

# NOTIFICATION PLANS

## NEW HOUSING DEVELOPMENT

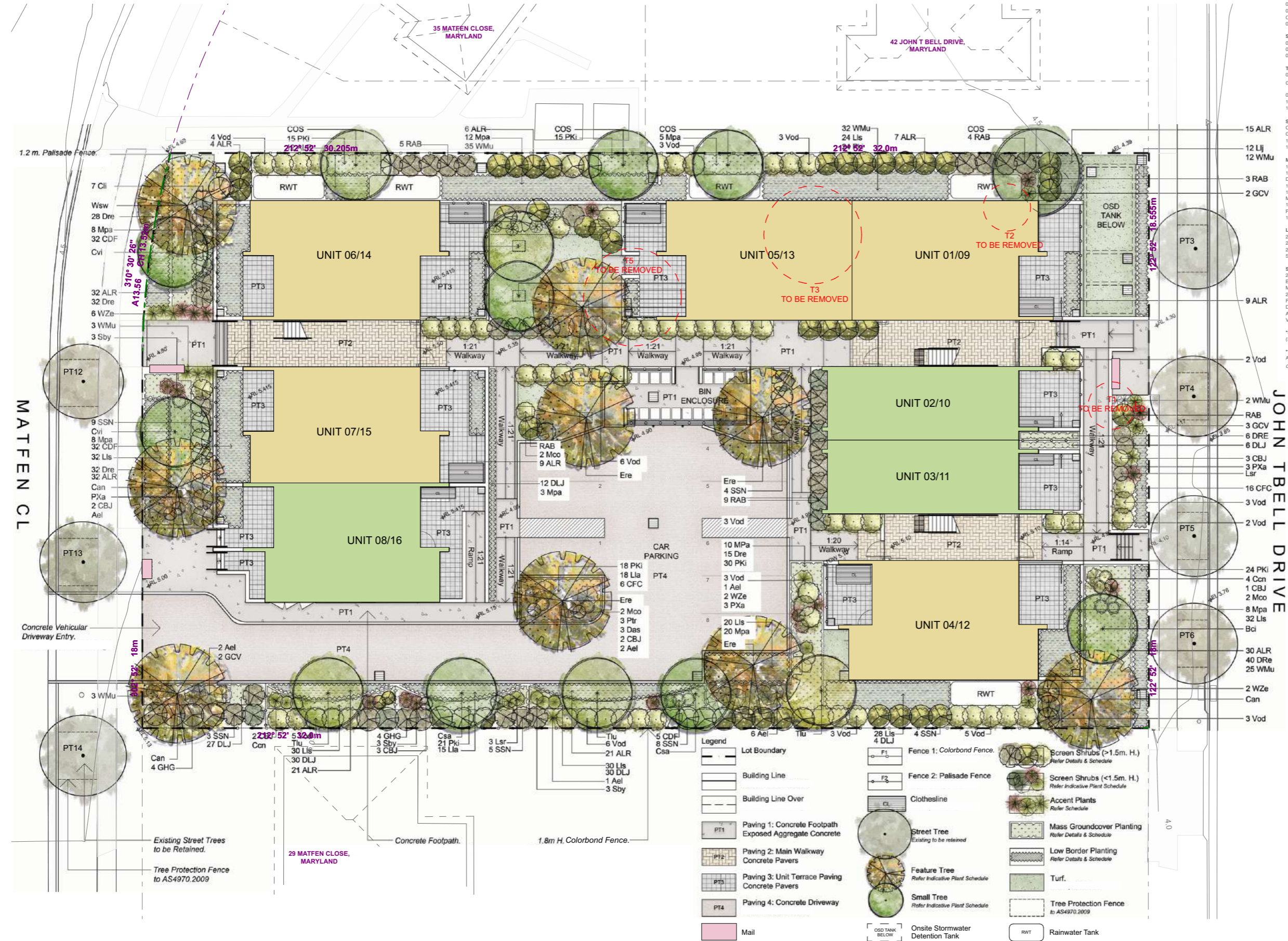
38, 40 John T Bell Dr & 31, 33 Matfen Cl, Maryland NSW 2287  
Lots 111, 112, 116, 117/-/DP253956



