

NOTIFICATION PLANS

RESIDENTIAL HOUSING

680, 682, 684 & 688 EAST STREET &
165 ALEXANDRA STREET, EAST ALBURY, NSW



EAST ST PERSPECTIVE



ALEXANDRA ST PERSPECTIVE

LEGEND:

- STAIR LOBBY
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- PAVING
- GARDEN AREA
- PATHWAYS / DRIVEWAY

EX 00.000 EXISTING LEVEL
RL 00.000 PROPOSED LEVEL

LB LETTERBOX

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

NEW PLANTING SCHEDULE:

- | | | | |
|----|---|----|--|
| ES | Tree: Eucalyptus sideroxylon "Rosea"
Common name: Mugga Ironbark
To 13m x 6m | CM | Clivea miniata
Natal Lily
To 0.9m |
| ER | Tree: Elaeocarpus reticularis
Common name: Blueberry Ash
To 8m x 5-6m spread | | Myoporum parvifolium
Creeping Boobialla
groundcover to about 0.3m |
| FA | Street Tree: Fraxinus americana
Common name: White Ash
To 20m x 10m | * | Lomandra longifolia "Tanika"
Turving Infill Native Grass To 0.7m |
| GR | Grevillea rosemarinifolia "Canberra Gem"
Red Flowering Grevillea Canberra Gem
To 2.4m | | Dichandra "Silver Falls"
Silver Falls
Slow Growing Ground Cover |
| DV | Dodonaea viscosa
Common name: Sticky Hop Bush
To 3m x 1.2m | | Hardenbergia violaceae
Native Sarsaparilla
Scrambler |
| PF | Photinia fraseri "Red Robin"
Red Robin
To 2.0m x 1.2m | CR | Cissus rhombifolia
False Grape Vine
Hardy Scrambler/Climber on Frame
To 2.1m plus |
| CG | Correa glabra
Native Fuchsia
Shrub to 1.2m | + | Dianella carrula "Little Jess"
Dwarf Blue Flaz Lily to 400mm |
| GL | Grevillea lanigera "Winter Wonder"
Winter Wonder
Low Growing Shrub To 1.2m | | Turf |
| C | Cordyline "Red Sensation"
Dwarf Cordyline
To 1.5m | | Crushed rock |

