

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	B
ROOF PLAN	A	08 of 18	A	DRAINAGE PLAN - SHEET 1	SW	2 of 7	B
ELEVATIONS	A	09 of 18	A	DRAINAGE PLAN - SHEET 2	SW	3 of 7	B
ELEVATIONS	A	10 of 18	A	OSD SECTION AND STORMWATER DETAILS	SW	4 of 7	B
SECTIONS	A	11 of 18	A	STORMWATER DETAILS	SW	5 of 7	B
SHADOW DIAGRAMS - JUNE 21st 9am	A	12 of 18	A	SEDIMENT CONTROL PLAN	SW	6 of 7	B
SHADOW DIAGRAMS - JUNE 21st 12pm	A	13 of 18	A	CUT AND FILL PLAN	SW	7 of 7	B
SHADOW DIAGRAMS - JUNE 21st 3pm	A	14 of 18	A		C	1 of 1	B
VIEW FROM SUN DIAGRAM	A	15 of 18	A	HYDRAULIC			
VIEW FROM SUN DIAGRAM	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:



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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.



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PHONE No 1800 738 718
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NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No. 9068
Member
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REV	DATE	NOTATION/AMENDMENT
A	25/08/2023	DA ISSUE
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MSL Consulting Engineers Pty Ltd
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Greenview Consulting Pty Ltd
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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:
BLOCK ANALYSIS PLAN

FILE: CAD File: 21Shared
Data/3/2022/2022-034 LAHC SL 3-5 Deegan Dr
Alstonville3 Design3.2 DA
2022-034 LAHC Cooke Deegan, Alstonville -
DA01/rev0016-5-23 - 2.pdf

PLOTTED: 13/09/2023
10:01 PM

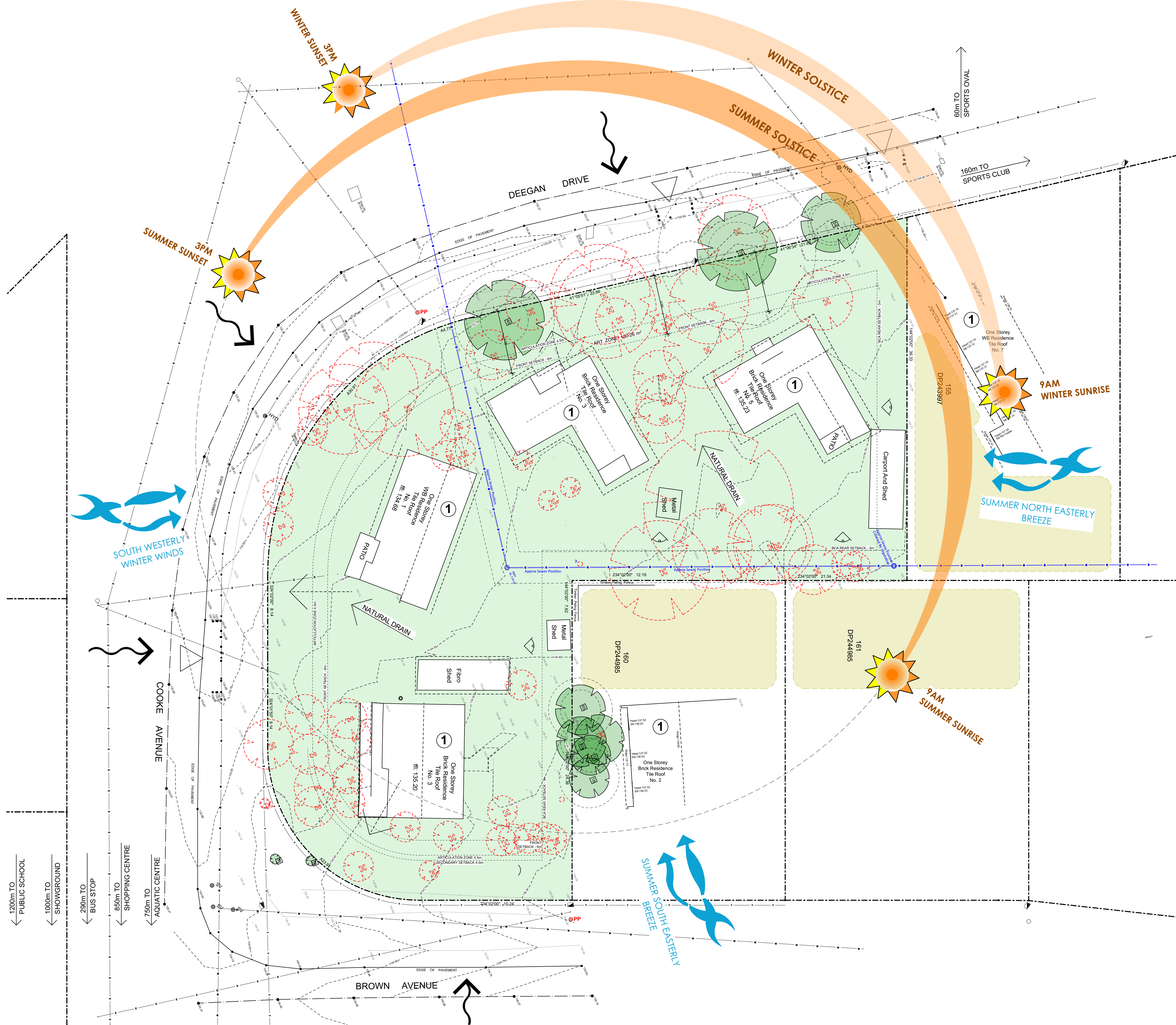
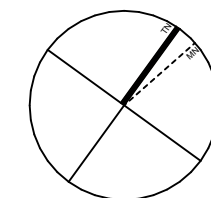
STATUS: DEVELOPMENT APPLICATION			
DATE	SCALE	PROJ	JOB
13/09/2023	As shown @ A1	BGZF9	2022.034
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
SHEET		REV	
A		2 of 18	

0 5 10 20 40MM

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1

SITE ANALYSIS PLAN
1:200



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Data\3\2022\2022-034 LAHC SL 3-5 Deegan Dr
Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke Deegan, Alstonville -
DA01\rev00016-5-23 - 2.ppt

PLOTTED: 13/09/2023
10:01 PM

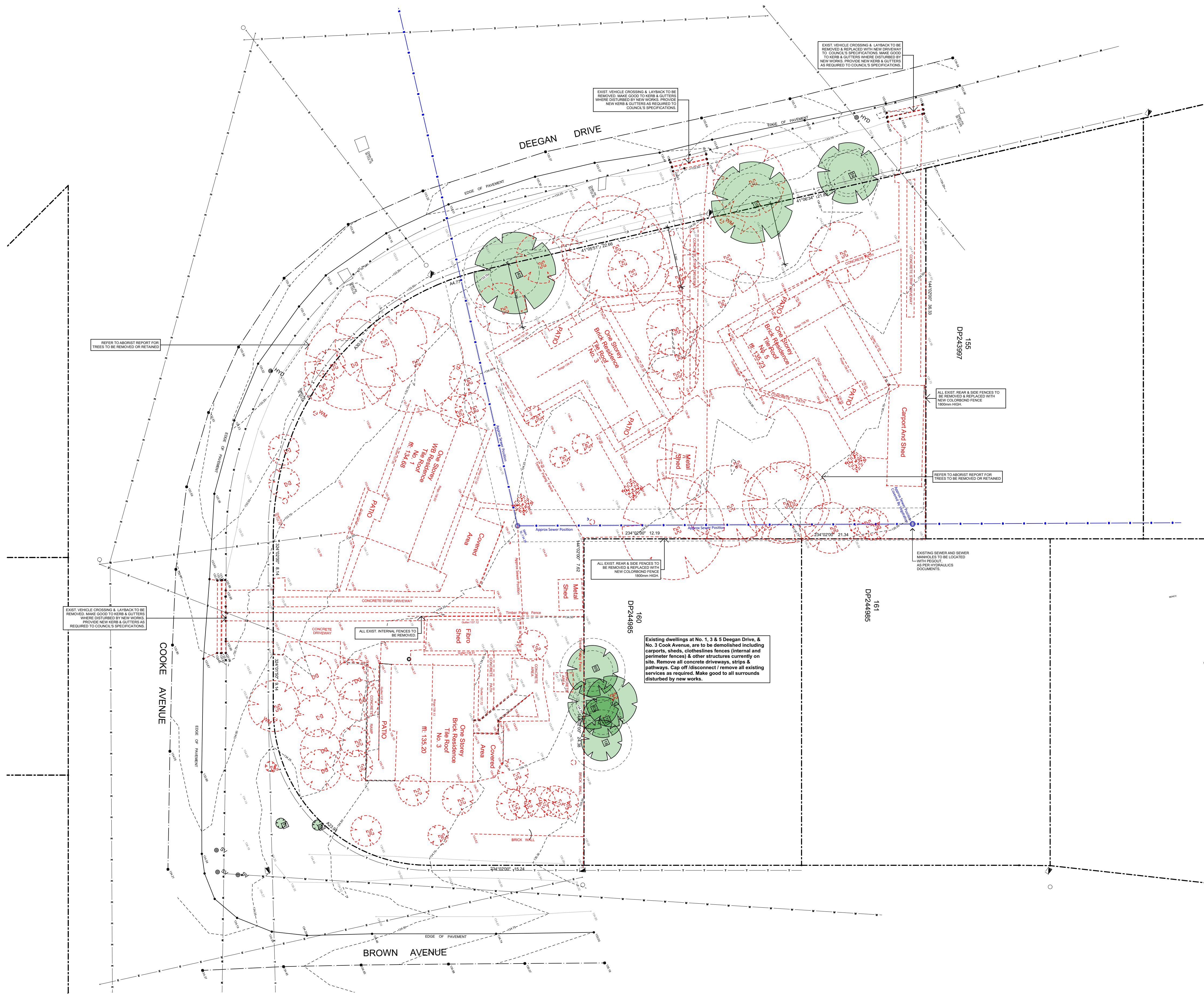
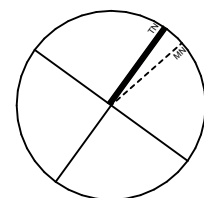
STATUS: DEVELOPMENT APPLICATION			
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TYPE: A	SHEET: 3 of 18	REV: A	

0 5 10 20 40MM

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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.

