

NOTIFICATION PLANS

SENIORS HOUSING DEVELOPMENT

7-9 BRIGHTON ROAD PEAKHURST & 21 CHARLES STREET RIVERWOOD, NSW 2210



CORNER OF CHARLES STREET & BRIGHTON ROAD PERSPECTIVE



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drawing title
NOTIFICATION COVER PAGE
project name
BGZ3K Seniors Living Units
7-9 Brighton Road PEAKHURST
21 Charles Street RIVERWOOD (Lots 14 & 15 in DP35818, Lot 10 in DP1080361)



rev	date	project number	sheet
D	29-06-23	22009	NP01

CHARLES STREET

BRIGHTON ROAD



LEGEND

- Lobby
- 1 BR Unit
- 2 BR Unit
- Driveway/ Pathways
- Council Bin - Recycling
- Council Bin - Green Waste
- Council Bin - General Waste
- Private Yard
- Common Area
- Trees/ Planting
- Existing Trees To Be Removed
- Existing Trees To Be Retained

PLANT SCHEDULE

Plant List						
ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread
Trees						
BuCe	6	Ivory Curl Tree	Buckinghamia celsissima	75 litre	5 - 10m	3.5 - 6m
Cup ana	4	Tuckeroo	Cupaniopsis anacardioides	75 litre	10 - 15m	3.5 - 6m
Ela ret	2	Blueberry Ash	Elaeocarpus reticulatus	75 litre	5 - 10m	3 - 5m
HyFI	11	Native frangipani	Hymenosporum flavum	25 litre	4 - 12m	3 - 5m
Lag Tus	2	Tuscarora Crepe Myrtle	Lagerstroemia indica 'Tuscarora'	100 litre	5 - 10m	3.5 - 6m
Mel lin	4	Paperbark, Snow-in-summer	Melaleuca linearifolia	100 litre	6 - 10m	6 - 10m
Tri Lus	3	Luscious Water Gum	Tristania laurina Luscious	100 litre	5 - 10m	3.5 - 6m
Ulm par	2	Chinese Elm	Ulmus parvifolia Todd	200 litre	10 - 15m	10 - 15m
Wat flo	1	Weeping Lilly Pilly	Waterhousea floribunda	75 litre	5 - 10m	3.5 - 6m
Shrubs						
Aus ten	9	Narrow-leaf Myrtle	Austromyrtus tenuifolia	5 litre	0.9 - 1.5m	0.9 - 1.2m
Bre obl	9	Coffee Bush, Oblong-leaved Br	Breynia oblongifolia	5 litre	1.5 - 3m	0.6 - 0.9m
CalSal	4	great balls of fire	Callistemon Salignus	25 litre	0.90 - 1.50m	1.2 - 2.0m
Cal Whi	29	White Anzac Bottlebrush	Callistemon 'White Anzac'	5 litre	0.9 - 1.5m	0.9 - 1.2m
Cas Cus	5	Casuarina Cousin It	Casuarina glauca Cousin It	5 litre	0.2 - 0.5m	0.5 - 1.0m
Dod tri	108	Common Hop Bush	Dodonaea triquetra	5 litre	1.5 - 3m	1.2 - 2.0m
Dod pur	8	Purple Giant Hop Bush	Dodonaea viscosa Purpurea	5 litre	1 - 3m	1 - 2m
Dor exc	6	Gymea Lily, Giant Lily	Doryanthes excelsa	5 litre	1.5 - 3m	1.2 - 2.0m
Gre Mon	4	Grevillea Moonlight	Grevillea Moonlight	5 litre	2 - 3m	1.5 - 2.5m
Leu bro	30	Silver Nugget Cushion bush	Leucophyta brownii Silver Nugg	5 litre	0.75 - 0.9m	1.2 - 2.0m
Phi Xan	14	Xanadu	Philodendron Xanadu	5 litre	0.7 - 1.2m	0.9 - 1.2m
Pro rot	14	Round-leaved Mint Bush	Prostanthera rotundifolia	5 litre	1.5 - 3m	1.2 - 2.0m
Rha sin	93	Aussie Flatbush	Rhagodia spinescens	5 litre	0.6 - 0.75m	0.0 - 0.3m
Ros Tus	18	Tuscan Blue Rosemary	Rosmarinus officinalis 'Tuscan E	5 litre	1.2 - 2m	1.2 - 2.0m
Syz Com	21	Brush Cherry	Syzygium australe Aussie Com	15 litre	3 - 5m	1.5 - 3.0m
Syz Cas	78	Cascade Lillypilly	Syzygium Cascade	---	1.5 - 3m	1.2 - 2.0m
Thr Pay	26	Paynes Rock Thryptomene	Thryptomene saxicola Paynes H	5 litre	0.5 - 1.5m	1.0 - 1.8m
Ground Covers						
Dic Sil	43	Silver Kidney Weed	Dichondra argentea Silver Falls	140mm	0.0 - 0.3m	0.9 - 1.2m
Myo Yar	20	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena	5 litre	0.45 - 0.6m	0.9 - 1.2m
Vio hed	40	Native Violet	Viola hederacea	140mm	0.0 - 0.3m	1.2 - 2.0m
Grasses						
Dia Bre	30	Breeze Blue Flax-lily	Dianella caerulea 'Breeze'	140mm	0.45 - 0.6m	0.3 - 0.6m
Dia Lit	95	Blue Flax-lily	Dianella caerulea Little Jess	5 litre	0.45 - 0.6m	0.3 - 0.6m
Lom Lim	6	Lime Tuff mat rush	Lomandra Lime Tuff	140mm	0.5 - 0.6m	0.5 - 0.6m
Lom Tan	142	Spiny-headed mat rush	Lomandra Tanika	150mm	0.4 - 0.55m	0.45 - 0.6m
Climbers						
Pan pan	15	Wonga Wonga Vine	Pandorea pandorana	5 litre	1.5 - 2.5m	1 - 2m

