

# NOTIFICATION PLAN

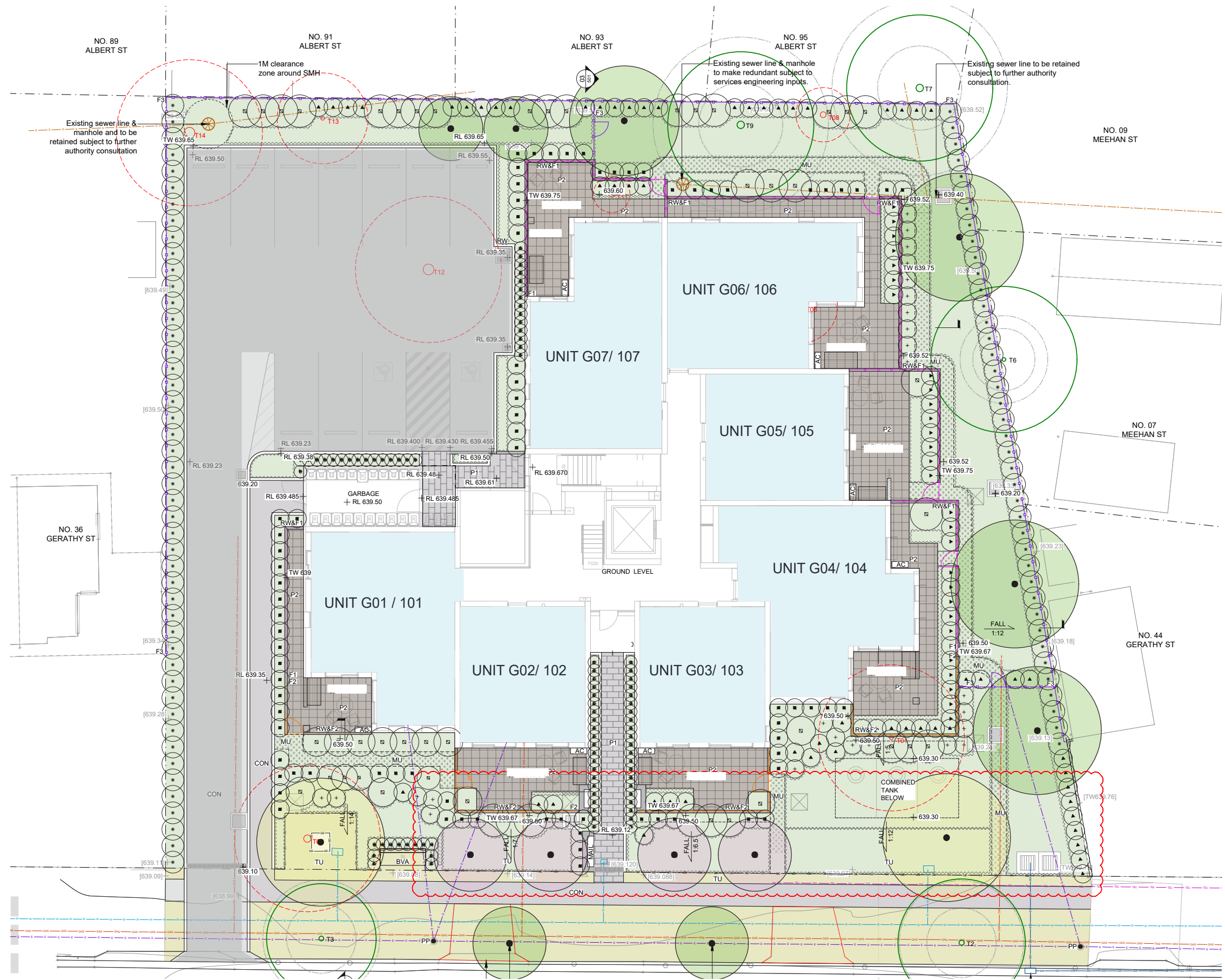
## RESIDENTIAL FLAT BUILDING

38 - 42 GERATHY STREET, GOULBURN NSW 2580

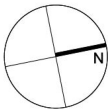


Gerathy Street Perspective





Site/Landscape Plan (Not to Scale)



REV	DATE	PROJECT NO.
A01	28/02/25	4674-00

LEGEND

GENERAL

SITE BOUNDARY

LINE OF ROOF ABOVE

76.00

EXISTING CONTOUR  
refer to survey

FALL  
1:21 MAX

PROPOSED GRADING

+ [676.06]

