

NOTIFICATION PLANS

**SENIORS HOUSING**

18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163



MUNDAMATTA STREET PERSPECTIVE

NOTIFICATION PLANS SHEET LIST				
SHEET NO	SHEET NAME	Current Revision	Current Revision Description	Current Revision Date
N-01	NOTIFICATION - COVER PAGE	3	For Stage 5 Approval	25/11/22
N-02	SITE / LANDSCAPE PLAN	3	For Stage 5 Approval	25/11/22
N-03	ELEVATIONS	3	For Stage 5 Approval	25/11/22
N-04	SHADOWS DIAGRAMS	3	For Stage 5 Approval	25/11/22



Planning & Environment

LOCKED BAG 5022  
PARAMATTA NSW 2124  
Phone No: 1300 305 695

ARCHITECT:



Strategy  
Urban Design  
Architecture  
Interior Design

NOTIFICATION - COVER PAGE

18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163 LOTS 814-816 DP 36608

REV:

3

DATE:

25/11/22

PROJECT NO:

BGYHY

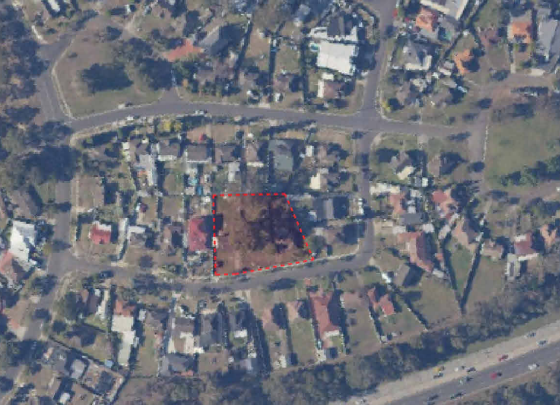
SHEET:

N-01





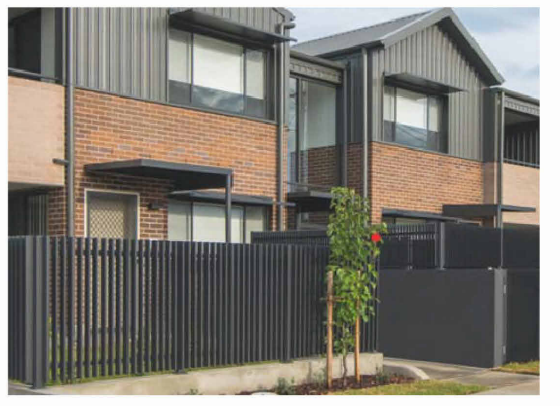
PLANT SCHEDULE					
ID	BOTANICAL NAME	COMMON NAME	GHT (MATURE)	SIZE	QT
TREES					
Ac-an	Acacia aneura	Mulga	6m	45LT	1
Br-ac	Brachychiton acerifolius	Illawarra Flame Tree	10m	75LT	7
Co-pt	Corymbia ptychocarpa	Swamp Bloodwood	10m	75LT	1
Eu-cr	Eucalyptus crenulata	Silver Gum	15m	75LT	2
Fi-co	Ficus coronata	Sandpaper Fig	6m	75LT	2
Gr-ba	Grevillea baileyana	White Oak	8m	75LT	2
Me-li	Melaleuca linanifolia	Snow in Summer	8m	100L	10
Wa-fl	Waterhousea floribunda	Weeping Lily Pilly	10m	75LT	8
SHRUBS					
An-sp	Anigozanthos sp	Kangaroo Paw	1.8m	300mm	30
Ca-li	Callistemon linearis	Narrow-leaved Bottlebrush	2m	300mm	55
Di-lo	Dianella longifolia 'Forte'	Flax Lily	1m	300mm	62
Do-pa	Doryanthes palmeri	Spear Lily	2m	300mm	26
Er-bo	Eremophila bowmanii	Silver Turkeybush	2m	300mm	15
Hi-in	Hibiscus insularis	Philip Island Hibiscus	3m	300mm	65
Rh-sp	Rhagodia spinescens	Salt Bush	1m	300mm	55
St-pa	Strelitzia parvifolia	Spoon Leaved Strelitzia	1.5m	300mm	5
Sy-au	Syzygium australe	Scrub Cherry	3m	300mm	30
We-fr	Westringia fruticosa	coastal rosemary	2m	300mm	16
GROUNDCOVERS & CLIMBERS					
Ba-in	Banksia integrifolia prostrata	Coastal Banksia	0.5m	140mm	12
Br-mu	Brachyscome multifida	Native Daisy	0.3m	140mm	10
Hi-sc	Hibbertia scandens	Guinea Flower	0.5m	140mm	50
La-de	Lavandula dentata	French Lavender	1m	200mm	50
Li-mu	Liriope muscari 'Evergreen giant'	Giant Liriope	0.5m	200mm	25
Lo-ta	Lomandra tanika	Tanika	0.4m	140mm	75
My-pa	Myoporum parvifolium	Creeping Boobialla	0.2m	140mm	20
Tr-ja	Trachelospermum jasminoides	Star Jasmine	-	140mm	72
Vi-he	Viola hederacea	Native Violet	0.2m	140mm	20
We-mu	Westringia 'Mundi'	-	0.5m	140mm	11
NOTE: * Plant quantities on planting plan take precedence over quantities identified in this schedule.					



