

NOTIFICATION PLANS
SENIORS LIVING DEVELOPMENT
16,17 and 18 Stapleton Pde, St Marys



Corner Lethbridge Street and Stapleton Pde Perspective View



LEGEND:

turf
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc. and away from buildings. Ensure that no ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No. 17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kiikuyu" turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.

brick garden edging
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight lines as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edges to finish flush with the adjacent turf and mulch levels.

existing trees to be removed

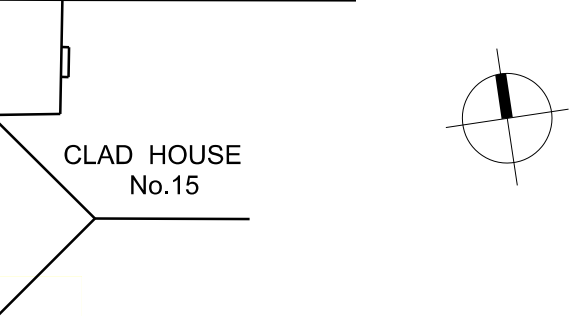
existing trees to be retained

selected mulch
75mm depth selected mulch laid on weed-mat

planting areas
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. No clay). Install 75mm depth of selected mulch.

maintenance:
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fall during this period are to be replaced at no additional cost.

irrigation:
All planting areas on the landscape plan are to be covered by a fully automatic drip irrigation system. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.



- LEGEND:**
- 1 BED UNIT
 - 2 BED UNIT
 - DRIVEWAY
 - LANDSCAPE AREA
 - GBE : GARBAGE BIN ENCLOSURE
 - HWU : HOT WATER UNIT
 - POS : PRIVAT OPEN SPACE

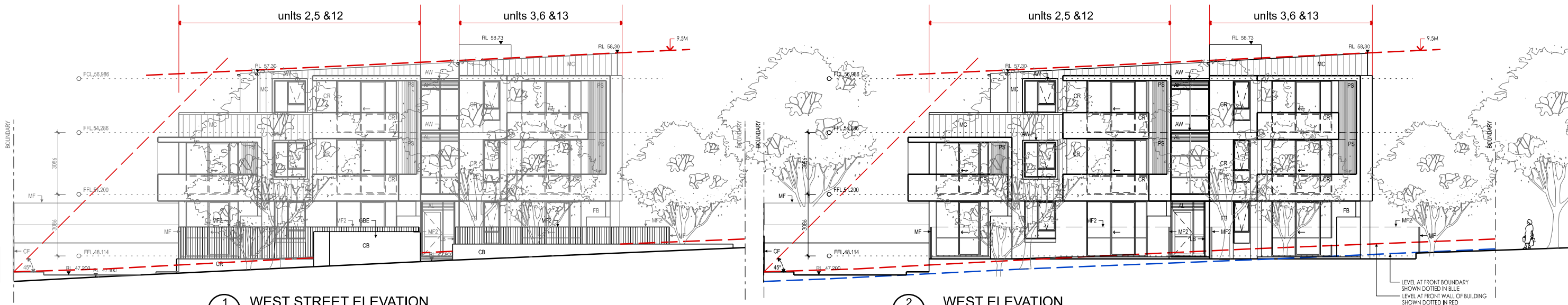
PLANT SCHEDULE				
Code	Latin Name (Common Name - Mature Height)	Qty	Size	
Trees				
L	Lagerstroemia indica 'Natchez' (Crepe myrtle - 5m)	9	45	litre
M	Eucalyptus maculata (Spotted gum - 12m)	4	45	litre
T	Tristania laurina 'Luscious' (Water Gum - 10m)	2	45	litre
W	Waterhousea floribunda (Waterhousea - 10m)	2	45	litre
Shrubs				
Aa	Asplenium australasicum (Birds nest fern - 1m)	2	5	litre
Bsl	Blechnum 'Silver lady' (Water fern - 0.7m)	7	5	litre
Cs	Camellia sasanqua (Sasanqua - 3m)	24	15	litre
Cru	Cordyline terminalis 'Rubra' (Red cordyline - 1.5m)	4	5	litre
Cci	Casuarina 'Cousin it' (Prostrate casuarina - 0.3m)	37	5	litre
Cst	Cordyline stricta 'Terminalis' (Cordyline - 1.5m)	1	5	litre
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	29	5	litre
Cb	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)	6	5	litre
Dj	Doryanthus excelsa (Gynea lily - 1m)	3	15	litre
Ep	Eriostemon profusion (Free flowering wax flower - 1.3m)	3	5	litre
Hyl	Hymenosporum flavum 'Lushious' (Native frangipani - 0.5m)	14	5	litre
Mp	Murraya paniculata (Cosmetic bark tree - 3m)	3	5	litre
Mt	Melaleuca thymifolia (Rock Myrtle - 1m)	32	5	litre
Mci	Melaleuca 'Claret Tops' (Paperbark - 1.2m)	3	5	litre
Px	Philodendron xanadu (Dwarf philodendron - 0.5m)	76	5	litre
Rsm	Raphiolepis 'Snow maidens' (Indian hawthorne - 0.75m)	20	5	litre
Wmu	Westringia fruticosa 'Mundi' (Westringia - 0.6m)	7	5	litre
Groundcovers				
Aju	Ajuga reptans 'Atropurpurea' (Pink spire - 0.15)	10	150mm	pot
Cm	Clivia miniata (Kaffir lily - 0.5m)	73	150mm	pot
Dij	Dianella 'Little Jess' (Dianella - 0.4m)	15	150mm	pot
His	Hibbertia scandens (Guinea flower - climber)	3	150mm	pot
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)	95	150mm	pot
Lt	Lomandra longifolia 'Tanika' (Fine leaf dwarf lomandra - 0.6m)	10	150mm	pot
Man	Mandevilla sp. 'Pink' (Mandevilla - climber)	16	150mm	pot
My	Myoporum parvifolium (Creeping Boobiala - 0.2m)	4	150mm	pot
Vh	Viola herderacea (Native violet - 0.2m)	24	150mm	pot

