

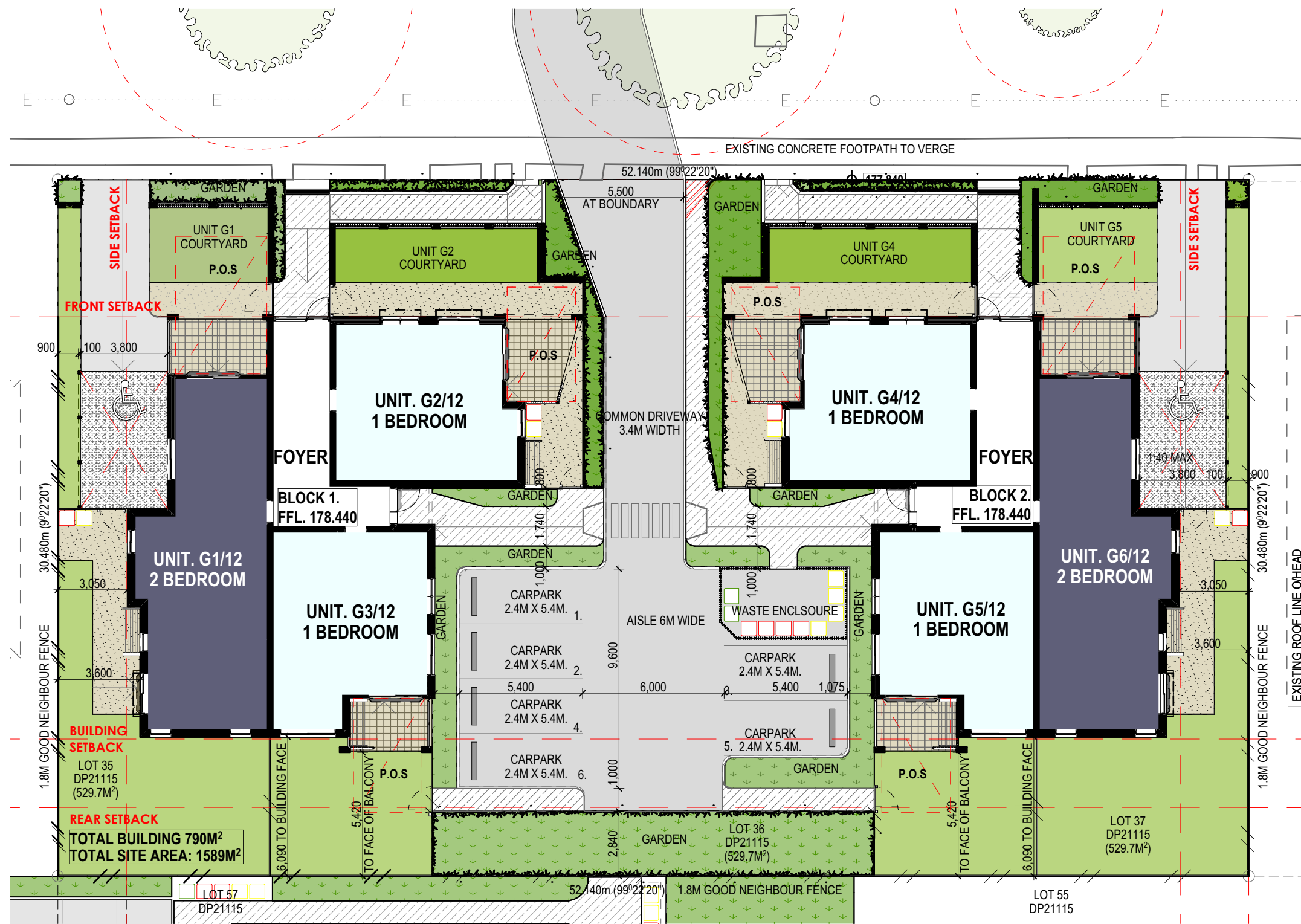
NOTIFICATION PLANS

MULTI DWELLING RESIDENTIAL HOUSING DEVELOPMENT

LOTS 18, 20 & 22 SPRING STREET, WAGGA WAGGA, NSW



	LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation	 ck architecture Level 1, Thesiger House 24 Thesiger Court, Deakin ACT 2600 T +61 2 6273 1003 architectureCK.com.au Primary Nominee: Cassandra Keller; ACT Reg. 1076; NSW Reg. 10203; ABN 67 154 909 332	DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT 18, 20 & 22 SPRING STREET, WAGGA WAGGA LOT: 37, 36, 35 DP: 21115 NOTIFICATION PLANS - COVERPAGE	SCALE @ A3 2-08-2022 SK-125
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NOTIFICATION LEGEND

- SITE BOUNDARY
- EXISTING TREE
- NEW COURTYARD WALL TO STREETScape
- NEW FENCE 1800MM "GOOD NEIGHBOUR"
- COMMON / DEEP SOIL LANDSCAPING
- PAVED BALCONY / TERRACE (UPPER FLOOR)
- NEW WALL
- NEW WINDOW
- SOFT LANDSCAPING
- COMMON / DEEP SOIL LANDSCAPING
- CARPARK / DRIVEWAY
- PAVED BALCONY / TERRACE
- HARD LANDSCAPING ELEMENT
- CONCRETE FOOTPATH TYPE 1
- CONCRETE FOOTPATH TYPE 2
- COLOURED CONCRETE
