| ILU Types | | |
|---|---|---|
| Level | Type | Qty |
| Level 2 | ILU One Bedroom | 2 |
| Level 2 | ILU Three Bedroom | 2 |
| Level 2 | ILU Two Bedroom | 6 |
| Level 2 | ILU Two Bedroom + Study | 8 |
| Level 3 | ILU One Bedroom | 2 |
| Level 3 | ILU Three Bedroom | 2 |
| Level 3 | ILU Two Bedroom | 6 |
| Level 3 | ILU Two Bedroom + Study | 8 |
| Level 4 | ILU One Bedroom | 2 |
| Level 4 | ILU Three Bedroom | 2 |
| Level 4 | ILU Two Bedroom | 6 |
| Level 4 | ILU Two Bedroom + Study | 6 |
| | | 48 |

| ILU numbers | |
|---|---|
| Level | Qty |
| Level 2 | 16 |
| Level 3 | 16 |
| Level 4 | 16 |
| | 48 |

| ILU Car Parking Numbers | |
|---|---|
| Level | Qty |
| Level 1 | 65 |
| | 65 |

**Energy Rating** Certificate Number 16540022

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings) — 7.2 stars; heating 48.2 MJ/m²; cooling 22.0 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDAV/14/1654

Assessor Signature _____ Date 24/09/2014

| Total Site Area | | |
|---|---|---|
| 12,570 | m2 | |

| Total Landscaped Area | | |
|---|---|---|
| 6,296 | m2 | |

| Site Coverage | | |
|---|---|---|
| 6,274 | m2 | 50% |

| Communal Open Space | | |
|---|---|---|
| 5,852 | m2 | 46% |

| RACF Resident Bedrooms | |
|---|---|
| Level | Qty |
| Level 2 | 20 |
| Level 3 | 40 |
| Level 4 | 40 |
| | 100 |

| RACF + Community Care Car Parking Numbers | |
|---|---|
| Level | Qty |
| Level 1 | 22 |
| Level 2 | 23 |
| | 45 |

Refer Landscape Drawing L-SD-01 for detailed landscape design

Refer Survey prepared by Craig & Rhodes submitted with the Development Application

## 01 Level 2 - Floor & Site Plan

0 1 2 3 4 5 10
Metres - 1:400 Printed at A2

**Development Application**

Architect: CALDER FLOWER ARCHITECTS

Client: Southern CrossCare NSW & ACT

Project Manager: epm projects pty ltd

Notes

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| Date | Revision | Rev | Issue | Drawn | Check |
|---|---|---|---|---|---|
| 18/09/2014 | Development Application | | A | | |

Project
**Southern Cross Care NSW & ACT**
Proposed Seniors Housing Development
Lot 2034, DP 1181618 - Nos 72-84 Empire Circuit, Penrith NSW 2750

Drawing Title
**Level 2 - Floor & Site Plan**

Date created: 15/08/2014
Scale: refer scale bar
North M.G.A

| Project No. | Stage | Drawing No. | Issue |
|---|---|---|---|
| 13120 | DA | DA 003 | A |

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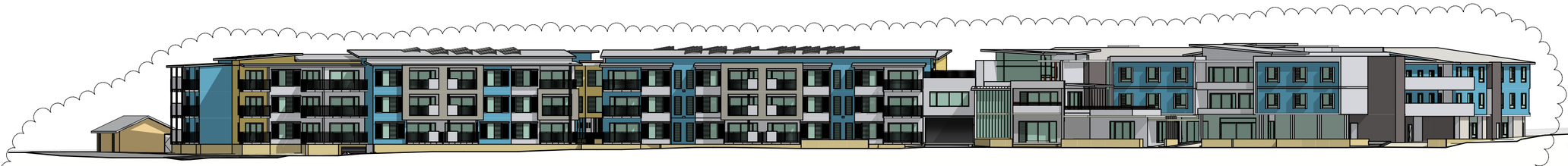


