

VAUCLUSE SENIORS LIVING

ARCHITECTURAL DA DRAWINGS



VAUCLUSE SENIORS DA DRAWING LIST			
DRAWING NUMBER	DRAWING NAME	STATUS	REVISION
DA00.000	COVER PAGE - DRAWING LIST	DA ISSUE	A
DA00.000A	BASIX and NATHERS NOTES	DA ISSUE	A
DA00.001	PERSPECTIVE 01_ARRIVAL LOBBY	DA ISSUE	A
DA00.002	PERSPECTIVE 02_OCEANVIEW AVE	DA ISSUE	A
DA00.003	PERSPECTIVE 03_COURTYARD	DA ISSUE	A
DA01.001	EXISTING CONDITIONS	DA ISSUE	A
DA01.002	DEMOLITION PLAN	DA ISSUE	A
DA01.003	SITE PLAN	DA ISSUE	A
DA03.001	BASEMENT 02	DA ISSUE	A
DA03.002	BASEMENT 01	DA ISSUE	A
DA03.003	GROUND LOWER PLAN	DA ISSUE	A
DA03.004	GROUND UPPER PLAN	DA ISSUE	A
DA03.005	LEVEL 01 PLAN	DA ISSUE	A
DA03.006	LEVEL 02 PLAN	DA ISSUE	A
DA03.007	LEVEL 03 PLAN	DA ISSUE	A
DA03.008	ROOF PLAN	DA ISSUE	A
DA09.001A	ELEVATION_OLD SOUTH HEAD RD_NORTH	DA ISSUE	A
DA09.001B	ELEVATION_OLD SOUTH HEAD RD_SOUTH	DA ISSUE	A
DA09.002	ELEVATION_OCEANVIEW AVE	DA ISSUE	A
DA09.003	NORTHERN ELEVATION	DA ISSUE	A
DA09.004A	EASTERN ELEVATION_NORTH	DA ISSUE	A
DA09.004B	EASTERN ELEVATION_SOUTH	DA ISSUE	A
DA09.005	ELEVATION - OUTHOUSE	DA ISSUE	A
DA10.001	BUILDING SECTIONS	DA ISSUE	A
DA10.002	SECTION_ARRIVAL LOBBY	DA ISSUE	A
DA10.003	SECTION_CORE A	DA ISSUE	A
DA10.004	SECTION_CORE B	DA ISSUE	A
DA10.005	SECTION_CORE C	DA ISSUE	A
DA10.006	SECTION_CORE D	DA ISSUE	A
DA11.001	FACADE TYPE 01	DA ISSUE	A
DA11.002	FACADE TYPE 02	DA ISSUE	A
DA11.003	FACADE TYPE 03	DA ISSUE	A
DA13.001	APARTMENT TYPES - 2B	DA ISSUE	A
DA13.002	APARTMENT TYPES - 2B	DA ISSUE	A
DA13.003	APARTMENT TYPES - 2B	DA ISSUE	A
DA13.004	APARTMENT TYPES - 2B	DA ISSUE	A
DA13.005	APARTMENT TYPES - 3B	DA ISSUE	A
DA13.006	APARTMENT TYPES - 3B	DA ISSUE	A
DA13.007	APARTMENT TYPES - 3B & 4B	DA ISSUE	A
DA13.008	APARTMENT TYPES - PENTHOUSE	DA ISSUE	A
DA13.009	APARTMENT TYPES - PENTHOUSE	DA ISSUE	A
DA21.001	SHADOW DIAGRAMS - PLAN	DA ISSUE	A
DA21.002	SHADOW DIAGRAM - PERSPECTIVE	DA ISSUE	A
DA21.003	SUN EYE DIAGRAM	DA ISSUE	A
DA22.001	AREA PLAN - LOWER GROUND	DA ISSUE	A
DA22.002	AREA PLAN - UPPER GROUND	DA ISSUE	A
DA22.003	AREA PLAN - LEVEL 01	DA ISSUE	A
DA22.004	AREA PLAN - LEVEL 02	DA ISSUE	A
DA22.005	AREA PLAN - LEVEL 03	DA ISSUE	A
DA41.001	MATERIAL SCHEDULE	DA ISSUE	A

Grand total: 50

DA ISSUE

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VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

DA00 COVER PAGE - DRAWING LIST

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

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

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NatHERS summary for 669-683 Old South Head Road Vacluse 2030		
Building Elements	Material	Detail
External walls	Cavity brick	
Internal walls	Single skin brick	-
Common walls between units	Cavity brick	-
Common walls between units and lift shafts	200mm Concrete	-
Common walls between units and fire stairs	200mm Concrete	-
Ceilings	Plasterboard	R3.5 insulation ( <i>product value</i> ) to ceilings of top floor units
Floors	Concrete	<ul style="list-style-type: none"><li>APT LG.01: R2.0 insulation (<i>product value</i>) – floor suspended over basement</li><li>APT 01.05: R2.0 insulation (<i>product value</i>) floor suspended to outside air</li></ul>
Floor finishes	Tiles/stone – living & wet areas, Timber - bedrooms	-
Roof	Concrete	-
Windows/Doors	<b>Awning windows:</b> Aluminium frame, double glazed low e	U value 4.30 or less and SHGC 0.47 +/- 10%
	<b>Sliding doors &amp; fixed windows:</b> Aluminium frame, single glazed clear	U value 4.30 or less and SHGC 0.53 +/- 10%
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		
Ceiling fans: 1200mm ceiling fans to bedrooms and living		
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom, powder, ensuite and laundry exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>6but<=4.5L/min)	4 star	4 star	5 star
Appliances:	Dishwashers - 5.0 star water rating Clothes washers – 3.5 star water rating			
Rainwater tank	Central rainwater tank 10000L to collect run-off from at least 300m2 of roof area connection to <ul style="list-style-type: none"><li>Irrigation of 300m2 of landscape area</li><li>Rainwater tank connection to the toilets</li></ul>			
Swimming pool & sauna	Water and energy as per BASIX commitments			
REFER TO APPROVED BASIX	ENERGY			
	Hot water system: Central system – solar electric boosted (as per BASIX cert.)			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living/beds ducted			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living/beds ducted			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances: Induction cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating Clothes dryers: 2.0 star Alternative energy supply: Photovoltaic system Rated electrical output (min): 70 peak kW			
COMMON AREAS	Refer to approved BASIX cert			

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BASIX and NATHERS NOTES

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Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:42:08 AM	
Drawing no.		Revision

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ARRIVAL LOBBY, PORTE COCHERE  
OLD SOUTH HEAD ROAD, VAUCLUSE

DA ISSUE

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VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA00  
PERSPECTIVE 01\_ARRIVAL  
LOBBY

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RETAIL CORNER  
OCEANVIEW AVENUE, VAUCLUSE

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669- 683 OSH RD VAUCLUSE

DA00  
PERSPECTIVE 02\_OCEANVIEW  
AVE

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RESIDENTIAL COURTYARD  
PUBLIC AREAS

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669- 683 OSH RD VAUCLUSE

DA00  
PERSPECTIVE 03\_COURTYARD

A	23.12.15	ISSUE FOR DA	SH	
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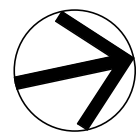


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VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA01  
EXISTING CONDITIONS



A	23.12.15	ISSUE FOR DA	SH
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Drawn	SH	Checked SH
Project no.	S12551	
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Plot Date	18/12/2023 8:42:31 AM	
Drawing no.		Revision

DA01.001 A

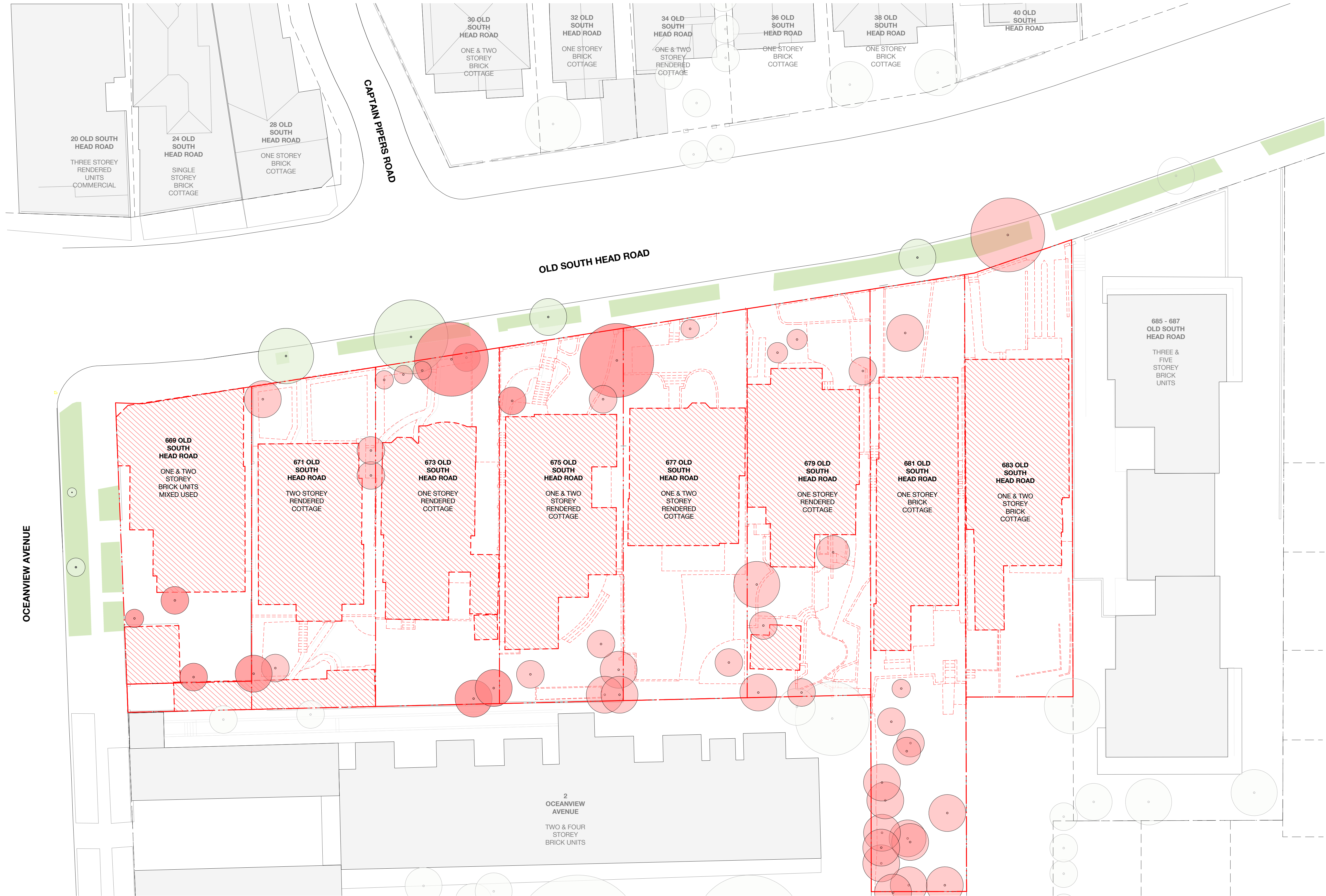
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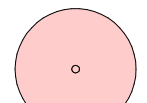
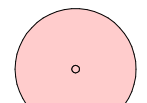
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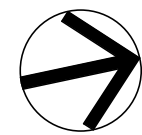
Legend - Demolition Plan

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

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HOLDINGS PTY LTD

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DA01  
DEMOLITION PLAN



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Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:42:37 AM	
Drawing no.		Revision

DA01.002 A

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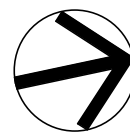
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DA01  
SITE PLAN

Revision	Date	Description	Initial	Checked
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DA01.003 A

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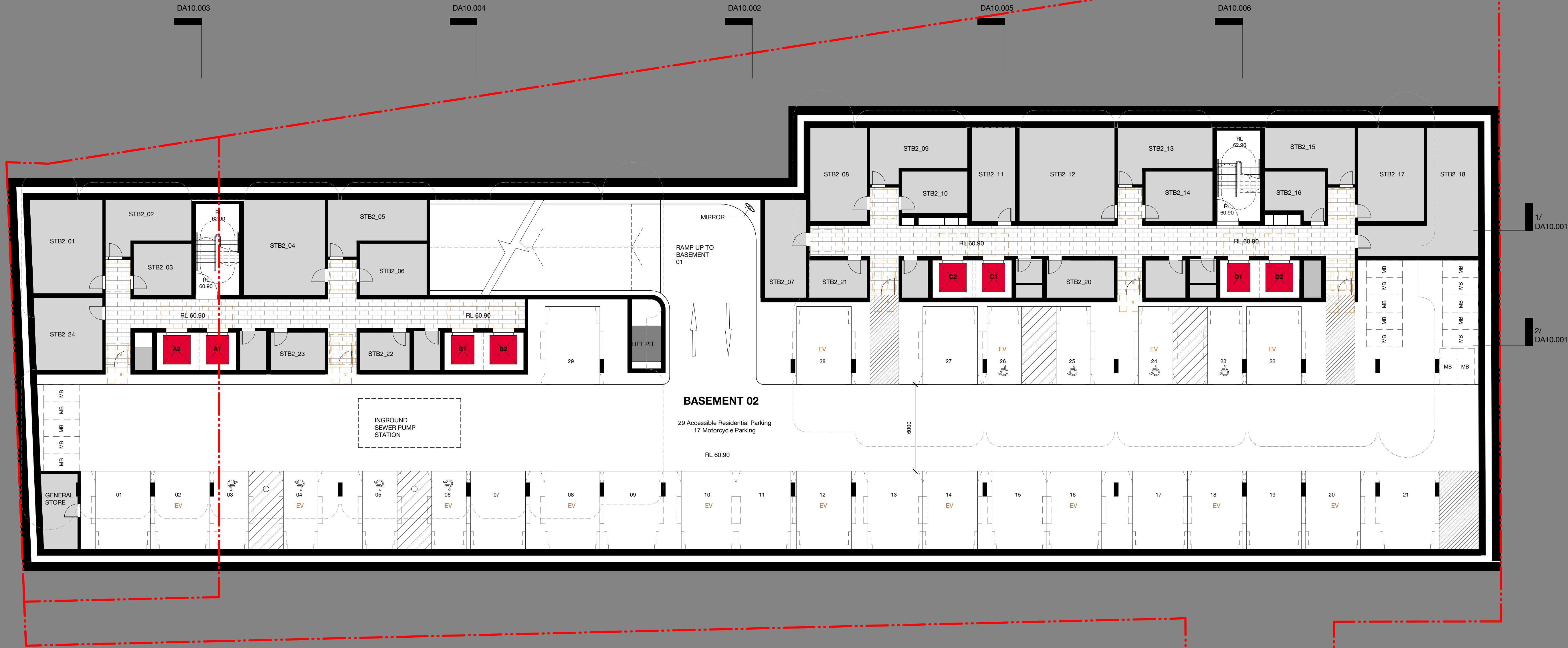
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1/  
DA10.001

2/  
DA10.001

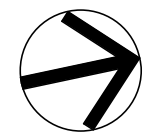
DA ISSUE



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VAUCLUSE SENIORS LIVING  
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DA03  
BASEMENT 02



Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
3	23.11.08	ISSUE FOR INFORMATION	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

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Project no.	S12551	
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Drawing no.		Revision

DA03.001 A

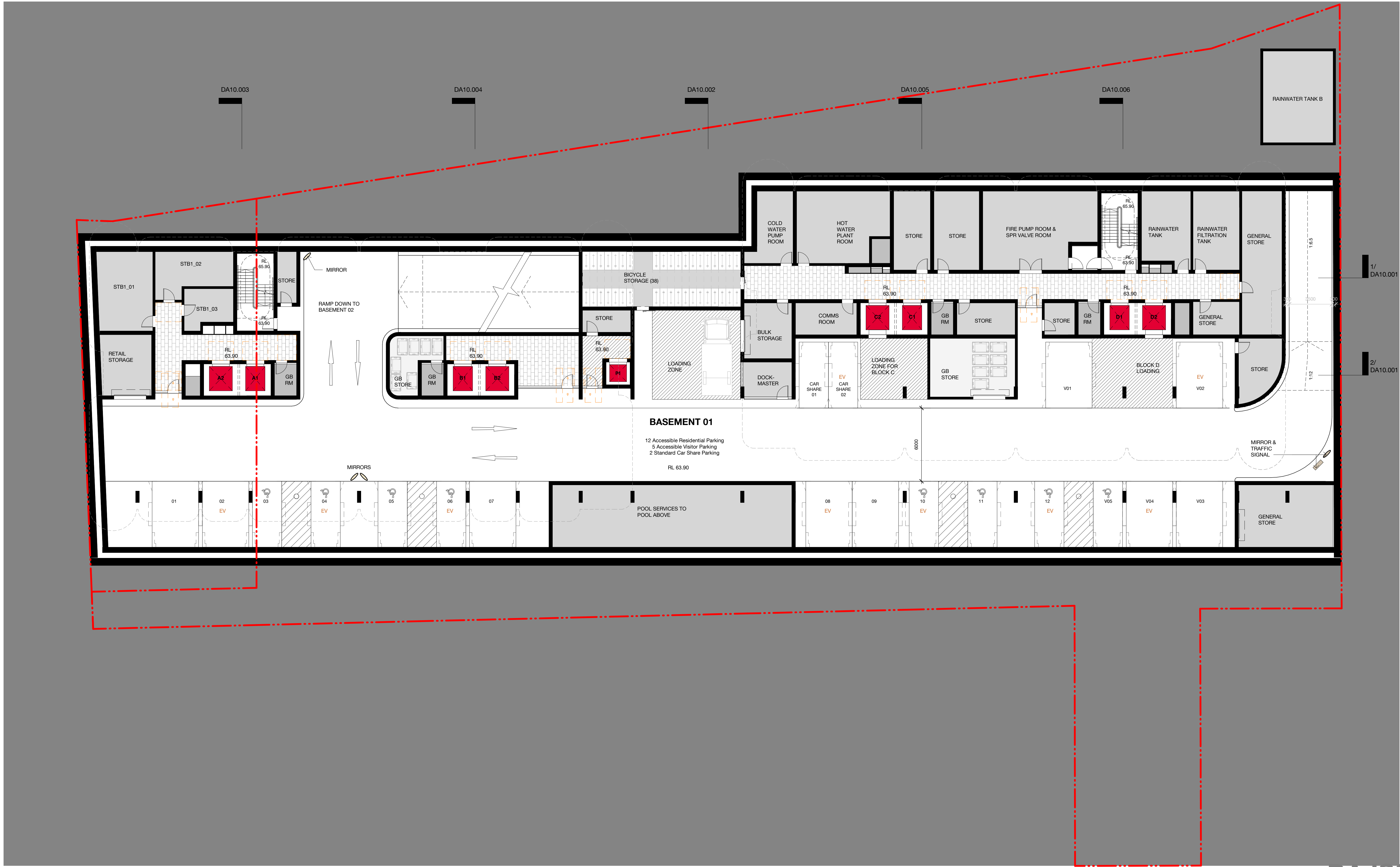
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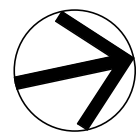


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OSHR AT VAUCLUSE  
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA03  
BASEMENT 01



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A	23.12.15	ISSUE FOR DA	SH	
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1	23.10.25	ISSUE FOR INFORMATION	SH	

Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
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DA03.002 A

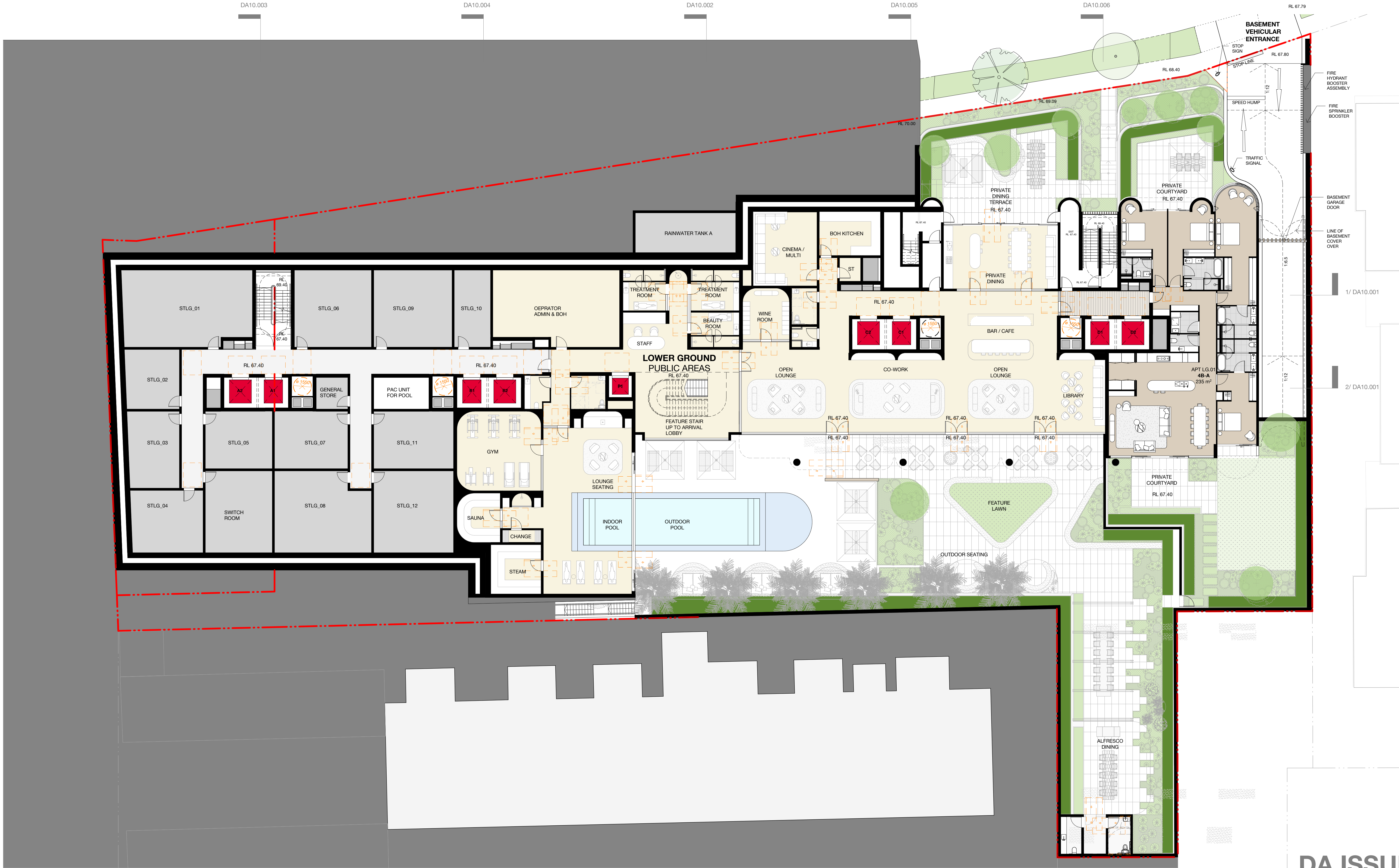
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OSHR AT VAUCLUSE  
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VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA03  
GROUND LOWER PLAN

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Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:08 AM	
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DA03.003 A

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OSHR AT VAUCLUSE  
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DA03  
GROUND UPPER PLAN

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A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:17 AM	
Drawing no.		Revision

DA03.004 A

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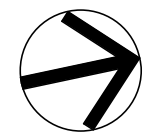
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DA03  
LEVEL 01 PLAN

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
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DA03.005 A

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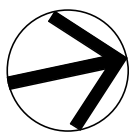
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VAUCLUSE SENIORS LIVING  
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DA03  
LEVEL 02 PLAN

A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	
Revision	Date	Description	Initial	Checked

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Plot Date	18/12/2023 8:43:34 AM	
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DA03.006 A

