

# NOTIFICATION PLANS

## SENIORS HOUSING

16-22 FUNDA CRESCENT, LALOR PARK



FUNDA CRESCENT PERSPECTIVE



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### NOTIFICATION - COVER PAGE

16-22 Funda Crescent, Lalor Park  
360, 361, 362 & 363 DP31954

STATUS  
NOTIFICATION PLANS

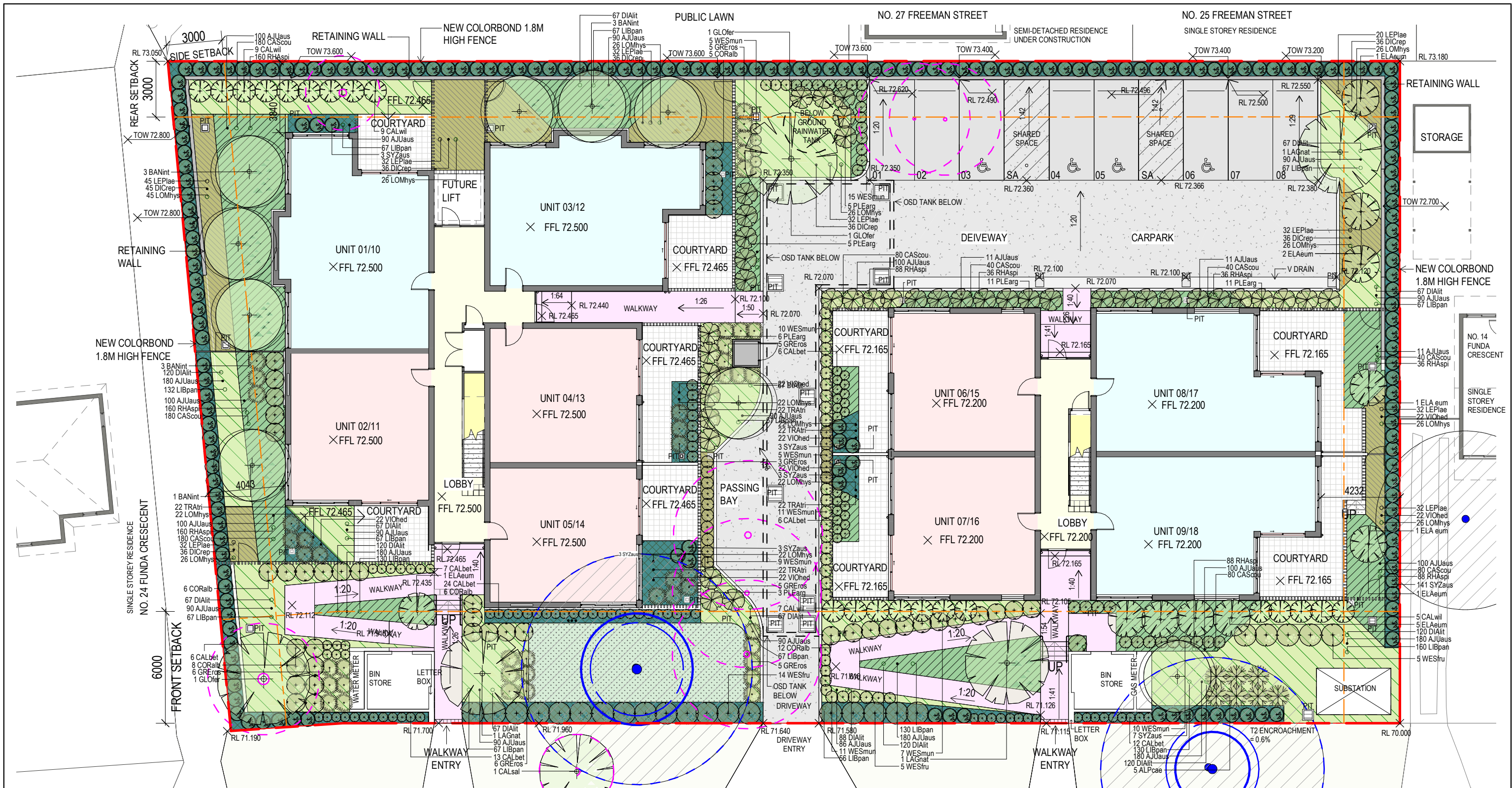
| AMENDMENTS |              |      |     |          |
|------------|--------------|------|-----|----------|
| REV        | DESCRIPTION  | AUTH | CHK | DATE     |
| D          | DARFT PART 5 | VL   | KM  | 02.12.22 |
| E          | PART 5       | VL   | KM  | 21.12.22 |
| F          | PART 5       | BB   | KM  | 23.05.23 |
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| PROJECT No | STAGE    | DRAWING No  | REV |
| 22032      | C        | AR- N01     | G   |

