

DA ISSUE ONLY

SENIORS HOUSING DEVELOPMENT

Lots 150, 151, 152 & 153 in DP 243997

3 Cooke Ave & 1, 3 & 5 Deegan Dr. Alstonville NSW 2477



CORNER COOKE AVENUE & BROWN AVENUE



DEEGAN DRIVE

DRAWING SCHEDULE:

ARCHITECTURAL				SURVEY			
COVER PAGE	Type	Sheet No.	Rev	DETAIL SURVEY	Type	Sheet No.	Rev
	A	01 of 18	A	DETAIL SURVEY	S	1 of 4	2
BLOCK ANALYSIS PLAN	A	02 of 18	A	DETAIL SURVEY	S	2 of 4	2
SITE ANALYSIS PLAN	A	03 of 18	A	DETAIL SURVEY	S	3 of 4	2
DEMOLITION PLAN	A	04 of 18	A	DETAIL SURVEY	S	4 of 4	2
DEVELOPMENT DATA	A	05 of 18	A	CIVIL / STORMWATER			
SITE & GROUND FLOOR PLAN	A	06 of 18	A	SPECIFICATION SHEET	Type	Sheet No.	Rev
FIRST FLOOR PLAN	A	07 of 18	A	SITE DRAINAGE PLAN	SW	1 of 7	C
ROOF PLAN	A	08 of 18	A	DRAINAGE PLAN - SHEET 1	SW	2 of 7	C
ELEVATIONS	A	09 of 18	A	DRAINAGE PLAN - SHEET 2	SW	3 of 7	C
ELEVATIONS	A	10 of 18	A	OSD SECTION AND STORMWATER DETAILS	SW	4 of 7	C
SECTIONS	A	11 of 18	A	STORMWATER DETAILS	SW	5 of 7	C
SHADOW DIAGRAMS - JUNE 21st 9am	A	12 of 18	A	SEDIMENT CONTROL PLAN	SW	6 of 7	C
SHADOW DIAGRAMS - JUNE 21st 12pm	A	13 of 18	A	CUT AND FILL PLAN	SW	7 of 7	C
SHADOW DIAGRAMS - JUNE 21st 3pm	A	14 of 18	A		C	1 of 1	C
VIEW FROM SUN DIAGRAMS	A	15 of 18	A	HYDRAULIC			
VIEW FROM SUN DIAGRAMS	A	16 of 18	A	LEGENDS & NOTES	Type	Sheet No.	Rev
PERSPECTIVES	A	17 of 18	A	SITE/GROUND FLOOR PLAN	H	1 of 4	D
PERSPECTIVES	A	18 of 18	A	FIRST FLOOR PLAN	H	2 of 4	D
				ROOF PLAN	H	3 of 4	D
					H	4 of 4	D
				LANDSCAPE			
				LANDSCAPE PLAN	Type	Sheet No.	Rev
				LANDSCAPE PLAN	L	1 of 2	B
					L	2 of 2	B

LOCATION PLAN:



0 5 10 20 40MM

SCALE FOR PRINTING

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EXISTING 1 STOREY MULTI UNIT DEVELOPMENT.



EXISTING 1 STOREY MULTI UNIT DEVELOPMENT.



EXISTING 2 STOREY MULTI UNIT DEVELOPMENT.



EXISTING SPORTING COMPLEX.



PROPOSED DEVELOPMENT OWNED BY DEPARTMENT OF HOUSING



EXISTING 2 STOREY BUILDING.

TYPICAL LOT DEVELOPMENT



EXISTING 2 STOREY BUILDING.



LEGEND: BLOCK PLAN

- PROPOSED DEVELOPMENT OWNED BY NSW LAND & HOUSING CORPORATION
- BOUNDARY LINE TO LOTS OWNED BY OTHERS

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



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
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NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068



REV	DATE	NOTATION/AMENDMENT
A	25/08/2023	DATE OF ISSUE
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Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
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Alstonville NSW 2477

TITLE:
BLOCK ANALYSIS PLAN

FILE: CAD File: S:\Data\3\2022\2022-034 LAHC SL 3-5
Deegan Dr Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.ppt

PLOTTED: 18/09/2023
3:55 PM

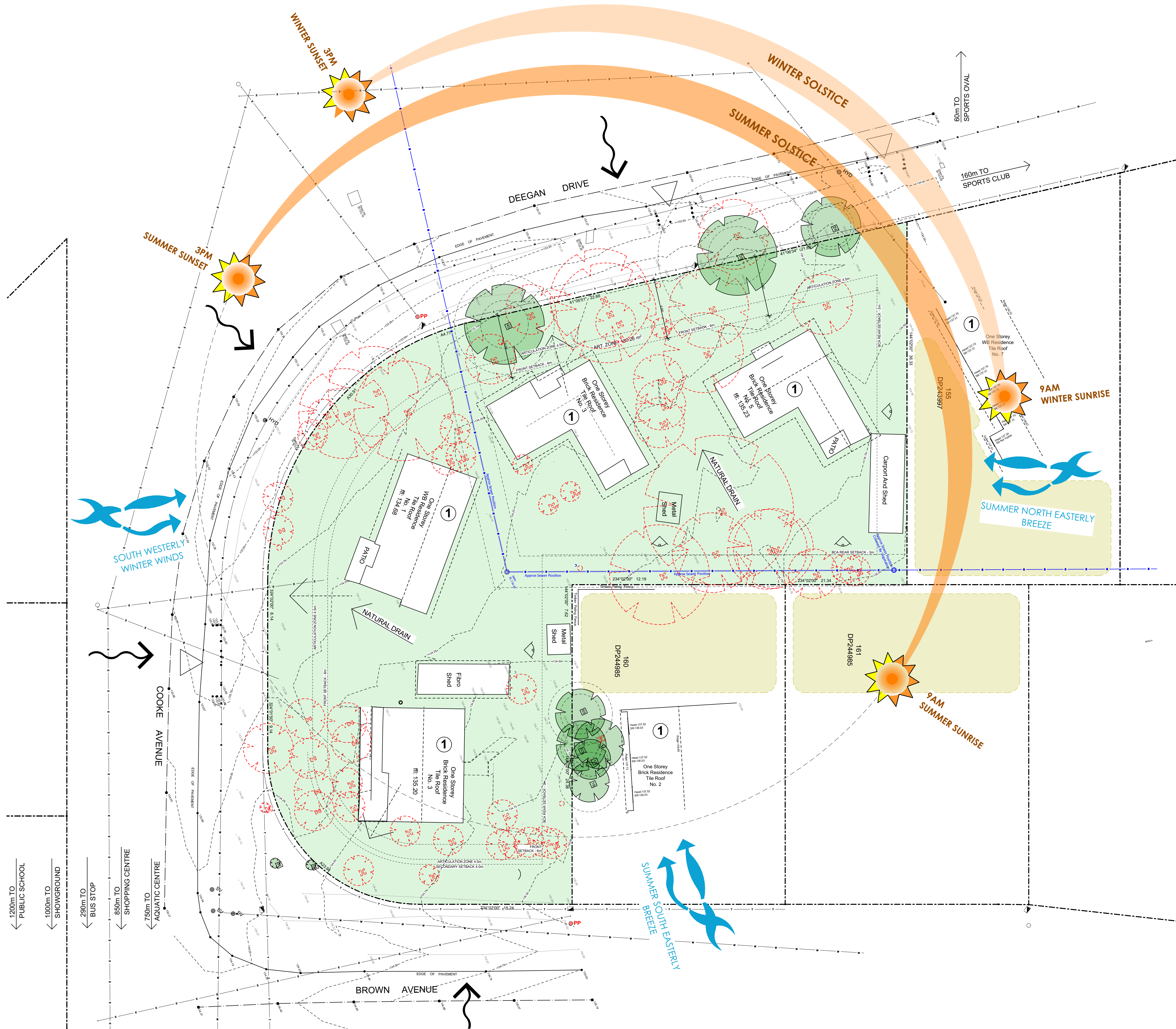
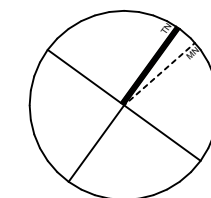
STATUS: DEVELOPMENT APPLICATION			
DATE 18/09/2023	SCALE As shown @ A1	PROJ BGZF9	JOB 2022.034
STAGE C	DRAWN SD	CHECKED DD	CERTIFIER DD
TYPE A	SHEET 2 of 18	REV: A	

0 5 10 20 40MM

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SITE ANALYSIS LEGEND	
	BOUNDARY
	EXISTING BUILDINGS
	PROPOSED SITE
	NEIGHBOURING PRIVATE OPEN SPACE
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	OVERLOOKING
	EXISTING CONTOURS
	ACCESS TO SITE
	VIEWS
	NOISE SOURCE
	NUMBER OF STOREYS
	OVERHEAD POWERLINE
	UNDERGROUND SEWER

1
-

SITE ANALYSIS PLAN
1:200



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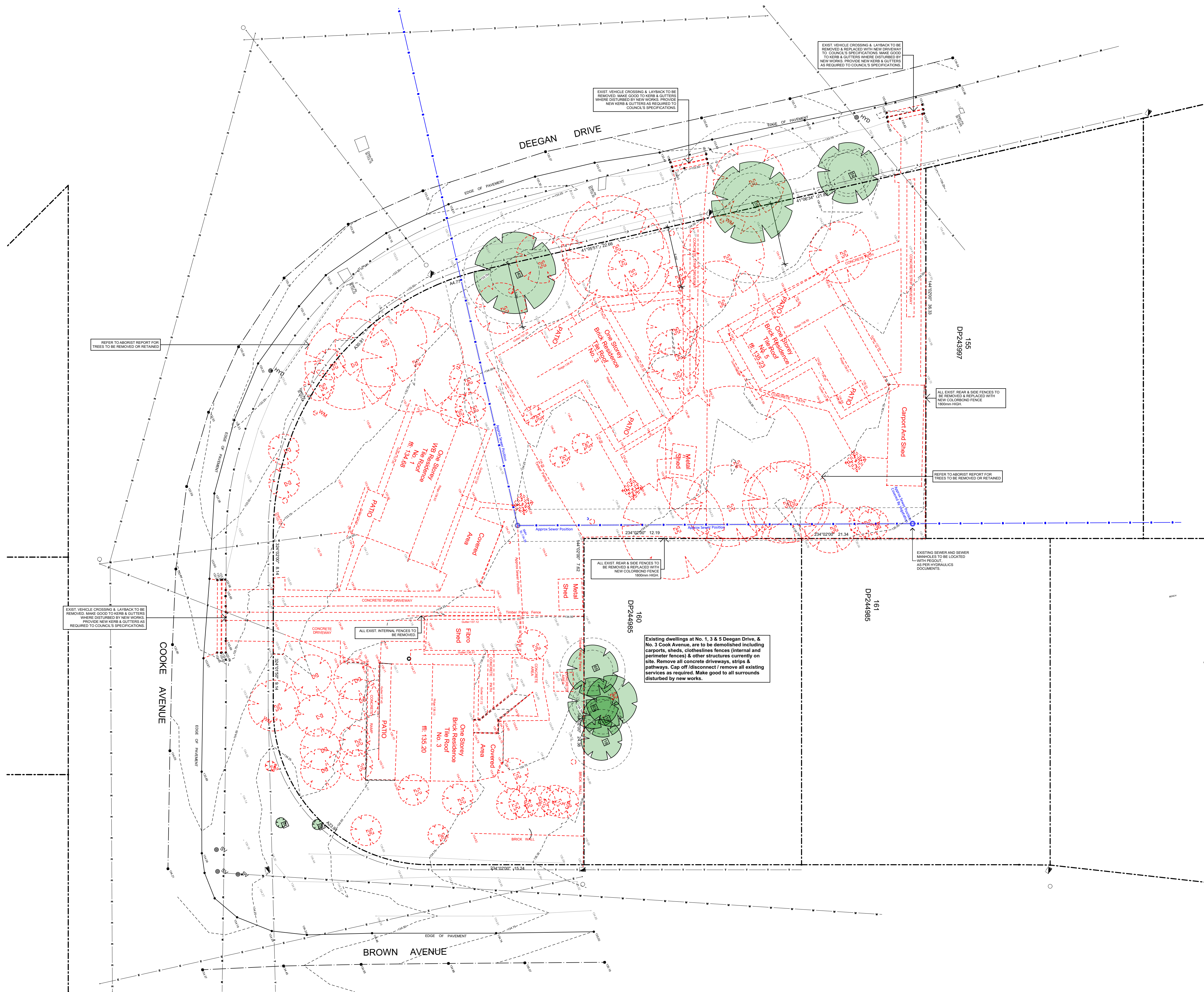
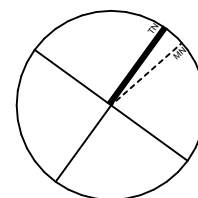
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LEGEND - DEMOLITION

--- EXTENT OF SITE BOUNDARY

EXISTING STRUCTURES TO BE DEMOLISHED.
REPAIR & REINSTATE ADJOINING SURFACES.

