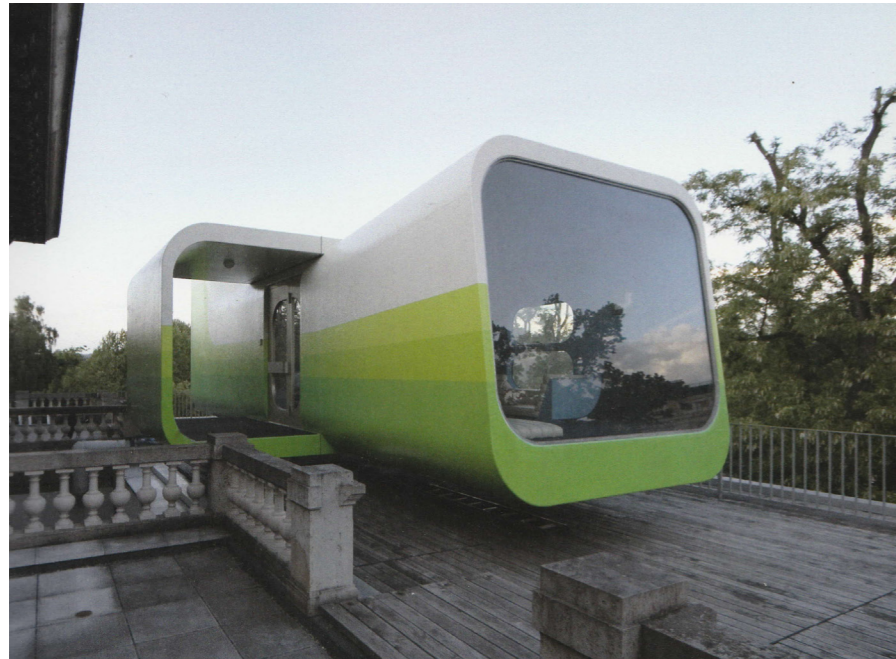
Sun orientation: good rear northern aspect - mitigation for setting western summer sun provided by existing hedges to West.

Wind: poor cross ventilation - fan(s) recommended in main living space.

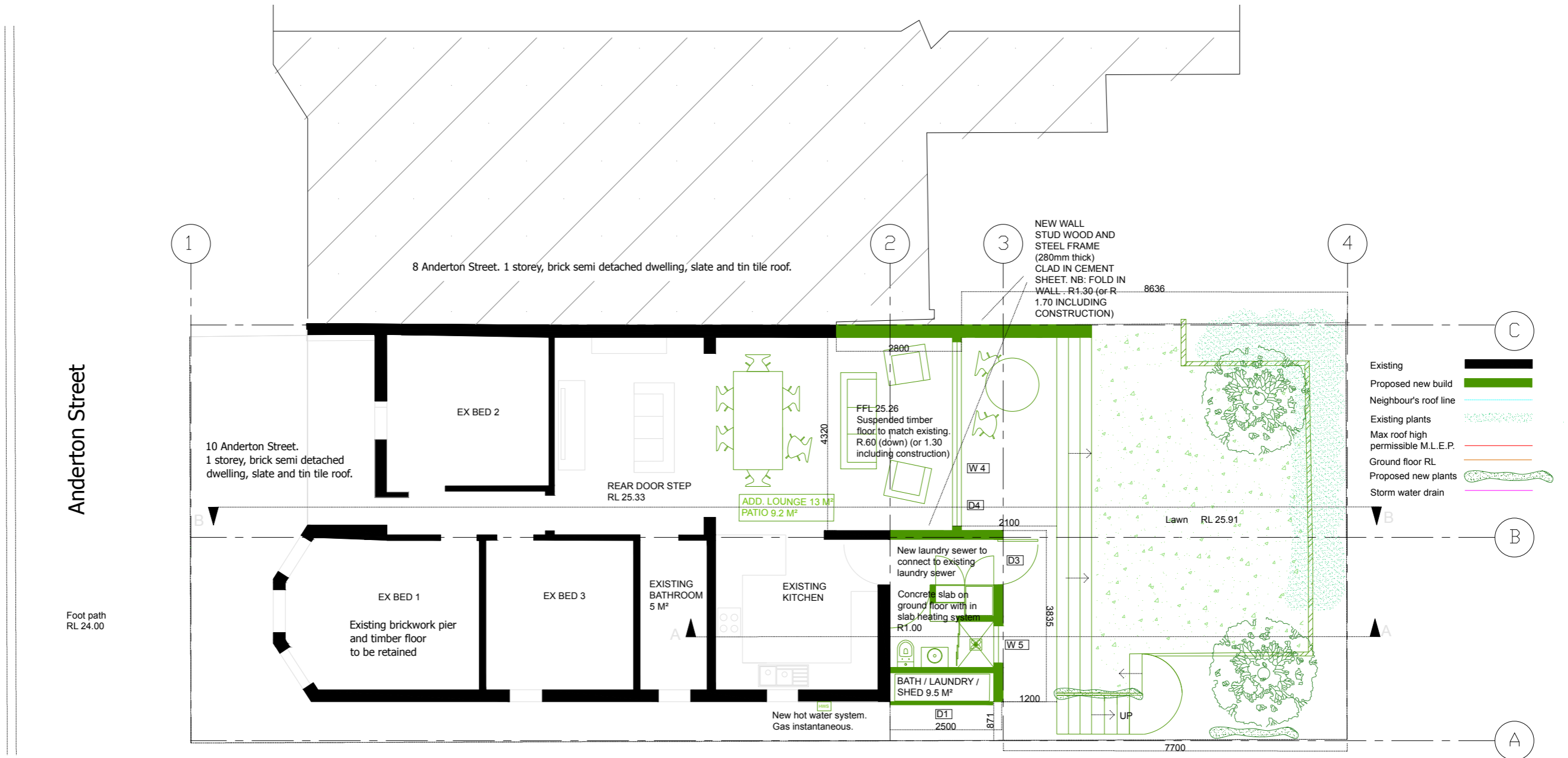
Privacy: neighbour's window perpendicular to new retaining wall/steps requires mitigation such as screen.



