

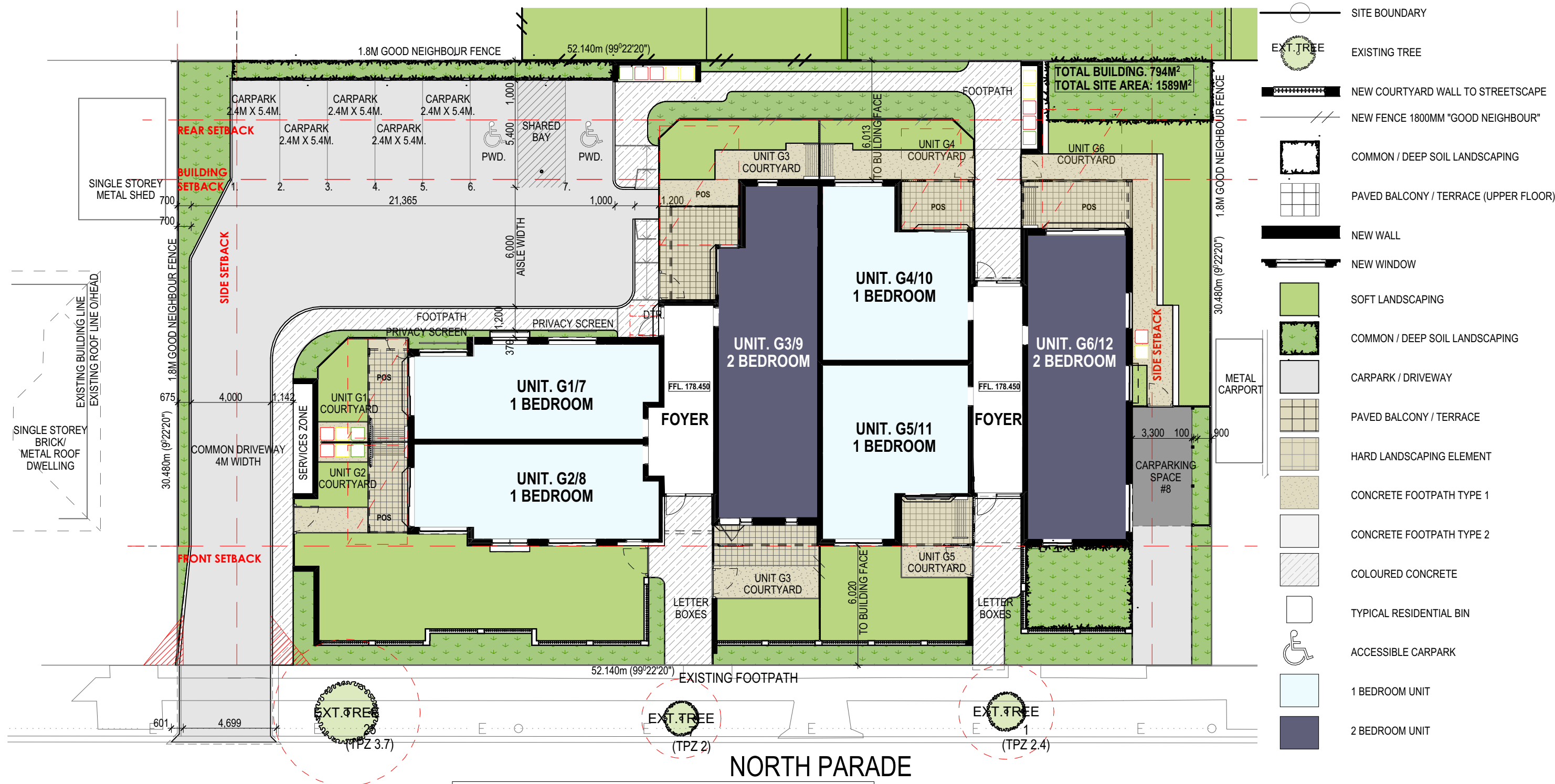
NOTIFICATION PLANS

MULTI DWELLING RESIDENTIAL HOUSING DEVELOPMENT

LOTS 56, 57 & 58 NORTH PARADE, WAGGA WAGGA, NSW



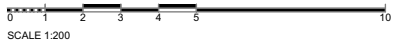
	LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation	 ck architecture Level 1, Thesiger House 24 Thesiger Court, Deakin ACT 2600 T +61 2 6273 1003 architectureCK.com.au Primary Nominee: Cassandra Keller; ACT Reg. 1076; NSW Reg. 10203; ABN 67 154 909 332	DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT 21, 23 & 25 NORTH PARADE, WAGGA WAGGA LOT: 56,57 & 58 DP: 21115 NOTIFICATION PLANS - COVER PAGE	SCALE @ A3 2-08-2022 SK-141
---	---	--	--	--



Locality / Suburb	Wagga Wagga
Street Address	21-25 North Parade
Lot Number(s) & Deposited Plan	Lots 56, 57 & 58 DP 21115