01 Elevation 01

0 1 2 3 4 5 10
Metres - 1:400 Printed at A2

02 Elevation 02

0 1 2 3 4 5 10
Metres - 1:400 Printed at A2

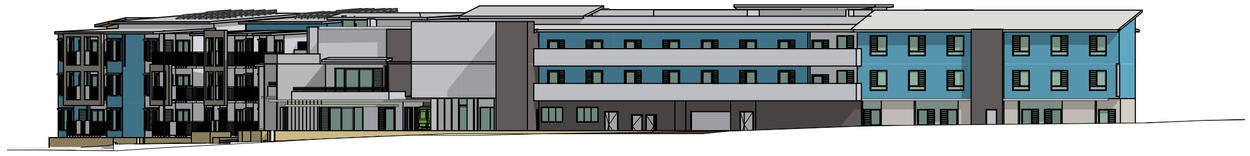
03 Elevation 03

0 1 2 3 4 5 10
Metres - 1:400 Printed at A2

## External Finishes Legend

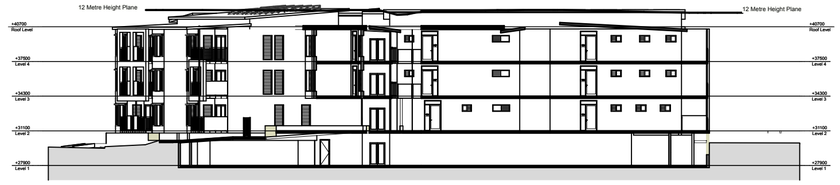
Refer drawing DA009

| | |
|---|---|
| 1 | Walls - Sandstone |
| 2 | Walls - Scyon Cladding |
| 3 | Walls - Painted Bricks |
| 4 | Walls - Render with Paint Finish |
| 4 | Walls - Render with Paint Finish |
| 4 | Walls - Render with Paint Finish |
| 5 | Walls - Glazed Bricks |



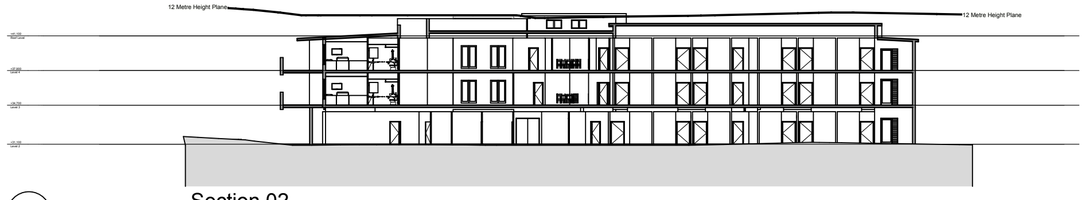
04 Elevation 04

0 1 2 3 4 5 10
Metres - 1:400 Printed at A2



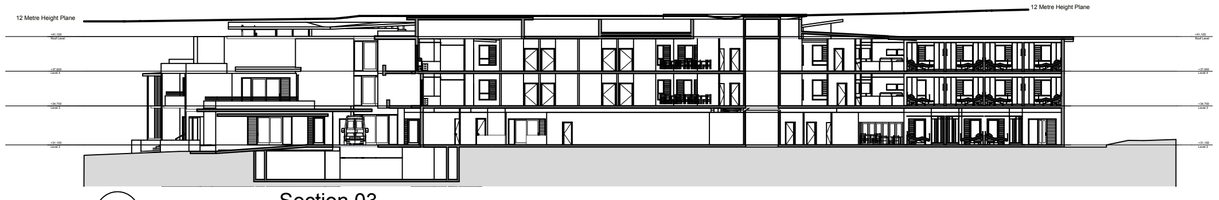

05 Section 01

0 1 2 3 4 5 10
Metres - 1:400 Printed at A2




06 Section 02

0 1 2 3 4 5 10
Metres - 1:400 Printed at A2




07 Section 03

0 1 2 3 4 5 10
Metres - 1:400 Printed at A2

# Development Application

Architect

CALDER FLOWER ARCHITECTS

Client

Southern CrossCare NSW & ACT

Project Manager

epm projects pty ltd

Notes

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| Date | Revision | Rev | Issue | Drawn | Check |
|---|---|---|---|---|---|
| 18/09/2014 | Development Application | | A | | |
| 14/11/2014 | Elevation 03 updated to be consistent with plans | 1 | | | |
| | Dark colour added to external walls of Northern units | 1 | | | |
| | Solid balustrades added to Northern units | 1 | | | |
| | Adjustable external louvres added to Northern units | 1 | | | |
| | Sliding screens added ILU windows on W/N/E facades | 1 | | | |
| 17/11/2014 | External Finishes Legend added | 2 | | | |
| 19/11/2014 | Development Application | | B | PM | LC |

