

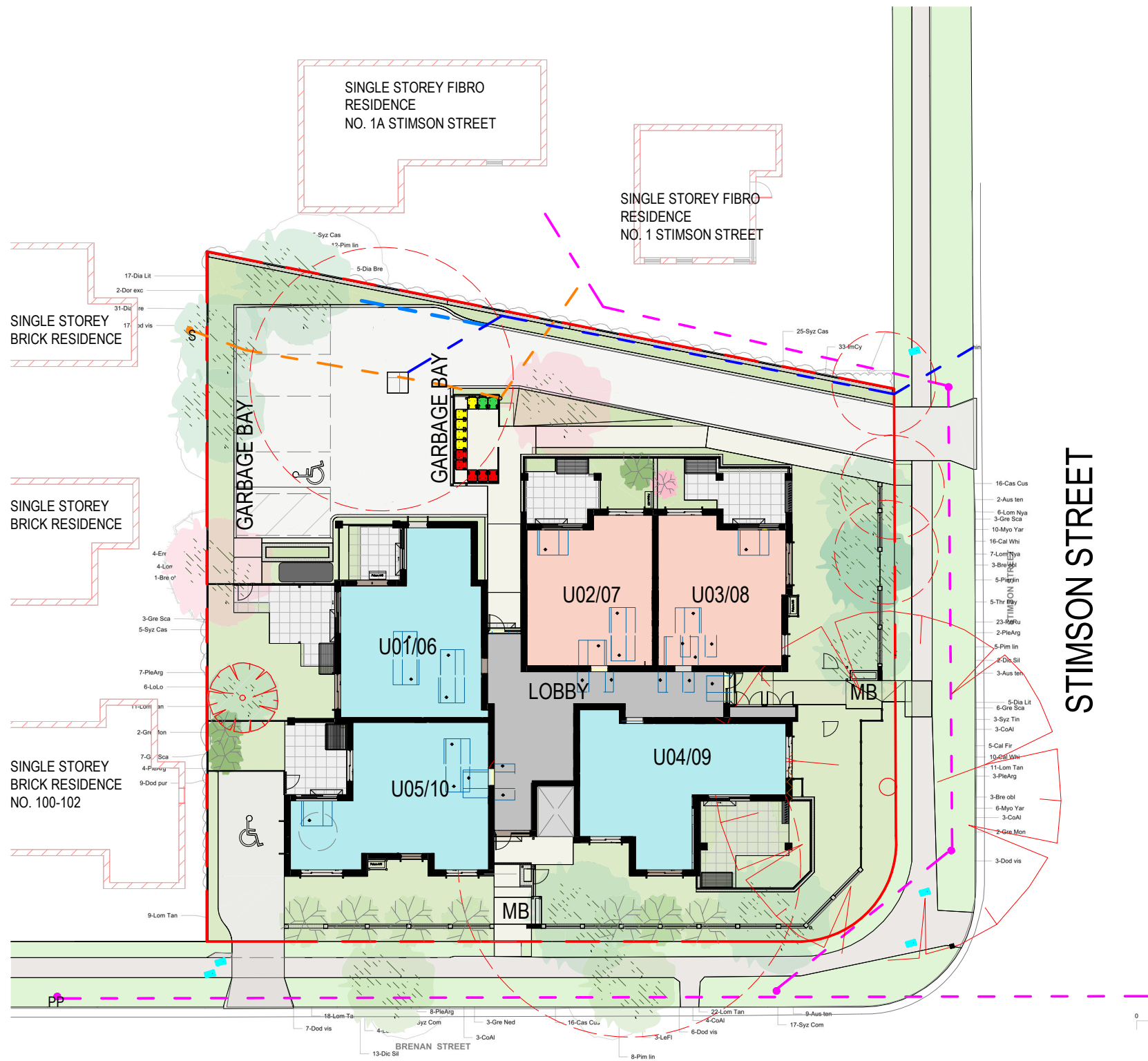
NOTIFICATION PLANS

SENIORS HOUSING DEVELOPMENT

96-98 BRENNAN STREET, SMITHFIELD, NSW 2164



CORNER OF BRENNAN STREET & STIMSON STREET PERSPECTIVE



LEGEND

- Lobby
- 1 BR Unit
- 2 BR Unit
- Driveway/ Tiled Terrace
- Council Bin - Recycling
- Council Bin - Green Waste
- Council Bin - General Waste
- Private Yard
- Common Area
- Trees/ Planting
- Existing Trees To Be Removed
- Existing Trees To Be Retained
- MB - Mailbox

