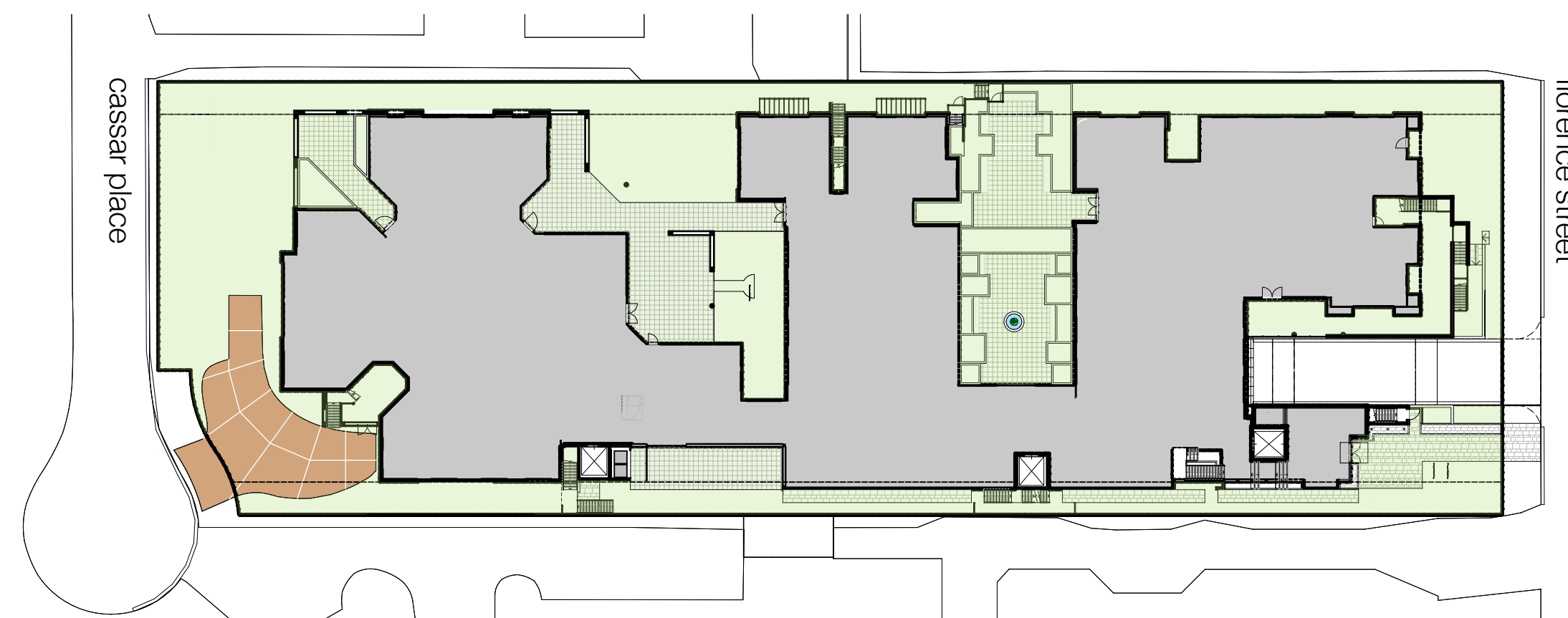
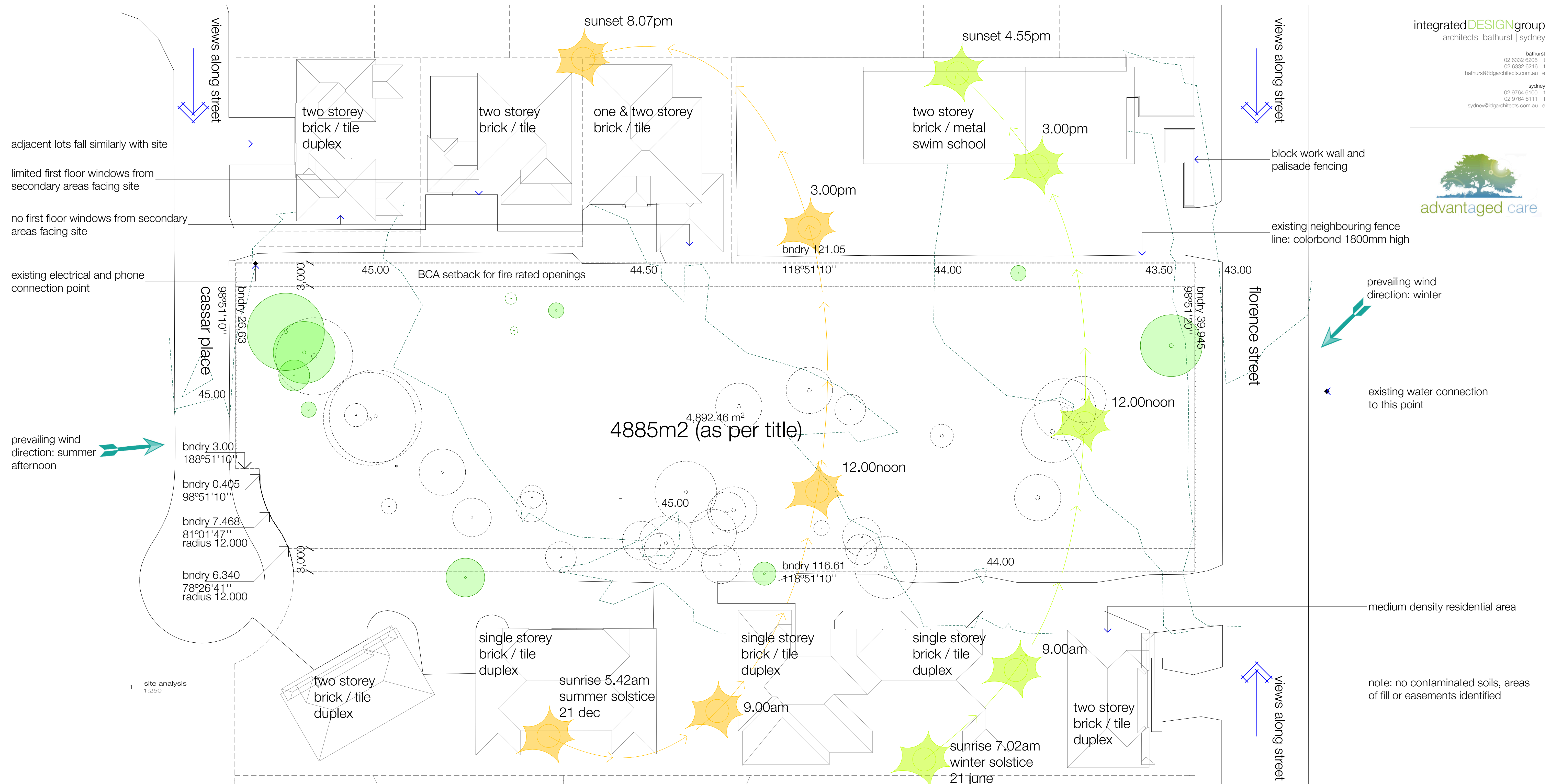
