

NOTIFICATION PLANS

SENIORS HOUSING

1 Robyn Street & 17-19 Pank Parade, Blacktown NSW



Street Perspective: 1 Robyn Street & 17-19 Pank Parade, Blacktown



Homes NSW
LOCKED BAG 5022
PARRAMATTA NSW 2124
ABN 24 960 729 253

Architect:

**Stanton
Dahl
Architects**
Nominated Architects : S.M Evans 7686, DM Bell 11076

COVER PAGE
1 Robyn Street & 17-19 Pank Parade Blacktown NSW
Lots 395-397, DP 702896

REV:
1

DATE:
6/6/2024

PROJECT NO:
BGYPY

SHEET:
N01



Planting Schedule						
ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees						
ANG	1	Smooth Barked Apple Myrtle	Angophora costata	75L	20m	12m
BM	1	Grey Myrtle	Backhousia myrtilla	75L	6m	4m
BP	1	Kunajung	Backhousia populnea	75L	8-10m	10m
CKP	1	Bottlebrush	Callistemon 'Kings Park Special'	75L	4-5m	3-4m
ELR	2	Blueberry Ash	Elaeocarpus reticulatus	75L	8m	4m
Shrubs						
AI	6	Limeight Bower Wattle	Acacia 'Limeight'	200mm	1m	1m
ACS	49	Acmena	Acmena 'Cherry Surprise'	200mm	1.5m	1m
Cgbl	3	Great Balls Of Fire	Callistemon salignus 'Great Balls Of Fire'	200mm	1.75m	1.75m
Cwa	16	Callistemon	Callistemon 'White Anzac'	200mm	1.5m	3m
Ca	17	White Correa	Correa alba	200mm	1.5m	1m
Dvp	10	Purple Hopbush	Dodonaea viscosa 'Purpurea'	200mm	3-5m	2.0-3.5m
ld	23	Drumsticks	Isopogon anemonifolius 'Little Drumsticks'	200mm	0.7m	0.8m
Pmm	3	Miss Muffet Pittosporum	Pittosporum 'Miss Muffet'	200mm	1m	1.5m
Ssn	10	Lilly Pilly	Syzygium australe 'Straight & Narrow'	300mm	2-5m	1-1.5m
Wab	40	Coastal Rosemary	Westringia fruticosa 'Aussie Box'	200mm	0.8m	0.8m
Ground Covers						
Cci	21	Groundcover Casuarina	Casuarina glauca 'Cousin It'	150mm	0.15-0.3m	0.6-1m
Vn	28	Native Violet	Viola hederacea	150mm	0.1-0.2m	0.3-1m
Grasses						
Dtea	150	Daniella	Daniella Tasmanica 'Emerald Arch'	150mm	0.55m	0.55m
Ju	36	Common Rush	Juncus ustulatus	150mm	1.2m	0.5m
Lit	96	Fine Leaf Mat Rush	Lomandra longifolia 'Tanika'	150mm	0.45-0.6m	0.6-0.9m
Ta	51	Kangaroo Grass	Themeda australis	150mm	0.6m	0.6m
Perennials						
Dw	53	Daniella	Daniella Tasmanica 'Weena'	150mm	0.8-0.9m	0.8-0.9m
De	11	Gymea Lily	Doryanthes excelsa	200mm	1.5m	1.5m
Hg	3	Stream Lily	Helmintholzia glaberrima	200mm	1.2m	1.2m
Phil	31	Xanadu Philodendron	Philodendron 'Xanadu'	200mm	600mm	600mm

LEGEND

- EXISTING TREES To Be Retained and Protected
- EXISTING TREES To Be Removed
- PLAIN CONCRETE
- COLOURED CONCRETE
- TILES
- STONESET PERMEABLE PAVING
- RAISED COMPOSITE DECK
- GARDEN AREAS

