

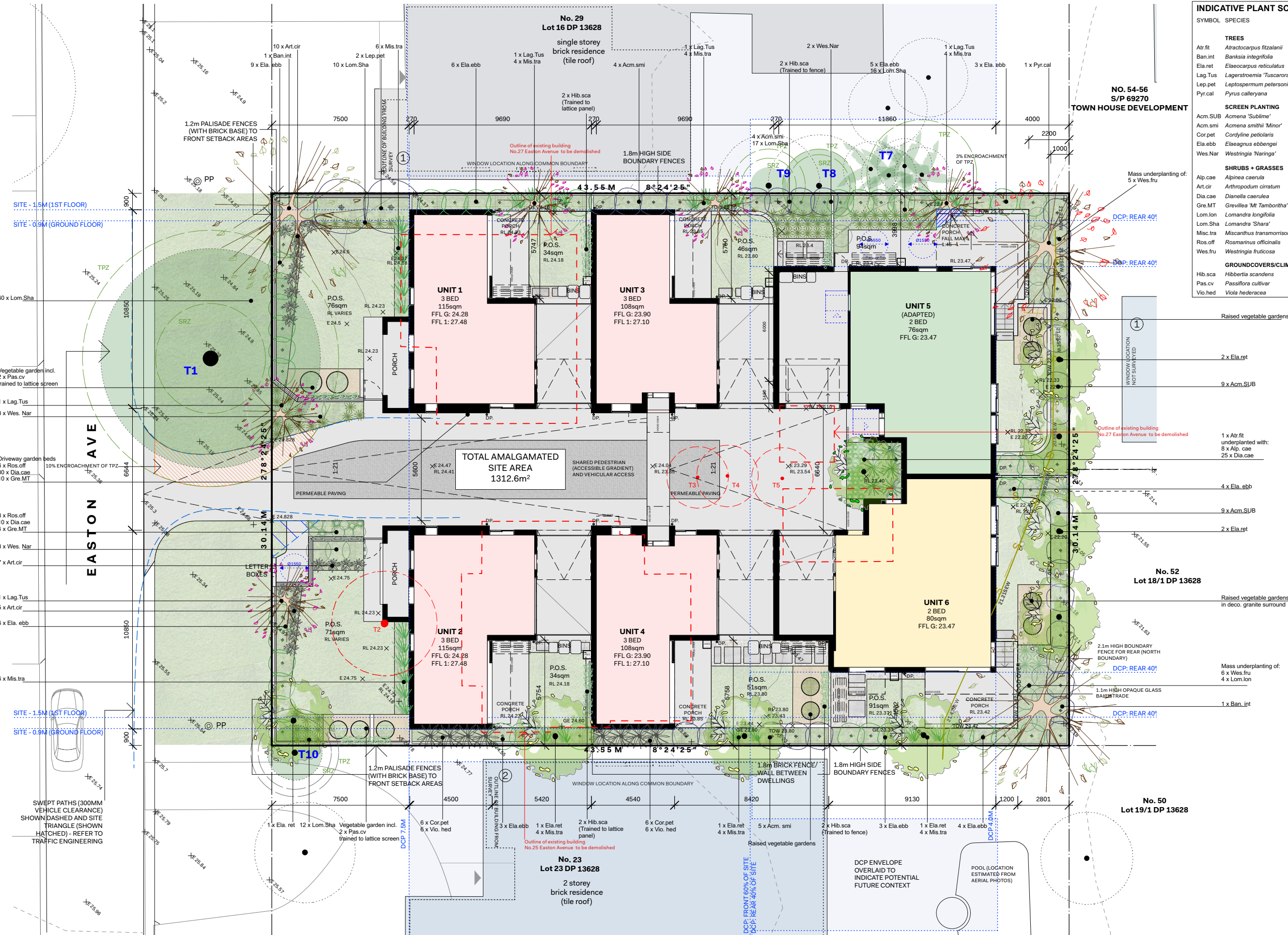
NOTIFICATION PLANS

MULTI DWELLING HOUSING DEVELOPMENT

25-27 EASTON AVE, SYLVANIA, NSW.