POD PRECEDENTS



PROPOSED GROUND FLOOR PLAN



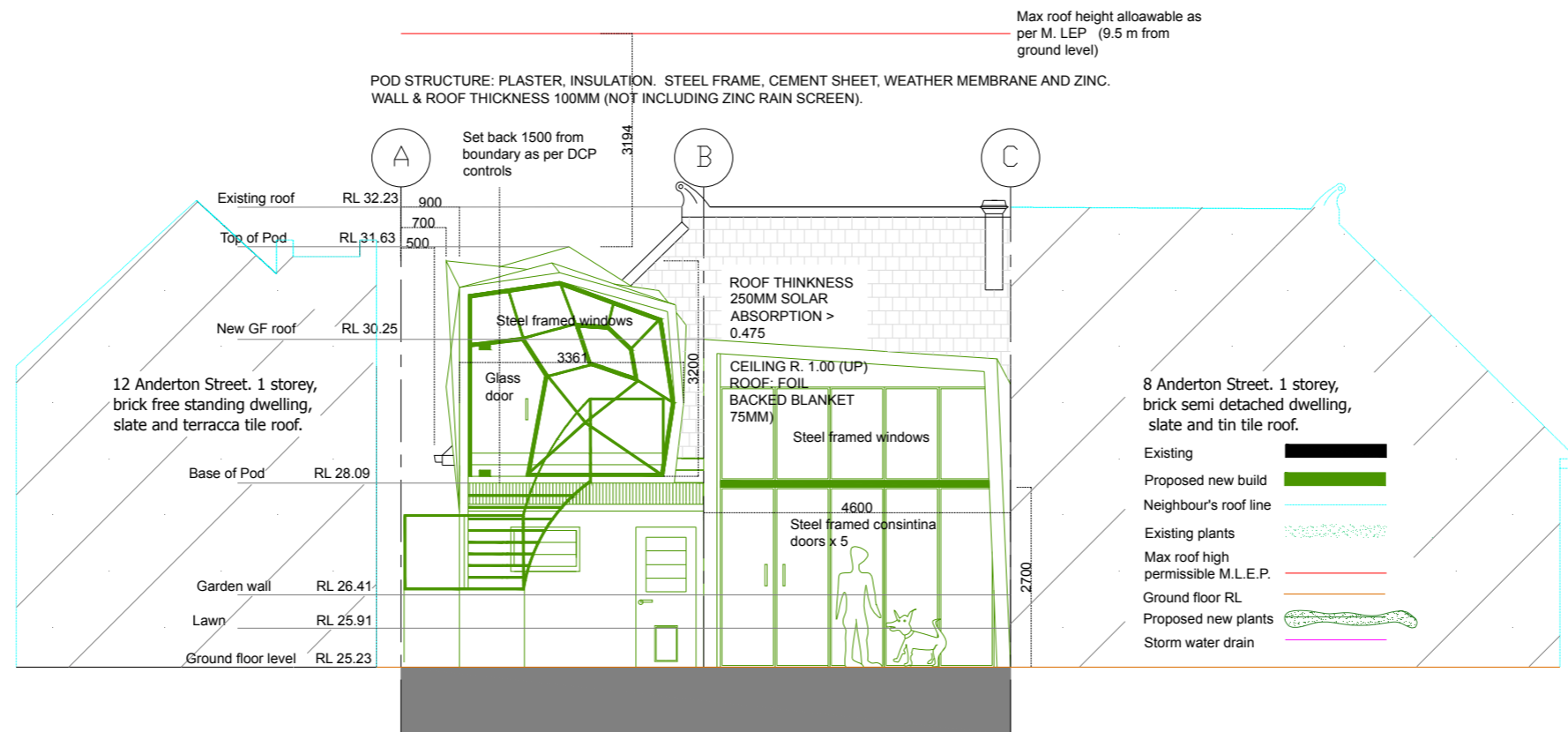
SITE DIMENSIONS & FLOOR SPACE RATIOS

Site area: 234 m²
 Current floor space: 100 m²
 Proposed floor space: 138 m²

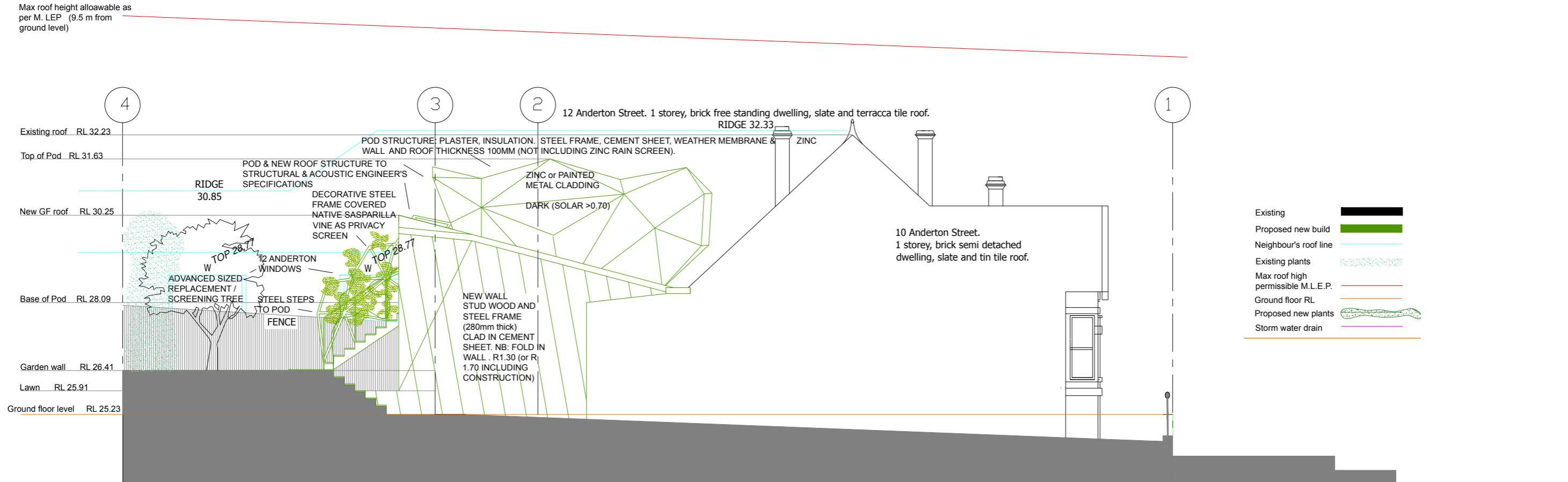
Allowable M. L.E.P. floor space ratio: 0.9:1
 Proposed floor space ratio: 0.58:1.



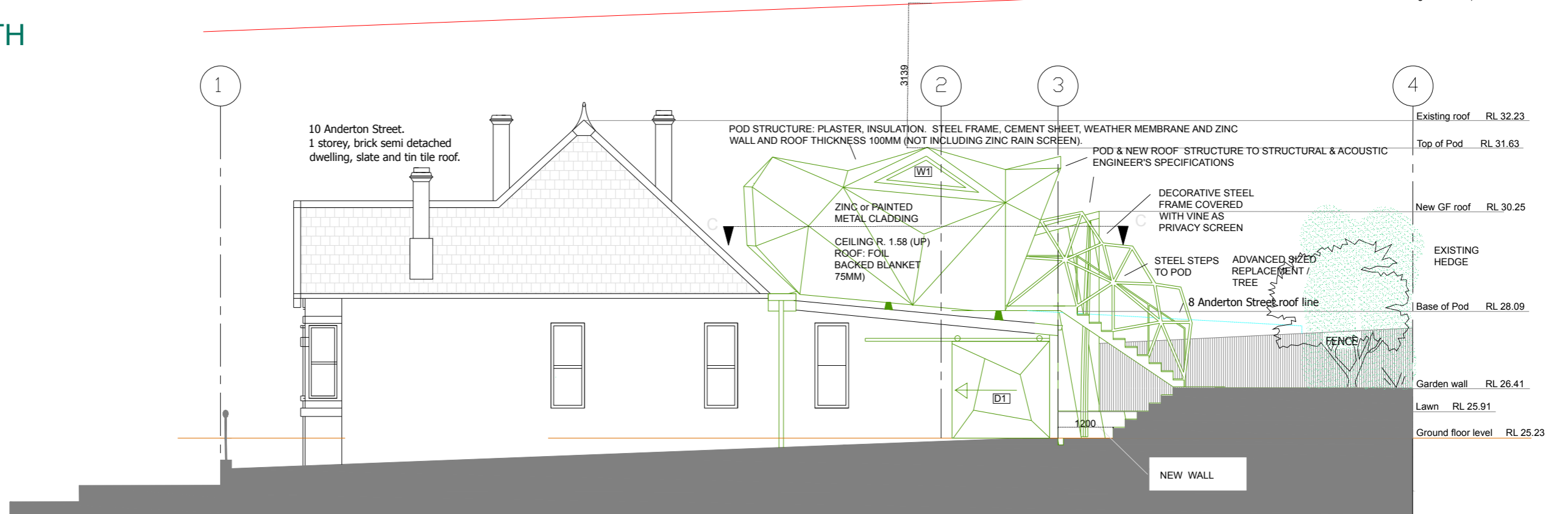
PROPOSED REAR ELEVATION



PROPOSED NORTH ELEVATION

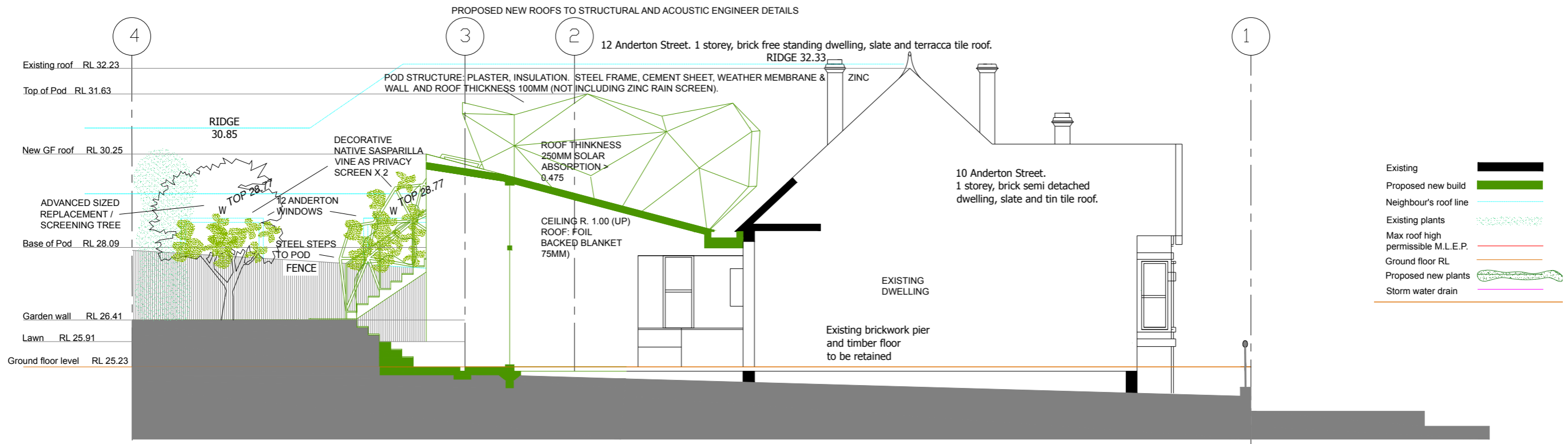


PROPOSED SOUTH ELEVATION



PROPOSED CROSS SECTION BB

Max roof height allowable as per M. LEP (9.5 m from ground level)



