

VAUCLUSE SENIORS LIVING
ARCHITECTURAL DA DRAWINGS



VAUCLUSE SENIORS DA DRAWING LIST			
DRAWING NUMBER	DRAWING NAME	STATUS	REVISION
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Grand total: 51

DA ISSUE

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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA00
COVER PAGE - DRAWING LIST

C	24.07.01	DA RFI UPDATES	SH	
B	24.05.31	DA RFI UPDATES	SH	
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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Scale	@ A1		
Drawn	SH	Checked	SH
Project no.	S12551		
Status	DEVELOPMENT APPLICATION		
Plot Date	2/07/2024 7:06:07 PM		
Drawing no.	Revision		

DA00.000 C

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NatHERS summary for 669-683 Old South Head Road Vaucluse 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">APT LG.01: R2.0 insulation (<i>product value</i>) – floor suspended over basementAPT 01.05: R2.0 insulation (<i>product value</i>) floor suspended to outside air
Floor finishes	Tiles/stone – living & wet areas, Timber - bedrooms	-
Roof	Concrete	-
Windows/Doors	Awning windows: Aluminium frame, double glazed low e	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors & fixed windows: 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">Irrigation of 300m2 of landscape areaRainwater tank connection to the toilets			
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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DA00 BASIX and NATHERS NOTES

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A	23.12.15	ISSUE FOR DA	SH	
Revision	Date	Description	Initial	Checked

Scale		
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 3:48:25 PM	
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

A	23.12.15	ISSUE FOR DA	SH	
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Scale	@ A1		
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RETAIL CORNER
OCEANVIEW AVENUE, VAUCLUSE

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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA00
PERSPECTIVE 02_OCEANVIEW
AVE

A	23.12.15	ISSUE FOR DA	SH	
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Plot Date	2/07/2024 3:48:36 PM	
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RESIDENTIAL COURTYARD
PUBLIC AREAS

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669- 683 OSH RD VAUCLUSE

DA00
PERSPECTIVE 03_COURTYARD

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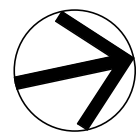


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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA01
EXISTING CONDITIONS



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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	18/12/2023 8:42:31 AM	
Drawing no.		Revision

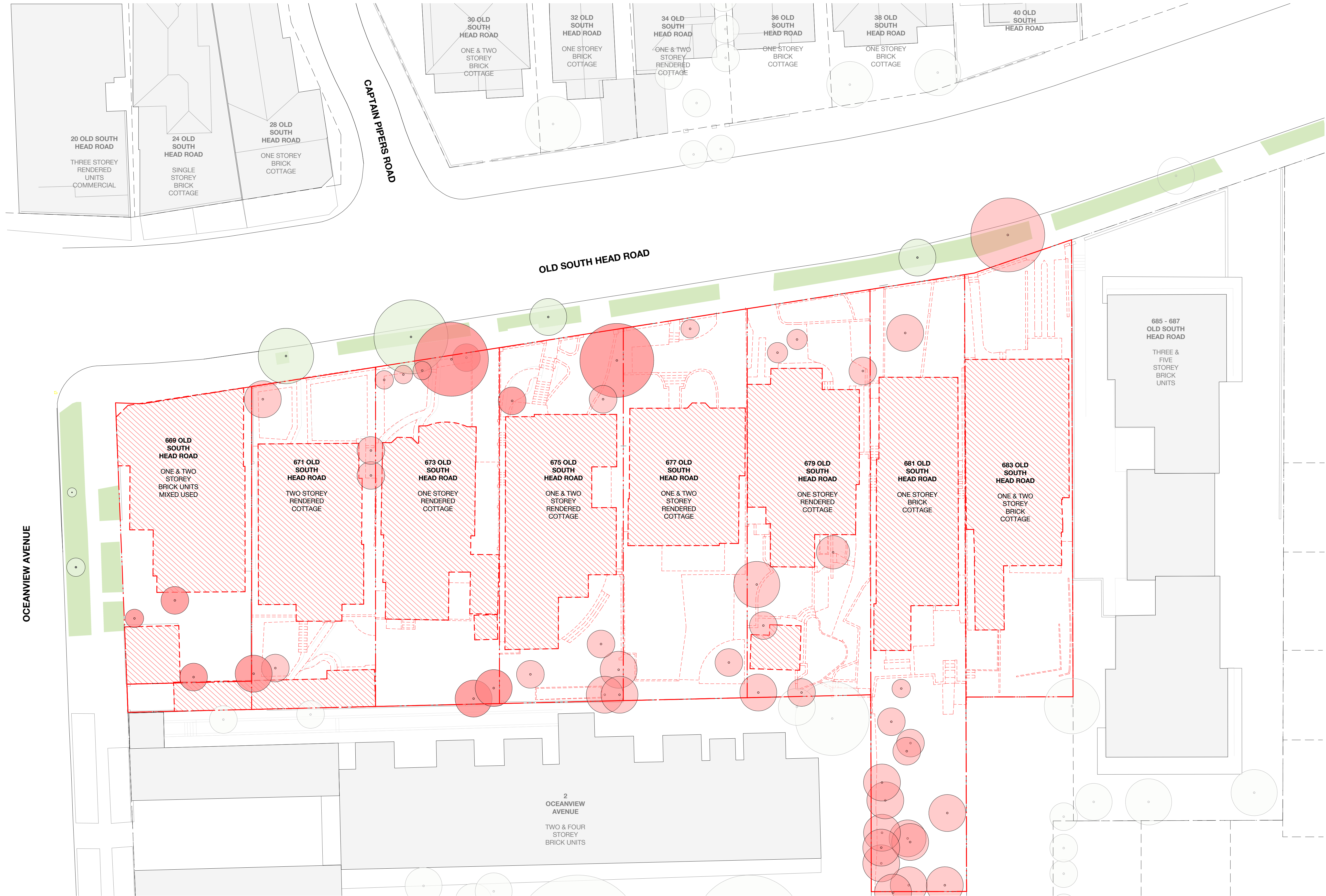
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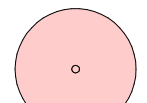
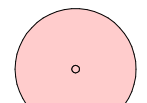
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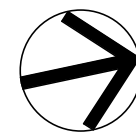
Legend - Demolition Plan

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

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DA01
DEMOLITION PLAN



A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
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Project no.	S12551	
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Plot Date	18/12/2023 8:42:37 AM	
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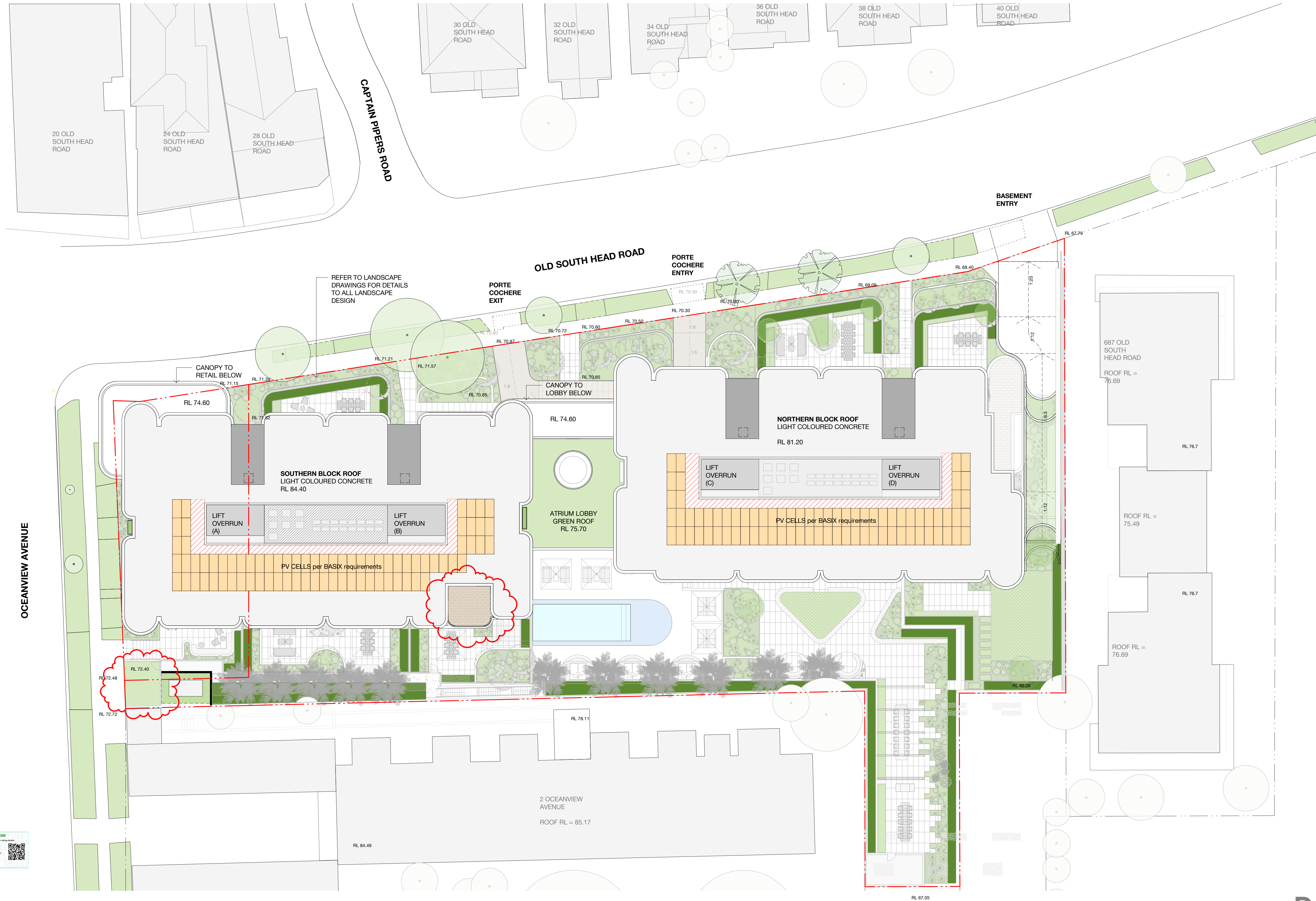
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DA01
SITE PLAN

Revision	Date	Description	Initial	Checked
C	24.07.01	DA RFI UPDATES	SH	
B	24.05.31	DA RFI UPDATES	SH	
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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 7:01:42 PM	
Drawing no.		Revision

DA01.003 C

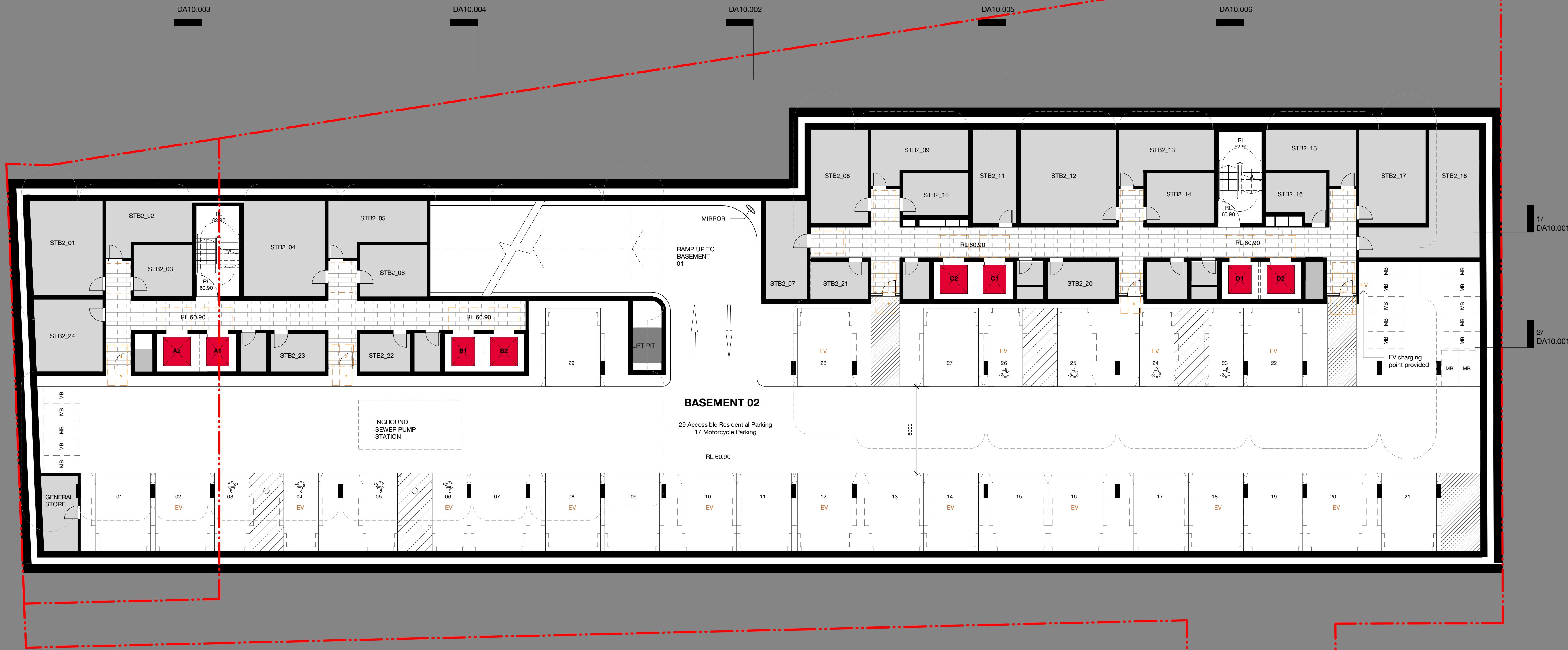
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1/
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2/
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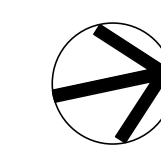
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VAUCLUSE SENIORS LIVING
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DA03
BASEMENT 02

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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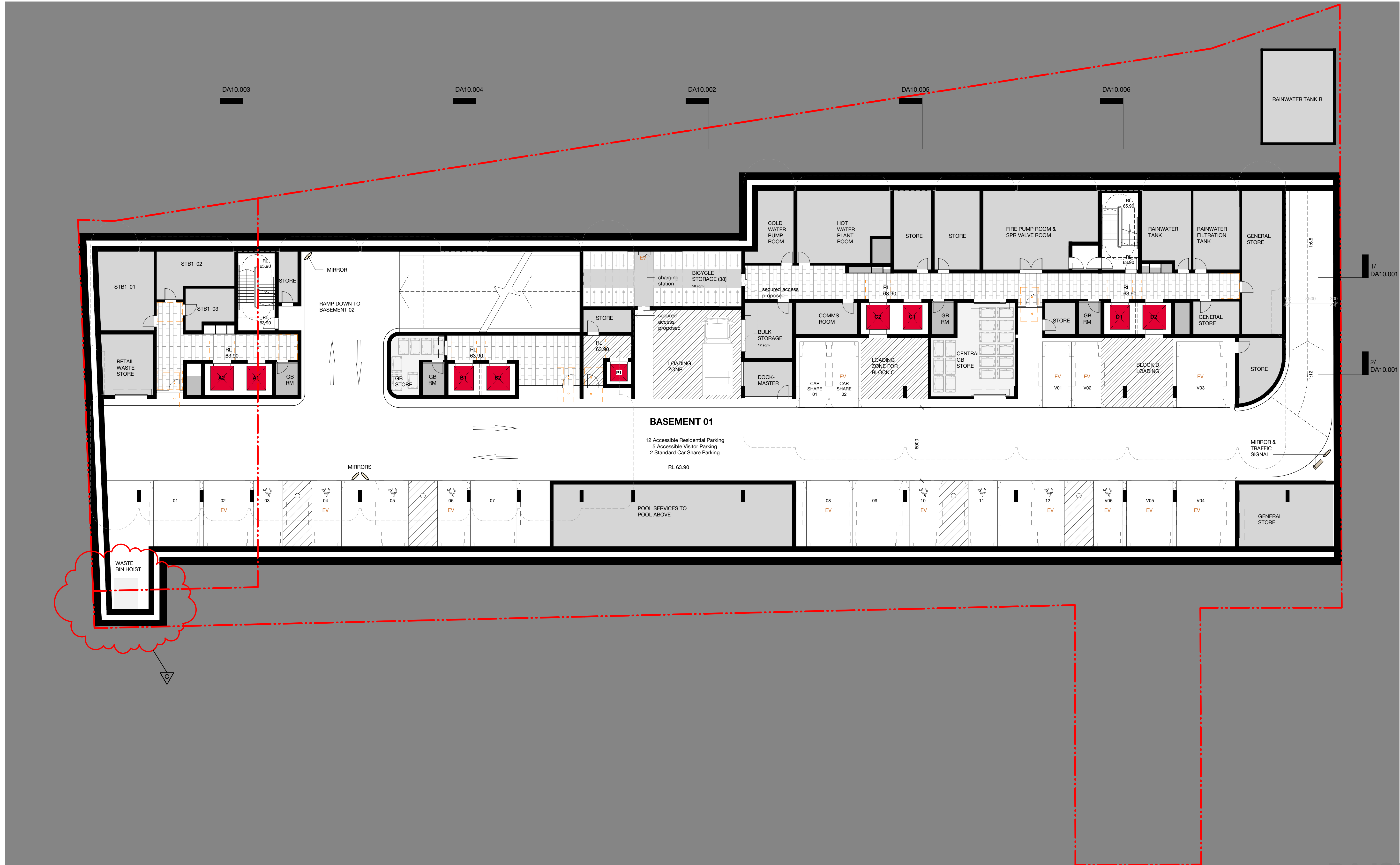
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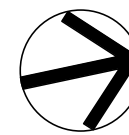
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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
BASEMENT 01

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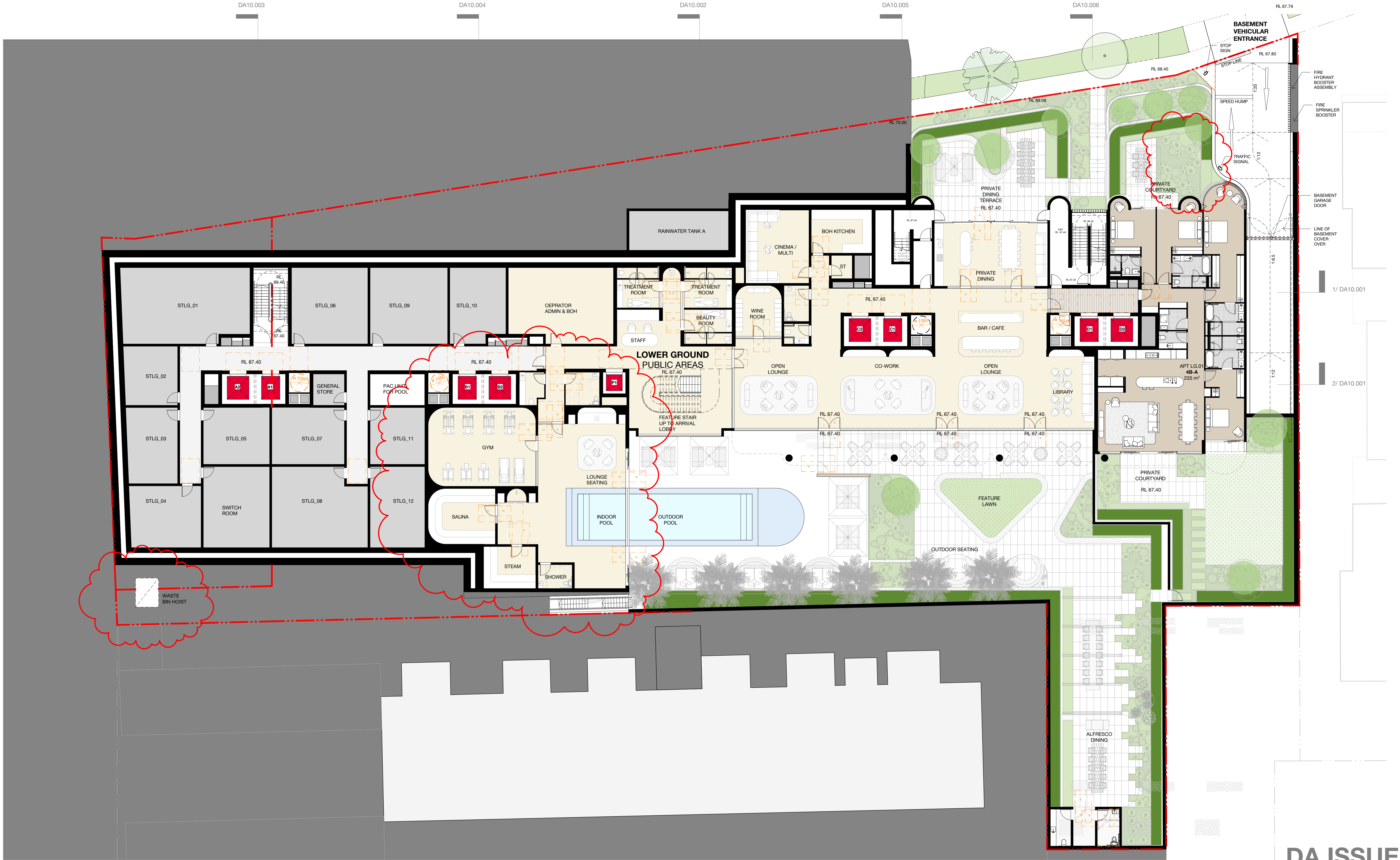
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DA ISSUE

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA03
GROUND LOWER PLAN

Revision	Date	Description	Initial	Checked
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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	8/07/2024 5:48:13 PM	
Drawing no.		Revision

DA03.003 C

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DA03
GROUND UPPER PLAN

Revision	Date	Description	Initial	Checked
C	24.07.01	DA RFI UPDATES	SH	
B	24.05.31	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

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Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	8/07/2024 5:48:08 PM	
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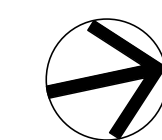
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DA03
LEVEL 01 PLAN

Revision	Date	Description	Initial	Checked
8	24.05.31	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
1	23.10.25	ISSUE FOR INFORMATION	SH	

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Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 4:25:58 PM	
Drawing no.		Revision

