

NOTIFICATION PLANS

MULTI DWELLING HOUSING AND DUAL OCCUPANCY DEVELOPMENT

10 Lagoon Street & 75-77 Murray St, MORUYA, NSW



Homes NSW
Locked Bag 5022
Parramatta NSW 2124
Phone: 1800 738 718 (voicemail)

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NOTIFICATION - COVER PAGE

LAHC 10 Lagoon St & 75-77 Murray St MORUYA, Lot 12 of DP 552854 & Lots 1-2 of DP 501837

REV:

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16/2/24

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N01



LAGOON STREET PERSPECTIVE



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Parramatta NSW 2124
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NOTIFICATION - STREET VIEW

LAHC 10 Lagoon St & 75-77 Murray St MORUYA, Lot 12 of DP 552854 & Lots 1-2 of DP 501837

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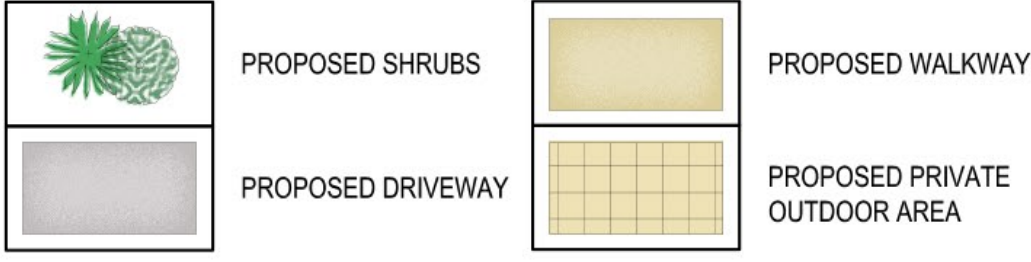
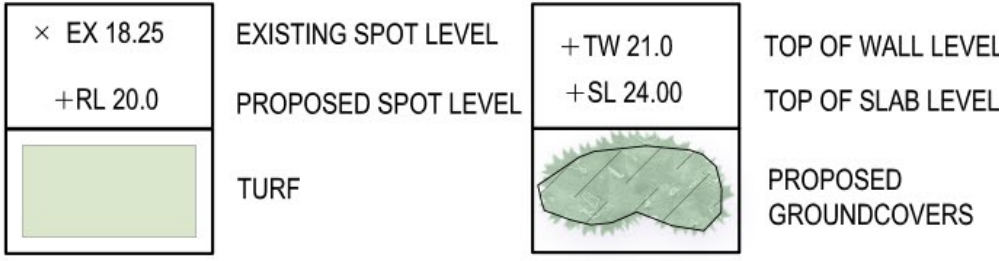
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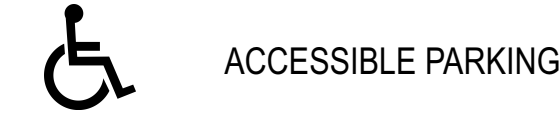
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LEGEND



- 01 SOCIAL GATHERING SPACE
- 02 LARGE NATIVE TREES TO MEET 40% CANOPY COVER GOALS
- 03 COMMUNAL CULINARY GARDEN
- 04 DENSE SCREEN PLANTING TO BOUNDARIES FOR PRIVACY
- 05 INDIGENOUS UNDERSTORY PLANTING

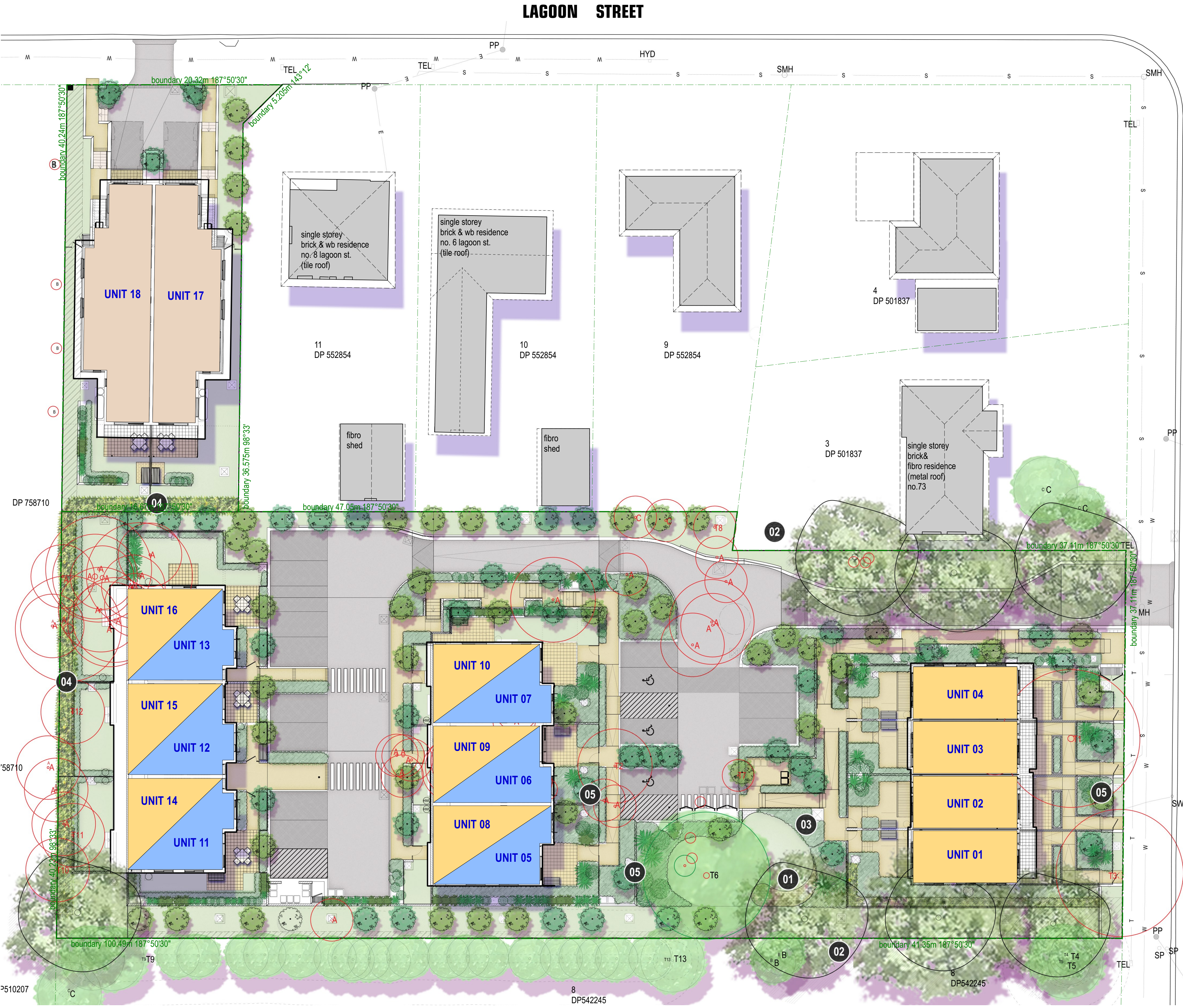
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT



PLANT SCHEDULE (Refer to Landscape drawings for details)

ID	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	QTY
TREES	An-4	Angophora floribunda	15m	300L	3
	Eu-bo	Eucalyptus botryoides	15m	300L	4
SHRUBS	Co-al	Cornus alba	1.5m	200mm	50
	Co-sa	Callistemon salignus	6m	200mm	42
	Co-ra	Cornus reliosa	2m	200mm	15
	Me-br	Malekusa dracaena 'Golden Gem'	2m	200mm	15
	Me-ls	Malekusa linearis	8m	200mm	45
	Me-co	Metrosideros colina 'Fij Fire'	3m	200mm	56
	Co-cl	Crotonianthus coccineus	2m	200mm	15
	Ph-ls	Phoradendron laetifolium	1m	200mm	46
	Sy-au	Syzygium australe 'Hedge-master'	1m	200mm	36
	We-fr	Westringia frutescens	1.5m	200mm	46
	Co-ex	Cornus exoniensis 'Green Cape'	0.15m	150mm	151
	Di-re	Dianella revoluta	0.8m	150mm	151
GROUNDCOVERS	Ha-vi	Hardenbergia violacea 'Meema'	0.45m	150mm	156
	Lo-la	Lomandra longifolia	1m	150mm	156
	Pe-pa	Plectranthus parviflorus	0.7m	150mm	151
	Ph-la	Phasiphaea laetifolia	0.5m	150mm	211
	Th-au	Thymus australis	1.5m	150mm	211
	Wa-st	Wahlenbergia stricta	0.9m	150mm	211
	Di-re	Dianella revoluta	0.8m	150mm	151
	Ha-vi	Hardenbergia violacea 'Meema'	0.45m	150mm	156
	Lo-la	Lomandra longifolia	1m	150mm	156
	Pe-pa	Plectranthus parviflorus	0.7m	150mm	151
	Ph-la	Phasiphaea laetifolia	0.5m	150mm	211
	Th-au	Thymus australis	1.5m	150mm	211
HERBS	Co-ba	Cornus baileyana	0.5m	150mm	7
	Di-re	Dianella revoluta	0.8m	150mm	7
	Pe-cr	Plectranthus crispus	0.35m	150mm	7
	Ro-ro	Rosa rostrata	1.5m	150mm	7
	Th-vu	Thymus vulgaris	0.4m	150mm	7

NOTE: Plant quantities on planting plan take precedence over quantities identified in this schedule.



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NOTIFICATION - SITE / LANDSCAPE PLAN

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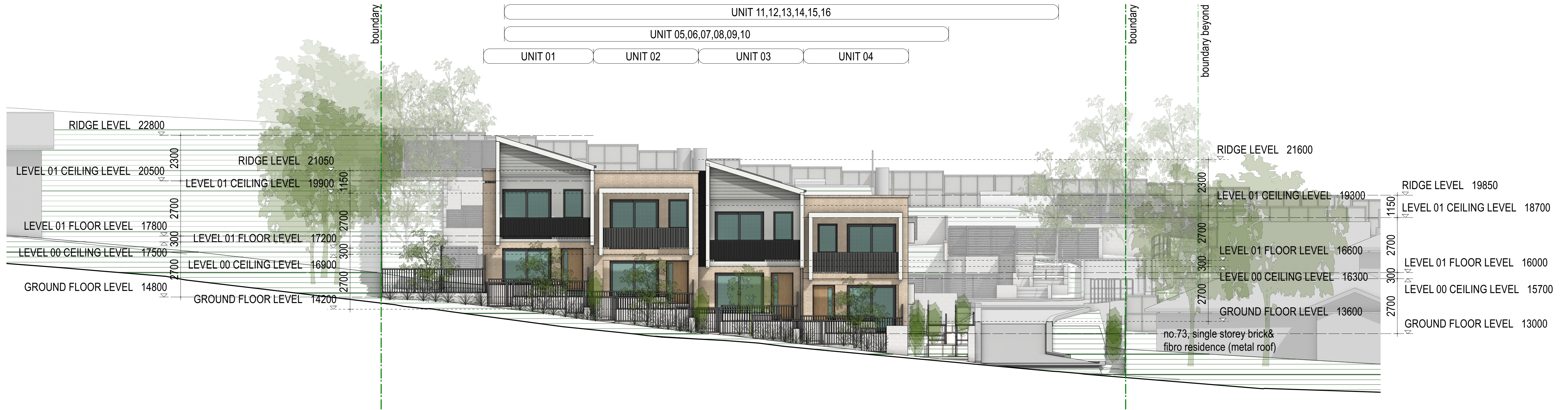
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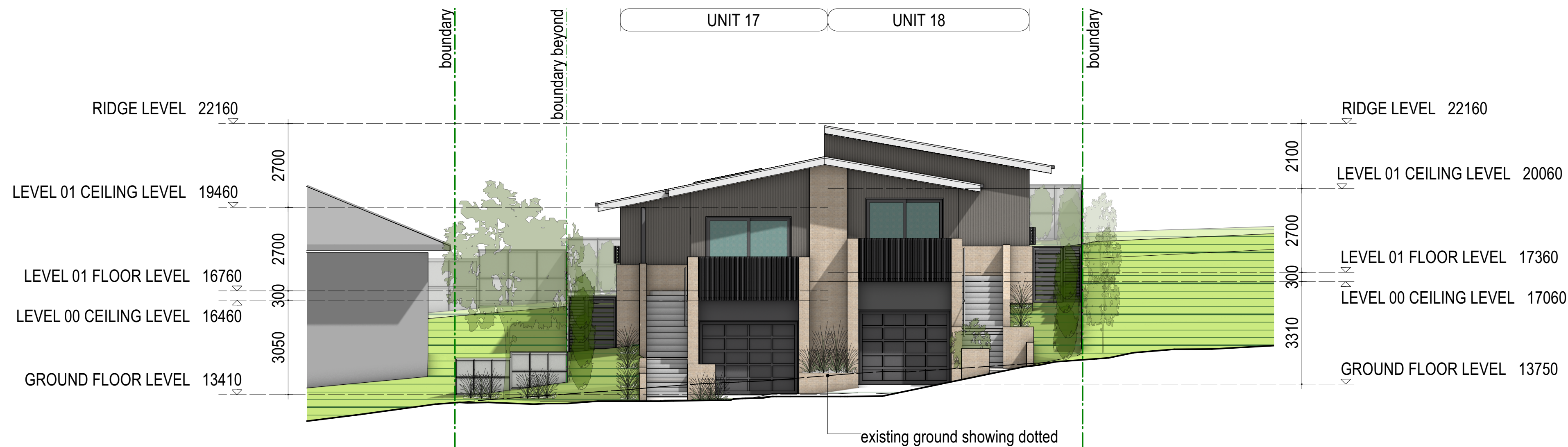
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ELEVATION - MURRAY STREET



ELEVATION - LAGOON STREET

PROPOSED DEVELOPMENT DATA - MULTI DWELLING HOUSING		
SITE AREA	3905.8 sq m	
Title Description	Part Lot 12 of DP 552854 & Lots 1-2 of DP 501837	
Proposed Dwelling Numbers	16	
	Requirement	Proposed
Setbacks		
Front Setback	7 m	9.6 m
Side Setback	5 m	5 m
Rear Setback	5 m	5 m
Height	9 m	8.4 m
Floor Space Ratio	0.5 : 1	0.35 : 1
Parking		3 accessible spaces
	13 total parking spaces	16 total parking spaces

PROPOSED DEVELOPMENT DATA - DUAL OCCUPANCY		
SITE AREA	677 sqm	
Title Description	Part Lot 12 of DP 552854	
Proposed Dwelling Numbers	2	
	Requirement	Proposed
Setbacks		
Front Setback	8.9 m	9.1 m
Side Setback	0.9 m	1.6 m
Rear Setback	0.9 m	8.1 m
Height	9 m	6.8 m
Floor Space Ratio	0.5 : 1	0.35 : 1
Parking	3 total parking spaces	4 total parking spaces



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NOTIFICATION - DEVELOPMENT DATA

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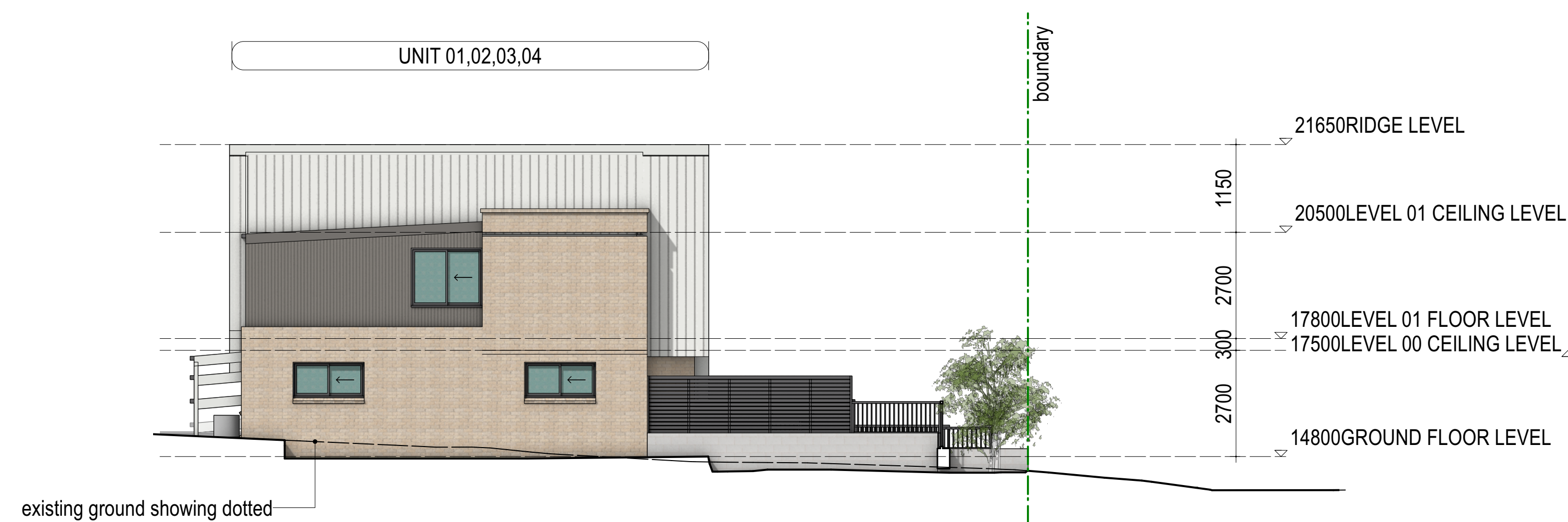
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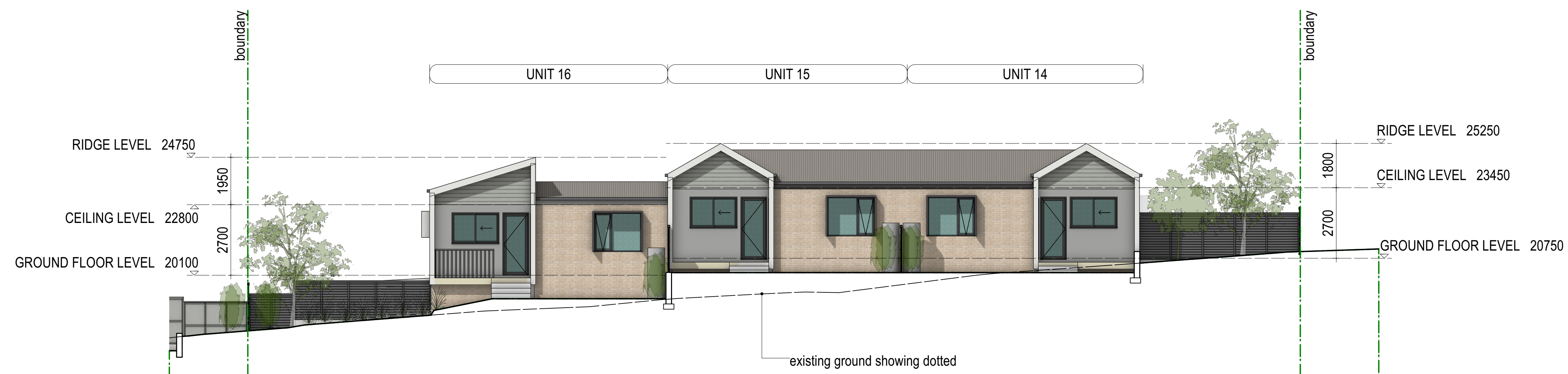
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EAST ELEVATION (PART 1)



EAST ELEVATION (PART 2)



UNIT 14-16 ELEVATION (SOUTH FACADE)



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ELEVATIONS 01

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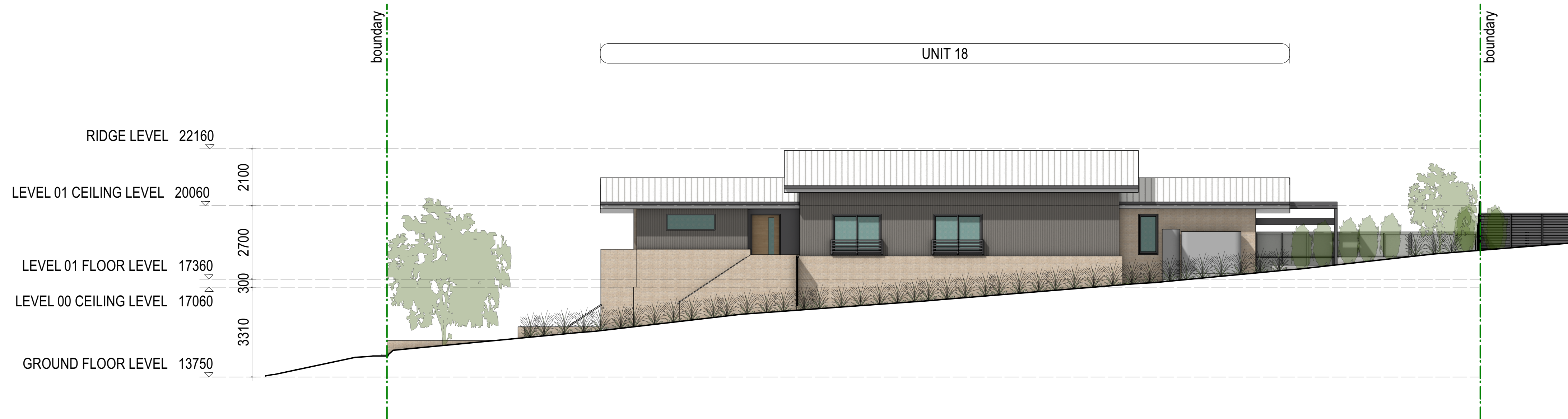
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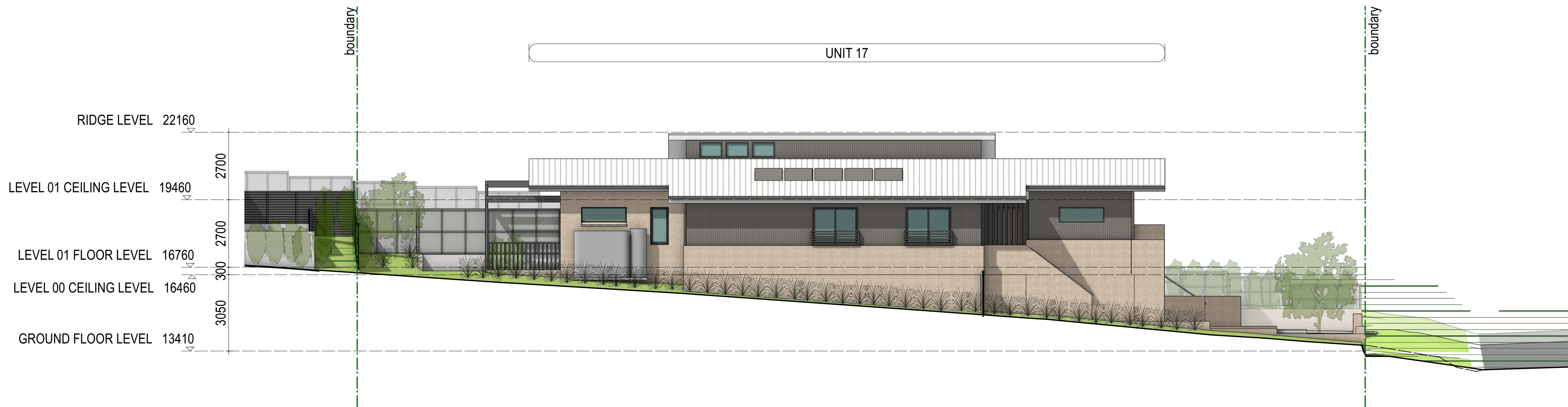
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UNIT 18 ELEVATION (SOUTH FACADE)



UNIT 17 ELEVATION (NORTH FACADE)



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ELEVATIONS 03

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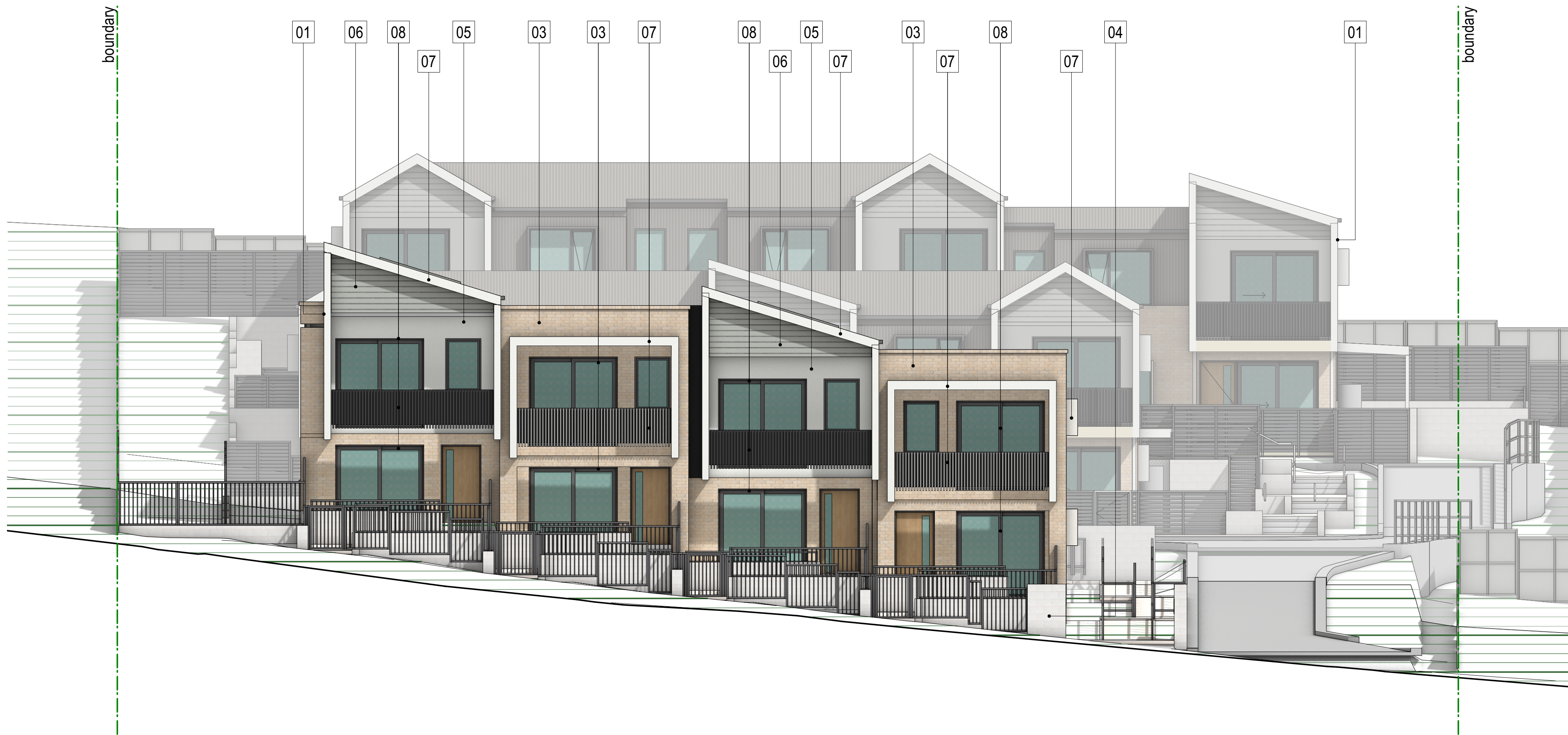
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STREET ELEVATION (FACING MURRAY STREET)



STREET ELEVATION (FACING LAGOON STREET)

01	ROOFING WALLS		METAL ROOF WALL CLADDING	LYSAGHT LONGLINE SURFMIST	06	WEATHER -BOARD		CLADDING	SCYON LINEA SHALE GREY
02	WALLS		METAL ROOF WALL CLADDING	CUSTOM ORB WALLABY	07	BALUSTRADE, WINDOW / DOOR FRAME, PRIVATE FENCE, WINDOW HOOD		PODWDERCOAT	DULUX VIVID WHITE
03	WALLS		FACE BRICK	PGH SILICA	08	BALUSTRADE, WINDOW / DOOR FRAME, PRIVATE FENCE, WINDOW HOOD		PODWDERCOAT	DULUX BASALT
04	RETAINING WALL		BLOCK WORK	ADBRI VERSIWALL CHARCOAL	09	BOUNDARY FENCE		PODWDERCOAT	DULUX SHALE GREY
05	WALLS		FIBRE CEMENT	SCYON MATRIX SHEET VIVID WHITE	10	WALLS		RENDER	DULUX BASALT



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SCHEDULE OF FINISHES

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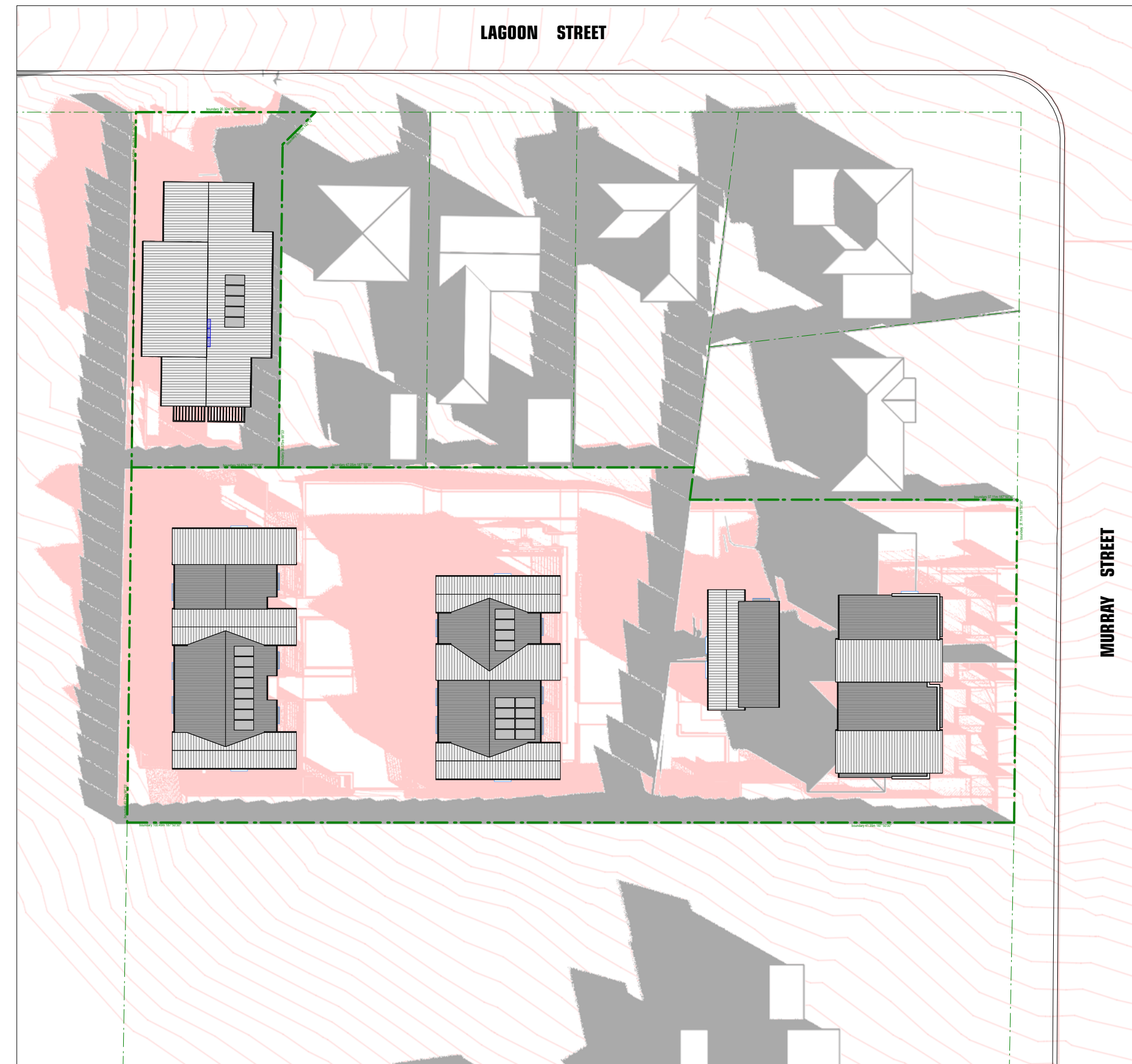
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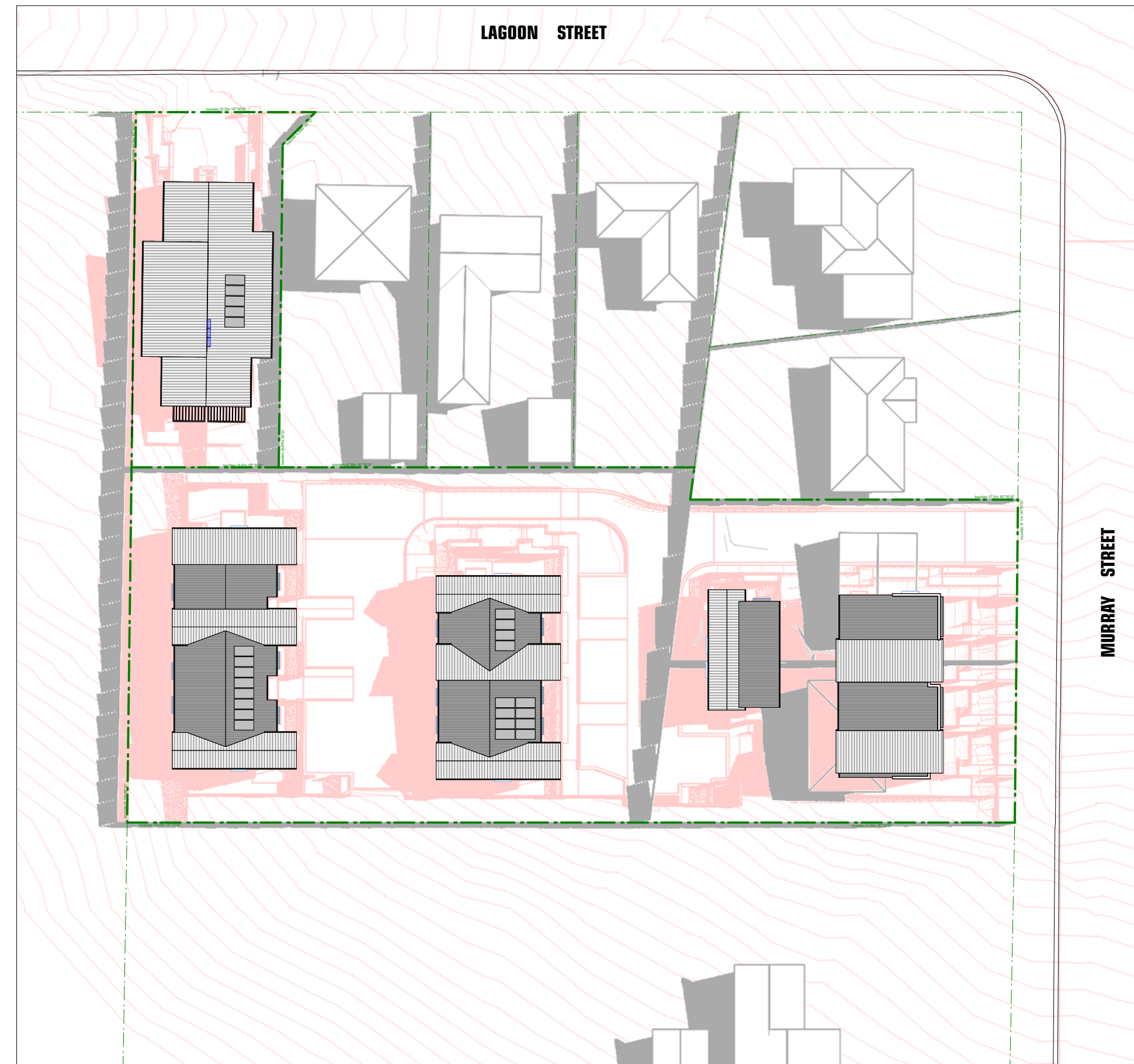
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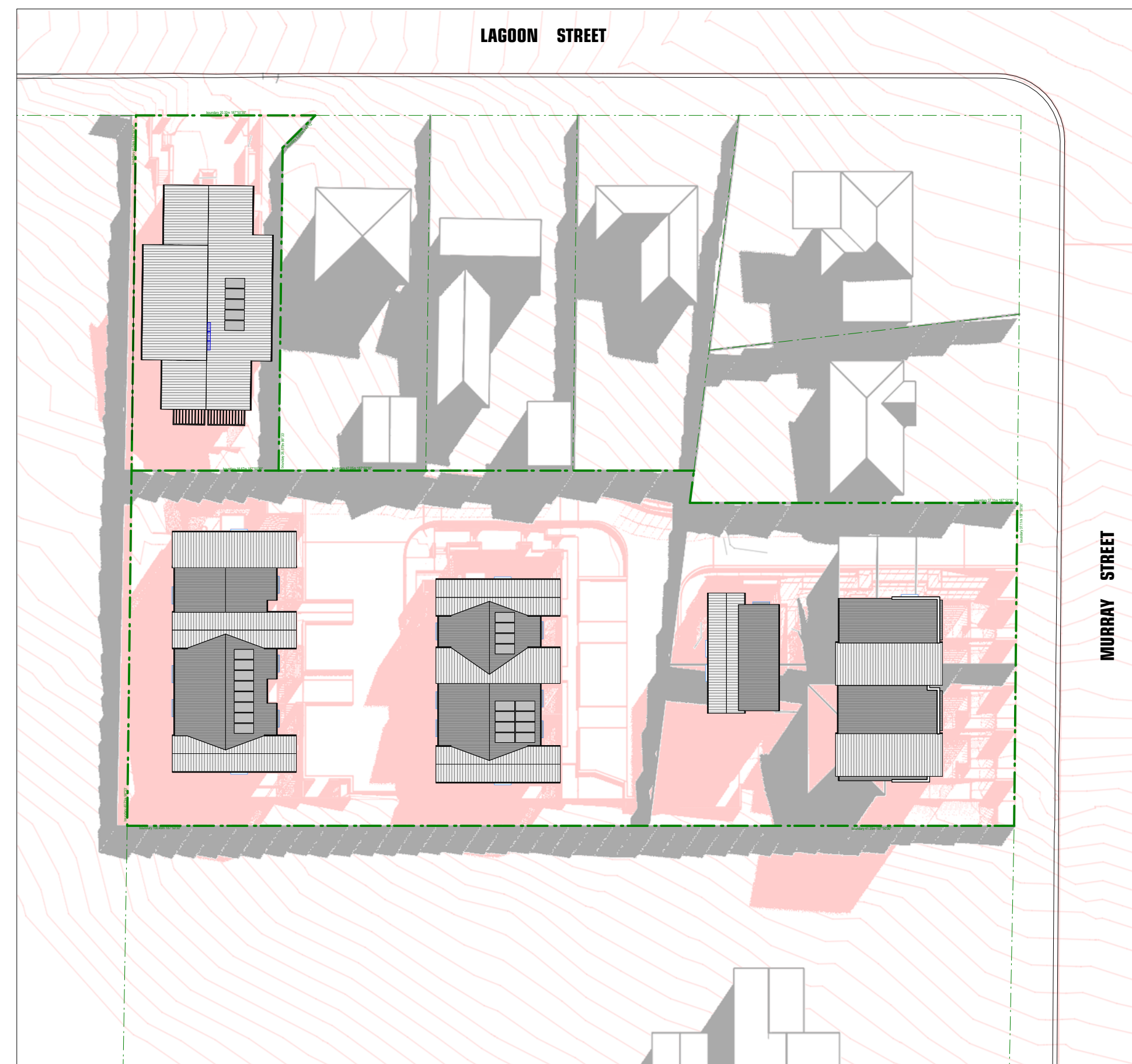
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21 JUNE 9:00 AM



21 JUNE 12:00 PM



21 JUNE 3:00 PM

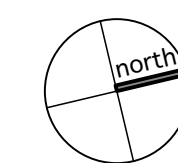
LEGEND



SHADOWS CAST BY THE PROPOSED DEVELOPMENT



SHADOWS CAST BY THE EXISTING DWELLINGS AND NEIGHBOURING PROPERTIES



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NOTIFICATION - SHADOW DIAGRAMS

LAHC 10 Lagoon St & 75-77 Murray St MORUYA, Lot 12 of DP 552854 & Lots 1-2 of DP 501837

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