

VAUCLUSE SENIORS LIVING
ARCHITECTURAL DA DRAWINGS



VAUCLUSE SENIORS DA DRAWING LIST			
DRAWING NUMBER	DRAWING NAME	STATUS	REVISION
DA00.000	COVER PAGE - DRAWING LIST	DA ISSUE	A
DA00.000A	BASIX and NATHERS NOTES	DA ISSUE	A
DA00.001	PERSPECTIVE 01_ARRIVAL LOBBY	DA ISSUE	A
DA00.002	PERSPECTIVE 02_OCEANVIEW AVE	DA ISSUE	A
DA00.003	PERSPECTIVE 03_COURTYARD	DA ISSUE	A
DA01.001	EXISTING CONDITIONS	DA ISSUE	A
DA01.002	DEMOLITION PLAN	DA ISSUE	A
DA01.003	SITE PLAN	DA ISSUE	A
DA03.001	BASEMENT 02	DA ISSUE	A
DA03.002	BASEMENT 01	DA ISSUE	A
DA03.003	GROUND LOWER PLAN	DA ISSUE	A
DA03.004	GROUND UPPER PLAN	DA ISSUE	A
DA03.005	LEVEL 01 PLAN	DA ISSUE	A
DA03.006	LEVEL 02 PLAN	DA ISSUE	A
DA03.007	LEVEL 03 PLAN	DA ISSUE	A
DA03.008	ROOF PLAN	DA ISSUE	A
DA09.001A	ELEVATION_OLD SOUTH HEAD RD_NORTH	DA ISSUE	A
DA09.001B	ELEVATION_OLD SOUTH HEAD RD_SOUTH	DA ISSUE	A
DA09.002	ELEVATION_OCEANVIEW AVE	DA ISSUE	A
DA09.003	NORTHERN ELEVATION	DA ISSUE	A
DA09.004A	EASTERN ELEVATION_NORTH	DA ISSUE	A
DA09.004B	EASTERN ELEVATION_SOUTH	DA ISSUE	A
DA09.005	ELEVATION - OUTHOUSE	DA ISSUE	A
DA10.001	BUILDING SECTIONS	DA ISSUE	A
DA10.002	SECTION_ARRIVAL LOBBY	DA ISSUE	A
DA10.003	SECTION_CORE A	DA ISSUE	A
DA10.004	SECTION_CORE B	DA ISSUE	A
DA10.005	SECTION_CORE C	DA ISSUE	A
DA10.006	SECTION_CORE D	DA ISSUE	A
DA11.001	FACADE TYPE 01	DA ISSUE	A
DA11.002	FACADE TYPE 02	DA ISSUE	A
DA11.003	FACADE TYPE 03	DA ISSUE	A
DA13.001	APARTMENT TYPES - 2B	DA ISSUE	A
DA13.002	APARTMENT TYPES - 2B	DA ISSUE	A
DA13.003	APARTMENT TYPES - 2B	DA ISSUE	A
DA13.004	APARTMENT TYPES - 2B	DA ISSUE	A
DA13.005	APARTMENT TYPES - 3B	DA ISSUE	A
DA13.006	APARTMENT TYPES - 3B	DA ISSUE	A
DA13.007	APARTMENT TYPES - 3B & 4B	DA ISSUE	A
DA13.008	APARTMENT TYPES - PENTHOUSE	DA ISSUE	A
DA13.009	APARTMENT TYPES - PENTHOUSE	DA ISSUE	A
DA21.001	SHADOW DIAGRAMS - PLAN	DA ISSUE	A
DA21.002	SHADOW DIAGRAM - PERSPECTIVE	DA ISSUE	A
DA21.003	SUN EYE DIAGRAM	DA ISSUE	A
DA22.001	AREA PLAN - LOWER GROUND	DA ISSUE	A
DA22.002	AREA PLAN - UPPER GROUND	DA ISSUE	A
DA22.003	AREA PLAN - LEVEL 01	DA ISSUE	A
DA22.004	AREA PLAN - LEVEL 02	DA ISSUE	A
DA22.005	AREA PLAN - LEVEL 03	DA ISSUE	A
DA41.001	MATERIAL SCHEDULE	DA ISSUE	A

Grand total: 50

DA ISSUE

c:\temp\VAUCLUSE_BS_ARCH_P2023_01\vauc\DA00.dwg

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA00
COVER PAGE - DRAWING LIST

A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	@ A1
Drawn	SH
Checked	SH
Project no.	S12551
Status	DEVELOPMENT APPLICATION
Plot Date	18/12/2023 8:52:19 AM
Drawing no.	Revision

DA00.000 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART™



NatHERS summary for 669-683 Old South Head Road Vacluse 2030		
Building Elements	Material	Detail
External walls	Cavity brick	
Internal walls	Single skin brick	-
Common walls between units	Cavity brick	-
Common walls between units and lift shafts	200mm Concrete	-
Common walls between units and fire stairs	200mm Concrete	-
Ceilings	Plasterboard	R3.5 insulation (<i>product value</i>) to ceilings of top floor units
Floors	Concrete	<ul style="list-style-type: none">APT LG.01: R2.0 insulation (<i>product value</i>) – floor suspended over basementAPT 01.05: R2.0 insulation (<i>product value</i>) floor suspended to outside air
Floor finishes	Tiles/stone – living & wet areas, Timber - bedrooms	-
Roof	Concrete	-
Windows/Doors	Awning windows: Aluminium frame, double glazed low e	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors & fixed windows: Aluminium frame, single glazed clear	U value 4.30 or less and SHGC 0.53 +/- 10%
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		
Ceiling fans: 1200mm ceiling fans to bedrooms and living		
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom, powder, ensuite and laundry exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>6but<=4.5L/min)	4 star	4 star	5 star
Appliances:	Dishwashers - 5.0 star water rating Clothes washers – 3.5 star water rating			
Rainwater tank	Central rainwater tank 10000L to collect run-off from at least 300m2 of roof area connection to <ul style="list-style-type: none">Irrigation of 300m2 of landscape areaRainwater tank connection to the toilets			
Swimming pool & sauna	Water and energy as per BASIX commitments			
REFER TO APPROVED BASIX	ENERGY			
	Hot water system: Central system – solar electric boosted (as per BASIX cert.)			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living/beds ducted			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living/beds ducted			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances: Induction cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating Clothes dryers: 2.0 star Alternative energy supply: Photovoltaic system Rated electrical output (min): 70 peak kW			
COMMON AREAS	Refer to approved BASIX cert			

DA

c:\temp\VAUCLUSE_BS_ARCH_F2023_3fresu\CHNP.rvt



OSHR AT VAUCLUSE HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

BASIX and NATHERS NOTES

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale		
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:42:08 AM	
Drawing no.		Revision

DA00.000A A

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email mel@batesmart.com.au http://www.batesmart.com.au
Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batesmart.com.au http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

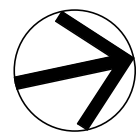


DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA01
EXISTING CONDITIONS



A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:42:31 AM	
Drawing no.		Revision

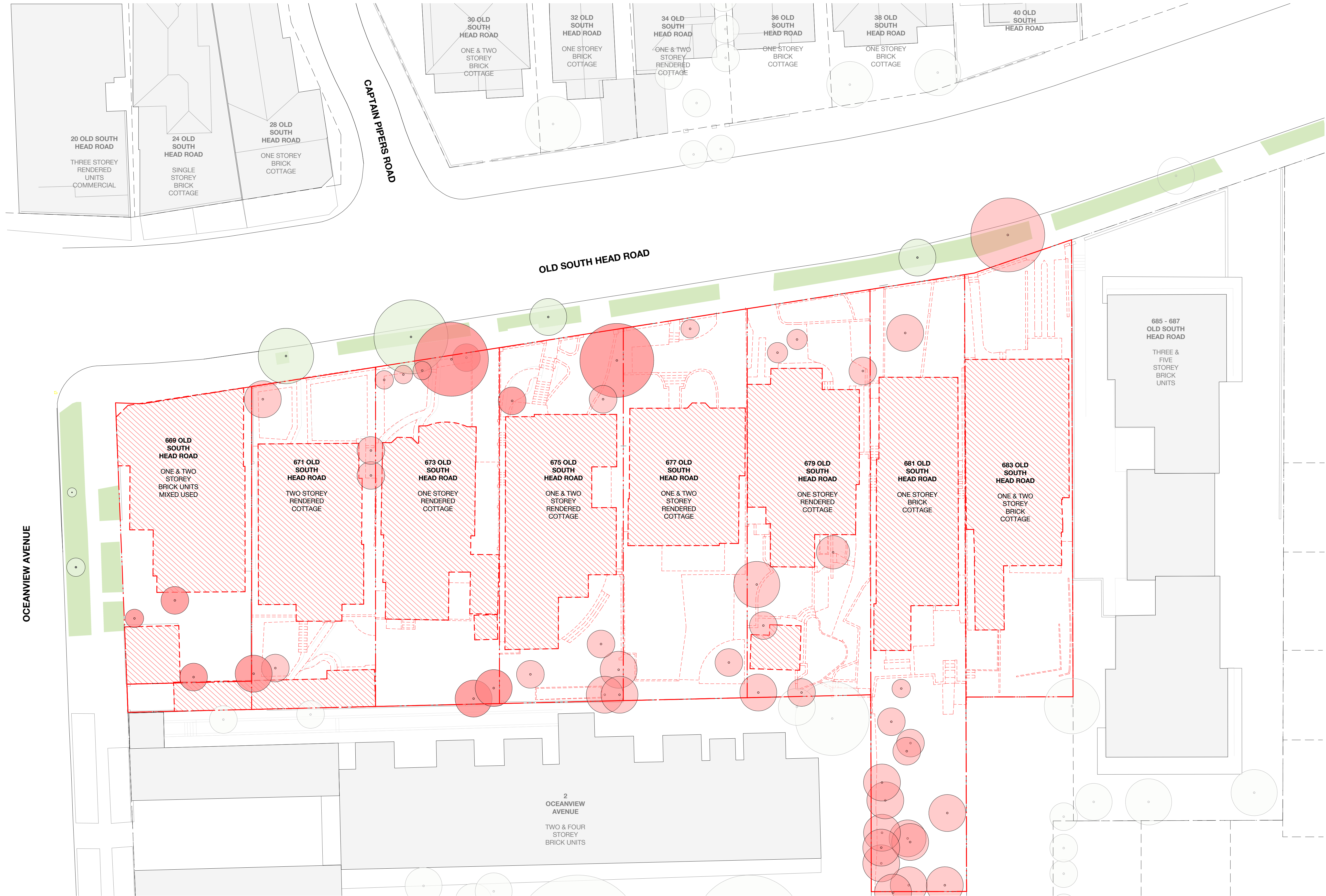
DA01.001 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au


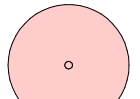

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



DA ISSUE

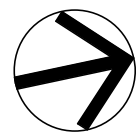
Legend - Demolition Plan

-  EXISTING TREES TO BE RETAINED
-  TREES TO BE REMOVED OR REPLANTED
-  TO BE DEMOLISHED

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA01
DEMOLITION PLAN



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Revision	Date	Description	Initial	Checked
1	23.11.30	ISSUE FOR INFORMATION	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
A	23.12.15	ISSUE FOR DA	SH	

Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:42:37 AM	
Drawing no.		Revision

DA01.002 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

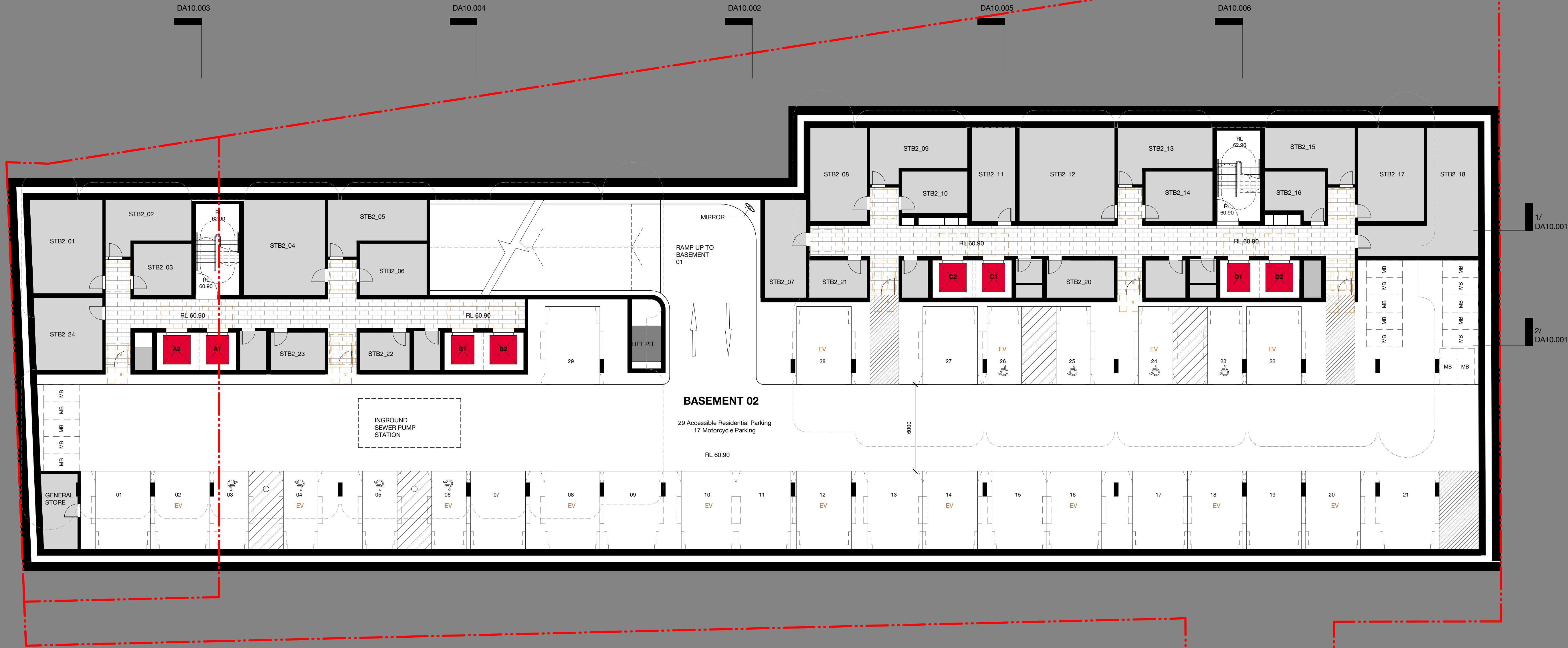
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



BATESSMART



1/
DA10.001

2/
DA10.001

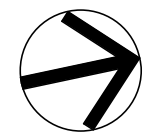
DA ISSUE



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
BASEMENT 02



Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
3	23.11.08	ISSUE FOR INFORMATION	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:42:53 AM	
Drawing no.		Revision

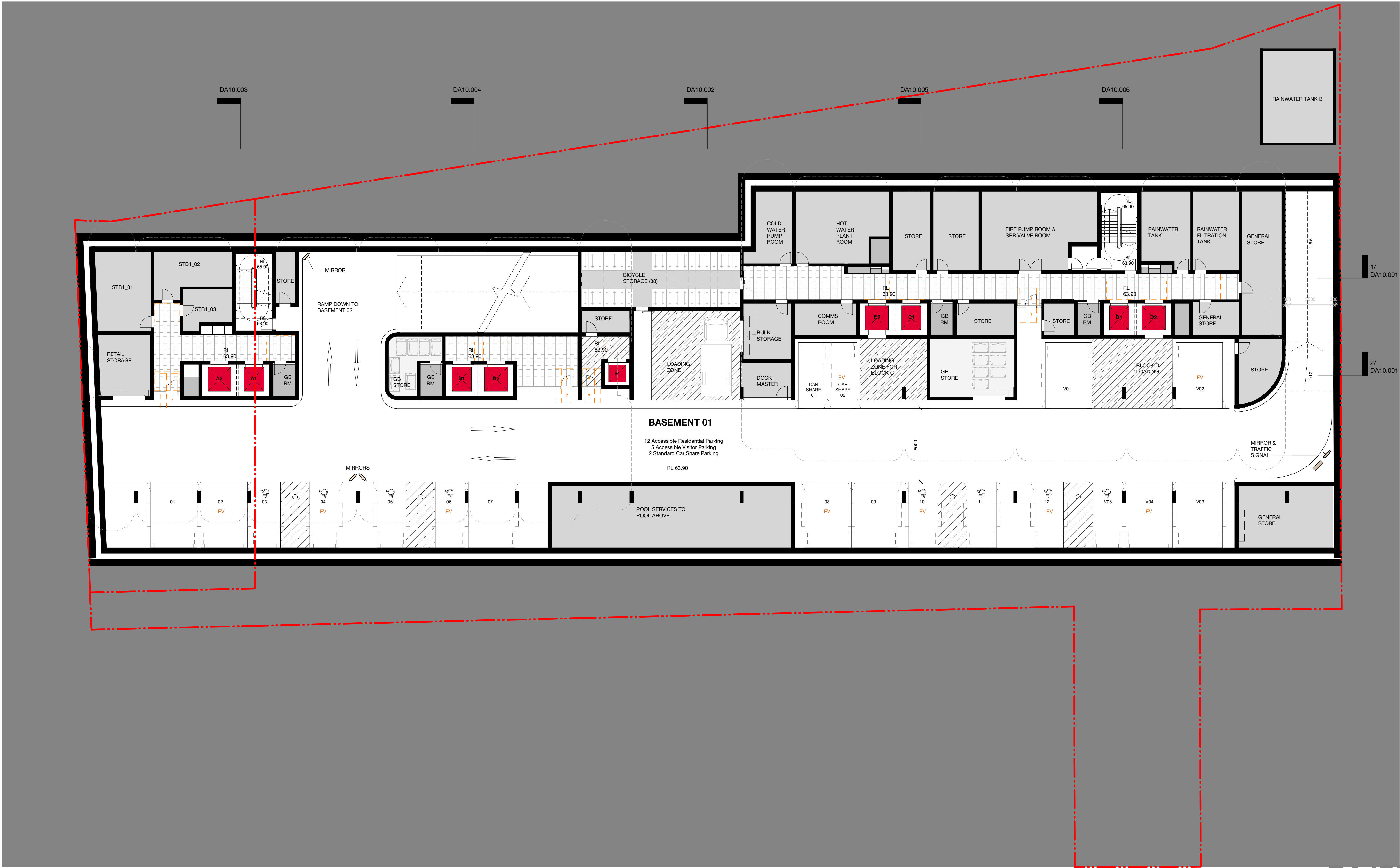
DA03.001 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

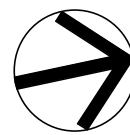


DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
BASEMENT 01



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:42:59 AM	
Drawing no.		Revision

DA03.002 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™





DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
GROUND LOWER PLAN

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:08 AM	
Drawing no.		Revision

DA03.003 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™





DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTDVAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSEDA03
GROUND UPPER PLAN

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:17 AM	
Drawing no.		Revision

DA03.004 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked



c:\temp\VAUCLUSE_BS_ARCH_P2023_31\vauc01n1p1.rvt



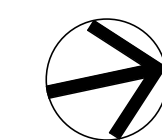
OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
LEVEL 01 PLAN

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:26 AM	
Drawing no.		Revision

DA03.005 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART

DA ISSUE

c:\temp\VAUCLUSE_BS_ARCH_F02023_31042023\VAUCLUSE_BS_ARCH_F02023_31042023.dwg



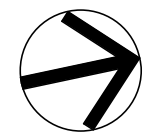
OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
LEVEL 02 PLAN

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:34 AM	
Drawing no.		Revision