EXISTING SITE WORKS TO BE REMOVED /
DEMOLISHED

EXISTING TREES TO REMAIN. REFER ALSO TO
LANDSCAPE DRAWING.

EXISTING TREES TO BE REMOVED. REFER ALSO TO
LANDSCAPE DRAWING.

+ 88.93 EXISTING LEVELS

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

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

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

REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

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

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

1

DEMOLITION PLAN
1:200



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NOMINATED
ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Architects Institute of Australia

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DEMOLITION PLAN

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18/09/2023	As shown @ A1	BGZF9	2022.034
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	4 of 18	A	

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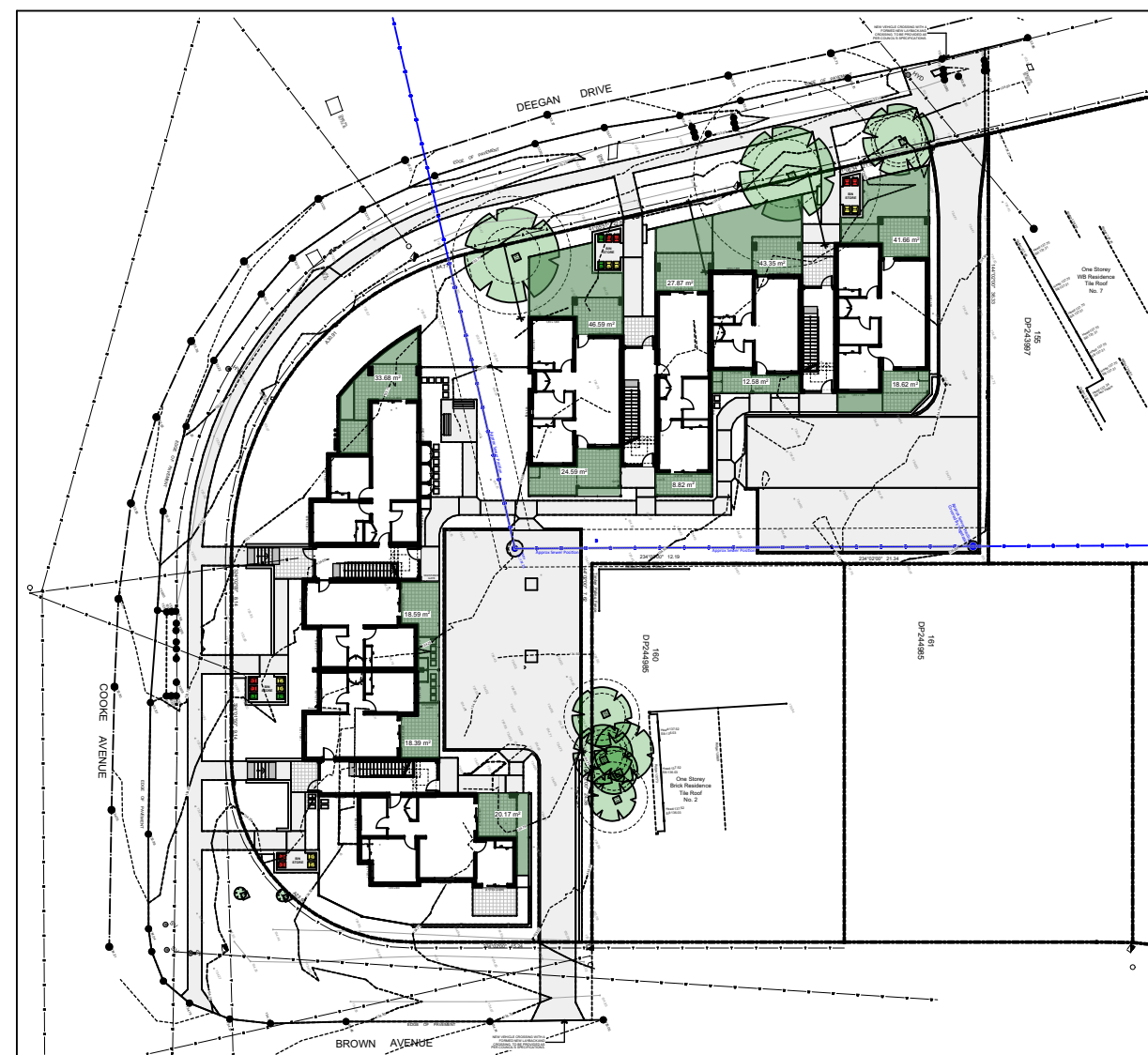
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1	DEVELOPMENT DATA-GF FSR (LEP)
-	1:600



2	DEVELOPMENT DATA-GF FSR (SEPP)
-	1:600



3	DEVELOPMENT DATA- GF POS
-	1:600



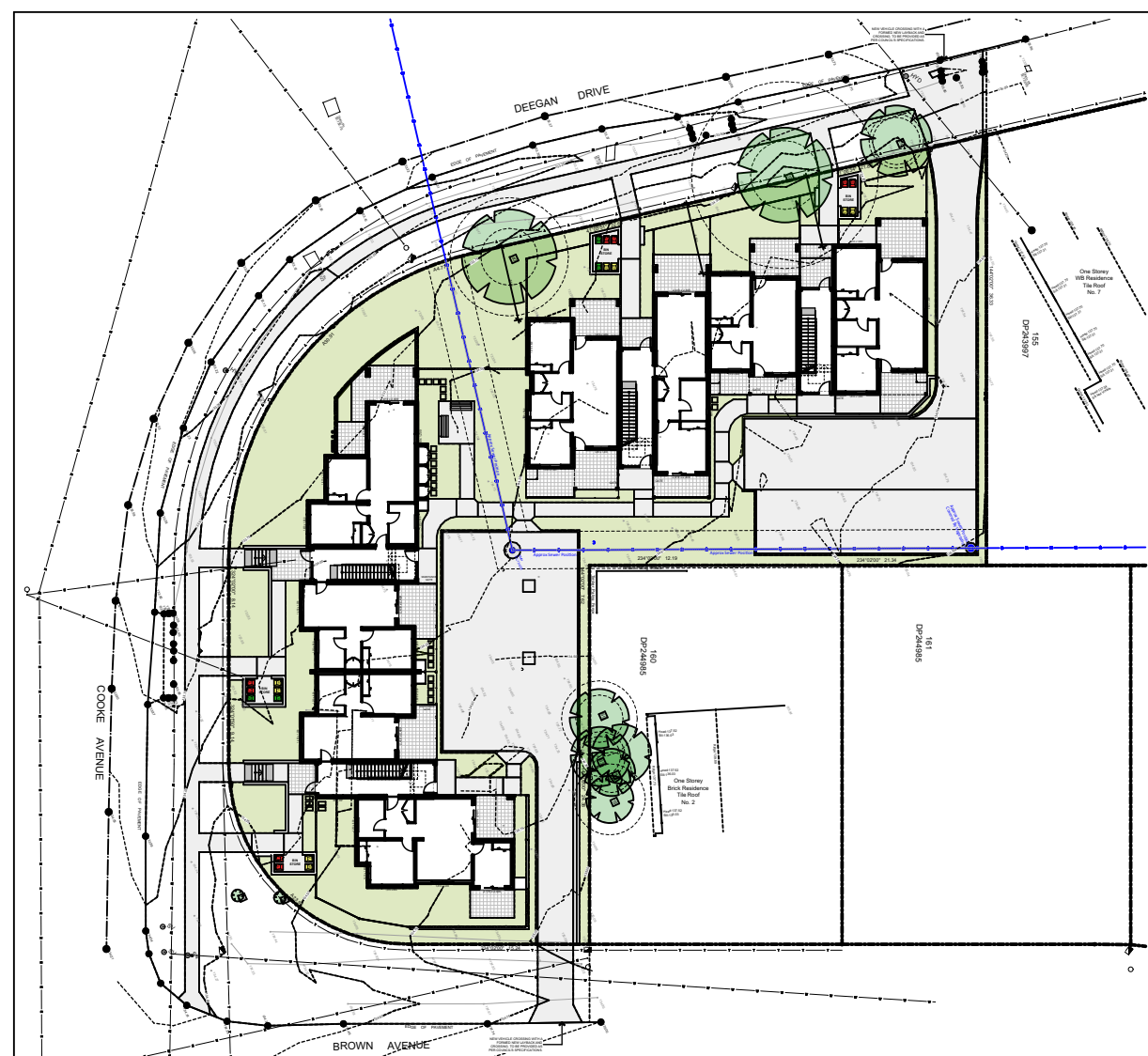
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-	1:600



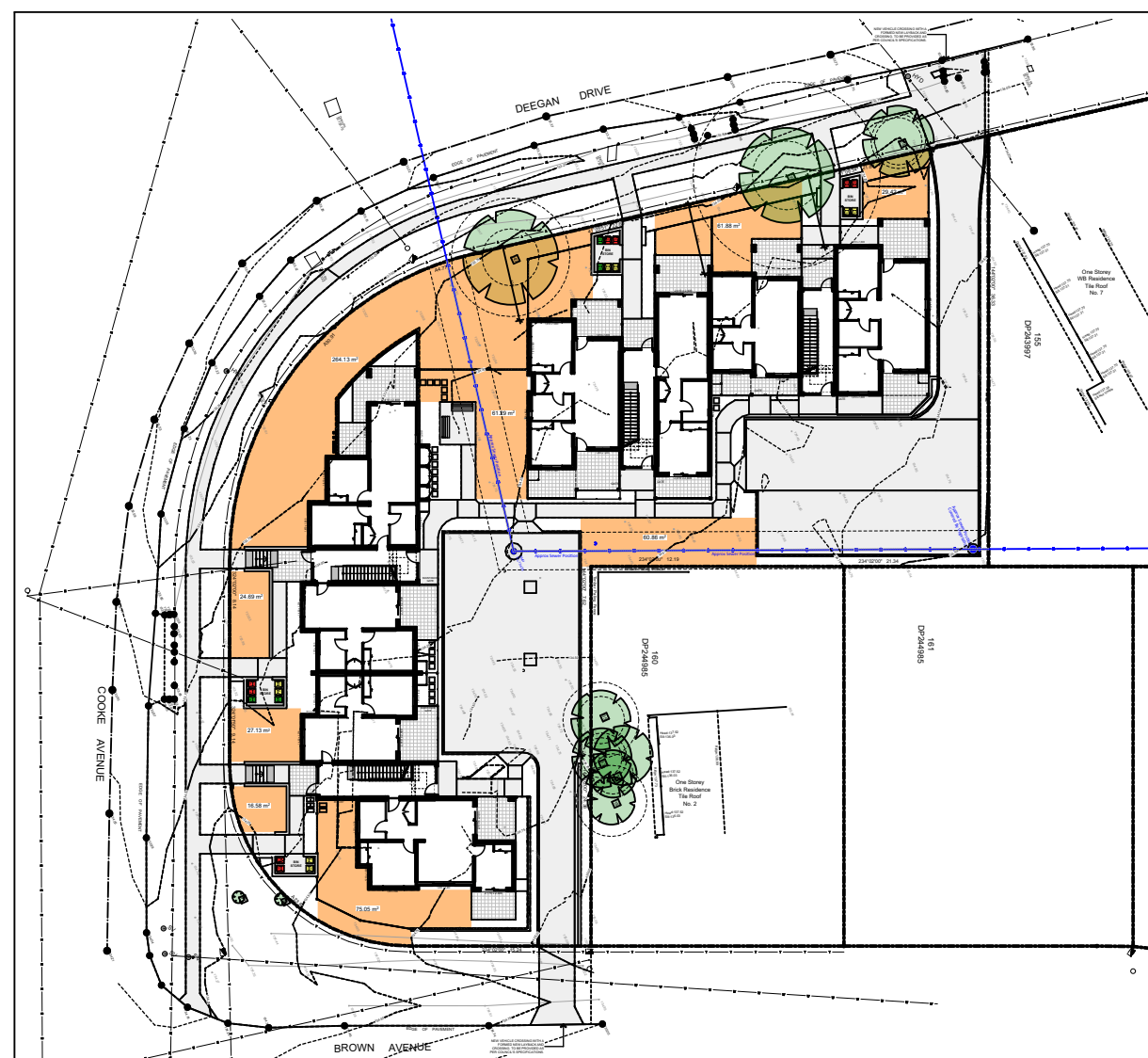
5	DEVELOPMENT DATA- FF FSR (SEPP)
-	1:600