+ 88.30 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.



DEMOLITION PLAN 1:200

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ARCHITECTS:

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NSW ARB No. 9068

Member
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NORTHERN NSW REGION

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Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
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SHEET:	4 of 18
REV:	A



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						
Carry Brick	None	Mid SA 0.475 - 0.70	As per elevations						
Carry Brick	Ins7	Mid SA 0.475 - 0.70	Unit 14 only						
Wool Lathing	None	Light SA 0.45	As per elevations						
Wool Lathing	RT5	Mid SA 0.475 - 0.70	As per elevations						
SA - Snow Absorption									
Interior walls									
Wall Type	Insulation	Comments							
Single stud brick	None	Internally units (ground floor)							
Partboarded end	None	Internally units (first floor)							
Carry brick	None	Shared with units on lobby/stairs							
Floors									
Floor Type	Insulation	Comments							
Concrete slab at ground	None	Ground Floor (Throughout)							
Concrete	None	First floor (Units below)							
Ceilings									
Ceiling Type	Insulation	Comments							
Partboarded	None	Unit above							
Partboarded	Ra2 Bulk insulation	As / roof above (First floor - Throughout)							
Insulation lists due to drawings has not been included in the assessment. A shaded rectangle has been included in every lobby, bathroom, security and entrance									
Roof									
Roof Type	Insulation	Colour	Comments						
Metal	R3.3 flat fixed insulation	Light SA 0.45-0.5	Units 5, 6 (unverrified units)						
Metal	R3.3 flat fixed insulation	Mid SA 0.475 - 0.70	Units 3, 9 (unverrified units)						
SA - Snow Absorption 0.32 (unit 6) and 0.6 (premises)									
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 13)	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 13)	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	Cableway box	HS							
Toilets									
Size	Insulation	Comments							
WC/ens	Ultracore bedrocks	Throughout							

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 unit to be electric hot pump to ground floor units and solar electric boosted to first floor units to all 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 central rain water tank, collecting a min of 800sgm 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 15 peak kW
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0 5 10 20 40MM

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TITLE:
SITE & GROUND FLOOR PLAN

STATUS: DEVELOPMENT APPLICATION			
DATE: 13/09/2023	SCALE: As shown @ A1	PROJ: BGZF9	JOB: 2022.034
STAGE: C	DRAWN: SD	CHECKED: DD	CERTIFIER: DD
FILE: CAD File: Z:\Shared Data\3\2022\2022.034 LAHC SL 3-5 Deegan Dr Alstonville\3 Design\3.2 DA 2022.034 LAHC Cooke+Deegan, Alstonville - DA01\rev060116-5-23 - 2.dgn	PLOTTED: 13/09/2023 10:01 PM	TYPE: A	SHEET: 6 of 18

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 FIRE HOSE REEL REFER TO HYDRAULIC
ENGINEERS DETAILS
- FHR FIRE INDICATOR PANEL (LOCATED MAIN ENTRY)
- FIP RECESSED FLOOR MAT
- FM 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 COLUMN TO STRUCTURAL
ENGINEERS DETAILS
- SD SOAP DISPENSER
- SF SLAT FENCE
- SH SEWER STACK REFER TO HYDRAULIC
ENGINEERS DETAILS
- SK STAINLESS STEEL SINK
- SK-1 CLEANER SINK
- SK-2 BOX GUTTER SUMP & OVERFLOW
- SMP STEEL TROWEL FINISHED CONCRETE
- STP 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
- US MOP & BROOM SHELF
- V VINYL
- VP VENT PIPE
- VTY REFER TO HYDRAULIC DOCUMENTS
- WB 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

1

0 5 10 20 40MM

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FFL 9.100 Proposed levels. Refer also to drainage drawing.

LEGEND

- AB ARMCO BARRIER
ABH CONTINUOUS 100 x 100 x 6 GALVANISED STEEL
ANG-1 PROTECTIVE ANGLE TO WALL LINE, REFER TO DETAILS
ANG-1 PROTECTIVE ANGLE 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
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
EG GAVES GUTTER
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
FW FLOOR WASTE
GD GRATED DRAIN
GPO-S SINGLE GENERAL PURPOSE OUTLET
GPO-D DOUBLE GENERAL PURPOSE OUTLET
GPB GOAL POST BOLLARDS
GR GRAB RAIL
HD HAND DRYER
HTH HEATED THRESHOLD
HWU HOT WATER UNIT
HYD HYDRANT REFER TO 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 WALL SHELF
SK SEWER STACK REFER TO HYDRAULIC ENGINEERS DETAILS
SK-1 STAINLESS STEEL SINK
SK-2 CLEANER SINK
SNP BOX GUTTER SLUMP & OVERFLOW
STF STEEL TROWEL FINISHED CONCRETE
TSSI TACTILE INDICATOR
TG TRENCH / GRATED DRAIN
TH THRESHOLD RAMP
TIM TIMBER FLOORING
TP TOILET PARTITIONS
TPH TOILET PAPER HOLDER
TRS TRANSLUCENT ROOF SHEETING
TS-1 TAP SET - WASHROOMS
TS-2 TAP SET - DISABLE COMPLIANT
TS-3 TAP SET - KITCHEN
TS-4 TAP SET - CLEANERS
US MOP & BROOM SHELF
V VINYL
VP VENT PIPE
VTY REFER TO HYDRAULIC DOCUMENTS
VTV 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



1
-



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NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No. 9068
Member
Institution of Architects

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

BUSINESS PARTNER:
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: Z:\Shared
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Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke\Deegan, Alstonville -
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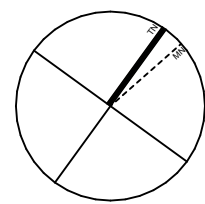
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STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	7 of 18	A	

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0008915680 18 Sep 2023

Assessor: Dean Gorman

Accreditation No. DMN/13/1645

Address: 3 Cooke Ave 1, 3, 5 Deegan Drive, Alstonville, NSW, 2477

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NATIONWIDE HOUSE

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1

ROOF PLAN
1:200

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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:

ROOF PLAN

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Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke-Deegan, Alstonville -
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STATUS: DEVELOPMENT APPLICATION

