

Development Application

17-21 Pennsylvania Road, Riverwood



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17-21 Pennsylvania Rd, Riverwood

Development Summary

Site Area:2994

Max GFA (FSR 0.9 + 0.5(ARH SEPP BONUS))4191

Proposed:3,822

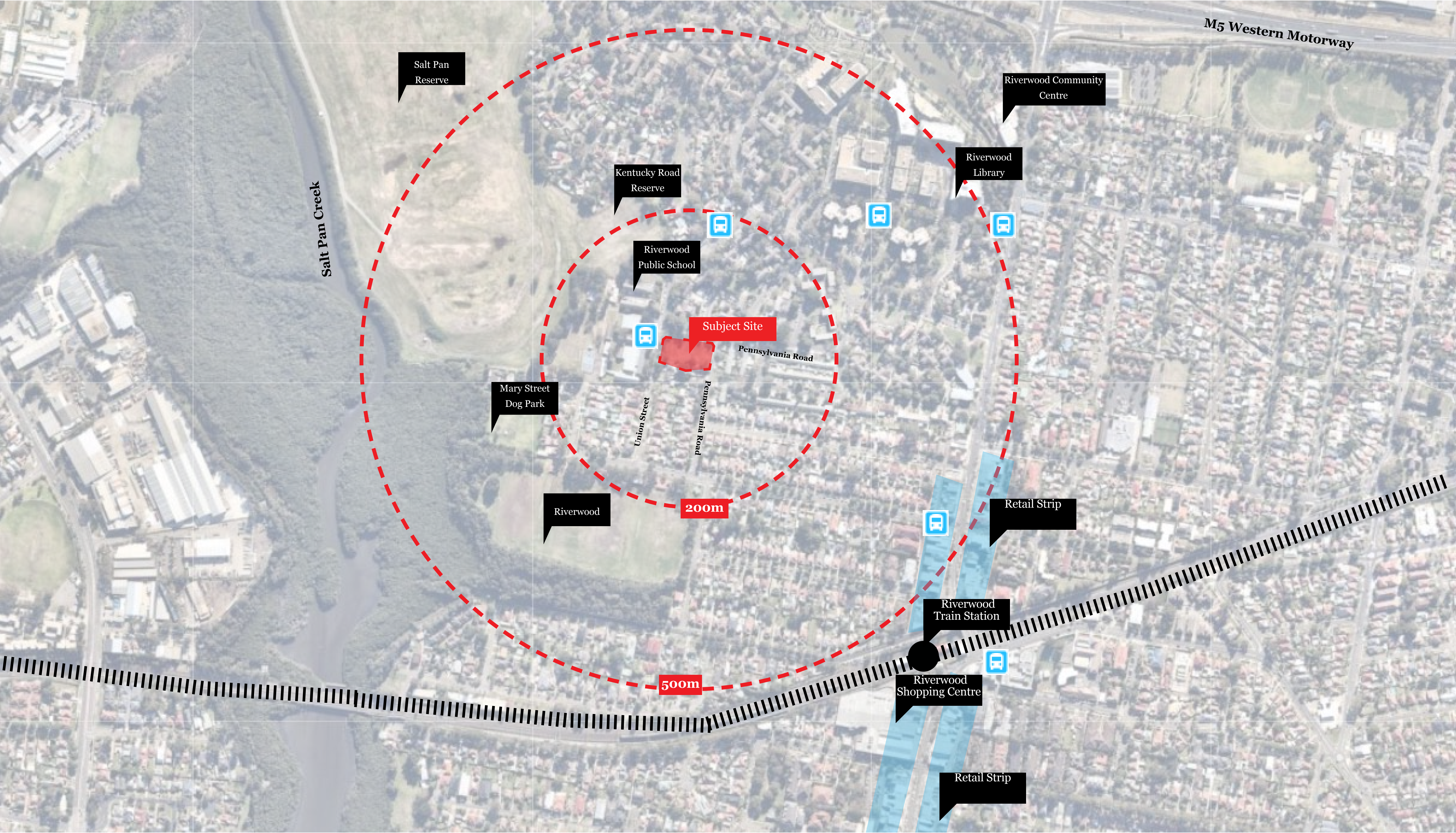
FSR:1.277

LEVELS	Building A				Building B				A + B	GFA	Cross Vent	Solar	No Solar
	1B	2B	3B	Sub	1B	2B	3B	Sub		m²			
	Basement												
	Ground	2	5	0	7	3	0	0	3	816	4	4	2
	Level 1	2	7	0	9	4	4	0	8	1,241	9	10	1
Level 2	2	7	0	9	4	4	0	8	17	1,241	13	16	0
Level 3/Roof					2	5	0	7	7	524	5	7	
Subtotal	6	19	0	25	13	13	0	26	51	3,822	31	37	3
Achieved Mix	24%	76%	0%	100%	50%	50%	0%	100%			61%	73%	6%
Total Mix (Building A + B)					1B	2B	3B						
Achieved Mix	37%	63%	0%	100%	19	32	0	51					

ARH : 1B x 0.4 / 2B x 0.5 / 3B x 1 /1 Visitor per 5 Units						Total Spaces
Car	0.4space per 1B			No. 1B	19	8
	0.5 space per 2B			No. 2B	32	16
	1 Spaces per 3B dwelling			No. 3B	0	0
	Visitor					
	Adaptable				10%	6
Subtotal						24

Bike	1 Space per 5 dwellings	No. Unit	51	11
Proposed				11
	Visitor 1 Space per 10 dwellings	No. Unit	51	5