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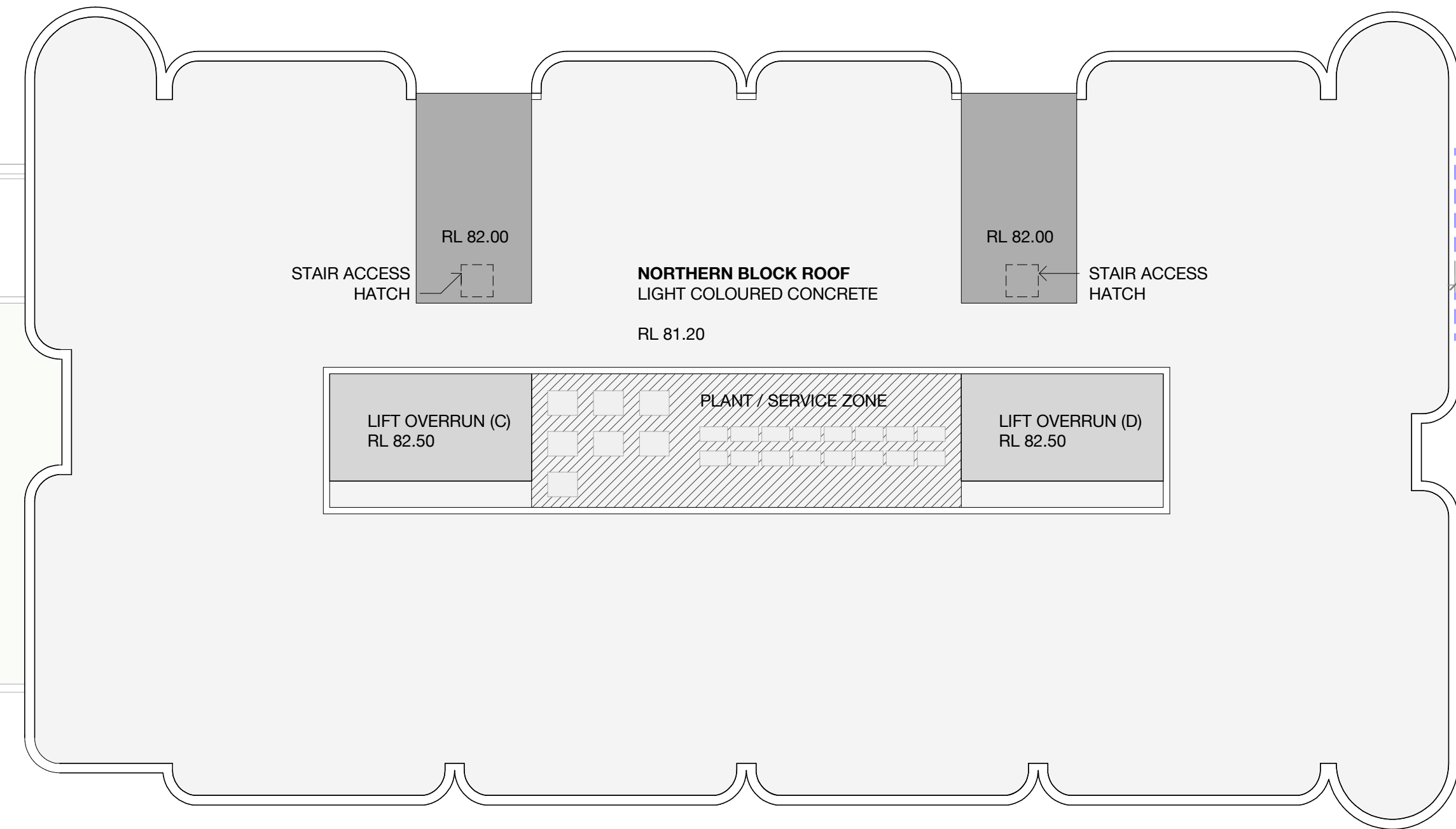
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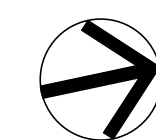
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LEVEL 03 PLAN

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A	23.12.15	ISSUE FOR DA	SH	
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Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:41 AM	
Drawing no.		Revision

DA03.007 A

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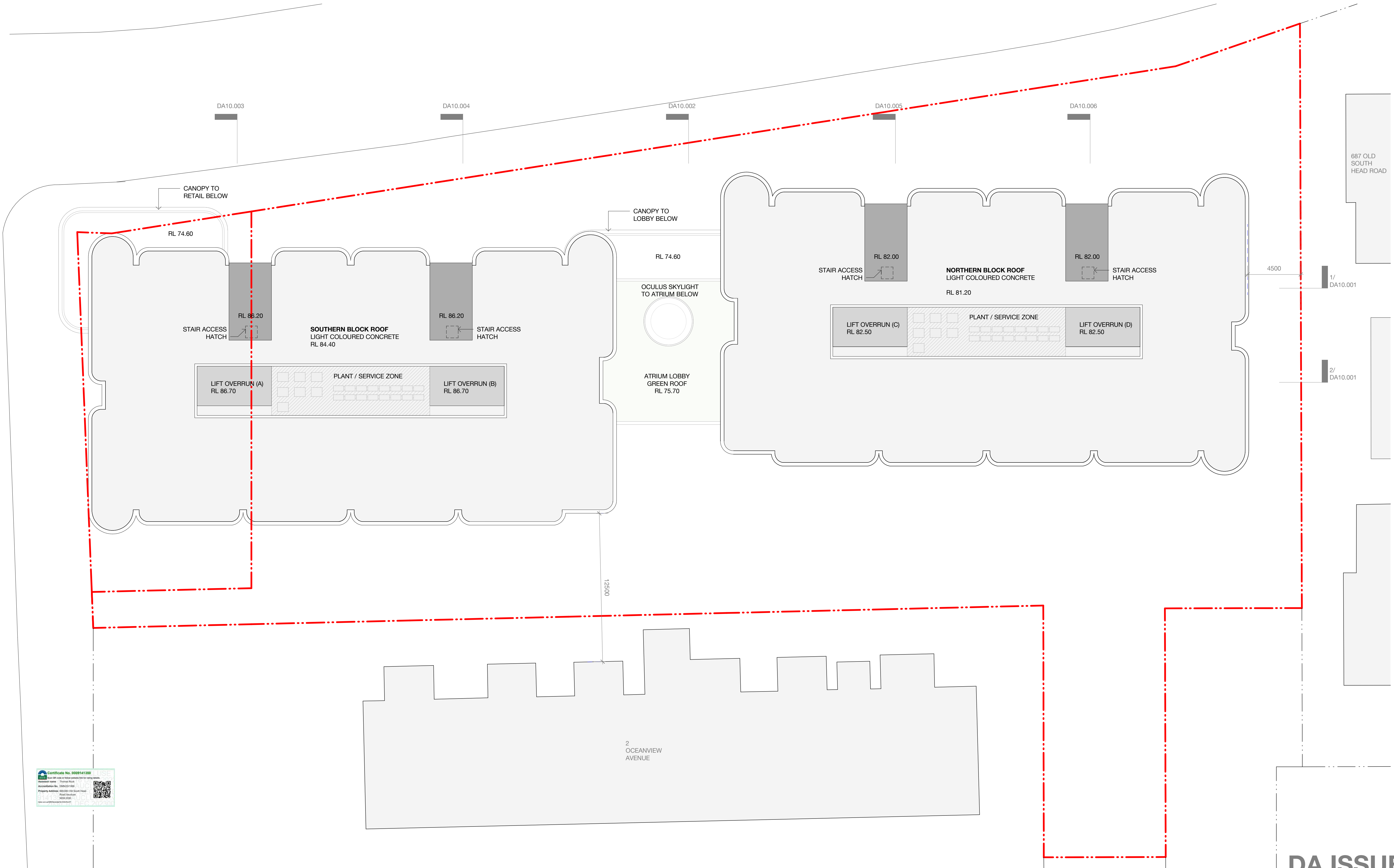
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DA03  
ROOF PLAN



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1	23.10.25	ISSUE FOR INFORMATION	SH	

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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:48 AM	
Drawing no.	DA03.008	Revision A

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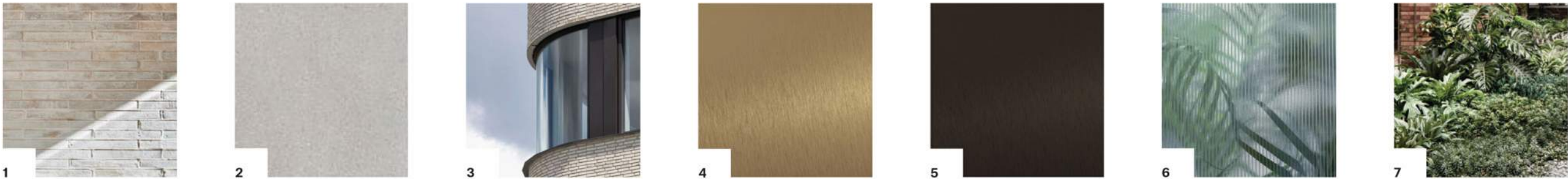
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Legend

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- ② CONCRETE (LIGHT COLOURED)  
FACADE EXPRESSION ON ALL BALCONY
- ③ CLEAR GLASS (DOUBLE GLAZED)  
ALL WINDOWS & SLIDING DOORS
- ④ METAL 01 (SATIN PALE BRONZE)  
PRIVACY FINS TO ALL BALCONY  
PROFILED METAL CLAD TO SOLID WALLS
- ⑤ METAL 02 (SATIN ESPRESSO BRONZE)  
FRAMES TO ALL GLAZING  
BALUSTRADE HANDRAILS  
SHADING FINS
- ⑥ FLUTED GLASS (OPAQUE)  
TO BATHROOMS & BEDROOMS
- ⑦ LANDSCAPE PLANTING  
JULIETTE BALCONY & COURTYARD GARDENS

OSHR AT VAUCLUSE  
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VAUCLUSE SENIORS LIVING  
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DA09  
ELEVATION\_OLD SOUTH HEAD  
RD\_NORTH

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Drawing no.		Revision

DA09.001A A

DA ISSUE

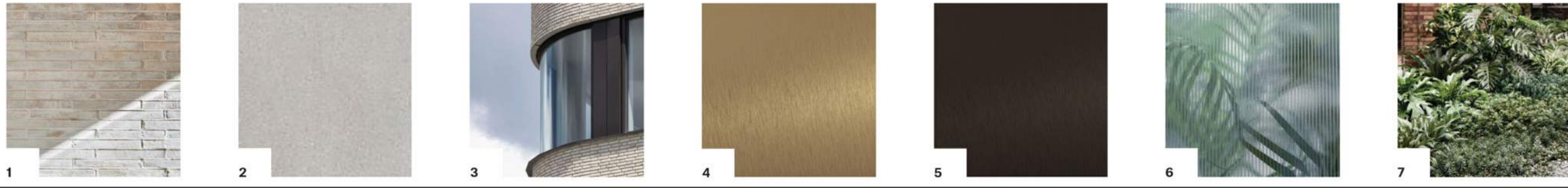
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- Legend**
- ① BRICK (LIGHT COLOURED)  
ALL ELEVATIONS
  - ② CONCRETE (LIGHT COLOURED)  
FACADE EXPRESSION ON ALL BALCONY
  - ③ CLEAR GLASS (DOUBLE GLAZED)  
ALL WINDOWS & SLIDING DOORS
  - ④ METAL 01 (SATIN PALE BRONZE)  
PRIVACY FINS TO ALL BALCONY  
PROFILED METAL CLAD TO SOLID WALLS
  - ⑤ METAL 02 (SATIN ESPRESSO BRONZE)  
FRAMES TO ALL GLAZING  
BALUSTRADE HANDRAILS  
SHADING FINS
  - ⑥ FLUTED GLASS (OPAQUE)  
TO BATHROOMS & BEDROOMS
  - ⑦ LANDSCAPE PLANTING  
JULIETTE BALCONY & COURTYARD GARDENS

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DA09  
ELEVATION\_OLD SOUTH HEAD  
RD\_SOUTH

Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
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Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:43:55 AM	
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DA09.001B A

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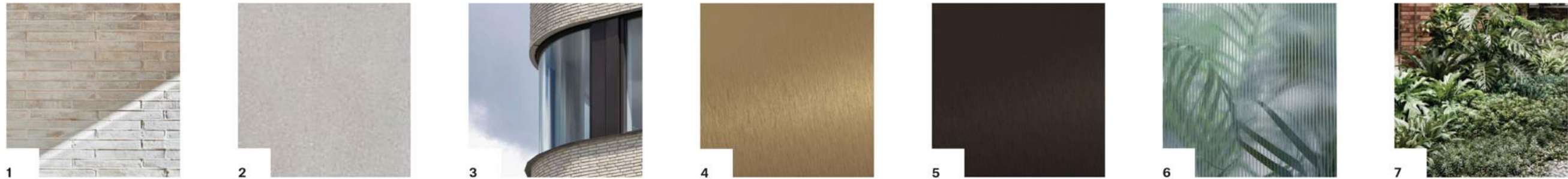
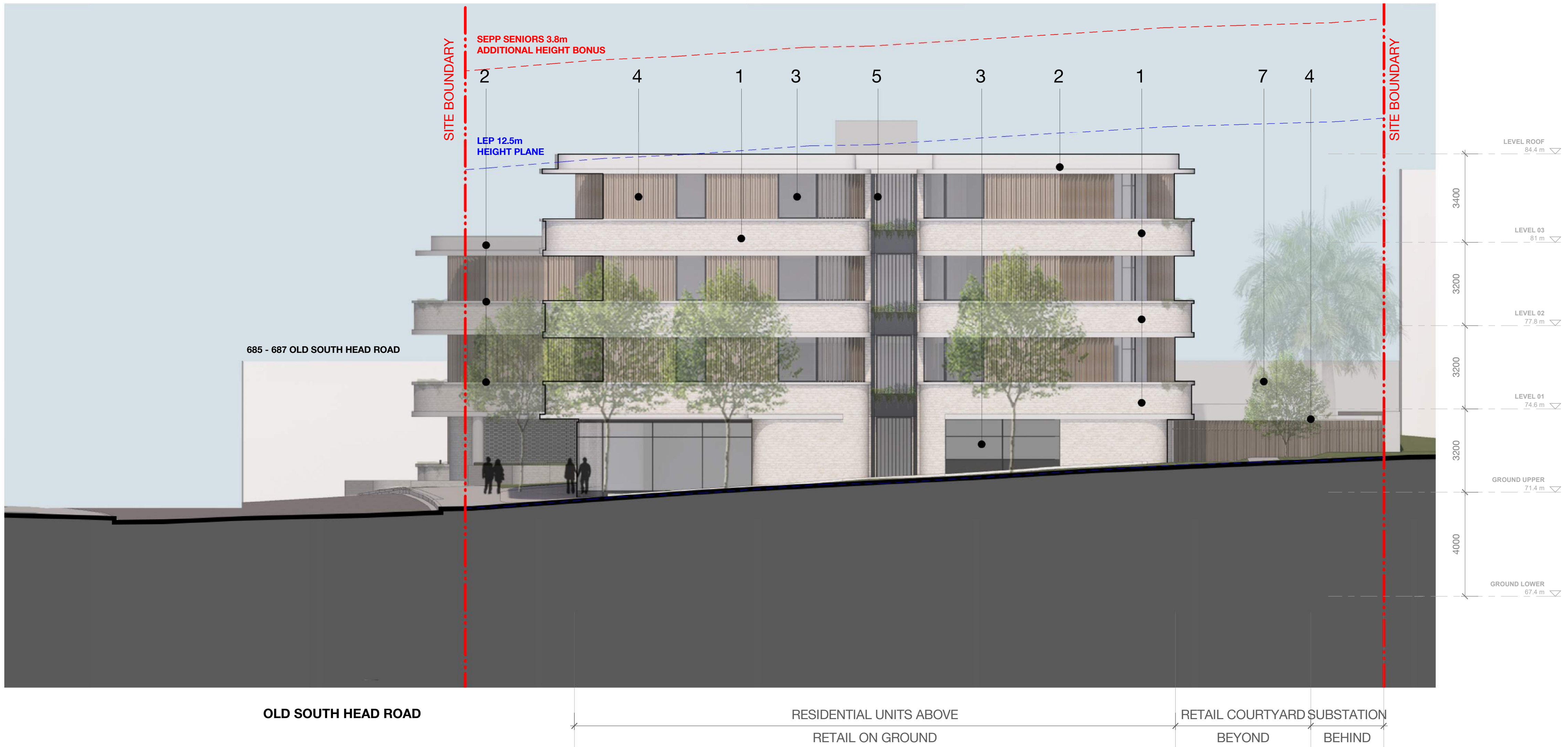
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- CONCRETE (LIGHT COLOURED)  
FACADE EXPRESSION ON ALL BALCONY
- CLEAR GLASS (DOUBLE GLAZED)  
ALL WINDOWS & SLIDING DOORS
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DA09  
ELEVATION\_OCEANVIEW AVE

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A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

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Drawing no.		Revision

DA09.002 A

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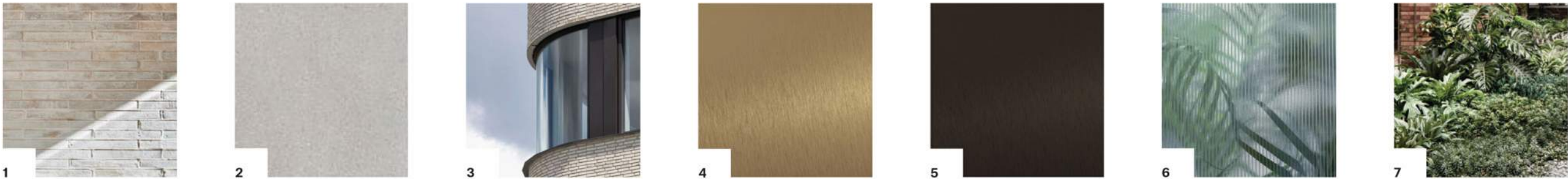
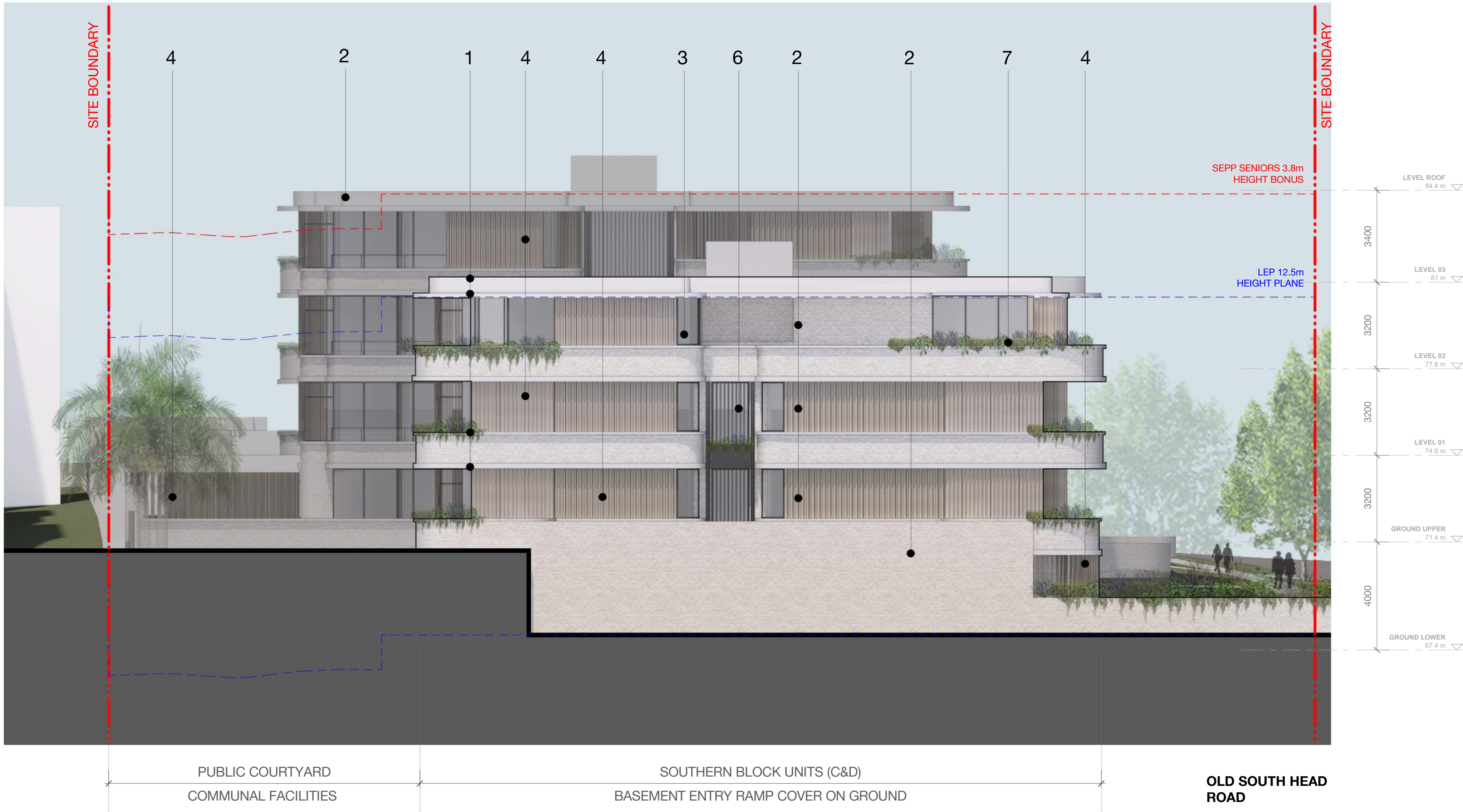
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- ⑦ LANDSCAPE PLANTING  
JULIETTE BALCONY & COURTYARD GARDENS

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Revision	Date	Description	Initial	Checked
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
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DA09  
NORTHERN ELEVATION

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DA09.003 A

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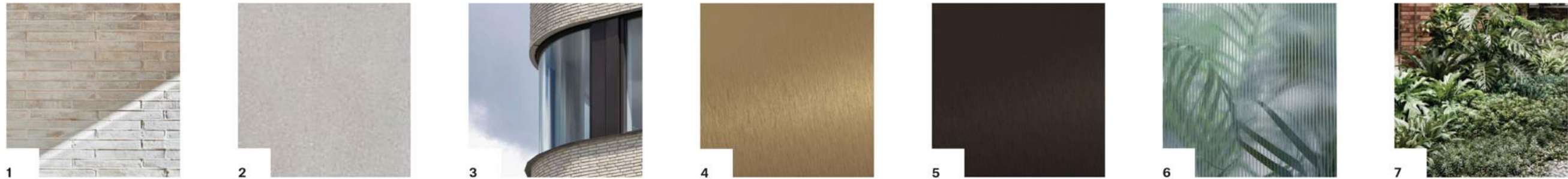
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- LANDSCAPE PLANTING  
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A	23.12.15	ISSUE FOR DA	SH	
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#### DA09 EASTERN ELEVATION\_NORTH

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DA09.004A A

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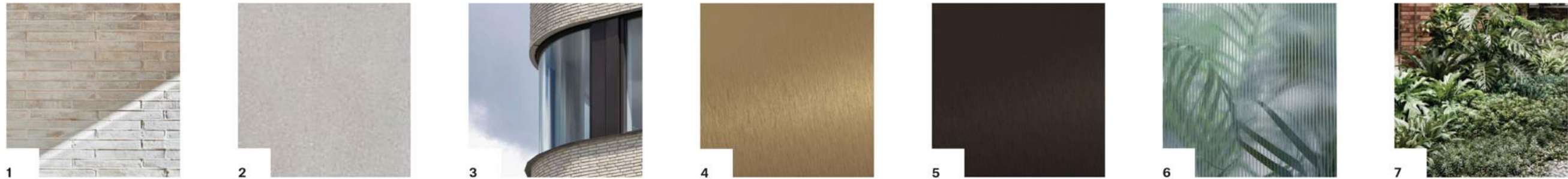
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BALUSTRADE HANDRAILS  
SHADING FINS
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TO BATHROOMS & BEDROOMS
- LANDSCAPE PLANTING  
JULIETTE BALCONY & COURTYARD GARDENS