Apartment type

- 1 bedroom
- 2 bedrooms
- hp heat pump

TURF AREAS

DRY CREEK BED WITH GRASS PLANTINGS

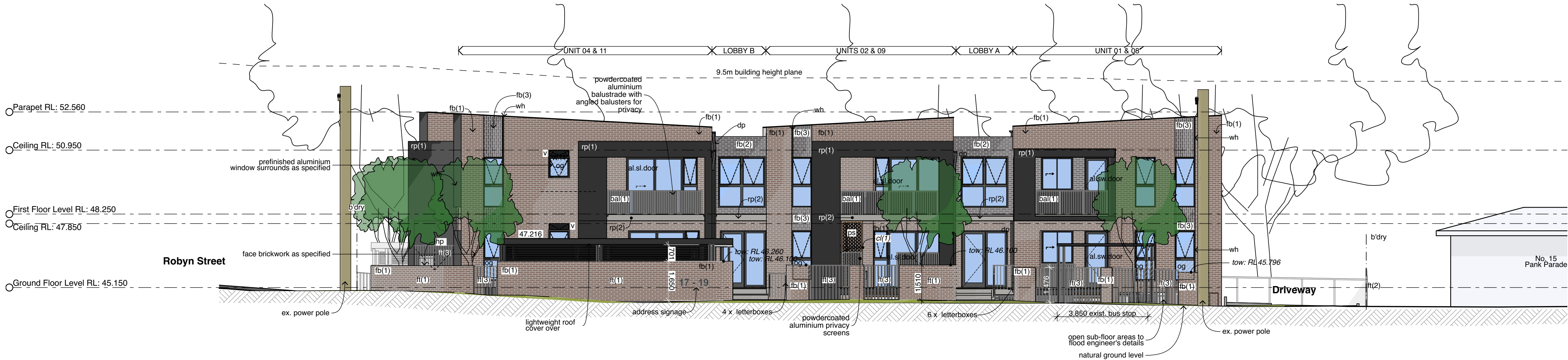
MOUNDING PLANTING BEDS IN DRY CREEK BED WITH TREE PLANTINGS

TURF / GARDEN EDGE Brick Edge

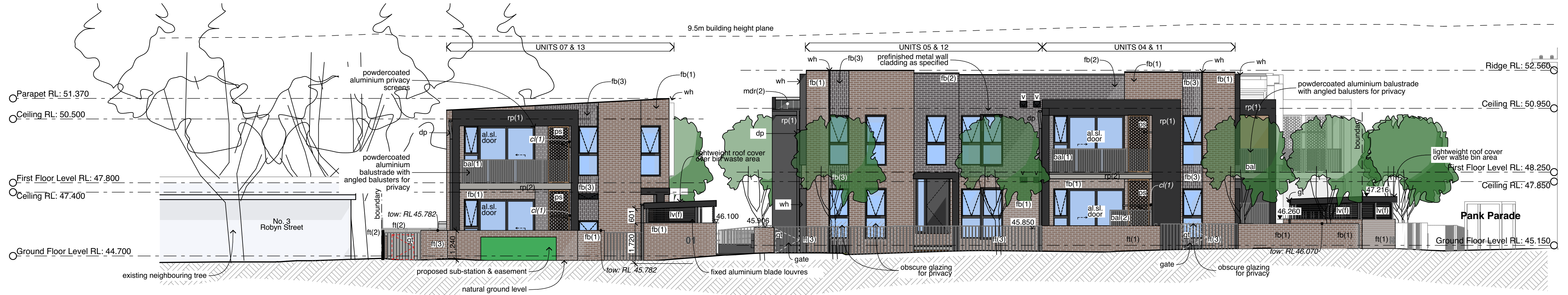
DRAINAGE PITS AND GRATES Refer to Drainage Plans