JOHN T BELL STREET PERSPECTIVE



MATFEN CLOSE STREET PERSPECTIVE



PLANT SCHEDULE						
Image	Botanical Name	Common Name	Mature Height (m)	Mature Spread (m)	Pot Size	Quantity
<b>Street Trees</b>						
01 - Bci	<i>Backhousea citrodora</i>	Lemon Myrtle	5-10	2-5	75L	2
02 - Csa	<i>Callistemon salignus</i> **	Weeping Paperbark Tree	6	6	45L	2
03 - Cvi	<i>Callistemon viminalis</i> **	Weeping Bottlebrush	5	5	45L	2
Can	<i>Cupaniopsis anacardioides</i> **	Tuckeroo	8	7	75L	3
04 - WSw	<i>Waterhousea floribunda</i> 'Sweeper'	Weeping Lily Pilly	10	7	75L	1
<b>Shade Amenity Trees</b>						
05 - COS	<i>Corymbia ficifolia</i> 'Orange Splendour'	Dwarf Flowering Gum	6	4-6	45L	4
06 - Dre	<i>Elaeagnus reticulata</i> **	Blueberry Ash	10	5-8	45L	4
07 - Tlu	<i>Tristanopsis 'Lucious'</i>	Lucious Water Gum	8	5	75L	5
<b>Tall Screen Shrubs &gt; 1.5m</b>						
08 - Csa	<i>Callistemon 'Salignus'</i> **	Narrow-leaved Bottlebrush	3	3	300mm	7
GHG	<i>Grevillea 'Honey Gem'</i>	Spider Flower Grevillea	4	3	300mm	8
09 - Lar	<i>Leucospermum cordifolium</i>	Scarlet Ribbon	2	1.5	300mm	3
10 - SSN	<i>Syzygium australe</i> 'Straight & Narrow'	Narrow Lilly Pilly	5-8	1-1.5	300mm	34
11 - Vod	<i>Viburnum odoratissimum</i>	Dense Fence	2.5	2	300mm	66
<b>Shrubs &lt; 1.5m</b>						
CBJ	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm	18
GCV	<i>Grevillea 'Crimson Villa'</i>	Crimson Villa	0.7	0.7	200mm	6
12 - RAB	<i>Raphiolepis indica</i> 'Apple Blossom'	Apple Blossom Hawthorn	1	1	200mm	27
13 - WZe	<i>Westringia 'Luciousa' 'Zena'</i>	Westringia 'Zena'	1.2	1.2	200mm	23
<b>Mass Planted Groundcovers</b>						
14 - ALR	<i>Alternanthera densata</i> 'Little Ruby'	Little Ruby	0.5	0.5	140mm	216
15 - Ccn	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	5
DLJ	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	0.4	0.4	140mm	114
16 - Dre	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	140mm	153
17 - Lis	<i>Liriope muscari</i> 'Isabella'	Isabella Fine Leaf Linope	0.4	0.5	140mm	196
Mpa	<i>Myoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobialla	0.1	1	140mm	74
18 - Ngr	<i>Neomeria gracilis</i>	Walking Iris	0.5	0.5	140mm	147
PKI	<i>Poa labillardieri</i> 'Kingsdale'	Blue Tussock Grass	0.45	0.45	140mm	147
19 - WMu	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm	112
<b>Low Border Planting</b>						
20 - CFC	<i>Carex albula</i> 'Frosted Curly'	New Zealand Hair Sedge	0.6	0.6	140mm	22
21 - CDF	<i>Chrysopsisium apiculatum</i> 'Desert Flame'	Yellow Buttons	0.5	0.5	140mm	69
22 - Lia	<i>Lomandra laevis</i>	Evergreen Baby	0.45	0.45	140mm	33
Sby	<i>Stachys byzantina</i>	Lamb's Ears	0.5	0.5	140mm	9
<b>Shade Tolerant Planting</b>						
23 - Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	6
Bnu	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	3
Mco	<i>Microsorum commutatum</i>	Burrowing	1	1.5	140mm	1
24 - PXa	<i>Phloxendron 'Xenadu'</i>	Xenadu Dwarf Phloxendron	0.8	0.8	140mm	7
Pir	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	3
Das	<i>Doodia aspera</i>	Rasp Fern	0.2	0.4	140mm	3
Ael	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7	0.5	140mm	11
Vhe	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	1
<b>*Soil Types</b>						
(S) Sandy, (C) Clay, (L) Loamy Soils						
<b>**Species Selection:</b>						
As per suggested species list on the Ornamental Native Tree Species suitable for growing in the Cumberland City Council Local Government Area (LGA) report						

