

NOTIFICATION PLANS

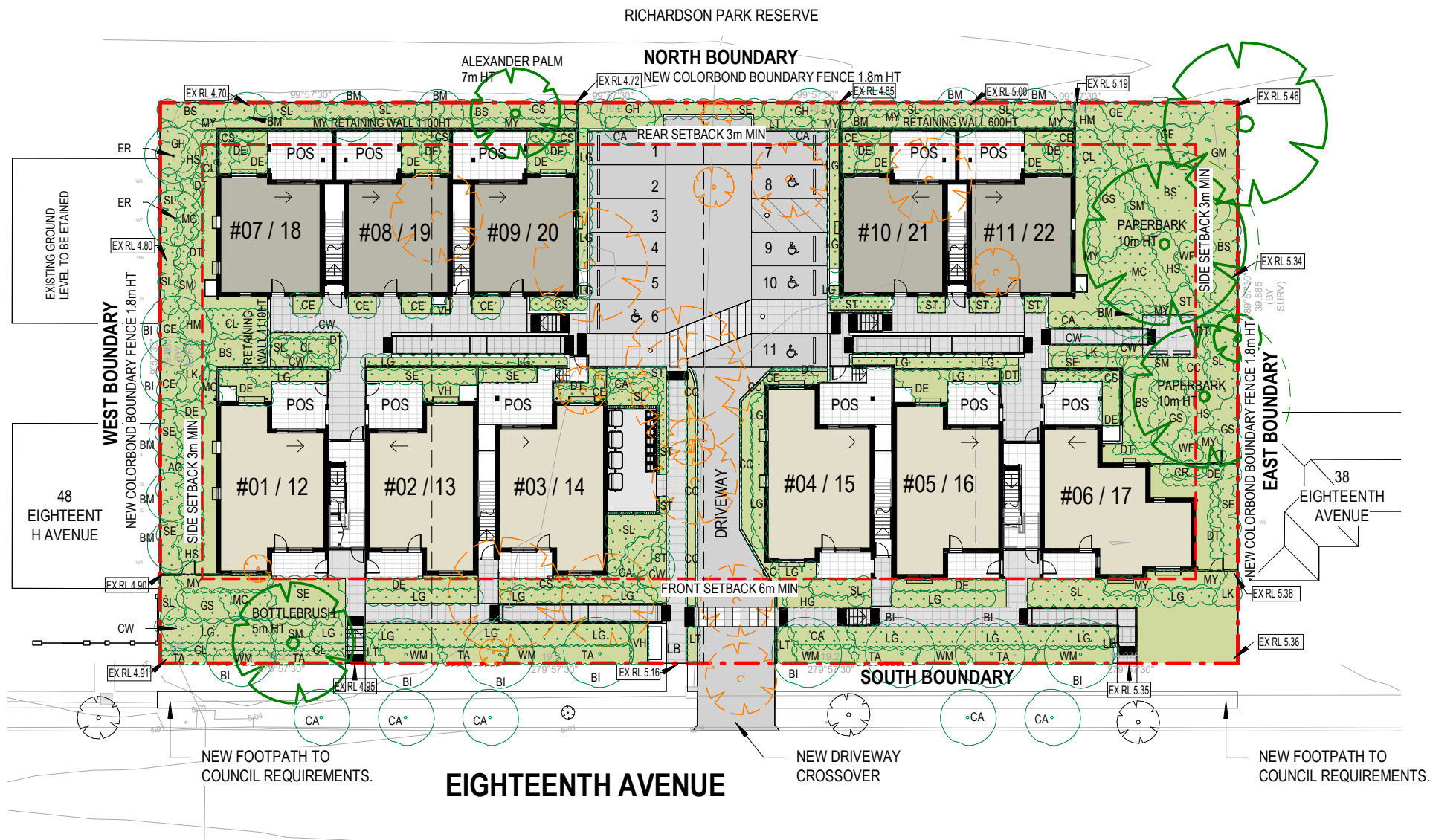
SENIORS HOUSING

40-46 EIGHTEENTH AVE, SAWTELL



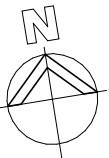
EIGHTEENTH AVENUE PERSPECTIVE

 LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation	ARCHITECT BREWSTER MURRAY PTY LTD	PROJECT SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021 40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215	TITLE NOTIFICATION COVER SHEET	REV E	DATE 21/09/23	PROJECT No. BGYVU	SHEET N01
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NEW PLANTING SCHEDULE:

