

DEVELOPMENT APPLICATION

Proposed Seniors Housing Development

32 Burma Road, Tocumwal NSW

Project No. 24010

September 2024

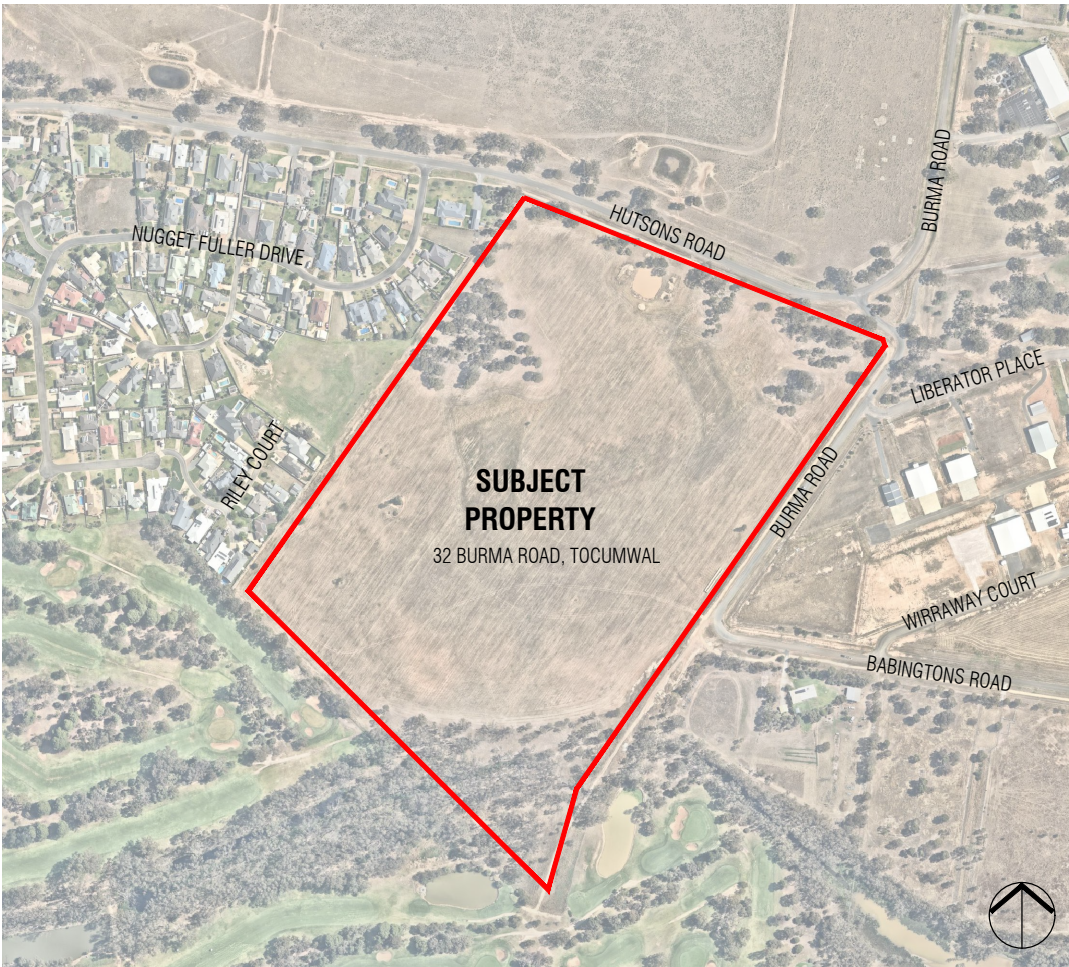
- TP.000 - Location Plan & Drawing List
- TP.001 - Site Analysis
- TP.002 - Design Response
- TP.003 - Masterplan
- TP.004 - Masterplan Overlay - Road Hierarchy & Parking
- TP.005 - Masterplan Overlay - Demolition / Tree Removal & Retention
- TP.006 - Masterplan Overlay - Staging
- TP.007 - Masterplan 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

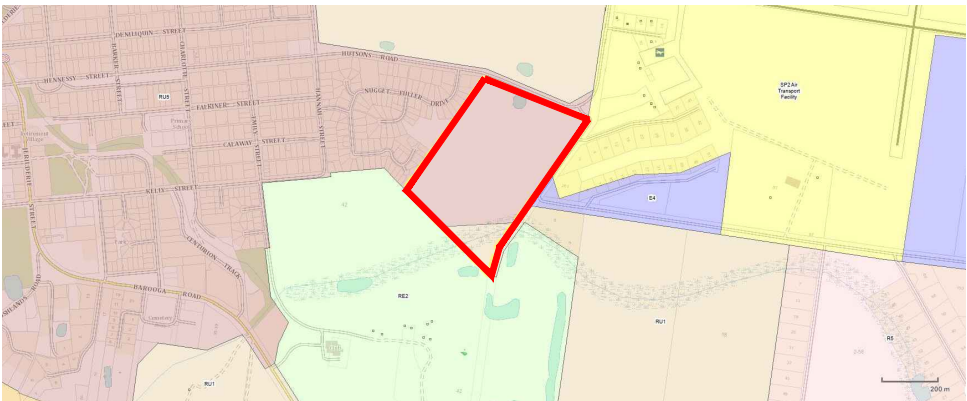
- TP.200 - Typical Movable Dwelling - Type A
- TP.201 - Typical Movable Dwelling - Type B
- TP.202 - Typical Movable Dwelling - Type C
- TP.203 - Typical Movable Dwelling - Type D
- TP.204 - Typical Movable Dwelling - Type E (Corner)
- TP.205 - Typical Movable Dwelling External Finishes/Materials/Colours

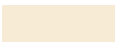





- TP.300 - Residential Lot Plans - Lots 1 to 5
- TP.301 - Residential Lot Plans - Lots 6 to 9
- TP.302 - Residential Lot Plans - Lots 10 to 12
- TP.303 - Residential Lot Plans - Lots 13 to 20
- TP.304 - Residential Lot Plans - Lots 21 to 28

Floor Space Ratio (FSR) Data				
Development Area:				148097m ²
Community Centre GFA:				1182m ²
Typical Dwelling GFA:	A -	93.1m ² x 155	=	14430.5m ²
	B -	106.1m ² x 49	=	5198.9m ²
	C -	91m ² x 50	=	4550.0m ²
	D -	100.4m ² x 53	=	5321.2m ²
	E -	109m ² x 16	=	1744.0m ²
TOTAL GFA:				32426.6m ²
FSR:				0.22:1



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)



Rev	Description	Date

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Proposed Seniors Housing Development
32 Burma Road, Tocumwal

Site Analysis




Dwg No **TP.001**

Project No 24010
Drawn By CK
Date September 2024



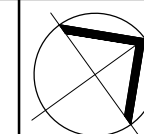
KEY

-  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
Total Yield	323	100

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Date September 2024

Masterplan

Dwg No TP.003

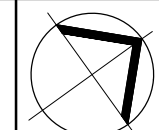


LEGEND			
	MAJOR ACCESS ROAD	-	9m road width and 15m road reserve width
	MINOR ACCESS ROAD	-	5.5m road width and 10m road reserve width
	LOADING		
	VISITOR CAR - PARKING	-	45 Spaces Total (5.4m x 2.5m bays) - Incl. 1 X DDA Space
	PASSING BAYS	-	8.5m wide for major roads & 6.0m wide for minor roads. Max. interval 200m

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**Masterplan Overlay -
Road Hierarchy & Parking**

Dwg No **TP.004**

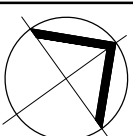
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- LEGEND**
- EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED

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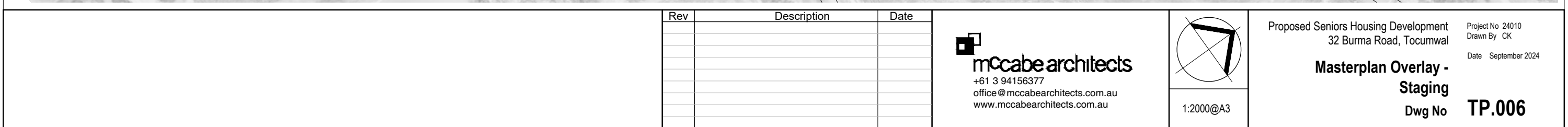

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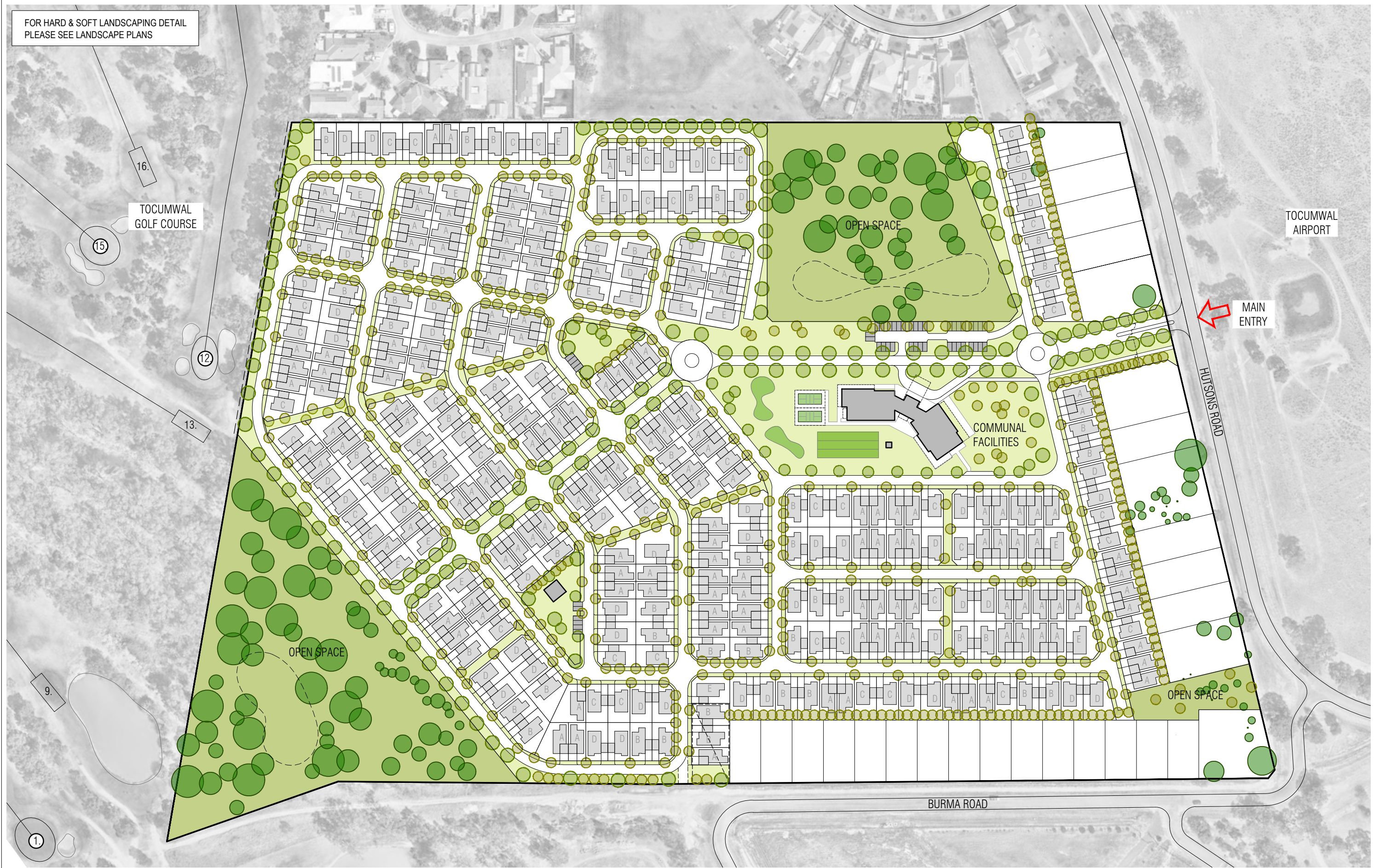
Proposed Seniors Housing Development
32 Burma Road, Tocumwal