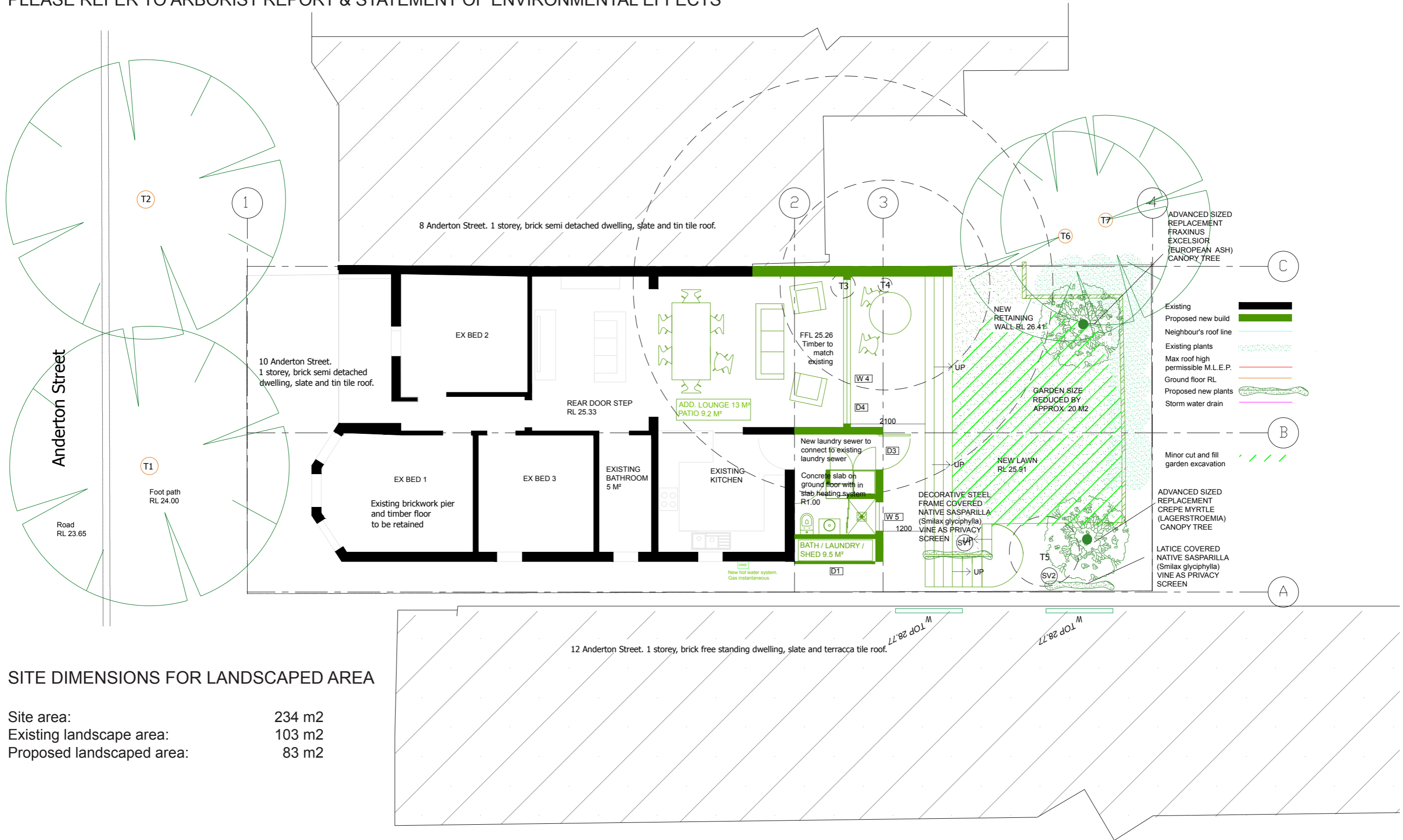
Max roof height allowable as per M. LEP (9.5 m from ground level)

PROPOSED CROSS SECTION AA



PROPOSED LANDSCAPE PLAN part 1

PLEASE REFER TO ARBORIST REPORT & STATEMENT OF ENVIRONMENTAL EFFECTS



SITE DIMENSIONS FOR LANDSCAPED AREA

Site area:	234 m ²
Existing landscape area:	103 m ²
Proposed landscaped area:	83 m ²

DEVELOPMENT APPLICATION



LOT: A
DP:

SCALE
1:100 @ A3

DRAWING TITLE
DA 01
REV - 00-00-0000

Note: 1. NEVER scale off drawings, use figured dimensions only. 2. Verify all dimensions on site prior to commencement & report discrepancies to the design. 3. Drawings describe scope of works and general set out. These drawings are not shop drawings.

