

NOTIFICATION PLANS

SENIORS HOUSING

16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE 2570
LOT 35, 36, 37, 38 DP36169
Job Number: BGYDK



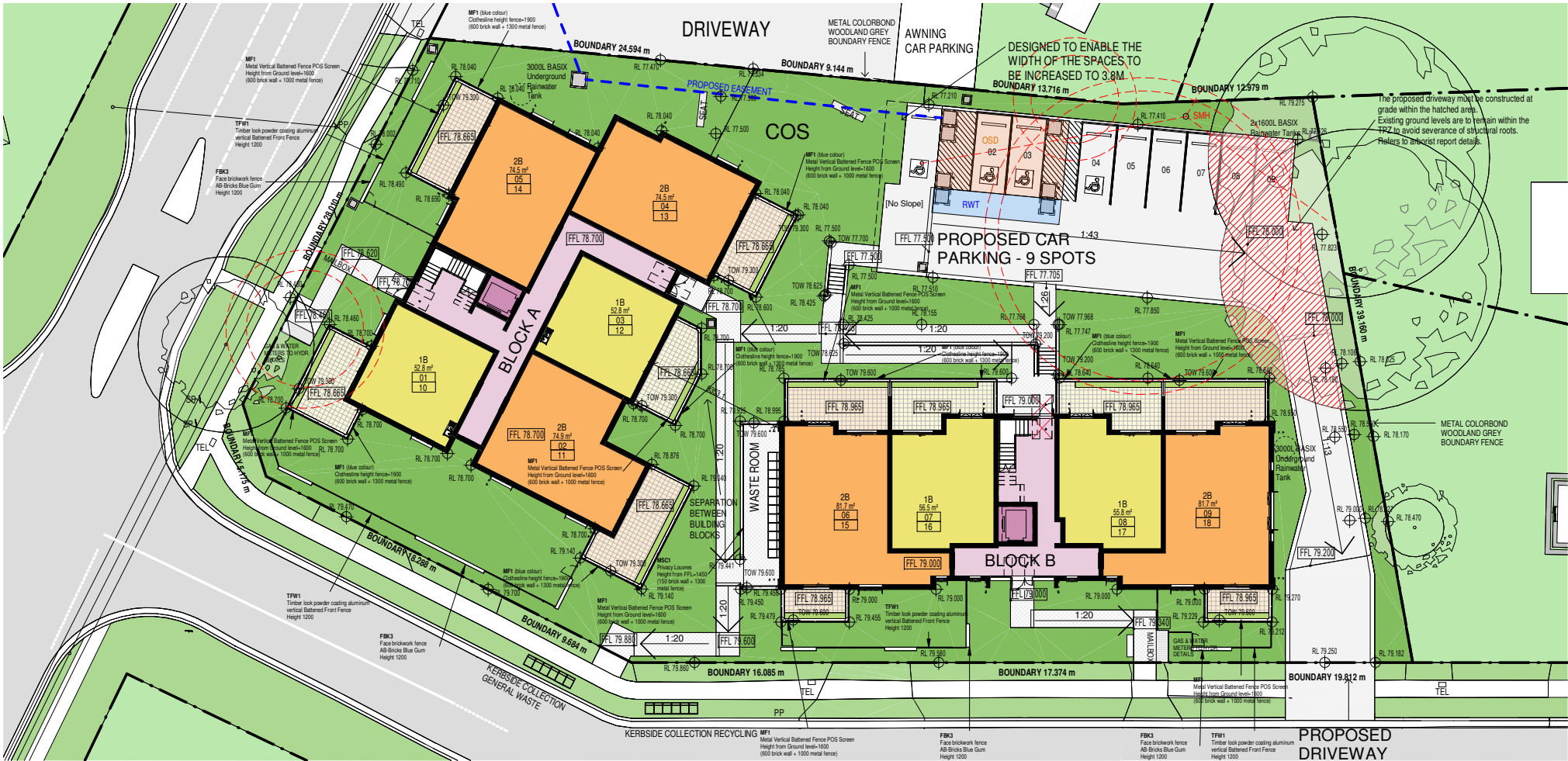
VIEW FROM BURRAWONG CRESCENT

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	NSW LAHC		NOTE:	PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACH 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 820 V 360 4146 170 New 170, Point, NSW 1335	SHEET	SHEET	DRAWING No.
P2	29-03-2023	CLIENT REVISION	CLUBB	LOOKED BAG 5822	The 3D visualisations shown herein are considered an artists impression intended to communicate design intent only. The accuracy of elements shown in these images, including site context, may not be modeled accurately. Refer to site survey as well as architectural plans, sections and elevations for more detailed information.	Seniors Housing Development	21039			SIZE: A1	NAME: COVER PAGE	
P3	03-05-2023	CLIENT REVISION				ADDRESS	CLIENT			SCALE:		ISSUE No.
P4	29-05-2023	CLIENT REVISION				16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570	LAHC					NP01
P5	14-06-2023	CLIENT REVISION				LOT 35, 36, 37, 38 / DP36169						P5