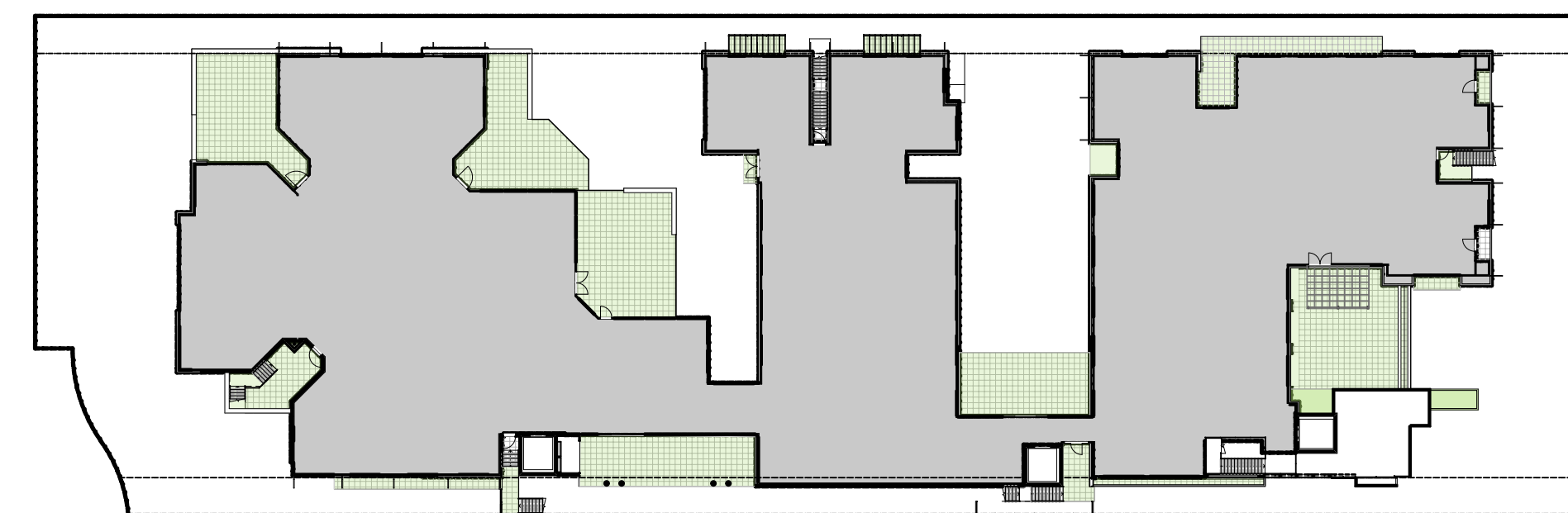




