

NOTIFICATION PLANS

RESIDENTIAL HOUSING

3 - 5 KELLOWAY AVE, CAMDEN



01 KELLOWAY AVE PERSPECTIVE

PLANNING APPROVAL

	LOCKED BAG 5022	DESCRIPTION	REV	APP'D	DATE	 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL <a href="mailto:studio@samcrawfordarchitects.com.au">studio@samcrawfordarchitects.com.au</a> WEB <a href="http://samcrawfordarchitects.com.au">samcrawfordarchitects.com.au</a> ACN 165 409 567 Nominated Architect Sam Crawford 6498	CLIENT	NORTH POINT	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
	PARRAMATTA NSW 2124	Part 5 submission	01	SC	8/12/2022		LAND & HOUSING CORPORATION (LAHC)		N.T.S.	BGX6L	AA	A801	01
	PHONE: 1800 738 718						PROJECT						
	WEBSITE: <a href="https://www.dpie.nsw.gov.au/">https://www.dpie.nsw.gov.au/</a>						CAMDEN BOARDING HOUSE						
	land-and-housing-corporation						3-5 KELLOWAY AVENUE CAMDEN NSW 2570 - DHARAWAL COUNTRY						
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LEGEND:

- Extent of works
- Mix 1
- Mix 2
- Mix 3
- Liriope muscari 'Just Right'
- Turf area
- Paver
- Driveway pavement
- Stormwater pit
- Existing tree to be retained
- Existing tree to be removed
- Syzygium australe
- Melaleuca 'Claret Tops'
- Callistemon viminalis
- Callistemon 'White Anzac'
- Tristaniopsis laurina 'Luscious'
- Elaeocarpus eumundi
- Elaeocarpus reticulatus
- Malus ioensis 'Plena'
- Lagerstroemia indica x fauriei 'Tuscarora'

NOTES:

- 01 2m high hedging along site boundary for privacy
- 02 Existing trees to be retained
- 03 Paved private open space
- 04 Bin store location
- 05 Bicycle Parking
- 06 Accessible Parking
- 07 Car Park
- 08 Motorcycle Parking
- 09 Communal Outdoor Area
- 10 Seating/Rest Wall
- 11 Service Meters and Letter Boxes

LAHC CAMDEN PLANTING SCHEDULE						
SYM	Botanical Name	Common Name	Mature Height	Pot Size	Spacing /m2	Quantity
TREES						
Ee	Elaeocarpus eumundi	Eumundi Quandong	10m	100L	As shown	2
Er	Elaeocarpus reticulatus	Ash Quandong	10m	100L	As shown	1
Li	Lagerstroemia indica x fauriei 'Tuscarora'	Crepe Myrtle	6m	100L	As shown	3
Mi	Malus ioensis 'Plena'	Flowering Crab Apple	5m	100L	As shown	1
Tl	Tristaniopsis laurina 'Luscious'	Water Gum	12m	100L	As shown	1
SHRUBS						
Cv	Callistemon viminalis 'Captain Cook'	Weeping Bottlebrush	1.8m	150mm	As shown	17
Cwa	Callistemon 'White Anzac'	Bottlebrush 'White Anzac'	1m	150mm	As shown	17
Mct	Melaleuca 'Claret Tops'	Honey Myrtle	1m	150mm	As shown	14
Mp	Myoporum parvifolium	Boobialla	0.2m	150mm	1.5/linm	230
Sa	Syzygium australe	Brush Cherry	2m	200mm	As shown	57
Mix 1						
Cj	Callistemon 'Little John'	Bottlebrush 'Little John'	0.8m	150mm	6	71
Gt	Gazania tomentosa	Silver Leaf Gazania	0.2m	150mm	8	47
Lm	Liriope muscari 'Just Right'	Lilyturf	0.5m	150mm	6	71
L	Lomandra longifolia 'Tanika'	Mat Rush	0.6m	150mm	6	71
Od	Ozothamnus diosmifolius 'Coral Flush'	Rice Flower	1m	150mm	6	53
Pbb	Phormium 'Bronze Baby'	Dwarf New Zealand Flax	0.6m	150mm	6	53
Mix 2						
Dc	Dianella caerulea	Blue Flax-lily	1m	150mm	4	91
De	Doryanthes excelsa	Gymea Lily	2m	200mm	2	24
Lm	Liriope muscari 'Just Right'	Just Right	0.5m	150mm	6	136
Mp	Myoporum parvifolium	Boobialla	0.2m	150mm	8	97
Pp	Pandorea pandorana 'Flat White'	Wonga Wonga Vine	0.3m	150mm	8	97
Mix 3						
Ae	Aspidistra elatior	Cast Iron Plant	1.2m	150mm	4	31
Cm	Clivia miniata	Bush Lily	0.6m	150mm	6	39
Dsf	Dichondra 'Silver Falls'	Dichondra	0.2m	150mm	8	31
Mp	Viola hederacea	Native Violet	0.2m	150mm	8	21
Px	Philodendron xanadu	Xanadu	1m	150mm	6	31
DRIVEWAY PLANTING						
Lm	Liriope muscari 'Just Right'	Just Right	0.5m	150mm	6	102
TURF						
	Kakadu	Kakadu	N/A	N/A	N/A	N/A

