

NOTIFICATION PLANS
PROPOSED GENERAL HOUSING DEVELOPMENT
70-72 GORDON AVE, SOUTH GRANVILLE



Gordon Ave Perspective



Planning &
Environment

LOCKED BAG 5022 (Level 15)
PARRAMATTA NSW 2124
ABN 24 960 729 253
PHONE No. 1800 738 718
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

Architect:

Stanton
Dahl
Architects

Nominated Architects : S.M Evans 7686, D.M Bell 11076

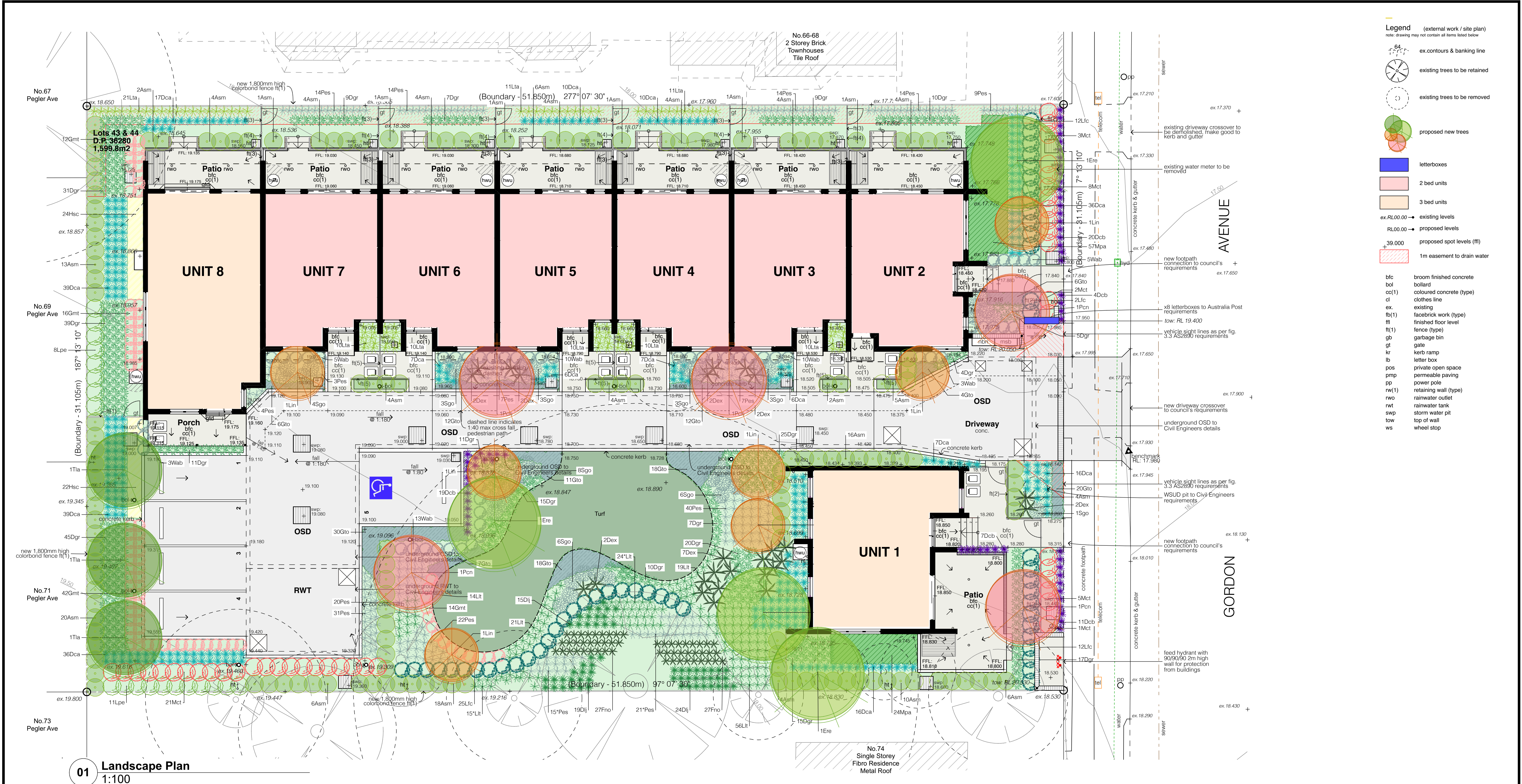
COVER PAGE
70-72 Gordon Avenue Granville NSW
Lots 395-397, DP 702896

REV:
2

DATE:
13/11/23

PROJECT NO:
BGWT6

SHEET:
N01



- Legend** (external work / site plan)
note: drawing may not contain all items listed below
- ex contours & banking line
 - existing trees to be retained
 - existing trees to be removed
 - proposed new trees
 - letterboxes
 - 2 bed units
 - 3 bed units
 - ex RL00.00 - existing levels
 - RL00.00 - proposed levels
 - proposed spot levels (ft)
 - 1m easement to drain water
 - b/c broom finished concrete
 - bol bollard
 - cc(1) coloured concrete (type)
 - cl clothes line
 - ex existing
 - fb(1) facebrick work (type)
 - fl finished floor level
 - ft(1) fence (type)
 - gb garbage bin
 - gt gate
 - kr kerb ramp
 - lb letter box
 - pos private open space
 - pp permeable paving
 - pp power pole
 - rw(1) retaining wall (type)
 - rwo rainwater outlet
 - rwt rainwater tank
 - swp storm water pit
 - tow top of wall
 - ws wheel stop