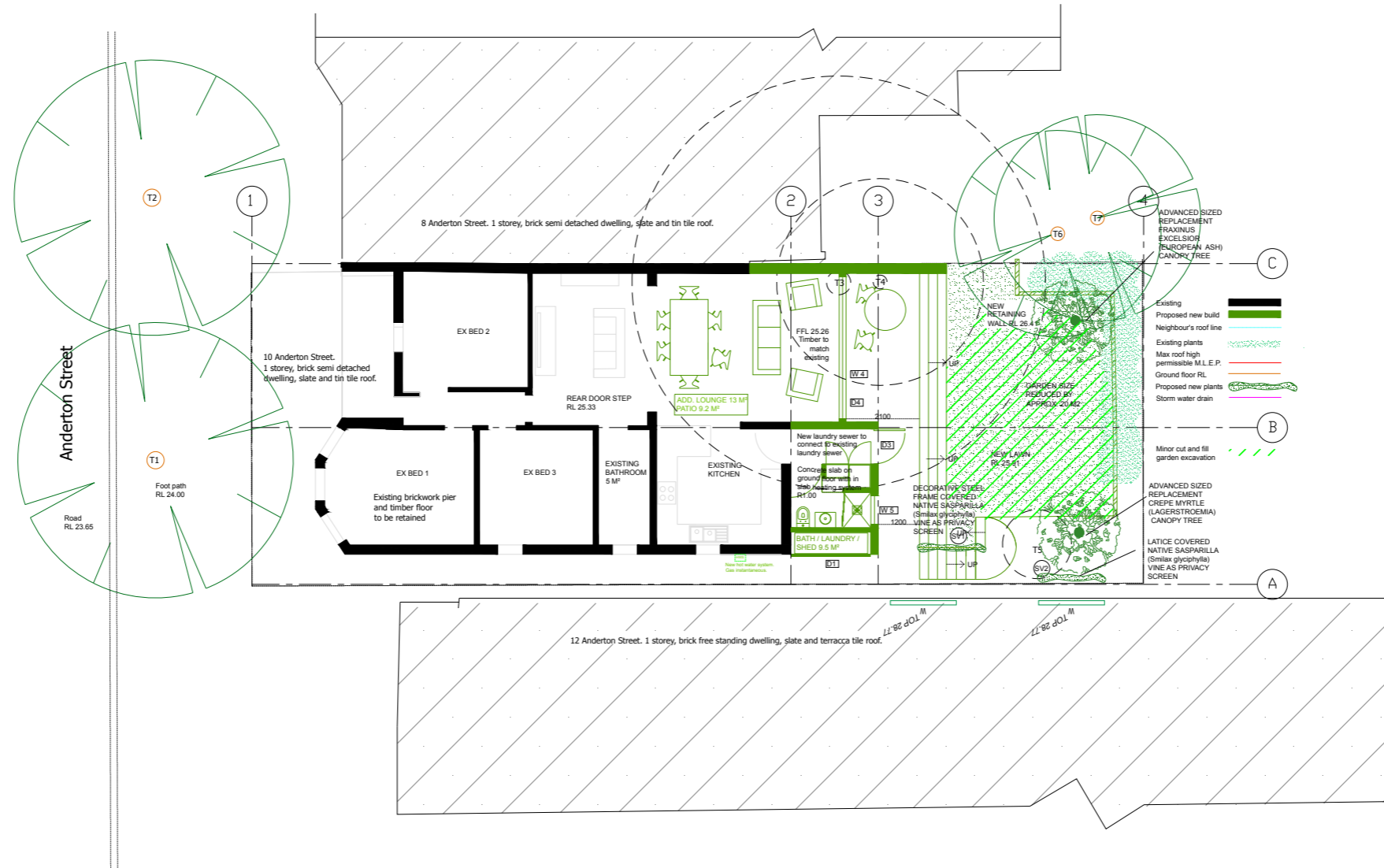
ART, DESIGN & RESEARCH
MATHIEU GALLOIS

PROPOSED LANDSCAPE PLAN part 2

PLEASE REFER TO ARBORIST REPORT & STATEMENT OF ENVIRONMENTAL EFFECTS

EXISTING TREE SCHEDULE

Tree No.	Species	Height (m)	Radial Crown Spread (m)
1	Melaleuca bracteata (Black Tea Tree)	11	4
2	Callistemon salignus (Willow Bottlebrush)	9	5
3	Melaleuca bracteata (Black Tea Tree)	11	6
4	Eriobotrya japonica (Loquat tree)	7	5
5	Callistemon viminalis (Weeping Bottlebrush)	4	2
6	Archontophoenix cunninghamiana (Bangalow Palm)	11	3
7	Archontophoenix cunninghamiana (Bangalow Palm)	11	3



NEW PROPOSED TREES & SCREENING VINES



NEW CANOPY TREE: CREPE MYRTLE (LAGERSTROMEMIA)



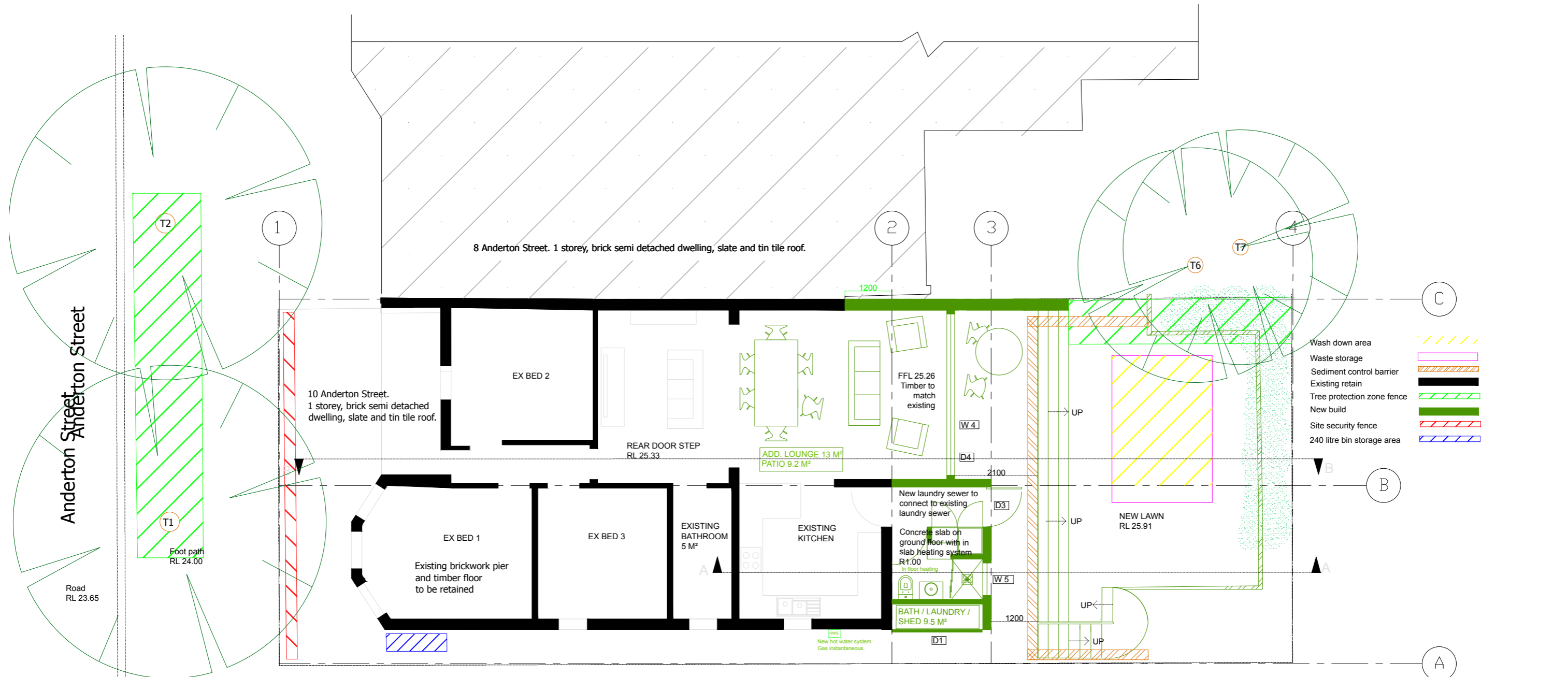
FRAXINUS EXCELSIOR (EUROPEAN ASH)



NEW VINE: NATIVE SASPARILLA (SMALL GLYCIPHILLA).



PROPOSED EROSION AND SEDIMENT CONTROL PLAN



WASTE MANAGEMENT DURING CONSTRUCTION

Waste material will be stored, covered and secured on site in waste skips to be located on Anderton Street. Contractor to keep waste skip dockets as proof of recycling.

ON-GOING WASTE MANAGEMENT

On-going waste management will utilise council's existing services with provision for two 240l bins stored within a dedicated storage area indicated on plan.

DEVELOPMENT
APPLICATION



LOT: A
DP:

