

# DEVELOPMENT APPLICATION

## PENRITH INDEPENDENT LIVING

154 Stafford Street Penrith NSW

FRESH HOPE

A 30/04/2020

# SMITH & TZANNES



**DRAWING LIST**

DRAWING No.	DESCRIPTION
DA-A-000	TITLE
DA-A-001	NOTES
DA-A-010	SITE PLAN
DA-A-011	SITE ANALYSIS
DA-A-030	DEMOLITION PLAN
DA-A-100	LEVEL 0 (GROUND)
DA-A-101	LEVEL 1
DA-A-102	LEVEL 2
DA-A-103	ROOF LEVEL
DA-A-200	ELEVATIONS
DA-A-201	INTERNAL ELEVATIONS
DA-A-202	SECTIONS
DA-A-800	AREA CALCULATIONS
DA-A-801	SOLAR ACCESS
DA-A-802	APARTMENT TYPES (01)
DA-A-803	APARTMENT TYPES (02)
DA-A-850	SHADOWS - WINTER SOLTICE (1)
DA-A-851	SHADOWS - WINTER SOLTICE (2)
DA-A-852	VIEWS FROM THE SUN
DA-A-853	SOLAR ACCESS POS 68-70 DOONMORE STREET
DA-A-854	SOLAR ACCESS POS 72 DOONMORE / 23-25 CRONIN STREET
DA-A-855	SOLAR ACCESS POS 150-152 STAFFORD STREET
DA-A-900	AERIAL
DA-A-950	LEVEL 0 (GROUND) - EXISTING TREES
DA-A-990	Neighbour Notification





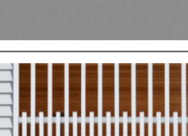


**BASIX REQUIREMENTS**

Element	Material Type	Detail
External walls	Double brick + R2.5 Insulation + PB FC sheet + Foil + R2.5 Insulation + PB	Medium colour
Internal walls	Plasterboard on studs Brick + Plasterboard	Intra-tenancy walls Inter-tenancy walls
Windows	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	NFRC Glazing System values: ⇒ U ≤ 5.40 and SHGC = 0.58 (± 5%)
Skylights	NA	
Downlights	As specified	Sealed option
Floor	Concrete slab Concrete+ R1.0 Insulation (outside air)	Tile (kitchen & wet) Timber floor (bedrooms and living)
Ceiling	Plasterboard + R3.0 Insulation	
Roof	Metal + R1.3 Insulation	Medium colour

**LEGEND**

AD	= ALUMINIUM FRAMED DOOR
ANC	= ANCHOR
AP	= ANCHOR POINT
AW	= ALUMINIUM FRAMED WINDOW
B	= BOLLARD
BAL#	= BALUSTRADE TYPE #
BFC	= BROOM FINISHED CONCRETE
BG	= BOX GUTTER
BC	= BARGE CAPPING
BLK	= BLOCKWORK
BK	= BRICKWORK
CAP	= RIDGE CAPPING
CB	= COMMON BRICK WITH RENDER
CCT	= CERAMIC COVE TILE
CHS	= CIRCULAR HOLLOW SECTION
CONE	= CONCRETE
COS	= CONFIRM ON SITE
CFT#	= CERAMIC FLOOR TILE FINISH
CWT	= CERAMIC WALL TILE FINISH
D	= DOOR
DEM	= DEMOLISH
DP	= DOWNPIPE
DW	= DISHWASHER
EA	= EXPOSED AGGREGATE CONCRETE
EDB	= ELECTRICAL DISTRIBUTION BOARD
EXG	= EXISTING
FC	= FIBRE CEMENT
FG	= FIXED GLASS
FL	= FLASHING
FR	= FIRE RATED
FW	= FLOOR WASTE
FFL	= FINISHED FLOOR LEVEL
GB#	= GLAZED BRICK#
GD	= GRATED DRAIN
GU	= GUTTER
HR	= HANDRAIL
HW	= HOT WATER UNIT
LG	= LEAF GUARD
M	= METAL
MB	= METER BOX
MR#	= METAL ROOF SHEET TYPE #
MC#	= METAL CLADDING
P	= PAINT
PAV	= PAVING
PB	= PLASTERBOARD
PC	= POWDERCOAT
REF	= REFRIGERATOR
REN	= RENDER
RL	= RELATIVE LEVEL (TO AUSTRALIAN HEIGHT DATUM)
RWO	= RAINWATER OUTLET
RWT	= RAINWATER TANK
S	= STEEL
SC	= STEEL COLUMN
SD	= SLIDING DOOR
SFL	= STRUCTURAL FINISHED LEVEL
SK	= SKIRTING
SSL	= STRUCTURAL SLAB LEVEL
TOIW	= TOP OF WALL
VG	= VALLEY GUTTER
VP	= VENT PIPE
W	= WINDOW
WS	= WHEEL STOP

**EXTERNAL FINISHES**

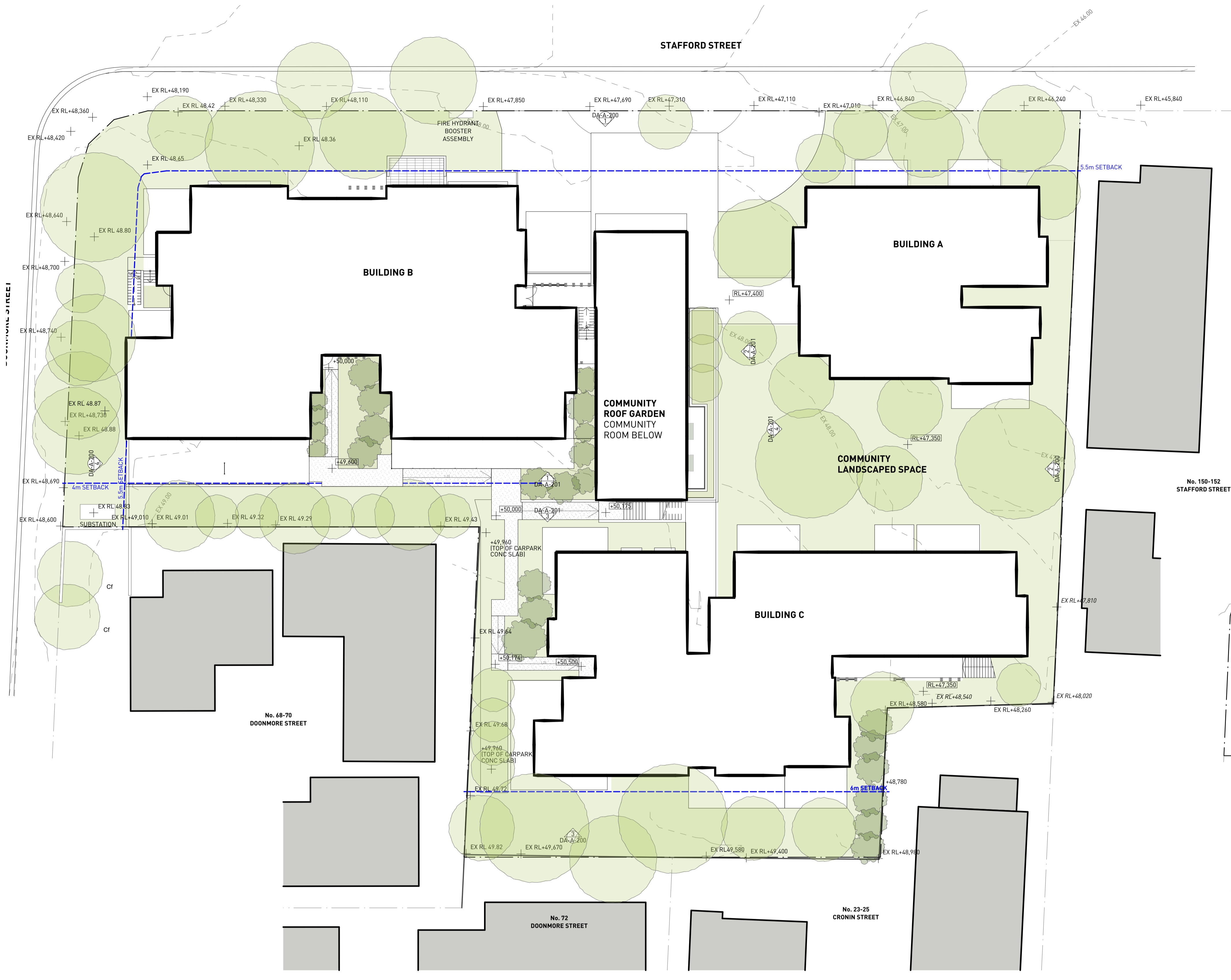
CODE	MATERIAL	COLOUR	IMAGE
MDR	Porfilled metal deck roof Prefinished	Colorbond WINDSPRAY	
FB	Face Brick	Similar to: PGH Smooth Black & Tan	
FC1	Fibre Cement Weatherboard style	Dulux White Duck Quarter	
CF	Concrete look finish	Natural	
AW	Aluminium Windows	Pewter Grey	
BAL/SC	Aluminium batten screens and balustrades	Dulux White Duck Quarter	
TIM	Timber or Aluminium with timber pattern	Tallowood	

**NOTES**

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- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings.

**SELECTIONS LEGEND**

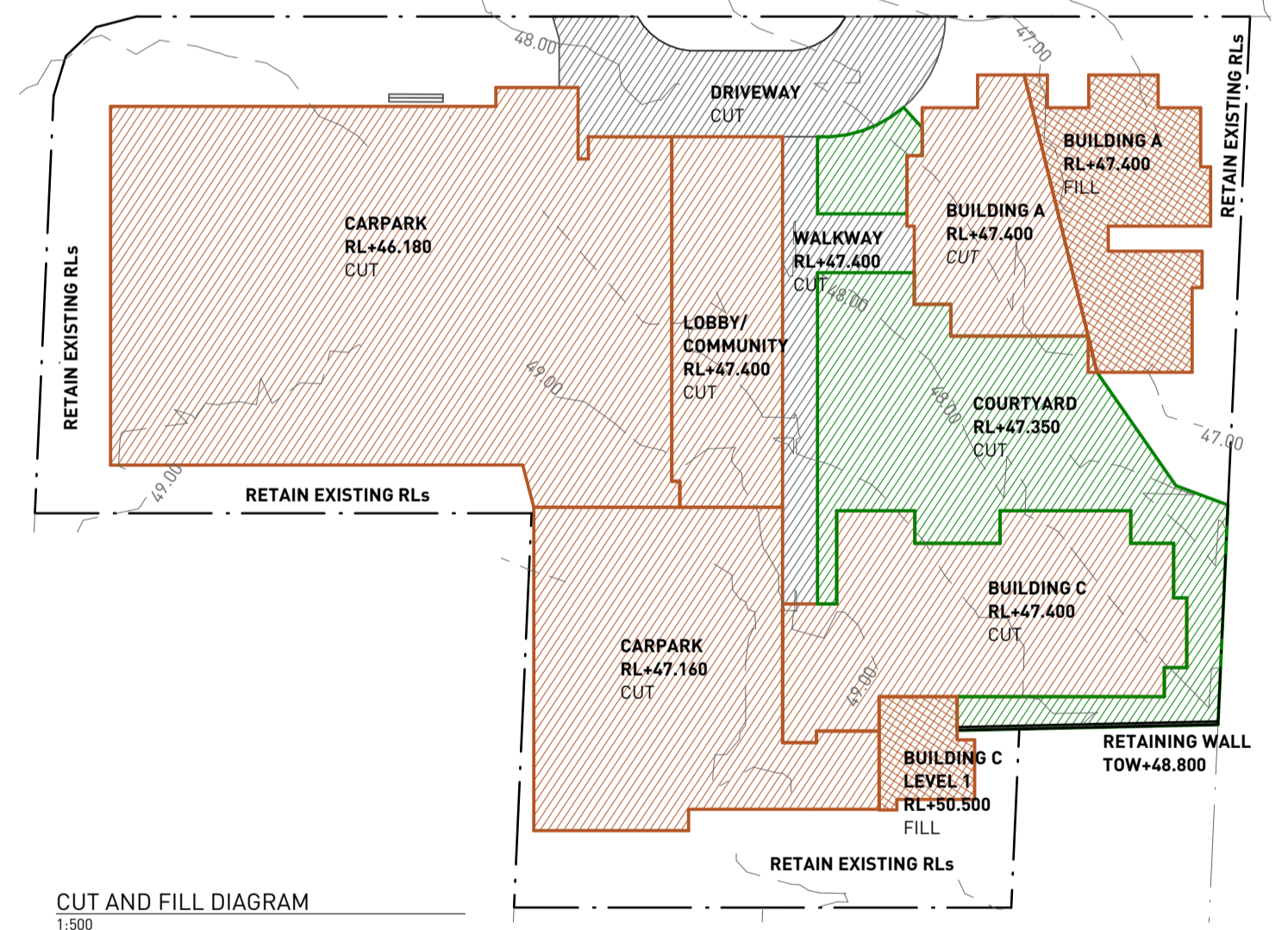
REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL



SITE PLAN  
1:200

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CUT AND FILL DIAGRAM  
1:500

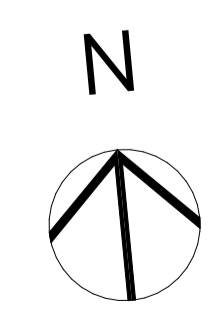
VERSION  
**FOR DA**  
REV A 30/04/2020

DOCUMENT  
**SITE PLAN**

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**PENRITH INDEPENDENT LIVING**  
154 Stafford Street  
Penrith

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**LEGEND:**

- EXISTING STRUCTURES TO BE DEMOLISHED
- EXISTING TREE TO BE DEMOLISHED  
**NOTE: REFER TO ARBORIST REPORT FOR DETAILS**

VERSION  
**FOR DA**  
REV A 30/04/2020

DOCUMENT  
**DEMOLITION PLAN**

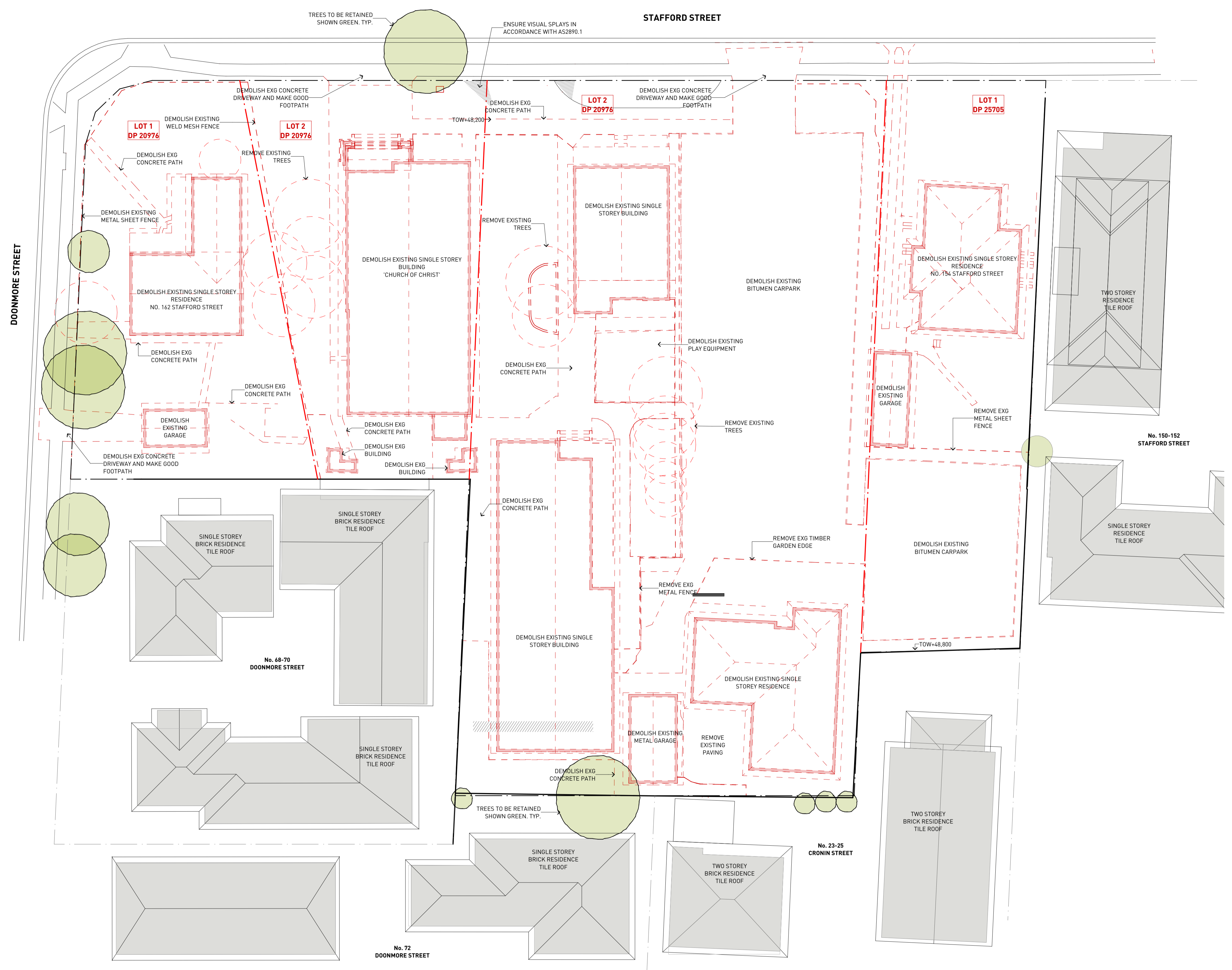
STAGE  
**DEVELOPMENT APPLICATION**

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ARCHITECTURE URBAN PLANNING  
M1/147 McEvoy St Alexandria NSW 2015  
P 02 9516 2022 E email@smithtzannes.com.au  
smithtzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)

**STZ**  
SMITH & TZANNES



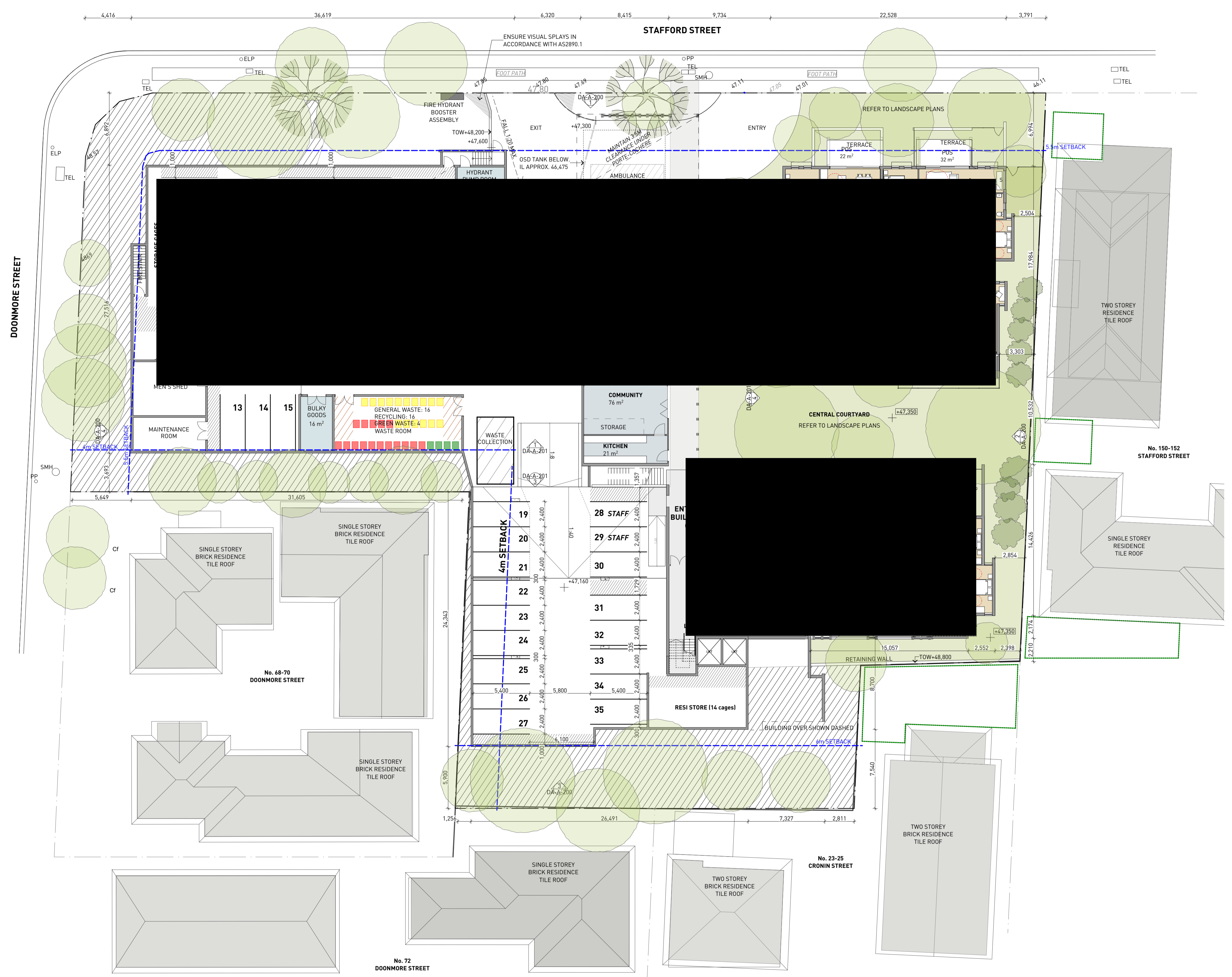
DEMOLITION PLAN  
1:200

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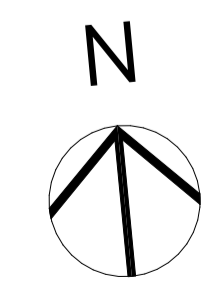
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LEVEL 0  
1:200



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**LEVEL 0 (GROUND)**

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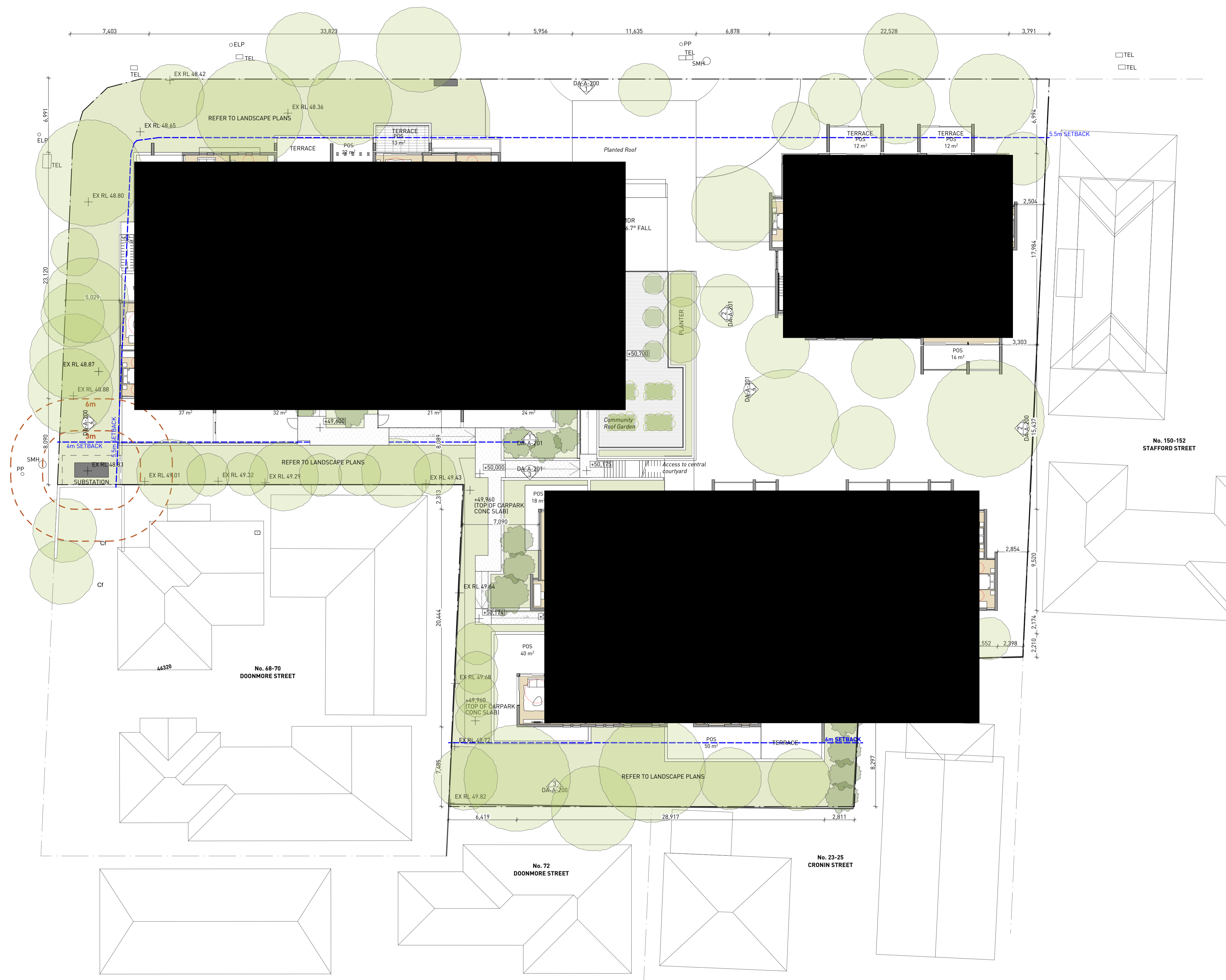
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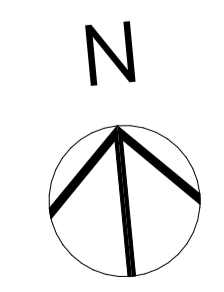
LEVEL 1  
1:200

VERSION  
**FOR DA**  
REV A 30/04/2020  
DOCUMENT  
**LEVEL 1**

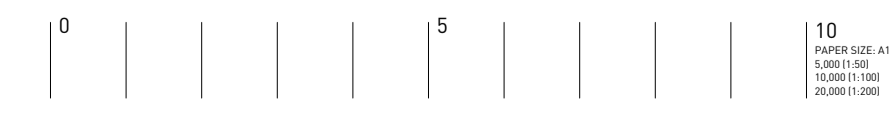
STAGE  
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PROJECT  
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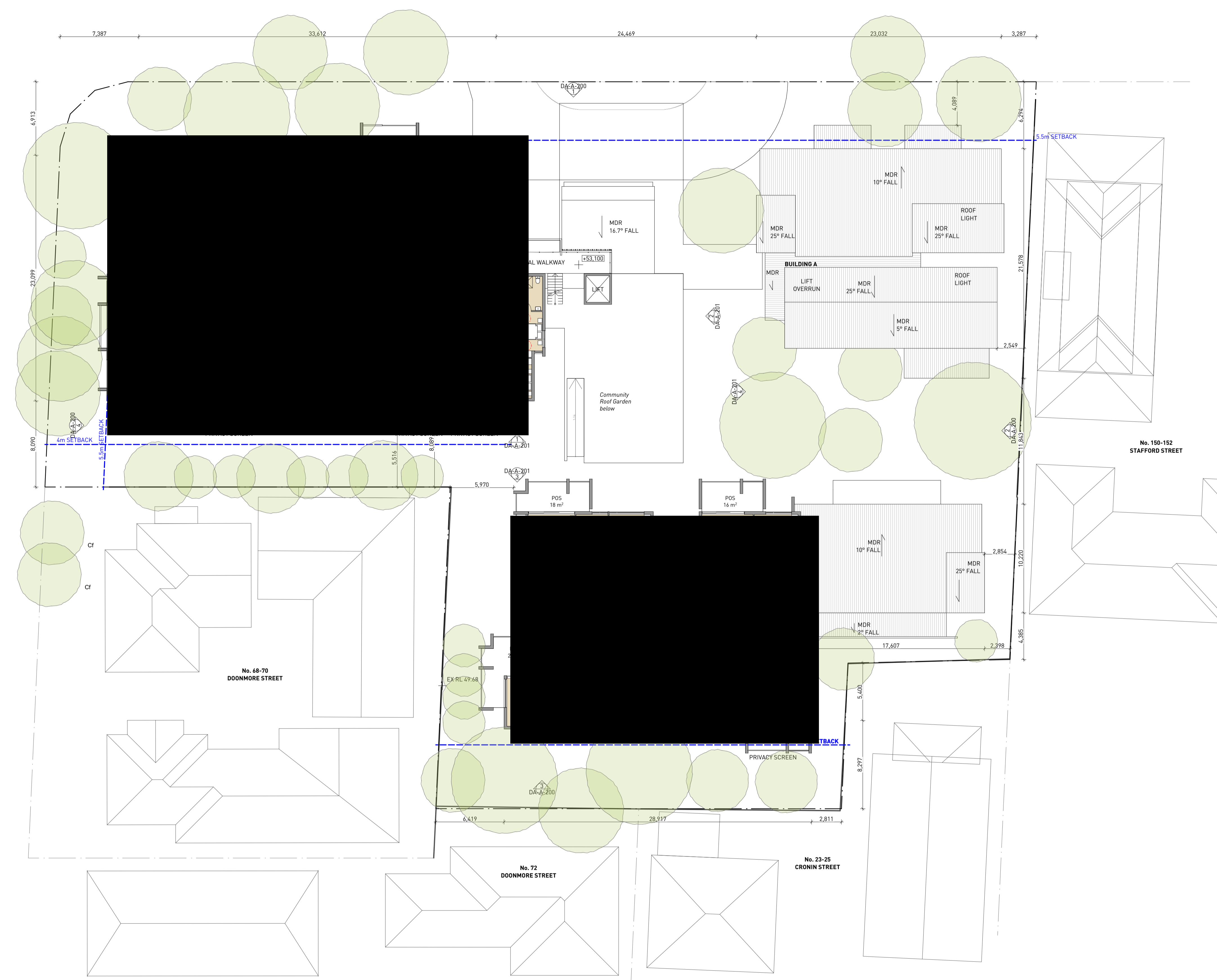
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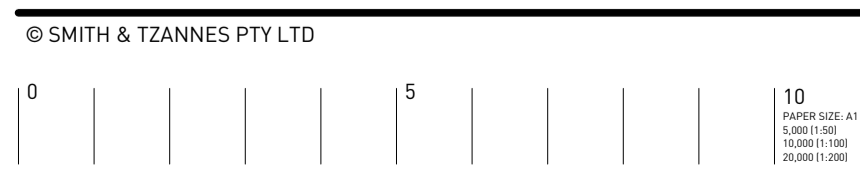
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LEVEL 2  
1:200