DA03.006 A

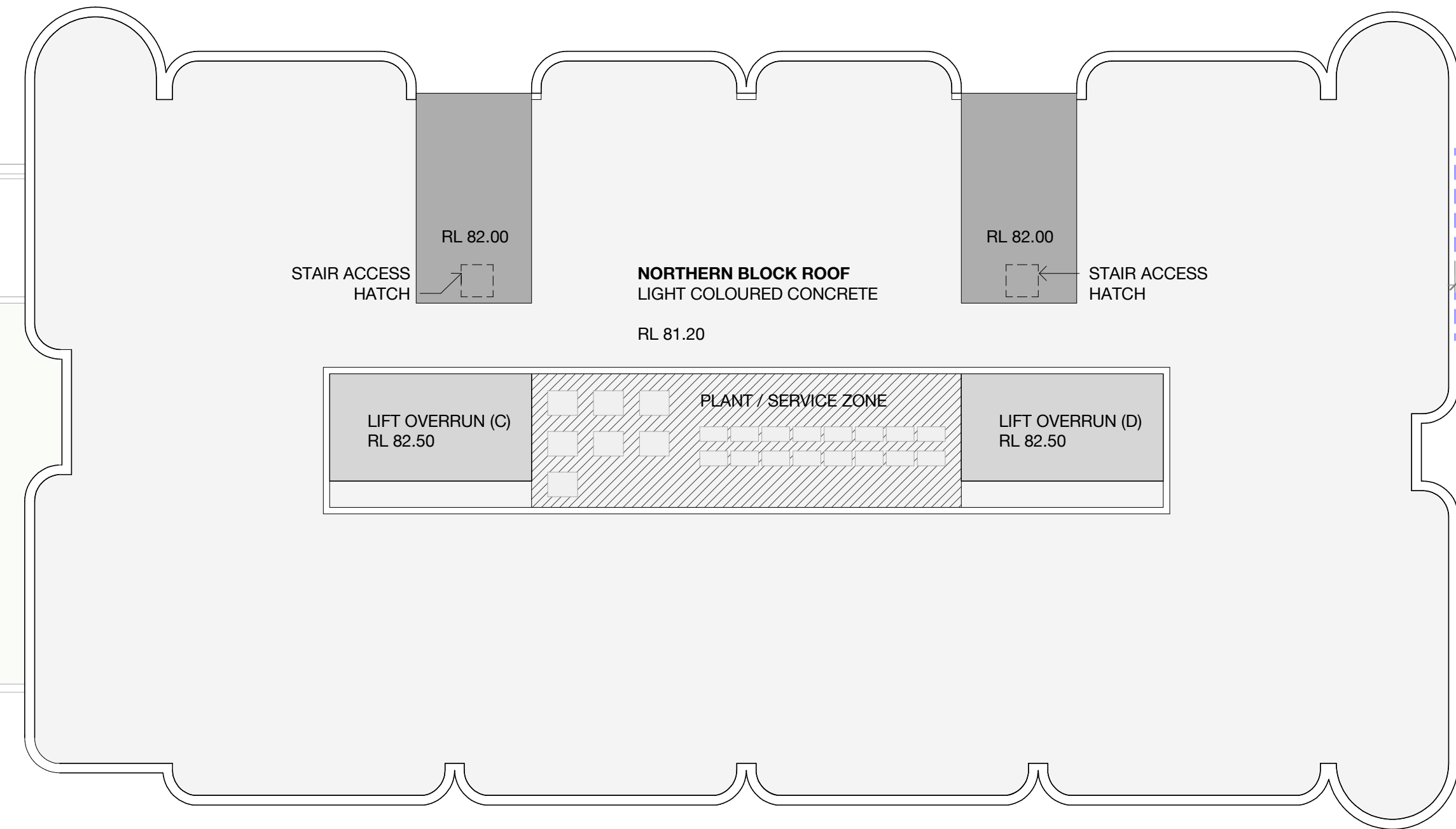
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART

DA ISSUE



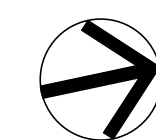
OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
LEVEL 03 PLAN

A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:41 AM	
Drawing no.		Revision

DA03.007 A

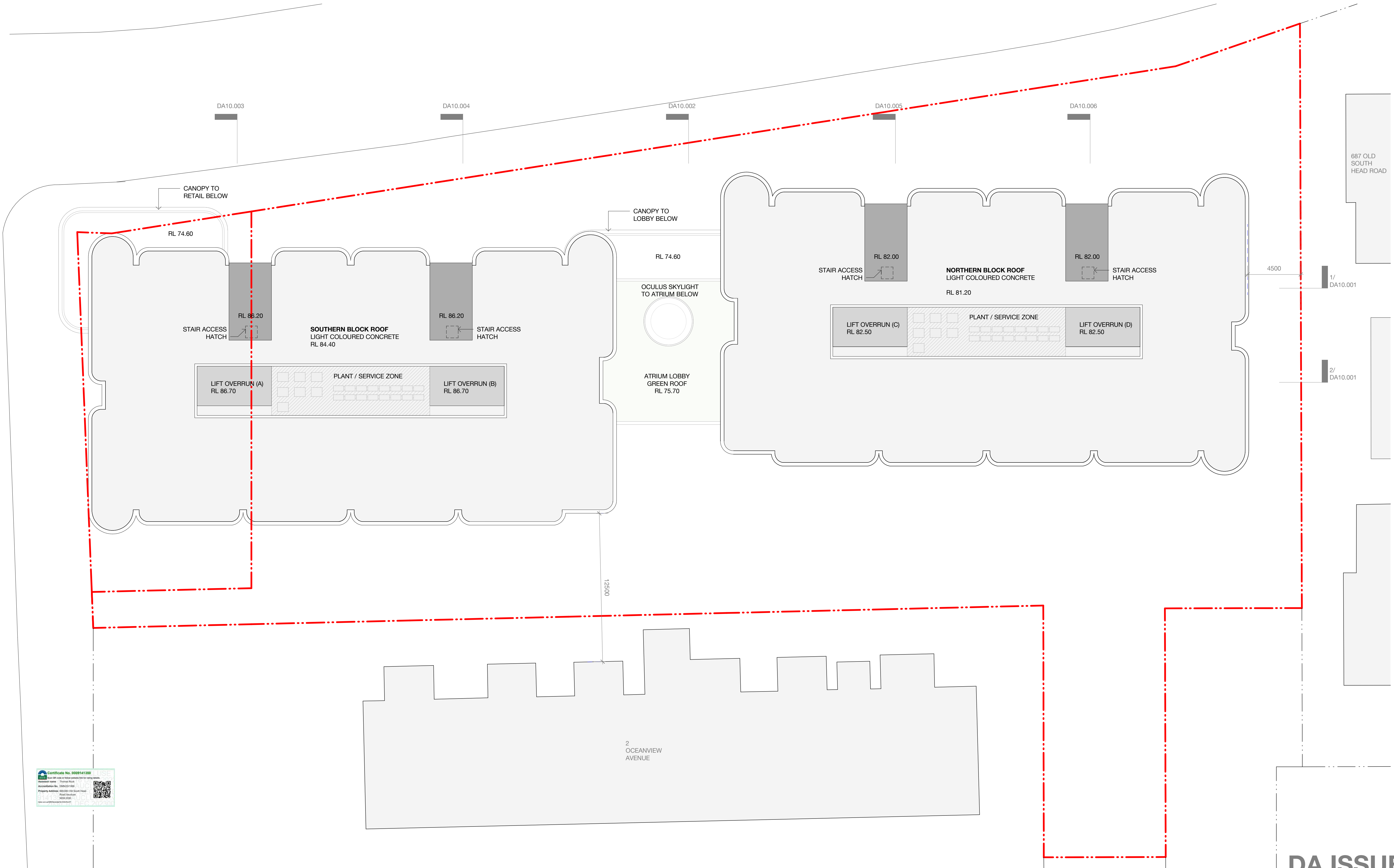
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

DA ISSUE



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
ROOF PLAN



Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:48 AM	
Drawing no.	DA03.008	Revision A

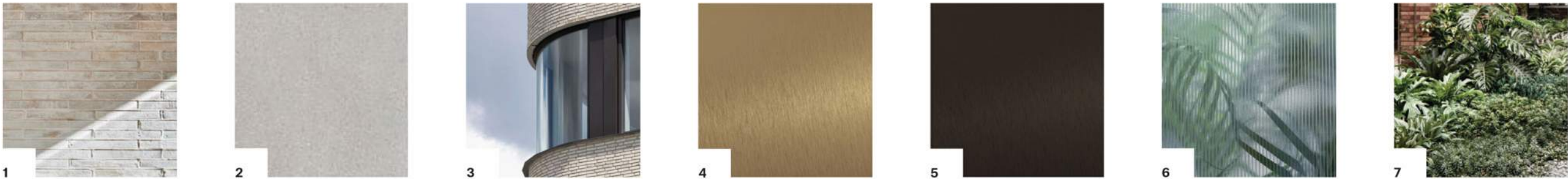
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

DA ISSUE



Legend

- ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS
- ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
- ③ CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
- ④ METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
- ⑤ METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
- ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
- ⑦ LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA09
ELEVATION_OLD SOUTH HEAD
RD_NORTH

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:51 AM	
Drawing no.		Revision

DA09.001A A

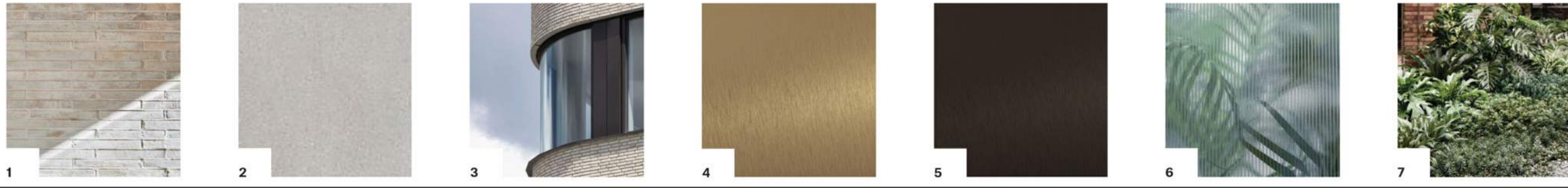
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART



- Legend**
- ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS
 - ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
 - ③ CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
 - ④ METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
 - ⑤ METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
 - ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
 - ⑦ LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA09
ELEVATION_OLD SOUTH HEAD
RD_SOUTH

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:55 AM	
Drawing no.		Revision

DA09.001B A

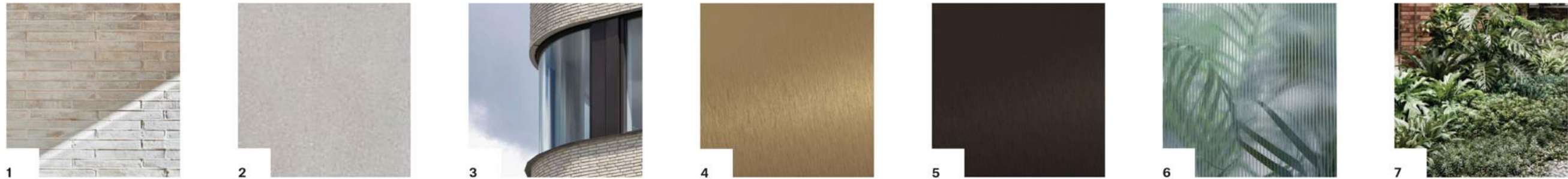
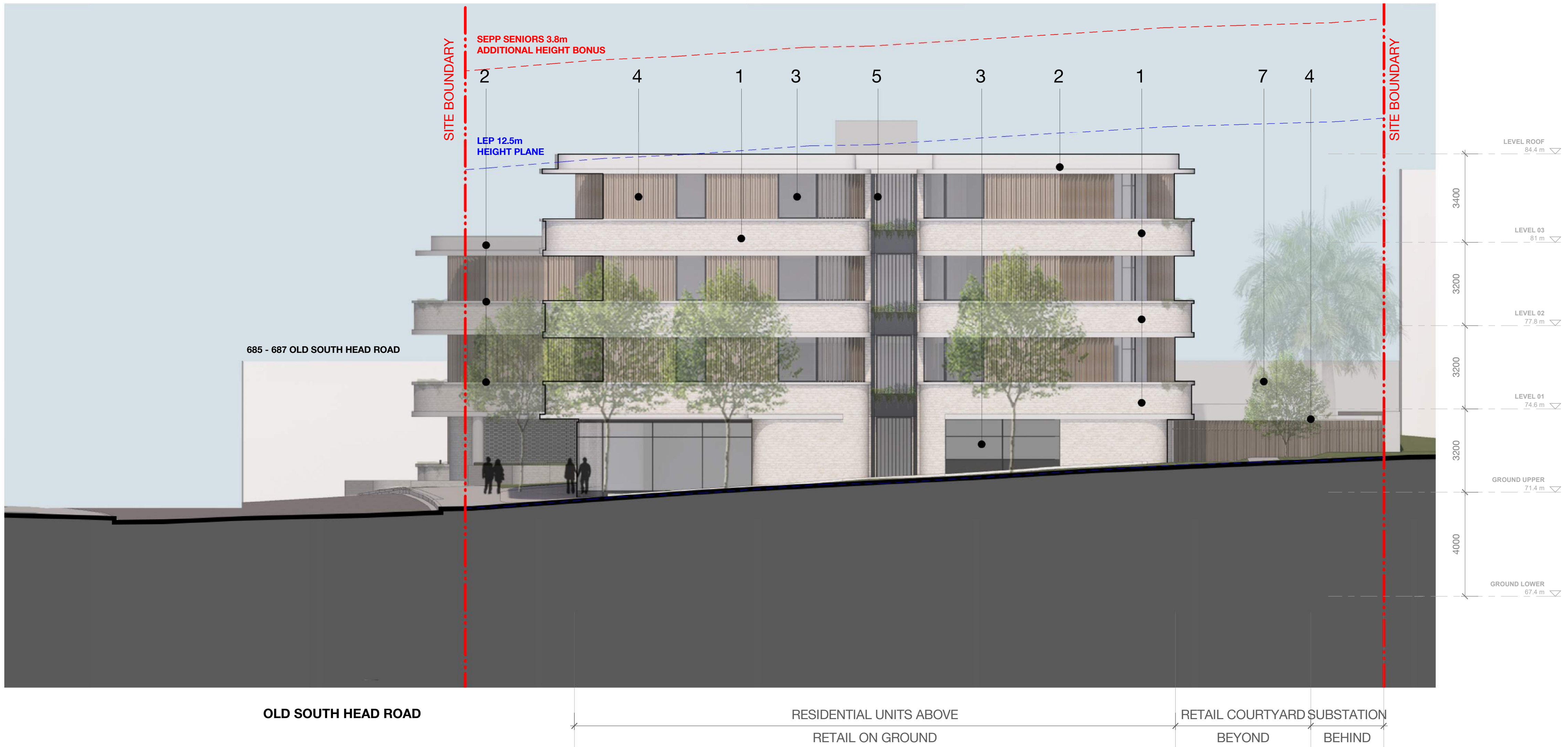
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART

DA ISSUE



Legend

- BRICK (LIGHT COLOURED)
ALL ELEVATIONS
- CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
- CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
- METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
- METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
- FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
- LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA09
ELEVATION_OCEANVIEW AVE

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:59 AM	
Drawing no.		Revision

DA09.002 A

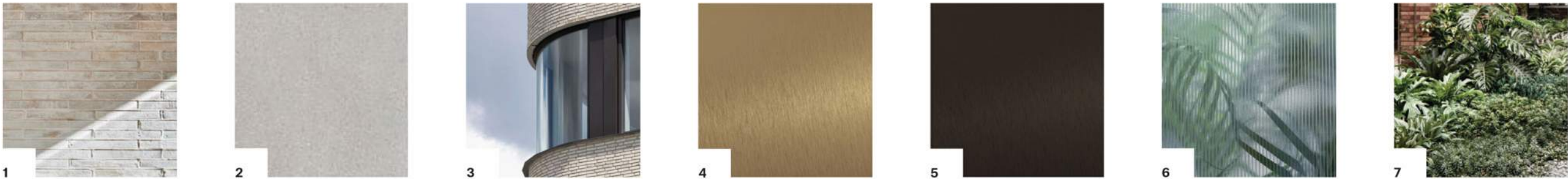
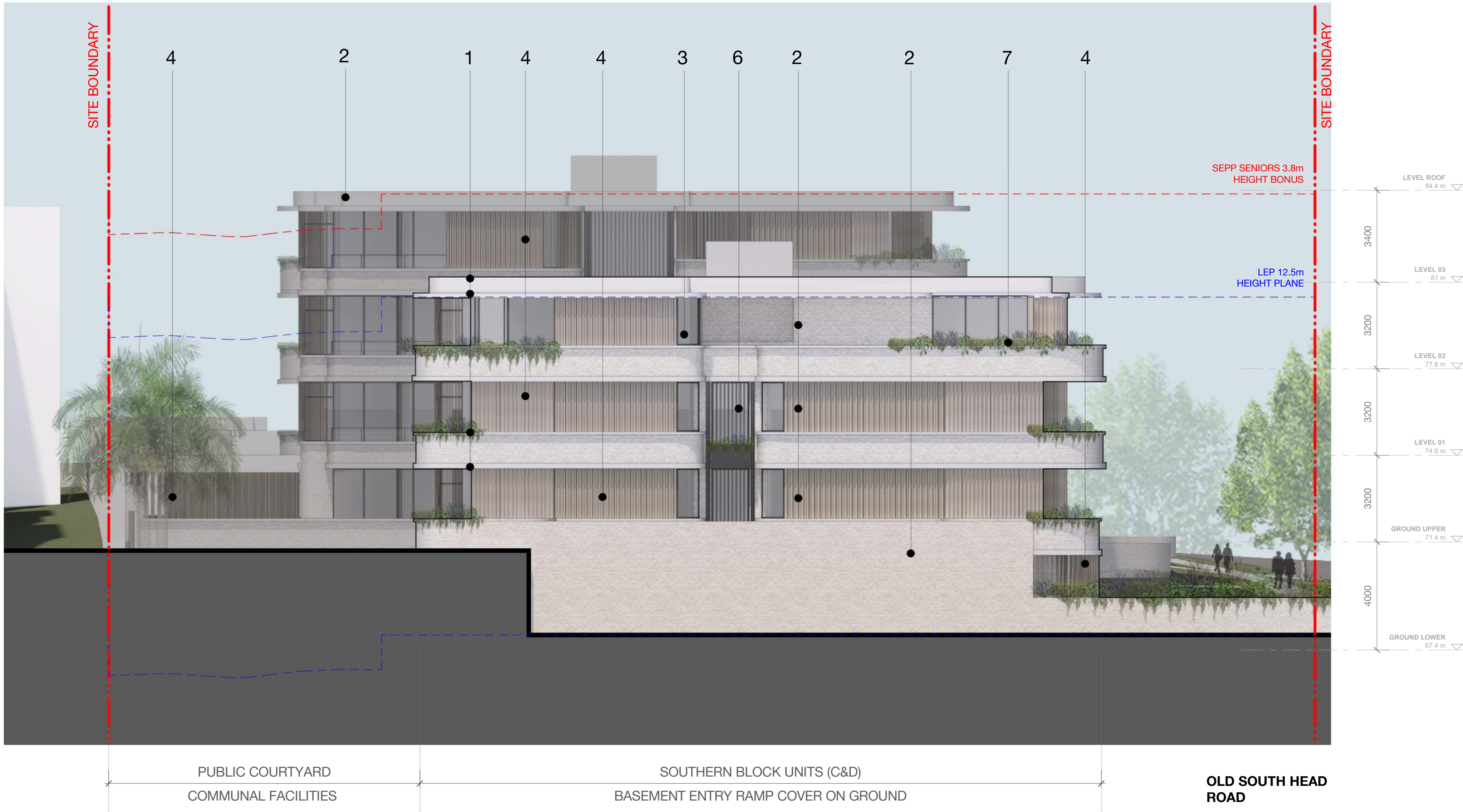
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



Legend

- BRICK (LIGHT COLOURED)
ALL ELEVATIONS
- CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
- CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
- METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
- METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
- FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
- LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE HOLDINGS PTY LTD

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

DA09 NORTHERN ELEVATION

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:08 AM	
Drawing no.		Revision

DA09.003 A

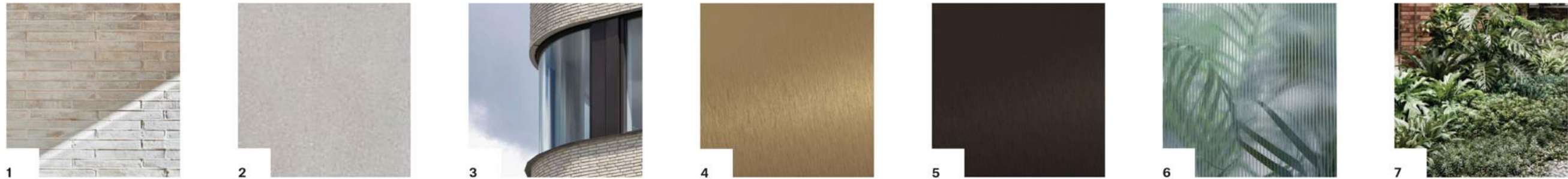
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART



Legend

- BRICK (LIGHT COLOURED)
ALL ELEVATIONS
- CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
- CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
- METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
- METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
- FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
- LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA09
EASTERN ELEVATION_NORTH

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:16 AM	
Drawing no.		Revision

DA09.004A A

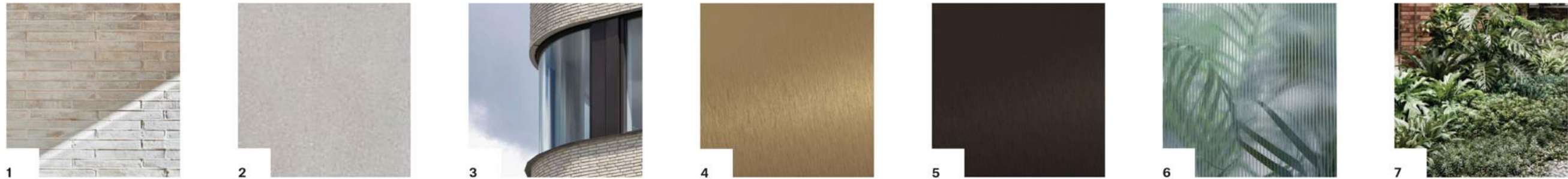
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



Legend

- ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS
- ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
- ③ CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
- ④ METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
- ⑤ METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
- ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
- ⑦ LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA09
EASTERN ELEVATION_SOUTH

