

# NOTIFICATION PLANS RESIDENTIAL HOUSING

35 FRANCIS STREET & 16-20 SANITA STREET, GOULBURN 2580 NSW



Francis Street Perspective

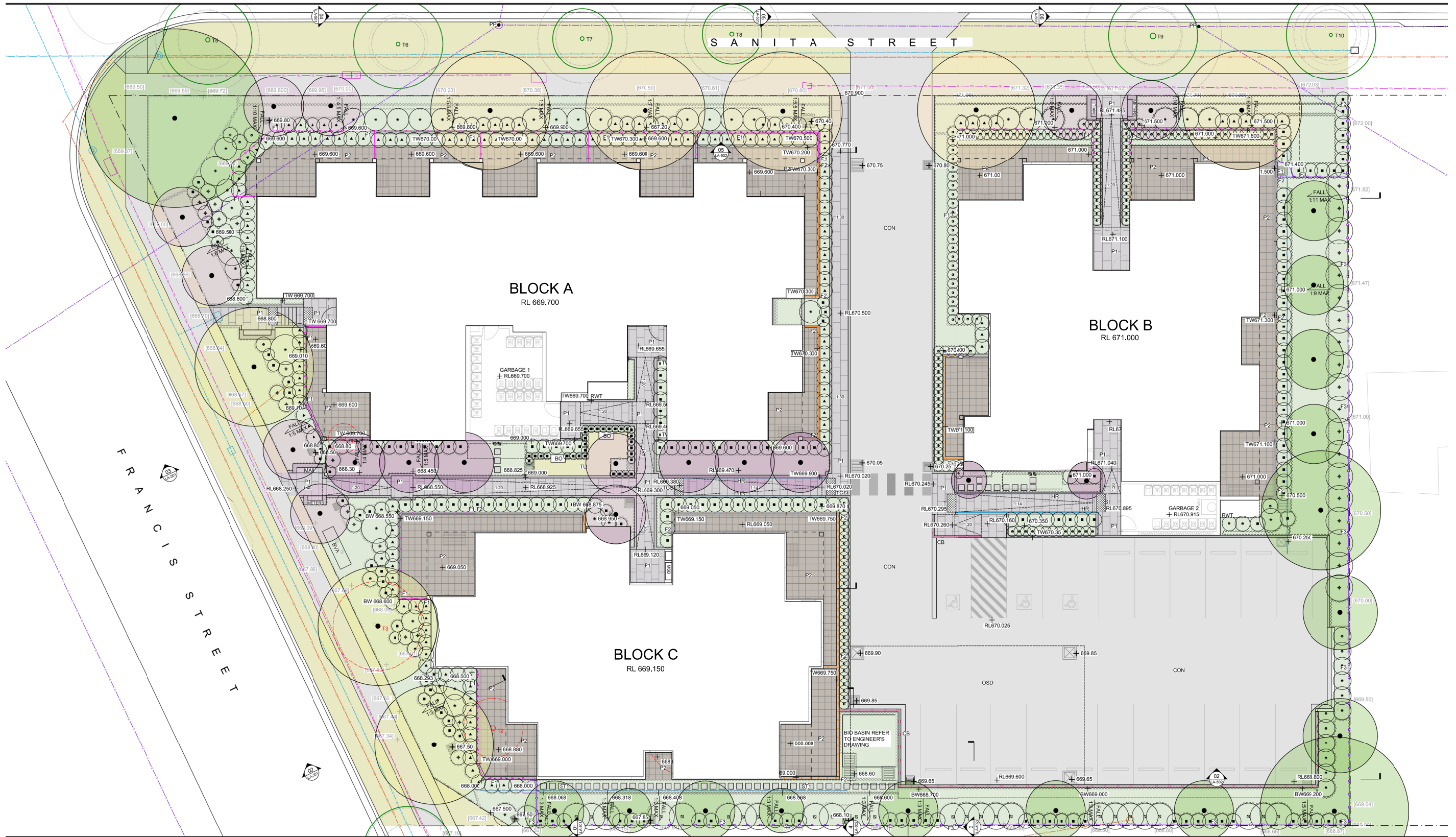
## Part 5 Issue

### NOTIFICATION COVER

35 FRANCIS STREET & 16-20 SANITA STREET, GOULBURN  
D.P. 782 LOT 1518

REV	DATE	PROJECT NO.
A01	23/08/24	4616-00





Site/Landscape Plan (Not to Scale)

