

NOTIFICATION PLANS

SENIORS HOUSING

26 ROSE CRESCENT and 69-73 BOURKE STREET, NORTH PARRAMATTA



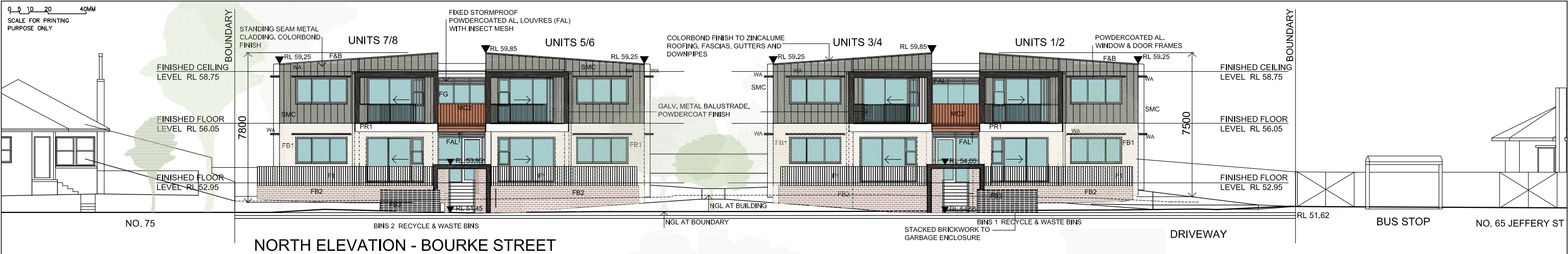


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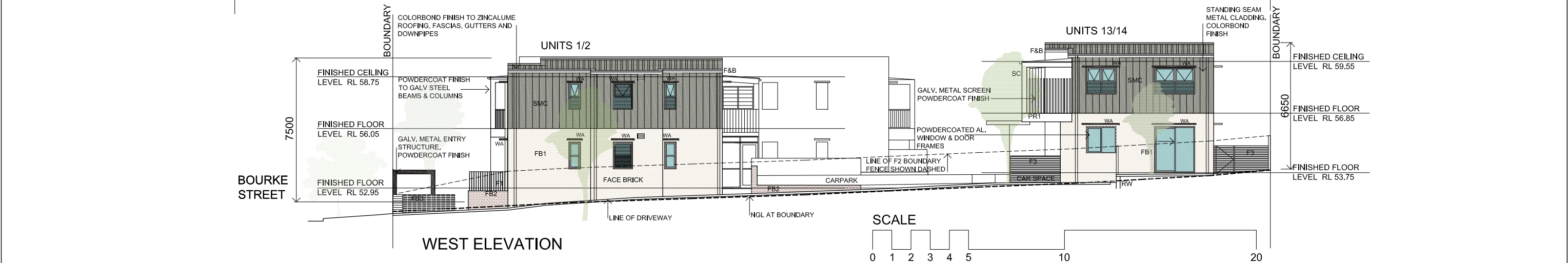
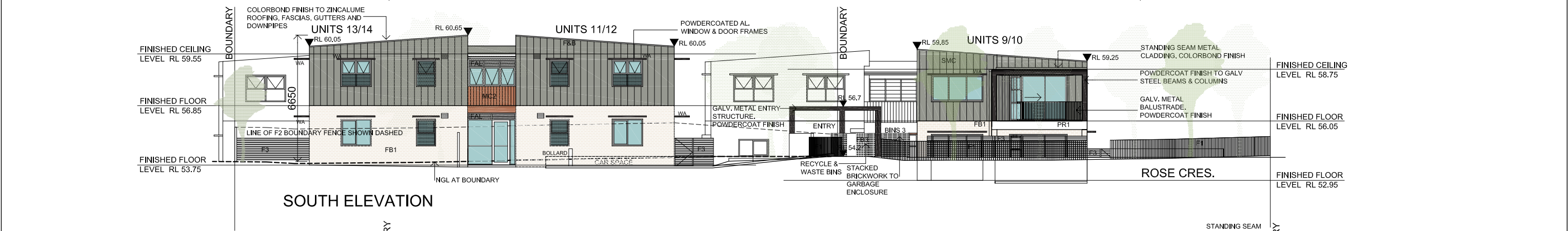


