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FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
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ARCHITECTURAL DRAWING LIST

DA 000	COVER PAGE	[E]
DA 001	COMPLIANCE SUMMARY	[E]
DA 010	DEMOLITION PLAN 01	[D]
DA 011	DEMOLITION PLAN 02	[D]
DA 016	PROPOSED SITE PLAN	[E]
DA 025	ALTS + ADS - GROUND FLOOR	[E]
DA 026	ALTS + ADS - LEVEL 1	[E]
DA 027	ALTS + ADS - ROOF LEVEL	[E]
DA 101	BASEMENT - 200	[F]
DA 102	LOWER GROUND FLOOR PLAN - 200	[F]
DA 103	GROUND FLOOR PLAN - 200	[F]
DA 104	LEVEL 1 PLAN - 200	[F]
DA 105	ATTIC PLAN - 200	[F]
DA 106	ROOF PLAN - 200	[F]
DA 200	ELEVATIONS 01	[F]
DA 201	ELEVATIONS 02	[E]
DA 202	ELEVATIONS 03	[E]
DA 300	SECTIONS 01	[E]
DA 301	SECTIONS 02	[F]
DA 302	SECTIONS 03	[B]
DA 400	MATERIAL SCHEDULE 01	[E]
DA 401	MATERIAL SCHEDULE 02	[E]
DA 402	MATERIAL SCHEDULE 03	[E]

COMPLIANCE DIAGRAMS

DA 500	FSR CALCULATION (LEP)	[E]
DA 501	FSR CALCULATION (LEP)	[E]
DA 512	FSR CALCULATION (SEPP HOUSING 2021)	[E]
DA 513	FSR CALCULATION (SEPP HOUSING 2021)	[E]
DA 520	LANDSCAPE AREA CALCULATION	[E]
DA 530	DEEP SOIL CALCULATION	[E]
DA 540	HEIGHT LIMIT DIAGRAM 01	[E]
DA 541	HEIGHT LIMIT DIAGRAM 02	[E]
DA 542	HEIGHT LIMIT DIAGRAM 03	[E]
DA 543	HEIGHT LIMIT DIAGRAM 04	[E]
DA 544	HEIGHT LIMIT DIAGRAM 05	[E]
DA 610	SHADOW DIAGRAMS - JUNE 21 - 9AM	[E]
DA 611	SHADOW DIAGRAMS - JUNE 21 - 10AM	[E]
DA 612	SHADOW DIAGRAMS - JUNE 21 - 11AM	[E]
DA 613	SHADOW DIAGRAMS - JUNE 21 - 11.30AM	[E]
DA 614	SHADOW DIAGRAMS - JUNE 21 - 12PM	[E]
DA 615	SHADOW DIAGRAMS - JUNE 21 - 1PM	[E]
DA 616	SHADOW DIAGRAMS - JUNE 21 - 2PM	[E]
DA 617	SHADOW DIAGRAMS - JUNE 21 - 2.30PM	[E]
DA 618	SHADOW DIAGRAMS - JUNE 21 - 3PM	[E]
DA 620	SOLAR ANALYSIS TO ADJOINING PROPERTY - SHEET 1	[E]
DA 621	SOLAR ANALYSIS TO ADJOINING PROPERTY - SHEET 2	[E]
DA 622	SOLAR ANALYSIS TO ADJOINING PROPERTY - SHEET 3	[E]

SUPPLEMENTARY DRAWINGS

DA720	RENDER CONCEPT IMAGES	[A]



PROJECT:

PATHWAYS RESIDENCES

Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123

PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	23.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION	F	08.06.2022	AMENDED DA			
B	18.05.2021	DEVELOPMENT APPLICATION						
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D	03.12.2021	ADDITIONAL INFORMATION AND AMENDED PLANS						
E	23.05.2022	AMENDED DA						

DA000
COVER PAGE

ISSUE: [F]

PROJECT NO: 2013

PBD | ARCHITECTS
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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PROJECT INFORMATION

203-223 LEURA MALL, LEURA NSW 2780

Zoning	R1 General Residential		
Site Area (m²)	11,300 m²		
	BMLEP	*SEPP SENIORS 2004*	*SEPP HOUSING 2021*
Height Control (m)	8m	8m	
Height Proposed (m) for new buildings	13.3 m	10.4 m	
Height Existing (m)	14.88 m	9.19 m (maximum level of existing ceiling height unknown)	
FSR Permissible	0.4:1	1:1	1:1
FSR Proposed	0.665:1	0.718:1	0.633:1

CALCULATIONS NOT UPDATED

Proposed Resident Rooms Tally

Level	TYPE A	TYPE B	TYPE C		Total
LOWER GROUND	34	6			40
GF	31	13			44
LEVEL 1	18	17	4		39
TOTAL #	83	36	4		123
TOTAL %	67%	29%	3%		99%

CAR PARKING / BICYCLE REQUIREMENTS

	Rate	Beds/People/Area	Required		Proposed
BASEMENT LEVEL PARKING					
Residential Beds (1 space for each 10 beds)	0.10	123	12.30		
Employees (1 for each 2 persons to be employed in connection with the development and on duty at any one time)	0.50	49	24.5		
TOTAL CAR SPACES IN BASEMENT			36.80		40
INCLUDING BELOW:					
Ambulance (1 space)	1	1	1 (refer to traffic report)		
Accessible car parking (1 per 100 spaces under the BCA)			1		
TOTAL CAR PARKING SPACES			**36.8**		**40**
TOTAL BICYCLE SPACE					
1/15 CAR PARKING SPACES	0.0667	40	**2.7**		**4** (BASEMENT)

CAR PARKING / BICYCLE REQUIREMENTS (SEPP HOUSING 2021)

	Rate	Beds/People/Area	Required		Proposed
BASEMENT LEVEL PARKING					
Residential Beds (1 space for each 15 beds)	0.07	123	8.20		
Employees (1 for each 2 persons to be employed in connection with the development and on duty at any one time)	0.50	49	24.5		
TOTAL CAR SPACES IN BASEMENT			32.70		40
INCLUDING BELOW:					
Ambulance (1 space)	1	1	1 (refer to traffic report)		
Accessible car parking (1 per 100 spaces under the BCA)			1		
TOTAL CAR PARKING SPACES			32.7		40

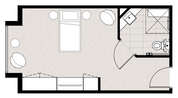
WASTE GENERATION & MANAGEMENT

Type	Rates / per day	Proposed area (sqm)	Litres / Per Day (Waste)	Litres / Per Day (Recycling)	Proposed
Main RACF					
Garbage (L / unit/ day)	5	-	615		3x 1100L (Waste) 2x 1100L (Recycling)
Recycling (L / unit/ day)	1	-		123	
Café - waste(L /100 sqm/ day)	100	57	57		
Café - recycling (L/100 sqm/ day)	120	57		68.4	
TOTAL - RACF			**672**	**191.4**	
Manager's Residence Cottage Building (part of RACF)					
Hair and Beauty - waste (L/80 sqm /day) - per premiseZ	50	30 (Hair Salon)	50		1x 1100L (Waste) 1x 1100L (Recycling)
	50	32 (Beauty Spa)	50		
Hair and Beauty - recycling (L/80 sqm /day) - per premise	40	30 (Hair Salon)		40	
	40	32 (Beauty Spa)		40	
TOTAL - Manager's Residence Cottage Building			**100**	**80**	
Green Organics					1x 660L Green Organics
TOTAL PROPOSED WASTE BINS IN FACILITY					**4X 1100L (WASTE) 3X 1100L (RECYCLING) 1X 660L (GREEN)**

DCP Controls

	Precinct DCP / Part C3	Required		Proposed
Site Coverage (Leura Southern Tourist Precinct DCP)	max. 40% site area	max. 4,520 m²		2,922.71 m² (25.9%)
Landscape Area (Part C3 - Landscaping)	min. 50% of front setback area (approx. 3859m²)	min. 1,929 m²		2964.0 m² (76.8%)
Deep Soil (Part C3 - Landscaping)	min. 15% of site area with 3m x 3m dim	min. 1,695 m²		4680 m² (41.4%)

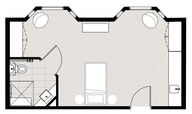
TYPICAL ROOM LAYOUT



CLASSIC SUITE
TYPE A



CLASSIC SUITE
TYPE B1



CLASSIC SUITE
TYPE B2



CLASSIC SUITE
TYPE B3



APARTMENT
TYPE C

PROJECT:
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0 1 2 5 1:100 @ A0 1:200 @ A2

DA001
PROJECT SUMMARY
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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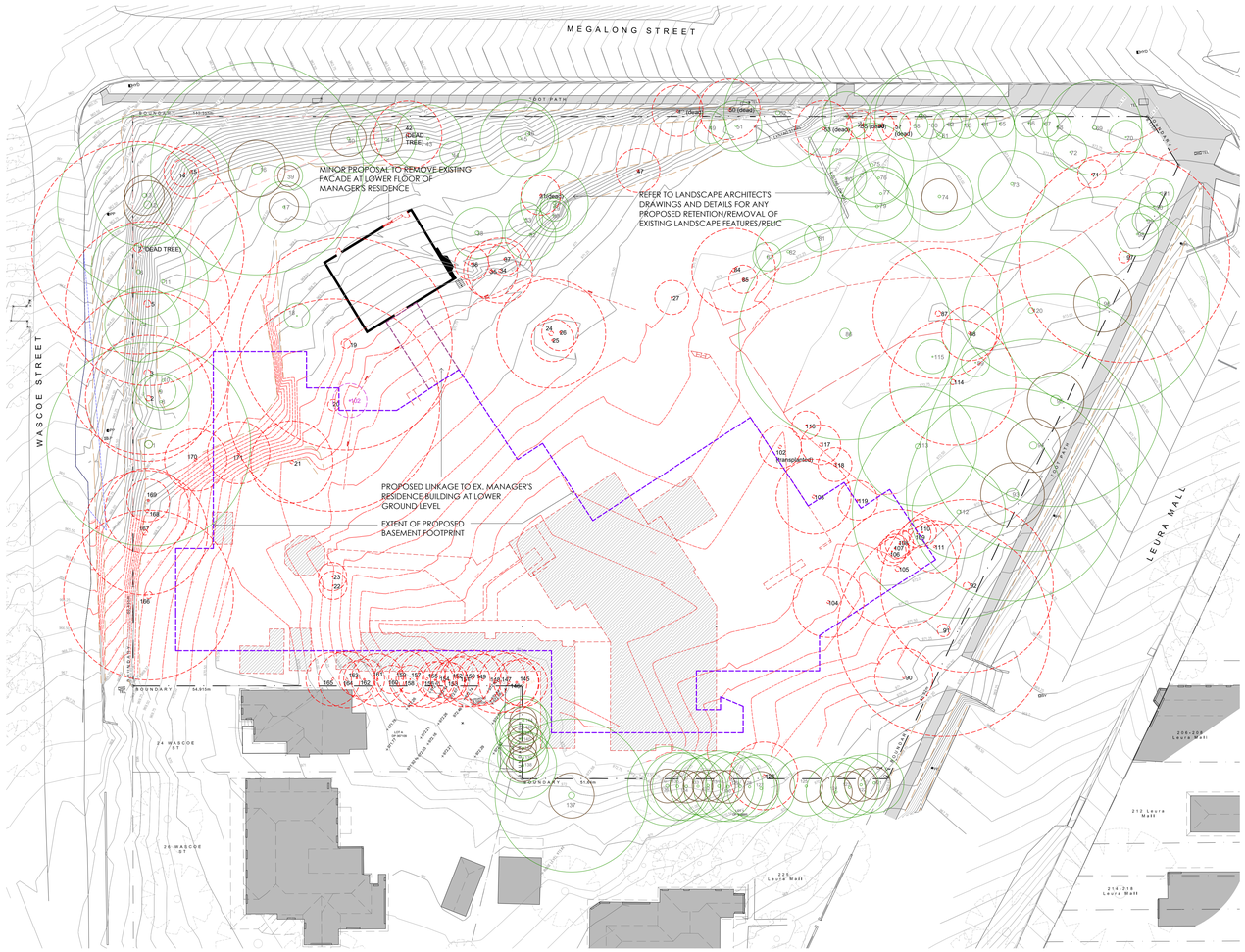
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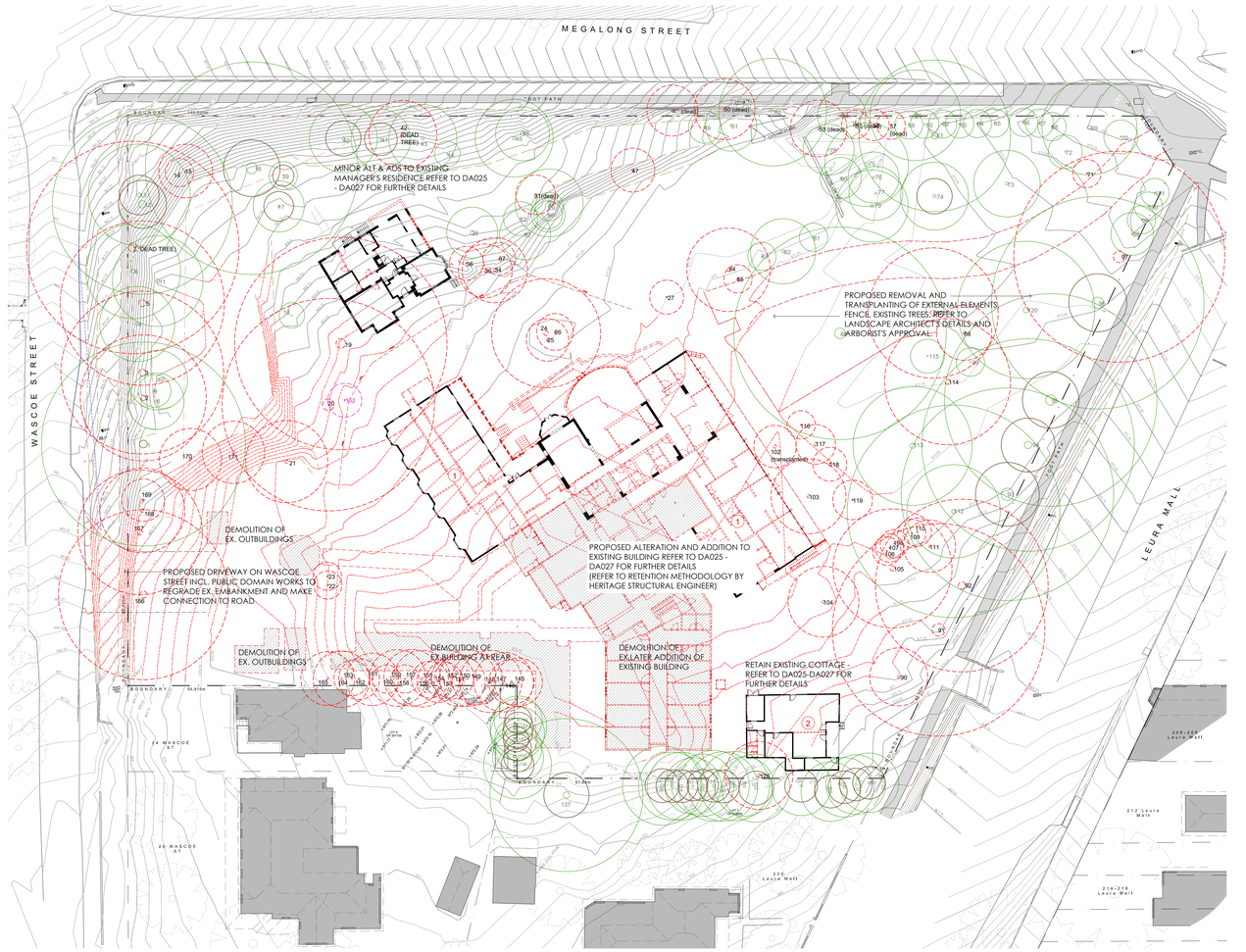
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01 LOWER GROUND FLOOR
SCALE 1:300 @ A0



02 GROUND FLOOR
SCALE 1:300 @ A0

PROJECT:
PATHWAYS RETIREMENT
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
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N

0 2.5 5 10m 1:300 @ A0
1:600 @ A2

DA010
DEMOLITION PLAN 01
ISSUE: [D]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
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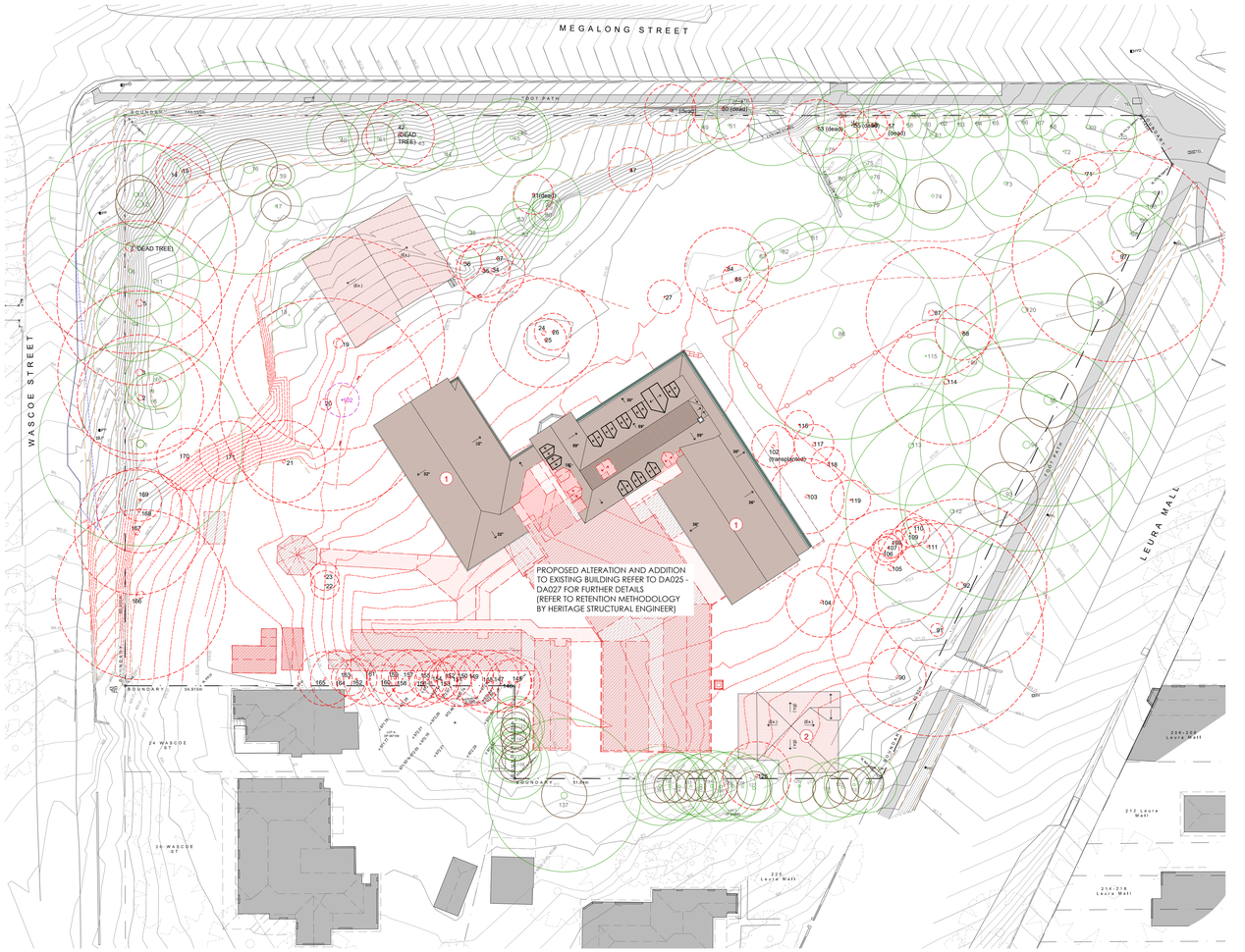
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01 LEVEL 1 PLAN
SCALE 1:300 @ A0



02 ROOF PLAN
SCALE 1:300 @ A0

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DA011
DEMOLITION PLAN 02
ISSUE: [D]
PROJECT NO: 2013

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MEGALONG STREET

LEURA MALL

WASCOE STREET

Northern Gardens

Former Croquet Lawn

Former Tennis Court

WELLNESS CENTRE

Entry Drive and Forecourt

Leura Mall Address

Easterly Stroll Garden

THE RITZ HOTEL

OLD WEST WING

OLD SOUTH WING

NEW WEST WING B

NEW WEST WING A

Garden C Residential Outlook Courtyard

Central Atrium

Staff Courtyard & Easterly Garden

NEW SOUTH WING B

NEW SOUTH WING A

Southern boundary landscape

EDUCATION COTTAGE

Extent of existing building shown dashed in orange

Proposed driveway for all vehicles

FIRE STATION 198 Leura Mall

116 Megalong St (NOT SURVEYED)

118 Megalong St (NOT SURVEYED)

16 Wascoe St (NOT SURVEYED)

122 Megalong St

124 Megalong St

126 Megalong St

130 Megalong St

199 Leura Mall

201 Leura Mall

Leura Mall (NOT SURVEYED)

109 Megalong St (NOT SURVEYED)

19 Wascoe St

21 Wascoe St

23 Wascoe St

25 Wascoe St

27 Wascoe St (NOT SURVEYED)

24 WASCOE ST

26 WASCOE ST

28 WASCOE ST (NOT SURVEYED)

192-194 Leura Mall

196-204 Leura Mall

206-209 Leura Mall

212 Leura Mall

214-218 Leura Mall

220-224 Leura Mall

225 Leura Mall

227 Leura Mall (NOT SURVEYED)

FOOT PATH

BOUNDARY

54.97m

51.04m

KERB CLEAR AREA

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PATHWAYS RESIDENCES	A	23.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
Proposed Residential Aged Care Facility	B	18.05.2021	DEVELOPMENT APPLICATION						
203 - 223 Leura Mall, Leura, NSW 2780	C	10.08.2021	DEVELOPMENT APPLICATION						
Lot 20 DP 1076123	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS						
PATHWAYS LEURA VILLAGE	E	23.05.2022	AMENDED DA						

N

0 2.5 5 12.5m 1:250 @ A0 1:500 @ A2

DA016

PROPOSED SITE PLAN

ISSUE: [E]

PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
- OUTLINE OF ORIGINAL RITZ HOTEL PROPOSED TO BE RETAINED
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- EXISTING TREE TO BE RETAINED (TPZ)
- TREE TO BE REMOVED
- TREE TO BE TRANSPLANTED
- PROPOSED TREE TO LANDSC ARCHITECT'S DESIGN
- EXISTING CONTOUR LINE
- RE-GRADE
- PROPOSED FINISHED GROUND
- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC ARCHITECT'S DESIGN