SCALE

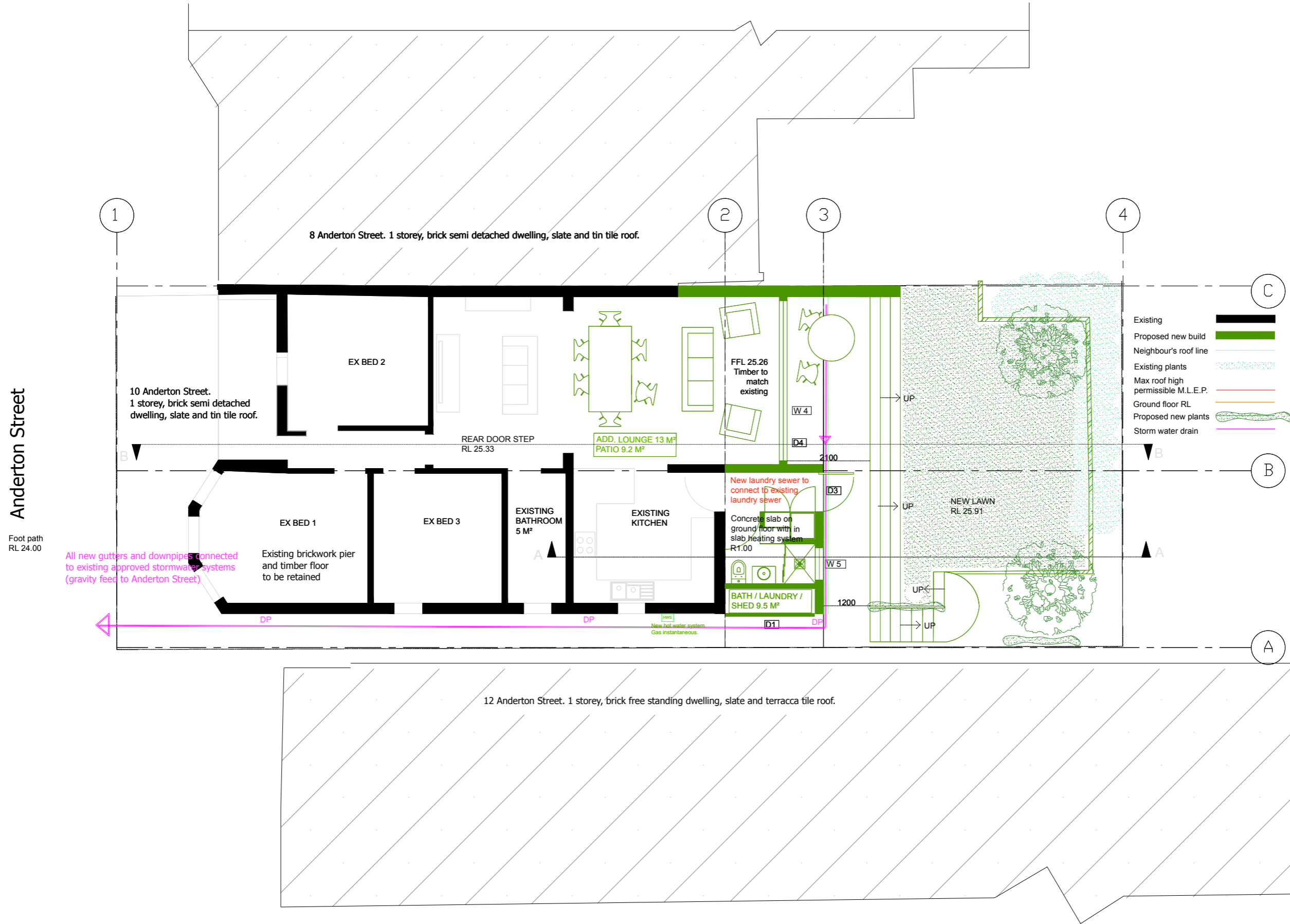
DRAWING TITLE
DA 01
REV - 00-00-0000

Note: 1. NEVER scale off drawings, use figured dimensions only. 2. Verify all dimensions on site prior to commencement & report discrepancies to the design. 3. Drawings describe scope of works and general set out. These drawings are not shop drawings.

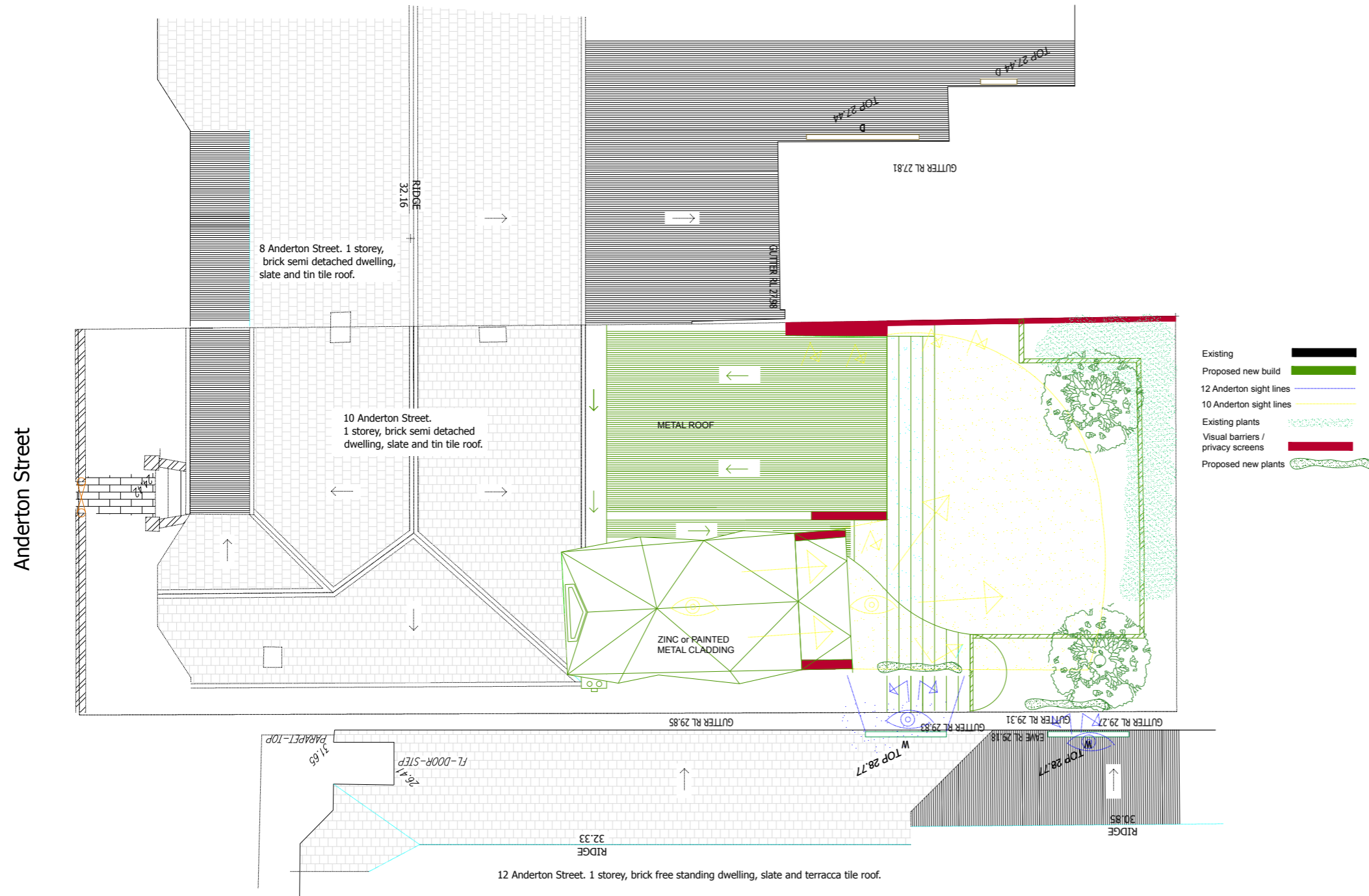
ART, DESIGN & RESEARCH
MATHIEU GALLOIS

P. 15

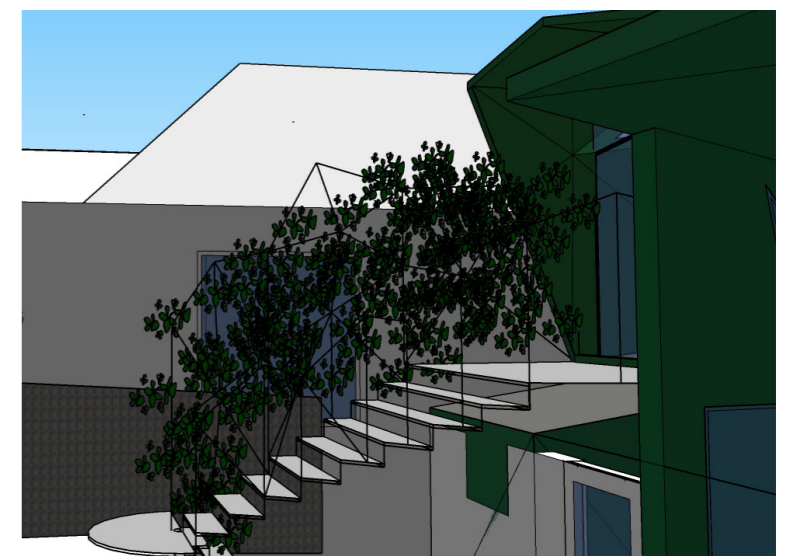
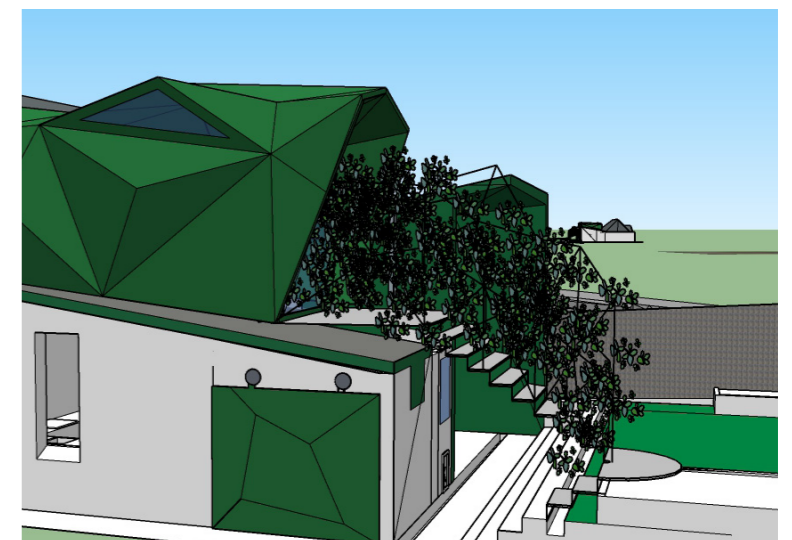
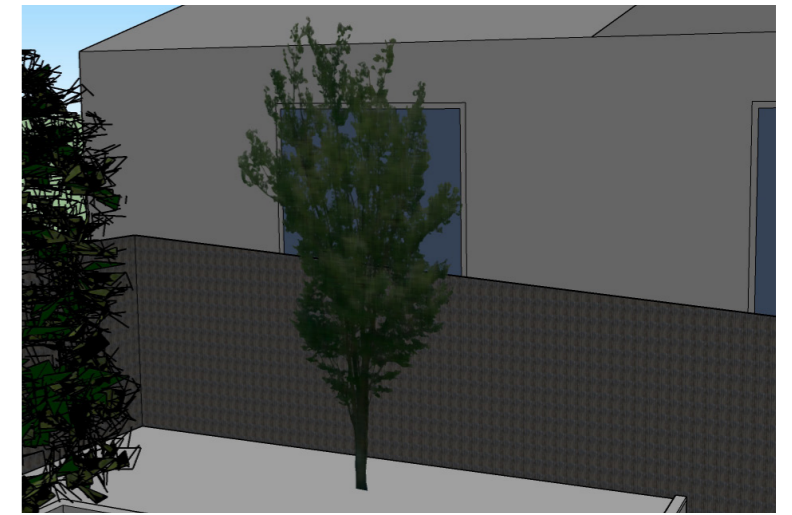
PROPOSED CONCEPT DRAINAGE PLAN



