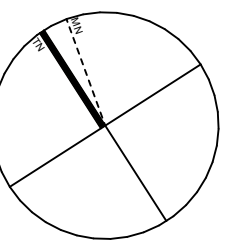


NOTIFICATION PLANS

SENIORS HOUSING DEVELOPMENT

20-22 Raymond Street Eastwood NSW 2122





Legend - Site	
	Extent of site boundary
	Proposed 1 bed dwelling
	Proposed 2 bed dwelling
	Footpath, Driveway and Car Park area
	Turf
	Existing trees to be retained
	New trees
	Stepping stones
	Precast concrete stepping stones in decorative gravel mulch
	Planting areas
	Mass planting areas - Install of selected mulch.

TYPICAL PLANT SCHEDULE		
Code	Latin Name (Common Name - Mature Height)	
Trees		
E	Elaeocarpus eumundii (Smooth leaved Quandong - 8m)	
D	Elaeocarpus reticulatus 'Prima donna' (Blue berry ash - 8m)	
Shrubs		
Aa	Asplenium australasicum (Birds nest fern - 1m)	
Bsl	Blechnum 'Silver lady' (Water fern - 0.7m)	
Cbj	Callistemon 'Beltar John' (Dwarf Bottlebrush - 1m)	
Cma	Callistemon 'Macarthur' (Dwarf Bottlebrush - 1.8m)	
Cci	Casuarina 'Cousin it' (Prostrate casuarina - 0.3m)	
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	
Cs	Camellia sasanqua (Sasanqua - 3m)	
De	Doryanthus excelsa (Gymea lilly - 1m)	
Mt	Melaleuca thymifolia (Rock Myrtle - 1m)	
Prr	Photinia 'Red Robin' (Photinia - 2.5m)	
Px	Philodendron xanadu (Dwarf philodendron - 0.5m)	
Rsm	Raphiolepis 'Snow maidens' (Indian hawthorne - 0.75m)	
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)	
Wmu	Westringia fruticosa 'Mundi' (Westringia - 0.6m)	
Groundcovers		
Cm	Clivia miniata (Kaffir lilly - 0.5m)	
Dij	Dianella 'Little jess' (Dianella - 0.4m)	
Di	Dietsies iridoides (Wild iris - 0.8m)	
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)	
Lt	Lomandra longifolia 'Tanika' (Fine leaf dwarf lomandra - 0.6m)	
Man	Mandevilla sp. 'Pink' (Mandevilla - climber)	
Pan	Pandorea 'Jasminoides - Dark pink' (Bower vine - climber)	

SITE AND LANDSCAPE PLAN
1:100



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

ARCHITECT:



TITLE:

SITE & LANDSCAPE PLAN

at

20-22 Raymond Street Eastwood NSW 2122 LOT 34, 35 in DP35375

REV:

A

DATE:

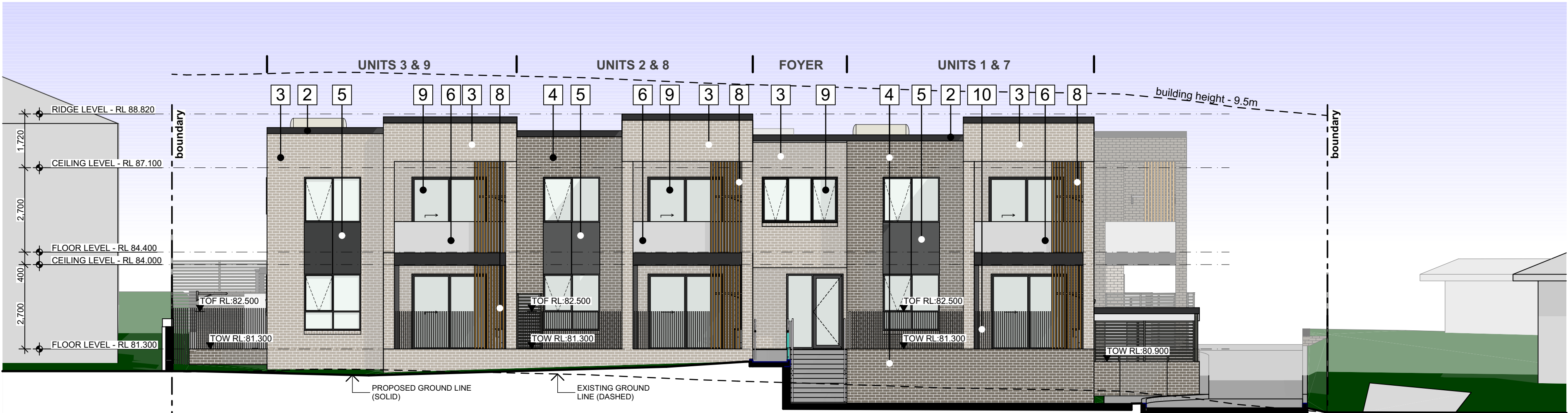
9/10/2023

PROJECT NO.:

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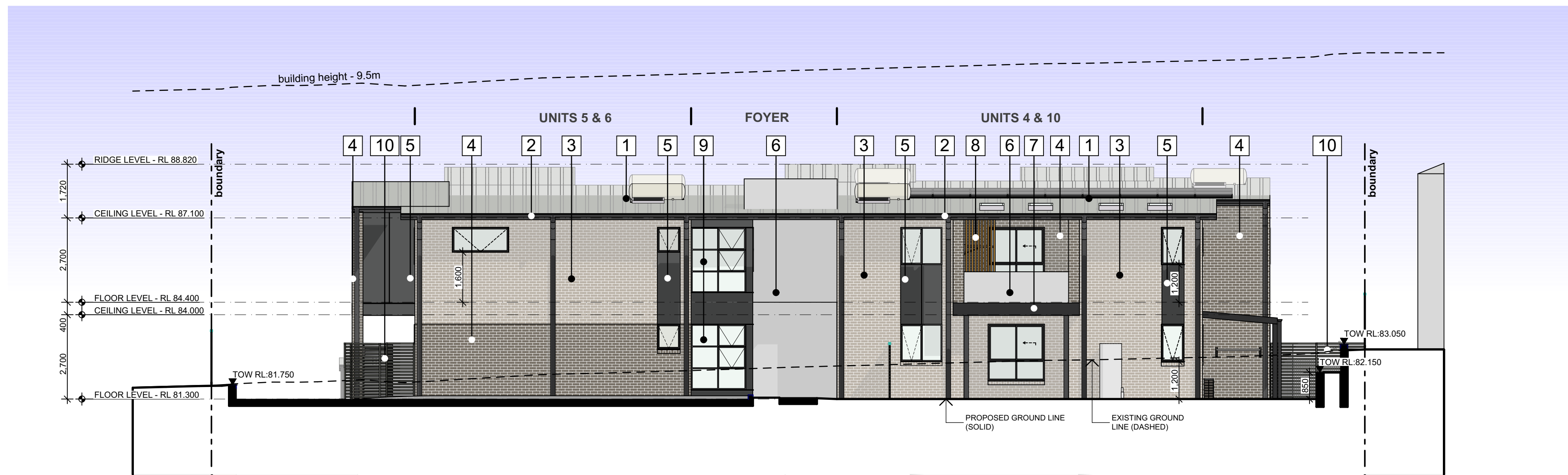


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NORTH (FRONT) ELEVATION
1:100