EXISTING LEVEL

+ 676.40

PROPOSED SPOT LEVEL

+ TW676.40

PROPOSED TOP OF WALL LEVEL

SERVICES (by others)

WATER  
refer to survey

SEWER  
refer to survey & peg out

GAS  
refer to survey

ELECTRICITY  
refer to survey

STORMWATER  
refer to stormwater engineer's drawings

TELECOMMUNICATION  
refer to survey

LP ● PP ●  
● S

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

COMBINED  
TANK

COMBINED 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

GB

GARDEN BED  
as detailed and specified

TU

PROPOSED TURF  
as detailed and specified

MU

MULCH  
as detailed and specified

SURFACE & FINISHES

CON

CONCRETE DRIVEWAY  
design levels & extent by others

P1

PAVING TYPE 1  
Concrete Unit Pavers at bld entrance, pedestrian path and ramps

P2

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

FENCES & BARRIERS

F1

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

F2

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

F3

FENCET TYPE 3  
Proposed 1.8m boundary fence

WALLING & EDGING

RETAINING WALL  
masonry block wall

GARDEN EDGING  
galvanised edging

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
Ca-ki	<i>Callistemon citrinus 'Kings Park Special'</i>	Kings Park Bottlebrush		Y		75lt	4m	2m	As Shown	2
Eu-an	<i>Eucalyptus angophoroides</i>	Apple Top Box	Y			75lt	20m	12m	As Shown	1
Eu-ca	<i>Eucalyptus caesia</i>	Silver Princess		Y		75lt	4-10m	3-8m	As Shown	1
Eu-gl	<i>Eucalyptus globulus</i>	Tasmanian blue gum		Y		75lt	25m	15m	As Shown	1
Fr-ra	<i>Fraxinus angustifolia 'Raywood'</i>	Fraxinus Raywood			Y	75lt	12m	9m	As Shown	2
Ma-pl	<i>Malus ioensis 'Plena'</i>	Crab Apple			Y	75lt	6m	4m	As Shown	4
Shrubs										
Ac-di	<i>Acer palmatum 'Dissectum Purpureum'</i>	Japanese Maple			Y	300mm	1.5-2m	1.5-2m	1.5m centres	6
Ac-bo	<i>Acacia boormanii</i>	Snowy River Wattle		Y		300mm	4.5m	2m	1.5m centres	19
At-nu	<i>Atriplex nummularia</i>	Old Man Saltbush	Y			300mm	1-2m	2-4m	1.5m centres	2
As-el	<i>Aspidistra elatior</i>	Cast Iron Plant				300mm	0.6-0.7m	0.6-1.5m	As shown	30
Ca-ki	<i>Callistemon viminalis 'Kings park Special'</i>	Callistemon 'Kings Park Special'		Y		300mm	3-5m	2-4m	As shown	2
Ca-re	<i>Callistemon viminalis 'Red Alert'</i>	Weeping Bottlebrush		Y		300mm	prune to 2m	prune to 1m	0.8m centres	26
Co-al	<i>Correa alba</i>	White Correa	Y			300mm	1.5m	1m	1m centres	7
Da-mi	<i>Daviesia mimosoides</i>	Bacon & Eggs Pea Flower		Y		300mm	2m	1-2m	1.2m centres	15
Do-vi	<i>Dodonea viscosa</i>	Sticky Hop Bush	Y			300mm	2.5m	1.5m	1.2m centres	28
Ku-am	<i>Kunzea ambigua</i>	Tick Bush		Y		300mm	2.5m	2.5m	0.6m centres	10
Ph-th	<i>Photinia x fraseri 'Thin Red'™ 'NP01'</i>	Photinia			Y	300mm	prune to 2m	prune to 0.6m	0.5m centres	72
Ph-re	<i>Photinia 'Red Alert'</i>	Christmas Berry			Y	300mm	prune to 2m	prune to 0.6m	0.5m centres	97
Pi-gr	<i>Pittosporum tenuifolium 'Green Pillar'</i>	Pittosporum 'Green Pillar'			Y	300mm	prune to 2m	prune to 1m	As shown	62
Pr-mi	<i>Prostanthera 'Minty'</i>	Native Mint Bush	Y*			300mm	1.5m	1m	0.8m centres	27
Rh-co	<i>Raphiolepis indica 'Cosmic Pink'</i>	Indian Hawthorn			Y	300mm	1-1.5m	1-1.5m	1m centres	25
Yu-fi	<i>Yucca filamentosa</i>	Adams Needle			Y	300mm	1.5m	1m	As shown	5
Groundcovers										
As-el	<i>Aspidistra elatior</i>	Cast Iron Plant			Y	140mm	0.6m	0.6-1.5m	6/m2	30
Ch-ap	<i>Chrysocephalum apiculatum</i>	Yellow Buttons		Y		140mm	0.3-1m	0.5-1.5m	6/m2	291
Di-ca	<i>Dianella caerulea</i>	Blue Flax Lily	Y			140mm	0.3m	0.4m	6/m2	120
Di-lr	<i>Dianella revoluta 'Little Rev'</i>	Little Rev Dianella		Y		140mm	0.55m	0.5m	6/m2	260
Di-re	<i>Dianella revoluta</i>	Spreading Flaxlily	Y			140mm	0.45m	0.2m	6/m2	264
Gr-gc	<i>Grevillea juniperina 'Gold Cluster'</i>	Gold Cluster Grevillea	Y*			140mm	0.3m	0.8-1m	2/m2	140
Lo-li	<i>Lomandra 'Lime Tuff'</i>	Lomandra Lime Tuff	Y			140mm	0.6m	0.5m	5/m2	278
Po-es	<i>Poa labillardierei</i>	Tussock Grass		Y		140mm	0.8m	1m	2/m2	180
Rh-af	<i>Rhagodia spinescens 'Aussie Flat Bush'</i>	Aussie Flat Bush	Y*			140mm	0.1-0.2m	1m	2/m2	70
* Indigenous Cultivar										

