

# DEVELOPMENT APPLICATION

## Proposed Seniors Housing Development

32 Burma Road, Tocumwal NSW

Project No. 24010

September 2024

- TP.000 - Location Plan & Drawing List
- TP.001 - Site Analysis
- TP.002 - Design Response
- TP.003 - Masterplan
- TP.004 - Masterplan Overlay - Road Hierarchy & Parking
- TP.005 - Masterplan Overlay - Demolition / Tree Removal & Retention
- TP.006 - Masterplan Overlay - Staging
- TP.007 - Masterplan Overlay - Open Space / Landscape
- TP.008 - Masterplan Overlay - Fencing Plan
  
- TP.100 - Proposed Communal Centre Site Plan
- TP.101 - Proposed Communal Centre Plan
- TP.102 - Proposed Communal Centre Elevations
- TP.103 - Proposed Communal Centre Elevations
- TP.104 - Proposed Communal Centre External Finishes/Materials/Colours
  
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- TP.201 - Typical Movable Dwelling - Type B
- TP.202 - Typical Movable Dwelling - Type C
- TP.203 - Typical Movable Dwelling - Type D
- TP.204 - Typical Movable Dwelling - Type E (Corner)
- TP.205 - Typical Movable Dwelling External Finishes/Materials/Colours
  
- TP.300 - Residential Lot Plans - Lots 1 to 5
- TP.301 - Residential Lot Plans - Lots 6 to 9
- TP.302 - Residential Lot Plans - Lots 10 to 12
- TP.303 - Residential Lot Plans - Lots 13 to 20
- TP.304 - Residential Lot Plans - Lots 21 to 28

### Floor Space Ratio (FSR) Data

|                                |                             |
|--------------------------------|-----------------------------|
| <b>Development Area:</b>       | <b>148097m<sup>2</sup></b>  |
| Community Centre GFA:          | 1182m <sup>2</sup>          |
| Typical Dwelling GFA:          |                             |
| A - 93.1m <sup>2</sup> x 155 = | 14430.5m <sup>2</sup>       |
| B - 106.1m <sup>2</sup> x 49 = | 5198.9m <sup>2</sup>        |
| C - 91m <sup>2</sup> x 50 =    | 4550.0m <sup>2</sup>        |
| D - 100.4m <sup>2</sup> x 53 = | 5321.2m <sup>2</sup>        |
| E - 109m <sup>2</sup> x 16 =   | 1744.0m <sup>2</sup>        |
| <b>TOTAL GFA:</b>              | <b>32426.6m<sup>2</sup></b> |
| <b>FSR:</b>                    | <b>0.22:1</b>               |



### Planning Zone Overlay



- RU1: Primary Production
- RU5: Village
- E4: General Industrial
- SP2: Infrastructure
- RE2: Private Recreation
- R5: Large Lot Residential



Subject Property

### Development Data

|                                       |                      |
|---------------------------------------|----------------------|
| Property area                         | =21.19 ha            |
| Seniors housing development area      | =14.98 ha            |
| Proposed number of dwelling Sites     | =323                 |
| Residential Lots                      | =28                  |
| Proposed number of car parking spaces | =45 (includ. 1x DDA) |



**SUBJECT PROPERTY  
= 21.185ha**

| KEY |                           |  |                        |
|-----|---------------------------|--|------------------------|
|     | ROADS                     |  | DIRECTION OF SITE FALL |
|     | RESIDENTIAL LOTS          |  | DRAINAGE/ WETLAND      |
|     | EXISTING RESERVE          |  | DAMS                   |
|     | NATIVE VEGETATION PATCHES |  | MAIN ENTRY             |
|     |                           |  | EXISTING TREES         |

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1:3000@A3

Proposed Seniors Housing Development  
 32 Burma Road, Tocumwal

**Site Analysis**

Dwg No **TP.001**

Project No 24010  
 Drawn By CK  
 Date September 2024



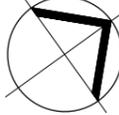
**KEY**

-  MAIN ENTRY
-  EMERGENCY ACCESS
-  ACTIVE/LANDSCAPED INTERFACE WITH ADJACENT OPEN SPACE PROVIDING PASSIVE SURVEILLANCE OPPORTUNITIES
-  VISUAL LINK BETWEEN TWO MAIN AREAS OF OPEN SPACE
-  DEDICATED SAFE PEDESTRIAN ACCESS BETWEEN OPEN SPACES & COMMUNITY FACILITIES
-  RING ROAD

-  NATIVE VEGETATION PATCHES PRESERVED IN OPEN SPACE AREAS
-  POCKET PARK OPEN SPACE
-  LARGER SCALE RESIDENTIAL LOTS INTERFACE WITH HUTSONS RD & BURMA RD

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Proposed Seniors Housing Development  
 32 Burma Road, Tocumwal

**Design Response**

Dwg No **TP.002**

Project No 24010  
 Drawn By CK  
 Date 30/07/2024

FOR HARD & SOFT LANDSCAPING DETAIL  
PLEASE SEE LANDSCAPE PLANS

**LEGEND**

- RESIDENTIAL LOTS  
(Lot Yield = 28)
- RESIDENTIAL LOT  
BUILDING ENVELOPES
- MOVABLE DWELLING SITES - 10m
- MOVABLE DWELLING SITES - 12.7m
- MOVABLE DWELLING SITES - 15.3m



| Movable Dwelling Yield                        | Lot Yield  | % of Yield |
|---|------------|------------|
| Movable Dwelling Type A (Site = 10.0 x 22.0m) | 155        | 48.0       |
| Movable Dwelling Type B (Site = 12.7 x 22.0m) | 49         | 15.2       |
| Movable Dwelling Type C (Site = 12.7 x 22.0m) | 50         | 15.5       |
| Movable Dwelling Type D (Site = 12.7 x 22.0m) | 53         | 16.4       |
| Movable Dwelling Type E (Site = 15.3 x 22.0m) | 16         | 4.9        |
| <b>Total Yield</b>                            | <b>323</b> | <b>100</b> |

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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

Project No 24010  
Drawn By CK  
Date September 2024

**Masterplan**  
Dwg No **TP.003**



**LEGEND**

|   |  |
|---|--|
|  | MAJOR ACCESS ROAD - 9m road width and 15m road reserve width   |
|  | MINOR ACCESS ROAD - 5.5m road width and 10m road reserve width |
|  | LOADING  |

|   |                       |   |
|---|-----------------------|---|
|  | VISITOR CAR - PARKING | 45 Spaces Total (5.4m x 2.5m bays) - Incl. 1 X DDA Space                  |
|  | PASSING BAYS -        | 8.5m wide for major roads & 6.0m wide for minor roads. Max. interval 200m |

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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

**Masterplan Overlay - Road Hierarchy & Parking**

Dwg No **TP.004**

Project No 24010  
Drawn By CK  
Date September 2024



- LEGEND**
- EXISTING TREES TO BE RETAINED
  - EXISTING TREES TO BE REMOVED

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Proposed Seniors Housing Development  
 32 Burma Road, Tocomwal  
**Masterplan Overlay -  
 Tree Removal & Retention Plan**

Project No 24010  
 Drawn By CK  
 Date September 2024

Dwg No **TP.005**



FOR HARD & SOFT LANDSCAPING DETAIL  
PLEASE SEE LANDSCAPE PLANS



- LEGEND**
- EXISTING TREES TO BE RETAINED
  - PROPOSED TREES
  - OPEN SPACE

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Proposed Seniors Housing Development  
 32 Burma Road, Tocumwal

**Masterplan Overlay -  
 Open Space / Landscape**

Dwg No **TP.007**

Project No 24010  
 Drawn By CK  
 Date September 2024



**LEGEND**

|   |                                 |
|---|---------------------------------|
|  | GATES                           |
|  | SOLID TIMBER FENCING 1.65m HIGH |
|  | POST & WIRE FENCING 1.2m HIGH   |

|   |  |
|---|--|
|  | POST & WIRE BOUNDARY FENCING 1.2m HIGH |
|  | EXISTING TIMBER FENCING                |

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Proposed Seniors Housing Development  
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**Masterplan Overlay - Fencing Plan**

Dwg No **TP.008**

Project No 24010  
 Drawn By CK  
 Date September 2024



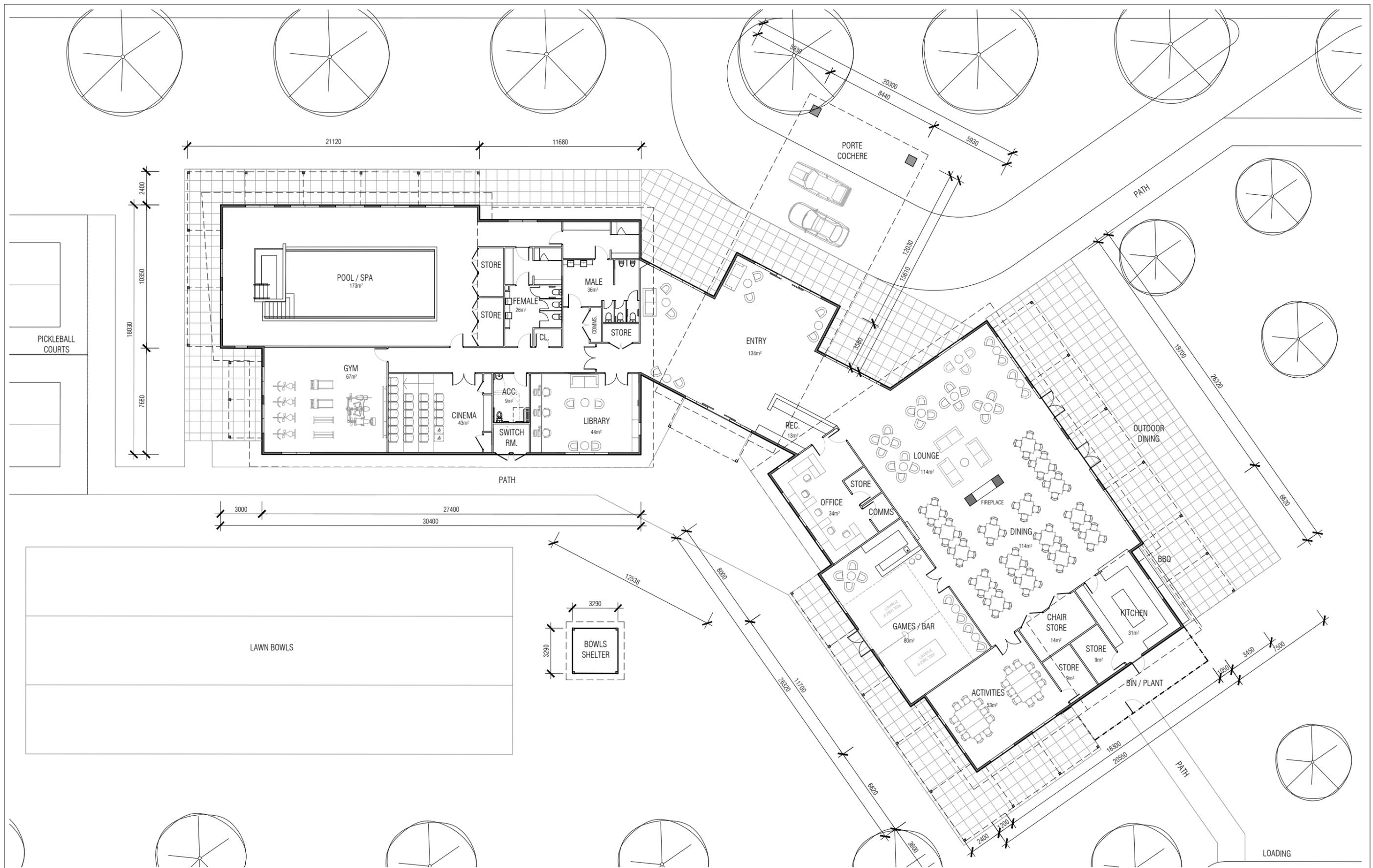
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Proposed Seniors Housing Development  
 32 Burma Road, Tocumwal  
**Proposed Communal Centre**  
**Site Plan**  
 Dwg No **TP.100**