EASTON AVENUE PERSPECTIVE
PHOTOMONTAGE/ RENDERING ONLY



INDICATIVE PLANT SCHEDULE						
SYMBOL	SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES						
Atr.fit	<i>Atractocarpus fitzalanii</i>	Native Gardenia	5-6m	1	100L	YES
Ban.int	<i>Banksia integrifolia</i>	Coastal Banksia	10m	2	100L	YES
Ela.ret	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	8	75L	YES
Lag.Tus	<i>Lagerstroemia 'Tuscarora'</i>	Crepe Myrtle (Dark Pink)	5-6m	5	75L	
Lep.pet	<i>Leptospermum petersonii</i>	Lemon Tea Tree	4-5m	2	25L	YES
Pyr.cal	<i>Pyrus calleryana</i>	Callery Pear	10m	1	100L	
SCREEN PLANTING						
Acn.SUB	<i>Acmena 'Sublime'</i>	Lilly Pilly	3-4m	18	25L	YES
Acn.smi	<i>Acmena smithii 'Minor'</i>	Lilly Pilly	2-3m	13	25L	YES
Cor.pet	<i>Cordyline petolaris</i>	Native Ti	2-3m	12	5L	YES
Ela.ebb	<i>Elaeagnus ebbengei</i>	Silver Berry	3m	43	5L	
Wes.Nar	<i>Westringia 'Naranga'</i>	Coastal Rosemary	2m	7	5L	YES
SHRUBS + GRASSES						
Alp.cae	<i>Alpinea caerulea</i>	Native Ginger	2m	8	5L	YES
Art.cir	<i>Arthropodium cirratum</i>	NZ Lily	0.5m	23	140mm pot	
Dia.cae	<i>Dianella caerulea</i>	Flax Lily	0.5m	35	140mm pot	YES
Gre.MT	<i>Grevillea 'Mt Tamboritha'</i>	Woolly Grevillea	0.6m	4	140mm pot	YES
Lom.lon	<i>Lomandra longifolia</i>	Mat Rush	1m	4	140mm pot	YES
Lom.Sha	<i>Lomandra 'Shara'</i>	Shara	0.5m	65	140mm pot	YES
Misc.tra	<i>Miscanthus transmorriensis</i>	Chinese Silver Grass	1m	36	140mm pot	
Ros.off	<i>Rosmarinus officinalis</i>	Rosemary	1m	3	5L	
Wes.fru	<i>Westringia fruticosa</i>	Coastal Rosemary	1m	11	5L	YES
GROUNDCOVERS/CLIMBERS						
Hib.sca	<i>Hibbertia scandens</i>	Climbing Guinea Vine	g'cover	8	140mm pot	YES
Pas.cv	<i>Passiflora cultivar</i>	Passionfruit climber	climber	4	140mm pot	
Vio.hed	<i>Viola hederacea</i>	Native Violet	g'cover	12	140mm pot	YES

EXISTING TREES

Where discrepancies exist between the Survey & Arborist Report, Arborist Report information shown in (brackets). Height, Spread & Trunk Diameter from Survey, TPZ & SRZ from Arborist Report. Refer to Arborist Report for more details. All dimensions in metres. e.g. H16/ T0.4/ S10/ TP25/ SRZ4 = Height/ Trunk dia./ Spread dia./ Tree Protection Zone (radial)/ Structural Root Zone (radial)

- existing trees
- proposed trees
- trees to be removed
- TPZ / SRZ

RETAINED TREES

- T1** Narrow-leaved Ironbark
H15(27)/ T0.8(0.58)/ S12(12-16)/ TP27/ SRZ3/
- T10** Common Juniper (adjacent property)
H7(10)/ T0.3(0.2)/ S3(2)/ TP22.4/ SRZ2
- T7** Bangalow Palm - Group of 4 (adjacent property)
H10/ T0.2/ S4/ TP23/ SRZN/A
- T8** Port Wine Magnolia (adjacent property)
H4(5)/ T0.3(0.1)/ S6(2-4)/ TP22/ SRZ1.7
- T9** Pittosporum Variegated (adjacent property)
H4(5)/ T0.3(0.1)/ S6(2)/ TP22/ SRZ1.5



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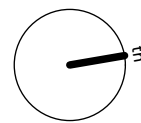
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PHONE No: 1800 738 718
Website: www.dpie.nsw.gov.au/land-and-housing-corporation

Architect:

CARTER
WILLIAMSON

NOTIFICATION SITE/LANDSCAPE PLAN

LOT 21 + 22 DP13628
25-27 EASTON AVE, SYLVANIA



REV:

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DATE:

10/11/22

PROJECT NO:

BGWYE

SHEET:

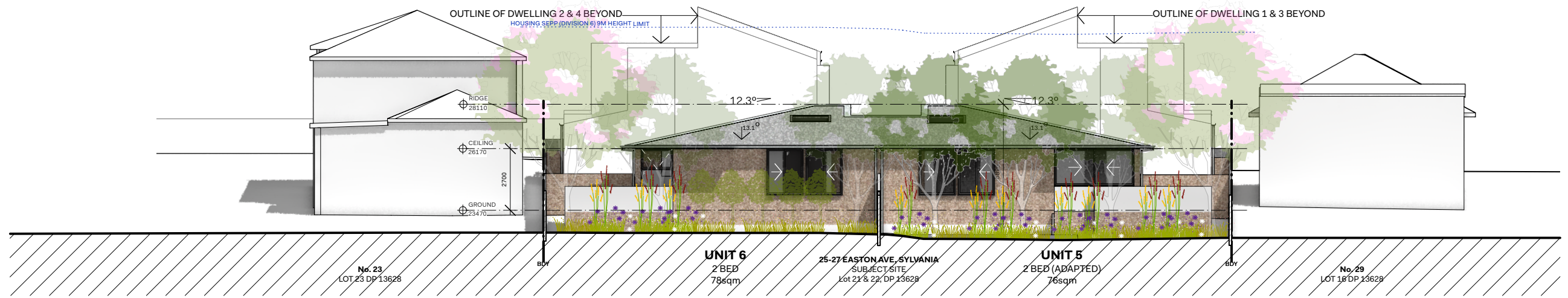
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1 SOUTH / STREET ELEVATION
1:200 (EASTON AVENUE)

PROPOSED DEVELOPMENT DATA - Multi Dwelling Housing		
JOB REFERENCE	BGWYE	
SITE AREA	1312.6 m2	
TITLE DESCRIPTION	Lot 21 and 22 in Deposited Plan 13628	
PROPOSED DWELLING NUMBERS	6 dwellings - 2 x 2-Bed and 4 x 3-Bed	
	Requirement	Proposed
SETBACKS		
Front Setback	7.5m	7.5m
Side Setback	<p><u>Front 60% of the site:</u> Ground floor - 0.9m 2nd Storey - 1.5m</p> <p><u>Rear 40% of the site:</u> 4.0m for rear 40% of site, however, side setback may be 1.5m in rear 40% if development is single storey in rear 40%</p>	<p><u>Front 60% of the site:</u> 0.9m to 1st floor 2m-5.5m to 2nd floor</p> <p><u>Rear 40% of the site:</u> 4m (single storey)</p>
Rear Setback	4m	4m
HEIGHT	9m	8.5m
FLOOR SPACE RATIO	0.5:1	0.46
PARKING	5 spaces plus 1 accessible space	6 Total Parking Spaces, of which 1 is Accessible

