

NOTIFICATION PLANS

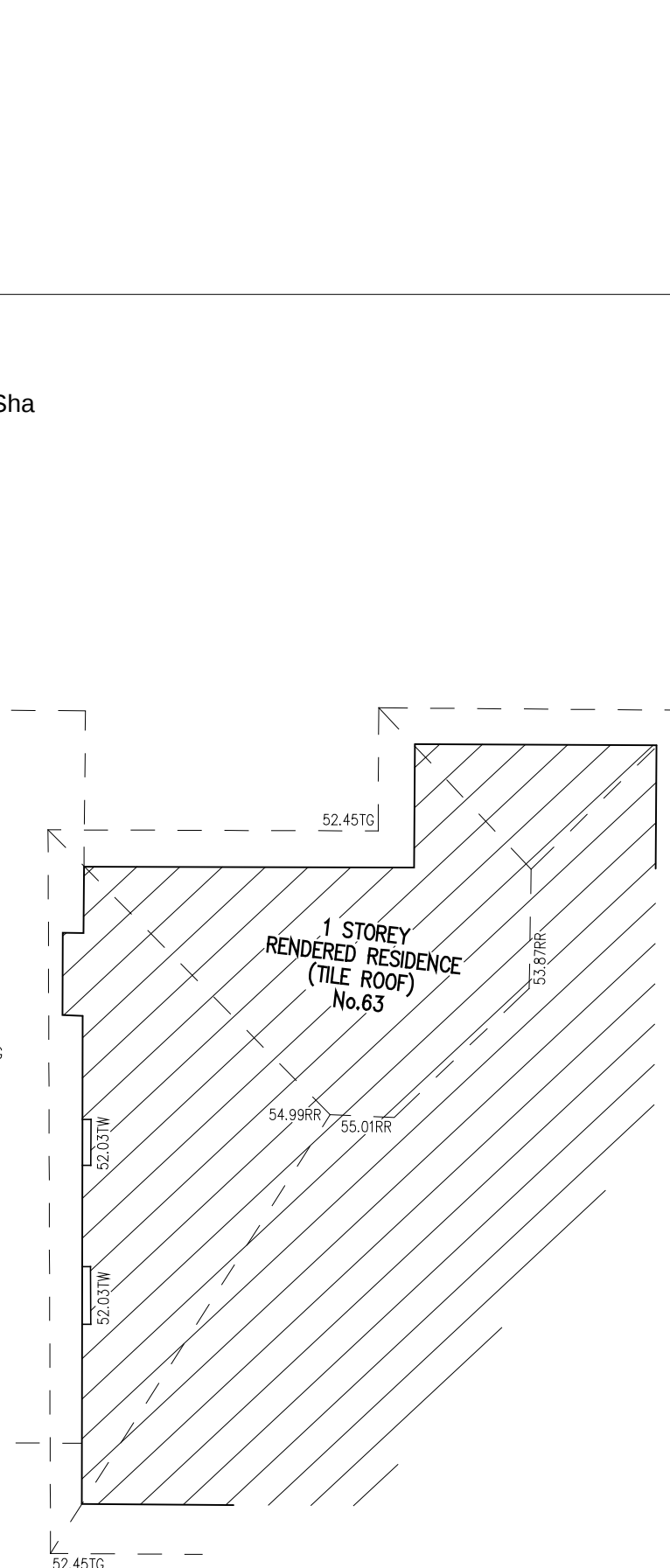
SENIORS HOUSING

**57- 61 BOURKE STREET & 10 BROWN ST (drainage easement only)
NORTH PARRAMATTA**



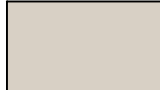
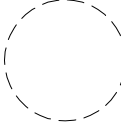
BOURKE STREET PERSPECTIVE

