

NOTIFICATION PLANS

4 x MANOR HOUSE BUILDINGS. 4 DWELLINGS PER BUILDING.

Residential Housing
18-28 Simpson Street, DUNDAS VALLEY, NSW



SIMPSON STREET PERSPECTIVE



Locked Bag 5022 (Level 15),
Parramatta NSW 2124
www.dpie.nsw.gov.au

ARCHITECT:



NOTIFICATION - COVER SHEET

MANOR HOUSE

18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846

REV:

A

DATE:

5/4/2023

PROJECT NO:

BGYJW

SHEET:

N01



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ARCHITECT:



NOTIFICATION - SITE/LANDSCAPE PLAN
MANOR HOUSE
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846

REV:
A

DATE:
5/4/2023

PROJECT NO:
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SHEET:
N02



ELEVATION - SIMPSON STREET

PROPOSED DEVELOPMENT DATA - MANOR HOUSE 01		
SITE AREA	648.7 sq m	
Title Description	Lots 1707-1712 of DP 31846	
Proposed Dwelling Numbers	4 dwellings. 2 x 2 bed & 2 x 1 Bed units	
	Requirement	Proposed
Setbacks		
Front Setback	5.5 m	5.5 m
Side Setback	3 m	3 m
Rear Setback	6 m	13.9 m
Height	9 m	7.6 m
Floor Space Ratio	0.60:1	0.43:1
Parking	0 accessible spaces	0 accessible spaces
	2 total parking spaces	2 total parking spaces

PROPOSED DEVELOPMENT DATA - MANOR HOUSE 02		
SITE AREA	647.2 sq m	
Title Description	Lots 1707-1712 of DP 31846	
Proposed Dwelling Numbers	4 dwellings. 2 x 2 bed & 2 x 1 Bed units	
	Requirement	Proposed
Setbacks		
Front Setback	5.5 m	6.7 m
Side Setback	3 m	3 m
Rear Setback	6 m	13.3 m
Height	9 m	7.6 m
Floor Space Ratio	0.60:1	0.43:1
Parking	0 accessible spaces	0 accessible spaces
	2 total parking spaces	2 total parking spaces

PROPOSED DEVELOPMENT DATA - MANOR HOUSE 03		
SITE AREA	647.1 sq m	
Title Description	Lots 1707-1712 of DP 31846	
Proposed Dwelling Numbers	4 dwellings. 2 x 2 bed & 2 x 1 Bed units	
	Requirement	Proposed
Setbacks		
Front Setback	5.5 m	6.8 m
Side Setback	3 m	3 m
Rear Setback	6 m	13.1 m
Height	9 m	7.6 m
Floor Space Ratio	0.60:1	0.44:1
Parking	0 accessible spaces	0 accessible spaces
	2 total parking spaces	2 total parking spaces

PROPOSED DEVELOPMENT DATA - MANOR HOUSE 04		
SITE AREA	649.8 sq m	
Title Description	Lots 1707-1712 of DP 31846	
Proposed Dwelling Numbers	4 dwellings. 2 x 2 bed & 2 x 1 Bed units	
	Requirement	Proposed
Setbacks		
Front Setback	5.5 m	6.3 m
Side Setback	3 m	3 m
Rear Setback	6 m	13.4 m
Height	9 m	7.6 m
Floor Space Ratio	0.60:1	0.43:1
Parking	0 accessible spaces	0 accessible spaces
	2 total parking spaces	2 total parking spaces



ELEVATION - SIMPSON STREET



SOUTH ELEVATION



MH01 ELEVATION WEST



MH04 ELEVATION EAST



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ELEVATIONS 02
MANOR HOUSE
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846

REV:

A

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5/4/23

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SHEET:

N05



ELEVATION - SIMPSON STREET

COLOUR SCHEDULE

01	ROOFING & WALLS		COLORBOND METAL ROOF SHEETING (kliplok)	SURFMIST	07	WALLS		WEATHERBOARD WALL CLADDING	DULUX TERRACE WHITE
02	ROOFING		COLORBOND METAL ROOF SHEETING (custom orb)	SURFMIST	08	BALUSTRADE 1, HANDRAILS, FENCES, SCREENS, GUTTERS		POWDERCOATED METAL	COLORBOND MONUMENT OR SIMILAR
03	ROOFING		COLORBOND METAL ROOF SHEETING (custom orb)	WALLABY	09	WINDOWS, DOORS & HOODS		POWDERCOATED METAL	COLORBOND MONUMENT OR SIMILAR
04	WALLS		FACE BRICK	PGH HINTERLANDS THREDBO	10	FASCIA & DOWNPIPES		POWDERCOATED METAL	COLORBOND SURFMIST OR SIMILAR
05	WALLS		FACE BRICK	PGH COMPOSITE URBAN BLUE	11	BOUNDARY FENCE		PODWDERCOAT	DULUX SHALE GREY
06	WALLS		WEATHERBOARD WALL CLADDING	DULUX WALLABY					