NOT FOR CONSTRUCTION

AMENDMENT LEGEND

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WASCOE STREET

LEURA MALL

FOOT PATH

BOUNDARY 143.355m

BOUNDARY 54.915m

BOUNDARY 51.64m

BOUNDARY 80.455m

2m SETBACK

THE RITZ HOTEL WEST WING

THE RITZ HOTEL

THE RITZ HOTEL SOUTH WING

THE RITZ NURSING HOME INFILL WING

THE RITZ NURSING HOME MODERN EXTENSION

MANAGER'S RESIDENCE

EDUCATION OFFICES

CHIMNEY

LAUNDRY

SHED

SHADE STRUCTURE

PERGOLA

Retain existing Manager's Cottage and convert to a proposed Wellness Centre, associated with the proposed Residential Aged Care Facility consisting of spaces including hair salon, beauty spa, meditation centre and exercising gym for the residents' use

Retain existing embankment fronting Megalong Street

Retain existing embankment at slope constraint area

Existing fabric retention of the Manager's Cottage including existing external walls, roof, window openings/joinery, internal significant joining, with proposed main alterations at northern rear(l of the existing building only to include all internal plan/fit out completion from lower ground level

Extent of new addition

Extent of major terrain alteration

Retain exiting significant visual landscape connections between existing building on site

Reinstate original 'roundabout' external design intent of forecourt area of the existing building. Refer to landscape architect's design

Rebuild existing verandah on ground level with similar column locations

Rebuild 1x stair and relocate 1 column to provide equal spacing along eastern edge in design proposal

Retain original fabric of Ritz Hotel where possible and identified by project heritage consultant on site

Remove detracting later-addition of front entry and associated external elements such as the external ramp, planter boxes and semi-circular single storey sunroom

Rebuild existing gable facade to with a rationalised fenestration pattern, reusing existing doors/window openings

Retain and re-use existing cast-iron columns in same position

Proposed new window glazing to suit proposed room layout - with standardised configuration

Remove existing external slab new external pavers for outdoor recreation use

Remove existing detracting element such as the existing projected wall on site

Remove existing external stair structure

Re-pave existing driveway to landscape architect's selection along historical path from corner of Leura Mall and Megalong Street

Existing walkways to be retained from footpath

Remove existing retaining wall

Retain existing Educational Centre cottage and convert to a proposed staff room

Remove existing external stair structure

Remove existing external stair structure

Remove existing external stair structure

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MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

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WASCOE STREET

LEURA MALL

FOOT PATH

BOUNDARY 143.355m

BOUNDARY 80.455m

BOUNDARY 54.915m

BOUNDARY 51.64m

2m SETBACK

EX. MANAGER'S RESIDENCE

7 (DEAD TREE)

42 (DEAD TREE)

31(dead)

53 (dead)

55 (dead)

50 (dead)

Retain original fabric of Ritz Hotel where possible and identified by project heritage consultant on site

Remove existing corner infill to verandah

Proposed void space over facility entrance for appreciation of the scale of original Ritz Hotel, at entrance area

Facility entrance below on GF

Retain existing structure of West Wing in accordance with Heritage structural engineer's methodology

Proposed retention of existing significant fabric of Ritz Hotel, identified by project heritage architect on site, during construction

Remove existing metal roof sheeting and replace with shingle-cladding roofing to spandrel area

102 (transplanted)

Level threshold to verandah area for accessibility purpose

Verandah columns to match alignment with GF columns

Retain bay windows at rear of Old West Wing where possible

Extent of new addition

24 WASCOE ST

LOT A DP 367109

LOT 1 DP 916885

206-208 Leura Mall

212 Leura Mall

PROJECT:											
PATHWAYS RETIREMENT	Proposed Residential Aged Care Facility 203 - 223 Leura Mall, Leura, NSW 2780 Lot 20 DP 1076123	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
		P1	05.06.2020	WIP update to client only	E	23.05.2022	AMENDED DA			
		A	23.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
		B	18.05.2021	DEVELOPMENT APPLICATION						
		C	10.08.2021	DEVELOPMENT APPLICATION						
	PATHWAYS LEURA VILLAGE	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS						

N

0 1.5 3 7.5m 1:150 @ A0 1:300 @ A2

DA026

ALTS + ADS - LEVEL 1

ISSUE: [E]

PROJECT NO: 2013

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NOT FOR CONSTRUCTION

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FHR	FIRE HOSE REEL
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KEY:

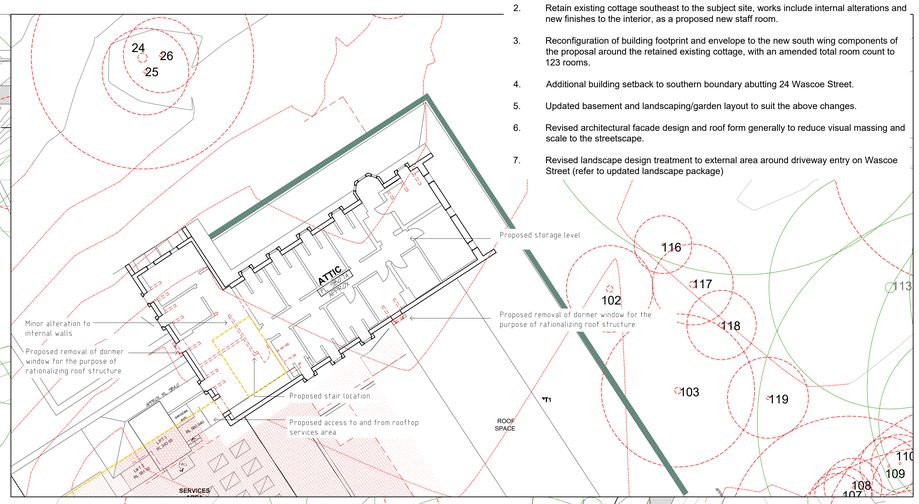
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02 ALTS & ADS - ATTIC PLAN
1:150 @ A0

01 ALTS + ADS - ROOF PLAN
1:150 @ A0

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
Proposed Residential Aged Care Facility 203 - 223 Leura Mall, Leura, NSW 2780 Lot 20 DP 1076123 PATHWAYS LEURA VILLAGE	P1	05.06.2020	WIP update fo client only						
	A	23.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
	B	13.08.2021	DEVELOPMENT APPLICATION						
	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS						
	E	19.05.2022	AMENDED DA						

N

0 1.5 3 7.5m 1:150 @ A0
1:300 @ A2

DA027
ALTS + ADS - ROOF LEVEL
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
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PLAN LEGEND:

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MEGALONG STREET

WASCOE STREET

LEURA MALL

FOOT PATH

BOUNDARY 149.355m

BOUNDARY 54.915m

BOUNDARY 51.84m

BOUNDARY 64.90

BOUNDARY 17360

BOUNDARY 7130

BOUNDARY 5000

BOUNDARY 4155

BOUNDARY 6500

BOUNDARY 1000

BOUNDARY 6100

BOUNDARY 6100

BOUNDARY 6100

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PROJECT:									
PATHWAYS RESIDENCES	Proposed Residential Aged Care Facility 203 - 223 Leura Mall, Leura, NSW 2780 Lot 20 DP 1076123	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
		P1	24.5.2020	WIP UPDATE TO CLIENT ONLY	P6	18.12.2020	Preink. Coordination #2 and general update	C	10.08.2021	DEVELOPMENT APPLICATION
		P2	05.06.2020	WIP update to client only	P7	23.03.2021	Client confirmation on approach	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS
		P3	02.10.2020	WIP concept plans - town planner's review	P8	09.04.2021	For landscape coordination only	E	23.05.2022	AMENDED DA
		P4	20.10.2020	Interim client and town planner's review	A	23.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION	F	08.06.2022	AMENDED DA
	PATHWAYS LEURA VILLAGE	P5	24.11.2020	coordination - mech	B	18.05.2021	FINAL DRAFT DEVELOPMENT APPLICATION			

N

0 2 4 10m 1:200 @ A0 1:400 @ A2

DA102
LOWER GROUND FLOOR PLAN
200
ISSUE:
[F] (hatch off)
PROJECT NO: 2013

PBD | ARCHITECTS
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PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
Proposed Residential Aged Care Facility 203 - 223 Leura Mall, Leura, NSW 2780 Lot 20 DP 1076123	P1	29.5.2020	WIP UPDATE TO CLIENT ONLY	P6	18.12.2020	Prelim. Coordination #2 and general update	C	13.08.2021	DEVELOPMENT APPLICATION
	P2	05.06.2020	WIP update to client only	P7	23.03.2021	Client confirmation on approach	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS
	P3	02.10.2020	WIP concept plans - town planner's review	P8	09.04.2021	For landscape coordination only	E	23.05.2022	AMENDED DA
	P4	20.10.2020	Interin client and town planner's review	A	23.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION	F	08.06.2022	AMENDED DA
PATHWAYS LEURA VILLAGE	P5	24.11.2020	coordination - mech	B	18.05.2021	DEVELOPMENT APPLICATION			

N

0 2 4 10m 1:200 @ A0 1:400 @ A2

DA103
GROUND FLOOR PLAN
200
ISSUE:
[F] (hatch off)
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

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NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
- OUTLINE OF ORIGINAL RITZ HOTEL PROPOSED TO BE RETAINED
- OUTLINE OF EXISTING WEST AND SOUTH WING PROPOSED TO BE RESTORED
- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING TREE TO BE RETAINED (TPZ)
- TREE TO BE REMOVED
- TREE TO BE TRANSPLANTED
- PROPOSED TREE TO LANDSC ARCHITECT'S DESIGN
- EXISTING CONTOUR LINE
- RE-GRADE
- PROPOSED FINISHED GROUND
- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC ARCHITECT'S DESIGN

AMENDMENT LEGEND

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AMENDMENT LIST

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MEGALONG STREET

WASCOE STREET

LEURA MALL

118 Megalong St (NOT SURVEYED)

16 Wascoe St (NOT SURVEYED)

122 Megalong St

124 Megalong St

126 Megalong St

130 Megalong St

201 Leura Mall

109 Megalong St (NOT SURVEYED)

19 Wascoe St

21 Wascoe St

23 Wascoe St

24 WASCOE ST

26 WASCOE ST

25 Wascoe St

27 Wascoe St (NOT SURVEYED)

192-194 Leura Mall

196 Leura Mall

198-204 Leura Mall

206-208 Leura Mall

212 Leura Mall

214-218 Leura Mall

225 Leura Mall

FIRE STATION

EX. MANAGER'S RESIDENCE

NEW WEST WING B

OLD WEST WING

THE RITZ HOTEL

OLD SOUTH WING

NEW WEST WING A

NEW SOUTH WING A

NEW SOUTH WING B

LEVEL 1

COURTYARD BELOW

FOOT PATH

KEEP CLEAR AREA

BOUNDARY 149.355m

BOUNDARY 80.555m

BOUNDARY 54.915m

BOUNDARY 51.64m

1m SETBACK

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
Proposed Residential Aged Care Facility 203 - 223 Leura Mall, Leura, NSW 2780 Lot 20 DP 1076123 PATHWAYS LEURA VILLAGE	P1	28.5.2020	WIP UPDATE TO CLIENT ONLY	P6	18.12.2020	Prelim. Coordination #2 and general update	C	13.08.2021	DEVELOPMENT APPLICATION
	P2	05.06.2020	WIP update to client only	P7	23.03.2021	Client confirmation on approach	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS
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	P4	20.10.2020	Interim client and town planner's review	A	23.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION			
	P5	24.11.2020	coordination - mech	B	18.05.2021	FINAL DRAFT DEVELOPMENT APPLICATION			

N

0 2 4 10m 1:200 @ A0 1:400 @ A2

DA104

LEVEL 1 PLAN

200

ISSUE: (F) (hatch off)

PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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PLAN LEGEND:

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CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
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HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

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(1) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

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FIRE STATION
196 Leura Mall

198-204 Leura Mall

206-208 Leura Mall

212 Leura Mall

214-218 Leura Mall

225 Leura Mall

FOOT PATH

BOUNDARY 149.355m

BOUNDARY 80.455m

BOUNDARY 54.915m

BOUNDARY 51.04m

EX. MANAGER'S RESIDENCE

NEW WEST WING B

NEW WEST WING A

GARDEN C ON LOWER GROUND

GARDEN B ON LOWER GROUND

GARDEN A ON LOWER GROUND

COURTYARD ON LOWER GROUND

GROUND SURFACE AT LOWER GROUND LEVEL

ROOF SPACE

ATTIC

SERVICES AREA

ROOF RL 1021.81 RP

3m SETBACK

24m SETBACK

PROPOSED WORKS ON PUBLIC DOMAIN IS SUBJECT TO COUNCIL'S APPROVAL

1:100 @ A3
1:200 @ A2

PROJECT:											
PATHWAYS RETIREMENT	Proposed Residential Aged Care Facility 203 - 223 Leura Mall, Leura, NSW 2780 Lot 20 DP 1076123	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
		P1	29.5.2020	WIP UPDATE TO CLIENT ONLY	A	29.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION	F	08.06.2022	AMENDED DA
		P2	05.06.2020	WIP update to client only	B	18.05.2021	DEVELOPMENT APPLICATION			
		P3	02.10.2020	WIP concept plans - town planner's review	C	13.08.2021	DEVELOPMENT APPLICATION			
		P4	24.11.2020	coordination - mech	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS			
	PATHWAYS LEURA VILLAGE	P5	18.12.2020	Prelim. Coordination #2 and general update	E	23.05.2022	AMENDED DA			

DA105
ATTIC PLAN
200
ISSUE:
[F] (hatch off)
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
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NOT FOR CONSTRUCTION

PLAN LEGEND:

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HW	HAND WASH STATION
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MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

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PROJECT:
PATHWAYS RETIREMENT

Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123

PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	16.12.2020	Preslm. Coordination #2 and general update	E	29.05.2022	AMENDED DA			
A	23.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION	F	08.06.2022	AMENDED DA			
B	18.05.2021	DEVELOPMENT APPLICATION						
C	13.08.2021	DEVELOPMENT APPLICATION						
D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS						

N

0 2 4 10m 1:200 @ A0 1:400 @ A2

DA106
ROOF PLAN
200

ISSUE:
(F)(hatch off)
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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- SLOPE CONSTRAINT AREA
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MATERIALS LEGEND:

PTx	PAINT FINISH TYPEx
AFG	ALUMINUM FRAME GLAZING
TFG	TIMBER FRAME GLAZING
RTx	ROOF TILE TYPEx
MTCx	METAL CLADDING TYPEx
MTF	METAL FRAME
SHG	SHINGLE CLADDING PAINTED FINISH
STx	STONE TYPEx
GB	GLASS BALUSTRADE
PS	ALUMINIUM PRIVACY SCREENS
FCx	WEATHER BOARD CLADDING



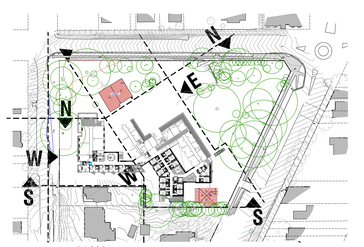
01 NORTH ELEVATION



02 EAST ELEVATION



03 EAST ELEVATION
NTS



AMENDMENT LEGEND

(1) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST

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PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	26.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION	P	08.06.2022	AMENDED DA			
B	18.05.2021	DEVELOPMENT APPLICATION						
C	13.08.2021	DEVELOPMENT APPLICATION						
D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS						
E	23.05.2022	AMENDED DA						

0 1 2 5m 1:100 @ A0 1:200 @ A2

ELEVATIONS 01
ISSUE: [F]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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PLAN LEGEND:

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AMENDMENT LEGEND

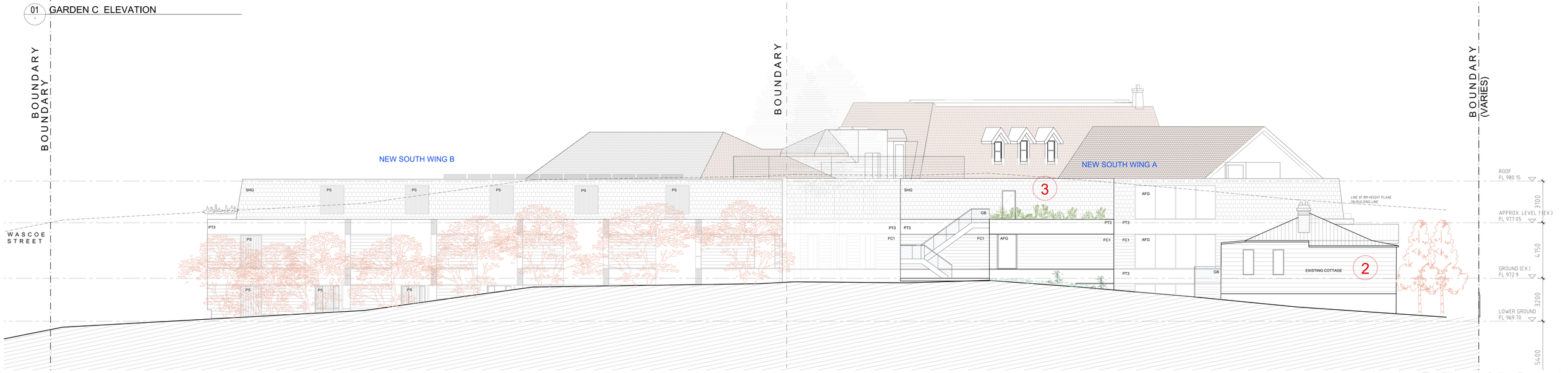
- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST

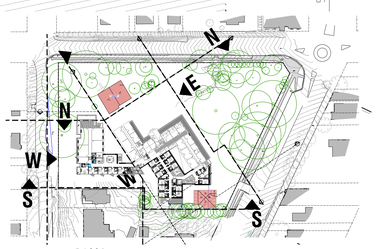
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01 - GARDEN C ELEVATION



02 - SOUTH ELEVATION



DA201

PROJECT: PATHWAYS RESIDENCES

Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123

PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION
A	26.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION
B	18.05.2021	FINAL DRAFT DEVELOPMENT APPLICATION
C	13.08.2021	DEVELOPMENT APPLICATION
D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS
E	23.05.2022	AMENDED DA

0 1 2 5m 1:100 @ A0 1:200 @ A2

ELEVATIONS 02

ISSUE: [E]

PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 500
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

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NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

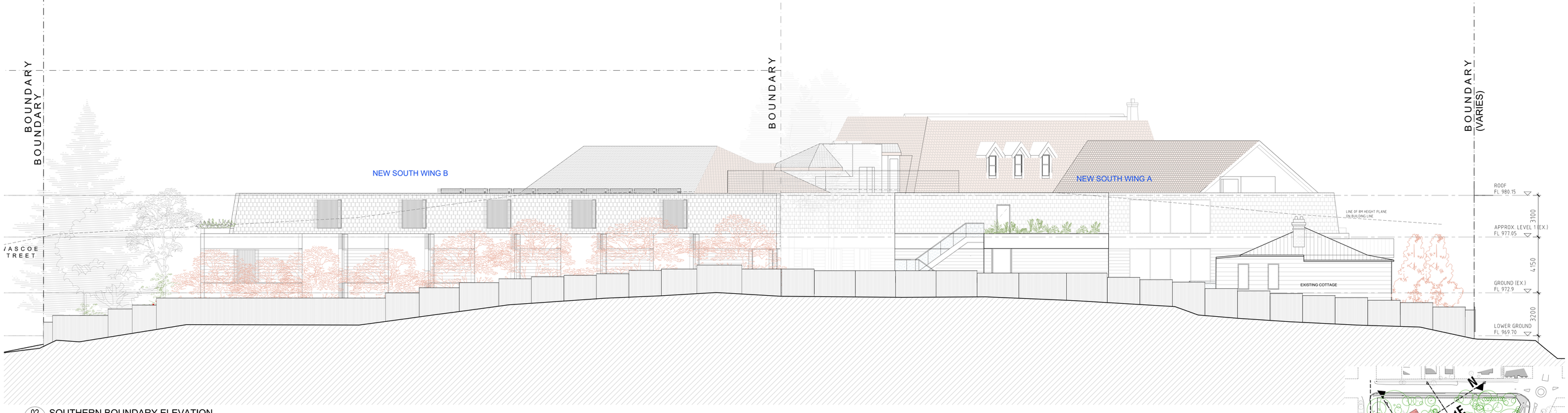
- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
- OUTLINE OF ORIGINAL RITZ HOTEL PROPOSED TO BE RETAINED
- OUTLINE OF EXISTING WEST AND SOUTH WING PROPOSED TO BE RESTORED
- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING TREE TO BE RETAINED (TPZ)
- TREE TO BE REMOVED
- TREE TO BE TRANSPLANTED
- PROPOSED TREE TO LANDSC ARCHITECT'S DESIGN
- EXISTING CONTOUR LINE
- RE-GRADE
- PROPOSED FINISHED GROUND
- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC ARCHITECT'S DESIGN

MATERIALS LEGEND:

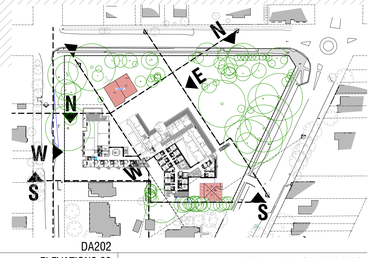
PTx	PAINT FINISH TYPEx
AFG	ALUMINUM FRAME GLAZING
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STx	STONE TYPEx
GB	GLASS BALUSTRADE
PS	ALUMINUM PRIVACY SCREENS
FCx	WEATHER BOARD CLADDING



01 - WASCOE STREET ELEVATION



02 - SOUTHERN BOUNDARY ELEVATION



AMENDMENT LEGEND

(-) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST

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PROJECT:
PATHWAYS RETIREMENTS
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	29.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
B	18.05.2021	DEVELOPMENT APPLICATION						
C	13.08.2021	DEVELOPMENT APPLICATION						
D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS						
E	23.05.2022	AMENDED DA						

N

0 1 2 5m 1:100 @ A0 1:200 @ A2

ELEVATIONS 03

ISSUE: [E]

PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
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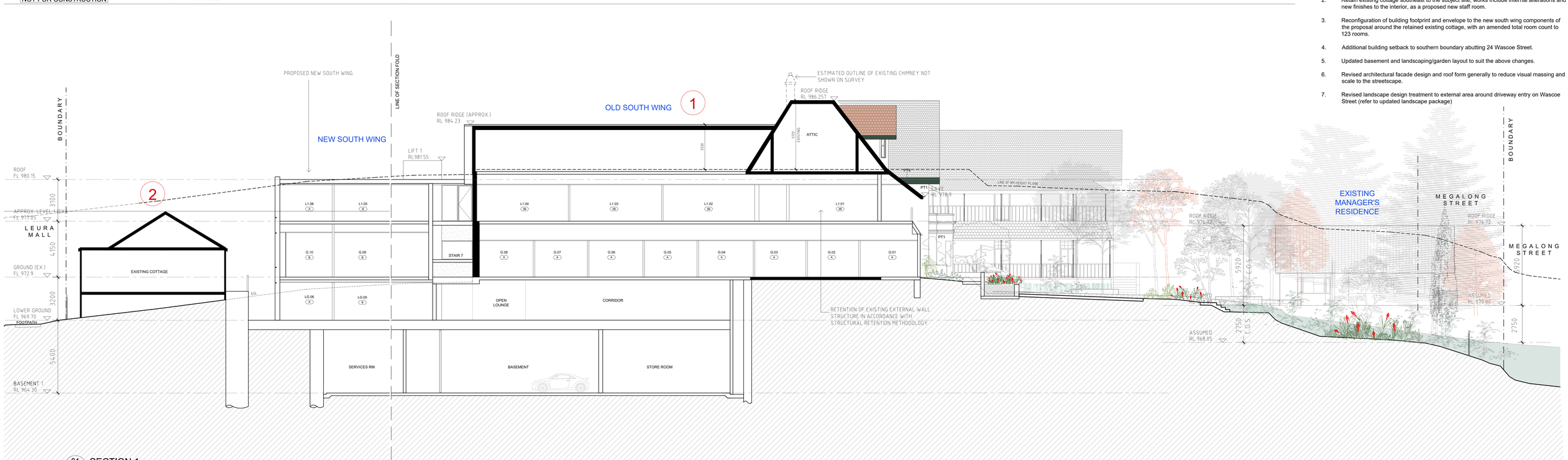
NOT FOR CONSTRUCTION

PLAN LEGEND:

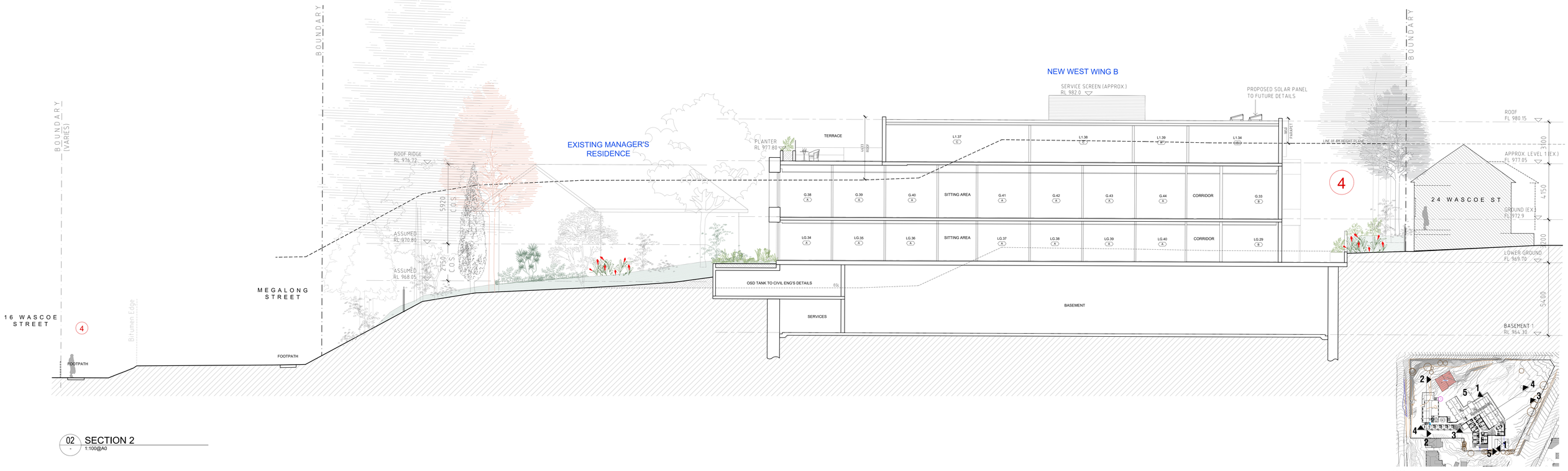
AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
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HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
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KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
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- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN



01 - SECTION 1
1:100@A0



02 - SECTION 2
1:100@A0

AMENDMENT LEGEND

(1) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

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PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	04.12.2020	Wip sections for coordination & town's planner review	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS			
P2	09.04.2021	For landscape coordination only	E	23.05.2022	AMENDED DA			
A	26.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
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0 1 2 5m 1:100 @ A0
1:200 @ A2

DA300
SECTIONS 1 & 2
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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CU	A/C CONDENSER UNITS
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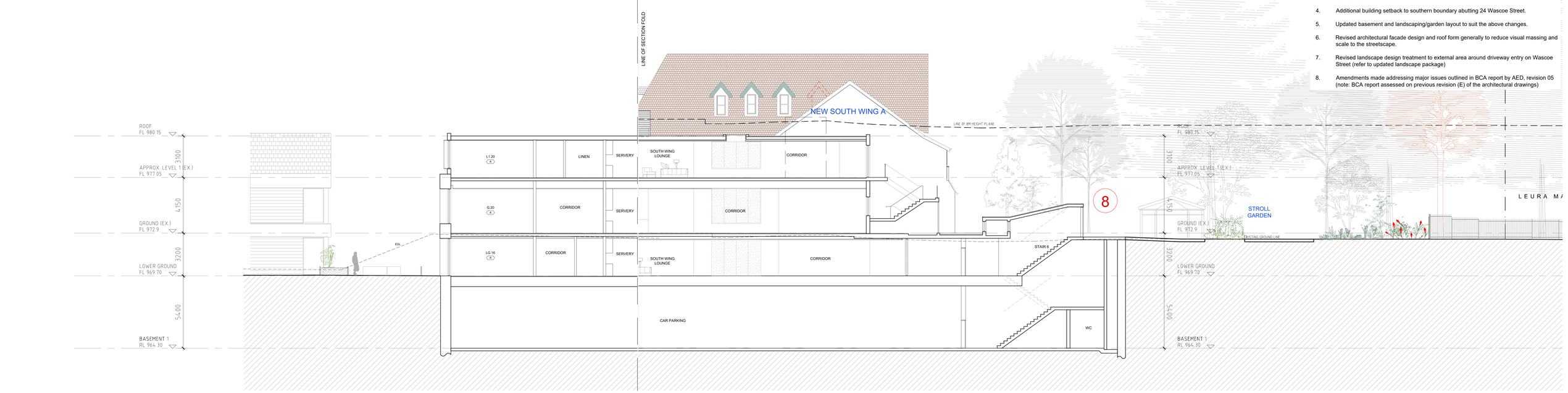
KEY:

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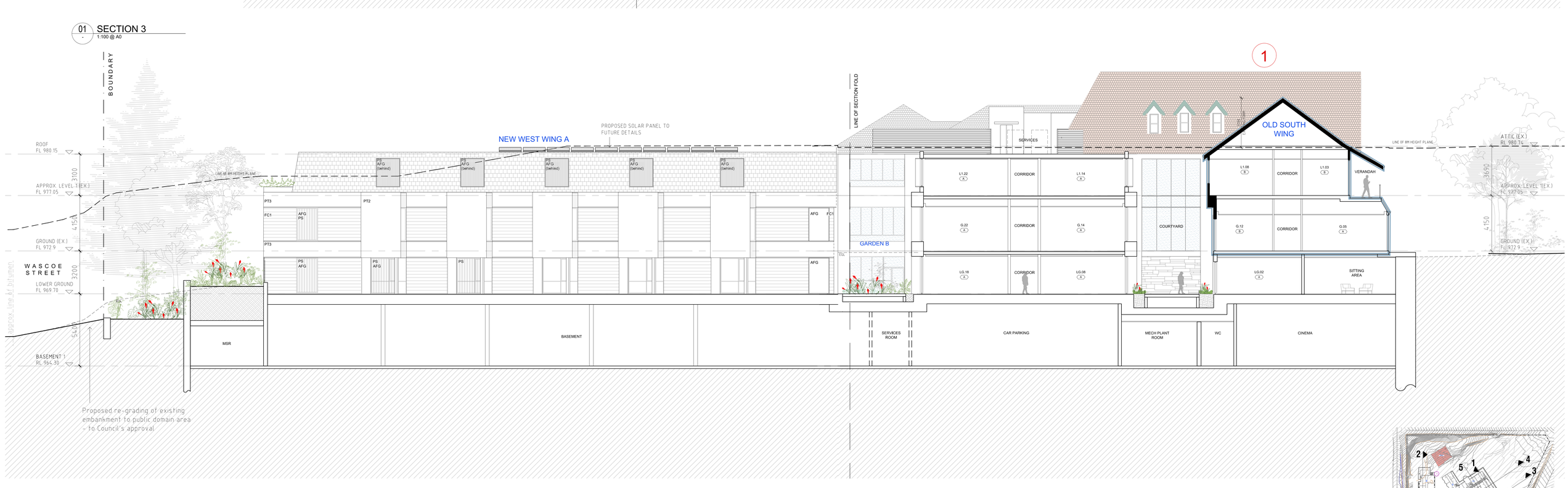
MATERIALS LEGEND:

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AFG	ALUMINUM FRAME GLAZING
TFG	TIMBER FRAME GLAZING
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STx	STONE TYPEx
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PS	ALUMINUM PRIVACY SCREENS
FCx	WEATHER BOARD CLADDING

01 SECTION 3
1:100 @ A0



02 SECTION 4
1:100@A0

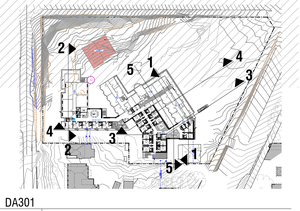


AMENDMENT LEGEND

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PROJECT:
PATHWAYS RESIDENTIAL
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	04.12.2020	Wip sections for coordination & town's planner review	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS			
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C	13.08.2021	DEVELOPMENT APPLICATION						

0 1 2 5m 1:100 @ A0 1:200 @ A2

DA301
SECTIONS 3 & 4
ISSUE: [F]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
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PLAN LEGEND:

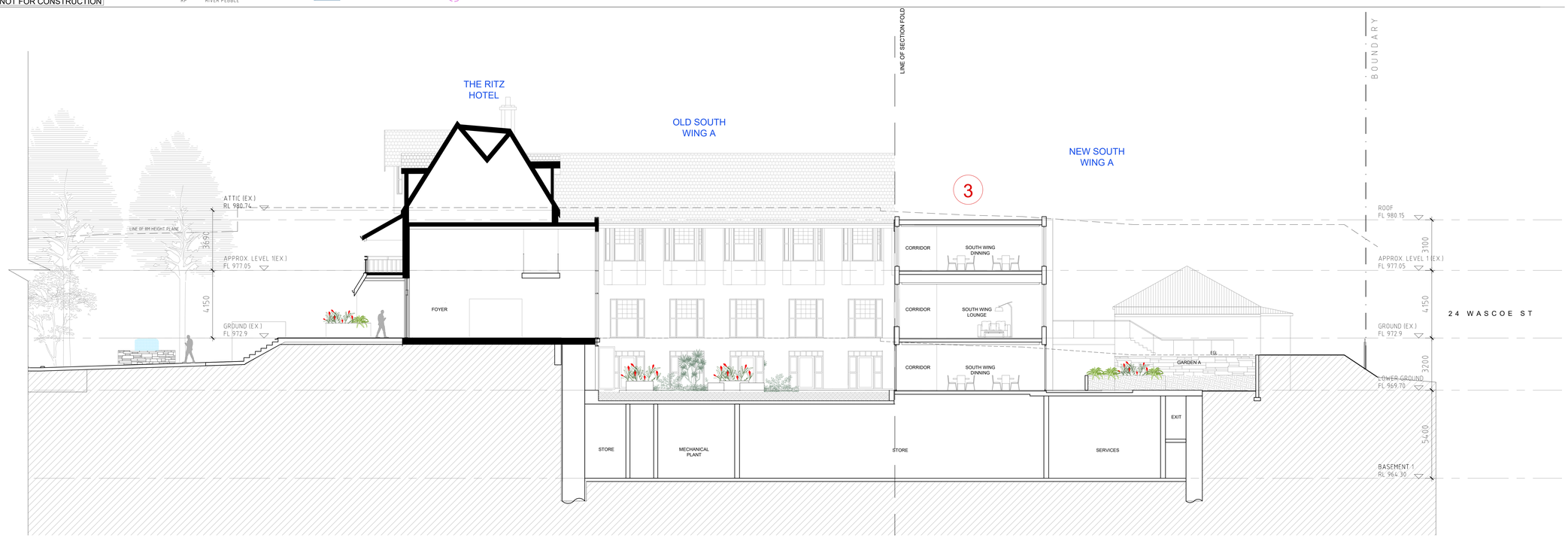
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MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

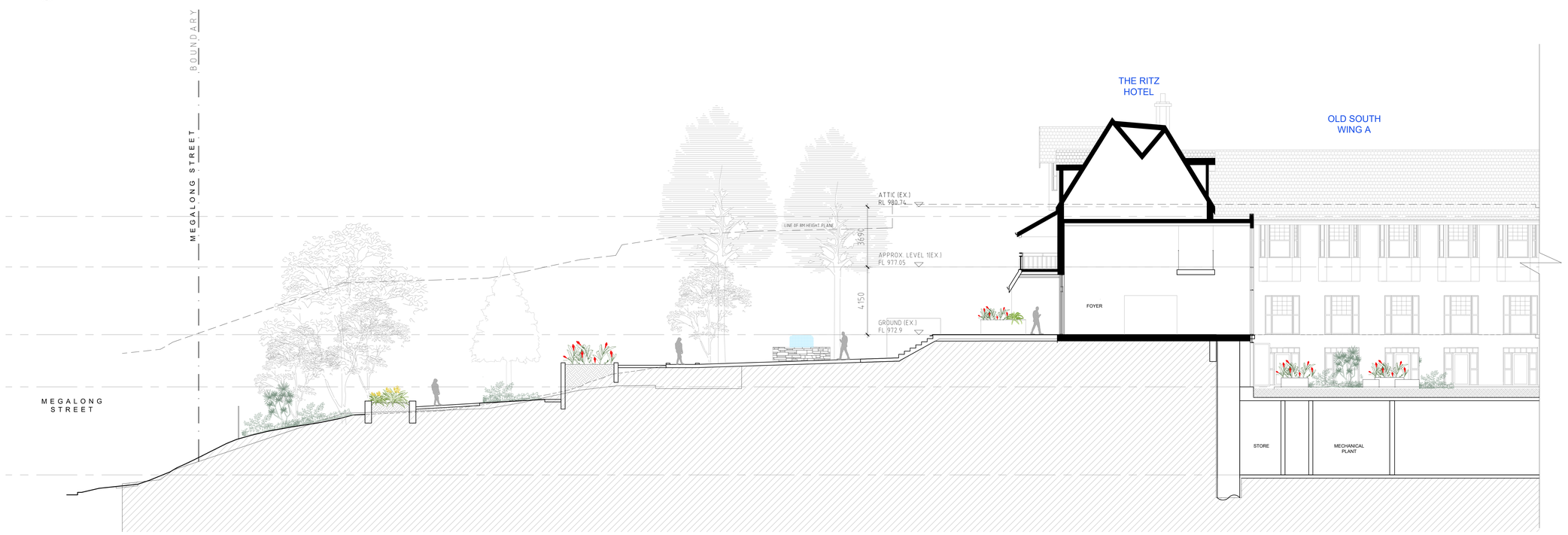
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MATERIALS LEGEND:

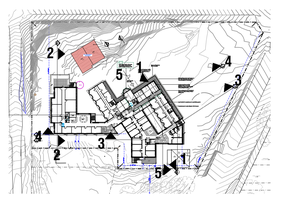
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MTF	METAL FRAME
STx	STONE TYPEx
BKt	FACE BRICK TYPEx
GB	GLASS BALUSTRADE
PS	ALUMINIUM PRIVACY SCREENS



01 - SECTION 5 - Southern Part
1:100 @ A0



02 - SECTION 5 - Northern Part
1:100 @ A0



AMENDMENT LEGEND

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PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION
A	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS
B	23.05.2022	AMENDED DA

0 1 2 5m 1:100 @ A0 1:200 @ A2

DA302
SECTIONS 03
ISSUE: [B]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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PLAN LEGEND:

AW	AWNING
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KEY:

- DEMOLITION / REMOVAL
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Leura Mall Perspective

AFG ALUMINIUM FRAME GLAZING
Powdercoat aluminium -
Dulux Duratec Zeus Lunar Eclipse or sim. in dark grey colour

MTF METAL FRAME
Powdercoat aluminium to match AFG

SHG FIBRE CEMENT SHINGLE CLADDING
Paint finish to match PT7

RT1 ROOF TILE TYPE 1
Terracotta roof tiles in marseilles profile, dark red colour to heritage architect's approval.

PT7 PAINT FINISH TYPE 7
Dulux Terrible Billy, Mt Inaccessible or Similar

PT8 RENDERED AND PAINTED FINISH TO LIFT OVERRUN
Light Grey colour

PT5 PAINT FINISH TYPE 5
Dulux Pale Eucalypt or similar
Fibre Cement Shingles

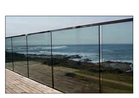
PT4 PAINT FINISH TYPE 4
Dulux 'Cottage Green' or similar
Fascia, gutter, barge boards, level 1 timber balustrade to Ritz Hotel, Old West and South Wing.

PT3 PAINT FINISH TYPE 3
TEXTURE, RENDER AND PAINTED FINISH
IN LIGHT GREY COLOUR
Dulux 'Powered Rock' or similar

FC1 FIBRE CEMENT WEATHERBOARD CLADDING WITH PAINTED FINISH
Colour to match PT3



GB GLASS BALUSTRADE EXTERNAL STAIR

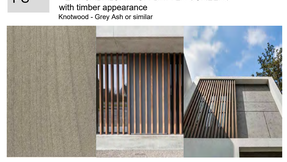


TFG TIMBER FRAME GLAZING
Paint Finish Dulux Natural White



PT1 PAINT FINISH TYPE 1
(RENDER FINISH IN OFF-WHITE COLOUR)
Dulux 'Rottness Island' or 'Ghosting' or similar and approved by heritage architect

PS VERTICAL ALUMINIUM BATTEN SCREENS with timber appearance
Knotwood - Grey Ash or similar



PT6 PAINT FINISH TYPE 6
Dulux 'Vivid White' or similar to match window frame
Fibre Cement Weatherboard cladding



PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	30.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
B	18.05.2021	DEVELOPMENT APPLICATION						
C	13.08.2021	DEVELOPMENT APPLICATION						
D	23.05.2022	AMENDED DA						
E	23.05.2022	AMENDED DA						

DA400
MATERIAL SCHEDULE 01
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

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NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

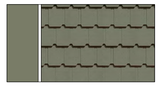
KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
- OUTLINE OF ORIGINAL RITZ HOTEL PROPOSED TO BE RETAINED
- OUTLINE OF EXISTING WEST AND SOUTH WING PROPOSED TO BE RESTORED
- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING TREE TO BE RETAINED (TPZ)
- TREE TO BE REMOVED
- TREE TO BE TRANSPLANTED
- PROPOSED TREE TO LANDSC. ARCHITECT'S DESIGN
- EXISTING CONTOUR LINE
- RE-GRADE
- PROPOSED FINISHED GROUND
- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN



PT1 PAINT FINISH TYPE 1 (RENDER FINISH IN OFF-WHITE COLOUR)

Dulux 'Rottness Island' / 'Winter Terrace' or 'Ghosting' or similar and approved by heritage architect



PT5 PAINT FINISH TYPE 5

Dulux 'Pale Eucalypt' or similar
Fibre Cement Shingle roof cladding
Profile to heritage architect's approval



PT4 PAINT FINISH TYPE 4

Dulux 'Cottage Green' or similar
Fascia, gutter, barge boards, level 1 timber balustrade to Ritz Hotel, Old West and South Wing.



TFG TIMBER FRAMED GLAZING to Ritz Hotel, Old West and South Wing

Painted finish to Dulux 'Natural White' or similar



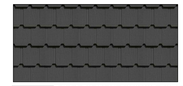
RT1 ROOF TILE TYPE 1

Terracotta roof tiles in marseilles profile, dark red colour to heritage architect's approval.