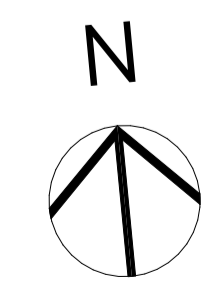
VERSION  
**FOR DA**  
REV A 30/04/2020

DOCUMENT  
**LEVEL 2**

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
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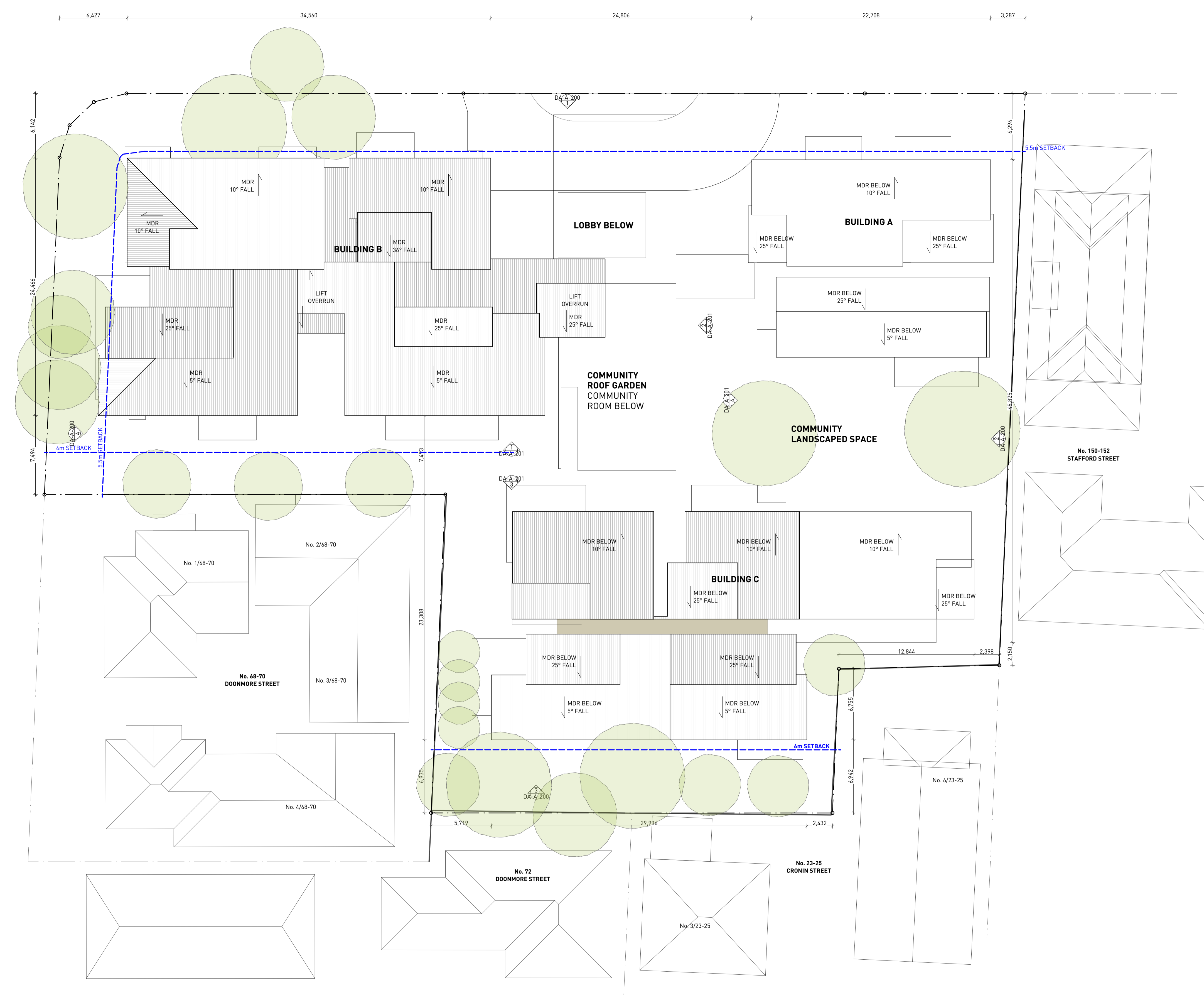
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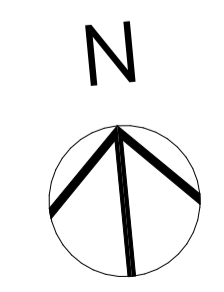
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ROOF  
1:200



VERSION  
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DOCUMENT  
**ROOF LEVEL**

STAGE  
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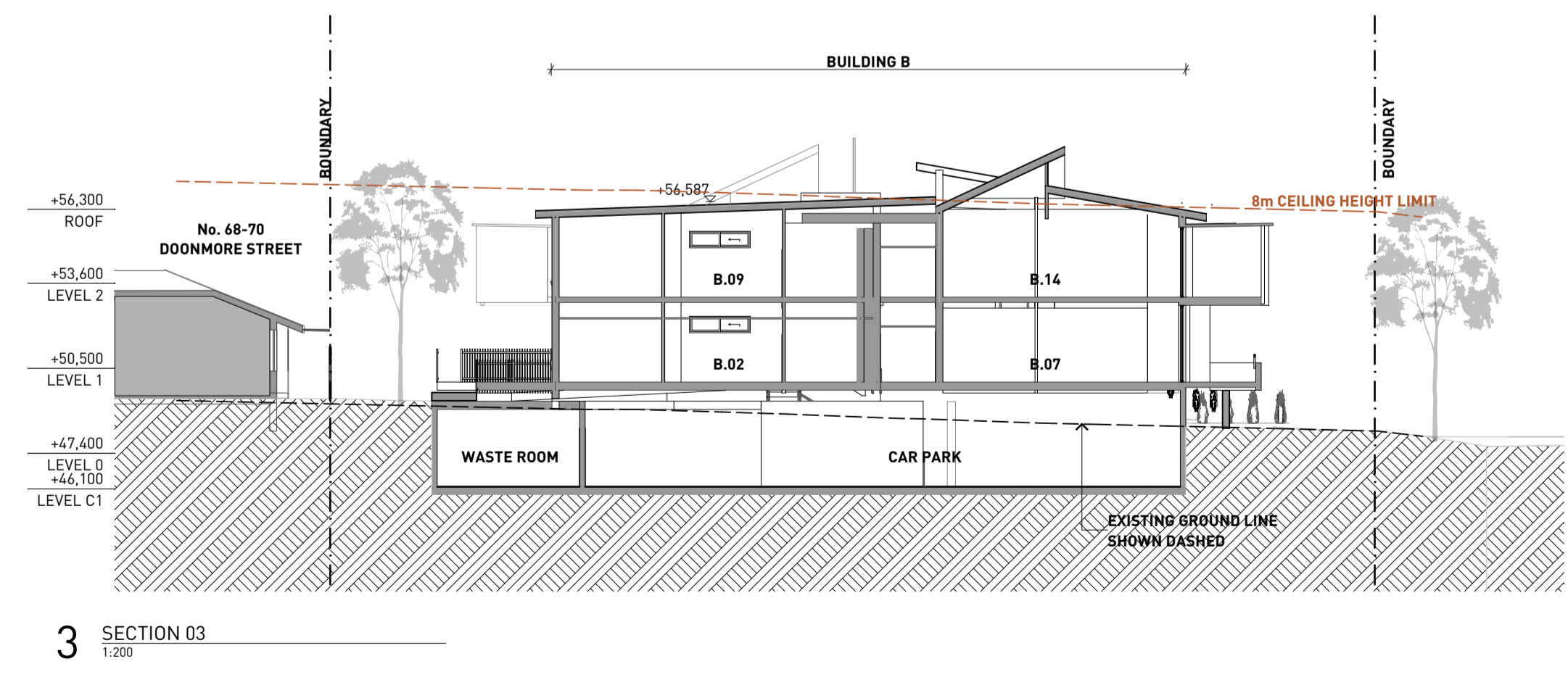
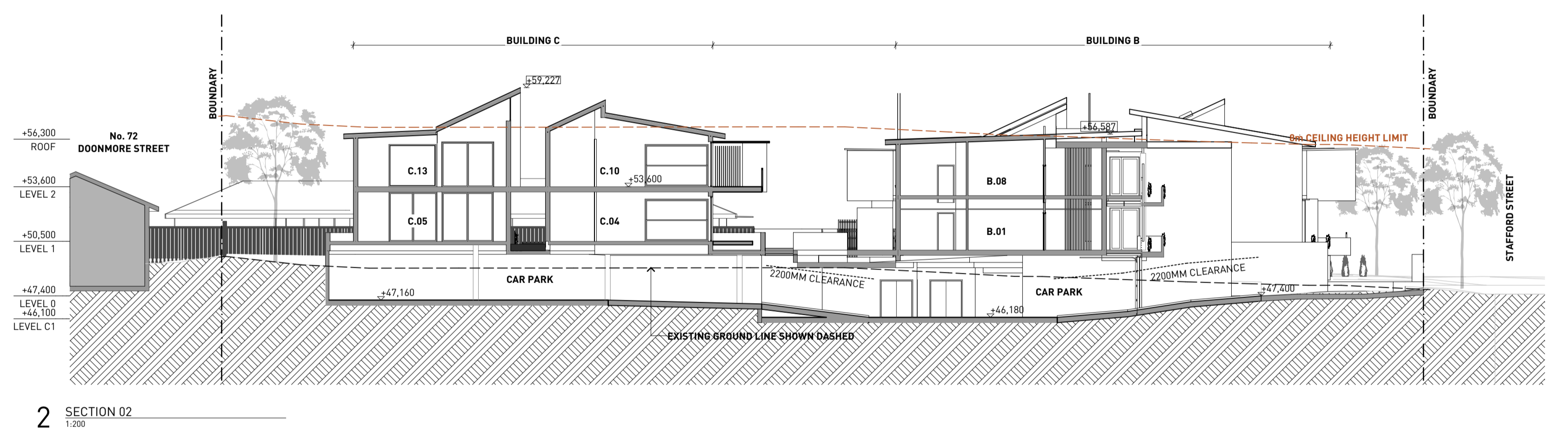
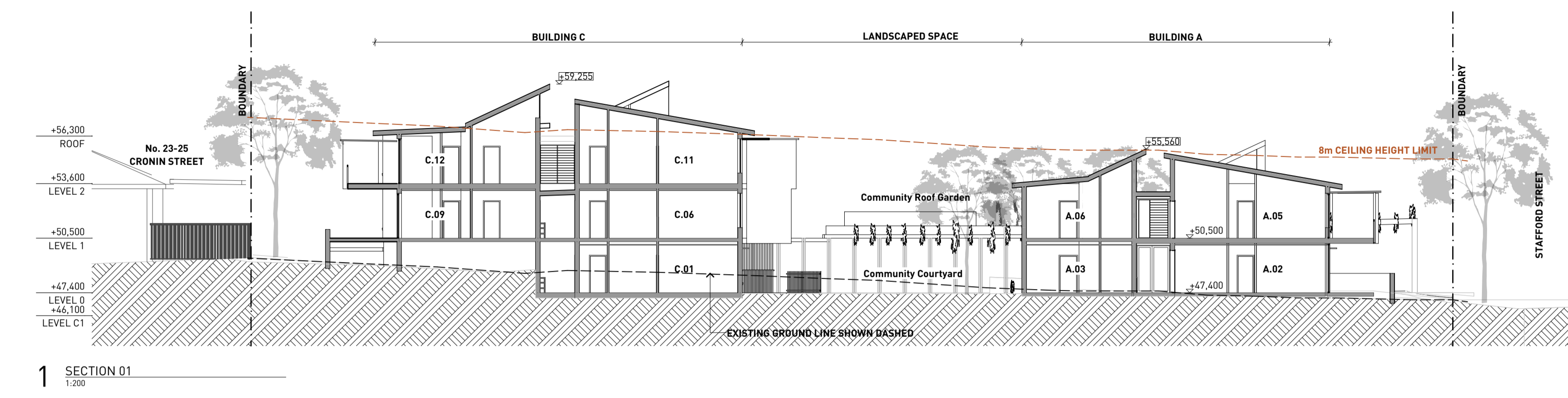
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VERSION  
**FOR DA**  
REV A 30/04/2020  
DOCUMENT  
**SECTIONS**

STAGE  
**DEVELOPMENT APPLICATION**  
PROJECT  
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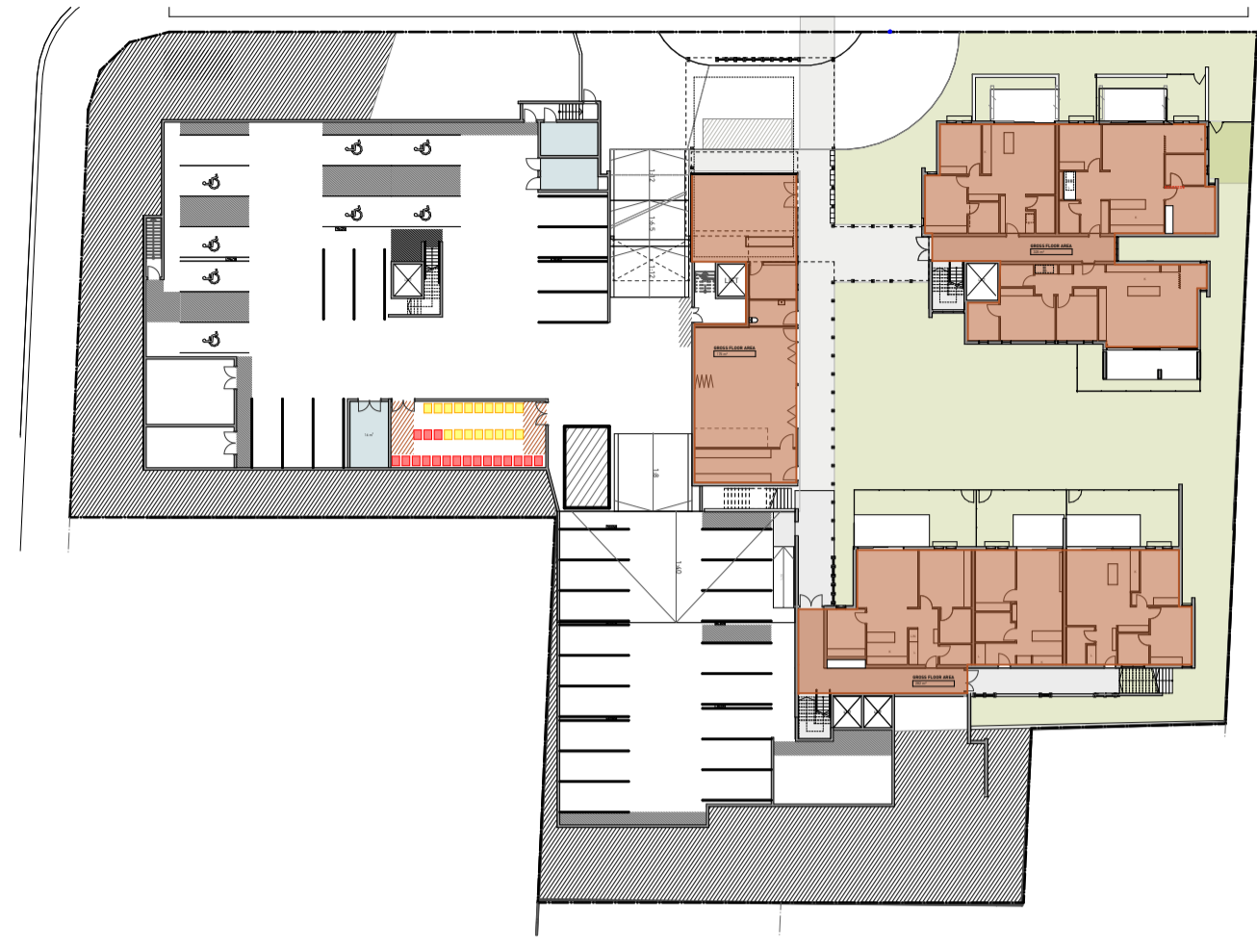


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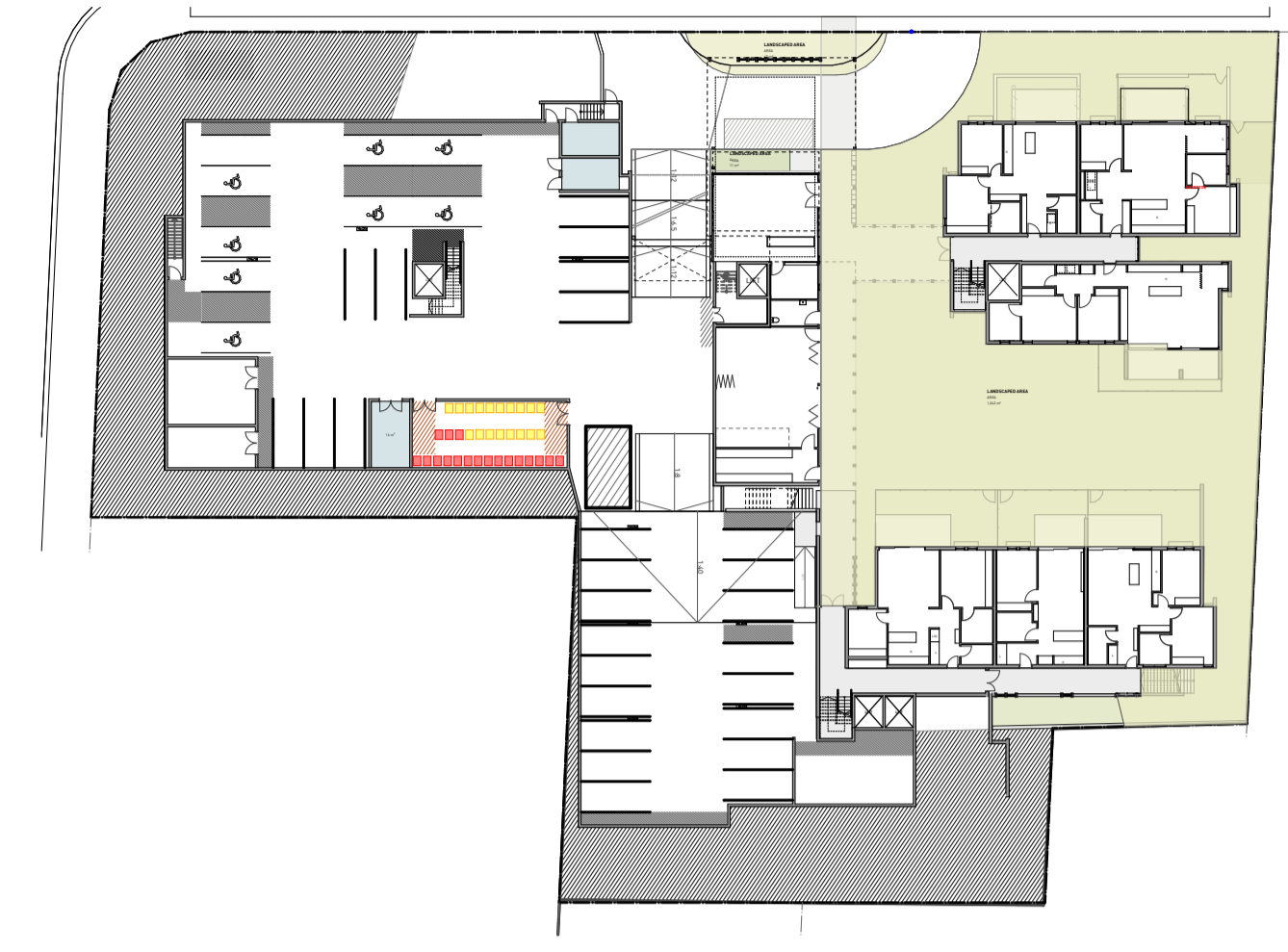
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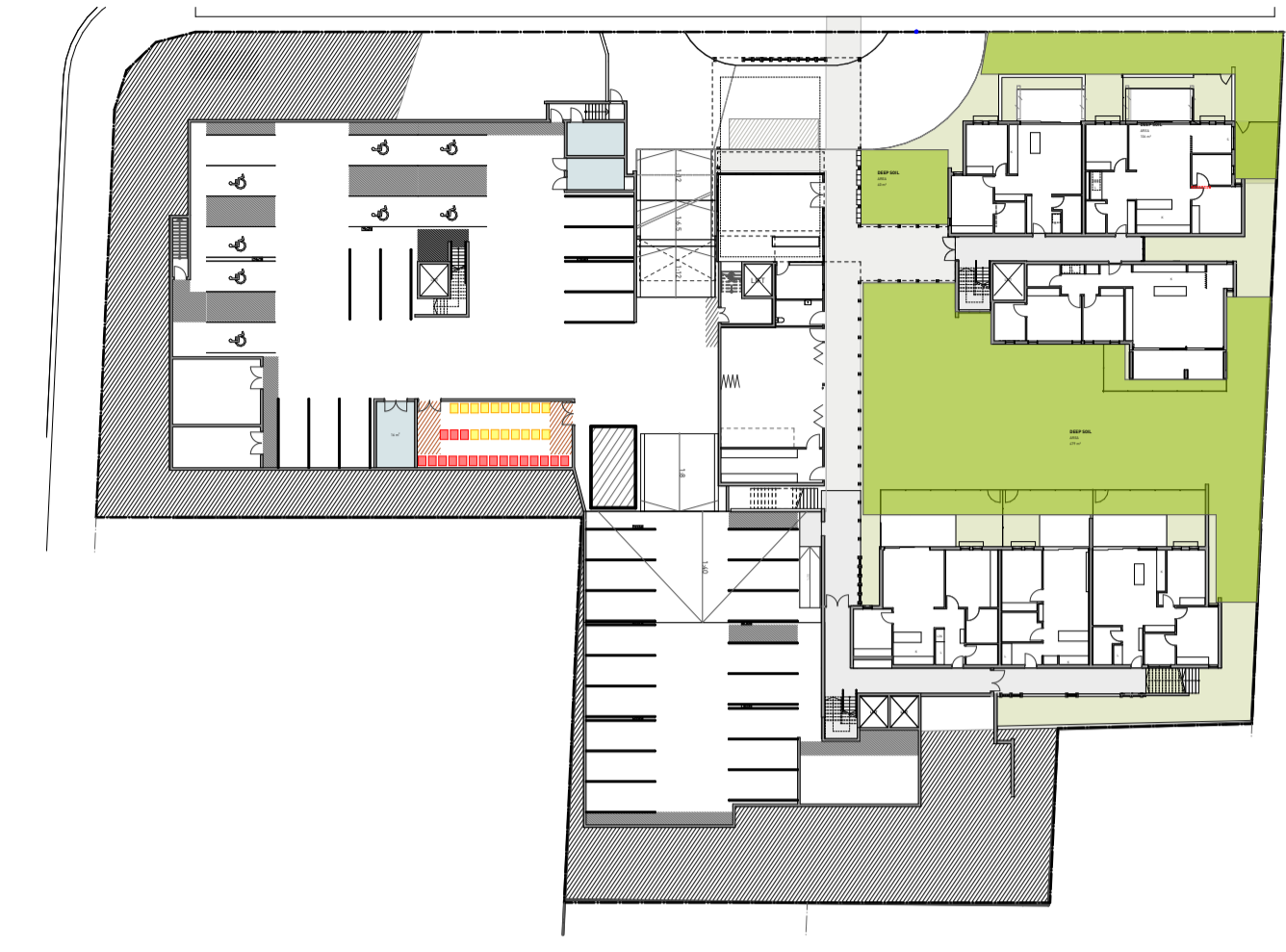
REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL



LEVEL 0  
1:571.43



LEVEL 0 LANDSCAPE  
1:571.43



LEVEL 0 DEEP SOIL  
1:571.43



LEVEL 1  
1:571.43



LEVEL 1 LANDSCAPE  
1:571.43



LEVEL 1 DEEP SOIL  
1:571.43



LEVEL 2  
1:571.43

**DEVELOPMENT SCHEDULE**

SITE AREA	4,881m <sup>2</sup>
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**APARTMENT MIX SCHEDULE**

BEDS	Count	Percentage
0	0	0%
1 BED	4	12%
2 BED	29	88%
33		

**GROSS FLOOR AREA CALCULATION**

LEVEL	BUILDING	AREA
LEVEL 0	A	325
	C	0
	C	282
	COMMUNITY	175
LEVEL 1	A	325
	B	722
	C	593
LEVEL 2	B	722
	C	438
		<b>3,582 m<sup>2</sup></b>
<b>FSR CALCULATION</b>		3.576/4,881m <sup>2</sup> <b>0.73/1</b>

**LANDSCAPE CALCULATION**

LEVEL	BEDS	AREA
LEVEL 0	LANDSCAPED AREA	1,042
	LANDSCAPED AREA	11
	LANDSCAPED AREA	47
LEVEL 1	LANDSCAPED AREA	510
	LANDSCAPED AREA	180
	LANDSCAPED AREA	263
	LANDSCAPED AREA	84
		<b>2,137 m<sup>2</sup></b>
2058/4,881m <sup>2</sup>		<b>43.7%</b>
SEPP CALCULATION		LANDSCAPED AREA MIN. = 33 UNITS x 35m <sup>2</sup> = 1155m <sup>2</sup>
1,155/4,881		<b>MIN. = 23.6%</b>

**LANDSCAPE - DEEP SOIL CALCULATION**

LEVEL	Zone Name	AREA
LEVEL 0	DEEP SOIL	106
	DEEP SOIL	40
	DEEP SOIL	479
LEVEL 1	DEEP SOIL	498
	DEEP SOIL	249
		<b>1,372 m<sup>2</sup></b>
1,372/4,881m <sup>2</sup>		<b>28.1%</b>

VERSION  
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REV A 30/04/2020  
DOCUMENT  
**AREA CALCULATIONS**

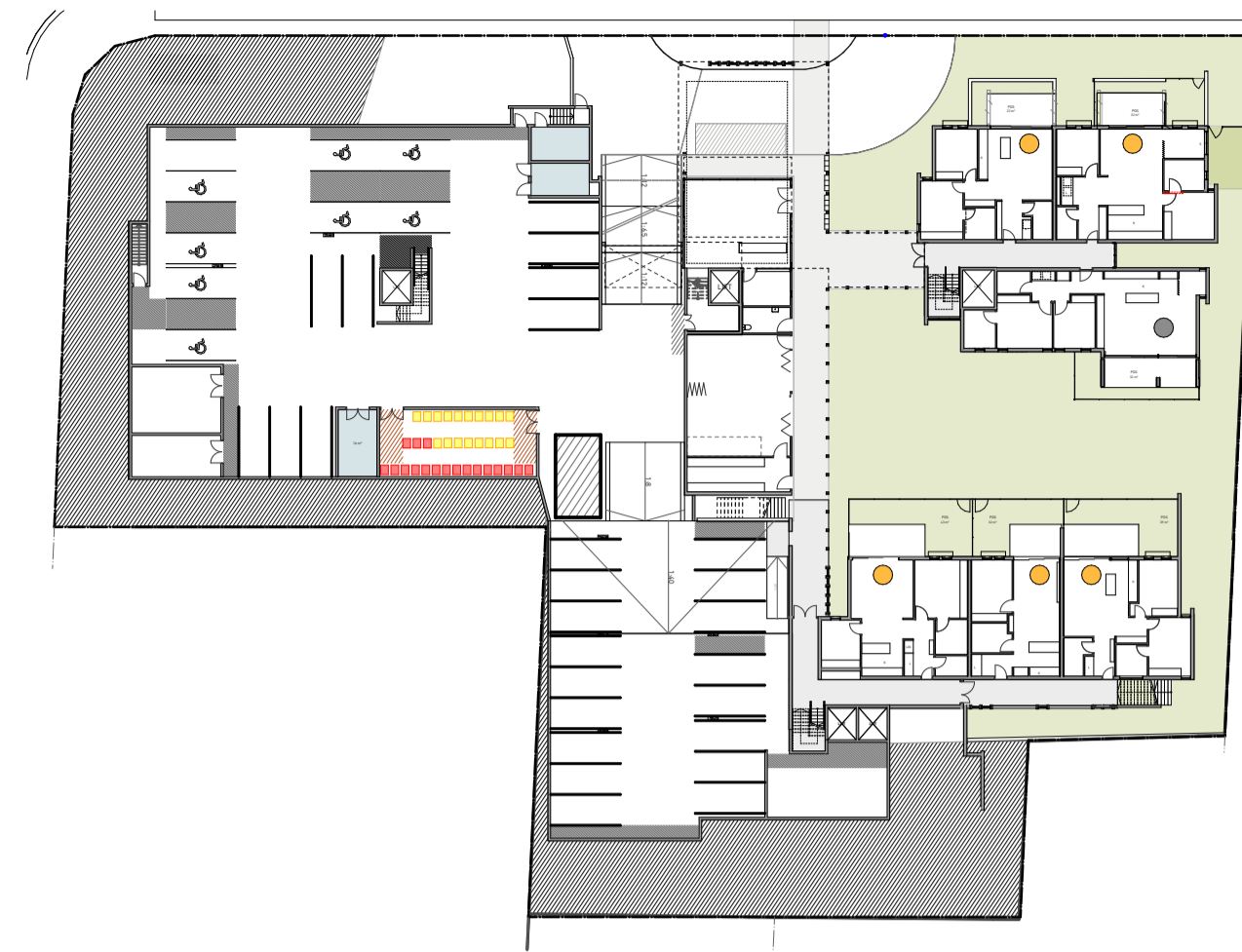
STAGE  
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**19\_086 DA-A-800**



LEVEL 0  
1:571.43



**SOLAR ACCESS AND DESIGN FOR CLIMATE**

*SEPP (Housing for Seniors or People with a Disability) 2004*

*Clause 35*  
 (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

*Clause 50 (a)*  
 Living rooms and private open spaces for a minimum of 70% of the dwellings of the development to receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.

