

NOTIFICATION PLANS SENIORS HOUSING

36–38 Birdwood Avenue, Pagewood, NSW 2035
Lots 3 & 4/-/DP 35317



BIRDWOOD AVENUE PERSPECTIVE



**Planning &
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NOTIFICATION - COVER SHEET

Project No. BGYGN
36–38 BIRDWOOD AVENUE, PAGEWOOD, NSW
2035
Lot 3 & 4 DP35317

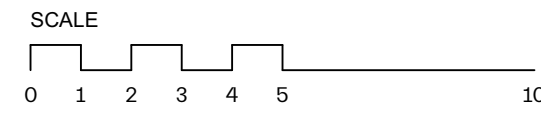
drawing #
N.1

issue
03
9/3/2023

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Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
Street Trees						
01	<i>Backhousia citriodora</i>	Lemon Myrtle	6	3	75L	Stakes and ties
	<i>Callistemon viminalis</i>	Weeping Red Bottlebrush	7	5	75L	Stakes and ties
Shade Amenity Tree						
02	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10	6	75L	Stakes and ties
03	<i>Elaeocarpus Eumundi</i>	Eumundi Quandong	7	2	75L	Stakes and ties
04	<i>Lagerstroemia indica</i> x <i>L. fauriei</i>	Crepe Myrtle	5	4	75L	Stakes and ties
Small Feature Tree						
05	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8	7	75L	Stakes and ties
06	<i>Harpullia pendula</i>	Tulipwood	7	6	75L	Stakes and ties
07	<i>Tristanopsis 'Luscious'</i>	Luscious Water Gum	8	5	75L	Stakes and ties
	<i>Waterhousea floribunda</i> 'Sweeper'	Weeping Lilly Pilly	10	7	75L	Stakes and ties
Screen Shrubs > 1.5m						
08	<i>Metrosideros 'Fiji Fire'</i>	NZ Christmas Bush	3	2	300mm	
09	<i>Syzygium australe</i> 'Straight & Narrow'	Narrow Lilly Pilly	5	2	300mm	
10	<i>Raphiolepis indica</i> 'Cosmic White'	Indian Hawthorn	2	2	300mm	
Shrubs < 1.5m						
11	<i>Alternanthera dentata</i> 'Little Ruby'	Littly Ruby	0.5	0.5	140mm	
12	<i>Anigozanthus 'Ruby Velvet'</i>	Ruby Velvet Kangaroo Paw	0.4	0.4	140mm	
13	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm	
	<i>Grevillea 'Crimson Villa'</i>	Crimson Villa	0.7	0.7	200mm	
14	<i>Nandina domestica 'Flirt'</i>	Flirt Dwarf Sacred Bamboo	0.35	0.3	140mm	
15	<i>Raphiolepis indica</i> 'Apple Blossom'	Apple Blossom Hawthorn	1	1	200mm	
16	<i>Westringia fruticosa</i> 'Zena'	Westringia 'Zena'	1.2	1.2	200mm	
17	<i>Westringia 'Aussie Box'</i>	Aussie Box Coastal Rosemary	0.9	0.9	200mm	
Accent Shrubs						
18	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
19	<i>Phlodonon 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm	
Mass Groundcover Planting						
20	<i>Alternanthera dentata</i> 'Little Ruby'	Littly Ruby	0.5	0.5	140mm	
	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	
	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	0.4	0.4	140mm	
21	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	140mm	
22	<i>Liriope muscarum</i> 'Isabella'	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
	<i>Myoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobialla	0.1	1	140mm	
23	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm	
Low Border Planting						
	<i>Lomandra laevis</i>	Evergreen Baby	0.45	0.45	140mm	
	<i>Stachys byzantina</i>	Lamb's Ears	0.5	0.5	140mm	
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3	1	140mm	
	<i>Rosmarinus officinalis</i> 'Blue Lagoon'	Blue Lagoon Rosemary	0.3	1	140mm	
24	<i>Asplenium australasicum</i>	Bird's Nest Fern	1	1	140mm	
	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	
	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	
Biofiltration Planting						
	<i>Carex appressa</i>	Tall Sedge	0.8	0.6	140mm	
	<i>Dianella revoluta</i> 'Little Rev'	Blue Flax-lily	0.4	0.4	140mm	
	<i>Ficinia nodosa</i>	Knobby Club Rush	1	0.8	140mm	
	<i>Juncus effusus</i>	Common Rush	1	1	140mm	
	<i>Lomandra longifolia</i> 'Tanika'	Lomandra Tanika	0.6	0.65	140mm	
Climbers						
25	<i>Hardenbergia violacea</i>	Native Sarsaparilla	3	3	140mm	
	<i>Hibbertia scandens</i>	Snake Vine	2	3	140mm	