Project No 24010  
 Drawn By SL/PF  
 Date September 2024



TOTAL GROSS FLOOR AREA : 1182 m<sup>2</sup>

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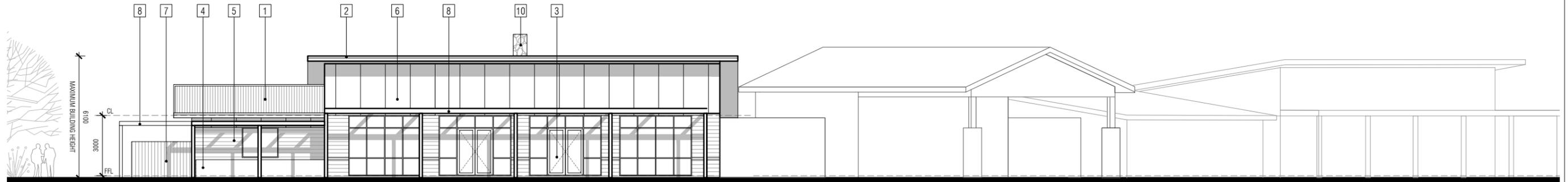
  
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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

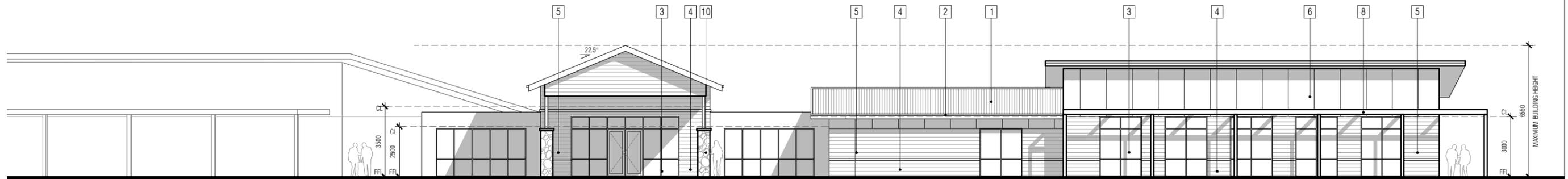
Project No 24010  
Drawn By SL/PF  
Date September 2024

**Proposed Communal Centre  
Plan**

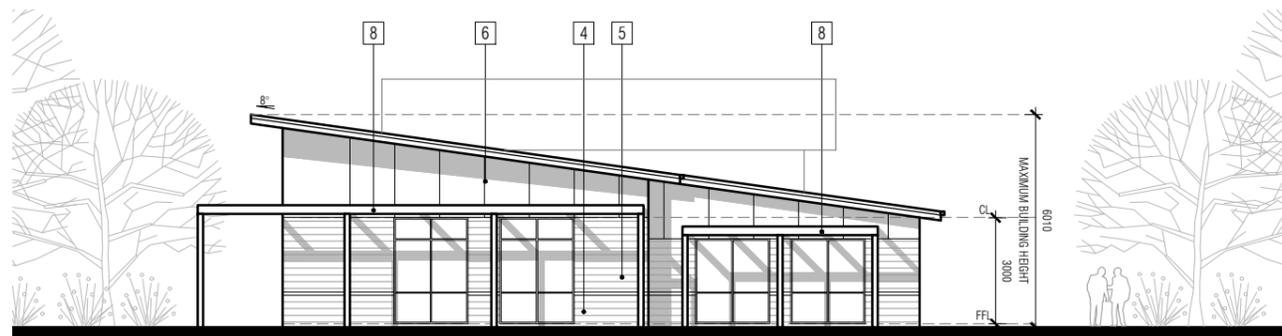
Dwg No **TP.101**



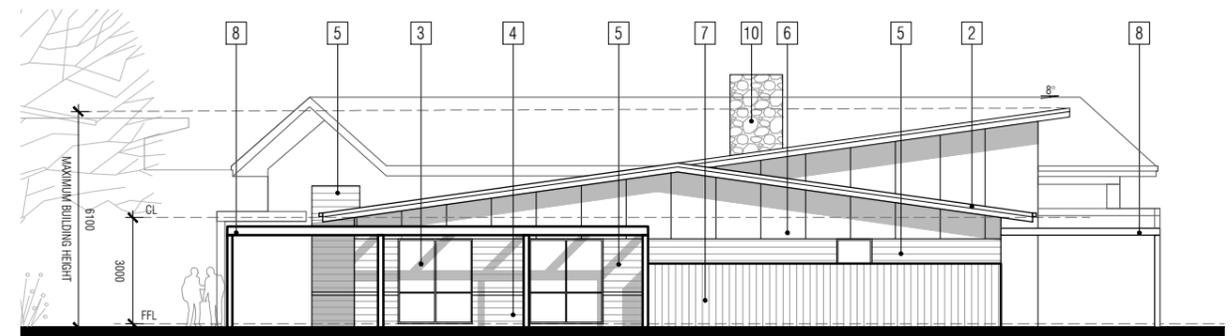
Front Elevation (North)



Front Elevation (Northwest)



Side Elevation (Southwest)



Side Elevation (East)

**FINISHES SCHEDULE**

- |                                    |                                    |
|------------------------------------|------------------------------------|
| 1 COLORBOND PROFILE ROOF SHEETING  | 6 LIGHTWEIGHT CLADDING (VERTICAL)  |
| 2 COLORBOND FASCIA & GUTTER        | 7 ALUMINIUM LOUVRES ON STEEL FRAME |
| 3 ALUMINIUM FRAMED WINDOWS & DOORS | 8 EXPRESSED STEEL PERGOLA          |
| 4 FACE BRICKWORK TYPE 01           | 9 ENTRY CANOPY                     |
| 5 FACE BRICKWORK TYPE 02           | 10 STONE CLADDING                  |

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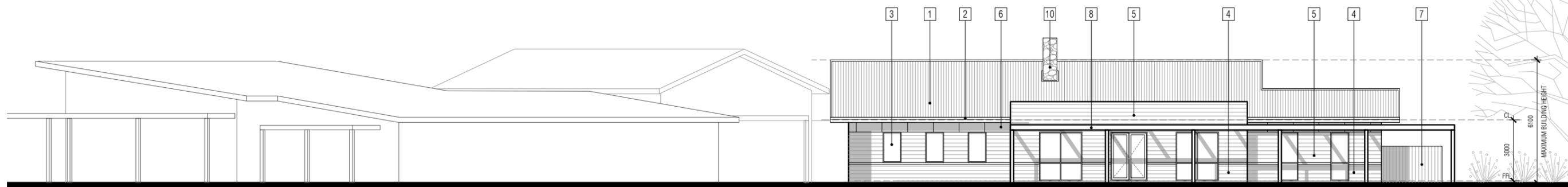
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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

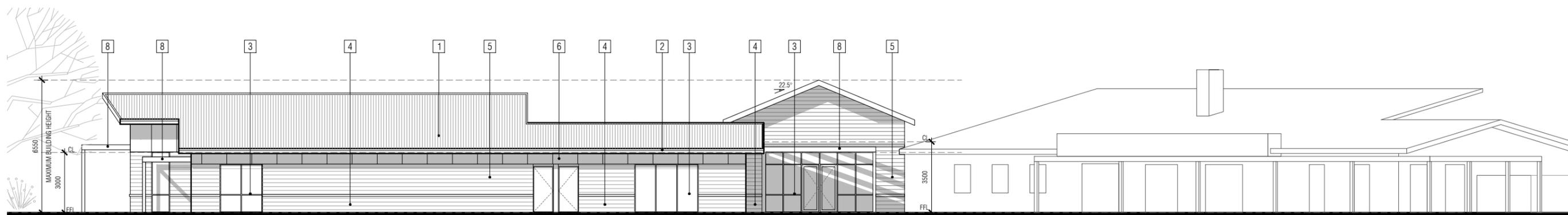
Project No 24010  
Drawn By SL/PF/ICK  
Date September 2024

**Proposed Communal Centre  
Elevations**

Dwg No **TP.102**



Rear Elevation (South)



Rear Elevation (Southeast)

**FINISHES SCHEDULE**

- |                                    |                                    |
|------------------------------------|------------------------------------|
| 1 COLORBOND PROFILE ROOF SHEETING  | 6 LIGHTWEIGHT CLADDING (VERTICAL)  |
| 2 COLORBOND FASCIA & GUTTER        | 7 ALUMINIUM LOUVRES ON STEEL FRAME |
| 3 ALUMINIUM FRAMED WINDOWS & DOORS | 8 EXPRESSED STEEL PERGOLA          |
| 4 FACE BRICKWORK TYPE 01           | 9 ENTRY CANOPY                     |
| 5 FACE BRICKWORK TYPE 02           | 10 STONE CLADDING                  |

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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

