



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 DIAGRAMS
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
DA-31	VIEW FROM SUN 9-10:30 AM
DA-32	VIEW FROM SUN 11AM -12:30 PM
DA-33	VIEW FROM SUN 1 PM -2:30 PM
DA-34	VIEW FROM SUN 3 PM
DA-35	COMMON ROOMS SOLAR ACCESS JUNE 21

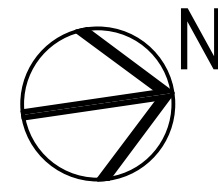
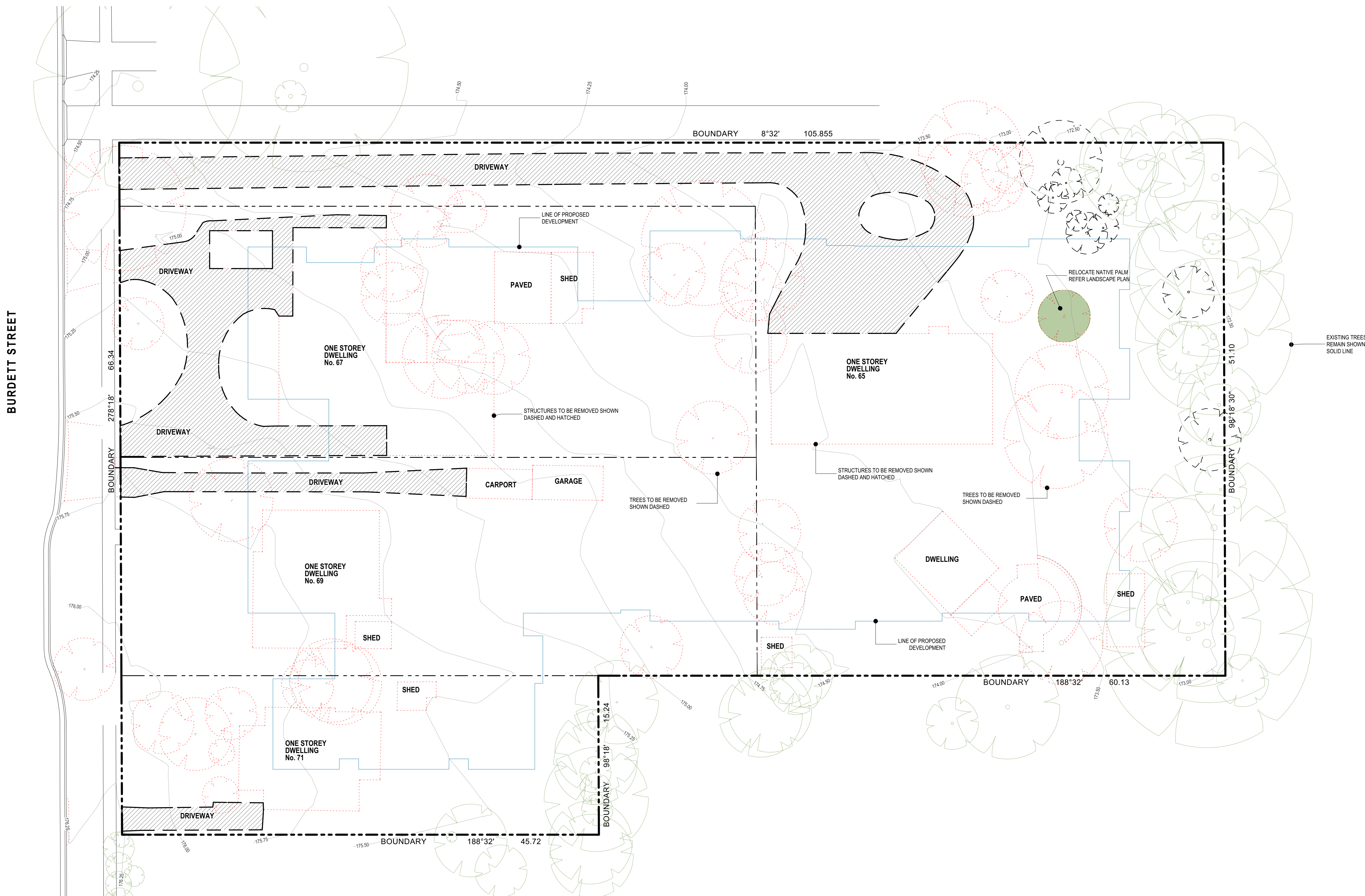


