



DEVELOPMENT APPLICATION DRAWING LIST

No:	Drawing Name
DA-00	COVER SHEET
DA-01	EXISTING SITE + DEMOLITION PLAN
DA-02	SITE CONTEXT PLAN
DA-03	SITE ANALYSIS PLAN
DA-04	PLANNING CONTROLS DIAGRAM
DA-05	SITE / ROOF PLAN
DA-06	BASEMENT - SERVICE + CARPARK LEVEL
DA-07	LOWER GROUND FLOOR
DA-08	GROUND FLOOR [ENTRY LEVEL]
DA-09	FIRST FLOOR LEVEL
DA-10	ELEVATIONS [SHEET 01]
DA-11	ELEVATIONS [SHEET 02]
DA-12	SECTIONS [SHEET 01]
DA-13	SECTIONS [SHEET 02]
DA-14	SHADOW DIAGRAMS [22 JUNE]
DA-15	3D VIEWS
DA-16	3D VIEWS
DA-17	HEIGHT CONTROL VIEWS
DA-18	REAR 25% SETBACK AND EGRESS DIAGRAM
DA-19	SMOKE COMPARTMENT PLANS
DA-20	VIEWS FROM ADJACENT PROPERTIES
DA-21	LOWER GROUND WEST ROOM VIEW AMENITY
DA-22	LOWER GROUND EAST ROOM VIEW AMENITY
DA-23	SUNLIGHT WINTER COURTYARD 1
DA-24	SUNLIGHT WINTER COURTYARD 2
DA-25	SUNLIGHT WINTER COURTYARD 3
DA-26	SUNLIGHT WINTER COURTYARD EAST
DA-27	SUNLIGHT EQUINOX COURTYARD 1
DA-28	SUNLIGHT EQUINOX COURTYARD 2
DA-29	SUNLIGHT EQUINOX COURTYARD 3
DA-30	SUNLIGHT EQUINOX COURTYARD EAST

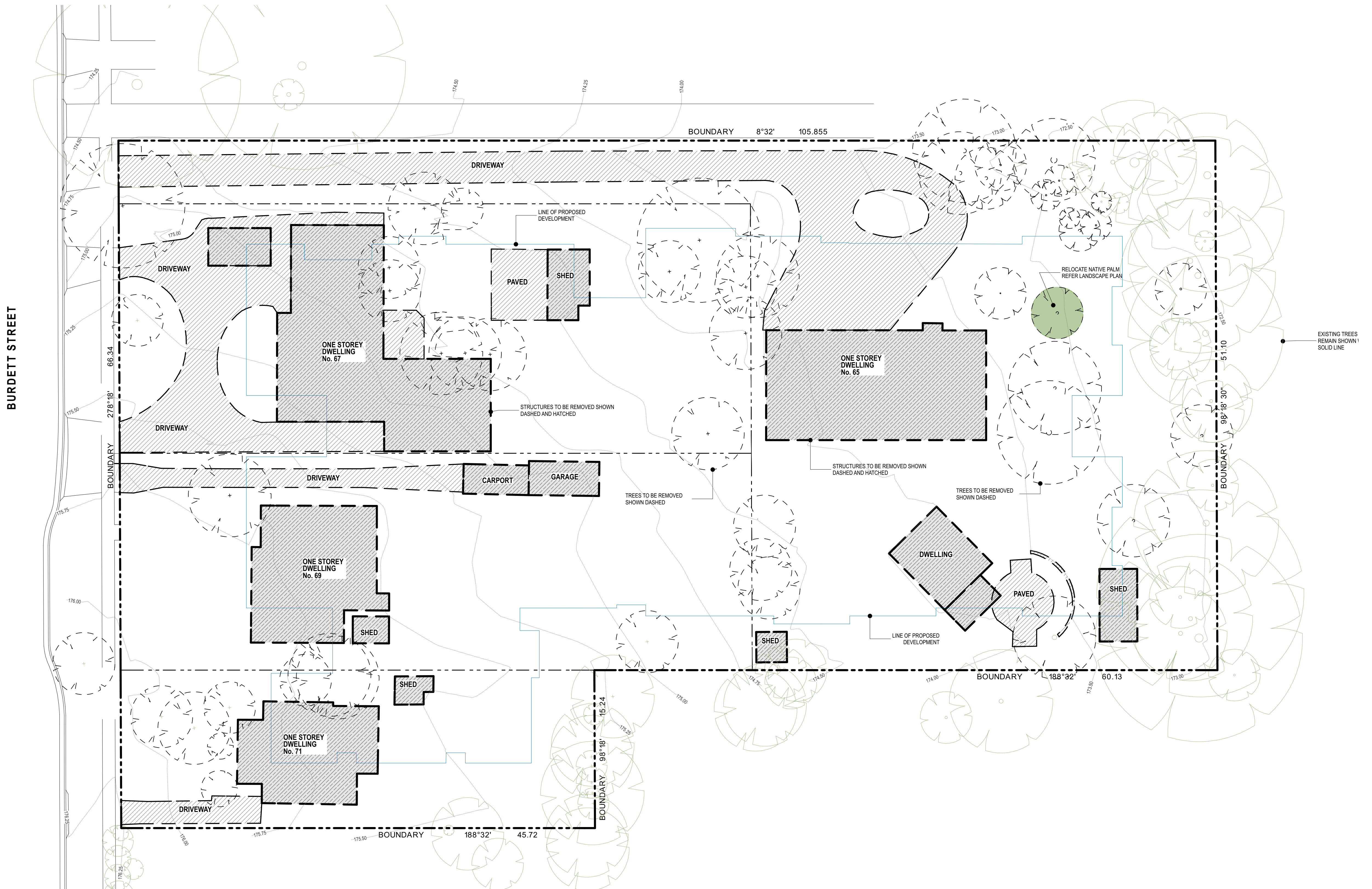


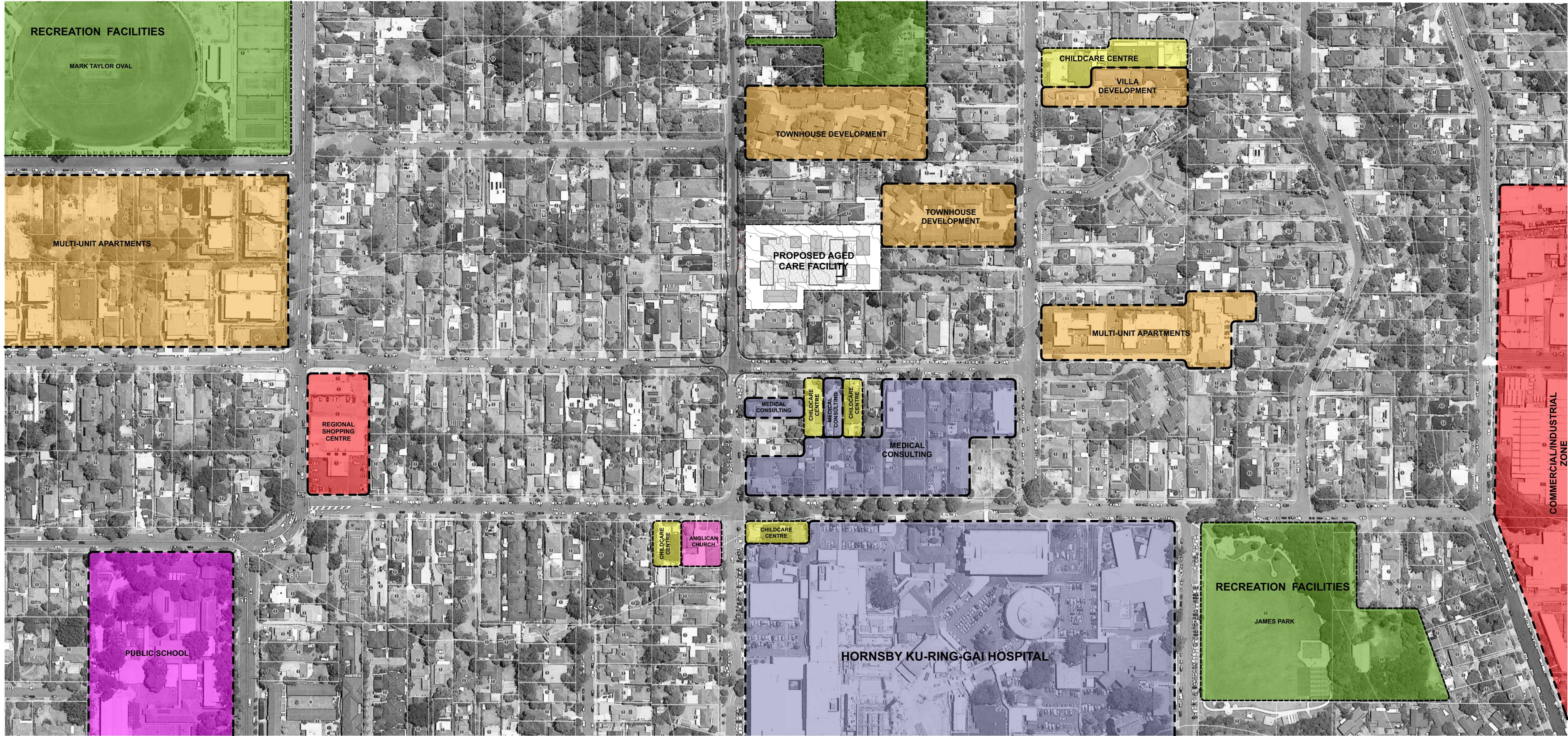
THOMPSON
HEALTH CARE



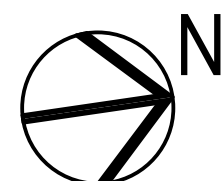
GARTNERTROVATO
ARCHITECTS

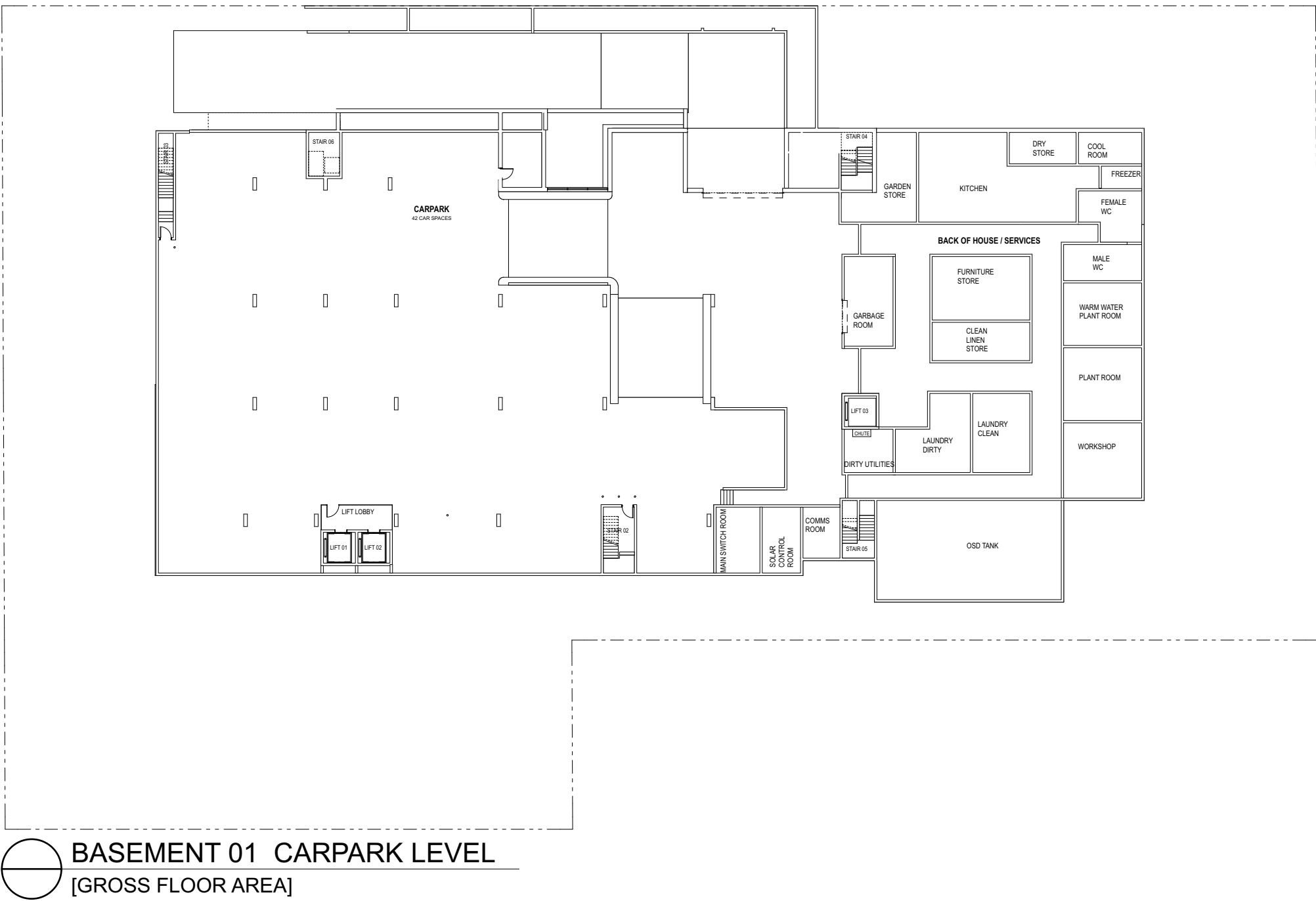
HORNSBY RACF - DA
PROPOSED AGED CARE FACILITY
65-71 BURDETT STREET, HORNSBY





SITE CONTEXT PLAN

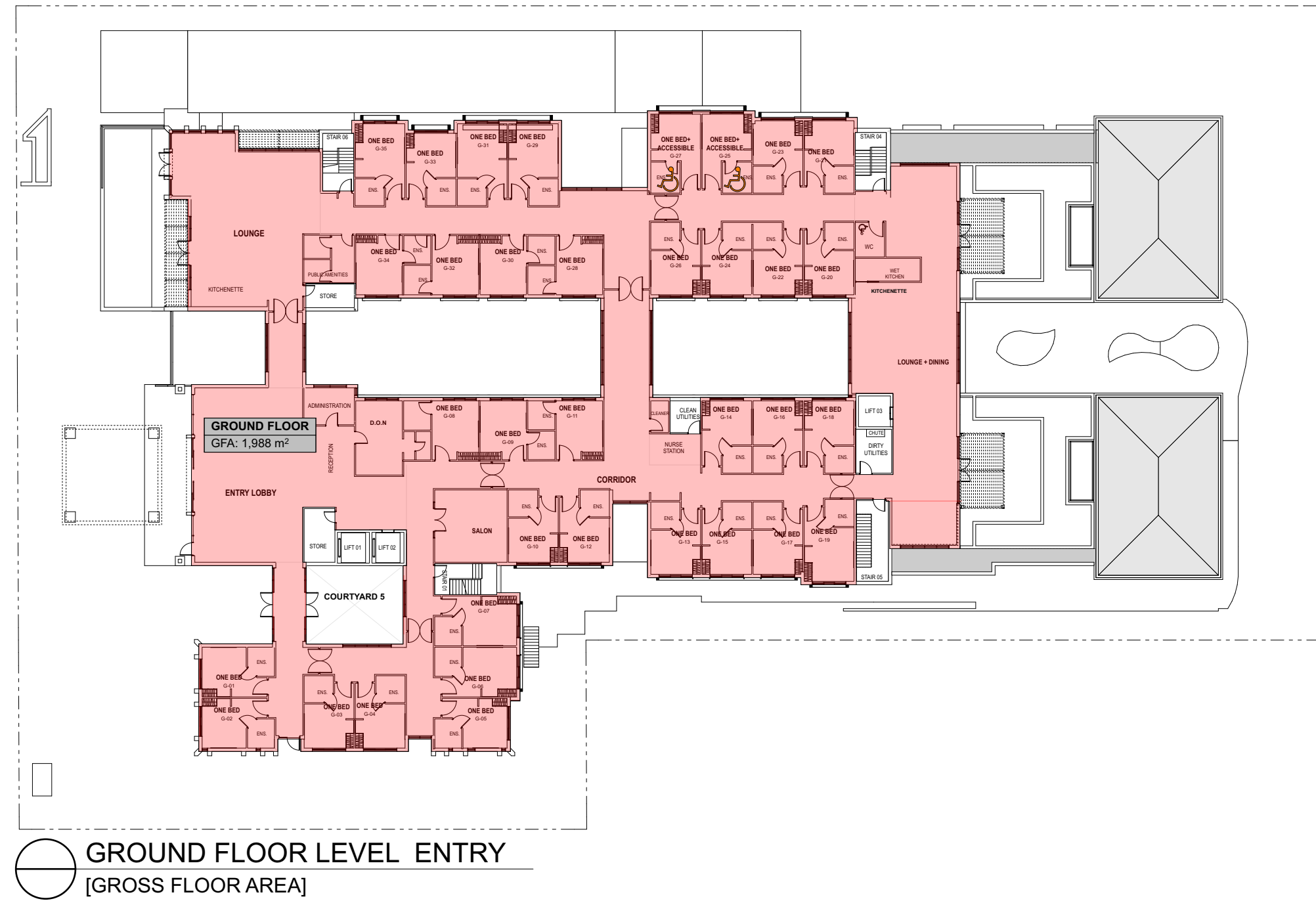




BASEMENT 01 CARPARK LEVEL
[GROSS FLOOR AREA]