**Masterplan Overlay -
Tree Removal & Retention Plan**

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Date September 2024

Dwg No **TP.005**





FOR HARD & SOFT LANDSCAPING DETAIL
PLEASE SEE LANDSCAPE PLANS




TOCUMWAL
GOLF COURSE

TOCUMWAL
AIRPORT

MAIN
ENTRY

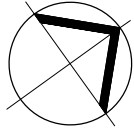
HITSONS ROAD

BURMA ROAD

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

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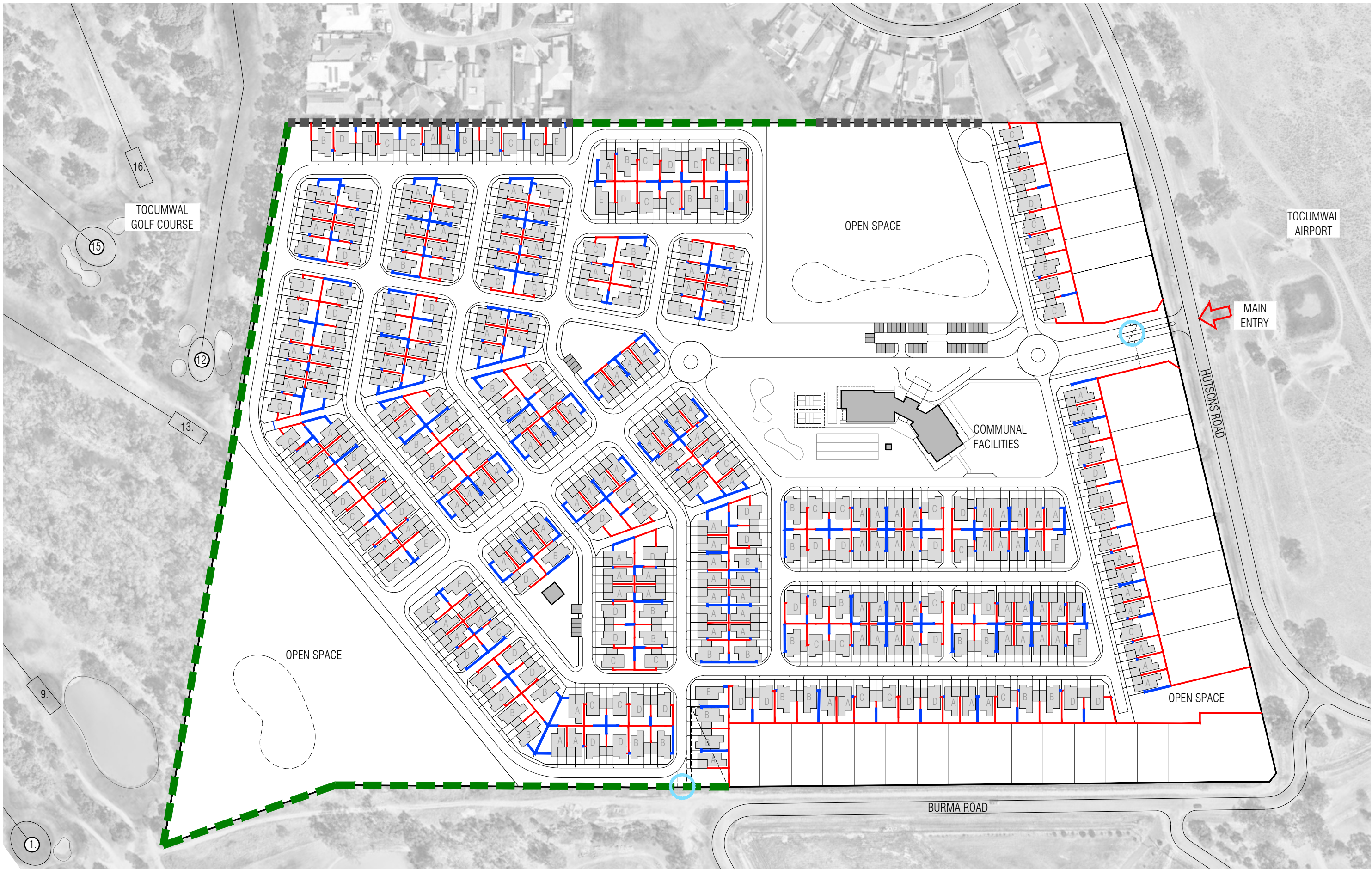
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32 Burma Road, Tocumwal

**Masterplan Overlay -
Open Space / Landscape**

Dwg No

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TP.007

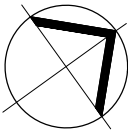


LEGEND

-  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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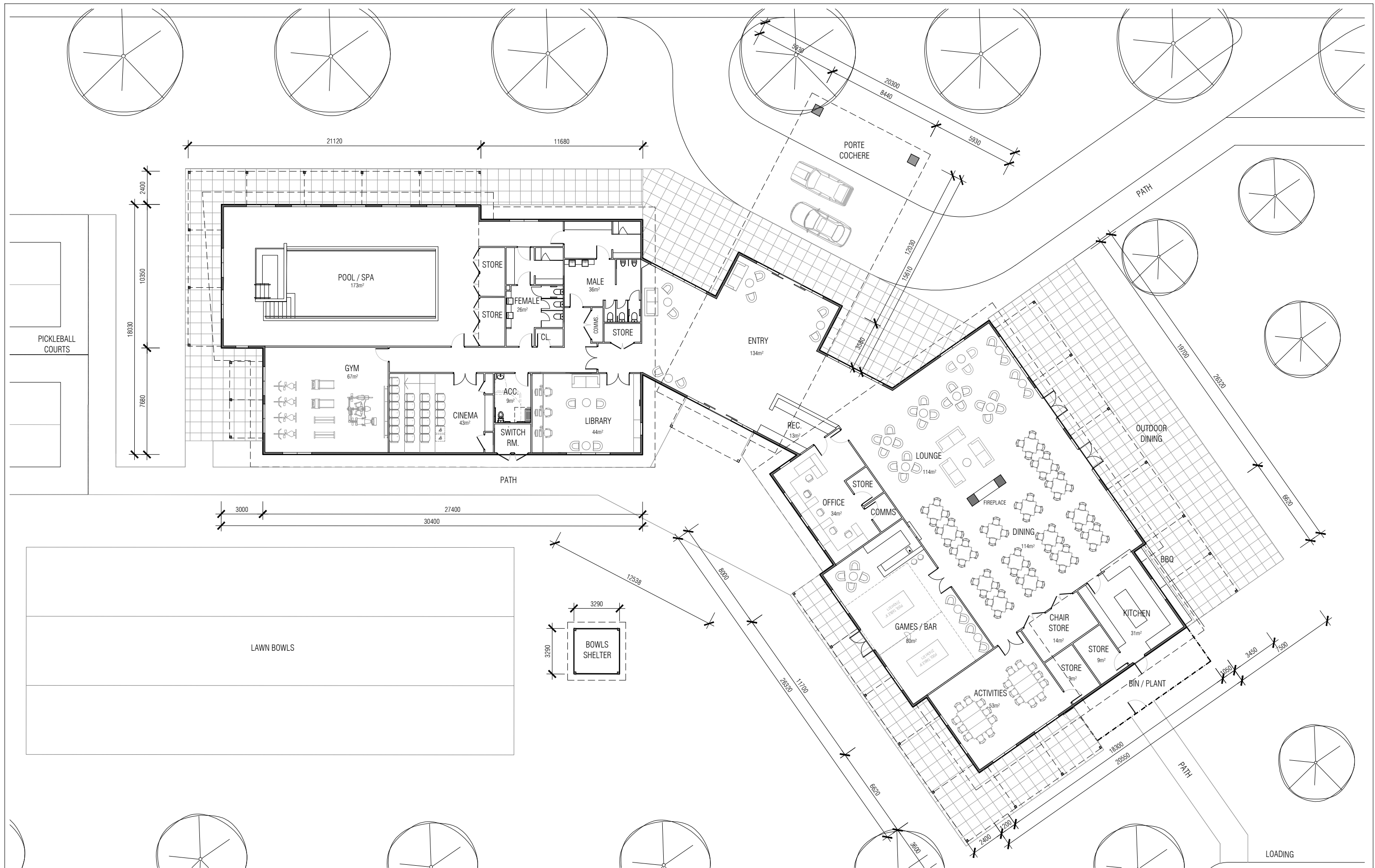
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Proposed Seniors Housing Development
32 Burma Road, Tocomwal

**Masterplan Overlay -
Fencing Plan**

Dwg No **TP.008**

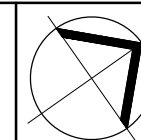
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TOTAL GROSS FLOOR AREA : 1182 m²

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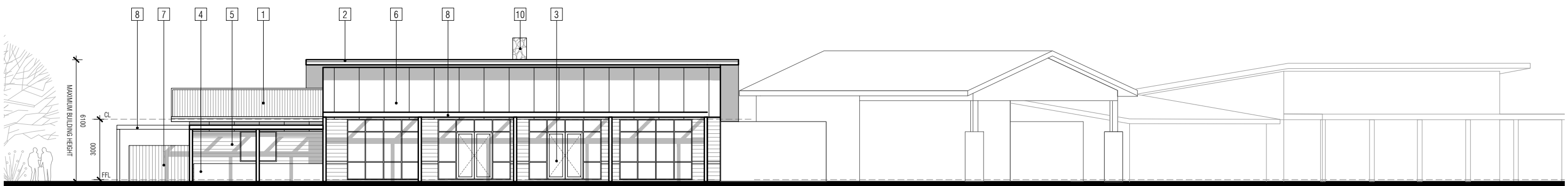
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Proposed Seniors Housing Development
32 Burma Road, Tocumwal