PLANT SCHEDULE

Plant List						
ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread
Trees						
AnCo	1	Sydney Red Gum	Angophora costata	75 litre	15 - 20m	6 - 10m
BuCe	3	Ivory Curl Tree	Buckinghamia celestima	75 litre	5 - 10m	3.5 - 6m
CaViln	2	Weeping Bottlebrush	Callistemon viminalis King Park Special	75 litre	3 - 5m	3.5 - 6m
Mel lin	2	Snow-in-summer Paperbark	Melaleuca linearifolia	75 litre	5 - 10m	6 - 10m
Wat flo	2	Weeping Lily Pilly	Waterhousea floribunda	75 litre	5 - 10m	3.5 - 6m
Shrubs						
AlCa	4	Native Ginger	Alpinia caerulea	15 litre	0.9 - 1.5m	0.9 - 1.2m
Aus ten	21	Narrow-leaf Myrtle	Austromyrtus tenuifolia	5 litre	0.9 - 1.5m	0.9 - 1.2m
Bre obl	11	Coffee Bush	Breynia oblongifolia	5 litre	1.5 - 3m	0.6 - 0.9m
Cal Fir	22	Great balls of fire	Callistemon Great Balls of Fire	5 litre	0.90 - 1.50m	1.2 - 2.0m
Cal Whi	26	White Anzac Bottlebrush	Callistemon 'White Anzac'	5 litre	0.9 - 1.5m	0.9 - 1.2m
Cas Cus	46	Casuarina Cousin It	Casuarina glauca Cousin It	5 litre	0.2 - 0.5m	0.5 - 1.0m
Cha ele	3	Parlor Palm	Chamaedorea elegans	5 litre	0.9 - 1.5m	0.9 - 1.2m
CoAl	18	White Correa	Correa alba	5 litre	0.9 - 1.5m	0.9 - 1.2m
Dod vis	38	Giant Hop Bush	Dodonaea viscosa	5 litre	1 - 3m	1 - 2m
Dod pur	9	Purple Giant Hop Bush	Dodonaea viscosa Purpurea	5 litre	1 - 3m	1 - 2m
Dor exc	2	Gymea Lily, Giant Lily	Doryanthes excelsa	5 litre	1.5 - 3m	1.2 - 2.0m
Ere alt	4	Scented Emu Bush	Eremophila alternifolia	5 litre	1.50 - 3m	1.2 - 2.0m
Gre Mon	4	Grevillea Moonlight	Grevillea Moonlight	5 litre	2 - 3m	1.5 - 2.5m
Gre Sca	49	Grevillea Scarlet Sprite	Grevillea Scarlet Sprite	5 litre	0.5 - 1.5m	0.8 - 1.5m
LeFl	7	Tantoon Tea Tree	Leptospermum flavescens	25 litre	1.5 - 3m	2.0 - 3.5m
LeFlCa	2	Cardwell Tea tree	Leptospermum flavescens 'Cardwell'	5 litre	1.5 - 3m	1.2 - 2.0m
Lep Sta	2	Starry Night Tea tree	Leptospermum obovatum Starry Night	5 litre	2 - 2.5m	1.5 - 1.8m
Phi Xan	15	Xanadu	Philodendron Xanadu	5 litre	0.7 - 1.2m	0.9 - 1.2m
Pim lin	30	Slender Rice-flower	Pimelea linifolia	5 litre	0.45 - 0.6m	0.0 - 0.3m
PleArg	49	silver spurflower	Plectranthus argentatus	5 litre	0.75 - 0.9m	0.9 - 1.2m
Pro rot	11	Round-leaved Mint Bush	Prostanthera rotundifolia	5 litre	1.5 - 3m	1.2 - 2.0m
Syz Tin	8	Tiny Trev	Syzygium australe 'Tiny Trev'	5 litre	1.5 - 3m	1.2 - 2.0m
Syz Com	29	Brush Cherry	Syzygium australe Aussie Compact	15 litre	3 - 5m	1.5 - 3.0m
Syz Cas	36	Cascade Lillypilly	Syzygium Cascade	15 litre	1.5 - 3m	1.2 - 2.0m
Thr Pay	8	Paynes Rock Thryptomene	Thryptomene saxicola Paynes Hybrid	5 litre	0.5 - 1.5m	1.0 - 1.8m
Ground Covers						
Car gla	12	Pigface	Carpobrotus glaucescens	150mm	0.0 - 0.3m	1.2 - 2.0m
Chr api	9	Yellow Buttons	Chryscephalum apiculatum	150mm	0.0 - 0.3m	0.3 - 0.6m
Dic Sil	120	Silver Kidney Weed	Dichondra argentea Silver Falls	150mm	0.0 - 0.3m	0.9 - 1.2m
Myo Yar	46	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	5 litre	0.45 - 0.6m	0.9 - 1.2m
Sca aem	7	Blue Fanflower	Scaevola aemula	150mm	0.45 - 0.6m	0.0 - 0.3m
Grasses						
Dia Bre	41	Breeze Blue Flax-lily	Dianella caerulea 'Breeze'	150mm	0.45 - 0.6m	0.3 - 0.6m
Dia Lit	84	Blue Flax-lily	Dianella caerulea Little Jess	150mm	0.45 - 0.6m	0.3 - 0.6m
ImCy	33	Blady Grass	Imperata cylindrica	150mm	0.9 - 1.5m	0.3 - 0.6m
LoLo	13	Spiny-headed Mat-Rush	Lomandra longifolia	5 litre	0.75 - 0.9m	0.9 - 1.2m
Lom Nya	13	Nyalia Spiny-head mat rush	Lomandra longifolia 'Nyalia'	5 litre	0.45 - 0.6m	0.6 - 0.9m
Lom Tan	155	Spiny-headed mat rush	Lomandra Tanika	150mm	0.4 - 0.55m	0.45 - 0.6m
PeRu	44	Purple Fountain Grass	Pennisetum 'Rubrum'	5 litre	0.6 - 0.75m	0.3 - 0.6m
Climbers						
Har vio	20	Purple Twining-pea	Hardenbergia violacea	5 litre	0.75 - 0.9m	1.2 - 2.0m

