

SENIORS LIVING DEVELOPMENT at 16-18 STAPLETON PARADE ST MARYS - BGZXE

COMPLIANCE TABLE				
CONTROL		REQUIRED	PROPOSED	COMPLIANCE
HEIGHT	Penrith LEP 2010	Max.8.5m	9.5m	NO
	Housing SEPP s.108B(1)(b)	Max. 9.5m Servicing equipment up to 11.5m	9.5m	YES
	Housing SEPP s.84(2)(c)(iii)	Storeys above 2 storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.	Third Storey facing Lethbridge St is set back within planes that projects at an angle of 45 deg from side/rear boundary	YES
	Housing SEPP s.84(3)(a)(b)(c)	(a) be fully integrated into the design of the roof or contained and suitably screened from view from public places, and (b) be limited to an area of no more than 20% of the surface area of the roof, and (c) not result in the building having a height of more than 11.5m.	Roof fully within 9.5m except for lift shaft at 9.78m 1% 9.78m	YES YES YES
FSR	Penrith LEP 2010	None - N/A		
	Housing SEPP s.108(c)	0.5:1	0.745:1	NO
FRONT SETBACK	Penrith DCP 2014	Primary frontage (to Stapleton Pde) Min 5.5m Pergolas and verandahs may encroach – 4.5m min setback permitted to the face of the verandah and max 50% of elevation (RFB's) Secondary frontage (to Lethbridge St) Min 5.5m	5.9m Balconies encroach 0.3m to a 5.3m setback on Stapleton St Balconies are within setback on Lethbridge St 7.858m	YES YES
	2.4.5 (MDH) & 2.5.6 (RFB)			YES
SIDE SETBACKS	Penrith DCP 2014 2.4.6 (MDH) 2.5.7 (RFB)	Min 2m along not more than 50% of any boundary Zero setbacks not permissible - 'provide for reasonable landscaped separation...	3.47m	YES
REAR SETBACKS	Penrith DCP 2014 2.4.5 (MDH) 2.5.6 (RFBs)	Min 6m Min 6m for 2 storey building	8.365m	YES
LANDSCAPED AREA	Housing SEPP s.108(2)(d)	Lesser of - 35 sqm per dwelling or 30% of site area	665.9m2 equivalent to 35% of site area	YES
DEEP SOIL	Housing SEPP s.108(2)(f)	Min. 15% of site area (126.4 m²)	326.5m2 equivalent to 17.3% of site area	YES
		65% at rear min. 3m dimension	203.5m2	YES
SOLAR ACCESS	Housing SEPP s.108(2)(g)	Min. 70% of dwellings receive 2 hours direct solar access between 9am - 3pm at mid-winter in living rooms and POS.	15 dwellings of 18 = 83%	YES
CAR PARKING	Car parking Housing SEPP 19(e) (accessible area rates)	Car parking (accessible area rates): 0.4 spaces x 1 bed 0.5 spaces x 2 bed Including at least 1 in 5 spaces to be accessible (as per Housing SEPP s.108(2)(j))	(0.4 x 10 of 1 bed) 4 + (0.5 x 8 of 2 bed) 4 = 8 8 spaces provided Accessible spaces 4	YES YES
PRIVATE OPEN SPACE	Housing SEPP s.108(2)(h)&(i)	Ground floor dwellings – Min.15m² & at least 1 POS with min 3m dim accessible from a living area	All Ground Floor dwellings at ground level has a min 15m² POS with min 3m dim accessible from a living area	YES
		Above ground floor 1 bed dwellings– Min 6m², with min 2m dim - Note: LAHC Design Reqs too – balconies to 1 beds, min. 8m² + additional 2m² = 10m² required	All above ground floor 1 bed dwellings have a balcony with a min 8m² with a min 2m dim + additional 2m²	YES
		Above ground floor 2 bed dwellings– Min 10m², with min 2m dim - Note: LAHC Design Reqs too - additional 2m² = 12 m² required	All above ground floor 2 bed dwellings have a balcony with a min 10m² with a min 2m dim + additional 2m²	YES
MIN. INTERNAL AREA	LAHC Dwelling Requirements	Studio 35m² 1 bedroom 50m² 2 bedroom 70m² 3 bedroom 90m²	All 1 bed dwellings have an internal area above 50m² All 2 bed dwellings have an internal area above 70m²	YES
WASTE MANAGEMENT	Penrith DCP	Council's Multi Unit Housing Waste Management Guidelines Residual Waste – 1 x 240L bin for every 2 dwellings Recycling Waste – 1 x 240L bin for every 2 dwellings	18 dwellings Residual Waste - 9 bins Recycling Waste - 9 bins	YES YES
STORAGE	ADG (Good Guidance)	Studio 4m² 1 bedroom 6m² 2 bedroom 8m² 3 bedroom 10m²	All 1 bed dwellings have a storage volume of more than 6m3 All 2 bed dwellings have a storage volume of more than 8m3	YES YES
NATURAL VENTILATION	ADG (Good Guidance)	60% of dwellings	14 dwellings of 18 = 77%	YES

	GROOS FLOOR AREA m2	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL UNITS
LOWER GROUND	231	2	1	3
UPPER GROUND FLOOR	619.2	5	3	8
FIRST FLOOR	558.7	3	4	7
TOTAL	1408.9	10	8	18

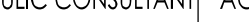
LOT 32,33 and 34 in DP 35558

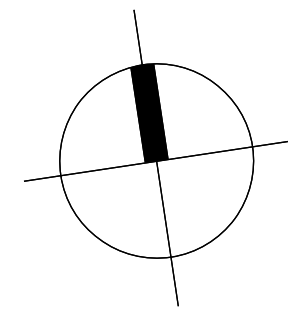


DRAWING SCHEDULE:

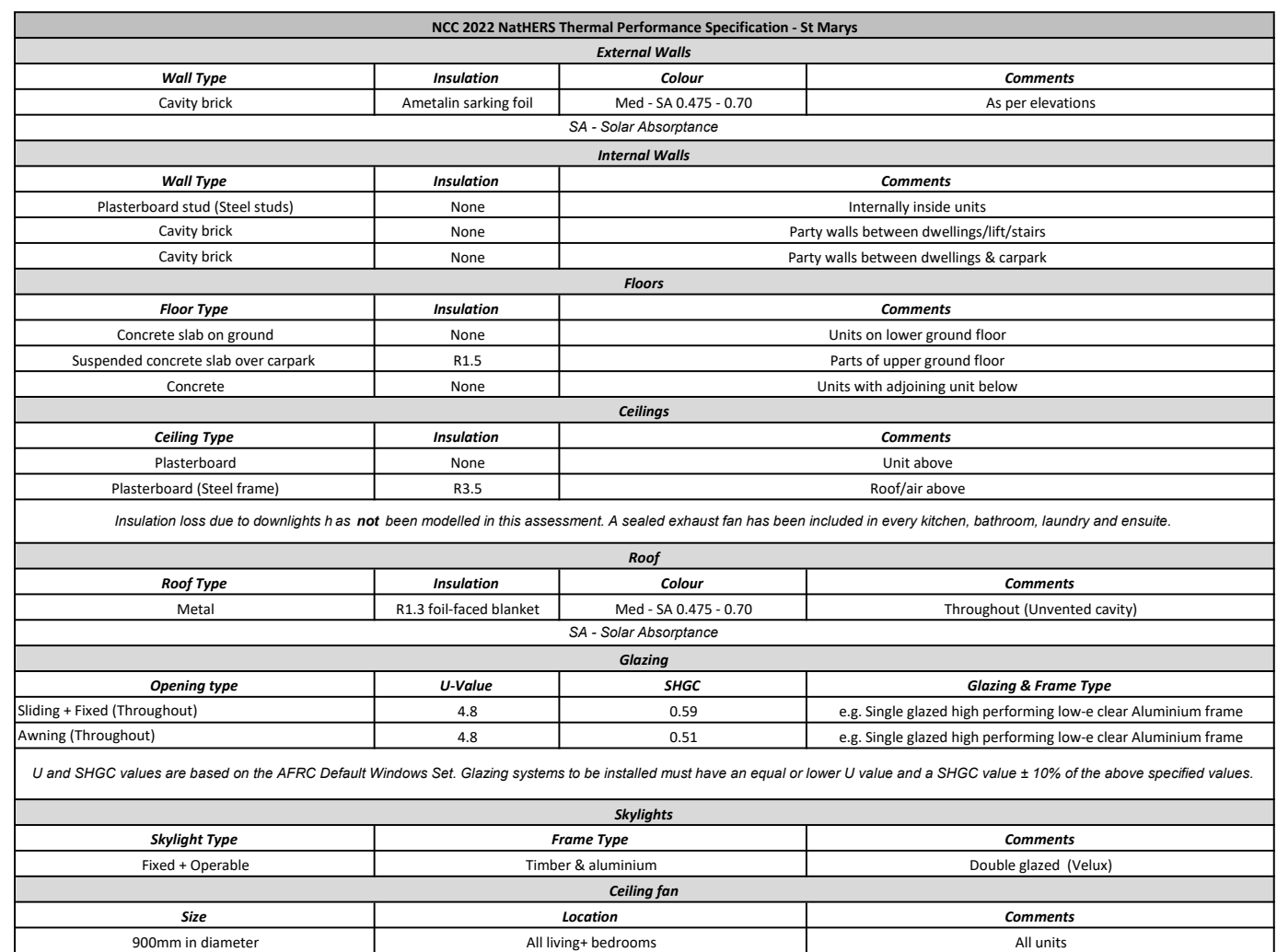
ARCHITECTURAL	
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SITE ANALYSIS	A01
DEMOLITION PLAN	A02
SITE PLAN	A03
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ENVIRONMENTAL SITE MANAGEMENT	
NOTES & LEGEND	ESM1
ENVIRONMENTAL SITE MANAGEMENT	ESM2
LANDSCAPE	
LANDSCAPE PLAN	L01
SURVEY	
DETAIL AND LEVEL SURVEY	SHT 1



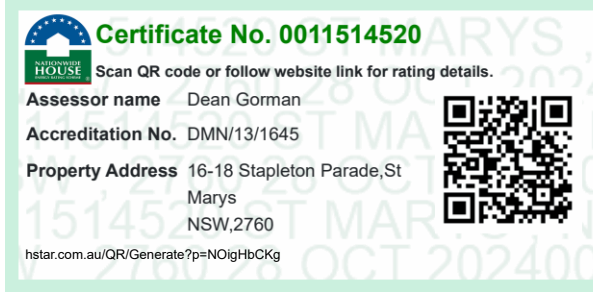
CLIENT:	 			ARCHITECT:			CIVIL - STRUCTURAL - ELECTRICAL - HYDRAULIC CONSULTANT GREENVIEW CONSULTING Ph. 021 848 1883		ACCESS CONSULTANT VISTA ACCESS AND ARCHITECTS Mob. 0412 051 876		PROJECT: SENIORS LIVING DEVELOPMENT at 16-18 Stapleton Pde, St Marys - BGZXE Lot 32,33 & 34 - DP 35558		DRAWING PART 5 ACTIVITY SUBMISSION SITE ANALYSIS		DRAWN BY DKT		DATE SEPTEMBER 2024		APPROVED BY ET	
		A 26/09/2024 PART 5 ACTIVITY SUBMISSION		REV DATE NOTATION/AMENDMENT		www.dktstudio.com mob: 0481 156 968 / 0414 505 421 NOMINATED ARCHITECT: EDUARDO TABA 15685 Design Practitioner Registration No: D99001542		LANDSCAPE CONSULTANT RFA LANDSCAPE ARCHITECTS Mob. 0412 294 712		BCIA CONSULTANT DP Property Consulting Pty Ltd Ph. +61 291 556 3810		PROJECT NO. BGZXE		DRAWING: A00						