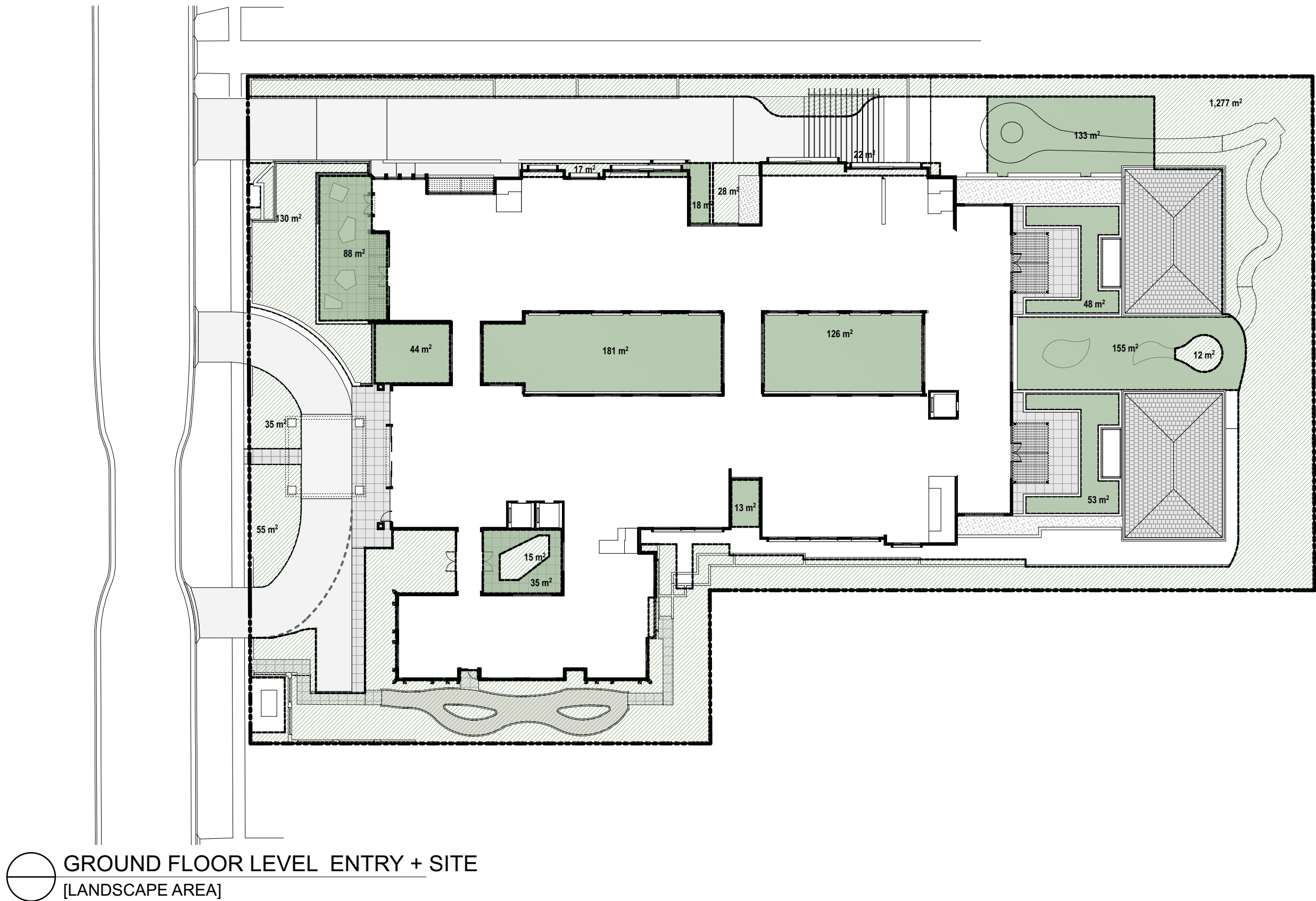
LOWER GROUND FLOOR LEVEL
[GROSS FLOOR AREA]



GROUND FLOOR LEVEL ENTRY
[GROSS FLOOR AREA]



FIRST FLOOR LEVEL
[GROSS FLOOR AREA]



GROUND FLOOR LEVEL ENTRY + SITE
[LANDSCAPE AREA]

DEVELOPMENT SCHEDULE

SITE AREA 6,105m²

FSR CALCULATIONS

BASEMENT 0m²
LOWER GROUND FLOOR 2,299m²
GROUND FLOOR 1,988m²
FIRST FLOOR 1,021m²

TOTAL 5,308m²

FSR 0.9:1

LANDSCAPE CALCULATIONS

GROUND LEVEL + OVERALL SITE 1,592m² (26%)
DEEP SOIL 1,592m² (26%)
COURTYARDS/PLANTERS 902m²

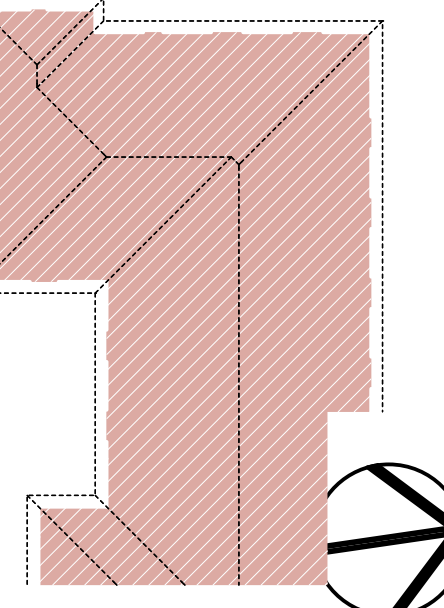
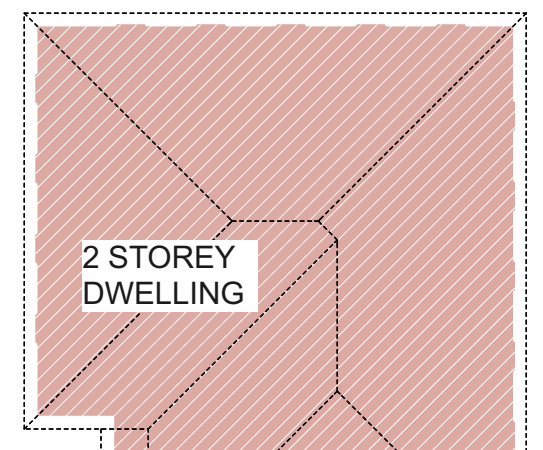
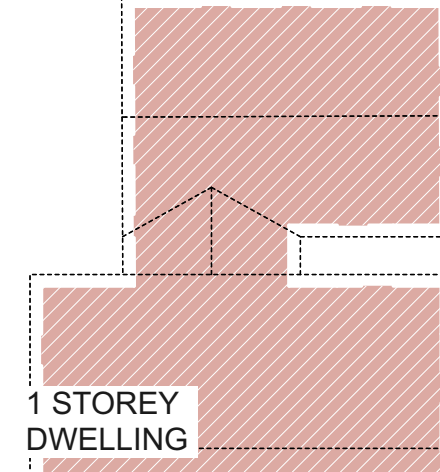
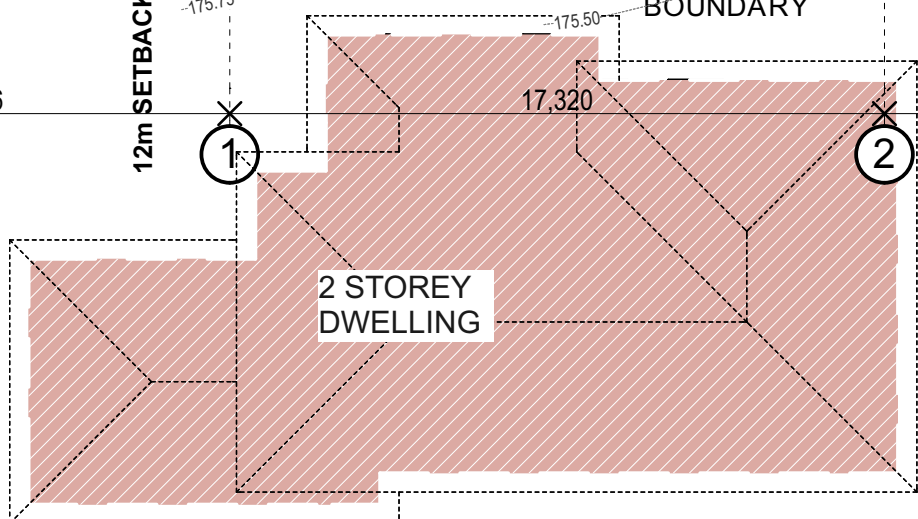
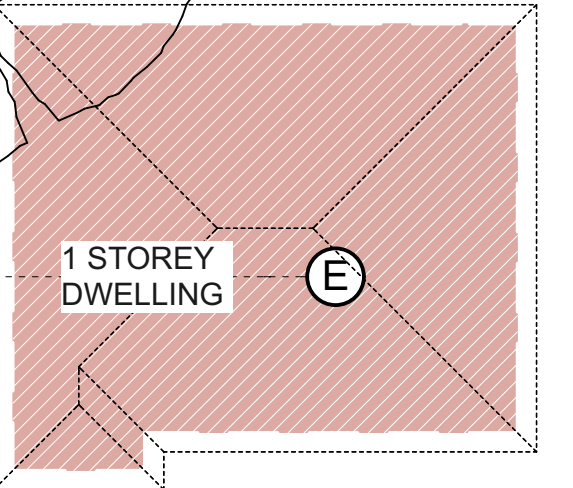
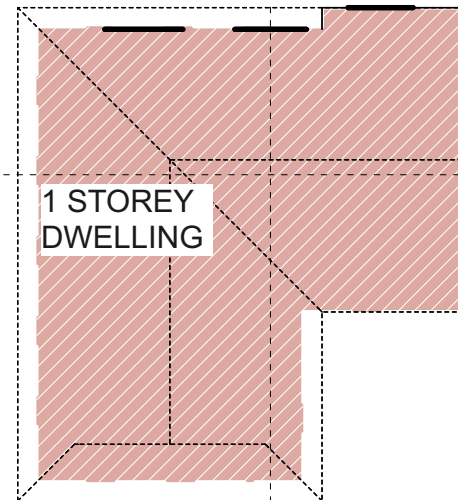
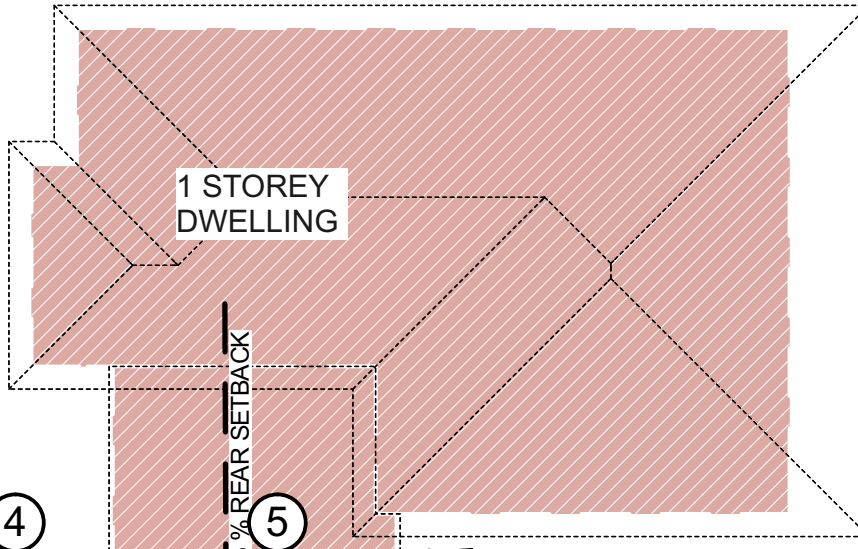
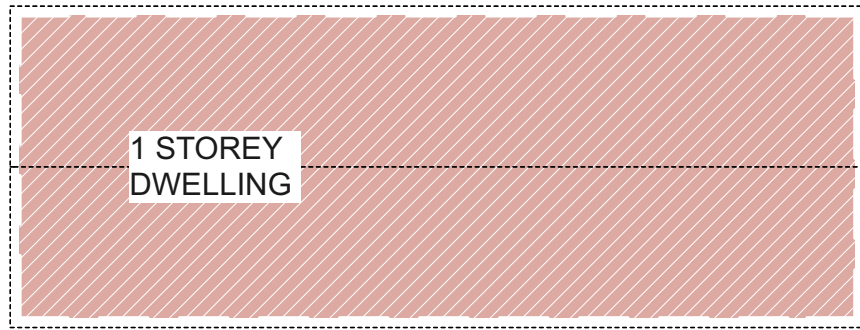
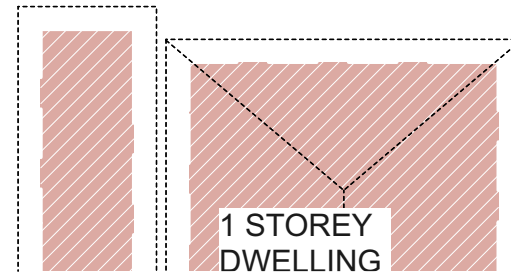
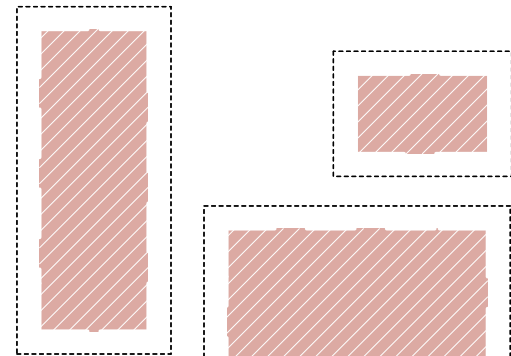
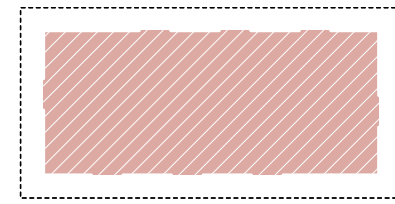
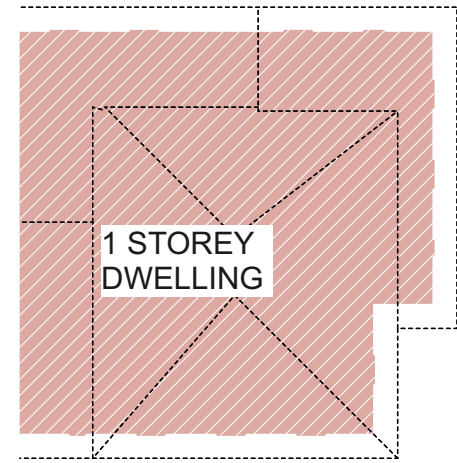
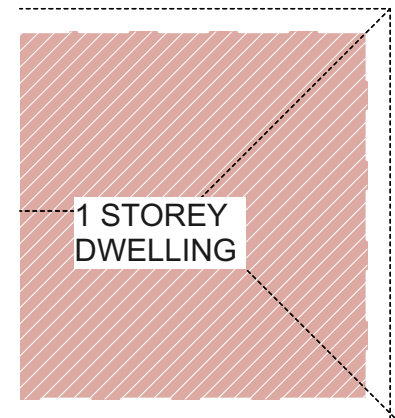
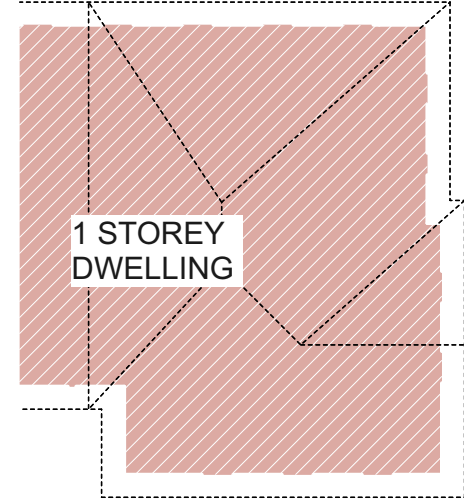
TOTAL OVERALL 2,494m² (41%)

