

NOTIFICATION PLANS

LOT 11, 12, 13, 14, 15, 16 DP 36368

17-27 HARDWICKE STREET, RIVERWOOD, NSW, 2210

NOTIFICATION PLAN PACKAGE				
SHEET NO	SHEET NAME	REVISION	REVISION DATE	REVISION DESCRIPTION
N-01	COVER PAGE	4	19.09.2024	PART 5 ISSUE
N-02	SITE PLAN & LANDSCAPE	3	06.09.2024	PART 5 ISSUE
N-03	EXTERNAL ELEVATIONS	3	06.09.2024	PART 5 ISSUE
N-04	MATERIALS	2	06.09.2024	PART 5 ISSUE
N-05	SHADOW DIAGRAMS	3	06.09.2024	PART 5 ISSUE

DEVELOPMENT DATA - SENIORS HOUSING	
JOB REFERENCE	LAHC 2022/526 (BGZLN)
LOCALITY / SUBURB	RIVERWOOD (GEORGES RIVER COUNCIL CITY OF CANTERBURY-BANKSTOWN)
STREET ADDRESS	17-27 HARDWICKE STREET, RIVERWOOD
LOT NO. & DP	11, 12, 13, 14, 15, 16 DP 36368
ZONING	R3 ZONE - SENIORS HOUSING PERMITTED WITH CONSENT (HOUSING SEPP CL.108A SATISFIED.

SITE AREA	3658.2m²
GFA MAXIMUM	1829.1m²
GFA PROVIDED	2527.5m²

TOTAL 1 BED UNITS	17	59%
TOTAL 2 BED UNITS	12	41%
TOTAL UNITS	29	100%

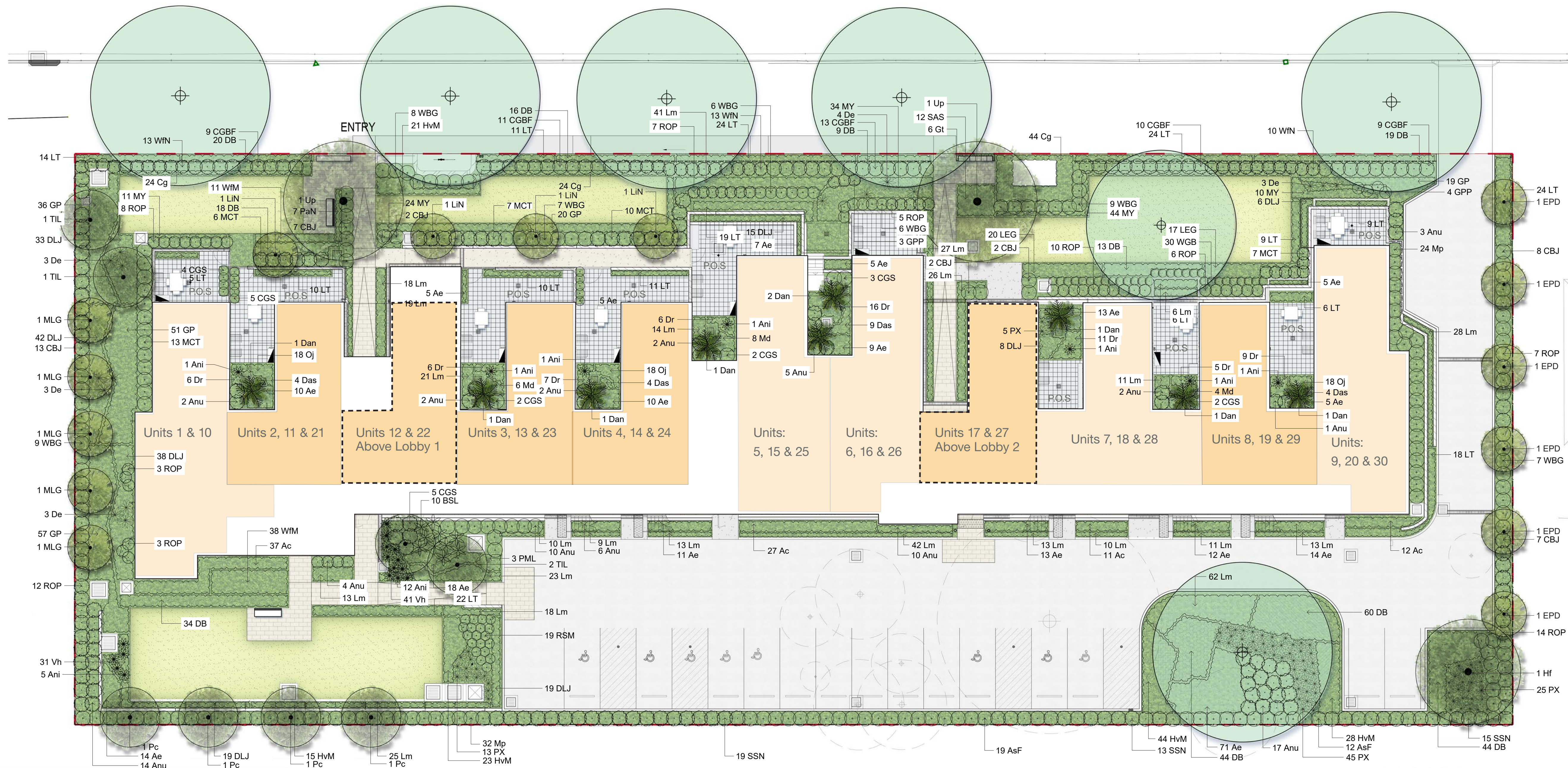
APARTMENT DETAILS	REFER TO DRAWING DA-004
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	CONTROL	REQUIRED	PROPOSED	COMPLIES
SETBACK(S)				
FRONT	GRCC DCP 2021	7.5m AVG. NEIGHBOURING BUILDINGS	6832 _{mm} (TO CLOSEST BL)	NO
SIDE	GRCC DCP 2021	4M (EAST)	6973 _{mm} (TO CLOSEST BL)	YES
SIDE	GRCC DCP 2021	4M (WEST)	4000 _{mm} (TO CLOSEST BL)	YES
REAR	ADG	6M (REAR)	9697 _{mm} (TO CLOSEST BL)	YES
BUILDING HEIGHT	HSEPP (2021)	9.5m (MAXIMUM OF 11.5 FOR SERVICING EQUIPMENT)	< 9.5m BUILDING HEIGHT (EXC. LIFT OVERRUN)	YES
FLOOR SPACE RATIO	HSEPP (2021)	0.5 : 1	0.69 : 1	NO
LANDSCAPING	HSEPP (2021)	35 SQM PER DWELLING = 1015m²	1360m²	YES
DEEP SOIL	ADG	15% OF SITE = 548.73m²	797m²	YES
SITE COVERAGE		40% OF SITE AREA = 1463.28m²		YES
SITE AREA		1000 SQM MINIMUM		YES
PRIVATE OPEN SPACE	HSEPP (2021)	GROUND FLOOR UNITS 15m² >3X3. LEVEL 1 UNITS 6m² FOR 1 BED UNITS, 10m² FOR 2 BED UNIT (MIN DEPTH 2M)		YES
SOLAR ORIENTATION	ADG	70% OF DWELLINGS HAVE 3 HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM 21 JUNE	100%	YES
NATURAL VENTILATION (& CROSS VENTILATION)	ADG	60% OF DWELLINGS TO ACHIEVE NATURAL CROSS VENTILATION	100%	YES
ACCESSIBLE DWELLINGS	HSEPP (2021)	GROUND FLOOR ALL ACCESSIBLE AND TO BE COMPLIANT WITH HOUSING SEPP SCHEDULE 4		YES
PARKING	HSEPP (2021)	0.4 X (NO. 1 BEDS) 17 = 6.8 0.5 X (NO. 2BEDS) 12 = 6.0 TOTAL REQ. = 12.8 = 13 SPACES	14	YES
ACCESSIBLE PARKING	HSEPP (2021) (PART 5)	1 PER 5 DWELLINGS (6 REQ)	6	YES