SITE AREA (sqm)	1589
NUMBER OF EXISTING LOTS	3
PROPOSED GFA* (sqm)	794
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 <i>** Note: an analysis of setbacks in the locality will be required to be included in site analysis plan to justify.</i>	6.02m (DWELLING) 7.0m (CARPORT)
		Side Setback	On merit (Note: 3m BCA)	3.7m (GF) 3.7m (FF) 0.7m (CARPORT)
		Rear Setback	On merit (Note: 3m BCA)	6.09m (GF BLD./BAL.) 6.09m (FF BLD./BAL.)

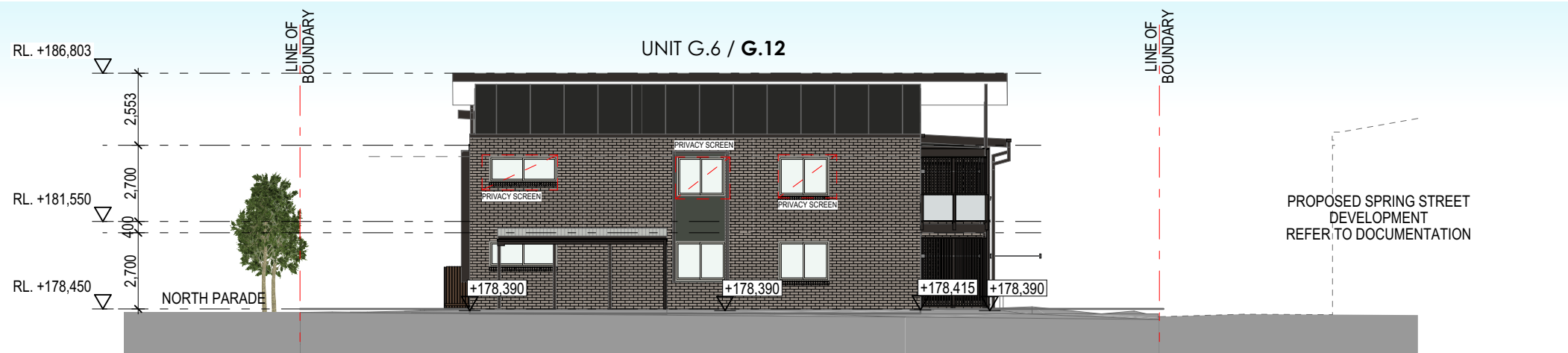
BUILDING HEIGHT	Wagga Wagga LEP 2010		N/A	2 Storeys ≤8.347m
	Housing SEPP		9.0m	
PARKING	Housing SEPP	Non-accessible	8 Spaces 1-bed: 0.5 x 8 = 4 2-bed: 1.0 x 4 = 4	8 spaces required and provided
FSR	Wagga Wagga LEP 2010		No requirement	0.5:1 (794m² GFA)