LEGEND

- 1 BED UNIT
- 2 BED UNIT
- DRIVEWAY / PARKING
- COMMUNAL AREA
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- NEW TREE PLANTING / LANDSCAPING



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
BIN	Bankia integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	3
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	4
ERE	Elaeocarpus eumundii	QLD Qondong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	2
LAI	Lagerstroemia indica	Crape Myrtle (small deciduous tree for planterbox)	75Lt	3x50x50x1800	5-7.0M	2
MLQ	Melaleuca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	3
PYC	Pyrus calleryana 'Capital'	Ornamental Pear (medium deciduous narrow tree)	75Lt	2x50x50x1800	7-10.0M	3
SYF(W)	Waterhousia floribunda 'Sweeper'	Sweeper Waterhousia (Ozbreed® DOW20)	75Lt	3x38x38x1800	8-10.0M	3
TLL	Tristania laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	45Lt	3x50x50x1800	5-7.0M	1
Shrubs / screen planting						
CKS	Callistemon Kings Park Special'	Bottlebrush: small (native tree for planterbox)	300mm	2x50x50x1800	3.0M	8
CLJ	Callistemon 'Little jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4M	24
COA	Correa alba	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.2-1.5M	3
CVS	Callistemon viminalis 'Slim'	Slim Culivar Bottlebrush (Hybrid screen hedging bottlebrush)	200mm	nil	2.5-3.0M	16
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0M	81
RAI (OP)	Raphiolepis indica OP	Oriental Pearl (hedging dense flowering plant)	300mm	nil	1.0M	38
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	21
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req.height	3-5.0M	21
WFG	Westringia fruticosa 'Grey Box'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	36
Ferns / Palms / Succulents / ornamental bamboos						
CAA	Cyathea australis	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	9
DOE	Doryanthes excelsor	Gymea Lilly (striking palm like). Tall red flower on spike)	300mm	nil	1.5-2.0M	11
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	3
Groundcovers/Climbers						
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	17
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	80
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	114
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	49
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	140mm	nil	0.4M	190
DIG	Dieters grandiflora	Wild Iris	200mm	nil	0.7M	5
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	140mm	nil	0.4M	284
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	140mm	nil	0.4M	181
PNA	Pennisetum alopecuroides Nafra NAFRAY® 'PA300' PBR	(flowering ornamental grass)	150mm	nil	0.8-1.0M	88

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project.



1
DA18

STREETSCAPE BURRAWONG

1 : 200

DESIGN COMPLIANCE TABLE

SITE AREA		2735.7m ²		
	CONTROL		REQUIRED OR ALLOWED	PROPOSED
FSR	DCP		Not applicable	0.535
	H. SEPP 2021		0.5:1	
HEIGHT	LEP		9.5m / two storeys (attic rooms allowed and not considered a storey)	9.405m
	H. SEPP 2021		9.5m	
UNITS MIX	LAHC		9 x 1bed + 9 x 2bed (18 units) -All units to be accessible: either a lift for each block, either a bridge connection between blocks.	8 x 1bed 10 x 2bed (18 units)
SETBACK	DCP	FRONT	Macarthur R. 6m - Burrawong C. 4.5m Consistent with the prevailing setback established by adjacent development. Calculated as being the average distance of the setbacks of the nearest two dwelling houses having a boundary with the same primary road.	Macarthur Road GL: 6m / 2.77m (terraces) L1: 6m / 3.65m (balconies) Burrawong Crescent GL: 5m / 2.77m (terraces) L1: 5m / 3.2m (balconies)
		SIDE	GL: 3m L1: 3m	GL: 3.56m / 2.4m (terrace) L1: 3.56m / 2.8m (balcony)
		REAR	GL: 4m L1: 6m	GL: 6.37m / 6.27m (terrace) L1: 6.37m
CAR PARKING	Housing SEPP 2021 Accesible area		1 parking space for every 5 dwellings	4 car spaces required 9 car spaces provided (4 accesible car spots)
LANDSCAPING	H. SEPP 2021		35m ₂ per dwelling (630.0m ₂)	951.8m ² / 35% - Comply
	DCP		-30% of the site (820.5m ₂) -At least 1.5m wide. -At least 40% of the front setback	
DEEP SOIL	Housing SEPP 2021		-15% of the site (410.3m ₂) -3m - minimum dimension -65% is to be located at rear (410.3*0.65=266.7m ₂)	700.0m ² / 25.6% - Comply 341.2m ² - Comply
PRIVATE OPEN SPACE	Housing SEPP 2021		GF - 15m² / 3metre dim. FF - 6m² / 2m dim. 1bed FF - 10m² / 2m 2+ beds	Comply
SOLAR ACCESS	Housing SEPP 2021		70% required 2hrs POS/ 2hrs Living	77.8% - Comply
COMMUNAL OPEN SPACE			Not required	112.9m ²