KEY PLAN

DESIGN NOTES:

- 01 EXISTING TREES TO BE RETAINED
- 02 FEATURE TREE TO FRONT COURTYARD
- 03 GRAVEL TRIM TO BUILDING
- 04 SCREEN PLANTING TO BOUNDARY
- 05 VEGETABLE GARDEN
- 06 SEATING WITH PERGOLAR
- 07 OPEN TURF FOR MULTIPLE ACTIVITY
- 08 ROOF STRUCTURE OVER CARPARK



FENCE TO FRONTAGE

LEGEND

SITE BOUNDARY

EXISTING TREE RETAINED

TURF

PROPOSED TREE

EXISTING CONTOUR

PROPOSED NEW CONTOUR

EXISTING SPOT LEVEL

PROPOSED SPOT LEVEL

450mm WIDE GRAVEL TRIM TO BUILDING

PROPOSED SHRUBS

PROPOSED GROUNDCOVERS

CONCRETE UNIT PAVERS BY BORAL, 400mm SQUARE

NSW GOVERNMENT

Planning & Environment

LOCKED BAG 5022  
PARAMATTA NSW 2124  
Phone No: 1300 305 695

ARCHITECT:  
CUSTANCE

Strategy  
Urban Design  
Architecture  
Interior Design

SITE / LANDSCAPE PLAN

18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163 LOTS 814-816 DP 36608

REV:  
3

DATE:  
25/11/22

PROJECT NO:  
BGYHY

SHEET:  
N-02





SOUTH ELEVATION - MUNDAMUTTA STREET



EAST ELEVATION 1



EAST ELEVATION 2



NORTH ELEVATION 1



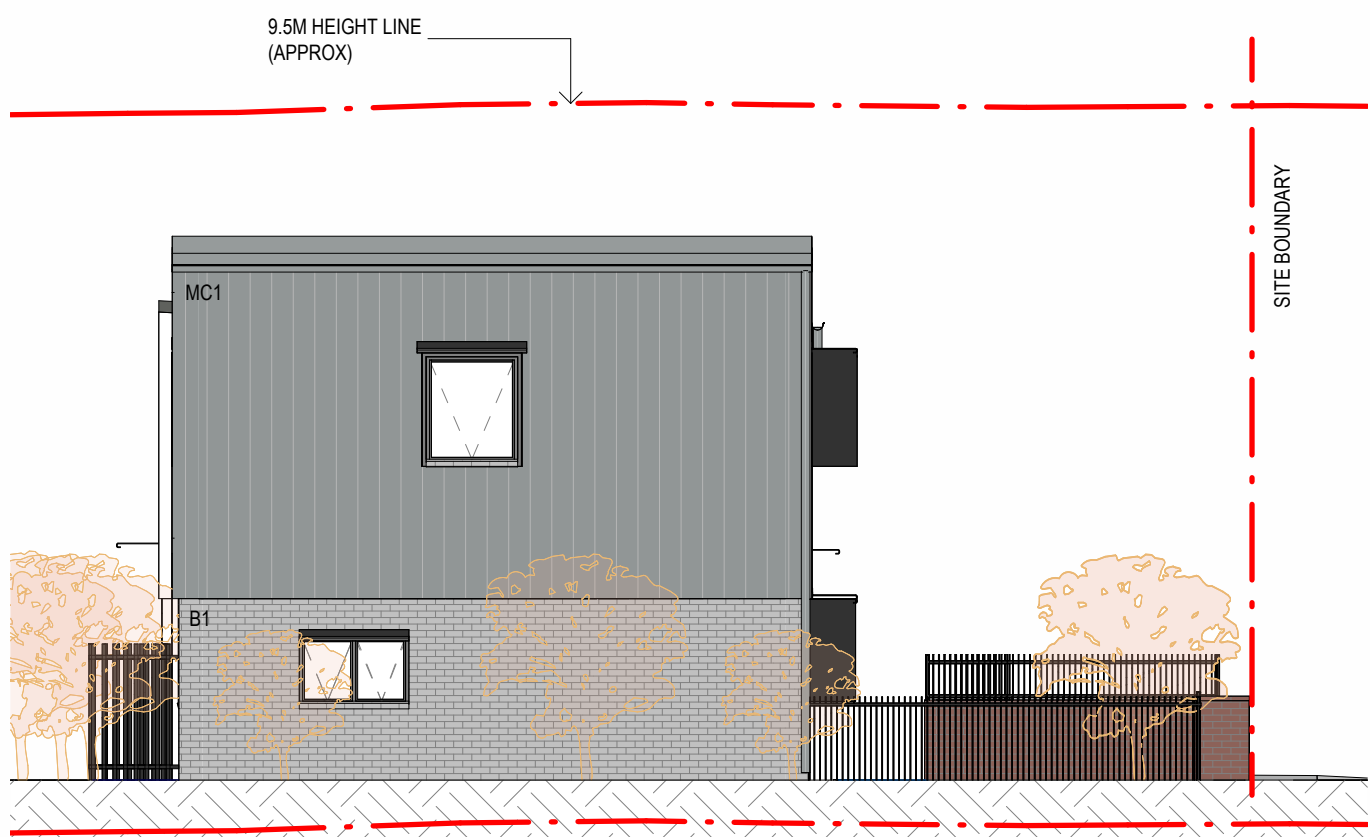
WEST ELEVATION 1

PROPOSED DEVELOPMENT DATA - SEPP HOUSING 2021				