SITE PLAN
NOT TO SCALE



BRIGHTON ROAD



1 ELEVATION - CHARLES STREET
1 : 200

DEVELOPMENT DATA - SENIORS HOUSING									
JOB REFERENCE	BGZ3K								
LOCALITY / SUBURB	RIVERWOOD								
STREET ADDRESS	7-9 Brighton Road & 21 Charles Street								
LOT NUMBER & DEPOSITED PLAN	Lots 14 & 15 in DP 35818 and Lot 10 in DP 1080361 (nt purposes only)								
SITE AREA (sqm)	1926.1 m2 – sourced from Survey								
NUMBER OF EXISTING LOTS	3								
PROPOSED GFA (sqm)	1037								
NUMBER OF DWELLINGS	14 - 6 x 1 Bedroom and 8 x 2 Bedroom								
DWELLINGS	UNIT NO.	Internal Area	POS required	POS proposed					
		sqm	sqm	sqm					
	1	56	15	25					
	2	73+ec*	15	36					
	3	74+ec*	15	25					
	4	55	15	18					
	5	77	15	36					
	6	74+ec*	15	25					
	7	54	15	17					
	8	56	8	8					
	9	73+ec*	10	10					
	10	74+ec*	10	11					
	11	55	8	10					
	12	77	10	12					
	13	74+ec*	10	10					
	14	56	8	8					
	TOTAL	1036 (incl. Lobbies)							