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| PLANTING SCHEDULE |                                       |                           |              |              |                          |
|-------------------|---------------------------------------|---------------------------|--------------|--------------|--------------------------|
| CODE              | BOTANIC NAME                          | COMMON NAME               | Plant Height | Plant Spread | POT SIZE (MIN.) QUANTITY |
| <b>TREES</b>      |                                       |                           |              |              |                          |
| BANint            | Banksia integrifolia                  | Coastal Banksia           | 7000         | 4000         | 200L 10                  |
| CALsal            | Callistemon salignus                  | Willow Bottlebrush        | 6000         | 4000         | 200L 10                  |
| CALwil            | Callistemon                           | Bottlebrush               | 7000         | 1200         | 45L 21                   |
| ELAum             | Eleocharis acicularis                 | Eleocharis                | 7000         | 2000         | 200L 11                  |
| GLOfer            | Glochidion ferdinandi                 | Cheese Tree               | 7000         | 4000         | 200L 2                   |
| LAGnat            | Lagerstroemia indica x flemingii      | 'Natchez' Crepe Myrtle    | 6000         | 4000         | 200L 3                   |
| SYZaus            | Syzygium australe 'Straight & Narrow' | Weeping Lilly Pilly       | 8000         | 800          | 45L 197                  |
| <b>SHRUBS</b>     |                                       |                           |              |              |                          |
| ALPae             | Alpinia caerulea                      | Native Ginger             | 2500         | 2000         | 200mm 99                 |
| CALbet            | Callistemon viminalis                 | 'Better John' Callistemon | 300          | 600          | 200mm 55                 |
| CORalb            | Correa alba                           | Correa                    | 1500         | 1500         | 200mm 81                 |
| GREros            | Correa alba                           | Correa                    | 1500         | 1500         | 200mm 63                 |
| PLEarg            | Plectranthus argenteus                | Silver Spurflower         | 1500         | 1200         | 140mm 179                |

| PLANTING SCHEDULE   |                                 |                           |              |              |                          |
|---------------------|---------------------------------|---------------------------|--------------|--------------|--------------------------|
| CODE                | BOTANIC NAME                    | COMMON NAME               | Plant Height | Plant Spread | POT SIZE (MIN.) QUANTITY |
| <b>GROUNDCOVERS</b> |                                 |                           |              |              |                          |
| AJUaus              | Azorella australis              | Australian Bugle          | 400          | 1000         | 140mm 2425               |
| CAScou              | Cassinia                        | She-oak                   | 200          | 5000         | 140mm 905                |
| DIALit              | Little Jess                     | Native Flax               | 350          | 350          | 140mm 1248               |
| DICrep              | Dichondra repens                | Kindy Weed                | 350          | 350          | 140mm 261                |
| LEPlae              | Leptocarpus 'Shore Tuff'        | 'Shore Tuff' Leptospermum | 1500         | 1500         | 200mm 269                |
| LIBpan              | Shorea                          | Grass Flag                | 300          | 300          | 140mm 1365               |
| LOMhys              | Lomandra hystrix 'Tropic Belle' | Mat Rush                  | 800          | 800          | 140mm 367                |
| RHAspi              | Rhaphiophloeos spinescens       | Aussie Flat Bush          | 200          | 1000         | 140mm 662                |
| TRAlri              | Trachelospermum incolor         | Tricolour Jasmine         | 300          | 600          | 140mm 134                |
| VIOfed              | Viola hederacea                 | Native Violet             | 100          | 400          | 140mm 179                |

## FUNDA CRESCENT

### ABBREVIATION LEGEND

FFL FLOOR FINISH LEVEL  
TOW TOP OF WALL LEVEL  
SA SHARED AREA

### UNIT TYPE

ONE BEDROOM UNIT  
TWO BEDROOM UNIT

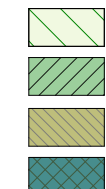
### EXISTING VEGETATION

EXISTING TREES TO BE REMOVED  
EXISTING TREES TO BE RETAINED  
TREE PROTECTION ZONE (TPZ)

