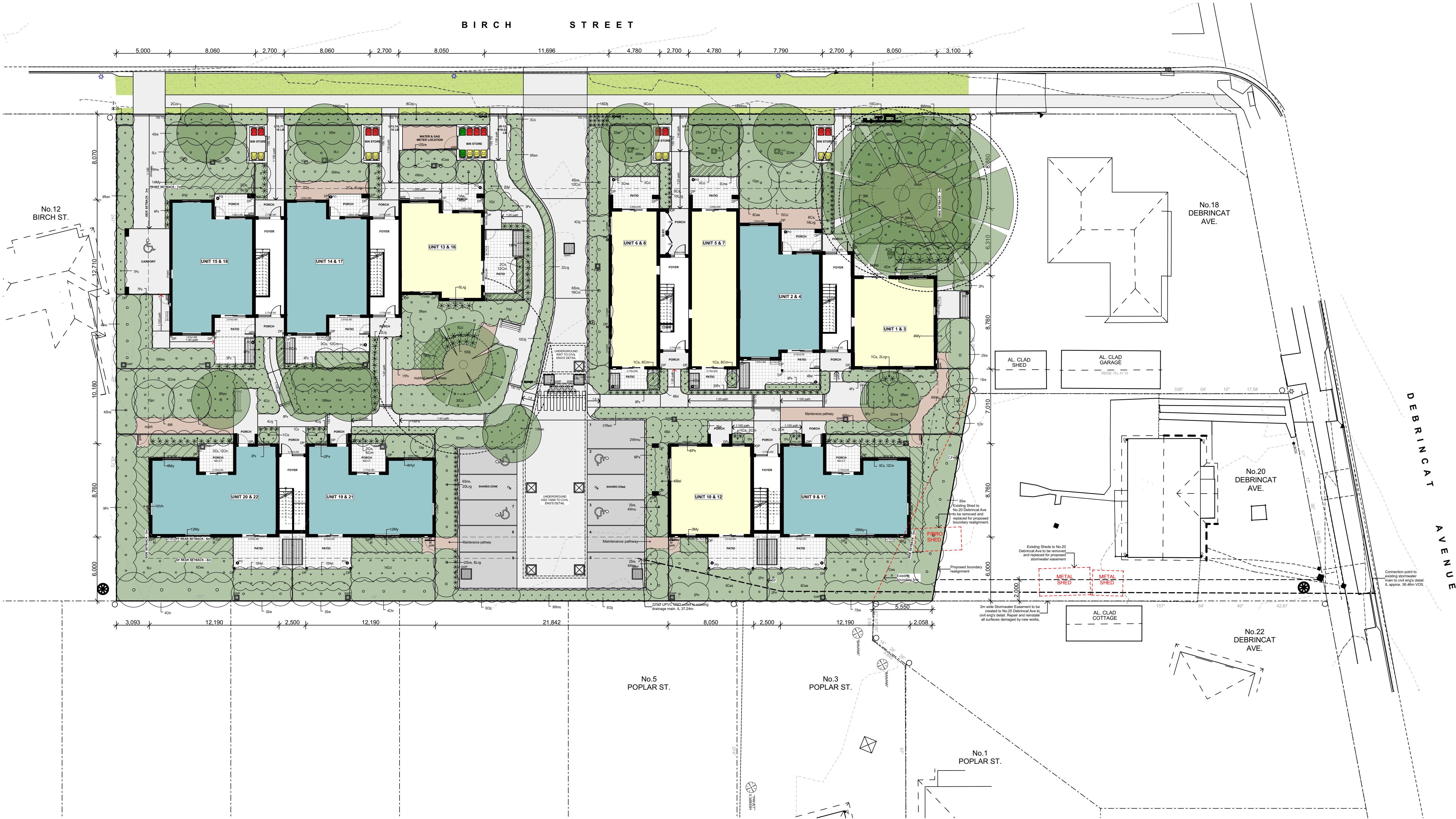
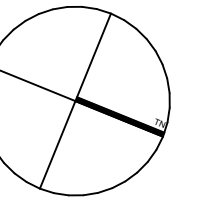