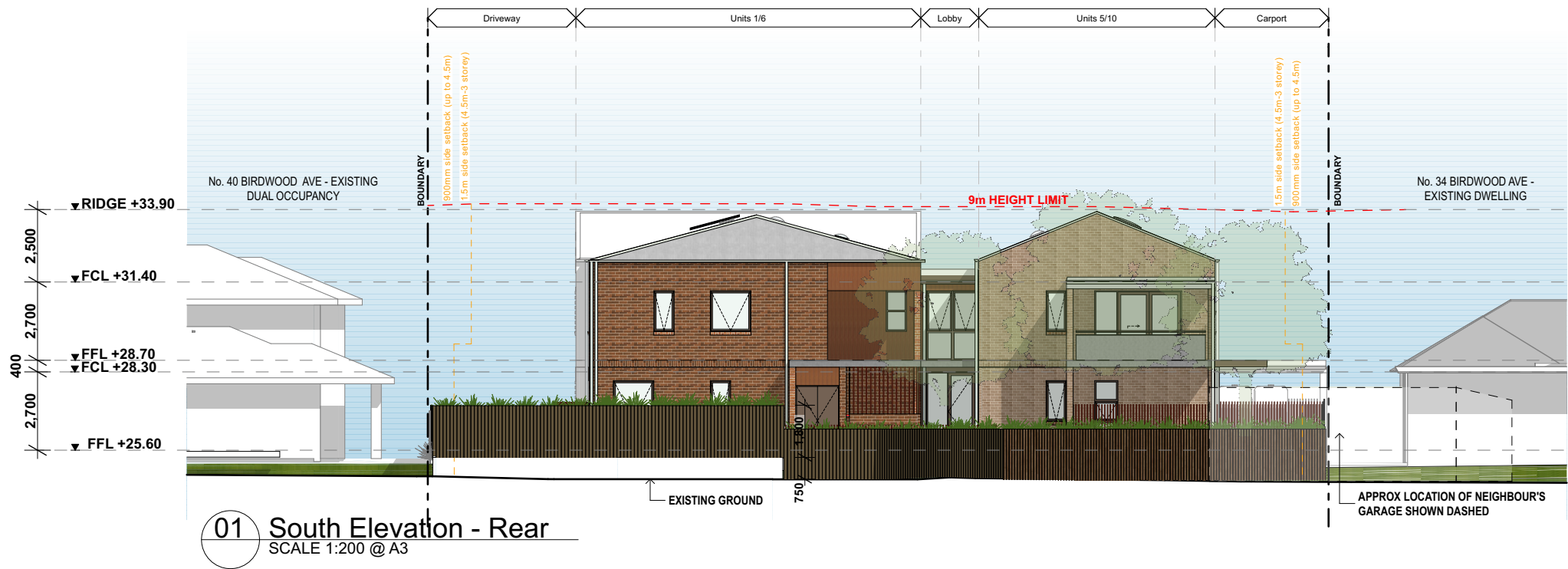


- Legend**

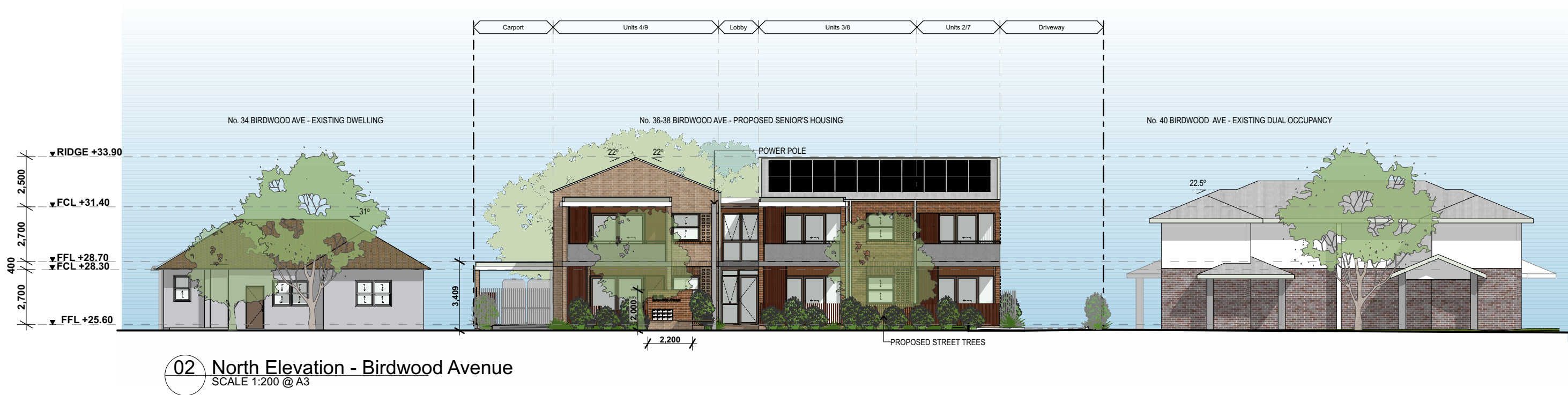
 - Lot Boundary
 - One Bedroom Unit
 - Two Bedroom Unit
 - PT1: Paving 1: Concrete Footpath Exposed Aggregate Concrete
 - PT2: Paving 2: Permeable Paving Driveway Refer Engineers Drawings
 - PT3: Paving 3: Unit Terrace Paving Concrete Pavers
 - Stormwater Pit - Refer Civil Dwg
 - Clothesline Refer Architects Dwg
 - Fence 1: 1.8 M. H. Custom Orb Colorbond Boundary Fence (Jasper) Refer Architects Dwg
 - Fence 2: 1.8 M. H. Custom Orb Colorbond Boundary Fence on Top of Retaining Wall Refer Architects Dwg
 - Fence 3: Palisade Fence - 1.8m. High Powdercoat Fence Refer Architects Dwg
 - Fence 4: Palisade Fence - 1.2m. High Palisade Fence Refer Architects Dwg
 - Fence 5: Front Fence - 1.3 M. H. Brick Retaining Wall with .855mm Palisade Fencing Over Refer Architects Drawings
 - Retaining Wall 1: Concrete Sleeper Retaining Wall Refer Architects Dwg
 - Retaining Wall 2: Concrete Block Retaining Wall Refer Civil Dwg
 - Bench Seat - Hardwood Timber Bench Seat - Refer to Architect Dwg
 - Street Tree - Proposed Refer Indicative Plant Schedule
 - Tree to be Removed Refer Arborist Assessment
 - Shade Amenity Tree Proposed Refer Indicative Plant Schedule
 - Small Feature Tree Proposed Refer Indicative Plant Schedule
 - Screen Shrubs (>1.5m. H.) Proposed Refer Details & Schedule
 - Shrubs (<1.5m. H.) Proposed Refer Indicative Plant Schedule
 - Accent Plants Proposed Refer Plant Schedule
 - Low Border Planting Proposed Refer Details & Schedule
 - Mass Groundcover Planting Proposed Refer Details & Schedule
 - Common Areas
 - Driveway Zone

LEGEND

- DP DOWNPIPE
- EG EAVES GUTTER
- EGL EXISTING GROUND LEVEL
- FB# FACE BRICK
- FEN# FENCE
- LC# LIGHT WEIGHT CLADDING
- MRC METAL ROOF CAPPING
- MRS# METAL ROOF SHEETING
- SC# SCREEN