SITE CONSTRAINTS & CONSIDERATIONS: PRIVACY



PRIVACY: Bold red highlights show Pod walls, skillion roof 'wings', Pod step green wall and existing fences acting as privacy screens.

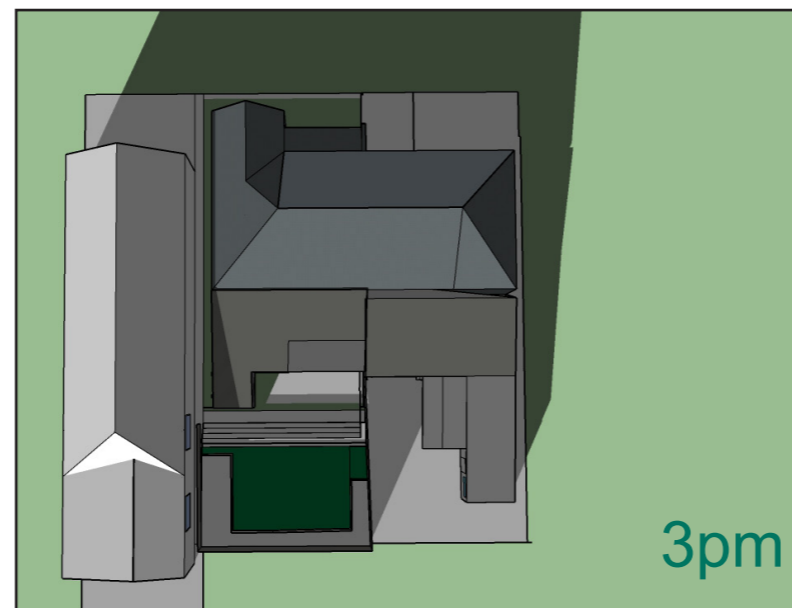
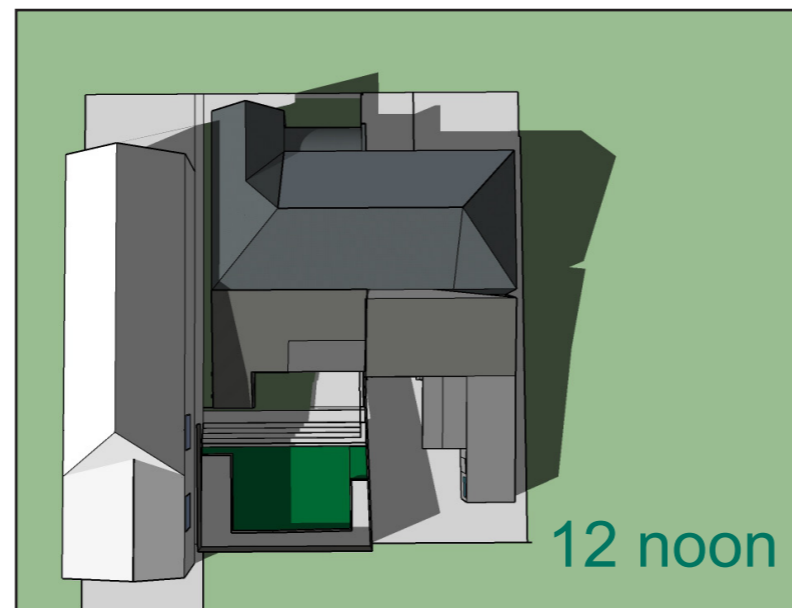


PRIVACY: Advanced sized replacement canopy tree (above) plus native Sasparilla Vine as privacy screens.

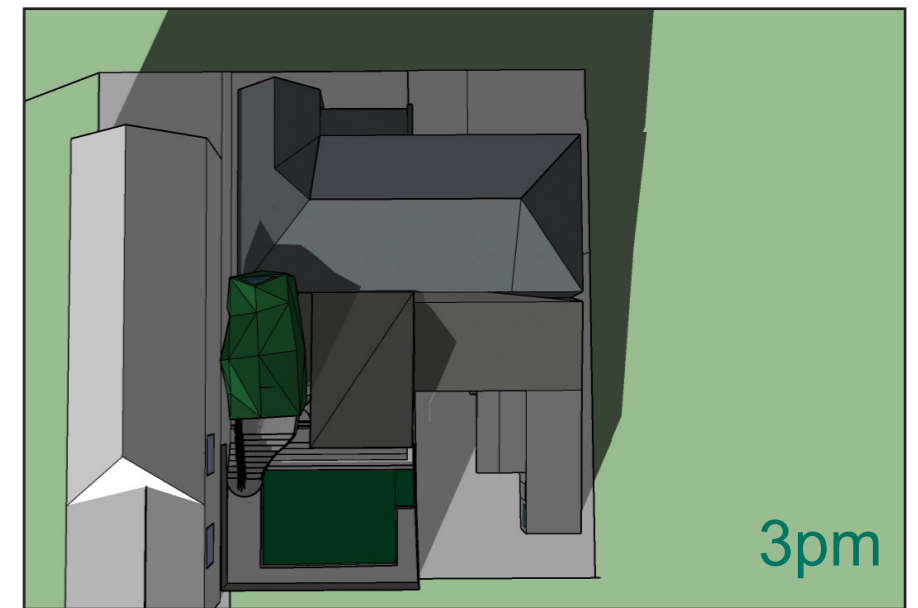
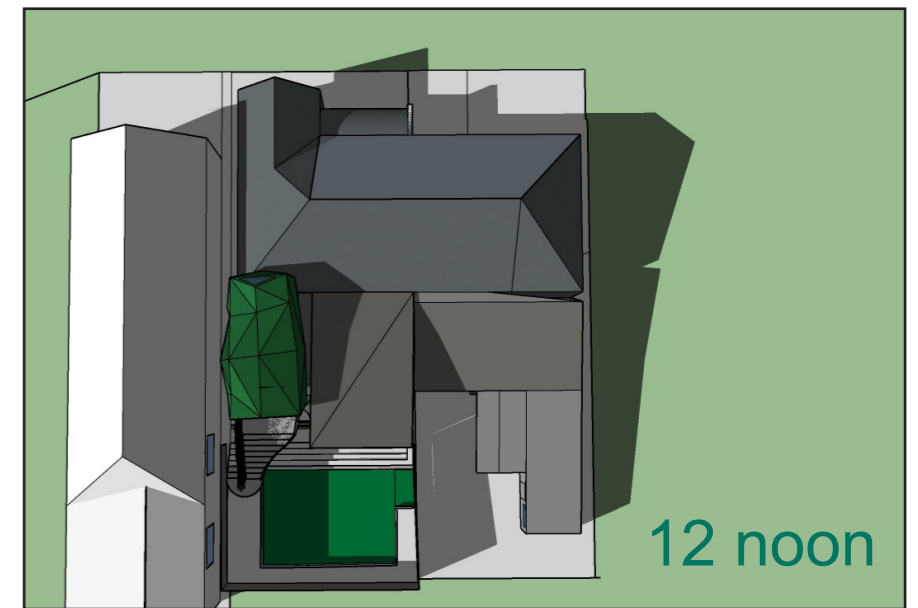


