

NOTIFICATION PLANS

PROPOSED GENERAL HOUSING DEVELOPMENT

25-29 PROSPERO STREET, MARYLAND



Planning &
Environment

LOCKED BAG 5022
PARRAMATTA NSW 2124
ABN 24 960 729 253
www.dpie.nsw.gov.au

Architect:

Stanton
Dahl
Architects

Nominated Architects : D.P Stanton 3642, S.M Evans 7686

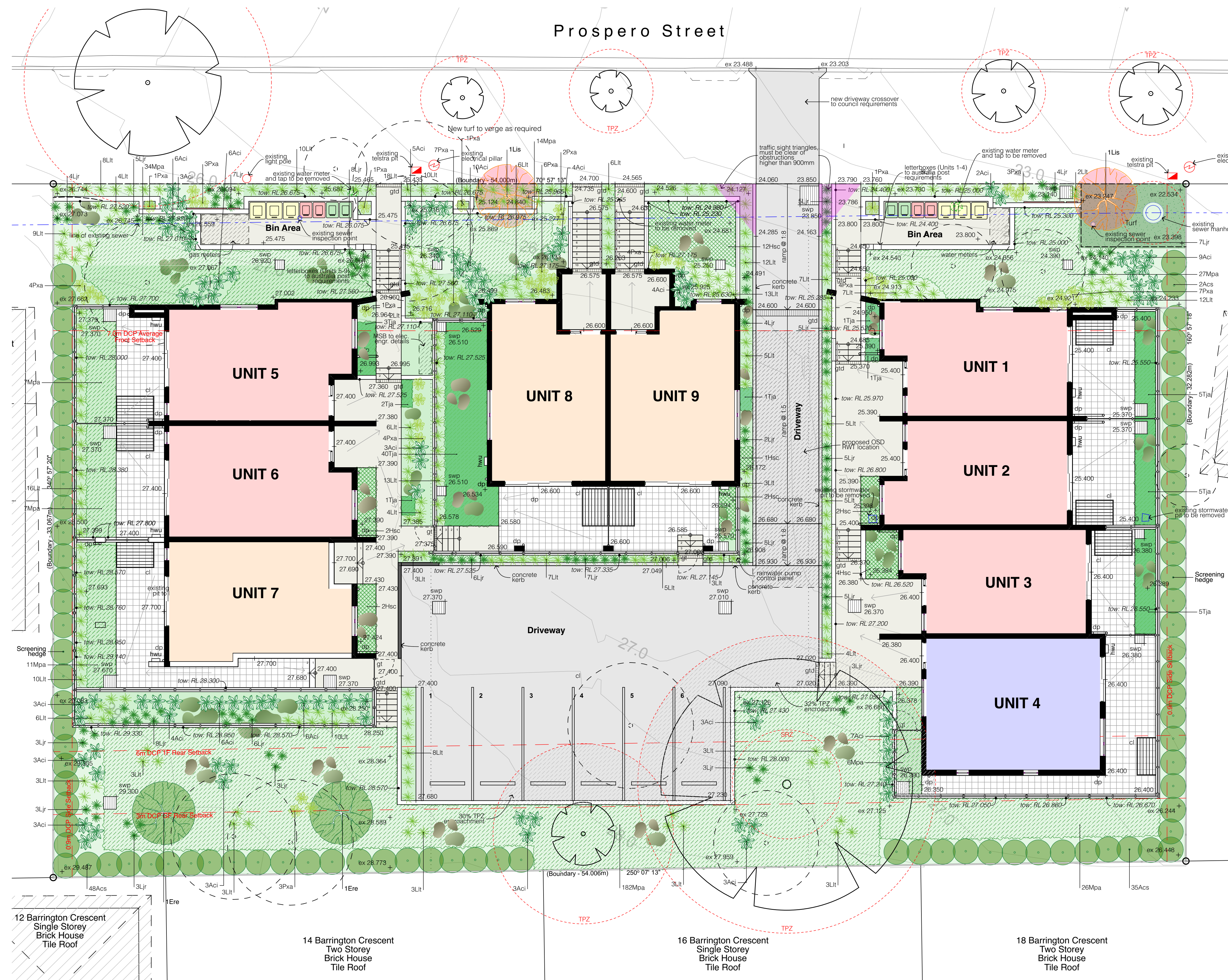
COVER PAGE
25-29 Prospero Street Maryland NSW
Lots 395-397, DP 702896

