

C:\Users\A.Xu\Documents\22-6412 - LAHC 40-46 Eighteenth Ave Sawtell_CENTRAL_REV11.aia\UKYYP.rvt 14/10/2024 9:32:07 AM

BGYVU HOMES NSW SENIORS HOUSING

AT: 40-46 EIGHTEENTH AVE, SAWTELL
LOTS 26, 27, 28, 29 IN DP240215

LOCATION PLAN



STREET PERSPECTIVE



DRAWING LIST

SK SHEET LIST

DA00	COVER SHEET	H
DA01	BLOCK ANALYSIS	F
DA02	SITE ANALYSIS	F
DA03	DEMOLITION PLAN	E
DA04	SITE PLAN	H
DA05	GROUND FLOOR PLAN	G
DA06	FIRST FLOOR PLAN	G
DA07	ROOF PLAN	G
DA08	ELEVATIONS 1	G
DA09	ELEVATIONS 2	E
DA10	ELEVATIONS 3	E
DA11	ELEVATIONS 4 & MATERIAL LIST	F
DA12	SECTIONS 1	G
DA13	CUT AND FILL PLAN	E
DA14	SHADOW DIAGRAM	E
DA15	VIEW FROM SUN DIAGRAM	E
DA16	MATERIALS & FINISHES	E
DA17	GFA, LANDSCAPE & C.O.S CALCS	G

DEVELOPMENT DATA

JOB REFERENCE	BGYVU		
LOCALITY / SUBURB	SAWTELL		
STREET ADDRESS	40-46 EIGHTEENTH STREET		
LOTS	LOTS 26, 27, 28, 29 IN DP240215		
SITE AREA	3058.22m²		
NO. EXISTING LOTS	4		
PROPOSED GFA*	GROUND FLOOR: 842.38 m² FIRST FLOOR: 784.34 m² TOTAL: 1627.32 m²		
TOTAL DWELLINGS	22 (12 x 2 BED + 10 x 1 BED)		
UNIT NO.	LEVEL	NO. BEDROOMS	P.O.S. (m²)
01	GROUND FLOOR	2	25
02	GROUND FLOOR	2	25
03	GROUND FLOOR	2	28
04	GROUND FLOOR	2	22
05	GROUND FLOOR	2	22
06	GROUND FLOOR	2	22
07	GROUND FLOOR	1	27
08	GROUND FLOOR	1	27
09	GROUND FLOOR	1	29
10	GROUND FLOOR	1	27
11	GROUND FLOOR	1	27
12	FIRST FLOOR	2	10
13	FIRST FLOOR	2	10
14	FIRST FLOOR	2	10
15	FIRST FLOOR	2	10
16	FIRST FLOOR	2	10
17	FIRST FLOOR	2	10
18	FIRST FLOOR	1	9
19	FIRST FLOOR	1	8
20	FIRST FLOOR	1	8
21	FIRST FLOOR	1	9
22	FIRST FLOOR	1	9

	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	H-SEPP	9.5m	8.0m
PARKING	H-SEPP (ACCESSIBLE RATE)	0.4 per 1 BED + 0.5 per 2 BED = 0.4*10 + 0.5*12 = 10 TOTAL 1 ACCESSIBLE SPACE PER 5 UNITS = 4 MIN	11 (INCLUDES 5 ACCESSIBLE SPACE)
FSR	H-SEPP C-LEP	0.5:1 NOT ADOPTED	*0.53 : 1
SETBACK	C-DCP	FRONT SETBACK: 6M FOR BUILDINGS EQUAL TO OR LESS THAN 8.5M IN HEIGHT SIDE SETBACK: 3M FOR BUILDINGS EQUAL TO OR LESS THAN 8.5M IN HEIGHT REAR SETBACK: 3M FOR BUILDINGS EQUAL TO OR LESS THAN 8.5M IN HEIGHT	FRONT SETBACK: 6M SIDE SETBACK: 3M REAR SETBACK: 3M
LANDSCAPING	H-SEPP	35m² / UNIT = 770m² MIN	1121.18m²
DEEP SOIL	H-SEPP	15% OF SITE AREA, MIN DIMENSION 3m = 458.79m² MIN TOTAL 65% OF REQUIRED DEEP SOIL AT REAR ~298.21m² MIN AT REAR	635m² TOTAL 367m² AT REAR (DSZ-1, DSZ-2, DSZ-3, DSZ-4, DSZ-5, DSZ-6, DSZ-7)
SOLAR ORIENTATION	H-SEPP ADG	70% OF DWELLINGS TO HAVE MIN. 2 HRS SUNLIGHT BETWEEN 9AM-3PM MIDWINTER TO LIVING AREA & P.O.S MAX 15% OF UNITS NO SOLAR MID WINTER	22 / 22 UNITS = 100% 0%
CROSS VENTILATION	ADG	CROSS VENTILATION TO MIN 60% UNITS	22 / 22 UNITS = 100%

* GROSS FLOOR AREA CALCULATION FOR HOUSING SEPP EXCLUDES EXTERIOR WALLS BUT INCLUDES VERTICAL CIRCULATION SPACES

C-LEP = COFFS HARBOUR CITY COUNCIL LOCAL ENVIRONMENTAL PLAN 2013
C-DCP = COFFS HARBOUR CITY COUNCIL DEVELOPMENT CONTROL PLAN 2015
H-SEPP = HOUSING SEPP 2021
ADG = APARTMENT DESIGN GUIDE



NOMINATED ARCHITECT:	SIGNATURE:	H	03-10-24 UPDATED PART 5
MICHAEL BULLEN	G		23-07-24 UPDATED PART 5
	F		21/06/24 PART 5 FOR REVIEW
	E		21/09/23 PART 5 FOR REVIEW
	D		18/07/23 FOR REVIEW
	REV	DATE	NOTATION/AMENDMENT
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
BREWSTER MURRAY PTY LTD

CONSULTING ENGINEERS
GREENVIEW CONSULTING

CLIENT
HOMES NSW

PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE
COVER SHEET

FILE

PLOTTED

STATUS
SKETCH DESIGN

DATE 03-10-24	SCALE NTS	PROJ MB	PROJECT No BGYVU
STAGE SK	SHEET SIZE A1	DESIGNER AG	CHECKED MB
	SHEET DA00		REV H

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PHOTO 01 - 46 EIGHTEENTH AVENUE



PHOTO 02 - 44 EIGHTEENTH AVENUE



PHOTO 03 - 42 EIGHTEENTH AVENUE



PHOTO 04 - 40 EIGHTEENTH AVENUE



48 EIGHTEENTH AVENUE



2 - 4 EIGHTEENTH AVENUE



PHOTO 06 - 40-42 EIGHTEENTH AVENUE FROM PARK



PHOTO 05 - 44-46 EIGHTEENTH AVENUE FROM PARK



AERIAL PHOTO - SOURCE: SIX MAPS



AERIAL PHOTO - SOURCE: SIX MAPS NTS



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MICHAEL BULLEN		E	21/09/23 PART 5 FOR REVIEW
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ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING
BCA CONSULTANT	LANDSCAPE CONSULTANT
	GREENLAND DESIGN

CLIENT

HOMES NSW

PROJECT

SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE

BLOCK ANALYSIS

FILE

STATUS

SKETCH DESIGN

DATE

03-10-24

SCALE

NTS

PROJ

MB

PROJECT NO

BGYVU

SK

SHEET SIZE

A1

DESIGNER

AG

CHANGED

MB

REV

F

DA01

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8.0
Average
star rating

0008958930 28 Sep 2023

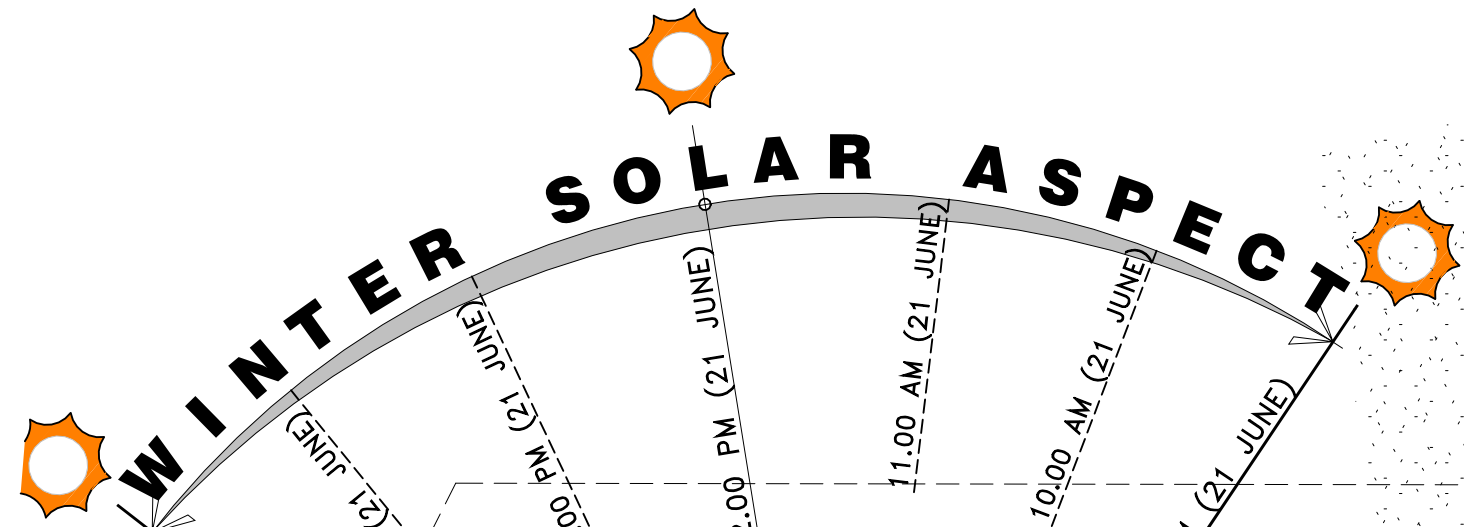
Assessor: Dean Gorman

Accreditation No.: DMN/131645

Address:
40-46 Eighteenth Ave,
Sawtell, NSW,
2452

www.nature.com.au

hstar.com.au



APPROX 10m TO PUBLIC PARK



NORTH-EAST
SUMMER SEA BREEZE



SOUTH-WEST
YEAR-ROUND WIND

APPROX 170m TO SAWTELL TRAIN STATION ON HULBERTS ROAD
APPROX 220m TO LIGHT INDUSTRIAL AREA

APPROX 400m TO BUS STOP
APPROX 500m TO BEACH/COAST



SOUTH
WINTER WIND

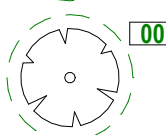
NINETEENTH AVENUE

EIGHTEENTH AVENUE

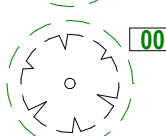
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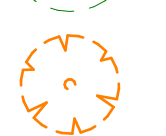
EXISTING TREE - MEDIUM RETENTION
VALUE (WITH TPZ DASHED)



EXISTING TREE - LOW RETENTION
VALUE (WITH TPZ DASHED)



EXISTING TREE - RECOMMENDED TO
BE REMOVED



EXISTING TREE - TO BE DEMOLISHED



EXISTING STRUCTURE - TO BE
DEMOLISHED



1% AEP FLOOD LEVELS
NOTE: THE PROPERTY IS LOCATED WITHIN
THE MEDIUM FLOOD RISK PRECINCT

PP

POWER POLE

T

TELSTRA PIT

H

HYDRANT

SW

STORMWATER

S

SEWER



NOMINATED ARCHITECT:
MICHAEL BULLEN

SIGNATURE:

F

03-10-24 | UPDATED PART 5

E

21/09/23 | PART 5 FOR REVIEW

D

18/07/23 | FOR REVIEW

C

21/06/23 | FOR REVIEW

B

26/05/23 | FOR REVIEW

REV

DATE

NOTATION/AMENDMENT

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ARCHITECT

BREWSTER MURRAY PTY LTD
PH (02) 9259 0888

BCA CONSULTANT

CONSULTING ENGINEERS

GREENVIEW CONSULTING

LANDSCAPE CONSULTANT

GREENLAND DESIGN

CLIENT

HOMES NSW

PROJECT

SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE

SITE ANALYSIS

FILE

PLOTTED

STATUS

SKETCH DESIGN

DATE

03-10-24

SCALE

1:200

PROJ

MB

DESIGNER

AG

CHECKED

MB

REV

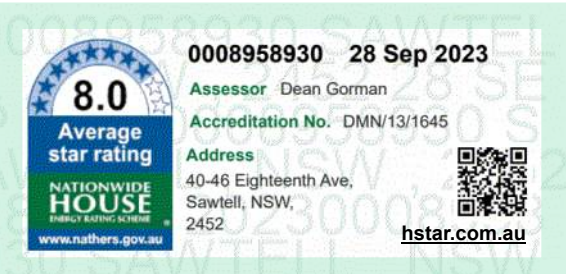
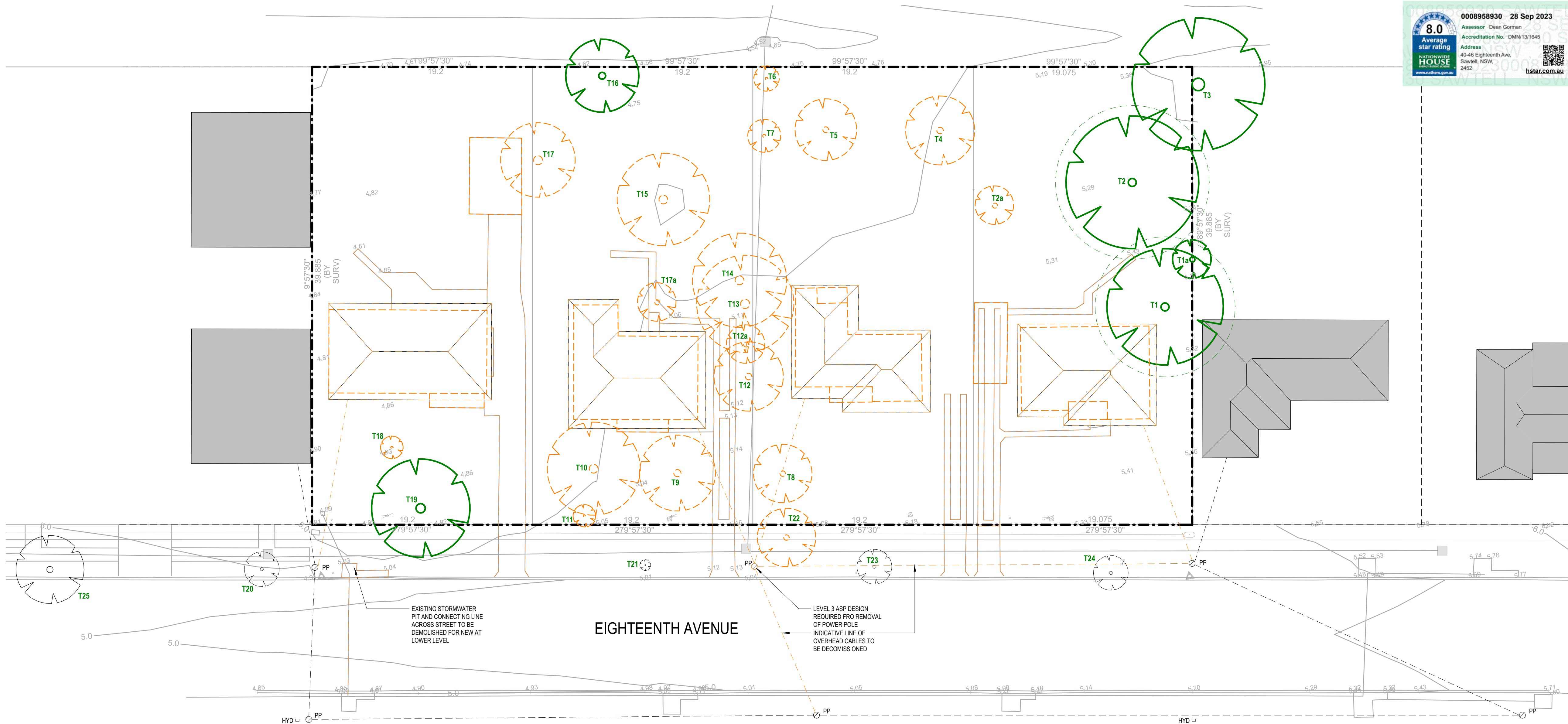
F