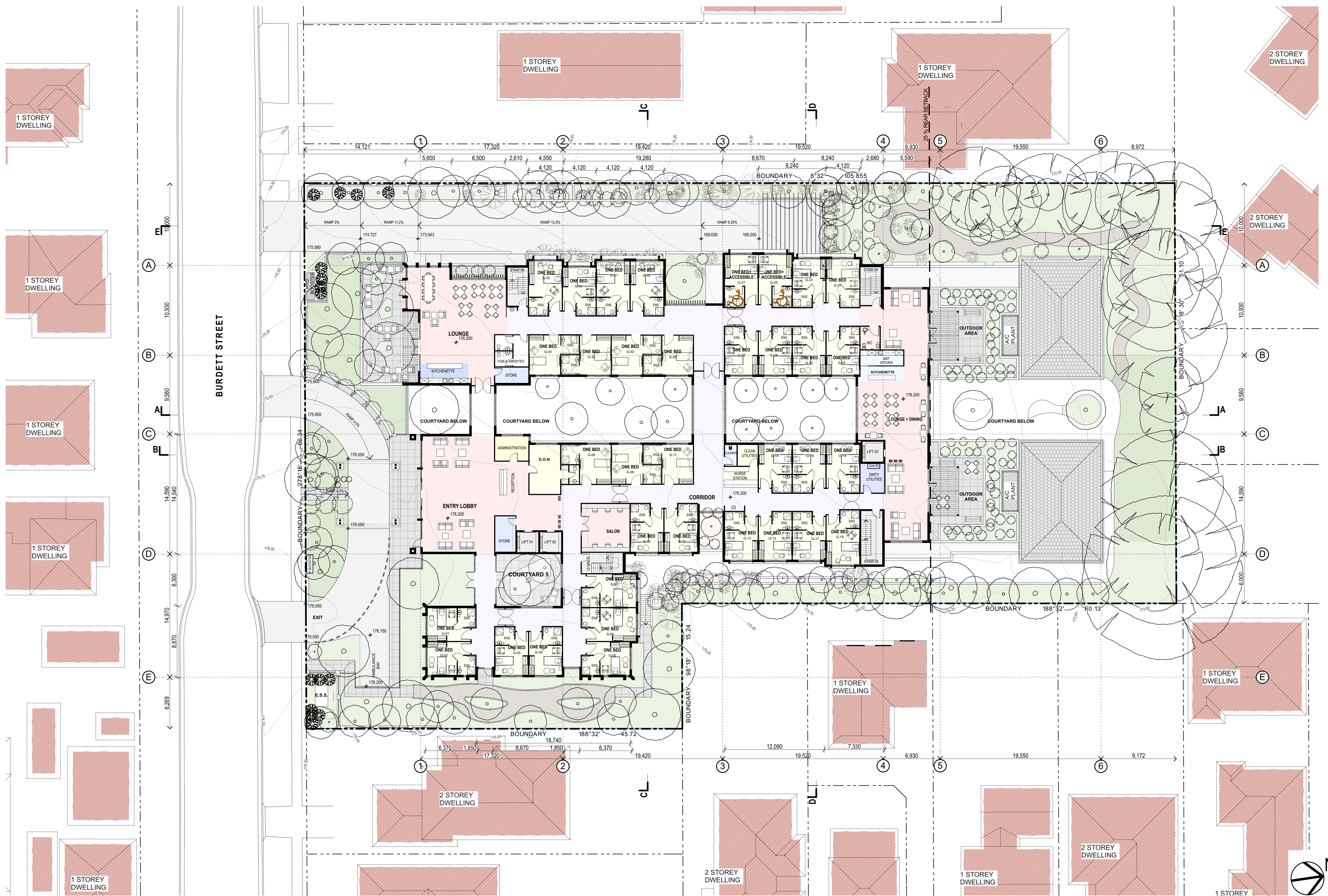
RESIDENT ROOM NUMBERS

	ONE BED	ACCESSIBLE	TOTAL
LOWER GROUND	42	2	44
GROUND FLOOR	33	2	35
FIRST FLOOR	17	2	19
TOTAL	92	6	98

CARPARKING
BASEMENT 50 CARSPACES (2 ACCESSIBLE)
GROUND LEVEL AMBULANCE BAY









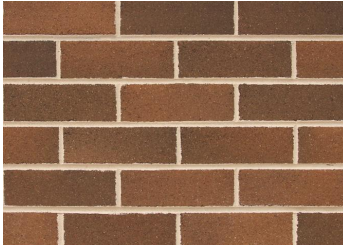







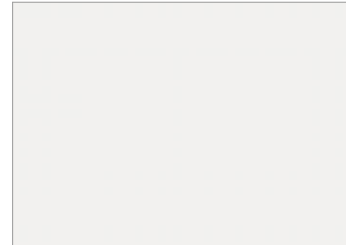
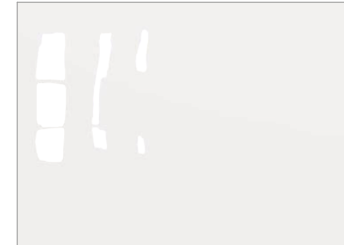

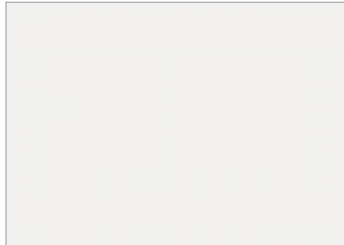

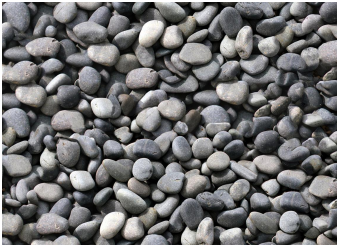
SOUTH ELEVATION [BOUNDARY]



NORTH ELEVATION [BOUNDARY]

EXTERNAL FINISHES







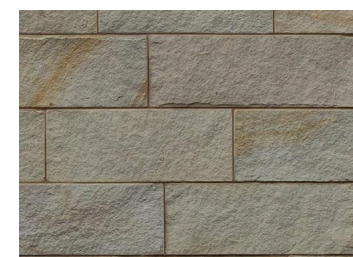

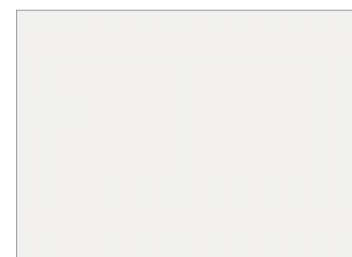
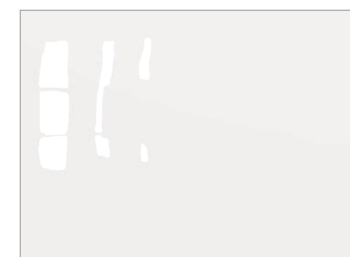

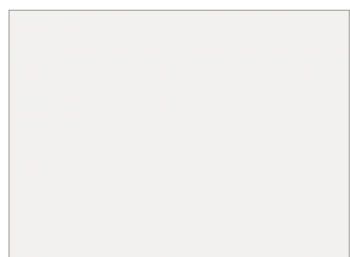
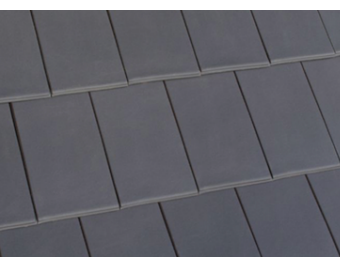
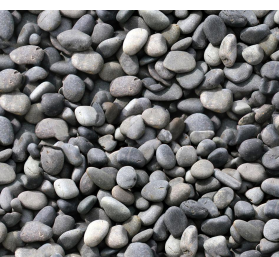
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

BRICKWORK/BLOCKWORK						TIMBER FINISH		STONE CLADDING			FACADE FEATURE PAINT		GLASS FACADE PANELS		METALWORK COLOUR			ROOF FINISHES		
	A MAIN BRICK AUSTRAL BRICKS BOWRAL BROWN	B DARK BRICK AUSTRAL BRICKS ULTRA SMOOTH - RHYTHM	C PALE BRICK AUSTRAL BRICKS SYMMETRY PORTLAND	D WHITE BRICK AUSTRAL BRICKS SYMMETRY PORTLAND	E EXTERNAL BLOCKWORK AUSTRAL MASONRY COLOUR POLISHED CHARCOAL		F ENTRY STRUCTURE POSTS SELECTED HARDWOOD CLEAR FINISH		G MAIN STONE CLADDING SMOOTH FACE SANDSTONE	H FEATURE STONE CLADDING ROUGH CUT ALPINE STONE		J FASCIAS TRIMS + SOFFITS ETC. COLOUR OFF WHITE		K CURTAIN WALL GLAZING COLOUR OFF WHITE		L PERGOLAS + FENCES ETC COLOUR CB MONUMENT	M WINDOW FRAMES COLOUR OFF WHITE		N TILED ROOF MONIER CONCRETE TILE COLOUR - MID GREY	O PEBBLE ROOF BALAST RIVER PEBBLE



EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

BRICKWORK/BLOCKWORK						TIMBER FINISH		STONE CLADDING			FACADE FEATURE PAINT		GLASS FACADE PANELS		METALWORK COLOUR			ROOF FINISHES		
	A MAIN BRICK AUSTRAL BRICKS BOWRAL BROWN	B DARK BRICK AUSTRAL BRICKS ULTRA SMOOTH - RHYTHM	C PALE BRICK AUSTRAL BRICKS SYMMETRY PORTLAND	D WHITE BRICK AUSTRAL BRICKS SYMMETRY PORTLAND	E EXTERNAL BLOCKWORK AUSTRAL MASONRY COLOUR POLISHED CHARCOAL		F ENTRY STRUCTURE POSTS SELECTED HARDWOOD CLEAR FINISH		G MAIN STONE CLADDING SMOOTH FACE SANDSTONE	H FEATURE STONE CLADDING ROUGH CUT ALPINE STONE		J FASCIAS TRIMS + SOFFITS ETC. COLOUR OFF WHITE		K CURTAIN WALL GLAZING COLOUR OFF WHITE		L PERGOLAS + FENCES ETC COLOUR CB MONUMENT	M WINDOW FRAMES COLOUR OFF WHITE		N TILED ROOF MONIER CONCRETE TILE COLOUR - MID GREY	O PEBBLE ROOF BALAST RIVER PEBBLE

Architectural section drawing of a building, showing multiple levels and rooms. The drawing includes a vertical scale on the right with levels: +182.400 CEILING LEVEL, +179.300 FIRST FLOOR LEVEL, +176.200 GROUND FLOOR LEVEL ENTRY, +173.100 LOWER GROUND FLOOR LEVEL, +170.200 BASEMENT 01 CARPARK LEVEL, and +169.200 BASEMENT 02 SERVICE LEVEL. The drawing also shows a cross-section of the building with various rooms and a car park area.

