

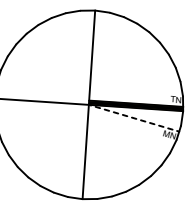
NOTIFICATION PLANS

SENIORS HOUSING DEVELOPMENT

37 - 39 Munro Road Crestwood NSW 2620



STREET PERSPECTIVE: 37 - 39 MUNRO ROAD, CRESTWOOD



Legend - Site

- EXTENT OF SITE BOUNDARY
- PROPOSED 1-BED DWELLING
- PROPOSED 2-BED DWELLING
- FOOTPATH, DRIVEWAY & CARPARK AREA
- TURF
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- NEW TREES
- MULCH ONLY ACCESS
- MASS PLANTING AREA

PLANT SCHEDULE		
Code	Latin Name (Common Name - Mature Height)	
■ Trees		
A	Acacia baileyana (Cootamundra wattle - 4m)	
B	Elaeocarpus reticulatus (Blue berry ash - 8m)	
E	Eucalyptus ficifolia 'Summer Red' (Red flowering gum - 5m)	
■ Shrubs		
Bbc	Banksia spinulosa 'Baby candles' (Baby candles - 1.5m)	
Bvn	Baeckea virgata 'nana' (Dwarf baeckea - 0.5m)	
Bx	Buxus microphylla 'Japonica' (Box - 1m)	
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)	
Cjl	Callistemon 'Little John' (Dwarf Bottlebrush - 1m)	
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	
Cma	Callistemon 'Macarthur' (Bottlebrush - 1.5m)	
Cci	Casuarina 'Cousin It' (Prostrate casuarina - 0.3m)	
Ep	Ernstostemon profusion (Free flowering wax flower - 1.3m)	
Gpc	Grevillea 'Peaches & Cream' (Grevillea - 1.5m)	
Gl	Grevillea 'Moonlight' (Moonlight grevillea - 3m)	
Gry	Grevillea 'Rhycolica' 'Olea Flame' (Grevillea - 1.5m)	
Lc	Leptospermum 'Cardwell' (Dwarf Tea Tree - 2m)	
Mct	Melaleuca 'Claret Tops' (Paperbark - 1.2m)	
Mt	Melaleuca thymifolia (Rock Myrtle - 1m)	
Px	Philodendron xanadu (Dwarf philodendron - 0.5m)	
Prr	Photinia 'Red Robin' (Photinia - 2.5m)	
Rsm	Rapidoletis 'Snow maidens' (Indian hawthorne - 0.75m)	
Wmu	Westringia fruticosa 'Mund' (Westringia - 0.6m)	
■ Groundcovers		
Di	Dietles iridoides (Wild Iris - 0.8m)	
Gmt	Grevillea lanigera 'Mt Tamborine' (Ir/s - 0.3m)	
Tjl	Trachospermum tricolor (Variegated jasmine - 0.3m)	

ARCHITECT:



TITLE:
SITE & LANDSCAPE PLAN

at
37 - 39 Munro Road Crestwood NSW 2620 Lots 1 & 2 in DP35938

REV:

A

DATE:

20/02/2025

PROJECT NO.:

BH2NN

SHEET:

2 of 6



1
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STREET ELEVATION
1:100

DEVELOPMENT DATA: SENIORS HOUSING DEVELOPMENT	
Site Area	1567 m2
Title Description	Lot 1 and 2 in Deposited Plan 35938
Number of Dwellings	10 Units – 6 x 2-bed + 4 x 1-bed