**Proposed Communal Centre  
Elevations**

Dwg No

Project No 24010  
Drawn By SL/PF/ICK  
Date September 2024

**TP.103**



**COLORBOND PROFILE ROOF SHEETING**  
Colorbond Finish : 'Monument' (or similar)



**COLORBOND FASCIA & GUTTER**  
Colorbond Finish : 'Monument' (or similar)



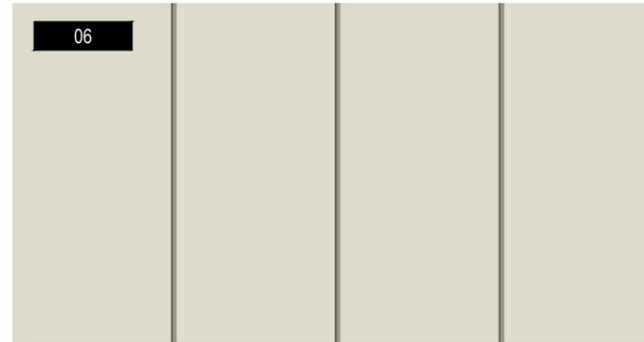
**ALUMINIUM FRAMED WINDOWS & DOORS**  
Colorbond Finish: 'Monument' (or similar)



**FACE BRICKWORK TYPE 01**  
Austral Homestead 'Blackwood' (or similar)



**FACE BRICKWORK TYPE 02**  
Austral Homestead 'Mushroom' (or similar)



**LIGHTWEIGHT CLADDING (VERTICAL)**  
Painted Finish: To match Colorbond 'Surfmist' (or similar)



**ALUMINIUM LOUVRES ON STEEL FRAME**  
Painted Finish: To match Colorbond 'Monument' (or similar)



**EXPRESSED STEEL PERGOLA**  
Painted Finish: To match Colorbond 'Basalt' (or similar)



**ENTRY CANOPY**  
Painted Finish: To match Colorbond 'Monument' (or similar)



**STONE CLADDING**  
(or similar)

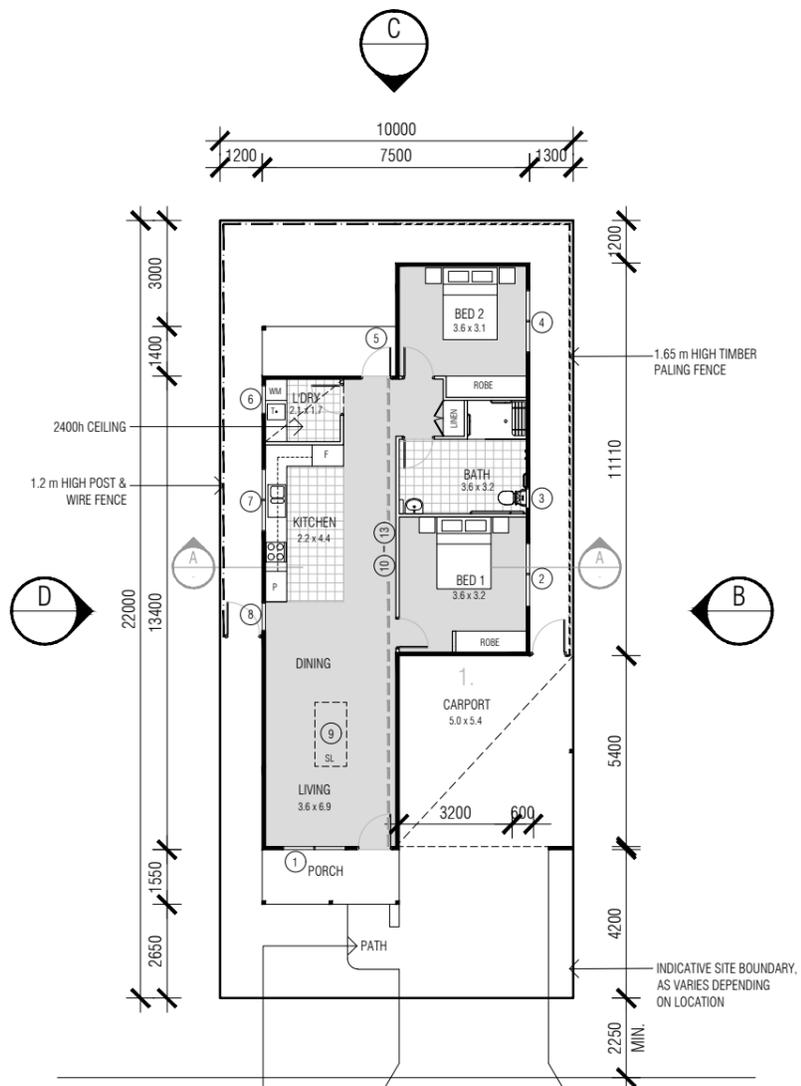
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Proposed Seniors Housing Development  
 32 Burma Road, Tocumwal  
**Communal Buildings**  
**External Finishes/Materials/Colours**  
 Dwg No **TP.104**

Project No 24010  
 Drawn By CK  
 Date September 2024



ACCESSIBILITY COMPLIANT ACCESS PATH AS PART OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL TO COMMUNITY FACILITIES AND ROCKFORD ROAD/ REMEMBRANCE DRIVE IN ACCORDANCE WITH AS 1428.1

NOTE: SELF-CONTAINED DWELLING LAYOUT TO COMPLY WITH SCHEDULE 3, STANDARDS CONCERNING ACCESSIBILITY & USEABILITY FOR HOSTELS & SELF-CONTAINED DWELLINGS OF THE SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004.

FLOOR PLAN  
TWO MODULE MOVABLE DWELLING

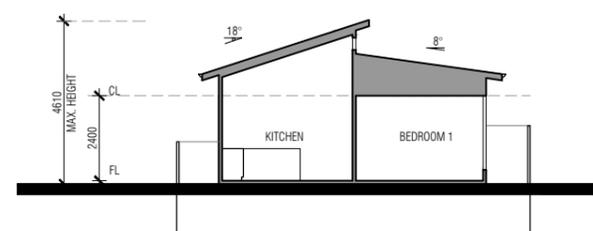
| AREAS                                |                      |
|--------------------------------------|----------------------|
| Movable Dwelling Enclosed Floor Area | =93.1 m <sup>2</sup> |
| Carport                              | =27.0 m <sup>2</sup> |
| Porch                                | =6.0 m <sup>2</sup>  |
| Minimum Private Open Space           | =73.1 m <sup>2</sup> |

FINISHES SCHEDULE

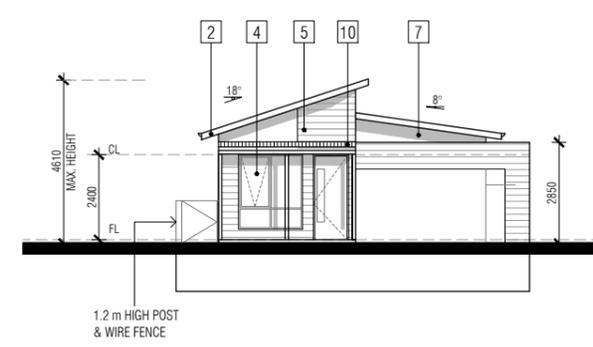
- 1 COLORBOND METAL ROOF
- 2 COLORBOND FASCIA
- 3 PROFILED STEEL GUTTERS & DOWNPIPES
- 4 ALUMINIUM WINDOW FRAMES
- 5 LIGHTWEIGHT CLADDING (HORIZONTAL)
- 6 LIGHTWEIGHT CLADDING (VERTICAL)
- 7 LIGHTWEIGHT CLADDING (SMOOTH)
- 8 TIMBER PERGOLA
- 9 -
- 10 POLYCARBONATE ROOF SHEETING WITH SHADING COEFFICIENT OF 20% OR LESS

WINDOW SCHEDULE

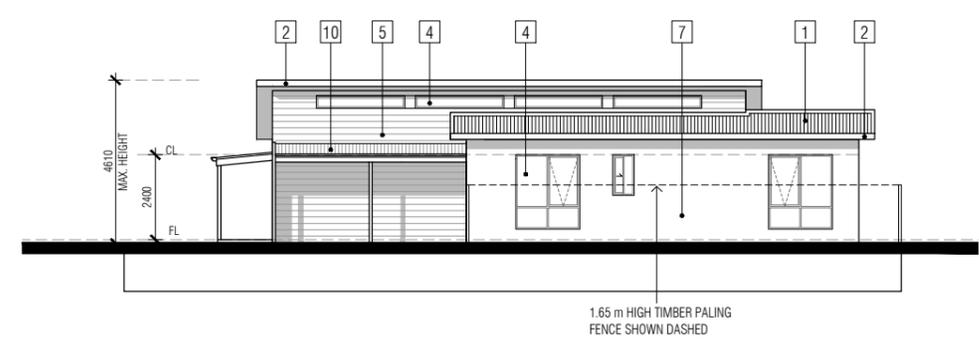
- 1 1810w x 2100h
- 2 1810w x 2100h
- 3 610w x 1150h
- 4 1810w x 2100h
- 5 900w x 2400h
- 6 850w x 1150h
- 7 1810w x 600h
- 8 850w x 2100h
- 9 1810w x 900h (Skylight)
- 10-13 2500w x 350h (Clerestory)



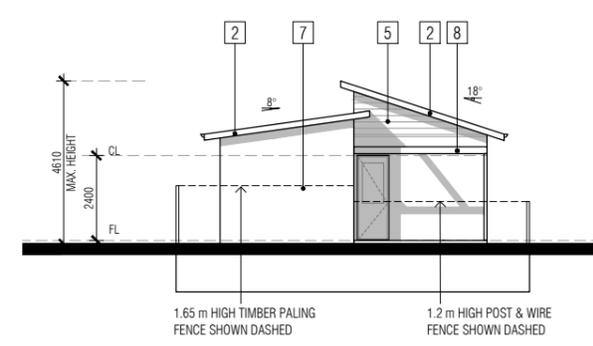
SECTION AA



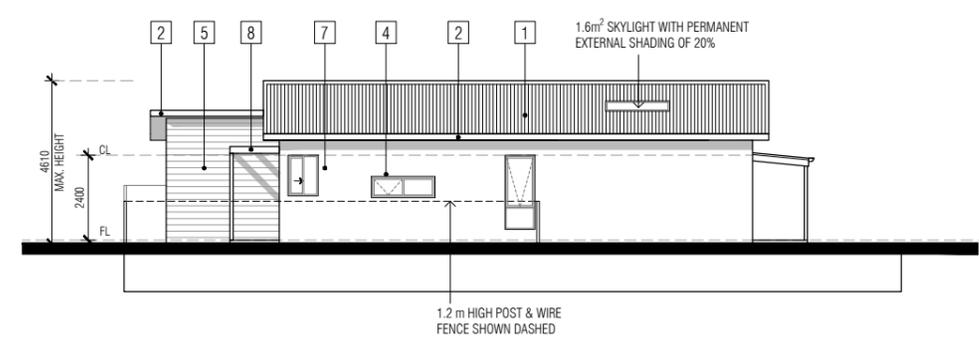
ELEVATION A (FRONT)