SITE PLAN

NOT TO SCALE



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drawing title
SITE / LANDSCAPE PLAN
project name
SENIOR LIVING UNITS
96-98 Brenan St, Smithfield, New South Wales Australia Lot 27-28 DP
35591



rev	date	project number	sheet
1	12/10/23	BGWYN	NP02



1 ELEVATION - BRENAN STREET
1 : 200

DEVELOPMENT DATA - SENIORS HOUSING

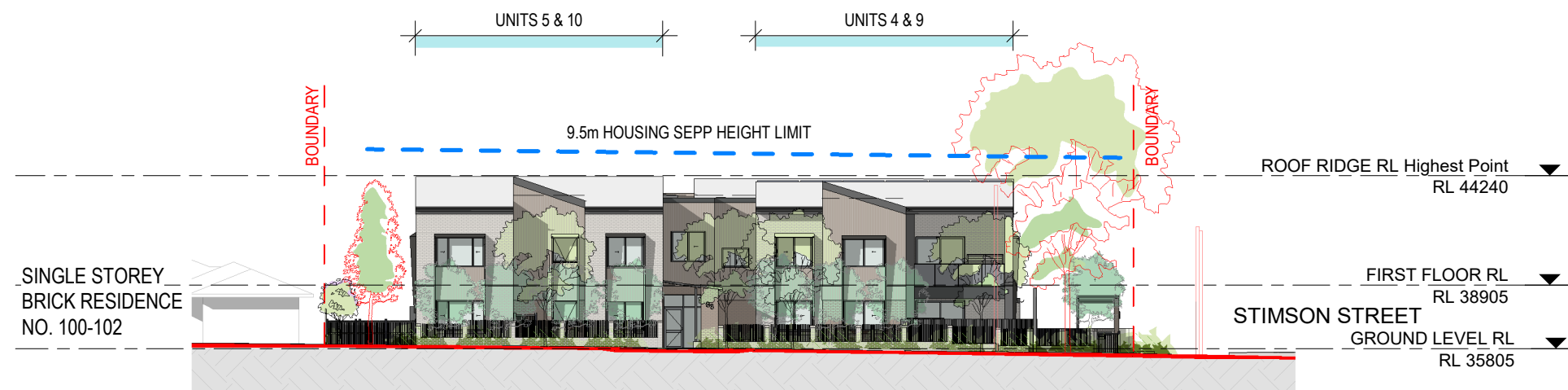
JOB REFERENCE	BGWYN			
LOCALITY / SUBURB	SMITHFIELD			
STREET ADDRESS	96-98 Brennan Street			
LOT NUMBER & DEPOSITED PLAN	Lots 27 & 28 in DP 35591			
SITE AREA (sqm)	1405 m2 – sourced from Survey			
NUMBER OF EXISTING LOTS	2			
PROPOSED GFA (sqm)	825, (No bin area included)			
NUMBER OF DWELLINGS	10 - 4 x 1 Bedroom and 6 x 2 Bedroom			
DWELLINGS	UNIT NO.	Internal Area	POS required	POS proposed
		sqm	sqm	sqm
	1	73	15 incl. 3m2 weather protected paved area.	57
	2	59	Complies	23
	3	59		22
	4	72		31
	5	76	Complies	26
	6	73		11
	7	59		10
	8	59	8	10
	9	72	10	12
	10	75	10	12
	Lobby G	57		
	Lobby L1	47		
	Lift Option	(7 not calculated)		
	TOTAL	781 (incl. Lobbies)		