DA03.005 B

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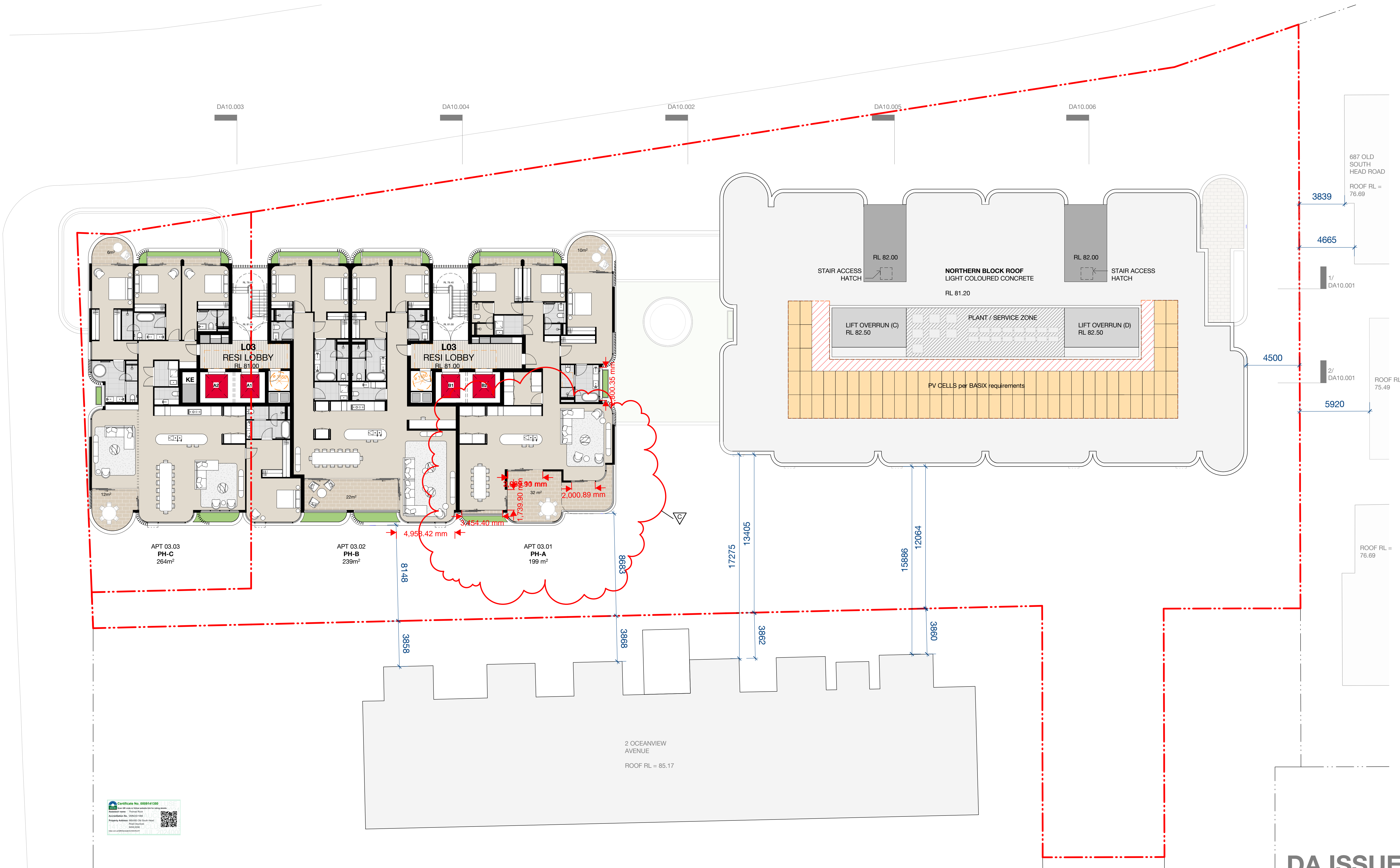
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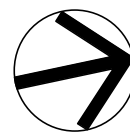
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DA03
LEVEL 03 PLAN

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B	24.05.31	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
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Drawing no.		Revision

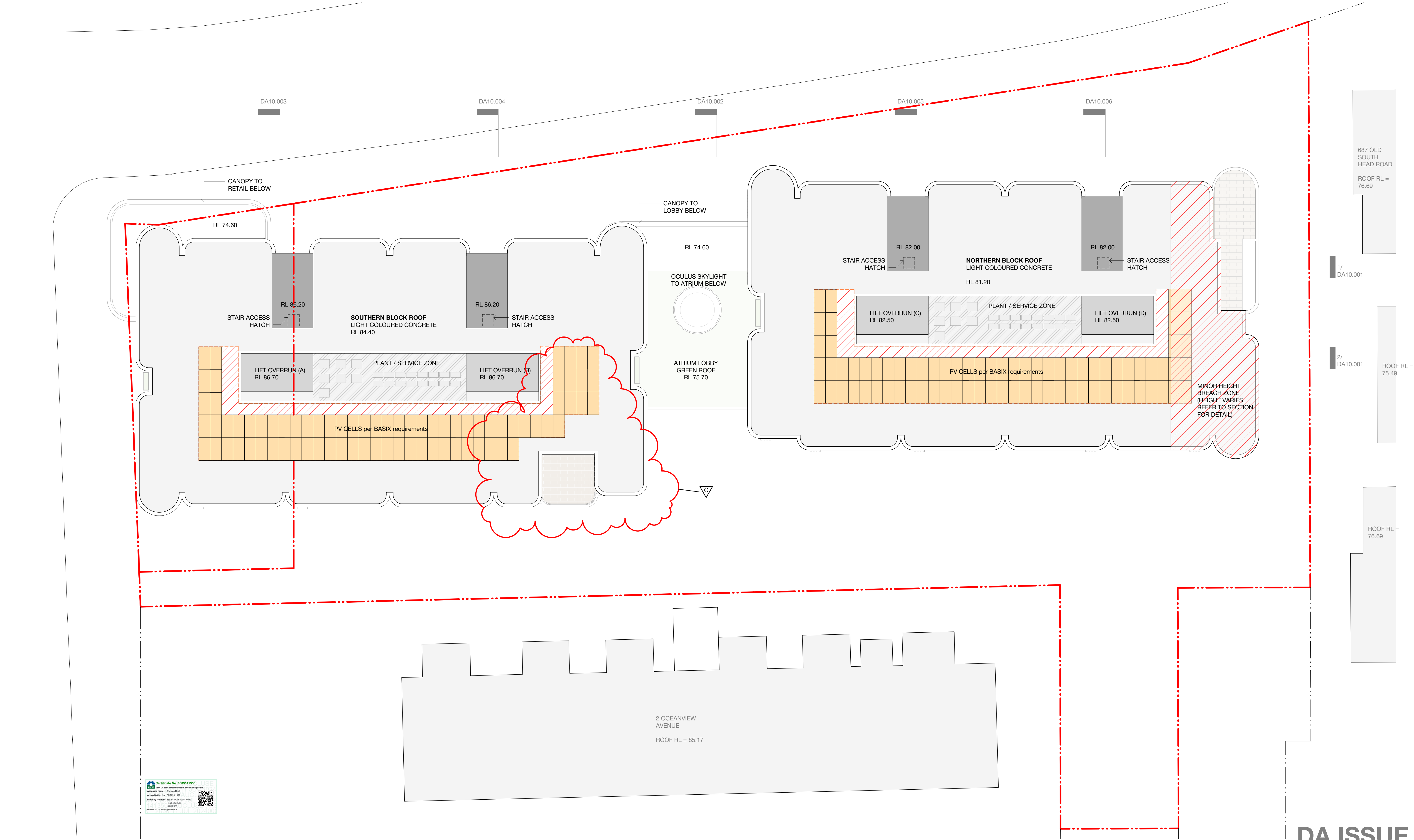
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DA03
ROOF PLAN

C	24.07.01	DA RFI UPDATES	SH	
B	24.05.31	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
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Project no.	S12551	
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Drawing no.		Revision

DA03.008 C

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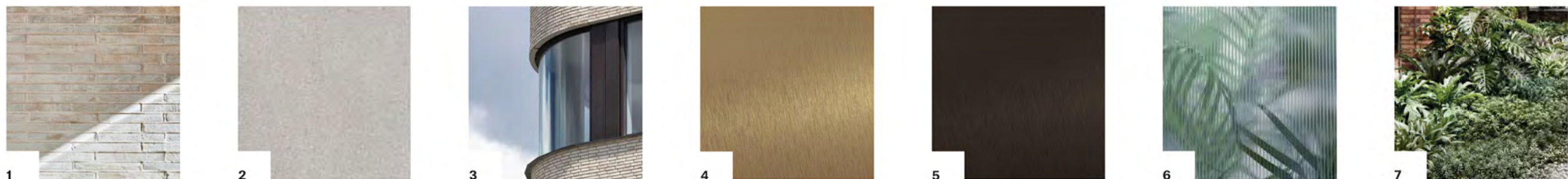
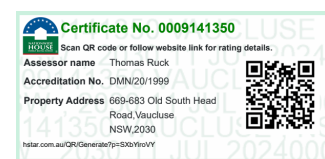
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DA ISSUE



BASEMENT ENTRY RESIDENTIAL UNITS COURTYARD UNIT ON GROUND BUILDING CORE D RESIDENTIAL ABOVE COMMUNAL FACILITIES ON LOWER GROUND BUILDING CORE C PORTE COCHERE ENTRY RESIDENTIAL LOBBY GREEN ROOF ABOVE



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

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Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
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 ELEVATION_OLD SOUTH HEAD RD_NORTH

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Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 4:43:00 PM	
Drawing no.		Revision

DA09.001A B

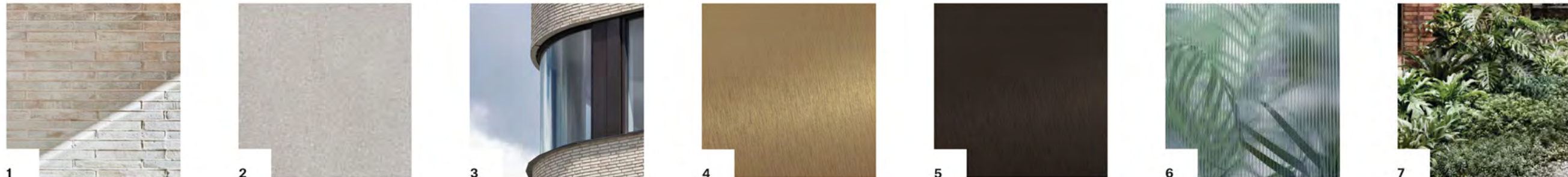
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Legend

- ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS
- ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
- ③ CLEAR GLASS (DOUBLE GLAZED)
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Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
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1	23.11.30	ISSUE FOR INFORMATION	SH	

VAUCLUSE SENIORS LIVING
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DA09
ELEVATION_OLD SOUTH HEAD
RD_SOUTH

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Drawn	ML	Checked SH
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Drawing no.		Revision

DA09.001B B

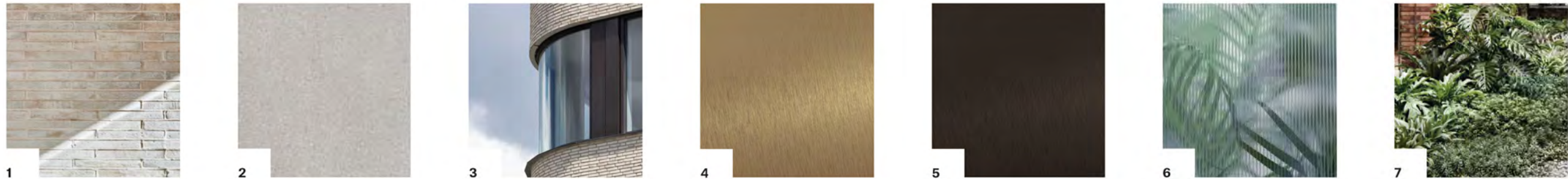
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VAUCLUSE SENIORS LIVING
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DA09
ELEVATION_OCEANVIEW AVE

Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
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Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 4:43:07 PM	
Drawing no.		Revision

DA09.002 B

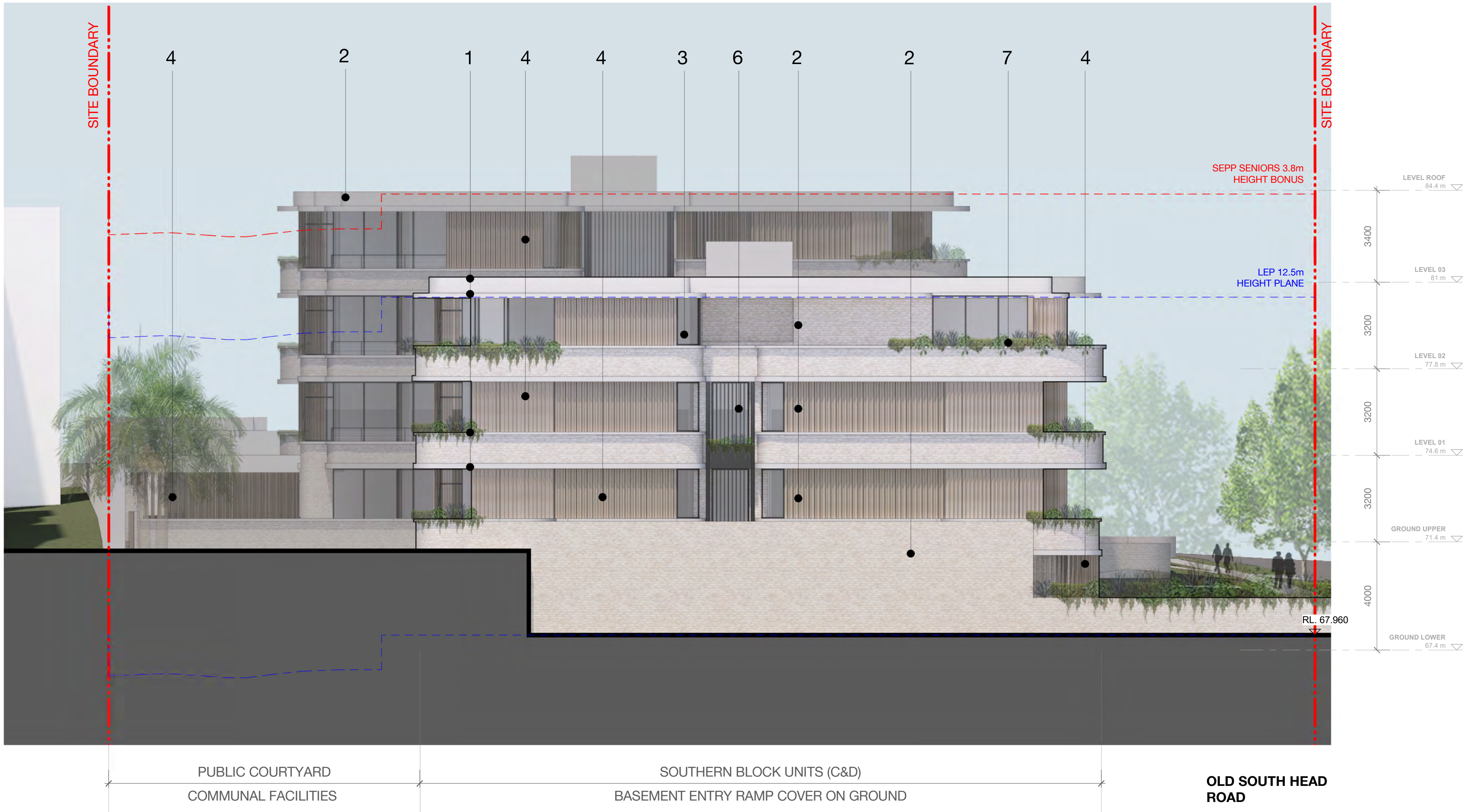
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Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
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DA09
NORTHERN ELEVATION

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Drawing no.		Revision

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ALL ELEVATIONS

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A	23.12.15	ISSUE FOR DA	SH	
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1	23.11.30	ISSUE FOR INFORMATION	SH	
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DA09
EASTERN ELEVATION_NORTH

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DA09.004A B

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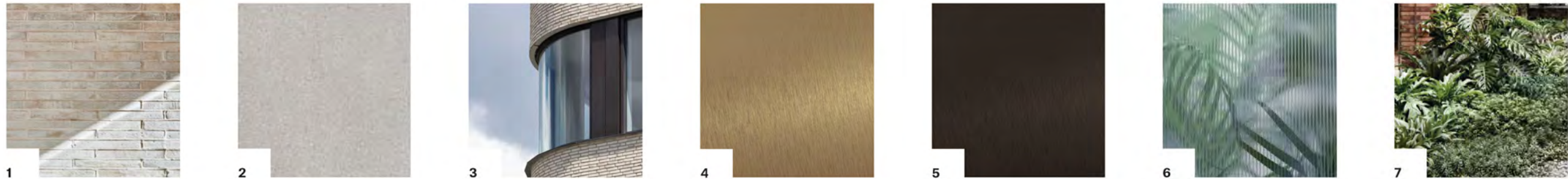
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Legend

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ALL ELEVATIONS
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C	24.07.01	DA RFI UPDATES	SH		
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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		
Revision	Date	Description	Initial	Checked	

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DA09
EASTERN ELEVATION_SOUTH

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Legend

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ALL ELEVATIONS

② CONCRETE (LIGHT COLOURED)
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1	23.11.30	ISSUE FOR INFORMATION	SH	
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DA09
ELEVATION - OUTHOUSE

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Drawing no.		Revision	

DA09.005 B

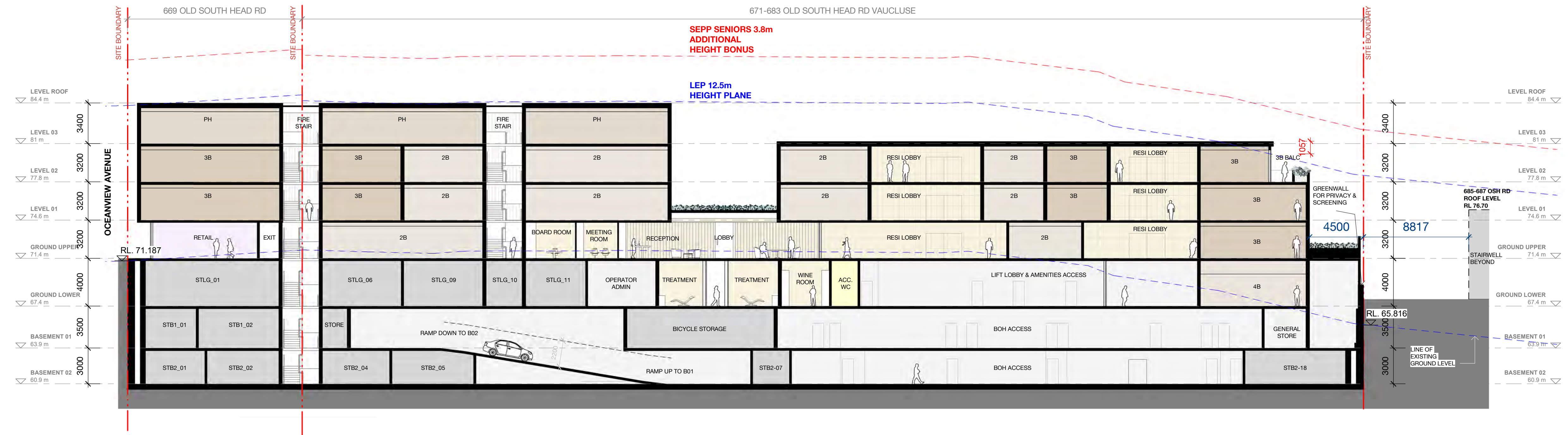
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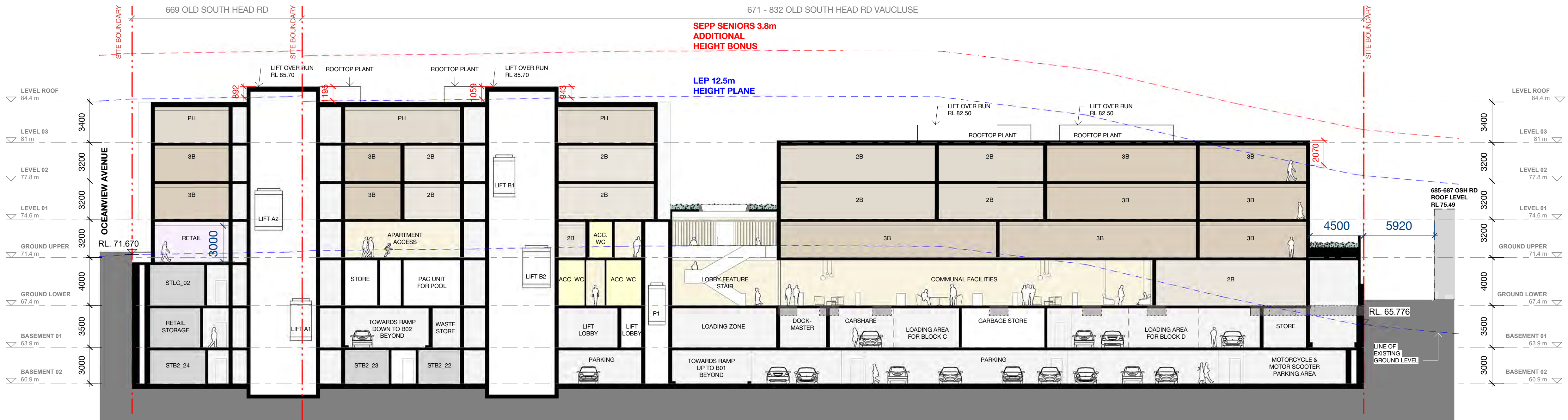
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NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

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DA ISSUE



1 OVERALL SECTION 01
WESTERN SECTION THROUGH CORE C & D
1 : 200



2 OVERALL SECTION 02
EASTERN SECTION THROUGH CORE A & B
1 : 200



OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA10
BUILDING SECTIONS

Revision	Date	Description	Initial	Checked
8	24.05.31	DA RFI UPDATES	SH	
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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Scale	1 : 200	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 7:00:37 PM	
Drawing no.		Revision

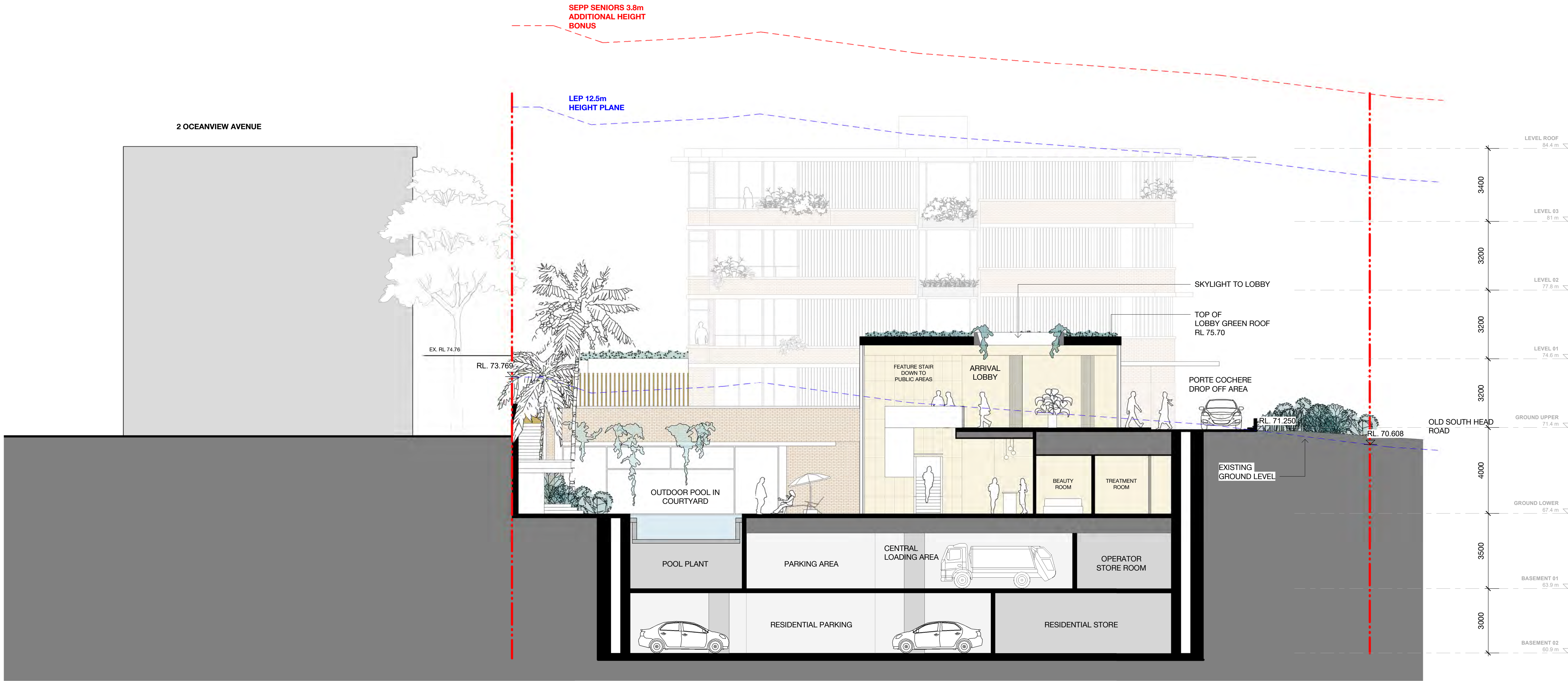
DA10.001 B

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DA10
SECTION_ARRIVAL LOBBY

Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
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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Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 4:50:34 PM	
Drawing no.		Revision