ELEVATION B (SIDE)



ELEVATION C (REAR)



ELEVATION D (SIDE)

FLOOR COVERINGS KEY:

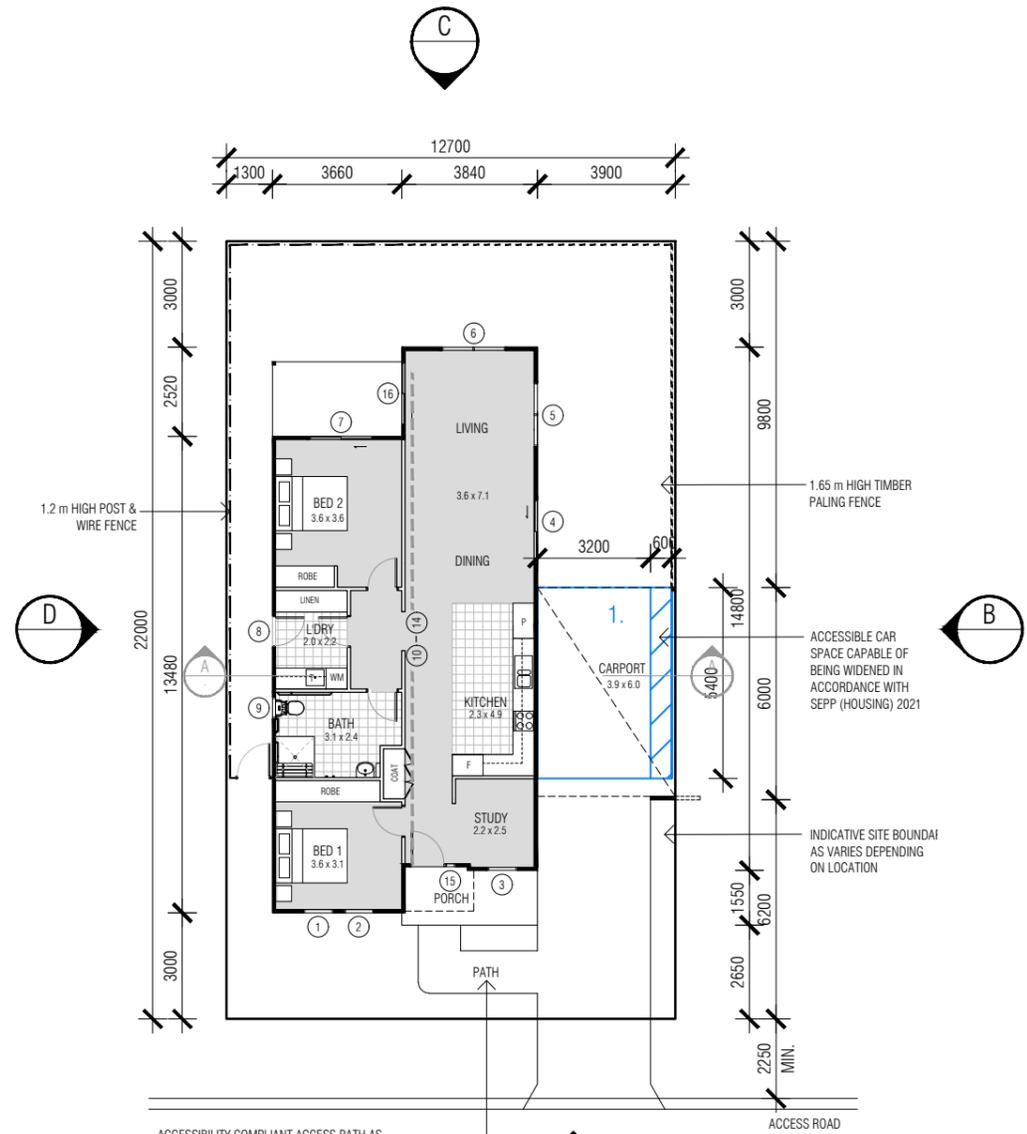
- CARPET
- TILED FLOOR SURFACE

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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal  
**Typical Movable Dwelling  
2 Module -TYPE A**  
Dwg No **TP.200**

Project No 24010  
Drawn By SL/CK  
Date September 2024  
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1.2 m HIGH POST & WIRE FENCE

1.65 m HIGH TIMBER PALING FENCE

ACCESSIBLE CAR SPACE CAPABLE OF BEING WIDENED IN ACCORDANCE WITH SEPP (HOUSING) 2021

INDICATIVE SITE BOUNDARY AS VARIES DEPENDING ON LOCATION

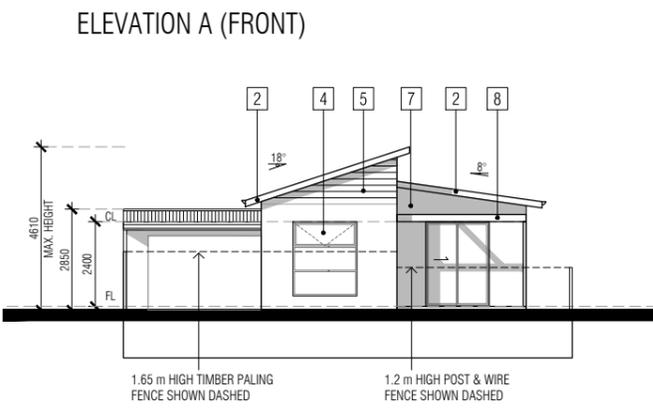
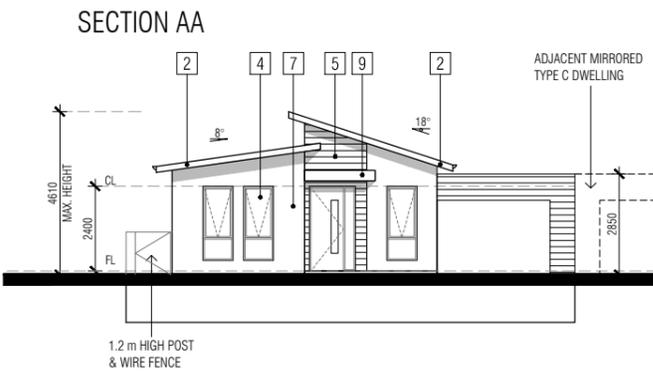
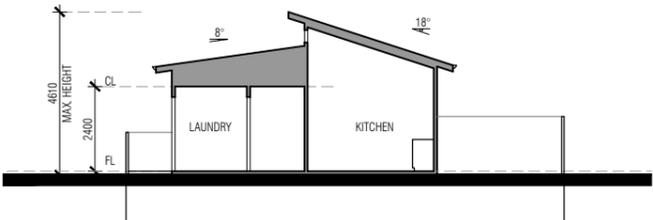
ACCESS ROAD

ACCESSIBILITY COMPLIANT ACCESS PATH AS PART OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL TO COMMUNITY FACILITIES AND ROCKFORD ROAD/ REMEMBRANCE DRIVE IN ACCORDANCE WITH AS 1428.1

NOTE:  
SELF-CONTAINED DWELLING LAYOUT TO COMPLY WITH SCHEDULE 3, STANDARDS CONCERNING ACCESSIBILITY & USEABILITY FOR HOSTELS & SELF-CONTAINED DWELLINGS OF THE SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004.

FLOOR PLAN  
THREE MODULE MOVABLE DWELLING

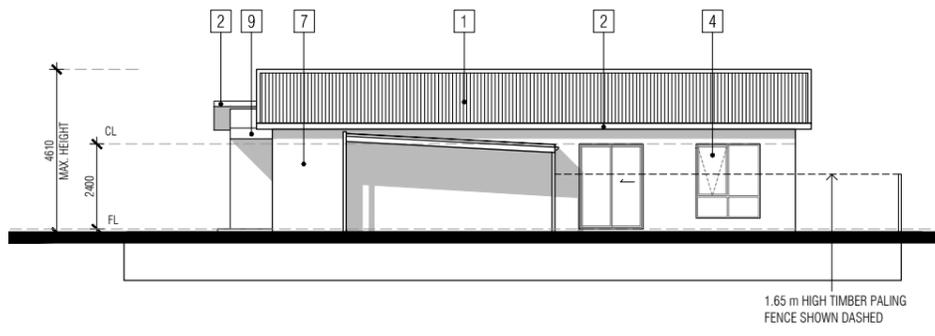
| AREAS                      |                        |
|----------------------------|------------------------|
| Movable Dwelling           |                        |
| Enclosed Floor Area        | = 106.1 m <sup>2</sup> |
| Carport                    | = 21.6 m <sup>2</sup>  |
| Porch                      | = 6.0 m <sup>2</sup>   |
| Minimum Private Open Space | = 119.7 m <sup>2</sup> |



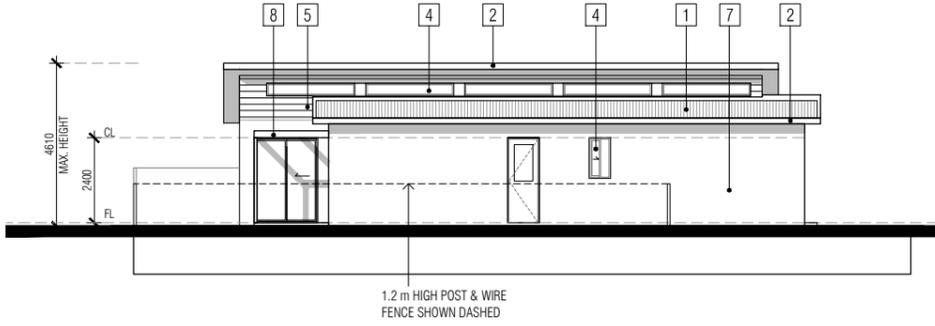
ELEVATION C (REAR)

| FINISHES SCHEDULE |                                    |
|-------------------|------------------------------------|
| 1                 | COLORBOND METAL ROOF               |
| 2                 | COLORBOND FASCIA                   |
| 3                 | PROFILED STEEL GUTTERS & DOWNPIPES |
| 4                 | ALUMINIUM WINDOW FRAMES            |
| 5                 | LIGHTWEIGHT CLADDING (HORIZONTAL)  |
| 6                 | LIGHTWEIGHT CLADDING (VERTICAL)    |
| 7                 | LIGHTWEIGHT CLADDING (SMOOTH)      |
| 8                 | TIMBER PERGOLA                     |
| 9                 | ENTRY CANOPY                       |

| WINDOW SCHEDULE |                           |
|-----------------|---------------------------|
| 1               | 850w x 2100h              |
| 2               | 850w x 2100h              |
| 3               | 850w x 2100h              |
| 4               | 1810w x 2400h             |
| 5               | 1810w x 2100h             |
| 6               | 1810w x 2100h             |
| 7               | 1810w x 2400h             |
| 8               | 900w x 2400h              |
| 9               | 610w x 1150h              |
| 10-14           | 2500w x 350h (Clerestory) |
| 15              | 350w x 2400h              |
| 16              | 1810w x 2400h             |