	Control	Required	Proposed	Complies
Setbacks				
Front	Queanbeyan DCP 2012	6m	6m (Munro Road)	Yes
Secondary	Queanbeyan DCP 2012	2 Storeys – 3.5m	3.7m (Spendelove St.)	Yes
Side	Queanbeyan DCP 2012	3.5m	4.3m	Yes
Rear	Queanbeyan DCP 2012	3.5m	6.8m	Yes
Height	HSEPP s.108B(1)(b)	9.5m	8m	Yes
FSR	Housing SEPP Cl.17	783.5 m2 (0.5:1)	831.8m2 (0.53:1)	No
Landscaped Area	HSEPP s.108(d)	350 m2 (35m2 per dwelling)	623.2 m2	Yes
Deep Soil Zone	HSEPP s.108(f)	15% of site area – 235.05 m2 (preferably 65% to rear – 152.78 m2)	383.8 m2 - 24% (189.1 m2 to rear – 80%)	Yes
Solar Access	HSEPP s.108(g)	70% of dwellings to receive 2 hours of direct sunlight to living rooms & POS (7 units)	80% (8 units)	Yes
Car Parking	HSEPP s.108(j)	1 per 5 dwellings	2 Accessible Spaces	Yes
	HSEPP s.42(1)(e) (LAHC preference)	1 bed - 0.4 spaces: 4 x 0.4 = 1.6	2	Yes
		2 bed - 0.5 spaces: 6 x 0.5 = 3	3	Yes
		5	5	Yes