CONCRETE KERB To Engineers Detail

STEPPING PADS



E01 South Elevation (Pank Parade)
1:100



5 West Elevation (Robyn Street)
1:100

DEVELOPMENT DATA TABLE						
Job Reference	BGYPY					
Locality / Suburb	Blacktown					
Street Address	1 Robyn Street & 17-19 Park Parade					
Lot Number(s) & Deposited Plan	Lots 197, 198 & 199 in DP 32163					
SITE AREA (sqm)	1885 m ² – sourced from survey(including easement)					
NUMBER OF EXISTING LOTS	3					
PROPOSED GFA* (sqm)	973.06m ²					
ZONING	R2 zone – Seniors Housing permitted with consent (Housing SEPP cl. 108A(b) satisfied)					
ACCESSIBLE AREA	##					
ROOMS	Number	Type	No of bedrooms	Private open Space		Liveable Housing Standard/Adaptable etc.
				POS required m ²	POS proposed m ²	
	1	ground	2	15m ²	79.35m ²	Senior Living
	2	ground	1	15m ²	33.65m ²	Senior Living
	3	ground	1	15m ²	17.95m ²	Senior Living
	4	ground	2	15m ²	76.41m ²	Senior Living
	5	ground	2	15m ²	66.17m ²	Senior Living
	6	ground	1	15m ²	26.04m ²	Senior Living
	7	ground	1	15m ²	78.47m ²	Senior Living
	8	1st	2	10m ²	27.76m ²	Senior Living
	9	1st	1	8m ²	16.14m ²	Senior Living
	10	1st	1	8m ²	20.54m ²	Senior Living
	11	1st	2	10m ²	26.70m ²	Senior Living
	12	1st	2	10m ²	21.52m ²	Senior Living
	13	1st	1	8m ²	9.77m ²	Senior Living
	14	1st	1	8m ²	14.28m ²	Senior Living
	MIN. SETBACKS	Control		Requirement		
Housing SEPP and DCP – MDH		Blacktown Council Front Setback	Setback to be generally in line with existing building line.			Primary - 6m Secondary – 2.984m
DCP – MDH		Blacktown Council Side Setback	Primary – 6m Secondary – 3m			6.3m (ground) 6.3m (1st floor)
DCP – MDH		Blacktown Council Rear Setback	3m			3m (ground) 3m (1st floor)
FSR	C. 108B(1)(b)		9.5m			8.2 m
	Housing SEPP Cl. 108C(2)(c)		0.5:1 0.5 x 1885 = 942.5m ²			973.06m ² 0.5:1
LANDSCAPED AREA	Housing SEPP Cl. 108D(2)(b)		Min. 35m ² per dwelling 35m ² x 14 = 490m ² Or 30% = 565.50m ²			539.05m ²
DEEP SOIL ZONE	Housing SEPP Cl. 108D(5)		Min. 15% of site 15% x 1885m ² = 282.75m ² Min. 3m dimension			Total 307.38m ² Min dimension = 3m
	Housing SEPP Cl. 108D(5)		Min. 65% of DSZ to be located at rear of site 65% x 282.75m ² = 183.8m ²			Rear 135.92m ²
SOLAR ACCESS	Housing SEPP Cl. 108D(6)		70% of dwellings - min 2 hrs between 9am & 3pm mid-winter to: i) Living rooms ii) Private open space			Living = 78% 11/14 units POS = 78% 11/14 units
PRIVATE OPEN SPACE	Housing SEPP Cl. 108D(9) & (10)		Ground Floor dwellings: 15m ² per dwelling Incl. 1 area with min. dimension = 3m x 3m Dwellings not on ground floor: Provide balcony Accessible from living area Min. Dimension of 2m 1 bedroom units = 6m ² 2 bedrooms or greater = 10m ²			Ground Floor Complexes Noted above First Floor Complexes Noted above
	Accessible area		1 bdrm = 0.4 x 8 = 3.2 2 bdrm = 0.5 x 6 = 3 3 bdrm = 1 x N/A 14 accessible space per 5 dwellings 14 x 5 = 2.8 accessible spots out of above total *Note Carpark to also be designed in accordance with SLUGD criteria			6 parking spaces 3 spaces dedicated to accessible.
CAR PARKING	Housing SEPP Cl. 108D(11)		Total number of parking spaces required = 6 spaces with 3 spaces to be accessible			
TREE REMOVAL	Housing SEPP Schedule 4		One space to be capable of being widened to 3.8 metres			Complexes, parking spaces 4, 5 & 6 provided with share zone
	Housing SEPP		Retain, wherever reasonable, significant trees No. of trees on site & in close proximity to development = 1			Retained = 0 Removed = 1
WASTE	DCP – MDH Rates and requirements		Blacktown Council Developments over 8 dwellings Red bin waste 110L per unit (weekly) (110L x 14 Units = 1,540L) / 240L = 6.4 x 240L Red bins Yellow bin recycling 90L per unit (fortnightly) (90L x 14 Units = 1,260L) / 240L = 5.25 x 240L Yellow bins			7 Red bins 7 Yellow bins



