

NOTIFICATION PLANS

TOWNHOUSE DEVELOPMENT

9-11 STAPLETON PARADE, ST MARYS NSW 2760



STAPLETON PERSPECTIVE



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
A*P	Ace palmatum	Japanese Maple (small feature tree)	75Lt	nil	3-5.0M	1
B*N	Banksia integrifolia	Coast Banksia (medium indigenous tree)	45Lt	3x50x50x1800	12-15.0M	3
E*R	Elaeocarpus reticularis	Blueberry Ash (indigenous small tree)	300mm	3x50x50x1800	6-8.0M	10
E*RE	Elaeocarpus eumundii	QLD Qandong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	11
LA(I)D	Lagerstroemia Ind x L. fauriei 'Tonto	Dwarf Crepe Myrtle	45Lt	3x50x50x1800	3.0-4.0M	1
MLQ	Melaleuca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	1
TLL	Tristanopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	2
Shrubs / small feature trees						
CKS	Callistemon Kings Park Special	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	2.5-3.0	5
CLJ	Callistemon 'Little Jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4M	23
CEV	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	6
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	5
MP	Muraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	58
PTT	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	18
Ferns / Palms / Succulents / ornamental bamboos						
CAA	Cyathea australis	Tree Fern (native tree ferns)	300mm	nil	2-4.0M	6
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	5
Groundcovers/Climbers						
H/S	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	13
PJ	Pandorea jasminoides	Bower Plant (native climber/cascading groundcover)	200mm	wire supports on fence	2.5M	11
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	11
V-H	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	160
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	112
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	36
D/C	Dianella caerulea	Blue Flax Lily (native grass like plant)	150mm	nil	0.4M	25
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	128
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	241

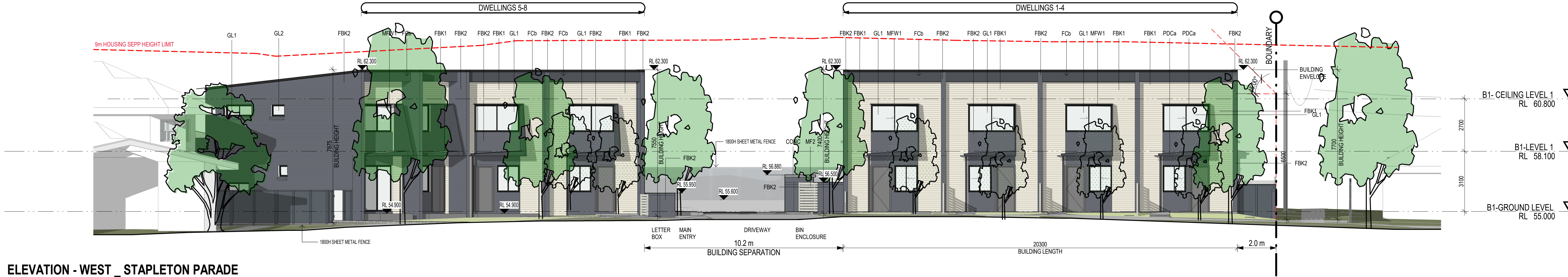
Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project.

SITE/ LANDSCAPE PLAN

1 : 200

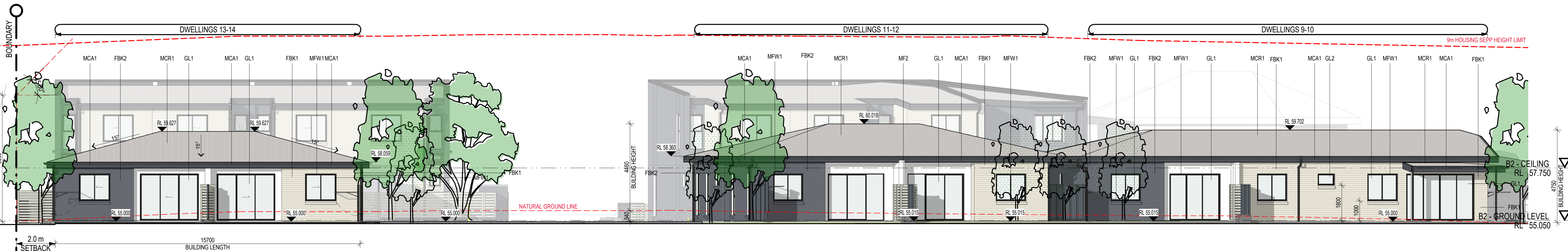
LEGEND:

TOWNHOUSE - 2 BED	DRIVEWAY/ PARKING
TOWNHOUSE - 3 BED	EXISTING PLANTING
VILLA - 2 BED	PLANTING FOR REMOVAL
VILLA - 3 BED	PROPOSED PLANTING
PRIVATE OPEN SPACE/ TERRACE	



ELEVATION - WEST _ STAPLETON PARADE

1 : 100

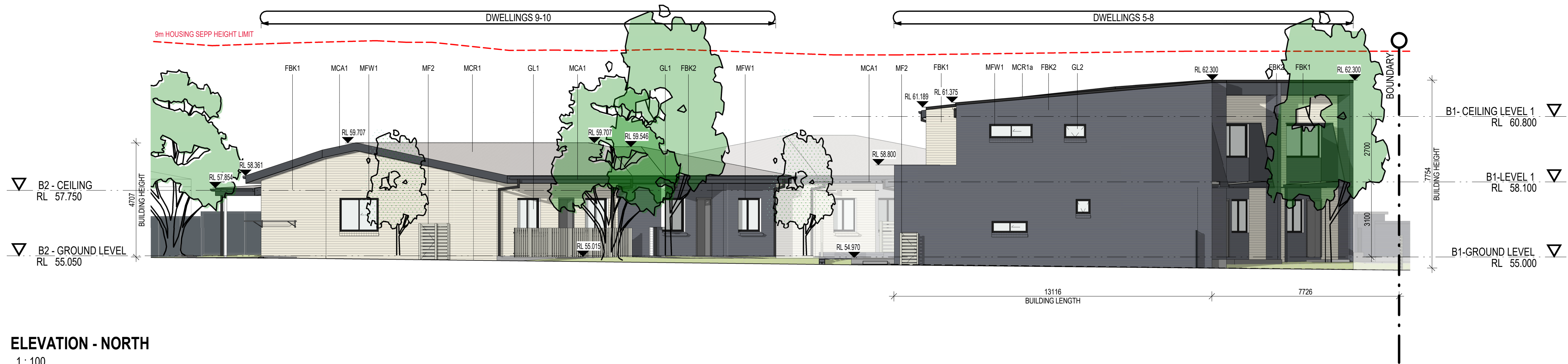


ELEVATION - EAST

1 : 100

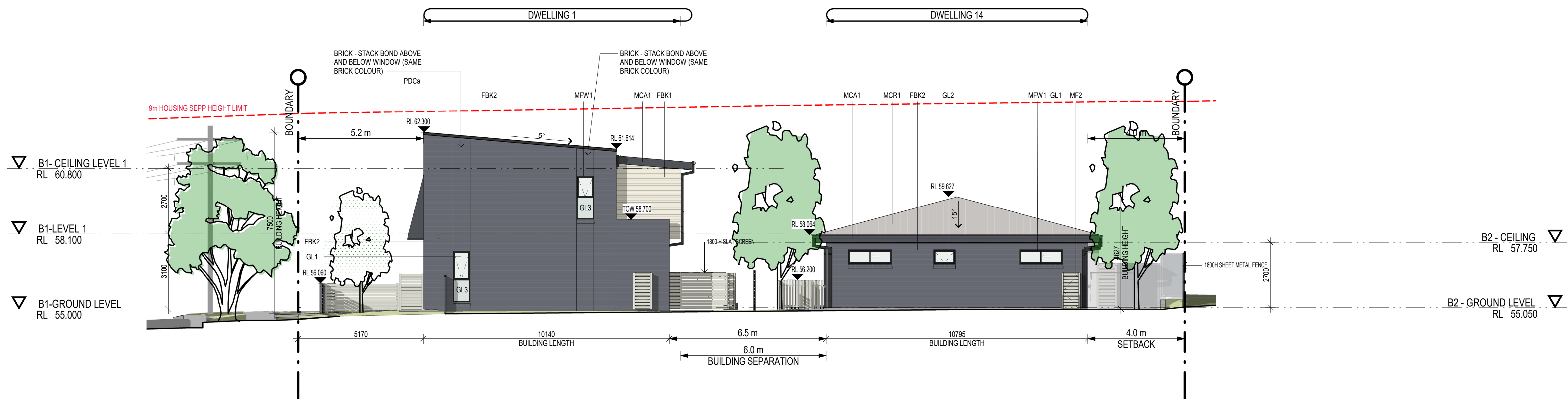
PROPOSED DEVELOPMENT DATA - MULTI DWELLING HOUSING DEVELOPMENT		
Site Area	APPROX 2,596m ²	
Title Description	Lots 25, 26 and 27 DP 35558	
Proposed dwelling numbers	14 dwellings - 12 x 2 Bedroom and 2 x 3 Bedroom	
	Requirement	Proposed
Setbacks		
Front setback	Average the setback of immediate neighbours, or min. 5.8m whichever is greater dimension.	From 5.8m to 10.8m
Side setback	2.0m	2.0m
Rear setback	Single storey 4.0m Double storey 6.0m	Single storey 4.0m
Height	8.5m (LEP)	8.5m
Floor space ratio	0.50:1 (LEP)	0.43:1
Parking	12 x 2 bed @ 0.5 = 5 2 x 3 bed @ 1 = 2 2 x Adapt @ 1 = 2 9 spaces	12 x 2 bed @ 0.5 = 5 2 x 3 bed @ 1 = 2 2 x Adapt @ 1 = 2 9 spaces

