ACTIVITY DETERMINATION

Project No. BGQ97

Conflict of Interest[1]

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Chief Executive Officer, Land & Housing Corporation.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Chief Executive Officer, Land & Housing Corporation as soon as I become aware of a possible conflict of interest.

Signed……

Name……Emma Nicholson,…… Dated……30 January 2023

Having regard to the Determination Recommendation Report, the Statement of Compliance and the Review of Environmental Factors for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979,* I determine that the activity proceed as described below and subject to the identified requirements set out in **Schedule 1.**

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No	Street or property name
36-40	Methuen Parade

Suburb, town or locality	Postcode
Riverwood, NSW	2210

Local Government Area(s)	Real property description (Lot and DP)
Canterbury Bankstown	Lots 49, 50 and 51 DP 35142

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition 3 existing dwellings and structures, removal of trees, and the construction of 11 independent living seniors housing units comprising 5 x one bedroom and 6 x two bedroom units, with associated landscaping and fencing, surface parking for 5 cars, and consolidation into a single lot.

1. *Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "related persons" as defined in the Property, Stock and Business Agency Act 2002.*

Signed……  …… **Dated**……30 January 2023

Emma Nicholson
Acting Head of Policy and Innovation
Land and Housing Corporation

SCHEDULE 1

THE DEVELOPMENT

*The following identified requirements are to ensure that the **seniors housing** activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021*

1. The development shall be carried out substantially in accordance with the following plans / documents and as modified below by any of the undermentioned identified requirements:

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Architectural				
Cover sheet	A 1 of 21	I	June 2022	DTA Architects
Block Analysis Plan	A 2 of 21	I	23.06.2022	DTA Architects
Demolition & Site Analysis Plan	A 3 of 21	I	23.06.2022	DTA Architects
Development Data	A 4 of 21	I	23.06.2022	DTA Architects
Site Plan	A 5 of 21	I	23.06.2022	DTA Architects
Ground Floor Plan	A 6 of 21	I	23.06.2022	DTA Architects
First Floor Plan	A 7 of 21	I	23.06.2022	DTA Architects
Roof Plan	A 8 of 21	I	23.06.2022	DTA Architects
Elevations	A 9 of 21	I	23.06.2022	DTA Architects
Elevations & Sections	A 10 of 21	I	23.06.2022	DTA Architects
Section & Site Details	A 11 of 21	I	23.06.2022	DTA Architects
Shadow Diagrams	A 12 of 21	I	23.06.2022	DTA Architects
Shadow Diagrams	A 13 of 21	I	23.06.2022	DTA Architects
Solar Access – View from Sun	A 14 of 21	I	23.06.2022	DTA Architects
Solar Access – View from Sun	A 15 of 21	I	23.06.2022	DTA Architects
Street Perspective	A 16 of 21	I	23.06.2022	DTA Architects
Street Perspective	A 17 of 21	I	23.06.2022	DTA Architects
Rear Perspective	A 18 of 21	I	23.06.2022	DTA Architects
Photomontage Street View	A 19 of 21	I	23.06.2022	DTA Architects
Footpath Grades to Bus Stops	A 20 of 21	I	23.06.2022	DTA Architects
Footpath Grades to Bus Stops	A 21 of 21	I	23.06.2022	DTA Architects
Landscape				
Landscape Plan	L1 of 1	B	23.06.2022	Ray Fuggle & Associates
Civil				

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Cut and Fill Plan	C 1 of 1	B	22.06.2022	MSL Consulting Engineers
Survey				
Detail & Contour Survey	Sheet 1 of 5	A	18.08.2022	Vince Morgan Surveyors
Walking Bus Route Longsections Detail	Sheet 2 of 5	A	18.08.2022	Vince Morgan Surveyors
Walking Bus Route Longsections	Sheet 3 of 5	A	18.08.2022	Vince Morgan Surveyors
Walking Bus Route Longsections	Sheet 4 of 5	A	18.08.2022	Vince Morgan Surveyors
Walking Bus Route Longsections Detail	Sheet 5 of 5	A	18.08.2022	Vince Morgan Surveyors
Hydraulics				
Stormwater Concept Plan Legends & Notes	Sheet 1 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Site/Ground Floor Plan	Sheet 2 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan First Floor / Roof Plan	Sheet 3 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Roof Plan	Sheet 4 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Detail Sheet	Sheet 5 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Detail Sheet	Sheet 6 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Sediment Plan	Sheet 7 of 7	G	June 2022	Abel & Brown Pty Ltd
BASIX / Nathers				
BASIX Certificate	1180610M_06	-	23.06.2022	Thermal Performance
NatHERS Certificate	0005905810	-	25.11.2021	Thermal Performance
Specialist Reports				
Access Design Assessment Report	P220_493-5.2 (ACCESS) JLS	5.2	26.07.2022	Design Confidence
Arboricultural Impact Assessment Report	21-058 a:02	-	30.06.2022	Advanced Treescape Consulting
BCA Design Compliance Assessment	P210029 (6)	Issue 6	27.07.2022	BCA Vision
Site Investigation Report	10530/2957	-	20.12.2016	SMEC Testing Services
Safe Design of Building and Structures Report	BGQ97	B	23.06.2022	DTA Architects
Access Statement – SEPP Housing 2021 Chapter 3, Part 5, Clause 93	AN021-217157	-	06.07.2022	Philip Chun Building Compliance
Housing SEPP Design Assessment Report	P220_493-4.2	4.2	25.07.2022	Design Confidence
Traffic Impact Assessment Report	-	7	15.07.2022	ParkTransit
Waste Management Plan – Canterbury Development Control Plan 2012 Template form	-	-	-	DTA Architects
Bin Data	-	-	-	-
Stormwater System Report	WP-SIA-2008/2022	-	22.08.2022	City of Canterbury Bankstown

2. All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.

3. All commitments listed in the BASIX certificate and stamped plans shall be implemented.

4. All construction documentation and building work are to be certified in accordance with Section 6.28 of the *Environmental Planning and Assessment Act 1979*.

5. The land the subject of this determination shall be consolidated into a single lot. The plan of consolidation shall be lodged at the NSW Land Registry Services and shall be registered prior to the occupation of the development. A copy of the registered plan shall be provided to the Land & Housing Corporation.

OPERATIONAL MATTERS

The following identified requirements relate to the use of the site and are to ensure that the activity and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

6. Stormwater shall be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of the council for the area substantially in accordance with the approved concept stormwater drainage plans.

7. Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.

8. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.

9. To prevent water from entering buildings, surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access & Parking

10. A concrete vehicular crossing(s) and layback(s) shall be provided at the entrance(s) / exit(s) to the property. The crossing(s) and layback(s) shall be constructed in accordance with the council for the area's standard requirements for residential crossings. Council shall be provided with plans for the crossing(s) and layback(s) together with the payment of any council inspection fees.

11. Particular care shall be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback(s)/ driveway(s) shall be borne by the Land & Housing Corporation. Obsolete gutter layback(s) shall be constructed as kerb in accordance with the council's standards.

    Note: It is recommended that discussions be held with the relevant authorities before construction works commence.

12. Car parking spaces and driveway(s) shall be constructed of concrete or other approved hard surface materials. The car parking spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with AS 2890.1.

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works shall be maintained during the entire period of

the works and until all the disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

14. An appropriately qualified person shall design any retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

15. All buildings shall be sited well clear of any easements affecting the site. The builder shall ascertain if any easements do exist and, and if they do, obtain full details of such prior to construction commencing.

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must be:

    i. connected to a permanent 240V power supply; and
    ii. provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

17. If the site is identified as being potentially affected by soil contamination, it shall be inspected by a suitably qualified person to identify any contaminated or hazardous material present. A proposal for remediation shall be prepared, which may include preparation of a Remedial Action Plan, and remediation shall be carried out in accordance with the proposal. A Validation Report, prepared in accordance with Environment Protection Authority requirements, shall be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report shall be provided to the Land & Housing Corporation on completion of the remediation works.

Landscaping

18. Landscaping shall be carried out substantially in accordance with the approved landscape plan(s) and maintained for a period of 12 months by the building contractor. The council for the area shall be consulted in relation to the planting of any street trees.

19. All scheduled plant stock shall be pre-ordered prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to Council and provide a copy to the Land & Housing Corporation.

Tree Removal

20. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved landscape plan and Arborist report and no other trees shall be removed without further approval(s).

Fencing

21. All front fencing and gates shall be constructed wholly within the boundaries of the site. Any gates associated with the fencing shall swing inwards towards the site.

Provision of Letterbox Facilities

22. Suitable letterbox facilities shall be provided in accordance with Australia Post specifications.

Public Liability Insurance

23. A valid public liability insurance policy of at least $10M shall be maintained throughout the demolition / construction works by the building contractor.

Service Authority Clearances

24. A compliance certificate, or other evidence, shall be obtained from the relevant water utility provider (e.g. the local council for the area, Hunter Water or Sydney Water), confirming service availability prior to construction work commencing.

Note:
Payment of water and/or sewer service charges and/or a notice of requirements for works to be carried out during construction / prior to occupation may be applicable prior to issue of the compliance certificate.

25. A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to construction work commencing.

26. A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to construction work commencing.

27. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier certifying that satisfactory arrangements have been made for the provision of underground gas services, to the site and to each dwelling, shall be obtained prior to construction work commencing.

Utilities Service Provider Notification

28. Prior to the commencement of any work the demolition / construction plans shall be submitted to the appropriate water utility's office (e.g. Sydney Water office) to determine whether or not the development will affect the utility's sewer and water mains, stormwater drains and any easements.

Note:
If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Disconnection of Services

29. All services that are required to be disconnected shall be appropriately disconnected and made safe prior to commencement of the demolition / construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.

30. All existing services within the boundary to remain live shall be identified, pegged and made safe prior to the commencement of any works.

Demolition

31. The builder shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of two days prior to demolition. Such notification shall be clearly written on an A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit in a multi-unit residential building or mixed use building). The demolition shall not commence prior to the date that is stated in the notice letter.

32. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Land & Housing Corporation. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

33. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:
Any buildings constructed before 1987 is assumed to contain asbestos.

Stormwater Disposal

34. Prior to the commencement of construction works a detailed stormwater drainage plan(s), substantially in accordance with the approved concept stormwater drainage plan(s), shall be prepared and submitted to the Land & Housing Corporation. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (eg the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or the council for the area's drainage code.

35. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Land & Housing Corporation prior to commencement of works. Registration of the plan of easement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the Land & Housing Corporation.

Council Notification

36. The council for the area shall be advised by the building contractor in writing, of the date it is intended to commence work, including demolition. A minimum period of five (5) working days notification shall be given.

Landfill

37. Where site filling is required, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Laboratory.

38. Land fill materials must satisfy the following requirements:

    i. Shall be Virgin Excavated Natural Matter (VENM);
    ii. Shall be free of slag and hazardous, contaminated, putrescible, toxic or radio-active matter; and
    iii. Shall be free of industrial waste and building debris.

Site Facilities

39. The following facilities shall be installed on the site:

    (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons, or part thereof, employed at the site. Each toilet shall be a standard flushing toilet and shall be connected to a public sewer. If connection to a public sewer is not practicable, to an accredited sewerage management facility provided by the council for the area or if this is also not practicable to some other council approved management facility.

    (b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds shall not be placed on any property other than that to which this activity relates.

40. Access to the site shall only be provided via an all weather driveway on the property and shall not be provided from any other site.

Site Safety

41. A sign shall be erected in a prominent position on the site:

    (a) showing the name, address and telephone number of the responsible Land & Housing Corporation officer for the work, and
    (b) showing the name of the principal contractor (if any) and the telephone number on which that person may be contacted during and outside working hours, and
    (c) stating that unauthorised entry to the site is prohibited.

    The sign shall be maintained while the work is being carried out but shall be removed when the work has been completed.

    Note:
    This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

42. A minimum 1.8m high security fence or Class A / Class B (overhead) hoarding must be erected between the work site and any public place prior to demolition / construction. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when demolition / construction work is not in progress or the site is otherwise unoccupied.

    Note:
    Approval from the relevant roads authority may be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

43. Building and demolition materials shall not be stored on the council for the area's footpath or roadway.

Protection of Trees

44. Trees and other vegetation that are to be retained on site shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the arborist report.

Waste Management

45. A final Waste Management Plan shall be prepared and submitted to the Land & Housing Corporation by the building contractor prior to the commencement of demolition / construction. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable.

DURING DEMOLITION / CONSTRUCTION

The following identified requirements are to be complied with whilst works are occurring on the site.

Heritage

46. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974,* respectively. Should any relics be uncovered during the course of the approved works, work must cease immediately in the affected area. Subsequently, in cases where historical items have been uncovered, the Department of Planning and Environment must be contacted, or if Indigenous items have been uncovered, the Department of Environment, Energy and Science shall be contacted.

47. All workers / contractors on the site shall be informed of their obligations, under the Heritage Act and *National Parks and Wildlife Act 1974,* that it is illegal to disturb, damage or destroy a relic without the prior approval of the Coordinator-General of the Department of Environment, Energy and Science.

Demolition

48. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.

49. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.

50. Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) that has a current SafeWork NSW accreditation in asbestos removal.

51. Removal of asbestos-based thermal, or acoustic insulation such as sprayed asbestos and asbestos-based lagging and including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].

52. Hazardous and intractable waste, including all asbestos laden waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the Department of Environment, Energy and Science.

53. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the demolition contractor and submitted to the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.

54. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.

55. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.

56. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Survey Reports

57. Survey reports shall be submitted by the building contractor to the Land & Housing Corporation prior to the placement of the footings / slab and on completion of the dwellings to verify the correct position of the structures in relation to the allotment boundaries.

Hours of Demolition / Construction / Civil Work

58. Demolition / construction / Demolition / construction / civil work shall only occur on the site between the hours of 7.00am to 5.00pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation & Backfilling

59. All excavations and backfilling associated with the demolition or erection of building(s) shall be executed safely and in accordance with appropriate professional standards. All such work shall be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

60. Any noise generated during the carrying out of the activity shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines published by the Department of Environment and Climate Change (now Department of Environment, Energy and Science).

61. No fires shall be lit, or waste materials burnt, on the site.

62. No washing of concrete forms or trucks shall occur on the site.

63. Any contamination / spills on the site during construction works shall be actively managed and reported immediately to the appropriate regulatory authorities to minimise any potential damage to the environment.

64. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.

65. All vehicles transporting loose materials and travelling on public roads shall be secured (ie closed tail gate and covered) to minimise dust generation.

66. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Construction Works

67. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.

68. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition/construction works, damage is caused to such adjoining property.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following identified requirements are to be complied with prior to the occupation of the development.

General

69. The occupation of the development shall not commence until all the identified requirements of this determination have been complied with.

Termite Protection

70. To protect buildings from subterranean termite, termite barriers installed in accordance with AS 3660.1, shall be placed on the underside and in penetrations of the concrete slab floor.

    In addition, a durable notice must be permanently fixed inside the meter box indicating:

    (a) the method of protection;
    (b) the date of installation of the system;
    (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
    (d) the need to maintain and inspect the system on a regular basis.

Council Infrastructure Damage

71. The cost of repairing any damage caused to the council for the area's assets in the vicinity of the site as a result of demolition / construction works shall be met in full by the building contractor.

Stormwater Drainage

72. Prior to occupation, a Work As Executed Plan shall be prepared by the building contractor clearly showing all aspects of the constructed stormwater drainage system, including any on-site detention system. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and shall include:

- sufficient levels and dimensions to verify the constructed storage volumes; and
- location and surface levels of all pits; and
- invert levels of the internal drainage lines, orifice plates fitted and levels within the outlet control pits; and
- finished floor levels of all structures; and
- verification that any required trash screens have been installed; and
- locations and levels of any overland flow paths; and
- verification that any drainage lines are located wholly within easements, where applicable.

The Work-As-Executed Plan information shall be shown on the final civil works drawings.

A positive covenant and restriction-as-to-user shall be placed over the onsite detention system in accordance with the council for the area's on-site detention policy to ensure that the system will be adequately maintained. The positive covenant and restriction-as-to-user shall be registered at NSW Land Registry Services prior to occupation. A copy of the registered restriction-as-to-user shall be provided to the Land & Housing Corporation and the council for the area.

PART B – Additional identified requirements

Specific Requirements for Seniors Housing

73. The independent living units shall comply with the accessibility and useability standards referenced in section 85 and set out in Schedule 4 of State Environmental Planning Policy (Housing) 2021.

Note:
This requirement does not apply to the provisions set out under sections 2, 7-13 and 15-20 of Schedule 4 for an independent living unit, or part of such a unit, that is located above the ground floor.

74. Only the following kinds of people shall be accommodated in the approved development:

(a) seniors or people who have a disability; or
(b) people who live within the same household with seniors or people who have a disability; or
(c) staff employed to assist in the administration and provision of services to the seniors housing development.

Note:
It should be noted that 'seniors', as defined in the Housing SEPP, are any of the following:

(a) people aged 60 or more years,
(b) people who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided, and
(c) people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

A restriction as to user shall be registered against the title of the property, prior to occupation, in accordance with Section 88E of the Conveyancing Act 1919 limiting the use of any accommodation to the kinds of people referred to above and that the dwellings cannot be subdivided.

75. Pathway lighting shall be designed to provide a minimum of 20 lux at ground level and be located to avoid glare for pedestrians and adjacent dwellings.

76. Access to, and within, the site shall be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the activity.

77. The footpath at bus stop (2210277) on the eastern side of Bonds Road is to be extended in accordance with Council specifications to allow for sealed access from footpath to kerb to permit access the bus door.

Note:
The responsible officer in the council for the area shall be contacted regarding council's specifications and any necessary approvals.

78. Entry doors to units shall be provided with door viewers to enable residents to view approaches to their units without the need to open the door.

Site Specific Requirements

79. Nil requirements

Requirements resulting from council comments

80. The eastern driveway shall be 0.6m away from the adjacent power pole in accordance with Council development engineering standards.

81. The proposed street pit shall be a gully inlet pit and be 1m away from the existing driveway. The plans shall be amended to demonstrate where this pit will connect to including levels. A long section for the street drainage pit to the downstream pit is to be provided to demonstrate fall.

Requirements as requested by public authorities other than councils

82. Nil requirements

Requirements resulting from adjoining occupier comments

83. Nil requirements

Specific service / utility agency requirements

84. Nil requirements

ADVISORY NOTES

i. Approval of this development activity does not imply or infer compliance with Section 23 of the Disability Discrimination Act 1992. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.

ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at *www.1100.com.au* or by dialling 1100.

DETERMINED by the NSW Land and Housing Corporation on:

30 January 2023

THE CUT & FILL PLAN HAS BEEN CARRIED OUT WITH LIMITED SURVEY INFORMATION. MSL CONSULTING ENGINEERS PTY LTD DO NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF VOLUMES.

PROVIDE GENERAL GRADING TO FRONT LAWNS TO FOLLOW NATURAL RL'S. CONTACT ENGINEER IF CUT/FILL REQUIRED.

DRIVEWAY LAYBACK & CROSSOVER TO CITY OF CANTERBURY BANKSTOWN COUNCIL SPECIFICATIONS.

PROVIDE GENERAL GRADING TO BACKYARD TO FOLLOW NATURAL RL'S. CONTACT ENGINEER IF CUT/FILL REQUIRED.

Surface Analysis: Elevation Ranges					
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m^2)	Volume (m^3)
1		-2.400	-2.200	7.1	0.5
2		-2.200	-2.000	12.1	2.6
3		-2.000	-1.800	5.1	4.6
4		-1.800	-1.600	0.2	4.9
5		-1.600	-1.400	0.3	4.9
6		-1.400	-1.200	0.3	5.0
7		-1.200	-1.000	0.3	5.0
8		-1.000	-0.800	0.3	5.1
9		-0.800	-0.600	6.7	5.4
10		-0.600	-0.400	140.2	14.6
11		-0.400	-0.200	357.7	69.1
12		-0.200	0.000	387.6	143.4
13		0.000	0.200	184.0	61.7
14		0.200	0.400	75.5	40.5
15		0.400	0.600	63.1	27.3
16		0.600	0.800	85.6	13.2
17		0.800	1.000	19.9	0.5

NOTE

ALL CUT AND FILL VOLUMES ARE APPROXIMATE AND SHOULD BE USED AS A GENERAL INDICATION ONLY.
CUT/FILL ELEVATIONS SHOWN COLOURED ARE THE CUT/FILL LEVEL DIFFERENCE BETWEEN THE TOP OF FINISHED SURFACE RL OF PAVEMENTS, SLABS, RAMPS, DRIVEWAYS & LANDSCAPE AREAS AND COMPARED TO THE NATURAL GROUND LEVELS OF ORIGINAL SURVEY.
EXCAVATION HAS BEEN CONSIDERED FOR ONSITE DETENTION TANK & RAINWATER TANK TO THE INVERT FFL OF TANKS BASE SLAB. CONTRACTOR TO ALLOW FOR EXCAVATION TO UNDERSIDE OF TANK SUBLAYERS.
CONTRACTOR TO ALLOW FOR ANY ADDITIONAL EXCAVATION. CONTRACTOR TO CALCULATE & ALLOW FOR EXCAVATION TO FINISHED EXCAVATION LEVEL BELOW THE PAVEMENT SUBLAYERS. CONTRACTOR TO ALLOW FOR STORMWATER PITS & PIPE TRENCHES AND BORED PIERS.
ADDITIONAL SITE GRADING WILL BE REQUIRED. ALL SITE GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR.
CUT AND FILL MAY VARY ON SITE DUE TO SITE CONSTRUCTION WORKS SUCH AS PIPE TRENCHING AND CONSTRUCTION SEQUENCES.

CUT AND FILL PLAN

SCALE 1:200

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MSL Consulting Engineers Pty Limited
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REV.	DATE	NOTATION/AMENDMENT
B	22.06.2022	ISSUED FOR DA ISSUE
A	27.04.2021	ISSUED FOR DA ISSUE
P1	25.02.2021	ISSUED FOR COMMENT

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LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES PTY LTD
PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
LOTS 49-51, IN DP 35142
36-40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: CUT AND FILL PLAN

FILE:

PLOTTED: 22/06/2022

STATUS: DA ISSUE

DATE:	SCALE:	PROJ:	JOB:
22/06/22	As shown @ A1	20325	BGQ97
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	DW	MP	MP

TYPE: C | SHEET: 1 of 1 | REV: B

DA ISSUE

SENIORS HOUSING DEVELOPMENT
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE RIVERWOOD NSW 2210

0005905810 25 Nov 2021
Assessor Brad Hoad
Accreditation No. 20731
Address 36-40 Methuen Parade , RIVERWOOD , NSW , 2210
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DETERMINED by the NSW Land and Housing Corporation on:

39 January 2023

DRAWING SCHEDULE:

ARCHITECTURAL	Type	Sheet No.	Rev
COVER SHEET	A	01 of 21	I
BLOCK ANALYSIS PLAN	A	02 of 21	I
DEMOLITION & SITE ANALYSIS PLAN	A	03 of 21	I
DEVELOPMENT DATA	A	04 of 21	I
SITE PLAN	A	05 of 21	I
GROUND FLOOR PLAN	A	06 of 21	I
FIRST FLOOR PLAN	A	07 of 21	I
ROOF PLAN	A	08 of 21	I
ELEVATIONS	A	09 of 21	I
ELEVATIONS & SECTIONS	A	10 of 21	I
SECTION & SHADOW DIAGRAMS	A	11 of 21	I
SHADOW DIAGRAMS	A	12 of 21	I
SHADOW DIAGRAMS	A	13 of 21	I
SOLAR ACCESS - VIEW FROM SUN	A	14 of 21	I
SOLAR ACCESS - VIEW FROM SUN	A	15 of 21	I
STREET PERSPECTIVE	A	16 of 21	I
STREET PERSPECTIVE	A	17 of 21	I
REAR PERSPECTIVE	A	18 of 21	I
PHOTOMONTAGE STREET VIEW	A	19 of 21	I
FOOTPATH GRADES TO BUS STOPS	A	20 of 21	I
FOOTPATH GRADES TO BUS STOPS	A	21 of 21	I

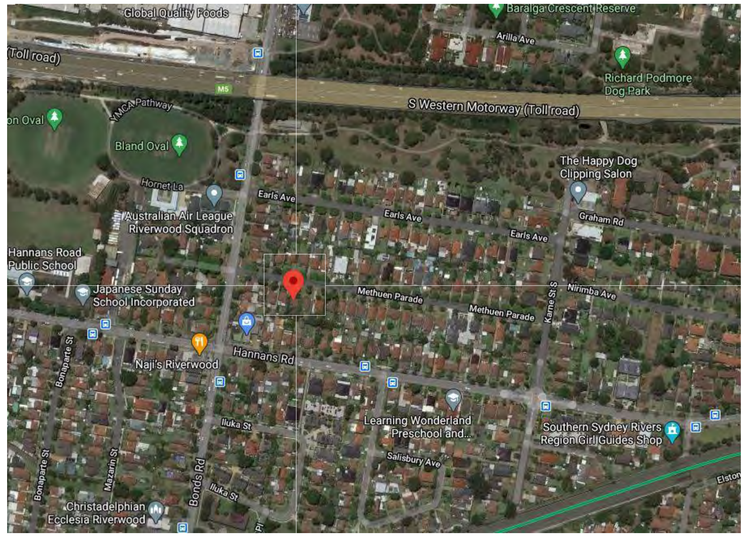
SURVEY	Type	Sheet No.	Rev
DETAIL & CONTOUR SURVEY	S	1 of 5	1
LONG SECTIONS DETAIL	S	2 of 5	1
LONG SECTIONS	S	3 of 5	1
LONG SECTIONS	S	4 of 5	1
LONG SECTIONS	S	5 of 5	1

HYDRAULIC	Type	Sheet No.	Rev
HYDRAULIC SERVICES PLAN - LEGEND & NOTES	H	H-01	G
HYDRAULIC SERVICES PLAN - SITE / GROUND FLOOR PLAN	H	H-02	G
HYDRAULIC SERVICES PLAN - FIRST FLOOR - DRAINAGE	H	H-03	G
HYDRAULIC SERVICES PLAN - ROOF PLAN - DRAINAGE	H	H-04	G
HYDRAULIC SERVICES PLAN - DETAILS SHEET	H	H-05	G
HYDRAULIC SERVICES PLAN - DETAILS SHEET	H	H-06	G
HYDRAULIC SERVICES PLAN - SEDIMENT CONTOL PLAN	H	H-07	G

CIVIL	Type	Sheet No.	Rev
SITE CUT AND FILL PLAN	C	-	B

LANDSCAPE	Type	Sheet No.	Rev
LANDSCAPE PLAN	L	1 of 1	B

LOCATION PLAN:



NSW GOVERNMENT Planning & Environment

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ARCHITECT
D T A Architects
PH (02) 9601 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1876

DATE:
JUN 2022

DESIGN:
DA

PROJECT No:
BGQ97

NOMINATED ARCHITECTS:
NSW Architects Registration Board No.