**LEGEND**

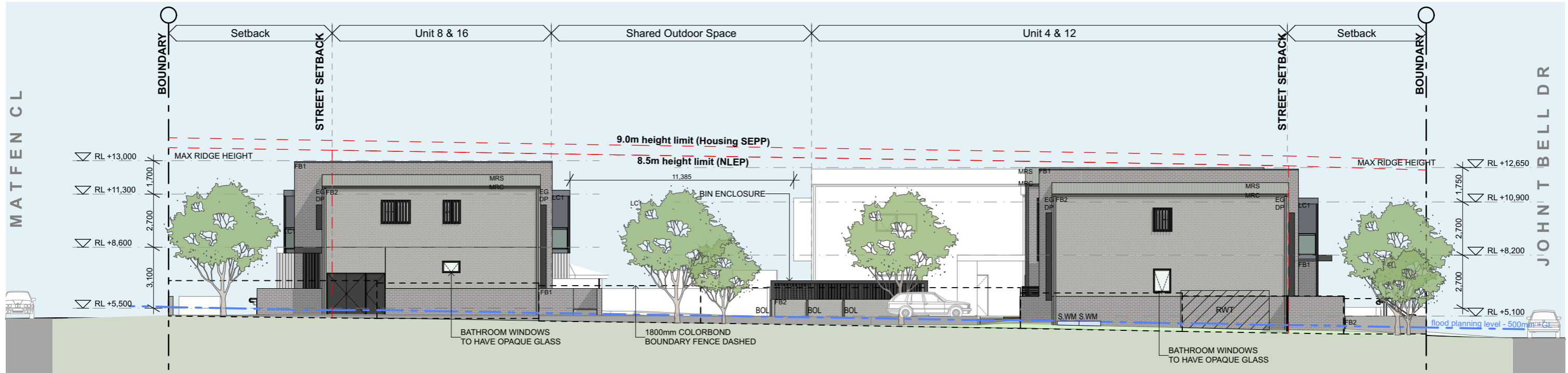
- SINGLE BEDROOM
- TWO BEDROOM
- EXISTING TREES TO BE REMOVED



