

NOTIFICATION PLANS

SENIORS HOUSING

10-16 BIRDWOOD AVENUE, CABRAMATTA WEST



BIRDWOOD AVENUE PERSPECTIVE



**McGregor
Westlake
Architecture**

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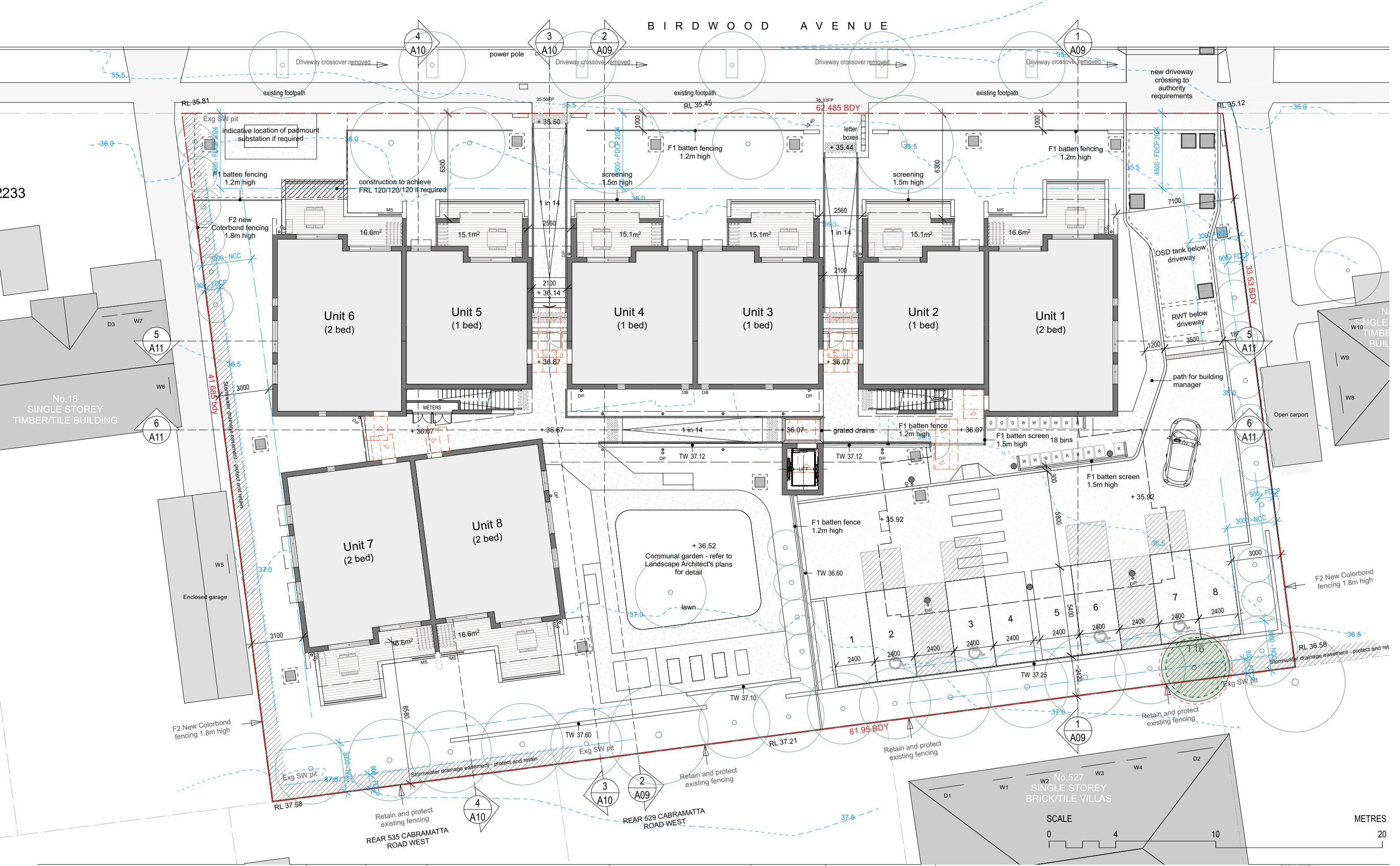
ISSUE	DATE	REVISION