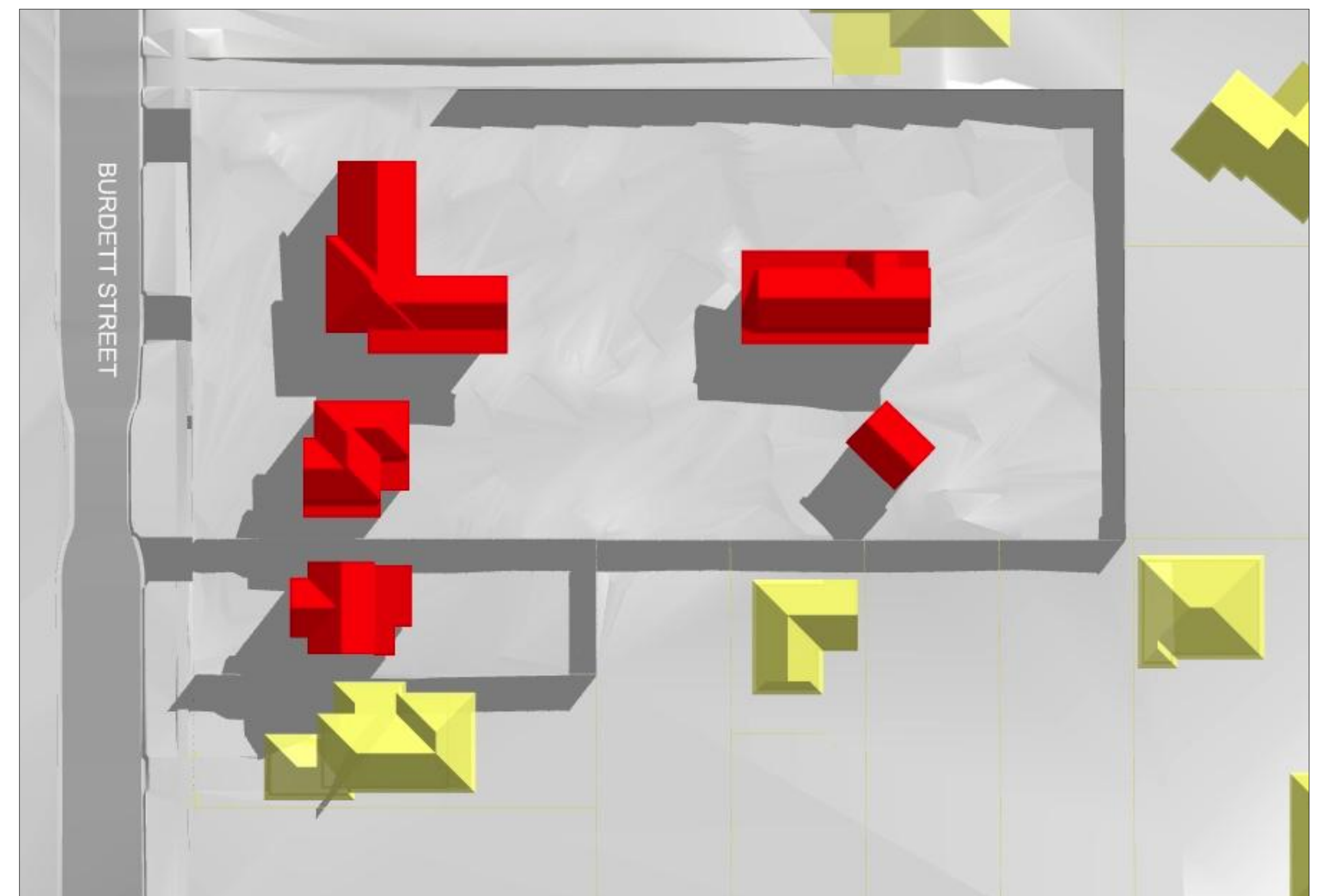
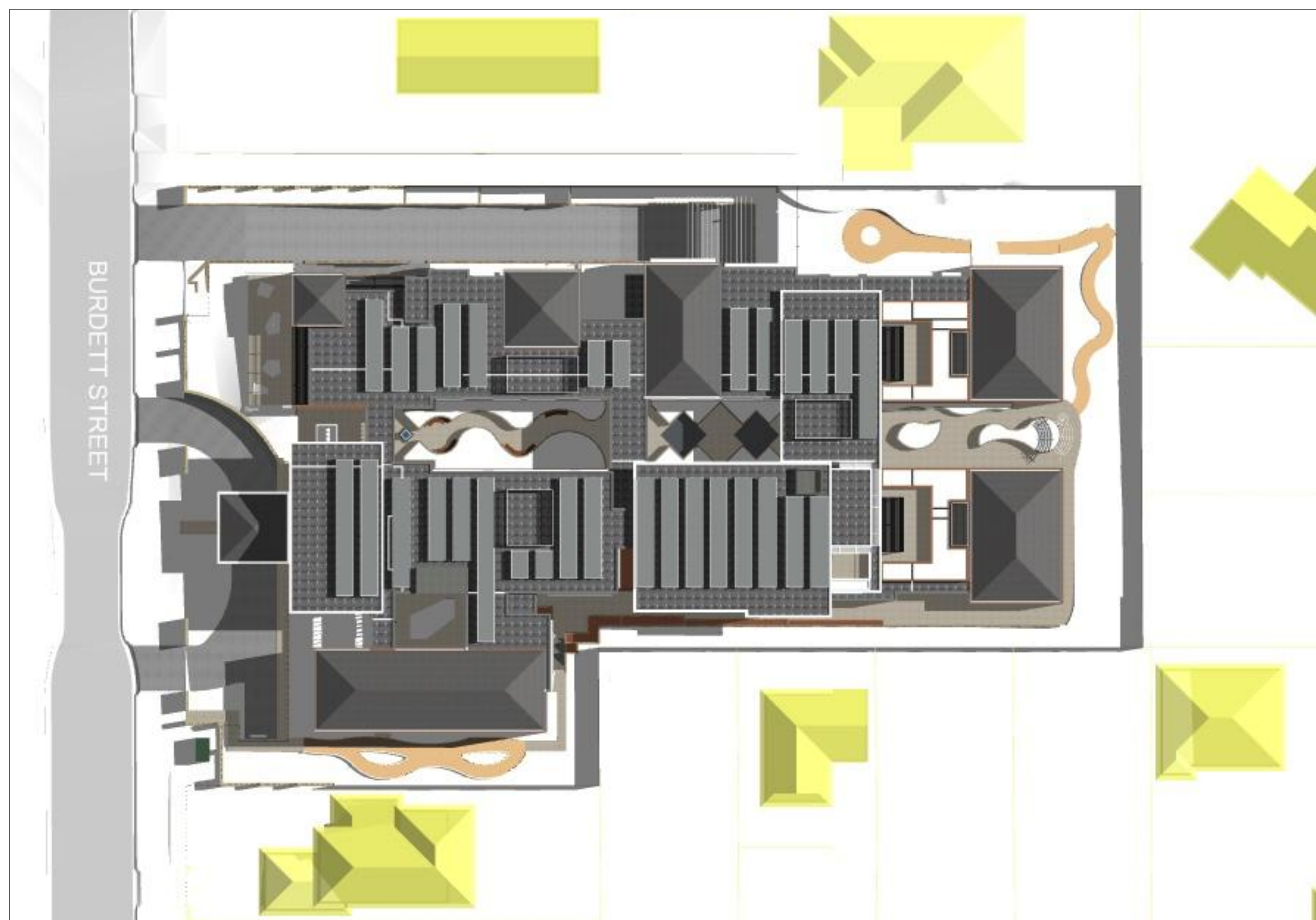
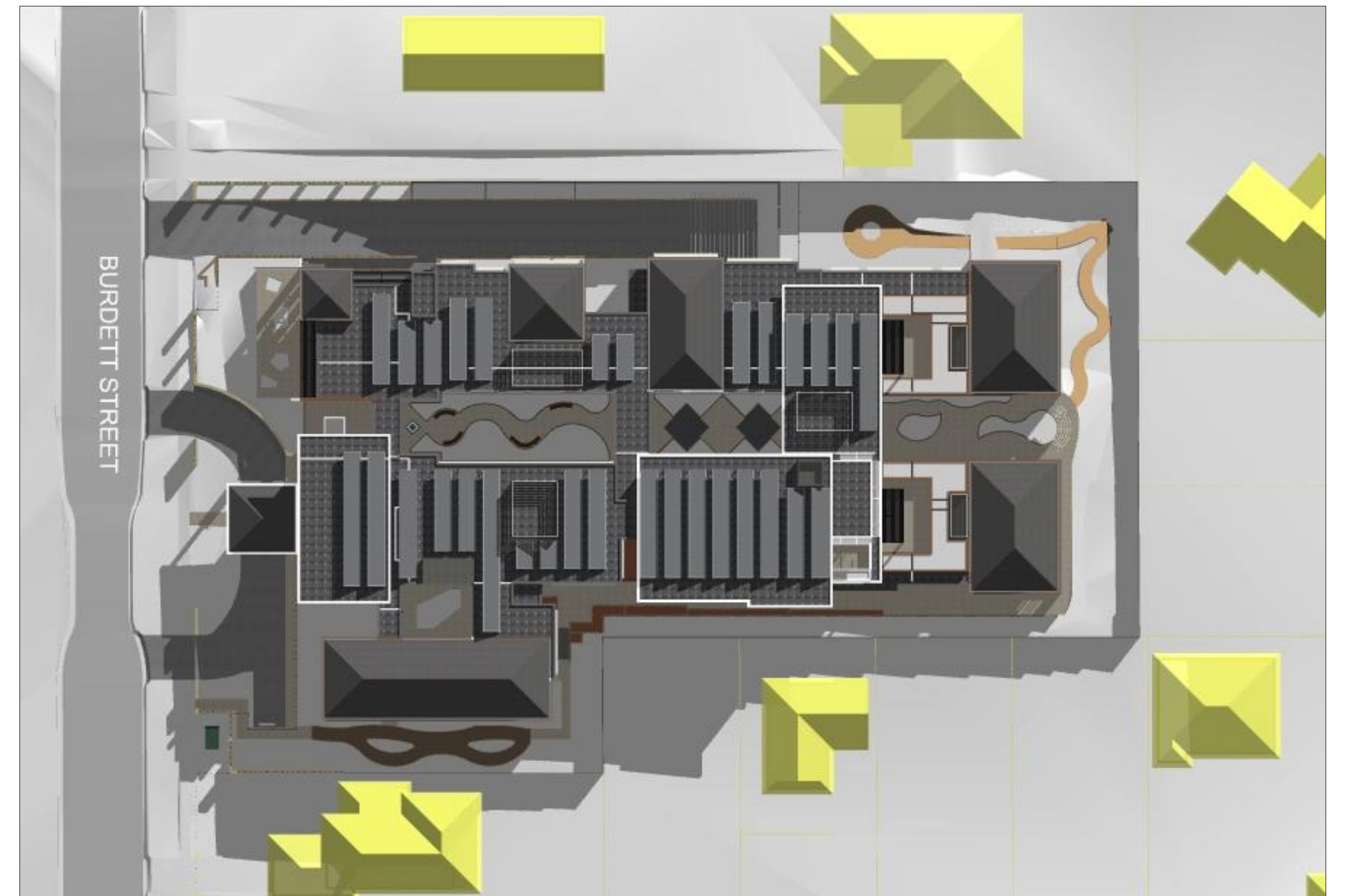
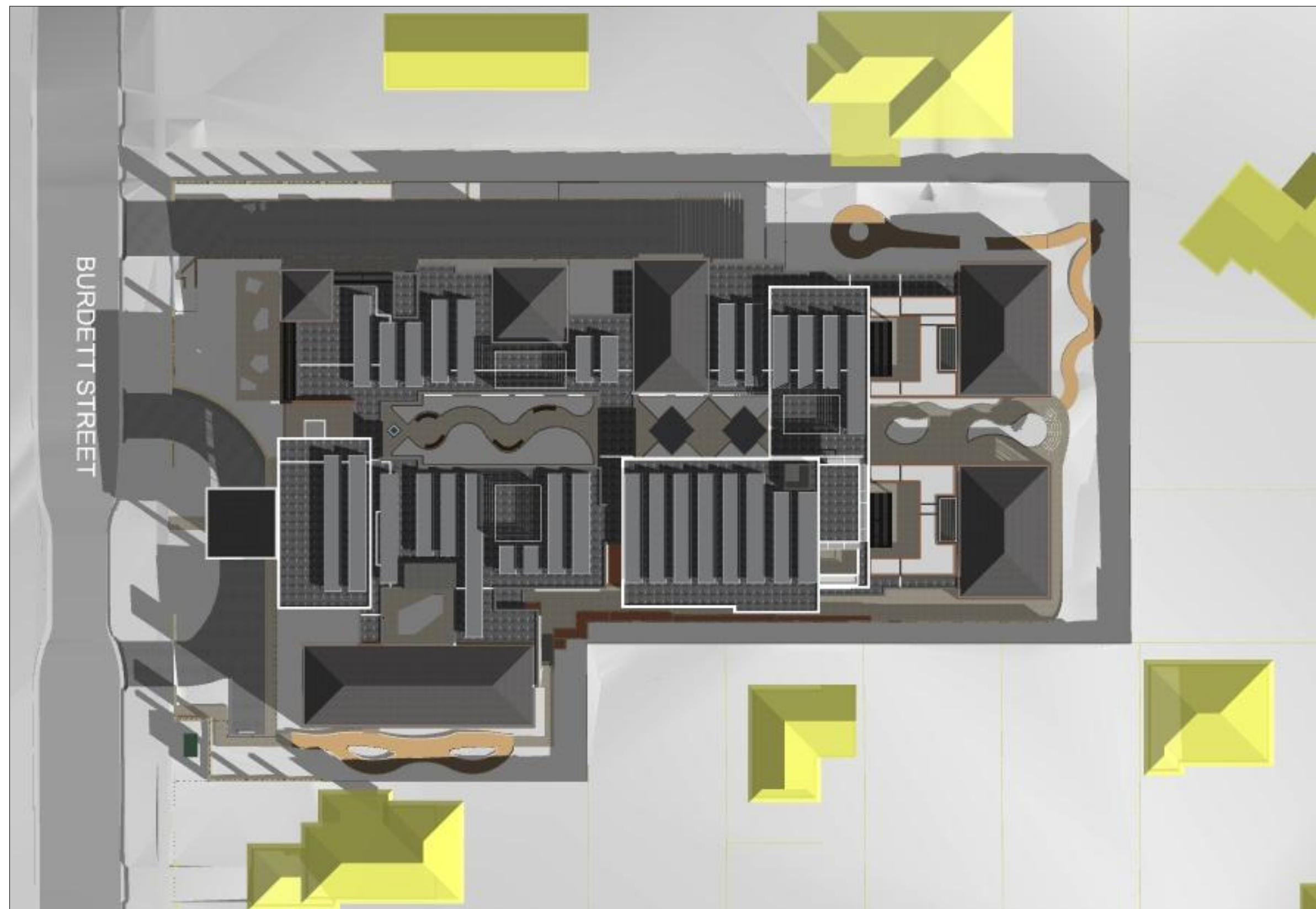
Rooms and areas shown include:

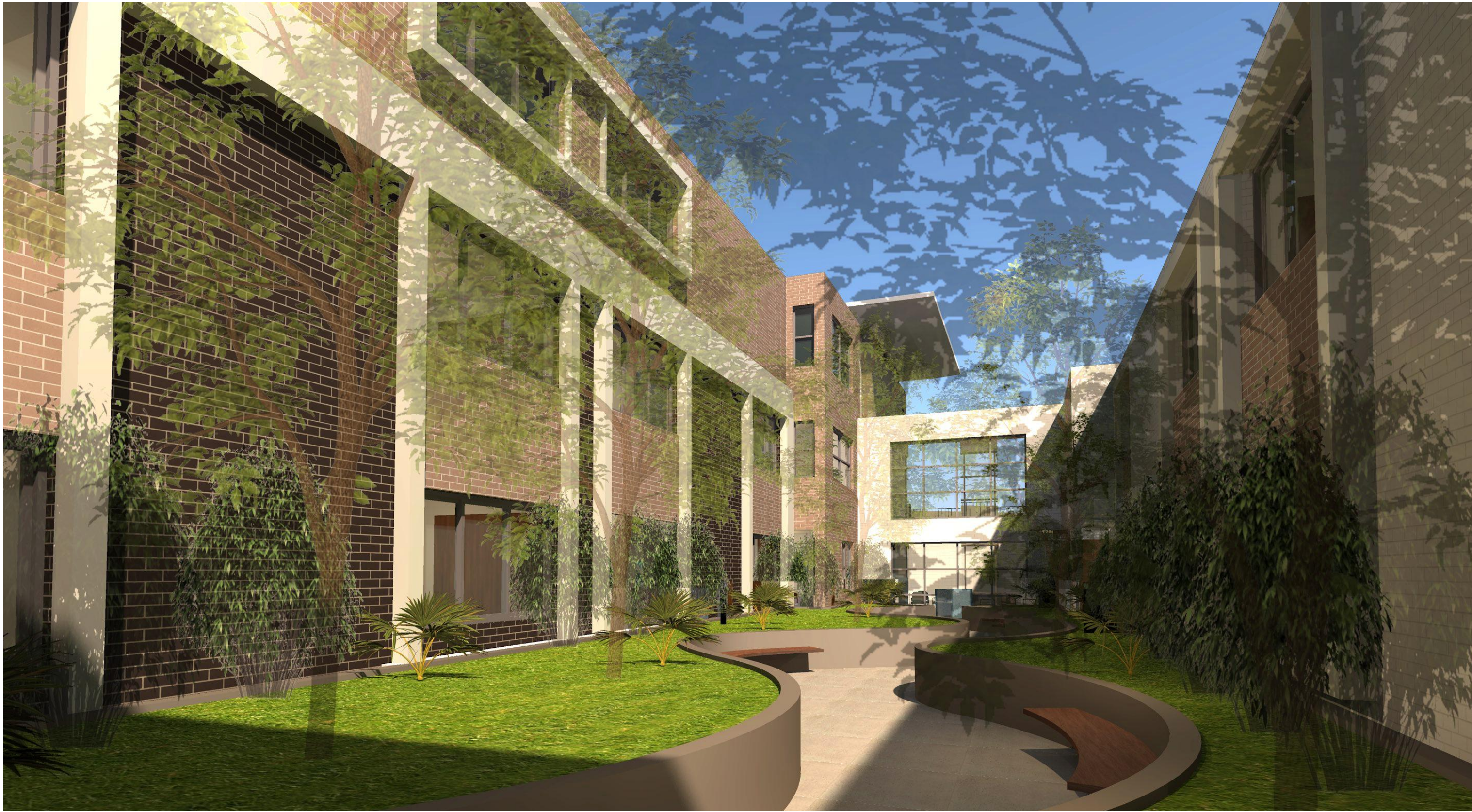
- LOUNGE + DINING
- KITCHENETTE
- WC
- RESIDENT
- ENTRY LOBBY + LOUNGE
- RECEPTION
- STAFF ROOM
- EXERCISE + PHYSIO
- CAR PARK
- LINK PASSAGE
- CLEAN UTILITIES
- LIBRARY + SUNROOM
- DINING
- LOUNGE
- PLANT ROOM
- LOADING

Other features include a diamond-shaped boundary marker (BDRY) on the left, a tree on the left, a tree on the right, and a dashed line indicating the 8m HEIGHT LINE. The drawing also shows a cross-section of the building with various rooms and a car park area.

