

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

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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

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Scale	@ A1
Drawn	SH
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Project no.	S12551
Status	DEVELOPMENT APPLICATION
Plot Date	18/12/2023 8:52:19 AM
Drawing no.	
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DA00.000 A

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NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

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NatHERS summary for 669-683 Old South Head Road Vauclose 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			



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BASIX and NATHERS NOTES

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Drawn	SH
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Project no.	S12551
Status	DEVELOPMENT APPLICATION
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DA



ARRIVAL LOBBY, PORTE COCHERE
OLD SOUTH HEAD ROAD, VAUCLUSE

DA ISSUE

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669- 683 OSH RD VAUCLUSE

DA00
PERSPECTIVE 01_ARRIVAL
LOBBY

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RETAIL CORNER
OCEANVIEW AVENUE, VAUCLUSE

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DA00
PERSPECTIVE 02_OCEANVIEW
AVE

A	23.12.15	ISSUE FOR DA	SH	
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RESIDENTIAL COURTYARD
PUBLIC AREAS

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DA00
PERSPECTIVE 03_COURTYARD

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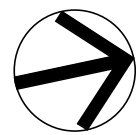


DA ISSUE

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DA01
EXISTING CONDITIONS



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Plot Date	18/12/2023 8:42:31 AM	
Drawing no.		Revision

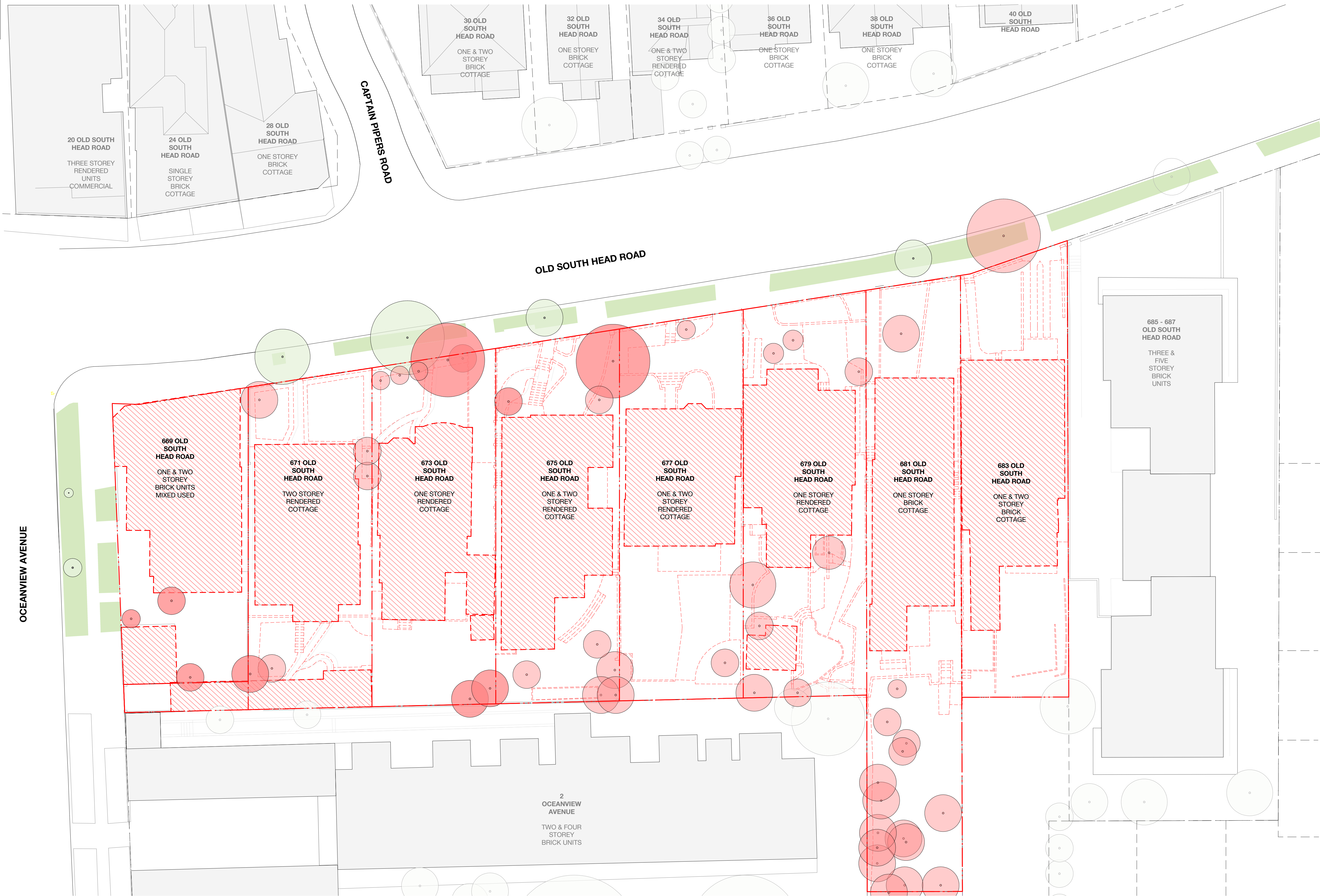
DA01.001 A

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DA ISSUE

Legend - Demolition Plan

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

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DA01
DEMOLITION PLAN

1	23.12.15	ISSUE FOR DA	SH	
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DA01.002 A

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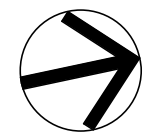
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DA01
SITE PLAN

Revision	Date	Description	Initial	Checked
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Project no.	S12551	
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Drawing no.		Revision

DA01.003 A

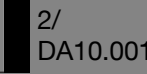
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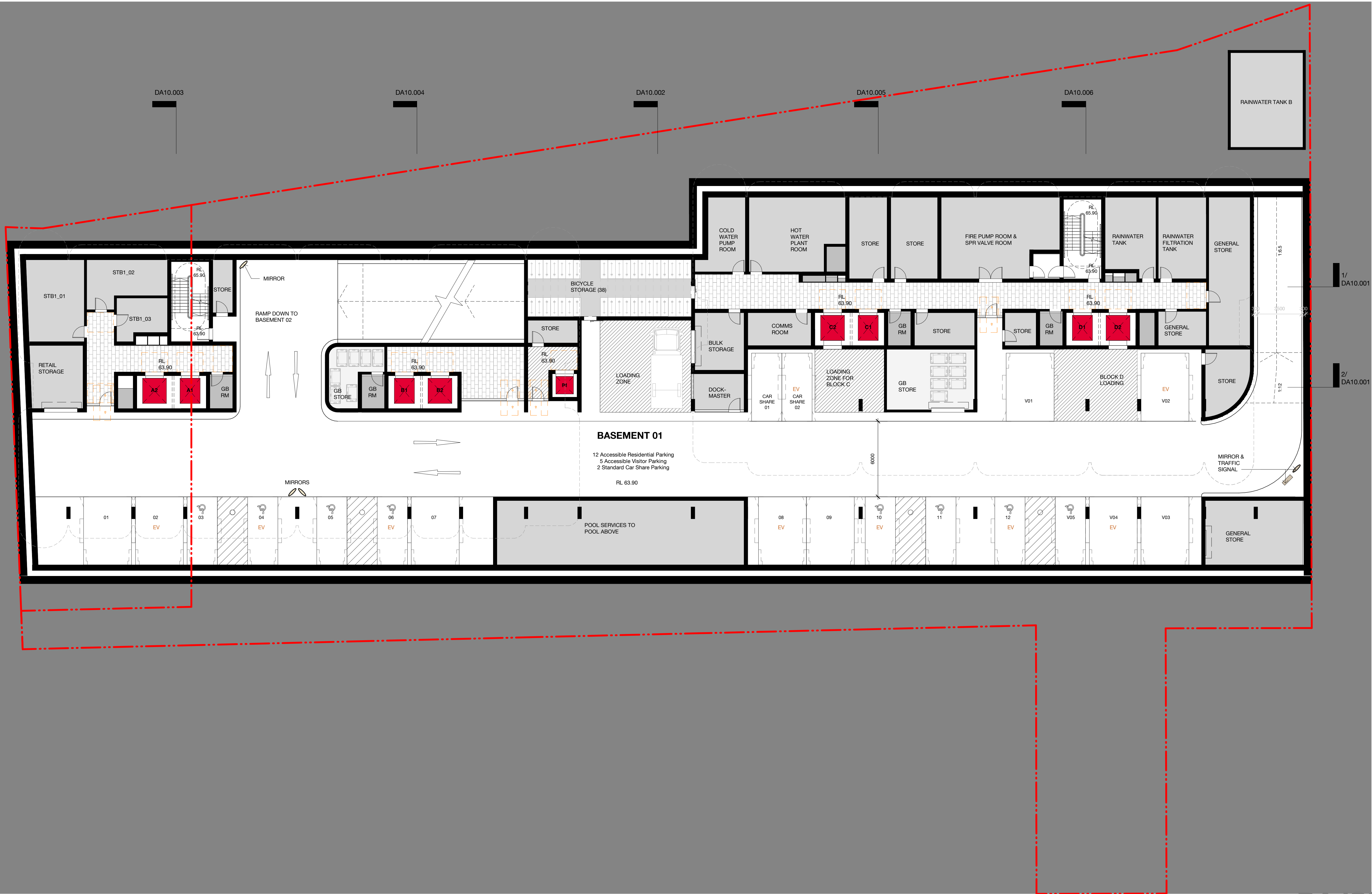
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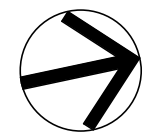
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A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	
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DA03
BASEMENT 01

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DA10.003

DA10.004

DA10.002

DA10.005

DA10.006

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DA03
GROUND LOWER PLAN

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OCEANVIEW AVENUE



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DA03
GROUND UPPER PLAN

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Drawn	SH	Checked SH
Project no.	S12551	
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Plot Date	18/12/2023 8:43:17 AM	
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DA03.004 A

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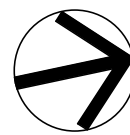
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DA03
LEVEL 01 PLAN

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Project no.	S12551	
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Plot Date	18/12/2023 8:43:26 AM	
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DA03
LEVEL 02 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

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

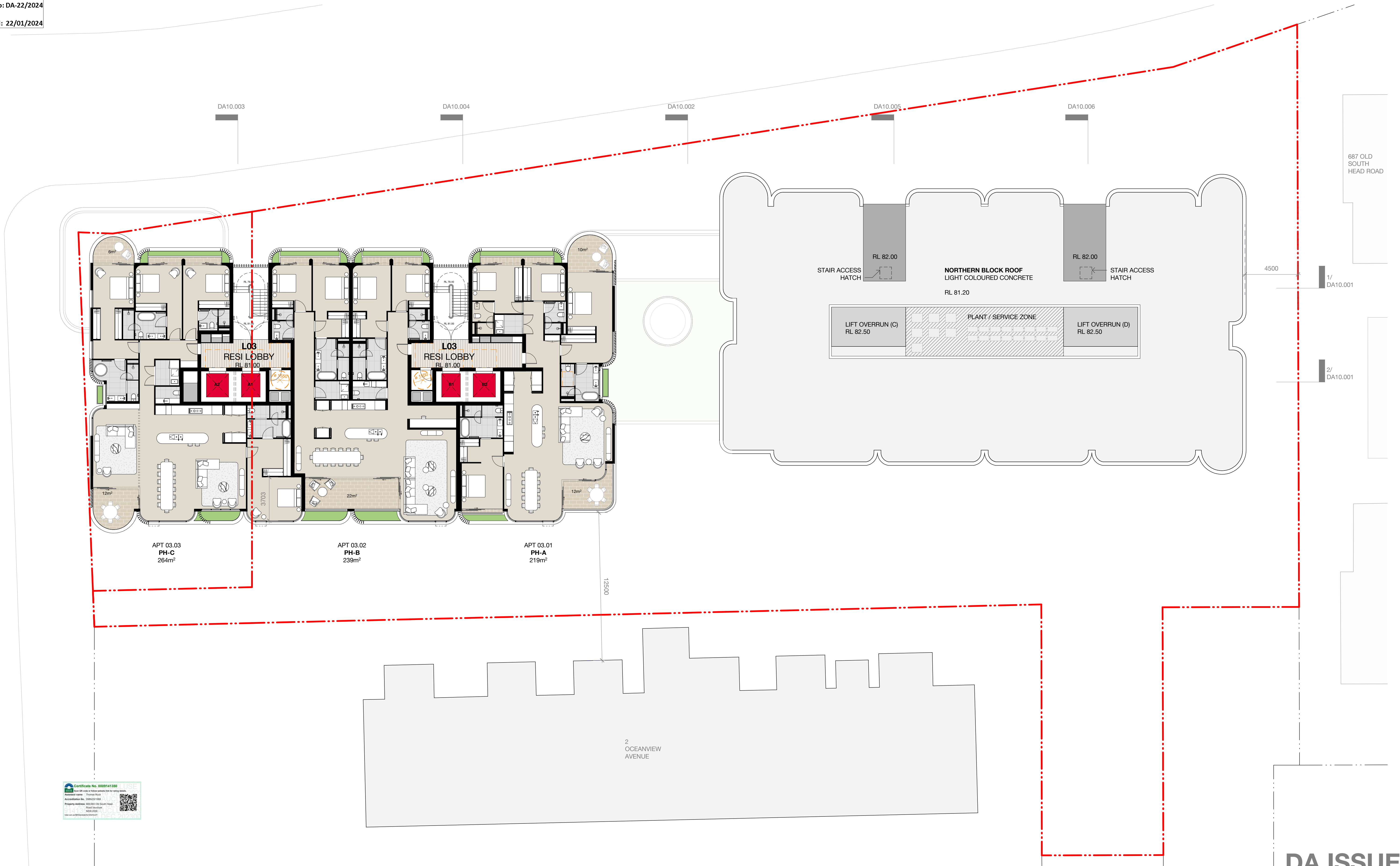
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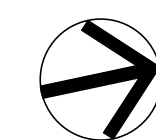
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DA03
LEVEL 03 PLAN

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	

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Project no.	S12551	
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Plot Date	18/12/2023 8:43:41 AM	
Drawing no.		Revision

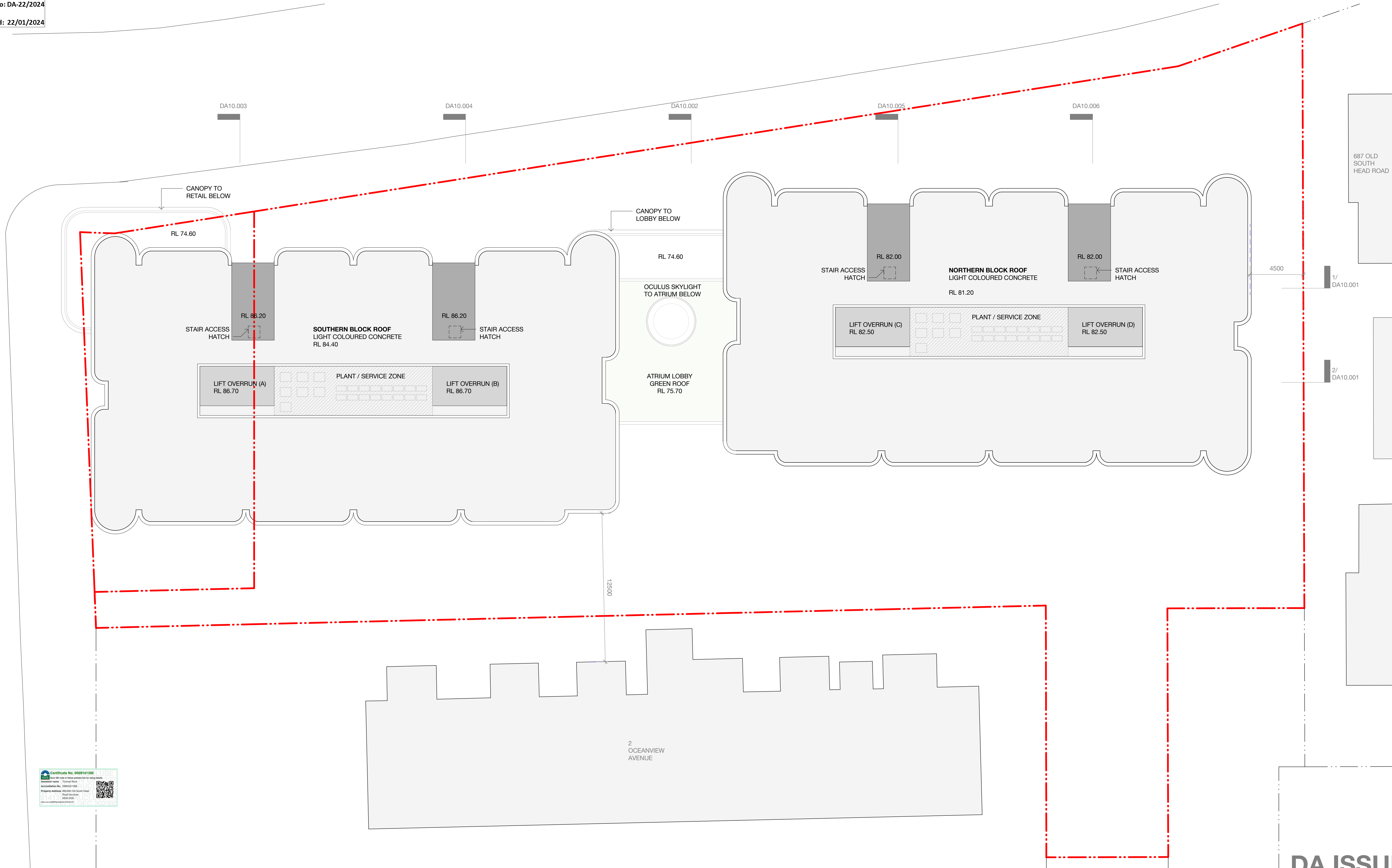
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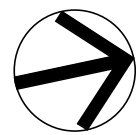


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DA03
ROOF PLAN



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	

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Drawing no.		Revision

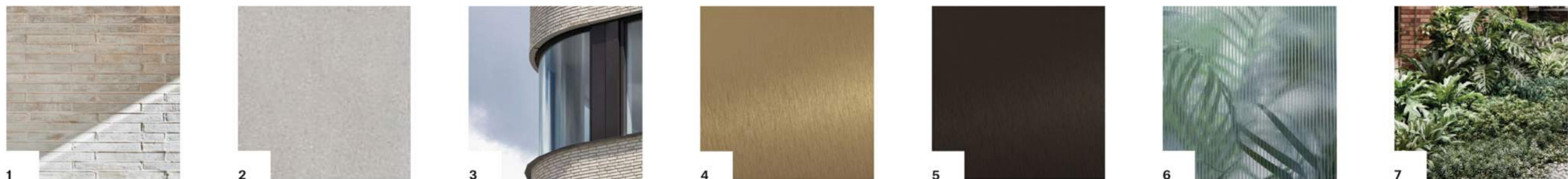
DA03.008 A

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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

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DA09
ELEVATION_OLD SOUTH HEAD
RD_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	

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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

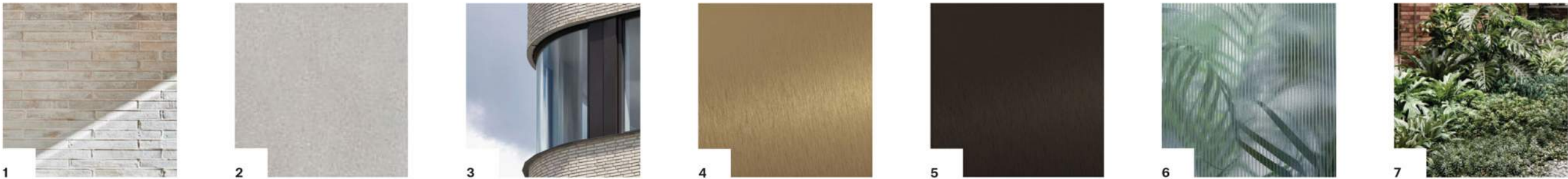
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- ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
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ELEVATION_OLD SOUTH HEAD
RD_SOUTH