ID	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT
Trees			
BM	Backhousia myrtifolia	Grey Myrtle	5 - 10m
BI	Banksia integrifolia	Coastal Banksia	6 - 8m
CW	Corymbia ficifolia 'Wildfire'	Red Flowering Gum	3 - 6m
CA	Cupaniopsis anacardioides	Tuckeroo	6 - 8m
ER	Elaeocarpus reticulatus	Blueberry Ash	8 - 10m
GF	Glochidion ferdinandi	Cheese Tree	8 - 15m
Shrubs			
AG	Acacia cognata 'Green Mist'	Green Mist	1.0 - 1.5m
BS	Banksia spinulosa	Hairpin Banksia	2.0 - 3.0m
CA	Callistemon citrinus 'White Anzac'	White Bottle Brush	0.9 - 1.1m
CE	Callistemon citrinus 'Endavour'	Scarlet Bottlebrush	3 - 5m
CL	Callistemon "Little John"	Little John	0.9 - 1.5m
CR	Correa reflexa	Native Fuchsia	2.0 - 2.5m
CS	Cordyline stricta congesta	Narrow Palm Lily	0.9 - 1.5m
CE	Coprosma 'Evening Glow'	Evening Glow Mirror Plant	2.0 - 2.5m
DE	Doryanthes excelsa	Gynea Lily	1.5 - 2.0m
GH	Grevillea 'Honey Gem'	Honey Gem Grevillea	3.0 - 4.0m
GM	Grevillea 'Moonlight'	Grevillea	4.0 - 5.0m
GS	Grevillea x 'Superb'	Superb Grevillea	1.5 - 3.0m
LG	Leptospermum 'Green Screen'	Green Screen Leptospermum	1.2 - 1.5m
MC	Melaleuca 'Claret Tops'	Claret Tops Honey Myrtle	0.9 - 1.1m
SE	Syzygium australe 'Elite'	Lily Pilly	1.5 - 3.0m
SL	Syzygium luehmannii 'Lulu'	Small-leafed Lilly Pilly	4.0 - 6.0m
ST	Tiny Trev	Syzygium australe 'Tiny Trev'	0.5 - 0.8m
WF	Westringia fruticosa 'Jervis Gem'	Jervis Gem	0.8 - 1.2m
Ground Covers			
MY	Myoporum parvifolium 'Yareena'	Carpet Spreading Myoporum	0.05 - 0.1m
LK	Lomandra longifolia 'Katrinus'	Spiny-headed Mat-Rush	0.75 - 0.9m
DT	Dianella tasmanica 'Tasred'	Flax Lily	0.4 - 0.5m
DE	Dichondra 'Emerald Falls'	Emerald Falls Dichondra	0.0 - 0.3m
WM	Westringia fruticosa 'Mundi'	Mundi	0.45 - 0.6m
TA	Themeda australis	Kangaroo Grass	0.9 - 1.5m
HM	Hardenbergia violacea 'Meema'	Meema	0.4 - 0.6m
SM	Scaevola albida 'Mauve Carpet'	Fan Flower	0.05 - 0.1m
HS	Hibbertia scandens	Guinea Flower	0.5m
ST	Senecio Trident Blue	Trident Blue	0.2 - 0.3m
CC	Casuarina 'Cousin It'	Cousin It	0.10 - 0.15m
LT	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	0.45 - 0.6m
VH	Viola hederacea	Native Violet	0.0 - 0.3m
HG	Hymenosporum flavum 'Gold Nugget'	Gold Nugget	0.10 - 0.15m
TF	Buffalo	Turf Lawn	-



1 NOTIFICATION SITE/LANDSCAPE PLAN

SCALE 1 : 400

LEGEND:

	COMMON STAIRS		LANDSCAPE AREA		RL 00.000 PROPOSED RL TO AHD		EXISTING TREE TO BE REMOVED
	1 BEDROOM UNIT		PATHWAYS / DRIVEWAY		EX 00.000 EXISTING GROUND RL FROM SURVEY TO AHD		EXISTING TREE TO BE RETAINED
	2 BEDROOM UNIT		BALCONY / PATIO		LB LETTERBOX		P.O.S PRIVATE OPEN SPACE



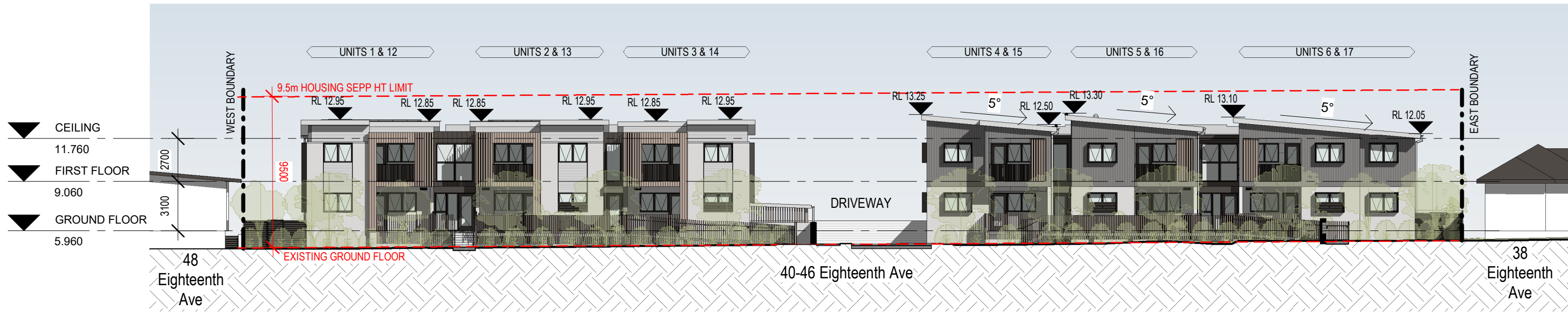
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Ph 1800 738 718
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ARCHITECT
BREWSTER MURRAY PTY LTD

PROJECT
SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021
40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE
NOTIFICATION SITE/LANDSCAPE PLAN

REV	DATE	PROJECT No.	SHEET
E	21/09/23	BGYVU	N02



1 | NOTIFICATION - SOUTH ELEVATION (EIGHTEENTH AVE)
SCALE 1 : 250

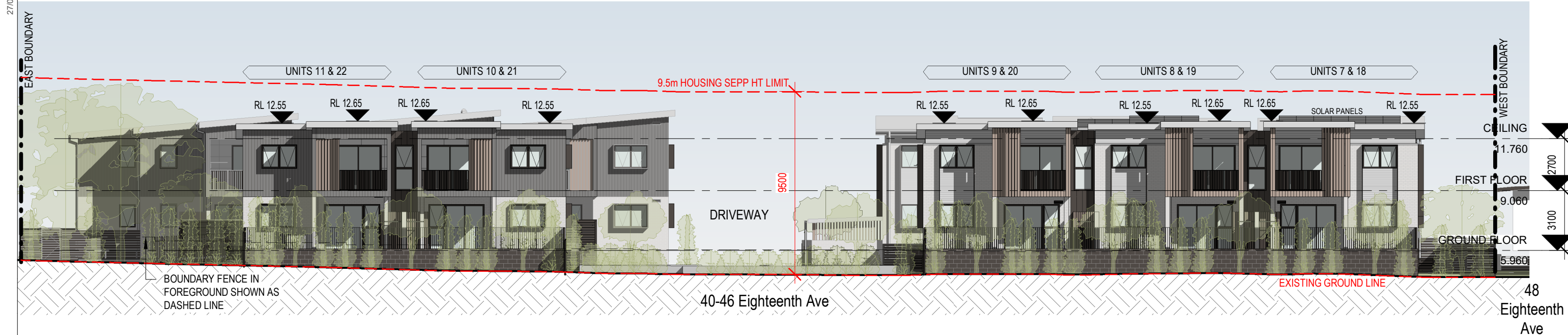
PROPOSED DEVELOPMENT DATA

SITE AREA	3058.22 m²
TITLE DESCRIPTION	LOTS 26, 27, 28, 29 IN DP240215
PROPOSED DWELLING NUMBERS	22 DWELLINGS (12 x 2 BED & 10 X 1 BED)

