

PROPOSED ARHSEPP RFB
@ 13-15 NICHOLAS AVE CAMPSIE
FOR CIVECO PTY LTD
S4.56 MODIFICATION

NICHOLAS

AVENUE

Schedule of amendments:

1. Introduction of substation along Viccliffe Avenue front.
2. Addition of the Fire Booster Assembly along Viccliffe Avenue front.
3. Reconfiguration of the basement waste rooms and staircase to accommodate the FH pump room and fire tanks.
4. Skylight for Unit 26 removed. Addition of highlight window to Unit 27 Living room. 1.8m sill height for solar access.



<u>issue m:</u>	
<u>issue l:</u>	
<u>issue k:</u>	
<u>issue j:</u>	
<u>issue i:</u>	
<u>issue h:</u>	
<u>issue g:</u>	
<u>issue f:</u>	
<u>issue e:</u>	S4.56 Modification
<u>issue d:</u>	Pitched roof
<u>issue c:</u>	SOFAC

drawing: ROOF / SITE ANALYSIS PLAN

project: PROPOSED ARHSEPP RFB @ 13-15
NICHOLAS AVE CAMPSIE

client: CIVECO PTY LTD

drawn: J.S.	scale: as shown	sheet size: A3	Council
checked: J.E.	date: MAR	ref: 2022-155B	CBCC

rev

E



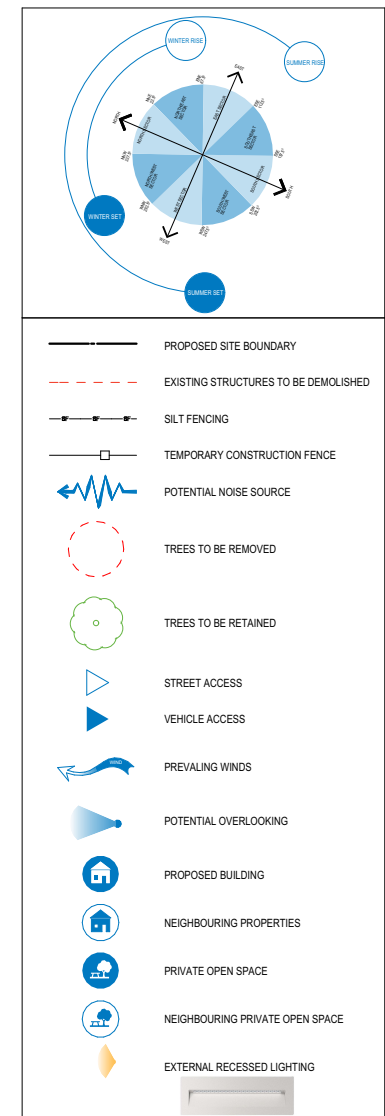
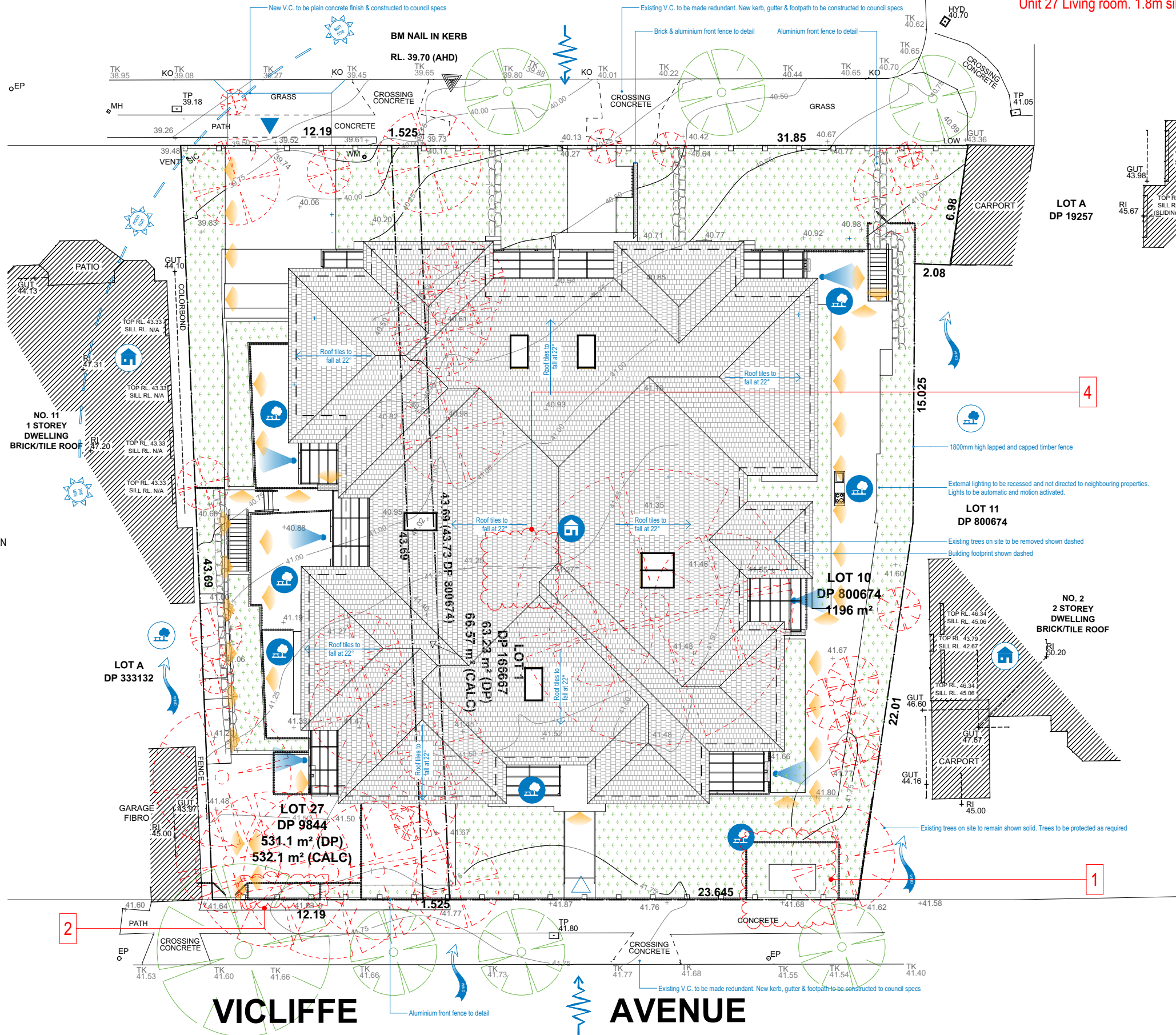
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ARCHITECTS

16 dunlop street
north parramatta nsw 2151
ph: +61 2 9630 9911
mob: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
nominated architect - joe el-sabbagh 8707