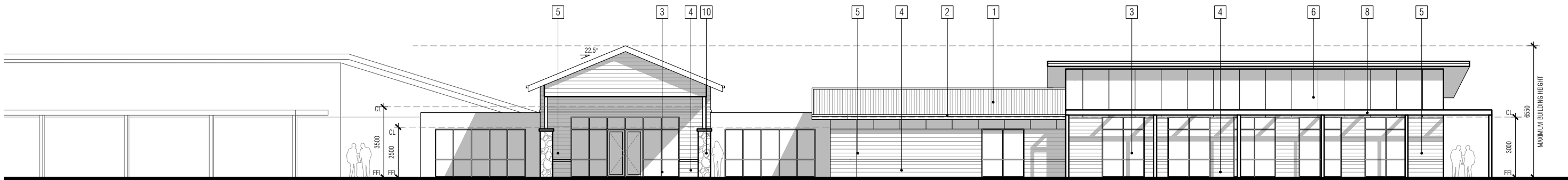
**Proposed Communal Centre
Plan**

Dwg No **TP.101**

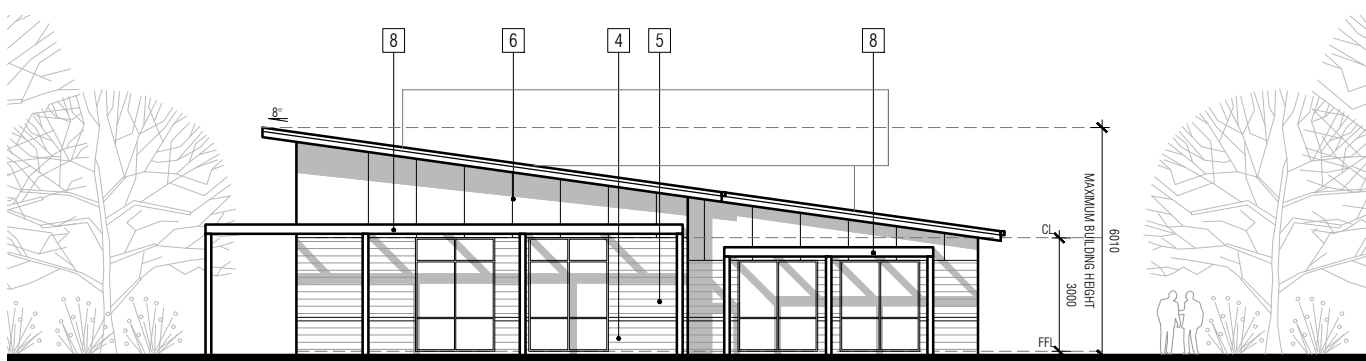
Project No 24010
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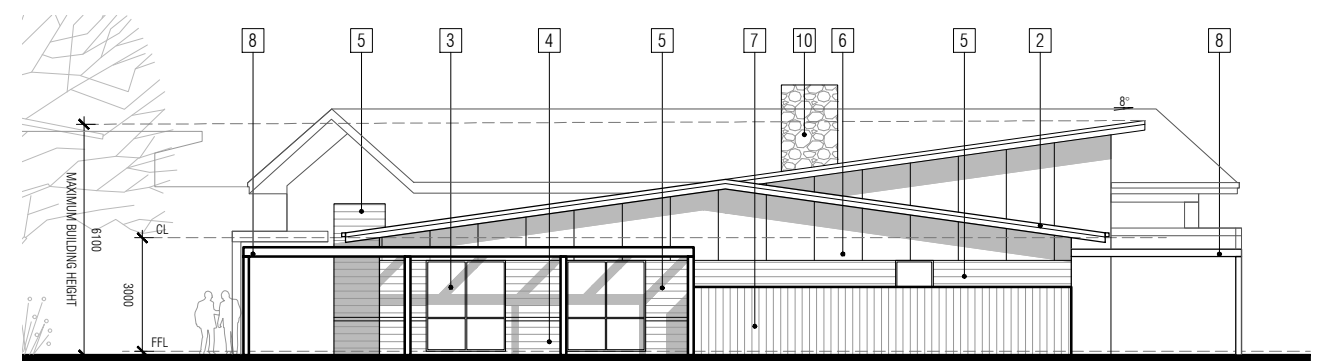
Front Elevation (North)



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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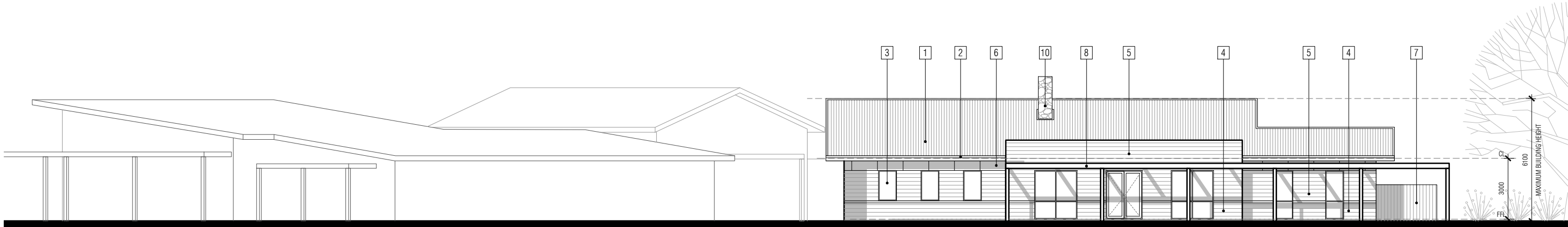
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Proposed Seniors Housing Development
32 Burma Road, Tocumwal

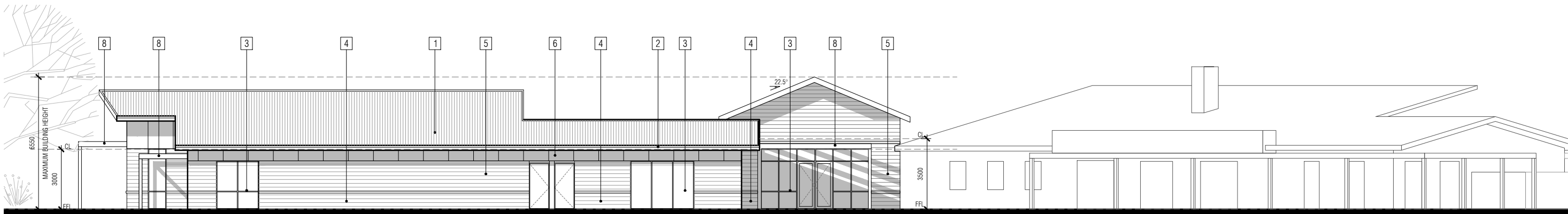
**Proposed Communal Centre
Elevations**

Dwg No **TP.102**

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



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/CK
Date September 2024

TP.103



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



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



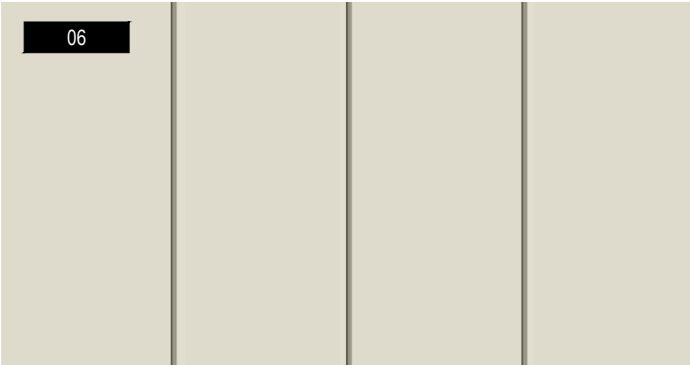
ALUMINIUM FRAMED WINDOWS & DOORS
Colorbond Finish: 'Monument' (or similar)



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)

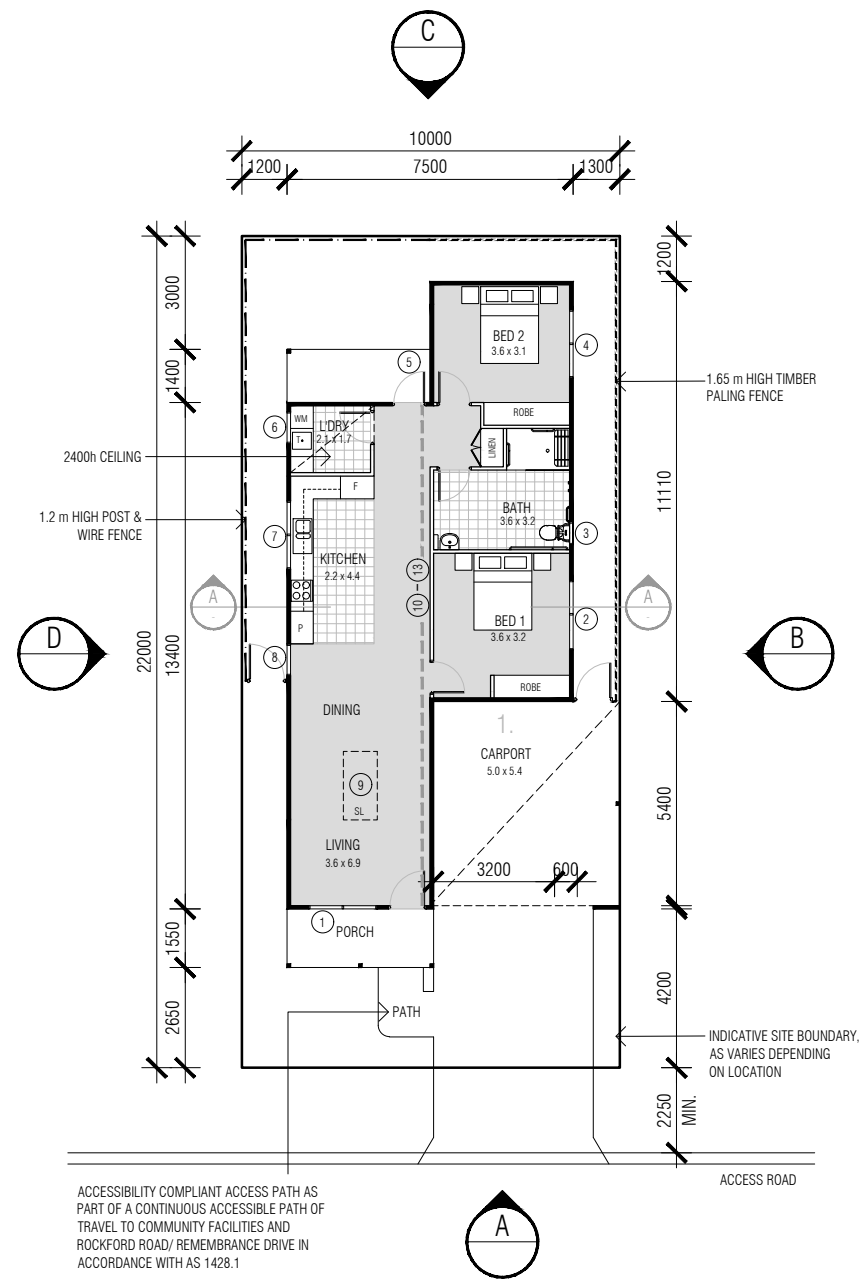


ENTRY CANOPY
Painted Finish: To match Colorbond 'Monument' (or similar)



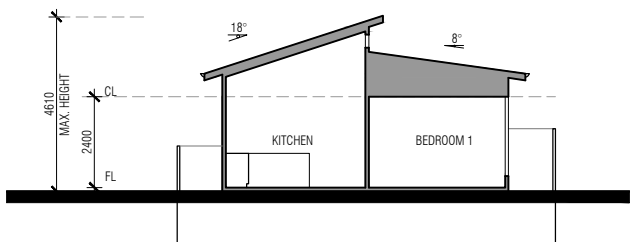
STONE CLADDING
(or similar)

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					1:200@A3	Communal Buildings External Finishes/Materials/Colours Dwg No TP.104	