ELEVATION B (SIDE)



ELEVATION D (SIDE)

| FLOOR COVERINGS KEY: |                     |
|----------------------|---------------------|
|                      | CARPET              |
|                      | TILED FLOOR SURFACE |

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www.mccabe architects.com.au

Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

**Typical Movable Dwelling  
3 Module -TYPE B**

Dwg No **TP.201**

Project No 24010  
Drawn By SLICK  
Date September 2024

1:200@A3

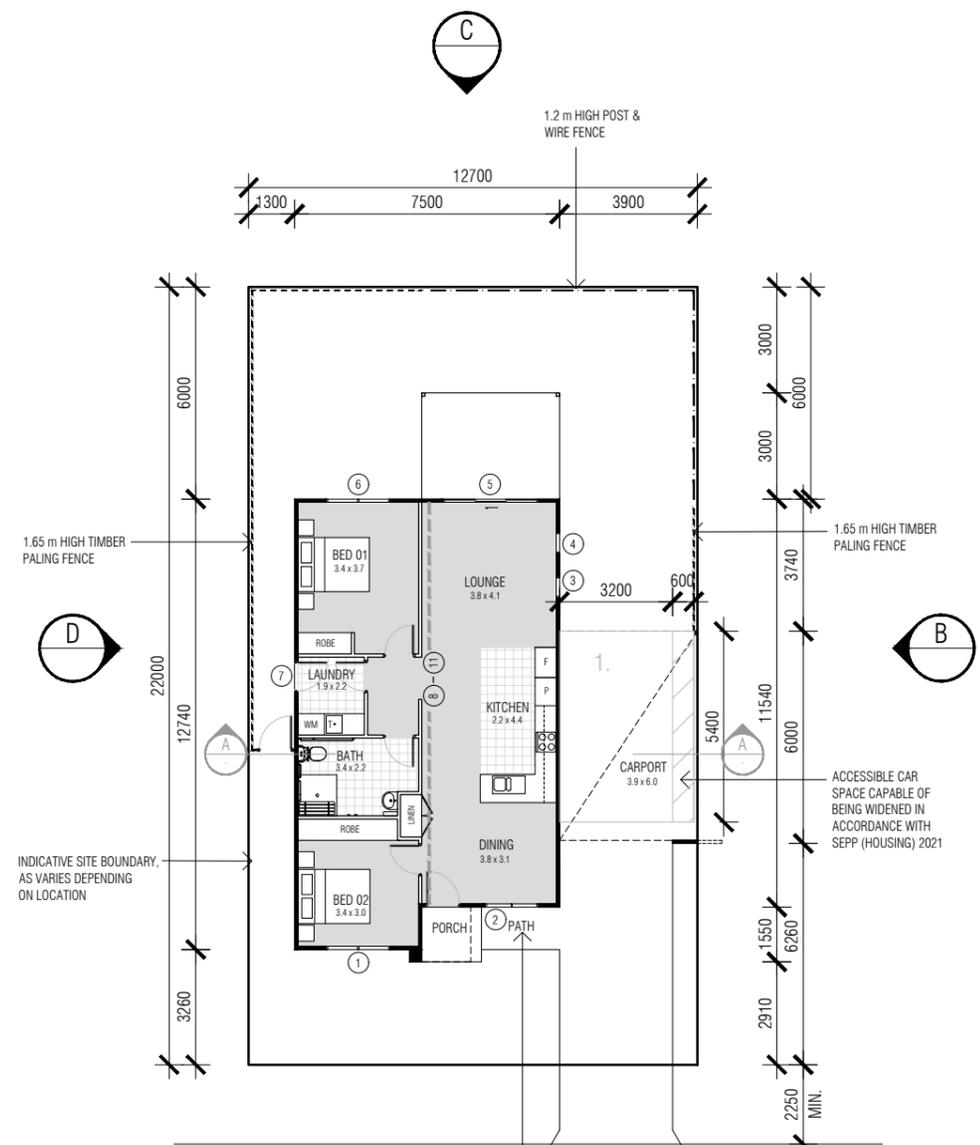
| AREAS                      |                       |
|----------------------------|-----------------------|
| Movable Dwelling           |                       |
| Enclosed Floor Area        | =91.0 m <sup>2</sup>  |
| Carport                    | =21.6 m <sup>2</sup>  |
| Porch                      | =2.6 m <sup>2</sup>   |
| Minimum Private Open Space | =137.9 m <sup>2</sup> |

### FINISHES SCHEDULE

- 1 COLORBOND METAL ROOF
- 2 COLORBOND FASCIA
- 3 PROFILED STEEL GUTTERS & DOWNPIPES
- 4 ALUMINIUM WINDOW FRAMES
- 5 LIGHTWEIGHT CLADDING (HORIZONTAL)
- 6 LIGHTWEIGHT CLADDING (VERTICAL)
- 7 LIGHTWEIGHT CLADDING (SMOOTH)
- 8 TIMBER PERGOLA
- 9 ENTRY CANOPY

### WINDOW SCHEDULE

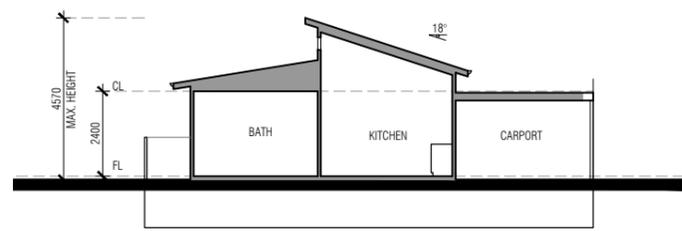
- |      |                           |
|------|---------------------------|
| 1    | 1800w x 2100h             |
| 2    | 1500w x 2100h             |
| 3    | 600w x 2100h              |
| 4    | 600w x 2100h              |
| 5    | 2700w x 2400h             |
| 6    | 1800w x 2100h             |
| 7    | 900w x 2400h              |
| 8-11 | 2500w x 350h (Clerestory) |



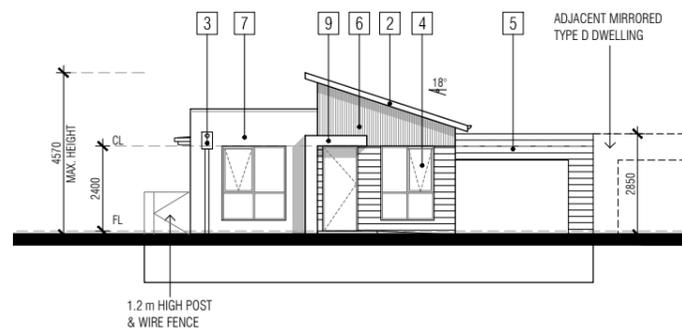
ACCESSIBILITY COMPLIANT ACCESS PATH AS PART OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL TO COMMUNITY FACILITIES AND ROCKFORD ROAD/REMEMBRANCE DRIVE IN ACCORDANCE WITH AS 1428.1

NOTE:  
SELF-CONTAINED DWELLING LAYOUT TO COMPLY WITH SCHEDULE 3, STANDARDS CONCERNING ACCESSIBILITY & USEABILITY FOR HOSTELS & SELF-CONTAINED DWELLINGS OF THE SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004.

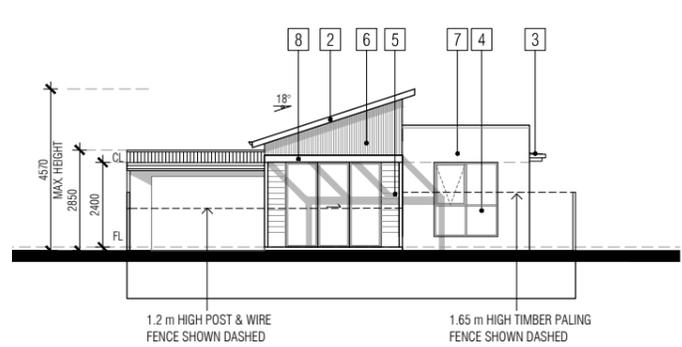
FLOOR PLAN  
THREE MODULE MOVABLE DWELLING



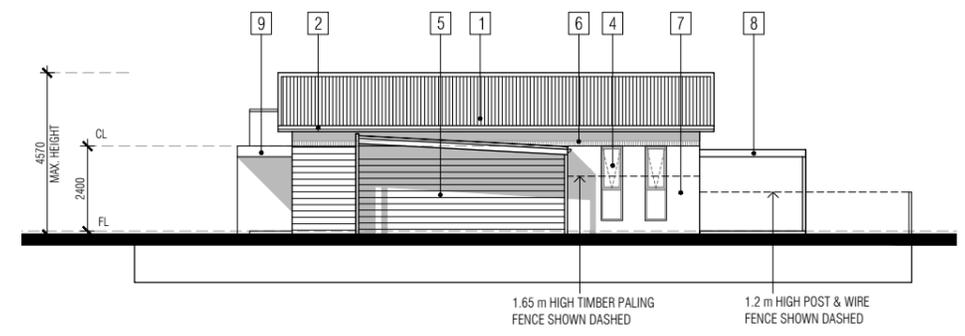
### SECTION AA



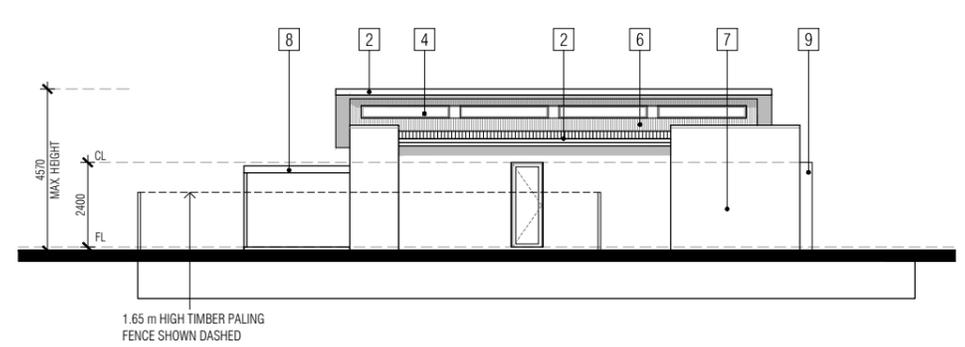
### ELEVATION A (FRONT)