6	DEVELOPMENT DATA- FF POS
-	1:600



7	DEVELOPMENT DATA-LANDSCAPE
-	1:600



8	DEVELOPMENT DATA-DEEP SOIL
-	1:600



9	DEVELOPMENT DATA- FF ART.ZONE
-	1:600

DEVELOPMENT DATA					
Site Area	2687.37m ²				
Number of existing lots	4				
Number of dwellings	16 units 8 x 2bed + 8 x 1bed (50:50 ratio)				
Dwellings	Number	Type	No. of Bedrooms	Area (m2)	POS (m2)
	1	Ground	2 (SEPP Sch. 4)	76.88	41.66
	2	Ground	1 (SEPP Sch. 4)	56.85	43.35
	3	First	2	76.97	11.32
	4	First	1	56.90	8.35
	5	Ground	1 (SEPP Sch. 4)	61.65	27.87
	6	Ground	2 (SEPP Sch. 4)	76.24	46.59
	7	First	1	61.65	8.61
	8	First	2	76.32	11.32
	9	Ground	2 (SEPP Sch. 4)	75.39	33.50
	10	Ground	1 (SEPP Sch. 4)	55.73	18.59
	11	First	2	75.54	10.29
	12	First	1	56.07	10.52
	13	Ground	1 (SEPP Sch. 4)	55.73	18.39
	14	Ground	2 (SEPP Sch. 4)	77.14	20.17
	15	First	1	56.07	11.16
	16	First	2	77.20	10.11
	Control		Requirement		Provided
Proposed FSR	HOUSING SEPP		0.5:1		132.59m ² 0.49:1
	BALLINA LEP		n/a		125.235m ² 0.46:1
Building Height	BALLINA LEP		8.5		8.2m
	HOUSING SEPP		9.5m		8.2m
Setbacks	BALLINA DCP	Front	Primary - 6m Secondary - 4m		Primary - 6m Secondary (Brown St) - 4.63m
		Side	45° plane from the boundary at 1.8m		5.015m
		Rear	45° plane from the boundary at 1.8m		7.605m
		Art. Zone	4.5m (structures <25% of art zone)		26.32m ² - 14.4%
Car parking	LAHC (non-accessible area)		12(0.5/1bed ,1/2bed)		12
	HOUSING SEPP		4 (1/5 accessible)		
Landscaping	HOUSING SEPP		35m ² / unit (560m ²)		930.45m ²
Deep Soil	HOUSING SEPP		15% of site = 403.1m ²		621m ²
			preferably 65% deep soil to rear = 262m ²		122.15m ²
Solar Orientation	HOUSING SEPP		70% of dwellings to receive 2 hours of sunlight between 9am and 3pm mid winter		Living - 90% (15 units) POS - 90% (15 units)

Dwelling Number	STORAGE				Linen	Broom	Bedroom	
	Pantry (600mm wide)	Drawer (min. 450mm wide)	Fridge Space (800mm - 1 bed) 900mm - 2 bed)	D/W provision (600mm wide)			Bed 1 (1.8m x 0.6m)	Bed 1 (1.5m x 0.6m)
1	✓	✓	✓	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	✓	✓	✓	✓
3	✓	✓	✓	✓	✓	✓	✓	✓
4	✓	✓	✓	✓	✓	✓	✓	✓
5	✓	✓	✓	✓	✓	✓	✓	✓
6	✓	✓	✓	✓	✓	✓	✓	✓
7	✓	✓	✓	✓	✓	✓	✓	✓
8	✓	✓	✓	✓	✓	✓	✓	✓
9	✓	✓	✓	✓	✓	✓	✓	✓
10	✓	✓	✓	✓	✓	✓	✓	✓
11	✓	✓	✓	✓	✓	✓	✓	✓
12	✓	✓	✓	✓	✓	✓	✓	✓
13	✓	✓	✓	✓	✓	✓	✓	✓
14	✓	✓	✓	✓	✓	✓	✓	✓
15	✓	✓	✓	✓	✓	✓	✓	✓
16	✓	✓	✓	✓	✓	✓	✓	✓

NCC 2022 Thermal Transfer Performance Specification - 3 Design Input Attributes									
External walls									
Wall Type	Insulation	Colour	Comments						
Cavity Brick	None	Mid SA 0.475 - 0.70	As per elevations						
Cavity Brick	Ins7	Mid SA 0.475 - 0.70	Unit 14 only						
Wet Cladding	None	Light SA 0.45	As per elevations						
Wet Cladding	PI5	Mid SA 0.475 - 0.70	As per elevations						
SA - Snow Allowance									
Interior walls									
Wall Type	Insulation	Comments							
Single stud brick	None	Internally units (ground floor)							
Partitions and end	None	Internally units (first floor)							
Cavity brick	None	Shared with between units/Hobby/Stores							
Floors									
Floor Type	Insulation	Comments							
Concrete slab at ground	None	Ground Floor (Throughout)							
Concrete	None	First floor (Units below)							
Ceilings									
Ceiling Type	Insulation	Comments							
Flatboard	None	Unit above							
Flatboard	Ra2 Bulk insulation	As / roof above (First floor - Throughout)							
Insulation lists due to drawings has not been included in the assessment. A solid section for has been included in every kitchen, bathroom, security and entrance									
Roof									
Roof Type	Insulation	Colour	Comments						
Metal	PI3 Not fixed Insulation	Light SA 0.45	Unit 5, 11 (united units)						
Metal	PI3 Not fixed Insulation	Mid SA 0.475 - 0.70	Units 3, 9 (united units)						
SA - Snow Allowance 0.32 (unit and 0.6 premium)									
Glazing									
Glazing type	U-Value	gRC	Glazing & Floor Area						
Glazing + Fixed (throughout below)	0.57	0.00	e.g. Single glazed Aluminium frame						
Glazing + Fixed (Unit 11)	0.4	0.08	e.g. Single glazed high performing Low-E aluminium frame						
Glazing + Glazed bifold doors	0.6	0.57	e.g. Single glazed aluminium frame						
Glazing + Glazed bifold doors (Unit 11)	0.4	0.4	e.g. Single glazed high performing Low-E aluminium frame						
U and gRC values are based on the APFC Double Windows Set. Glazing system to be installed must have an equal or lower U value and a gRC value 10% of the specified values.									
Stairlifts									
Stairlift Type	Frame Type	Comments							
HS	Cable Run	HS							
Toilets									
Size	Location	Comments							
WC/Toilet	Living + Bedrooms	Throughout							

BASIX REQUIREMENTS

All Dwellings: - Shower to have a min rating of 4 stars (>4.5 but <=6.0 L/min) - Toilet flushing system to have a min rating of 4 stars - Taps for kitchens and bathrooms to have a min rating of 5 stars - Hot water units to be electric heat pump to ground floor units and solar electric boosted to first floor units - Provide electric cooktop and electric oven to all units	Common Areas: - Rainwater tank to be a min of 15,000 Litres and be of a certain rain water tank, collecting a min of 800sqm of roof area. - Landscape connection to all ground floor units and common landscape area. - Solar panels to be provided with a min electrical output of 10 peak kW
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STATUS:	DEVELOPMENT APPLICATION
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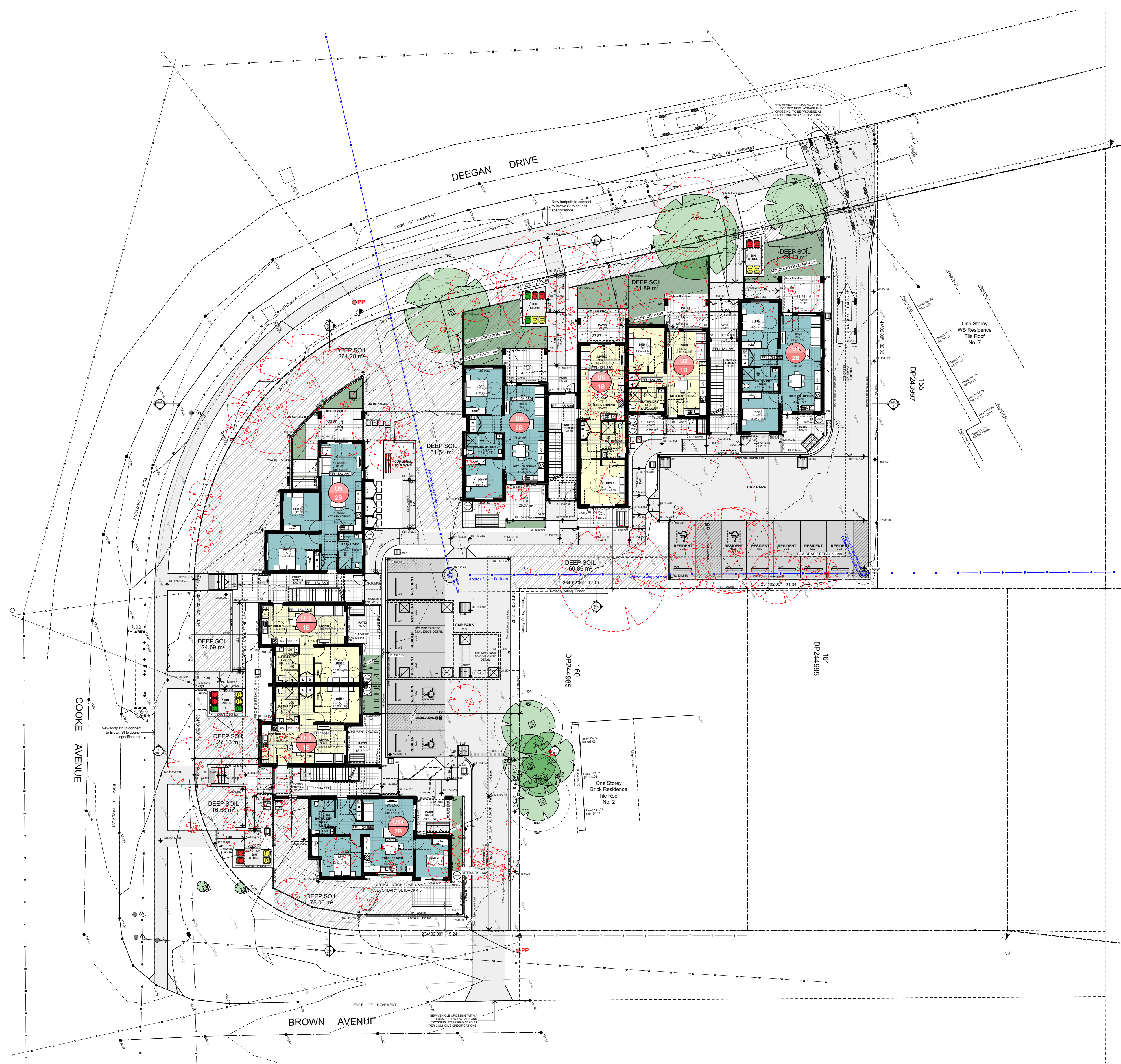
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LEGEND - PLAN

- External Walls & Party Walls
Nom. 270mm thick cavity brick wall, finish as specified
- Ground Floor Internal Walls
Nom. 110mm masonry wall, c/w 13mm plasterboard / FC lining both sides, set ready for selected paint finish.
- First Floor Internal Walls
Nom. 90mm stud framed wall, c/w 13mm plasterboard / FC lining both sides, set ready for selected paint finish.
- Non-slip ceramic floor tiles. Refer to finishes schedule
- Carpet / vinyl floor finish. Refer to finishes schedule
- Proposed levels. Refer also to drainage drawing.