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

DA09.001B A

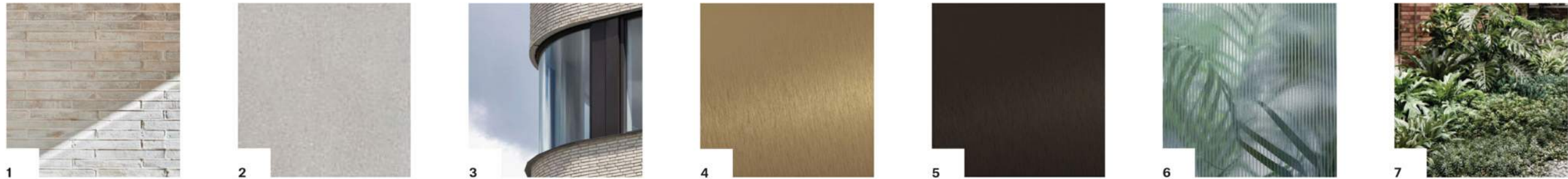
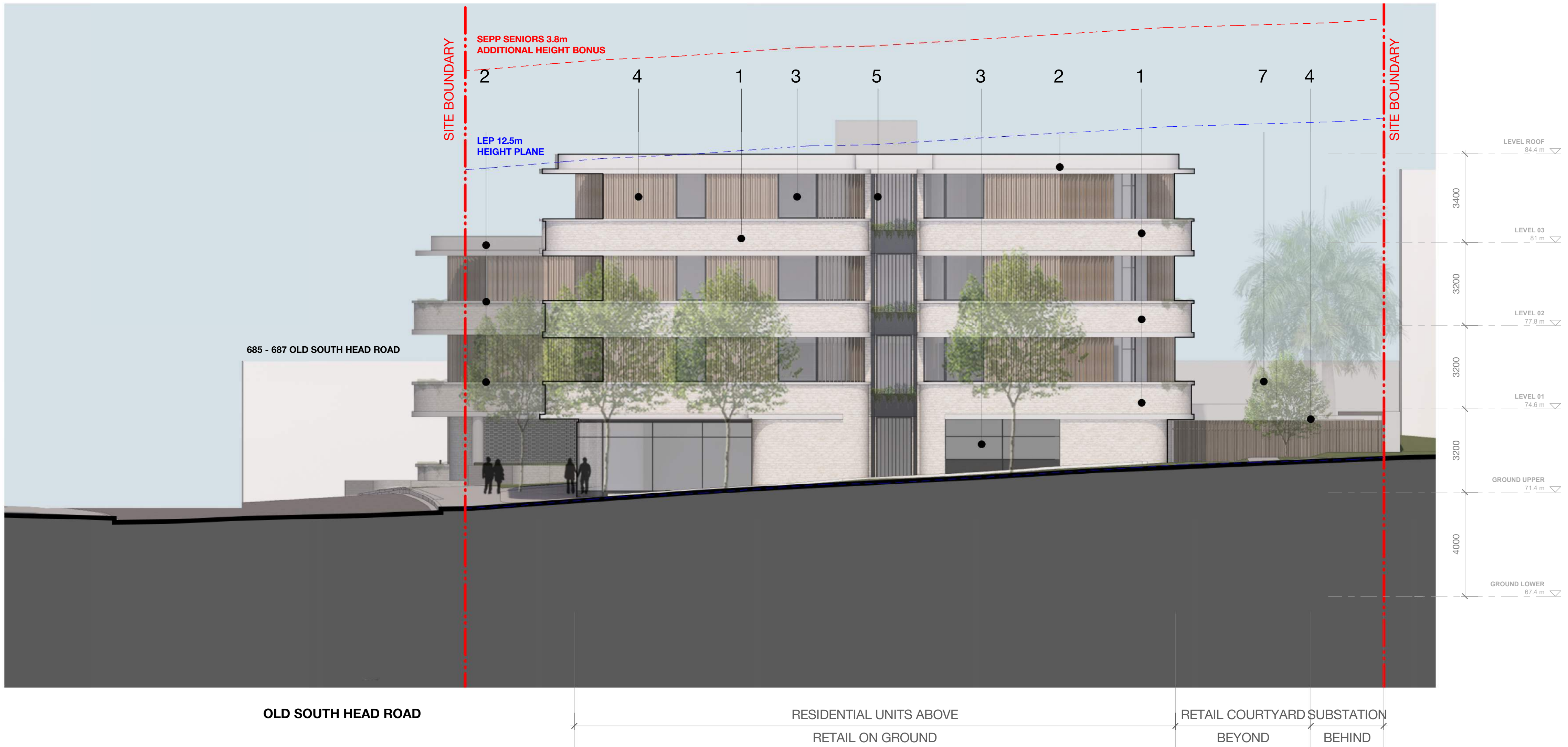
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DA09
ELEVATION_OCEANVIEW AVE

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	

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Drawn	ML	Checked SH
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Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:59 AM	
Drawing no.		Revision

DA09.002 A

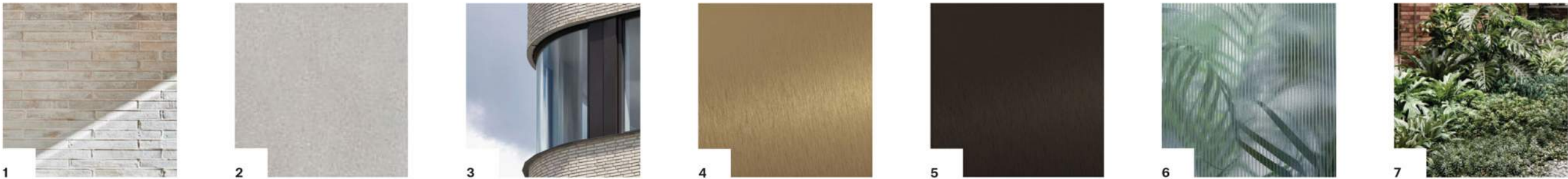
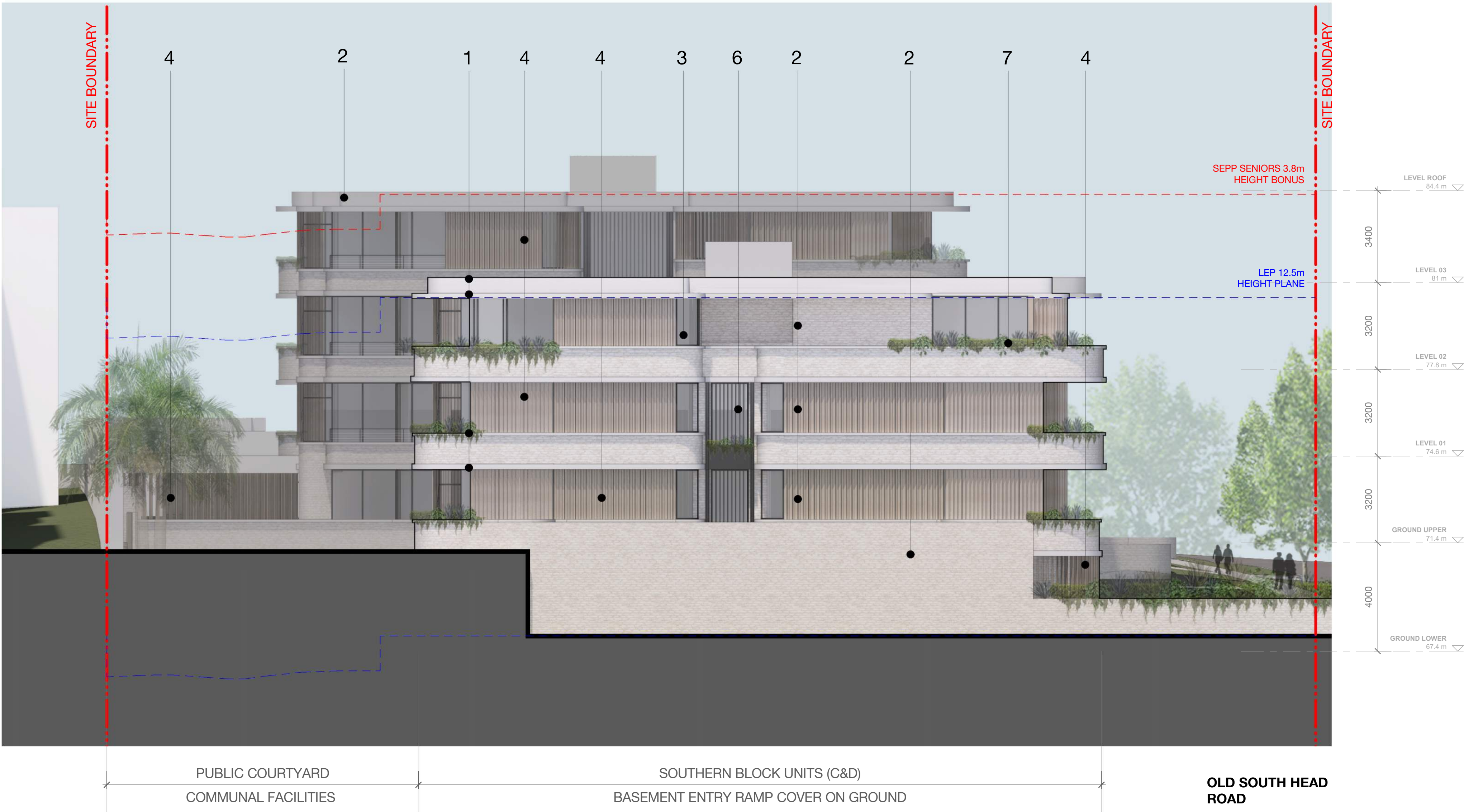
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DA09
NORTHERN ELEVATION

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	

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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

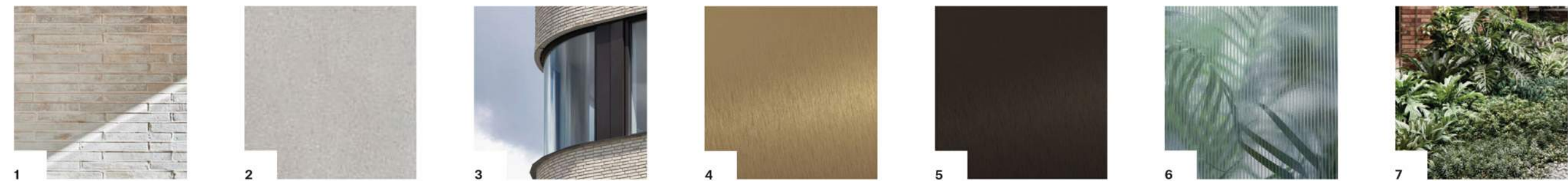
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DA09
EASTERN ELEVATION_NORTH

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	

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Drawn	ML	Checked SH
Project no.	S12551	
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Plot Date	18/12/2023 8:44:16 AM	
Drawing no.	DA09.004A	Revision A

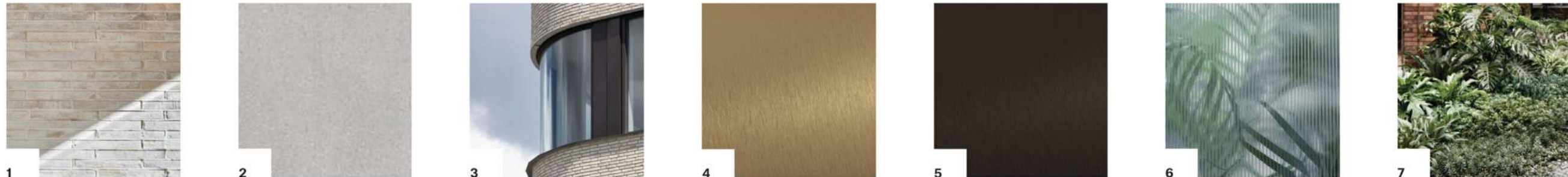
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DA09
EASTERN ELEVATION_SOUTH

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

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Drawn	Author	Checked
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:24 AM	
Drawing no.		Revision

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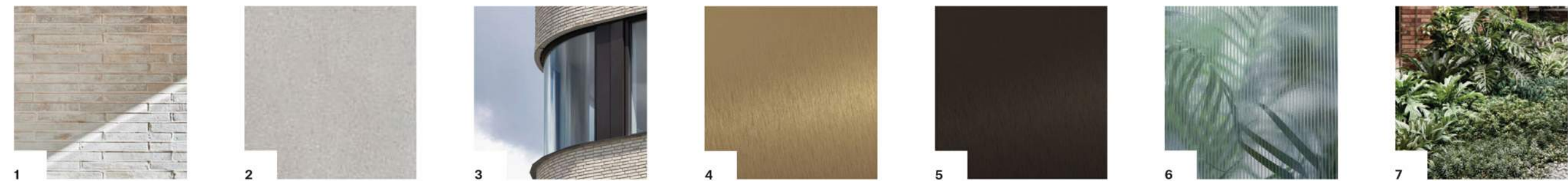
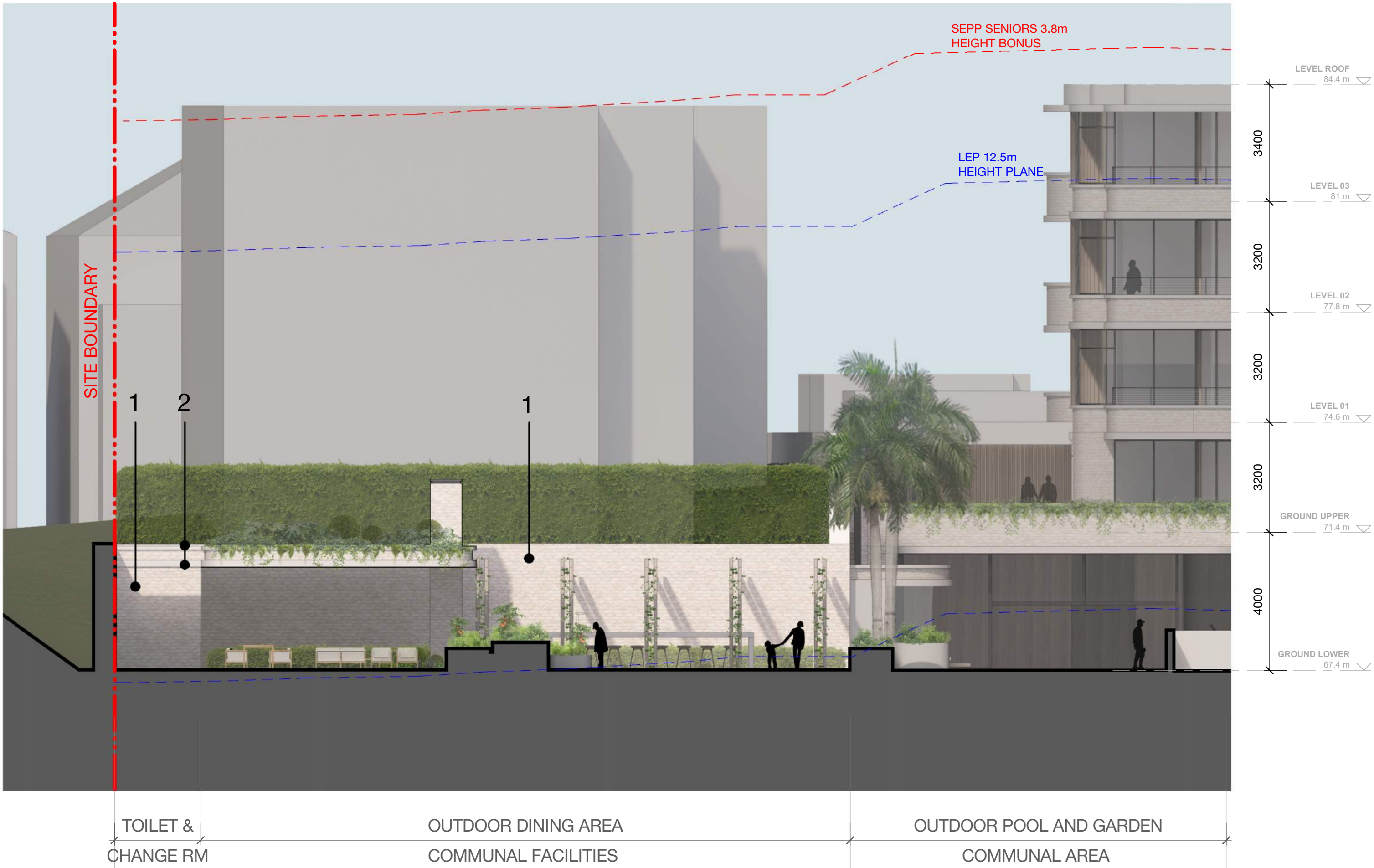
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DA09
ELEVATION - OUTHOUSE

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Status	DEVELOPMENT APPLICATION	
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Drawing no.	Revision	

DA09.005 A

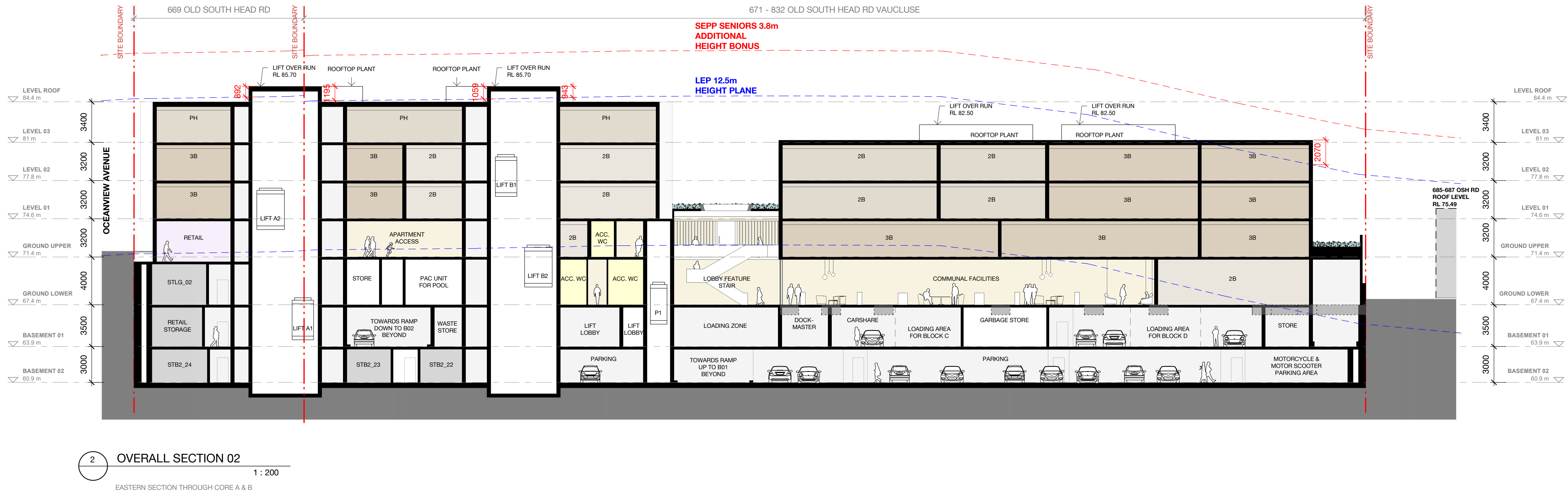
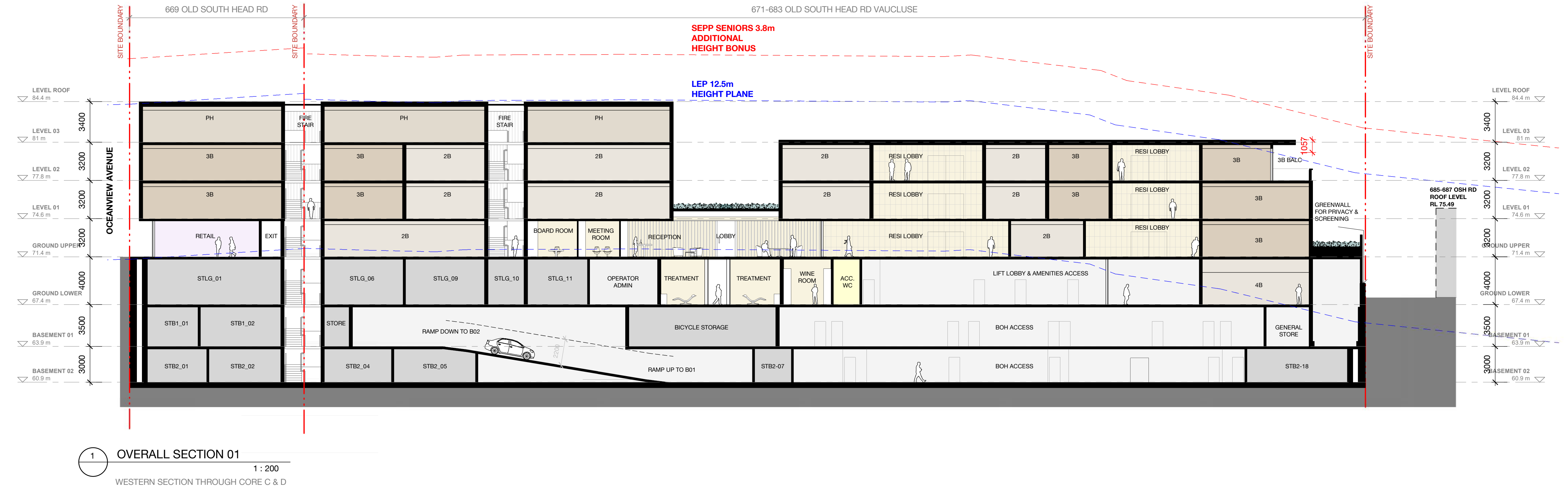
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DA10
BUILDING SECTIONS

Revision	Date	Description	Initial	Checked
1	23.11.30	ISSUE FOR INFORMATION	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
3	23.12.15	ISSUE FOR DA	SH	

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Plot Date	18/12/2023 8:44:39 AM	
Drawing no.		Revision