STREET PERSPECTIVE OF 17-27 HARDWICKE STREET, RIVERWOOD, NSW, 2210

 LOCKED BAG 5022 PARAMATTA NSW 2124 Phone No: 1800 738 718	ARCHITECT:  Strategy Urban Design Architecture Interior Design	COVER PAGE HARDWICKE ST SENIOR HOUSING 17-27 HARDWICKE STREET, RIVERWOOD, NSW, 2210 LOT 11, 12, 13, 14, 15, 16 DP 36368	REV:	DATE:	PROJECT NO:	SHEET:
			4	19.09.2024	3420	N-01



17-27 Hardwicke Street, Riverwood - Indicative Plant Schedule				
Symbol	Botanic Name	Common Name	Mature H x W (m)	QTY
TREES				
Dn	<i>Dicksonia antarctica</i>	Soft Tree Fern	2.0 x 2.0	9
EPD	<i>Elaeocarpus reticulatus</i> 'Prima Donna'	Blueberry Ash	7.0 x 3.0	6
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	15.0 x 7.0	1
LIN	<i>Lagerstroemia indica</i> 'Natchez'	Crape Myrtle	6.0 x 3.0	4
MLG	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia Little Gem	6.0 x 3.0	5
Pc	<i>Pistachia chinensis</i>	Chinese Pistachio	8.0 x 4.0	4
TIL	<i>Tristanopsis laurina</i> 'Luscious'	Water Gum	8.0 x 4.0	4
Up	<i>Ulmus parvifolia</i>	Chinese Elm	10.0 x 8.0	2

ACCENTS / SHRUBS				
AsF	<i>Acmena smithii</i> 'Firescreen'	Firescreen Lilly Pilly	4.0 x 4.0	31
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.6 x 1.2	227
Ani	<i>Ani</i>	Birds Nest Fern	0.8 x 0.8	24
Anu	<i>Alpinia nutans</i>	Dwarf Cardamom	1.0 x 1.0	80
BSL	<i>Blechnum</i> 'Silver Lady'	Gristle Fern	1.5 x 1.5	10
CBJ	<i>Callistemon</i> 'Better John'	Bottlebrush	1.0 x 1.0	41
CGBF	<i>Callistemon</i> 'Great Balls of Fire'	Bottlebrush	1.5 x 1.5	52
CGS	<i>Ctenanthe setosa</i> 'Grey Star'	Grey Star Ctenanthe	1.0 x 1.0	23
De	<i>Doryanthes exelsa</i>	Gynea Lily	2.0 x 2.0	16
GPP	<i>Grevillea</i> 'Pink Pearl'	Pink Pearl Grevillea	1.0 x 1.0	7
MCT	<i>Melaleuca</i> 'Claret Tops'	Dwarf Honey Myrtle	0.8 x 1.0	43
Mp	<i>Murraya paniculata</i>	Orange Jasmine	3.0 x 2.0	56
PX	<i>Philodendron</i> 'Xanadu'	Dwarf Philodendron	0.6 x 0.6	88
ROP	<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	1.0 x 1.0	75
RSM	<i>Rhaphiolepis indica</i> 'Snow Maiden'	Indian Hawthorn	0.8 x 0.8	19
SSN	<i>Syzygium australe</i> 'Straight and Narrow'	Straight & Narrow Lilly Pilly	5.0 x 1.5	47
WBG	<i>Westringia fruticosa</i> 'Blue Gem'	Coastal Rosemary	0.8 x 0.8	52
WNN	<i>Westringia fruticosa</i> 'Naringa'	Coastal Rosemary	1.0 x 1.6	36
WGB	<i>Westringia fruticosa</i> 'Grey Box'	Coastal Rosemary	0.5 x 0.5	30