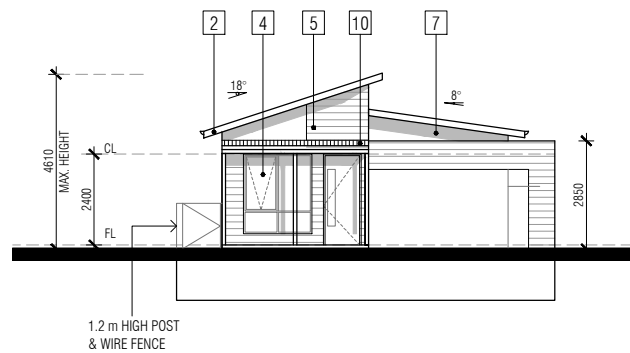


FLOOR PLAN
TWO MODULE MOVABLE DWELLING

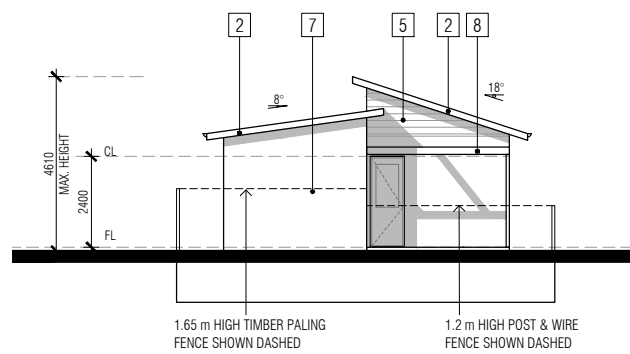
AREAS	
Movable Dwelling	
Enclosed Floor Area	=93.1 m ²
Carport	=27.0 m ²
Porch	=6.0 m ²
Minimum Private Open Space	=73.1 m ²



SECTION AA



ELEVATION A (FRONT)



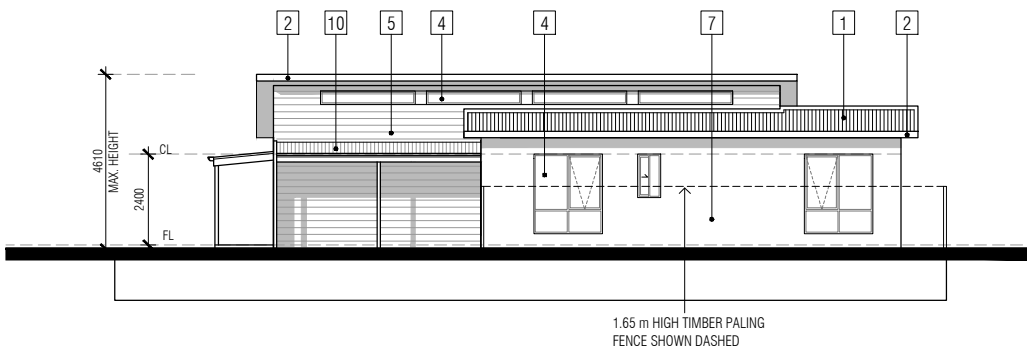
ELEVATION C (REAR)

FINISHES SCHEDULE

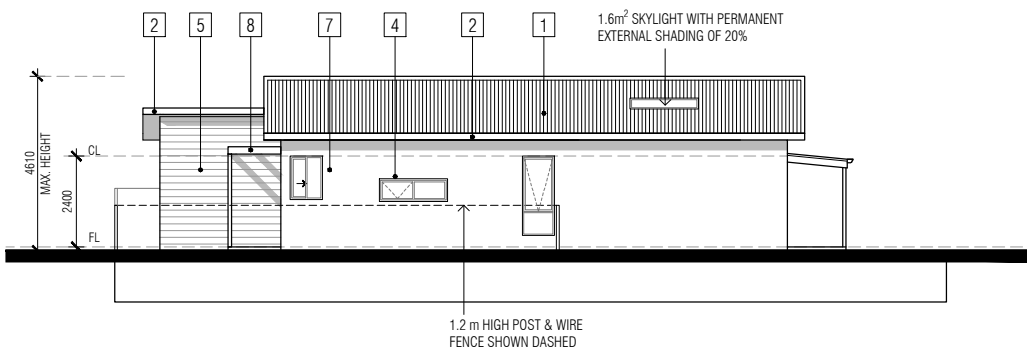
- COLORBOND METAL ROOF
- COLORBOND FASCIA
- PROFILED STEEL GUTTERS & DOWNPIPES
- ALUMINIUM WINDOW FRAMES
- LIGHTWEIGHT CLADDING (HORIZONTAL)
- LIGHTWEIGHT CLADDING (VERTICAL)
- LIGHTWEIGHT CLADDING (SMOOTH)
- TIMBER PERGOLA
-
- POLYCARBONATE ROOF SHEETING WITH SHADING COEFFICIENT OF 20% OR LESS

WINDOW SCHEDULE

- 1810w x 2100h
- 1810w x 2100h
- 610w x 1150h
- 1810w x 2100h
- 900w x 2400h
- 850w x 1150h
- 1810w x 600h
- 850w x 2100h
- 1810w x 900h (Skylight)
- 2500w x 350h (Clerestory)



ELEVATION B (SIDE)



ELEVATION D (SIDE)

FLOOR COVERINGS KEY:

- CARPET
- TILED FLOOR SURFACE

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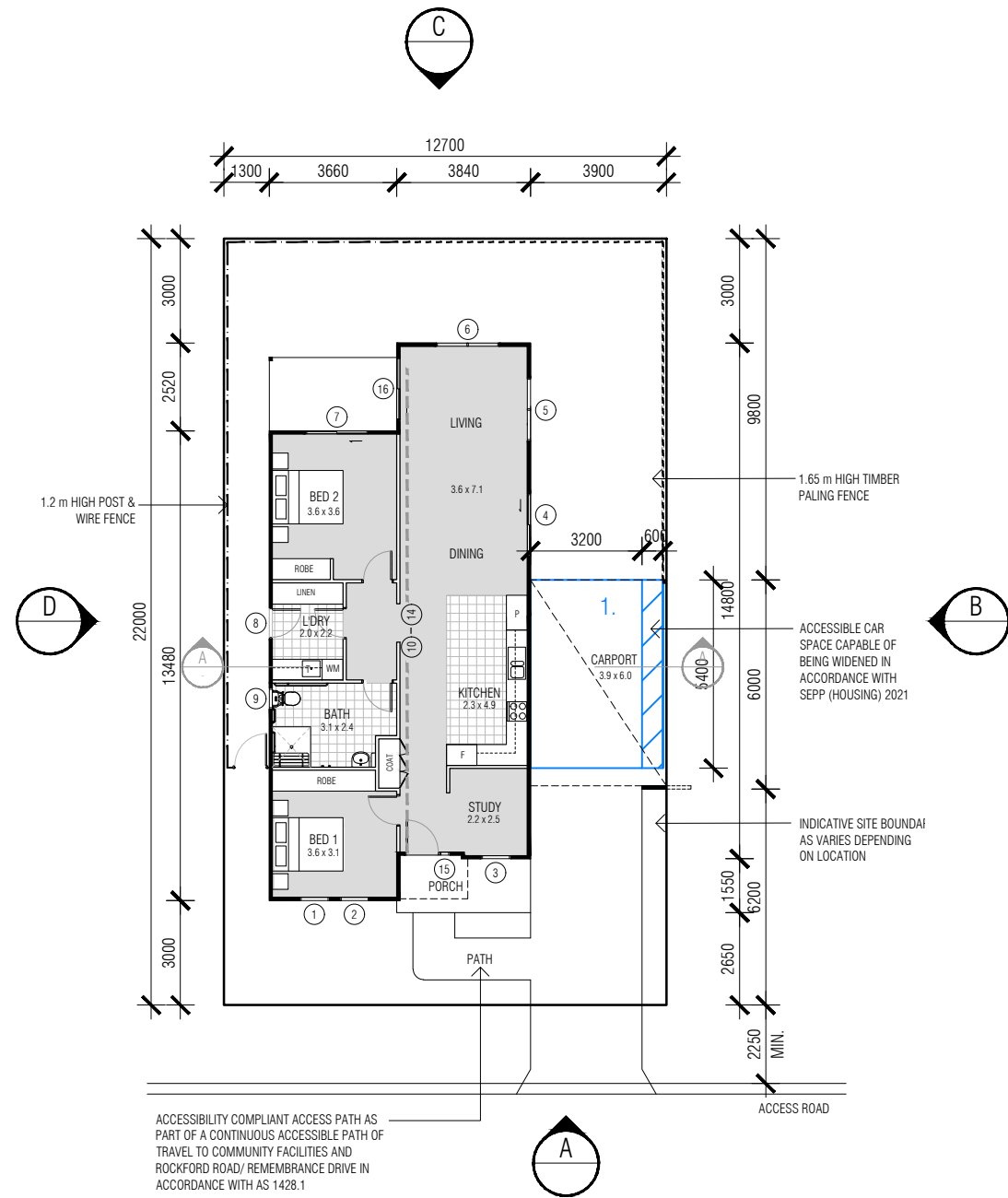
Proposed Seniors Housing Development
32 Burma Road, Tocumwal

**Typical Movable Dwelling
2 Module -TYPE A**

Dwg No

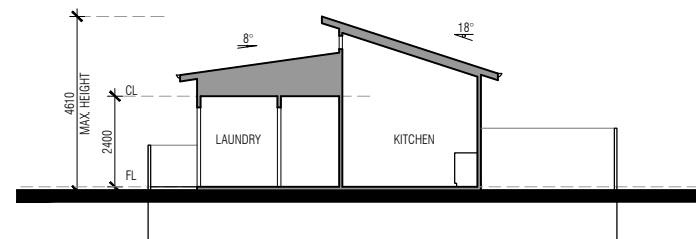
Project No 24010
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TP.200

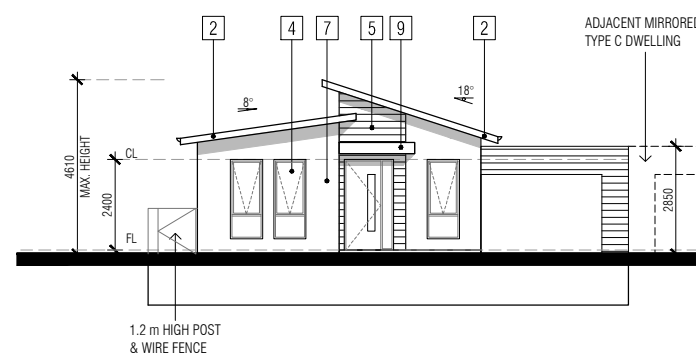


FLOOR PLAN
THREE MODULE MOVABLE DWELLING

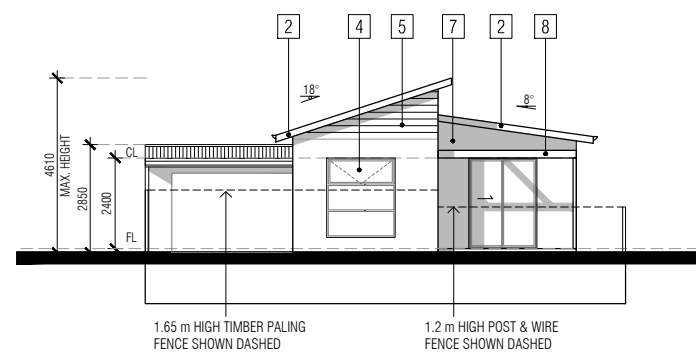
AREAS	
Movable Dwelling	
Enclosed Floor Area	= 106.1 m ²
Carport	= 21.6 m ²
Porch	= 6.0 m ²
Minimum Private Open Space	= 119.7 m ²