DATE: 13/09/2023	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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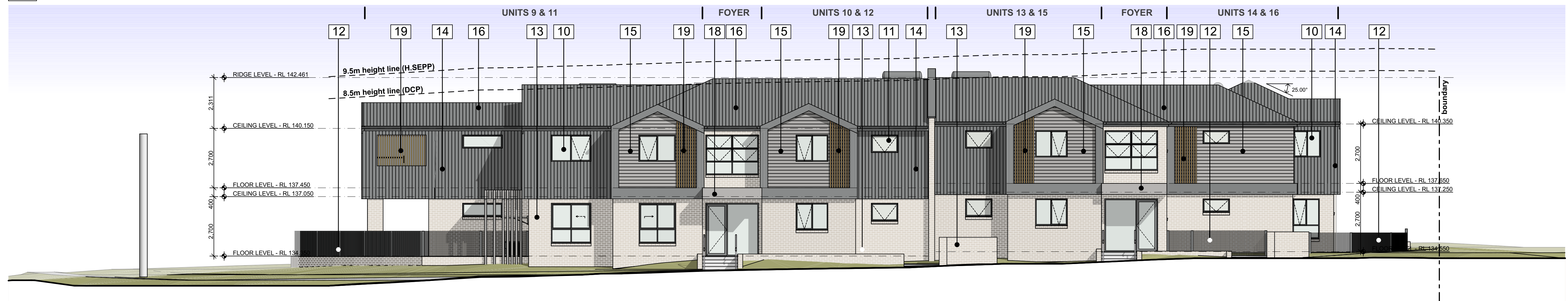
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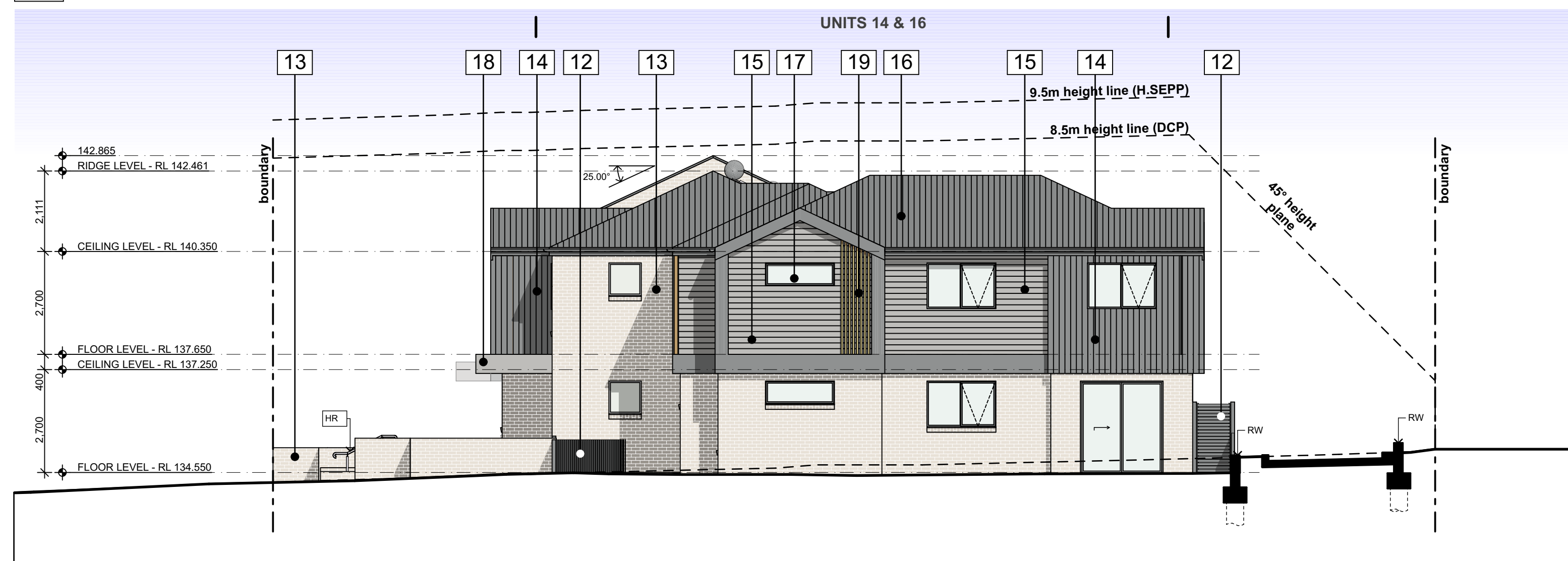
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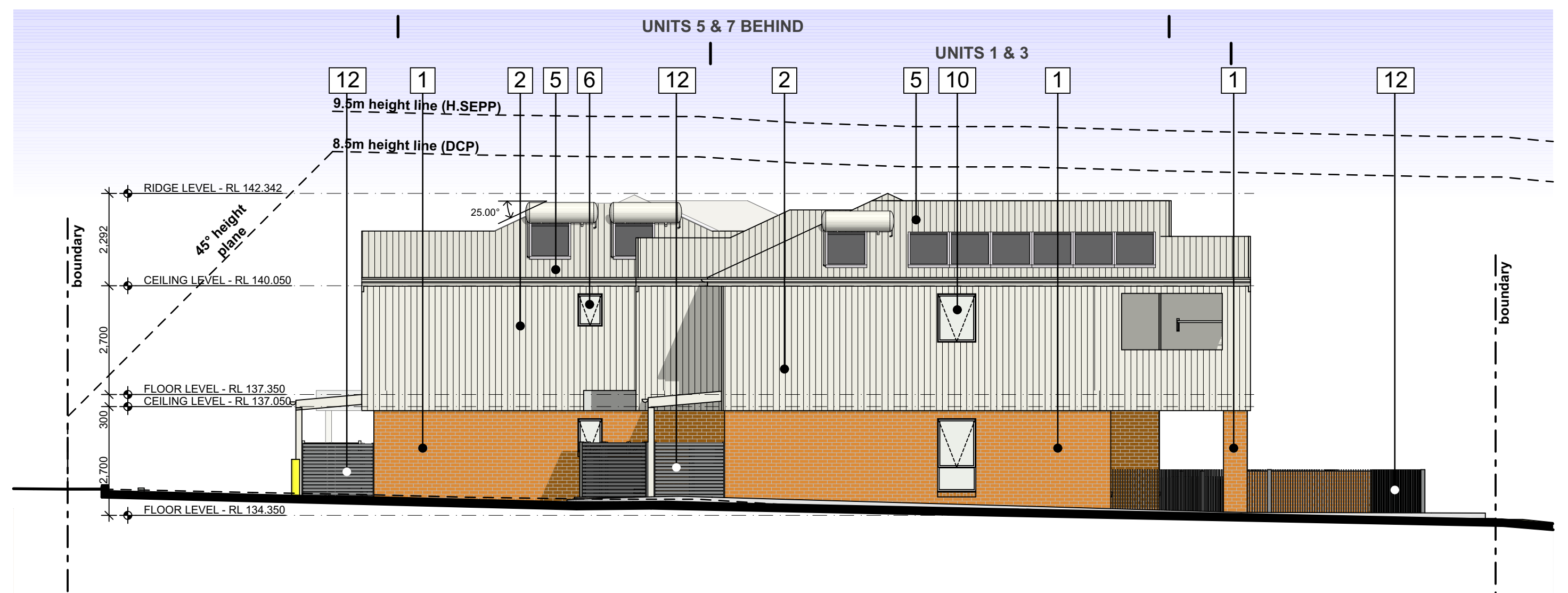
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WEST ELEVATION
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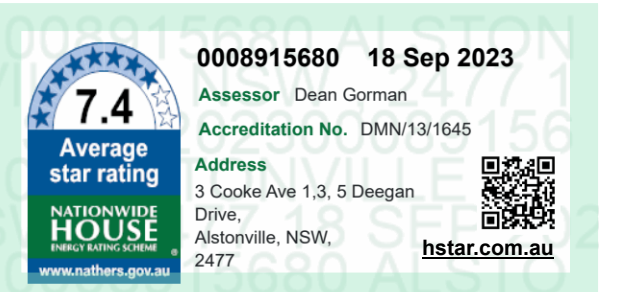
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SOUTH ELEVATION
1:100



4
-

EAST ELEVATION
1:100



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Alstonville NSW 2477

TITLE:
ELEVATIONS

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DA01\revs\016-5-23 - 2.ppt

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10:01 PM

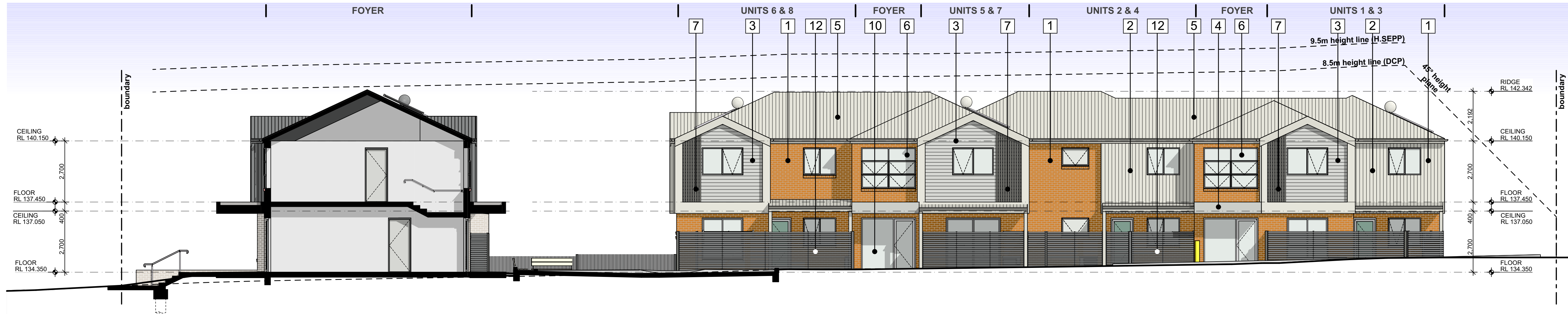
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TYPE: A	SHEET: 9 of 18	REV: A	