DA02

North



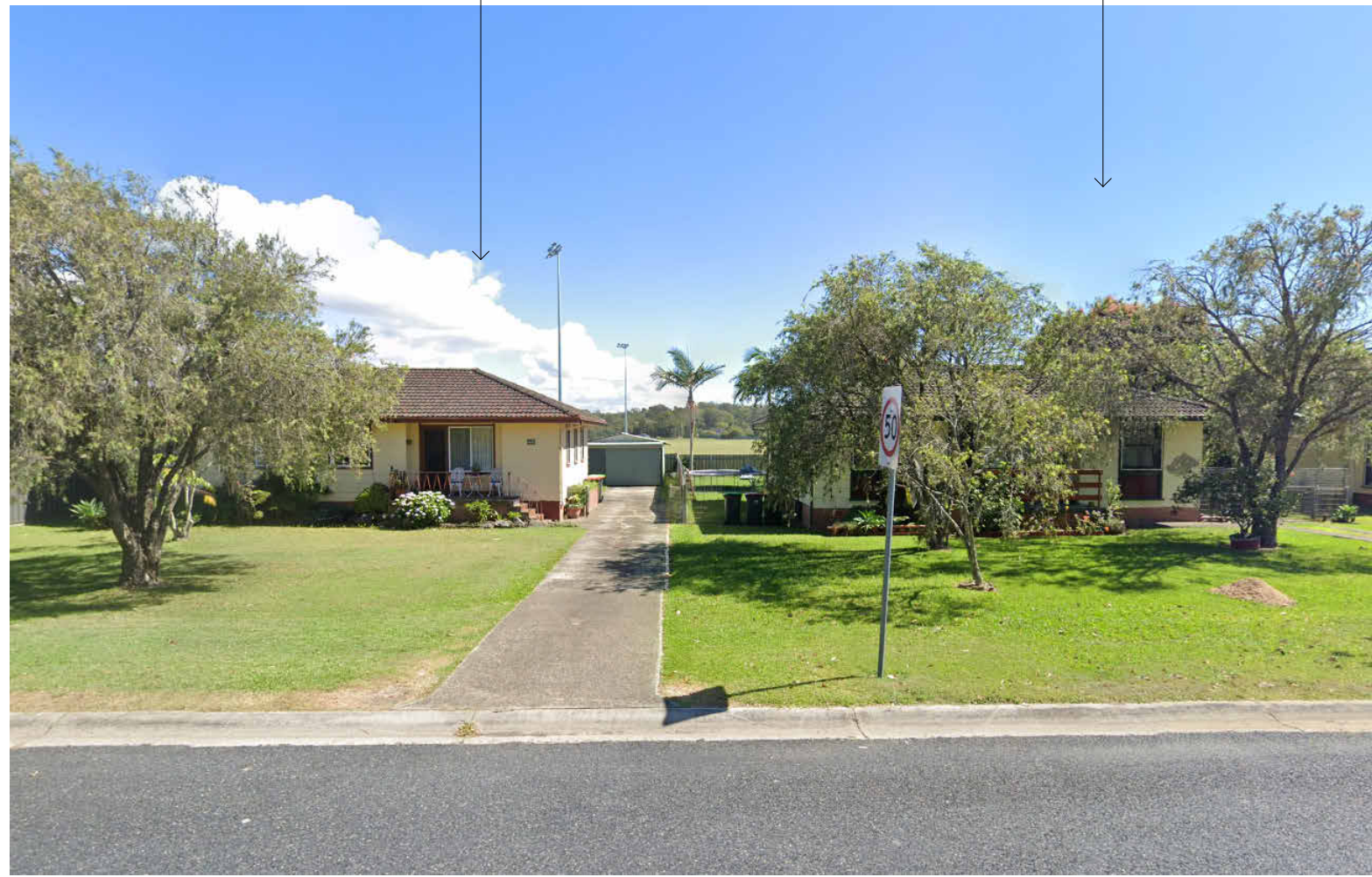
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- LEGEND:**
- EXISTING BOUNDARY LINE
 - BUILDINGS / STRUCTURES TO BE DEMOLISHED
 - EXISTING TREES TO BE REMOVED
 - EXISTING MEDIUM VALUE TREE TO BE RETAINED
 - TREE No. FROM ARBORIST REPORT
 - STRUCTURAL ROOT ZONE
 - TREE PROTECTION ZONE (REFER TO ARBORIST REPORT FRO DIMENSIONS)
 - REFER TO ARBORIST REPORT FOR TEMPORARY PROTECTION MEASURES TO TREES

- DEMOLITION NOTES:**
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS2601 (2001 + AS AMENDED) THE DEMOLITION OF STRUCTURES, CODES AND LOCAL AUTHORITY REQUIREMENTS.
 - ALL EXISTING SERVICES ON & ADJACENT TO THE SITE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONFIRM EXISTING LOCATION OF SERVICES WITH 'DIAL BEFORE YOU DIG'.
 - PROVIDE TEMPORARY FENCING AND STAGING FOR SAFETY AND SECURITY. PROVIDE LOCKABLE GATES FOR THE FULL DURATION OF CONSTRUCTION WORK UNTIL HAND OVER. FENCE SPECIFICATION TO BE IN-ACCORDANCE WITH COUNCIL AND WH&S STANDARDS. PROVIDE SIGNAGE TO COMPLY WITH COUNCIL REQUIREMENTS.
 - REFER TO LAHC REFERENCE SPECIFICATION FOR HOUSING CONSTRUCTION, SECTIONS (BUT NOT LIMITED TO): PRELIMINARIES & 01-DEMOLITION
 - DEMOLISH AND REMOVE FROM SITE STRUCTURES AS NOTED, MATERIALS ON SITE, INCLUDING ALL BUILDING STRUCTURES UNDERGROUND AND ANY UNDERGROUND INSPECTION AND PITS AND THEIR ASSOCIATED SERVICES LINES. MAKE SAFE ALL SERVICES.
 - ALLOW FOR ALL REMOVAL OF ALL ASBESTOS AND ANY HAZARDOUS MATERIALS ON SITE. DISPOSE HAZARDOUS MATERIAL IN-ACCORDANCE WITH EPA AND LOCAL COUNCIL'S REQUIREMENT. PAY FOR FEES ASSOCIATED WITH REMOVAL & DISPOSAL OF WASTE.
 - DEMOLISH & REMOVE FENCES AS NOTED BUT NOT LIMITED TO: WATER TANKS, SEPTIC TANKS, CLOTHES LINES, BBQ & ASSOCIATED AREAS, LANDSCAPING, DECKS, STAIRS, ANTENNAS, PONDS & ASSOCIATED SERVICES & EQUIPMENT.
 - TERMINATE, CAP OFF OR DIVERT OF ALL EXISTING SERVICES WHERE SO REQUIRED AND/OR ARE NECESSARY TO CARRY OUT NEW WORKS. PERFORM ALL WORKS IN BEST TRADESMAN-LIKE MANNER AND TO THE SATISFACTION OF RELEVANT AUTHORITIES.
 - ALL EXISTING STORMWATER & SEWERAGE DRAIN CONNECTIONS TO EXISTING MAINS TO BE CAPPED
 - WHOLE SITE TO BE MADE SECURE BY SUITABLE METAL FENCING/ HOARDINGS TO PREVENT ANY UNAUTHORISED ACCESS. SITE SECURITY AND SAFETY TO BE UNDERTAKEN BY BUILDING CONTRACTOR.
 - REMOVE ALL SPOIL & DEMOLISHED MATERIAL FROM SITE.
 - DISCONNECT ALL EXISTING ON SITE SERVICES TO THE SITE BOUNDARIES CLEAR OF WORKS. MAKE SAFE TO AUTHORITIES REQUIREMENTS.
 - ALL TREES SHOWN DOTTED TO BE REMOVED. ALL OTHER EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION WORK IN-ACCORDANCE WITH ARBORIST AND COUNCIL'S RECOMMENDATION. REFER TO LANDSCAPE DESIGN FOR ADDITIONAL INFORMATION.
 - CLEAR THE SITE OF ALL VEGETATION AND TOPSOIL, LEFT BEHIND MATERIALS, SPOIL, ETC
 - DEMOLISH EXISTING CROSSINGS & REPLACE WITH KERB & GUTTER TO COUNCIL'S REQUIREMENTS. MAKE GOOD TO SURROUNDS WHERE DISTURBED BY NEW WORKS TO COUNCIL ENGINEER'S SPECIFICATION. OBTAIN ALL COUNCIL APPROVALS AND PAY ALL AUTHORITIES' FEES / BONDS.
 - ALL DIMENSIONS SHOWN IN METRES
 - REFER TO PHOTOS SHOWING ELEVATIONS OF PROPOSED DEMOLISHED DWELLINGS AND REMOVAL OF ONE STREET TREE

46 EIGHTEENTH AVENUE - BUILDING TO BE DEMOLISHED



44 EIGHTEENTH AVENUE - BUILDING TO BE DEMOLISHED



COUNCIL TREE TO BE REMOVED - AWAITING COUNCIL COMMENT

42 EIGHTEENTH AVENUE - BUILDING TO BE DEMOLISHED



40 EIGHTEENTH AVENUE - BUILDING TO BE DEMOLISHED

40, 42, 44, 46 EIGHTEENTH AVENUE ELEVATION VIEW



NOMINATED ARCHITECT:	SIGNATURE:	E	21/09/23	PART 5 FOR REVIEW
MICHAEL BULLEN		D	18/07/23	FOR REVIEW
		C	21/06/23	FOR REVIEW
		B	26/05/23	FOR REVIEW
		A	23/03/23	FOR REVIEW
REV	DATE	NOTATION/AMENDMENT		
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				

ARCHITECT
BREWSTER MURRAY PTY LTD
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BCA CONSULTANT

CONSULTING ENGINEERS
GREENVIEW CONSULTING
LANDSCAPE CONSULTANT
GREENLAND DESIGN

CLIENT
HOMES NSW

PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE
DEMOLITION PLAN

FILE
PLOTTED

STATUS
SKETCH DESIGN

DATE	SCALE	PROJ	PROJECT No
21/09/23	1:200	MB	BGYVU
STAGE	SHEET SIZE	DESIGNER	CHANGED
	A1	AG	MB
TYPE	SHEET		REV
	DA03		E

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8.0

Average

Star rating

NATIONWIDE

HOUSE

www.nuthouse.com.au

0008958930 28 Sep 2023

Assessor: Dean Gordon

Accreditation No: DMN131645

Address: 40-46 Eighteenth Ave, Sawtell, NSW, 2452

hstar.com.au



LEGEND

- COMMON AREA

1 BEDROOM UNIT

2 BEDROOM UNIT

BALCONY / PATIO

CONCRETE / PATHWAY

DRIVEWAY
- LANDSCAPE AREA

DEEP SOIL ZONE
- P.O.S.

PRIVATE OPEN SPACE

PP

POWER POLE

T

TELSTRA PIT

H

HYDRANT

SW

STORMWATER

RL

INDICATIVE RELATIVE LEVEL

C.O.S.

COMMON OPEN SPACE

G

GARBAGE BINS

LT

EXTERIOR WALL MOUNT LIGHT

- 00

EXISTING TREE TO BE RETAINED MEDIUM RETENTION VALUE (WITH TPZ DASHED)
- 00

EXISTING TREE TO BE RETAINED LOW RETENTION VALUE (WITH TPZ DASHED)
- 00

EXISTING TREE - TO BE DEMOLISHED
- 00

NEW PROPOSED TREES
- 00

NEW PROPOSED LANDSCAPING - REFER TO LANDSCAPE PLAN

GENERAL NOTES:

- REFER TO ENGINEERS DOCUMENTATION FOR PROPOSED STORMWATER
- REFER SURVEY DOCUMENTATION FOR ALL EXISTING SERVICES
- REFER TO LANDSCAPE PLAN FOR PLANTING TYPES
- ALL SLOPE ARROWS SHOW SLOPE UP UNLESS ANNOTATED 'FALL'
- READ IN CONJUNCTION WITH CUT & FILL PLAN
- FENCE FEN-1 TYPICAL HEIGHT 1.2m (FRONT FENCE)
- FENCE FEN-1A TYPICAL HEIGHT 1.8m AT WEST (FRONT), 1.6m AT EAST (FRONT), EXCEPT AS NOTED
- FENCE FEN-2 TYPICAL HEIGHT 1.8m (BOUNDARY FENCE), EXCEPT AS NOTED
- FENCE FEN-3 TYPICAL HEIGHT 1.6m (PRIVACY FENCE), EXCEPT AS NOTED
- FENCE FEN-4 TYPICAL HEIGHT 1.4m (BIN AREA BRICK WALLS)



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MICHAEL BULLEN		G	23-07-24	UPDATED PART 5
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	REV	DATE	NOTATION/AMENDMENT	
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ARCHITECT	BREWSTER MURRAY PTY LTD PH (02) 9259 0888
BCA CONSULTANT	