	REQUIREMENT	PROPOSED
FRONT SETBACK	6.0m MIN	6.0m
SIDE & REAR SETBACKS	SIDE SETBACK 3m REAR SETBACK 3m	3.0m SIDE 3.0m REAR

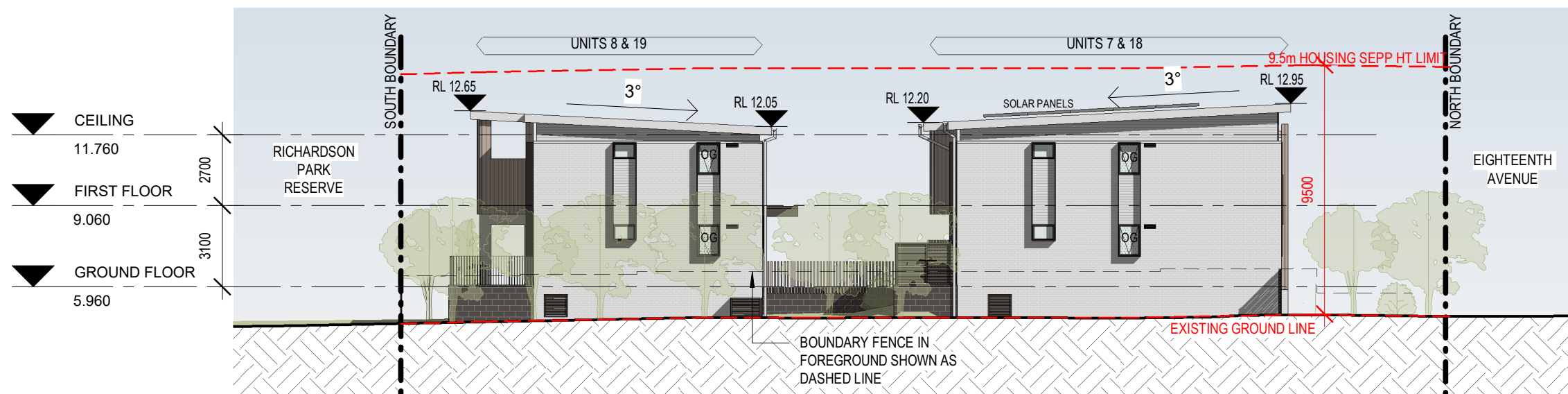
	REQUIREMENT	PROPOSED
HEIGHT	9.0m	8.0m
FLOOR SPACE RATIO	0.5:1	0.53:1
PARKING	ACCESSIBLE SPACES	5
	TOTAL PARKING SPACES	11