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	Author	Checked Checker
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:24 AM	
Drawing no.		Revision

DA09.004B A

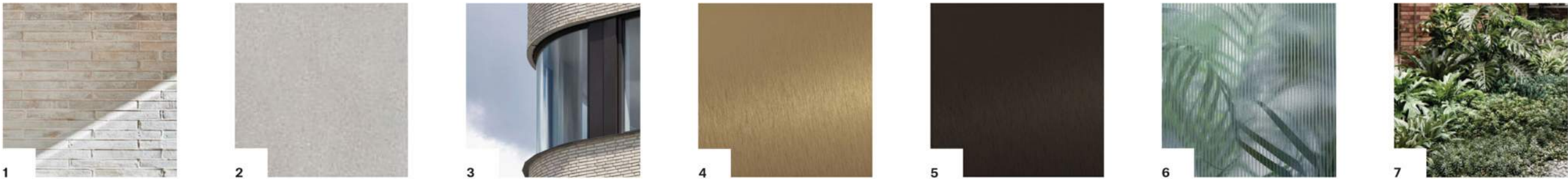
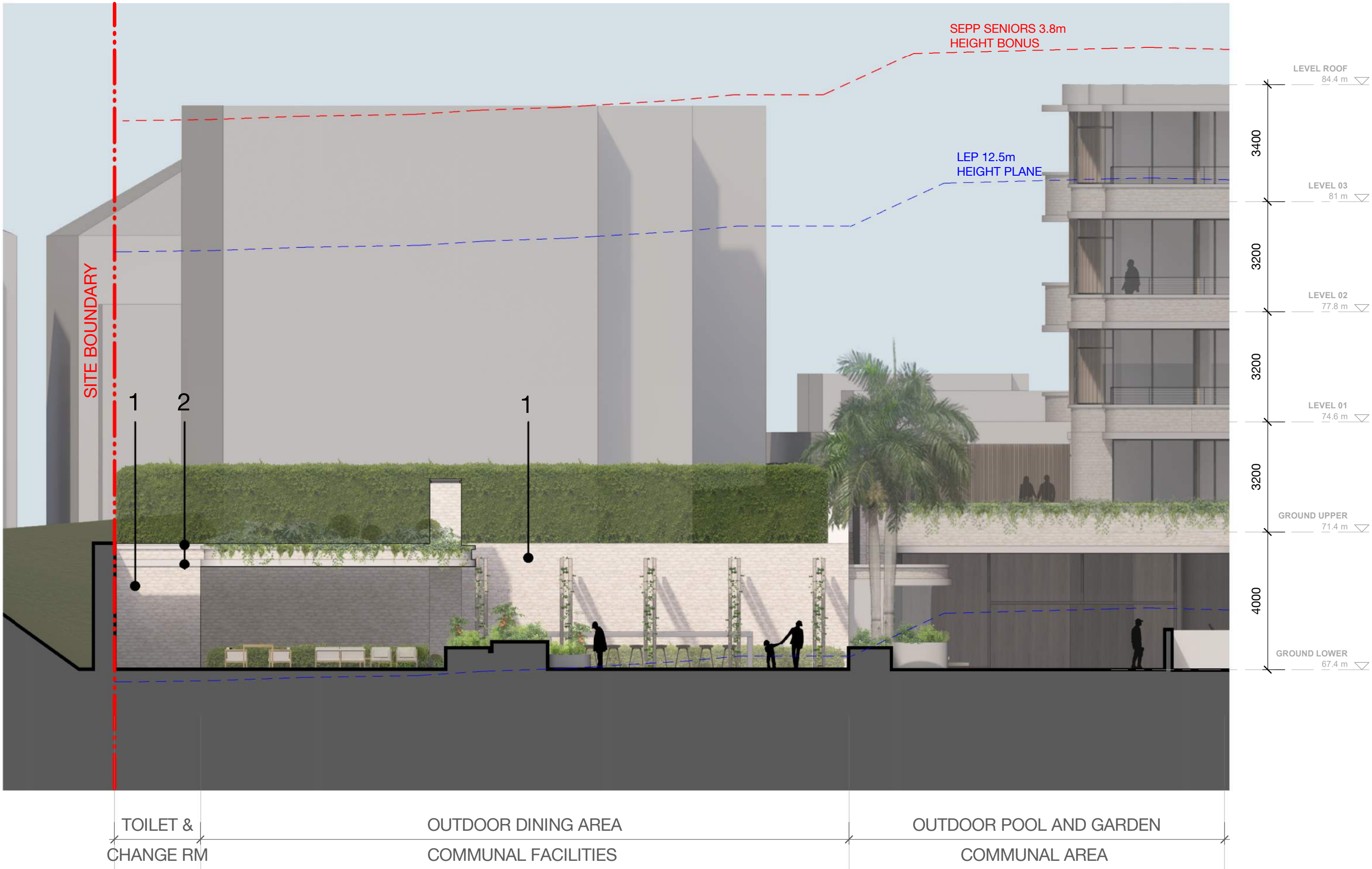
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



Legend

- ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS
- ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
- ③ CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
- ④ METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
- ⑤ METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
- ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
- ⑦ LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLOSE
HOLDINGS PTY LTD

VAUCLOSE SENIORS LIVING
669- 683 OSH RD VAUCLOSE

DA09
ELEVATION - OUTHOUSE

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	Author	Checked Checker
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:31 AM	
Drawing no.	Revision	

DA09.005 A

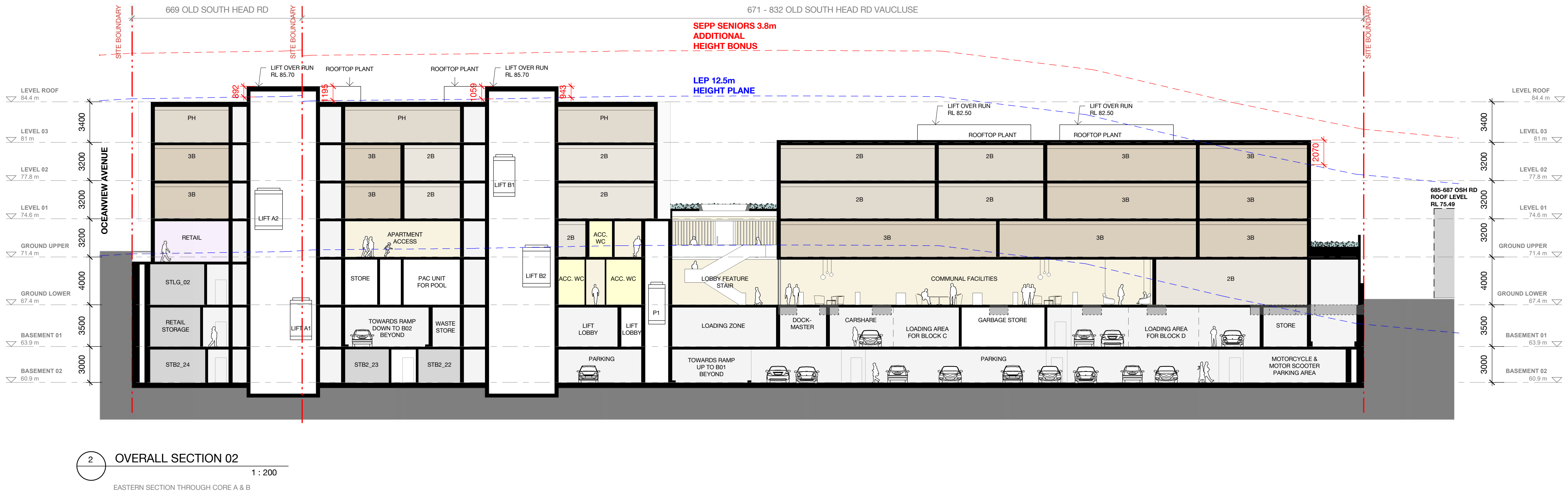
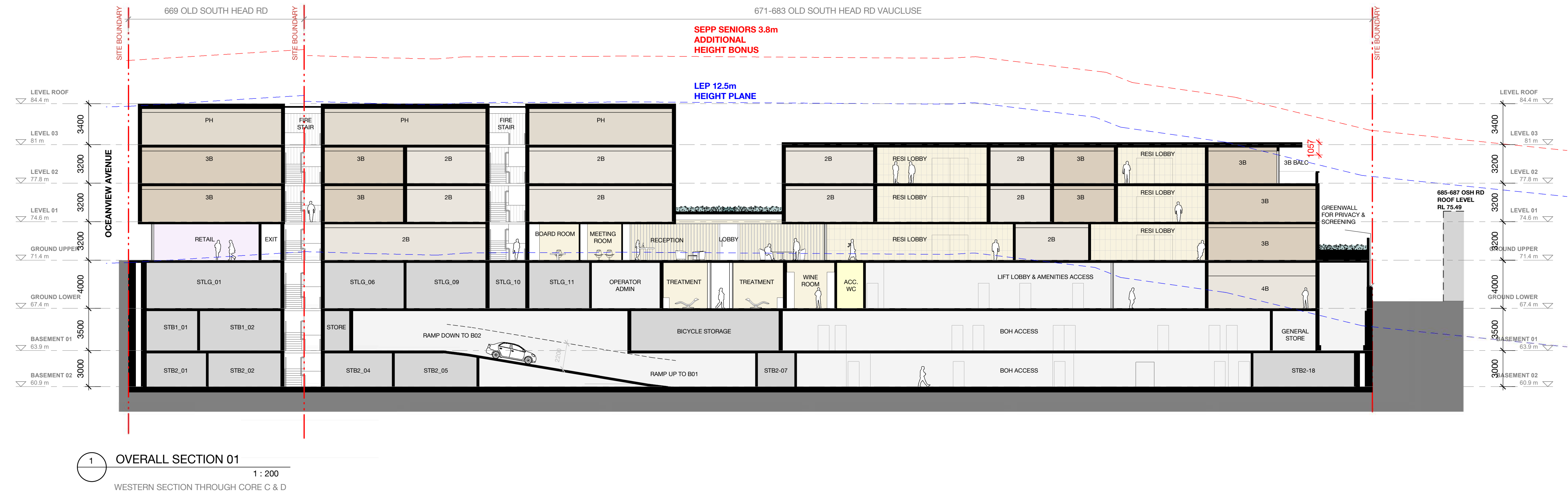
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA10
BUILDING SECTIONS

A	23.12.15	ISSUE FOR DA	SH
2	23.11.08	ISSUE FOR INFORMATION	SH
1	23.11.30	ISSUE FOR INFORMATION	SH
Revision	Date	Description	Initial
Checked			

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 200	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:39 AM	
Drawing no.		Revision

DA10.001 A

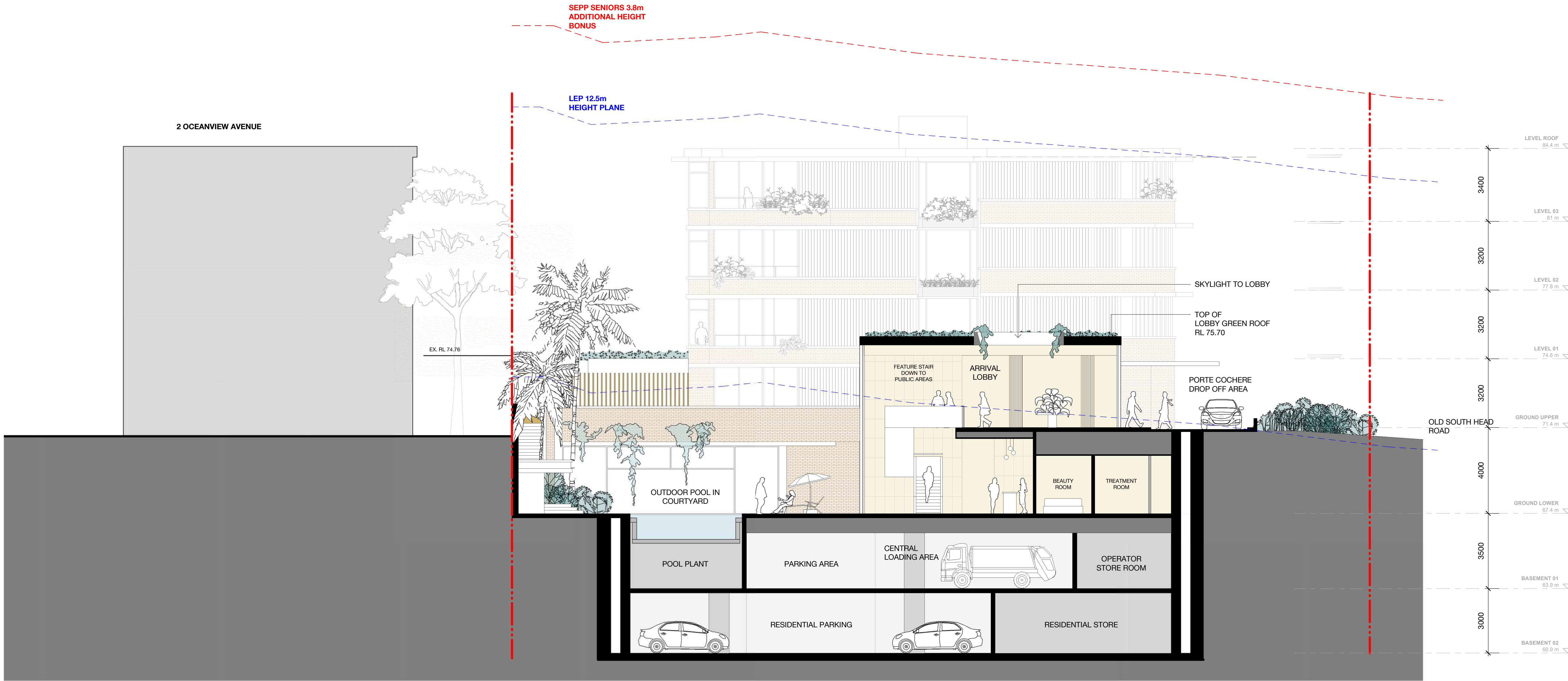
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART

DA ISSUE



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA10
SECTION_ARRIVAL LOBBY

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:47 AM	
Drawing no.		Revision

DA10.002 A

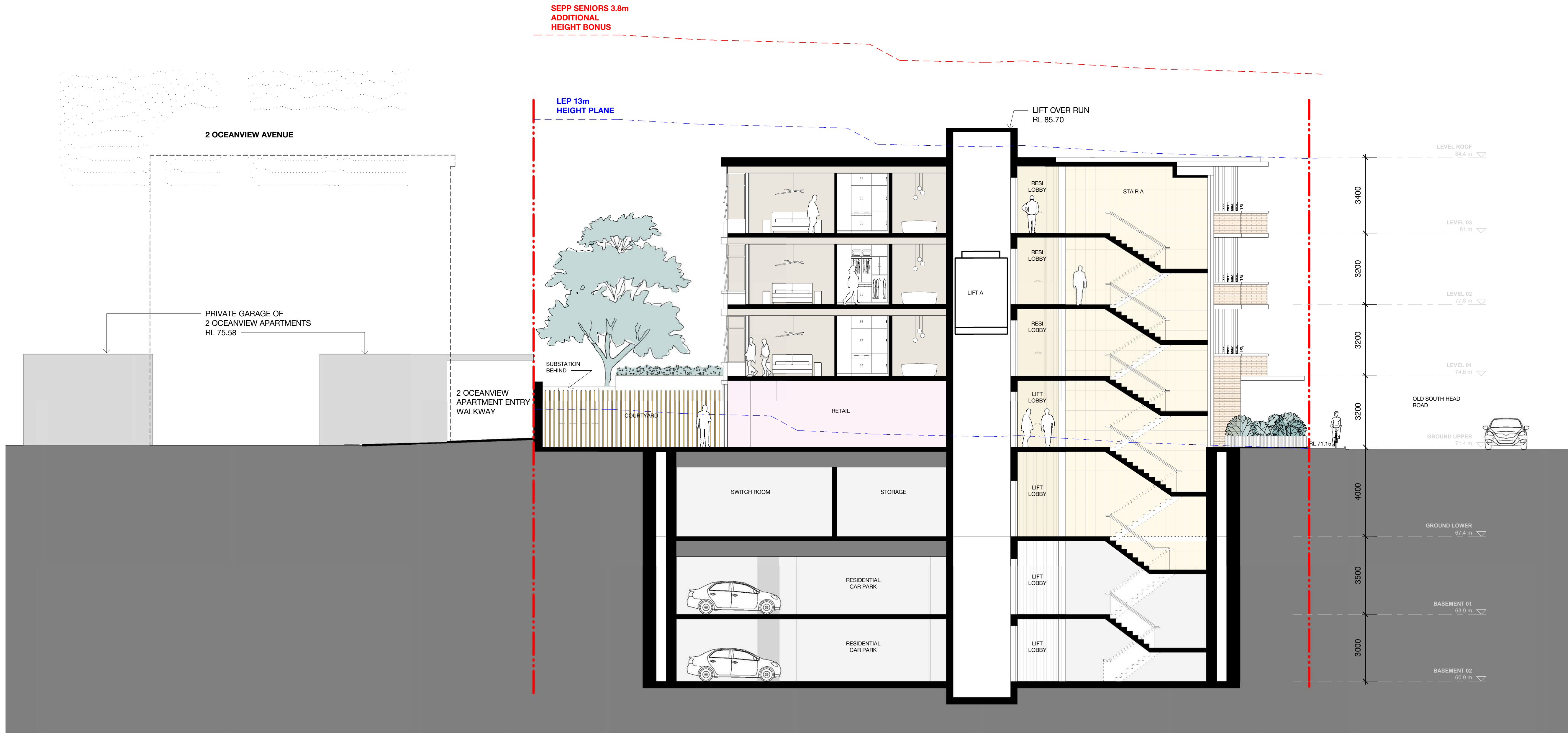
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

DA ISSUE



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA10
SECTION_CORE A

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:55 AM	
Drawing no.		Revision

DA10.003 A

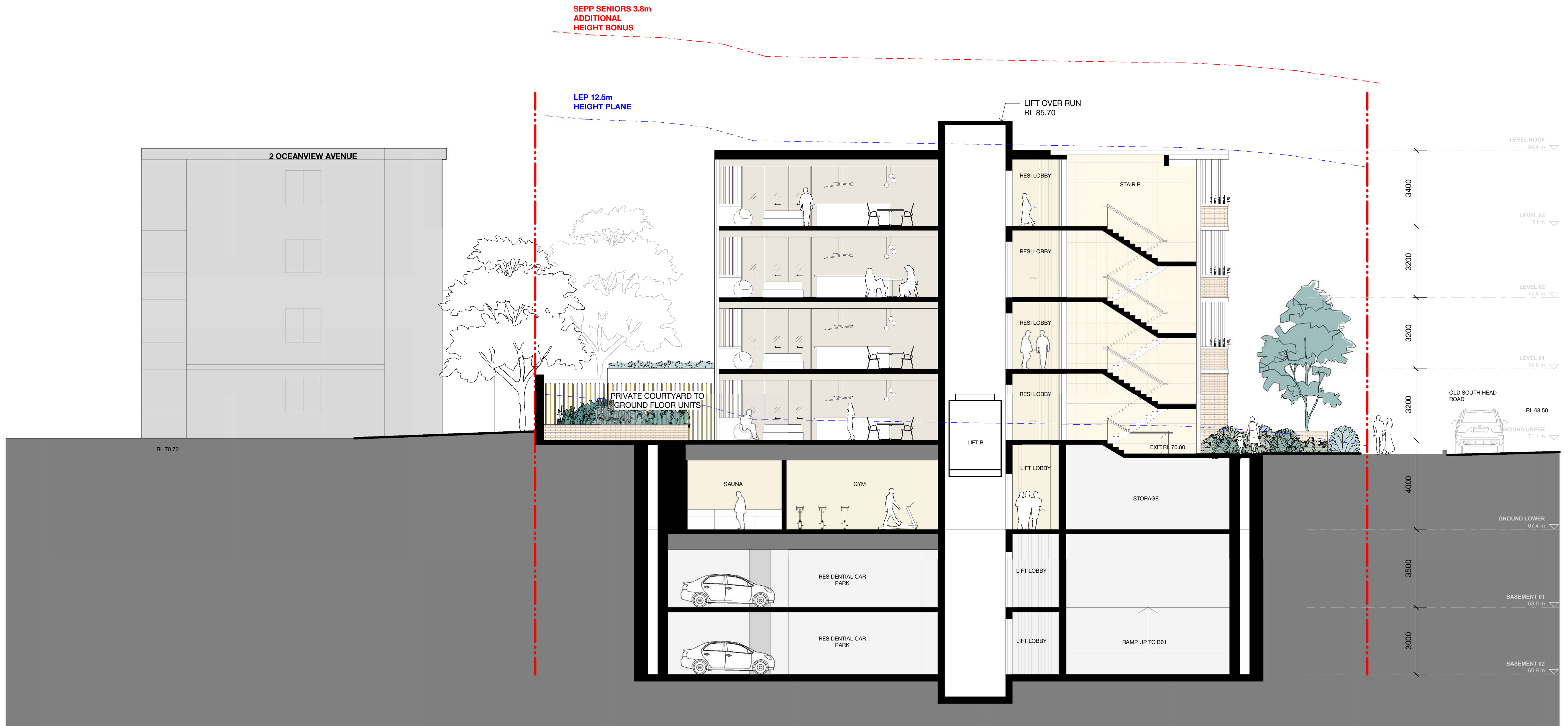
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART

DA ISSUE



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA10
SECTION_CORE B

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:03 AM	
Drawing no.		Revision

DA10.004 A

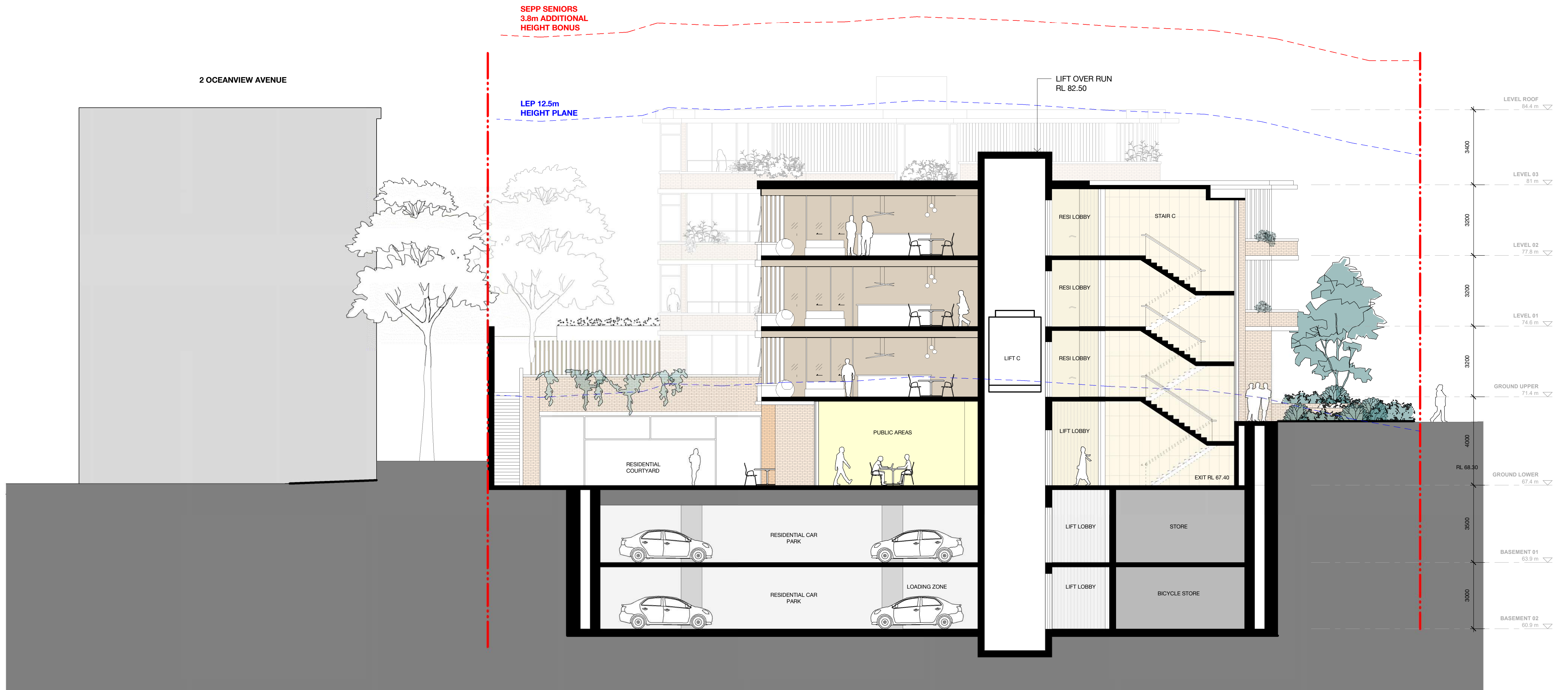
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART

DA ISSUE



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA10
SECTION_CORE C

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:11 AM	
Drawing no.		Revision

DA10.005 A

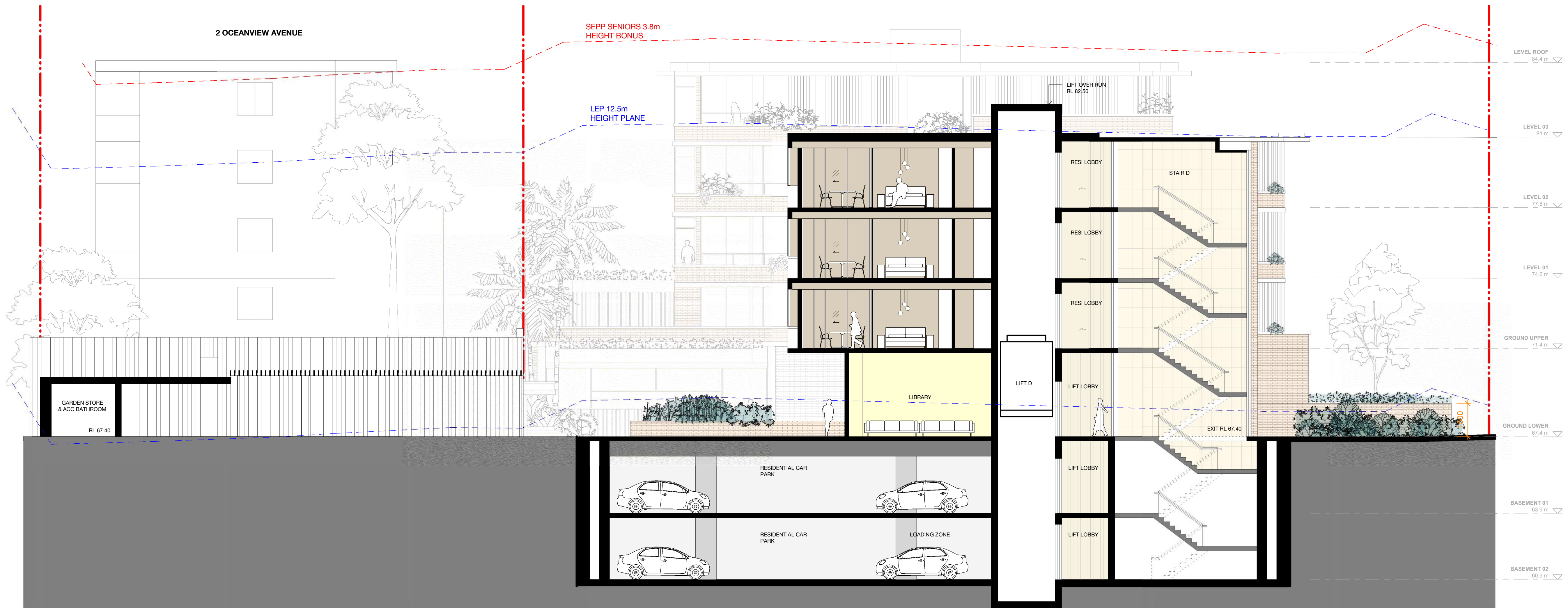
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART

DA ISSUE



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA10
SECTION_CORE D

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:19 AM	
Drawing no.		Revision

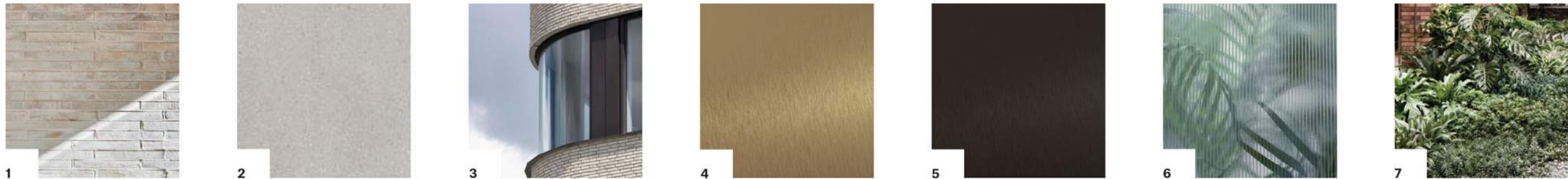
DA10.006 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kelle Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART



Legend

- | | |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS | ⑤ METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINIS |
| ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY | ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS |
| ③ CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS | ⑦ LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS |
| ④ METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS | |

**OSHR AT VAUCLUSE
HOLDINGS PTY LTD**

A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

**VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE**

**DA11
FACADE TYPE 01**

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

DA ISSUE

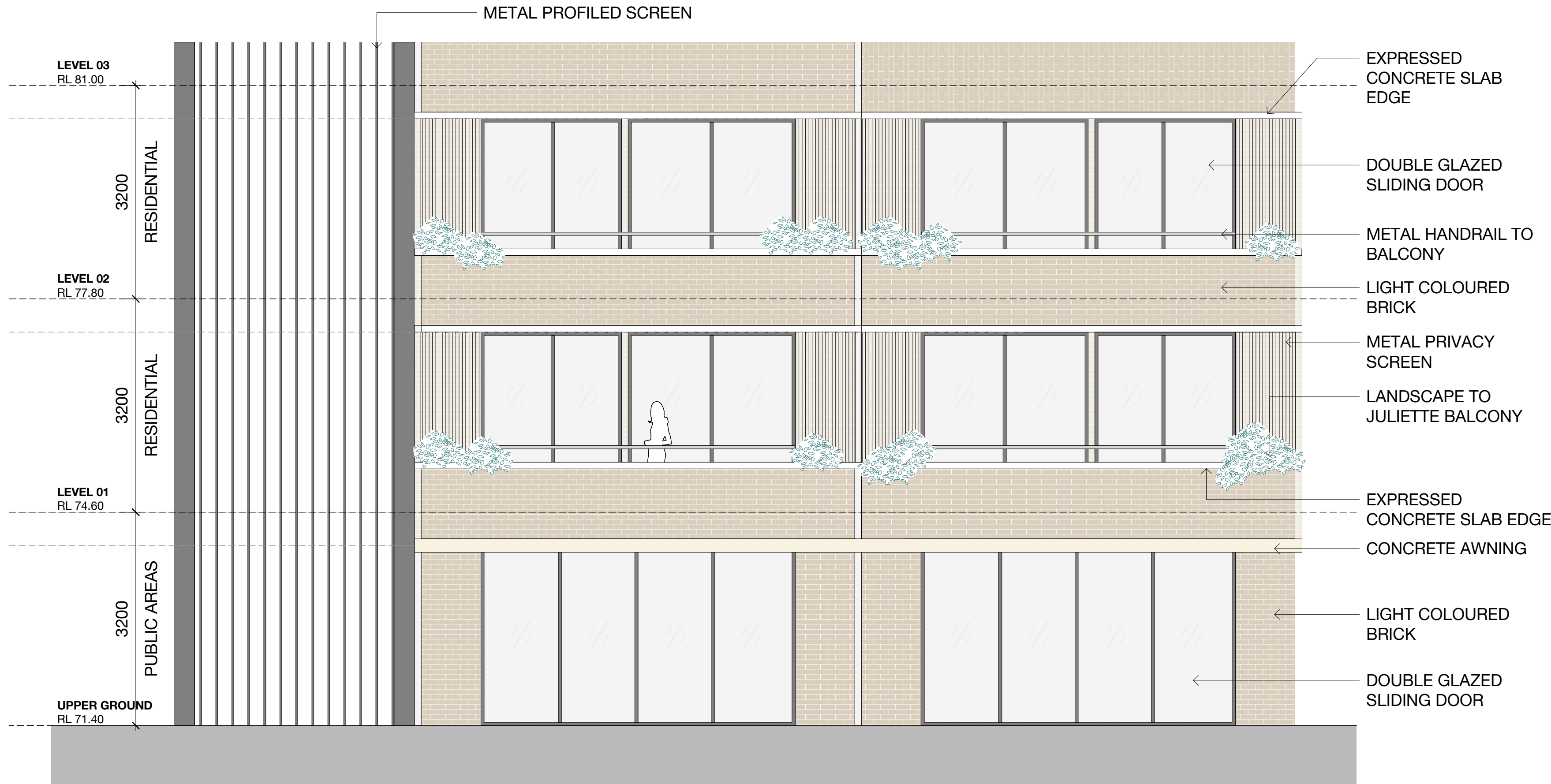
Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:28 AM	
Drawing no.	DA11.001	Revision A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



Legend

- ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS
- ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
- ③ CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
- ④ METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
- ⑤ METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
- ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
- ⑦ LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

A	23.12.15	ISSUE FOR DA	SH
2	23.11.08	ISSUE FOR INFORMATION	SH
1	23.11.30	ISSUE FOR INFORMATION	SH
Revision	Date	Description	Initial

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA11
FACADE TYPE 02

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:36 AM	
Drawing no.		Revision

DA11.002 A

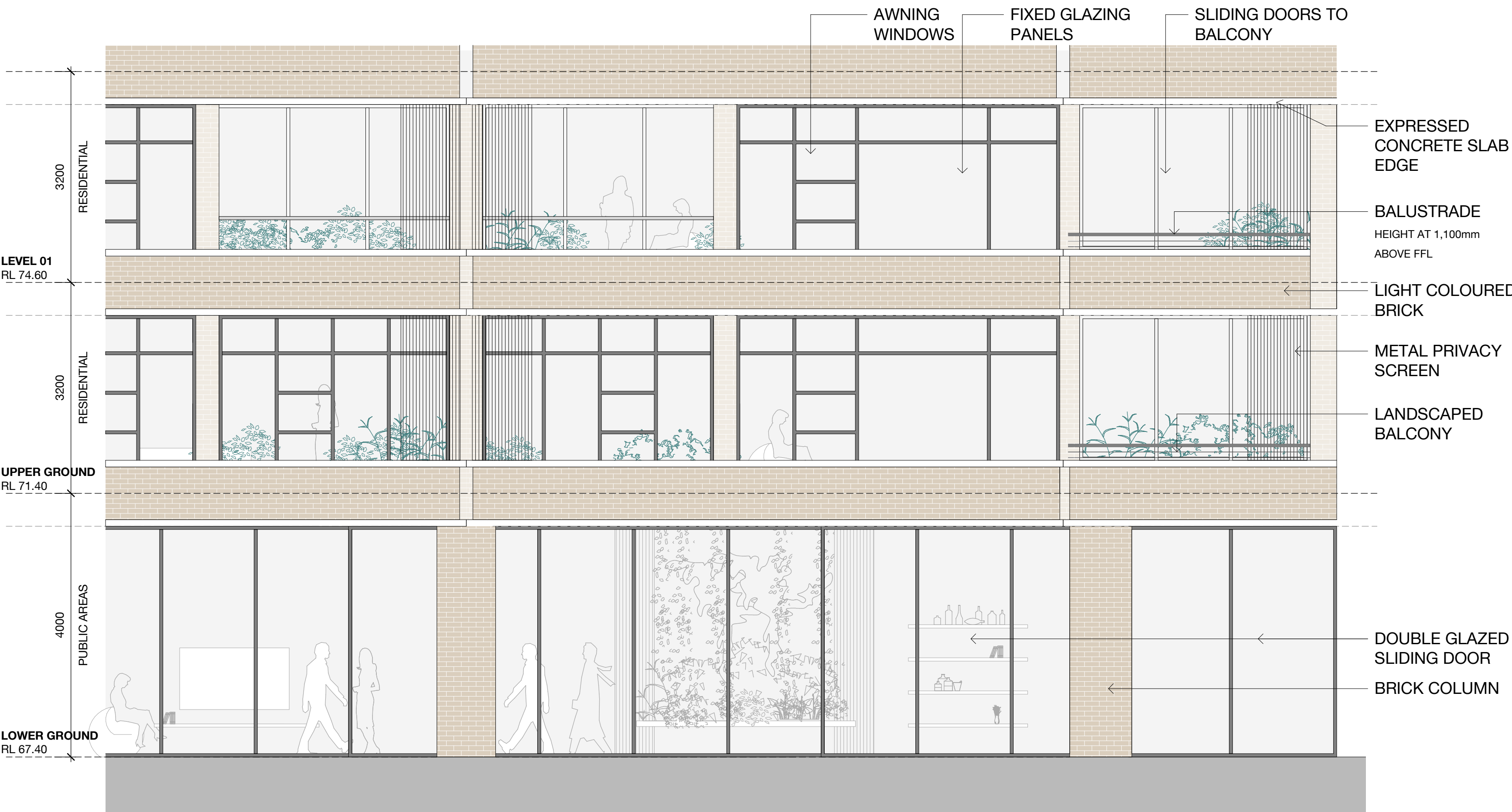
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



- Legend**
- ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS
 - ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
 - ③ CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
 - ④ METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED METAL CLAD TO SOLID WALLS
 - ⑤ METAL 02 (SATIN ESPRESSO BRONZE)
FRAMES TO ALL GLAZING
BALUSTRADE HANDRAILS
SHADING FINS
 - ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
 - ⑦ LANDSCAPE PLANTING
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

A	23.12.15	ISSUE FOR DA	SH
2	23.11.08	ISSUE FOR INFORMATION	SH
1	23.11.30	ISSUE FOR INFORMATION	SH
Revision	Date	Description	Initial

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA11
FACADE TYPE 03

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:44 AM	
Drawing no.		Revision

DA11.003 A

DA ISSUE

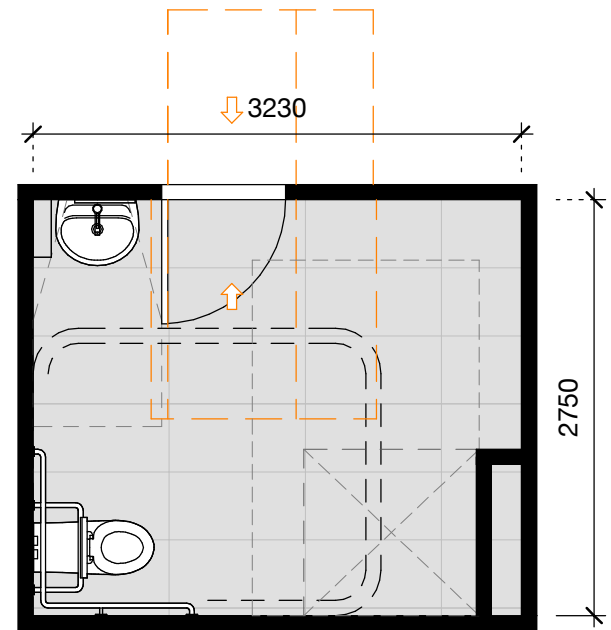
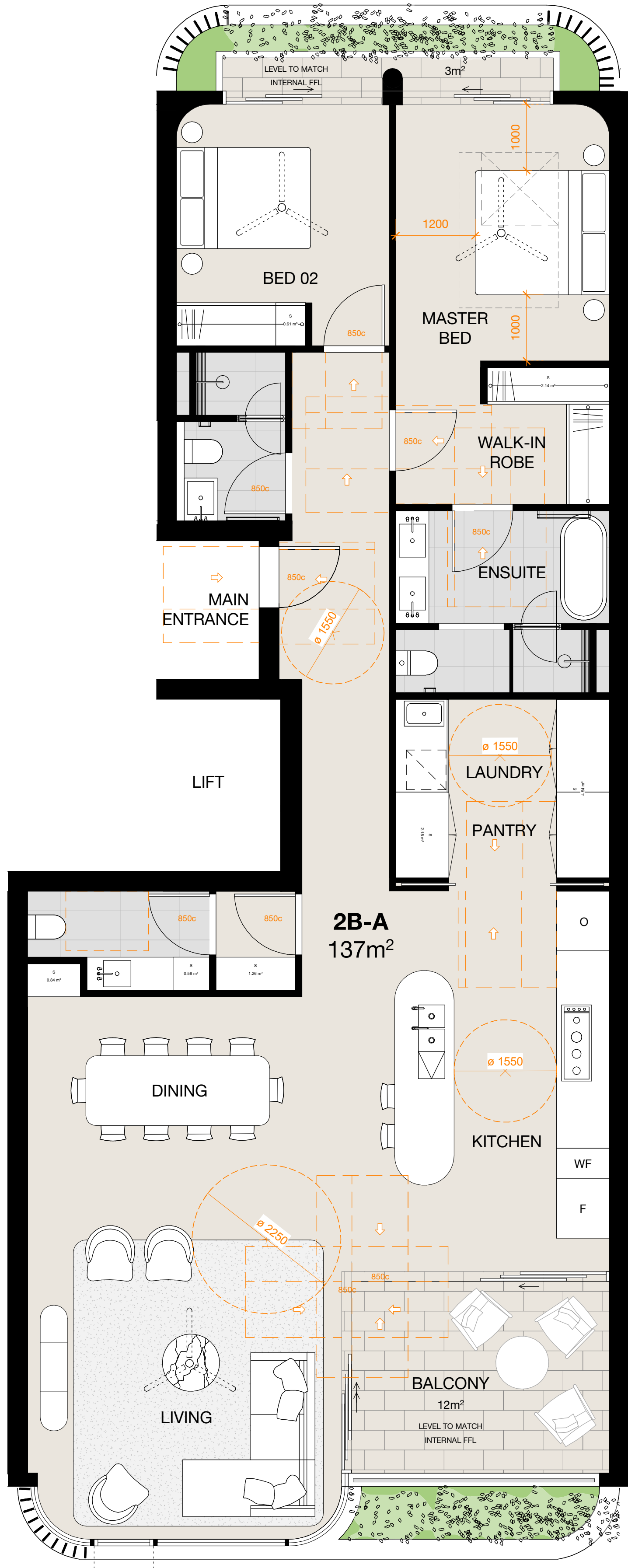
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