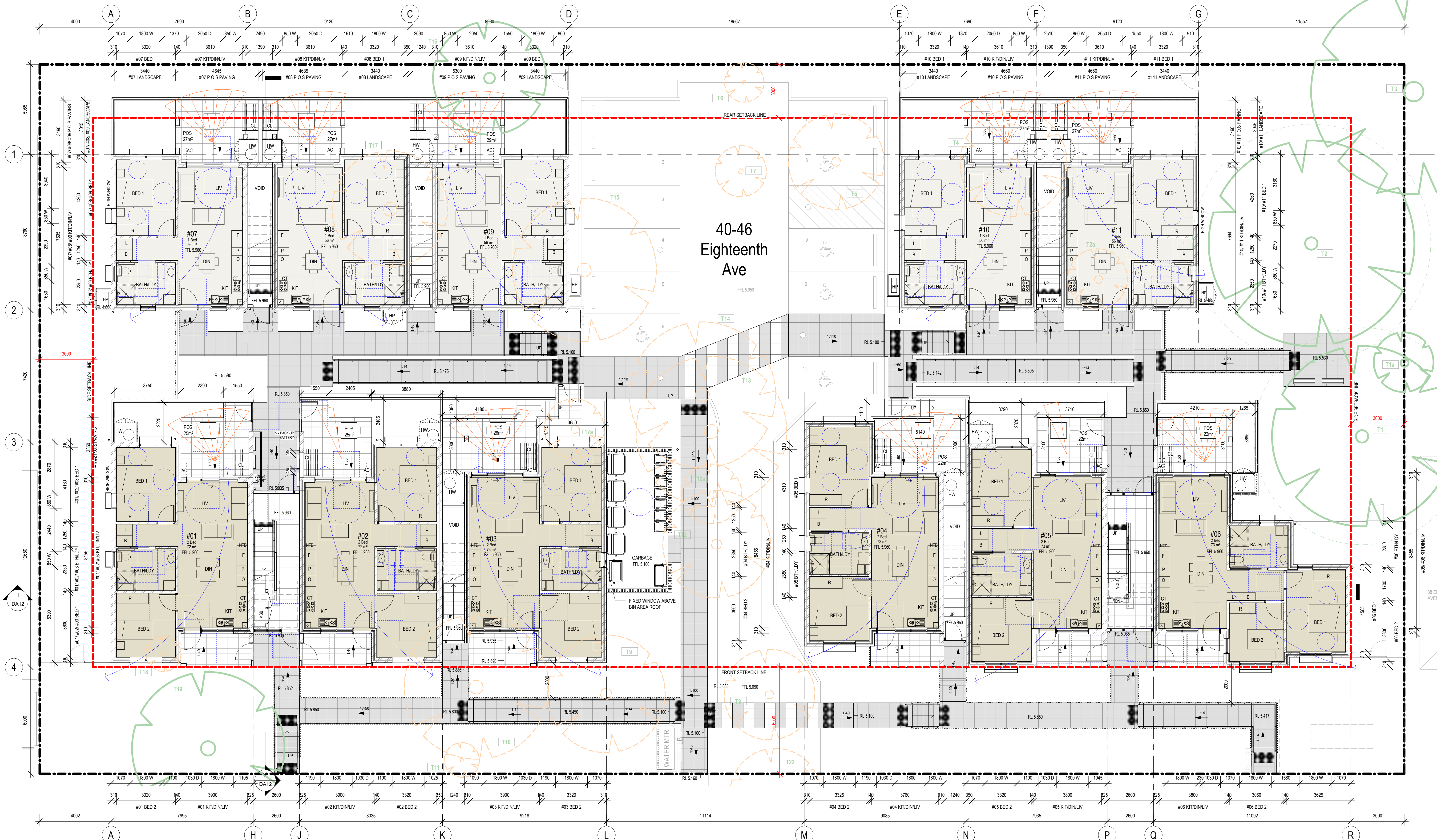
CONSULTING ENGINEERS	GREENVIEW CONSULTING
LANDSCAPE CONSULTANT	GREENLAND DESIGN

CLIENT	HOMES NSW
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PROJECT	SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021
	40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE	SITE PLAN
FILE	
PLOTTED	

STATUS	SKETCH DESIGN
DATE	03-10-24
SCALE	1:200
PROJ MB	BGYVU
DESIGNER AG	MB
CHECKED MB	H
REVISION	DA04



40-46
Eighteenth
Ave

38 EIGHTEENTH

LEGEND

- | | | | | | | | | | |
|---|----------------|---|--------------------|--------|--------------------|--------|---------------------------|-----|-----------------------|
|  | COMMON AREA |  | BALCONY / PATIO | LB | LETTERBOX | RL | INDICATIVE RELATIVE LEVEL | R | ROBE |
|  | 1 BEDROOM UNIT |  | CONCRETE / PATHWAY | P.O.S. | PRIVATE OPEN SPACE | C.O.S. | COMMON OPEN SPACE | O | OVEN |
|  | 2 BEDROOM UNIT |  | DRIVEWAY | PP | POWER POLE | L | LINEN | CT | COOKTOP |
| | | | | T | TELSTRA PIT | B | BROOM CUPBOARD | KS | KITCHEN SINK |
| | | | | H | HYDRANT | F | FRIDGE | NTD | |
| | | | | SW | STORMWATER | P | PANTRY | CL | CLOTHESLINE |
| | | | | | | | | AC | AIR CONDITIONING UNIT |

 00 EXISTING TREE TO BE RETAINED MEDIUM RETENTION VALUE (WITH TPZ DASHED)

 00 EXISTING TREE TO BE RETAINED LOW RETENTION VALUE (WITH TPZ DASHED)

EXISTING TREE - TO BE DEMOLISHED

SOLAR ACCESS MIDWINTER

CROSS VENTILATION



NOMINATED ARCHITECT:	SIGNATURE:	G	23-07-24	UPDATED PART 5
MICHAEL BULLEN		F	21/06/24	PART 5 FOR REVIEW
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ARCHITECT
BREWSTER MURRAY PTY LTD PH (02) 9299 0988
BCA CONSULTANT

CONSULTING ENGINEERS
GREENVIEW CONSULTING
LANDSCAPE CONSULTANT
GREENLAND DESIGN

CLIENT
HOMES NSW

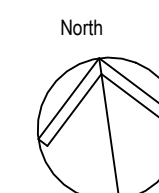
PROJECT

**SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021**

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE	
GROUND FLOOR PLAN	
FILE	PLOTTED

STATUS			
SKETCH DESIGN			
DATE 23-07-24	SCALE 1:100	PROJ MB	PROJECT No BGYVU
STAGE	SHEET SIZE A1	DESIGNER AG	CHECKED MB
TYPE	SHEET DA05		REV G





LEGEND

	COMMON AREA		BALCONY / PATIO		LETTERBOX		INDICATIVE RELATIVE LEVEL		ROBE
	1 BEDROOM UNIT		CONCRETE / PATHWAY		PRIVATE OPEN SPACE		COMMON OPEN SPACE		OVEN
	2 BEDROOM UNIT		DRIVEWAY		POWER POLE		LINEN		COOKTOP
					TELSTRA PIT		BROOM CUPBOARD		KITCHEN SINK
					HYDRANT		PANTRY		CLOTHESLINE
					STORMWATER				AIR CONDITIONING UNIT

	EXISTING TREE TO BE RETAINED MEDIUM RETENTION VALUE (WITH TPZ DASHED)
	EXISTING TREE TO BE RETAINED LOW RETENTION VALUE (WITH TPZ DASHED)

	EXISTING TREE - TO BE DEMOLISHED
	SOLAR ACCESS MIDWINTER

CROSS VENTILATION



NOMINATED ARCHITECT:	SIGNATURE:	G	23-07-24 UPDATED PART 5
MICHAEL BULLEN		F	21/06/24 PART 5 FOR REVIEW
		E	21/09/23 PART 5 FOR REVIEW
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ARCHITECT	BREWSTER MURRAY PTY LTD PH (02) 9259 0868
BCA CONSULTANT	

CONSULTING ENGINEERS	GREENVIEW CONSULTING
LANDSCAPE CONSULTANT	GREENLAND DESIGN

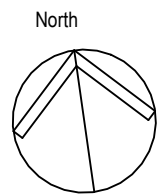
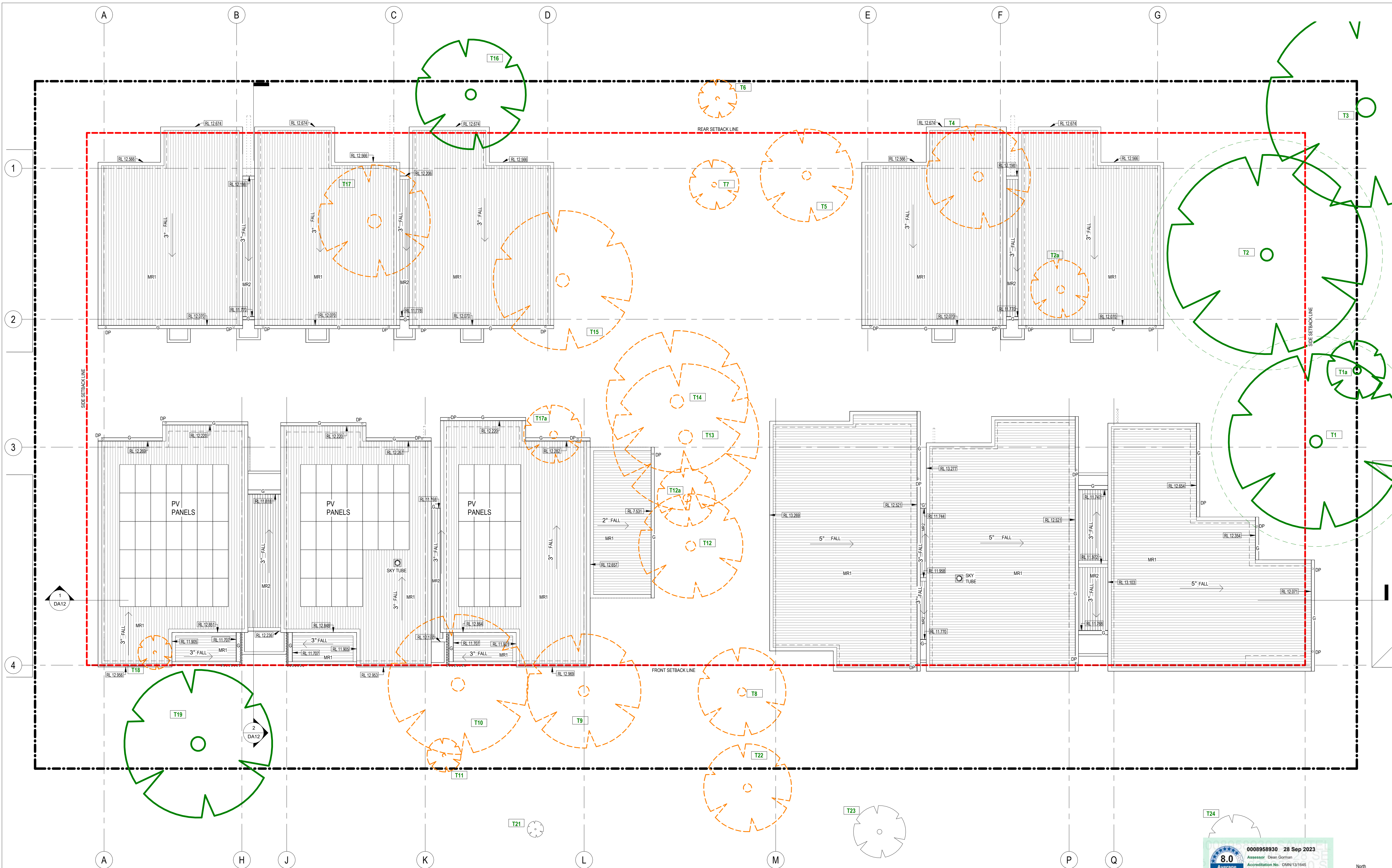
CLIENT
HOMES NSW

PROJECT	SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021
	40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE	FIRST FLOOR PLAN
FILE	
PLOTTED	

STATUS	SKETCH DESIGN	PROJECT No	BGYVU
DATE	23-07-24	SCALE	1:100
STAGE	A1	DESIGNER	AG
TYPE	SHEET	CHECKED	MB
		REV	G
			DA06



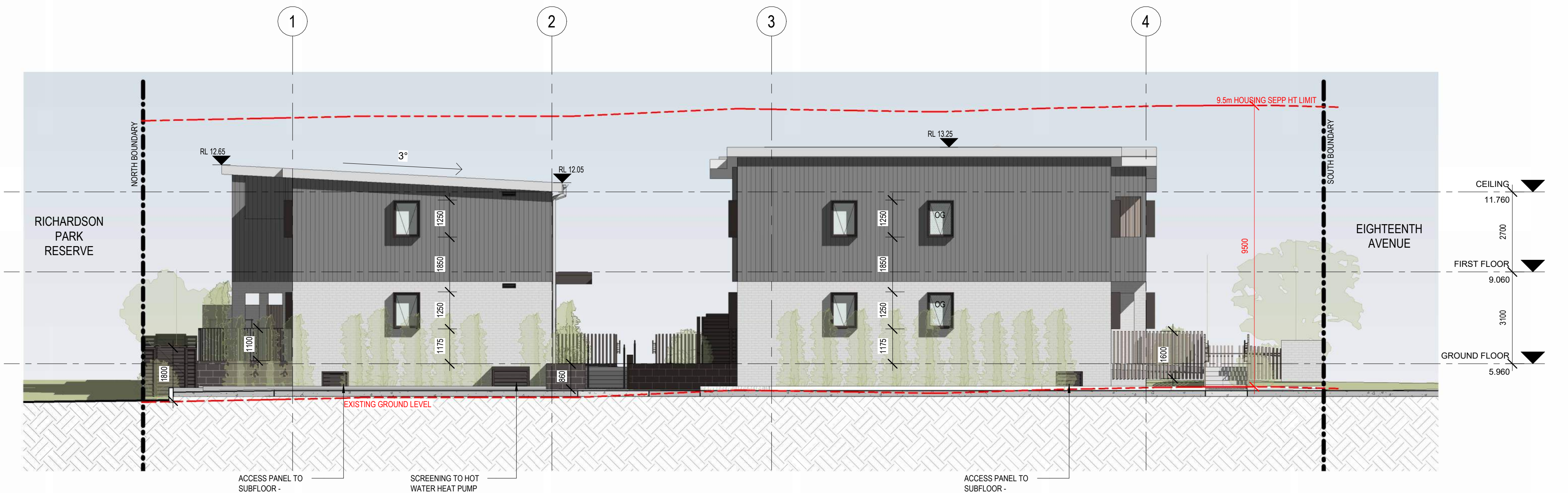


NOMINATED ARCHITECT:	SIGNATURE:	G	23-07-24	UPDATED PART 5	ARCHITECT	CONSULTING ENGINEERS	CLIENT	HOMES NSW	PROJECT	SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021	TITLE	ROOF PLAN	STATUS	SKETCH DESIGN						
MICHAEL BULLEN		F	21/06/24	PART 5 FOR REVIEW	BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING							DATE	23-07-24	SCALE	1:100	PROJ	MB	PROJECT No	BGYYVU
		E	21/09/23	PART 5 FOR REVIEW	P11 (02) 9299 0988								STAGE		SHEET SIZE	A1	DESIGNER	AG	CHECKED	MB
		D	18/07/23	FOR REVIEW																
		C	21/06/23	FOR REVIEW																
		REV	DATE	NOTATION/AMENDMENT	SCA CONSULTANT	LANDSCAPE CONSULTANT														
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				GREENLAND DESIGN			40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215	FILE		PLOTTED	TYPE	SHEET	DA07		REV	G	