GRASSES / GROUNDCOVERS / TRAILERS				
Ac	<i>Arthropodium cirratum</i>	Renga Lily	0.6 x 0.6	87
Cg	<i>Carpobrotus glaucescens</i>	Pig Face	0.2 x 1.0	92
Das	<i>Doodia aspera</i>	Rasp Fern	0.3 x 0.4	21
DB	<i>Dianella</i> 'Breeze'	Breeze Flax Lily	0.7 x 0.6	277
DLJ	<i>Dianella</i> 'Little Jess'	Flax Lily	0.4 x 0.4	180
Dr	<i>Dichondra repens</i>	Kidney Weed	0.1 x 1.0	66
GP	<i>Grevillea</i> 'Pooninda Royal Mantle'	Grevillea	0.1 x 3.0	183
Gt	<i>Gazania tormentosa</i>	Silver Gazania	0.2 x 0.5	6
HvM	<i>Hardenbergia violacea</i> 'Meema'	Hardenbergia Meema	0.4 x 2.0	131
LEG	<i>Liriope</i> 'Evergreen Giant'	Giant Liriope	0.6 x 0.6	37
Lm	<i>Liriope muscari</i>	Liriope	0.4 x 0.4	473
LT	<i>Lomandra</i> 'Tanika'	Lomandra Tanika	0.5 x 0.5	222
Md	<i>Microsorium diversifolium</i>	Kangaroo Fern	0.3 x 0.6	18
MY	<i>Myoporum parvifolium</i> 'Yareena'	Creeping boobialla	0.1 x 1.0	123
OJ	<i>Ophiopogon japonicus</i>	Dwarf Lilyturf	0.2 x 0.3	54
PaN	<i>Pennisetum alopecuroides</i> 'Nafra'	Nafra Pennisetum	0.6 x 0.6	7
PML	<i>Plectranthus hybrida</i> 'Mona Lavender'	Mona Lavender	0.7 x 0.7	3
SAS	<i>Scaevola aemula</i> 'Aussie Salute'	Fan Flower	0.5 x 2.0	12
Vh	<i>Viola hederacea</i>	Native Violet	0.1 x 0.3	72
WIM	<i>Westringia fruticosa</i> 'Mundi'	Coastal Rosemary	0.5 x 1.5	49

LEGEND:

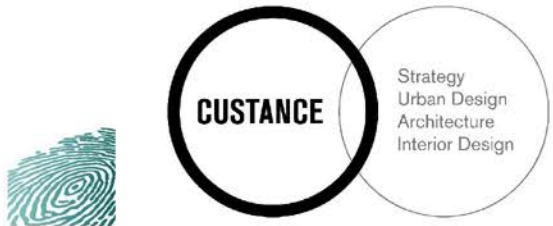
- Site Boundary
- Existing Tree to be Retained
- Existing Tree to be Removed
- Proposed Tree
- Concrete Footpath
- Driveway and Parking Areas
- Private Terrace
- Paving
- Open Lawn Areas
- Shrubs & Groundcovers
- 1 Bed Unit
- 2 Bed Unit



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PARAMATTA NSW 2124
Phone No: 1800 738 718

ARCHITECT & LANDSCAPE ARCHITECT:

