

VAUCLUSE SENIORS LIVING
ARCHITECTURAL DA DRAWINGS



VAUCLUSE SENIORS DA DRAWING LIST				
DRAWING NUMBER	DRAWING NAME	STATUS	REV.	Current Revision Date
DA00.000	COVER PAGE - DRAWING LIST	DA ISSUE	D	24.09.24
DA00.000A	BASIX and NATHERS NOTES	DA ISSUE	A	23.12.15
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DA00.002	PERSPECTIVE 02_OCEANVIEW AVE	DA ISSUE	A	23.12.15
DA00.003	PERSPECTIVE 03_COURTYARD	DA ISSUE	A	23.12.15
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DA41.001	MATERIAL SCHEDULE	DA ISSUE	A	23.12.15

Grand total: 52

DA ISSUE

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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA00
COVER PAGE - DRAWING LIST

D	24.09.24	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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Scale	@ A1		
Drawn	SH	Checked	SH
Project no.	S12551		
Status	DEVELOPMENT APPLICATION		
Plot Date	26/09/2024 11:41:57 PM		
Drawing no.			Revision

DA00.000 D

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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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VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

DA00 BASIX and NATHERS NOTES

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Plot Date	26/09/2024 9:10:29 AM	
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GENERAL BCA 2022 ACCESS SPECIFICATIONS
FOR SEPP SENIORS

EXTERNAL WORKS

- Units on ground floor level and lift to be linked by an AS1428.1 compliant accessible path to the adjoining road.
- Pathway lighting to be Glare free for pedestrians and dwelling and must provide at least 20 lux at ground level.
- Letterboxes must be provided on a hard-standing area, lockable and have wheelchair circulation (1550mm diameter) and linked via an accessible path as per AS1428.1
- There should be no step to the main entry door, entry to external verandah that contain clothes line and between path from street to the verandah. A max threshold of 35mm is permitted where a threshold ramp is provided.
- A garbage storage area must be provided in an accessible location. Provide 1550mm circulation spaces in front of bins

CARPARKING

- Car parking to comply with AS2890.6 or be 3.2M wide with one space 3.8M wide.

DOORWAY REQUIREMENTS

- Main entry door, door to courtyards, main accessible bathroom, main accessible bedroom, laundry to be 850mm clear (920mm door leaf) with door circulation spaces as per AS1428.1. All other doors to have 850mm clear opening with scope of provision of door circulation in the future.
- Door handles and hardware for all doors must be provided in accordance with AS 4299 with single hand operation, lever style, operation located between 900-100mm above FFL and all external doors to be keyed alike.

BEDROOM REQUIREMENTS

- Main bedroom to have size of queen bed with 1,200mm wide at the foot of the bed, and 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.

ELECTRICAL REQUIREMENTS

- Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.
- Bedroom must have wiring to allow a potential illumination level of at least 300 lux.
- Switches and power points must be provided in accordance with AS 4299 with switches located between 900-1000mm and in line with door handles, (Rocker action / toggle / push pad switches with 35mm width are preferred) and GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.
- Living room, must have a telephone adjacent to a general power outlet and Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.

LAUNDRY / LINEN CUPBOARD

- Laundry must have the provision for the installation of an automatic washing machine and a clothes dryer, a slip-resistant floor surface and an accessible path to clothes line is to be provided.
- At least 1 linen cupboard is to be provides as 600mm minimum width and adjustable shelving

MAIN BATHROOM

- Bathroom must be Slip-resistant floor surface
- Bathroom must have shower as per AS1428.1 without a hob, waterproofed to AS 3740, floor falls to waste, walls reinforced to accommodate grabrails / folding seat in the future, taps to be lever or capstan with single outlet, taps to be easily reached from shower entry, wall cabinet that is sufficiently illuminated, and a double general power outlet beside the mirror.
- All tiled areas such as bathrooms, kitchen, and laundries to be such that there is no lip at the doorway. Recess the concrete slab at wet areas if required for compliance.

KITCHEN

Kitchen fittings must be provided as per Clause 4.5 of AS 4299:

- 800mm wide work surface which is adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL in between the wall oven and cooktop.
- Tap set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink,
- Cooktops with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height and
- Wall oven located next to adjustable height work bench minimum 800mm width
- Double GPO to be provided within 300mm of the front of the bench top

STAIRWAYS

All stairways and ramps to comply with AS1428.1 and AS1428.4 (TGSIs)

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SENIORS SEPP NOTES

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DA ISSUE



ARRIVAL LOBBY, PORTE COCHERE
OLD SOUTH HEAD ROAD, VAUCLUSE

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DA00
PERSPECTIVE 01_ARRIVAL
LOBBY

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

DA ISSUE

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DA00
PERSPECTIVE 02_OCEANVIEW
AVE

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RESIDENTIAL COURTYARD
PUBLIC AREAS

DA ISSUE

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VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA00
PERSPECTIVE 03_COURTYARD

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DA00.003 A

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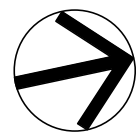


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VAUCLUSE SENIORS LIVING
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DA01
EXISTING CONDITIONS



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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
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Plot Date	18/12/2023 8:42:31 AM	
Drawing no.		Revision

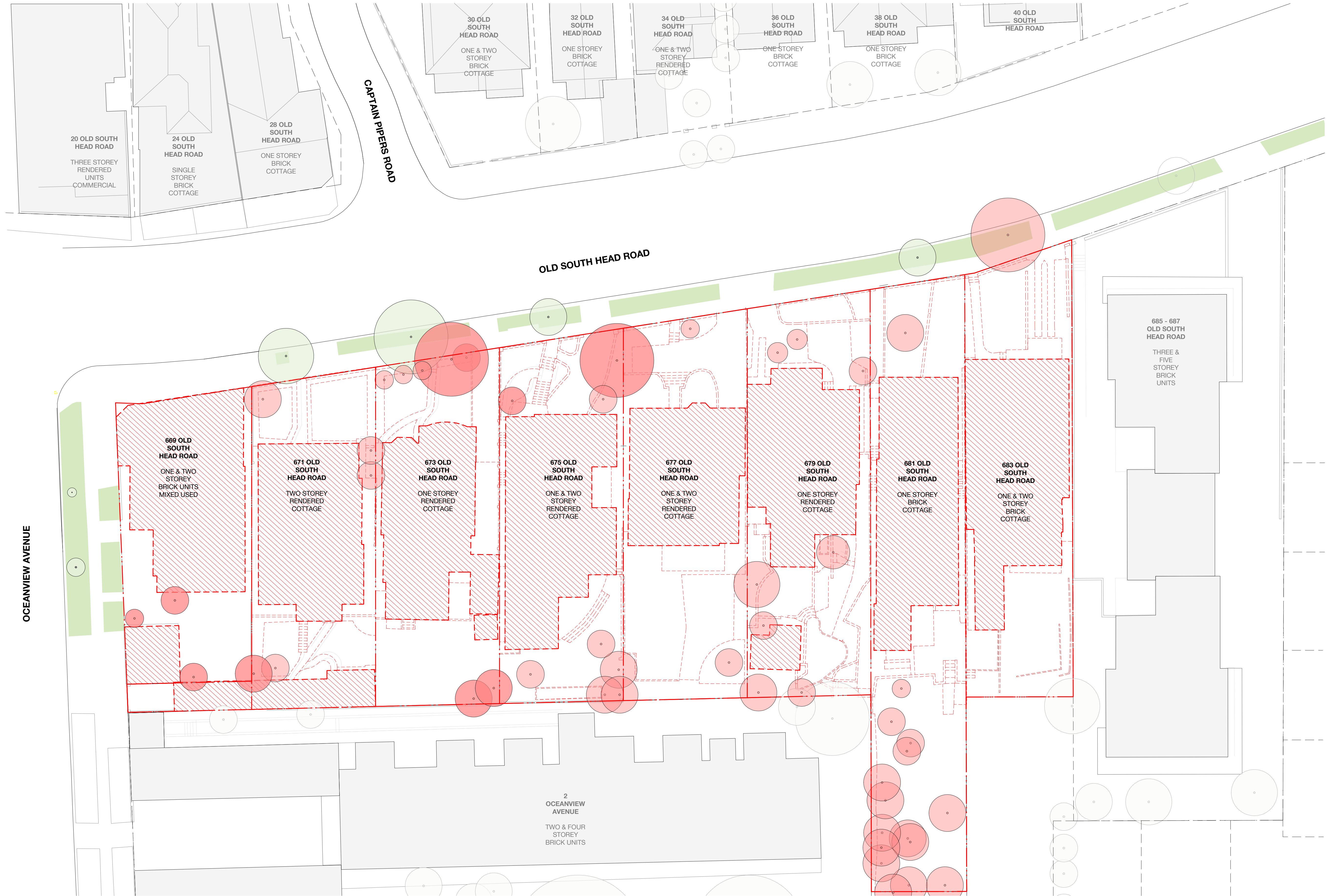
DA01.001 A

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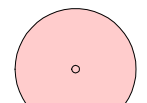

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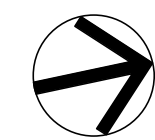
Legend - Demolition Plan

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

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DA01
DEMOLITION PLAN



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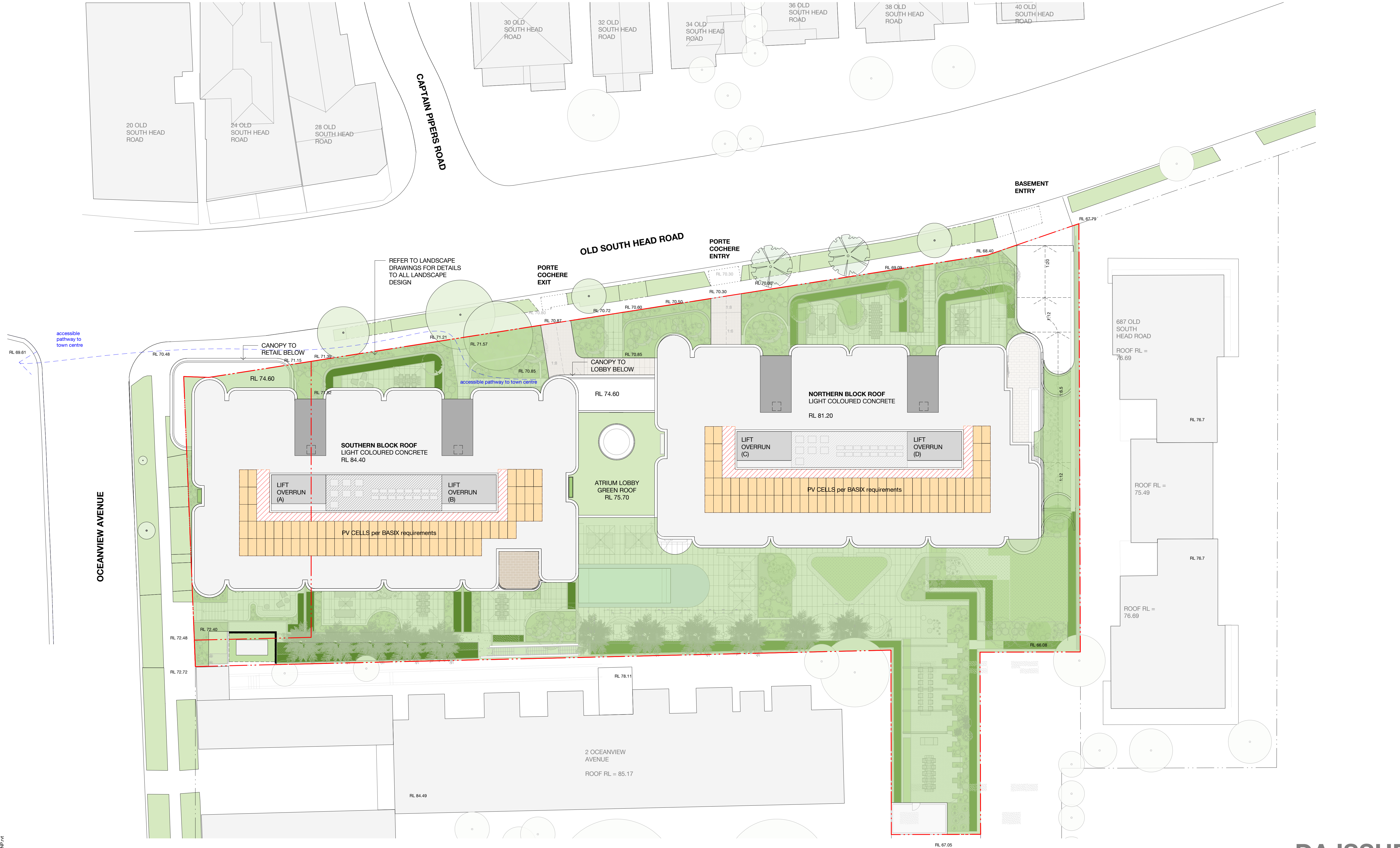
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DA01
SITE PLAN

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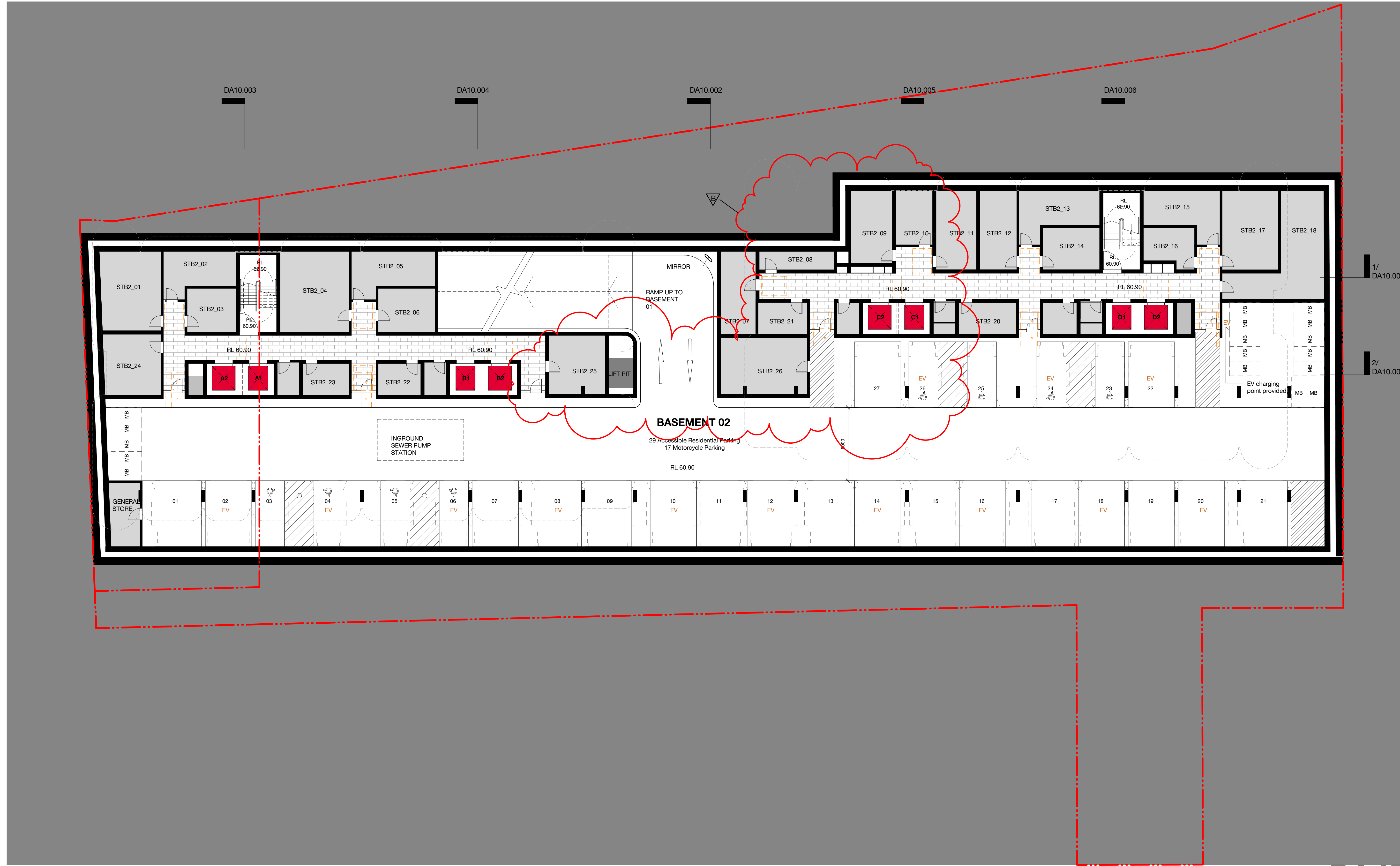
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DA03
BASEMENT 02

Revision	Date	Description	Initial	Checked
B	24.09.24	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
3	23.11.08	ISSUE FOR INFORMATION	SH	
2	23.11.21	ISSUE FOR INFORMATION	SH	
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Scale	1 : 150	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 11:15:02 PM	
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DA03.001 B

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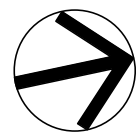
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DA03
BASEMENT 01

Revision	Date	Description	Initial	Checked
D	24.09.24	DA RFI UPDATES	SH	
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	
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DA03.002 D

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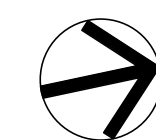
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DA03
LEVEL 01 PLAN

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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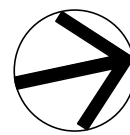
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DA03
LEVEL 02 PLAN

Revision	Date	Description	Initial	Checked
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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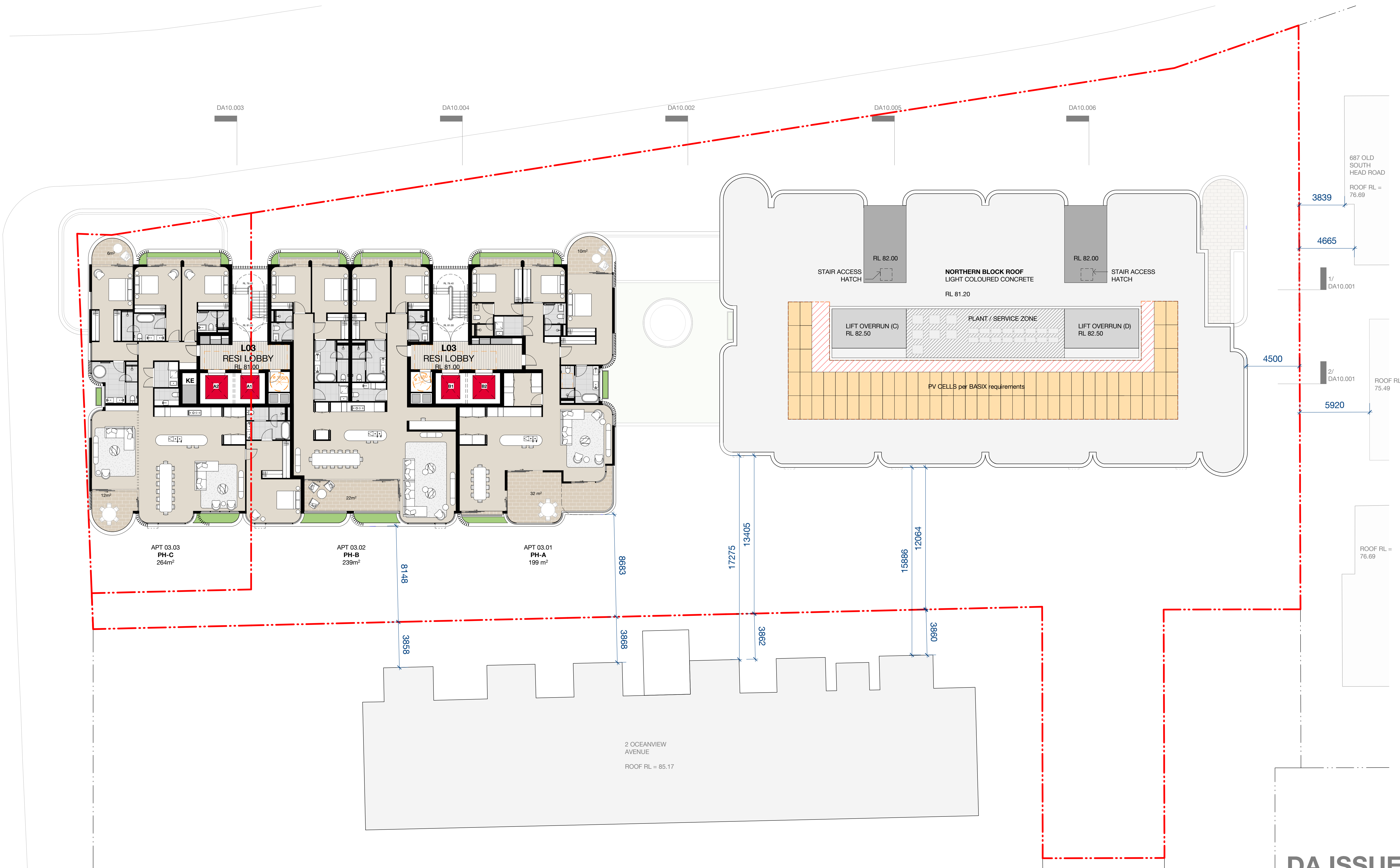
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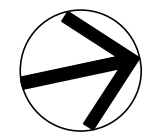


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DA03
LEVEL 03 PLAN



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A	23.12.15	ISSUE FOR DA	SH	
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Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:11:47 AM	
Drawing no.		Revision

DA03.007 C

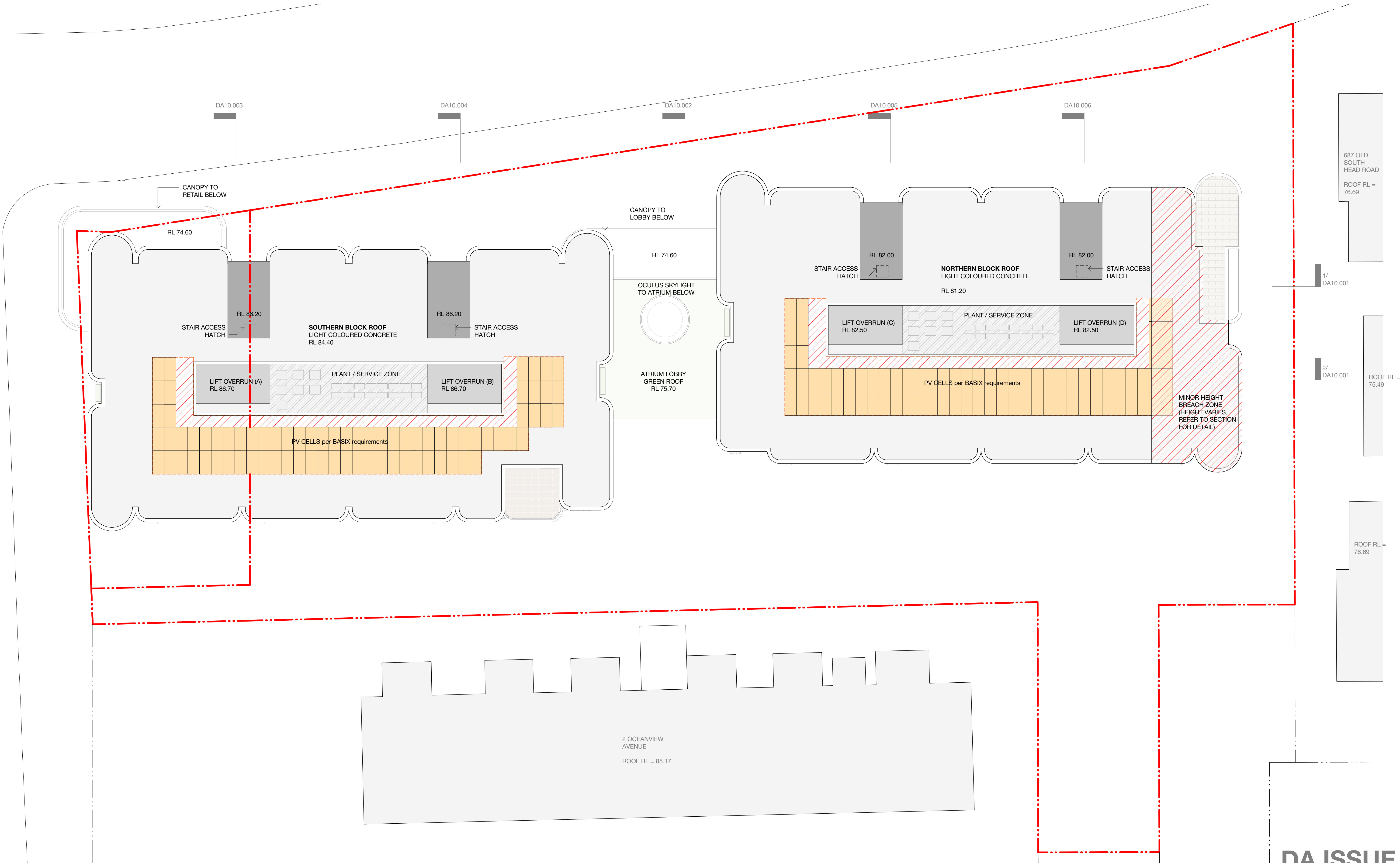
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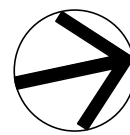
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DA03
ROOF PLAN

