NOTIFICATION PLANS

SENIORS HOUSING DEVELOPMENT

35 - 39 WEST ST; 5 LEO AVENUE, LURNEA



JEDDA STREET & WEST STREET CORNER PERSPECTIVE



VIEW OF WEST STREET ELEVATION

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exercised, without the permission of McIntosh & Phelps Pty Ltd, Australia.	ACT ADJ	ACOUSTIC CEILING TILE ADJUSTABLE	CP CPD	CONCRETE PAVING CUPBOARD	FHR FIP	FIRE HOSE REEL FIRE INDICATOR PANEL	O/F OFC	OVERFLOW OFF FORM CONCRETE	RL RW	REDUCED LEVEL RETAINING WALL	UCA UNO	UNENCLOSED COVERED ARI UNLESS NOTED OTHERWISE	EA				02 9221 1401	0430 123 611		~*^*		35 - 39 WEST STREET; 5 LEO AVE	NIS	NIS	BGYDY
	ALUM ATO BAL1	ALUMINIUM AS TURNS OUT BALLUSTRADE - TYPE 1	CPT CR CPP	CARPET CEMENT RENDER CEMENT RENDER AND PAINT	FV FW	FLUE VENT FLOOR WASTE	P PA DR	PAINTED PAVER PLASTERROARD	SC SC	RAINWATER GUTTER SCREEN SATIN CHROME DI ATED	VNL WR	URINAL VINYL WHITEBOARD					LANDSCAPE ARCHITECT		ARCHITECTURE LANDSCAPE ARCHITECTURE			LURNEA NSW 2170	DRAWN	VERIFIED	SHEET NO
	BAL2 BSN	BALLUSTRADE - TYPE 2 BASIN	CT DP	CERAMIC TILE DOWNPIPE	GAL GR	GALVANISED GRAB RAIL	PBA PBF	PB - ACOUSTIC PB - FIRE RESISTANT	SD SG	SOAP DISPENSER SECURITY GATE	WC	WHITEBOARD WATER CLOSET					MCINTOSH & PHELPS 02 9221 1401		LANDSCAPE ARCHITECTURE			LOT 15. 16. 17 / DP 215559: LOT 11 / DP 215559	DJ	WP / GM	1
	BC BOE	BLOCKBOARD CORE BRICK ON EDGE	DPC DPM	DAMP PROOF COURSE DAMP PROOF MEMBRANE	GRANO HR	GRANOLITHIC TOPPING HANDRAIL	PBI PBP	PB - IMPACT RESISTANT PB - PERFORATED	SIM SK	SIMILAR SKIRTING							STRUCTURAL & CIVIL ENGINE	EERS .	Suite 311, 350 George Street	NSW GOVERNMENT			ADDROVED TO	ISSUE	NP01
Member	BWU	BOILING WATER UNIT	DPS DW EDB	DISHWASHER ELECTRICAL DISTRIBUTION BOARD	LAM	DECORATIVE LAMINATED SHEET	PBFW	PB - WATER RESISTANT PB - FIRE/ WATER RESISTANT PRESINISHED CEC	SE SP SDR	SPRINGING POINT							TONKIN CONSULTING	LENG	02 9221 1401	GOVERNMENT		DRAWING TITLE	APPROVED TO	ISSUE	
Australian	CFC CH	COMPRESSED FIBRE CEMI CLOTHES HOOK	ENT EQ EX	EQUAL EXISTING	M MAX	MIRROR MAXIMUM	PERF PLY	PERFORATED PLYWOOD	SS SWP	STAINLESS STEEL STORMWATER PIT			03/10/23 I	RFF		B I	02 9409 3307		info@meintoshphelps.com.au ABN: 78 612 191 689 Nominated Architect	NSW LAND AND HOUSING CORPOTATI	ON ON	NOTIFICATION - COVER SHEET	11101	M	
Institute of Architects	CT	CONTROL JOINT CENTRE LINE	FB1 FB2	FACE BRICK - TYPE 1 FACE BRICK - TYPE 2	MDF MFD	MEDIUM DENSITY FIBREBOARD MULTI FUNCTION DEVICE	PLYP POS	PLYWOOD - PERFORATED PRIVATE OPEN SPACE	T TF	TIMBER TURF			25/09/23 I	OFF.		Δ .	SERVICES ENGINEERS		Nominated Architect	12 DARCY ST, PARRAMATTA NSW 2150				W 1/23	ISSUE
	CM	CORRUGATED METAL COLUMN	FC FCL	FIBRE CEMENT FINISHED CEILING LEVEL	MIN MRS	MINIMUM METAL ROOF SHEETING	PTD RC	PAPER TOWER DISPENSER REINFORCED CONCRETE	TGSI TPD	TACTILE GROUND SURFACE INDIC TOILET PAPER DISPENSER	CATORS		23/09/23	\LI	DITE.	DEVISION I	JHA CONSULTING ENGINEER	RS	www.mcintoshphelps.com.au				WILLIAM DUELE	00 ADM 0075	I в