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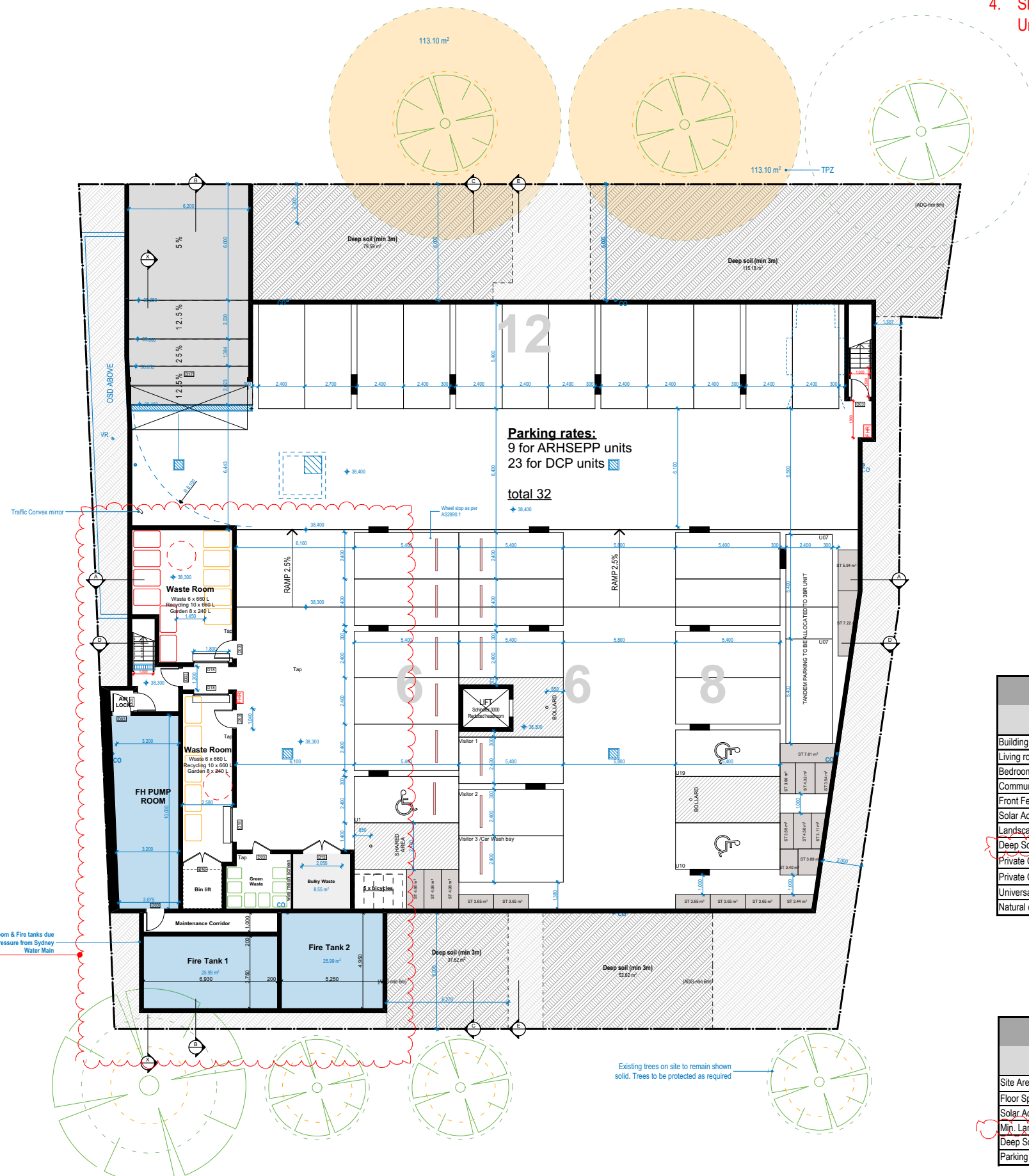
SHEET SCHEDULE	
SHEET	TITLE
0	ROOF / SITE ANALYSIS PLAN
1	BASEMENT FLOOR PLAN
2	GROUND FLOOR PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	ROOFTOP PLAN
6	STREETSCAPE
7	FENCE DETAIL
8	SECTIONS A / B
9	SECTION C / D
10	SOLAR/VENT
11	SOLAR/VENT
12	VIEWS FROM THE SUN
13	VIEWS FROM THE SUN
14	VIEWS FROM THE SUN
15	LANDSCAPING CALCS
16	DEEP SOIL CALCS
17	GFA PLANS



ROOF/SITE ANALYSIS PLAN

1:250

SITE DATA	
SITE AREA	1794.26 m ²
DWELLING	
Ground Floor Area	690.25
First Floor Area	713.4
Second Floor Area	713.4
Total	2117.05
FSR 1 = 1.180	



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COMPLIANCE TABLE		
CONTROL	REQUIRED	PROPOSED
Site Area (m ²)	n/a	1794.26
Min frontage	20	37.3
Floor Space Ratio (max 0.9:1)	1614.834	2112.42
Street Frontage Setback	min 6m	6
Secondary Street Setback	min 6m	6
Side Setback	min 4 m	6
Basement side and rear setback	min 2m	2
Driveway side setback	min 1m	2
Building Height	max 11.5m	14m (roof ridge)
Communal Open Space (25%)	448.565	345.5
Fences (max 1.8m)	1.8 (50% solid)	1.8
Solar Access	ADG	2
Deep Soil Zone front/rear ; side	5m; 2m	6m;2m
Private Open Space - Ground Floor (m2)	ADG	>15
Private Open Space - Balcony (m2)	ADG	>8
Parking	1br 1, 2br 1.2, 3br 2, V 0.2	32
Parking (Bicycle)	1 per 5 + v 1 per 10	5

ADG COMPLIANCE TABLE			
CONTROL	REQUIRED	PROPOSED	
Building Separation	6-12m	✓	6
Living room width	min dim. 3.6m 1BR; 4m 2+ BR	✓	4
Bedroom size	min 9-10m2, min dimension 3m	✓	9
Communal Open Space (25%, 3x3m)	448.57	✗	345.5
Front Fence (solid fence up to 1.2m)	1.2m	✓	1.2
Solar Access (2h from 9am-3pm)	min 70%	✓	70.4%
Landscaping (1 large/2 medium trees per 90m2 deep soil)	1 large-2 medium	✓	5
Deep Soil Zone (min 7%, 6x6m)	125.60	✓	285.1
Private Open Space - Ground Floor	15m ² ; min dimension 3m	✗	11.5
Private Open Space - Balcony	8-12m ² ; min dimension 2-2.4m	✓	8
Universal Design (20% Livable Housing Guideline)	5.4	✓	6
Natural cross ventilation	60%	✓	63.0%

AHSEPP COMPLIANCE TABLE			
CONTROL	REQUIRED		PROPOSED
Site Area (m ²)	450	✓	1794.26
Floor Space Ratio (0.9:1 + 0.5:1=1.4)	2511.96	✓	2112.42
Solar Access 70 % (9am-3pm)	3.hours	✗	2
Min. Landscape (min 30%)	538.28	✗	511.75
Deep Soil Zone (min 15%)	269.14	✓	285.1
Parking	1br 0.5, 2br 1, 3br 1.5	✓	9



NICHOLAS

AVENUE

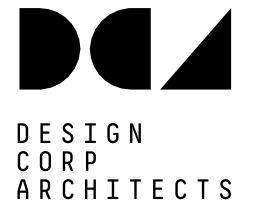
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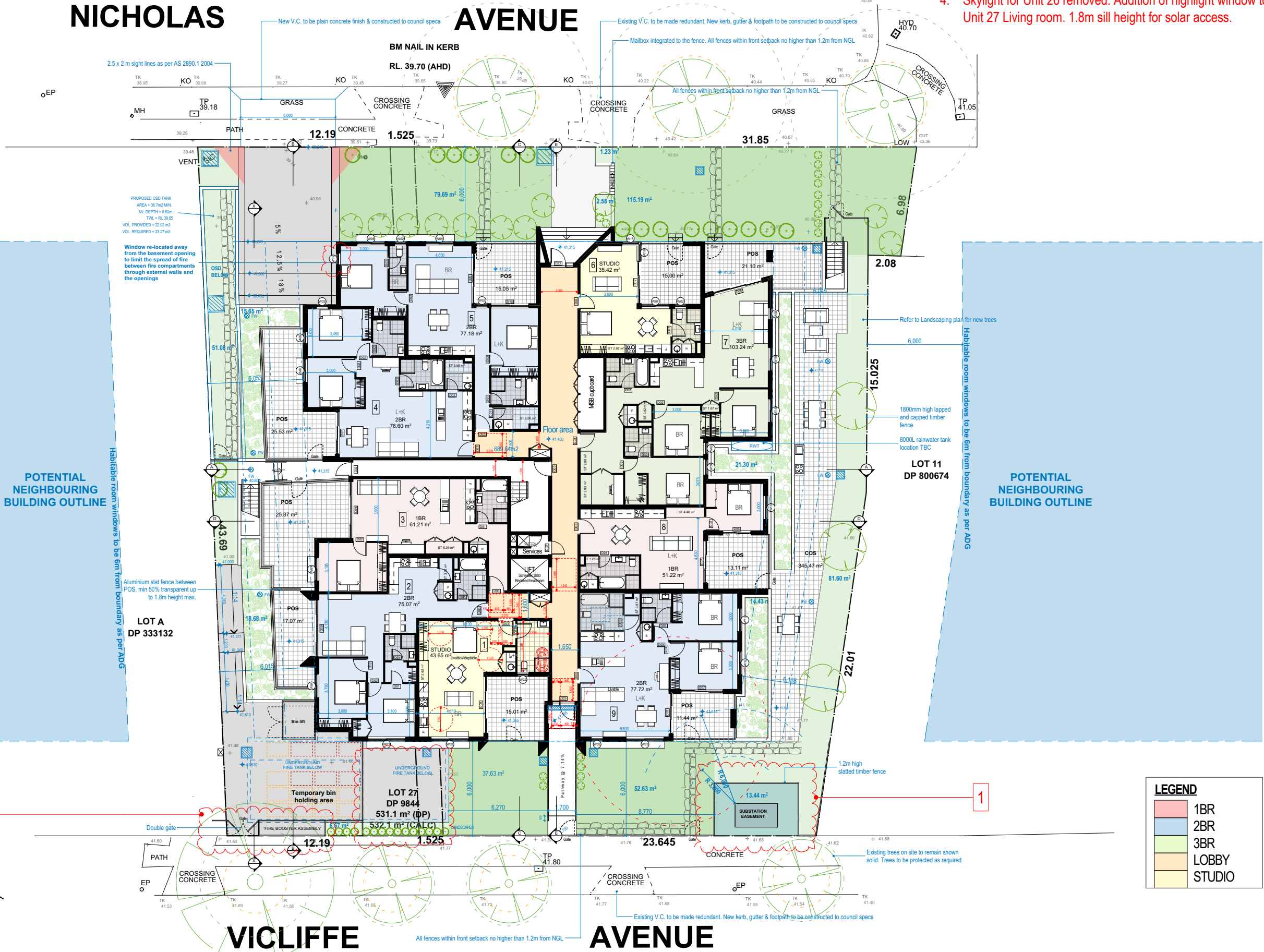
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drawing:	GROUND FLOOR PLAN
project:	PROPOSED ARHSEPP RFB @ 13-15
	NICHOLAS AVE CAMPSIE
client:	CIVECO PTY LTD
drawn:	J.S.
checked:	J.E.
scale:	as shown
date:	MAR
sheet size:	A3
ref:	2022-1558
Council	CBCC