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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2	23.11.21	ISSUE FOR INFORMATION	SH	
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DA03.008 C

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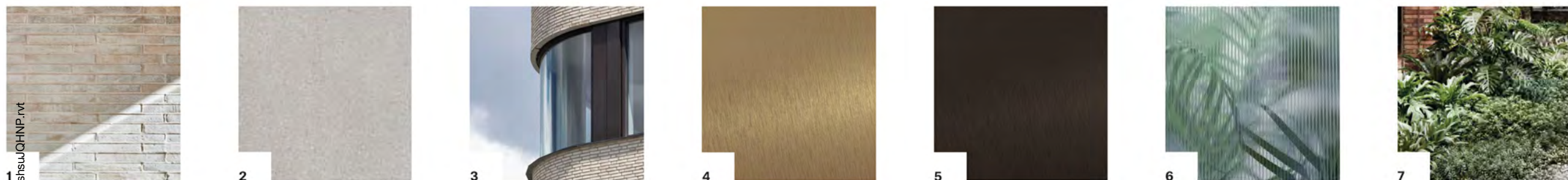
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BASEMENT ENTRY RESIDENTIAL UNITS BUILDING RESIDENTIAL ABOVE BUILDING PORTE COCHERE RESIDENTIAL LOBBY
COURTYARD UNIT ON GROUND CORE D COMMUNAL FACILITIES ON LOWER GROUND CORE C ENTRY GREEN ROOF ABOVE



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	
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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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RESIDENTIAL LOBBY
PORTE COCHERE

RESIDENTIAL UNITS ABOVE
COMMUNAL FACILITIES ON GROUND

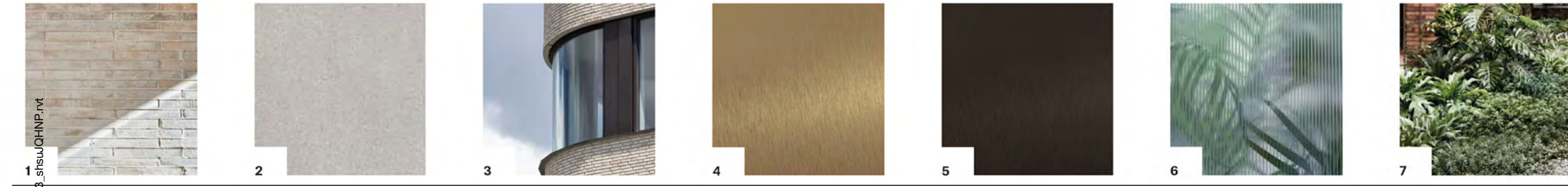
BUILDING
CORE B

RESIDENTIAL UNITS ABOVE
COURTYARD UNITS ON GROUND

BUILDING
CORE A

RESIDENTIAL UNITS ABOVE
RETAIL ON GROUND

OCEANVIEW AVENUE



- 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
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PROFILED METAL CLAD TO SOLID WALLS
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BALUSTRADE HANDRAILS
SHADING FINS
 - ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
 - ⑦ 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	

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DA09
ELEVATION_OLD SOUTH HEAD
RD_SOUTH

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Plot Date	26/09/2024 9:11:59 AM	
Drawing no.		Revision

DA09.001B B

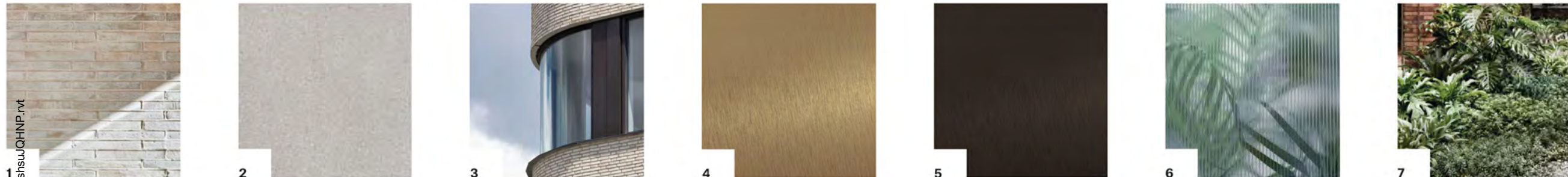
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DA09
ELEVATION_OCEANVIEW AVE

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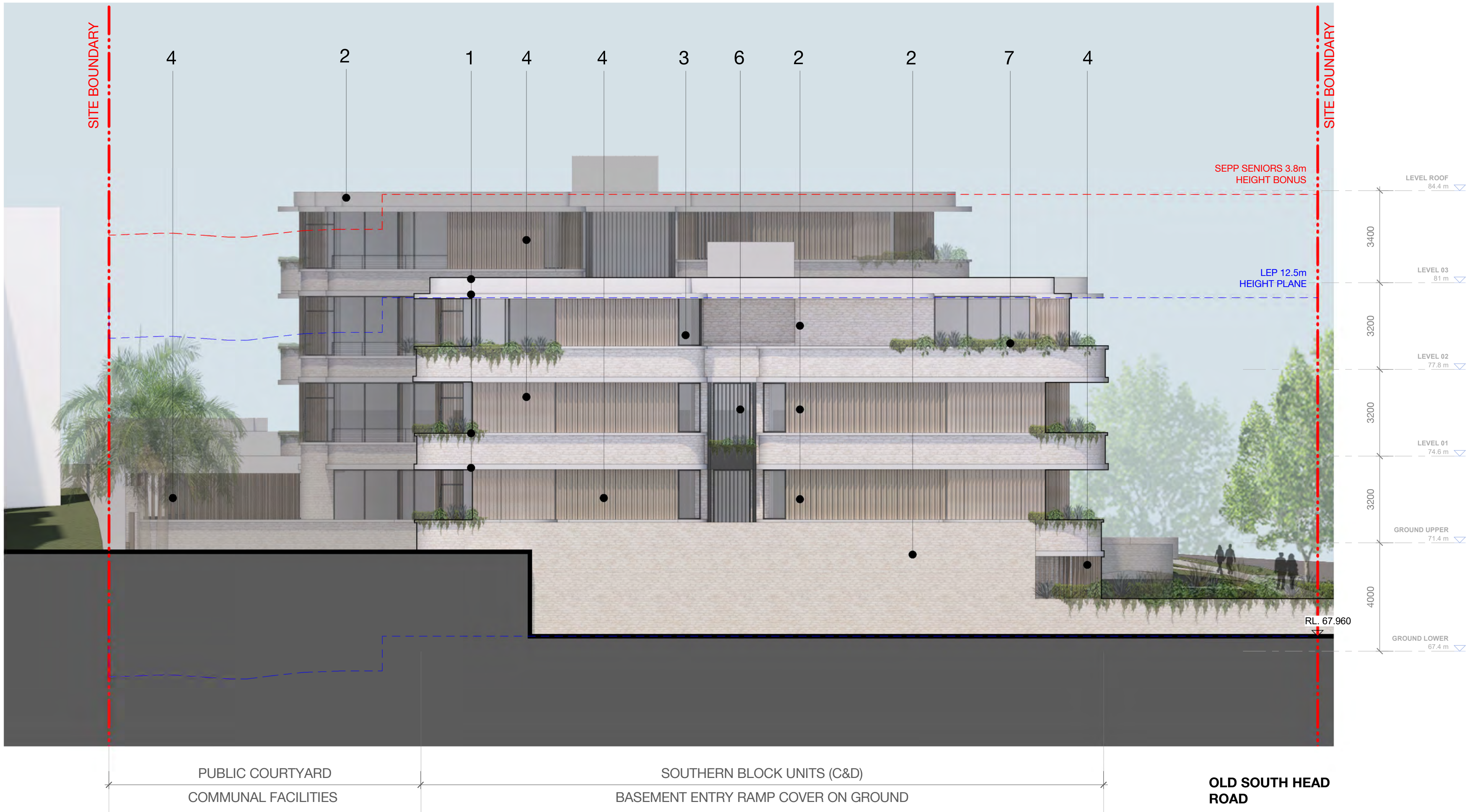
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Revision	Date	Description	Initial	Checked
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DA09 NORTHERN ELEVATION

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DA09 EASTERN ELEVATION_NORTH

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Drawing no.		Revision

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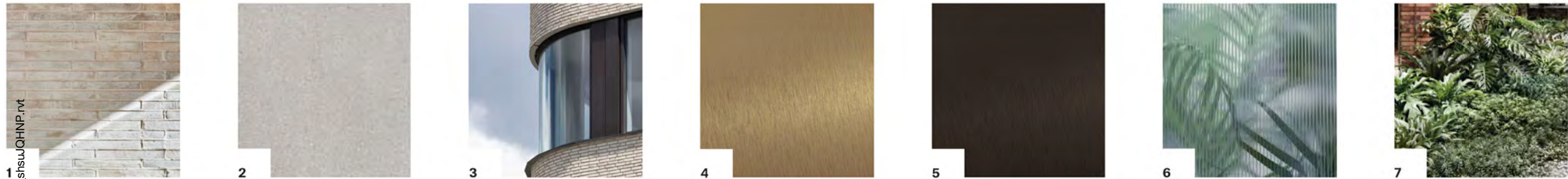
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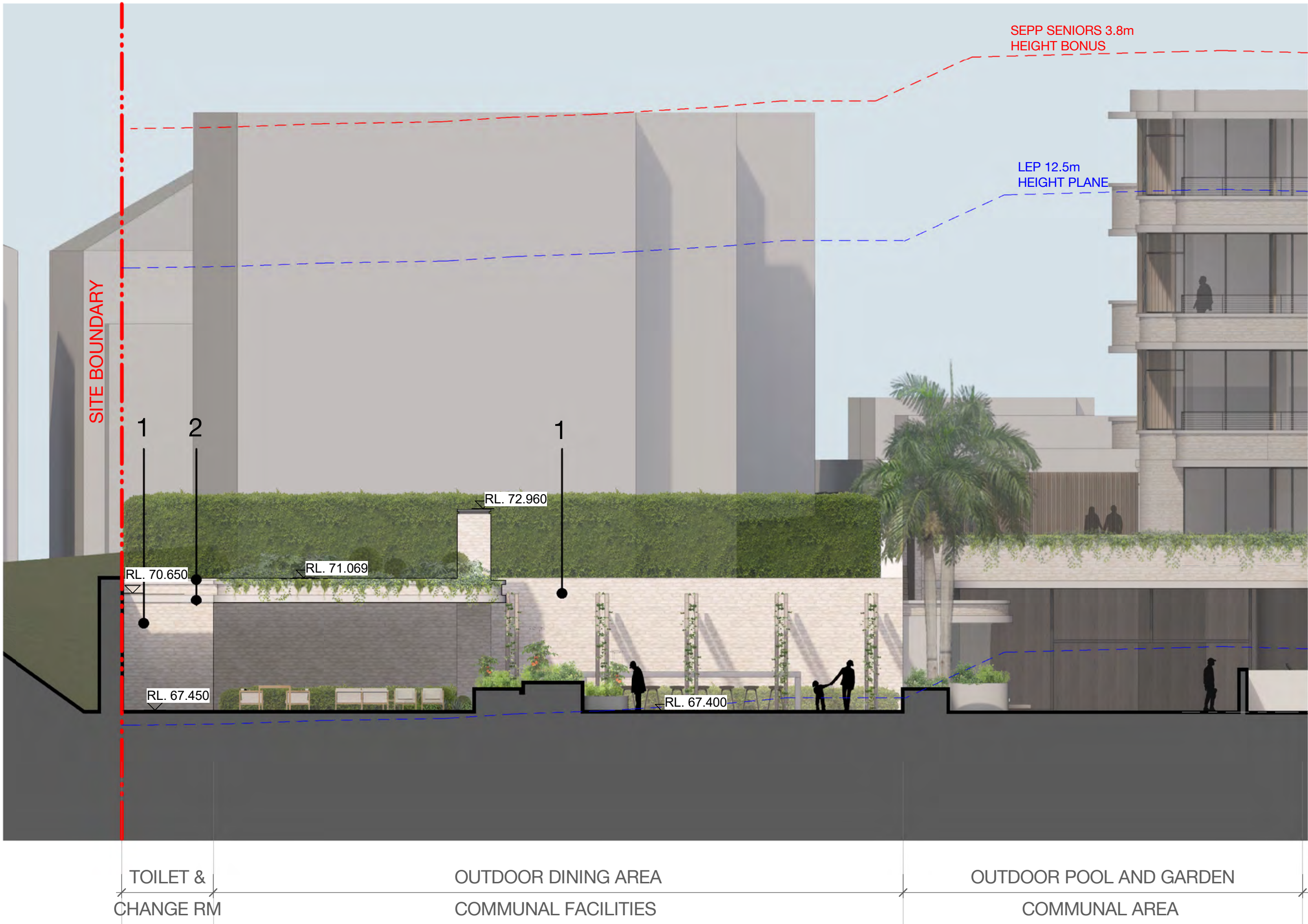
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- ⑥ FLUTED GLASS (OPAQUE)
TO BATHROOMS & BEDROOMS
- ⑦ LANDSCAPE PLANTING
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DA09
ELEVATION - OUTHOUSE

B	24.05.21	DA RFI UPDATES	SH
A	23.12.15	ISSUE FOR DA	SH
1	23.11.30	ISSUE FOR INFORMATION	SH
Revision	Date	Description	Initial

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Scale	1 : 100	@ A1
Drawn	Author	Checked
Project no.	S12551	Checker
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:12:13 AM	
Drawing no.	Revision	

DA09.005 B

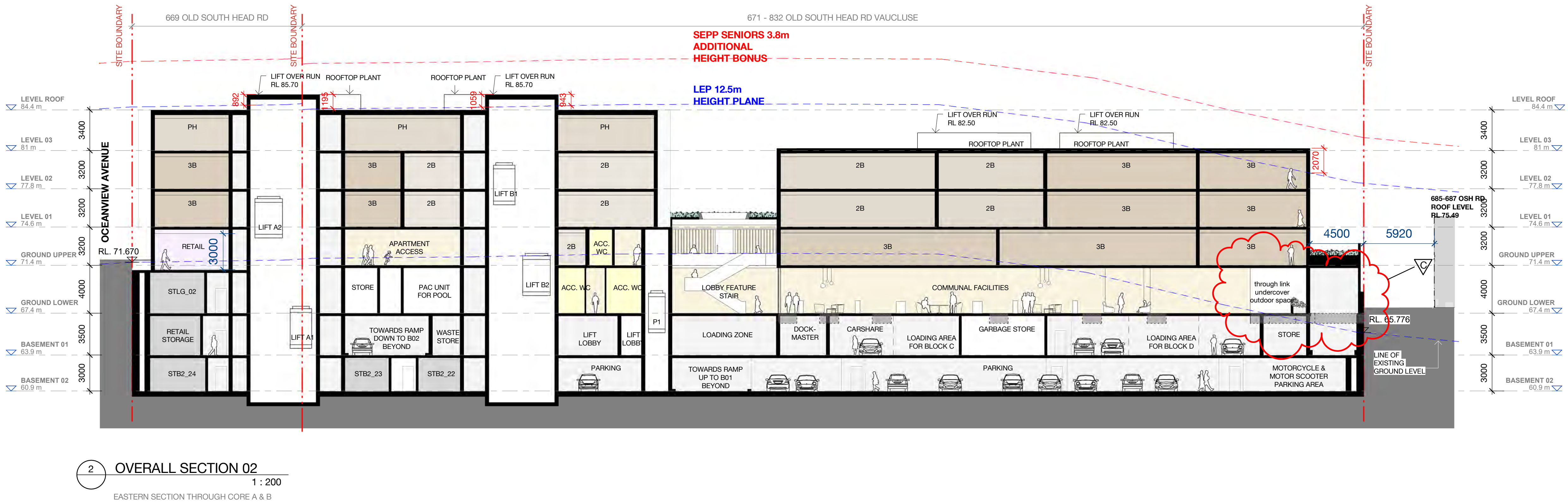
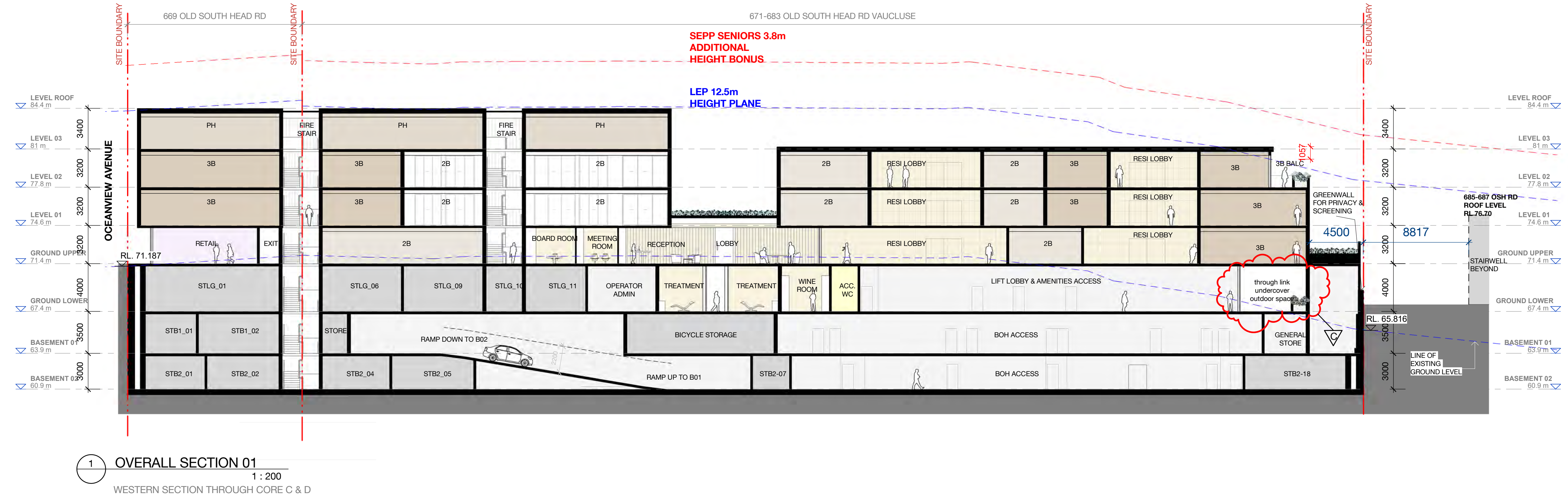
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DA10
BUILDING SECTIONS

C	24.09.24	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	
Revision	Date	Description	Initial	Checked

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Scale	1 : 200	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 11:33:14 PM	
Drawing no.		Revision

DA10.001 C

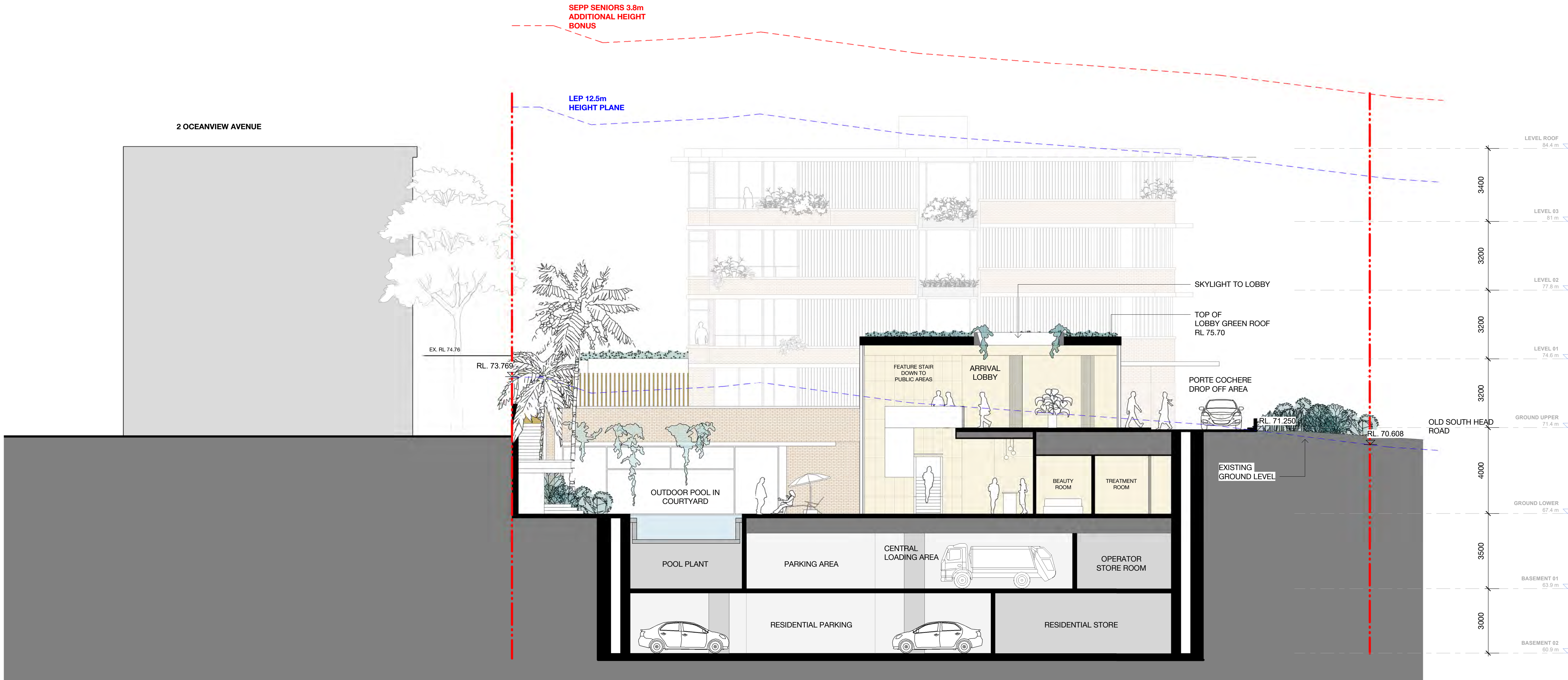
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DA10
SECTION_ARRIVAL LOBBY