PT1 PAINT FINISH TYPE 1 (RENDER FINISH IN OFF-WHITE COLOUR)

Dulux 'Rottness Island' / 'Winter Terrace' or 'Ghosting' or similar and approved by heritage architect



SHG FIBRE CEMENT SHINGLE CLADDING
Paint finish to match PT7



North East Perspective



GB GLASS BALUSTRADE

PROJECT:		ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PATHWAYS RESIDENCES	Proposed Residential Aged Care Facility 203 - 223 Leura Mall, Leura, NSW 2780 Lot 20 DP 1076123	A	30.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
		B	18.05.2021	DEVELOPMENT APPLICATION						
		C	13.08.2021	DEVELOPMENT APPLICATION						
		D	23.05.2022	AMENDED DA						
	PATHWAYS LEURA VILLAGE	E	23.05.2022	AMENDED DA						

DA401
MATERIAL SCHEDULE 02

ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

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NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
- RETENTION
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- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN



Wascoe Street Perspective



South Perspective

AFG ALUMINIUM FRAME GLAZING
Powdercoat aluminium -
Dulux Duratec Zeus Lunar Eclipse or sim. in dark grey colour

MTF METAL FRAME
Powdercoat aluminium to match AFG

SHG FIBRE CEMENT SHINGLE CLADDING
Paint finish to match PT7

ST2 STONE CLADDING TYPE 2
Freeform walling or similar
Refer to landsc. architect's specification

PT3 PAINT FINISH TYPE 3
RENDER AND PAINTED IN LIGHT GREY COLOUR
Dulux 'Powered Rock' or similar

FC1 FIBRE CEMENT WEATHERBOARD CLADDING WITH PAINTED FINISH
Colour to match PT3

PT3 PAINT FINISH TYPE 3
TEXTURE RENDER AND PAINTED FINISH
IN LIGHT GREY COLOUR
Dulux 'Powered Rock' or similar

PT2 PAINT FINISH TYPE 2
TEXTURE RENDER & PAINT FINISH
Dulux 'Terrable Billy' or Similar to match PT7

PS VERTICAL ALUMINIUM BATTEN SCREENS with timber appearance
Knotwood - Grey Ash or similar

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
Proposed Residential Aged Care Facility 203 - 223 Leura Mall, Leura, NSW 2780 Lot 20 DP 1076123 PATHWAYS LEURA VILLAGE	A	30.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
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	C	13.08.2021	DEVELOPMENT APPLICATION						
	D	23.05.2022	AMENDED DA						
	E	23.05.2022	AMENDED DA						

DA402
MATERIAL SCHEDULE 03
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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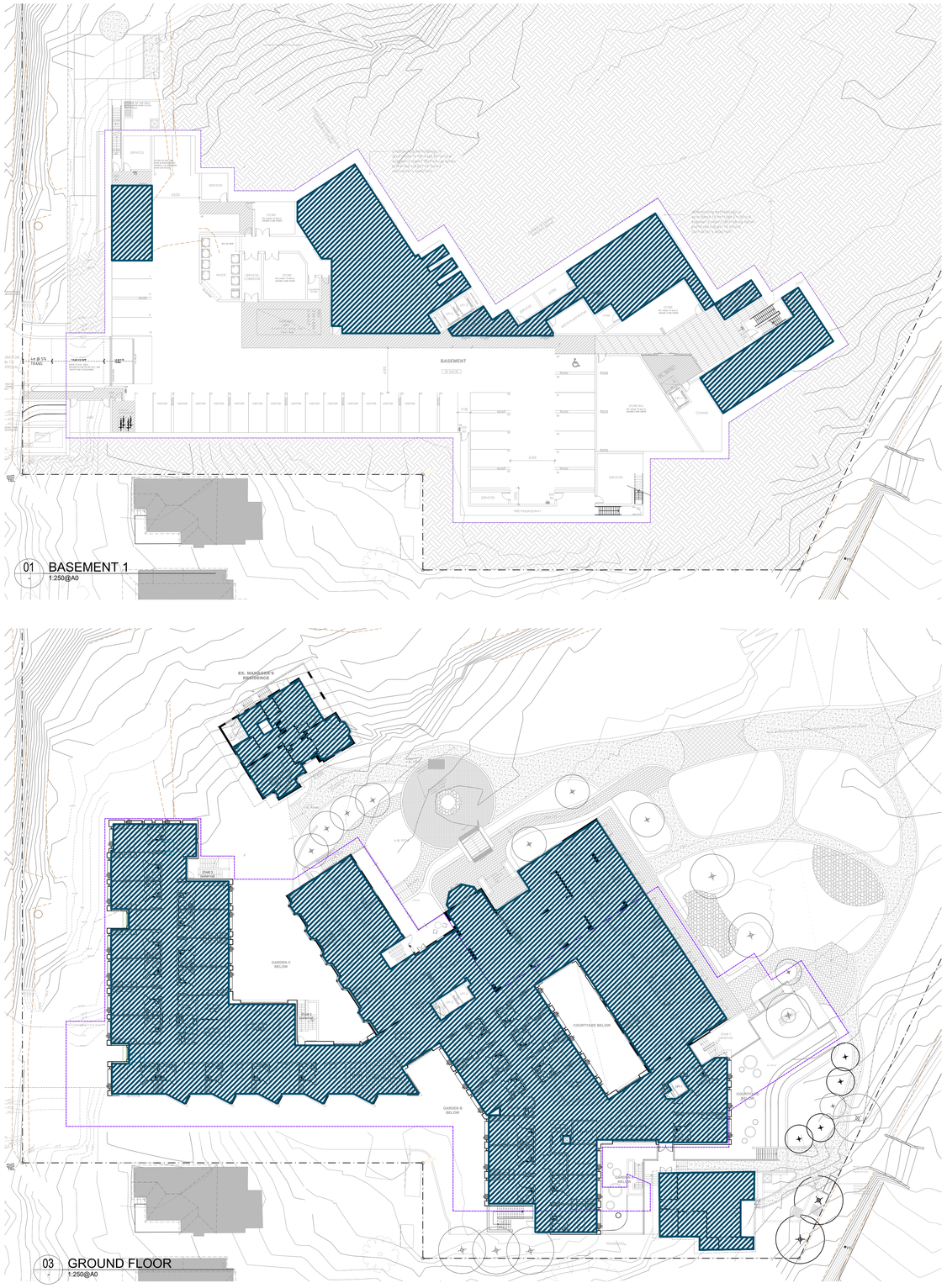
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PLAN LEGEND:

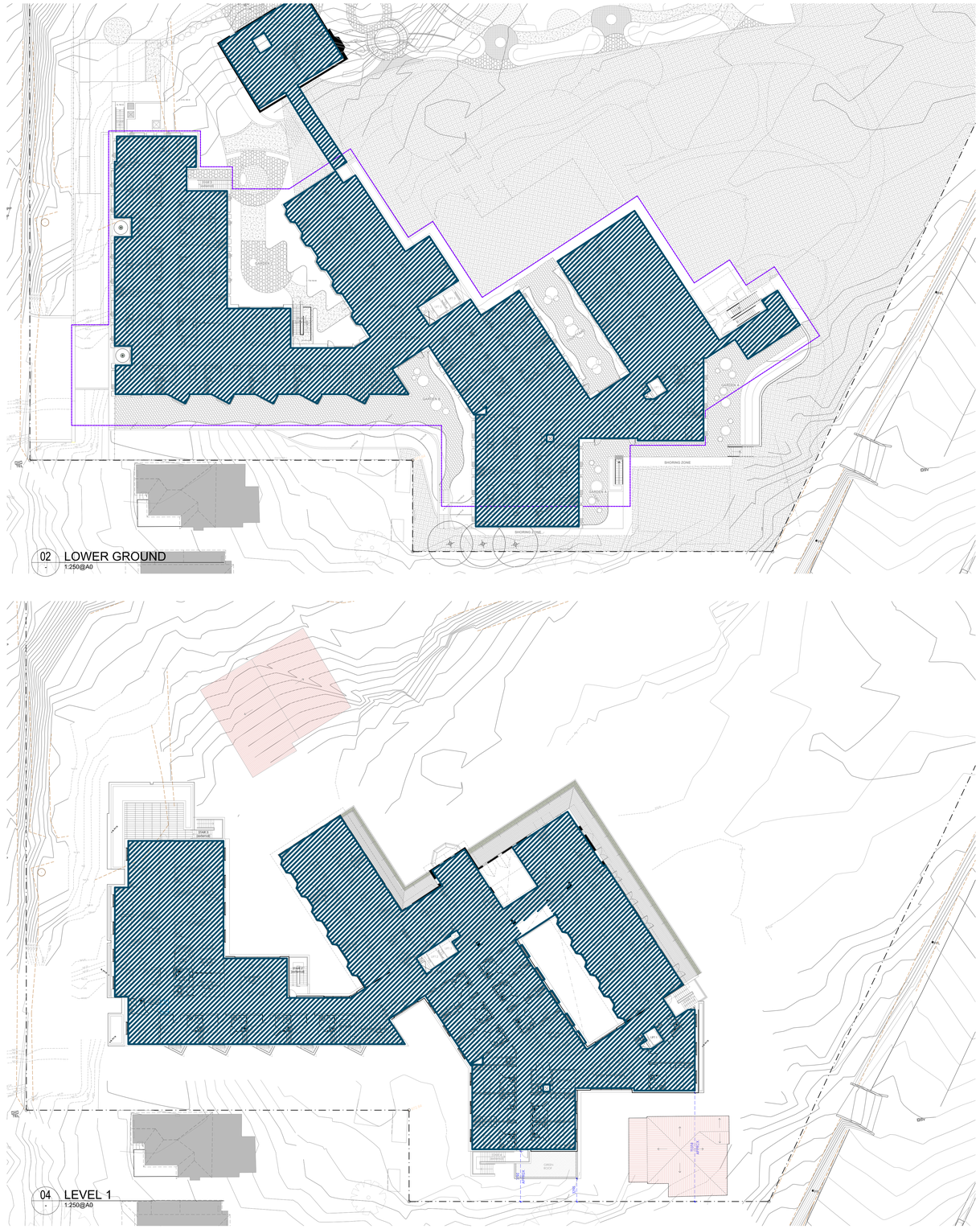
AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
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01 BASEMENT 1
1:250@A0



02 LOWER GROUND
1:250@A0

03 GROUND FLOOR
1:250@A0

04 LEVEL 1
1:250@A0

PROJECT:

PATHWAYS RESIDENCES

Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123

PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION
A	30.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION
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E	23.05.2022	AMENDED DA

N

0 2.5 5 12.5m 1:250 @ A0
1:500 @ A2

DA500

FSR CALCULATION 01
BMLEP 2015

ISSUE: [E]

PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 500
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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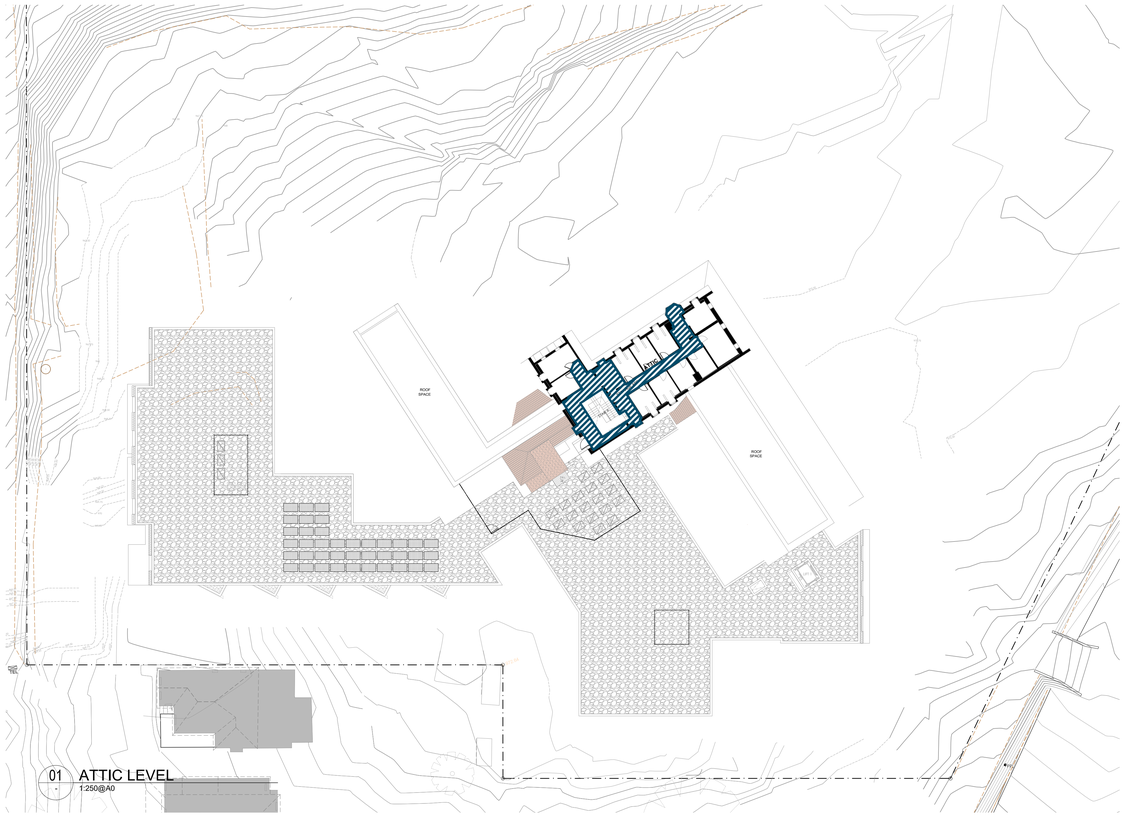
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PLAN LEGEND:

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RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

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01 ATTIC LEVEL
1:250@A0

BLUE MOUNTAINS LEP 2015

GFA SUMMARY	GFA (sqm)
Site Area	11,300 sqm
FSR	0.4:1
Permissible GFA	4520 sqm
Basement 1	661.5 sqm
Lower Ground	2252.1sqm
Ground Level	2563.9 sqm
Level 1	1977.1 sqm
Attic	58.2 sqm
Total GFA	7512.6 sqm
Proposed FSR	0.665:1

LEGEND

GROSS FLOOR AREA

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

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N

0 2.5 5 12.5m 1:250 @ A0
1:500 @ A2

DA501
FSR CALCULATION 02
BMLEP 2015
ISSUE: [E].
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
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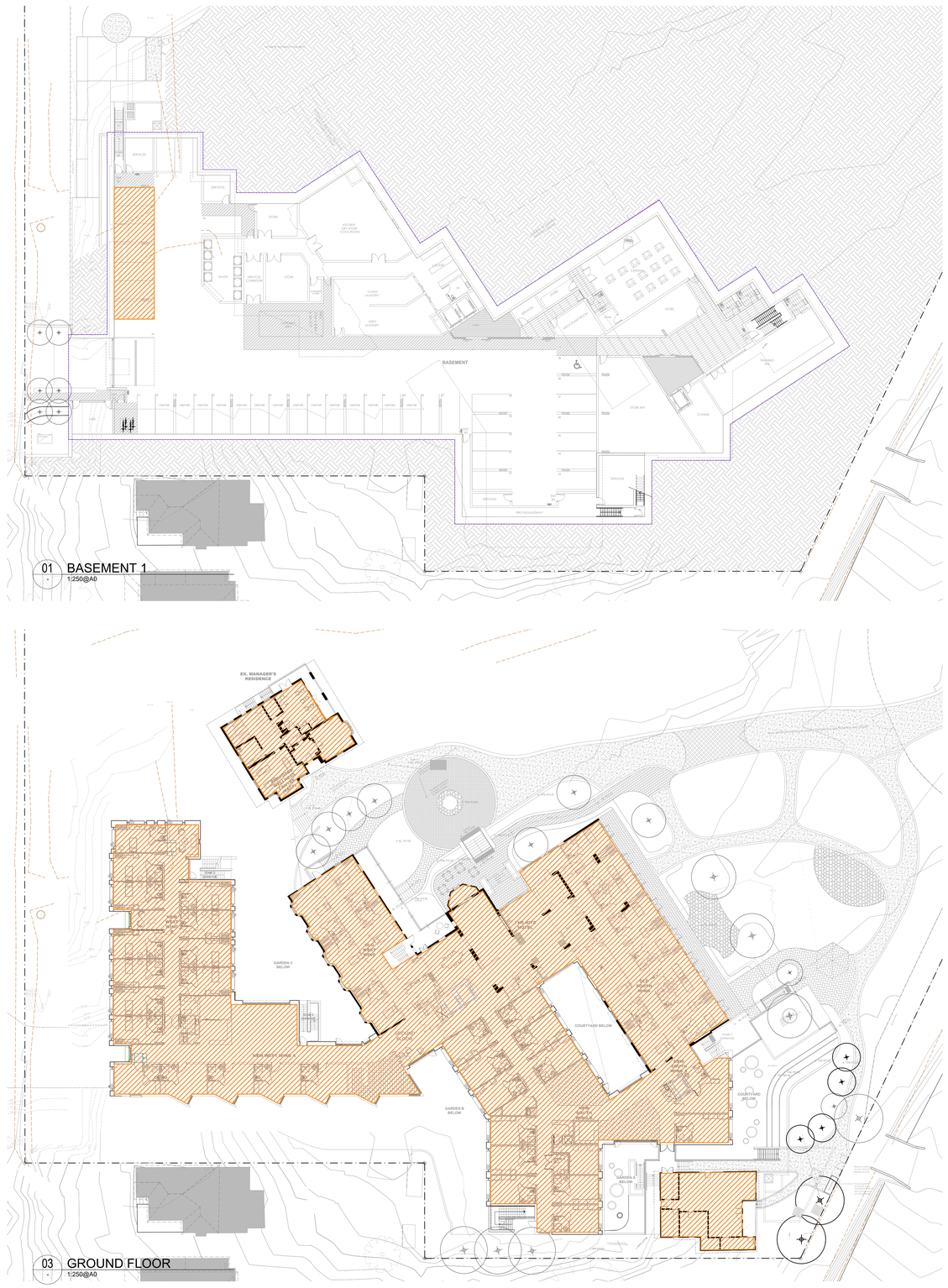
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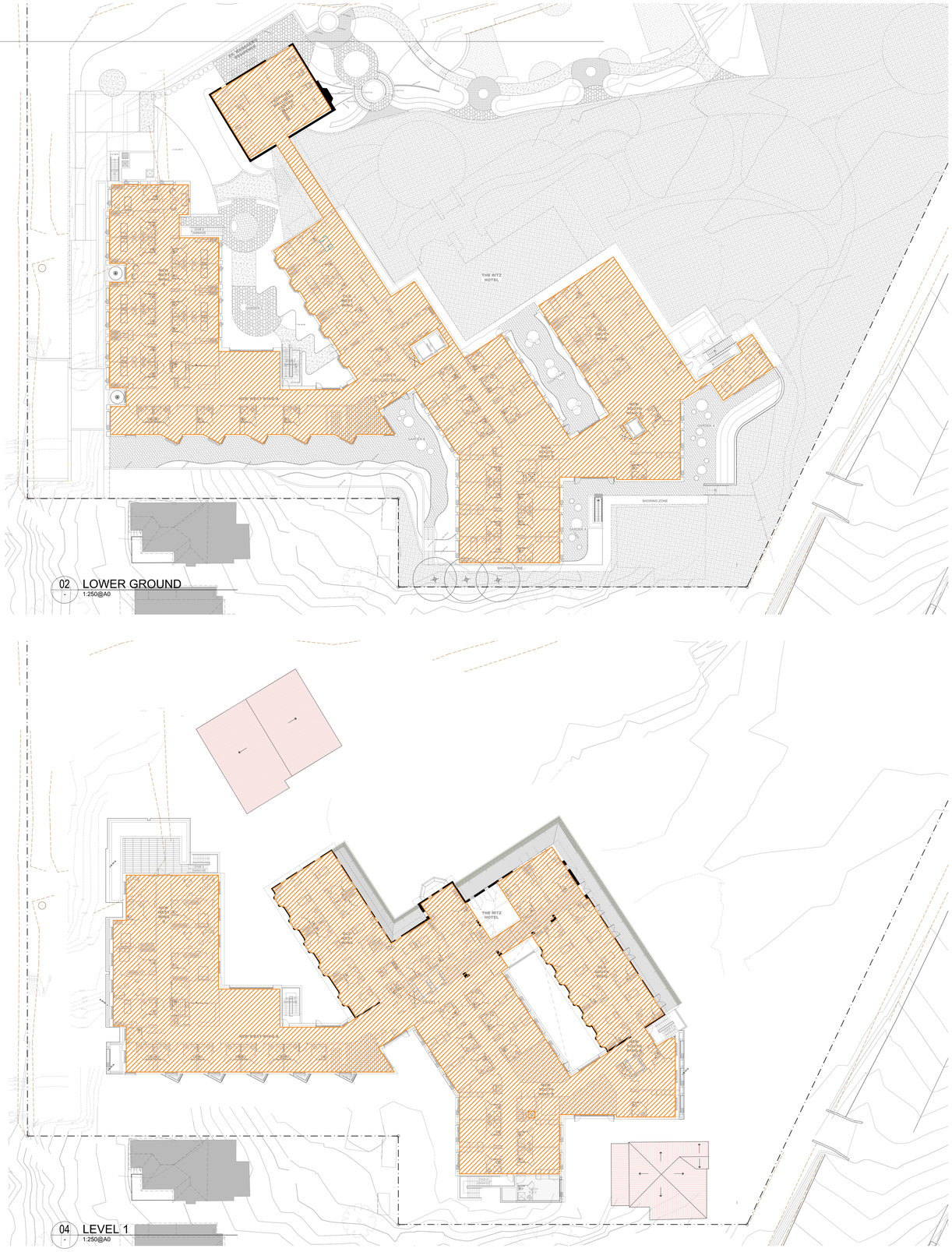
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01 BASEMENT 1
1:250@A0



02 LOWER GROUND
1:250@A0

03 GROUND FLOOR
1:250@A0

04 LEVEL 1
1:250@A0

PROJECT:

PATHWAYS RESIDENCES

Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123

PATHWAYS LEURA VILLAGE

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E	23.05.2022	AMENDED DA

N

0 2.5 5 12.5m 1:250 @ A0 1:500 @ A2

DA512

FSR CALCULATION 05
(SEPP HOUSING 2021)

ISSUE: [E]

PROJECT NO: 2013

PBD | ARCHITECTS

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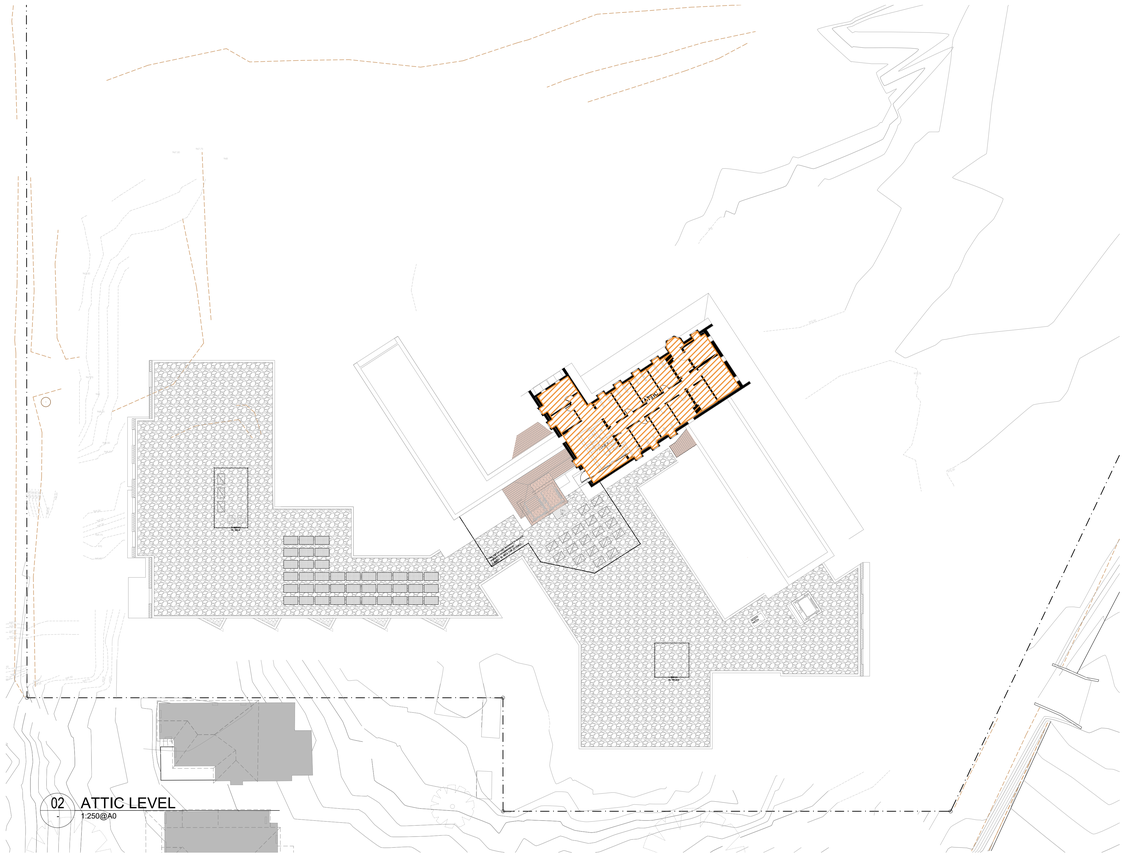
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PLAN LEGEND:

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02 ATTIC LEVEL
- 1:250@A0

SEPP Housing 2021

GFA SUMMARY	GFA (sqm)
Site Area	11,300 sqm
FSR	1:1
Permissible GFA	11,300 sqm
Basement 1	99.6 sqm
Lower Ground	2270.6 sqm
Ground Level	2600 sqm
Level 1	2005 sqm
Attic	176.9 sqm
Total GFA	7150.4 sqm
Proposed FSR	0.633:1

LEGEND

GROSS FLOOR AREA

gross floor area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the inner face of the external enclosing walls (as measured at a height of 1,400 millimetres above each floor level)—

(a) excluding columns, fin walls, sun control devices and elements, projections or works outside the general lines of the inner face of the external wall, and
(b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and
(c) excluding car parking needed to meet the requirements of this Part or the council of the local government area concerned and internal access to the parking, and
(d) excluding space for the loading and unloading of goods, and
(e) for in-fill self-care housing--including car parking provided at ground level, other than for visitors, in excess of 1 per dwelling, and
(f) for a residential care facility--excluding floor space used for service activities provided by the facility below ground level.