16 dunlop street
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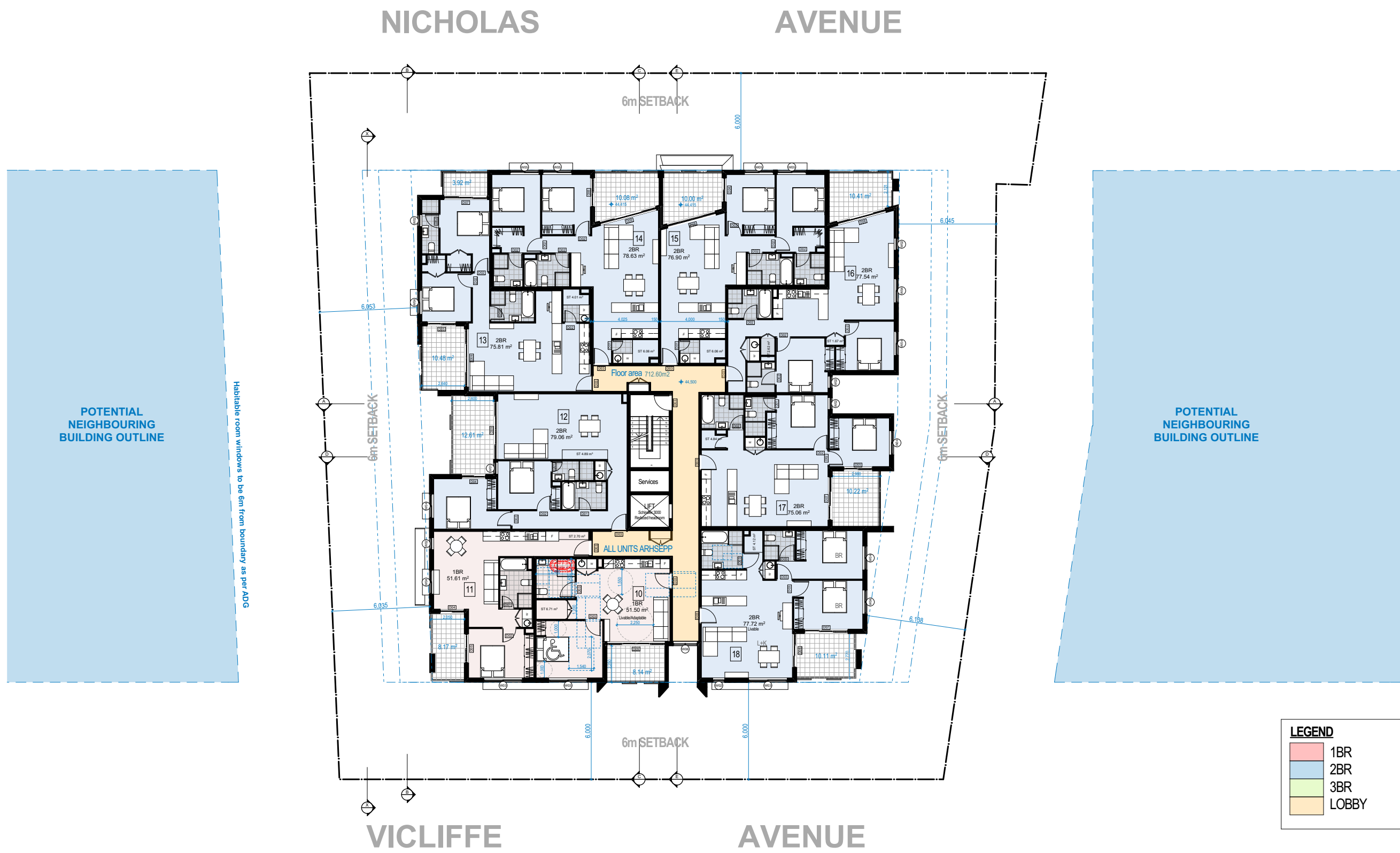
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GROUND FLOOR PLAN

1:250

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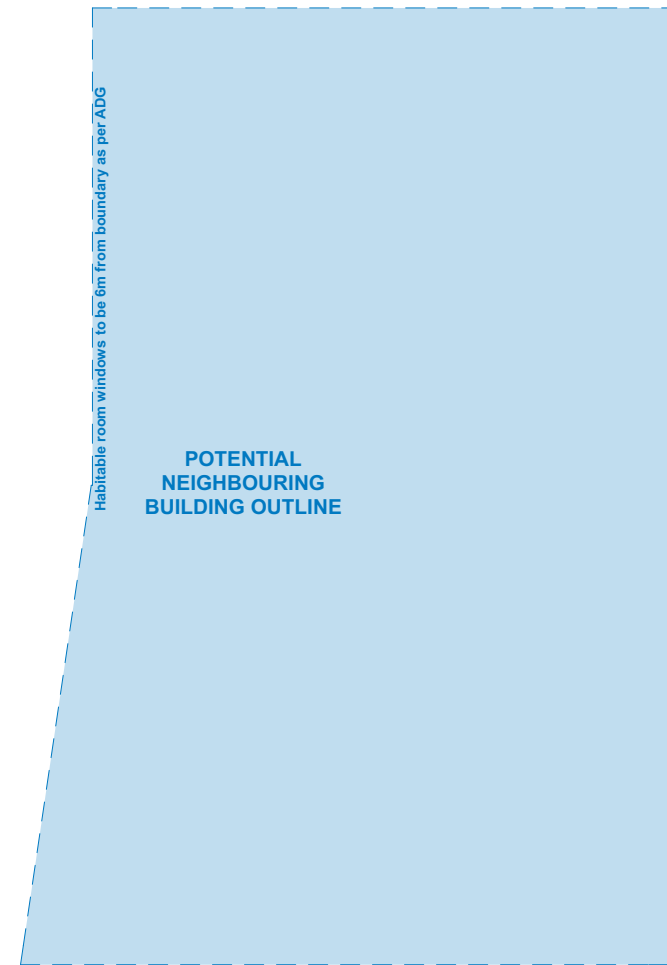