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



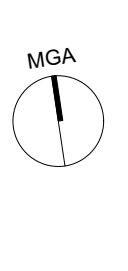
PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # N01
DWG Notification plans - cover page				REVISION
SCALE @ A3 NTS	DRAWN -	CHKD -	PLOT DATE 4-Apr-25	



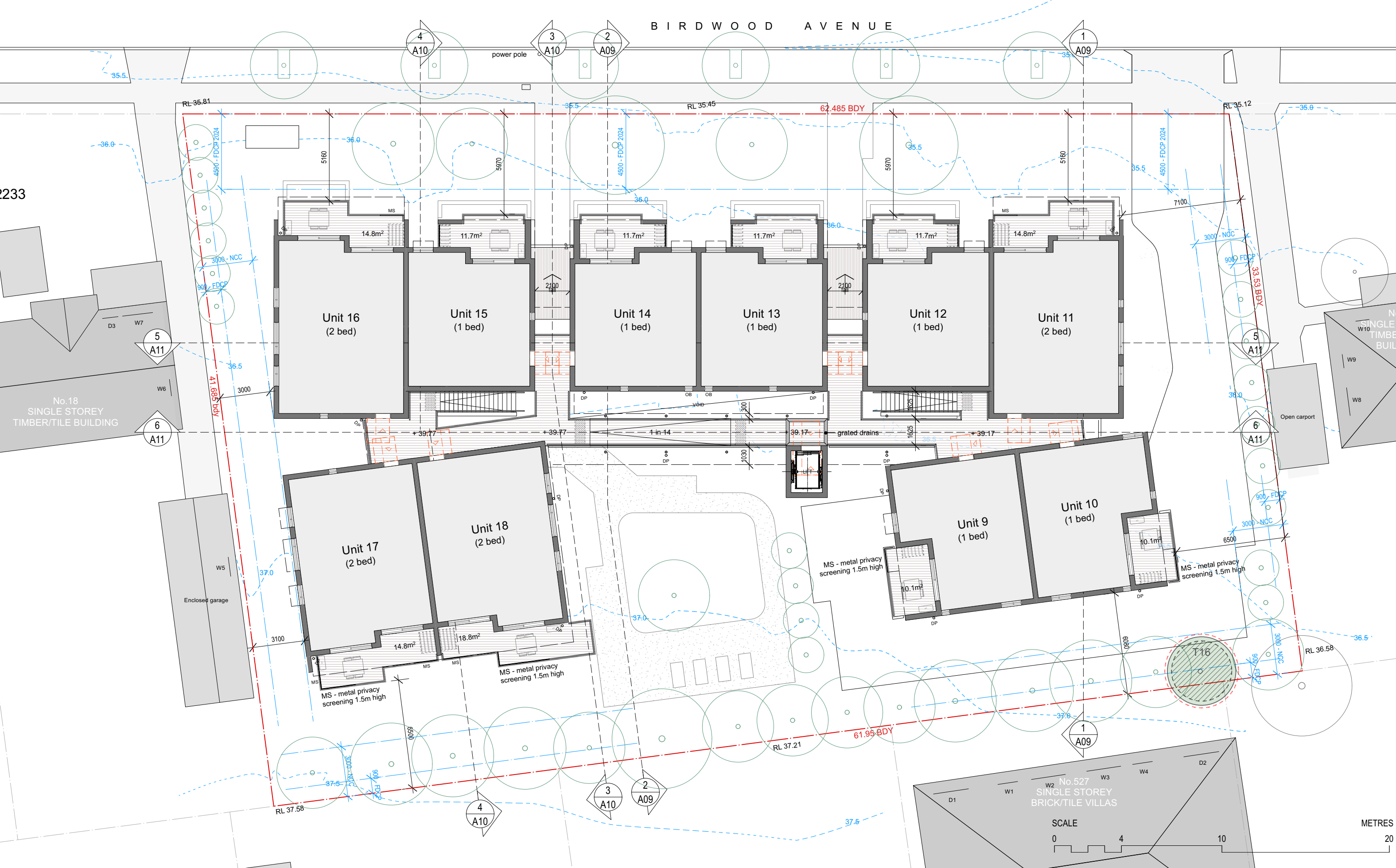
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PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # N02
DWG Notification plans - site and ground floor plan				
SCALE @ A3 1:200	DRAWN -	CHKD -	PLOT DATE 4-Apr-25	REVISION