Daniel Donai 9068

0 5 10 20 40MM

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EXISTING 2 STOREY MULTI UNIT DEVELOPMENT.



NEW EXISTING 2 STOREY DWELLINGS.



NEW EXISTING 2 STOREY DWELLINGS.



NEW EXISTING 2 STOREY DUPLEX.



EXISTING 2 STOREY MULTI UNIT DEVELOPMENT.



NEW EXISTING 2 STOREY DUPLEX.



NEW EXISTING 2 STOREY DUPLEX.



NEW EXISTING 2 STOREY DUPLEX.







PROPOSED DEVELOPMENT OWNED BY DEPARTMENT OF HOUSING



NEW EXISTING 2 STOREY DUPLEX.

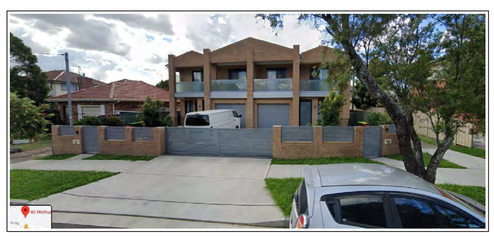
EXISTING 2 STOREY MULTI UNIT DEVELOPMENT.

NEW EXISTING 2 STOREY DUPLEX.

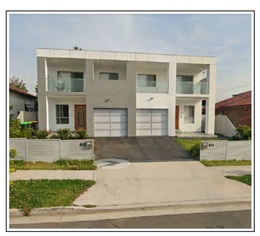
TYPICAL LOT DEVELOPMENT



EXISTING 2 STOREY MULTI UNIT DEVELOPMENT.









0005905810 25 Nov 2021
Assessor Brad Hoad
Accreditation No. 20731
Address 36-40 Methuen Parade, RIVERWOOD, NSW, 2210
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DETERMINED by the NSW Land and Housing Corporation on:

30 January 2023

LEGEND: BLOCK PLAN

PROPOSED DEVELOPMENT OWNED BY DEPARTMENT OF HOUSING

BOUNDARY LINE TO LOTS OWNED BY OTHERS

NOTE:
THERE IS NO TYPICAL LOT SIZE OR SHAPE IN THE VICINITY OF THE NEW DEVELOPMENT.

REV	DATE	NOTATION/AMENDMENT
I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
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B	04/05/21	100% DA PACKAGE RE-ISSUE

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NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

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LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd, PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **BLOCK ANALYSIS PLAN**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PROJ:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

FILE: CAD File: Z:\Shared\Data3\2020\2020.049.LAHC.St. Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln
PLOTTED: 22/07/2022 9:46 AM
TYPE: A
SHEET: 2 of 21
REV: I

0 5 10 20 40MM

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METHUEN PARADE

WINTER SOLSTICE

SUMMER SOLSTICE

EXIST. VEHICLE CROSSING & LAYBACK TO BE REMOVED & REPLACED WITH NEW DRIVEWAY TO MATCH EXISTING LEVELS TO COUNCIL'S SPECIFICATIONS. MAKE GOOD TO KERB & GUTTERS WHERE DISTURBED BY NEW WORKS. PROVIDE NEW KERB & GUTTERS AS REQUIRED TO COUNCIL'S SPECIFICATIONS.

9AM WINTER SUNRISE

1300m TO PUBLIC SCHOOL

320m TO BUS STOP

3000m TO KINGSGROVE CBD

1300m TO SHOPING CENTRE

1000m TO TRAIN STATION

ALL EXIST. REAR & SIDE FENCES TO BE REMOVED & REPLACED WITH NEW COLORBOND FENCE 1800mm HIGH.

EXIST. VEHICLE CROSSING & LAYBACK TO BE REMOVED & REPLACED WITH NEW DRIVEWAY TO COUNCIL'S SPECIFICATIONS. MAKE GOOD TO KERB & GUTTERS WHERE DISTURBED BY NEW WORKS. PROVIDE NEW KERB & GUTTERS AS REQUIRED TO COUNCIL'S SPECIFICATIONS.

REFER TO ABORIST REPORT FOR TREES TO BE REMOVED OR RETAINED

Existing dwellings at No. 36,38 & 40 Methuen Parade are to be demolished including carports, sheds, clotheslines fences (internal and perimeter fences) & other structures currently on site. Remove all concrete driveways, strips & pathways. Cap off /disconnect / remove all existing services as required. Make good to all surrounds disturbed by new works.

3PM WINTER SUNSET

3PM SUMMER SUNSET

9AM SUMMER SUNRISE

SUMMER NORTH EASTERLY BREEZE

SUMMER SOUTH EASTERLY BREEZE

SOUTH WESTERLY WINTER WINDS

WASTE MATERIAL

CONSTRUCTION MATERIAL

NATURAL DRAIN

Existing Front Setbacks 7,292mm

Existing Front Setbacks 7,743mm

Existing Front Setbacks 9,259mm

Existing Front Setbacks 10,752mm

Existing Front Setbacks 10,088mm

SINGLE STOREY BRICK RESIDENCE TILE ROOF No.40
51
491.5m² (by calc.)
DP35142

SINGLE STOREY BRICK RESIDENCE TILE ROOF No.38
50
597.0m² (by calc.)
DP35142

SINGLE STOREY BRICK RESIDENCE TILE ROOF No.36
49
561.8m² (by calc.)
DP35142

two storey clad residence no.42

two storey brick & clad residence no.34

clad garage

48 DP35142

DP627889

POS

T1 8 high
T2 8 high
T3 6 high
T4 6 high
T5
T6 9 high
T8 9 high
T9 5 high
T10 8 high
T11
T12 8 high
T13 10 high
T14 10 high
T15 10 high

floor level 22.81
floor level 22.8
floor level 23.1
floor level 23.04

awning over concrete patio

shade cloth enclosure

LEGEND:

EXCAVATION MATERIAL
TIMBER
STEEL
GYPROCK
BRICKS / TILES / CONCRETE
GENERAL WASTE

1. CONSTRUCTION MATERIAL TO BE STACKED AWAY FROM WASTE STREAMS TO ENSURE EASY ACCESS BY RECYCLING ORGANISATION, BUILDERS & SUB-CONTRACTORS.

2. CONSTRUCTION WASTE SEGREGATED INTO SEPARATE STREAMS (& STORED IN HOPPERS) .

LEGEND - DEMOLITION

- EXTENT OF SITE BOUNDARY
- EXISTING STRUCTURES TO BE DEMOLISHED. REPAIR & REINSTATE ADJOINING SURFACES.
- EXISTING SITE WORKS TO BE REMOVED / DEMOLISHED
- EXISTING TREES TO REMAIN. REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING TREES TO BE REMOVED. REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING LEVELS

PERFORM ALL THE DEMOLITION AS SHOWN ON THE DRAWING AND/OR AS NECESSARY REQUIRED CARRYING OUT THE WORKS UNDER THE CONTRACT.

NB: CARE MUST BE TAKEN WHILE CARRING OUT THE WORKS.

PROTECT EXISTING PROPERTY FROM DAMAGE BY APPROPRIATE MEANS INCLUDING SHORING, STRUTTING, PROTECTIVE SCREENS, SHEETING AND THE LIKE.

REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

EXISTING SERVICES: DEAL AS APPROPRIATE WITH EXISTING SERVICES INCLUDED IN OR ENCOUNTERED DURING THE COURSE OF THE DEMOLITIONS.

BEFORE DEMOLISHING AND REMOVING PARTS OF BUILDING HAVING ELECTRICAL WIRING, GAS, SEWER AND WATER PIPES, CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, NOTIFY THE PROJECT MANAGER/ SUPERINTENDENT, AUTHORITIES HAVING JURISDICTION, AND MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.

SITE ANALYSIS LEGEND

- BOUNDARY
- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS AND OTHER ITEMS TO BE REMOVED
- NEIGHBOURING PRIVATE OPEN SPACE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- OVERLOOKING
- EXISTING CONTOURS
- ACCESS TO SITE
- VIEWS
- NOISE SOURCE
- NUMBER OF STOREYS

PREVAILING WINDS SUMMER

PREVAILING WINDS WINTER

0005905810 25 Nov 2021
Assessor Brad Hoad
Accreditation No. 20731
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www.hstar.com.au

DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023

DEMOLISTION & SITE ANALYSIS PLAN
1:100

1
-

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BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE RIVERWOOD NSW 2210

TITLE: **DEMOLITION & SITE ANALYSIS PLAN**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PROJ:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

FILE: CAD File: Z:\Shared\Data3\2020 \2020.049.LAHC.SL Riverwood3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln
PLOTTED: 22/07/2022 9:46 AM

TYPE: A
SHEET: 3 of 21
REV: I

0 5 10 20 40MM

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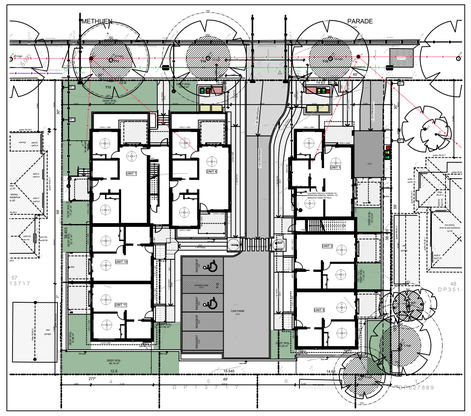
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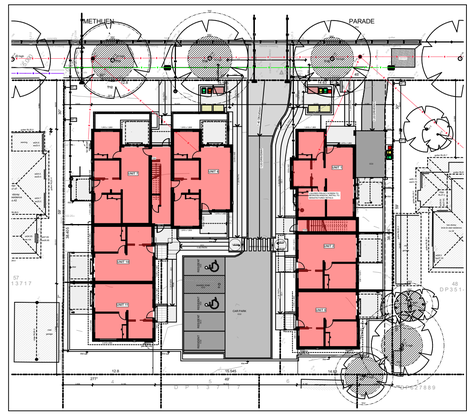
30 January 2023

DEVELOPMENT DATA TABLE – Seniors Housing Development – Pt 5

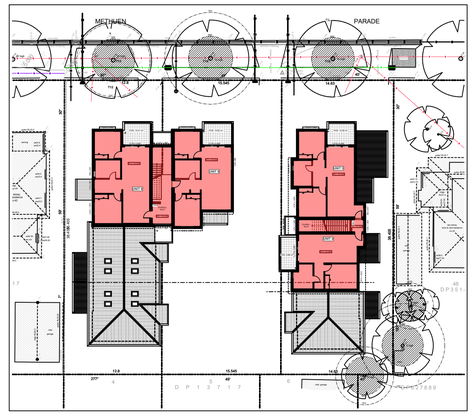
JOB REFERENCE	BGQ97						
LOCALITY / SUBURB	Riverwood						
STREET ADDRESS	36-40 Methuen Parade						
LOT NUMBER(S) & DP	Lots 49, 50 & 51 in Deposited Plan 35142						
SITE AREA (sqm)	1650.3m² – sourced from survey						
NUMBER OF EXISTING LOTS	3 (49, 50 & 51)						
PROPOSED GFA* (sqm)	LEP = 806.28m² / HOUSING SEPP = 845.02m²						
LGA	City of Canterbury Bankstown *(site within former Canterbury LGA)*						
ZONING	R3 - Medium Density Residential Zone – Seniors Housing permitted with consent *(Housing SEPP Cl. 108A satisfied)*						
ACCESSIBLE AREA	Yes (as defined by Housing SEPP)						
ROOMS	**Number**	**Type (ground/1st)**	**Internal Area (m²)** *LAHC Dwelling Requirements 1 bedroom: min 50m² 2 bed: min 70m²*	**No of bedrooms**	**Private open Space**		**Livable Housing Standard/Adaptable etc**
					POS required m²	**POS proposed m²**	
	1	Ground Floor	75.42m²	2	15m²	33.81m²	HS – Schedule 4
	2	Ground Floor	55.08m²	1	15m²	32.67m²	HS – Schedule 4
	3	First Floor	78.04m²	2	10m²	10.0m²	HS – Schedule 4
	4	First Floor	58.08m²	1	6m²	8.82m²	HS – Schedule 4
	5	Ground Floor	54.75m²	1	15m²	73.65m²	HS – Schedule 4
	6	Ground Floor	75.04m²	2	15m²	35.87m²	HS – Schedule 4
	7	Ground Floor	79.01m²	2	15m²	61.81m²	HS – Schedule 4
	8	First Floor	75.53m²	2	10m²	10.64m²	HS – Schedule 4
	9	First Floor	79.37m²	2	10m²	10.01m²	HS – Schedule 4
	10	Ground Floor	54.76m²	1	15m²	27.69m²	HS – Schedule 4
	11	Ground Floor	54.76m²	1	15m²	79.64m²	HS – Schedule 4
	Control			**Requirement**			**Proposed**
MIN. SETBACKS	Housing SEPP Cl.99(c) and CDCP – MDH CDCP CB Draft DCP	Front Setback		Set back the front building on the site generally in line with the existing building line (min 6.693m) and CDCP = 6m			Setback to: Existing building front setback = 6.4m min. Non-compliance – justification provided New Building setback to Walls between = 6.4 – 8.4m Complies Ground Fl wall = 6.4-8.4m 1st Fl wall = 6.4-8.4m min. 1st Fl balconies = 5.4m min. Non-compliance = justification provided
	CDCP - MDH	Side Setback		1.5m for buildings fronting the street 2.5m for buildings not fronting the street **Note: SLUDG requires where setbacks are less than 1.2m a max. of 50% of devel. to be built to this alignment.*			Ground Fl = 3.63-4.885m First Fl = 3.612m min Ground Fl = 3.63-4.296m First Fl = 3.612-4.32m Complies
	CDCP - MDH	Rear Setback		3m to single storey			Ground Fl = 3.317-4.335m Complies
	CDCP - MDH	Building Height/Rear Setback		12.4 m to 2 storey			First Fl = 10.8 - 19.55m Non-compliance – justified provided
BUILDING HEIGHT	Housing SEPP *Cl.108(2)(a), note also 108(2)(b)* (Yet non-discretionary std)			9.5m			8.5 m Complies
FSR	Housing SEPP *Cl. 108(2)(c)* **Note GFA definition varies from that in LEPs refer to CL62*			0.5:1 0.5 x 1650.3m² = 825.15m²			845.02m² GFA / 0.51 :1 Non-compliance – justified provided
	Canterbury LEP			0.5:1 0.5 x 1650.3m² = 825.15m²			806.28m² GFA / 0.49 :1 Complies
LANDSCAPED AREA	Housing SEPP Cl. 108(2)(e)			Min. 35m² per dwelling 35m² x 11 = 385m²			487.3 m² Complies
DEEP SOIL ZONE	Housing SEPP Cl. 108(2)(f)			Min. 15% of site 15% x 1650.3m² = 247.5m² Min. 3m dimension Min. 65% of DSZ to be located at rear of site 65% x 247.5m² = 160.9m²			249.53 m² / 15.1% Complies Min dimension = 3m min. Complies 106.77m² / 42.8% Non-compliance – justified provided
SOLAR ACCESS	Housing SEPP Cl. 108(2)(a)			70% of dwellings - min 2 hrs between 9am & 3pm mid- winter to: i) Living rooms ii) Private open space			Living Rooms = 81.8% (9 Dwellings) Complies POS = 100%/ (11 Dwellings) Complies
SOLAR ACCESS – ADJOINING DWELLINGS	SLUDG			Neighbouring Dwellings: - Living Rooms min 3hrs direct sunlight between 9am & 3pm mid winter - Solar access to private open space not to be unreasonably reduced			Living Rooms = 6 hours each = 100%, Living Room assumed to be at front, facing street for both dwellings. (2 Dwellings @, No. 42 and No. 34) Complies POS = 5 hours each 83.3% P.O.S assumed to be at rear for both dwellings. (2 Dwellings @, No. 42 and No. 34) Complies
PRIVATE OPEN SPACE	Housing SEPP Cl. 108(2)(h) & (i)			Ground Floor dwellings: 15m² per dwelling Incl. 1 area with min. dimension = 3m x 3m Dwellings not on ground floor: Provide balcony Accessible from living area Min. Dimension of 2m 1 bdrm units = 6m² (note LAHC Dwelling Requirements require = 8m²) 2 bedrooms or greater = 10m²			1 bed = between 27.69 m² –79.64m² 2 bed = between 33.81m² -61.81m² Complies Complies Complies 1 bed = between 8.82m² – 8.82m² 2 bed = between 10.0m² -10.64m² Complies
CAR PARKING	LAHC requirement: Accessible area			5 spaces r'qd 1-bed: 5 x 0.4 = 2 2-bed: 6 x 0.5 = 3			5 Spaces Complies
	Housing SEPP Cl.108(2)(j)			1 space per 5 dwellings 11 ÷ 5 = (2.2) 3 **Note Carpark to also be designed in accordance with SLUDG criteria*			5 Spaces Complies
	Housing SEPP Schedule 4			10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres			Yes complies 1 proposed for Unit 1.
TREE REMOVAL	Housing SEPP Cl.99(g)			Retain, wherever reasonable, significant trees Total No. of trees on site & in close proximity to development = 13			No. of High significance trees = 3 Retained = 3 Removed = 0 No. of Med significance trees = 5 Retained = 1 Removed = 4
WASTE	BDCP CDCP CDCP App. CB Draft DCP CB Draft Waste Design Guide			Waste Generation Rates: Waste – 140L p/wk per dwelling = 140L x 11 = 1540L p/wk Recycling – 120L p/wk per dwelling = 120L x 11 = 1320L p/wk / 2640 p/fortnight Green – 120L p/wk per dwelling (Only applies to multi dwelling housing that generate garden organics) = 120L x 11 = 1320L p/wk / 2640L p/fortnight			1540L p/wk Complies 1320L p/wk 2640 p/fortnight Complies 360L p/wk 720L p/fortnight Non-compliance – justification provided Ongoing Green Waste to be managed by Land and Housing, green waste to be removed from site by Landscape / maintenance contractor, reducing green waste volume.
INDEPENDENT LIVING UNITS – DESIGN STDS	Housing SEPP Schedule 4			LAHC Compliance checklist to be completed			Refer to Separate Checklist



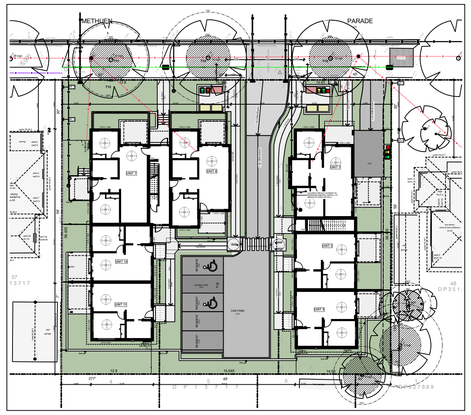
1 / - DEEP SOIL ZONE 1:400



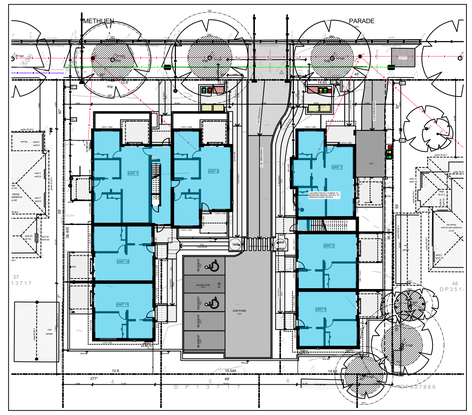
2 / - GROUND FLOOR - HOUSING SEPP FSR 1:400



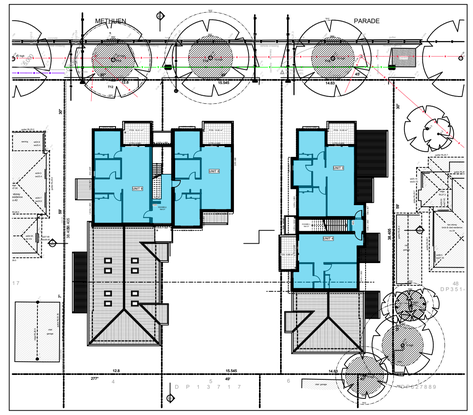
3 / - FIRST FLOOR - HOUSING SEPP FSR 1:400



4 / - LANDSCAPE AREA 1:400



5 / - GROUND FLOOR - LEP FSR 1:400



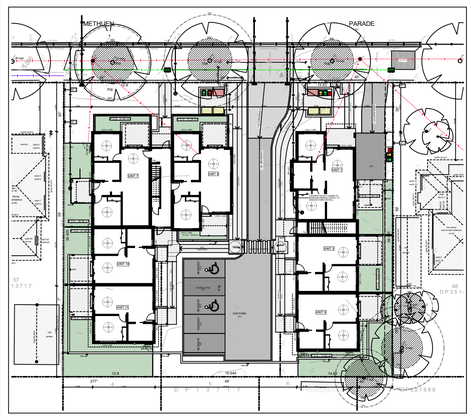
6 / - FIRST FLOOR - LEP FSR 1:400

Water
- Shared 11,000 Rain water tank, approx. 80% of roof draining to it, connect to WC, garden tap & washing machine of each unit
- 3 star showerhead 7.5-9 litres/min
- 3 star wc
- 3 star taps

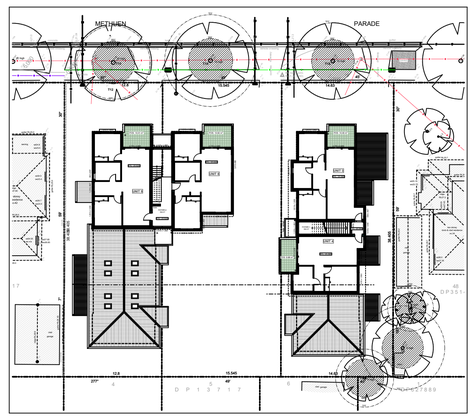
Thermal
- Medium colour walls (some dark/some light, average medium)
- Dark colour roof
- Wafflepod slab/Suspended concrete slab
- Cavity brick (uninsulated)
- Brick veneer with R2.0 wall insulation
- Party wall cavity brick with R1.0 partition batt
- R3.5 ceiling insulation
- Anticon to roof
- Self sealing exhaust fans to wet areas with shower
- Weather stripping
- Surface mounted lights
- Windows (Wideline)
- Sliding/Fixed Uw 6.4 & shgc 0.76 clear glass
- Sliding door Uw 6.3 & shgc 0.62 clear glass
- Awning Uw 6.4 & shgc 0.64 clear glass

SPECIFIC UPGRADES
- UNIT 1 – east wall living with 15mm foil faced foam insulation between furring channel
- UNIT 5 – south wall of bed with 15mm foil faced foam insulation between furring channel
- UNIT 10 – east & west wall of living & west wall of bed with 15mm foil faced foam insulation between furring channel
- UNIT 11 – south & west wall of bed with 15mm foil faced foam insulation between furring channel

Energy
- Gas instantaneous HWS 6 stars
- Ceiling fans
- Exhaust fan to wet areas, ducted to outside air
- Rangehood, ducted to outside air
- Gas cooktop, electric oven
- External clothesline
- LED lighting



7 / - GROUND FLOOR - POS 1:400



8 / -

0005905810 25 Nov 2021
Assessor Brad Head
Accreditation No. 20731
Address 36-40 Methuen Parade, RIVERWOOD, NSW, 2210
www.hstar.com.au

I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
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NSW GOVERNMENT Planning & Environment
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
www.dpie.nsw.gov.au / land-and-housing-corporation

DTA ARCHITECTS
NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION PH (02) 9354 1876
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd PH (02) 4228 5247
HYDRAULIC: Abel & Brown Pty Ltd PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd PH (02) 8544 1683
LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **DEVELOPMENT DATA**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PROJ:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

FILE: CAD File: Z:\Shared\Data3\2020 \2020.049.LAHC SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F.23-06-22.pln

PLOTTED: 22/07/2022 9:46 AM

TYPE: A

SHEET: **4 of 21**

REV: I

0 5 10 20 40MM

SCALE FOR PRINTING PURPOSE ONLY

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EXISTING CONCRETE FOOTPATH TO BE REPLACED IN FRONT OF PROPOSED SITE ONLY, LEVELS TO MATCH EXISTING FOOTPATH. NEW FOOTPATH TO BE BUILT AS PER COUNCIL'S SPECIFICATIONS. MAKE GOOD TO AREAS / ITEMS DISTURBED BY NEW WORKS.

METHUEN

EXISTING VEHICLE CROSSING MAY NEED TO BE RETAINED TO MEET GARBAGE BIN TRAVEL DISTANCE FOR BIN STORE AREA 2. TO BE MADE GOOD AS PER COUNCIL'S SPECIFICATIONS.

NEW VEHICLE CROSSING WITH A FORMED NEW LAYBACK AND CROSSING. TO BE PROVIDED AS PER COUNCIL'S SPECIFICATIONS.