Project

**Southern Cross Care NSW & ACT**

Proposed Seniors Housing Development

Lot 2034, DP 1181618 - Nos 72-84 Empire Circuit, Penrith NSW 2750

Drawing Title

**Elevations and Sections - Sheet 01**

Date created: 15/08/2014

Scale: refer scale bar

North
M.G.A

| Project No. | Stage | Drawing No. | Issue |
|---|---|---|---|
| 13120 | DA | **DA 007** | **B** |

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01 Aerial view from the north-west

02 Aerial view from the south

Development Application

Architect

CALDER FLOWER ARCHITECTS

Client

Southern CrossCare NSW & ACT

Project Manager

epm projects pty ltd

Notes

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| Date | Revision | Rev | Issue | Drawn | Check |
|---|---|---|---|---|---|
| 18/09/2014 | Development Application | | A | | |

Project

**Southern Cross Care NSW & ACT**

Proposed Seniors Housing Development

Lot 2034, DP 1181618 - Nos 72-84 Empire Circuit, Penrith NSW 2750

Drawing Title

**Perspective Renders - Sheet 01**

Date created: 15/08/2014

Scale: N.T.S

North M.G.A

| Project No. | Stage | Drawing No. | Issue |
|---|---|---|---|
| 13120 | DA | **DA 010** | **A** |

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01 RACF & Community Care building fronting Empire Circuit

02 ILU building fronting Empire Circuit

Development Application

Architect
CALDER FLOWER ARCHITECTS

Client
Southern CrossCare NSW & ACT

Project Manager
epm projects pty ltd

Notes
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| Date | Revision | Rev | Issue | Drawn | Check |
|---|---|---|---|---|---|
| 18/09/2014 | Development Application | | A | | |

Project
**Southern Cross Care NSW & ACT**
Proposed Seniors Housing Development
Lot 2034, DP 1181618 - Nos 72-84 Empire Circuit, Penrith NSW 2750

Drawing Title
**Perspective Renders - Sheet 02**

Date created: 15/08/2014
Scale: N.T.S
North M.G.A

| Project No. | Stage | Drawing No. | Issue |
|---|---|---|---|
| 13120 | DA | DA 011 | A |

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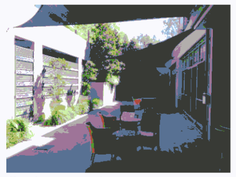
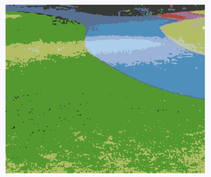
Courtyard on versipave system

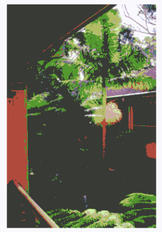
Potted plants


Courtyard character

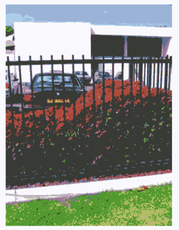
Example of wind sculpture

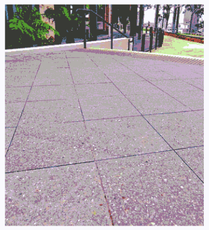

Synthetic turf against a rubberised pathway

Example of raised planters for resident gardening


Example of character of internal courtyard treatment

Proposed stone cladding to walls


Proposed fencing


Proposed concrete unit paving

arterra LANDSCAPE ARCHITECTS

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**LEGEND**

- Property Boundary
- Existing Tree Retained
- Proposed Trees
- Proposed Palms
- Concrete - Vehicular
- Concrete - Pedestrian
- Feature Pavement - Concrete Unit Paving
- Timber Fence 1.8m
- Rubber Pavement
- Synthetic Grass
- Steel Gate - Digital Lock
- Steel Palisade Fence 1.8m
- Turf Grass
- Garden Bed
- Defined Hedging
- Landscape Wall - Typ. blockwork with stone cladding
- + RL 32.50 Proposed Level
- Feature Potted Plants
- Garden Feature / Sculpture
- Timber Bench Seats
- Tables & Chairs

| REVISION | DESCRIPTION | CHKD | DATE |
|---|---|---|---|
| A | For Development Application | RWS | 17/9/14 |

