

NOTIFICATION PLANS

CANLEY HEIGHTS SENIORS HOUSING

26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW



INDICATIVE VIEW FROM WELWYN ROAD

DRAWING SCHEDULE.

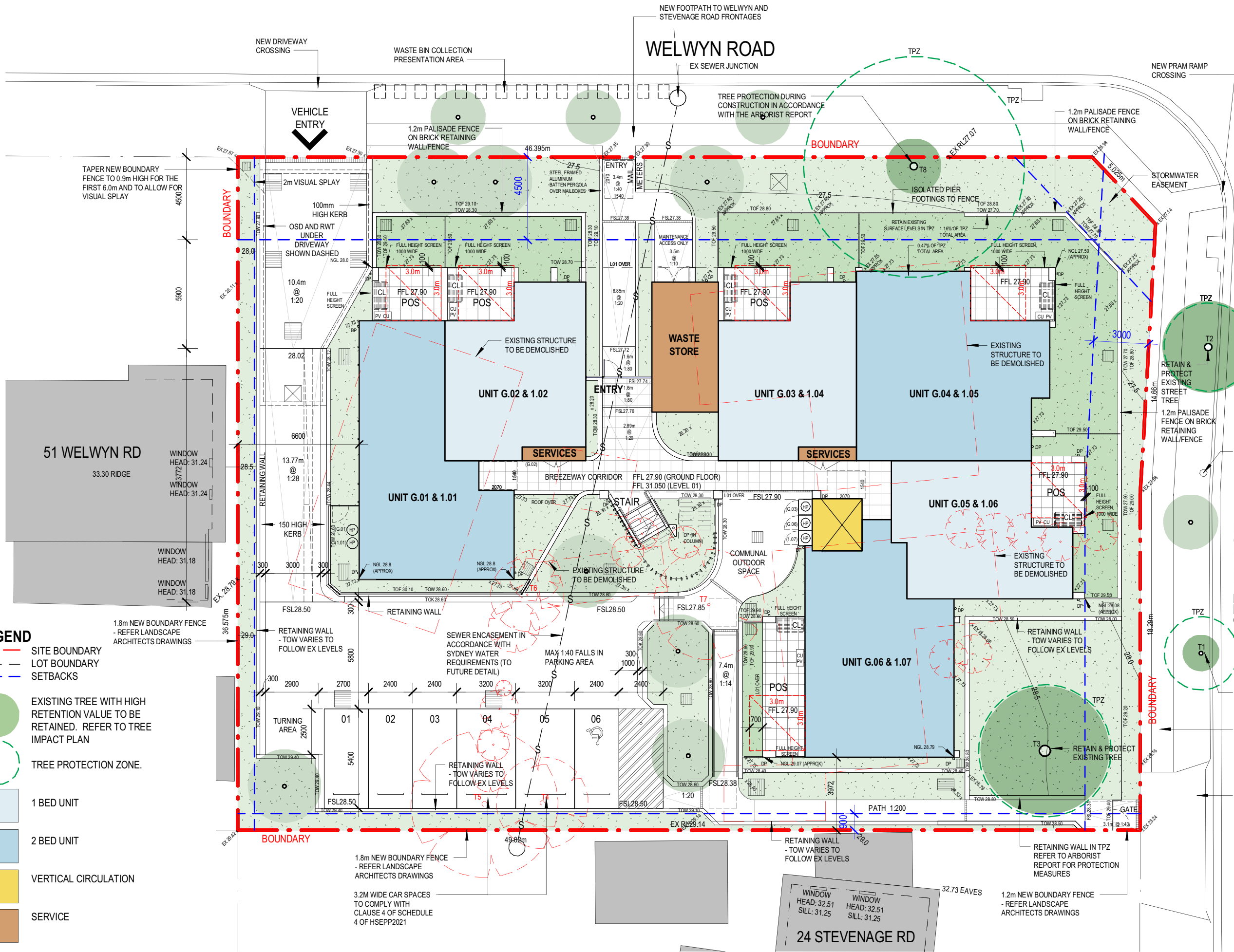
NP-001	PROJECT DETAILS
NP-002	PROPOSED SITE PLAN
NP-003	DEVELOPMENT DATA
NP-004	PROPOSED BUILDING ELEVATIONS - NORTH AND SOUTH
NP-005	PROPOSED BUILDING ELEVATIONS - EAST AND WEST
NP-006	SHADOW DIAGRAMS



INDICATIVE VIEW FROM NORTH EAST - WELWYN ROAD & STEVENAGE ROAD



LOCATION PLAN (NTS).