Part 5 Issue



NSW LAND & HOUSING CORPORATION  
4 PSQ 12 Darcy Street, Parramatta, NSW 2150



Architect:  
**dem**

Landscape Architect:  
**IZ**  
STUDIO IZ



**SITE/LANDSCAPE PLAN**  
35 FRANCIS STREET & 16-20 SANITA STREET, GOULBURN  
D.P. 782 LOT 1518

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Site/Landscape Plan Legend

GENERAL

SITE BOUNDARY

LINE OF BUILDING BELOW

LINE OF ROOF ABOVE

BUILDING OUTLINE

EXISTING CONTOUR  
refer to survey

PROPOSED CONTOURS  
for design intent only

PROPOSED GRADING

EXISTING LEVEL  
+ [676.06]

PROPOSED SPOT LEVEL  
+ 676.40

PROPOSED TOP OF WALL LEVEL  
+ TW676.40

MINIMUM SOIL DEPTH  
+ 600mm

SERVICES (by others)

WATER  
refer to survey

SEWER  
refer to survey & peg out

GAS  
refer to survey

ELECTRICITY  
refer to survey

TELECOMMUNICATION  
refer to survey

SIGNAGE & POLES  
existing road signage, light poles, and power poles refer to public domain drawings.

RAINWATGER TANK  
refer to stormwater engineer's drawings

STORMWATER PIT & GRATE DRAIN  
refer to stormwater engineer's drawings

PIT  
by others

SOFTWORKS

EXISTING TREES  
to be removed

EXISTING TREES  
to be retained & protected  
TPZ / SRZ refer to arborist's report

PROPOSED TREES  
refer to planting plan & schedule

PROPOSED SRHUBS  
refer to planting plan & schedule

PROPOSED GROUNDCOVERS  
refer to planting plan & schedule

GARDEN BED  
as detailed and specified

PROPOSED TURF  
as detailed and specified

PLAYGROUND MULCH  
as detailed and specified

SURFACE & FINISHES

CONCRETE DRIVEWAY  
design levels & extent by others

PAVING TYPE 1  
exposed coloured concrete paving  
at bid entrance, pedestrian path  
and ramps

PAVING TYPE 2  
unit paving at P.O.S., refer to  
architect's specification

STEPPING STONE TYPE 1  
400x400 stepping stones in  
groundcovers

FENCES & BARRIERS

FENCET TYPE 1  
P.O.S fencing height varies (1m-1.5m)  
refer to architect's drawing for detail heights

FENCET TYPE 2  
P.O.S fencing height varies (1.2m-1.8m)  
refer to architect's drawing for detail heights

FENCET TYPE 3  
Proposed 1.8m boundary fence

CAR PARK BARRIER  
RhinoStop® Elite Guardrail refer to  
architect's specification