LEGEND

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

SITE LEGEND

- 1 BED
- 2 BED
- PRIVATE OPEN SPACE (POS)
- LANDSCAPE AREA
- DRIVEWAY, FOOT PATH & PAVED AREA
- DEEP SOIL ZONE
- CERAMIC TILE (NS-CT)
- BRICK RETAINING WALL
- EX.TREES TO BE RETAINED
- EX. TREES TO BE REMOVED
- OVERHEAD POWERLINE
- UNDERGROUND SEWER
- EXISTING SITE LEVEL
- PROPOSED SITE LEVELS

SITE & GROUND FLOOR PLAN

1:200



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NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068



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NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 150, 151, 152 & 153 in DP 243997
3 Cooke Ave & 1, 3 & 5 Deegan Dr.
Alstonville NSW 2477

TITLE
SITE & GROUND FLOOR PLAN

FILE: CAD File: S:\Dms3\2022\2022-034 LAHC SL 3-5
DESIGN: D:\alstonville\Design
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.ppt
PLOT: 18/09/2023
3:55 PM

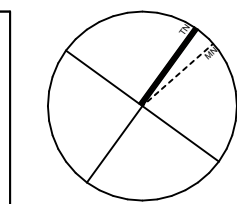
STAGE	DATE	SCALE	PROJ.	JOB
C	18/09/2023	As shown @ A1	BGZF9	2022.034
D			DD	DD
TYPE				
SHEET				
A			6 of 18	A

0 5 10 20 40MM

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LEGEND - PLAN

- External Walls & Party Walls**
Nom. 270mm thick cavity brick wall, finish as specified
- Ground Floor Internal Walls**
Nom. 110mm masonry wall, c/w 13mm plasterboard / FC lining both sides, set ready for selected paint finish.
- First Floor Internal Walls**
Nom. 90mm stud framed wall, c/w 13mm plasterboard / FC lining both sides, set ready for selected paint finish.
- Non-slip ceramic floor tiles.** Refer to finishes schedule
- Carpet / vinyl floor finish.** Refer to finishes schedule
- FFL 9.100** Proposed levels. Refer also to drainage drawing.

LEGEND

- AB ARMCO BARRIER
ABH ARMCO BARRIER WITH HANDRAIL
ANG CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE TO WALL LINE. REFER TO DETAILS
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CAP CEILING ACCESS PANEL
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CH CLOTHES HOOK
CR CEMENT RENDERED FINISH
CS CLEANERS SHELF
CT CERAMIC TILES
C/W COMPLETE WITH
DB ELECTRICAL DISTRIBUTION BOARD
DP DOWNPIPE - COLORBOND
DPS DOWNPIPE & SPREADER - COLORBOND.
DT DOOR THRESHOLD REFER TO DETAIL
DW DISHWASHER AS SPEC
EAC EXPOSED AGGREGATE CONCRETE
EDB ELECT. DISTRIBUTION BOARD, REFER TO ELECT. DOCUMENTS
- EF EXHAUST FAN
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EW EYE WASH
F FRIDGE AS SPEC.
FG FIXED GLASS
FHR FIRE HOSE REEL REFER TO HYDRAULIC ENGINEERS DETAILS
FIR FIR INDICATOR PANEL (LOCATED MAIN ENTRY)
FM RECESSED FLOOR MAT
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GD GRATED DRAIN
GPO-S SINGLE GENERAL PURPOSE OUTLET
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LC LAMINATED BENCH TOP & CUPBOARDS
LK LOCKERS
M1 MIRROR
MSB ELECTRICAL MAIN SWITCH BOARD
MW MICROWAVE OVEN AS SPEC.
MF METAL FENCE
NS-CT NON-SLIP CERAMIC TILE
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STF STEEL TROWEL FINISHED CONCRETE
TSSI TACTILE INDICATOR
TG TRENCH / GRATED DRAIN
TH THRESHOLD RAMP
TM TIMBER FLOORING
TP TOILET PARTITIONS
TPH TOILET PAPER HOLDER
TRS TRANSLUCENT ROOF SHEETING
TS-1 TAP SET - WASHROOMS
TS-2 TAP SET - DISABLE COMPLIANT
TS-3 TAP SET - KITCHEN
TS-4 TAP SET - CLEANERS
US MOP & BROOM SHELF
V VINYL
VP VENT PIPE REFER TO HYDRAULIC DOCUMENTS
VTY VANITY UNIT
WB WORK BENCH
WC-1 TOILET PAN / SUITE
WC-2 TOILET PAN / SUITE DISABLE COMPLIANT
WC-3 TOILET PAN / SUITE AMBULANT
WG WHEEL GUIDE
WT WASH TROUGH



FIRST FLOOR PLAN
1:200



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NSW ARB No.9068



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PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 150, 151, 152 & 153 in DP 243997
3 Cooke Ave & 1, 3 & 5 Deegan Dr.
Alstonville NSW 2477

TITLE:
FIRST FLOOR PLAN

FILE: CAD File: S:\Data\3\2022\2022-034 LAHC SL-3-5
Design: Dr Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.ppt

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DATE	SCALE	PROJ	JOB
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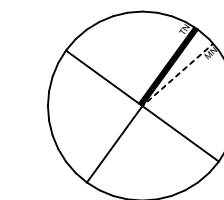
A **7 of 18** **A**

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1
-

ROOF PLAN
1:200



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BUSINESS PARTNER:



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TITLE:
ROOF PLAN

FILE: CAD File: S:\Dm3\3\2022\2022-034 LAHC SL 3-5
Design Dr Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.pn
PLOTED: 18/09/2023
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DATE 18/09/2023	SCALE As shown @ A1	PROJ. BGZF9	JOB 2022.034
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TYPE A	SHEET 8 of 18	REV: A	

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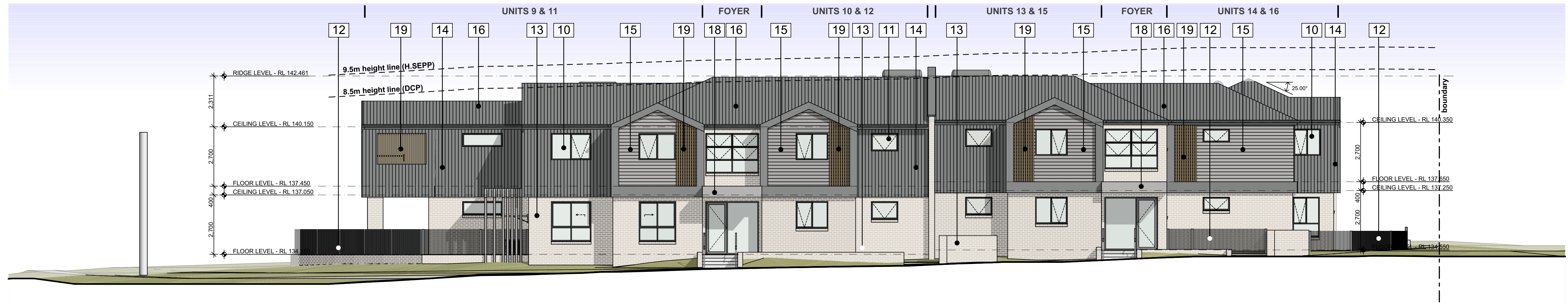
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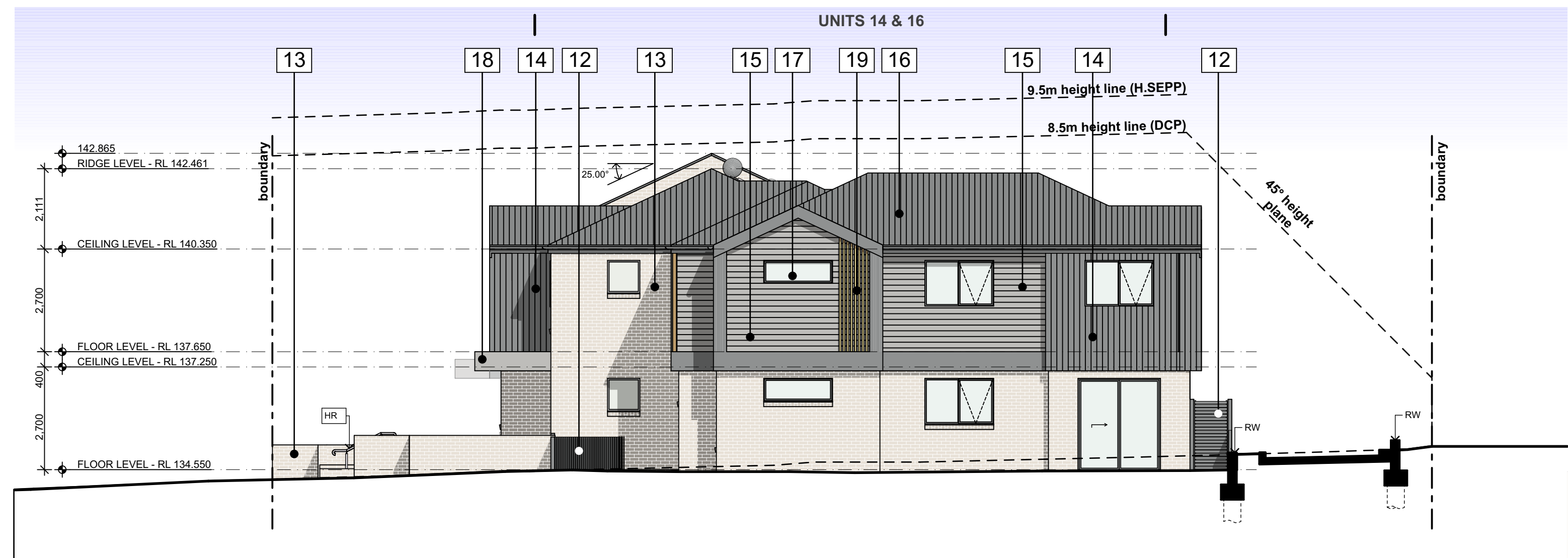
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NORTH ELEVATION
1:100



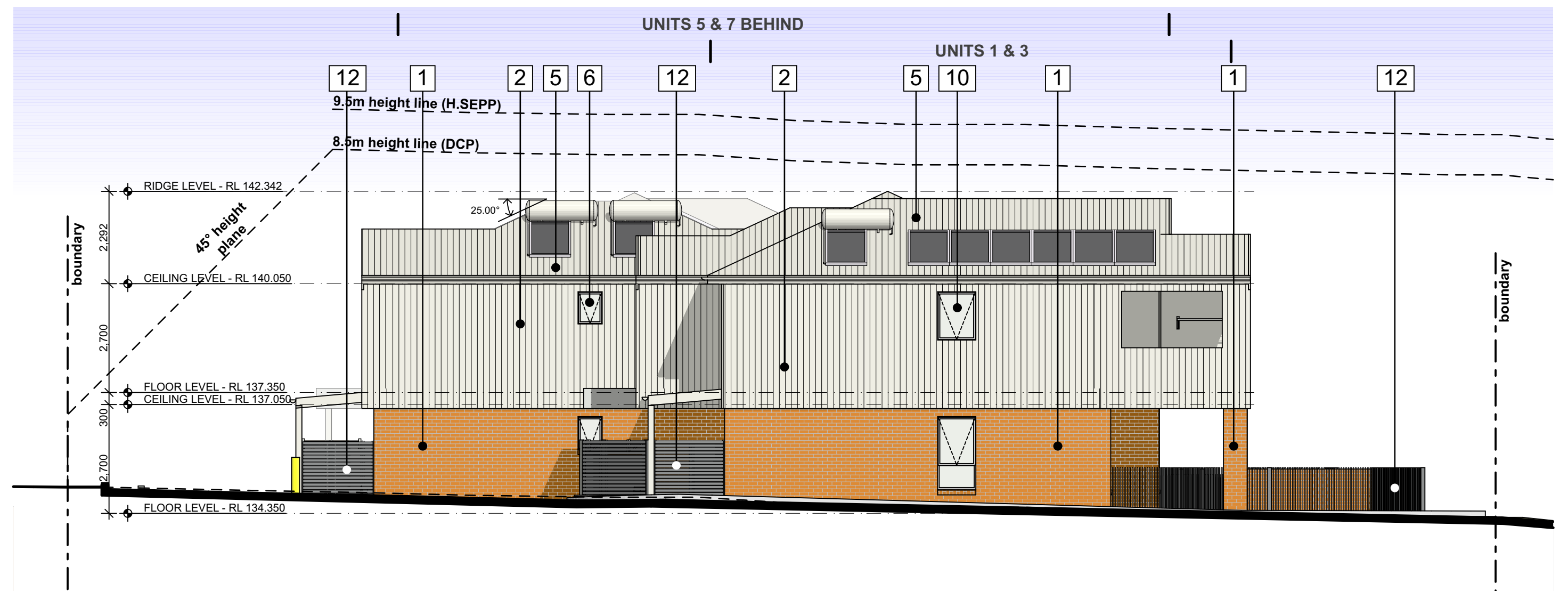
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WEST ELEVATION
1:100