NOTES:
REFER TO THE LANDSCAPE PLAN FOR PLANTING DETAILS.

REFER TO THE ARBORIST REPORT FOR TREE PROTECTION MEASURES DURING CONSTRUCTION.

- LEGEND**
- | | |
|---------|--------------------------|
| CL | FOLDING CLOTHES LINE |
| CU | AC CONDENSER UNIT |
| DP | DOWNPIPE |
| FFL | FINISHED FLOOR LEVEL |
| G | GENERAL WASTE BIN |
| HW | ELECTRIC HW STORAGE TANK |
| HP | HEAT PUMP HW UNIT |
| OR | ORGANIC WASTE BIN |
| PV | SOLAR PV BOARD |
| R | RECYCLING WASTE BIN |
| TOF | TOP OF FENCE RL |
| TOK | TOP OF KERB RL |
| TOW | TOP OF WALL RL |
| x XX.XX | EXTERNAL LANDSCAPE RL |

NOTE - BRICK RETAINING WALL PROPOSED RLS SHOWN NOMINALLY - TO MATCH BRICK COURSING OF BUILDING FACADE

TREES/SHRUBS TO BE REMOVED

NEW FOOTPATH, AND UPGRADE WORKS TO EXISTING FOOTPATHS AND CROSSINGS TO BUS STOP TO BE DETAILED IN THE PUBLIC WORKS PLAN. REFER TO THE ACCESS REPORT FOR REQUIRED UPGRADE WORKS.

RETAIN & PROTECT EXISTING STREET TREE

NEW FOOTPATH TO WELWYN AND STEVENAGE ROAD FRONTAGES

EXISTING DRIVEWAY CROSSING

LOTS 52, 53 & 54
OF DP225999

COMBINED SITE AREA
1795.8m²

- LEGEND**
- SITE BOUNDARY
 - LOT BOUNDARY
 - SETBACKS
 - EXISTING TREE WITH HIGH RETENTION VALUE TO BE RETAINED. REFER TO TREE IMPACT PLAN
 - TREE PROTECTION ZONE.
 - 1 BED UNIT
 - 2 BED UNIT
 - VERTICAL CIRCULATION
 - SERVICE

Project.

Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
PART 5 ACTIVITY SUBMISSION -
BH273



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Not For Construction.

North.

