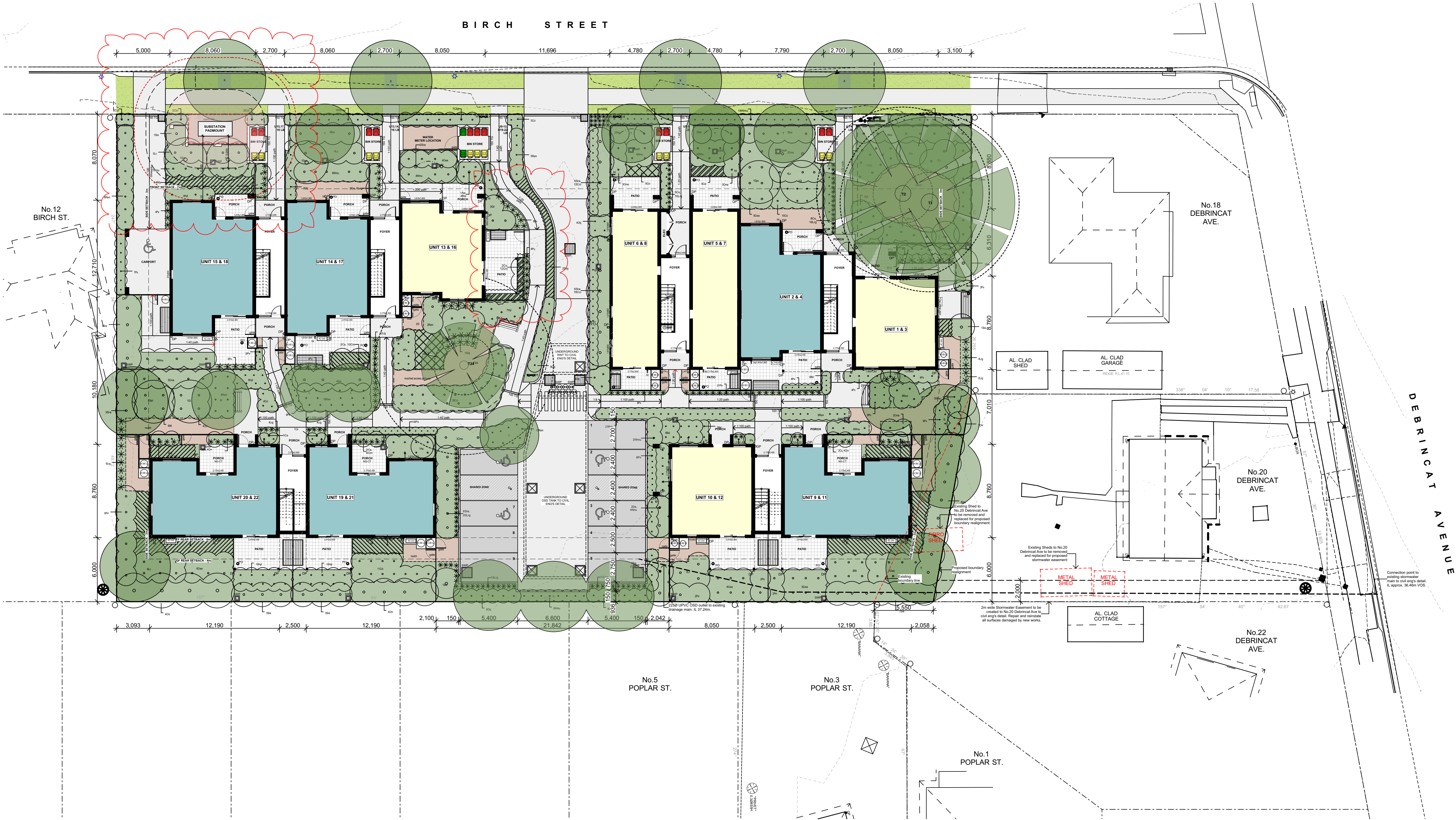
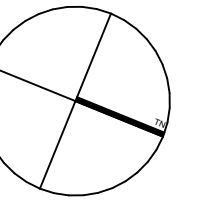