REV:
4

DATE:
19/5/2023

PROJECT NO:
BGWY9

SHEET:
N01



legend:

note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed
- metal garden edging
- fencing for all fencing materials and types refer to the architects plans.
- proposed trees
- planting areas
- turf
- mulch path
- sandstone boulders

plant schedule

code	botanical name	common name	mature height	quantity	pot size	stake
Trees						
Ere	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	12.0m	2	100L	yes
Lis	Lagerstroemia indica 'Sioux'	Crepe Myrtle	6.0m	2	100L	yes
Shrubs						
AcS	Acmena 'Cherry Surprise'	Lilly Pilly	3.0m	85	200mm	no
Groundcovers, Grasses and Feature Plants						
AcI	Arthropodium cirratum	NZ Rock Lily	0.9m	96	200mm	no
Hsc	Hibbertia scandens	Guinea Flower	0.2m	25	140mm	no
Ljr	Liriope 'Just Right'	Just Right	0.5m	111	140mm	no
Lit	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.5m	268	140mm	no
Mpa	Myoporum parvifolium 'Yareena'	Creeping Boobiala	0.1m	314	140mm	no
Pxa	Philodendron 'Xanadu'	Xanadu	0.6m	52	140mm	no
Tja	Trachelospermum jasminoides 'Tricolor'	Tricolor Jasmine	0.2m	64	140mm	no



ELEVATION - PROSPERO STREET

General Housing

PROPOSED DEVELOPMENT DATA – GENERAL HOUSING			
Site Area = 1,764.45m2			
No. Units = 9 Units (1x 1 Bedroom, 5x 2 Bedroom, 3x 3 Bedroom)			
	Control	Required	Proposed
Front Setback	Newcastle DCP	Average Setbacks of buildings within 40m either side on same road = 7m	Building Line = 5.5m Front Porch = 4.05m
Side Setback	Newcastle DCP	Up to 4.5m high = 0.9m	3.84m
Rear Setback	Newcastle DCP	≤4.5m high = 3m >4.5m high = 6m	4.09m 10.05m
Building Height max.	Housing SEPP	9m	7.95m
FSR	Newcastle LEP	0.6:1	0.44:1
Deep Soil	Newcastle DCP	15% of lot area, min 3m = 264.67m2	383.34m2 (22% of site area)
Landscaping	Newcastle DCP	30% of lot area min 1.5m, min 3m at rear = 529.34m2	533.40m2 (30% of site area)
Solar Access	Housing SEPP	70% of dwellings & POS must have 2hrs of direct sunlight between 9am to 3pm 21 June	Living - 7/9 = 78% POS - 9/9 = 100%
Parking	Housing SEPP	0.4 spaces per 1 bedroom 0.5 spaces per 2 bedroom 1 space for 3 bedroom	6 spaces



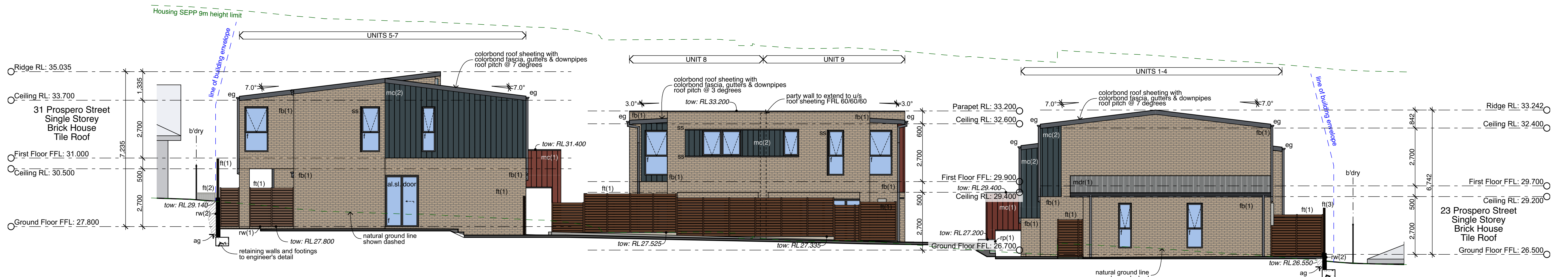
E01 North Elevation (Prospero Street)
1:100