Scale 1 : 200

Scale (@A3)
1 : 200

Date.
26.03.25

Drawing Title.
PROPOSED SITE PLAN

Project No.
23035

Drawing No.
NP-002

Rev.
D



DEVELOPMENT DATA

PROJECT REFERENCE	BH273				
ADDRESS	Nos. 26 & 28 STEVENAGE ROAD & No. 53 WELWYN ROAD, CANLEY HEIGHTS, NSW, 2166				
LOT/DP NUMBER:	LOTS 52, 53 & 54 OF DP225999				
EXISTING LOTS:	3				
LGA:	FAIRFIELD CITY COUNCIL				
ZONING:	R2				
SITE AREA:	1795.8m² (INCL. DRAINAGE EASEMENT)				
PROPOSED GFA	895m²				
TOTAL NO. DWELLINGS	13				
TOTAL 1 BED UNITS:	7				
TOTAL 2 BED UNITS:	6				
DWELLING No	LOCATION	BED	AREA (m²)	POS (m²)	ACCESSIBILITY COMPLIANCE
G.01	Ground Floor	2	74.5m²	21m²	SEPP HOUSING SCHEDULE 4
G.02	Ground Floor	1	54.0m²	33m²	SEPP HOUSING SCHEDULE 4
G.03	Ground Floor	1	54.0m²	34m²	SEPP HOUSING SCHEDULE 4
G.04	Ground Floor	2	80.0m²	83m²	SEPP HOUSING SCHEDULE 4
G.05	Ground Floor	1	55.0m²	32m²	SEPP HOUSING SCHEDULE 4
G.06	Ground Floor	2	76.9m²	25m²	SEPP HOUSING SCHEDULE 4
1.01	Level 01	2	74.5m²	11m²	SEPP HOUSING SCHEDULE 4
1.02	Level 01	1	54.0m²	10m²	SEPP HOUSING SCHEDULE 4
1.03	Level 01	1	54.0m²	10m²	SEPP HOUSING SCHEDULE 4
1.04	Level 01	1	54.0m²	10m²	SEPP HOUSING SCHEDULE 4
1.05	Level 01	2	80.0m²	13m²	SEPP HOUSING SCHEDULE 4
1.06	Level 01	1	55.0m²	10m²	SEPP HOUSING SCHEDULE 4
1.07	Level 01	2	76.9m²	17m²	SEPP HOUSING SCHEDULE 4
COMMON AREAS	122m²				
GROSS BUILDING AREA	1324m²				
PARKING:	REQUIRED: HOUSING SEPP (ACCESSIBLE AREA) 7x1B x 0.4 = 2.8 spaces 6x2B x 0.5 = 3.0 spaces TOTAL SPACES : 6 MIN. 1 SPACE TO AS2890.6 50% SPACES 3.2m WIDE OR TO AS2890.6		PROVIDED: 6 SPACES 1 SPACE 3 SPACES		
	CONTROL	REQUIRED		PROPOSED	
SETBACKS					
PRIMARY FRONTAGE	FAIRFIELD DCP	4.5m		6m	
SECONDARY FRONTAGE	FAIRFIELD DCP	3m		3m	
SIDE	FAIRFIELD DCP	0.9m		6.6m / 4.8m	
HEIGHT	SEPP HOUSING 2021	9.5m		7.95m	
	FAIRFIELD LEP 2013	9.0m			
FSR	SEPP HOUSING	0.5 : 1		0.5 : 1	
	FAIRFIELD LEP 2013	0.45 : 1			
NO OF LIFTS:				1	
LANDSCAPED AREA	SEPP HOUSING 2021	35m2 / DWELLING = 490m²		640m²	
	35m2 / DWELLING = 490m²				
	FAIRFIELD DCP	30% OF SITE AREA		640m² (36%)	
DEEP SOIL	SEPP HOUSING 2021	15% OF SITE AREA = 270m² (MIN 3.0m)		437m² (MIN. 3.0m)	
SOLAR ACCESS	SEPP HOUSING 2021	70% OF DWELLINGS TO RECEIVE 2 HOURS OF SUNLIGHT TO LIVING AREAS AND POS BETWEEN 9AM AND 3PM		77%	
	HOMES NSW	ALL UNITS TO RECEIVE MIN. 15 MINUTES OF SOLAR ACCESS		100%	
	SLUDG	LIVING ROOMS OF NEIGHBOURS RECEIVE 3 HOURS SUNLIGHT IN BETWEEN 9AM AND 3PM IN MID-WINTER		COMPLIES	
CROSS VENTILATION	HOMES NSW / ADG	MIN. 60% CROSS VENTILATED		69%	
WASTE	FAIRFIELD DCP	GEN. WASTE: 120L/U/WK = 7 BINS RECYCLING: 80L/U/WK = 5 BINS FOGO = 3 BINS		15 BINS PROVIDED. COMPLIES.	
TREE REMOVAL	SEPP HOUSING 2021	RETAIN WHERE POSSIBLE SIGNIFICANT TREES		3 TREES RETAINED (HIGH RET.) 4 TREES REMOVED (MED. RET.)	