2 SOUTH (JEDDA ROAD) ELEVATION
1: 100

SITE AREA		1723 m ²								
TITLE DESCRIPTION		LOTS 15, 16, 17 IN DP 215559								
PROPOSED DWELLING NUMB	EDQ	12 UNITS - 6 X 1 BEDROOM & 6 X 2 BEDROOM								
TROPOSED DWELLING NOWID	LNO		PROPOSED							
		REQUIREMENT	PROPOSED							
SETBACKS										
FRONT STREET SETBACK		GF : 4.5M	Min 4.855 m							
		FF: 5.5M								
SECONDARY STREET SETBAC	CK	2.5M	Min 2.500 m							
SIDE & REAR SETBACK	SIDE SETBACK	GF WITH WINDOWS TO HABITABLE ROOMS - 4M FF WITH WINDOWS TO HABITABLE ROOMS & NEIGHBOURING PRIVATE OPEN SPACES - 4M	Min 3.961 m							
		GF WITH WINDOWS TO HABITABLE ROOMS - 0.9M FF WITH WINDOWS TO HABITABLE ROOMS & NEIGHBOURING PRIVATE OPEN SPACES - 1.2M								
	REAR SETBACK	GF WITH WINDOWS TO HABITABLE ROOMS - 4M FF WITH WINDOWS TO HABITABLE ROOMS & NEIGHBOURING PRIVATE OPEN SPACES - 6M	Min 14.327 m							
		GF WITH WINDOWS TO HABITABLE ROOMS - 4M FF WITH WINDOWS TO HABITABLE ROOMS & NEIGHBOURING PRIVATE OPEN SPACES - 4.5M								
BUILDING HEIGHT	HOUSING SEPP - CL 108B	9.5M	MAX 8.96M							
	LIVERPOOL LEP	8.5M								
FLOOR SPACE RATIO	HOUSING SEPP	0.5 : 1	0.59 : 1							
	LIVERPOOL LEP	0.5 : 1	0.55 : 1							
ANDSCAPING	HOUSING SEPP - CL 108	420 m² (35m²/dwelling)	570.6 m ²							
DEEP SOIL ZONE	HOUSING SEPP - CL 108	MIN 15% OF SITE AREA - 258 m ² 65% AT REAR - 168 m ²	277.8 m ² AT REAR - 188.1 m ²							
PRIVATE OPEN SPACE	HOUSING SEPP - CL 108	GF POS - Min 15 m² with min 3m dimension FF BALCONY 1 BED - Min 6 m² with min 2m dimension FF BALCONY 2 BED - Min 10 m² with min 2m dimension	COMPLIES							
PARKING	,	3 ACCESSIBLE SPACES 6 TOTAL PARKING SPACES	3 ACCESSIBLE SPACES 6 TOTAL PARKING SPACES							