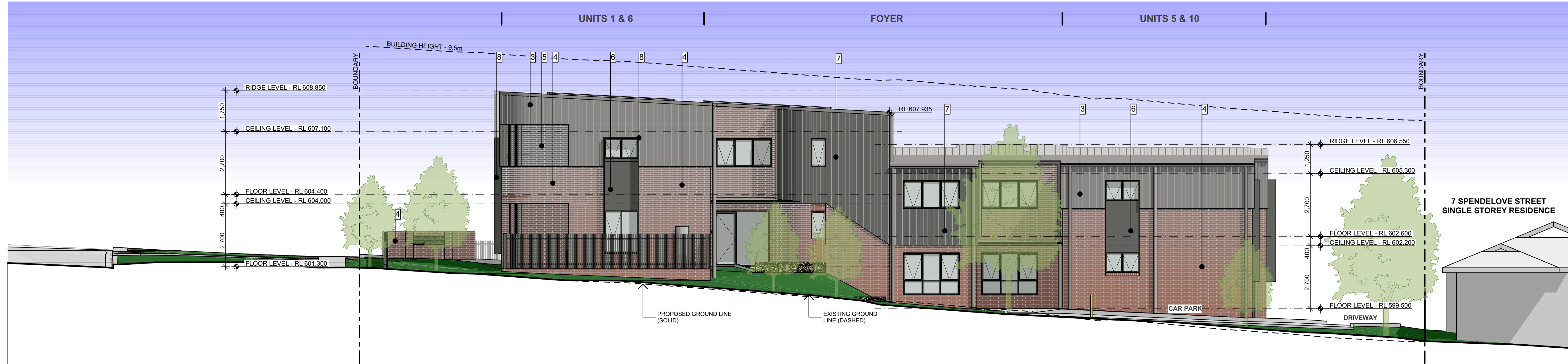
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SOUTHERN ELEVATION
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3
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NORTHERN ELEVATION
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2
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WESTERN ELEVATION
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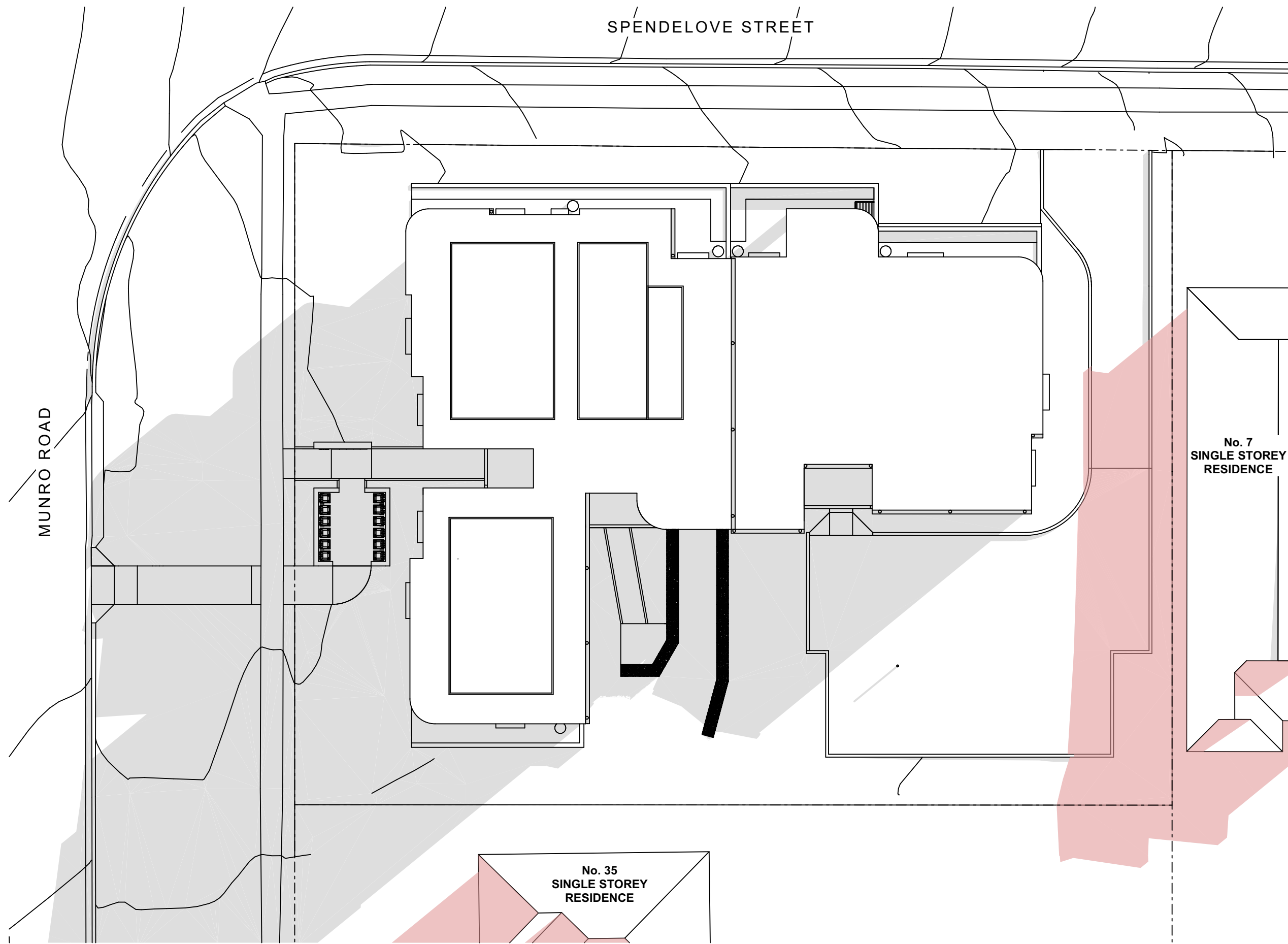