DA10.002 B

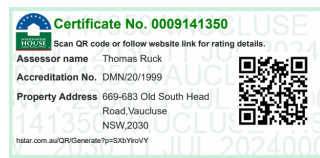
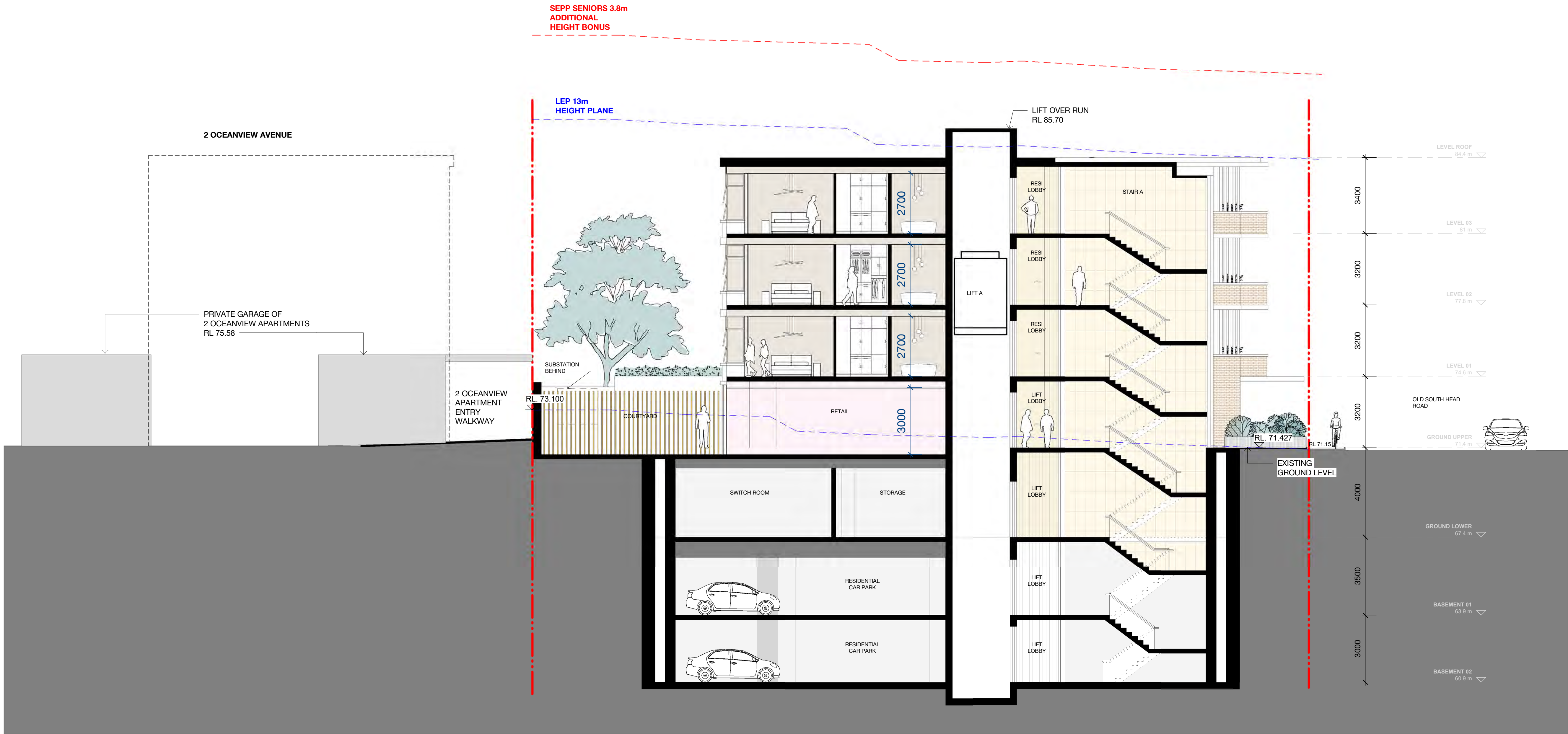
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VAUCLUSE SENIORS LIVING
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DA10
SECTION_CORE A

Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
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	
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Plot Date	2/07/2024 4:50:48 PM	
Drawing no.		Revision

DA10.003 B

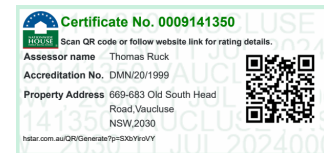
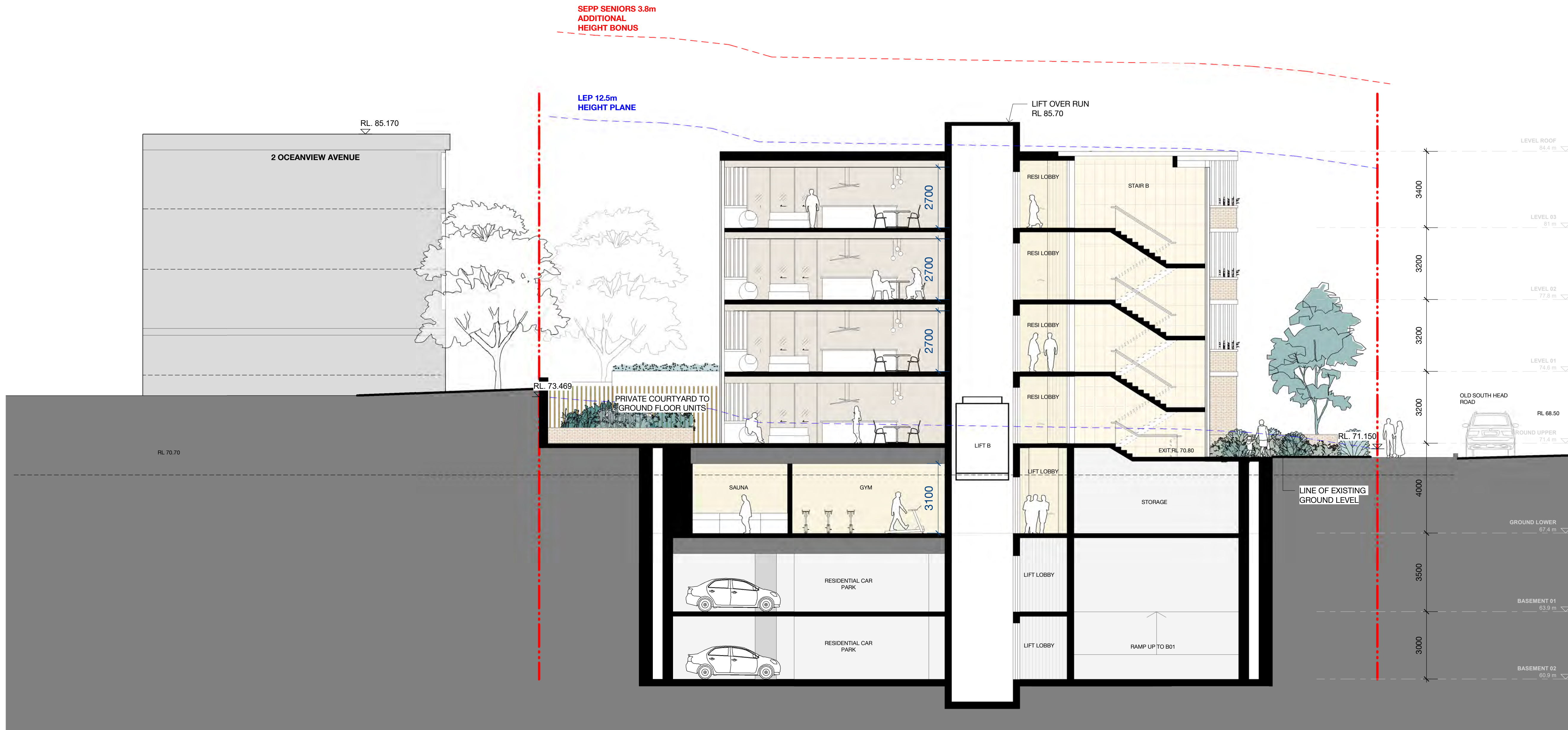
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VAUCLUSE SENIORS LIVING
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DA10
SECTION_CORE B

Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
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Drawing no.		Revision

DA10.004 B

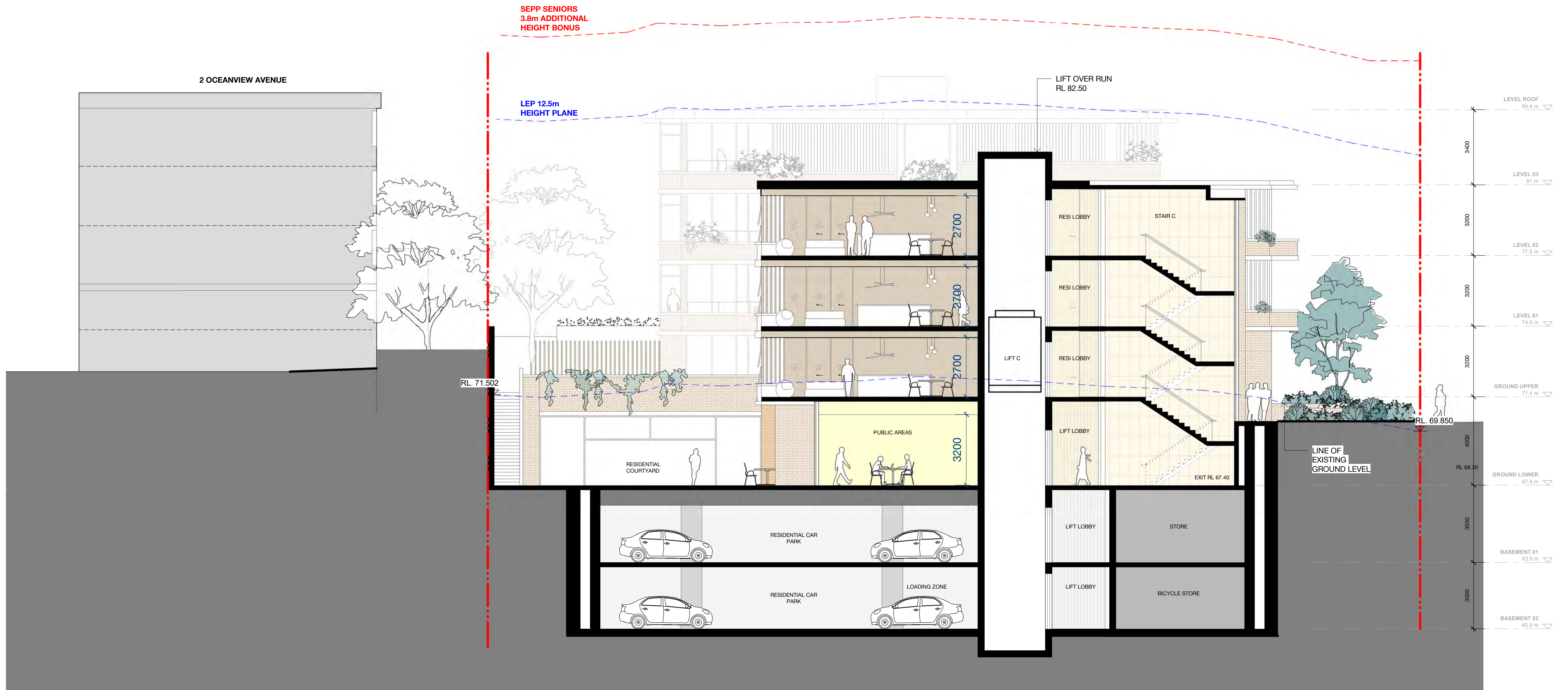
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DA ISSUE



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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA10
SECTION_CORE C

Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
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
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Drawing no.		Revision

DA10.005 B

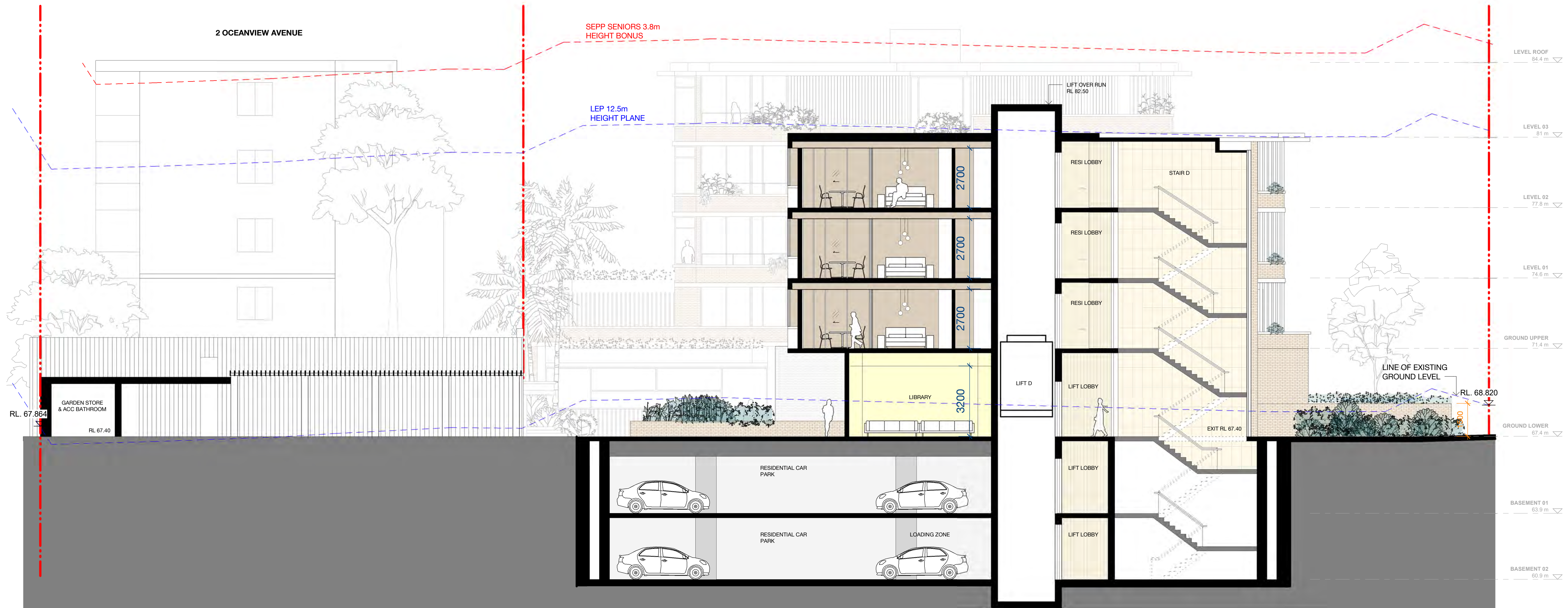
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VAUCLUSE SENIORS LIVING
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DA10
SECTION_CORE D

Revision	Date	Description	Initial	Checked
B	24.05.31	DA RFI UPDATES	SH	
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	2/07/2024 4:51:03 PM	
Drawing no.		Revision

DA10.006 B

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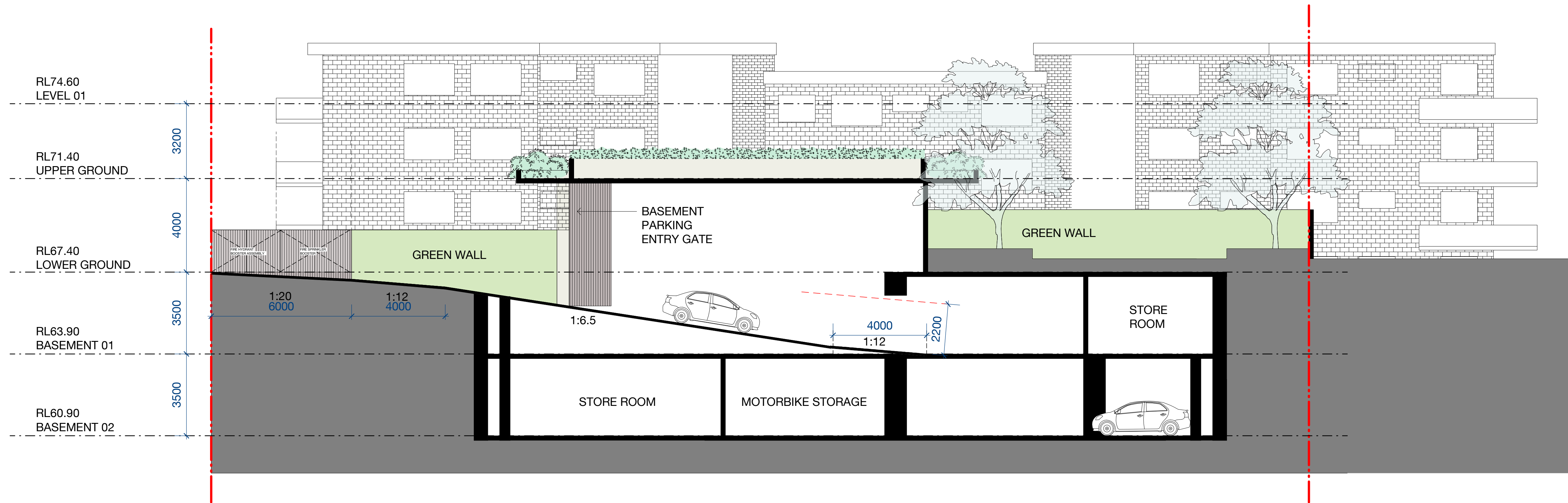
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A	24.05.31	DA RFI UPDATES	SH
Rev	Date	Description	Initial

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DA10
SECTION_BASEMENT RAMP



Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	ML	Checked	SH
Project No.	S12551		
Plot Date	2/07/2024 4:51:08 PM		
BIM			

Drawing no.	Revision
DA10.007	A

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Bates Smart Architects Pty Ltd ABN 68 094 740 986



Legend

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

**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	Checked

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

**DA11
FACADE TYPE 01**

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Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 4:51:15 PM	
Drawing no.		Revision

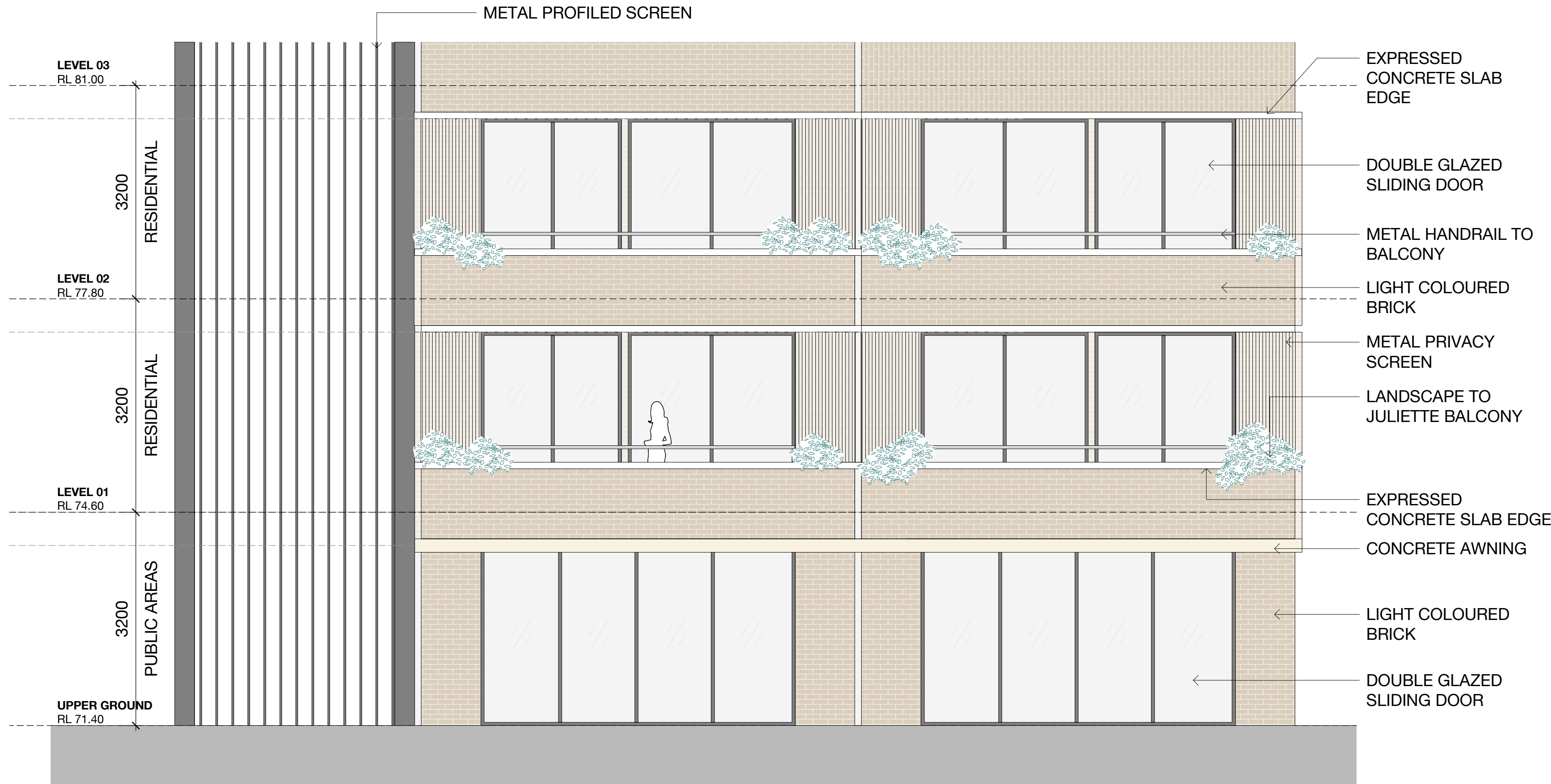
DA11.001 A

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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

**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

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669- 683 OSH RD VAUCLUSE**

**DA11
FACADE TYPE 02**

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Scale	As indicated	@ A1
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Plot Date	2/07/2024 4:51:22 PM	
Drawing no.		Revision

