

NOTIFICATION PLANS

SENIORS HOUSING

66, 68, 70 PEGLER AVENUE, SOUTH GRANVILLE



PEGLER AVENUE PERSPECTIVE

	LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation	ARCHITECT BREWSTER MURRAY PTY LTD	PROJECT SENIORS HOUSING DEVELOPMENT 66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW LOTS 14, 15, 16 IN DP 36280	TITLE NOTIFICATION COVER SHEET	REV	DATE	PROJECT No.	SHEET
					E	06-02-23	BGWYQ	N01



1 EAST ELEVATION - PEGLER AVENUE

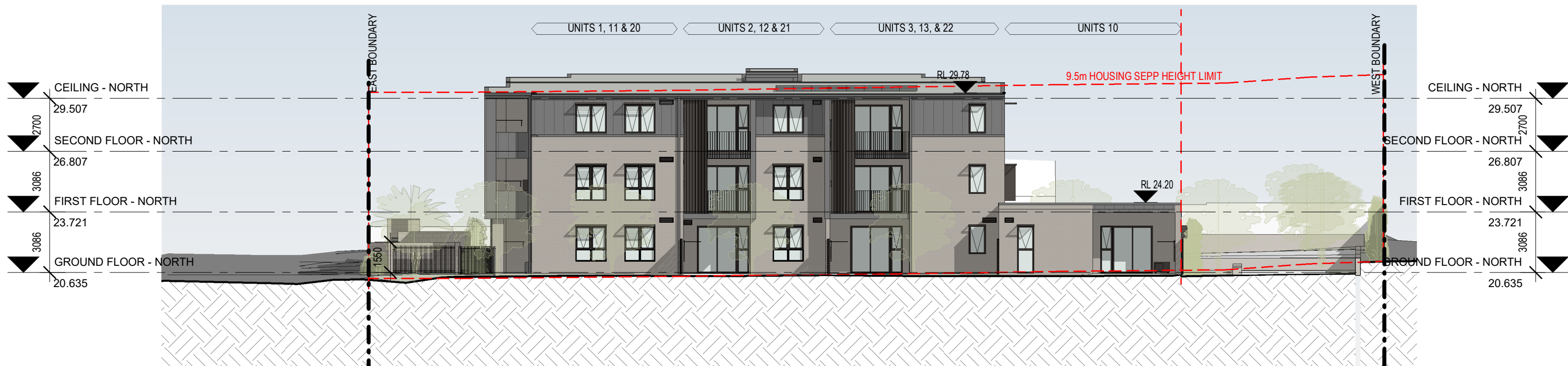
SCALE 1 : 200

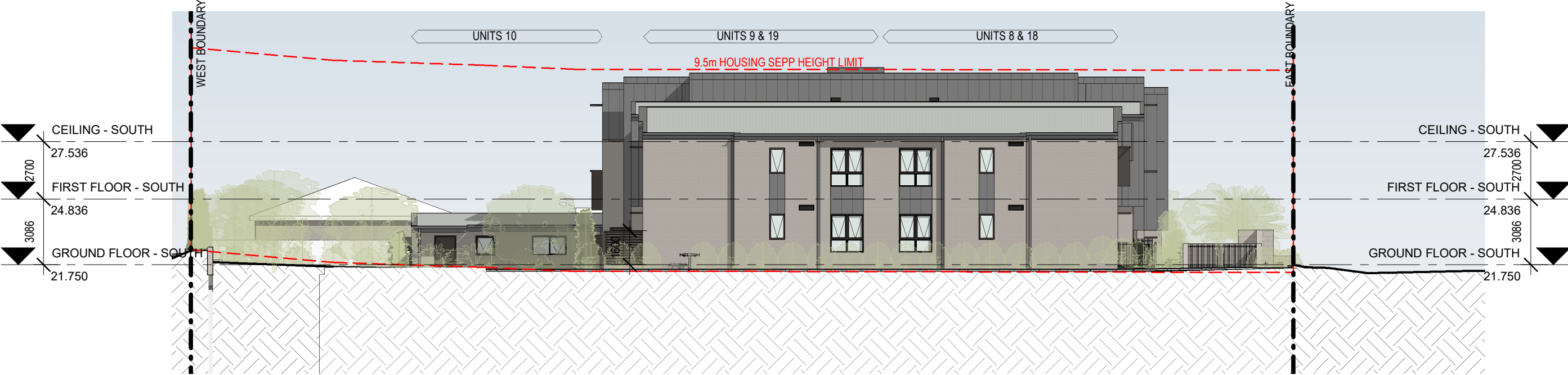
PROPOSED DEVELOPMENT DATA - SENIORS HOUSING