FBK1 Face Brickwork. • External walls. PGH Bricks. Altitude Matterhorn 230x76-110-240 (or similar)	FBK2 Face Brickwork. • External • Landscaping walls PGH Bricks Composite Urban Blue 230x76-110-240 (or similar)	MFW1 / BAL1 • Window Framing System (MFW1) • Balustrade Framing (BAL1) Dulux Duratec Zeus Charcoal	GL1 Windows - Glazed Door Clear Glass	GL2 Balustrades Infills Bath windows Obscure Glass	GL3 Windows Colourback Glass	MCW1 / MCR1 / DP1 / EG1 Metal Roof Sheeting (MCR1) • Colorbond Roof Sheeting • Colorbond fascia & eaves gutter (EG1) • Downpipe (DP1) Colorbond Surfismist.	MCW2 / MCR2 / EG2 Metal Roof Sheeting (MCR1) • Colorbond Roof Sheeting • Colorbond fascia & eaves gutter (EG2) Colorbond Dularroy Charcoal.	MSC1 / MSC2 (PDca) Metal Screen/Awning Colorbond fascia (MCA1) Dulux Duratec Zeus Charcoal	MF1 Metal Sheet Colorbond Boundary Fence. Colorbond Woodland Grey	MF2 Metal Horizontal Battered Fence • POS Screen • Landscaping Fence Colorbond Woodland Grey	MF3 Metal Sheet Colorbond with Lattice Fence Colorbond Woodland Grey	PTa Paint Colour - Render. Dulux Surfismist.	FCb Compressed Fiber Cement Panel. • External Walls. Dulux Duralloy Charcoal Satin
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ELEVATION - NORTH

1 : 100



ELEVATION - SOUTH

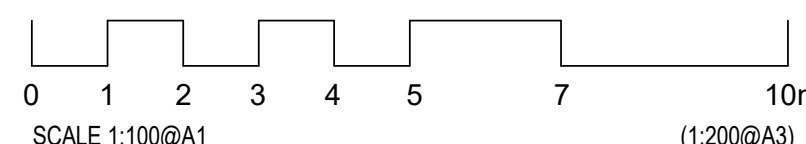
1 : 100

FBK1 Face Brickwork. • External walls. PGH Bricks. Altitude Matterhorn 230x76-110-240 (or similar)	FBK2 Face Brickwork. • External • Landscaping walls PGH Bricks Composite Urban Blue 230x76-110-240 (or similar)	MFW1 / BAL1 • Window Framing System (MFW1) • Balustrade Framing (BAL1) Dulux Duratec Zeus Charcoal	GL1 Windows - Glazed Door Clear Glass	GL2 Balustrades Infills Bath windows Obscure Glass	GL3 Windows Colourback Glass	MCW1 / MCR1 / DP1 / EG1 Metal Roof Sheetting (MCR1) • Colorbond Roof Sheetting • Colorbond fascia & eaves gutter (EG1) • Downpipe (DP1) Colorbond Surfsmist.	MCW2 / MCR2 / EG2 Metal Roof Sheetting (MCR1) • Colorbond Roof Sheetting • Colorbond fascia & eaves gutter (EG2) Colorbond Dularroy Charcoal.	MSC1 / MSC2 (PDCa) Metal Screen/Awning Colorbond fascia (MCA1) Dulux Duratec Zeus Charcoal	MF1 Metal Sheet Colorbond Boundary Fence. Colorbond Woodland Grey	MF2 Metal Horizontal Battened Fence • POS Screen • Landscaping Fence Colorbond Woodland Grey	MF3 Metal Sheet Colorbond with Lattice Fence Colorbond Woodland Grey	PTa Paint Colour - Render. Dulux Surfsmist.	FCb Compressed Fiber Cement Panel. • External Walls. Dulux Duralloy Charcoal Satin
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Land & Housing
Corporation