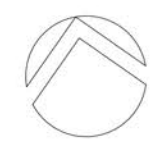
SITE IMAGE
Landscape Architects



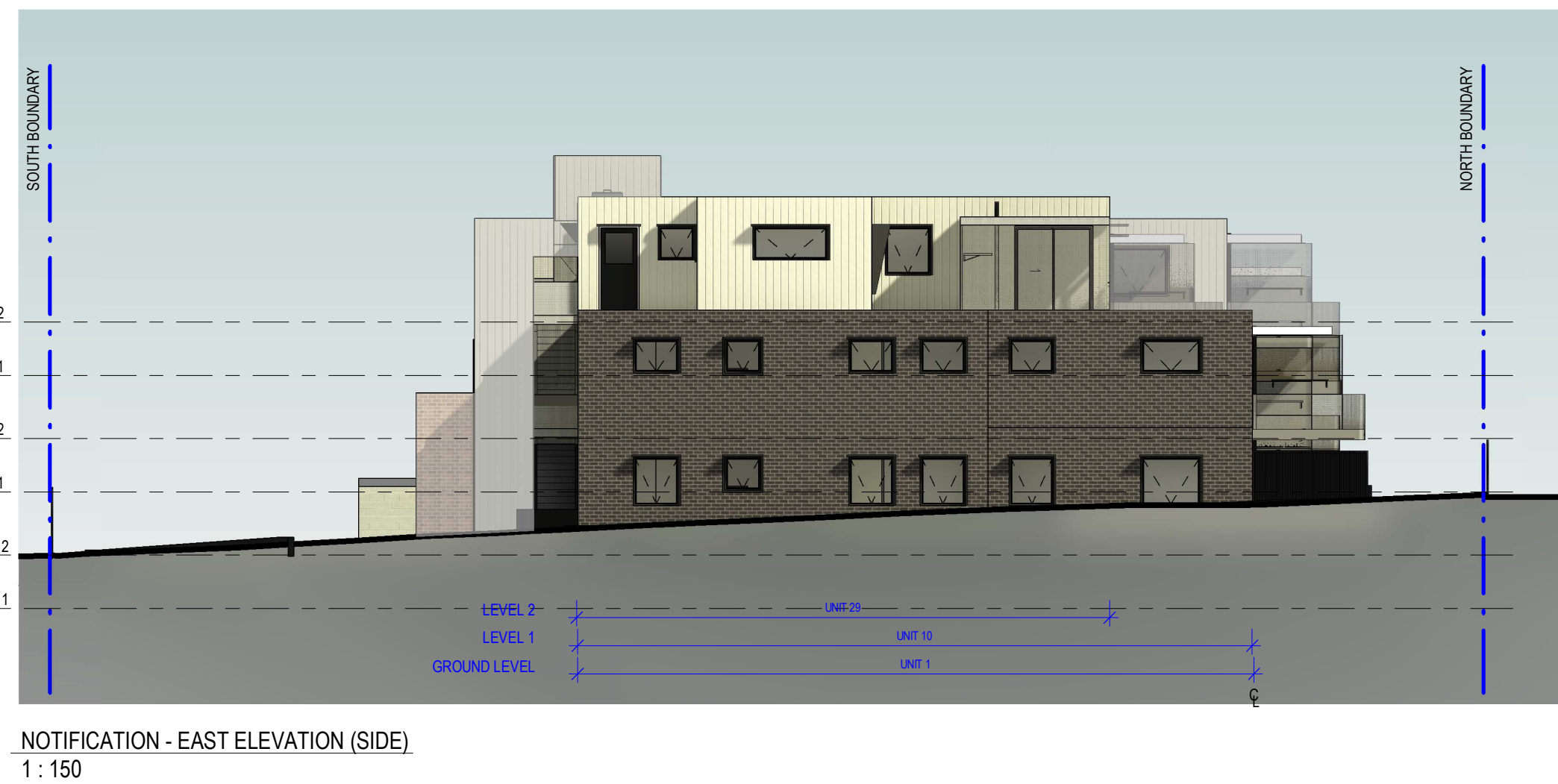
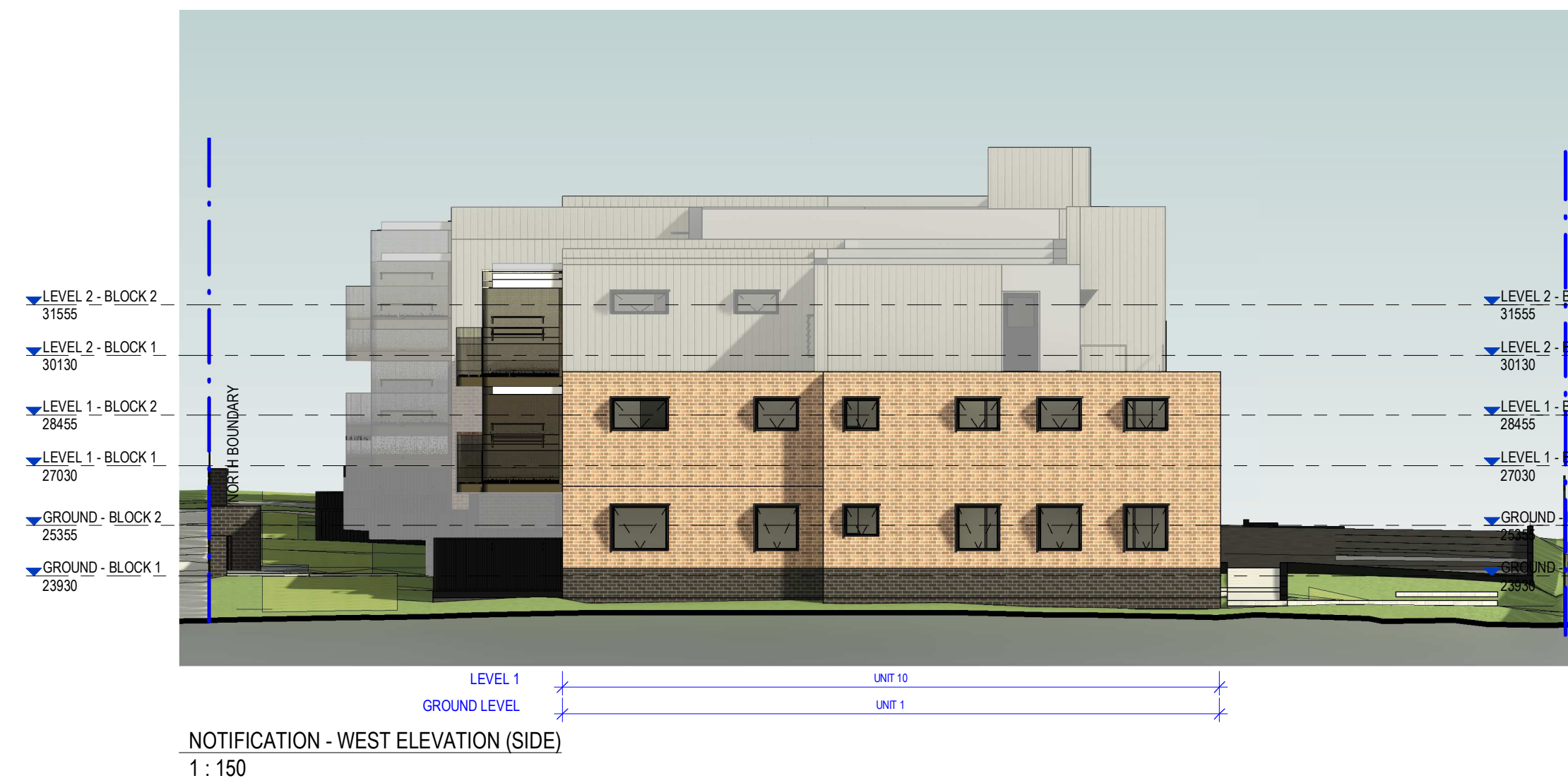
Site/Landscape Plan