- TYPICAL RESIDENTIAL BIN
- ACCESSIBLE CARPARK
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT

Street Address	18-22 Spring Street
Lot Number(s) & Deposited Plan	Lots 35, 36 & 37 DP 21115
SITE AREA (sqm)	1589
NUMBER OF EXISTING LOTS	3
PROPOSED GFA* (sqm)	790
NUMBER OF DWELLINGS	12 (8 x 1-bed + 4 x 2-bed + 0 x 3-bed)

SETBACK(S)	Wagga Wagga DCP 2010	Front Setback	6m	6m (DWELLING) 8.39m (CARPORT)
		Side Setback	On merit (Note: 3m BCA)	3.0m (GF) 3.0m (FF) 0.9m (CARPORT)
		Rear Setback	On merit (Note: 3m BCA)	5.42m (GF Balcony) 5.42m (FF Balcony)

BUILDING HEIGHT	Wagga Wagga LEP 2010		N/A	2 Storeys ≤7.207m
	Housing SEPP		9.0m	
PARKING	Housing SEPP	Non-accessible	8 Spaces 1-bed: 0.5 x 8 = 4 2-bed: 1.0 x 4 = 4	8 spaces required and provided
FSR	Wagga Wagga LEP 2010		No requirement	0.5:1 (790m² GFA)

SCALE 1:200



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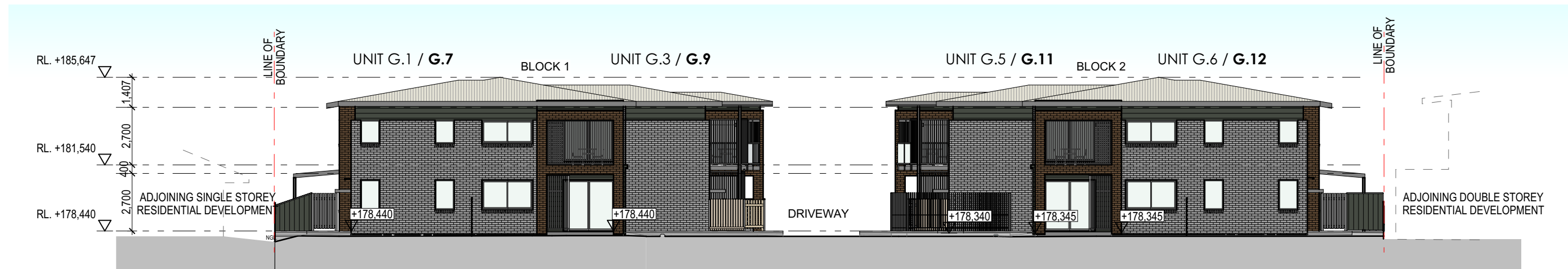
DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT
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NOTIFICATION PLANS - SITE PLAN GROUND FLOOR