FIRST FLOOR PLAN





1:250

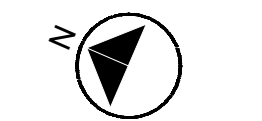
POTENTIAL NEIGHBOURING BUILDING OUTLINE

Habitable room windows to be 6m from boundary as per ADG



LEGEND

	1BR
	2BR
	3BR
	LOBBY



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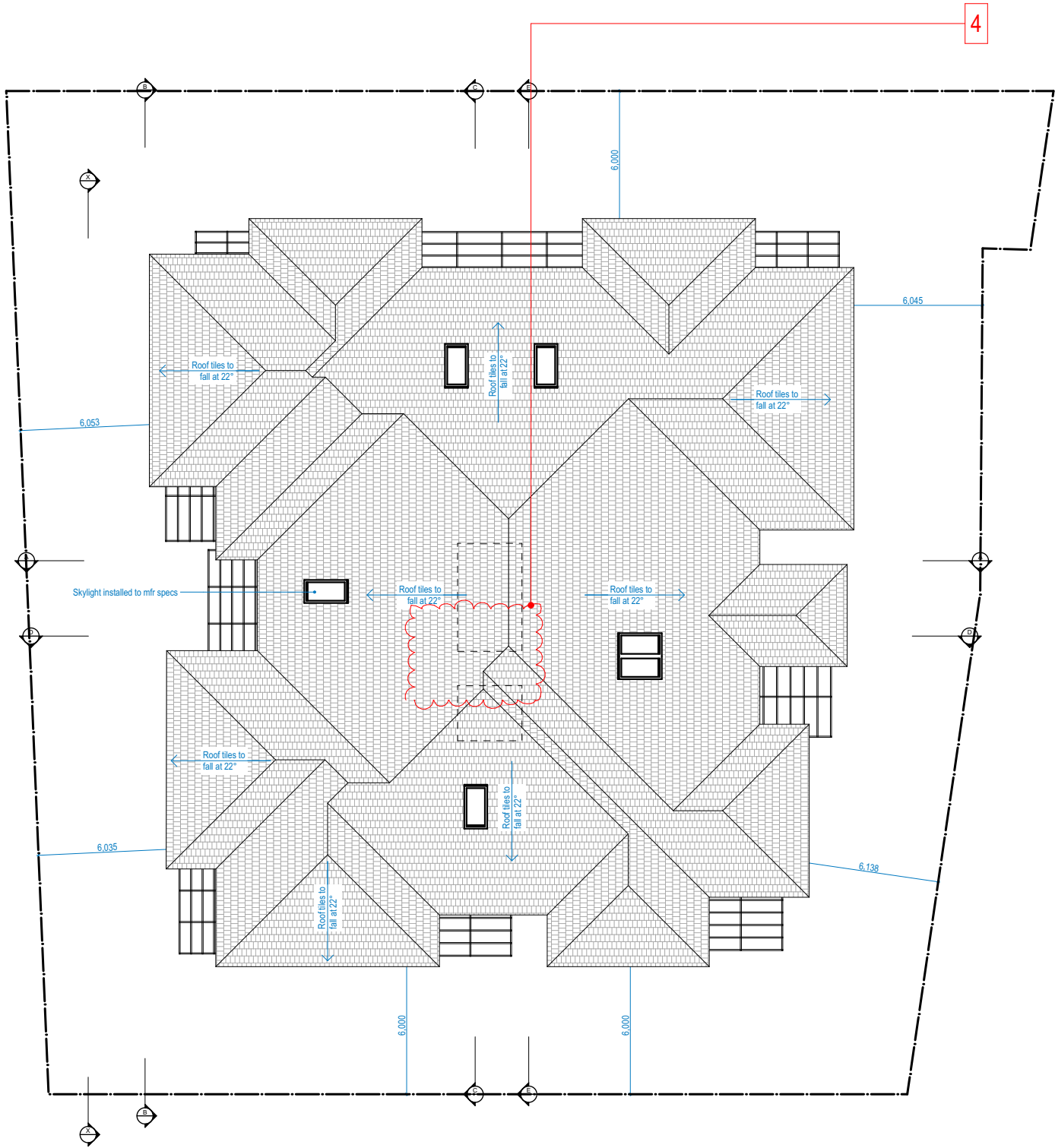
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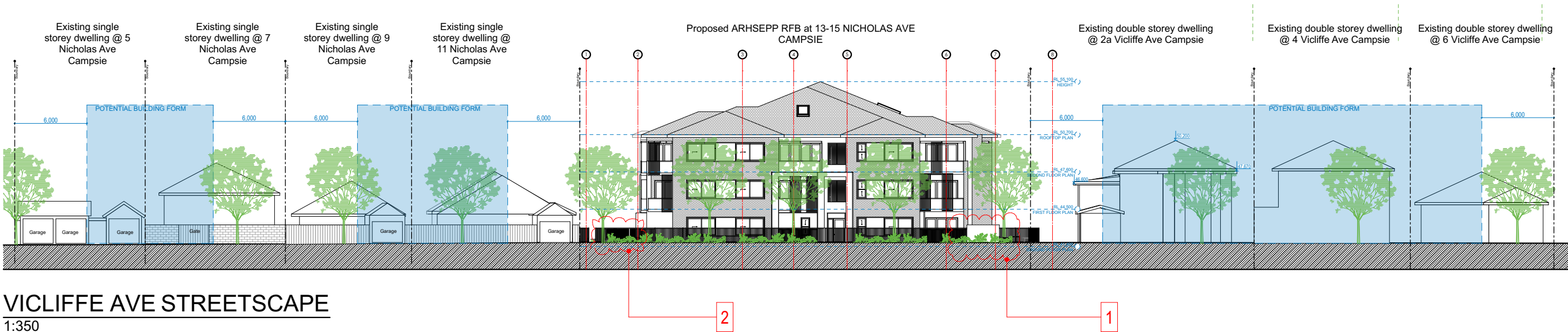
DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	SWING DOOR	2,040	720			26
D02	SWING DOOR	2,040	820			75
D02.s	SWING DOOR	2,040	820			2
D03	SWING DOOR	2,040	920			62
D03.f1	SWING DOOR	2,040	920			8
D03.f2	SWING DOOR	2,040	920			5
D04	SLIDING DOOR	2,400	1,500			6
D05	SLIDING DOOR	2,400	1,800			9
D06	SLIDING DOOR	2,400	2,100			2
D06	SLIDING DOOR	2,400	3,200			1
D07	SLIDING DOOR	2,400	2,700			11
D08	SLIDING DOOR	2,400	3,100			4
D09	SLIDING DOOR	2,400	3,600			11
D10.f2	SWING DOOR	2,340	970			1
D11.g	SWING DOUBLE DOOR	2,040	1,100			2
D12	EXT SLIDING DOOR	2,100	3,100			3
D13	DOUBLE SWING DOOR	2,400	2,050			2
D14	EXT SLIDING DOOR	2,100	2,650			5
D15	EXT SWING DOOR	2,400	1,030			1
D16	EXT SWING DOOR	2,400	1,050			1
D17	GARAGE DOOR	2,300	6,020			1
D18	ROLLING SHUTTER	2,400	1,800			3
D19	SLIDING DOOR	2,400	2,400			1
D20	SLIDING DOOR	2,400	3,200			1
D21	SWING DOUBLE DOOR	2,040	1,440			1
D22	SWING DOOR	2,040	600			1
D23	SWING DOOR W/ SIDELIGHT	2,800	1,500			2

WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	DOUBLE HUNG	0	750	2,400			2
W02	DOUBLE HUNG	900	750	1,500			21
W03	SLIDING	900	2,400	1,500			9
W04	SLIDING	900	1,500	1,500			19
W05	SLIDING	900	1,800	1,500			10
W06	LOUVRED	600	1,500	1,800			2
W07	SLIDING	0	1,800	2,400			1
W08	DOUBLE HUNG	1,500	750	900			1
W09	DOUBLE HUNG	900	1,020	1,500			1
W10	SLIDING	1,500	1,500	900			5
W11	SLIDING WINDOW	900	1,500	1,200			6
W12	SLIDING WINDOW	900	1,800	1,200			7
W13	SLIDING WINDOW	1,300	1,500	1,200			1
W14	SLIDING WINDOW	900	950	1,200			1
W15	DOUBLE HUNG CORNER	0	1,080	2,400			2
W16	SLIDING WINDOW	900	1,050	1,200			1
W17	FIXED	1,800	1,500	600			1