Site Area	2210.36 m <sup>2</sup>			
Number of dwellings	12 units (7 x 1 Bed + 5 x 2 Beds)			
	Control	Requirement	Proposed	
Front Setback	Canterbury Bankstown Council	5.5m	5.5m	
Side Setback	Canterbury Bankstown Council	3 m	3 m	
Rear Setback	Canterbury Bankstown Council	Set by Sewerline and easement	Set by Sewerline and easement	
Height	SEPP Housing 2021	9.5m building height (top of ridge)	7.2m building height (top of ridge)	
Floor Space Ratio	SEPP Housing 2021	0.5 : 1	0.36:1	
	Canterbury Bankstown Council	N/A	N/A	
Landscape	SEPP Housing 2021	35m <sup>2</sup> per unit = 420m <sup>2</sup>	950 m <sup>2</sup>	
Deep Soil Zone 15% of site with minimum dimensions of 3m	SEPP Housing 2021	331.5 m <sup>2</sup>	583 m <sup>2</sup>	
65% of this at rear	SEPP Housing 2021	378.95 m <sup>2</sup>	488 m <sup>2</sup>	
70% of dwellings to have three hours sunlight to living areas and to associated private open space	SEPP Housing 2021	9	10 83% of development	
Parking	SEPP Housing 2021	0.4 spaces / 1 bed (7) = 2.8 0.5 spaces / 2bed (5) = 2.5 TOTAL SPACES = 6	6 spaces: 2 Accessible spaces with common shared area 1 separate dedicated Accessible space 3 standard spaces	