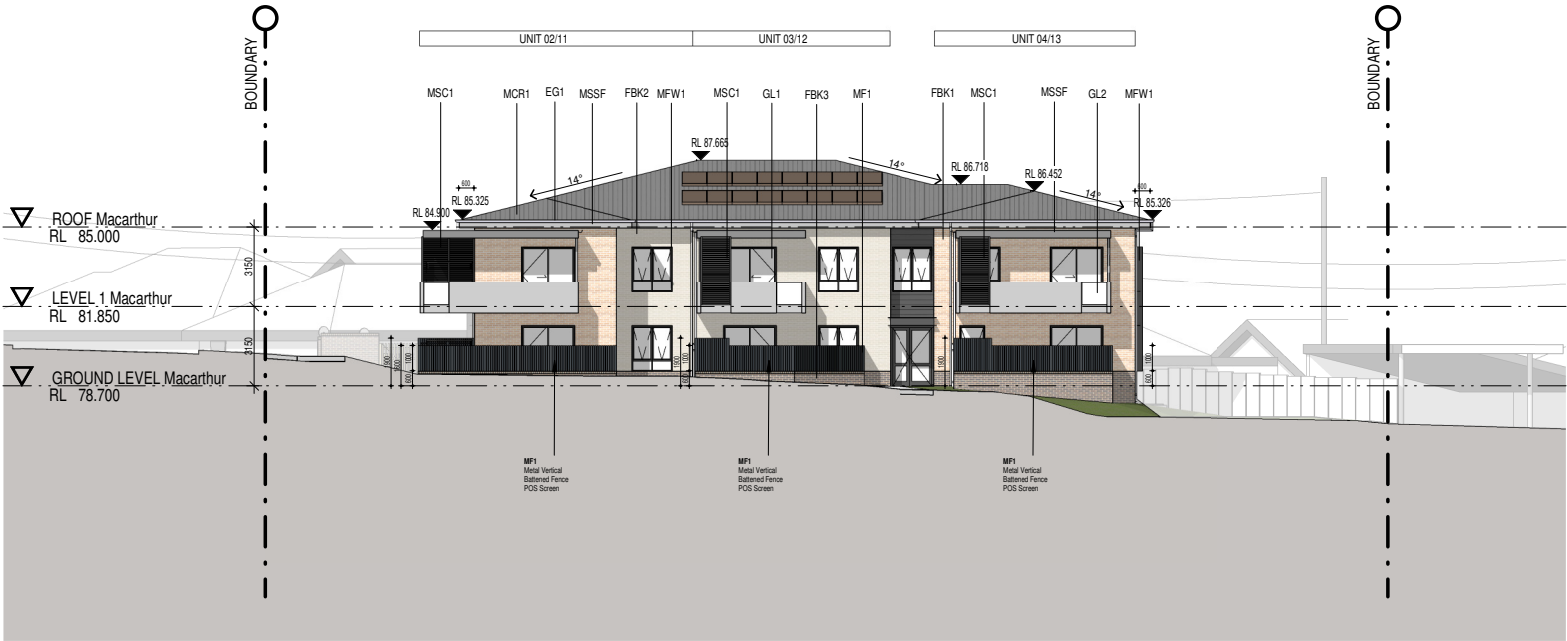
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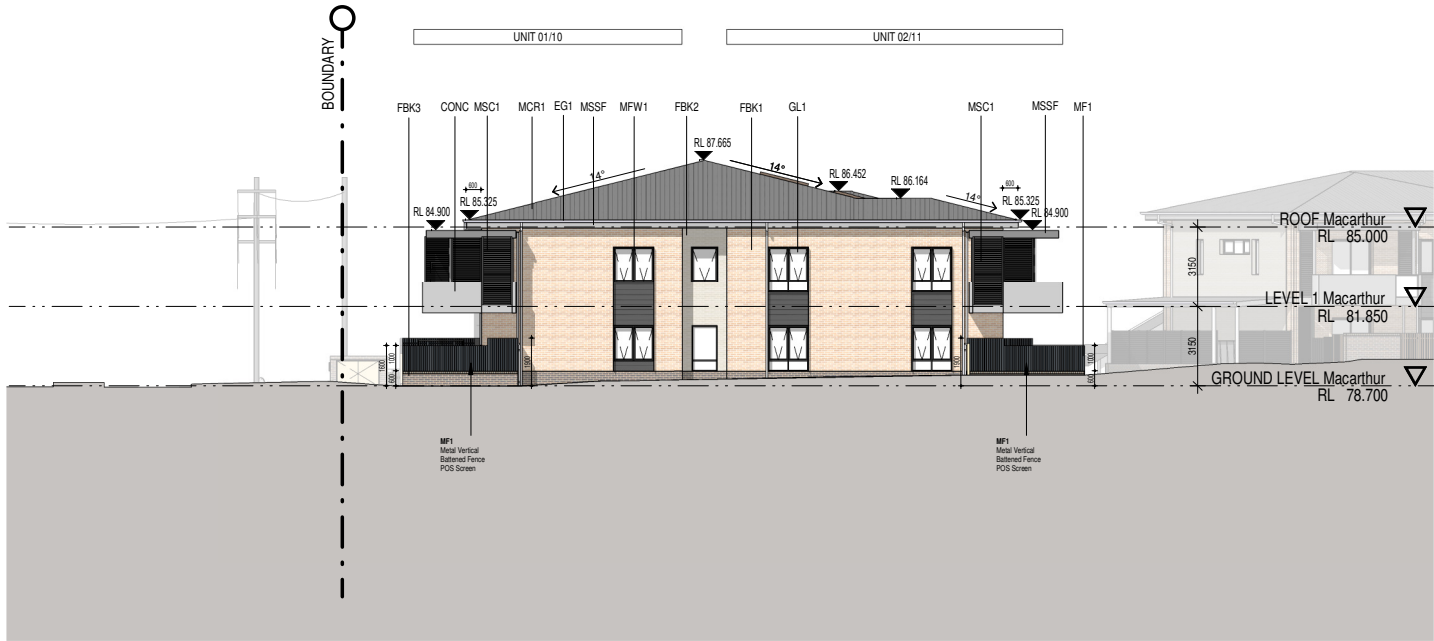
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	 NSW LAHC LOCKED BAG 9922 PARRAMATTA NSW 2124 PHONE 1800 738 718	 SCALE 1:200@A1 (1:400@A3)	PROJECT	21039	 NOMINATED ARCHITECT - P MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 120 V 360 4146 170 New 175 Park Point, NSW 1335	SHEET	SHEET	DRAWING No. NP03 ISSUE No. P6
P3	03-05-2023	CLIENT REVISION			Seniors Housing Development	PROJECT No.				
P4	08-05-2023	CLIENT REVISION			ADDRESS	CLIENT				
P5	23-08-2023	CLIENT REVISION			16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570	LAHC				
P6	11-10-2023	CLIENT REVISION			LOT 35, 36, 37, 38 / DP36169					