E02 East Elevation (Prospero Street)
1:100



E04 West Elevation (Prospero Street)
1:100



E03 South Elevation
1:100



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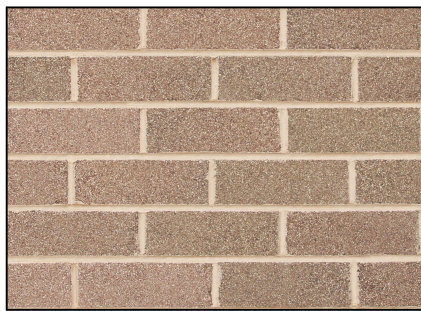
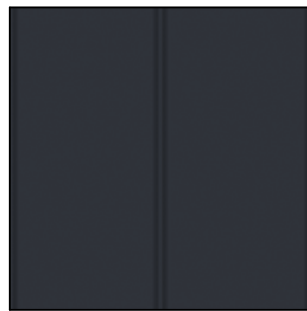
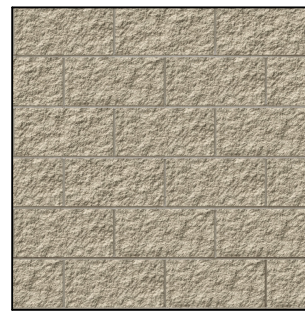