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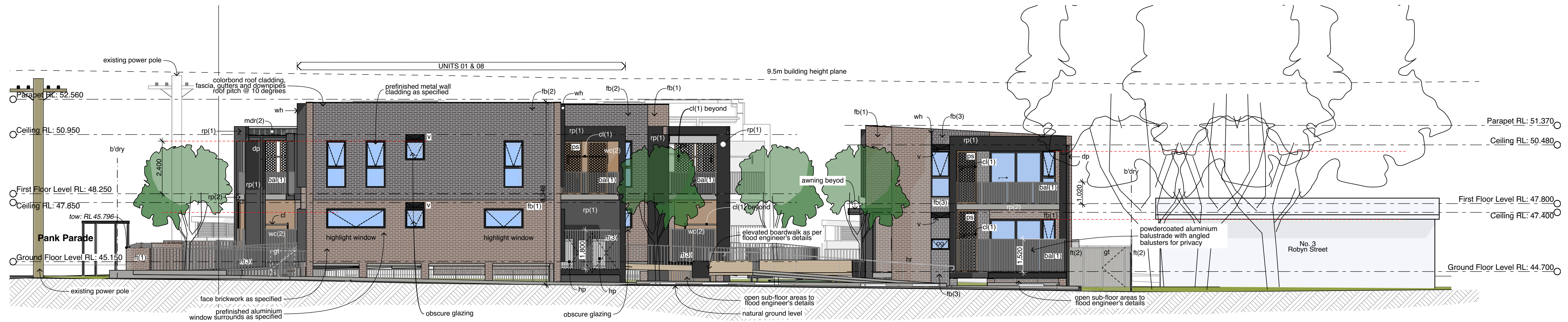
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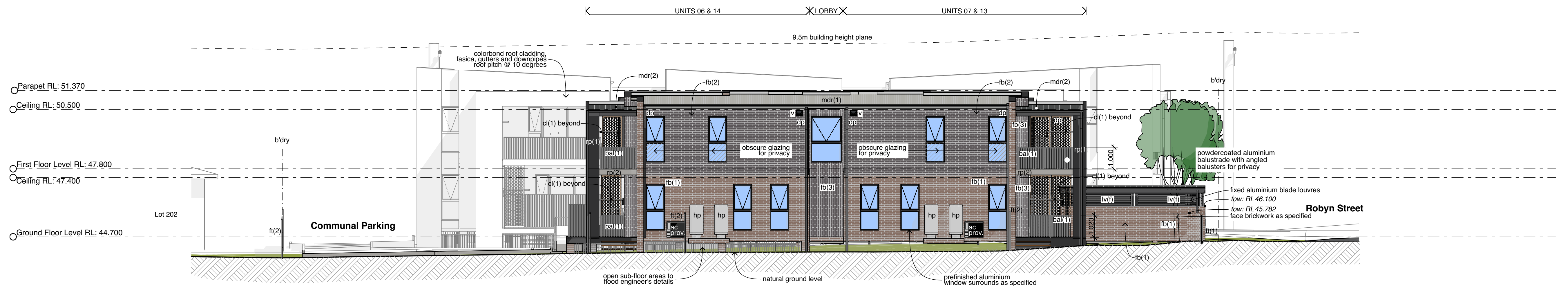
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1 North Elevation (Block A)
1:100



2 East Elevation
1:100



3 North Elevation (Block B)
1:100



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ELEVATIONS
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N04



E01 South Elevation (Pank Parade)
1:100

Face Brick fb(1) Austral Symmetry - Earth 	Metal Deck Roofing mdr(1) Colorbond "Custom Orb" Colour: "Shale Grey" 	Metal Deck Roofing mdr(2) Colorbond "Klip-Lok Classic 700" Colour: "Light Grey" 	Colorbond Fencing - ft(2) Medium Grey 	Rendered & Painted - rp(2) Colour: "Shale Grey" 	Fences - ft(2) Fixed louvres - lv(f) Colorbond - Wallaby 
Face Brick fb(2) Dark grey(horizontal) 	Face Brick fb(3) Dark grey(vertical) 	Wall Cladding wc(2) Timber look 	Fencing - ft(3) Rendered and Painted - rp(1) Window Frames, Window Hoods, Gutters, Down Pipes 	Balustrades Colourbond - Wallaby 	Glass Grey Tint 