THOMPSON
HEALTH CARE

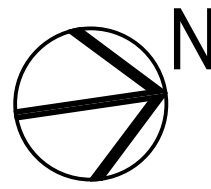


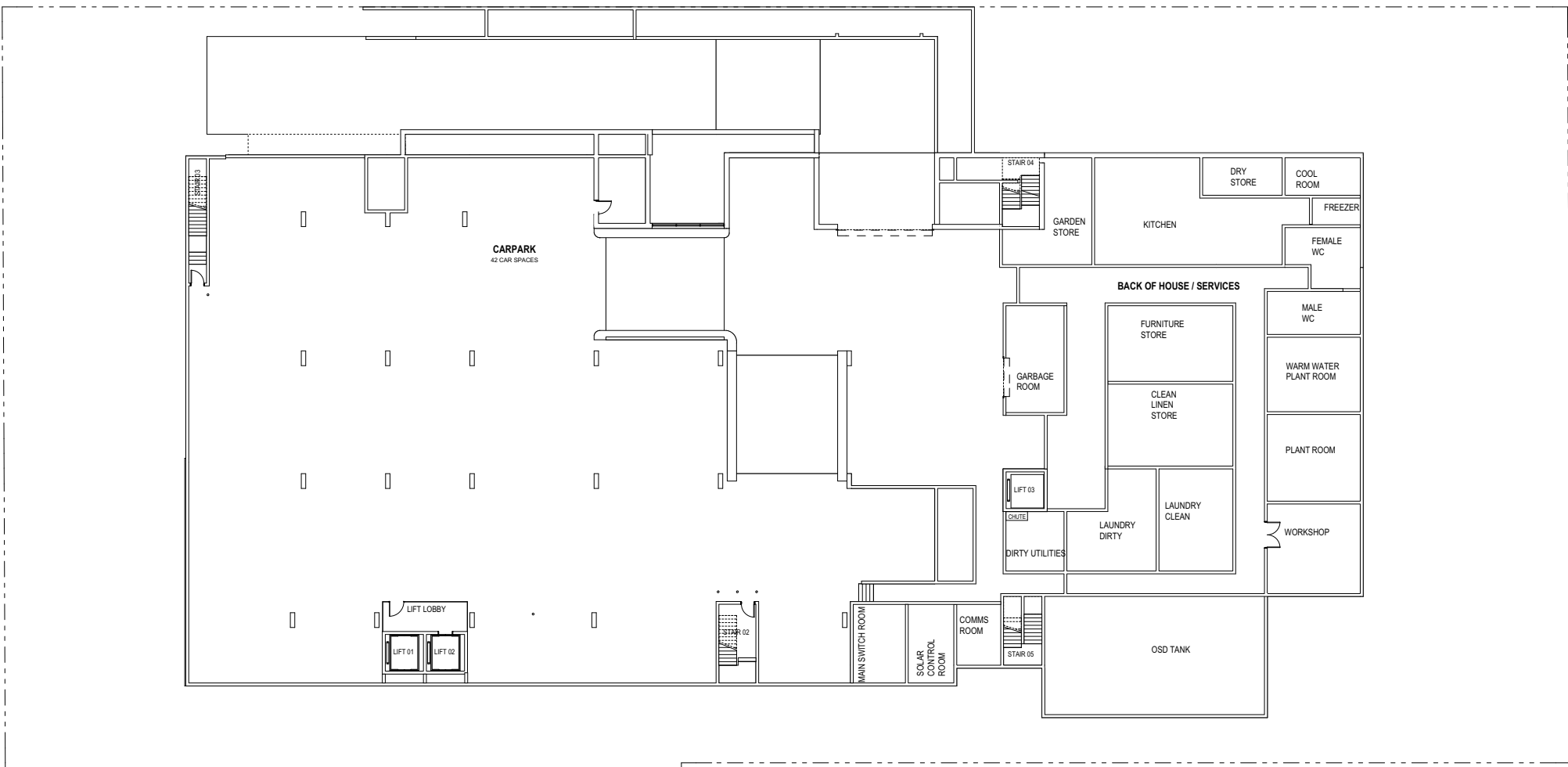
GARTNERTROVATO
ARCHITECTS

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

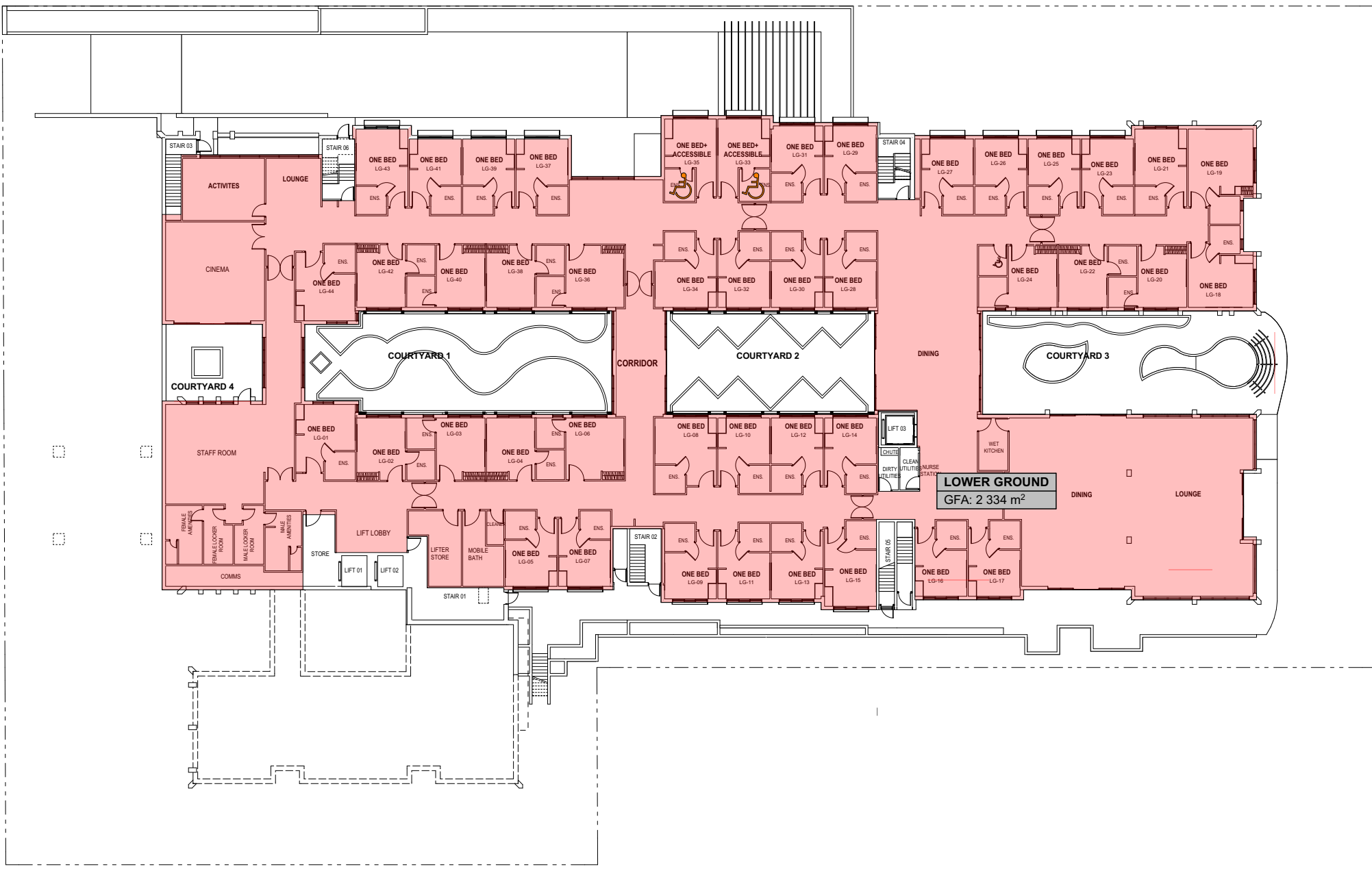


SITE CONTEXT PLAN

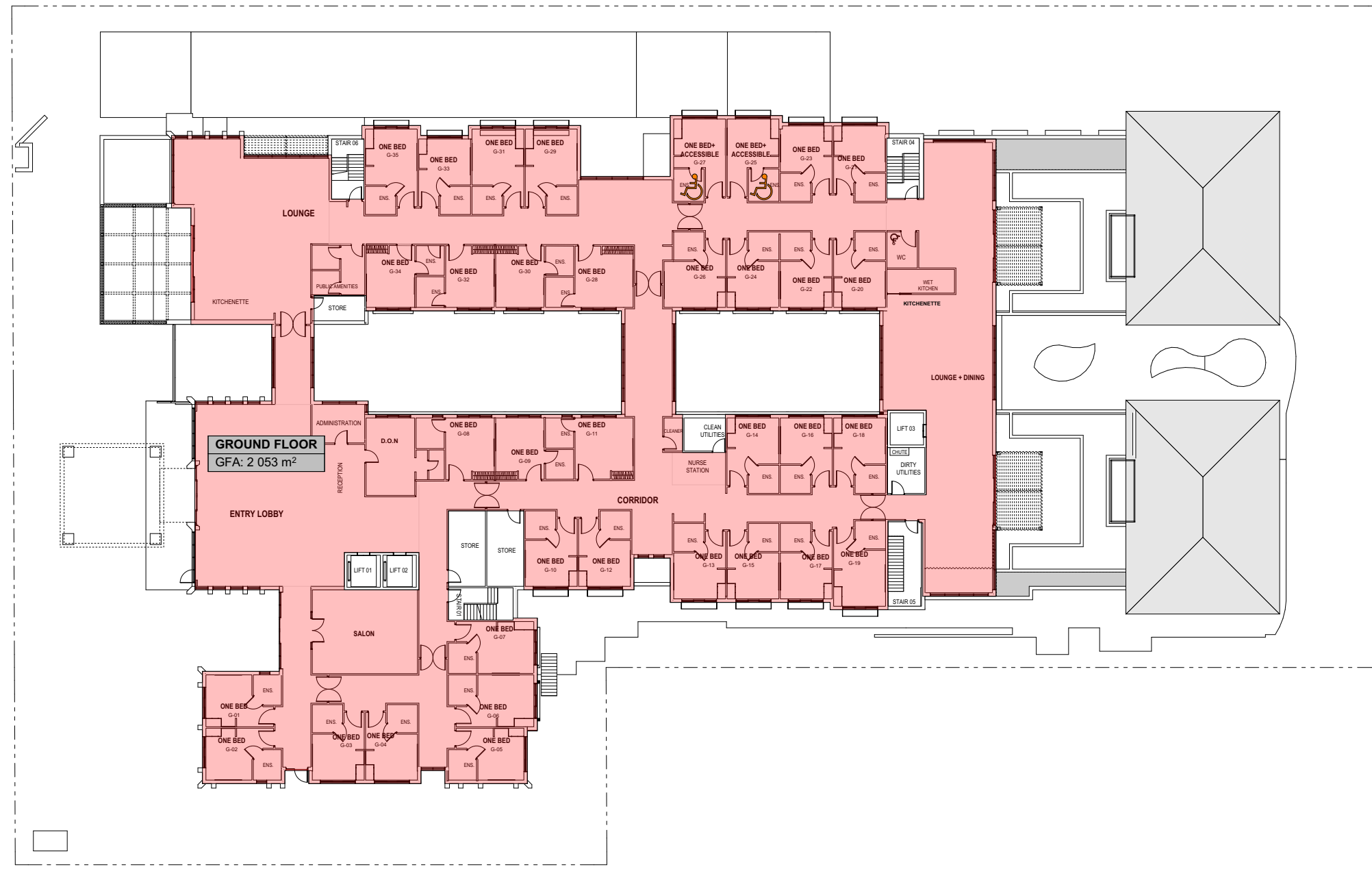




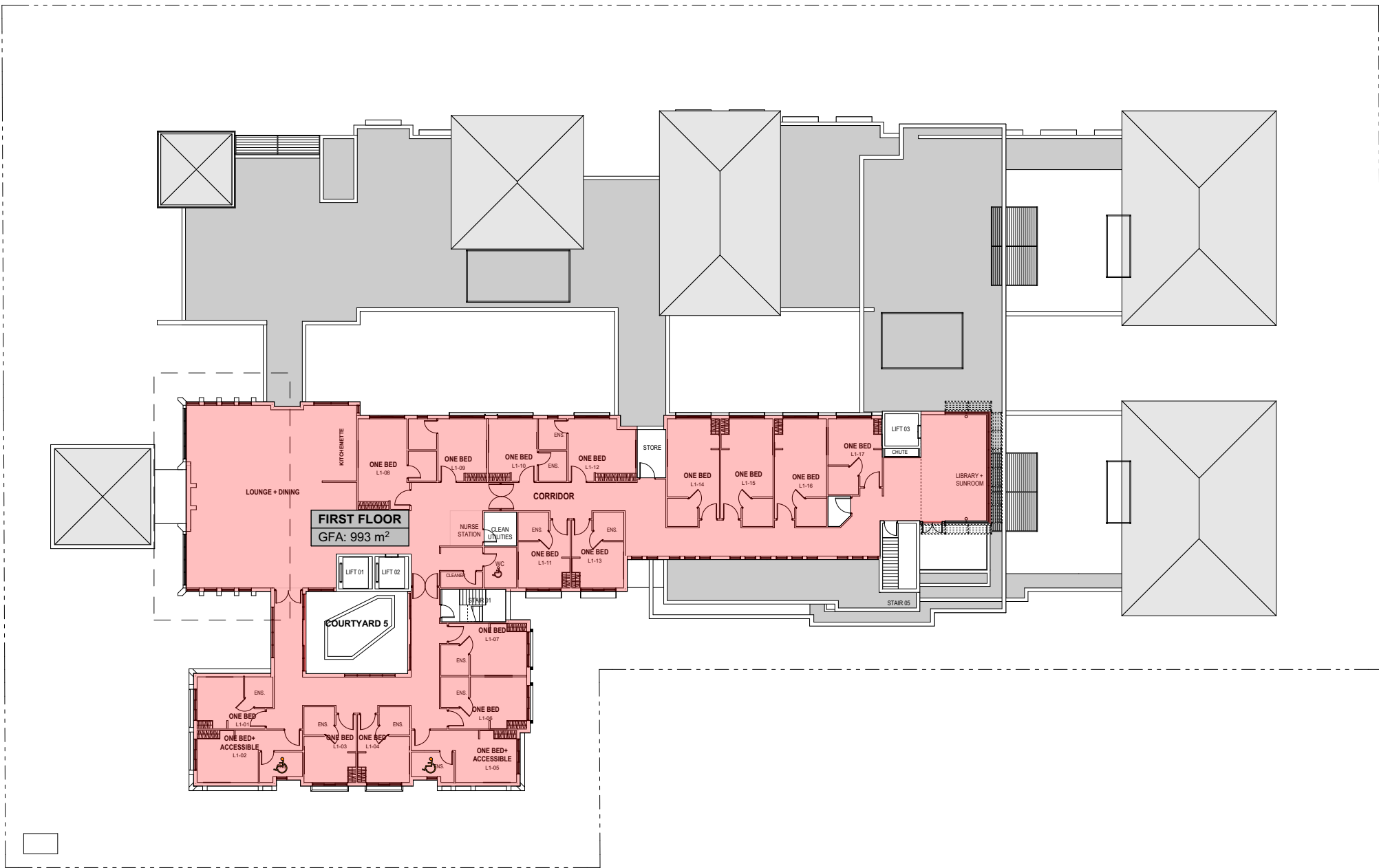
BASEMENT 01 CARPARK LEVEL
[GROSS FLOOR AREA]