PROPOSED DEVELOPMENT DATA - SENIORS HOUSING		
SITE AREA	2228.7 m²	
TITLE DESCRIPTION	Lots 2, 3 & 4 in DP 215342	
PROPOSED DWELLING NUMBERS	8 x 2 Bed + 6 x 1 Bed = 14 Dwellings	
	Requirement	Proposed
SETBACKS		
Front Setback	5-7m Consistent with prevailing setback on the street.	4.4-7m average
Side Setback	3m Except where buildings primarily address side boundary then 4.5m	3m
Rear Setback	15% of the length of the site	n/a
MAXIMUM HEIGHT	Parramatta Council-LEP 9m	7.8m to top of roof
	Housing SEPP 9.5m	
FLOOR SPACE RATIO	0.5:1	0.49:1
PARKING	3 parking spaces	11 car spaces





LEGEND	
F1	FENCE TYPE 1 - 1m HIGH POWDERCOATED METAL PICKET FENCE
F2	FENCE TYPE 2 - 1.8m HIGH COLORBOND BOUNDARY FENCE
F3	FENCE TYPE 3 - 1.5m HIGH POWDERCOATED METAL SLAT FENCE
F&B	FACIA / BARGE
FAL	FIXED ALUMINIUM LOUVERS
FB1	FACE BRICK - SELECTION 1
FB2	FACE BRICK - SELECTION 2
FB3	FACE BRICK - SELECTION 3
FG	FIXED GLASS
MC2	COLORBOND METAL WALL CLADDING
PR1	PAINTED RENDER - COLOUR 1
SMC	STANDING SEAM METAL WALL CLADDING
WA	WINDOW AWNING
	TRANSLUCENT GLAZING



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
<https://www.dple.nsw.gov.au/land-and-housing-corporation>

ARCHITECT:



Barry Rush & Associates Pty Ltd

NOTIFICATION - ELEVATIONS

26 Rose Crescent and 69-73 BOURKE Street NORTH PARRAMATTA
LOTS 2, 3 & 4 in DP 215342

REV:

-

DATE:

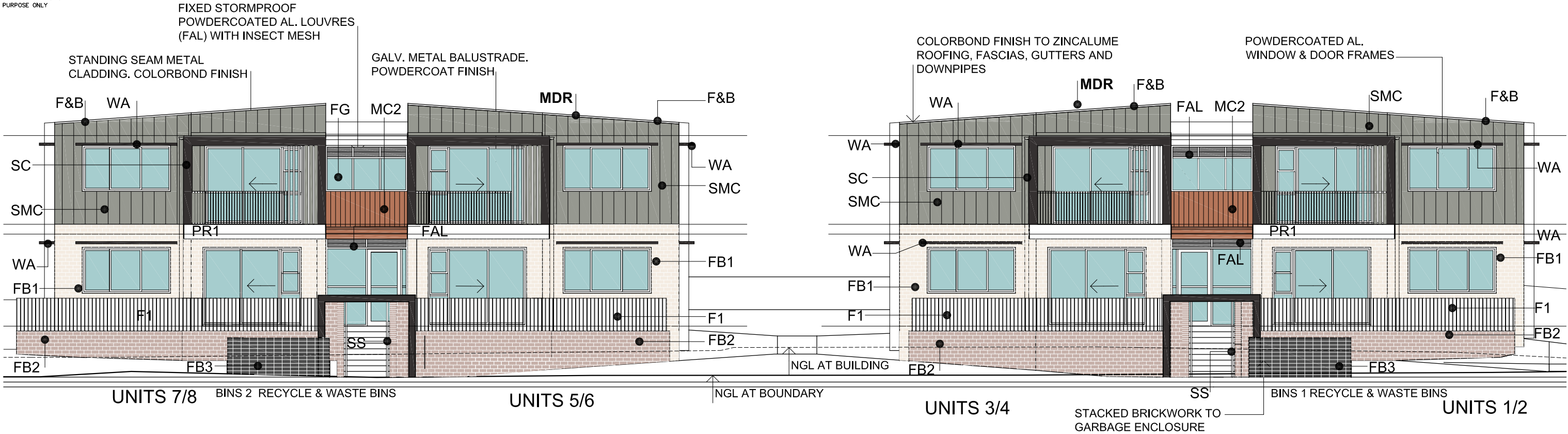
23/03/22

PROJECT NO:

BGXWX

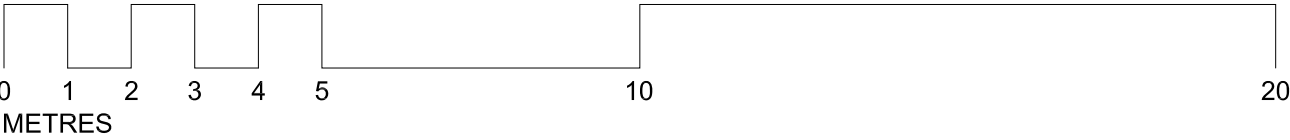
SHEET:

N04



NORTH ELEVATION - BOURKE STREET

SCALE



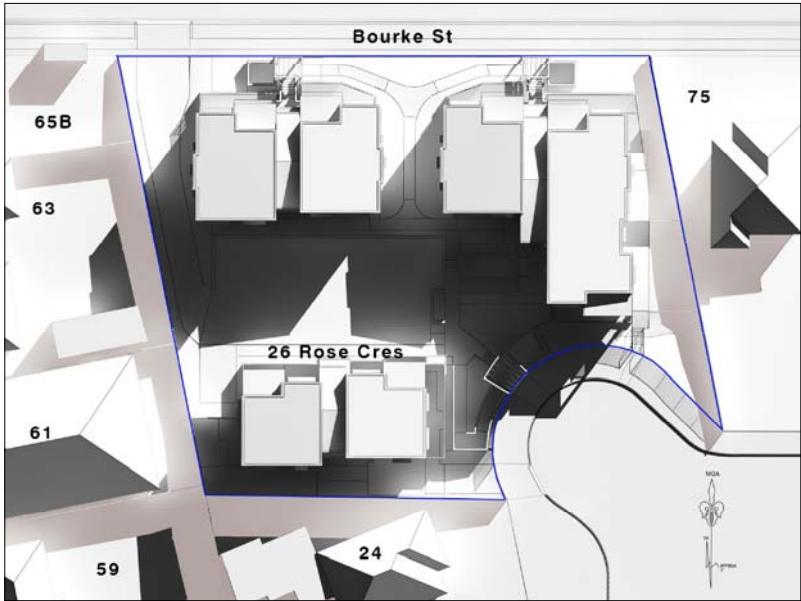
FINISHES SCHEDULE

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	LOW SITE WALLS		FACE BRICK	BOWRAL MURRAY GREY
FB3	ENTRY STRUCTURES & GARBAGE		FACE BRICK	PGH BLACK BEAUTY
SMC	WALLS		METAL WALL CLADDING STANDING SEAM	BASALT
MC2	STAIR WALLS		COLORBOND WALL CLADDING	TERRAIN
SC	BALCONY STRUCTURE		METAL POWDERCOATED	MONUMENT
PR1	BALCONYS		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	WATTYL ASTOR WHITE

CODE	LOCATION		DESCRIPTION	COLOUR
WA	WINDOW AWNINGS		METAL POWDERCOATED	MONUMENT
ANODISED AL	WINDOWS, DOORS & AL. LOUVRES		ANODISED ALUMINIUM	SATIN SLATE GREY
SS	HANDRAILS		STAINLESS STEEL	SS MATT
AWNING OVER ENTRY	AWNING ABOVE ENTRYS		COLORBOND	TERRAIN
FC1	BALCONY LINING & SOFFIT		PAINTED FIBER CEMENT SHEETING	WATTYL ASTOR WHITE
F1	FENCE		1200 OR 1800 HIGH VERTICAL SLATTED 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

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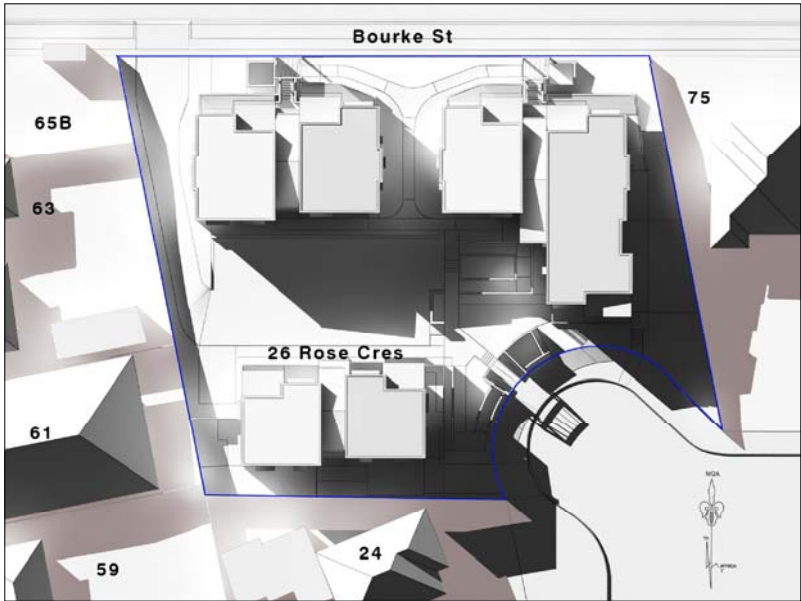




9AM 21ST JUNE



12NOON 21ST JUNE



3PM 21ST JUNE



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