1 NORTH ELEVATION
DA18 1:150



2 EAST ELEVATION TO BURRAWONG CRESCENT
DA18 1:150



3 SOUTH ELEVATION TO MACARTHUR ROAD
DA18 1:150



4 WEST ELEVATION
DA18 1:150

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ABN 41 159 480 056 NOMINATED ARCHITECT: P. Morson(8100)

FBK1 Face Brickwork. • External walls. AB-Bricks. Bowral Murray Grey 230x76-110-240-NAT	FBK2 Face Brickwork. • External walls. AB-Bricks. White Haven 230x76-110-240-NAT	FBK3 Face Brickwork. • External walls. AB-Bricks. Blue Gum 230x76-110-240-NAT	MF1 / BAL1 • Window Framing System (MFW1) • Balustrade Framing (BAL1) Colorbond Basalt	GL1 Windows Clear Glass GL2 Balustrades, Infills Bath windows Obscure Glass	TFW1 Timber look powder coating aluminum vertical Battened Front Fence	MSC1 Privacy Louvers Powdercoated Aluminium screen Colorbond Basalt	MSC2 Privacy Louvers - Open style to permit solar access to living room and POS Powdercoated Aluminium screen Colorbond Basalt	MF1 Metal Vertical Battened Fence POS Screen Colorbond Basalt	MF2 • Metal Colorbond boundary Fence. • Solid fence between private terraces Colorbond Basalt	MCW1 / MCR1 / DP1 / EG1 Metal Cladding Wall (MCW1) Metal Roof Sheeting (MCR1) Fascia & eaves gutter (EG1) Downpipe (DP1) Colorbond Basalt	CONC Concrete Balcony Natural concrete colour
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ISSUE	DATE	AMENDMENT
P3	03-05-2023	CLIENT REVISION
P4	08-05-2023	CLIENT REVISION
P5	10-05-2023	CLIENT REVISION
P6	11-10-2023	CLIENT REVISION

CLUBP
NSW LAHC
LOCKED BAG 9922
PARRAMATTA NSW 2124
PHONE 1800 738 718

PROJECT
Seniors Housing Development
ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. 21039
CLIENT LAHC

