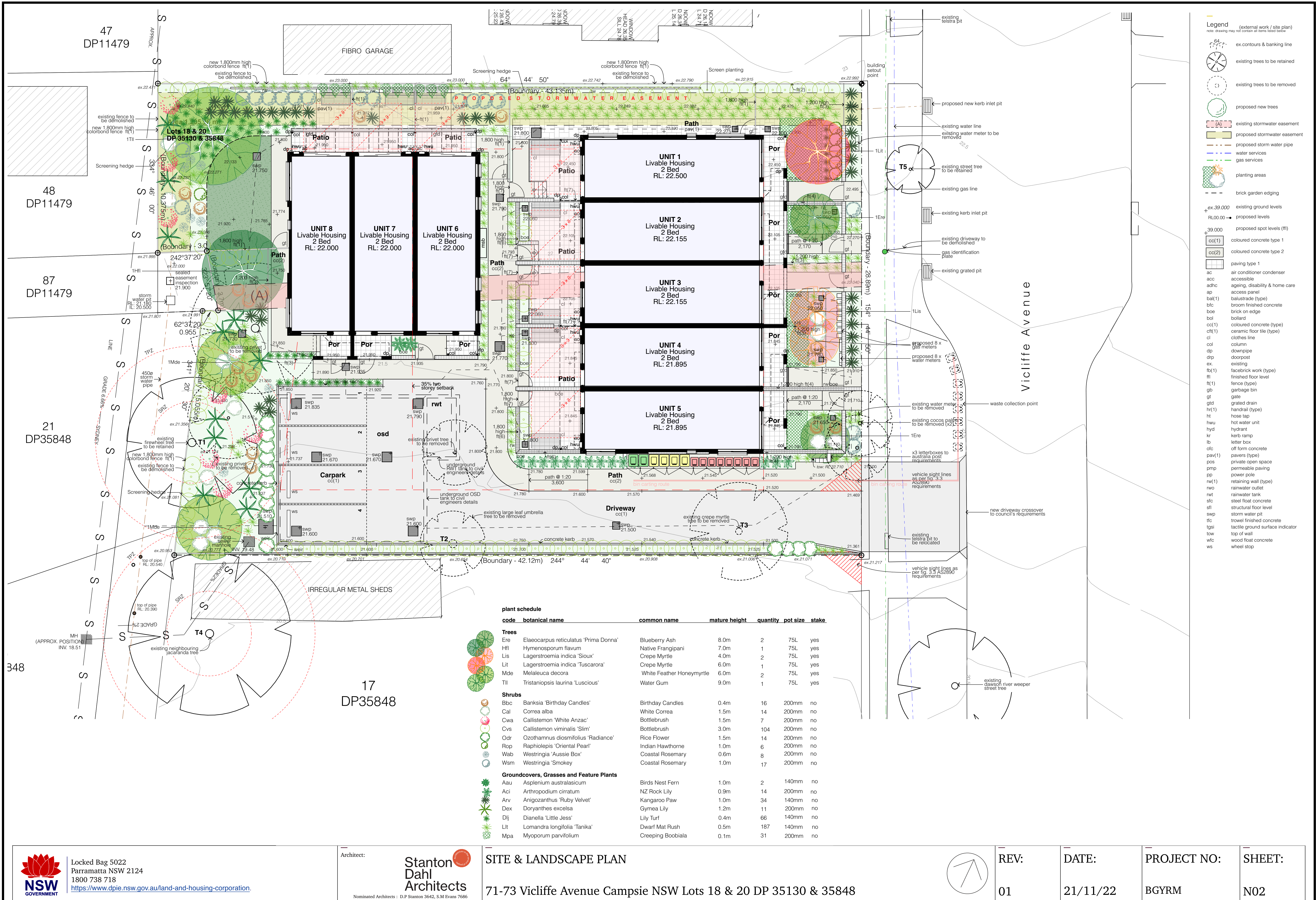


NOTIFICATION PLANS
PROPOSED MULTI-DWELLING HOUSING
71-73 VICLIFFE AVENUE, CAMPSIE





NOTIFICATION PLANS

PROPOSED MULTI-DWELLING HOUSING

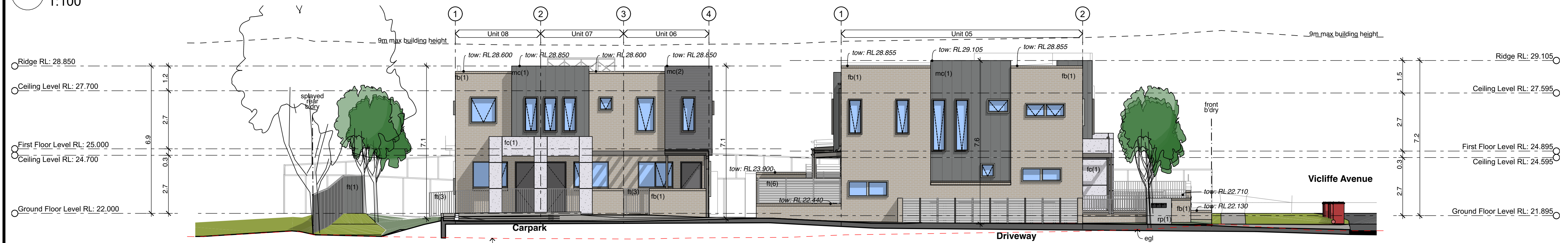
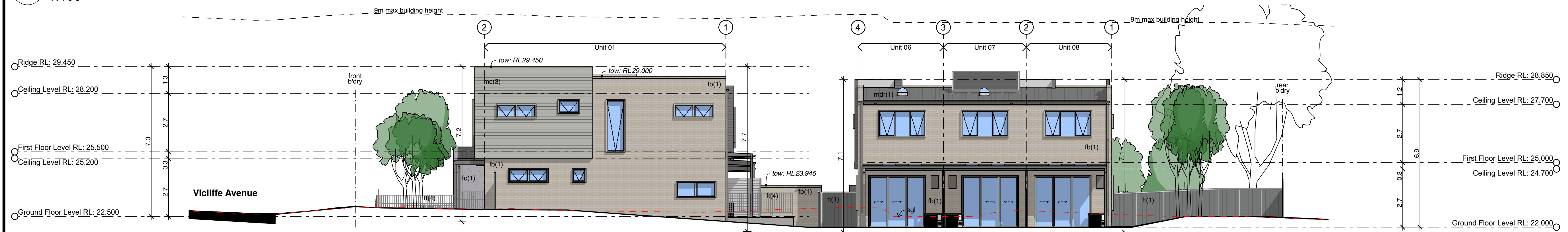
71-73 Vicliffe Ave, Campsie, NSW



ELEVATION - VICLIFFE AVENUE

STREETSCAPE ELEVATION - VICLIFFE AVENUE

PROPOSED DEVELOPMENT DATA – MULTI DWELLING HOUSING			
Site Area = 1,206m2			
No. Units = 8 X 2-Bed Townhouses			
	Control	Required	Proposed
Front Setback	Canterbury DCP	Primary = 6m	Primary = 6m
Side Setback	Canterbury DCP	1.5m Street Facing 4m Rear Block	3.15m 4m
Rear Setback	Canterbury DCP	3m (single storey) 6m (two storey)	4.25m
Building Height max.	Canterbury DCP	9m	7.7m
FSR	Canterbury LEP	71 Vicliffe Ave (R4 Zone) Max FSR 0.9:1 (502m²) 73 Vicliffe Ave (R3 Zone) Max FSR 0.5:1 (323.5m²)	71 Vicliffe Ave 0.70:1 (391m²) 73 Vicliffe Ave 0.36:1 (235m²)
Deep Soil	SLUDG	Min 15% (min dimension of 3m with 2/3 at rear of site) = 181 m², 121 m² at rear	201m² (17%), 164m² at rear
Landscaping	SLUDG	Min 30% of site area = 362m2 Min 35m² per dwelling = 280m2	363m2 (30%)
Solar Access	SLUDG	70% of dwellings Living & POS have 3 hours of sunlight between 9am and 3pm 21 st June	Living = 6/8 units comply (75%) POS = 7/8 units comply (88%)
Parking	Housing SEPP 2021	0.4 spaces per 1 bedroom 0.5 spaces per 2 bedroom 1 space for 3 bedroom Required = 4 spaces	4 spaces