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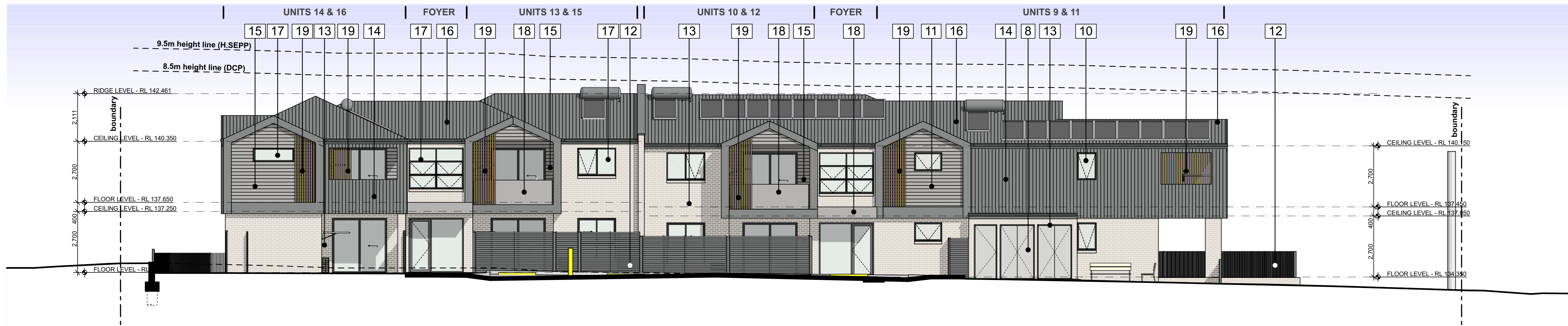
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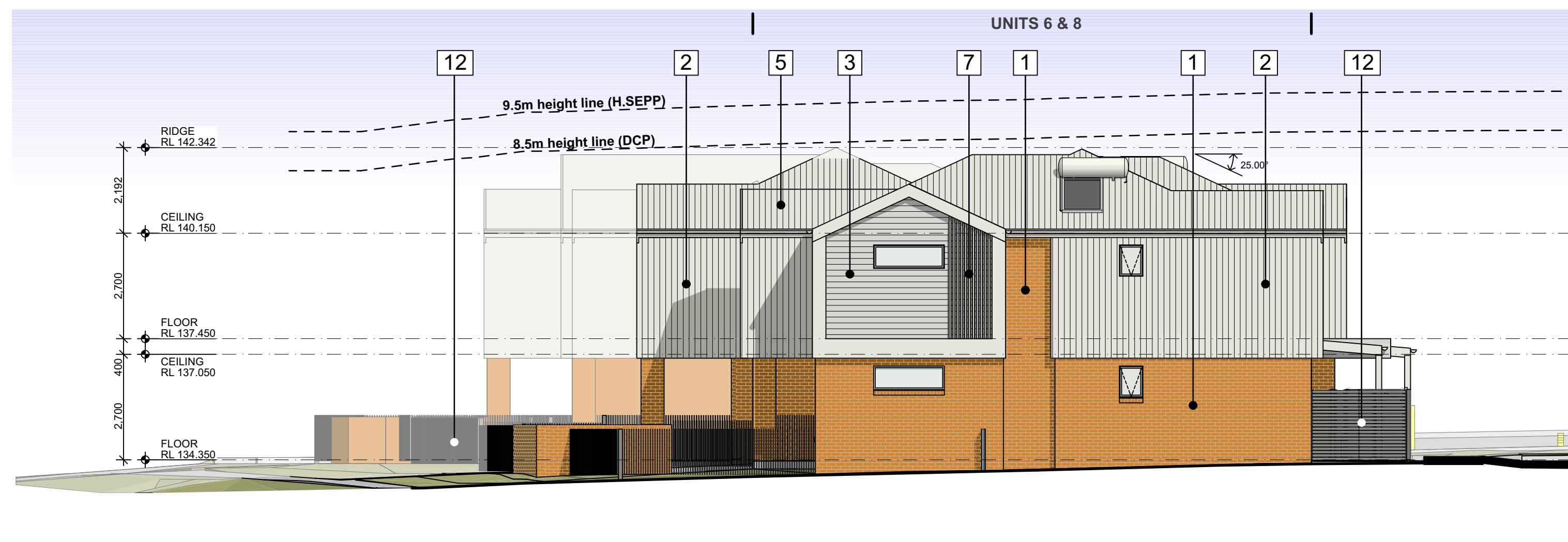
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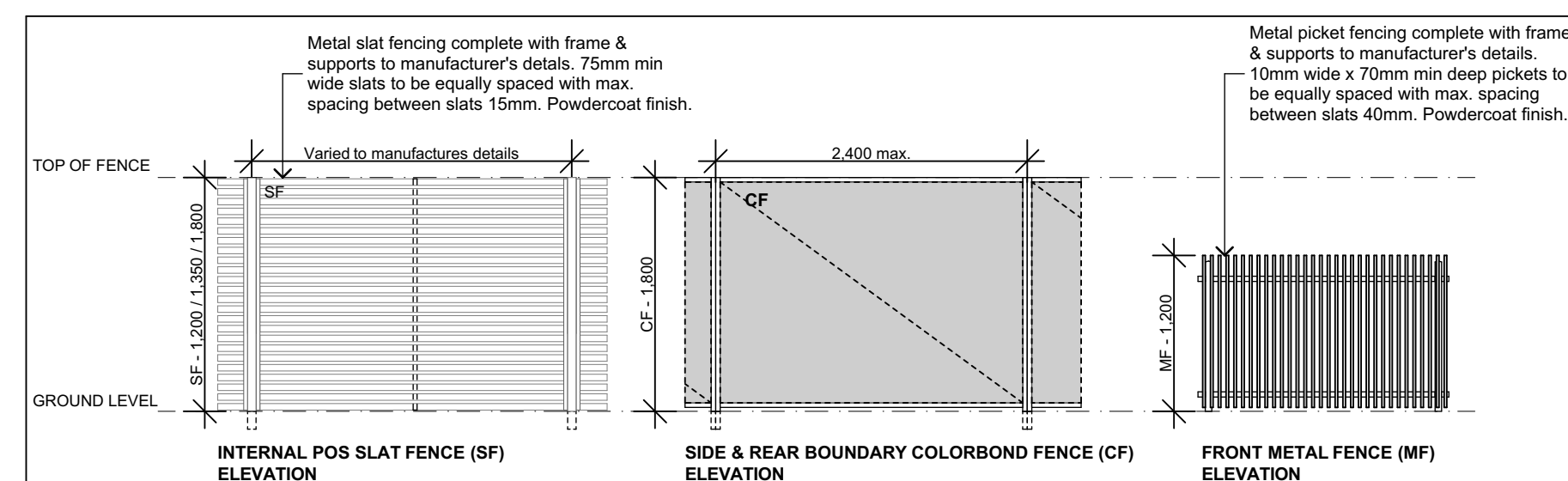
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1:100



EAST INTERNAL ELEVATION
1:100



WEST INTERNAL ELEVATION
1:100



FENCE DETAILS
1:50

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



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NOMINATED
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Land & Housing Corporation
NORTHERN NSW REGION

BUSINESS PARTNER:

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

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Alstonville\3 Design\3.2 DA
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DATE: 13/09/2023	SCALE: As shown @ A1	PROJ: BGZF9	JOB: 2022.034
STAGE: C	DRAWN: SD	CHECKED: DD	CERTIFIER: DD
TITLE: A	SHEET: 10 of 18	REV: A	