HANDRAIL  
refer to architect's specification

TACTILE GROUND SURFACE INDICATOR  
refer to architect's specification

WALLING & EDGING

RETAINING WALL  
masonry block wall



GARDEN EDGING  
galvanised edging

SANDSTONE BOULDERS  
1000L x 500W x 500H sandstone  
boulder


Planting Schedule

ID	BOTANICAL NAME	COMMON NAME	INDIGENOUS	NATIVE	EXOTIC	POT SIZE	MATURE HEIGHT	SPREAD	SPACING	QTY
Tree										
Ba-in	<i>Banksia integrifolia</i>	Coastal banksia		Y		75lt	4-15m	4-6m	As Shown	2
Br-po	<i>Brachychiton populneus</i>	Kurrajong		Y		75lt	15m	5m	As Shown	1
Ce-gu	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	Y			75lt	3-6m	2-3m	As Shown	2
El-re	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	Y			75lt	9m	4m	As Shown	5
Eu-an	<i>Eucalyptus angophoroides</i>	Apple Top Box	Y			75lt	20m	12m	As Shown	2
La-db	<i>Lagerstroemia indica</i> <i>Diamonds in the Dark</i>	Diamonds in the Dark® 'Blush'			Y	75lt	3m	2.5	As Shown	2
La-in	<i>Lagerstroemia indica</i>	Crepe Myrtle			Y	75lt	6m	3m	As Shown	6
Ma-pl	<i>Malus ioensis</i> 'Plena'	Crab Apple			Y	75lt	6m	4m	As Shown	10
Me-st	<i>Melaleuca styphyloides</i>	Prickly tea tree	Y			75lt	10m	4M	As Shown	4
Py-us	<i>Pyrus ussuriensis</i>	Manchurian Pear			Y	75lt	12m	8m	As Shown	5
Ul-pr	<i>Ulmus americana</i> 'Princeton'	Princeton Elm			Y	75lt	20m	5-15m	As Shown	3
Shrubs										
At-nu	<i>Atriplex nummularia</i>	Old Man Saltbush	Y			300mm	1-2m	2-4m	1.5m centres	13
Az-sp	<i>Azalea spp. (mix of colours)</i>	Azaleas			Y	300mm	1m	1m	0.7m centres	2
Bu-ja	<i>Buxus japonica</i>	Japanese Box			Y	300mm	0.45m	0.5m	0.4m centres	31
Co-al	<i>Correa alba</i>	White Correa	Y			300mm	1.5m	1m	1m centres	37
Cr-sa	<i>Crowea saligna</i>	Willow Leaf Crowea	Y			300mm	0.8m	0.8m	0.5m centres	18
Da-mi	<i>Daviesia mimosoides</i>	Bacon & Eggs Pea Flower		Y		300mm	2m		1.2m centres	5
Do-ex	<i>Doryanthes excelsa</i>	Gymea Lily	Y			300mm	0.9-1.2m	0.6-0.9m	1m centres	25
Do-vi	<i>Dodonea viscosa</i>	Sticky Hop Bush	Y			300mm	2.5m	1.5m	1.2m centres	19
Ku-am	<i>Kunzea ambigua</i>	Tick Bush		Y		300mm	2.5m	2.5m	0.6m centres	5
Mu-pa	<i>Murraya paniculata</i>	Mock Orange			Y	300mm	prune to 2.5m	prune to 1m	0.8m centres	140
Ph-th	<i>Photinia x fraseri</i> 'Thin Red'™ 'NP01'	Photinia			Y	300mm	3.5 m	0.6m	0.5m centres	131
Ph-re	<i>Photinia</i> 'Red Alert'	Christmas Berry			Y	300mm	prune to 2m	prune to 0.6m	0.5m centres	25
Ph-pr	<i>Philotheca myoporoides</i> 'Profusion'	Wax Flower	Y			300mm	1m	1m	As shown	10
Pr-mi	<i>Prostanthera</i> 'Minty'	Native Mint Bush	Y*			300mm	1.5m	1m	0.8m centres	48
Rh-co	<i>Rhaphiolepis indica</i> 'Cosmic Pink'	Indian Hawthorn			Y	300mm	1-1.5m	1-1.5m	1m centres	48
Rh-sp	<i>Rhododendron spp. (mix of colours)</i>	Rhododendron			Y	300mm	2-3m	2-3m	1.5m centres	2
St-re	<i>Strelitzia reginae</i>	Bird of paradise			Y	300mm	1.2m	1.2m	0.6m centres	4
Sy-re	<i>Syzygium australe</i> 'Resilience'	Lilly Pilly	Y*			300mm	prune to 2.5m	prune to 1m	1m centres	166
Groundcovers										
Br-mu	<i>Brachyscome multifida</i>	Swan River Daisy		Y		150mm	0.2m	0.4m	6/m2	82
Ca-ap	<i>Carex appressa</i>	Tall Sedge	Y			150mm	1.2m	0.5m	5/m2	22
Ca-gl	<i>Carpobrotus glaucescens</i>	Pig Face	Y			150mm	0.1-0.3m	2m	2/m2	114
Ch-ap	<i>Chryscephalum apiculatum</i>	Yellow Buttons		Y		150mm	0.3-1m	0.5-1.5m	6/m2	154
Cl-mi	<i>Clivia miniata</i>	Bush Lily			Y	150mm	0.4m	0.4m	8/m2	46
Di-ca	<i>Dianella caerulea</i>	Blue Flax Lily	Y			140mm	0.3m	0.4m	6/m2	210
Di-em	<i>Dianella tasmanica</i> 'Emerald Arch'	Emerald Arch Dianella		Y		140mm	0.5-1m	0.5-1m	4/m2	20
Di-lr	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Dianella		Y		200mm	0.55m	0.5m	6/m2	659
Di-re	<i>Dianella revoluta</i>	Spreading Flaxlily	Y			150mm	0.45m	0.2m	6/m2	384
Gr-gc	<i>Grevillea juniperina</i> 'Gold Cluster'	Gold Cluster Grevillea	Y*			150mm	0.3m	0.8-1m	2/m2	100
Is-no	<i>Isolepsis nodosa</i>	Knobbly Clubrush	Y			tube	0.4m	0.4m	6/m2	22
Ju-us	<i>Juncus usitatus</i>	Tussock Rush		Y		tube	1.0x0.5m	0.5m	5/m2	22
Lo-li	<i>Lomandra 'Lime Tuff'</i>	Lomandra Lime Tuff	Y			140mm	0.6m	0.5m	5/m2	480
Lo-lo	<i>Lomandra longifolia</i>	Basket Grass	Y			140mm	0.8m	1.2m	5/m2	22
Po-es	<i>Poa labillardierei</i>	Tussock Grass		Y		150mm	0.8m	1m	2/m2	136
Rh-af	<i>Rhagodia spinescens</i> 'Aussie Flat Bush'	Aussie Flat Bush	Y*			140mm	0.1-0.2m	1m	2/m2	36
Vi-he	<i>Viola hederacea</i>	Native Violet	Y			tube	0.1-0.2m	1m	2/m2	16
* Indigenous Cultivar										