c:\temp\VAUCLUSE_BS_ARCH_P2023_3\vaucshp1.npt

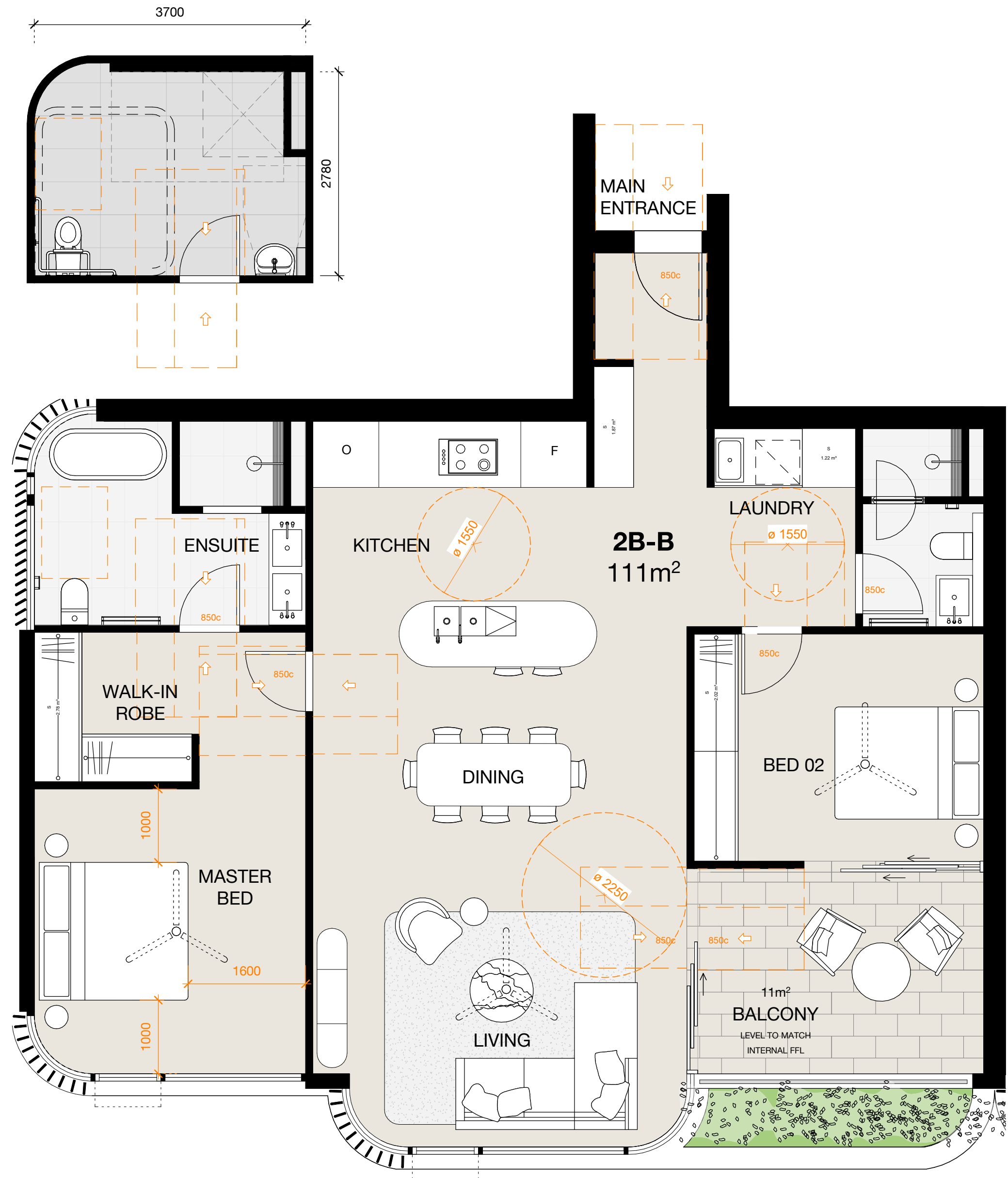


3 APT 2B-A
1 : 50

INTERNAL AREA
137m²

BALCONY
12m²

STORAGE (WITHIN APT)
12m³



1 APT 2B-B
1 : 50

INTERNAL AREA
111m²

BALCONY
11m²

STORAGE (WITHIN APT)
8m³



Legend

--- AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 2B

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:54 AM	
Drawing no.		Revision

DA13.001 A

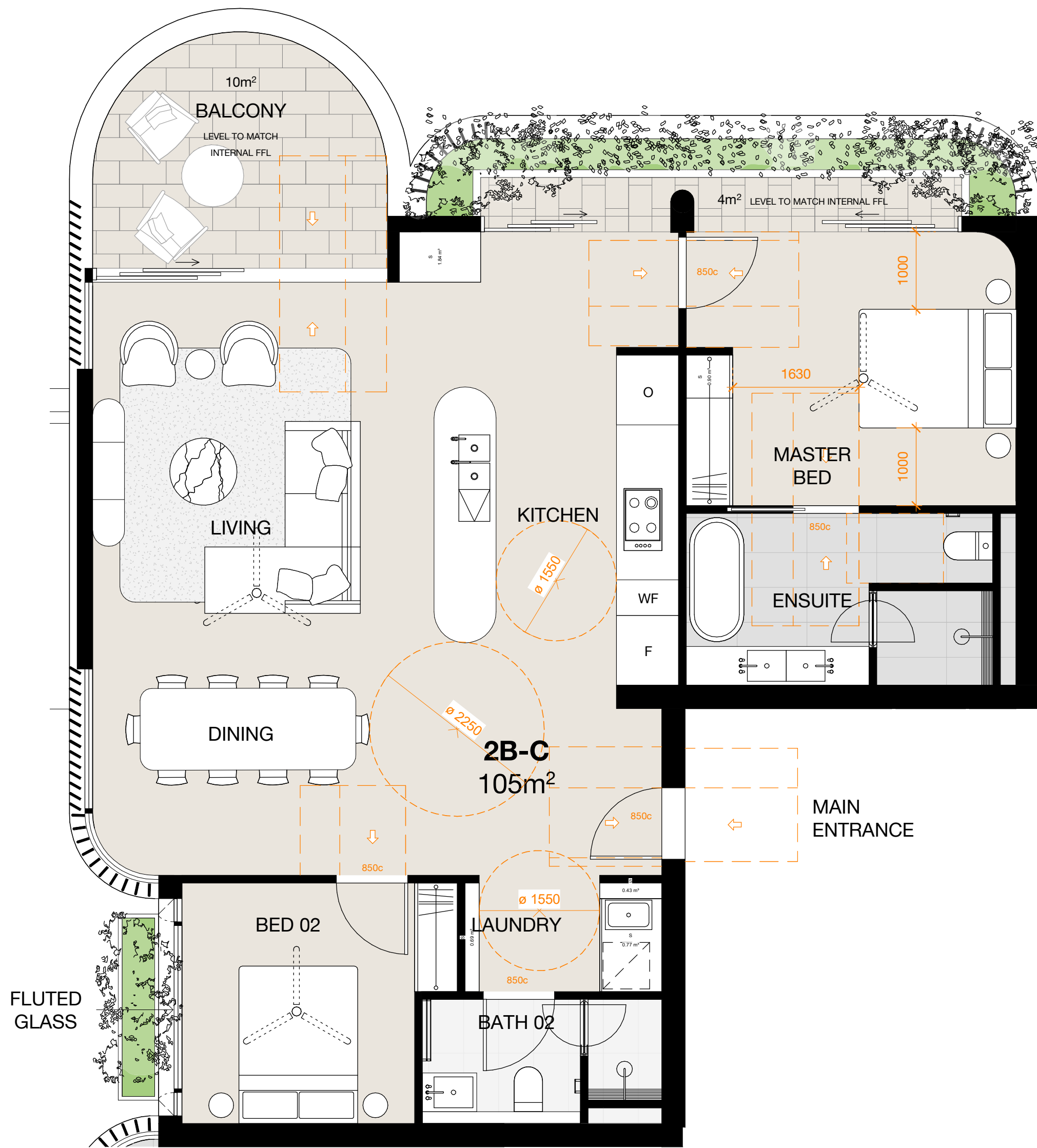
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



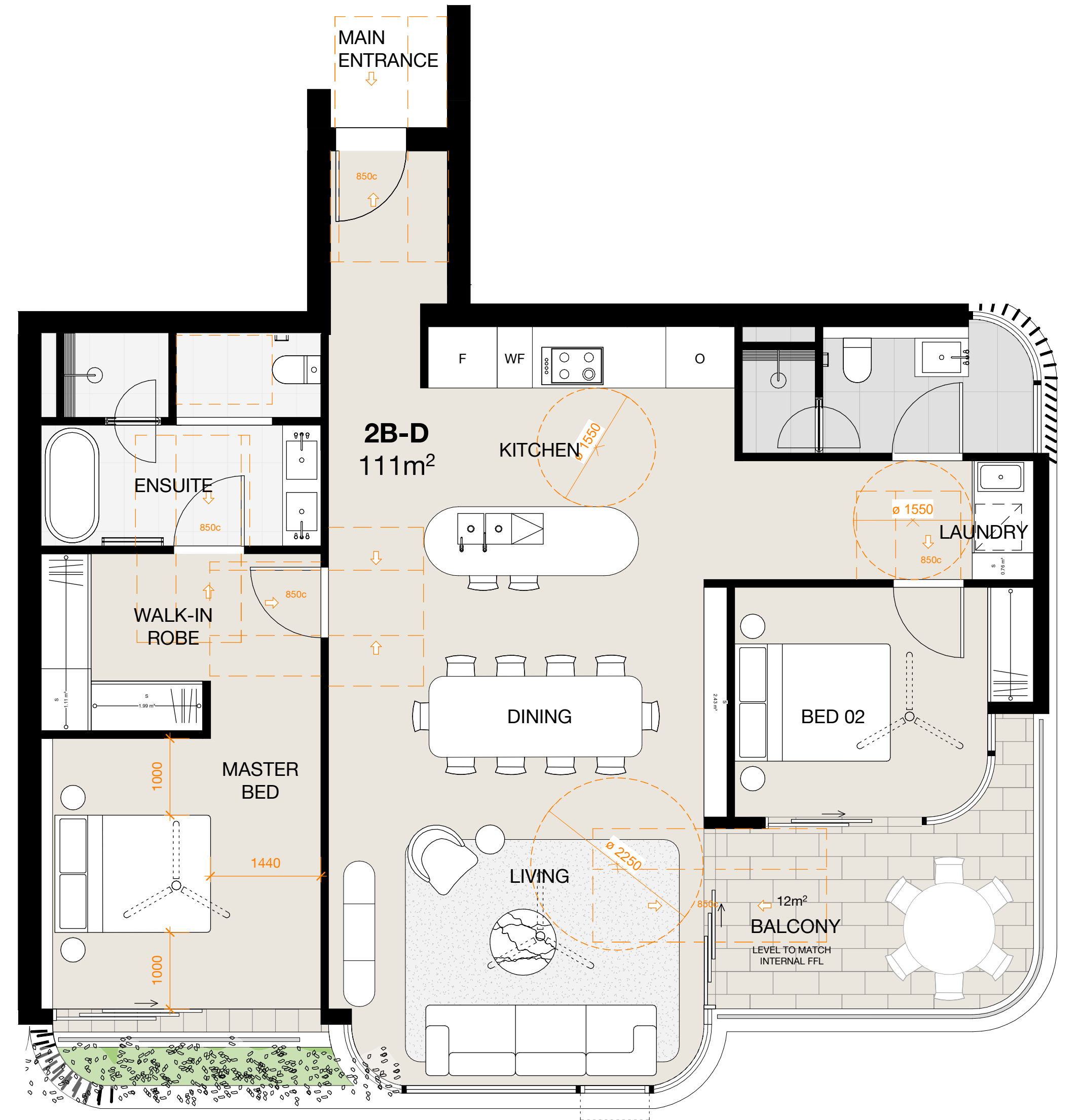
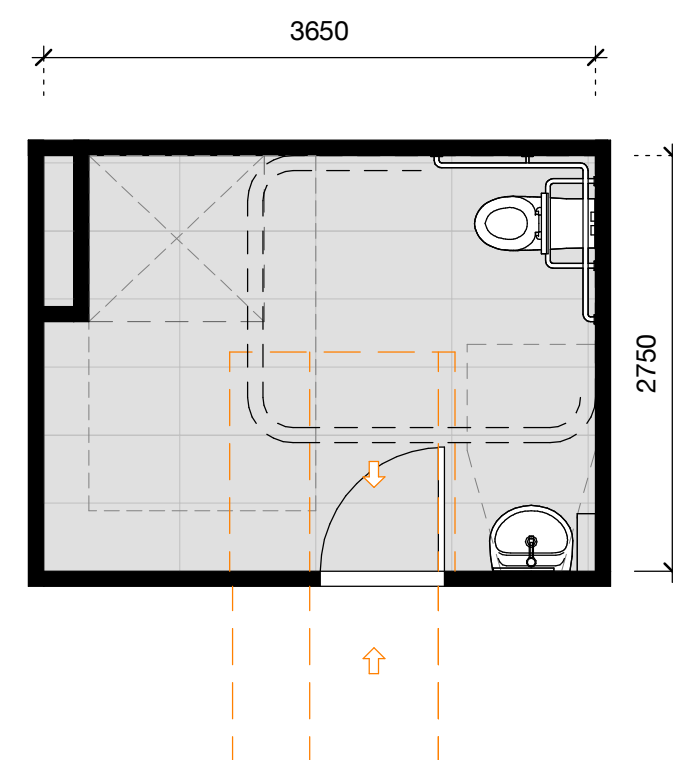
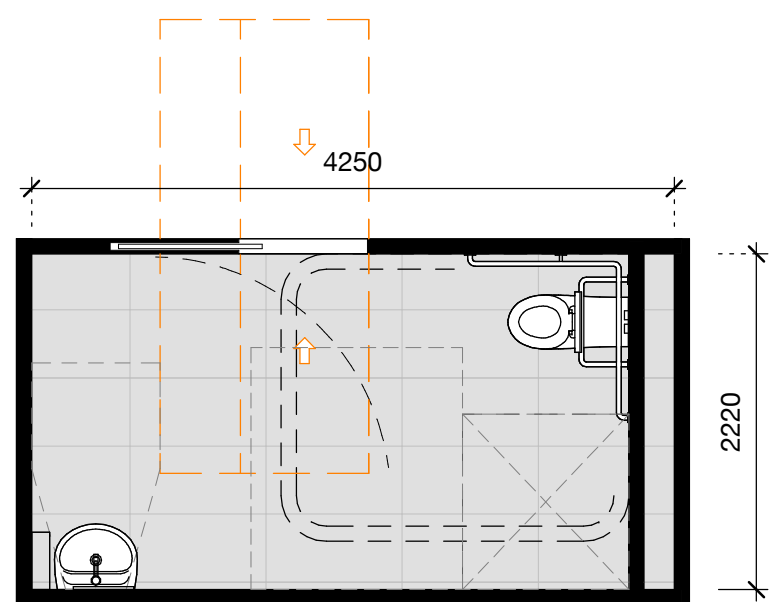
1 APT 2B-C

1 : 50

INTERNAL AREA
105m²

BALCONY
10m²

STORAGE (WITHIN APT)
4m³



2 APT 2B-D

1 : 50

INTERNAL AREA
111m²

BALCONY
12m²

STORAGE (WITHIN APT)
6m³



Legend

--- AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 2B

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:46:02 AM	
Drawing no.		Revision

DA13.002 A

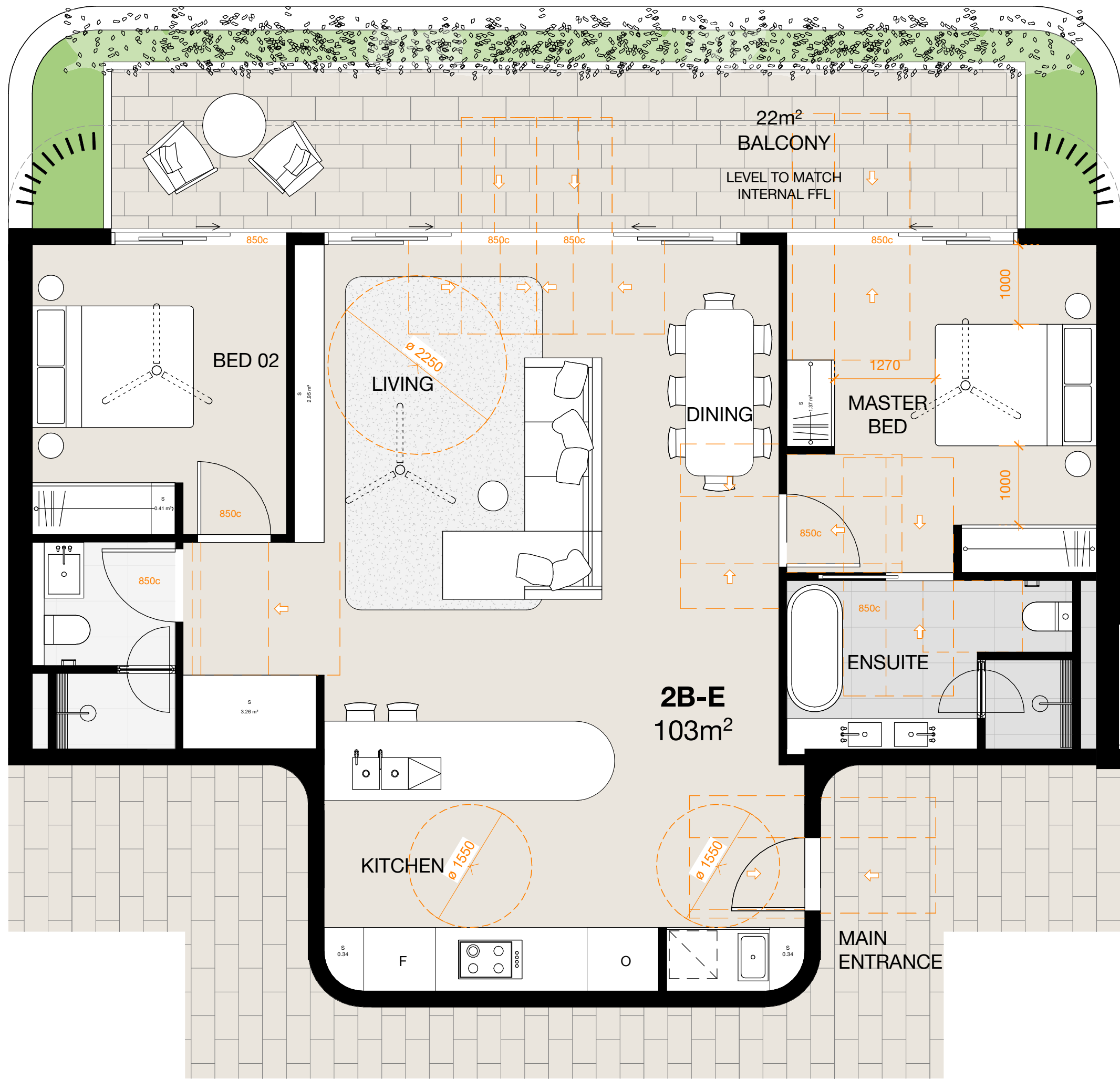
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