SOLAR ACCESS	
27/33	81.8%



LEVEL 1  
1:571.43



LEVEL 2  
1:571.43

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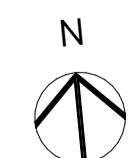
VERSION  
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DOCUMENT  
**SOLAR ACCESS**

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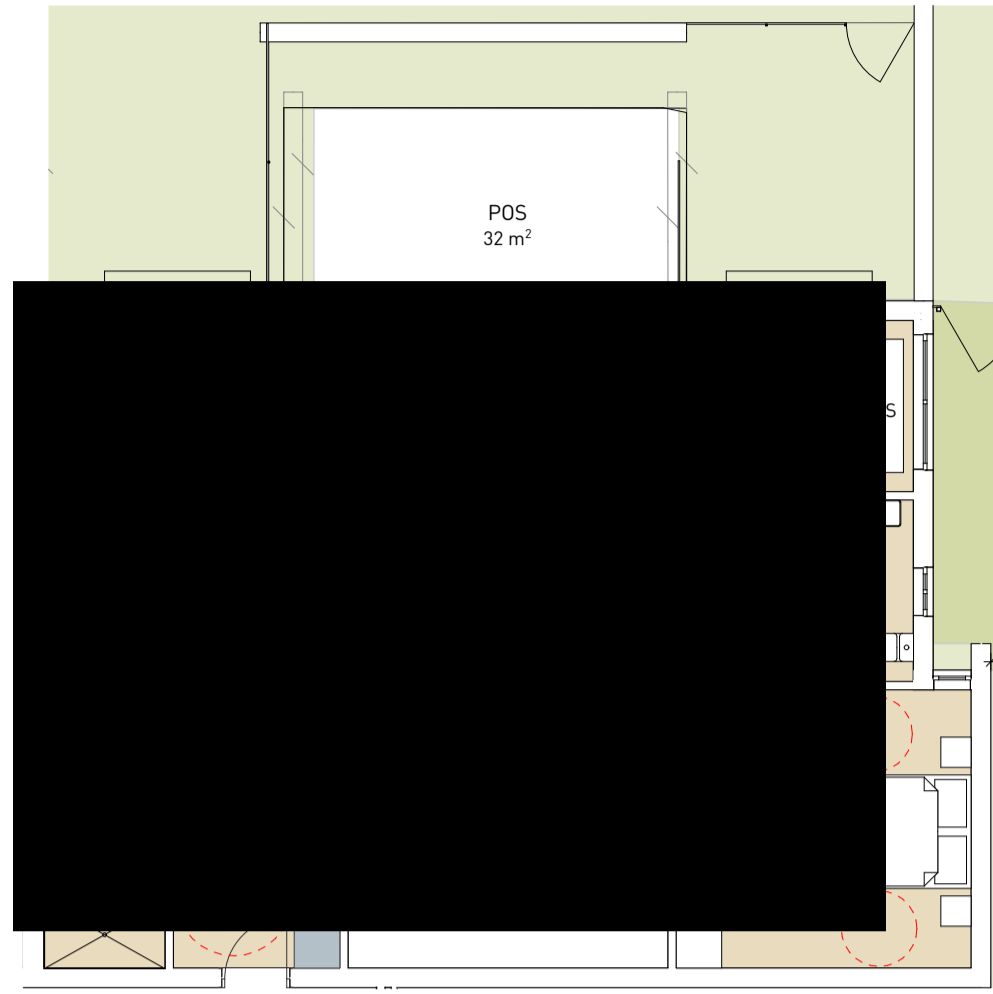


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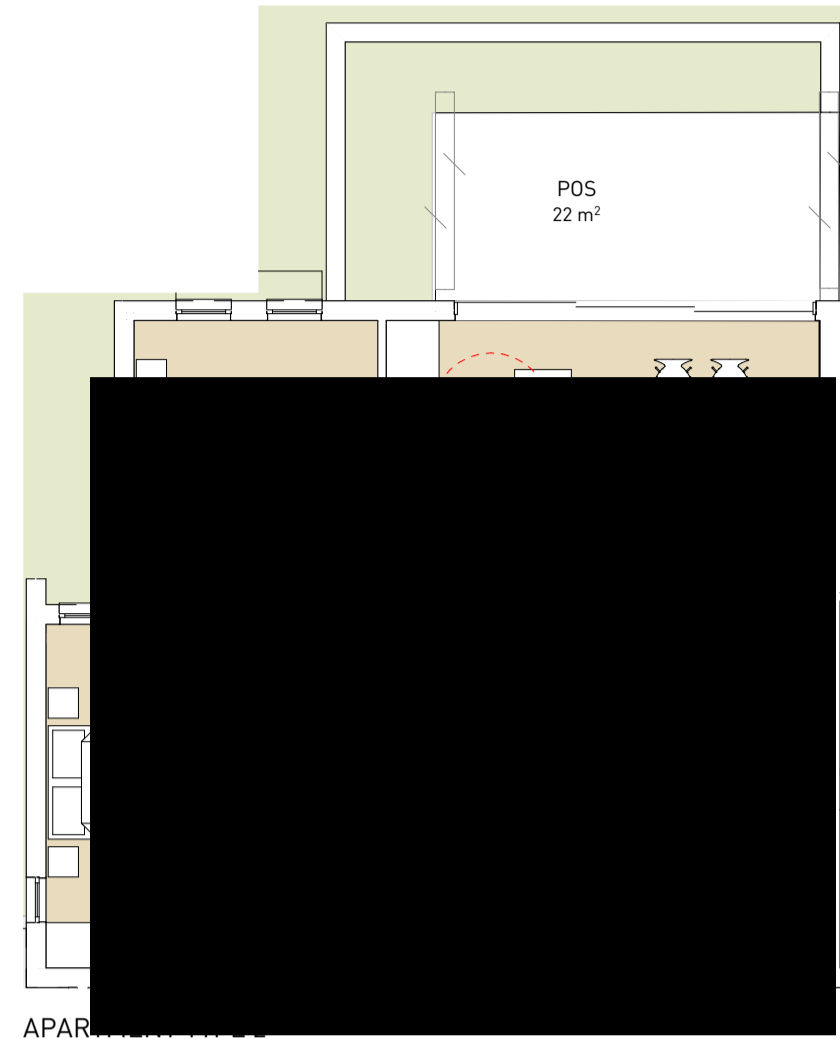
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19\_086 DA-A-801

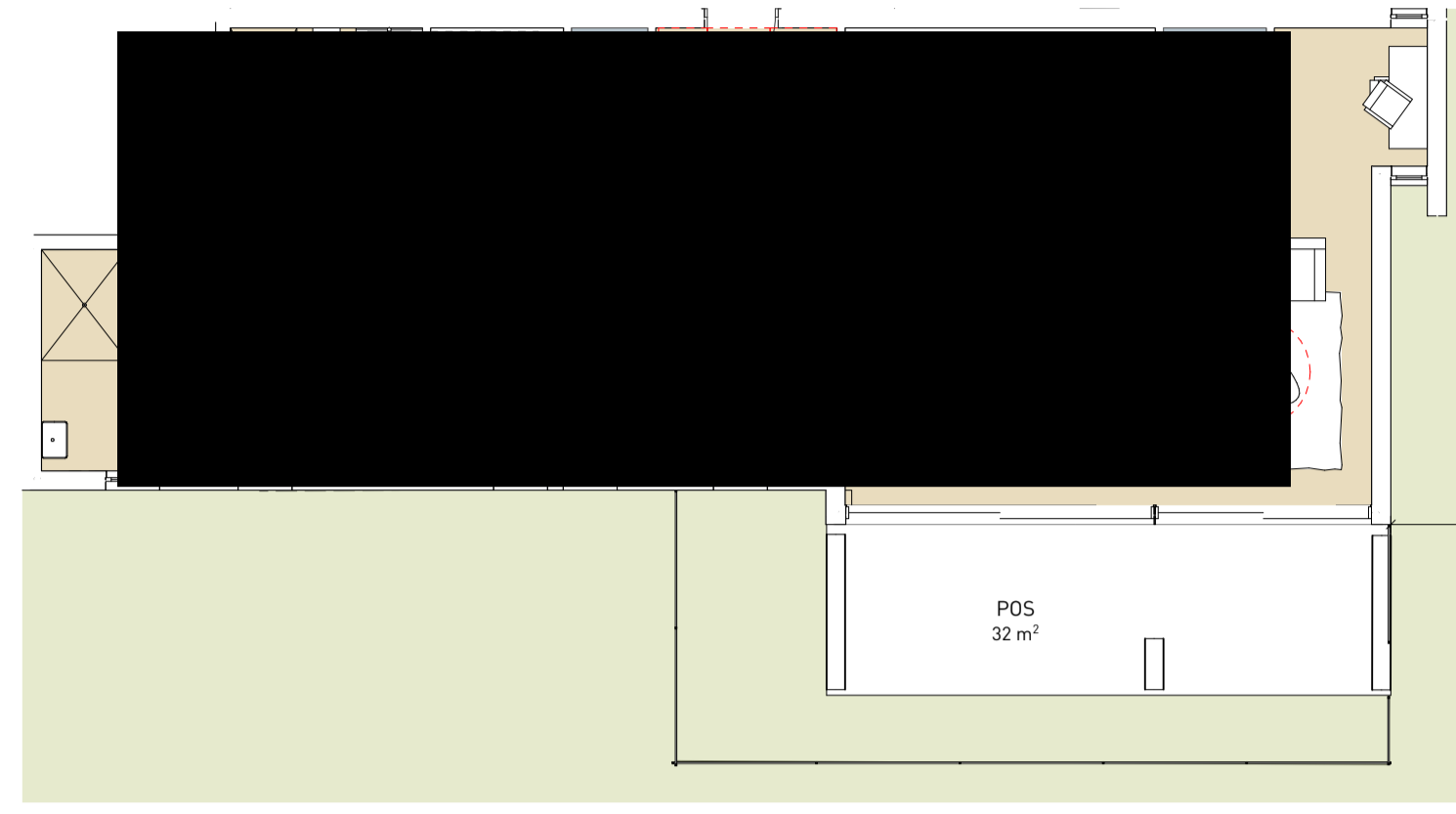
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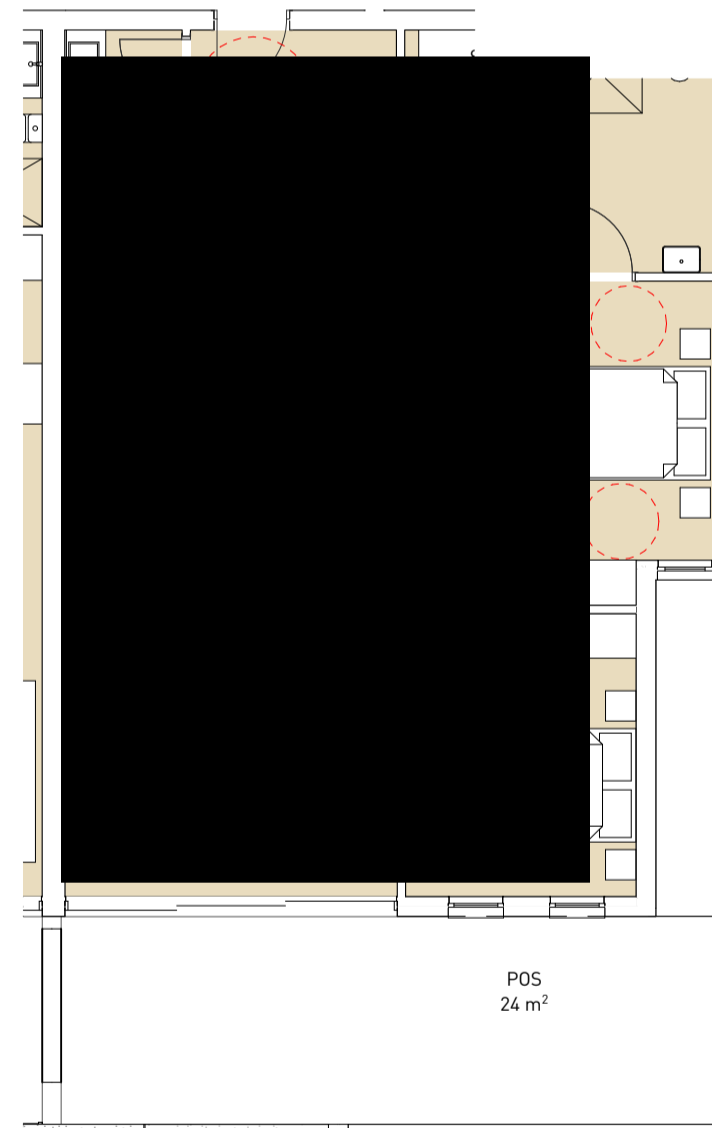
APARTMENT TYPE 1  
1:100



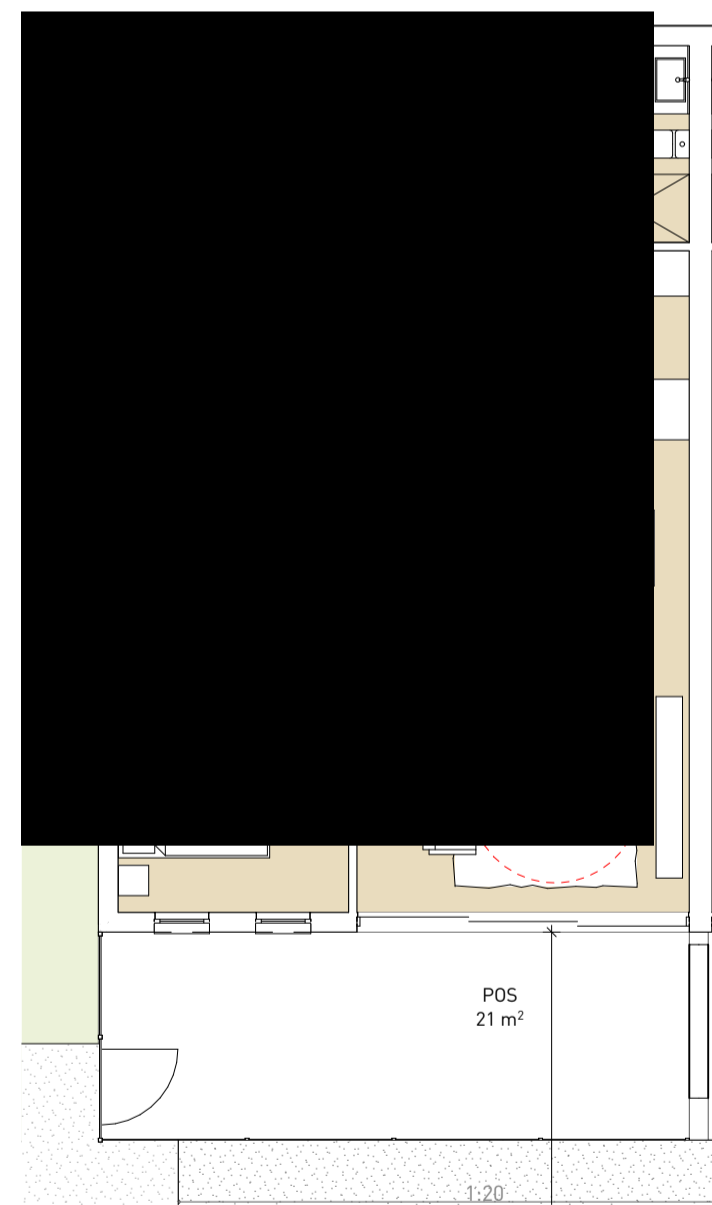
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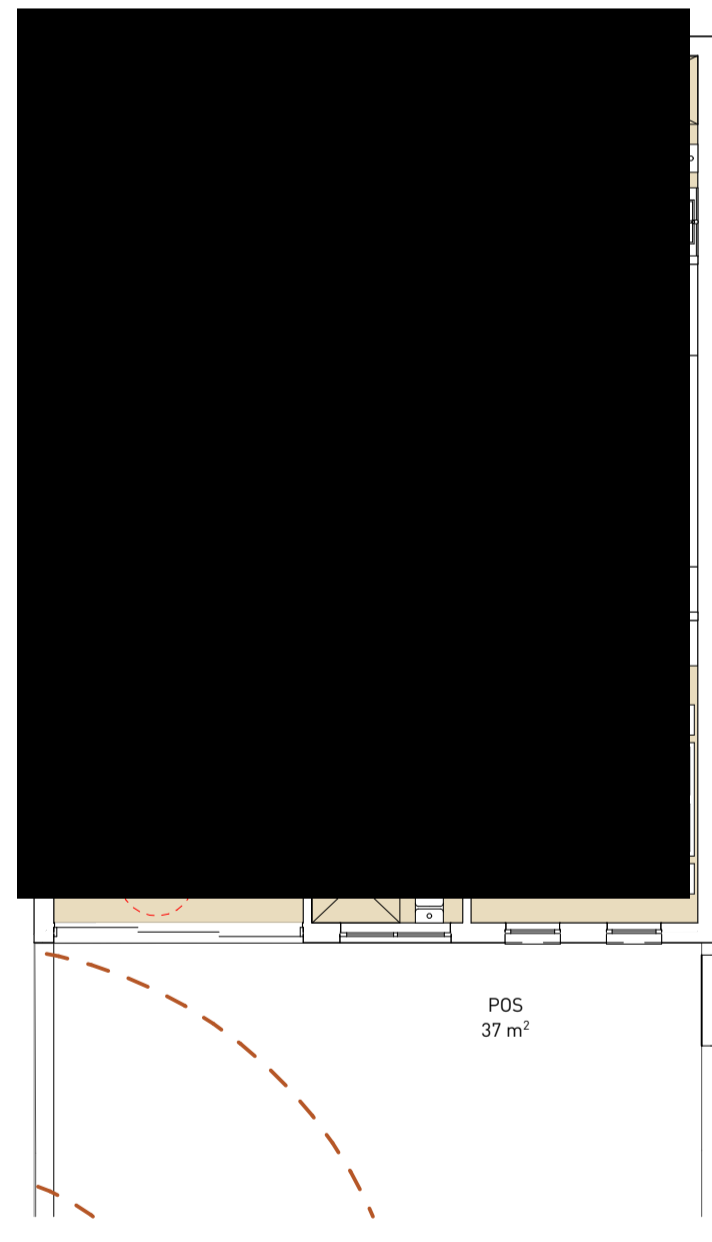
APARTMENT TYPE 3  
1:100



APARTMENT TYPE 4  
1:100



APARTMENT TYPE 5  
1:100



APARTMENT TYPE 6  
1:100

**APARTMENT TYPE SCHEDULE**

TYPE	APARTMENT NO	AREA m <sup>2</sup>
TYPE 1	A.01 POS	32
	A.01 2 BED	101
		<b>133 m<sup>2</sup></b>
	A.04 POS	12
TYPE 2	A.04 2 BED	101
		<b>113 m<sup>2</sup></b>
	A.02 POS	22
	A.02 2 BED	83
TYPE 3		<b>105 m<sup>2</sup></b>
	A.05 POS	12
	A.05 2 BED	82
		<b>94 m<sup>2</sup></b>
TYPE 4	C.03 POS	39
	C.03 2 BED	84
		<b>123 m<sup>2</sup></b>
	C.08 POS	14
TYPE 5	C.08 2 BED	84
		<b>98 m<sup>2</sup></b>
	A.03 POS	32
	A.03 2 BED	105
TYPE 6		<b>137 m<sup>2</sup></b>
	A.06 POS	16
	A.06 2 BED	105
		<b>121 m<sup>2</sup></b>
TYPE 7	B.01 POS	24
	B.01 2 BED	94
		<b>118 m<sup>2</sup></b>
	B.02 POS	21
TYPE 8	B.02 2 BED	93
		<b>114 m<sup>2</sup></b>
	B.03 POS	32
	B.03 2 BED	93
TYPE 9		<b>125 m<sup>2</sup></b>
	B.08 POS	12
	B.08 2 BED	94
		<b>106 m<sup>2</sup></b>
TYPE 10	B.09 POS	12
	B.09 2 BED	94
		<b>106 m<sup>2</sup></b>
	B.10 POS	12
TYPE 11	B.10 2 BED	94
		<b>106 m<sup>2</sup></b>
	B.04 POS	11
	B.04 POS	37
TYPE 12	B.04 2 BED	86
		<b>134 m<sup>2</sup></b>
	B.11 POS	10
	B.11 2 BED	86
	<b>96 m<sup>2</sup></b>	

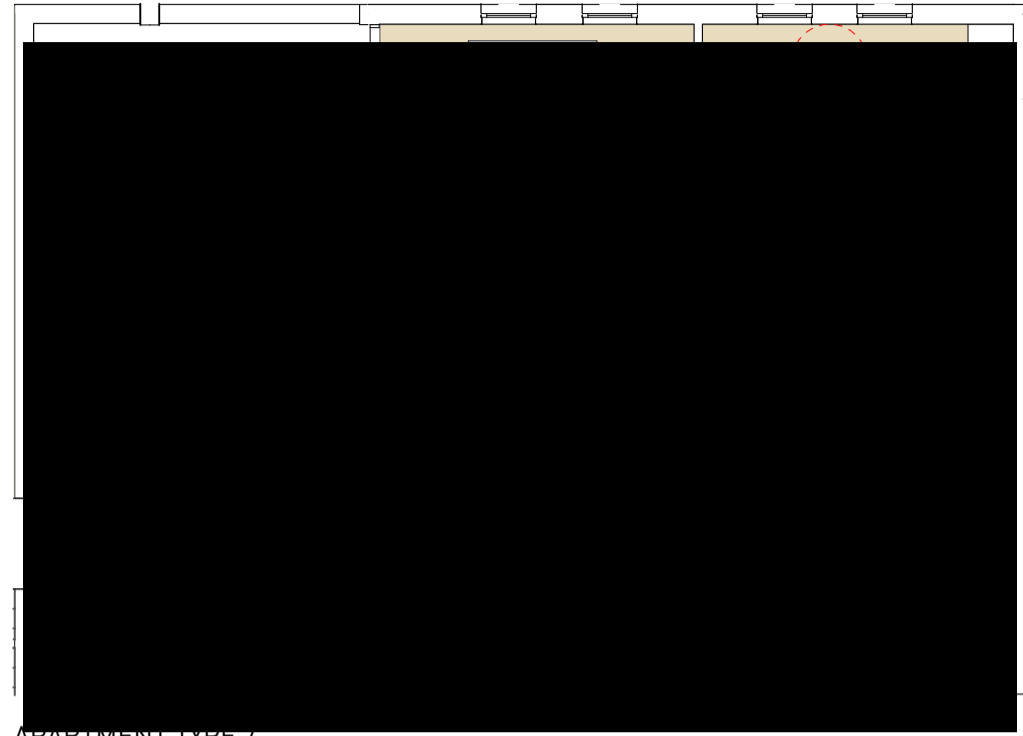
**INTERNAL STORAGE SCHEDULE**

APARTMENT TYPE	APARTMENT NUMBER	VOLUME m <sup>3</sup>
TYPE 1	A.01	4
	A.04	4
TYPE 2	A.02	6
	A.05	6
	C.03	3
	C.08	3
TYPE 3	A.03	11
	A.06	11
TYPE 4	B.01	6
	B.02	6
	B.03	6
	B.08	6
	B.09	6
	B.10	6
TYPE 5	B.04	5
	B.11	5

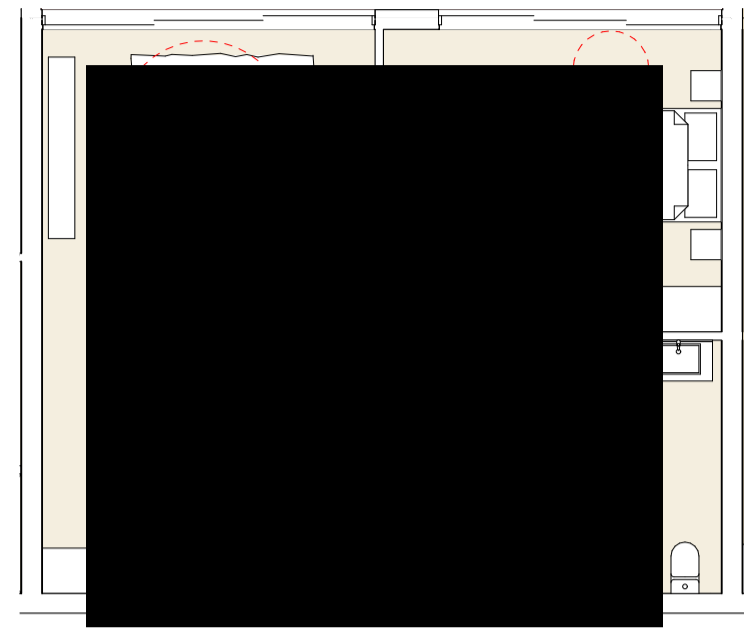
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**SELECTIONS LEGEND**

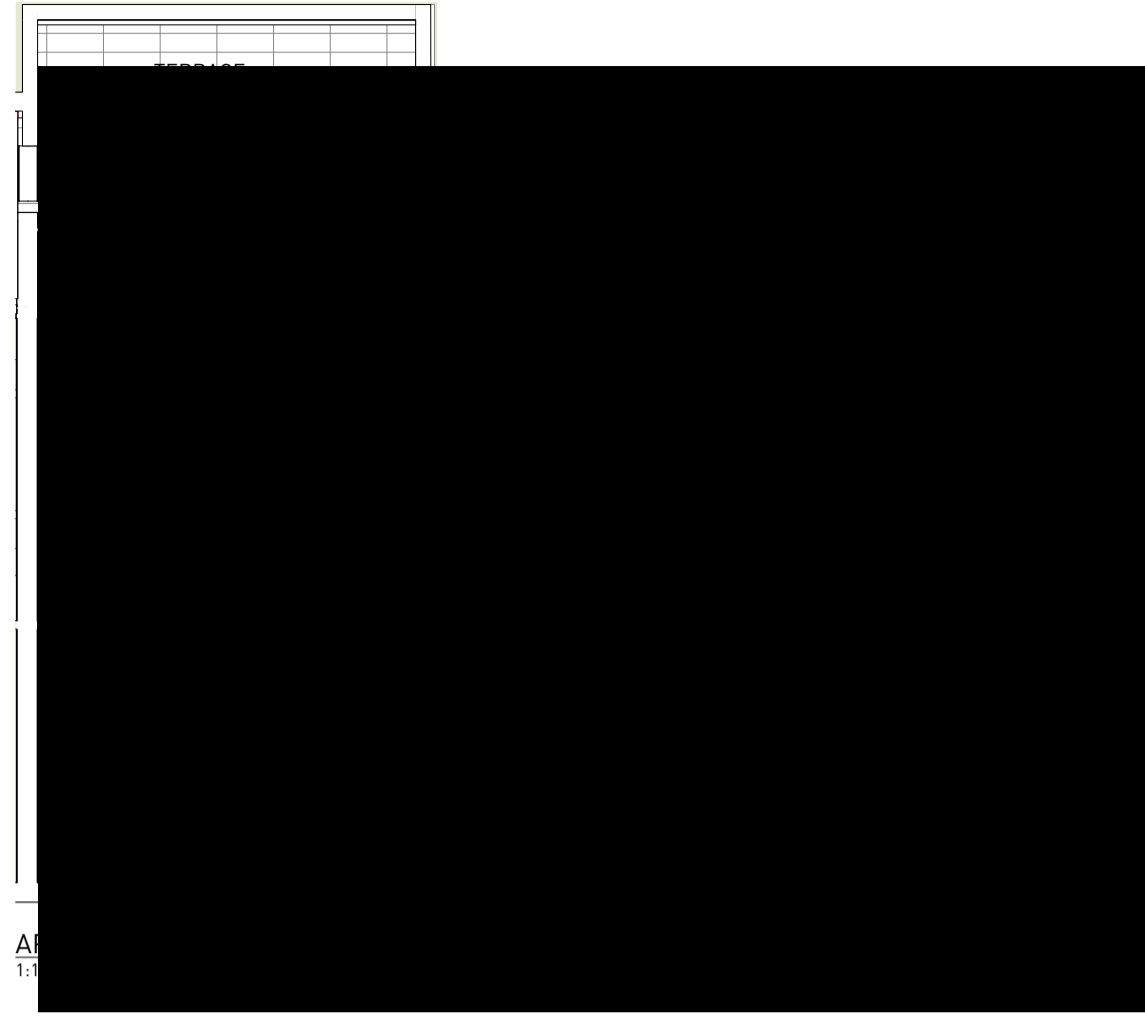
REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL



APARTMENT TYPE 7  
1:100



APARTMENT TYPE 8  
1:100



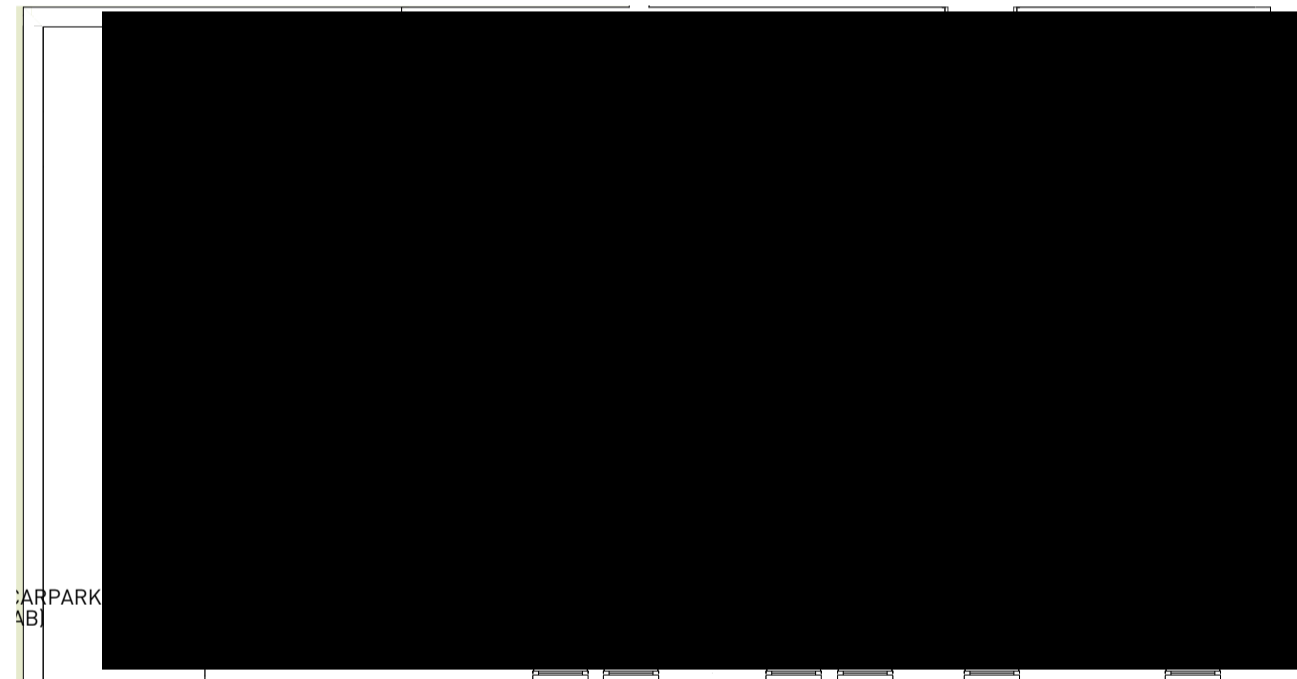
APARTMENT TYPE 9  
1:100



APARTMENT TYPE 10  
1:100



APARTMENT TYPE 11  
1:100



APARTMENT TYPE 12  
1:100



APARTMENT TYPE 13  
1:100

**APARTMENT TYPE SCHEDULE**

TYPE	APARTMENT NO	AREA m <sup>2</sup>
<b>TYPE 7</b>		
B.05	POS	20
B.05	2 BED	86
		<b>106 m<sup>2</sup></b>
B.12	POS	19
B.12	2 BED	86
		<b>105 m<sup>2</sup></b>
C.01	POS	43
C.01	2 BED	91
		<b>134 m<sup>2</sup></b>
C.06	POS	14
C.06	2 BED	91
		<b>105 m<sup>2</sup></b>
C.11	POS	16
C.11	2 BED	91
		<b>107 m<sup>2</sup></b>
<b>TYPE 8</b>		
B.06	POS	22
B.06	1 BED	67
		<b>89 m<sup>2</sup></b>
B.13	POS	12
B.13	1 BED	47
		<b>79 m<sup>2</sup></b>
<b>TYPE 9</b>		
B.07	POS	13
B.07	2 BED	102
		<b>115 m<sup>2</sup></b>
B.14	POS	14
B.14	2 BED	102
		<b>116 m<sup>2</sup></b>
<b>TYPE 10</b>		
C.02	POS	32
C.02	1 BED	62
		<b>94 m<sup>2</sup></b>
C.07	POS	10
C.07	1 BED	62
		<b>72 m<sup>2</sup></b>
<b>TYPE 11</b>		
C.04	POS	18
C.04	2 BED	105
		<b>123 m<sup>2</sup></b>
C.10	POS	18
C.10	2 BED	105
		<b>123 m<sup>2</sup></b>
<b>TYPE 12</b>		
C.05	POS	40
C.05	2 BED	105
		<b>145 m<sup>2</sup></b>
C.13	POS	22
C.13	2 BED	105
		<b>127 m<sup>2</sup></b>
<b>TYPE 13</b>		
C.09	POS	50
C.09	2 BED	89
		<b>139 m<sup>2</sup></b>
C.12	POS	16
C.12	2 BED	89
		<b>105 m<sup>2</sup></b>
		<b>3,713 m<sup>2</sup></b>

**INTERNAL STORAGE SCHEDULE**

APARTMENT TYPE	APARTMENT NUMBER	VOLUME m <sup>3</sup>
<b>TYPE 7</b>		
B.05	3	
B.12	3	
C.01	2	
C.06	2	
C.11	2	
<b>TYPE 8</b>		
B.06	3	
B.13	3	
<b>TYPE 9</b>		
B.07	7	
B.14	7	
<b>TYPE 10</b>		
C.02	3	
C.07	3	
<b>TYPE 11</b>		
C.04	4	
C.10	4	
<b>TYPE 12</b>		
C.05	7	
C.13	7	
<b>TYPE 13</b>		
C.09	5	
C.12	5	

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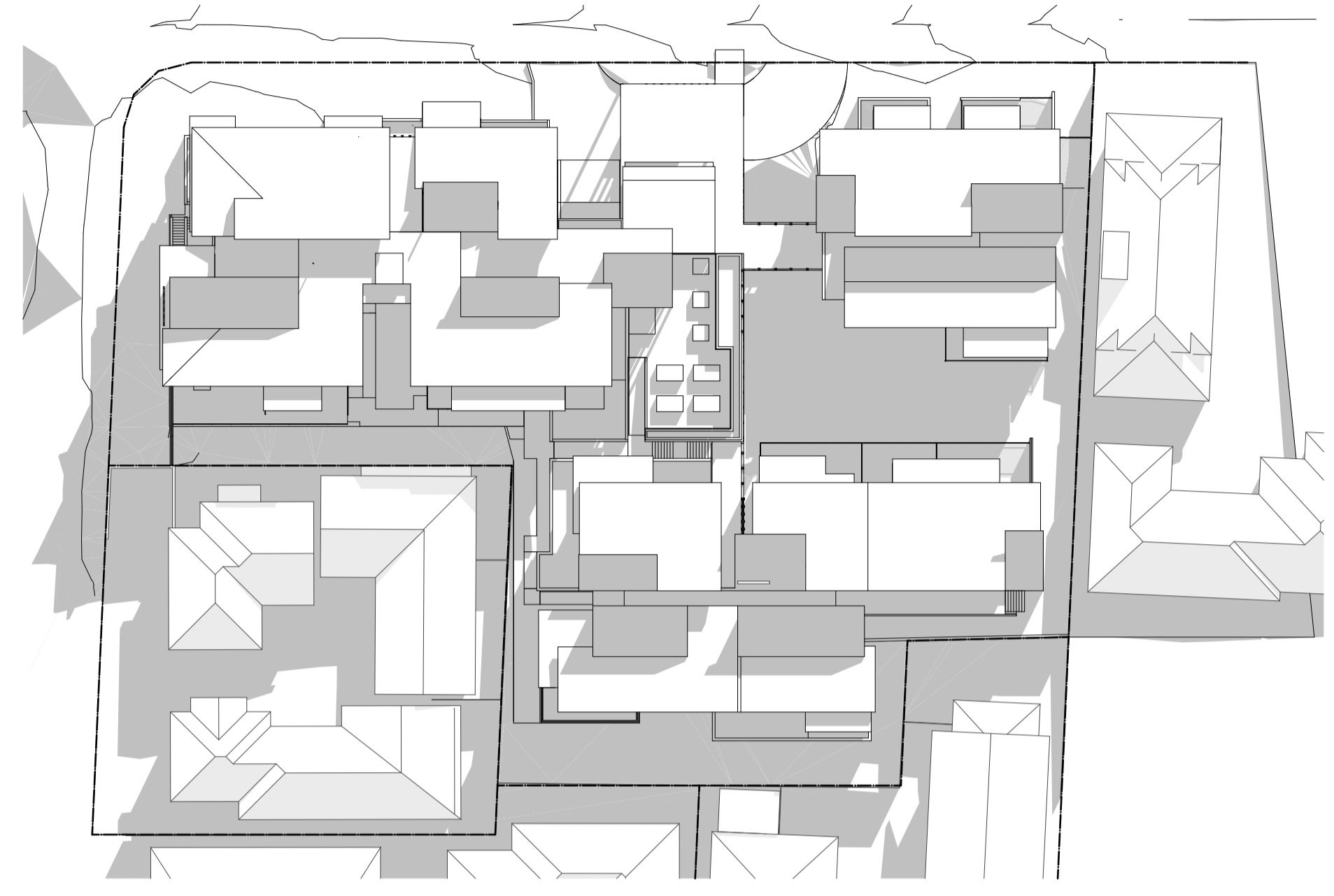
REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL

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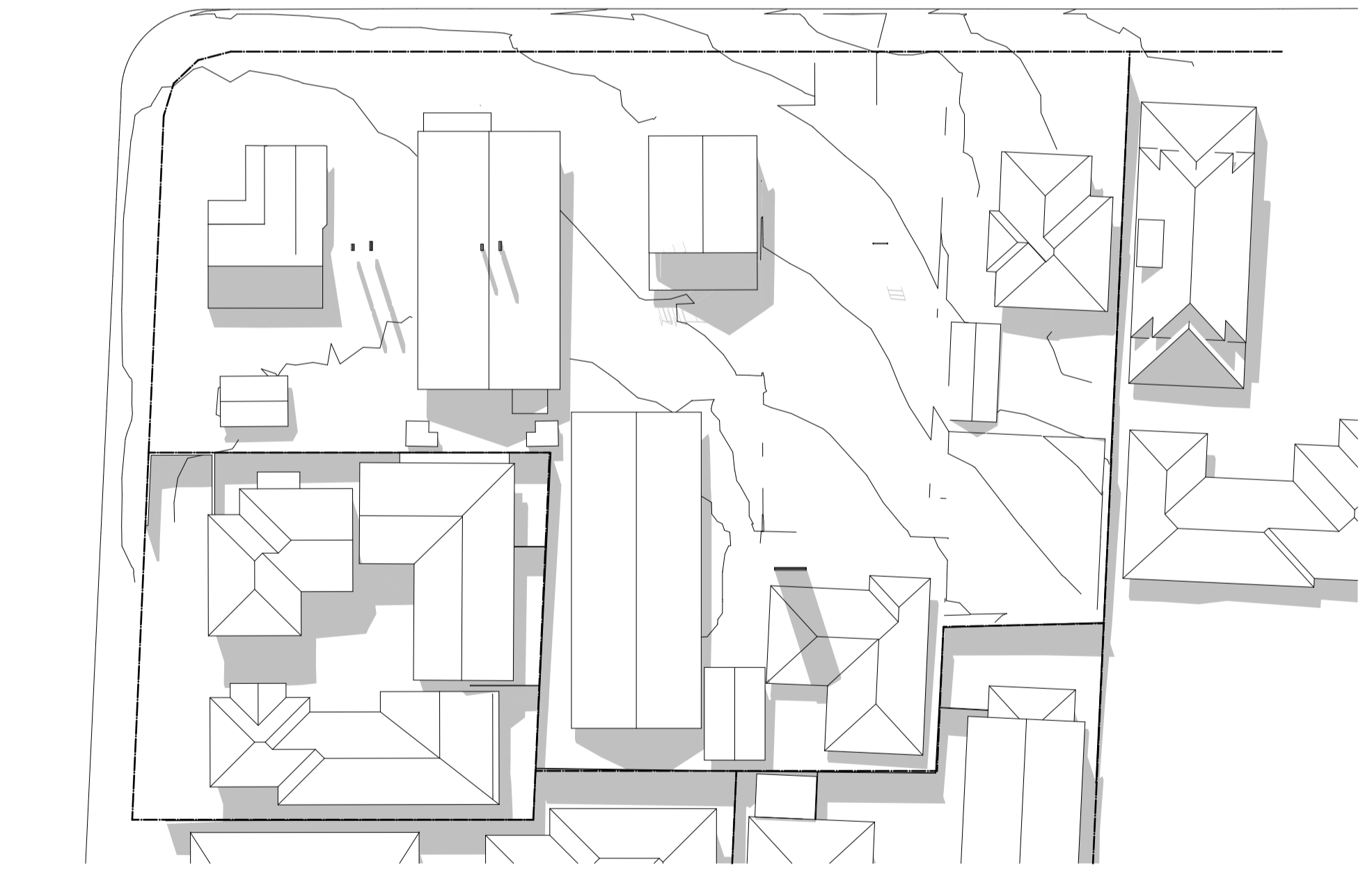
**SELECTIONS LEGEND**  
 REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL



1 JUNE 21 9AM EXISTING  
 1:500



2 JUNE 21 9AM PROPOSED  
 1:500



3 JUNE 21 12PM EXISTING  
 1:500



4 JUNE 21 12PM PROPOSED  
 1:500

VERSION  
**FOR DA**  
 REV A 30/04/2020  
 DOCUMENT  
**SHADOWS - WINTER SOLTICE (1)**

STAGE  
**DEVELOPMENT APPLICATION**  
 PROJECT  
**PENRITH INDEPENDENT LIVING**  
 154 Stafford Street  
 Penrith

CLIENT **FRESH HOPE**

ARCHITECTURE URBAN PLANNING  
 M1/147 McEvoy St Alexandria NSW 2015  
 P 02 9516 2022 E email@smithtzannes.com.au  
 smithtzannes.com.au  
 Nominated Architect: Peter Smith (Reg 7024)

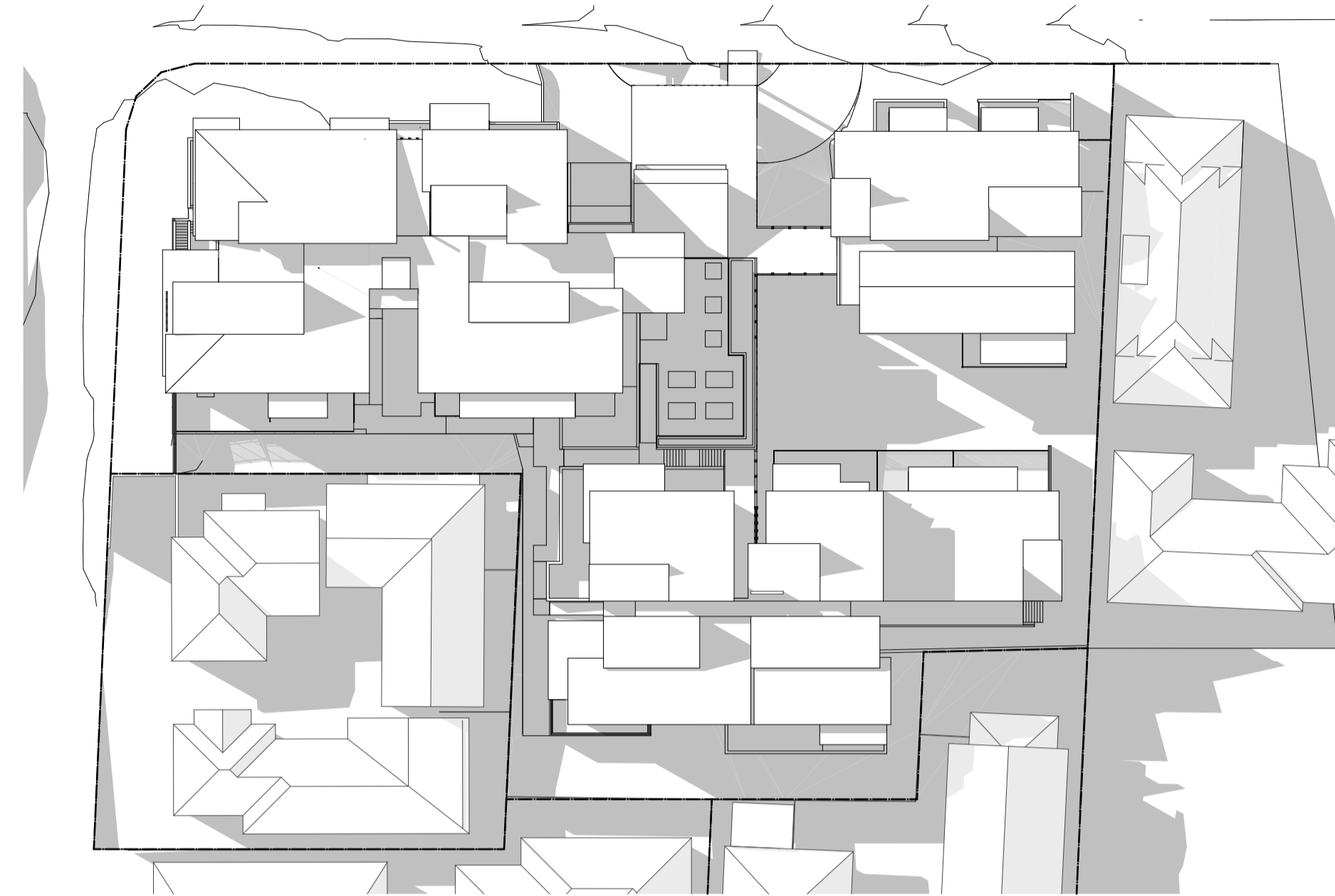


19\_086 DA-A-850

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**SELECTIONS LEGEND**

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1 JUNE 21 3PM EXISTING  
1:500

2 JUNE 21 3PM PROPOSED  
1:500

VERSION  
**FOR DA**  
REV A 30/04/2020

DOCUMENT  
**SHADOWS - WINTER SOLTICE (2)**

STAGE  
**DEVELOPMENT APPLICATION**

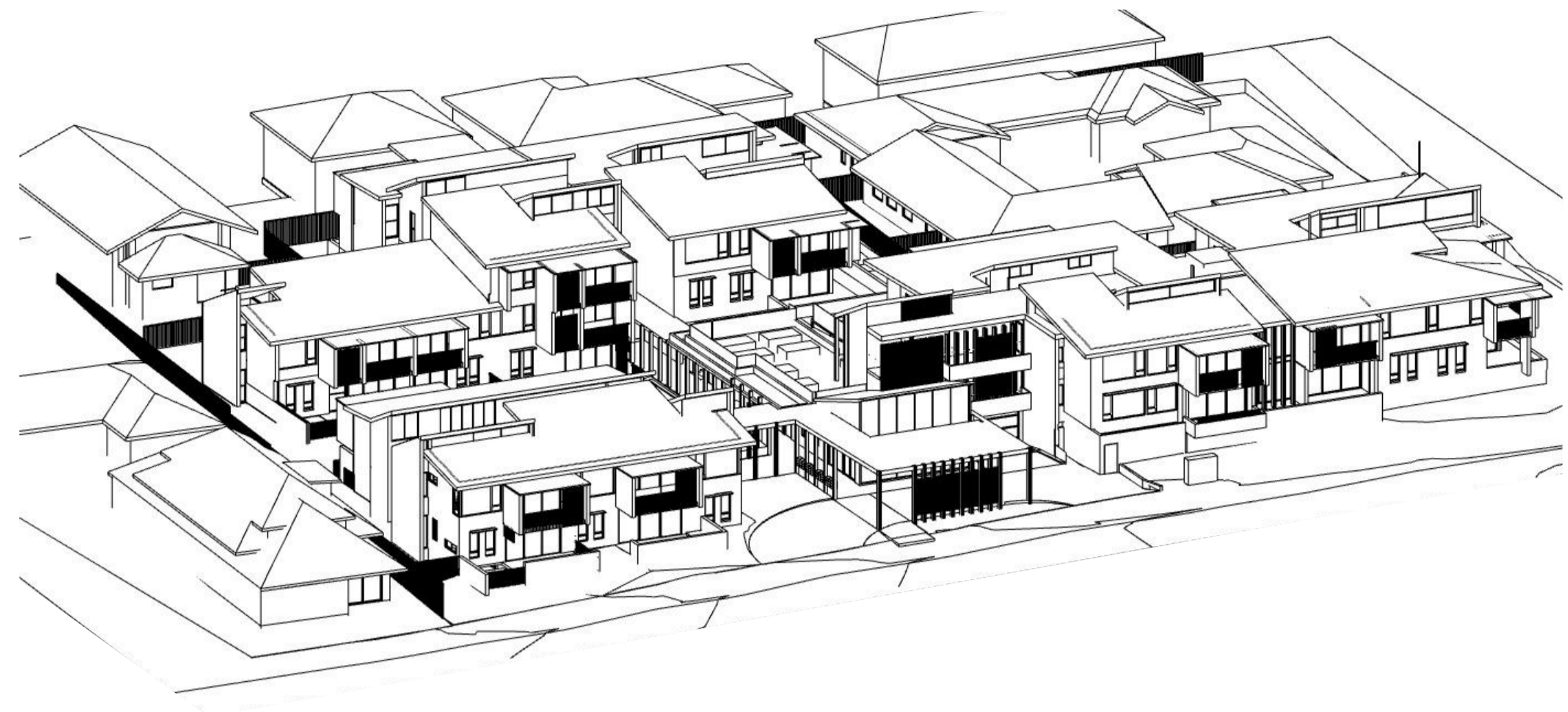
PROJECT  
**PENRITH INDEPENDENT LIVING**  
154 Stafford Street  
Penrith

CLIENT **FRESH HOPE**

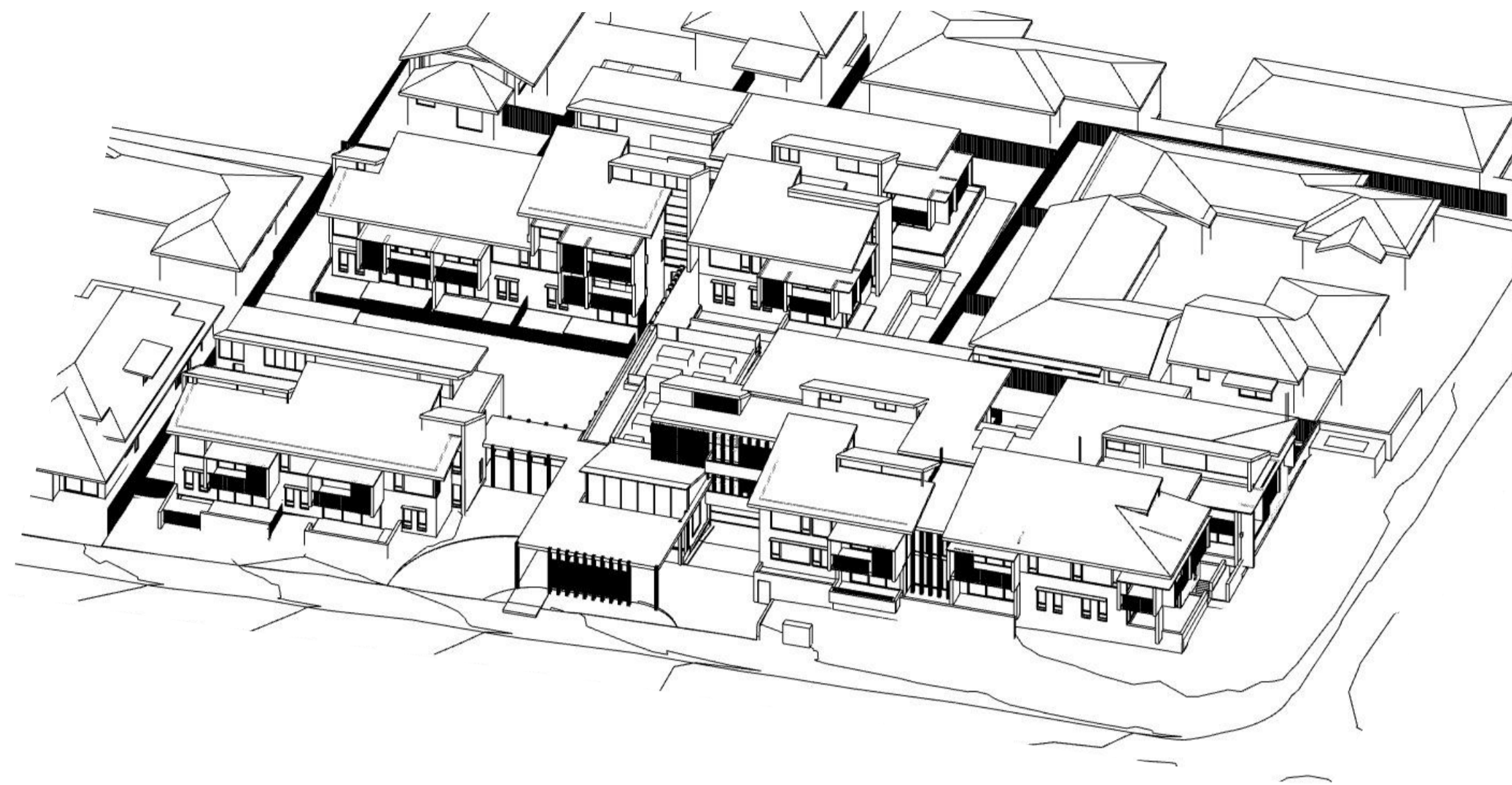
ARCHITECTURE URBAN PLANNING  
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P 02 9516 2022 E email@smithtzannes.com.au  
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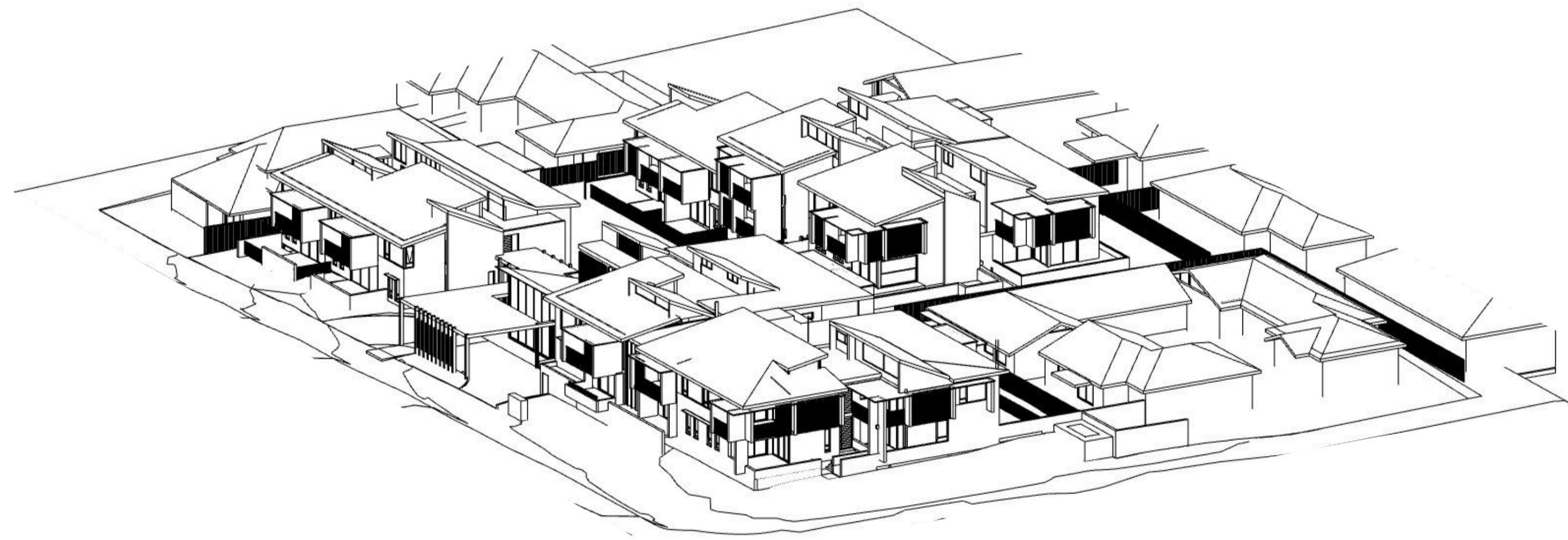
19\_086 DA-A-851