Part 5 Issue




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4 PSQ 12 Darcy Street, Parramatta, NSW 2150



Architect:  
dem

Landscape Architect:



STUDIO IZ

SITE/LANDSCAPE PLAN LEGEND/SCHEDULE

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# Development Data

LOT NUMBER & DEPOSITED PLANS: Lot 15,16,17,18 in Deposited Plan 782

SITE AREA: 3522m²

NUMBER OF DWELLINGS: 29 Units (18x1 bedroom units + 11x2 bedroom units )

PROPOSED BUILDING HEIGHT: 9m

PROPOSED NUMBER OF PARKING SPACE: 20

FSR: 0.57:1



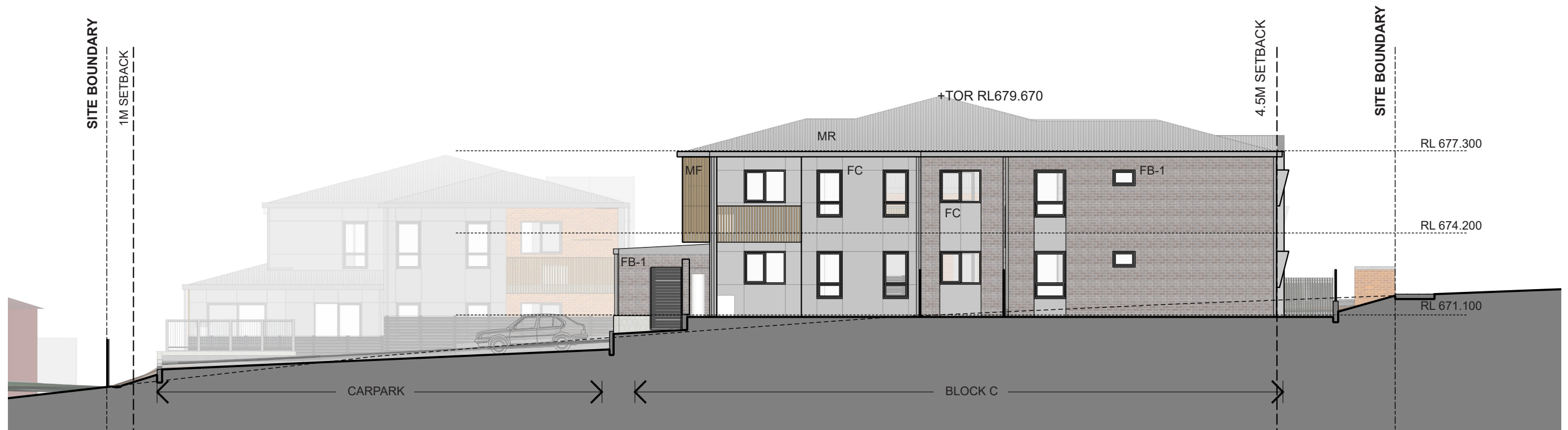
Street Elevation - Sanita Street



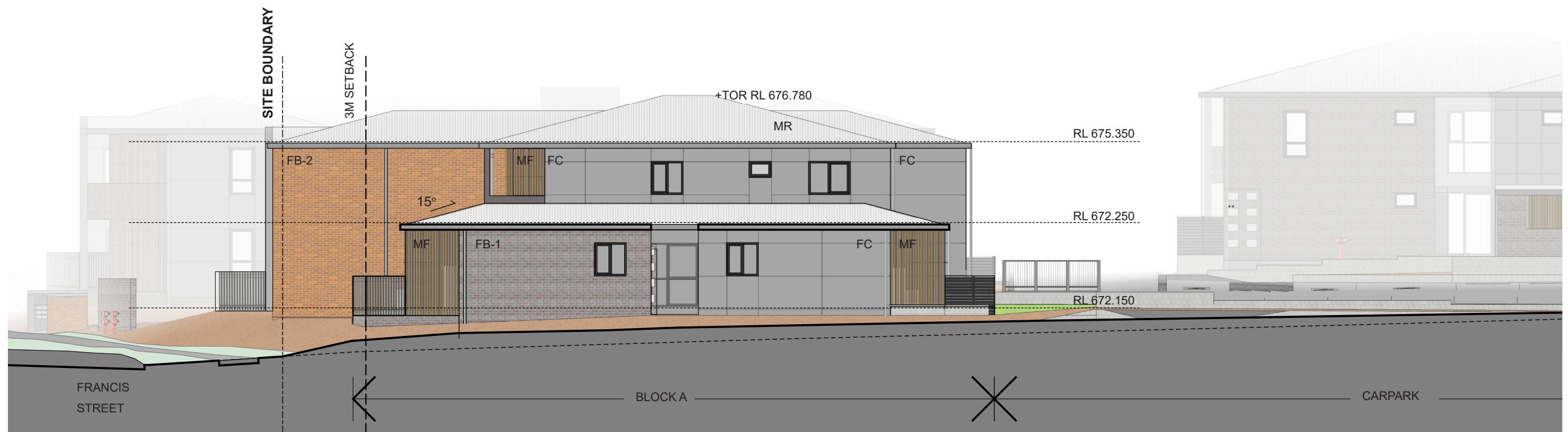
Street Elevation - Francis Street

Part 5 Issue





South East Elevation



South West Elevation

## Part 5 Issue

### ELEVATIONS

35 FRANCIS STREET & 16-20 SANITA STREET, GOULBURN  
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**FB-1** FACE BRICK  
BLUE COLOUR