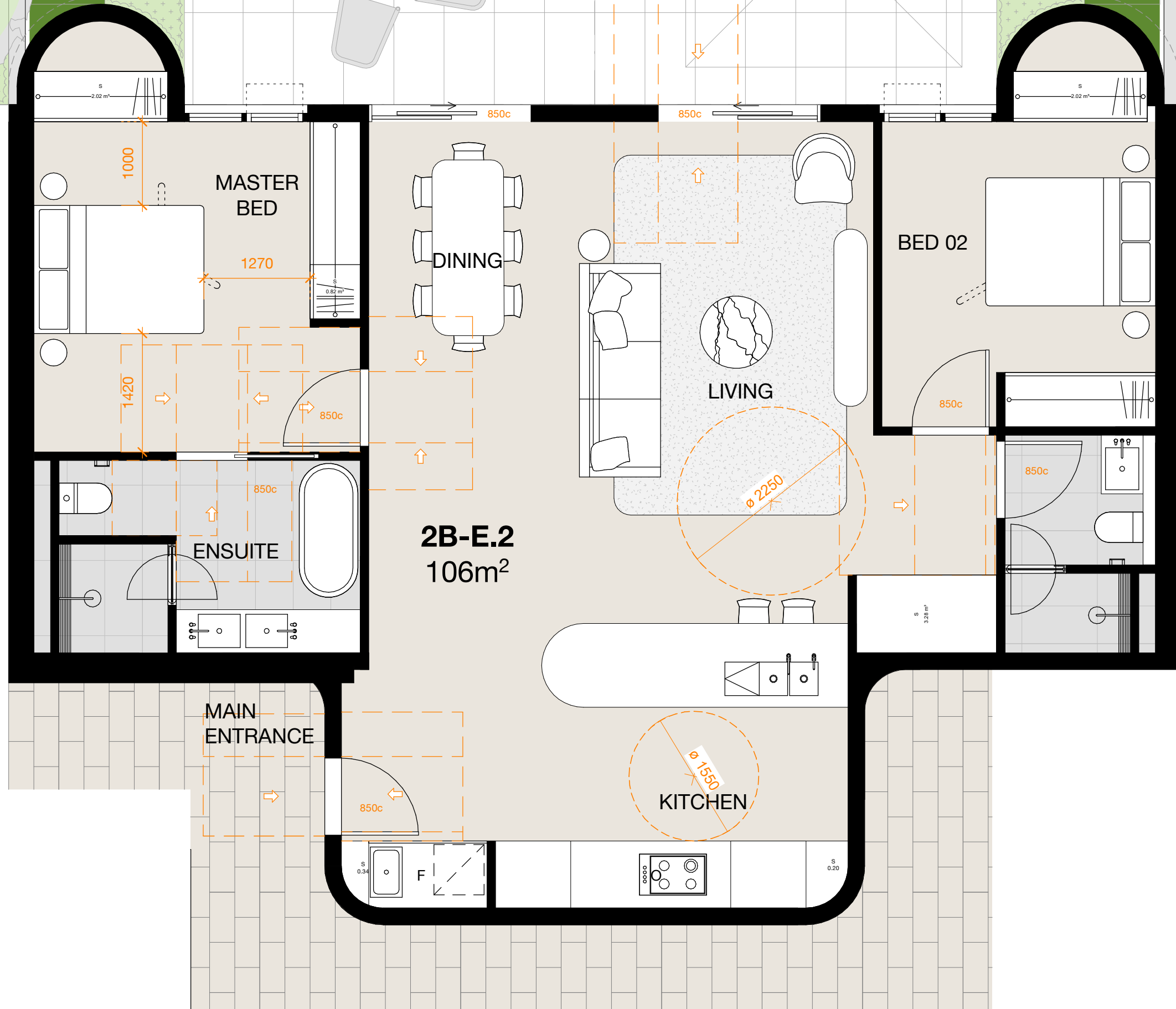
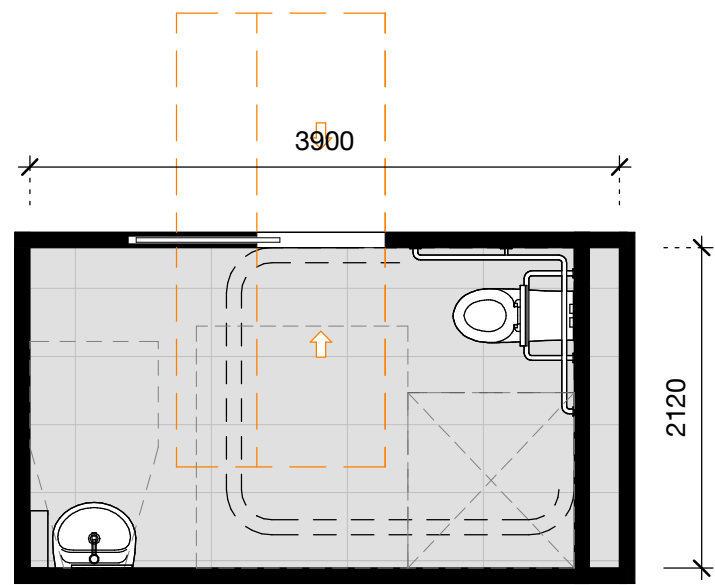
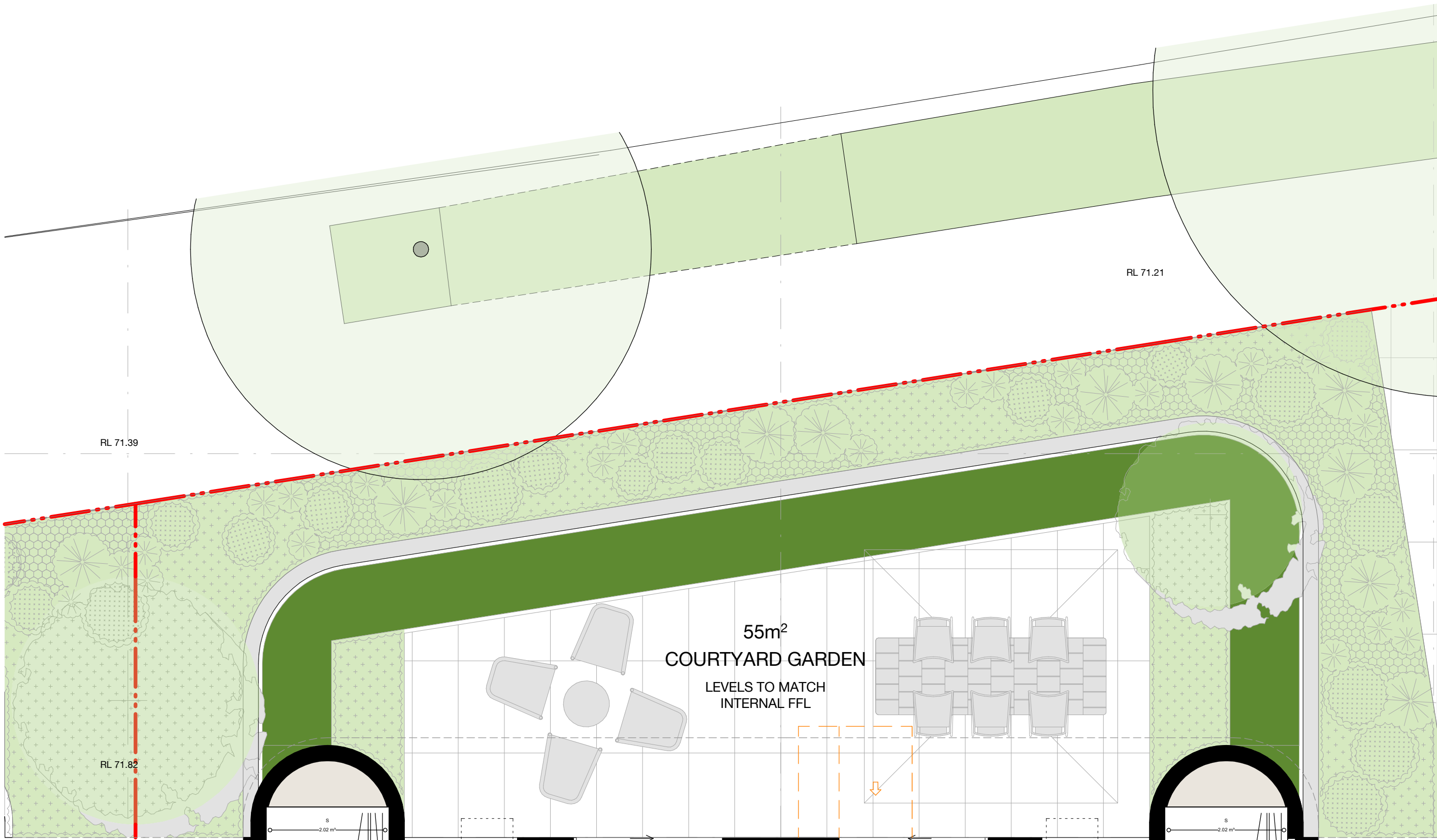


2 APT 2B-E
1 : 50

INTERNAL AREA
103m²

BALCONY
22m²

STORAGE (WITHIN APT)
8.5m³

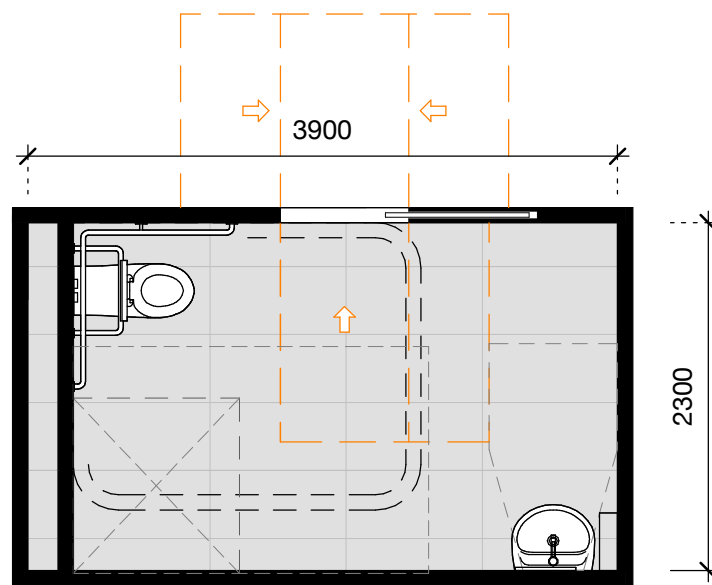


1 APT 2B-E.2
1 : 50

INTERNAL AREA
106m²

COURTYARD GARDEN
55m²

STORAGE (WITHIN APT)
8.5m³



Legend

AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 2B

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:46:11 AM	
Drawing no.		Revision

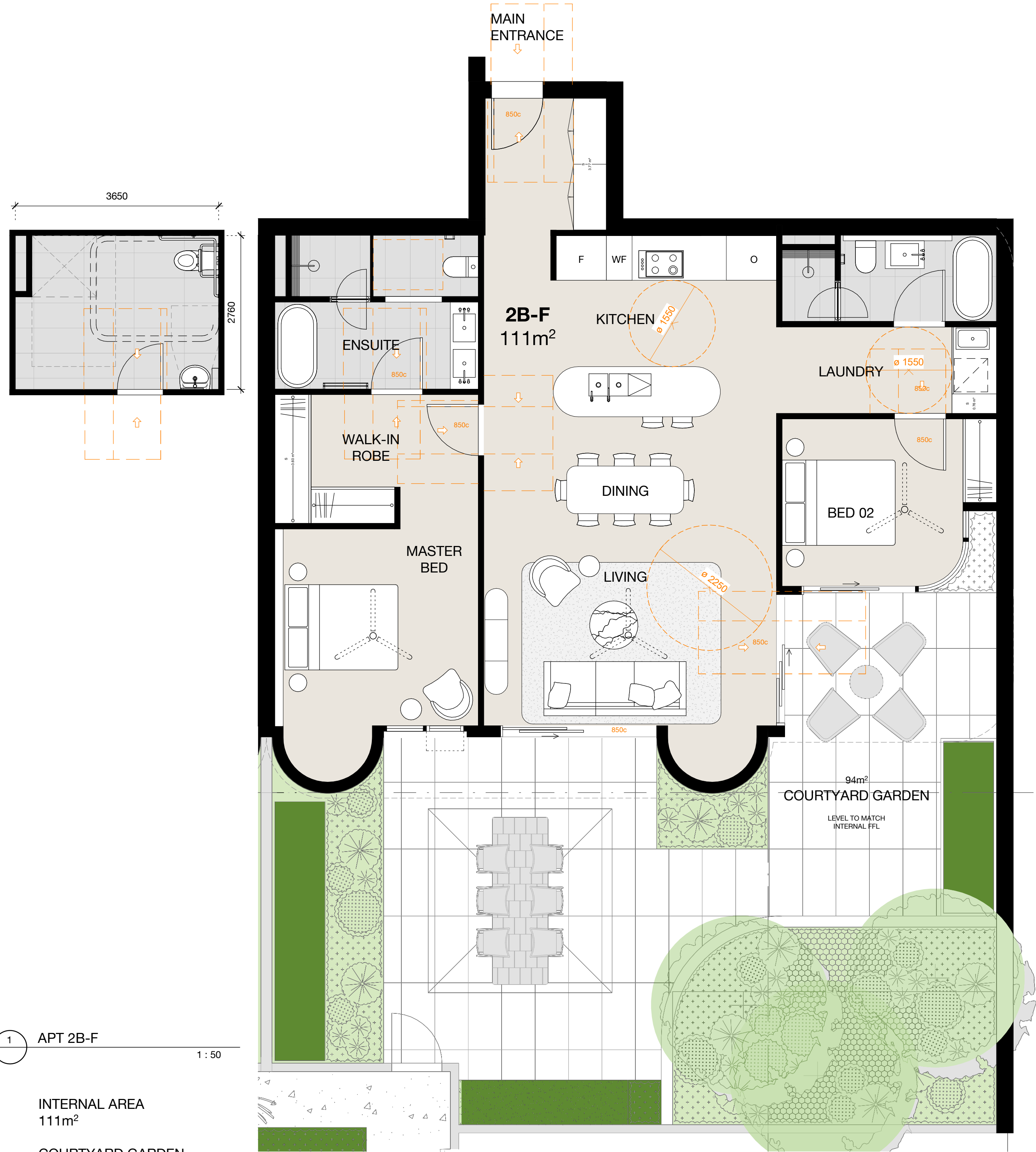
DA13.003 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™

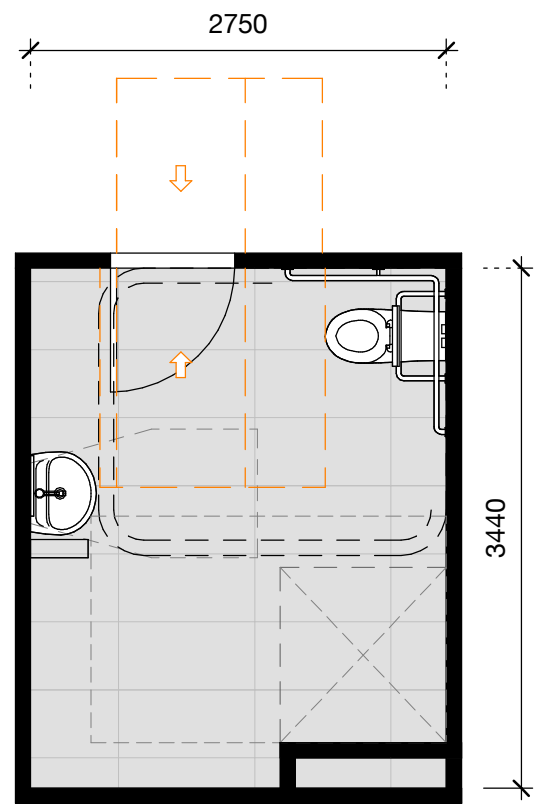
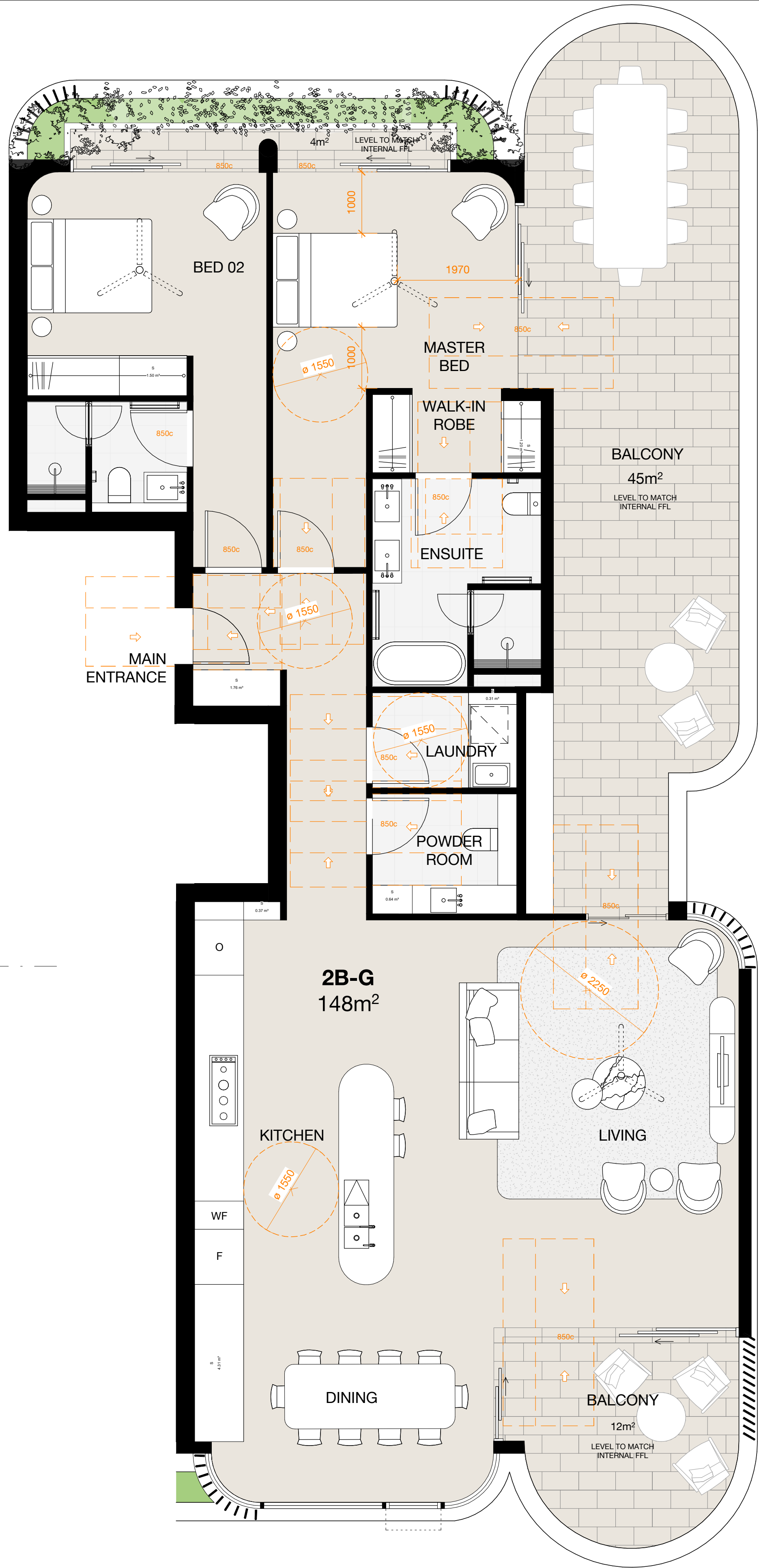


1 APT 2B-F
1 : 50

INTERNAL AREA
111m²

COURTYARD GARDEN
94m²

STORAGE (WITHIN APT)
8m³



2 APT 2B-G
1 : 50

INTERNAL AREA
148m²

BALCONY
57m²

STORAGE (WITHIN APT)
10m³



DA ISSUE

Legend

--- AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 2B

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:46:19 AM	
Drawing no.		Revision