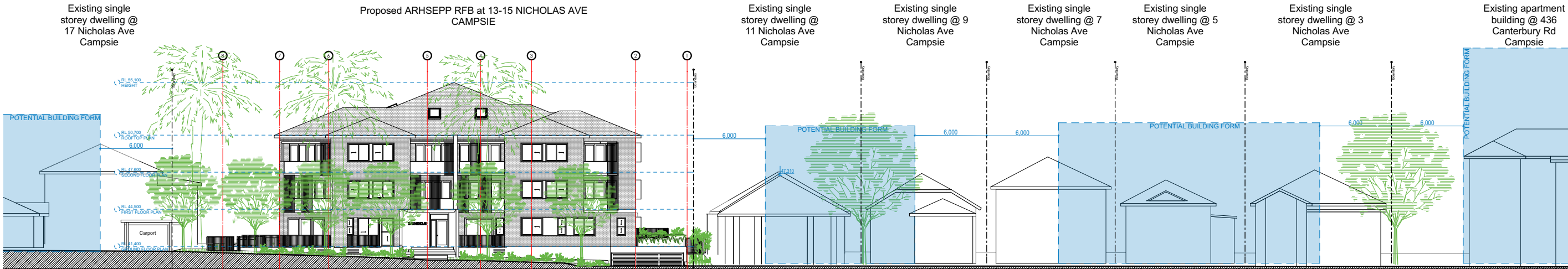
ROOFTOP PLAN

1:250





VICLIFFE AVE STREETSCAPE
1:350



NICHOLAS AVE STREETSCAPE
1:350

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ISSUE f:	
ISSUE e:	S4.56 Modification
ISSUE d:	Pitched roof
ISSUE c:	SOFAC

drawing:	STREETSCAPE	sheet size:	A3	Council
project:	PROPOSED ARHSEPP RFB @ 13-15 NICHOLAS AVE CAMPSIE	scale:	as shown	
client:	CIVECO PTY LTD	date:	MAR	
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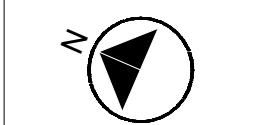
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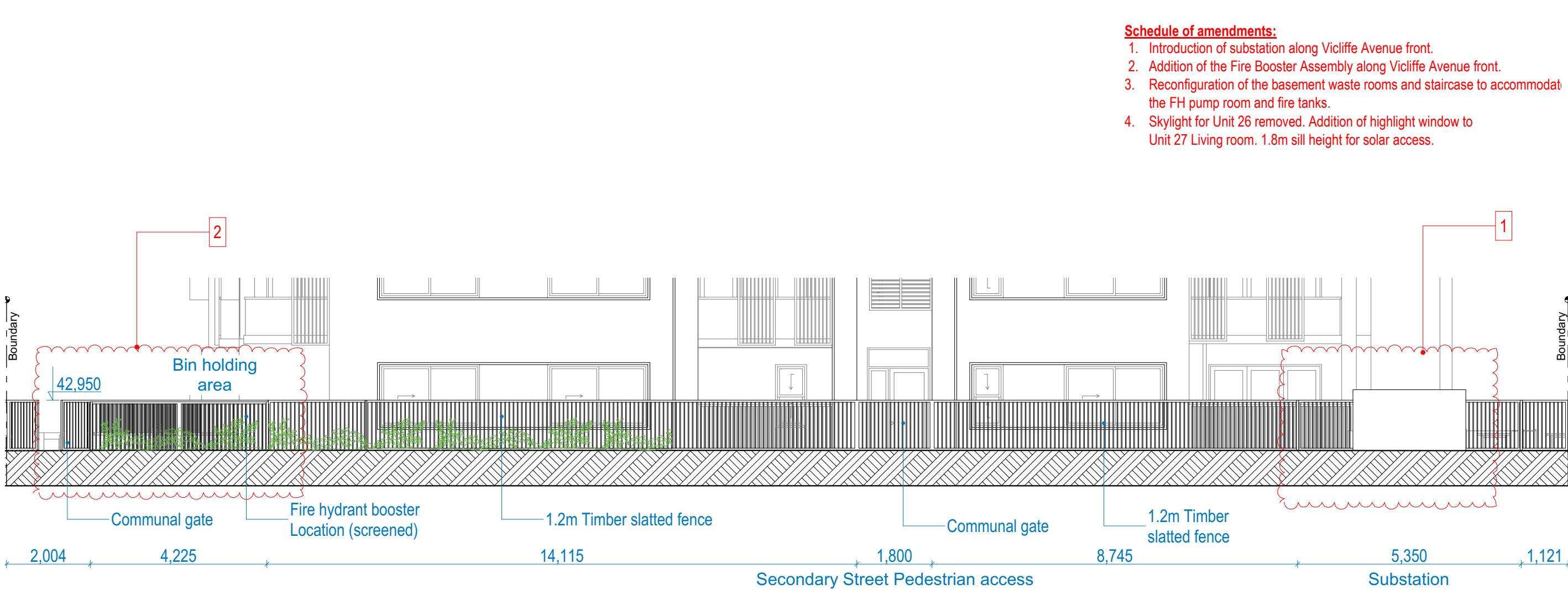


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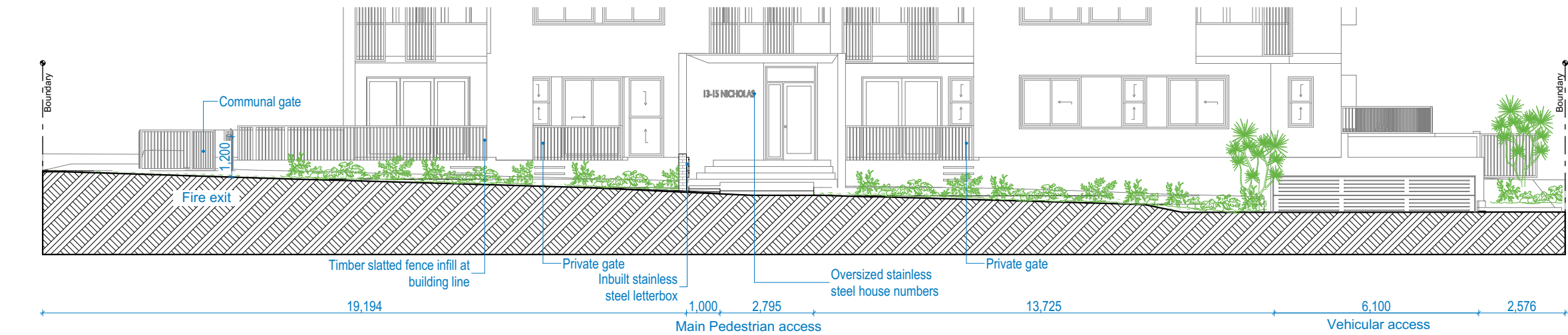
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WEST FENCE DETAIL
1:100



EAST FENCE DETAIL
1:150

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drawing:	FENCE DETAIL
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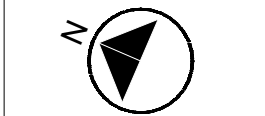
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issue l:	
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issue j:	
issue i:	
issue h:	
issue g:	
issue f:	
issue e: S4_56 Modification	06/03/2022
issue d: Pitched roof	16/02/2022
issue c: SOFAC	28/01/2022

drawing: **SECTIONS A / B**
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SECTION D REMOVED