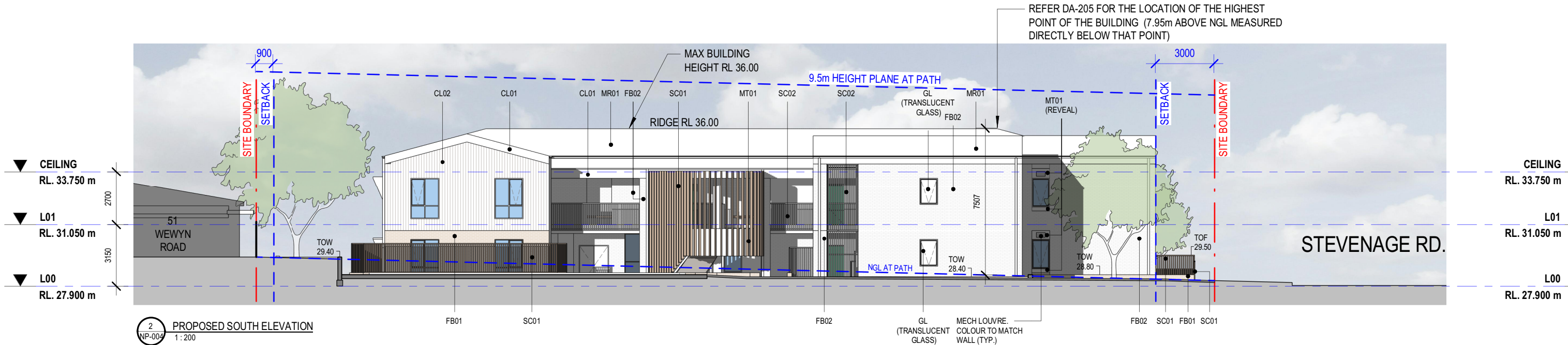
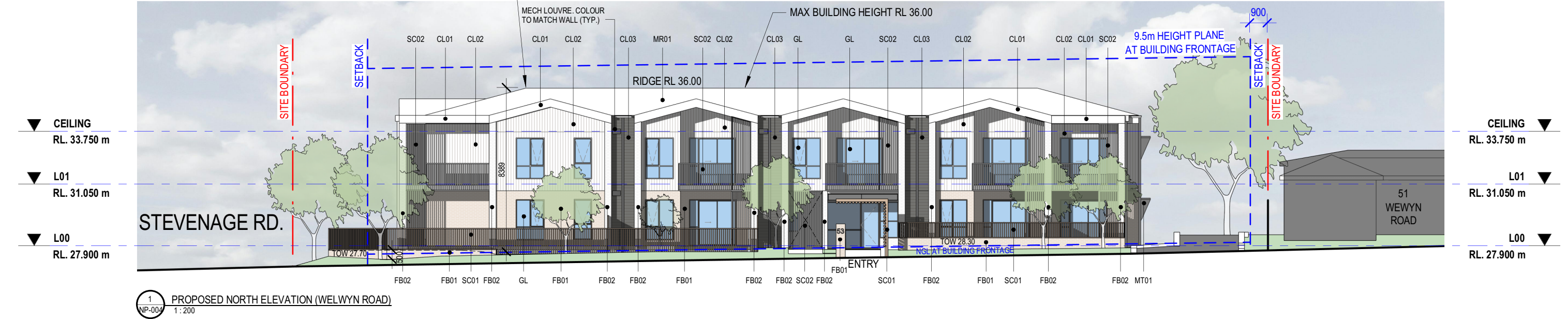
INDICATIVE VIEW FROM NORTH EAST - WELWYN ROAD & STEVENAGE ROAD



REFER DA-205 FOR THE LOCATION OF THE HIGHEST POINT OF THE BUILDING (7.95m ABOVE NGL MEASURED DIRECTLY BELOW THAT POINT)