DEVELOPMENT DATA Residential Flat Development						
JOB REFERENCE	BH2NM					
LOCALITY / SUBURB	Goulburn					
STREET ADDRESS	38 - 42 Gerathy Street, Goulburn					
LOT NUMBER(S) & DEPOSITED PLANS	Lots 63, 64 and 65 Deposited Plan 236794					
SITE AREA (m2)	1981.4m <sup>2</sup>					
NUMBER OF EXISTING LOTS	3					
PROPOSED GFA (m2)	1090m <sup>2</sup>					
NUMBER OF DWELLINGS	6 x 1 Bedroom			42%	14 Units	
	8 x 2 Bedroom			58%		
	Control		Requirement		Proposed	Compliance
BUILDING HEIGHT	Housing SEPP (2023)		11m		8.5m	Yes
PARKING	Housing SEPP (2023)	Non-accessible	1 bed = 6 x 0.5 = 3	Total = Min. 11 spaces	11 spaces	Yes
			2 bed = 8 x 1 = 8			
FSR	Housing SEPP (2023)		0.65:1		0.55 : 1	Yes
	Goulburn Mulwaree Council - LEP		N/A		0.55 : 1	N/A
SETBACK(s)	Goulburn Mulwaree Council - DCP	Front Setback	Min. 4.5m		4.5m	Yes
		Side Setback	Min. 1m Additional setback is required from the southern boundary to minimise overshadowing of adjoining lot.		6-6.75m from northern boundary 7.5m from southern boundary	Yes
		Rear Setback	Min. 6m		6.1m	Yes
DEEP SOIL	ADG		Min. 10% Min. dimension of 3m in any direction		25% (510 /1981.4m²)	Yes
LANDSCAPING	ADG		Min. 30% Including Deep Soil Min. dimension of 1.5m in any direction		32% (635 /1981.4m²)	Yes
SOLAR ACCESS	Goulburn Mulwaree Council - DCP		At least 70% of dwellings to receive 3 hours of direct sunlight to the living room and POS between 9am and 3 pm 21 June.		71% (10 / 14 Units)	Yes
CROSS VENTILATION	Best Practice		Min. 60%, Max. 18m depth		64% (9 / 14 Units)	Yes
ADAPTABLE UNIT	ADG		Min. 10%		14% (2 / 14 Units)	Yes