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

#### VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

#### DA09 EASTERN ELEVATION\_SOUTH

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Drawing no.		Revision

DA09.004B A

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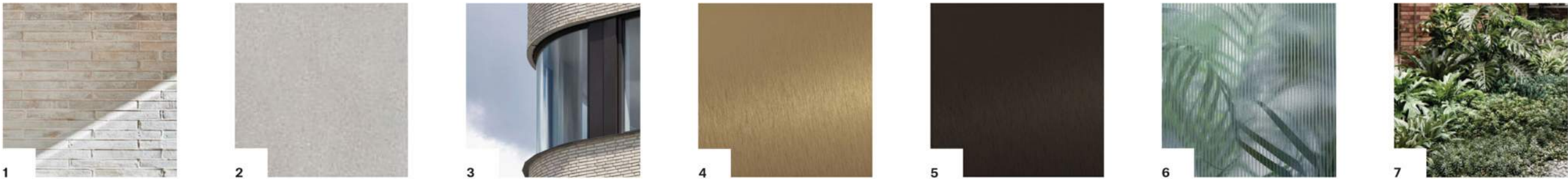
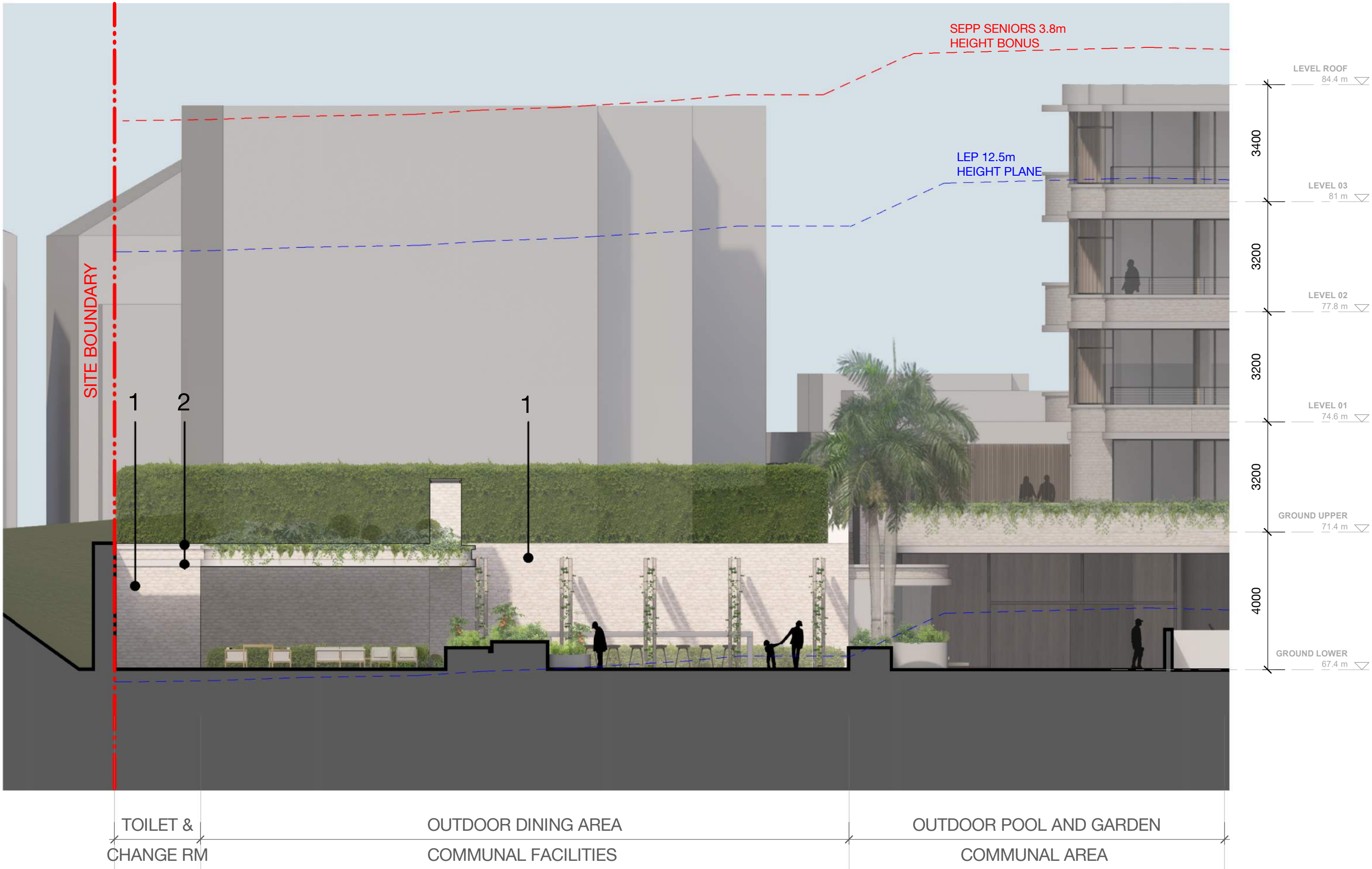
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NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /  
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

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Legend

- ① BRICK (LIGHT COLOURED)  
ALL ELEVATIONS
- ② CONCRETE (LIGHT COLOURED)  
FACADE EXPRESSION ON ALL BALCONY
- ③ CLEAR GLASS (DOUBLE GLAZED)  
ALL WINDOWS & SLIDING DOORS
- ④ METAL 01 (SATIN PALE BRONZE)  
PRIVACY FINS TO ALL BALCONY  
PROFILED METAL CLAD TO SOLID WALLS
- ⑤ METAL 02 (SATIN ESPRESSO BRONZE)  
FRAMES TO ALL GLAZING  
BALUSTRADE HANDRAILS  
SHADING FINS
- ⑥ FLUTED GLASS (OPAQUE)  
TO BATHROOMS & BEDROOMS
- ⑦ LANDSCAPE PLANTING  
JULIETTE BALCONY & COURTYARD GARDENS

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VAUCLOSE SENIORS LIVING  
669- 683 OSH RD VAUCLOSE

DA09  
ELEVATION - OUTHOUSE

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Scale	1 : 100	@ A1
Drawn	Author	Checked Checker
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:31 AM	
Drawing no.	Revision	

DA09.005 A

DA ISSUE

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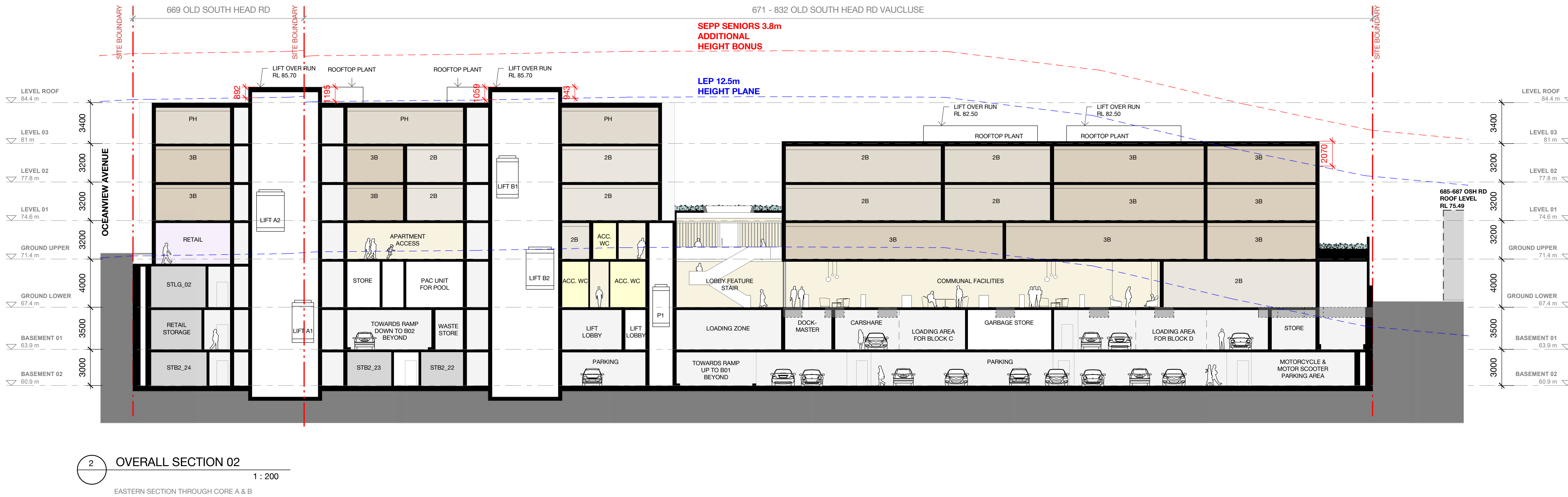
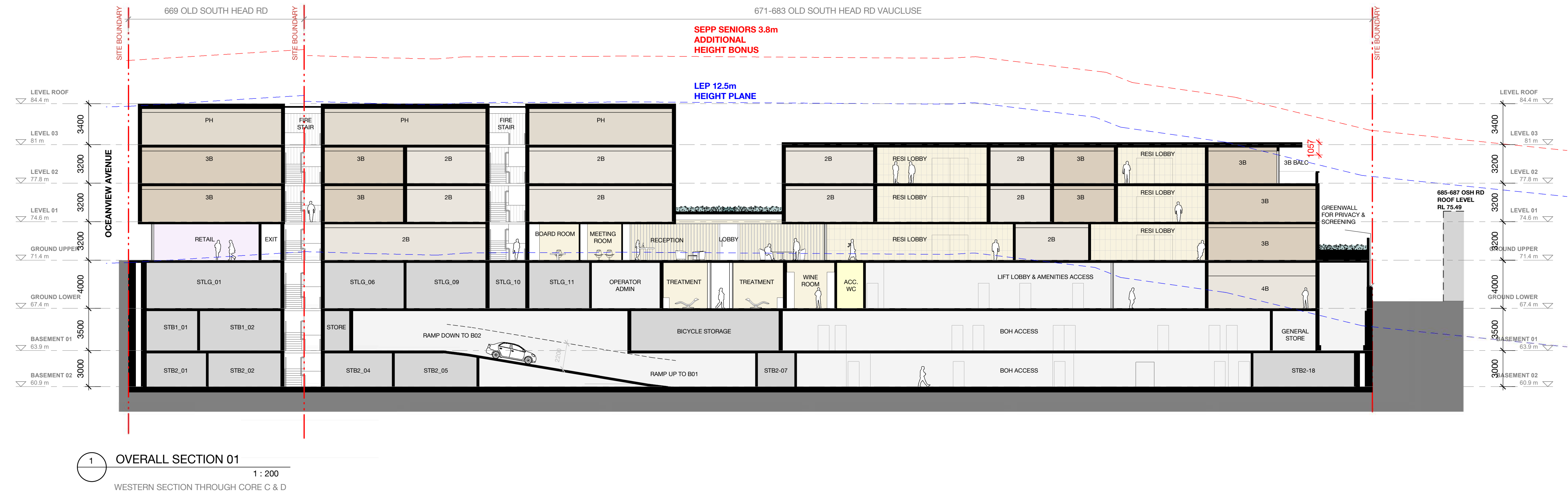
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DA10  
BUILDING SECTIONS

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

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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:39 AM	
Drawing no.		Revision

DA10.001 A

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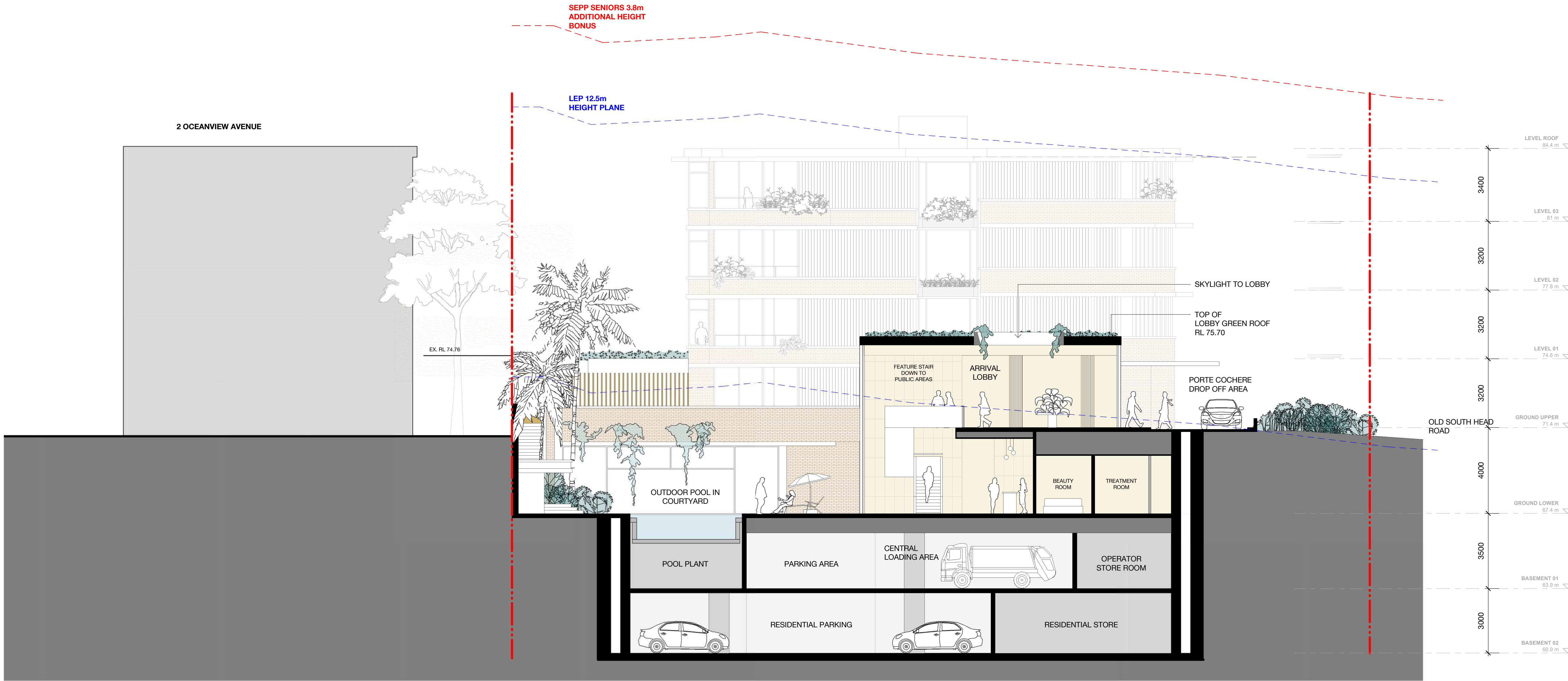
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DA10  
SECTION\_ARRIVAL LOBBY

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

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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:47 AM	
Drawing no.		Revision

DA10.002 A

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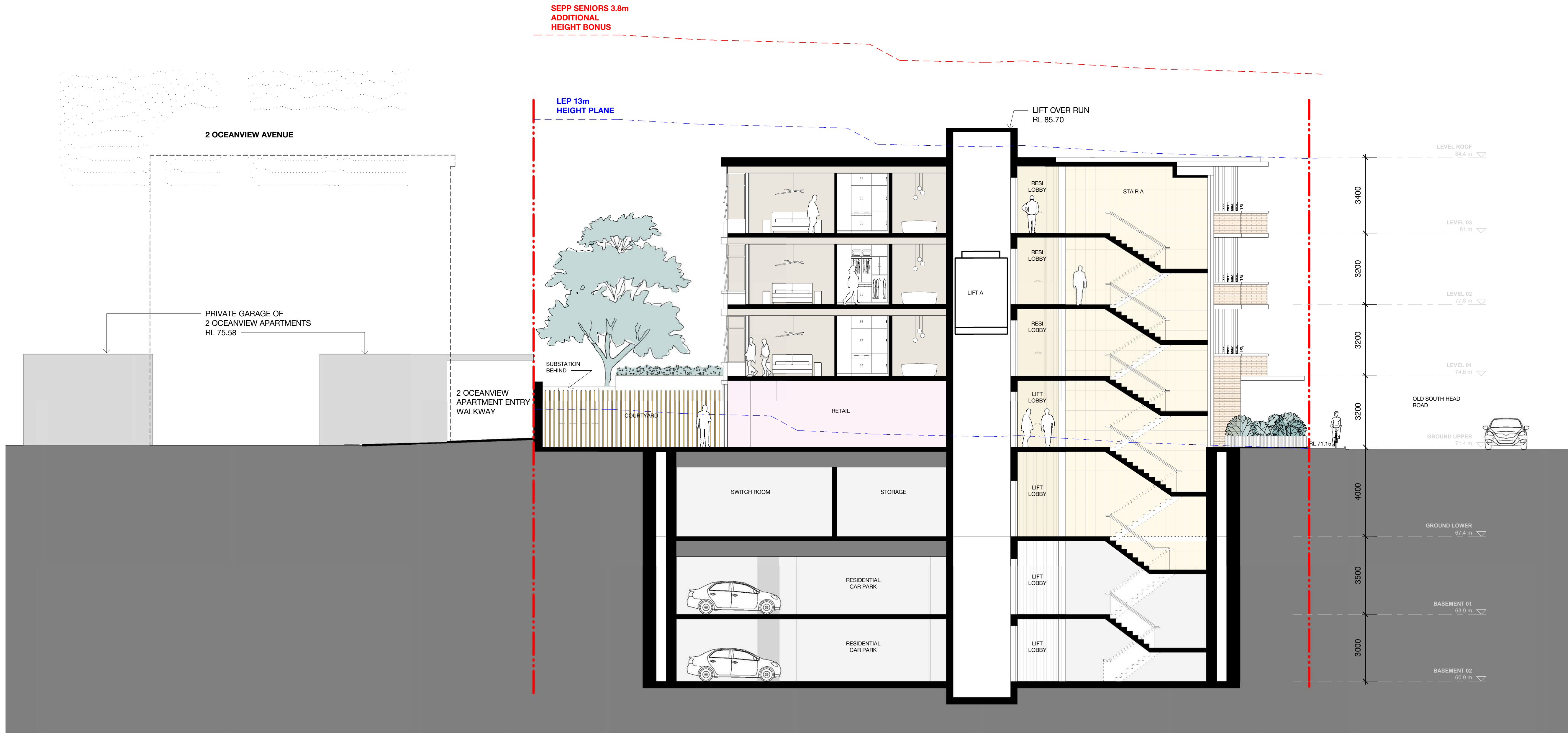
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DA10  
SECTION\_CORE A

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

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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:44:55 AM	
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DA10.003 A

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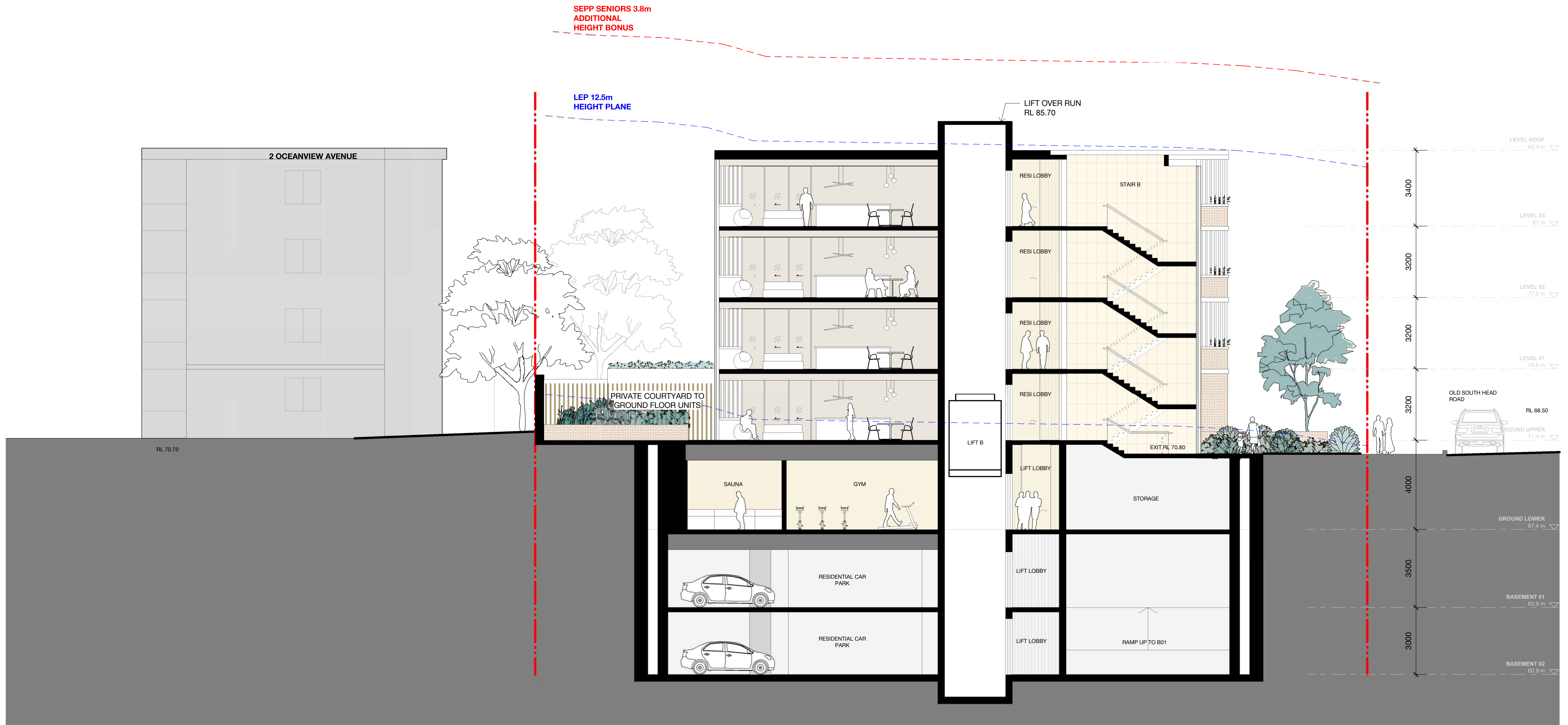
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DA10  
SECTION\_CORE B

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

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Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:03 AM	
Drawing no.		Revision

DA10.004 A

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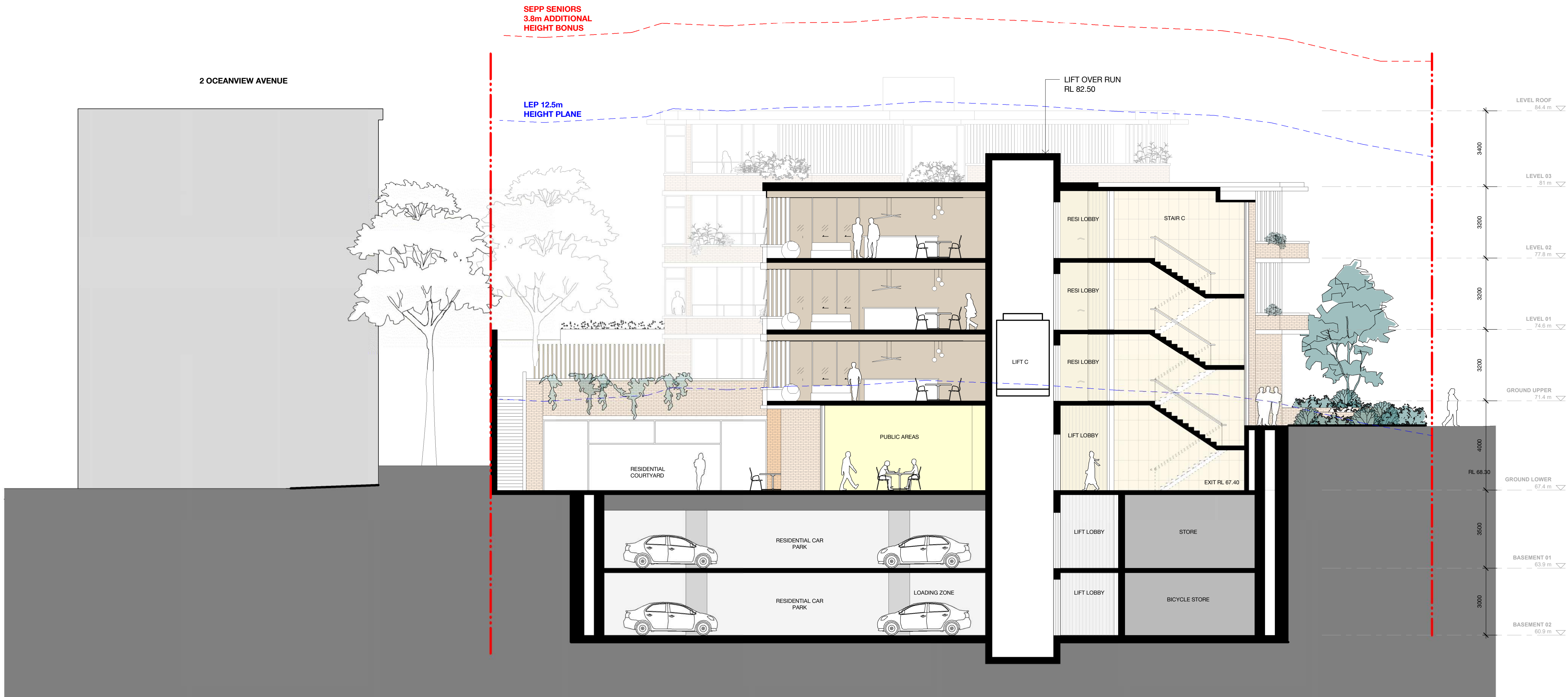
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DA10  
SECTION\_CORE C

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

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Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:11 AM	
Drawing no.		Revision

DA10.005 A

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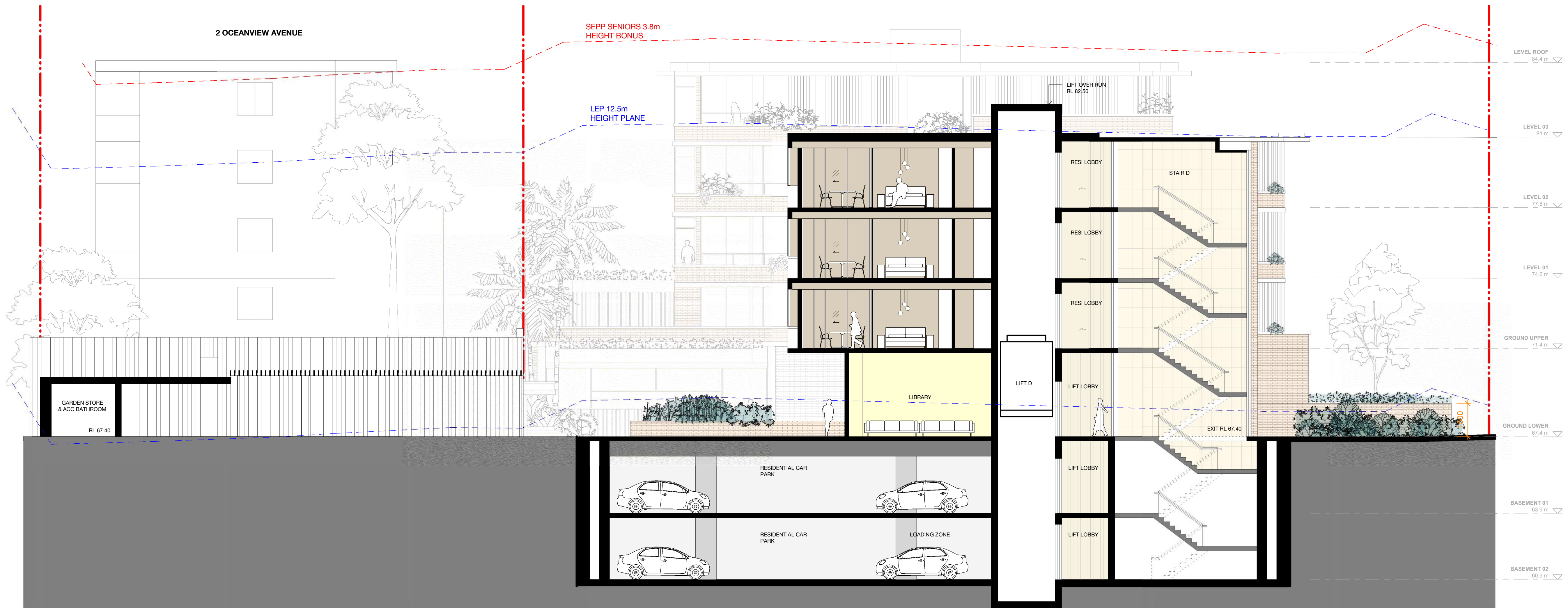
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DA10  
SECTION\_CORE D