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	30.04.2021	FINAL DRAFT DEVELOPMENT APPLICATION						
B	18.05.2021	DEVELOPMENT APPLICATION						
C	13.08.2021	DEVELOPMENT APPLICATION						
D	03.12.2021	ADDITIONAL INFORMATION AND AMENDED PLANS						
E	23.05.2022	AMENDED DA						

N

0 2.5 5 12.5m 1:250 @ A0
1:500 @ A2

DA513
FSR CALCULATION 06
(SEPP HOUSING 2021)
ISSUE: [E].
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

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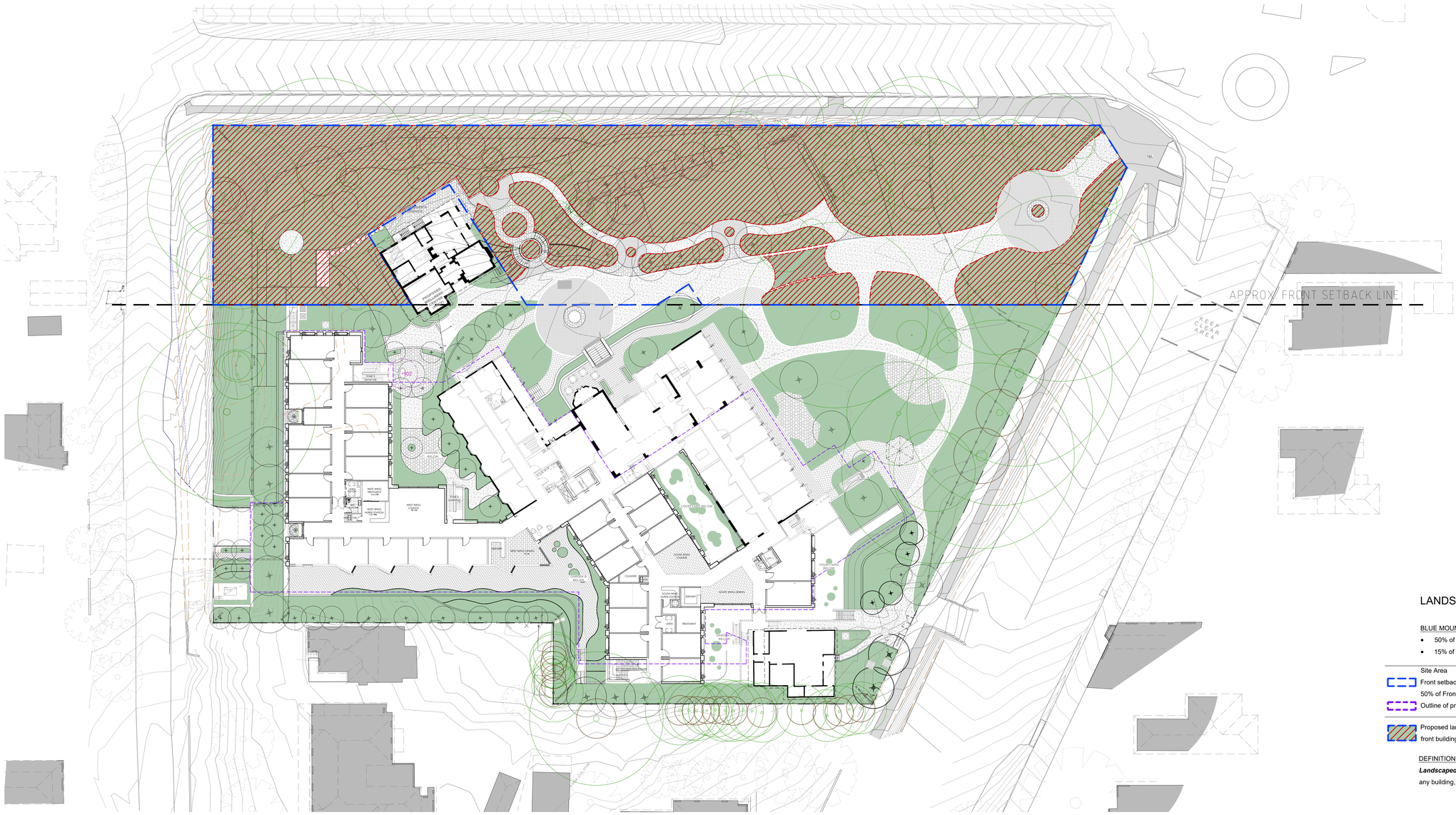
NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
- OUTLINE OF ORIGINAL RITZ HOTEL PROPOSED TO BE RETAINED
- OUTLINE OF EXISTING WEST AND SOUTH WING PROPOSED TO BE RESTORED
- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING TREE TO BE RETAINED (TPZ)
- TREE TO BE REMOVED
- TREE TO BE TRANSPLANTED
- PROPOSED TREE TO LANDSC ARCHITECT'S DESIGN
- EXISTING CONTOUR LINE
- RE-GRADE
- PROPOSED FINISHED GROUND
- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC ARCHITECT'S DESIGN



LANDSCAPED AREA SUMMARY

BLUE MOUNTAINS DCP 2015 - Amendment 1

- 50% of front building setback to be landscaped
- 15% of the site be provided as a deep soil zone with minimum dimensions of 3m x 3m

Site Area	11,300 sqm
Front setback area	3,859 sqm
50% of Front setback area	1929.5 sqm
Outline of proposed basement	
Proposed landscaped area within front building setback	2,964 sqm (76.8 % of front setback area)

DEFINITION EXTRACTED FROM BLUE MOUNTAINS LEP 2015

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Proposed landscaped area total 5699.2 sqm (50.44% of site area)

BLUE MOUNTAINS DCP 2015

G7.3 LEURA PRECINCT R1-LE03 - SOUTHERN TOURIST PRECINCT

C11. The minimum area to be retained as soft, pervious or landscaped area (excluding hard surfaces) is 50% of the total allotment area.

PROJECT:

PATHWAYS RESIDENCES

Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123

PATHWAYS LEURA VILLAGE

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N

0 2.5 5 12.5m 1:250 @ A0 1:500 @ A2

DA520

LANDSCAPE AREA CALCULATION

ISSUE: [E]

PROJECT NO: 2013

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ABN 36 147 035 550
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NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
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- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN



DEEP SOIL AREA SUMMARY

BLUE MOUNTAINS DCP 2015 - AMENDMENT 1 (Part C3.4 - C6)

- 15% of the site be provided as a deep soil zone with minimum dimensions of 3m x 3m

Site Area	11,300 sqm	
Proposed deep soil zone with min. 3m x 3m dimension	4680 sqm	(41.4% of site area)
Outline of proposed basement		
Proposed landscaped area total	5699.2 sqm	(50.44% of site area)

BLUE MOUNTAINS DCP 2015

G7.3 LEURA PRECINCT R1-LE03 - SOUTHERN TOURIST PRECINCT

C11. The minimum area to be retained as soft, pervious or landscaped area (excluding hard surfaces) is 50% of the total allotment area.

PROJECT:

PATHWAYS RETIREMENT

Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123

PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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N

0 2.5 5 12.5m 1:250 @ A0
1:500 @ A2

DA530

DEEP SOIL CALCULATION

ISSUE: [E]

PROJECT NO: 2013

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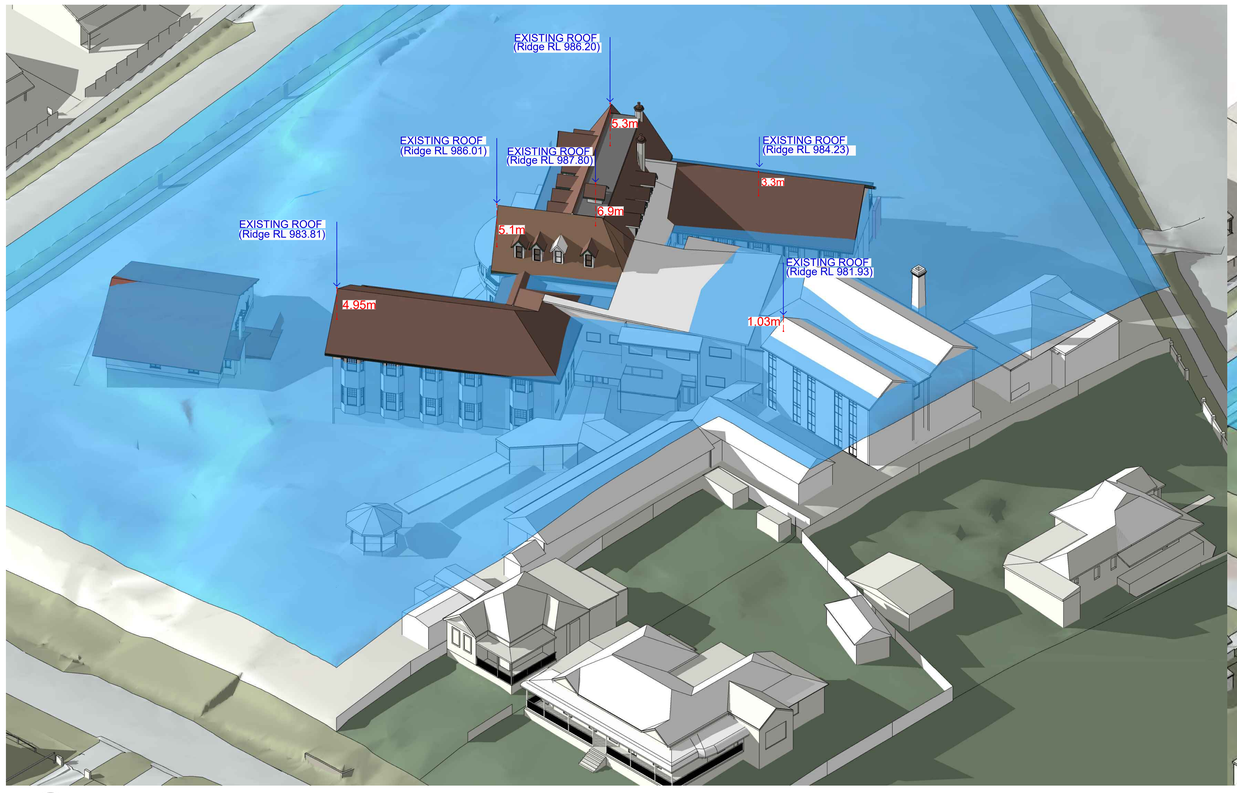
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PLAN LEGEND:

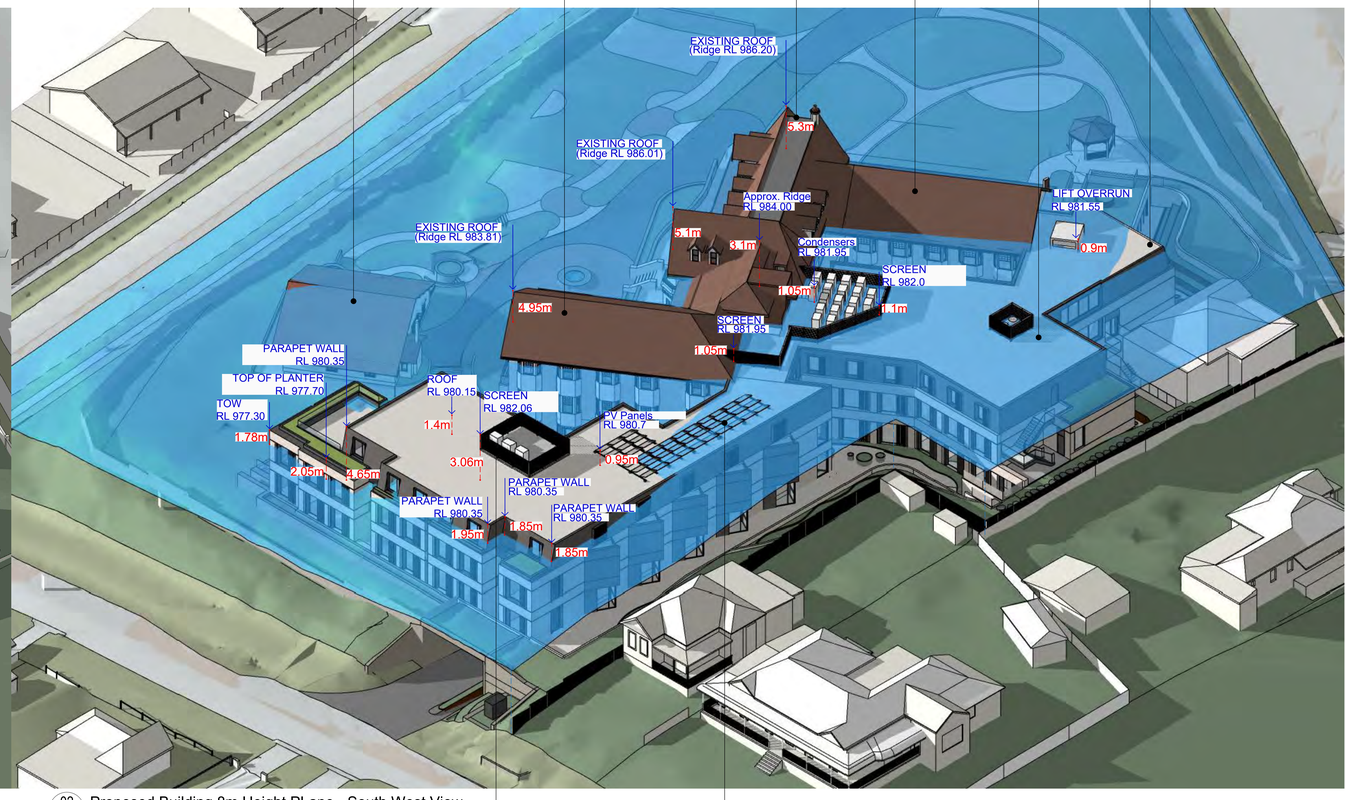
AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
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RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

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- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN



01 - Existing Building 8m Height PLane - South West View
NTS



02 - Proposed Building 8m Height PLane - South West View
NTS

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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E	23.05.2022	AMENDED DA						

DA540
HEIGHT PLANE DIAGRAMS 01
BMLEP 2015
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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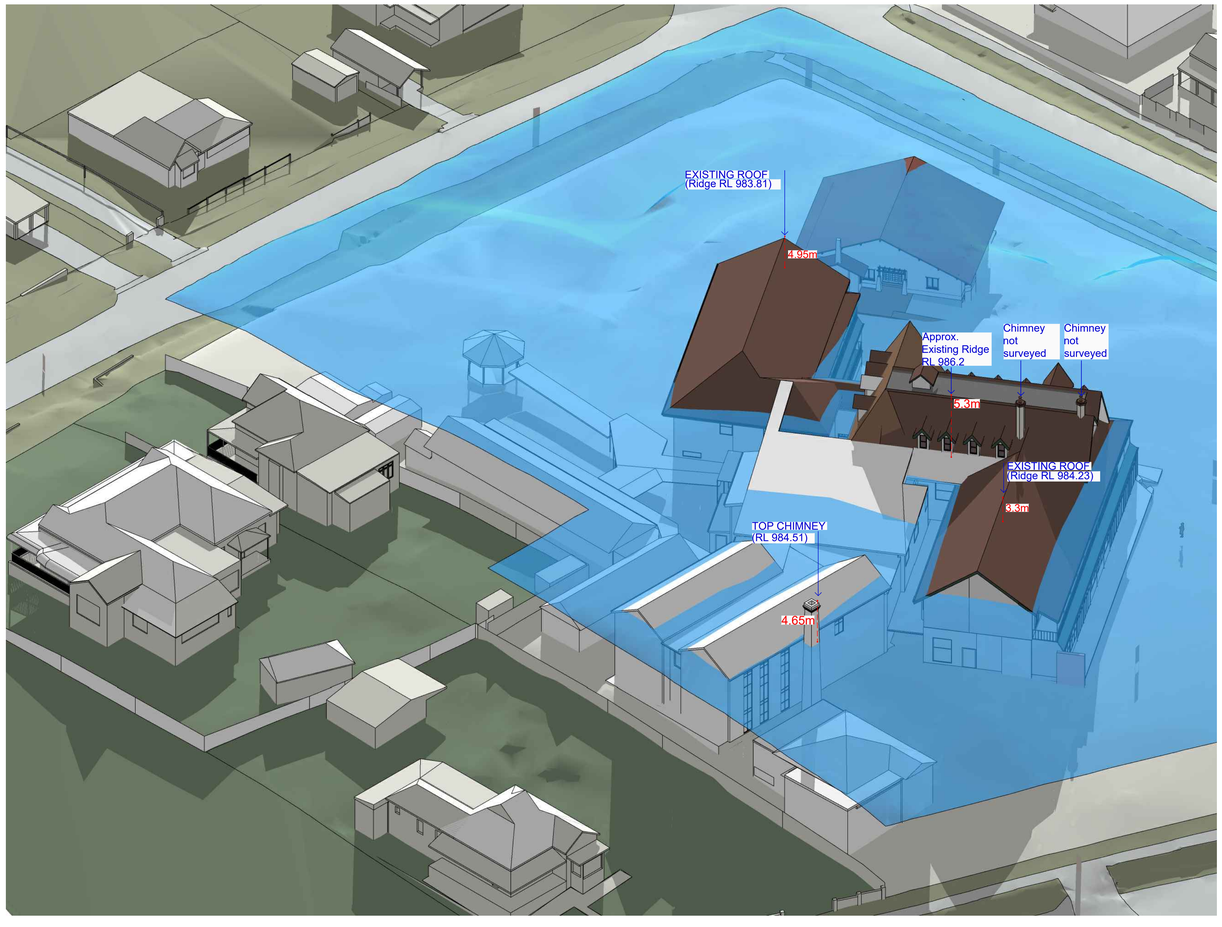
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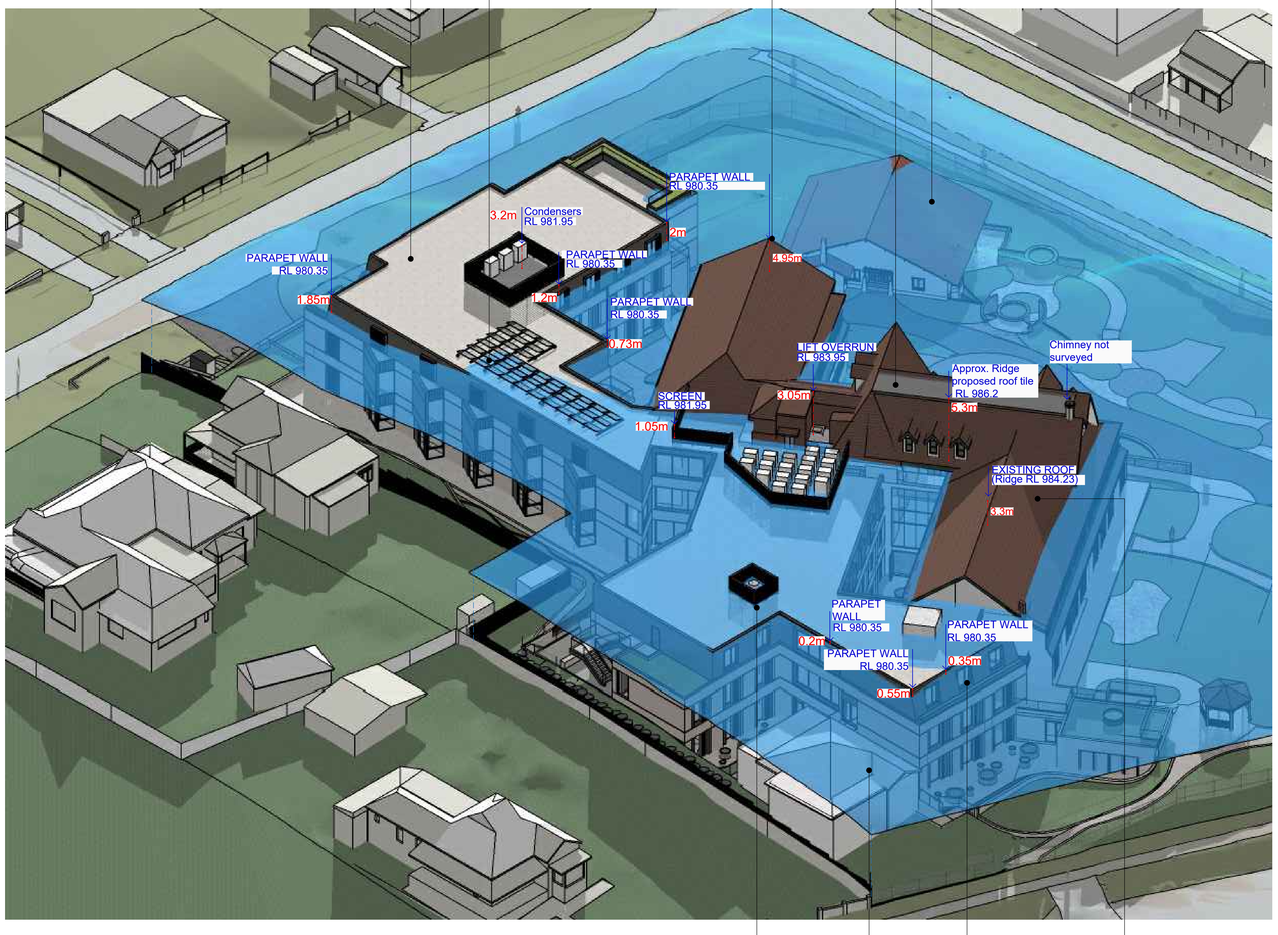
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01 - Existing Building 8m Height PLane - South East View
NTS