2 | FSR diagram - ground floor
1:500



3 | FSR diagram - first floor
1:500

26/05/15	c	amended floor plan
27/02/15	b	foyer configuration adjustment
23/02/15	a	issue for da
date	issue	amendments

site analysis & FSR diagrams

advantaged care at oakhurst
gardens
melaleuca ventures pty limited | lot 10,
lot 11, lot 121 florence street oakhurst
nsw 2761 australia

drawn: bm
checked: tm, pr
scale: @ a1

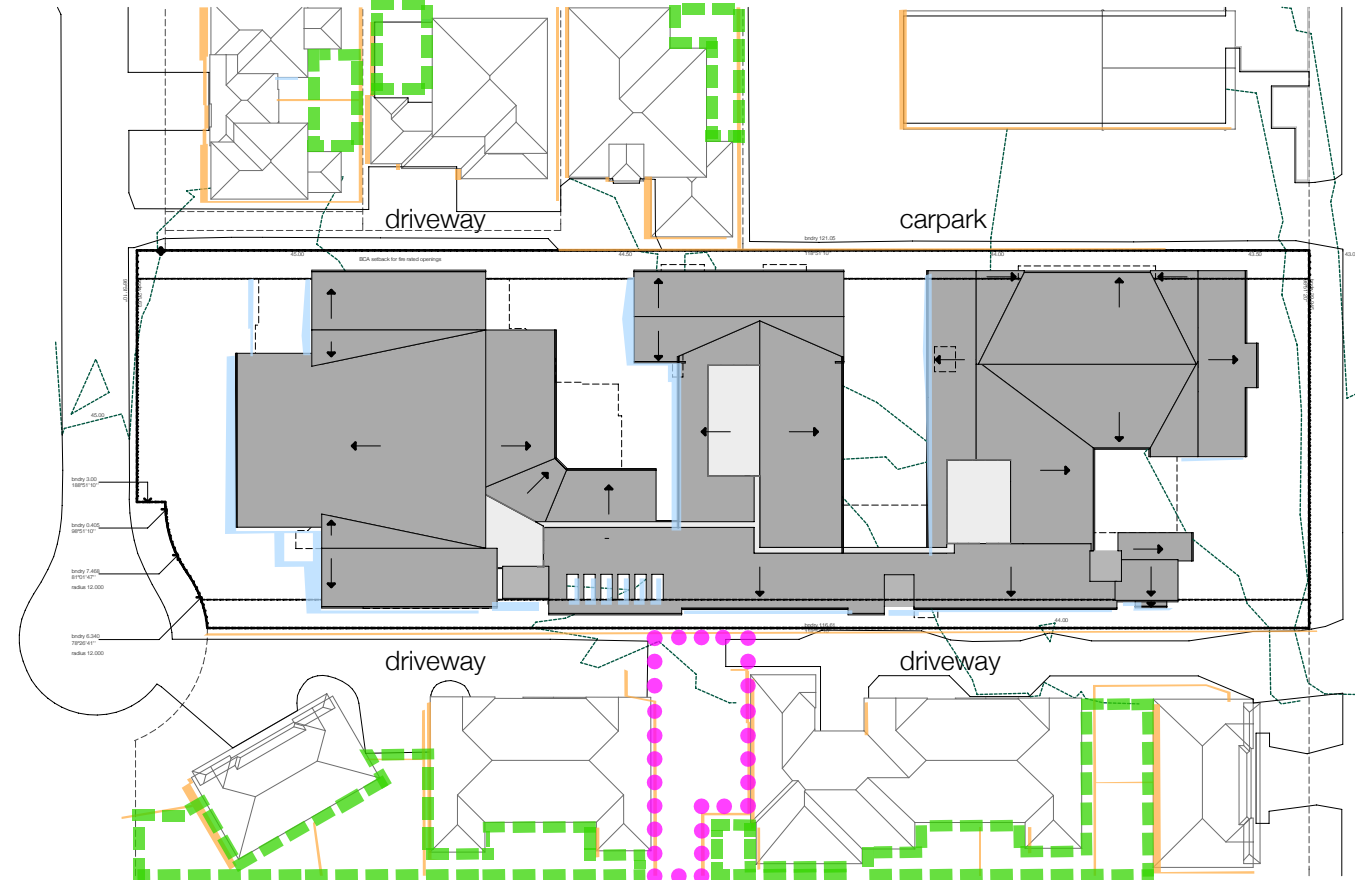
5100
issue b



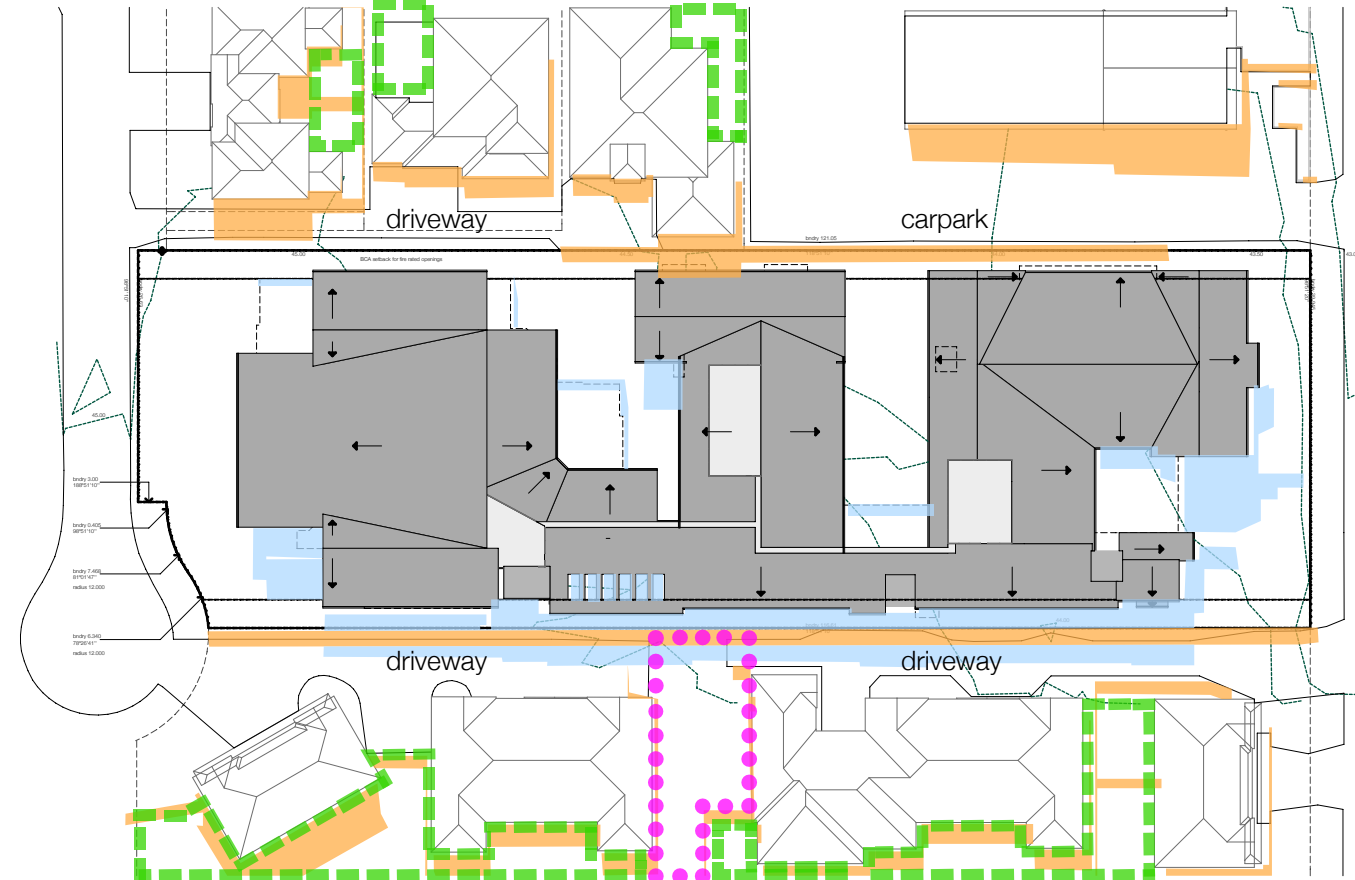
1 | urban relationship diagram
1:500



dec 21 9am

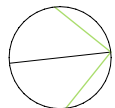


dec 21 12pm



dec 21 3pm

- shadow from existing buildings and fences
- additional shadow from proposed development
- neighbours private open space
- neighbouring communal open space