3
-

SOUTH ELEVATION
1:100



4
-

EAST ELEVATION
1:100



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Member
Australian Institute of Architects

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SENIORS HOUSING DEVELOPMENT
at
Lots 150, 151, 152 & 153 in DP 243997
3 Cooke Ave & 1, 3 & 5 Deegan Dr.
Alstonville NSW 2477

TITLE:
ELEVATIONS

FILE: CAD File: S:\Data\3\2022\2022-034 LAHC SL-3-5
Design Dr Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.pln
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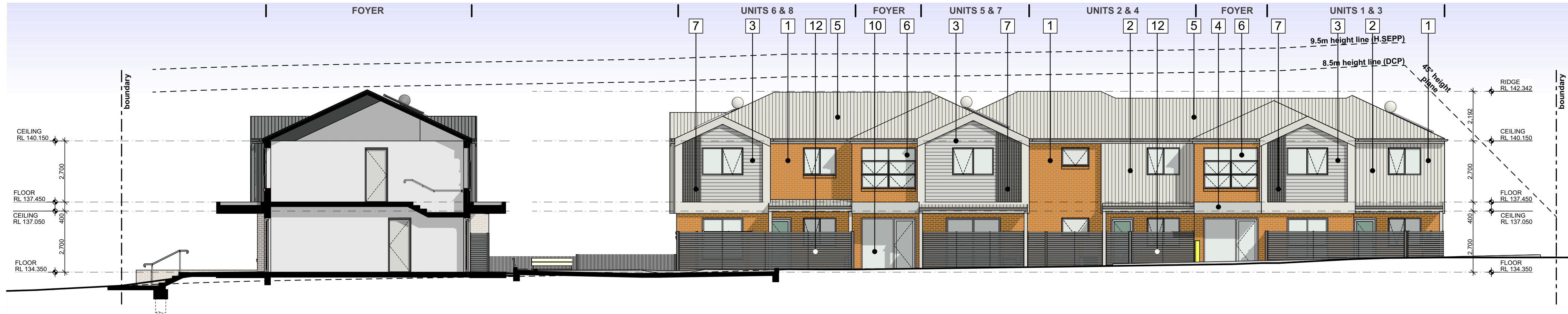
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STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	9 of 18	A	

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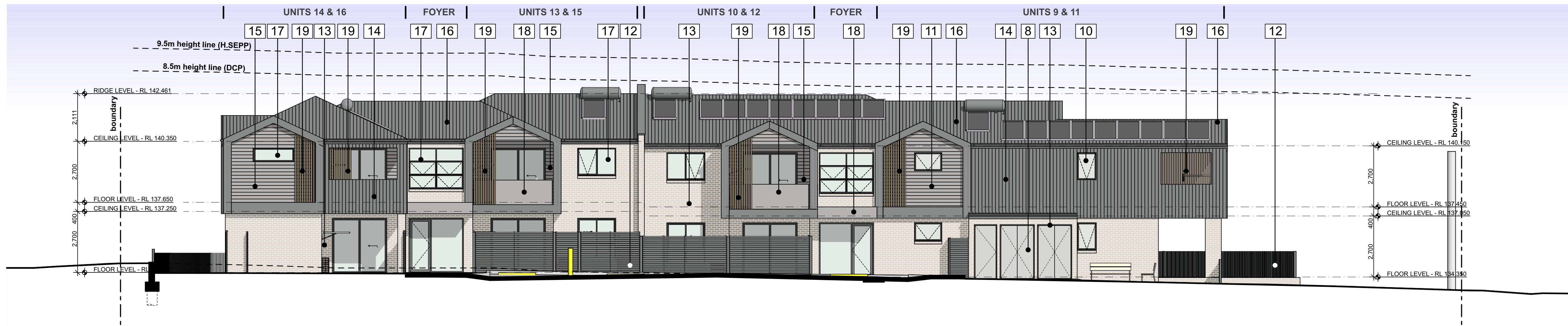
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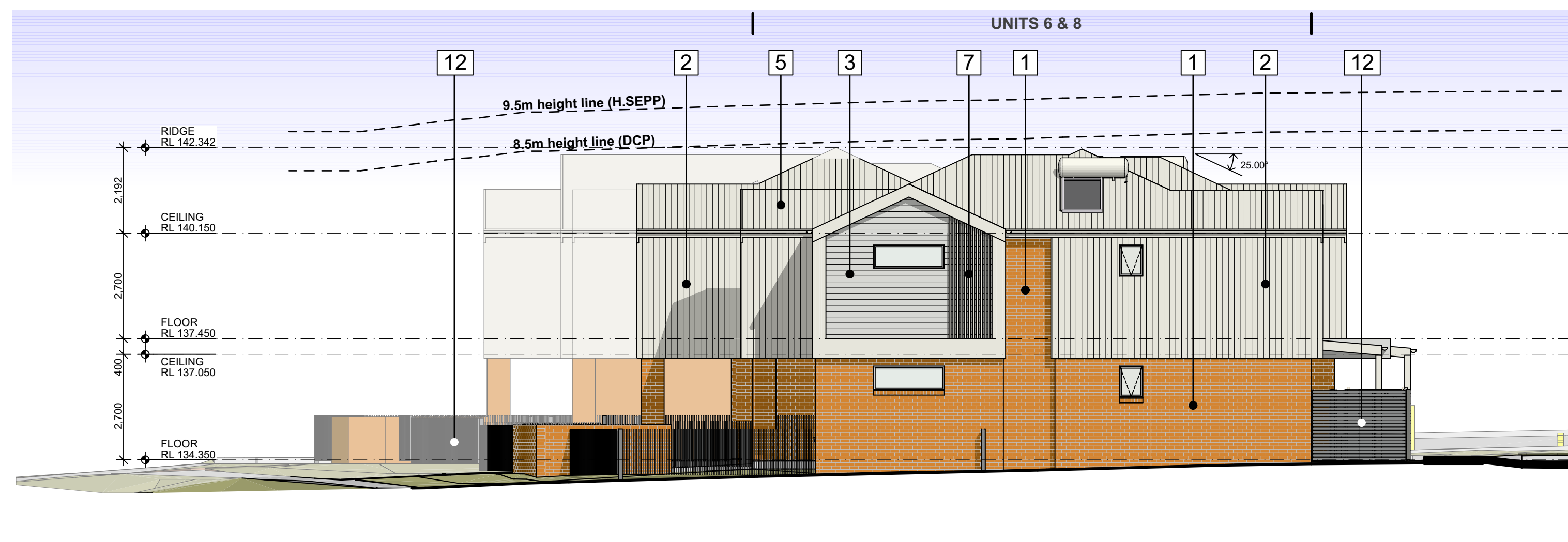
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SOUTH INTERNAL ELEVATION
1:100



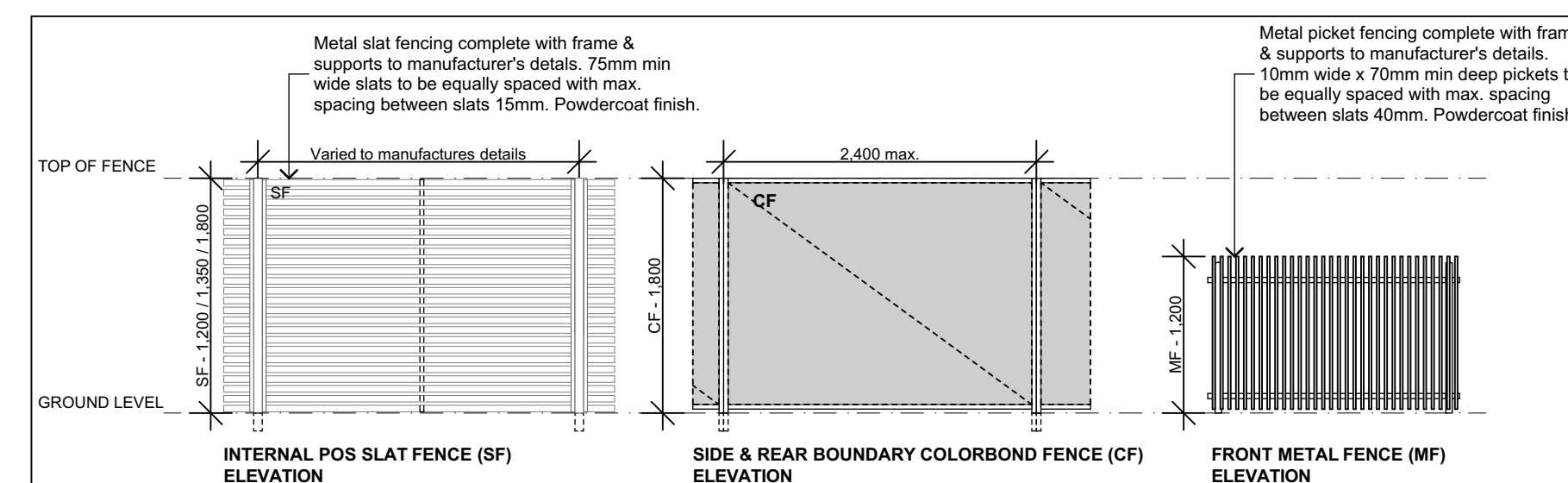
EAST INTERNAL ELEVATION
1:100



WEST INTERNAL ELEVATION
1:100

EXTERNAL FINISHES SCHEDULE

1	WALL (FBK1) - Face Brick Type 1 PGH: Range -Foundations, Name - Pilbara
2	WALL CLADDING (MC1) - Metal Wall Cladding Longline, Colour - Surfist Matt
3	WALL CLADDING (MC2) - Metal Wall Cladding Ultraclad, Shadoline, Colour - Shale Grey
4	PAINT FINISH CONCRETE Balcony & Awning concrete edges, all exposed concrete edges. Paint Finish. Colour: Dulux Shale Grey
5	ROOF CLADDING (SMR1) - Metal Roof Cladding Longline, Colour - Surfist Matt
6	WINDOW / DOOR FRAMES Aluminium Powdercoat - Surfist
7	BATTEN PRIVACY SCREEN (PS1) Decobatten - Aluminium Colour - Colorbond Surfist 'Matt'
8	EXTERNAL DOOR Colour - Dulux Shale Grey
9	SOFFIT Eaves, Balcony & Awnings Paint Finish. Colour: Dulux Vivid White
10	GLASS Type - Clear
11	GLASS Type - Obscure
12	COLORBOND BOUNDARY FENCE (CF - 1.8m HIGH) COURTYARD FENCE (SF - 1.8m HIGH) FRONT METAL FENCE (MF - 1.2m HIGH) Aluminium Powdercoat - Basalt
13	WALL (FBK2) - Face Brick Type 2 PGH: Range -Velvet, Name - Crushed Grey
14	WALL CLADDING (MC6) - Metal Wall Cladding Longline, Colour - Basalt Matt
15	WALL CLADDING (MC4) - Metal Wall Cladding Ultraclad, Shadoline, Colour - Stone Grey
16	ROOF CLADDING (SMR2) - Metal Roof Cladding Longline, Colour - Basalt Matt
17	WINDOW / DOOR FRAMES Aluminium Powdercoat - Basalt
18	PAINT FINISH CONCRETE Balcony & Awning concrete edges, all exposed concrete edges. Paint Finish. Colour: Dulux Stepney
19	BATTEN PRIVACY SCREEN (PS2) Decobatten - Aluminium Colour - Timber Finish



FENCE DETAILS
1:50



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NOMINATED ARCHITECTS:
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NSW ARB No. 9068

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Land & Housing Corporation
NORTHERN NSW REGION

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TITLE:
ELEVATIONS

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DA01 revised 16-5-23 - 2 pin

STATUS:
DEVELOPMENT APPLICATION
DATE: 18/09/2023
SCALE: As shown @ A1
STAGE: C
DRAWN: SD
CHECKED: DD
TYPE: A
SHEET: 10 of 18
PLOT: 18/09/2023 3:56 PM

JOB:
BGFZ9
2022.034
CERTIFIER:
DD
REV:
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ALL ROOFS TO BE SELECTED COLORBOND METAL ROOF SHEETING
FIXED ON TIMBER FRAME C/W SELECTED COLORBOND RIDGE
CAPPINGS AND BARGES AS REQUIRED. TIMBER FRAME TO
MANUFACTURER'S DETAILS. PROVIDE FOIL AND R1 BATTS TO ALL
ROOFS AND MIN. INSULATION TO ALL CEILINGS AS REQUIRED BY ABSA.