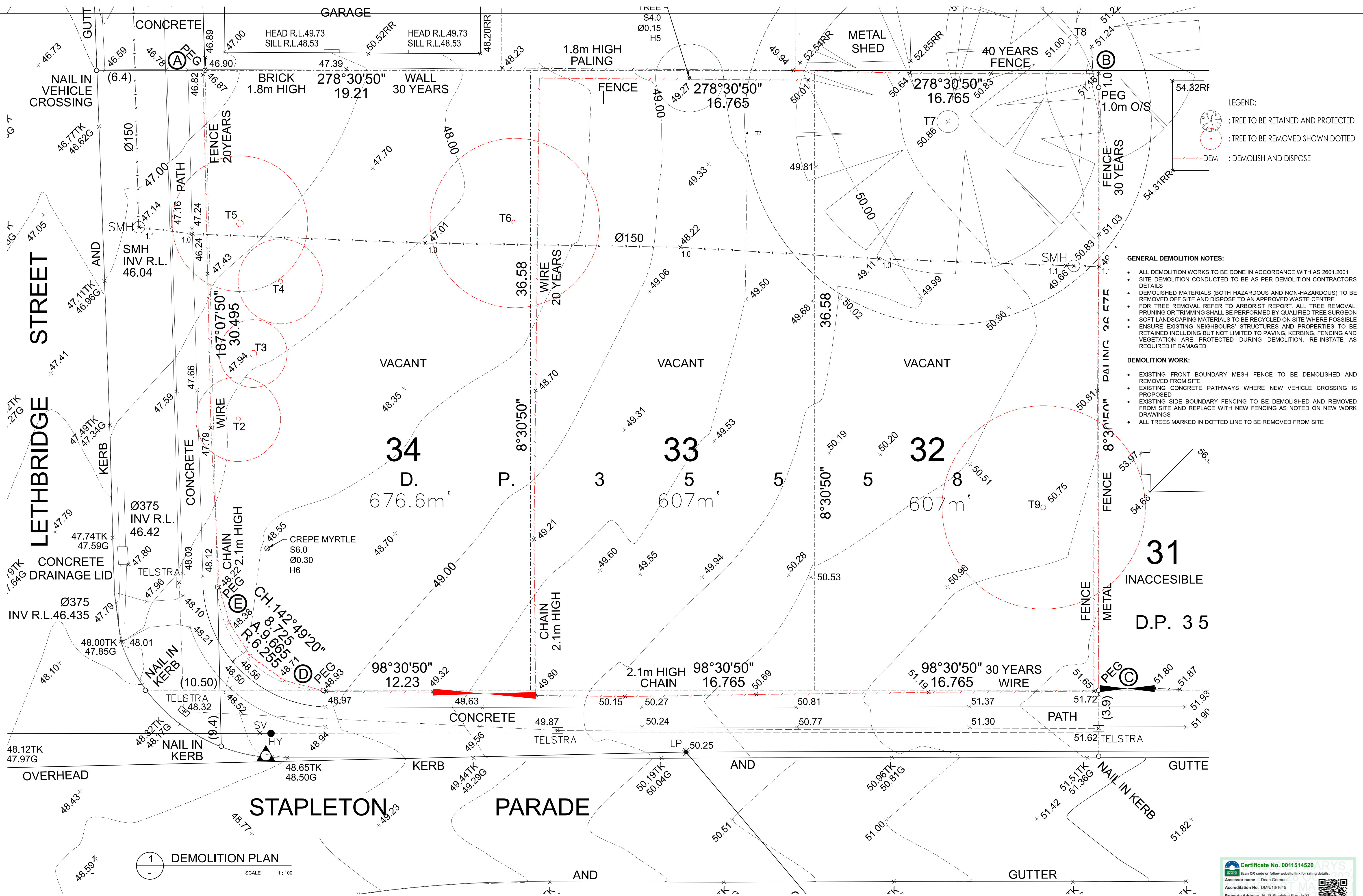


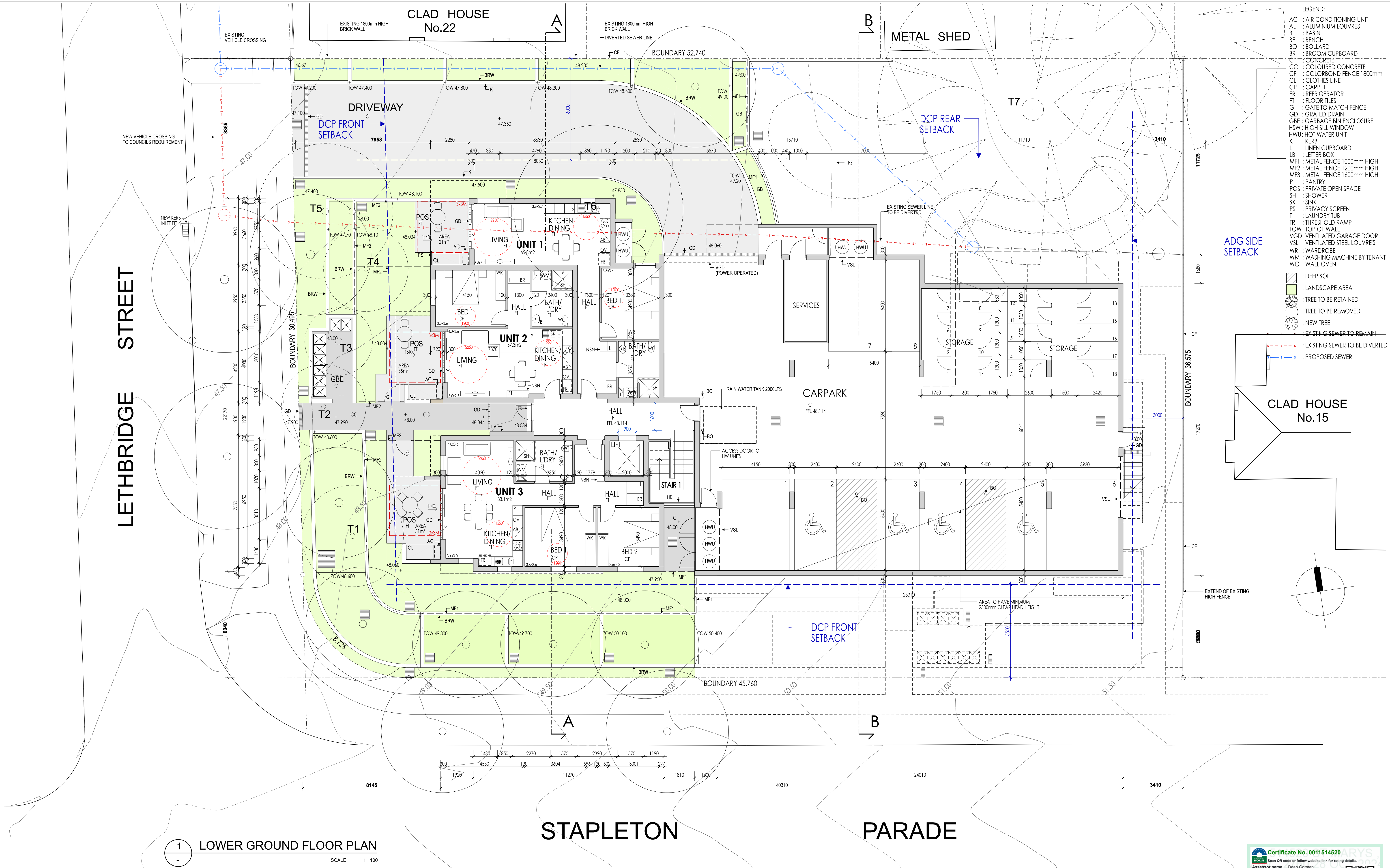
- LEGEND:
-  TREE TO BE RETAINED
 -  TREE MEDIUM RETENTION
 -  TREE FOR REMOVAL



Certificate Prepared by	
 greenview CONSULTING	Greenview Consulting Pty Ltd ABN: 32600067338 Email: dean@greenview.net.au Phone: 0404 649 762



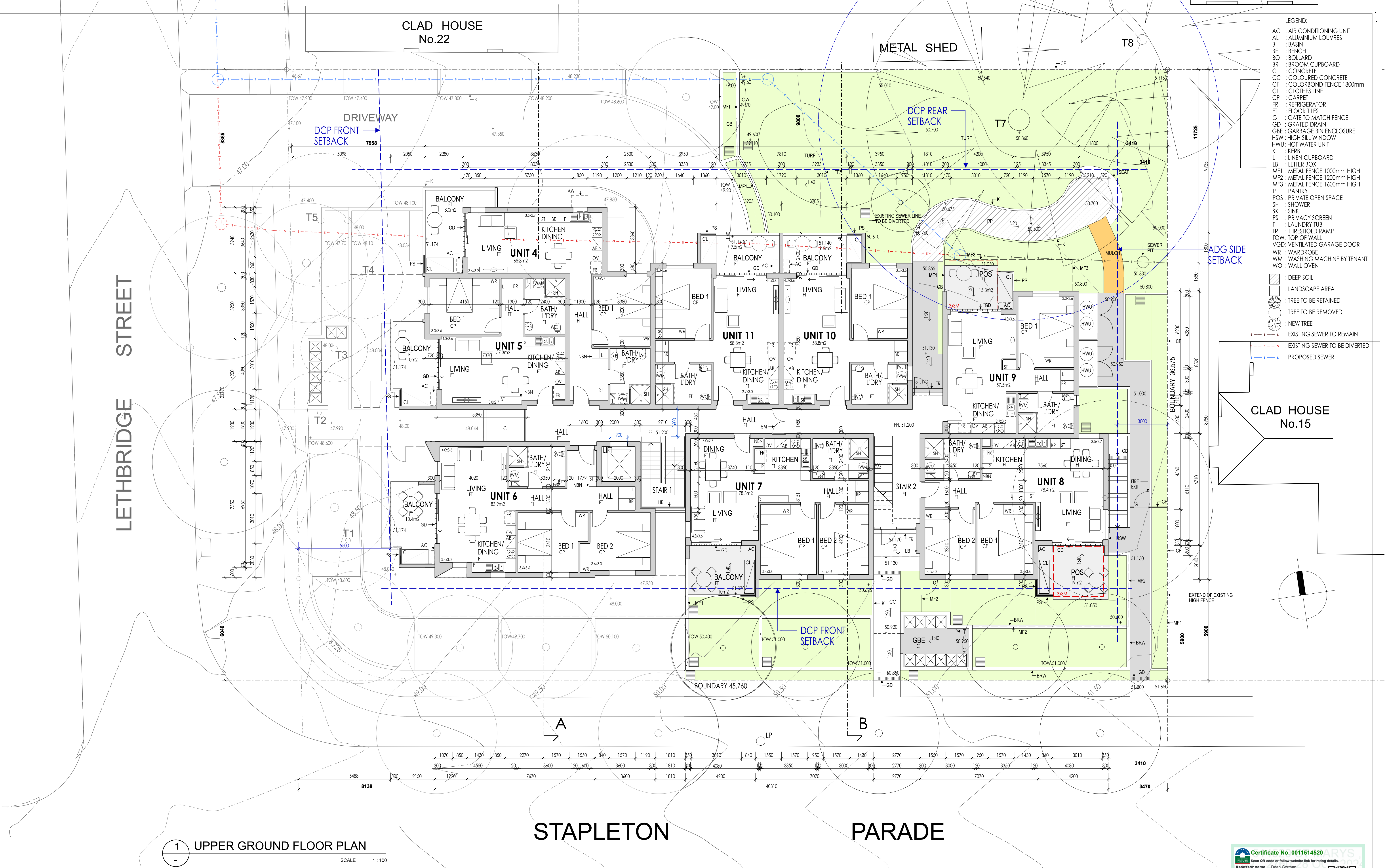




1 LOWER GROUND FLOOR PLAN
SCALE 1:100

Certificate No. 0011514520
Assessor name: Dean Gorman
Accreditation No: DMN131645
Property Address: 16-18 Stapleton Parade, St Marys NSW 2578
1514514520
15 OCT 2024

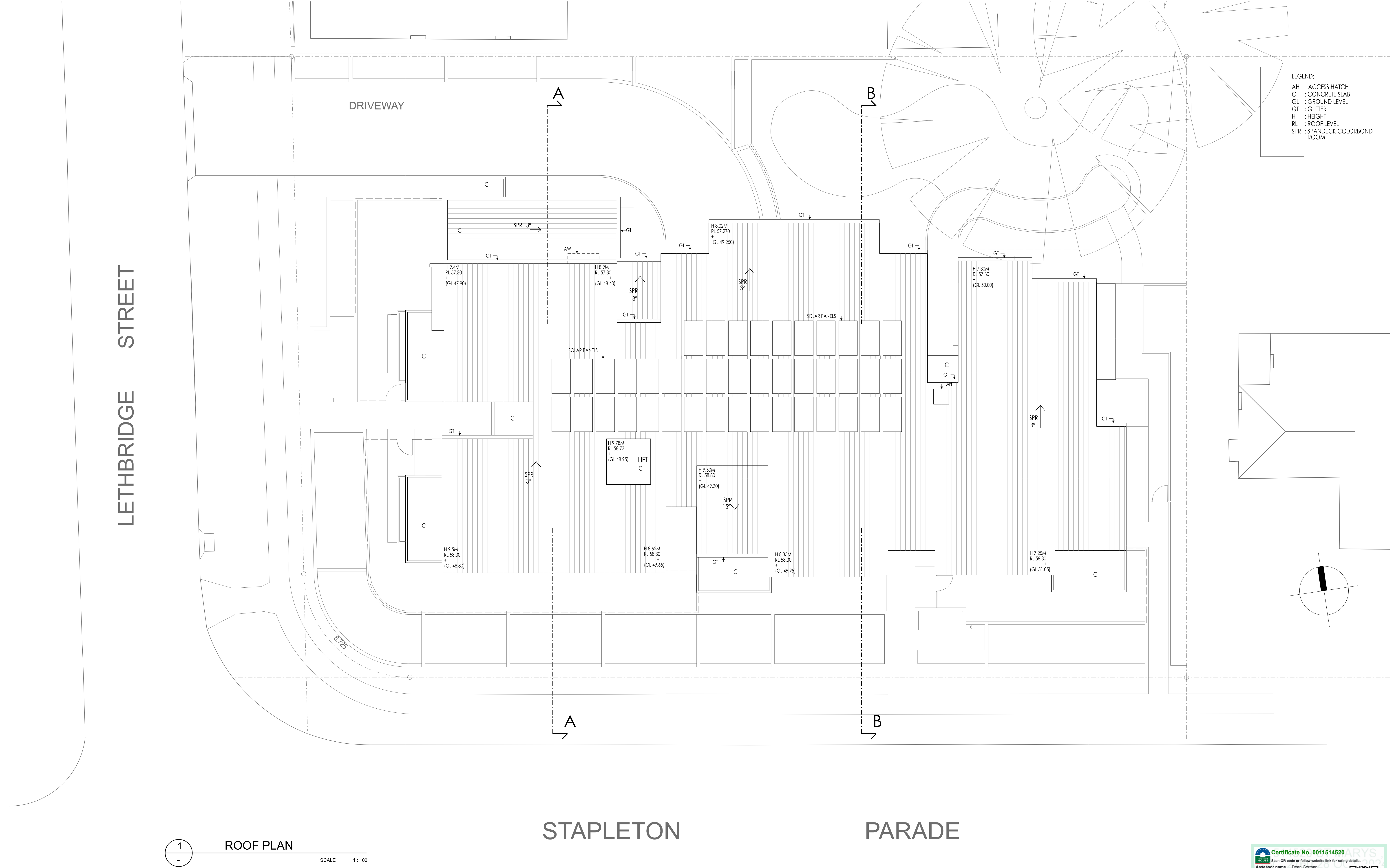




1 UPPER GROUND FLOOR PLAN
SCALE 1:100

Certificate No. 0011514520
Assessor name: Dean Gorman
Accreditation No: DMN131645
Property Address: 16-18 Stapleton Parade, St Marys NSW 2578
1514514520
15 OCT 2024