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ev **E**

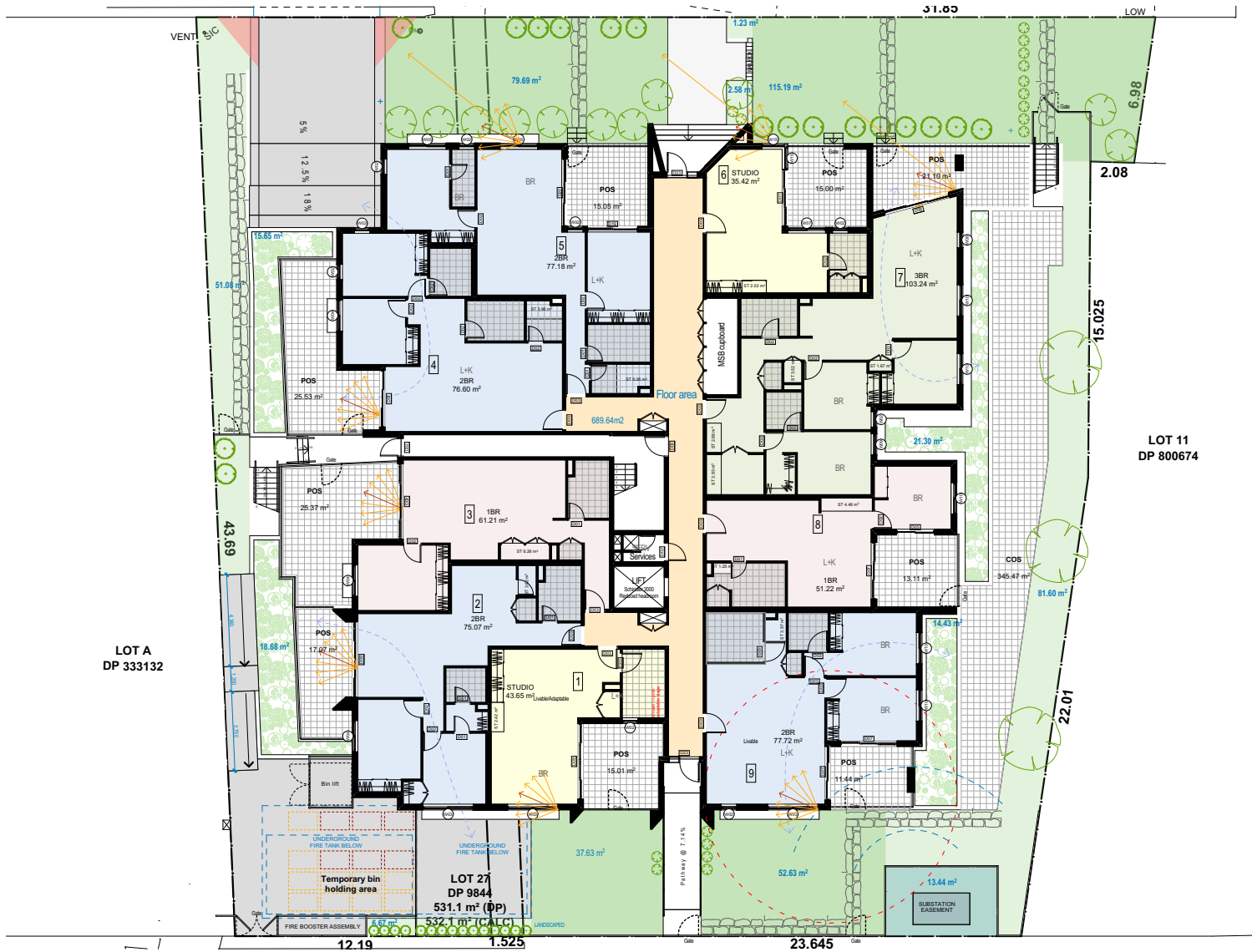


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GROUND FLOOR PLAN - SOLAR/VENTILATION
1:300



FIRST FLOOR PLAN - SOLAR/VENTILATION
1:300

LEGEND

SOLAR ACCESS

CROSS VENTILATION

4

Unit mix				POS	Solar Access (req > 2h) 9am to 3pm	Cross-ventilated	Storage				
UNIT		1bed/studio	2bed				3bed	Required	IN	OUT	Total
Ground	1	43.65			15.12	1	NO	4	2.42	5.39	7.81
	2		75.07		17.07	6	YES	8	4.16	4.05	8.21
	3	61.21			25.37	6	NO	6	6.26	0	6.26
	4		76.6		25.53	6	YES	8	4.55	4.05	8.6
	5		77.18		15.05	2	NO	8	6.5	4.05	10.55
	6	35.42			15	2	NO	4	2.02	4.09	6.11
	7			103.24	82.39	2	YES	10	12	16.3	28.3
	8	51.22			40.89	0	NO	6	6.09	0	6.09
	9		77.74		45.86	1	YES	8	4	4.29	8.29
First*	10	51.5			8.12	1	NO	6	7	0	7
	11	51.61			8.17	6	YES	6	3.06	4.5	7.56
	12		79.06		12.61	6	NO	8	4.89	4.5	9.39
	13		75.81		10.48	6	YES	8	4.55	3.66	8.21
	14		78.63		10.04	2	NO	8	6.5	4.32	10.51
	15		76.9		10	2	NO	8	6.5	4.32	14.16
	16		77.54		10.41	2	YES	8	5.54	4.01	10.52
	17		75.06		10.22	0	NO	8	5.12	7.66	10.1
	18		77.72		10.11	1	YES	8	4	4.98	8.98
Second	19*	51.5			8.12	1	YES	6	7	0	7
	20*	51.61			8.17	6	YES	6	3.06	4.98	8.04
	21		79.06		12.61	6	YES	8	4.89	4.98	9.87
	22		75.81		10.48	6	YES	8	4.55	4.98	9.53
	23		78.63		10.04	2	YES	8	6.5	4.98	12
	24		76.9		10	2	YES	8	6.5	4.98	12
	25		77.54		10.41	2	YES	8	5.54	5.5	10.93
	26		75.06		10.22	0	YES	8	5.12	5.5	10.62
	27		77.72		10.11	3	YES	8	4	5.39	9.39
Total	27	8	18	1		70.4%	63.0%				
Area	397.72 1388.03 103.24						Affordable housing *				

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mob: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
nominated architect - joe el-sabbagh 8707

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issue m:		
issue l:		
issue k:		
issue j:		
issue i:		
issue h:		
issue g:		
issue f:		
issue e:	S4.56 Modification	06/03/2022
issue d:	Pitched roof	16/02/2022
issue c:	SOFAC	28/01/2022

drawing: SOLAR/VENT	project: PROPOSED ARHSEPP RFB @ 13-15 NICHOLAS AVE CAMPSIE	client: CIVECO PTY LTD	drawn: J.S.	scale: as shown	sheet size: A3	Council
			checked: J.E.	date: MAR	ref: 2022-1558	CBCC