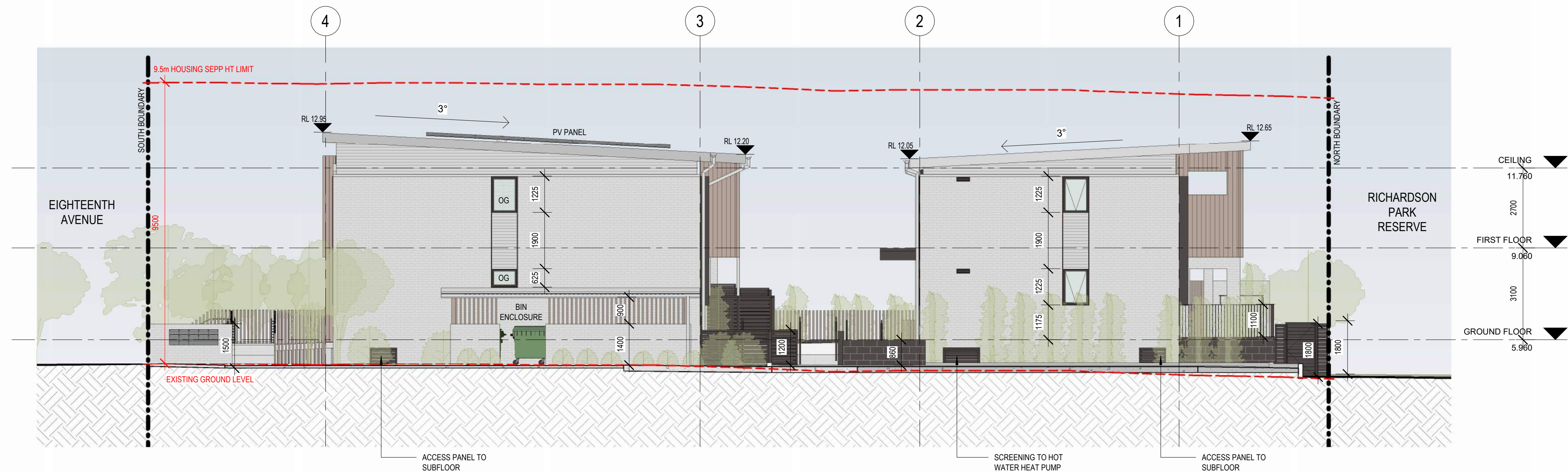
	NOMINATED ARCHITECT:	SIGNATURE:	G	23-07-24	UPDATED PART 5
	MICHAEL BULLEN		F	21/06/24	PART 5 FOR REVIEW
			E	21/09/23	PART 5 FOR REVIEW
			D	18/07/23	FOR REVIEW
			C	21/06/23	FOR REVIEW
			REV	DATE	NOTATION/AMENDMENT
					DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.
			ARCHTECT	BREWSTER MURRAY PTY LTD	CONSULTING ENGINEERS GREENVIEW CONSULTING
			BCA CONSULTANT		LANDSCAPE CONSULTANT GREENLAND DESIGN
			CLIENT	HOMES NSW	PROJECT SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021 40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215
TITLE	ELEVATIONS 1				
STATUS	SKETCH DESIGN				
DATE	SCALE	PROJ	PROJECT NO		
23-07-24	1:100	MB	BGGVU		
DRAWN BY	SHEET SIZE	DESIGNER	CHECKED		
AK	A1	AG	MB		
FILE	PLOTTED		TYPE	SHEET	REV
				DA08	G

WEST ELEVATION

SCALE 1 : 100



1 WEST ELEVATION (FROM CARPARK)
SCALE 1: 100

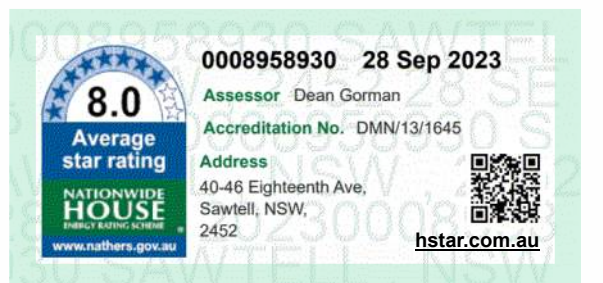


2 EAST ELEVATION (FROM CARPARK)
SCALE 1: 100

EXTERIOR FINISHES

CODE	MATERIAL	DESCRIPTION	FINISH
FB-1		FACE BRICK	LIGHT GREY WITH NATURAL VARIATION
FEN-1		METAL FENCING TO RAMPS	WOOD LOOK ALUMINIUM
FEN-3		SLATTED PRIVACY FENCING	DARK GREY
MR-1		METAL ROOF	LIGHT GREY
MR-2		METAL ROOF	DARK GREY
BAL-1, PF1		BALUSTRADES, CONCRETE AWNINGS - PAINT FINISH	DARK GREY
MC-1		VERT METAL CLADDING	DARK GREY
MC-2		HORIZ METAL CLADDING	LIGHT GREY

CODE	MATERIAL	DESCRIPTION	FINISH
G, DP		GUTTERS, DOWNPIPES	LIGHT GREY
WF, DF, SS1		ALUMINIUM WINDOW FRAMES, DOOR FRAMES, SUN SHADE	DARK GREY
CONC-1		CONCRETE PATHWAYS	LIGHT GREY CONCRETE
CONC-2		DRIVEWAYS	DARK GREY CONCRETE
LVR-1		VERT PRIVACY LOUVRES	WOOD LOOK ALUMINIUM
LVR-2		HORIZ PRIVACY LOUVRES	DARK GREY
BLK		SPLIT FACE BLOCK RETAINING WALL	DARK GREY
P4		FACE CLADDING 600 x 1200mm PANELS	WHITE



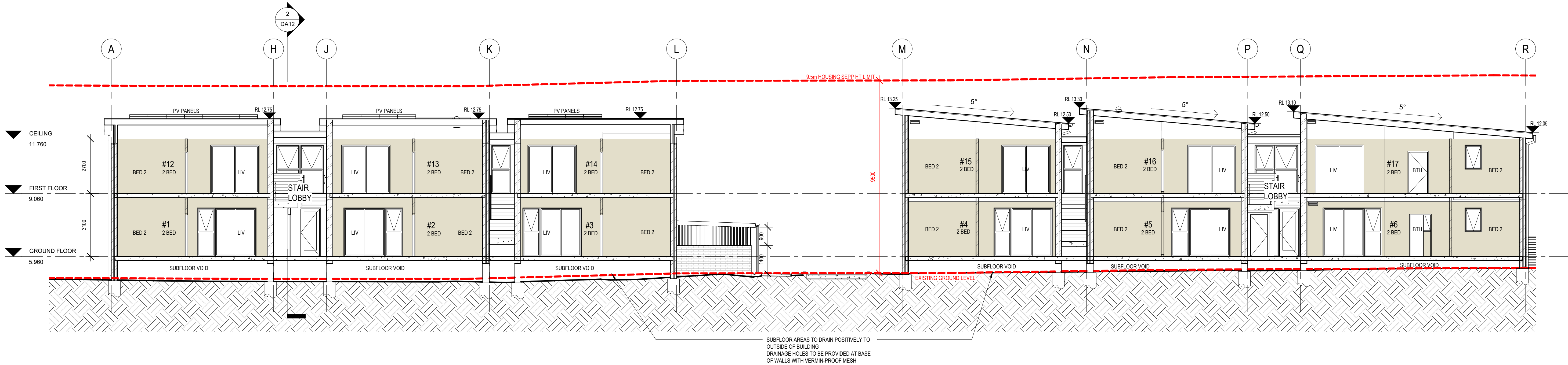
NOMINATED ARCHITECT:	SIGNATURE:	F	21/06/24	PART 5 FOR REVIEW
MICHAEL BULLEN		E	21/09/23	PART 5 FOR REVIEW
		D	18/07/23	FOR REVIEW
		C	21/06/23	FOR REVIEW
		B	26/05/23	FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				

ARCHITECT	CONSULTING ENGINEERS	CLIENT
BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING	HOMES NSW
BCA CONSULTANT	LANDSCAPE CONSULTANT	
	GREENLAND DESIGN	

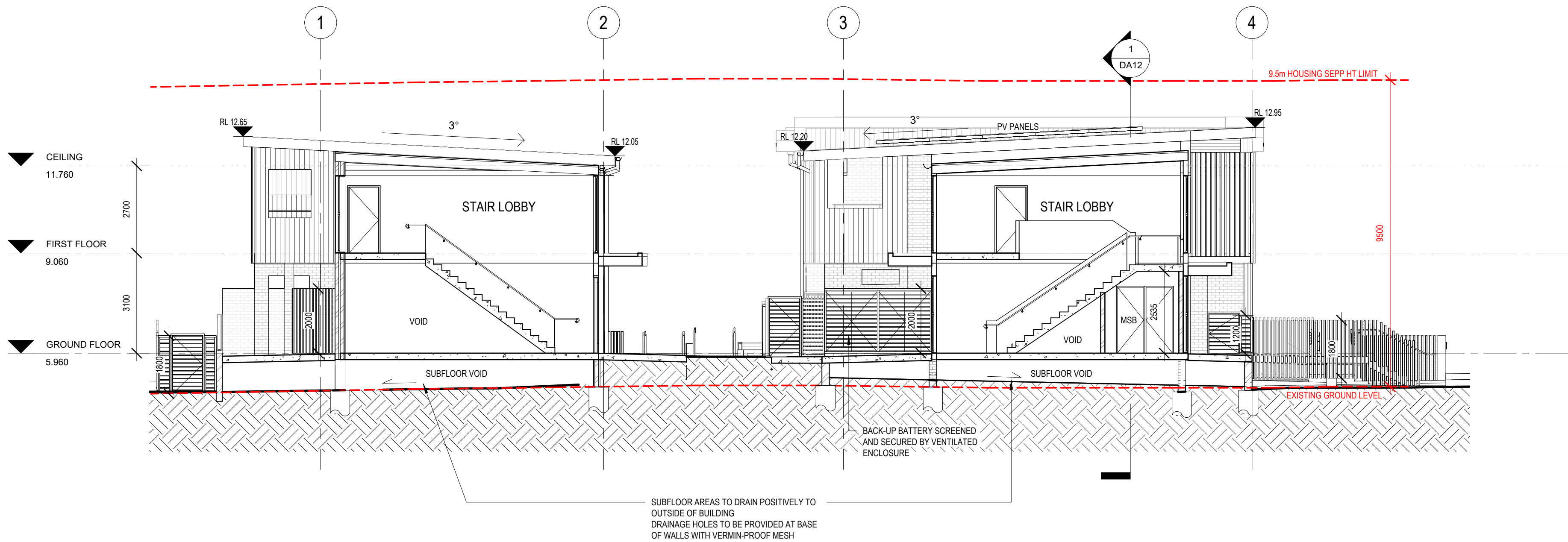
PROJECT	TITLE
SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021	ELEVATIONS 4 & MATERIAL LIST
40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215	

STATUS	SKETCH DESIGN	PROJECT No
DATE	SCALE	PROJ
21/06/24	1:100	MB
STAGE	SHEET SIZE	DESIGNER
SK	A1	AG
TYPE	SHEET	CHECKED
	DA11	MB
		REV
		F

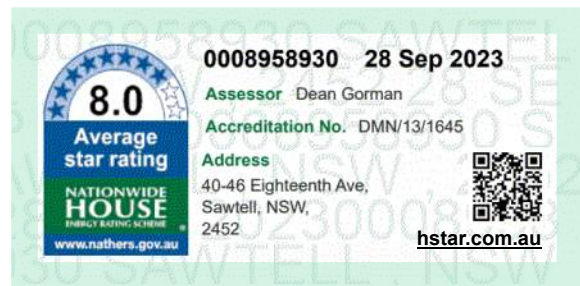
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1 SECTION 01
SCALE 1 : 100



2 SECTION 02
SCALE 1 : 100



NOMINATED ARCHITECT:	SIGNATURE:	G	23-07-24	UPDATED PART 5
MICHAEL BULLEN		F	21/06/24	PART 5 FOR REVIEW
		E	21/09/23	PART 5 FOR REVIEW
		D	18/07/23	FOR REVIEW
		C	21/06/23	FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				

ARCHITECT	BREWSTER MURRAY PTY LTD PH (02) 9259 0888
BCA CONSULTANT	

CONSULTING ENGINEERS	GREENVIEW CONSULTING
LANDSCAPE CONSULTANT	GREENLAND DESIGN

CLIENT
HOMES NSW

PROJECT
**SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021**

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

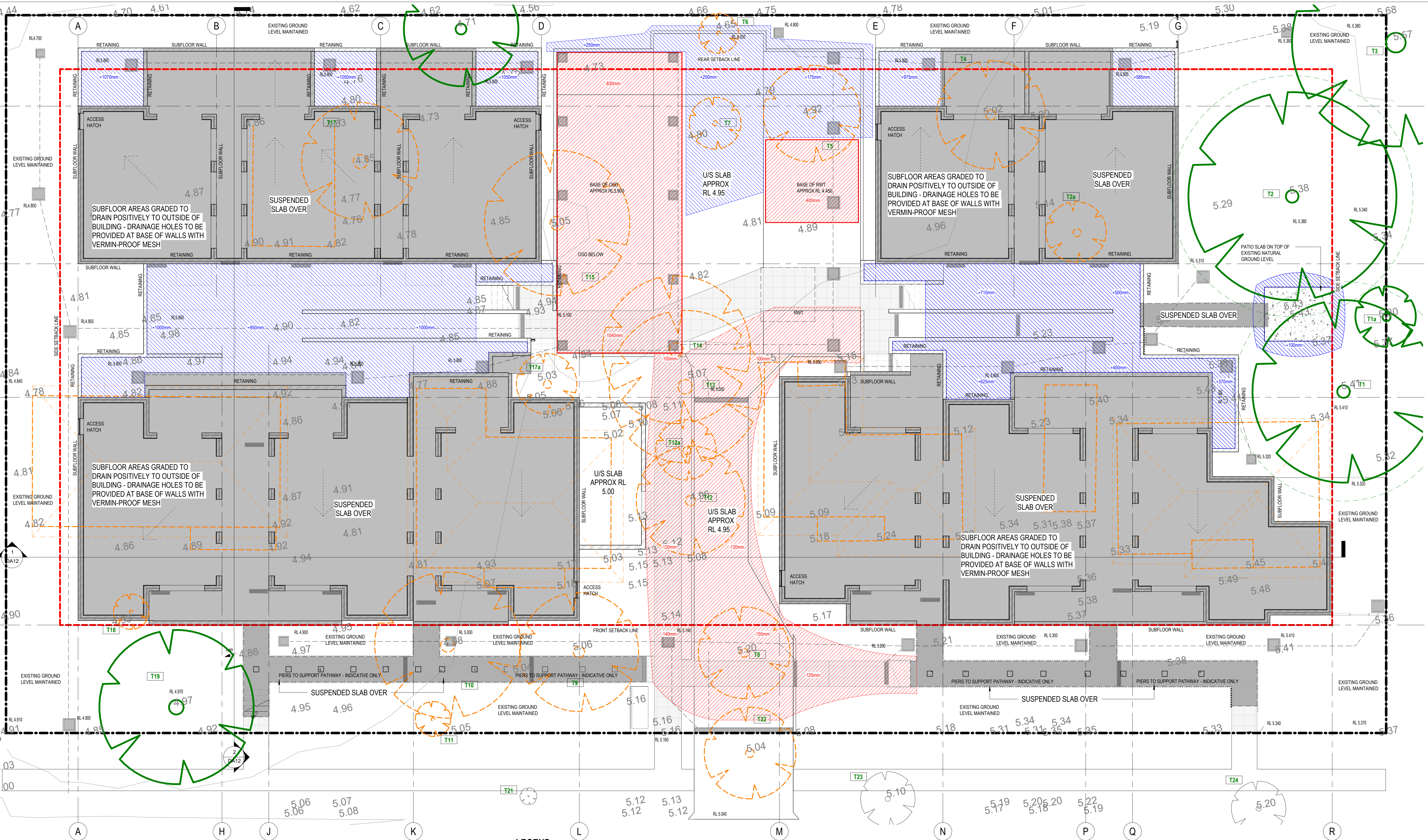
TITLE
SECTIONS 1

FILE

PLOTTED

STATUS
SKETCH DESIGN

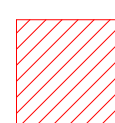
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STAGE		SHEET SIZE	A1	DESIGNER	AG	CHECKED	MB
		SHEET	DA12			REV	G