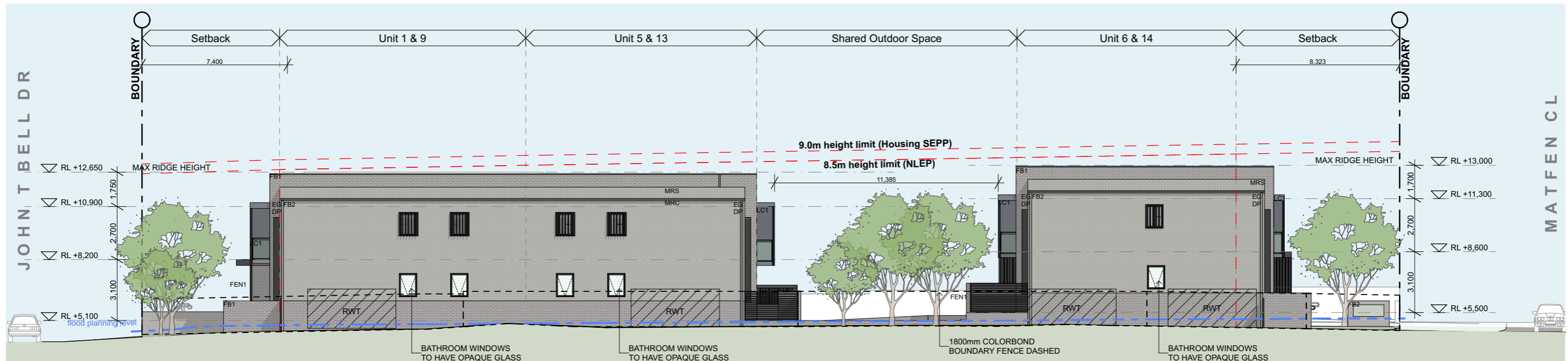
PROPOSED DEVELOPMENT DATA - GENERAL HOUSING		
Site Area	2311 sqm	
Title Description	Lots 111, 112, 116, and 117 DP253956	
Proposed Dwelling Numbers	16 Dwellings - 6 x 1 bedroom & 10 x 2 bedrooms	
Requirement		Proposed
Setbacks		
Front Setback	Prevailing setback within 40m either side of the site. John T Bell Drive - 7.4m Matfen Close - 8.325m Maximum encroachment of balcony is 1.5m Newcastle DCP 3.03.01B	7m to John T Bell Drive 5.8m to Matfen Close
Side Setback	0.9m up to a height of 4.5m, then at an angle of 4:1 up to the maximum permitted height (1.9m at Height Limit)	3m
Rear Setback	3m up to 4.5m and 6m greater than 4.5m	N/A
Height	8.5m	8.36m at Ridge
Floor Space Ratio	0.75:1 + 0.5 FSR Bonus pursuant to Division 1 of Housing SEPP 0.5 x 10 (no. 2 Beds) = 5.0 0.4 x 6 (no. 1 beds) = 2.4	0.45:1
Parking		8 Car Spaces

FB1	Face Brickwork Type 1
FB2	Face Brickwork Type 2
LC1	Lightweight Cladding - Prefinished Board
GB	Glazed Aluminium Balsutrade - Obscure
MRS	Metal Roof Sheetting
MRC	Metal Roof Capping/Flashing
EG	Eaves Gutter
DP	Downpipe
FEN1	Fence Type 1 - Vertical Slat
SCR	Privacy Screen - Vertical Slat
LB	Letterbox





1 East Elevation  
SCALE 1:200 @ A3



2 West Elevation  
SCALE 1:200 @ A3

FB1	Face Brickwork Type 1
FB2	Face Brickwork Type 2
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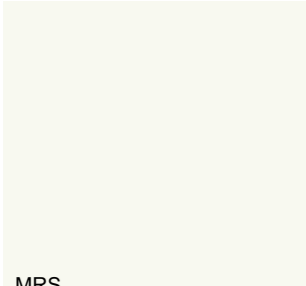
#### NOTIFICATION - ELEVATIONS

Project No. BGX6U  
38, 40 John T Bell Dr & 31, 33 Matfen Cl, Maryland,  
NSW 2287  
Lot 174 & Lot 175 DP218736

drawing #  
N-4

issue  
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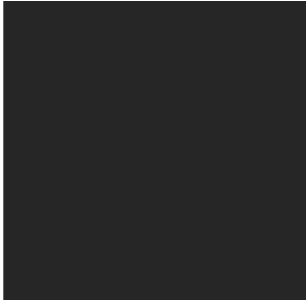
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MRS  
Metal Roof Sheetting -  
Surfmist



FB2  
Face Brickwork - Urban  
'Silver'



Window/Door Frame -  
Monument



GB  
Glazed Balustrade -  
Obscure Glass



FB1  
Face Brickwork - Urban  
'Chiffon'



LC01  
Pre-finished Board Soffit  
Cemintel Surround



FEN1/SCRN  
Screen/Fencing -  
Powdercoated 'Monument '





MRS  
Metal Roof Sheetting -  
Surfmist



FB2  
Face Brickwork - Urban  
'Silver'