NOTIFICATION PLANS

SENIORS LIVING DEVELOPMENT

2-10 Birch Street, North St Marys NSW 2760





SITE LEGEND	
	1 BED
	2 BED
	LANDSCAPE AREA
	TURF AREA
	MULCHED MAINTENANCE PATHWAY
	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
	STORMWATER PIT
	AMENDMENTS

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 'Lushious' (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)
St	Syzygium australe 'Resilience' (Lilly Pilly - 3m)
Wmu	Westringia fruticosa 'Mund' (Westringia - 0.6m)
■ Groundcovers	
Cm	Clivea miniata (Kaffir lily - 0.5m)
Dlj	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

1

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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:

C

DATE:

4/12/2024

PROJECT NO.:

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SHEET:

N.02 of 07



1
-

WEST ELEVATION (BIRCH STREET)
1:100

DEVELOPMENT DATA - SENIORS HOUSING				
Site Area	3613.72m²			
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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DEVELOPMENT DATA
at
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Lots 346-350 in DP 31990 & Lot 305 in DP 30223

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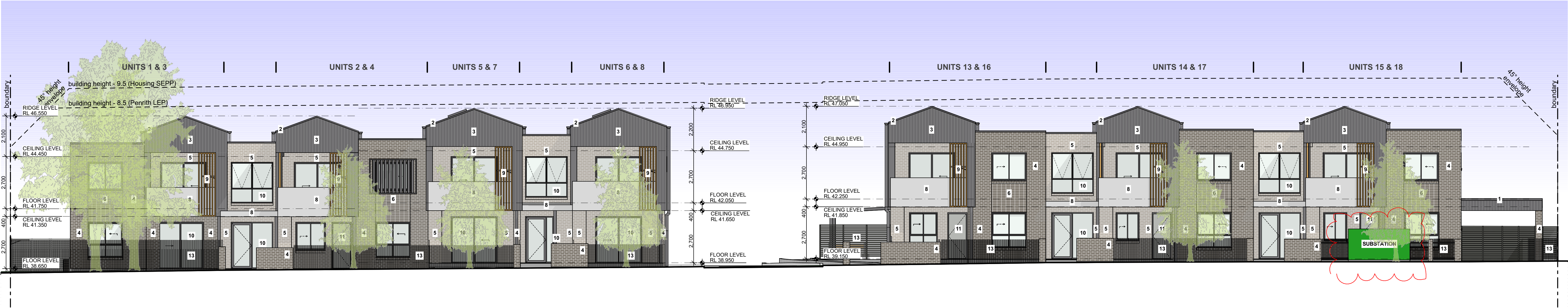
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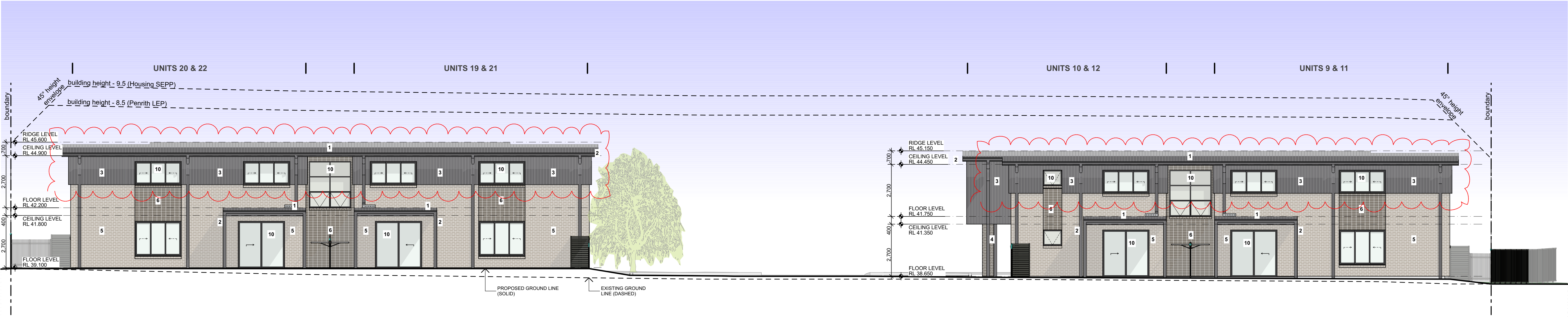
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1
-