SCALE 1:200 @ A3

2-08-2022

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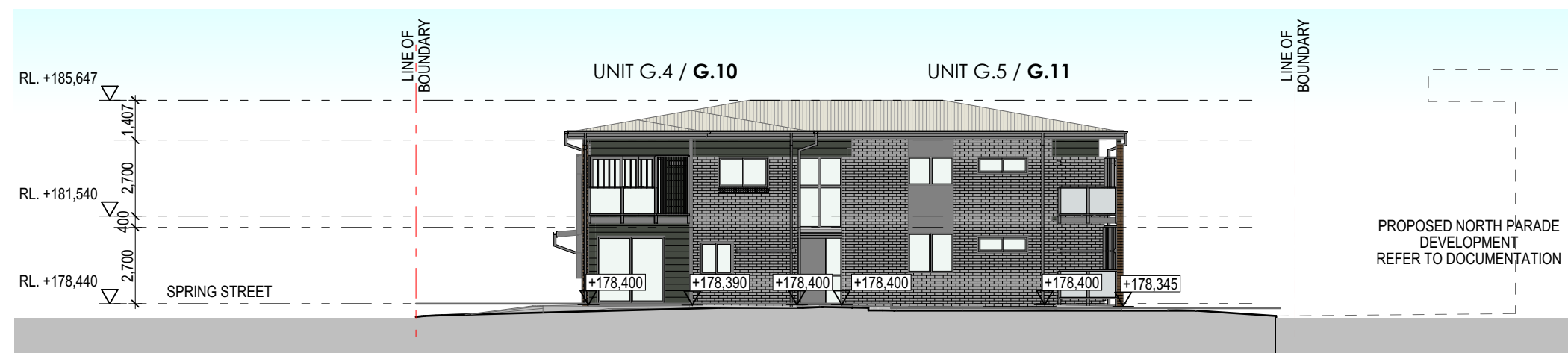


SPRING STREET - SOUTHERN ELEVATION (BLOCK 1&2)
1:200

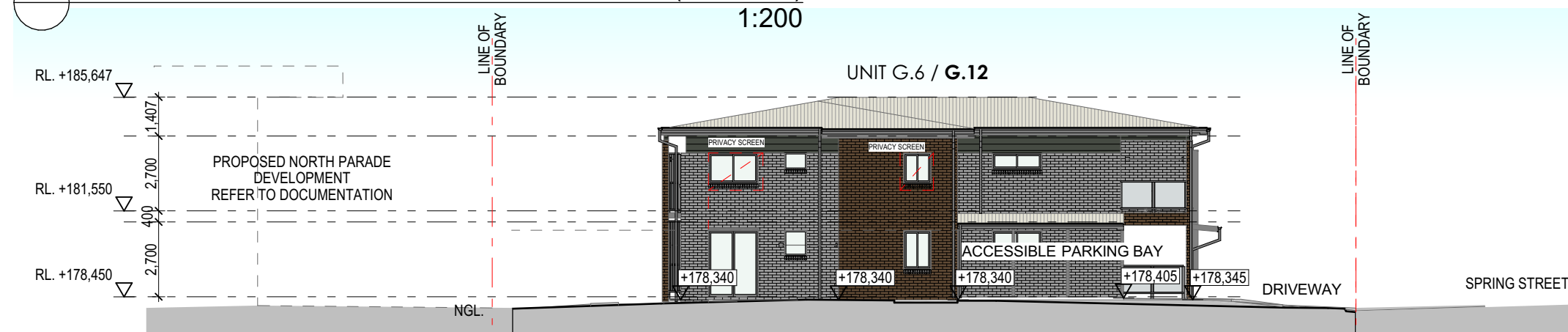
TYPICAL WINDOW PRIVACY SCREENS FIXED TO INSIDE OF EXTERIOR WINDOW FRAME BY METAL BRACKET FINISH TO MATCH WINDOW FRAME COLOUR.