UNITS 1 & 3

UNITS 2 & 4

UNITS 5 & 7

UNITS 6 & 8

UNITS 9 & 11

9.5m height line (H.SEPP)

8.5m height line

45° height plane



SECTION

1:100

ALL ROOFS TO BE SELECTED COLORBOND METAL ROOF SHEETING
FIXED ON TIMBER FRAME C/W SELECTED COLORBOND RIDGE
CAPPINGS AND BARGES AS REQUIRED. TIMBER FRAME TO
MANUFACTURER'S DETAILS. PROVIDE FOIL AND R1 BATTS TO ALL
ROOFS AND MIN. INSULATION TO ALL CEILINGS AS REQUIRED BY ABSA.

UNITS 9 & 11

UNITS 10 & 12

UNITS 13 & 15

UNITS 14 & 16

9.5m height line (H.SEPP)

8.5m height line



SECTION

1:100

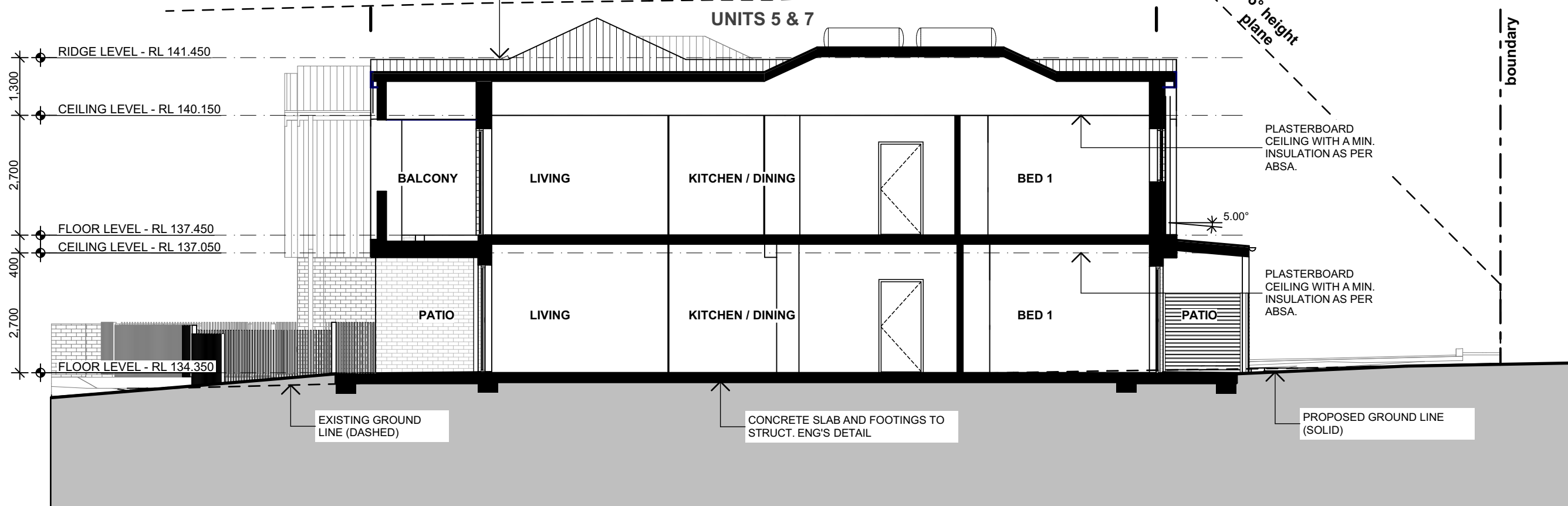
ALL ROOFS TO BE SELECTED COLORBOND METAL ROOF SHEETING
FIXED ON TIMBER FRAME C/W SELECTED COLORBOND RIDGE
CAPPINGS AND BARGES AS REQUIRED. TIMBER FRAME TO
MANUFACTURER'S DETAILS. PROVIDE FOIL AND R1 BATTS TO ALL
ROOFS AND MIN. INSULATION TO ALL CEILINGS AS REQUIRED BY ABSA.

9.5m height line (H.SEPP)

8.5m height line (DCP)

45° height plane

UNITS 5 & 7



SECTION

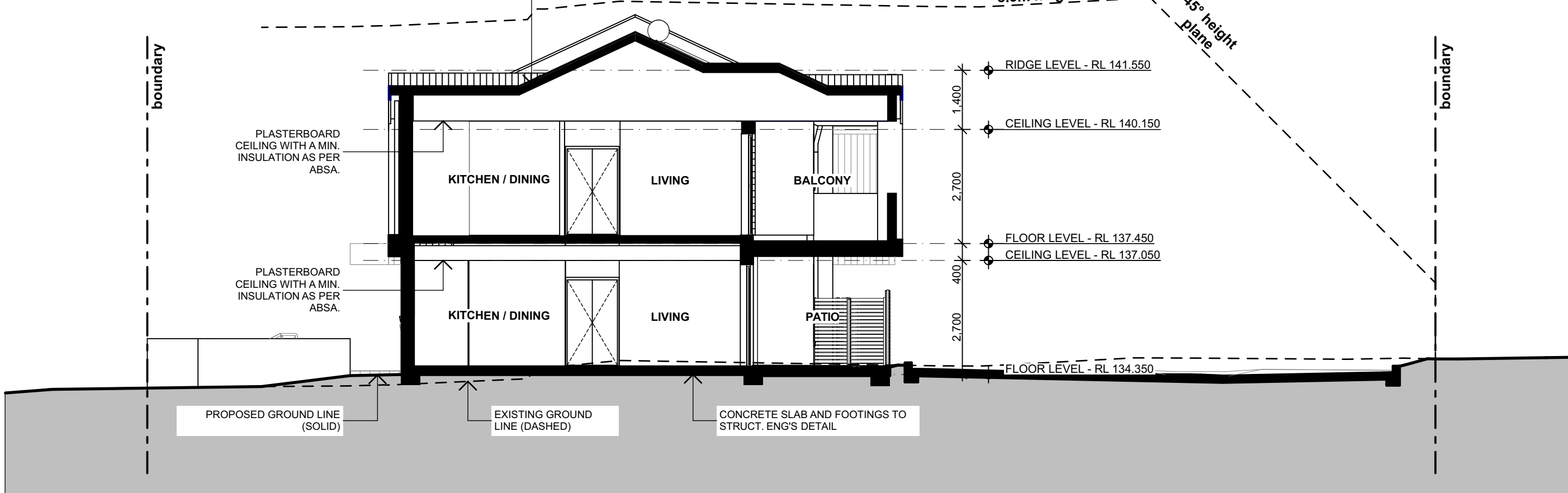
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ALL ROOFS TO BE SELECTED COLORBOND METAL ROOF SHEETING
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9.5m height line (H.SEPP)

8.5m height line (DCP)

45° height plane



SECTION

1:100



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NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068

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A	25/08/2023	DATE ISSUE
REV	DATE	NOTATION/AMENDMENT
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Land & Housing Corporation
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PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 150, 151, 152 & 153 in DP 243997
3 Cooke Ave & 1, 3 & 5 Deegan Dr.
Alstonville NSW 2477

TITLE:
SECTIONS

DATE	SCALE	PROJ.	JOB
18/09/2023	As shown @ A1	BGZF9	2022.034
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	11 of 18	A	

FILE: CAD File: S:\Data\3\2022\2022.034 LAHC SL 3-5
Design Dr Alstonville\3 Design\3.2 DA
2022.034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.ppt

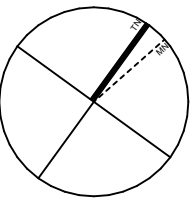
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SCALE FOR PRINTING

PURPOSE ONLY

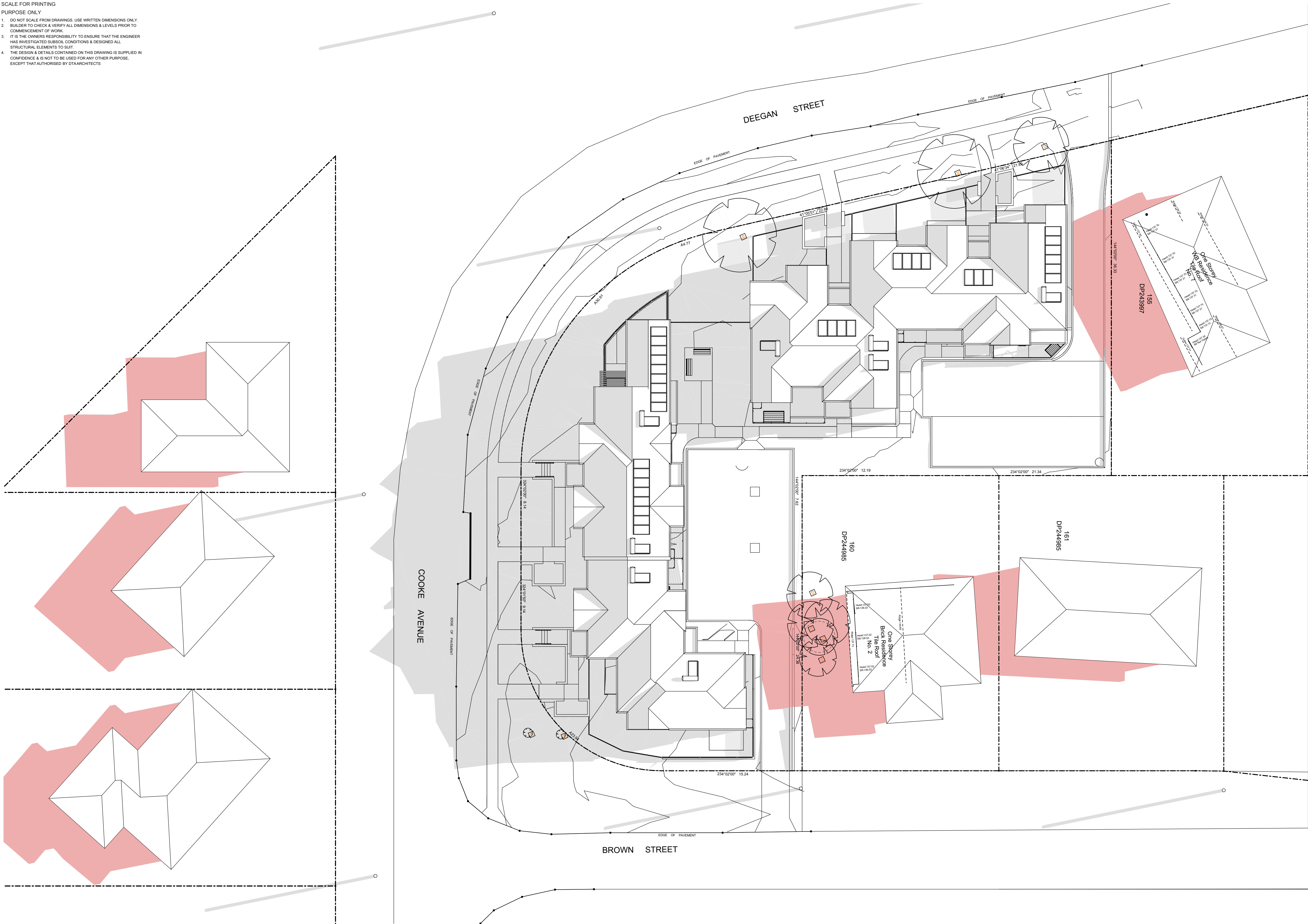
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LEGEND

Grey area indicates shadows cast by proposed development

Red area indicates existing shadows cast by neighbouring properties



SHADOW DIAGRAM - 21st JUNE 9am
1:200

1
-



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NOMINATED ARCHITECTS:

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A	25/08/2023	DAISSUE
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BUSINESS PARTNER:



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NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 150, 151, 152 & 153 in DP 243997
3 Cooke Ave & 1, 3 & 5 Deegan Dr.
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TITLE:
SHADOW DIAGRAMS - JUNE 21st 9am
FILE: CAD File: S:\Data\3\2022\2022-034 LAHC SL-3-5
Design Dr Alstonville\3 Design\3.2 DA
1\2022-034 LAHC Cooke+Deegan, Alstonville -
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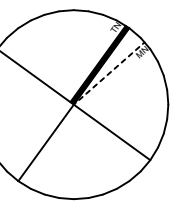
STATUS: DEVELOPMENT APPLICATION			
DATE 18/09/2023	SCALE As shown @ A1	PROJ BGZF9	JOB 2022.034
STAGE C	DRAWN SD	CHECKED DD	CERTIFIER DD
TYPE A	SHEET 12 of 18	REV: A	