PLANT SCHEDULE						
Code	Botanical Name	Common Name	Height	Quantity	Pot Size	Stake
TREES						
Ere	Elaeocarpus reticulatus	Blueberry Ash	12 x 5m	4	75L	Y
Lin	Lagerstroemia indica 'Natchez'	Crape Myrtle	4 x 3m	7	75L	Y
Pcn	Prunus cerasifera 'Nigra'	Black Cherry Plum	5 x 4m	5	75L	Y
Tla	Tristania laurina	Kanooka Gum	8 x 5m	3	75L	Y
SHRUBS						
Asm	Acmena smithii 'Minor'	Lilly-pilly	3 x 2m	154	300mm	N
Dex	Dorothy excelsa	Gymea Lily	2 x 2m	26	300mm	N
Lic	Leptospermum flavescens 'Cardwell'	Tea Tree	1.5 x 1.5m	51	300mm	N
Lpe	Leptospermum petersonii	Lemon Scented Tea Tree	3 x 2m	19	300mm	N
Mct	Melaleuca 'Claret' tops	Honey Myrtle	1 x 1m	40	300mm	N
Sgo	Strobilanthes gossypinus	Pewter Plant	1.2 x 1.5m	42	300mm	N
Wab	Westringia fruticosa 'Aussie Box'	Coastal Rosemary	0.7 x 0.7m	54	300mm	N

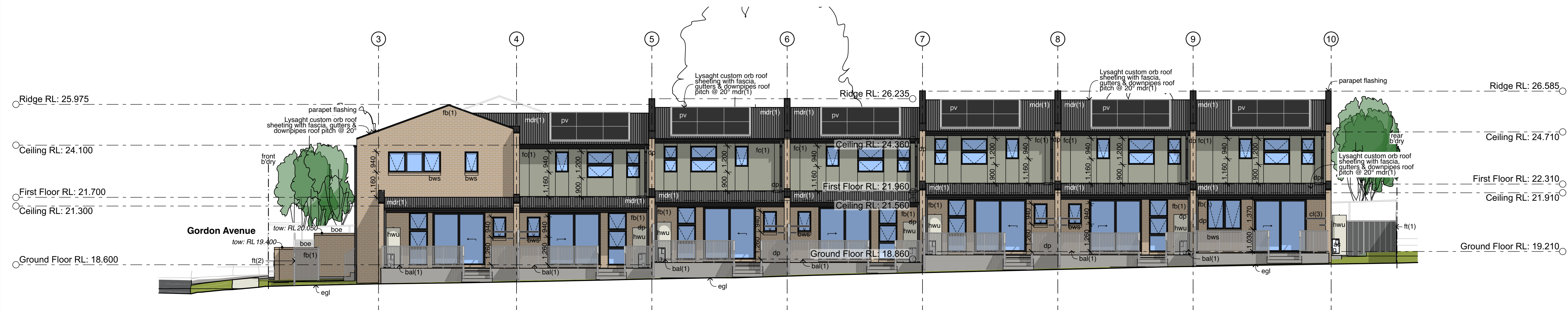
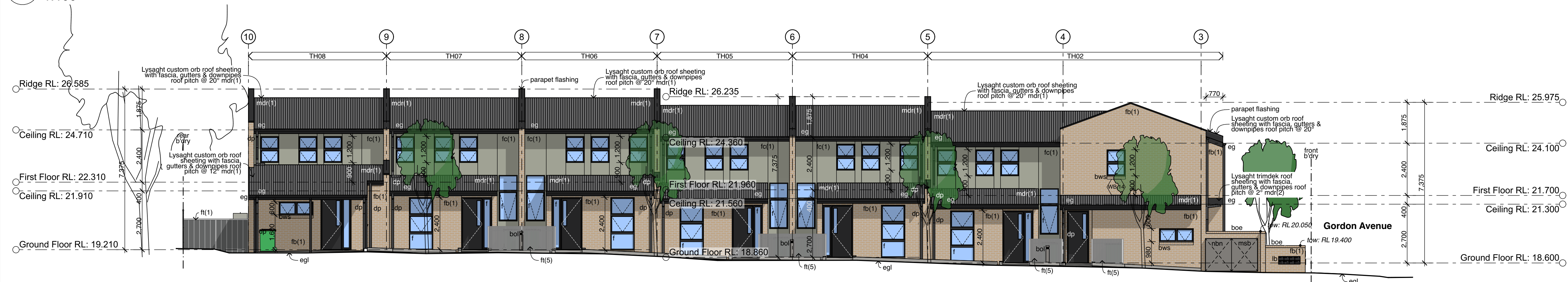
PLANT SCHEDULE						
Code	Botanical Name	Common Name	Height	Quantity	Pot Size	Stake
GROUNDCOVERS & CLIMBERS						
Dca	Dianella caerulea	Paroo Lily	0.7 x 0.7m	311	140mm	N
Dcb	Dianella 'Cassa Blue'	Paroo Lily	0.7 x 0.7m	61	140mm	N
Dij	Dianella 'Little Jess'	Paroo Lily	0.5 x 0.5m	58	Tubestock	N
Dgr	Diets grandiflora	African Iris	1.2 x 1.2m	290	140mm	N
Gmt	Grevillea 'Mt Tamboritha'	African Daisy	0.4 x 1.5m	84	140mm	N
Gto	Gazania tomentosa	African Daisy	0.5 x 0.5m	144	140mm	N
Fno	Ficinia nodosa	Knotted Club Rush	0.5 x 0.5m	54	Tubestock	N
Hsc	Hibbertia scandens	Guinea Flower	0.2 x 1.5m	46	140mm	N
Lit	Lomandra 'Lime Tuft'	Lime Tuft	0.5 x 0.5m	110	140mm	N
*Lit	Lomandra 'Lime Tuft'	Lime Tuft	0.5 x 0.5m	39	Tubestock	N
Lta	Lomandra 'Tanika'	Tanika	0.7 x 1.0m	93	140mm	N
Mpa	Myoporum parvifolium	Creeping Boobialla	0.2 x 1.5m	81	140mm	N
Pes	Poa 'Eskdale'	Tussock Grass	0.5 x 0.5m	204	140mm	N
*Pes	Poa 'Eskdale'	Tussock Grass	0.5 x 0.5m	36	Tubestock	N