	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	Housing SEPP	9.5m	8.155m at highest point
	Fairfield LEP 2013	9m	
	PARKING General	Housing SEPP (Part 19 (e), 42 (Part 108 (j)))	1B - 0.4 carpace 2B - 0.5 carspace 1 carspace per 5 dwellings
	3.8m width	Housing SEPP (Schedule 4 (2))	10% of total carspaces
ACCESSIBLE	Housing SEPP (Schedule 4 Part 5 (a))	Carspaces to comply with AS2890.6	1 carspace
			1 carspace is to AS2890.6, 1 carspace is to 3.2m wide
FSR	Housing SEPP Part 17 (1) = 0.5:1 18 (c) = 0.5:1	0.5:1 / 0.65:1	0.59:1
	Fairfield LEP 2013 Fairfield DCP (Part 7.4.1)	0.45:1	
FRONT SETBACK	Housing SEPP	generally inline with existing	3.75m
	Fairfield DCP (Part 7.4.3)	6m, Primary street, 3m secondary street, for max 25% of frontage. As long as corner is 'good urban design outcome and enhances streetscape'	3.75m Brennan Street 5.8m Stimson Street
SIDE SETBACKS	Fairfield DCP (Part 7.4.3)	12m between habitable rooms/balconies 9m between non habitable and habitable rooms 6m between non habitable rooms.	4.5m 6m
REAR SETBACKS			

EC* - Entry Corridor

AREA* - Dwelling floor area includes internal walls but excludes external walls

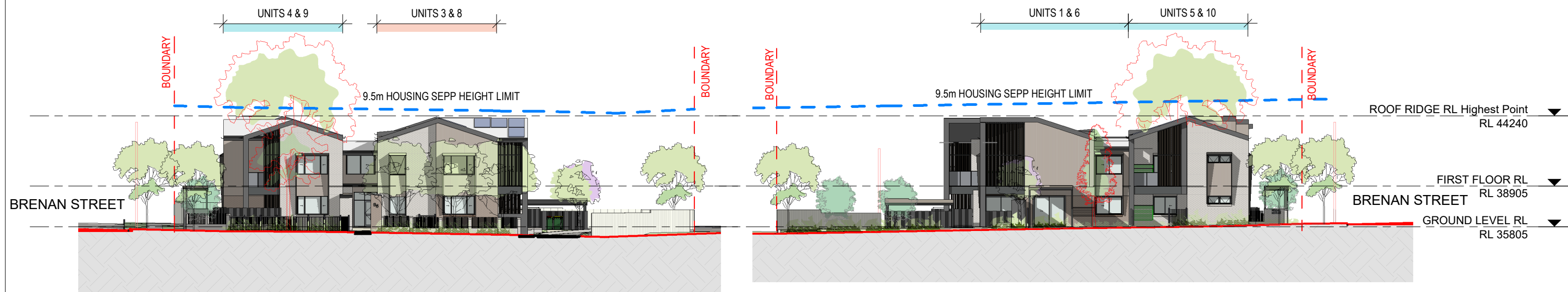
POS* - Private Open Space - In compliance with SLUDG