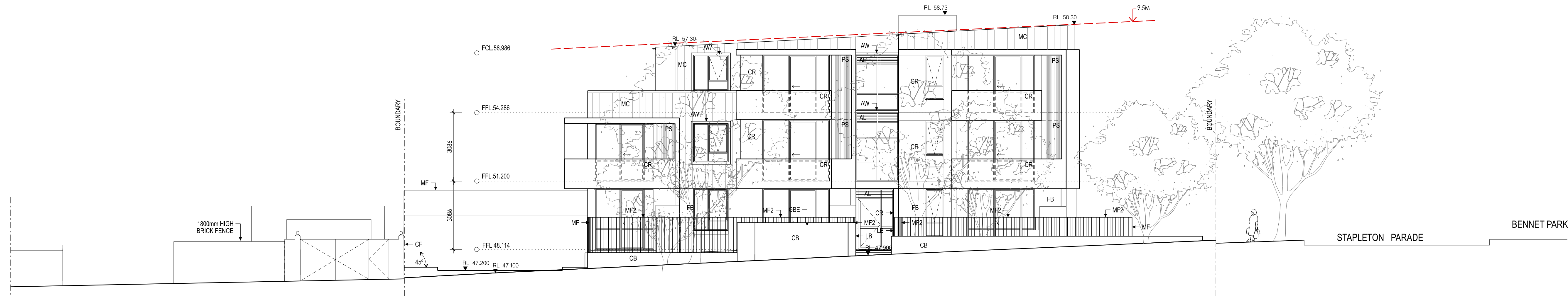


- LEGEND:
- AH : ACCESS HATCH
 - C : CONCRETE SLAB
 - GL : GROUND LEVEL
 - GT : GUTTER
 - H : HEIGHT
 - RL : ROOF LEVEL
 - SPR : SPANDECK COLORBOND ROOM

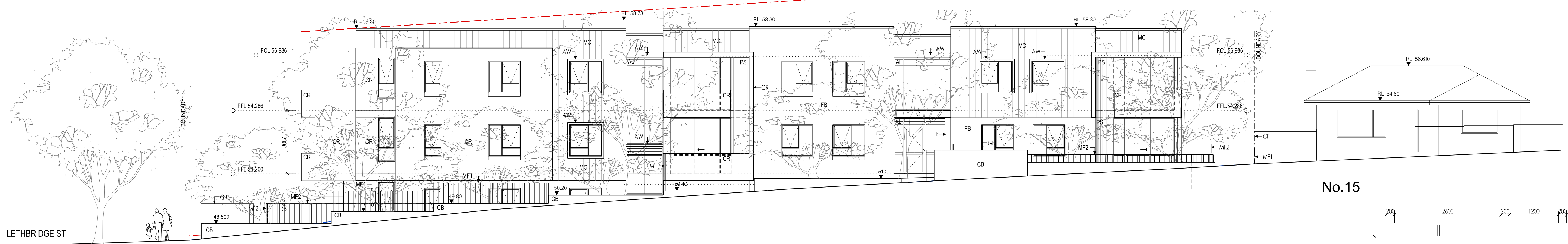
1 ROOF PLAN
SCALE 1 : 100



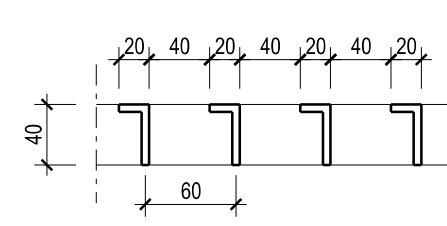
- LEGEND:
- ALR : ALUMINIUM RAILING
 - AW : AWNING
 - BRW : BLOCK RETAINING WALL
 - C : CONCRETE
 - CB : CONCRETE BLOCKS
 - CC : COLOURED CONCRETE
 - CF : COLORBOND FENCE 1800mm
 - G : COLORBOND GUTTER
 - GB : TRANSLUCENT GLASS BALUSTRADE
 - GBE : GARBAGE BIN ENCLOSURE
 - CR : CEMENT RENDER
 - DP : DOWNPIPE
 - FB : FACE BRICKWORK
 - HW : HIGH WINDOW
 - G : GATE TO MATCH FENCE
 - LB : LETTER BOX
 - MC : METAL CLADDING
 - MF : METAL FENCE
 - PS : PRIVACY SCREEN



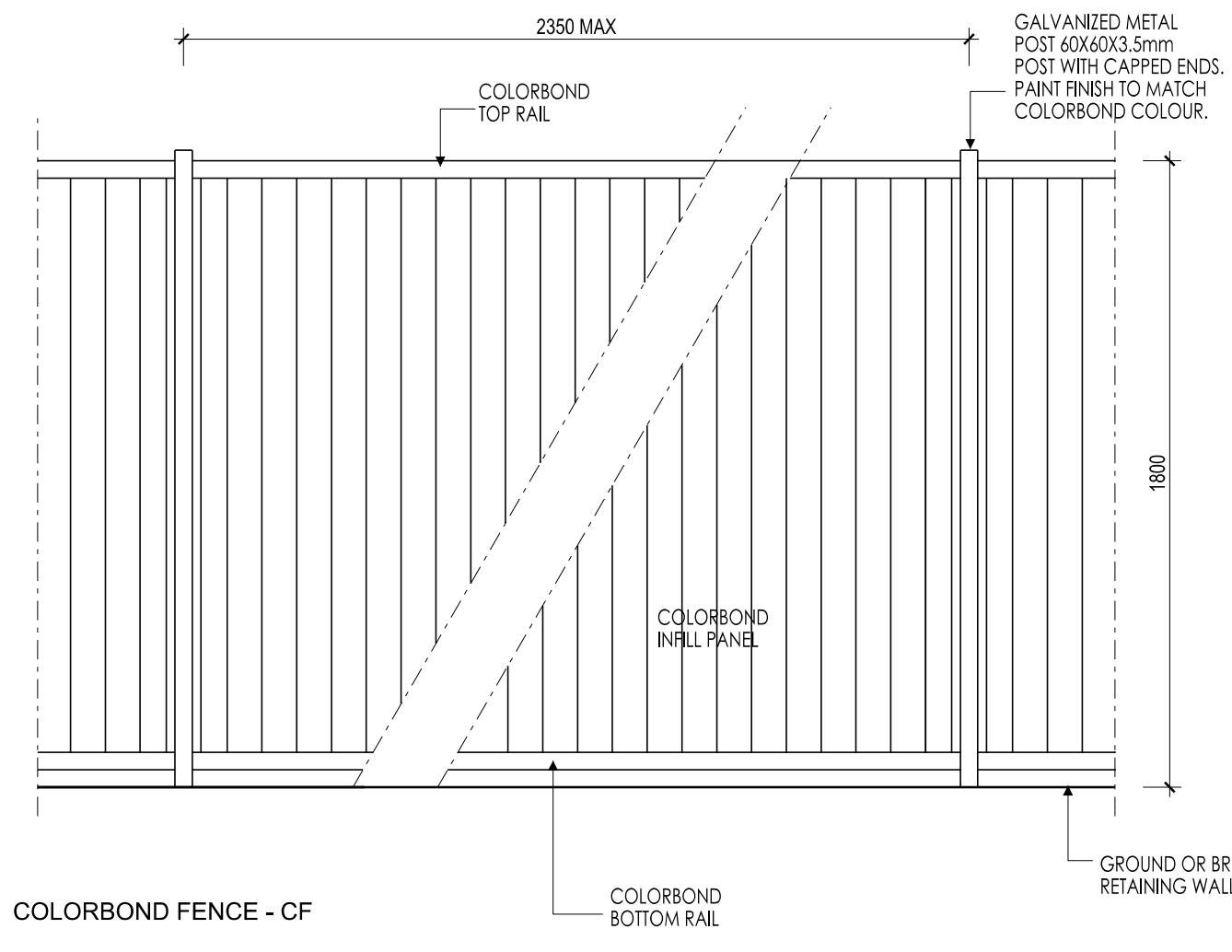
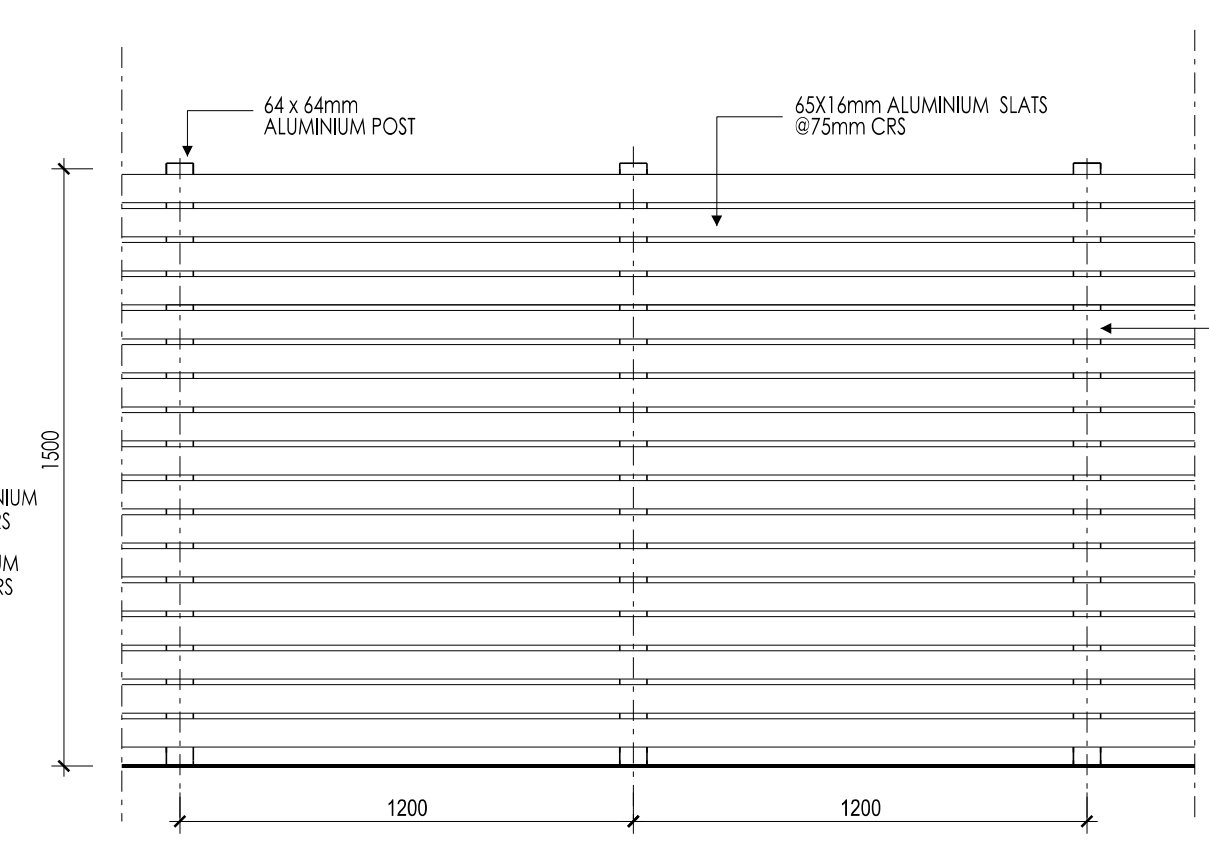
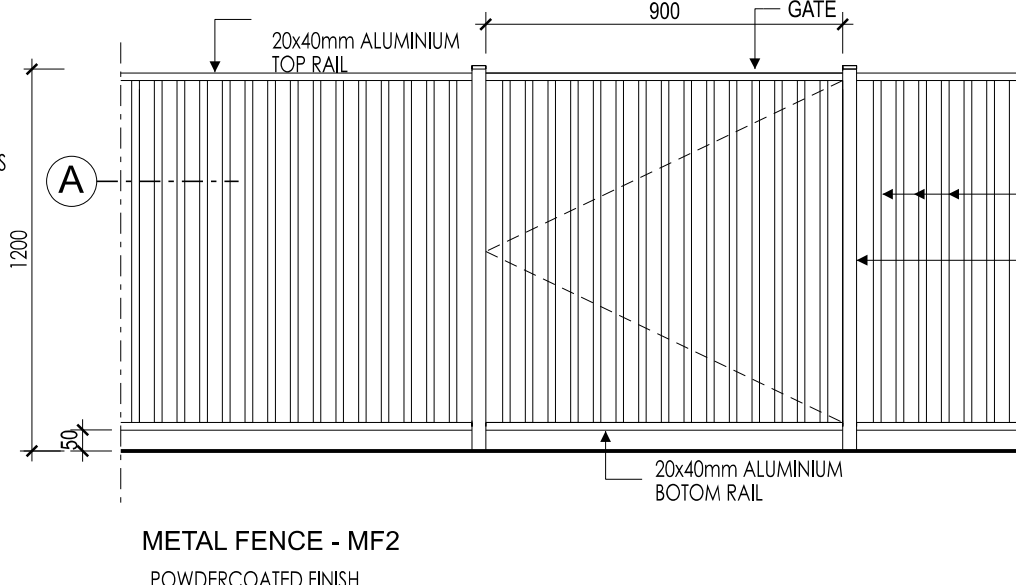
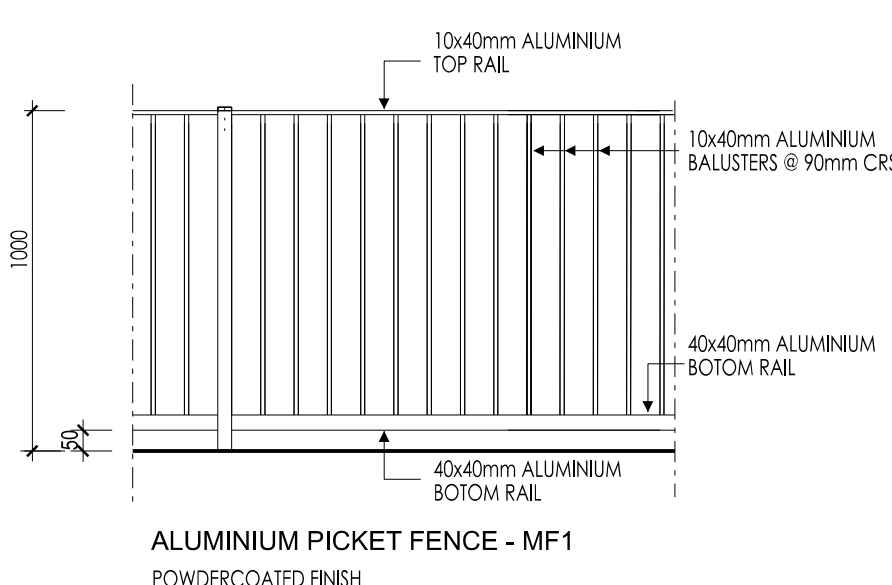
1 LETHBRIDGE STREET ELEVATION
SCALE 1:100