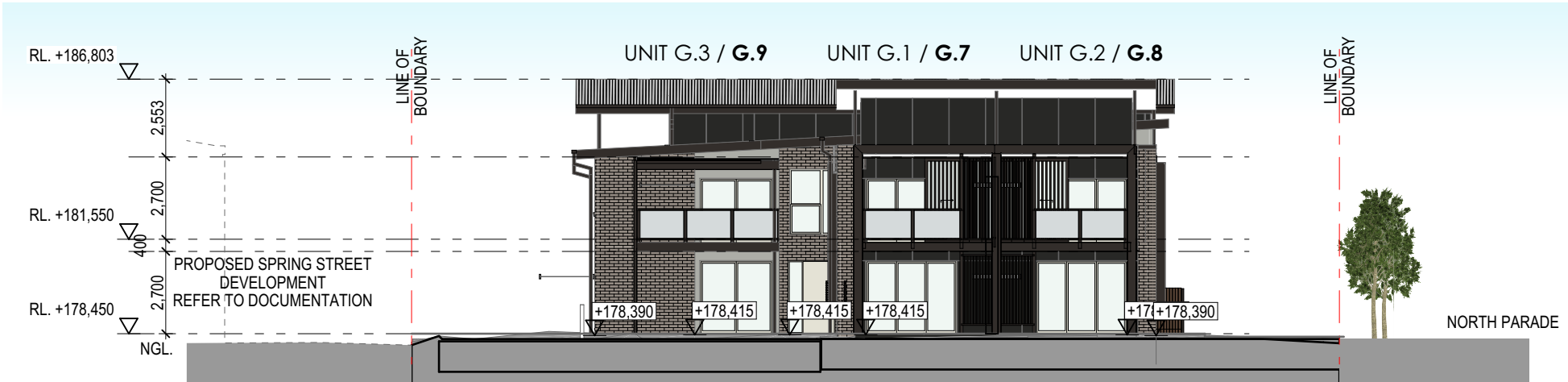
TYPICAL WINDOW PRIVACY SCREENS FIXED TO INSIDE OF EXTERIOR WINDOW FRAME BY METAL BRACKET FINISH TO MATCH WINDOW FRAME COLOUR.

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.



1 NORTH PARADE - EASTERN ELEVATION



2 NORTH PARADE - WESTERN ELEVATION

UNIT LEGEND.

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



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
21, 23 & 25 NORTH PARADE, WAGGA WAGGA LOT: 56,57 & 58 DP: 21115