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SCHEDULE OF FINISHES
1 Robyn Street & 17-19 Pank Parade Blacktown NSW
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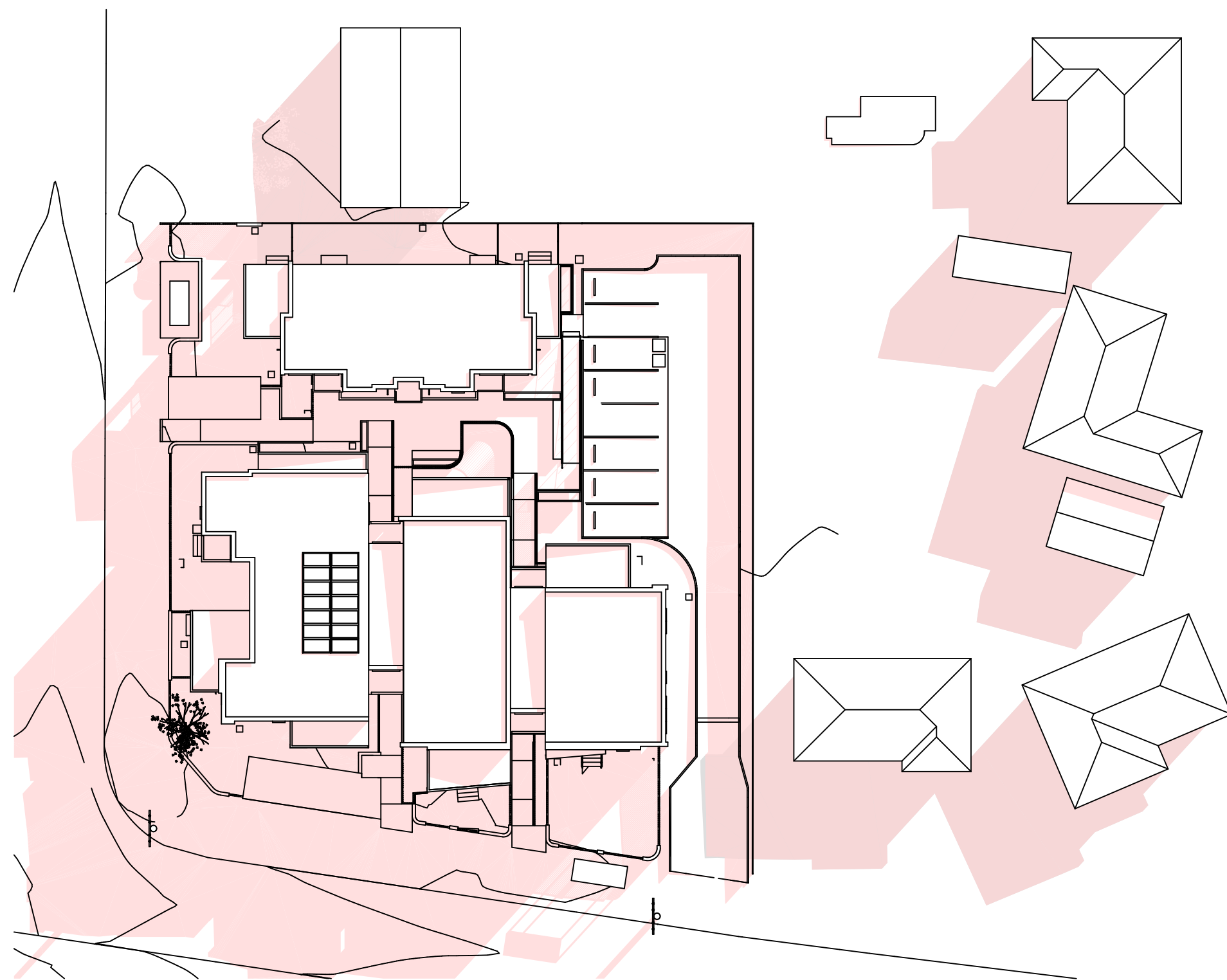
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N05