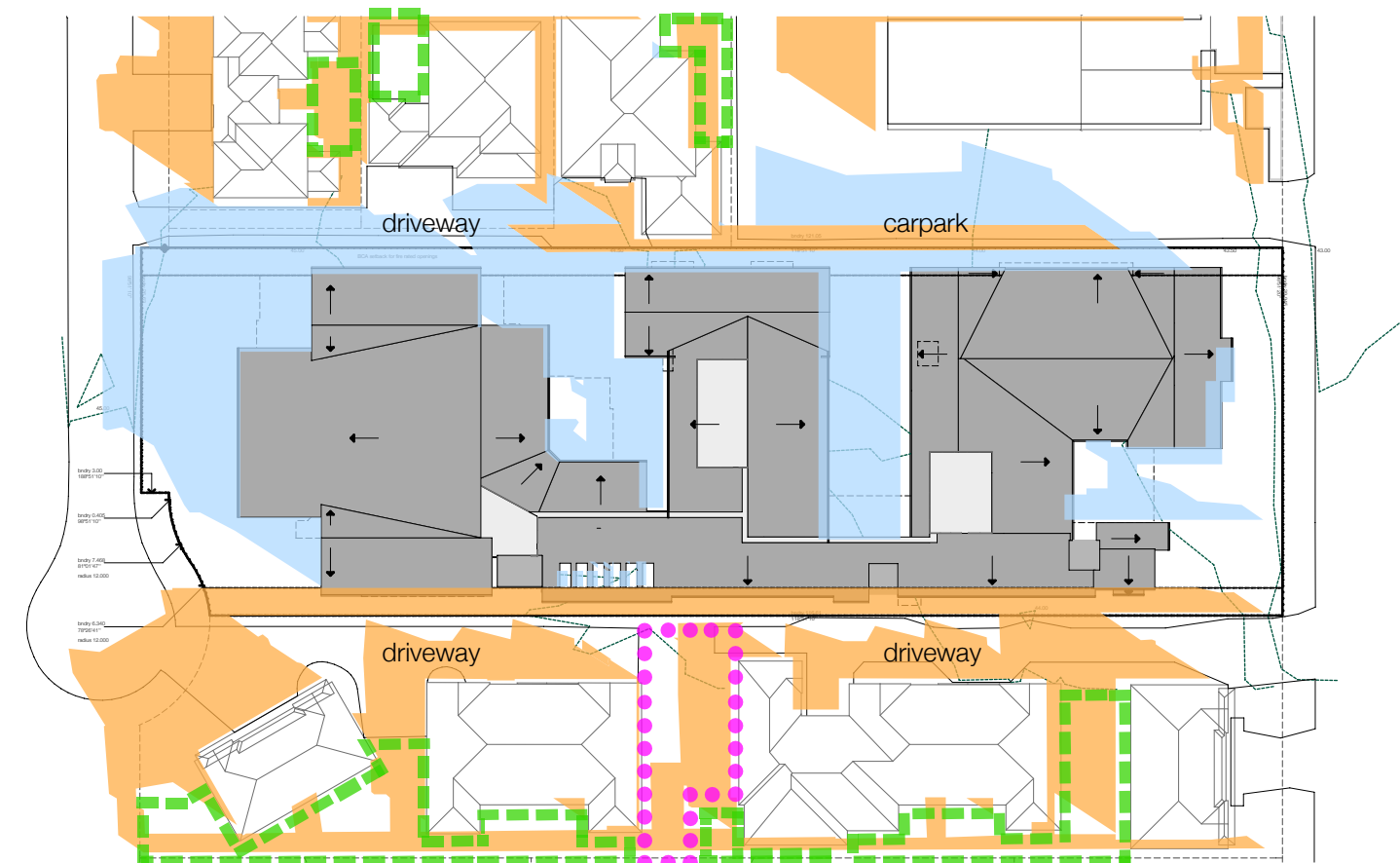


26/05/15	g	amend shadow diagrams
25/03/15	f	open space notation
23/03/15	e	additional sun shadows
04/03/15	d	sun shadows updated
03/03/15	c	additional notation
02/03/15	b	sun shadows updated
23/02/15	a	issue for da
date	issue	amendments