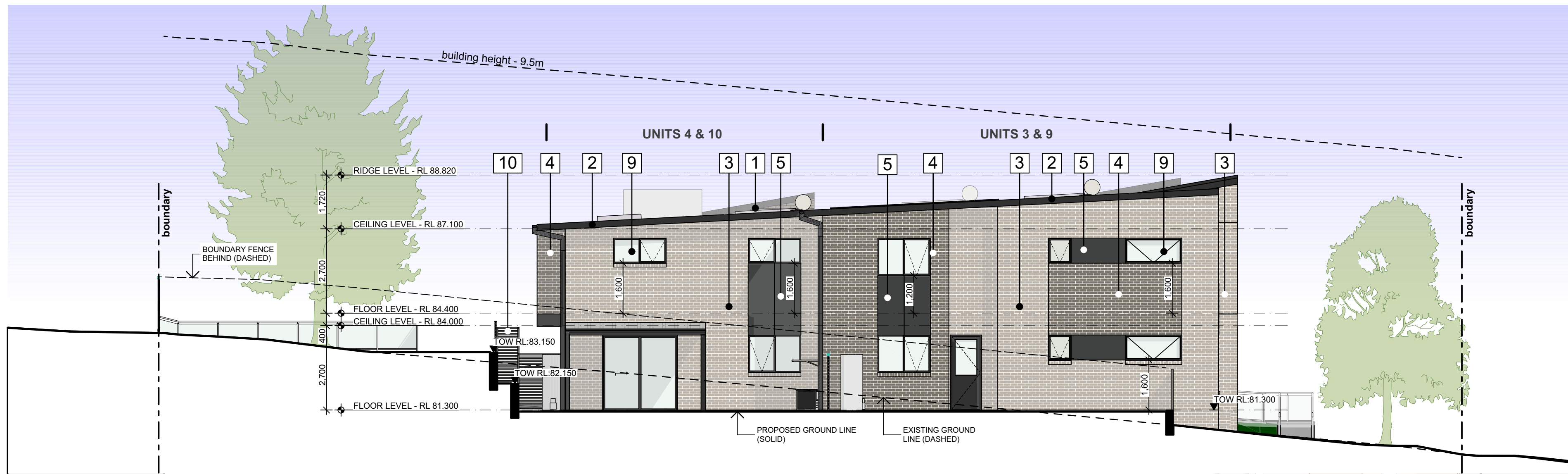
DEVELOPMENT DATA - DA (NOTIFICATION)			
Site Area	1448m ²		
Title Description	Lot 34 & 35 in DP 35375		
Number of dwellings	10 units - 5 x 2bed + 5 x 1bed (50:50 ratio)		
	Control	Requirement	Provided
Setbacks	Ryde DCP	Front	7.5m (50%) of frontage 6.5 (50%) of frontage
		Side	4.5m 6.5m(vehicular access)
		Rear	4.5m
Building Height	Ryde LEP	max. 9.5m	8.75m
	HOUSING SEPP	max. 9.5m	
Proposed FSR	HOUSING SEPP	0.5:1 (724m ²)	780.15m ² 0.54:1
	Ryde LEP	0.5:1 (724m ²)	
Car parking	LAHC	4.5 (0.4x1bed ,0.5x2bed)	5
	HOUSING SEPP	2 (1/5 accessible)	





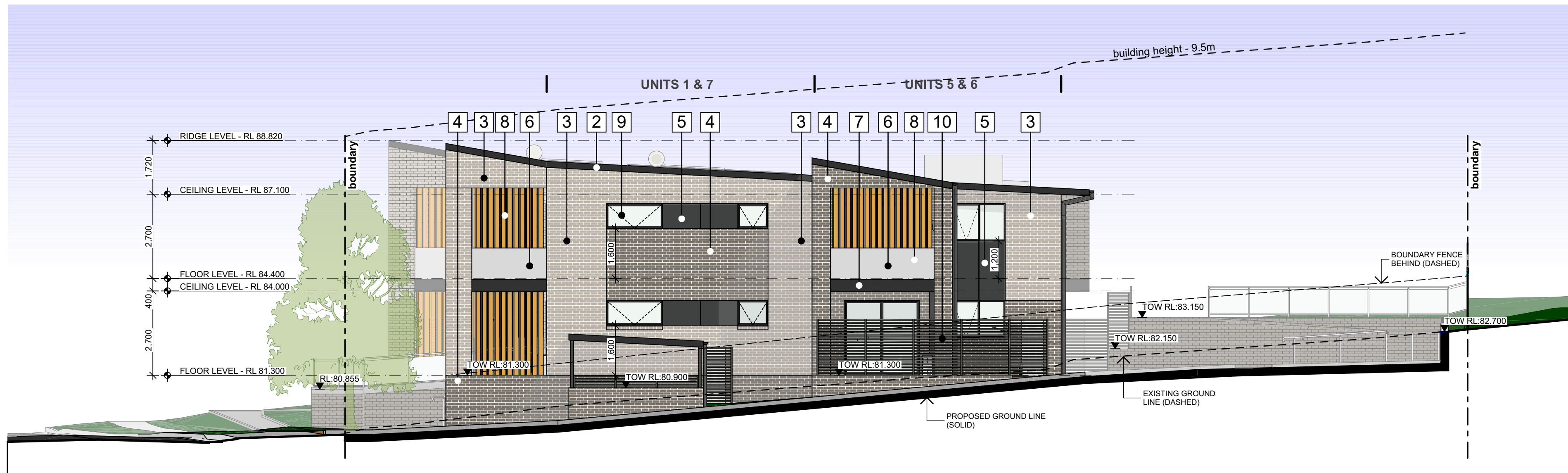
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SOUTH (REAR) ELEVATION
1:100



2
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EAST (SIDE) ELEVATION
1:100