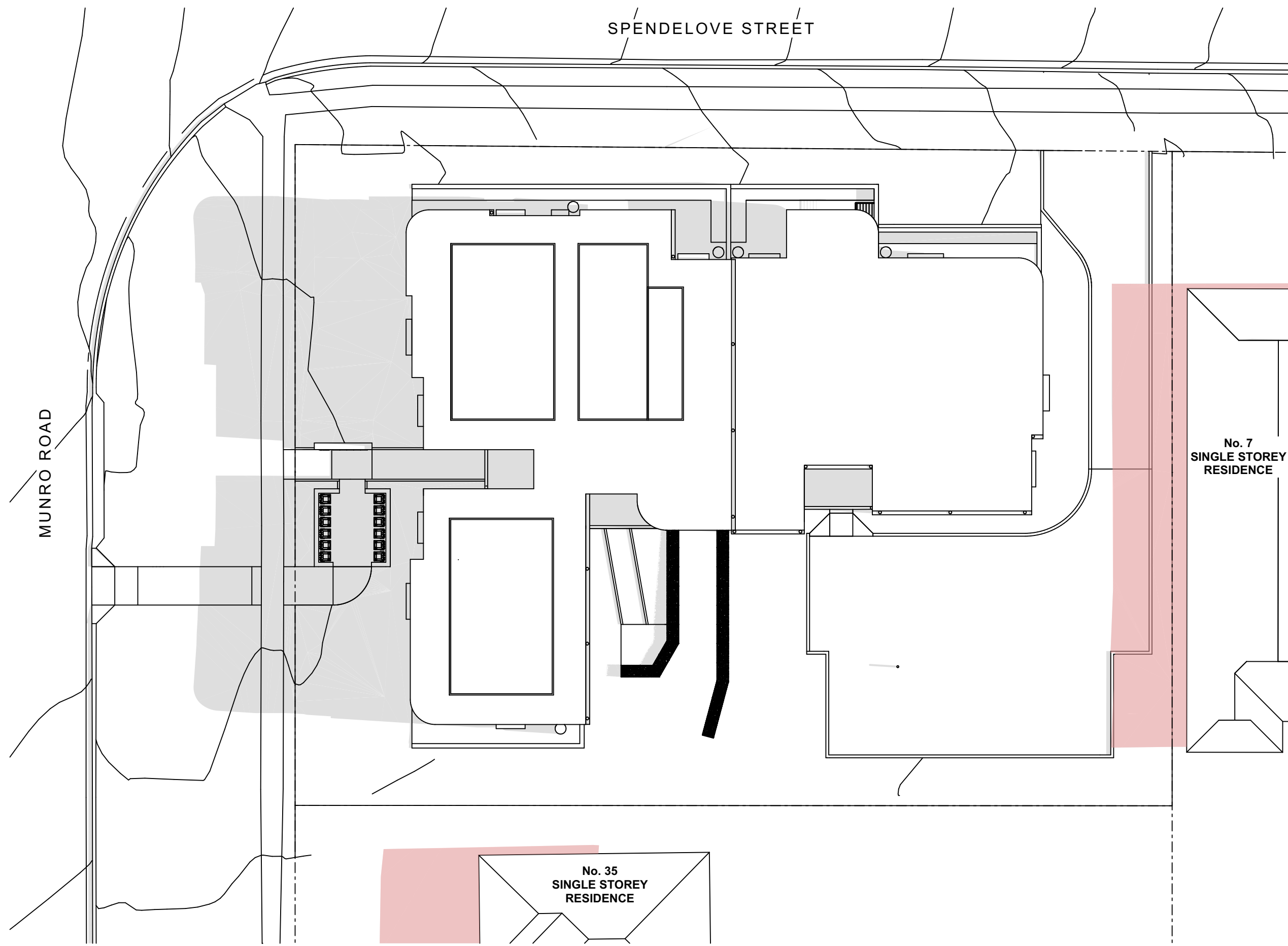
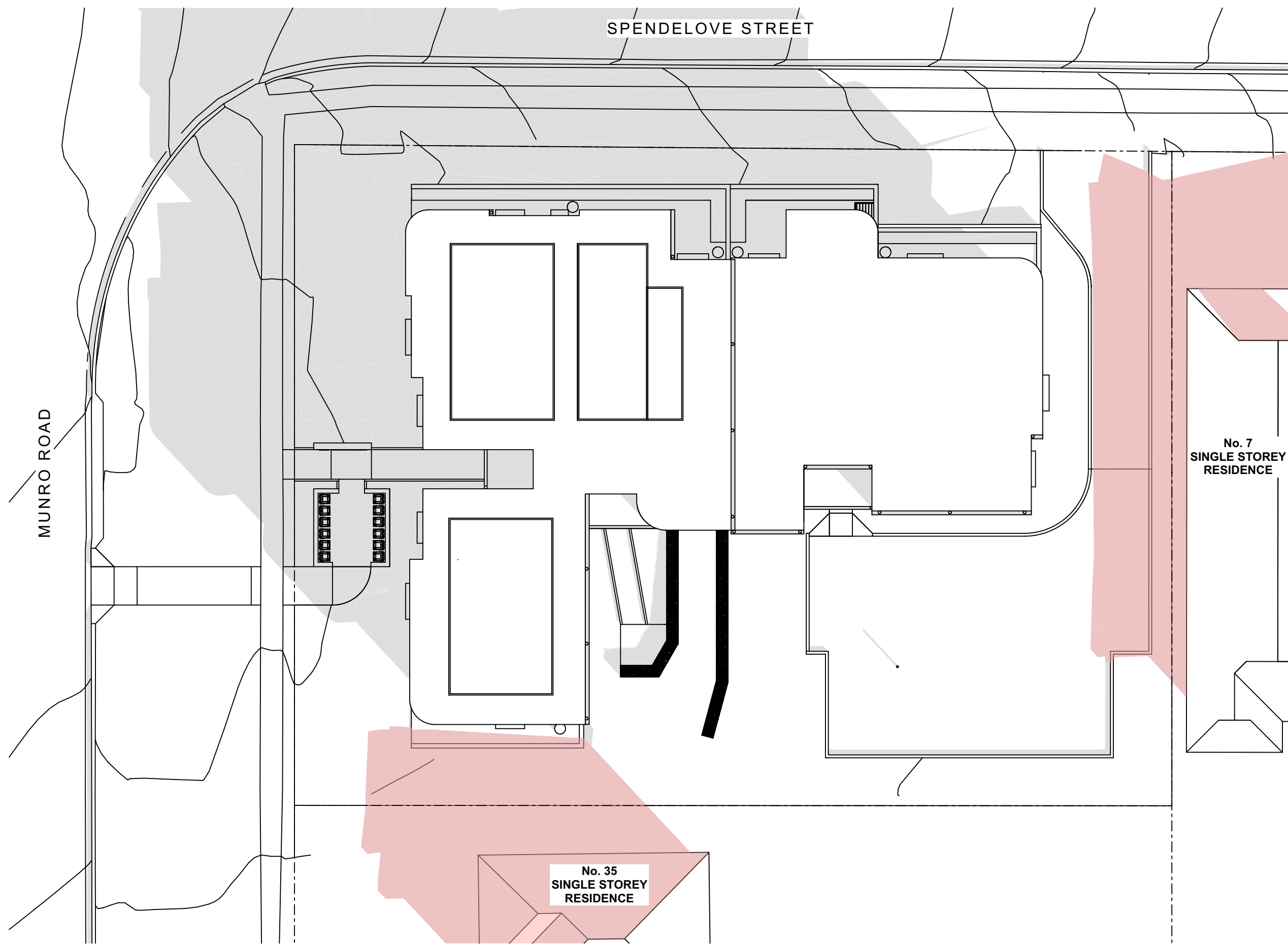


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EASTERN ELEVATION
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EXTERNAL FINISHES SCHEDULE

1	ROOF (SMR) Sheet Metal Roof - Grey	6	RENDER, Paint Finish (PF1) Colour - Dark Grey
2	GUTTER / DOWNPIPE / BARGE BOARD / FASCIA Colorbond, Grey	7	WALL CLADDING (MC2) - Metal Wall Cladding Colour - Dark Grey
3	WALL CLADDING (MC1) Metal Wall Cladding Colour - Grey	8	WINDOW / DOOR FRAMES & WINDOW SHROUD Colour - Dark Grey
4	WALL & BALUSTRADE / RETAINING WALL, LETTERBOX PIER & WASTE ENCLOSURE Face Brick Type 1 (FBK1) Colour - Brown	9	FRONT METAL FENCE Vertical Bars - Dark Grey SIDE & REAR BOUNDARY FENCE Colorbond, Dark Grey
5	WALL Face Brick Type 2 (FBK2) Colour - Grey		



LEGEND

- Grey area indicates shadows cast by proposed development
- Red area indicates existing shadows cast by neighbouring properties