LEGEND:



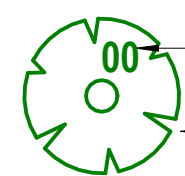
AREA OF FILL (APPROX)



AREA OF CUT (APPROX)



SUSPENDED SLAB OVER



— TREE NUMBER FROM ARBORIST REPORT
 — EXISTING TREES TO REMAIN



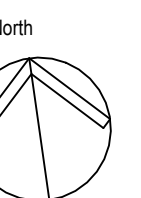
EXISTING BUILDINGS TO
BE DEMOLISHED

RL 00.000 PROPOSED FINISH GROUND RL (APPROX)

EXISTING GROUND LEVELS (FROM SURVEY)

NOTES:

1. BUILDER TO VERIFY ALL PROPOSED LEVELS FOR EXCAVATION, ALL SURVEY INFORMATION, INCLUDING SERVICES AND LEVELS AND MAKE ADJUSTMENTS TO SUIT FINISHED REDUCED LEVELS PRIOR TO EXCAVATION COMMENCING
2. BUILDER TO VERIFY ALL ABOVE GROUND / INGROUND POND, POOLS, WATER TANKS & SEPTIC TANKS ON SITE. AFTER DEMOLITION & REMOVAL OF THESE ITEMS, BUILDER TO FILL HOLE TO NATURAL GROUND LEVEL OR INFILL TO REQUIRED LEVEL FOR CONSTRUCTION.
3. EXTENT OF CUT AND FILL AREAS SHOWN SHADED ARE INDICATIVE FOR BULK EXCAVATION ONLY. CONTRACTOR TO VERIFY ON SITE.



NOMINATED ARCHITECT:	SIGNATURE:	E	21/09/23	PART 5 FOR REVIEW
MICHAEL BULLEN		D	18/07/23	FOR REVIEW
		C	21/06/23	FOR REVIEW
		B	26/05/23	FOR REVIEW
		A	27/03/23	FOR REVIEW
	REV	DATE	NOTATION/AMENDMENT	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE				

ARCHITECT
BREWSTER MURRAY PTY LTD PH (02) 9299 0908
BCA CONSULTANT

CONSULTING ENGINEERS
GREENVIEW CONSULTING
LANDSCAPE CONSULTANT
GREENLAND DESIGN

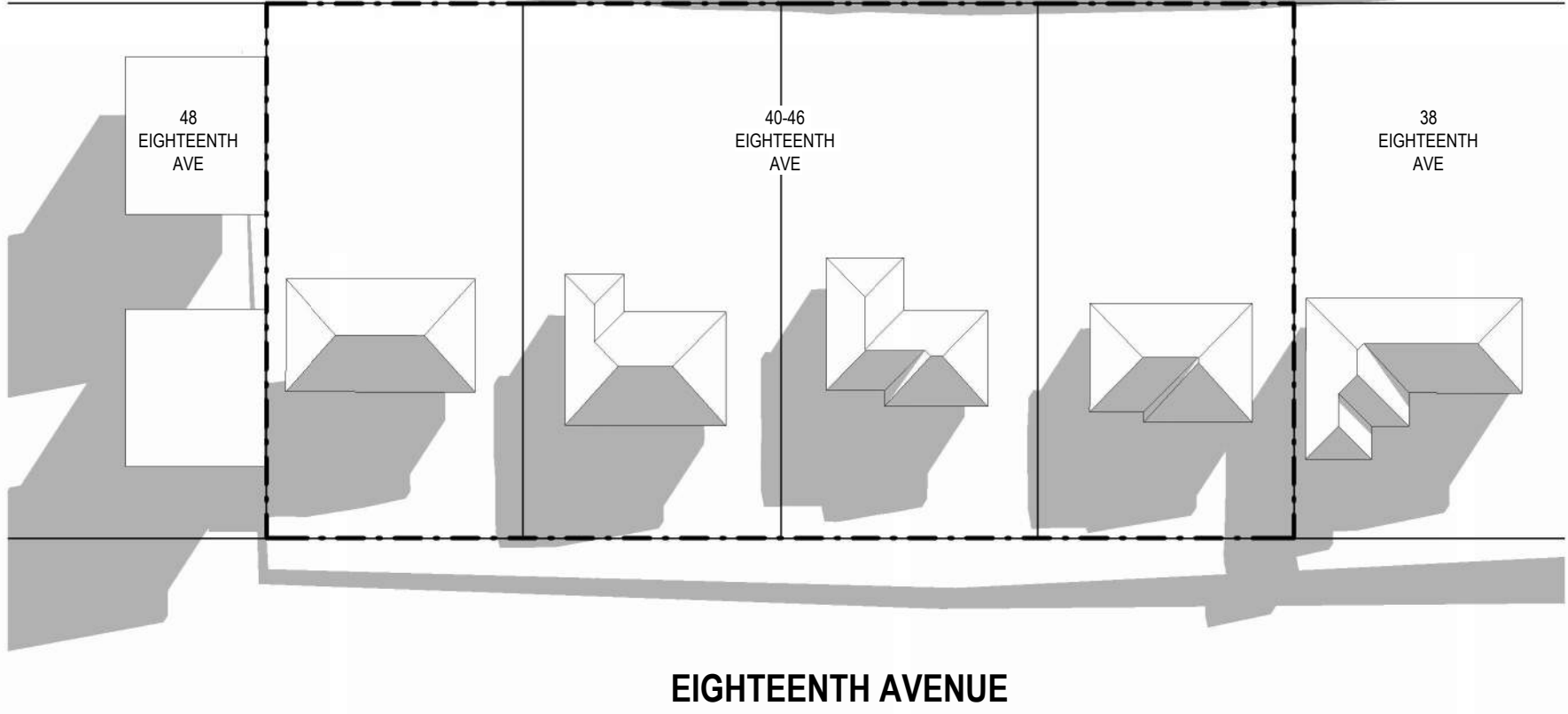
CLIENT	HOMES NSW
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PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

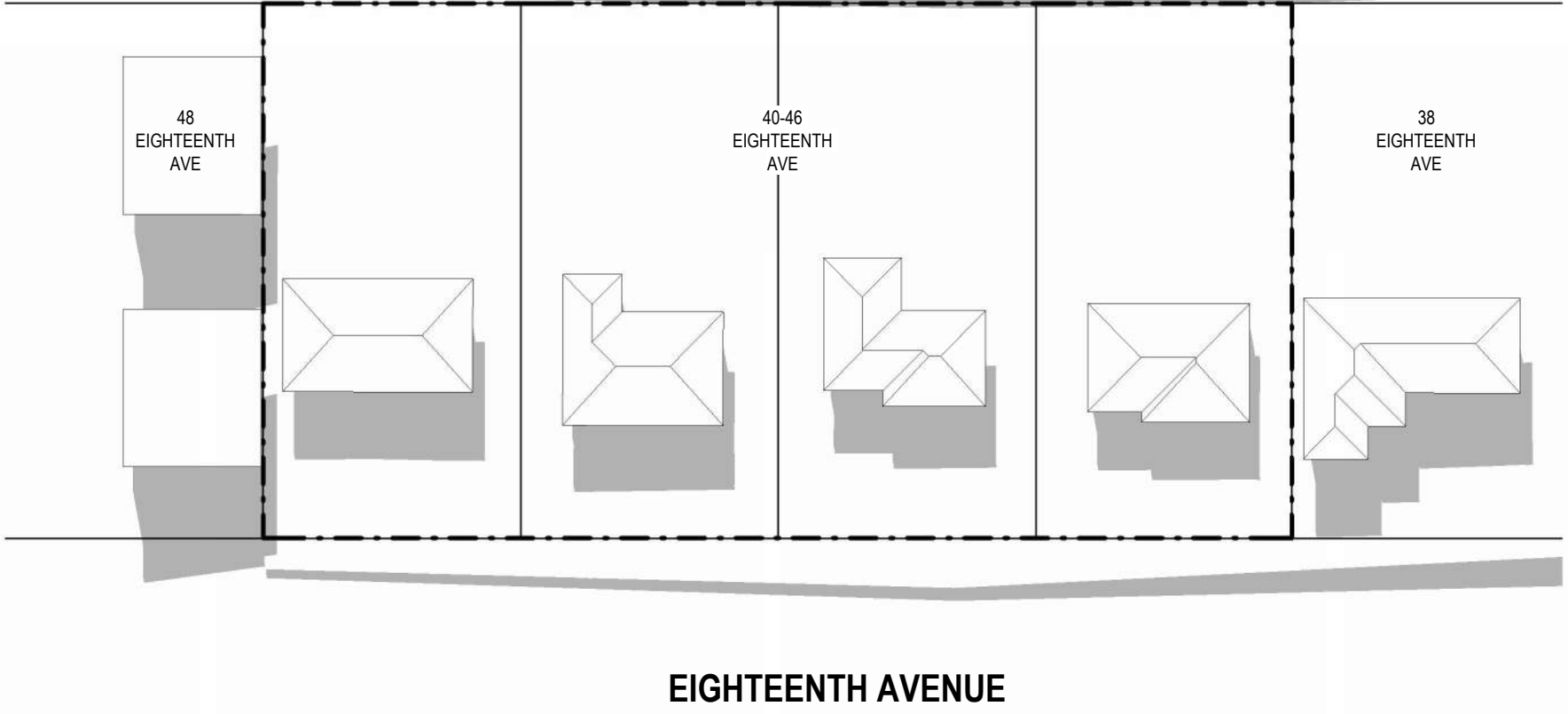
40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE		STATUS			
CUT AND FILL PLAN		SKETCH DESIGN			
DATE		SCALE	PROJ	PROJECT No	
21/09/23		1:100	MB	BGYYU	
STAGE		SHEET SIZE	DESIGNER	CHECKED	
		A1	AG	MB	
FILE	PLOTTED	TYPE	SHEET	REV	
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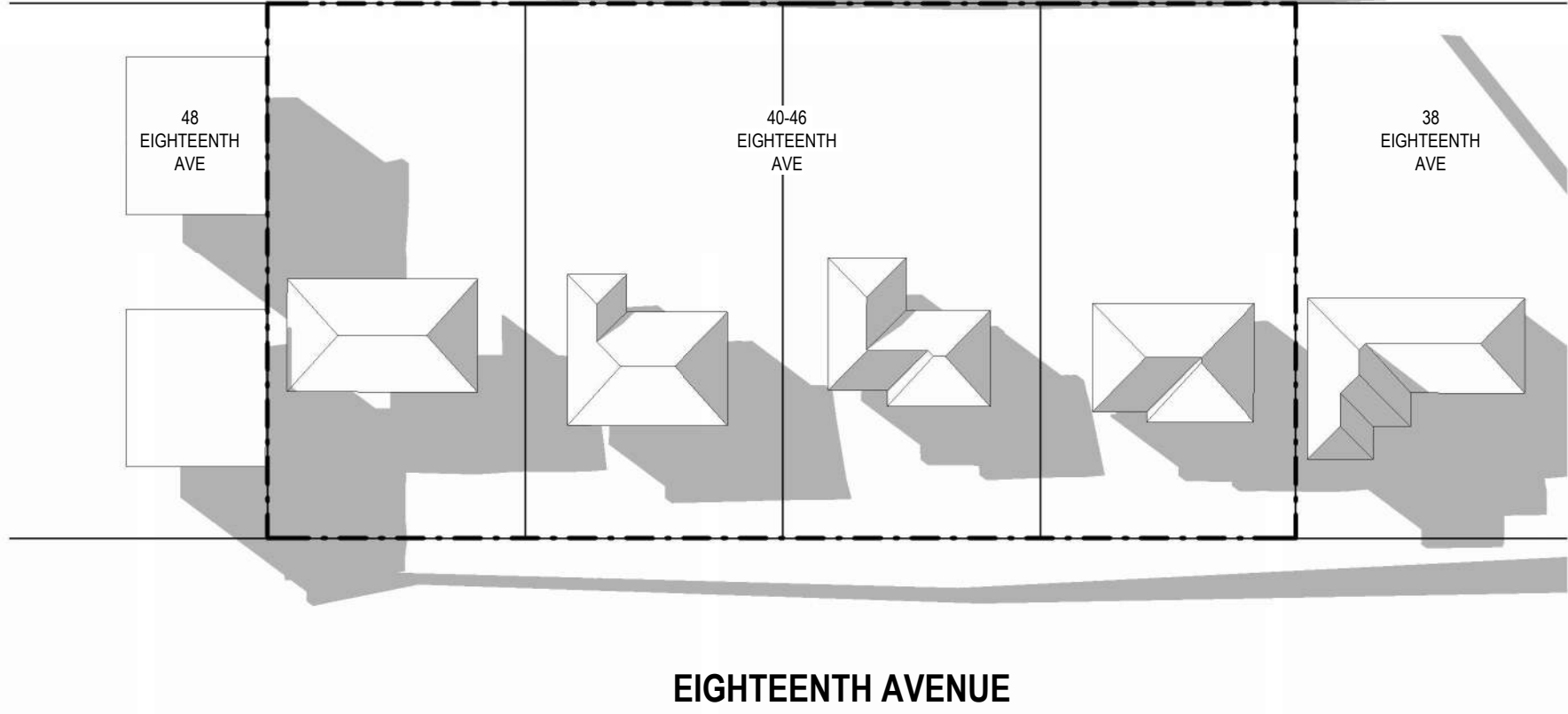
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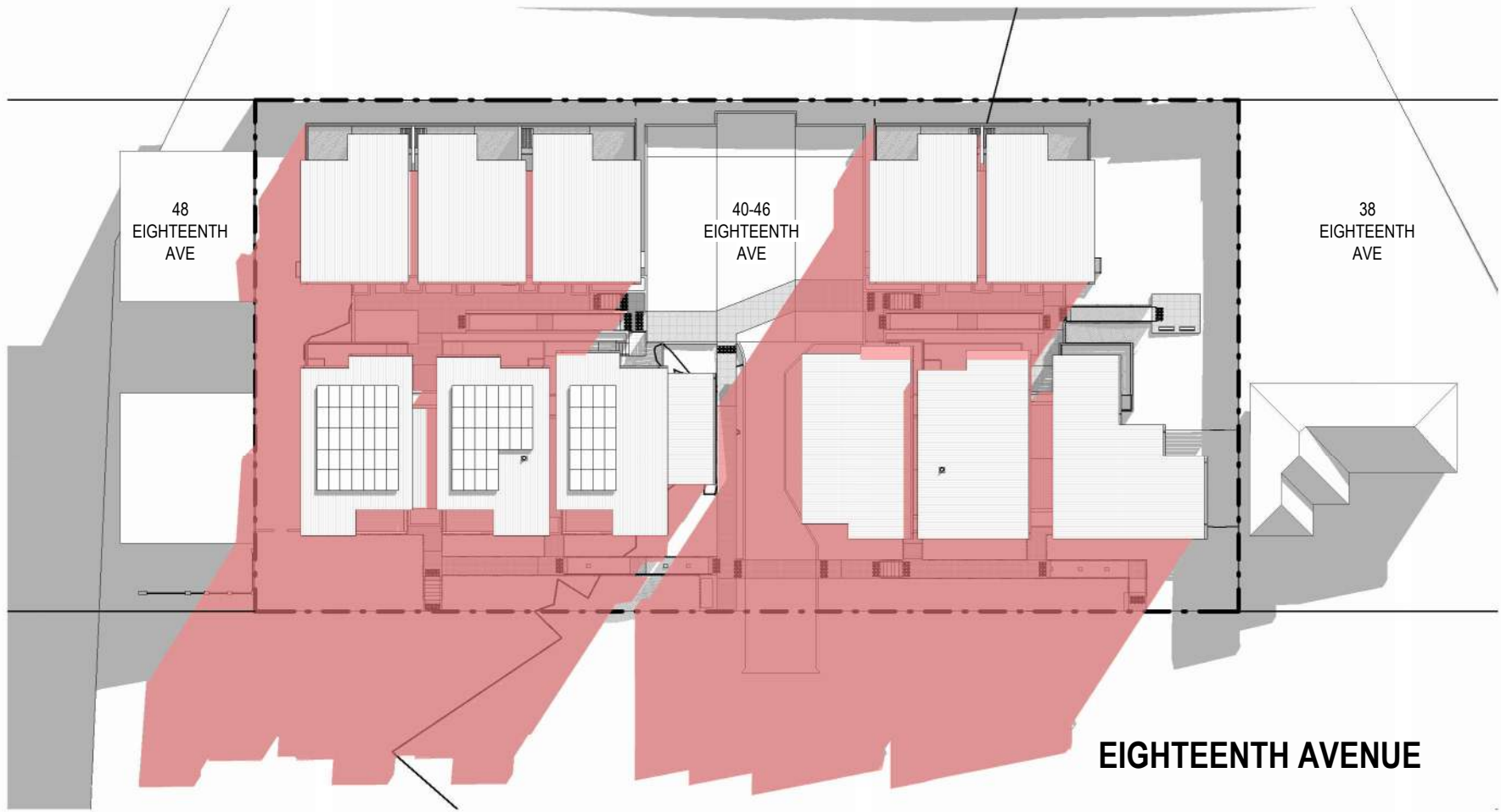
1 SHADOW IMPACT 9AM - EXISTING
SCALE 1 : 500