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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Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:12:20 AM	
Drawing no.		Revision

DA10.002 B

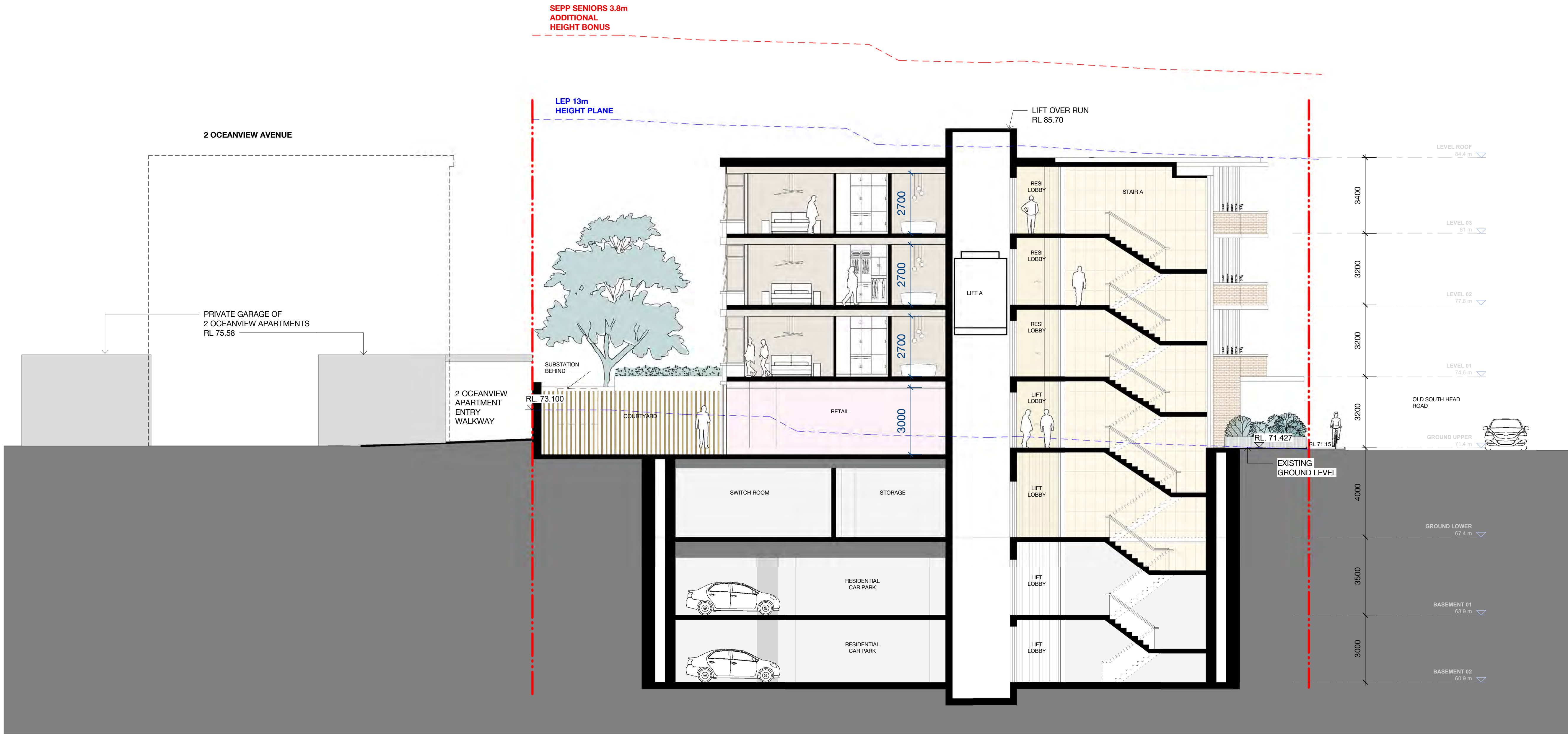
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DA10
SECTION_CORE A

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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Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:12:25 AM	
Drawing no.		Revision

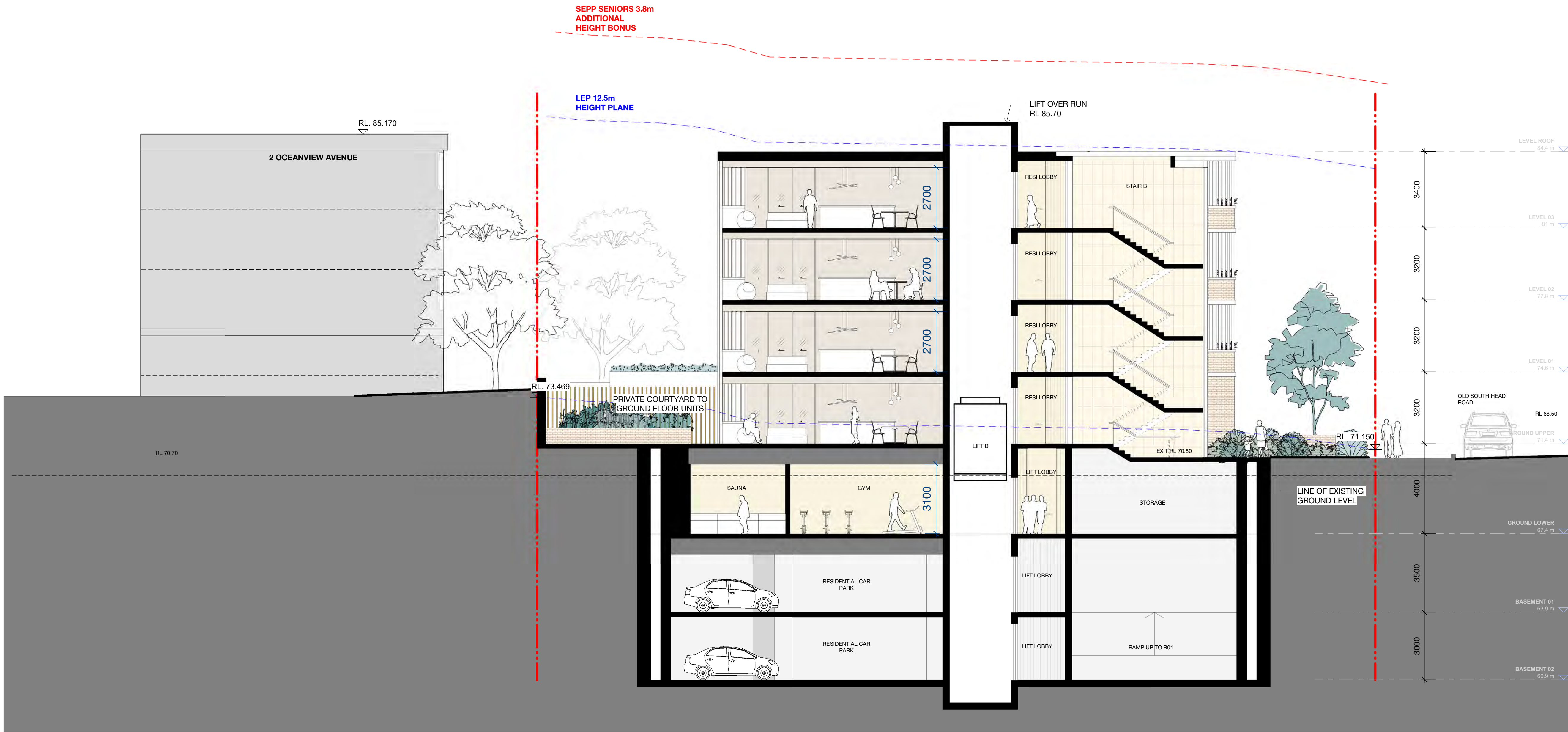
DA10.003 B

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DA10
SECTION_CORE B

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		
Revision	Date	Description	Initial	Checked	

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Drawn	ML	Checked SH
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Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:12:29 AM	
Drawing no.		Revision

DA10.004 B

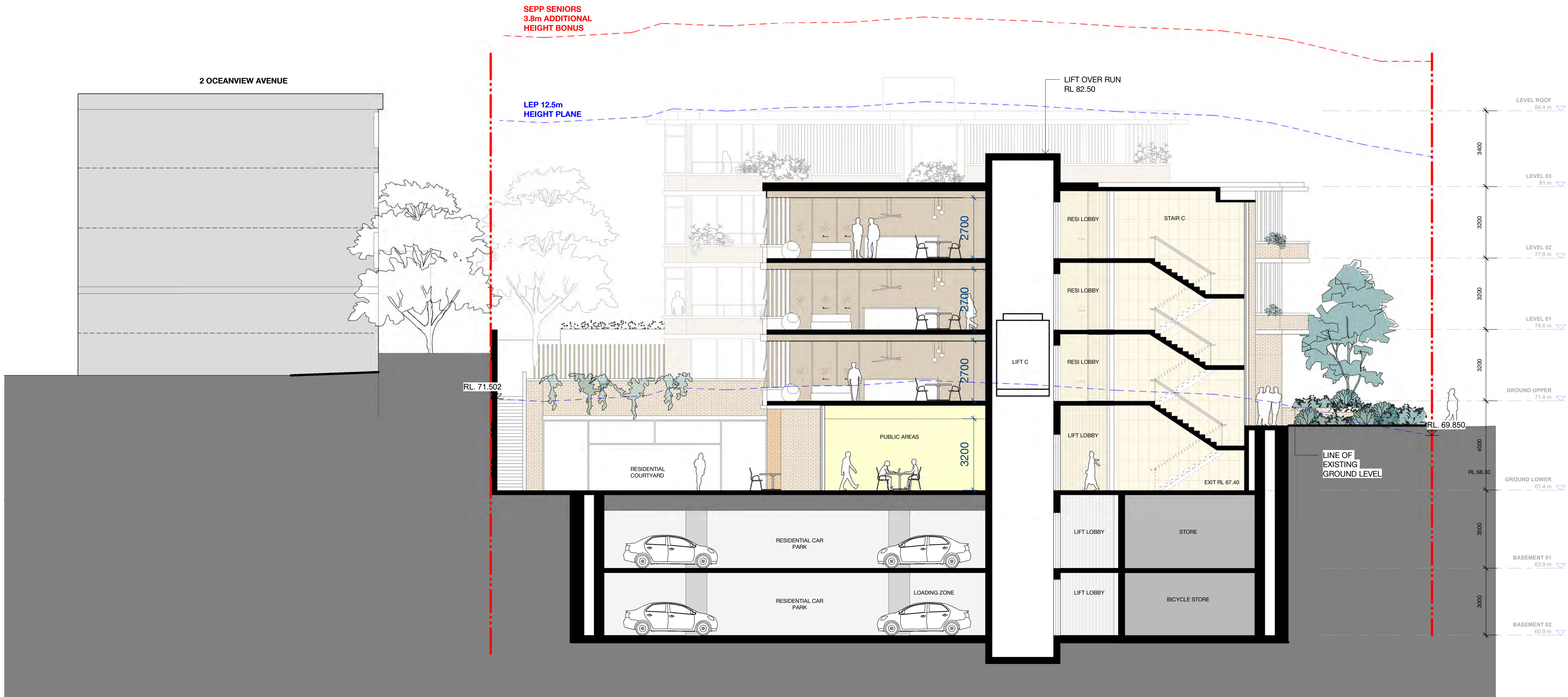
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DA10
SECTION_CORE C

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
Project no.	S12551	
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Plot Date	26/09/2024 9:12:34 AM	
Drawing no.		Revision

DA10.005 B

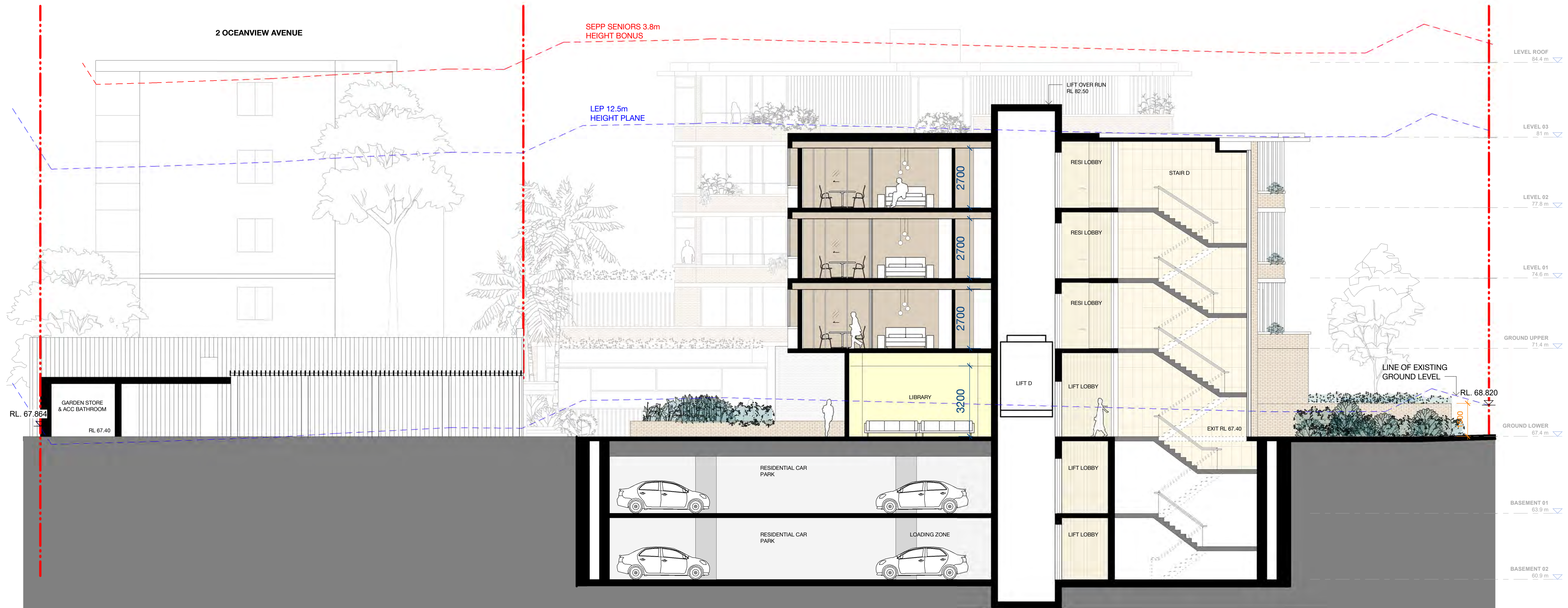
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DA10
SECTION_CORE D

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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Scale	1 : 100	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:12:39 AM	
Drawing no.		Revision

DA10.006 B

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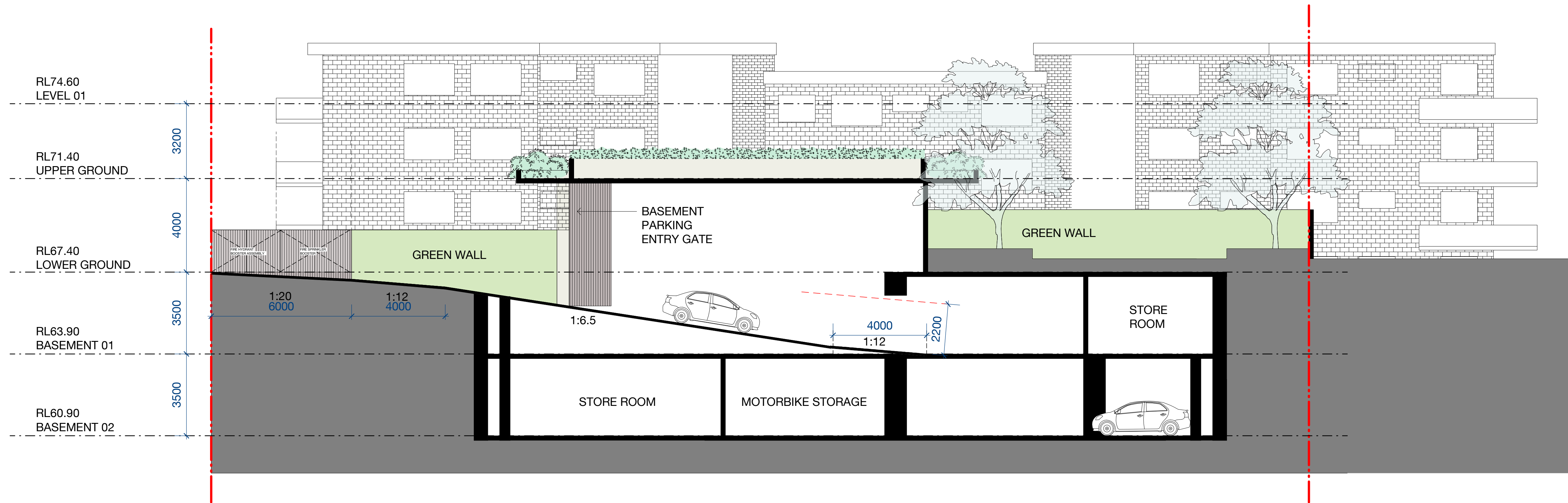
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A	24.05.31	DA RFI UPDATES	SH
Rev	Date	Description	Initial

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DA10
SECTION_BASEMENT RAMP



Status	DEVELOPMENT APPLICATION		
Scale	1 : 100	@ A1	
Drawn	ML	Checked	SH
Project No.	S12551		
Plot Date	26/09/2024 9:12:50 AM		
BIM			

Drawing no.	Revision
DA10.007	A

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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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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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DA11
FACADE TYPE 01

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Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:13:00 AM	
Drawing no.		Revision

DA11.001 A

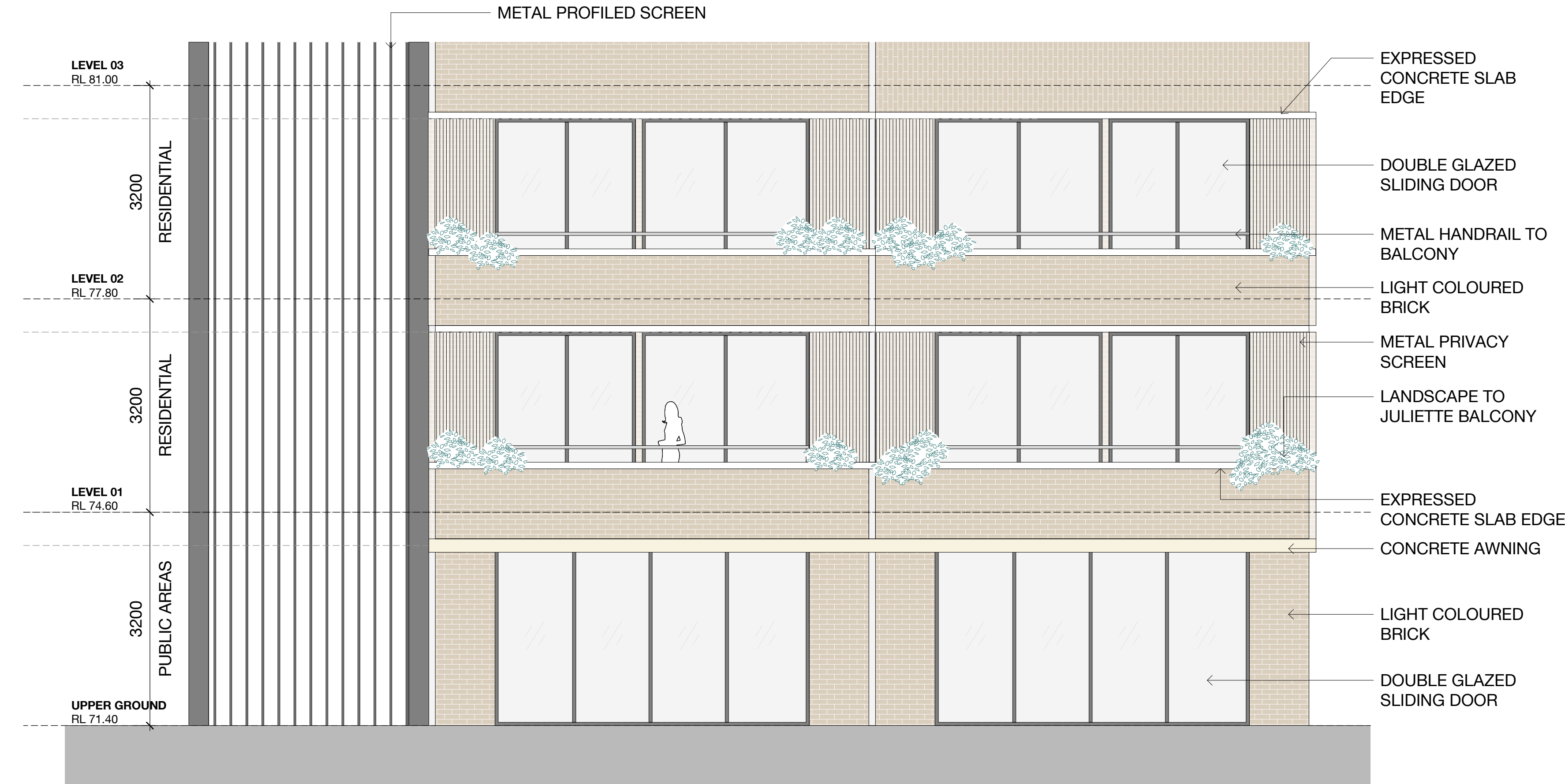
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Legend

- 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

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DA11 FACADE TYPE 02

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Scale	As indicated	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:13:04 AM	
Drawing no.		Revision