Shrubs - Hedging & Screening



MIX 1 - Planting to entry



MIX 2 - Medium and low planting



MIX 3 - Shade Tolerant Planting



TREES



PLANNING APPROVAL



DEVELOPMENT DATA BOARDING HOUSE PART 5 APPROVAL PATHWAY – SH SEPP s.29							
Job Reference	BGX6L						
Locality / Suburb	Camden						
Street Address	3-5 Kelloway Avenue						
Lot Number(s) & Deposited Plan	Lots 17 & 18 in DP 219782						
SITE AREA (sqm)	1274 (survey)						
NUMBER OF EXISTING LOTS	2						
PROPOSED GFA* (sqm)	567sqm						
ACCESSIBLE AREA	Yes						
ROOMS	Number	Type*	No of Residents <small>Housing SEPP Cl. 25(1)(b) = Max. 2</small>	Area*(m <sup>2</sup> )		POS	
				Required room size (excl. wet areas) <small>Housing SEPP Cl. 25(1)(a) &amp; (h) = Min 12m<sup>2</sup>/16m<sup>2</sup> - Max 25m<sup>2</sup> excl. area for kitchen or bathroom</small>	Total Area (incl. kitchen & bathroom areas)	<small>*No specified min. areas r'gd under Housing SEPP – but need to consider LAHC Dwelling Requirements which have min balcony &amp; POS sizes</small>	
	1	ground	1	20	32	8	11
	2	ground	1	20	32	8	10
	3 (Accessible)	ground	1	23	36	8	11
	4 (Accessible)	ground	1	23	36	8	11
	5	ground	1	20	32	8	11
	6	ground	1	20	32	8	12
	7	1st	1	20	32	8	6
	8	1st	1	20	32	8	6
	9	1st	1	24	36	8	6
	10	1st	1	24	36	8	6
	11	1st	1	20	32	8	6
	12	1st	1	20	32	8	6
	Control		Requirement		Proposed		
BUILDING HEIGHT	Housing SEPP		9m			8.8 m	
	Camden LEP		9.5m			8.8m	
FSR	Housing SEPP Cl. 24(2)(b) - Camden LEP/DCP		Not adopted no maximum under LEP or DCP			567 GFA 0.45:1	
MIN. LOT SIZE	Housing SEPP Cl. 25(1)(g)(i)		600m <sup>2</sup>			1274 m <sup>2</sup> (survey)	
MAX. NO. ROOMS	Housing SEPP Cl. 25(1)(d)		Max. 12 rooms in R2 zone			12 rooms	
CAR PARKING	Housing SEPP Cl.24(2)(i) <small>*DCP rate for BH is as per ARH SEPP</small>	Accessible	12 x 0.2 = (2.4) 3 car spaces			3 spaces	
MOTORCYCLE PARKING	Housing SEPP Cl. 25(1)(i)		Adequate bicycle and motorcycle parking spaces			1 Motorcycle space	
BICYCLE PARKING	Housing SEPP Cl. 25(1)(i)		Adequate bicycle and motorcycle parking spaces			4 Bicycle spaces	
MIN. SETBACKS	Housing SEPP Cl. 25(2)(b) = Camden DCP 2019 Part 4.6 MDH Table 4-7	Front Setback	4.5m Or in established areas avg. of 2 closest dwellings adjoining site *site analysis will be required to demonstrate.			9.0m average Western Block: 8m Eastern Block: 9.1m	
		Side Setback	Ground floor: 0.9m Upper floor: 4m			4m Eastern Bdy 5.5m Western Bdy	
		Rear Setback	Ground floor: 4m Upper floor: 6m			13.5m (ground) 12m (1st floor)	
COMMUNAL LIVING AREA	Housing SEPP Cl. 25(1)(f)  Housing SEPP Cl. 24(2)(g)		1 Communal living area required  Min. 30m <sup>2</sup> + 12m <sup>2</sup> per room in excess of 6 rooms Based on 12 rooms= 30m <sup>2</sup> + 12m <sup>2</sup> = total 42m <sup>2</sup>  Min. dimension 3m			42m <sup>2</sup>	
COMMUNAL OPEN SPACE	Housing SEPP Cl. 24(2)(h)		Min. 20% of site area 20% x 1274 = 254.8m <sup>2</sup>  Min. dimension = 3m			255m2	
LANDSCAPED AREA	Housing SEPP Cl. 24(2)(c) - Camden DCP Parts 4.2.6 & 4.6		Min 30% of site 30% x 1274m <sup>2</sup> = 382.2m <sup>2</sup>  Min dimension of landscaped area = 1.5m			388 m <sup>2</sup>  Min dimension = 1.5m	
			Min. 40% of front setback to be landscaped 40% x front setback area m <sup>2</sup> = 124m <sup>2</sup>			189 m <sup>2</sup>	
DEEP SOIL	Housing SEPP Cl. 24(2)(c) - Camden DCP Part 4.6		No specified minimum			388 m <sup>2</sup>	
SOLAR ACCESS	Housing SEPP Cl. 24(2)(e)  No specific solar access r'qmt to rooms under Housing SEPP however need to consider LAHC Dwelling Requirements		3 hours between 9am & 3pm 21 June to at least 1 communal living area  Min. 70% of living rooms & private opens spaces receive a min 3hrs direct sunlight between 9am-3pm mid-winter			Complies  8/12 units comply	