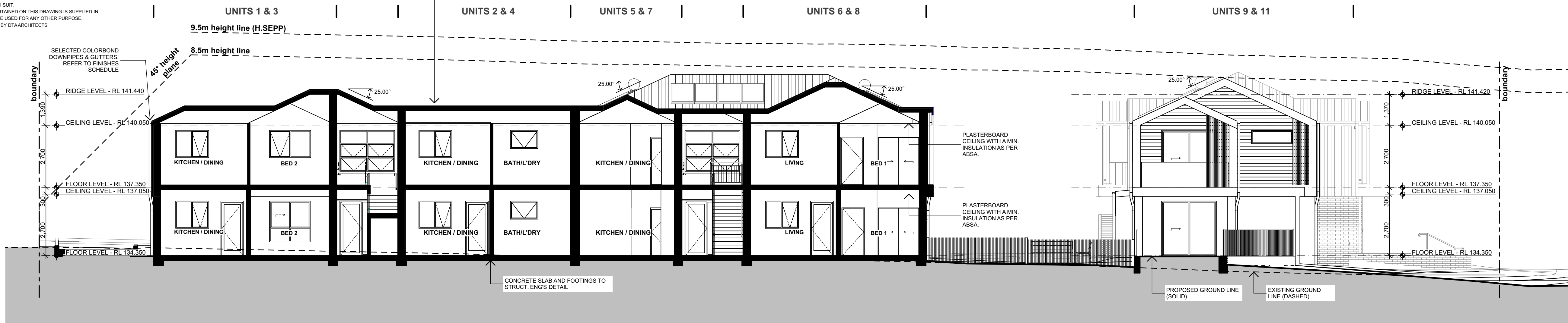
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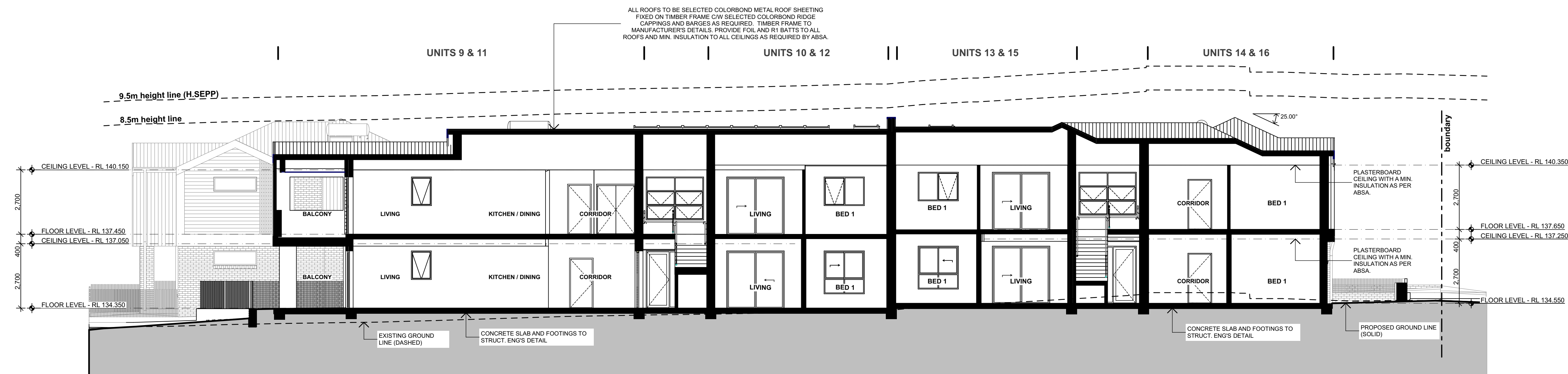
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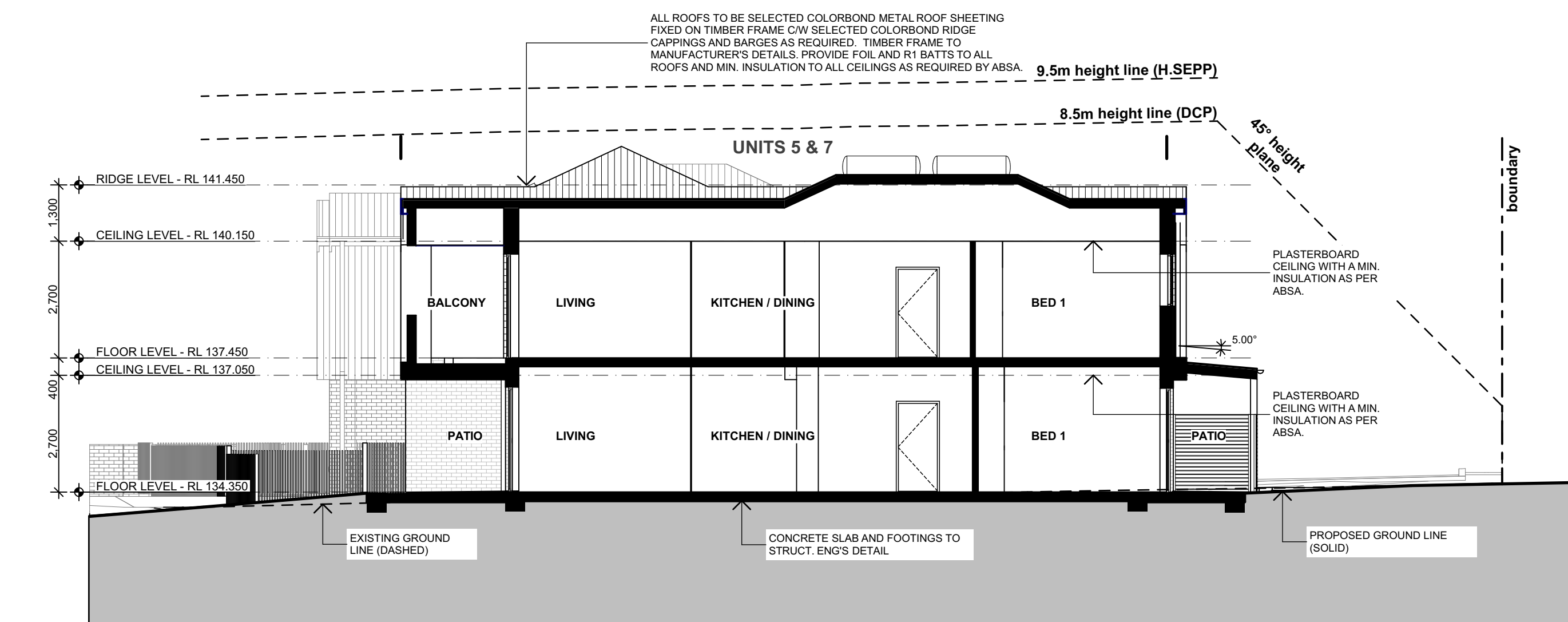
ALL ROOFS TO BE SELECTED COLORBOND METAL ROOF SHEETING
FIXED ON TIMBER FRAME C/W SELECTED COLORBOND RIDGE
CAPPINGS AND BARGES AS REQUIRED. TIMBER FRAME TO
MANUFACTURER'S DETAILS. PROVIDE FOIL AND R1 BATTS TO ALL
ROOFS AND MIN. INSULATION TO ALL CEILINGS AS REQUIRED BY ABSA.



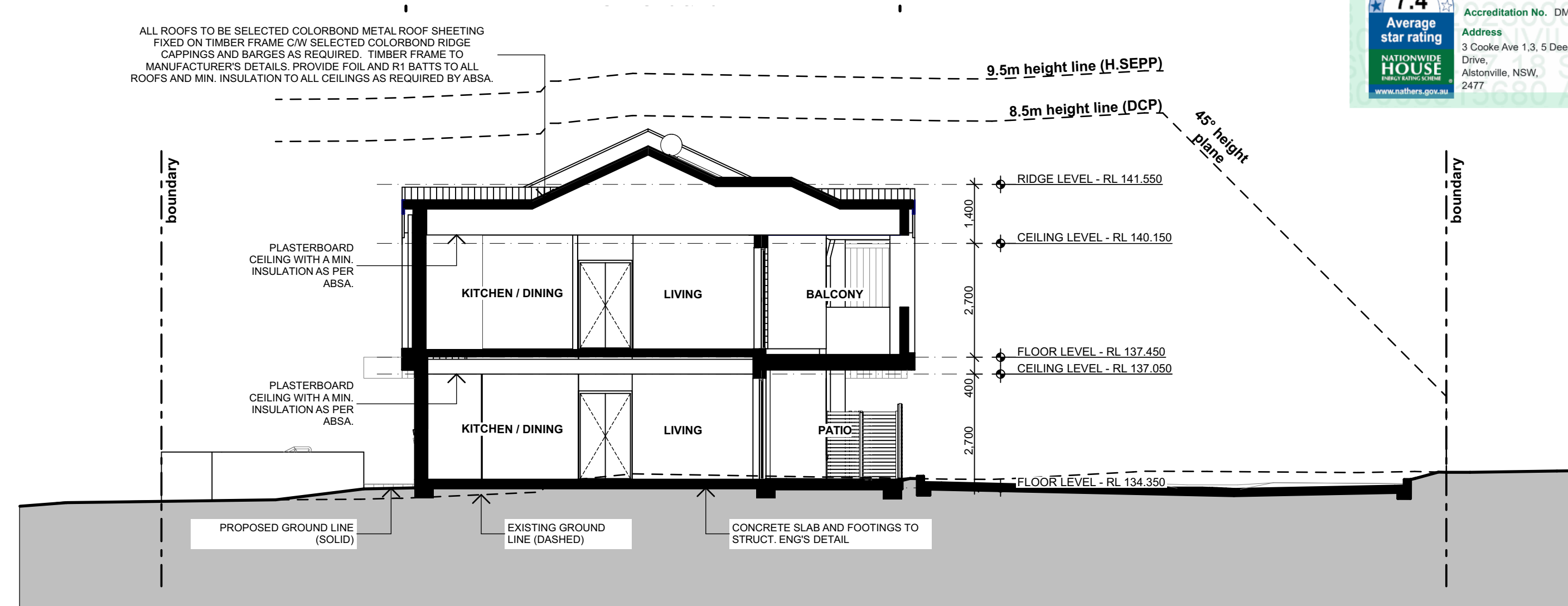
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SECTION
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Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:

SENIORS HOUSING DEVELOPMENT
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Alstonville NSW 2477

TITLE:
SECTIONS

FILE: CAD File: Z:\Shared
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Alstonville\3 Design\3.2 DA
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STATUS:
DEVELOPMENT APPLICATION
DATE: 13/09/2023
SCALE: As shown @ A1
STAGE: C
DRAWN: SD
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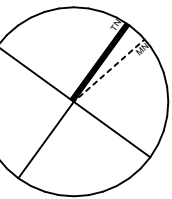
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SHEET: 11 of 18