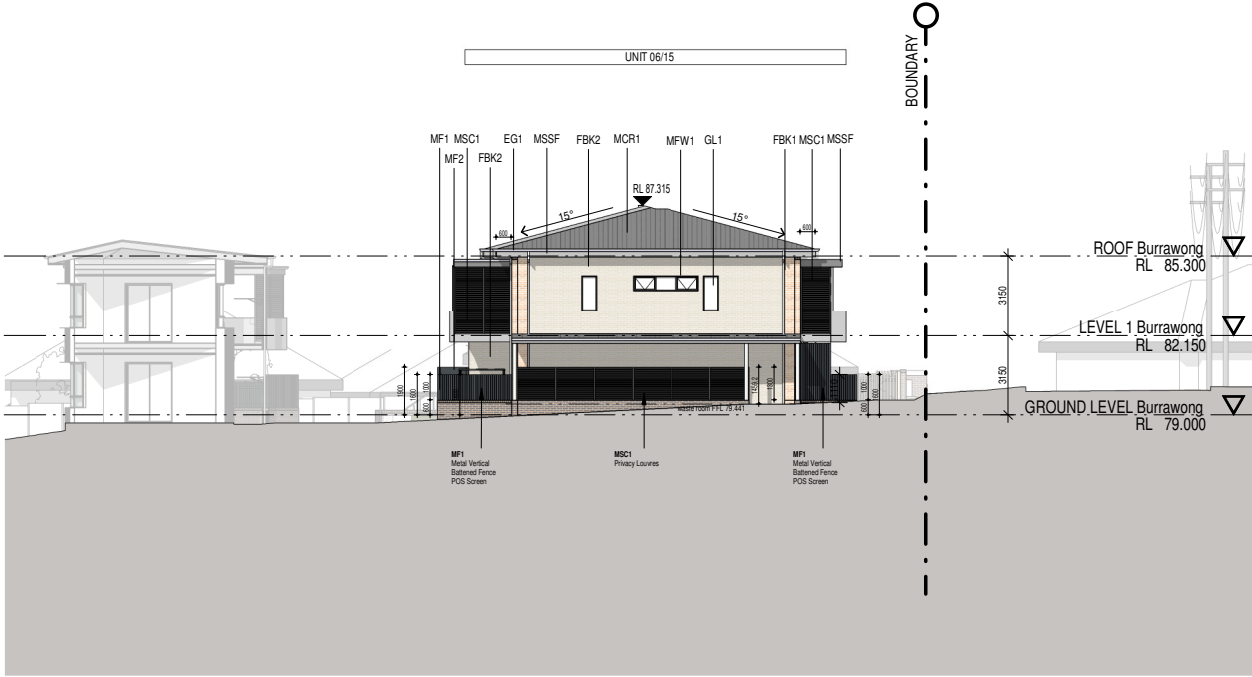
MORSON GROUP
NOMINATED ARCHITECT - P.F.
MORSON REGISTRATION NUMBER 8103
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www.morsongroup.com.au
120 Y 360 4146
PO Box 175, Potts Point, NSW 1535