SECTION AA



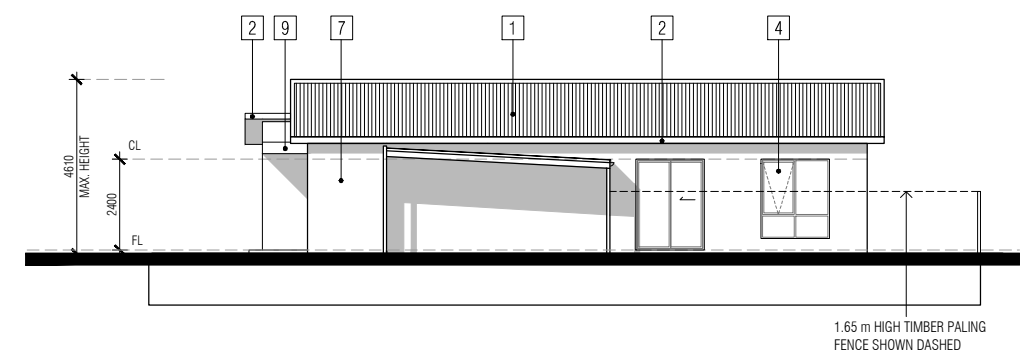
ELEVATION A (FRONT)



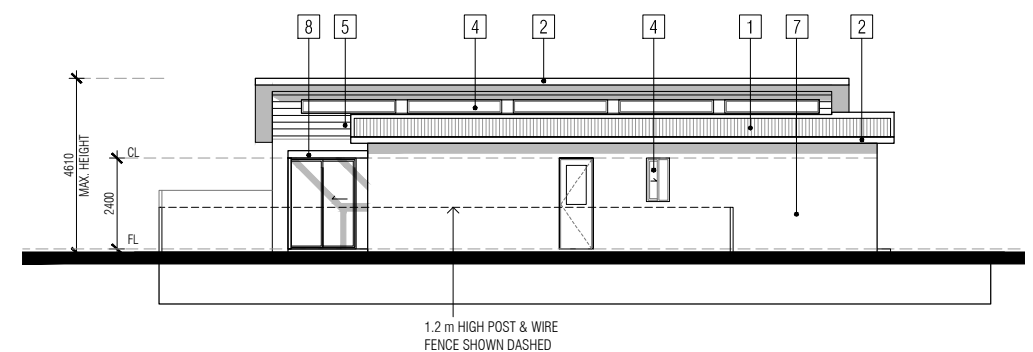
ELEVATION C (REAR)

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	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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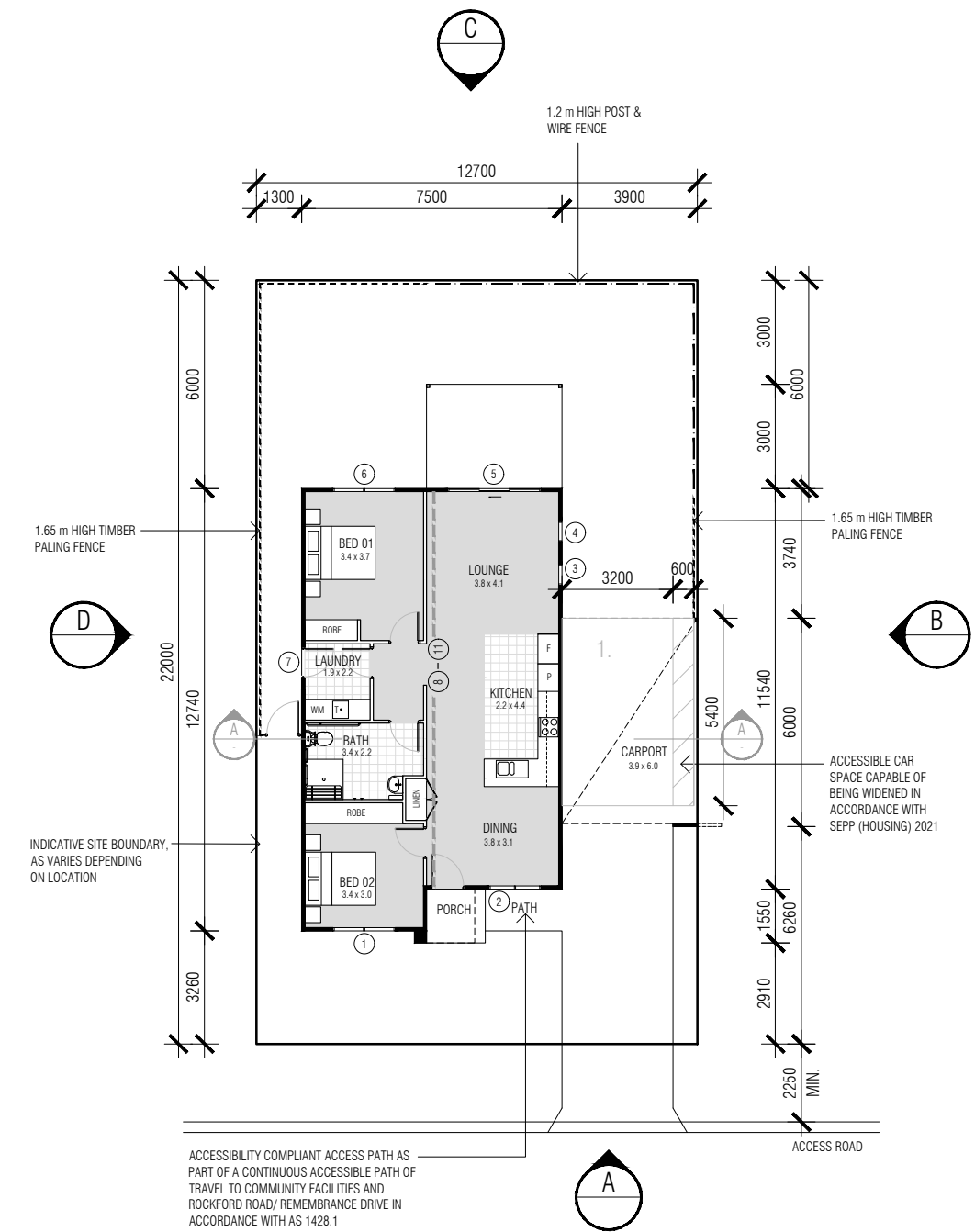
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Proposed Seniors Housing Development
32 Burma Road, Tocomwal

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

Dwg No **TP.201**

Project No 24010
Drawn By SLICK
Date September 2024

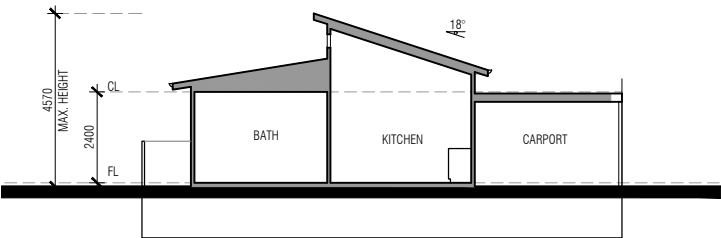


FLOOR PLAN
THREE MODULE MOVABLE DWELLING

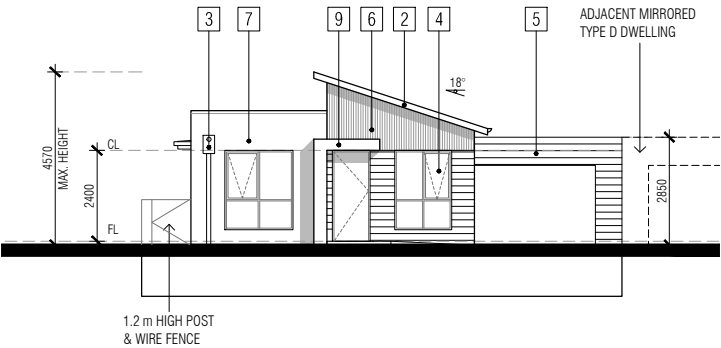
FLOOR COVERINGS KEY:

- CARPET
- TILED FLOOR SURFACE

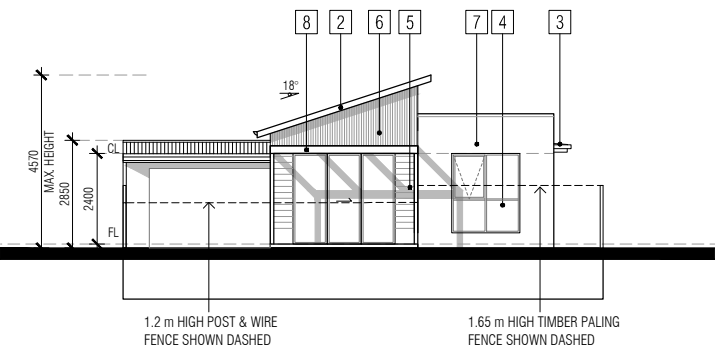
AREAS		
Movable Dwelling		
Enclosed Floor Area	=	91.0 m ²
Carport	=	21.6 m ²
Porch	=	2.6 m ²
Minimum Private Open Space	=	137.9 m ²



SECTION AA



ELEVATION A (FRONT)



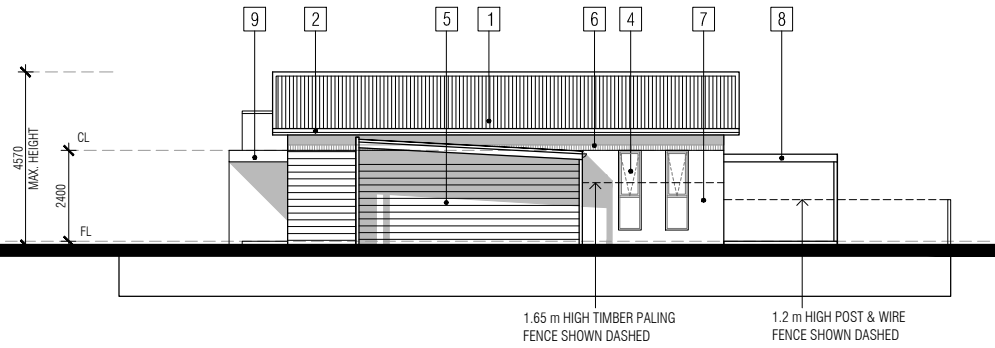
ELEVATION C (REAR)

FINISHES SCHEDULE

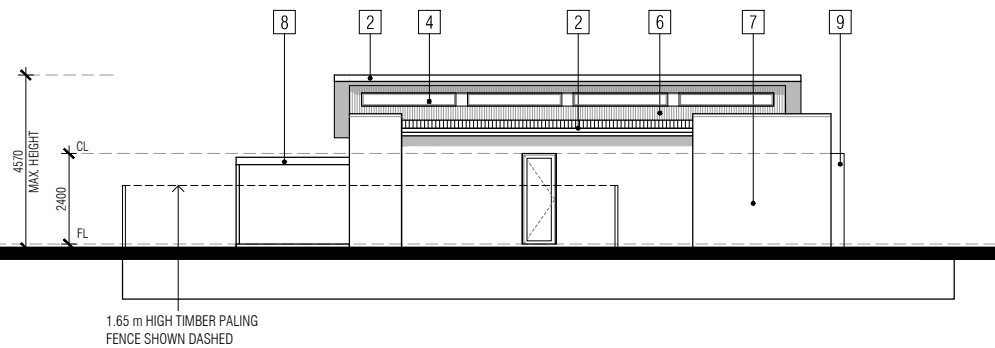
- COLORBOND METAL ROOF
- COLORBOND FASCIA
- PROFILED STEEL GUTTERS & DOWNPIPES
- ALUMINIUM WINDOW FRAMES
- LIGHTWEIGHT CLADDING (HORIZONTAL)
- LIGHTWEIGHT CLADDING (VERTICAL)
- LIGHTWEIGHT CLADDING (SMOOTH)
- TIMBER PERGOLA
- ENTRY CANOPY

WINDOW SCHEDULE

- 1800w x 2100h
- 1500w x 2100h
- 600w x 2100h
- 600w x 2100h
- 2700w x 2400h
- 1800w x 2100h
- 900w x 2400h
- 2500w x 350h (Clerestory)