DA11.002 A

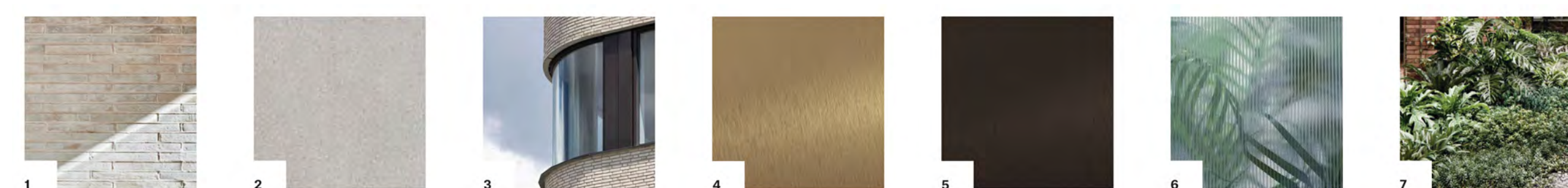
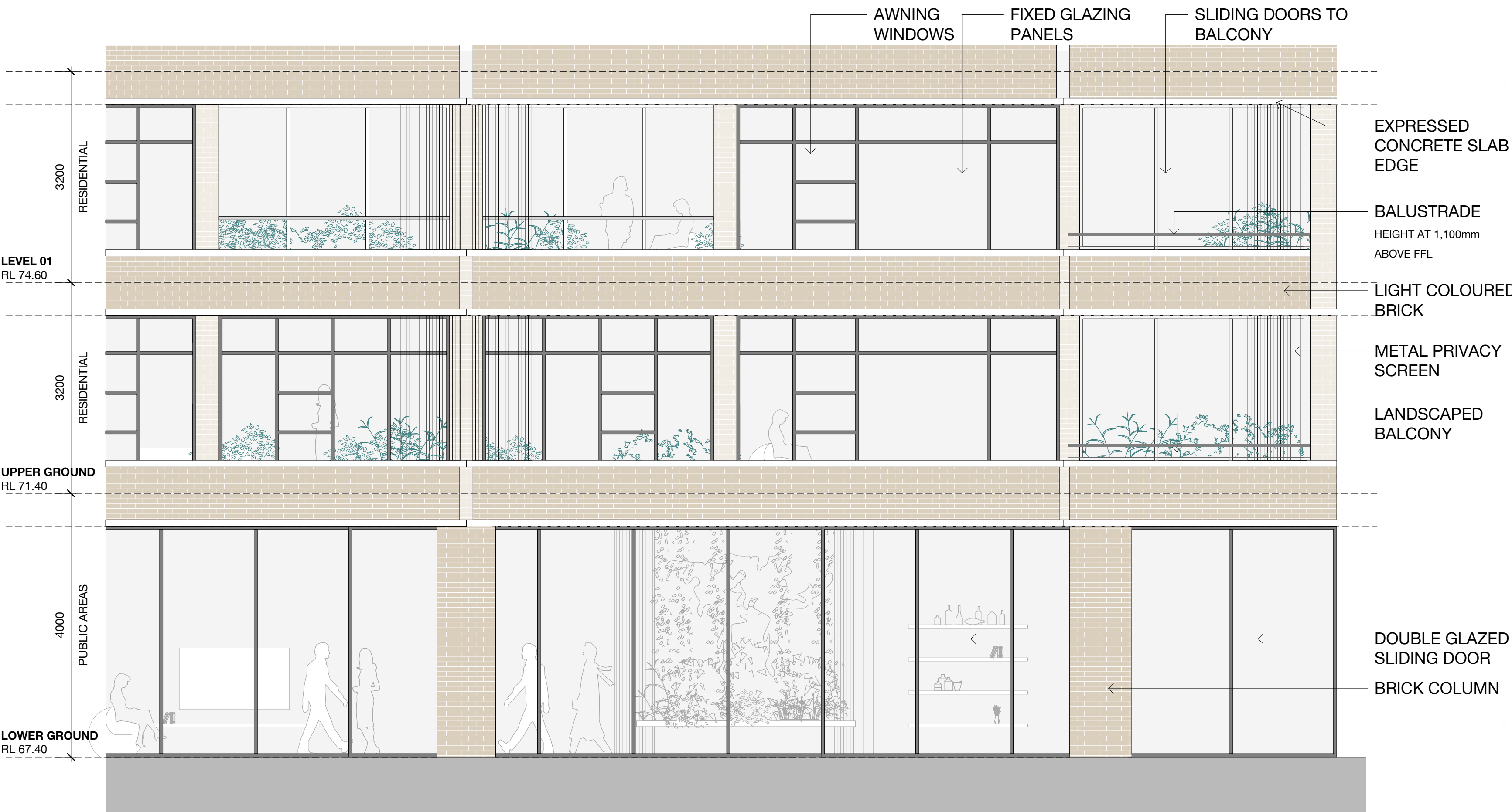
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- Legend**
- ① BRICK (LIGHT COLOURED)
ALL ELEVATIONS
 - ② CONCRETE (LIGHT COLOURED)
FACADE EXPRESSION ON ALL BALCONY
 - ③ CLEAR GLASS (DOUBLE GLAZED)
ALL WINDOWS & SLIDING DOORS
 - ④ METAL 01 (SATIN PALE BRONZE)
PRIVACY FINS TO ALL BALCONY
PROFILED 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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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
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DA11
FACADE TYPE 03

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Scale	As indicated	@ A1
Drawn	SH	Checked SH
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Status	DEVELOPMENT APPLICATION	
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Drawing no.		Revision

DA11.003 A

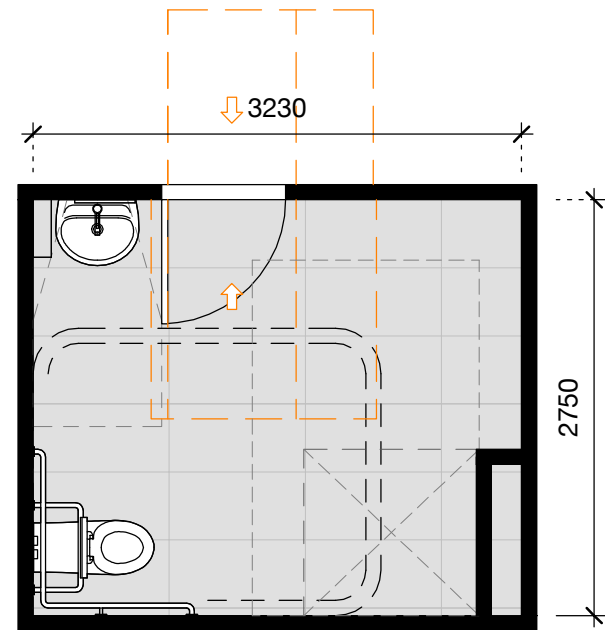
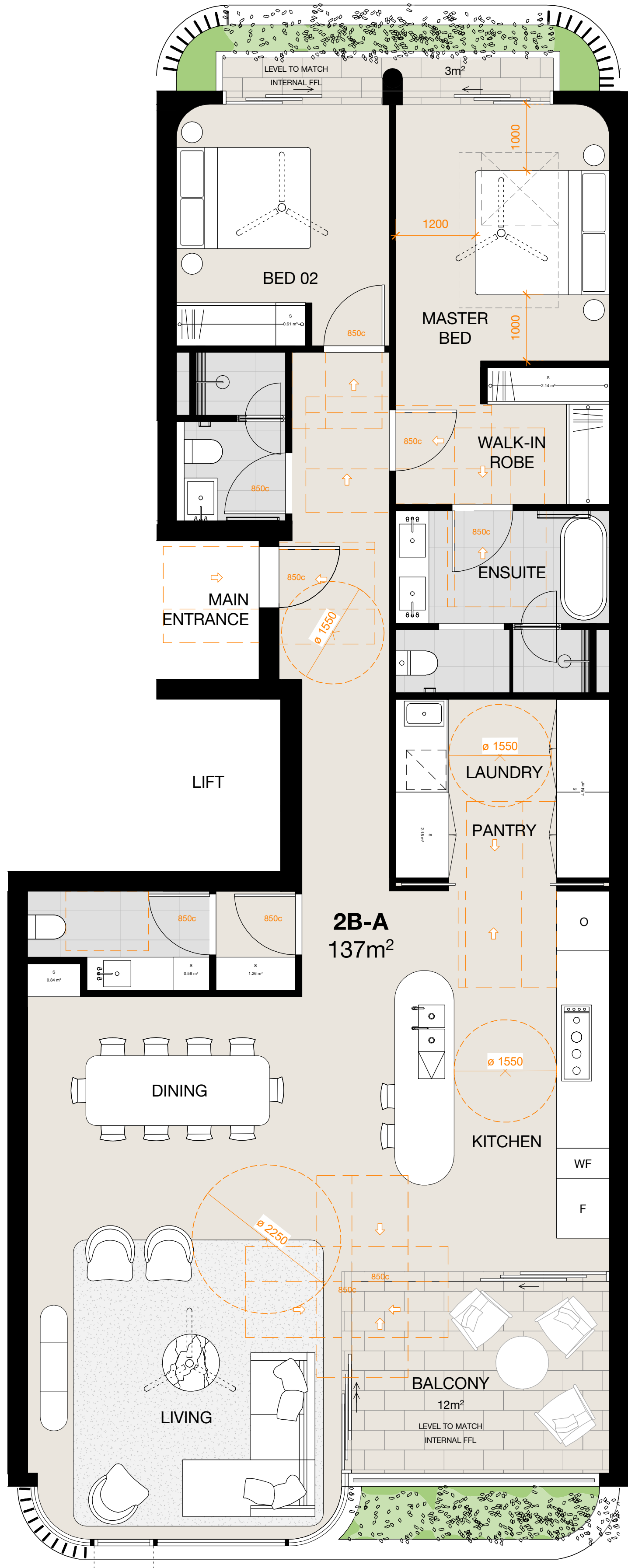
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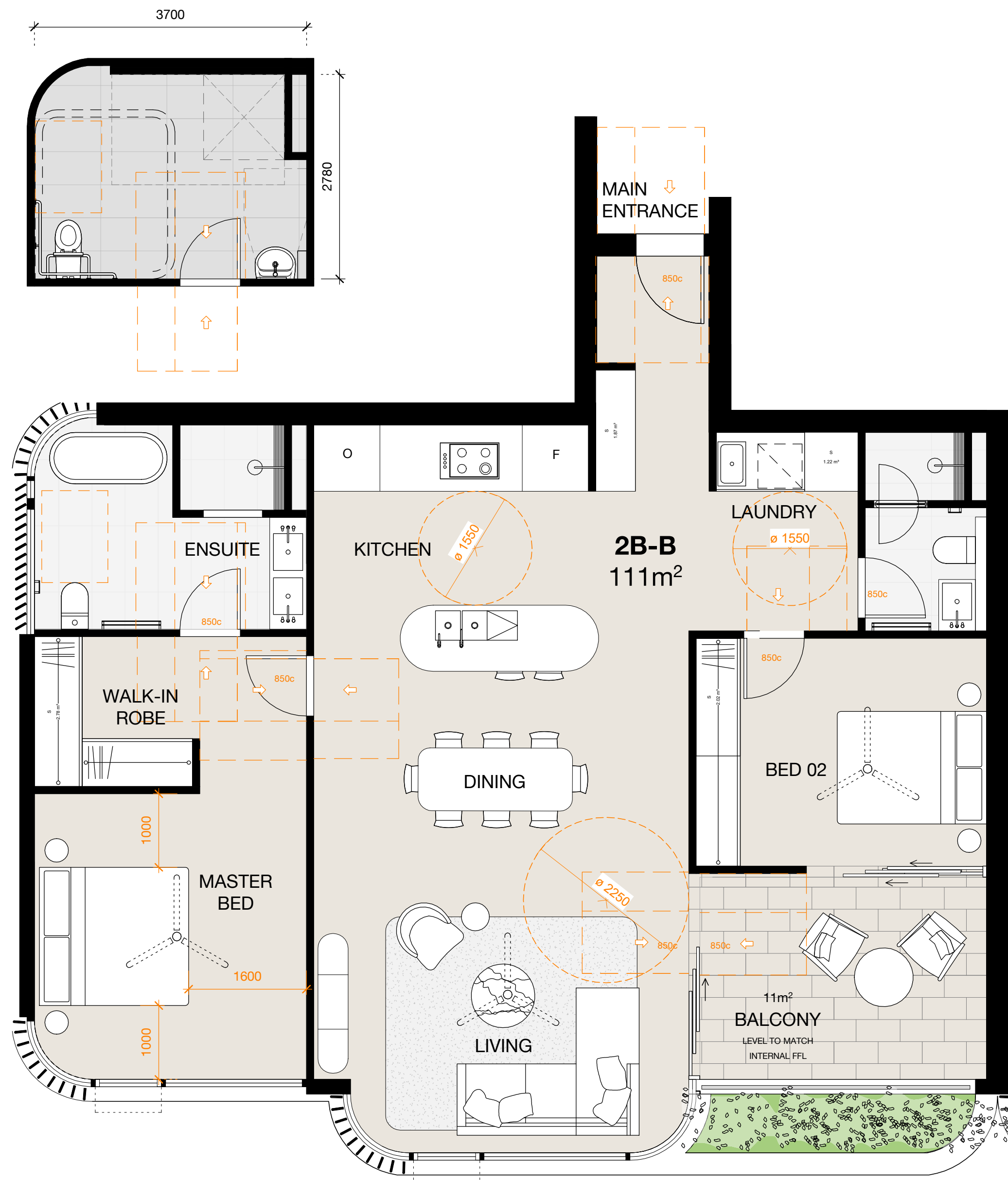


3 APT 2B-A
1 : 50

INTERNAL AREA
137m²

BALCONY
12m²

STORAGE (WITHIN APT)
12m³



1 APT 2B-B
1 : 50

INTERNAL AREA
111m²

BALCONY
11m²

STORAGE (WITHIN APT)
8m³

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

Scale	As indicated	@ A1
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Status	DEVELOPMENT APPLICATION	
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Drawing no.		Revision

DA13.001 A

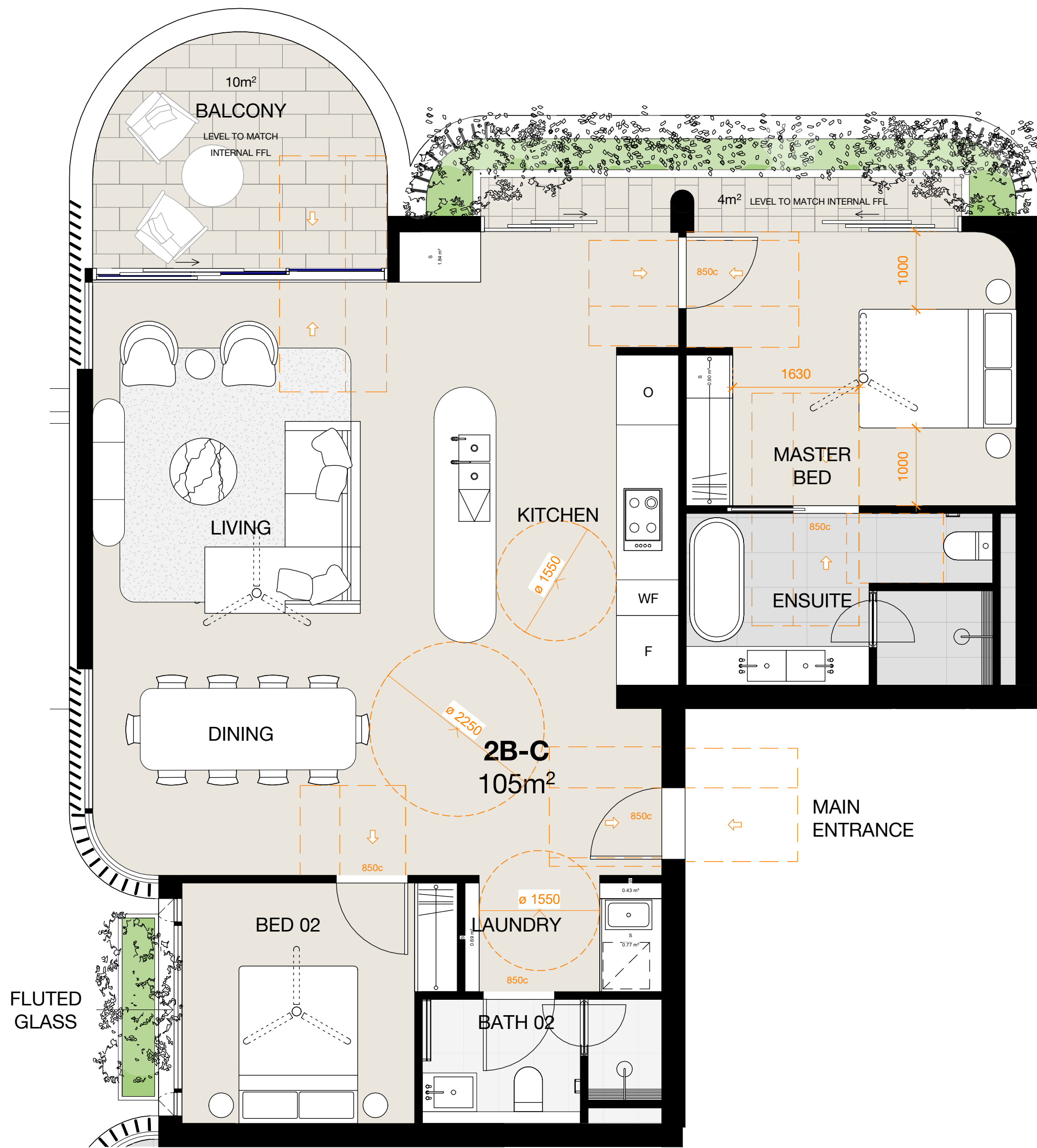
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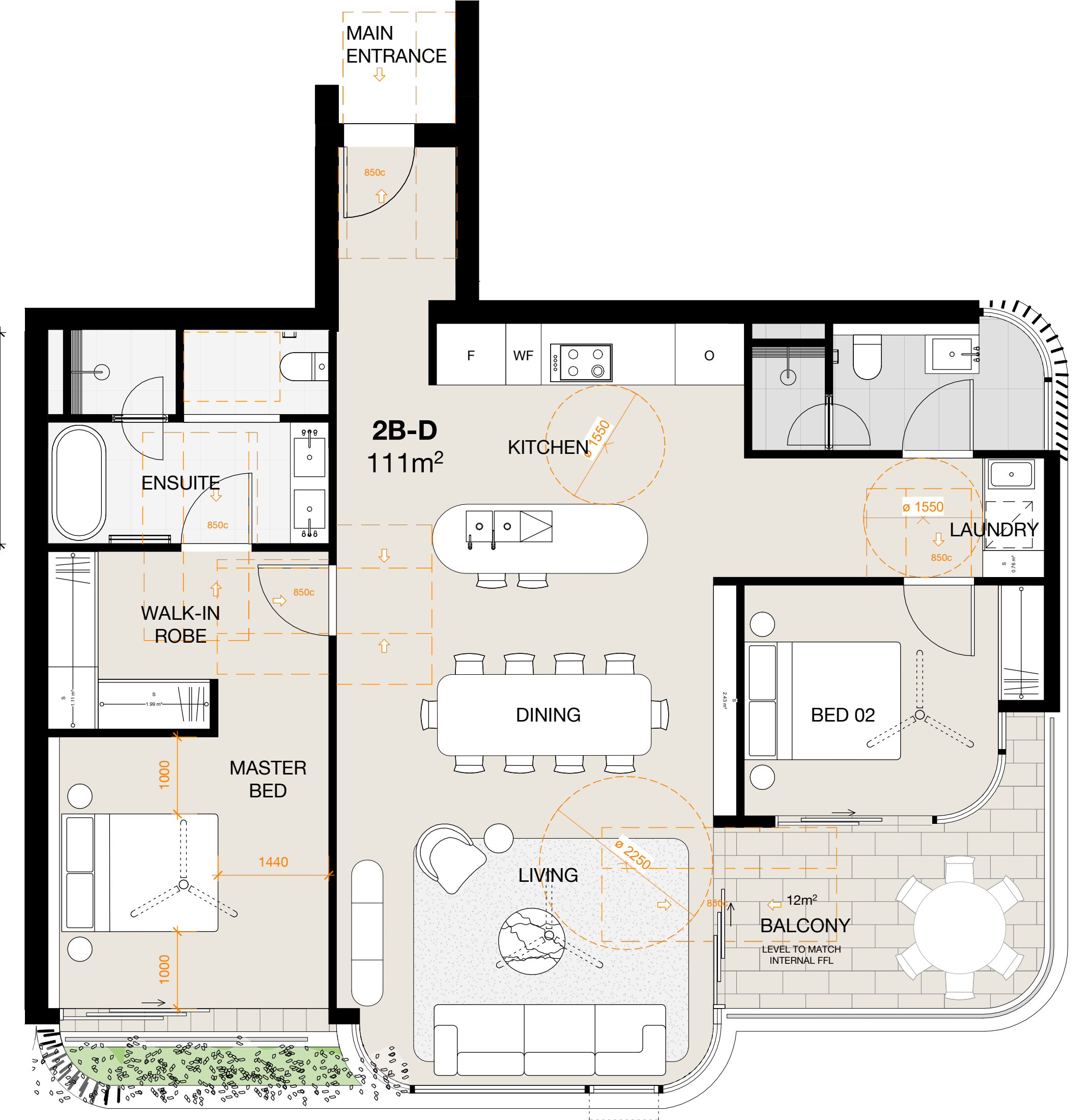
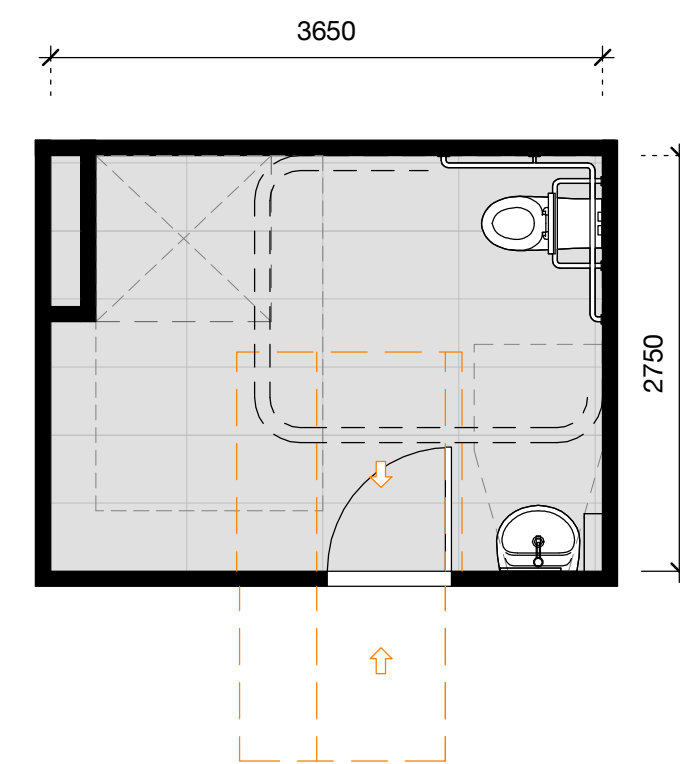
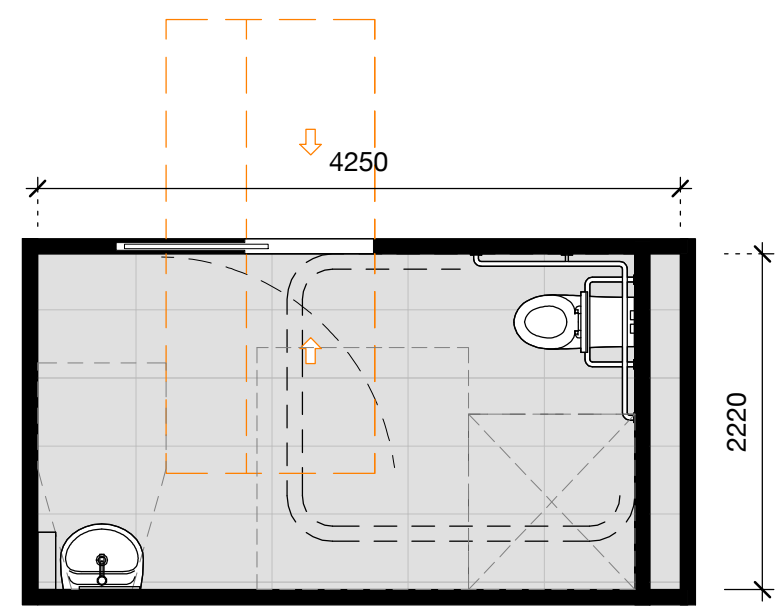


1 APT 2B-C
1 : 50

INTERNAL AREA
105m²

BALCONY
10m²

STORAGE (WITHIN APT)
4m³



2 APT 2B-D
1 : 50

INTERNAL AREA
111m²

BALCONY
12m²

STORAGE (WITHIN APT)
6m³

Legend

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

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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HOLDINGS PTY LTD

