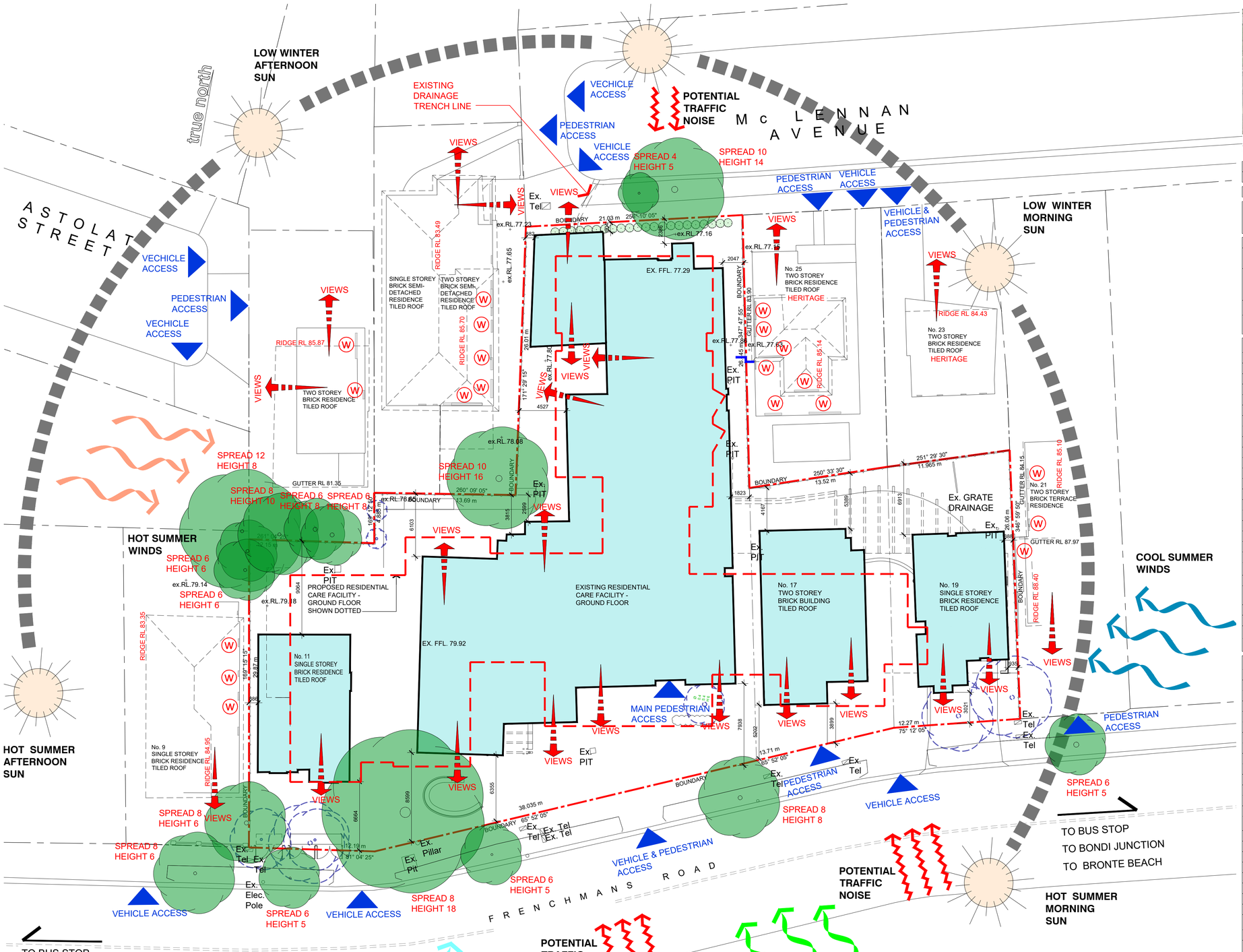
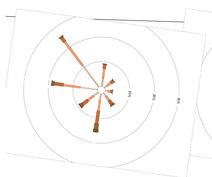
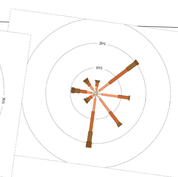
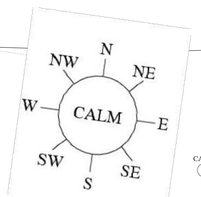