NOTIFICATION PLANS

SENIORS LIVING DEVELOPMENT

2-10 Birch Street, North St Marys NSW 2760





SITE LEGEND	
	1 BED
	2 BED
	LANDSCAPE AREA
	TURF AREA
	MULCHED AREA
	DRIVEWAY, FOOT PATH & PAVED AREA
	DEEP SOIL ZONE
	CERAMIC TILE (NS-CT)
	BRICK RETAINING WALL
	EX.TREES TO BE RETAINED
	EX. TREES TO BE REMOVED

PLANT SCHEDULE	
Code	Latin Name (Common Name - Mature Height)
■ Trees	
E	Elaeocarpus eumundii (Smooth leaved Quandong - 8m)
L	Lagerstroemia indica 'Natchez' (Crepe myrtle - 5m)
R	Acer Rubrum (Red maple - 9m)
T	Tristania laurina 'Luscious' (Water Gum - 10m)
■ Shrubs	
Aa	Asplenium australasicum (Birds nest fern - 1m)
Bsl	Blechnum 'Silver lady' (Water fern - 0.7m)
Cs	Camellia sasanqua (Sasanqua - 3m)
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)
Cci	Casuarina 'Cousin It' (Prostrate casuarina - 0.3m)
Chr	Callistemon 'Hannah Ray' (Bottlebrush - 5m)
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)
Cma	Callistemon 'Macarthur' (Bottlebrush - 1.8m)
Gd	Gardenia augusta 'florida' (gardenia - 1.2m)
Hyl	Hymenosporum flavum 'Luscious' (Native frangipani - 0.5m)
Prr	Photinia 'Red Robin' (Photinia - 2.5m)
Px	Philodendron xanadu (Dwarf philodendron - 0.5m)
Rsm	Raphiolepis 'Snow maidens' (Indian Hawthorne - 0.75m)
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)
Wmu	Westringia fruticosa 'Mundi' (Westringia - 0.6m)
■ Groundcovers	
Cm	Olivea miniata (Kaffir lily - 0.5m)
Dj	Dianella 'Little jess' (Dianella - 0.4m)
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)
Lt	Lomandra longifolia 'Tanika' (Fine leaf dwarf lomandra - 0.6m)

SITE & LANDSCAPE PLAN
1:200

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Planning and
Environment

ARCHITECT:



TITLE:

SITE & LANDSCAPE PLAN

at

2-10 Birch Street, North St Mary's NSW 2760
Lots 346-350 in DP 31990 & Lot 305 in DP 30223

REV:

B

DATE:

23/06/2023

PROJECT NO.:

BGYVZ

SHEET:

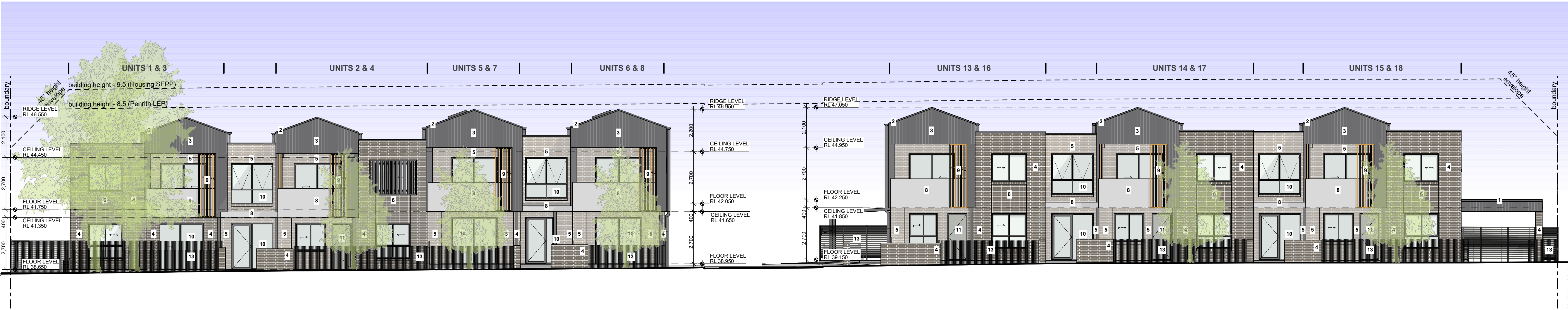
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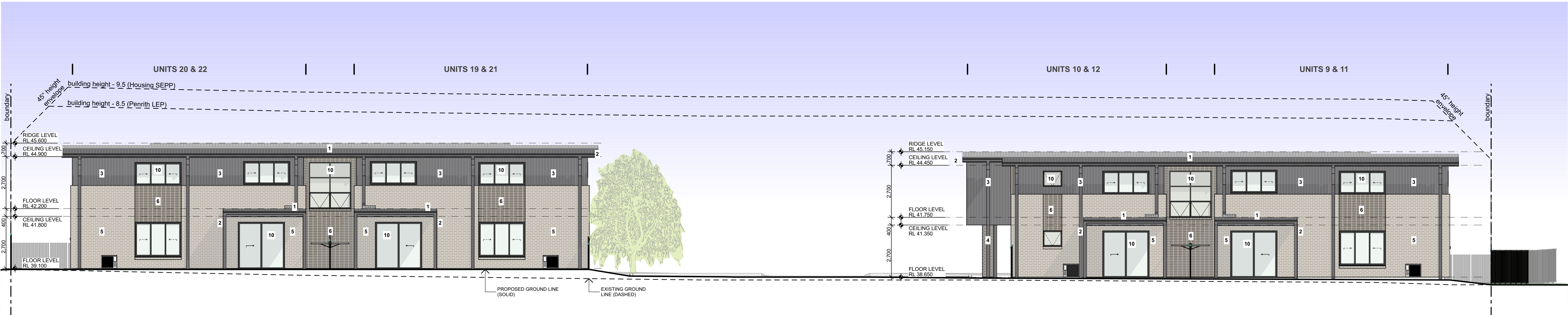
WEST ELEVATION (BIRCH STREET)
1:100

DEVELOPMENT DATA - SENIORS HOUSING				
Site Area	3630.69m²			
Title Description	Lots 346-350 in DP 31990			
Proposed number of dwellings	22 units - 12 x 2bed + 10 x 1bed (55:45 ratio)			
	Control		Requirement	Provided
Setbacks	Penrith DCP	Front	a. average of immediate neighbours (7.7m) b. 5.5m (whichever is greater)	8.06m (6.55m to balcony)
		Side	2m (max. 50% of any boundary)	3.1m
		Rear	Single Storey - 4m	6m
Building Height	Penrith LEP		max. 8.5m	8.2m
	HOUSING SEPP		max. 9.5m	8.2m
FSR	HOUSING SEPP (excl. external walls)		0.5:1	1902.35m² 0.52:1
Car parking	LAHC		10 (0.4/1bed ,0.5/2bed)	10 (incl. Accessible)
	HOUSING SEPP		5 (1/5 accessible)	5 Accessible



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WEST ELEVATION (BIRCH STREET)
1:100



2
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EAST ELEVATION
1:100



Planning and
Environment

ARCHITECT:



TITLE:
ELEVATIONS
at
2-10 Birch Street, North St Mary's NSW 2760
Lots 346-350 in DP 31990 & Lot 305 in DP 30223

REV:

B

DATE:

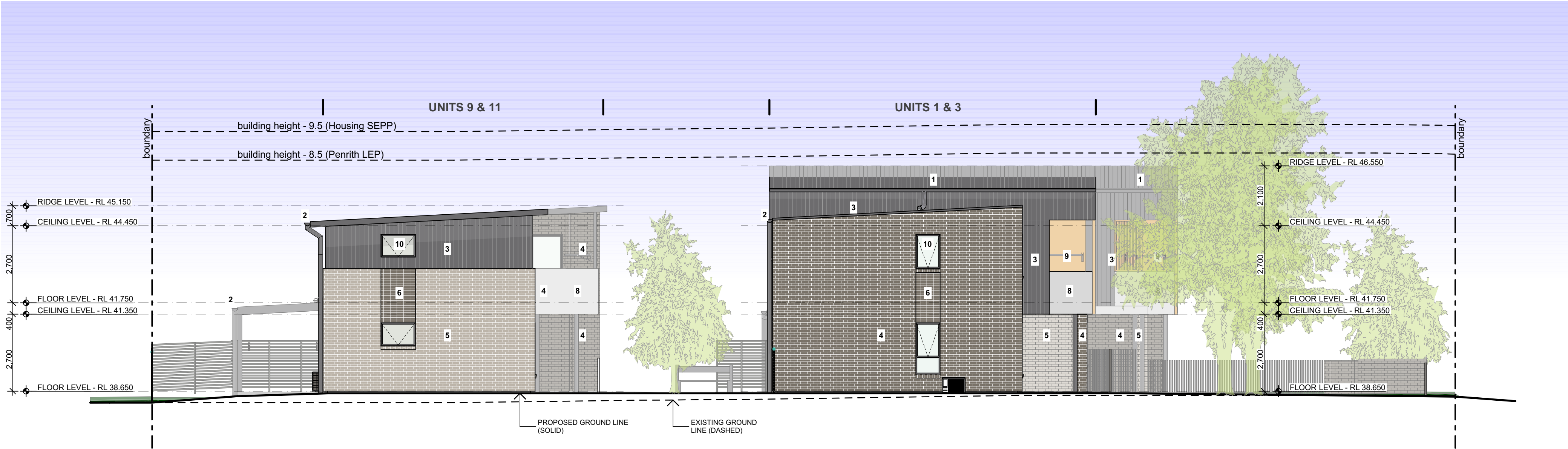
23/06/2023

PROJECT NO.:

BGYVZ

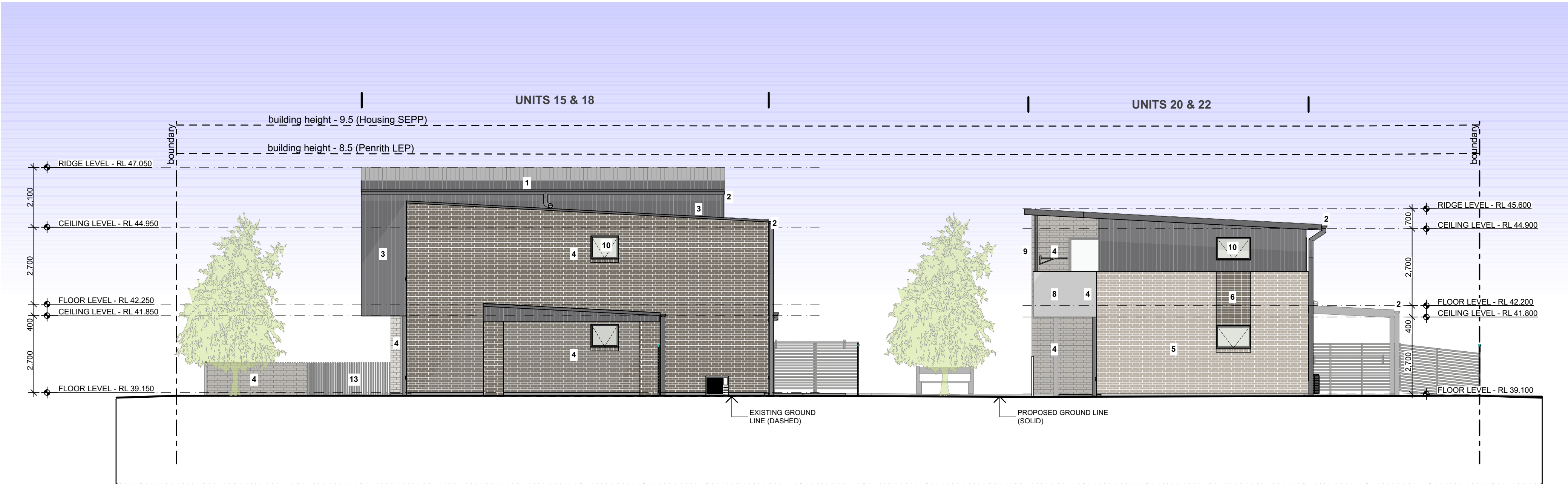
SHEET:

N.04 of 07



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NORTH ELEVATION
1:100



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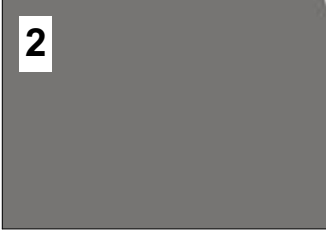
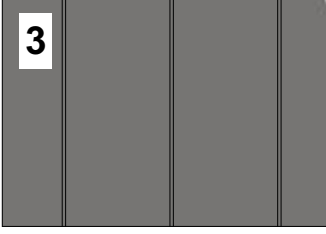
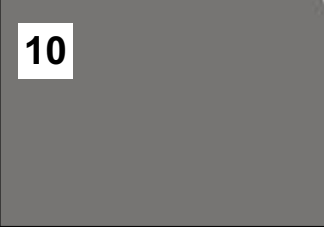
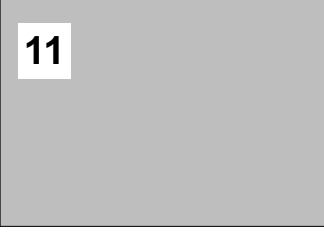
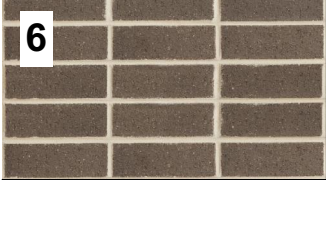
SOUTH ELEVATION
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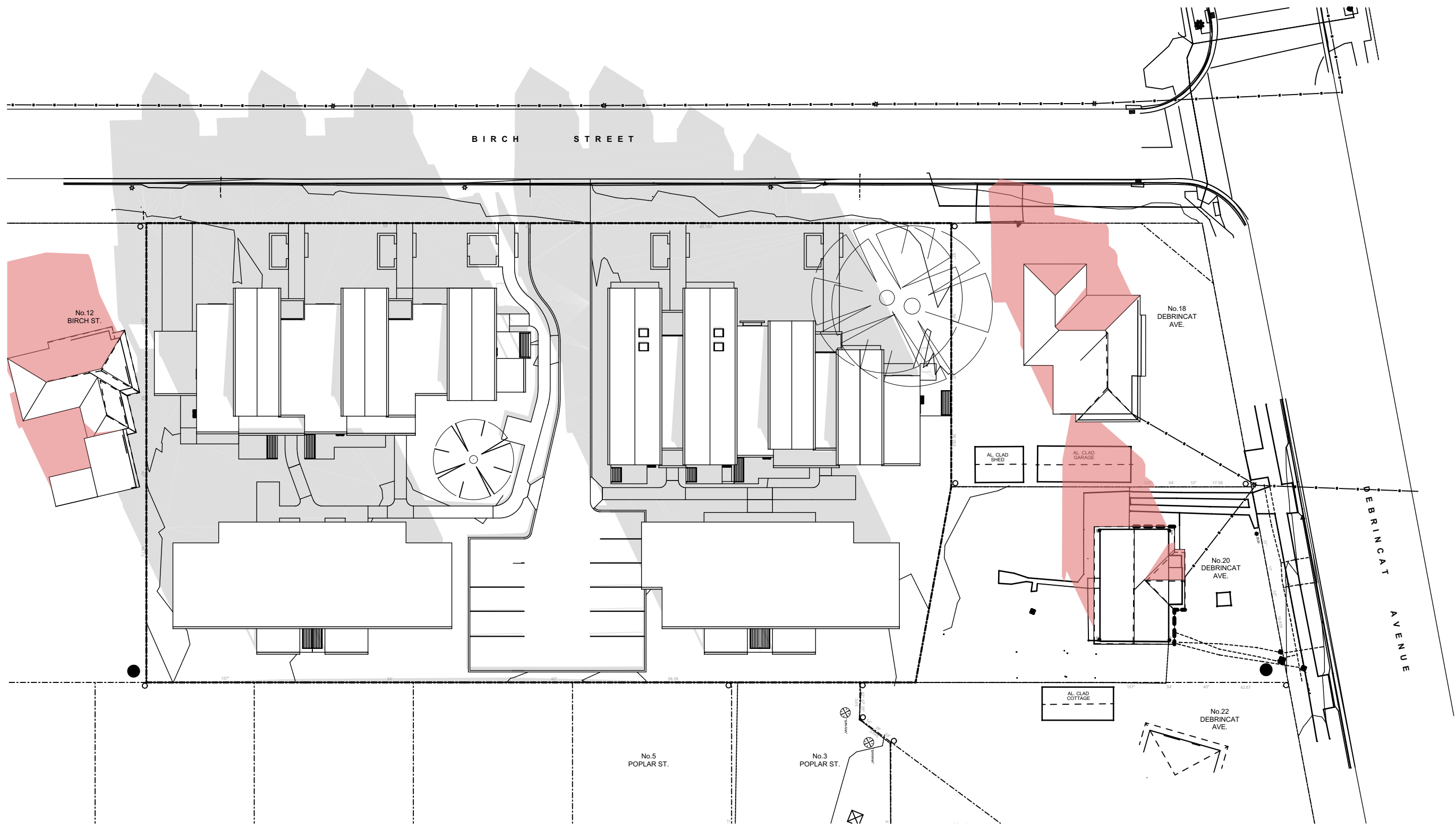
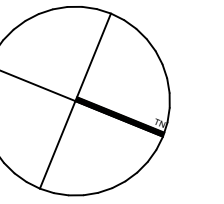