 LOCKED BAG 5022 PARRAMATTA NSW 2124 PHONE No 1800 738 718 https://www.dpie.nsw.gov.au/land-and-housing-corporation	ARCHITECT:  Barry Rush & Associates Pty Ltd	NOTIFICATION - COVER PAGE 57-61 Bourke Street & 10 Brown St (drainage easement only) NORTH PARRAMATTA LOTS 23, 24, 25 & 38 in DP 35290	REV: -	DATE: 6/06/22	PROJECT NO: BGXWW	SHEET: N01
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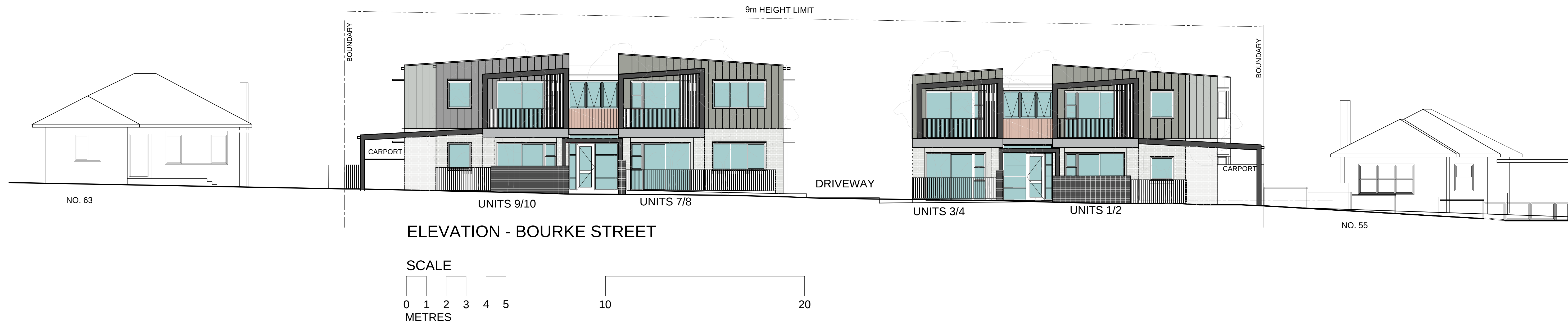


Plant Schedule						
ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees						
BacMur	Grey Myrtle	Backhousia myrtifolia	75Litre	5 - 10m	3.5 - 6m	N
BanInt	Coastal Banksia	Banksia integrifolia	75Litre	8 - 10m	5 - 7m	N
CupAna	Tuckeroo	Cupaniopsis anacardioides	75Litre	6 - 9m	3.5 - 6m	N
SyzPin	Pinnacle Lilly Pilly	Syzygium 'Pinnacle'	75Litre	6 - 10m	1.4 - 1.6m	N
Trilus	Water Gum	Tristaniopsis laurina 'Luscious'	75Litre	6 - 8m	3.5 - 6m	N
Shrubs						
AcaGree	Green Mist	Acacia cognata 'Green Mist'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
AcmChe	Forest Flame	Acmena 'Cherry Surprise'	200mm	3.0 - 5.0m	1.2 - 1.5m	N
AlpCae	Native Ginger	Alpinia caerulea	200mm	0.9 - 1.5m	0.9 - 1.2m	N
BanSpi	Hairpin Banksia	Banksia spinulosa	200mm	2.0 - 3.0m	1.5 - 2.0m	N
CalEnd	Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'	200mm	3 - 5m	2.0 - 3.5m	N
CalLit	Little John	Callistemon "Little John"	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CalRed	Red Alert Bottle Brush	Callistemon 'Red Alert'	200mm	1.0 - 1.5m	2.0 - 3.0m	N
CorAlb	White Correa	Correa alba	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CosEve	Evening Glow Mirror Plant	Coprosma 'Evening Glow' *	200mm	1.2 - 1.5m	0.9 - 1.2m	N
CriPed	Swamp Lily	Crinum pedunculatum	200mm	1.5 - 2m	1.2 - 2.0m	N
DodPur	Purple Hopseed Bush	Dodonaea viscosa 'Purpurea'	200mm	2 - 4m	2.0 - 3.5m	N
DorExc	Gymea Lily	Doryanthes excelsa	200mm	1.5 - 2m	1.2 - 2.0m	N
GreMoo	Grevillea	Grevillea 'Moonlight'	200mm	4.0 - 5.0m	2.0 - 4.0m	N
LepGree	Green Screen Leptospermum	Leptospermum 'Green Screen'	200mm	1.2 - 1.5m	1.2 - 1.5m	N
SyzCas	Cascade Lilly Pilly	Syzygium 'Cascade'	200mm	2 - 3m	1.5 - 2.0m	N
SyzRes	Resilience Lilly Pilly	Syzygium 'Resilience'	200mm	2 - 3m	1.2 - 2.0m	N
WesFru	Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N
Ground Covers						
LomSha	Shara Mat Rush	Lomandra longifolia 'Shara'	150mm	0.45 - 0.55m	0.5 - 0.6m	N
DiaTas	Flax Lily	Dianella tasmanica 'Tased'	150mm	0.4 - 0.5m	0.4 - 0.5m	N
HypGol	Gold Nugget	Hymenosporum flavum 'Gold Nugget'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
LomNya	Nyalla Mat-Rush	Lomandra longifolia 'Nyalla'	150mm	0.75 - 0.9m	0.9 - 1.2m	N
ScaMau	Fan Flower	Scaevola albidia 'Mauve Carpet'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
MyoYar	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
LomTan	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
BanBir	Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