DA11.002 A

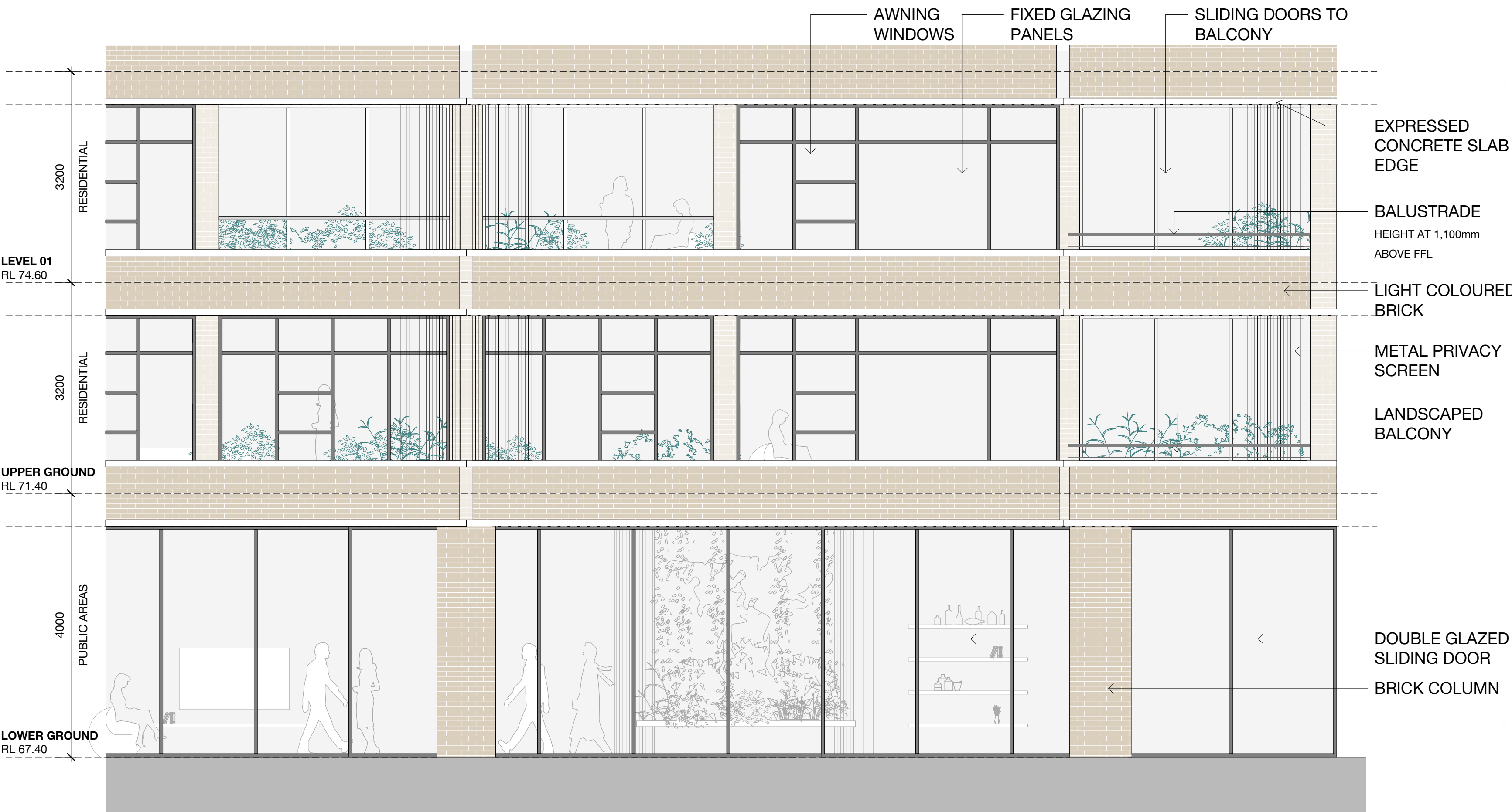
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BATESSMART



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 | |

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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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**DA11
FACADE TYPE 03**

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Drawn	SH	Checked SH
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Status	DEVELOPMENT APPLICATION	
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Drawing no.		Revision

DA11.003 A

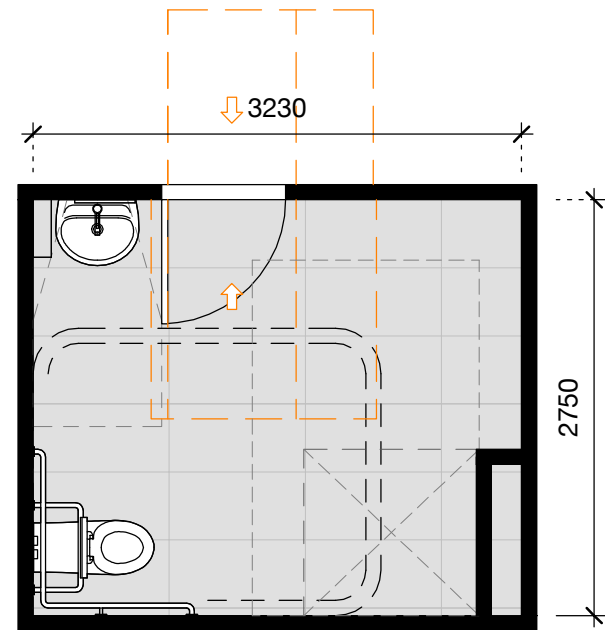
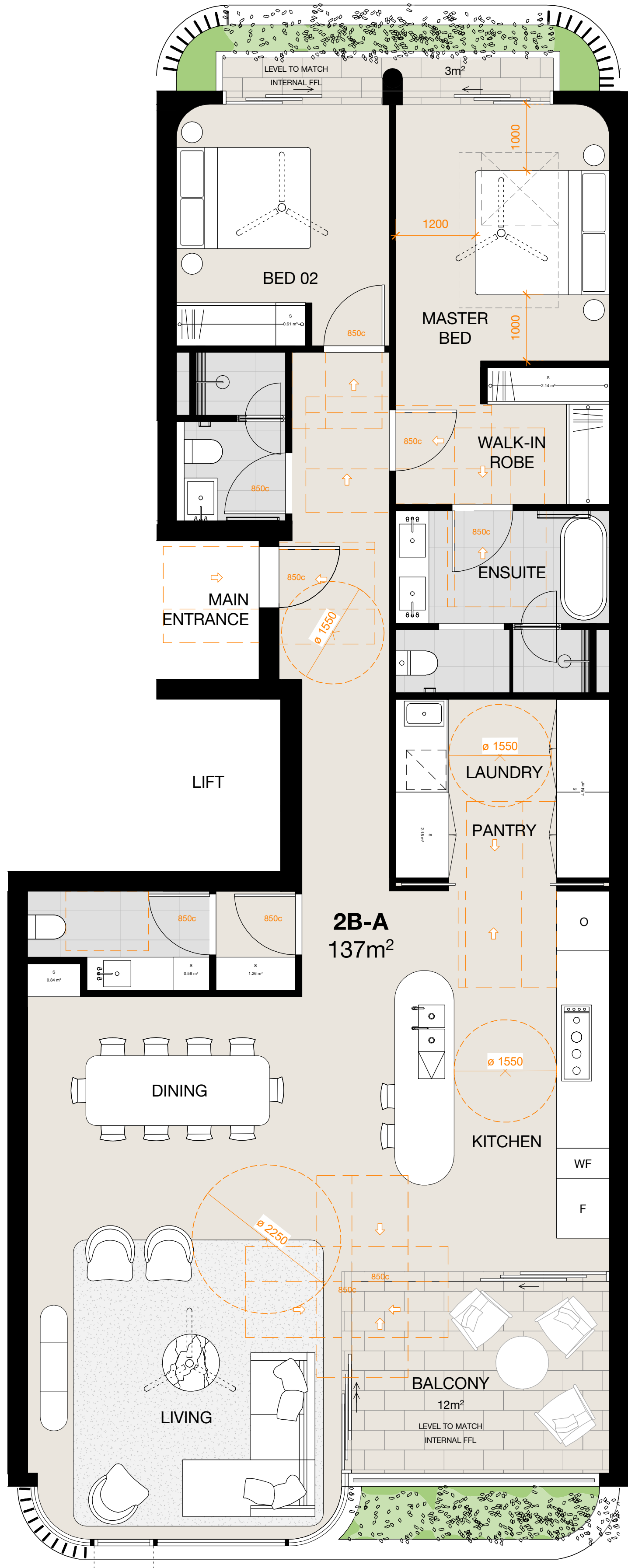
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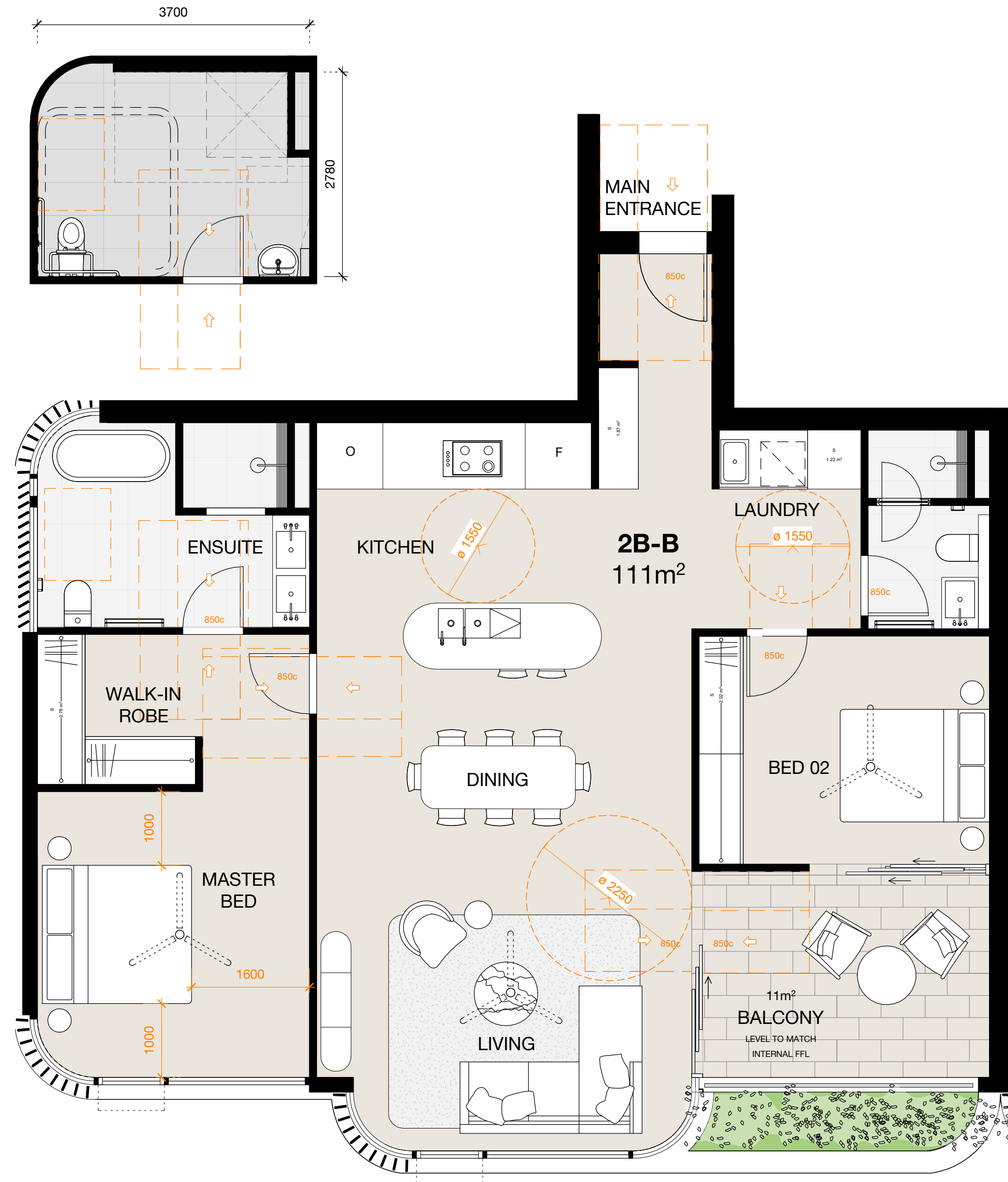


3 APT 2B-A
1 : 50

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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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	

Scale	As indicated	@ A1
Drawn	ML	Checked SH
Project no.	S12551	
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Drawing no.		Revision

DA13.001 A

DA ISSUE

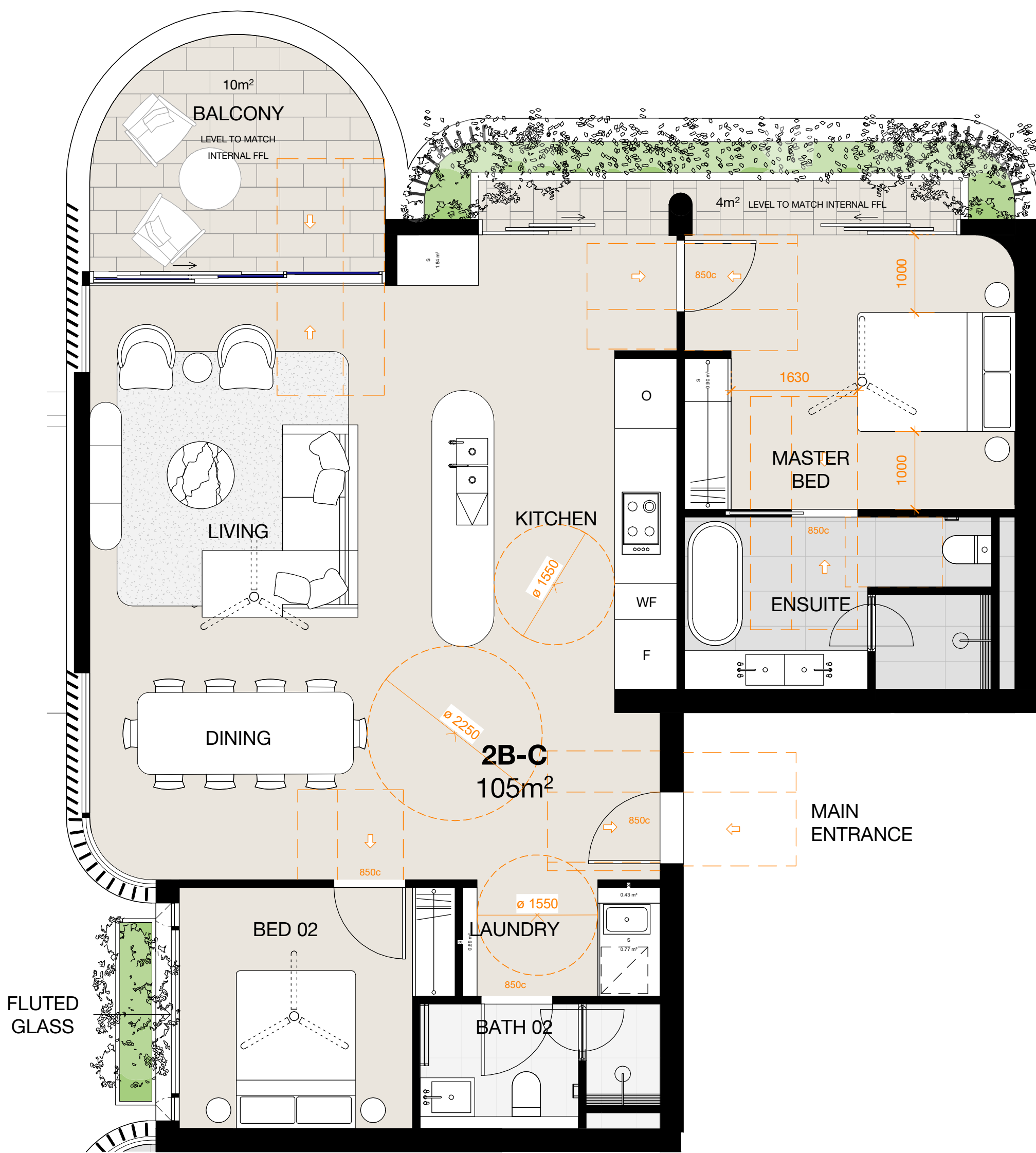
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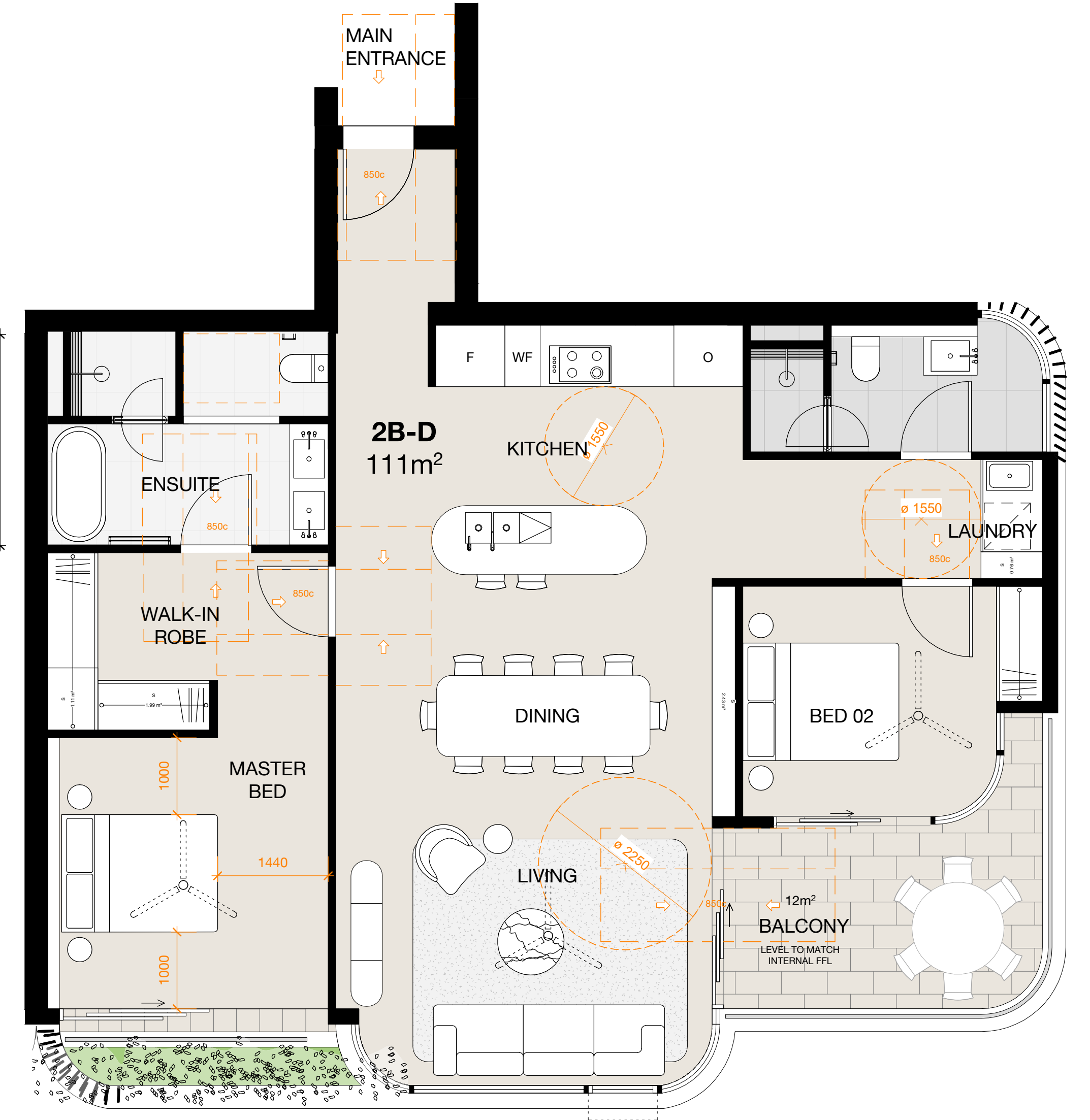
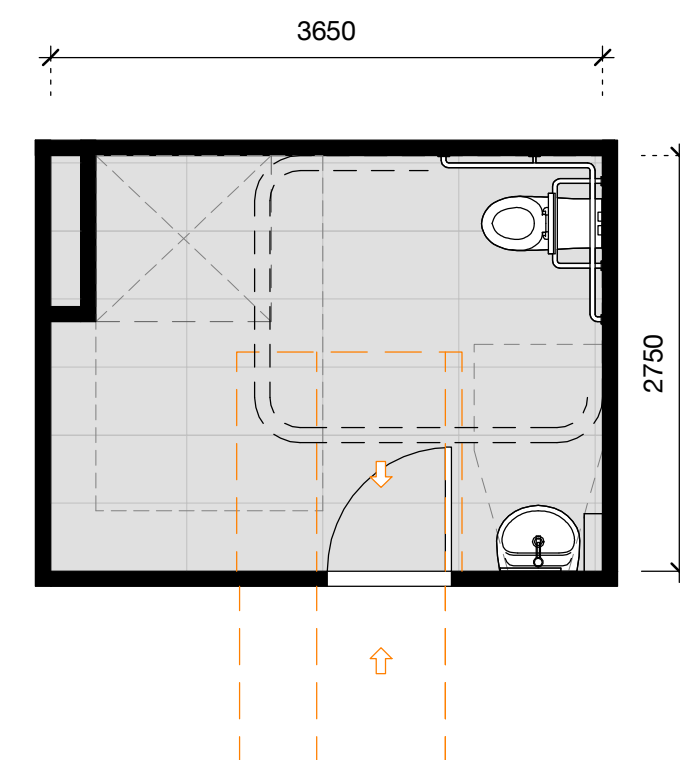
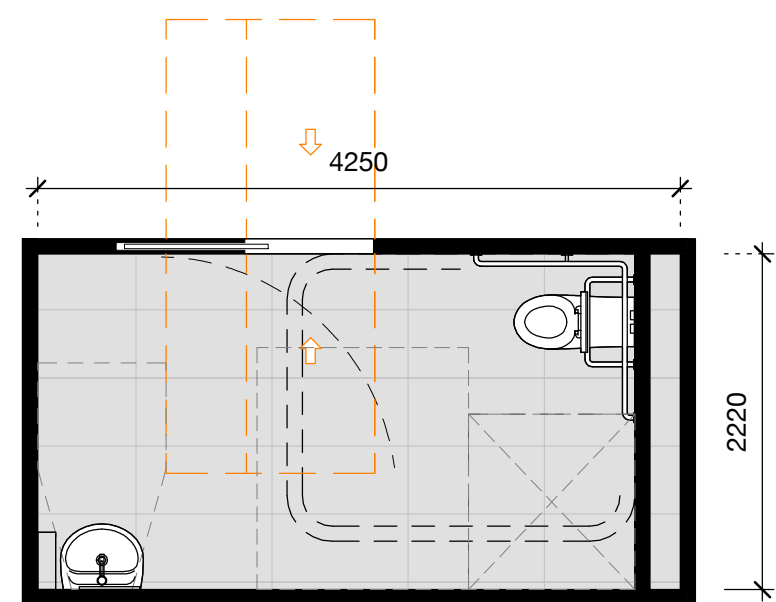


1 APT 2B-C
1 : 50

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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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
Drawn	ML	Checked SH
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Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:13:22 AM	
Drawing no.		Revision