02 - Proposed Building 8m Height PLane - South East View
NTS

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

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E	23.05.2022	AMENDED DA						

DA541
HEIGHT PLANE DIAGRAMS 02
BMLEP 2015
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
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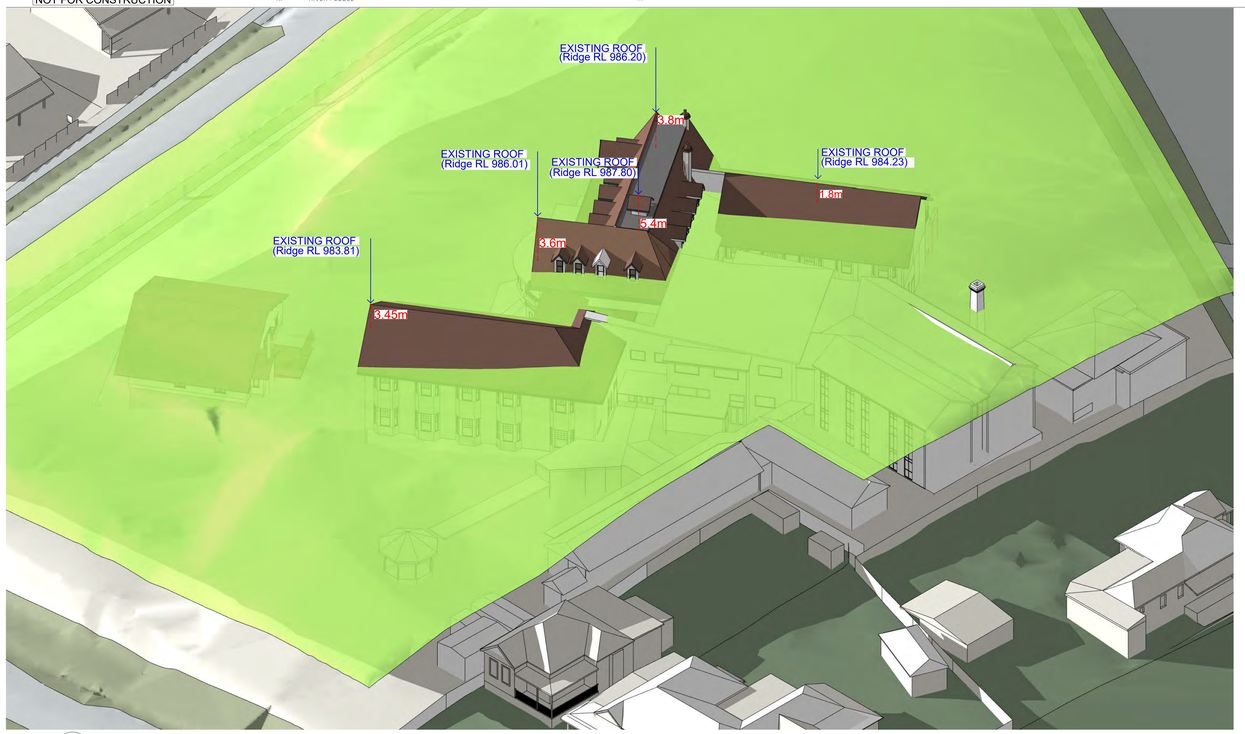
PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
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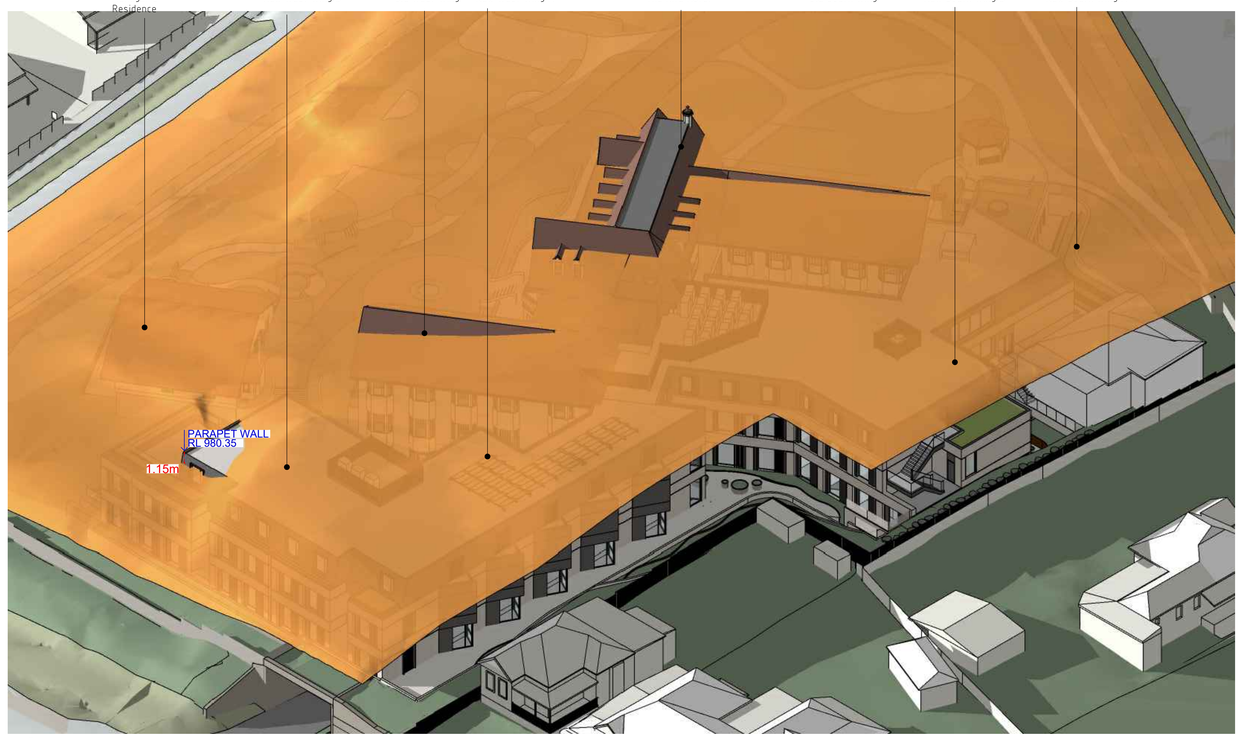


01 - Existing Building 9.5m Height Plane - South West View
NTS

NOTE: ALL MEASUREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH STANDARD LEP HEIGHT DEFINITION



02 - Proposed Building 9.5m Height Plane - South West View
NTS



03 - Proposed Building 11.5m Height Plane (Building services) - South West View
NTS

PROJECT:
PATHWAYS
RETIREMENT
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
C	13.08.2021	DEVELOPMENT APPLICATION						
D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS						
E	23.05.2022	AMENDED DA						

DA542
HEIGHT PLANE DIAGRAMS 03
SEPP (HOUSING) 2021 - 9.5m NON-DISCRETIONARY HEIGHT PLANE (CL.96(2)(A))
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
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P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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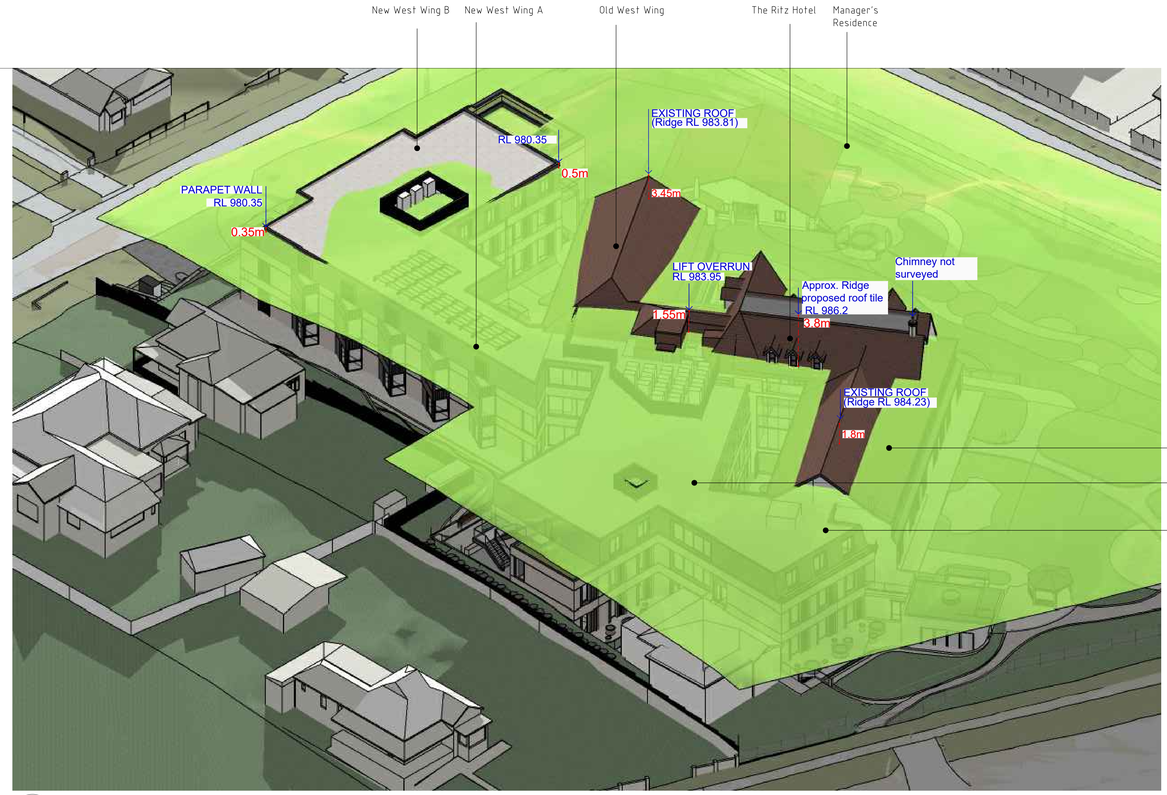
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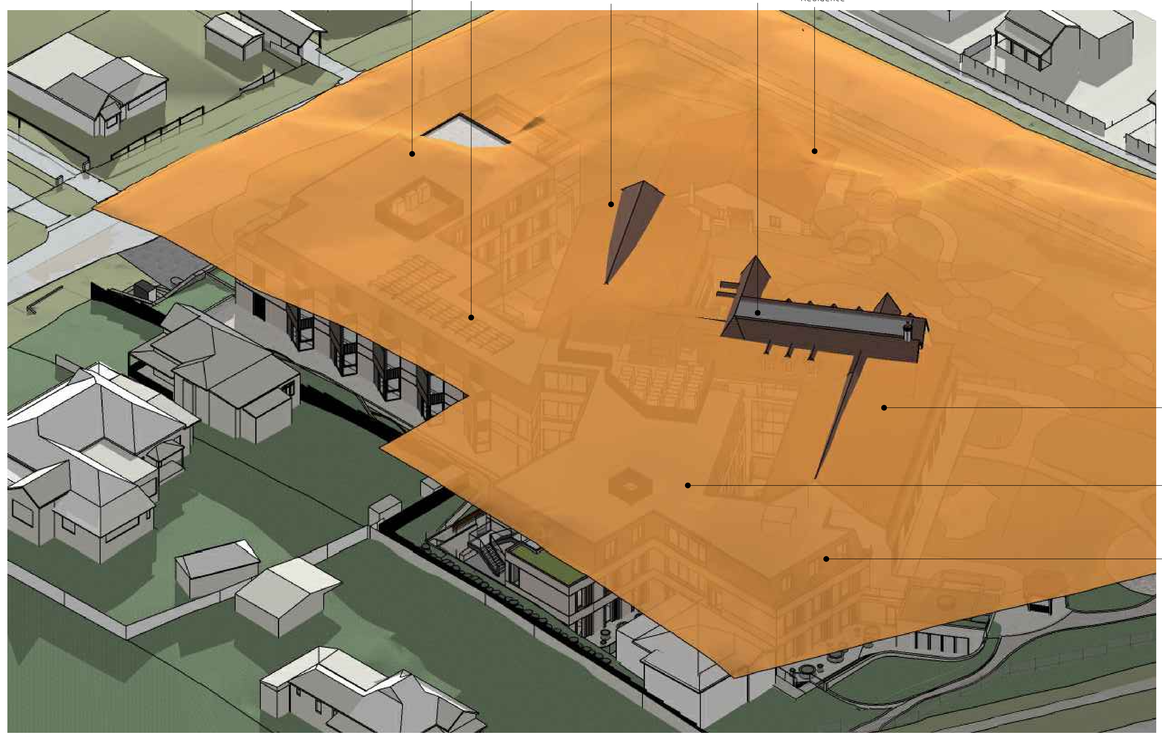


01 - Existing Building 9.5m Height Plane - South East View
NTS



02 - Proposed Building 9.5m Height Plane - South East View
NTS

NOTE: ALL MEASUREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH STANDARD LEP HEIGHT DEFINITION



03 - Proposed Building 11.5m Height Plane (Building services) - South East View
NTS

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

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E	23.05.2022	AMENDED DA

DA543
HEIGHT PLANE DIAGRAMS 04
SEPP (HOUSING) 2021 - 9.5m NON-DISCRETIONARY HEIGHT PLANE (CL.96(2)(A))
ISSUE: [E]
PROJECT NO: 2013

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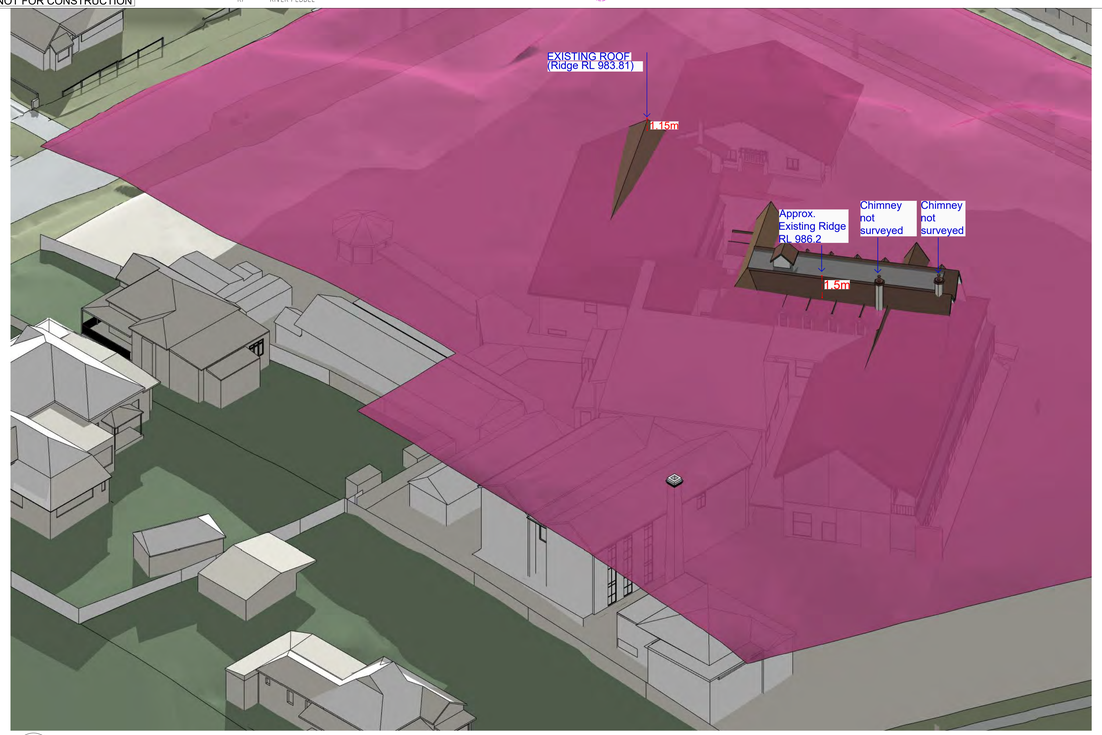
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PLAN LEGEND:

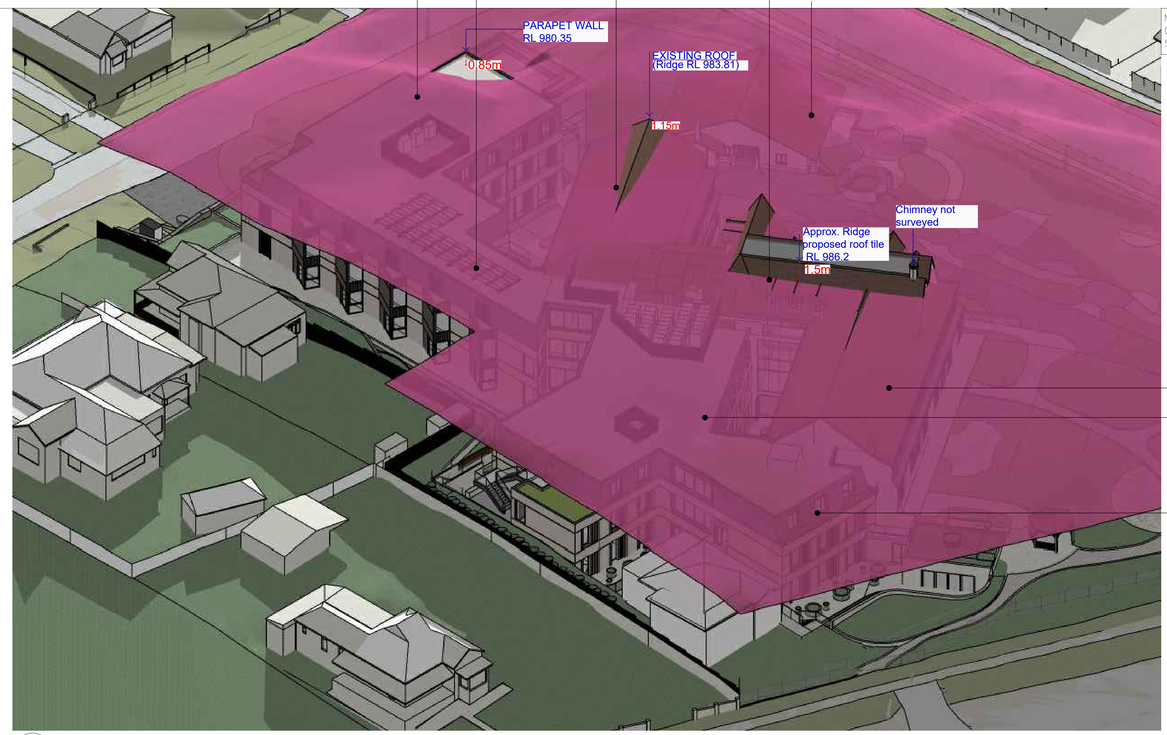
AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
- OUTLINE OF ORIGINAL RITZ HOTEL PROPOSED TO BE RETAINED
- OUTLINE OF EXISTING WEST AND SOUTH WING PROPOSED TO BE RESTORED
- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING TREE TO BE RETAINED (TPZ)
- TREE TO BE REMOVED
- TREE TO BE TRANSPLANTED
- PROPOSED TREE TO LANDSC. ARCHITECT'S DESIGN
- EXISTING CONTOUR LINE
- RE-GRADE
- PROPOSED FINISHED GROUND
- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN



01 - Existing Building 11.8m Height Plane - South East View
NTS

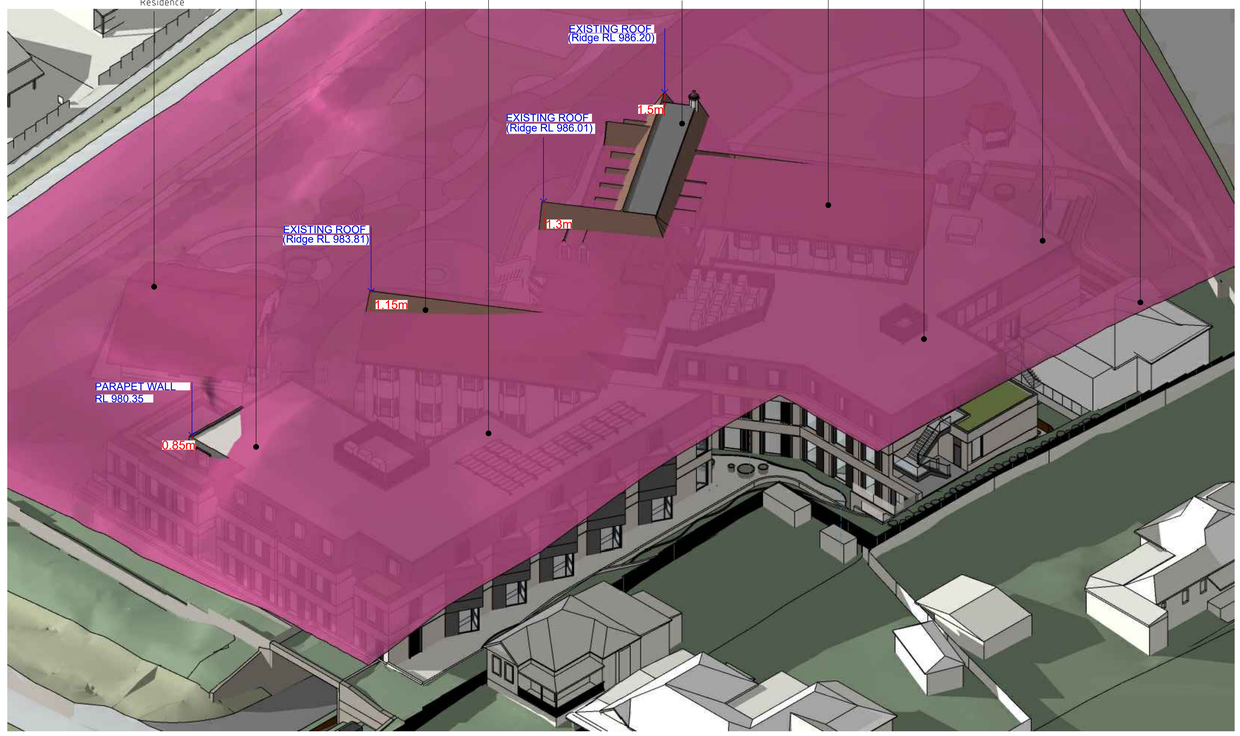


NOTE: ALL MEASUREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH STANDARD LEP HEIGHT DEFINITION

02 - Proposed Building 11.8m Height Plane - South East View
NTS



03 - Existing Building 11.8m Height Plane - South West View
NTS



04 - Proposed Building 11.8m Height Plane - South West View
NTS

PROJECT:
PATHWAYS RETIREMENT
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
C	13.08.2021	DEVELOPMENT APPLICATION						
D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS						
E	23.05.2022	AMENDED DA						