ELEVATION B (SIDE)



ELEVATION D (SIDE)

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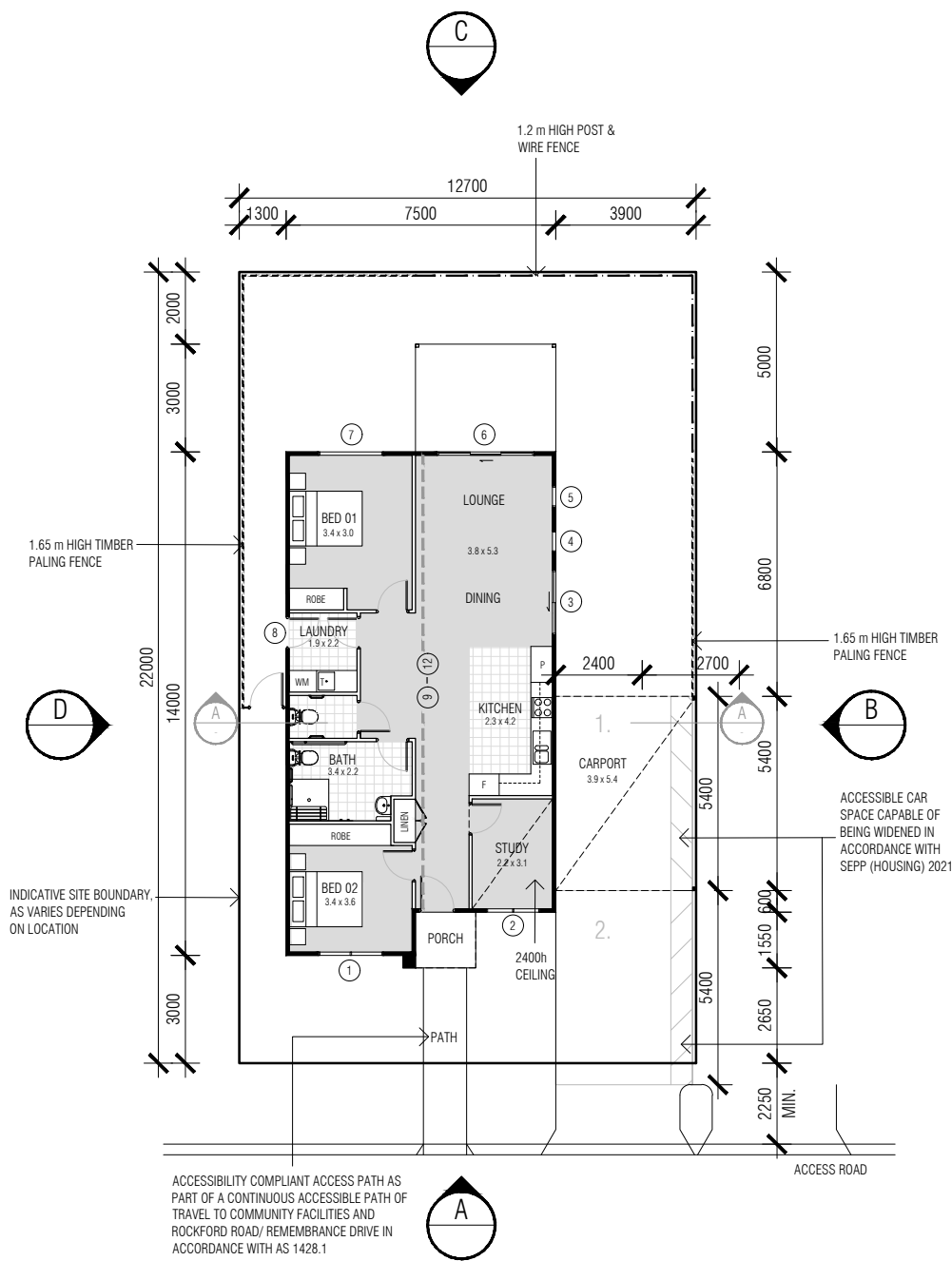
Proposed Seniors Housing Development
32 Burma Road, Tocumwal

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

Dwg No

Project No 24010
Drawn By SL/CCK
Date September 2024

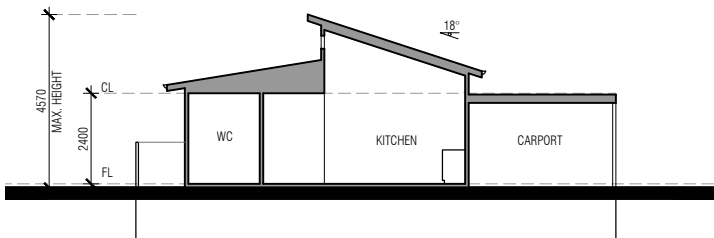
TP.202



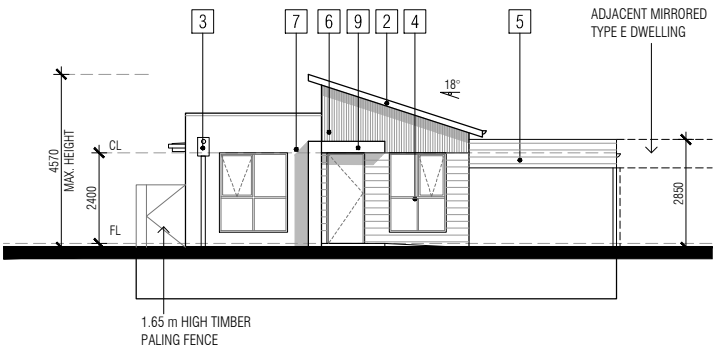
FLOOR PLAN
THREE MODULE MOVABLE DWELLING

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.

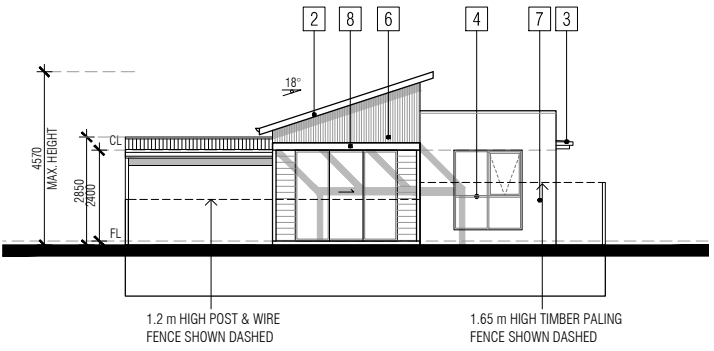
AREAS		
Movable Dwelling		
Enclosed Floor Area	=	100.4 m ²
Carport	=	19.4 m ²
Porch	=	2.6 m ²
Minimum Private Open Space	=	136.5 m ²



SECTION AA



ELEVATION A (FRONT)



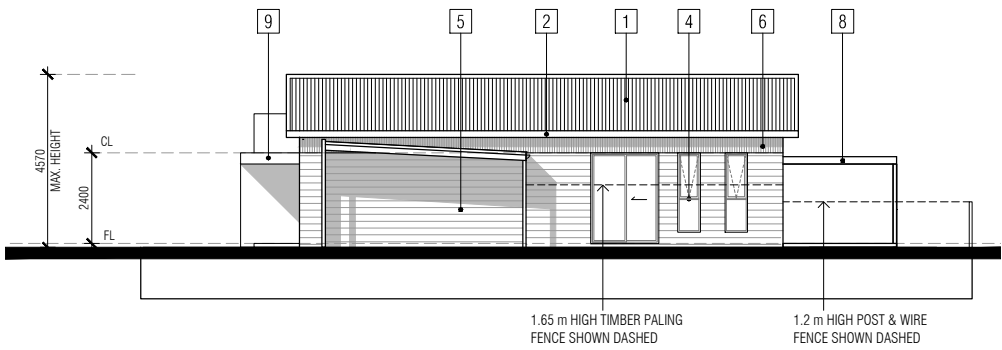
ELEVATION C (REAR)

FINISHES SCHEDULE

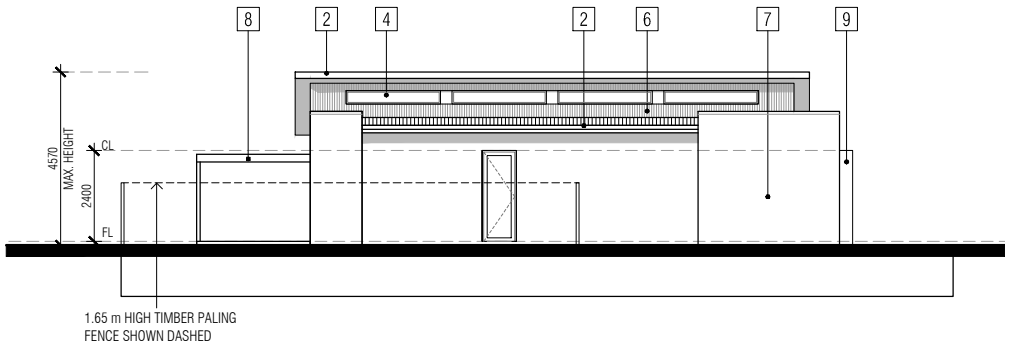
- 1 COLORBOND METAL ROOF
- 2 COLORBOND FASCIA
- 3 PROFILED STEEL GUTTERS & DOWNPIPES
- 4 ALUMINIUM WINDOW FRAMES
- 5 LIGHTWEIGHT CLADDING (HORIZONTAL)
- 6 LIGHTWEIGHT CLADDING (VERTICAL)
- 7 LIGHTWEIGHT CLADDING (SMOOTH)
- 8 TIMBER PERGOLA
- 9 ENTRY CANOPY