3
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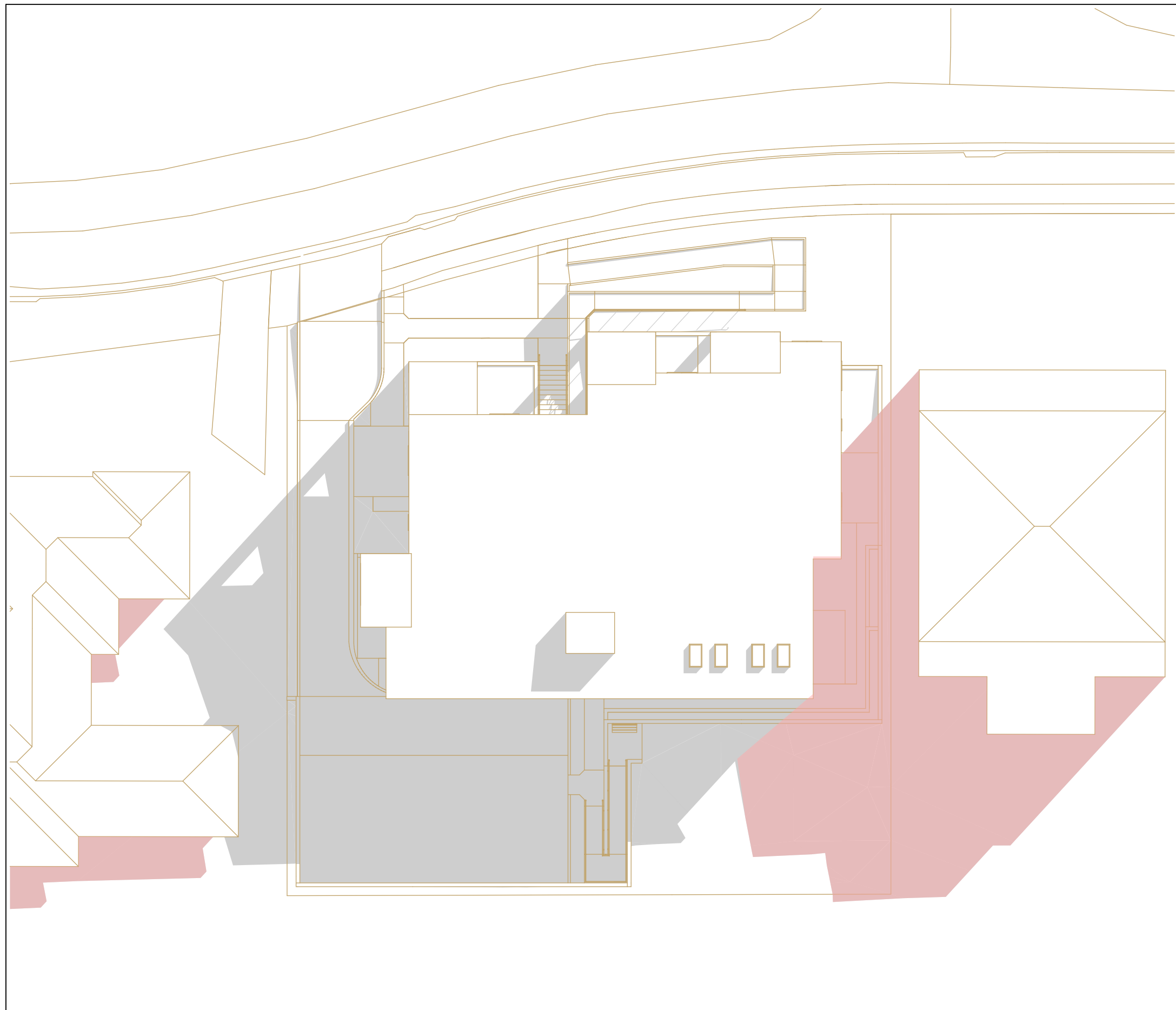
WEST (SIDE) ELEVATION
1:100