PROJECT & CLIENT

# Proposed Seniors Housing Development Lot 2034, 72-84 Empire Circuit, Penrith

Southern Cross Care NSW & ACT

Project No : 13.20
Designed : RWS / EP
Drawn : RWS
Scale : 1:250@A0 , 1:500@A2

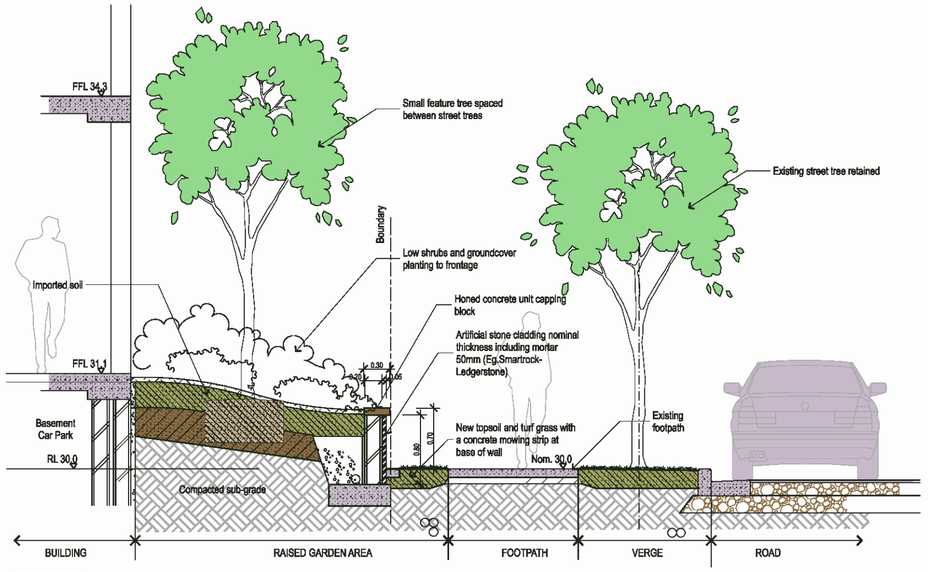
DRAWING TITLE

## Landscape Concept Plan For DA

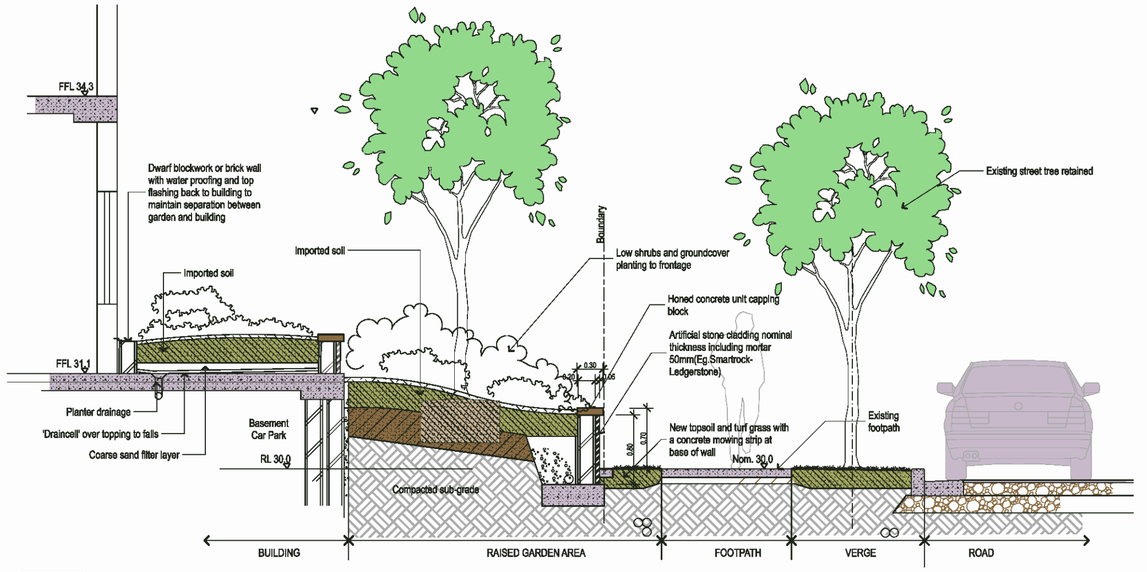
DRAWING NUMBER L-SD-01

REVISION A

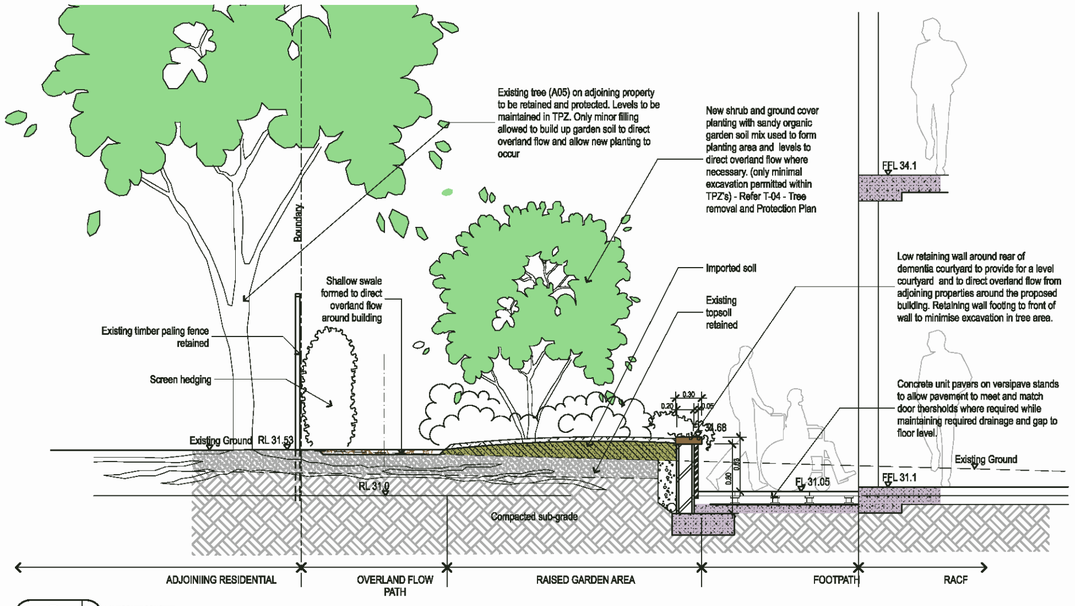
Plotted at : 12:43 PM 17/09/14




A | Rev. A | LANDSCAPE CONCEPT
## TYPICAL FRONT BOUNDARY TREATMENT
Arterra
Scale 1: 50 @ A2




B | Rev. A | LANDSCAPE CONCEPT
## TYPICAL FRONT BOUNDARY TREATMENT WITH PLANTER OVER BASEMENT
Arterra
Scale 1: 50 @ A2




C | Rev. A | LANDSCAPE CONCEPT
## SECTION DEMENTIA COURTYARD TO REAR BOUNDARY
Arterra
Scale 1: 50 @ A2

Corymbia maculata

Eucalyptus fibrosa

Eucalyptus moluccanna

Example of native trees to be used around the periphery of the development

## Indicative plant schedule

| Botanical Name | Common Name | Potential Height Reached | Container Size |
|---|---|---|---|
| **Trees** | | | |
| *Corymbia maculata* | Spotted Gum | 15-20m | 45L |
| *Cupaniopsis anacardioides* | Tuckaroo | 8-10m | 75L |
| *Elaeocarpus eumundi* | Eumundi Quandong | 8-12m | 75L |
| *Eucalyptus fibrosa* | Broad Leaved Ironbark | 15-20m | 45L |
| *Eucalyptus moluccana* | Grey Box | 12-20m | 75L |
| *Gordonia axillaris* | Fried Egg Plant | 5-7m | 100L |
| *Koelreuteria bipinnata* | Chinese Golden Rain Tree | 10-15m | 100L |
| *Lagerstroemia indica* | Crepe Myrtle | 6-8m | 75L |
| *Magnolia grandiflora 'Exmouth'* | Bull Bay Magnolia | 6-8m | 75L |
| *Pyrus ussuriensis* | Ussurian pear | 8-10m | 100L |
| *Tristaniopsis laurina* | Water Gum | 6-8m | 75L |
| **Palms** | | | |
| *Archontophoenix alexandrae* | Alexandra Palm | 13-15m | 100L |