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

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Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:45:19 AM	
Drawing no.		Revision

DA10.006 A

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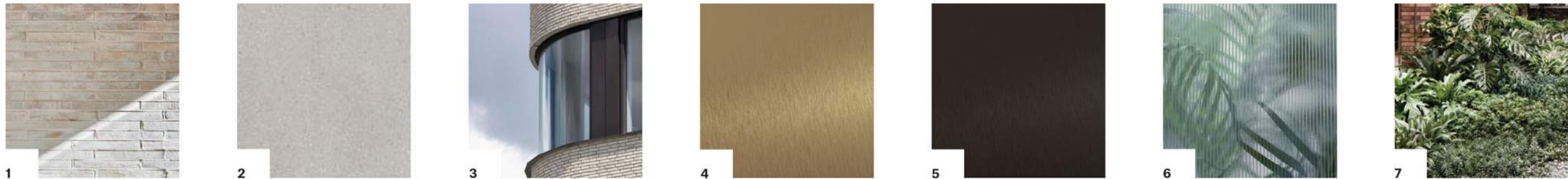
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DA ISSUE





#### Legend

- BRICK (LIGHT COLOURED)  
ALL ELEVATIONS
- CONCRETE (LIGHT COLOURED)  
FACADE EXPRESSION ON ALL BALCONY
- CLEAR GLASS (DOUBLE GLAZED)  
ALL WINDOWS & SLIDING DOORS
- METAL 01 (SATIN PALE BRONZE)  
PRIVACY FINS TO ALL BALCONY  
PROFILED METAL CLAD TO SOLID WALLS
- METAL 02 (SATIN ESPRESSO BRONZE)  
FRAMES TO ALL GLAZING  
BALUSTRADE HANDRAILS  
SHADING FINS
- FLUTED GLASS (OPAQUE)  
TO BATHROOMS & BEDROOMS
- LANDSCAPE PLANTING  
JULIETTE BALCONY & COURTYARD GARDENS

#### OSHR AT VAUCLUSE HOLDINGS PTY LTD

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

#### VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

#### DA11 FACADE TYPE 01

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Drawing no.		Revision

DA11.001 A

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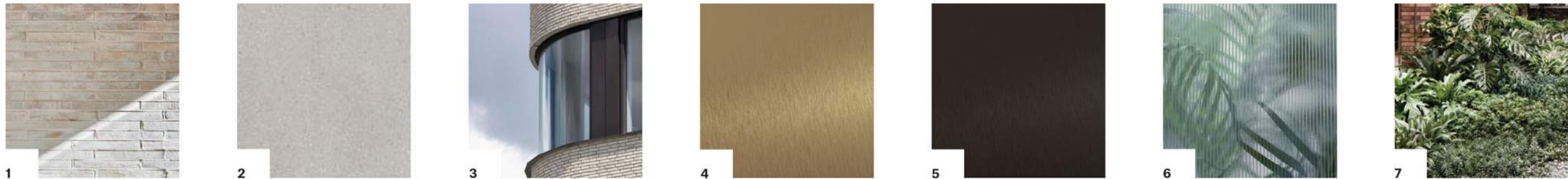
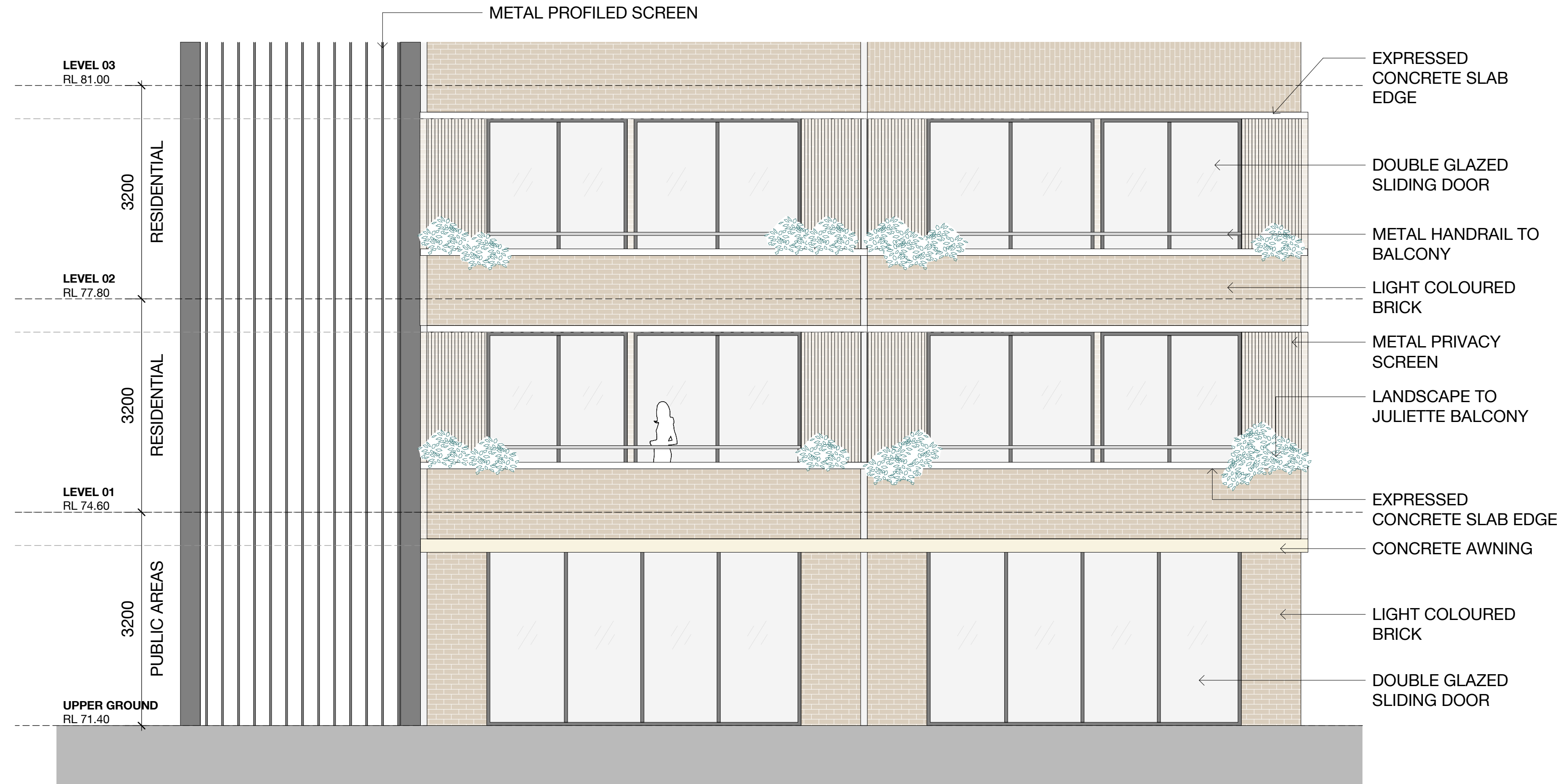
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#### Legend

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- CONCRETE (LIGHT COLOURED)  
FACADE EXPRESSION ON ALL BALCONY
- CLEAR GLASS (DOUBLE GLAZED)  
ALL WINDOWS & SLIDING DOORS
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- METAL 02 (SATIN ESPRESSO BRONZE)  
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BALUSTRADE HANDRAILS  
SHADING FINS
- FLUTED GLASS (OPAQUE)  
TO BATHROOMS & BEDROOMS
- LANDSCAPE PLANTING  
JULIETTE BALCONY & COURTYARD GARDENS

#### OSHR AT VAUCLUSE HOLDINGS PTY LTD

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

#### VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

#### DA11 FACADE TYPE 02

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

DA11.002 A

## DA ISSUE

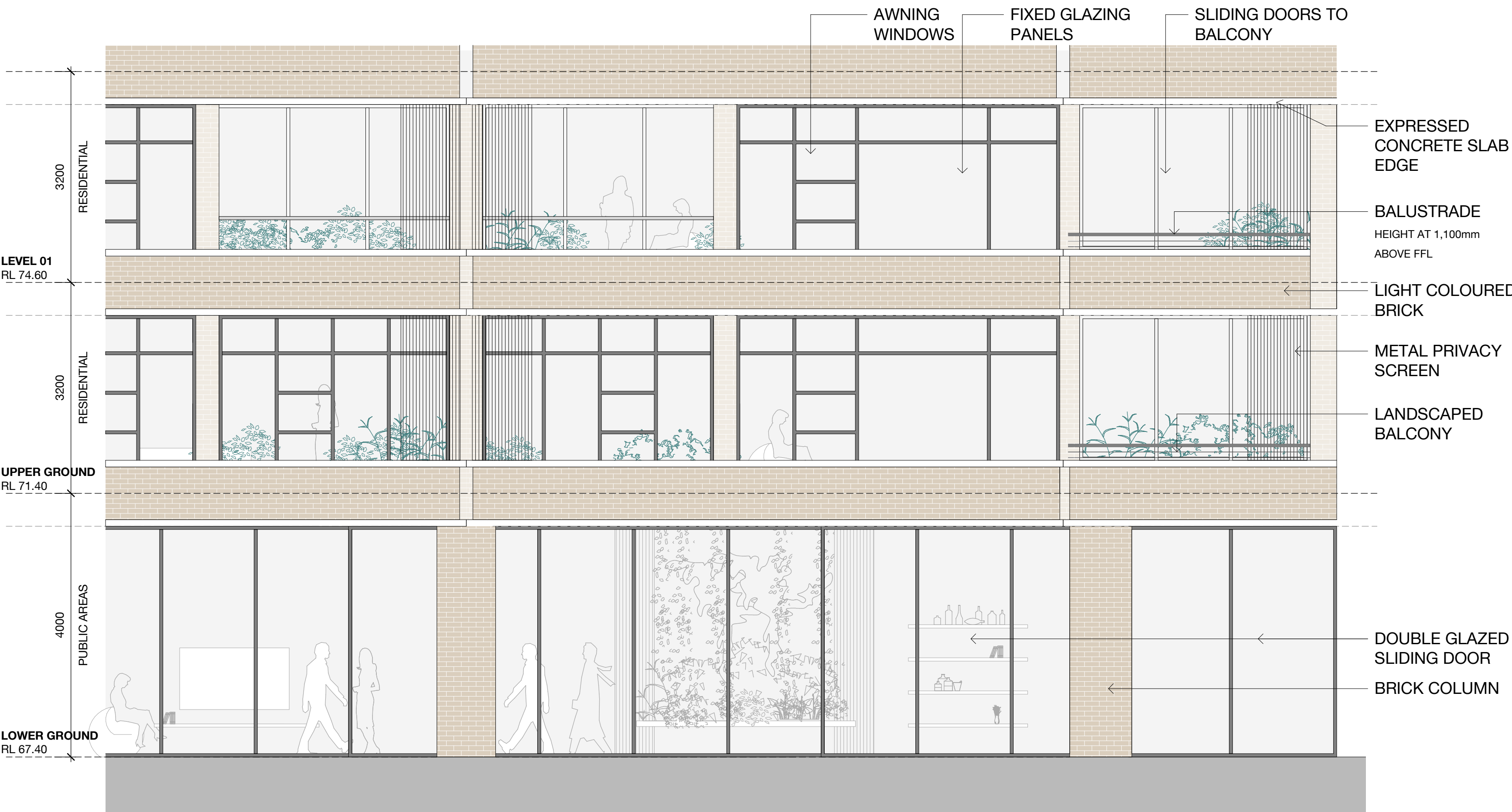
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**Legend**

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ALL ELEVATIONS
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FACADE EXPRESSION ON ALL BALCONY
- ③ CLEAR GLASS (DOUBLE GLAZED)  
ALL WINDOWS & SLIDING DOORS
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PRIVACY FINS TO ALL BALCONY  
PROFILED METAL CLAD TO SOLID WALLS
- ⑤ METAL 02 (SATIN ESPRESSO BRONZE)  
FRAMES TO ALL GLAZING  
BALUSTRADE HANDRAILS  
SHADING FINS
- ⑥ FLUTED GLASS (OPAQUE)  
TO BATHROOMS & BEDROOMS
- ⑦ LANDSCAPE PLANTING  
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VAUCLUSE SENIORS LIVING  
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DA11  
FACADE TYPE 03

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

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Project no.	S12551	
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Plot Date	18/12/2023 8:45:44 AM	
Drawing no.		Revision

DA11.003 A

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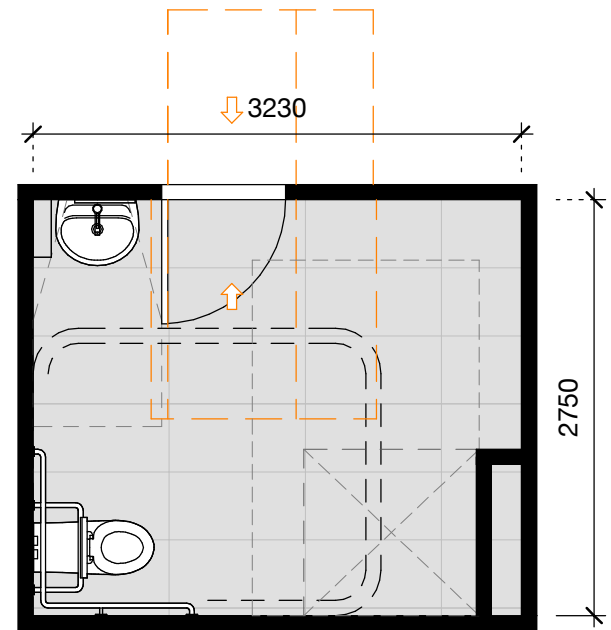
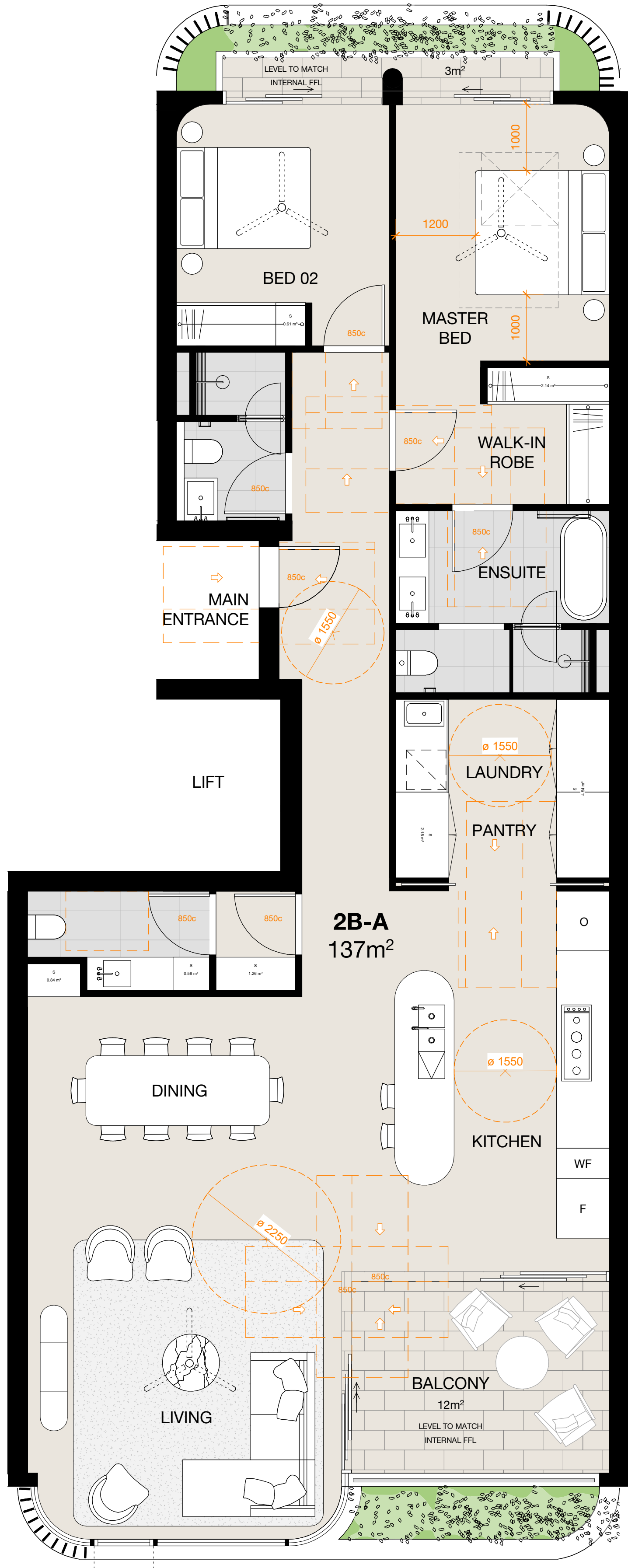
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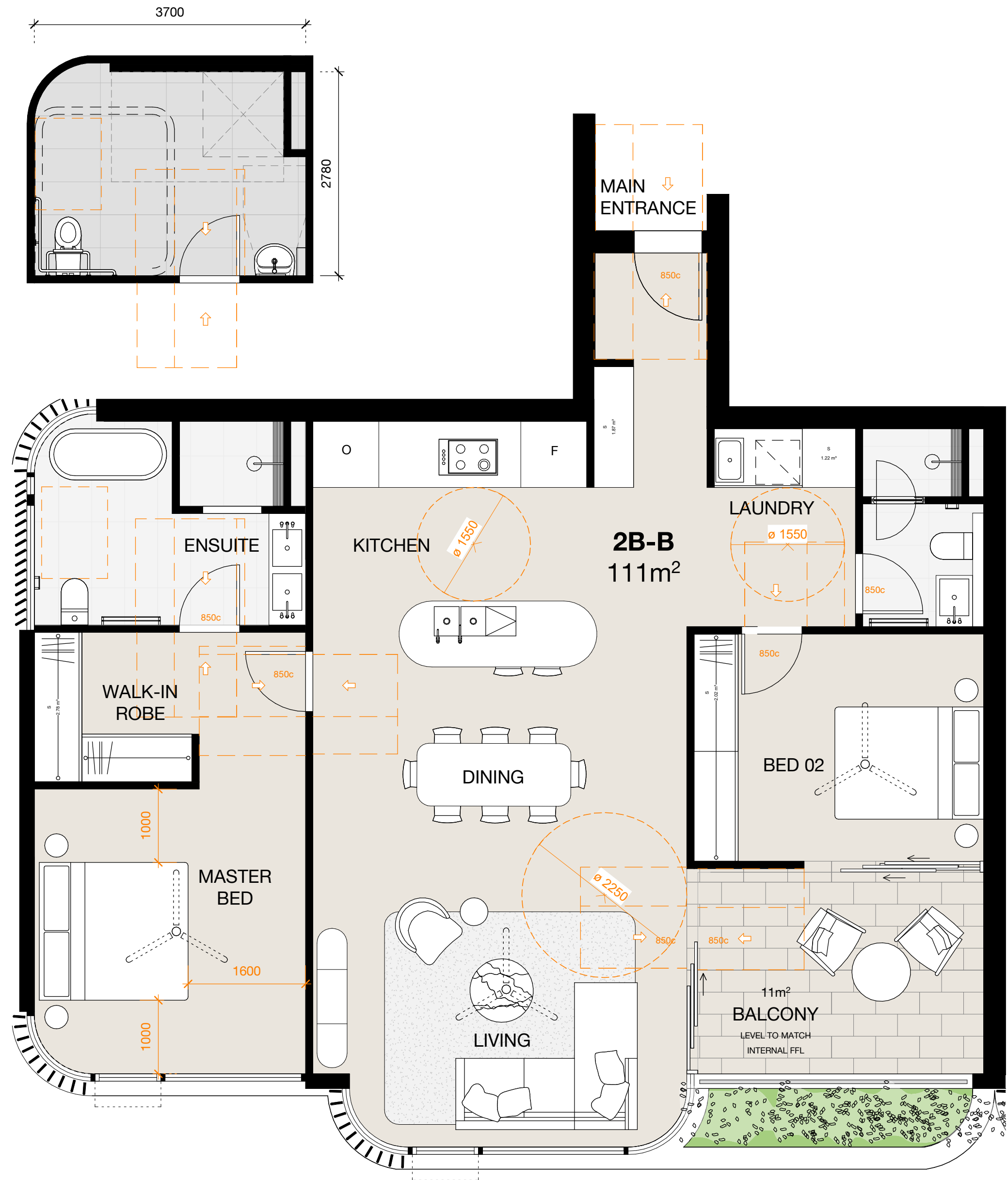


3 APT 2B-A  
1 : 50

INTERNAL AREA  
137m<sup>2</sup>

BALCONY  
12m<sup>2</sup>

STORAGE (WITHIN APT)  
12m<sup>3</sup>



1 APT 2B-B  
1 : 50

INTERNAL AREA  
111m<sup>2</sup>

BALCONY  
11m<sup>2</sup>

STORAGE (WITHIN APT)  
8m<sup>3</sup>



#### Legend

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

#### GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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DA13  
APARTMENT TYPES - 2B