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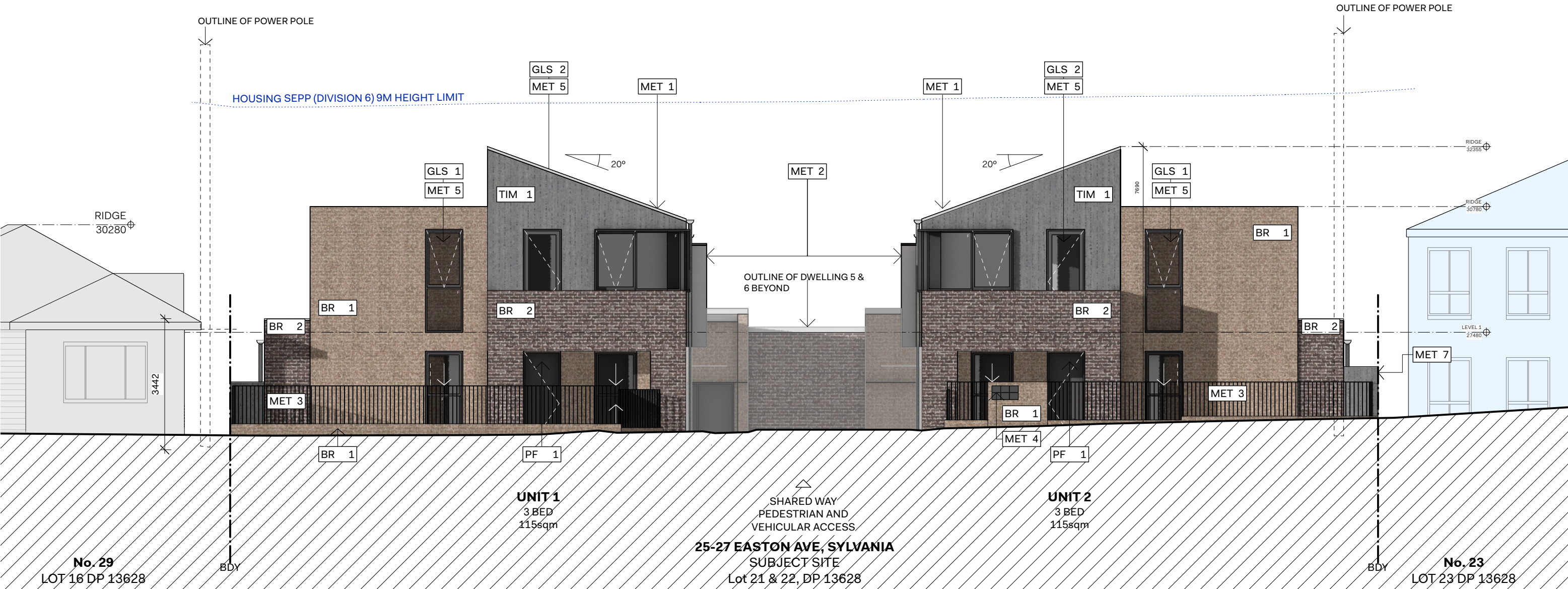


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1 SOUTH / STREET ELEVATION
1:100 (EASTON AVENUE)

20288 LAHC SCHEDULE OF EXTERIOR MATERIALS AND FINISHES													
Code	Image	Element / Location	Specification	Location									
BR1		FACE BRICK MEDIUM COLOUR	Type: Bowral 76 Dry Pressed brick Colour: Medium - e.g. Murray Grey or similar	FAÇADES & LOW LEVEL LANDSCAPING WALLS FENCES	MET3		PAINTED STEEL - FENCES & GATES	Type: Steel Flat Bar Palisade Finish: Paint Finish Colour: Dark - e.g. Charcoal/ Ferrodor/ Black	FRONT FENCES & GATES	GLS1		CLEAR GLASS	Type: To Appropriate Thickness and AS WHERE MATERIAL TAG NOT SHOWN, ASSUME GLS1 "F" DENOTES FIXED GLASS
BR2		FACE BRICK DARK COLOUR	Type: Bowral 76 Dry Pressed brick or similar Class: Second Class Bricks Colour: Dark - e.g. Waterloo Blue or similar	FAÇADE ELEMENTS	MET4		STANDARD BRICK INSERT LETTERBOX	Type: Front and Back Letterbox with Back Open Finish: Powder Coated Aluminium Colour: Dark - e.g. Charcoal/ Ferrodor/ Black	FRONT FENCE	GLS2		OPAQUE/FROSTED GLASS	Type: To Appropriate Thickness and AS SOME BALUSTRADES AND WINDOWS, WHERE SHOWN BY MATERIAL TAG "F" DENOTES FIXED GLASS
MET1		ROOF SHEETING, CAPPINGS, DRAINAGE, ETC	Type: Colorbond Roof sheeting Custom Orb Accent 21 Colour: Light - e.g. Windspray or similar	ROOF	MET5		ALUMINIUM WINDOW & DOOR JOINERY	Type: Aluminium Frame, Square profile Finish: Powder coated Colour: Dark - e.g. Matt Black	WINDOWS AND DOORS	TIM1		SELECT CLADDING	Finish: Pre-Finished Cladding FAÇADE ELEMENTS
MET2		PAINTED STEEL - HOODS & REVEALS	Type: Steel Plate Finish: Paint Finish Colour: Dark - e.g. Charcoal/ Ferrodor/ Black	WINDOW BOXES, HOODS OVER DOORS	MET7		COLOURBOND STEEL FENCES	Type: Steel Fences Finish: Colourbond Steel Colour: Mid/ Dark - e.g. Grey, Charcoal or Black Location: Perimeter boundary fences and fencing between dwellings	BOUNDARY FENCES & FENCES BETWEEN DWELLINGS WHERE NOT BRICK				
MET3		PAINTED STEEL - FENCES & GATES	Type: Steel Flat Bar Palisade Finish: Paint Finish Colour: Dark - e.g. Charcoal/ Ferrodor/ Black	FRONT FENCES & GATES	PF1		PAINT FINISH FRONT DOORS	Type: Timber Solid core Doors Finish: Paint Finish Colour: Charcoal matt Frame: MET 5 - Type: Aluminium Frame, Square Profile; Finish: Powdercoated aluminium; Colour: Dark eg. Matt black	FRONT DOORS				