### SOFTWORKS



PROPOSED TREES/SHRUBS/ GROUNDCOVERS



MASS PLANTING MIX 1  
MASS PLANTING MIX 2  
MASS PLANTING MIX 3  
MASS PLANTING MIX 4

### HARDWORKS

LAWN AREA

CONCRETE SURFACE  
REFER ARCHITECTS DETAIL

### NOTIFICATION - SITE / LANDSCAPE PLAN

16-22 Funda Crescent, Lalor Park  
360, 361, 362 & 363 DP31954

### STATUS

### NOTIFICATION PLANS

0m 2.5 5 7.5 10 12.5

### NORTH



### AMENDMENTS

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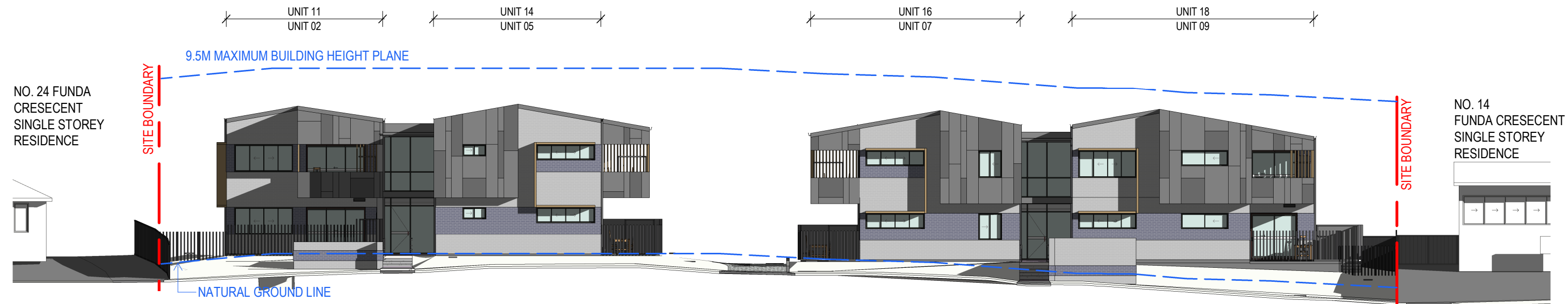
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| PROJECT No 22032  | STAGE C            |
| DRAWING No AR-N02 | REV G              |



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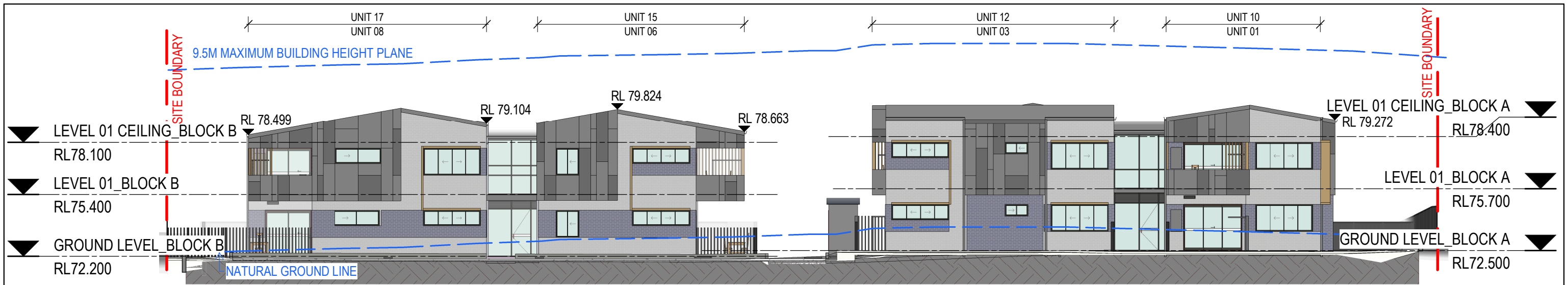