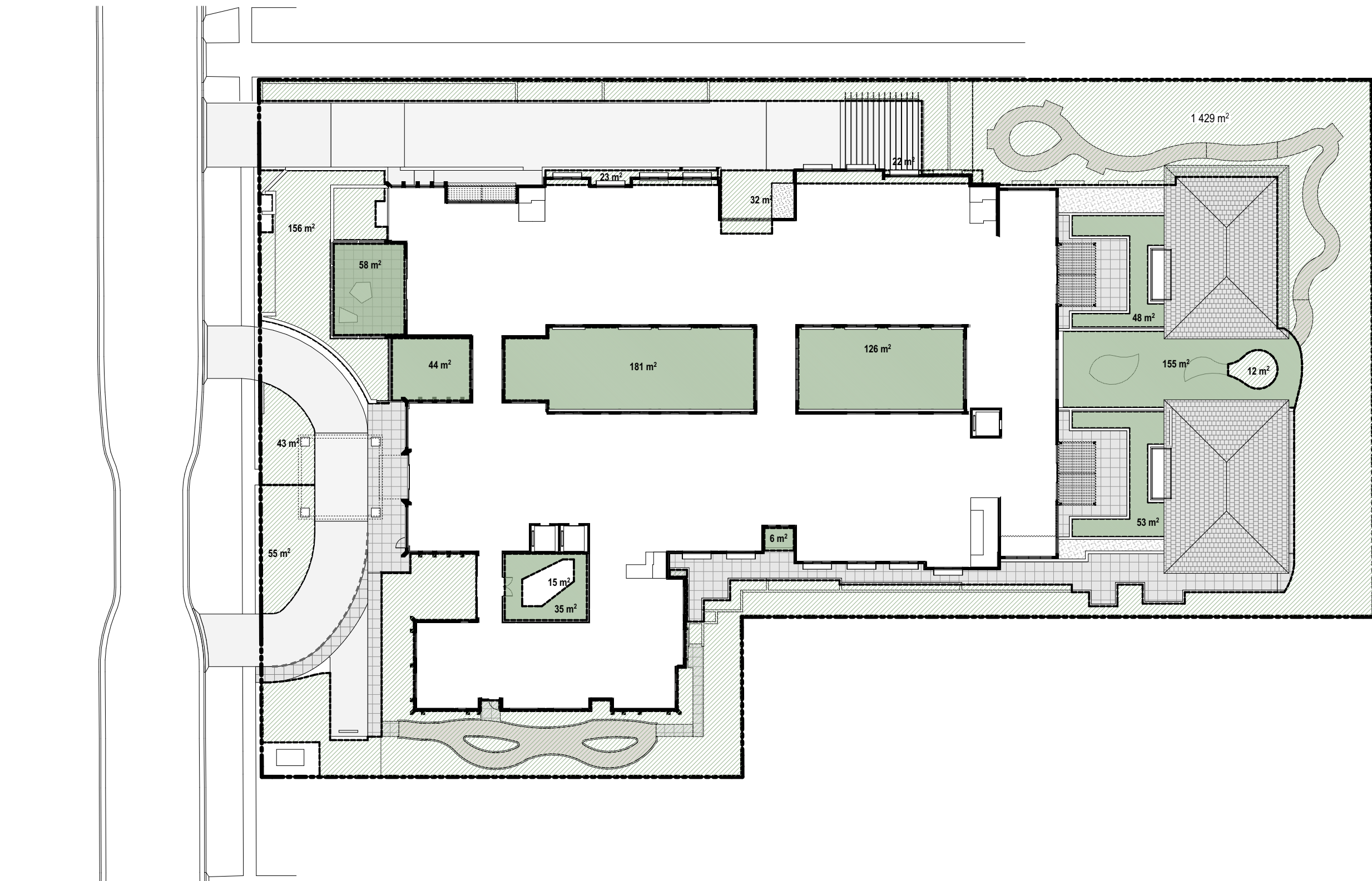
LOWER GROUND FLOOR LEVEL
[GROSS FLOOR AREA]



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 2,334m²
GROUND FLOOR 2,053m²
FIRST FLOOR 993m²

TOTAL 5,380m²

FSR 0.9:1

LANDSCAPE CALCULATIONS

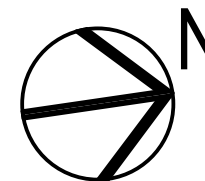
GROUND LEVEL + OVERALL SITE 1,787m² (29%)
DEEP SOIL 1,787m² (29%)
COURTYARDS/PLANTERS 715m²

TOTAL OVERALL 2,502m² (41%)

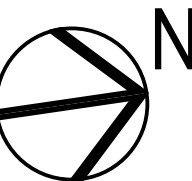
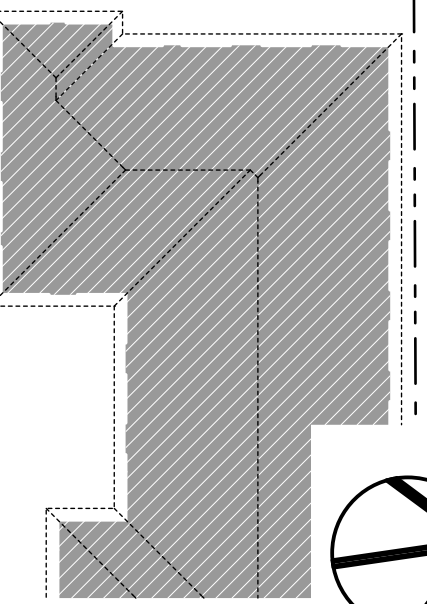
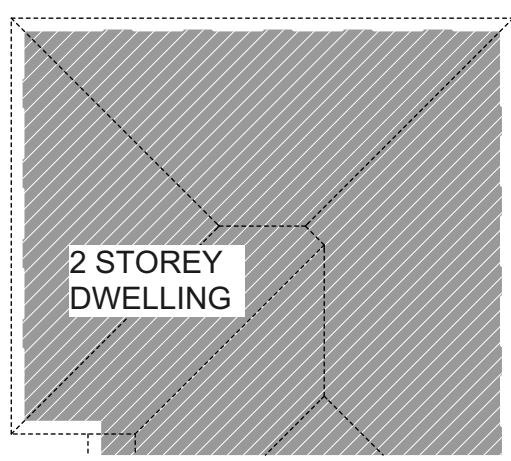
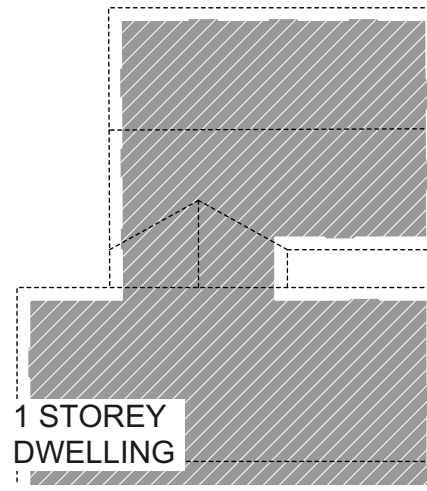
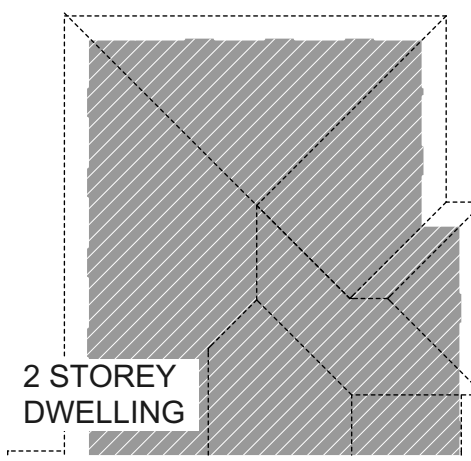
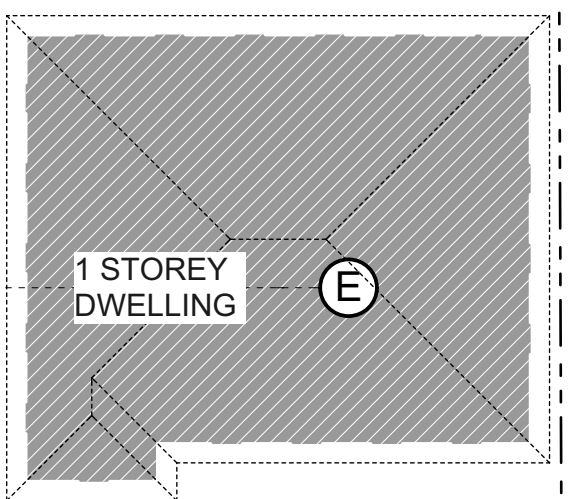
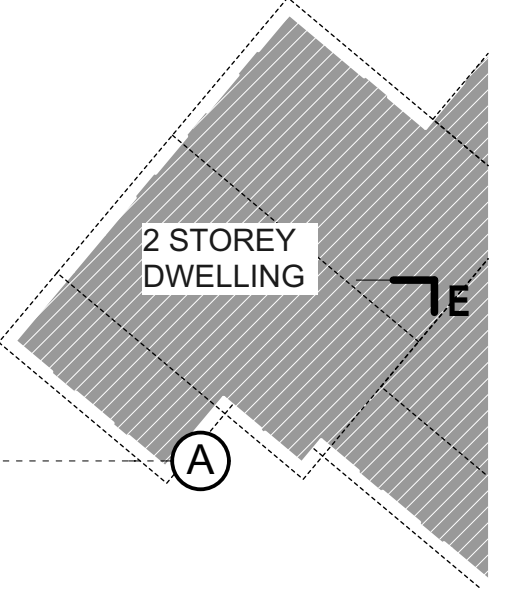
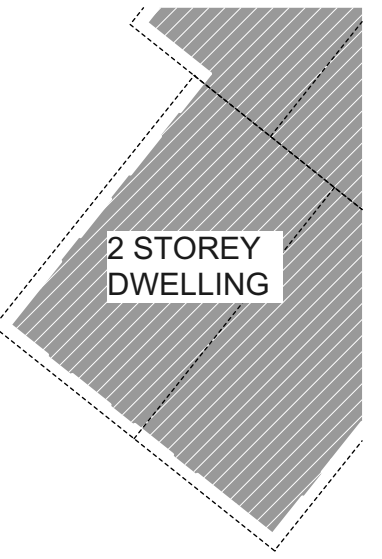
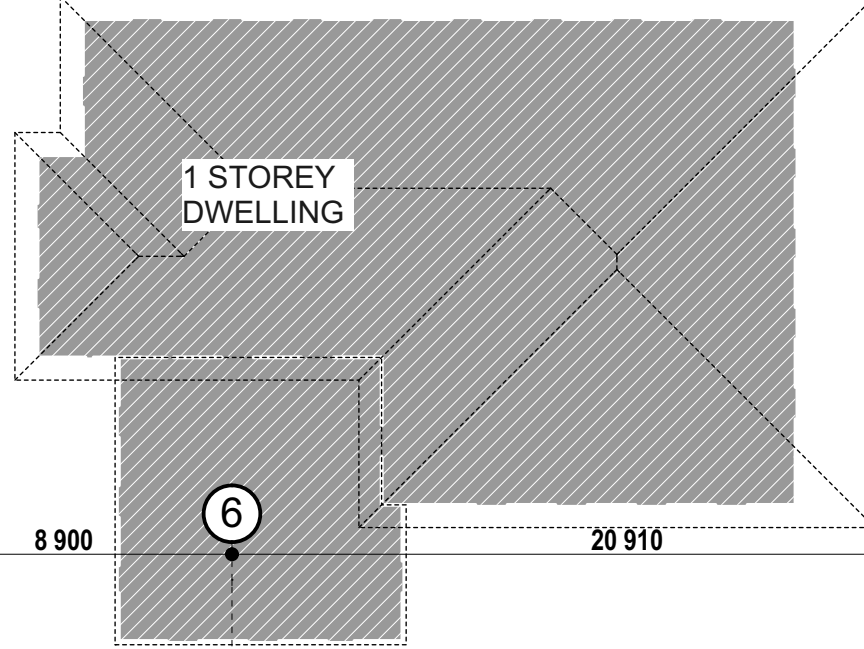
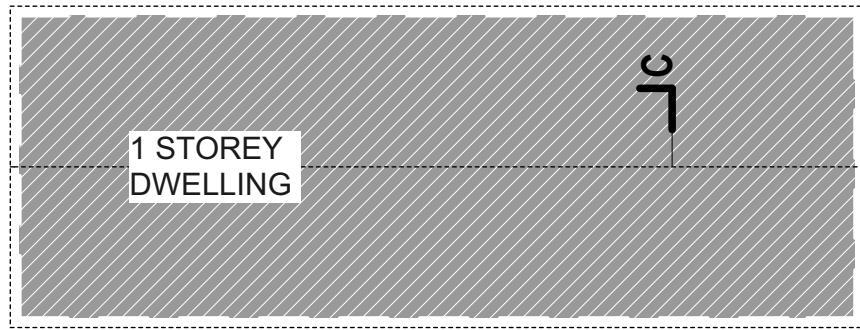
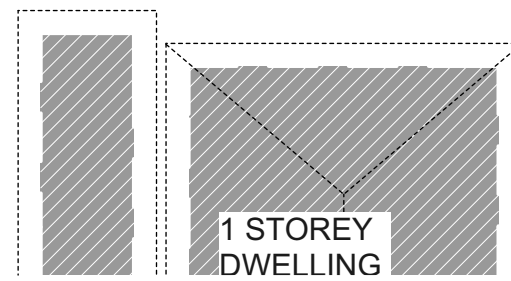
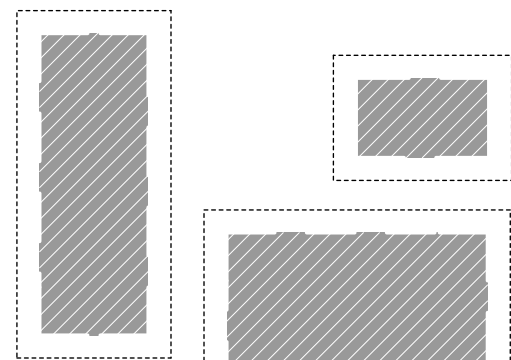
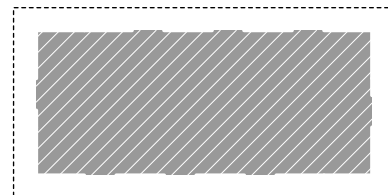
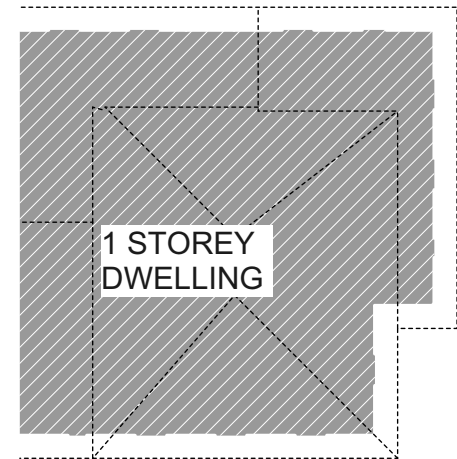
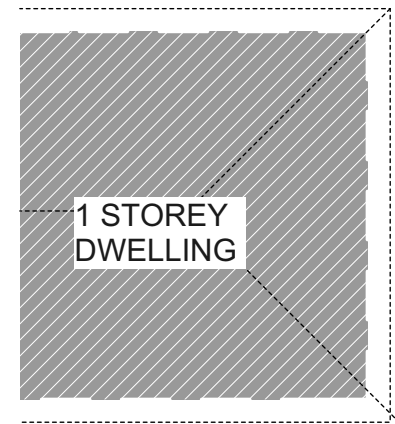
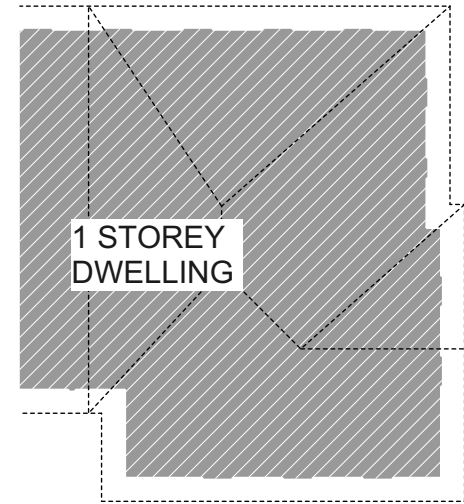
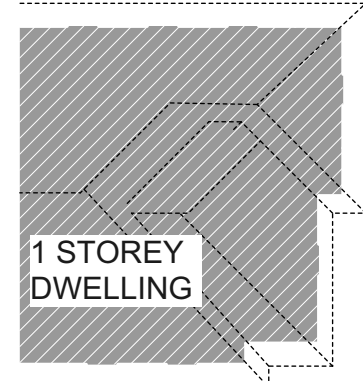
RESIDENT ROOM NUMBERS