DA10.001 A

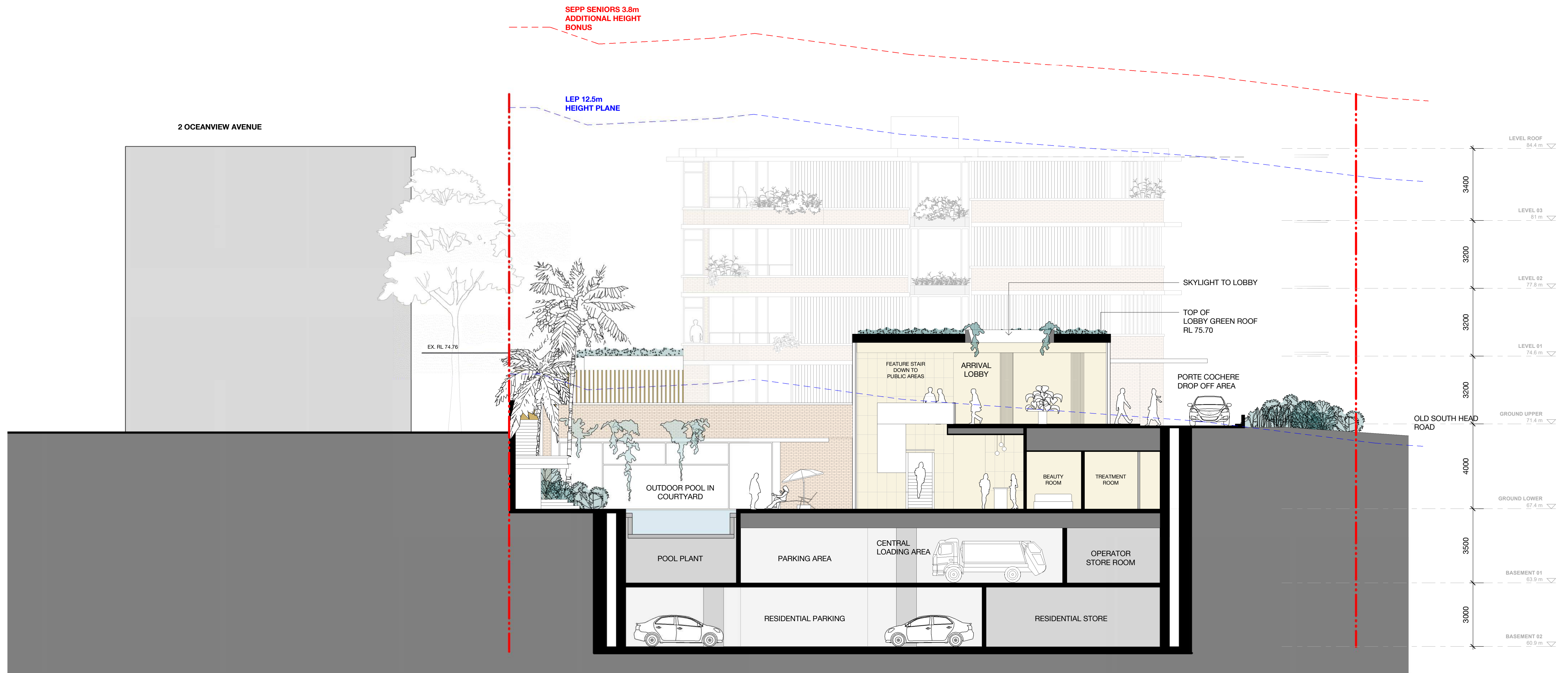
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669- 683 OSH RD VAUCLUSE

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	

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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

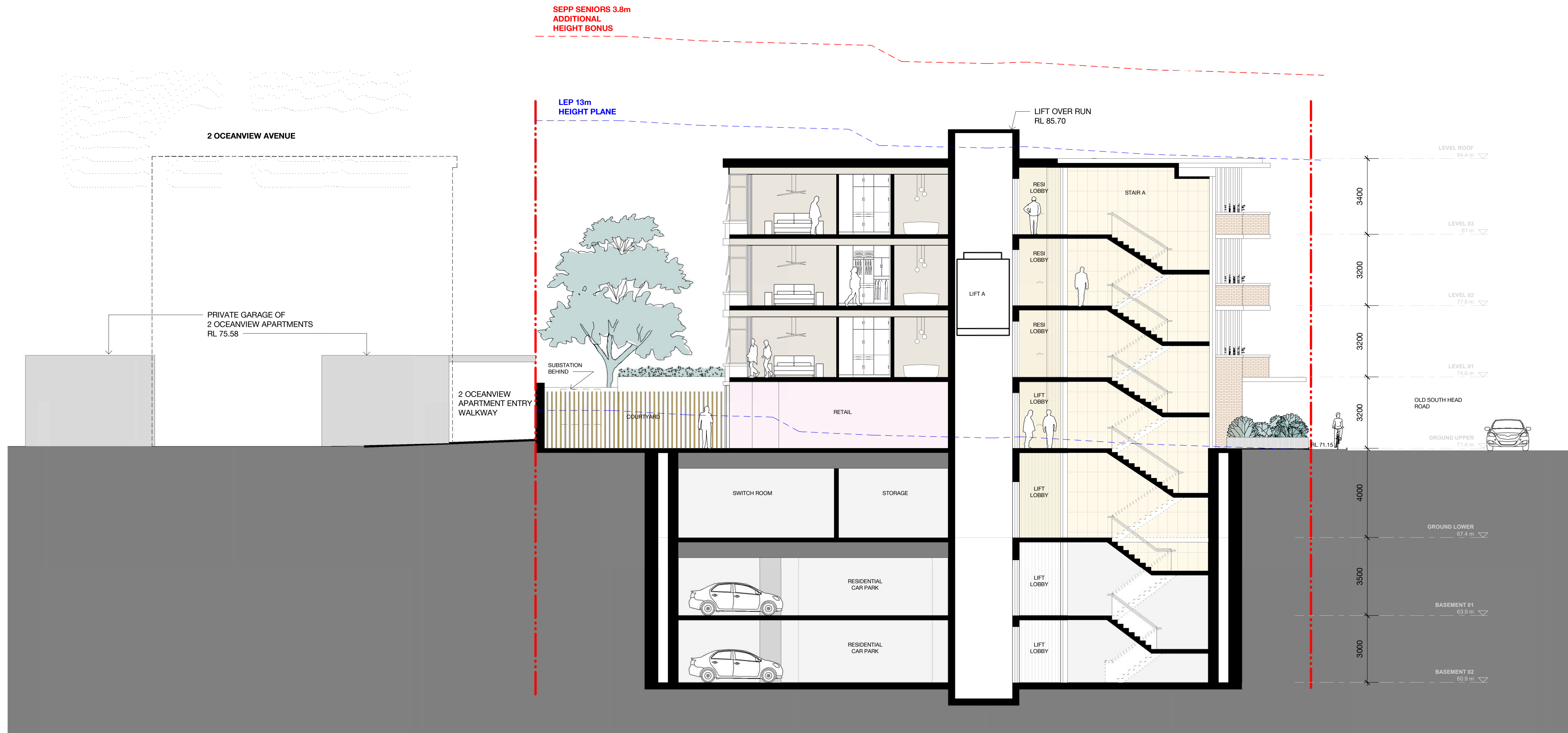
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VAUCLUSE SENIORS LIVING
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DA10
SECTION_CORE A

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	

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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

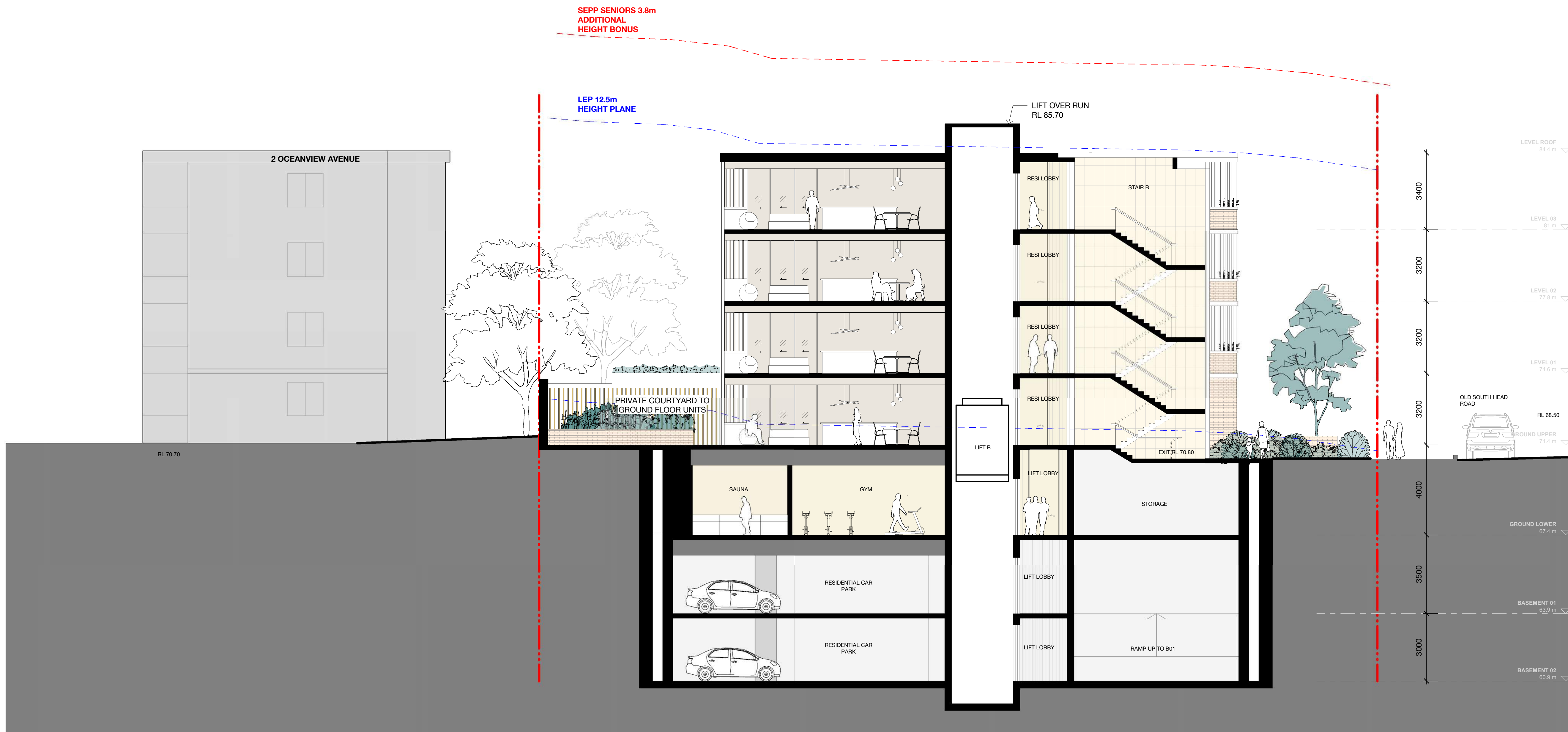
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DA10
SECTION_CORE B

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	

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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

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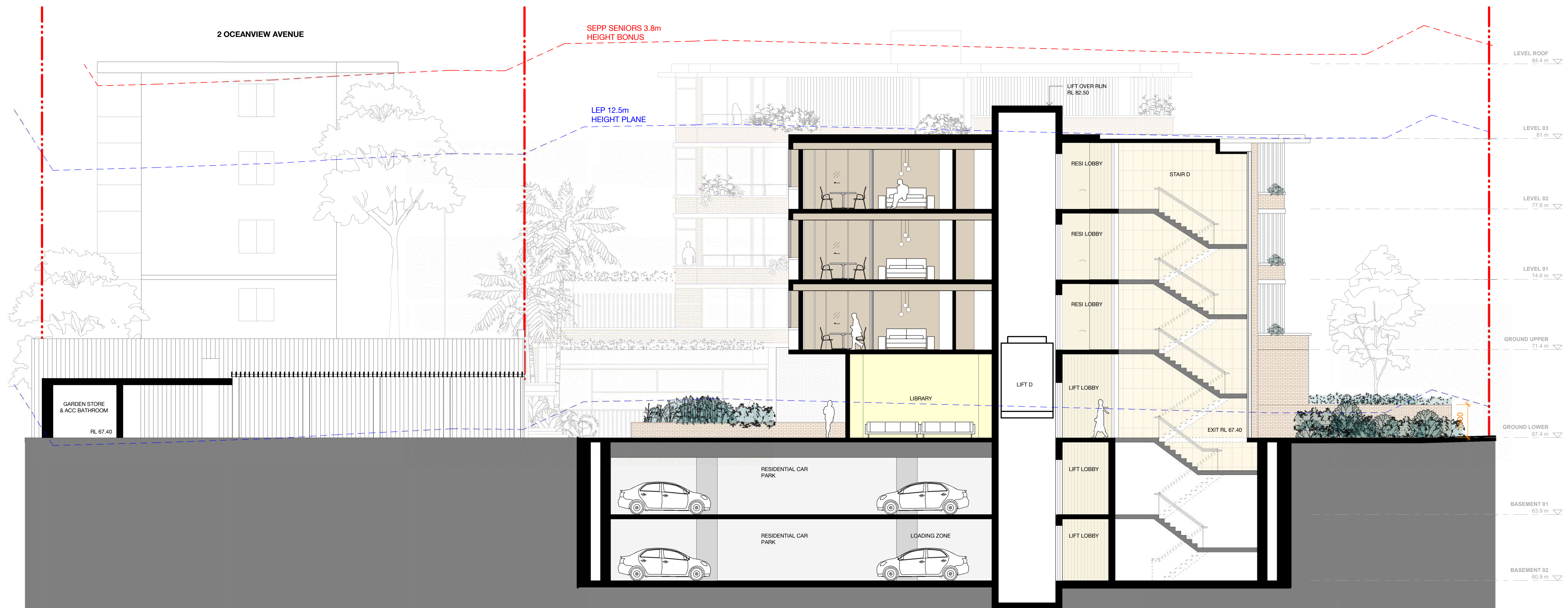
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DA10
SECTION_CORE D

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
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Drawn	ML	Checked SH
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Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:19 AM	
Drawing no.		Revision

DA10.006 A

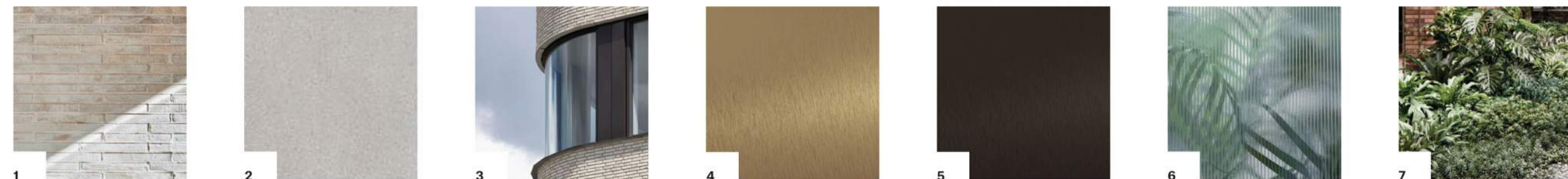
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DA ISSUE



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

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DA11
FACADE TYPE 01

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	

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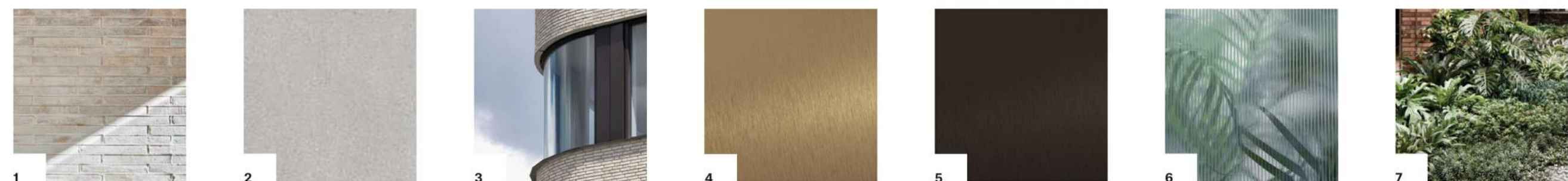
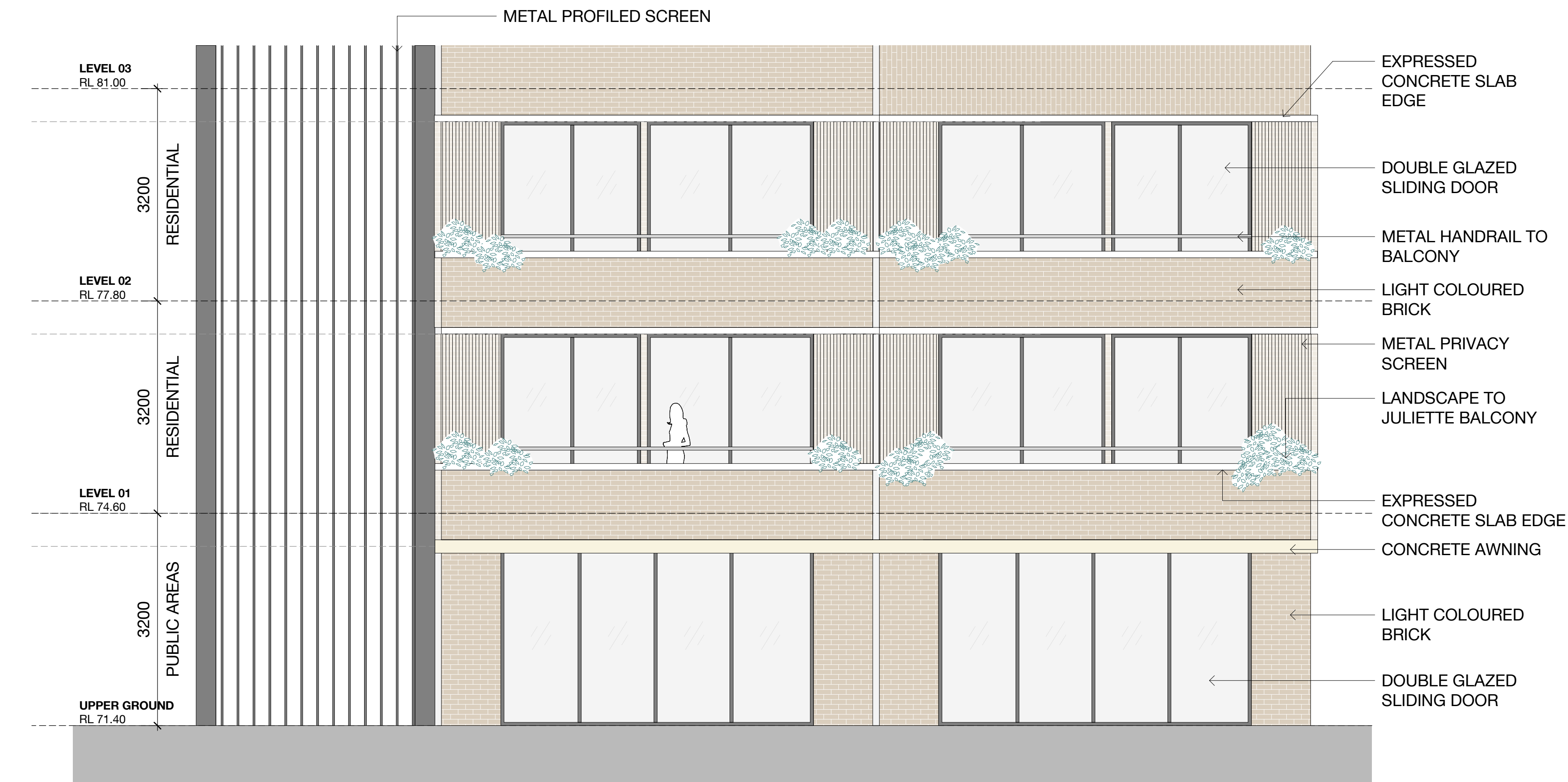
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Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:28 AM	
Drawing no.	DA11.001	Revision A

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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

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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

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DA11
FACADE TYPE 02

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Drawn	SH	Checked SH
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Plot Date	18/12/2023 8:45:36 AM	
Drawing no.		Revision