E04 South Elevation
1:100



Locked Bag 5022
Parramatta NSW 2124
1800 738 718
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

Architect:

**Stanton
Dahl
Architects**
Nominated Architects : D.P Stanton 3642, S.M Evans 7686

ELEVATIONS

71-73 Viccliffe Avenue Campsie NSW Lots 18 & 20 DP 35130 & 35848

REV:

01

DATE:

21/11/22

PROJECT NO:

BGYRM

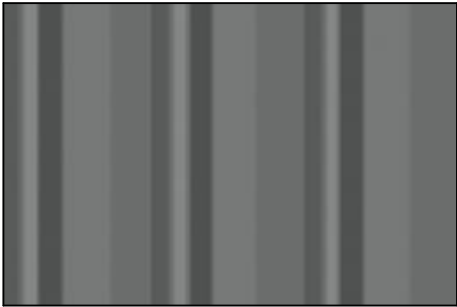
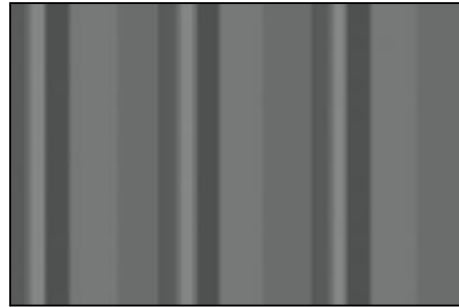
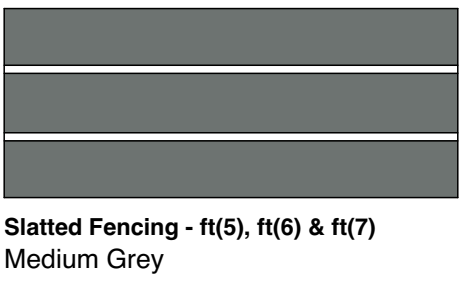
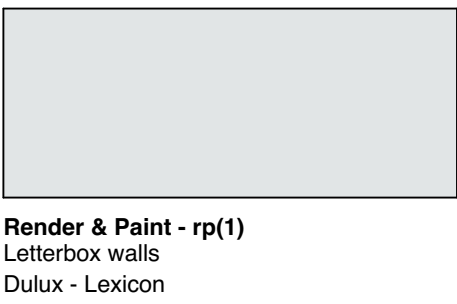
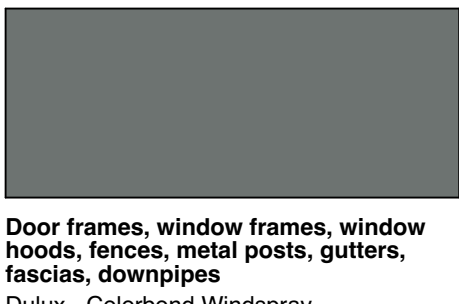
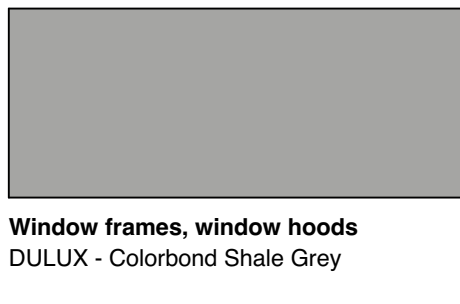
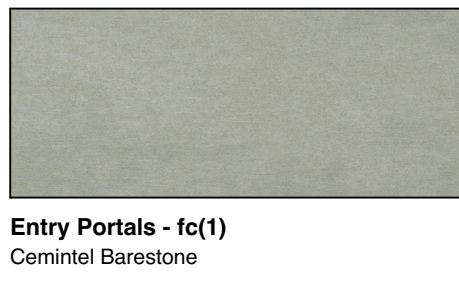
SHEET:

N04



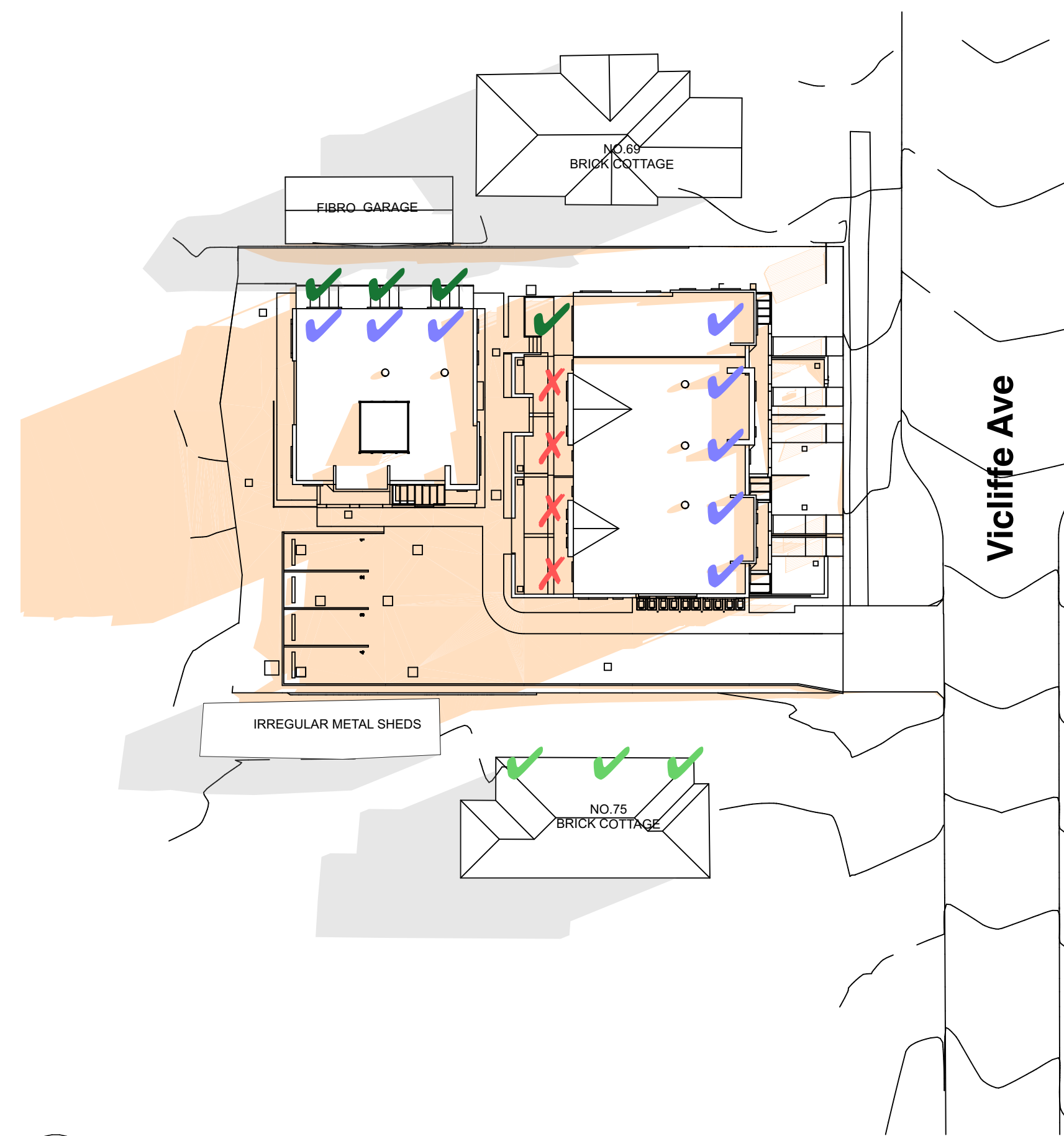
ELEVATION - VICLIFFE AVENUE

COLOUR SCHEDULE

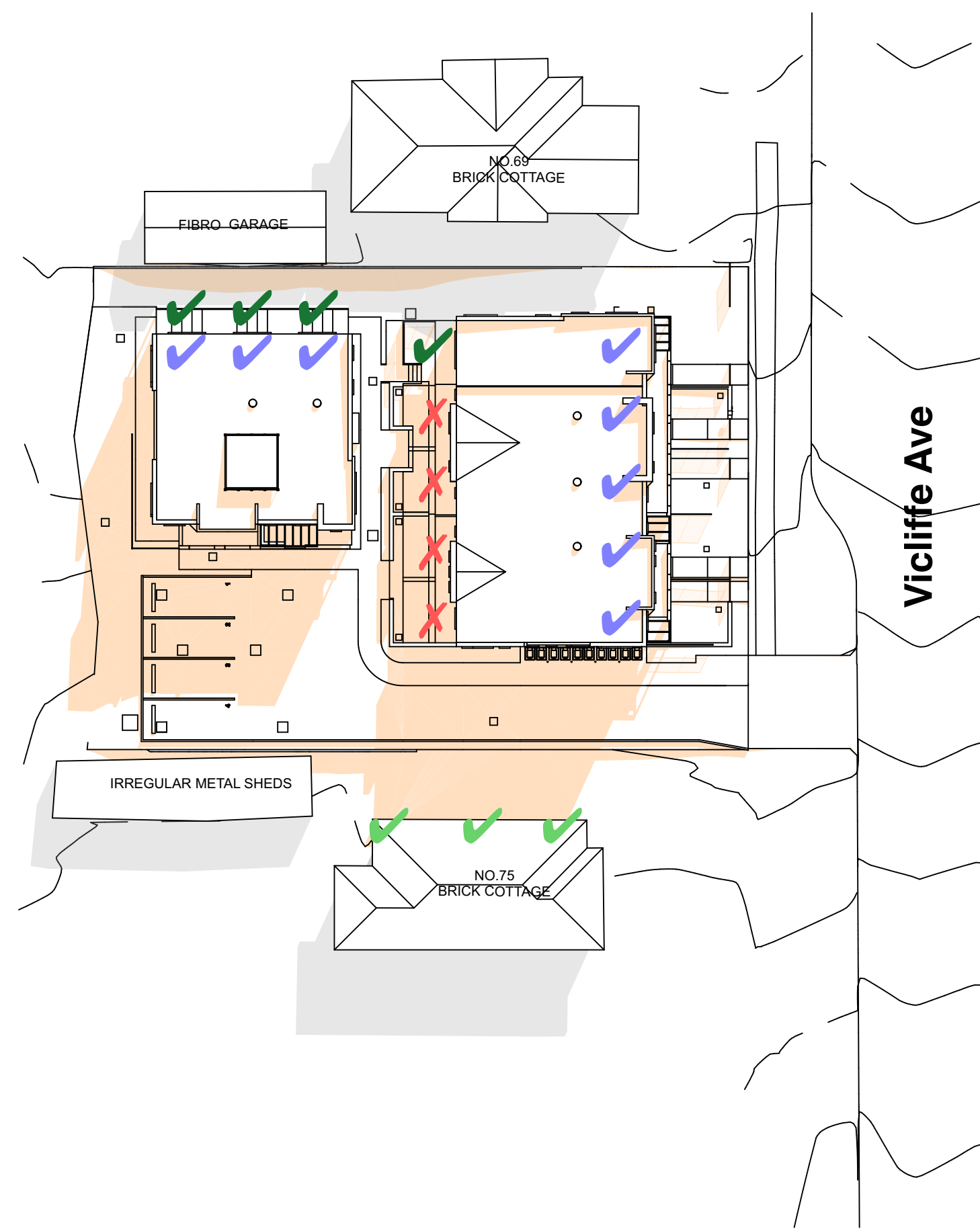
 Face Brick - fb(1) Light Brick	 Metal Roof Sheetting - mdr(1) Medium Grey	 Metal Cladding - mc(1) Medium Grey	 Metal Cladding - mc(2) Medium Grey	 Metal Cladding - mc(3) Medium Grey	 Colorbond Fencing - ft(1) & ft(2) Medium Grey
 Slatted Fencing - ft(5), ft(6) & ft(7) Medium Grey	 Render & Paint - rp(1) Letterbox walls Dulux - Lexicon	 Door frames, window frames, window hoods, fences, metal posts, gutters, fascias, downpipes Dulux - Colorbond Windspray	 Window frames, window hoods DULUX - Colorbond Shale Grey	 Entry doors Dulux - Colorbond Basalt	 Entry Portals - fc(1) Cemintel Barestone