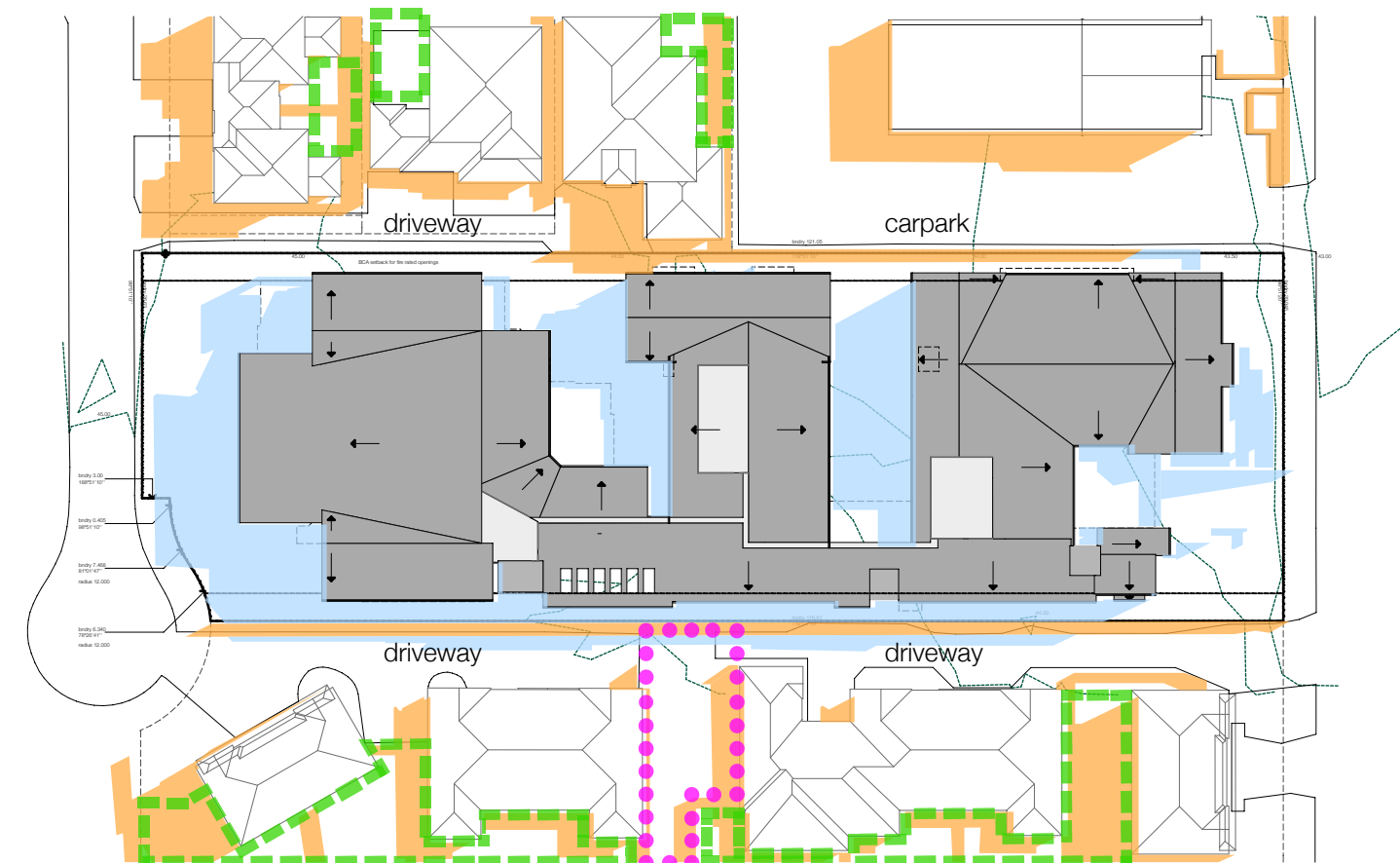
urban relationship & shadow diagrams

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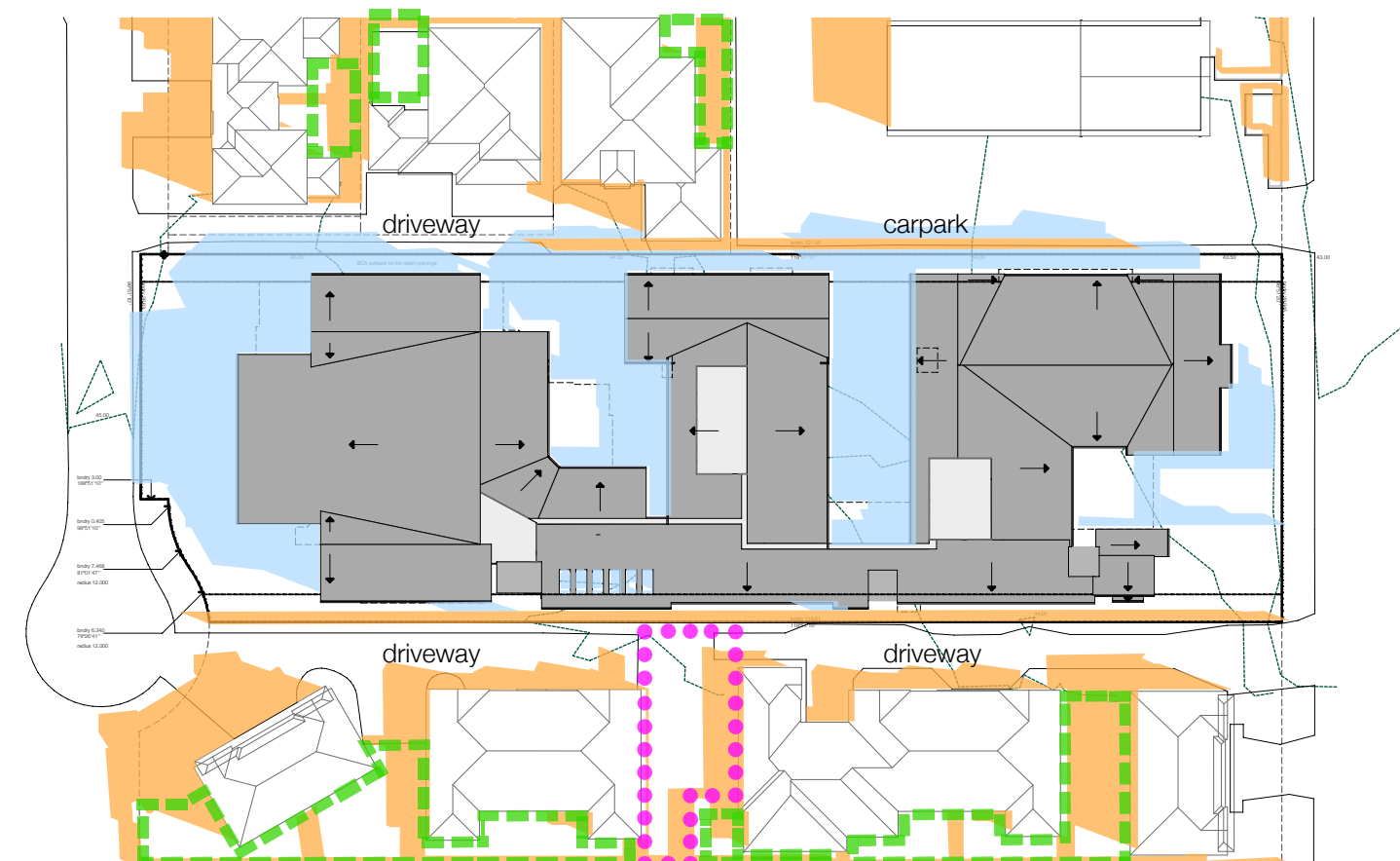
drawn:	bm	KRE14066
checked:	tm, pr	
scale:	@ a1	d a 0101
issue f		