Legend

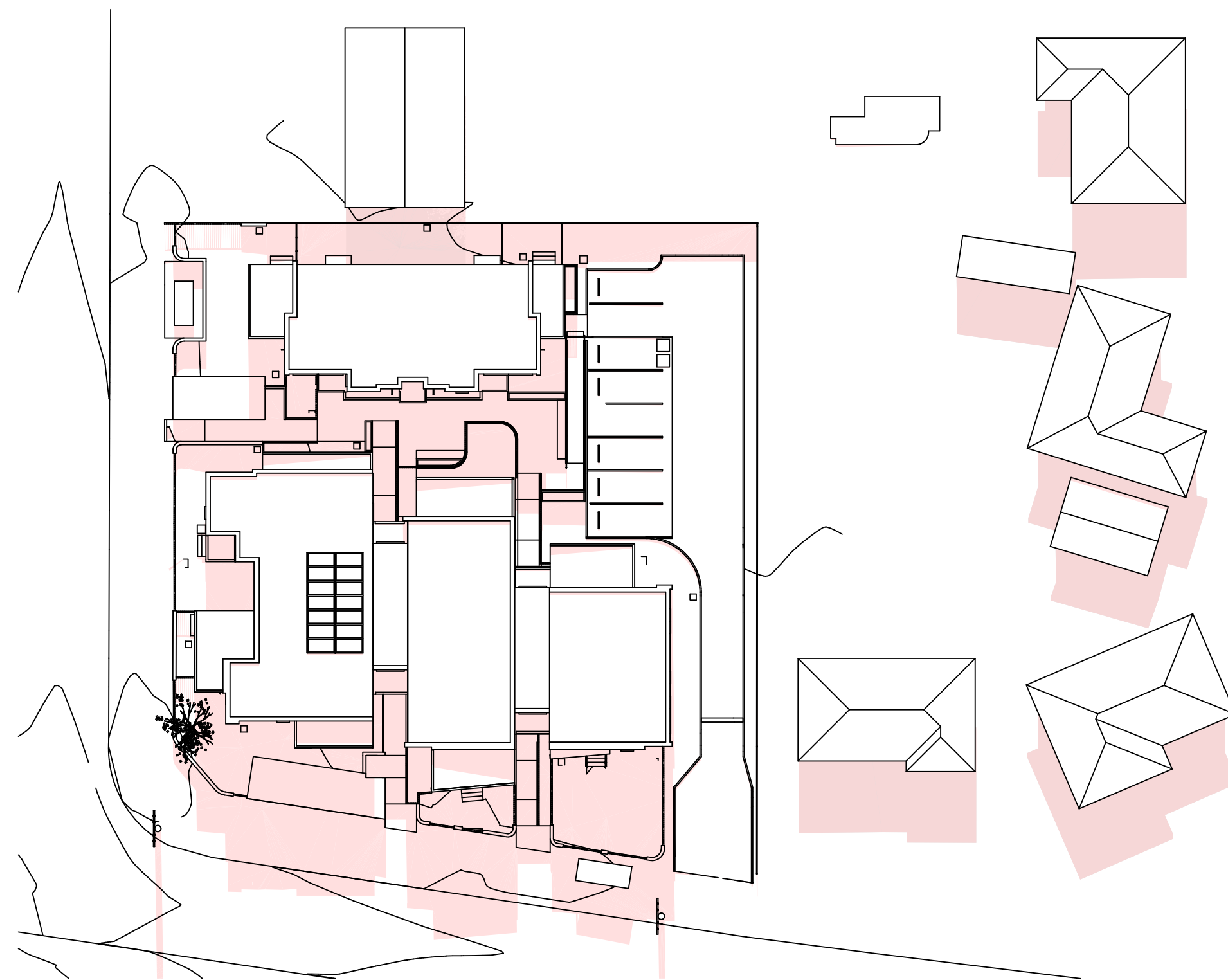
shadow diagrams
note: drawing may not contain all items listed below