SHADOW DIAGRAMS
 PLAN VIEW 12,10 & 8
 ANDERTON STREET
 21 JUNE 9am, 12 noon, 3pm

EXISTING



PROPOSED

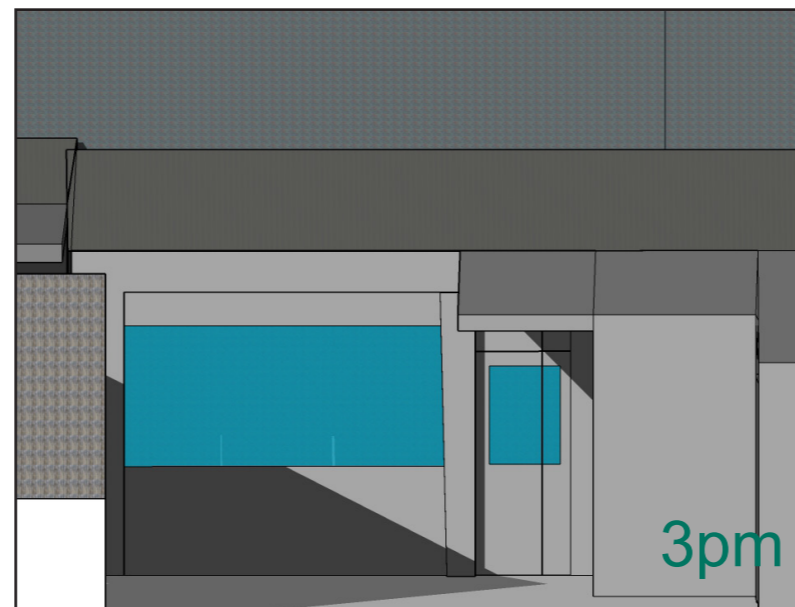
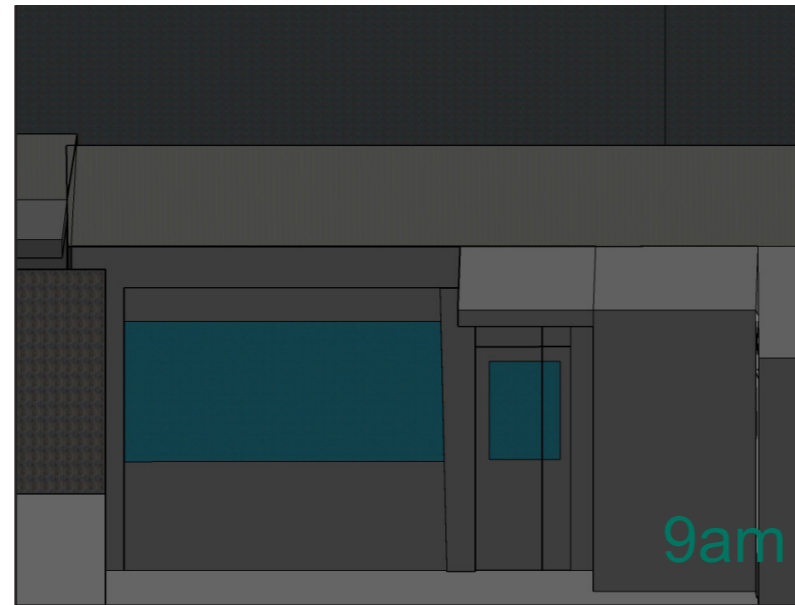


SHADOW DIAGRAMS
8 ANDERTON STREET

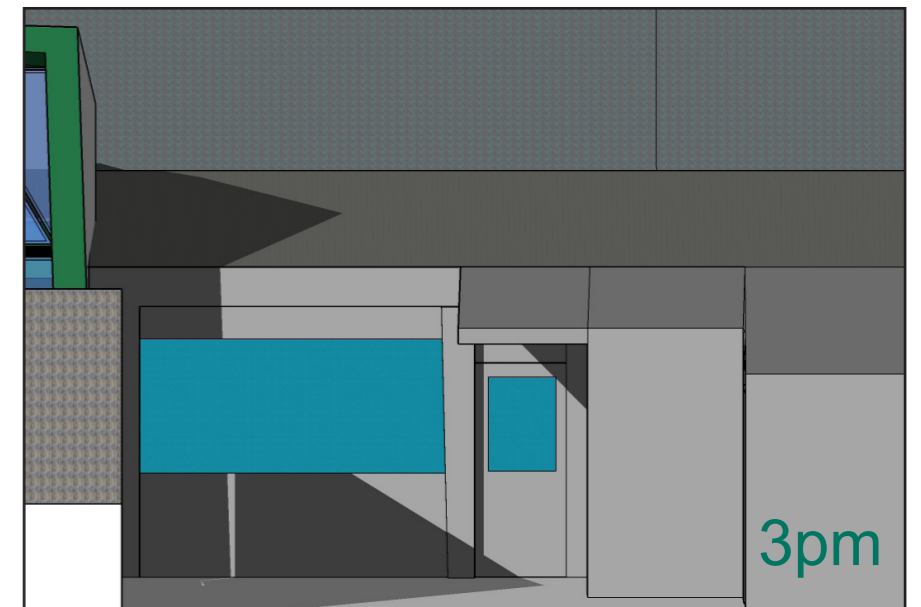
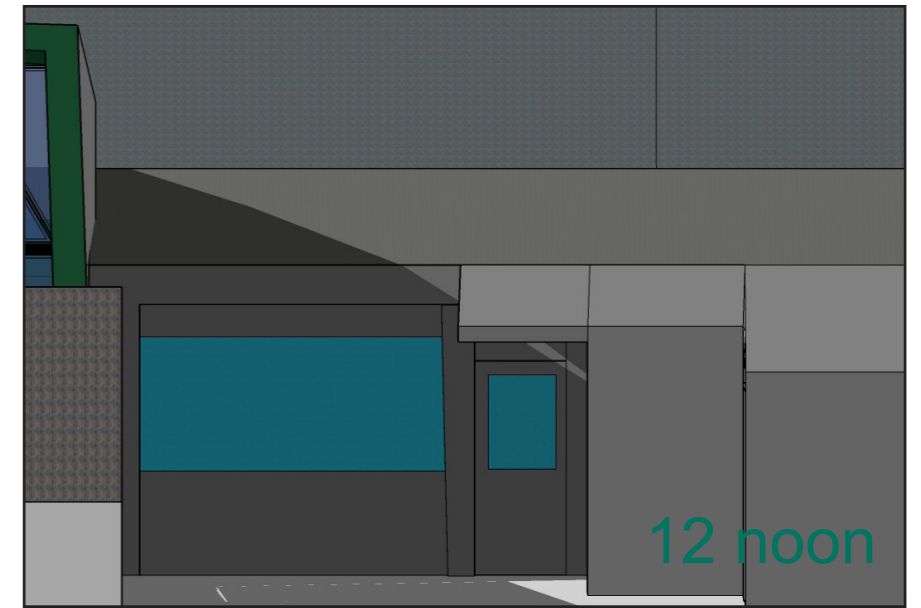
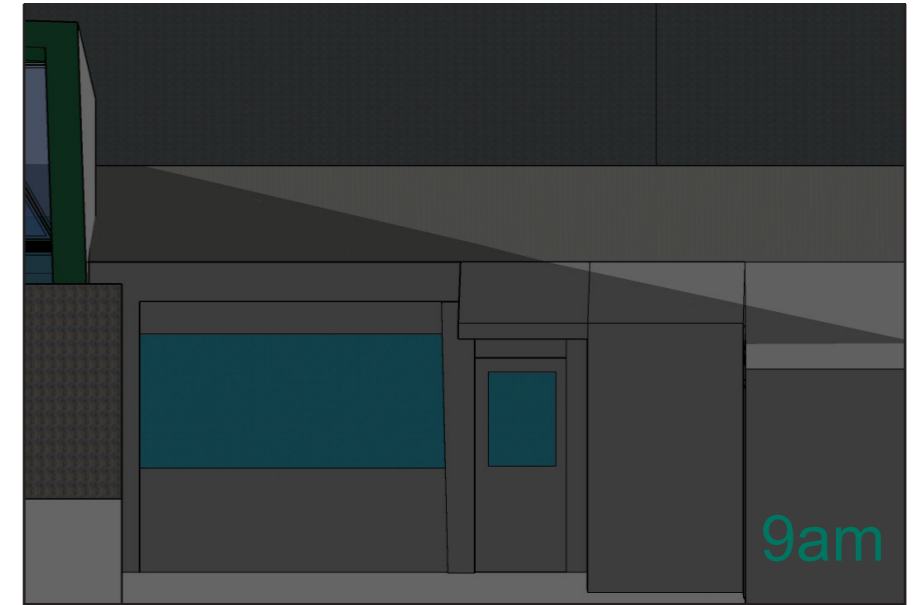
ELEVATIONS OF WEST
FACING REAR WINDOW
& DOOR