17-27 Hardwicke Street, Riverwood, NSW 2210
Senior Housing Development

Lots 17, 19, 21, 23, 25 & 27



REV:	DATE:	PROJECT NO:	SHEET:
B	06/09/2024	3420	01



 www.custance.com.au	LOCKED BAG 5022 PARAMATTA NSW 2124 Phone No: 1800 738 718	ARCHITECT:  Strategy Urban Design Architecture Interior Design	EXTERNAL ELEVATIONS HARDWICKE ST SENIOR HOUSING 17-27 HARDWICKE STREET, RIVERWOOD, NSW, 2210 LOT 11, 12, 13, 14, 15, 16 DP 36368	REV:	DATE:	PROJECT NO:	SHEET:
				3	06.09.2024	3420	N-03



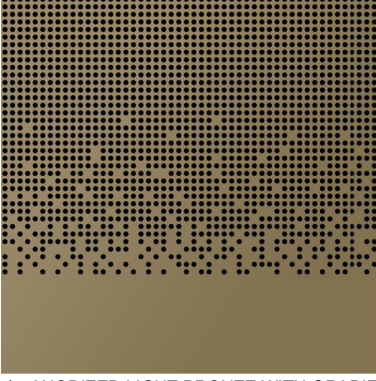
1 - OPAL LINE TIGER EYE (OR SIMILIAR)



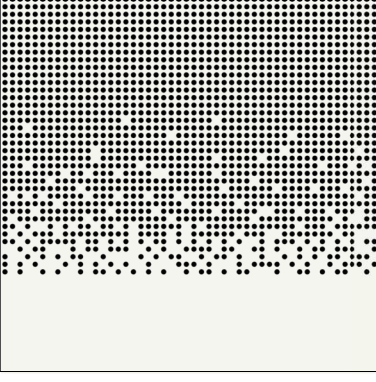
2 - OPAL LINE THUNDER (OR SIMILIAR)



3 - SURFMIST (OR SIMILIAR)



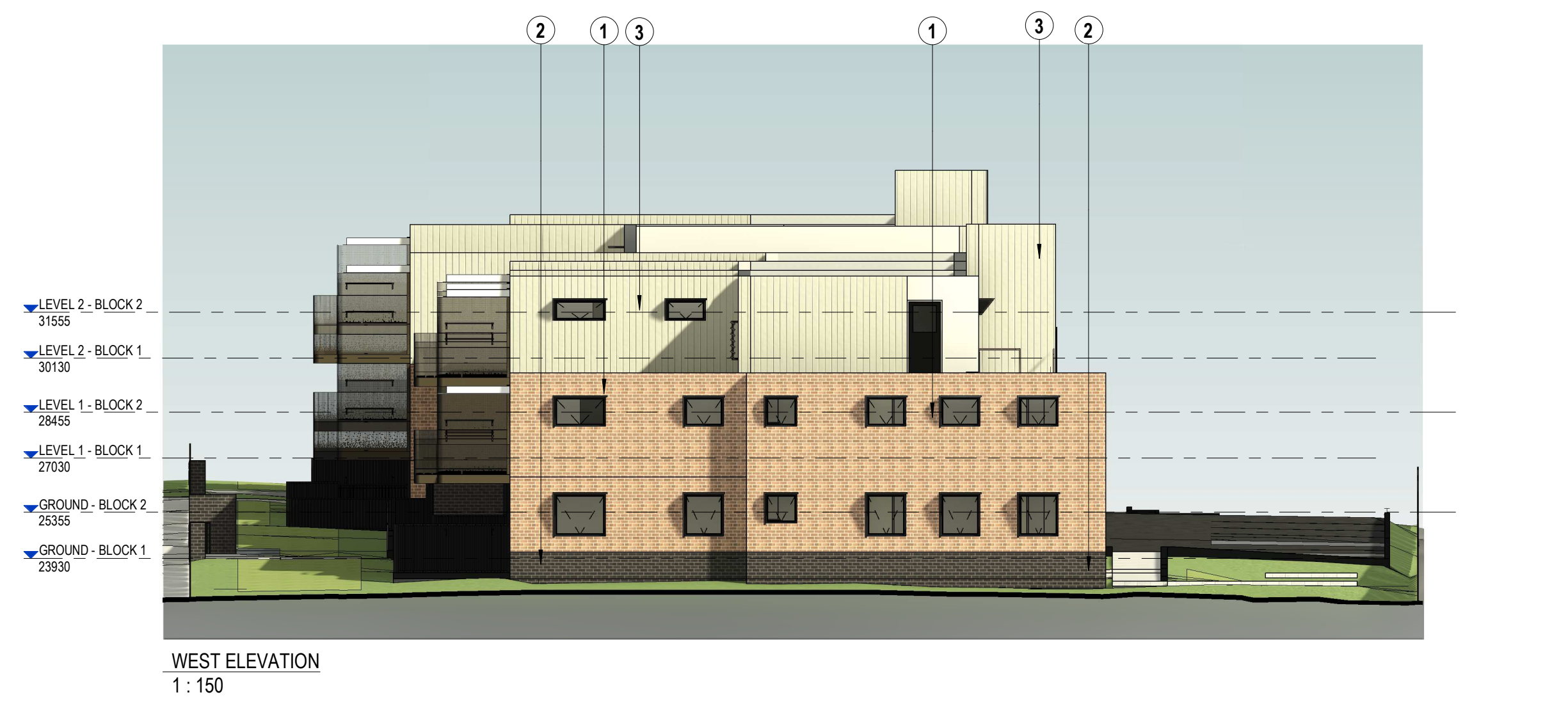
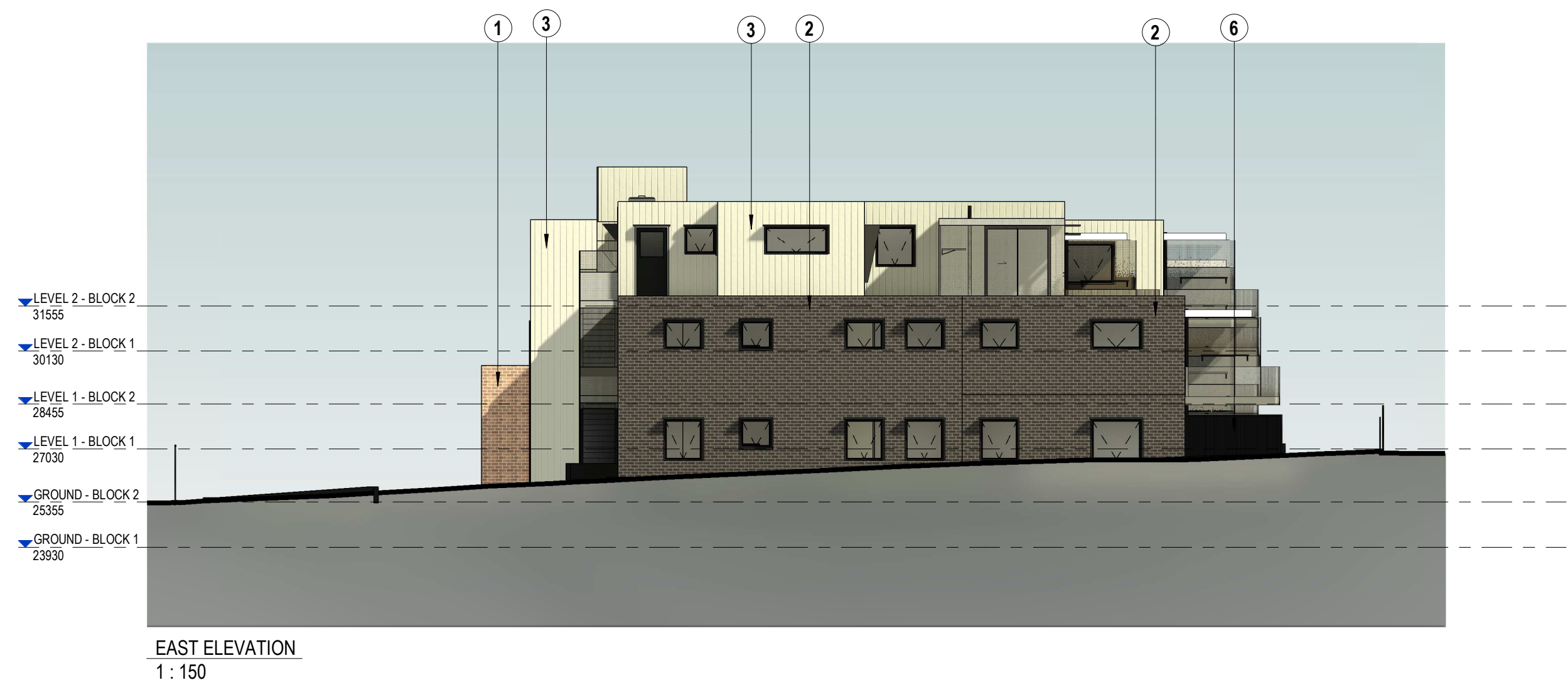
4 - ANODIZED LIGHT BRONZE WITH GRADIENT PERFORATION (OR SIMILIAR)