27/09/2023 3:11:27 PM



1 | NOTIFICATION - NORTH ELEVATION

SCALE 1 : 200



2 | NOTIFICATION - WEST ELEVATION

SCALE 1 : 200



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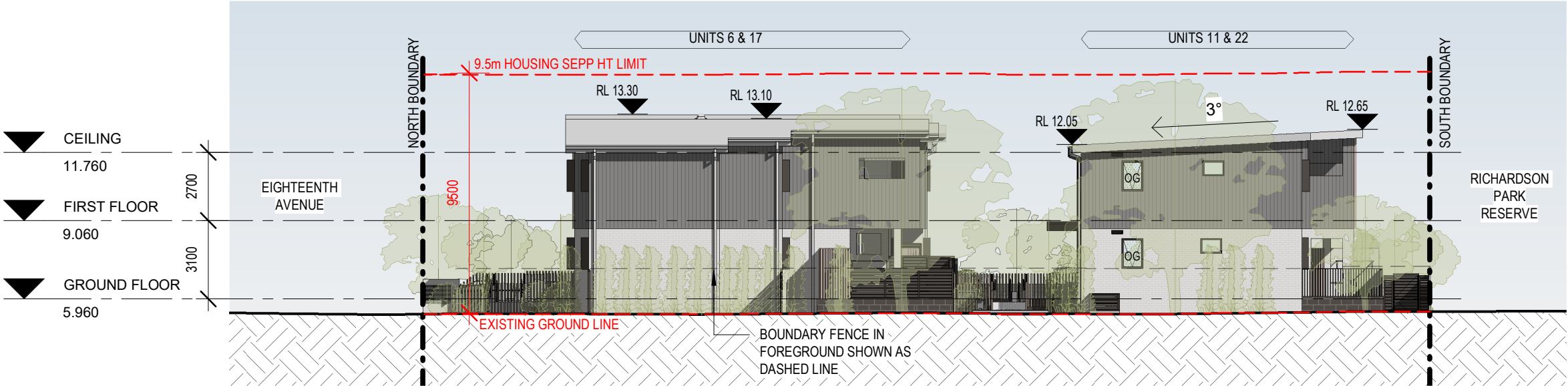
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TITLE
NOTIFICATION ELEVATION 1

REV	DATE	PROJECT No.	SHEET
D	18/07/23	BGYVU	N04



1 | NOTIFICATION - EAST ELEVATION

SCALE 1 : 200



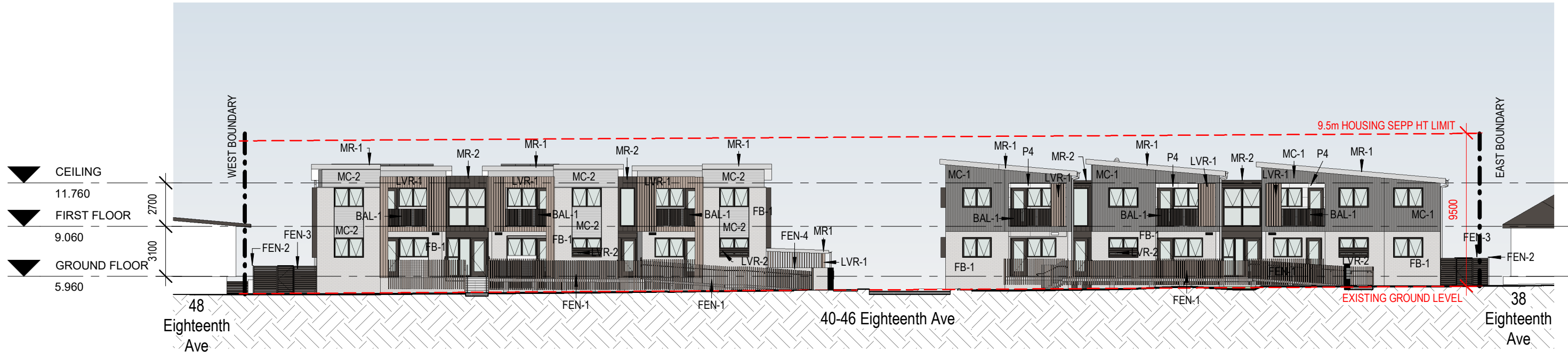
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40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE
NOTIFICATION ELEVATION 2

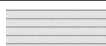
REV	DATE	PROJECT No.	SHEET
D	18/07/23	BGYVU	N05

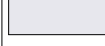
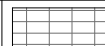