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SCHEDULE OF FINISHES
MANOR HOUSE
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846

REV:

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DATE:

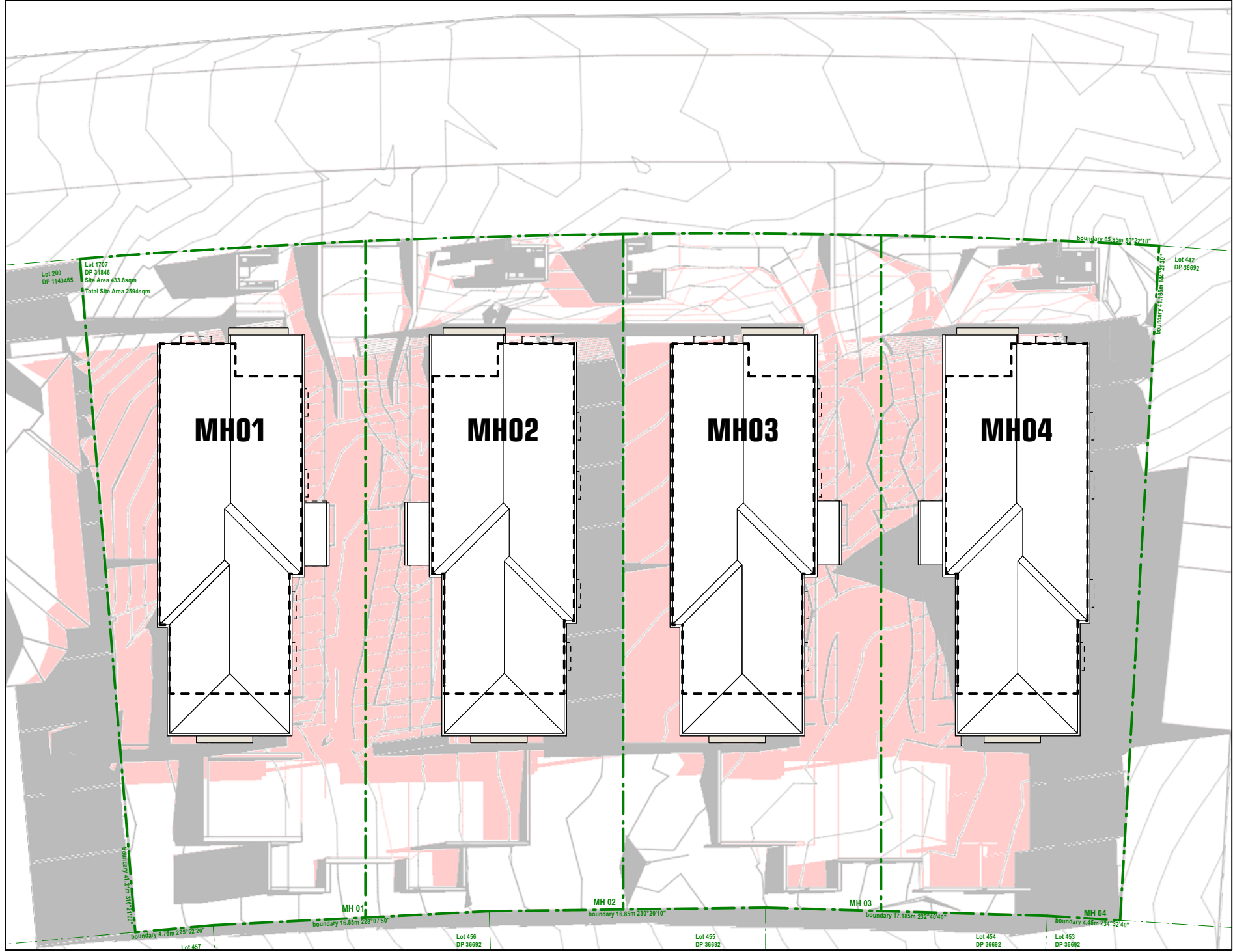
5/4/23

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SHEET:

N06



21 JUNE 9:00 AM



21 JUNE 12:00 PM



21 JUNE 3:00 PM

LEGEND

- SHADOWS CAST BY THE PROPOSED DEVELOPMENT
- SHADOWS CAST BY THE EXISTING DWELLINGS AND NEIGHBOURING PROPERTIES