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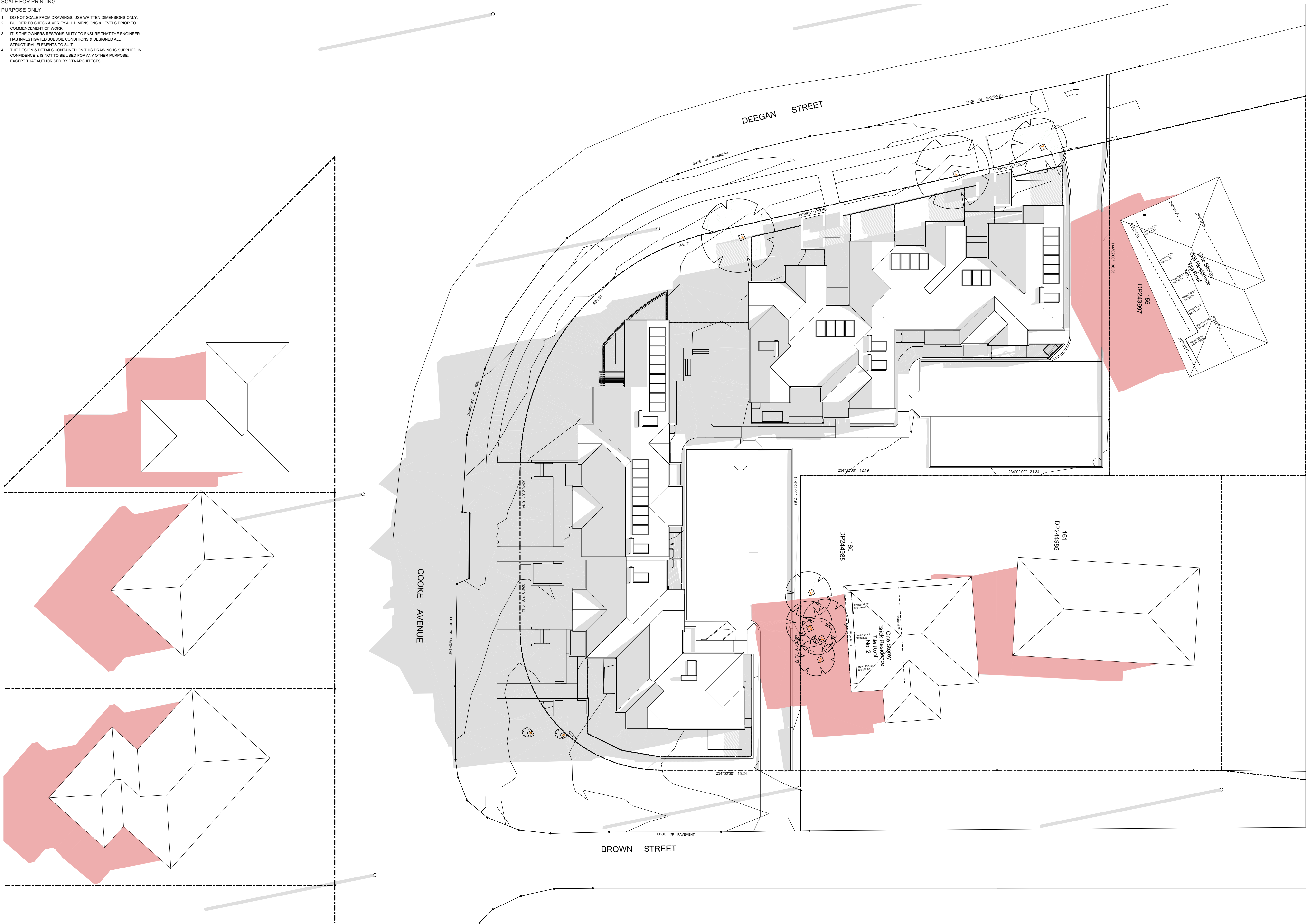
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LEGEND

Grey area indicates shadows cast by proposed development

Red area indicates existing shadows cast by neighbouring properties



1
-

SHADOW DIAGRAM - 21st JUNE 9am
1:200



7.4
Average
star rating

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HOUSE
MARKET

www.nuthouse.gov.au

0008915680 18 Sep 2023

Assessor: Dean Gorman

Accreditation No. DMN/13/1645

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Alstonville, NSW,
2477



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15/16-18/19 WILSON STREET
PARRAMATTA NSW 2150
AUSTRALIA

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Daniel Donai
NSW ARB No.9068

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REV	DATE	NOTATION/AMENDMENT
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Alstonville NSW 2477

TITLE:

SHADOW DIAGRAMS - JUNE 21st 9am

FILE: CAD File: 21st June
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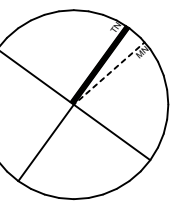
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A	12 of 18	A	

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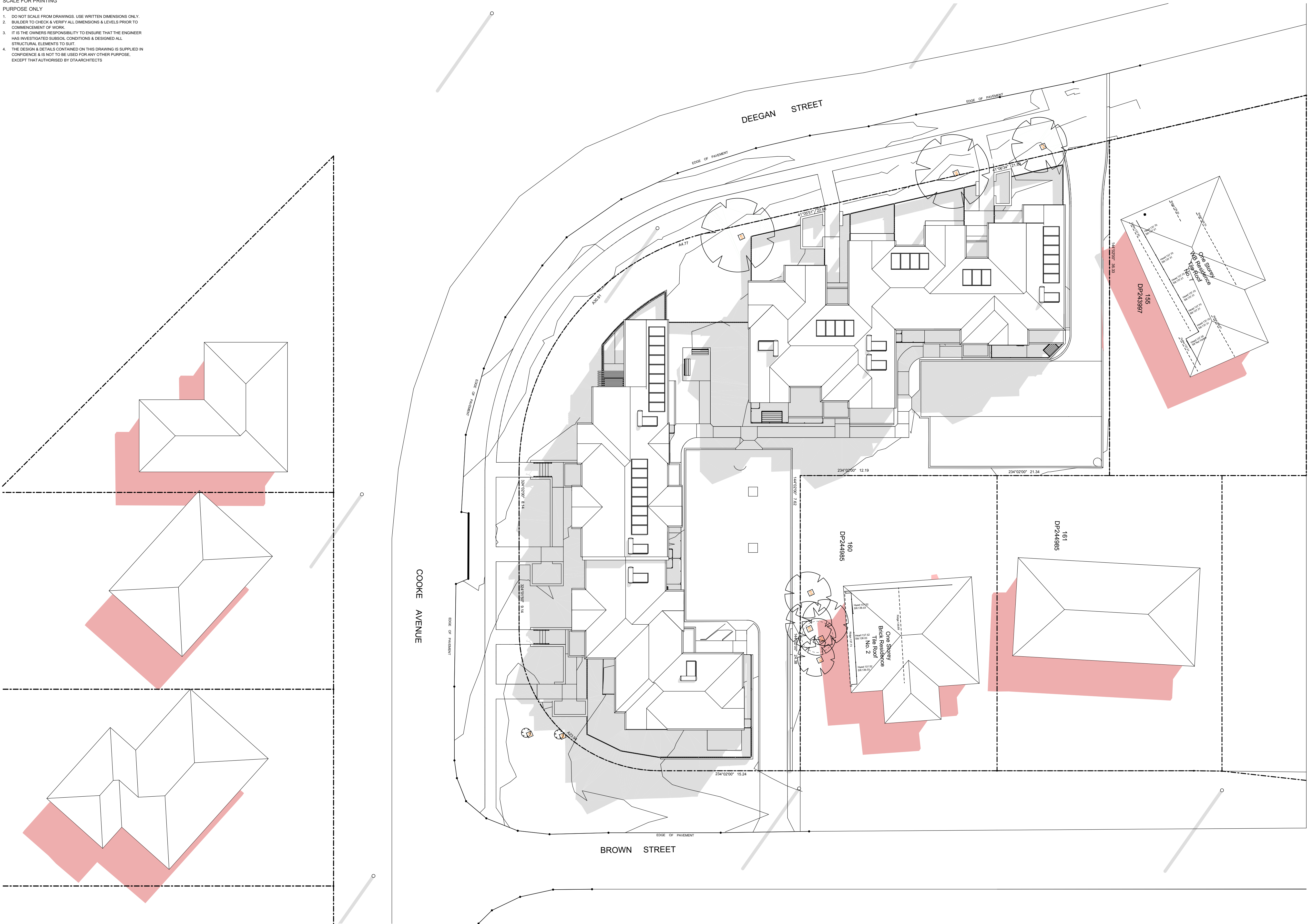
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1
-

SHADOW DIAGRAM - 21st JUNE 12pm
1:200

0008915680 18 Sep 2023
Assessor: Dean Gorman
Accreditation No. DMN/13/1645
Address: 3 Cooke Ave 1, 3, 5 Deegan Drive, Alstonville, NSW, 2477
7.4 Average star rating
NATIONWIDE HOUSE
www.nuthouse.gov.au
hstar.com.au



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PARRAMATTA NSW 2124
PHONE No 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-corporation



NOMINATED ARCHITECTS:

Daniel Donai
NSW ARB No. 9068
Member
Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	25/08/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT

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FIGURED DIMENSIONS TAKE PRECEDENCE.