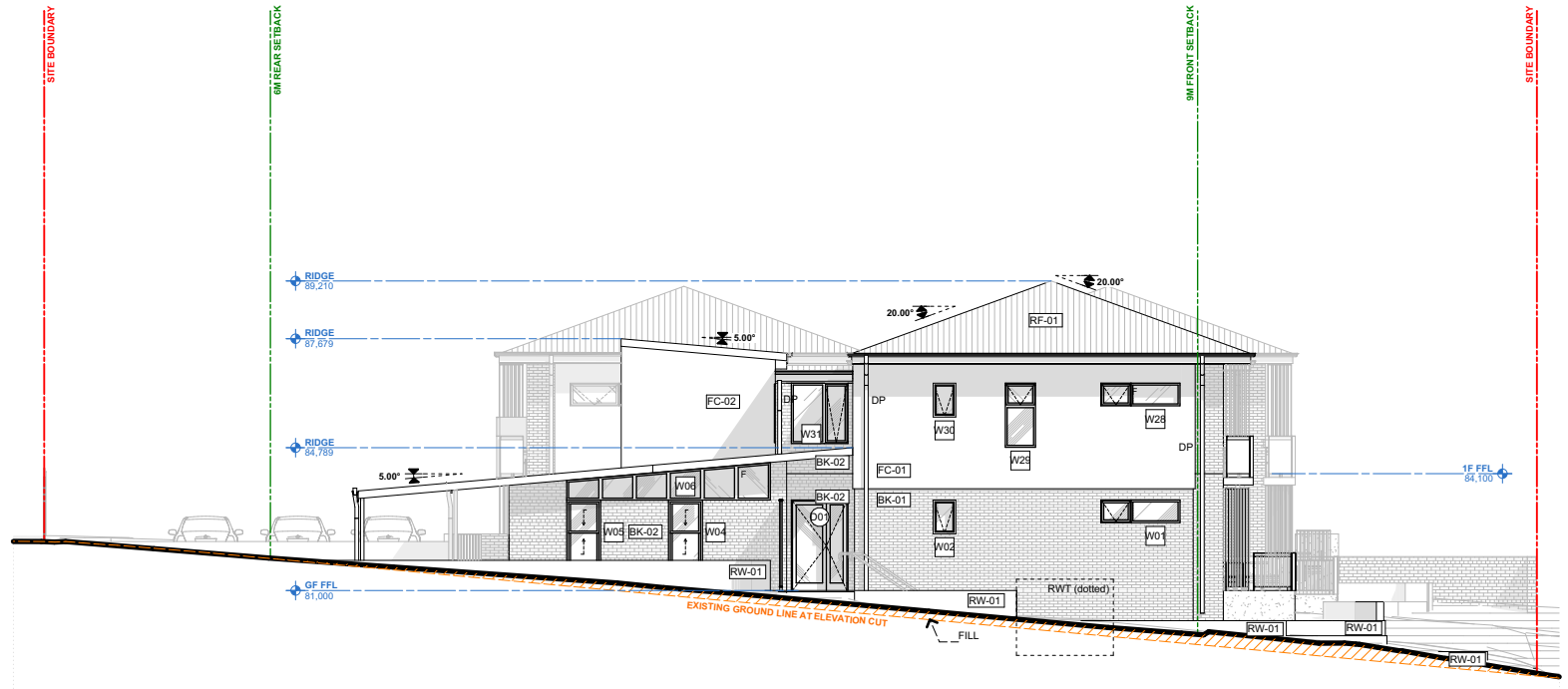


## PLANNING APPROVAL

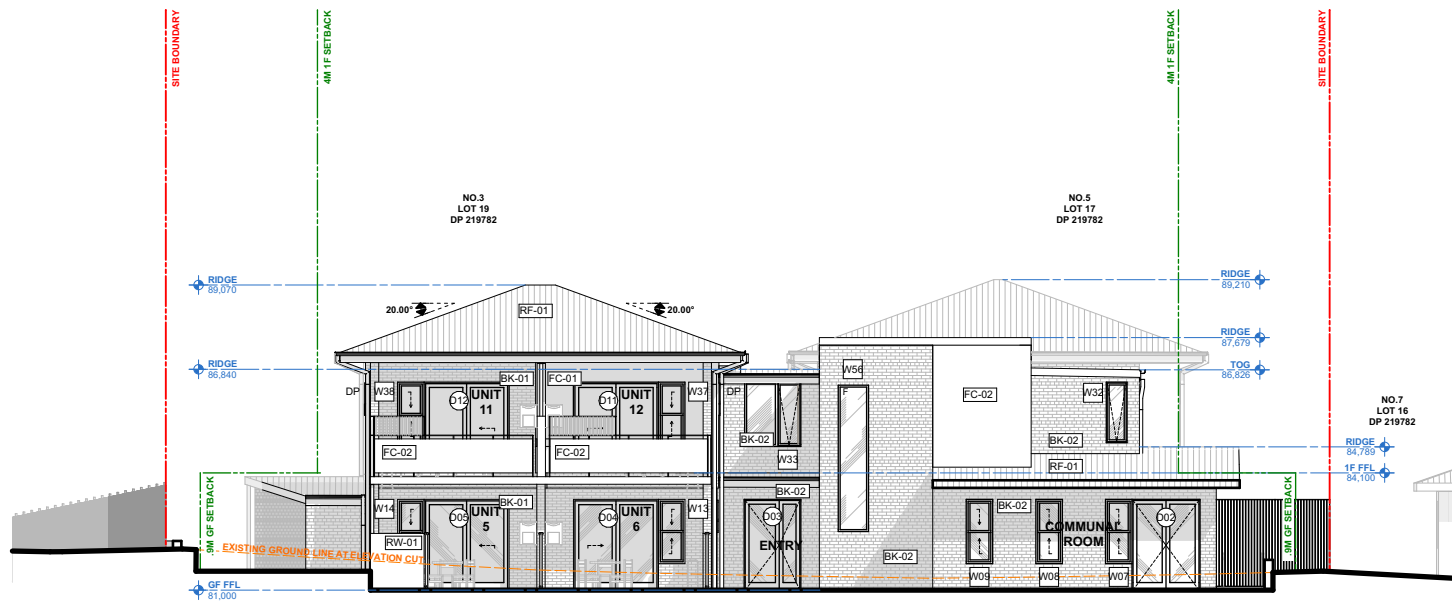
 <div>LOCKED BAG 5022 PARRAMATTA NSW 2124 PHONE: 1800 738 718 WEBSITE: <a href="https://www.dpie.nsw.gov.au/land-and-housing-corporation">https://www.dpie.nsw.gov.au/land-and-housing-corporation</a></div>	DESCRIPTION Part 5 submission	REV 01	APP'D SC	DATE 8/12/2022	 <div>Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL <a href="mailto:studio@samcrawfordarchitects.com.au">studio@samcrawfordarchitects.com.au</a> WEB <a href="http://samcrawfordarchitects.com.au">samcrawfordarchitects.com.au</a> ACN 165 409 567 Nominated Architect Sam Crawford 6498</div>	CLIENT LAND & HOUSING CORPORATION (LAHC)	NORTH POINT	SCALE @ A3 1:200	PROJECT NO. BGX6L	STAGE AA	DRAWING NO. A803	REV 01
						PROJECT CAMDEN BOARDING HOUSE						
						LOT 17/ DP 219782 LOT 18/ DP 219782						
						3-5 KELLOWAY AVENUE CAMDEN NSW 2570 - DHARAWAL COUNTRY						
	DRAWING TITLE DEVELOPMENT DATA											