DA11.002 A

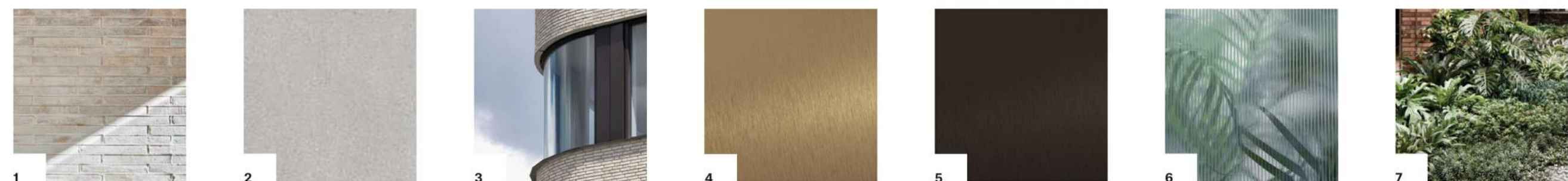
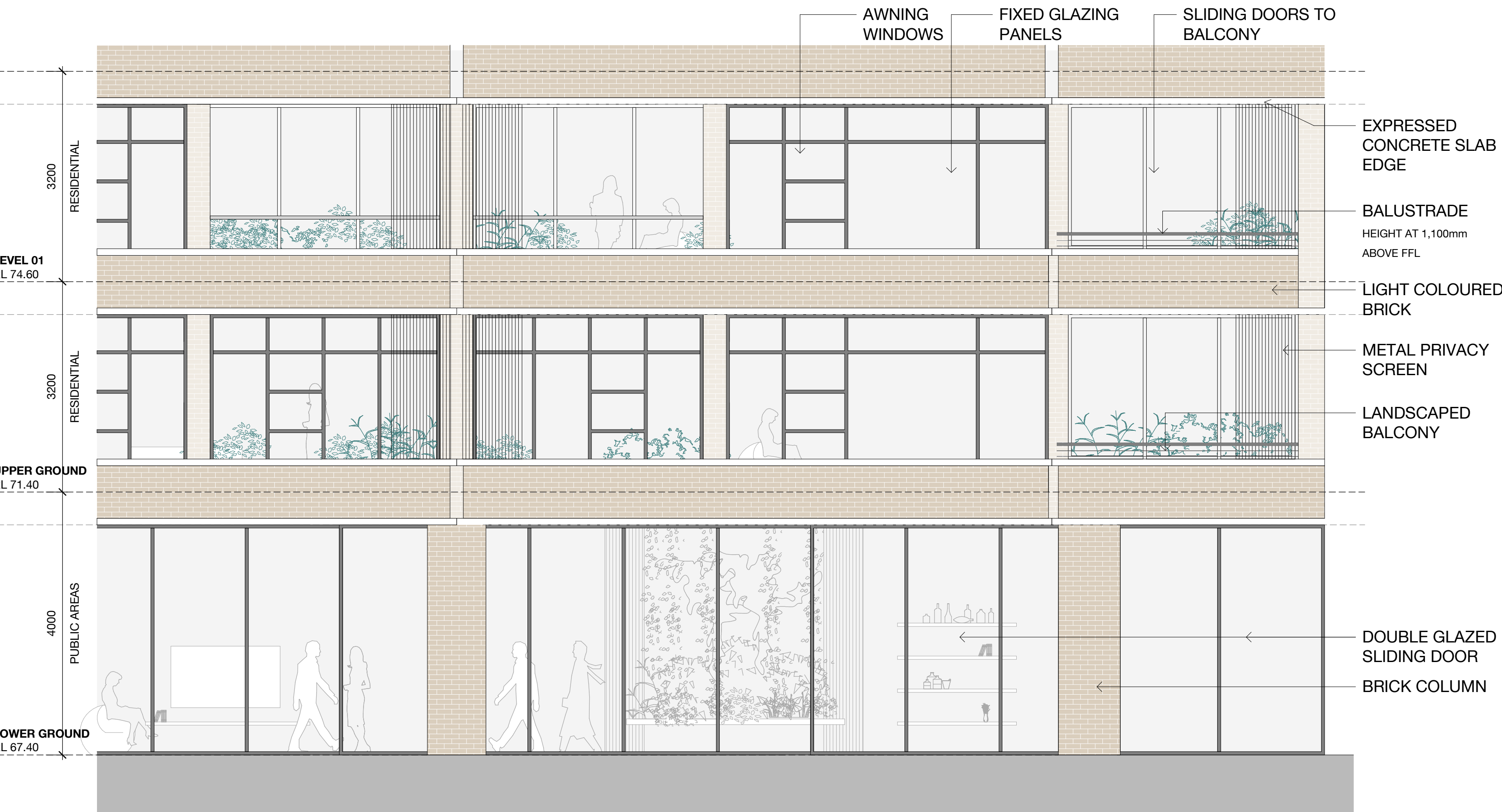
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Legend

- 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

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DA11
FACADE TYPE 03

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	

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

DA11.003 A

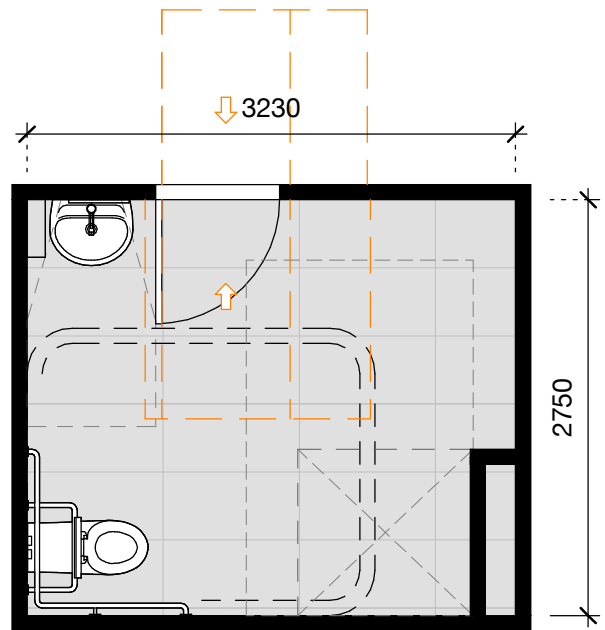
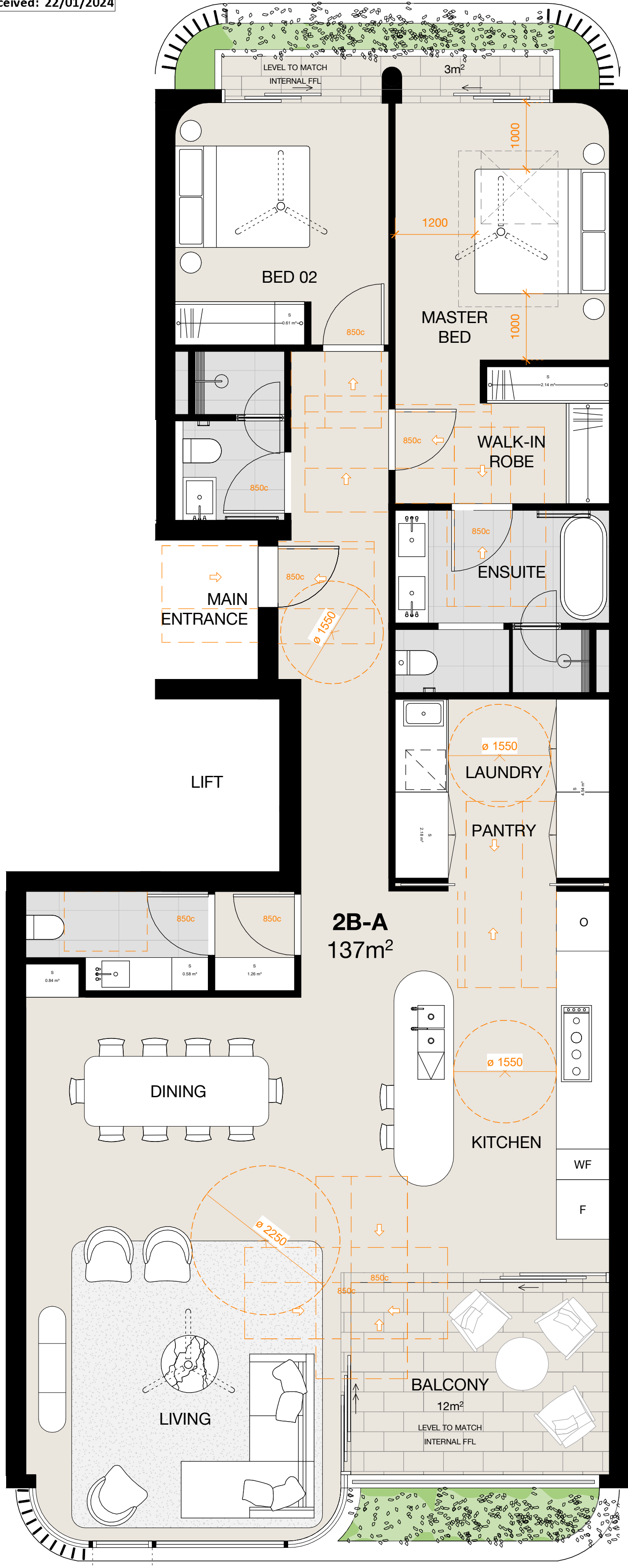
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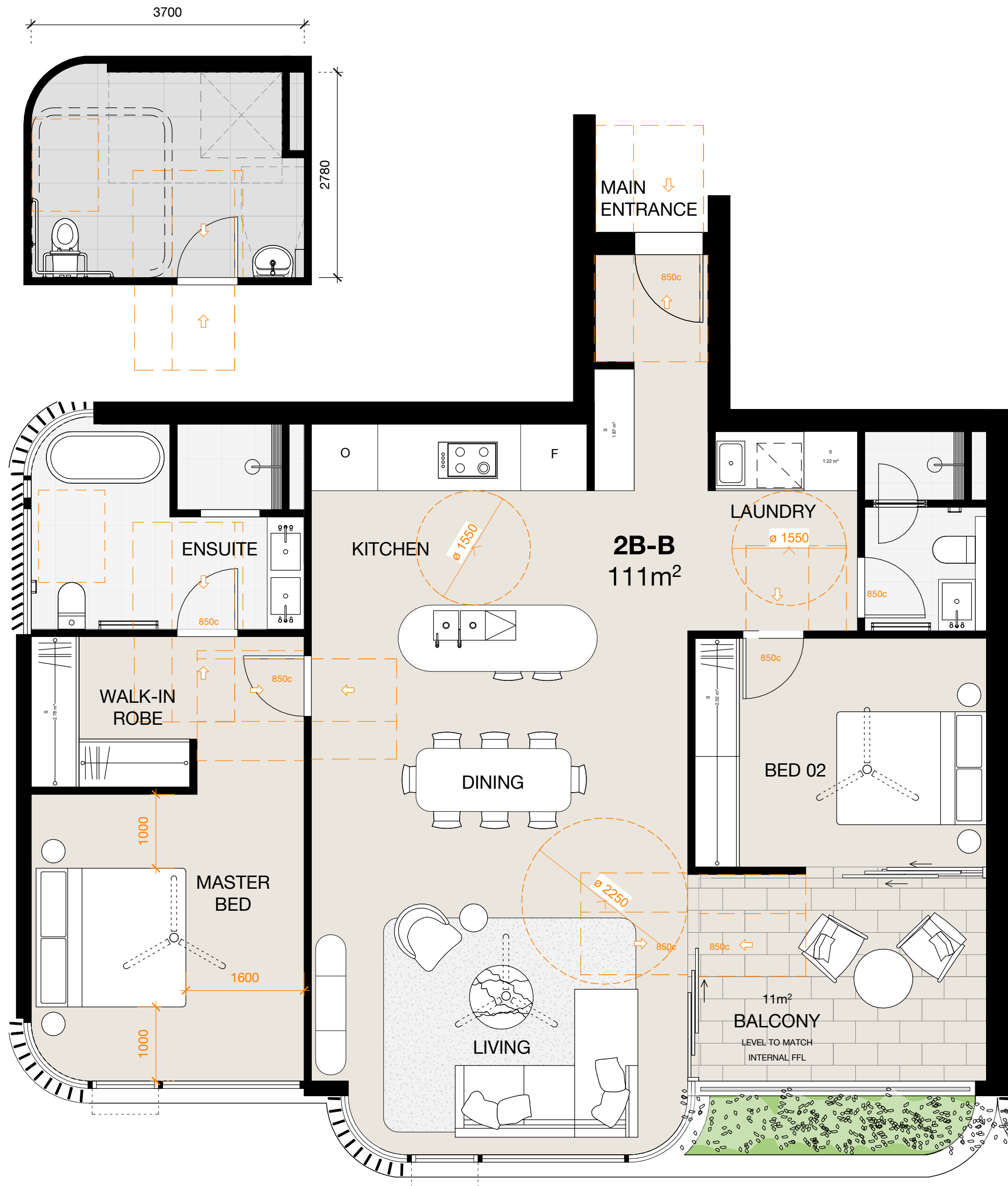
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BATESSMART



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

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APARTMENT TYPES - 2B

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1	23.11.30	ISSUE FOR INFORMATION	SH	

Scale	As indicated	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
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Drawing no.		Revision

DA13.001 A

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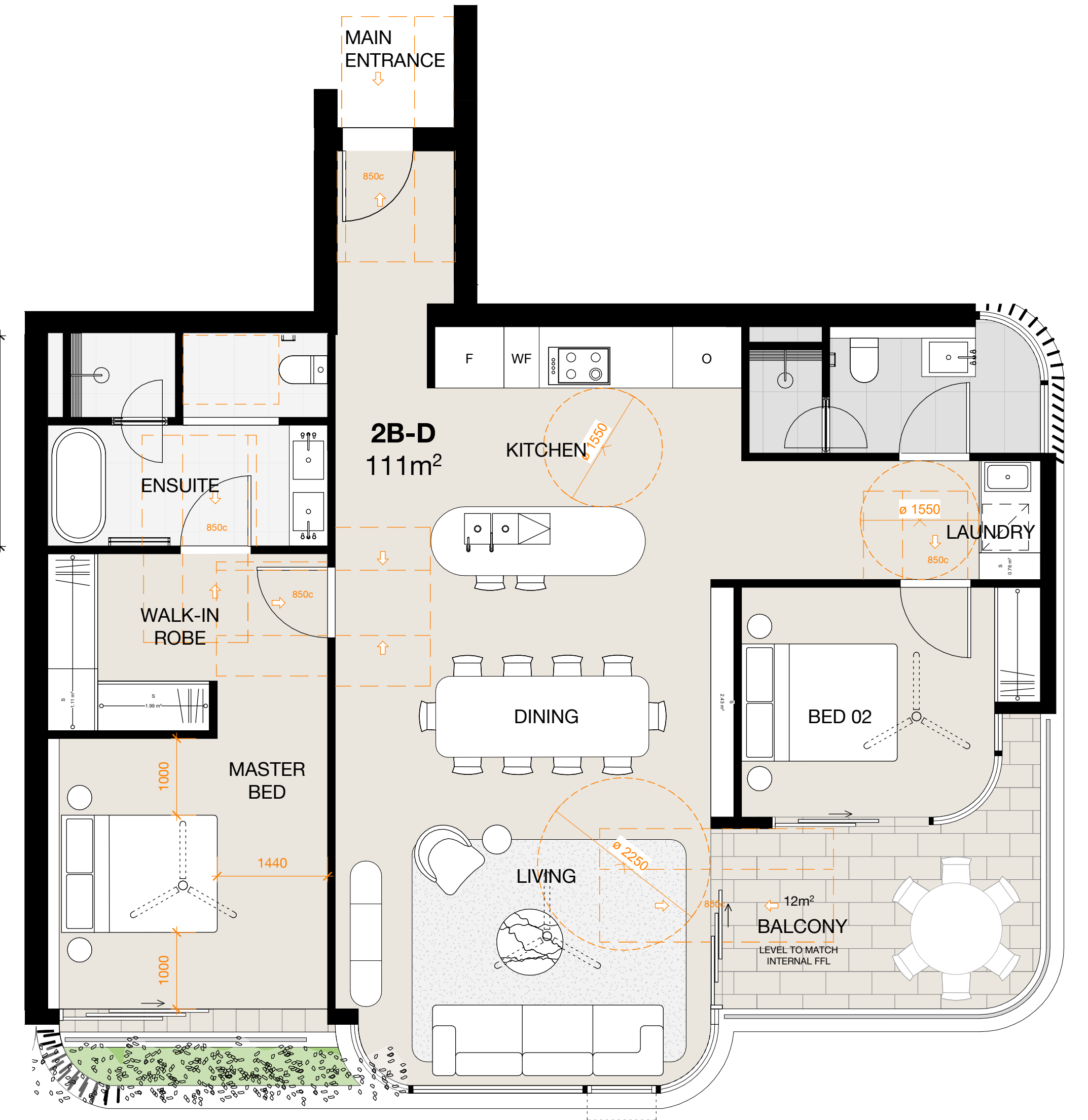
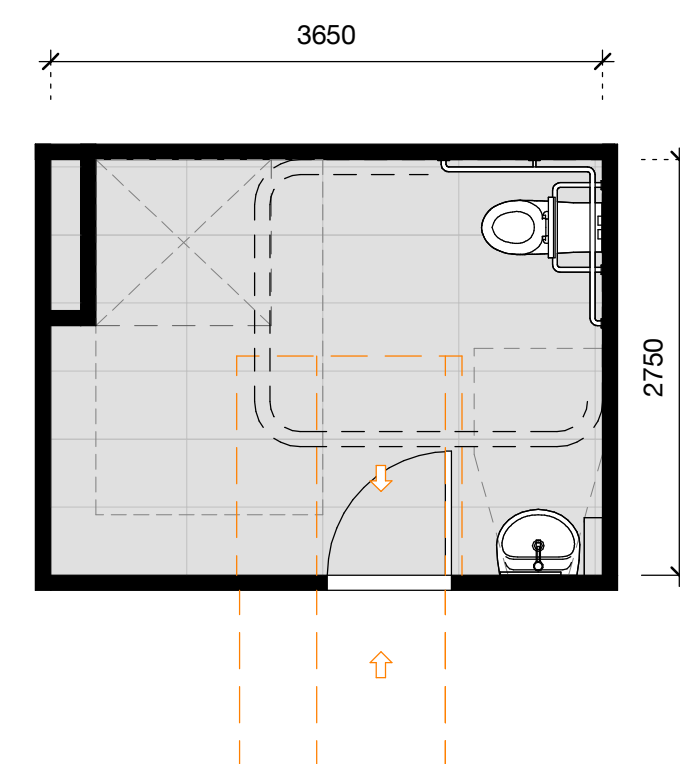
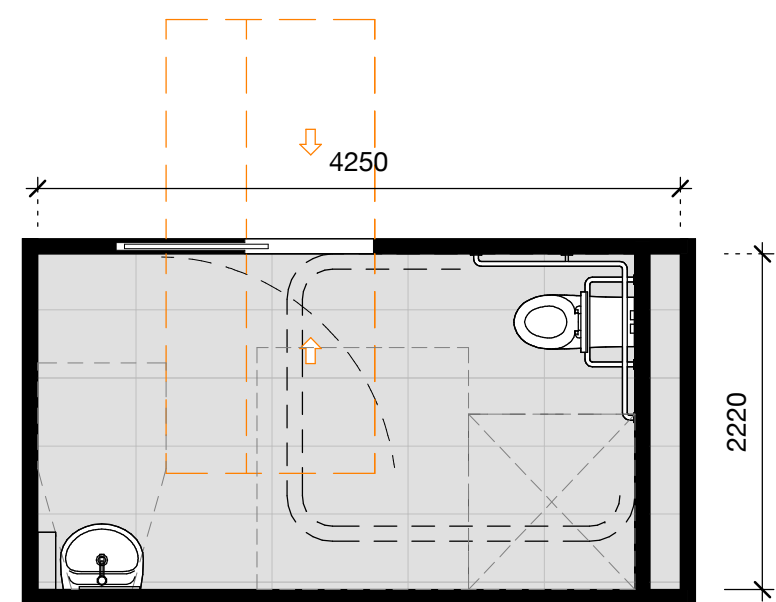


1 APT 2B-C
1 : 50

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

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APARTMENT TYPES - 2B

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Plot Date	18/12/2023 8:46:02 AM	
Drawing no.		Revision