NOTE: THERE ARE NO OVERHEAD WIRES ON LETHBRIDGE STREET SO THERE IS OPPORTUNITY TO PLANT LARGE STREET TREES

NOTE: THERE ARE OVERHEAD WIRES ON STAPLETON PARADE SO THERE IS ONLY OPPORTUNITY FOR SMALL STREET TREES

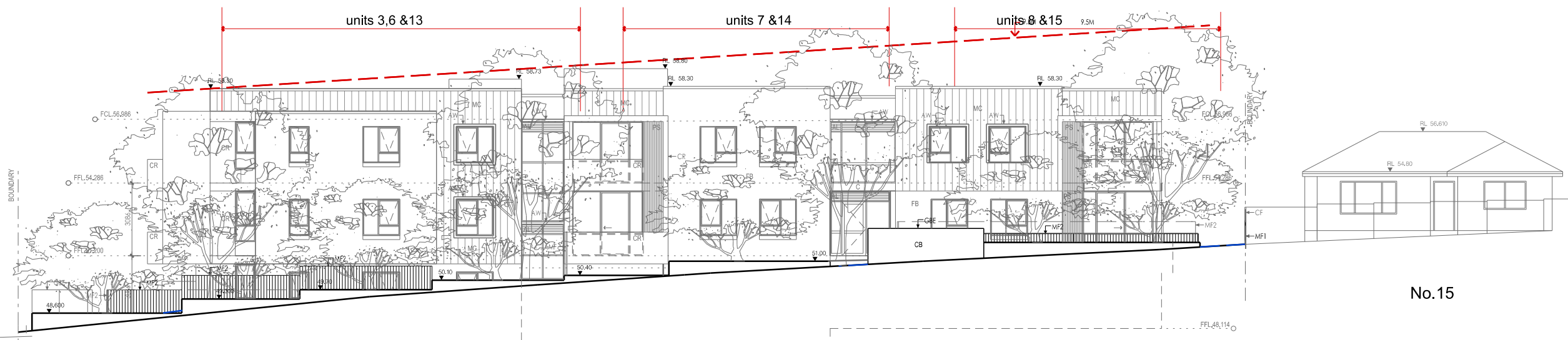


PROPOSED DEVELOPMENT DATA – SENIORS HOUSING		
Site Area	1890.6m2	
Title description	Lot 32, 33 & 34 - DP 35558	
Proposed dwelling numbers	18 dwellings - 10 x 1 bedrooms and 8 x 2 bedrooms	
	Requirements	Proposed
Setbacks		
Front setback	5.5m	Stapleton Pde - 5.9m Lethbridge St - 7.8mm
Side setback	4m	3m
Rear setback	4m	11.7m (9.9m to balcony edge)
Height	9.5m	9.5m
Floor space ratio	Penrith LEP 2010 -None Housing SEPP - 0.5 : 1	0.745 : 1
Parking	8	8