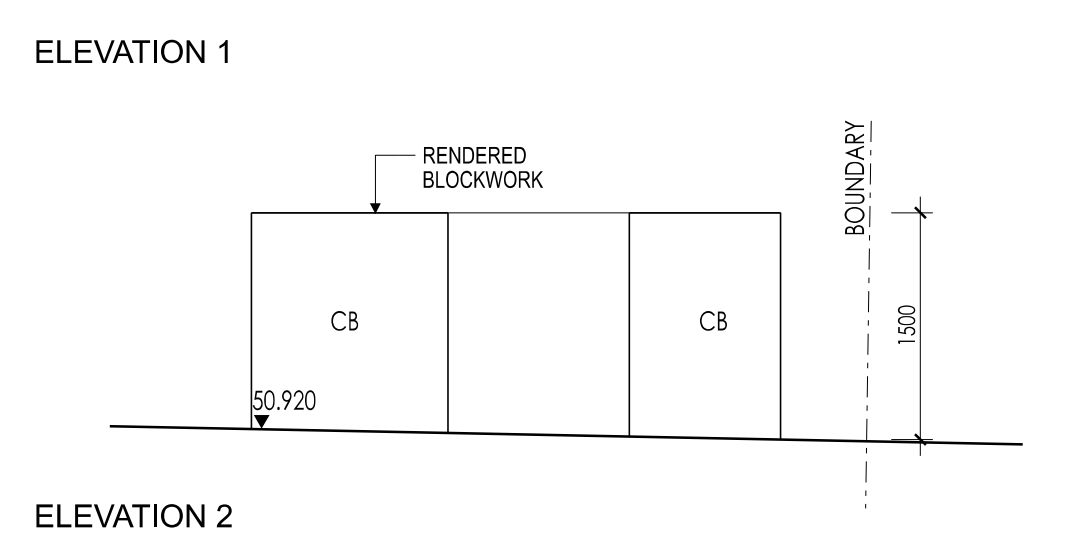
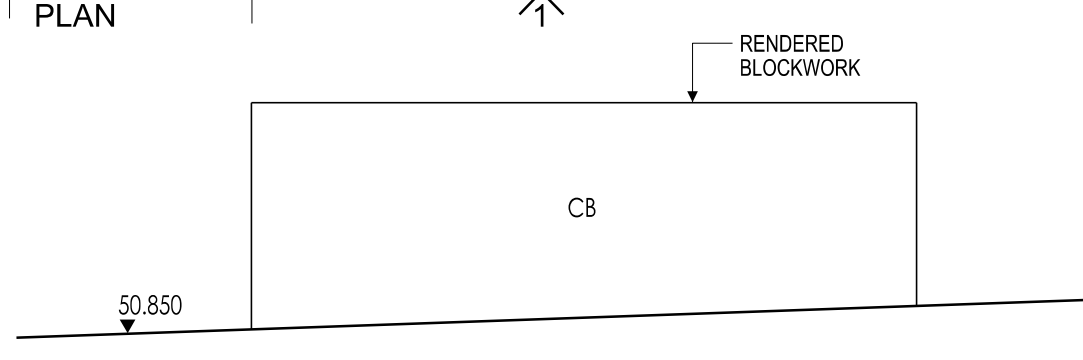
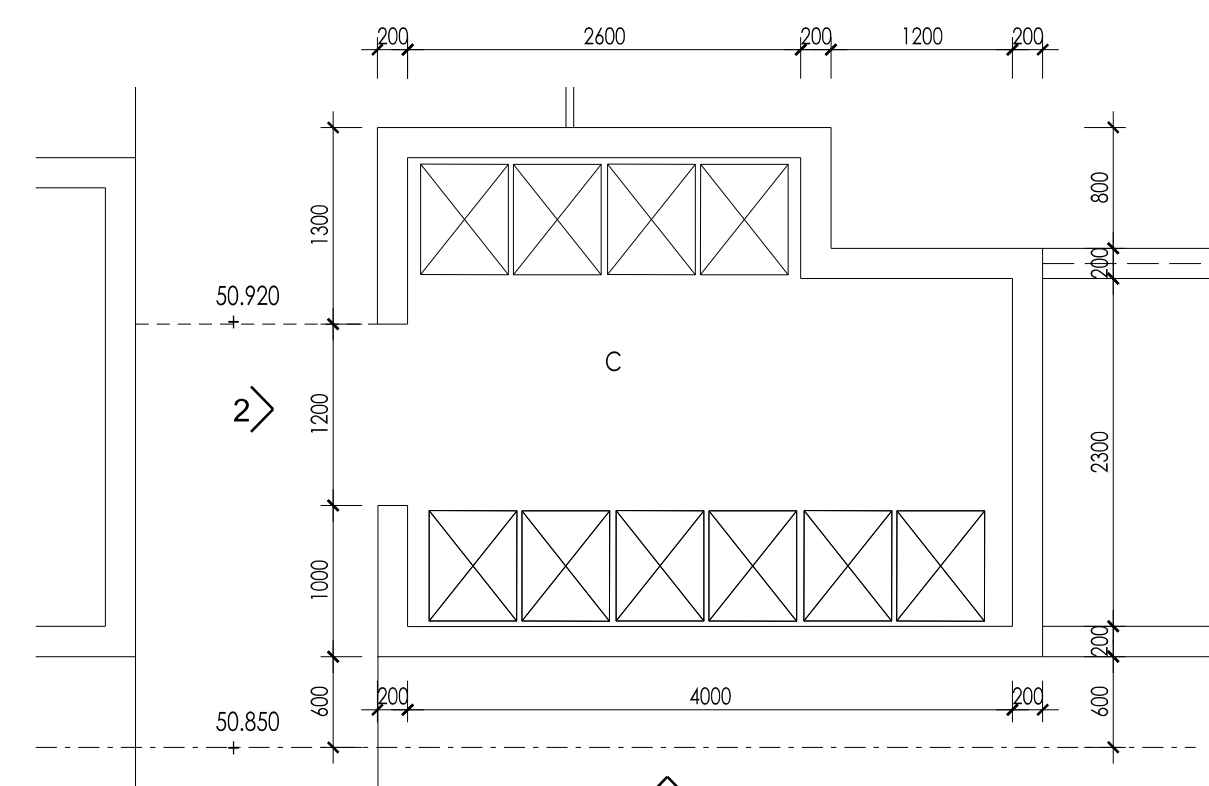
3 STAPLETON STREET ELEVATION
SCALE 1:100