WEST ELEVATION (BIRCH STREET)
1:100



2
-

EAST ELEVATION
1:100



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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:

C

DATE:

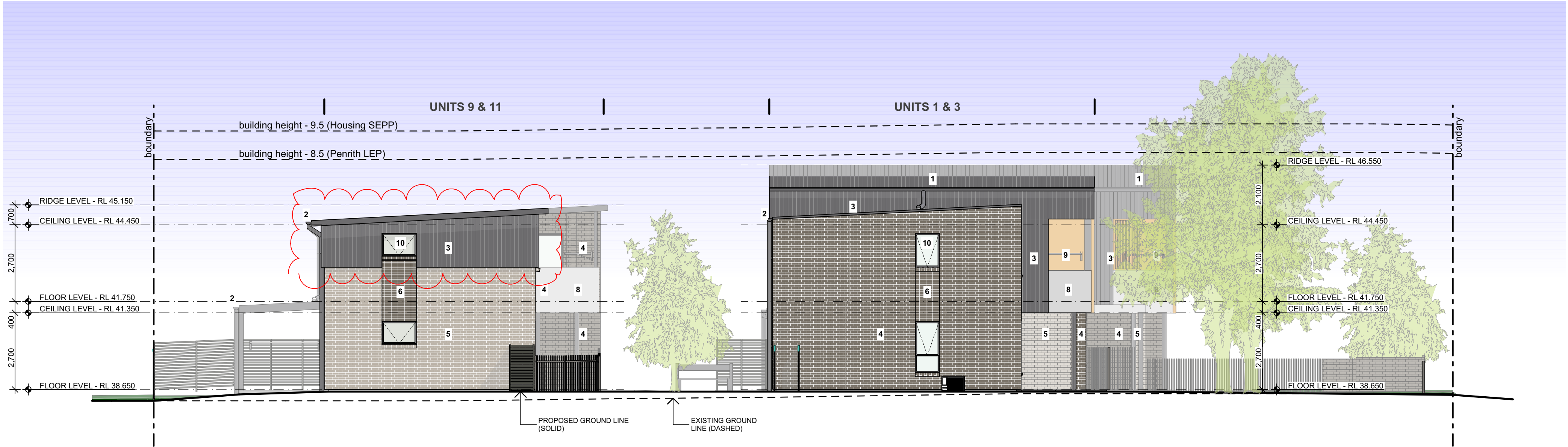
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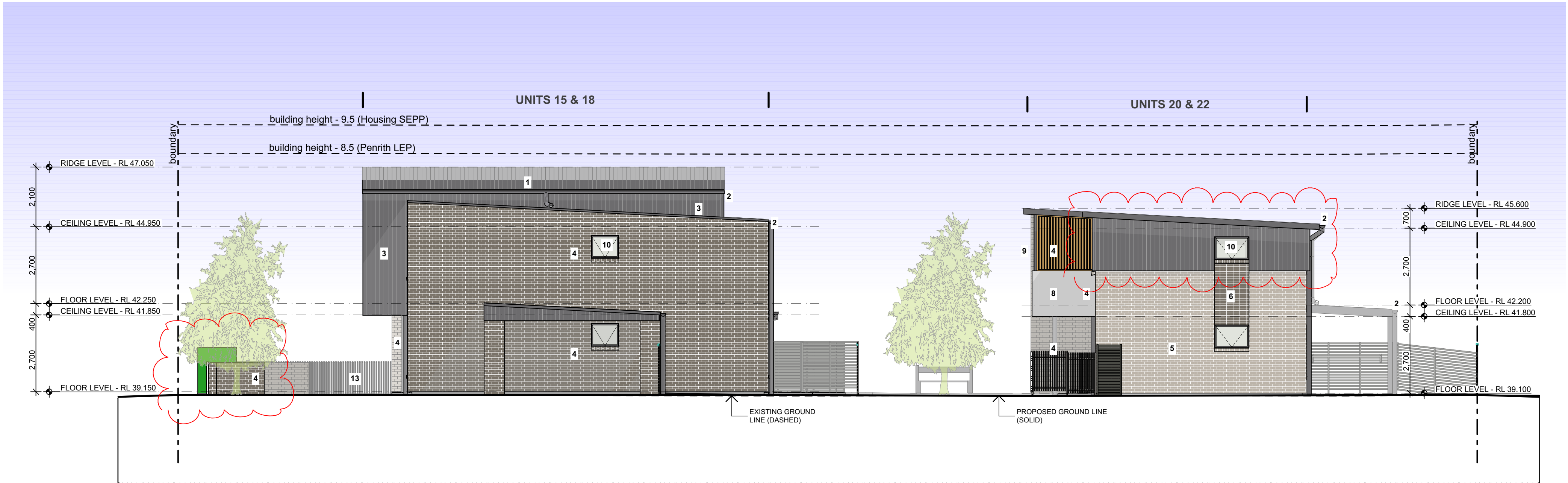
SHEET:

N.04 of 07



1
-

NORTH ELEVATION
1:100



2
-

SOUTH ELEVATION
1:100



1
-

WEST ELEVATION (BIRCH STREET) - FINISHES
1:100

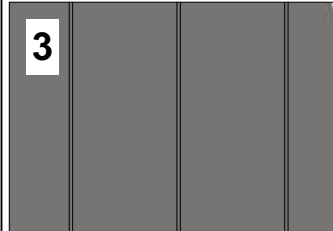
EXTERNAL FINISHES SCHEDULE



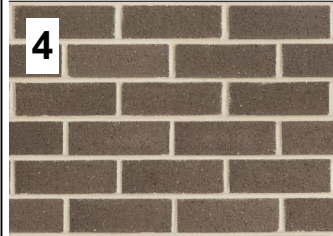
1 SHEET METAL ROOF (SMR)
Kliplock 700 High Strength - Basalt Matt



2 GUTTER & DOWNPIPE / BARGE BOARD & FASCIA /
PATIOAWNING POST & STRUCTURE
Colorbond, Basalt



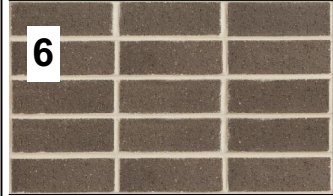
3 WALL CLADDING (MC1) - Colorbond Metal Wall Cladding
Lysalt Enseam 465 - Basalt Matt



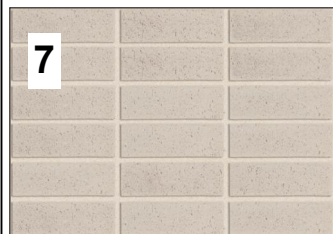
4 WALL / LB & WASTE ENCLOSURE
Face Brick Type 1 (FBK1)
PGH: Range - Velour, Name - Volcanic
Stretcher Bond



5 WALL
Face Brick Type 2 (FBK2)
PGH: Range - Velour, Name - Crushed Grey
Stretcher Bond



6 WALL
Face Brick Type 3 (FBK3)
PGH: Range - Velour, Name - Volcanic
Stacked Bond



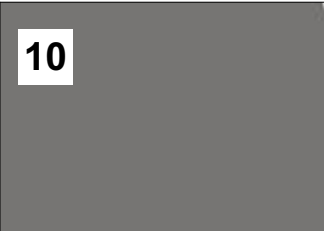
7 WALL
Face Brick Type 4 (FBK4)
PGH: Range - Velour, Name - Crushed Grey
Stacked Bond



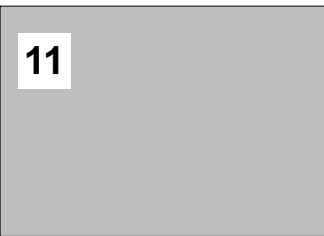
8 ENTRY AWNING / BALCONY SLAB EDGE /
BALCONY BALUSTRADE
Concrete - Rockcote Finish



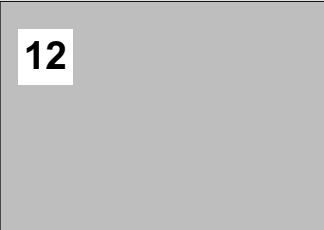
9 BALCONY SOFFIT & FEATURE WALL /
BALCONY PRIVACY SCREEN
Decowood - Aluminium
Colour - Kwila