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WEST ELEVATION (BIRCH STREET) - FINISHES
1:100

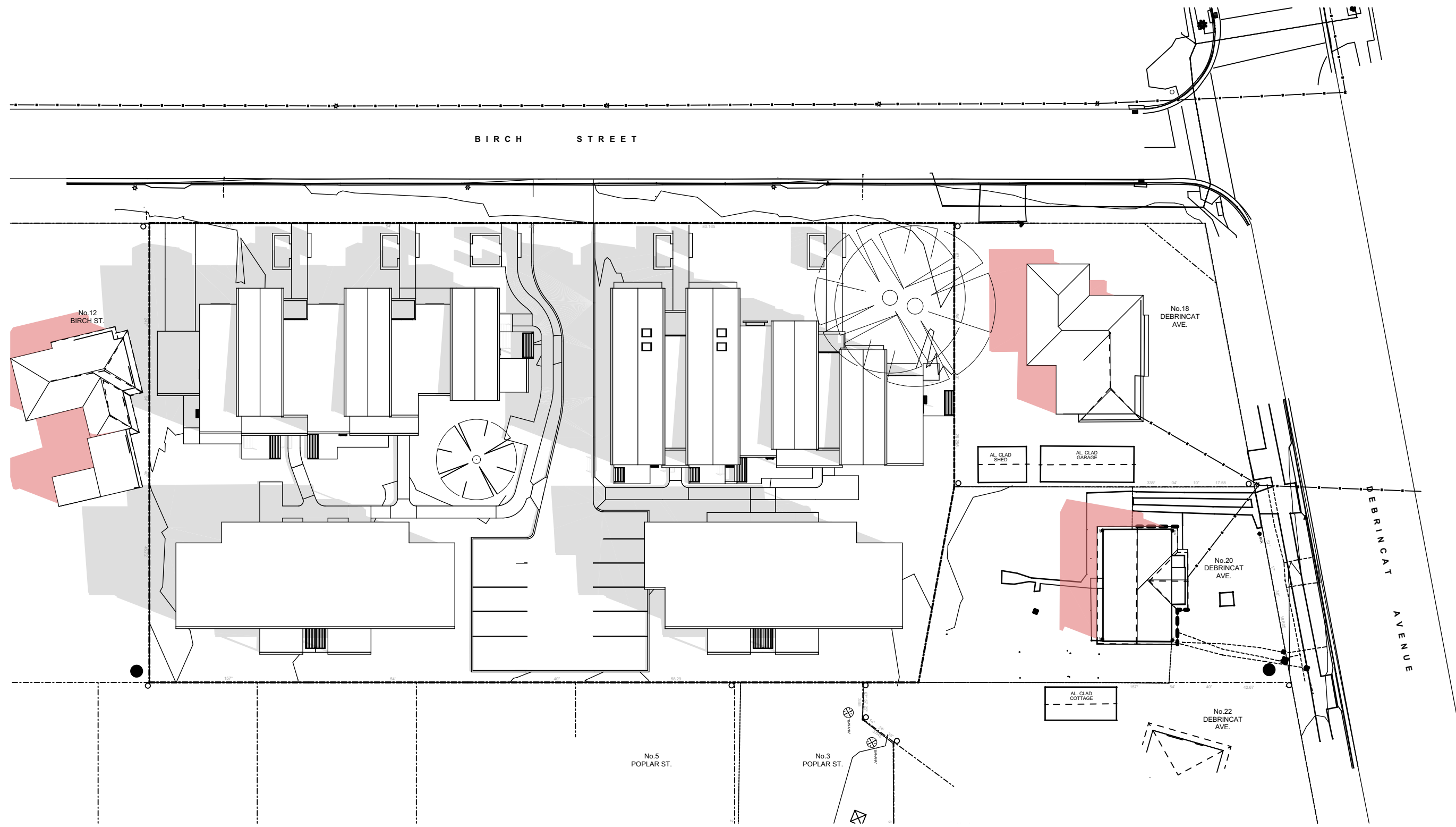
EXTERNAL FINISHES SCHEDULE

1		SHEET METAL ROOF (SMR) Kliplock 700 High Strength - Basalt Matt	8		ENTRY AWNING / BALCONY SLAB EDGE / BALCONY BALUSTRADE Concrete - Rockcote Finish
2		GUTTER & DOWNPIPE / BARGE BOARD & FASCIA / PATIOAWNING POST & STRUCTURE Colorbond, Basalt	9		BALCONY SOFFIT & FEATURE WALL / BALCONY PRIVACY SCREEN Decowood - Aluminium Colour - Kwila
3		WALL CLADDING (MC1) - Colorbond Metal Wall Cladding Lysalt Enseam 465 - Basalt Matt	10		WINDOW & DOOR FRAMES Aluminium Powdercoat - Basalt
4		WALL / LB & WASTE ENCLOSURE Face Brick Type 1 (FBK1) PGH: Range - Velour, Name - Volcanic Stretcher Bond	11		FRONT DOOR LEAF Paint Finish - Shale Grey
5		WALL Face Brick Type 2 (FBK2) PGH: Range - Velour, Name - Crushed Grey Stretcher Bond	12		GLASS BALCONY BALUSTRADE Balustrade - Obsure glass Frame - Aluminium Powdercoat , Shale Grey
6		WALL Face Brick Type 3 (FBK3) PGH: Range - Velour, Name - Volcanic Stacked Bond	13		FRONT METAL FENCE Vertical Bars - Steel Powdercoat, Woodland Grey SIDE, REAR & POS FENCE Colorbond, Woodland Grey
7		WALL Face Brick Type 4 (FBK4) PGH: Range - Velour, Name - Crushed Grey Stacked Bond			



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SHADOW DIAGRAM - 21st JUNE - 9.00 am
1:400