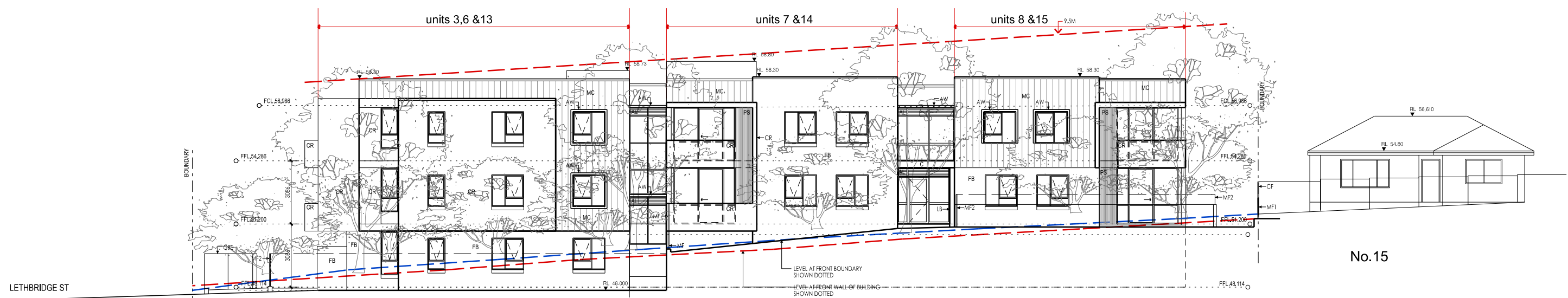
1 WEST STREET ELEVATION
SCALE 1:100

2 WEST ELEVATION
SCALE 1:100



3 SOUTH STREET ELEVATION
SCALE 1:100

No.15



4 SOUTH ELEVATION
SCALE 1:100

No.15

CLIENT:



ARCHITECT:



NOTIFICATION - ELEVATIONS

16,17 and 18 Stapleton Pde, St Marys - Lot 32,33 & 34, DP 35558

REVISION:

A

DATE:

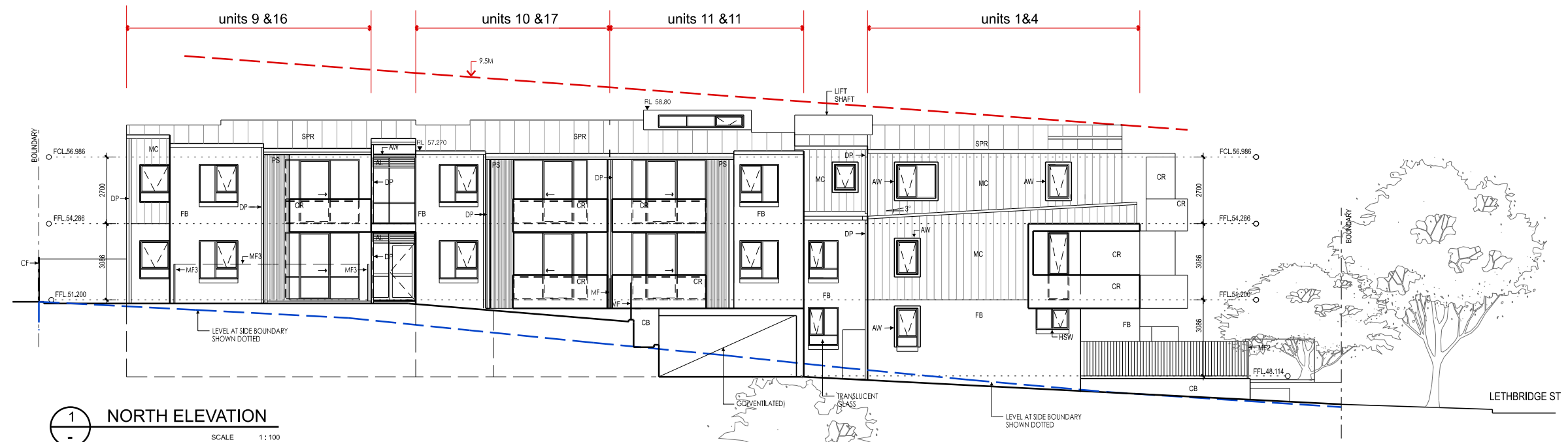
06/10/2024

PROJECT:

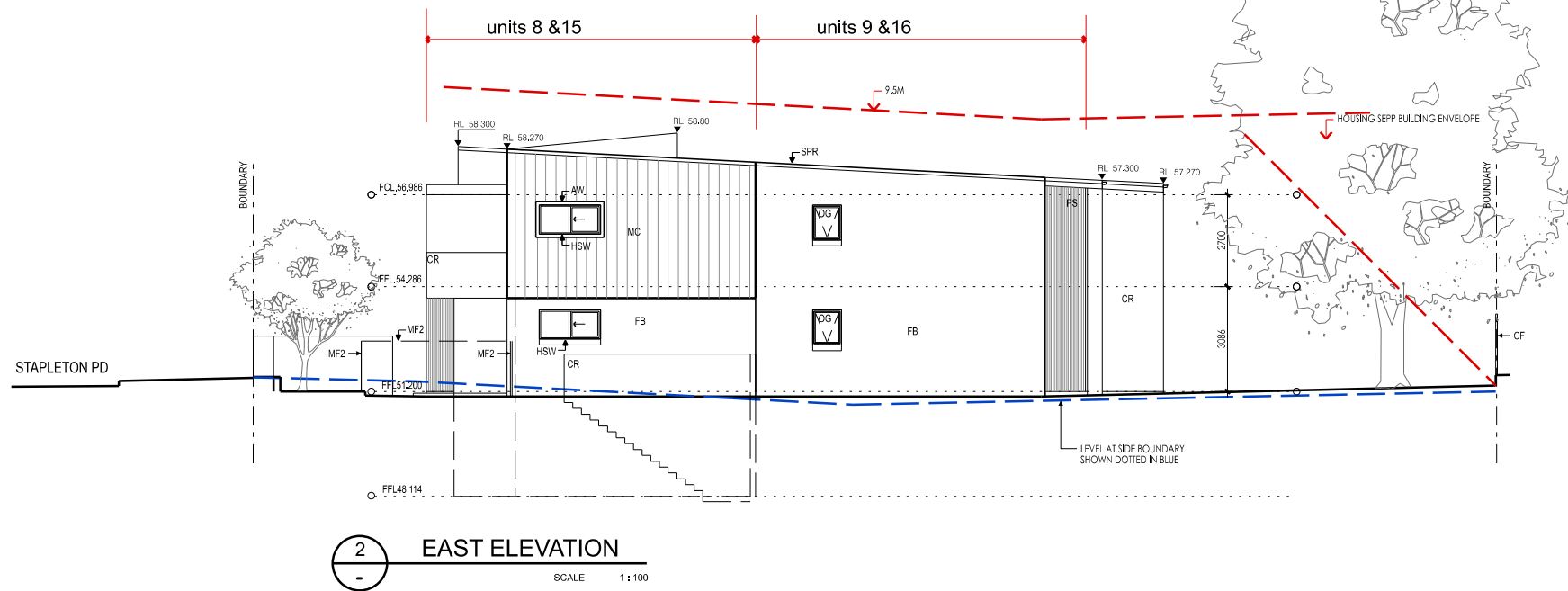
BGZXE

SHEET:

N04



- LEGEND:
- ALR : ALUMINIUM RAILING
 - ASF : AMETALIN SARKING FOIL
 - AW : AWNING
 - BRW : BLOCK RETAINING WALL
 - C : CONCRETE
 - CB : CONCRETE BLOCKS
 - CC : COLOURED CONCRETE
 - CF : COLORBOND FENCE 1800mm
 - CS : CONCRETE SLAB
 - G : COLORBOND GUTTER
 - GB : TRANSLUCENT GLASS BALUSTRADE
 - GBE : GARBAGE BIN ENCLOSURE
 - CR : CEMENT RENDER
 - DP : DOWNPIPE
 - FB : FACE BRICKWORK
 - FFL : FINISH FLOOR LEVEL
 - FT : FLOOR TILES
 - 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
 - PB : PLASTER BOARD
 - PS : PRIVACY SCREEN
 - SP : STEEL POST
 - SPR : SPANDEK COLORBOND ROOF