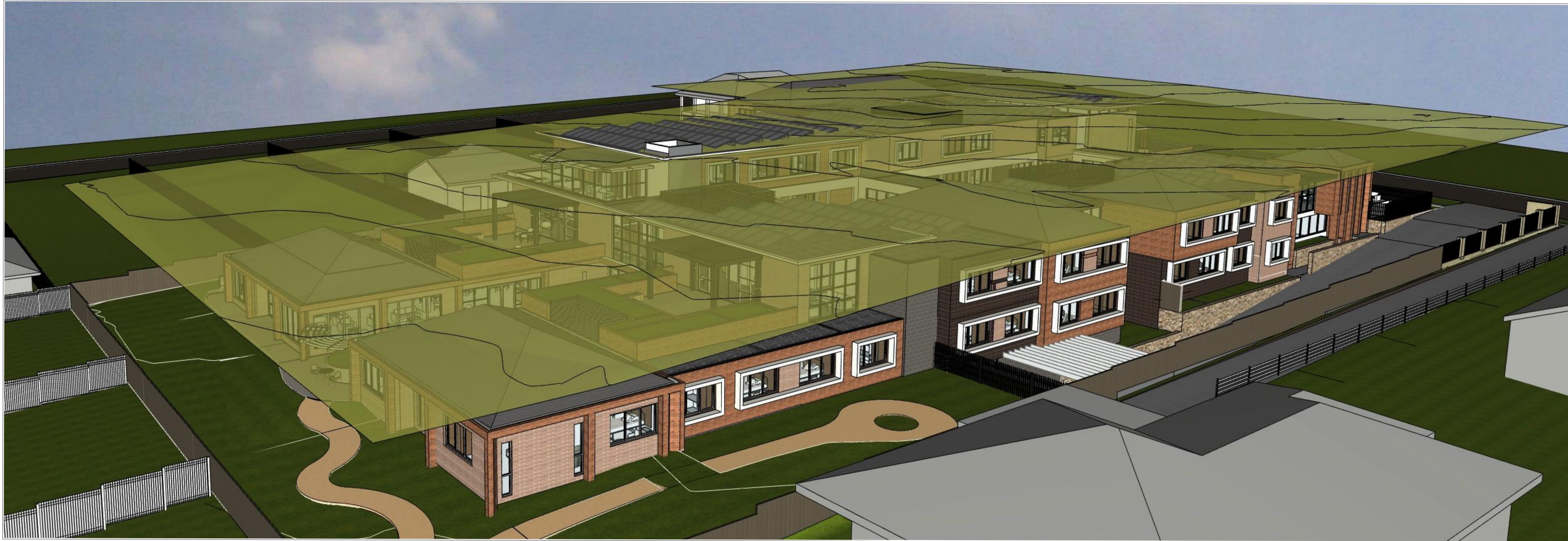
Issue Date	Rev	Description	Drawn	Checked	CLIENT	PROJECT	DRAWING TITLE		
MAR. 2021	C	REVISED DA AND ADDITIONAL INFORMATION				THOMPSON HEALTH HORNSBY	SECTIONS [SHEET 01]		
						PROPOSED AGED CARE FACILITY 65-71 BURDETT STREET, HORNSBY	SCALE	DESIGN BY	DATE
							1:200 @ A1	DVI / DH	3/2/21
						LOTS 2-4 DP 22368 FOR THOMPSON HEALTH CARE	PROJECT NO.	DRAWING NO.	REVISION
						1818	DA-12		







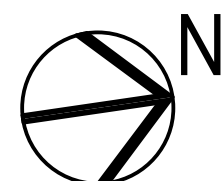
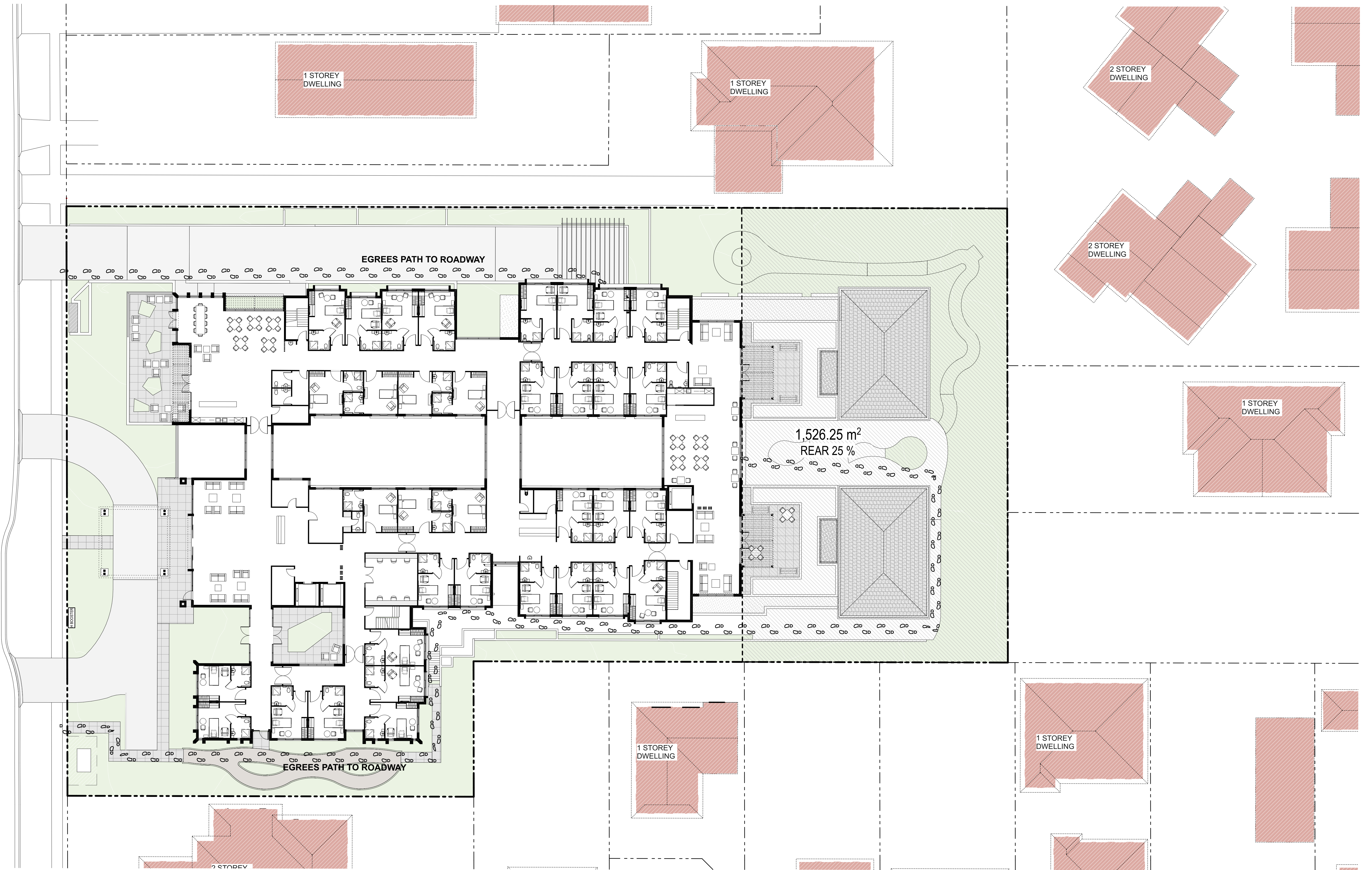


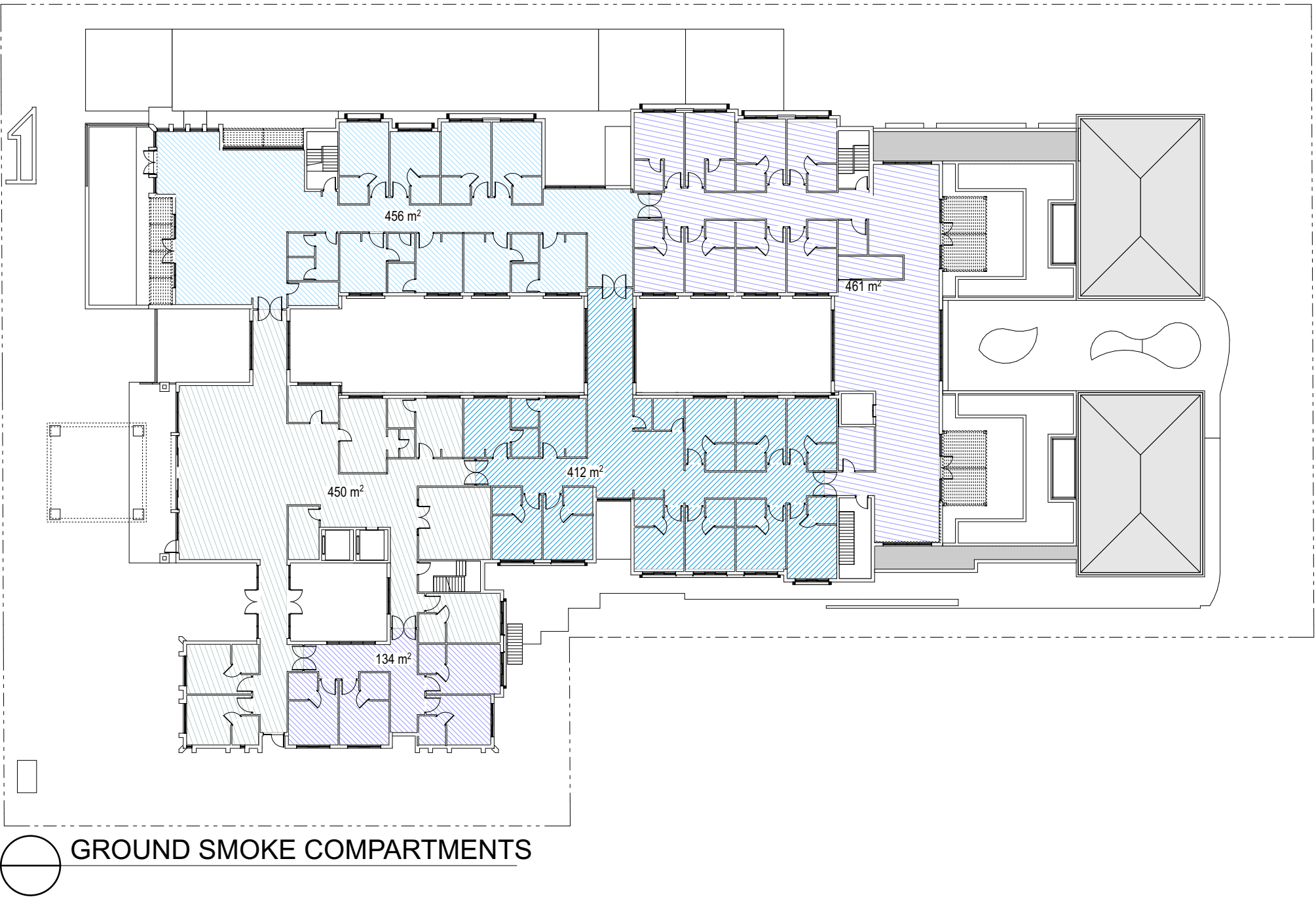
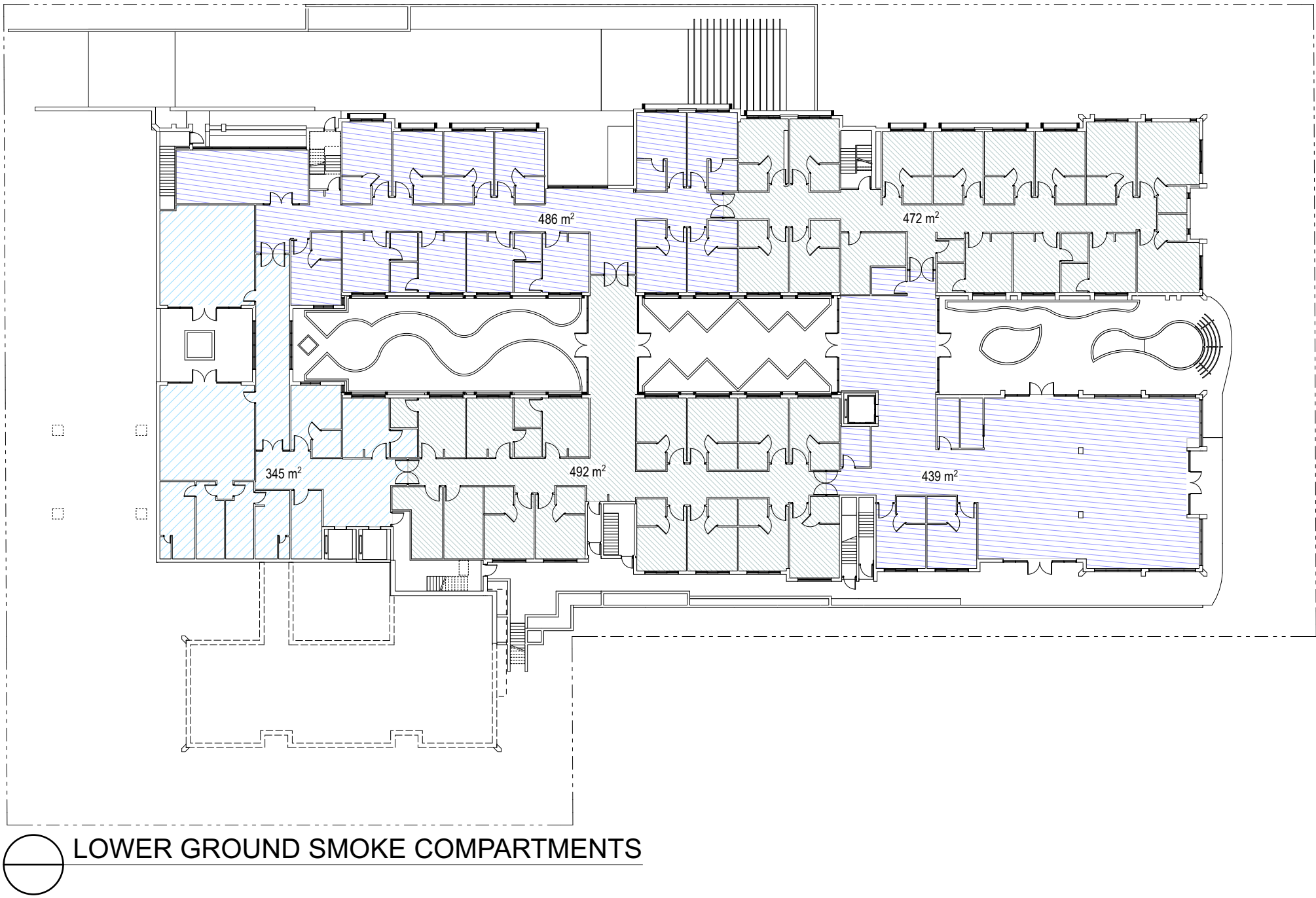


8.5m SITE ENVELOPE



8.0m SITE ENVELOPE







VIEW FROM 1 NORTHCOTE ROAD
1



VIEW FROM 3 NORTHCOTE ROAD
2



VIEW FROM 5 NORTHCOTE ROAD
3



VIEW FROM 95 BALMORAL STREET
4



VIEW FROM 63A BURDETT STREET
5



ROOM LG - 37



ROOM LG - 39



ROOM LG - 41



ROOM LG - 43

A 3D architectural rendering of a modern bedroom. The room features a large, light-colored bed with a dark brown headboard. A white metal frame and a light green armchair are positioned near a large window. The window has a white frame and looks out onto a lush green landscape with trees and a brick building. The room has white walls and a white ceiling. A dark brown wooden panel is visible on the right wall.

