

NOTIFICATION PLANS

GENERAL HOUSING

5 – 9 Alexander Street, Fairy Meadow, NSW 2519



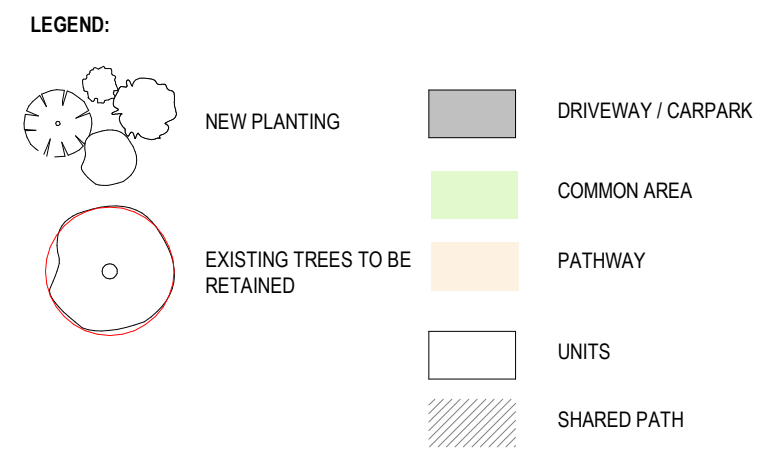
ADDRESS: LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No: 1800 738 718
WEBSITE: nsw.gov.au/homes-nsw



drawing title
NOTIFICATION COVER PAGE

project name
GENERAL HOUSING UNITS 5-9 ALEXANDER STREET FAIRY MEADOW NSW
Lots 125, 126 and 127 in DP 234877

rev	date	project number	sheet
2	07/02/25	BGYUD	NP01



Plant List							
ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread	Remarks
Trees							
Acm smi	2	Lillypilly	Acmena smithii	75 litre	5 - 10m	6 - 10m	Local native
Ban ser	4	Old Man Banksia	Banksia serrata	75 litre	5 - 10m	3.5 - 6m	Local native
Br ace	1	Bottle Tree; Illawarra Flame Tree	Brachychiton acerifolius	75 litre	25 - 30m	3.5 - 6m	Local native
Cal sal	6	Willow Bottlebrush	Callistemon salignus	25 litre	5 - 10m	3.5 - 6m	Local native
Cup ana	2	Tuckeroo	Cupaniopsis anacardioides	75 litre	10 - 15m	3.5 - 6m	Native
Mel lin	3	Snow-in-summer	Melaleuca linearifolia	75 litre	5 - 10m	6 - 10m	Local native
Shrubs							
Aus ten	10	Narrow-leaf Myrtle	Austromyrtus tenuifolia	25 litre	0.9 - 1.5m	0.9 - 1.2m	Local native
BaSp	1	Banksia ' Coastal Cushion'	Banksia spinulosa	25 litre	0.45 - 0.60m	1.2 - 2.0m	Local native
Cal Sca	45	Scarlet Flame Bottlebrush	Callistemon Scarlet Flame	15 litre	0.9 - 1.5m	0.9 - 1.2m	Native variety
Cal Cap	28	Weeping Bottlebrush	Callistemon viminalis 'Captain Cook'	5 litre	0.9 - 1.5m	0.9 - 1.2m	Native variety
Cal Whi	21	White Anzac Bottlebrush	Callistemon 'White Anzac'	5 litre	0.9 - 1.5m	0.9 - 1.2m	Native variety
ColvBe	16	Ivory Bells Australian Fuchsia	Correa x 'Ivory Bells'	5 litre	0.9 - 1.5m	0.9 - 1.2m	Native variety
Dod tri	24	Common Hop Bush	Dodonaea triquetra	5 litre	1.5 - 3m	1.2 - 2.0m	Local native
Dod pur	18	Purple Giant Hop Bush	Dodonaea viscosa Purpurea	5 litre	1 - 3m	1 - 2m	Native variety
Dor exc	10	Gymea Lily	Doryanthes excelsa	5 litre	1.5 - 3m	1.2 - 2.0m	Local native
Gre Mon	9	Grevillea Moonlight	Grevillea Moonlight	15 litre	2 - 3m	1.5 - 2.5m	Native variety
Ind aus	4	Australian Indigo	Indigofera australis	15 litre	1.5 - 3m	2.0 - 3.5m	Local native
MeHy	4	Red flowered Paperbark	Melaleuca hypericifolia	15 litre	1.5 - 3m	1.2 - 2.0m	Native
Mel Sno	27	Snowflake Paperbark	Melaleuca linarifolia Snowflake	15 litre	0.9 - 1.5m	0.9 - 1.2m	Native variety
MeTh	30	Thyme Honey-myrtle	Melaleuca thymifolia	15 litre	0.75 - 0.9m	0.6 - 0.9m	Native
Phi Xan	38	Xanadu	Philodendron Xanadu	5 litre	0.7 - 1.2m	Exotic - dry shade	
Pim lin	15	Slender Rice-flower	Pimelea linifolia	5 litre	0.45 - 0.6m	0.0 - 0.3m	Native
PleArg	25	silver spurflower	Plectranthus argentatus	5 litre	0.75 - 0.9m	0.9 - 1.2m	Native
Pro rot	13	Round-leaved Mint Bush	Prostanthera rotundifolia	5 litre	1.5 - 3m	1.2 - 2.0m	Native
Pul vil	6	Hairy Bush Pea	Pultenaea villosa	5 litre	0.9 - 1.5m	0.9 - 1.2m	Local native
Syz Com	48	Brush Cherry	Syzygium australe Aussie Compact	15 litre	3 - 5m	1.5 - 3.0m	Native variety
Syz Cas	58	Cascade Lillypilly	Syzygium Cascade	15 litre	1.5 - 3m	1.2 - 2.0m	Native variety
Thr Pay	16	Paynes Rock Thryptomene	Thryptomene saxicola Paynes Hybrid	5 litre	0.5 - 1.5m	1.0 - 1.8m	Native variety
Ground Covers							
Fic nod	58	knobby club-rush	Ficinia nodosa	5 litre	0.75 - 0.9m	0.0 - 0.3m	Local native
Myo Yar	358	Carpet Spreading Myoporium	Myoporium parvifolium 'Yareena'	5 litre	0.45 - 0.6m	0.9 - 1.2m	native
Sca aem	66	Blue Fanflower	Scaevola aemula	5 litre	0.45 - 0.6m	0.0 - 0.3m	native
Vio hed	48	Native Violet	Viola hederacea	5 litre	0.0 - 0.3m	1.2 - 2.0m	local native
Grasses							
Dia cae	223	Paroo Lily, Blue Flax-lily	Dianella caerulea	5 litre	0.45 - 0.6m	0.3 - 0.6m	local native
Dia Bre	9	Breeze Blue Flax-lily	Dianella caerulea 'Breeze'	5 litre	0.45 - 0.6m	0.3 - 0.6m	Native variety
Dia Lit	52	Blue Flax-lily	Dianella caerulea Little Jess	5 litre	0.45 - 0.6m	0.3 - 0.6m	Native variety
Lom Lim	15	Lime Tuff mat rush	Lomandra Lime Tuff	5 litre	0.5 - 0.6m	0.5 - 0.6m	Native variety
Lom Ion	89	Spiny-headed Mat-Rush	Lomandra longifolia	5 litre	0.75 - 0.9m	0.9 - 1.2m	Local native
Lom Tan	313	Spiny-headed mat rush	Lomandra Tanika	5 litre	0.4 - 0.55m	0.45 - 0.6m	Native variety



1 ELEVATION - ALEXANDER STREET
1 : 200

DEVELOPMENT DATA - GENERAL HOUSING

							CONTROL	REQUIREMENT	PROPOSED	
JOB REFERENCE		BGYYW				BUILDING HEIGHT	Housing SEPP (Division 6.42(1)(b))	11m	10.7m at highest point	
LOCALITY / SUBURB		FAIRY MEADOW					PARKING General	Housing SEPP part 19 (e), 42 part 108 (j)	1B - 0.4 carpace 2B - 0.5 carspace 1 carspace per 5 dwellings	17 carspaces
STREET ADDRESS		5-9 Alexander Street								
LOT NUMBER & DEPOSITED PLAN		Lots 125, 126 and 127 in DP 234877								
SITE AREA (sqm)		2479m² as per SURVEY				FSR	Housing SEPP part 17 (1) = 0.5:1 part 108 (c) = 0.5:1 part 42 (c) = 0.65:1	0.5:1 / 0.65:1	0.64:1	
NUMBER OF EXISTING LOTS		3								
PROPOSED GFA (sqm)		1604.3m²								
NUMBER OF DWELLINGS		21 Units								
AREA SCHEDULE (GFA)					POS REQUIRED	POS PROPOSED				
LEVEL	NAME	ADG REQUIREMENT	AREA	sqm	sqm					
GF/ FF / SF	LIFT		3.6m²/ - / -			FRONT SETBACK	Housing SEPP	generally inline with existing	6m	
GF/ FF / SF	LOBBY		47.2m²/ 42.1m²/ 40.0m²							
GF/ FF / SF	SERVICE		1.2m²/ 1.2m²/ -				Woollongong DCP (part 6.3)	6m	6m	
GF/ FF / SF	U01/ U08/ U15	2 Bedroom - Min.70m²	73.8m²/ 73.8m²/ 73.8m²	10+2 (Excl. STORE)	25m²+12.8m²/ 12.0m²/ 12.2m²					
GF/ FF / SF	U02/ U09/ U16	1 Bedroom - Min.50m²	51.8m²/ 52.5m²/ 51.7m²	8+2 (Excl. STORE)	20m²+11.8m²/ 12.0m²/ 12.0m²	SIDE SETBACKS	Woollongong DCP (part 6.4)	6m	7m & 6m	
GF/ FF / SF	U03/ U10/ U17	1 Bedroom - Min.50m²	53.7m²/ 52.6m²/ 52.6m²	8+2	25m²+10.6m²/ 10.9m²/10.9m²	REAR SETBACKS	Woollongong DCP (part 6.4)	6m	16.5m	
GF/ FF / SF	U04/ U11/ U18	2 Bedroom - Min.70m²	85.5m²/ 85.5m²/ 85.9m²	10+2	21m²+12.4m²/ 11.9m²/ 11.9m²	EC* - Entry Corridor				
GF/ FF / SF	U05/ U12/ U19	2 Bedroom - Min.70m²	76.8m²/ 76.8m²/ 76.9m²	10+2	13.4m²/ 13.5m²/ 13.5m²	AREA* - Dwelling floor area includes internal walls but excludes external walls				
GF/ FF / SF	U06/ U13/ U20	1 Bedroom - Min.50m²	57.0m²/ 56.9m²/ 58.5m²	8+2	10.6m²/ 10.7m²/ 10.7m²	POS* - Private Open Space - In compliance with SLUDG				
GF/ FF / SF	U07/ U14/ U21	2 Bedroom - Min.70m²	73.2m²/ 73.2m²/ 73.2m²	10+2	12.1m²/ 12.0m²/ 12.0m²	GF* - Ground Floor FF* - First Floor SF* - Second Floor				

1 WEST ELEVATION - FRONT
1 : 300



2 EAST ELEVATION - REAR
1 : 300

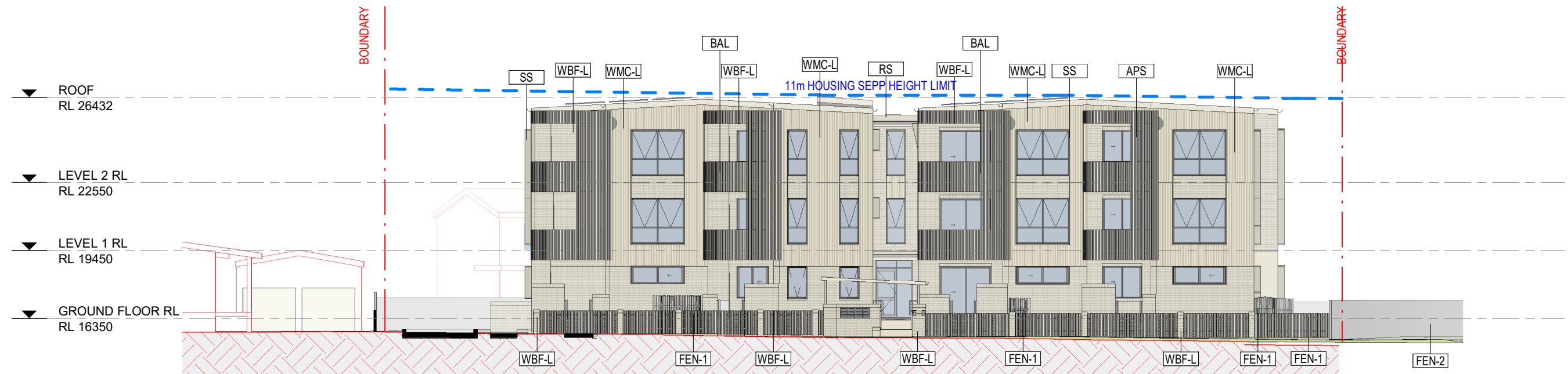


3 NORTH ELEVATION - SIDE
1 : 300



4 SOUTH ELEVATION - SIDE
1 : 300





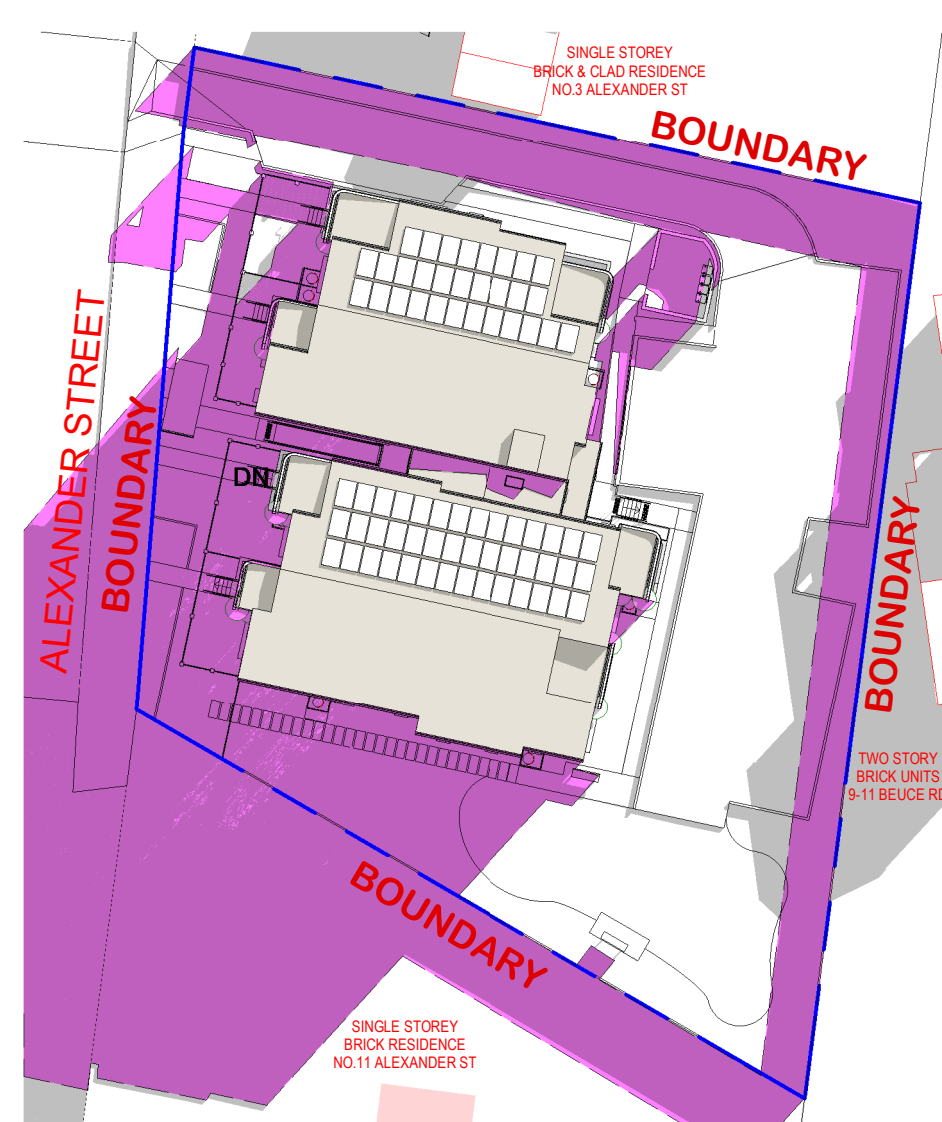
1 STREET ELEVATION FOR MATERIAL SCHEDULE
1 : 200

Material Exterior Schedule FOR NP			
CODE	Material: Image	Material: Description	COLOUR
BAL		Concrete Balcony Wall	Beige To match sun hood colour
WBF-L		Masonry	Light Beige
WBP-L		Masonry Perforated Brick Wall	Light Beige
APS /FEN -1		Vertical aluminium blades for battens and fences. Fence used @ 1200mm high at boundary and also used @ 1800mm high around the HWU's.	White
WMC-L		Metal Cladding	Warm Beige

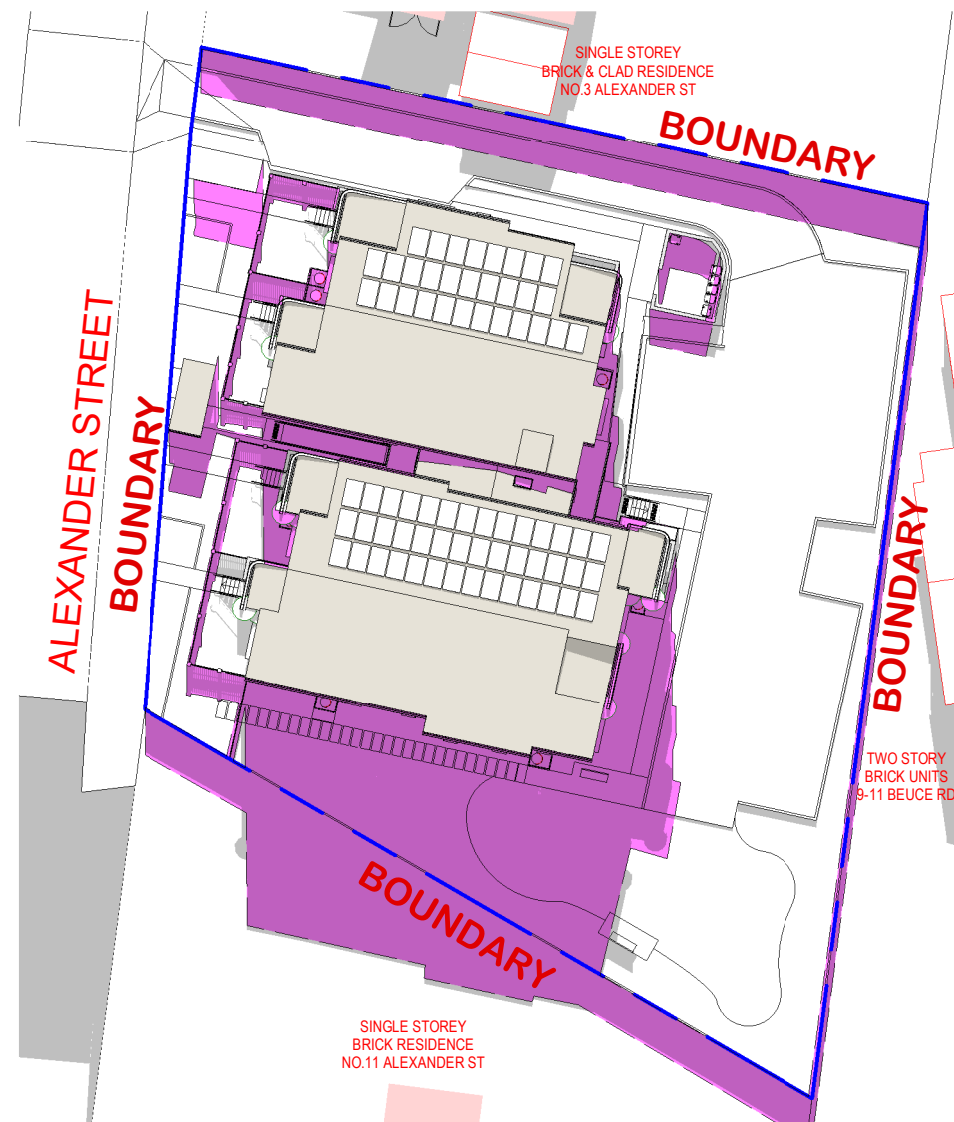
Material Exterior Schedule FOR NP			
CODE	Material: Image	Material: Description	COLOUR
ALU		Aluminium window and door frame system, fascia / downpipes	Light Beige Colour
RS		Metal deck roofing	Warm Beige to Match WMC-L
SS		Caprice Series with Mirage Series for Horizontal louvred portion. Vertical members: Caprice 334 Panel Horizontal members: Mirage MSG-605-30	Light Beige
FEN-2		Boundary Fence - 1.8m ColorMAX Colorbond Fence	Light Warm Grey
TC		Timber Look Aluminium Cladding - External Balcony wall and Ceiling Panels	Light Brown

LEGEND

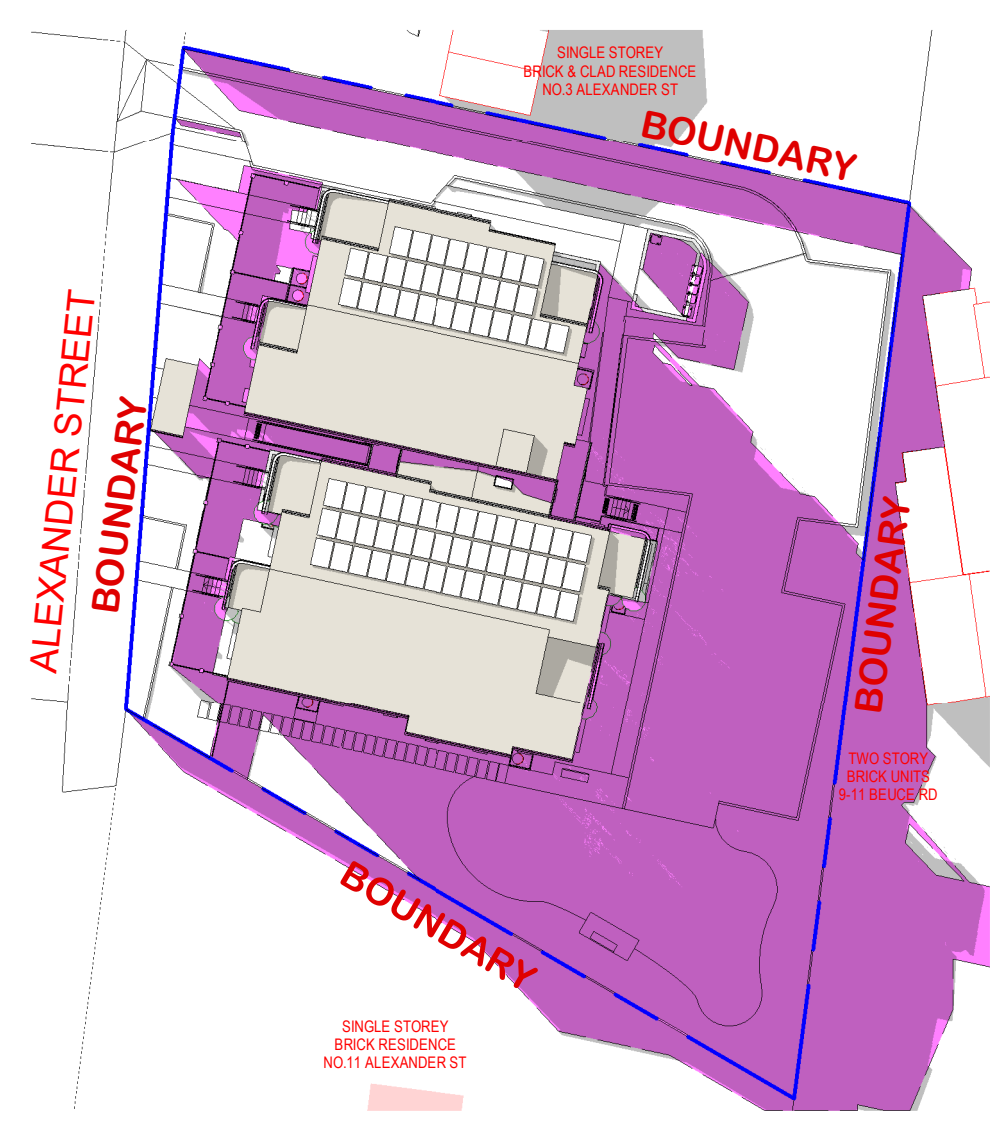
- GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



1 9am JUNE 21st Shadow Diagram
1 : 500



2 12pm JUNE 21st Shadow Diagram
1 : 500



3 3pm JUNE 21st Shadow Diagram
1 : 500