EXISTING CONCRETE FOOTPATH TO BE REPLACED, IN FRONT OF PROPOSED SITE ONLY, LEVELS TO MATCH EXISTING FOOTPATH. NEW FOOTPATH TO BE BUILT AS PER COUNCIL'S SPECIFICATIONS. MAKE GOOD TO AREAS / ITEMS DISTURBED BY NEW WORKS.

PARADE

EXISTING VEHICLE CROSSING TO BE REPLACED, LEVELS TO MATCH EXISTING CROSSING. NEW CROSSING TO BE BUILT AS PER COUNCIL'S SPECIFICATIONS. MAKE GOOD TO AREAS / ITEMS DISTURBED BY NEW WORKS.

WINTER SOLSTICE

SUMMER SOLSTICE

9AM WINTER SUNRISE

3PM WINTER SUNSET

9AM SUMMER SUNRISE

3PM SUMMER SUNSET

EXISTING FRONT SETBACK

NEW FRONT SETBACK

FRONT SETBACK = 6m (DCP)

SIDE SETBACK = 3m (BCA-fire)

SIDE SETBACK = 1.5m (DCP)

SIDE SETBACK = 2.5m (DCP)

REAR SETBACK = 3m single storey (DCP)

UNIT 1 / 3
75.42 m²

UNIT 2 / 4
54.67 m²

UNIT 5
54.56 m²

UNIT 6 / 8
75.04 m²

UNIT 7 / 9
79.01 m²

UNIT 10
54.56 m²

UNIT 11
54.75 m²

OSD TANK

RAIN-WATER TANK

BIN STORE 1 CC1

BIN STORE 2 CC1

GAS / WATER METERS

Water & Gas meters to be mounted along retaining wall to hyd eng's detail

LOUVRED PRIVACY SCREEN TO BEDROOM WINDOW, INSTALL TO MANUFACTURES DETAILS.

CAR PARK CC2

SHARED ZONE CC3

RESIDENT CC2

pedestrian crossing

DRIVEWAY CC2 max. 1:40

1:20 DRIVEWAY

1:40 PATH

1:20 PATH

1:20 PATH max.

DEEP SOIL: 15.40 m²

DEEP SOIL: 80.99 m²

DEEP SOIL: 46.14 m²

DEEP SOIL: 13.88 m²

DEEP SOIL: 12.92 m²

DEEP SOIL: 12.25 m²

DEEP SOIL: 11.21 m²

DEEP SOIL: 13.78 m²

DEEP SOIL: 14.54 m²

P.O.S - 21.87 m²

P.O.S - 21.24 m²

P.O.S - 39.94 m²

P.O.S - 27.69 m²

P.O.S - 14.63 m²

P.O.S - 33.81 m²

P.O.S - 32.67 m²

P.O.S - 79.64 m²

P.O.S - 73.65 m²

OVERLAND FLOW SWALE TO HYDRAULIC ENGINEERS DETAILS

two storey clad residence no.42

two storey brick & clad residence no.34

clad garage

garage

shed

277°

49'

7°

18.514

15.545

14.63

DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023

0005905810 25 Nov 2021
Assessor Brad Hoad
Accreditation No. 20731
Address 36-40 Methuen Parade RIVERWOOD , NSW , 2210
www.hstar.com.au

Legend - Site

- Extent of site boundary
- Proposed 1 bed dwelling
- Proposed 2 bed dwelling
- Landscape area
- Footpath, Driveway and Car Park area
- Deep soil zone
- Existing trees to remain. Refer also to Arborist report
- Existing trees to be removed. Refer also to Arborist report
- Existing level. Refer also to survey

LEGEND

AB	ARMCO BARRIER
ABH	ARMCO BARRIER WITH HANDRAIL
ANG	CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE TO WALL LINE. REFER TO DETAILS
ANG-1	CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE FIXED TO FLOOR EXACT POSITION TO BE DETERMINED ON SITE
B	STEEL PROTECTIVE BOLLARDS REFER TO DETAILS
B-1	VANITY BASIN
B-2	WALL HUNG BASIN - DISABLE COMPLIANT
B-3	WALL HUNG BASIN
BC	BATTERY CHARGE
BF	BACK FLASHING
BFC	BROOM FINISHED CONCRETE
BS	BATTEN PRIVACY SCREEN
C	CARPET AS SPECIFIED
CAP	CEILING ACCESS PANEL
CF	COLORBOND FENCE (1800mm height min.)
CL	CLOTHES LINE
CH	CLOTHES HOOK
CR	CEMENT RENDERED FINISH
CS	CLEANERS SHELF
CT	CERAMIC TILES
CW	COMPLETE WITH
DB	ELECTRICAL DISTRIBUTION BOARD
DP	DOWNPIPE - COLORBOND.
DPS	DOWNPIPE & SPREADER - COLORBOND.
DT	DOOR THRESHOLD REFER TO DETAIL
DW	DISHWASHER AS SPEC.
EAC	EXPOSED AGGREGATE CONCRETE
EDB	ELECT. DISTRIBUTION BOARD, REFER TO ELECT. DOCUMENTS
EF	EXHAUST FAN
EG	EAVES GUTTER
EW	EYE WASH
F	FRIDGE AS SPEC.
FG	FIXED GLASS
FHR	FIRE HOSE REEL REFER TO HYDRAULUC ENGINEERS DETAILS
FIP	FIR INDICATOR PANEL (LOCATED MAIN ENTRY)
FM	RECESSED FLOOR MAT
FW	FLOOR WASTE
GD	GRATED DRAIN
GPO-S	SINGLE GENERAL PURPOSE OUTLET
GPO-D	DOUBLE GENERAL PURPOSE OUTLET
GPB	GOAL POST BOLLARDS
GR	GRAB RAIL
HD	HAND DRYER
HTH	HEATED THRESHOLD
HWU	HOT WATER UNIT
HYD	HYDRANT REFER TO HYDRAULUC ENGINEERS DETAILS
LC	LAMINATED BENCH TOP & CUPBOARDS
LK	LOCKERS
M1	MIRROR
MF1	METAL FENCE (900mm height min)
MF2	METAL FENCE (1200mm height min)
MSB	ELECTRICAL MAIN SWITCH BOARD
MW	MICROWAVE OVEN AS SPEC.
NS-CT	NON-SLIP CERAMIC TILE
OF	OVERFLOW
PB	PLASTERBOARD LINING
PTD	PAPER TOWEL DISPENSER
RH	RANGE HOOD
RM	RECESSED ENTRY MAT
SCR	SHOWER CURTAIN RAIL
SC	COLUMN TO STRUCTURAL ENGINEERS DETAILS
SD	SOAP DISPENSER
SF1	SLAT SCREEN FENCE (1500mm height min)
SF2	SLAT SCREEN FENCE (1200mm height min)
SH	WALL SHELF
SK	SEWER STACK REFER TO HYDRAULIC ENGINEERS DETAILS
SK-1	STAINLESS STEEL SINK
SK-2	CLEANER SINK
SMP	BOX GUTTER SUMP & OVERFLOW
STF	STEEL TROWEL FINISHED CONCRETE
SRZ	STRUCTURAL ROOT ZONE
TPZ	TREE PROTECTION ZONE
TGSI	TACTILE INDICATOR
TH	THRESHOLD RAMP
TIM	TIMBER FLOORING
TP	TOILET PARTITIONS
TPH	TOILET PAPER HOLDER
TRS	TRANSLUCENT ROOF SHEETING
TS-1	TAP SET - WASHROOMS
TS-2	TAP SET - DISABLE COMPLIANT
TS-3	TAP SET - KITCHEN
TS -4	TAP SET - CLEANERS
US	MOP & BROOM SHELF
V	VINYL
VP	VENT PIPE
	REFER TO HYDRAULIC DOCUMENTS
VTY	VANITY UNIT
WB	WORK BENCH
WC-1	TOILET PAN / SUITE
WC-2	TOILET PAN / SUIT DISABLE COMPLIANT
WC-3	TOILET PAN / SUITE AMBULANT
WG	WHEEL GUIDE
WT	WASH TROUGH
WU-1	WALL HUNG URINAL
WS	WHEEL STOP
XP	EPOXY FLOORING

LEGEND - PLAN

- Ground Floor External Walls and Party Walls: Nom. 270mm thick cavity brick wall, finish as specified
- First Floor External Wall: Nom. 240mm thick brick veneer wall, finish as specified
- Ground Floor Internal Walls: Nom. 110mm masonry wall, c/w 13mm plasterboard / FC lining both sides of framing, set ready for selected paint finish.
- First Floor Internal Walls: Nom. 90mm stud framed wall, c/w 13mm plasterboard / FC lining both sides of framing, set ready for selected paint finish.
- Non-slip ceramic floor tiles. Refer to finishes schedule
- Ceramic floor tiles. Refer to finishes schedule
- Carpet / vinyl floor finish. Refer to finishes schedule
- FFL 9.100 Proposed floor levels.
- CC1 - Coloured Concrete - (Style Pave) - Natural
- CC2 - Coloured Concrete - (Style Pave) - Blue Mountain
- CC3 - Coloured Concrete - (Style Pave) - Midnight Blue
- Ceiling fan. Refer to basix requirements

1
-

SITE PLAN
1:100

I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
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LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
www.dpie.nsw.gov.au / land-and-housing-corporation

DTA ARCHITECTS
THINK ARCHITECTURE. THINK COLLABORATION. THINK DTA ARCHITECTS.

NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd PH (02) 9901 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION PH (02) 9354 1876
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd PH (02) 4226 5247
HYDRAULIC: Abel & Brown Pty Ltd PH (02) 9709 5705
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LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE RIVERWOOD NSW 2210

TITLE: **SITE PLAN**

STATUS: DA PACKAGE ISSUE
DATE: JUN 2022 | SCALE: As shown @ A1 | PROJ: BGQ97 | JOB: 2020.049
STAGE: DA | DRAWN: CC/SD | CHECKED: DD | CERTIFIER: DD
FILE: CAD File: Z:\Shared\Data3\2020\2020.049.LAHC.St. Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F.23-06-22.pln
PLOTTED: 22/07/2022 9:46 AM
TYPE: A | SHEET: 5 of 21 | REV: I

0 5 10 20 40MM

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SCR	SHOWER CURTAIN RAIL
SC	COLUMN TO STRUCTURAL ENGINEERS DETAILS
SD	SOAP DISPENSER
SF1	SLAT SCREEN FENCE (1500mm height min)
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SH	WALL SHELF
SK	SEWER STACK REFER TO HYDRAULIC ENGINEERS DETAILS
SK-1	STAINLESS STEEL SINK
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SMP	BOX GUTTER SUMP & OVERFLOW
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SRZ	STRUCTURAL ROOT ZONE
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TRS	TRANSLUCENT ROOF SHEETING
TS-1	TAP SET - WASHROOMS
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US	MOP & BROOM SHELF
V	VINYL
VP	VENT PIPE REFER TO HYDRAULIC DOCUMENTS
VTY	VANITY UNIT
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XP	EPOXY FLOORING

LEGEND - PLAN

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- Non-slip ceramic floor tiles. Refer to finishes schedule
- Ceramic floor tiles. Refer to finishes schedule
- Carpet / vinyl floor finish. Refer to finishes schedule
- FFL 9.100 Proposed floor levels.
- CC1 - Coloured Concrete - (Style Pave) - Natural
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- CC3 - Coloured Concrete - (Style Pave) - Midnight Blue
- Ceiling fan. Refer to basix requirements

0005905810 25 Nov 2021
Assessor Brad Hoad
Accreditation No. 20731
Address 36-40 Methuen Parade RIVERWOOD , NSW , 2210
www.hstar.com.au

DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023

1
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GROUND FLOOR PLAN
1:100

I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
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REV	DATE	NOTATION/AMENDMENT

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NSW GOVERNMENT Planning & Environment
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
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DTA ARCHITECTS

NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd, PH (02) 9601 1011
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BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
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GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE RIVERWOOD NSW 2210

TITLE: **GROUND FLOOR PLAN**

FILE: CAD File: Z:\Shared\Data3\2020\2020.049 LAHC SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln
PLOTTED: 22/07/2022 9:46 AM

STATUS: DA PACKAGE ISSUE			
DATE: JUN 2022	SCALE: As shown @ A1	PROJ: BGQ97	JOB: 2020.049
STAGE: DA	DRAWN: CC/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 6 of 21	REV: I	

0 5 10 20 40MM

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METHUEN

PARADE

WINTER SOLSTICE

SUMMER SOLSTICE

9AM WINTER SUNRISE

3PM WINTER SUNSET

9AM SUMMER SUNRISE

3PM SUMMER SUNSET

FRONT SETBACK = 6m (DCP)

SIDE SETBACK = 1.5m (DCP)

SIDE SETBACK = 3m (BCA-fire)

SIDE SETBACK = 2.5m (DCP)

REAR SETBACK = 3m single storey (DCP)

REAR SETBACK = 12m second storey (DCP)

UNIT 8 — 75.53 m²

UNIT 9 — 79.37 m²

UNIT 3 — 78.04 m²

UNIT 4 — 58.08 m²

UNIT 10 DOUBLE GLAZED VELUX SKYLIGHTS

UNIT 11 DOUBLE GLAZED VELUX SKYLIGHTS

SELECTED COLORBOND DOWNPIPES & GUTTERS. REFER TO FINISHES SCHEDULE

SHEET METAL ROOF

PROVIDE TRAFFICABLE LYSAGHT OR STRATCO AWNING SYSTEM, POSTS & SUPPORTS. TRAFFICABLE SHEET METAL ROOFING OVER. POWDERCOAT FINISH. INSTALL TO MANUFACTURER'S DETAILS.

PROVIDE TRAFFICABLE LYSAGHT OR STRATCO CARPORT SYSTEM. POSTS & SUPPORTS. TRAFFICABLE TRANSUCENT SHEET ROOFING OVER. POWDERCOAT FINISH. INSTALL TO MANUFACTURER'S DETAILS.

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two storey brick & clad residence no.34

clad garage

shed

T1 8 high

T2 8 high

T3 6 high

T12 T13 T14 T15

57 DP13717

48 DP35142

4 5 6 1

DP13717

DP627889

277°

49'

45°

187°

59'

30"

12.8

15.545

14.63

7°

38.405

29.405

18.055

12.000

10.800

3.288

3.885

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LEGEND

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1 / -

SITE PLAN - OPTION .3.
1:100

REV	DATE	NOTATION/AMENDMENT
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GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE RIVERWOOD NSW 2210

TITLE: **FIRST FLOOR PLAN**

FILE: CAD File: Z:\SharedData3\2020 \2020.049 LAHC SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln

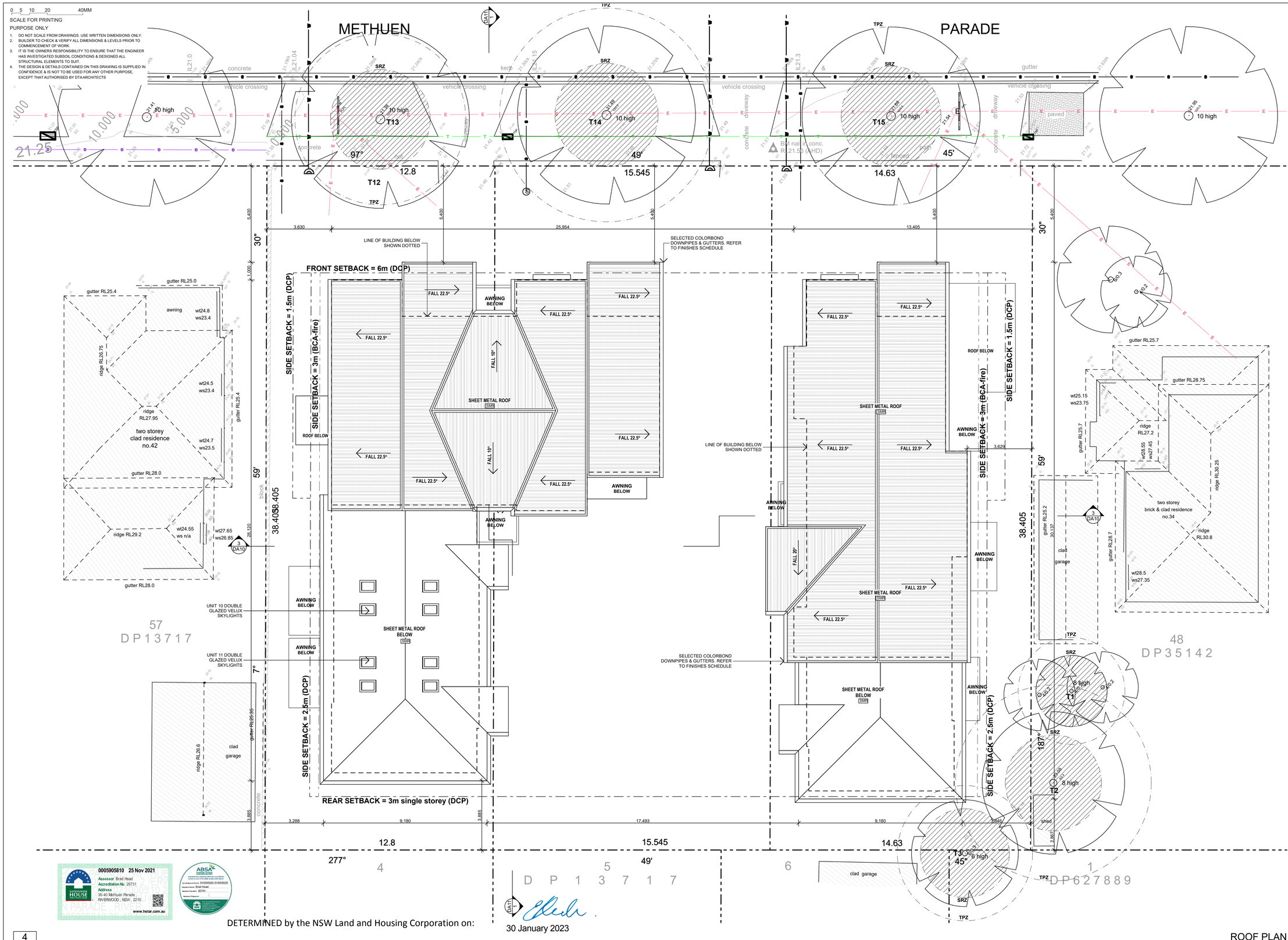
PLOTTED: 22/07/2022 9:46 AM

STATUS: DA PACKAGE ISSUE			
DATE: JUN 2022	SCALE: As shown @ A1	PROJ: BGQ97	JOB: 2020.049
STAGE: DA	DRAWN: CC/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 7 of 21	REV: I	

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GENERAL ROOF NOTES

Location & size of roof mounted exhaust to be confirmed by mechanical sub-contractor

Natural & mechanical ventilation to warehouse in accordance with BCA requirements & to relevant Australian standards.

All service penetrations through dektites in back trays only with 1 service per dektite

Translucent roof sheeting, profile to match roof sheeting & to be trafficable for maintenance access.

ROOF SAFETY FALL ARREST SYSTEM INSTALLED BY BUILDER
roof safety fall arrest system in accordance with relevant Australian Standards & Codes. To be installed & certified by an approved sub-contractor

Provide 1200 high prefabricated 5mm thick plate downpipe protectors to hardstand areas only

A7 Maintenance to roof, eaves, box gutter & sumps
Recommended period for & nature of inspection: Monthly inspection for foreign objects & rubbish build up in gutters & sumps.
Recommended maintenance:
Clear out gutters & sumps, remove foreign objects. Where risk of fall is encountered, maintenance to be carried out from a boom lift or using approved removable roof anchor clamps & fall arrest harnesses in accordance with AS1891.4 - 2000.All maintenance inspections to be carried in accordance with the building owner or occupier,s occupational health & safety (OHS) procedure & relevant work method statements.

A8 Roof Access
Where access ladders are not available, boom lifts to be used to access the warehouse/factory roof in accordance to the builder owner or occupiers OHS procedures & relevant work method statement.Maintenance required within 2m of the roof edge to be carried out using AEGIS saftey' relocatable roof anchor clamp or equivalent in accordance to AS1891.4 - 2000 & the building owner or occupier's procedures.

LEGEND

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0005905810 25 Nov 2021
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DETERMINED by the NSW Land and Housing Corporation on:

30 January 2023

ROOF PLAN
1:100

4
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at
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Lots 49-51, No. 36 - 40 METHUEN PARADE RIVERWOOD NSW 2210

TITLE: **ROOF PLAN**

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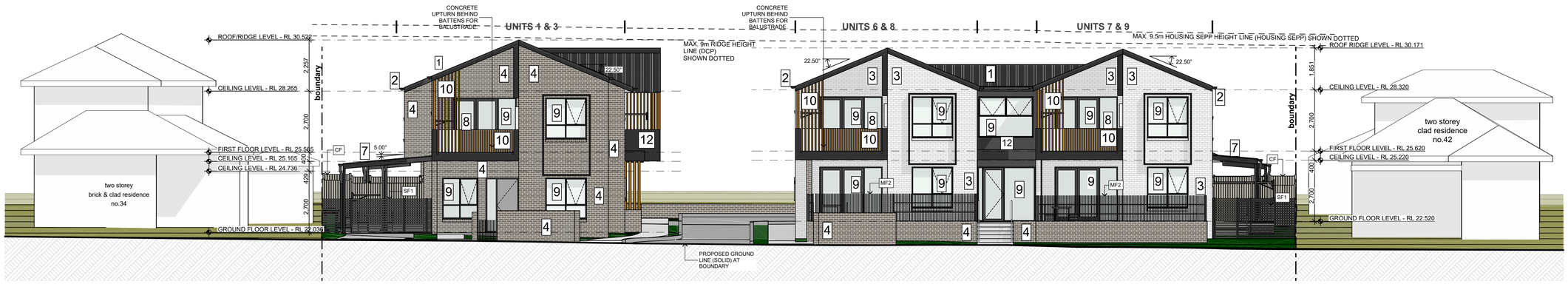
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PURPOSE ONLY

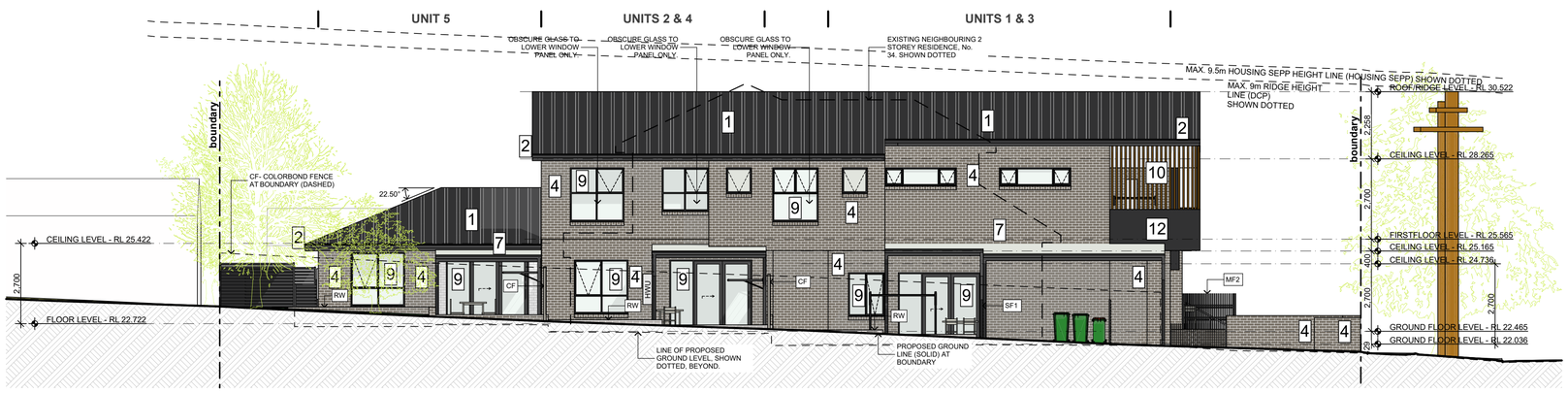
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DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023



1
-

NORTHERN ELEVATION
1:100



2
-

EASTERN ELEVATION
1:100



3
-

WESTERN ELEVATION
1:100

EXTERNAL FINISHES SCHEDULE

1	ROOF SHEET (SMR) - Sheet Metal Roof Kliplock 700 High Strength, Colour - Colorbond Monument Matt
2	GUTTER / DOWNPIPE / BARGE BOARD / FASCIA Colorbond, Colorbond Monument
3	WALL / LETTERBOX WALL WALL (FBK1) - Face Brick Type 1 PGH: Range - Pure Velvets, Name - Crinkled White
4	WALLS (FBK2) - Face Brick Type 2 PGH: Range - Velour, Name - Volcanic
5	WINDOW PROJECTION FC Paint Finish - Prefinished FC Cladding Cemintel - Colorbond Monument
6	CONCRETE AWNING Colour - Dulux Pipe Clay
7	PERGOLA STRUCTURE AND COLUMNS(SC) / GUTTER / DP & AWNINGS Aluminium Powdercoat - Monument Matt
8	BALCONY BALUSTRADE (Handrail and frame) AND COLUMNS, FRONT METAL FENCE (MF), SLAT SCREEN COURTYARD FENCE (SF) Aluminium Powdercoat - Monument
9	WINDOW / DOOR FRAMES Aluminium Powdercoat - Monument
10	BALCONY PRIVACY SCREEN Decobatten - Aluminium Colour - Kwila
11	WALL SHEET (MC) - Sheet Metal Roof Enseam wall cladding, Colour - Colorbond Monument Matt
12	CONCRETE BALCONIES/ AWNINGS/ FC CLADDING Colour - Dulux Pipe Clay
13	WEATHERBOARD CLADDING Colorbond, Colorbond Woodland Grey
14	SOFFITS / FC CLADDING Colour - Dulux Vivd White

0005905810 25 Nov 2021
Assessor Brad Hoad
Accreditation No. 20731
Address 36-40 Methuen Parade, RIVERWOOD, NSW, 2210
www.hstar.com.au