Unit Number	No. of Bedrooms	Unit Internal Area (m²)	Principle POS (m²)	POS solar access	Hours of Sunlight	Living room solar access	Hours of Sunlight	Comply with GMDCP (Min. 3Hrs)
G01	2	72	21	09:00a m-09:30a m	0.25h	09:00a m-09:30a m	0.25h	No
G02	1	50	23	09:30a m-11:30a m	2h	09:00a m-10:00p m	1h	No
G03	1	50	23	09:00a m-12:00p m	3h	9:00a m-12:00p m	3h	Yes
G04	2	78	47	09:00a m-13:00p m	4h	09:00a m-15:00p m	6h	Yes
G05	1	51	34	10:00a m-14:00p m	4h	09:00a m-14:00p m	5h	Yes
G06	2	73	38	09:00a m-15:00p m	6h	10:00a m-14:00p m	4h	Yes
G07	2	77	28	12:00a m-15:00p m	3h	12:00p m-15:00p m	3h	Yes
101	2	72	13	09:00a m-09:30a m	0.5h	09:00a m-10:00a m	1h	No
102	1	50	14	09:00a m-10:45a m	1.75h	09:00a m-10:00p m	1h	No
103	1	50	14	09:00a m-12:00p m	3h	09:00a m-12:45p m	3.75h	Yes
104	2	78	12	12:00p m-15:00p m	3h	09:00a m-15:00p m	6h	Yes
105	1	51	13	011:00a m-14:00p m	3h	09:00a m-13:00p m	4h	Yes
106	2	73	11	10:00a m-14:00p m	4h	09:00a m-15:00p m	6h	Yes
107	2	77	11	12:00p m-15:00p m	3h	12:00p m-15:00p m	3h	Yes
Total	14	902	302					
10 units out of 14 units are comply with GMDCP requirement (71%)								



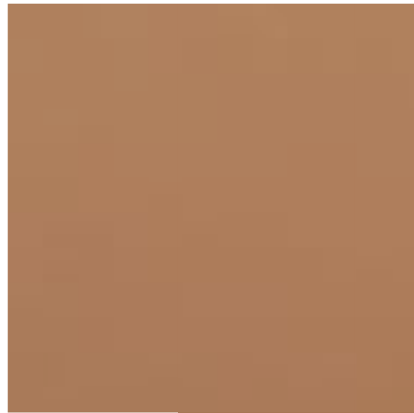




Street Elevation - Gerathy Street (South East Elevation)