**FB-2** FACE BRICK  
RED COLOUR



**FC** CFC CLADDING  
MID GREY



**MR** METAL ROOF  
LIGHT GREY



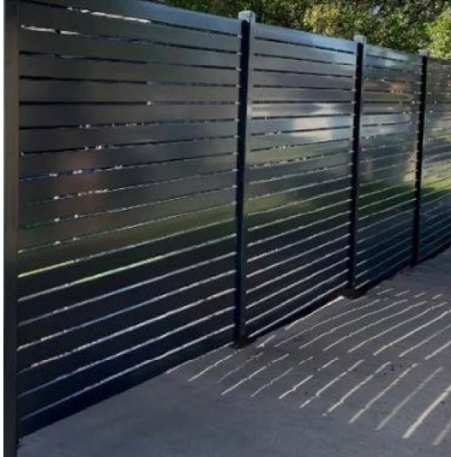
**WF** WINDOW FRAME(POWDER-COATED OR  
ANODISED ALUMINUM)  
DARK GREY



**MF** ALUMINUM BATTEN  
BALUSTRADE & PRIVACY SCREEN  
BRONZE



**F1** VERTICAL ALUMINUM PRIVACY  
FENCE (1M-1.5M)  
DARK GREY



**F2** CFC CLADDING  
MID GREY



**DP & G** DOWNPIPES  
AND GUTTER  
MID GREY



TRANSLUCENT GLASS TO ALL  
TOILET WINDOW

**Part 5 Issue**





Mid-Winter 9am






Mid-Winter 12pm



Mid-Winter 3pm

### Legend

-  SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST BY NEIGHBOUR'S BUILDING
-  SITE BOUNDARY

SHADOWS GENERATED BY THE PROPOSED DEVELOPMENT ARE MOVING RAPIDLY THROUGHOUT THE DAY WITH MINOR IMPACTS RESULTED ONTO ADJOINING PROPERTY AND THEIR RESPECTIVE COURTYARD AREAS BUT LIMITED TO EARLY MORNING HOURS BETWEEN 9-11AM AND LATE AFTERNOON HOURS BETWEEN 2-3PM

### Part 5 Issue