DA13.002 A

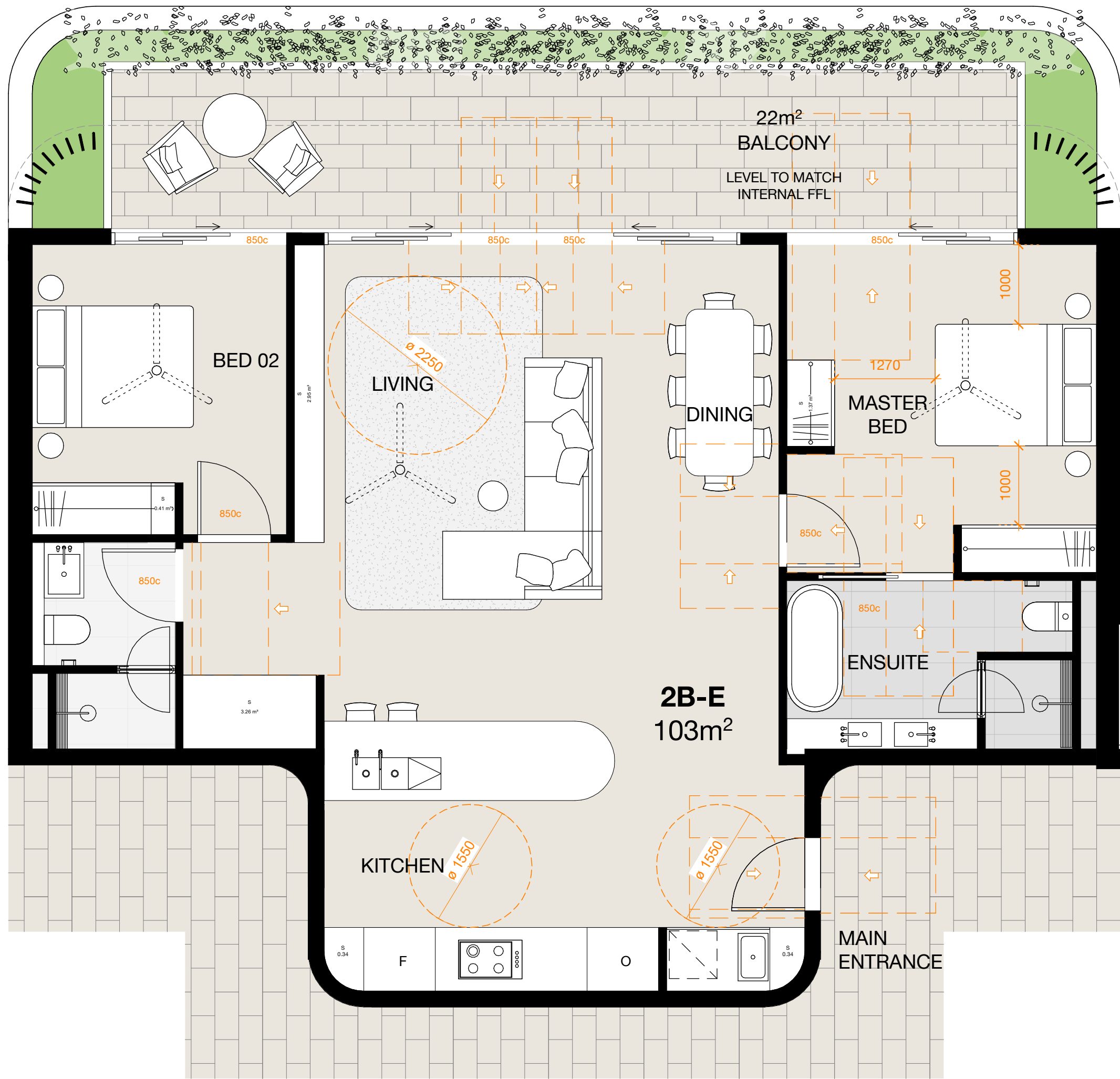
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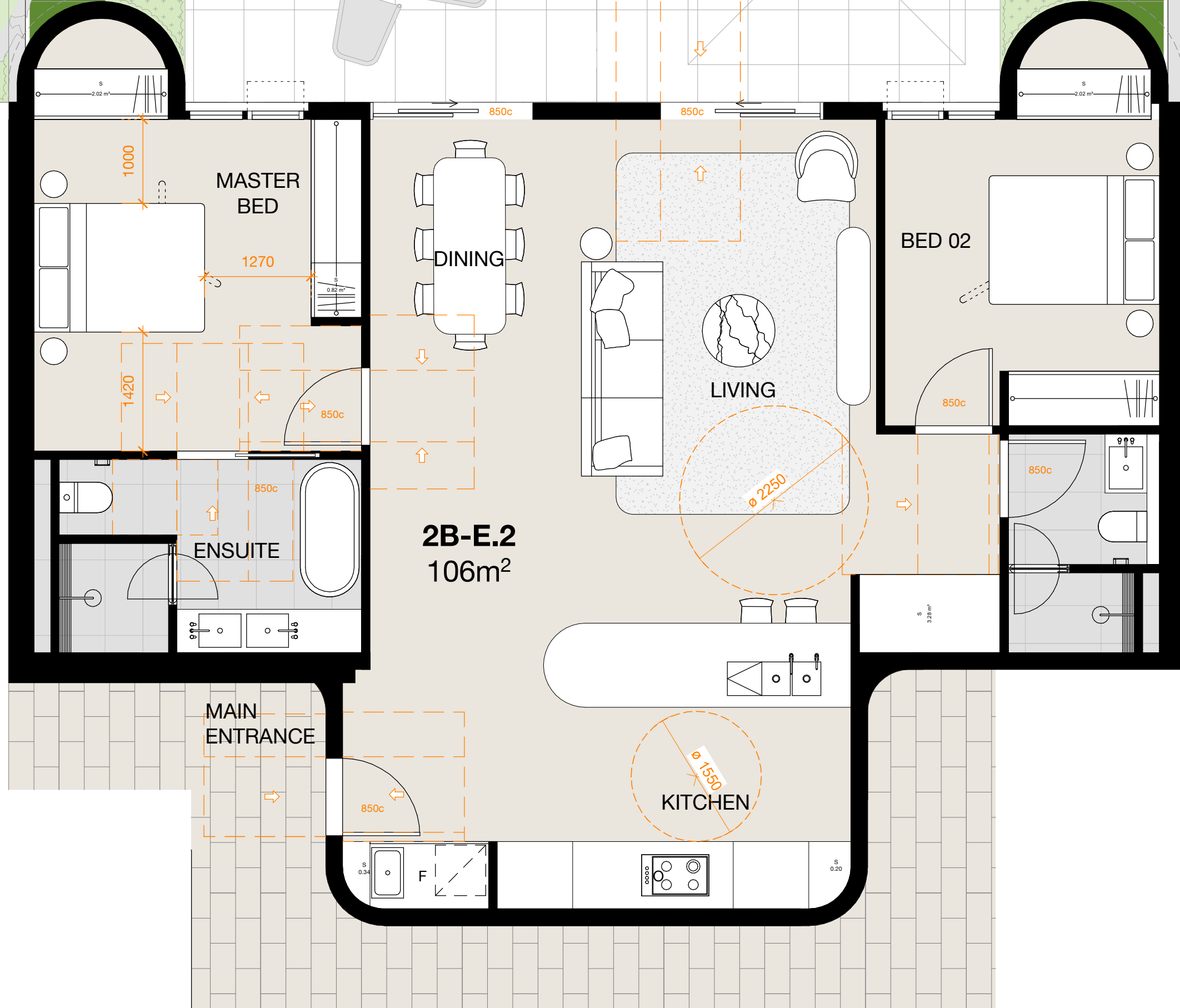
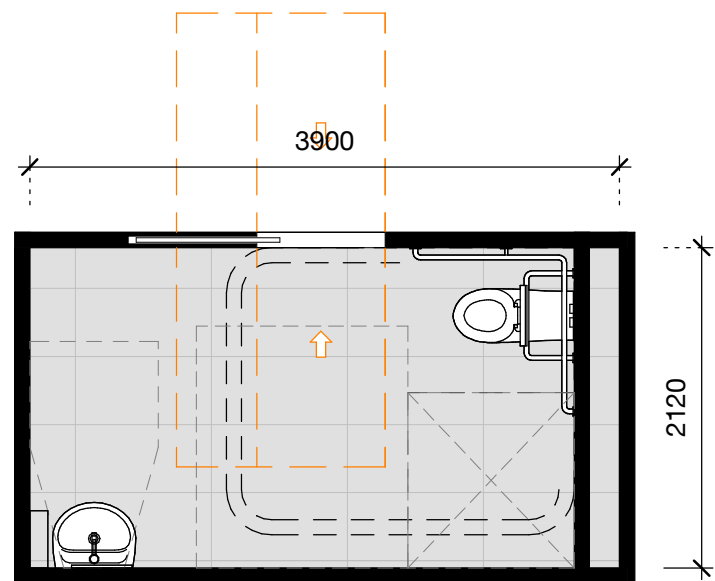
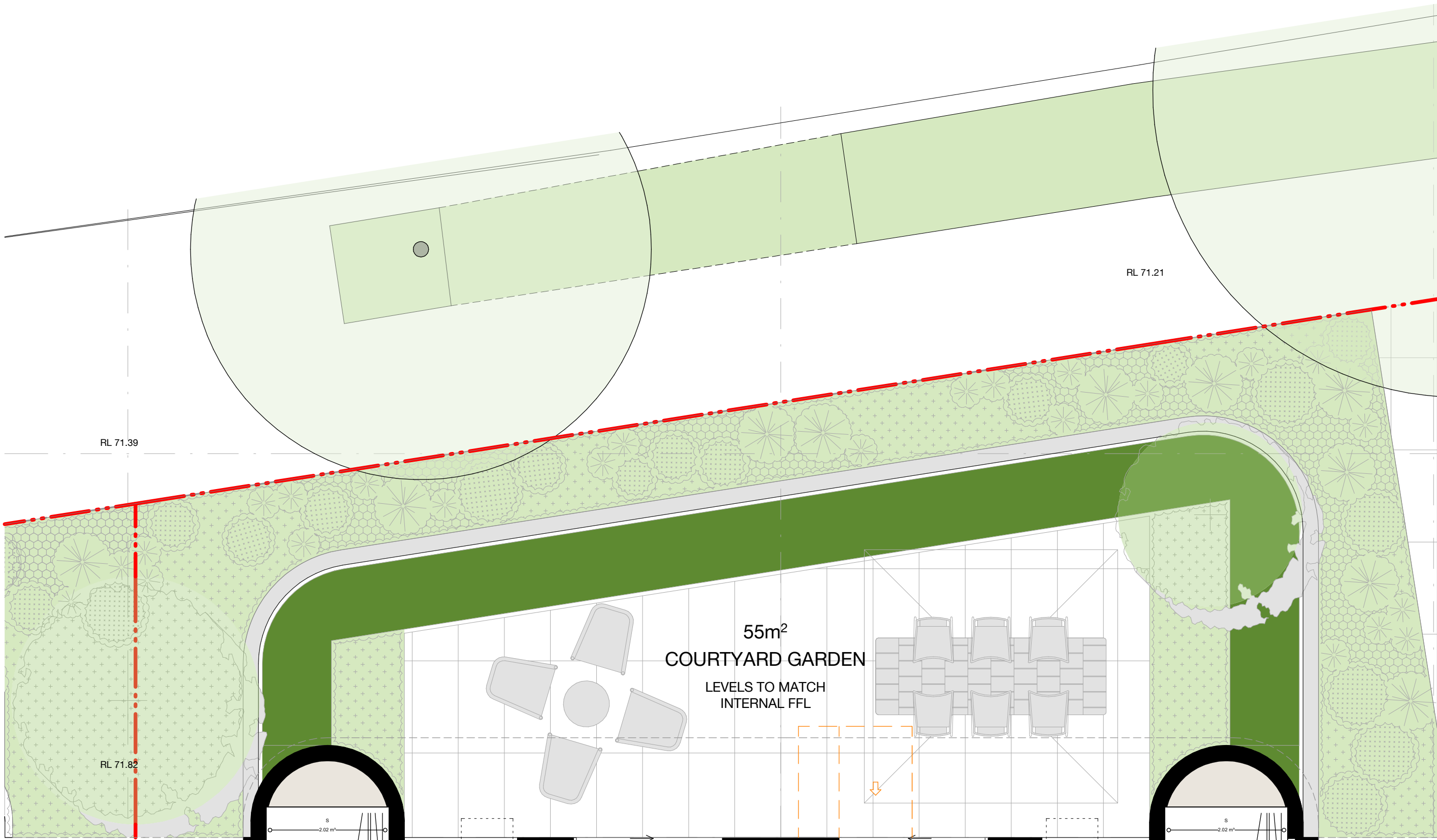
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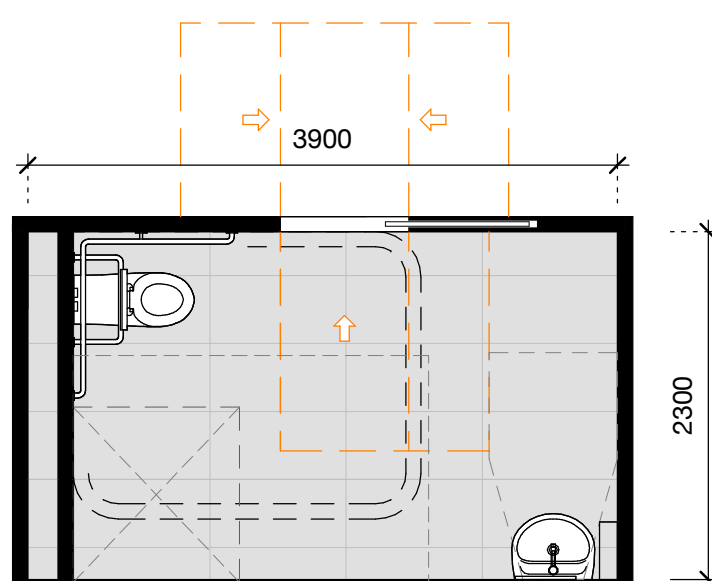
2 APT 2B-E
1:50

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

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APARTMENT TYPES - 2B

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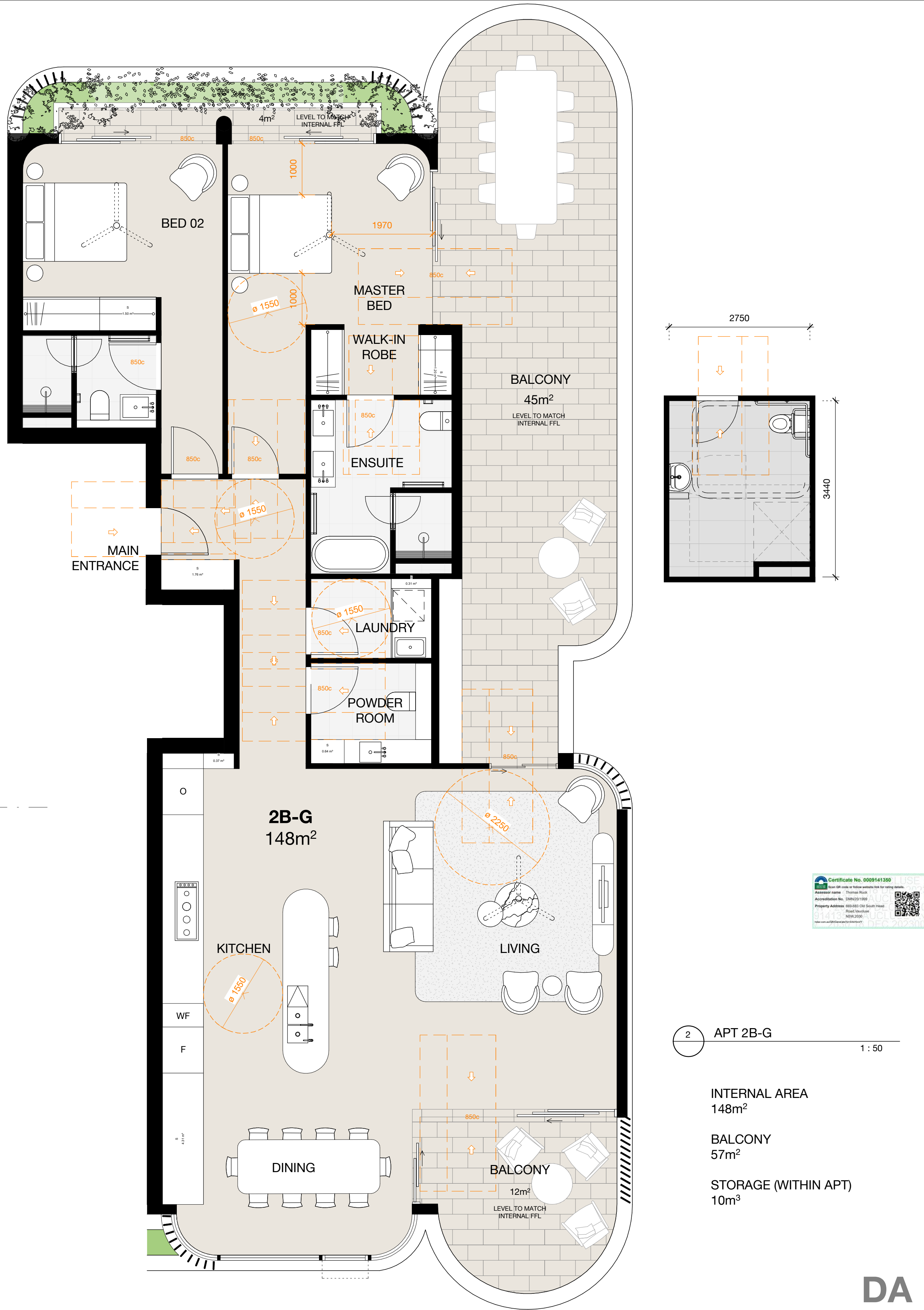
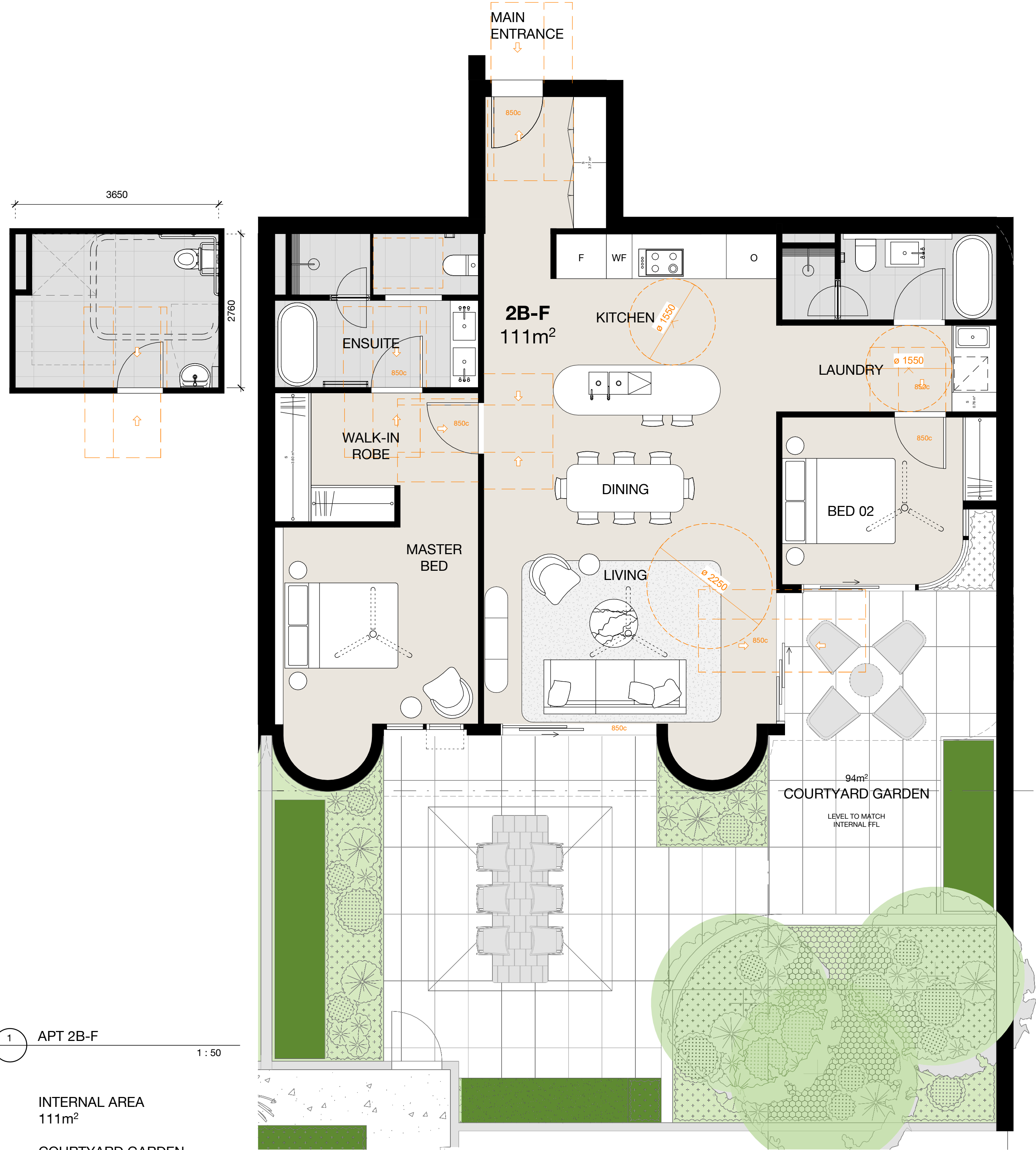
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Legend