5 - DOVER WHITE WITH GRADIENT PERFORATION (OR SIMILIAR)



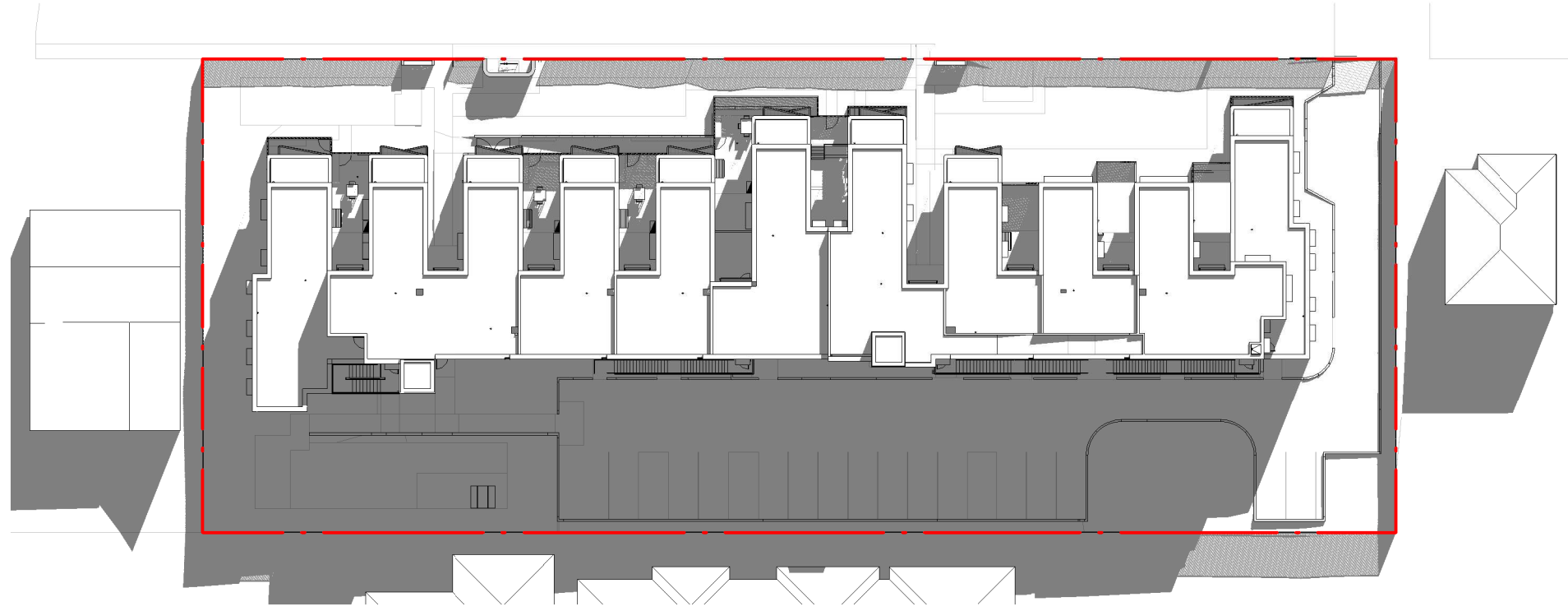
6 - MONUMENT (OR SIMILIAR)
FRAMES, WINDOW HOODS, AWNINGS, FENCES,
DOWNPIPES, INC. ALL RETAINING WALLS (SPLIT FACE
BLOCK)