Window/Door Frame -  
Monument



GB  
Glazed Balustrade -  
Obscure Glass



FB1  
Face Brickwork - Urban  
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LC01  
Pre-finished Board Soffit  
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FEN1/SCRN  
Screen/Fencing -  
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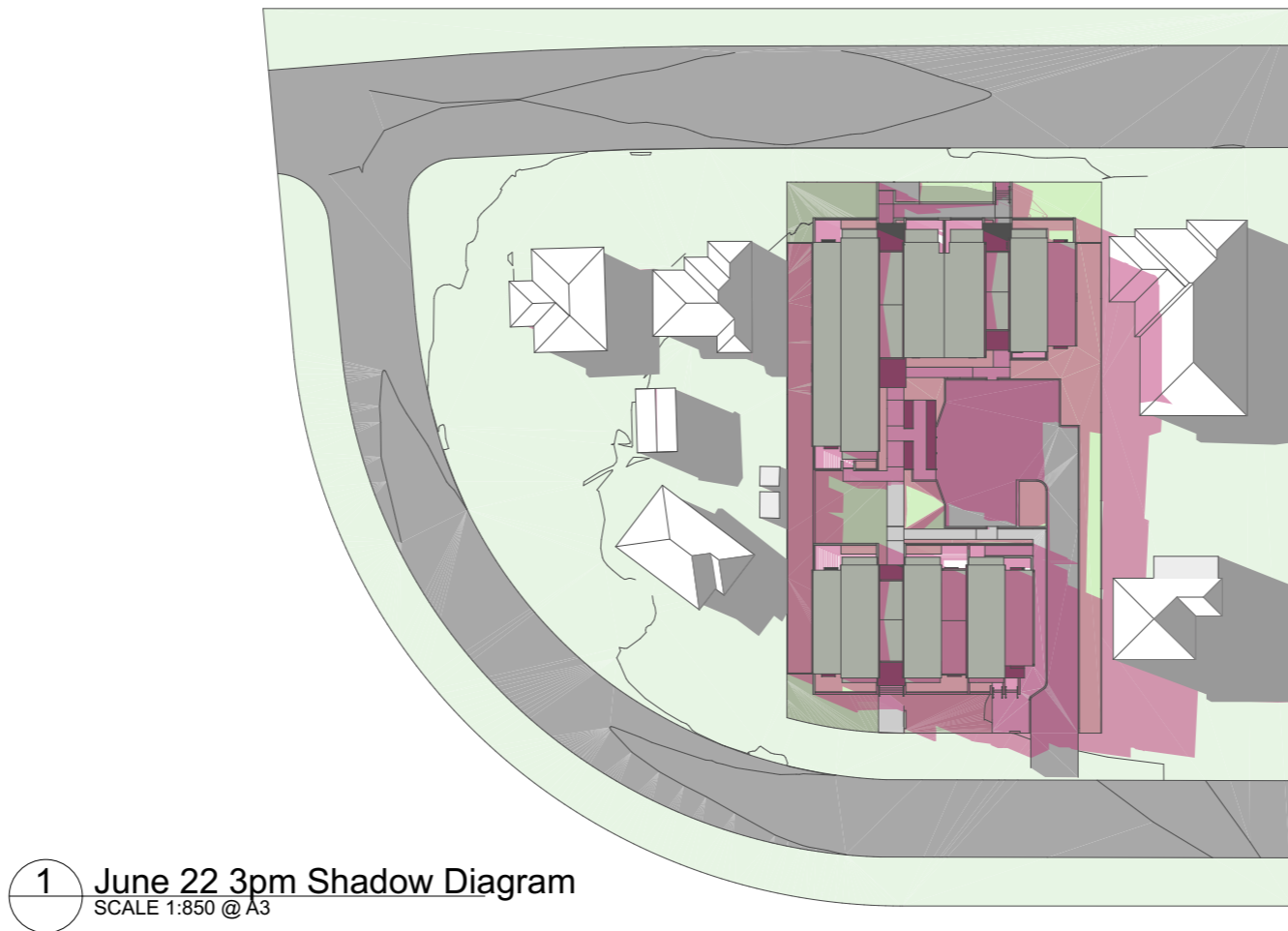
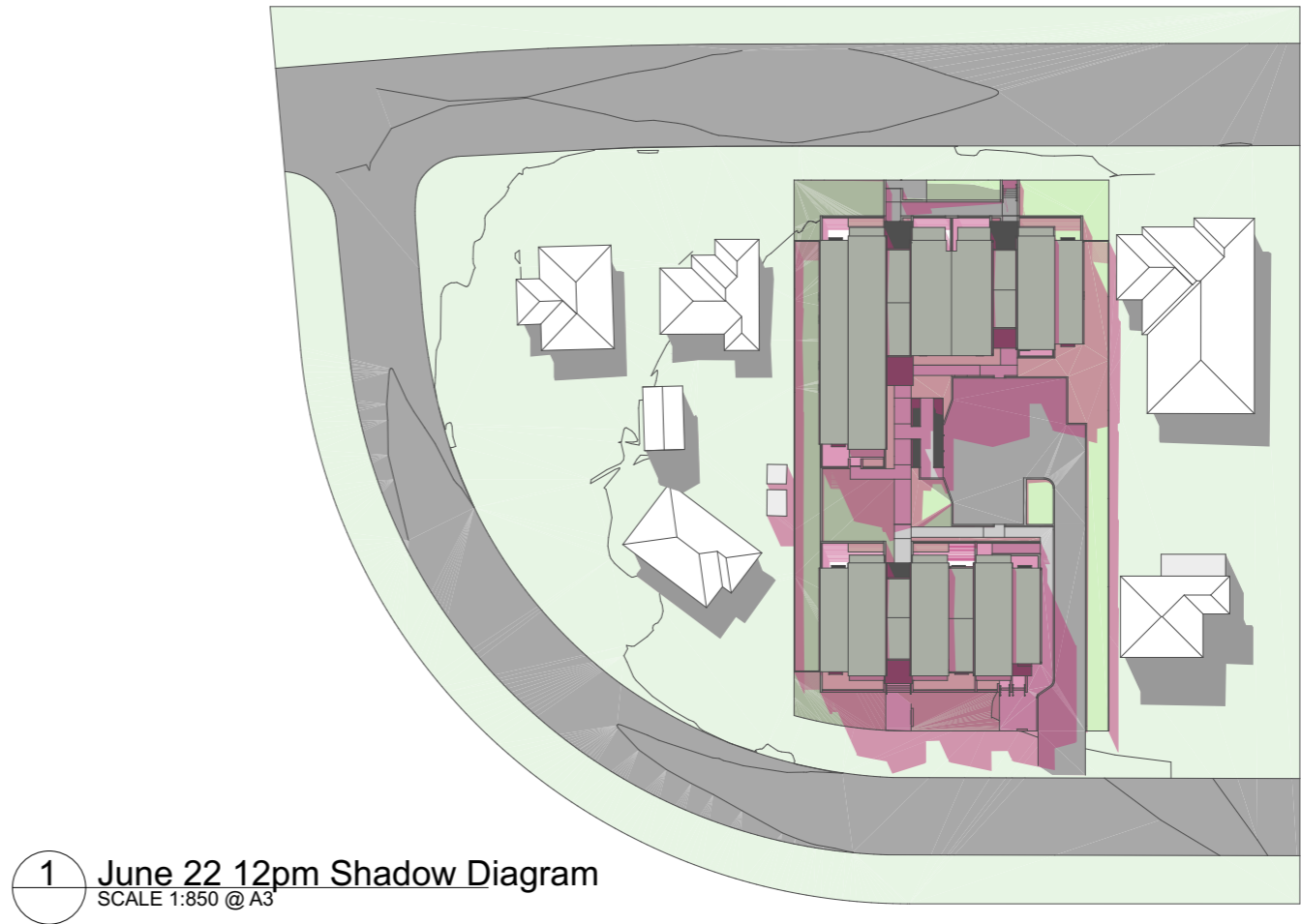
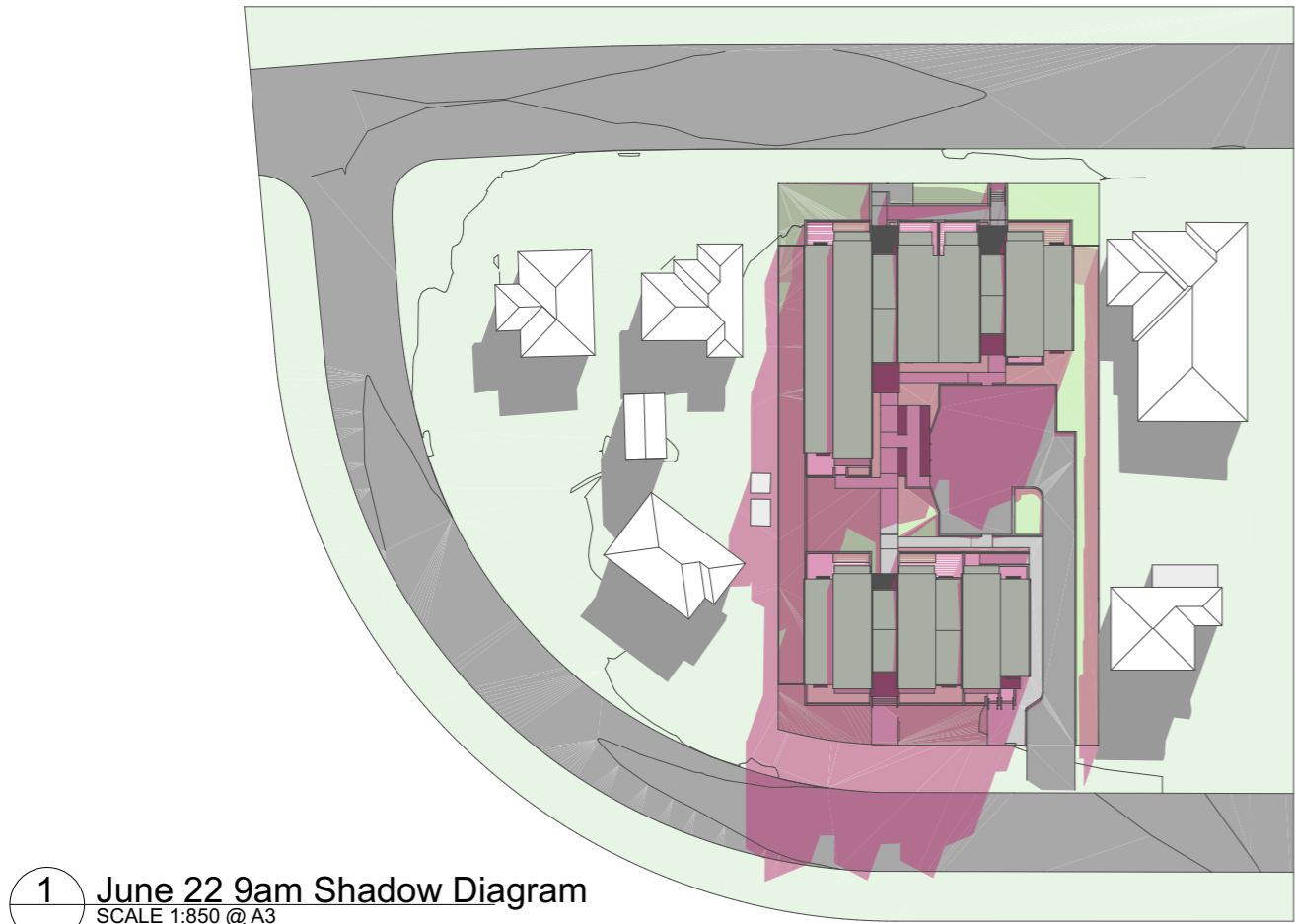
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Nominated Architect: Stuart Campbell NSW ARB 7545

NOTIFICATION - SCHEDULE OF FINISHES  
Project No. BGX6U  
38, 40 John T Bell Dr & 31, 33 Matfen Cl, Maryland,  
NSW 2287  
Lot 174 & Lot 175 DP218736

drawing #  
N-6

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**LEGEND**

- Grey area indicates existing shadows cast by neighbouring properties
- Pink area indicates shadows cast by proposed development



**Planning & Environment**

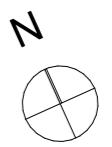
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**NOTIFICATION - SHADOW DIAGRAMS**  
Project No. BGX6U  
38, 40 John T Bell Dr & 31, 33 Matfen Cl, Maryland, NSW 2287  
Lot 174 & Lot 175 DP218736



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**N-7**

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