PROVISION FOR
SUBSTATION

PLANTING TO BE
PROVIDED TO
SCREEN GARBAGE /
SUBSTATION AREA/
METERS AREAS

EAST STREET

PLANTING TO SCREEN
PRIVATE AREAS

ALEXANDRA STREET



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

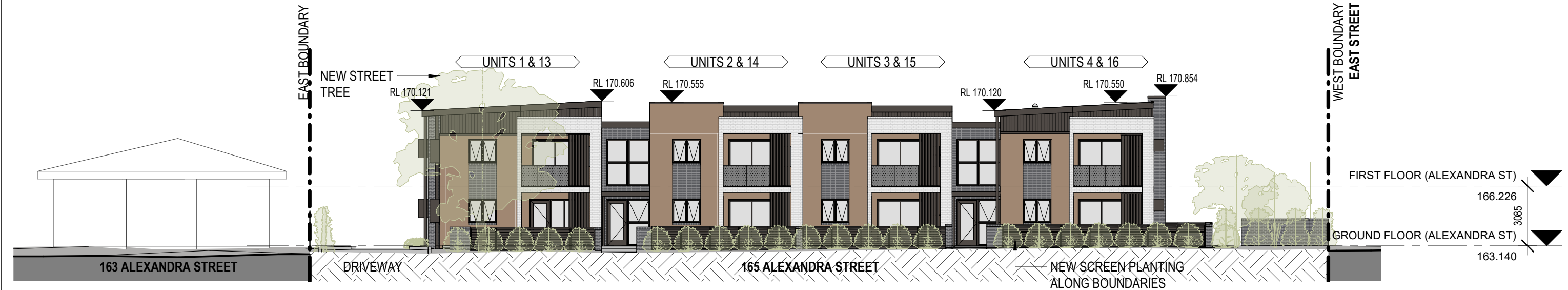
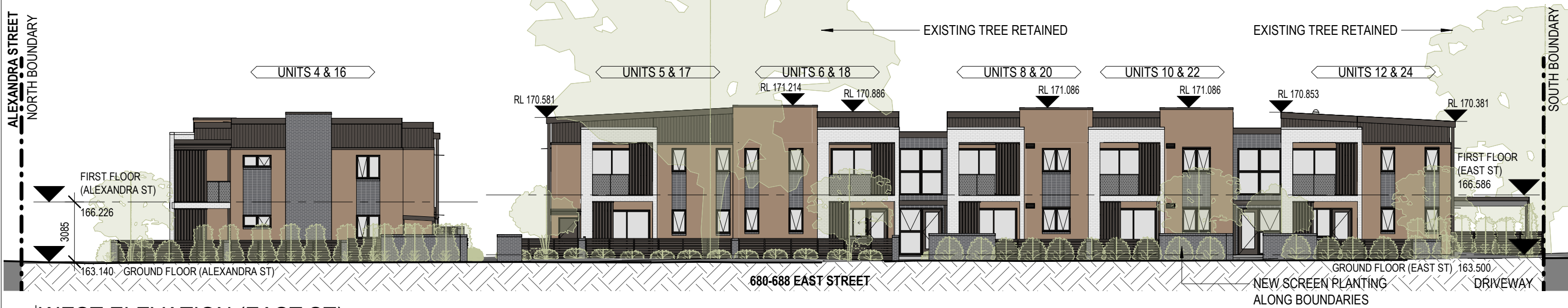
ARCHITECT
BREWSTER MURRAY PTY LTD

PROJECT
DEVELOPMENT OF 24 UNITS UNDER SEPP HOUSING 2021

680, 682, 684 & 688 East St & 165 Alexandra St, East Albury NSW LOTS 11, 12, 13, 14 & 15 DP 243192