A 3D architectural rendering of a modern building's exterior courtyard. The courtyard features a light-colored tiled floor, a low stone wall with greenery, and a brick building with large windows. The windows are labeled "ROOM LG - 05" and "ROOM LG - 07". The scene is brightly lit, suggesting a sunny day.



22 JUNE 8 AM - COURTYARD 1
1



22 JUNE 9 AM - COURTYARD 1
2



22 JUNE 10 AM - COURTYARD 1
3



22 JUNE 11 AM - COURTYARD 1
4



22 JUNE 12 PM - COURTYARD 1
5



22 JUNE 1 PM - COURTYARD 1
6



22 JUNE 2 PM - COURTYARD 1
7



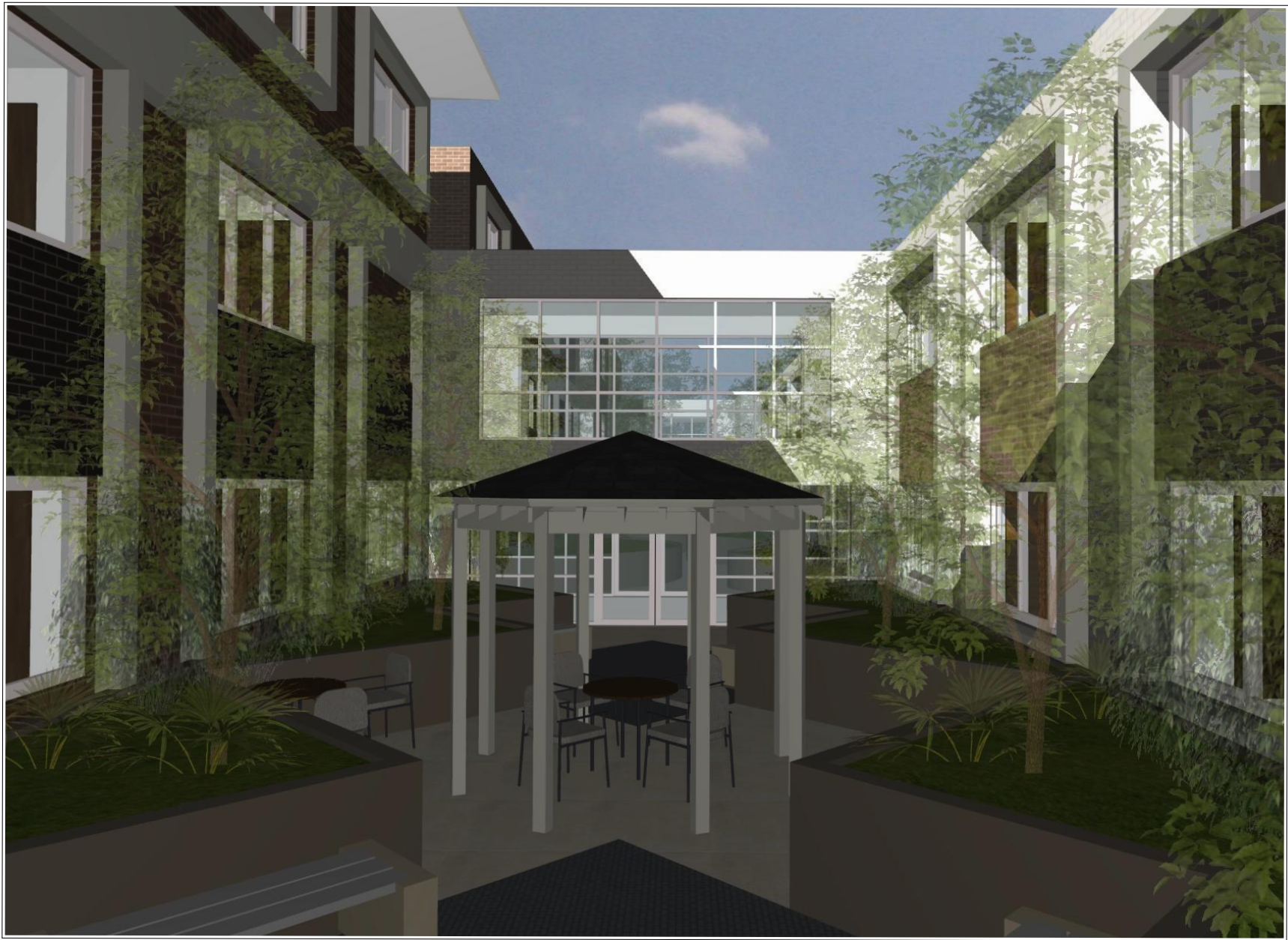
22 JUNE 3 PM - COURTYARD 1
8



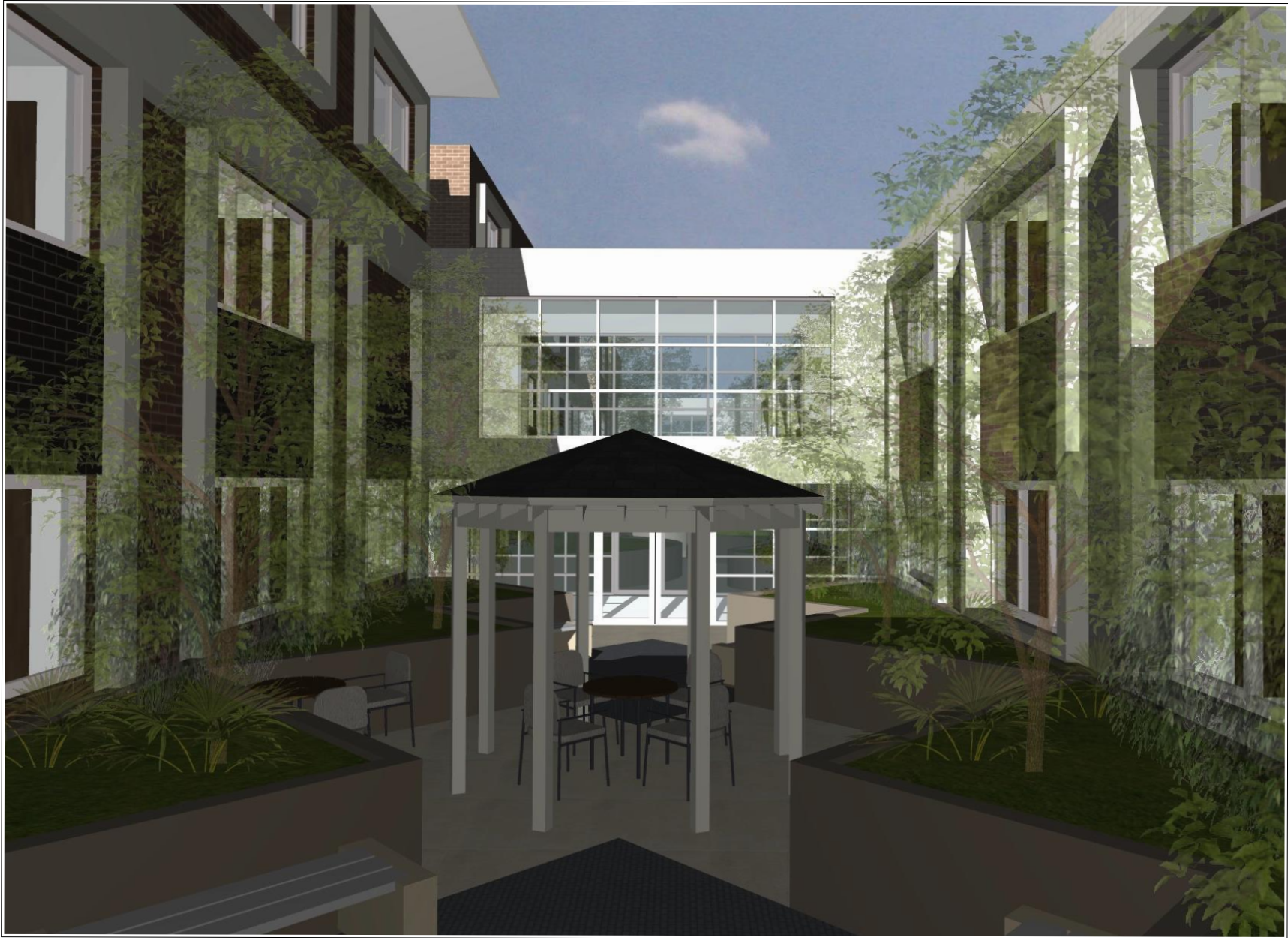
22 JUNE 8 AM - COURTYARD 2
1



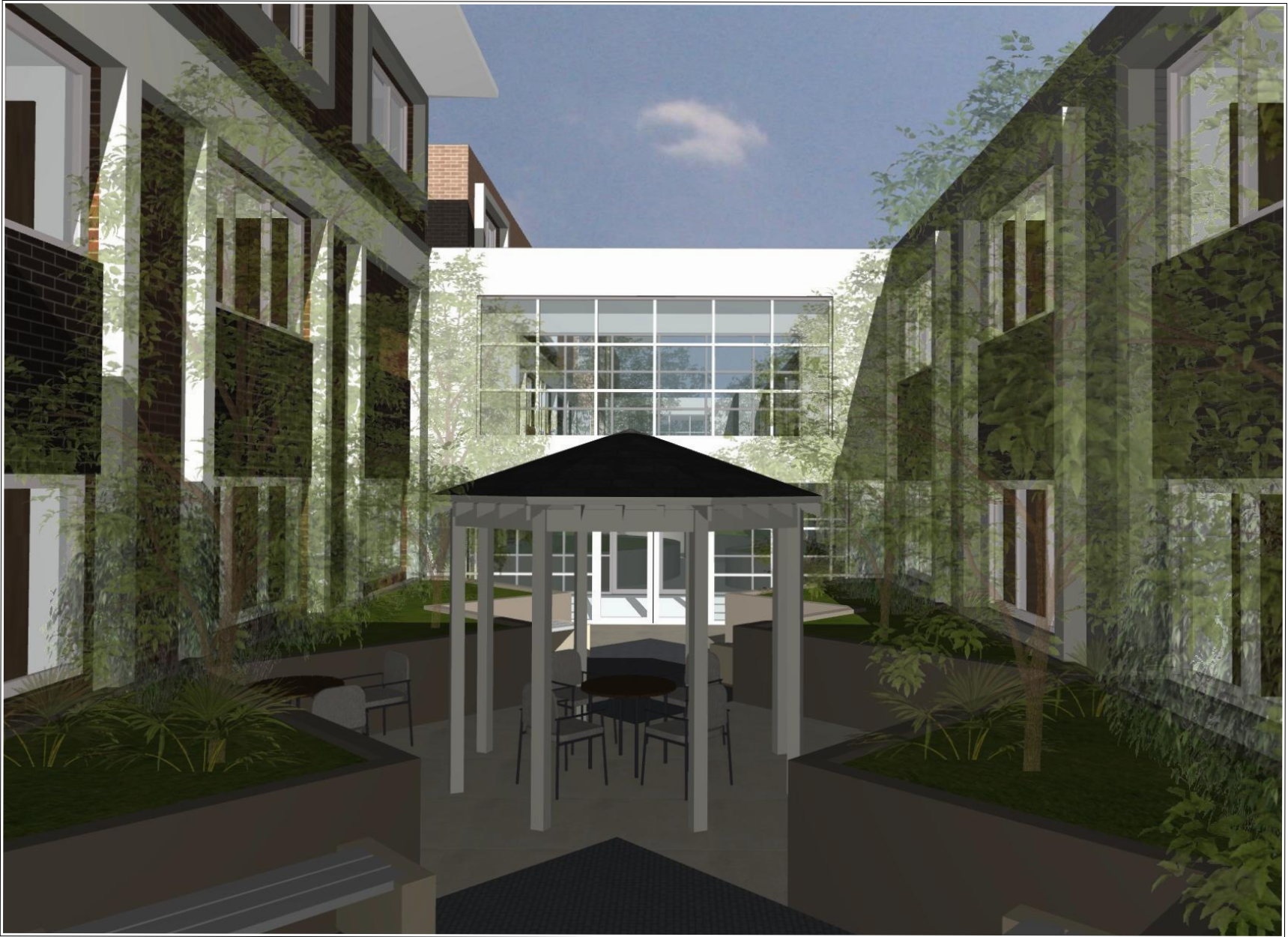
22 JUNE 9 AM - COURTYARD 2
2



22 JUNE 10 AM - COURTYARD 2
3



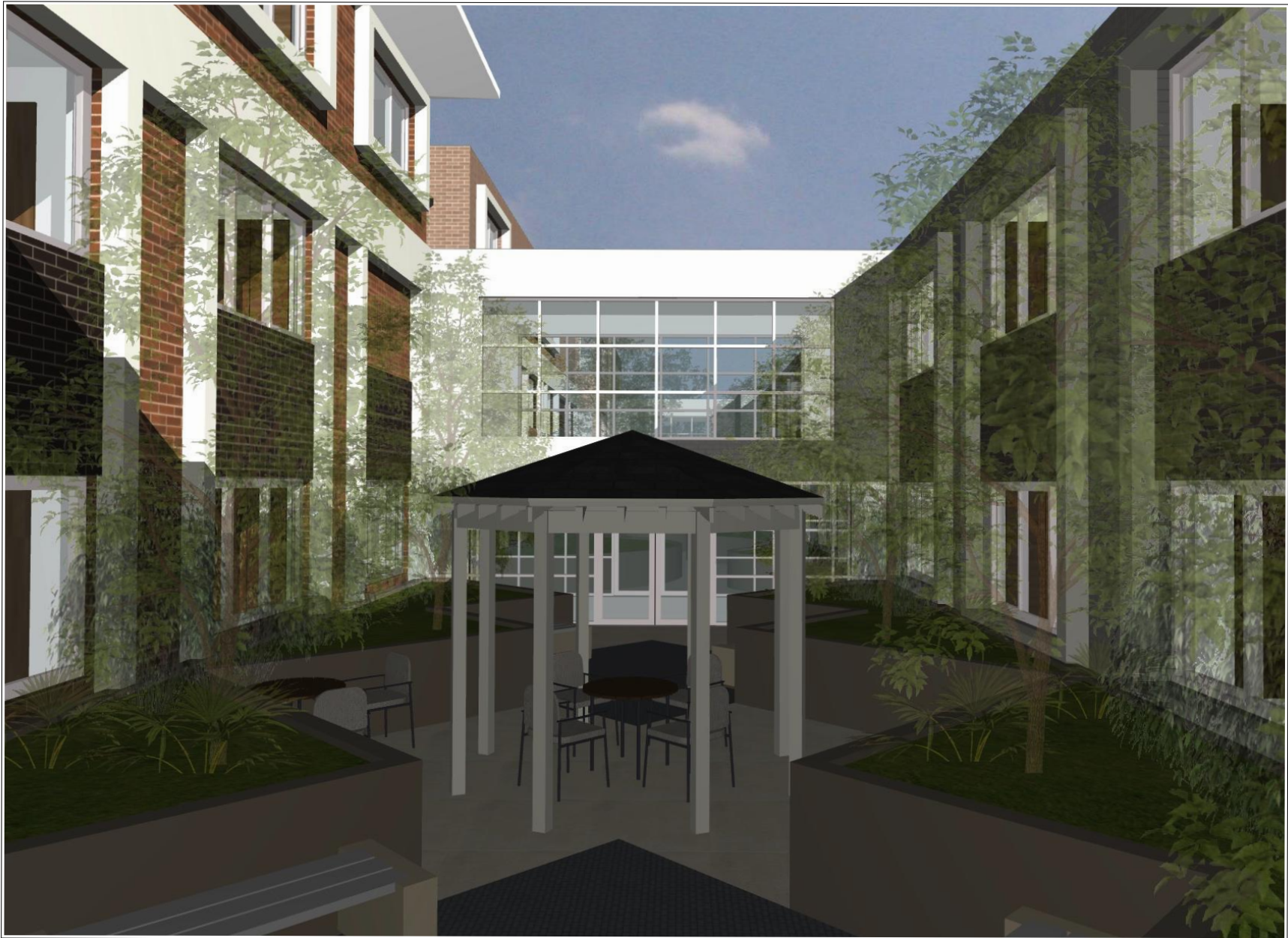
22 JUNE 11 AM - COURTYARD 2
4



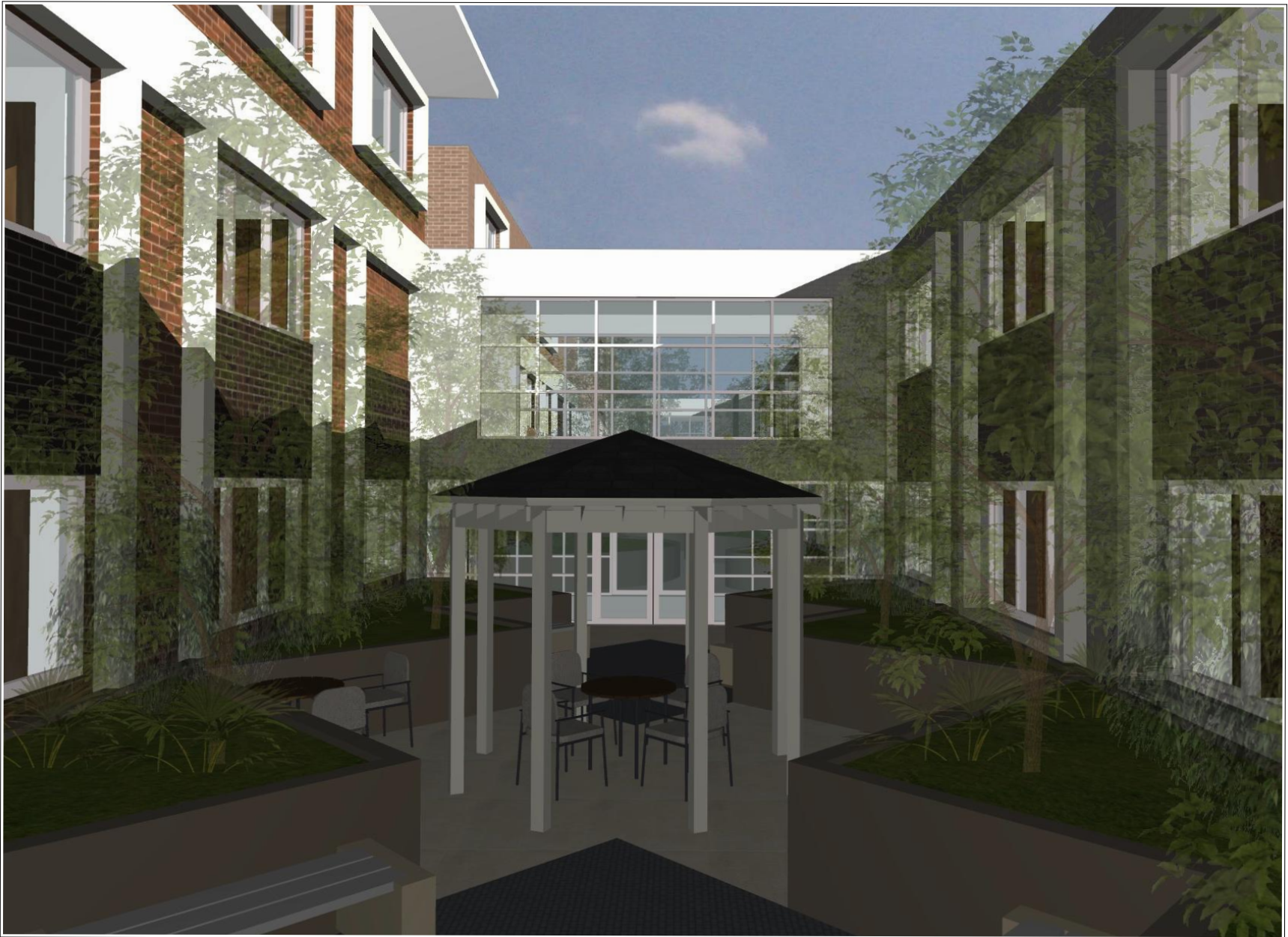
22 JUNE 12 PM - COURTYARD 2
5



22 JUNE 1 PM - COURTYARD 2