	ONE BED	ACCESSIBLE	TOTAL
LOWER GROUND	42	2	44
GROUND FLOOR	33	2	35
FIRST FLOOR	15	2	19
TOTAL	90	6	96

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











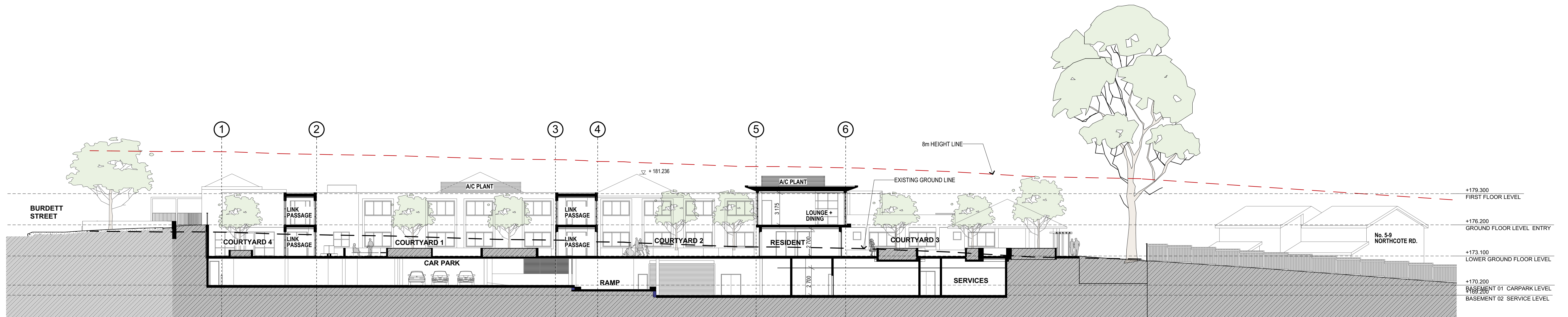


Issue Date	Rev	Description	Drawn	Checked	CUSTOMER	PROJECT	DRAWING TITLE	
MAR. 2021	C	REVISED D&AD ADDITIONAL INFORMATION				THOMPSON HEALTH HORNSBY	ELEVATIONS [SHEET 01]	
JULY 2021	D	ISSUED FOR SECTION 3A CONFERENCE				PROPOSED AGED CARE FACILITY		
12.08.2011	E	SECTION 3A SUBMISSION				65-71 BURDGET STREET, HORNSBY		
							SCALE DRAWN BY 1:200 @ A1 DSV/DH PROJECT NO. DRAWING NO. 1818 DA-10	10/08/2021 REVIEW

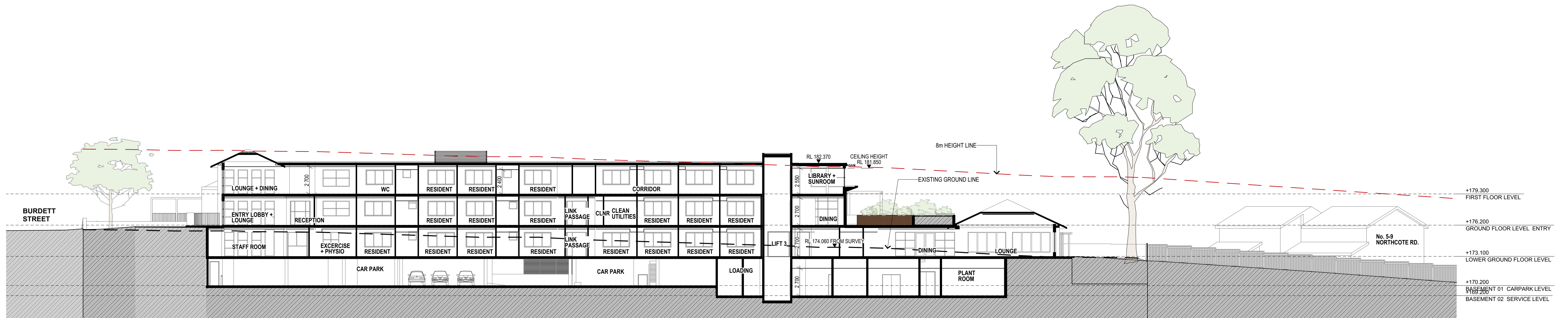


EXTERNAL FINISHES
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

BRICKWORK/BLOCKWORK						TIMBER FINISH		STONE CLADDING			FACADE FEATURE PAINT					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		K TRIM ON MAIN BRICK COLOUR MID BROWN	L TRIM ON DARK BRICK COLOUR DARK BROWN	M ON MAIN PALE BRICK COLOUR PALE BROWN	N SOFFITS AND WHITE TRIM COLOUR OFF WHITE		O DARK FENCES / PERGOLAS COLOUR CB MONUMENT	P LIGHT FENCES / PERGOLAS COLOUR OFF WHITE		R TILED ROOF MONIER CONCRETE TILE COLOUR - MID GREY	S PEBBLE ROOF BALAST RIVER PEBBLE