DETAIL A
SCALE 1:5



3 FENCE DETAIL
SCALE 1:50

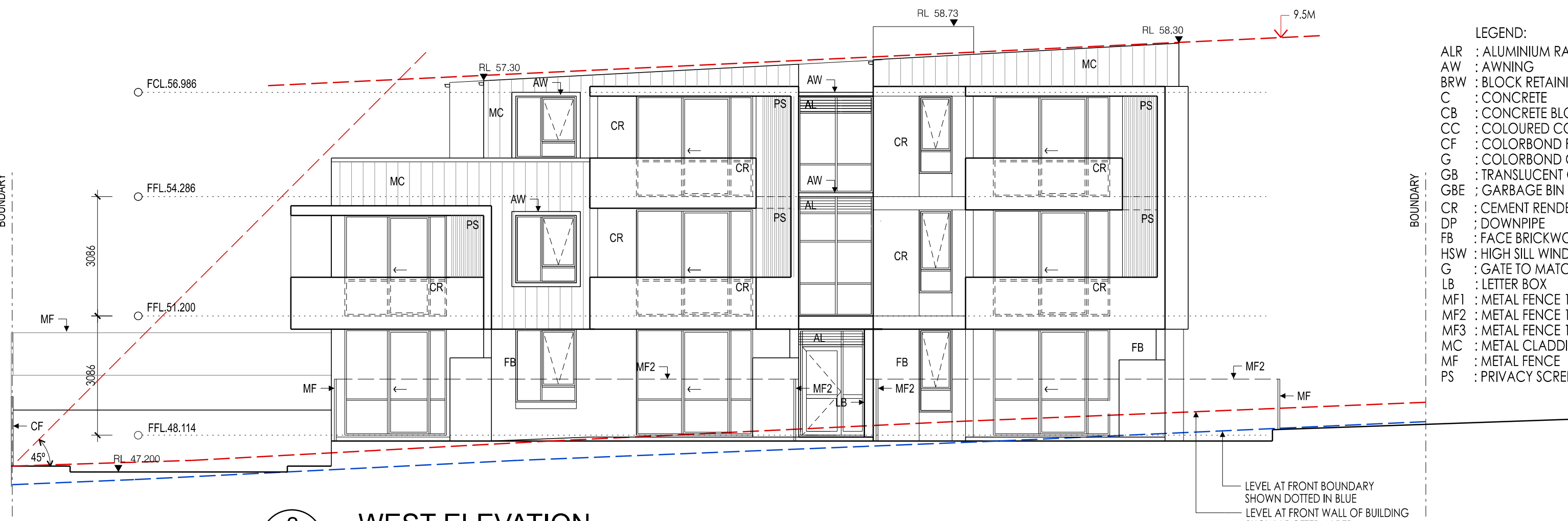


4 GARBAGE BIN ENCLOSURE - STAPLETON PDE
LETHBRIDGE STREET - SIMILAR
SCALE 1:50



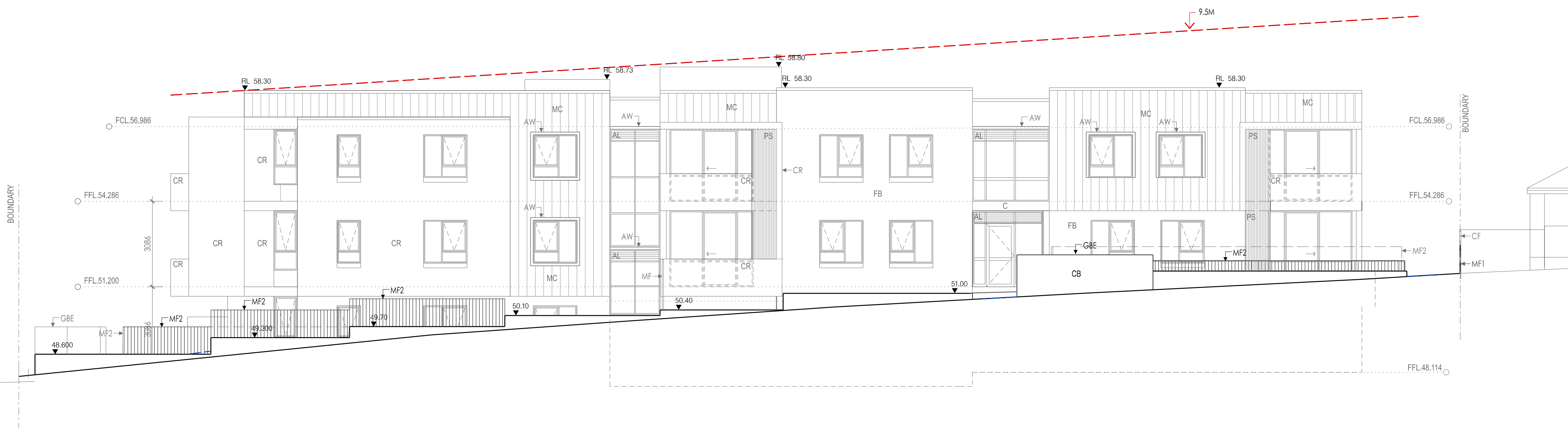


1 WEST STREET ELEVATION
SCALE 1:100

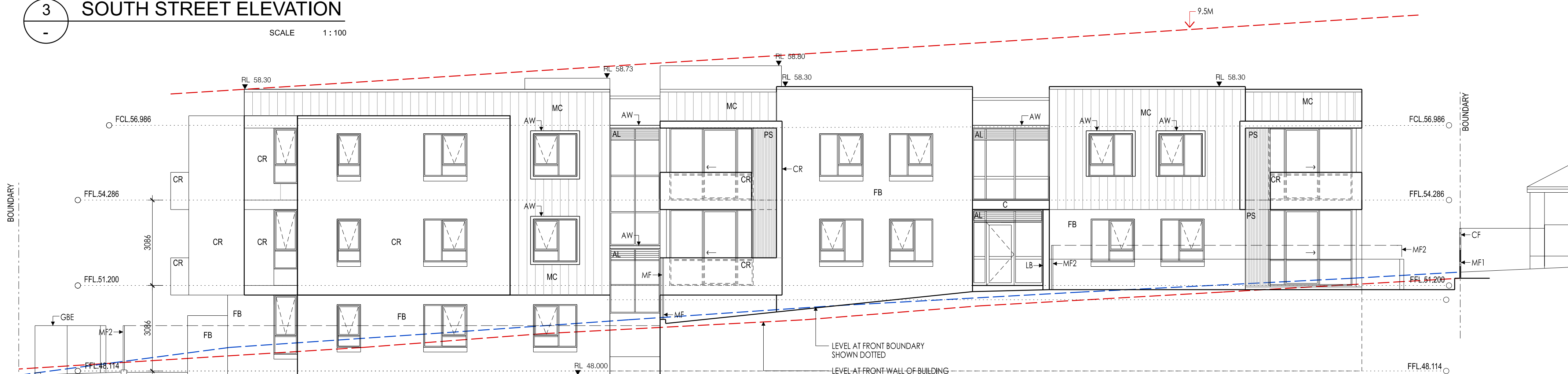


2 WEST ELEVATION
SCALE 1:100

- LEGEND:
- ALR : ALUMINIUM RAILING
 - AW : AWNING
 - BRW : BLOCK RETAINING WALL
 - C : CONCRETE
 - CB : CONCRETE BLOCKS
 - CC : COLOURED CONCRETE
 - CF : COLORBOND FENCE 1800mm
 - G : COLORBOND GUTTER
 - GB : TRANSLUCENT GLASS BALUSTRADE
 - GBE : GARBAGE BIN ENCLOSURE
 - CR : CEMENT RENDER
 - DP : DOWNPIPE
 - FB : FACE BRICKWORK
 - HSW : HIGH SILL WINDOW
 - G : GATE TO MATCH FENCE
 - LB : LETTER BOX
 - MF1 : METAL FENCE 1000mm HIGH
 - MF2 : METAL FENCE 1200mm HIGH
 - MF3 : METAL FENCE 1500mm HIGH
 - MC : METAL CLADDING
 - MF : METAL FENCE
 - PS : PRIVACY SCREEN



3 SOUTH STREET ELEVATION
SCALE 1:100



4 SOUTH ELEVATION
SCALE 1:100



REV	DATE	NOTATION/AMENDMENT
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GREENVIEW CONSULTING
Ph: (02) 8544 1883

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RFA LANDSCAPE ARCHITECTS
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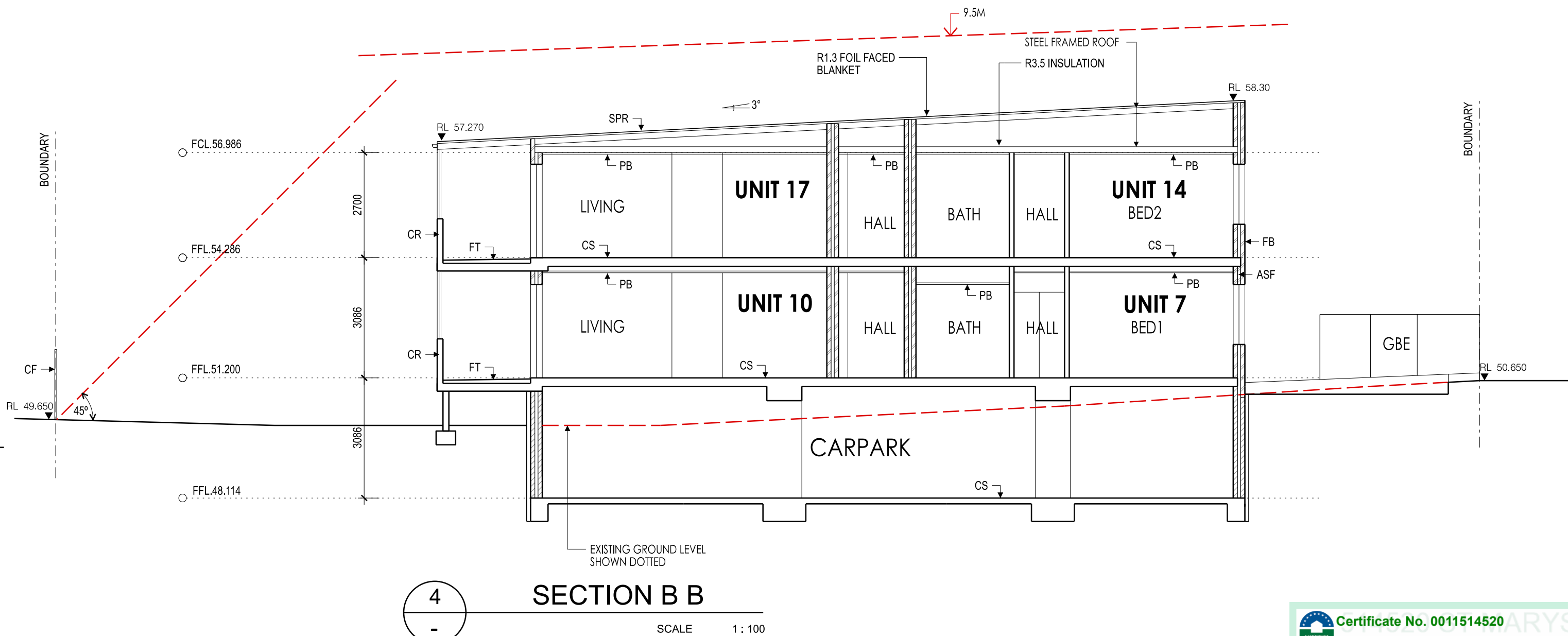
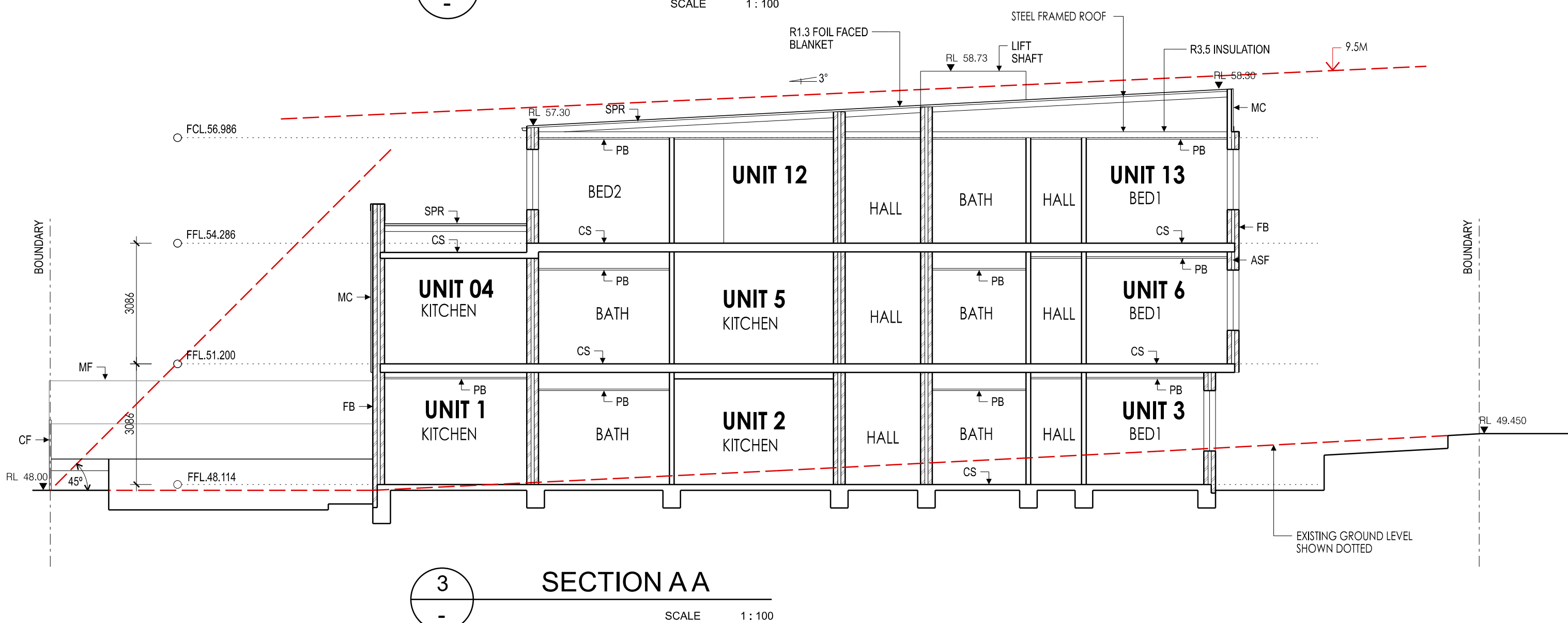
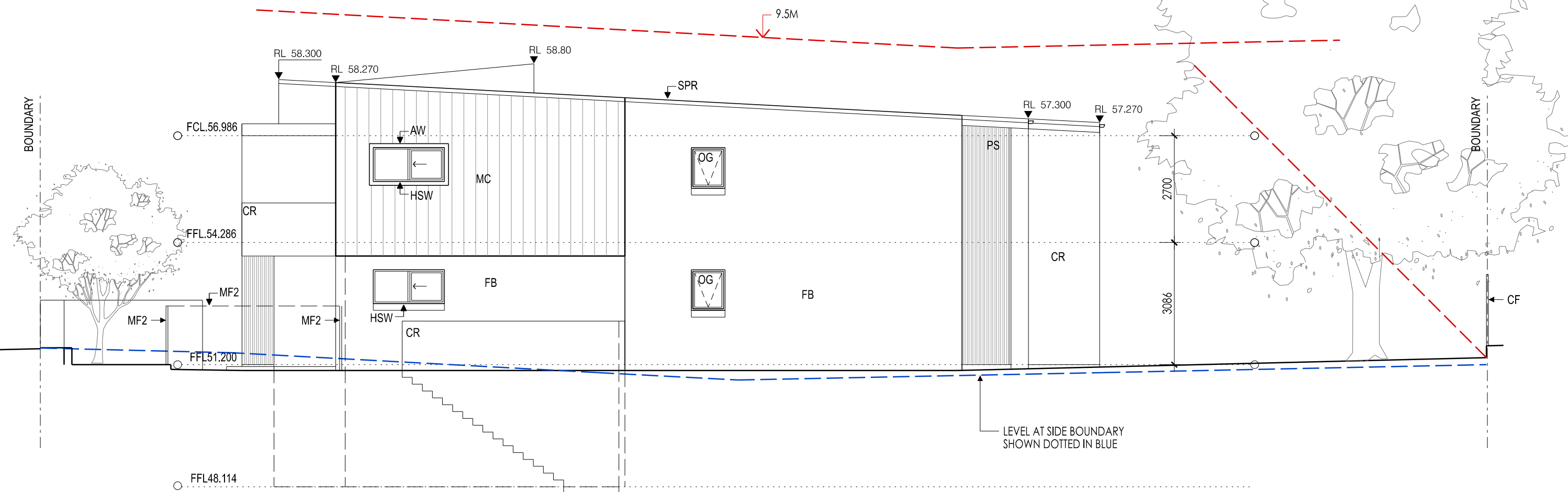
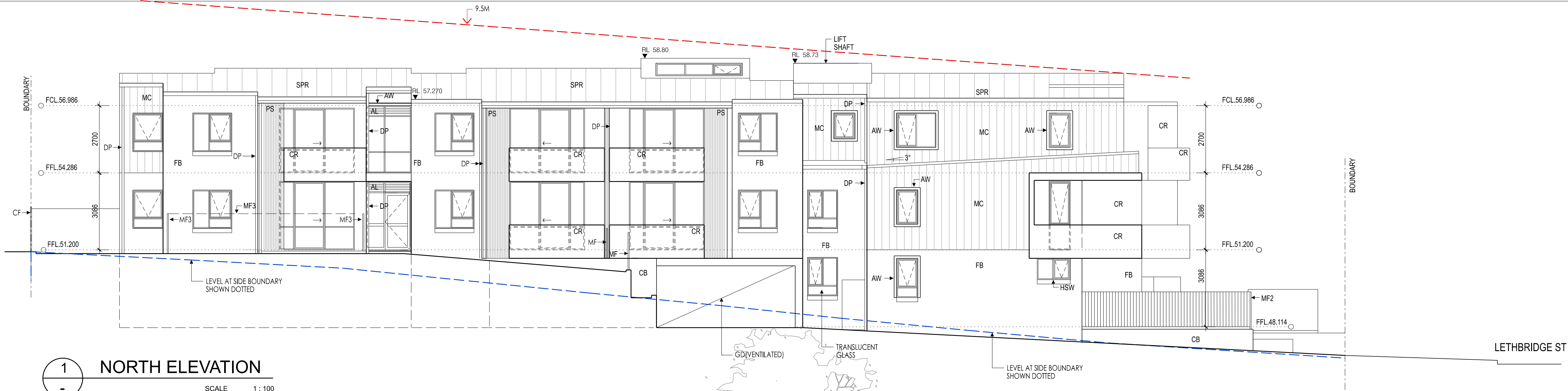
BCA CONSULTANT
DP Property Consulting Pty Ltd
Ph +61 29158 3810