FB FACE BRICK  
WARM BEIGE GREY COLOUR



FC-1 PRE-FINISHED WALL PANEL  
TERRACOTTA COLOUR



FC-2 PRE-FINISHED WALL PANEL  
MID GREY COLOUR



BAL ALUMINIUM BATTEN (ANGLED)  
SCREEN AND BALUSTRADE  
MID GREY COLOUR



F1 / F2 VERTICAL ALUMINIUM PRIVACY  
FENCE (1.2 - 1.8M)  
DARK GREY COLOUR



SC ALUMINIUM BATTEN (ANGLED)  
LOUVRES  
TERRACOTTA COLOUR



WA WINDOW AWNING  
SOLID METAL WITH SELECTED  
PROTECTIVE PAINT COATING  
DARK GREY COLOUR



AW ALUMINIUM FRAMED AWNING  
WINDOW - ALUMINIUM FRAMED  
CASEMENT WINDOW  
DARK GREY COLOUR

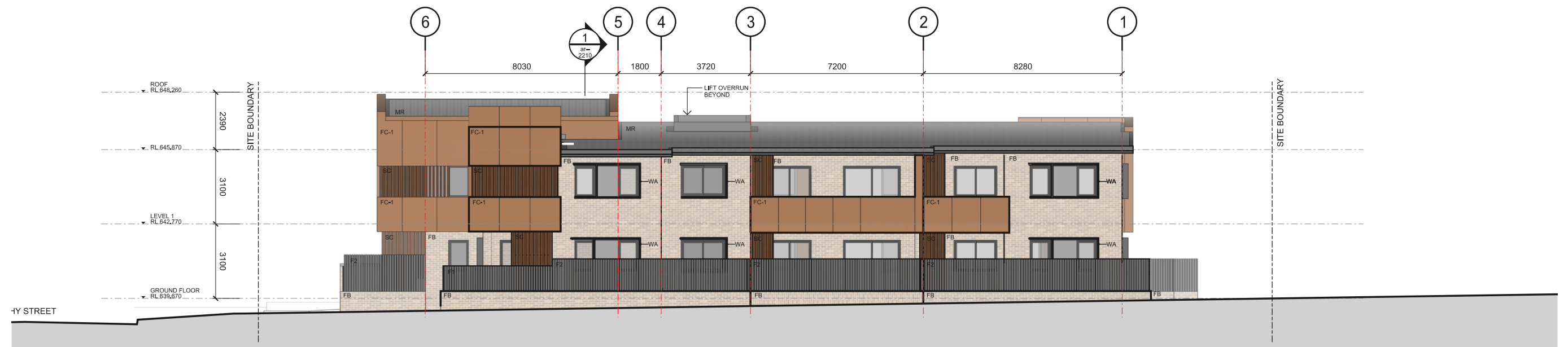


MR METAL ROOF  
LIGHT GREY COLOUR

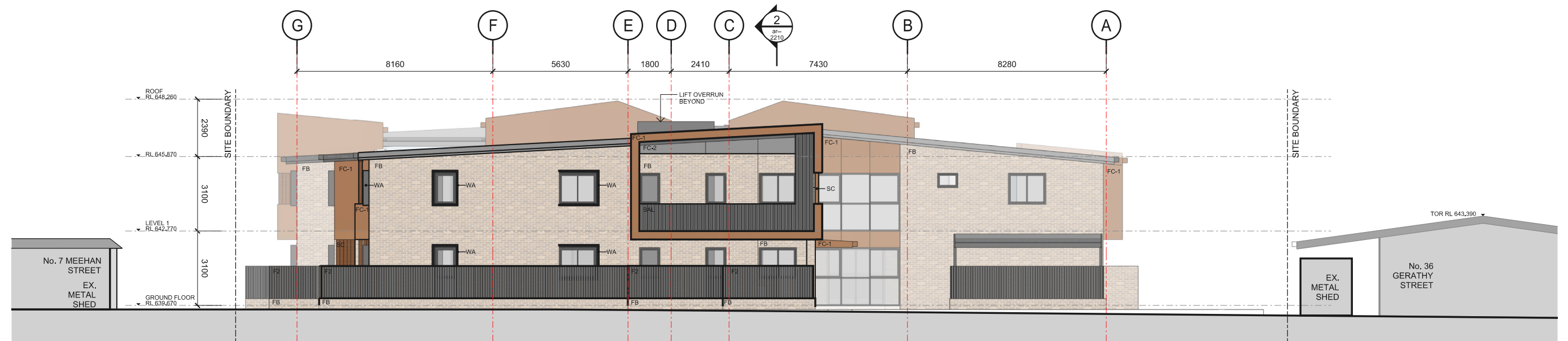


DP DOWNPIPE AND GUTTER  