1 VIEW FROM SUN 9AM  
1:166.67



2 VIEW FROM SUN 12PM  
1:166.67



3 VIEW FROM SUN 3PM  
1:142.86

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VERSION  
**FOR DA**  
REV A 30/04/2020  
DOCUMENT  
**VIEWS FROM THE SUN**

STAGE  
**DEVELOPMENT APPLICATION**  
PROJECT  
**PENRITH INDEPENDENT LIVING**  
154 Stafford Street  
Penrith

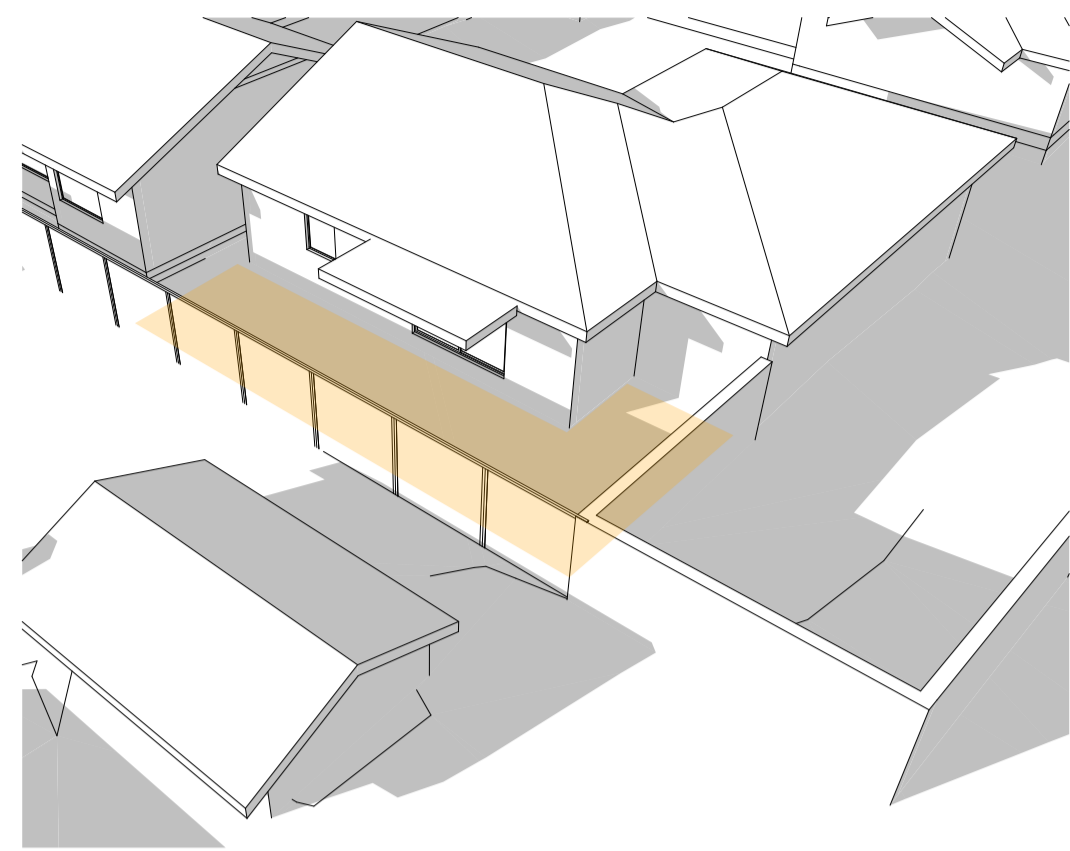
CLIENT **FRESH HOPE**

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P 02 9516 2022 E email@smithtzannes.com.au  
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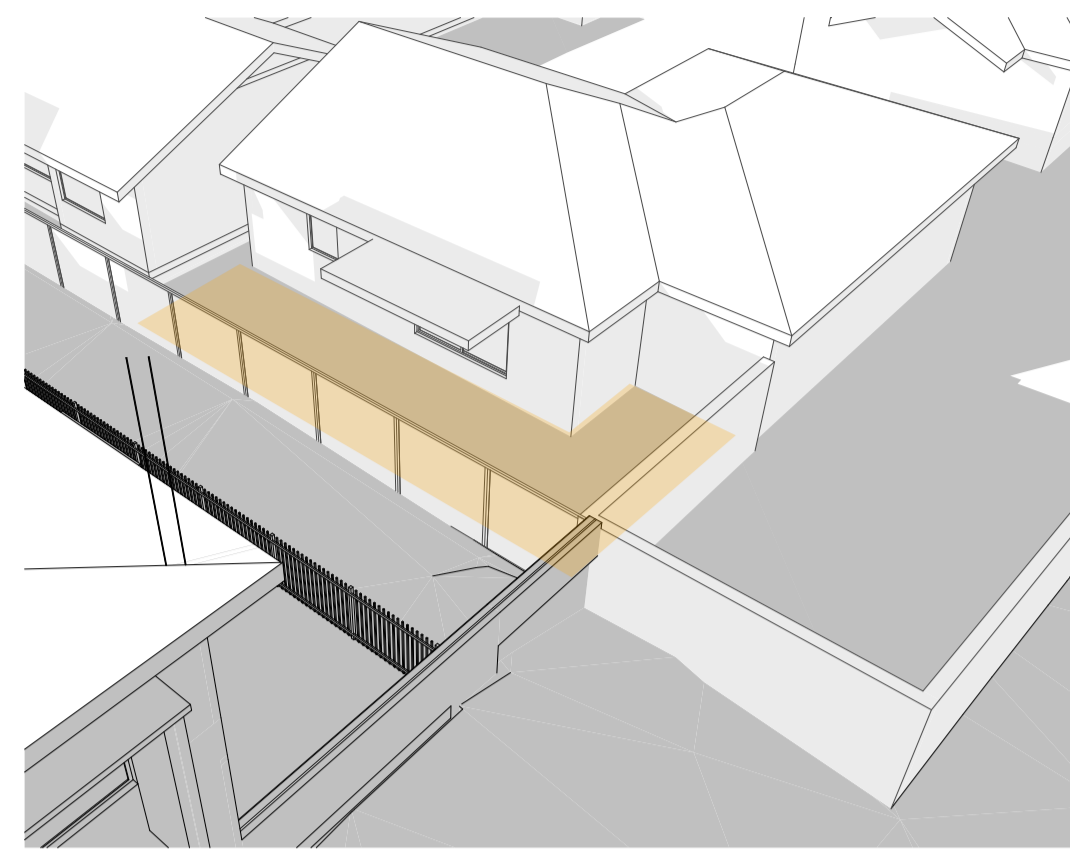


19\_086 DA-A-852

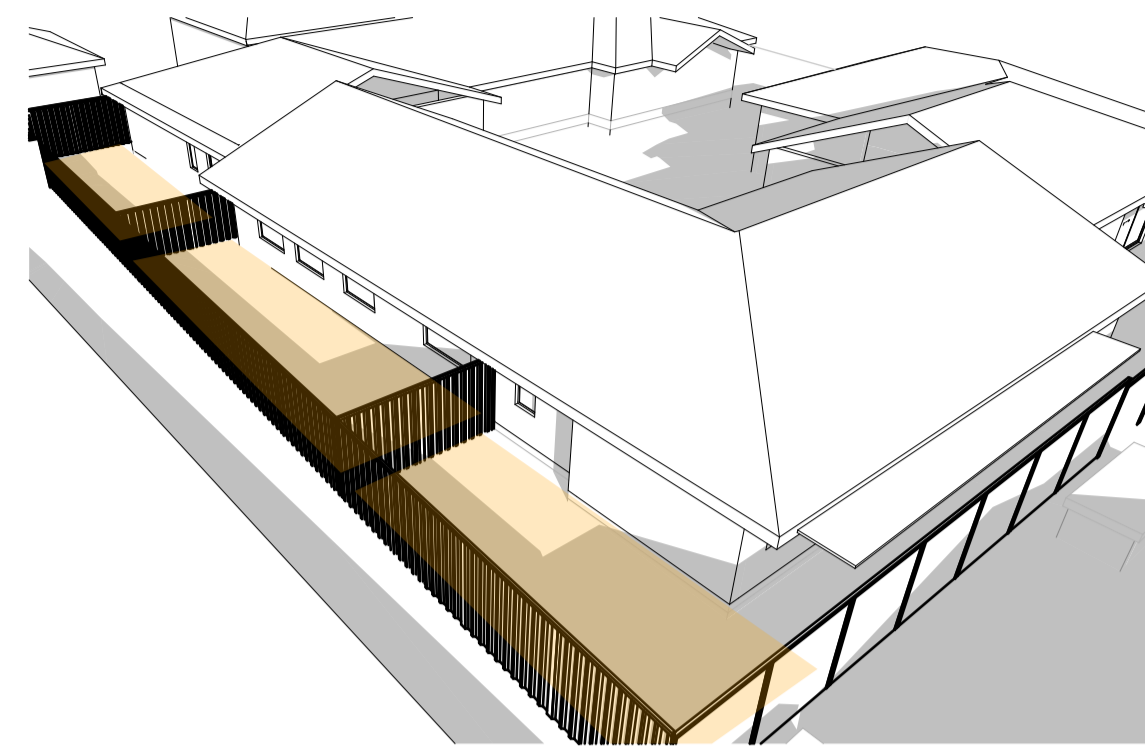




EXISTING 1/68-70 DOONMORE 9AM



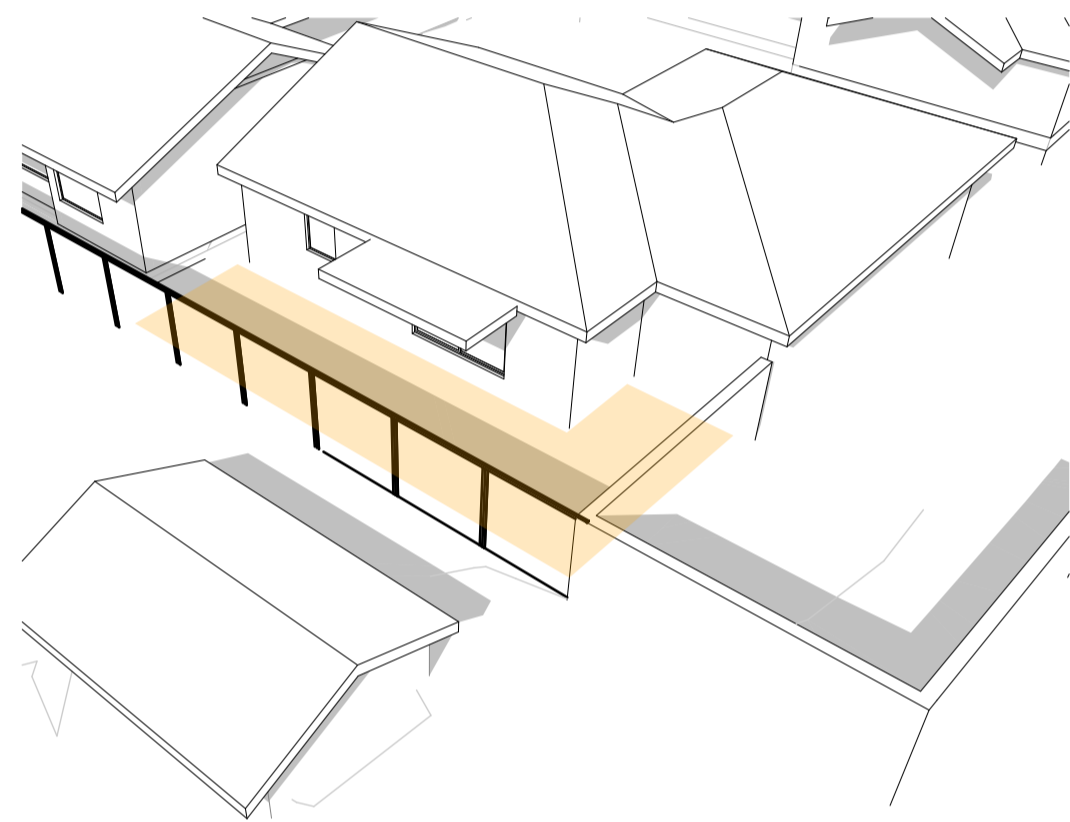
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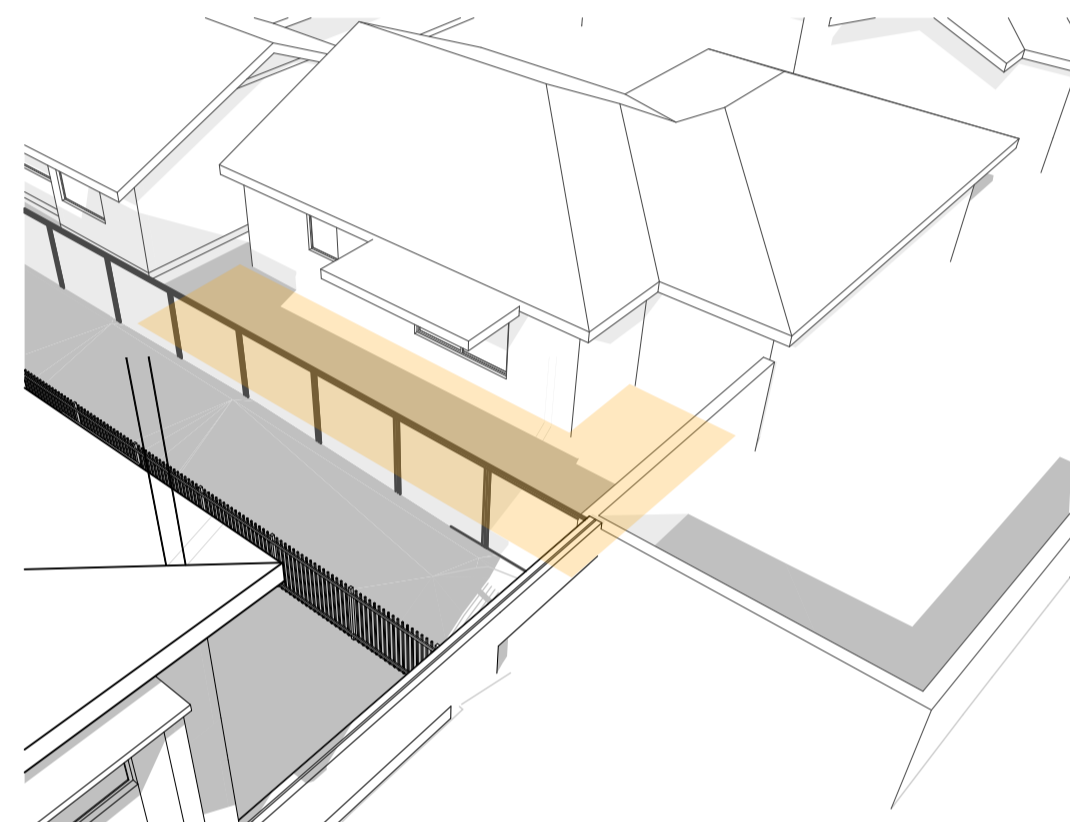
EXISTING 2-4/68-70 DOONMORE 9AM



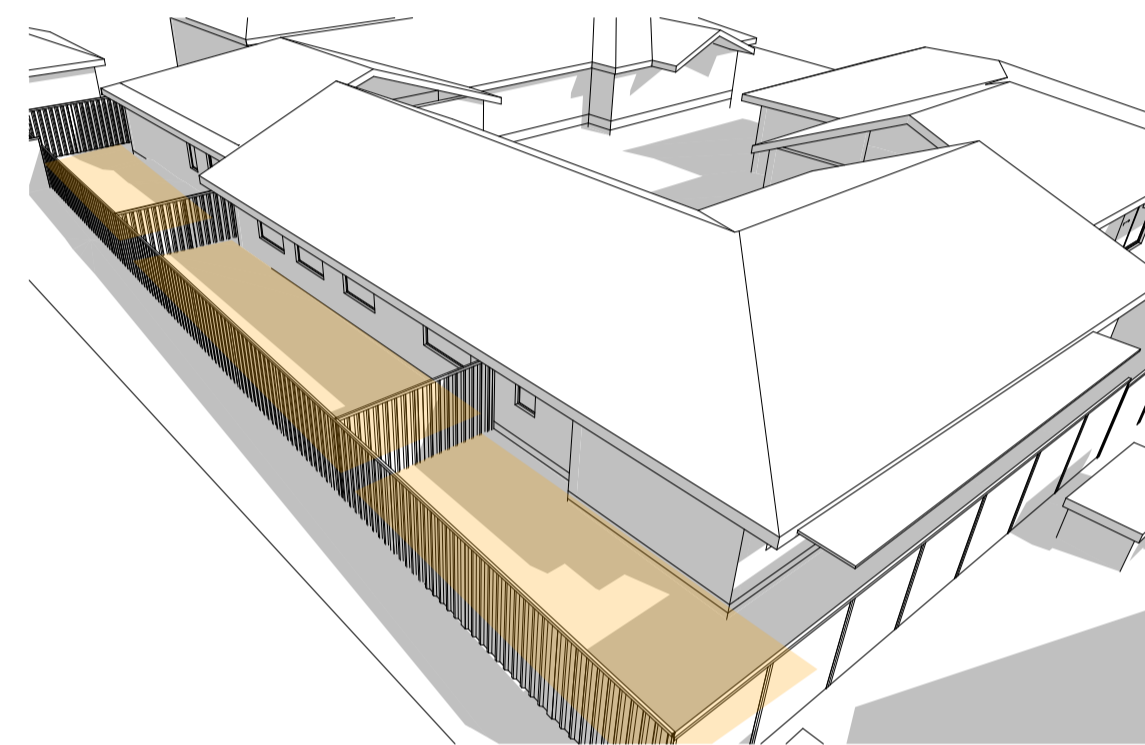
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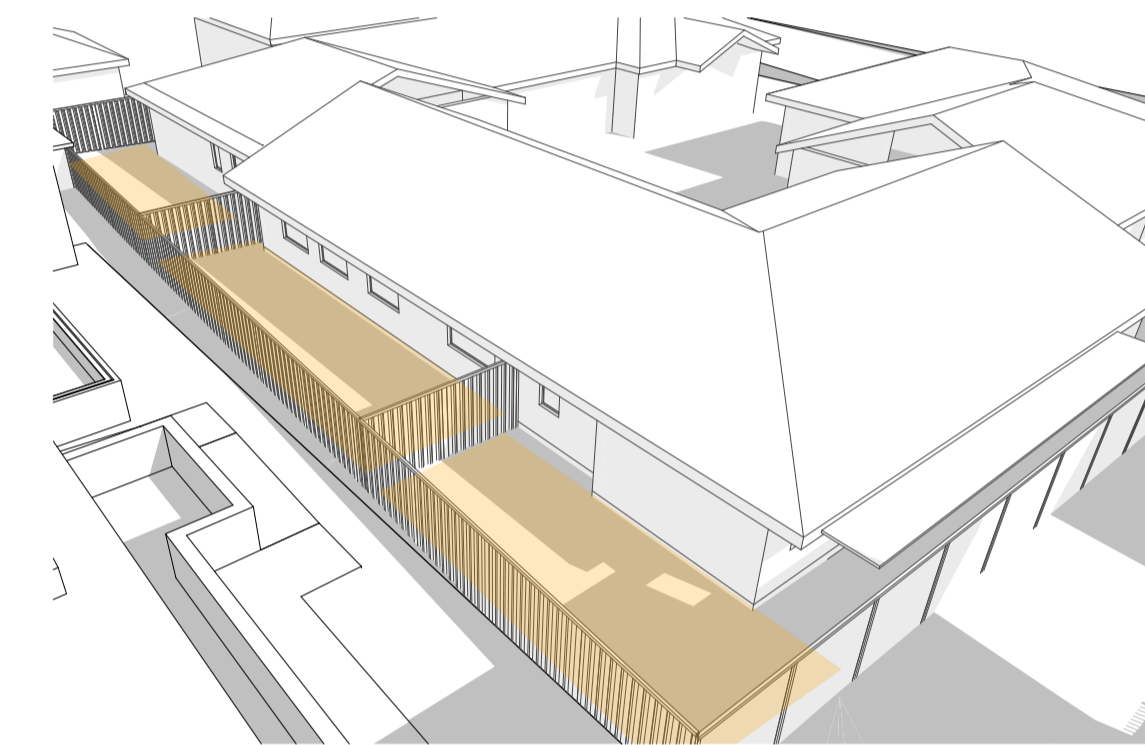
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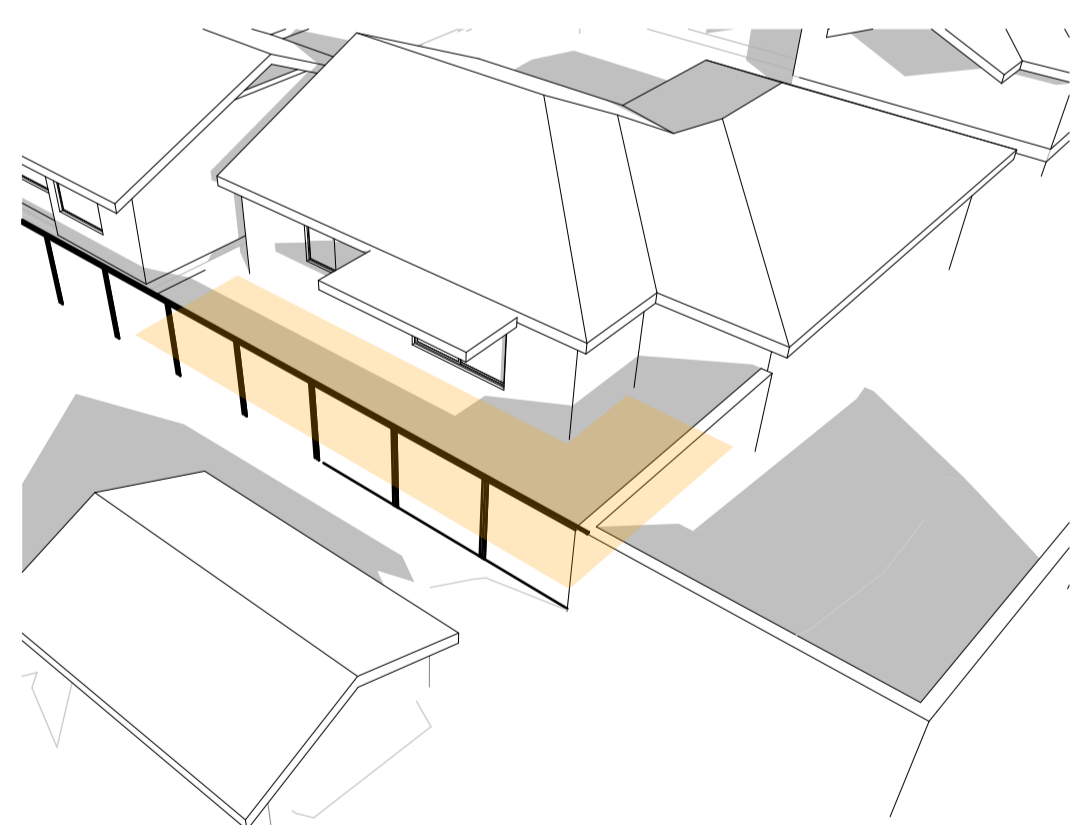
PROPOSED 1/68-70 DOONMORE 12PM



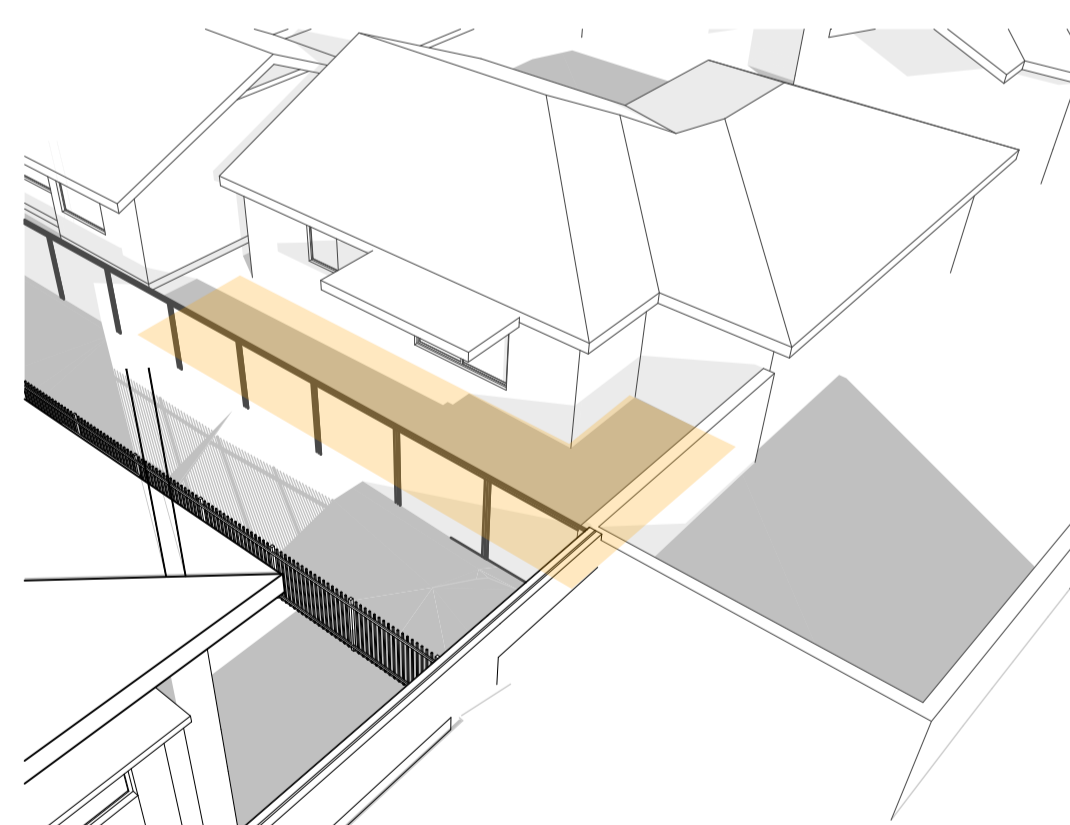
EXISTING 2-4/68-70 DOONMORE 12PM



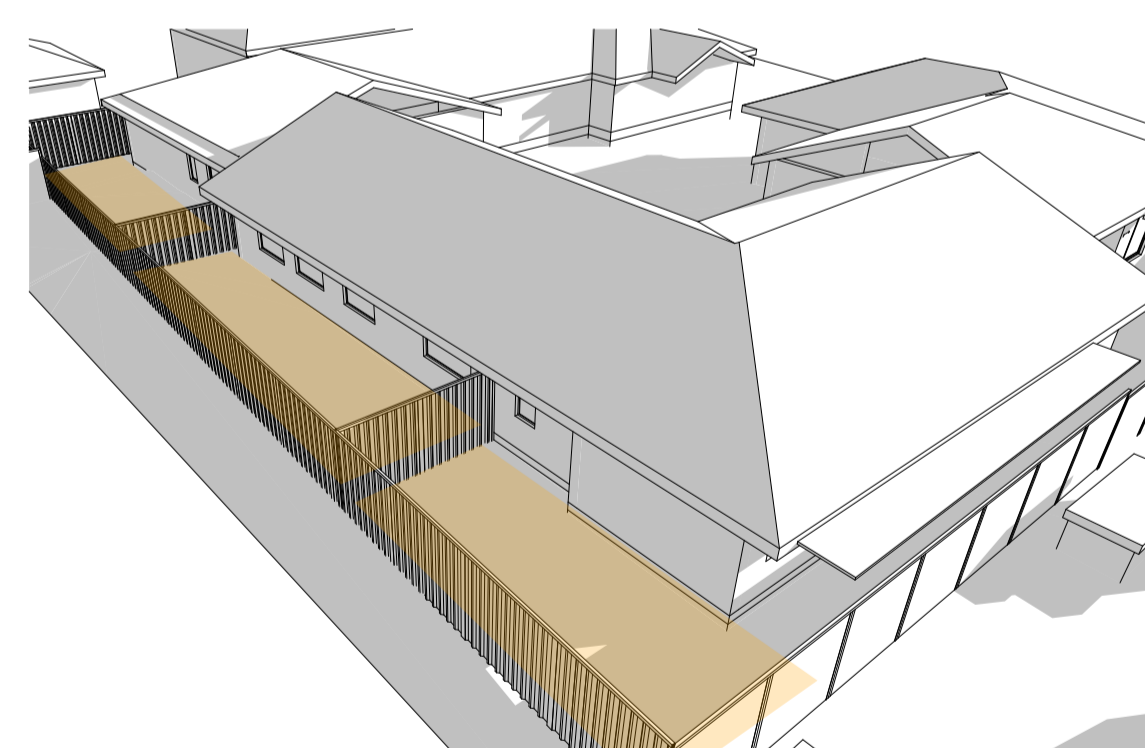
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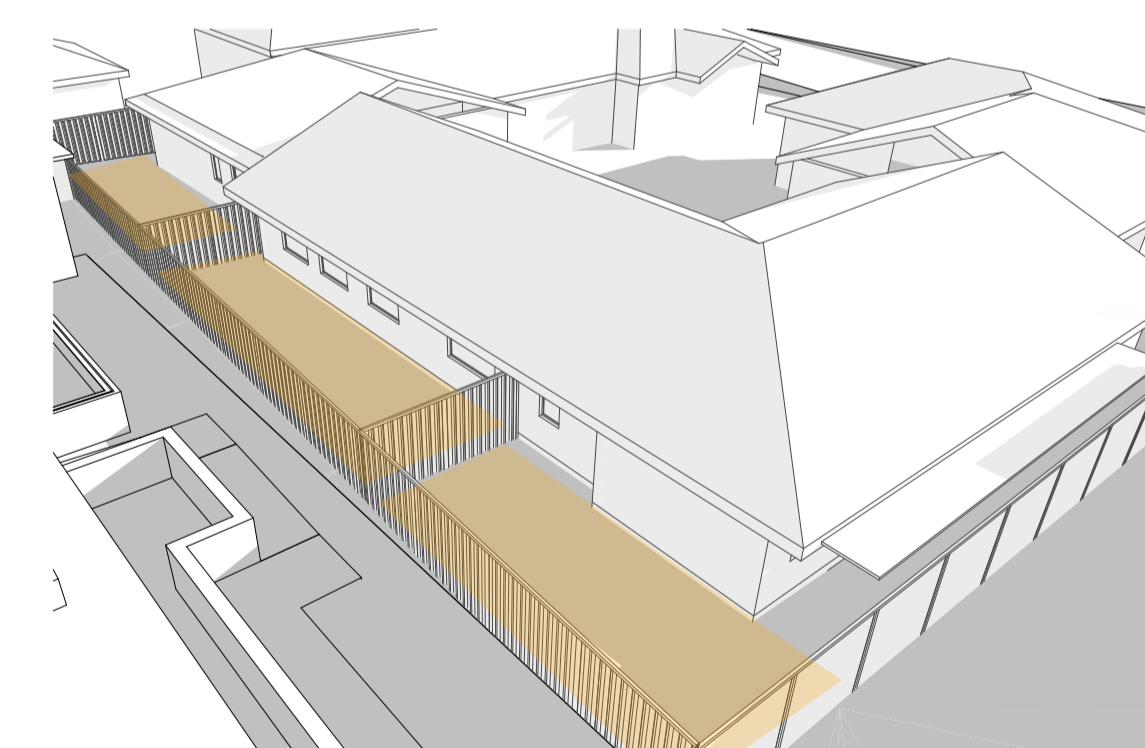
EXISTING 1/68-70 DOONMORE 3PM