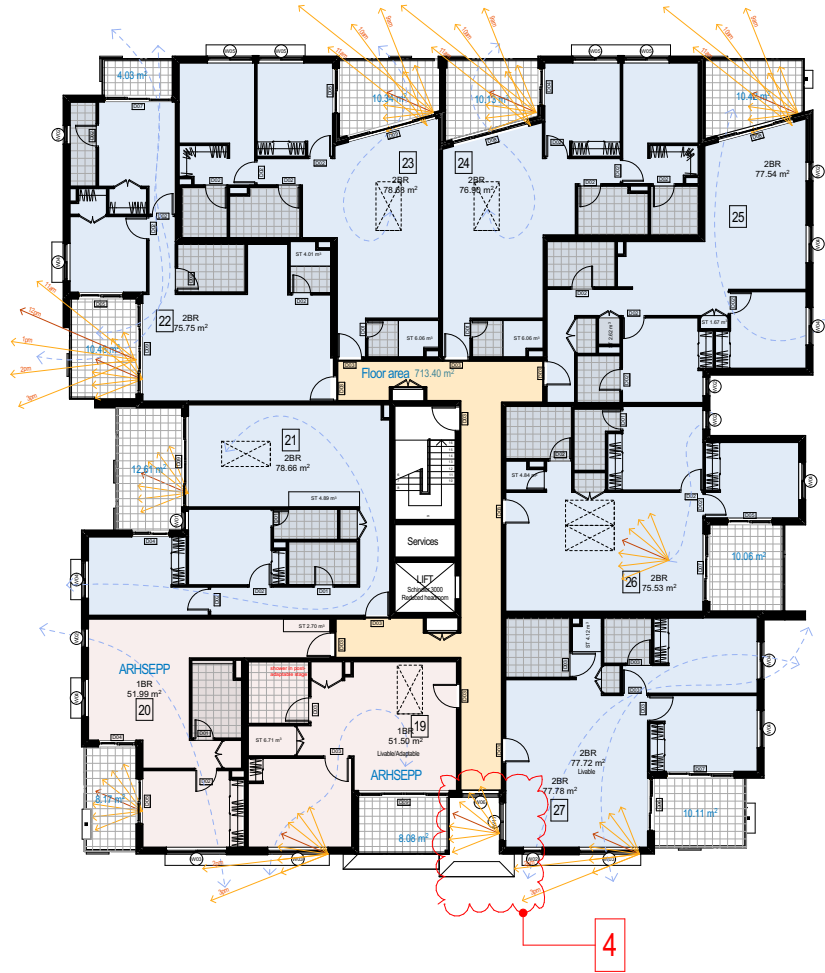
rev **E**



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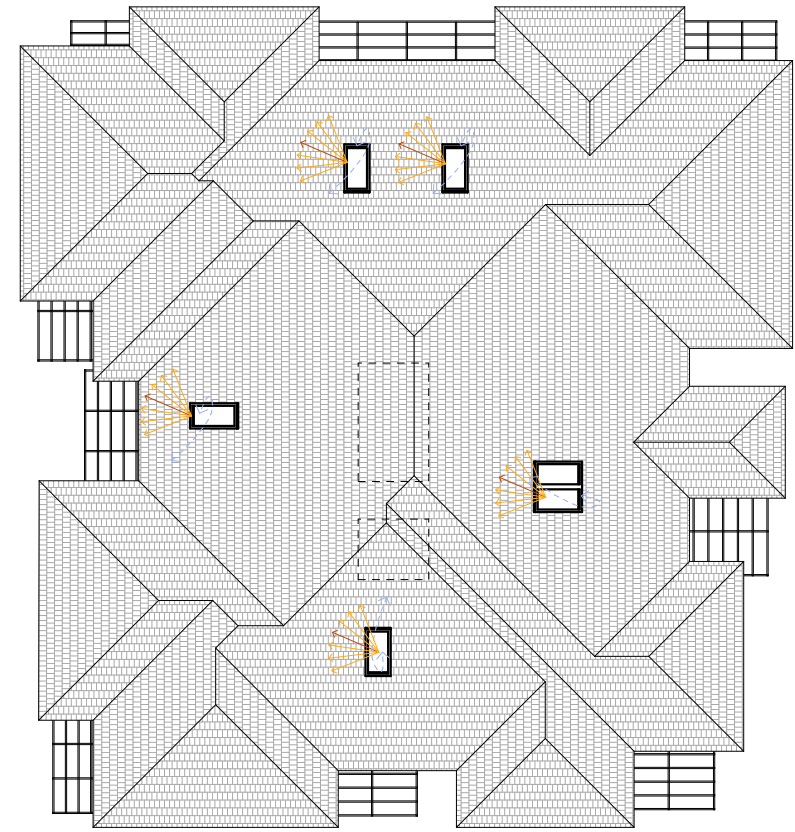
16 dunlop street
north parramatta nsw
2151
ph: +61 2 9630 9911
mob: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
nominated architect - joe el-sabbagh 8707

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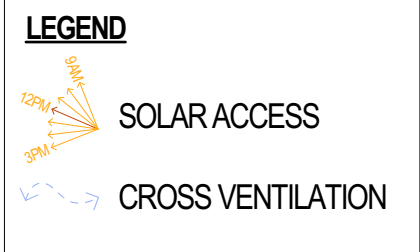
SECOND FLOOR PLAN - SOLAR/VENTILATION

1:300



ROOF PLAN - SOLAR/VENTILATION

1:300



Unit mix				POS	Solar Access (req > 2h) 9am to 3pm	Cross- ventilated	Storage			
UNIT	1bed/studio	2bed	3bed				Required	IN	OUT	Total
Ground	1	43.65		15.12	1	NO	4	2.42	5.39	7.81
	2		75.07	17.07	6	YES	8	4.16	4.05	8.21
	3	61.21		25.37	6	NO	6	6.26	0	6.26
	4		76.6	25.53	6	YES	8	4.55	4.05	8.6
	5		77.18	15.05	2	NO	8	6.5	4.05	10.55
	6	35.42		15	2	NO	4	2.02	4.09	6.11
	7			82.39	2	YES	10	12	16.3	28.3
	8	51.22		40.89	0	NO	6	6.09	0	6.09
	9		77.74	45.86	1	YES	8	4	4.29	8.29
First*	10	51.5		8.12	1	NO	6	7	0	7
	11	51.61		8.17	6	YES	6	3.06	4.5	7.56
	12		79.06	12.61	6	NO	8	4.89	4.5	9.39
	13		75.81	10.48	6	YES	8	4.55	3.66	8.21
	14		78.63	10.04	2	NO	8	6.5	4.32	10.51
	15		76.9	10	2	NO	8	6.5	4.32	14.16
	16		77.54	10.41	2	YES	8	5.54	4.01	10.52
	17		75.06	10.22	0	NO	8	5.12	7.66	10.1
	18		77.72	10.11	1	YES	8	4	4.98	8.98
Second	19*	51.5		8.12	1	YES	6	7	0	7
	20*	51.61		8.17	6	YES	6	3.06	4.98	8.04
	21		79.06	12.61	6	YES	8	4.89	4.98	9.87
	22		75.81	10.48	6	YES	8	4.55	4.98	9.53
	23		78.63	10.04	2	YES	8	6.5	4.98	12
	24		76.9	10	2	YES	8	6.5	4.98	12
	25		77.54	10.41	2	YES	8	5.54	5.5	10.93
	26		75.06	10.22	0	YES	8	5.12	5.5	10.62
	27		77.72	10.11	3	YES	8	4	5.39	9.39
Total	27	8	18	1	70.4%	63.0%				
Area		397.72	1388.03	103.24						

Affordable housing *

*Note - all surfaces seen receive solar access on nominated hour

VIEWS FROM THE SUN

21st of June



Living rooms and balconies receiving direct solar access on nominated hour



<u>issue m:</u>	
<u>issue l:</u>	
<u>issue k:</u>	
<u>issue j:</u>	
<u>issue i:</u>	
<u>issue h:</u>	
<u>issue g:</u>	
<u>issue f:</u>	
<u>issue e:</u>	S4.56 Modification
<u>issue d:</u>	Pitched roof
<u>issue c:</u>	S0FAC

drawing: VIEWS FROM THE SUN
 project: PROPOSED ARHSEPP RFB @ 13-15
NICHOLAS AVE CAMPSIE
 client: CIVECO PTY LTD

drawn: J.S.	scale: as shown	sheet size: A3	Council
checked: J.E.	date: MAR	ref: 2022-155B	CBC

E

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ARCHITECTS

16 dunlop street
north parramatta nsw
2151
ph: +61 2 9630 9911
mob: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
qualified architect - joe el-sabbagh 8707