DA544
HEIGHT PLANE DIAGRAMS 05
SEPP (HOUSING) 2021 - LEP HEIGHT PLANE (8m) + 3.8m VERTICAL VILLAGE BONUS (CL.99(2)(B))
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

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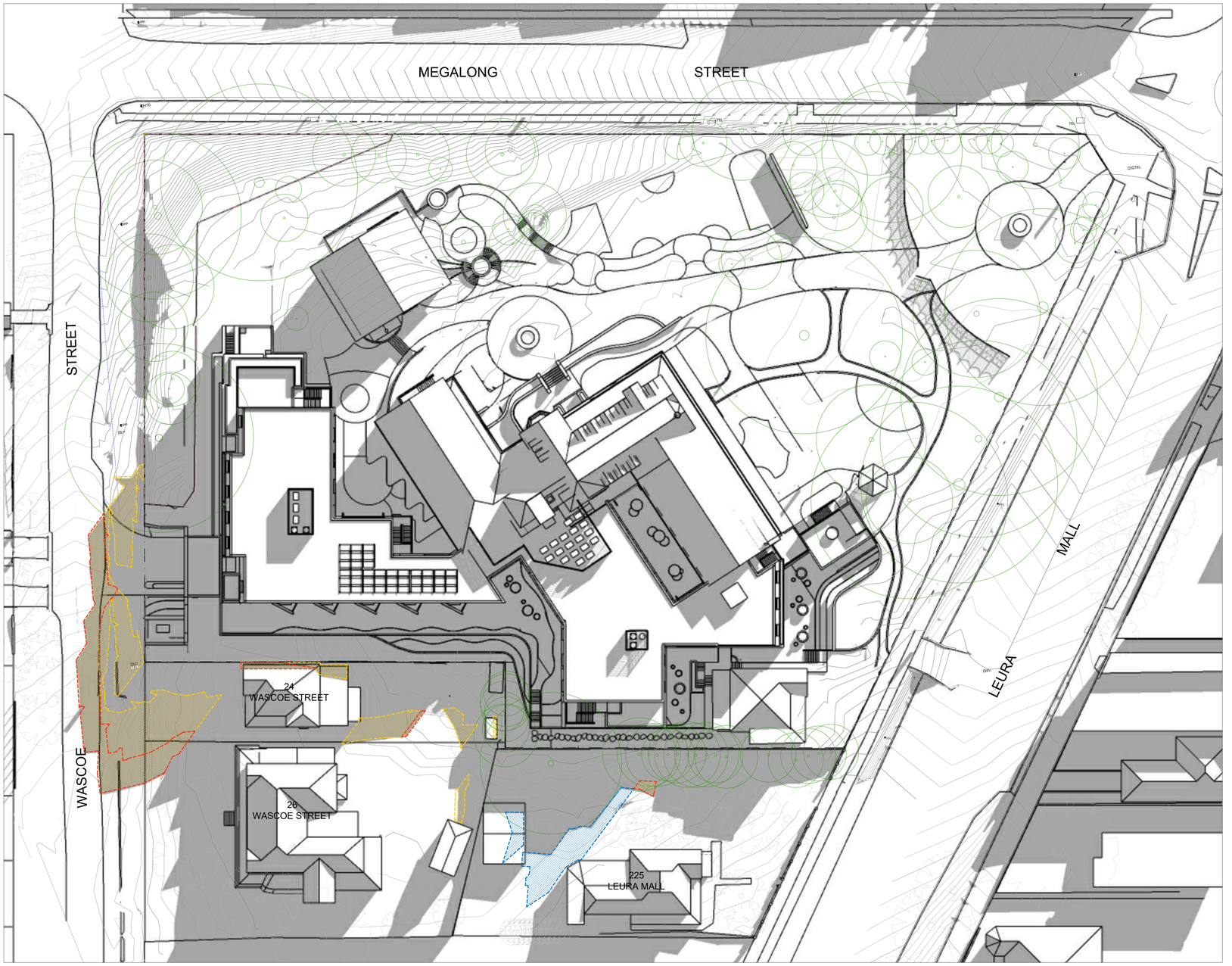
AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
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HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

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- SLOPE CONSTRAINT AREA
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SHADOW DIAGRAM LEGEND:

- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL UNDER 8m HEIGHT PLANE
- IMPROVEMENT IN OVERSHADOWING BY PROPOSED RACF
- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL OVER 8M HEIGHT PLANE
- AREA OF SOLAR AMENITY ON 21st OF JUNE



01 21 ST JUNE - 9 AM
NTS

PROJECT:
PATHWAYS RETIREMENT
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	03.03.2020	Prelim. shadow analysis	B	08.06.2021	DEVELOPMENT APPLICATION			
P2	23.03.2020	Prelim. shadow analysis - additional 3.5m setback	C	13.08.2021	DEVELOPMENT APPLICATION			
P3	24.03.2020	Prelim. shadow analysis - update	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS			
P4	30.03.2020	Prelim. shadow analysis - update	E	23.05.2022	AMENDED DA			
A	30.04.2021	FINAL DRAFT DA						

DA610
SHADOW DIAGRAM ANALYSIS (JUNE 21) 9AM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
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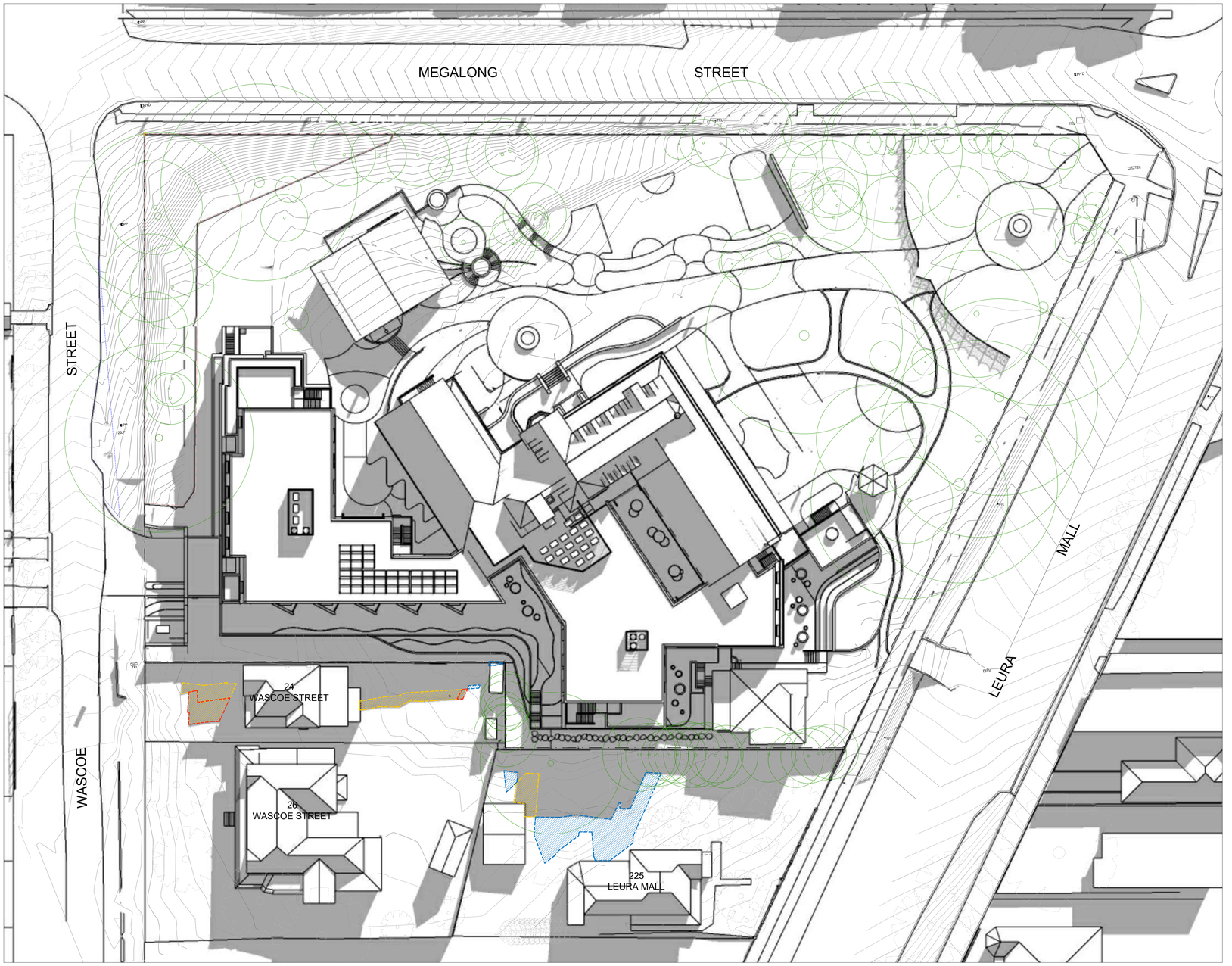
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- IMPROVEMENT IN OVERSHADOWING BY PROPOSED RACF
- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL OVER 8M HEIGHT PLANE
- AREA OF SOLAR AMENITY ON 21st OF JUNE



01 21 ST JUNE - 10 AM
NTS

PROJECT:
PATHWAYS
RETIREMENT
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION
P1	03.03.2020	Prelim. shadow analysis
P2	23.03.2020	Prelim. shadow analysis - additional 3.5m setback
P3	24.03.2020	Prelim. shadow analysis - update
P4	30.03.2020	Prelim. shadow analysis - update
A	30.04.2021	FINAL DRAFT DA

ISSUE	DATE	DESCRIPTION
B	08.06.2021	DEVELOPMENT APPLICATION
C	13.08.2021	DEVELOPMENT APPLICATION
D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS
E	23.05.2022	AMENDED DA

DA611
SHADOW DIAGRAM ANALYSIS (JUNE 21) 10AM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

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- RETENTION
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- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN

SHADOW DIAGRAM LEGEND:

- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL UNDER 8m HEIGHT PLANE
- IMPROVEMENT IN OVERSHADOWING BY PROPOSED RACF
- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL OVER 8M HEIGHT PLANE
- AREA OF SOLAR AMENITY ON 21st OF JUNE



01 - 21 ST JUNE - 11 AM
NTS

PROJECT:
PATHWAYS
RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	03.03.2020	Prelim. shadow analysis	B	08.06.2021	DEVELOPMENT APPLICATION			
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P3	24.03.2020	Prelim. shadow analysis - update	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS			
P4	30.03.2020	Prelim. shadow analysis - update	E	23.05.2022	AMENDED DA			
A	30.04.2021	FINAL DRAFT DA						

DA612
SHADOW DIAGRAM ANALYSIS (JUNE 21) 11AM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
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- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN

SHADOW DIAGRAM LEGEND:

- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL UNDER 8m HEIGHT PLANE
- IMPROVEMENT IN OVERSHADOWING BY PROPOSED RACF
- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL OVER 8M HEIGHT PLANE
- AREA OF SOLAR AMENITY ON 21st OF JUNE



APPROXIMATE OUTLINE OF P.O.S. TO WASCOE STREET WITH 69.4% AREA OF SOLAR AMENITY ON 21st OF JUNE

01 - 21 ST JUNE - 11.30 AM
NTS

PROJECT:
PATHWAYS RESIDENTIAL
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	03.03.2020	Prelim. shadow analysis	B	08.06.2021	DEVELOPMENT APPLICATION			
P2	23.03.2020	Prelim. shadow analysis - additional 3.5m setback	C	13.08.2021	DEVELOPMENT APPLICATION			
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P4	30.03.2020	Prelim. shadow analysis - update	E	23.05.2022	AMENDED DA			
A	30.04.2021	FINAL DRAFT DA						

DA613
SHADOW DIAGRAM ANALYSIS (JUNE 21) 11.30AM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
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PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
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KEY:

- DEMOLITION / REMOVAL
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SHADOW DIAGRAM LEGEND:

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- IMPROVEMENT IN OVERSHADOWING BY PROPOSED RACF
- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL OVER 8M HEIGHT PLANE
- AREA OF SOLAR AMENITY ON 21st OF JUNE



01 - 21 ST JUNE - 12 PM
NTS

PROJECT:
PATHWAYS RETIREMENT
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	03.03.2020	Prelim. shadow analysis	B	08.06.2021	DEVELOPMENT APPLICATION			
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P4	30.03.2020	Prelim. shadow analysis - update	E	23.05.2022	AMENDED DA			
A	30.04.2021	FINAL DRAFT DA						

DA614
SHADOW DIAGRAM ANALYSIS (JUNE 21) 12PM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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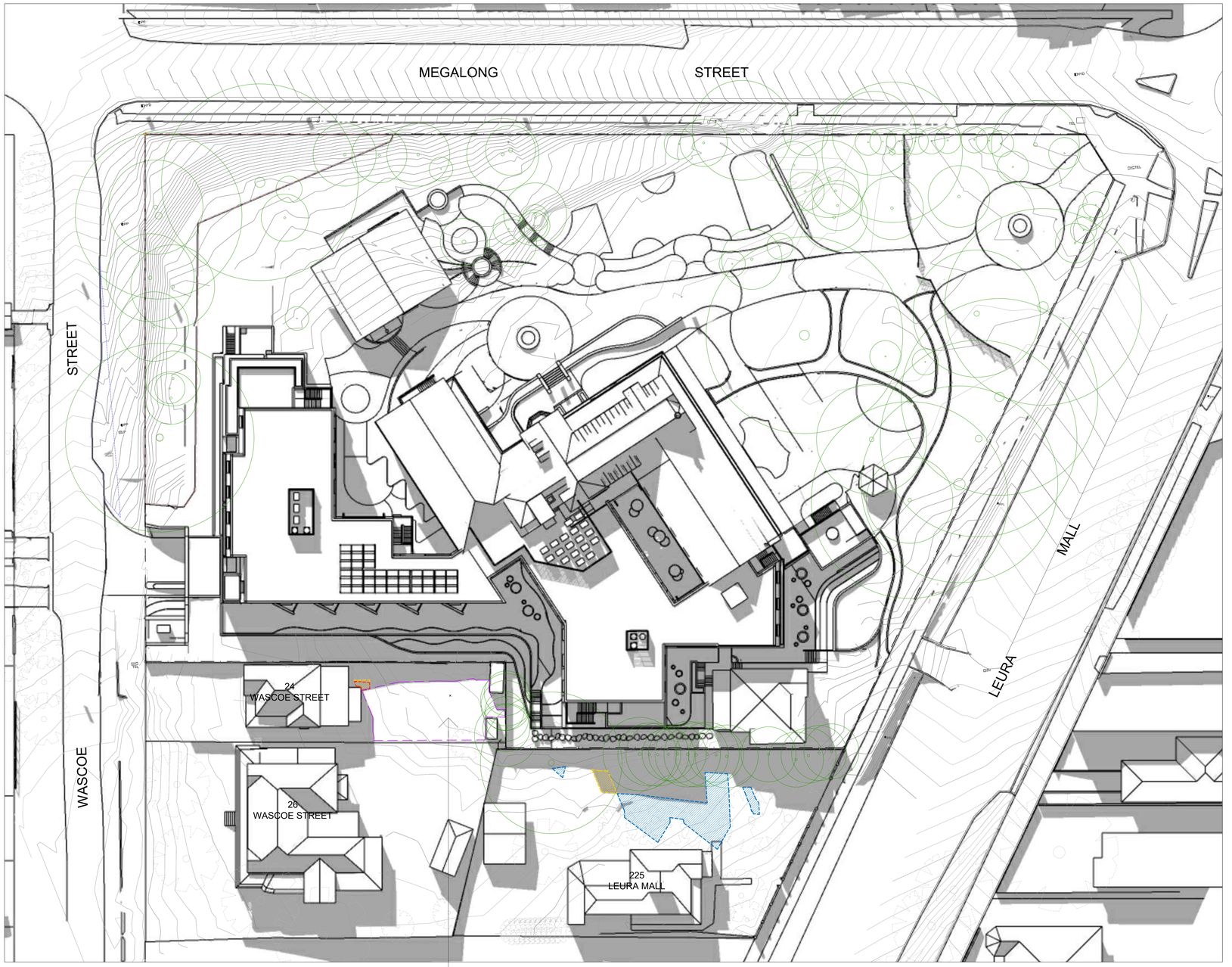
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- AREA OF SOLAR AMENITY ON 21st OF JUNE



APPROXIMATE OUTLINE OF P.O.S. TO WASCOE STREET
WITH 67.1% AREA OF SOLAR AMENITY ON 21st OF JUNE

01 21 ST JUNE - 1 PM
NTS

PROJECT:
PATHWAYS RETIREMENT
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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P4	30.03.2020	Prelim. shadow analysis - update	E	23.05.2022	AMENDED DA			
A	30.04.2021	FINAL DRAFT DA						

DA615
SHADOW DIAGRAM ANALYSIS (JUNE 21) 1PM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

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NOT FOR CONSTRUCTION

PLAN LEGEND:

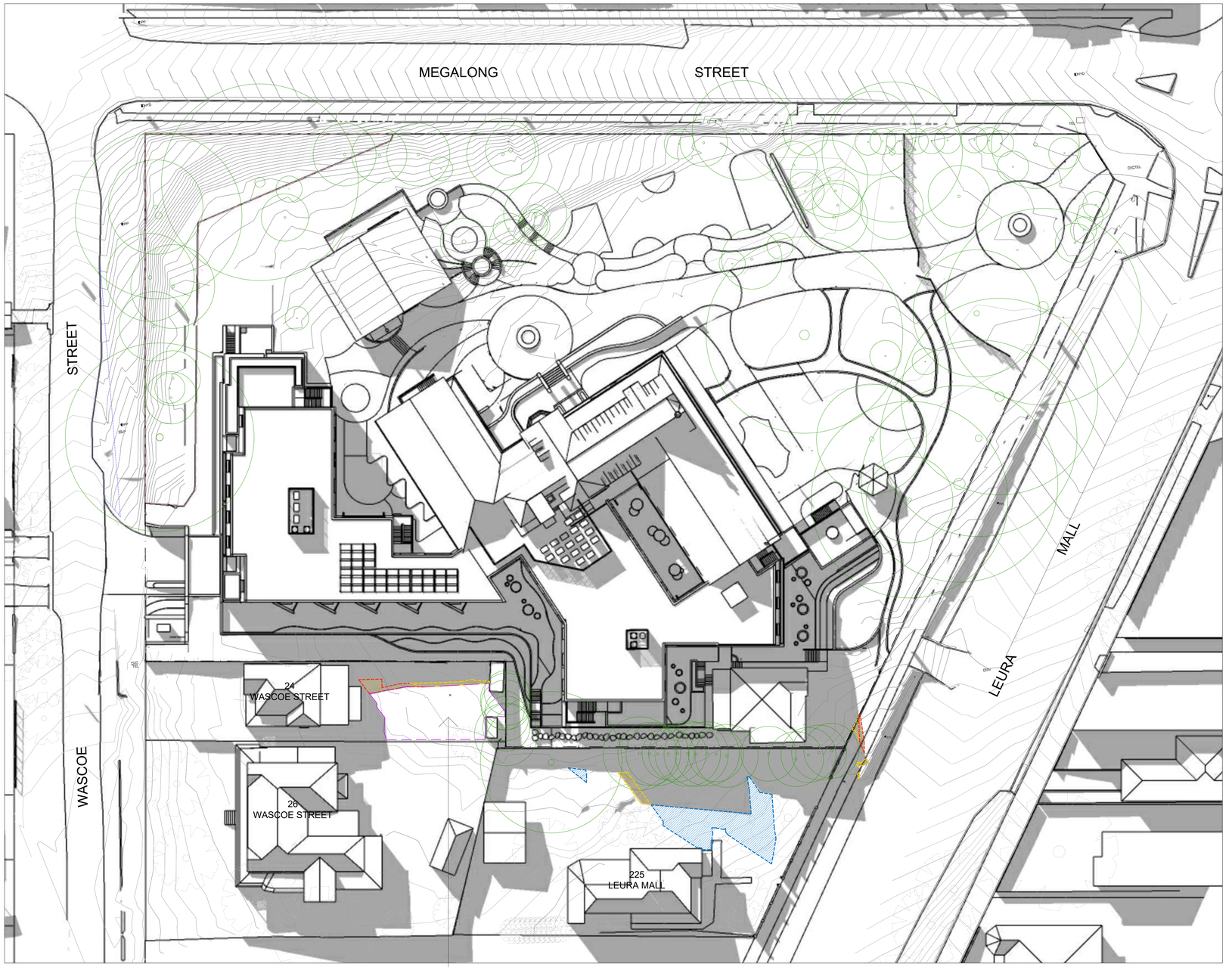
AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
- OUTLINE OF ORIGINAL RITZ HOTEL PROPOSED TO BE RETAINED
- OUTLINE OF EXISTING WEST AND SOUTH WING PROPOSED TO BE RESTORED
- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING TREE TO BE RETAINED (TPZ)
- TREE TO BE REMOVED
- TREE TO BE TRANSPLANTED
- PROPOSED TREE TO LANDSC. ARCHITECT'S DESIGN
- EXISTING CONTOUR LINE
- RE-GRADE
- PROPOSED FINISHED GROUND
- SLOPE CONSTRAINT AREA
- PROPOSED NEW FENCING LAYOUT TO LANDSC. ARCHITECT'S DESIGN

SHADOW DIAGRAM LEGEND:

- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL UNDER 8m HEIGHT PLANE
- IMPROVEMENT IN OVERSHADOWING BY PROPOSED RACF
- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL OVER 8M HEIGHT PLANE
- AREA OF SOLAR AMENITY ON 21st OF JUNE



01 21 ST JUNE - 2 PM
NTS

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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A	30.04.2021	FINAL DRAFT DA						