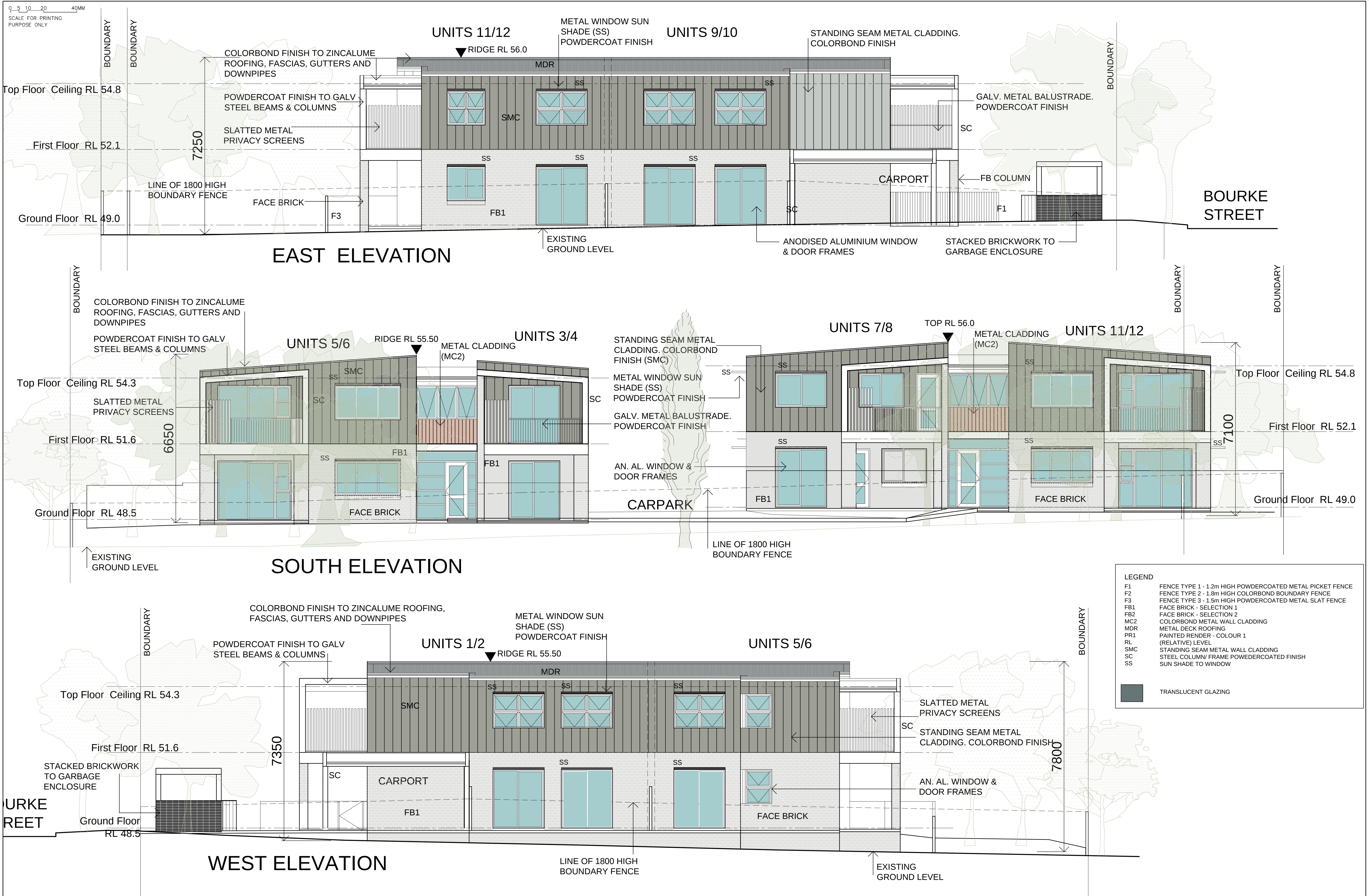
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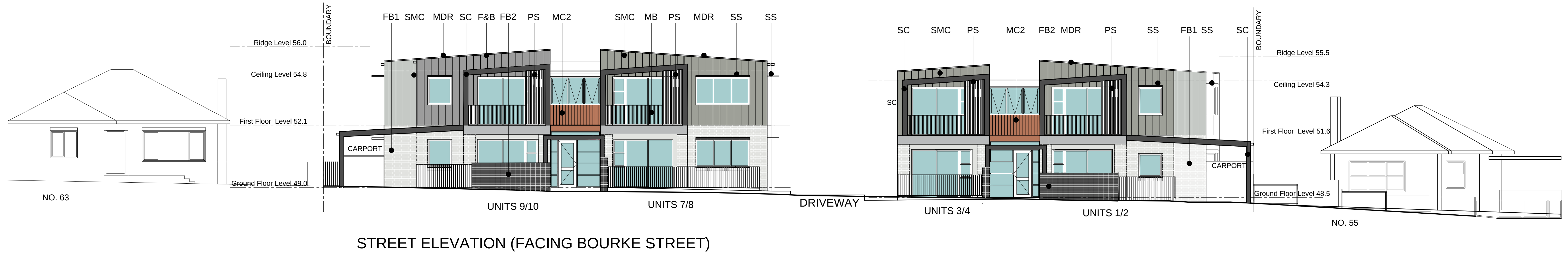
	BUILDING SETBACK
	1 BED UNIT
	2 BED UNIT
	COMMON AREA
	PRIVATE YARD
	EXISTING TREE
	TREE TO BE REMOVED
	PROPOSED TREE AND LANDSCAPING