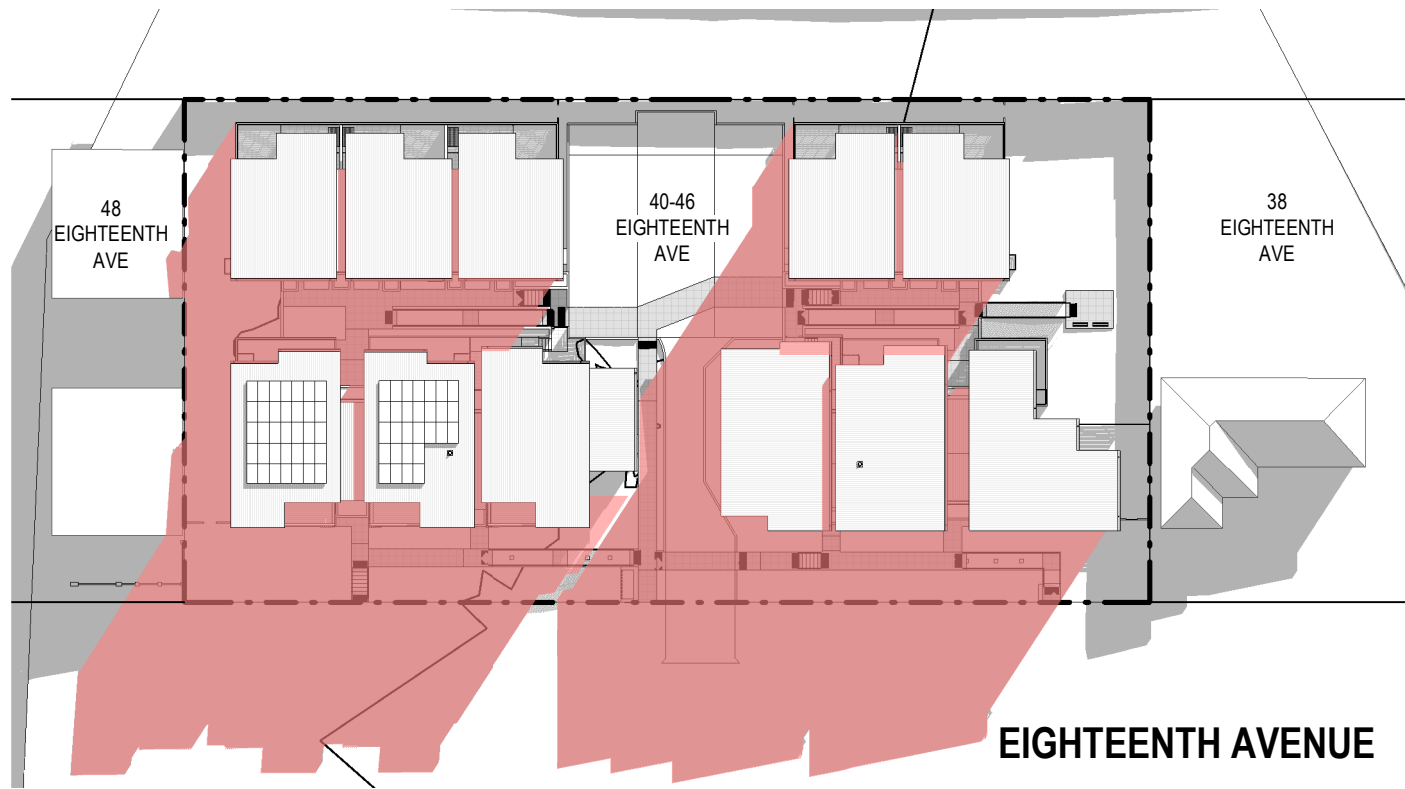
1 | NOTIFICATION - STREET ELEVATION (FACING EIGHTEENTH AVE)