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

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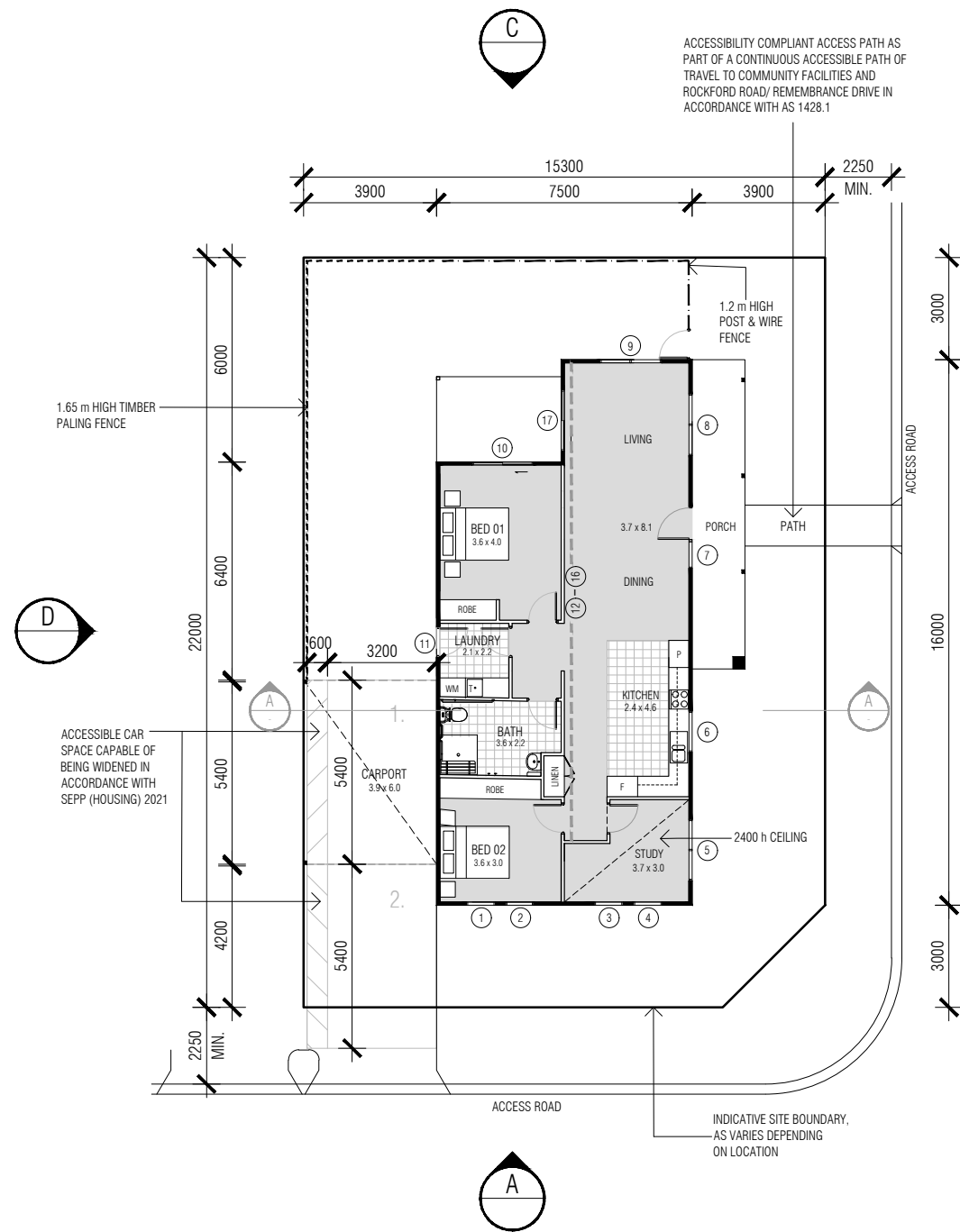
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Proposed Seniors Housing Development
32 Burma Road, Tocumwal

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

Dwg No **TP.203**

Project No 24010
Drawn By SL/CCK
Date September 2024

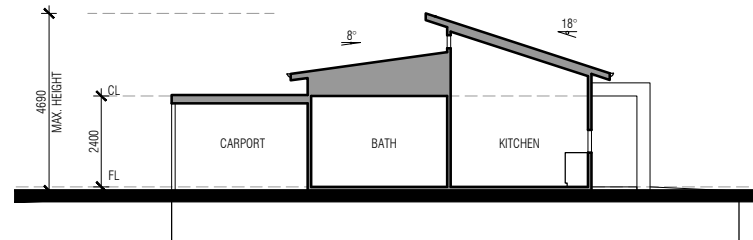


FLOOR PLAN
THREE MODULE MOVABLE DWELLING

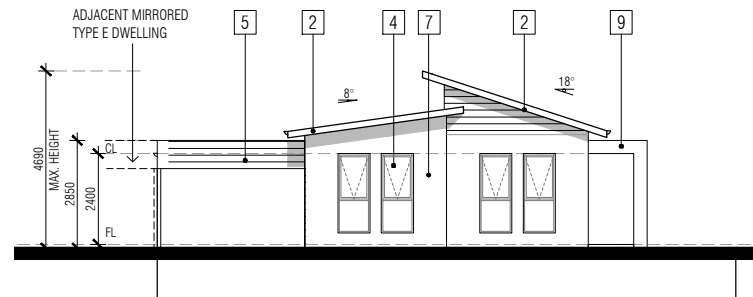
FLOOR COVERINGS KEY:

- CARPET
- TILED FLOOR SURFACE

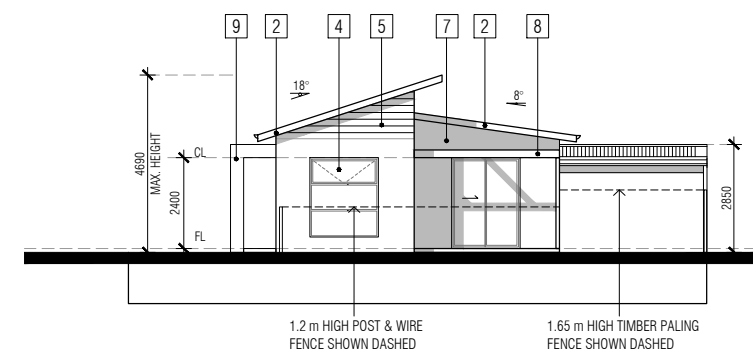
AREAS	
Movable Dwelling	
Enclosed Floor Area	= 109.0 m ²
Carport	= 19.4 m ²
Porch	= 14.1 m ²
Minimum Private Open Space	= 171.0 m ²



SECTION AA



ELEVATION A (FRONT)



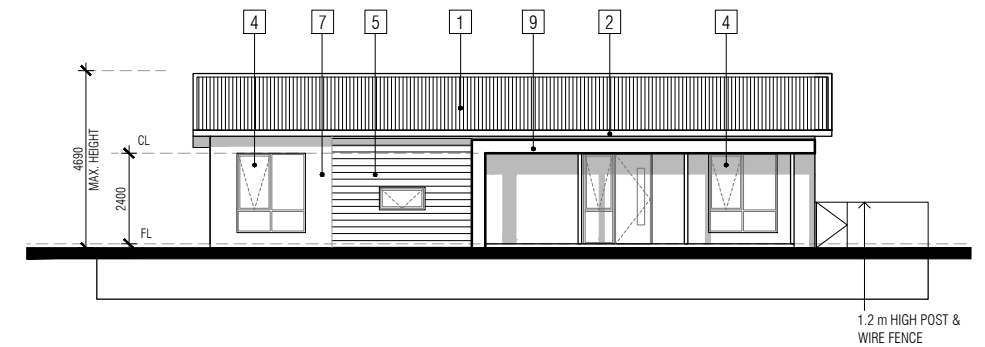
ELEVATION C (REAR)

FINISHES SCHEDULE

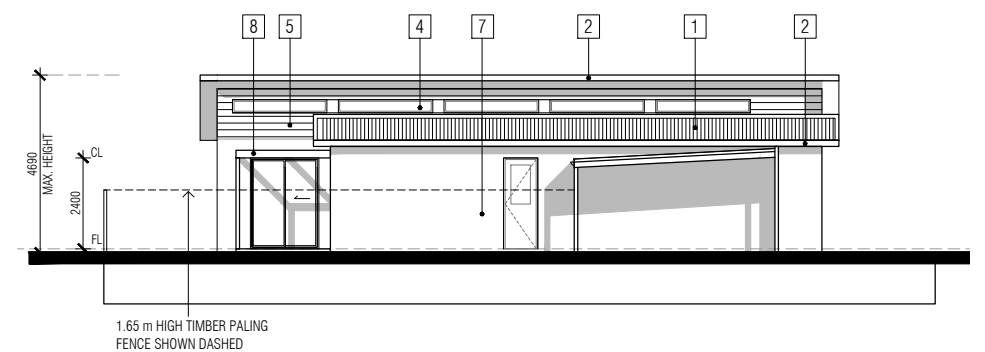
- COLORBOND METAL ROOF
- COLORBOND FASCIA
- PROFILED STEEL GUTTERS & DOWNPIPES
- ALUMINIUM WINDOW FRAMES
- LIGHTWEIGHT CLADDING (HORIZONTAL)
- LIGHTWEIGHT CLADDING (VERTICAL)
- LIGHTWEIGHT CLADDING (SMOOTH)
- TIMBER PERGOLA
- ENTRY CANOPY

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



ELEVATION B (SIDE)



ELEVATION D (SIDE)

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Proposed Seniors Housing Development
32 Burma Road, Tocumwal

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

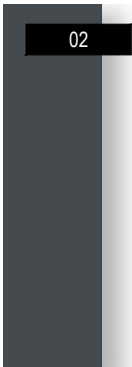
Dwg No

Project No 24010
Drawn By SL/CCK
Date September 2024

TP.204



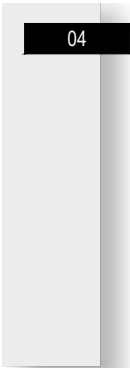
COLOURBOND METAL ROOF
Colorbond Finish : Ironstone (or similar)



COLORBOND FASCIA
Colorbond Finish : Ironstone (or similar)



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



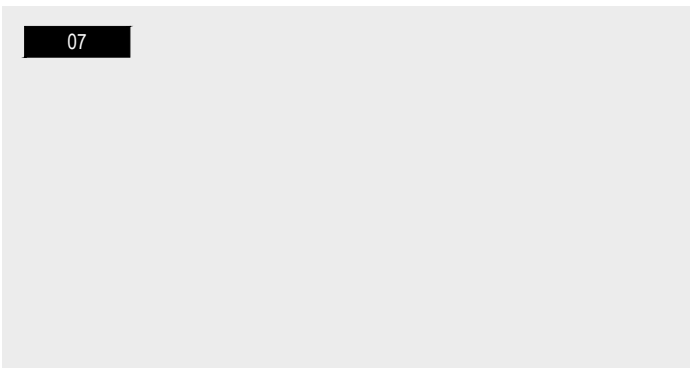
ALUMINIUM WINDOW FRAMES
Colorbond Finish: Whitehaven (or similar)



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



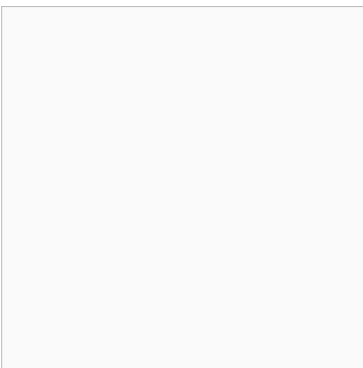
LIGHTWEIGHT CLADDING (VERTICAL)
Painted Finish: Dulux Tranquil Retreat (or similar)



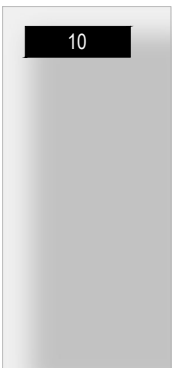
LIGHTWEIGHT CLADDING (SMOOTH)
Painted Finish: Dulux Vivid White (or similar)




TIMBER PERGOLA
Painted Finish: To match Colorbond Ironstone



ENTRY ELEMENT - LIGHTWEIGHT CLADDING
Painted Finish: Colour varies



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

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					nts	Typical Movable Dwelling External Finishes / Materials/Colours	Dwg No TP.205