MID GREY COLOUR

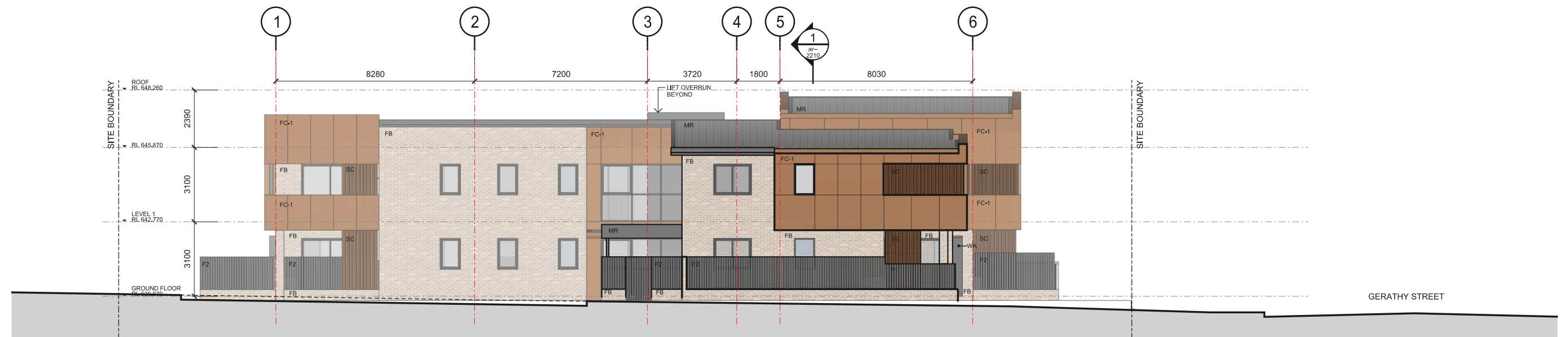




North East Elevation



North West Elevation



South West Elevation



9AM

10AM



SHADOWS CAST BY  
PROPOSED DEVELOPMENT

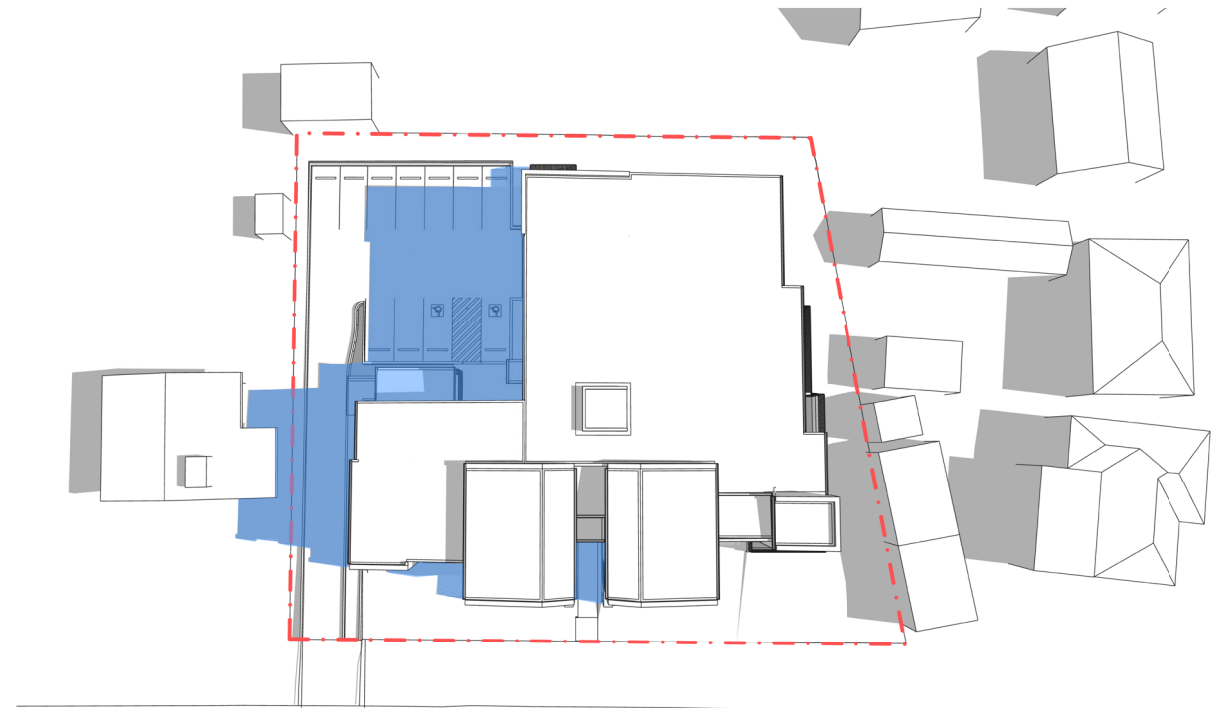
SHADOWS CAST BY  
NEIGHBOUR'S BUILDING

GERATHY STREET

GERATHY STREET

11AM

12PM (NOON)



GERATHY STREET

GERATHY STREET

## Shadow Diagrams - 9am to 12pm (noon)



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



Architect:  
**dem**

Landscape Architect:  
**IZ**  
STUDIO IZ



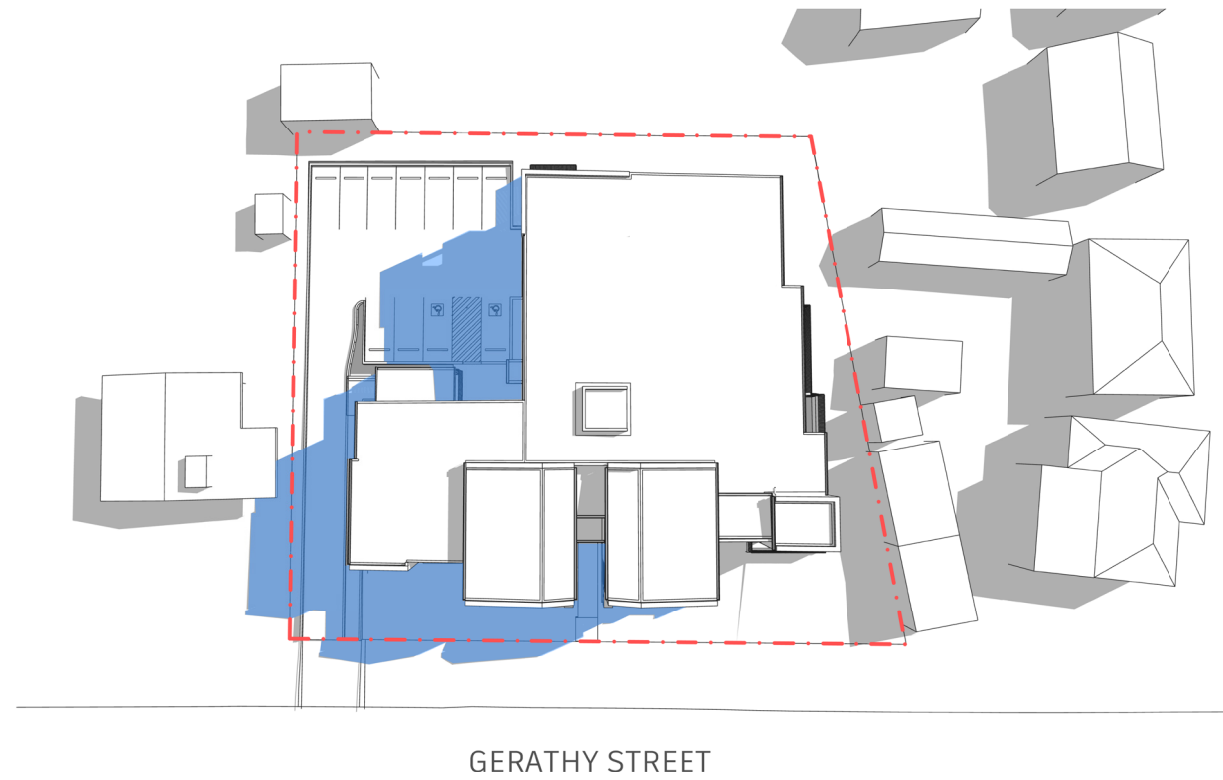
**SHADOW DIAGRAMS - AT MID-WINTER 21 JUNE**  
38 - 42 GERATHY STREET, GOULBURN, NSW 2580  
LOT 63, 64 & 65 IN DEPOSITED PLAN 23679