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Ray Fuggle & Associated Pty Ltd
PH 0412 294 712



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: 21st June
Data/3/2022/2022-034 LAHC SL 3-5 Deegan Dr
Alstonville/3 Design/3.2 DA
2022-034 LAHC Cooke/Deegan, Alstonville -
DA01/16/080116-5-23 - 2.ppt

PLOTTED: 13/09/2023
10:01 PM

STATUS:

DEVELOPMENT APPLICATION

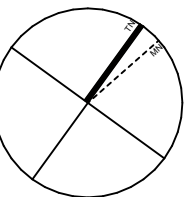
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13/09/2023	As shown @ A1	BGZF9	2022.034
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	13 of 18	A	

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SCALE FOR PRINTING

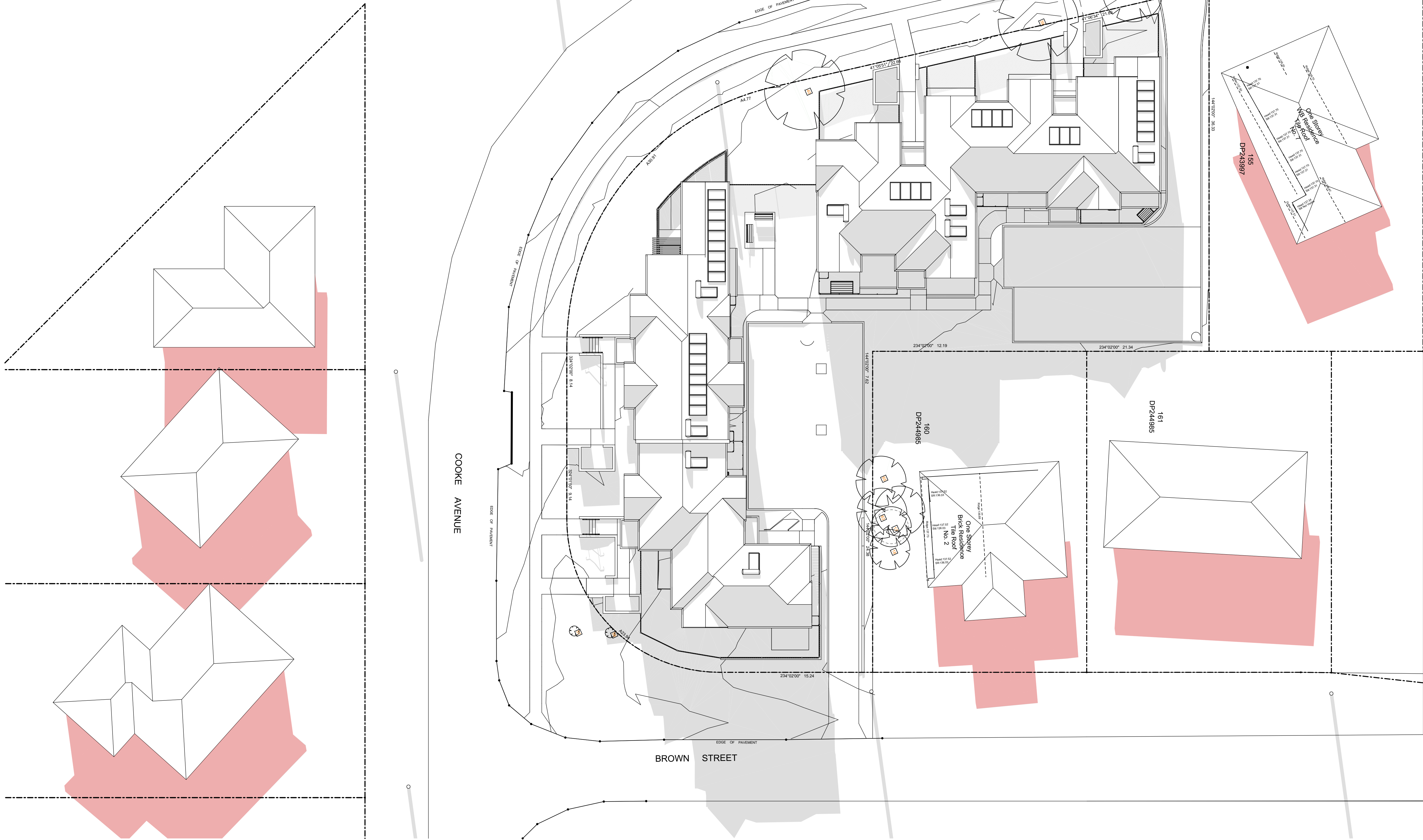
PURPOSE ONLY

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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 3pm
1:200



7.4
Average
star rating

**NATIONWIDE
HOUSE**
MARKETPLACE

www.nuthouse.gov.au

0008915680 18 Sep 2023

Assessor: Dean Gorman
Accreditation No. DMN/13/1645

Address:
3 Cooke Ave 1, 3, 5 Deegan
Drive,
Alstonville, NSW,
2477

hstar.com.au



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15/16-18/19 MARKET STREET SYDNEY NSW 2000
MEMBER OF THE INSTITUTE OF ARCHITECTS

NOMINATED
ARCHITECTS:

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NSW ARB No.9068

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Institution of Architects

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BUSINESS PARTNER:



Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:

SENIORS HOUSING DEVELOPMENT

at
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Alstonville NSW 2477

TITLE:
SHADOW DIAGRAMS - JUNE 21st 3pm

FILE: CAD File: 21st June
Data/3/2022/2022-034 LAHC SL 3-5 Deegan Dr
Alstonville/3 Design/3.2 DA
2022-034 LAHC Cooke/Deegan, Alstonville -
DA01/REV060116-5-23 - 2.ppt