SITE AREA	2608.9m ²
TITLE DESCRIPTION	LOTS 14, 15, 16 IN DP36280
PROPOSED DWELLING NUMBERS	24 (11 x 2 BED + 13 x 1 BED)

	REQUIREMENT	PROPOSED
FRONT SETBACK	6.0m MIN	7.0m TO BUILDING (6m TO BALCONIES)
SIDE & REAR SETBACKS	SIDE SETBACK 3m REAR SETBACK 10.363m	3.74m SIDE 10.36m REAR

	REQUIREMENT	PROPOSED
HEIGHT	9.5m	9.5m
FLOOR SPACE RATIO	LOT 14: 0.80:1 LOT 15 & 16 : 0.60:1 0.5:1 (H-SEPP)	LOT 14: 0.80:1 LOT 15 & 16 : 0.60:1 0.67 : 1
PARKING	5 ACCESSIBLE SPACES	5
	TOTAL PARKING SPACES	11





1 | NOTIFICATION-SOUTH ELEVATION
SCALE 1 : 200

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					E	06-02-23	BGWYQ	N05

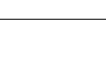


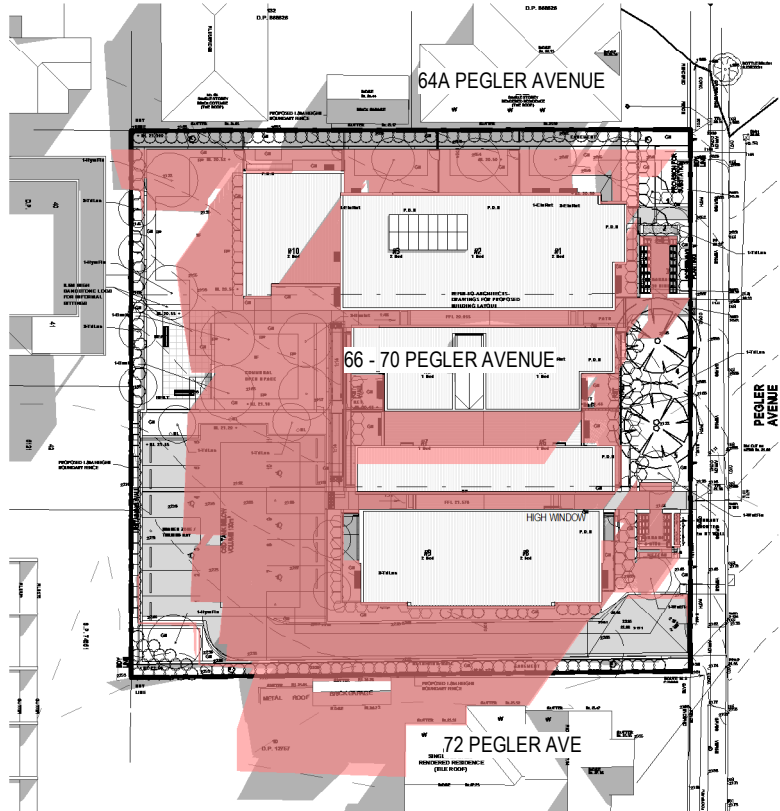
1 | NOTIFICATION - STREET ELEVATION (FACING PEGLER AVENUE)

SCALE 1 : 200

EXTERIOR FINISHES

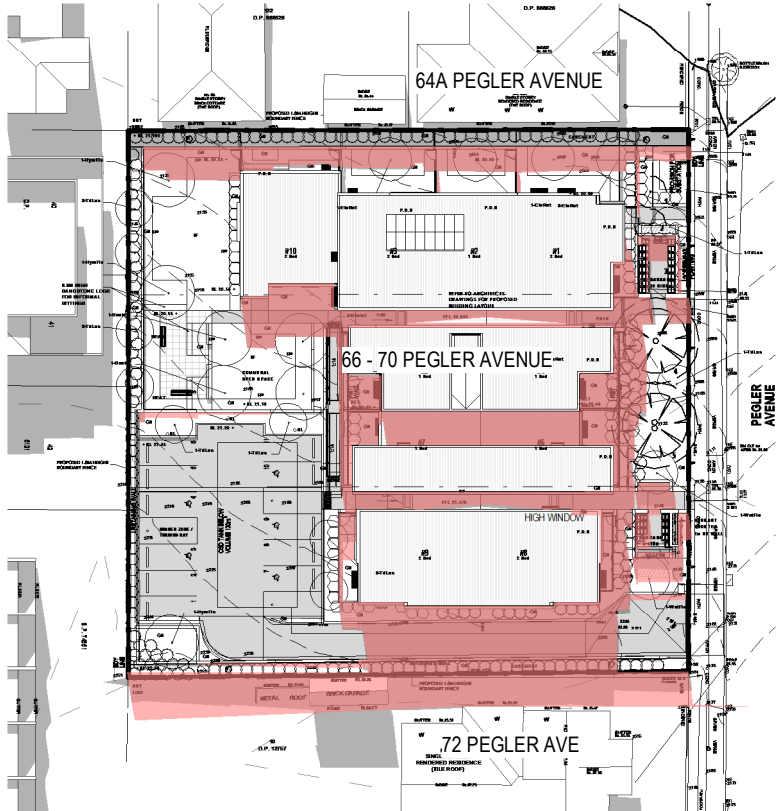
CODE	MATERIAL	DESCRIPTION	FINISH
BK-1		FACE BRICK	SIMILAR TO BEIGE
MDR-1		METAL ROOF	SIMILAR TO SHALE GREY
DP, GT		ROOF FLASHINGS, DOWNPIPES, ENTRY AWNINGS	SIMILAR TO WOODLAND GREY
MC-1		METAL CLADDING	SIMILAR TO WOODLAND GREY
WF, DF, SS1, LVR1, VT, MS-1, BAL-1		ALUMINIUM WINDOW & DOOR FRAMES, SUN SHADE, VENTS	SIMILAR TO MONUMENT