NOTE: * Plant quantities on planting plan take precedence over quantities identified in this schedule.

South Granville - PROPOSED DEVELOPMENT DATA - GENERAL HOUSING		
Site Area	1599.8 m2	
Title description (Lot & DP)	Lot 43, Lot 44; DP 36280	
Proposed dwellings numbers	8 dwellings = (6 x 2-bed + 2 x 3-bed)	
	Requirement	Proposed
Setbacks		
Front setback	3.5m	TH1: 5.29m; TH2: 4.07m
Side setback	1.5 m	North: 3m (no living aspect); 4.5m (living) South: 3m
Rear setback	6m	3m
Height	11m (Cumberland LEP)	8.3m (2 storeys)
Floor space ratio	0.5:1 (SLUDG); 0.6:1 (Cumberland LEP)	0.45:1 (723.32m2 GFA)
Parking	1 accessible space	1 accessible space
	5 total parking spaces	5 total parking spaces



ELEVATION - GORDON AVENUE

**E04 North Elevation**
1:100**E05 South Elevation (Block B)**
1:100**E06 North Elevation (Block A)**
1:100

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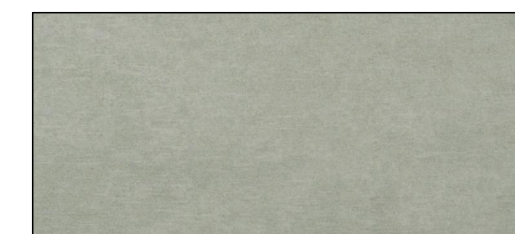
Legend (elevation & sections)

note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
c/c	compressed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
drh	door head
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fc(1)	finished ceiling level
ffi	finished floor level
fp	feature panel
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
ip	insulated panel
lv(f)	fixed louvres
lv(o)	operable louvres
mc(1)	metal cladding (type)
mdr	metal deck roof
otc	off form concrete
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
wcs	window casing

note:

1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

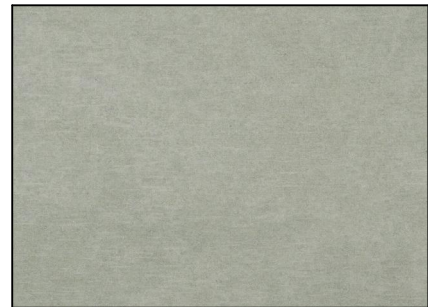
Face Brick - fb(1)
Light BrickFace Brick - fb(2)
Light BrickFibre Cement Sheet - fc(1)
Light GreyMetal Deck Roofing - mdr(1)
Dark GreyMetal Deck Roofing - mdr(2)
Dark Grey

Dark Grey



ELEVATION - GORDON AVENUE

COLOUR SCHEDULE

					
Face Brick - fb(1) Light Brick	Face Brick - fb(2) Light Brick	Fibre Cement Sheet - fc(1) Light Grey	Metal Deck Roofing - mdr(1) Dark Grey	Metal Deck Roofing - mdr(2) Dark Grey	Roof Capping & Flashing, Fascia, Gutters, Downpipes, Window & Door Frames, Boundary & Interlaminacy Fences, Awnings & Columns Dark Grey