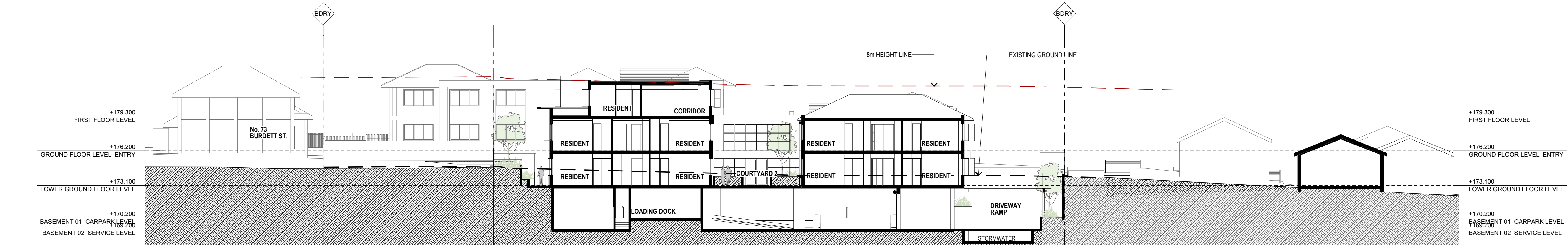


SECTION A



SECTION B

SECTION C



SECTION D



SECTION E



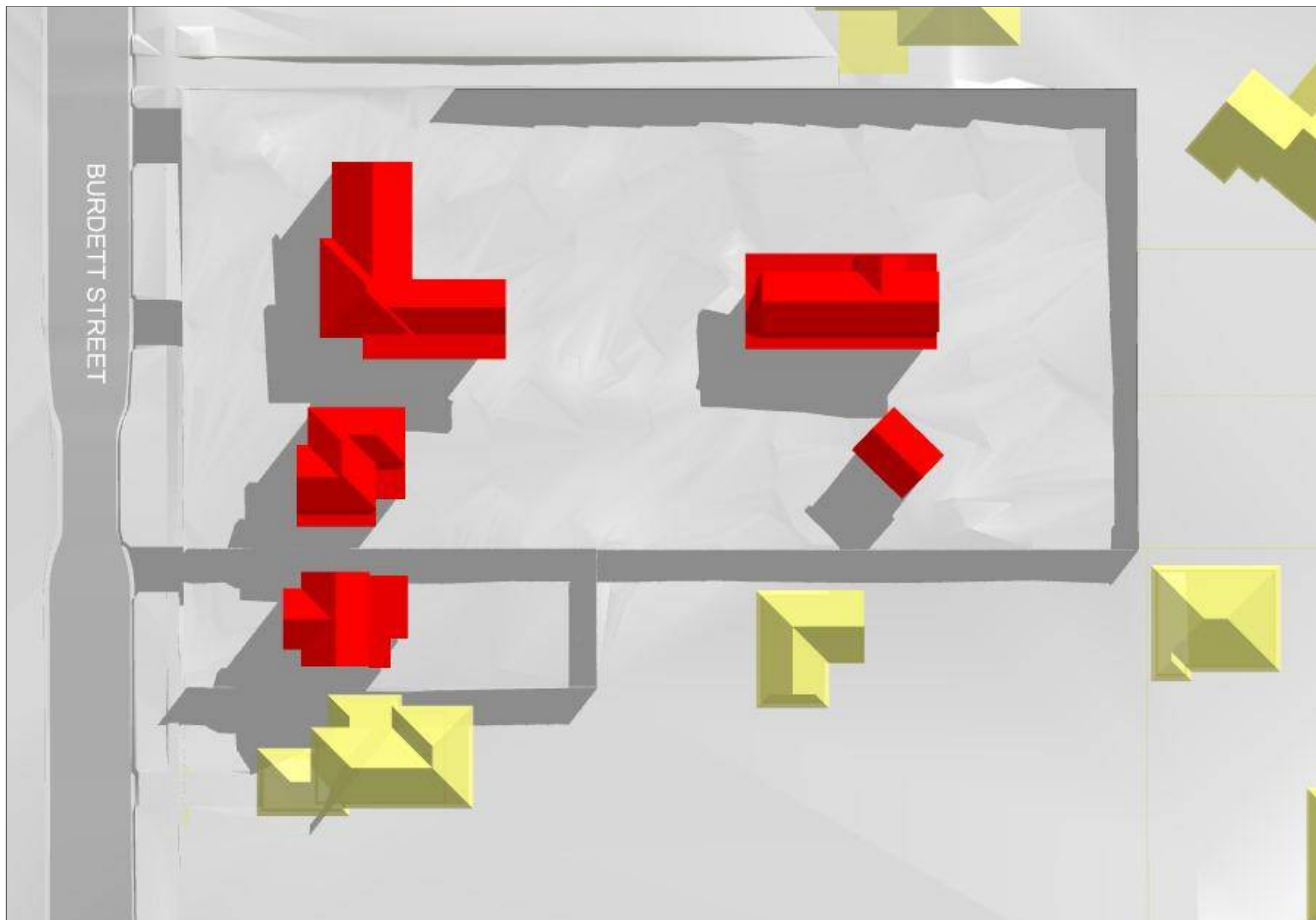
SHADOW DIAGRAM [JUNE 22 - 9 am] PROPOSED



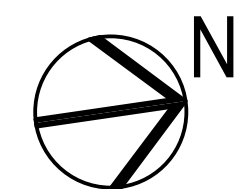
SHADOW DIAGRAM [JUNE 22 - 3 pm] PROPOSED



SHADOW DIAGRAM [JUNE 22 - 12 Noon] PROPOSED



SHADOW DIAGRAM [JUNE 22 - 3 pm] EXISTING





BURDETT STREET SOUTH EAST VIEW

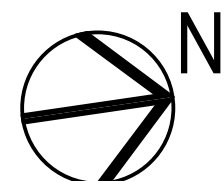


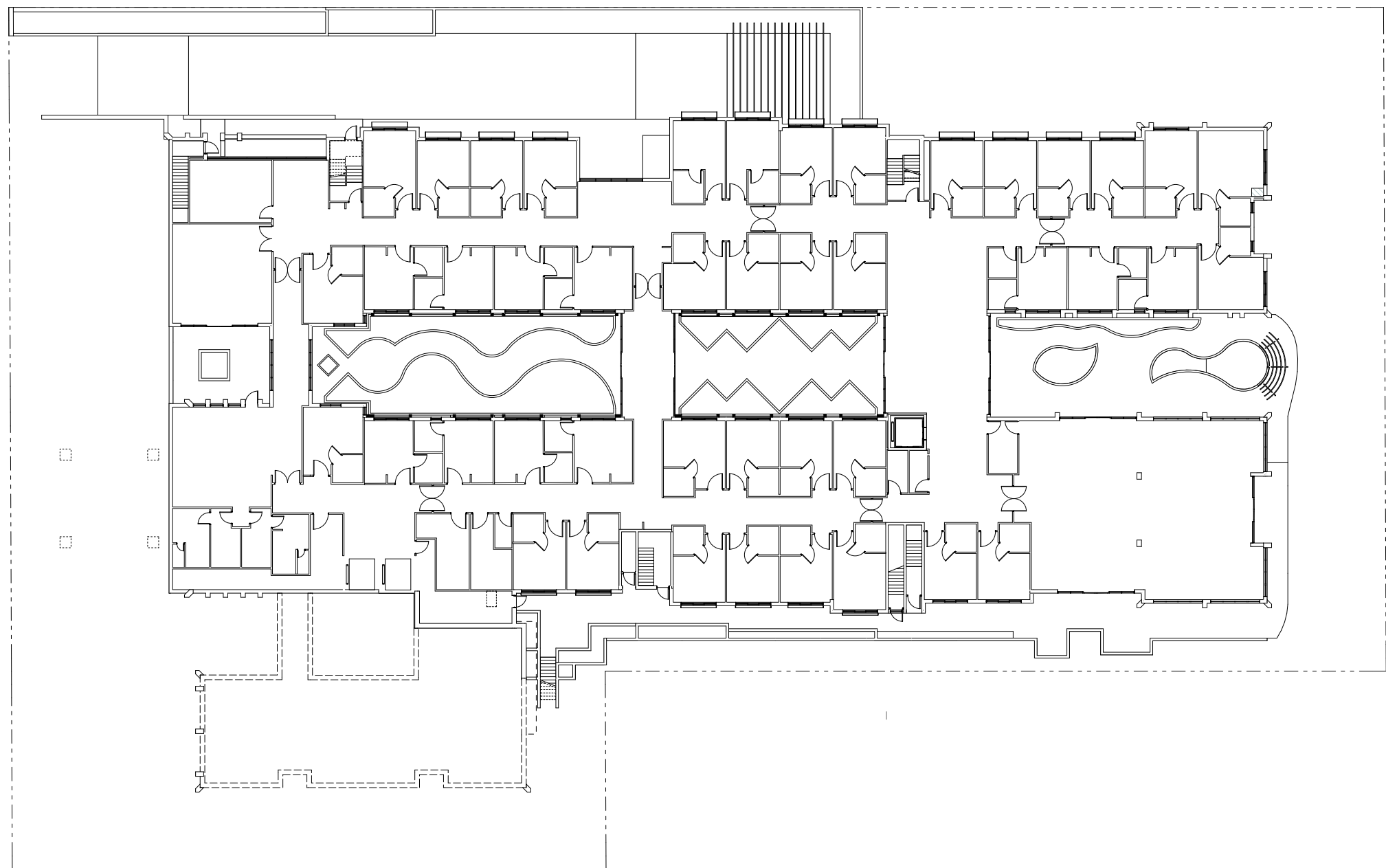
BURDETT STREET SOUTH WEST VIEW

An aerial perspective of a large, multi-story residential building complex. The building features a prominent red roof and is surrounded by green lawns and a winding path. The complex is situated in a suburban area with other houses visible in the background.