FIXED 45° ANGLED BLADES EQUALLY SPACED AND WELDED BETWEEN BRACKETS. STRUCTURAL ENGINEER TO CONFIRM REQUIREMENT FOR ADDITIONAL SUPPORTS TO FIXING AND BLADES.

BLADES TO BE 6MM X 100MM NOMINAL DIMENSION PRIVACY SCREEN FRAMING TO 25MM SHS.



SPRING STREET - WESTERN ELEVATION (BLOCK 2)
1:200



SPRING STREET - EASTERN ELEVATION (BLOCK 2)
1:200

UNIT LEGEND.

UNIT G.X / G.X = GROUND FLOOR / UPPER FLOOR



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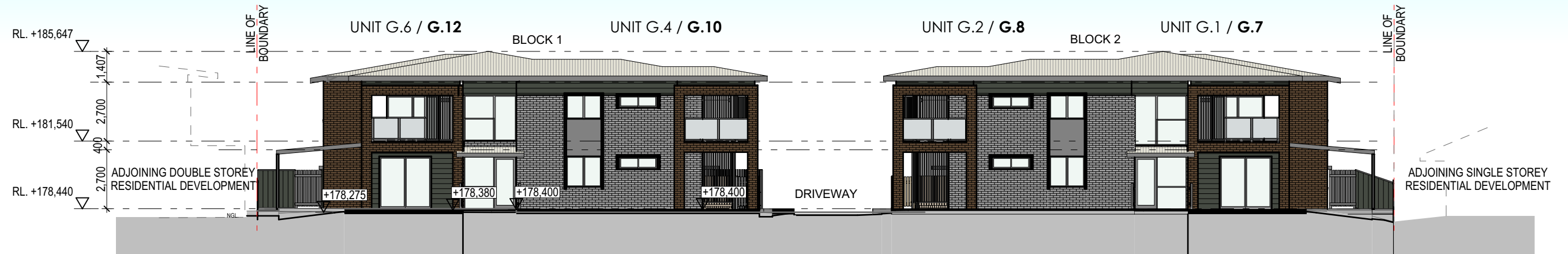
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NOTIFICATION PLANS - ELEVATIONS SHEET 1

SCALE @ A3

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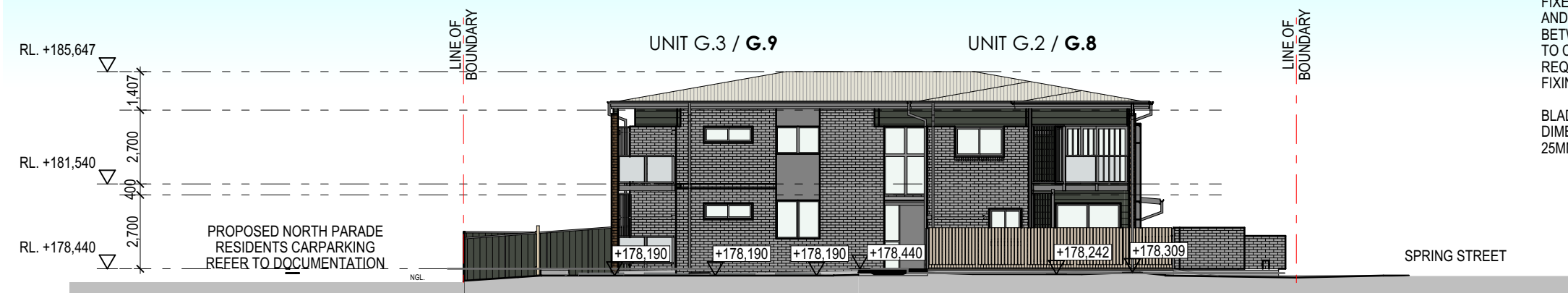