DA13.002 A

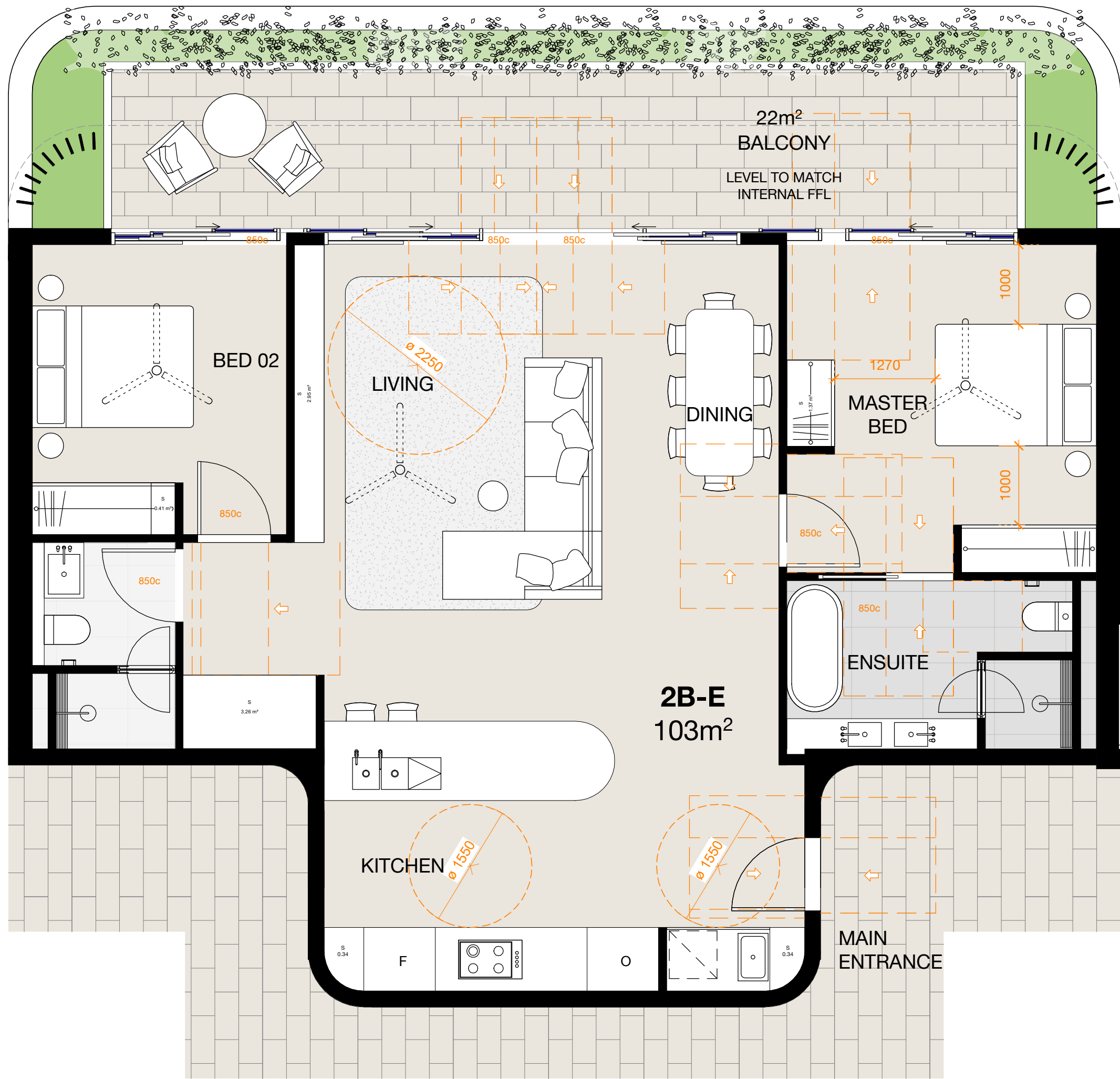
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2 APT 2B-E
1 : 50

INTERNAL AREA
103m²

BALCONY
22m²

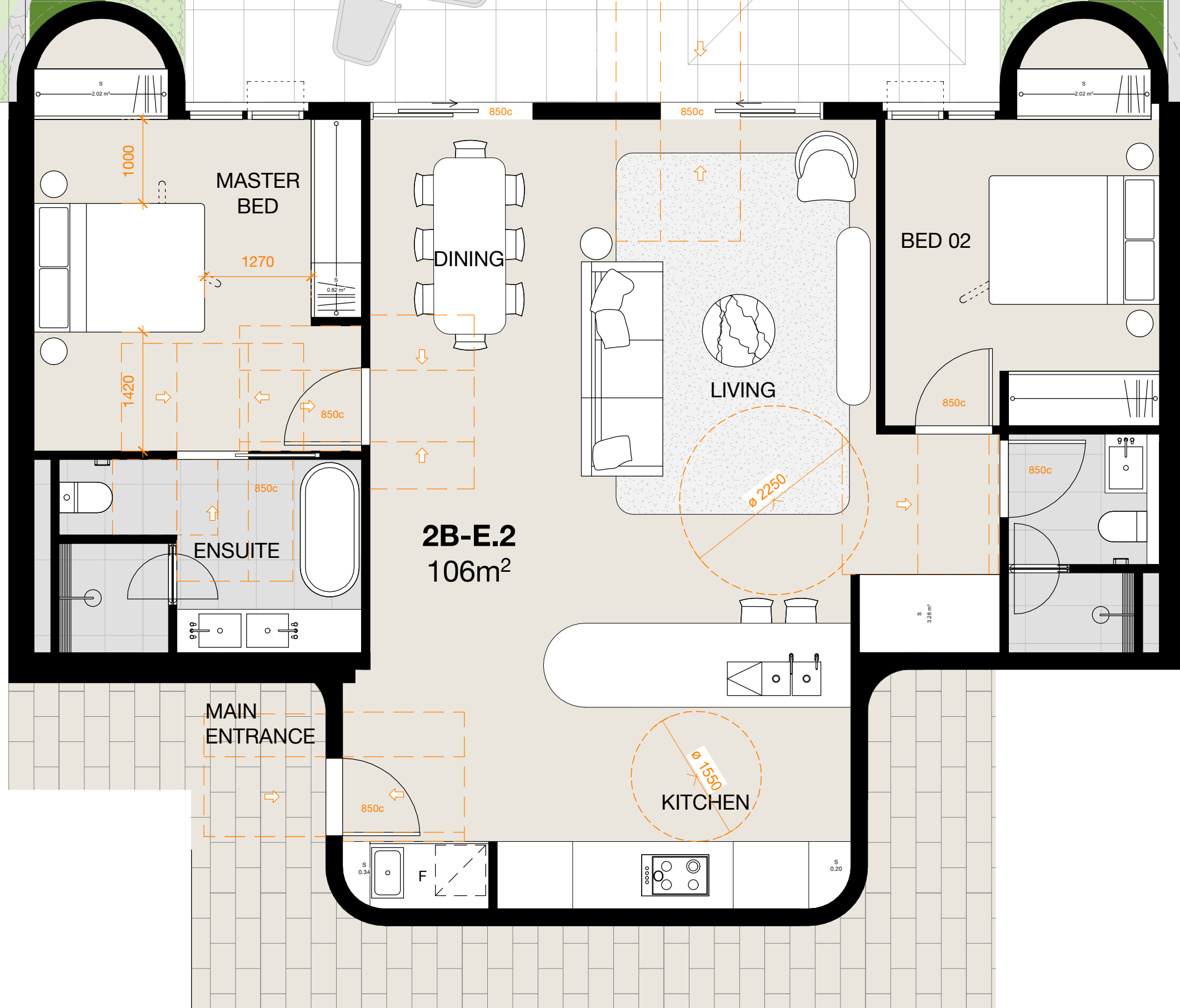
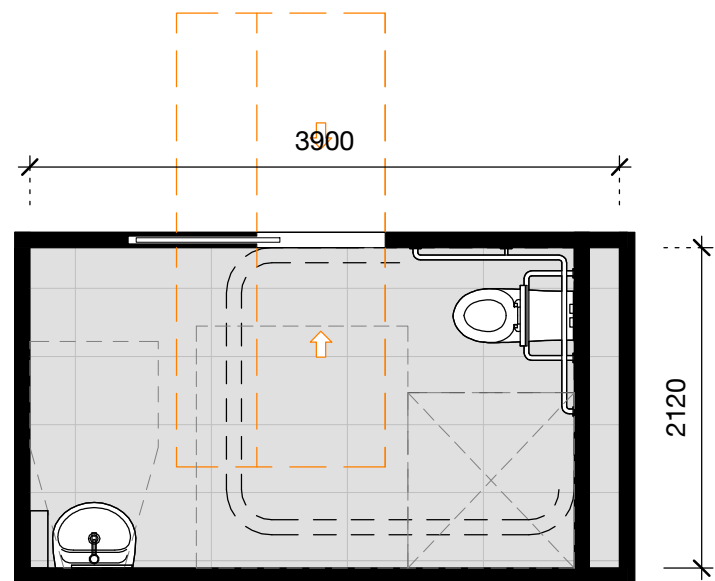
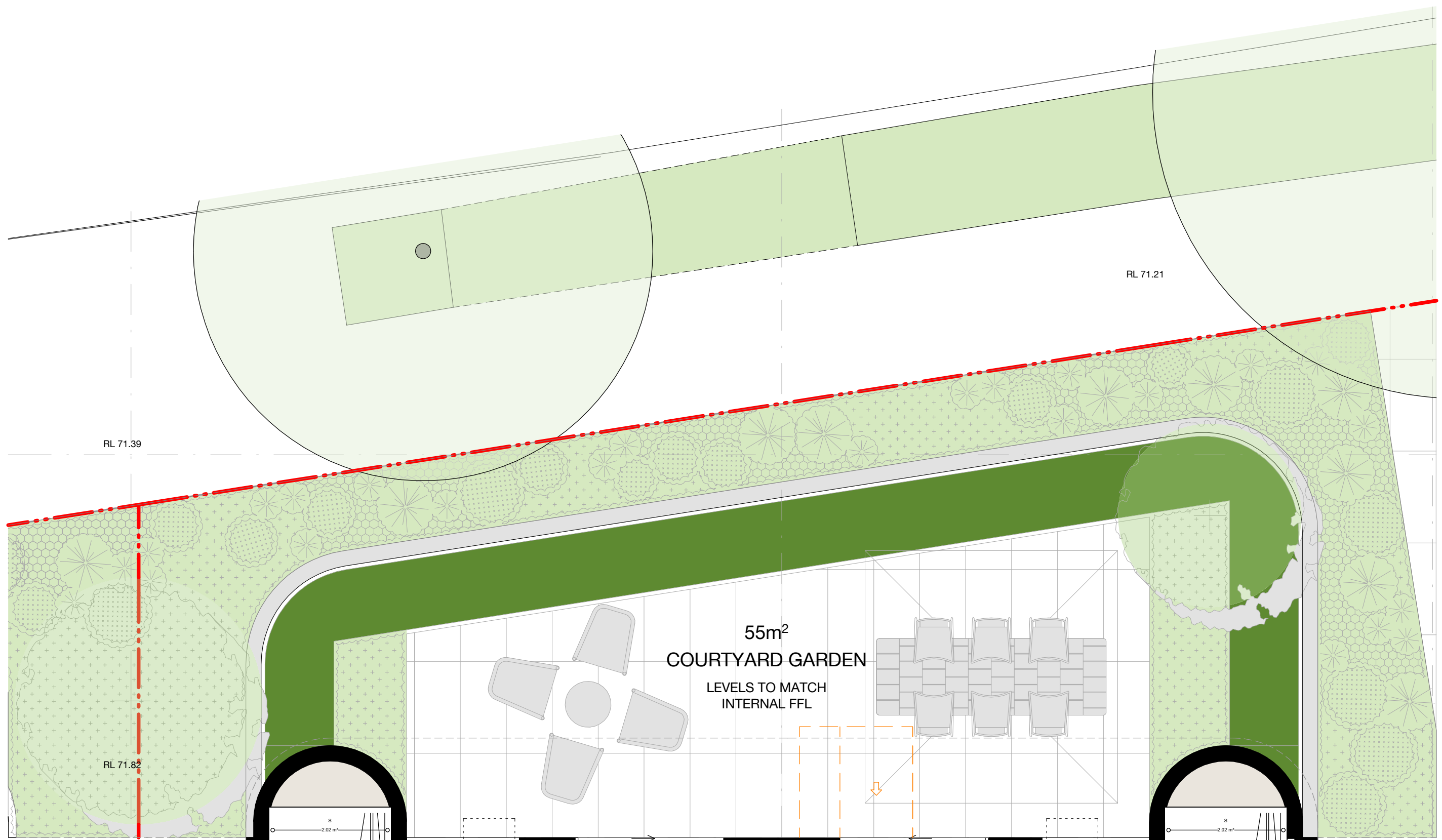
STORAGE (WITHIN APT)
8.5m³

Legend

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

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

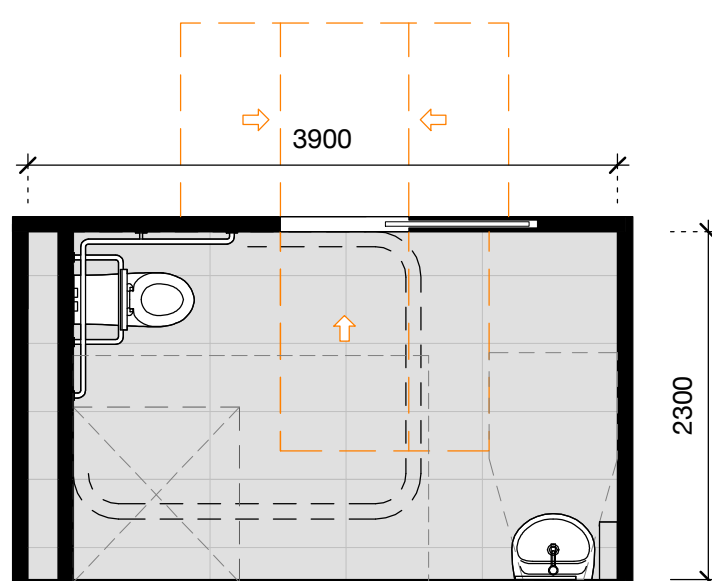


1 APT 2B-E.2
1 : 50

INTERNAL AREA
106m²

COURTYARD GARDEN
55m²

STORAGE (WITHIN APT)
8.5m³



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DA13
APARTMENT TYPES - 2B

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Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:13:35 AM	
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DA13.003 A

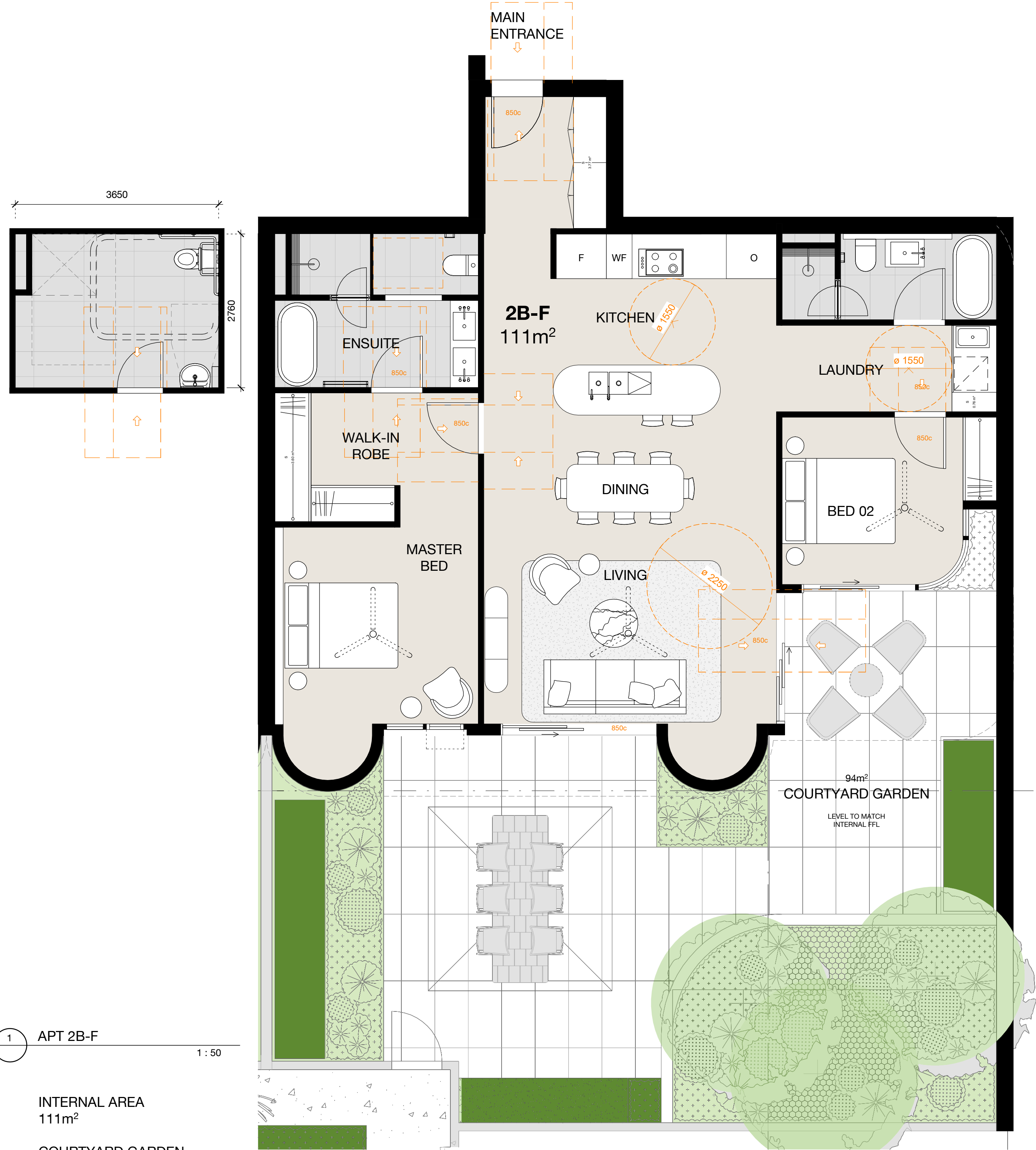
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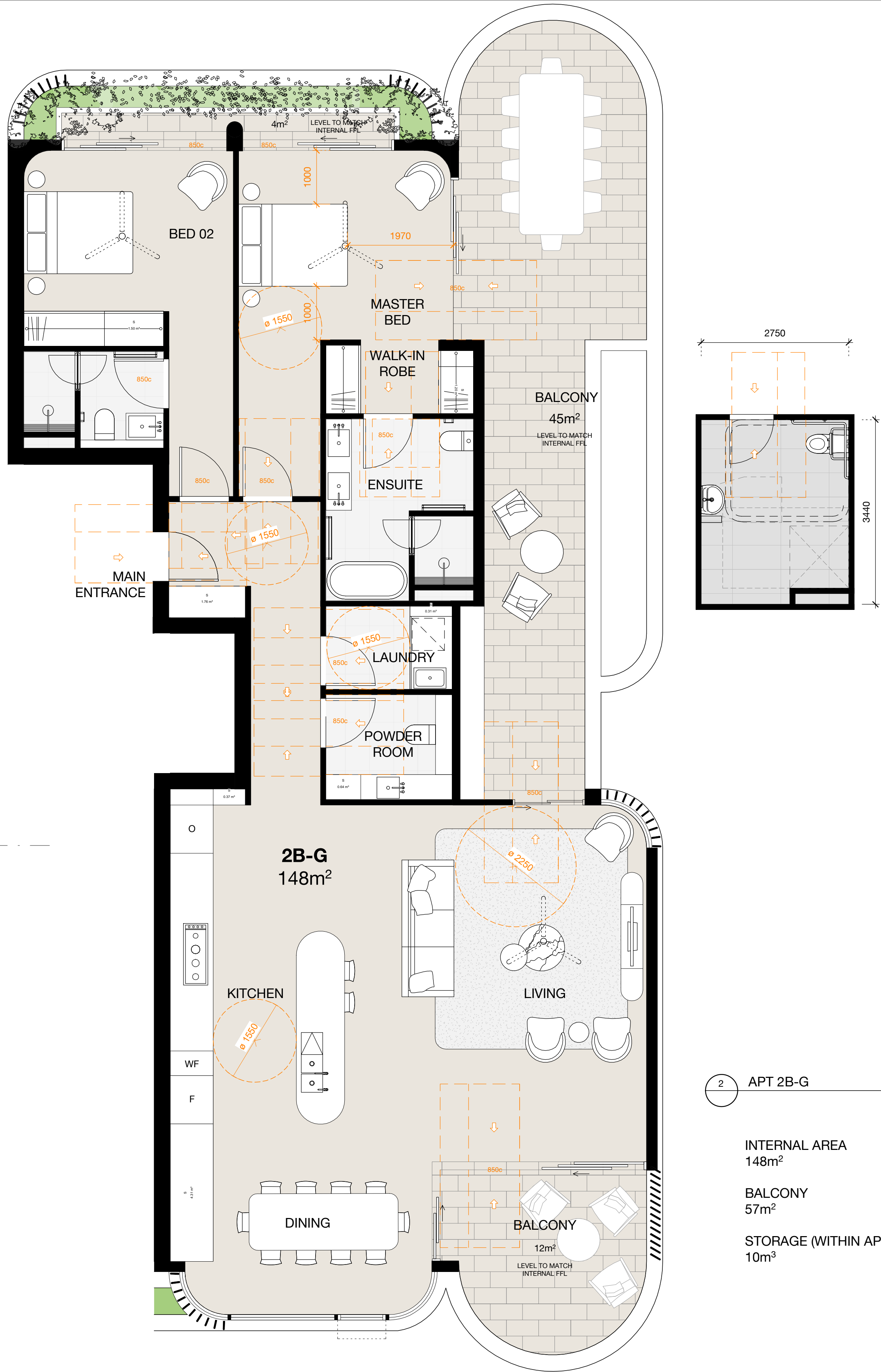


1 APT 2B-F 1 : 50

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

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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DA13.004 A