1 Elevation SOUTH (Brenan Street)
1 : 300



2 Elevation NORTH (Carpark)
1 : 300



3 Elevation EAST (Stimson Street)
1 : 300

4 Elevation WEST (Private Open Spaces)
1 : 300



STREET ELEVATION (STIMSON STREET)

NOT TO SCALE

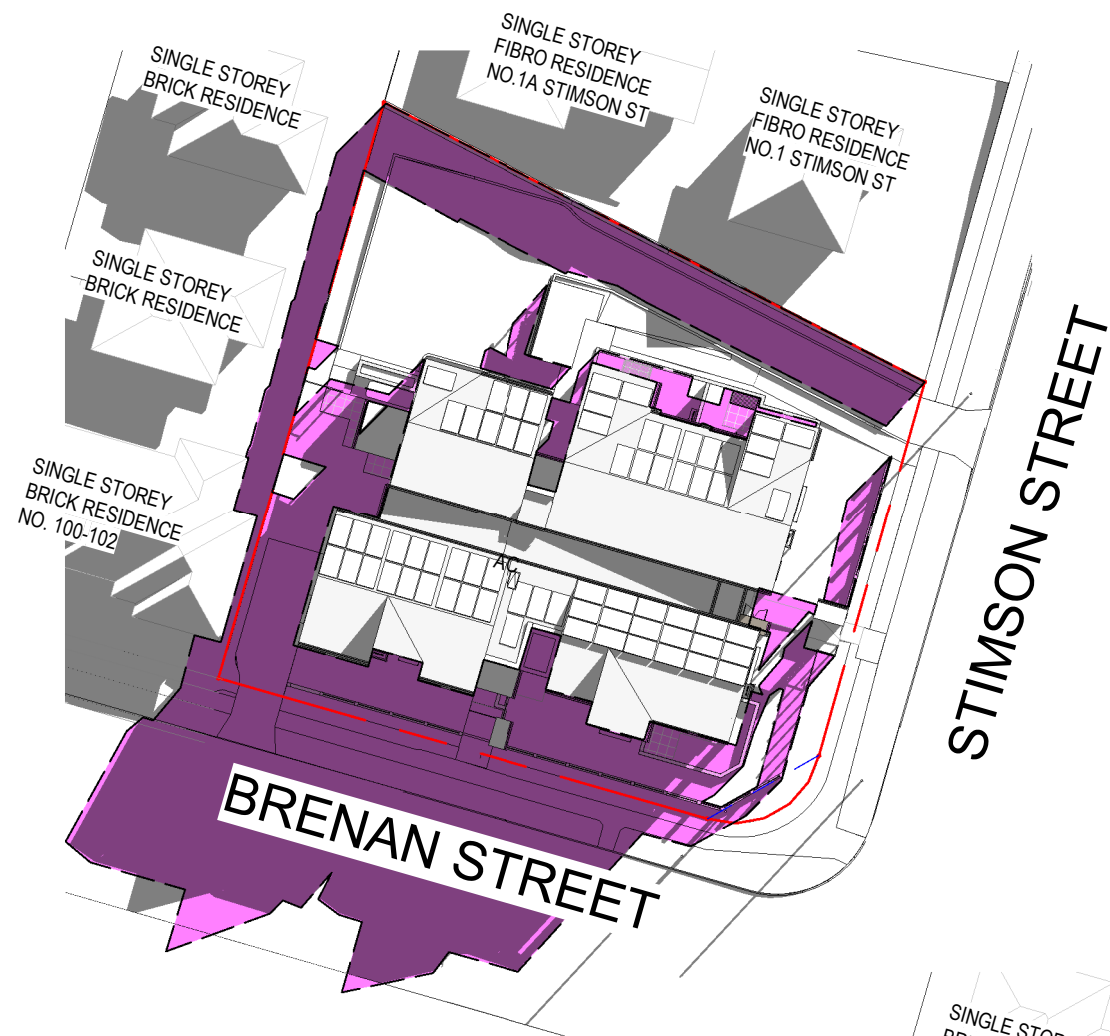
Material Exterior Schedule FOR NP			
CODE	Material: Image	Material: Description	COLOUR
FEN-B		Boundary Fence - 1.8m Colorbond Fence	Light Beige
ALU		Aluminium window and door frame system	Charcoal
APS		Angled Timber look Aluminium battens	Charcoal
FEN-O		Fences to Private Open Spaces	Charcoal