NOTIFICATION PLANS - ELEVATIONS SHEET 1

SCALE @ A3

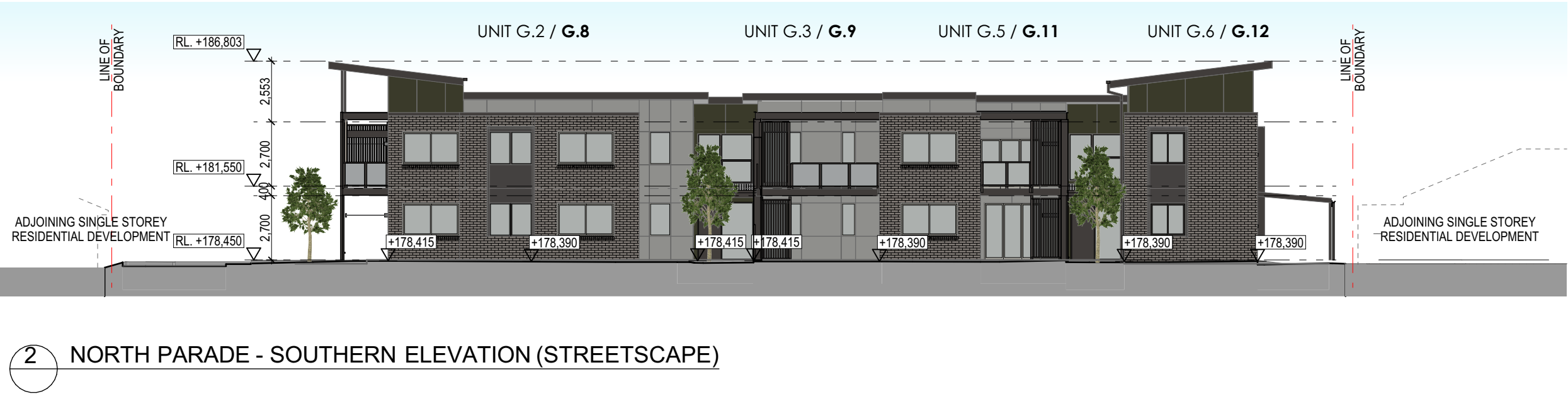
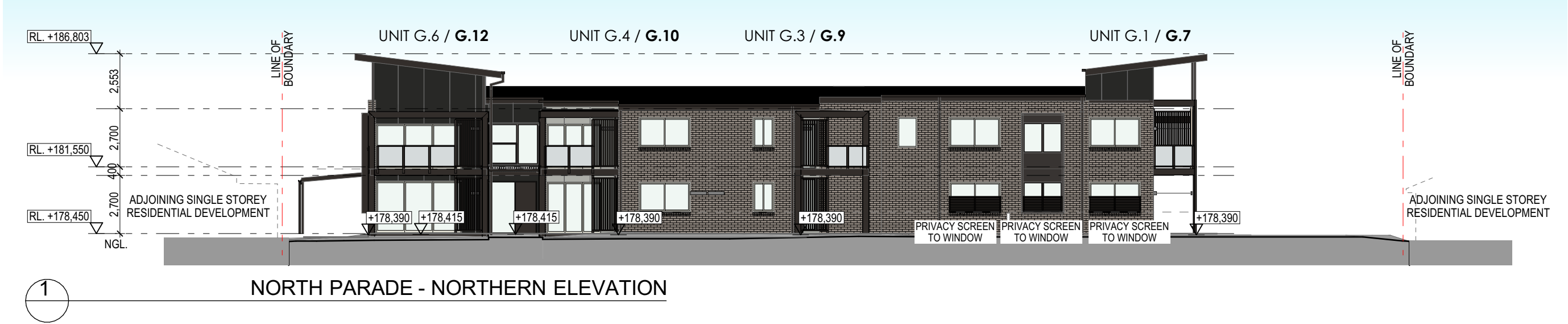
2-08-2022

SK-143

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.



UNIT LEGEND.

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



LOCKED BAG 5022
PARRAMATTA NSW 2124
Ph 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-corporation



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
21, 23 & 25 NORTH PARADE, WAGGA WAGGA LOT: 56,57 & 58 DP: 21115