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H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
G	04/02/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
F	26/11/21	100% DA PACKAGE RE-ISSUE-UPGRADED PHOTOMONTAGE
E	01/11/21	100% DA PACKAGE RE-ISSUE-3 PATHS OF TRAVEL GRADES
D	08/04/21	100% DA PACKAGE RE-ISSUE-PATH OF TRAVEL GRADES
C	24/05/21	100% DA PACKAGE RE-ISSUE-PHOTOMONTAGE
B	04/05/21	100% DA PACKAGE RE-ISSUE
REV	DATE	NOTATION/AMENDMENT

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NSW GOVERNMENT Planning & Environment
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PARRAMATTA NSW 2124
PHONE No 1800 738 718
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DTA ARCHITECTS
NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd, PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION, PH (02) 9354 1876
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LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd, PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **ELEVATIONS**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PROJ:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

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TYPE: A
SHEET: 9 of 21
REV: I

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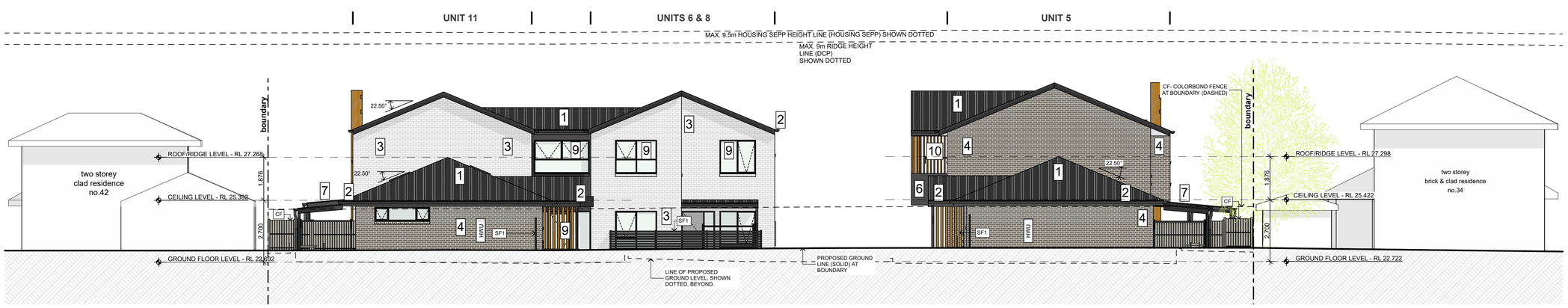
PURPOSE ONLY

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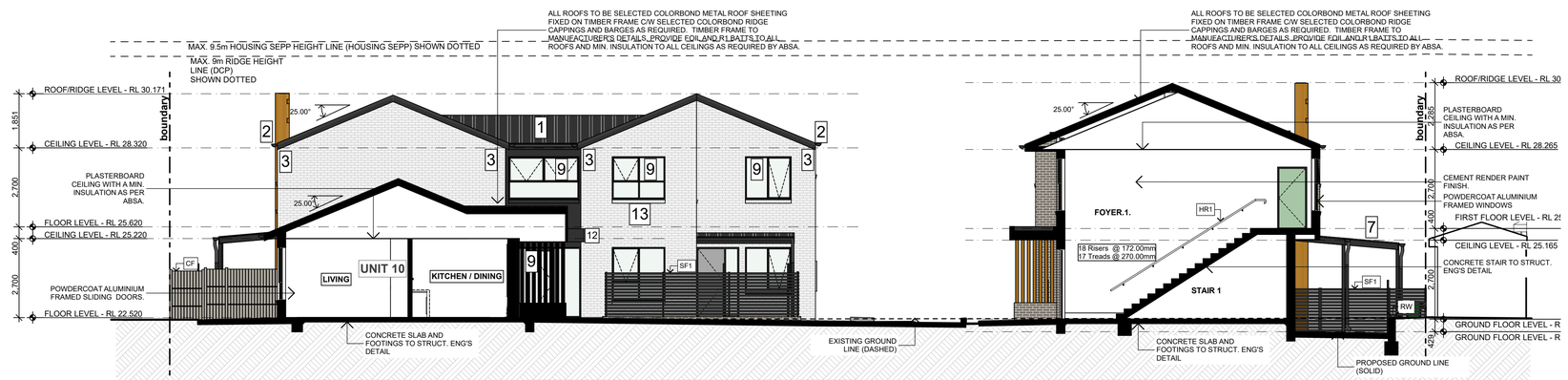
1
-

NORTHERN ELEVATION - STREET
1:100



2
-

SOUTHERN ELEVATION
1:100



3
-

SECTION
1:100

DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023

EXTERNAL FINISHES SCHEDULE

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2	GUTTER / DOWNPIPE / BARGE BOARD / FASCIA Colorbond, Colorbond Monument
3	WALL / LETTERBOX WALL WALL (FBK1) - Face Brick Type 1 PGH: Range - Pure Velvets, Name - Crinkled White
4	WALLS (FBK2) - Face Brick Type 2 PGH: Range - Velour, Name - Volcanic
5	WINDOW PROJECTION FC Paint Finish - Prefinished FC Cladding Cemintel - Colorbond Monument
6	CONCRETE AWNING Colour - Dulux Pipe Clay
7	PERGOLA STRUCTURE AND COLUMNS(SC) / GUTTER / DP & AWNINGS Aluminium Powdercoat - Monument Matt
8	BALCONY BALUSTRADE (Handrail and frame) AND COLUMNS, FRONT METAL FENCE (MF), SLAT SCREEN COURTYARD FENCE (SF) Aluminium Powdercoat - Monument
9	WINDOW / DOOR FRAMES Aluminium Powdercoat - Monument
10	BALCONY PRIVACY SCREEN Decobatten - Aluminium Colour - Kwila
11	WALL SHEET (MC) - Sheet Metal Roof Enseam wall cladding. Colour - Colorbond Monument Matt
12	CONCRETE BALCONIES/ AWNINGS/ FC CLADDING Colour - Dulux Pipe Clay
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C	24/05/21	100% DA PACKAGE RE-ISSUE-PHOTOMONTAGE	
B	04/05/21	100% DA PACKAGE RE-ISSUE	
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GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
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Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **ELEVATIONS AND SECTIONS**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PRO3:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

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TYPE: A
SHEET: 10 of 21
REV: I

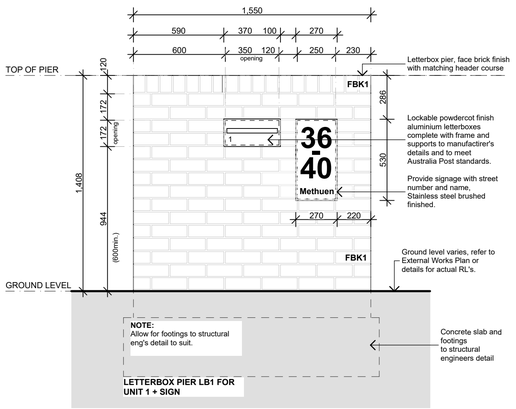
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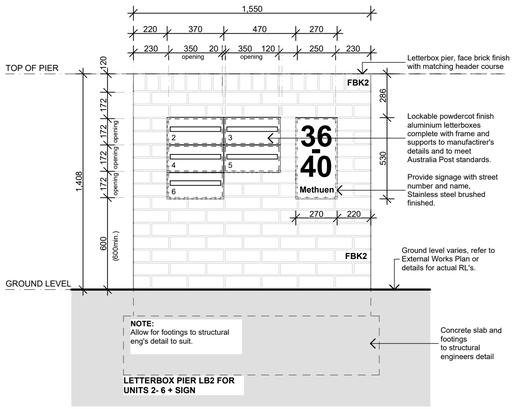
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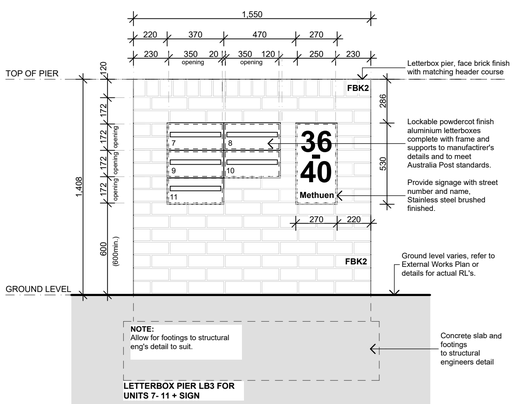
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NOTE:
Refer to External Works Plan or Site Plan for locations of Letterbox piers and dimensions.

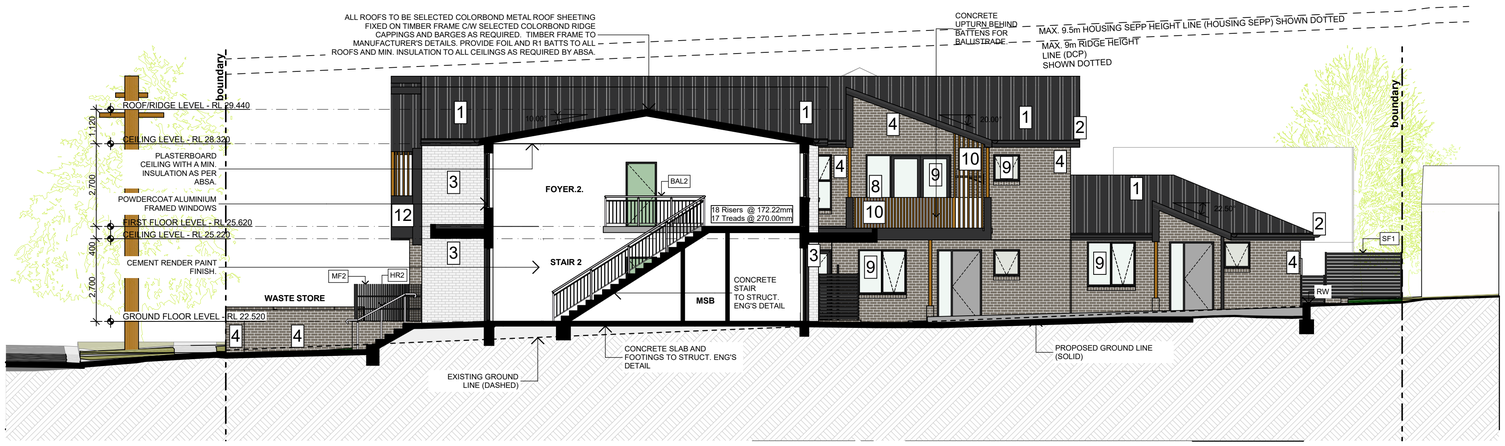






3
-

TYPICAL LETTERBOX DETAILS
1:20



1
-

SECTION
1:100

EXTERNAL FINISHES SCHEDULE

1 ROOF SHEET (SMR) - Sheet Metal Roof
Kliplock 700 High Strength, Colour - Colorbond Monument Matt

2 GUTTER / DOWNPIPE / BARGE BOARD / FASCIA
Colorbond, Colorbond Monument

3 WALL / LETTERBOX WALL
WALL (FBK1) - Face Brick Type 1
PGH: Range - Pure Velvets, Name - Crinkled White

4 WALLS
(FBK2) - Face Brick Type 2
PGH: Range - Velour, Name - Volcanic

5 WINDOW PROJECTION
FC Paint Finish - Prefinished FC Cladding
Cemintel - Colorbond Monument

6 CONCRETE AWNING
Colour - Dulux Pipe Clay

7 PERGOLA STRUCTURE AND COLUMNS(SC) / GUTTER / DP & AWNINGS
Aluminium Powdercoat - Monument Matt

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Aluminium Powdercoat - Monument

9 WINDOW / DOOR FRAMES
Aluminium Powdercoat - Monument

10 BALCONY PRIVACY SCREEN
Decobatten - Aluminium
Colour - Kwila

11 WALL SHEET (MC) - Sheet Metal Roof
Enseam wall cladding,
Colour - Colorbond Monument Matt

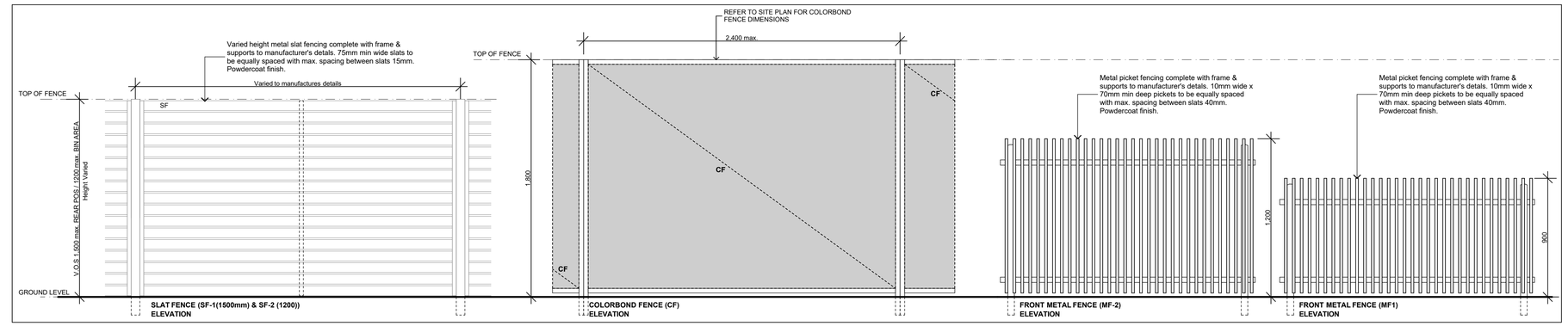
12 CONCRETE BALCONIES/ AWNINGS/ FC CLADDING
Colour - Dulux Pipe Clay

13 WEATHERBOARD CLADDING
Colorbond, Colorbond Woodland Grey

14 SOFFITS / FC CLADDING
Colour - Dulux Vivd White

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ABSA Assessor Number 20731



4
-

TYPICAL FENCE DETAILS
1:20

REV	DATE	NOTATION/AMENDMENT
I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
G	04/02/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
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DTA ARCHITECTS
Trinder ARCHITECTURE Registered Nominated Architect DTA ARCHITECTS

NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

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PROJECT MANAGER: LAND & HOUSING CORPORATION, PH (02) 9354 1876
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BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE RIVERWOOD NSW 2210

TITLE: **SECTION & SITE DETAILS**

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STATUS:	DA PACKAGE ISSUE		
DATE: JUN 2022	SCALE: As shown @ A1	PROJ: BGQ97	JOB: 2020.049
STAGE: DA	DRAWN: CC/SD	CHECKED: DD	CERTIFIER: DD
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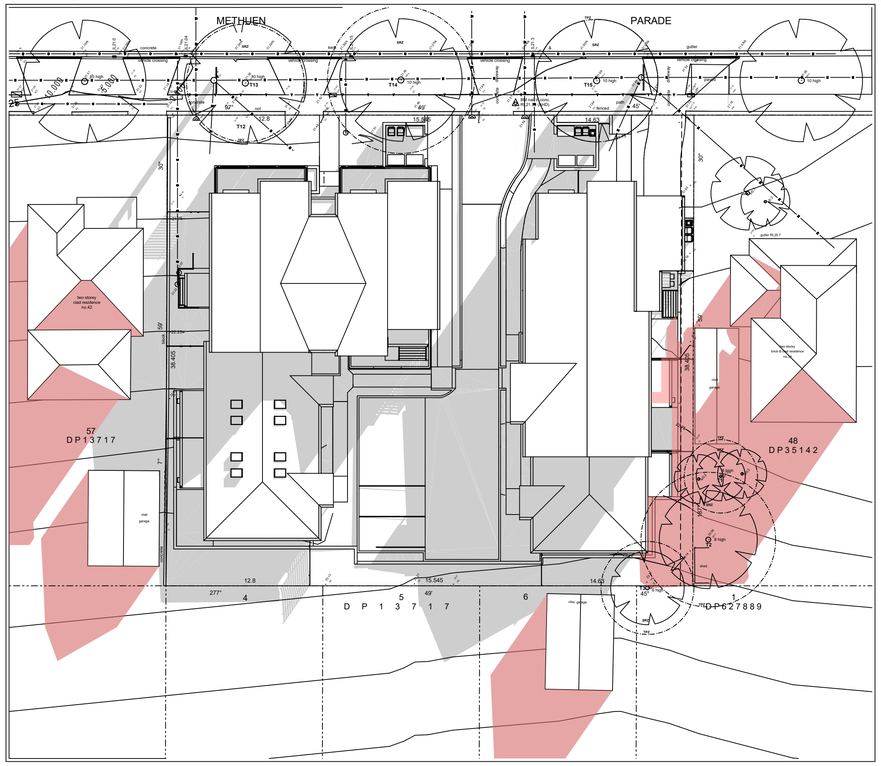
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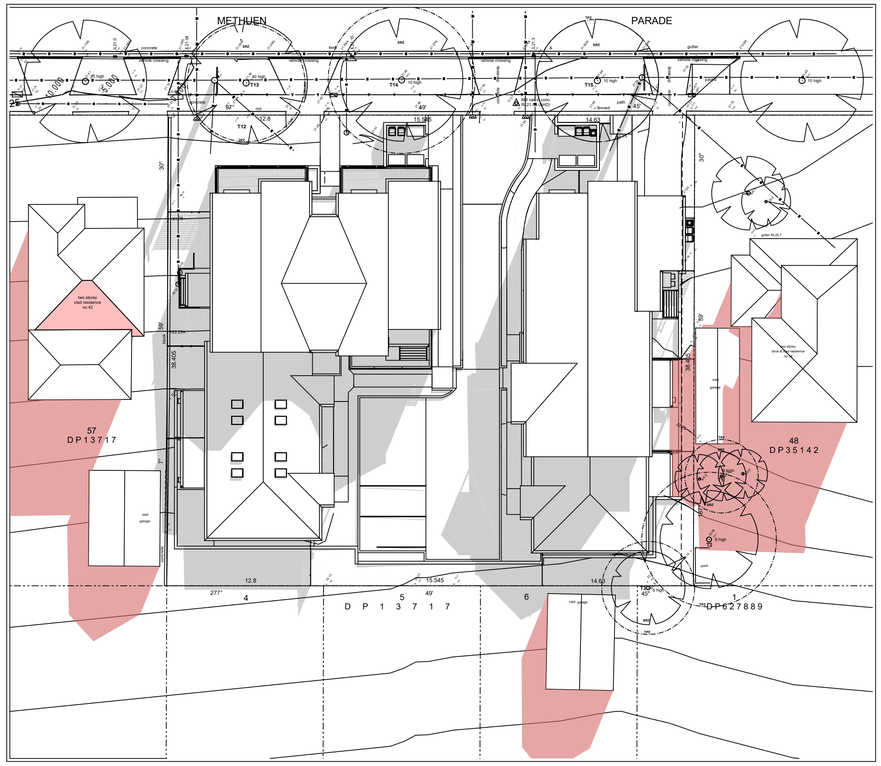
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PURPOSE ONLY

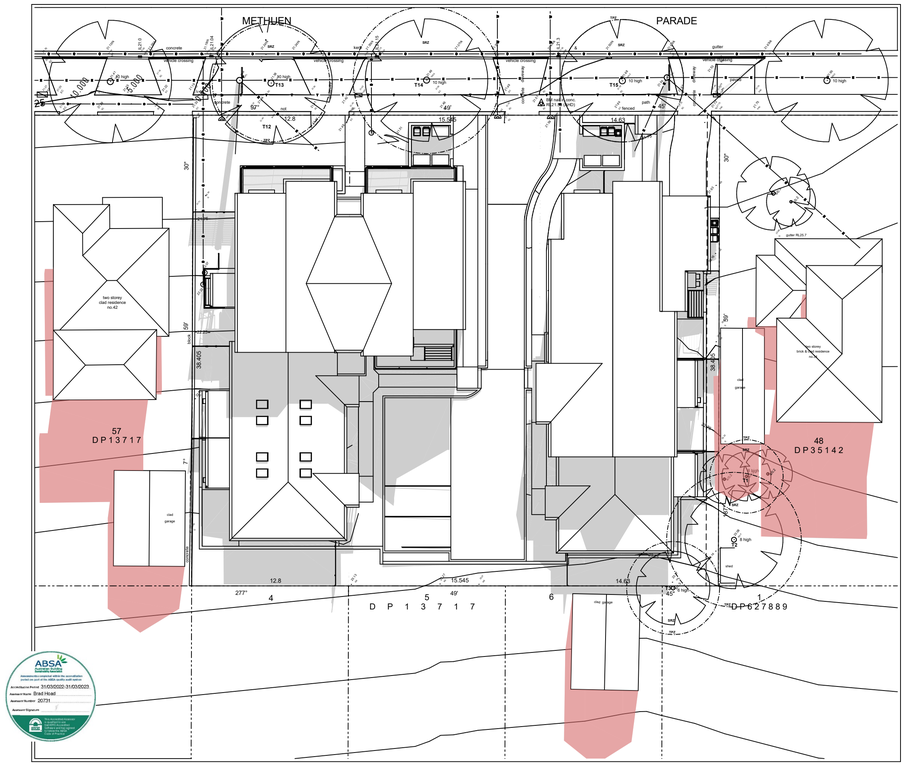
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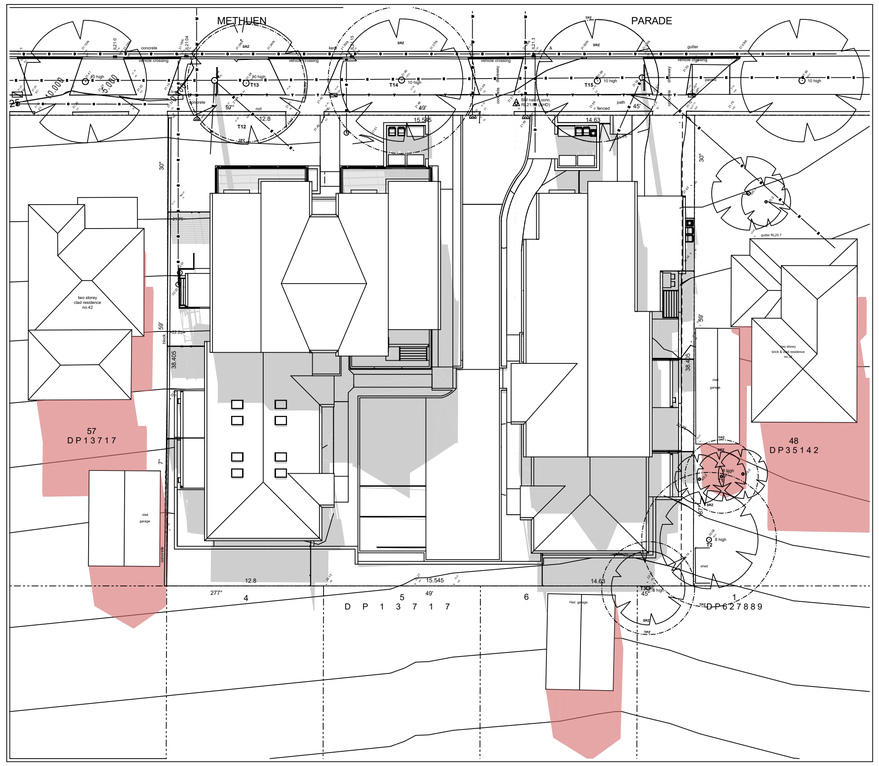
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2 / - SHADOW DIAGRAM - 21st JUNE - 10am 1:250



3 / - SHADOW DIAGRAM - 21st JUNE - 11am 1:250



4 / - SHADOW DIAGRAM - JUNE 21st - 12noon 1:250

30 January 2023

LEGEND

Grey area indicates shadows cast by proposed development

Red area indicates existing shadows cast by neighbouring properties

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Accreditation No. 20731
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ABSA Assessor

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DTA ARCHITECTS
Timber ARCHITECTURE Timber ENGINEERING Timber DTA ARCHITECTS
Wollongong Level 1 Suite 102, 61 Throsby St, Nsw 2500 Ph (02) 4226 5247 www.dtaarchitects.com.au ACN 075 … ABN 63 … NSW Reg No …

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Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **SHADOW DIAGRAMS**

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DATE: JUN 2022	SCALE: As shown @ A1	PROJ: BGQ97	JOB: 2020.049
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TYPE: A	SHEET: 12 of 21	REV: I	

DETERMINED by the NSW Land and Housing Corporation on:

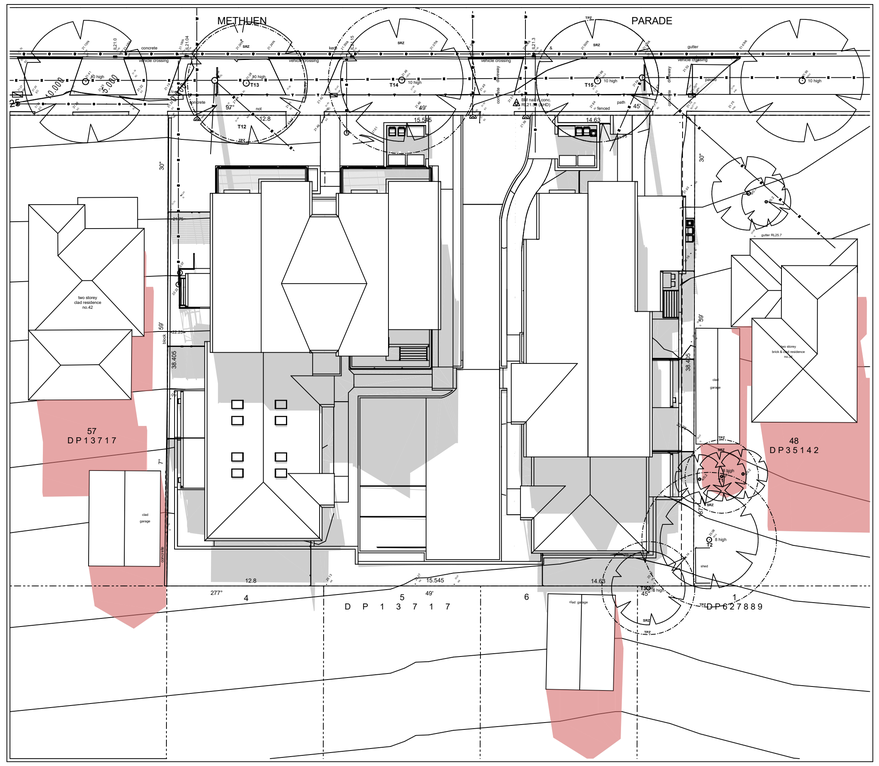
30 January 2023

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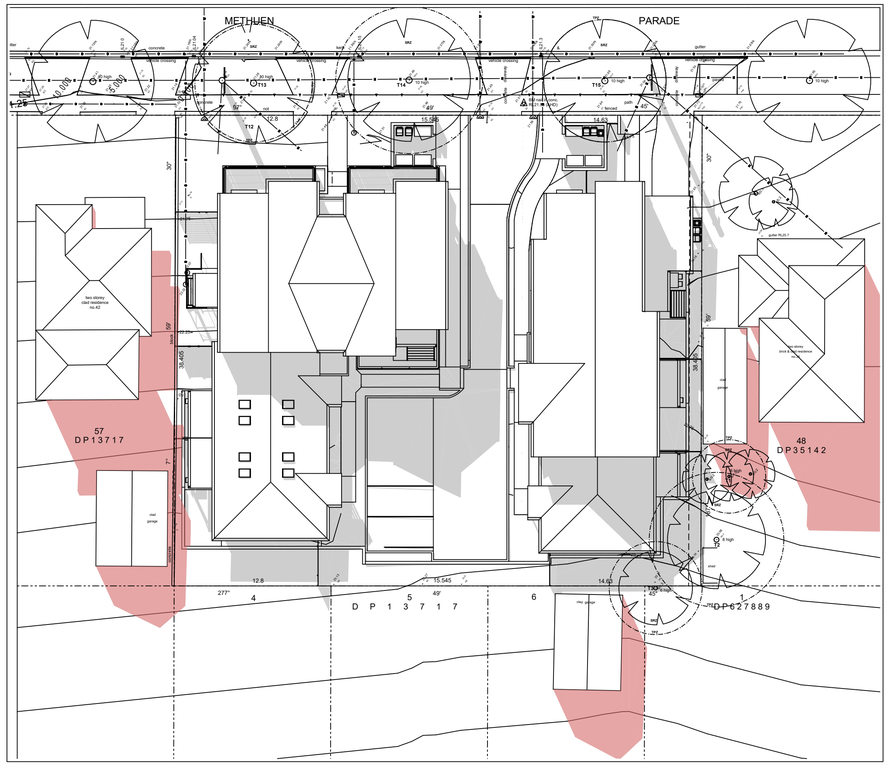
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PURPOSE ONLY

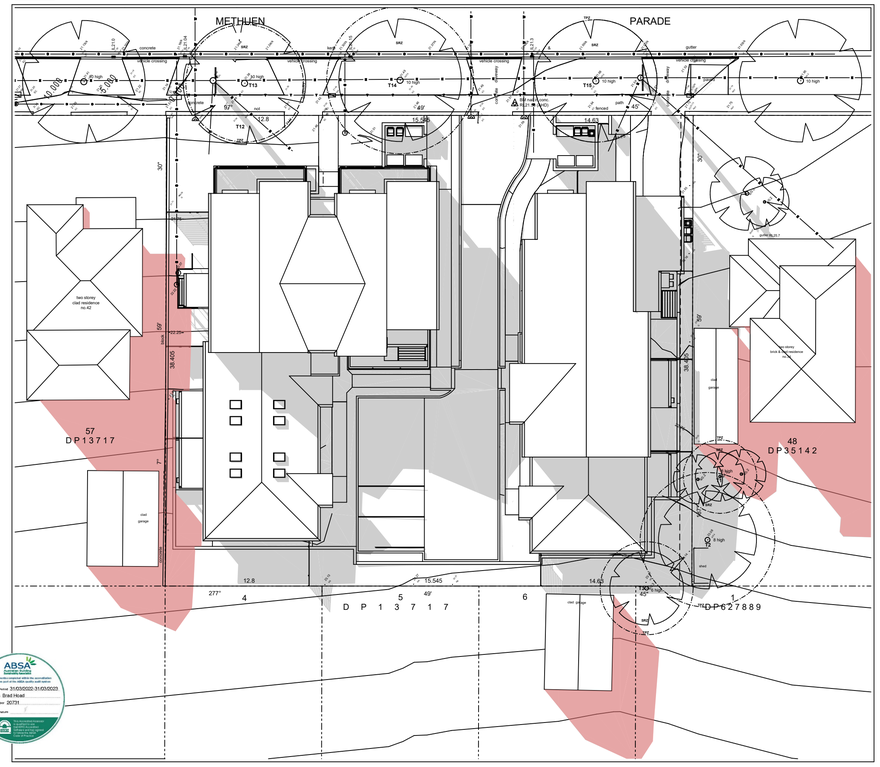
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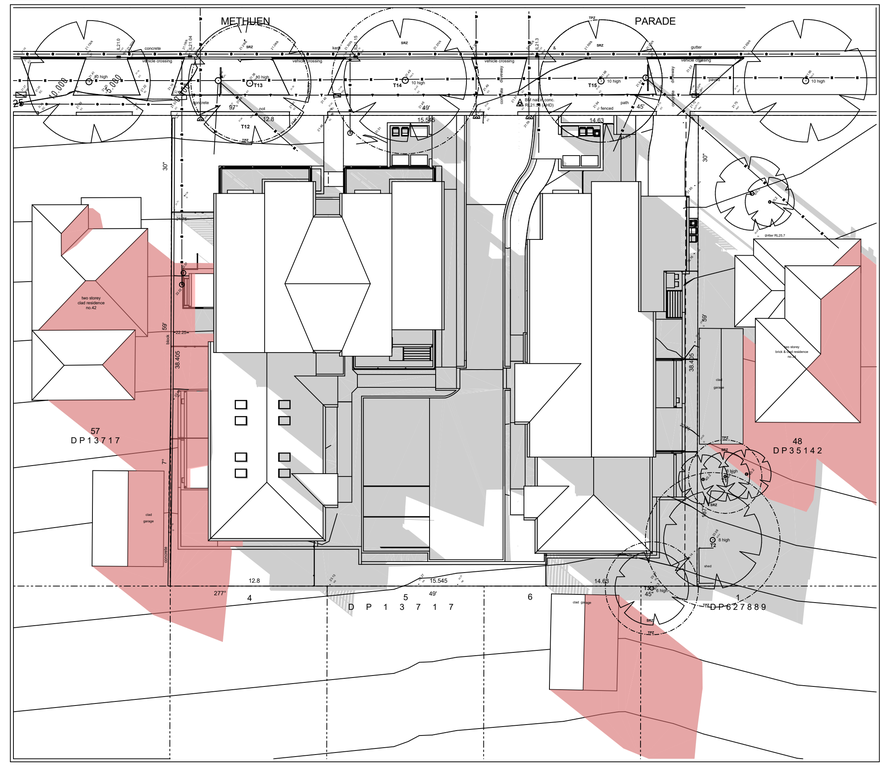
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2 / - SHADOW DIAGRAM - 21st JUNE - 1pm 1:250



3 / - SHADOW DIAGRAM - 21st JUNE - 2pm 1:250



4 / - SHADOW DIAGRAM - JUNE 21st - 3pm 1:250

LEGEND

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REV	DATE	NOTATION/AMENDMENT
I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
G	04/02/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
F	26/11/21	100% DA PACKAGE RE-ISSUE-UPGRADED PHOTOMONTAGE
F	01/11/21	100% DA PACKAGE RE-ISSUE-3 PATHS OF TRAVEL GRADES
D	08/06/21	100% DA PACKAGE RE-ISSUE-PATH OF TRAVEL GRADES
C	24/05/21	100% DA PACKAGE RE-ISSUE-PHOTOMONTAGE
B	04/05/21	100% DA PACKAGE RE-ISSUE

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PHONE No 1800 738 718
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DTA ARCHITECTS

NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd, PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION, PH (02) 9354 1876
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd, PH (02) 4228 5247
HYDRAULIC: Abel & Brown Pty Ltd, PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd, PH (02) 8544 1683
LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd, PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **SHADOW DIAGRAMS**

FILE: CAD File: Z:\Shared\Data3\2020\2020.049.LAHC.SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln

PLOTTED: 22/07/2022 9:47 AM

STATUS: DA PACKAGE ISSUE			
DATE: JUN 2022	SCALE: As shown @ A1	PROJ: BGQ97	JOB: 2020.049
STAGE: DA	DRAWN: CC/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 13 of 21	REV: I	

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DETERMINED by the NSW Land and Housing Corporation on:

30 January 2023

0005905810 25 Nov 2021
Assessor Brad Hoad
Accreditation No. 20731
Address
36-40 Methuen Parade
RIVERWOOD, NSW, 2210
www.hstar.com.au

Solar Access to Living Rooms

	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	Hours
Unit 1							5
Unit 2							1
Unit 3							5
Unit 4							2
Unit 5							1
Unit 6							5
Unit 7							6
Unit 8							5
Unit 9							6
Unit 10							6
Unit 11							6

Solar Access to Private Open Space

	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	Hours
Unit 1							3
Unit 2							3
Unit 3							6
Unit 4							3
Unit 5							3
Unit 6							6
Unit 7							6
Unit 8							6
Unit 9							6
Unit 10							4
Unit 11							5



2 - VIEW FROM SUN - 10am - PERSPECTIVE 1:261.61



1 - VIEW FROM SUN -9am - PERSPECTIVE 1:261.61



3 - VIEW FROM SUN - 11am - PERSPECTIVE 1:261.61



4 - VIEW FROM SUN - 12noon - PERSPECTIVE 1:261.61

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DTA ARCHITECTS
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THINK COLLABORATION
THINK DTA ARCHITECTS

NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

REV	DATE	NOTATION/AMENDMENT
I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
G	04/02/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
F	26/11/21	100% DA PACKAGE RE-ISSUE-UPGRADED PHOTOMONTAGE
F	01/11/21	100% DA PACKAGE RE-ISSUE-3 PATHS OF TRAVEL GRADES
D	08/06/21	100% DA PACKAGE RE-ISSUE-PATH OF TRAVEL GRADES
C	24/05/21	100% DA PACKAGE RE-ISSUE-PHOTOMONTAGE
B	04/05/21	100% DA PACKAGE RE-ISSUE

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ARCHITECT: DTA Architects Pty Ltd PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION PH (02) 9354 1876
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd PH (02) 4228 5247
HYDRAULIC: Abel & Brown Pty Ltd PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd PH (02) 8544 1683
LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **SOLAR ACCESS - VIEW FROM SUN**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PRO:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

FILE: CAD File: Z:\Shared\Data3\2020\2020.049.LAHC.SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln
PLOTTED: 22/07/2022 9:47 AM
TYPE: A
SHEET: 14 of 21
REV: I

0 5 10 20 40MM

SCALE FOR PRINTING

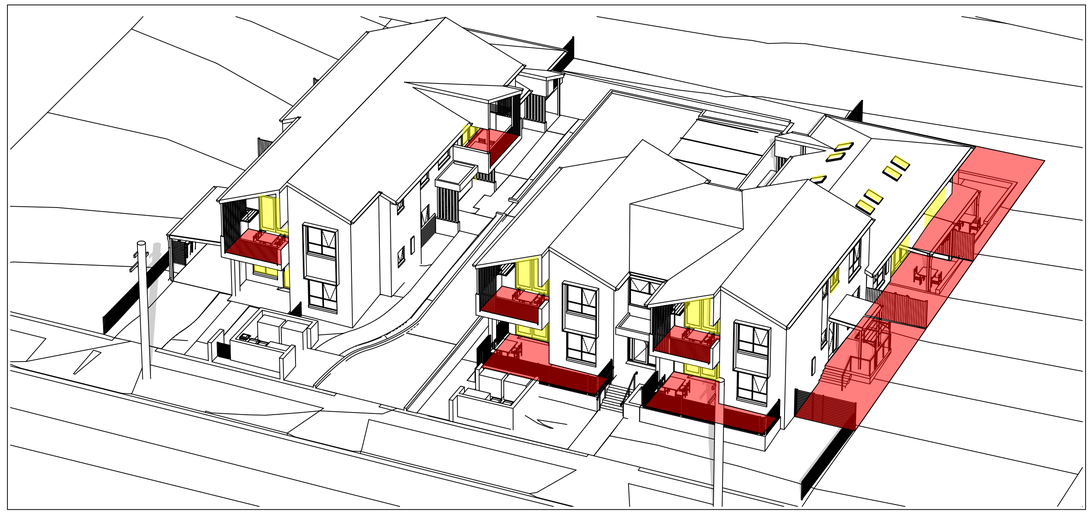
PURPOSE ONLY

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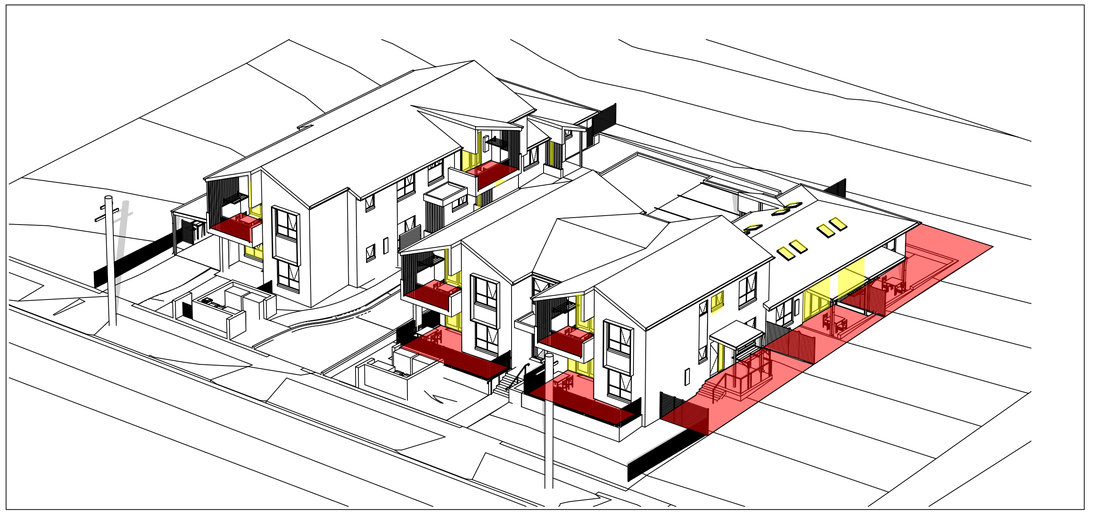
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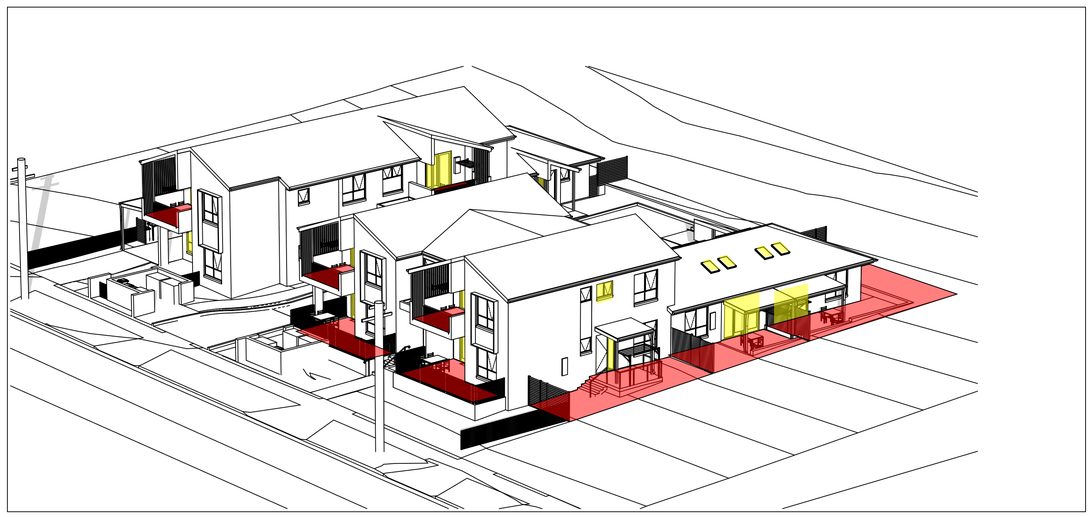




1
-
VIEW FROM SUN - 1pm - PERSPECTIVE
1:261.61



2
-
VIEW FROM SUN - 2pm - PERSPECTIVE
1:261.61



3
-
VIEW FROM SUN - 3pm - PERSPECTIVE
1:261.61

Solar Access to Living Rooms

	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	Hours
Unit 1							5
Unit 2							1
Unit 3							5
Unit 4							2
Unit 5							1
Unit 6							5
Unit 7							6
Unit 8							5
Unit 9							6
Unit 10							6
Unit 11							6

Solar Access to Private Open Space

	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	Hours
Unit 1							3
Unit 2							3
Unit 3							6
Unit 4							3
Unit 5							3
Unit 6							6
Unit 7							6
Unit 8							6
Unit 9							6
Unit 10							4
Unit 11							5

REV	DATE	NOTATION/AMENDMENT
I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
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B	04/05/21	100% DA PACKAGE RE-ISSUE

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DTA ARCHITECTS
NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION PH (02) 9354 1876
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LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **SOLAR ACCESS -VIEW FROM SUN**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PROJ:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

FILE: CAD File: Z:\Shared\Data3\2020 \2020.049.LAHC.SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F.23-06-22.pln
PLOTTED: 22/07/2022 9:47 AM
TYPE: A
SHEET: **15 of 21**
REV: I

0 5 10 20 40MM
SCALE FOR PRINTING
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Assessor Brad Hoad
Accreditation No. 20731
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VIEW FROM METHUEN PARADE

I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
G	04/02/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
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C	24/05/21	100% DA PACKAGE RE-ISSUE-PHOTOMONTAGE
B	04/05/21	100% DA PACKAGE RE-ISSUE
REV	DATE	NOTATION/AMENDMENT

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DTA ARCHITECTS
NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION PH (02) 9354 1876
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd PH (02) 4226 5247
HYDRAULIC: Abel & Brown Pty Ltd PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd PH (02) 8544 1683
LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **STREET PERSPECTIVE**

FILE: CAD File: Z:\Shared\Data3\2020 \2020.049.LAHC.SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F.23-06-22.pln
PLOTTED: 22/07/2022 9:47 AM

STATUS: DA PACKAGE ISSUE			
DATE: JUN 2022	SCALE: As shown @ A1	PROJ: BGQ97	JOB: 2020.049
STAGE: DA	DRAWN: CC/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 16 of 21		REV: I

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DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023

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Assessor Brad Hoad
Accreditation No. 20731
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VIEW FROM METHUEN PARADE

I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
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C	24/05/21	100% DA PACKAGE RE-ISSUE-PHOTOMONTAGE
B	04/05/21	100% DA PACKAGE RE-ISSUE
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DTA ARCHITECTS

NOMINATED ARCHITECTS:

NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd, PH (02) 9601 1011

PROJECT MANAGER: LAND & HOUSING CORPORATION, PH (02) 9354 1876

STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd, PH (02) 4226 5247

HYDRAULIC: Abel & Brown Pty Ltd, PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd, PH (02) 8544 1683

LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd, PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment, Land & Housing Corporation, GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE:
STREET PERSPECTIVE

FILE: CAD File: Z:\Shared\Data3\2020\2020.049.LAHC.SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln

PLOTTED: 22/07/2022 9:47 AM

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PRO:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

TYPE: A

SHEET: 17 of 21

REV: I

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Accreditation No. 20731
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VIEW FROM REAR OF SITE TOWARDS METHUEN PARADE

REV	DATE	NOTATION/AMENDMENT
I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
G	04/02/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
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B	04/05/21	100% DA PACKAGE RE-ISSUE

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DTA ARCHITECTS
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NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION PH (02) 9354 1876
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BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **REAR PERSPECTIVE**

FILE: CAD File: Z:\Shared Data3\2020 \2020.049 LAHC SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln

PLOTTED: 22/07/2022 9:47 AM

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PROJ:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

TYPE: A SHEET: **18 of 21** REV: I

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Assessor Brad Hoad
Accreditation No. 20731
Address
36-40 Methuen Parade ,
RIVERWOOD , NSW , 2210
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Methuen Parade Perspective

I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
G	04/02/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
F	26/11/21	100% DA PACKAGE RE-ISSUE-UPGRADED PHOTOMONTAGE
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REV	DATE	NOTATION/AMENDMENT

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DTA ARCHITECTS

NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

ARCHITECT: DTA Architects Pty Ltd PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION PH (02) 9354 1876
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BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE:
PHOTOMONTAGE - STREET VIEW - METHUEN PARADE

FILE: CAD File: Z:\SharedData3\2020\2020.049.LAHC.SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F 23-06-22.pln
PLOTTED: 22/07/2022 9:47 AM

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PROJ:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

TYPE: A
SHEET: **19 of 21**
REV: I

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SCALE FOR PRINTING

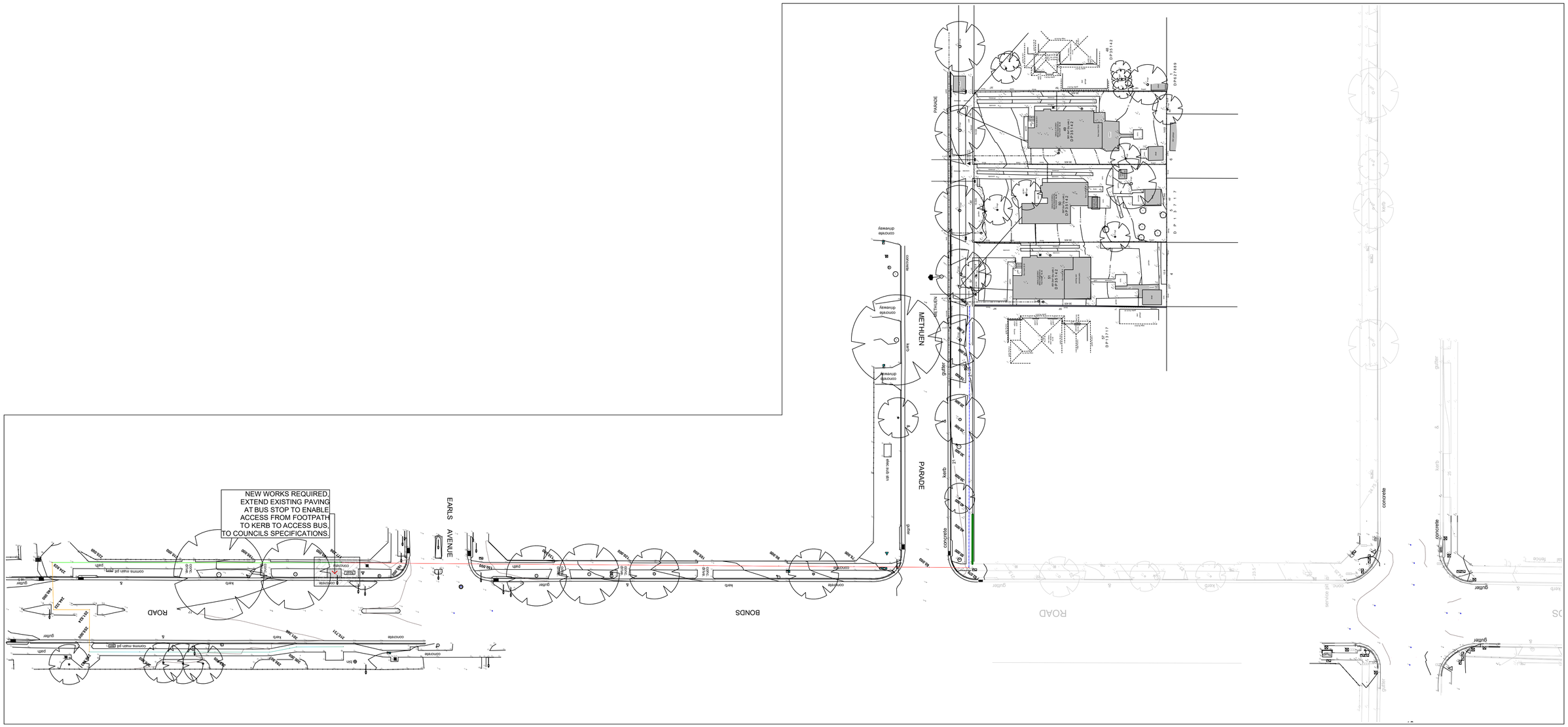
PURPOSE ONLY

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DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023 .

0005905810 25 Nov 2021
Assessor Brad Hoad
Accreditation No. 20731
Address 36-40 Methuen Parade , RIVERWOOD , NSW , 2210
www.hstar.com.au

HATCH AREA INDICATES AREA OF WORKS REQUIRED TO EXISTING BUS STOP. EXTEND EXISTING CONCRETE PAVING TO ENABLE ACCESS FROM FOOTPATH TO KERB TO ACCES BUS.