## Part 5 Submission

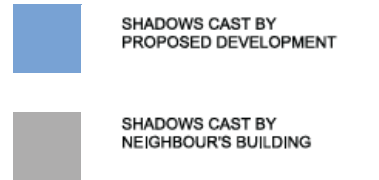
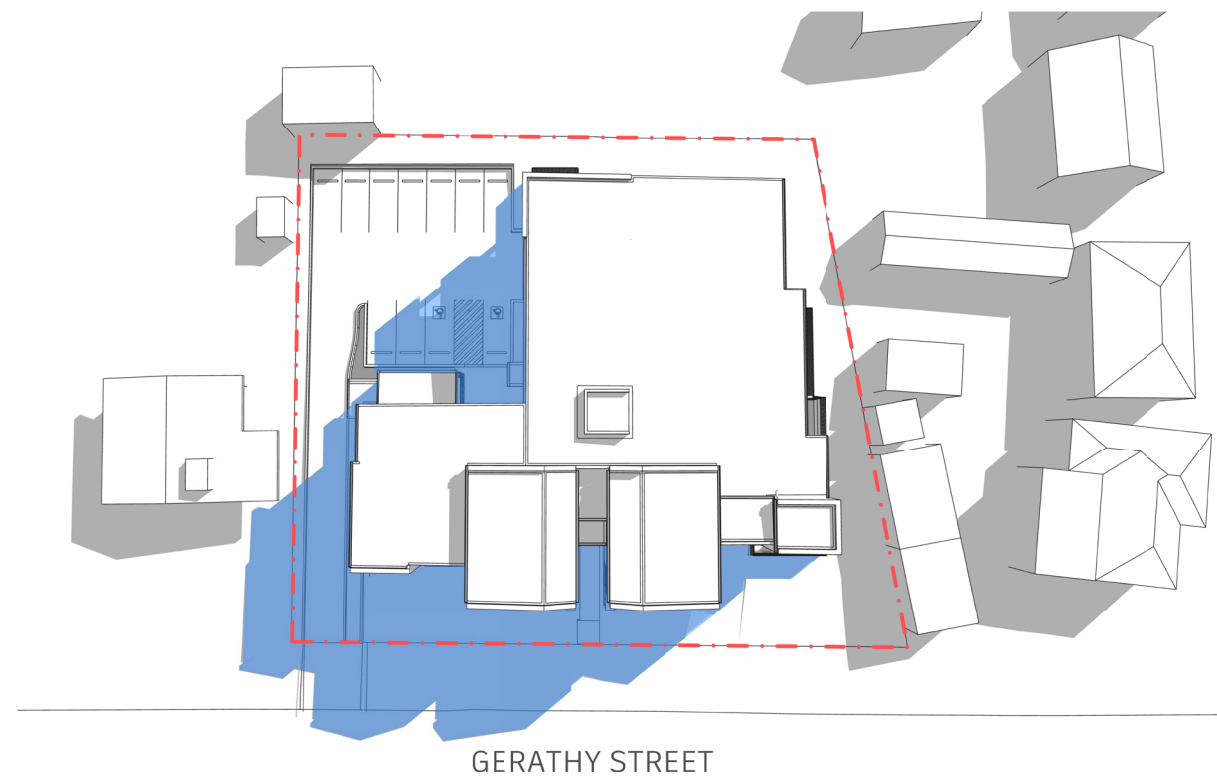
REV	DATE	PROJECT NO.
A01	28/02/25	4674-00