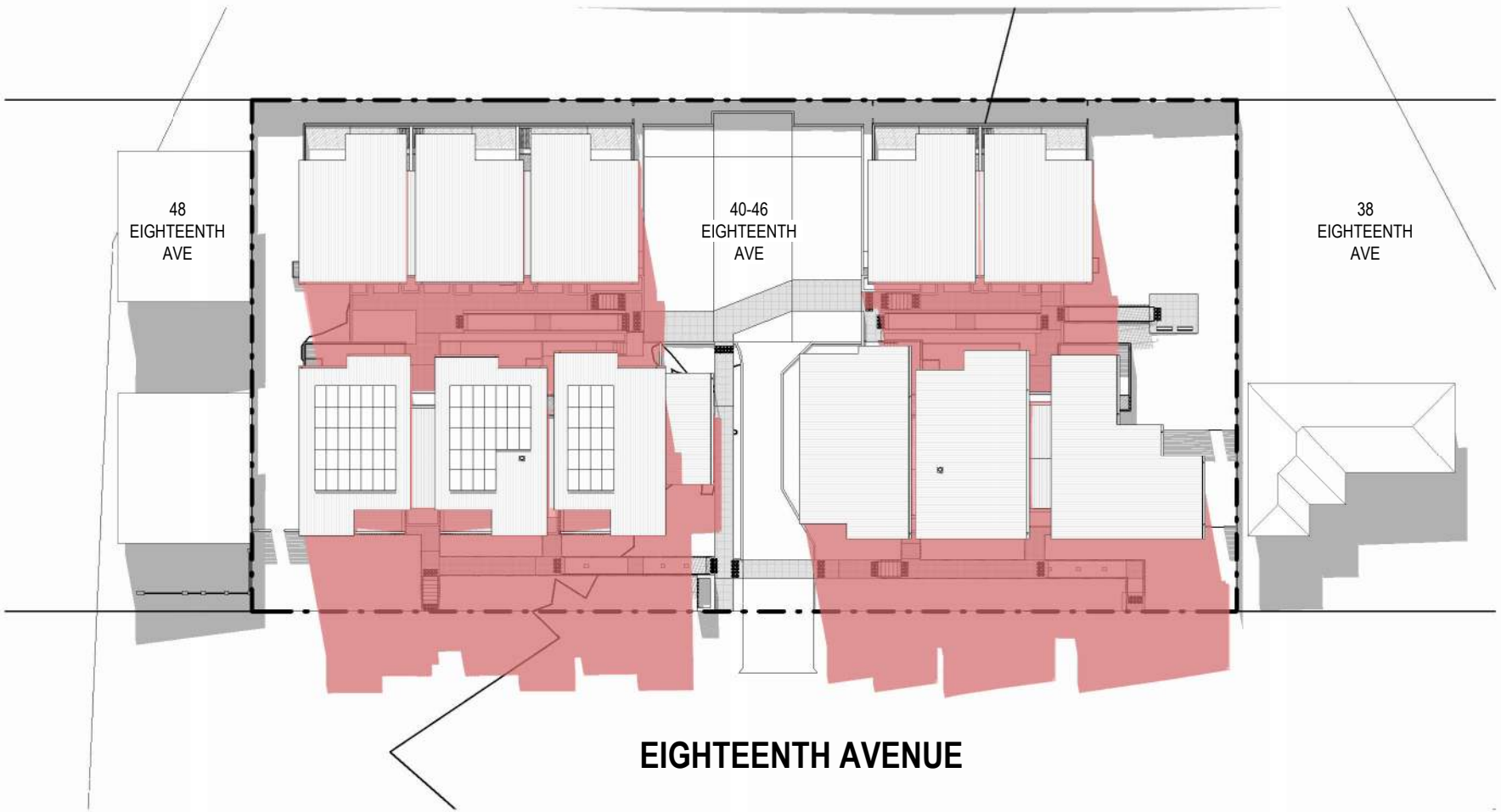
2 SHADOW IMPACT 12PM - EXISTING
SCALE 1 : 500



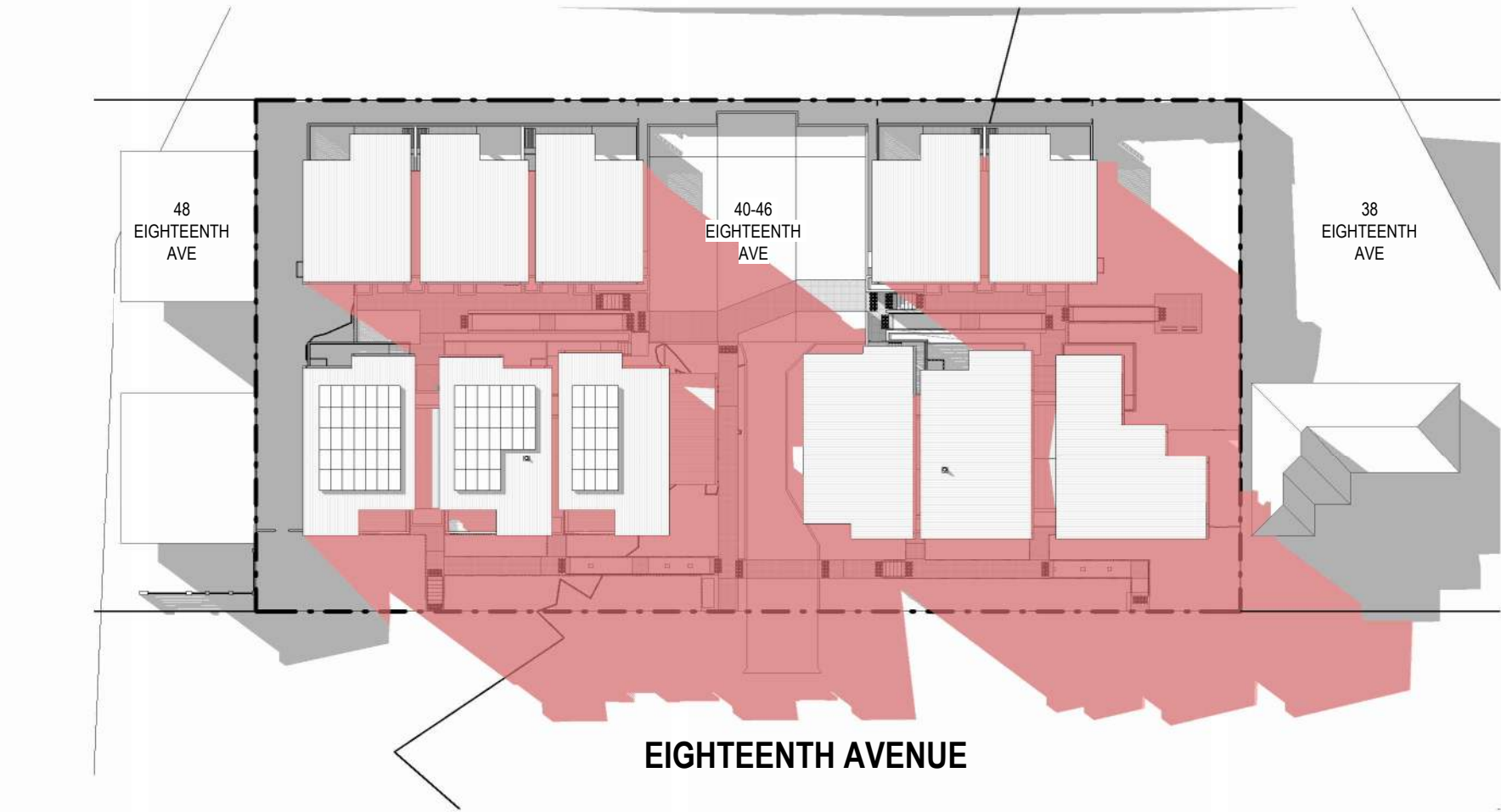
3 SHADOW IMPACT 3PM - EXISTING
SCALE 1 : 500



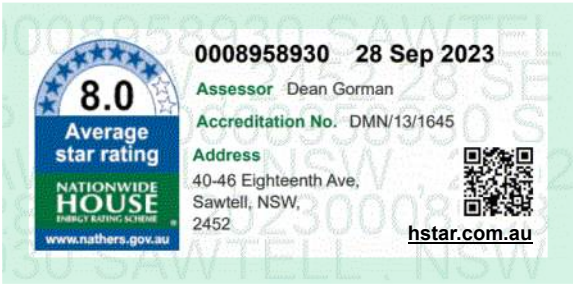
4 SHADOW IMPACT 9AM - PROPOSED
SCALE 1 : 500



5 SHADOW IMPACT 12PM - PROPOSED
SCALE 1 : 500

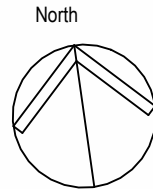


6 SHADOW IMPACT 3PM - PROPOSED
SCALE 1 : 500



GREY AREA INDICATES EXISTING
SHADOWS CAST BY NEIGHBOURING
PROPERTIES

PINK AREA INDICATES SHADOWS
CAST BY PROPOSED DEVELOPMENT



NOMINATED ARCHITECT:	SIGNATURE:	E	21/09/23	PART 5 FOR REVIEW
MICHAEL BULLEN		D	18/07/23	FOR REVIEW
		C	21/06/23	FOR REVIEW
		B	26/05/23	FOR REVIEW
		A	27/03/23	FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				