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

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 2B

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Drawing no.		Revision

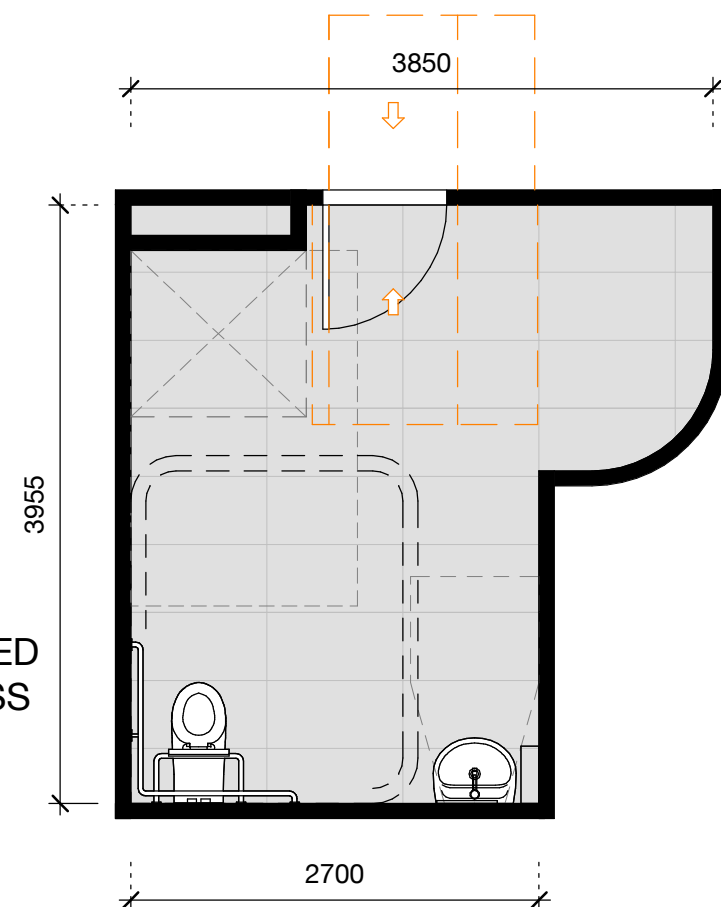
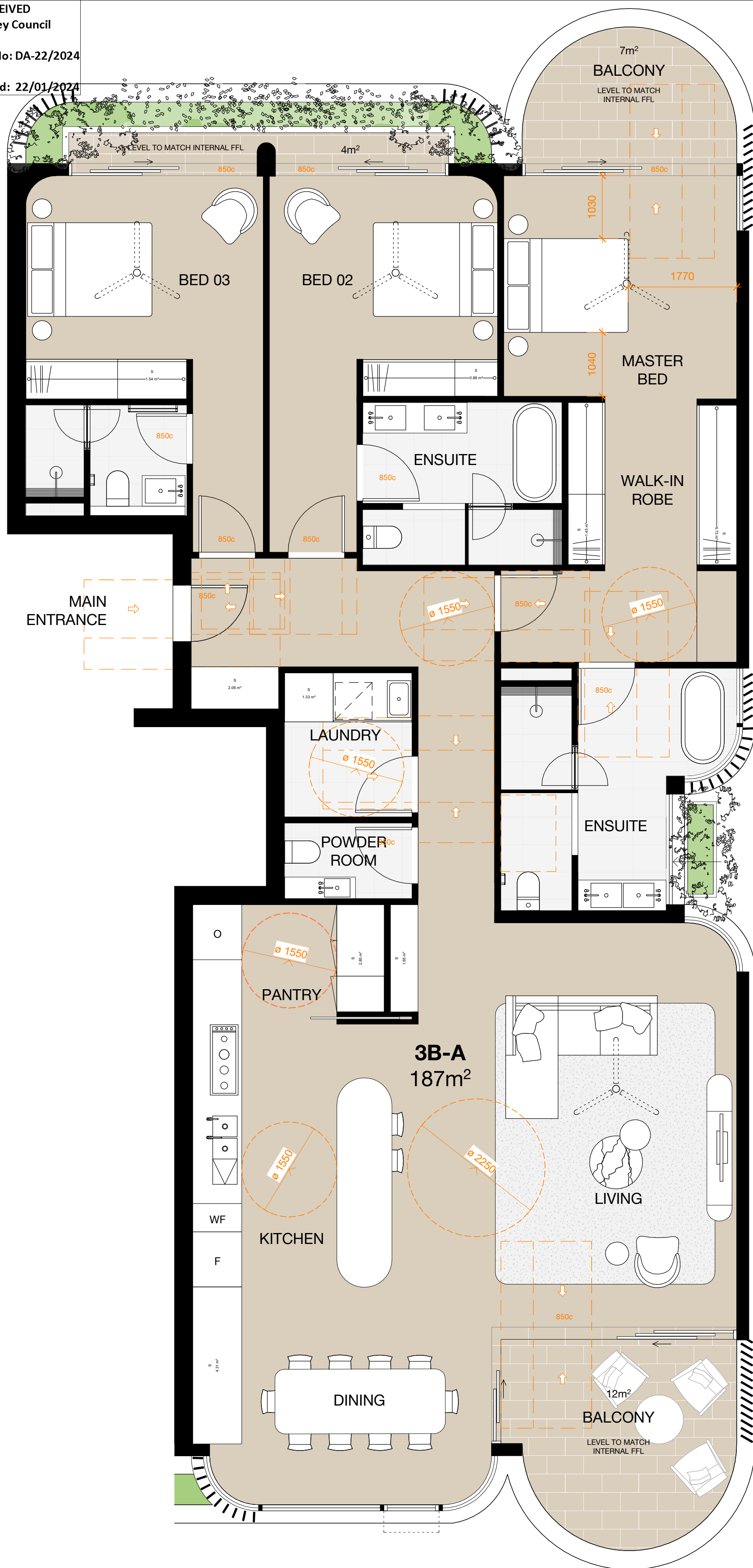
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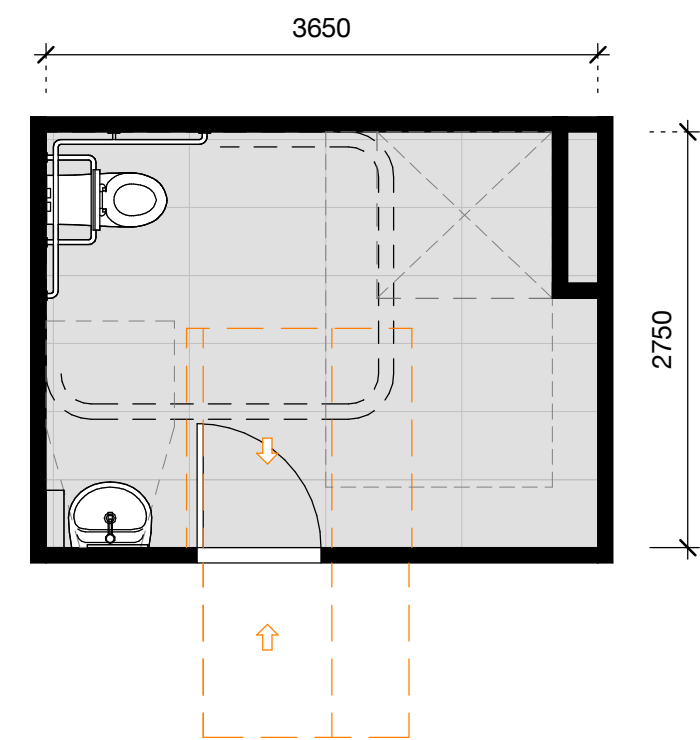
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BATESSMART™



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
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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 3B

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Scale	As indicated	@ A1
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Plot Date	18/12/2023 8:46:28 AM	
Drawing no.		Revision

DA13.005 A

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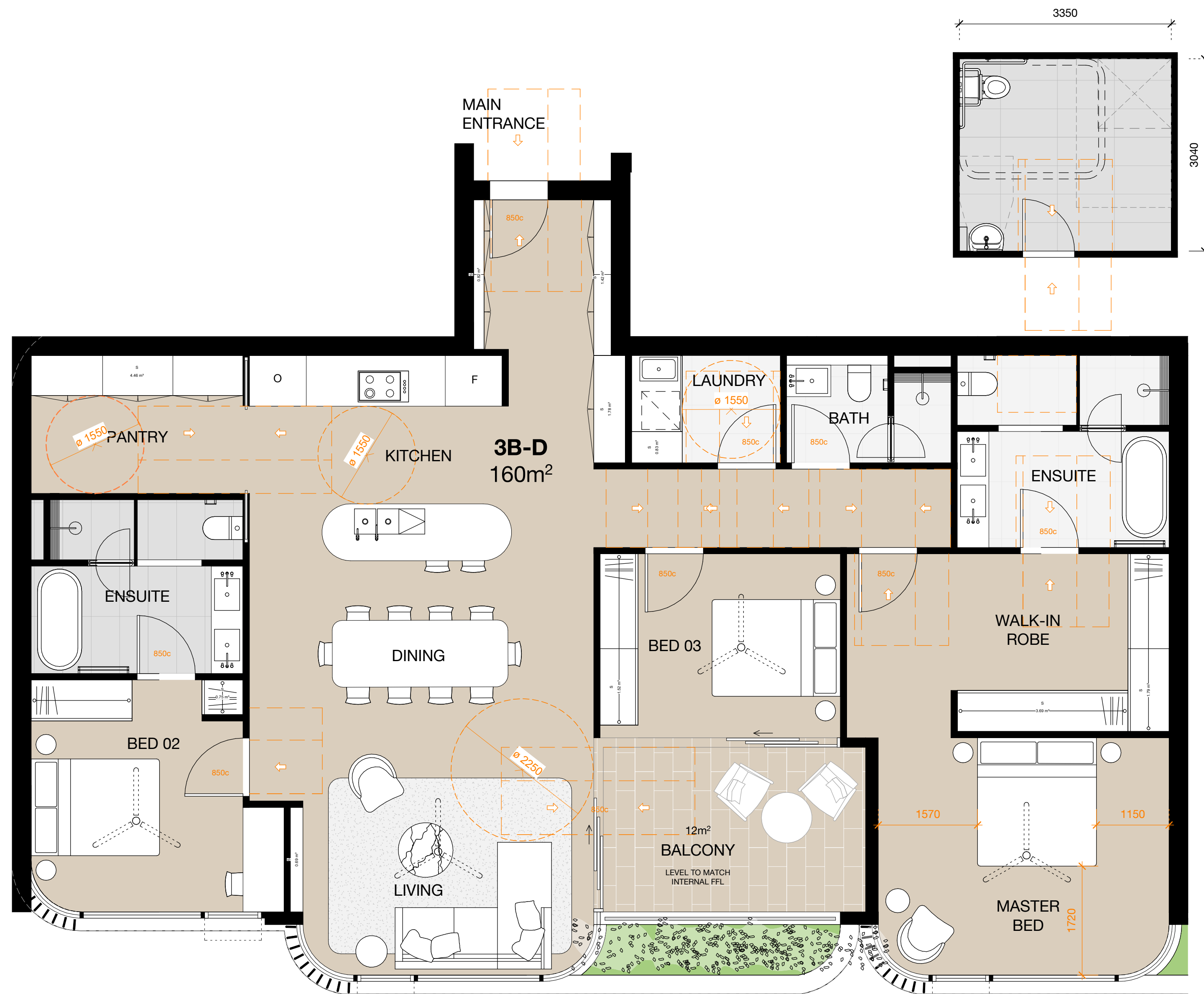
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BATESSMART



1 APT 3B-C
INTERNAL AREA
137m²
BALCONY
13m²
STORAGE (WITHIN APT)
10m³



2 APT 3B-D
INTERNAL AREA
160m²
BALCONY
12m²
STORAGE (WITHIN APT)
17m³

Legend

AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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VAUCLUSE SENIORS LIVING
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DA13
APARTMENT TYPES - 3B

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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	

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Plot Date	18/12/2023 8:46:37 AM	
Drawing no.		Revision

DA13.006 A

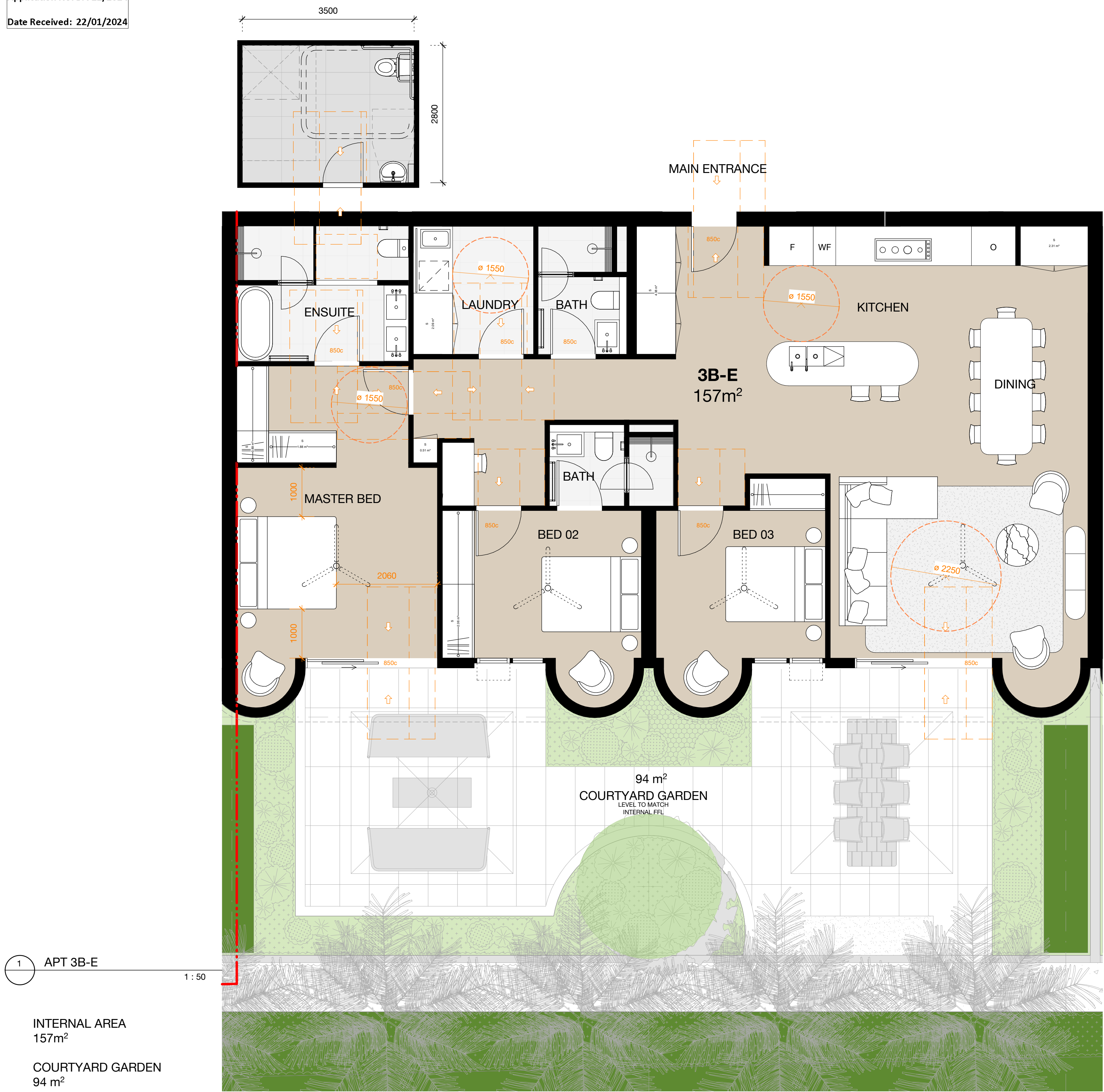
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BATESSMART



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

Legend

AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
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1	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

DA13
APARTMENT TYPES - 3B & 4B

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Drawing no.		Revision

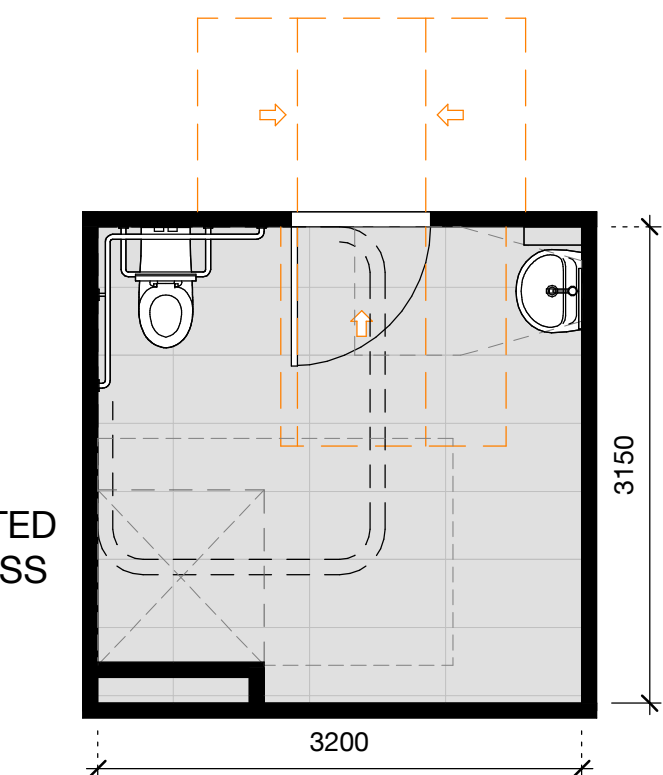
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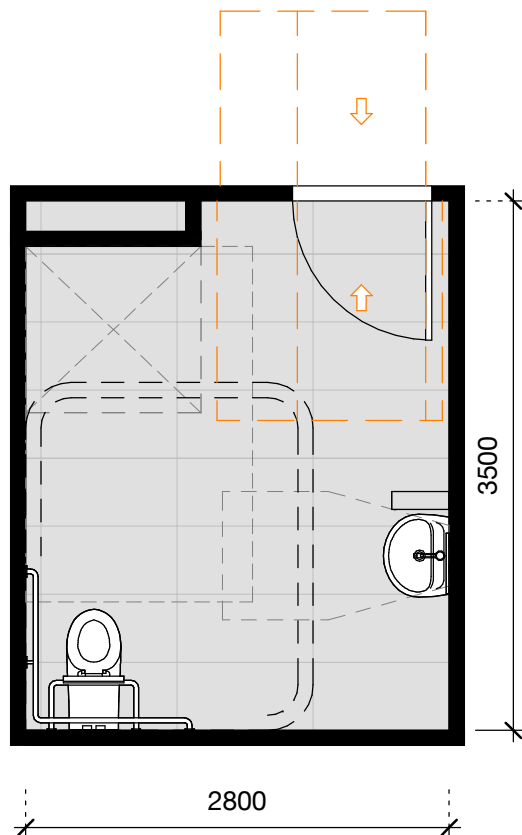
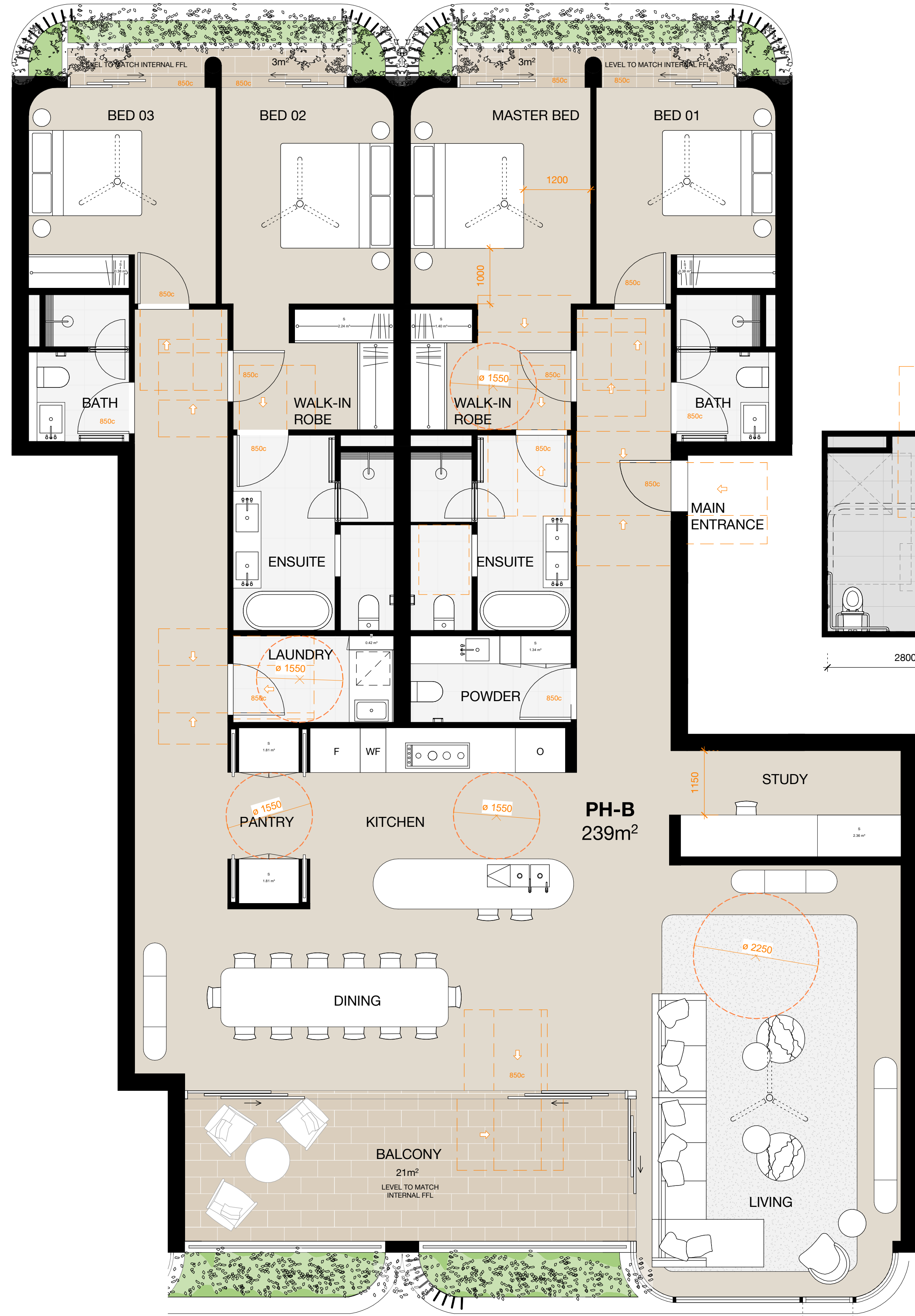
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BATESSMART



1 APT PH-A
1:50
INTERNAL AREA
219m²
BALCONY
12m²
STORAGE (WITHIN APT)
18.5m³



2 APT PH-B
1:50
INTERNAL AREA
239m²
BALCONY
21m²
STORAGE (WITHIN APT)
12m³

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
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DA13
APARTMENT TYPES -
PENTHOUSE