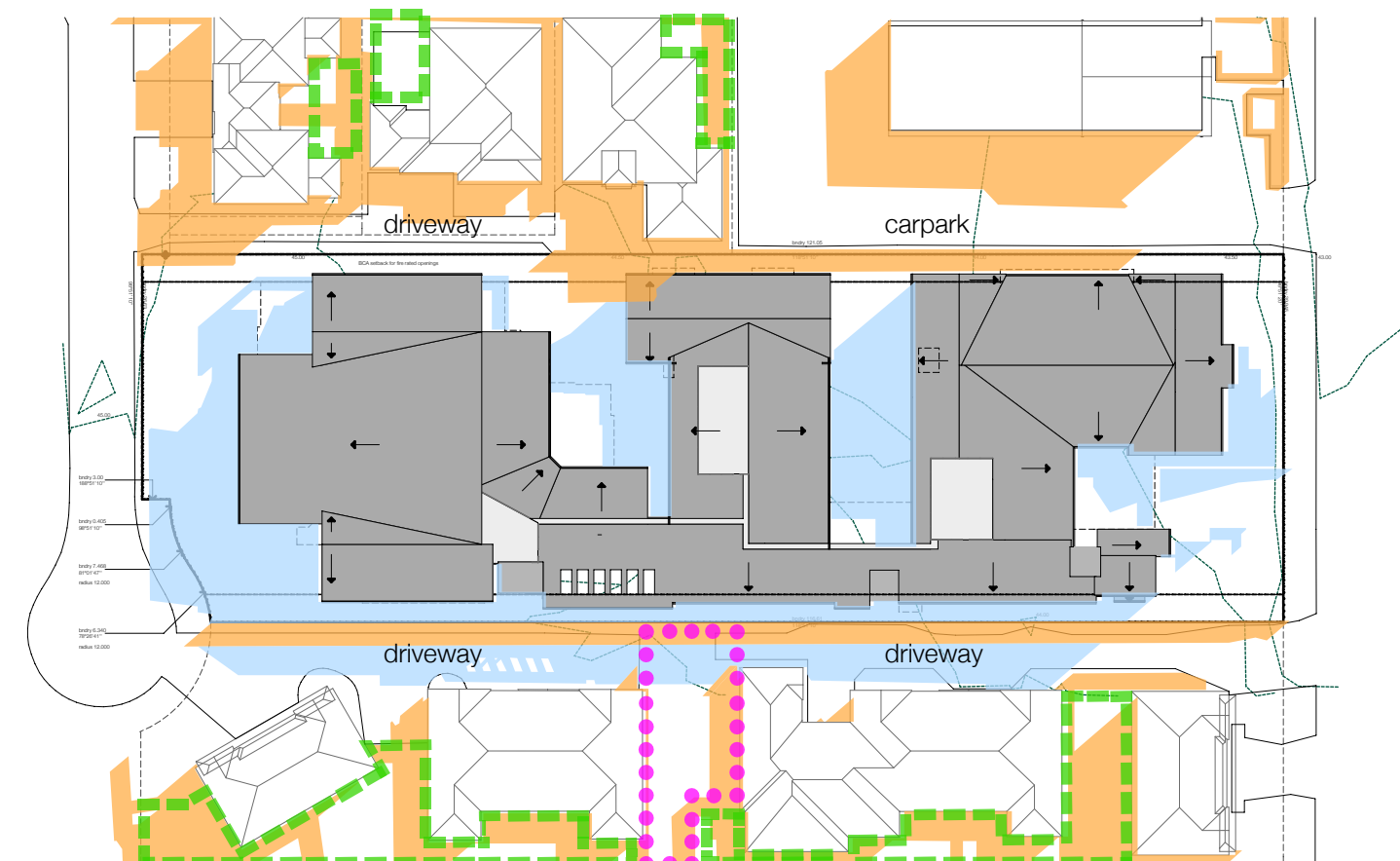
jun 21 9am



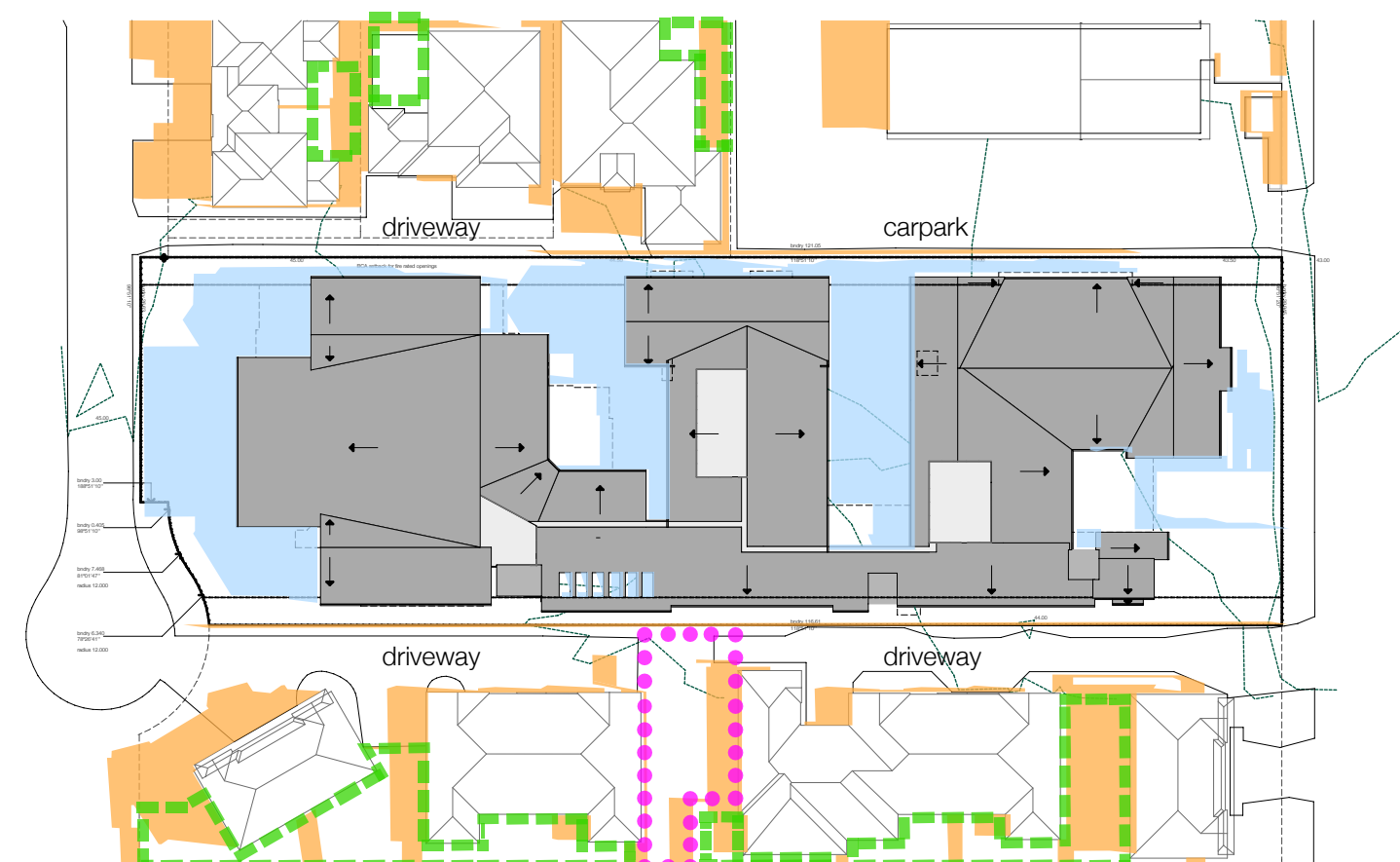