01 NORTH ELEVATION (STREET)



02 EAST ELEVATION



03 SOUTH ELEVATION



04 WEST ELEVATION

# PLANNING APPROVAL

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	PARRAMATTAN NSW 2124	Part 5 submission	01	SC	8/12/2022		Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042				1:200	BGX6L	AA	A804	01	
	PHONE: 1800 738 718						TELEPHONE +612 9519 6800				DRAWING TITLE					
	WEBSITE: <a href="https://www.dpie.nsw.gov.au/">https://www.dpie.nsw.gov.au/</a>						EMAIL <a href="mailto:studio@samcrawfordarchitects.com.au">studio@samcrawfordarchitects.com.au</a> WEB <a href="http://samcrawfordarchitects.com.au">samcrawfordarchitects.com.au</a>				ELEVATIONS					
	land-and-housing-corporation					ACN 165 409 567 Nominated Architect Sam Crawford 6498	3-5 KELLOWAY AVENUE CAMDEN NSW 2570 - DHARAWAL COUNTRY									
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**BAL-01**  
Metal Balustrade in 'Shale Grey' finish



**BK-01**  
PGH Smooth - Black & Tan



**BK-02**  
PGH Botanicals - Juniper



**RF-01**  
Lysaght custom orb 0.48 BMT in 'Shale Grey'. Steel Columns, Fascia, Gutter, Downpipe to be in 'Shale Grey'



**FC-01**  
James Hardie Axon Cladding - Smooth 133



**FC-02**  
FC sheeting painted to match FC-01



**RW-01**  
Concrete Blockwork Retaining Wall with rendered finish

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ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT  
LAND & HOUSING CORPORATION (LAHC)  
PROJECT  
**CAMDEN BOARDING HOUSE**  
3-5 KELLOWAY AVENUE CAMDEN NSW 2570 - DHARAWAL COUNTRY