PROPOSED 1/68-70 DOONMORE 3PM



EXISTING 2-4/68-70 DOONMORE 3PM




PROPOSED 2-4/68-70 DOONMORE 3PM

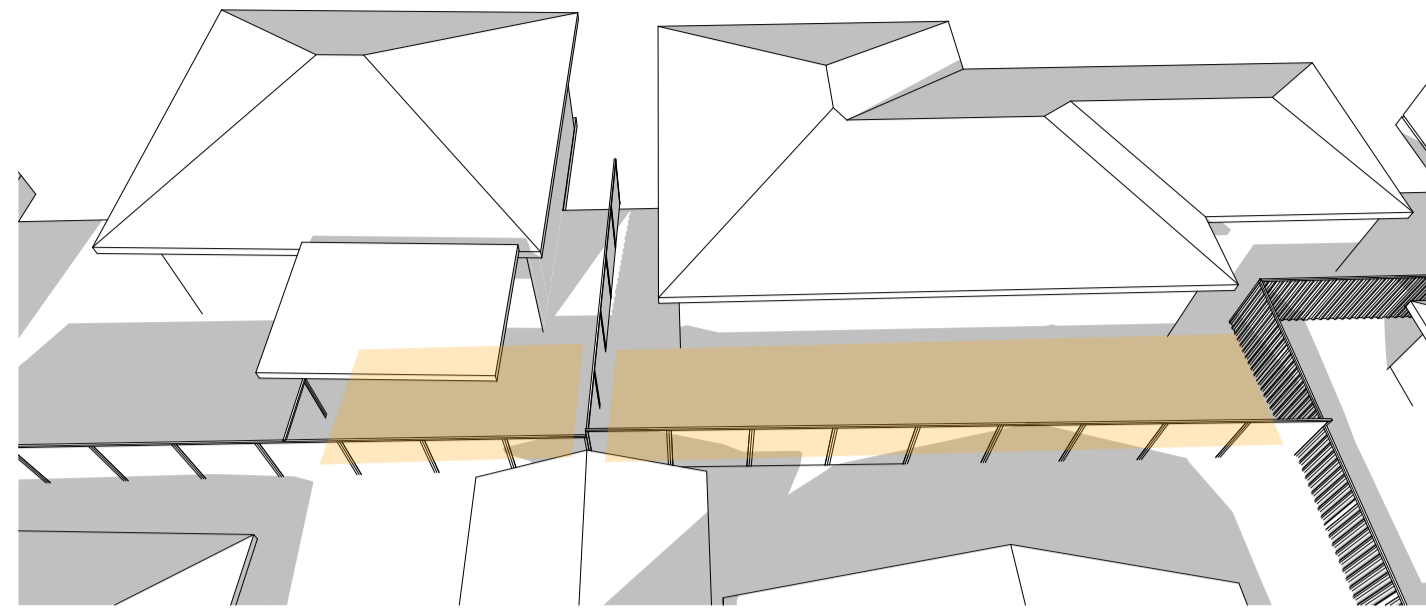
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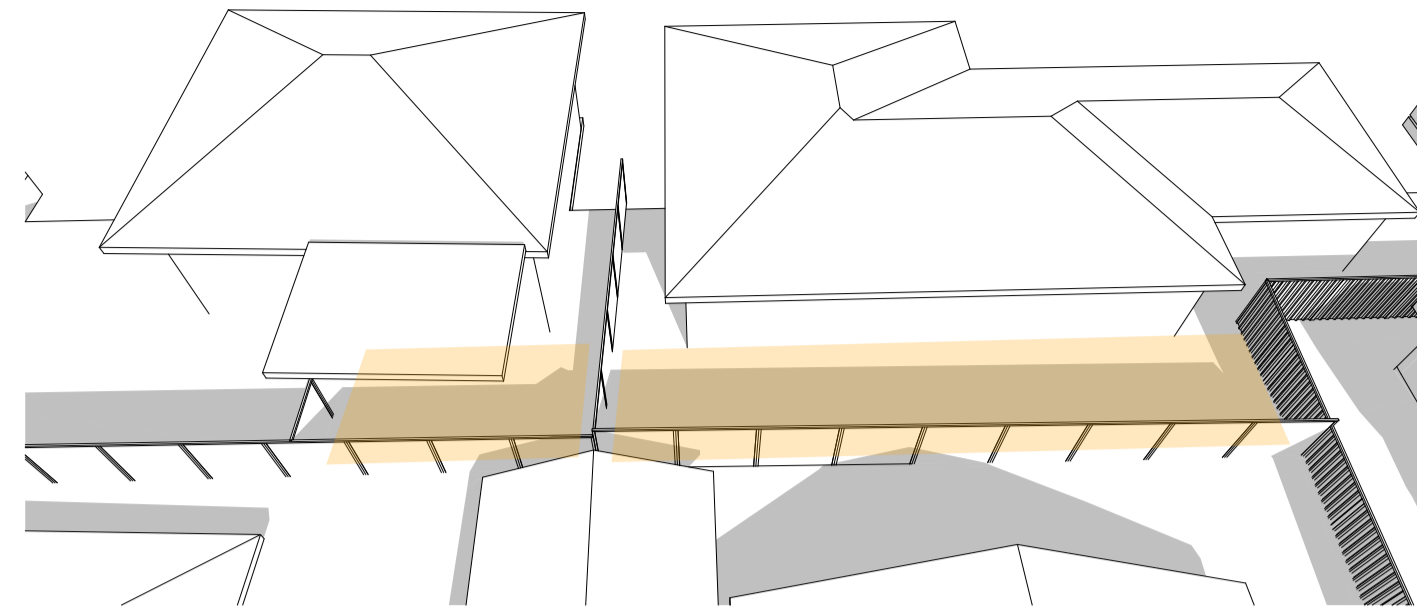
REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL

**LEGEND**

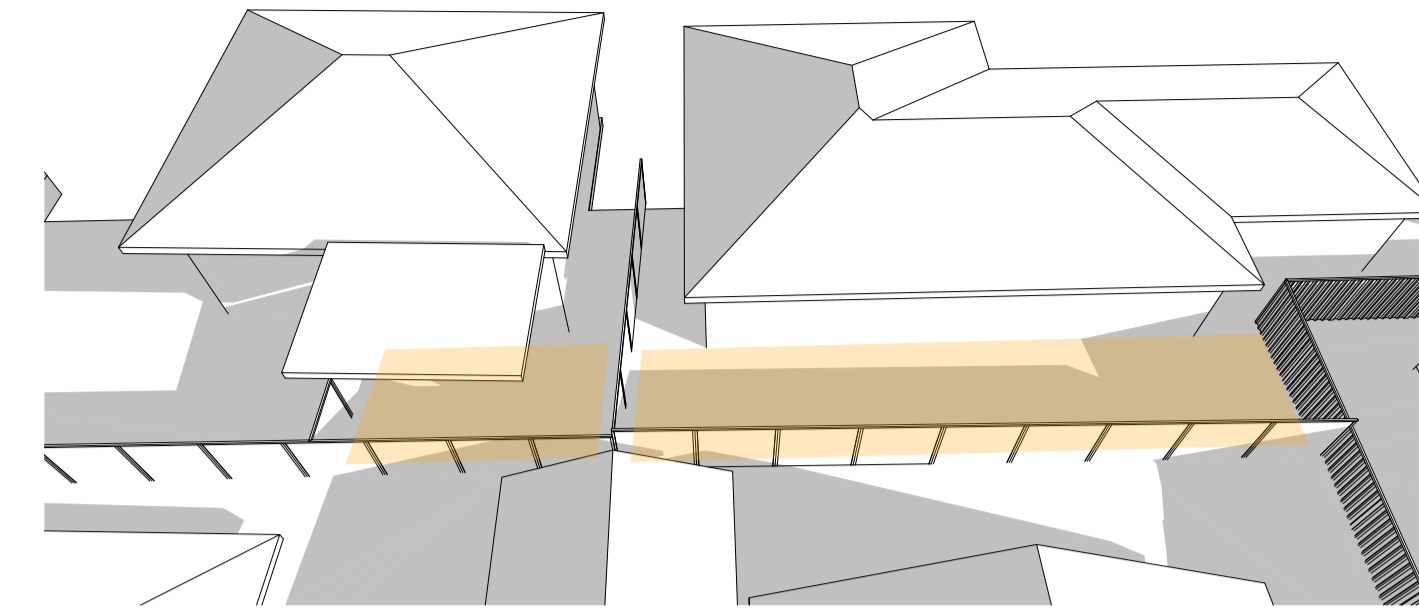
 APPROXIMATE EXTENT OF NEIGHBOURING PRIVATE OPEN SPACE



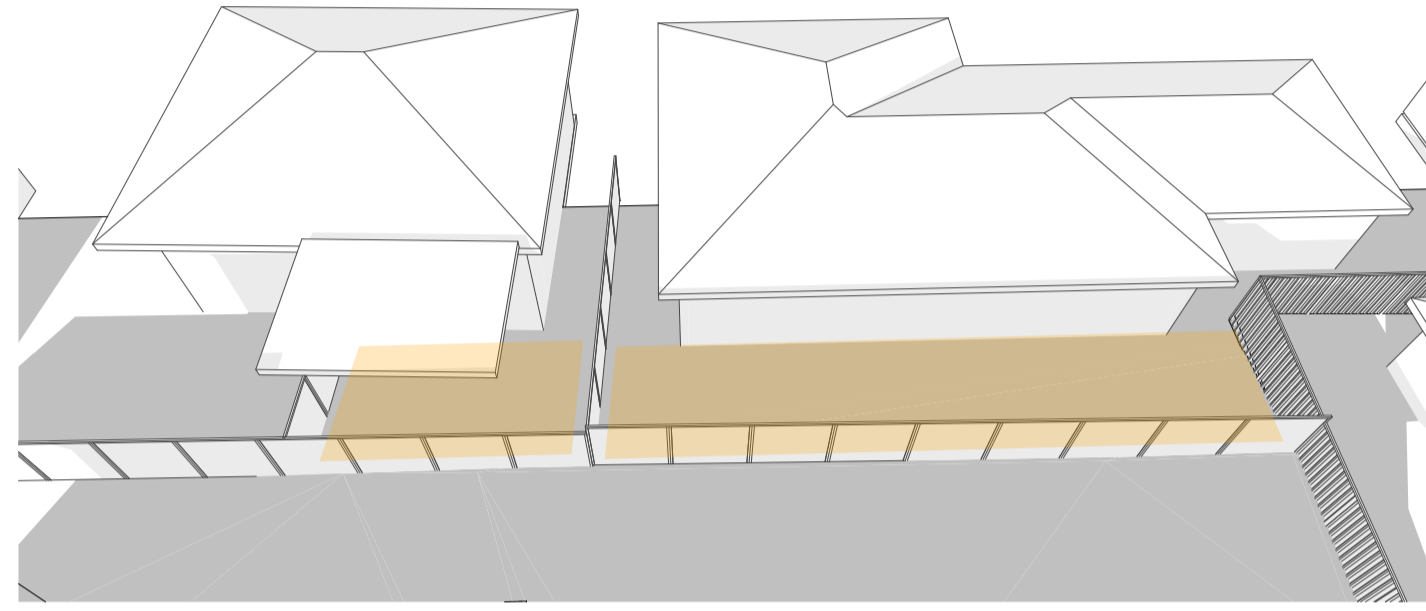
EXISTING 72 DOONMORE/ 23-25  
CRONIN STREET 9AM



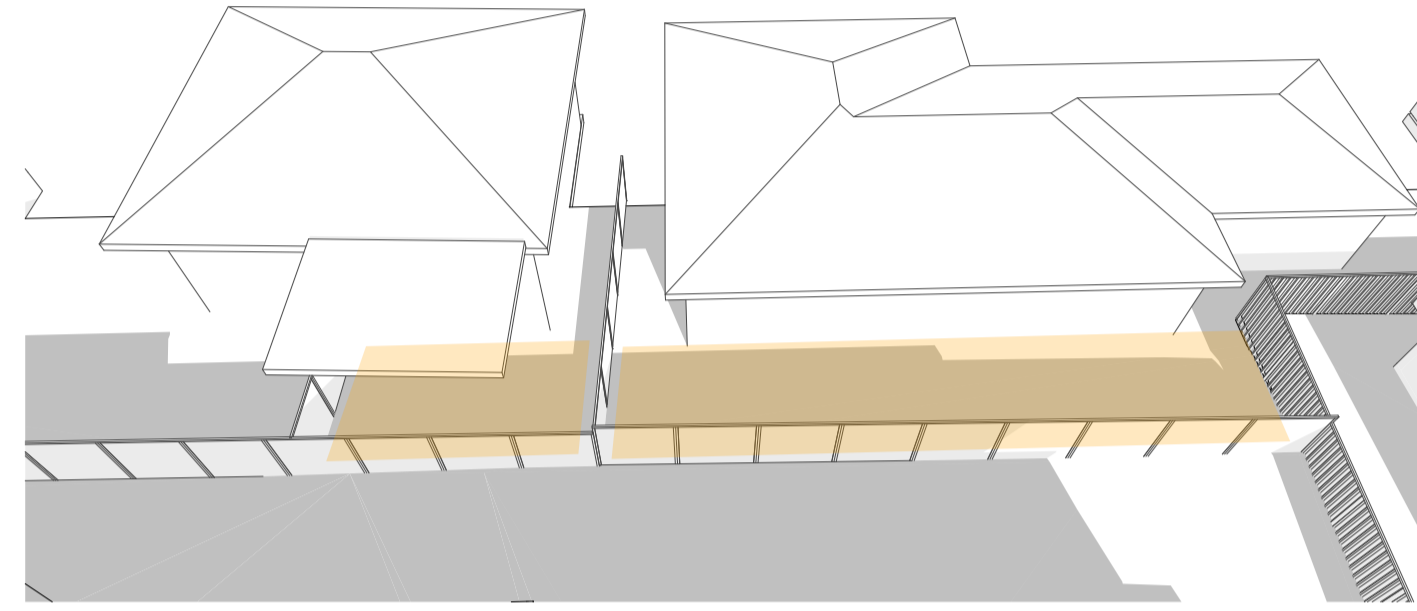
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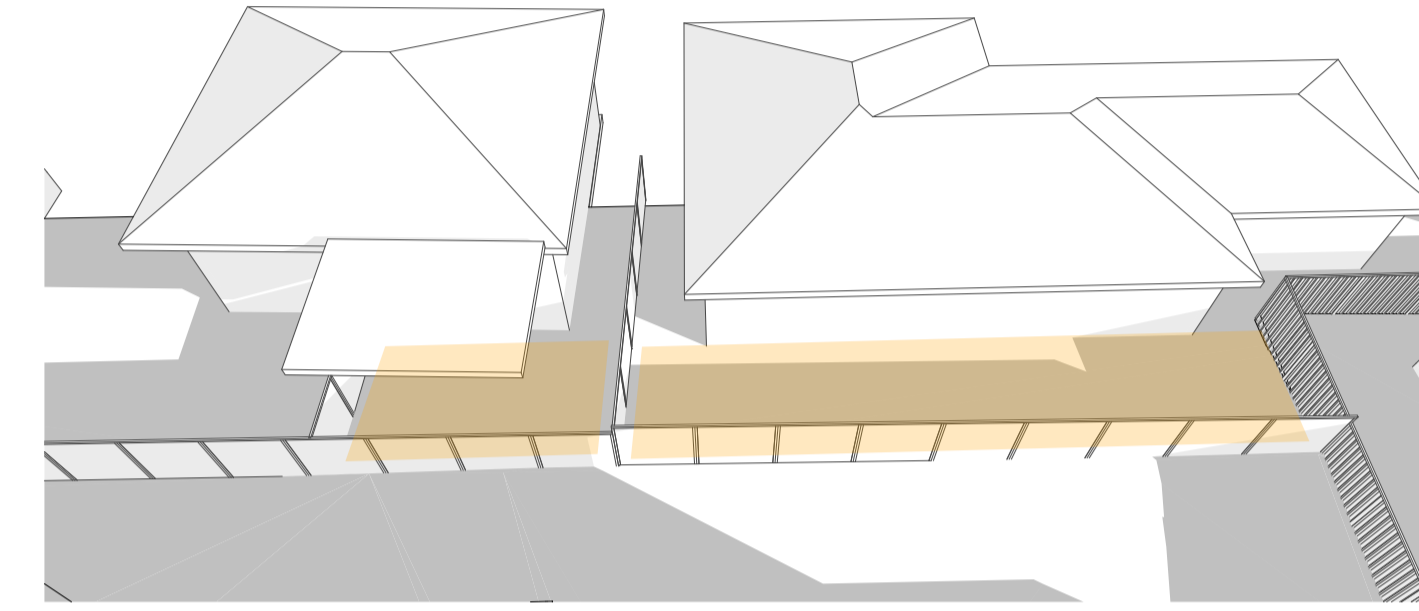
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CRONIN STREET 3PM



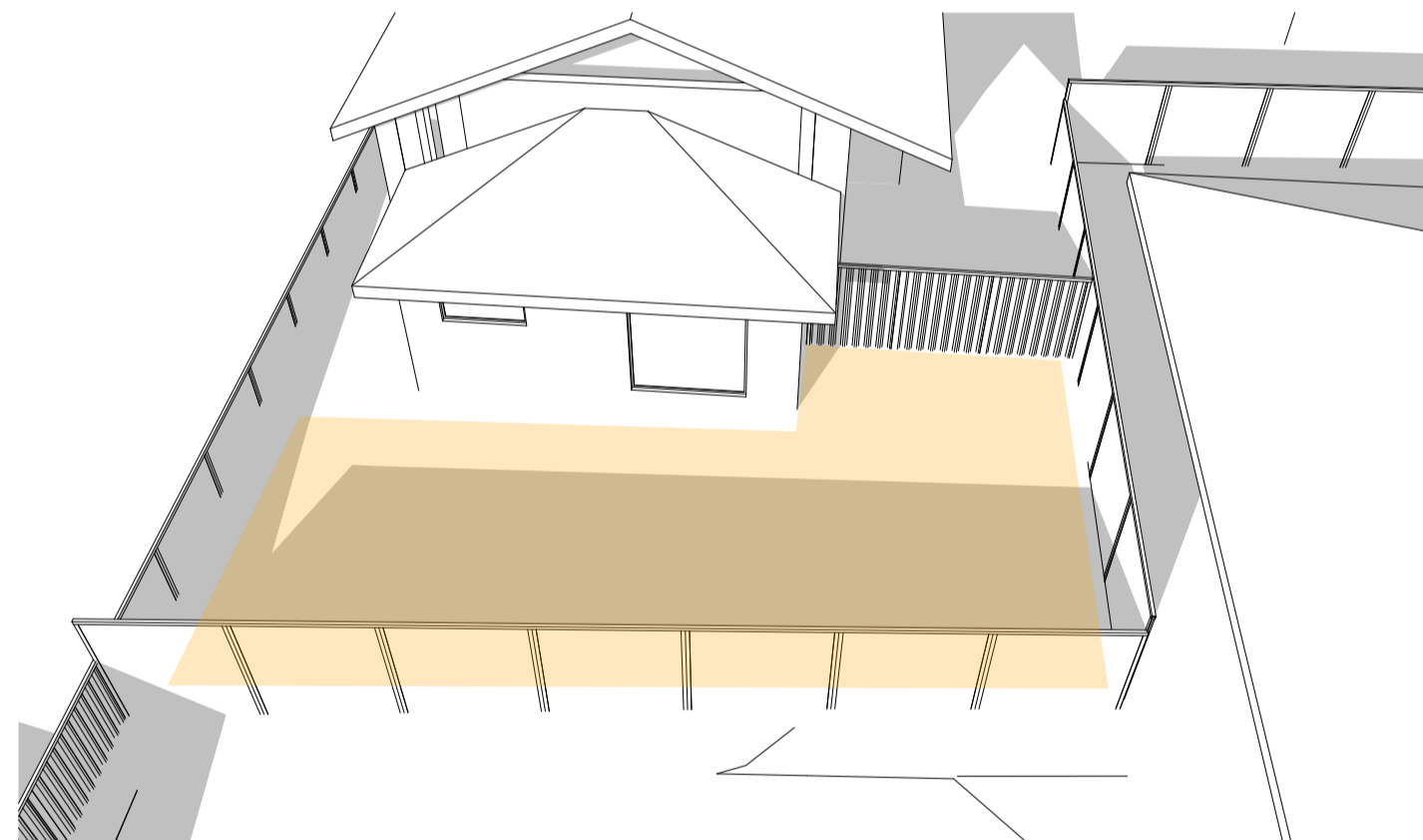
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CRONIN STREET 9AM



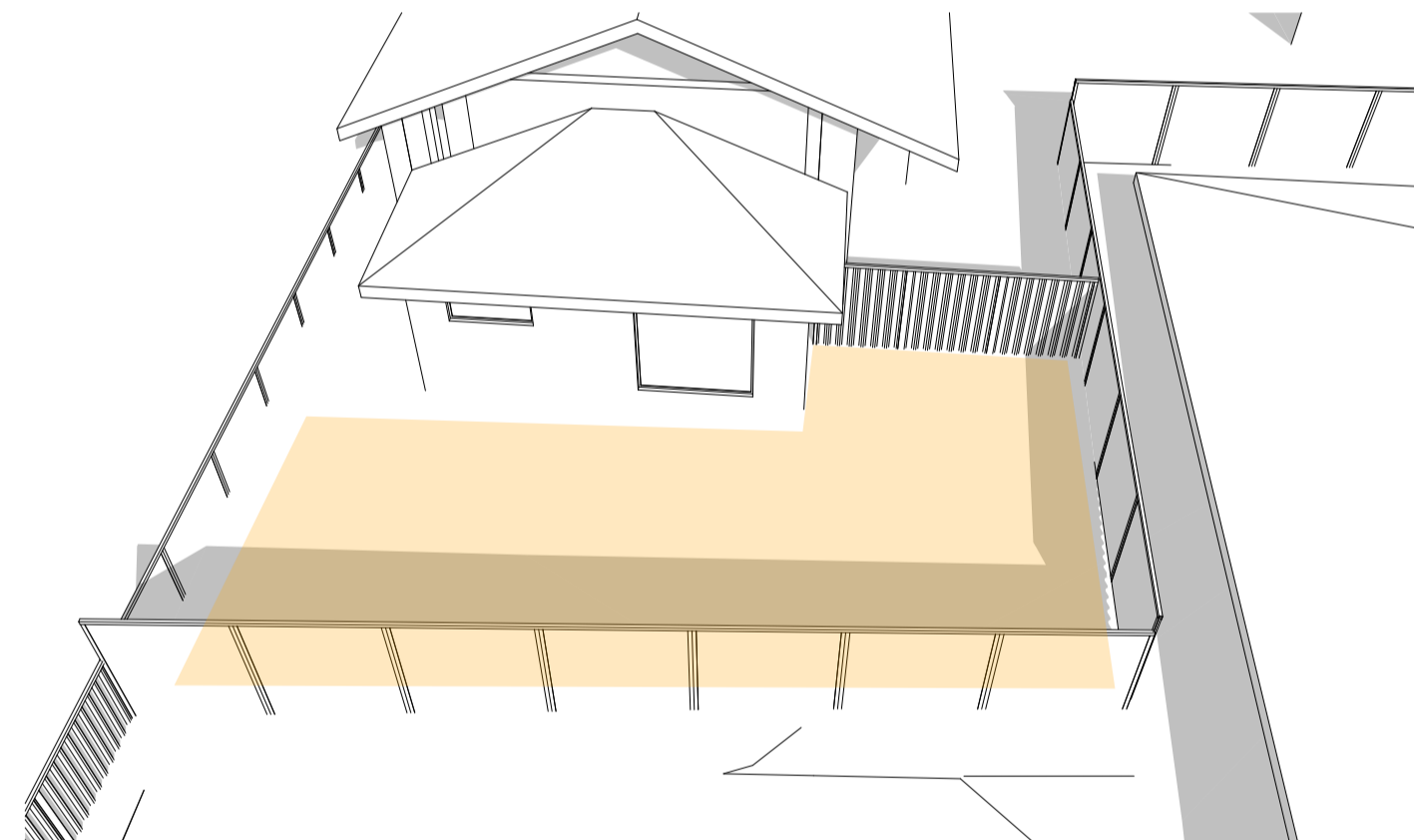
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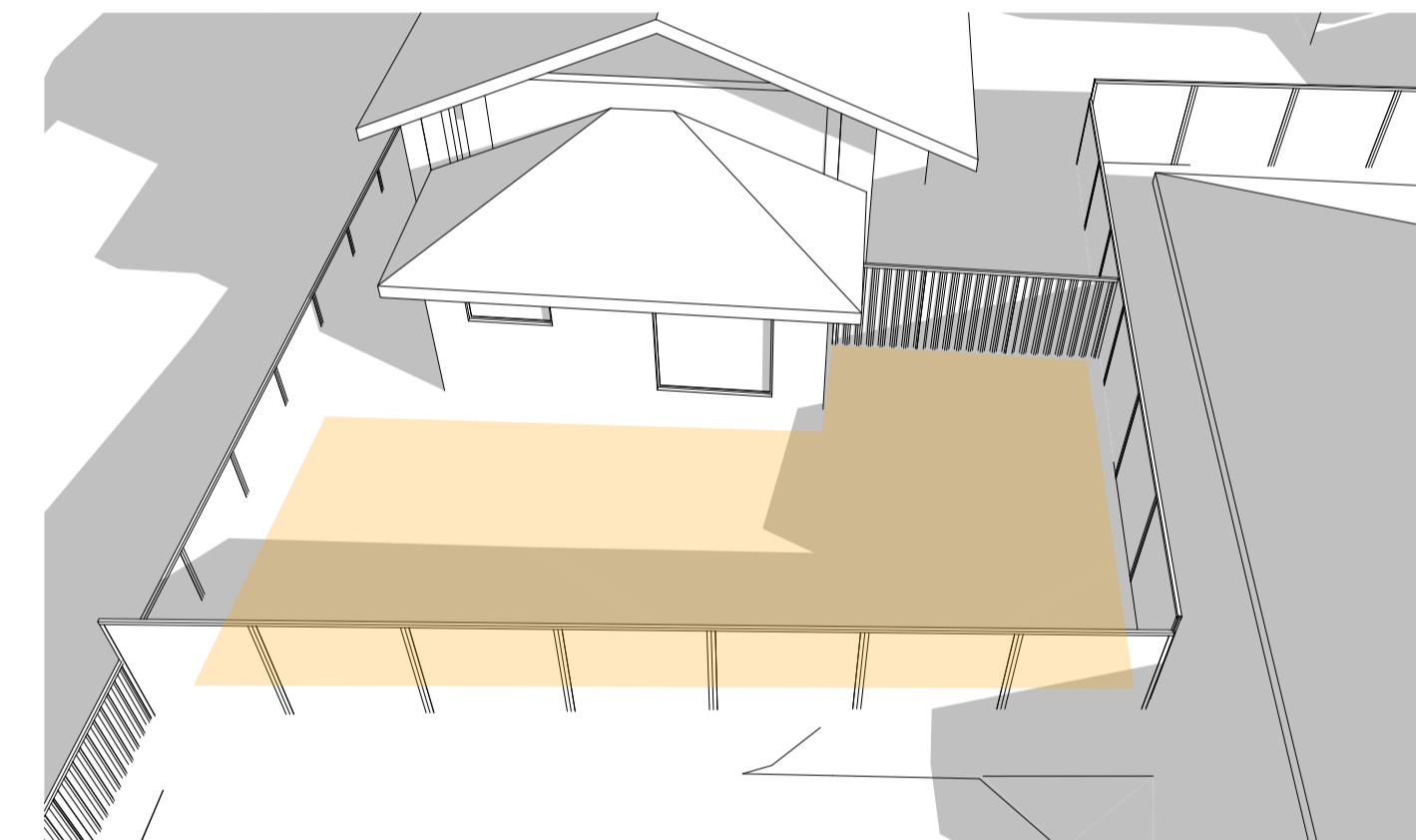
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CRONIN STREET 3PM