SCALE 1 : 250

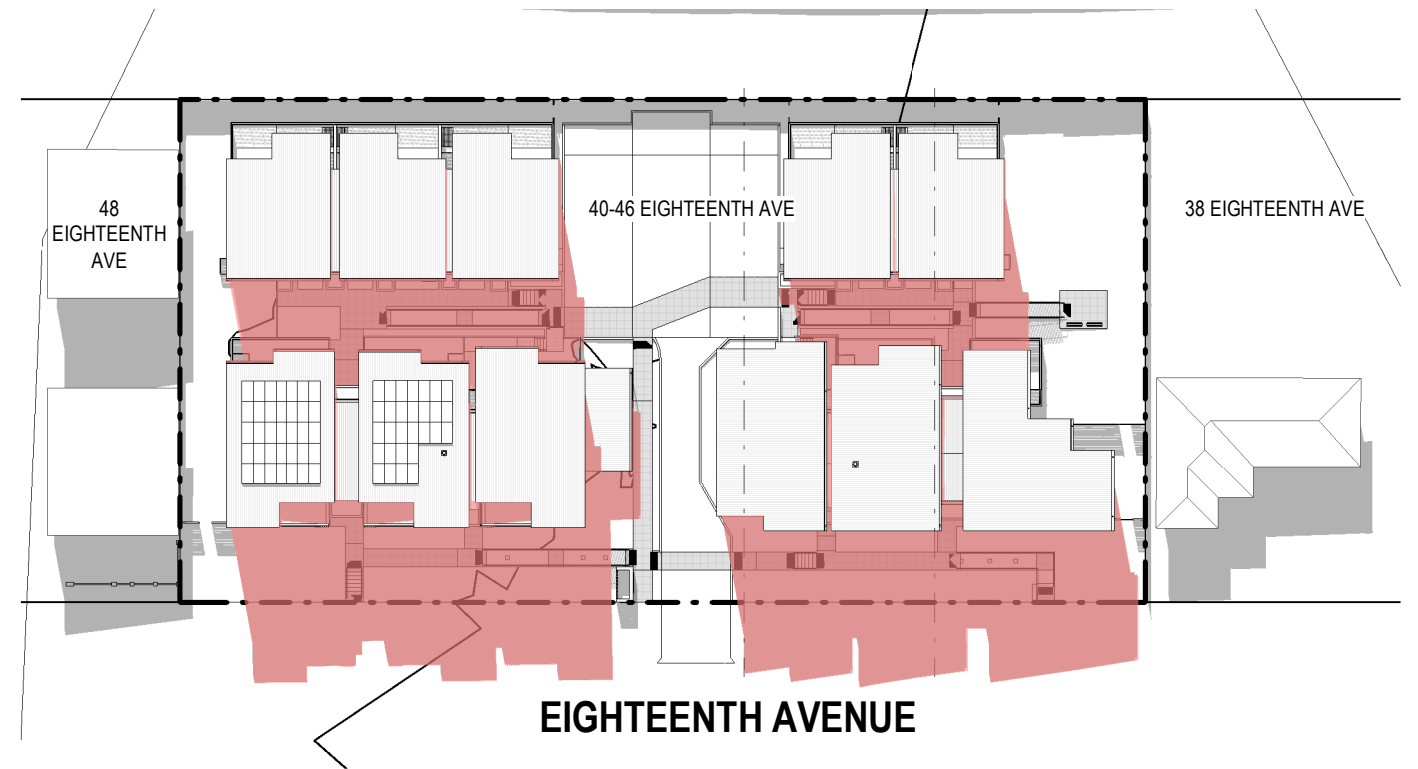
EXTERIOR FINISHES

CODE	MATERIAL	DESCRIPTION	FINISH
FB-1, FEN-4		FACE BRICK	LIGHT GREY WITH NATURAL VARIATION
FEN-1		METAL FENCING TO BOUNDARY AND RAMP	WOOD LOOK ALUMINIUM
FEN-3		SLATTED PRIVACY FENCING	DARK GREY
MR-1		METAL ROOF	LIGHT GREY
MR-2		METAL ROOF	DARK GREY
BAL-1, PF1		BALUSTRADES, CONCRETE AWNINGS - PAINT FINISH	DARK GREY
MC-1		VERT METAL CLADDING	DARK GREY
MC-2		HORIZ METAL CLADDING	LIGHT GREY