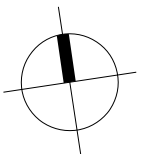
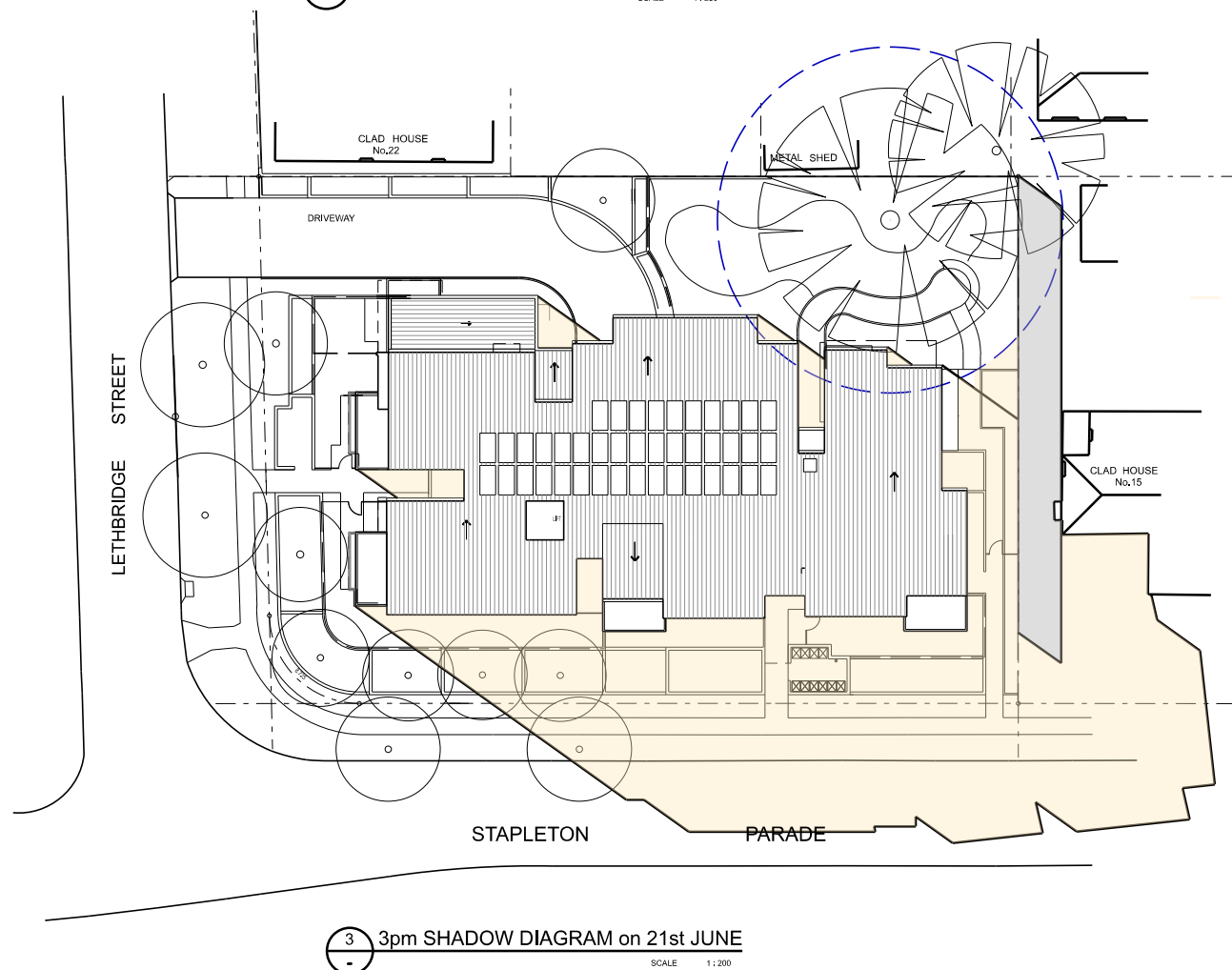
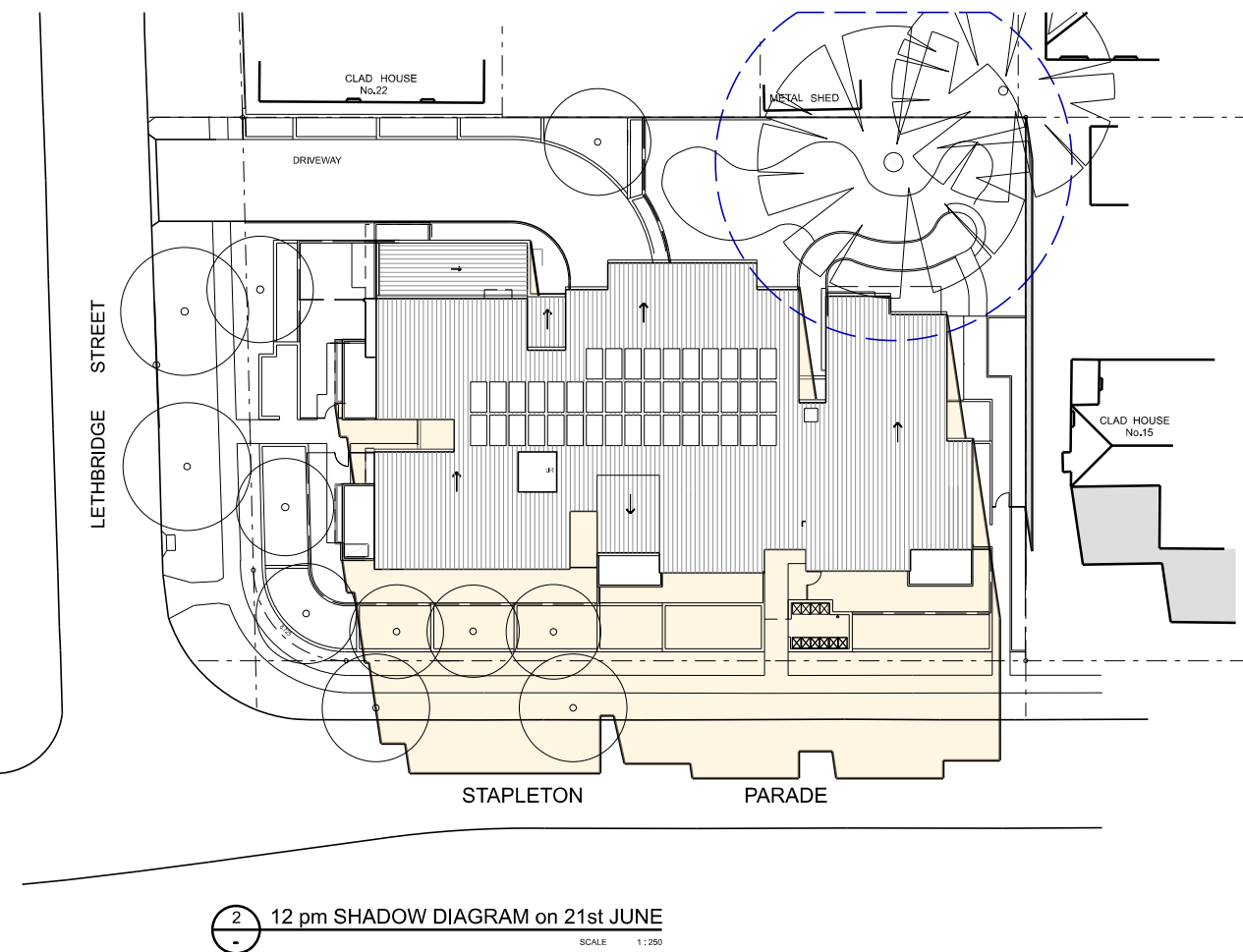
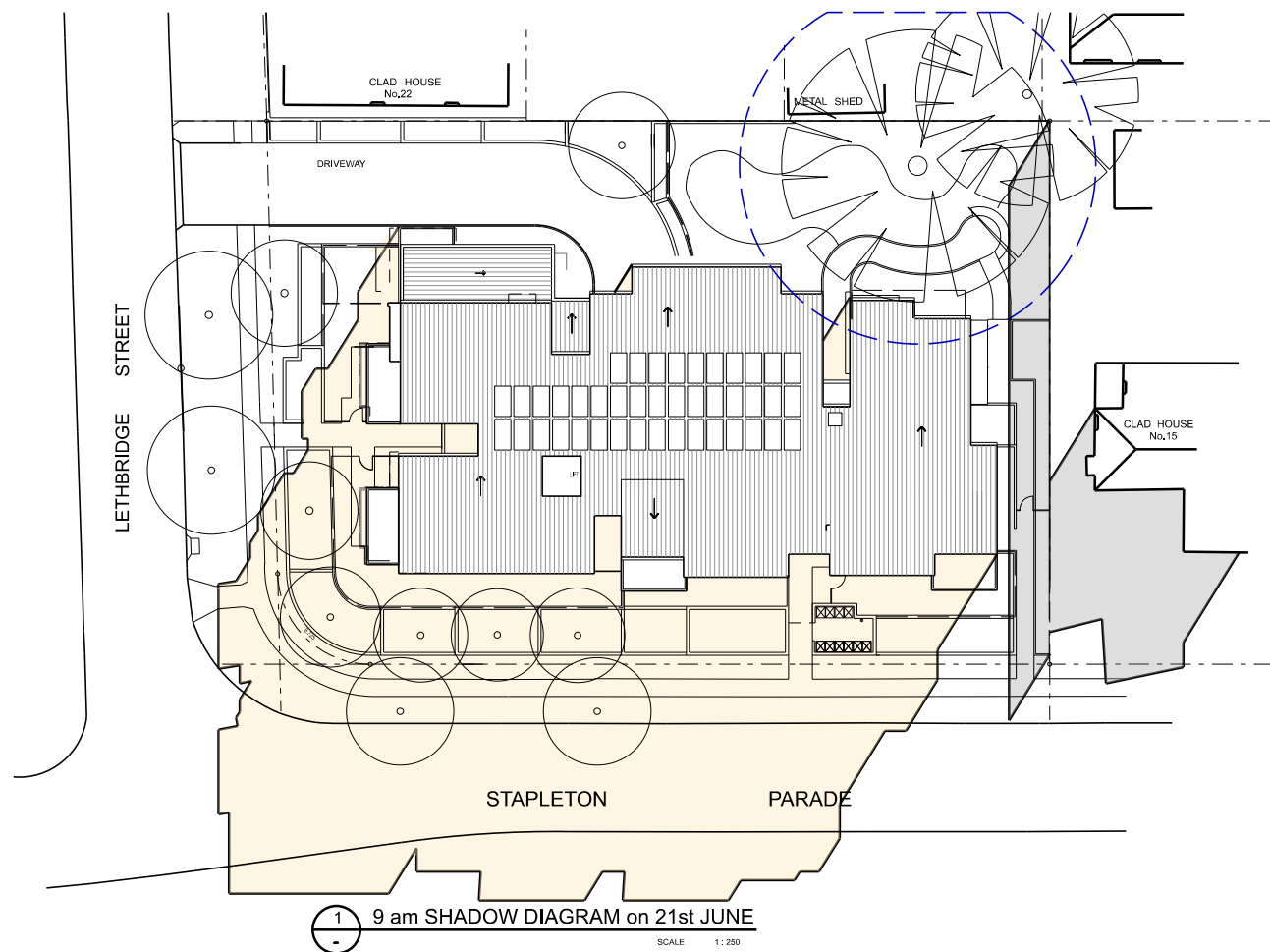
FB	MC	CR	PS	SPR	GF DF	WA WF CF	CB
WALLS	WALL CLADDING	CEMENT RENDER	PRIVACY SCREEN	ROOFING	GUTTERS & FACIAS DOOR FRAMES	WINDOW AWNINGS AND WINDOW FRAMES	GARBAGE BIN ENCLOSURE & PLANTER BOX
AUSTRAL BRICKS	SNAPSEAM 265 LYSAGHT	DULUX PAINT	POWDERCOATED METAL	LYSAGHT SPANDEK	POWDERCOATED METAL	POWDERCOATED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



1

SCHEDULE OF FINISHES

SCALE1:100



LEGEND:

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY EXISTING BUILDING AND EXISTING FENCES

CLIENT:



ARCHITECT:



NOTIFICATION - SHADOW DIAGRAM

16,17 and 18 Stapleton Pde, St Marys - Lot 32,33 & 34, DP 35558

REVISION:

A

DATE:

06/10/ 2024

PROJECT:

BGZXE

SHEET:

N07