Urban Analysis

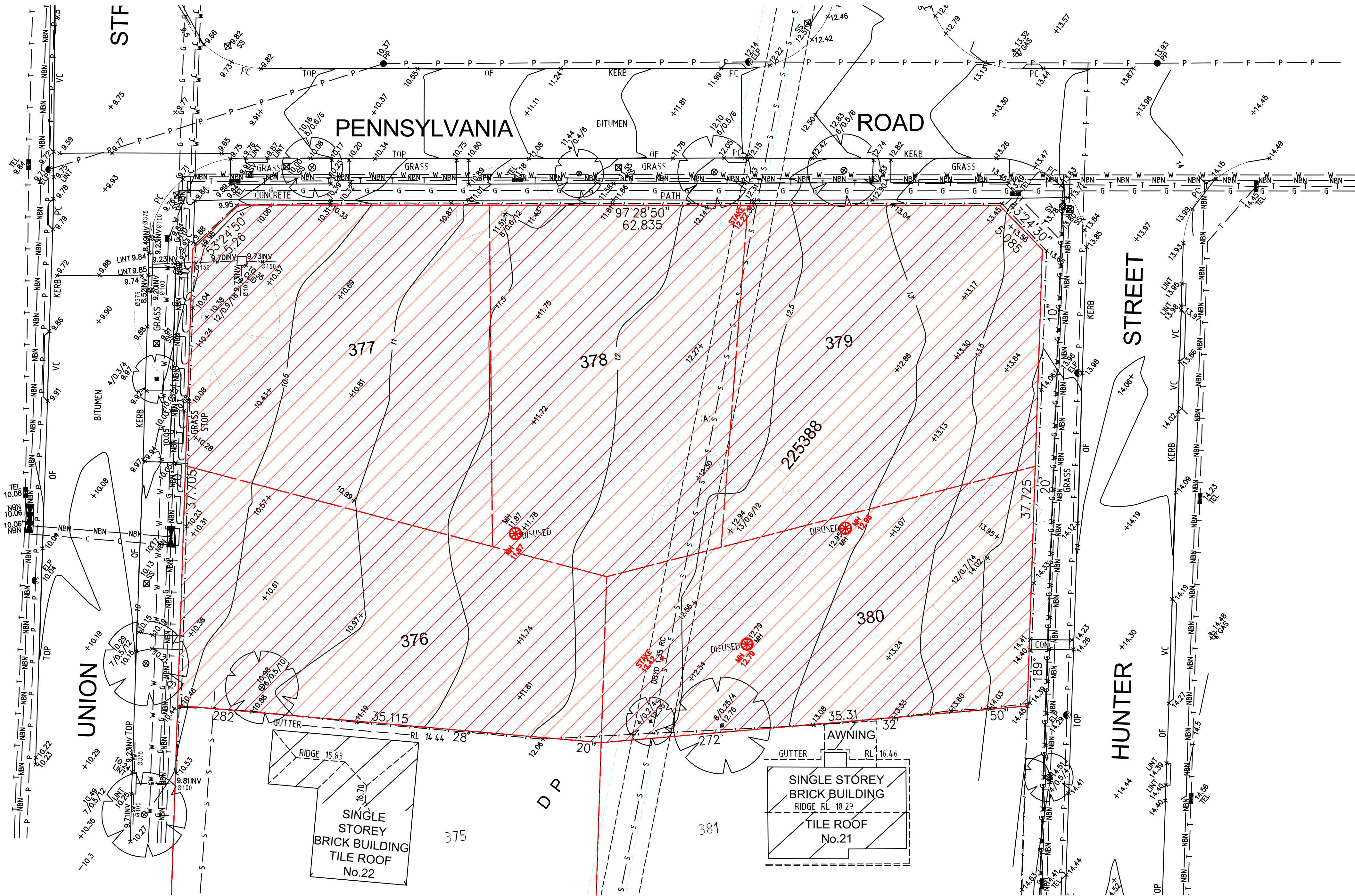


Location Plan



Solar and Wind Aalysis





LEGEND

- AREAS OF EXCAVATION AND SITE CLEARING
- EXISTING BUILT FORM BE DEMOLISHED
- EXISTING SITE WORKS BE DEMOLISHED
- EXISTING TREES BE REMOVED

NOTE:
REFER TO ARBORICULTURAL REPORT AND LANDSCAPE PLAN FOR TREE RETENTION AND REMOVAL DETAILS

DEMOLISH AND REMOVE FROM SITE:
ALL WALL, FLOOR, ROOF STRUCTURES, FOOTINGS, REDUNDANT PIPEWORK BELOW NATURAL GROUND LEVEL AND VEGETATION

DEMOLITION NOTES:
1. REFERENCE IS TO BE MADE TO SERVICE AUTHORITY PLANS PRIOR TO COMMENCEMENT OF DEMOLITION WORKS. THE POSITION OF UNDERGROUND SERVICES ARE TO BE VERIFIED ON SITE AND ABUTTING SITES AND VERIFIED WITH RELEVANT SERVICE AUTHORITIES.
2. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO INSPECT AND DETERMINE THE FULL EXTENT OF DEMOLITION AND REMOVAL OF EXISTING MASONRY, RUBBLE AND SOIL FOR THE EXECUTION

Rev.	Date	By	Ckd	Description
01	18/07/2020	KL	PP	WIP
02	18/07/2020	KL	PP	Issue for Coordination
03	6/08/2020	KL	IL	Issue for Coordination
04	13/08/2020	KL	IL	DA Submission
05	5/05/2021	08	IL	Revised DA