NOTE: TREE SPECIES, LOCATIONS AND LANDSCAPING SHOWN INDICATIVELY - REFER TO LANDSCAPE PLANS FOR DETAILS

NOTE: DOWNPIPES TO BE PAINTED WHITE GENERALLY, OR TO MATCH WALL COLOUR WHERE LOCATED ON 'CL3' WALLS



FB01	FACE BRICK - TYPE 1	FB02	FACE BRICK - TYPE 2	CL01	FINISH - TYPE 1	CL02	FINISH - TYPE 2	CL03	FINISH - TYPE 3	SC01	FENCING, SCREENING & ENTRY PERGOLA	SC02	PRIVACY SCREENS & BALUSTRADES	MT01	ALUMINIUM SUNHOODS, REVEALS STAIR BALUSTRADE	MR01	ROOFING, GUTTERS	GL	GLAZING
	BOWRAL BRICKS 230 X 110 X 76 "SIMMENTAL SILVER" OR SIMILAR		AUSTRAL HAMPTONS 230 X 110 X 76 "WHITEHAVEN" OR SIMILAR		SELECTED SMOOTH TEXTURE CLADDING. COLOUR TO MATCH 'FB02'		SELECTED VERTICAL PROFILE CLADDING. "WHITE"		SELECT HORIZONTAL PROFILE CLADDING. "MID GREY"		FENCING: NOM. 16 X 65 VERTICAL BATTEN WITH 10mm GAPS PERGOLA: NOM. 50 X 50 HORIZONTAL BATTENS ON FRAMING. STAIRS: NOM. 50 X 150 VERTICAL BATTENS W' NOM 200mm GAPS. POWDERCOATED ALUMINIUM. "TIMBER GRAIN"		NOM. 25 X 50 VERTICAL BATTEN WITH 10mm GAPS POWDERCOATED ALUMINIUM. "WHITE" OR SIMILAR		"WHITE"		TRIMDEK ROOF SHEETING WITH HALF ROUND GUTTERS "COLORBOND SURFMIST"		POWDERCOATED ALUMINIUM FB01 WALLS: "TIMBER COLOUR TONE" WHITE WALLS: "WHITE"

Project.

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Homes NSW.

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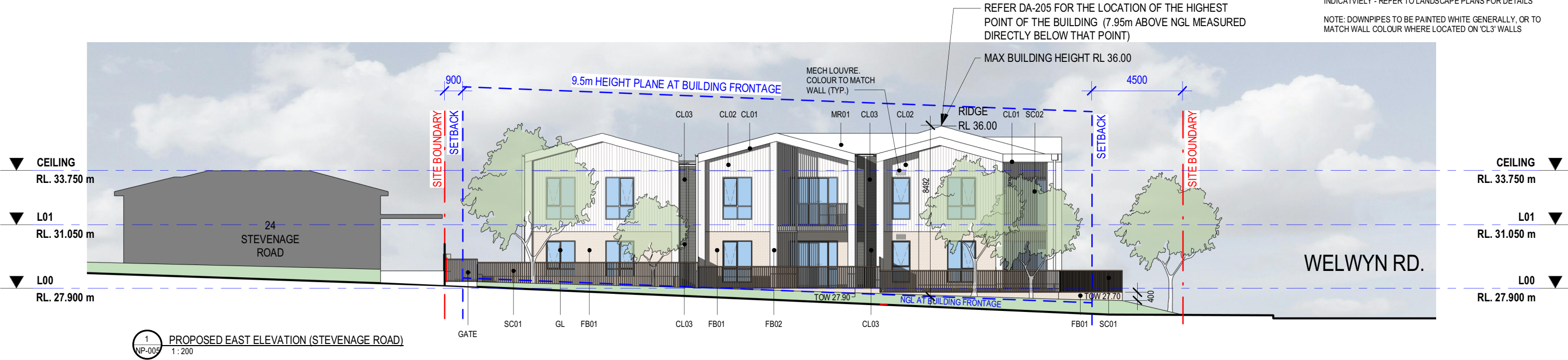
North. Scale 1 : 200
0 1 2 4 6 8m
Scale (@A3)
As indicated
Date.
26.03.25

Drawing Title.
PROPOSED BUILDING
ELEVATIONS - NORTH & SOUTH
Project No.
23035
Drawing No.
NP-004
Rev.
D