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Drawing no.		Revision

DA13.001 A

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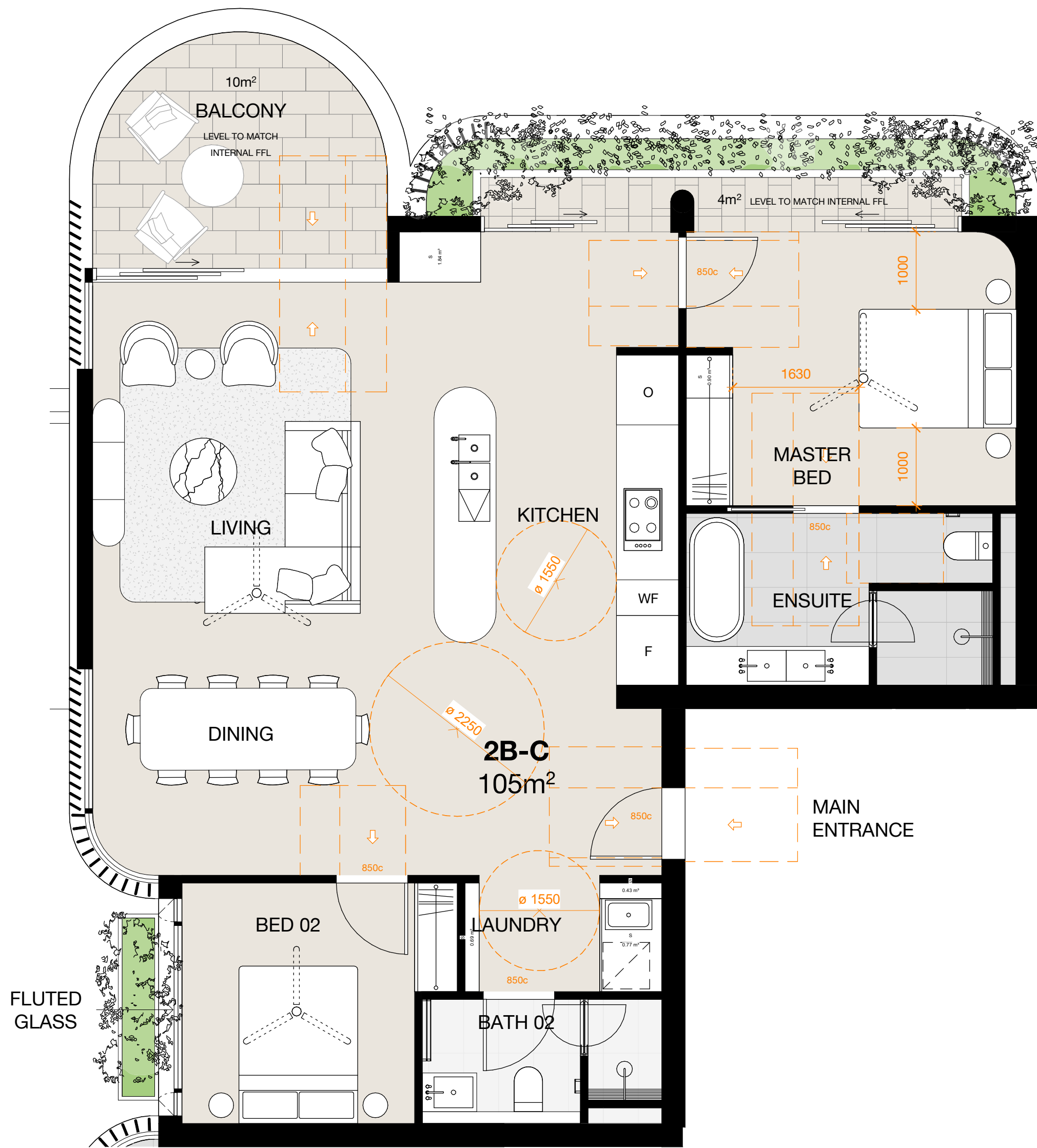
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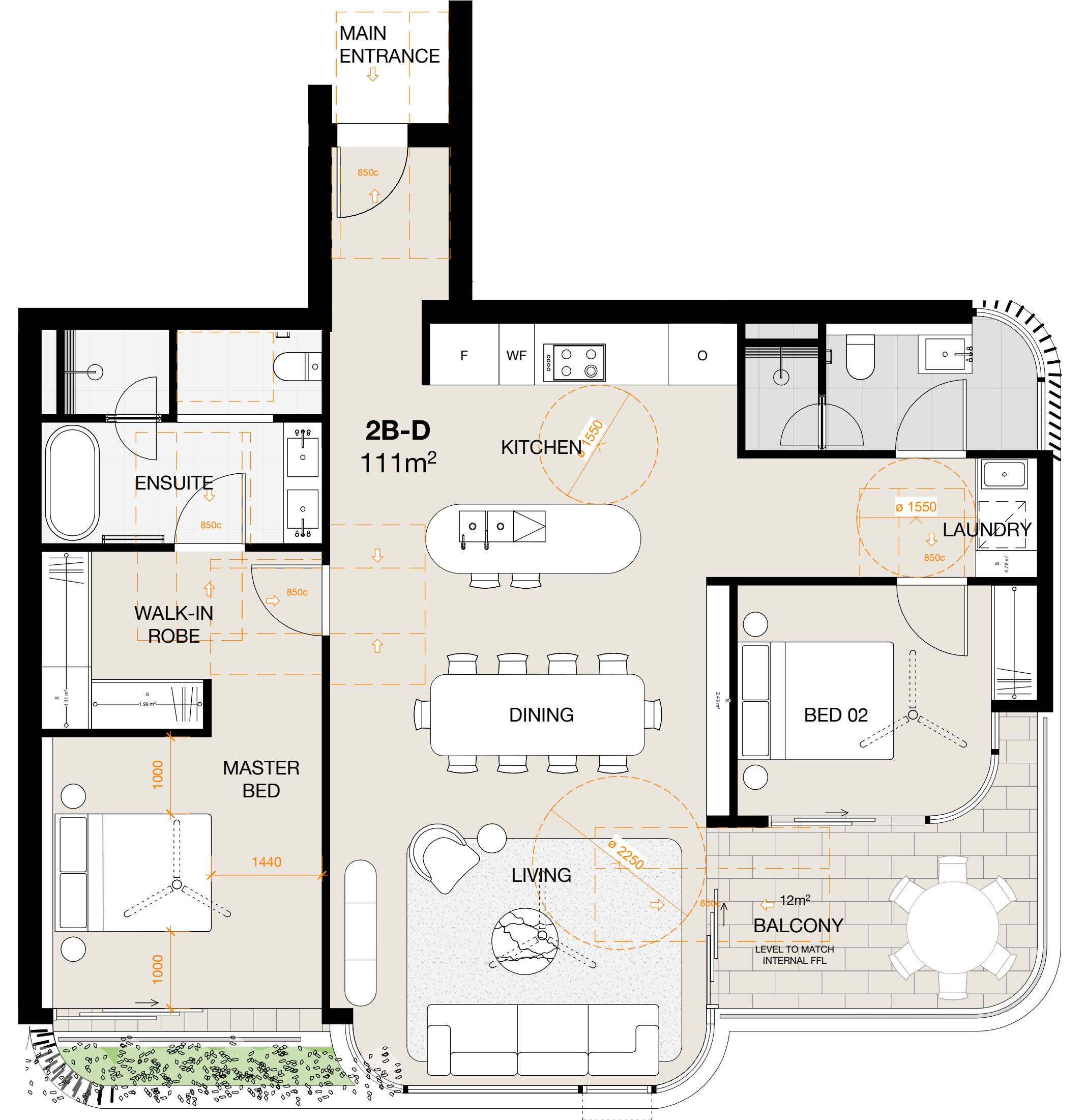
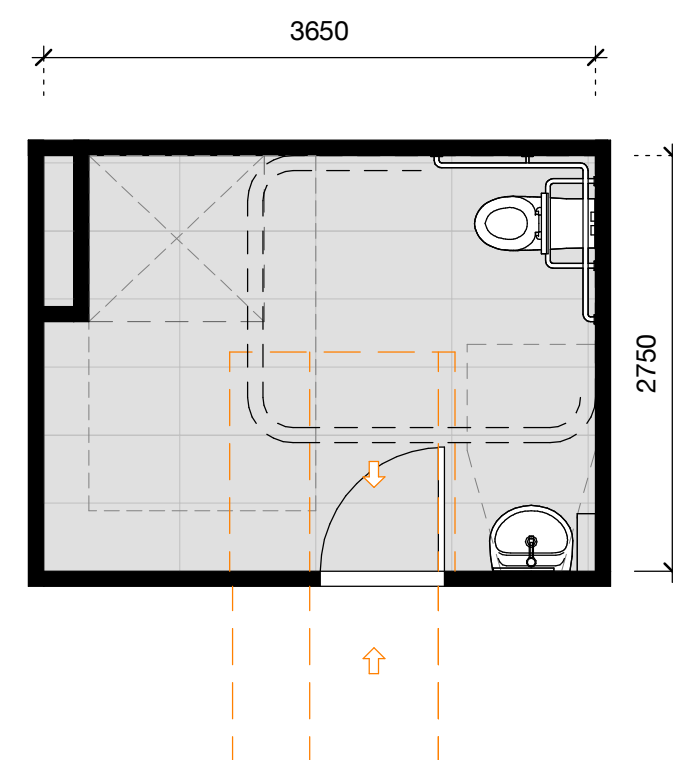
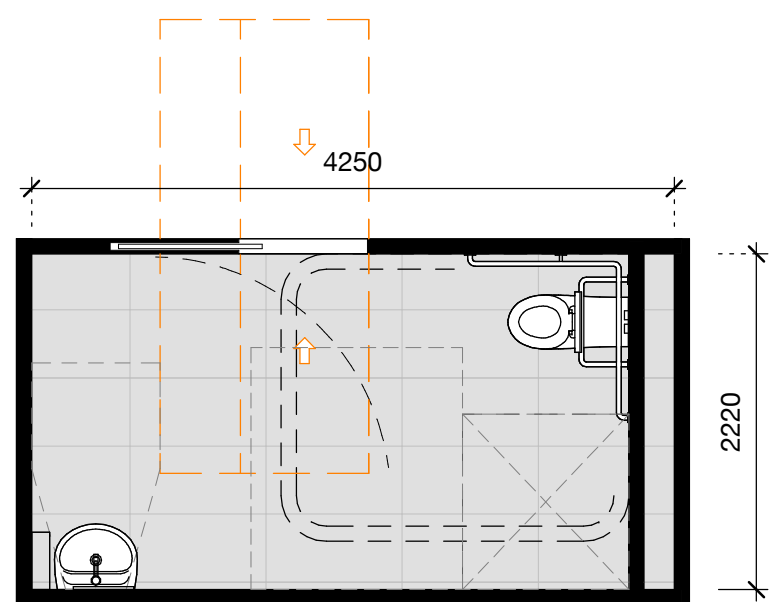
1 APT 2B-C

1 : 50

INTERNAL AREA  
105m<sup>2</sup>

BALCONY  
10m<sup>2</sup>

STORAGE (WITHIN APT)  
4m<sup>3</sup>



2 APT 2B-D

1 : 50

INTERNAL AREA  
111m<sup>2</sup>

BALCONY  
12m<sup>2</sup>

STORAGE (WITHIN APT)  
6m<sup>3</sup>



#### Legend

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

#### GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA13  
APARTMENT TYPES - 2B

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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:46:02 AM	
Drawing no.		Revision

DA13.002 A

DA ISSUE

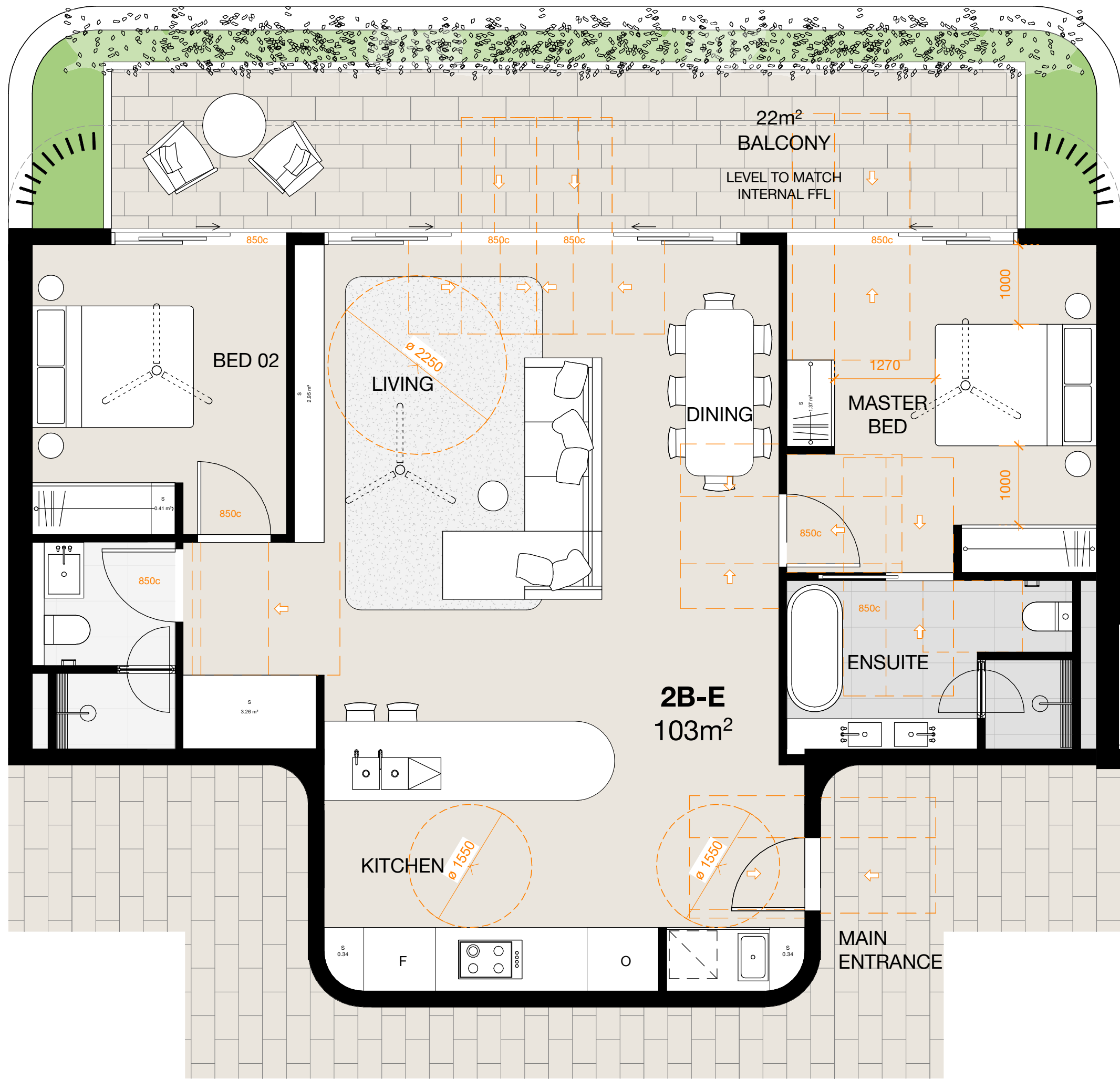
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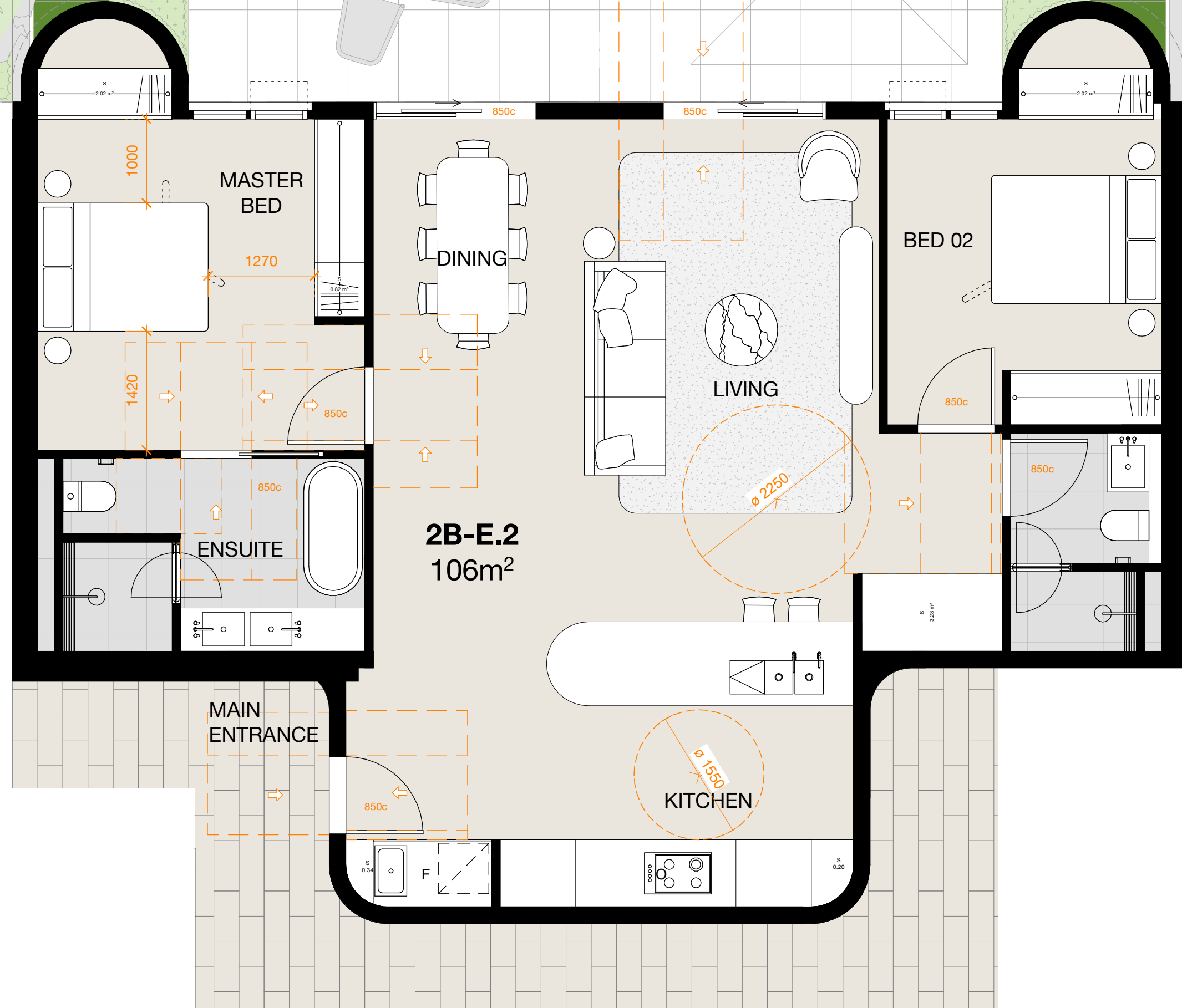
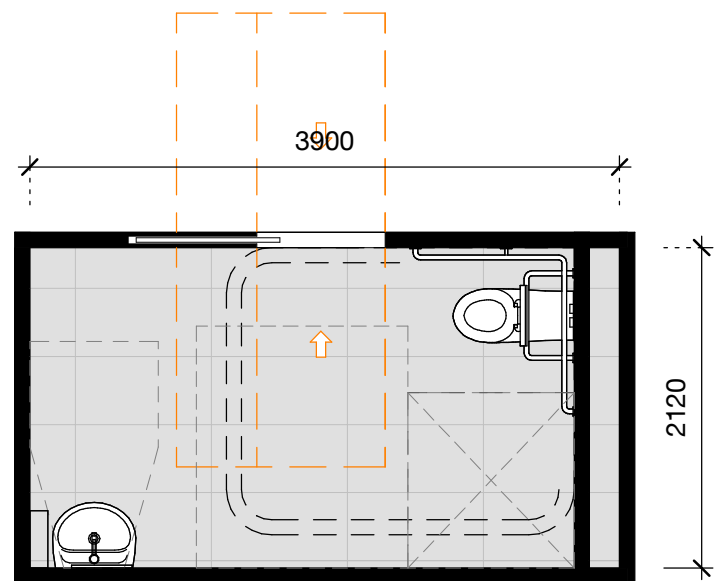
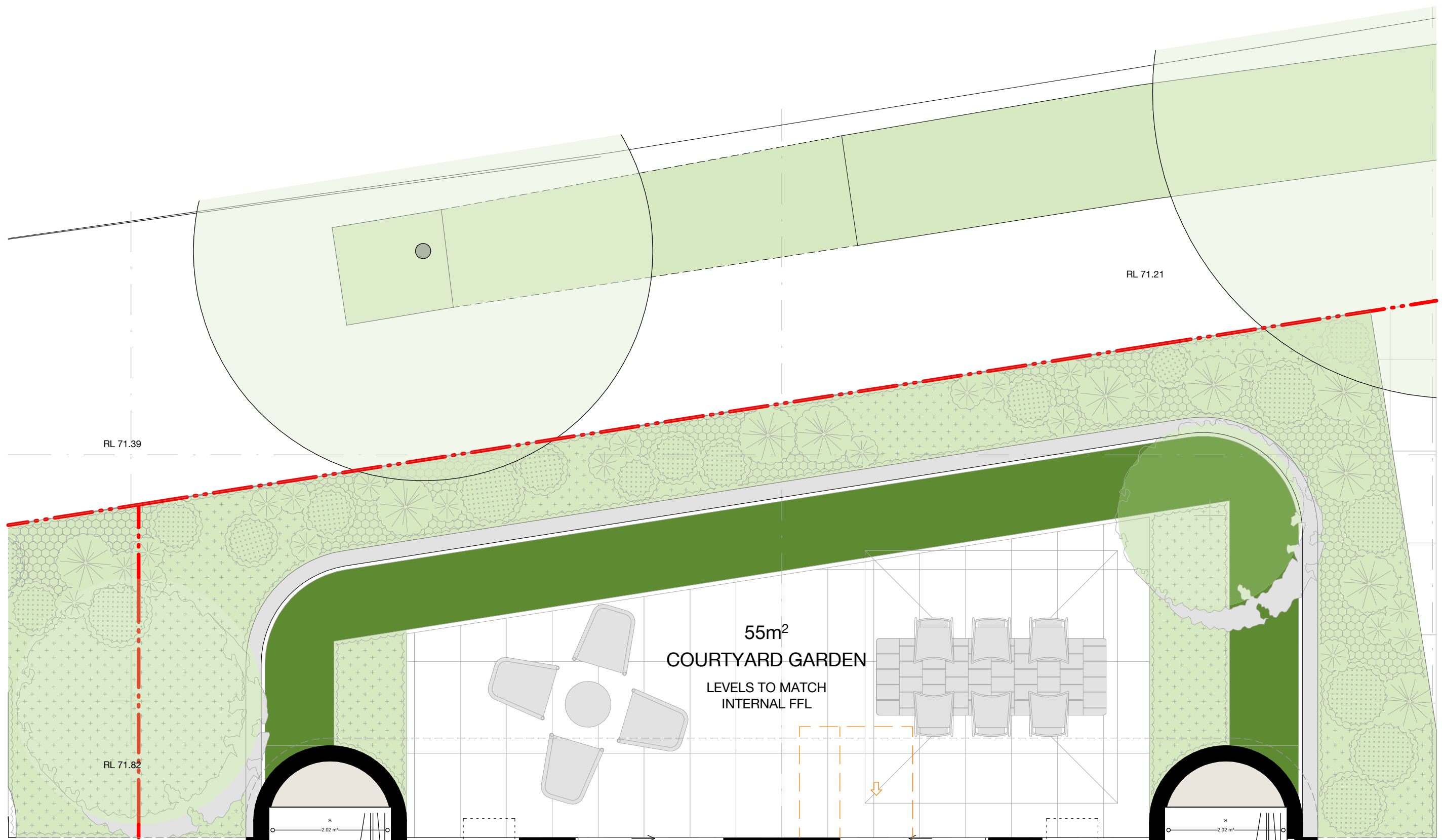


2 APT 2B-E  
1 : 50

INTERNAL AREA  
103m²

BALCONY  
22m²

STORAGE (WITHIN APT)  
8.5m³

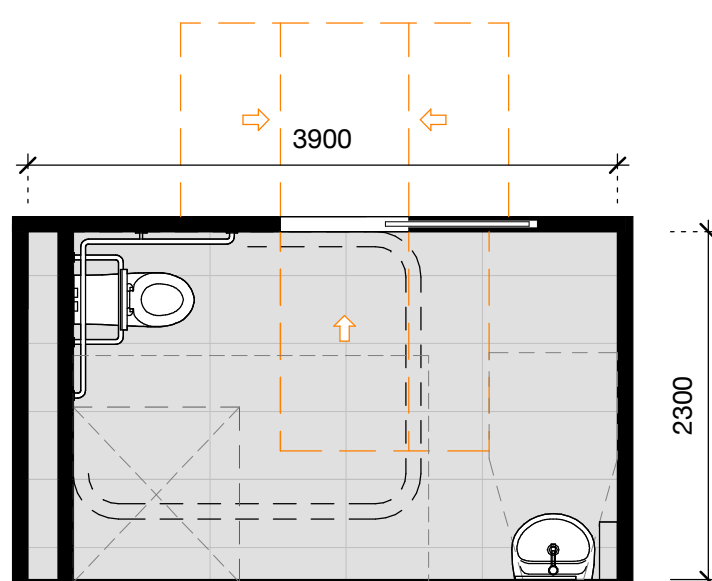


1 APT 2B-E.2  
1 : 50

INTERNAL AREA  
106m²

COURTYARD GARDEN  
55m²

STORAGE (WITHIN APT)  
8.5m³



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

DA13  
APARTMENT TYPES - 2B

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A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
1	23.11.30	ISSUE FOR INFORMATION	SH	

Scale	As indicated	@ A1
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DA13.003 A

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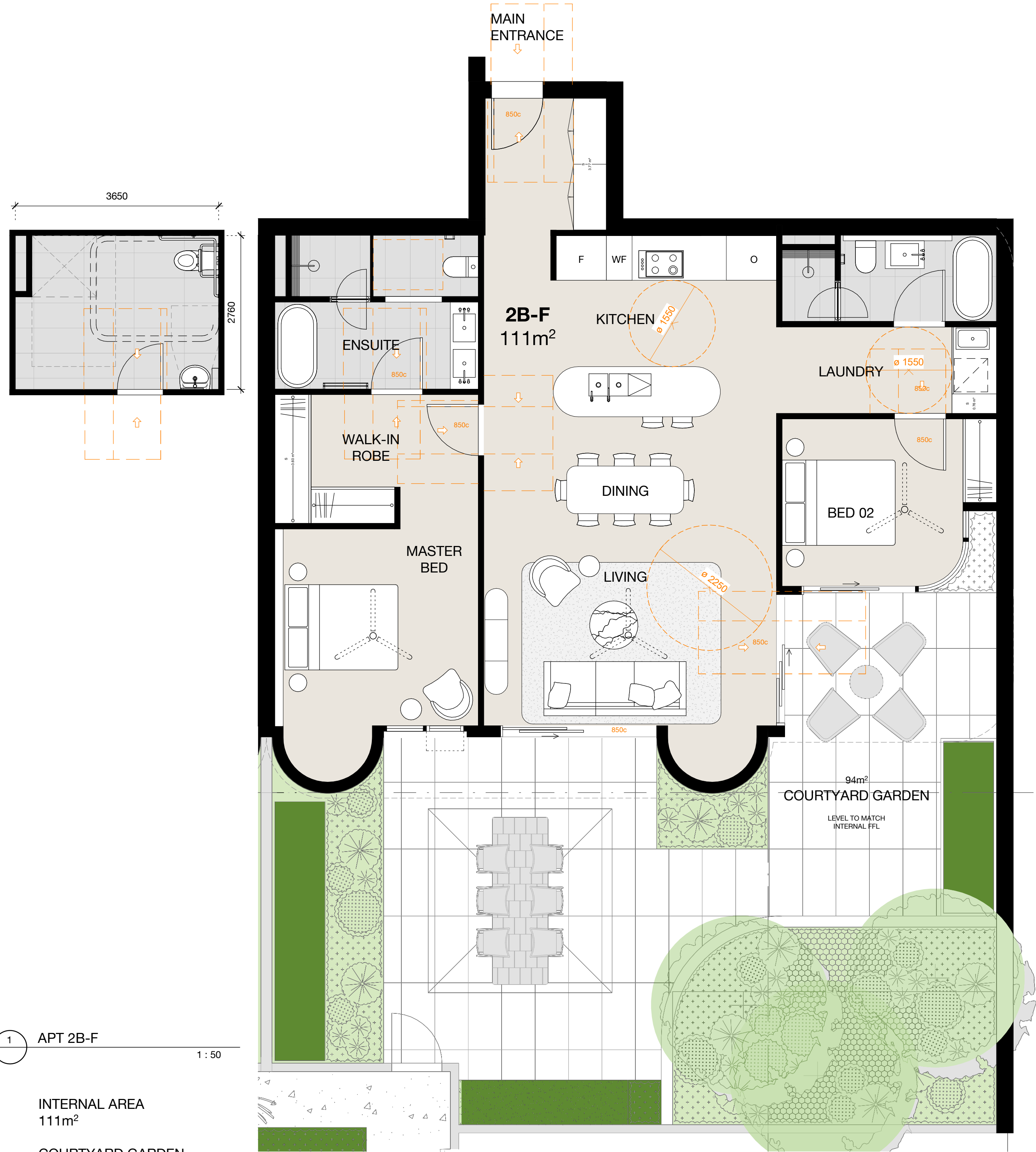
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AS 1428 & AS 4299 CIRCULATION &  
CLEARANCE DIAGRAM

#### GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS



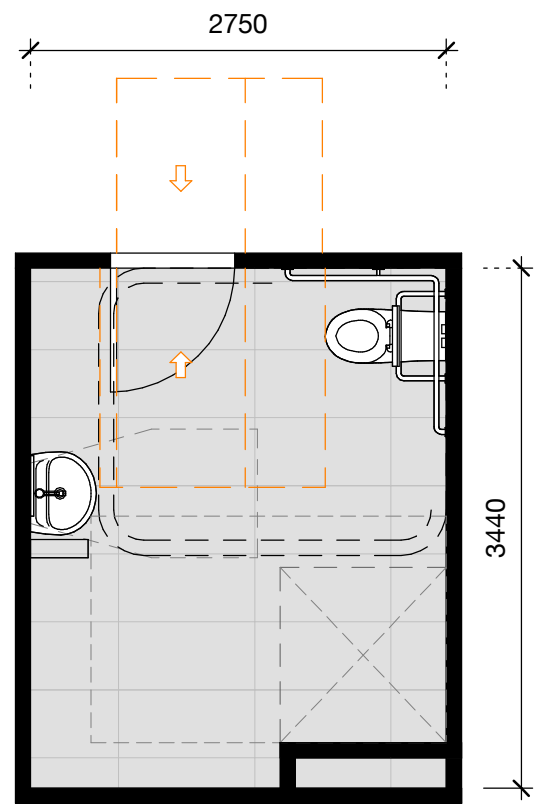
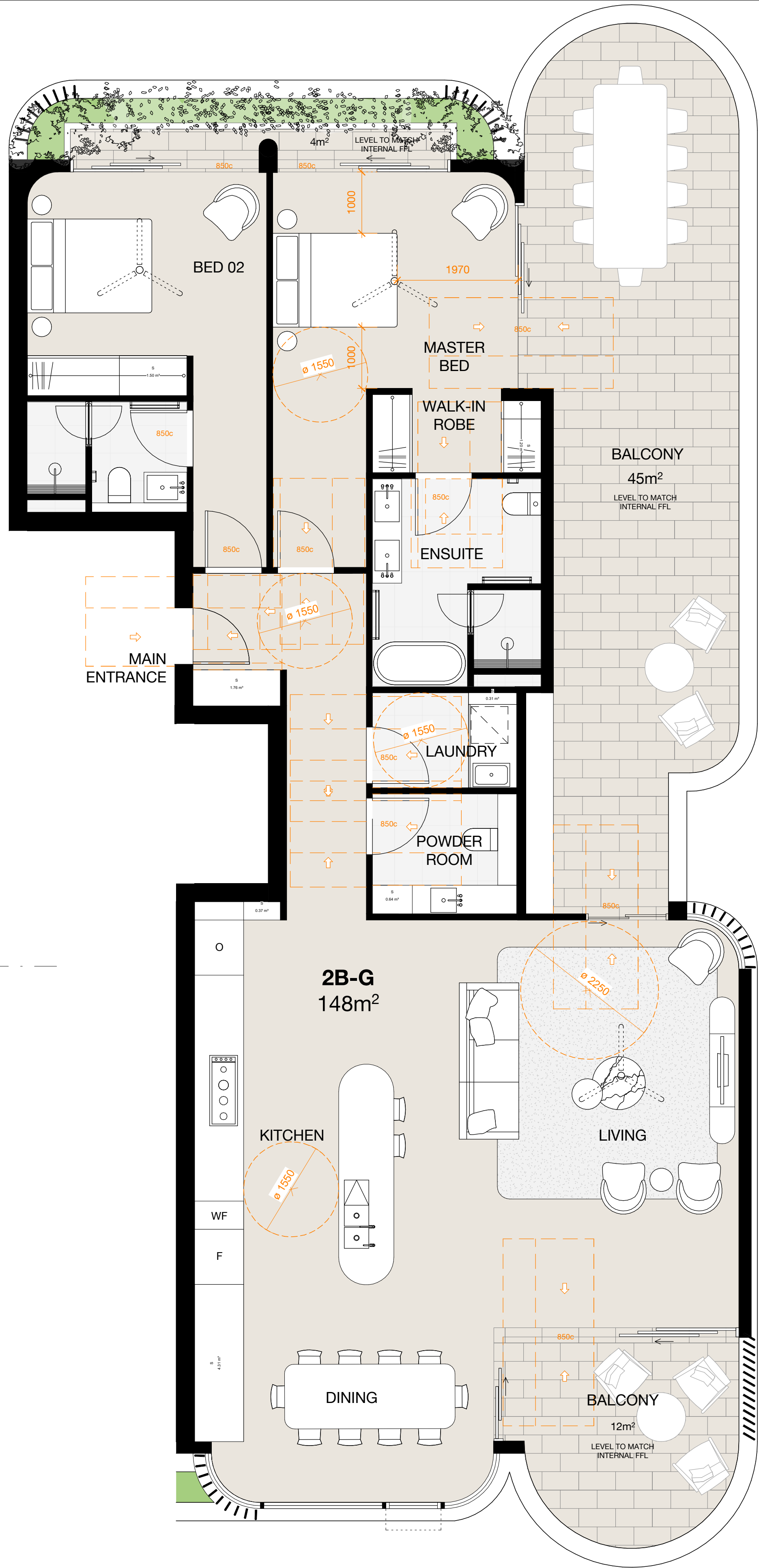


1 APT 2B-F  
1 : 50

INTERNAL AREA  
111m<sup>2</sup>

COURTYARD GARDEN  
94m<sup>2</sup>

STORAGE (WITHIN APT)  
8m<sup>3</sup>



2 APT 2B-G  
1 : 50

INTERNAL AREA  
148m<sup>2</sup>

BALCONY  
57m<sup>2</sup>

STORAGE (WITHIN APT)  
10m<sup>3</sup>



DA ISSUE

Legend

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

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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DA13.004 A

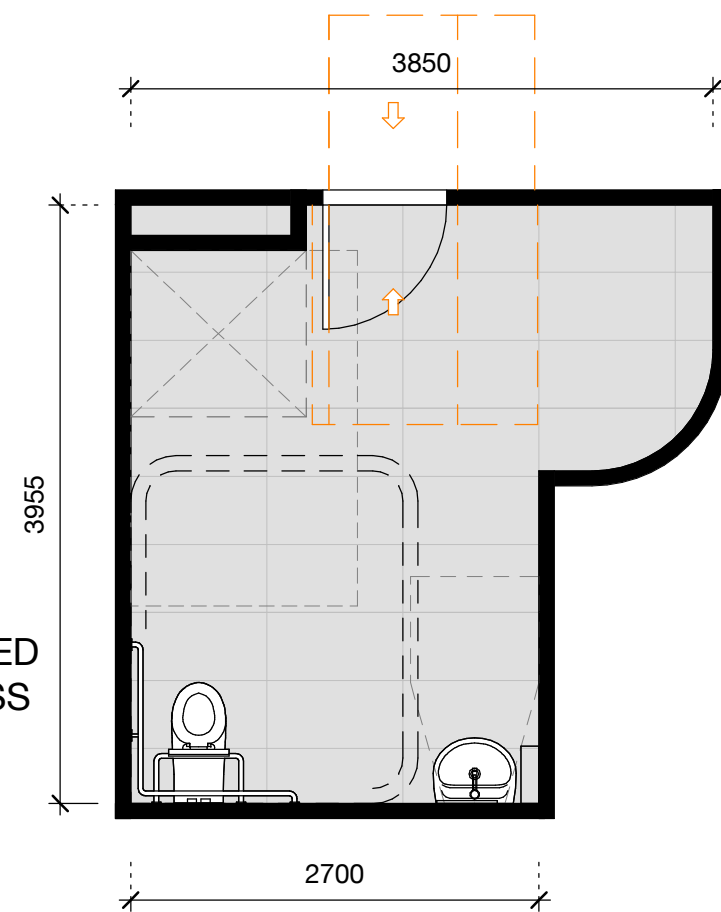
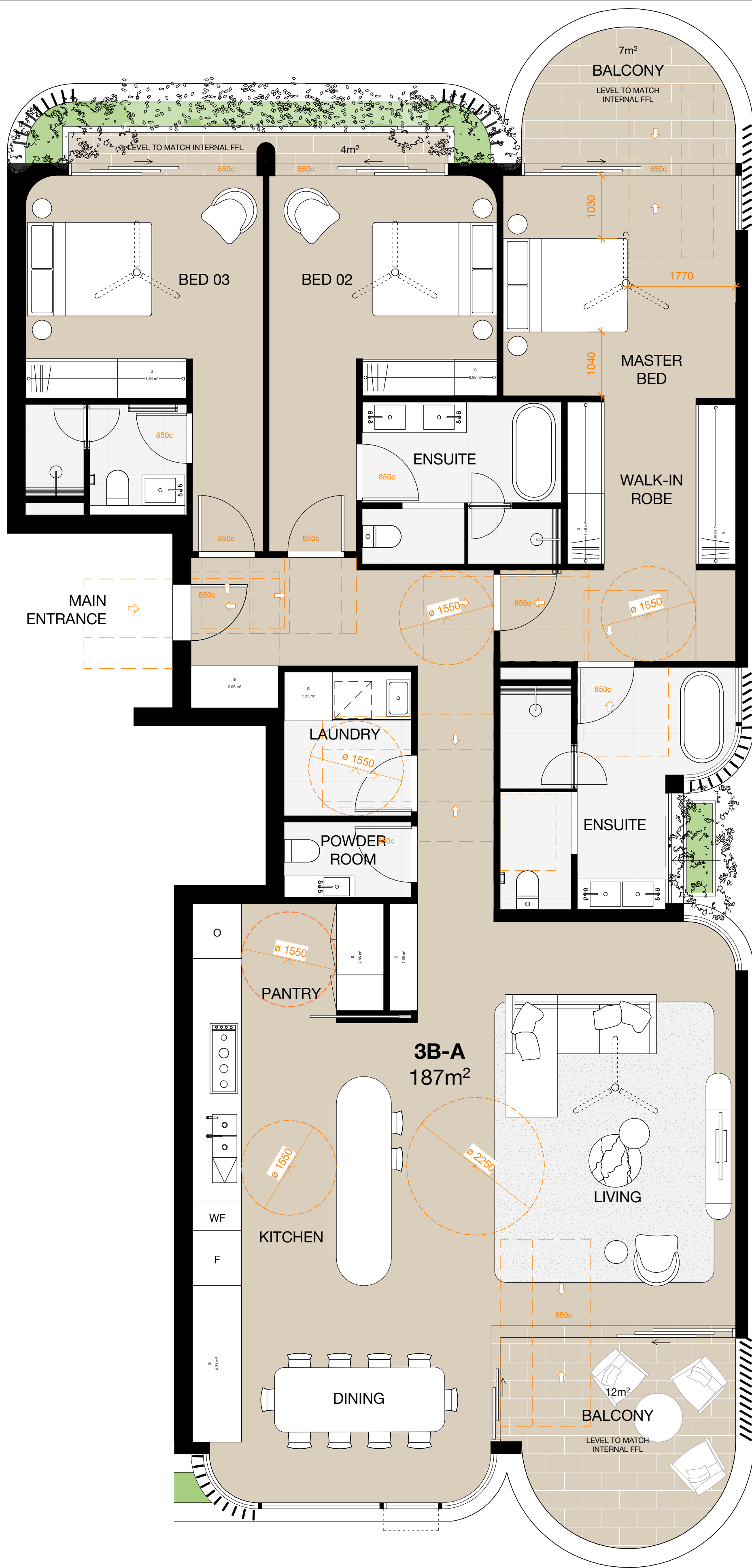
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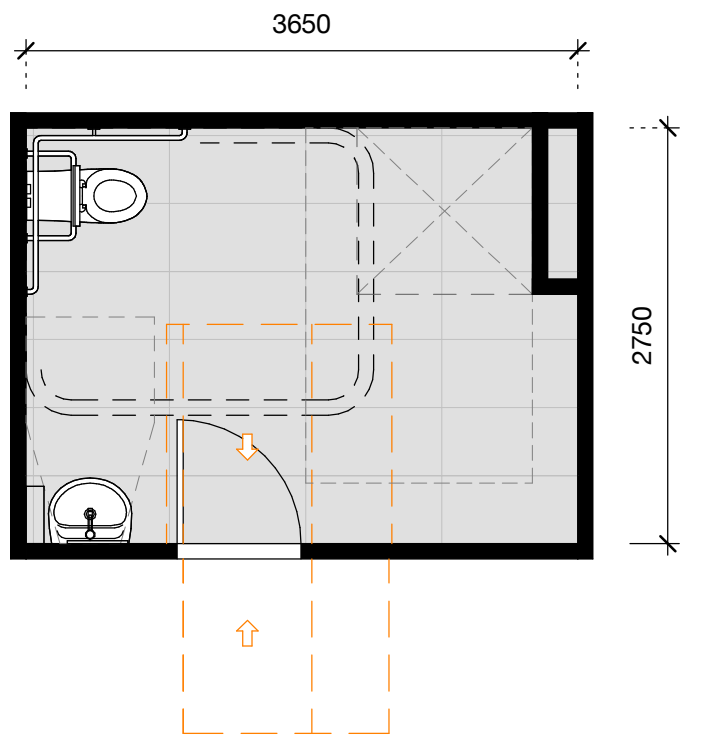


1 APT 3B-A  
1 : 50

INTERNAL AREA  
187m<sup>2</sup>

BALCONY  
19m<sup>2</sup>

STORAGE (WITHIN APT)  
19m<sup>3</sup>



2 APT 3B-B  
1 : 50

INTERNAL AREA  
170m<sup>2</sup>

BALCONY  
12m<sup>2</sup>

STORAGE (WITHIN APT)  
15m<sup>3</sup>

#### Legend

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

#### GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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APARTMENT TYPES - 3B

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DA13.005 A

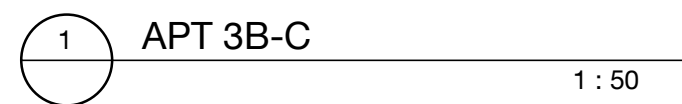
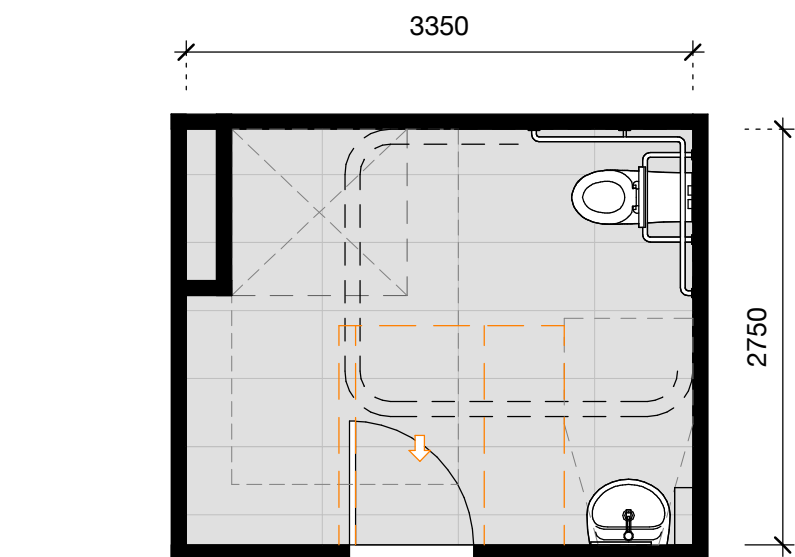
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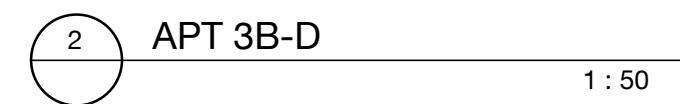
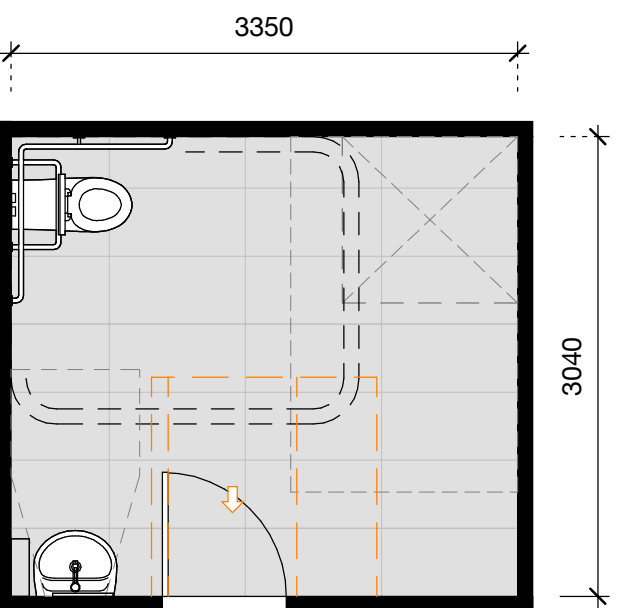


1 : 50

STORAGE (WITHIN APT)  
10m<sup>3</sup>

AS 1428 &amp; AS 4299 CIRCULATION &amp; CLEARANCE DIAGRAM

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS



1 : 50

STORAGE (WITHIN APT)  
17m<sup>3</sup>

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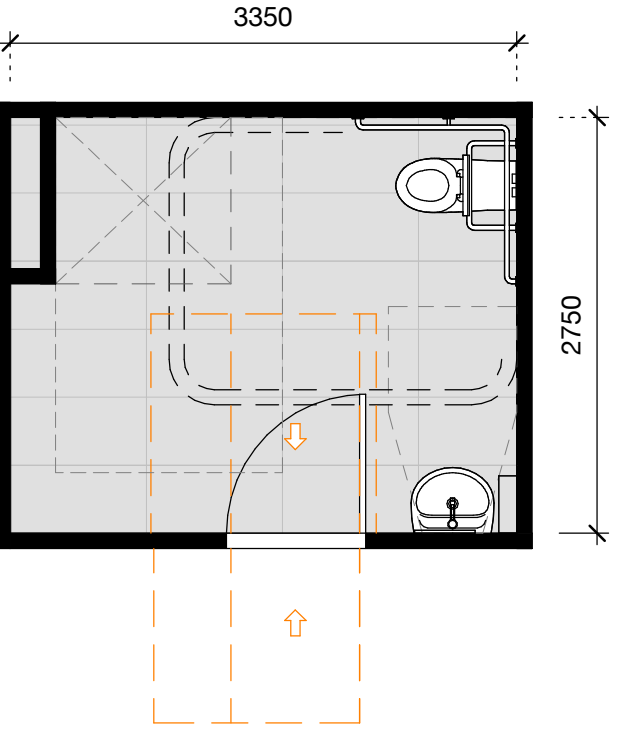


1 APT 3B-E  
1 : 50

INTERNAL AREA  
157m²

COURTYARD GARDEN  
94 m²

STORAGE (WITHIN APT)  
14.5m³



2 APT 4B-A  
1 : 50

INTERNAL AREA  
237m²

COURTYARD GARDEN  
273m²

STORAGE (WITHIN APT)  
28m³

DA ISSUE

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**Legend**

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

**GENERAL NOTES**

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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669- 683 OSH RD VAUCLUSE

DA13  
APARTMENT TYPES - 3B & 4B

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DA13.007 A

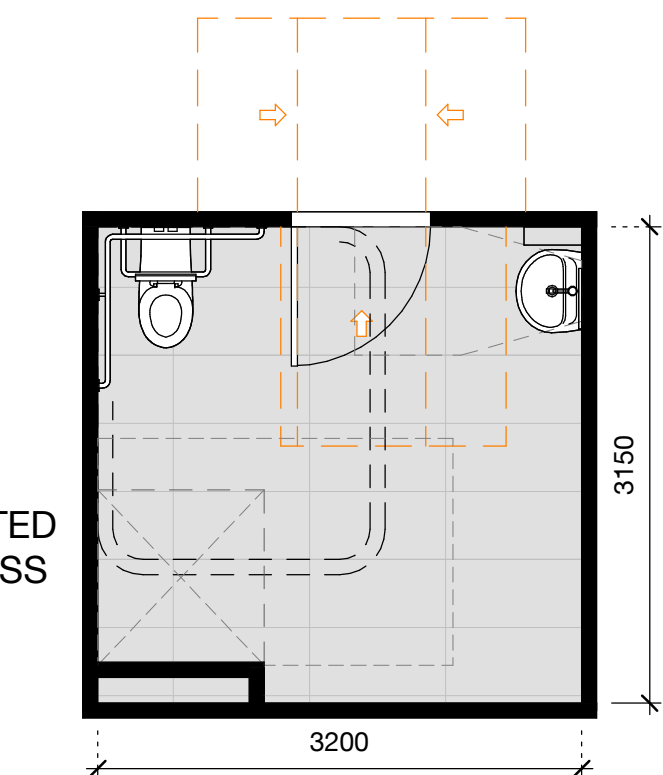
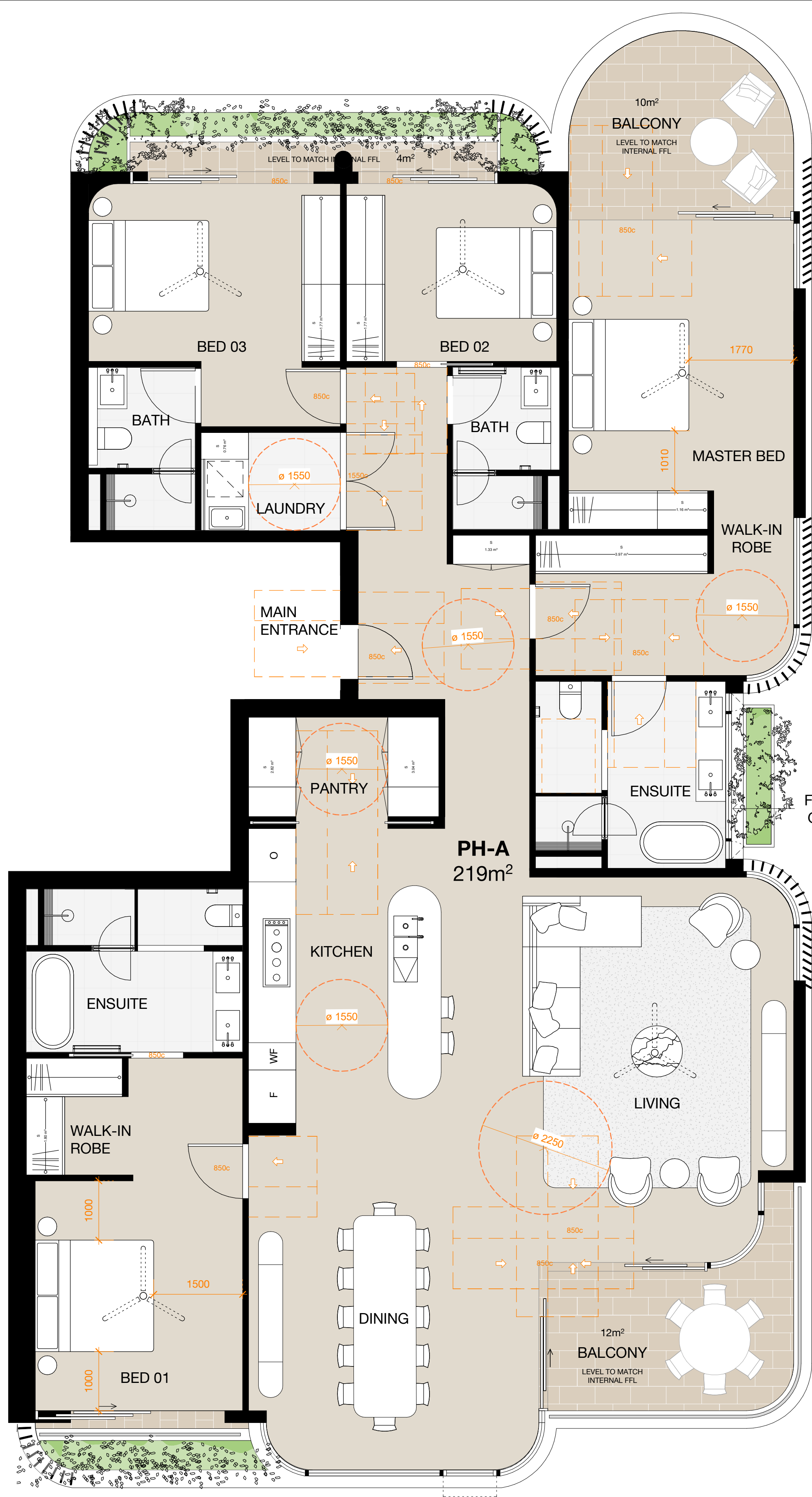
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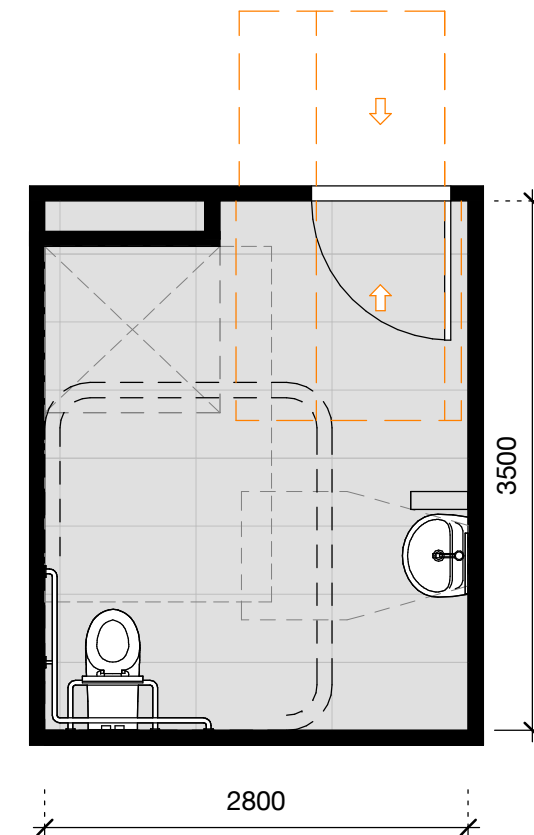
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1 APT PH-A  
1:50  
INTERNAL AREA  
219m²  
BALCONY  
22m²  
STORAGE (WITHIN APT)  
18.5m³