6



22 JUNE 2 PM - COURTYARD 2
7



22 JUNE 3 PM - COURTYARD 2
8



22 JUNE 8 AM - COURTYARD 3
1



22 JUNE 9 AM - COURTYARD 3
2



22 JUNE 10 AM - COURTYARD 3
3



22 JUNE 11 AM - COURTYARD 3
4



22 JUNE 12 PM - COURTYARD 3
5



22 JUNE 1 PM - COURTYARD 3
6



22 JUNE 2 PM - COURTYARD 3
7



22 JUNE 3 PM - COURTYARD 3
8



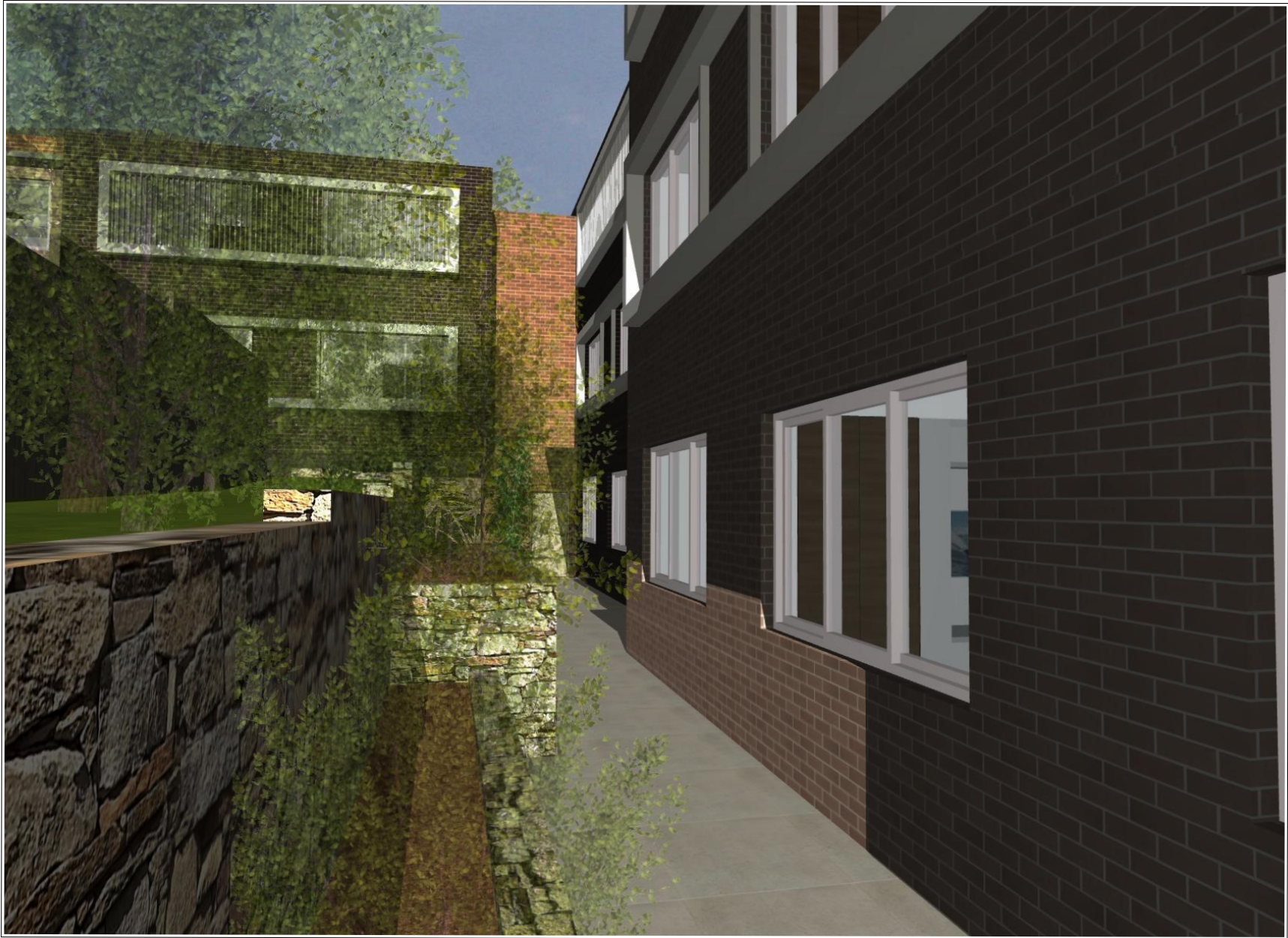
22 JUNE 8 AM - COURTYARD EAST
1



22 JUNE 9 AM - COURTYARD EAST
2



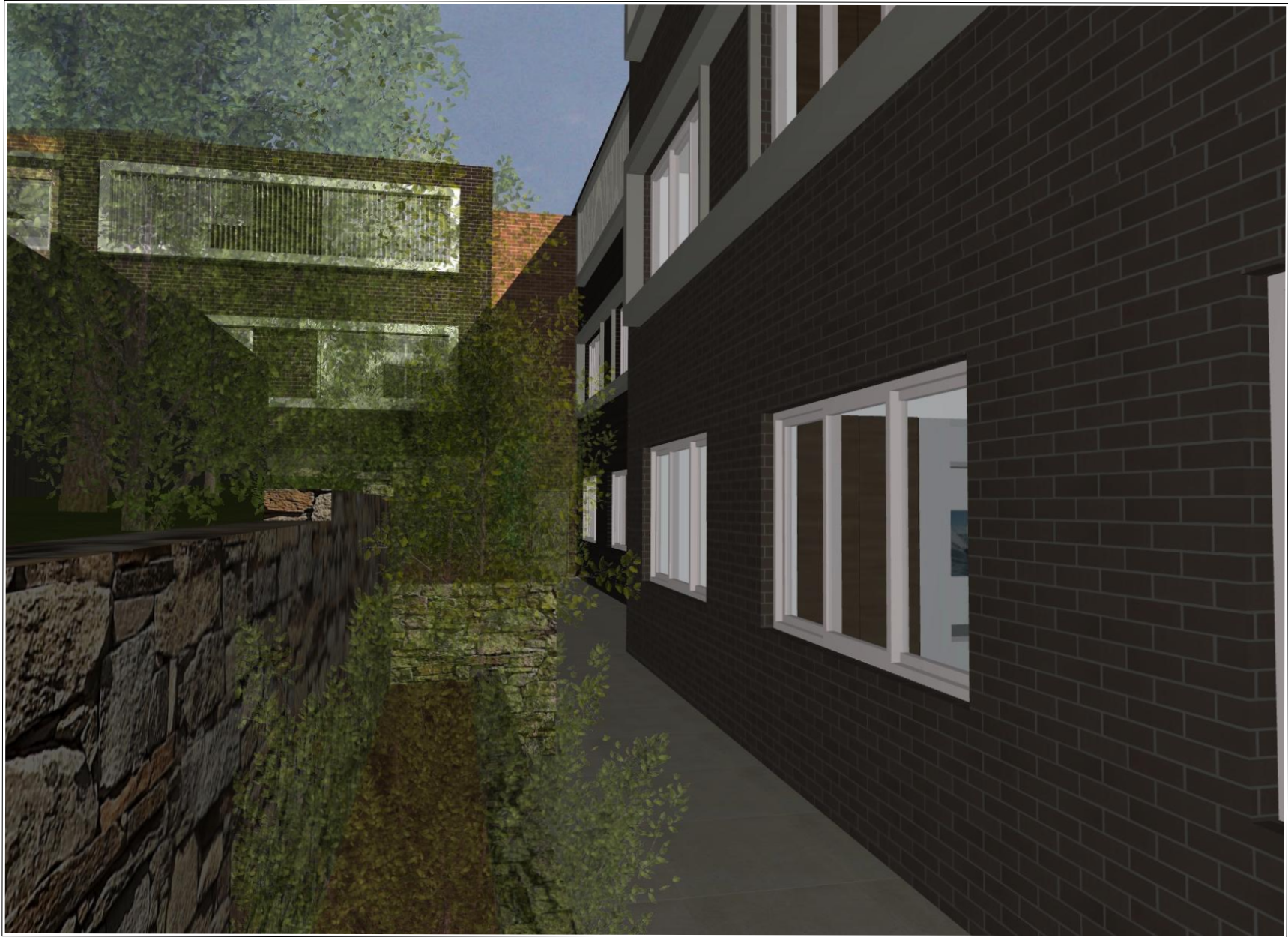
22 JUNE 10 AM - COURTYARD EAST
3



22 JUNE 11 AM - COURTYARD EAST
4



22 JUNE 12 PM - COURTYARD EAST
5



22 JUNE 1 PM - COURTYARD EAST
6



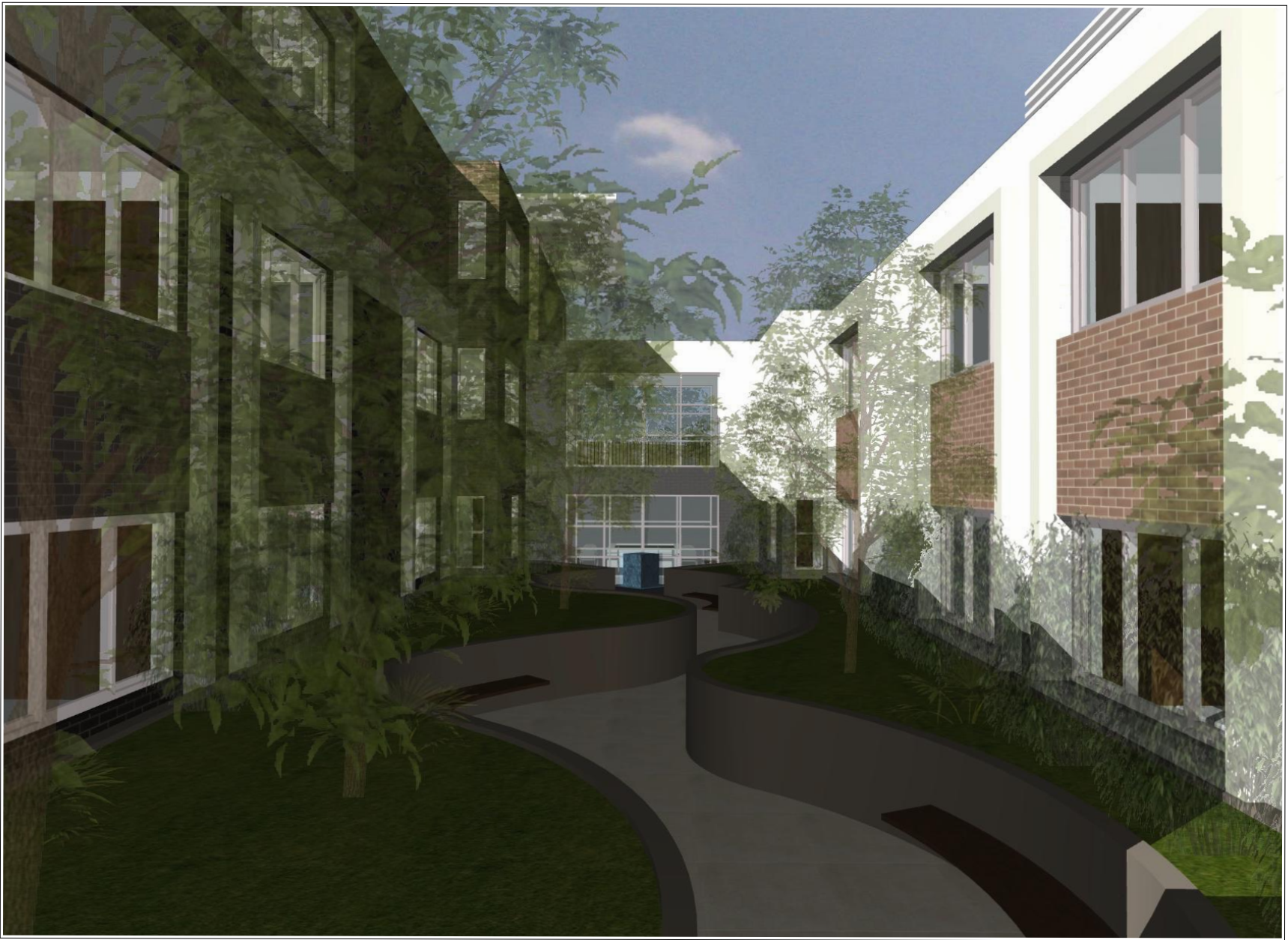
22 JUNE 2 PM - COURTYARD EAST
7



22 JUNE 3 PM - COURTYARD EAST
8



22 SEPT 8 AM - COURTYARD 1
1



22 SEPT 9 AM - COURTYARD 1
2



22 SEPT 10 AM - COURTYARD 1
3



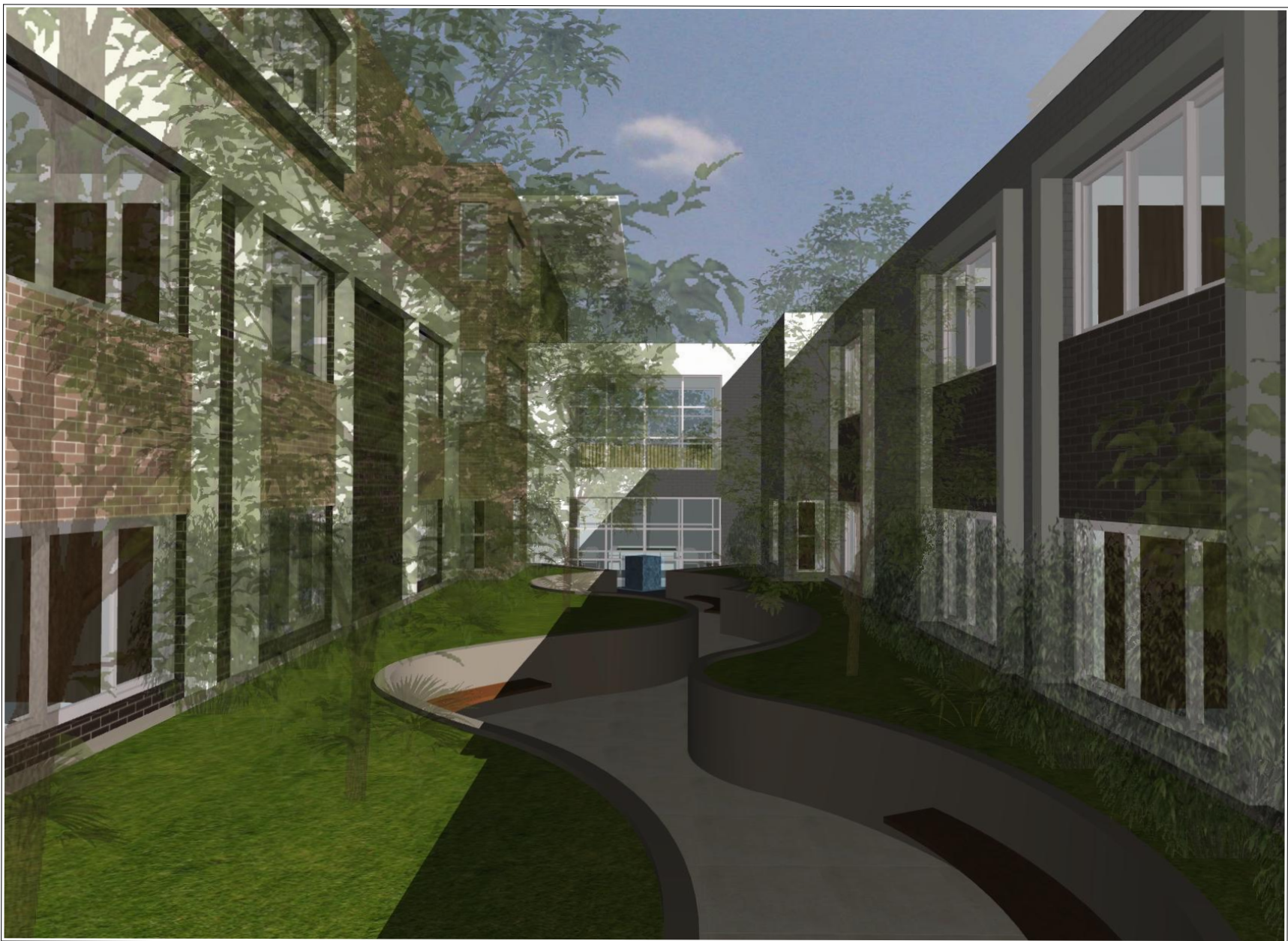
22 SEPT 11 AM - COURTYARD 1
4



22 SEPT 12 PM - COURTYARD 1
5



22 SEPT 1 PM - COURTYARD 1