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Drawing no.		Revision

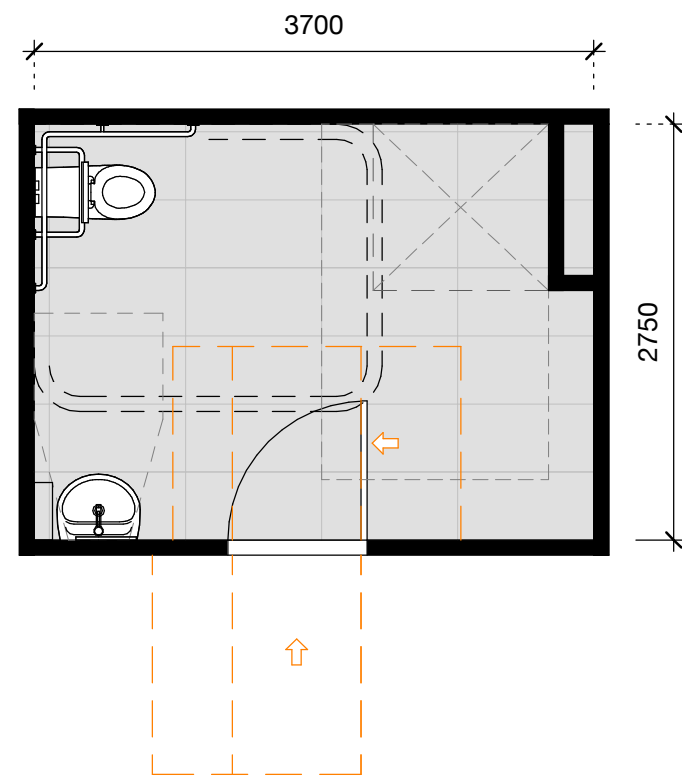
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BATESSMART



1 APT PH-C
1 : 50
INTERNAL AREA
264m²
BALCONY
19m²
STORAGE (WITHIN APT)
26m³

OSHR AT VAUCLUSE
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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES -
PENTHOUSE

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2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Legend

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

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

DA ISSUE

Scale	As indicated	@ A1
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DA13.009 A

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9 AM



10 AM



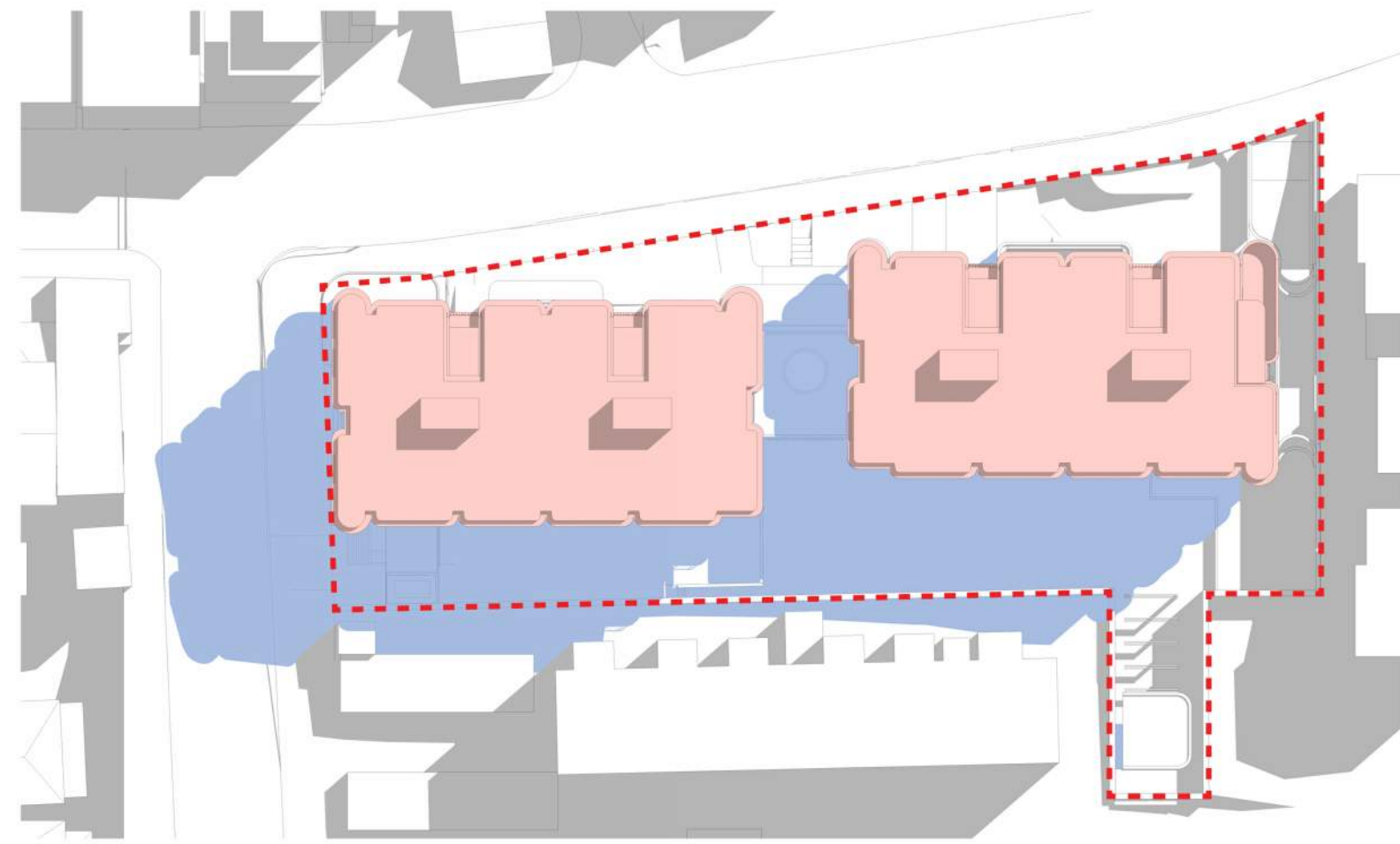
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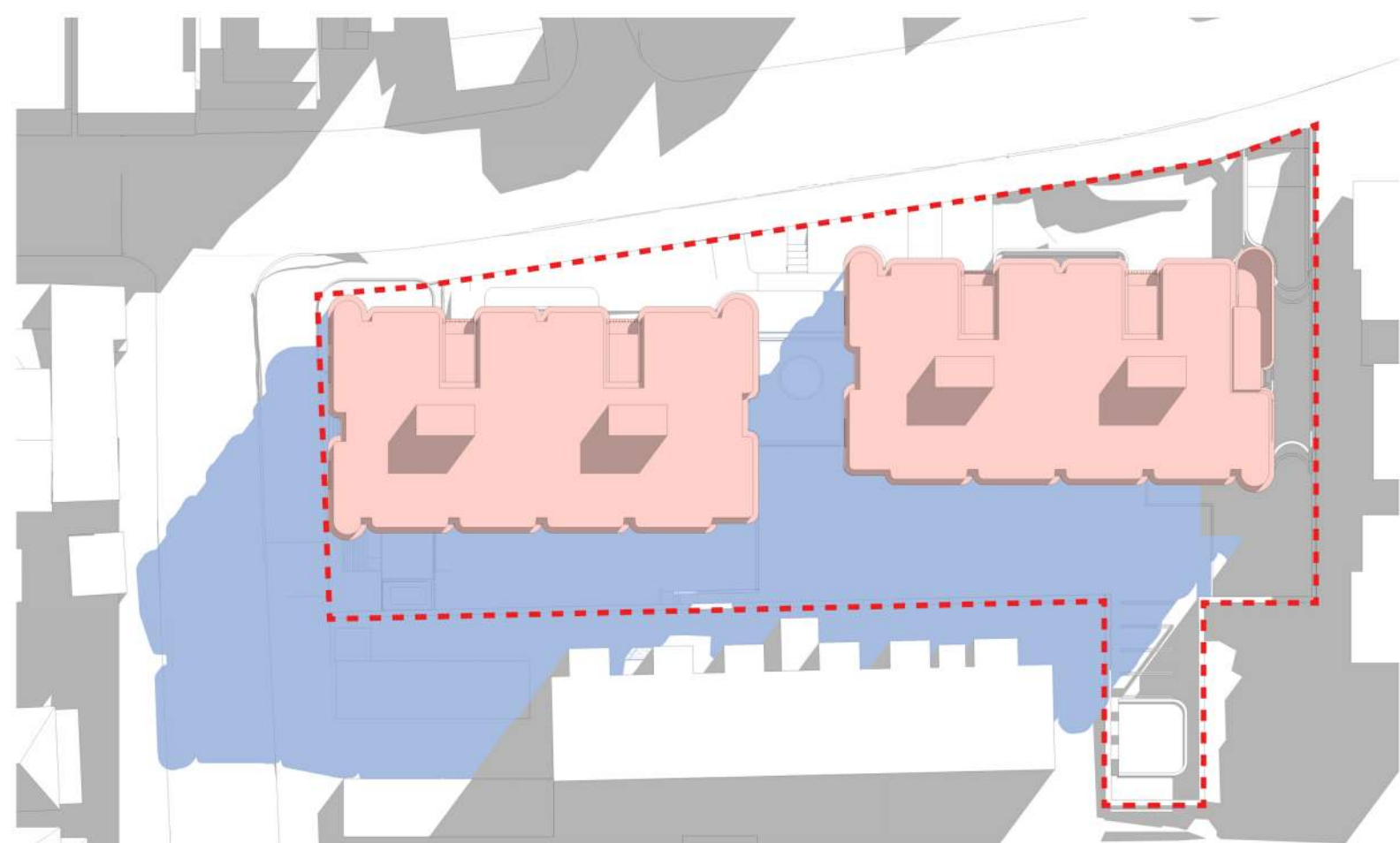
12 PM



1 PM



2 PM



3 PM

SHADOW DIAGRAMS OF WINTER SOLSTICE - 21 JUNE

DA ISSUE

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Legend

- PROPOSED DEVELOPMENT
- SHADOW BY SURROUNDING CONTEXT
- SHADOW BY PROPOSAL

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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA21
SHADOW DIAGRAMS - PLAN

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

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DA21.001 A

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9 AM



10 AM



11 AM



12 PM



1 PM



2 PM



3 PM

SHADOW DIAGRAMS OF WINTER SOLSTICE - 21 JUNE

DA ISSUE

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- PROPOSED DEVELOPMENT
- SHADOW BY SURROUNDING CONTEXT
- SHADOW BY PROPOSAL

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DA21
SHADOW DIAGRAM -
PERSPECTIVE

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1	23.11.30	ISSUE FOR INFORMATION	SH	

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Drawing no.		Revision

DA21.002 A

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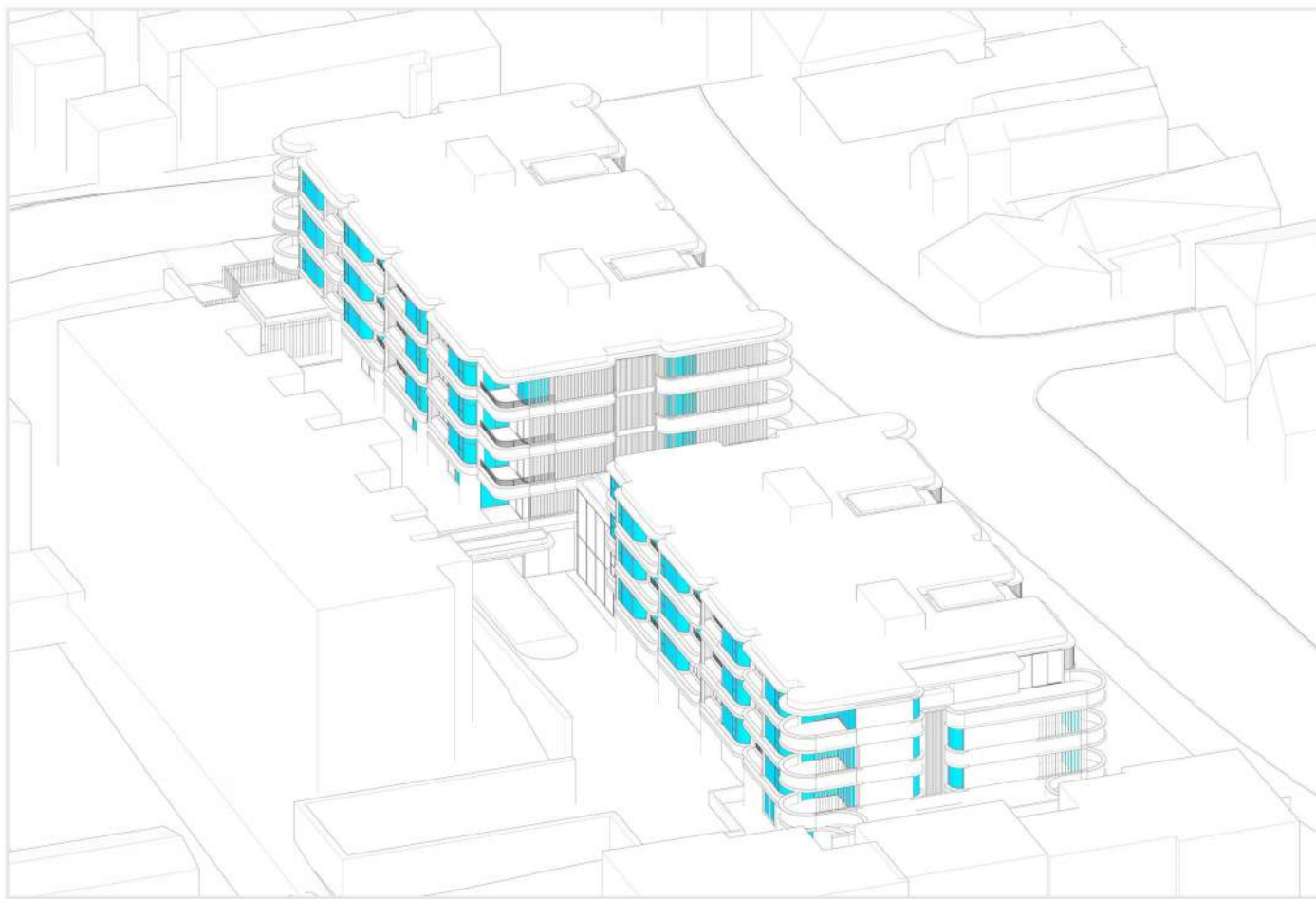
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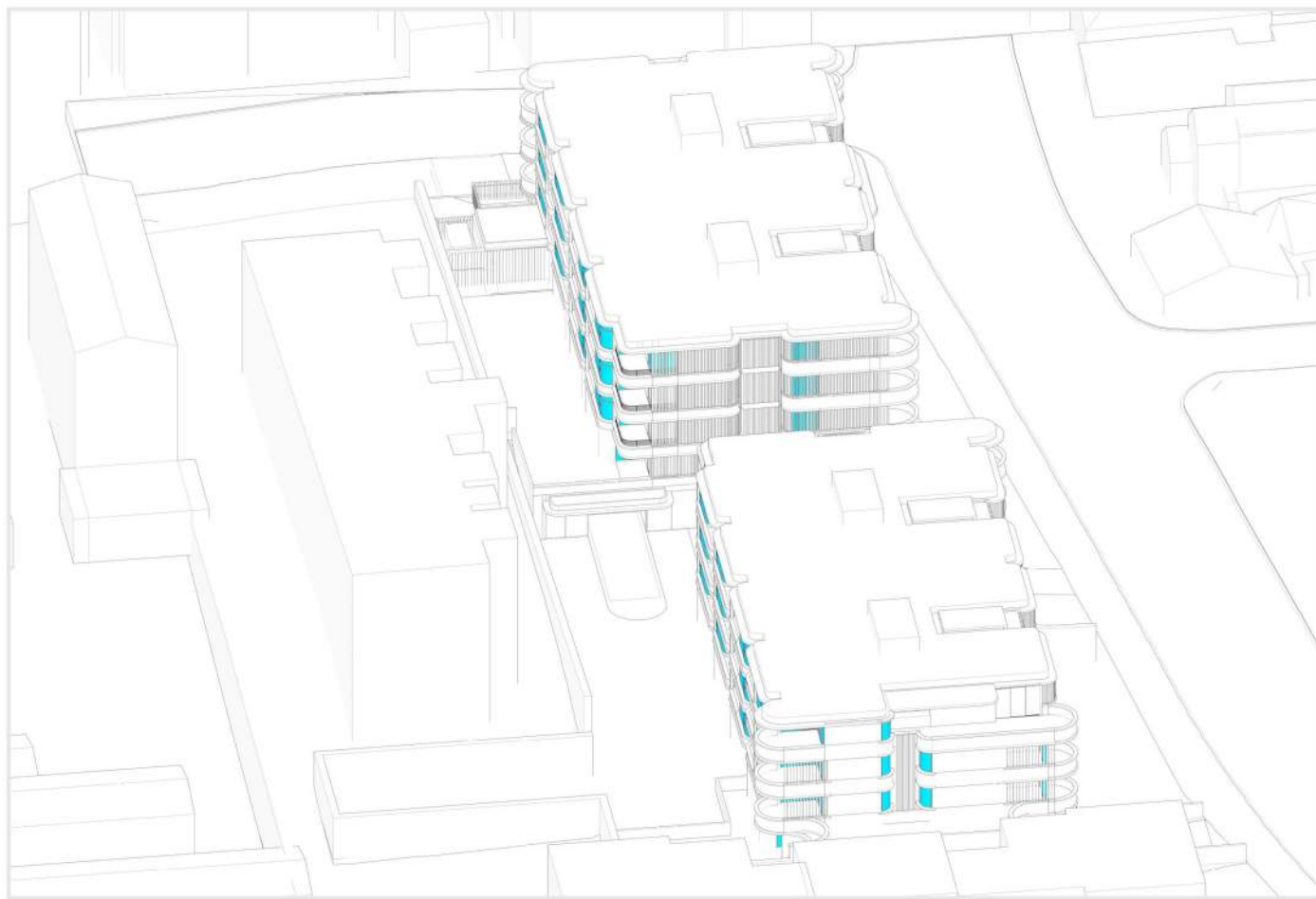
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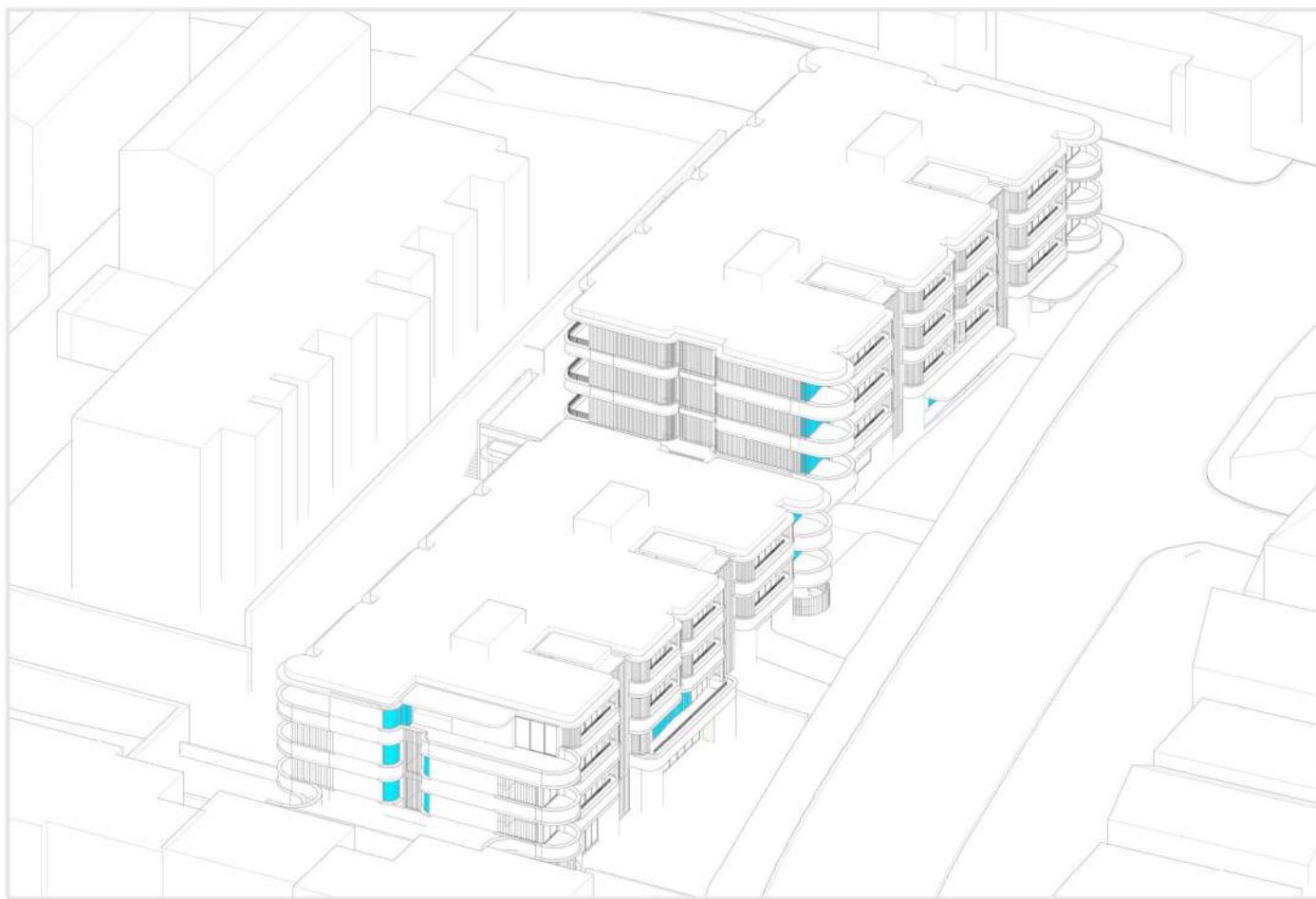
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SHADOW DIAGRAMS OF WINTER SOLSTICE - 21 JUNE