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

DA ISSUE

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AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

DA13 APARTMENT TYPES - PENTHOUSE

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DA13.008 A

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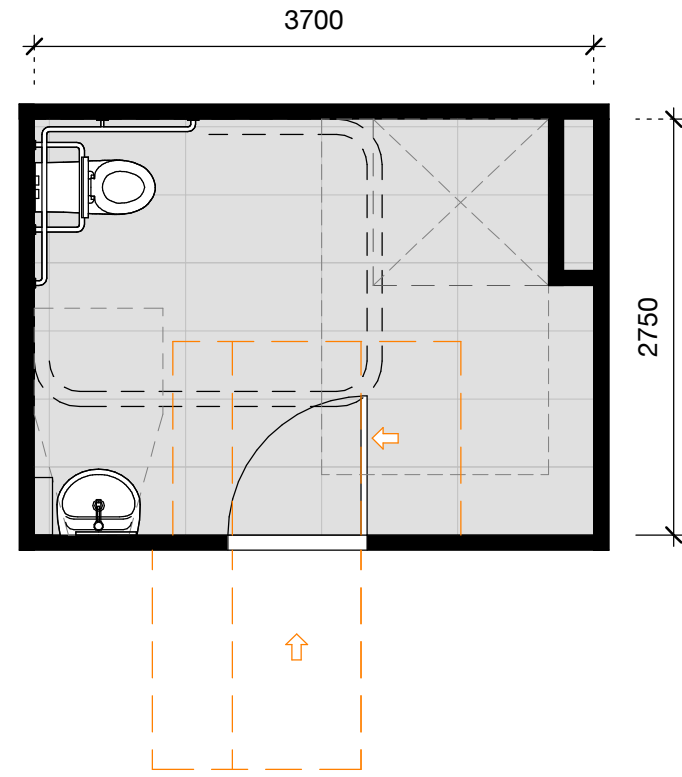
#### Legend

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

#### GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

FLUTED GLASS



1 APT PH-C 1 : 50

INTERNAL AREA  
264m²

BALCONY  
19m²

STORAGE (WITHIN APT)  
26m³

OSHR AT VAUCLUSE  
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA13  
APARTMENT TYPES -  
PENTHOUSE

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1	23.11.30	ISSUE FOR INFORMATION	SH	

Scale	As indicated	@ A1
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DA13.009 A

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9 AM



10 AM



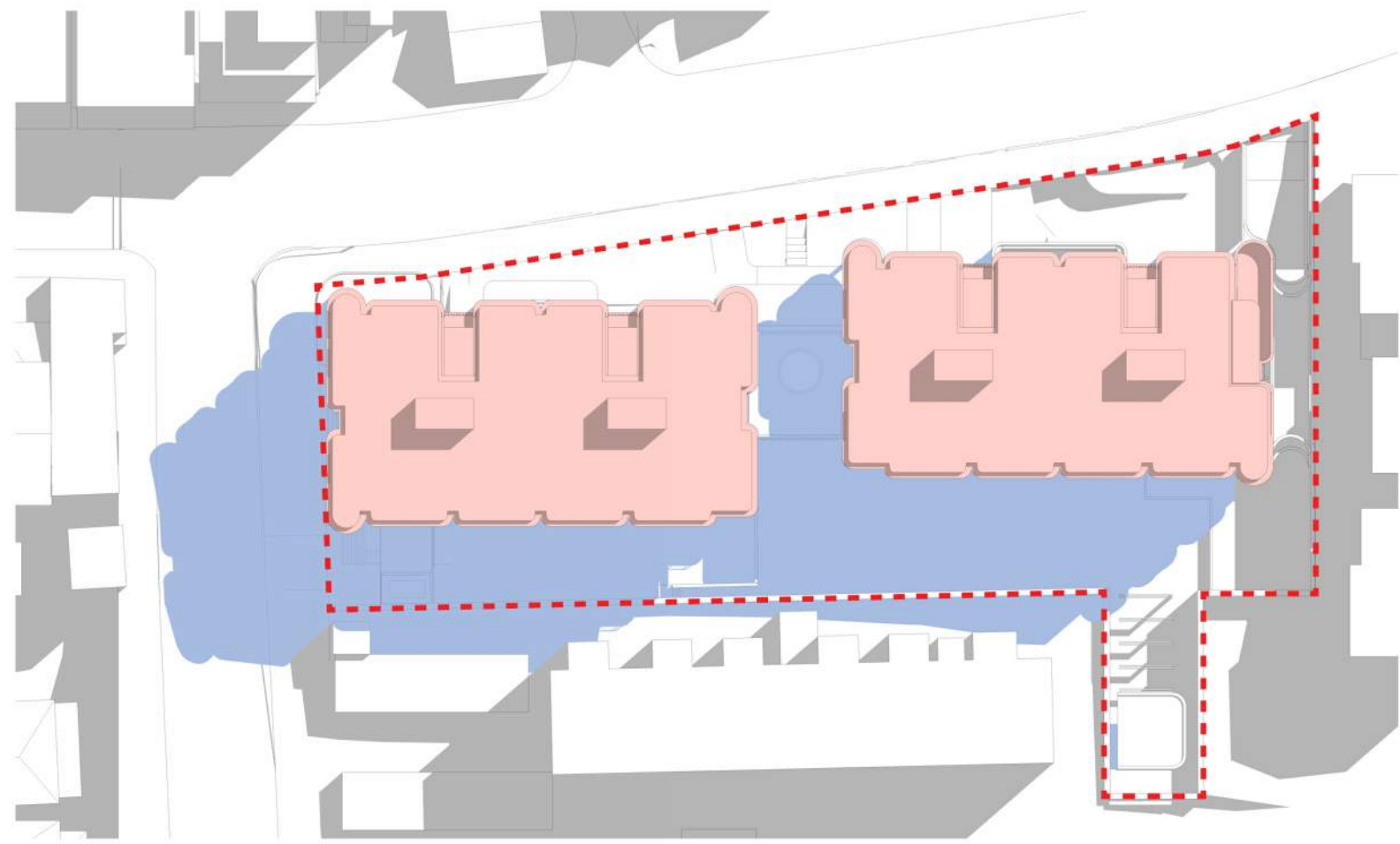
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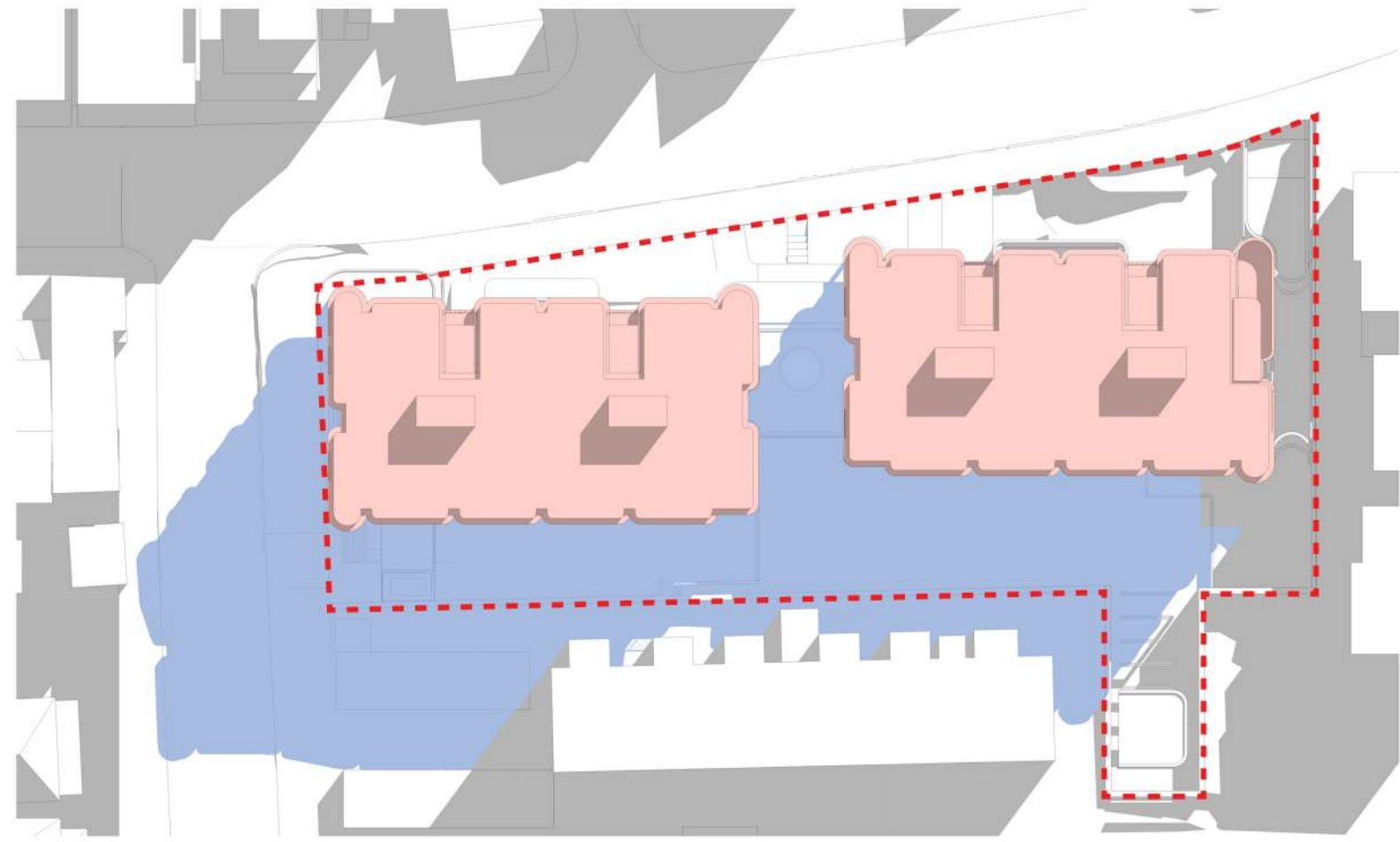
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1 PM



2 PM



3 PM

SHADOW DIAGRAMS OF WINTER SOLSTICE - 21 JUNE

DA ISSUE

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Legend

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

OSHR AT VAUCLUSE  
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DA21  
SHADOW DIAGRAMS - PLAN

A	23.12.15	ISSUE FOR DA	SH	
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DA21.001 A

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9 AM



10 AM



11 AM



12 PM



1 PM



2 PM



3 PM

SHADOW DIAGRAMS OF WINTER SOLSTICE - 21 JUNE

Legend

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

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VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA21  
SHADOW DIAGRAM -  
PERSPECTIVE

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DA21.002 A

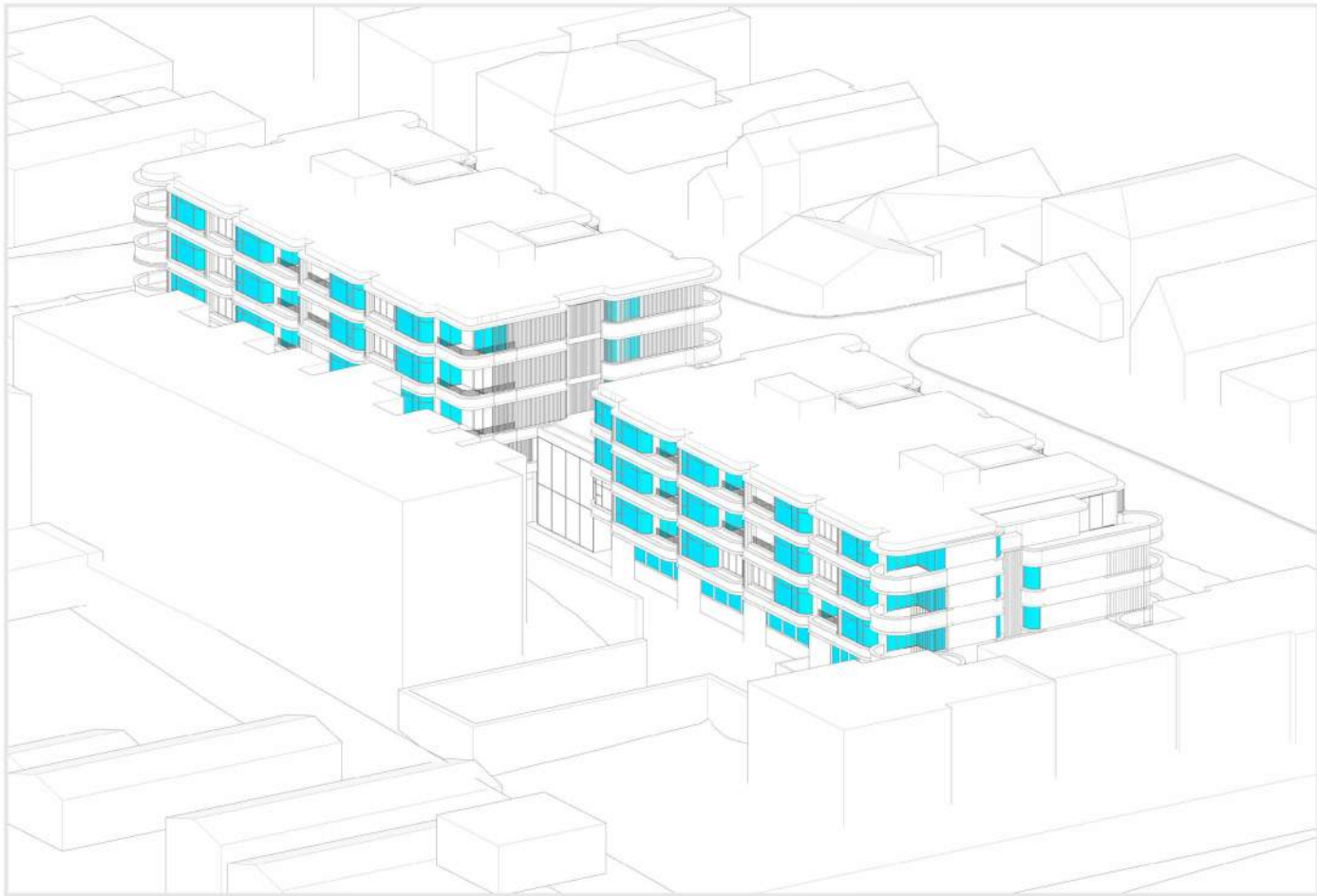
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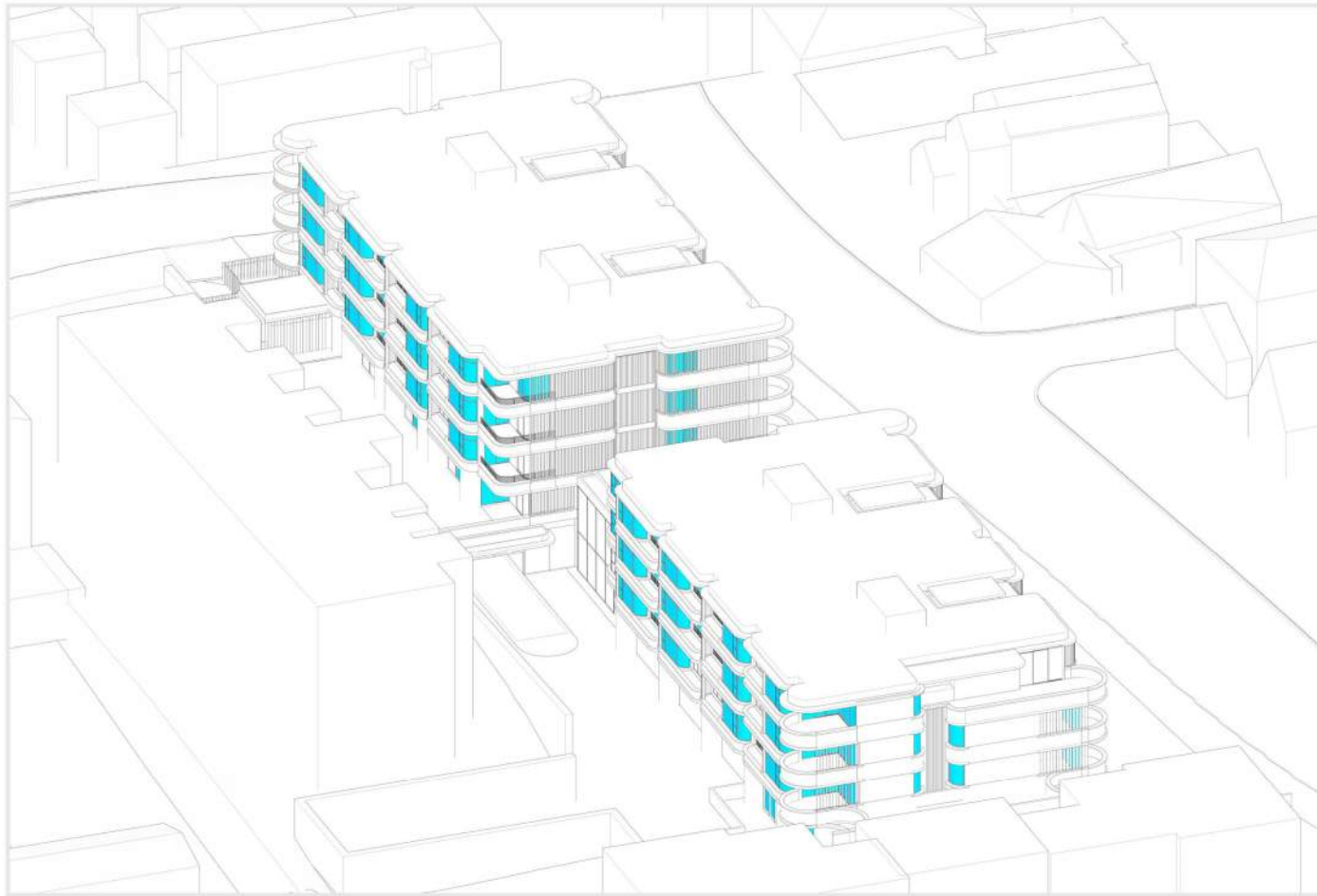
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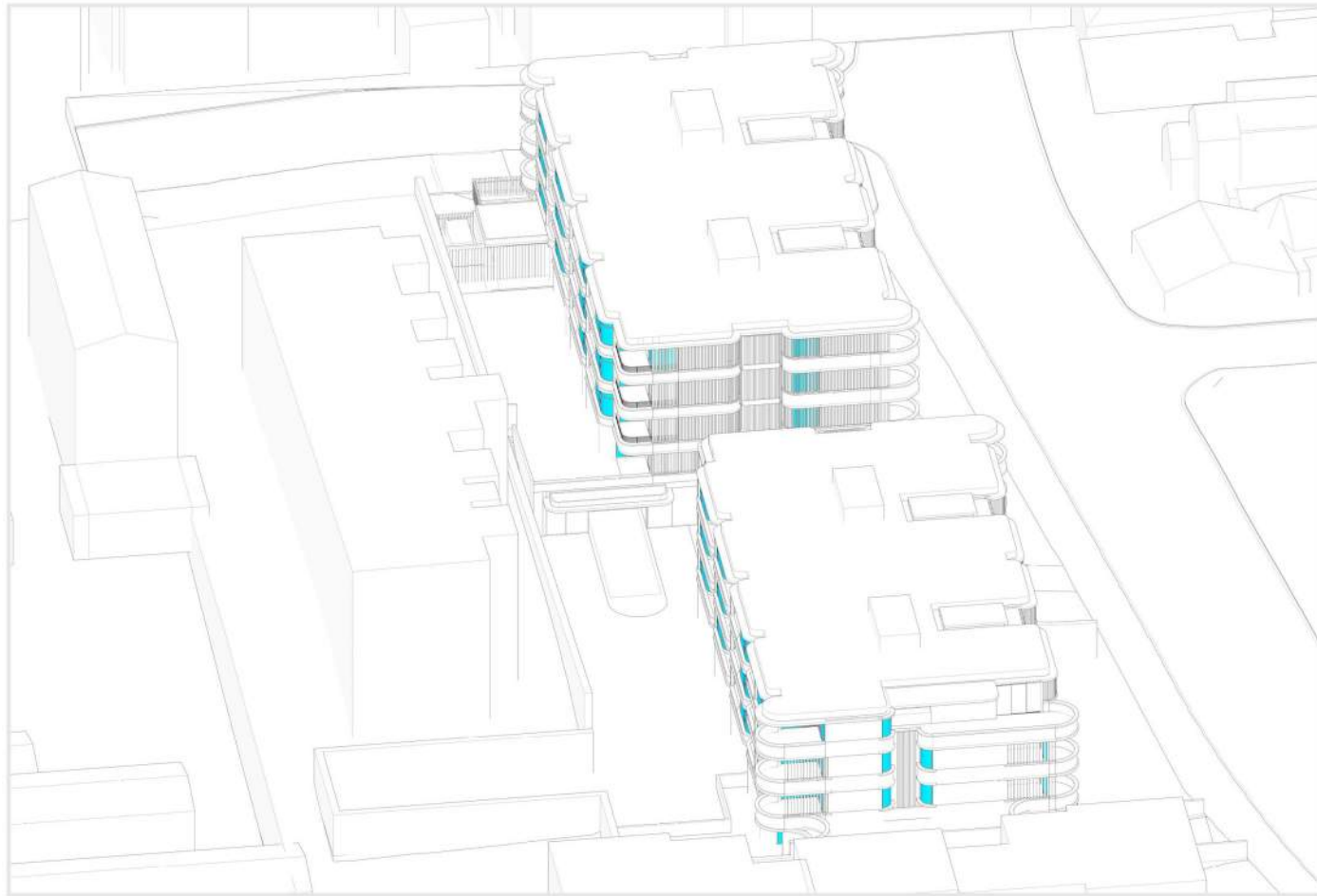