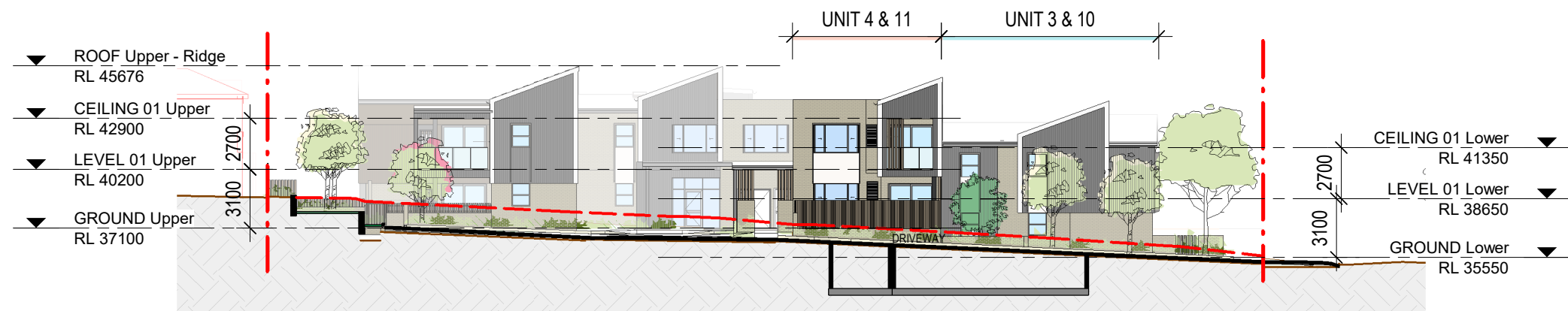
	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	Housing SEPP	9.5m	9m at highest point
	GRLEP 2021	8.5m	
PARKING General	Housing SEPP (Part 18 & 42)	1B - 0.4 carpace 2B - 0.5 carspace	7 carspaces
	3.8m width	Housing SEPP	10% of total carspaces
	Accessible	Housing SEPP	1 in 5 units
FSR	Housing SEPP	0.5:1	0.54:1
	GRLEP 2021	0.55:1	
FRONT SETBACK	Housing SEPP	generally inline with existing	4.5m
	GRDCP Part 6.2.4 MDH	4.5m to main facade. 5.5m to front of parking wall/ secondary frontage	4.5m Charles Street 5.8m Brighton Street
SIDE SETBACKS	GRDCP Part 6.2.4 MDH	4m FOR MDH	7.2m
REAR SETBACKS	GRDCP Part 6.2.4 MDH	6m	8.7m
EC* - Entry Corridor			
AREA* - Dwelling floor area includes internal walls but excludes external walls			
POS* - Private Open Space - In compliance with SLUDG			