21 JUNE 9am, 12 noon, 3pm

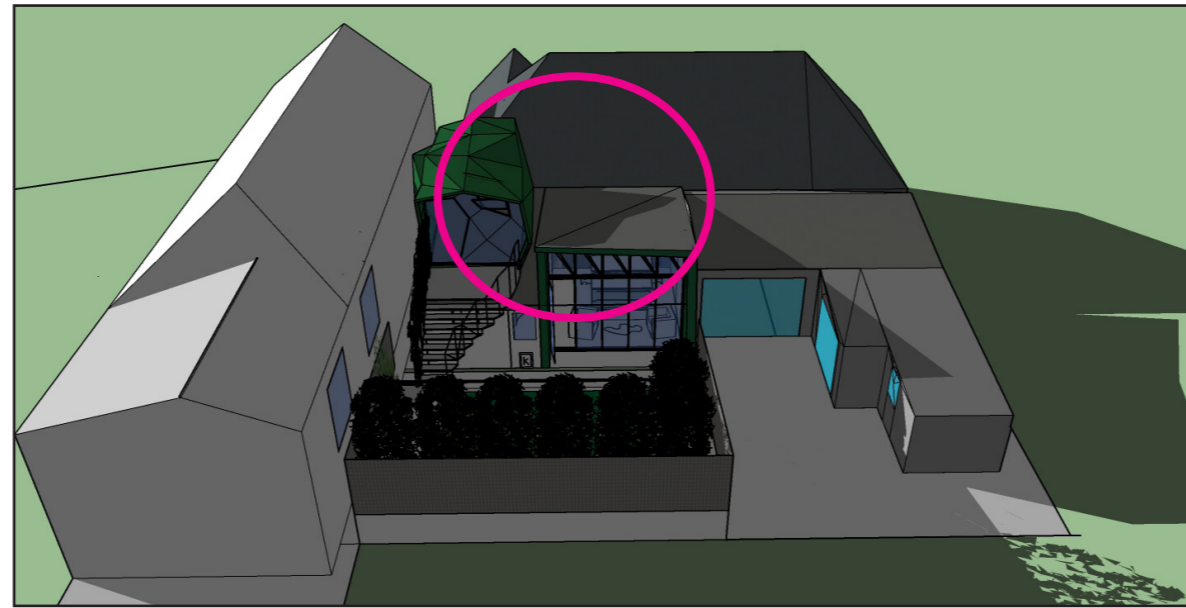
EXISTING



PROPOSED

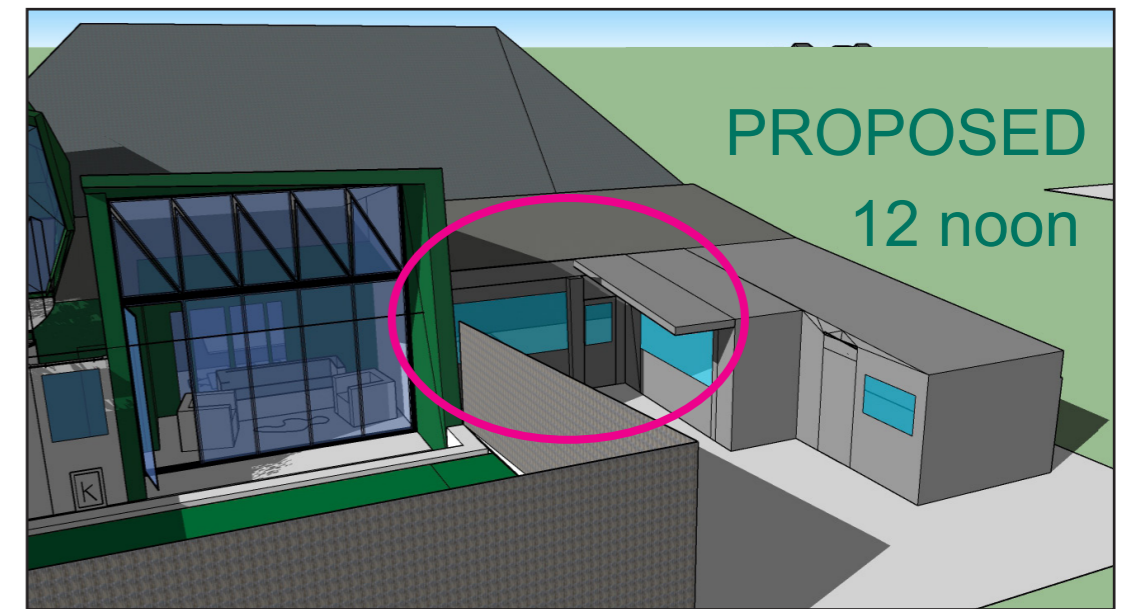
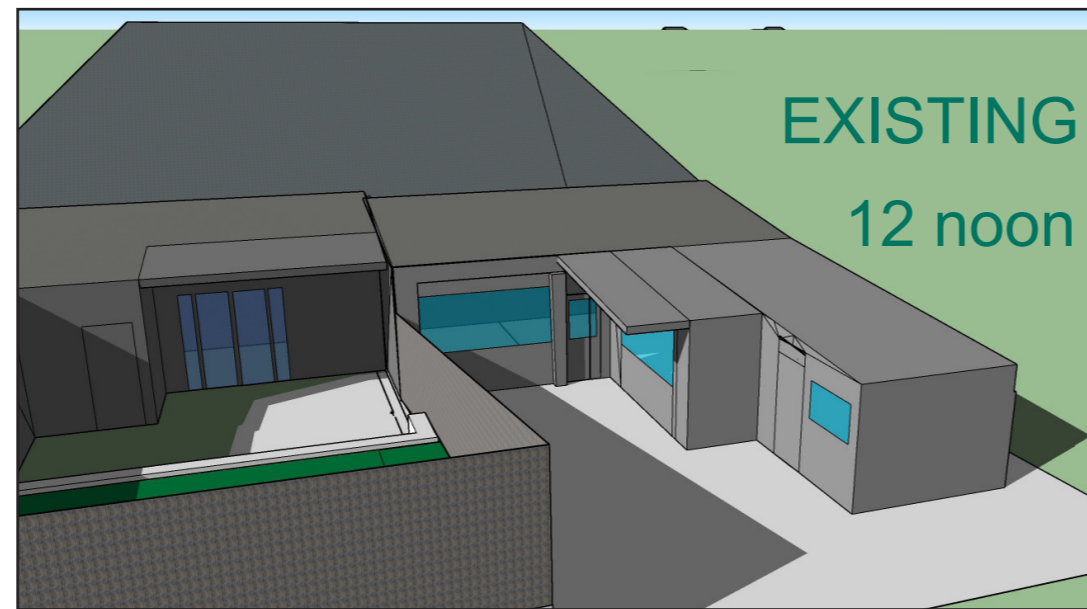


SHADOW DIAGRAMS SUMMARY



SHADOW DIAGRAMS
PROPOSED - 21 June 30, 9am

Sun study reveals no shading impact of Pod on 8 Anderton Street when potential shading impact is at its peak.



SHADOW DIAGRAMS
PROPOSED - 21 June 12 noon

Eave of first floor extension introduces additional shading of rear western facing window and door of 8 Anderton Street between 10.30 am to 1pm 21 June. The proposed development will see the removal of existing trees that currently shades 8 Anderton Street. These tree's shading far exceed the shading impact of the proposed alterations and additions. 8 Anderton Street will enjoy far greater sun access as a result of development.

ENTIRE DESIGN: rear view with trees