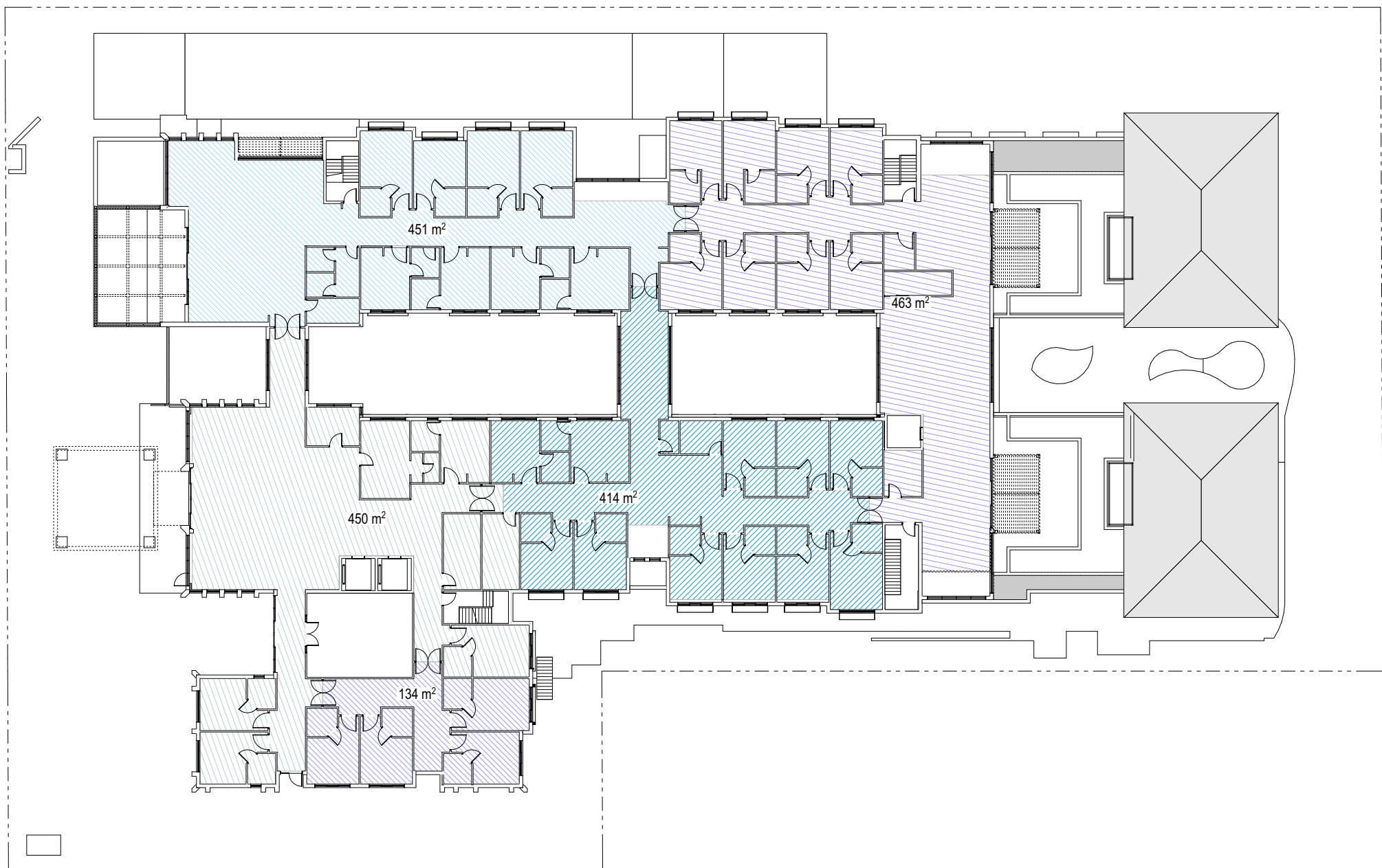


Issue Date	Rev	Description	Drawn	Checked	CLIENT	PROJECT	DRAWING TITLE
MAR. 2021	C	REVISED DA AND ADDITIONAL INFORMATION				THOMPSON HEALTH HORNSBY PROPOSED AGED CARE FACILITY 65-71 BURDETT STREET, HORNSBY	HIGH CONTROL VIEWS
JULY 2021	D	ISSUED FOR SECTION 34 CONFERENCE				SCALE DVI: 1:15 @ A1 PROJECT NO. 1818	DRAWN BY DATE 10/08/2021 REVISION E
12.08.21	E	SECTION 34 SUBMISSION				LOTS 2-4 DP 22368 FOR THOMPSON HEALTH CARE	DRAWING NO. DA-17