CODE	MATERIAL	DESCRIPTION	FINISH
CONC-1		PATHWAYS	NATURAL GREY CONCRETE
CONC-2		DRIVEWAYS	DARK GREY CONCRETE
FEN-1		METAL FENCING TO BOUNDARIES	COLORBOND SHALE GREY
FEN-2		SLATTED PRIVACY FENCING	COLORBOND MONUMENT (OR SIMILAR)
FEN-3		REAR FENCES	COLORBOND WOODLAND GREY (OR SIMILAR)
BLK-1		SPLIT FACE BLOCK	SIMILAR TO LIMESTONE



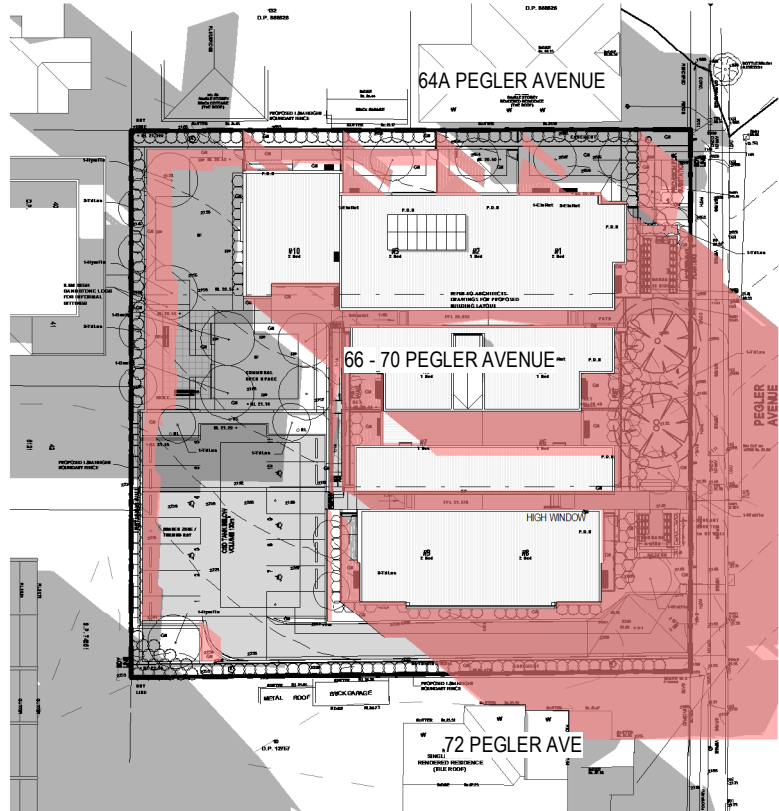
PEGLER AVENUE

1 | SHADOW IMPACT - JUNE 21 9AM
SCALE 1 : 700



PEGLER AVENUE

2 | SHADOW IMPACT - JUNE 21 12PM
SCALE 1 : 700

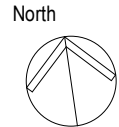


PEGLER AVENUE

3 | SHADOW IMPACT - JUNE 21 3PM
SCALE 1 : 700

GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING BUILDINGS

PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



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ARCHITECT
BREWSTER MURRAY PTY LTD

PROJECT
SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021
66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW LOTS 14, 15, 16 IN DP 36280

TITLE
NOTIFICATION SHADOW DIAGRAMS

REV	DATE	PROJECT No.	SHEET
E	06-02-23	BGWYQ	N07