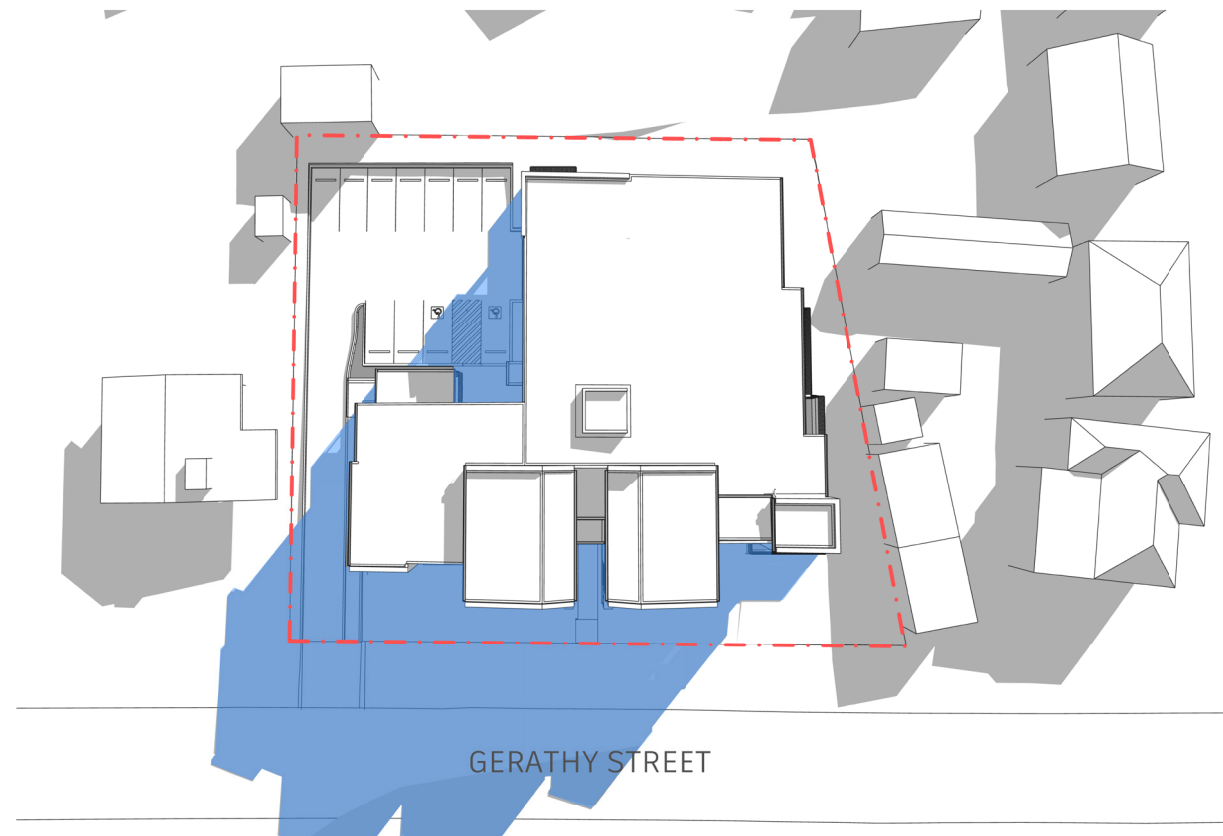
1PM



2PM



3PM



## Shadow Diagrams - 1pm to 3pm



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



Architect:  
**dem**

Landscape Architect:  
**IZ**  
STUDIO IZ



**SHADOW DIAGRAMS - AT MID-WINTER 21 JUNE**  
38 - 42 GERATHY STREET, GOULBURN, NSW 2580  
LOT 63, 64 & 65 IN DEPOSITED PLAN 23679

## Part 5 Submission

REV	DATE	PROJECT NO.	
A01	28/02/25	4674-00	8