ARCHITECT
BREWSTER MURRAY PTY LTD
PH (02) 9259 0888

BCA CONSULTANT

CONSULTING ENGINEERS
GREENVIEW CONSULTING

LANDSCAPE CONSULTANT
GREENLAND DESIGN

CLIENT
HOMES NSW

PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE
SHADOW DIAGRAM

FILE

PLOTTED

STATUS
SKETCH DESIGN

DATE
21/09/23

SCALE
1:500

STAGE

PROJ
MB

DESIGNER
AG

CHECKED
MB

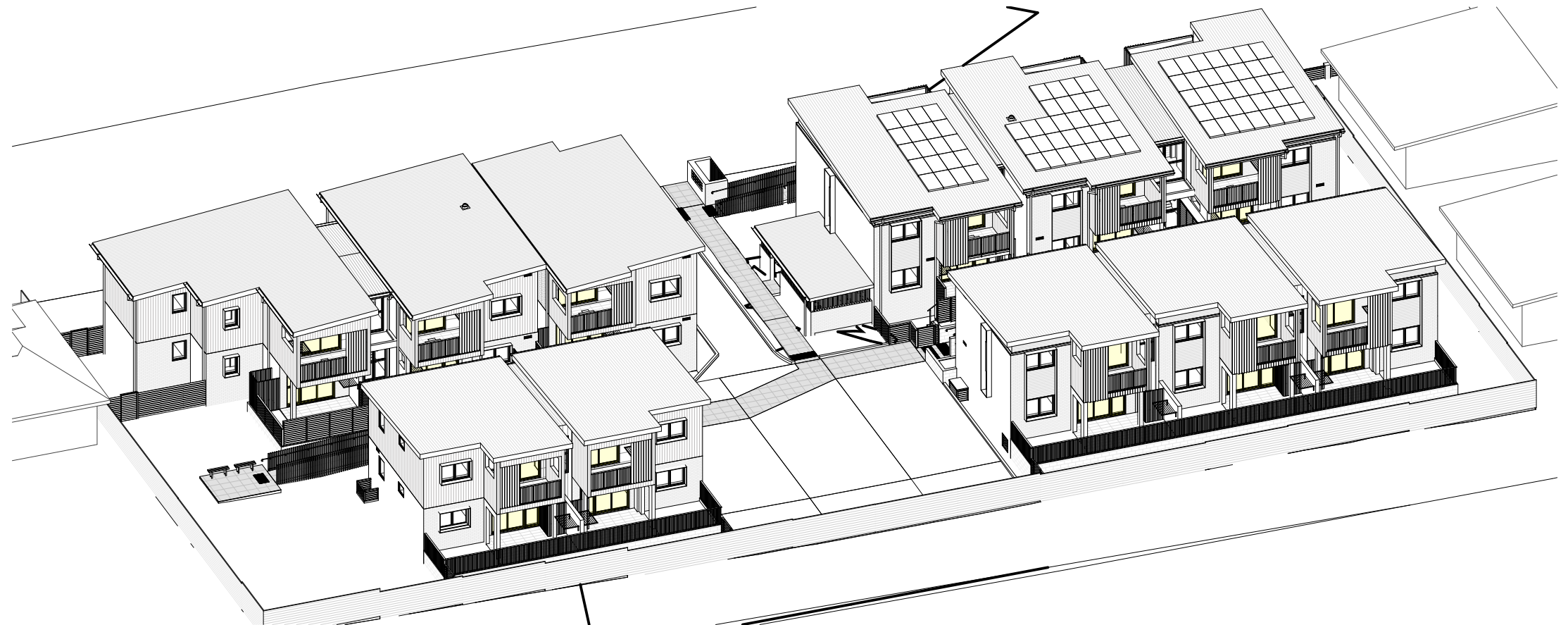
REV
E

DA14

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14/10/2024 9:34:01 AM



1 | VFS - 9AM
SCALE



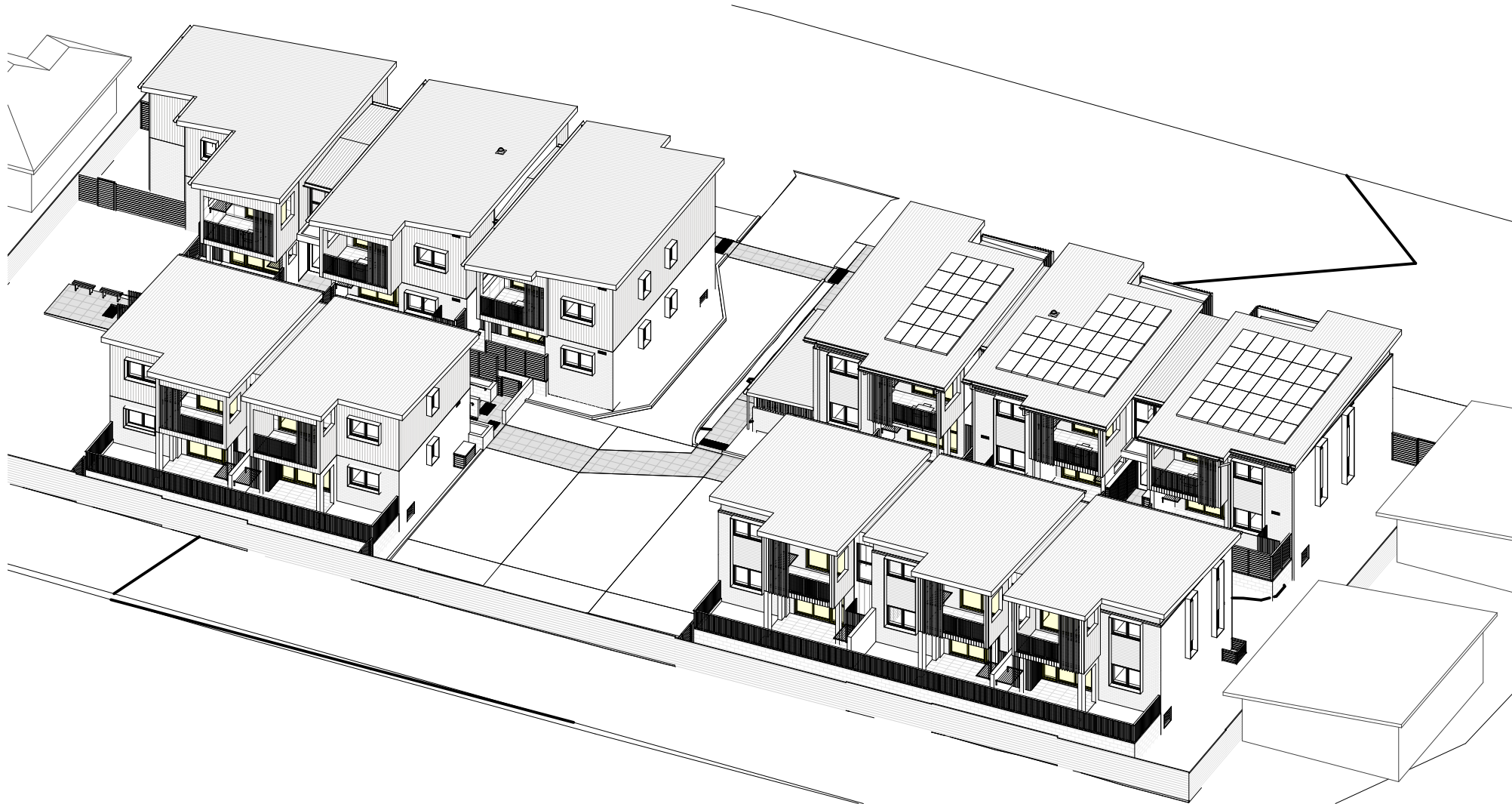
2 | VFS - 10AM
SCALE



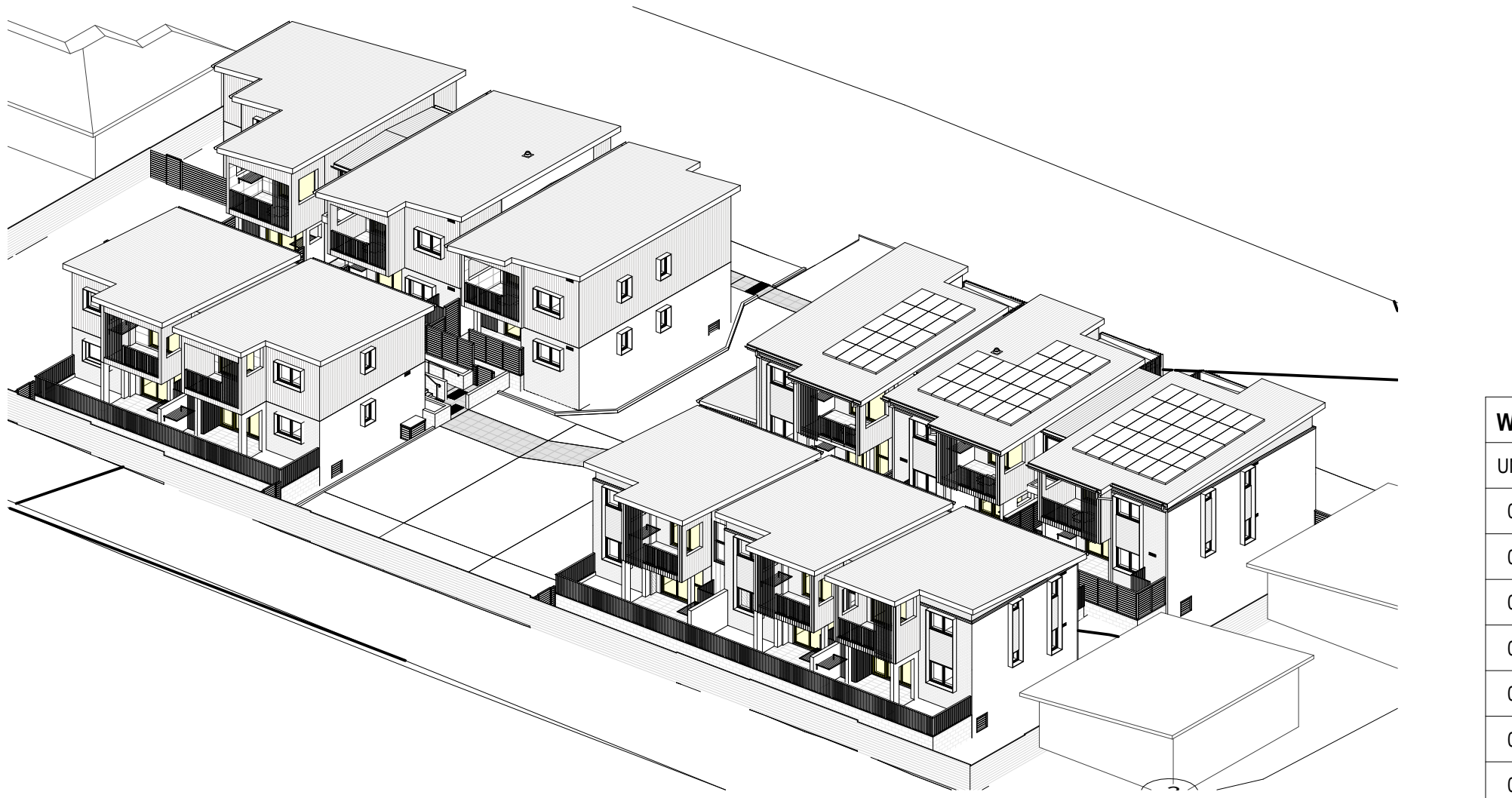
3 | VFS - 11AM
SCALE



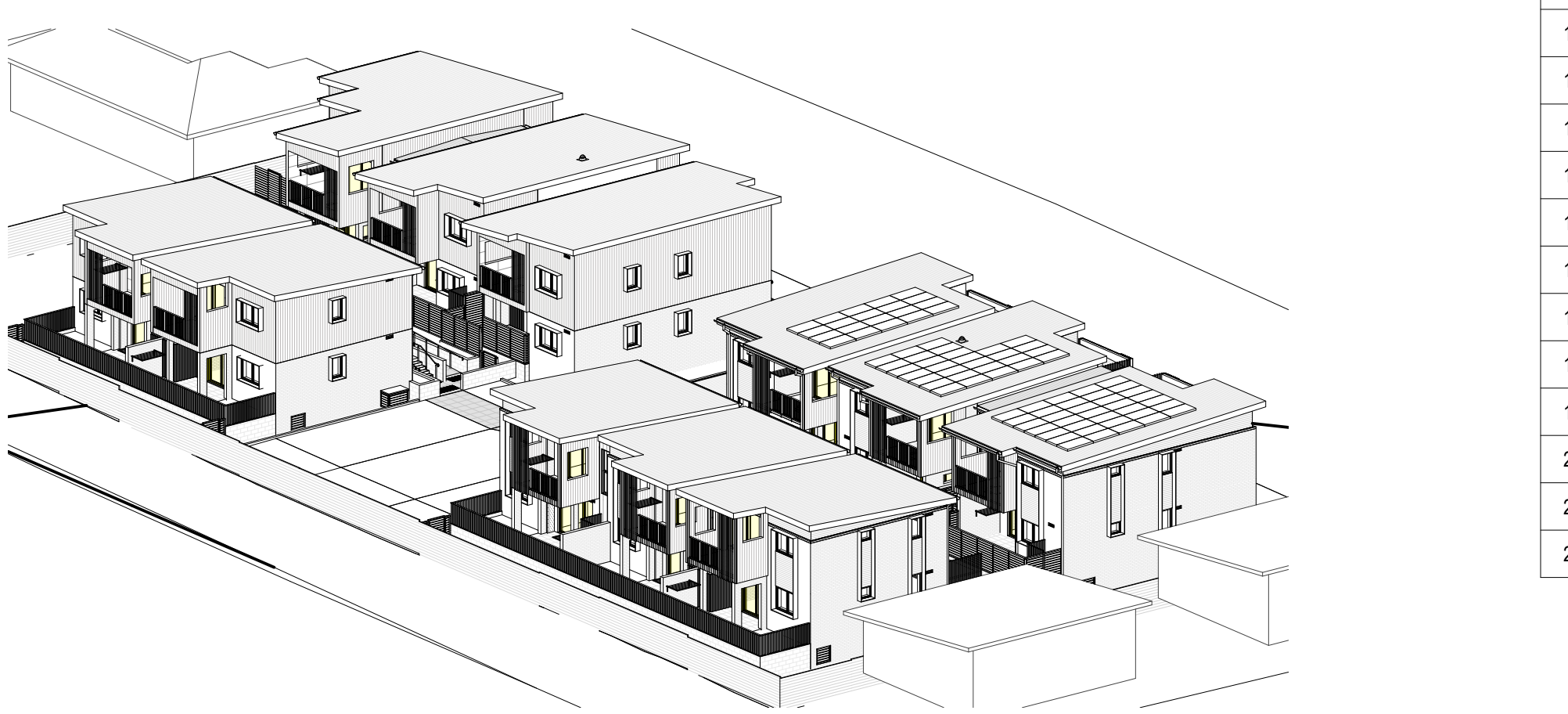
4 | VFS - 12PM
SCALE



5 | VFS - 1PM
SCALE

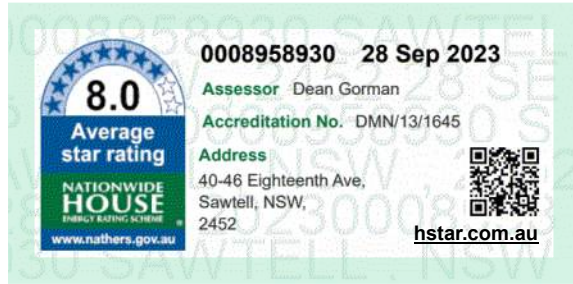


6 | VFS - 2PM
SCALE



7 | VFS - 3PM
SCALE

WINTER SOLAR ACCESS SUMMARY							
UNIT	LIVING AREAS		P.O.S		3+ HOURS ACHIEVED		2+ HOURS ACHIEVED
01	10AM - 3PM	5 HRS	11AM - 3PM	4 HRS	✓		✓
02	10AM - 3PM	6 HRS	11AM - 1PM	2 HRS			✓
03	9AM - 3PM	6 HRS	9AM - 1PM	4 HRS	✓		✓
04	10AM - 2PM	4 HRS	12AM - 3PM	3 HRS	✓		✓
05	10AM - 3PM	5 HRS	12PM - 3PM	3 HRS	✓		✓
06	9AM - 2PM	5 HRS	9AM - 1PM	4 HRS	✓		✓
07	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
08	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
09	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
10	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
11	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
12	9AM - 1PM	4 HRS	9AM - 3PM	6 HRS	✓		✓
13	10AM - 3PM	5 HRS	9AM - 3PM	6 HRS	✓		✓
14	10AM - 3PM	5 HRS	9AM - 3PM	6 HRS	✓		✓
15	9AM - 1PM	4 HRS	9AM - 3PM	6 HRS	✓		✓
16	9AM - 1PM	4 HRS	9AM - 3PM	6 HRS	✓		✓
17	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
18	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
19	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
20	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
21	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓
22	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓		✓



NOMINATED ARCHITECT:	SIGNATURE:	E	21/09/23	PART 5 FOR REVIEW
MICHAEL BULLEN		D	18/07/23	FOR REVIEW
		C	21/06/23	FOR REVIEW
		B	26/05/23	FOR REVIEW
		A	27/03/23	FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING
BCA CONSULTANT	LANDSCAPE CONSULTANT
	GREENLAND DESIGN