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	ALUM ATO BAL1 BAL2 BSN	ALUMINIUM AS TURNS OUT BALUSTRADE - TYPE 1 BALUSTRADE - TYPE 2 BASIN	CPT CR CRP CT DP	CARPET CEMENT RENDER CEMENT RENDER AND PAINT CERAMIC TILE DOWNPIPE	FV FW G GAL GR	FLUE VENT FLOOR WASTE GATE GALVANISED GRAB RAIL	P PA PB PBA PBF	PAINTED PAVER PLASTERBOARD PB - ACOUSTIC PB - FIRE RESISTANT	RWG SC SCP SD SG	RAINWATER GUTTER SCREEN SATIN CHROME PLATED SOAP DISPENSER SECURITY GATE	UR VNL WB WC	URINAL VINYL WHITEBOARD WATER CLOSET					LANDSCAPE ARCHITECT MCINTOSH & PHELPS 02 9221 1401		ARCHITECTURE LANDSCAPE ARCHITECTUR
Member	BC BOE BOW BWU C	BLOCKBOARD CORE BRICK ON EDGE BOTTOM OF WALL BOILING WATER UNIT CONCRETE COMPRESSED FIBRE CEMENT	DPC DPM DPS DW EDB	DAMP PROOF COURSE DAMP PROOF MEMBRANE DOWNPIPE SPREADER DISHWASHER ELECTRICAL DISTRIBUTION BOARD EQUAL	GRANO HR INS LAM LV	GRANOLITHIC TOPPING HANDRAIL INSULATION DECORATIVE LAMINATED SHEET LOUVRE MIRROR	PBI PBP PBW PBFW PCFC	PB - IMPACT RESISTANT PB - PERFORATED PB - WATER RESISTANT PB - FIRE/ WATER RESISTANT PREFINISHED CFC PERFORATED	SIM SK SL SP SPB	SIMILAR SKIRTING SHADOWLINE SPRINGING POINT SPLASHBACK STAINLESS STEEL			11/10/23 REF		С	DJ	STRUCTURAL & CIVIL ENGINEERS TONKIN CONSULTING 02 9409 3307		Suite 311, 350 George Street Sydney NSW 2000 02 9221 1401 info@mcintoshphelps.com.au
Australian Institute of Architects	CH	CLOTHES HOOK	EX ER1	EXISTING FACE BRICK - TYPE 1	MAX	MAXIMUM MEDIUM DENSITY FIBREBOARD	PLY	PLYWOOD - PERFORATED	SWP	STORMWATER PIT TIMBER			03/10/23 REF		В	DJ			ABN: 78 612 191 689 Nominated Architect
Architects	CL CM	CONTROL JOINT CENTRE LINE CORRUGATED METAL	FB2 FC	FACE BRICK - TYPE 2 FIBRE CEMENT	MFD MIN	MULTI FUNCTION DEVICE MINIMUM	POS PTD	PRIVATE OPEN SPACE PAPER TOWER DISPENSER	TF TGSI	TURF TACTILE GROUND SURFACE INDICATORS	3		25/09/23 REF		Α	DJ	SERVICES ENGINEERS JHA CONSULTING ENGINEERS		William Phelps ARN 6675
	COL	COLUMN CABLE OUTLET	FCL FFL	FINISHED CEILING LEVEL FINISHED FLOOR LEVEL	MRS MSB	METAL ROOF SHEETING MAIN SWITCH BOARD	RC REF	REINFORCED CONCRETE REFRIGERATOR	TPD TOF	TOILET PAPER DISPENSER TOP OF FENCE			DATE	ISSUE	REVISIO	N BY	02 9437 1000		www.mcintoshphelps.com.au



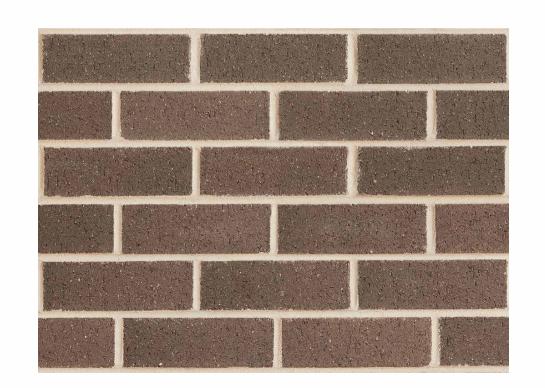
PROJECT 35 - 39 WEST STREET; 5 LEO AVI	SCALE @ A1 1 : 100	SCALE @ A3 1:200	PROJECT NUMBER BGYDY
LURNEA NSW 2170 LOT 15, 16, 17 / DP 215559; LOT 11 / DP 215559	DRAWN KC	VERIFIED WP / GM	SHEET NO
DRAWING TITLE NOTIFICATION - DEVELOPMENT DATA	APPROVED TO	DISSUE	NP03
	WILLIAM PHEL	PS ARN 6675	C







STREET ELEVATION (FACING JEDDA ROAD)

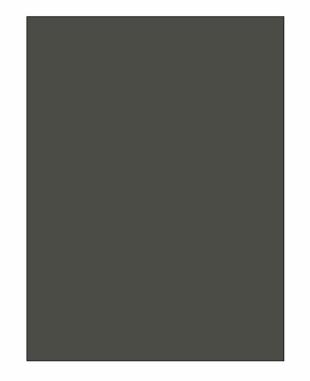


Face brick 1 PGH - Velour - Volcanic

0 10 20 30 40 50 60 70 80 90 100 CHECK ALL DIMENSIONS ON SITE



2 Face brick 2 PGH - Velour - Crushed Grey



Powdercoated aluminium

- windows & doors - balustrade

- fences - sunshade

Prefinished CFC Cladding to match Colorbond Woodland Grey



Corrugated metal roof sheeting Rainwater goods Colorbond Shale Grey



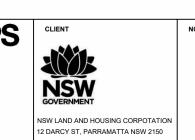
5 F2, F3, F4 Powdercoated aluminium vertical slats (16x38/65/100) on FB1 wall to match Colorbond Woodland Grey

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BAL1 BAL2 BSN BC BOE	Member Australian C C C C C C C C C C C C C C C C C C C	no part may be reprodu	iced by any process, nor may any other exclusive right be	AC ACT ADJ ALUM
	Member C C CFC CH	TR TR T	_	BAL1 BAL2 BSN BC BOE