note:
shadows cast: proposed buildings

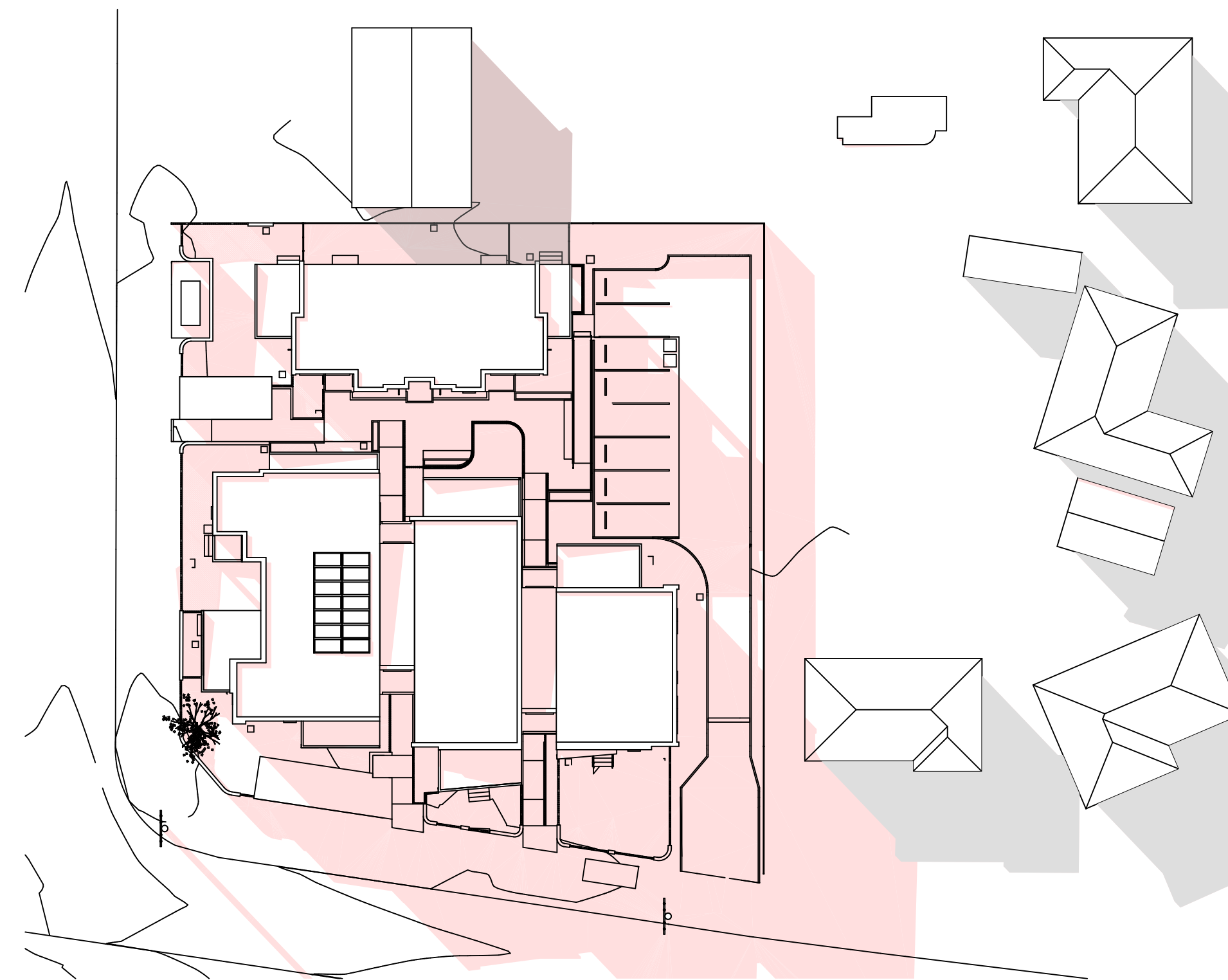
note:
shadows cast: existing neighbour
buildings



1 Shadows (proposed) 9am
1:350



2 Shadows (proposed) 12noon
1:350



3 Shadows (proposed) 3pm
1:350



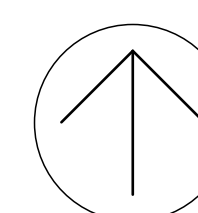
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SHADOW DIAGRAMS
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1	6/6/2024	BGYPY	N06