Architect:

CARTER
WILLIAMSON

NOTIFICATION SCHEDULE OF FINISHES

LOT 21 + 22 DP13628
25-27 EASTON AVE, SYLVANIA

REV:

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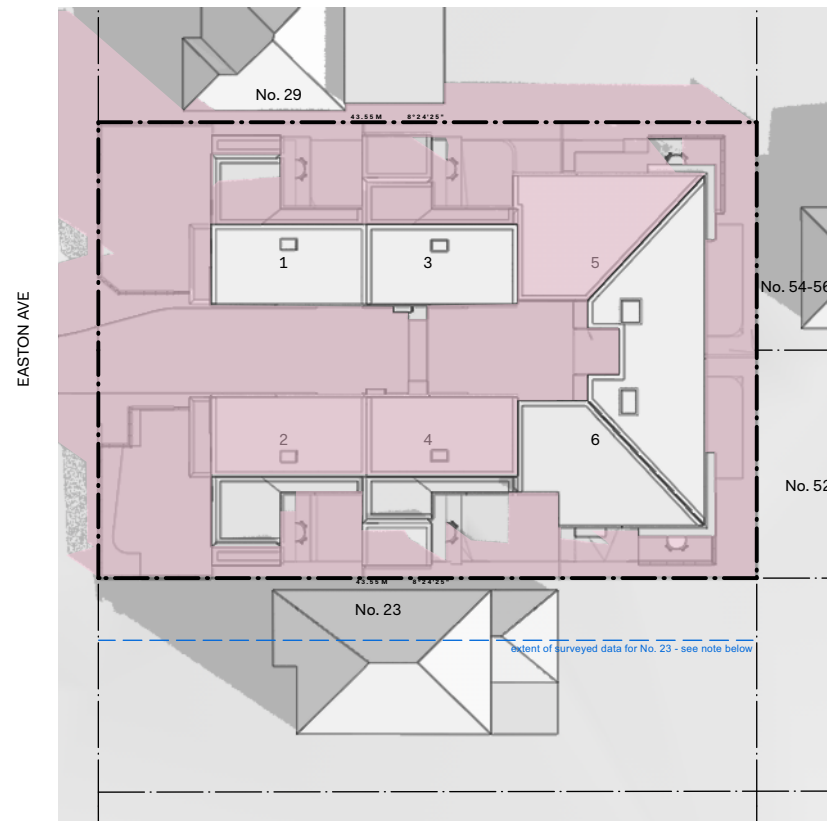
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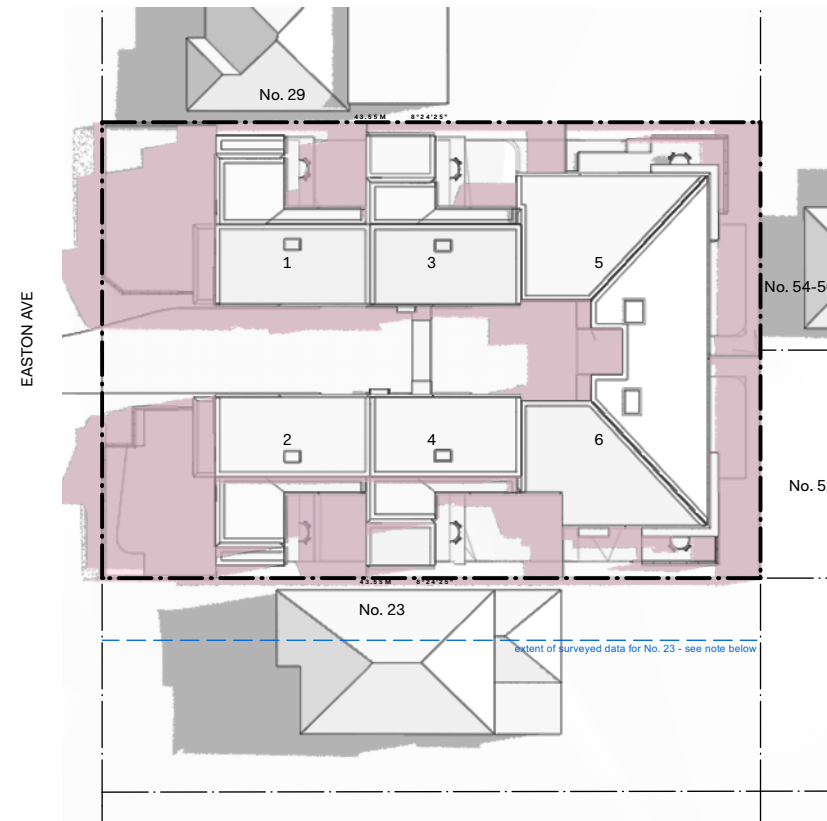