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669- 683 OSH RD VAUCLUSE

DA13
APARTMENT TYPES - 2B

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Drawing no.		Revision

DA13.002 A

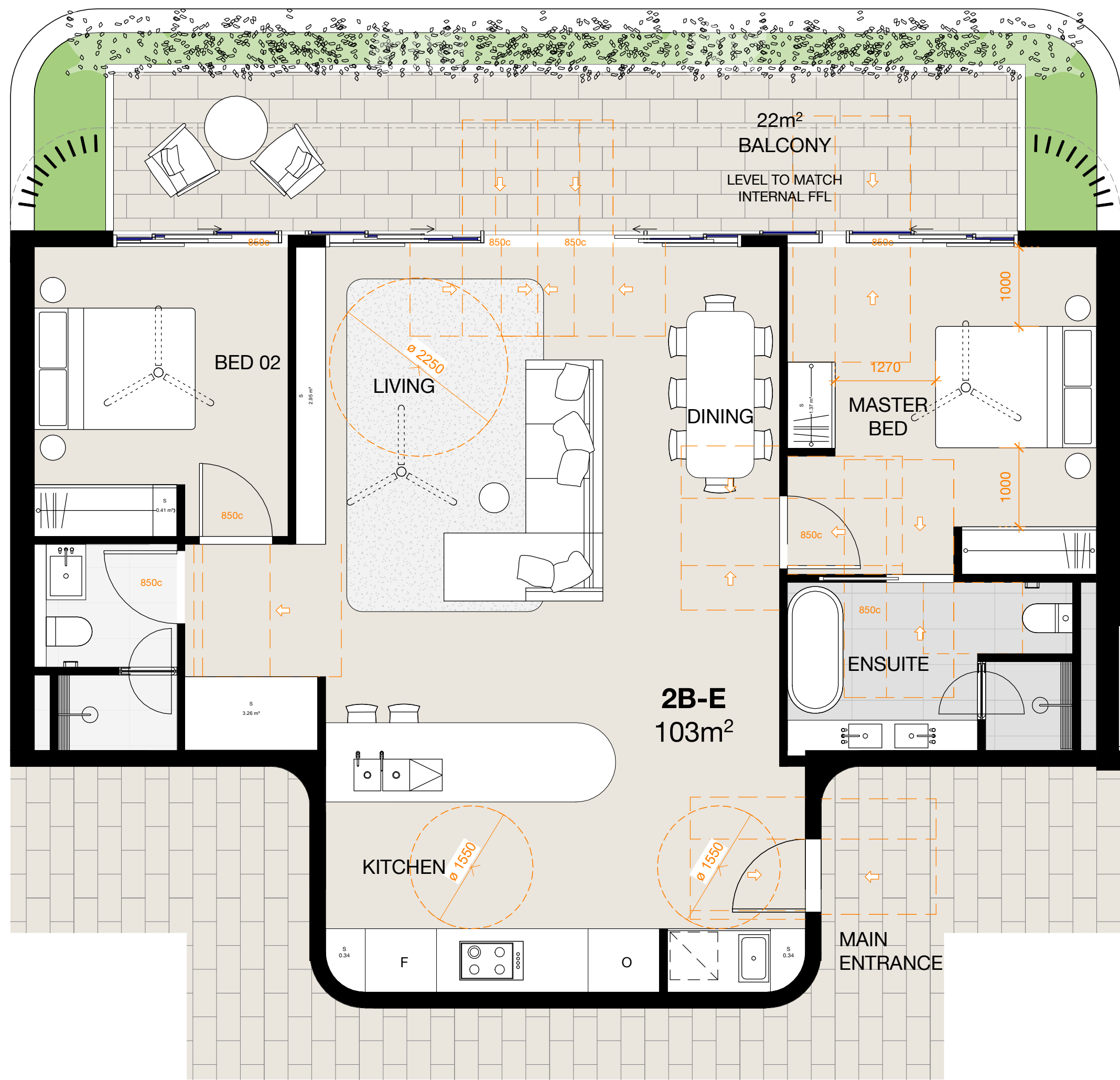
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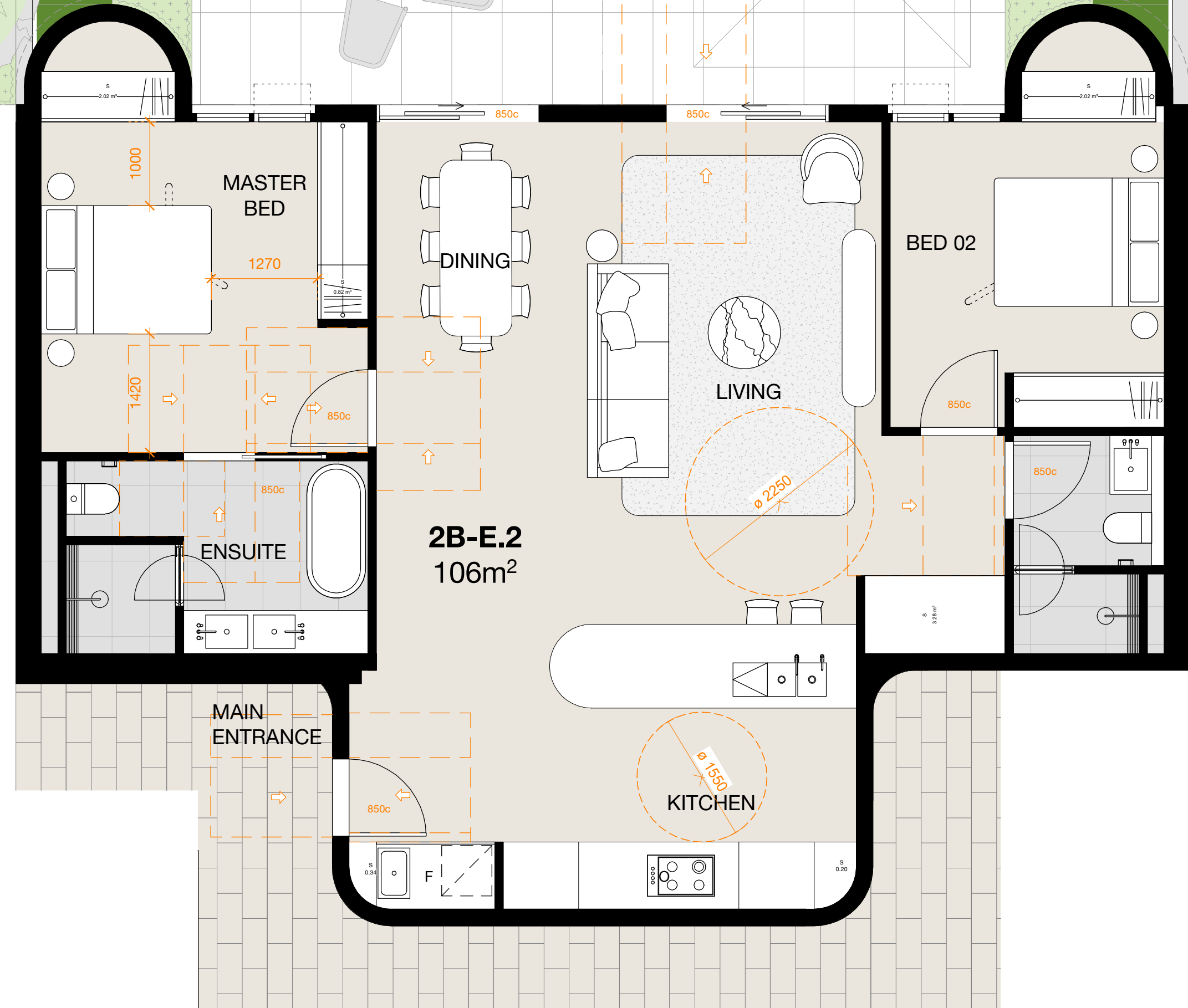
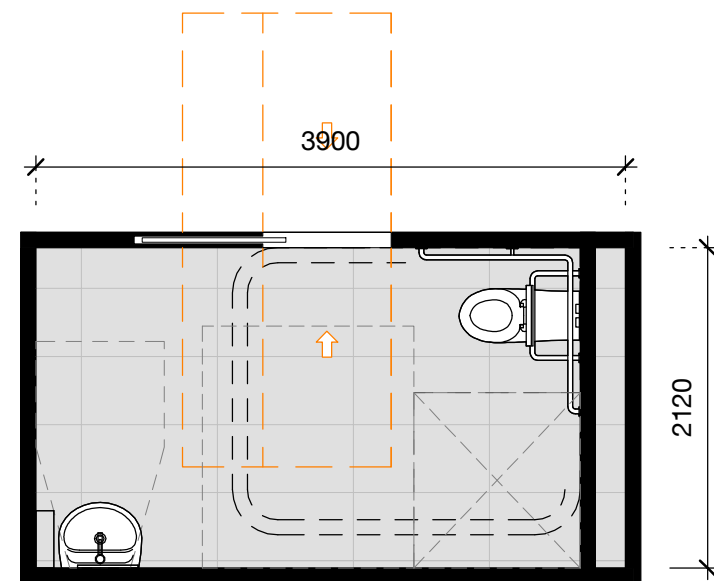
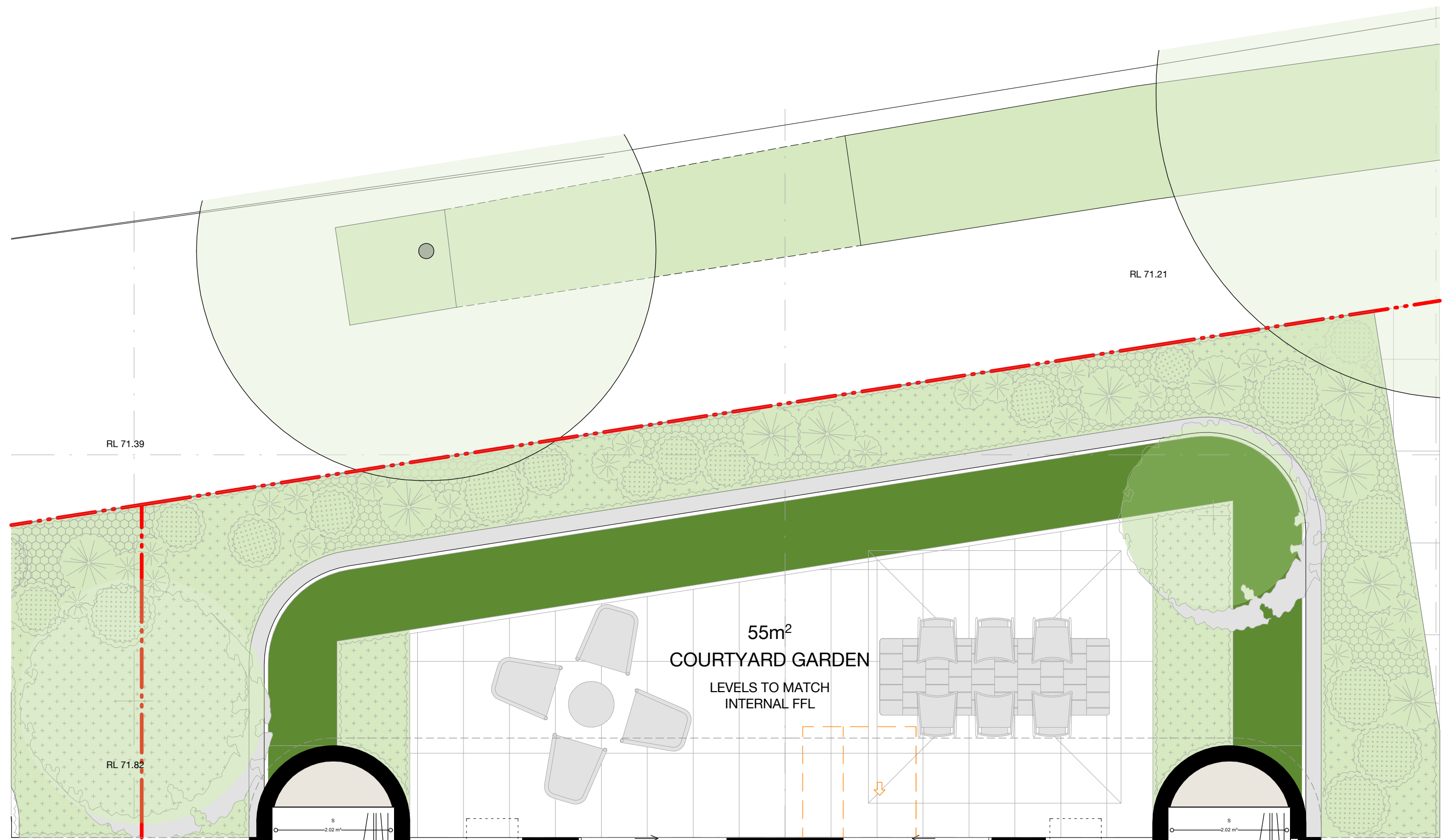
2 APT 2B-E

1 : 50

INTERNAL AREA
103m²

BALCONY
22m²

STORAGE (WITHIN APT)
8.5m³



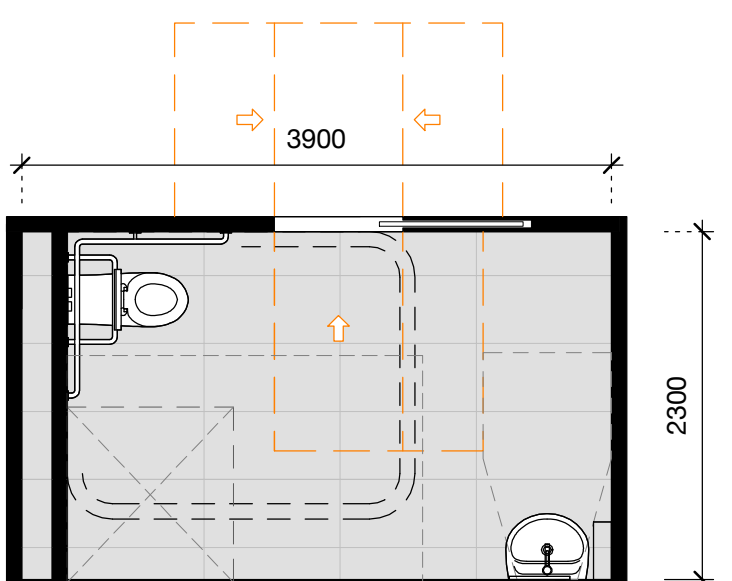
1 APT 2B-E.2

1 : 50

INTERNAL AREA
106m²

COURTYARD GARDEN
55m²

STORAGE (WITHIN APT)
8.5m³



Legend

AS 1428 & AS 4299 CIRCULATION & CLEARANCE DIAGRAM

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

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

DA13
APARTMENT TYPES - 2B

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	2/07/2024 4:51:59 PM	
Drawing no.		Revision

DA13.003 A

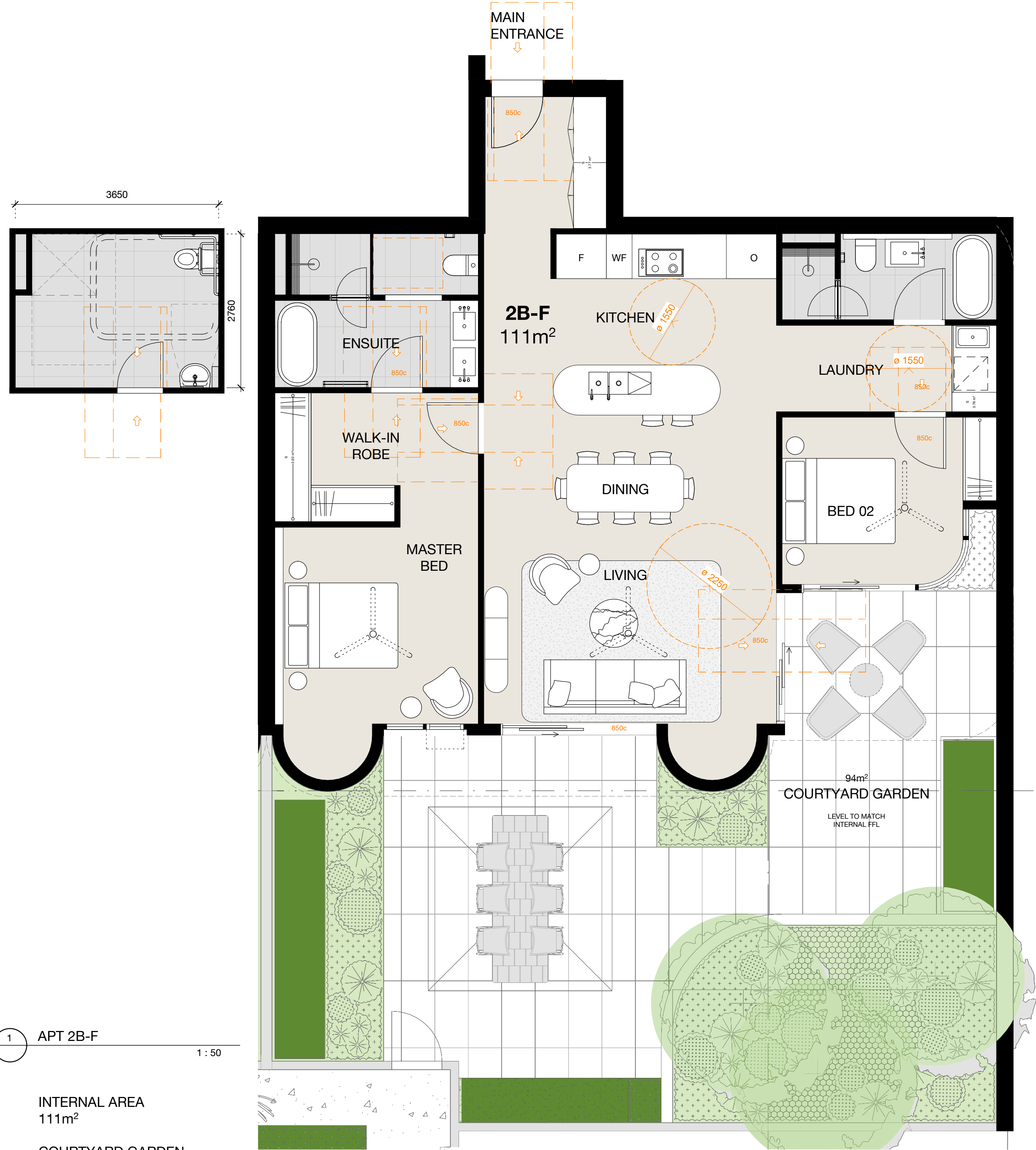
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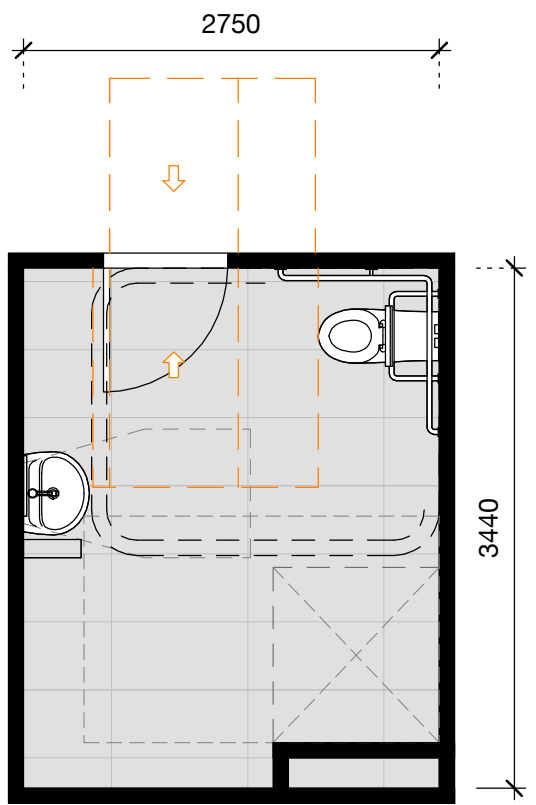
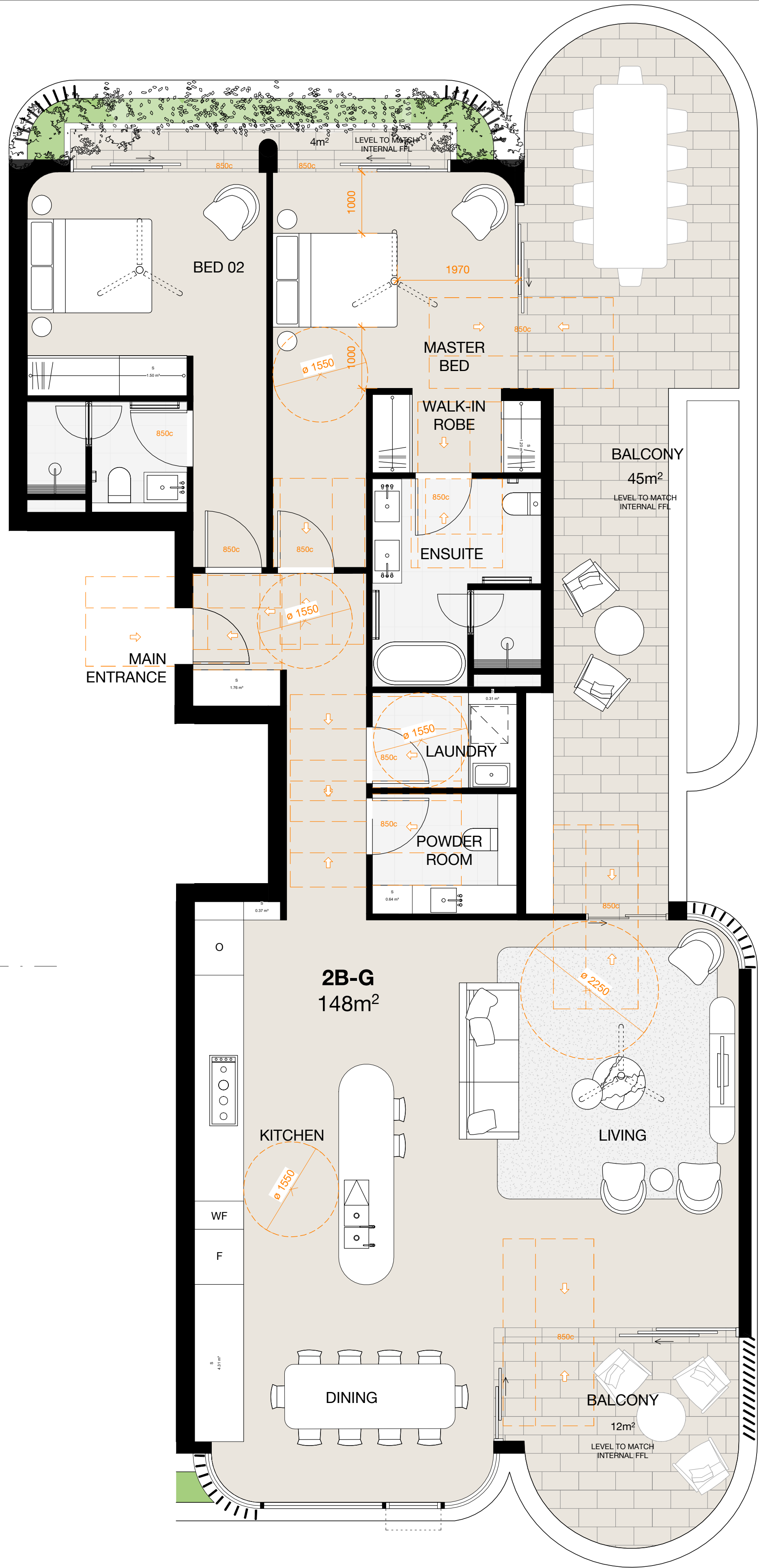


1 APT 2B-F
1 : 50

INTERNAL AREA
111m²

COURTYARD GARDEN
94m²

STORAGE (WITHIN APT)
8m³



2 APT 2B-G
1 : 50

INTERNAL AREA
148m²

BALCONY
57m²

STORAGE (WITHIN APT)
10m³

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
APARTMENT TYPES - 2B

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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 4:52:10 PM	
Drawing no.		Revision