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LIVING ROOM GLAZING

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DA21
SUN EYE DIAGRAM

A	23.12.15	ISSUE FOR DA	SH	
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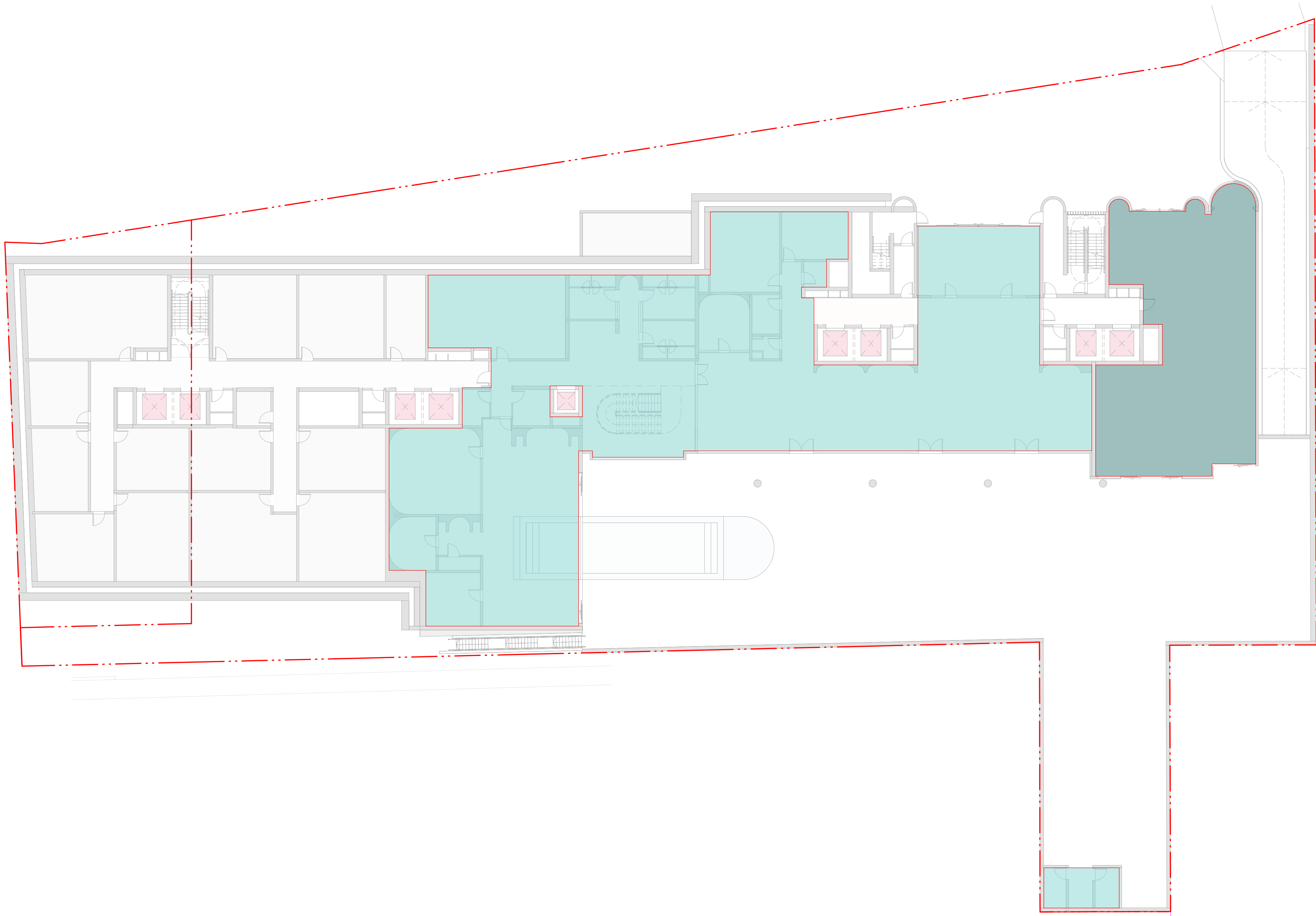
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BATESSMART™



LOWER GROUND

671-683 OLD SOUTH HEAD ROAD
PUBLIC AREAS
924 SQM

RESIDENTIAL
235 SQM

DA ISSUE

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VAUCLUSE SENIORS LIVING
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DA22
AREA PLAN - LOWER GROUND



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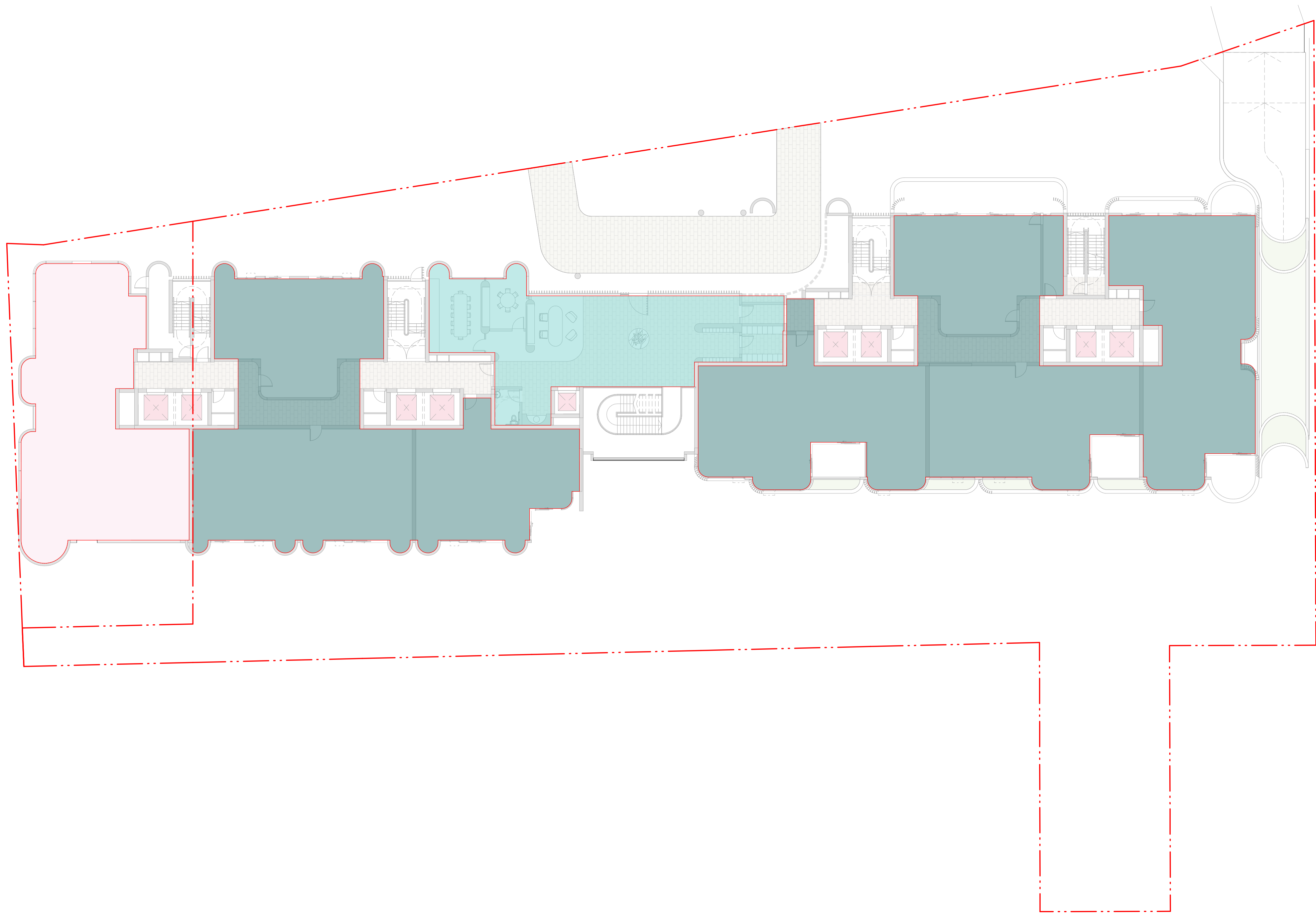
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BATESSMART™



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

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DA22
AREA PLAN - UPPER GROUND



A	23.12.15	ISSUE FOR DA	SH	
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Plot Date	18/12/2023 8:47:46 AM	
Drawing no.		Revision

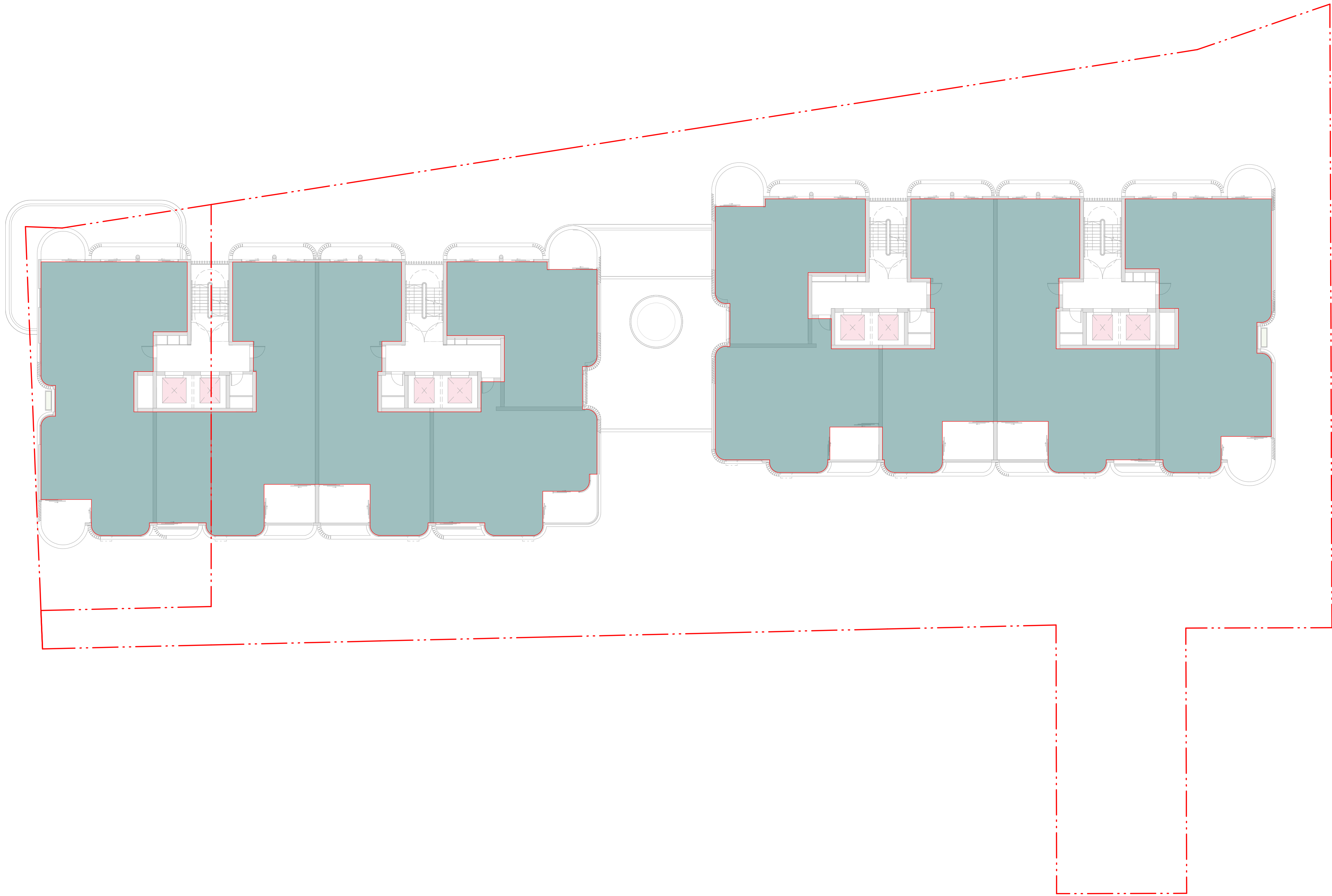
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BATESSMART™



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

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HOLDINGS PTY LTD

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DA22
AREA PLAN - LEVEL 01



A	23.12.15	ISSUE FOR DA	SH	
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1	23.11.30	ISSUE FOR INFORMATION	SH	
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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:47:53 AM	
Drawing no.		Revision

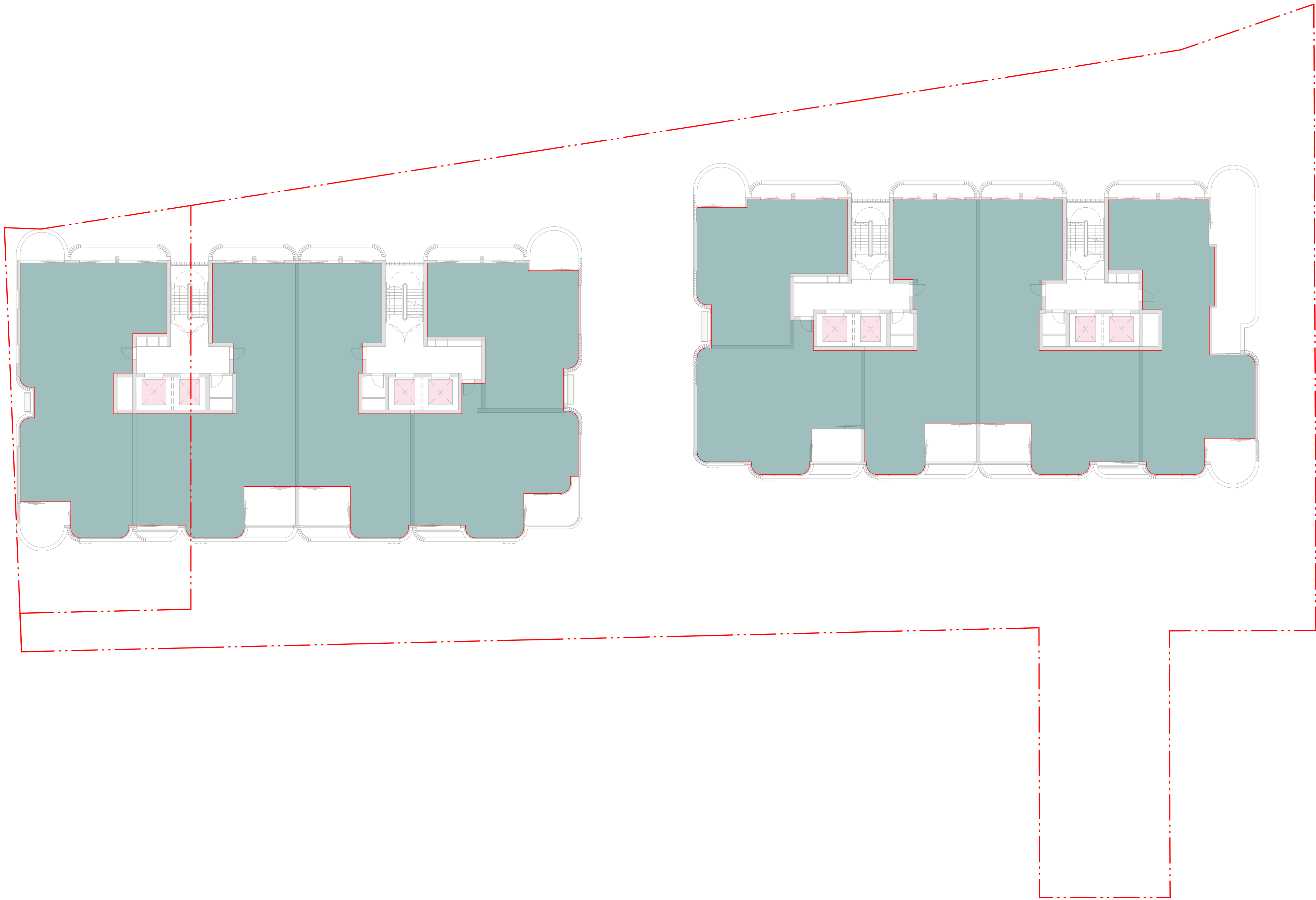
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BATESSMART™



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

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HOLDINGS PTY LTD

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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

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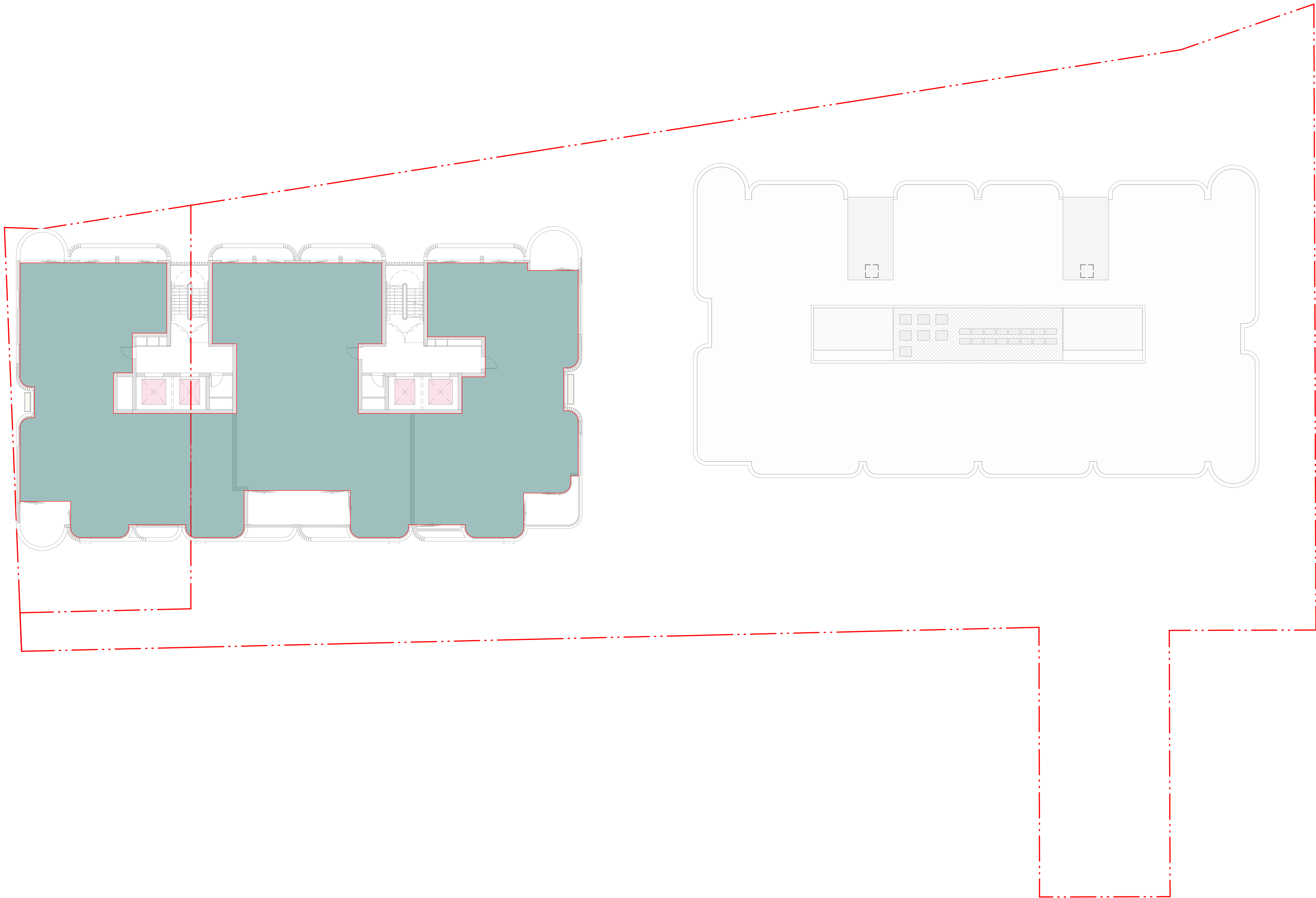
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Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:48:00 AM	
Drawing no.	DA22.004	Revision A

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Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
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LEVEL 03

669 OLD SOUTH HEAD ROAD
RESIDENTIAL
229 SQM

671-683 OLD SOUTH HEAD ROAD
RESIDENTIAL
495 SQM

TOTAL
724 SQM

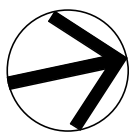
DA ISSUE

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OSHR AT VAUCLUSE
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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.

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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

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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

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VAUCLUSE SENIORS LIVING
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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.
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Scale	@ A1			
Drawn	SH	Checked	SH	
Project no.	S12551			
Status	DEVELOPMENT APPLICATION			
Plot Date	18/12/2023 8:41:58 AM			
Drawing no.	DA41.001	Revision	A	

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