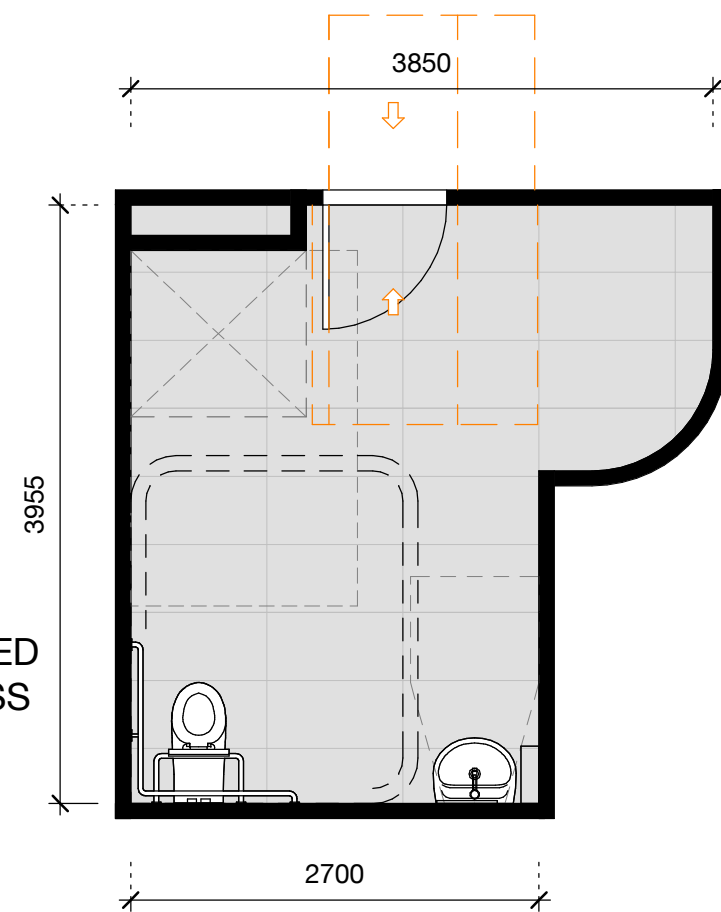
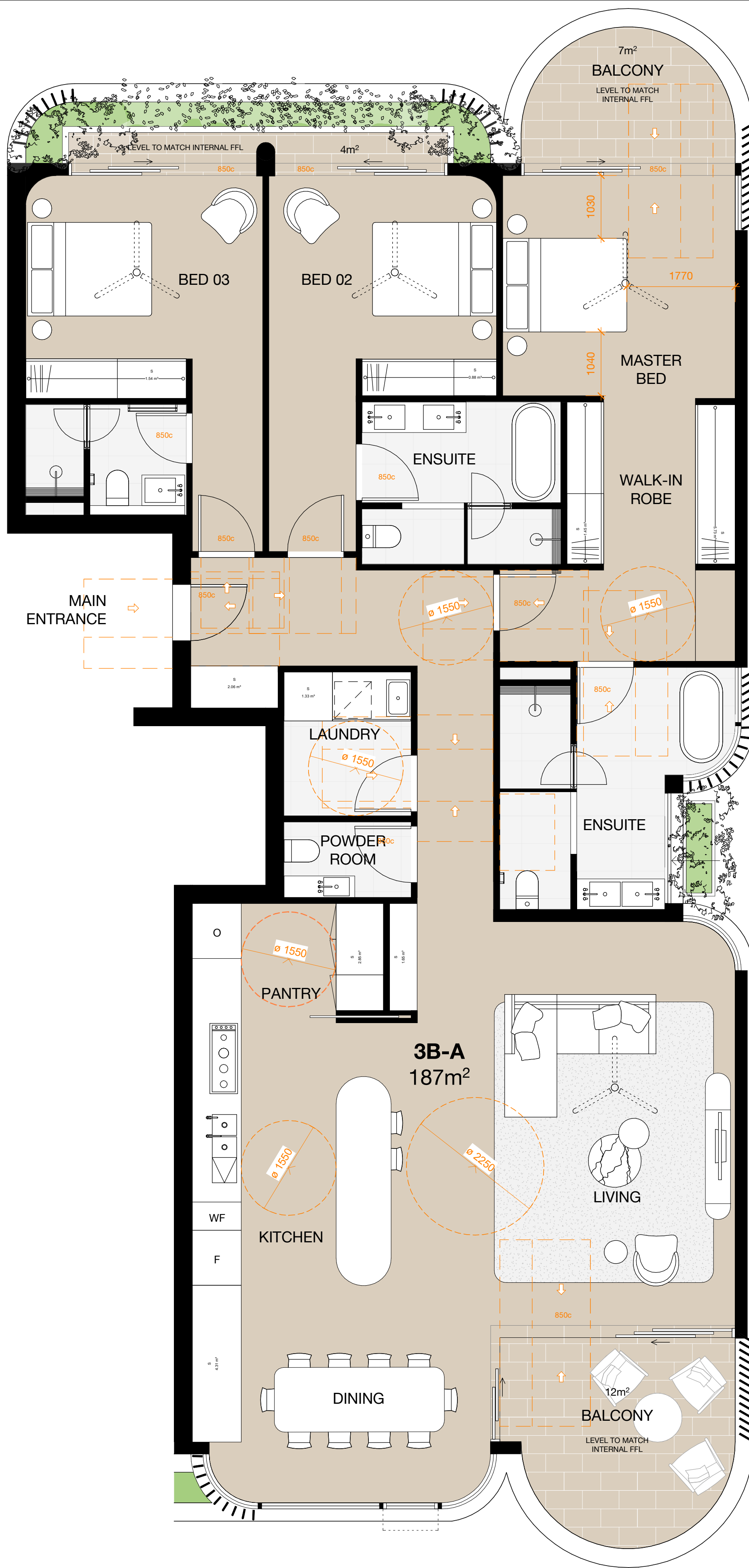
DA13.004 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART

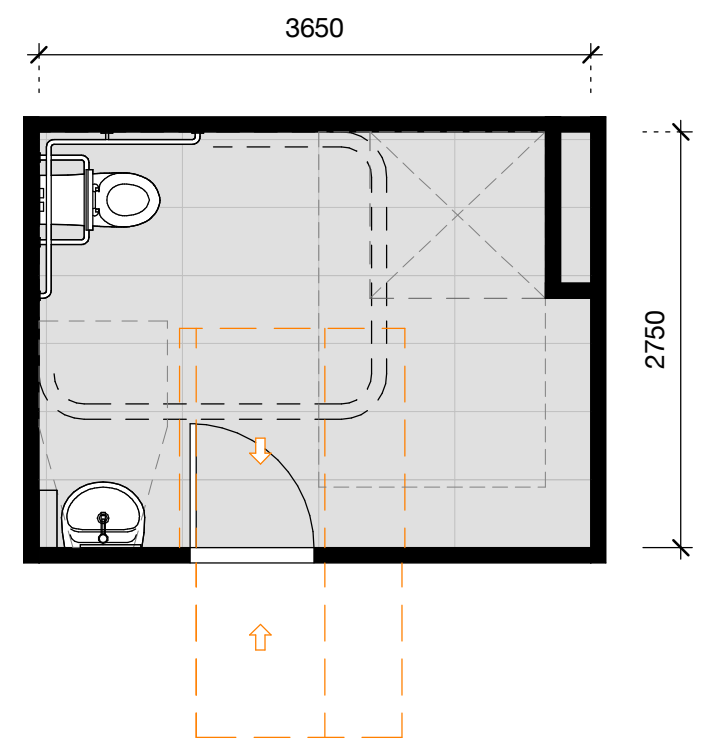


1 APT 3B-A
1 : 50

INTERNAL AREA
187m²

BALCONY
19m²

STORAGE (WITHIN APT)
19m³



2 APT 3B-B
1 : 50

INTERNAL AREA
170m²

BALCONY
12m²

STORAGE (WITHIN APT)
15m³

Legend

--- AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 3B

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	ES	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:46:28 AM	
Drawing no.		Revision

DA13.005 A

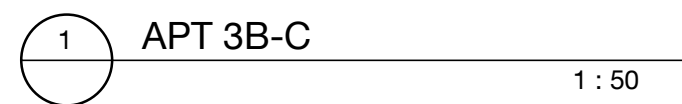
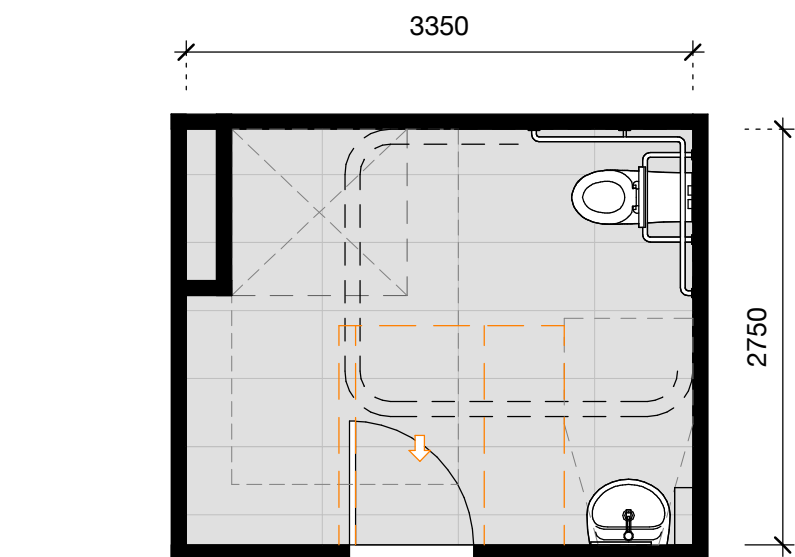
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

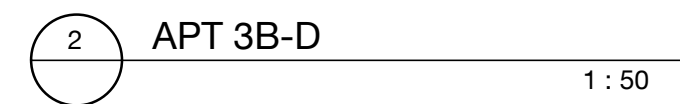
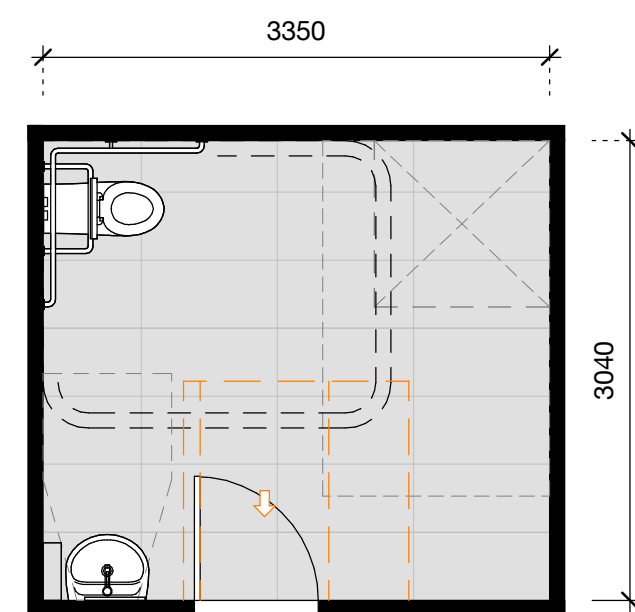
BATESSMART

c:\temp\VAUCLUSE_BS_ARCH_P2023_3B-AUCLUSE.dwg



1 : 50

STORAGE (WITHIN APT)
10m³



1 : 50

STORAGE (WITHIN APT)
17m³

AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

BATESSMART™

DA ISSUE

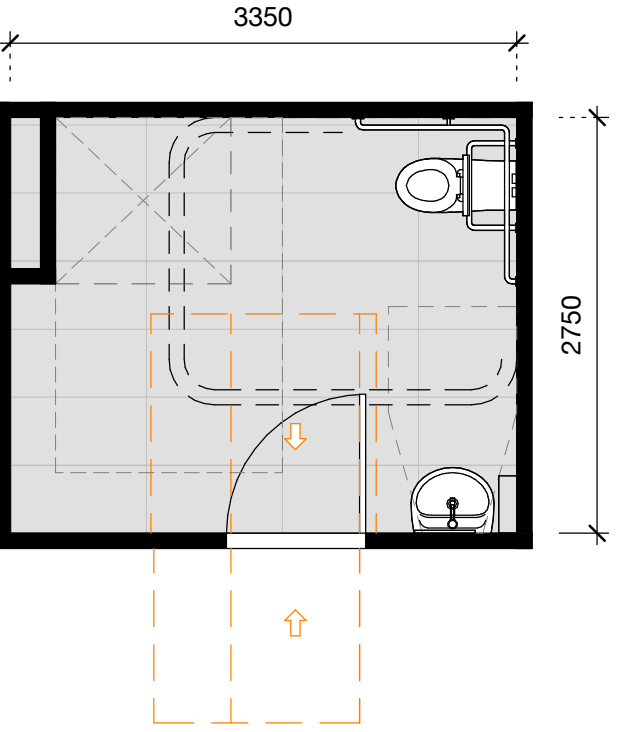


1 APT 3B-E
1 : 50

INTERNAL AREA
157m²

COURTYARD GARDEN
94 m²

STORAGE (WITHIN APT)
14.5m³



2 APT 4B-A
1 : 50

INTERNAL AREA
237m²

COURTYARD GARDEN
273m²

STORAGE (WITHIN APT)
28m³

DA ISSUE

Legend

--- AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 3B & 4B

A	23.12.15	ISSUE FOR DA	SH
2	23.11.08	ISSUE FOR INFORMATION	SH
1	23.11.30	ISSUE FOR INFORMATION	SH
Revision	Date	Description	Initial

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	ES	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:46:45 AM	
Drawing no.		Revision

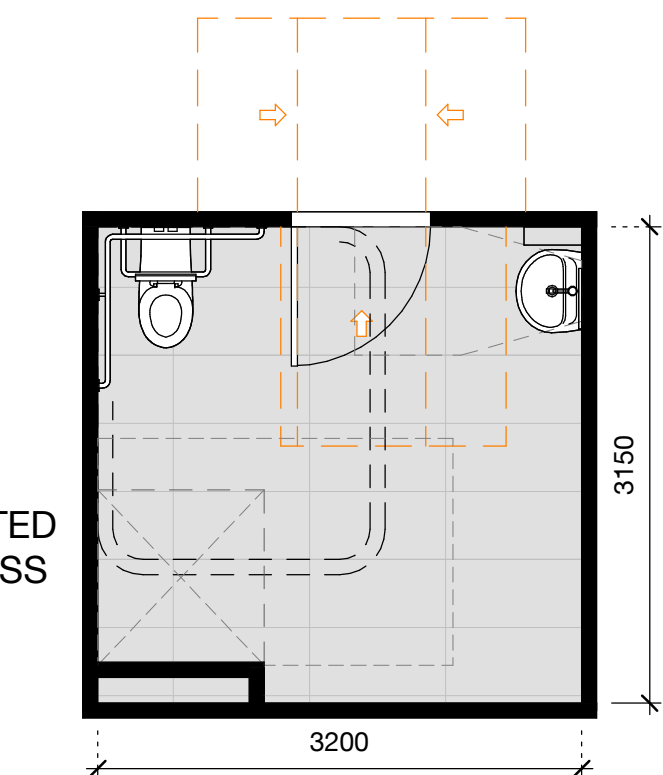
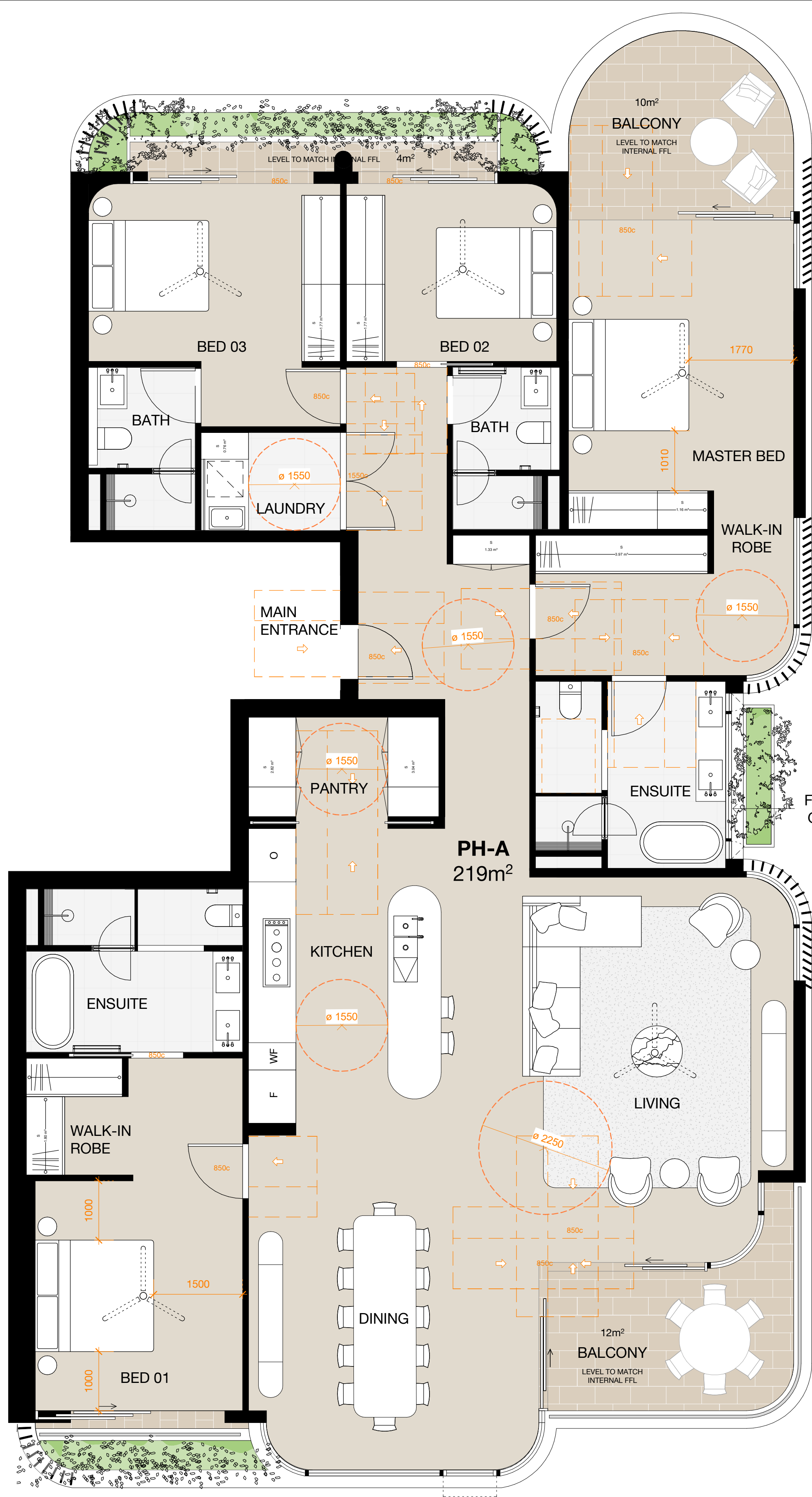
DA13.007 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

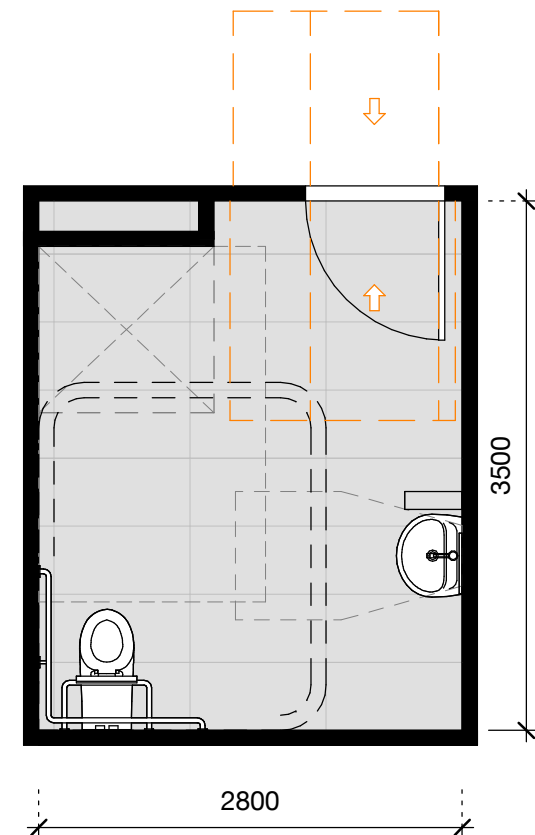
Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART



1 APT PH-A
1:50

INTERNAL AREA
219m²
BALCONY
22m²
STORAGE (WITHIN APT)
18.5m³



2 APT PH-B
1:50

INTERNAL AREA
239m²
BALCONY
21m²
STORAGE (WITHIN APT)
12m³

DA ISSUE

Legend

AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES -
PENTHOUSE

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	ES	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:46:54 AM	
Drawing no.		Revision

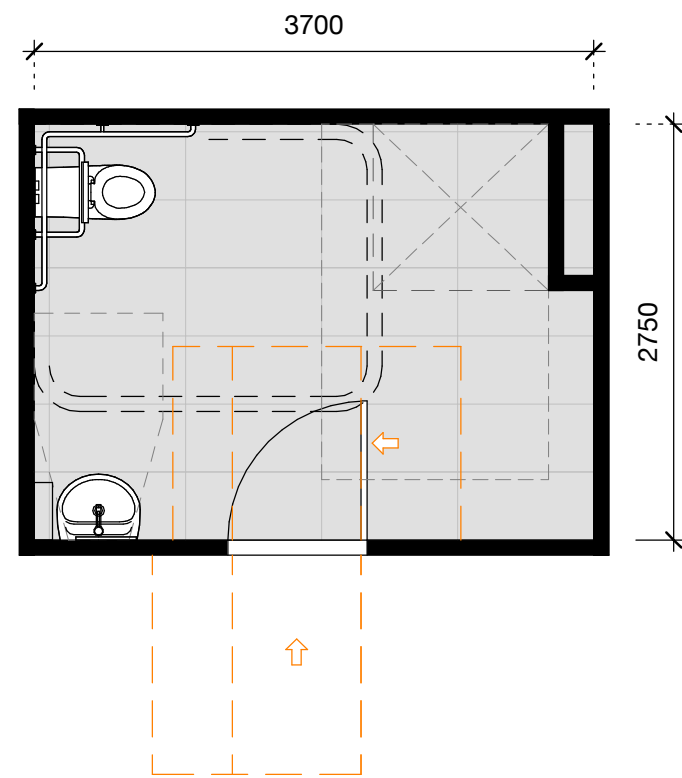
DA13.008 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART



1 APT PH-C
INTERNAL AREA
264m²
BALCONY
19m²
STORAGE (WITHIN APT)
26m³



Legend

--- AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES -
PENTHOUSE

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Revision	Date	Description	Initial	Checked
1	23.11.30	ISSUE FOR INFORMATION	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
A	23.12.15	ISSUE FOR DA	SH	

Scale	As indicated	@ A1
Drawn	ES	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:47:01 AM	
Drawing no.		Revision