DEVELOPMENT DATA - SENIORS HOUSING		
Site area	1280sqm	
Title description	Lot 3 & 4 DP 35317	
Street address	36-38 BIRDWOOD AVENUE	
Proposed dwelling numbers	10 units – 8 x 1 bedroom and 2 x 2 bedroom	
	Requirement	Proposed
Setbacks		
Front setback	Prevailing street setback or 6m	VARIES 4.6m-6.0m to BALCONY VARIES 6.75m-8.6m to EXTERNAL WALL
Western Side Setback	Up to 4m: 900mm min	BUILDING: 5m
Eastern Side Setback	Between 4-7m: 1.5m min Over 7m: 3m min	BUILDING: 3.8m CARPORT: 0m
Discretion	The side setback can be reduced by a maximum of 1 metre for 30% of the length of the boundary, only when the setback is increased by an equal amount elsewhere along the same boundary	Carport length = 5.4m (15% of boundary length)
Rear setback	6m	VARIES: 8.5 - 12m
Height		
Council - LEP	9m	COMPLIES 8.9m AT RIDGE
Floor space ratio		
Council - LEP	0.55:1 (0.55x1280 = 704m ²)	COMPLIES 0.55:1= 704m ²
Parking		
Car Spaces	2 accessible 2 Non-accessible	COMPLIES 2 accessible, 2 non-accessible



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NOTIFICATION - DEVELOPMENT DATA

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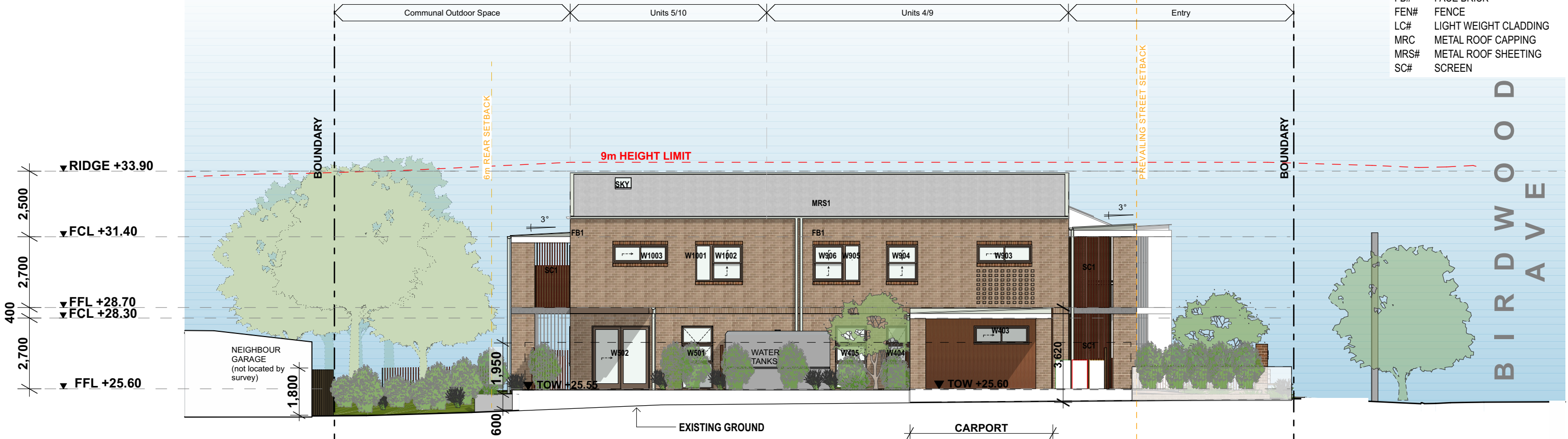
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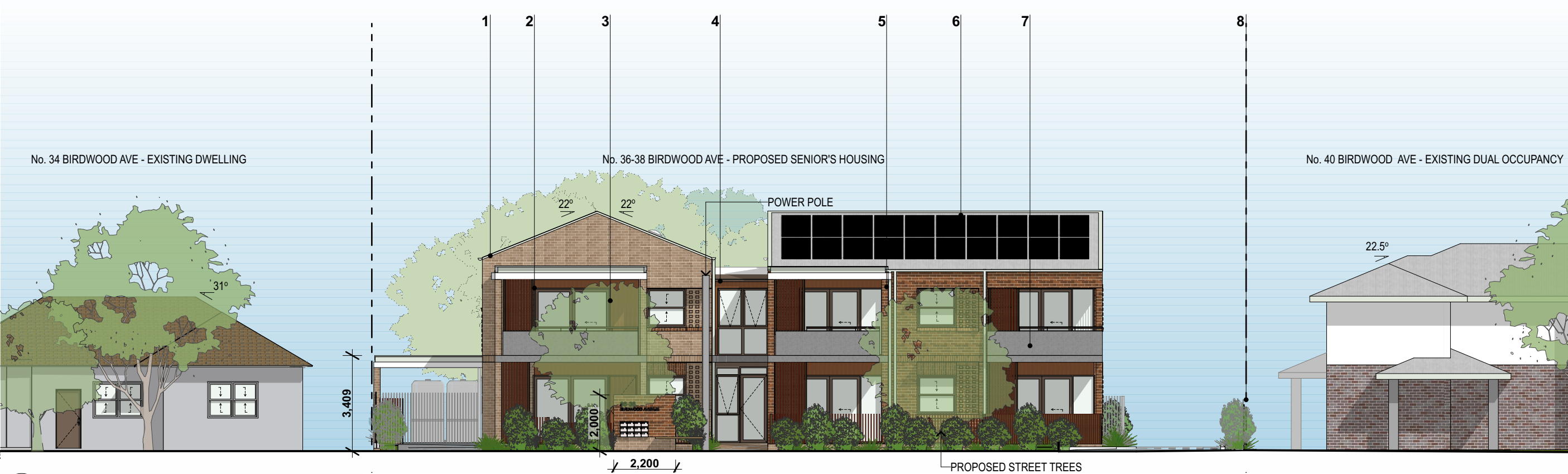
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- MRC METAL ROOF CAPPING
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- SC# SCREEN