03/10/23 REF 25/09/23 REF DATE ISSUE

300MM ON ORIGINAL

ARCHITECT MCINTOSH & PHELPS 02 9221 1401 McINTOSH&PHELPS ARCHITECTURE LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECT MCINTOSH & PHELPS 02 9221 1401 B DJ A STOCK A Suite 311, 350 George Street Sydney NSW 2000 02 9221 1401 info@meintoshphelps.com.au ABN: 78 612 191 689 Nominated Architect William Phelps ARN 6675 www.mcintoshphelps.com.au A DJ SERVICES ENGINEERS
JHA CONSULTING ENGINEERS
02 9437 1000

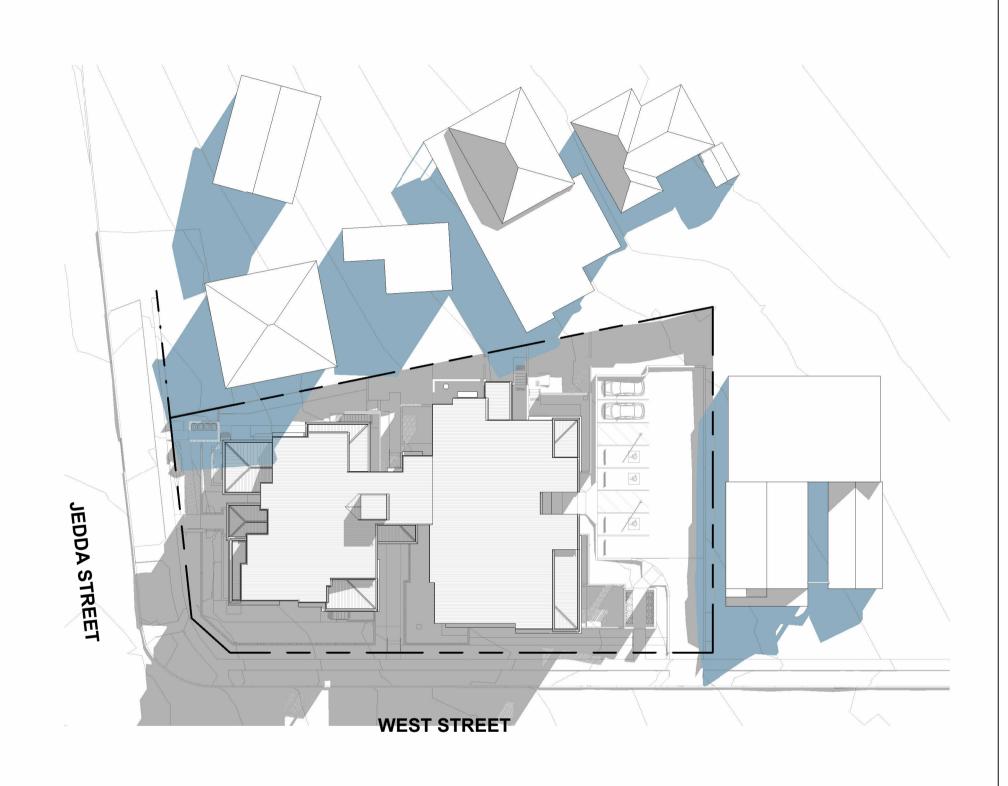


35 - 39 WEST STREET; 5 LEO AVE : 100 1:200 BGYDY LURNEA NSW 2170 VERIFIED DRAWN WP / GM LOT 15, 16, 17 / DP 215559; LOT 11 / DP 215559 APPROVED TO ISSUE NOTIFICATION - SCHEDULE OF MPhorps **FINISHES**

VILLIAM PHELPS ARN 6675







SHADOW DIAGRAM - 21/06 - 9 00.

0 10 20 30 40 50 60 70 80 90 100 CHECK ALL DIMENSIONS ON SITE

2 SHADOW DIAGRAM - 21/06 - 12 00.

3 SHADOW DIAGRAM - 21/06 - 15 00.

LEGEND

BLUE AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES

GREY AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT

McINTOSH&PHELPS

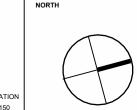
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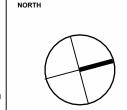
STRUCTURAL & CIVIL ENGINEERS TONKIN CONSULTING 02 9409 3307

SERVICES ENGINEERS JHA CONSULTING ENGINEERS 02 9437 1000 03/10/23 REF 25/09/23 REF DATE ISSUE

300MM ON ORIGINAL







	-		
PROJECT	SCALE @ A1	SCALE @ A3	PROJECT NUMBER
35 - 39 WEST STREET; 5 LEO AVE	1 : 400	1 : 800	BGYDY
LURNEA NSW 2170	DRAWN	VERIFIED	SHEET NO
LOT 15, 16, 17 / DP 215559; LOT 11 / DP 215559	KC	WP / GM	NIDOC
DRAWING TITLE	APPROVED TO I	SSUE	NP06
NOTIFICATION - SHADOW DIAGRAMS	NPV	MS	ISSUE