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SCALE FOR PRINTING

PURPOSE ONLY

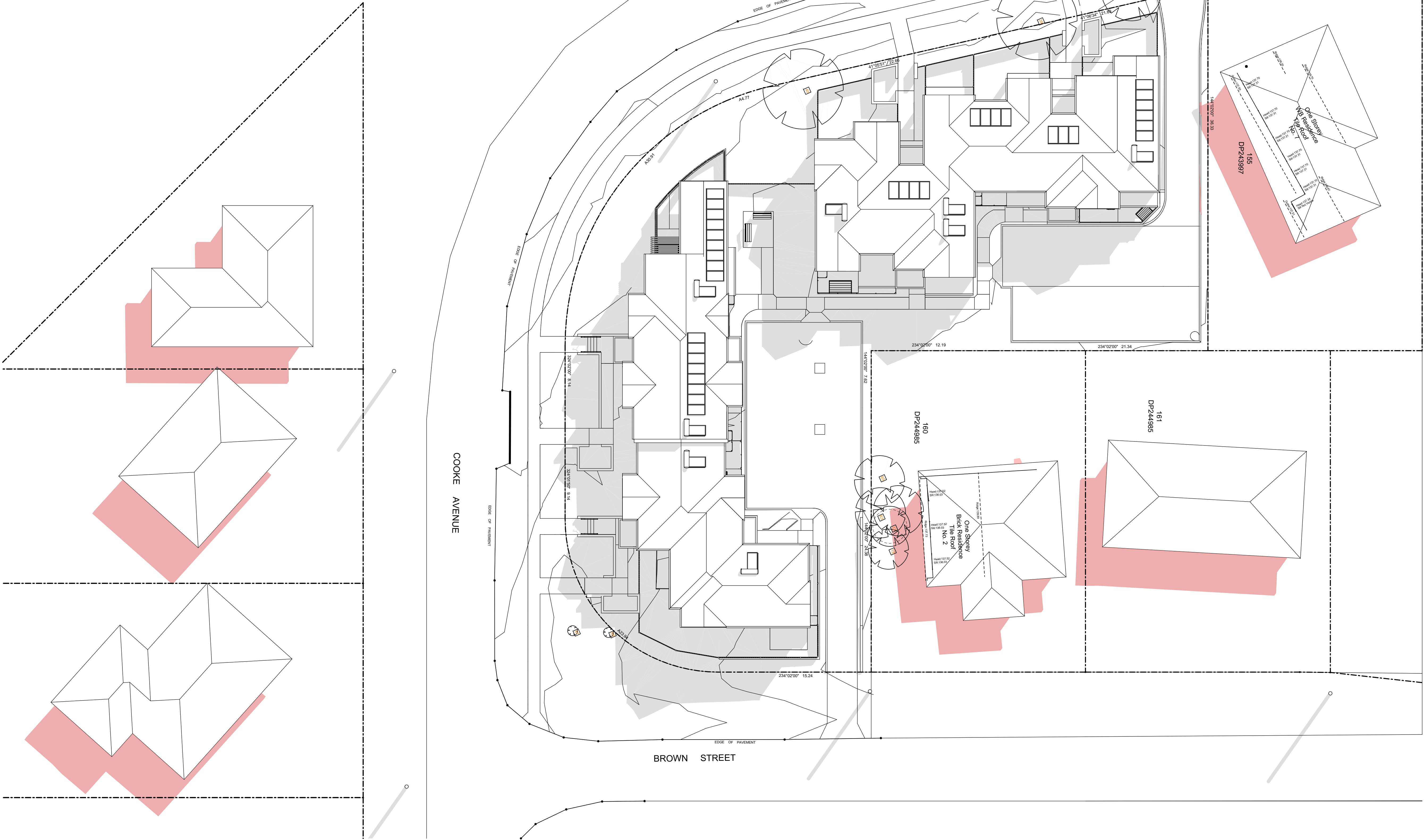
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LEGEND

Grey area indicates shadows cast by proposed development

Red area indicates existing shadows cast by neighbouring properties



1
-

SHADOW DIAGRAM - 21st JUNE 12pm
1:200



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NOMINATED ARCHITECTS:

Daniel Donal
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REV	DATE	NOTATION/AMENDMENT
A	25/08/2023	DAISSUE
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Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 150, 151, 152 & 153 in DP 243997
3 Cooke Ave & 1, 3 & 5 Deegan Dr.
Alstonville NSW 2477

TITLE:
SHADOW DIAGRAMS - JUNE 21st 12pm
FILE: CAD File: S:\Data\3\2022\2022-034 LAHC SL 3-5
Design Dr Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.pln
PLOTTED: 18/09/2023
3:57 PM

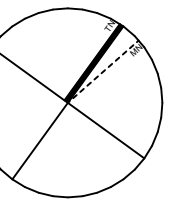
STATUS: DEVELOPMENT APPLICATION			
DATE 18/09/2023	SCALE As shown @ A1	PROJ BGZF9	JOB 2022.034
STAGE C	DRAWN SD	CHECKED DD	CERTIFIER DD
TYPE A	SHEET 13 of 18	REV: A	

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SCALE FOR PRINTING

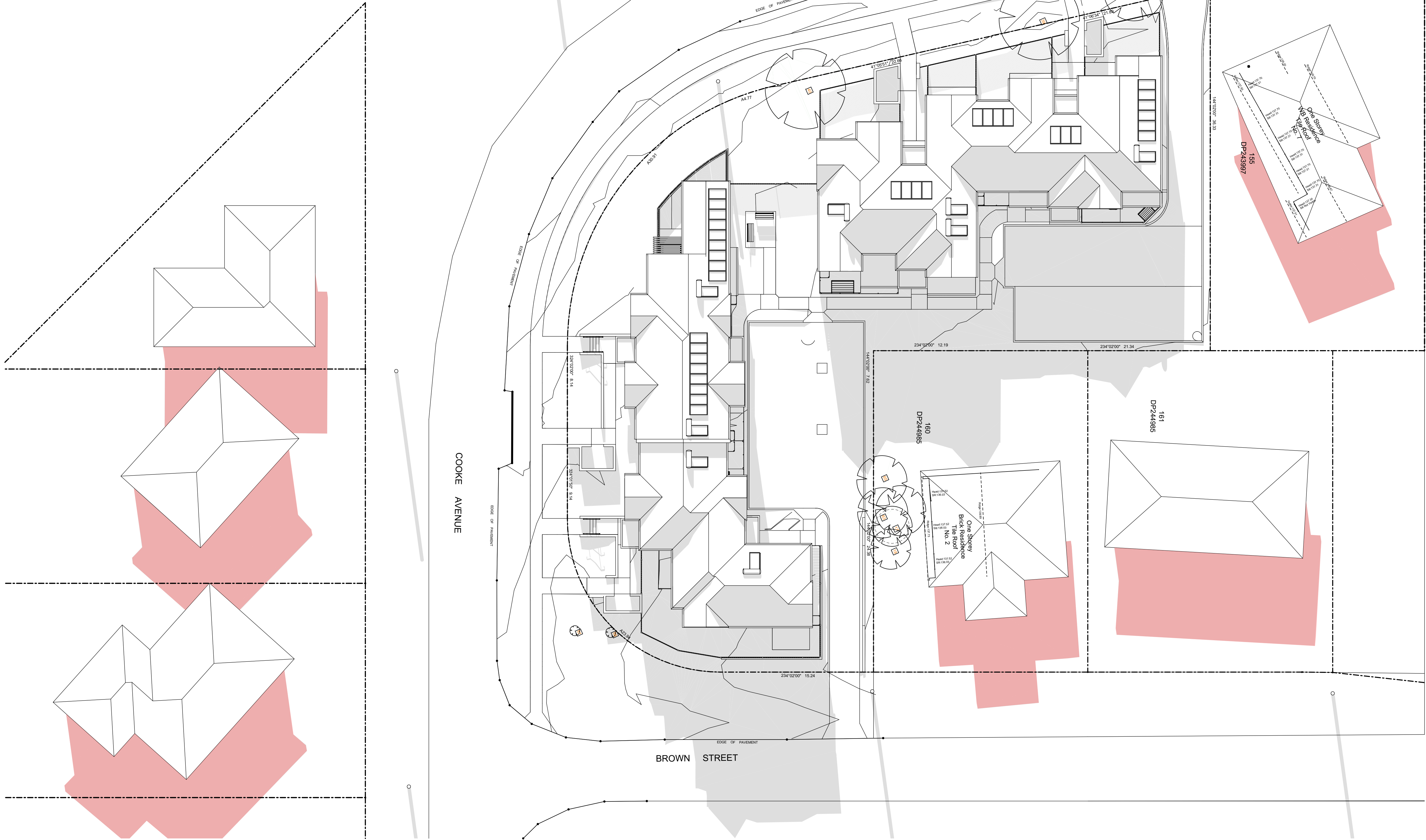
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LEGEND

- Grey area indicates shadows cast by proposed development
- Red area indicates existing shadows cast by neighbouring properties



SHADOW DIAGRAM - 21st JUNE 3pm
1:200

1
-



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NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Architects Institute of Australia

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A	25/08/2023	DAISSUE
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PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 150, 151, 152 & 153 in DP 243997
3 Cooke Ave & 1, 3 & 5 Deegan Dr.
Alstonville NSW 2477

TITLE:
SHADOW DIAGRAMS - JUNE 21st 3pm
FILE: CAD File: S:\Data\3\2022\2022-034 LAHC SL 3-5
Design Dr Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.pptx
PLOTTER: 18/09/2023
3:57 PM

STATUS: DEVELOPMENT APPLICATION			
DATE 18/09/2023	SCALE As shown @ A1	PROJ BGZF9	JOB 2022.034
STAGE C	DRAWN SD	CHECKED DD	CERTIFIER DD
TYPE A	SHEET 14 of 18	REV: A	

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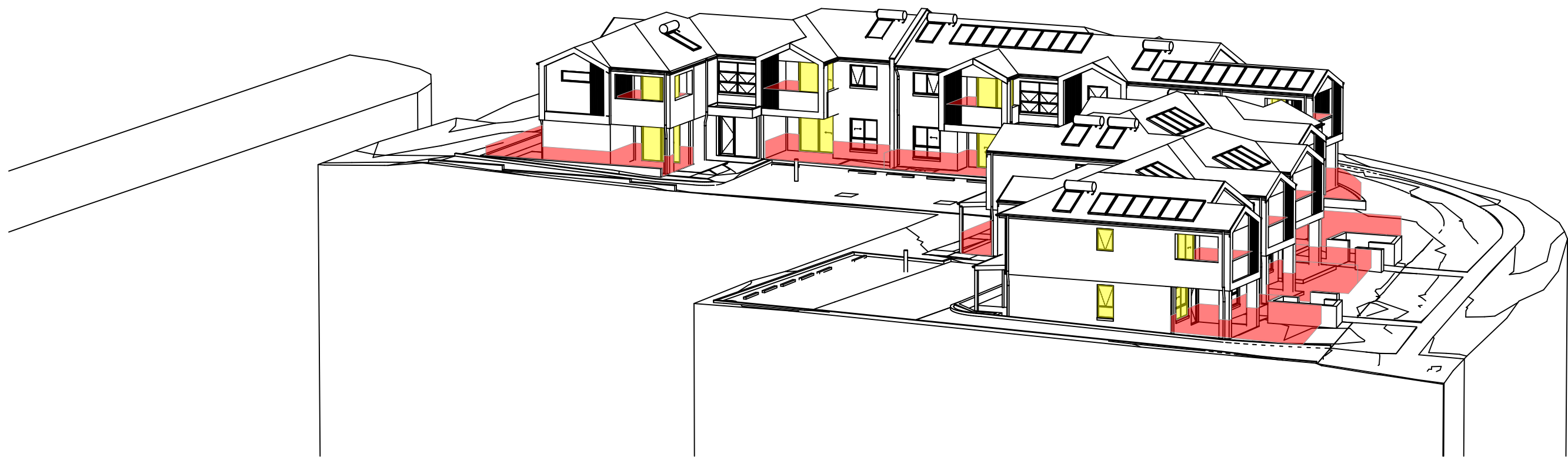
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PURPOSE ONLY