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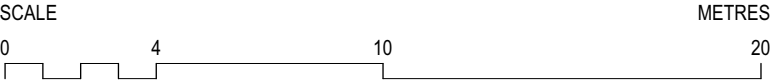


PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # N03	
DWG Notification plans - first floor plan					
SCALE @ A3 1:200	DRAWN -	CHKD -	PLOT DATE 4-Apr-25	REVISION	



1 North elevation - Birdwood Avenue
scale 1:200 at A3

DEVELOPMENT DATA - SENIORS HOUSING		
SITE AREA	2320.7m2	
NUMBER OF DWELLINGS	18 dwellings - 10 x 1 bed & 8 x 2 bed	
SETBACKS	Required/maximum	Proposed
Front/north	6.0m	6.0m - 6.3m
West side	3.0m	3.0m - 4.5m
East side	3.0m	6.5m - 7.05m
Rear/south	6.0m	6.1m - 6.5m
HEIGHT	9.5m	9.2m
FSR	0.5:1	0.498:1
CAR PARKING	8 spaces, including 3.6 accessible	8 spaces, including 4 accessible



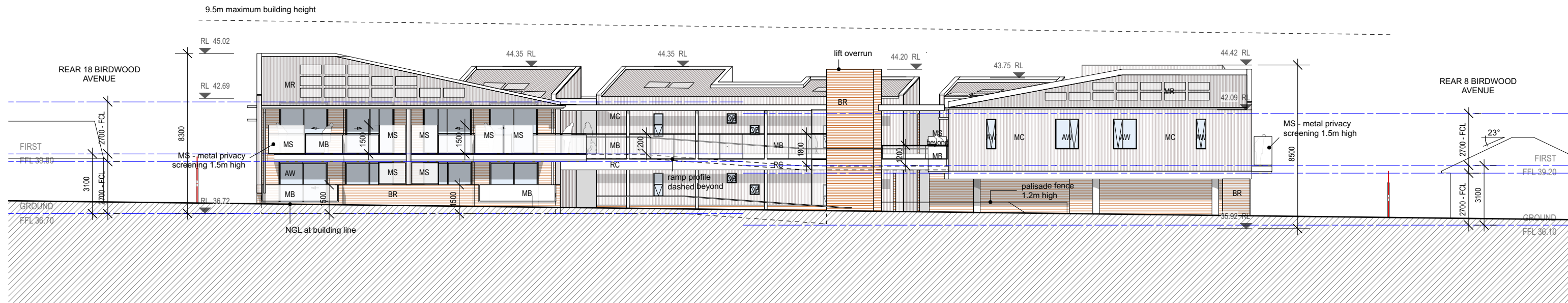
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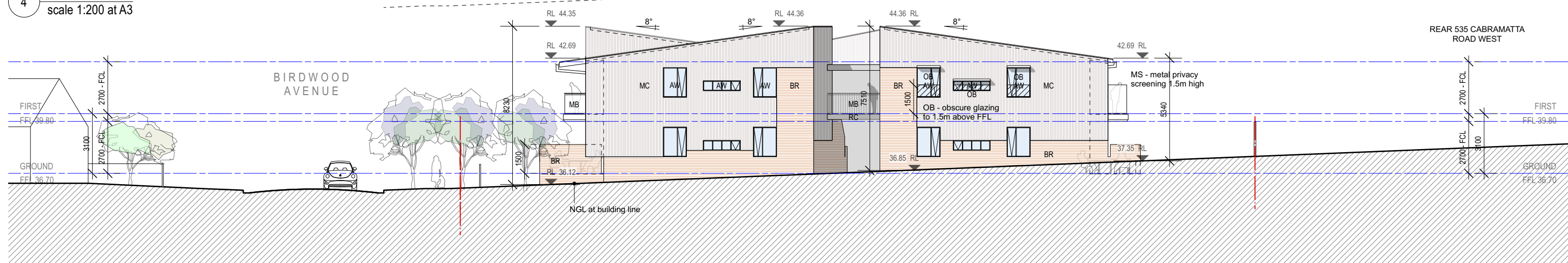
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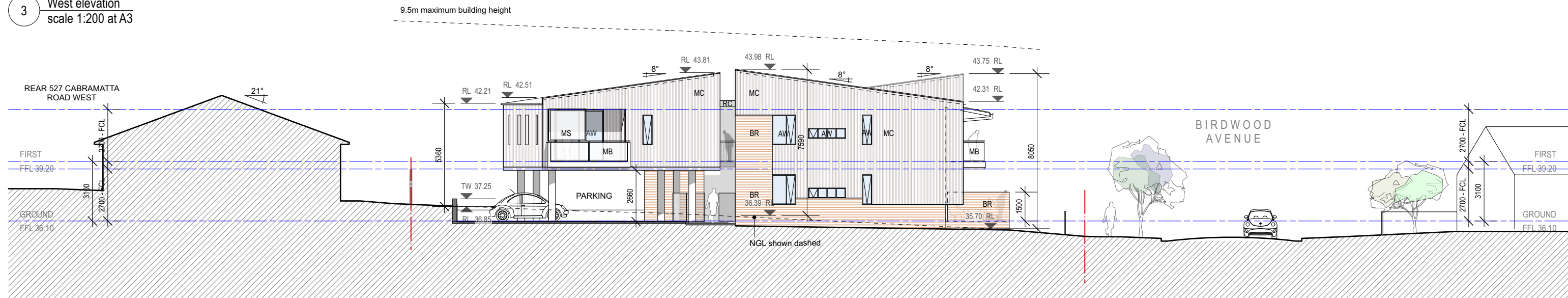
PROJECT 10-16 Birdwood Avenue, Cabramatta West		PROJECT # BH2AQ	
CLIENT Homes NSW	LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # N04
DWG Notification plans - development data		REVISION	
SCALE @ A3 1:200	DRAWN -	CHKD -	PLOT DATE 4-Apr-25