DA616
SHADOW DIAGRAM ANALYSIS (JUNE 21) 2PM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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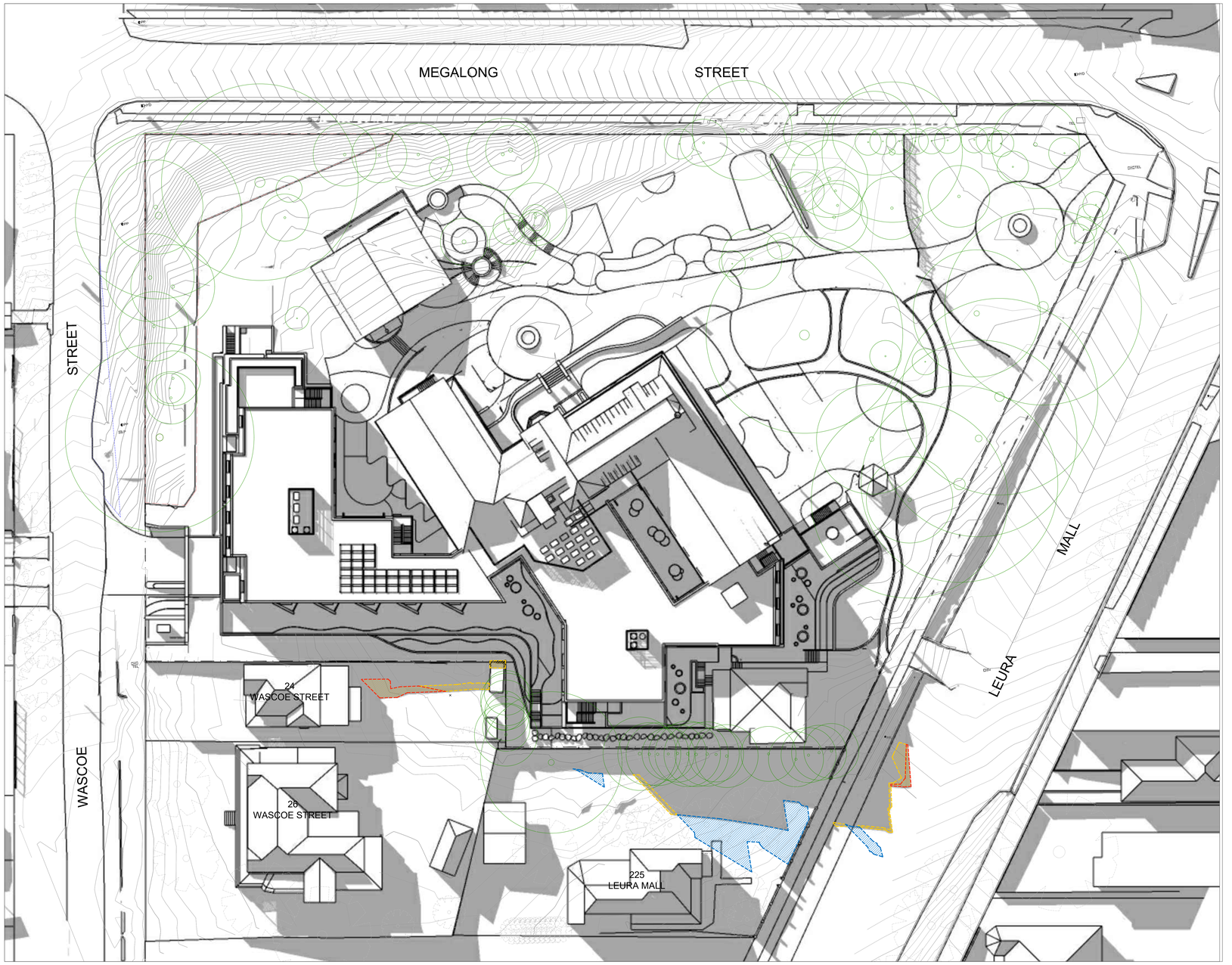
AW	AWNING
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CU	A/C CONDENSER UNITS
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FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
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RP	RIVER PEBBLE

KEY:

- DEMOLITION / REMOVAL
- RETENTION
- NEW WALLS / ADDITION
- BASEMENT OUTLINE
- OUTLINE OF ORIGINAL RITZ HOTEL PROPOSED TO BE RETAINED
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- IMPROVEMENT IN OVERSHADOWING BY PROPOSED RACF
- ADDITIONAL OVERSHADOWING IMPACT BY PART OF PROPOSAL OVER 8M HEIGHT PLANE
- AREA OF SOLAR AMENITY ON 21st OF JUNE



01 - 21 ST JUNE - 2.30 PM
NTS

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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A	30.04.2021	FINAL DRAFT DA						

DA617
SHADOW DIAGRAM ANALYSIS (JUNE 21) 2.30PM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
MR	METAL ROOFING
RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

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- RETENTION
- NEW WALLS / ADDITION
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- AREA OF SOLAR AMENITY ON 21st OF JUNE



01 21 ST JUNE - 3 PM
NTS

PROJECT:
PATHWAYS RETIREMENT LIVING
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

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A	30.04.2021	FINAL DRAFT DA						

DA618
SHADOW DIAGRAM ANALYSIS (JUNE 21) 3PM
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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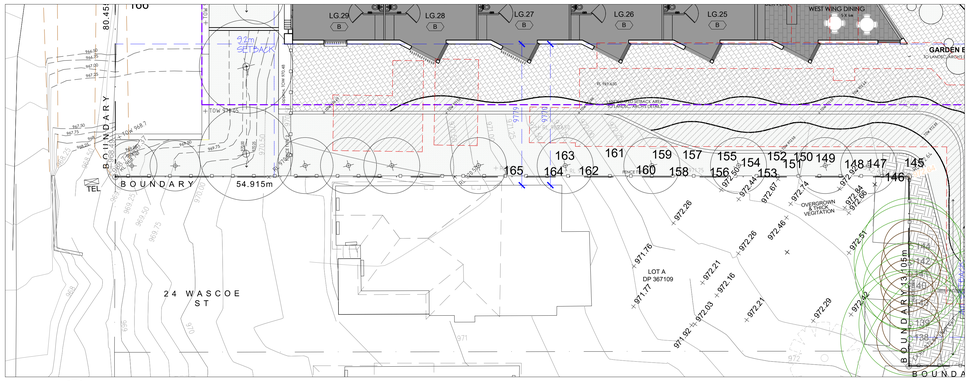
AW	AWNING
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CU	A/C CONDENSER UNITS
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RP	RIVER PEBBLE

KEY:

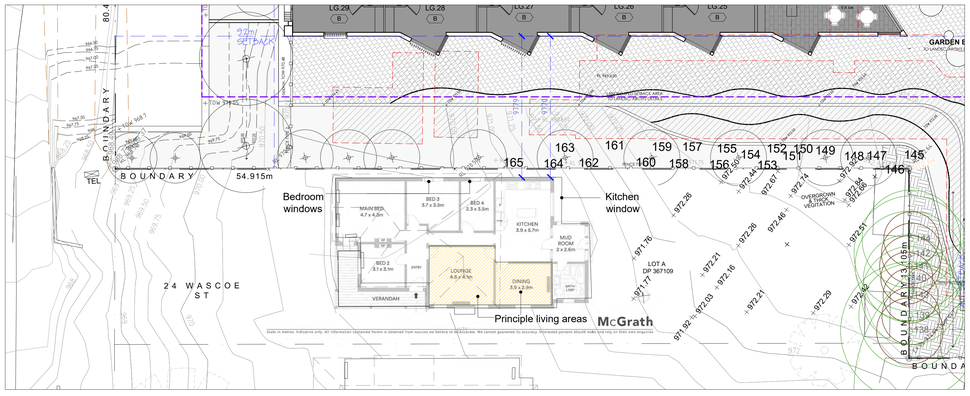
- DEMOLITION / REMOVAL
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LEGEND - impact on neighbouring properties :

- Additional overshadowing impact - by part of proposal under 8m height plane
- Additional overshadowing impact - by part of proposal over 8m height plane
- Solar improvement by proposal



01 - SURVEY PLAN - 24 WASCOE STREET
1:150 @ A0



02 - REAL ESTATE PLAN - 24 WASCOE STREET
APPROX. 1:150 @ A0



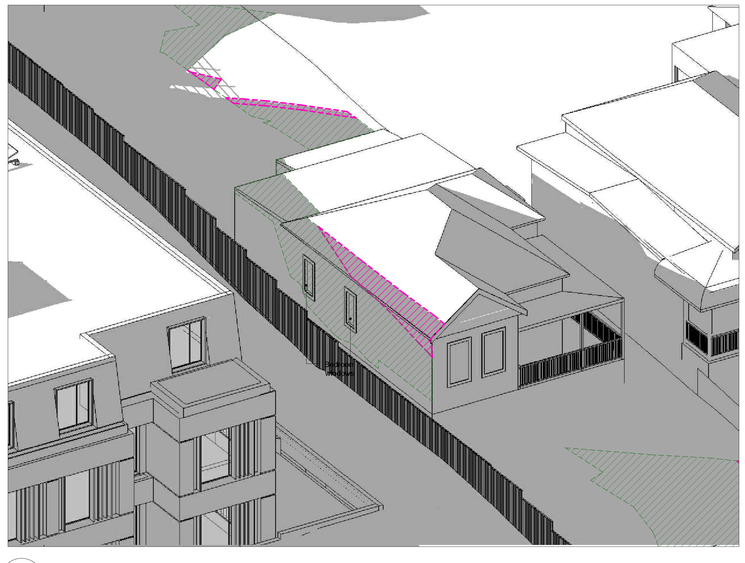
Photo of bedroom windows - 24 Wascoe Street (viewed from subject site



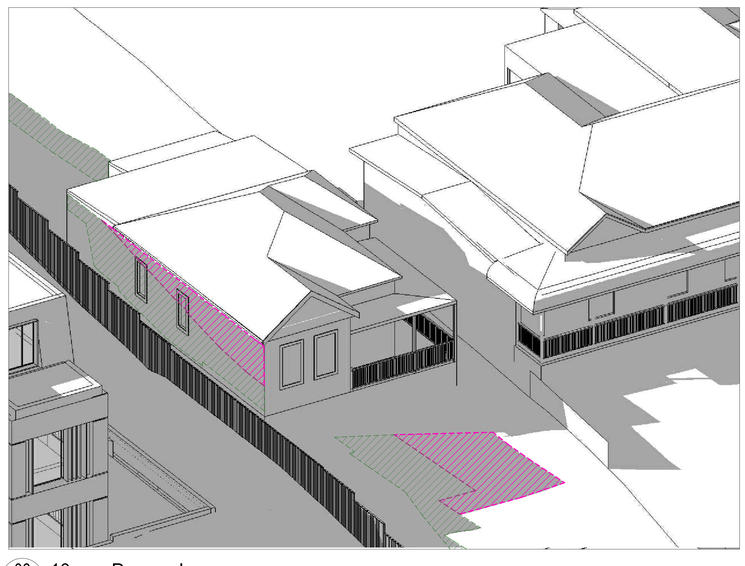
03 - 9am - Existing
JUNE 21- NTS
Bedroom windows analysis



05 - 10am - Existing
JUNE 21- NTS
Bedroom windows analysis



04 - 9am - Proposal
JUNE 21- NTS
Bedroom windows analysis



06 - 10am - Proposal
JUNE 21- NTS
Bedroom windows analysis

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

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A	03.05.2021	FINAL DRAFT DA						

DA620
Solar Analysis to Adjoining Property's Windows
SHEET 1
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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NOT FOR CONSTRUCTION

PLAN LEGEND:

AW	AWNING
B	BOLLARD
CU	A/C CONDENSER UNITS
FHR	FIRE HOSE REEL
FCE	FENCE
GB	GLASS BALUSTRADE
HL	HIGHLIGHT WINDOW
HW	HAND WASH STATION
PS	PRIVACY SCREEN
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RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

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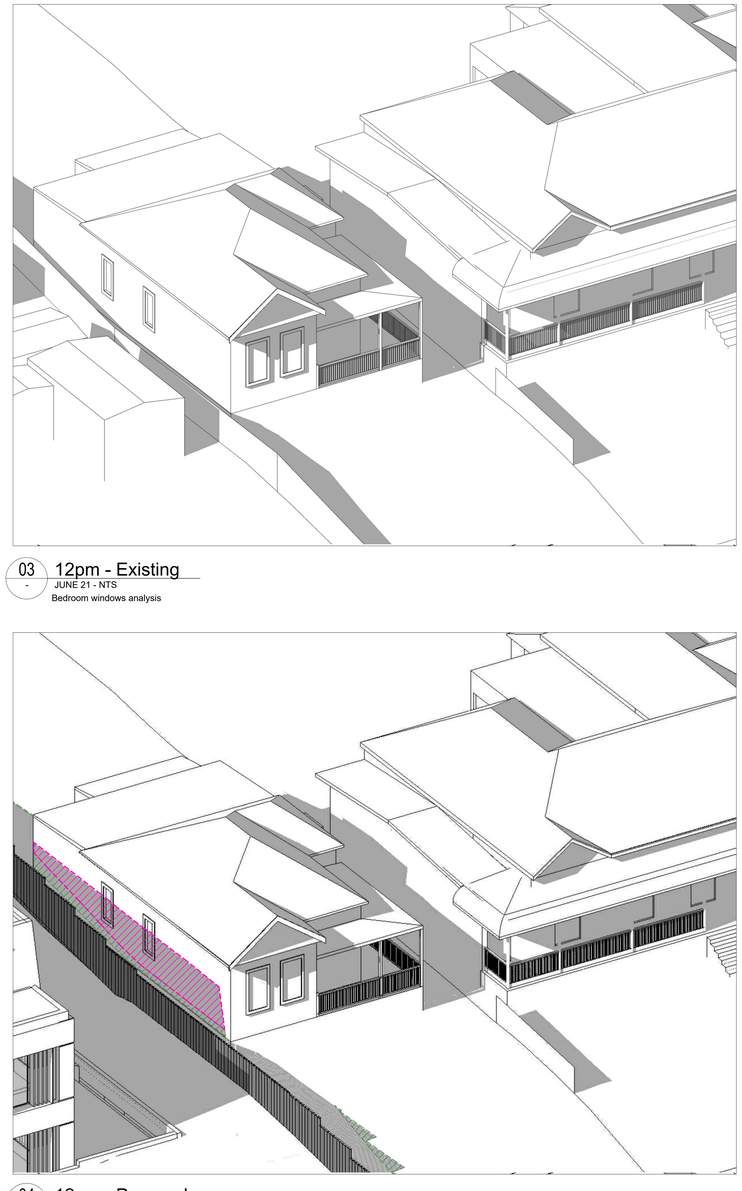
01 - 11am - Existing
JUNE 21 - NTS
Bedroom windows analysis

02 - 11am - Proposal
JUNE 21 - NTS
Bedroom windows analysis



03 - 11.30am - Existing
JUNE 21 - NTS
Bedroom windows analysis

04 - 11.30am - Proposal
JUNE 21 - NTS
Bedroom windows analysis



03 - 12pm - Existing
JUNE 21 - NTS
Bedroom windows analysis

04 - 12pm - Proposal
JUNE 21 - NTS
Bedroom windows analysis

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

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DA621
Solar Analysis to Adjoining Property's Windows
SHEET 2
ISSUE: [E]
PROJECT NO: 2013

PBD | ARCHITECTS
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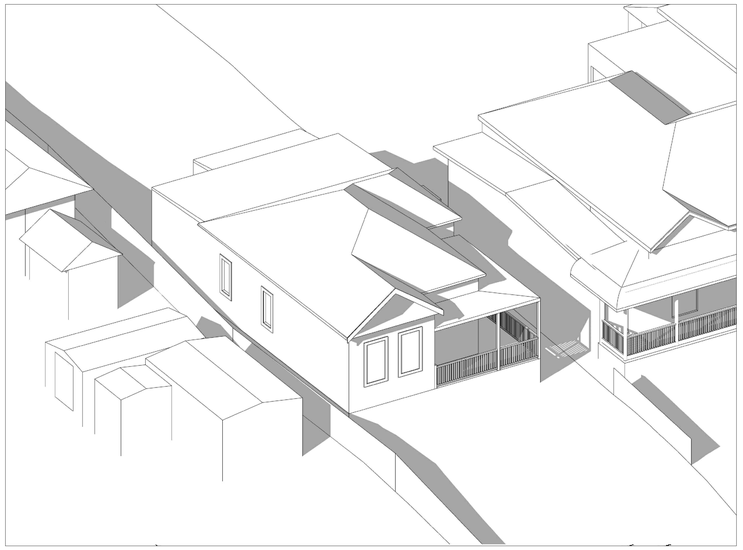
AW	AWNING
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RT1	ROOF TILE TYPE 1
RP	RIVER PEBBLE

KEY:

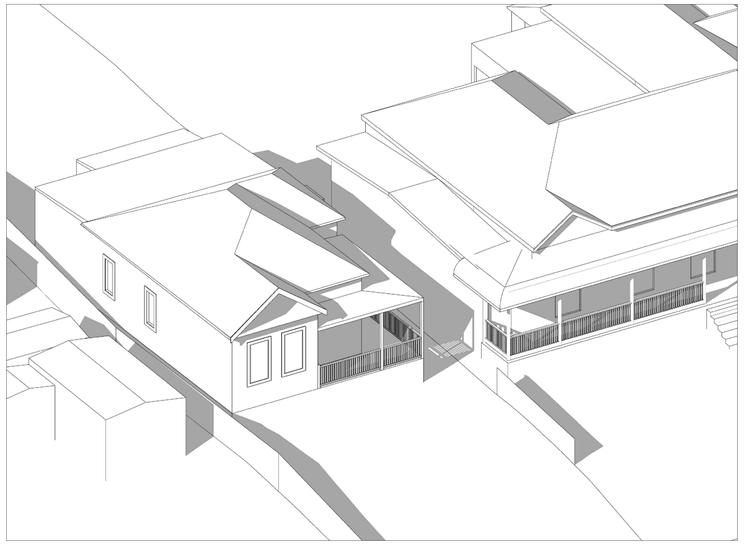
- DEMOLITION / REMOVAL
- RETENTION
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LEGEND - impact on neighbouring properties :

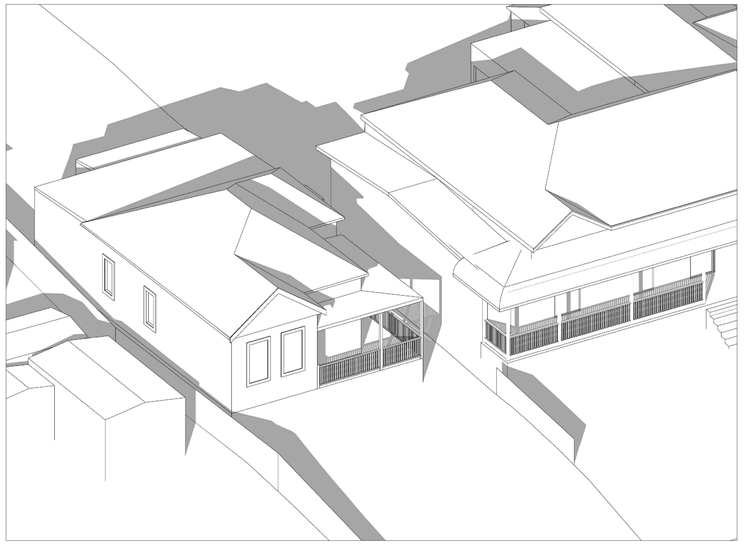
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01 - 1pm - Existing
JUNE 21 - NTS
Bedroom windows analysis



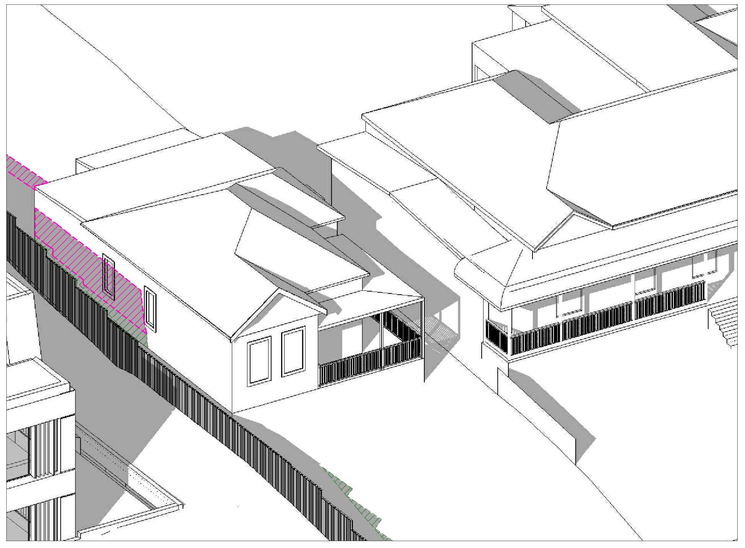
03 - 2pm - Existing
JUNE 21 - NTS
Bedroom windows analysis



05 - 3pm - Existing
JUNE 21 - NTS
Bedroom windows analysis



02 - 1pm - Proposal
JUNE 21 - NTS
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04 - 2pm - Proposal
JUNE 21 - NTS
Bedroom windows analysis



06 - 3pm - Proposal
JUNE 21 - NTS
Bedroom windows analysis

PROJECT:
PATHWAYS RESIDENTIAL
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123
PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	03.03.2020	Prelim. shadow analysis	B	07.06.2021	DEVELOPMENT APPLICATION			
P2	23.03.2020	Prelim. shadow analysis - additional 3.5m setback	C	13.08.2021	DEVELOPMENT APPLICATION			
P3	24.03.2020	Prelim. shadow analysis - update	D	03.12.2021	UPDATED INFORMATION AND PROPOSED AMENDMENTS			
P4	30.03.2020	Prelim. shadow analysis - update	E	23.05.2022	AMENDED DA			
A	03.05.2021	FINAL DRAFT DA						

DA622
Solar Analysis to Adjoining Property's Windows
SHEET 3
ISSUE: [D]
PROJECT NO: 2013

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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

NOT FOR CONSTRUCTION



01 - Wascoe Street - New Proposal with Landscape
NTS



02 - Leura Mall - New Proposal with Landscape
NTS

NOTE: Planting shown indicatively only - refer to Landscape Design Plans and Report for details, planting schedule and narratives of design approach

PROJECT:
PATHWAYS RESIDENCES
Proposed Residential Aged Care Facility
203 - 223 Leura Mall, Leura, NSW 2780
Lot 20 DP 1076123

PATHWAYS LEURA VILLAGE

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	23.05.2022	AMENDED DA						

DA720
CONCEPT RENDER IMAGES
Leura Mall & Wascoe Street
ISSUE: [A]
PROJECT NO: 2013

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