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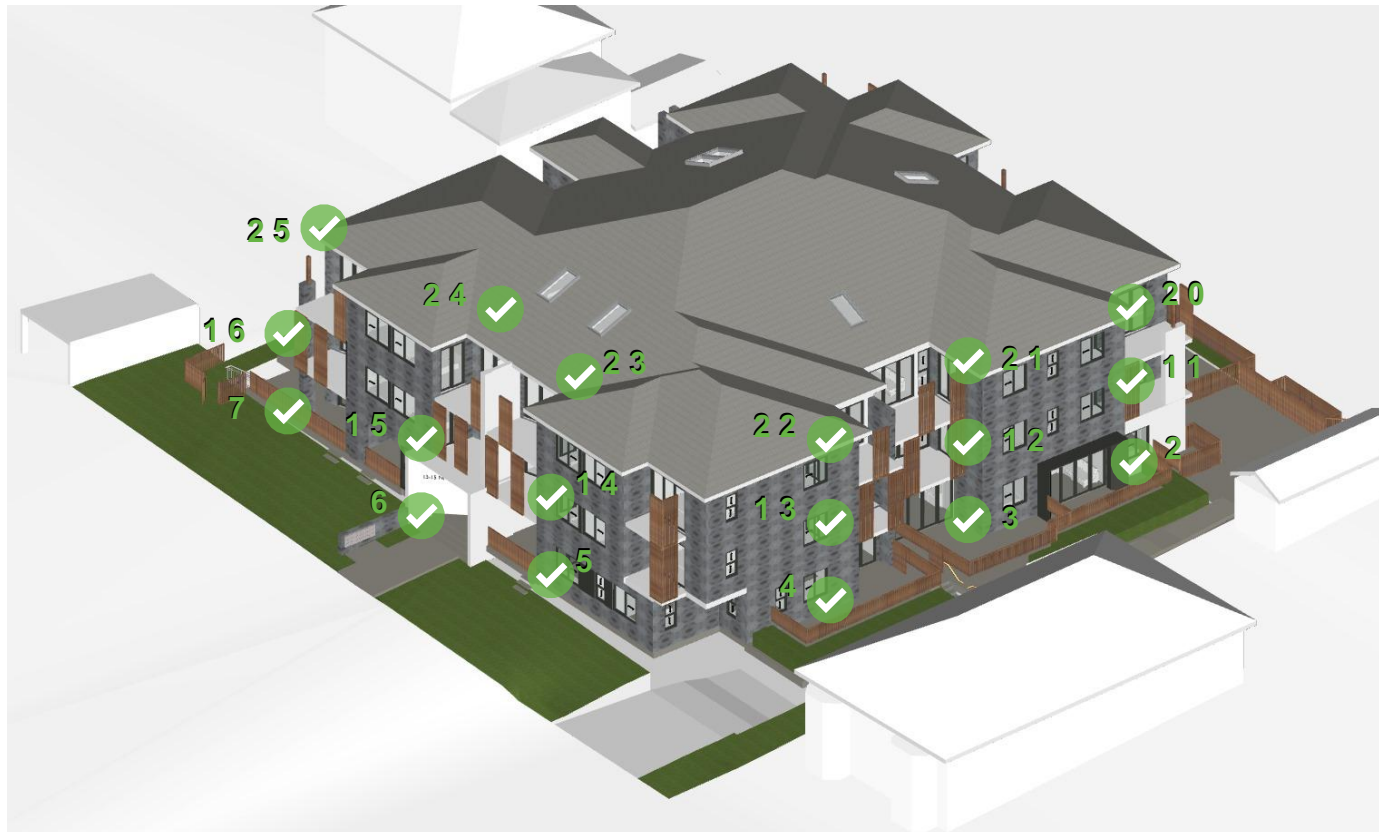
8am



9am



10am



11am

*Note - all surfaces seen receive solar access on nominated hour

VIEWS FROM THE SUN
 21st of June

✓ Living rooms and balconies receiving direct solar access on nominated hour



12pm



1pm



2pm



3pm



issue m:		
issue l:		
issue k:		
issue j:		
issue i:		
issue h:		
issue g:		
issue f:		
issue e:	S4.56 Modification	06/03/2022
issue d:	Pitched roof	16/02/2022
issue c:	SOFAC	28/01/2022

drawing:	VIEWS FROM THE SUN	scale:	as shown	sheet size:	A3	Council	
project:	PROPOSED ARHSEPP RFB @ 13-15 NICHOLAS AVE CAMPSIE	drawn:	J.S.	checked:	J.E.	date:	MAR
client:	CIVECO PTY LTD	ref:	2022-155B				CBCC

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 CORP
 ARCHITECTS

16 dunlop street
 north parramatta nsw 2151
 ph: +61 2 9630 9911
 mob: 0431 111 777
 admin@designcorp.com.au
 www.designcorp.com.au
 nominated architect - joe el-sabbagh 8707

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*Note - all surfaces seen receive solar access on nominated hour

VIEWS FROM THE SUN
 21st of June

✓ Living rooms and balconies receiving direct solar access on nominated hour



4pm

		Unit mix			POS	Solar Access (req > 2h) 9am to 3pm	Cross- ventilated	Storage			
UNIT		1bed/studio	2bed	3bed				Required	IN	OUT	Total
Ground	1	43.65			15.12	1	NO	4	2.42	5.39	7.81
	2		75.07		17.07	6	YES	8	4.16	4.05	8.21
	3	61.21			25.37	6	NO	6	6.26	0	6.26
	4		76.6		25.53	6	YES	8	4.55	4.05	8.6
	5		77.18		15.05	2	NO	8	6.5	4.05	10.55
	6	35.42			15	2	NO	4	2.02	4.09	6.11
	7			103.24	82.39	2	YES	10	12	16.3	28.3
	8	51.22			40.89	0	NO	6	6.09	0	6.09
	9		77.74		45.86	1	YES	8	4	4.29	8.29
First*	10	51.5			8.12	1	NO	6	7	0	7
	11	51.61			8.17	6	YES	6	3.06	4.5	7.56
	12		79.06		12.61	6	NO	8	4.89	4.5	9.39
	13		75.81		10.48	6	YES	8	4.55	3.66	8.21
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Second	19*	51.5			8.12	1	YES	6	7	0	7
	20*	51.61			8.17	6	YES	6	3.06	4.98	8.04
	21		79.06		12.61	6	YES	8	4.89	4.98	9.87
	22		75.81		10.48	6	YES	8	4.55	4.98	9.53
	23		78.63		10.04	2	YES	8	6.5	4.98	12
	24		76.9		10	2	YES	8	6.5	4.98	12
	25		77.54		10.41	2	YES	8	5.54	5.5	10.93
	26		75.06		10.22	0	YES	8	5.12	5.5	10.62
	27		77.72		10.11	3	YES	8	4	5.39	9.39
Total	27	8	18	1		70.4%	63.0%	Affordable housing *			
Area		397.72	1388.03	103.24							

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Architects

issue m:
issue l:
issue k:
issue j:
issue i:
issue h:
issue g:
issue f:
issue e: S4.56 Modification
issue d: Pitched roof
issue c: S0FAC

06/03/2022
16/02/2022
28/01/2022

drawing: VIEWS FROM THE SUN

project: PROPOSED ARHSEPP RFB @ 13-15
NICHOLAS AVE CAMPSIE

client: CIVECO PTY LTD

drawn: J.S.
checked: J.E.

scale: as shown
date: MAR

sheet size: A3
ref: 2022-155B

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DESIGN
CORP
ARCHITECTS

16 dunlop street
north parramatta nsw
2151
ph: +61 2 9630 9911
mob: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au

nominated architect - joe el-sabbagh 8707

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NICHOLAS AVENUE



LANDSCAPED AREA CALCS
1:250



issue m:		
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issue i:		
issue h:		
issue g:		
issue f:		
issue e:	S4.56 Modification	06/03/2022
issue d:	Pitched roof	16/02/2022
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drawing:	LANDSCAPING CALCS	
project:	PROPOSED ARHSEPP RFB @ 13-15 NICHOLAS AVE CAMPSIE	
client:	CIVECO PTY LTD	
drawn:	J.S.	scale: as shown
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16 dunlop street
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mob: 0431 111 777
admin@designcorp.com.au
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DEEP SOIL AREA

1:250



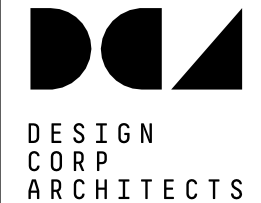
DEEP SOIL AREA CALCULATION - min dimension 3m

-  SITE AREA INCLUDED IN DEEP SOIL AREA CALCULATION
-  DEEP SOIL AREA NOT INCLUDED IN CALCULATION
- REQUIRED 15% OF SITE AREA = 269.14 m²
- PROVIDED 285.01 m²

issue m:	
issue l:	
issue k:	
issue j:	
issue i:	
issue h:	
issue g:	
issue f:	
issue e:	S4.56 Modification
issue d:	Pitched roof
issue c:	SOFAC

drawing:	DEEP SOIL CALCS				
project:	PROPOSED ARHSEPP RFB @ 13-15 NICHOLAS AVE CAMPSIE				
client:	CIVECO PTY LTD				
drawn:	J.S.	scale:	as shown	sheet size:	A3
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					Council CBCC

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north parramatta nsw
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admin@designcorp.com.au
www.designcorp.com.au
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