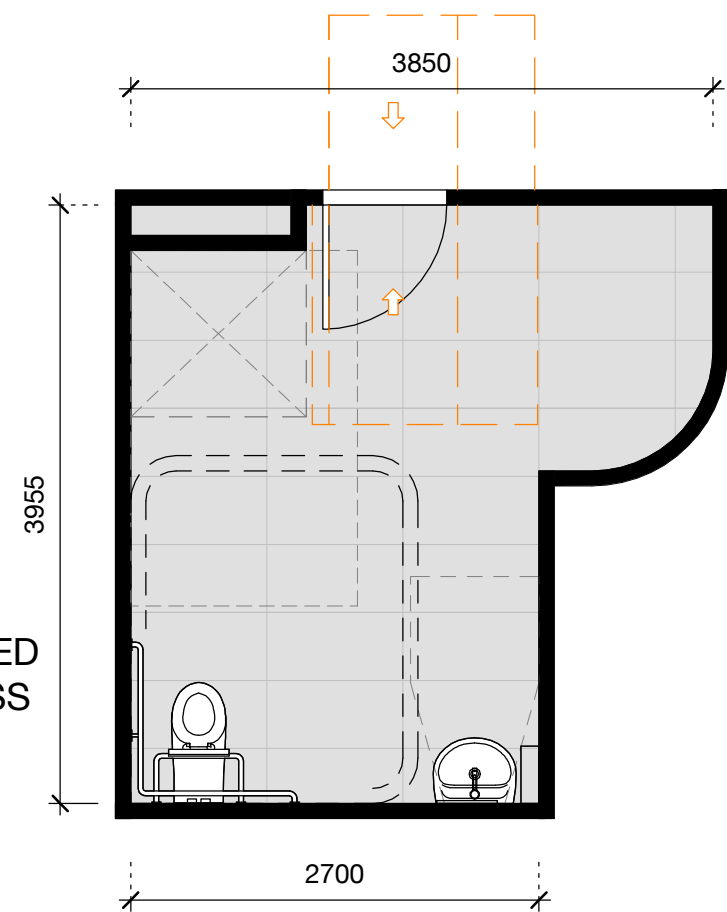
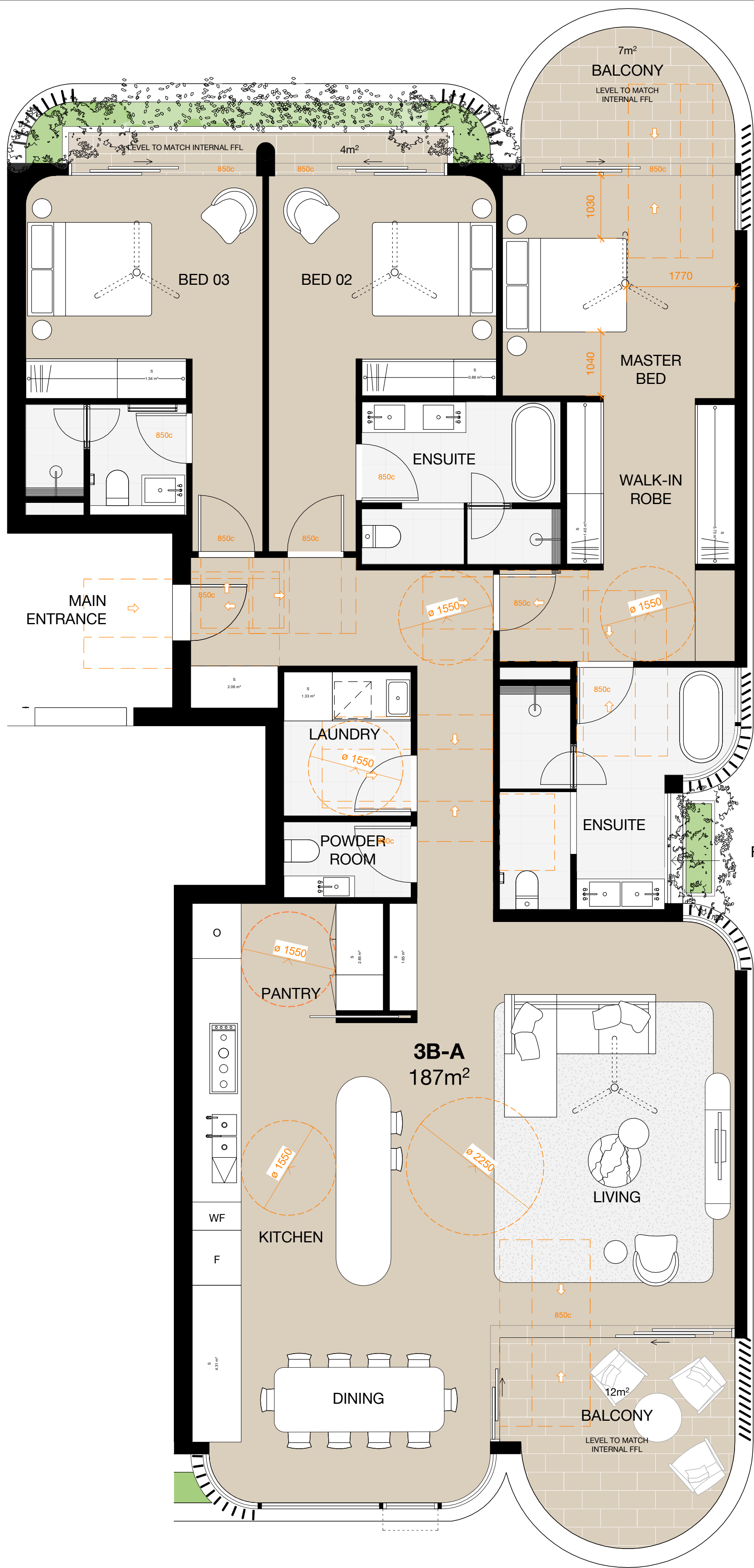
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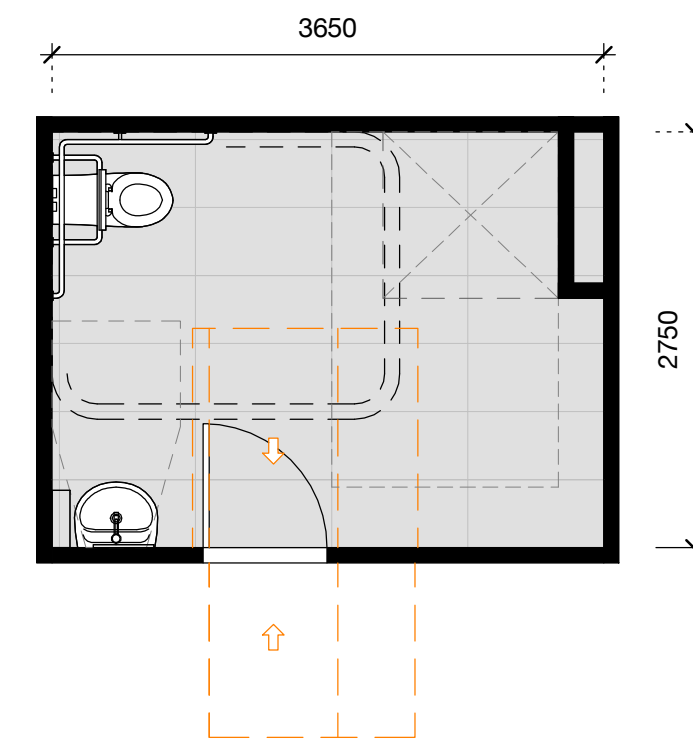


1 APT 3B-A
1 : 50

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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APARTMENT TYPES - 3B

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DA13.005 A

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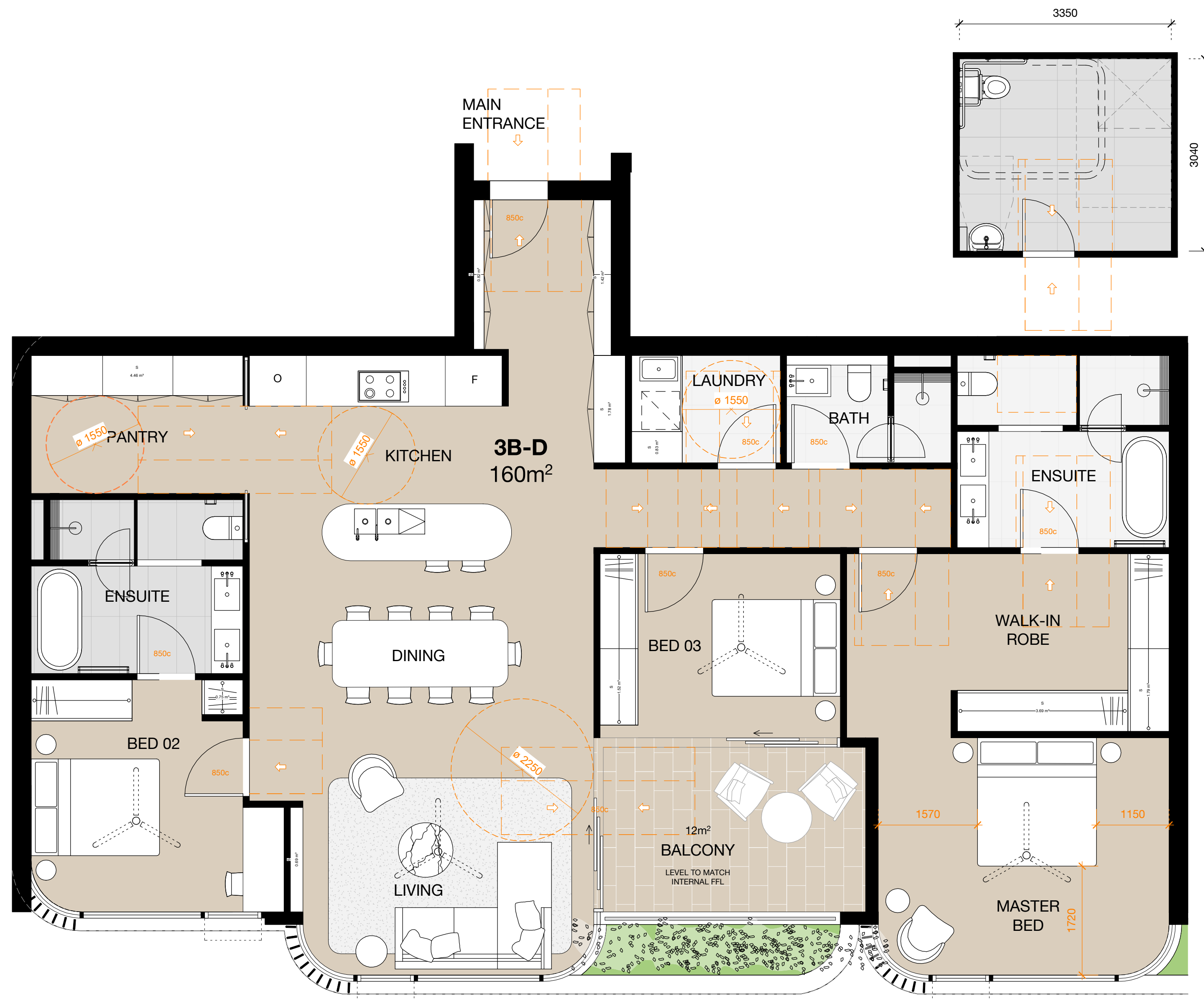


1 APT 3B-C
1 : 50

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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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

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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DA13.007 B

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APARTMENT 4B-A NOW SUPERSEDED

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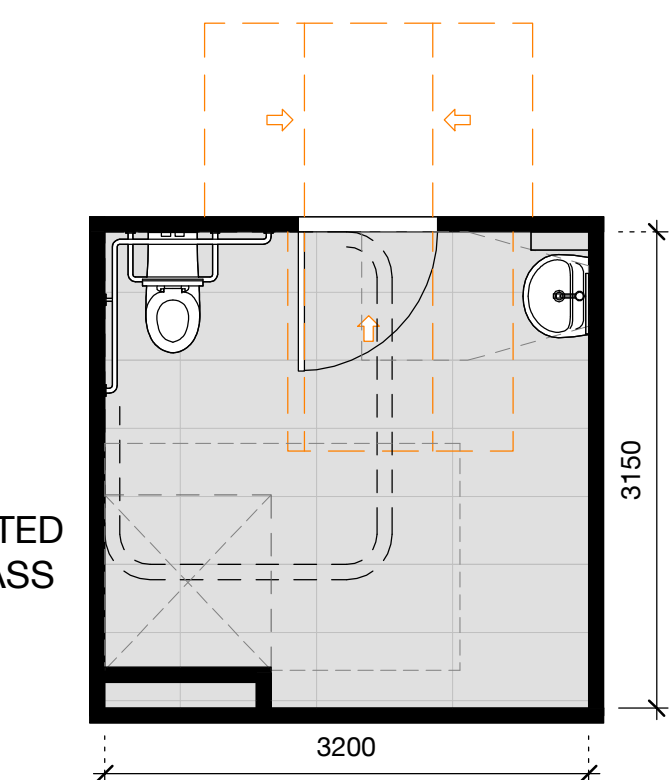
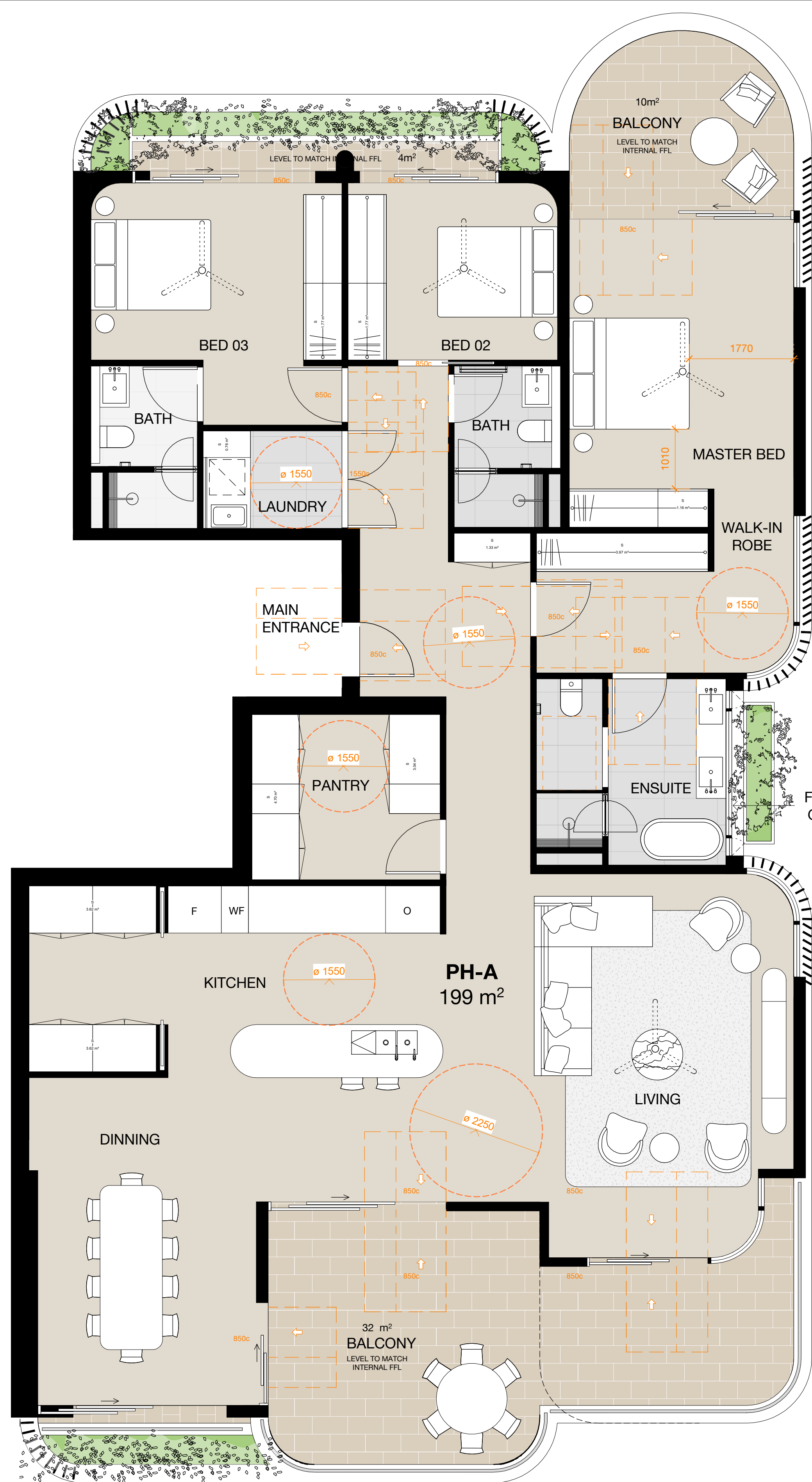
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Legend

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

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS



1 APT PH-A
1:50

INTERNAL AREA
199 m²

BALCONY
32 m²

STORAGE (WITHIN APT)
25.74 m³

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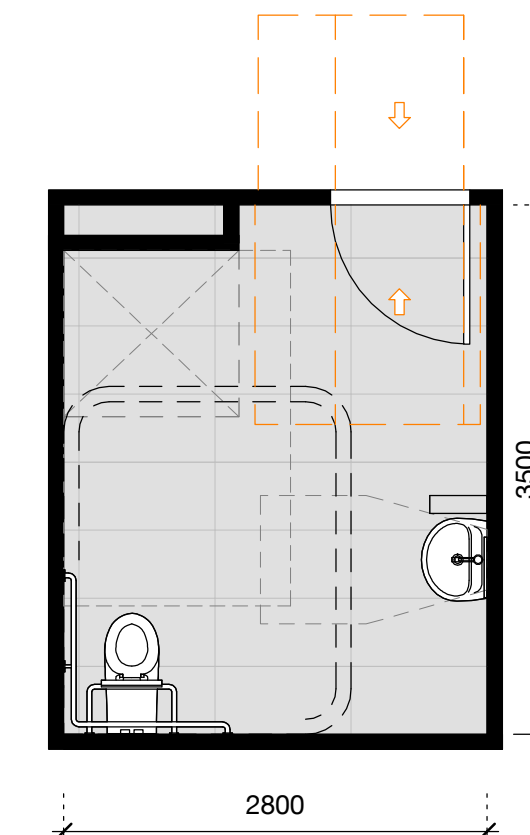
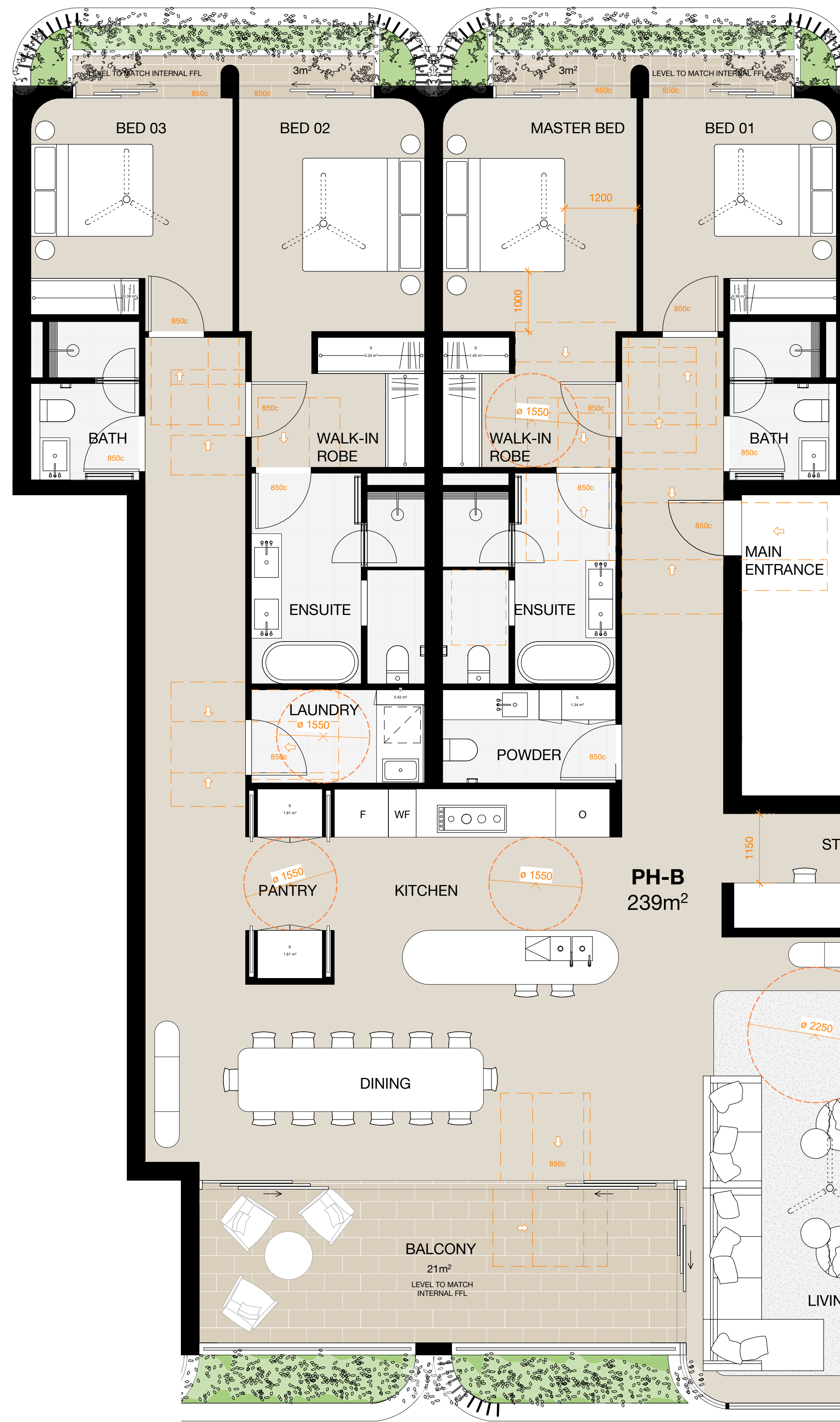
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DA13
APARTMENT TYPES -
PENTHOUSE

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2 APT PH-B
1:50

INTERNAL AREA
239m²

BALCONY
21m²

STORAGE (WITHIN APT)
12m³

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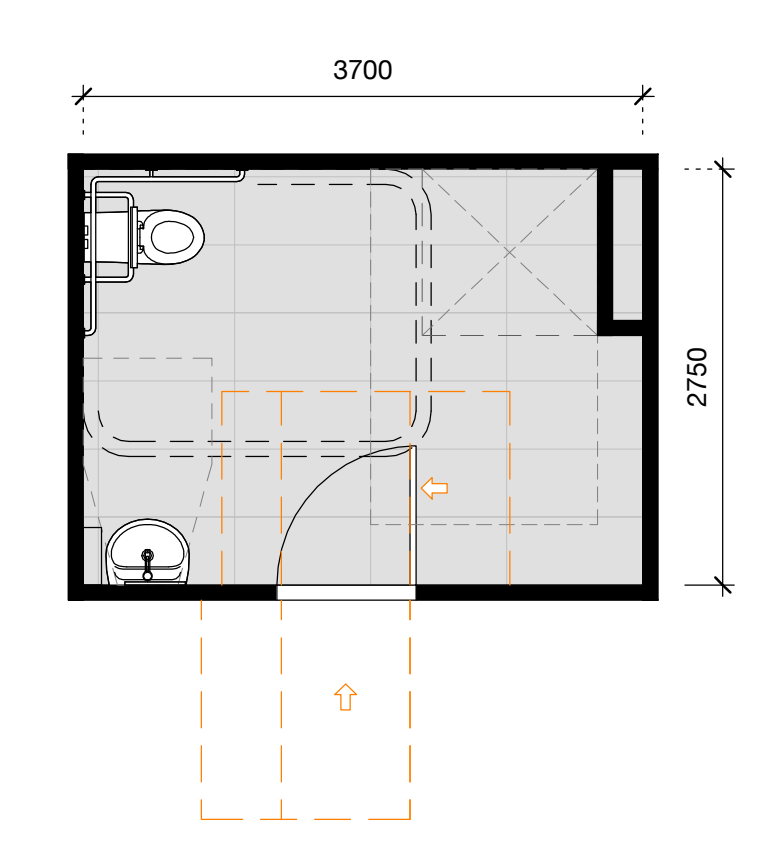
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DA13.008 B

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1 APT PH-C
INTERNAL AREA
264m²
BALCONY
19m²
STORAGE (WITHIN APT)
26m³