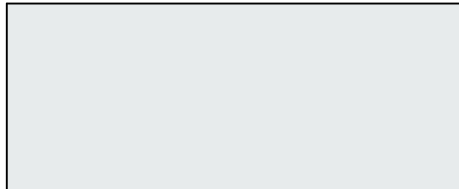
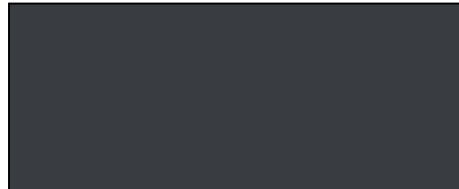
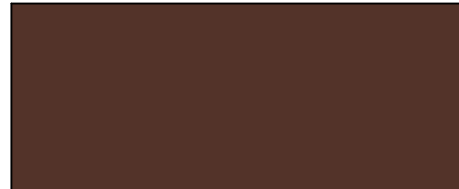
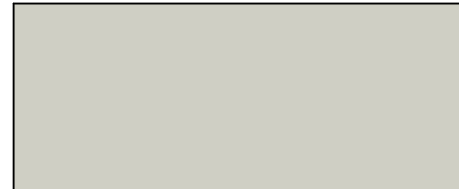
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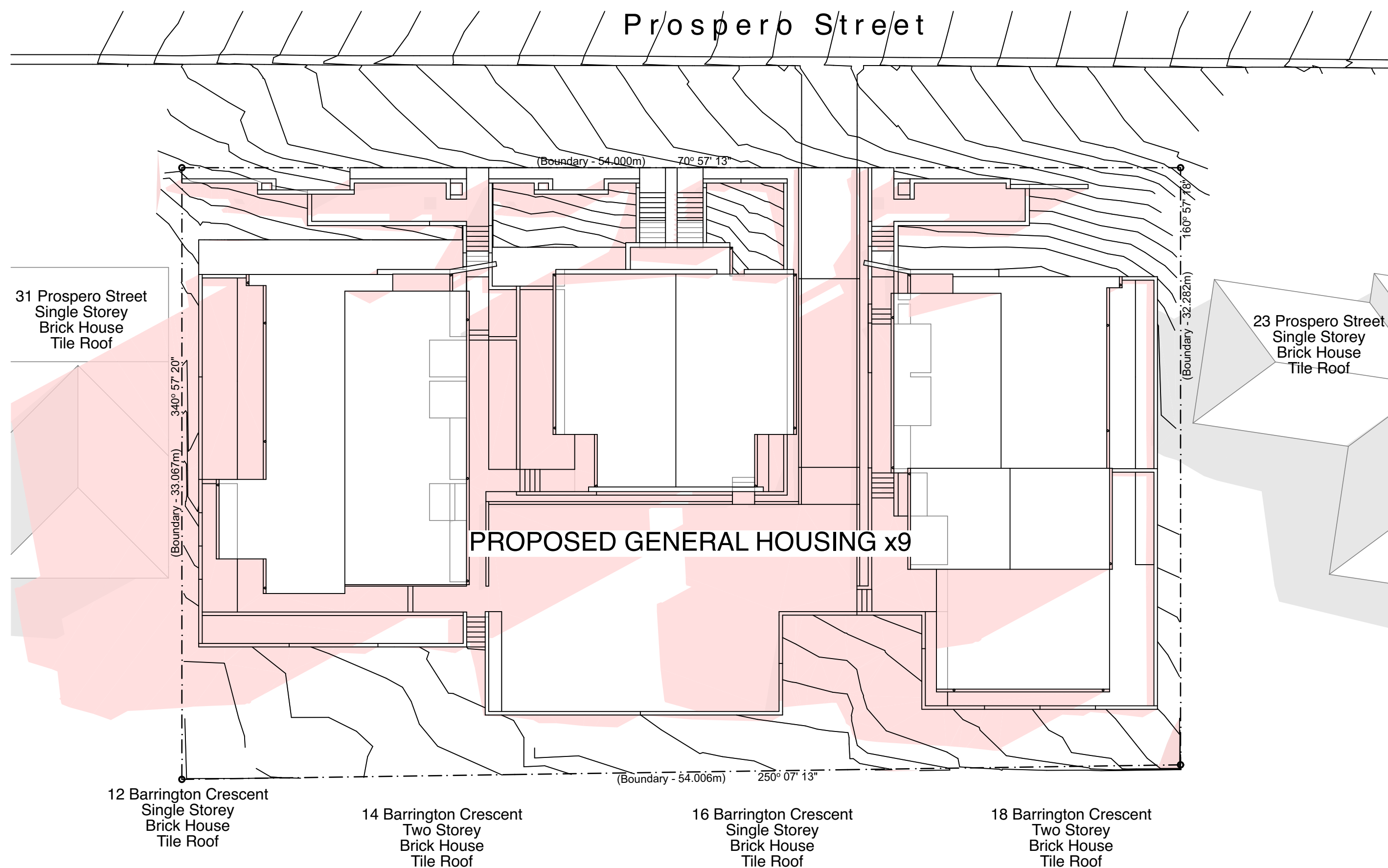
SHEET:
N04