Note: Refer to DA-11.00 for GFA definitions and calculations



NORTH ELEVATION 2

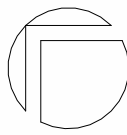


WEST ELEVATION 2

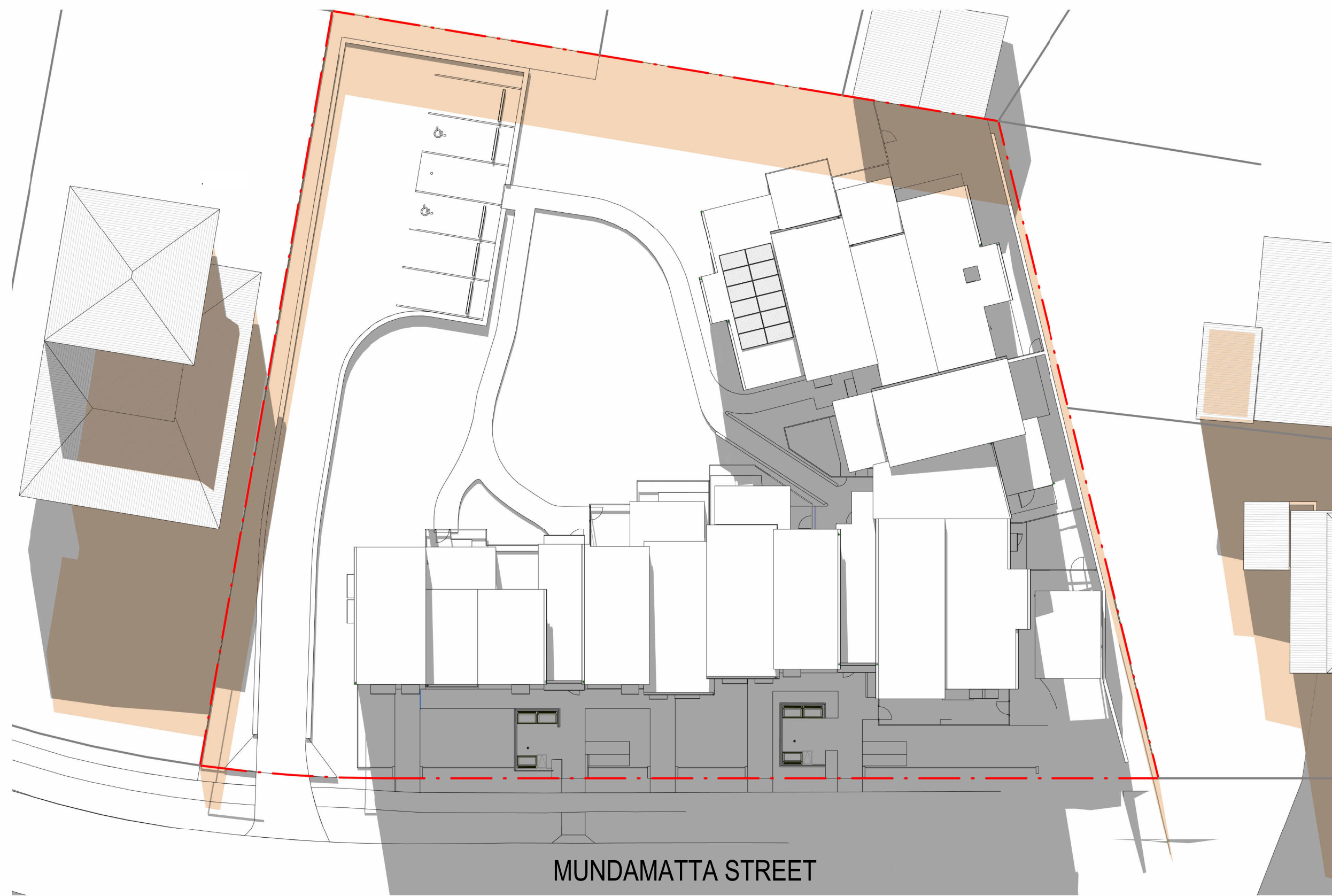
EXTERNAL MATERIALS

B1 SUPPLIER: AUSTRAL BRICKS COLOUR: TITANIUM	FC1 FC SHEET PAINT FINISHED TO MATCH COLORBOND BLUEGUM
B2 SUPPLIER: AUSTRAL BRICKS COLOUR: BLACKSTONE	FC2 FC SHEET PAINT FINISHED TO MATCH COLORBOND BASALT
MC1 METAL CLADDING: LYSAGHT COLOUR: BLUEGUM	WINDOW AND DOOR FRAMES POWER COAT FINISH RANGE: DURALOY COLOUR: BASALT FINISH: SATIN CODE: 2729067S
MC2 METAL CLADDING: LYSAGHT COLOUR: BASALT	DOORS RANGE: DULUX COLOUR: LUSH HOSTA FINISH: SATIN CODE: S20C7
RS ROOF SHEETING: LYSAGHT COLOUR RANGE: BASALT	PE BALCONY SCREENING KNOTWOOD SPRUCE
C1 CONCRETE UPTURN	