1 ELEVATION FUNDA CRESCENT  
Scale: 1 : 200

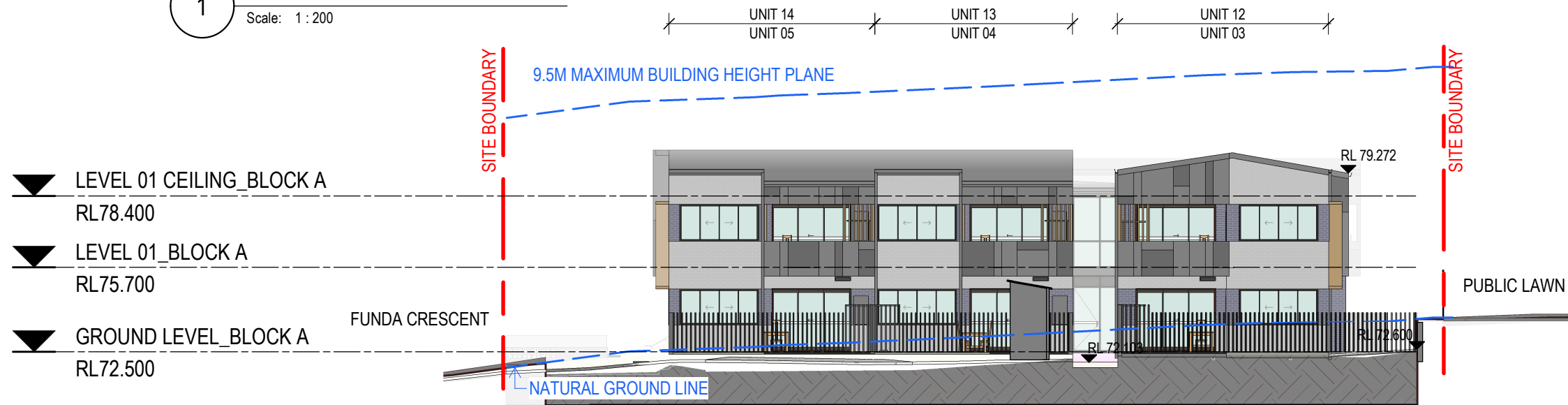
DEVELOPMENT DATA TABLE

|                     |                                                                                                |                                                                |                                              |
|---------------------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------|
| SITE AREA           | 2294.016 m <sup>2</sup>                                                                        |                                                                |                                              |
| NUMBER OF DWELLINGS | 18 DWELLINGS    - 10 x 1 BED<br>- 8 x 2 BED                                                    |                                                                |                                              |
|                     | AUTHORITY                                                                                      | REQUIRED OR ALLOWED                                            | PROPOSED (APPROX)                            |
| FSR                 | LEP                                                                                            | NOT ADOPTED                                                    | NOT ADOPTED                                  |
|                     | HOUSING SEPP                                                                                   | 0.5:1 = 1147 m <sup>2</sup>                                    | 0.57:1 = 1317 m <sup>2</sup>                 |
| HEIGHT              | LEP                                                                                            | 9.5m                                                           | 8.6m                                         |
|                     | HOUSING SEPP (CL.42)                                                                           | 9.5m                                                           | 8.6m                                         |
| SETBACK             | BLACKTOWN COUNCIL - DCP                                                                        | FRONT                                                          | 6m                                           |
|                     |                                                                                                | SIDE                                                           | 3m                                           |
|                     |                                                                                                | REAR                                                           | 3m                                           |
| CAR PARKING         | GROUND LEVEL: 6.2m BUILDING LINE<br>FIRST LEVEL: 5.6m BUILDING LINE & 6.6m TO BALCONY          |                                                                |                                              |
|                     | GROUND LEVEL: 4m BUILDING LINE<br>FIRST LEVEL: 4m BUILDING LINE                                |                                                                |                                              |
|                     | GROUND LEVEL: 3.6m BUILDING LINE<br>FIRST LEVEL: 3.6m BUILDING LINE & 3.1m TO BALCONY          |                                                                |                                              |
| CAR PARKING         | HOUSING SEPP (CL.108)<br>0.2 x (NO. OF DWELLINGS)                                              | 3.6 SPACES                                                     | 4 SPACES                                     |
|                     | HOUSING SEPP ACCESSIBLE AREA<br>PARKING RATES:<br>0.4 x (NO. OF 1 BED)<br>0.5 x (NO. OF 2 BED) | 0.4 x 10 (OF 1 BED) = 4<br>0.5 x 8 (OF 2 BED) = 4<br>TOTAL = 8 | 8 SPACES INCLUSIVE OF<br>4 ACCESSIBLE SPACES |

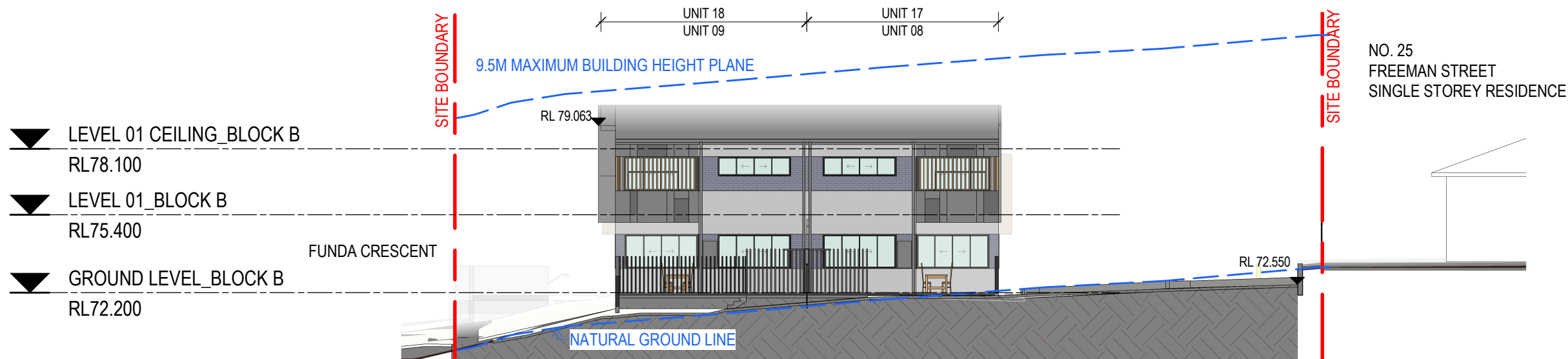




1 WEST ELEVATION BLOCK A & B  
Scale: 1 : 200



2 NORTH ELEVATION BLOCK A  
Scale: 1 : 200



3 NORTH ELEVATION BLOCK B  
Scale: 1 : 200



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#### NOTIFICATION - ELEVATIONS 1/2

16-22 Funda Crescent, Loral Park  
360, 361, 362 & 363 DP31954

#### STATUS

#### NOTIFICATION PLANS



#### AMENDMENTS

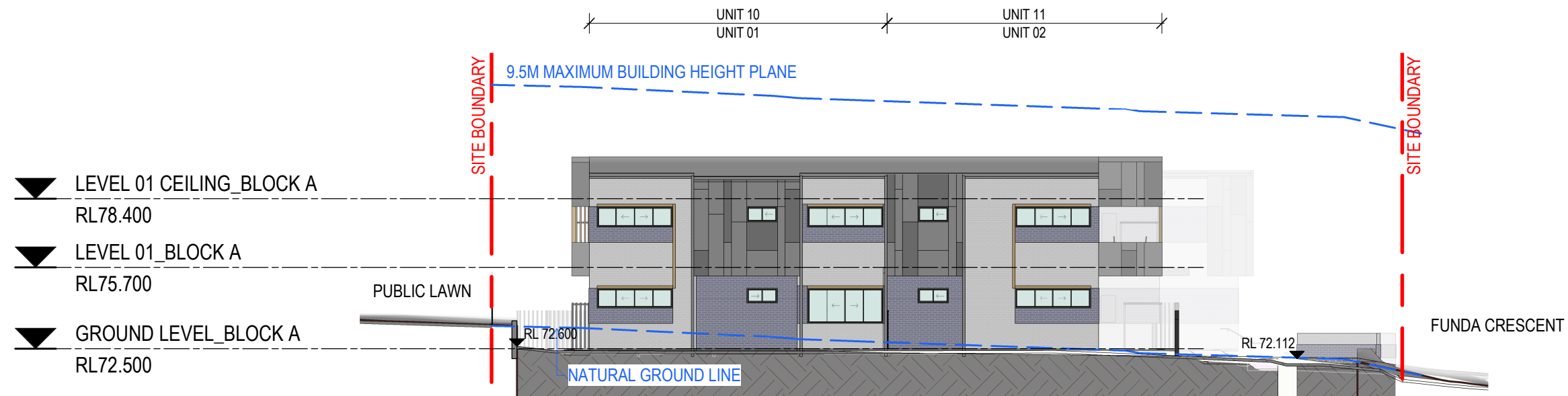
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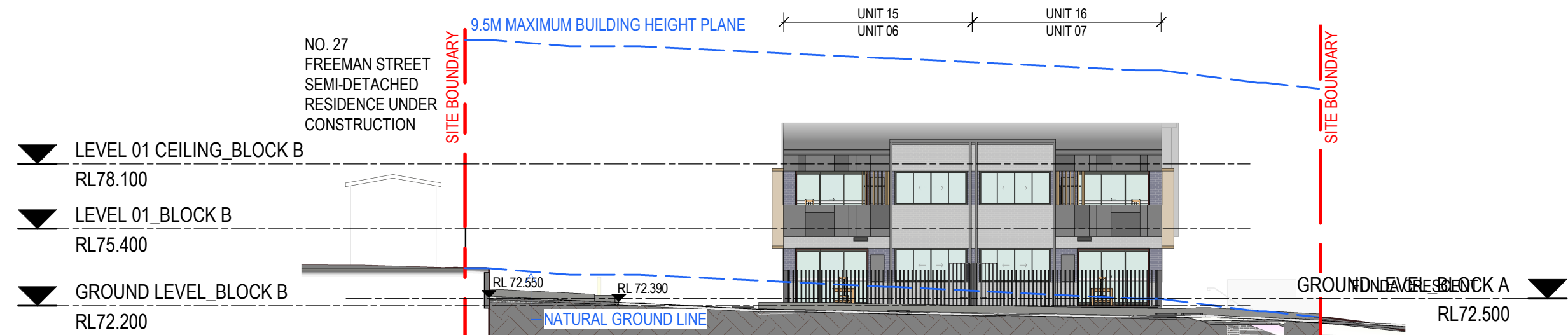
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| PROJECT No: 22032   | STAGE: C          |
| DRAWING No: AR- N04 | REV: G            |

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1 SOUTH ELEVATION BLOCK A  
Scale: 1 : 200



2 SOUTH ELEVATION BLOCK B  
Scale: 1 : 200



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#### NOTIFICATION - ELEVATIONS 2/2

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#### STATUS

#### NOTIFICATION PLANS



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| DRAWING No | AR- N05  | REV         | G     |

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1 EAST ELEVATION BLOCK A & B  
Scale: 1 : 200

| EXTERIOR FINISHES SCHEDULE |       |                                             |                                   |
|----------------------------|-------|---------------------------------------------|-----------------------------------|
| CODE                       | IMAGE | DESCRIPTION                                 | COLOUR                            |
| AL                         |       | ALUMINIUM POWDERCOATED: WINDOWS/DOORS FRAME | COLORBOND MONUMENT                |
| AW                         |       | WINDOW AWNINGS                              | DULUX ELECTRO GOLD PEARL          |
| BR1                        |       | FACE BRICK                                  | AUSTRAL METALLIX - TITANIUM       |
| BR2                        |       | FACE BRICK                                  | AUSTRAL METALLIX - GUN METAL BLUE |
| BT                         |       | ALUMINIUM BATTERN SCREENS                   | DULUX ELECTRO GOLD PEARL          |
| CLD1                       |       | PREFINISHED FIBRE CEMEN SHEET               | CEMINTEL SURROUND - BLUISH BASE   |

| EXTERIOR FINISHES SCHEDULE |       |                            |                    |
|----------------------------|-------|----------------------------|--------------------|
| CODE                       | IMAGE | DESCRIPTION                | COLOUR             |
| CON                        |       | EXPOSED CONCRETE SLAB EDGE |                    |
| DP                         |       | DOWNPIPE                   | COLORBOND BASALT   |
| F1                         |       | VERTICAL SLAT FENCE        | COLORBOND MONUMENT |
| F2                         |       | VERTICAL SLAT FENCE        | COLORBOND BASALT   |
| F3                         |       | 1.8m COLORBOND FENCE       | COLORBOND MONUMENT |

| EXTERIOR FINISHES SCHEDULE |       |                          |                    |
|----------------------------|-------|--------------------------|--------------------|
| CODE                       | IMAGE | DESCRIPTION              | COLOUR             |
| F4                         |       | 1.5m COLORBOND FENCE     | COLORBOND MONUMENT |
| FS                         |       | FASCIA                   | COLORBOND BASALT   |
| GL                         |       | GLASS: WINDOWS AND DOORS |                    |
| LVR1                       |       | METAL LOUVRE             | COLORBOND MONUMENT |
| LVR2                       |       | LOUVRE ABOVE DOOR        | COLORBOND MONUMENT |
| MS                         |       | METAL ROOF SHEET         | COLORBOND BASALT   |



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NOTIFICATION - SCHEDULE OF FINISHES

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STATUS

NOTIFICATION PLANS



AMENDMENTS

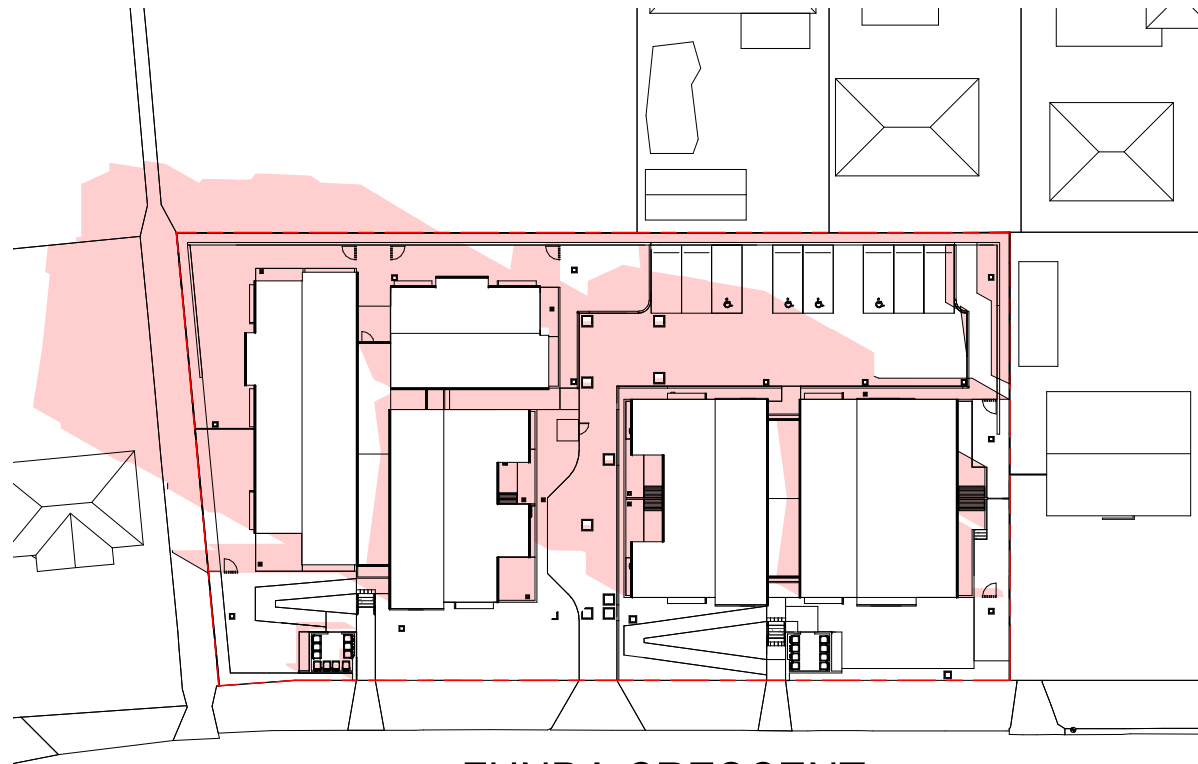
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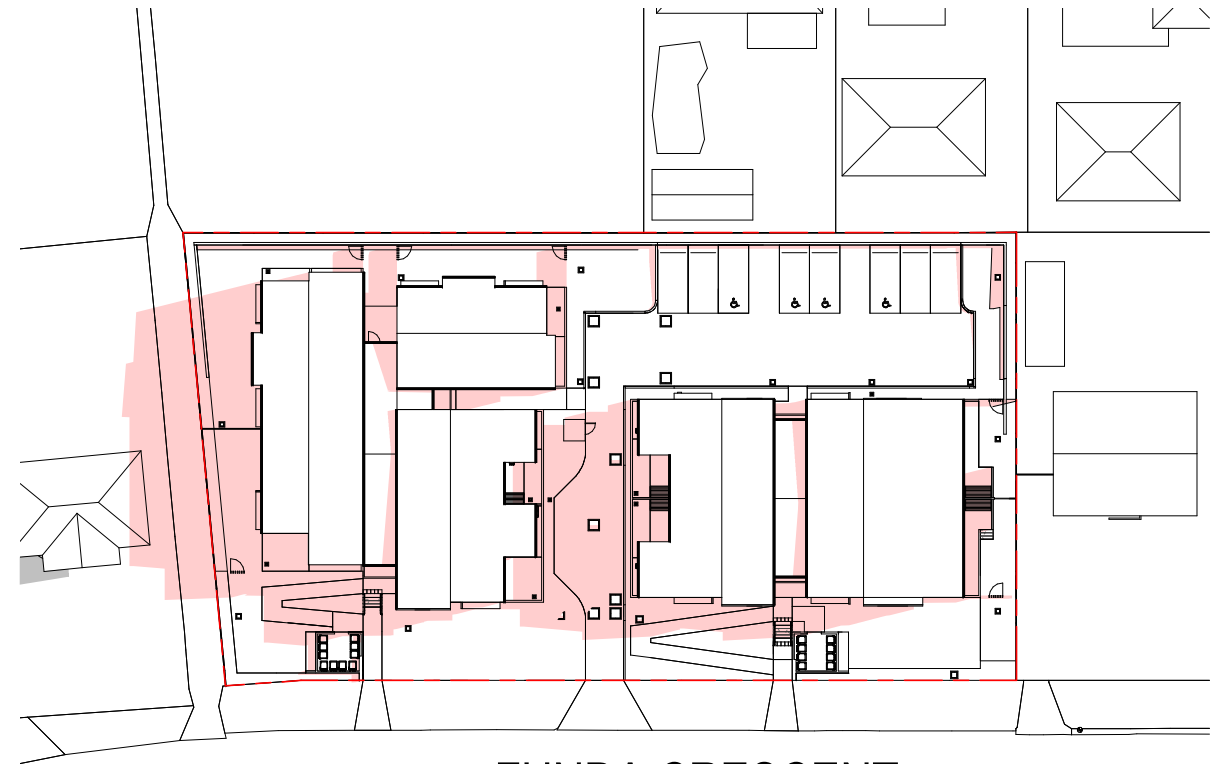


## FUNDA CRESCENT

1

JUNE 21 9AM SHADOW DIAGRAM

Scale: NTS

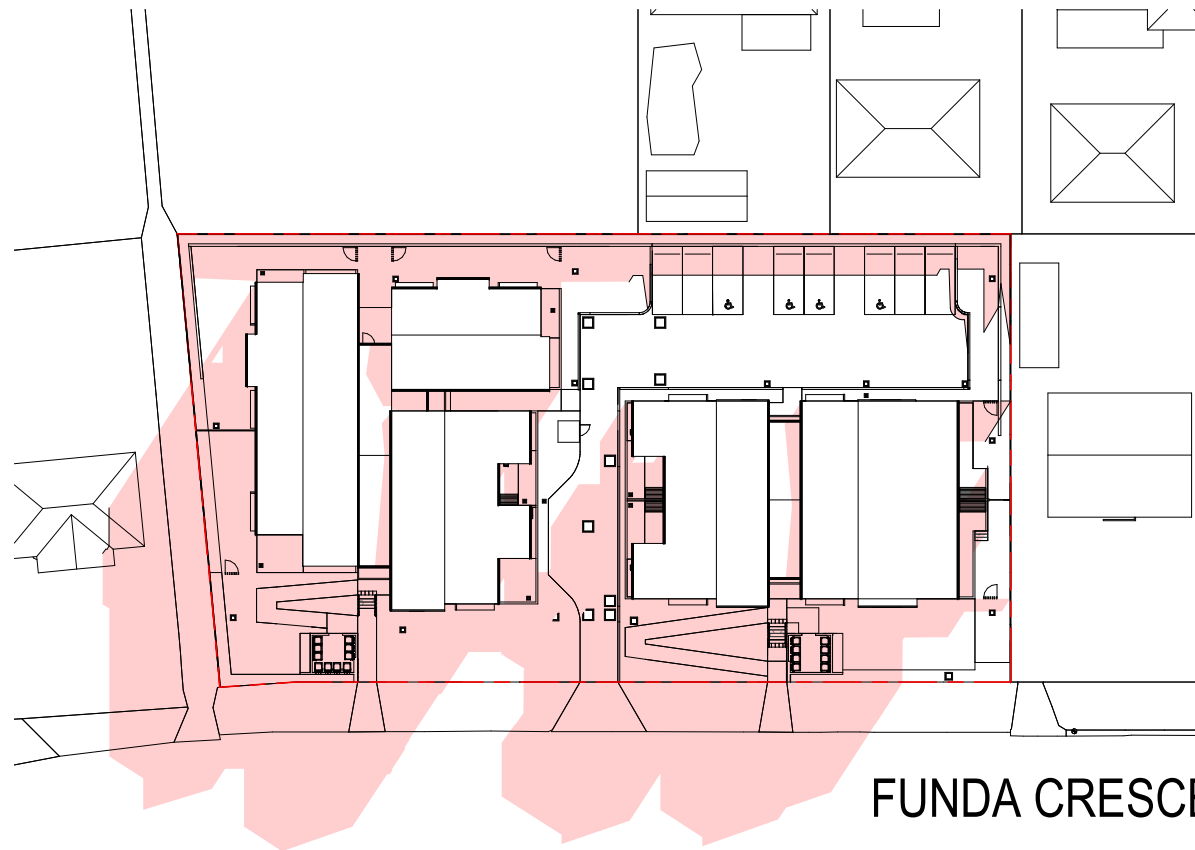


## FUNDA CRESCENT

2

JUNE 21 12PM SHADOW DIAGRAM

Scale: NTS



## FUNDA CRESCENT

3

JUNE 21 3PM SHADOW DIAGRAM

Scale: NTS

### LEGEND

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



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### NOTIFICATION - SHADOW DIAGRAMS

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### STATUS

### NOTIFICATION PLANS

### NORTH



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| DRAWING No | AR- N07  | REV         | G   |

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