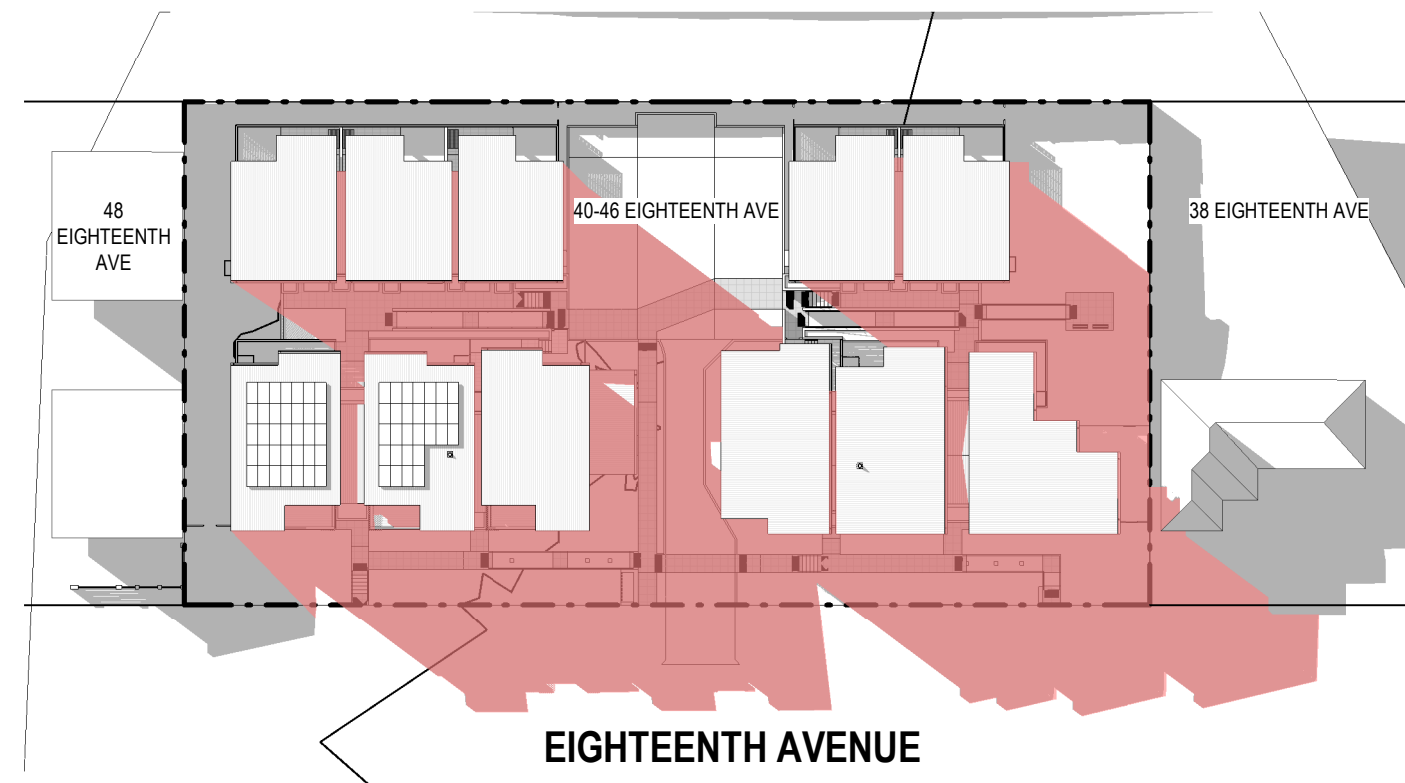
CODE	MATERIAL	DESCRIPTION	FINISH
G, DP		GUTTERS, DOWNPIPES	LIGHT GREY
WF, DF, SS1		ALUMINIUM WINDOW FRAMES, DOOR FRAMES, SUN SHADE	DARK GREY
CONC-1		CONCRETE PATHWAYS	LIGHT GREY CONCRETE
CONC-2		DRIVEWAYS	DARK GREY CONCRETE
LVR-1		VERT PRIVACY LOUVRES	WOOD LOOK ALUMINIUM
LVR-2		HORIZ PRIVACY LOUVRES	DARK GREY
BLK		SPLIT FACE BLOCK RETAINING WALL	DARK GREY
P4		FACE CLADDING 600 x 1200mm PANELS	WHITE



1 | SHADOW IMPACT JUNE 21 9AM
SCALE1 : 600



2 | SHADOW IMPACT JUNE 21 12PM
SCALE1 : 600



3 | SHADOW IMPACT JUNE 21 3PM
SCALE1 : 600



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