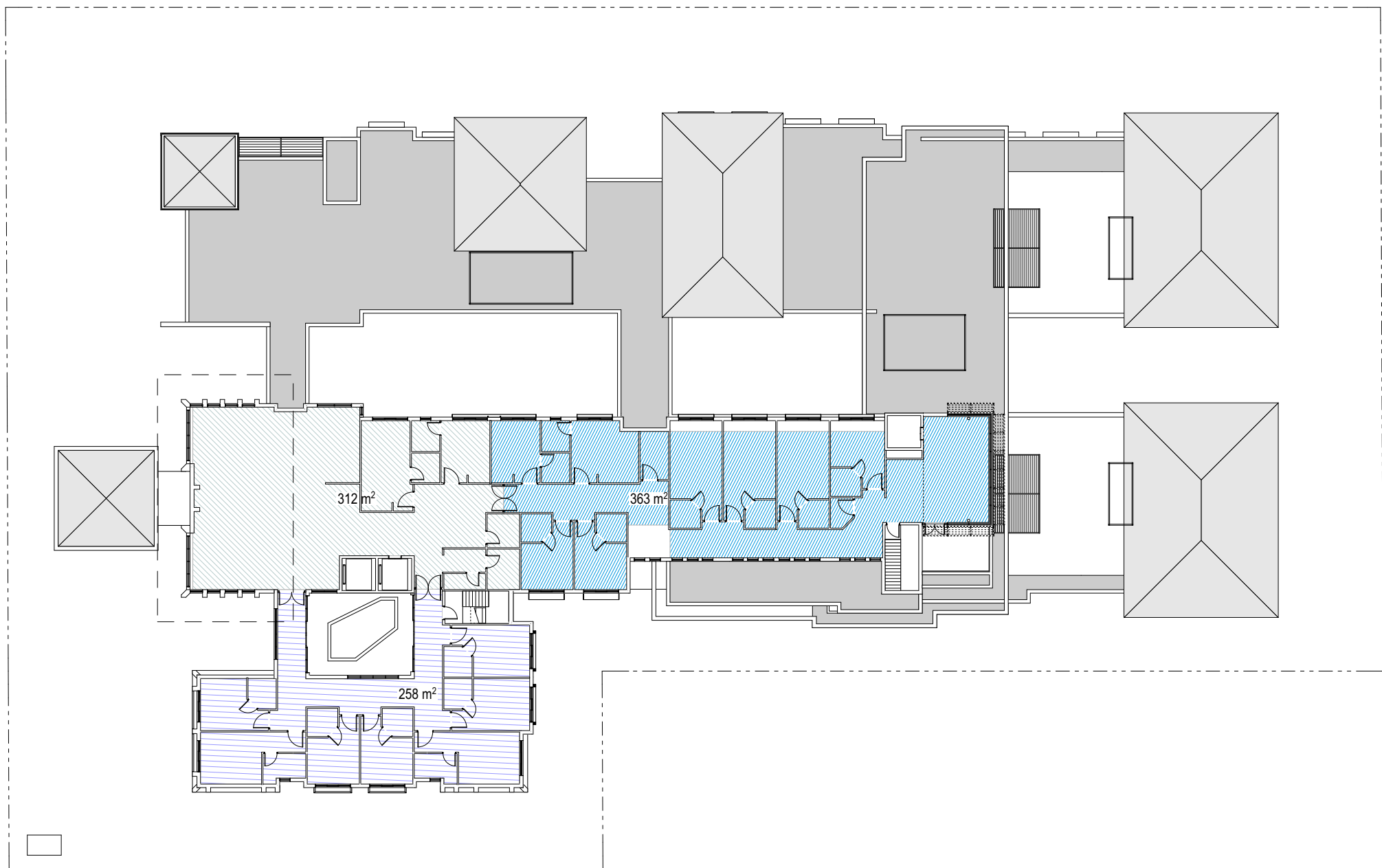




LOWER GROUND SMOKE COMPARTMENTS



GROUND SMOKE COMPARTMENTS



FIRST FLOOR SMOKE COMPARTMENTS



VIEW FROM 1 NORTHCOTE ROAD
1



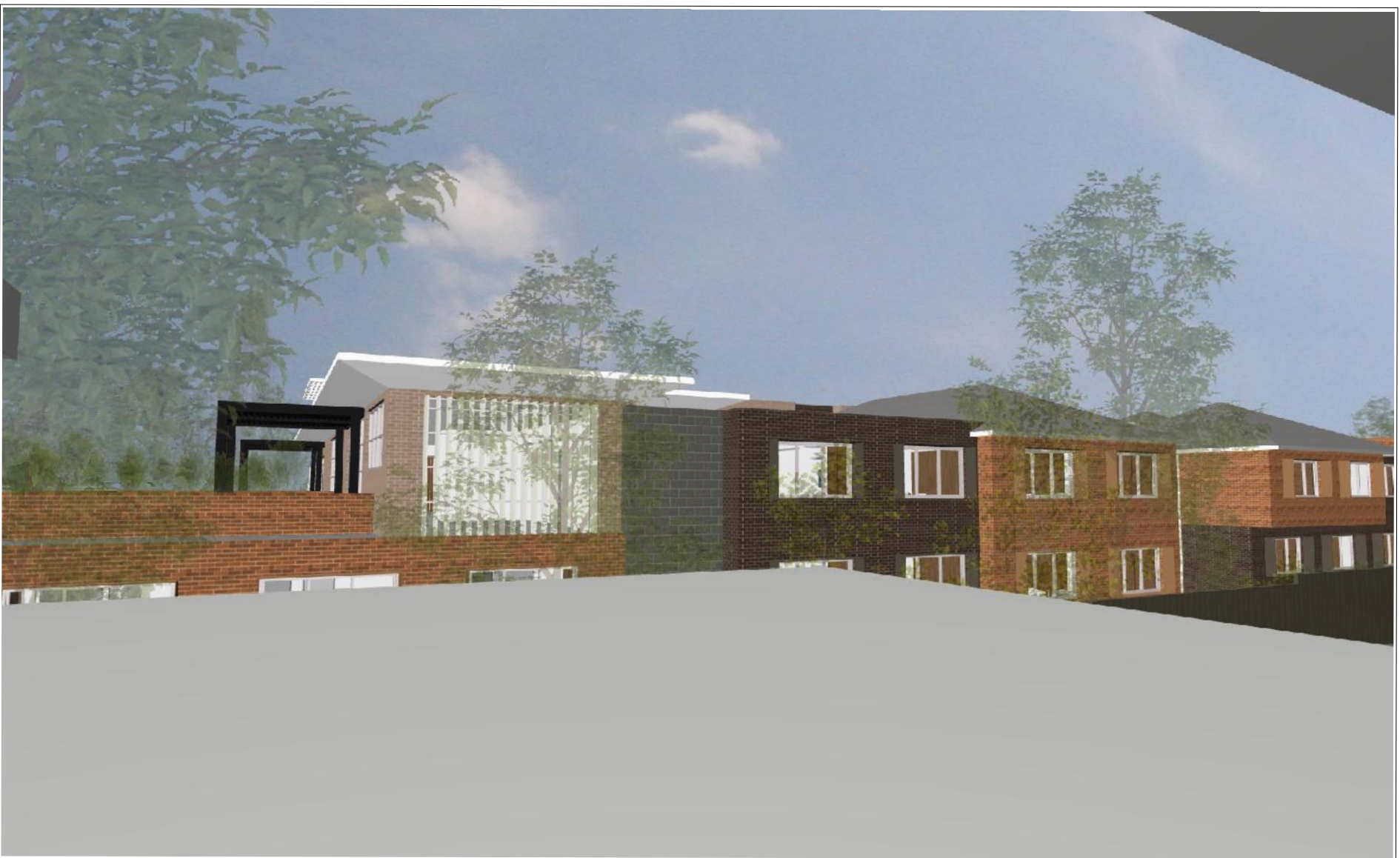
VIEW FROM 3 NORTHCOTE ROAD
2



VIEW FROM 5 NORTHCOTE ROAD
3



VIEW FROM 95 BALMORAL STREET
4



VIEW FROM 63A BURDETT STREET
5



ROOM LG - 37



ROOM LG - 39



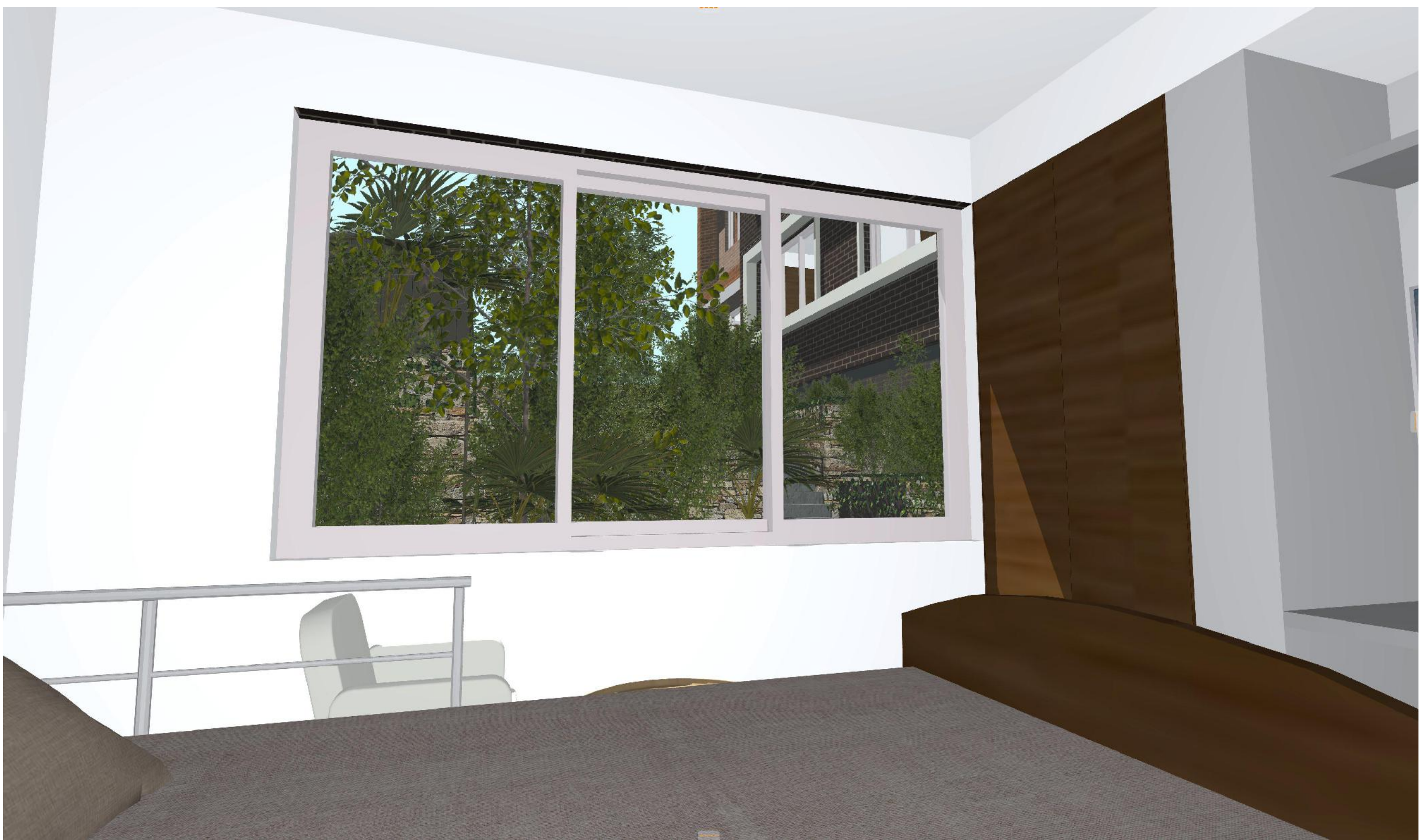
ROOM LG - 41



ROOM LG - 43



ROOM LG - 10



ROOM LG - 12





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 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



An aerial perspective rendering of a large-scale residential development. The complex features several interconnected multi-story buildings with dark grey roofs and brick or stone accents. There are numerous windows and balconies. The development is interspersed with green lawns, paved walkways, and small courtyards. Some buildings have rooftop terraces with glass railings. The entire site is bordered by a dark road or boundary line. Surrounding the development are other residential structures, some shown in a lighter, less detailed style, suggesting a neighborhood context. The overall impression is of a modern, planned community.

An aerial perspective of a large, multi-story residential building complex. The main building features a dark, flat roof with several skylights and a central section with a glass-enclosed rooftop terrace. The exterior walls are a mix of brick and light-colored siding. The building is surrounded by green lawns and several smaller, detached houses with grey roofs. A paved road or driveway runs along the left side of the main building. The overall scene is set in a suburban or rural environment.


An aerial perspective rendering of a large-scale residential development. The complex features several interconnected buildings with dark grey roofs and light-colored facades, interspersed with brick accents. The layout includes multiple courtyards, walkways, and landscaped green spaces. The development is situated on a green hillside, with a dark road or boundary line visible at the top. Surrounding the development are other residential structures, including a white house on the left and several grey-roofed houses on the right. The overall design suggests a modern, community-oriented housing project.

10/08/20
REVISED

An aerial view of a residential development. The central focus is a large, interconnected building complex with dark grey roofs and light-colored walls. This complex features several internal courtyards with green lawns and winding paths. To the left and right of this central complex are several smaller, detached houses with similar architectural styles. The entire development is set against a backdrop of green grass and a dark, winding road or path that runs along the top and right edges of the image.

An aerial perspective rendering of a large, multi-story residential development. The complex consists of several interconnected buildings with dark grey roofs and light-colored facades. There are multiple courtyards with green lawns and some with small structures or pergolas. A winding path or driveway is visible within the complex. The development is situated on a green lot, with other smaller houses visible in the surrounding area. A dark road or boundary line runs along the top and right sides of the property.

An aerial perspective rendering of a large-scale residential development. The complex features a central cluster of multi-story buildings with dark grey roofs and light-colored facades, interspersed with several smaller, detached houses. The layout includes multiple courtyards, walkways, and landscaped green spaces. The development is bordered by a dark road or boundary line, with additional green areas and smaller structures visible in the surrounding landscape.

Issue Date	Rev	Description	Drawn	Checked	CUSTOMER	PROJECT	DRAWING TITLE	
MAR. 2021	C	REVISED DA AND ADDITIONAL INFORMATION				THOMPSON HEALTH HORNSBY	VIEW FROM SUN 11AM-12:30 PM	
JULY 2021	D	ISSUED FOR SECTION 34 CONFERENCE				PROPOSED AGED CARE FACILITY		SCALE DRAWING BY
12.08.21	E	SECTION 34 SUBMISSION				65-71 BUREDET STREET, HORNSBY	@ A1	DVI / DH 10/8/2020
							PROJECT NO.	DRAWING NO. NEWS
					THOMPSON HEALTH CARE	LOTS 2-4 DP 22368 FOR THOMPSON HEALTH CARE	1818 DA-32	

An aerial, isometric architectural rendering of a large, modern building complex. The main structure is a long, multi-story building with a dark grey roof and extensive glass facades. It features several internal courtyards and green spaces. The building is surrounded by a dark grey fence. In the foreground, there are several smaller, single-story buildings with grey roofs. The background shows a green field and a road.

An aerial, isometric architectural rendering of a large, modern building complex. The main structure is a long, multi-story building with a dark, gabled roof and extensive glass windows. It features several smaller, interconnected wings and a central courtyard area. The building is surrounded by green lawns and smaller, simpler structures. A road or path runs along the top and right sides of the complex. The overall style is clean and modern, with a focus on geometric forms and materials like brick and glass.

An aerial, isometric architectural rendering of a large, modern building complex. The main structure is a long, multi-story building with a dark, flat roof and extensive glass facades. It features several courtyards and internal courtyards with green roofs. The building is surrounded by green landscaping, including lawns and trees. There are several smaller, single-story buildings and parking areas visible around the main complex. The overall design is contemporary and functional.

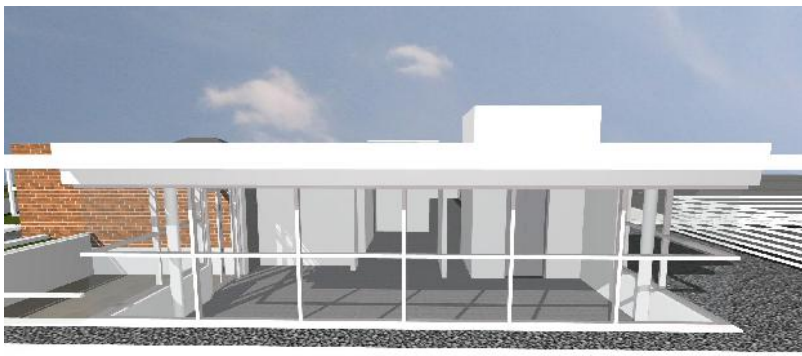
Issue Date	Rev	Description	Drawn	Checked	CUSTOMER	PROJECT	DRAWING TITLE	
MAR. 2021	C	REVISED DA AND ADDITIONAL INFORMATION				THOMPSON HEALTH HORNSBY	VIEWS FROM SUN 1 PM -2:30 PM	
JULY 2021	D	ISSUED FOR SECTION 34 CONFERENCE				PROPOSED AGED CARE FACILITY 65-71 BURDETT STREET, HORNSBY	SCALE	DRAWN BY DATE
12.08.21	E	SECTION 34 SUBMISSION					@ A1	DVI DH 10/08/2021
							PROJECT NO.	DRAWING NO.
							1818	DA-33
								REVISIONS