01 East Elevation
SCALE 1:150 @ A3



02 West Elevation
SCALE 1:150 @ A3



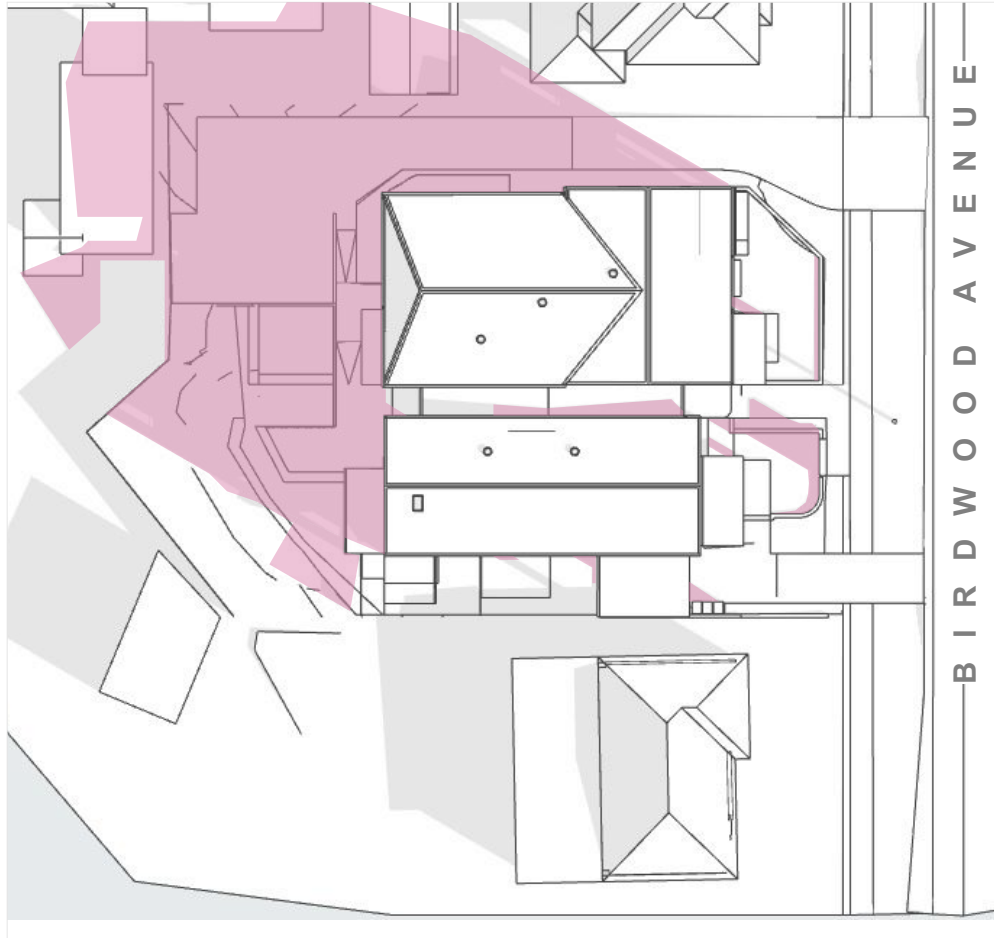
01 North Elevation | Birdwood Avenue
SCALE 1:150 @ A3