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APARTMENT TYPES -
PENTHOUSE

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Legend

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

GENERAL NOTES

- CEILING FAN TO ALL LIVING ROOMS AND BEDROOMS

DA ISSUE

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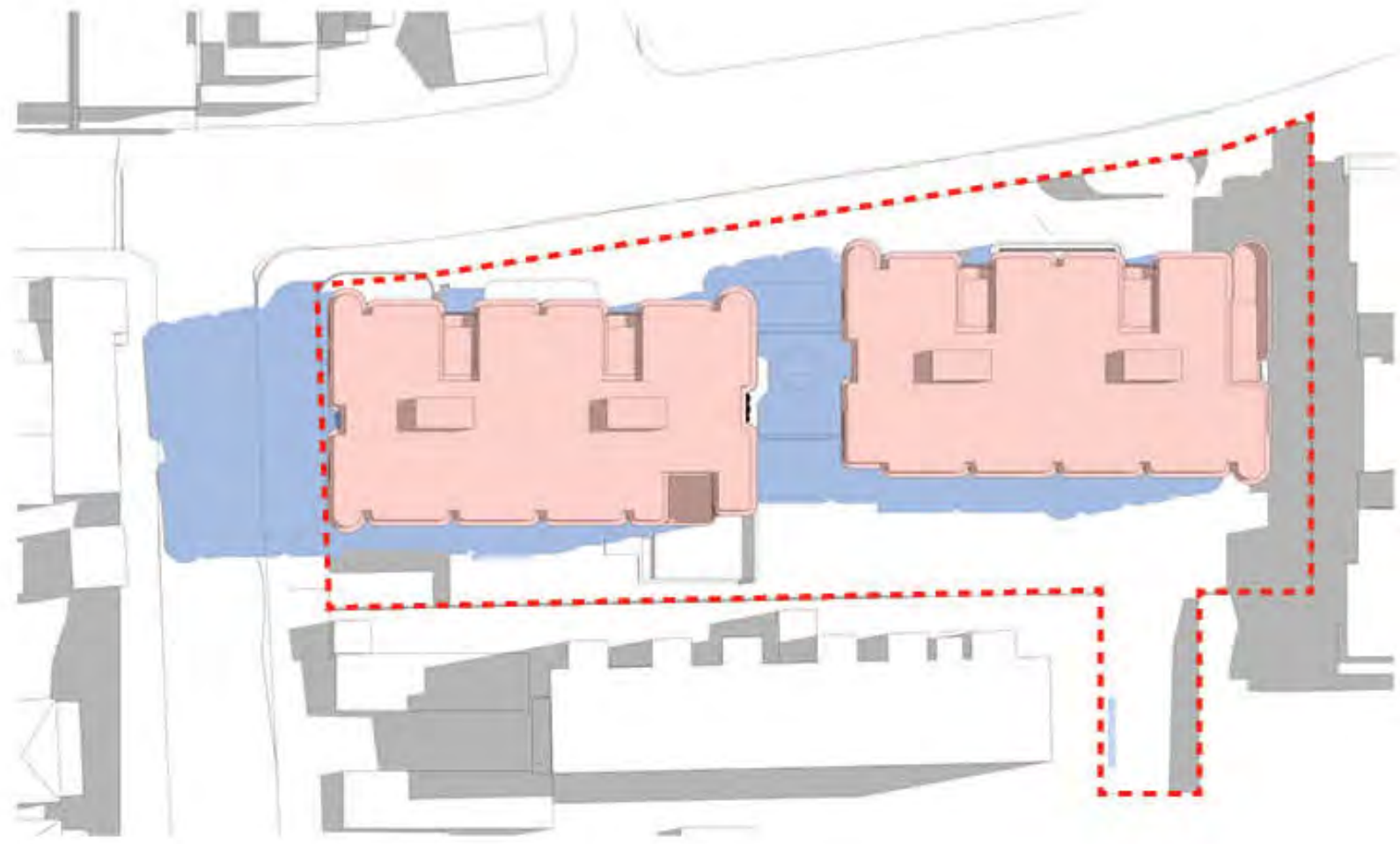
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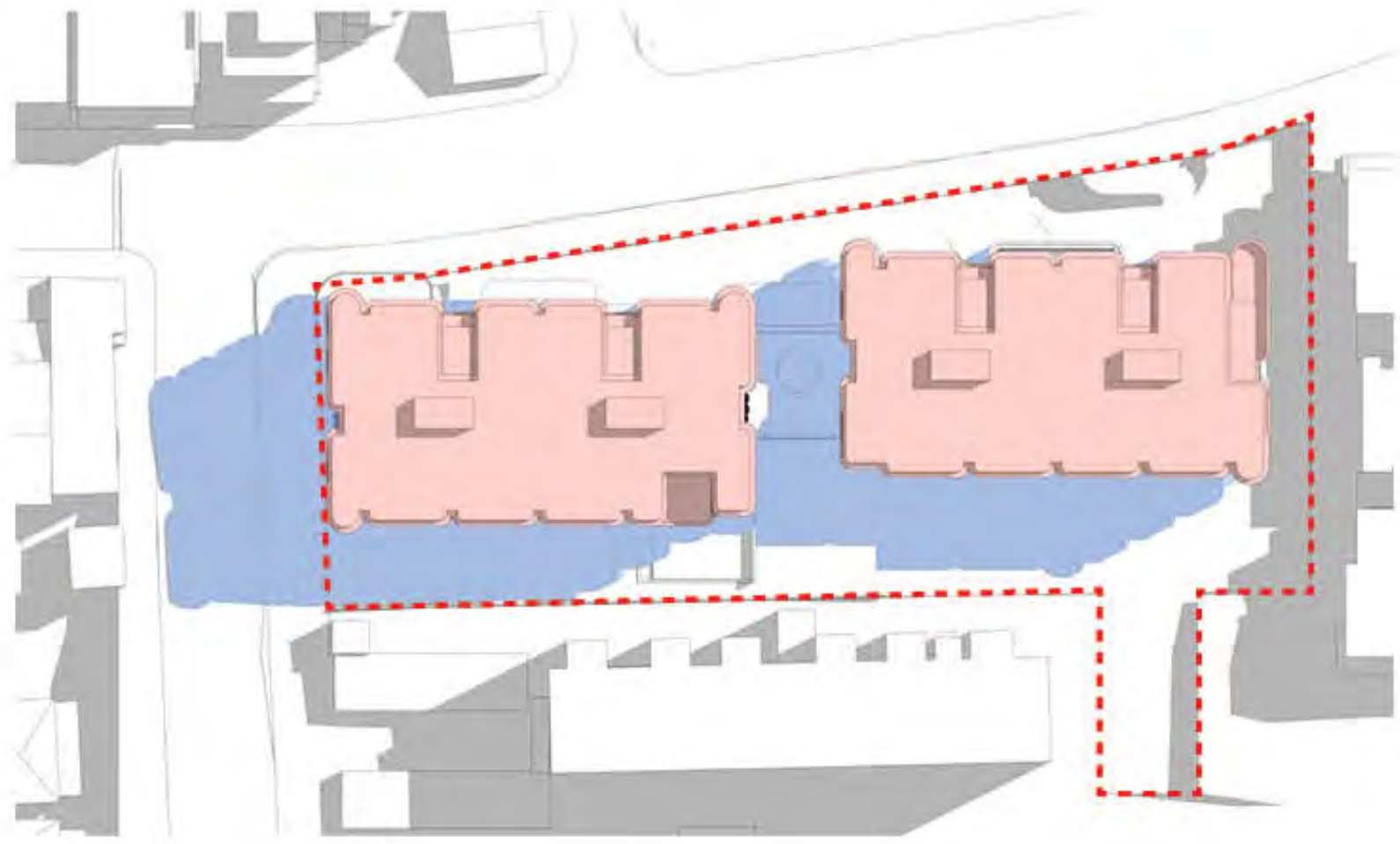
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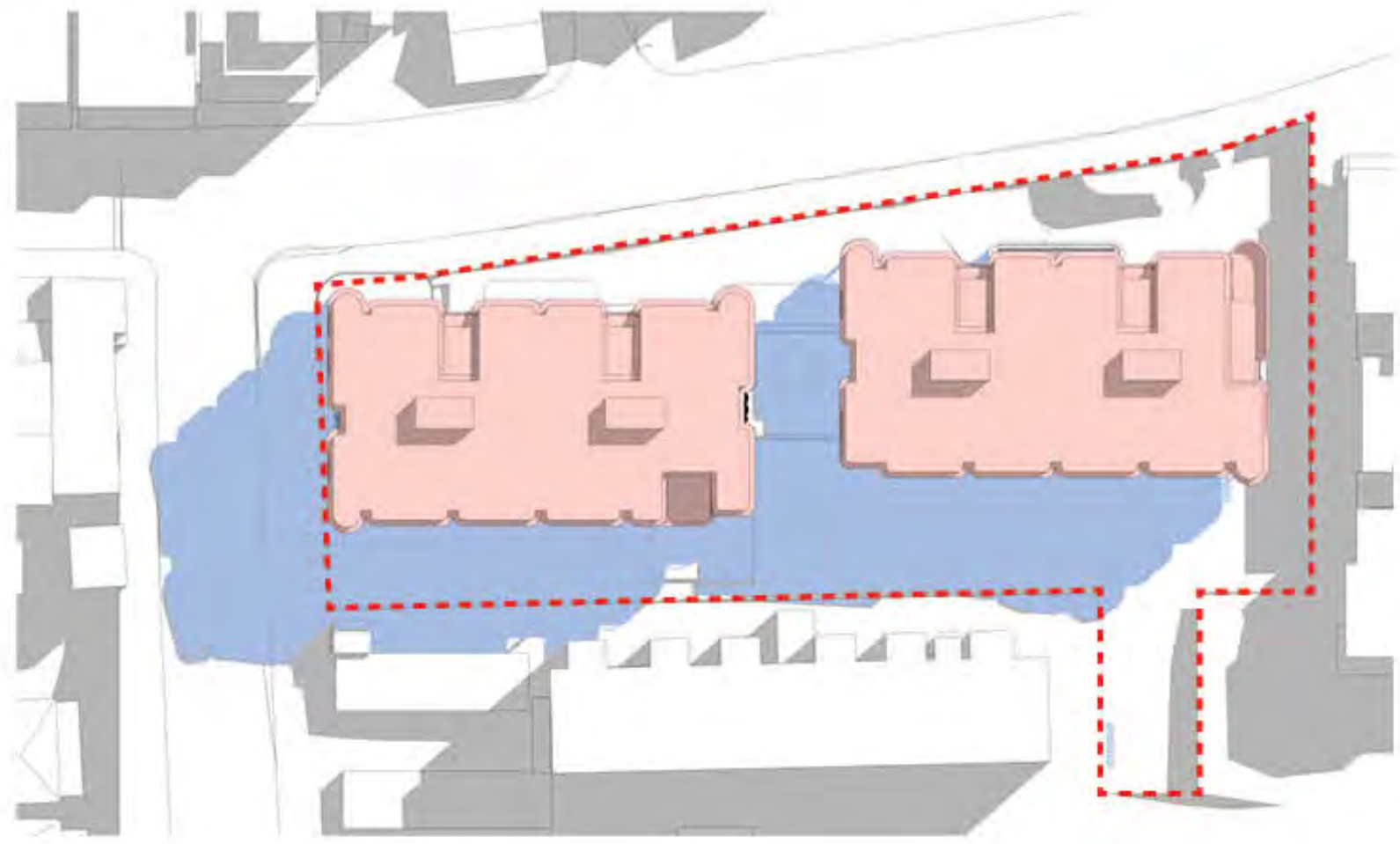
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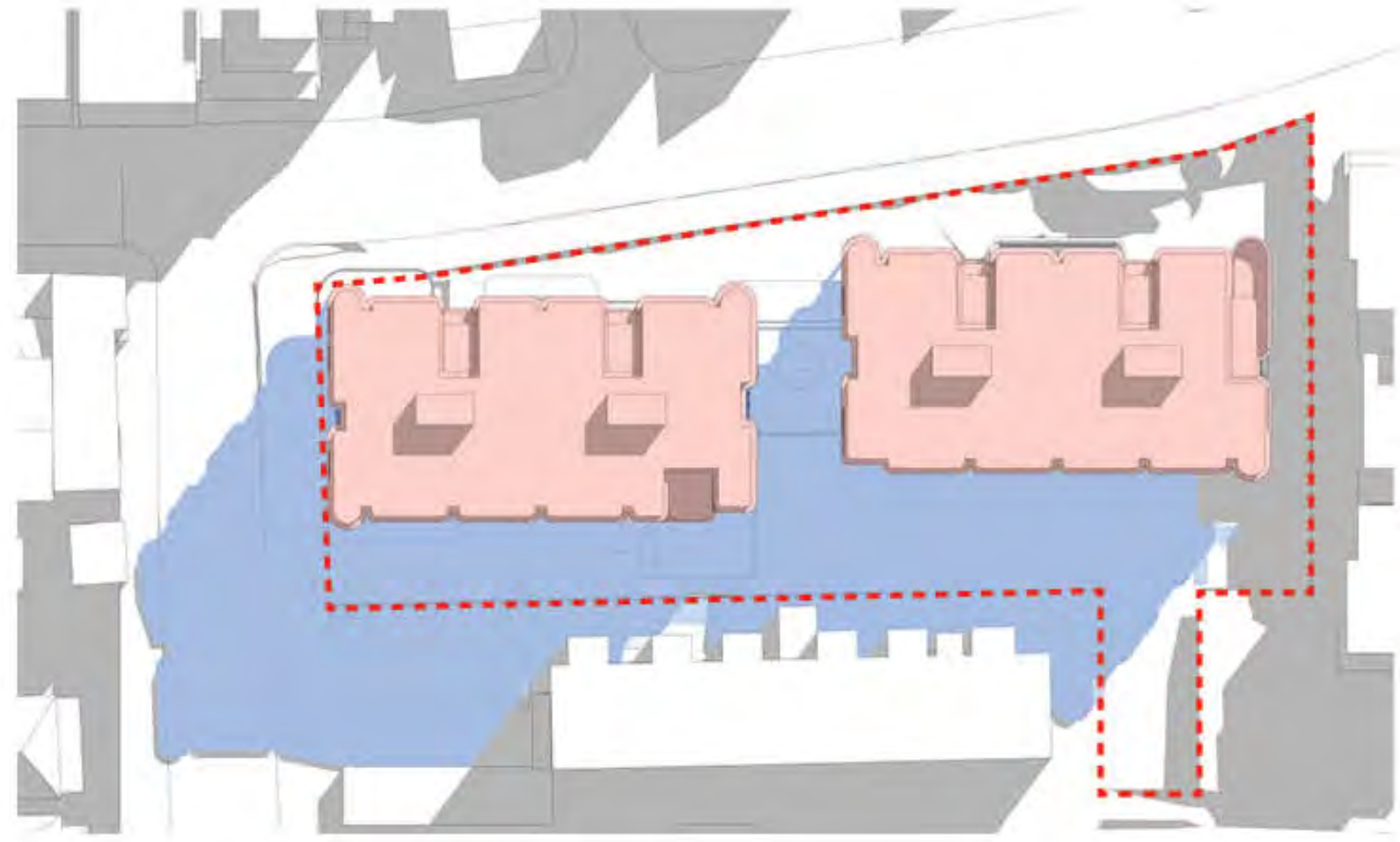
12 PM



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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B	24.07.01	DA RFI UPDATES	SH	
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DA21
SHADOW DIAGRAMS - PLAN

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DA21.001 B

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BATESSMART™



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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Revision	Date	Description	Initial	Checked
B	24.07.01	DA RFI UPDATES	SH	
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2	23.11.08	ISSUE FOR INFORMATION	SH	
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VAUCLUSE SENIORS LIVING 669- 683 OSH RD VAUCLUSE

DA21 SHADOW DIAGRAM - PERSPECTIVE

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DA21.002 B

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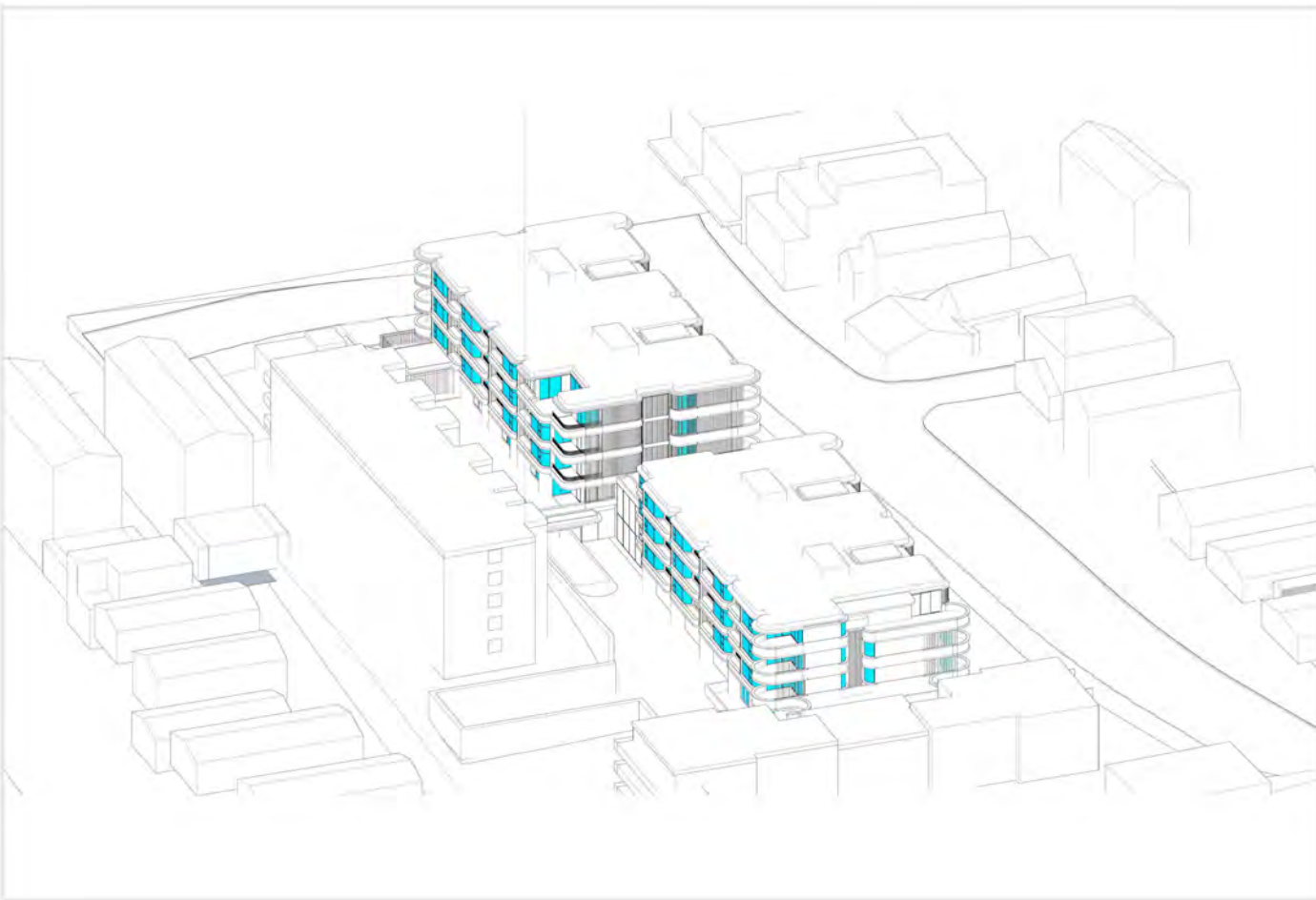
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9 AM



10 AM



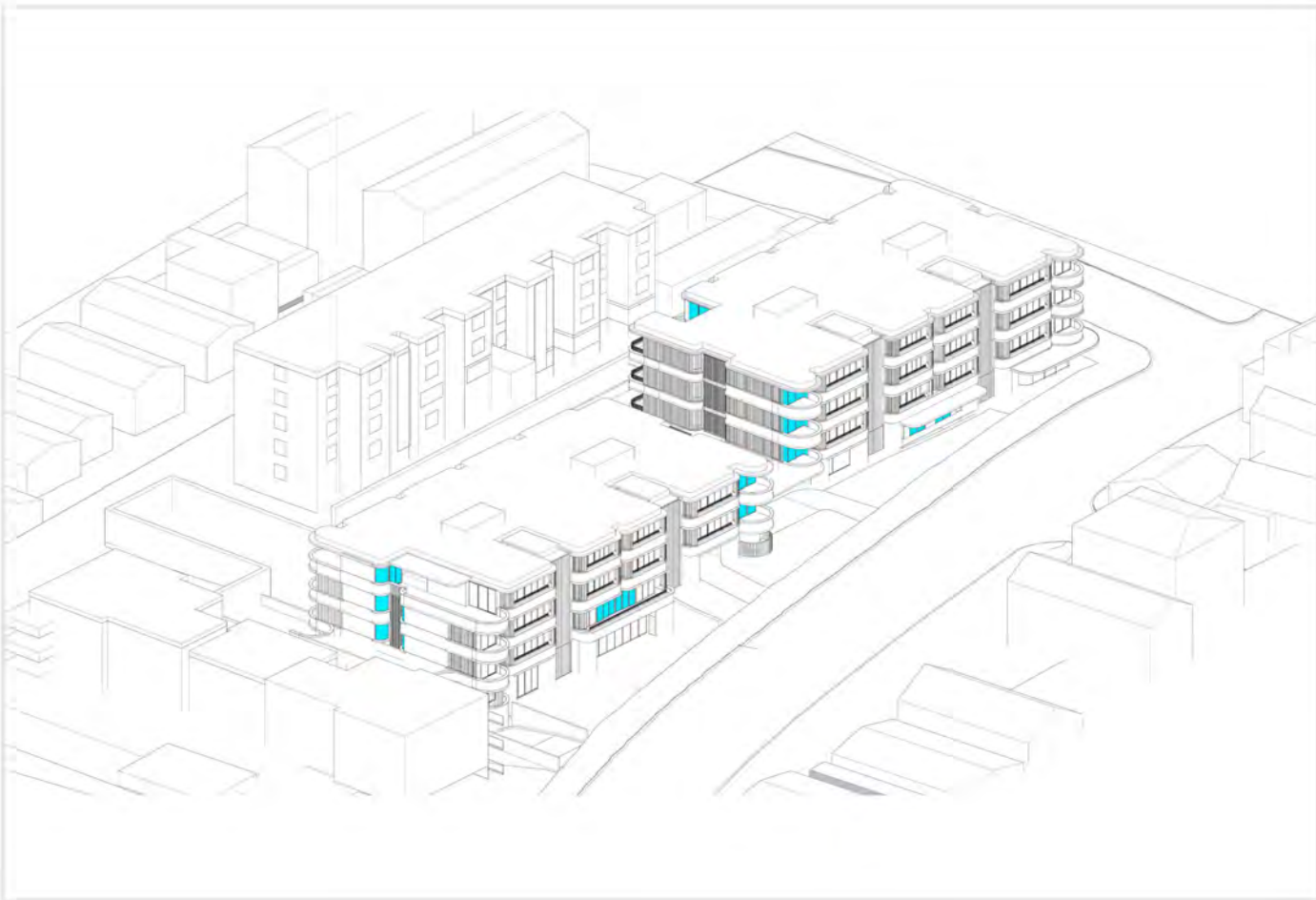
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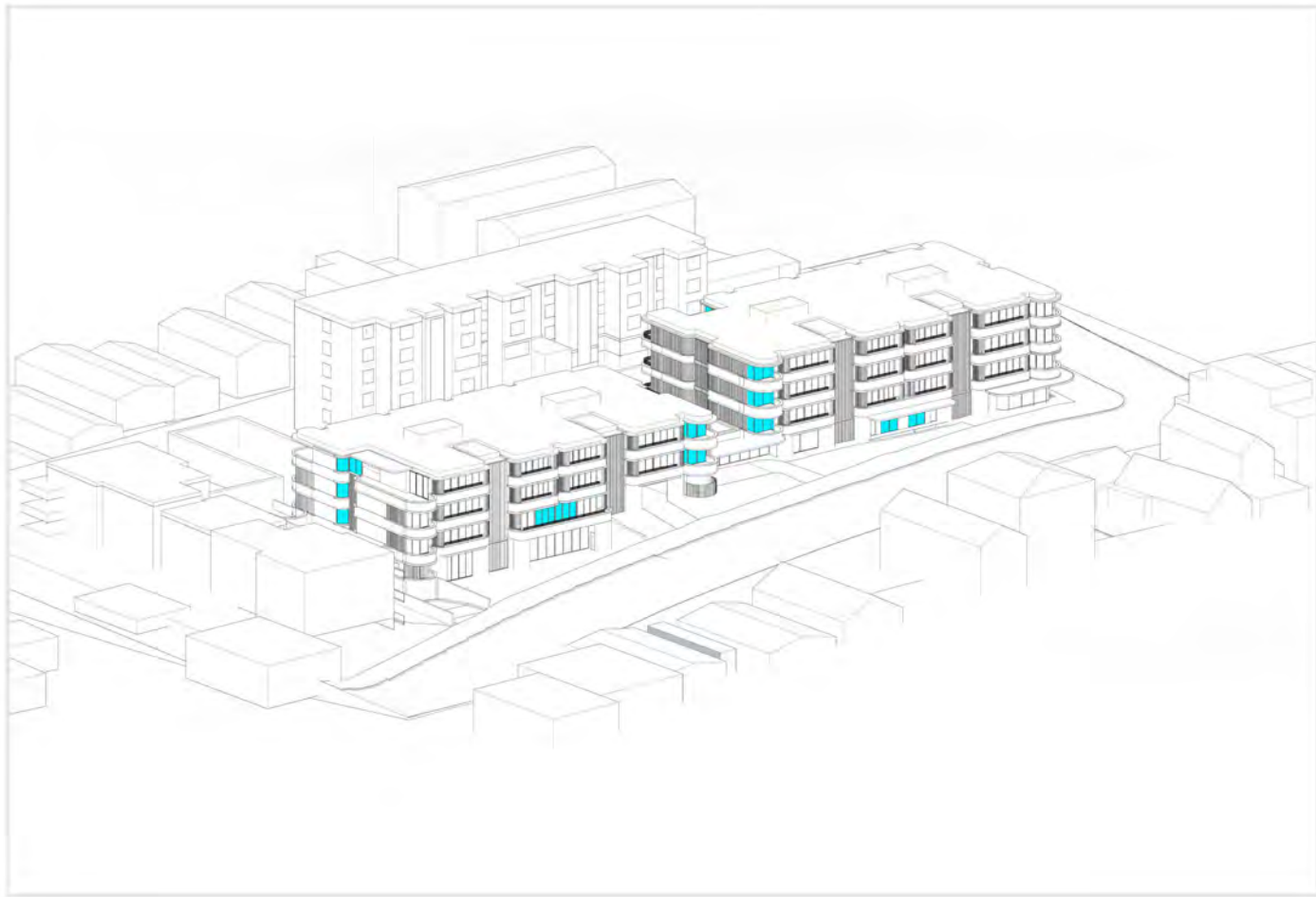
12 PM