Material Exterior Schedule FOR NP			
CODE	Material: Image	Material: Description	COLOUR
FEN-P1		Masonry fence with soldier course capping to match WBF-L and vertical slat batten fencing. Some locations standalone. Refer to drawings for locations. Heights vary.	Light Brick / Charcoal
RS		Metal deck roofing	Light Grey
SS		Metal sunhood, angled at the top to eliminate bird roosting	Charcoal

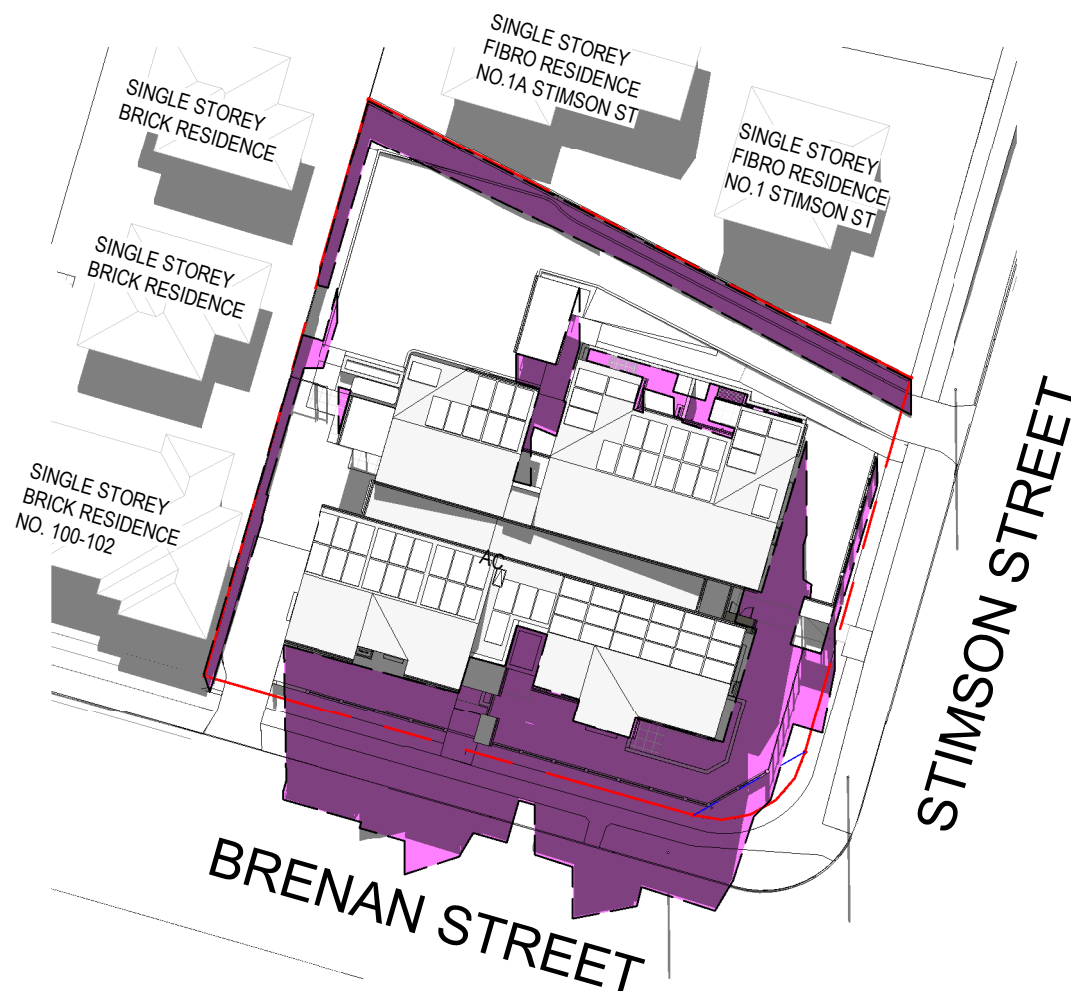
Material Exterior Schedule FOR NP			
CODE	Material: Image	Material: Description	COLOUR
WFM		Prefinished Aluminium clad Feature column	Charcoal
BAL		Charcoal frame w/ translucent glazing with tint to match frame.	Charcoal
WBF-D		Masonry	Dark Brown
WFC-D		Prefinished FC Panels, vertical with woodgrain	Charcoal
WBF-L		Masonry	Light Beige