1
-

SITE PLAN / FOOTPATH GRADES
1:400

REV	DATE	NOTATION/AMENDMENT
I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
G	04/02/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
F	26/11/21	100% DA PACKAGE RE-ISSUE-UPGRADED PHOTOMONTAGE
F	01/11/21	100% DA PACKAGE RE-ISSUE-3 PATHS OF TRAVEL GRADES
D	08/06/21	100% DA PACKAGE RE-ISSUE-PATH OF TRAVEL GRADES
C	24/05/21	100% DA PACKAGE RE-ISSUE-PHOTOMONTAGE
B	04/05/21	100% DA PACKAGE RE-ISSUE

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DTA ARCHITECTS

NOMINATED ARCHITECTS:
NSW Architects Registration Board #Contact Full Name

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HYDRAULIC: Abel & Brown Pty Ltd PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd PH (02) 8544 1683
LANDSCAPE CONSULTANT: Ray Fuggle & Associates Pty Ltd PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **FOOTPATH GRADES TO BUS STOPS**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PRO:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

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PLOTTED: 22/07/2022 9:47 AM
TYPE: A
SHEET: **20 of 21**
REV: I

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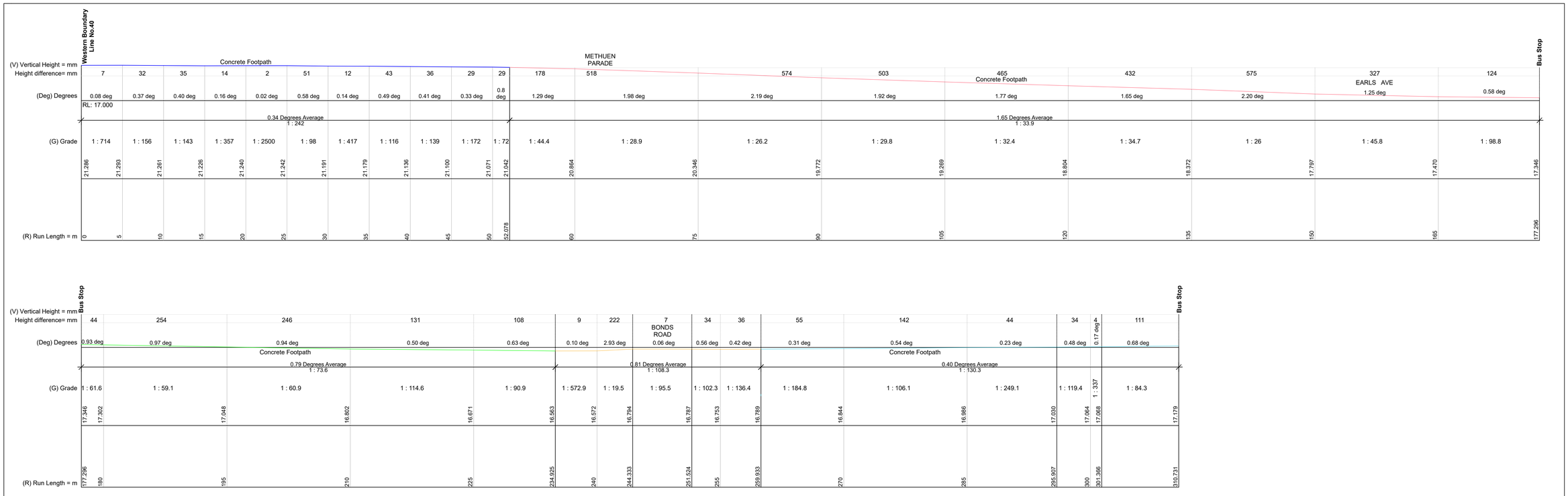
SCALE FOR PRINTING PURPOSE ONLY

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ABSAC Assessor Number 20731



1
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FOOTPATH GRADES - LONG SECTIONS
1:250

I	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
H	12/04/22	100% DA PACKAGE RE-ISSUE-UPGRADED PATH OF TRAVEL
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B	04/05/21	100% DA PACKAGE RE-ISSUE
REV	DATE	NOTATION/AMENDMENT

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DTA ARCHITECTS Think Architecture Think Collaboration Think DTA Architects

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GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN PARADE
RIVERWOOD NSW 2210

TITLE: **FOOTPATH GRADES TO BUS STOPS**

STATUS: DA PACKAGE ISSUE

DATE:	SCALE:	PROJ:	JOB:
JUN 2022	As shown @ A1	BGQ97	2020.049
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
DA	CC/SD	DD	DD

FILE: CAD File: Z:\Shared\Data3\2020 \2020.049.LAHC.SL Riverwood\3.Design\3.2 DA\2020.049.Riverwood_DA_F.23-06-22.pln
PLOTTED: 22/07/2022 9:47 AM
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SHEET: **21 of 21**
REV: I

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DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023

METHUEN PARADE

NEW VEHICLE CROSSING WITH A FORMED NEW LAYBACK AND CROSSING. TO BE PROVIDED AS PER COUNCIL'S SPECIFICATIONS.

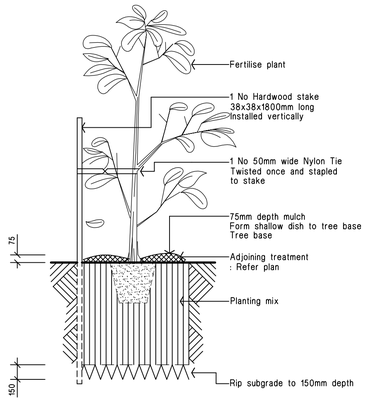
EXISTING VEHICLE CROSSING TO REMAIN. TO BE MADE GOOD AS PER COUNCIL'S SPECIFICATIONS.

NOTE: Mulch in swale to be river pebble mulch

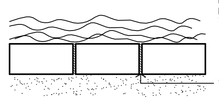


15 - 35 litre Tree planting Detail.

Not.To.Scale.

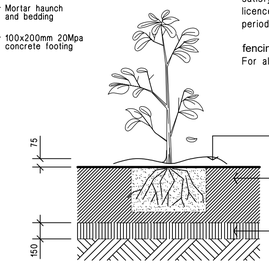


Brick garden edge Detail.



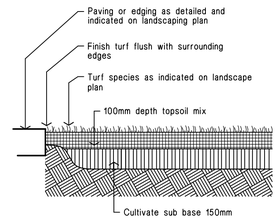
Planting in garden beds Detail.

Not.To.Scale.



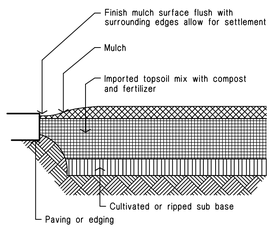
Ground preparation Grassed area: turf using imported topsoil Detail.

Not.To.Scale.



Ground preparation Planting area using imported topsoil Detail.

Not.To.Scale.



PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
B	Elaeocarpus eumundii (Smooth leaved Quandong - 8m)	7	35 litre	yes
F	Eucalyptus ficifolia 'Summer Red' (Red flowering gum - 5m)	1	35 litre	yes
P	Elaeocarpus reticulatus 'Prima donna' (Blue berry ash - 8m)	2	35 litre	yes
Shrubs				
Bau	Baurea rubioides (Dog rose - 2m)	2	5 litre	-
Bvn	Baeckea virgata 'nana' (Dwarf baeckea - 0.5m)	13	5 litre	-
Bbc	Banksia spinulosa 'Baby candles' (Baby candles - 1.5m)	4	5 litre	-
Bsl	Blechnum 'Silver lady' (Water fern - 0.7m)	3	5 litre	-
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)	52	5 litre	-
Cma	Callistemon viminalis 'Macarthur' (Bottlebrush - 1.8m)	10	5 litre	-
Cyr	Cycas revoluta (Cycad - 1.5m)	2	5 litre	-
Cci	Casuarina 'Cousin it' (Prostrate casuarina - 0.3m)	108	5 litre	-
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	44	5 litre	-
Dtp	Dodonaea triquetra (Common hop bush - 3m)	3	5 litre	-
Gpc	Grevillea 'Peaches & Cream' (Grevillea - 1.5m)	1	5 litre	-
Lc	Leptospermum 'Cardwell' (Dwarf Tea Tree - 2m)	6	5 litre	-
Mt	Melaleuca thymifolia (Rock Myrtle - 1m)	50	5 litre	-
Mct	Melaleuca 'Claret Tops' (Paperbark - 1.2m)	17	5 litre	-
Ssw	Waterhousia floribunda 'Sweeper' (Waterhousia - 8m)	8	5 litre	-
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)	32	5 litre	-
Wz	Westringia 'Zena' (Westringia - 1m)	3	5 litre	-
Wwj	Westringia 'Wynyabbie gem' (Coastal rosemary - 2m)	20	5 litre	-
Groundcovers				
Dlj	Dianella 'Little jess' (Dianella - 0.4m)	116	150mm pot	
Glg	Grevillea lanigera (n/a - 0.3m)	10	150mm pot	
Lt	Lomandra longifolia 'Tanika' (Fine leaf dwarf lomandra - 0.6m)	25	150mm pot	
Pan	Pandorea 'Jasminoides - Dark pink' (Bower vine - climber)	10	150mm pot	
Vh	Viola herderacea (Native violet - 0.2m)	8	150mm pot	

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 "Kikuyu" turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.

brick garden edging
Lay a single coarse 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
..

stepping stones
Precast concrete stepping stones in decorative gravel mulch

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 fail 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.

fencing:
For all fencing types and materials refer to the Architects plans.

ANDREASENS GREEN
WHOLESALE NURSERIES

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DTA ARCHITECTS

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B	23/06/22	100% DA PACKAGE RE-ISSUE-REVIEW UPGRADES
A	01/11/21	100% DA PACKAGE ISSUE
P1	26/02/20	DETAILED SKETCH PACKAGE ISSUE

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ARCHITECT: DTA Architects Pty Ltd, PH (02) 9601 1011
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BUSINESS PARTNER: NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
D.P 35142
Lots 49-51, No. 36 - 40 METHUEN
PARADE RIVERWOOD NSW 2210

TITLE: **LANDSCAPE PLAN**

STATUS: DA PACKAGE ISSUE			
DATE: JUN 2022	SCALE: As shown @ A1	PROJ: BGQ97	JOB: 2020.049
STAGE: DA	DRAWN: HK/RF	CHECKED: DD	CERTIFIER: DD
FILE: CAD File: C:\4669d.dwg	PLOTTED: 22/06/2022 11:10 AM	TYPE: L	SHEET: No 1 of 1

REV: B

PROPOSED SENIORS LIVING DEVELOPMENT
36-40 METHUEN PARADE, RIVERWOOD

STORMWATER CONCEPT PLAN

DETERMINED by the NSW Land and Housing Corporation on:
30 January 2023

SERVICE LEGEND

- STORMWATER DRAINAGE
- SEWER DRAINAGE/SANITARY PLUMBING
- COLD WATER SERVICE
- RAINWATER / RECYCLED WATER REUSE SERVICE WATER SERVICE
- HOT WATER SUPPLY
- GAS SERVICE
- VENT PIPING
- SUBSOIL DRAINAGE
- SILT FENCE

GENERAL HYDRAULIC SERVICES NOTES

a. **IF IN DOUBT, ASK. REFER ANY QUESTIONS OR CLARIFICATIONS YOU HAVE PRIOR TO THE CLOSE OF TENDER TO THE HYDRAULIC ENGINEER, ARCHITECT, OR OTHER RELEVANT PARTY. FAILURE TO DO SO DOES NOT ABSOLVE THE CONTRACTOR OF THEIR RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS.**

b. THE CONTRACTOR SHALL READ AND FULLY FAMILIARISE THEMSELVES WITH THE HYDRAULIC PLANS, HYDRAULIC SPECIFICATION DOCUMENTS, AUSTRALIAN STANDARDS, AND AUTHORITY REQUIREMENTS APPLICABLE TO THE WORKS. CLAIMS DUE TO IGNORANCE OF THE CONTENTS OF HYDRAULIC SERVICES DOCUMENTS AND / OR REQUIREMENTS OF AUSTRALIAN STANDARDS / AUTHORITY REQUIREMENTS WILL NOT BE ENTERED INTO.

c. THE CONTRACTOR IS REQUIRED TO VISIT AND INSPECT EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS OF THE SITE PRIOR TO SUBMITTING THEIR TENDER AND FAMILIARISE THEMSELVES WITH THE VISIBLE NATURE AND CONDITIONS OF THE SITE RELATIVE TO THE WORKS TO BE CARRIED OUT. CLAIMS DUE TO IGNORANCE OF EXISTING SITE CONDITIONS WILL NOT BE ENTERED INTO.

d. THE HYDRAULIC SERVICES DRAWINGS AND SPECIFICATION SET OUT THE PROJECT REQUIREMENTS TO BE MET OVER AND ABOVE THE MINIMUM STANDARDS AS SET OUT BY THE RELEVANT AUSTRALIAN STANDARD APPLICABLE TO THAT SERVICE. THE CONTRACTOR SHALL MAKE DUE ALLOWANCE IN THEIR TENDER, AND WARRANTS THAT THEY HAVE MADE DUE ALLOWANCE FOR **ALL** REQUIREMENTS NECESSARY FOR THE EXECUTION OF THE WORKS IN ACCORDANCE WITH THE STANDARDS AS SET OUT BY THE RELEVANT AUSTRALIAN STANDARD APPLICABLE TO THAT SERVICE, THE RELEVANT LOCAL AUTHORITY REQUIREMENTS AND FOR THOSE REQUIREMENTS AS SET OUT IN THE HYDRAULIC SERVICES DRAWINGS AND THE ACCOMPANYING SPECIFICATION.

e. HYDRAULIC SERVICES DRAWINGS ARE TO BE READ IN CONJUNCTION WITH HYDRAULIC SERVICES SPECIFICATION AND DRAWINGS OF ALL OTHER DISCIPLINES FOR THIS PROJECT. IGNORANCE OF THE CONTENTS OF ANY DOCUMENT RELATIVE TO THE PROJECT SHALL NOT PROVIDE A BASIS FOR ANY VARIATION TO THE CONTRACT.

f. ALLOW TO OBTAIN ALL APPROVALS AND PAY ALL FEES AND CHARGES TO ALL AUTHORITIES IN RELATION TO THE PROPOSED SERVICE INSTALLATIONS INDICATED ON THE DRAWINGS.

g. ALLOW TO DISCONNECT & SEAL ALL REDUNDANT HYDRAULIC SERVICES RELATED TO THE INSTALLATION OF THE PROPOSED WORKS TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY..

h. ALL WORK BE CARRIED OUT IN ACCORDANCE WITH WATER & SEWER AUTHORITY REGULATIONS, SUPERINTENDENTS APPROVAL & HYDRAULIC SPECIFICATION.

i. DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND. LOCATION & DEPTH / INVERT LEVEL OF BRANCH SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.

j. REUSED DRAINS UNDER BUILDINGS SHALL BE RETESTED WHERE DIRECTED BY SUPERINTENDENT.

k. INSPECTION OPENINGS SHALL BE PROVIDED AT:

l. THE PROPERTY BOUNDARY

m. ON EACH WC OR BRANCH

n. AT MAX. 30m INTERVALS SPREAD EQUIDISTANT WHERE POSSIBLE

o. IMMEDIATELY UPSTREAM & DOWNSTREAM OF ALL JUMP-UPS

p. AS REQUIRED BY THE AUTHORITY FOR INSPECTION & MAINTENANCE

q. ALL SERVICES THAT CROSS PAVEMENTS, FOOTING ETC SHALL BE BACKFILLED WITH GRANULAR MATERIAL TO SUBGRADE LEVEL & COMPACTED TO 95% M.M.D.D.

r. PROVIDE 80mm COMPRESSIBLE MATERIAL OVER PIPEWORK WHERE CLEARANCE TO UNDERSIDE OF FOOTING IS LESS THAN 150mm UNLESS NOTED OTHERWISE.

s. ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION INCLUDING: KERBS, FOOTPATH,CONCRETE AREAS, GRAVEL AREAS & ROAD PAVEMENTS.

t. CARE SHALL BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION SHALL BE MADE OVER AUTHORITY SERVICES,TELSTRA OR ELECTRICAL SERVICES. EXCAVATE BY HAND IN THESE AREAS.

u. THE PLUMBING CONTRACTOR SHALL OBTAIN ALL AUTHORITY APPROVALS & PAY ALL FEES.

v. INVERT LEVELS SHOWN ARE INDICATIVE ONLY. CONFIRM ALL LEVELS ON SITE BEFORE COMMENCING INSTALLATION WORK..

w. ACCESS PANEL ARE TO BE INSTALLED WHERE REQUIRED TO ACCESS CONTROL VALVES IN WATER LINES AS REQUIRED & INSPECTION OPENINGS ON STORMWATER & SEWER RISERS. ACCESS PANELS SHALL MATCH PROPOSED FINISH. REFER TO ARCHITECTURAL DRAWING FOR FINISHES.

a&b CIVIL HYDRAULIC FIRE ENVIRONMENT

EXISTING SERVICES NOTES

1. SERVICES SHOWN ON HYDRAULIC PLANS HAVE BEEN PLOTTED FROM PLANS AND BY FIELD INSPECTION. THESE SERVICES AND OTHERS MAY NOT BE SITUATED WITHIN REGISTERED EASEMENTS OR WITHIN STANDARD FOOTPATH ALLOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY THE LOCATIONS OF ALL SERVICES PRIOR TO CONSTRUCTION WORKS AND TO AVOID DISTURBANCE OF THESE SERVICES. THE CONTRACTOR IS ADVISED TO CONTACT THE 'DIAL BEFORE YOU DIG' SERVICE TO ASCERTAIN THE LOCATIONS OF ANY EXISTING AUTHORITY SERVICES.

2. THE HYDRAULIC SUBCONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF THEIR PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.

3. HYDRAULIC SUBCONTRACTOR SHALL ALLOW TO CONSTRUCT NECESSARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REQUIRED TO REMAIN IN OPERATION TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL ALLOW TO REMOVE ALL TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.

4. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL. CONTRACTOR TO GAIN APPROVAL OF SUPERINTENDENT FOR TIME OF INTERRUPTION.

Rainwater Tank Installation requirements

Administrative requirements
The plumber is required to apply to Sydney Water for a permit to do the work as they would when connecting any house service plumbing.

Sydney Water's plumbing inspector must be contacted when work is completed to carry out a final inspection of the property before the Certificate of Compliance is submitted to Sydney Water and the customer.

Rainwater tank plumbing regulatory requirements
All plumbing work is to be done or supervised by a licensed plumber in compliance with these guidelines and the NSW Code of Practice: Plumbing and Drainage.

Under no circumstances is there to be direct connection between the rainwater service and the drinking water service.

Approved materials
Materials used in the rainwater tank plumbing must comply with *AS/NZS 3500 Part 1 Water Supply Section 2 Materials and Products*

Pipes and labelling

Pipe materials to be used for rainwater need to be approved products and be clearly and permanently identified 'RAINWATER' continuously along the length. This can be done for below ground pipes by using identification tape (made in accordance with A52648) or for above ground pipes by using adhesive pipe markers (made in accordance with A51345).

Identification tape marked 'RAINWATER' must be at least 75mm wide. The identification tape is to be installed on top of the rainwater pipeline, running longitudinally, and fastened to the pipe at not more than 3 metre intervals.

Every rainwater tank outlet must be labelled 'RAINWATER' on a permanent sign. An example is shown in Figure 2. A51319 provides direction as to appropriate layout, size and face materials for signs.

Proximity to other services
Rainwater pipes must be separated from any parallel drinking water service.

Above ground pipes
Any rainwater pipe installed above ground must be a minimum of 100mm away from any drinking water pipe.

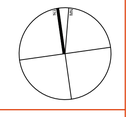
Below ground pipes
Any rainwater pipe installed below ground must be a minimum of 300mm away from any drinking water pipe.

Backflow prevention
Check that all the following backflow protection is in place:

Above ground rainwater tanks
Sydney Water has provided a meter with one containing an integral dual check valve.

FIXTURE LEGEND

vp	Vent Pipe	lt	Laundry Tub
co	Clearout	wm	Washing Machine
aav	Air Admittance Valve	sk	Sink
fw	Floor Waste	wc	Water Closet
bsn	Basin	co	Clearout
ht	Hosetap	gr	Gas Riser
gd	Grated Drain	st	Stack
shr	Shower	npw	Non Potable Water
hwh	Hot Water Heater	dp	Downpipe
bf	Bayonet Fitting	cwr	Cold Water Riser
ct	Cooktop		



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NOMINATED ARCHITECT:
SIGNED
DATE

REV:	DATE:	NOTATION/AMENDMENT:
F	Jun.21	DA SUBMISSION ISSUE
E	May.21	DA SUBMISSION ISSUE
D	Apr.21	DA SUBMISSION ISSUE
B	Feb.21	AMENDED ARCHITECTURAL PLAN ISSUE
G	Jun.22	DA SUBMISSION ISSUE

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Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS LIVING DEVELOPMENT
at
Lots 49-51, No. 36-40 METHUEN PARADE, RIVERWOOD NSW 2210

TITLE:
STORMWATER CONCEPT PLAN
LEGEND & NOTES

FILE:
PLOTTED: Jun 27, 2022 - 3:12pm

STATUS: DA SUBMISSION ISSUE

DATE:	SCALE:	PROJ:	PROJ No.:
FEB. 2021	NTS@A1	BQQ97	3158
STAGE:	DRAWN:	CHECKED:	APPROVED:
SK	NB	SB	SB
TYPE:	SHEET:		REV:
H	1 OF 7		G

DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023

METHUEN PARADE

Note
Hydraulic design plans to be read in conjunction with architectural plans

www.dialbeforeyoudig.com.au
DIAL1100 BEFORE YOU DIG

F	Jun.21	DA SUBMISSION ISSUE
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PROJECT:
SENIORS LIVING DEVELOPMENT
at
Lots 49-51, No. 36-40 METHUEN PARADE, RIVERWOOD NSW 2210

TITLE:
STORMWATER CONCEPT PLAN
SITE / GROUND FLOOR PLAN

FILE:

PLOTTED: Jun 27, 2022 - 3:12pm

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DA SUBMISSION ISSUE			
DATE: FEB. 2021	SCALE: 1:100@A1	PROJ: BQ97	PROJ No: 3158
STAGE: SK	DRAWN: NB	CHECKED: SB	APPROVED: SB
TYPE: H	SHEET: 2 OF 7		REV: G

DETERMINED by the NSW Land and Housing Corporation on:

30 January 2023

METHUEN

PARADE

WINTER SOLSTICE

SUMMER SOLSTICE

TPZ

SRZ

gutter

kerb

concrete

vehicle crossing

driveway

paved

fenced

10 high

BM nail in conc. RL21.56 (AHD)

15.000

10.000

5.000

0.000

21.25

12.8

15.545

14.63

97°

not

49'

277°

187°

45"

30"

59'

block

T10

T11

T12

T13

T14

T15

T1

T2

T3

UNIT 3

UNIT 4

UNIT 8

UNIT 9

BED 2 C

BED 1 C

BALCONY NS-CT

LIVING NS-CT

BATH/L'DRY NS-CT

KITCHEN / DINING NS-CT

ENTRY NS-CT

FOYER.1. NS-CT

FOYER.2. NS-CT

FFL. 25.620

FFL. 25.565

FALL 5°

FALL 22.5°

37m. HYDRANT COVER

32m. HYDRANT COVER

dp & spreader to lower roof.

SHEET METAL ROOF

LINE OF BUILDING BELOW SHOWN DOTTED

SELECTED COLORBOND DOWNPIPES & GUTTERS. REFER TO FINISHES SCHEDULE

PROVIDE TRAFFICABLE LYSAGHT OR STRATCO CARPORT SYSTEM. POSTS & SUPPORTS TRAFFICABLE TRANSLUCENT SHEET ROOFING OVER. POWDERCOAT FINISH. INSTALL TO MANUFACTURER'S DETAILS.

57 DP13717

48 DP35142

4 5 6 1

D P 1 3 7 1 7

DP 627889

gutter RL25.4

gutter RL25.0

gutter RL28.6

gutter RL28.0

ridge RL28.16

ridge RL27.96

ridge RL26.2

ridge RL25.45

ridge RL27.2

ridge RL30.6

gutter RL26.76

awning

clad residence

garage

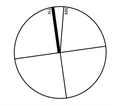
shed

two storey brick & clad residence no.34

slab garage

concrete

wt24.9 ws22.4 wt23.4 wt24.65 ws n/a wt27.65 ws26.85 wt25.15 ws23.75 wt24.5 ws21.45 wt24.5 ws21.36



NOMINATED ARCHITECT:		
SIGNED		
DATE		

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NSW GOVERNMENT Planning & Environment

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GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS LIVING DEVELOPMENT
at
Lots 49-51, No. 36-40 METHUEN PARADE, RIVERWOOD NSW 2210

TITLE:
STORMWATER CONCEPT PLAN
FIRST FLOOR / ROOF PLAN

FILE:

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STAGE: SK	DRAWN: NB	CHECKED: SB	APPROVED: SB
TYPE: H	SHEET: 3 OF 7		REV: G

DETERMINED by the NSW Land and Housing Corporation on:
30 January 2023

METHUEN

PARADE

gutter
concrete
vehicle crossing
kerb
driveway
paved
path
fenced
SRZ
TPZ
10 high
T12
T13
T14
T15
BM nail in conc. RL21.55 (AHD)
15.000
10.000
5.000
21.25
97°
not
12.8
49'
15.545
45'
14.63
30"
59'
block
38.405
38.40
FALL 22.5°
FALL 10°
FALL 20°
SHEET METAL ROOF
CUR
AWNING BELOW
ROOF BELOW
DP
dp & spreader to lower roof.
LINE OF BUILDING BELOW SHOWN DOTTED
SELECTED COLORBOND DOWNPIPES & GUTTERS. REFER TO FINISHES SCHEDULE
UNIT 10 DOUBLE GLAZED VELUX SKYLIGHTS
UNIT 11 DOUBLE GLAZED VELUX SKYLIGHTS
gutter RL25.4
gutter RL25.0
awning
wt24.9
ws23.4
ridge RL29.75
ridge RL27.96
two storey clad residence no.42
wt24.8
ws23.4
gutter RL25.4
wt24.7
ws23.6
gutter RL28.0
ridge RL29.2
wt24.65
ws n/a
wt27.65
ws26.85
gutter RL28.0
57
DP13717
7°
clad garage
ridge RL29.9
gutter RL25.55
concrete
277°
4
5
6
1
DP13717
DP627889
gutter RL25.7
gutter RL26.70
wt25.15
ws23.72
ridge RL27.2
ridge RL25.05
wt24.145
two storey brick & clad residence no.34
ridge RL30.8
wt28.5
ws27.36
gutter RL28.7
clad garage
ridge RL29.75
48
DP35142
T1
T2
T3
8 high
6 high
45"
187°
40.2
40.3
23.06
23.47
23.14
shed
clad garage

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GREATER WESTERN SYDNEY REGION

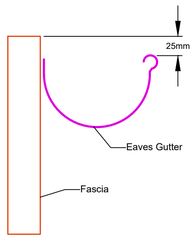
PROJECT:
SENIORS LIVING DEVELOPMENT
at
Lots 49-51, No. 36-40 METHUEN PARADE, RIVERWOOD NSW 2210

TITLE:
STORMWATER CONCEPT PLAN
ROOF PLAN

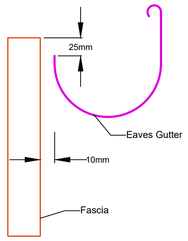
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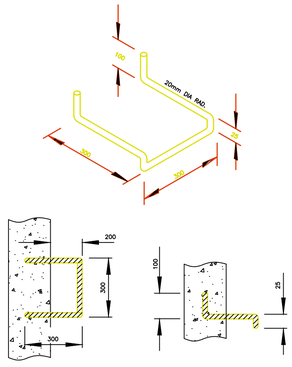


(a) Eaves Gutter with low front



(b) Eaves Gutter with high front and and min. 10mm gap to fascia.