| *Howea forsteriana* | Kentia Palm | 9x4m | 45L |
| *Livistona australis* | Cabbage Palm | 15-20m | 100L |
| *Rhapis excelsa* | Bamboo Palm | 2x1m | 5L |
| **Hedges** | | | |
| *Buxus microphylla var. japonica* | Japanese Box | 1m | 300mm |
| *Camellia sasanqua "Plantation Pink"* | Camellia | 6-8m | 300mm |
| *Euonymus japonicus* | Japanese Spindle Bush | 5m | 300mm |
| *Photinia glabra "Rubens"* | Photinia / Red Photinia | 2-3m | 300mm |
| *Murraya paniculata* | Orange Jessamine | 2.5m | 300mm |
| *Syzygium "Aussie Boomer"* | Dwarf Lillypilly | 1.5m | 300mm |
| **Shrubs** | | | |
| *Agave attenuata* | Century Plant | 0.5m | 200mm |
| *Azalea indica "Alba Magnifica"* | White Azalea (Tall) | 2-3m | 200mm |
| *Azalea indica "Happy Days"* | Purple Azalea (Medium) | 2m | 200mm |
| *Banksia spinulosa "Honey Pot"* | Hairpin Banksia | 3m | 200mm |
| *Choisya ternata* | Mexican Orange Blossom | 2m | 200mm |
| *Coleonema pulchrum* | Diosma | 2m | 200mm |
| *Codiaeum variegatum 'zanzibar'* | Croton (fine yellow/green foliage) | 2.5m | 200mm |
| *Crassula ovata* | Money Tree | 0.8m | 200mm |
| *Cycas revoluta* | Dwarf Sago Palm | 3.5m | 200mm |
| *Escallonia rubra var. macrantha* | Escallonia | 0.5m | 200mm |
| *Euphorbia characias subsp. wulfenii* | Euphorbia | 0.2-0.5m | 200mm |
| *Doryanthes excelsa* | Gymea Lily | 2-3m | 200mm |
| *Gardenia augusta 'Magnifica'* | Gardenia | 2m | 200mm |
| *Helichrysum angustifolium* | Curry Plant | 0.3m | 200mm |
| *Helichrysum petiolare* | Licorice Plant | 0.3m | 200mm |
| *Juncus usitatus* | Wetland Sedge / Tussock Rush | 0.8m | 200mm |
| *Liriope spicata* | Creeping Lily Turf | 0.25m | 200mm |
| *Nandina domestica "Gulf Stream"* | Compact Heavenly Bamboo | 0.5m | 200mm |
| *Philodendron "Xanadu"* | Dwarf Philodendron | 1m | 200mm |
| *Strelitzia reginae* | Bird of Paradise | 1.5m | 200mm |