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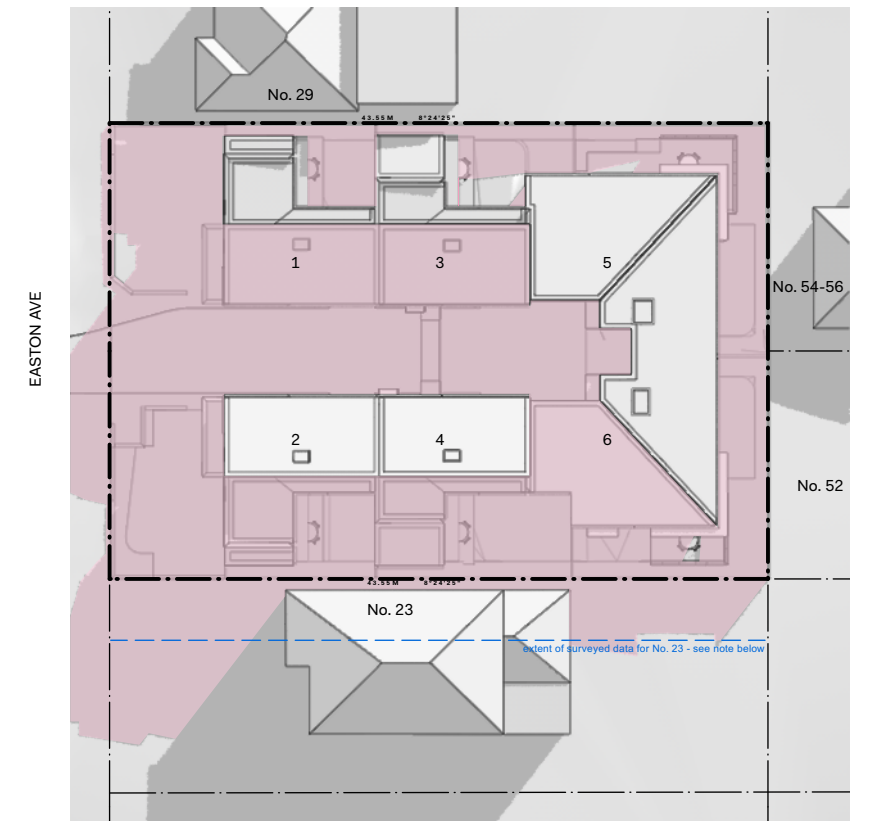
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1 9am Winter (June 21)
1:500 @ A3



2 12pm Winter (June 21)
1:500 @ A3



3 3pm Winter (June 21)
1:500 @ A3

LEGEND

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

NOTES:

Survey
Extent of surveyed information shown by blue dashed line.
All other levels and information, extrapolated or from google maps, site photographs, etc.



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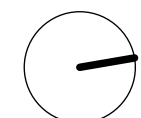
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NOTIFICATION SHADOW DIAGRAMS

LOT 21 + 22 DP13628
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