CLIENT
HOMES NSW

PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE
VIEW FROM SUN DIAGRAM

FILE

PLOTTED

STATUS
SKETCH DESIGN

DATE 21/09/23	SCALE NTS	PROJ MB	PROJECT No BGYVU
STAGE SK	SHEET SIZE A1	DESIGNER AG	CHECKED MB
TYPE SHEET	DA15		REV E

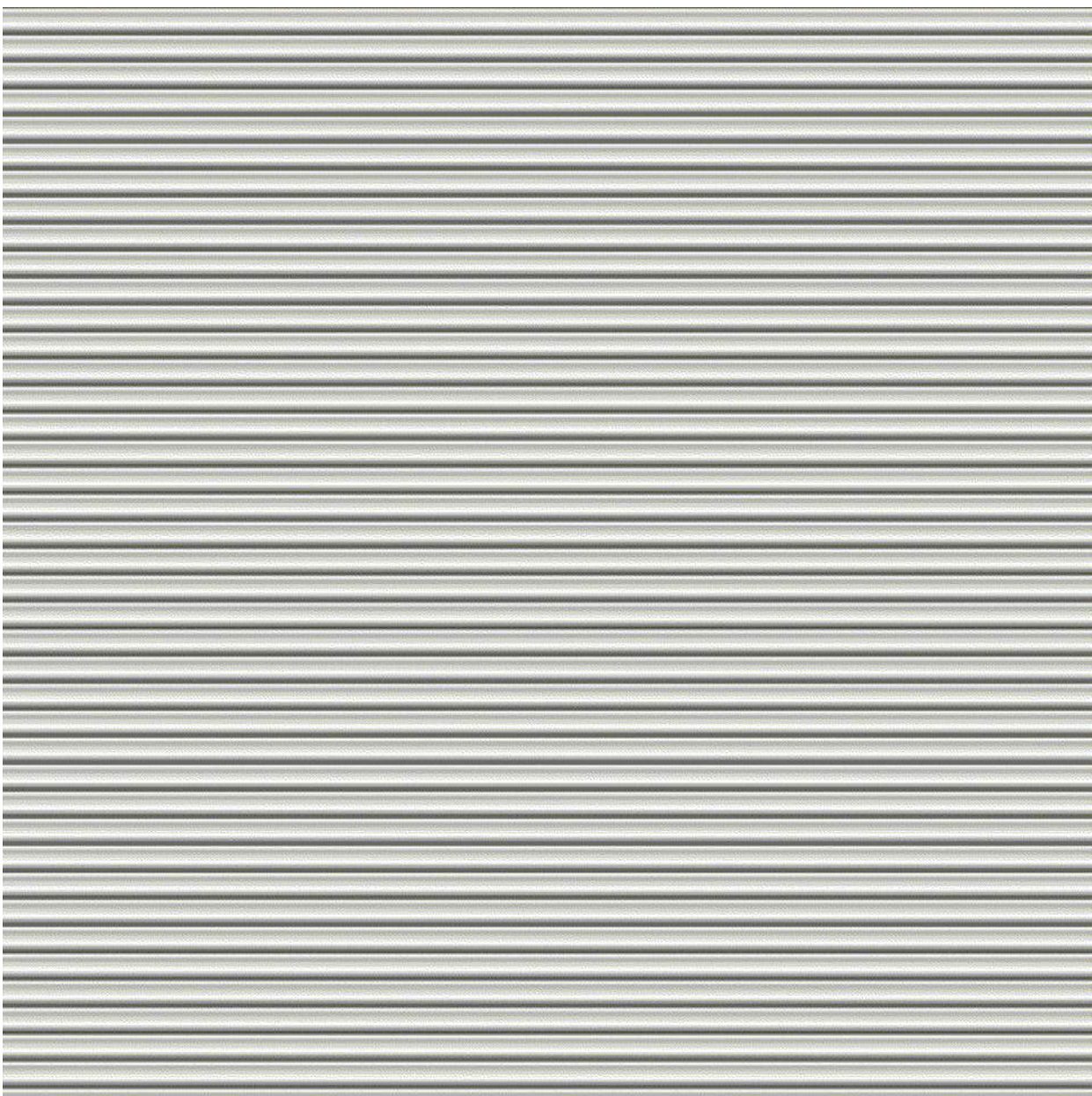
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14/10/2024, 9:34:02 AM



STENCILLED CONCRETE - COMMON PATHWAYS



CERAMIC TILES - PRIVATE OPEN SPACE



COLORBOND CLADDING - SIMILAR TO SURFMIST



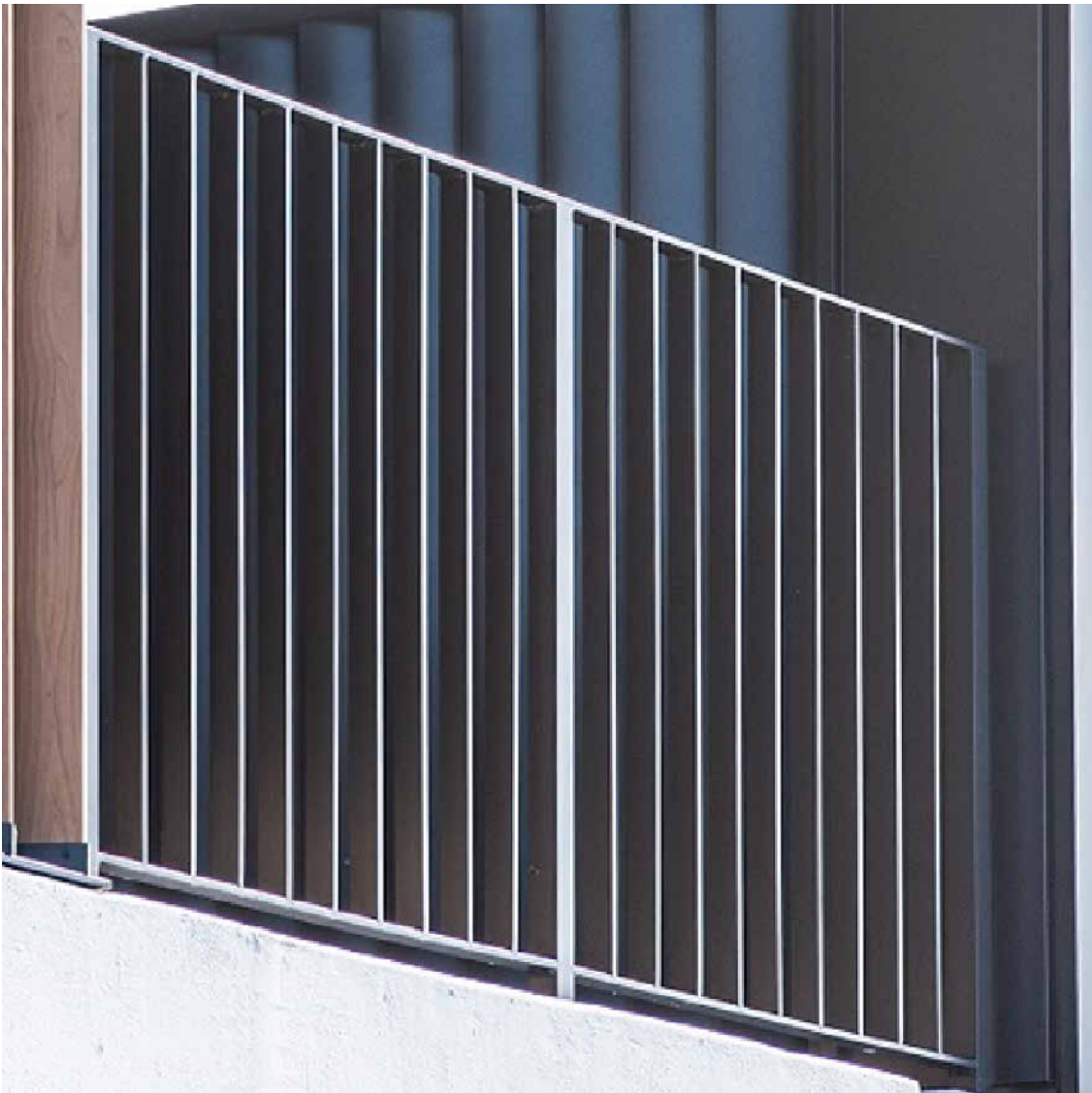
FIBRE-CEMENT CLADDING WITH TIMBER LOOK



FACE BRICK - LIGHT GREY



RETAINING WALLS
SPLIT FACE BLOCK - DARK GREY



METAL BALUSTRADING - DARK GREY



WOOD-LOOK ALUMINIUM PRIVACY SCREENING & CLADDING



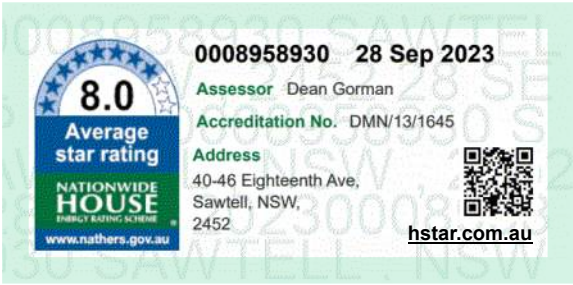
NOMINATED ARCHITECT: MICHAEL BULLEN	SIGNATURE:	E	21/09/23	PART 5 FOR REVIEW
		D	18/07/23	FOR REVIEW
		C	21/06/23	FOR REVIEW
		B	26/05/23	FOR REVIEW
		A	27/03/23	FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING
BCA CONSULTANT	LANDSCAPE CONSULTANT
	GREENLAND DESIGN

CLIENT
HOMES NSW
PROJECT
SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021
40-46 EIGHTEENTH AVE, SAWTELL, NSW LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE
MATERIALS & FINISHES
FILE
PLOTTED

STATUS SKETCH DESIGN			
DATE 21/09/23	SCALE NTS	PROJ MB	PROJECT No BGYVU
STAGE SK	SHEET SIZE A1	DESIGNER AG	CHECKED MB
SHEET	DA16		REV E



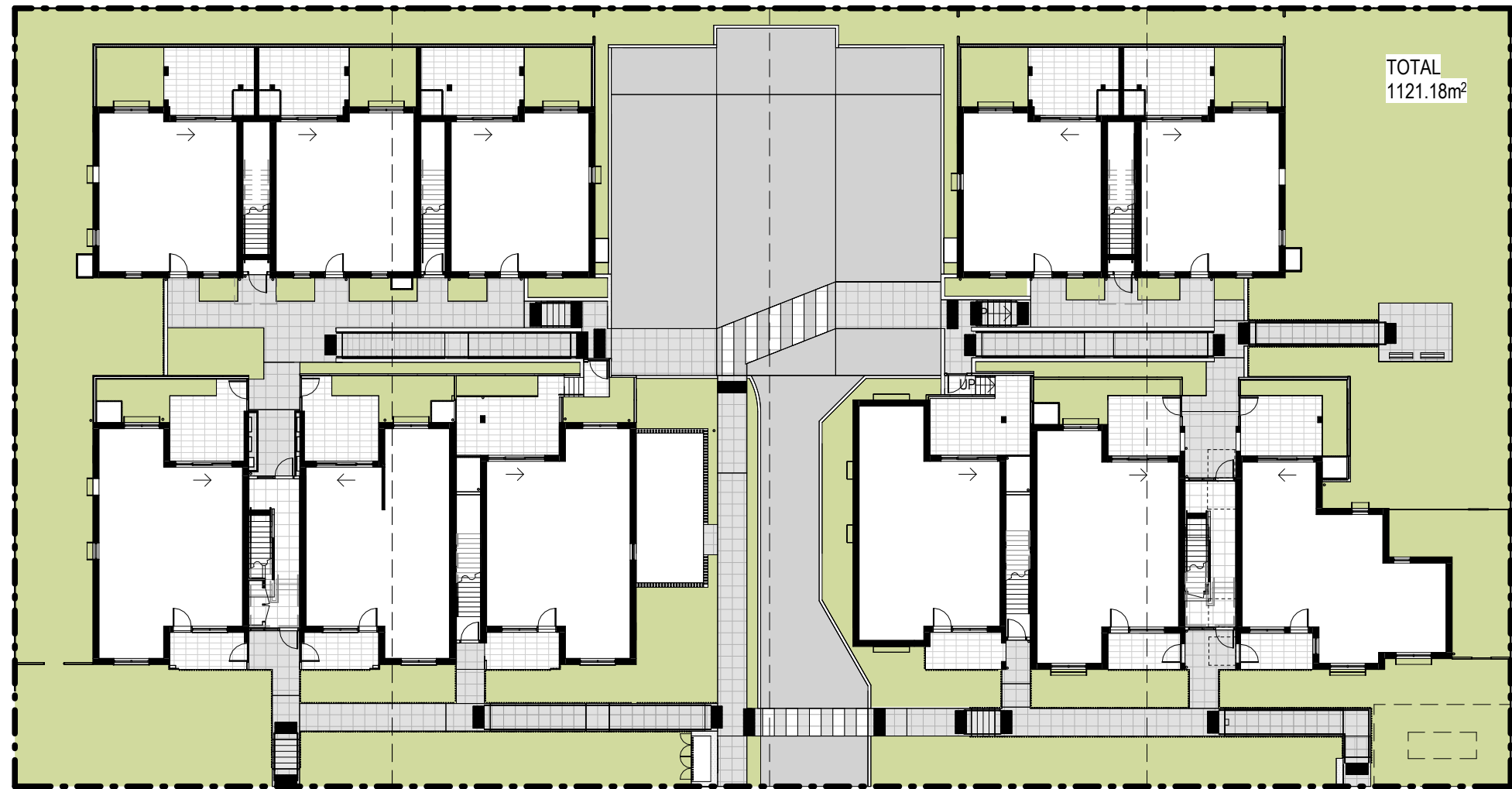
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14/10/2024 9:34:20 AM



1 | GFA - GROUND FLOOR
SCALE 1 : 250



2 | GFA - FIRST FLOOR
SCALE 1 : 250



3 | LANDSCAPE AREA
SCALE 1 : 300



4 | DEEP SOIL AREA
SCALE 1 : 300



5 | C.O.S AREA
SCALE 1 : 300



LEGEND:

- GROSS FLOOR AREA
- GROSS LANDSCAPE AREA
- GROSS DEEP SOIL AREA
- GROSS COMMON OPEN SPACE AREA



NOMINATED ARCHITECT:	SIGNATURE:	G	23-07-24	UPDATED PART 5	
MICHAEL BULLEN		F	21/06/24	PART 5 FOR REVIEW	
		E	21/09/23	PART 5 FOR REVIEW	
		D	18/07/23	FOR REVIEW	
		C	21/06/23	FOR REVIEW	
		REV	DATE	NOTATION/AMENDMENT	
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			

ARCHITECT
BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS
GREENVIEW CONSULTING

LANDSCAPE CONSULTANT
GREENLAND DESIGN

CLIENT
HOMES NSW

PROJECT
**SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021**

40-46 EIGHTEENTH AVE, SAWTELL, NSW
LOT 26-29 (INCLUSIVE) IN DP 240215

TITLE
**GFA, LANDSCAPE & C.O.S
CALCS**

FILE

PLOTTED

STATUS
SKETCH DESIGN

DATE 23-07-24	SCALE NTS	PROJ MB	PROJECT No BGYVU
STAGE SK	SHEET SIZE A1	DESIGNER AG	CHECKED MB
TYPE	SHEET	DA17	REV G