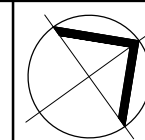
LEGEND

- RESIDENTIAL LOTS
- MOVABLE DWELLING SITES

- RESIDENTIAL LOT BUILDING ENVELOPES
- EXISTING TREES TO BE RETAINED

Rev	Description	Date

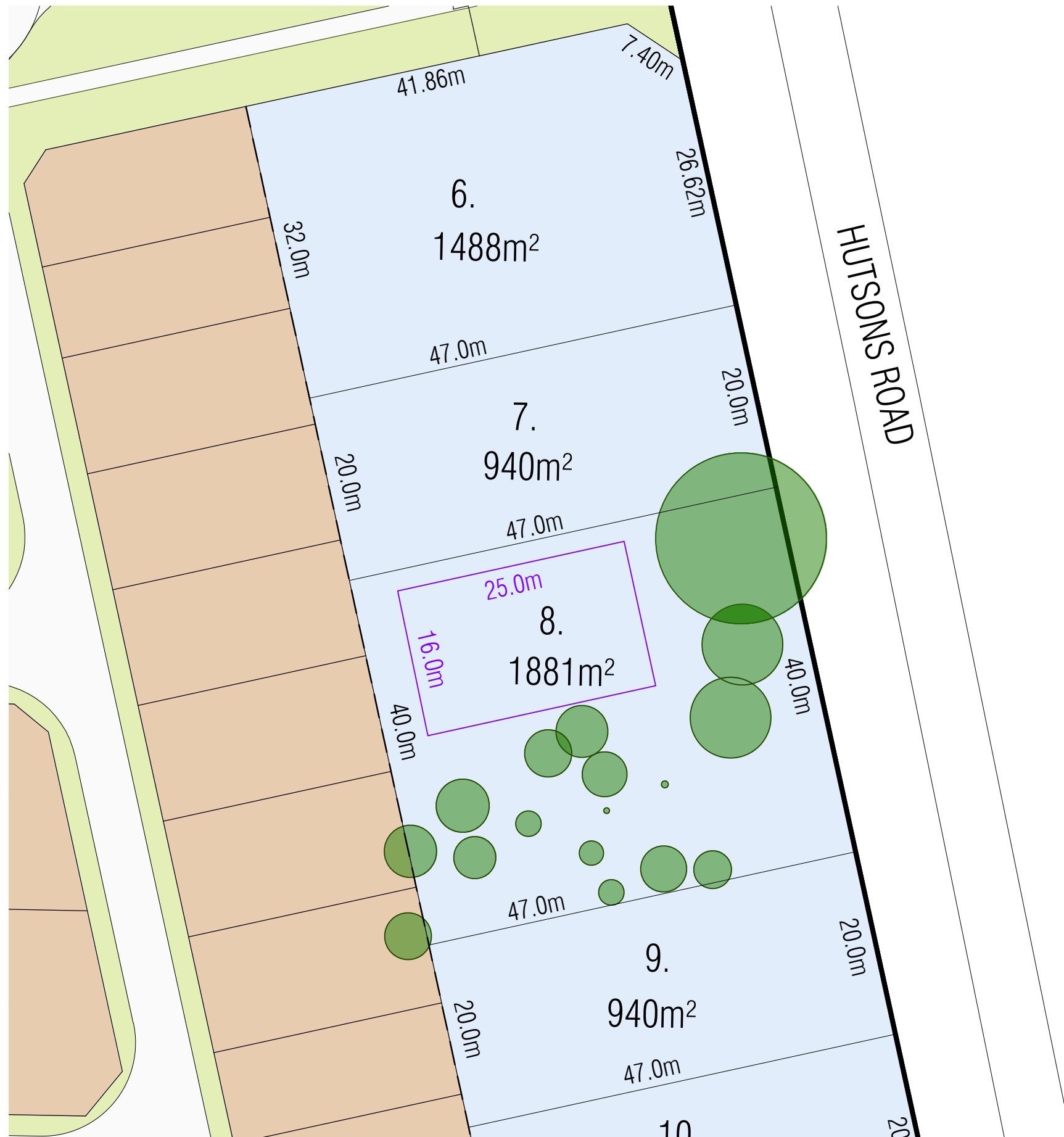
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Proposed Seniors Housing Development
32 Burma Road, Tocumwal
Residential Lot Plans
Lots 1 to 5
Dwg No **TP.300**

Project No 24010
Drawn By CK
Date September 2024



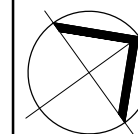
LEGEND

- 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 6 to 9
Dwg No **TP.301**

Project No 24010
Drawn By CK
Date September 2024



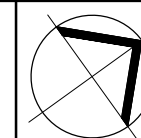
LEGEND

-  RESIDENTIAL LOTS
-  MOVABLE DWELLING SITES

-  RESIDENTIAL LOT BUILDING ENVELOPES
-  EXISTING TREES TO BE RETAINED

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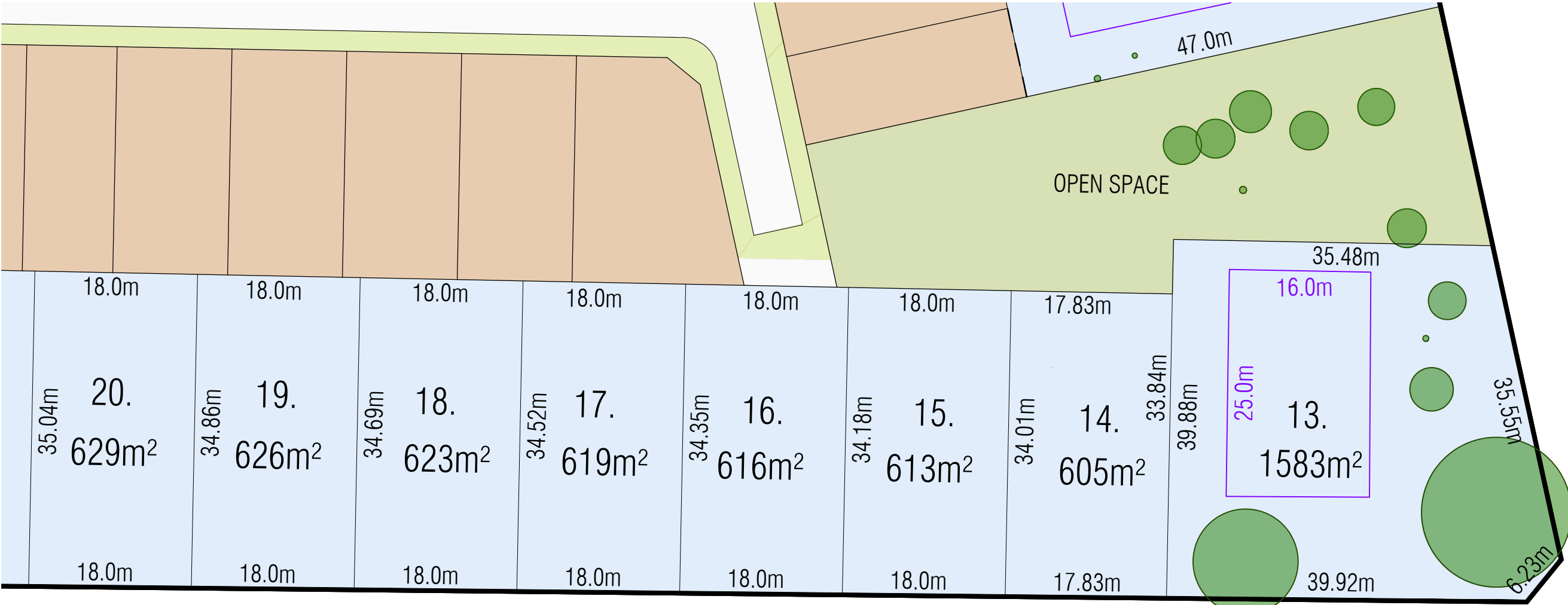
Proposed Seniors Housing Development
32 Burma Road, Tocumwal

Residential Lot Plans
Lots 10 to 12

Dwg No

Project No 24010
Drawn By CK
Date September 2024

TP.302



BURMA ROAD

LEGEND
 RESIDENTIAL LOTS
 MOVABLE DWELLING SITES

RESIDENTIAL LOT BUILDING ENVELOPES
 EXISTING TREES TO BE RETAINED

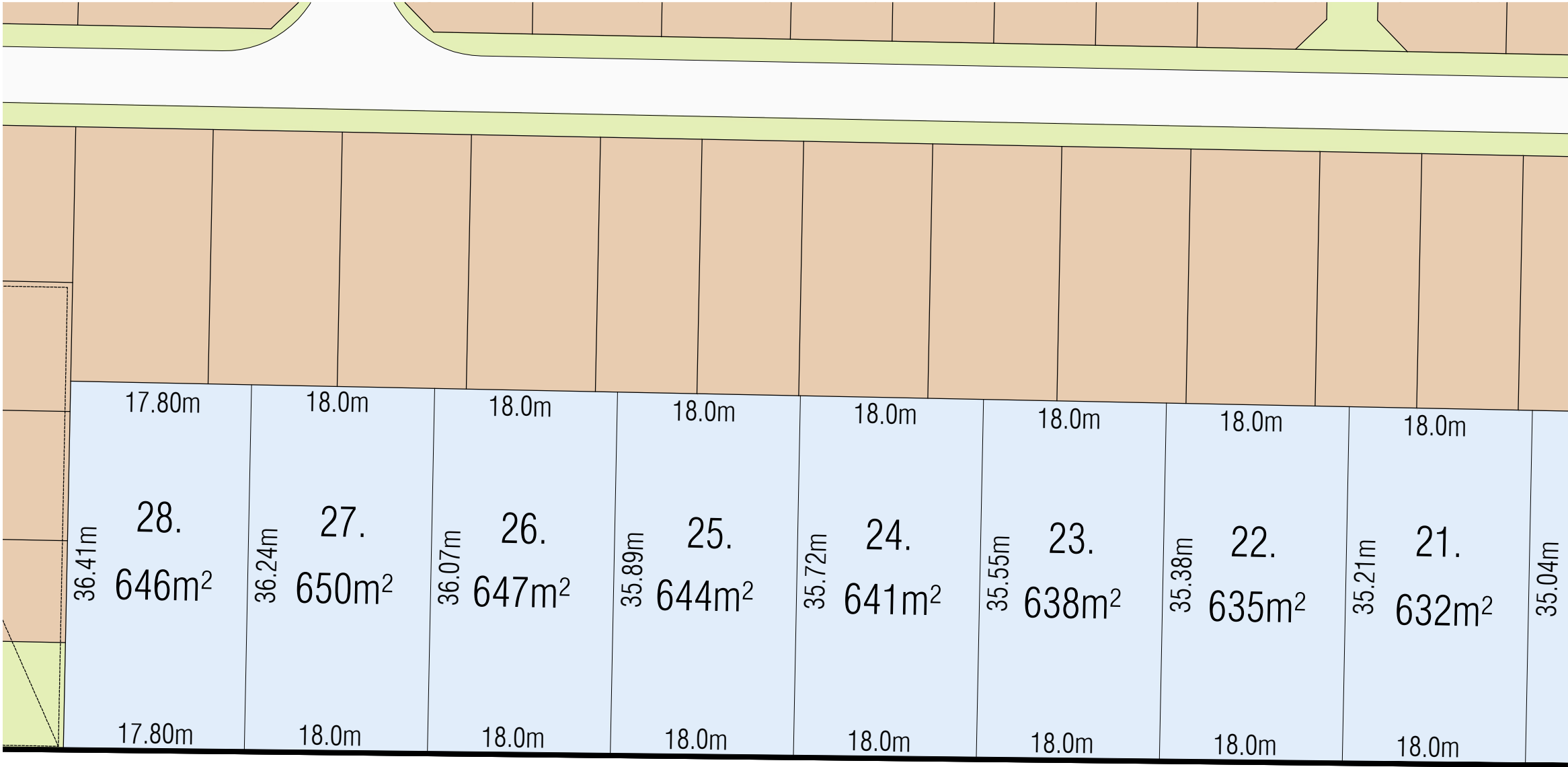
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Proposed Seniors Housing Development
32 Burma Road, Tocumwal
Residential Lot Plans
Lots 13 to 20
Dwg No

Project No 24010
Drawn By CK
Date September 2024
TP.303



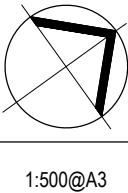
BURMA ROAD

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