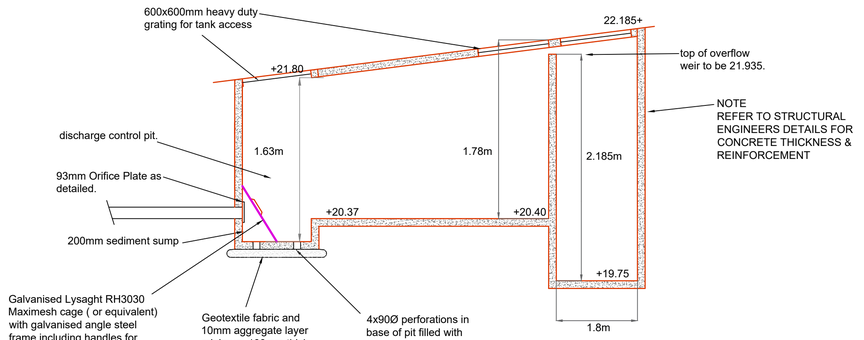
EAVES GUTTER OVERFLOW METHODS
Scale - NTS



STEP IRON DETAIL

STEP IRON OF 20mm GALVANISED STEEL MADE TO SHAPE AND DIMENSIONS SHOWN AND PLACED AT 450 CENTRES AND STAGGERD HORIZONTALLY FOR PITS DEEPER THAN 1.0m.

STEP IRON DETAIL
Scale - NTS



DETENTION TANK SECTION
SCALE nts

OSD Tank Volume Calcs

	Bottom	Stage 1	Stage 2	Stage 3	FSL
Level (m)	20.37	20.43	21.05	21.68	21.8
Area (sq.m)	0.81	16.52	16.52	16.52	
Stage Vol (cu.m)	0.00	0.97	10.33	10.33	
Cum. Vol (cu.m)	0.00	0.97	11.31	21.64	

Internal Tank Dimensions

Length	5.9 m
Width	2.8 m
Tank Base Area	16.52 Sqm

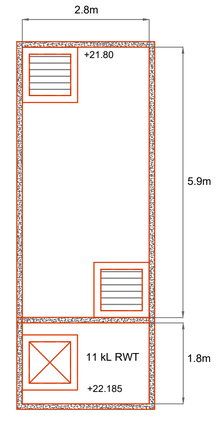
RWT Volume Calcs

	Bottom	Stage 1	Stage 2	Stage 3	FSL
Level (m)	19.75	19.77	20.85	21.935	22.19
Area (sq.m)	0.81	5.04	5.04	5.04	
Stage Vol (cu.m)	0.00	0.09	5.46	5.46	
Cum. Vol (cu.m)	0.00	0.09	5.55	11.01	

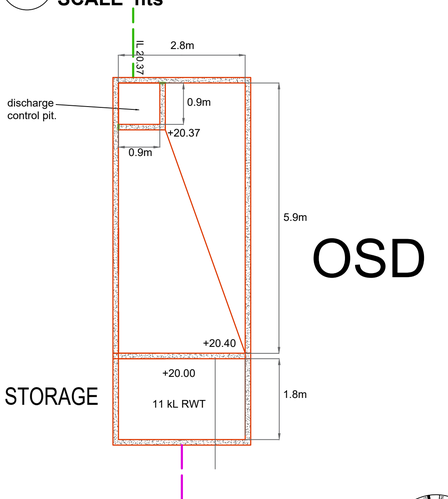
Internal Tank Dimensions

Length	1.8 m
Width	2.8 m
Tank Base Area	5.04 Sqm

Site discharge limited to 150l/sec/hectare.



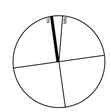
DETENTION TOP PLAN
SCALE nts



RAINWATER STORAGE

OSD

DETENTION BASE PLAN
SCALE nts



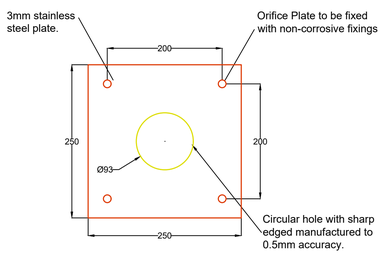
DANGER

CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

Colours
"DANGER" and background - White
Elliptical area - Red
Rectangle containing elipse - Black
Other lettering and border - Black

Mimimum Size - 187.5 mm x 250mm

OSD SIGNAGE DETAIL
Scale - NTS



Orifice Plate Detail for OSD
Scale: 1:5

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Lots 49-51, No. 36-40 METHUEN PARADE, RIVERWOOD NSW 2210

TITLE:
STORMWATER CONCEPT PLAN
DETAIL SHEET

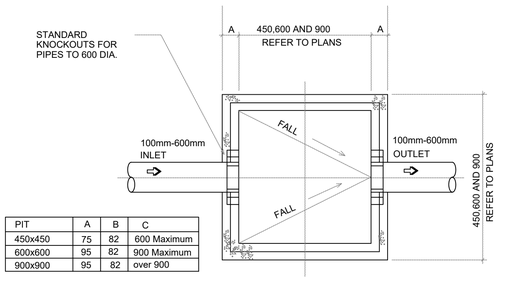
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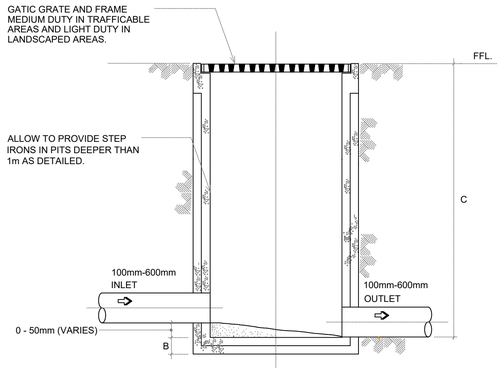


PIT	A	B	C
450x450	75	82	600 Maximum
600x600	95	82	900 Maximum
900x900	95	82	over 900

PLAN WITH COVER REMOVED

45O,600 AND 900 SQ.
PRECAST CONCRETE STORMWATER SUMPS

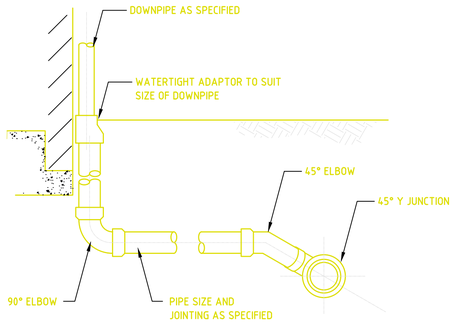
N.T.S.



SECTION ELEVATION

N.T.S.

Stormwater Pit Detail
Scale - NTS



DOWNPIPE CONNECTION DETAIL
Scale - NTS

Rainwater Tank Installation requirements

Administrative requirements
The plumber is required to apply to Sydney Water for a permit to do the work as they would when connecting any house service plumbing.

Sydney Water's plumbing inspector must be contacted when work is completed to carry out a final inspection of the property before the Certificate of Compliance is submitted to Sydney Water and the customer.

Rainwater tank plumbing regulatory requirements
All plumbing work is to be done or supervised by a licensed plumber in compliance with these guidelines and the NSW Code of Practice: Plumbing and Drainage.

Under no circumstances is there to be direct connection between the rainwater service and the drinking water service.

Approved materials
Materials used in the rainwater tank plumbing must comply with *AS/NZS 3500 Part 1 Water Supply Section 2 Materials and Products*

Pipes and labelling

Pipe materials to be used for rainwater need to be approved products and be clearly and permanently identified 'RAINWATER' continuously along the length. This can be done for below ground pipes by using identification tape (made in accordance with A52648) or for above ground pipes by using adhesive pipe markers (made in accordance with A51345).

Identification tape marked 'RAINWATER' must be at least 75mm wide. The identification tape is to be installed on top of the rainwater pipeline, running longitudinally, and fastened to the pipe at not more than 3 metre intervals.

Every rainwater tank outlet must be labelled 'RAINWATER' on a permanent sign. An example is shown in Figure 2. A51319 provides direction as to appropriate layout, size and face materials for signs.

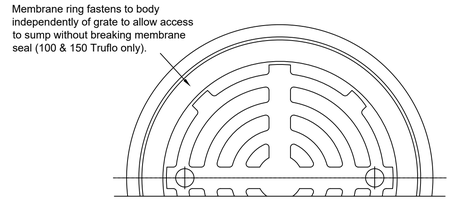
Proximity to other services
Rainwater pipes must be separated from any parallel drinking water service.

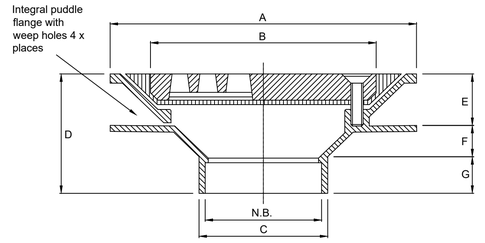
Above ground pipes
Any rainwater pipe installed above ground must be a minimum of 100mm away from any drinking water pipe.

Below ground pipes
Any rainwater pipe installed below ground must be a minimum of 300mm away from any drinking water pipe.

SPS Truflo & Superflo Flat Grate RWO (With Membrane Clamping Ring)

Specification code:
TIA * F2 (CI body, gal. CI flat grate & aluminum membrane ring)
TIB * F2 (CI body, bronze flat grate & bronze membrane ring)
TBA * F2 (all-bronze assembly)
where * = 80, 100 or 150 n.b.
SIA150F2 (Superflo all-cast iron assembly 150 outlet only)





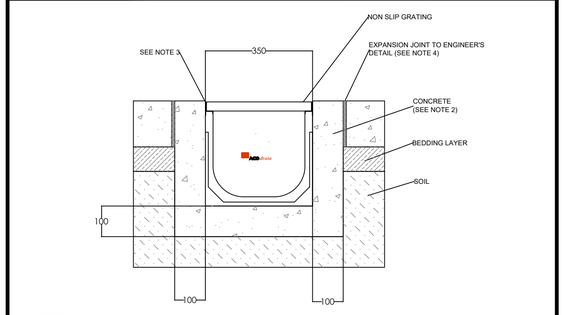
N.B.	A	B	C	D	E	F	G	Flow rate* L/S
~~80~~	~~200~~	~~150~~	~~85~~	~~80~~	~~33~~	~~22~~	~~25~~	
100	260	200	110	95	44	26	25	8.2
~~150~~	~~280~~	~~200~~	~~100~~	~~80~~	~~48~~	~~4~~	~~28~~	~~10.2~~
~~SUPERFLO**~~	~~400~~	~~300~~	~~160~~	~~143~~	~~66~~	~~39~~	~~38~~	~~17~~

Speciality Plumbing Supplies Pty Ltd
Tel: (02) 9416 8031 Fax: (02) 9416 7614 E-mail: sps@bigpond.net.au

GRATED DRAIN DETAIL
Scale - NTS

OSD Maintenance Requirements

Maintenance Action	Frequency	Responsibility	Procedure
Discharge Control Pit			
Inspect D walls for cracks or spalling	Annually	Maintenance Contractor	Remove grate to inspect internal walls. Repair as required. Clear vegetation from external walls and repair as required.
Inspect D sump & remove any sediment	Six monthly	Owner	Remove grate and screen. Remove sediment and check orifice and flap valve are clear.
Inspect grate for damage or blockage	Six monthly	Owner	Check both sides of the grate for corrosion, damage or blockage.
Inspect return pipe from storage & remove any blockage.	Six monthly	Owner	Remove grate and screen. Ventilate underground storage if present. Open flap valve and remove any blockages in return line. Check for any sediment on upstream side of return line.
Inspect outlet pipe & remove any blockage	Six monthly	Maintenance Contractor	Remove grate and screen. Ventilate underground storage if present. Check orifice and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge on upstream side of outlet pipe.
Check step irons for corrosion	Annually	Maintenance Contractor	Remove grate. Examine step irons and repair any corrosion or damage.
Check fixing of step irons is secure	Six monthly	Maintenance Contractor	remove grate and ensure fixings are secure prior to placing weight on step irons.
Storage			
Inspect return pit & remove any sediment in pit.	Annually	Maintenance Contractor	Remove Grate. Remove built up sediment.
Inspect internal return pit walls for cracks or spalling	Annually	Maintenance Contractor	Remove grate to inspect internal walls. Repair as required. Clear vegetation from external walls and repair as required.
Inspect and remove any debris blocking grates of pits.	Six monthly	Owner	Remove blockages from grate and check if pit is blocked.



NOTES:
1. Specific site conditions may require an increase in these dimensions or reinforcement. It is the customer's responsibility to ensure the concrete encasement is designed for the application. *Engineering advice may be required.*
2. A minimum concrete strength of 25MPa is recommended. The concrete should be vibrated to eliminate air pockets.
3. The finished level of the concrete surround must be approx. 3mm above the top of the channel edge.
4. Expansion and crack control joints are recommended to protect the channel and the concrete surround. *Engineering advice may be required.*
5. Refer to ACO's latest installation instructions for complete details.

TRENCH DRAIN DETAIL
Scale - NTS



NOTICE FOR NON POTABLE WATER TANKS & OUTLETS
Scale - NTS

SCALE nts

NSW GOVERNMENT Planning & Environment
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PARRAMATTA NSW 2124
PHONE No 1800 738 718
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NOMINATED ARCHITECT:
SIGNED
DATE

REV:	DATE:	NOTATION/AMENDMENT:
F	Jun.21	DA SUBMISSION ISSUE
E	May.21	DA SUBMISSION ISSUE
D	Apr.21	DA SUBMISSION ISSUE
B	Feb.21	AMENDED ARCHITECTURAL PLAN ISSUE
G	Jun.22	DA SUBMISSION ISSUE

DO NOT SCALE OFF DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

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BUSINESS PARTNER:
NSW GOVERNMENT Planning & Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS LIVING DEVELOPMENT
at
Lots 49-51, No. 36-40 METHUEN PARADE, RIVERWOOD NSW 2210

TITLE:
STORMWATER CONCEPT PLAN
DETAIL SHEET

FILE:
PLOTTED: Jun 27, 2022 - 3:12pm

STATUS: DA SUBMISSION ISSUE

DATE:	SCALE:	PROJ:	PROJ No:
FEB. 2021	NTS@A1	BGQ97	3158
STAGE:	DRAWN:	CHECKED:	APPROVED:
SK	NB	SB	SB
TYPE:	SHEET:		REV:
H	6 OF 7		G

DETERMINED by the NSW Land and Housing Corporation on:
30 January 2023

Sediment & Erosion Control Notes

1. The contractor shall implement all soil erosion and sediment control measures relating to a particular upstream catchment prior to stripping of topsoil from that catchment. Where it is necessary to undertake stripping in order to construct a sediment control device only sufficient ground shall be stripped to allow construction.

2. All soil erosion and sediment control measures shall be constructed and maintained as indicated on these drawings. Location and extent of soil and water management devices is diagrammatic only.

3. Conformity with this plan shall in no way reduce the responsibility of the contractor to protect against water damage during the course of the contract. It shall be the contractors responsibility to ensure that any necessary control is in place even though such control may not be shown on the plan.

4. The contractor shall inform all subcontractors and all employees of their responsibility in minimising the potential for soil erosion and pollution to downstream areas.

5. The contractor shall regularly maintain sediment and erosion control structures and desilt such structures prior to the reduction in capacity of 30% due to accumulated silt. The sediment shall be disposed of on site in a manner approved by the Canterbury/Bankstown Council Erosion and Sediment Control Policy.

6. Topsoil and spoil shall be stockpiled in non hazard areas and protected from surface runoff by diversion drains or similar. Stockpiles shall be surrounded on downstream sides by silt fencing. Stockpiles shall be suitable compacted to inhibit erosion. Where the stockpiling period exceeds four(4) weeks, the stockpile shall be seeded to encourage vegetation growth.

7. Topsoil shall be respread and stabilised as soon as possible.

8. The contractor shall temporarily rehabilitate within 40 days any disturbed areas. Where final shaping has occurred the contractor shall provide final rehabilitation within 20 days.

9. The contractor shall provide a turf strip behind all kerb and gutter at completion of footpath formation.

10. The contractor shall maintain gross cover until all works have been completed, including the maintenance period, by frequent watering and mowing where required. Plant machinery and vehicles shall not be driven over grassed areas unless on an approved haulage route.

11. Seed mixtures and stabilisation procedures shall be in accordance with the NSW department of housing "Soil and water management for Urban Development ", January 1993 and construction specification.

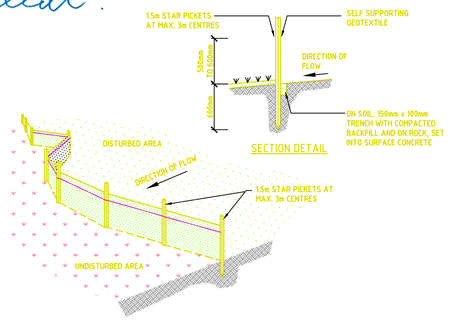
12. The contractor shall provide inlet sediment traps at all pits during construction.

13. All drainage works shall be constructed and stabilised as quickly as possible to minimise risk of erosion.

14. Vehicular traffic shall be controlled during construction confining access where possible to proposed or existing road alignments plus 3 metres where necessary areas to be left undisturbed shall be marked off.

15. Site access shall be restricted to a nominated point. The construction of a shake down area may be required depending upon soil conditions.

16. The contractor shall maintain dust control throughout the duration of the project. All stockpile areas are to be covered for duct control for the duration of the project



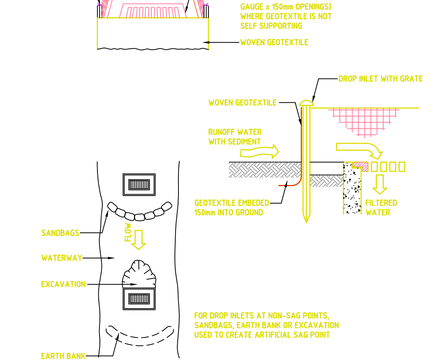
SECTION DETAIL

PLAN

CONSTRUCTION NOTES -

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.

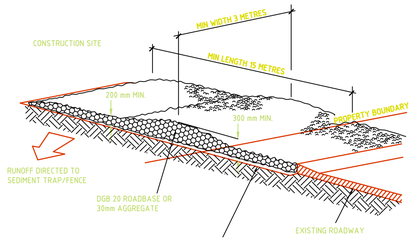
DETAIL DWG — SEDIMENT FENCE
NOT TO SCALE



CONSTRUCTION NOTES -

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1 METRE CENTRES.
3. DO NOT COVER INLET GEOTEXTILE

GEOTEXTILE INLET FILTER
NOT TO SCALE



GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS.

GEOTEXTILE MAY BE A WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3706.4-90) 2500N

CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE
2. COMPACT SUBGRADE
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

STABILISED SITE ACCESS
NOT TO SCALE



SEDIMENT CONTROL PLAN

Scale - 1:100

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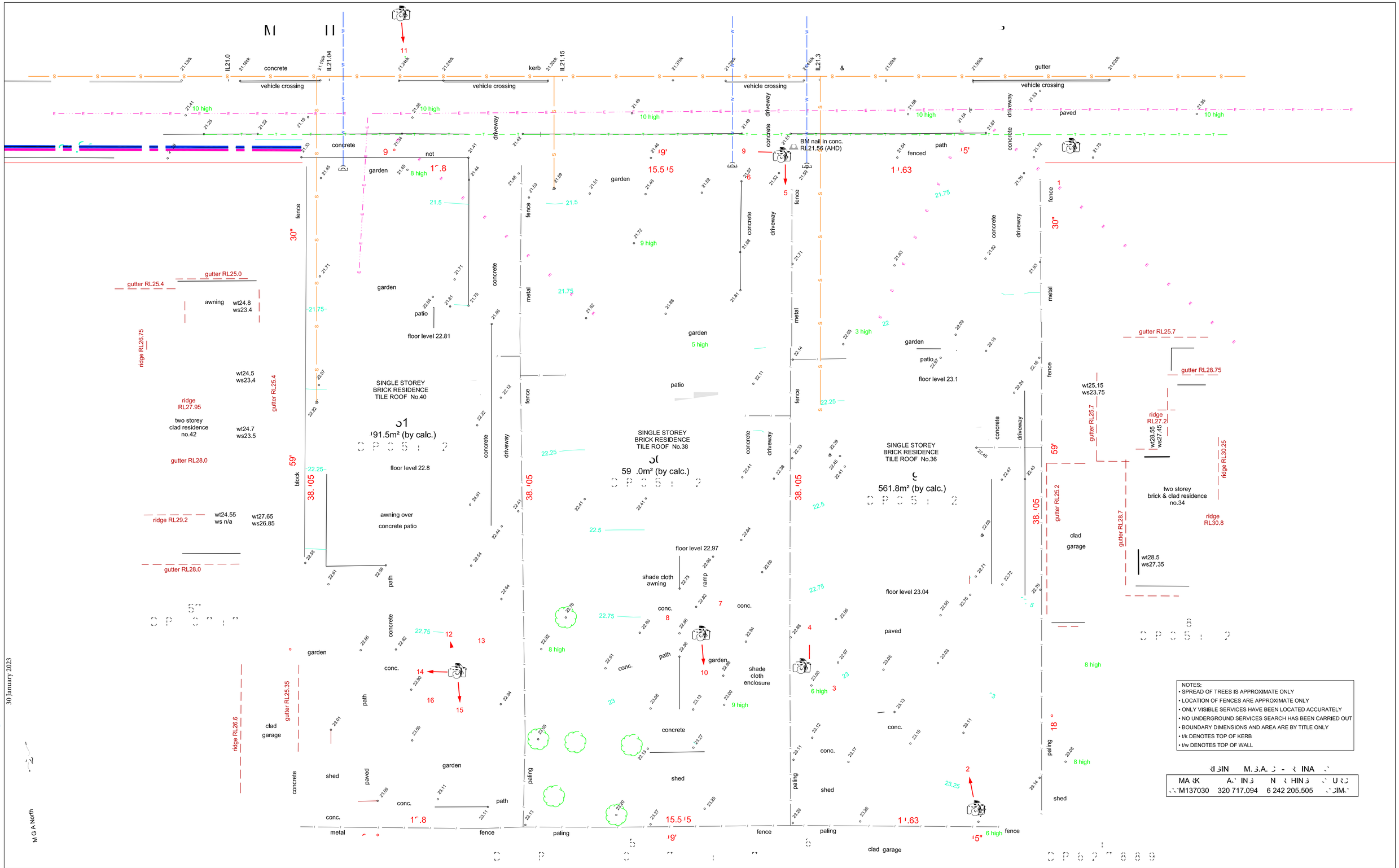
PROJECT:
SENIORS LIVING DEVELOPMENT
at
Lots 49-51, No. 36-40 METHUEN PARADE, RIVERWOOD NSW 2210

TITLE:
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SEDIMENT PLAN

STATUS: DA SUBMISSION ISSUE

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STAGE:	DRAWN:	CHECKED:	APPROVED:
SK	NB	SB	SB

FILE:
PLOTTED: Jun 27, 2022 - 3:12pm
TYPE: H
SHEET: 7 OF 7
REV: G



30 January 2023

DETERMINED by the NSW Land and Housing Corporation on:

No. DA N A I N/AM NDM N
A 18.08.22 ADD D F N F No.36

No. DA N A I N/AM NDM N

CONTOUR INTERVAL: 0.25m
DATUM: AHD
ORIGIN OF DATUM: M137080
RL 20.404

LEGEND OF COMMONLY USED SYMBOLS
TELECOM PIT
POWER POLE
POWER/LIGHT POLE
SEWER JUNCTION
STOP VALVE
WATER METER
GAS METER
GAS PIT
KERB INLET
WEEP HOLE
DRAIN
SEWER
WATER
OVERHEAD ELECTRICITY
UNDERGROUND TELECOM

DUCINAL 1 : 100 @ A1

DATE OF SURVEY: 16 11 2016
SURVEY CONSULTANT:

LOCATION
STREET ADDRESS
TYPE
DRAWING TITLE

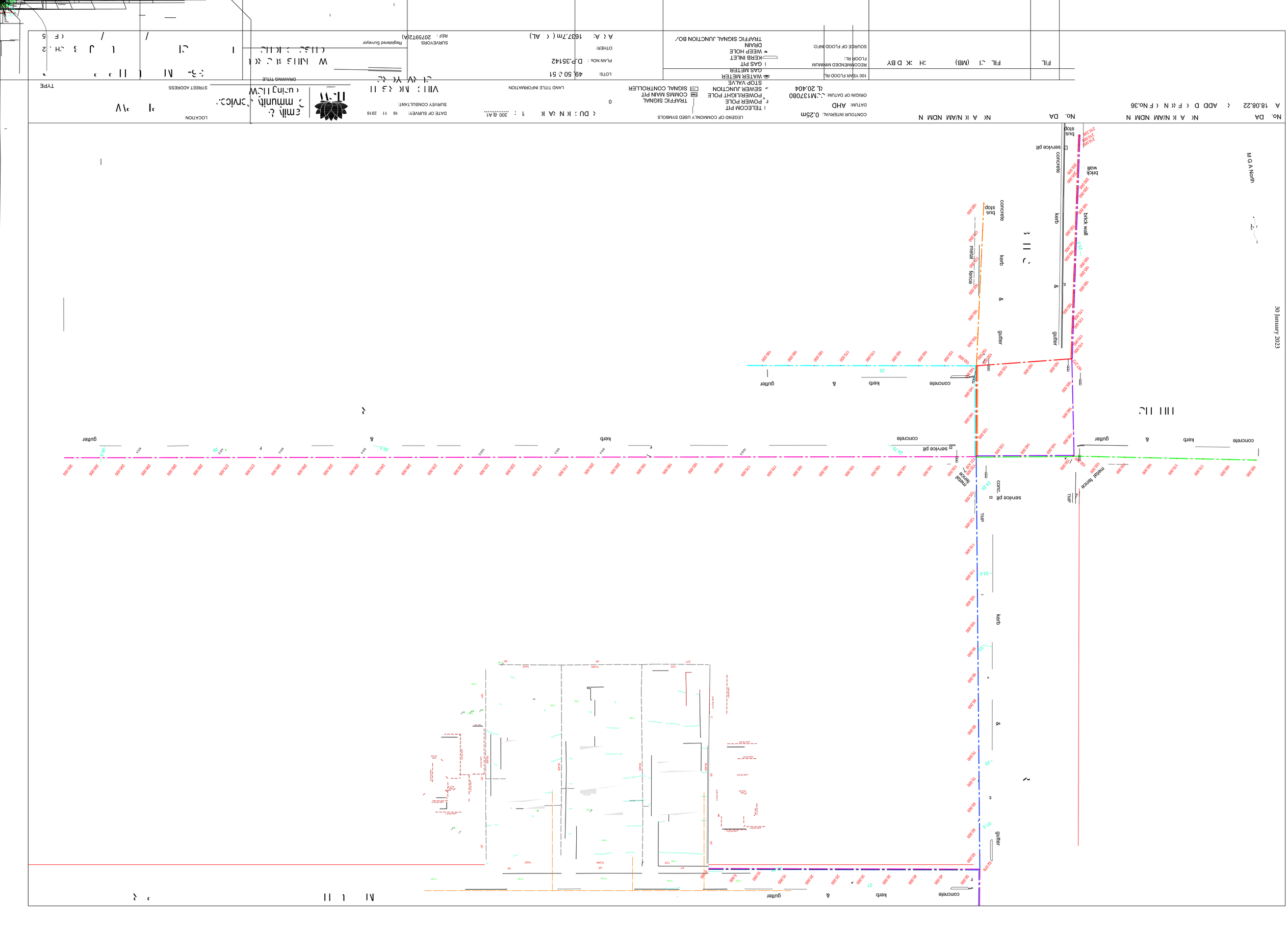
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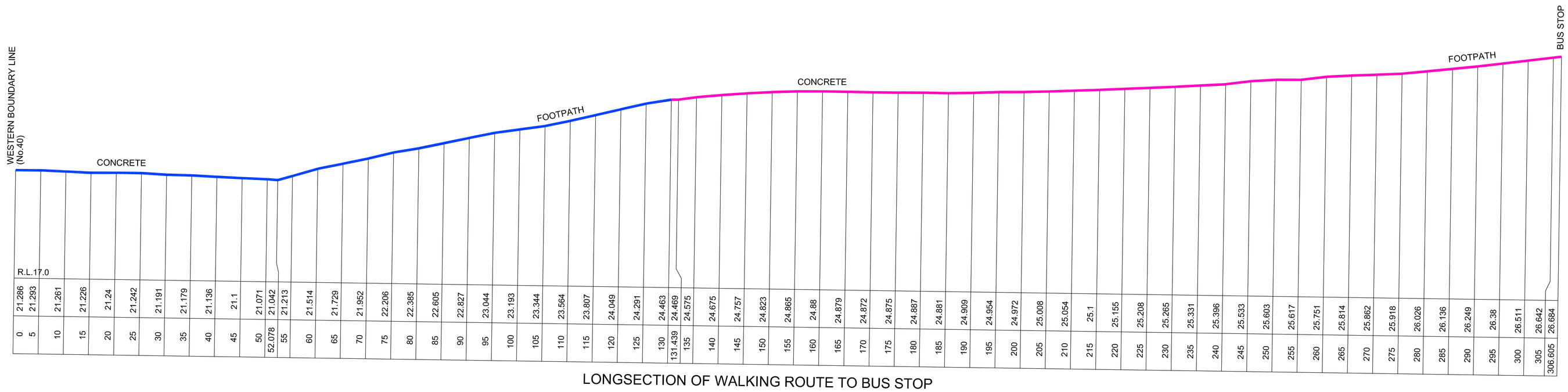
LAND TITLE INFORMATION
LOTS: 49, 50 & 51
PLAN NOs : D.P.35142
OTHER:
AREA: 1650m² (AL)

SURVEYORS REF : 20759T2(A)
Registered Surveyor

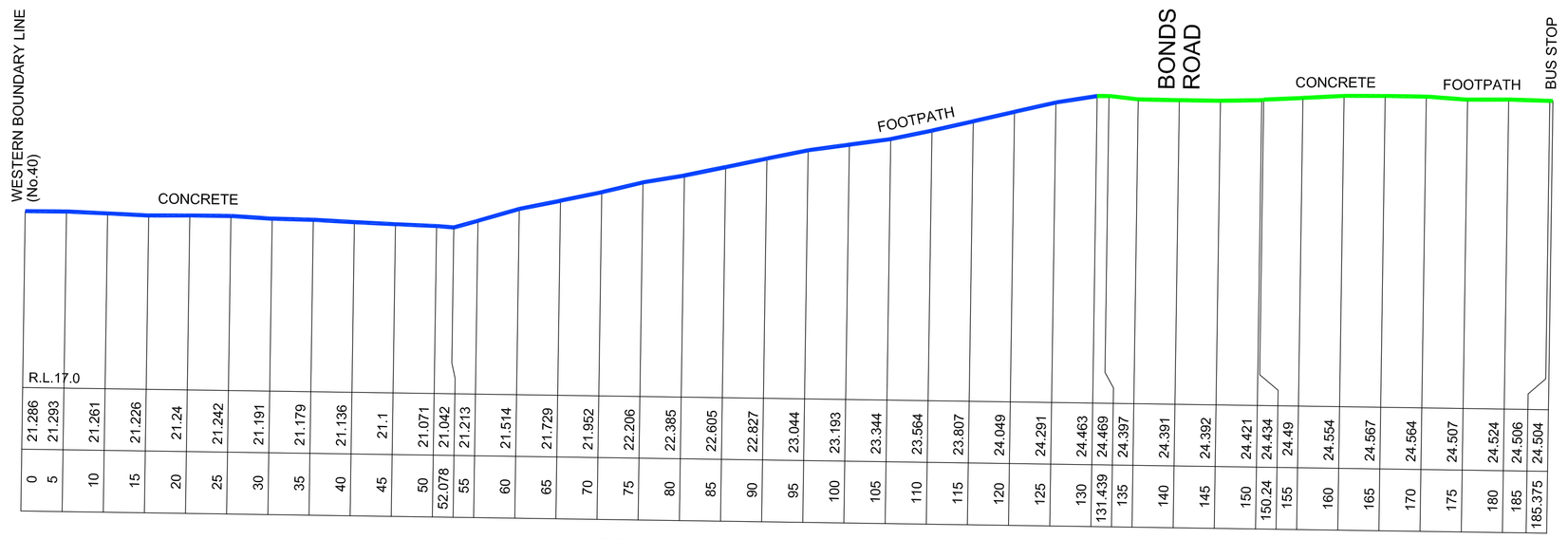
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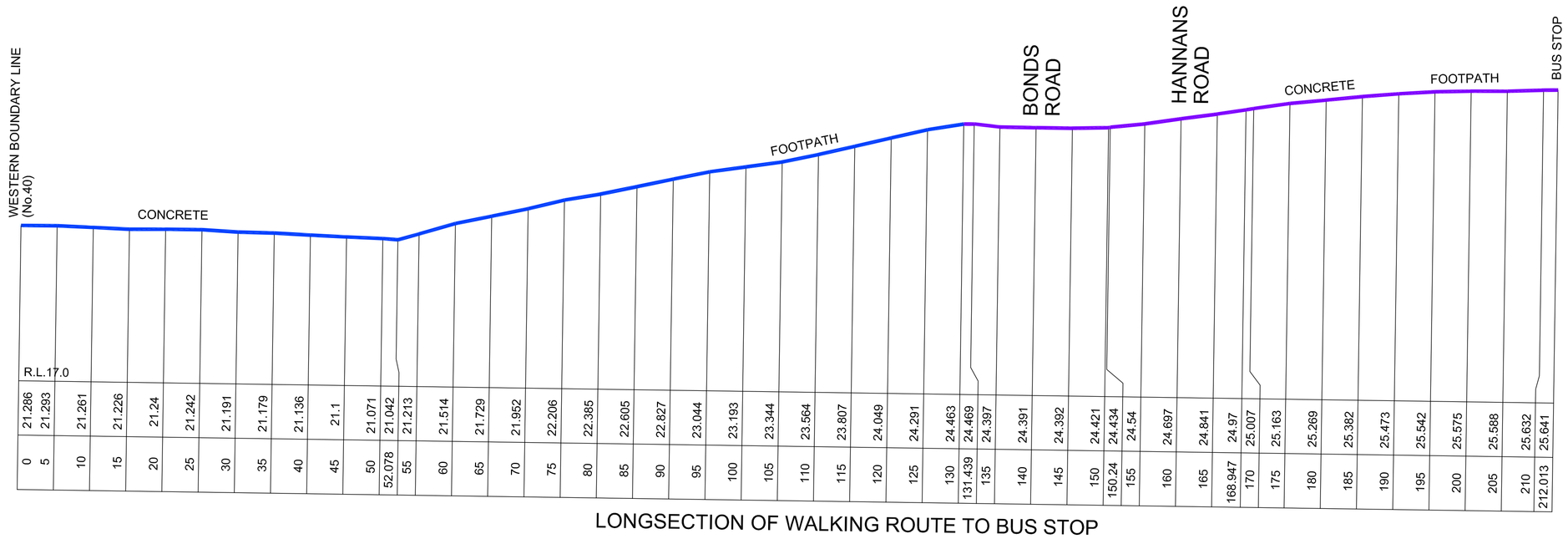




LONGSECTION OF WALKING ROUTE TO BUS STOP



LONGSECTION OF WALKING ROUTE TO BUS STOP



LONGSECTION OF WALKING ROUTE TO BUS STOP

RR 1:500 HORIZONTAL
1:100 VERTICAL

No.	DATE	NOTATION/AMENDMENT
A	18.08.22	TREE ADDED TO FRONT OF No.36

No.	DATE	NOTATION/AMENDMENT

FILE	FILE SIZE (MB)	CHECKED BY

CONTOUR INTERVAL:
DATUM: AHD
ORIGIN OF DATUM: SSM137080 RL 20.404
100 YEAR FLOOD RL:
RECOMMENDED MINIMUM FLOOR RL:
SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS

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LAND TITLE INFORMATION
LOTS: 49, 50 & 51
PLAN NOs : D.P.35142
OTHER:
AREA: 1637.7m (TOTAL)

DATE OF SURVEY: 16 / 11 / 2016
SURVEY CONSULTANT:
VINCE MORGAN SURVEYORS
SURVEYORS Registered Surveyor
REF : 20759T2(A)

NSW Family & Community Services Housing NSW

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LOCATION
RIVERWOOD

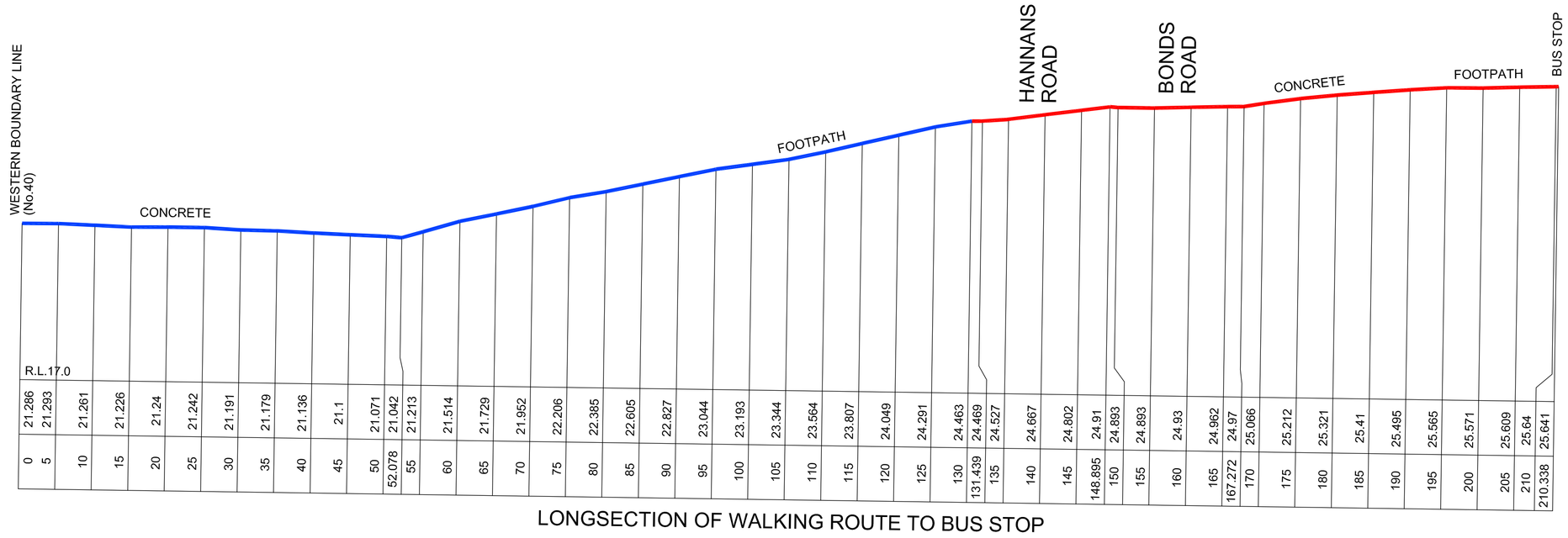
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36-40 METHUEN PARADE

TYPE
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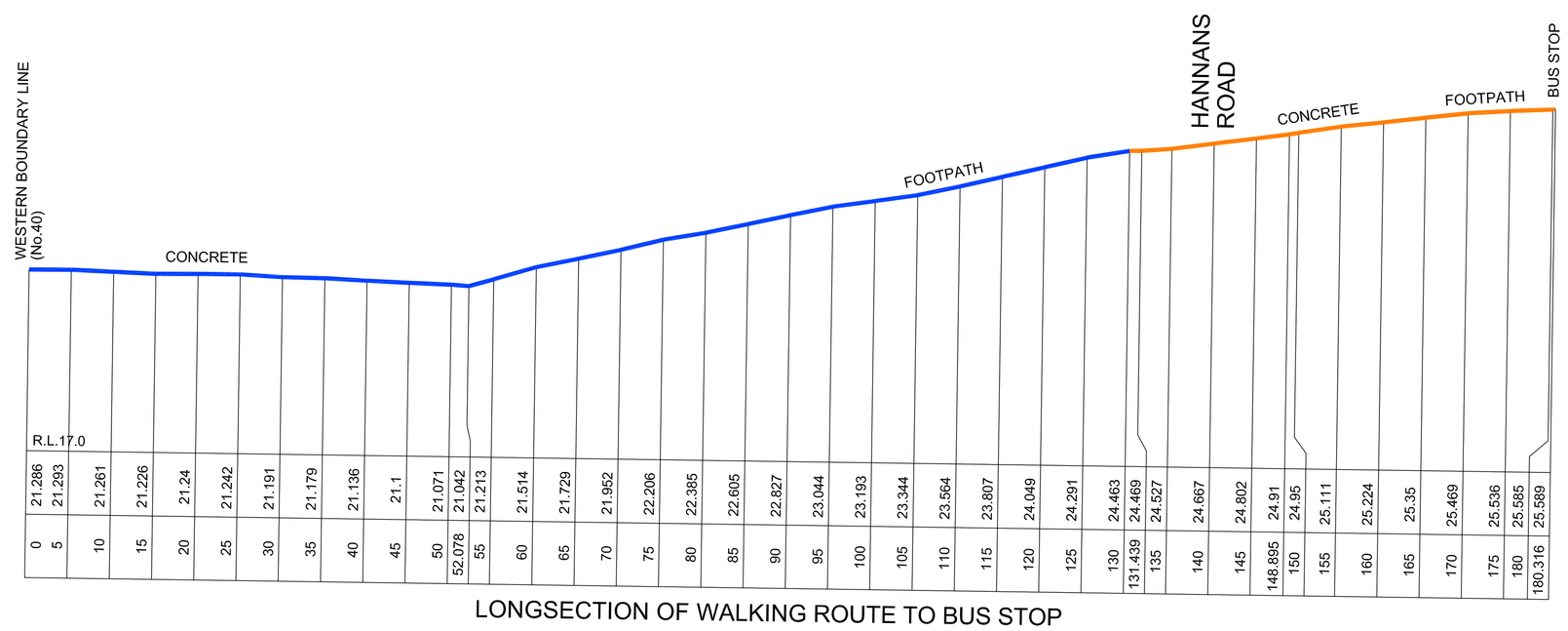
SITE LAYOUT JOB
/ /

SHT. 3
OF 5

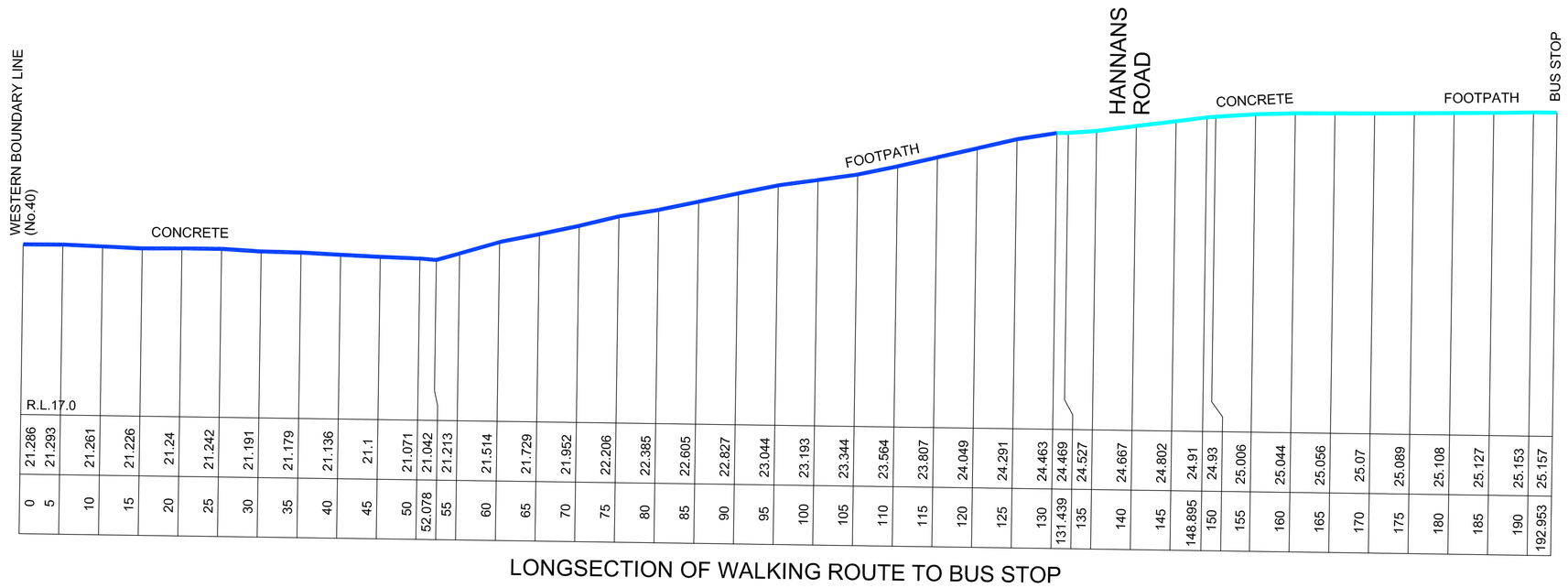
DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023



LONGSECTION OF WALKING ROUTE TO BUS STOP



LONGSECTION OF WALKING ROUTE TO BUS STOP



LONGSECTION OF WALKING ROUTE TO BUS STOP

RR 1:500 HORIZONTAL
1:100 VERTICAL

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LEGEND OF COMMONLY USED SYMBOLS

REDUCTION RATIO 1 : .....
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LAND TITLE INFORMATION
LOTS: 49, 50 & 51
PLAN NOs : D.P.35142
OTHER:
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SURVEY CONSULTANT:
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SURVEYORS REF : 20758T2(A)
Registered Surveyor

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36-40 METHUEN PARADE

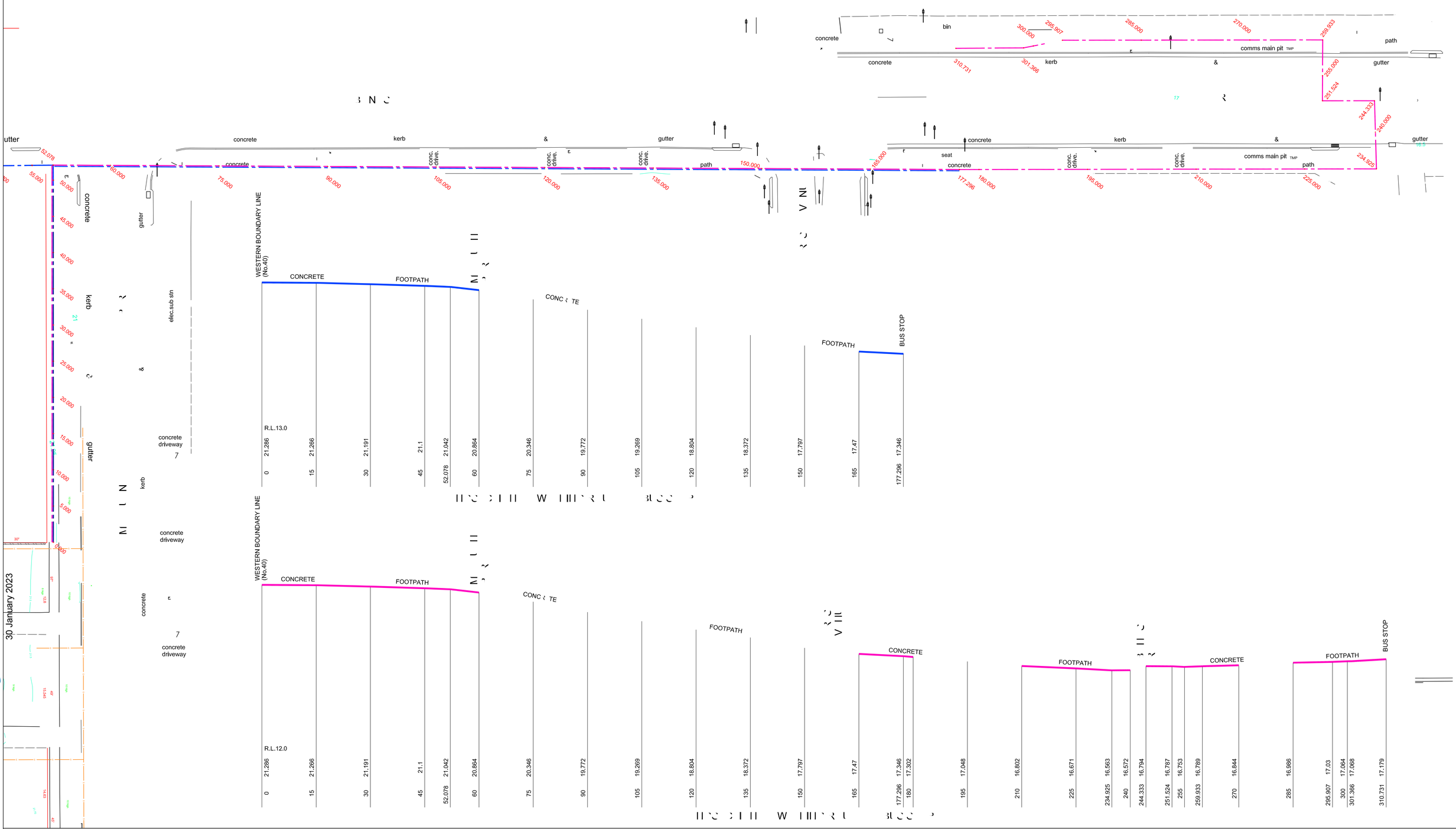
TYPE
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SITE LAYOUT JOB
/ /

SHT. 4
OF 5

DETERMINED by the NSW Land and Housing Corporation on: 30 January 2023

M G A North



30 January 2023

DETERMINED by the NSW Land and Housing Corporation on:

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ORIGIN OF DATUM: CCM137080
RL 20.404

100 YEAR FLOOD RL:
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SOURCE OF FLOOD INFO:

FIL FIL (MB) H K D BY

LEGEND OF COMMONLY USED SYMBOLS
TELECOM PIT
POWER POLE
POWER/LIGHT POLE
SEWER JUNCTION
STOP VALVE
WATER METER
GAS METER
GAS PIT
KERB INLET
WEEP HOLE
DRAIN

D U N A 1 : 250 @ A1
0

LAND TITLE INFORMATION
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PLAN NOs : D.P.35142
OTHER:
A A: 1637.7m (AL)

DATE OF SURVEY: 16 11 2016
SURVEY CONSULTANT:
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DRAWING TITLE
W

LOCATION
STREET ADDRESS
TYPE