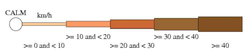
WIND ROSES
SYDNEY AIRPORT AMO WEATHER STATION ANNUAL WIND ROSE AT 9AM



WIND ROSES
SYDNEY AIRPORT AMO WEATHER STATION ANNUAL WIND ROSE AT 3PM



WIND ROSES ORIENTATION



WIND ROSE KEY

0m 2 5 10 15m
SCALE: 1: 200 @ A1
SCALE: 1: 400 @ A3

LOCALITY PLAN

NOT TO SCALE

SEPP PART 3 - DESIGN REQUIREMENTS	REFER TO
Division 1 General	
30. Site analysis	
1. A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the applicant has taken into account a site analysis prepared by the applicant in accordance with this clause.	This drawing
2. A site analysis must:	
A. Contain information about the site and its surrounds as described in subclauses (3) and (4), and	Please refer below
B. Be accompanied by a written statement (supported by plans including drawings of sections and elevations and, in the case of proposed development on land adjoining land zoned primarily for urban purposes, an aerial photograph of the site):	Design Statement
i. Explaining how the design of the proposed development has regard to the site analysis, and	Design Statement
ii. Explaining how the design of the proposed development has regard to the design principles set out in Division 2.	Design Statement
3. The following information about a site is to be identified in a site analysis:	
A. Site dimensions:	
• Length	Survey Plans
• Width	Survey Plans
B. Topography:	
• spot levels and/or contour	Survey Plans
• north point	All Plans
• natural drainage	Civil Drawings
• any contaminated soils or filled areas	Site Investigation Report
C. Services:	
• easements	N/A
• connections for drainage and utility services	Civil Drawings
D. Existing vegetation:	
• location	Survey Plans
• height	Survey Plans
• spread of established trees	Survey Plans
• species	Arborist Report
E. Micro climates:	
• orientation	This drawing
• prevailing winds	This drawing
F. Location of:	
• buildings and other structures	This drawing and DA01 – Site Plan
• heritage features and items including archaeology	This drawing
• fences	This drawing, DA01 – Site Plan & DA05 – Ground Floor Plan
• property boundaries	All plans
• pedestrian and vehicle access	This drawing
G. Views to and from the site	DA15 / DA16 – Street elevation & Perspectives
H. Overshadowing by neighbouring structures	DA17/DA18 – Shadow Diagrams
4. The following information about the surrounds of a site is to be identified in a site analysis:	
A. Neighbouring buildings:	
• location	Survey Plans
• height	Survey Plans
• use	Survey Plans
• balconies on adjacent properties	Survey Plans
• pedestrian and vehicle access to adjacent properties	Survey Plans
B. Privacy:	
• adjoining private open spaces	Survey Plans
• living room windows overlooking site	Survey Plans
• location of any facing doors and/or windows	Survey Plans
C. Walls built to the site's boundary:	
• location	DA01 – Site Plan
• height	DA01 – Site Plan
• materials	DA01 – Site Plan
D. Difference in levels between the site and adjacent properties at their boundaries	Survey Plans
E. Views and solar access enjoyed by neighbouring properties	This drawing
F. Major trees on adjacent properties	Survey Plans
G. Street frontage features:	
• poles	Survey Plans
• trees	Survey Plans
• kerb crossovers	Survey Plans
• bus stops	Survey Plans
• other services	Survey Plans
H. The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted):	
• architectural character	All plans
• front fencing	This drawing, DA01 – Site Plan, DA05 – Ground Floor Plan & DA14 – Street Elevations Proposed
• garden styles	Landscape
I. Heritage features of surrounding locality and landscape	Heritage Report
J. Direction and distance to local facilities:	DA02a – Site Analysis Locality Plan
• local shops	DA02a – Site Analysis Locality Plan
• schools	DA02a – Site Analysis Locality Plan
• public transport	Traffic Report
• recreation and community facilities	DA02a – Site Analysis Locality Plan
K. Public open space:	
• location	DA02a – Site Analysis Locality Plan
• use	DA02a – Site Analysis Locality Plan
L. Adjoining bushland or environmentally sensitive land	N/A
M. Sources of nuisance:	N/A
• flight paths	DA02a – Site Analysis Locality Plan
• noisy roads or significant noise sources	This drawing, DA02a – Site Analysis Locality Plan
• polluting operations	N/A

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LEGEND

	OUTLINE OF EXISTING SUMMITCARE BUILDING G/F
	OUTLINE OF PROPOSED SUMMITCARE BUILDING G/F
	BOUNDARY
	VIEWS
	PEDESTRIAN OR VEHICLE ACCESS
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE DEMOLISHED
	PROPOSE 1800H FENCE AND LANDSCAPE SCREENING FOR PRIVACY SCREENING REFER TO LANDSCAPE DOCUMENTS FOR DETAIL
	OCCASIONAL SUMMER BREEZES
	COOL SUMMER WINDS
	HOT SUMMER WINDS
	COLD WINTER WINDS
	TRAFFIC NOISE
W	WINDOW OF NEIGHBOURING BUILDINGS

NOTES:

1. REFER TO SURVEY DWGS FOR NEIGHBOURING PROPERTIES' WINDOWS AND DOORS' SILL AND HEAD HEIGHTS.
2. PLANT SPECIES REFER TO ABORIST REPORT
3. REFER TO DA01 - SITE PLAN FOR FENCING TYPES, RETAINING WALLS LOCATION, HEIGHT AND DETAILS

No.	Amendment	Date
D	Development Application Re-Issue	14.02.2022
C	Development Application Re-Issue	14.01.2022
B	Development Application Re-Issue	01.06.2021
A	Development Application Re-Issue	14.05.2021

Project
SUMMIT CARE
11-19 Frenchmans Road, Randwick

Drawing
SITE ANALYSIS

SUMMITCARE
WARMTH WORTH WELLBEING

boffa robertson group
architecture, health and aged care planning, project management
Suite 7, Level 1 Epica, 9 Railway Street
Chatswood NSW 2067
AUSTRALIA
Tel. (02) 9406 7000
Fax. (02) 9406 7099
Email : brgroup@brgr.net

Date	JULY 2019	Job No. :	Drawing
Scale	AS SHOWN	1912 /	DA02
Drawn	SS		
Amendment	D		