LOT 17/ DP 219782  
LOT 18/ DP 219782

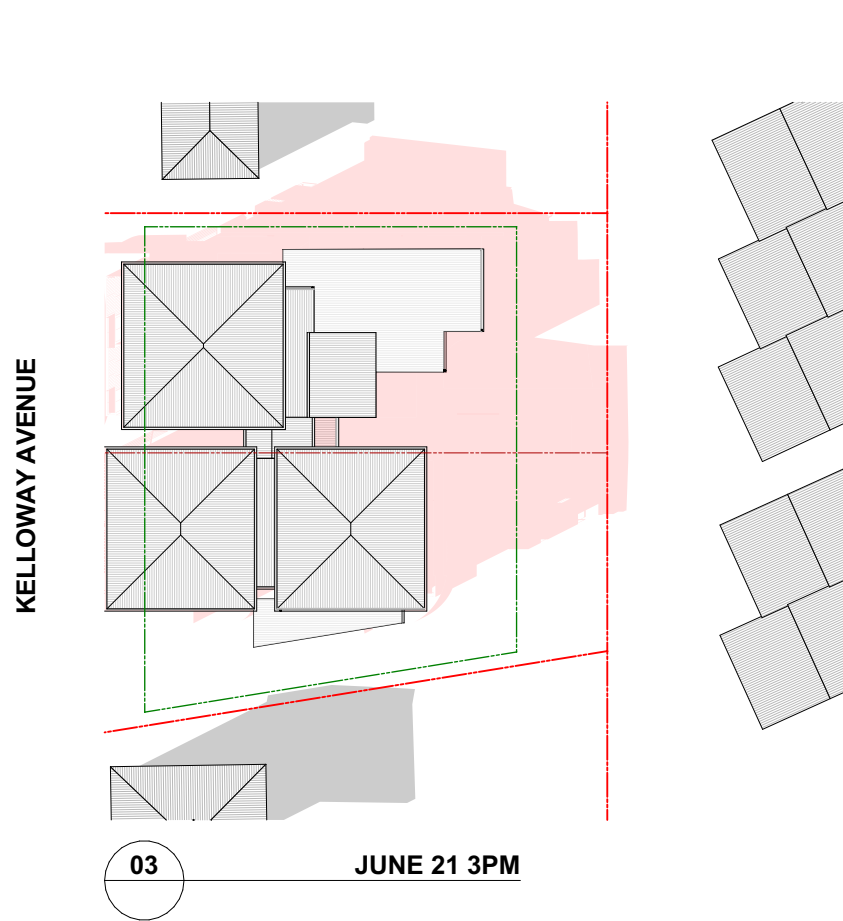
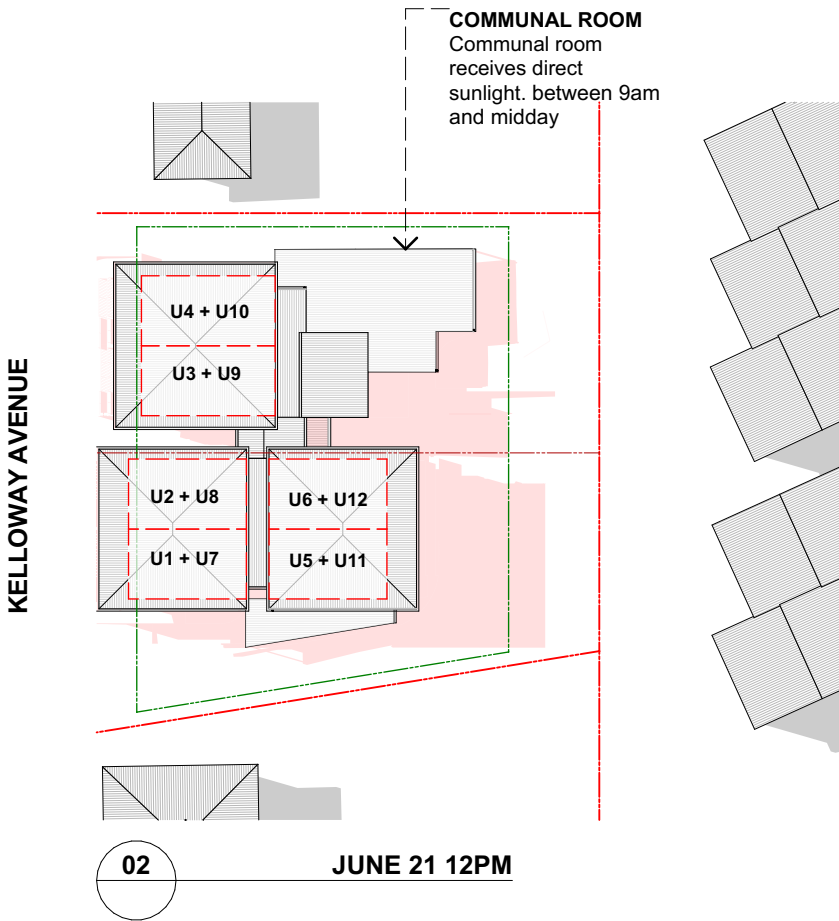
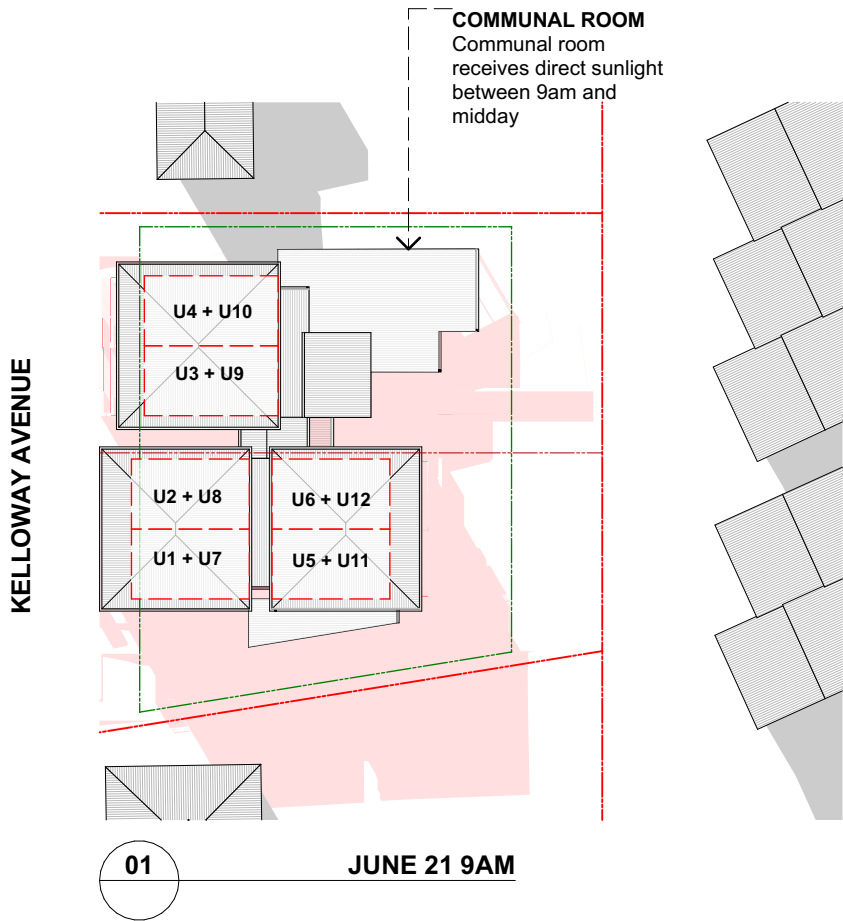
NORTH POINT	SCALE @ A3 1:100	PROJECT NO. BGX6L	STAGE AA	DRAWING NO. A805	REV 01
DRAWING TITLE <b>SCHEDULE OF FINISHES</b>					



SOLAR ACCESS REQUIREMENTS

Req: 70% (9 units) to have a minimum of 3 hours of sunlight to the living spaces between 9am and 3pm on the winter solstice.

UNIT	COMPLIANT
U1	YES
U2	YES
U3	YES
U4	YES
U5	NO
U6	NO
U7	YES
U8	YES
U9	YES
U10	YES
U11	NO
U12	NO



LEGEND

- SHADOWS CAST BY NEIGHBOURS
- SHADOWS CAST BY PROPOSED DWELLING

PLANNING APPROVAL