Locked Bag 5022
Parramatta NSW 2124
1800 738 718
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>



NOMINATED ARCHITECT - P/F
MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
PO Box 170, Potts Point, NSW 1535

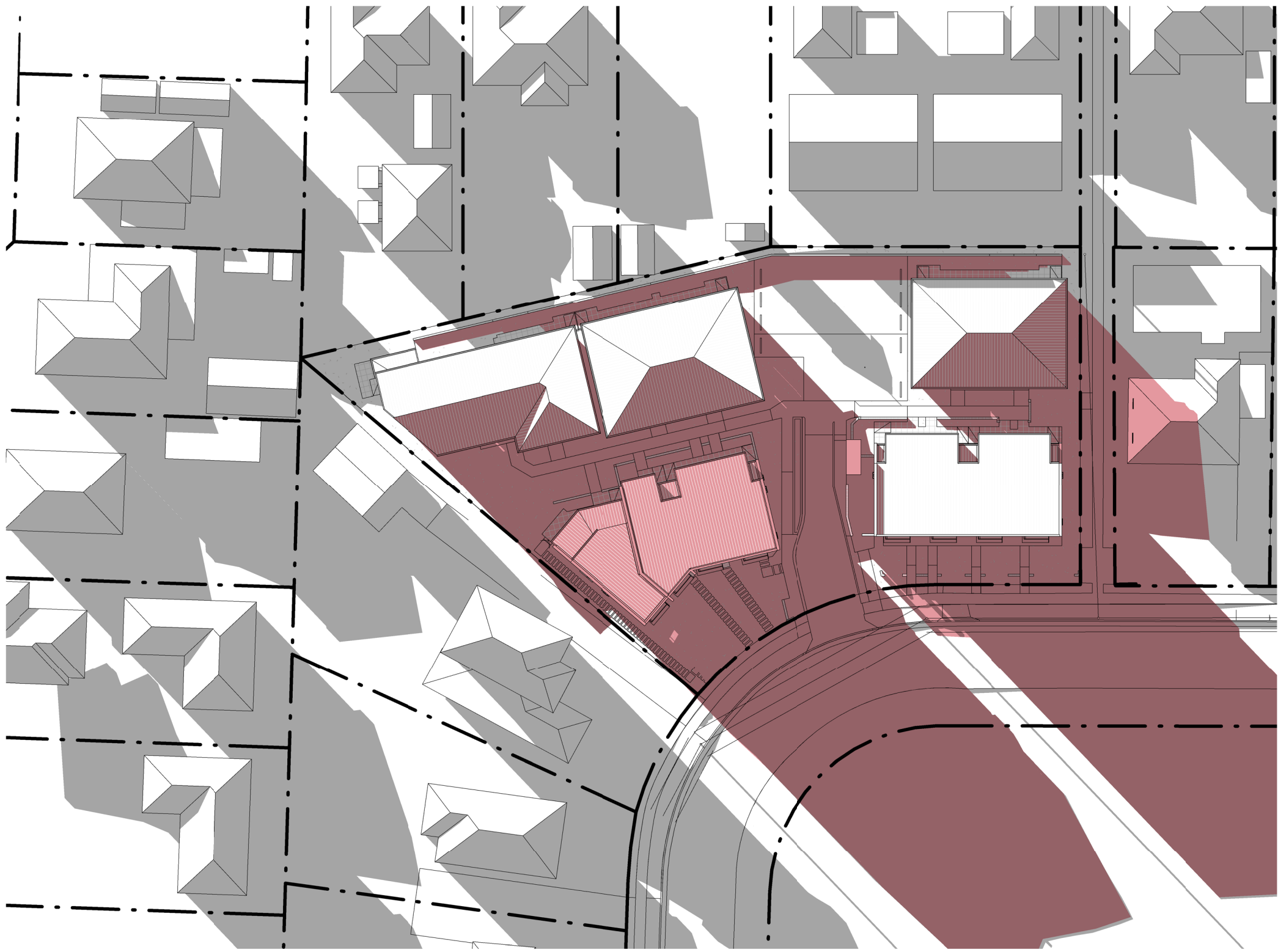
LAHC PROJECT NUMBER:
BGUV3

SHEET SIZE: A1
SHEET NAME: **ELEVATIONS**
ADDRESS
9-11 STAPLETON PARADE, ST MARYS NSW 2760

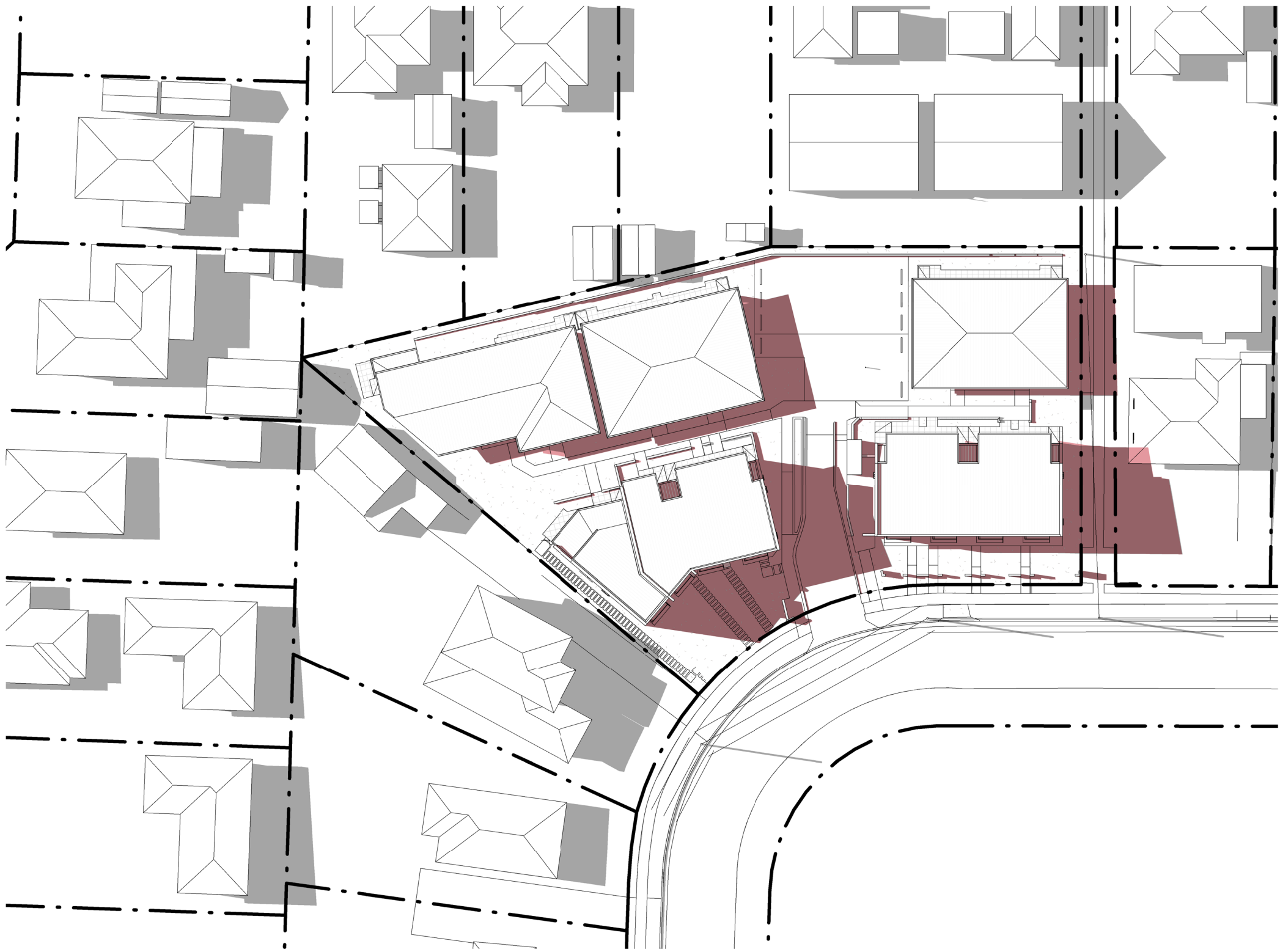
SCALE:
As indicated

DRAWING No. **N04**
ISSUE No. **B**

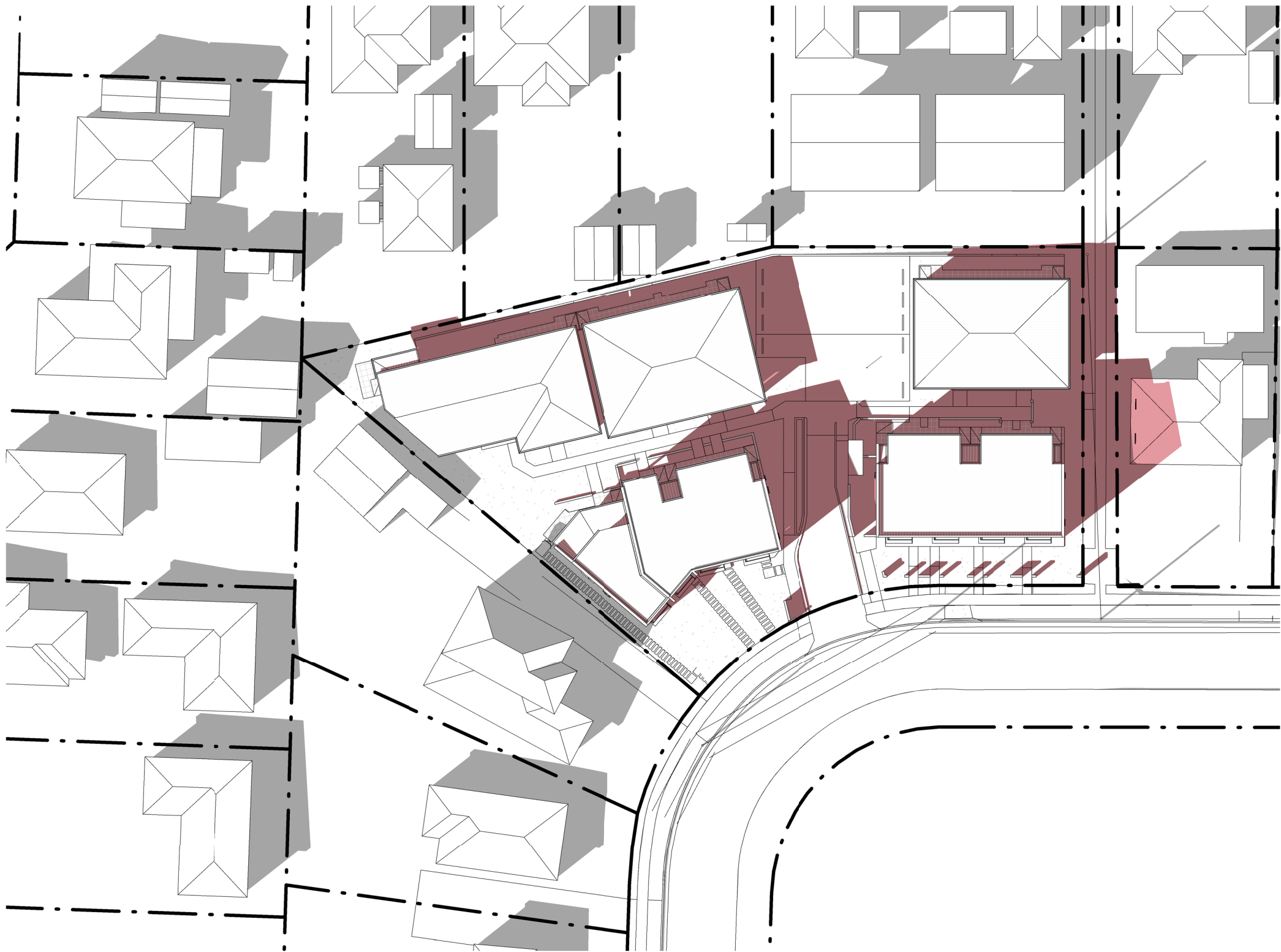
ISSUE	DATE	AMENDMENT
A	07-02-2023	DA SUBMISSION
B	27-02-2023	DA SUBMISSION



JUNE 21st 9AM - SHADOW
1 : 500



JUNE 21st 12PM - SHADOW
1 : 500



JUNE 21st 3PM - SHADOW
1 : 500

LEGEND:

- GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTY
- PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT