

NOTIFICATION PLANS

RESIDENTIAL HOUSING

7-9 WATTLE AVENUE, ORANGE, NSW 2800



ADDRESS: LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No: 1800 738 718
WEBSITE: nsw.gov.au/homes-nsw

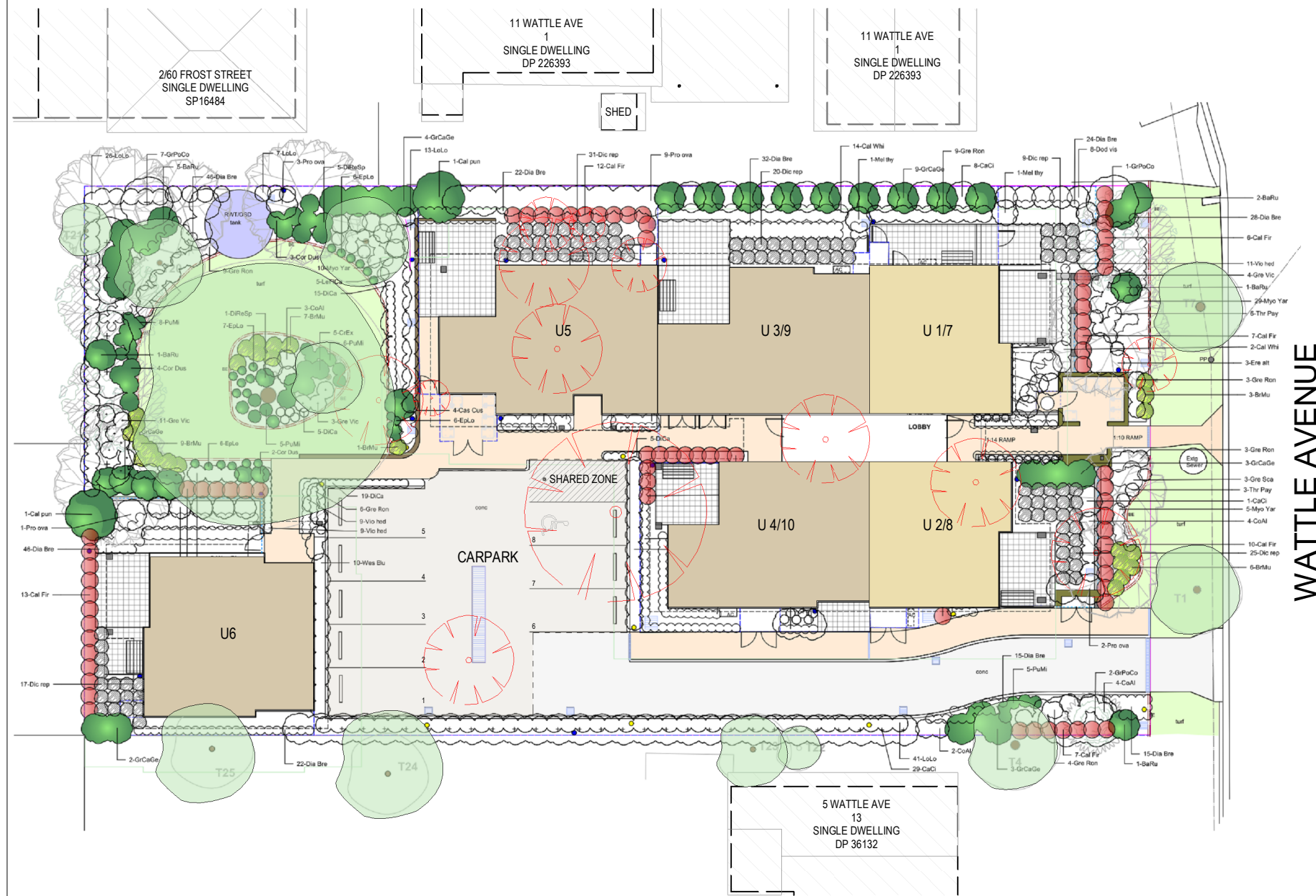


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NOTIFICATION COVER PAGE

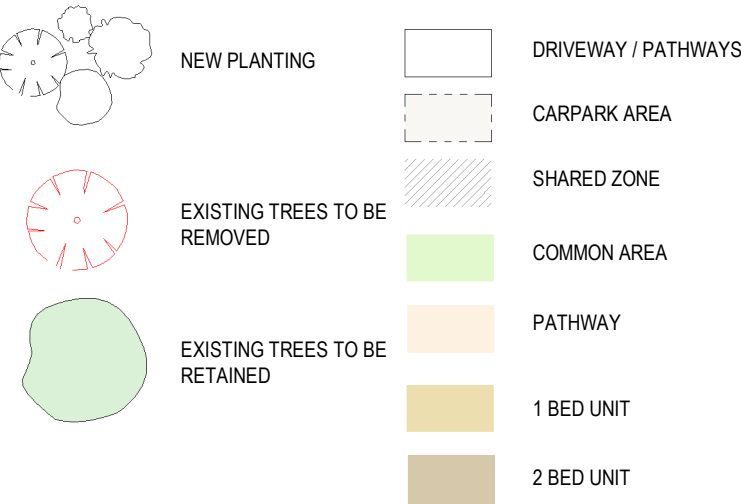
project name
RESIDENTIAL HOUSING 7-9 WATTLE AVENUE ORANGE NSW 2800
Lots 14 and 15 in DP 36132



rev	date	project number	sheet
	23/07/2024	BGYW	NP01



LEGEND:



Plant Schedule

ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread
Trees						
AcBu	3	Trident Maple	Acer buergerianum	75 litre	5 - 10m	3.5 - 6m
BrPo	1	Bottle Tree, Kurrajong	Brachychiton populneus	75 litre	20 - 25m	2.0 - 3.5m
Euc pau	3	Snow Gum	Eucalyptus pauciflora	75 litre	10 - 15m	5 - 7m
Fra aur	4	Golden Ash	Fraxinus Aurea	75 litre	5 - 8m	5 - 8m
Shrubs						
BaRu	10	"River Rose, Dog Rose"	Bauera rubioides	5 litre	0.75 - 0.9m	1.2 - 2.0m
CaCi	35	Lemon-scented Bottlebrush	Callistemon citrinus	5 litre	1.5 - 3m	1.2 - 2.0m
Cal Fir	72	Great balls of fire	Callistemon Great Balls of Fire	5 litre	0.90 - 1.50m	1.2 - 2.0m
Cal pun	2	Lana Bottlebrush	Callistemon pungens	5 litre	1.50 - 3m	3.5 - 6m
Cal Whi	27	White Anzac Bottlebrush	Callistemon 'White Anzac'	5 litre	0.9 - 1.5m	0.9 - 1.2m
Cas Cus	4	Casuarina Cousin It	Casuarina glauca Cousin It	5 litre	0.2 - 0.5m	0.5 - 1.0m
CoAl	23	White Correa	Correa alba	5 litre	0.9 - 1.5m	0.9 - 1.2m
Cor Dus	7	Dusky Bells Australian Fuchsia	Correa x 'Dusky Bells'	5 litre	0.9 - 1.5m	0.9 - 1.2m
CrEx	5	Australian Crowea	Crowea exalata	5 litre	0.6 - 0.75m	0.9 - 1.2m
DiReSp	6	Heathy Parrot Pea	Dillwynia retorta ssp. retorta	5 litre	0.9 - 1.5m	0.9 - 1.2m
Dod vis	15	Giant Hop Bush	Dodonaea viscosa	5 litre	1 - 3m	1 - 2m
EpLo	13	Native Fuchsia	Epacris longiflora	5 litre	0.9 - 1.5m	0.3 - 0.6m
Ere alt	3	Scented Emu Bush	Eremophila alternifolia	5 litre	1.50 - 3m	1.2 - 2.0m
GrCaGe	22	Grevillea	Grevillea 'Canberra Gem'	5 litre	1.5 - 3m	1.2 - 2.0m
GrPoCo	10	Grevillea	Grevillea 'Poorinda Constance'	5 litre	1.5 - 3m	2.0 - 3.5m
Gre Ron	43	Grevillea	Grevillea 'Poorinda Rondeau'	5 litre	1.0 - 1.3m	0.8 - 1.2m
Gre Sca	6	Grevillea Scarlet Sprite	Grevillea Scarlet Sprite	5 litre	0.5 - 1.5m	0.8 - 1.5m
Gre Vic	18	Grevillea	Grevillea 'Victor Harbour'	5 litre	0.8 - 1.2m	0.8 - 1.2m
LeFiCa	5	Cardwell Tea tree	Leptospermum flavescens 'Cardwell'	5 litre	1.5 - 3m	1.2 - 2.0m
Mel thy	3	Thyme Honey-myrtle	Melaleuca thymifolia	5 litre	1 - 1.5m	2.0 - 3.5m
Pro ova	19	Commod Mint Bush	Prostanthera ovalifolia	5 litre	1.5 - 3m	1.2 - 2.0m
PuMi	24	Spreading Bush-pea	Pultenaea microphylla	5 litre	0.3 - 0.45m	0.6 - 0.9m
Thr Pay	9	Paynes Rock Thryptomene	Thryptomene saxicola Paynes Hybrid	5 litre	0.5 - 1.5m	1.0 - 1.8m
Wes Blu	15	Blue gem Coastal Rosemary	Westringia fruticosa Blue gem	5 litre	0.9 - 1.5m	0.9 - 1.2m
Ground Covers						
BrMu	23	Cut Leaf Daisy	Brachyscome multifida	5 litre	0.3 - 0.45m	0.9 - 1.2m
Dic rep	99	Kidney Weed	Dichondra repens	5 litre	0.0 - 0.3m	0.9 - 1.2m
Myo Yar	43	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	5 litre	0.45 - 0.6m	0.9 - 1.2m
Vio hed	79	Native Violet	Viola hederacea	5 litre	0.0 - 0.3m	1.2 - 2.0m
Grasses						
DiCa	56	Paroo Lily, Blue Flax-lily	Dianella caerulea	5 litre	0.45 - 0.6m	0.3 - 0.6m
Dia Bre	319	Breeze Blue flax	Dianella caerulea 'Breeze'	5 litre	0.45 - 0.6m	0.3 - 0.6m
Lir Eve	13	Evergreen Giant Lilyturf	Liriope muscari 'Evergreen Giant'		0.45 - 0.6m	0.3 - 0.6m
LoLo	86	Spiny-headed Mat-Rush	Lomandra longifolia	5 litre	0.75 - 0.9m	0.9 - 1.2m

1 SITE / LANDSCAPE PLAN
1 : 300





1 ELEVATION - WATTLE AVE
1 : 200

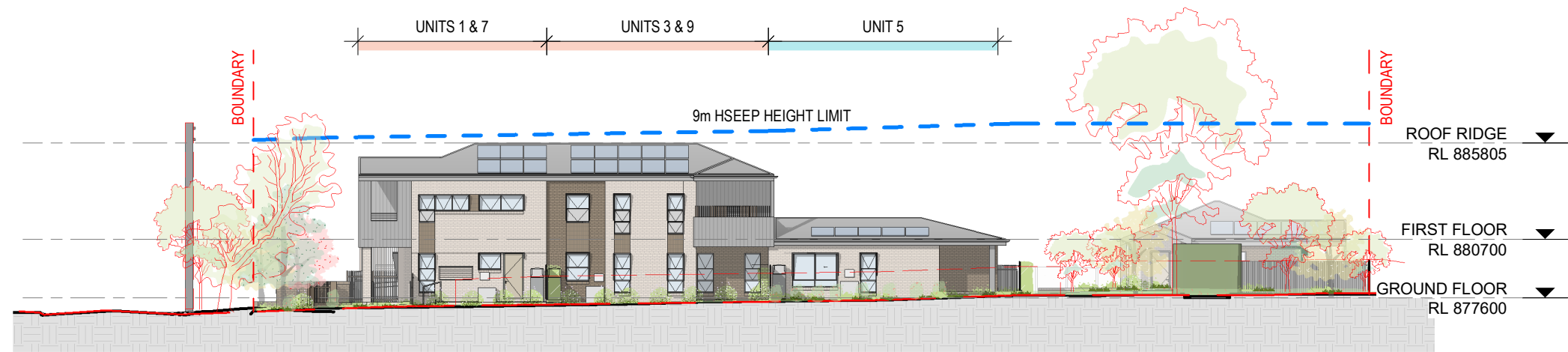
DEVELOPMENT DATA - RESIDENTIAL HOUSING

JOB REFERENCE	BGYYW					
LOCALITY / SUBURB	ORANGE					
STREET ADDRESS	7-9 Wattle Avenue					
LOT NUMBER & DEPOSITED PLAN	Lots 14 & 15 in DP 36132					
SITE AREA (sqm)	Approx. 1795m ²					
NUMBER OF EXISTING LOTS	2					
PROPOSED GFA (sqm)	699					
NUMBER OF DWELLINGS	10 - 4 x 1 Bedroom and 6 x 2 Bedroom					
DWELLINGS	UNIT No.	Type	No. of Bedrooms	Internal Area	POS required	POS proposed
				sqm	sqm	sqm
	1	Silver Livable	1	51	15	81
	2	Silver Livable	1	51	15	37
	3	Silver Livable	2	70	15	67
	4	Silver Livable	2	71	15	30
	5	Adaptable	2	74	15	74
	6	Silver Livable	2	71	15	72
	7	Silver Livable	1	52	8+2	10
	8	Silver Livable	1	52	8+2	10
	9	Silver Livable	2	71	10+2	14
	10	Silver Livable	2	71	10+2	12
	Lobby G			23		
	Lobby L1			18		
	TOTAL			675		407

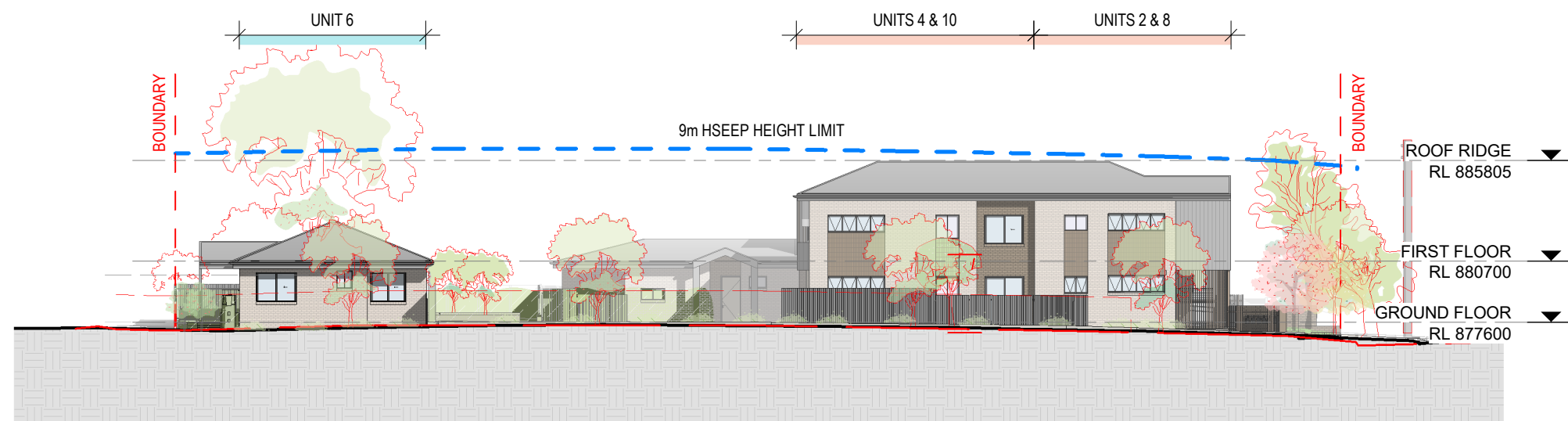
	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	Housing SEPP (s. 42 (1) (b))	9m	8.2m at highest point
PARKING General	Housing SEPP (s.42 (1) (f))	1B - 0.4 carpace 2B - 0.5 carspace 1 carspace per 5 dwellings	8 carspaces + 1 shared
	ODCP PO 7.7-15	1B - 1.0 parking spaces 2B - 1.2 parking spaces	Don't achieve 11.2 required by Council
FSR	Housing SEPP Part 17 (1) = 0.5:1 18 (c) = 0.5:1 OLEP 2011	0.5:1 Not maximum FSR	0.39:1
	FRONT SETBACK (From public street, Wattle Avenue)	generally in line with existing	7.5m
	ODCP (PO 7.7-4(a))	1. The setback to adjoining dwellings ranges approximately 7m - 10.5m. 2. Building setback to be generally consistent with the adjoining developments	7.5m, in line with adjacent existing
SIDE SETBACKS	ODCP PO 7.7 - 6(a) PO 7.7 - 7(a)	To comply with the building envelope planes, min setback 900mm.	Northern side setback 4.4m Southern side setback 7.0m
REAR SETBACKS	ODCP PO 7.7-6(a)	No specific setback required. a) Buildings envelope generated by planes projected at 45° over the site commencing 2.5m above existing ground level from each side and rear boundary.	3m

EC* - Entry Corridor
AREA* - Dwelling floor area includes internal walls but excludes external walls
POS* - Private Open Space - In compliance with SLUDG

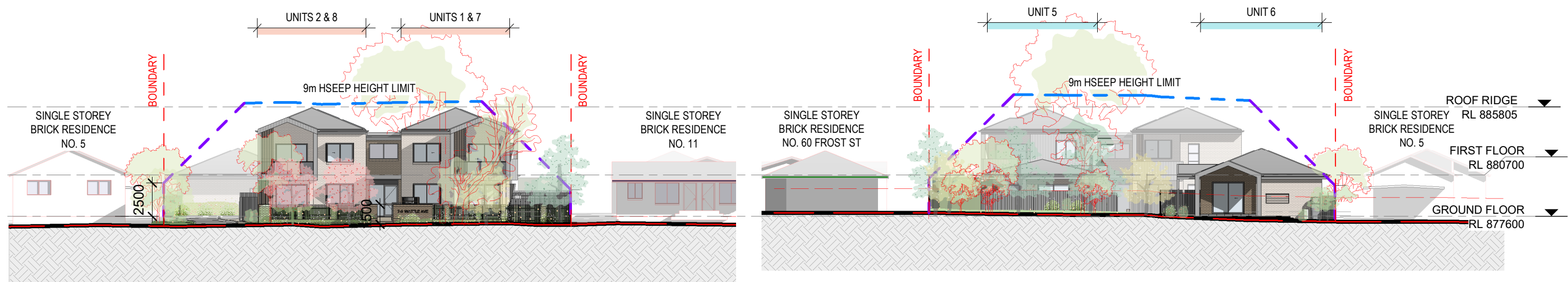




1 Elevation NORTH - (Side)
1 : 300



2 Elevation SOUTH (Side)
1 : 300



3 Elevation EAST - (Wattle Ave)
1 : 300

4 Elevation WEST - (Rear)
1 : 300



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PHONE NO: 1800 738 718
WEBSITE: nsw.gov.au/homes-nsw

architect **SARM** Architects
Suite 4, 7 Ridge Street
North Sydney NSW 2060
p +61 2 9922 2799
f +61 2 9922 2755
e architects@sarm.com.au
Adm 25 000 663 623
nominated architects
Stephen Arlton (reg. no. 7645)
Robert Michumara (reg. no. 7275)

drawing title
ELEVATIONS

project name
RESIDENTIAL HOUSING 7-9 WATTLE AVENUE ORANGE NSW 2800
Lots 14 and 15 in DP 36132



rev	date	project number	sheet
	23/07/2024	BGYW	NP04



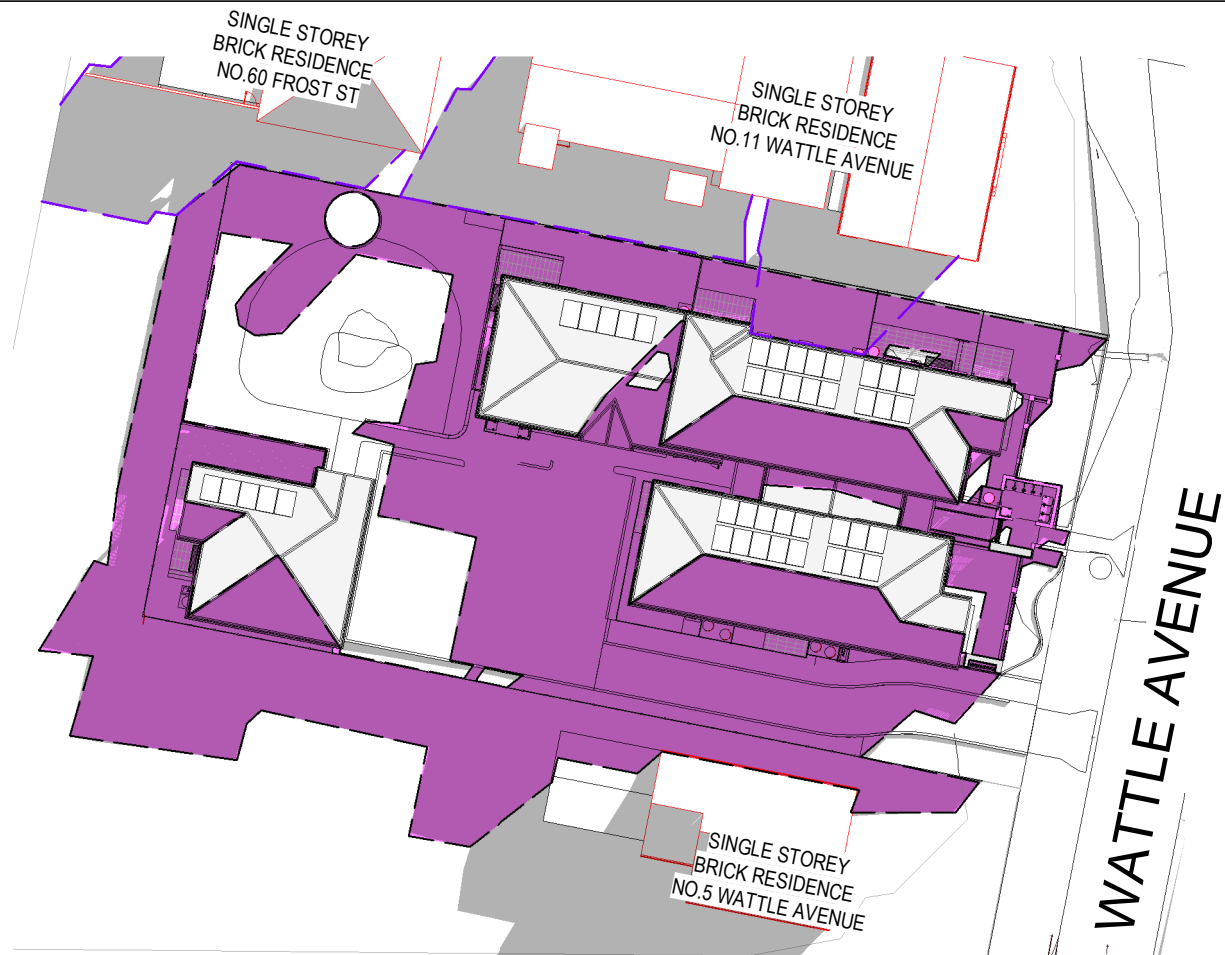
1 Elevation EAST - (Wattle Ave) For Material Schedule
1 : 200

Material Exterior Schedule FOR NP			
CODE	Material: Image	Material: Description	COLOUR
WBF-F		Masonry	Dark Grey
WBF-D		Masonry	Dark Grey
ATS		Aluminium Timber Look Slat - Screen	Brown Timber Look
WBF-L		Masonry	Light Beige

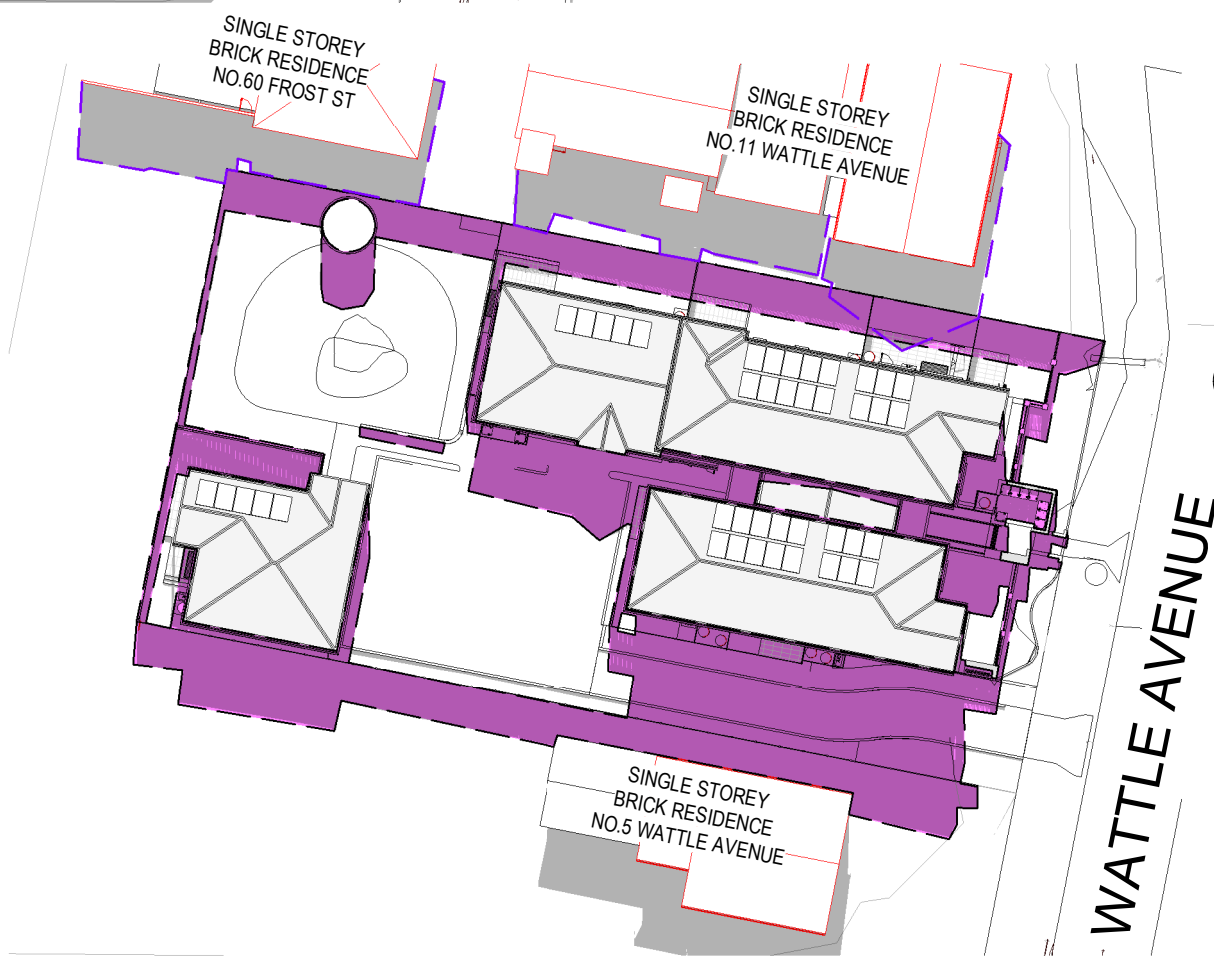
Material Exterior Schedule FOR NP			
CODE	Material: Image	Material: Description	COLOUR
WC		Kip-Lok 700 Classic Wall Cladding	Dark Grey
RS		Metal Sheet Roofing	Dark Grey
ALU		Aluminium window and door frame system, fascia / downpipes	Dark Grey
FEN-1		Aluminium battens front boundary fence, Brick piers Height: 1500mm gap between battens	Brown

Material Exterior Schedule FOR NP			
CODE	Material: Image	Material: Description	COLOUR
FEN-B1/B2		Metal Fencing sides front Height: 1800mm with splay, B2: 1500 High Colorbond Fence w/ 300 Lattice Screen	Colorbond -Light grey/ beige
FEN-2		Aluminium battens POS fence Height: 1800mm Allows for overland flow under fence within easement zone 15mm max gap between battens for privacy. Fence height is adjustable to fully cover the HWU.	Dark Grey
SH		Metal sunhood, tapers towards the bottom	Dark Grey
BAL		Charcoal frame w/ translucent glazing with tint to match frame.	Dark Grey





1 9am June 21st Shadow Diagram
1 : 500



2 12pm June 21st Shadow Diagram
1 : 500



3 3pm June 21st Shadow Diagram
1 : 500

LEGEND

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



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drawing title
SHADOW DIAGRAMS

project name
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Lots 14 and 15 in DP 36132



rev	date	project number	sheet
	23/07/2024	BGYW	NP06