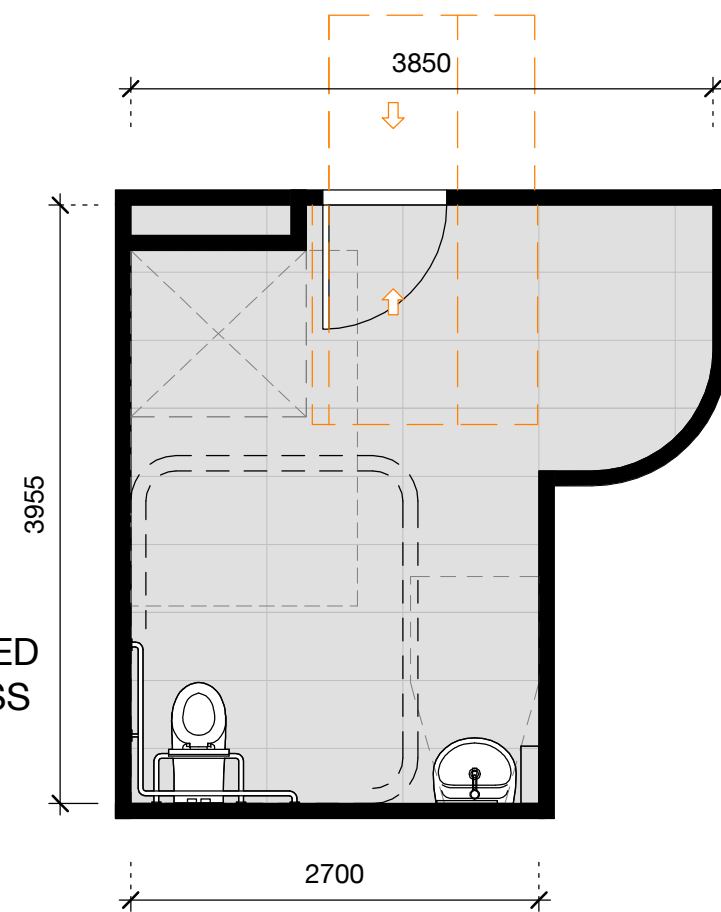
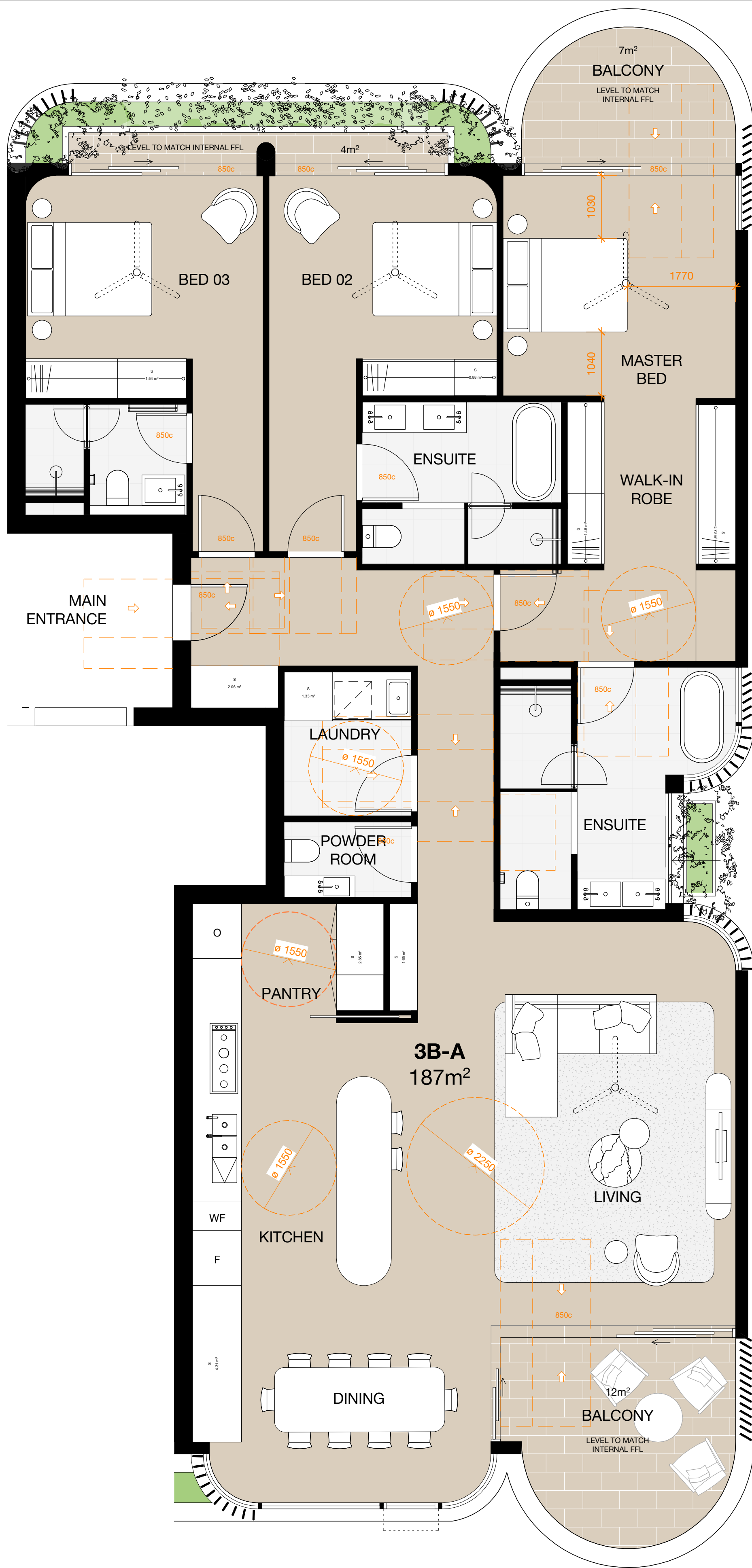
DA13.004 A

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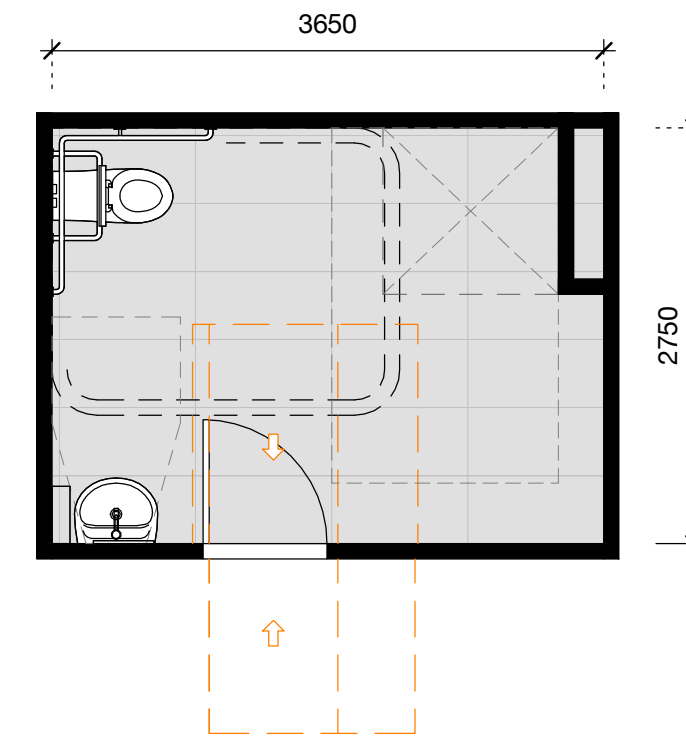


1 APT 3B-A
1 : 50

INTERNAL AREA
187m²

BALCONY
19m²

STORAGE (WITHIN APT)
19m³



2 APT 3B-B
1 : 50

INTERNAL AREA
170m²

BALCONY
12m²

STORAGE (WITHIN APT)
15m³

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 - 3B

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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Scale	As indicated	@ A1
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Project no.	S12551	
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Plot Date	2/07/2024 4:52:20 PM	
Drawing no.		Revision

DA13.005 A

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1 APT 3B-C
1 : 50
INTERNAL AREA
137m²
BALCONY
13m²
STORAGE (WITHIN APT)
10m³



2 APT 3B-D
1 : 50
INTERNAL AREA
160m²
BALCONY
12m²
STORAGE (WITHIN APT)
17m³

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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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
Drawn	ML	Checked SH
Project no.	S12551	
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Drawing no.		Revision

DA13.006 A

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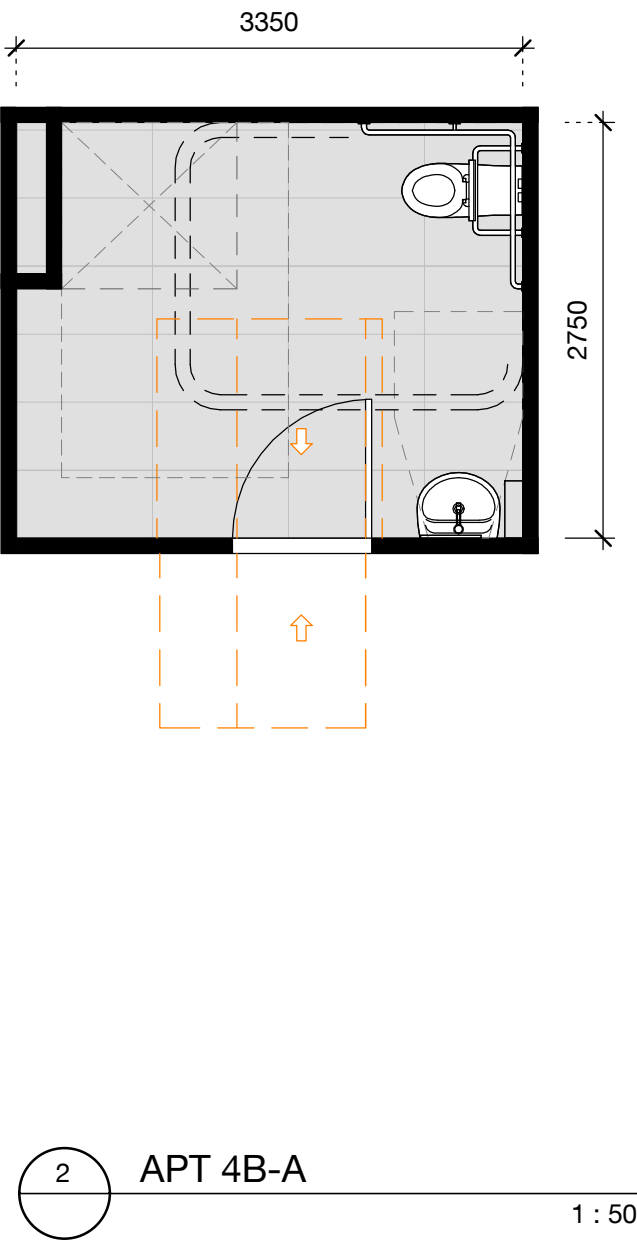


1 APT 3B-E
1 : 50

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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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

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DA13
APARTMENT TYPES - 3B & 4B

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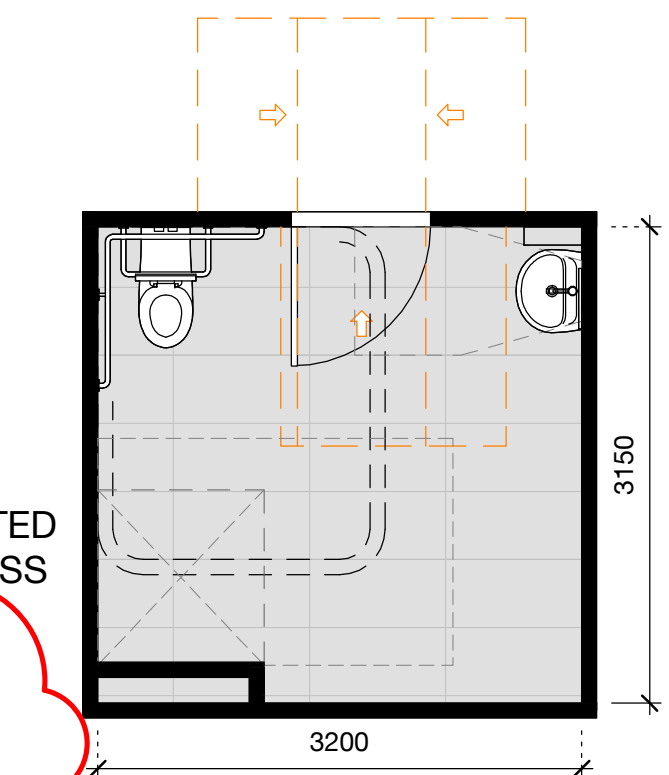
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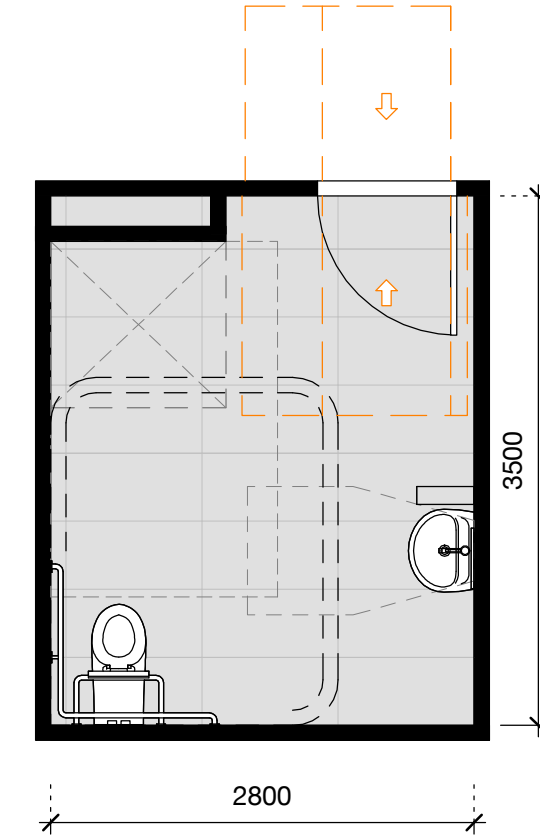
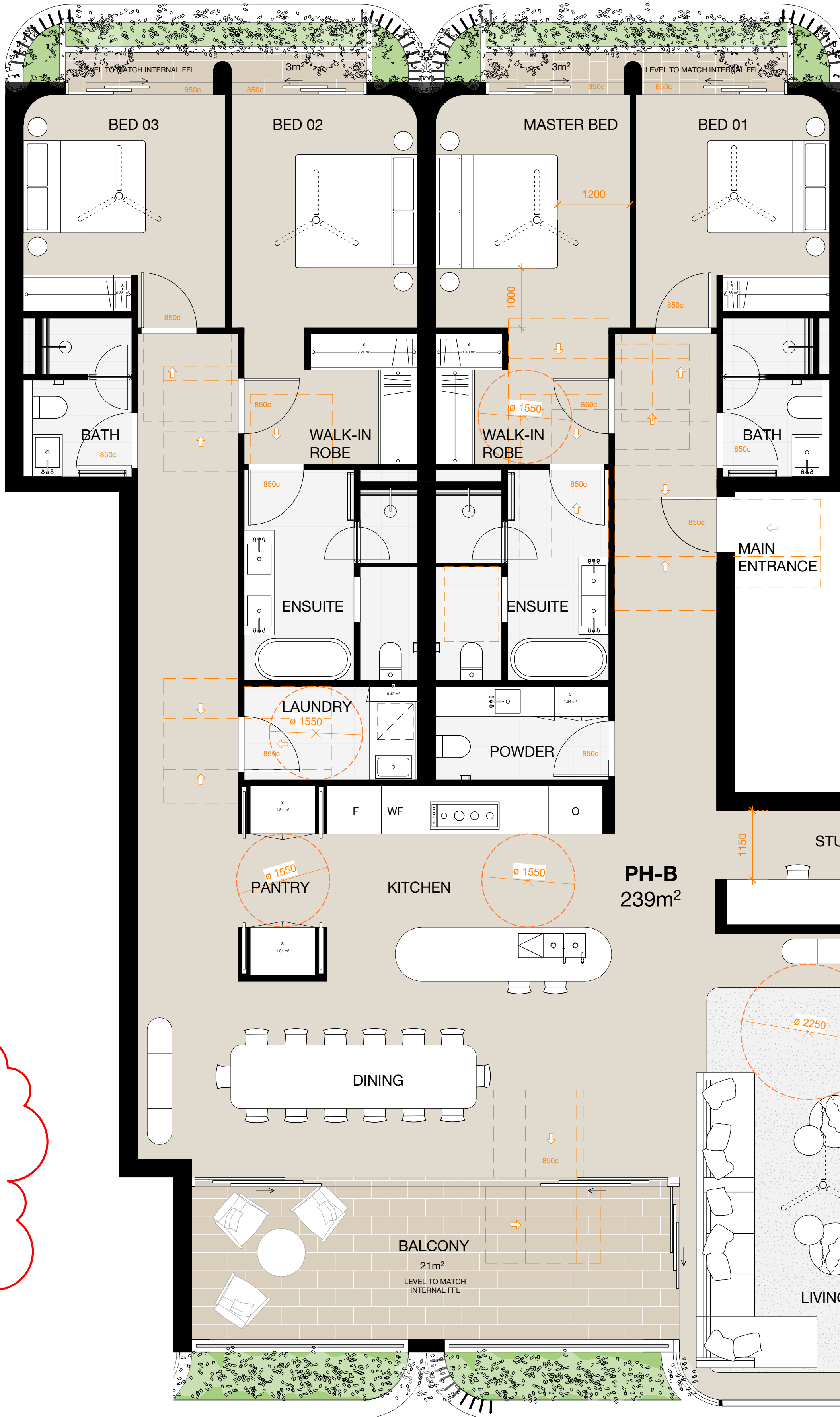
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1 APT PH-A
1:50
INTERNAL AREA
199 m²
BALCONY
32 m²
STORAGE (WITHIN APT)
25.74 m³



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

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 -
PENTHOUSE

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Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 4:55:14 PM	
Drawing no.		Revision

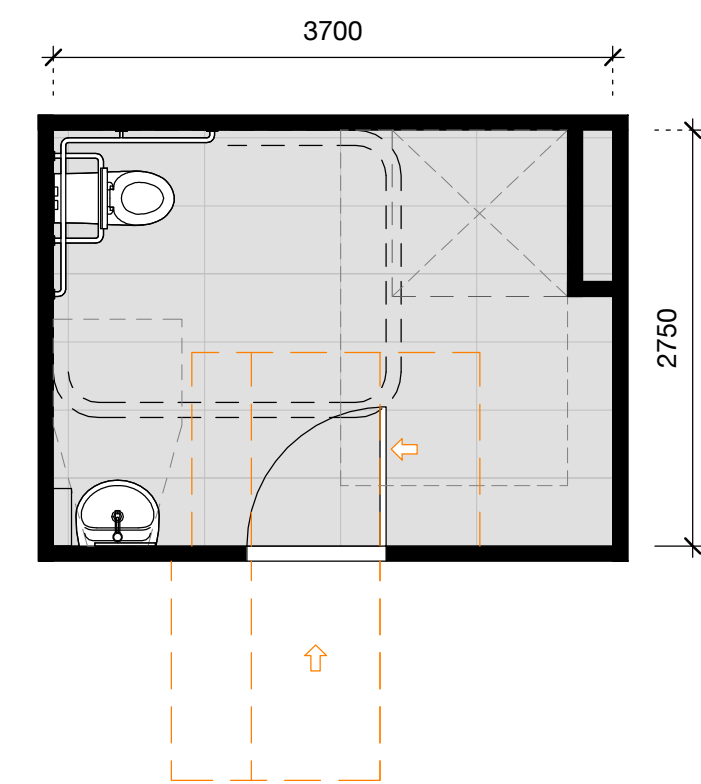
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1 APT PH-C
1 : 50

INTERNAL AREA
264m²

BALCONY
19m²

STORAGE (WITHIN APT)
26m³

Legend

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

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

OSHR AT VAUCLUSE
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VAUCLUSE SENIORS LIVING
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DA13
APARTMENT TYPES -
PENTHOUSE

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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
Drawn	ES	Checked SH
Project no.	S12551	
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DA13.009 A