LEGEND

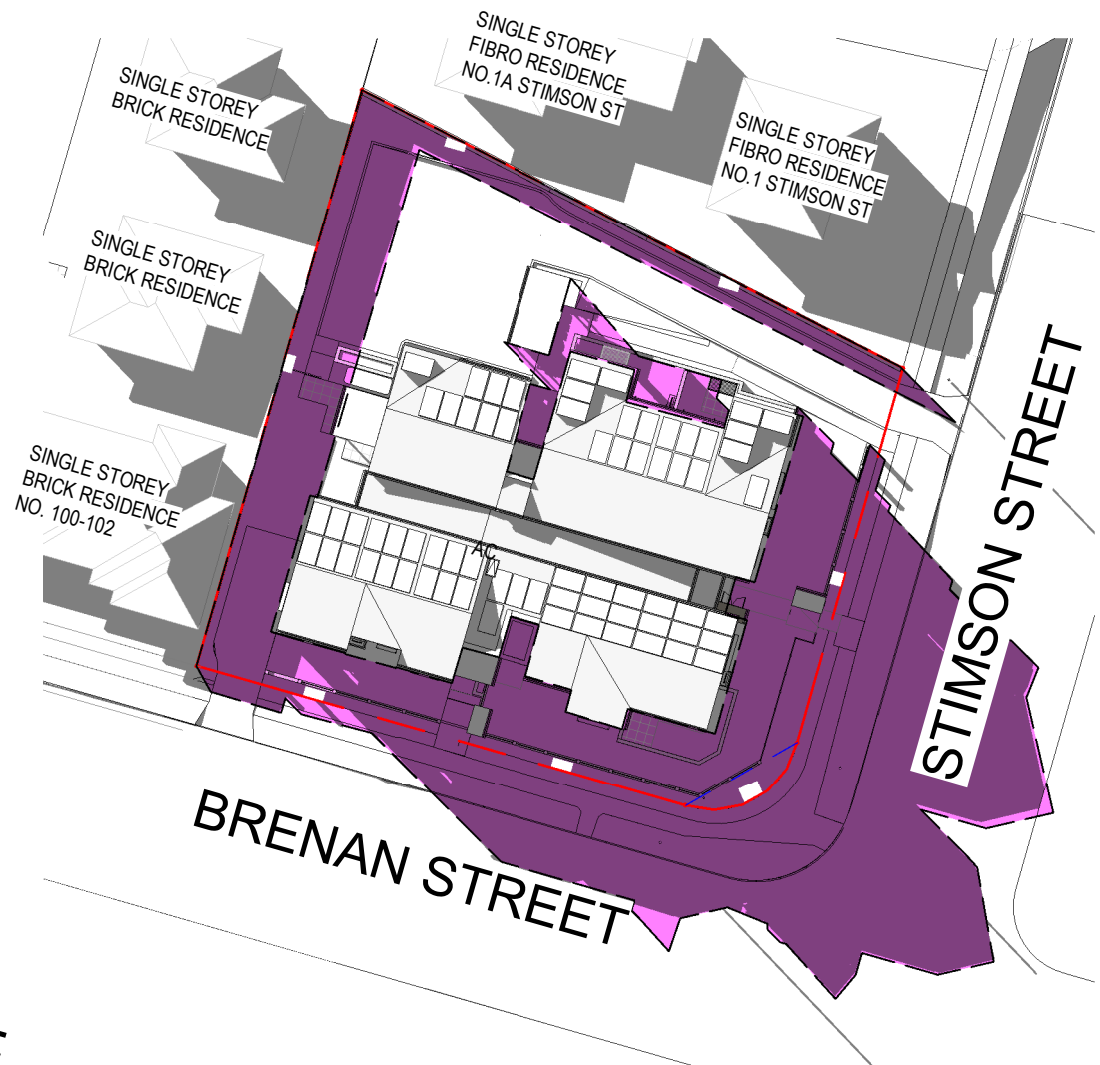
- GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



1 9am June 21st Shadow Diagram
1 : 500



2 12pm June 21st Shadow Diagram
1 : 500



3 3pm June 21st Shadow Diagram
1 : 500



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drawing title
SHADOW DIAGRAMS
project name
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1	12/10/23	BGWYN	NP06