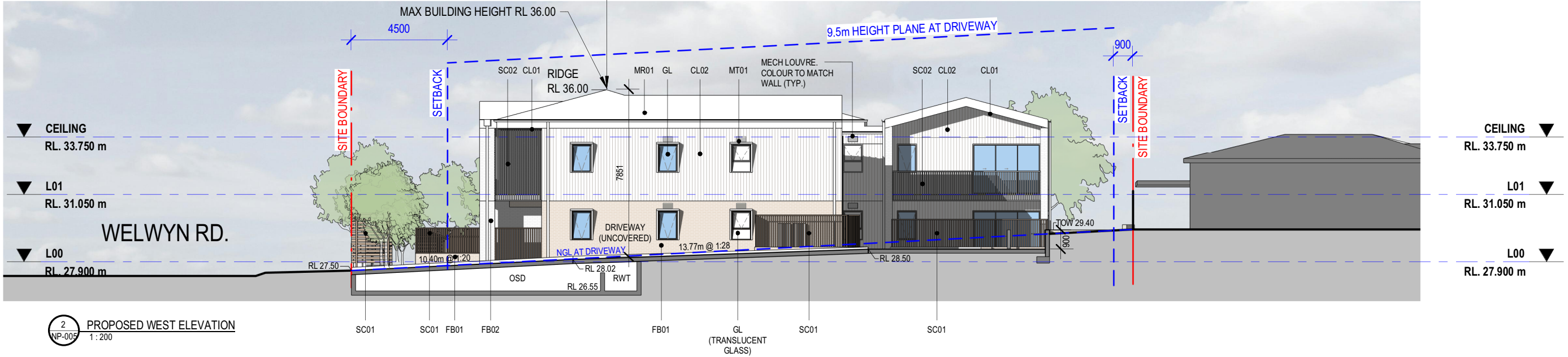


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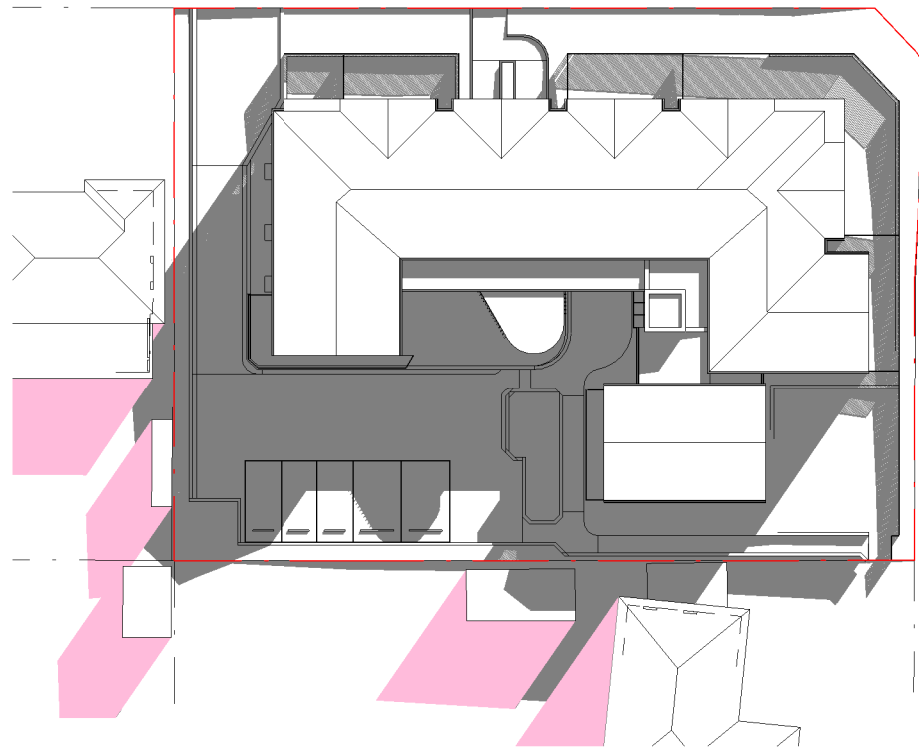
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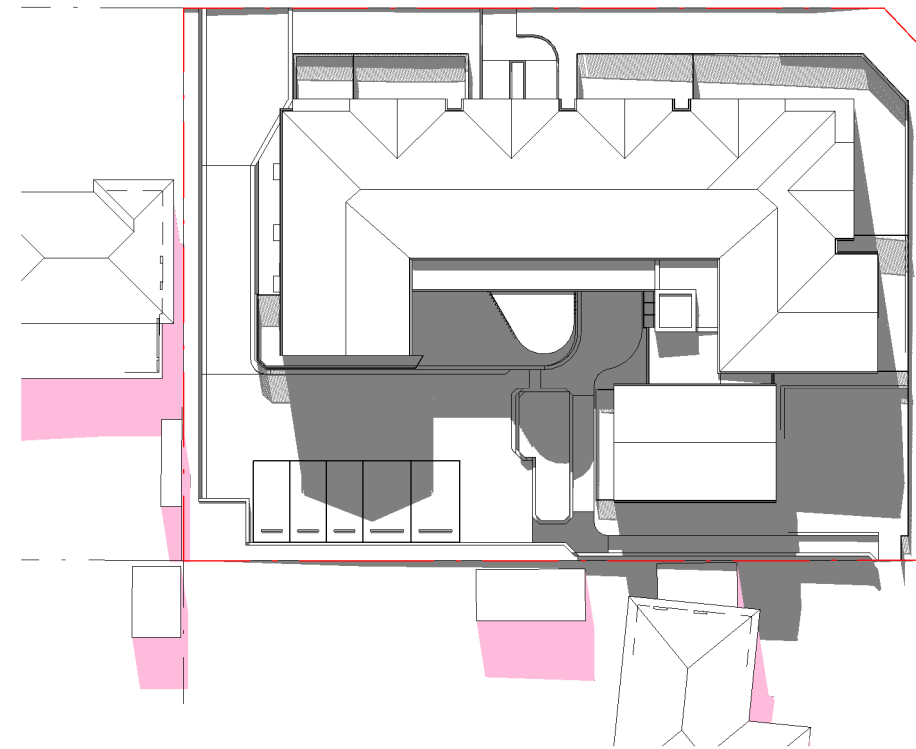
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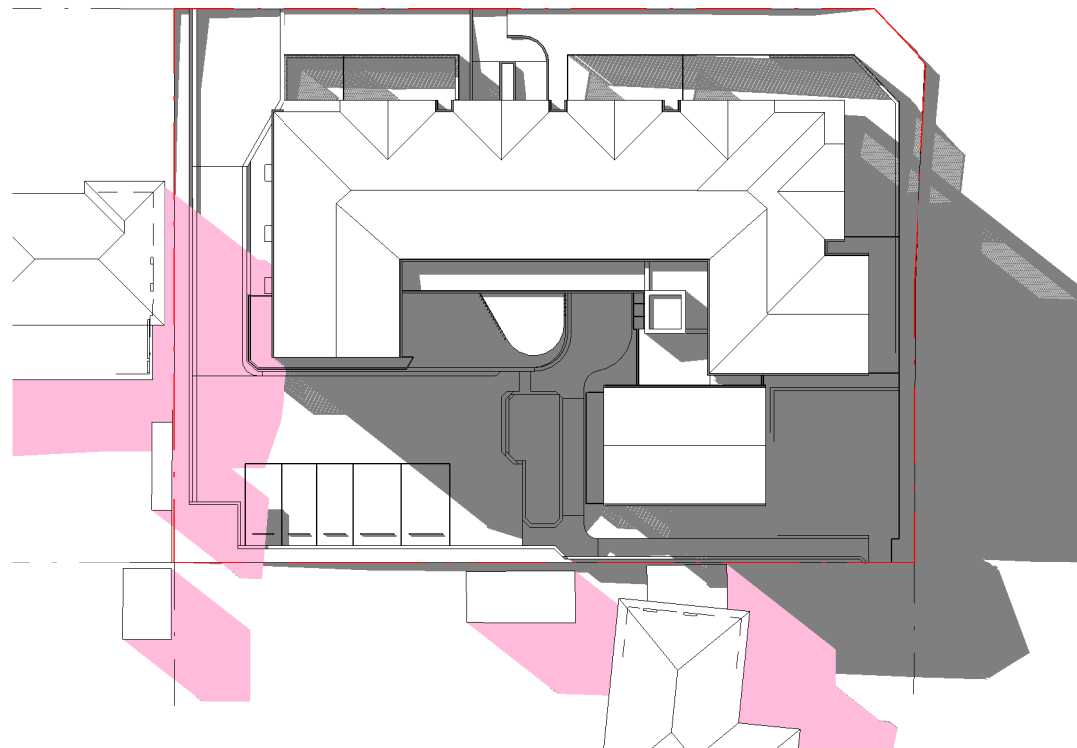
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1 21ST JUNE - 9.00 am
NP-006 1 : 500



2 21ST JUNE - 12:00 pm
NP-006 1 : 500



3 21ST JUNE - 3:00 pm
NP-006 1 : 500

LEGEND

- PINK AREA INDICATES EXISTING SHADOW CAST BY NEIGHBOURING PROPERTIES
- GREY AREA INDICATES SHADOW CAST BY PROPOSED DEVELOPMENT

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North. Scale 1: 750
0 3.75 7.5
Scale (@A3)
As indicated

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Drawing Title.
SHADOW DIAGRAMS
Project No.
23035

Drawing No.
NP-006

Rev.
D