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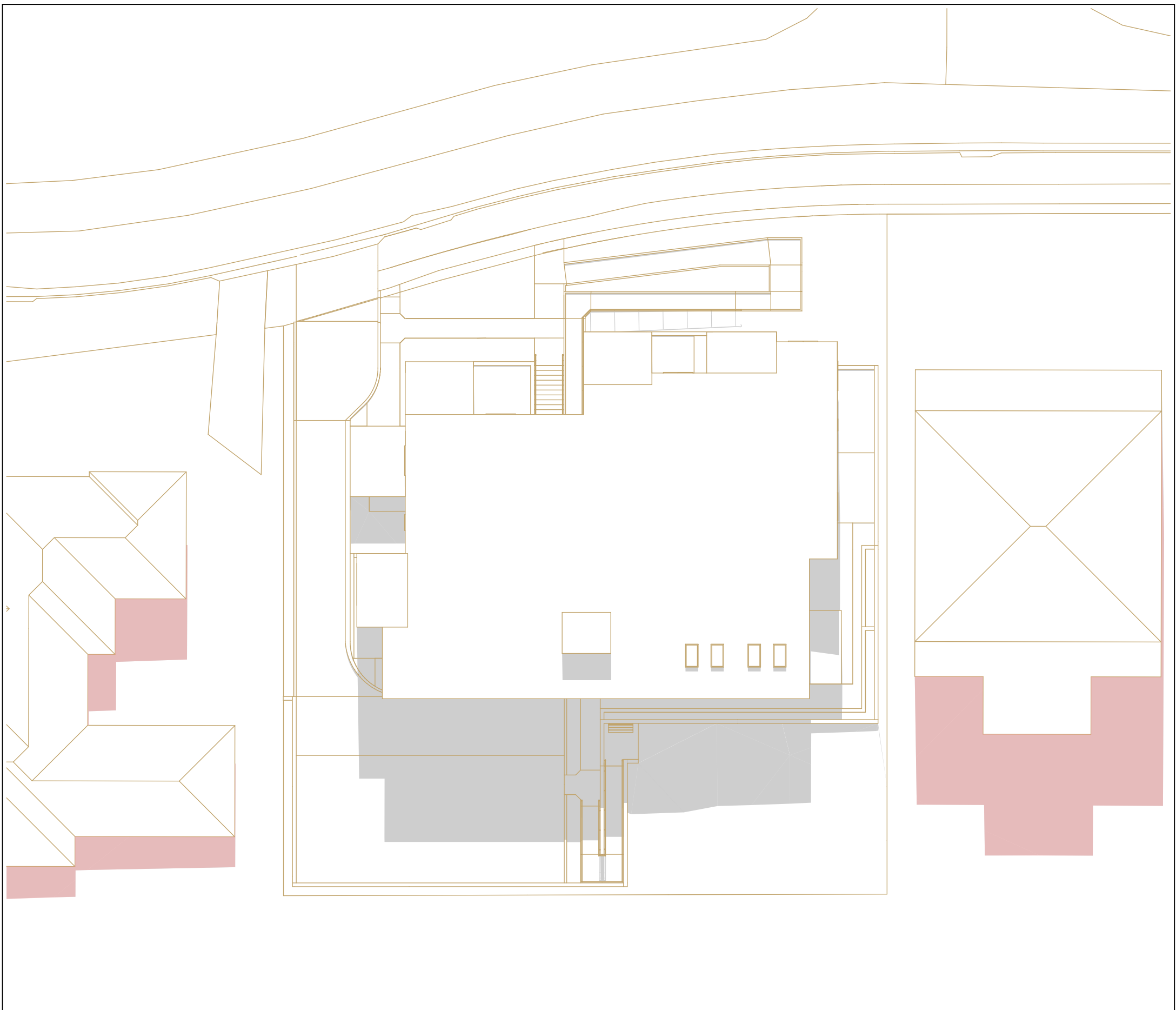
RAYMOND STREET ELEVATION
1:100

EXTERNAL FINISHES SCHEDULE			
1	ROOF SHEET (SMR) - Sheet Metal Roof Kliplock 700 High Strength, Colour - Shale Grey	6	BALCONY BALUSTRADE Concrete - Rockcote Finish
2	GUTTER / DOWNPIPE / BARGE BOARD / FASCIA Colorbond, Monument Matt	7	BALCONY SLAB EDGE Render Paint Finish, Dulux Monument
3	WALL (FBK1) - Face Brick Type 1 PGH: Range - Velour, Name - Crushed Grey	8	BALCONY PRIVACY SCREEN Decobatten - Aluminium Colour - Kwila
4	WALL / RETAINING WALL / LETTERBOX WALL (FBK2) - Face Brick Type 2 PGH: Range - Velour, Name - Volcanic	9	WINDOW & DOOR FRAMES Aluminium Powdercoat - Monument STEEL POST (SC) Paint Finish - Dulux Monument
5	WALL CLADDING (FC1) - Prefinished FC Wall Cladding Cemintel - Graphite	10	SLAT SCREEN COURTYARD FENCE (SL) / FRONT METAL FENCE (MF) / SIDE & REAR BOUNDARY COLORBOND FENCE (CF) Powdercoat - Woodland Grey