10m



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DKO

Project Name
Project Address

Pennsylvania Rd
17 - 21 Pennsylvania Rd,
Riverwood, NSW 2210

Project Number
Drawing Name
Scale
Date

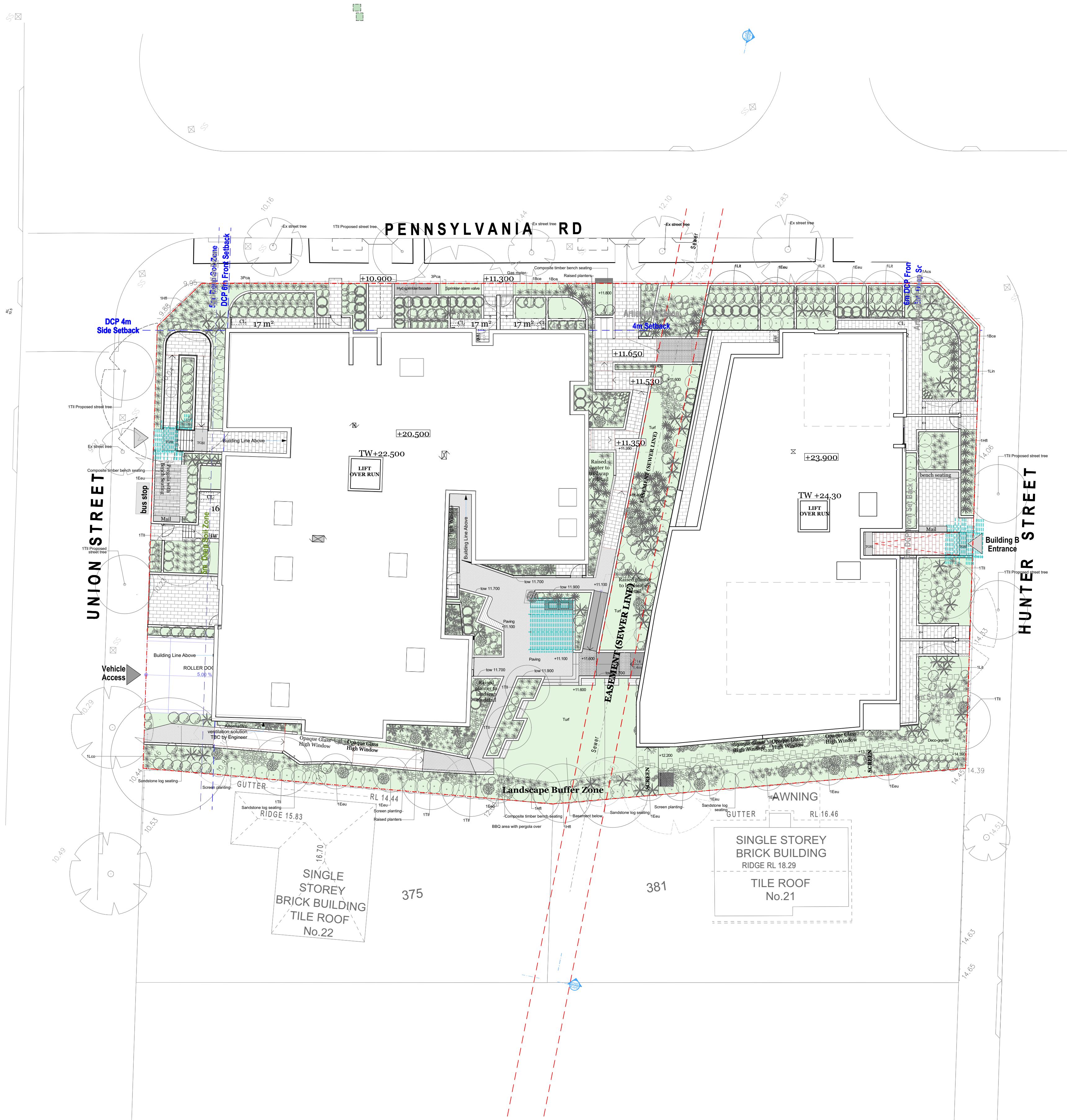
12516
Demolition Plan
1:200@A1
May 2021

Client

SGCH

Drawing Number
Revision

DA103
05



NOTE:
REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS

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12516
Site Plan
1:200@A1
May 2021

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DA104
05