 LOCKED BAG 5022 PARAMATTA NSW 2124 Phone No: 1800 738 718	ARCHITECT: 	MATERIALS HARDWICKE ST SENIOR HOUSING 17-27 HARDWICKE STREET, RIVERWOOD, NSW, 2210 LOT 11, 12, 13, 14, 15, 16 DP 36368	REV: 2	DATE: 06.09.2024	PROJECT NO: 3420	SHEET: N-04
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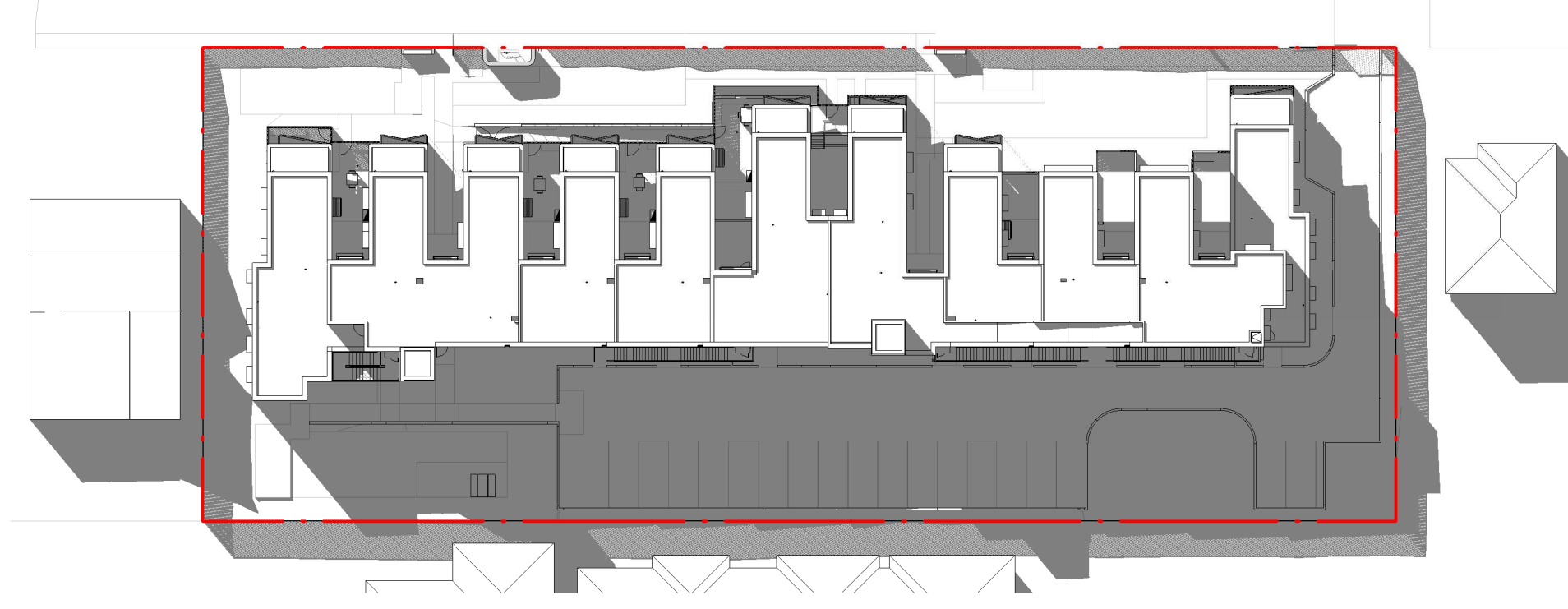
NOTIFICATION - SHADOW DIAGRAM 9AM
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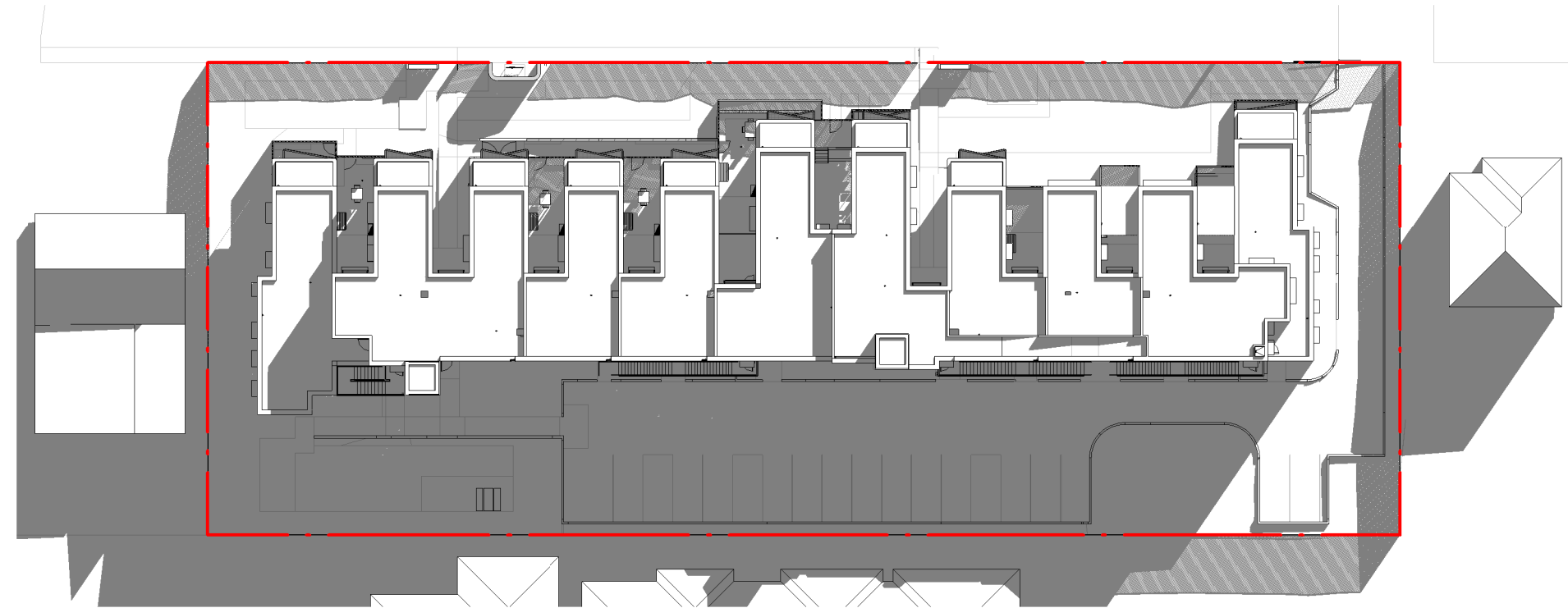
NOTIFICATION - SHADOW DIAGRAM 11AM
1 : 500