SPRING STREET - NORTHERN ELEVATION (BLOCK 1&2) (STREETSCAPE)
1:200

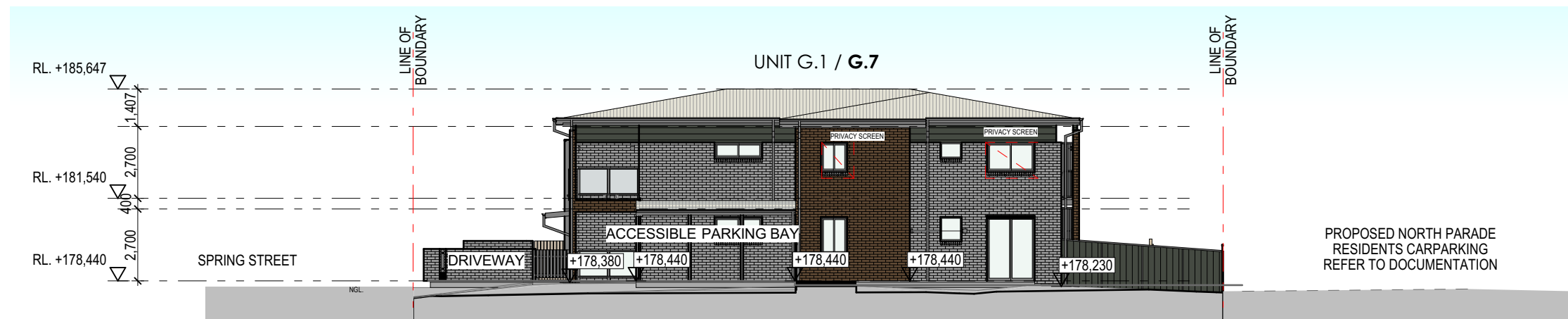
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SPRING STREET - WESTERN ELEVATION (BLOCK 1)
1:200



SPRING STREET - EASTERN ELEVATION (BLOCK 1)
1:200

UNIT LEGEND.

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NOTIFICATION PLANS - ELEVATIONS SHEET 2