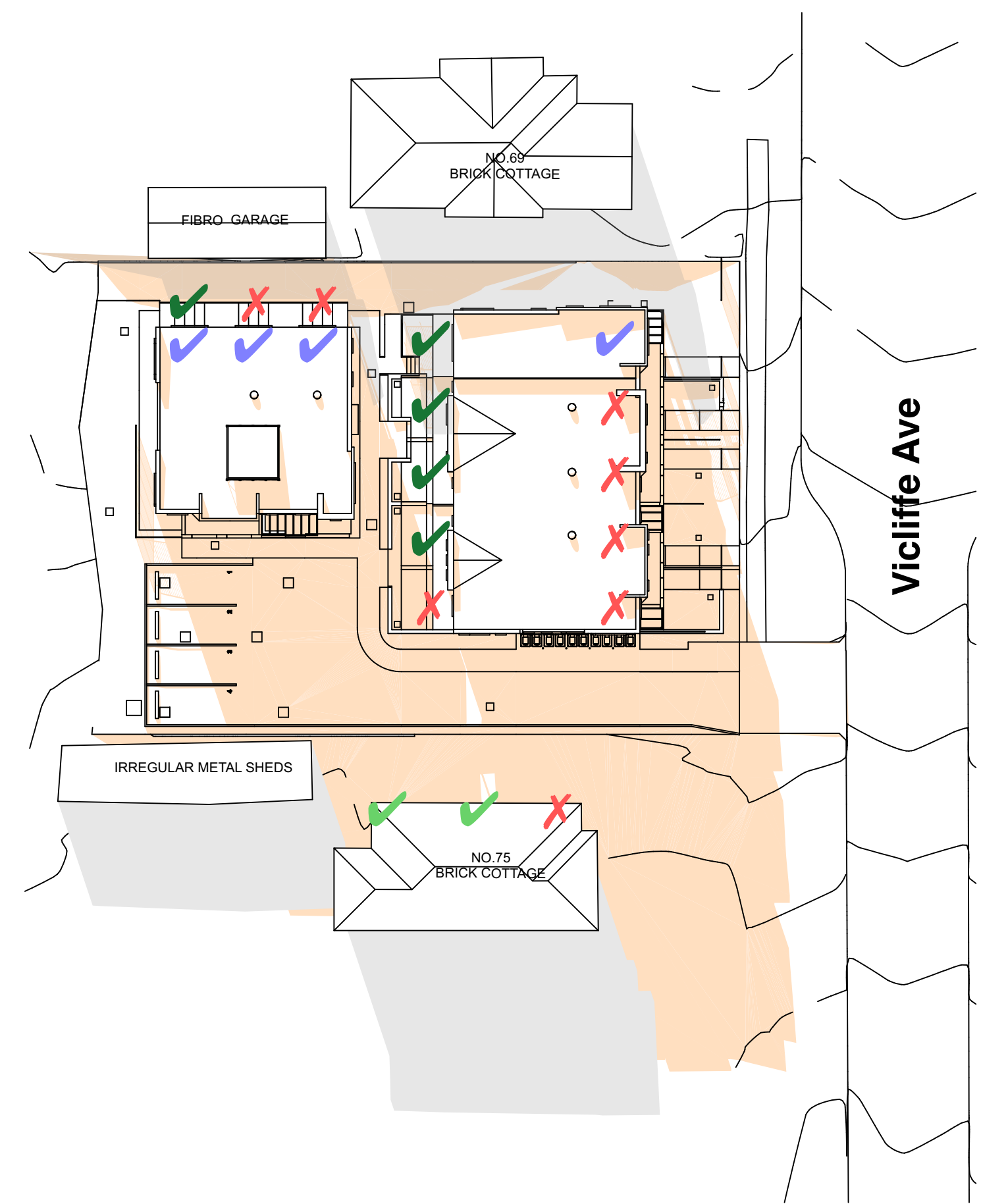
- Legend shadow diagrams
note: drawing may not contain all items listed below
- note:
shadows cast: proposed buildings
- note:
shadows cast: existing neighbour
buildings
- ✓ sunlight to neighbour's
windows
- ✗ no sunlight to neighbour's
windows
- ✓ sunlight to living area
- ✗ no sunlight to living area
- ✓ sunlight to private open space
- ✗ no sunlight to private open space



N01 Shadows (proposed) 9am June 21
1:300



N02 Shadows (proposed) 12pm June 21
1:300



N03 Shadows (proposed) 3pm June 21
1:300