6



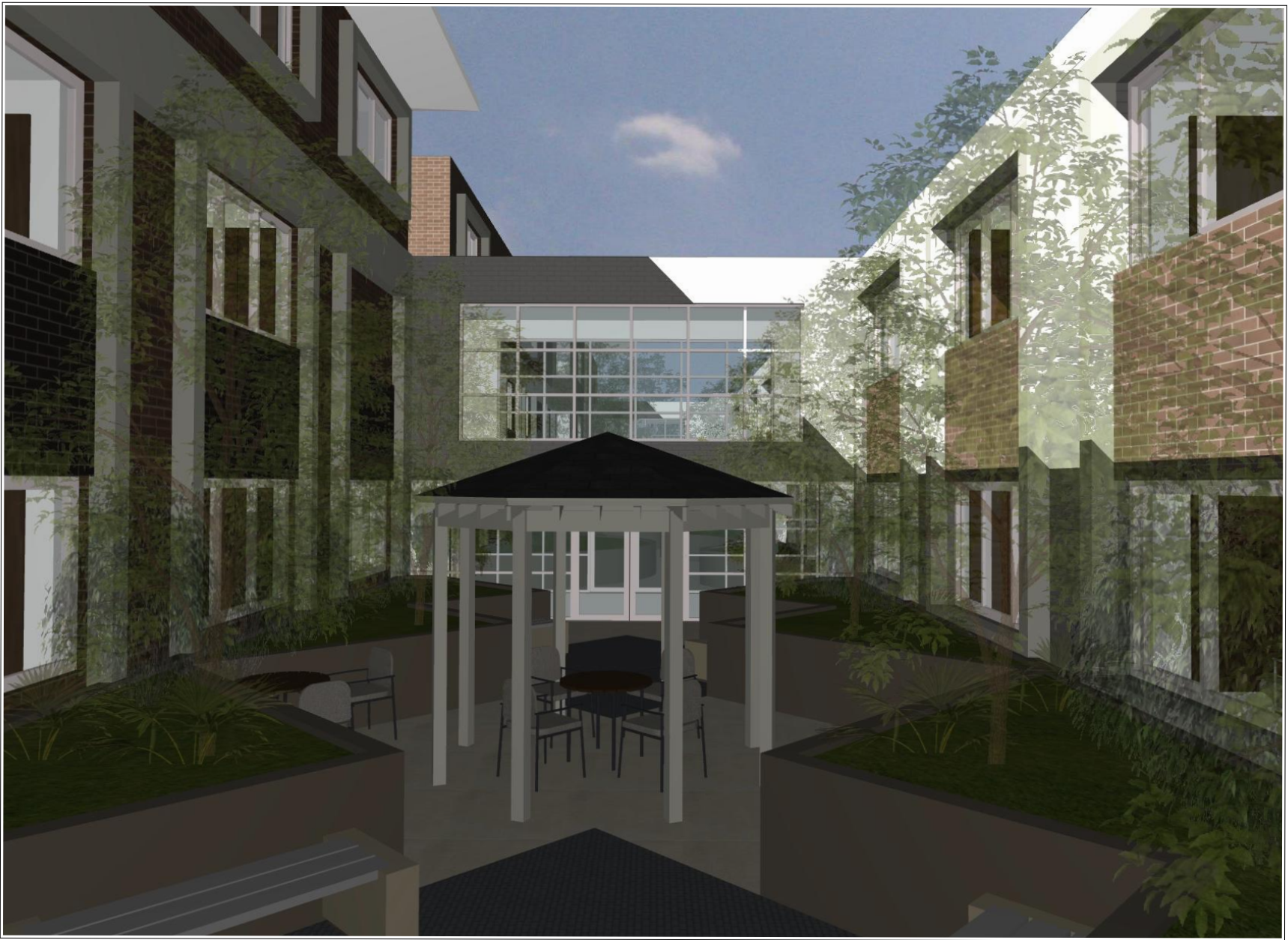
22 SEPT 2 PM - COURTYARD 1
7



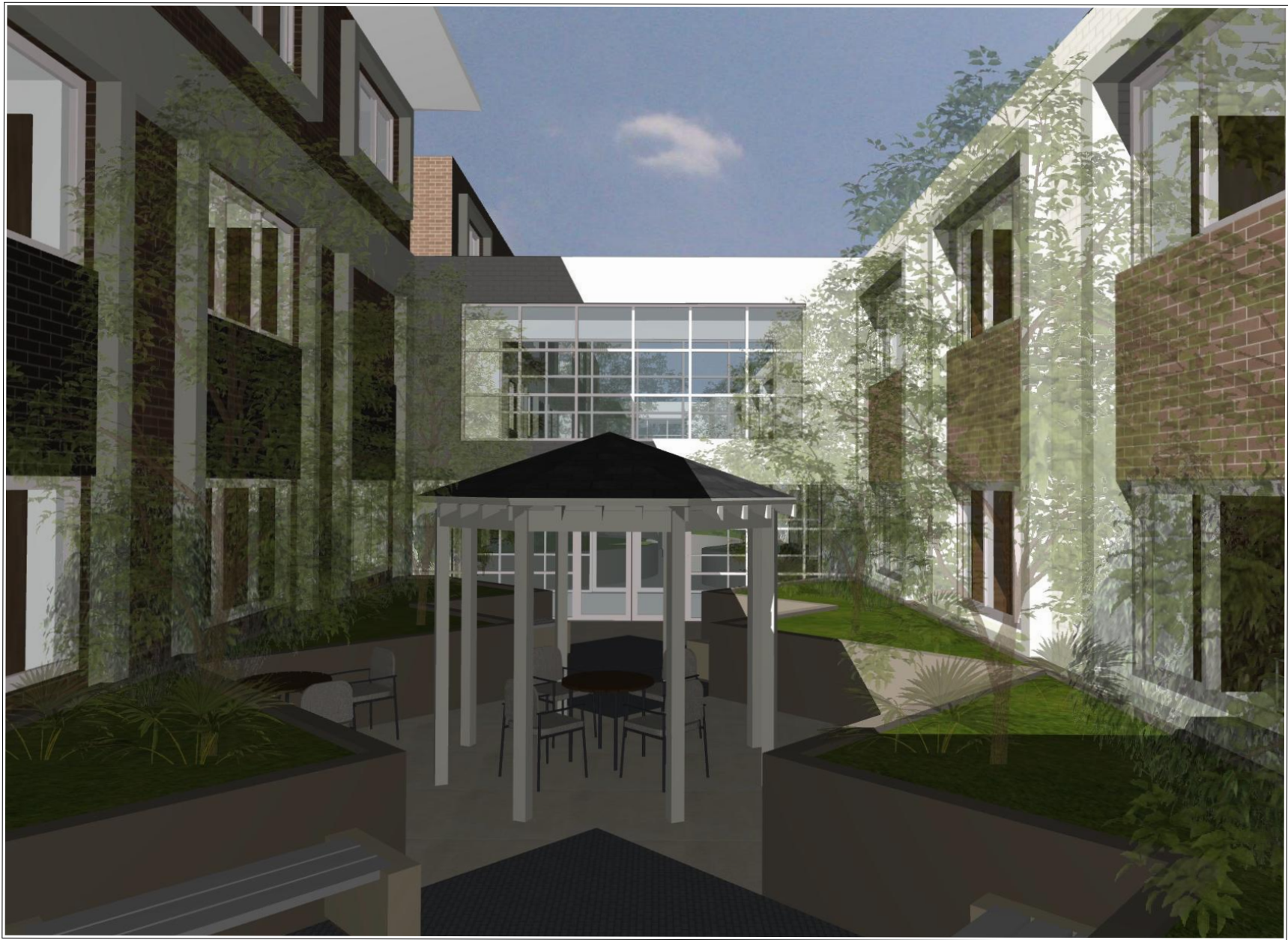
22 SEPT 3 PM - COURTYARD 1
8



22 SEPT 8 AM - COURTYARD 2
1



22 SEPT 9 AM - COURTYARD 2
2



22 SEPT 10 AM - COURTYARD 2
3



22 SEPT 11 AM - COURTYARD 2
4



22 SEPT 12 PM - COURTYARD 2
5



22 SEPT 1 PM - COURTYARD 2
6



22 SEPT 2 PM - COURTYARD 2
7



22 SEPT 3 PM - COURTYARD 2
8



22 SEPT 8 AM - COURTYARD 3
1



22 SEPT 9 AM - COURTYARD 3
2



22 SEPT 10 AM - COURTYARD 3
3



22 SEPT 11 AM - COURTYARD 3
4



22 SEPT 12 PM - COURTYARD 3
5



22 SEPT 1 PM - COURTYARD 3
6



22 SEPT 2 PM - COURTYARD 3
7



22 SEPT 3 PM - COURTYARD 3
8



22 SEPT 8 AM - COURTYARD EAST
1



22 SEPT 9 AM - COURTYARD EAST
2



22 SEPT 10 AM - COURTYARD EAST
3



22 JUNE 11 AM - COURTYARD EAST
4



22 SEPT 12 PM - COURTYARD EAST
5



22 SEPT 1 PM - COURTYARD EAST
6



22 SEPT 2 PM - COURTYARD EAST
7



22 SEPT 3 PM - COURTYARD EAST
8