### ELEVATION C (REAR)



### ELEVATION B (SIDE)



### ELEVATION D (SIDE)

FLOOR COVERINGS KEY:

|  |                     |
|--|---------------------|
|  | CARPET              |
|  | TILED FLOOR SURFACE |

| Rev | Description | Date |
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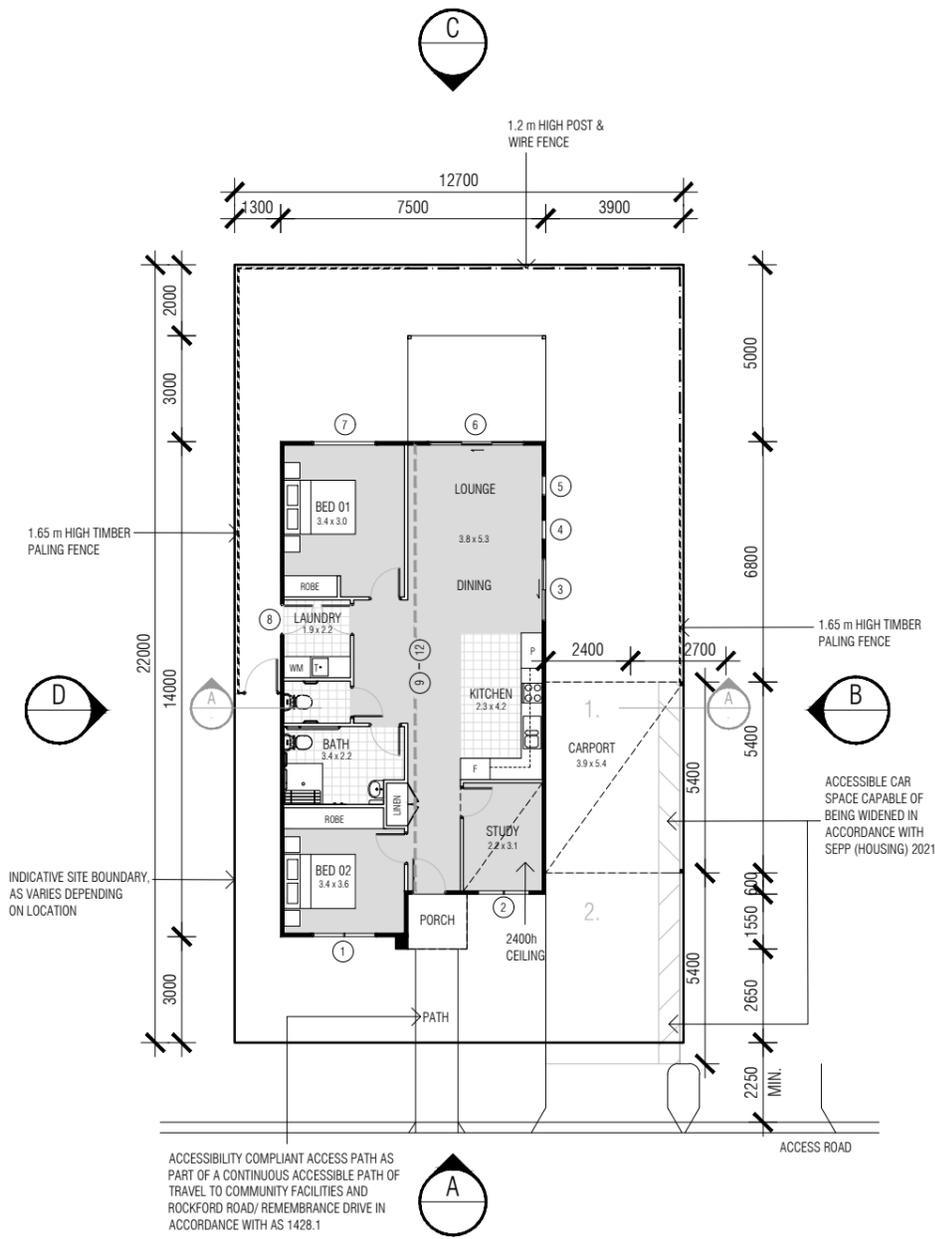
Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

**Typical Movable Dwelling  
3 Module -TYPE C**

Dwg No **TP.202**

Project No 24010  
Drawn By SLICK  
Date September 2024

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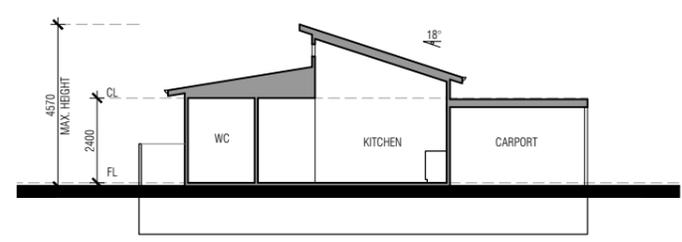


ACCESSIBILITY COMPLIANT ACCESS PATH AS PART OF A CONTINUOUS ACCESSIBLE PATH OF TRAVEL TO COMMUNITY FACILITIES AND ROCKFORD ROAD/ REMEMBRANCE DRIVE IN ACCORDANCE WITH AS 1428.1

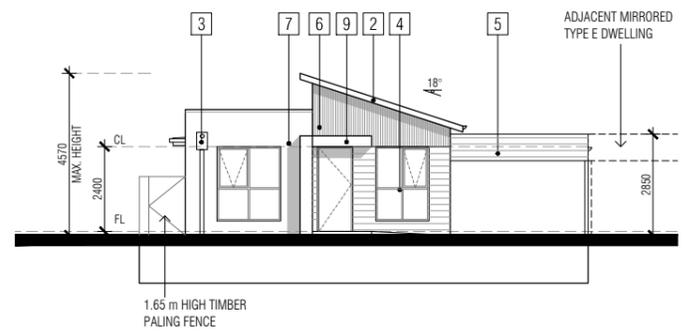
NOTE:  
SELF-CONTAINED DWELLING LAYOUT TO COMPLY WITH SCHEDULE 3, STANDARDS CONCERNING ACCESSIBILITY & USEABILITY FOR HOSTELS & SELF-CONTAINED DWELLINGS OF THE SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004.

FLOOR PLAN  
THREE MODULE MOVABLE DWELLING

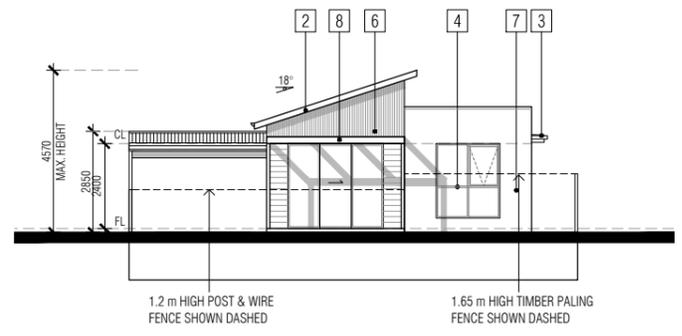
| AREAS                                |                        |
|--------------------------------------|------------------------|
| Movable Dwelling Enclosed Floor Area | = 100.4 m <sup>2</sup> |
| Carport                              | = 19.4 m <sup>2</sup>  |
| Porch                                | = 2.6 m <sup>2</sup>   |
| Minimum Private Open Space           | = 136.5 m <sup>2</sup> |



SECTION AA



ELEVATION A (FRONT)



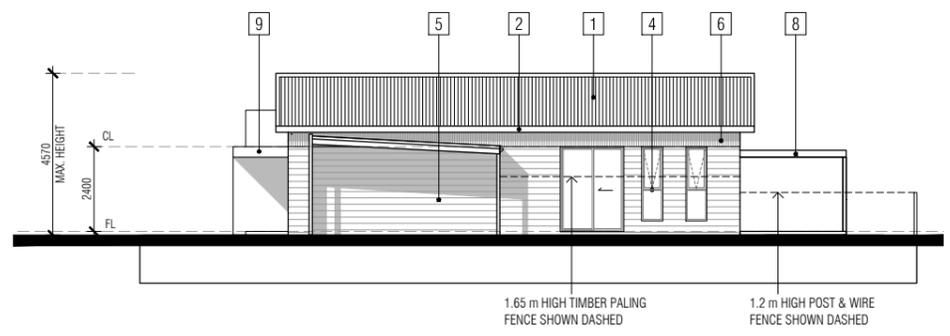
ELEVATION C (REAR)

FINISHES SCHEDULE

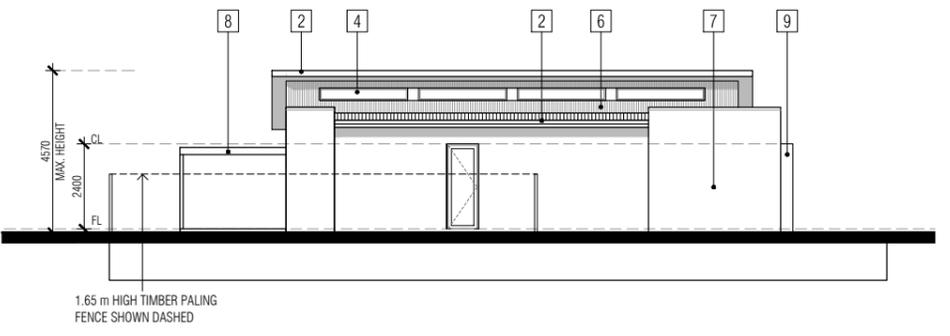
- 1 COLORBOND METAL ROOF
- 2 COLORBOND FASCIA
- 3 PROFILED STEEL GUTTERS & DOWNPIPES
- 4 ALUMINIUM WINDOW FRAMES
- 5 LIGHTWEIGHT CLADDING (HORIZONTAL)
- 6 LIGHTWEIGHT CLADDING (VERTICAL)
- 7 LIGHTWEIGHT CLADDING (SMOOTH)
- 8 TIMBER PERGOLA
- 9 ENTRY CANOPY