SHEET SIZE: A1
SHEET NAME: ELEVATIONS BUILDING A + SCHEDULE OF FINISHES
SCALE: As indicated

DRAWING No. NP04
ISSUE No. P6



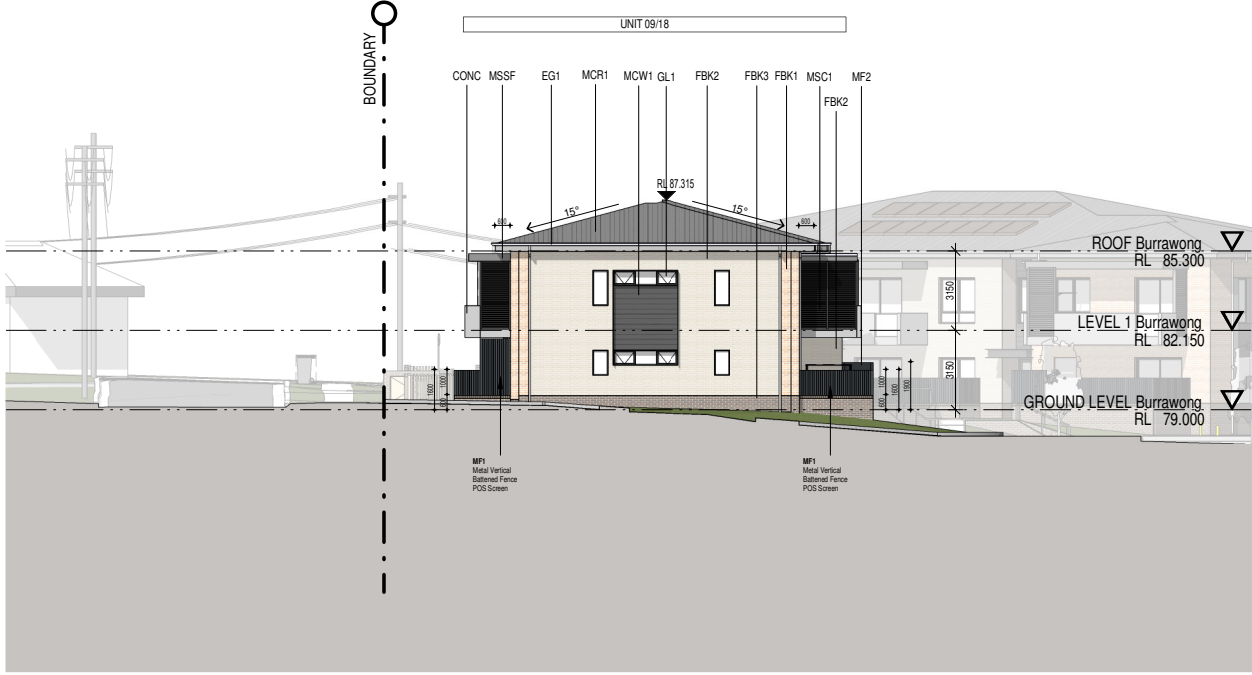
1 EAST ELEVATION TO BURRAWONG CRESCENT
DA18 1:150



2 SOUTH ELEVATION
DA18 1:150



3 WEST ELEVATION
DA18 1:150



4 NORTH ELEVATION
DA18 1:150

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(B100)

FBK1
Face Brickwork.
• External walls.
AB-Bricks.
Bowl Murray Grey
230x76-110-240 NAT

FBK2
Face Brickwork.
• External walls.
AB-Bricks.
White Haven
230x76-110-240 NAT

FBK3
Face Brickwork.
• External walls.
• Retaining walls.
AB-Bricks
Blue Gum
230x76-110-240-NAT

MFW1 / BAL1
• Window Framing
System (MFW1)
• Balustrade Framing
(BAL1)
Colorbond Basalt

GL1
Windows
Clear Glass

GL2
Balustrades Infill
Bath windows
Obscure Glass

TFW1
Timber look powder
coating aluminum
vertical Battered Front
Fence

MSC1
Privacy Louvers
Powdercoated
Aluminum screen
Colorbond Basalt

MSC2
Privacy Louvers -
Open style to permit
solar access to living
room and POS
Powdercoated
Aluminum screen
Colorbond Basalt

MF1
Metal Vertical
Battered Fence
POS Screen
Colorbond Basalt

MF2
• Metal Colorbond
boundary Fence.
• Solid fence
between private
terraces.
Colorbond Basalt

MCW1 / MCR1 / DP1 / EG1
Metal Cladding Wall (MCW1)
Metal Roof Sheet (MCR1)
Fascia & eaves gutter (EG1)
Downpipe (DP1)
Colorbond Basalt

CONC
Concrete
Balcony
Natural concrete colour

PROJECT
Seniors Housing Development

ADDRESS
16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie 2570
LOT 35, 36, 37, 38 / DP36169

PROJECT No. **21039**

CLIENT
LAHC

NOMINATED ARCHITECT - P
MORSON REGISTRATION NUMBER B100
ACN 159 480 056 ABN 41 159 480 056
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820 9 360 4144
PO Box 175, North Point, NSW 1335

MORSON GROUP

SHEET
SIZE: A1

SHEET
NAME: **ELEVATIONS BUILDING B + SCHEDULE OF FINISHES**

SCALE:
As indicated

DRAWING No.
NP05

ISSUE No.
P8

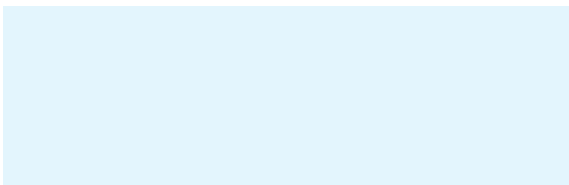
ISSUE	DATE	AMENDMENT
P5	10-05-2023	CLIENT REVISION
P6	15-05-2023	CLIENT REVISION
P7	23-08-2023	CLIENT REVISION
P8	11-10-2023	CLIENT REVISION