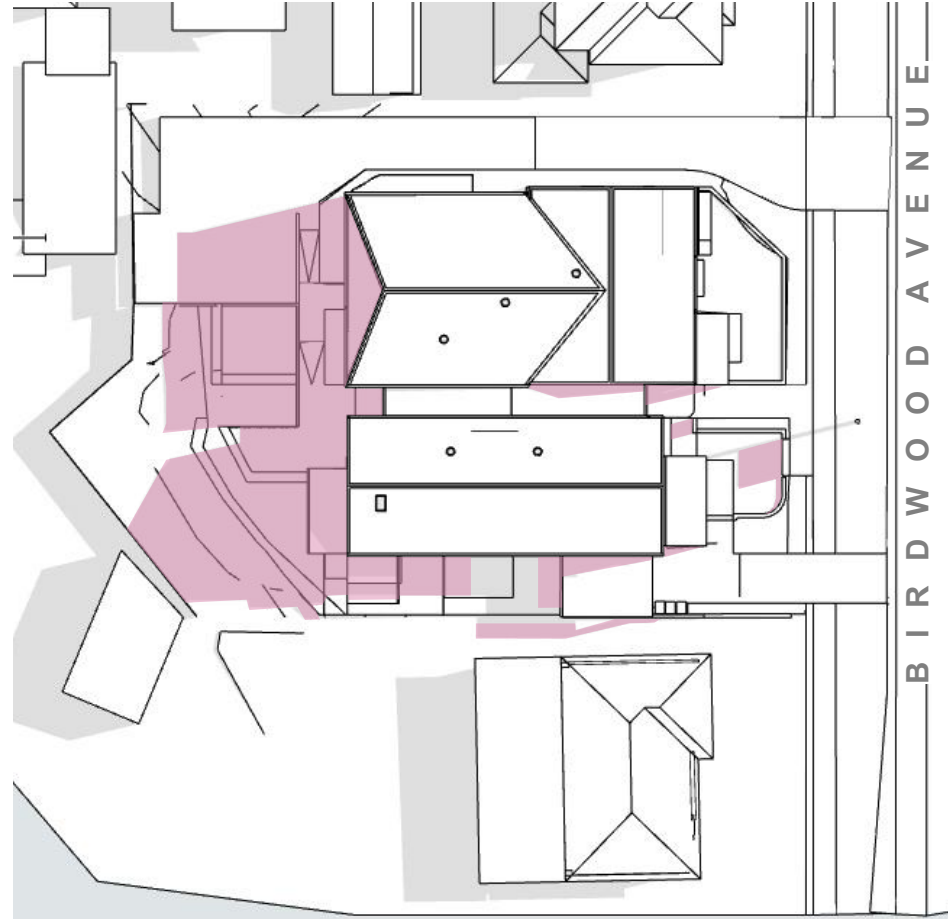
STREET PERSPECTIVE (FACING BIRDWOOD AVENUE)