STATUS: **DEVELOPMENT APPLICATION**

DATE: 13/09/2023	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	

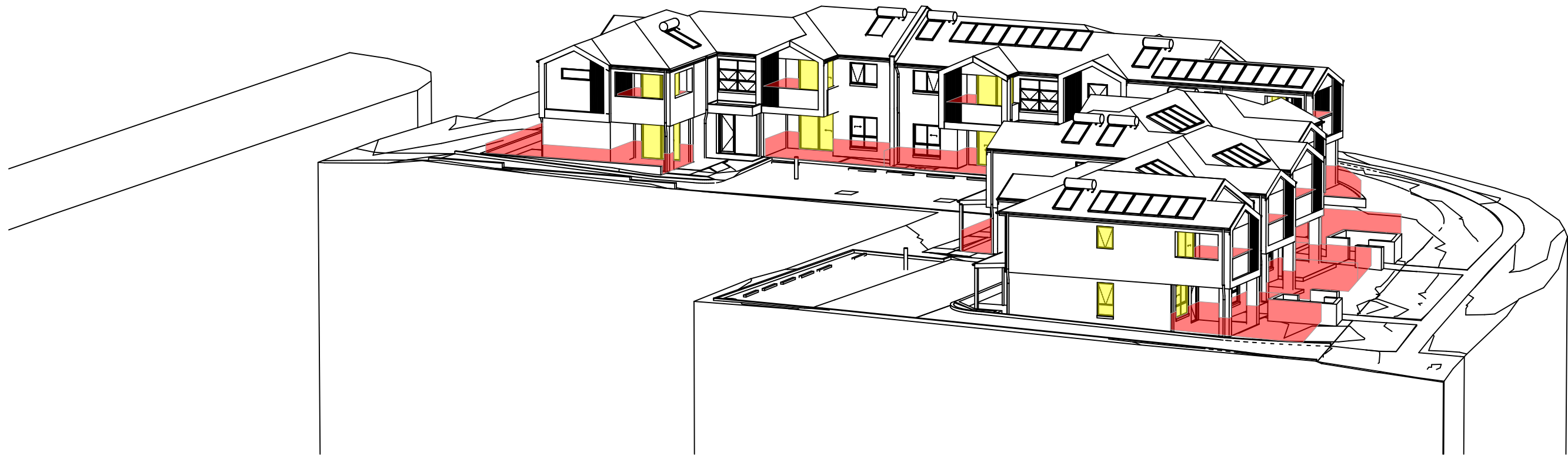


1

-

21st JUNE - 9am

1:250

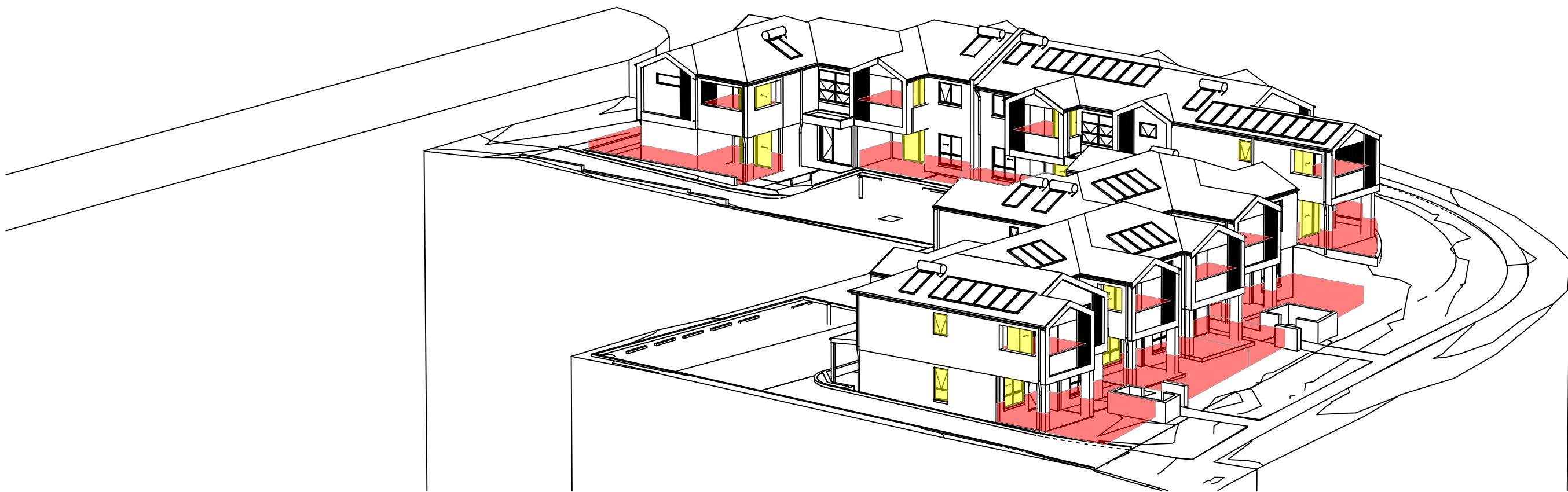


2

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21st JUNE - 10am

1:250

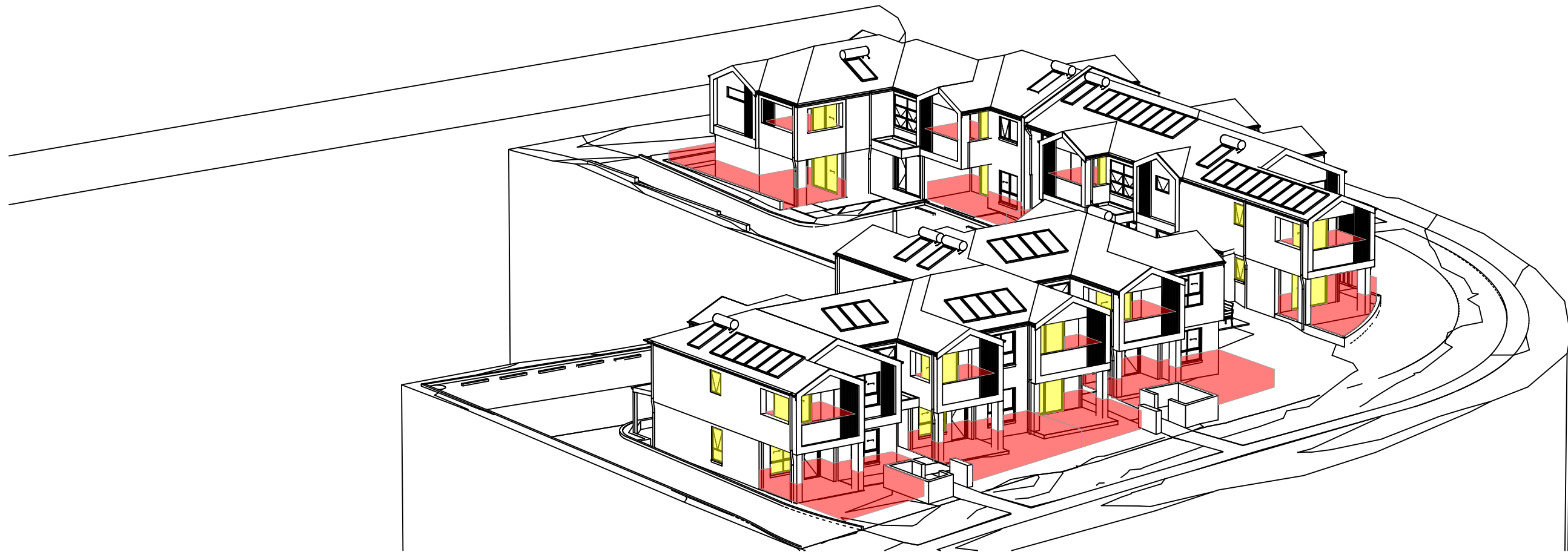


3

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21st JUNE - 11am

1:250



4

-

21st JUNE - 12pm

1:250

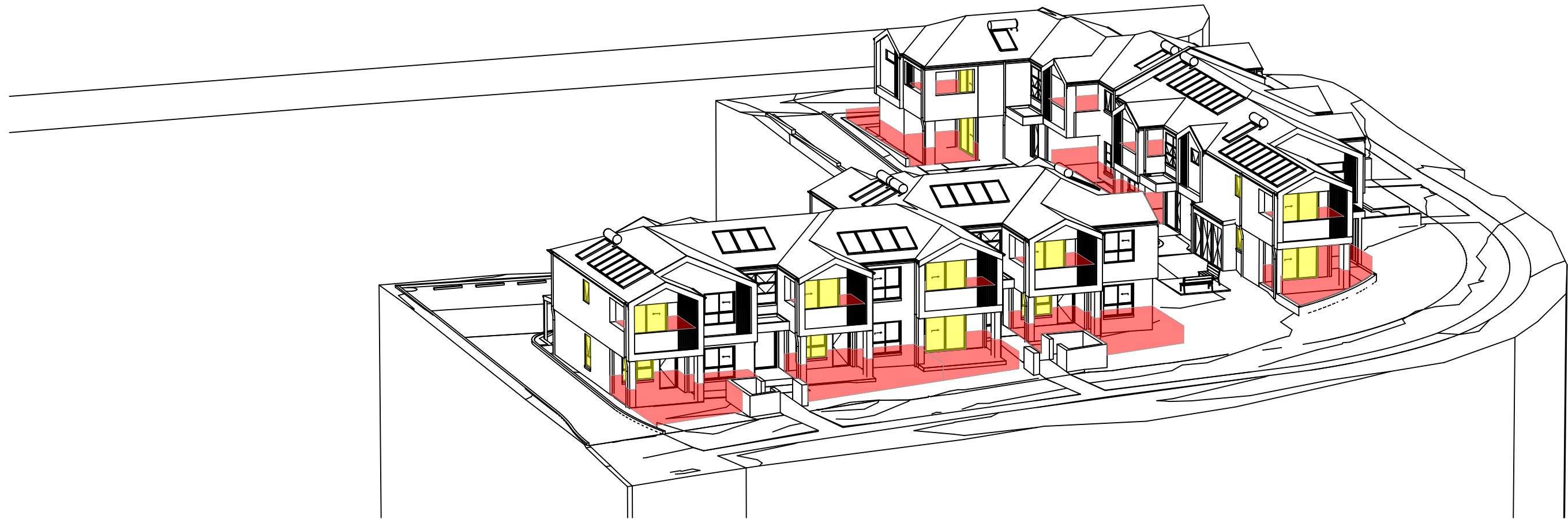


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SCALE FOR PRINTING

PURPOSE ONLY

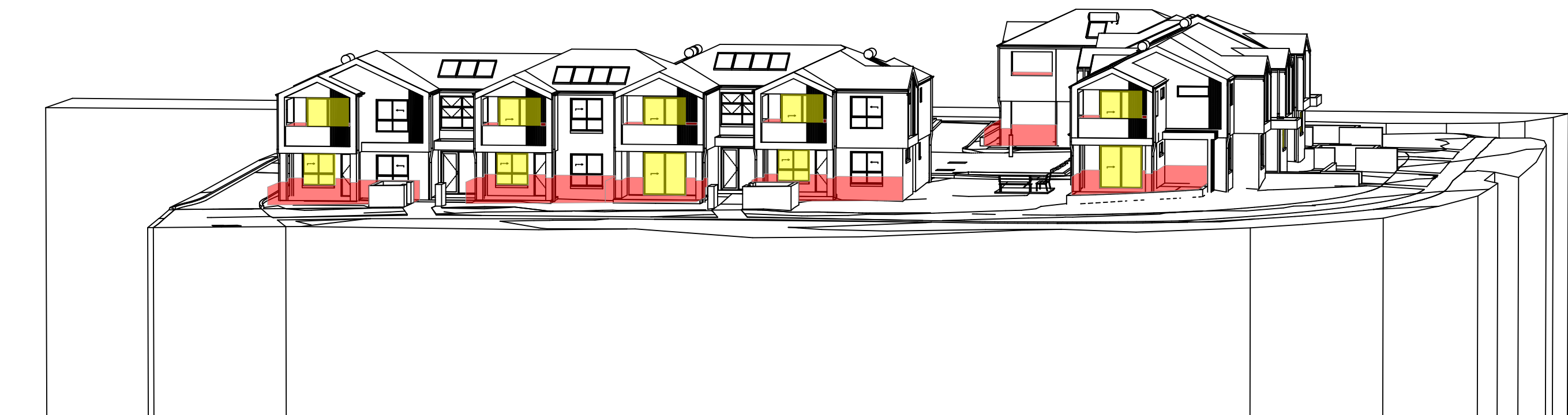
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21st JUNE - 1pm
1:250



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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A	25/08/2023	DA ISSUE

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NORTHERN NSW REGION

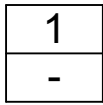
PROJECT:
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Alstonville NSW 2477

TITLE:
VIEW FROM SUN DIAGRAM

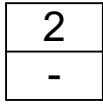
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Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke Deegan, Alstonville -
DA01\rev060116-5-23 - 2.pdf

PLOTTED: 13/09/2023
10:01 PM

STATUS: **DEVELOPMENT APPLICATION**
DATE: 13/09/2023 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



CORNER OF DEEGAN DRIVE & COOKE AVE



DEEGAN DRIVE VIEW



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1
-

DEEGAN DRIVE VIEW



2
-

COOKE AVENE VIEW



3
-

BROWN AVENUE VIEW



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TITLE:
PERSPECTIVES
FILE: CAD File: Z:\Shared
Data\3\2022\2022-034 LAHC SL 3-5 Deegan Dr
Alstonville\3 Design\3.2 DA
2022-034 LAHC Cooke+Deegan, Alstonville -
DA01\revs\00116-5-23 - 2.ppt

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