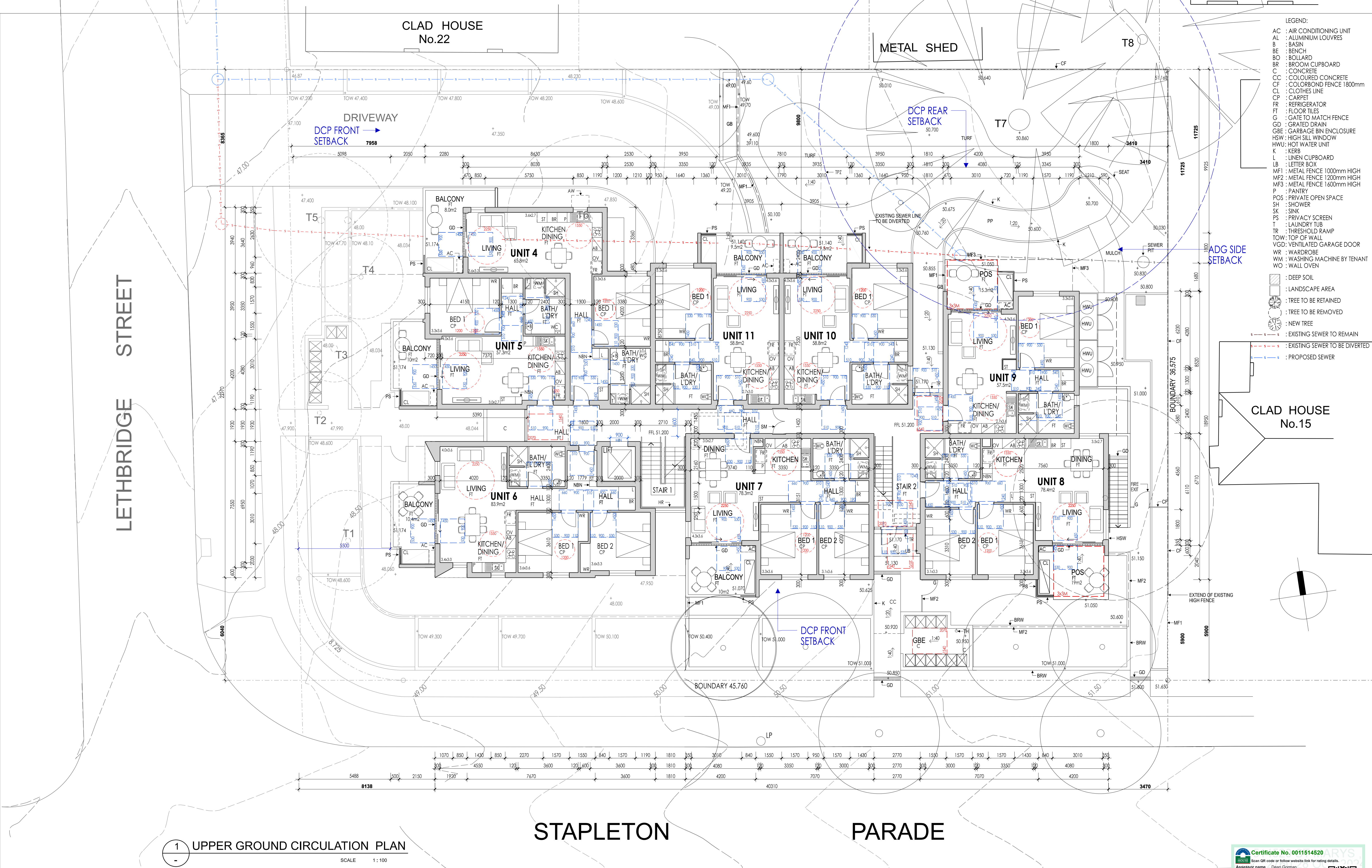
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at
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Lot 32.33 &34 - DP 35558

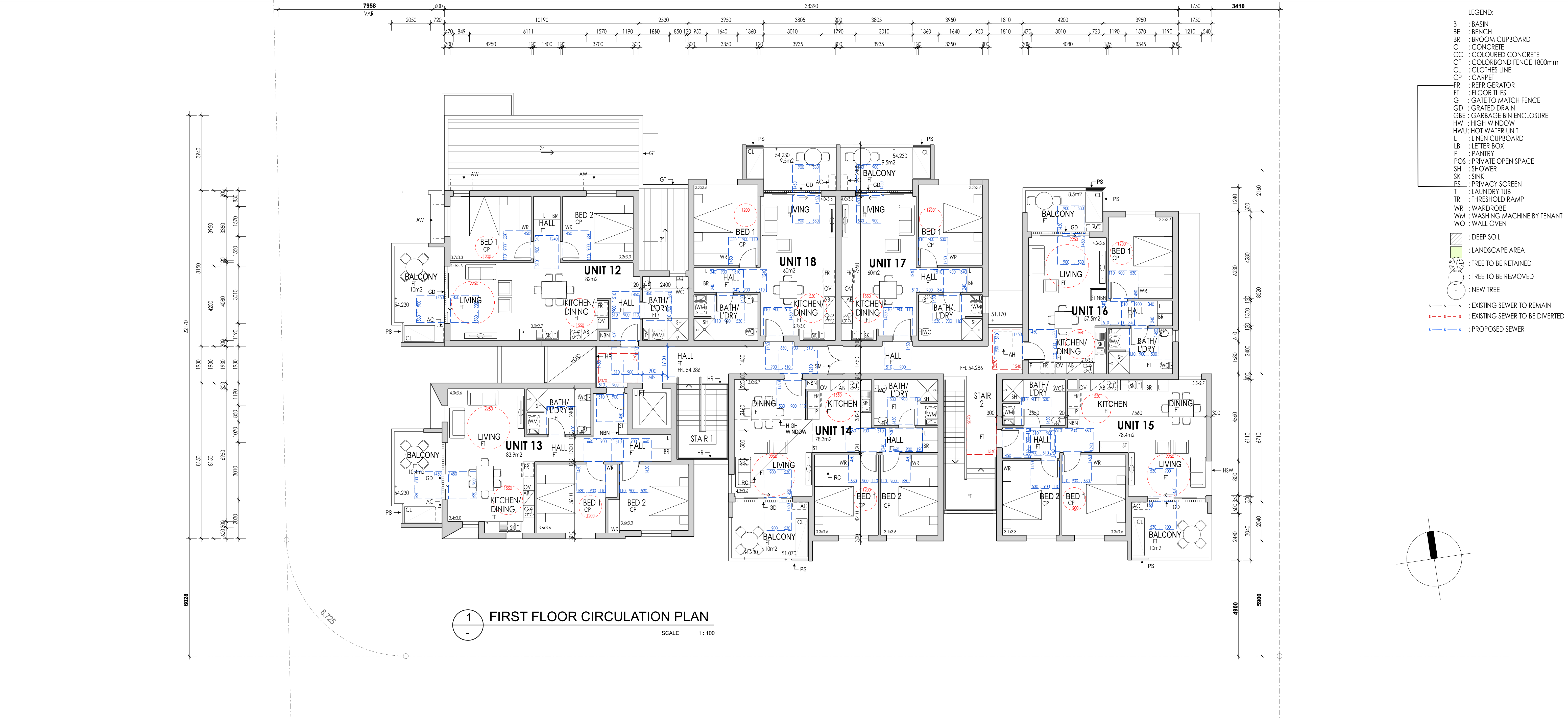
DRAWING
PART 5 ACTIVITY SUBMISSION
ELEVATIONS