CLIENT
NSW LAHC
LOCKED BAG 5922

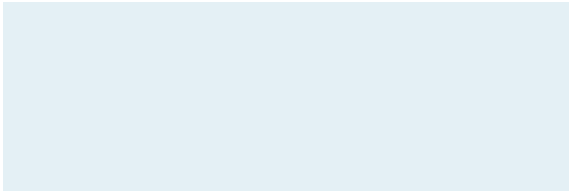
PARRAMATTA NSW 2124
PHONE 1800 738 718



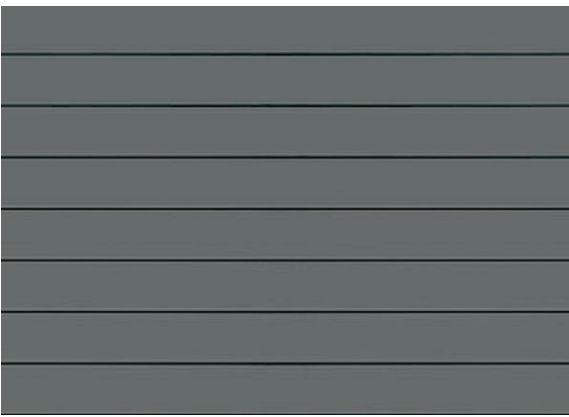
FBK1
Face Brickwork.
• External walls.
AB-Bricks.
Bowral Murray Grey
230x76-110-240-NAT



GL1
Windows
Clear Glass



GL2
Balustrades Infills
Bath windows
Obscure Glass



MCW1 / MCR1 / DP1 / EG1
Metal Cladding Wall (MCW1)
Metal Roof Sheetting (MCR1)
Fascia & eaves gutter (EG1)
Downpipe (DP1)
Colorbond Basalt



FBK2
Face Brickwork.
• External walls.
AB-Bricks
White Haven
230x76-110-240-NAT



TFW1
Timber look powder
coating aluminum
vertical Battened
Front Fence



CONC
Concrete
Balcony

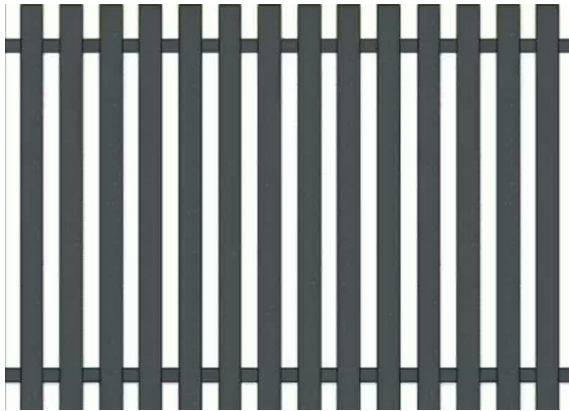
Natural concrete colour



FBK3
Face Brickwork.
• External walls.
• Retaining walls
AB-Bricks
Blue Gum
230x76-110-240-NAT



MSC1
Privacy Louvres
Powdercoated
Aluminium screen
Colorbond Basalt



MF1
Metal Vertical
Battened Fence
POS Screen

Colorbond Basalt



MFW1 / BAL1
• Window Framing
System (MFW1)
• Balustrade Framing
(BAL1)
Colorbond Basalt

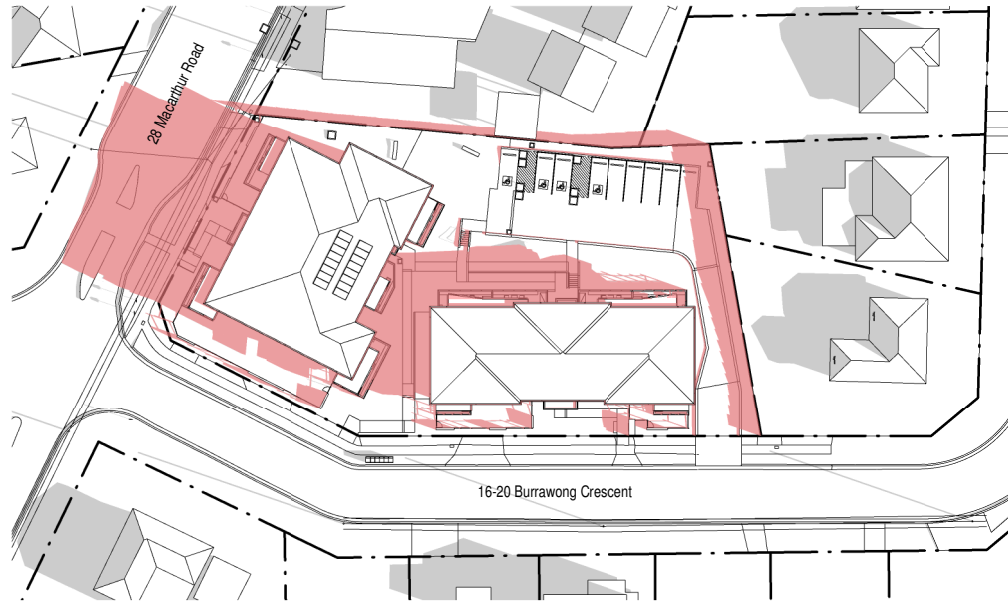


MSC2
Privacy Louvres - Open
style to permit solar
access to living room
and POS
Powdercoated
Aluminium screen
Colorbond Basalt