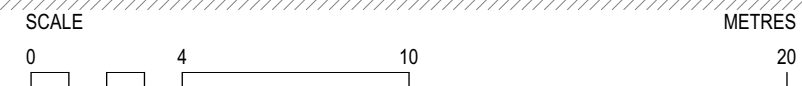
4 South elevation
scale 1:200 at A3



3 West elevation
scale 1:200 at A3



2 East elevation
scale 1:200 at A3



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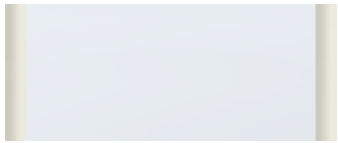
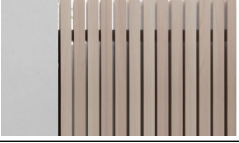
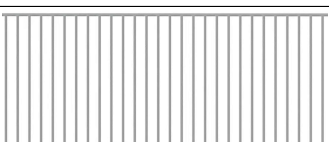
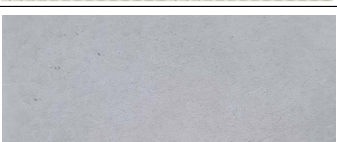
PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # N05
DWG Notification plans - elevations				REVISION
SCALE @ A3 1:200	DRAWN -	CHKD -	PLOT DATE 4-Apr-25	