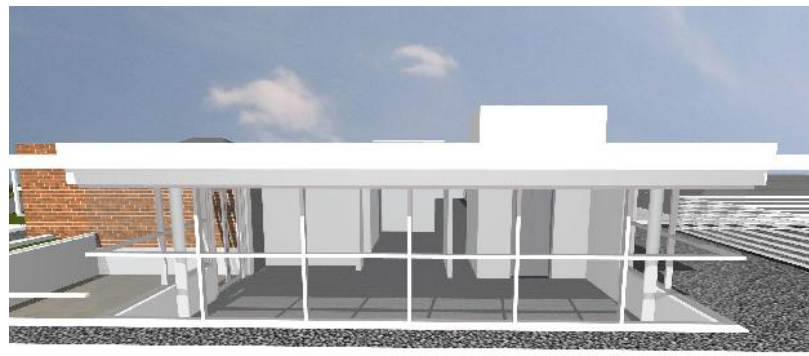
JUNE 21 3 PM



FIRST FLOOR NORTH SUNROOM 9 AM



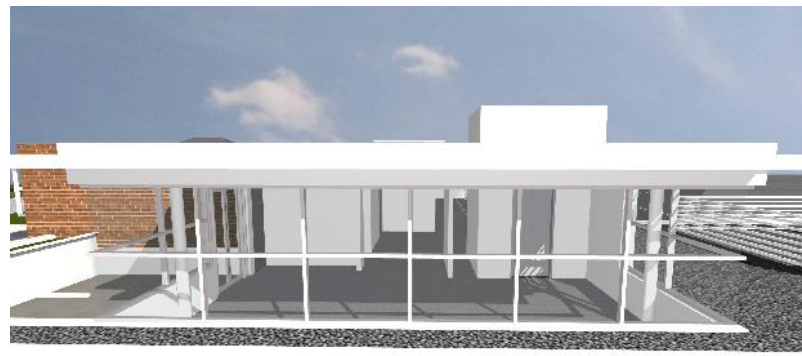
FIRST FLOOR NORTH SUNROOM 10 AM



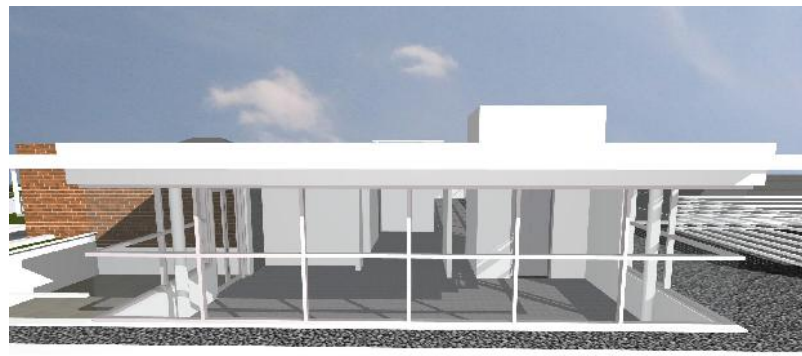
FIRST FLOOR NORTH SUNROOM 11 AM



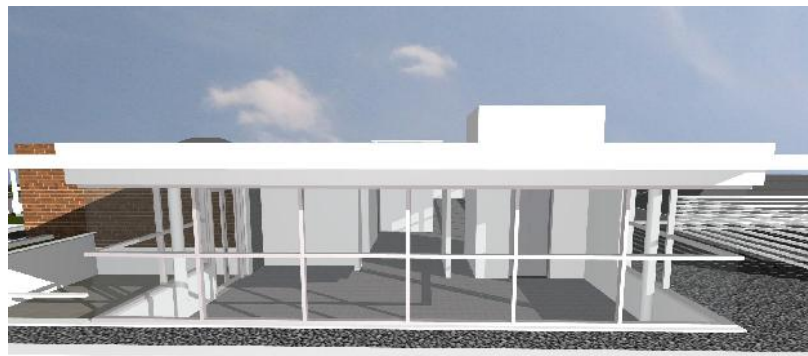
FIRST FLOOR NORTH SUNROOM 12 PM



FIRST FLOOR NORTH SUNROOM 1 PM



FIRST FLOOR NORTH SUNROOM 2 PM



FIRST FLOOR NORTH SUNROOM 3 PM

6 HOURS



GROUND SOUTH ENTRY LOUNGE 3 PM

0 HOUR



GROUND SOUTH WEST LOUNGE 2 PM



GROUND SOUTH WEST LOUNGE 3 PM

1 HOUR



FIRST FLOOR SOUTH DINING 1 PM

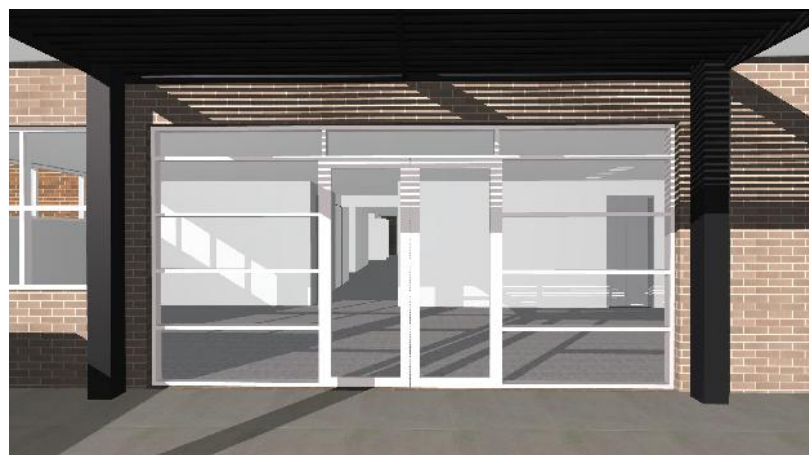


FIRST FLOOR SOUTH DINING 2 PM

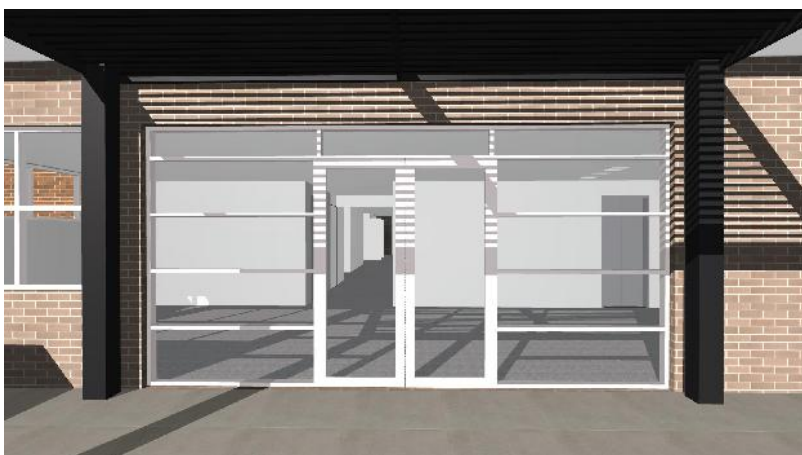


FIRST FLOOR SOUTH DINING 3 PM

2 HOURS



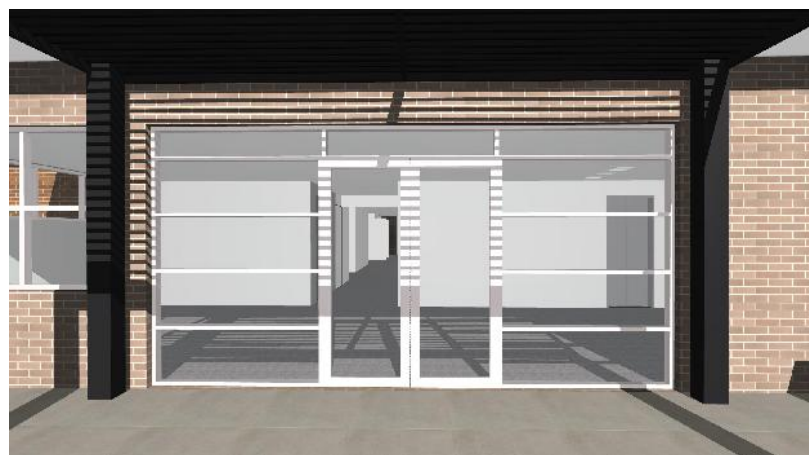
GROUND NORTH EAST LOUNGE 9 AM



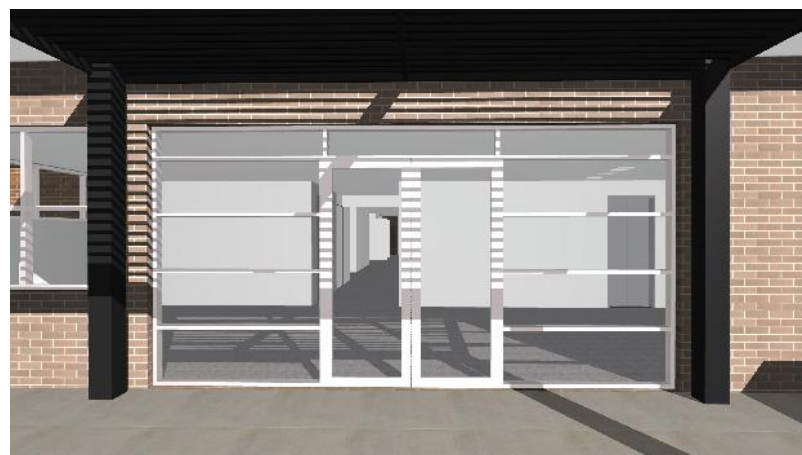
GROUND NORTH EAST LOUNGE 10 AM



GROUND NORTH EAST LOUNGE 11 AM



GROUND NORTH EAST LOUNGE 12 PM



GROUND NORTH EAST LOUNGE 1 PM



GROUND NORTH EAST LOUNGE 2 PM



GROUND NORTH EAST LOUNGE 3 PM

6 HOURS



GROUND NORTH CENTRE DINING 9 AM



GROUND NORTH CENTRE DINING 10 AM



GROUND NORTH CENTRE DINING 11 AM



GROUND NORTH CENTRE DINING 12 PM



GROUND NORTH CENTRE DINING 1 PM



GROUND NORTH CENTRE DINING 2 PM



GROUND NORTH CENTRE DINING 3 PM

6 HOURS



GROUND NORTH WEST LOUNGE 9 AM



GROUND NORTH WEST LOUNGE 10 AM



GROUND NORTH WEST LOUNGE 11 AM



GROUND NORTH WEST LOUNGE 12 PM



GROUND NORTH WEST LOUNGE 1 PM



GROUND NORTH WEST LOUNGE 2 PM



GROUND NORTH WEST LOUNGE 3 PM

6 HOURS



LOWER GROUND NORTH EAST LOUNGE 9 AM



LOWER GROUND NORTH EAST LOUNGE 10 AM



LOWER GROUND NORTH EAST LOUNGE 11 AM



LOWER GROUND NORTH EAST LOUNGE 12 PM



LOWER GROUND NORTH EAST LOUNGE 1 PM



LOWER GROUND NORTH EAST LOUNGE 2 PM



LOWER GROUND NORTH EAST LOUNGE 3 PM

6 HOURS



LOWER GROUND NORTH CENTRE DINING 9 AM



LOWER GROUND NORTH CENTRE DINING 10 AM



LOWER GROUND NORTH CENTRE DINING 11 AM



LOWER GROUND NORTH CENTRE DINING 12 PM



LOWER GROUND NORTH CENTRE DINING 1 PM



LOWER GROUND NORTH CENTRE DINING 2 PM

5 HOURS