10 WINDOW & DOOR FRAMES
Aluminium Powdercoat - Basalt



11 FRONT DOOR LEAF
Paint Finish - Shale Grey



12 GLASS BALCONY BALUSTRADE
Balustrade - Obsure glass
Frame - Aluminium Powdercoat , Shale Grey



13 FRONT METAL FENCE
Vertical Bars - Steel Powdercoat, Woodland Grey

SIDE, REAR & POS FENCE
Colorbond, Woodland Grey



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

REV:

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DATE:

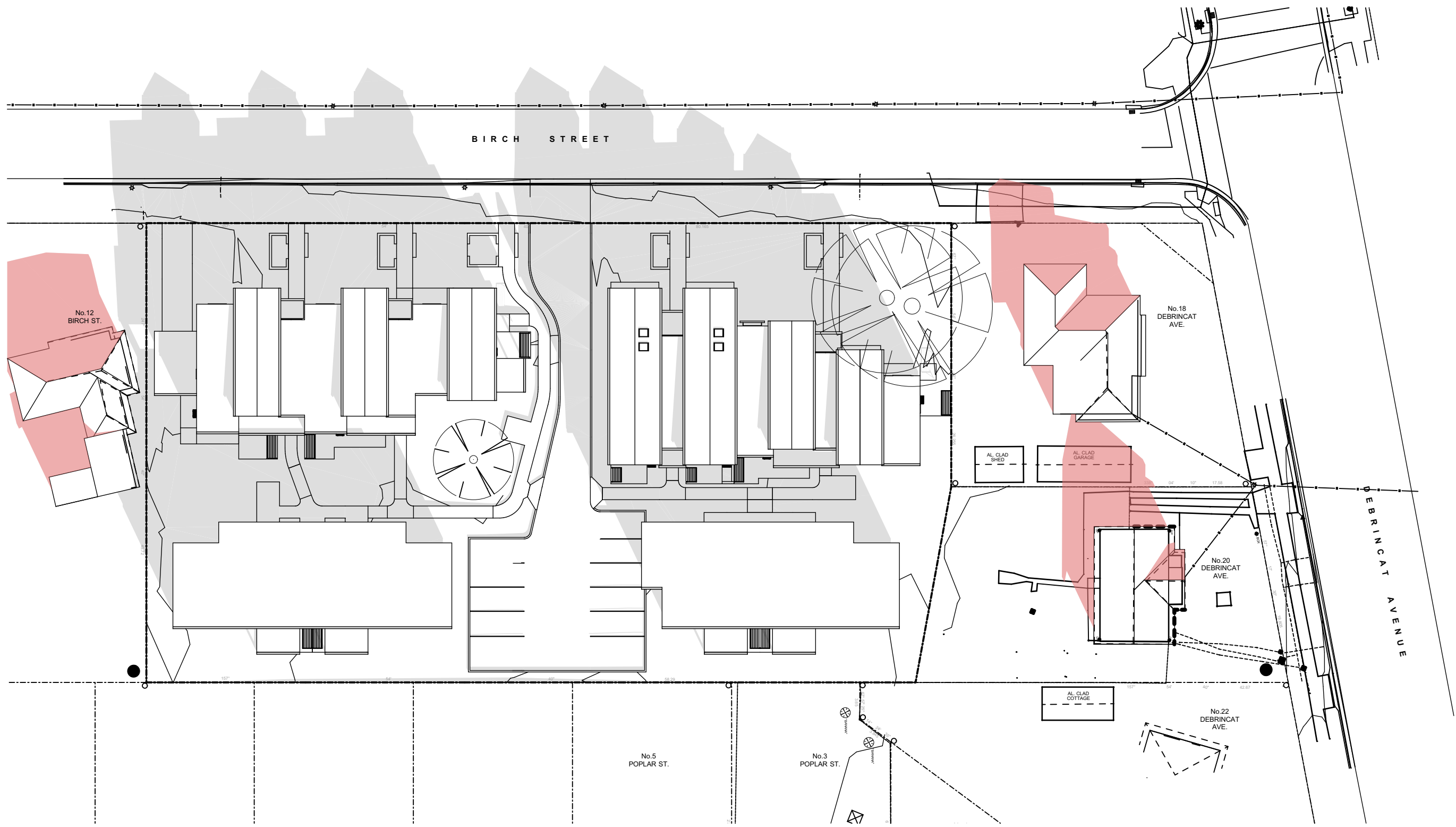
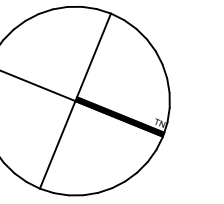
4/12/2024