NOTIFICATION PLANS - ELEVATIONS SHEET 2

SCALE @ A3

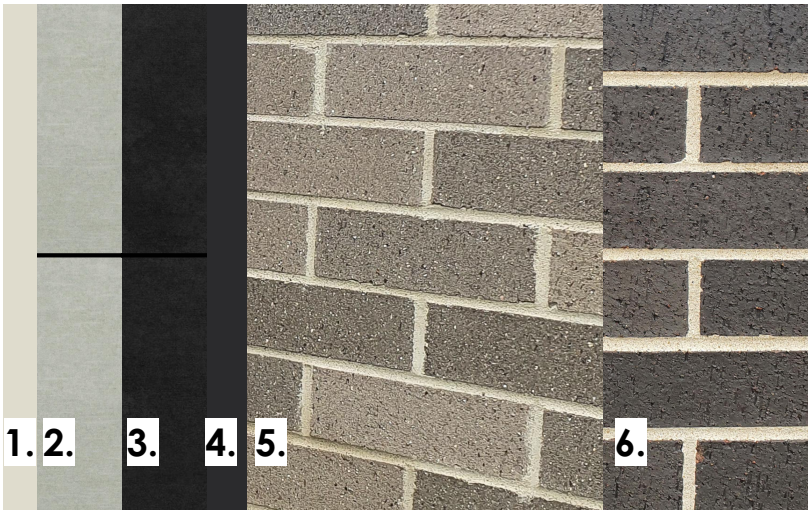
2-08-2022

SK-144



SOUTH WEST CORNER- FROM STREETSCAPE

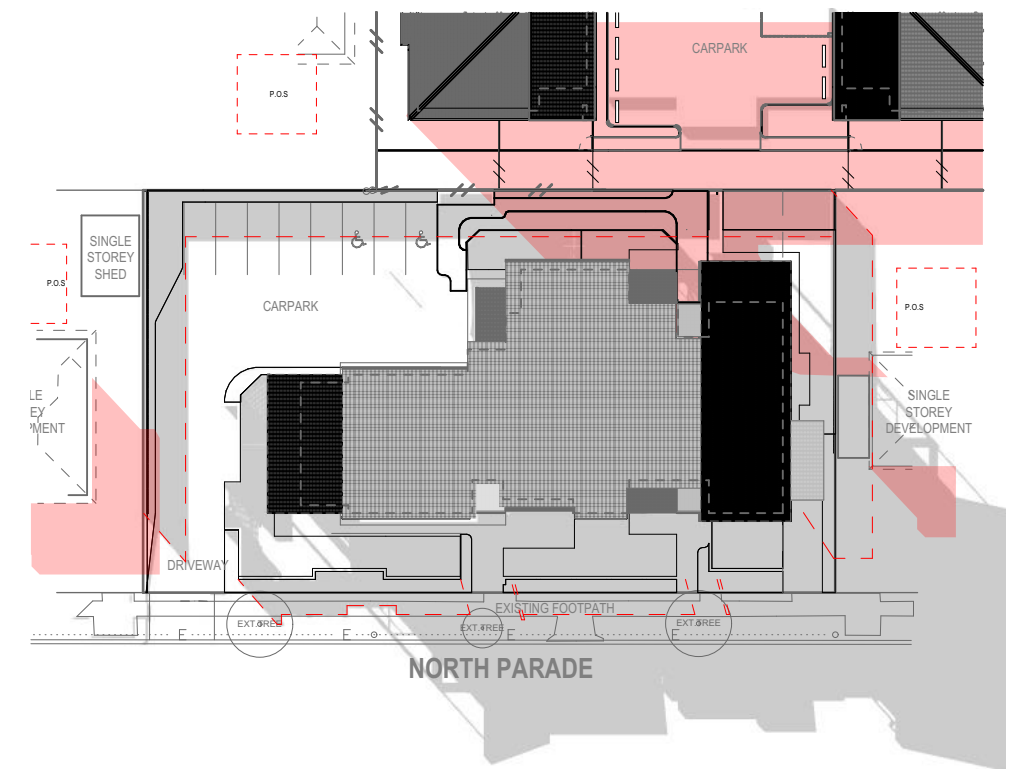
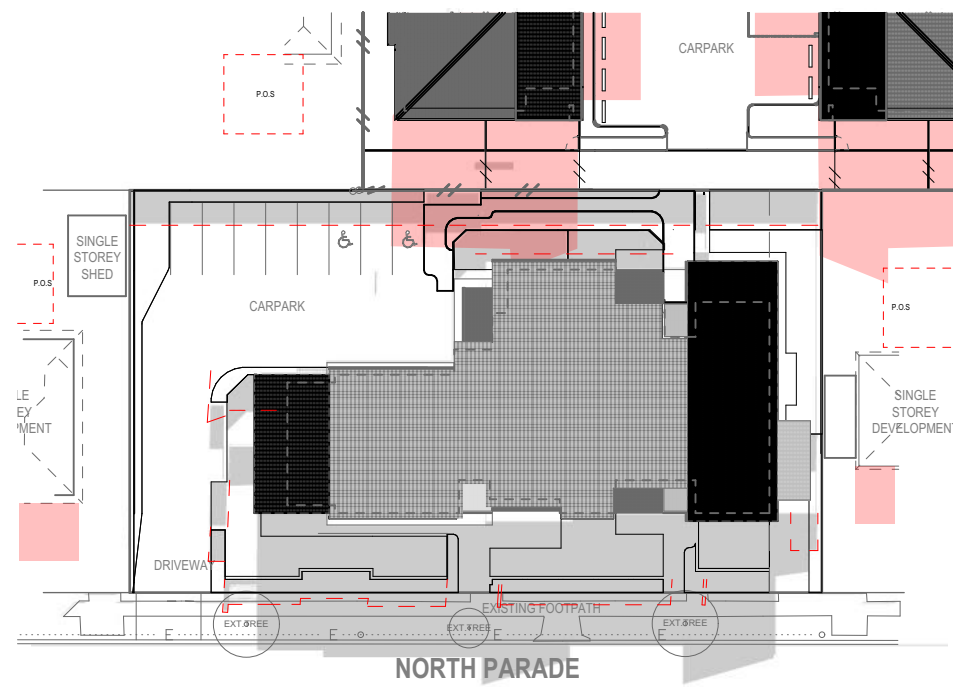
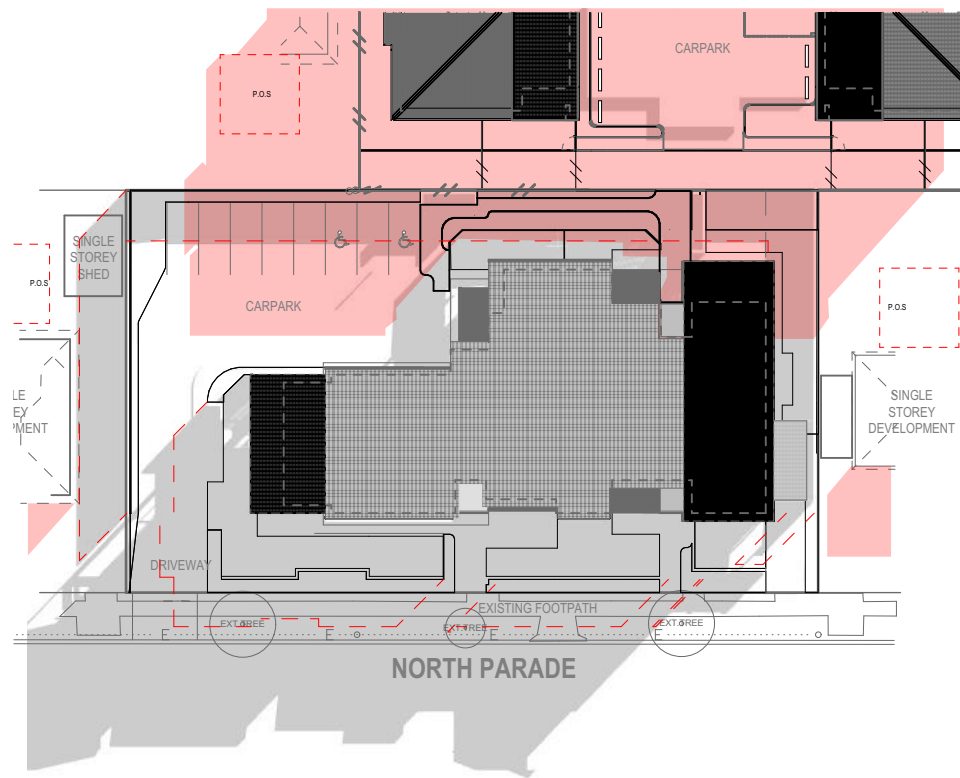
BARESTONE - ORIGINAL ▼ BARESTONE - GRAPHITE ▼ RETREAT BLEND (60% LEISURE 40% ENGAGE)



▲ SURFMIST ROOF ▲ MONUMENT FRAMES ▲ ORPHEUS



▲ TYPICAL RETREAT BLEND WALL DETAIL



○ WINTER SOLSTICE 9AM - NORTH PARADE

○ WINTER SOLSTICE 12PM - NORTH PARADE

○ WINTER SOLSTICE 3PM - NORTH PARADE

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



LOCKED BAG 5022
PARRAMATTA NSW 2124
Ph 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-corporation



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
21, 23 & 25 NORTH PARADE, WAGGA WAGGA LOT: 56,57 & 58 DP: 21115

NOTIFICATION PLANS - SHADOW DIAGRAMS

SCALE @ A3

2-08-2022

SK-146

N