Development Data Table Notification Sheets
1 : 2

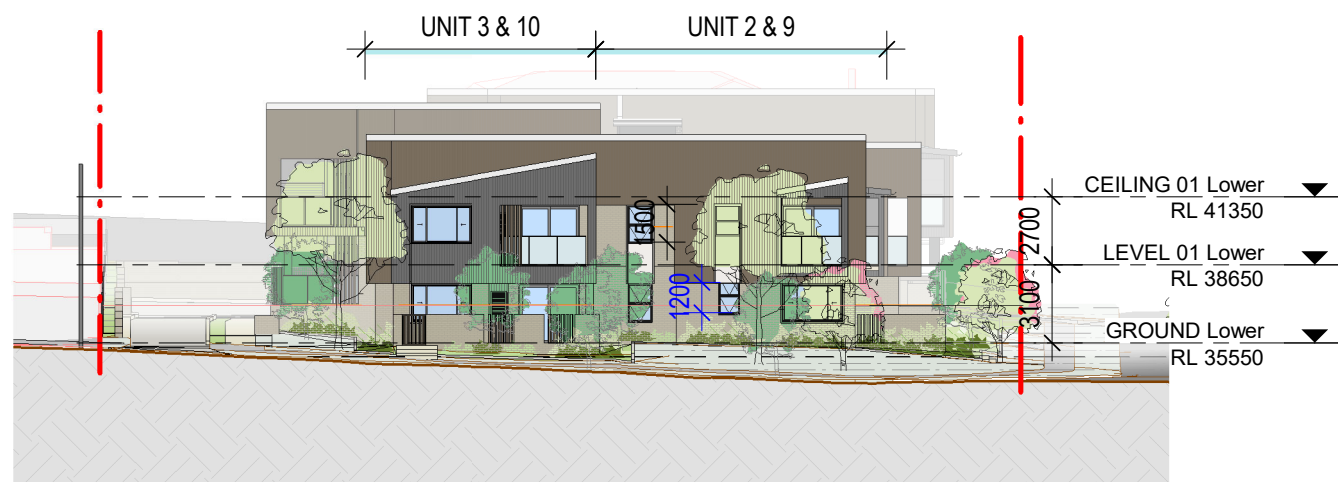




1 Elevation NORTH (Charles Street)
1 : 300



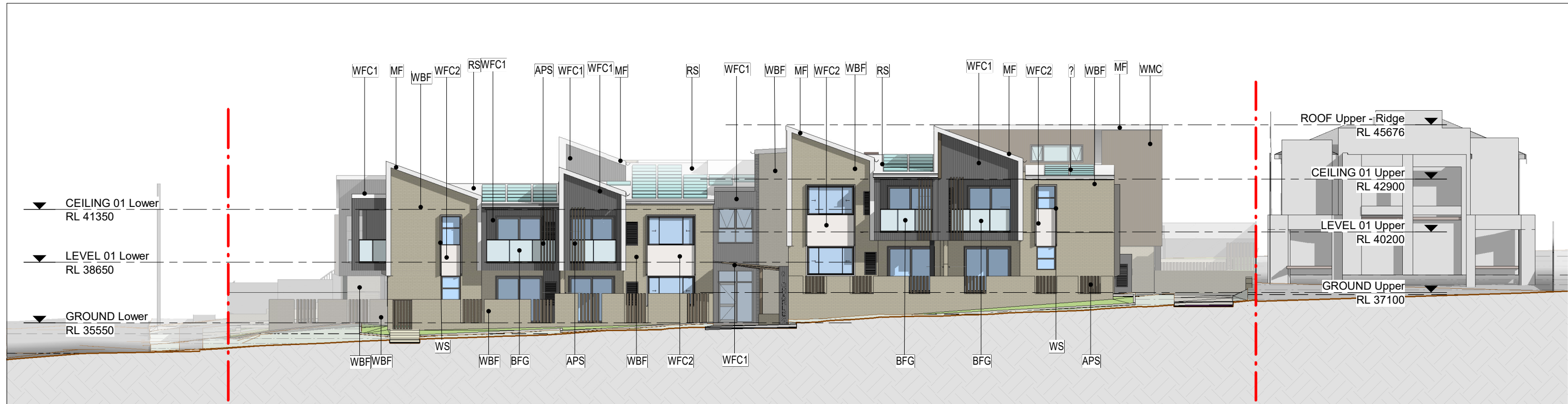
2 Elevation SOUTH (Carpark)
1 : 300



3 Elevation EAST (Brighton Road)
1 : 300



4 Elevation WEST (Units 6,5,12,13)
1 : 300

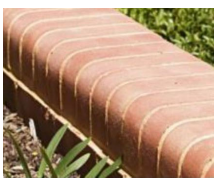


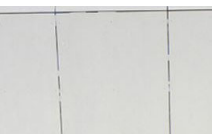
BRIGHTON ROAD

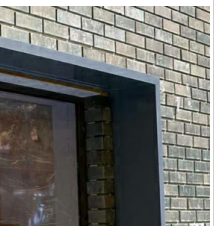
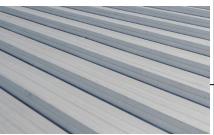
STREET ELEVATION (FACING CHARLES STREET)