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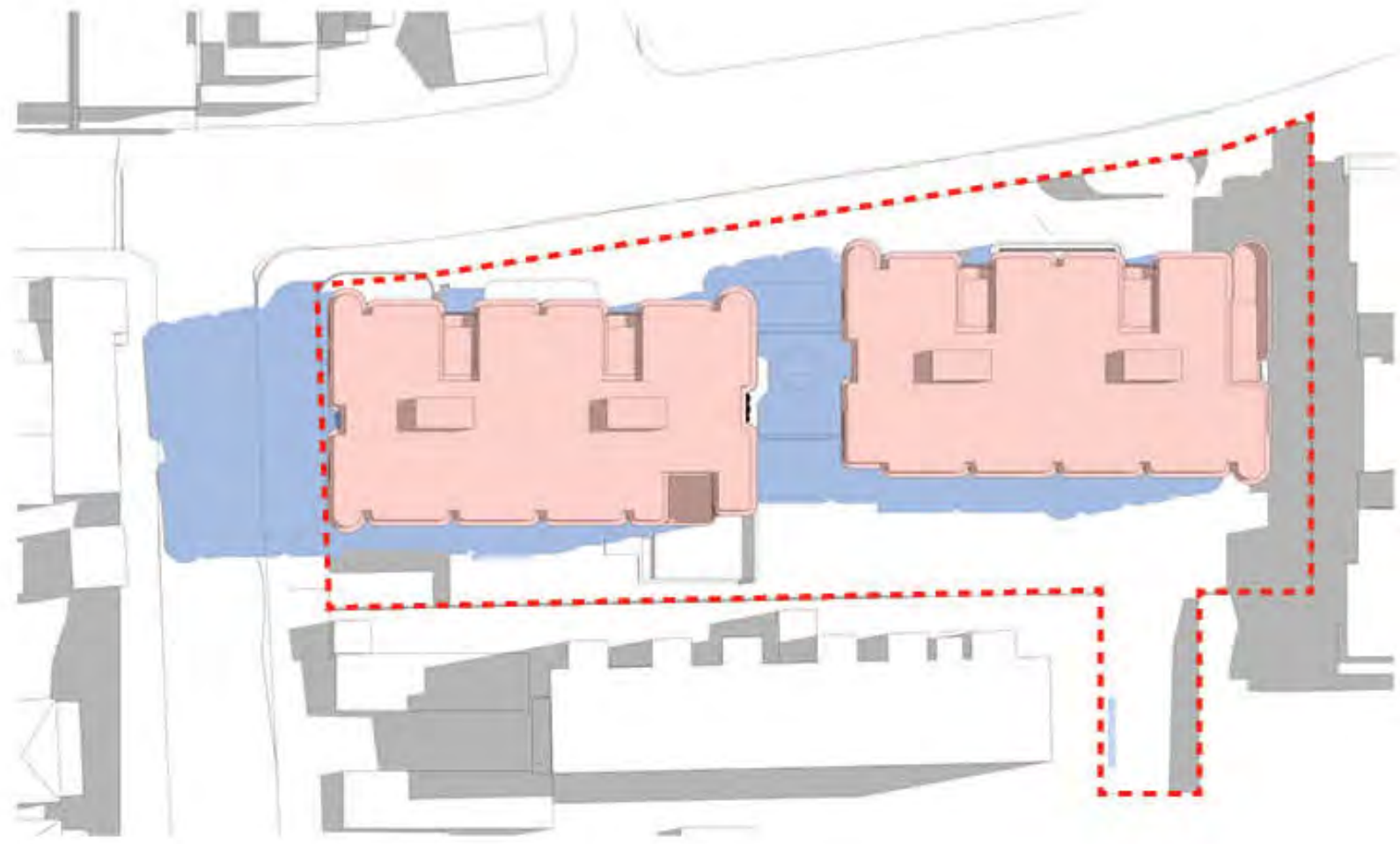
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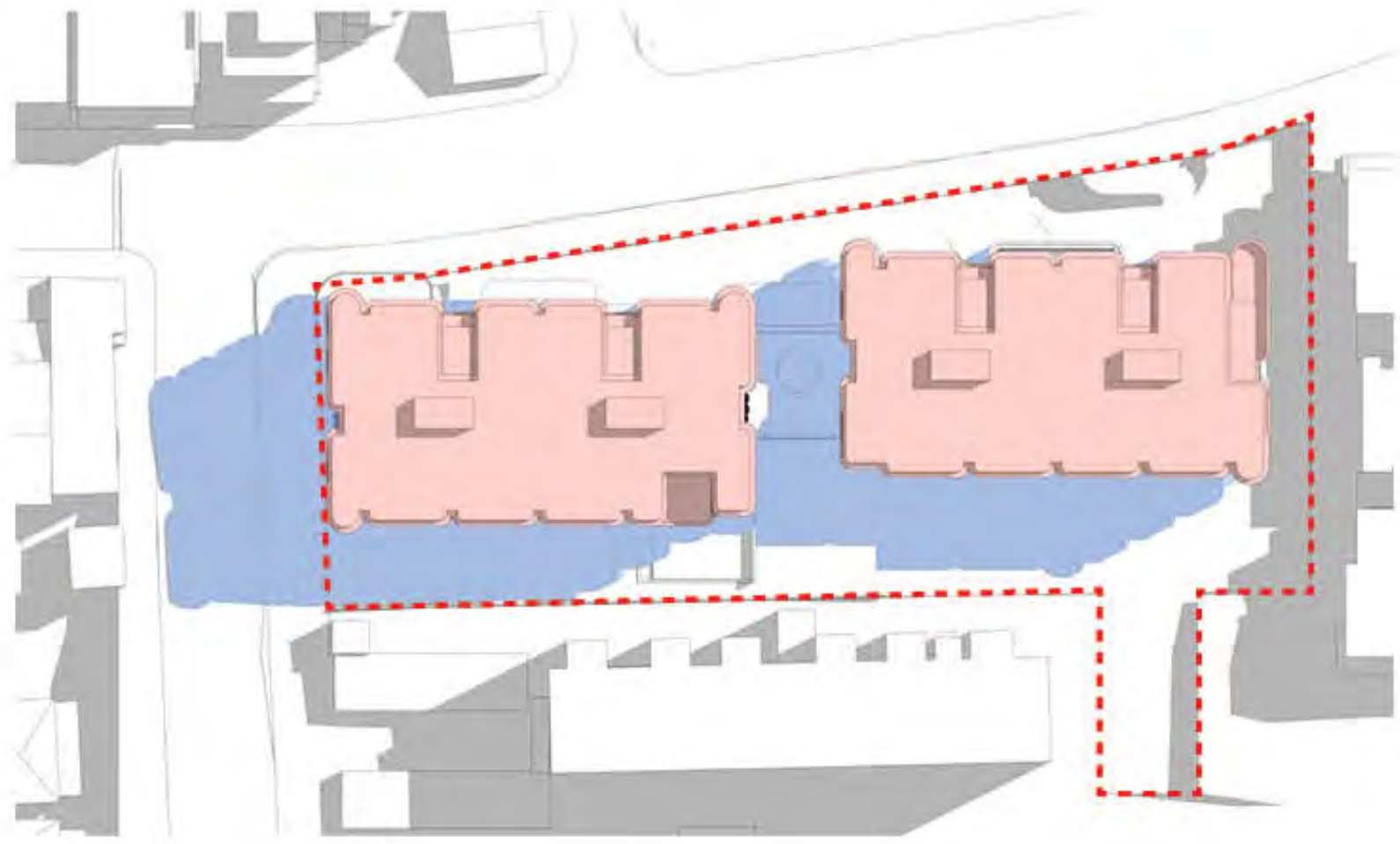
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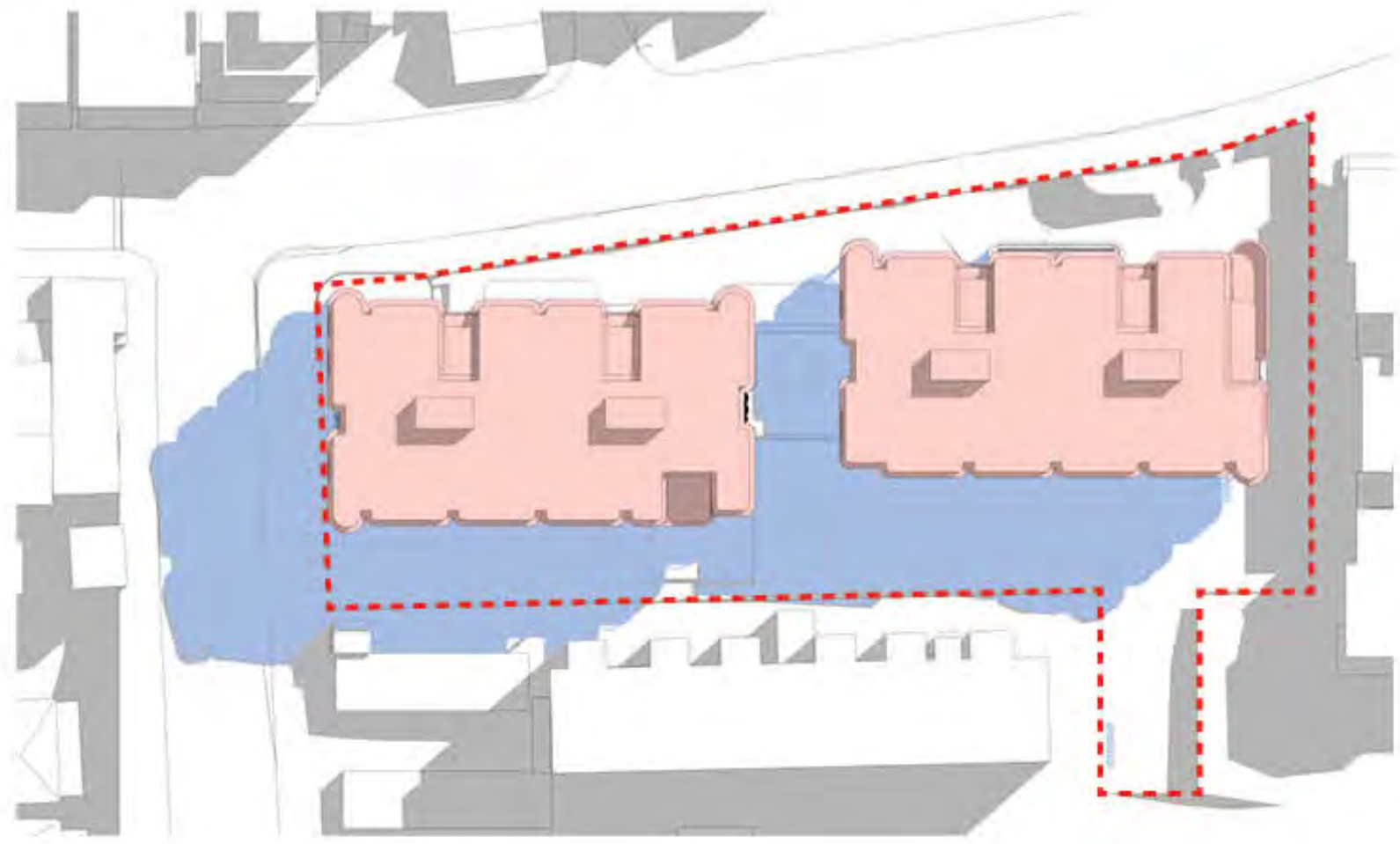
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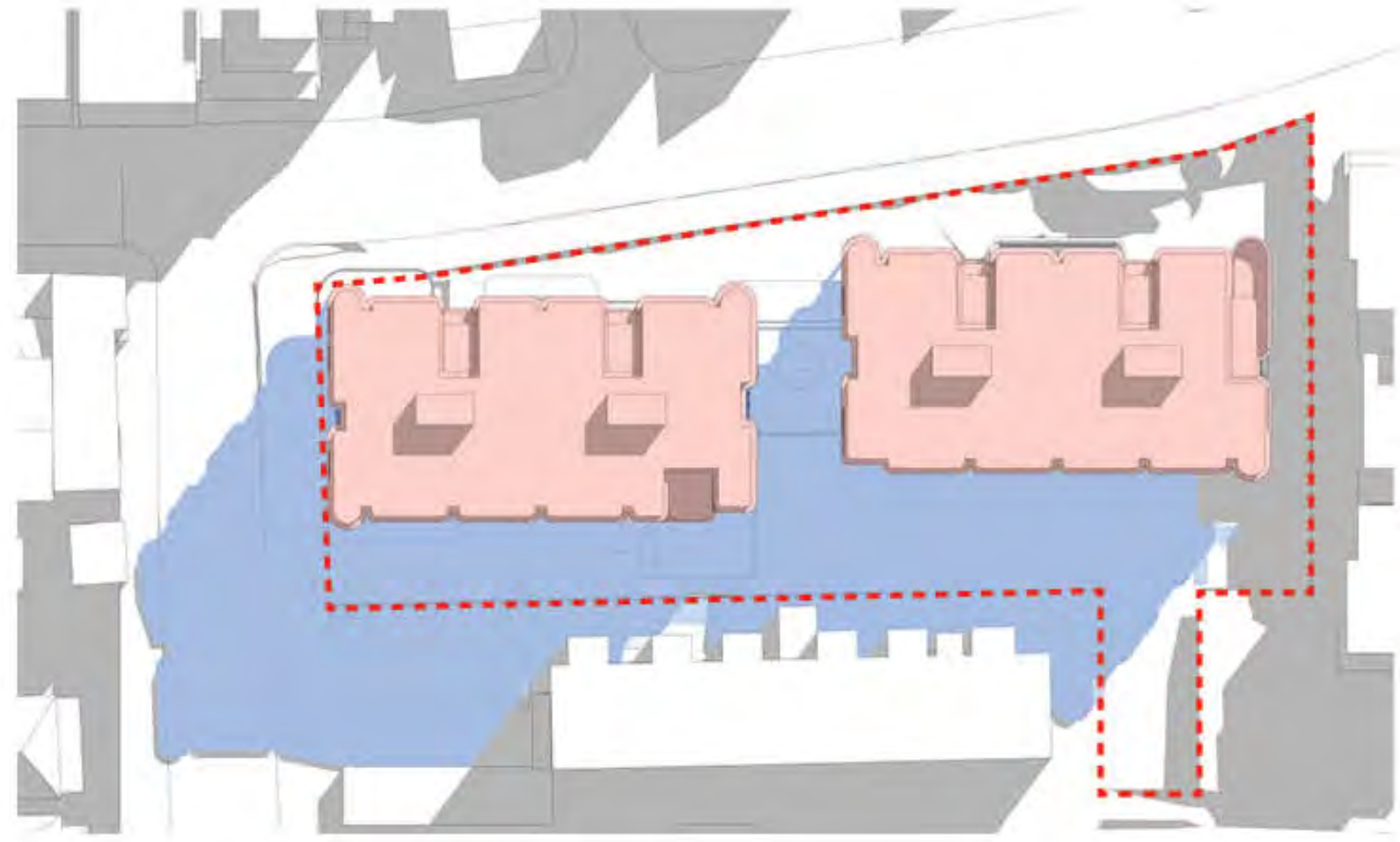
12 PM



1 PM



2 PM



3 PM

SHADOW DIAGRAMS OF WINTER SOLSTICE - 21 JUNE

Legend

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

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Revision	Date	Description	Initial	Checked
B	24.07.01	DA RFI UPDATES	SH	
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
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DA21
SHADOW DIAGRAMS - PLAN

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DA21.001 B

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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

DA ISSUE

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Legend

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

OSHR AT VAUCLUSE HOLDINGS PTY LTD

Revision	Date	Description	Initial	Checked
B	24.07.01	DA RFI UPDATES	SH	
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

DA21 SHADOW DIAGRAM - PERSPECTIVE

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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 6:58:53 PM	
Drawing no.		Revision

DA21.002 B

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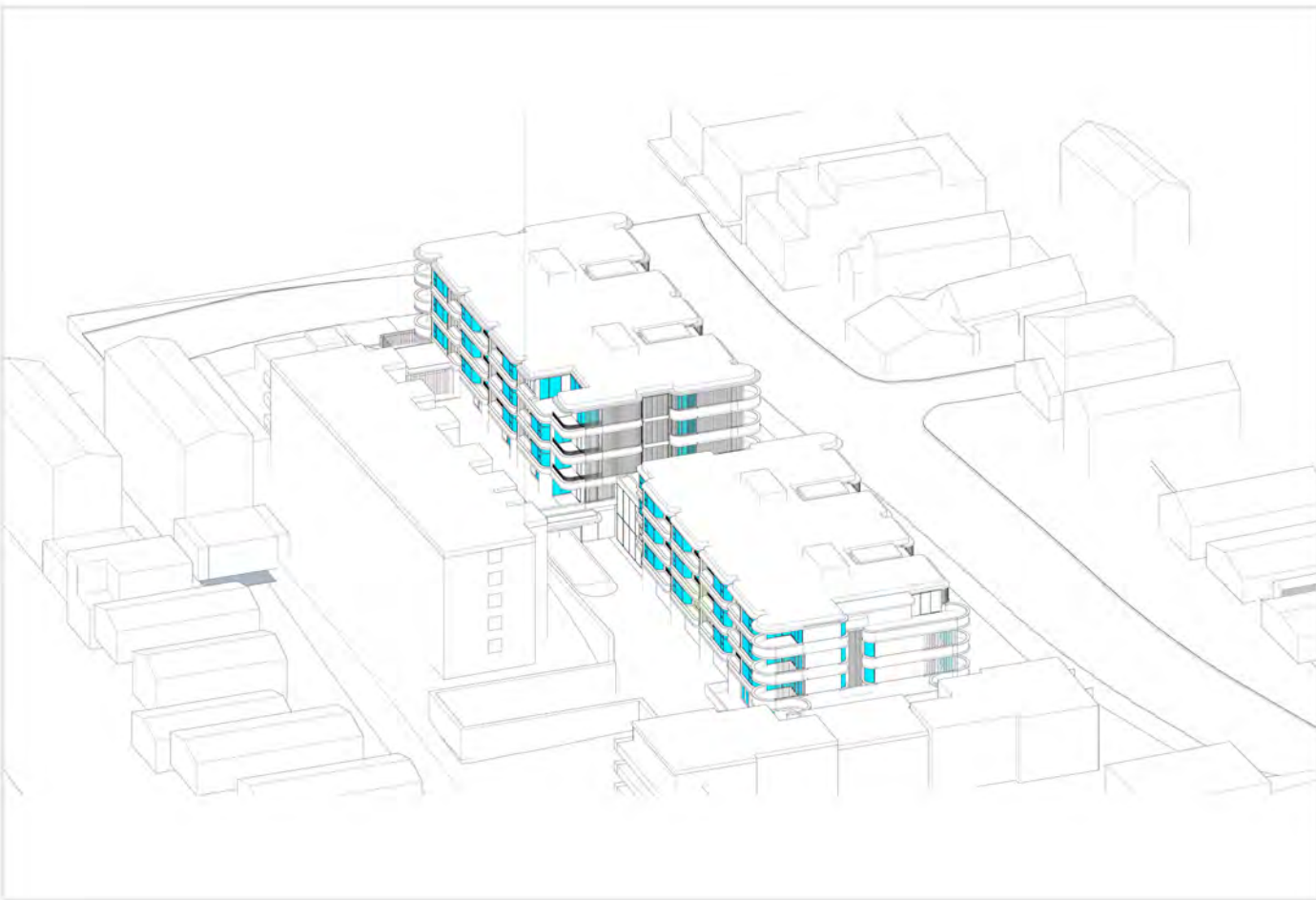
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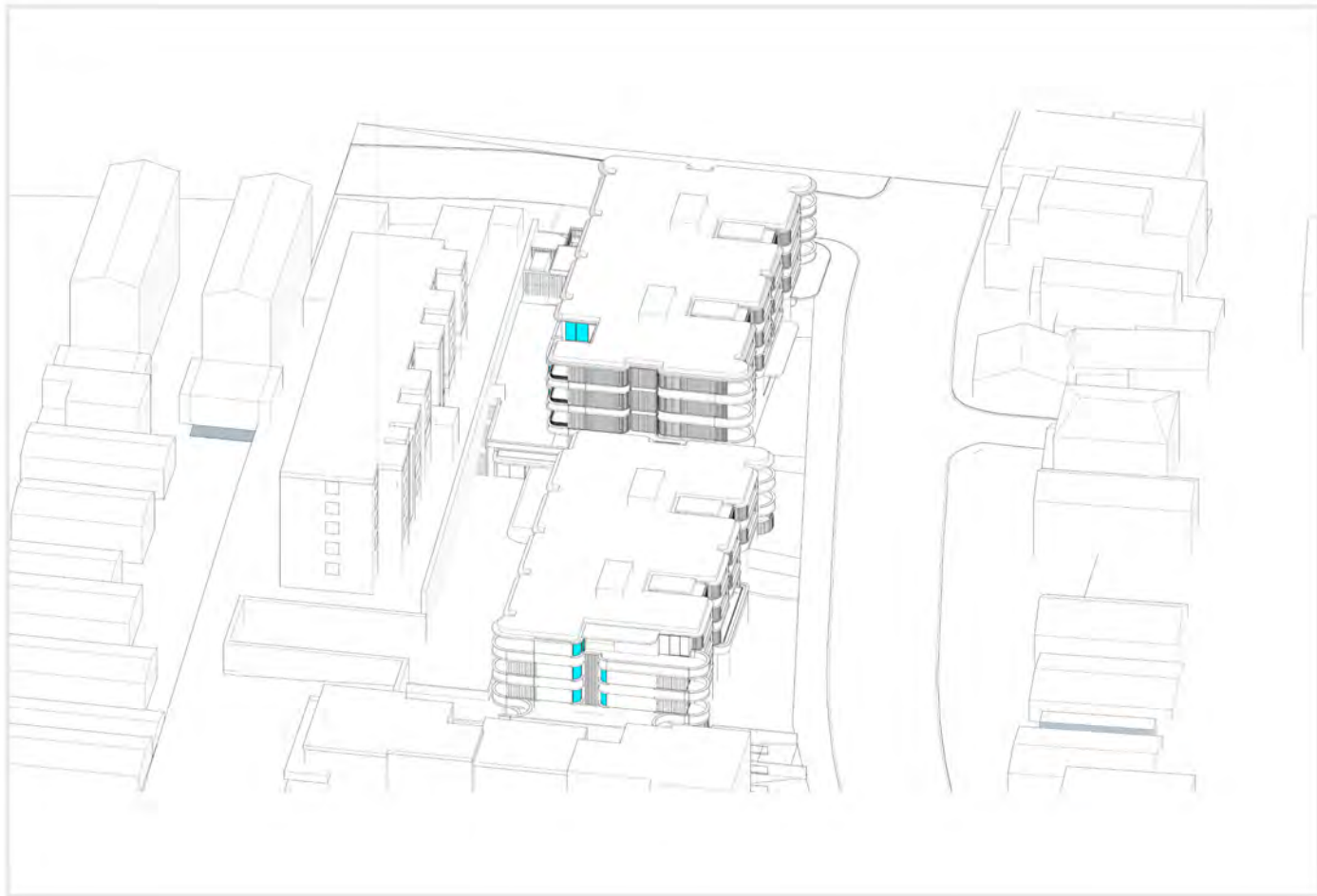
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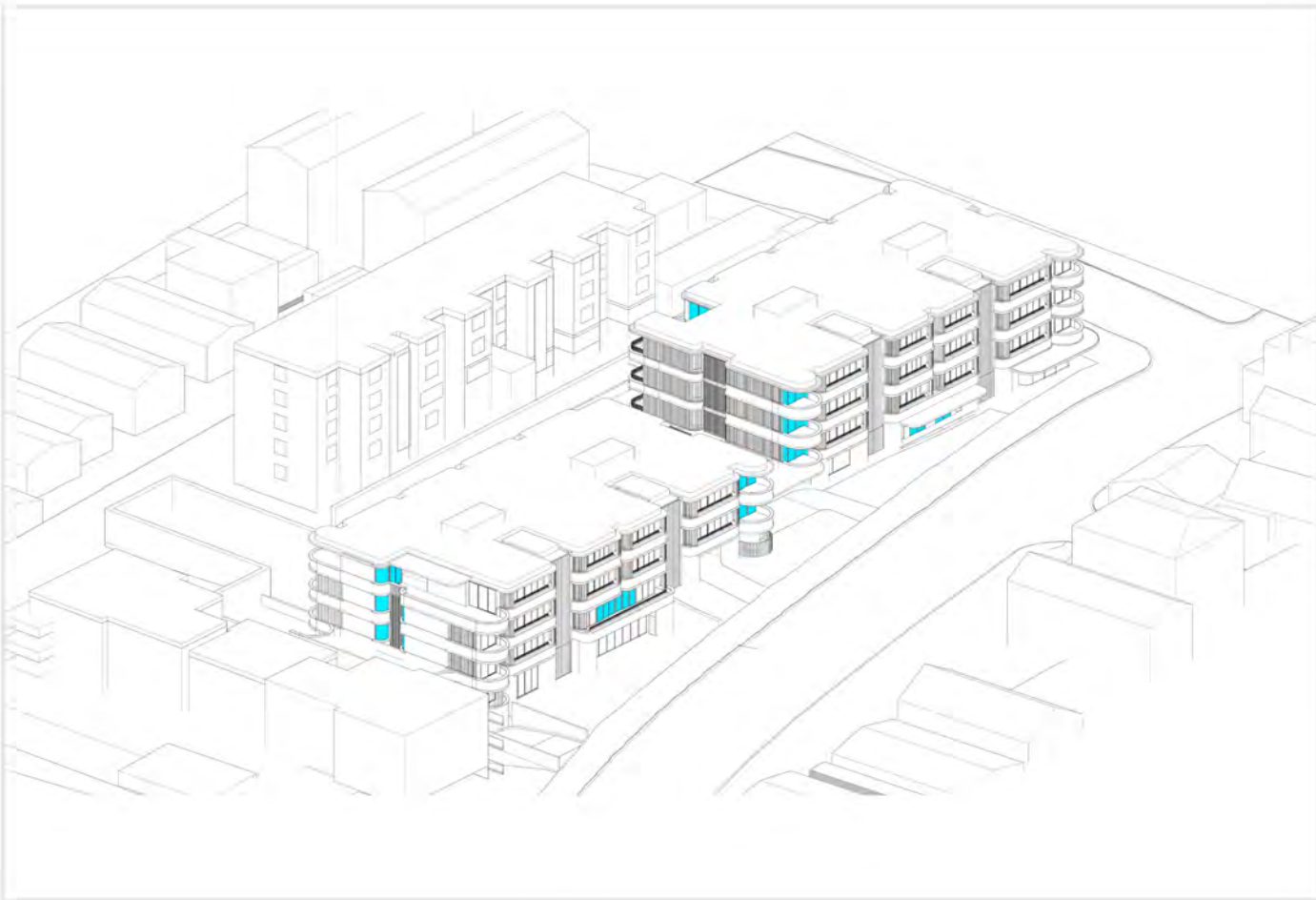
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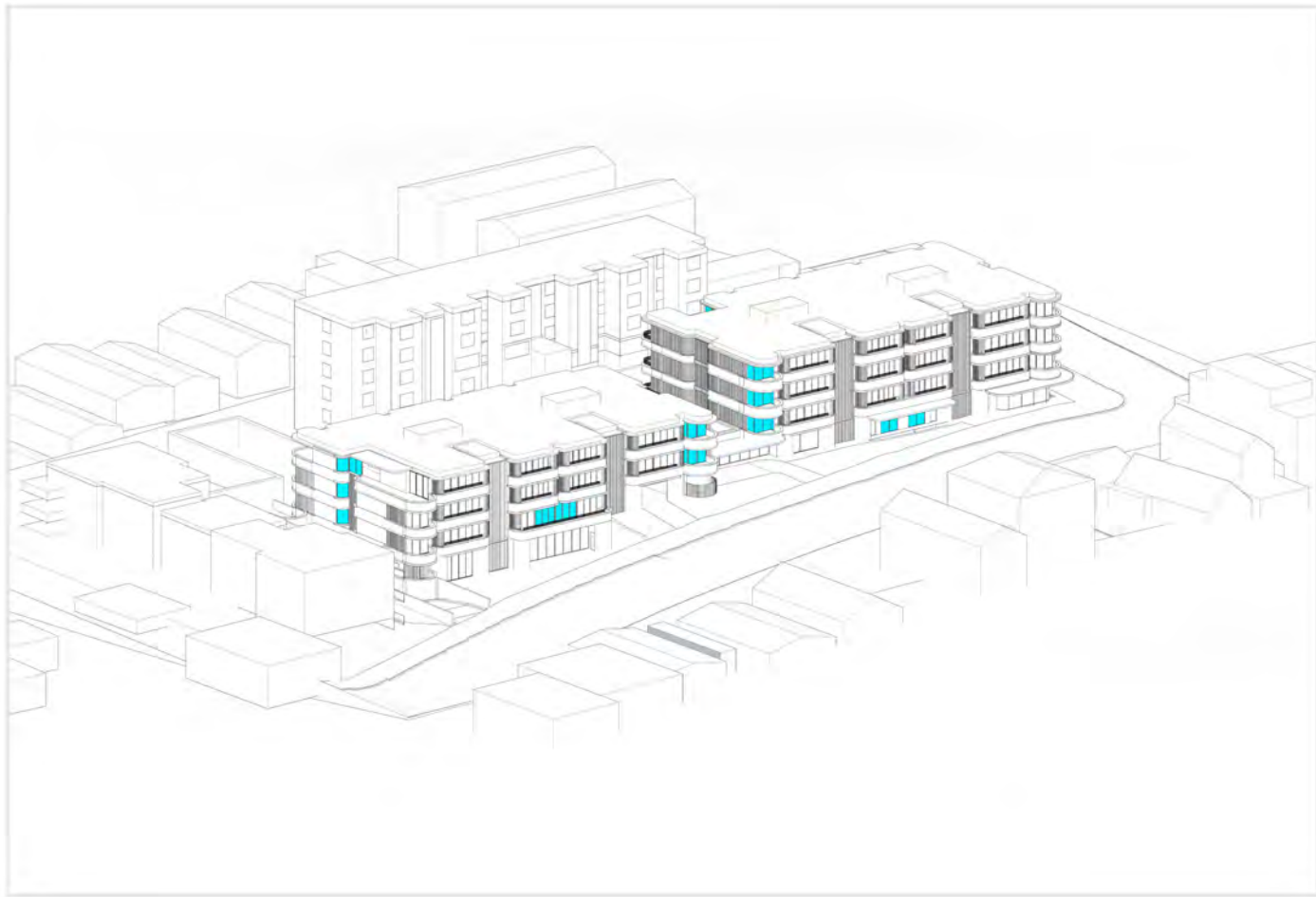
12 PM