WINDOW SCHEDULE

- 1 1800w x 2100h
- 2 1500w x 2100h
- 3 1800w x 2400h
- 4 600w x 2100h
- 5 600w x 2100h
- 6 2700w x 2400h
- 7 1800w x 2100h
- 8 900w x 2400h
- 9-12 2500w x 350h (Clerestory)



ELEVATION B (SIDE)



ELEVATION D (SIDE)

FLOOR COVERINGS KEY:

- CARPET
- TILED FLOOR SURFACE

| Rev | Description | Date |
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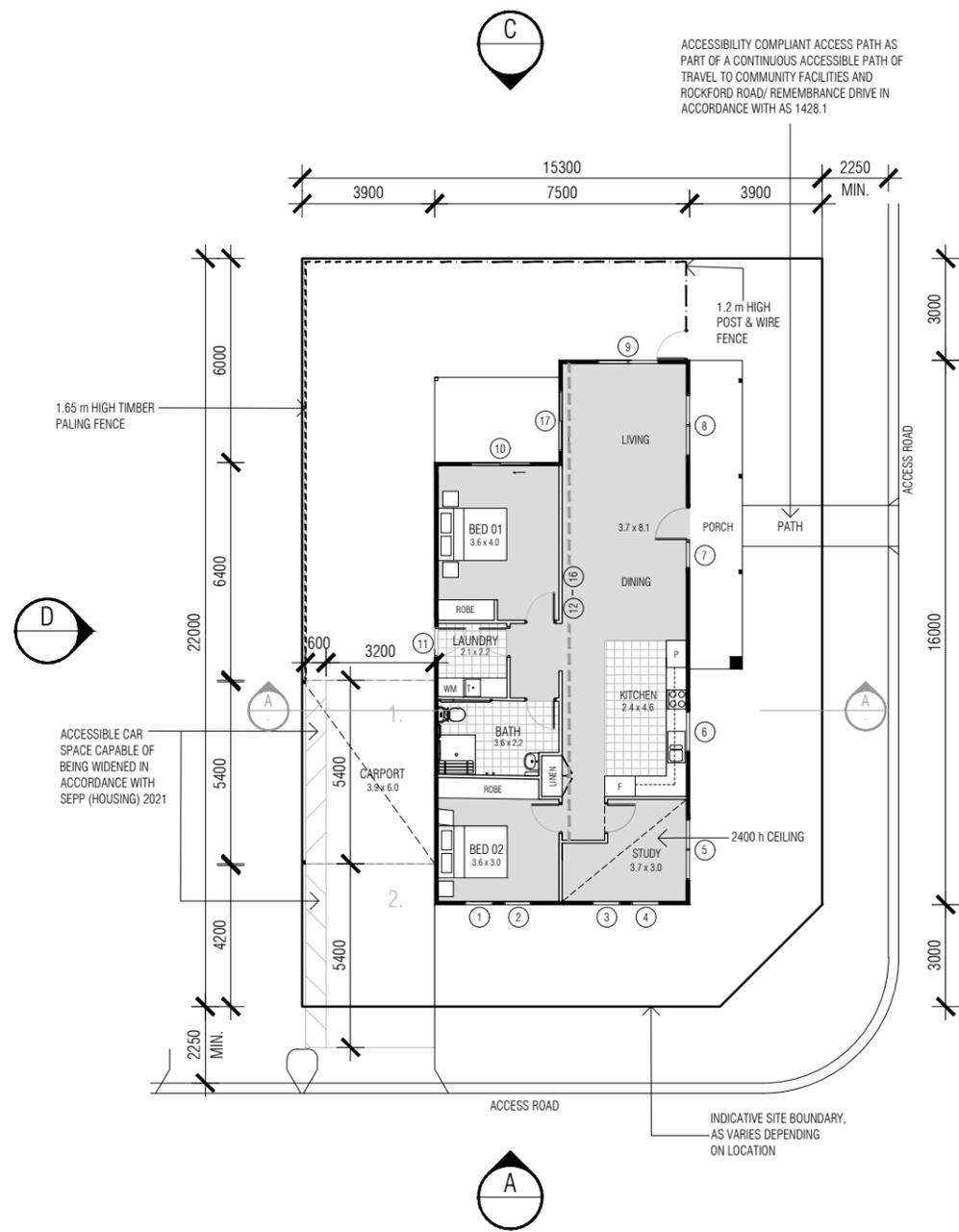
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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

**Typical Movable Dwelling  
3 Module -TYPE D**

Dwg No **TP.203**

Project No 24010  
Drawn By SLICK  
Date September 2024



NOTE:  
 SELF-CONTAINED DWELLING LAYOUT TO COMPLY WITH SCHEDULE 3, STANDARDS CONCERNING ACCESSIBILITY & USEABILITY FOR HOSTELS & SELF-CONTAINED DWELLINGS OF THE SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004.

FLOOR PLAN  
 THREE MODULE MOVABLE DWELLING

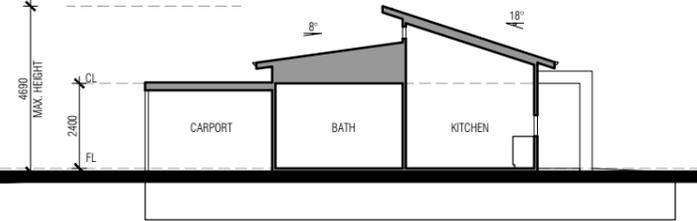
| AREAS                                |                        |
|--------------------------------------|------------------------|
| Movable Dwelling Enclosed Floor Area | = 109.0 m <sup>2</sup> |
| Carport                              | = 19.4 m <sup>2</sup>  |
| Porch                                | = 14.1 m <sup>2</sup>  |
| Minimum Private Open Space           | = 171.0 m <sup>2</sup> |

FINISHES SCHEDULE

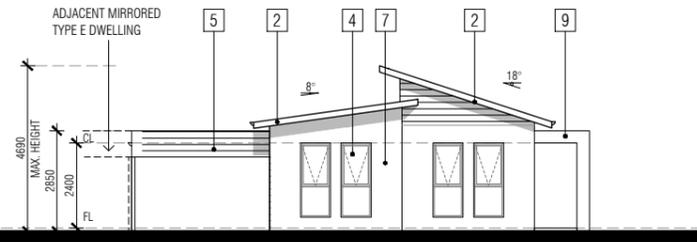
- COLORBOND METAL ROOF
- COLORBOND FASCIA
- PROFILED STEEL GUTTERS & DOWNPIPES
- ALUMINIUM WINDOW FRAMES
- LIGHTWEIGHT CLADDING (HORIZONTAL)
- LIGHTWEIGHT CLADDING (VERTICAL)
- LIGHTWEIGHT CLADDING (SMOOTH)
- TIMBER PERGOLA
- ENTRY CANOPY

WINDOW SCHEDULE

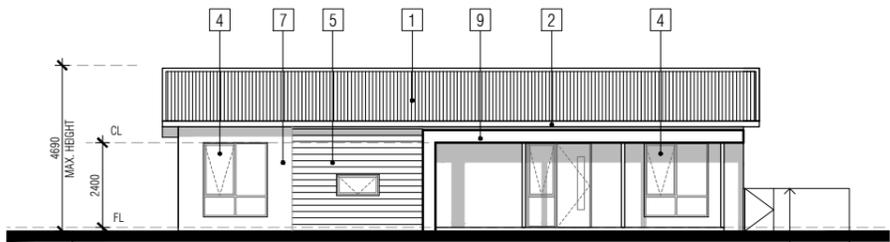
- 850w x 2100h
- 850w x 2100h
- 850w x 2100h
- 850w x 2100h
- 1810w x 2100h
- 1210w x 600h
- 810w x 2400h
- 1810w x 2100h
- 1810w x 2100h
- 1810w x 2400h
- 900w x 2400h
- 2500w x 350h (Clerestory)
- 1810w x 2400h



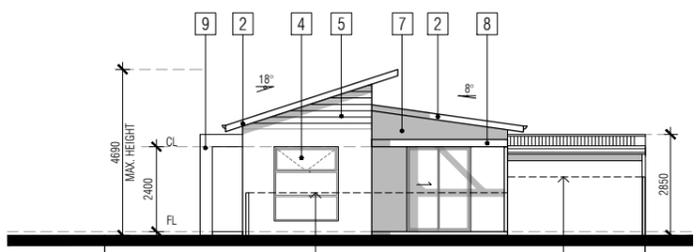
SECTION AA



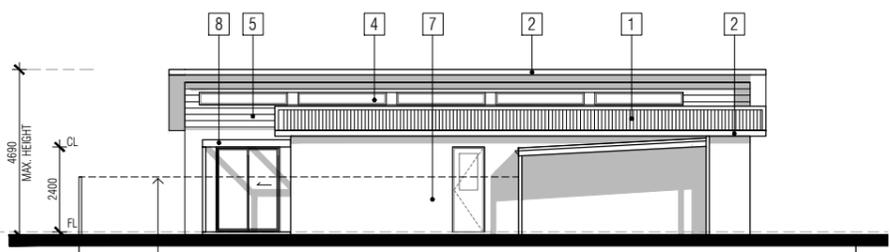
ELEVATION A (FRONT)



ELEVATION B (SIDE)



ELEVATION C (REAR)



ELEVATION D (SIDE)

FLOOR COVERINGS KEY:

- CARPET
- TILED FLOOR SURFACE

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Proposed Seniors Housing Development  
 32 Burma Road, Tocumwal

Project No 24010  
 Drawn By SLICK  
 Date September 2024

Typical Movable Dwelling  
 3 Module -TYPE E

Dwg No **TP.204**



**01**  
**COLOURBOND METAL ROOF**  
 Colorbond Finish : Ironstone (or similar)



**02**  
**COLORBOND FASCIA**  
 Colorbond Finish : Ironstone (or similar)



**03**  
**PROFILED STEEL GUTTERS & DOWNPIPES**  
 Colorbond Finish : Ironstone (or similar)



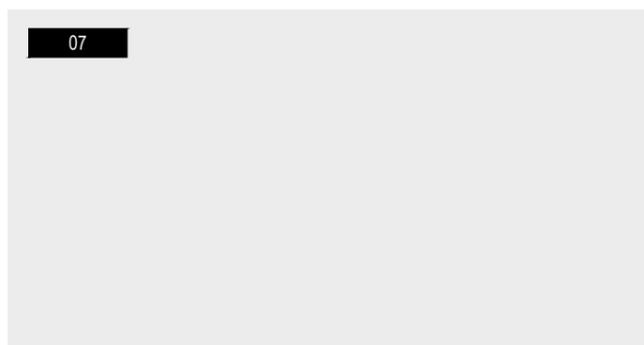
**04**  
**ALUMINIUM WINDOW FRAMES**  
 Colorbond Finish: Whitehaven (or similar)