FINISHES SCHEDULE

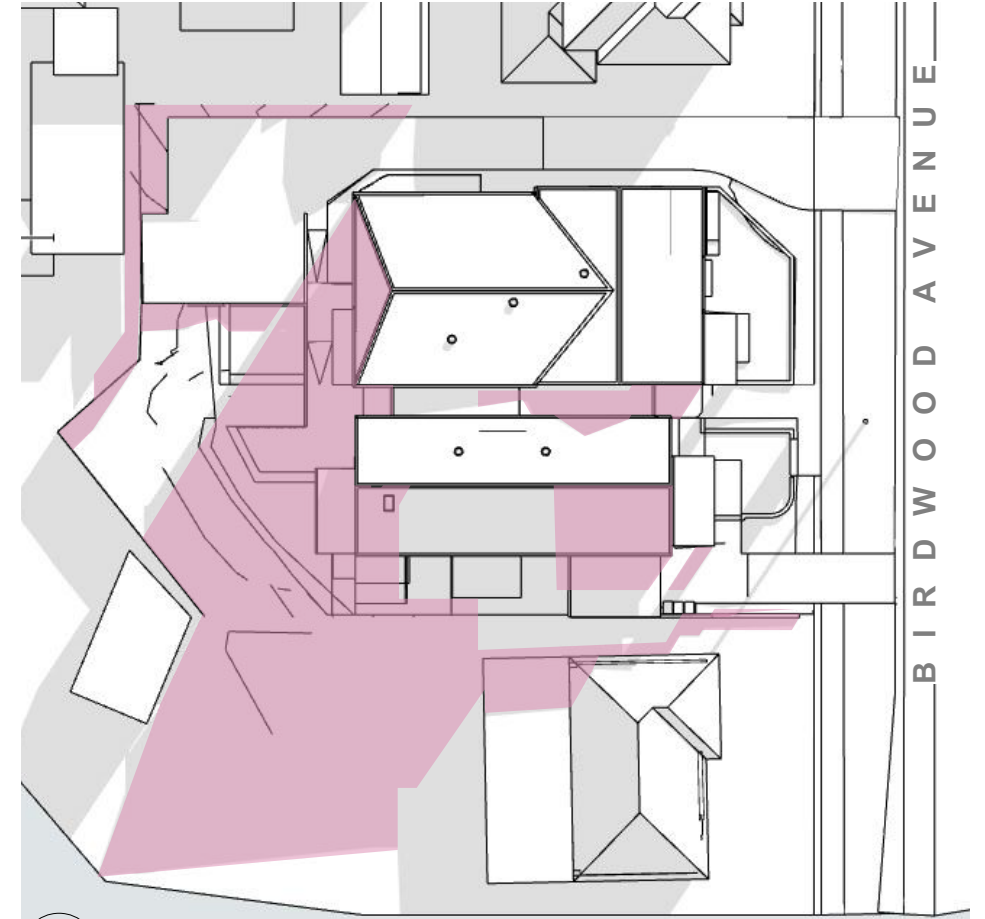
1	WALLS		FB1: FACEBRICK LIGHT RANGE WARM BRICK	AUSTRAL 'SIMMENTEL SILVER' OR SIMILAR	5	WALLS		FB2: FACEBRICK MID RANGE WARM BRICK	AUSTRAL 'BOWRAL BROWN' OR SIMILAR
2	SCREENS		SCREENS: POWDERCOAT ALUMINIUM	COLORBOND OR SIMILAR	6	ROOF		MRS: METAL ROOF SHEETING	COLORBOND 'SHALE GREY'
3	WALLS		LC1: PREFINISHED LIGHTWEIGHT CLADDING	CEMINTEL OR SIMILAR	7	BALUSTRADE		CONC: CONCRETE	CONCRETE FINISH OR RENDER PAINT FINISH
4	WINDOW & DOOR FRAMES		AFW: POWDERCOAT ALUMINIUM	COLORBOND 'JASPER' OR SIMILAR	8	FENCES		COLORBOND FENCES: POWDERCOAT STEEL	COLORBOND 'JASPER' OR SIMILAR



01 JUNE 21 9am
NTS





01 JUNE 21 12pm
NTS



01 JUNE 21 3pm
NTS

Legend

-  Grey area indicates existing shadows cast by neighbouring properties
-  Pink area indicates shadows cast by proposed development