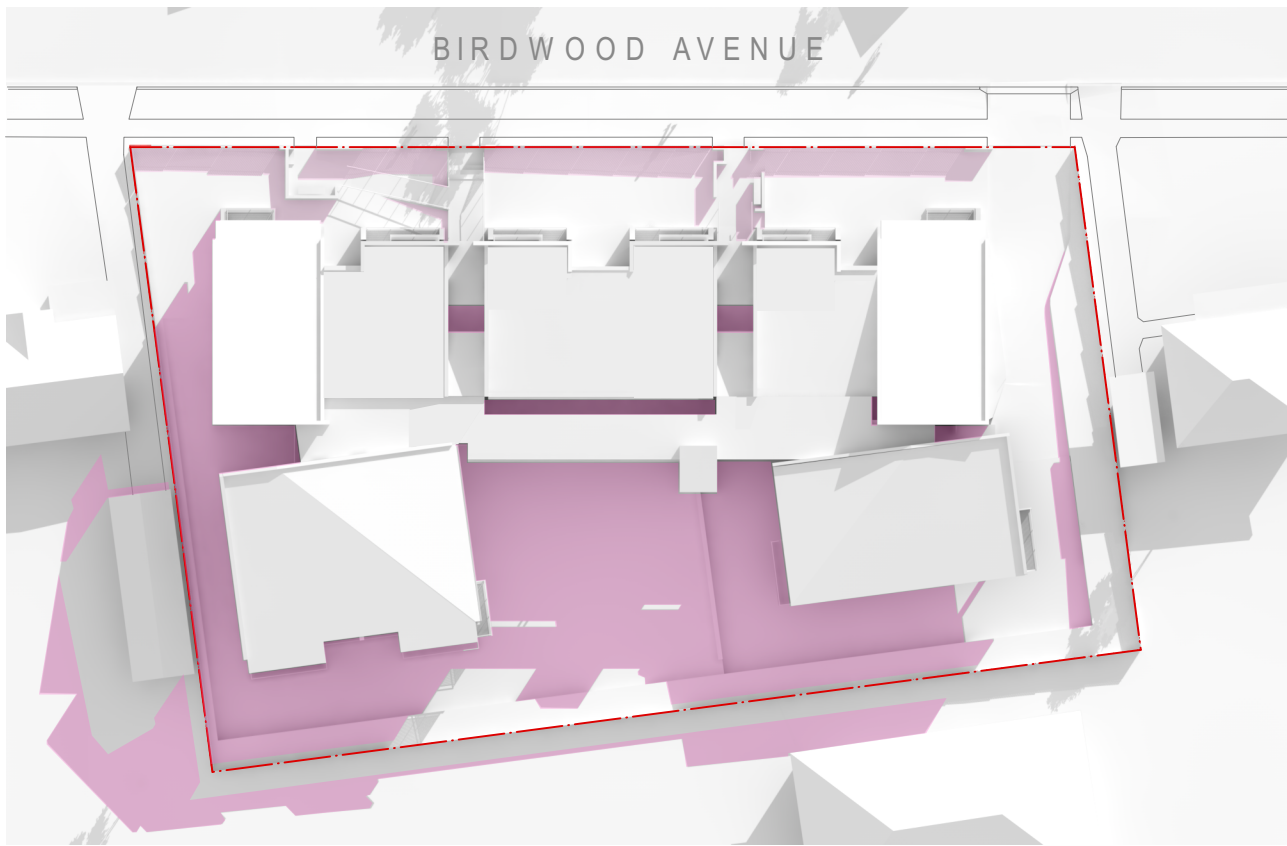


1 North elevation - Birdwood Avenue
scale 1:200 at A3

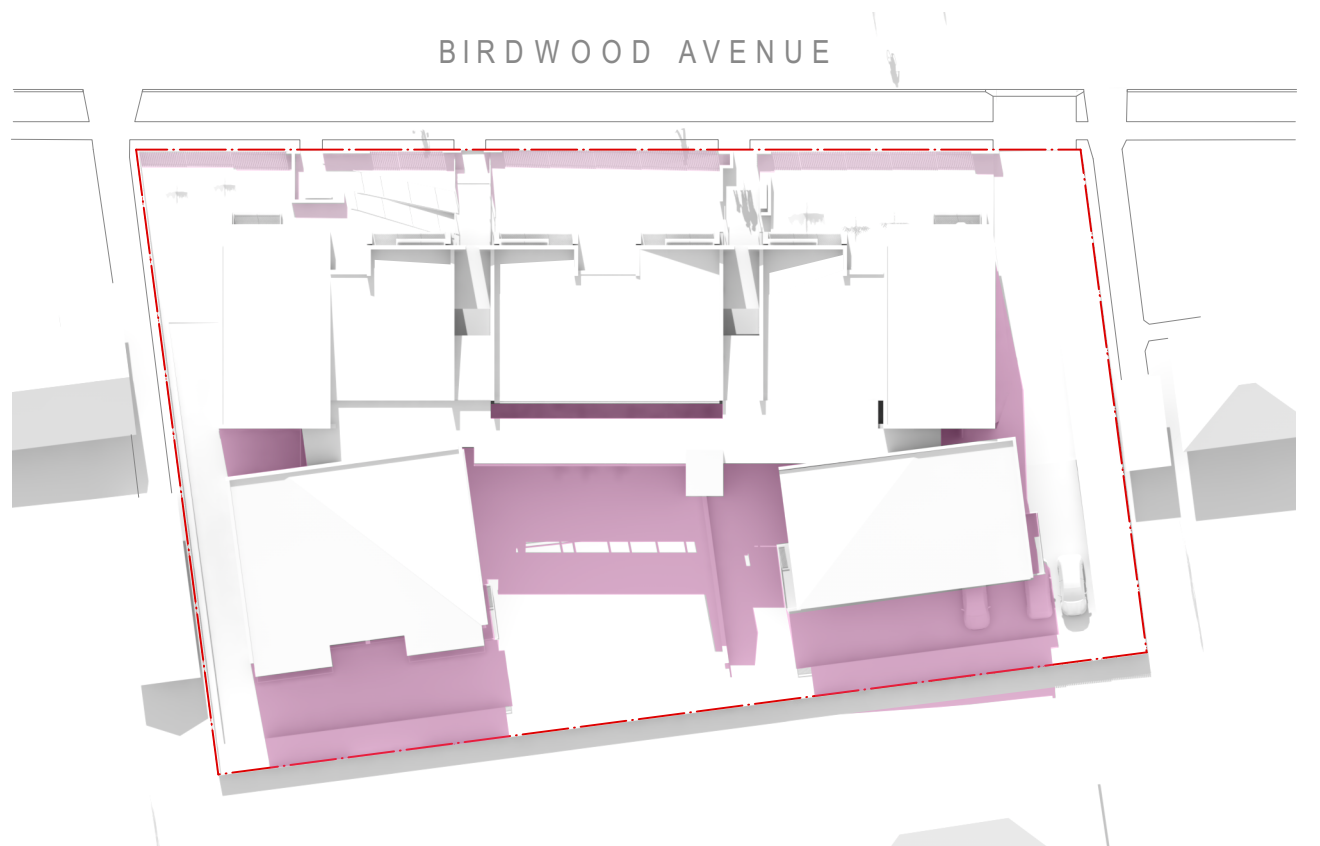


FINISHES SCHEDULE

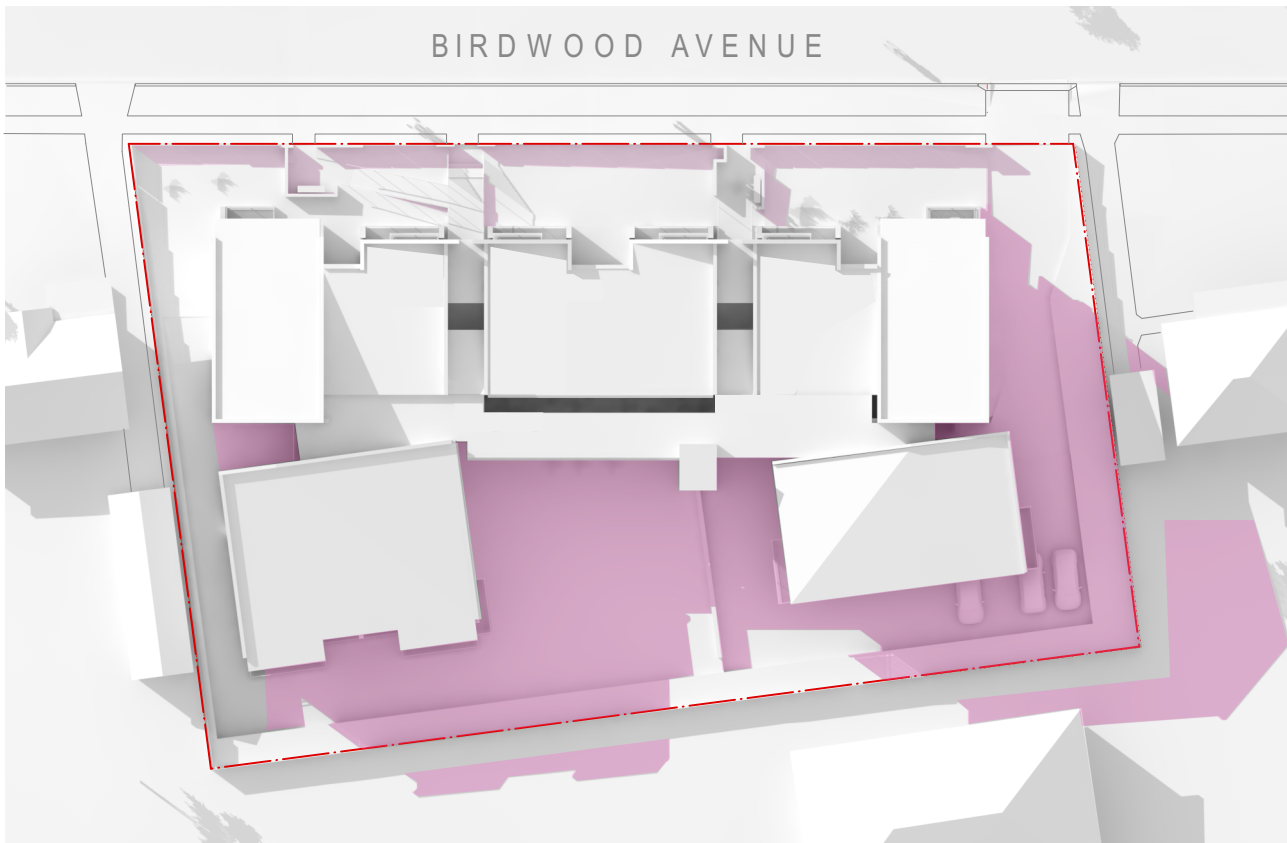
Code	Element		Description	Colour	Code	Element		Description	Colour
AW	Aluminium framed windows & glazed doors		Powdercoat	Colorbond Surfmist	MB	Metal balustrade		Perforated aluminium powdercoat, 75% open area	Colorbond Surfmist
BR	Face brick		Austral Bowral 76	Capitol Red	MC	Metal wall cladding		Lysaght Custom Orb	Colorbond Surfmist
F1	Batten fencing		Deco Batten or BG Fencing powder coated aluminium batten fencing	Colorbond Dune	MR	Metal roofing		Lysaght Custom Orb	Colorbond Shale Grey
F2	Boundary fencing		Colorbond panel fencing - All Hills Fencing	Colorbond Dune	MS	Metal privacy screen		Perforated aluminium powdercoat, 25% open area	Colorbond Surfmist
FP	Palisade fencing/balustrade		Aluminium vertical slats	Colorbond Shale Grey	RC	Reinforced concrete		In-situ Class 2	N/A



1 June 21 0900 Shadow Diagram
1:500 @ A3



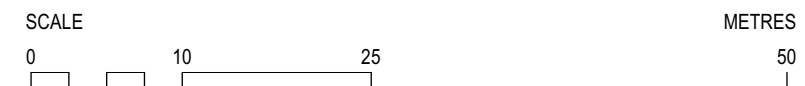
2 June 21 1200 Shadow Diagram
1:500 @ A3



3 June 21 1500 Shadow Diagram
1:500 @ A3

Pink area indicates shadows
cast by proposed development

Grey area indicates existing shadows
cast by neighbouring properties



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CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # N07	
DWG Notification plans - shadow diagrams					
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