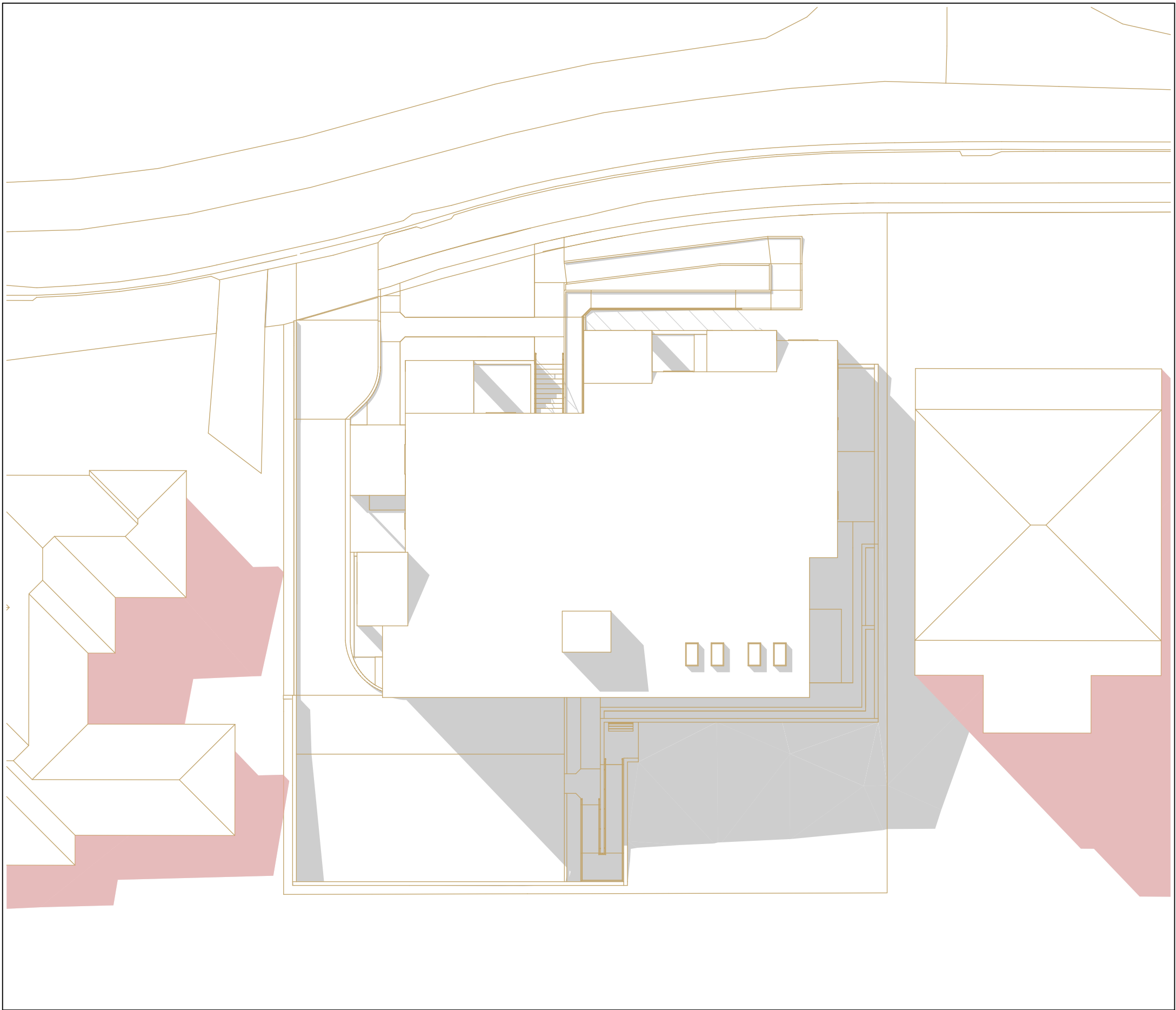
1
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SHADOW DIAGRAM - 21 JUNE 9AM
1:250



2
-

SHADOW DIAGRAM - 21 JUNE 12PM
1:250



3
-

SHADOW DIAGRAM - 21 JUNE 3PM
1:250

LEGEND

- Grey area indicates shadows cast by proposed development
- Red area indicates existing shadows cast by neighbouring properties



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ARCHITECT:



TITLE:

SHADOW DIAGRAMS

at

20-22 Raymond Street Eastwood NSW 2122 LOT 34, 35 in DP35375

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9/10/2023

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N06