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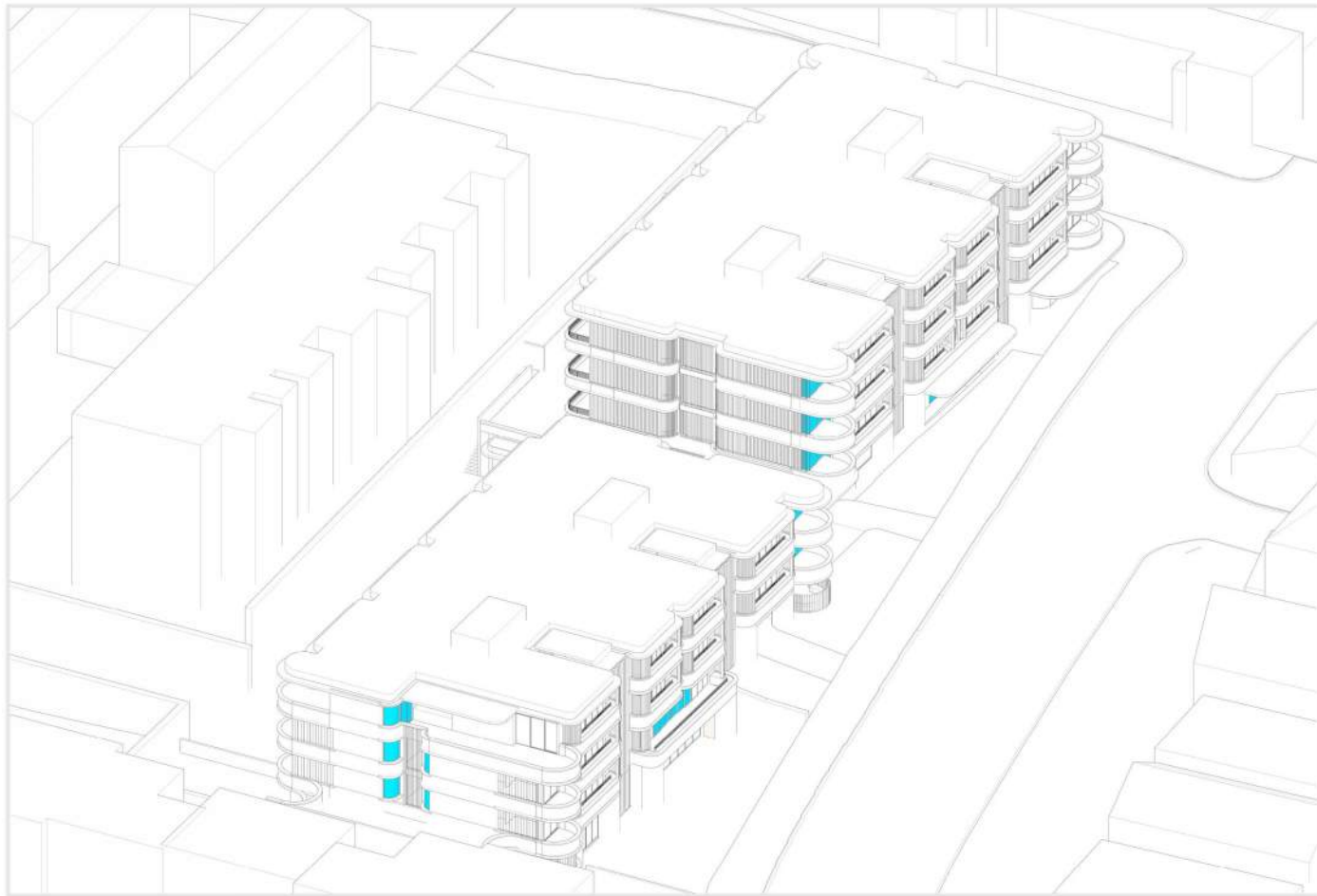
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12 PM



1 PM



2 PM



3 PM

SHADOW DIAGRAMS OF WINTER SOLSTICE - 21 JUNE

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Legend

LIVING ROOM GLAZING

OSHR AT VAUCLUSE HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

DA21 SUN EYE DIAGRAM

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DA21.003 A

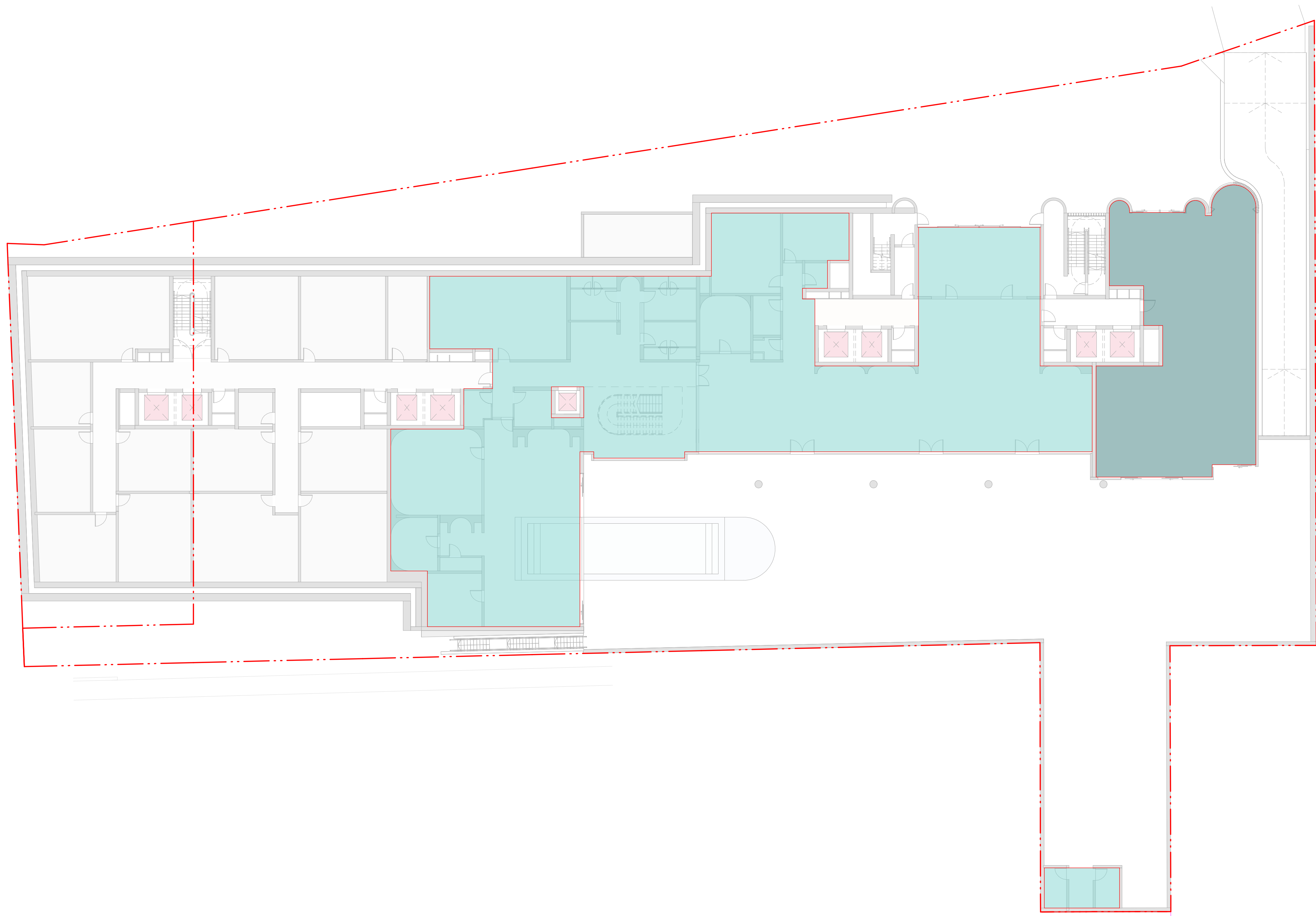
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NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

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LOWER GROUND

671-683 OLD SOUTH HEAD ROAD  
PUBLIC AREAS  
924 SQM

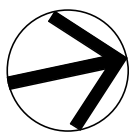
RESIDENTIAL  
235 SQM

DA ISSUE

OSHR AT VAUCLUSE  
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA22  
AREA PLAN - LOWER GROUND



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

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.  
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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:47:39 AM	
Drawing no.		Revision

DA22.001 A

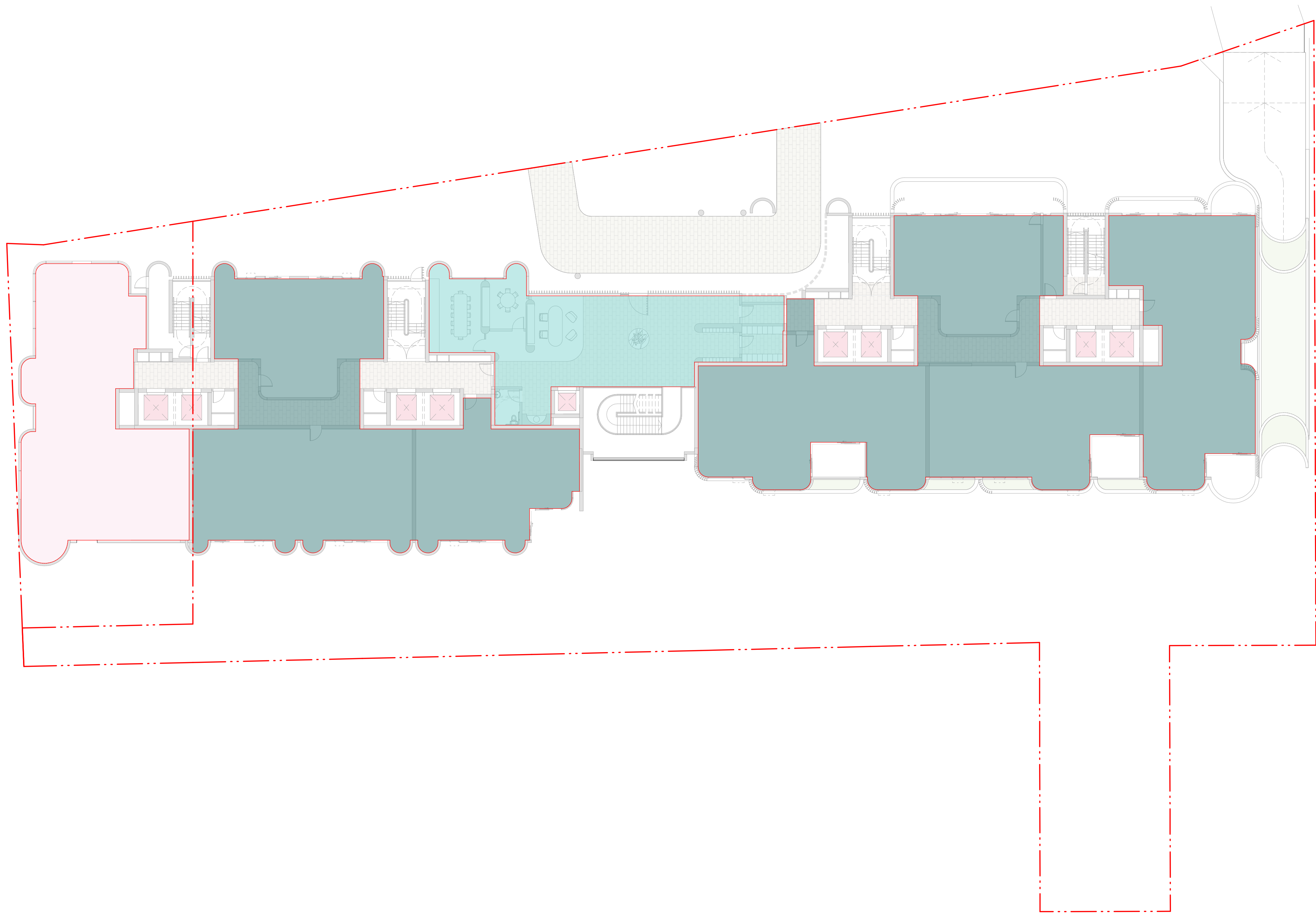
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LEVEL UPPER GROUND

669 OLD SOUTH HEAD ROAD  
RETAIL  
225 SQM

671-683 OLD SOUTH HEAD ROAD  
PUBLIC AREAS  
201 SQM

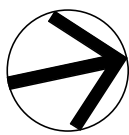
RESIDENTIAL  
1,049 SQM

DA ISSUE

OSHR AT VAUCLUSE  
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA22  
AREA PLAN - UPPER GROUND



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

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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:47:46 AM	
Drawing no.		Revision

DA22.002 A

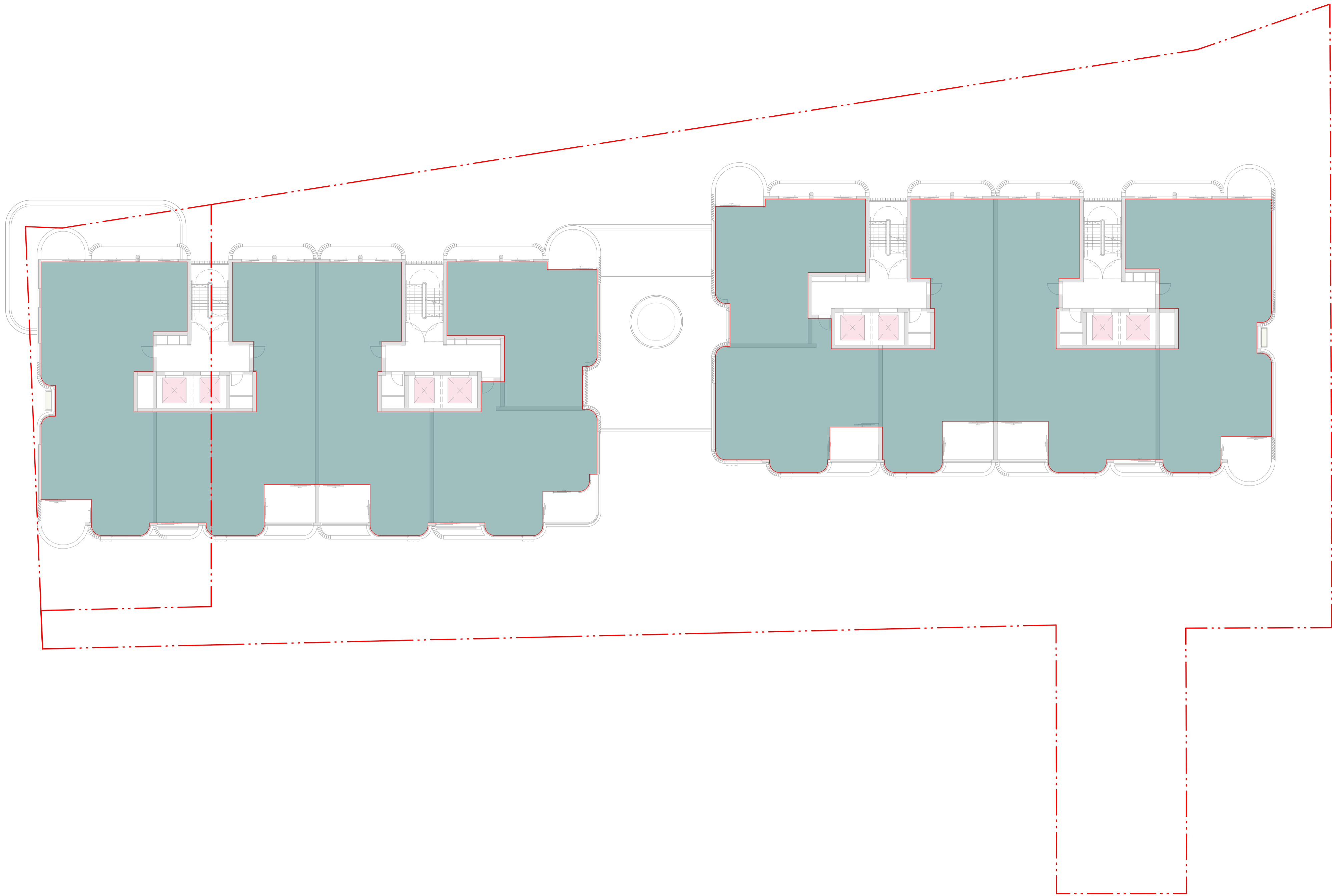
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LEVEL 01

669 OLD SOUTH HEAD ROAD  
RESIDENTIAL  
229 SQM

671-683 OLD SOUTH HEAD ROAD  
RESIDENTIAL  
1,222 SQM

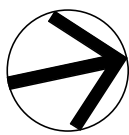
TOTAL  
1,451 SQM

DA ISSUE

OSHR AT VAUCLUSE  
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA22  
AREA PLAN - LEVEL 01



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

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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:47:53 AM	
Drawing no.		Revision

DA22.003 A

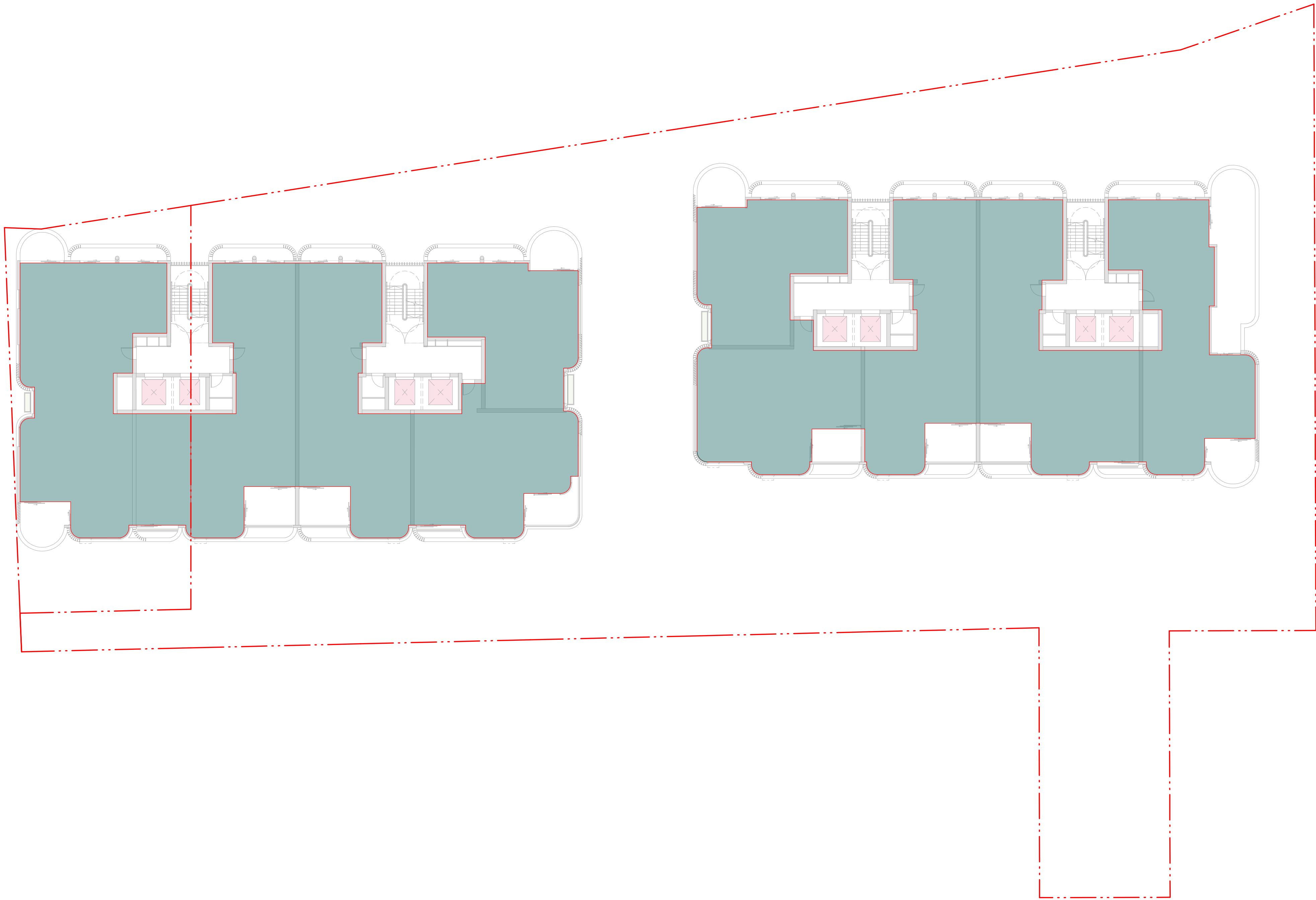
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LEVEL 02

669 OLD SOUTH HEAD ROAD  
RESIDENTIAL  
229 SQM

671-683 OLD SOUTH HEAD ROAD  
RESIDENTIAL  
1,183 SQM

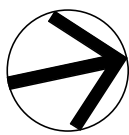
TOTAL  
1,412 SQM

DA ISSUE

OSHR AT VAUCLUSE  
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA22  
AREA PLAN - LEVEL 02



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

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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:48:00 AM	
Drawing no.		Revision

DA22.004 A

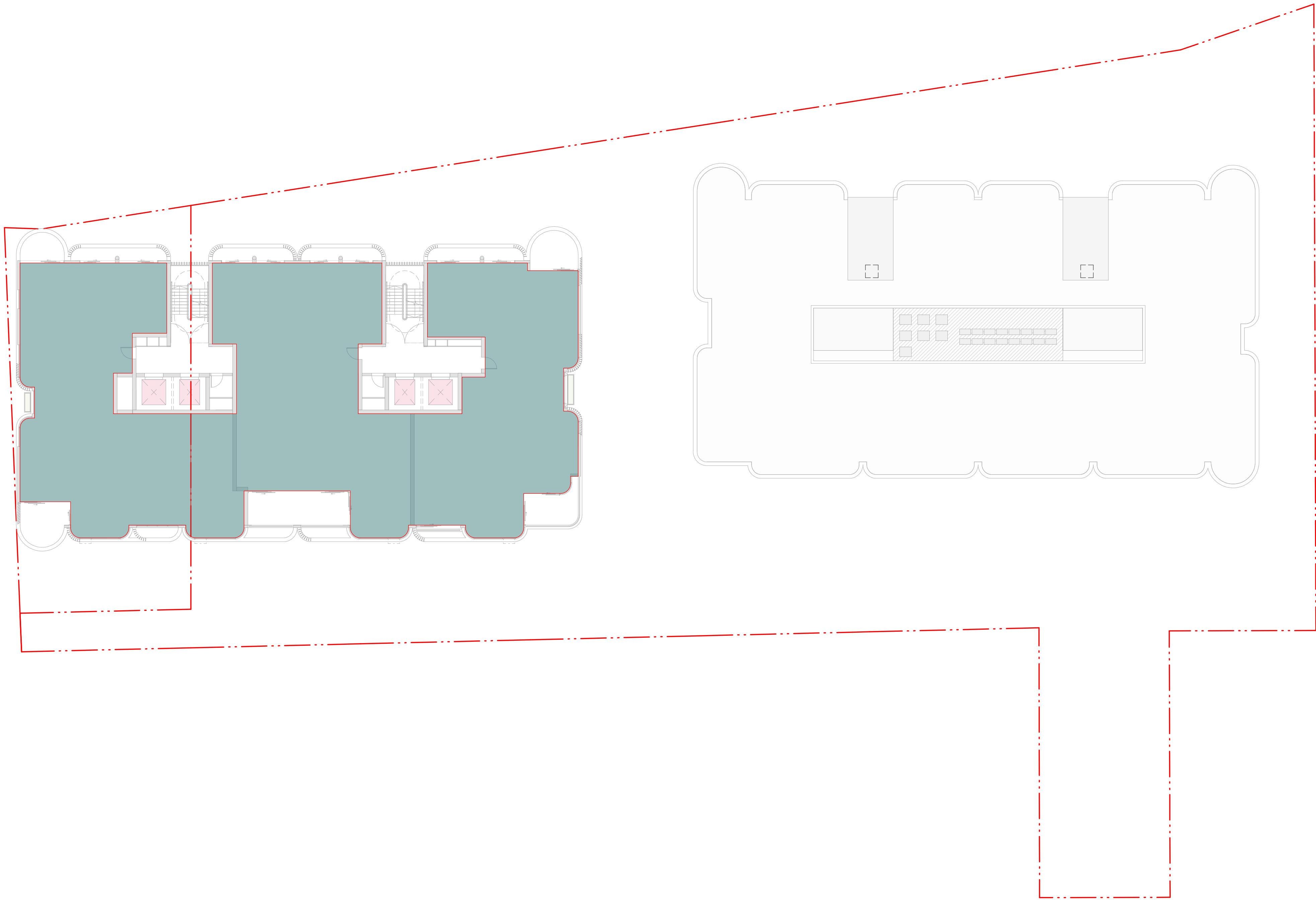
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**LEVEL 03**

**669 OLD SOUTH HEAD ROAD**  
RESIDENTIAL  
229 SQM

**671-683 OLD SOUTH HEAD ROAD**  
RESIDENTIAL  
495 SQM

**TOTAL**  
724 SQM

DA ISSUE

OSHR AT VAUCLUSE  
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

DA22  
AREA PLAN - LEVEL 03



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

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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:48:07 AM	
Drawing no.		Revision

DA22.005 A

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### Materiality

1. Brick (light coloured) - all elevations
2. Concrete (light coloured) - expressed slab to all facade
3. Clear Glass (double glazed) - all windows & sliding doors
4. Metal 01 (satin pale bronze) - privacy fins to all balcony, profiled clad to solid wall
5. Metal 02 (satin espresso bronze) - frames to all glazing, balustrade, shading fins
6. Fluted Glass (opaque) - to bathrooms & bedrooms
7. Landscape planting - Juliette balcony & courtyard gardens

## DA ISSUE

OSHR AT VAUCLUSE  
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING  
669- 683 OSH RD VAUCLUSE

### DA41 MATERIAL SCHEDULE

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

DA41.001 A

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