CL	CLOTHES LINE
FFL	FINISHED FLOOR LEVEL
GB	GARDEN BED
ge	CONCRETE GARDEN EDGE
LB	LETTERBOXES - RECESSED INTO WALL
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
RL	RELATIVE LEVEL
SA	ACCESSIBLE PARKING SHARED AREA
SS	SUN SHADE
TF	TURFED AREA
TOW	TOP OF WALL



PROPOSED DEVELOPMENT DATA - SENIORS HOUSING		
SITE AREA	1937.5 m ² (excluding lot 38)	
TITLE DESCRIPTION	Lots 23, 24, 25 & 38 in DP 35290	
PROPOSED DWELLING NUMBERS	12 dwellings - 6 x 2 bedroom and 6 x 1 bedroom	
	Requirement	Proposed
SETBACKS		
Front Setback	5 - 7m	7.8 m (6.5 to balcony)
Side Setback	3.0m	3.0m
Rear Setback	15% site length = 6.14	10.35m (8m to balcony)
HEIGHT	8m to ceiling	6.3m
	9m to top of roof	7.8m
FLOOR SPACE RATIO	0.5:1	0.5:1
PARKING	3 parking spaces	9 parking spaces

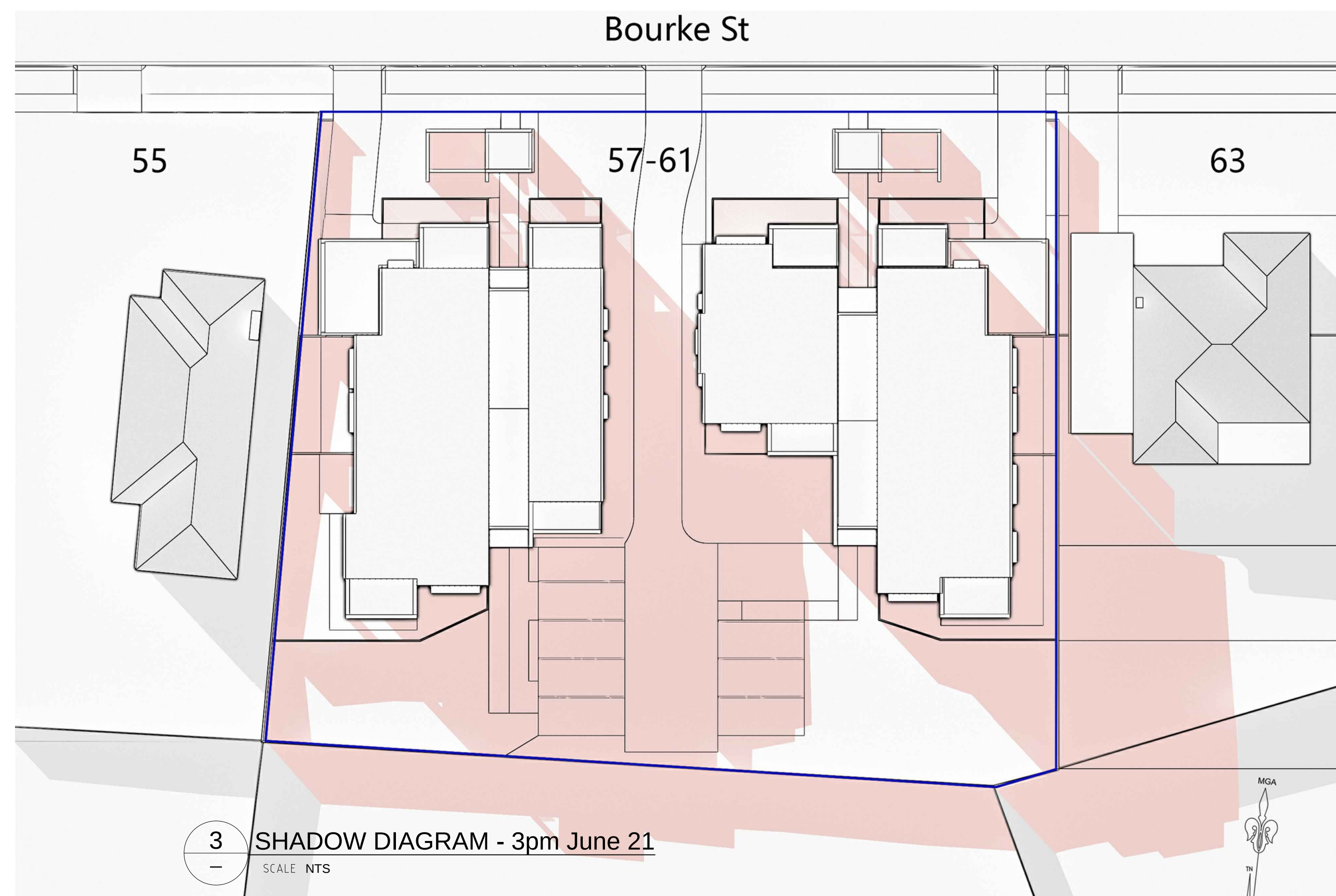
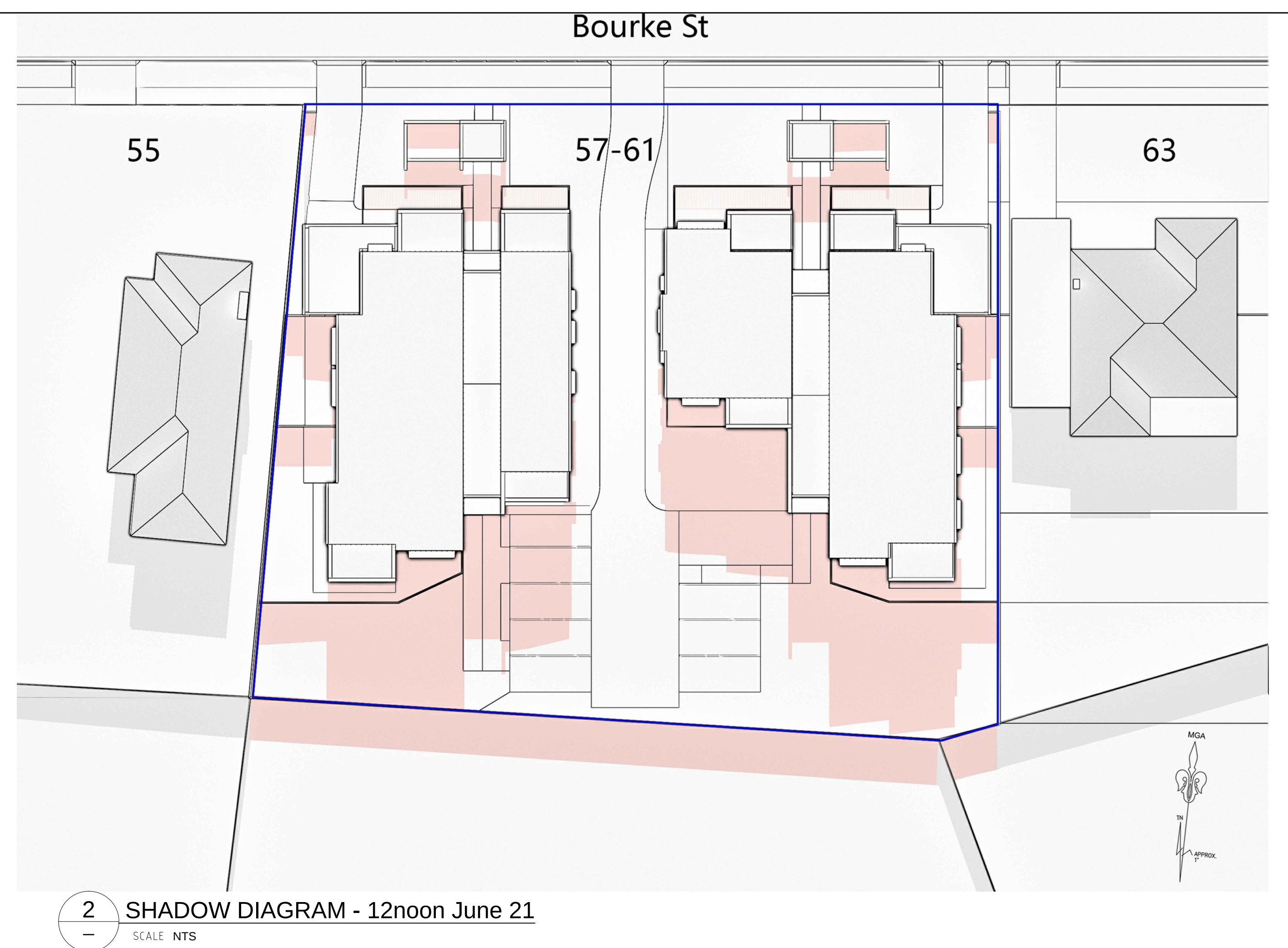
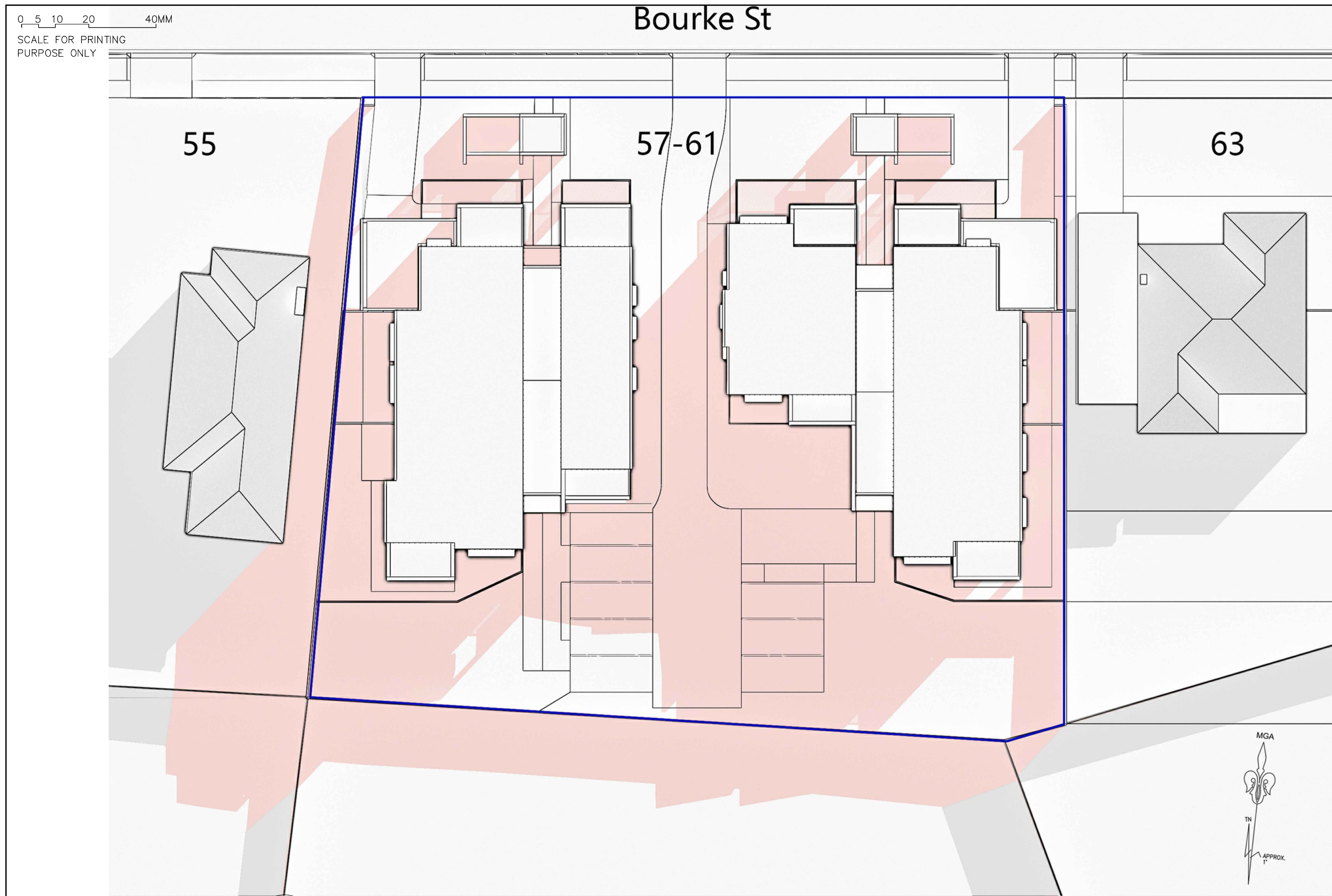




FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
MDR	ROOFING/ GUTTER/ DOWNPIPE/		METAL DECK ROOFING	BASALT
F&B	FASCIA & BARGE		METAL	BASALT
FB1	WALLS		FACE BRICK	BOWRAL CHILLINGHAM WHITE
FB2	FRONT BOUNDARY LOW WALLS		FACE BRICK	PGH BLACK BEAUTY
SMC	WALLS		METAL WALL CLADDING STANDING SEAM	BASALT
AW	AWNING ABOVE ENTRY		COLORBOND	TERRAIN
SC	BALCONY/ COLUMNS STRUCTURE		GALVANISED STEEL	MONUMENT
PR1	BALCONY'S SLAB		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	NATURAL

CODE	LOCATION		DESCRIPTION	COLOUR
SS	SUN SHADES		METAL POWDERCOATED	MONUMENT
ANODISED AL	WINDOWS & DOORS		ANODISED ALUMNIUM	SATIN CHARCOAL GREY
MB	BALCONY BALUSTRADE		METAL	SURFMIST
MC2	STAIRS WALLS		COLORBOND WALL CLADDING	TERRAIN
FC1	BALCONY LINING & SOFFIT		PAINTED FIBER CEMENT SHEETING	WATTYL ASTOR WHITE
F1	FENCE		1200 HIGH METAL FENCING TO DETAIL	DULUX MONUMENT
F2	FENCE		1800 HIGH COLORBOND METAL FENCE	DULUX SHALE GREY
F3	FENCE		1500 HIGH SLATTED METAL FENCE	DULUX SHALE GREY



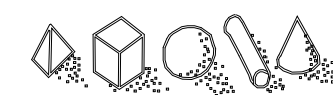
LEGEND:

- Grey area indicates shadows cast by neighboring development
- Pink area indicates shadows cast by proposed properties



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ARCHITECT:



Barry Rush & Associates Pty Ltd

NOTIFICATION - SHADOW DIAGRAMS

57-61 Bourke Street & 10 Brown St (drainage easement only) NORTH PARRAMATTA
LOTS 23, 24, 25 & 38 in DP 35290

REV:

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N06