DRAWN BY DKT	DATE SEPTEMBER 2024	APPROVED BY ET
STATUS: DA	SCALE@A1 1:100	REVISION: A
PROJECT No. BGZXE		DRAWING: A09



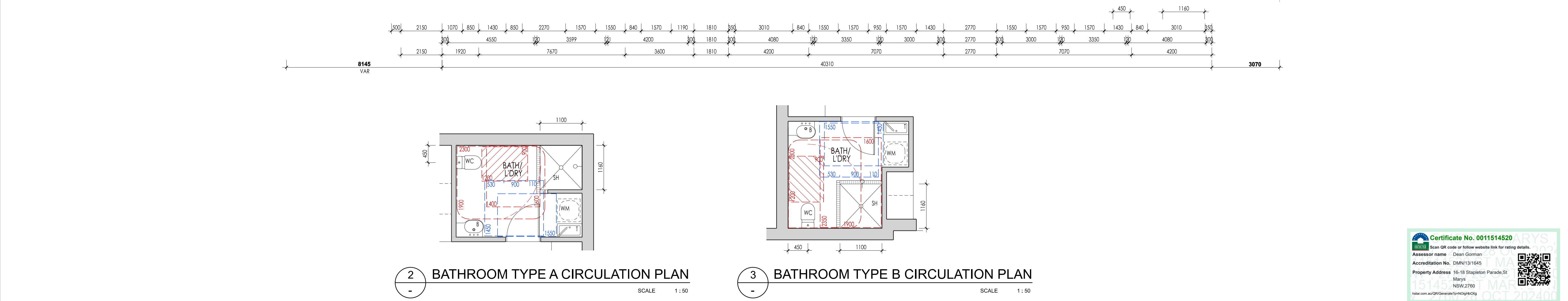






1 FIRST FLOOR CIRCULATION PLAN

SCALE 1 : 100

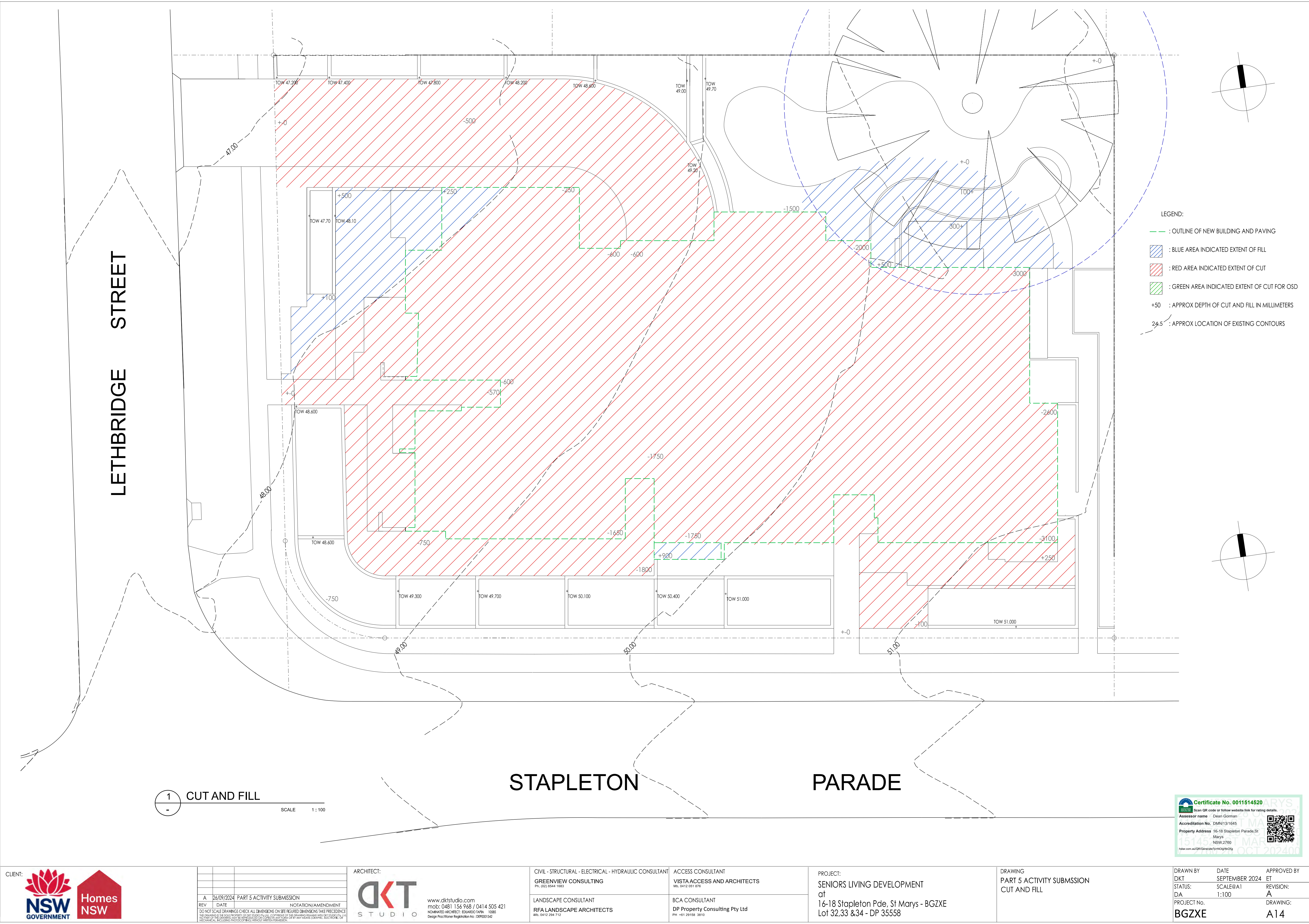


2 BATHROOM TYPE A CIRCULATION PLAN

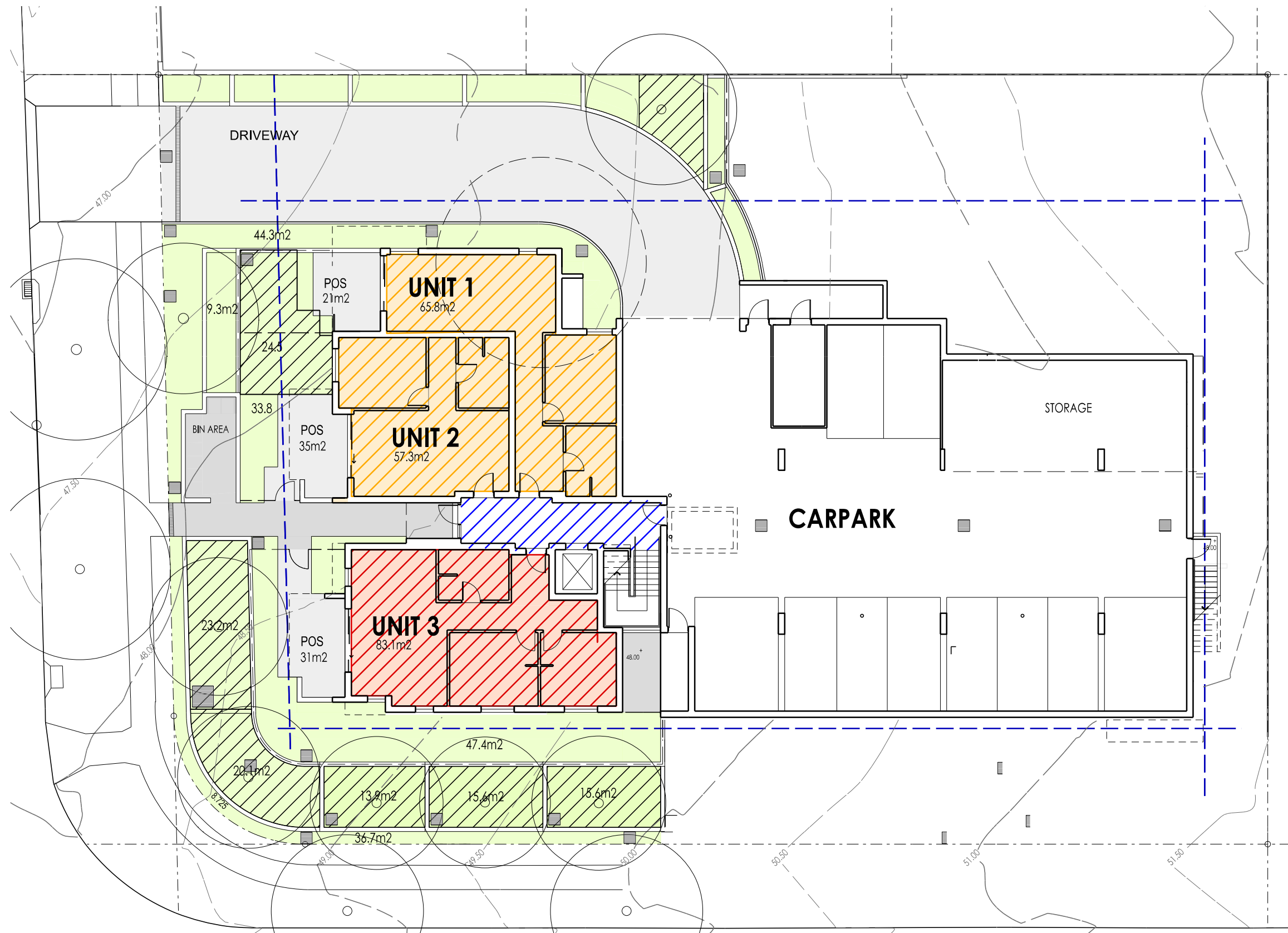
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3 BATHROOM TYPE B CIRCULATION PLAN

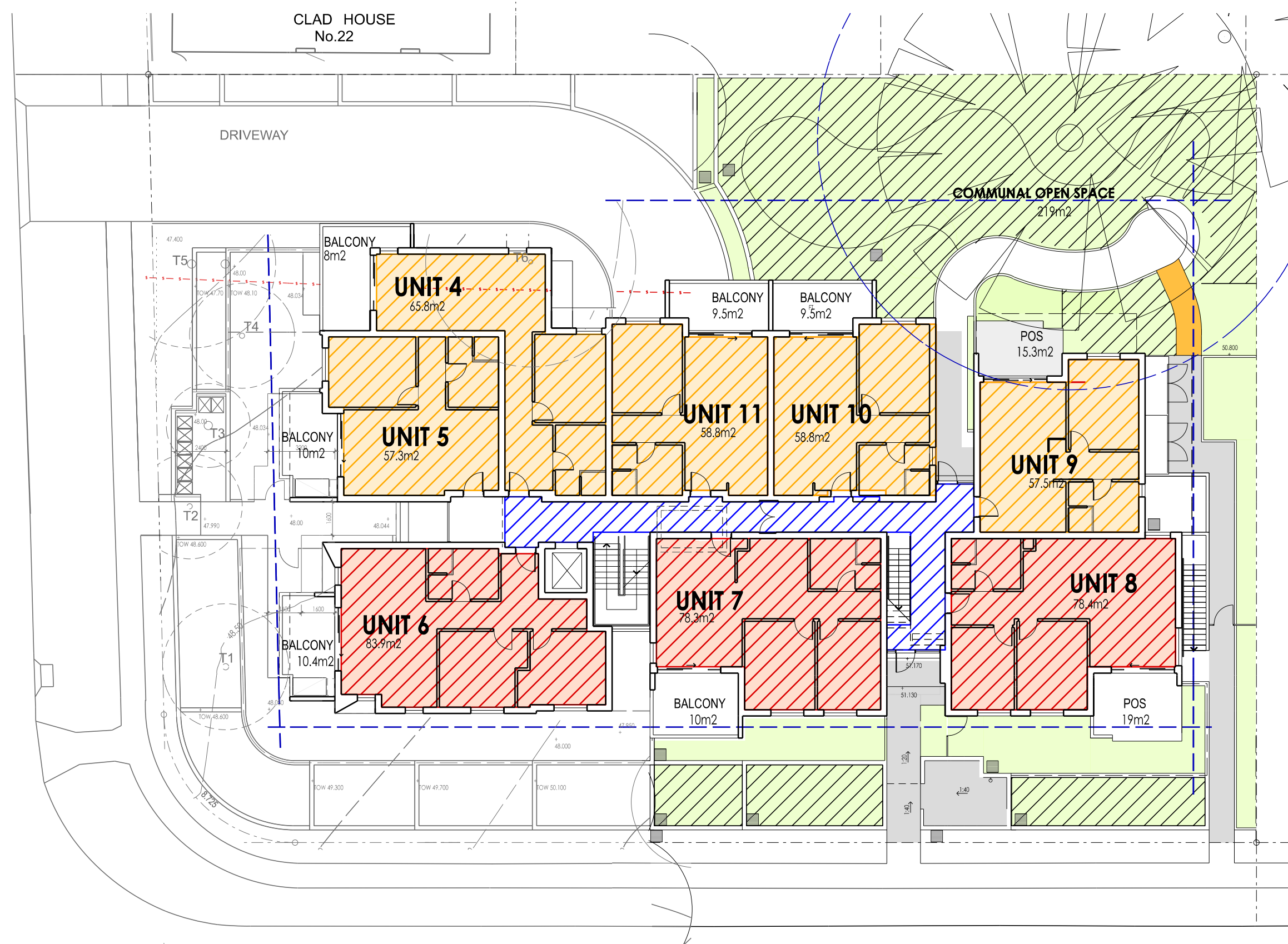
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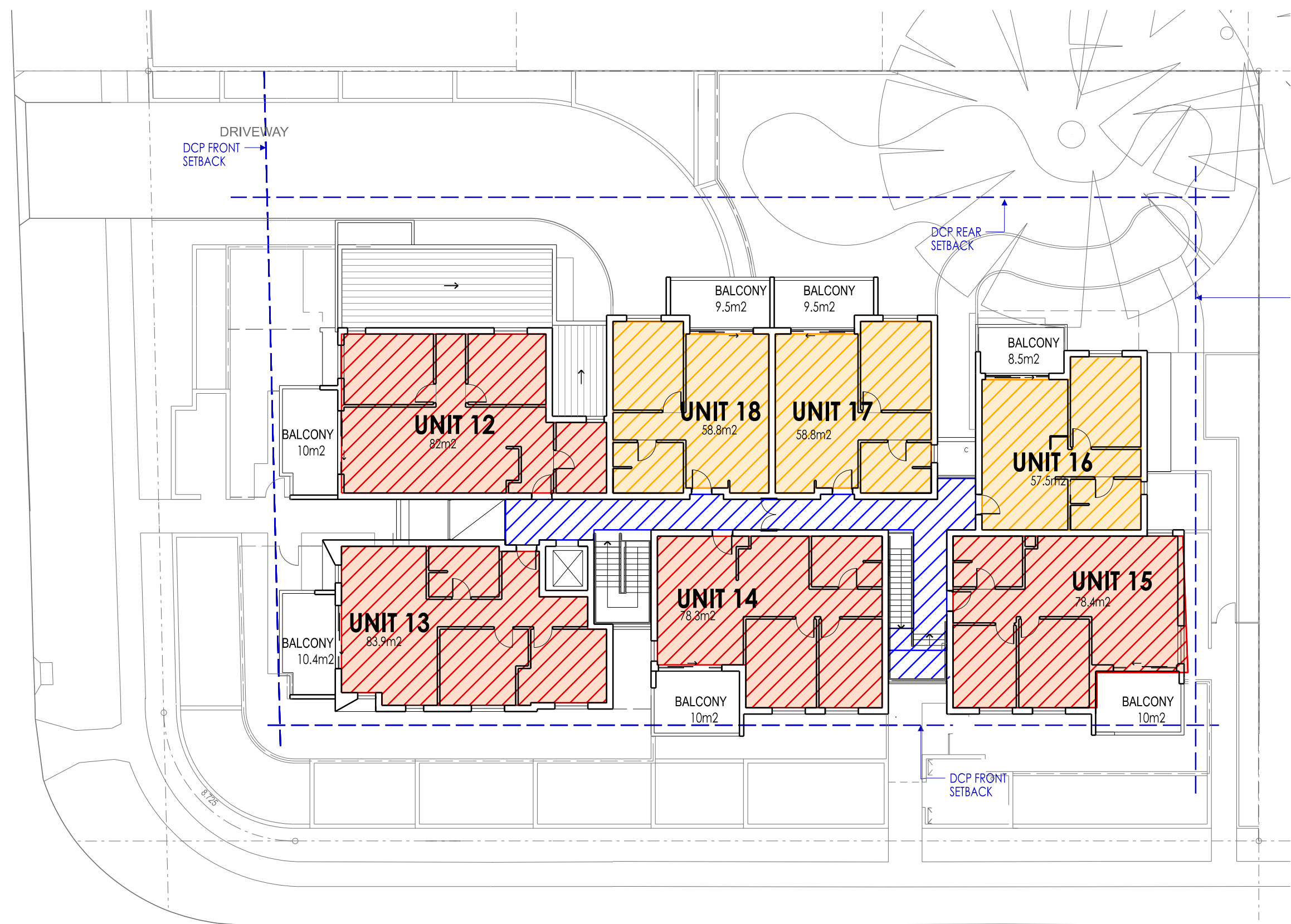
1 CUT AND FILL
SCALE 1:100