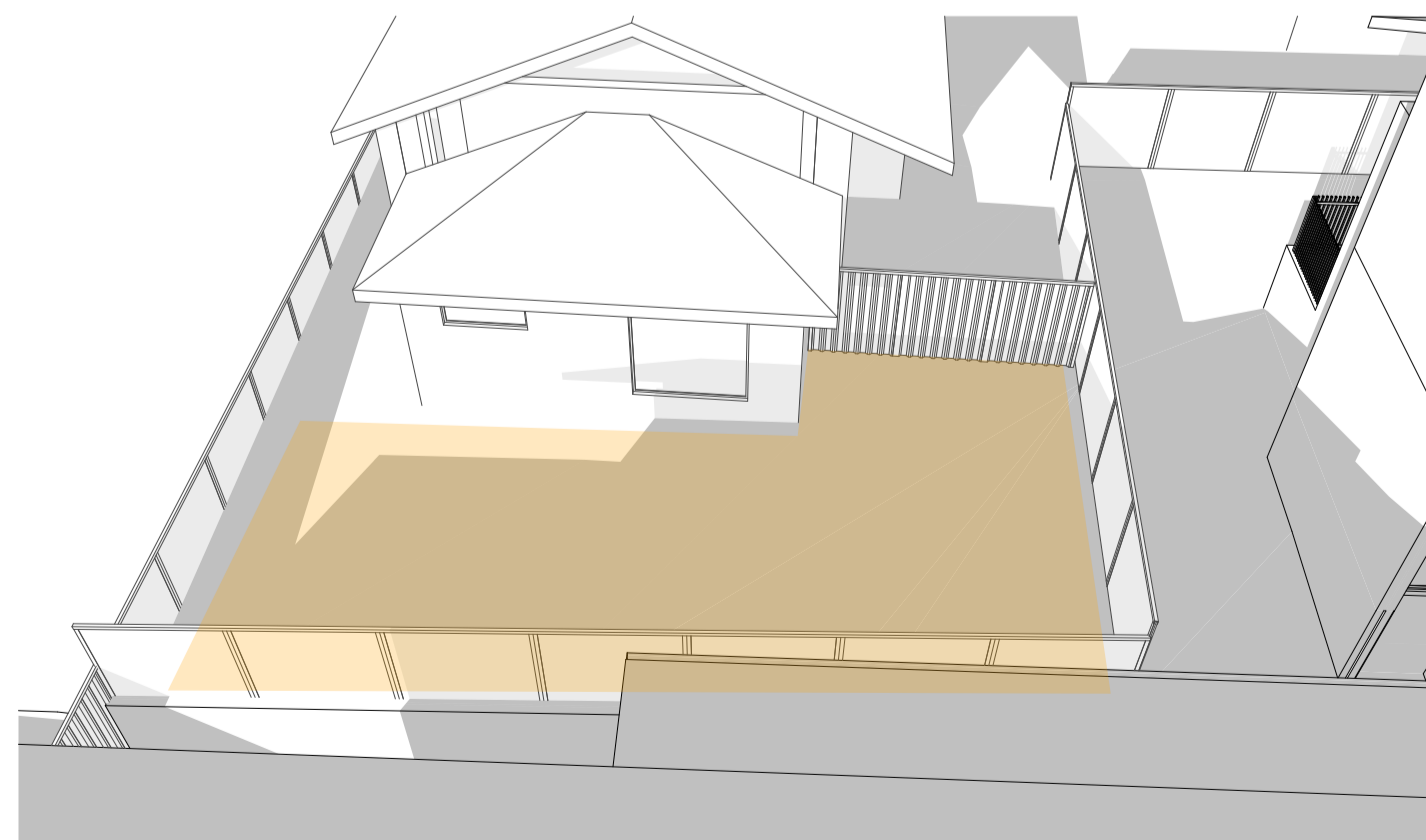
EXISTING SOLAR ACCESS POS 6/23-25  
CRONIN STREET 9AM



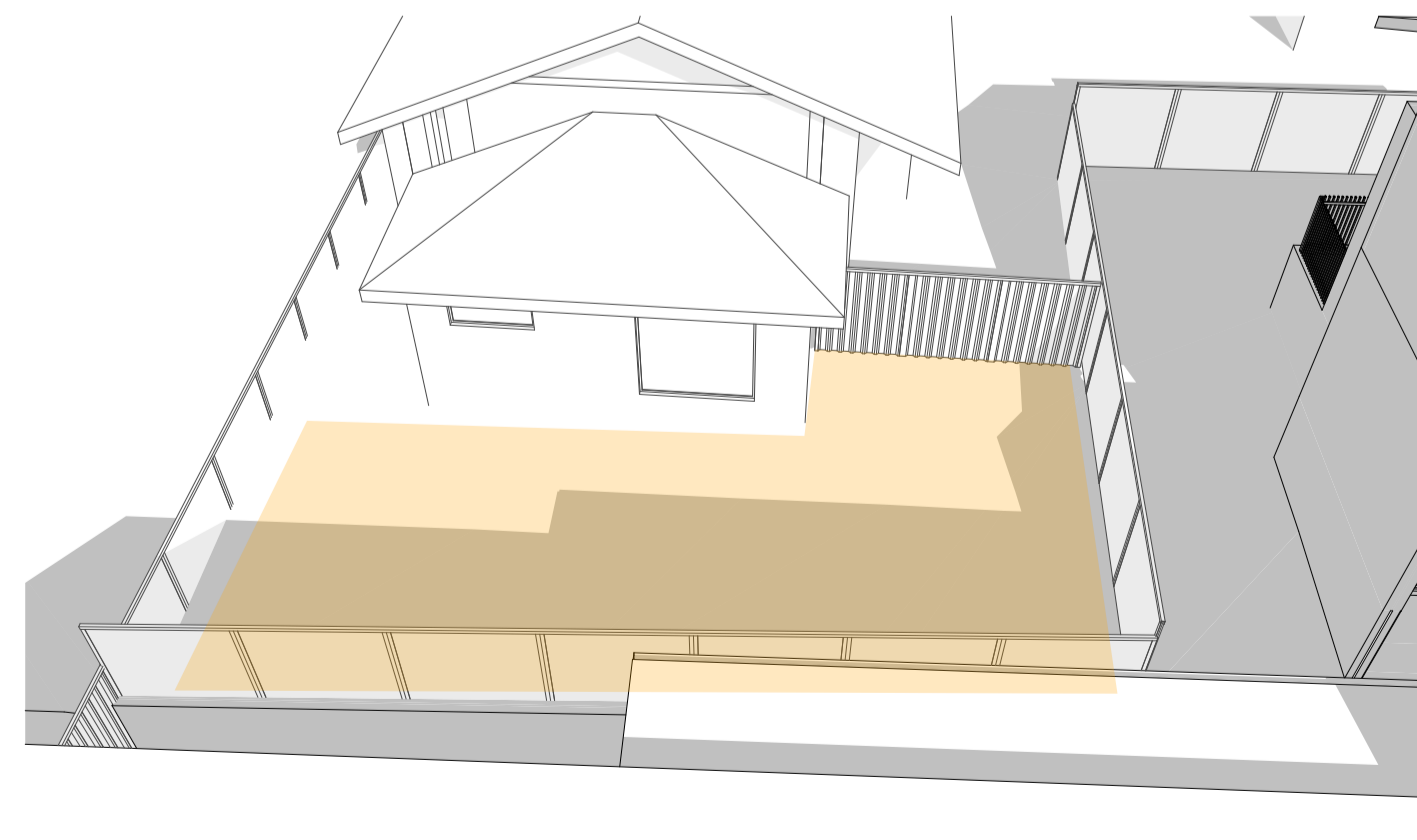
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CRONIN STREET 12PM



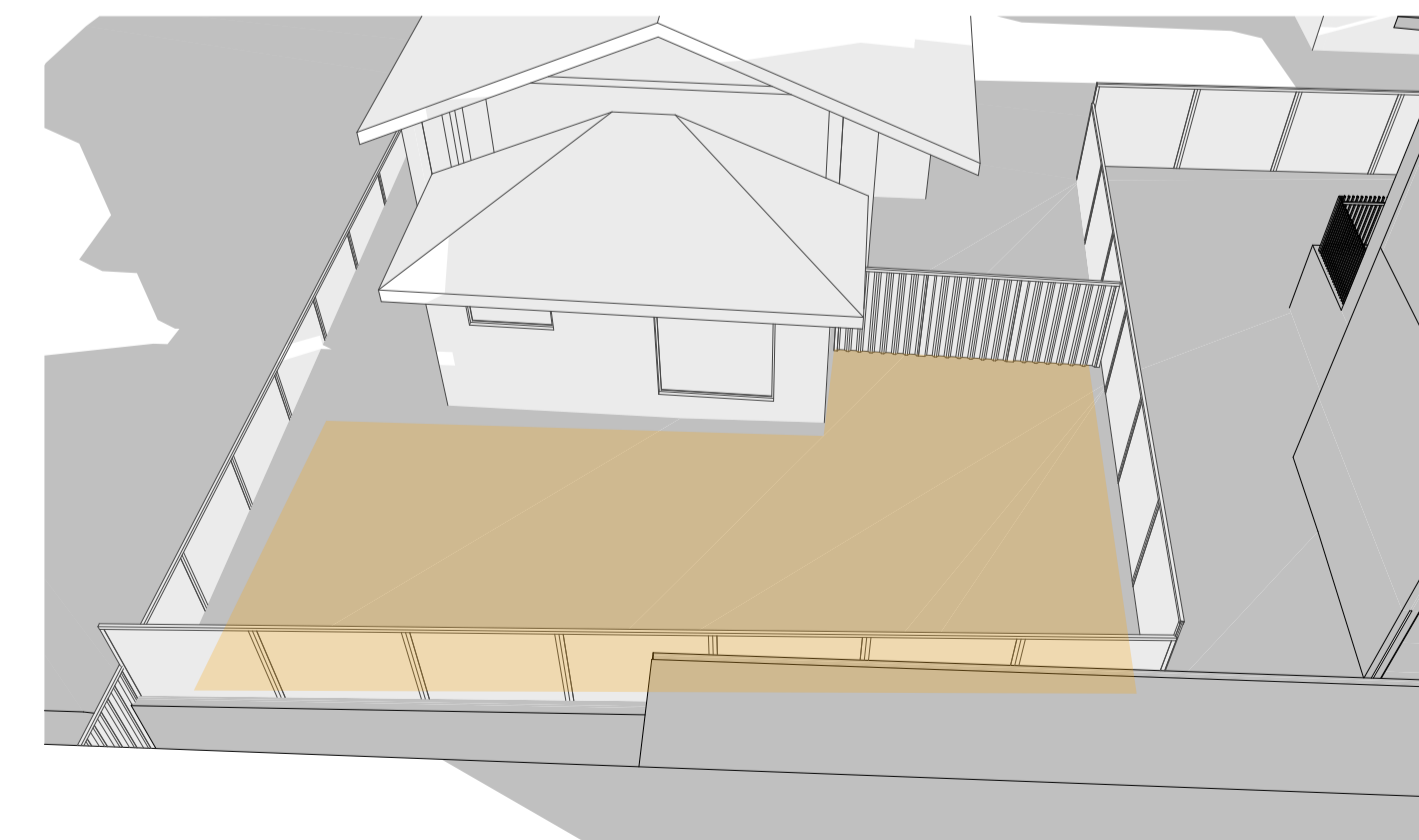
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CRONIN STREET 3PM



PROPOSED SOLAR ACCESS POS 6/23-25  
CRONIN STREET 9AM



PROPOSED SOLAR ACCESS POS 6/23-25  
CRONIN STREET 12PM




PROPOSED SOLAR ACCESS POS 6/23-25  
CRONIN STREET 3PM

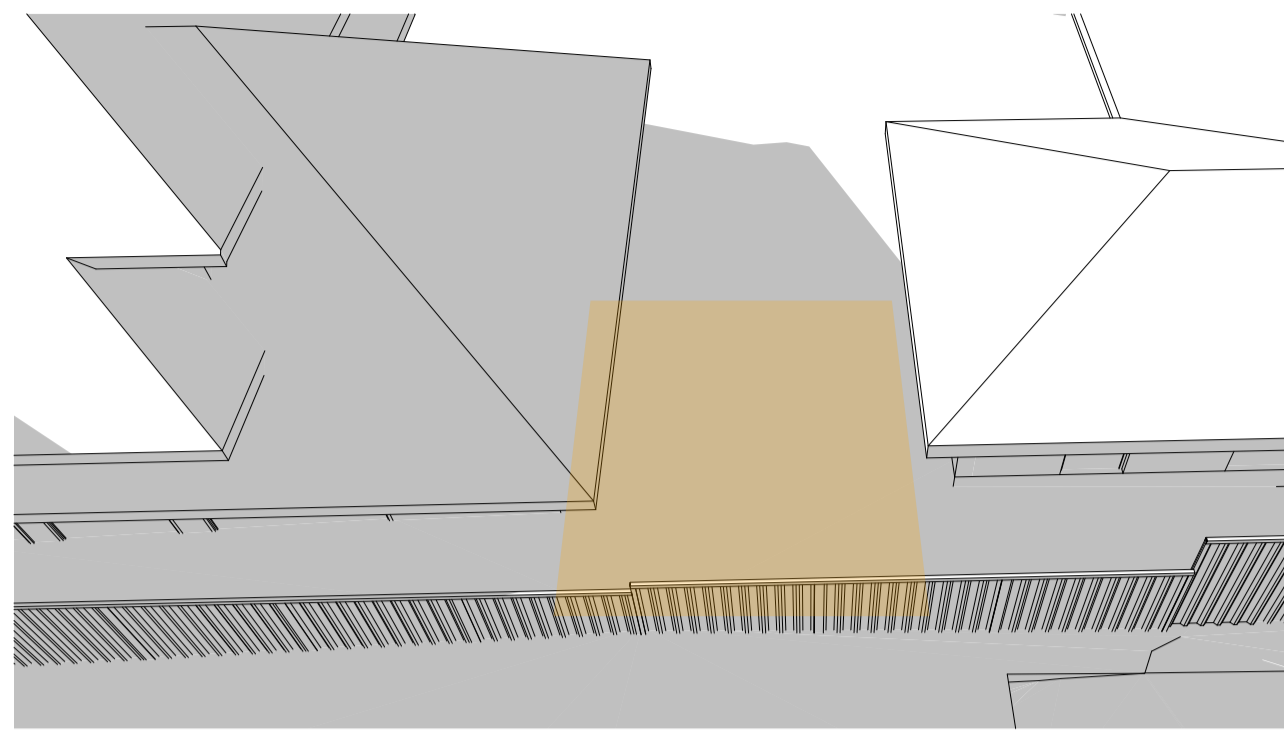
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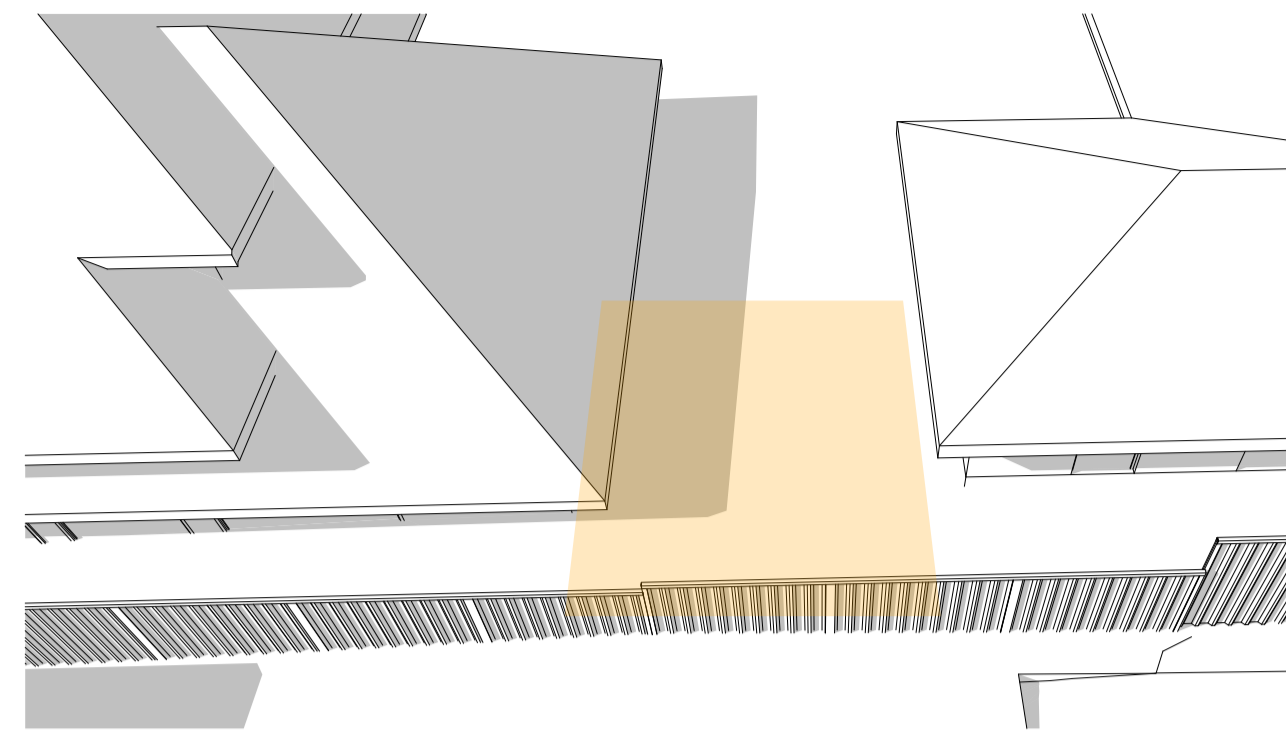
REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL

**LEGEND**

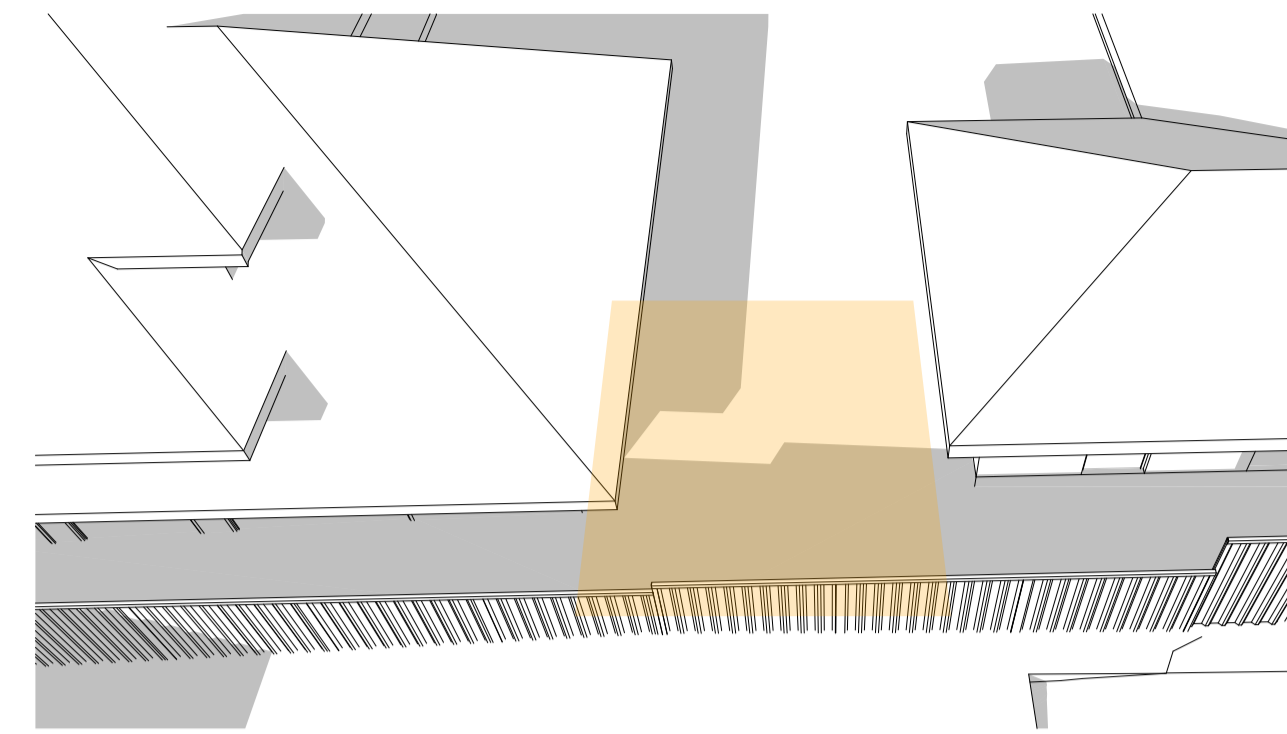
 APPROXIMATE EXTENT OF  
NEIGHBOURING PRIVATE  
OPEN SPACE



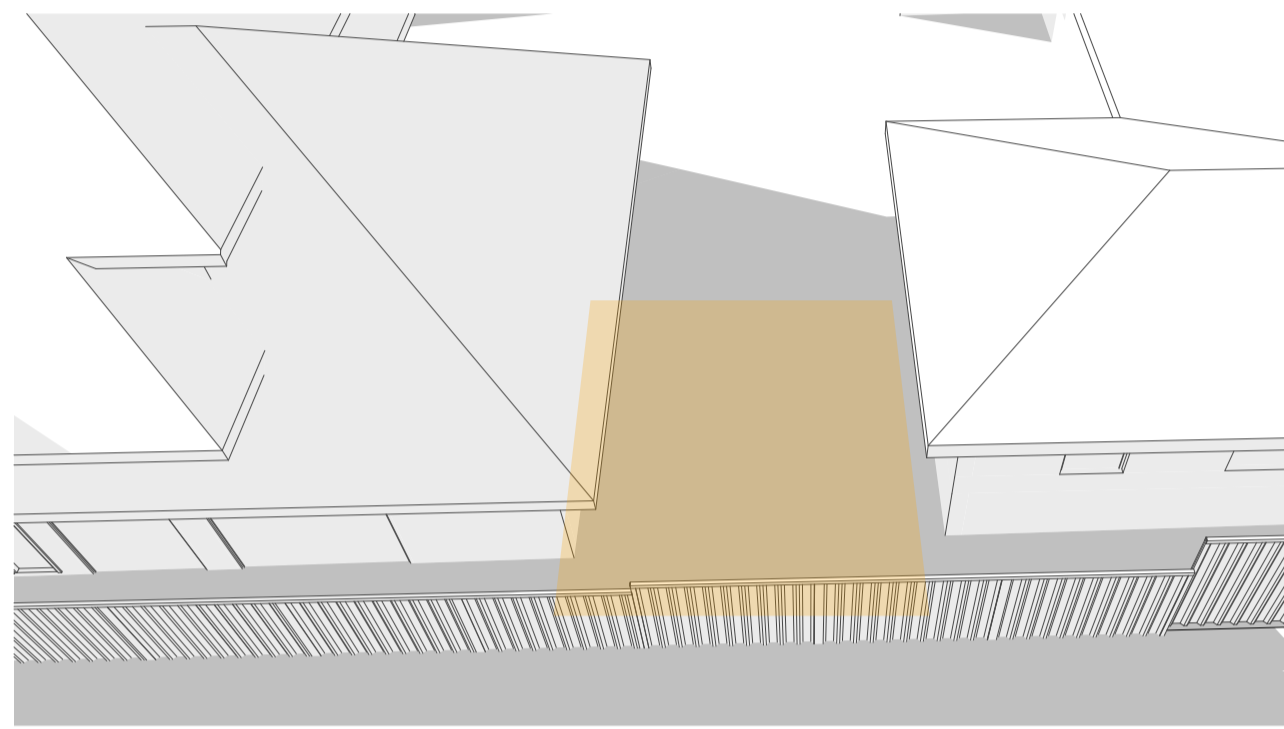
EXISTING SOLAR ACCES POS 150-152  
STAFFORD STREET 9AM



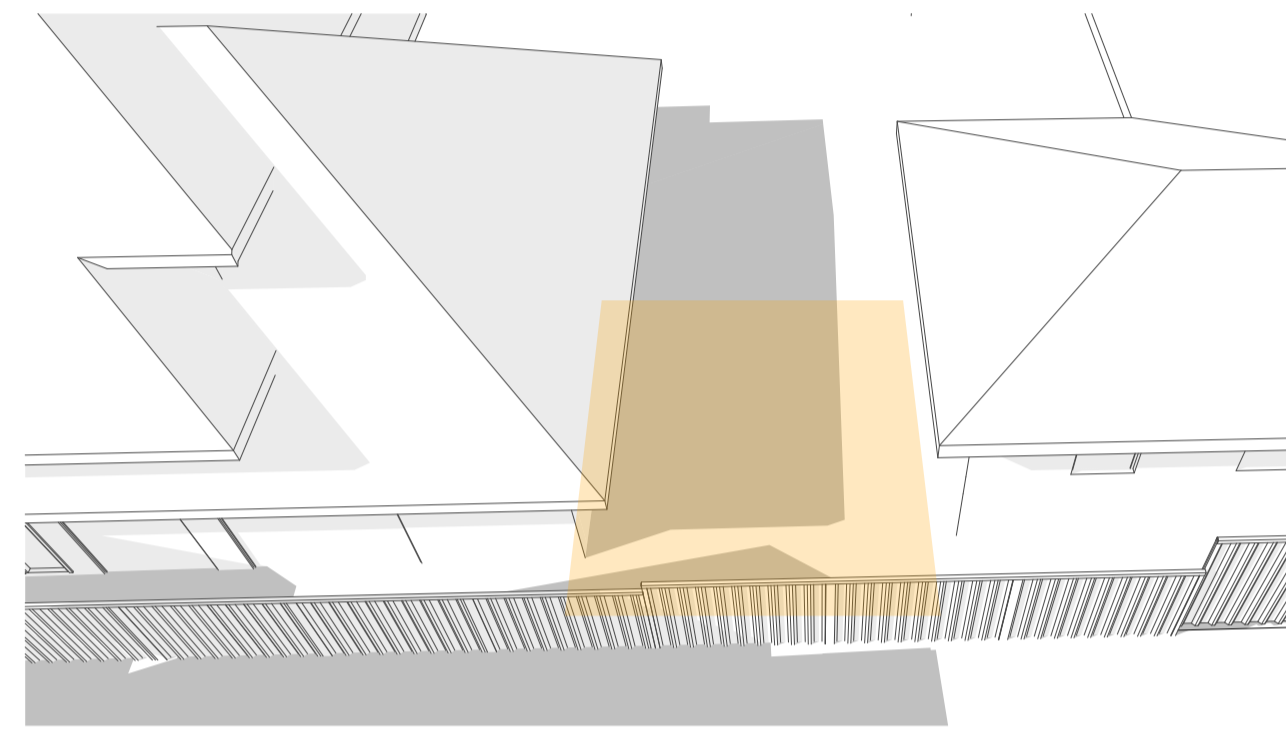
EXISTING SOLAR ACCES POS 150-152  
STAFFORD STREET 12PM