1 PM



2 PM



3 PM

SHADOW DIAGRAMS OF WINTER SOLSTICE - 21 JUNE

Legend

LIVING ROOM GLAZING

OSHR AT VAUCLUSE
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DA21
SUN EYE DIAGRAM

8	24.07.01	DA RFI UPDATES	SH	
A	23.12.15	ISSUE FOR DA	SH	
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Plot Date	26/09/2024 9:14:47 AM	
Drawing no.		Revision

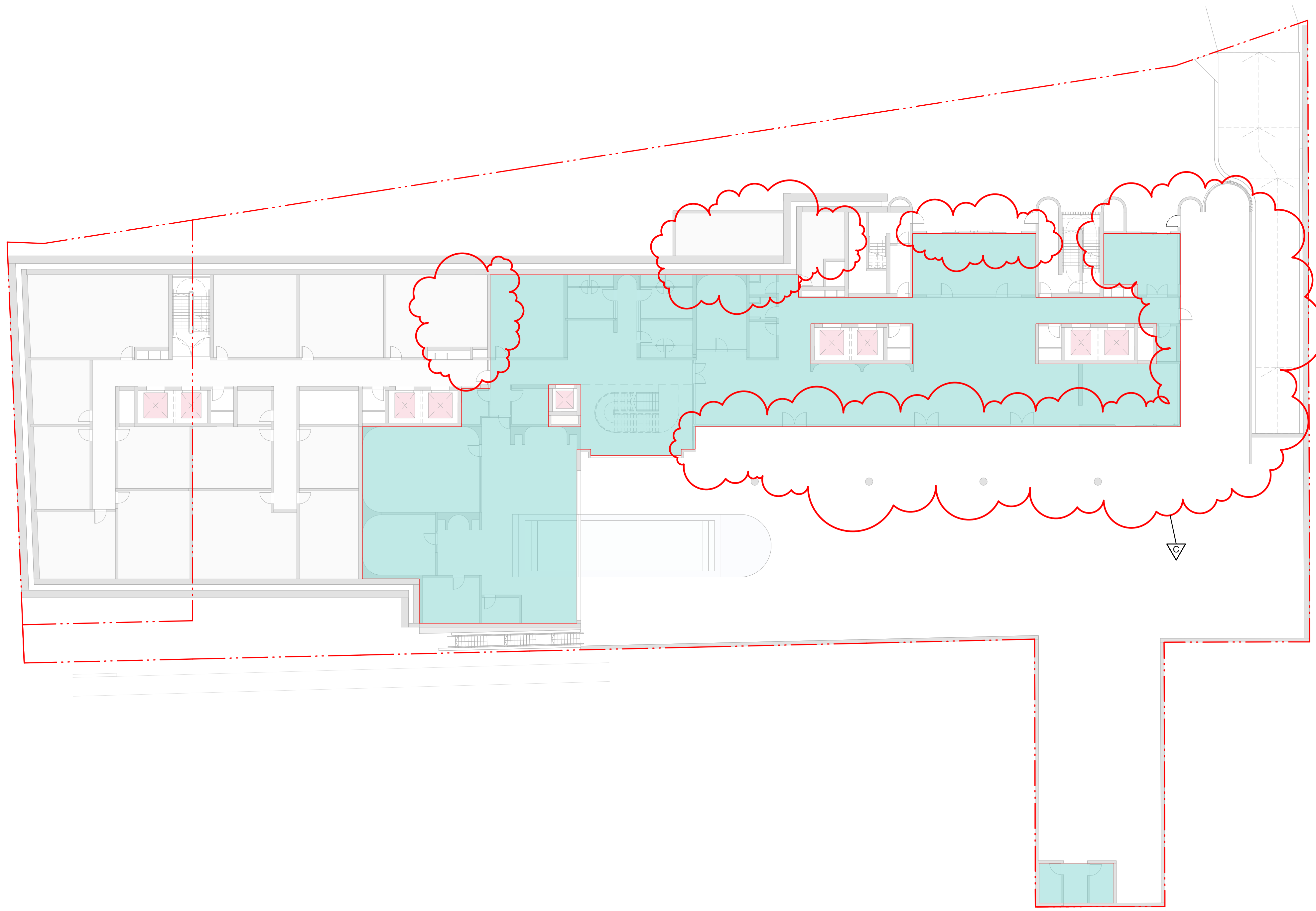
DA21.003 B

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NSW Nominated Responsible Architects: Kellee Payne Reg. 6454 / Philip Vivian Reg. 6696 /
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LOWER GROUND

671-683 OLD SOUTH HEAD ROAD

PUBLIC AREAS

919 SQM

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HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA22
AREA PLAN - LOWER GROUND



C	24.09.24	DA RFI UPDATES	SH	
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	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:15:10 AM	
Drawing no.	DA22.001	Revision C

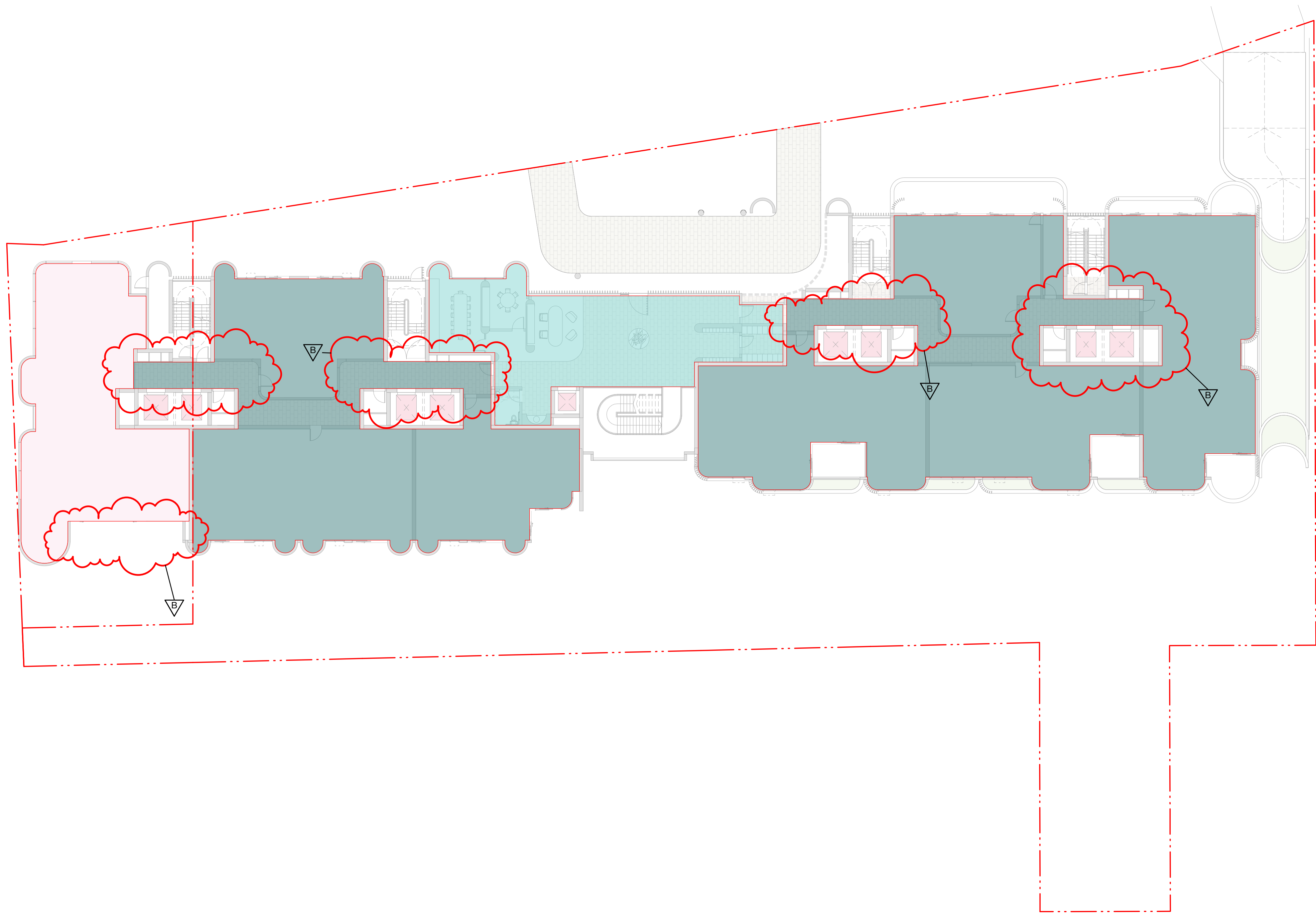
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LEVEL UPPER GROUND

669 OLD SOUTH HEAD ROAD
RETAIL
211 SQM

RESIDENTIAL
10 SQM

671-683 OLD SOUTH HEAD ROAD
PUBLIC AREAS
199 SQM

RESIDENTIAL
1,117 SQM

OSHR AT VAUCLUSE
HOLDINGS PTY LTD

VAUCLUSE SENIORS LIVING
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DA22
AREA PLAN - UPPER GROUND



B	24.09.24	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	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:15:14 AM	
Drawing no.		Revision

DA22.002 B

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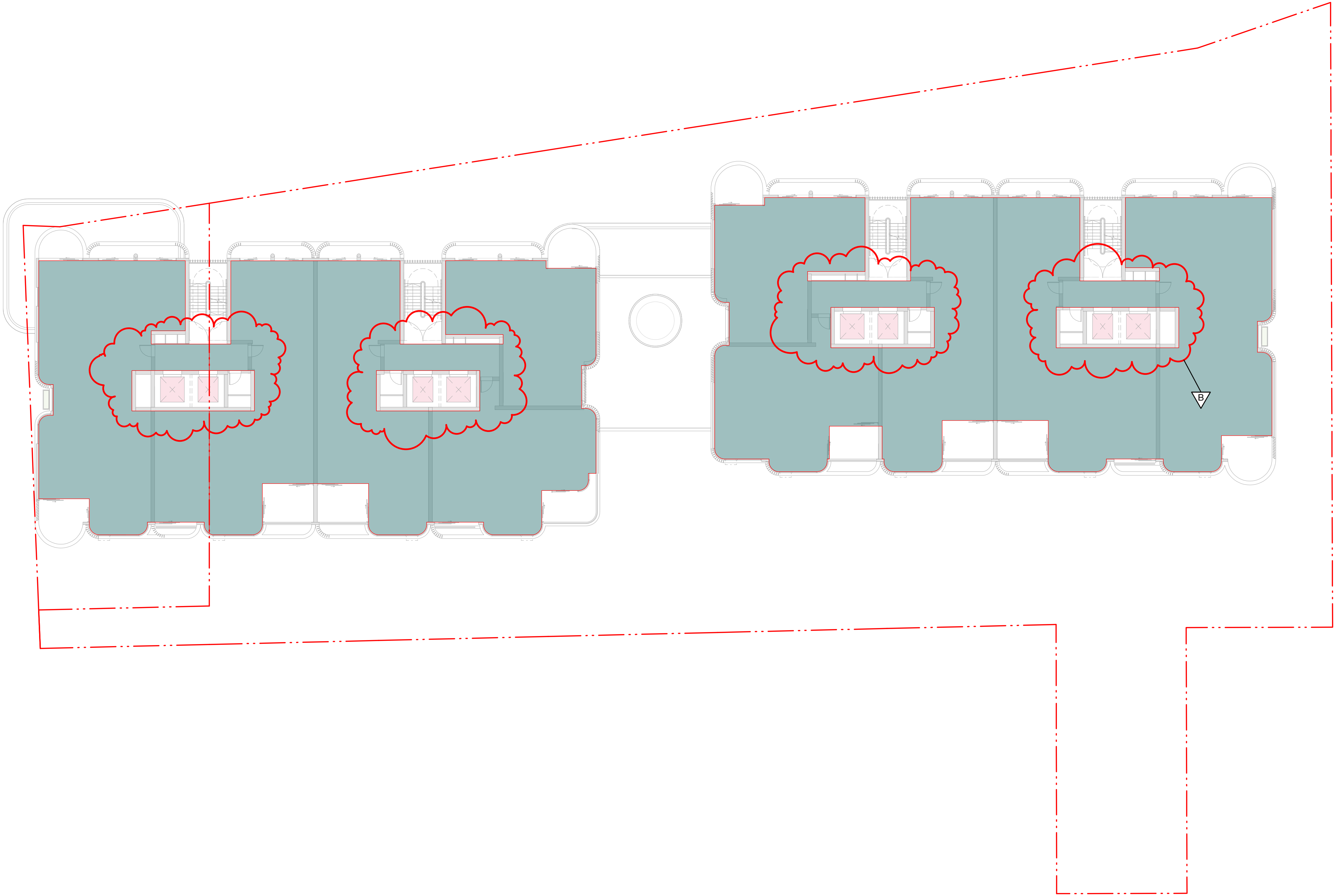
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LEVEL 01

669 OLD SOUTH HEAD ROAD
RESIDENTIAL
238 SQM

671-683 OLD SOUTH HEAD ROAD
RESIDENTIAL
1,292 SQM

TOTAL
1,530 SQM



OSHR AT VAUCLUSE
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B	24.09.24	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

VAUCLUSE SENIORS LIVING
669- 683 OSH RD VAUCLUSE

DA22
AREA PLAN - LEVEL 01



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Scale	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:15:19 AM	
Drawing no.		Revision

DA22.003 B

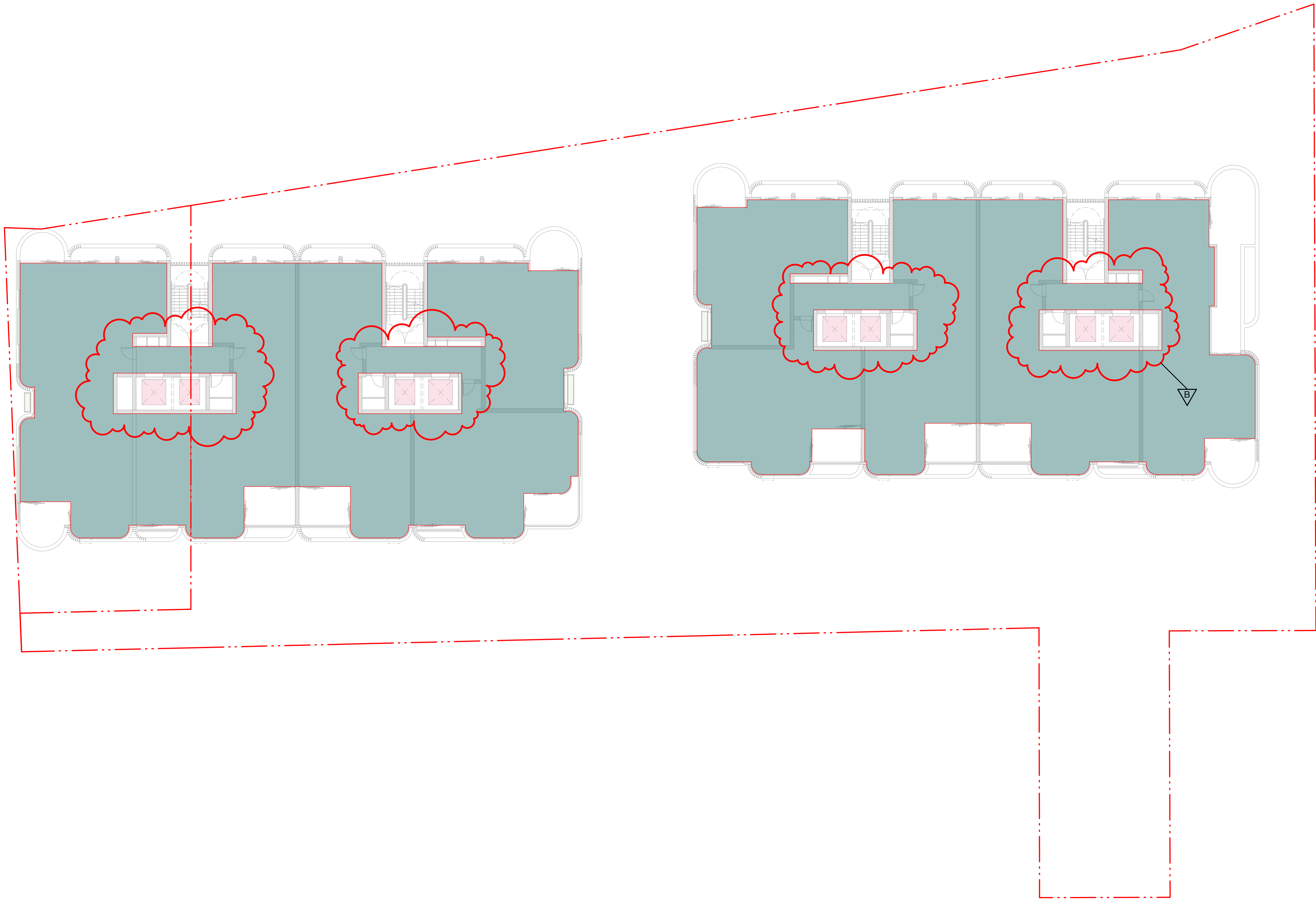
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LEVEL 02

669 OLD SOUTH HEAD ROAD
RESIDENTIAL
238 SQM

671-683 OLD SOUTH HEAD ROAD
RESIDENTIAL
1,252 SQM

TOTAL
1,490 SQM

OSHR AT VAUCLUSE
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DA22
AREA PLAN - LEVEL 02



B	24.09.24	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	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:15:23 AM	
Drawing no.		Revision

DA22.004 B

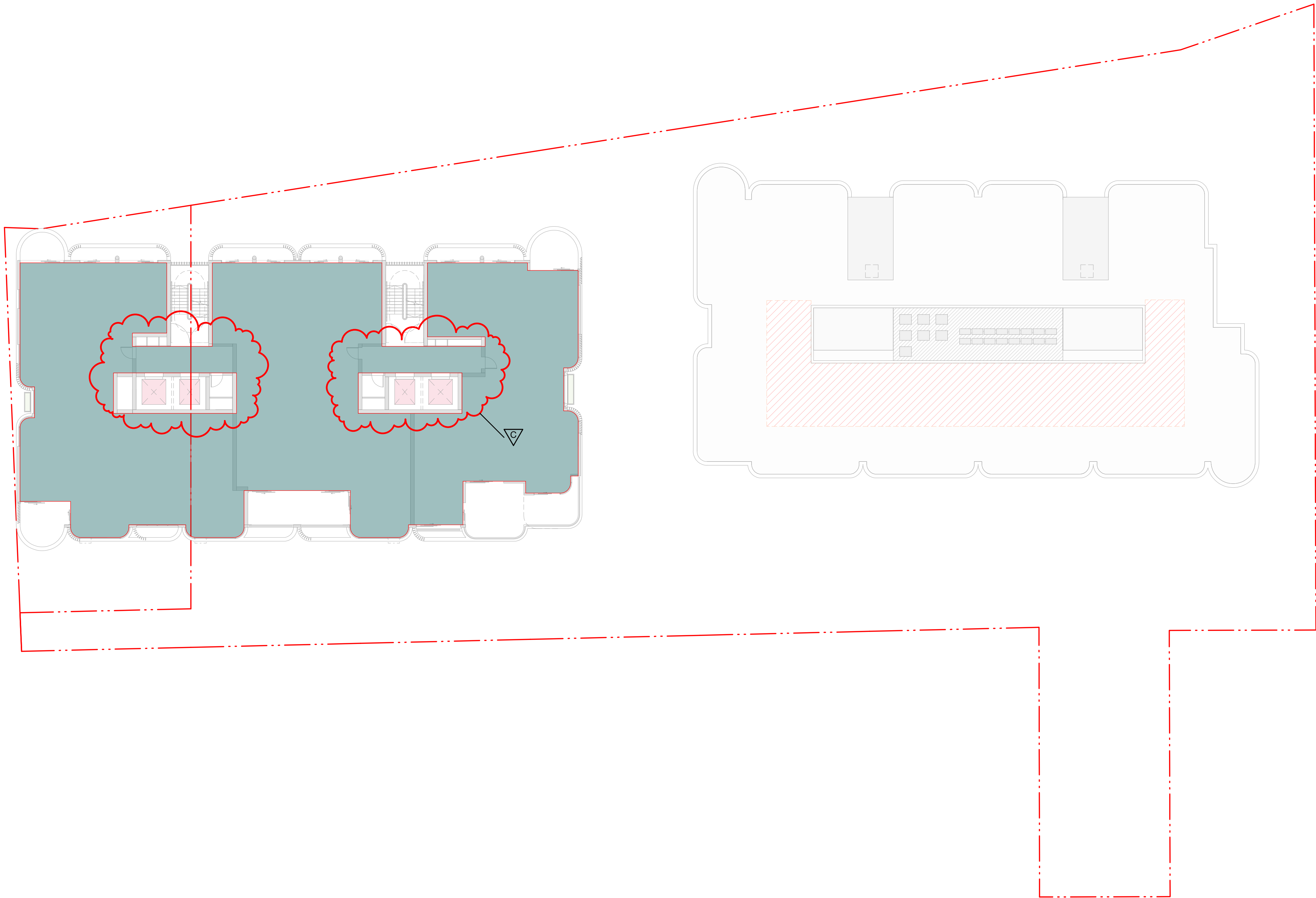
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LEVEL 03

669 OLD SOUTH HEAD ROAD
RESIDENTIAL
238 SQM

671-683 OLD SOUTH HEAD ROAD
RESIDENTIAL
508 SQM

TOTAL
746 SQM

DA ISSUE

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DA22
AREA PLAN - LEVEL 03



C	24.09.24	DA RFI UPDATES	SH	
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	1 : 200	@ A1
Drawn	SH	Checked SH
Project no.	S12551	
Status	DEVELOPMENT APPLICATION	
Plot Date	26/09/2024 9:15:28 AM	
Drawing no.	DA22.005	Revision C

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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

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DA41 MATERIAL SCHEDULE

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	26/09/2024 9:10:01 AM		
Drawing no.	Revision		

DA41.001 A

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