TITLE
NOTIFICATION SITE / LANDSCAPE PLAN

REV	DATE	PROJECT No.	SHEET
5	07-03-22	BGXPC	N02

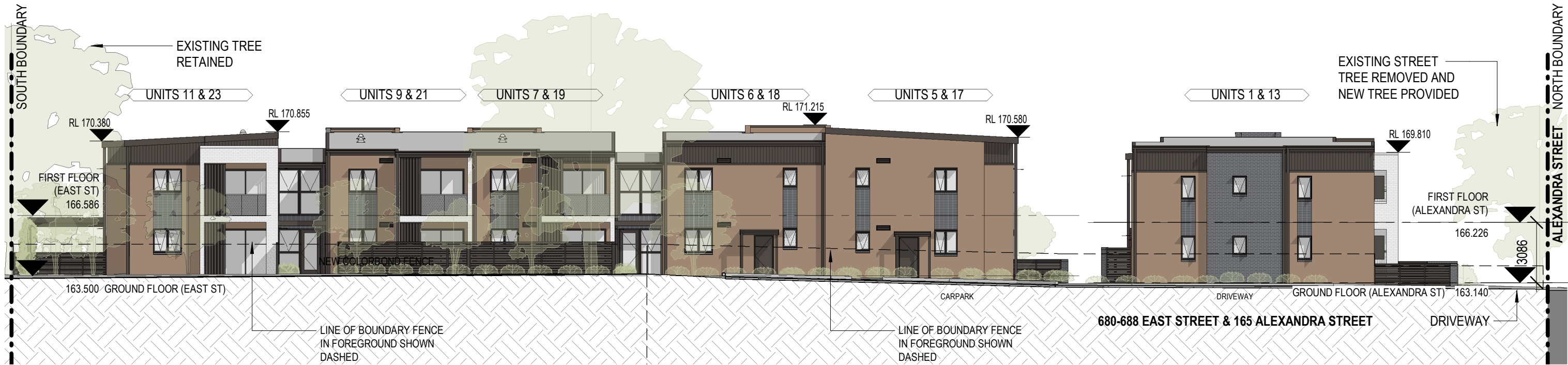


PROPOSED DEVELOPMENT DATA

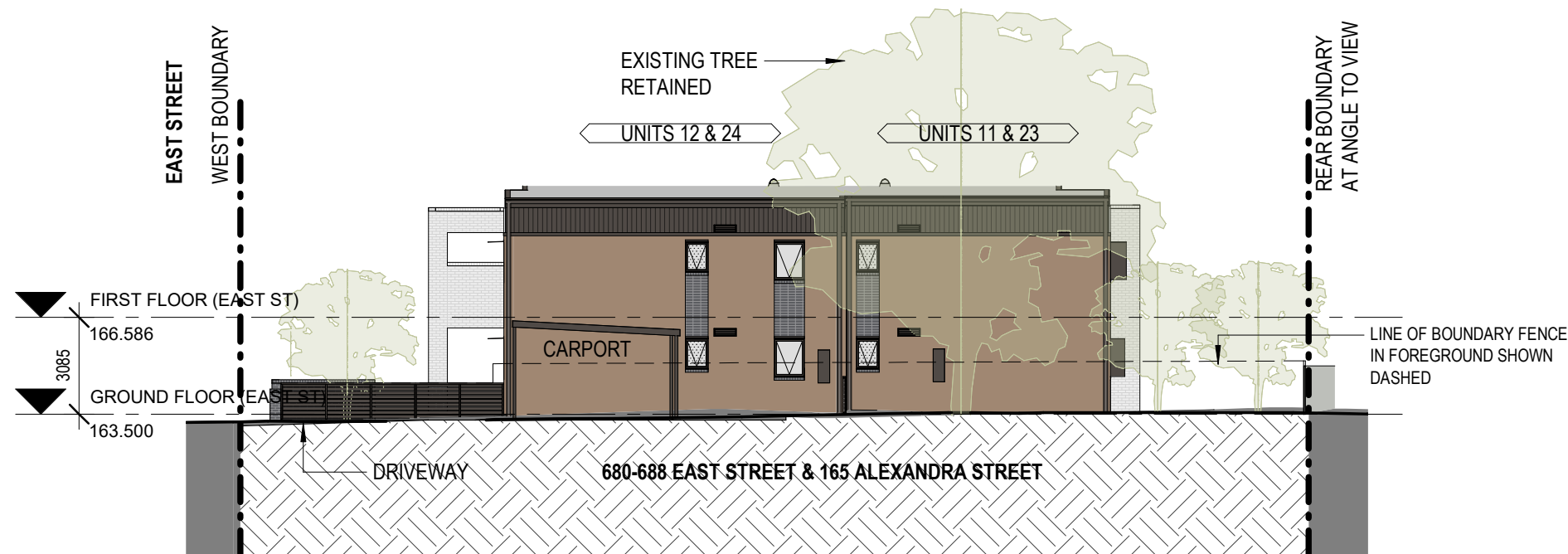
SITE AREA	3377.7m ²
TITLE DESCRIPTION	LOTS 11, 12, 13, 14 & 15, DP243192
PROPOSED DWELLING NUMBERS	24 DWELLINGS (10 x 2 BED & 14 x 1 BED)

	REQUIREMENT	PROPOSED
PRIMARY FRONT SETBACK (EAST ST)	6.0m MIN	6.0 - 8.4m
SECONDARY FRONT SETBACK (ALEXANDRA ST)	4.2m	4.2m
SIDE & REAR SETBACKS	SIDE SETBACK 1.5m REAR SETBACK 6m	4.8m SIDE 6.0m REAR

	REQUIREMENT	PROPOSED
HEIGHT	9.0m	8.1m
FLOOR SPACE RATIO	NOT ADOPTED	0.50:1
PARKING	3 ACCESSIBLE SPACES	3
	17 TOTAL PARKING SPACES	17