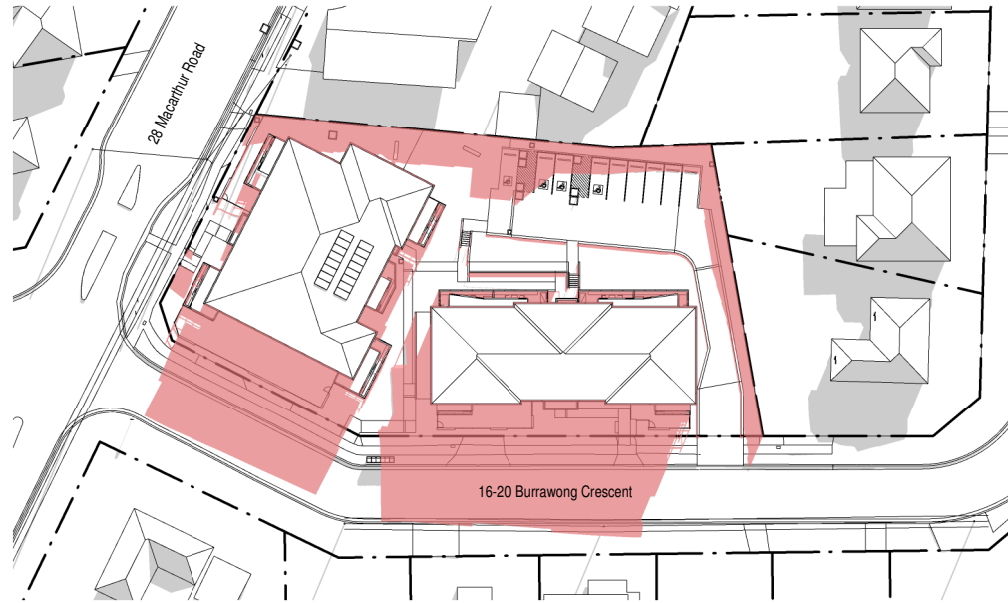


MF2
• Metal Colorbond
boundary Fence.
• Solid fence between
private terraces.

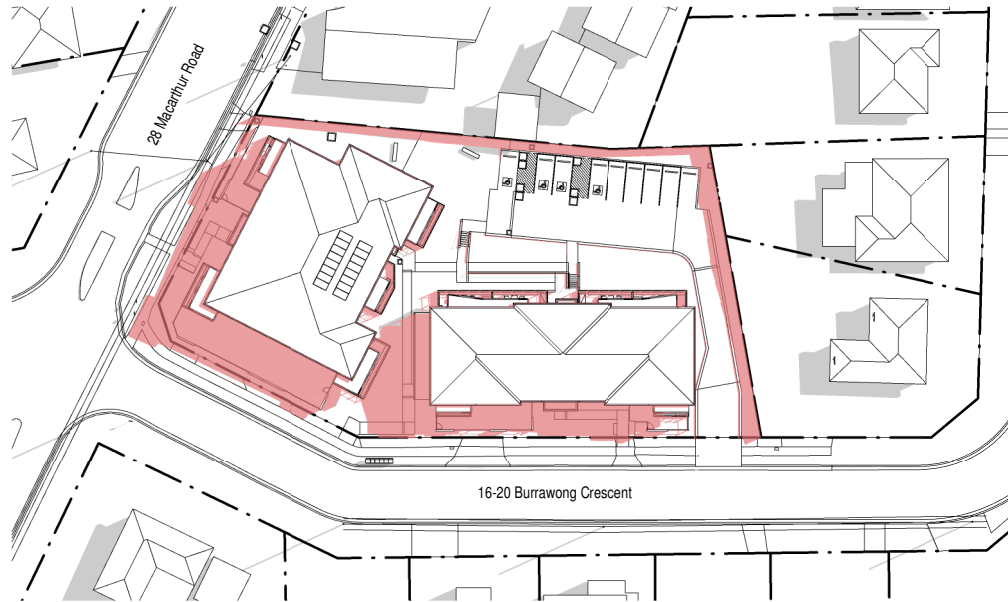
Colorbond Basalt



1
DA14
Shadow Diagrams - 9am mid-winter (22 June)
1:500





3
DA14
Shadow Diagrams - 3pm mid-winter (22 June)
1:500



2
DA14
Shadow Diagrams - 12pm mid-winter (22 June)
1:500

LEGEND

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