NOTIFICATION - SHADOW DIAGRAM 1PM
1 : 500



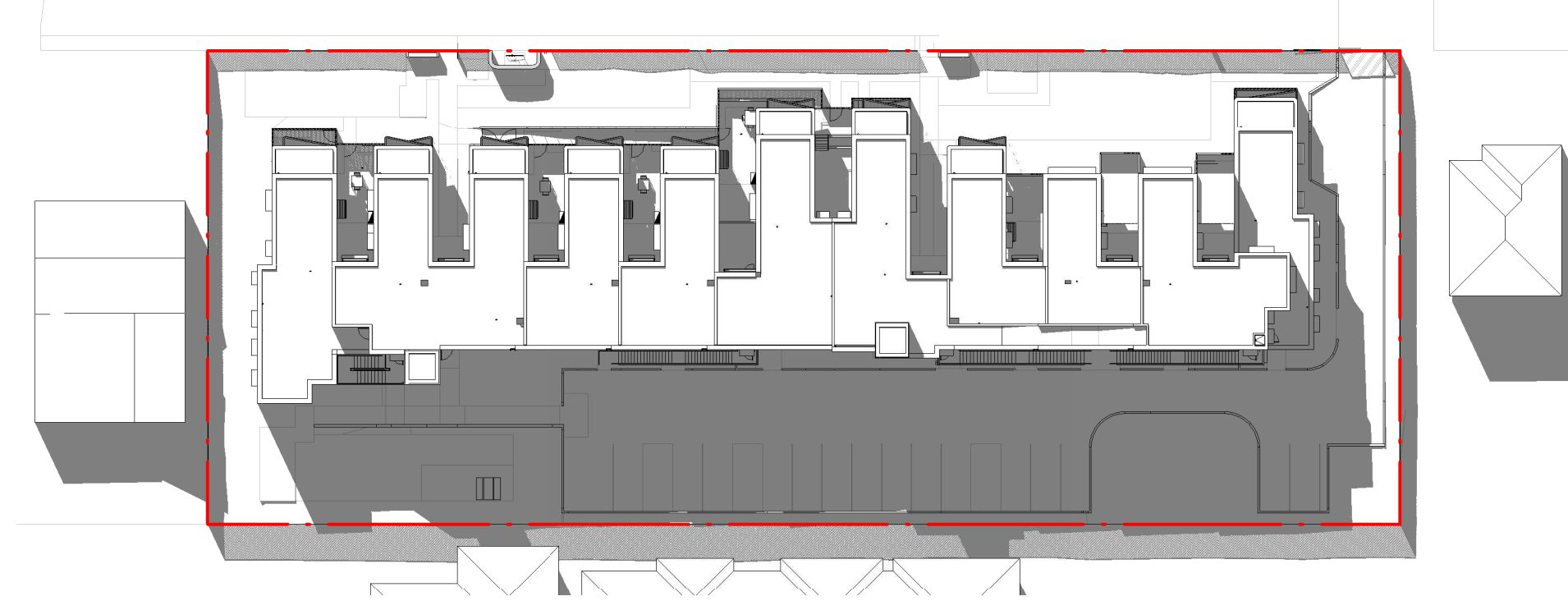
NOTIFICATION - SHADOW DIAGRAM 3PM
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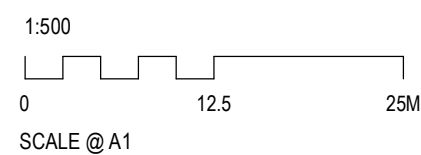
NOTIFICATION - SHADOW DIAGRAM 10AM
1 : 500



NOTIFICATION - SHADOW DIAGRAM 12AM
1 : 500



NOTIFICATION - SHADOW DIAGRAM 2PM
1 : 500

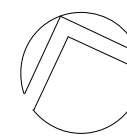


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ARCHITECT:



SHADOW DIAGRAMS
HARDWICKE ST SENIOR HOUSING
17-27 HARDWICKE STREET, RIVERWOOD, NSW, 2210
LOT 11, 12, 13, 14, 15, 16 DP 36368



REV:

3

DATE:

06.09.2024

PROJECT NO:

3420

SHEET:

N-05