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

B	24.07.01	DA RFI UPDATES	SH	
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		
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Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 6:58:48 PM	
Drawing no.		Revision

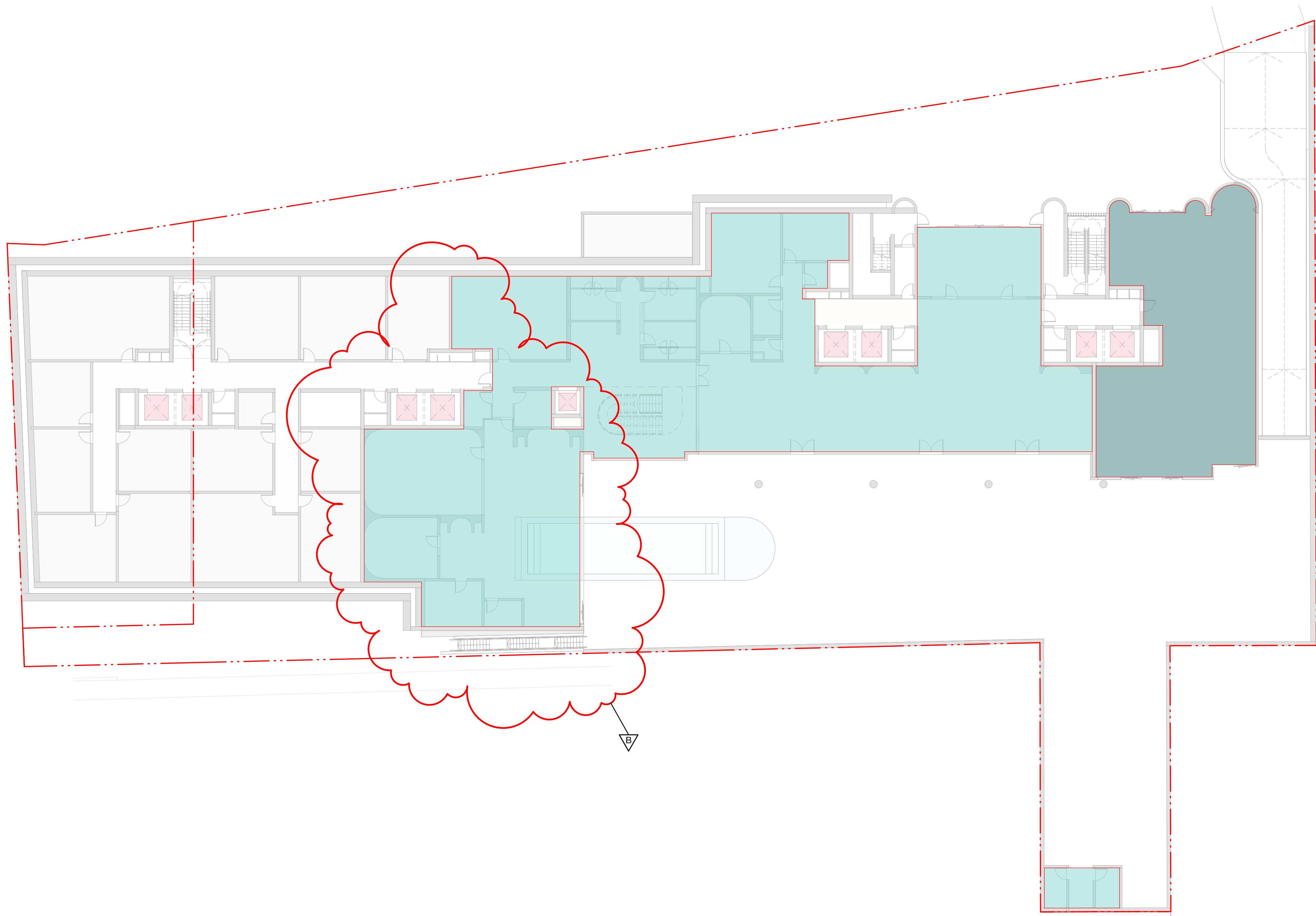
DA21.003 B

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BATESSMART™



LOWER GROUND

671-683 OLD SOUTH HEAD ROAD
PUBLIC AREAS
941 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



B	24.07.01	DA RFI UPDATES	SH	
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	2/07/2024 4:57:42 PM	
Drawing no.		Revision

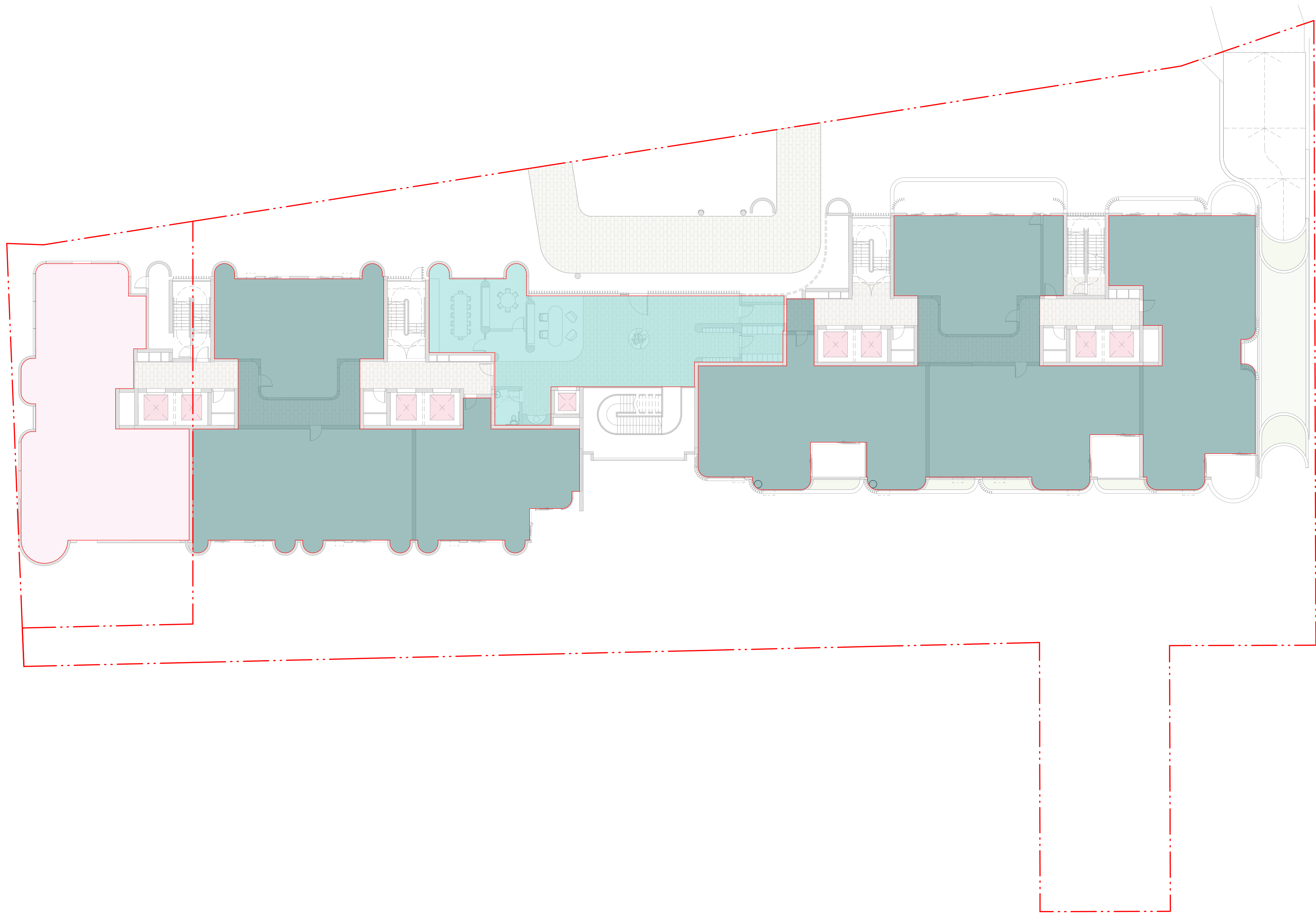
DA22.001 **B**

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Bates Smart Architects Pty Ltd ABN 68 094 740 986
NSW Nominated Responsible Architects: Kellie Payne Reg. 6454 / Philip Vivian Reg. 6696 /
Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

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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	
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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	2/07/2024 4:57:45 PM	
Drawing no.		Revision

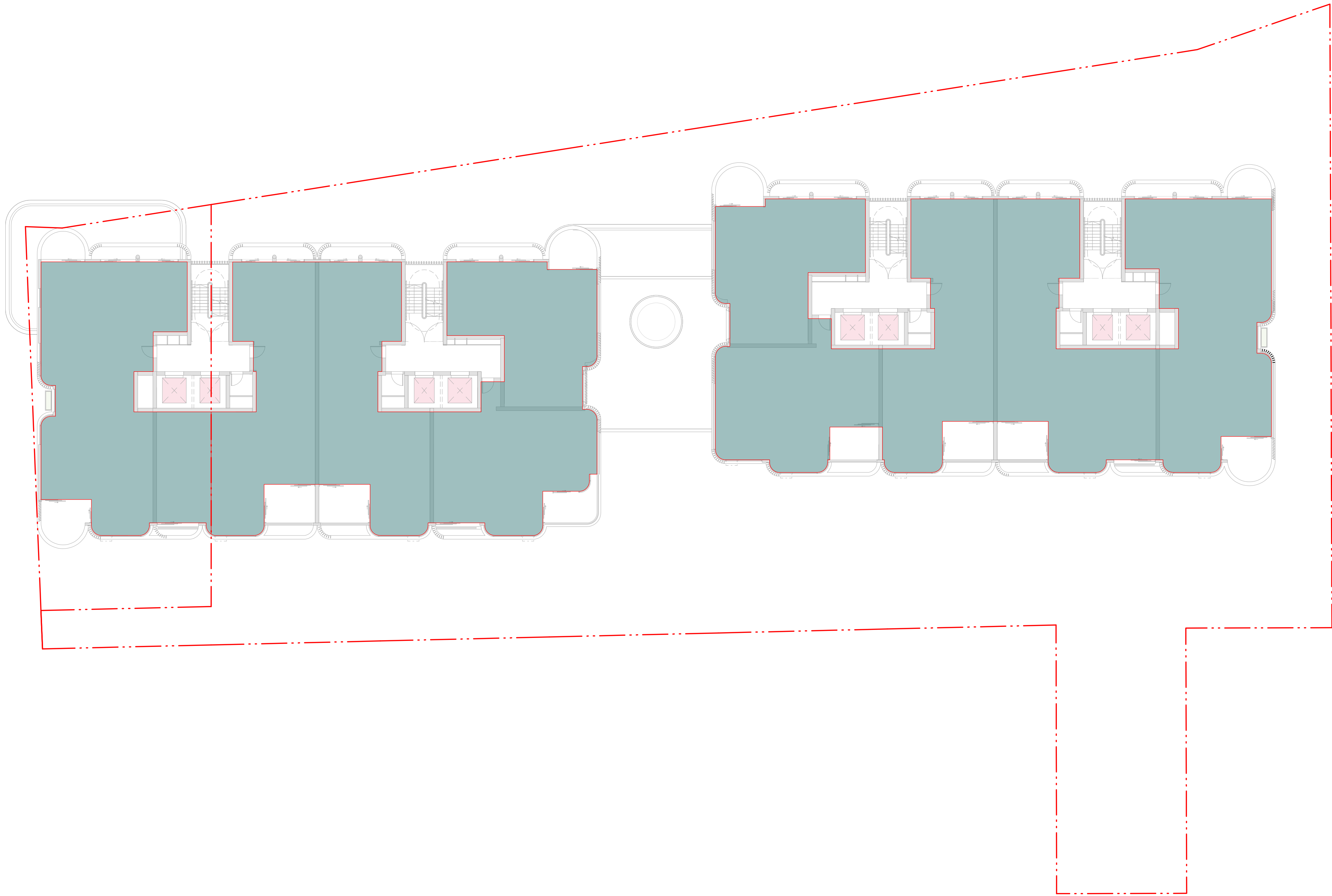
DA22.002 A

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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	2/07/2024 4:57:51 PM	
Drawing no.		Revision

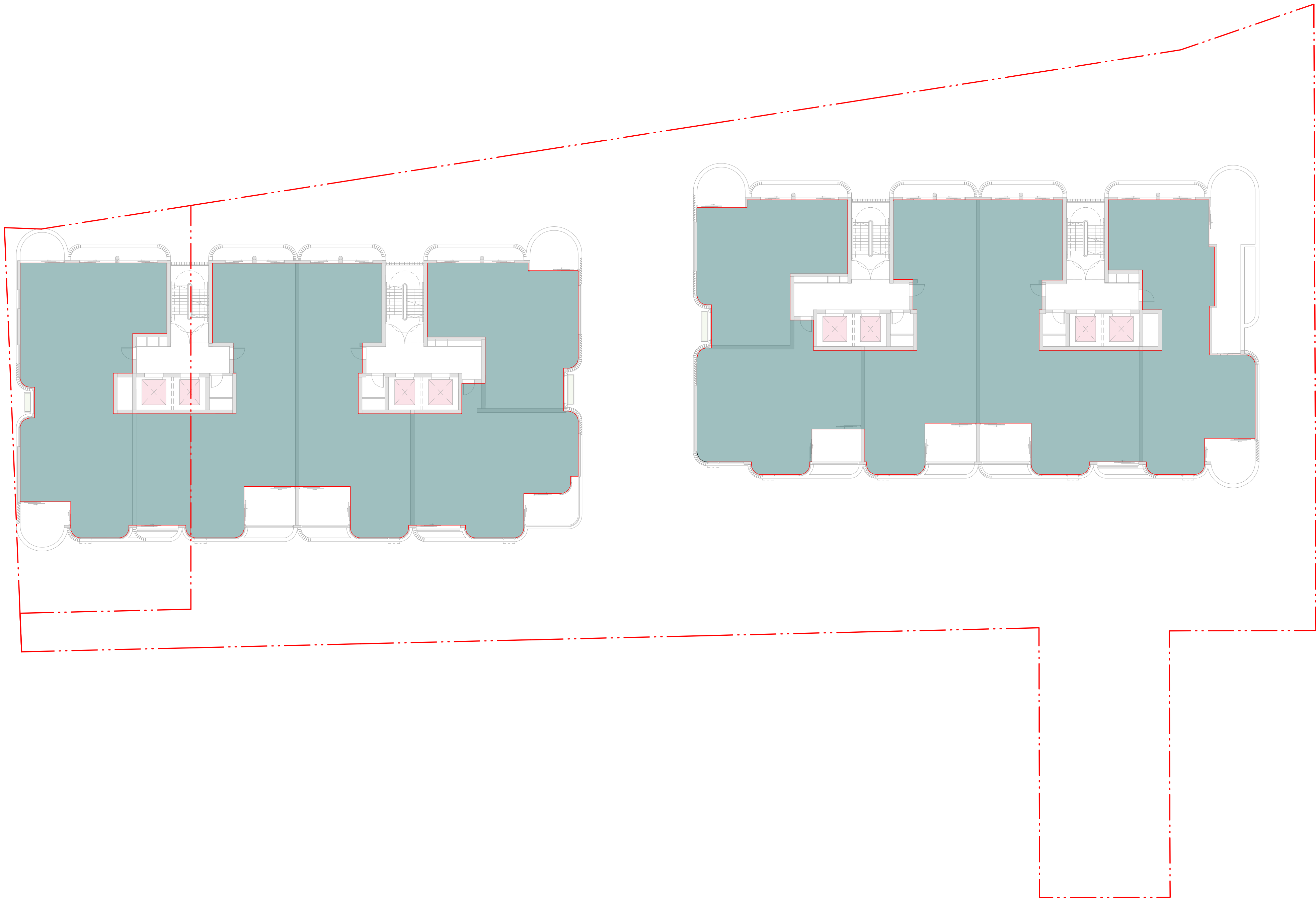
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LEVEL 02

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
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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	2/07/2024 4:57:56 PM	
Drawing no.		Revision

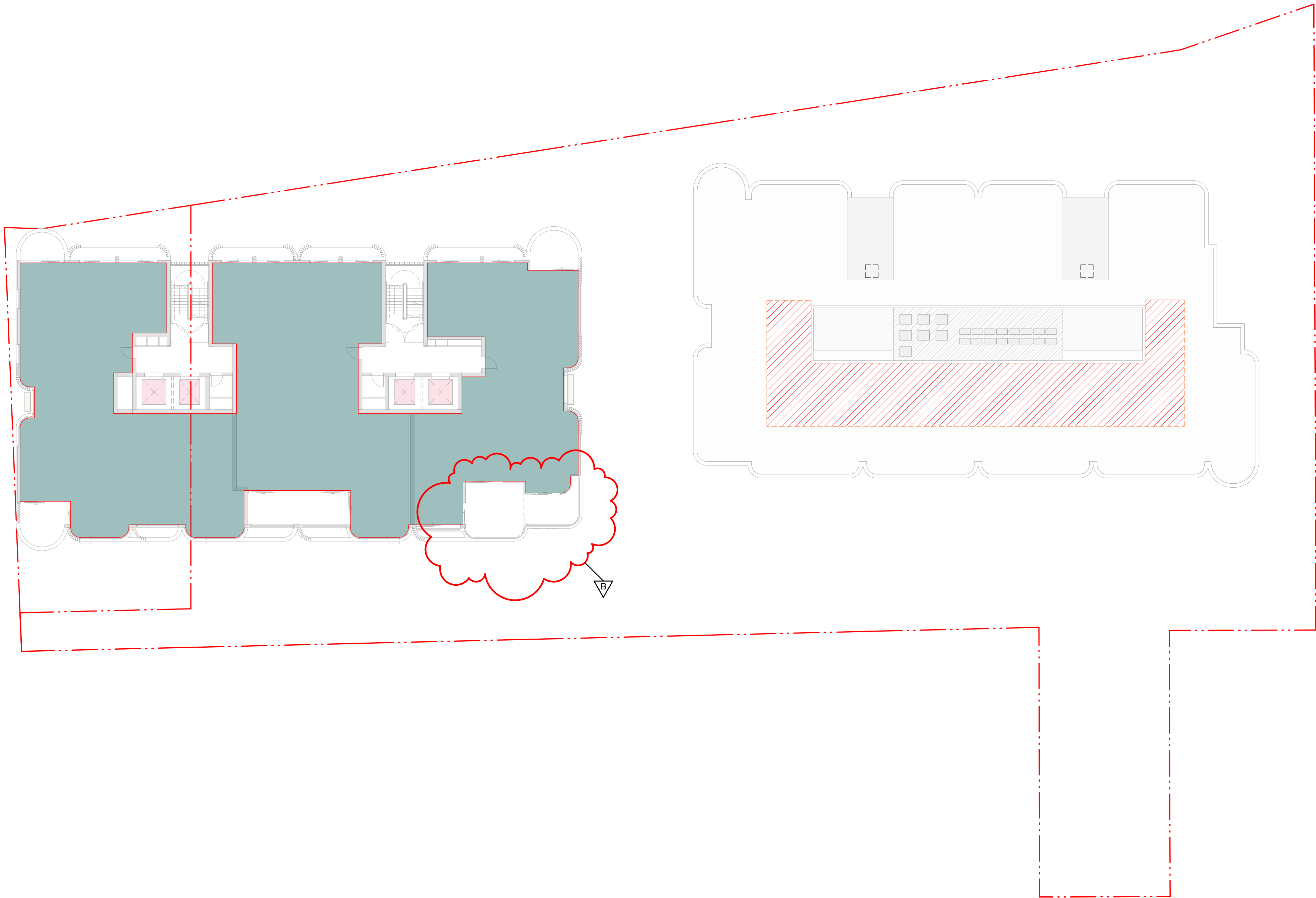
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LEVEL 03

669 OLD SOUTH HEAD ROAD
RESIDENTIAL
229 SQM

671-683 OLD SOUTH HEAD ROAD
RESIDENTIAL
478 SQM

TOTAL
707 SQM

DA ISSUE

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

DA22
AREA PLAN - LEVEL 03



B	24.07.01	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
2	23.11.08	ISSUE FOR INFORMATION	SH	
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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
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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	2/07/2024 4:57:37 PM			
Drawing no.	Revision			

DA41.001 A

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