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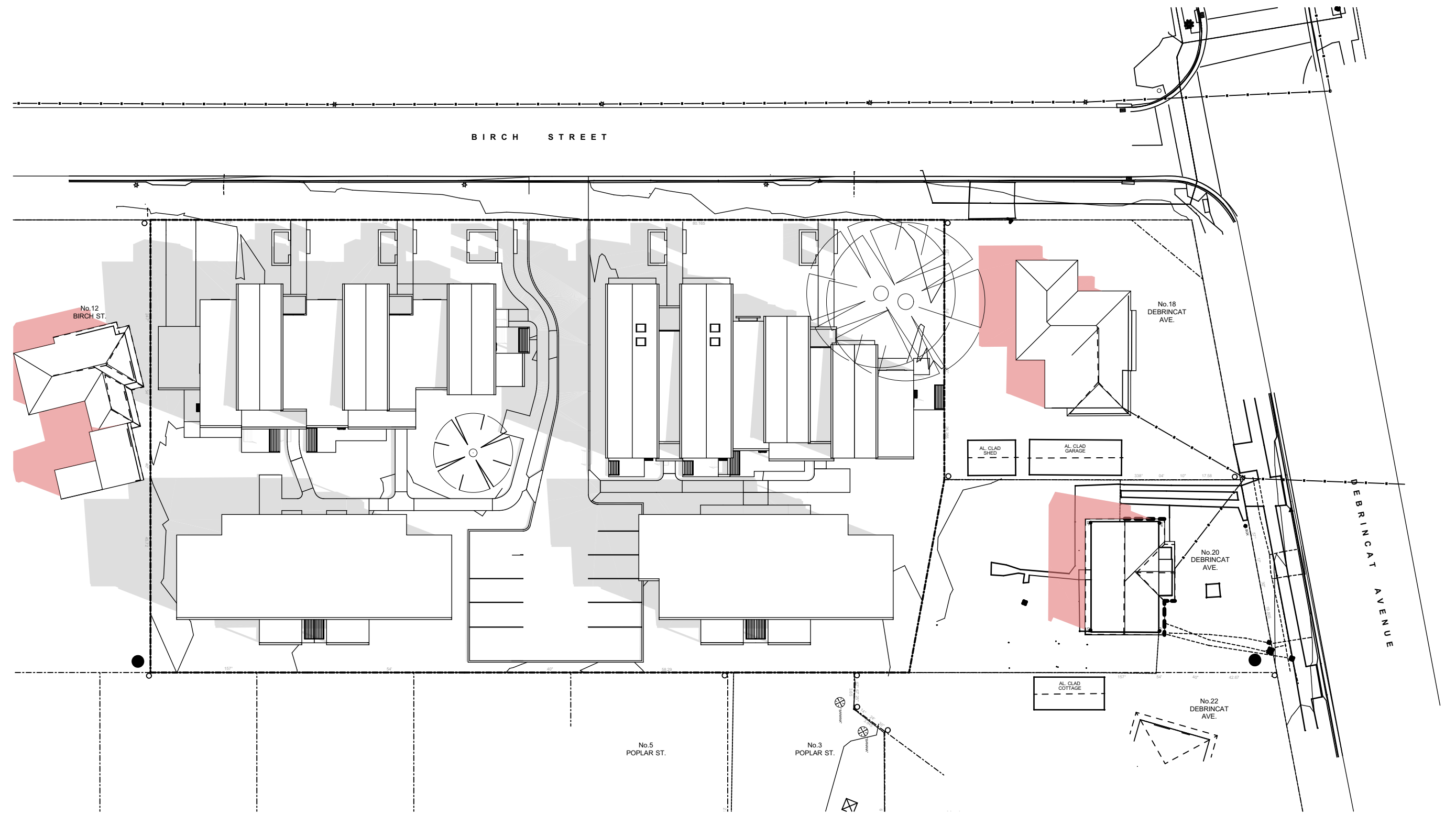
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1
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SHADOW DIAGRAM - 21st JUNE - 9.00 am
1:400