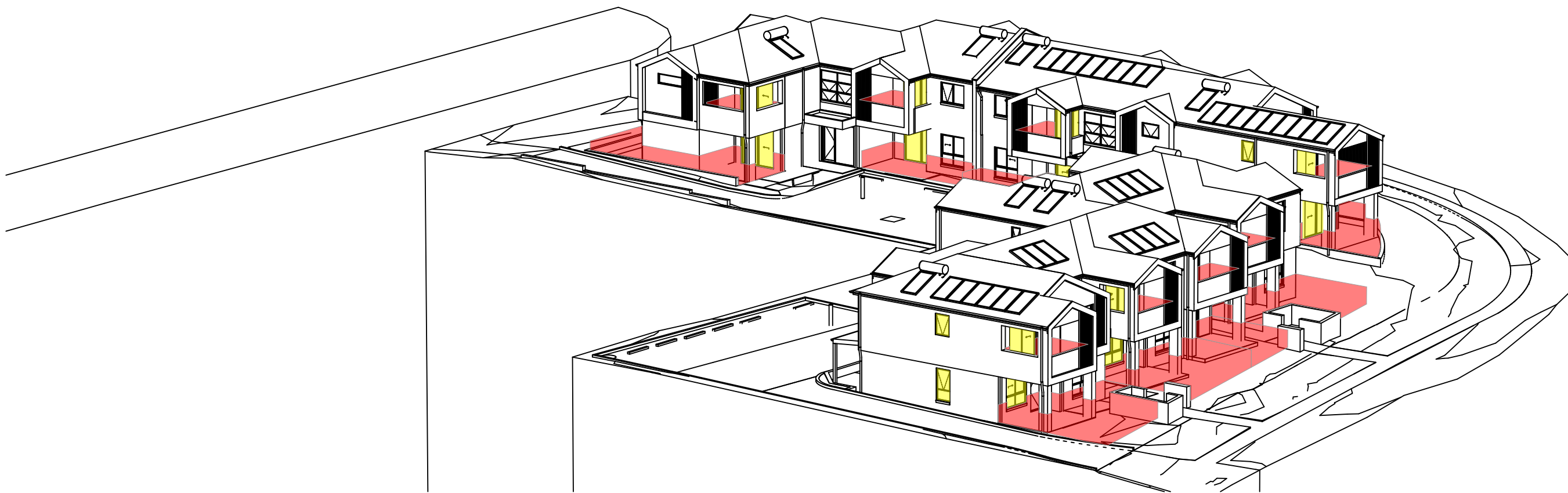
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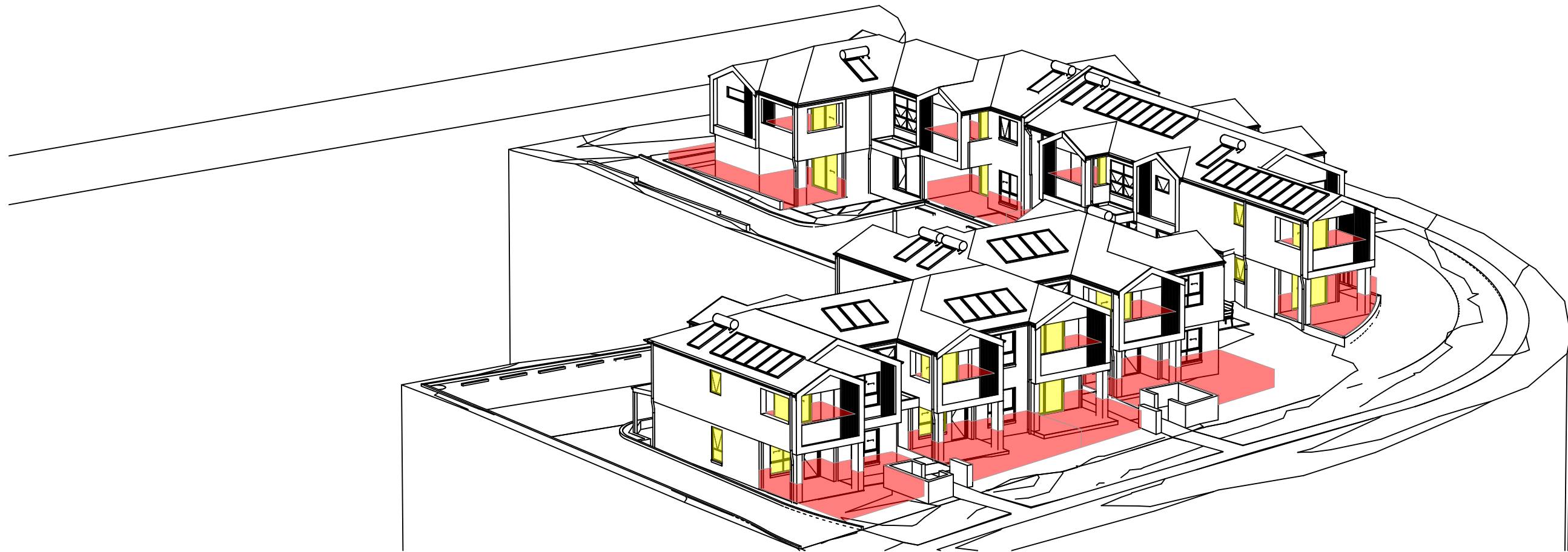
21st JUNE - 9am
1:250



21st JUNE - 10am
1:250



21st JUNE - 11am
1:250



21st JUNE - 12pm
1:250



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NSW ARB No.9068



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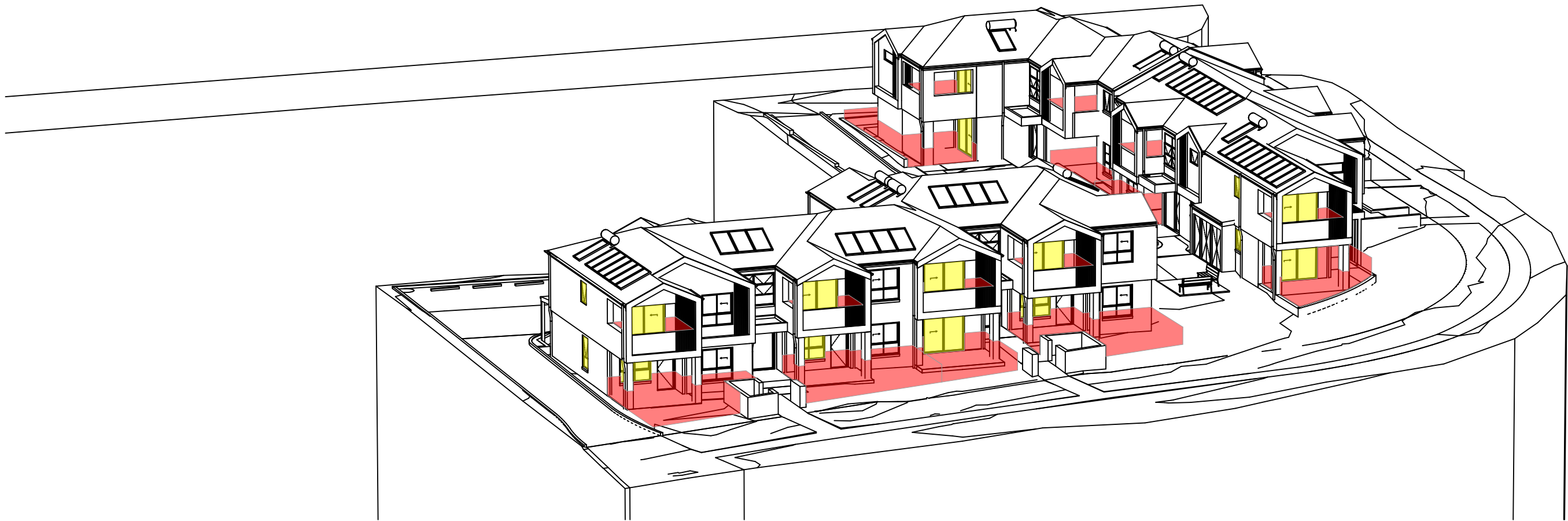
PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 150, 151, 152 & 153 in DP 243997
3 Cooke Ave & 1, 3 & 5 Deegan Dr.
Alstonville NSW 2477

TITLE:
VIEW FROM SUN DIAGRAM

FILE: CAD File: S:\Data\3\2022\2022-034 LAHC SL 3-5
Design Dr Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
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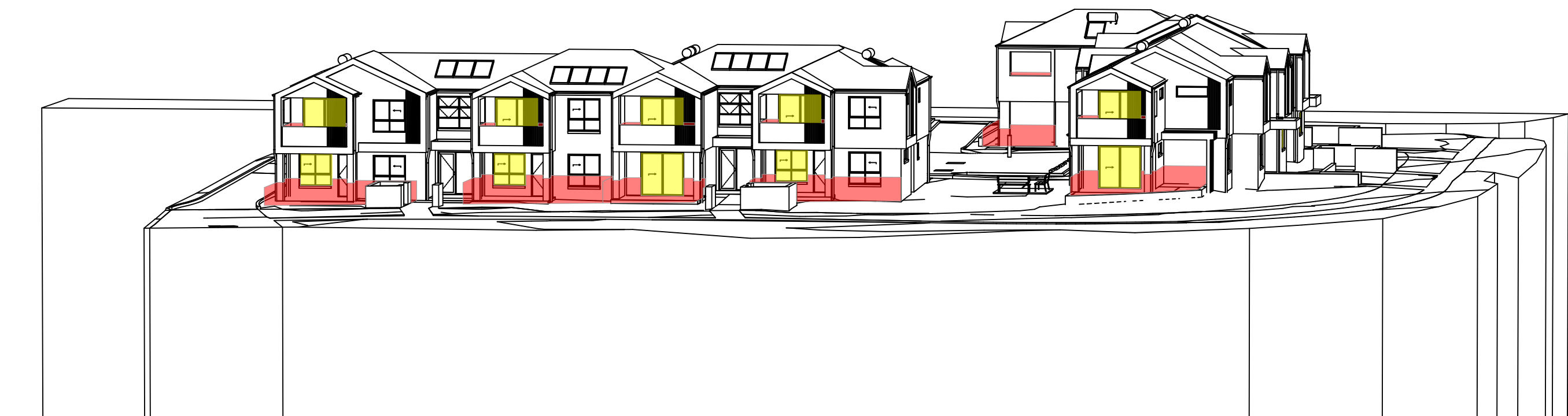
STATUS: DEVELOPMENT APPLICATION			
DATE 18/09/2023	SCALE As shown @ A1	PROJ BGZF9	JOB 2022.034
STAGE C	DRAWN SD	CHECKED DD	CERTIFIER DD
TYPE A	SHEET 15 of 18	REV: A	



21st JUNE - 1pm
1:250



21st JUNE - 2pm
1:250



21st JUNE - 3pm
1:250

Solar Access to Living Rooms

	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	Hours
Unit 1							6
Unit 2							4
Unit 3							6
Unit 4							4
Unit 5							3.5
Unit 6							3
Unit 7							3.5
Unit 8							3.5
Unit 9							4
Unit 10							1.5
Unit 11							4
Unit 12							3
Unit 13							3
Unit 14							4
Unit 15							3
Unit 16							4

Solar Access to Private Open Space

	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	Hours
Unit 1							6
Unit 2							5
Unit 3							6
Unit 4							5
Unit 5							4
Unit 6							4
Unit 7							4
Unit 8							4
Unit 9							5
Unit 10							1.5
Unit 11							5
Unit 12							3
Unit 13							4
Unit 14							5
Unit 15							4
Unit 16							5



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Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
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Alstonville NSW 2477

TITLE:
VIEW FROM SUN DIAGRAM

FILE: CAD File: S:\Data\3\2022\2022-034 LAHC SL-3-5
Design Dr Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01 revised 16-5-23 - 2.pn

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3:57 PM

STATUS: DEVELOPMENT APPLICATION			
DATE 18/09/2023	SCALE As shown @ A1	PROJ BGZF9	JOB 2022.034
STAGE C	DRAWN SD	CHECKED DD	CERTIFIER DD
TYPE A	SHEET 16 of 18	REV: A	

0 5 10 20 40MM

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1
-

CORNER OF DEEGAN DRIVE & COOKE AVE



2
-

DEEGAN DRIVE VIEW



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TITLE:
PERSPECTIVES

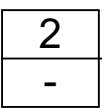
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Deegan Dr Alstonville\3 Design\3.2 DA
1\2022-034 LAHC Cooke+Deegan, Alstonville -
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3:57 PM

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DATE 18/09/2023	SCALE As shown @ A1	PROJ BGZF9	JOB 2022.034
STAGE C	DRAWN SD	CHECKED DD	CERTIFIER DD
TYPE A	SHEET 17 of 18	REV: A	



DEEGAN DRIVE VIEW



COOKE AVENE VIEW



BROWN AVENUE VIEW