1 EAST ELEVATION
SCALE 1 : 200



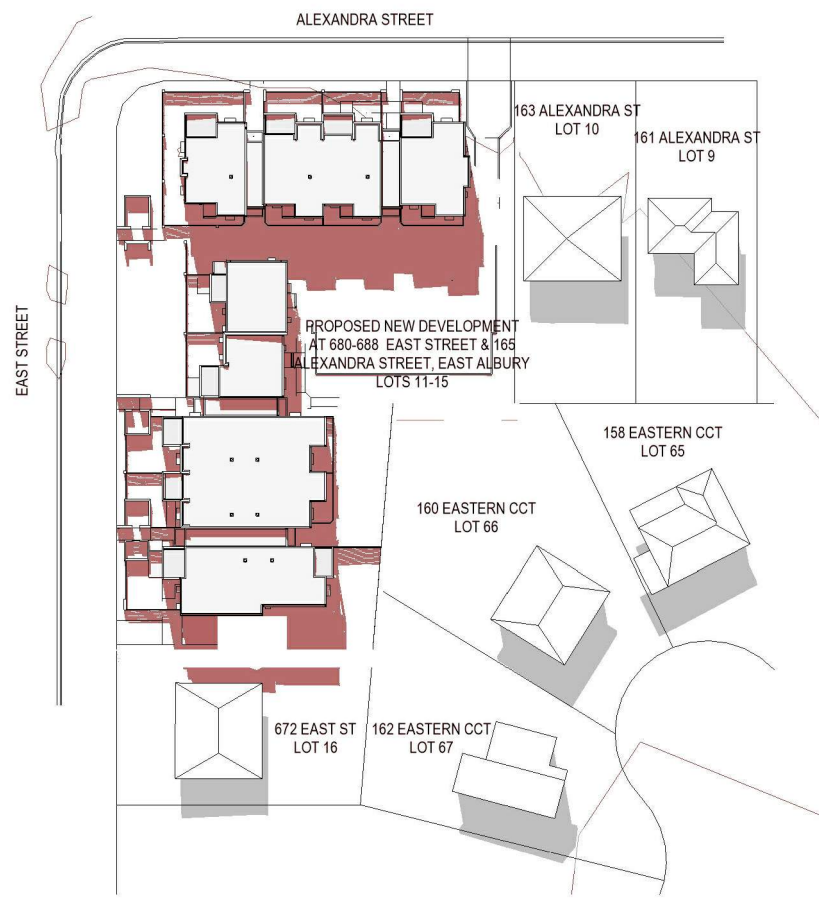
2 SOUTH ELEVATION
SCALE 1 : 200



CODE	MATERIAL	DESCRIPTION	FINISH
G, DP, LVR-1		ROOF GUTTERS, DOWNPIPES, METAL FLASHINGS, FASICAS, ALUMINIUM PRIVACY LOUVRES	COLORBOND WOODLAND GREY (OR SIMILAR)
WF, DF, SS		ALUMINIUM WINDOW FRAMES, DOOR FRAMES, SUN SHADES	TO MATCH COLORBOND WOODLAND GREY (OR SIMILAR)
P1		PAINT FINISH TO STAIR LOBBY CONCRETE AWNINGS	TO MATCH COLORBOND WOODLAND GREY (OR SIMILAR)
BAL-1		GLASS BALUSTRADES	GREY SEMI-OPAQUE
FEN-1		COLORBOND METAL FENCING TO BOUNDARIES SOLID PANELS 1.8m HT	COLORBOND SHALE GREY (OR SIMILAR)
FEN-2		SLATTED PRIVACY FENCING	COLORBOND WOODLAND GREY (OR SIMILAR)
FEN-3		BRICK PIERS GARBAGE AREA WALLS	DARK GREY



1 | SHADOW IMPACT JUNE 21 9AM
1 : 1000



2 | SHADOW IMPACT JUNE 21 12PM
1 : 1000



3 | SHADOW IMPACT JUNE 21 3PM
1 : 1000

OVERSHADOWING LEGEND:



GREY AREA INDICATES EXTENT OF SHADOWS CAST BY EXISTING DEVELOPMENT



PINK AREA INDICATES EXTENT OF SHADOWS CAST BY PROPOSED DEVELOPMENT

NOTE: NEIGHBOURING PROPERTIES OUTLINES ARE SHOWN INDICATIVE ONLY