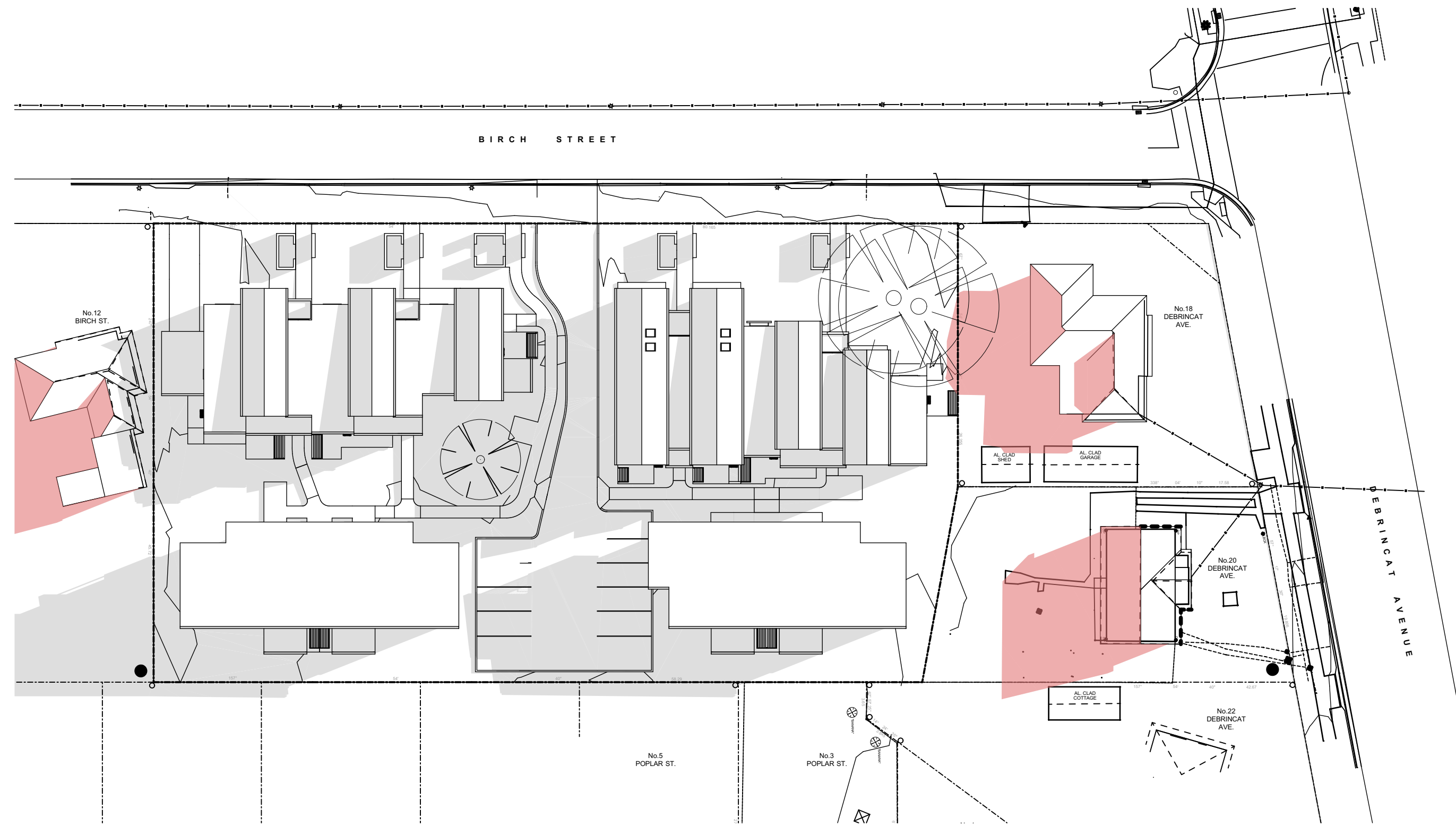


2
-

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
-

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



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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:

4/12/2024

PROJECT NO.:

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