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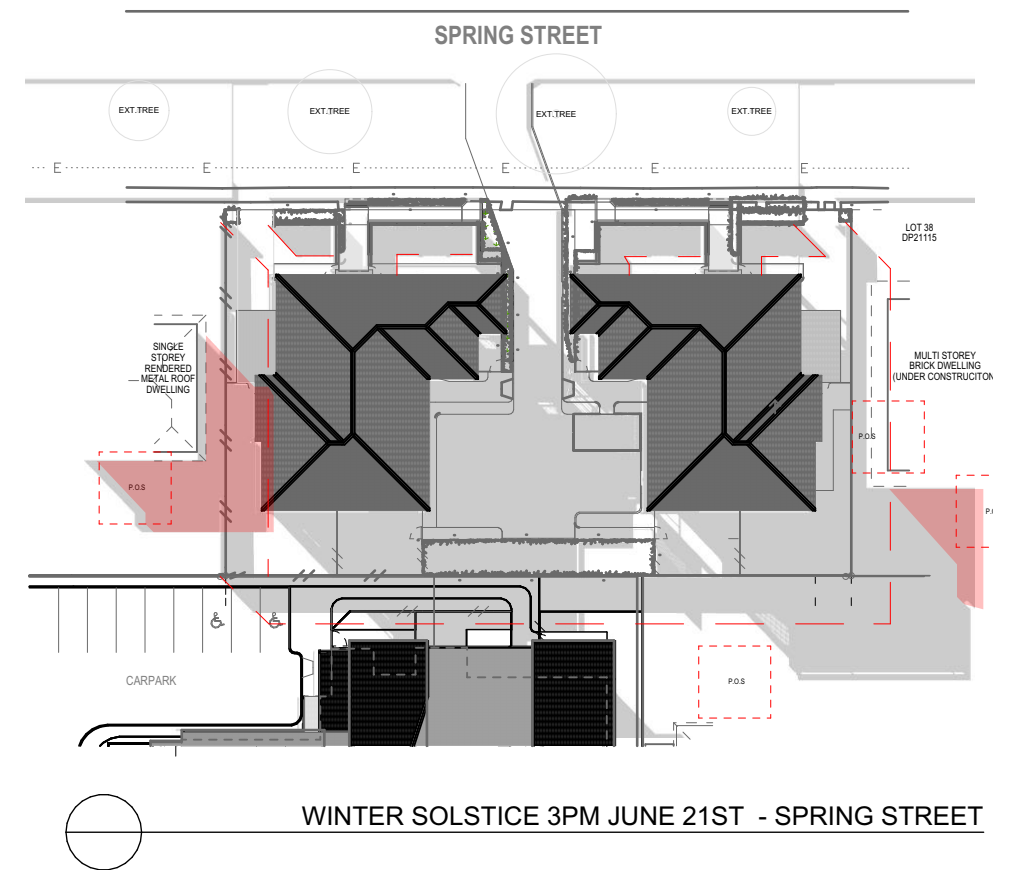
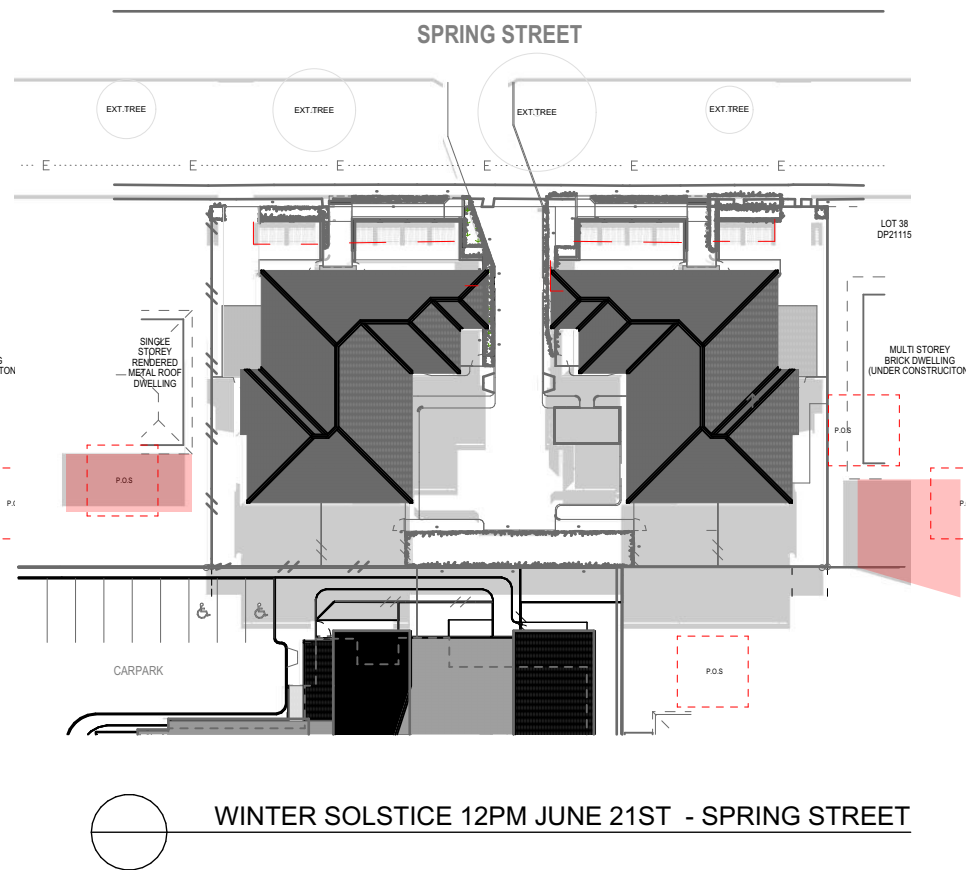
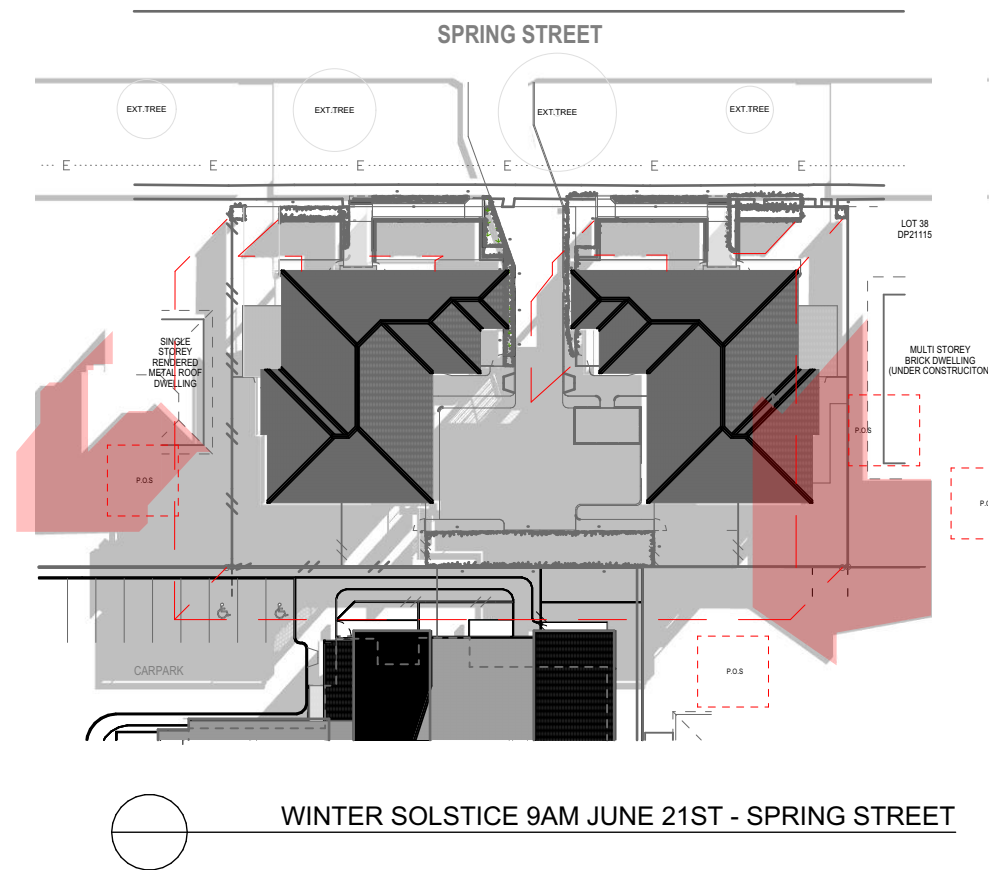
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TYPICAL ELEVATION





- DASHED RED LINE INDICATIVE OF SHADOW CAST BY FENCES.
- INDICATIVE OF NEIGHBOURING P.O.S
- INDICATES NEW SHADOWS
- INDICATES EXISTING SHADOWS



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NOTIFICATION PLANS - SHADOW DIAGRAMS SHEET 1

SCALE @ A3

2-08-2022

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