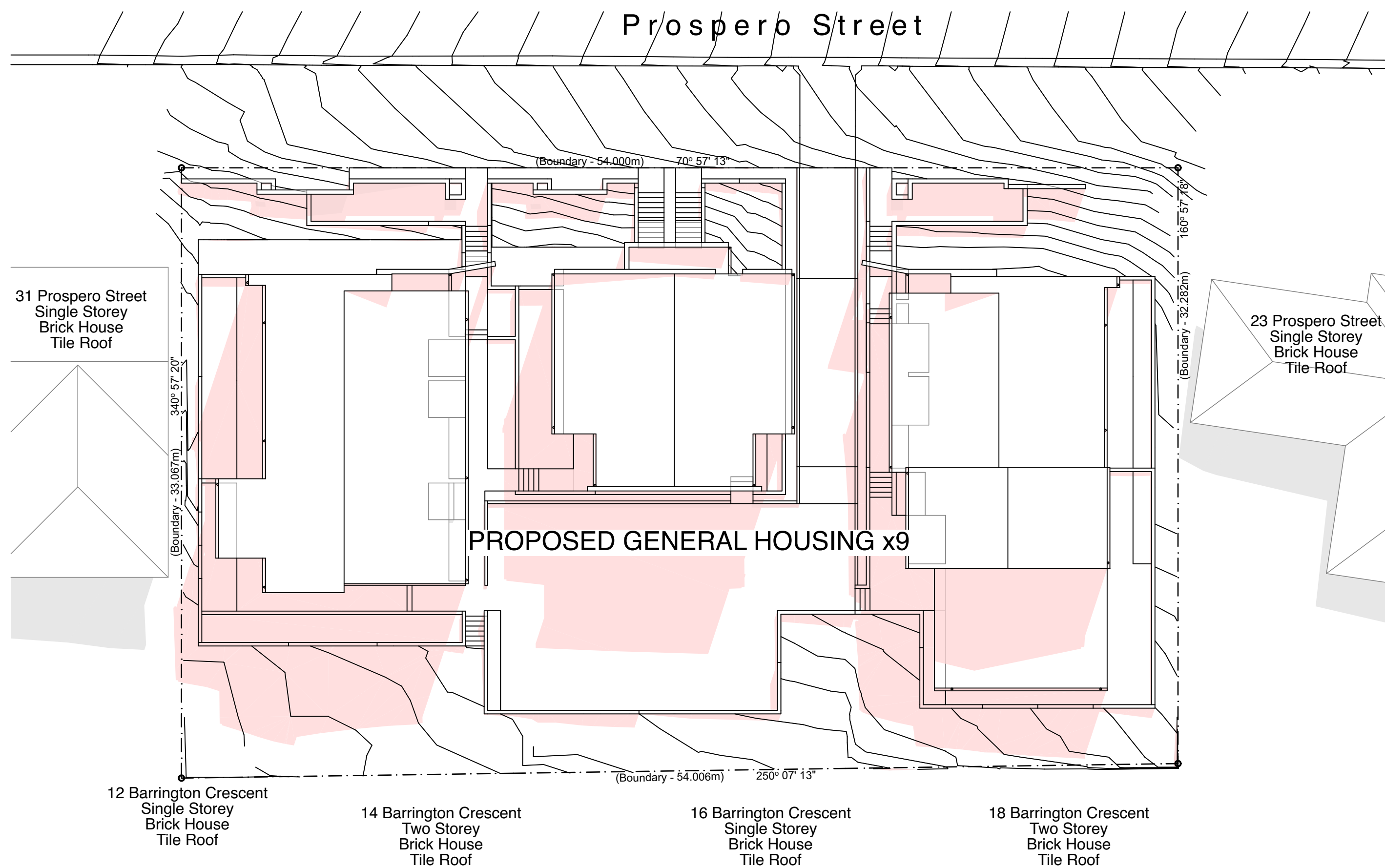
ELEVATION - PROSPERO STREET

COLOUR SCHEDULE

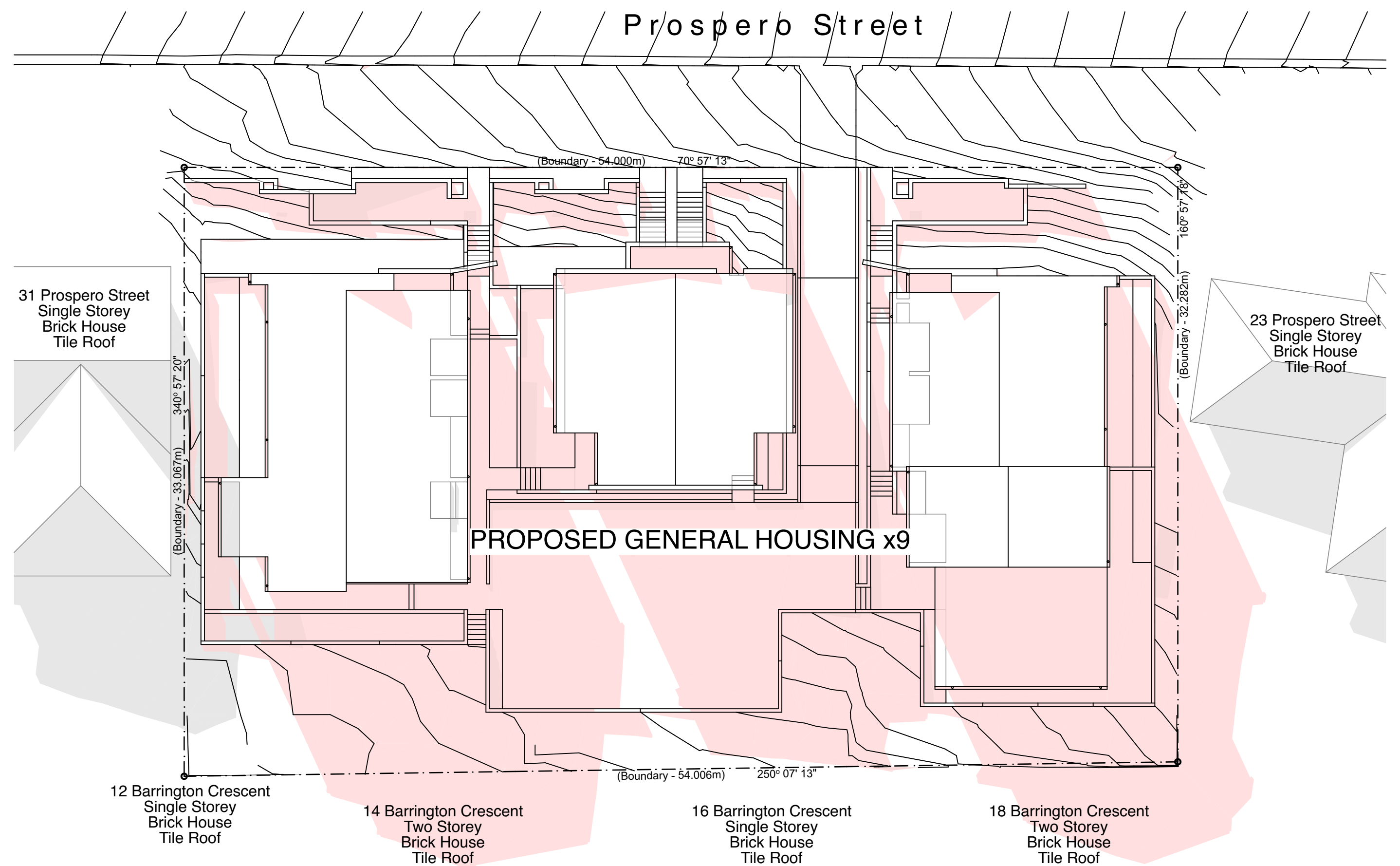
 Face Brick - fb(1), rw(1) Austral "Bowral 76" Colour: "Simmental Silver"	 Metal Cladding - mc(1) Fielders "Prominence" Colour: "Colorbond - Aries"	 Metal Cladding - mc(2) Fielders "Prominence" Colour: "Colorbond - Ironstone"	 Metal Roof Sheetting - mdr(1) Colorbond "Trimdek" Colour: "Ironstone"	 Retaining Wall - rw(2) Austral - GB Split Face Colour: "Porcelain"
 Render & Paint rp(1) DULUX - SW White on White	 Gutters, Fascia, Downpipes, Letterboxes Dulux - Colorbond "Ironstone"	 Render & Paint rp(2), Cappings, Sunshades, Door & Window Frames, Balustrades Dulux - Colorbond "Monument"	 Fences ft(1) ft(4), Entry Doors DULUX - Colorbond "Terrain"	 Fences ft(2) ft(3) DULUX - Colorbond "Surfmist"



1 Shadow Diagram @ 9am, 21 June
1:200



2 Shadow Diagram @ 12pm, 21 June
1:200



3 Shadow Diagram @ 3pm, 21 June
1:200