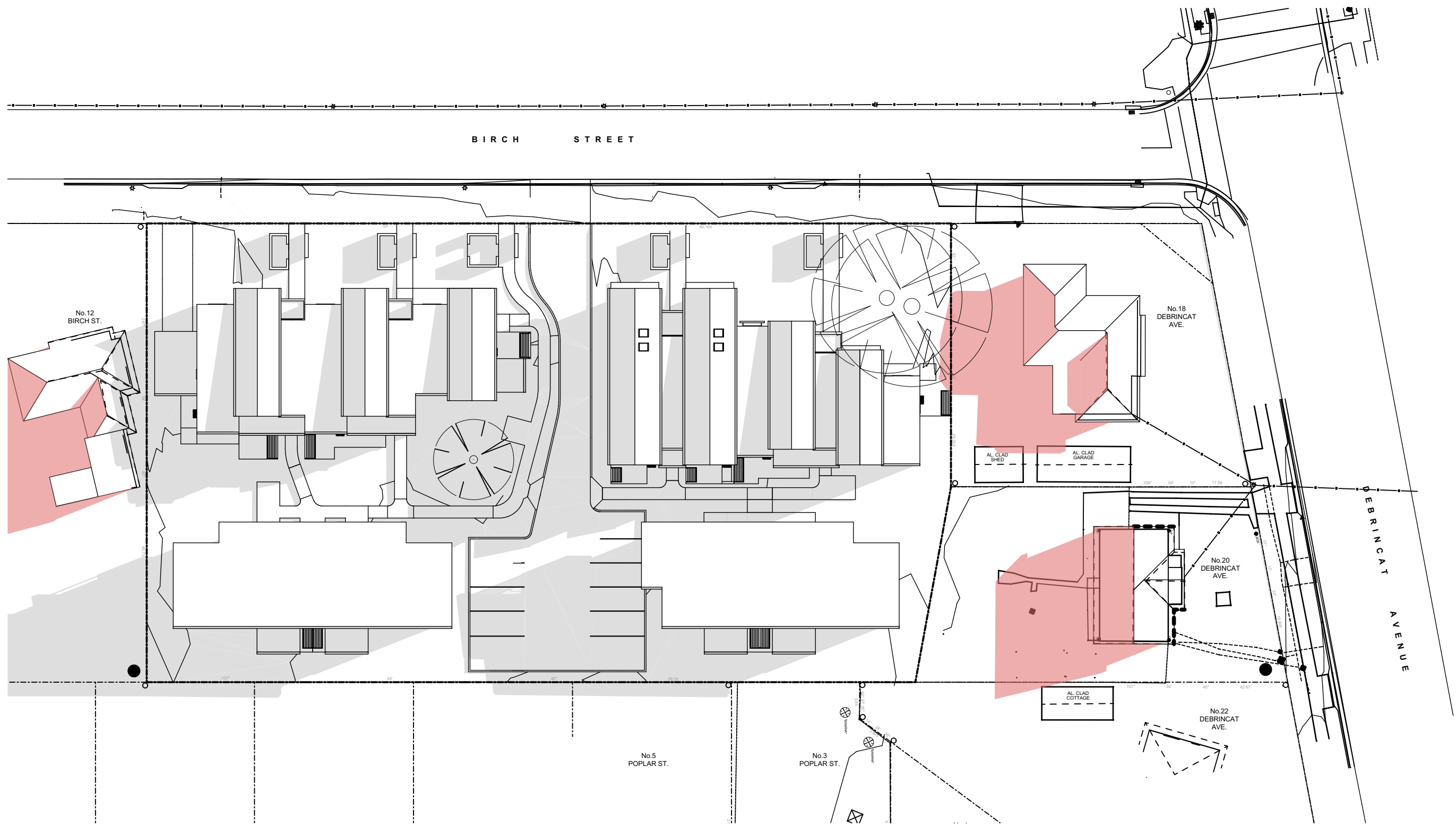


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SHADOW DIAGRAM - 21st JUNE - 12.00 pm
1:400

LEGEND

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



3
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SHADOW DIAGRAM - 21st JUNE - 3.00 pm
1:400



Planning and
Environment

ARCHITECT:



TITLE:

SHADOW DIAGRAMS
at
2-10 Birch Street, North St Mary's NSW 2760
Lots 346-350 in DP 31990 & Lot 305 in DP 30223

REV:

B

DATE:

23/06/2023

PROJECT NO.:

BGYVZ

SHEET:

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