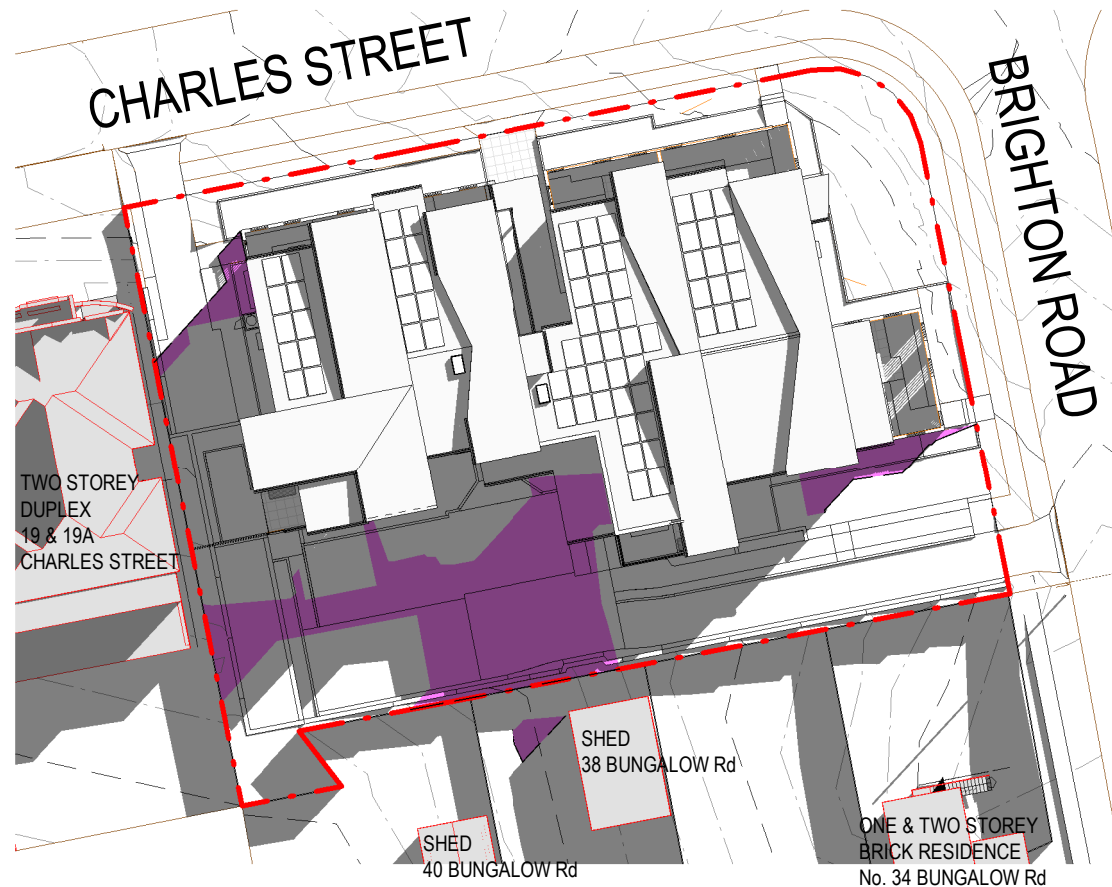
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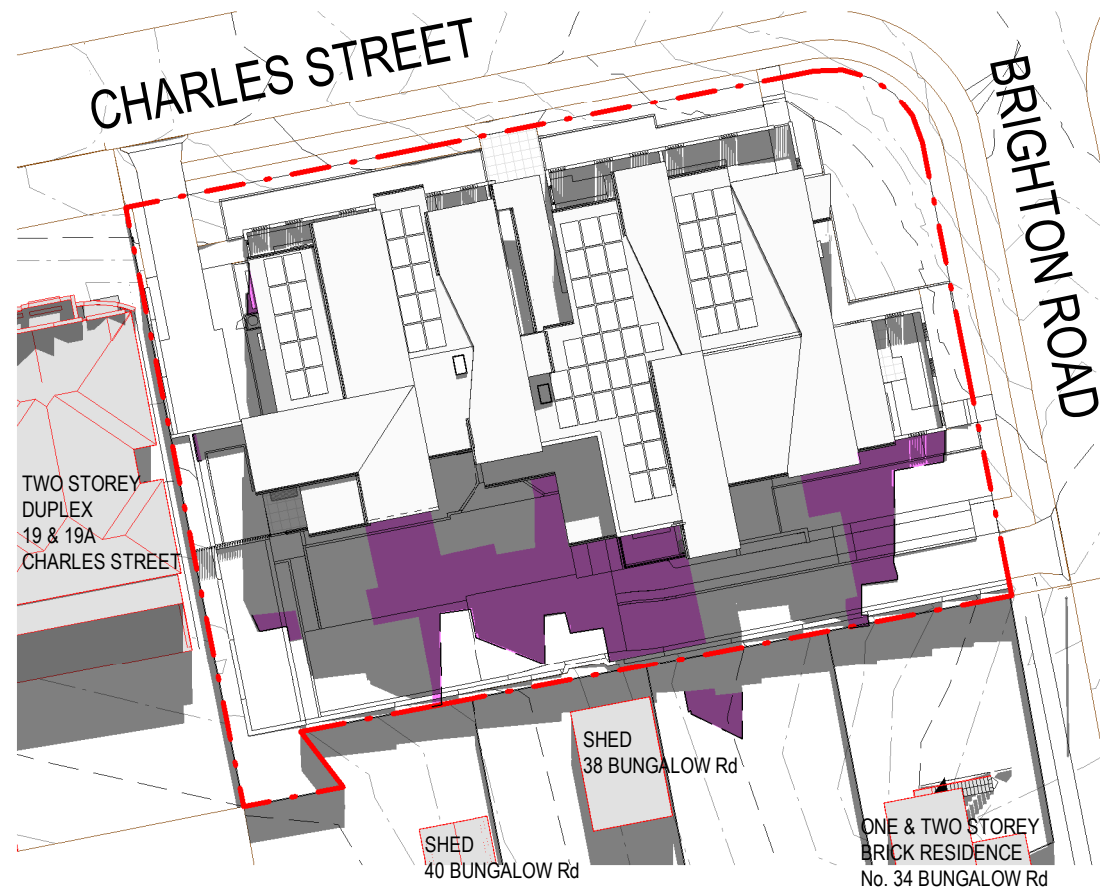
Colour Schedule			
CODE	Material: Image	Material: Description	COLOUR
FEN-B		Boundary fence	Brown
FEN-R		Retaining wall - brick with soldier course capping	Light Tan
FEN P		Private Open Space Fence. Heights vary, refer to plans & Elevations	Brown
APS		Vertical angled timber look Aluminium blades	Brown

Colour Schedule			
CODE	Material: Image	Material: Description	COLOUR
FEN-S		Privacy Fence	Brown
WBF		Brick, smooth faced	Light Tan
WFC2		Prefinished infil FC Panels within window set surrounds	Charcoal
ALU		Aluminium window and door frame system	Light Grey
APS		Timber look Aluminium Vertical Battens	Brown

Colour Schedule			
CODE	Material: Image	Material: Description	COLOUR
WS		Metal sunhood	Charcoal
BFG		Glazed Balustrade	Translucent
WFC1		Prefinished FC Panels, vertical with woodgrain	White
WMC		Metal Cladding. Vertical profile	Brown
MF		Aluminium Feature Capping	Light Grey
RS		Metal deck roofing	Light Beige



① June 21 9am Shadow Diagram
1 : 500



② June 21 12pm Shadow Diagram
1 : 500



③ June 21 3pm Shadow Diagram
1 : 500

LEGEND

- EXISTING SHADOWS CAST
- PROPOSED BUILDING SHADOWS