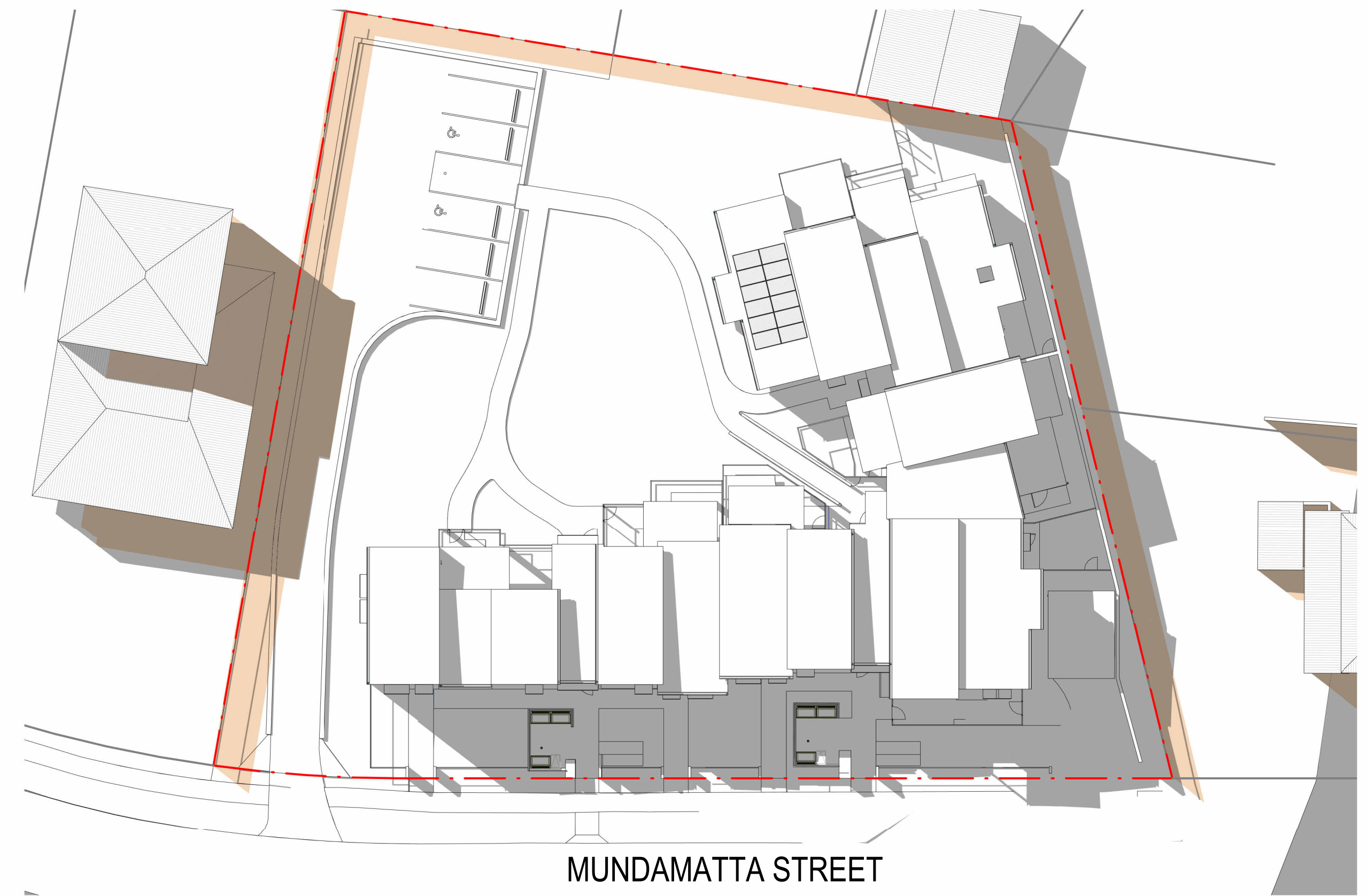
1:100  
0 2.5 5M  
SCALE @ A1



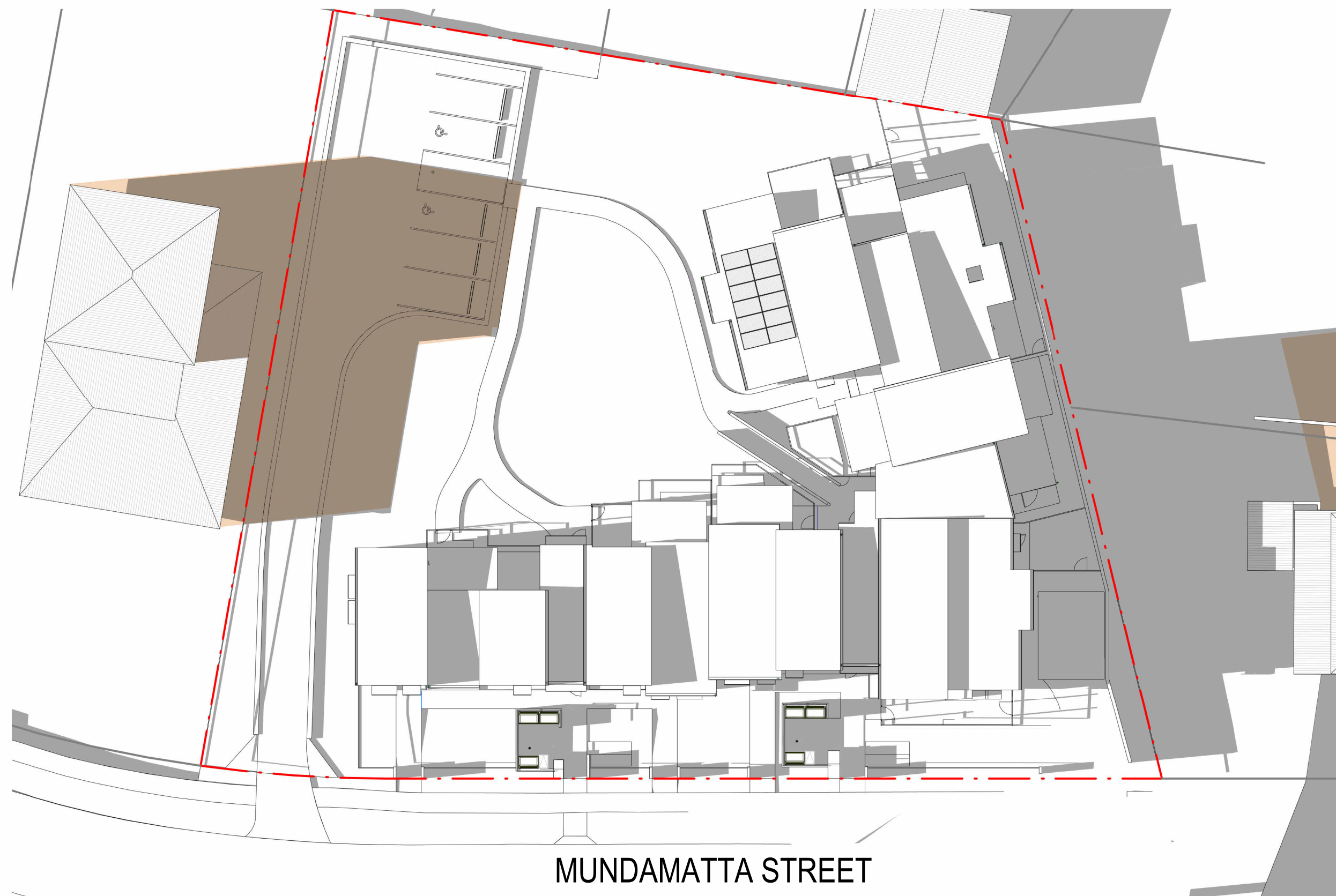




SHADOW DIAGRAMS AT 9AM (21 JUNE)



SHADOW DIAGRAMS AT 12PM (21 JUNE)



SHADOW DIAGRAMS AT 3PM (21 JUNE)