| *Westringia fruticose "Wynyabbie Gem"* | Mauve Coastal Rosemary | 1-2m | 200mm |
| *Zamia furfuracea* | Jamaican Sago Tree / Cardboard Cycad | 1m | 200mm |
| **Groundcovers & Climbers** | | | |
| *Blechnum gibbum* | Dwarf Tree Fern | 0.3m | 150mm |
| *Blechnum nudum ' Silver Lady'* | Water Fern | 0.3m | 150mm |
| *Callistemon citrinus "Anzac"* | White Bottlebrush | 2m | 150mm |
| *Clivia miniata* | Kaffir Lily | 0.45m | 150mm |
| *Doodia aspera* | Rasp Fern | 0.8m | 150mm |
| *Grevillea "Poorinda Royal Mantle"* | Red Prostrate Grevillea | 0.25m | 150mm |
| *Juniperus conferta* | Shore Juniper | 0.3m | 150mm |
| *Nepeta × faassenii 'Walkers Blue'* | Faassen's Catmint | 0.8m | 150mm |
| *Pandorea jasminoides* | Pink Bower Vine | n/a | 150mm |
| *Ophiopogon japonicus* | Mondo Grass | 0.3m | 150mm |
| *Stacys lanata* | Lambe Ears | 0.2m | 150mm |
| *Trachelospermum asiaticum* | Japanese Star Jasmine | 0.3m | 150mm |
| *Tulbaghia violacea 'Silver Lace'* | Variegated Society Garlic | 0.3m | 150mm |

Koelreuteria bipinnata

Lagerstroemia indica

Magnolia grandiflora

Pyrus ussuriensis

Tristaniopsis laurina

Buxus micophylla japonica

Cupaniopsis anacardioides

Elaeocarpus eumundi

Gordonia axillaris

Character of proposed planting


arterra LANDSCAPE ARCHITECTS

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| REVISION | DESCRIPTION | CHKD | DATE |
|---|---|---|---|
| A | For Development Application | RWS | 17/9/14 |

PROJECT & CLIENT

# Proposed Seniors Housing Development
# Lot 2034, 72-84 Empire Circuit, Penrith

Southern Cross Care NSW & ACT

Project No : 13.20
Designed : RWS / EP
Drawn : RWS
Scale : 1:250@A0 , 1:500@A2

DRAWING TITLE
## Landscape Concept - Sections and Imagery

DRAWING NUMBER L-SD-03

REVISION A

Plotted at : 12:45 PM 17/09/14