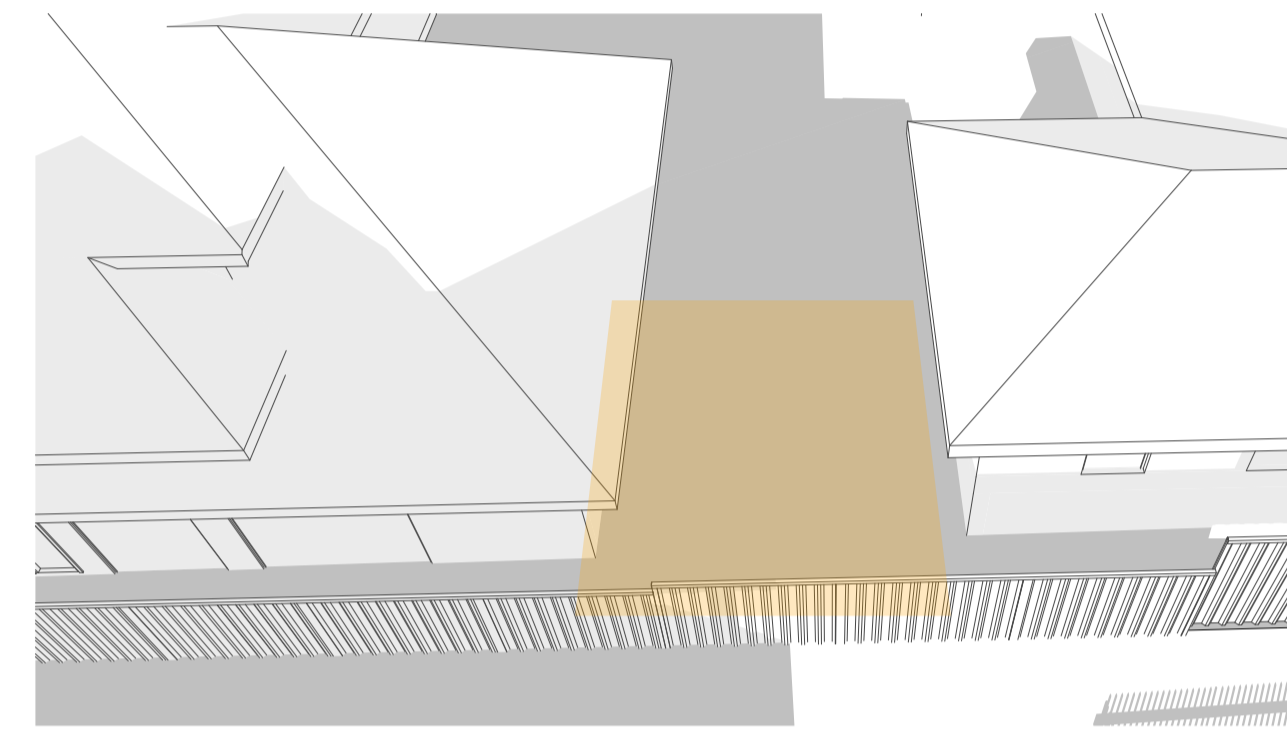
EXISTING SOLAR ACCES POS 150-152  
STAFFORD STREET 3PM



PROPOSED SOLAR ACCES POS 150-152  
STAFFORD STREET 9AM



PROPOSED SOLAR ACCES POS 150-152  
STAFFORD STREET 12PM




PROPOSED SOLAR ACCES POS 150-152  
STAFFORD STREET 3PM

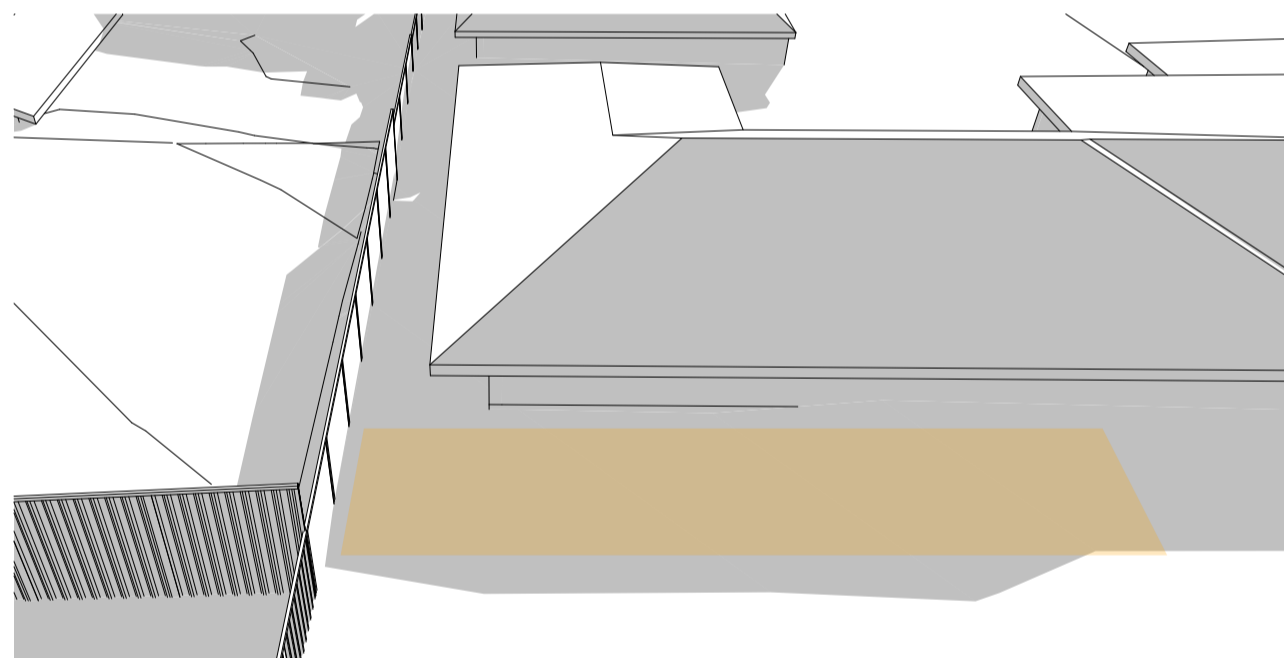
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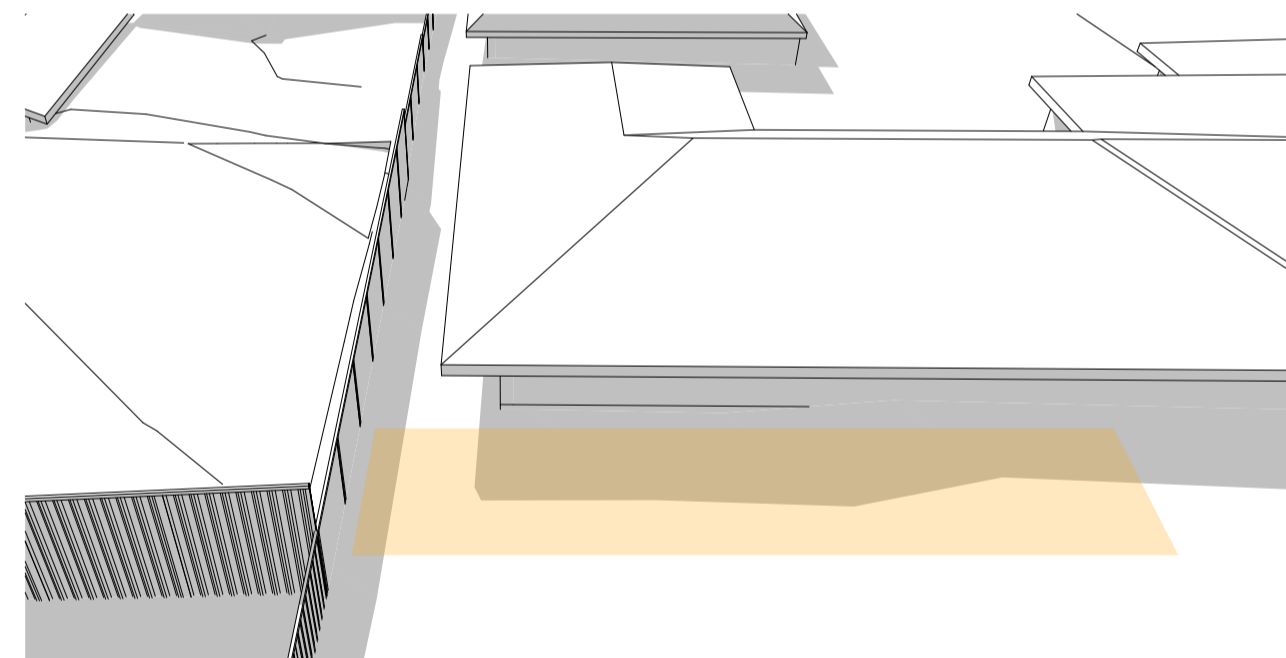
REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL

**LEGEND**

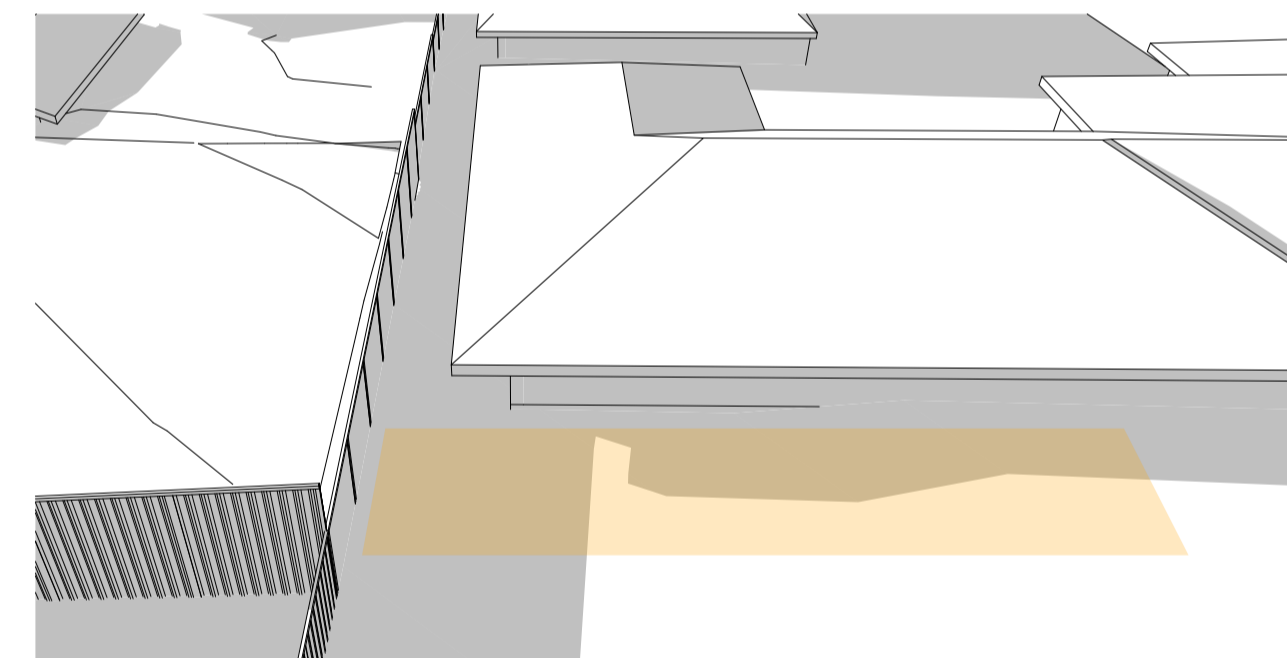
 APPROXIMATE EXTENT OF  
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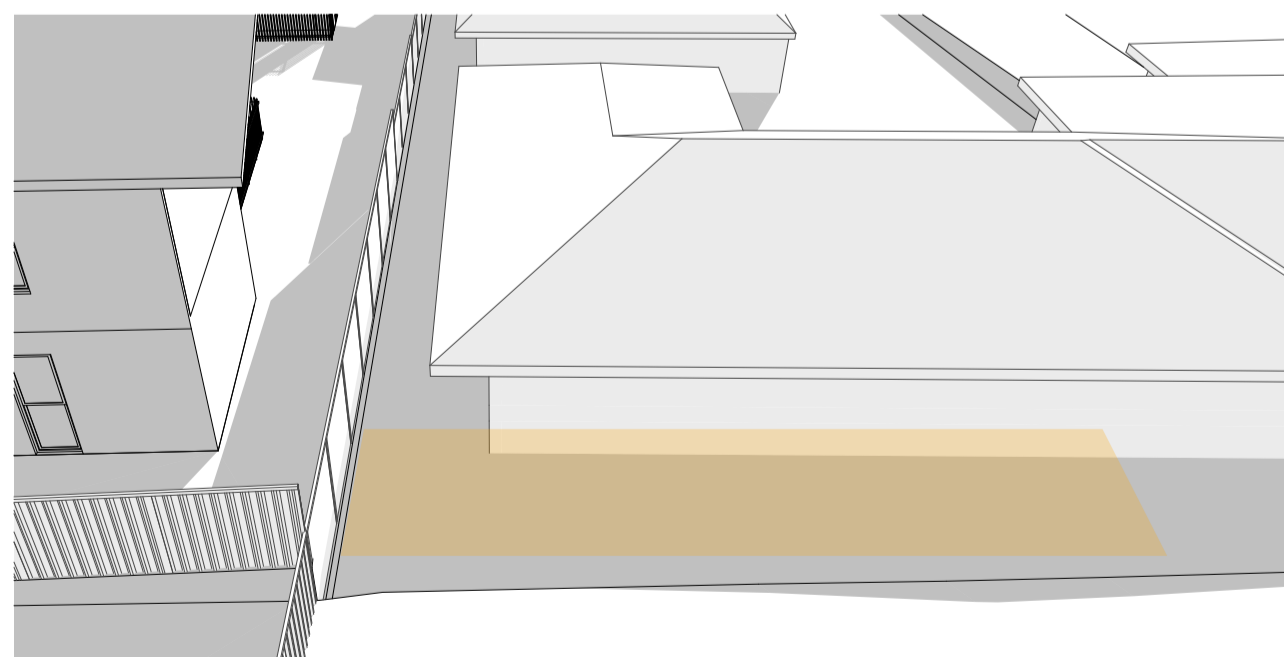
EXISTING SOLAR ACCES POS 150-152  
STAFFORD STREET 9AM (2)



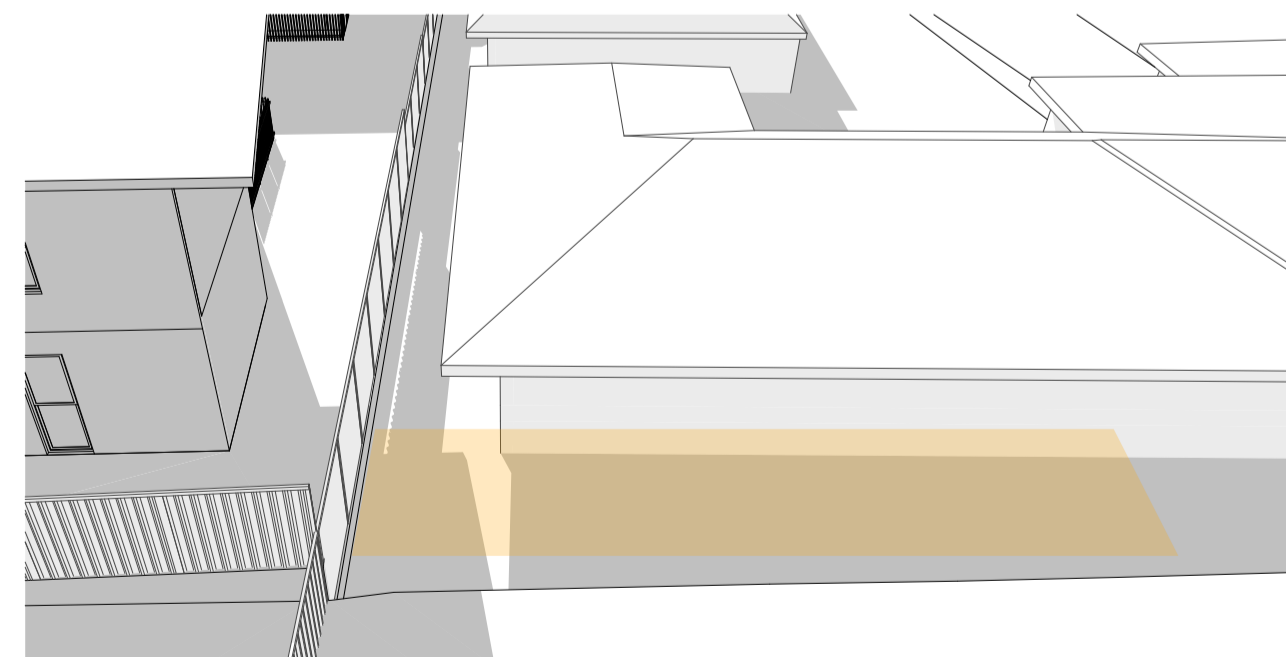
EXISTING SOLAR ACCES POS 150-152  
STAFFORD STREET 12PM (2)



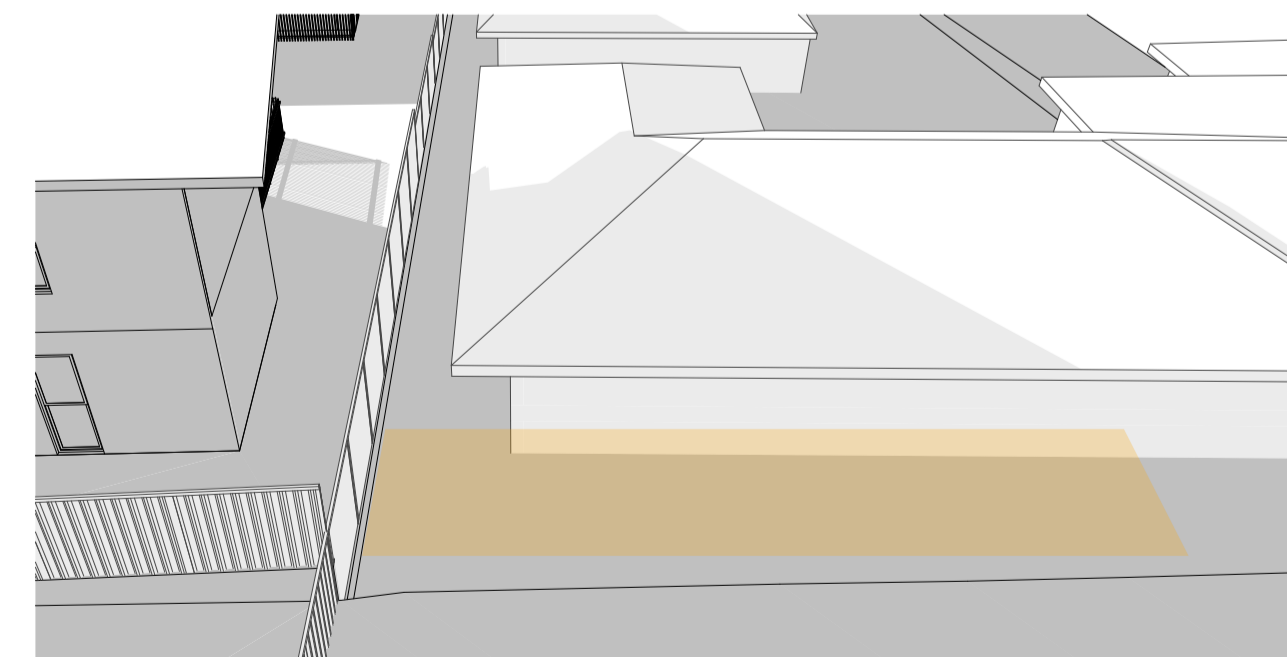
EXISTING SOLAR ACCES POS 150-152  
STAFFORD STREET 3PM (2)



PROPOSED SOLAR ACCES POS 150-152  
STAFFORD STREET 9AM (2)



PROPOSED SOLAR ACCES POS 150-152  
STAFFORD STREET 12PM (2)



PROPOSED SOLAR ACCES POS 150-152  
STAFFORD STREET 3PM (2)

VERSION  
**FOR DA**  
REV A 30/04/2020

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DOCUMENT  
**SOLAR ACCESS POS 150-152  
STAFFORD STREET**

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STAGE  
**DEVELOPMENT APPLICATION**

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PROJECT  
**PENRITH INDEPENDENT LIVING**  
154 Stafford Street  
Penrith

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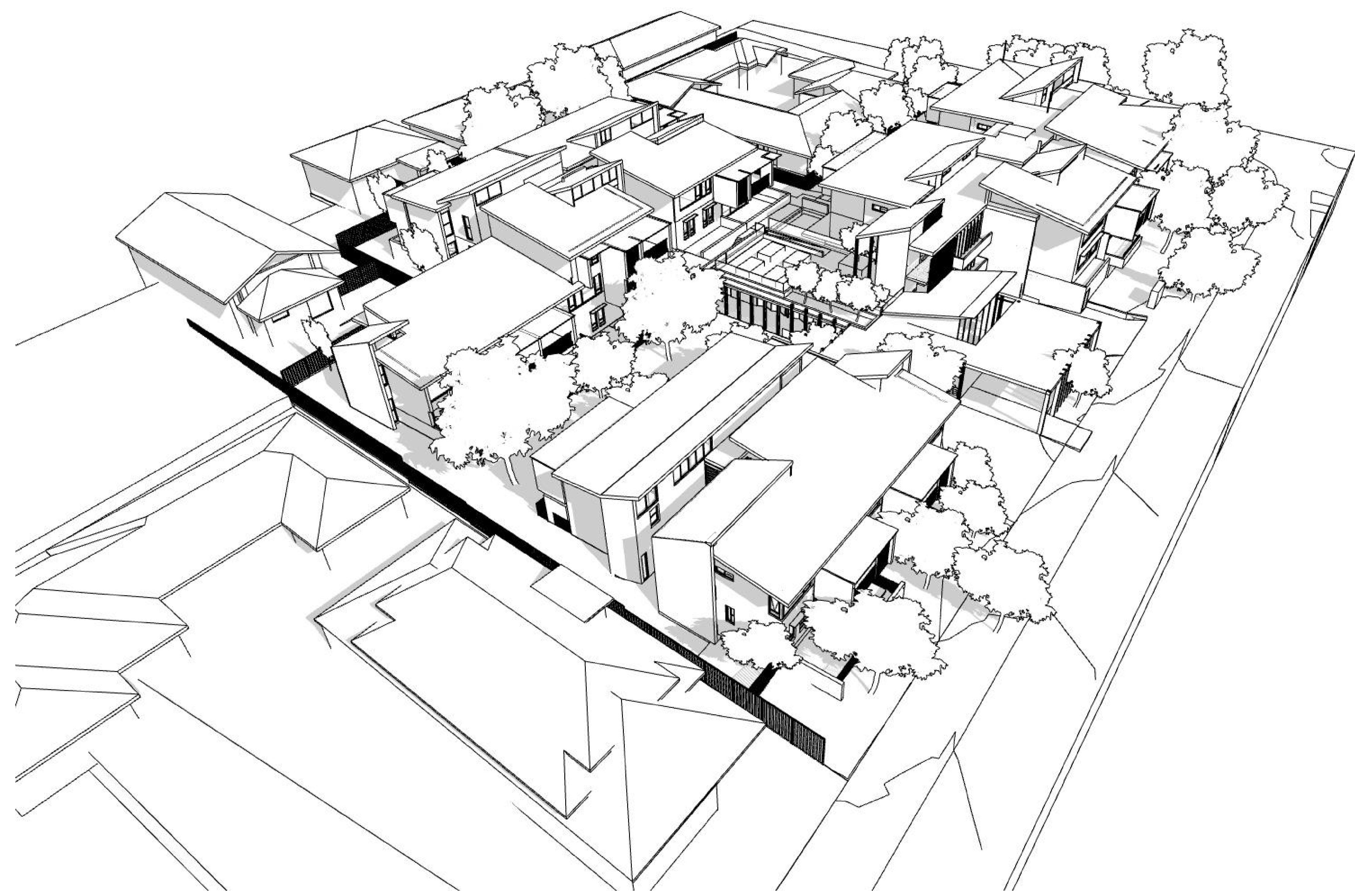
CLIENT **FRESH HOPE**

ARCHITECTURE URBAN PLANNING  
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P 02 9516 2022 E email@smithtzannes.com.au  
smithtzannes.com.au  
Nominated Architect: Peter Smith (Reg 7024)



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VERSION  
**FOR DA**  
REV A 30/04/2020

DOCUMENT  
**AERIAL**

STAGE  
**DEVELOPMENT APPLICATION**

PROJECT  
**PENRITH INDEPENDENT LIVING**  
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Penrith



CLIENT **FRESH HOPE**

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REFER TO SELECTIONS SCHEDULE FOR FURTHER DETAIL

**LEGEND:**

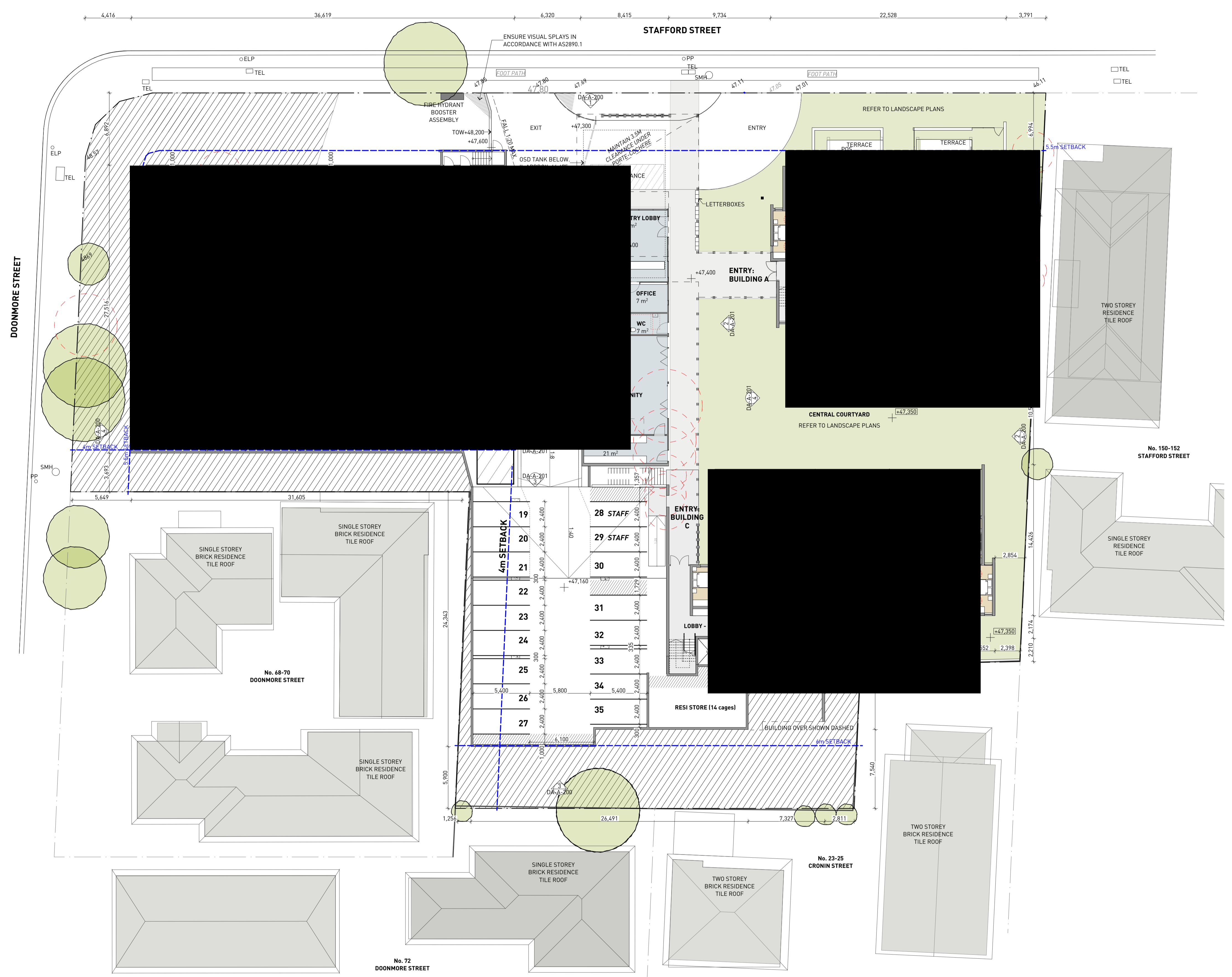
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE DEMOLISHED

VERSION  
**FOR REVIEW**  
 REV - 03/04/2020  
 DOCUMENT  
**LEVEL 0 (GROUND) - EXISTING TREES**

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STAGE  
**DEVELOPMENT APPLICATION**  
 PROJECT  
**PENRITH INDEPENDENT LIVING**  
 154 Stafford Street  
 Penrith  
 CLIENT **FRESH HOPE**

ARCHITECTURE URBAN PLANNING  
 M1/147 McEvoy St Alexandria NSW 2015  
 P 02 9516 2022 E email@smithtzannes.com.au  
 smithtzannes.com.au  
 Nominated Architect: Peter Smith (Reg 7024)



LEVEL 0 - EXISTING TREES ONLY  
 1:200

0	5	10
		10 METRES

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