DA13.009 A

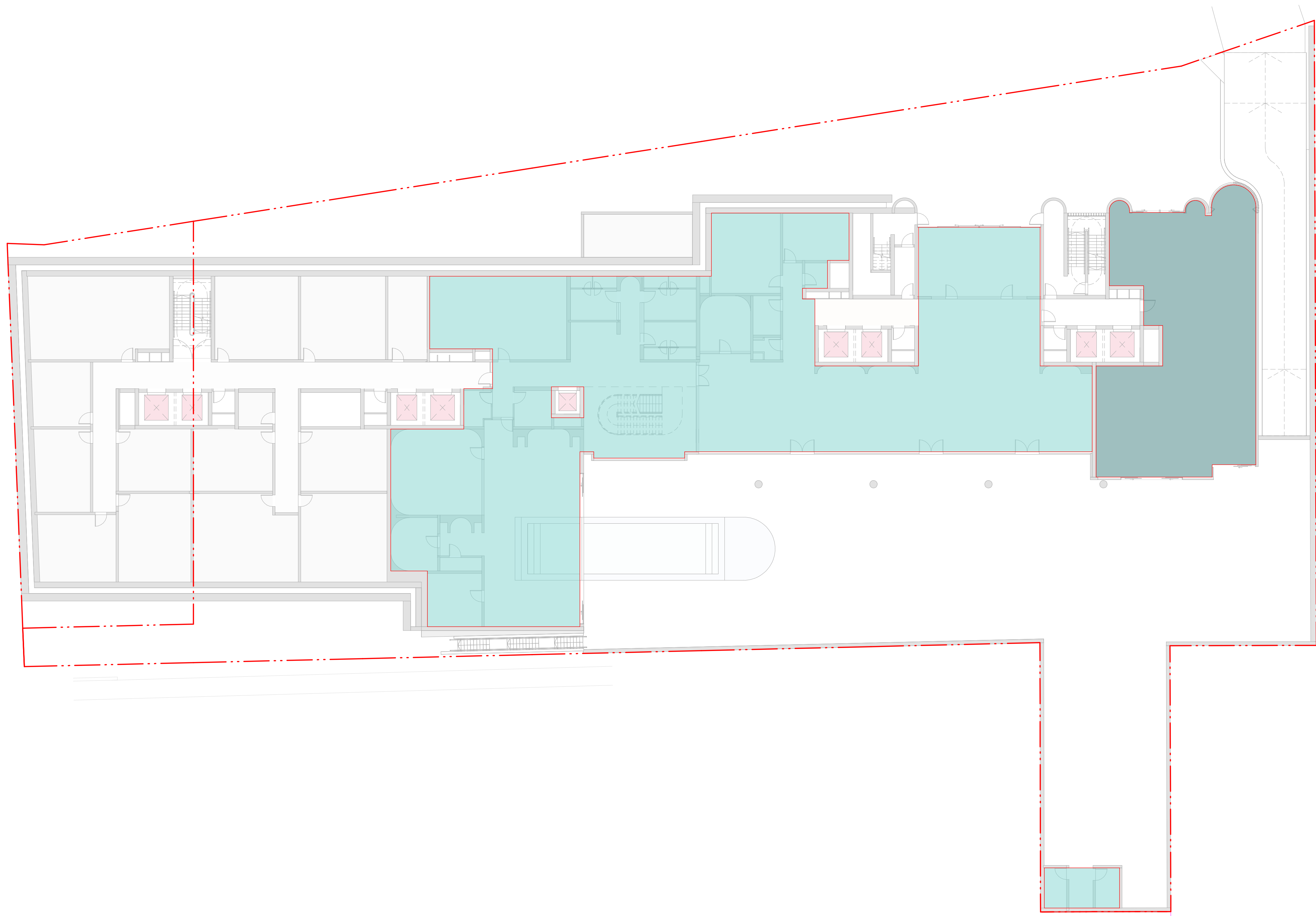
DA ISSUE

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



LOWER GROUND

671-683 OLD SOUTH HEAD ROAD
PUBLIC AREAS
924 SQM

RESIDENTIAL
235 SQM

DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA22
AREA PLAN - LOWER GROUND



A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:47:39 AM	
Drawing no.		Revision

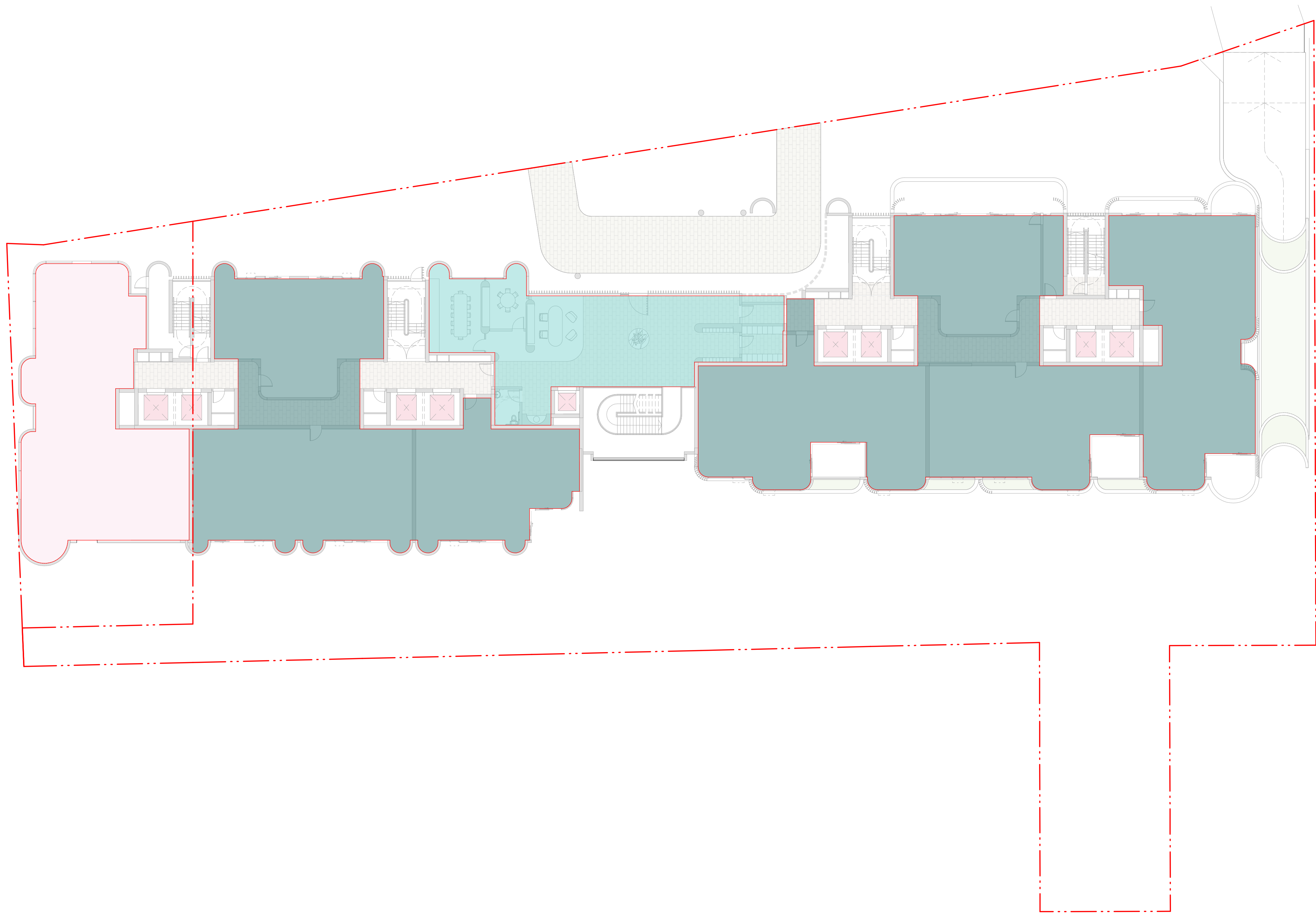
DA22.001 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



LEVEL UPPER GROUND

669 OLD SOUTH HEAD ROAD
RETAIL
225 SQM

671-683 OLD SOUTH HEAD ROAD
PUBLIC AREAS
201 SQM

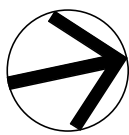
RESIDENTIAL
1,049 SQM

DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA22
AREA PLAN - UPPER GROUND



A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:47:46 AM	
Drawing no.		Revision

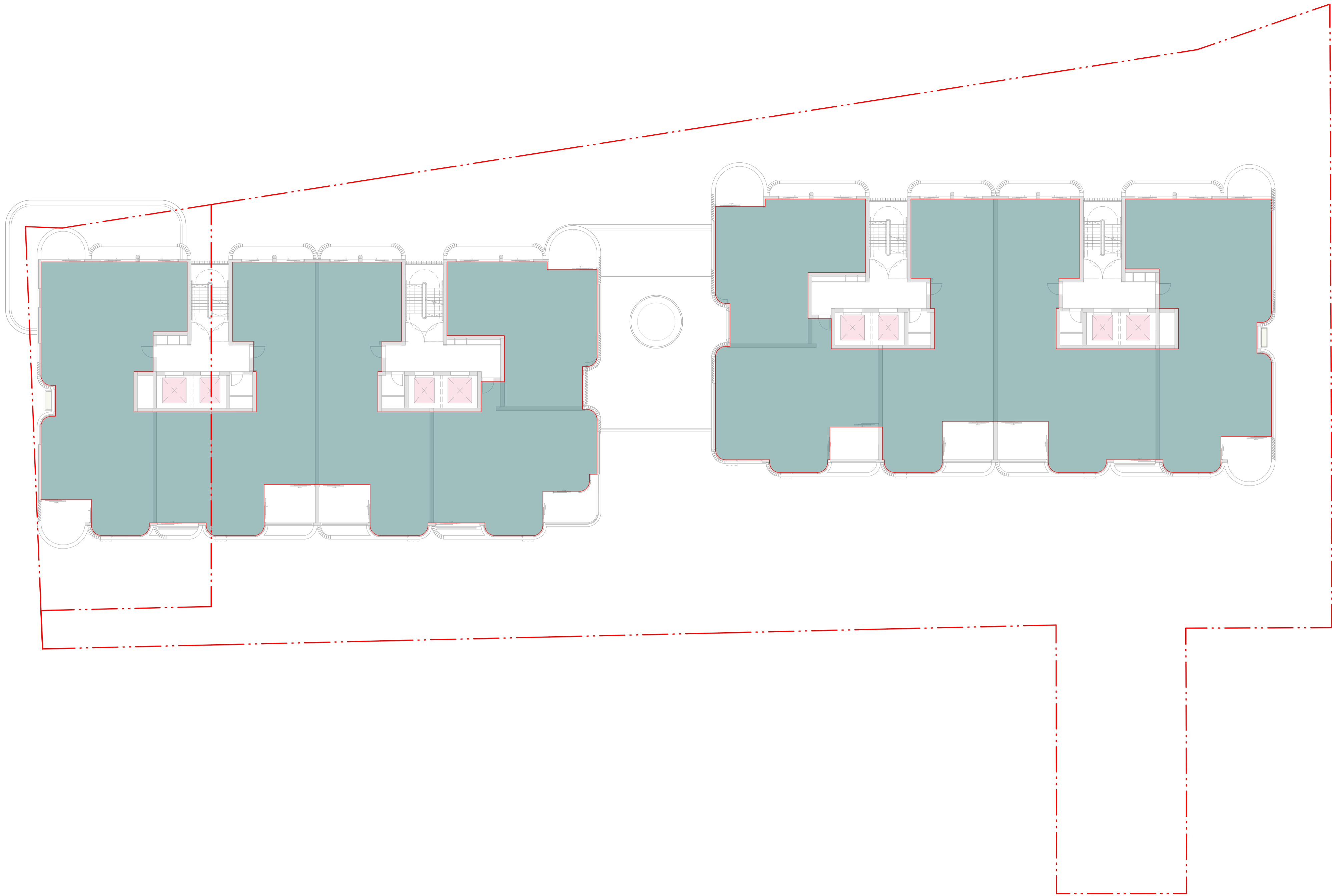
DA22.002 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



LEVEL 01

669 OLD SOUTH HEAD ROAD
RESIDENTIAL
229 SQM

671-683 OLD SOUTH HEAD ROAD
RESIDENTIAL
1,222 SQM

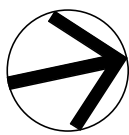
TOTAL
1,451 SQM

DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA22
AREA PLAN - LEVEL 01



A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:47:53 AM	
Drawing no.		Revision

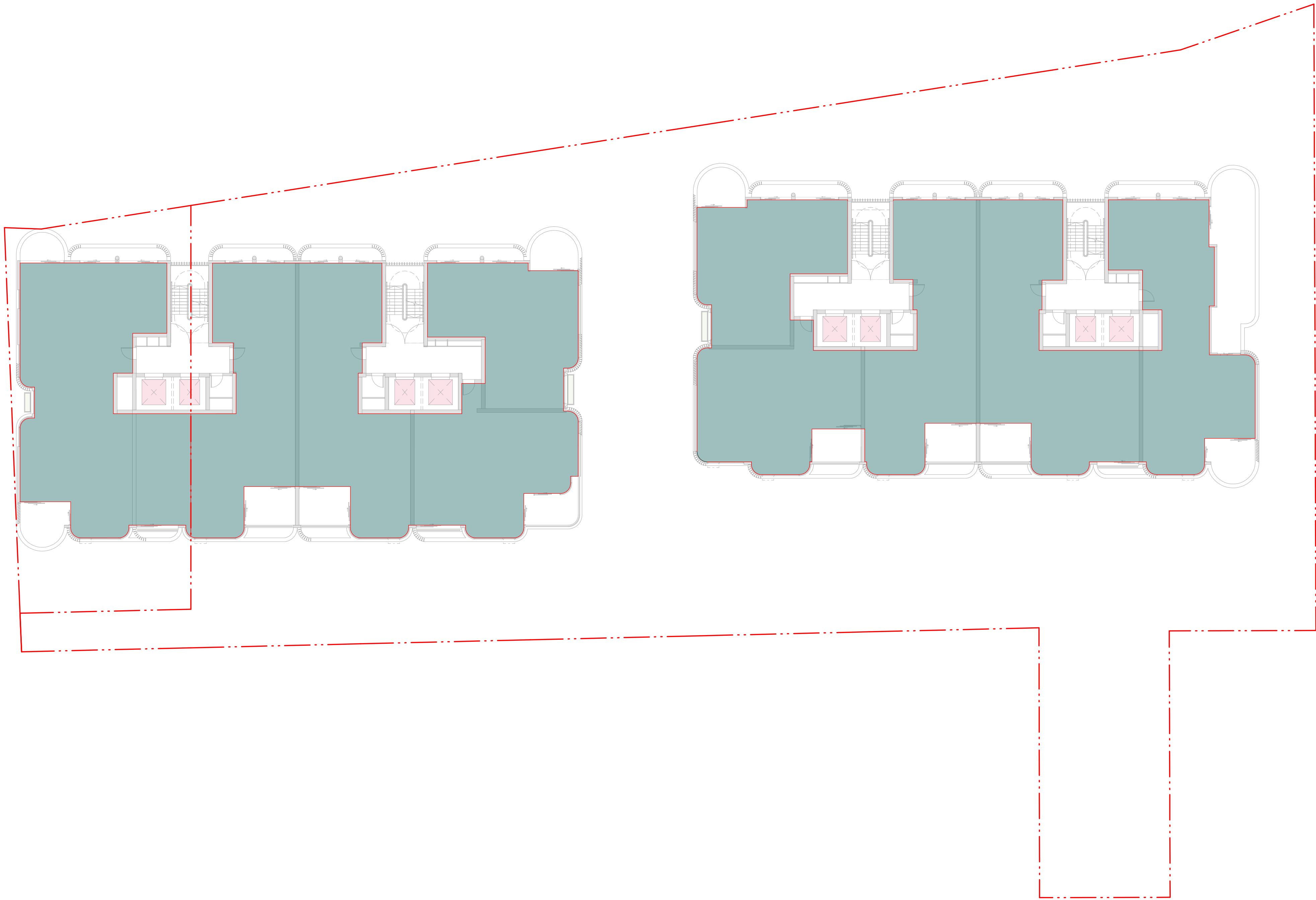
DA22.003 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



LEVEL 02

669 OLD SOUTH HEAD ROAD
RESIDENTIAL
229 SQM

671-683 OLD SOUTH HEAD ROAD
RESIDENTIAL
1,183 SQM

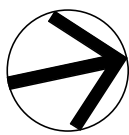
TOTAL
1,412 SQM

DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA22
AREA PLAN - LEVEL 02



A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:48:00 AM	
Drawing no.		Revision

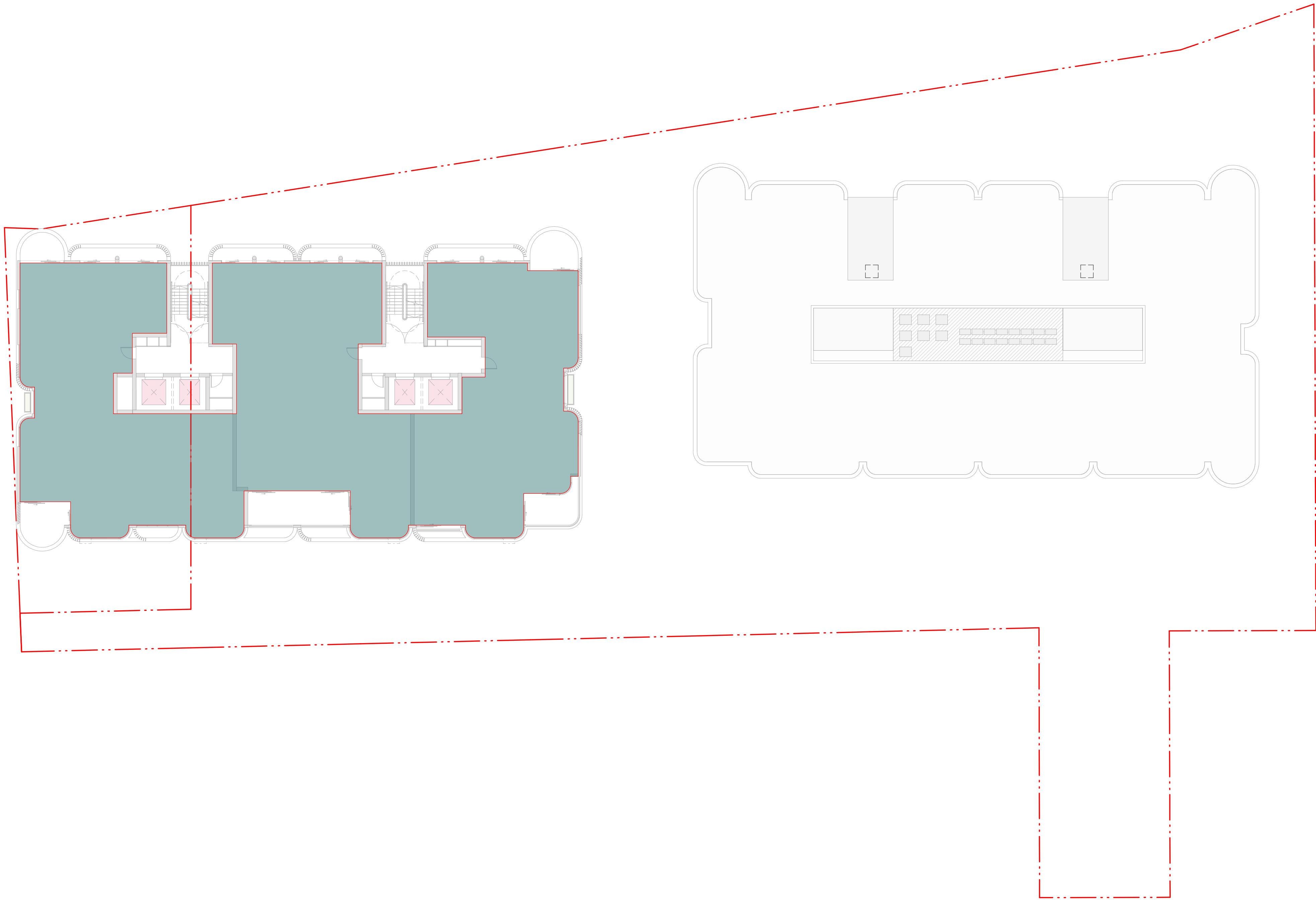
DA22.004 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



LEVEL 03

669 OLD SOUTH HEAD ROAD
RESIDENTIAL
229 SQM

671-683 OLD SOUTH HEAD ROAD
RESIDENTIAL
495 SQM

TOTAL
724 SQM

DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA22
AREA PLAN - LEVEL 03



A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:48:07 AM	
Drawing no.		Revision

DA22.005 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART™



Materiality

- 1. Brick (light coloured) - all elevations
- 2. Concrete (light coloured) - expressed slab to all facade
- 3. Clear Glass (double glazed) - all windows & sliding doors
- 4. Metal 01 (satin pale bronze) - privacy fins to all balcony, profiled clad to solid wall
- 5. Metal 02 (satin espresso bronze) - frames to all glazing, balustrade, shading fins
- 6. Fluted Glass (opaque) - to bathrooms & bedrooms
- 7. Landscape planting - Juliette balcony & courtyard gardens

DA ISSUE

c:\temp\VAUCLUSE_BS_ARCH_182023.dwg\VAUCLUSE.dwg

OSHR AT VAUCLUSE HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

DA41 MATERIAL SCHEDULE

A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	@ A1		
Drawn	SH	Checked	SH
Project no.	S12551		
Status	DEVELOPMENT APPLICATION		
Plot Date	18/12/2023 8:41:58 AM		
Drawing no.	Revision		

DA41.001 A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

BATESSMART