1 SITE AND LOWER GROUND FLOOR AREAS
SCALE 1 : 200



2 SITE AND UPER GROUND FLOOR AREAS
SCALE 1 : 200



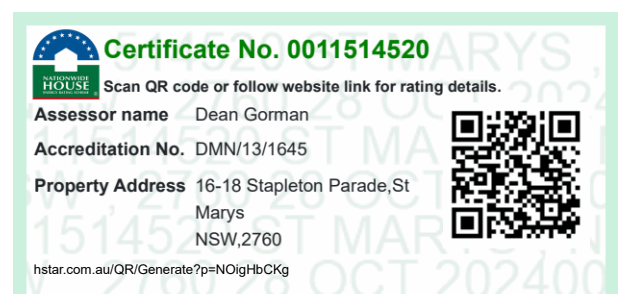
2 FIRST FLOOR AREAS
SCALE 1 : 200

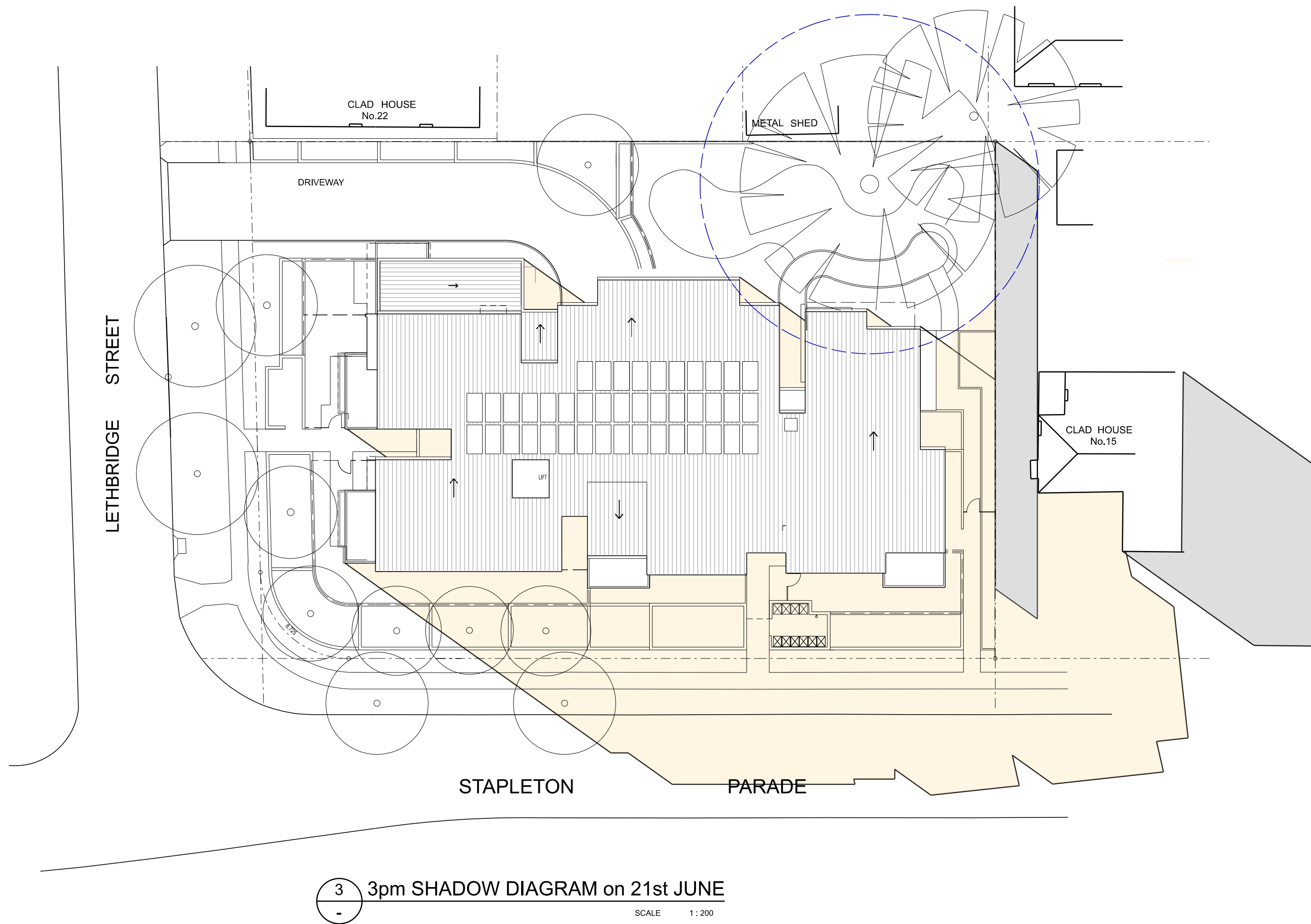
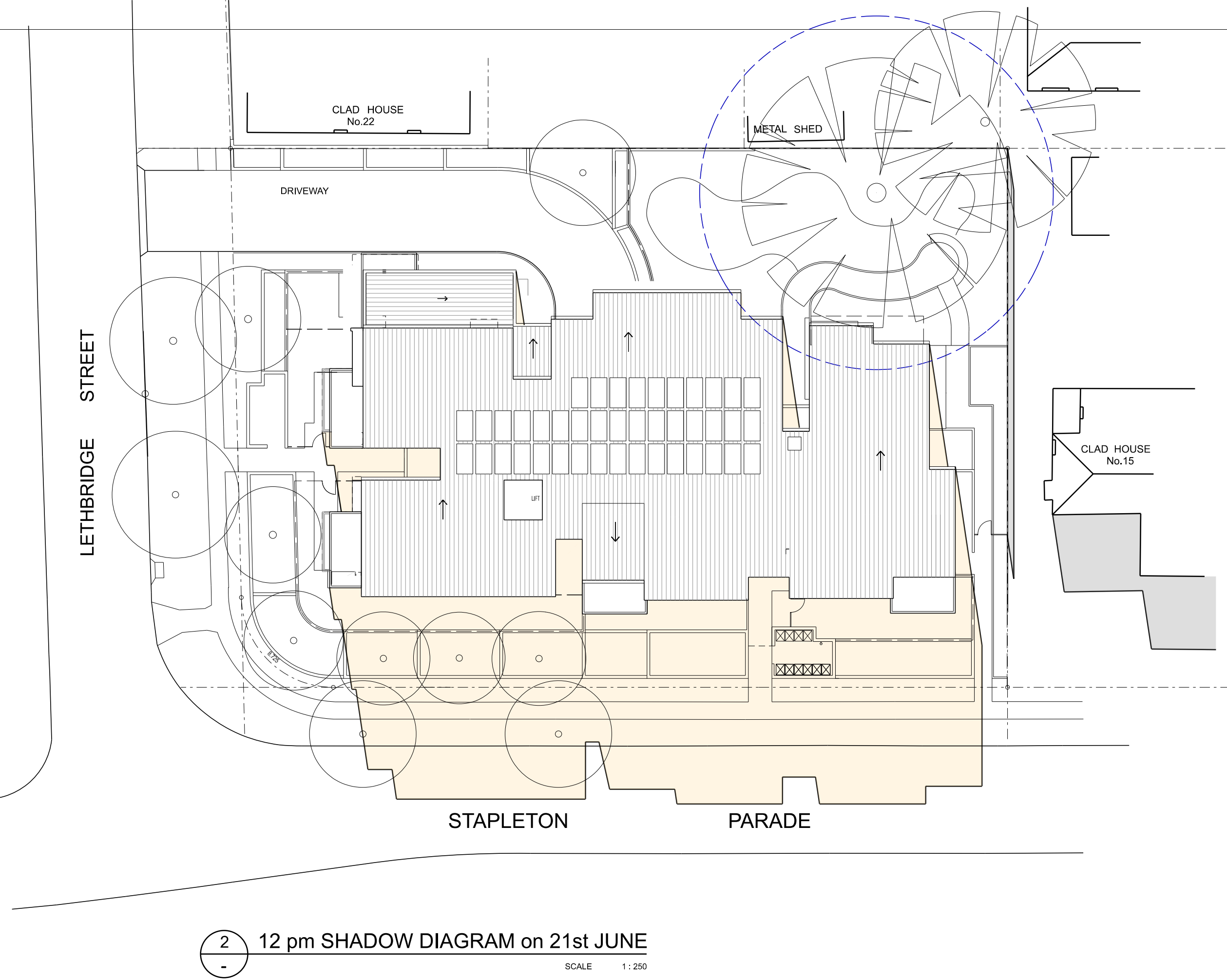
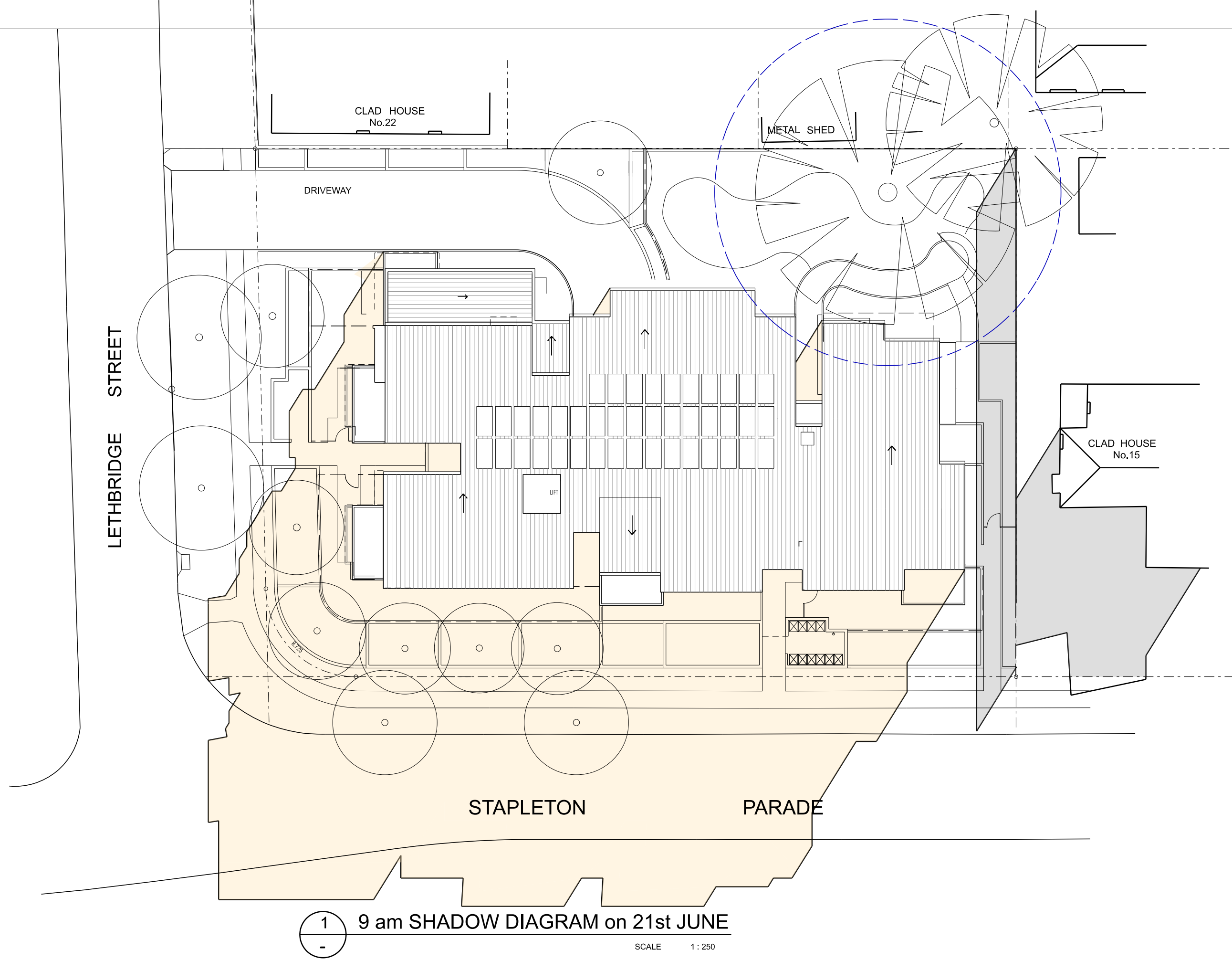
LEGEND AND AREAS:

- : 1 BED GFA
- : 2 BED GFA
- : COMMON AREA
- : LANDSCAPE AREA : 665.9m²
- : DEEP SOIL AREA : 326.5m²
- : GROSS FLOOR AREA : 1408.9m²
- : SITE AREA : 1890.6m²

STORAGE AREAS TABLE

UNIT	REQUIRED WITHIN APARTMENT M³	PROVIDED M³	REQUIRED WITHIN BASEMENT M³	PROVIDED M³
1	3	4.2	3	6
2	3	3.9	3	6
3	4	4.2	4	5
4	3	4.2	3	7
5	3	3.9	3	7
6	4	4.2	4	6
7	4	4.6	4	6
8	4	4.3	4	6
9	3	4	3	6
10	3	3.5	3	6
11	3	3.5	3	7
12	4	4.2	4	7
13	4	4.2	4	6
14	4	4.7	4	6
15	4	4.3	4	6
16	3	4	3	6
17	3	3.5	3	6
18	3	3.5	3	6





LEGEND:

SHADOW CAST BY PROPOSED BUILDING

SHADOW CAST BY EXISTING BUILDING AND EXISTING FENCES



9am

10am

11am

12pm

1pm

2pm

3pm

VIEW FROM SUN @ 21 JUNE

UNIT		TIME							SOLAR COMPLIANCE	NATURAL VENTILATION
		9am	10am	11am	12pm	1pm	2pm	3pm		
1	LIVING									
	POS									
2	LIVING									
	POS									
3	LIVING									
	POS									
4	LIVING									
	BALCONY									
5	LIVING									
	BALCONY									
6	LIVING									
	BALCONY									
7	LIVING									
	BALCONY									
8	LIVING									
	POS									
9	LIVING									
	POS									
10	LIVING									
	BALCONY									
11	LIVING									
	BALCONY									
12	LIVING									
	BALCONY									
13	LIVING									
	BALCONY									
14	LIVING									
	BALCONY									
15	LIVING									
	BALCONY									
16	LIVING									
	BALCONY									
17	LIVING									
	BALCONY									
18	LIVING									
	BALCONY									
15 out of 18									83%	14 out of 18
										77%

**Certificate No. 0011514520**
Scan QR code or follow website link for rating details.

Assessor name

Dean Gorman

Accreditation No.

DMN131645

Property Address

16-18 Stapleton Parade, St Marys NSW 2760



hstar.com.au/QR/Generate?pin=02406

CLIENT:



REV	DATE	NOTATION/AMENDMENT
A	26/09/2024	PART 5 ACTIVITY SUBMISSION
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ARCHITECT:



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NOMINATED ARCHITECT: EDUARDO FARIA 1085
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CIVIL - STRUCTURAL - ELECTRICAL - HYDRAULIC CONSULTANT

GREENVIEW CONSULTING

PH: (02) 8544 1883

LANDSCAPE CONSULTANT

RFA LANDSCAPE ARCHITECTS

MO: 0412 294 712

ACCESS CONSULTANT

VISTA ACCESS AND ARCHITECTS

MO: 0412 051 876

BCA CONSULTANT

DP Property Consulting Pty Ltd

PH: +61 294 38 10

PROJECT:

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at
16-18 Stapleton Pde, St Marys - BGZXE
Lot 32,33 &34 - DP 35558

DRAWING

PART 5 ACTIVITY SUBMISSION
VIEW FROM SUN

DRAWN BY

DKT

STATUS:

DA

PROJECT NO.

BGZXE

DATE

SEPTEMBER 2024

SCALE@A1

1:100

REVISION:

A

DRAWING:

A17

APPROVED BY

ET

REVISION:

A

DRAWING:

A17



FB	MC	CR	PS	SPR	GF DF	WA WF CF	CB
WALLS	WALL CLADDING	CEMENT RENDER	PRIVACY SCREEN	ROOFING	GUTTERS & FACIAS DOOR FRAMES	WINDOW AWNINGS AND WINDOW FRAMES	GARBAGE BIN ENCLOSURE & PLANTER BOX
AUSTRAL BRICKS	SNAPSEAM 265 LYSAGHT	DULUX PAINT	POWDERCOATED METAL	LYSAGHT SPANDEK	POWDERCOATED METAL	POWDERCOATED METAL	BESSER BLOCKS
BOWRAL BLUE	COLORBOND IRONSTONE	DULUX LEXICON	COLORBOND IRONSTONE	COLORBOND SHALE GREY	COLORBOND IRONSTONE	COLORBOND IRONSTONE	NATURAL

**Certificate No. 0011514520**
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 16-18 Stapleton Parade, St Marys
NSW, 2760
hstar.com.au/QR/Generate?p=NOigHbCKg



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SCHEDULE OF FINISHES

SCALE 1:100