**05**  
**LIGHTWEIGHT CLADDING (HORIZONTAL)**  
 Painted Finish: Dulux Timeless Grey (or similar)



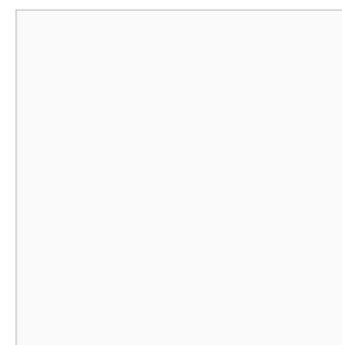
**06**  
**LIGHTWEIGHT CLADDING (VERTICAL)**  
 Painted Finish: Dulux Tranquil Retreat (or similar)



**07**  
**LIGHTWEIGHT CLADDING (SMOOTH)**  
 Painted Finish: Dulux Vivid White (or similar)



**08**  
**TIMBER PERGOLA**  
 Painted Finish: To match Colorbond Ironstone



**09**  
**ENTRY ELEMENT - LIGHTWEIGHT CLADDING**  
 Painted Finish: Colour varies



**10**  
**POLYCARBONATE ROOF SHEETING**  
 Corrugated with shading coefficient of 20% or less

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Proposed Seniors Housing Development  
 32 Burma Road, Tocumwal

Project No 24010  
 Drawn By SL/CK  
 Date September 2024

**Typical Movable Dwelling**  
**External Finishes / Materials/Colours**

nts

Dwg No **TP.205**



**LEGEND**  
 RESIDENTIAL LOTS  
 MOVABLE DWELLING SITES

 RESIDENTIAL LOT BUILDING ENVELOPES  
 EXISTING TREES TO BE RETAINED

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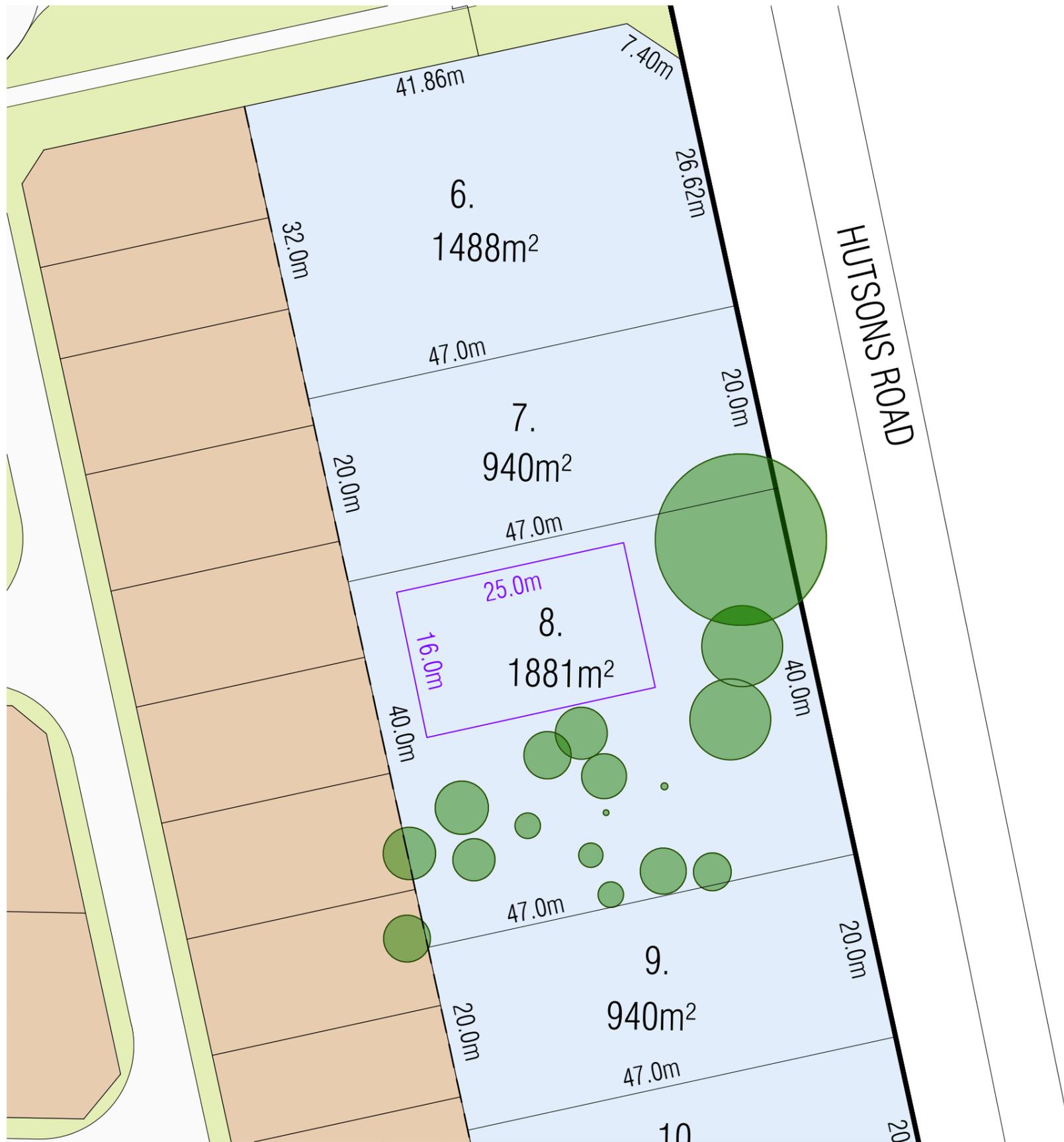
  
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Proposed Seniors Housing Development  
 32 Burma Road, Tocumwal

Project No 24010  
 Drawn By CK  
 Date September 2024

**Residential Lot Plans**  
**Lots 1 to 5**

Dwg No **TP.300**



**LEGEND**  
 RESIDENTIAL LOTS  
 MOVABLE DWELLING SITES

RESIDENTIAL LOT BUILDING ENVELOPES  
 EXISTING TREES TO BE RETAINED

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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

Project No 24010  
Drawn By CK  
Date September 2024

**Residential Lot Plans**  
**Lots 6 to 9**

Dwg No **TP.301**



**LEGEND**  
 RESIDENTIAL LOTS  
 MOVABLE DWELLING SITES

RESIDENTIAL LOT BUILDING ENVELOPES  
 EXISTING TREES TO BE RETAINED

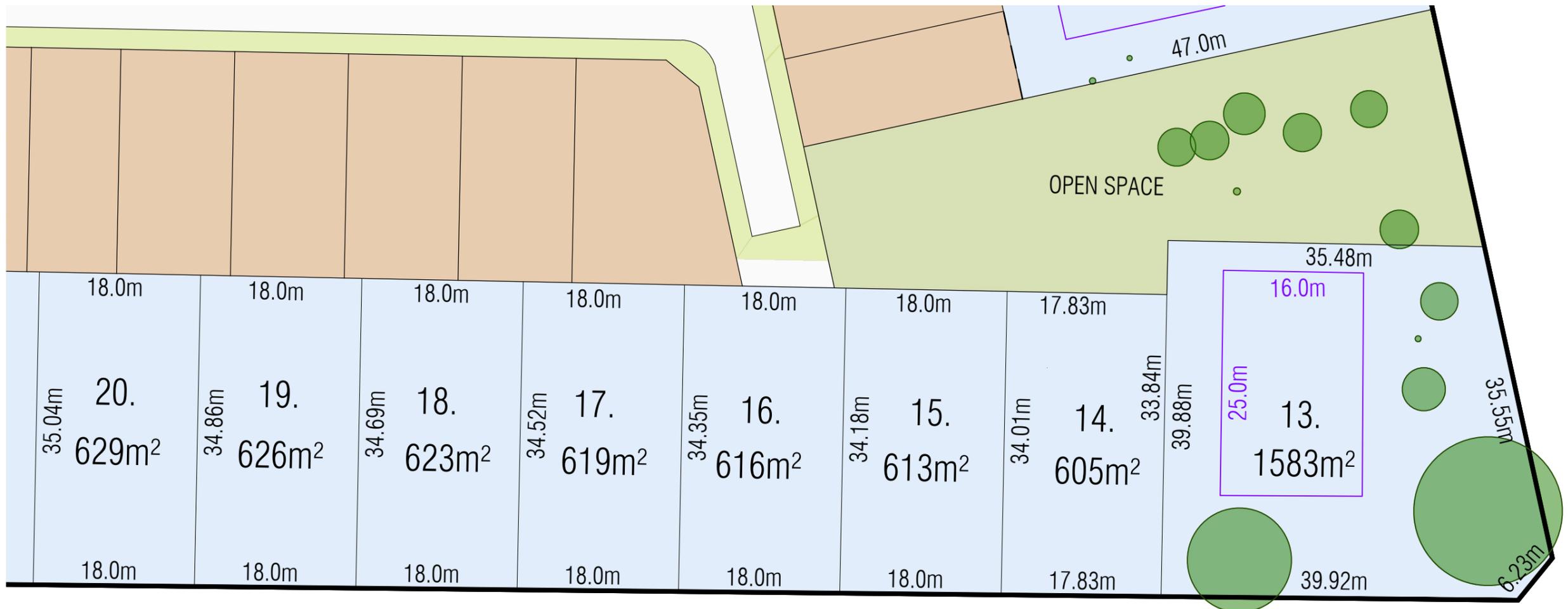
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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal  
**Residential Lot Plans**  
**Lots 10 to 12**  
Dwg No **TP.302**

Project No 24010  
Drawn By CK  
Date September 2024



BURMA ROAD

**LEGEND**  
 RESIDENTIAL LOTS  
 MOVABLE DWELLING SITES

RESIDENTIAL LOT BUILDING ENVELOPES  
 EXISTING TREES TO BE RETAINED

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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

Project No 24010  
Drawn By CK  
Date September 2024

**Residential Lot Plans**  
**Lots 13 to 20**

Dwg No **TP.303**



BURMA ROAD

**LEGEND**

- RESIDENTIAL LOTS
- MOVABLE DWELLING SITES

- RESIDENTIAL LOT BUILDING ENVELOPES
- EXISTING TREES TO BE RETAINED

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Proposed Seniors Housing Development  
32 Burma Road, Tocumwal

**Residential Lot Plans**  
**Lots 21 to 28**

Dwg No

Project No 24010  
Drawn By CK  
Date September 2024

**TP.304**