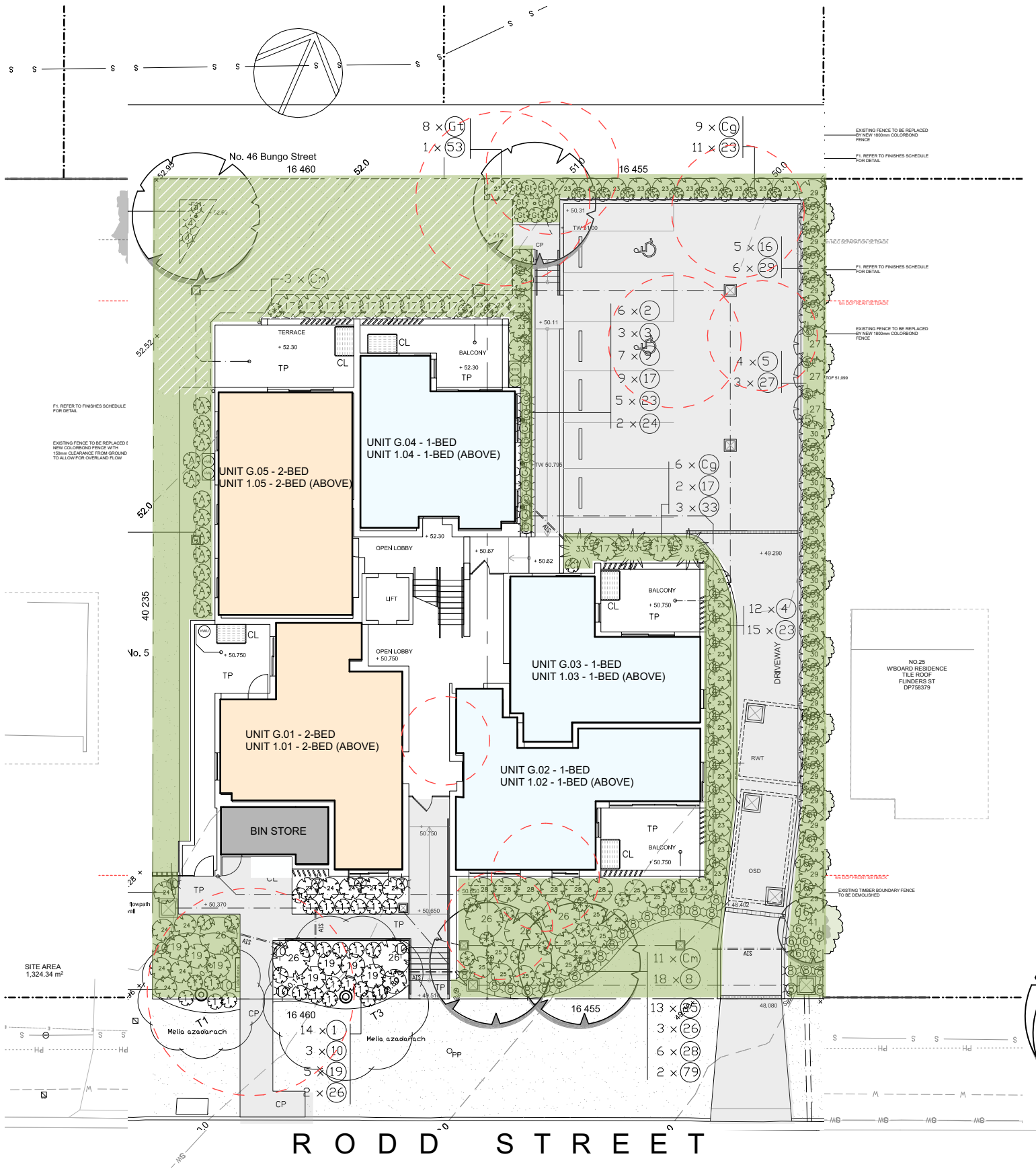


NOTIFICATION PLANS  
SENIORS HOUSING

1-3 RODD STREET, EDEN





## MAJOR PLANT SPECIES

Botanical Name			Common Name	Approx. Mature Hgt, Spread	Container Size	Quantity
Code	GROUND COVERS, GRASSES, CLIMBERS					
	Ae	Aspidistra elatior	Cast Iron Plant	.6x.9m	150mm	12
	Gt	Grevillea Mt Tamboritha	Dwarf Spider Flower	.5x.8m	150mm	8
	Cg	Carpobrotus glaucescens	Pig Face	.2x1.2m	150mm	15
	Cm	Convolvulus maureticanus	Dwarf Convolvulus	.1x1.2m	150mm	11
	1	Dianella caerulea	Blue Flax Lily	.5x.5m	150mm	42
	2	Dichondra 'Silverfalls'	Silverfalls	.1x.9m	150mm	9
	3	Hardenbergia violacea	False Sarseparilla	n/a	200mm	3
	4	Helichrysum petiolare	Licorice Plant	.6x1.2m	150mm	17
	5	Hibbertia scandens	Snake Vine	.5x.9m	150mm	8
	6	Juniperus conferta	Shore Juniper	.2x1.2m	150mm	6
	7	Myoporum parvifolium	Creeping Boobialla	.2x1.2m	150mm	3
	8	Poa labillardieri	Common Tussock Grass	.7x.9m	150mm	23
	9	Rosmarinus 'Irene'	Trailing Blue Rosemary	.5x.9m	150mm	7
	10	Viola hederacea	Native Violet	.1x.9m	150mm	26

## SHRUBS

16	Westringia fruticosa 'Aussie Box'	Coast Rosemary	.7x.9m	200mm	25
17	Acacia longifolia sophorae	Coastal Golden Wattle	2x2.2m	200mm	11
19	Banksia spinulosa	Prickly Leafed Banksia	2x2.2m	200mm	11
23	Callistemon citrinus 'Slim'	Bottlebrush [hedge]	2.2x1m	300mm	30
24	Crinum pedunculatum	Swamp Lily	.7x.9m	200mm	14
25	Correa alba	White Correa	.7x.9m	200mm	13
26	Doryanthes excelsa	Gynea Lily	2x1.8m	300mm	6
27	Grevillea Honey Gem	Yellow Spider Flower	2.6x2.5m	200mm	6
28	Indigofera australis	Australian Indigo	1.5x1.2m	200mm	6
29	Leptospermum laevigatum	Tea Tree [hedge]	2.2x1m	300mm	21
30	Syzigium 'Resilience'	Lilly Pilly [hedge]	2.2x1m	300mm	47

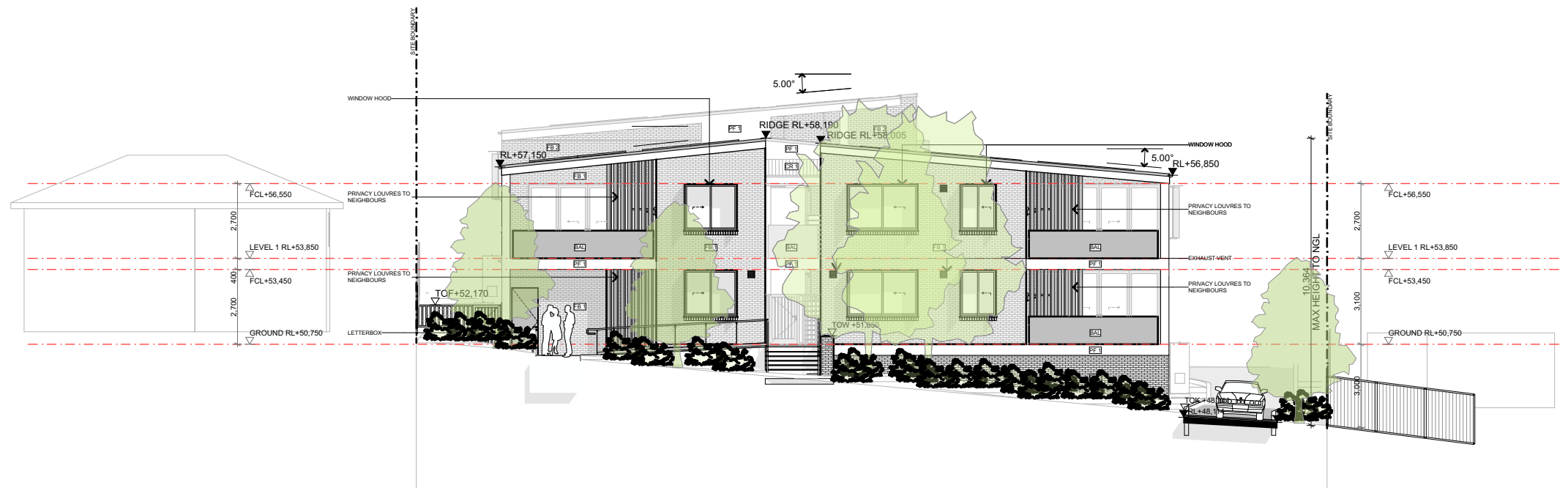
## FERNS & TREES

33	Cyathea cooperi	Rough Tree Fern	3x2.5m	300mm	3
41	Backhousia myrtifolia	Grey Myrtle	3x2.5m	300mm	1
51	Syzigium australe	Brush Cherry	8x6m	45 litre	1
53	Tristaniopsis 'Luscious'	Water Gum	6x4m	45 litre	1
79	Waterhousia floribunda	Weeping Lilly Pilly	8x7m	75 litre	2

### LEGEND

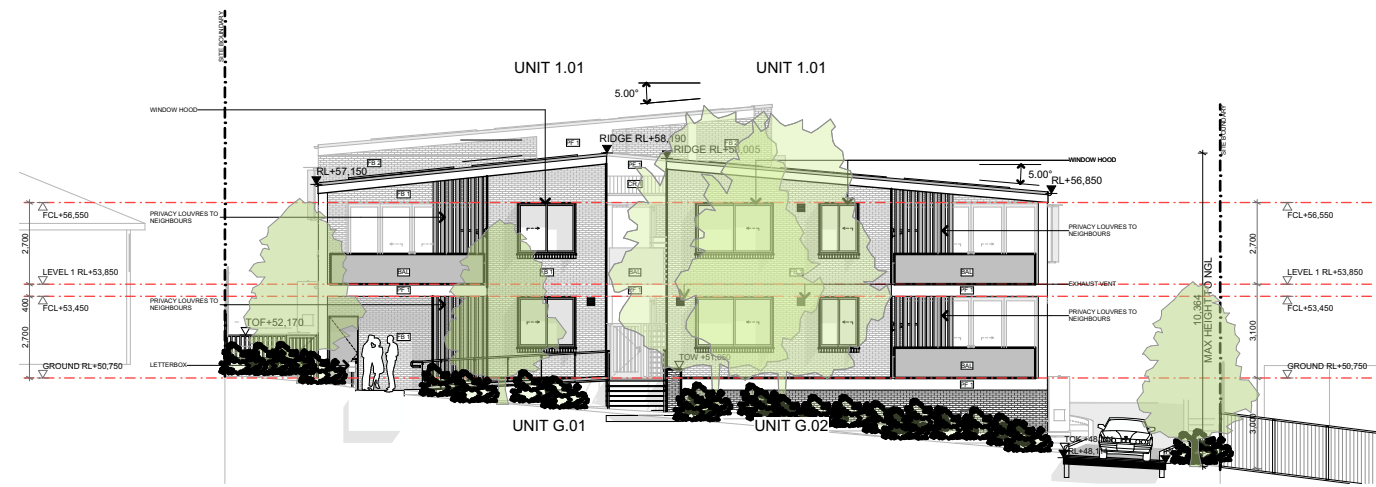
- 1-BED UNIT
- 2-BED UNIT
- NEW LANDSCAPING
- TREES TO BE REMOVED
- DRIVEWAY
- BIN STORAGE
- COMMUNAL OUTDOOR AREA



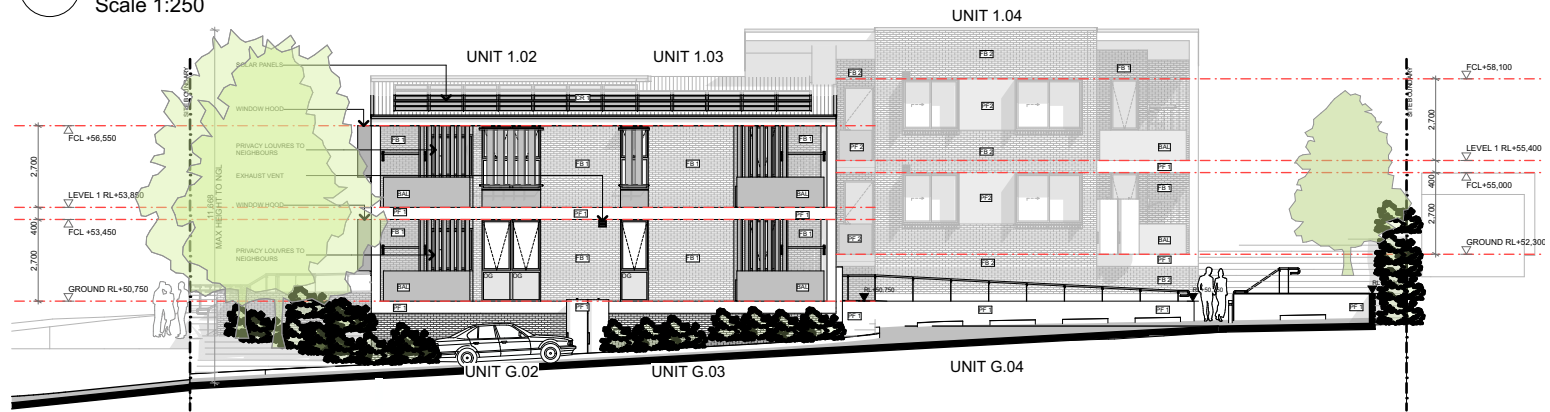


**E 01** SOUTH ELEVATION - RODD STREET  
Scale 1:200

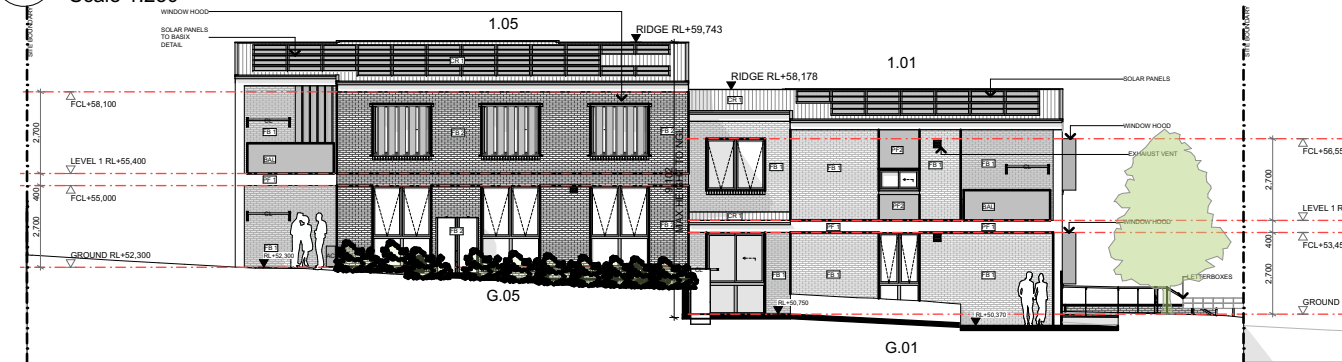
DEVELOPMENT DATA - SENIORS HOUSING		
SITE AREA	1324.1m <sup>2</sup>	
TITLE DESCRIPTION	LOT 12 & 13 DP213700	
PROPOSED DWELLING NUMBERS	10 DWELLINGS (4 x 2-bed, 6 x 1-bed)	
	REQUIREMENT	PROPOSED
SETBACKS		
FRONT SETBACK	6m	6m
SIDE SETBACK	2.5m	3m
REAR SETBACK	3m	6.8m
HEIGHT	9.5m	9.5m
FLOOR SPACE RATIO	0.5:1	0.51:1
PARKING		
ACCESSIBLE	2	2
TOTAL	2	5



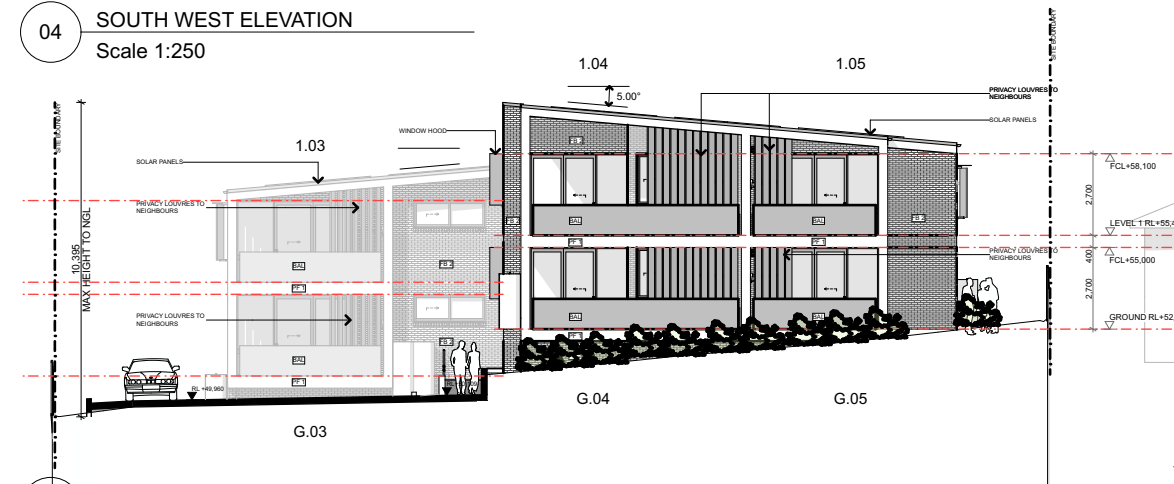
02 Scale 1:250



03 NORTH EAST ELEVATION  
Scale 1:250

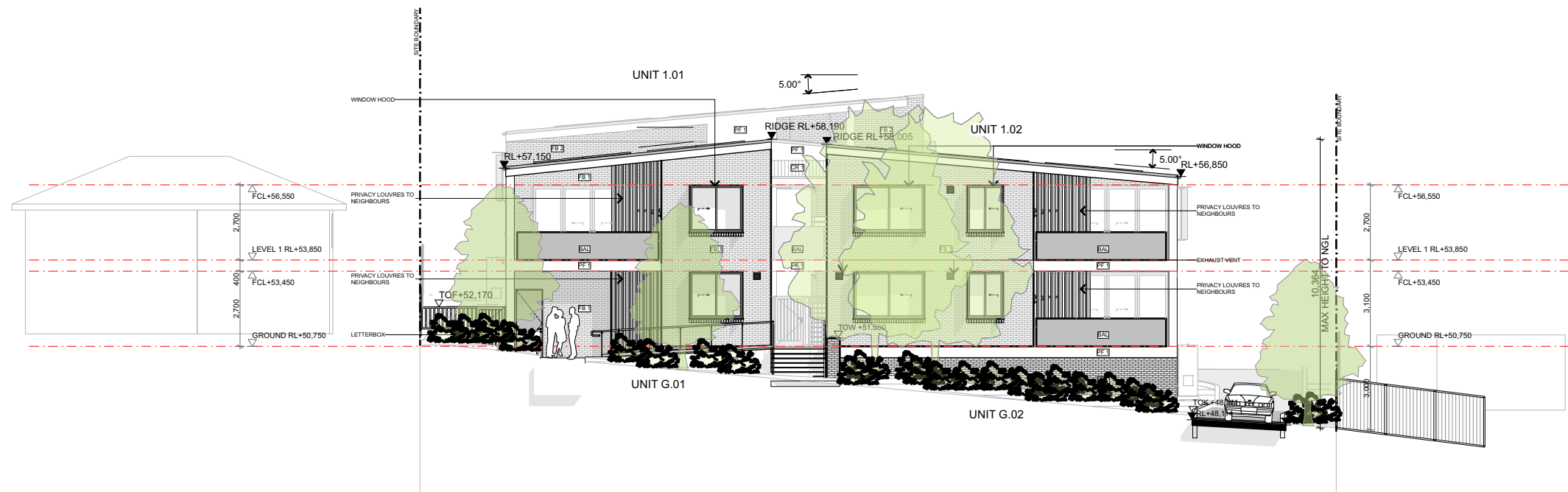


04 SOUTH WEST ELEVATION  
Scale 1:250



05 NORTH WEST ELEVATION  
Scale 1:250





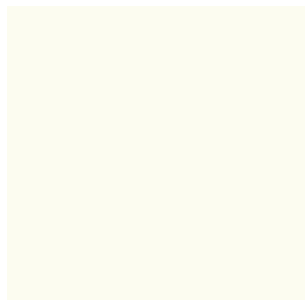
**E 01** SOUTH ELEVATION - RODD STREET  
Scale 1:200



FB1 | BOWRAL 76  
CHILLINGHAM WHITE  
OR EQUIVILANT



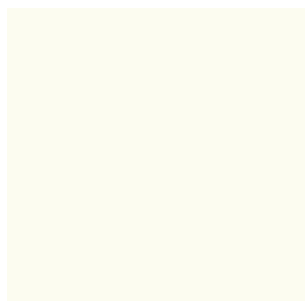
FB2 | BOWRAL 76 BRAHMAN  
GRANITE OR  
EQUIVILANT



PF1 | COLORBOND PAINT  
FINISH WHITEHAVEN OR  
EQUIVILANT



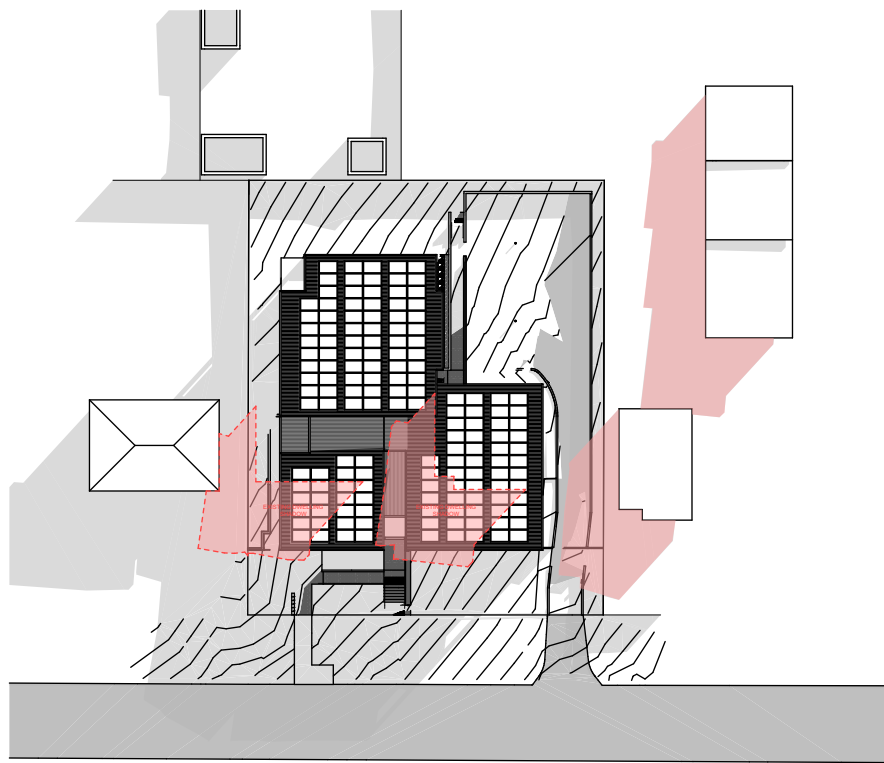
BAL | COLORBOND PAINT  
FINISH MONUMENT OR  
EQUIVILANT



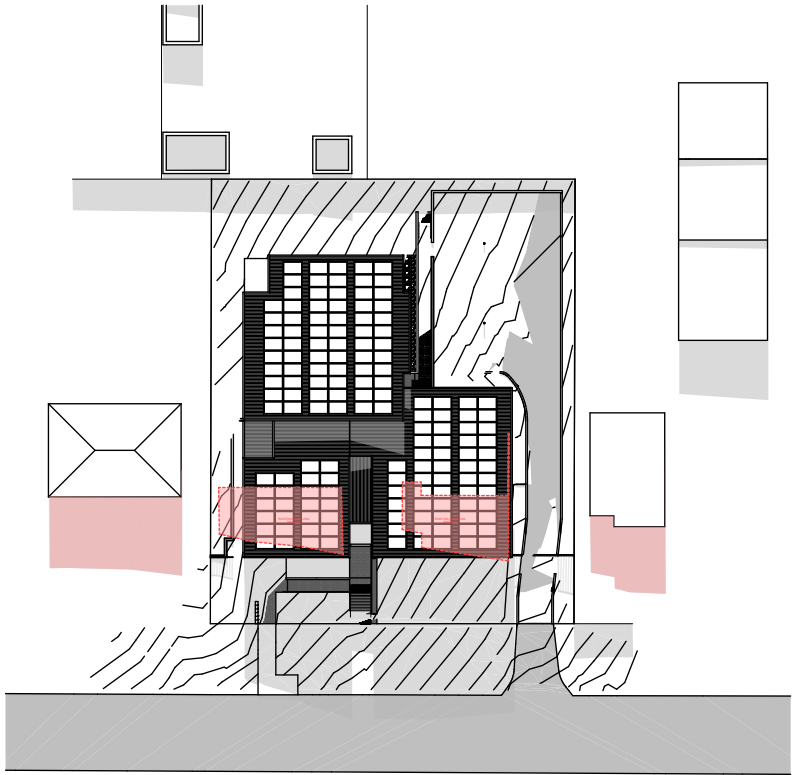
CR1 | COLORBOND  
WHITEHAVEN OR  
EQUIVILANT



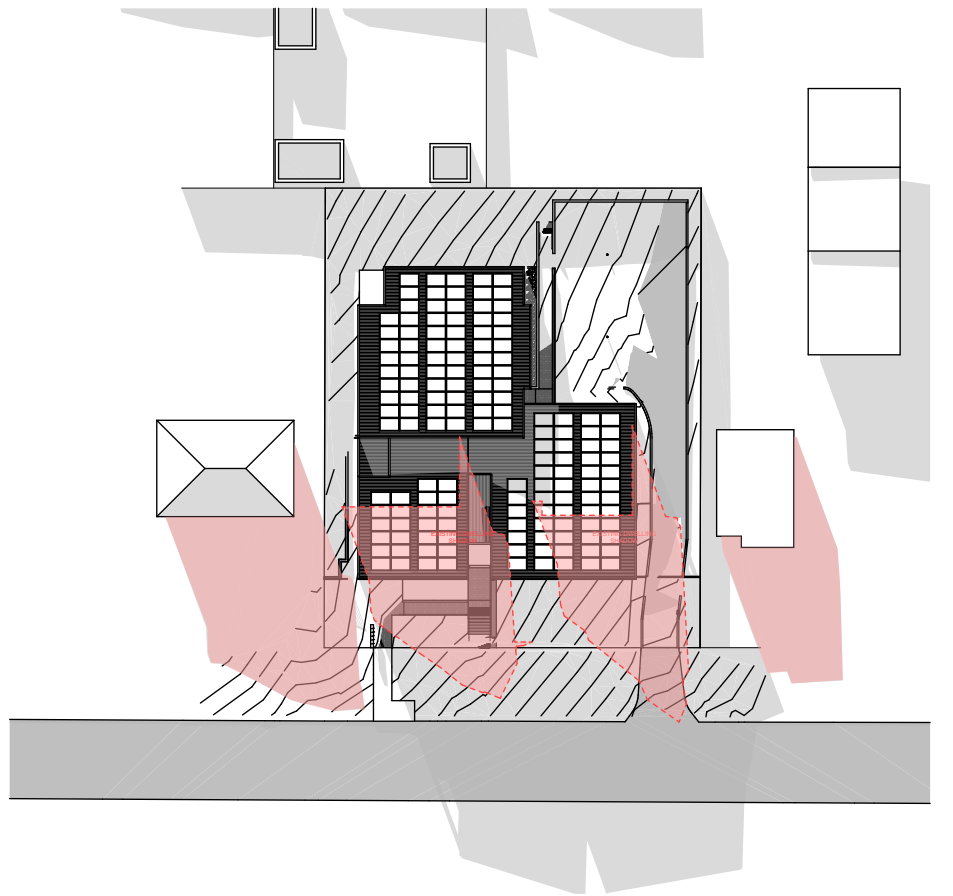
F1 | COLORBOND PAINT  
FINISH MONUMENT OR  
EQUIVILANT



01 Shadow Study 21 June at 9:00am  
Scale 1:700



02 Shadow Study 21 June at 12:00pm  
Scale 1:684.38



03 Shadow Study 21 June at 3:00pm  
Scale 1:662.02

**LEGEND**

- EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- SHADOWS CAST BY EXISTING DWELLING ON SITE
- SHADOWS CAST BY PROPOSED DEVELOPMENT