jun 21 1pm



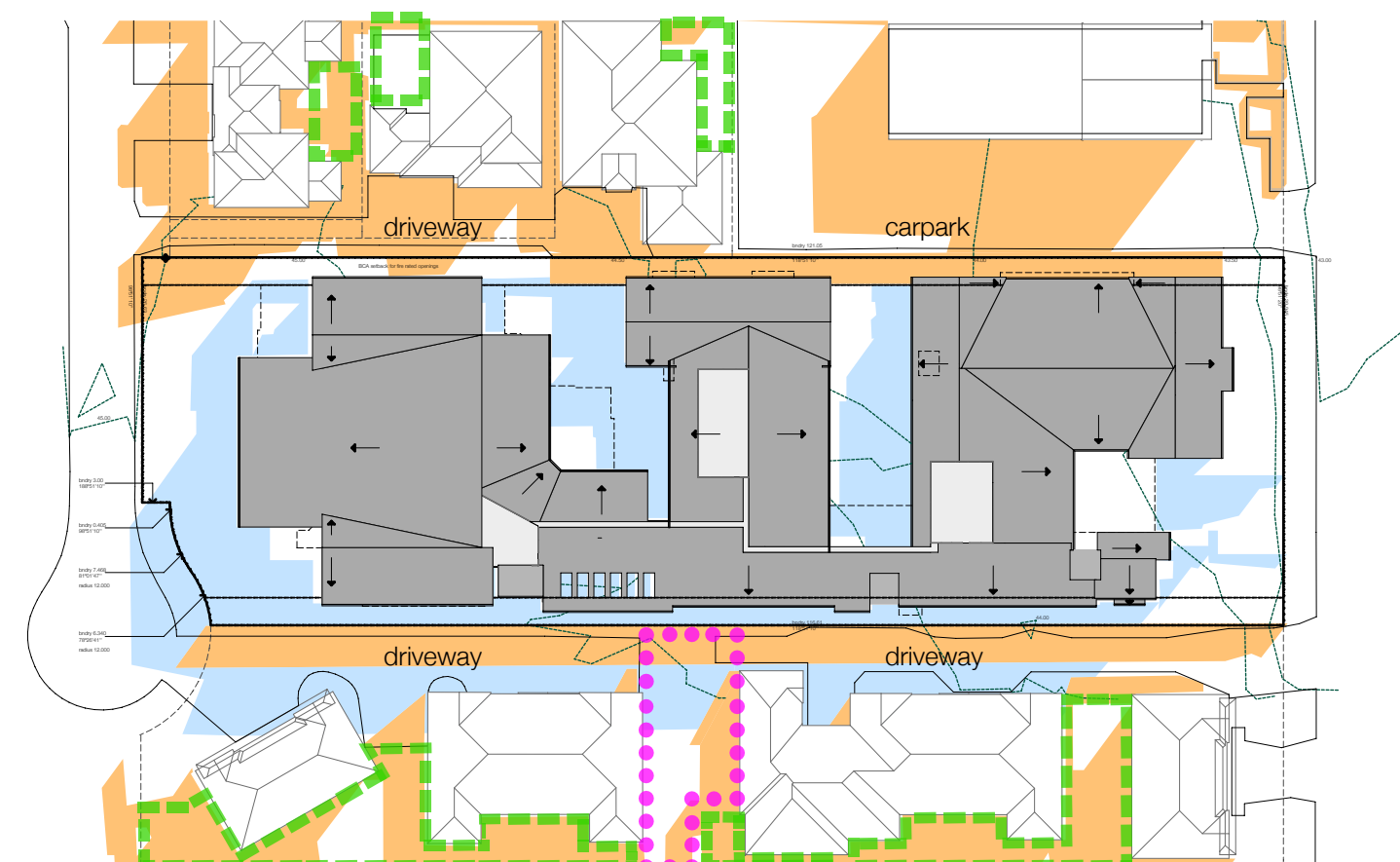
jun 21 10am



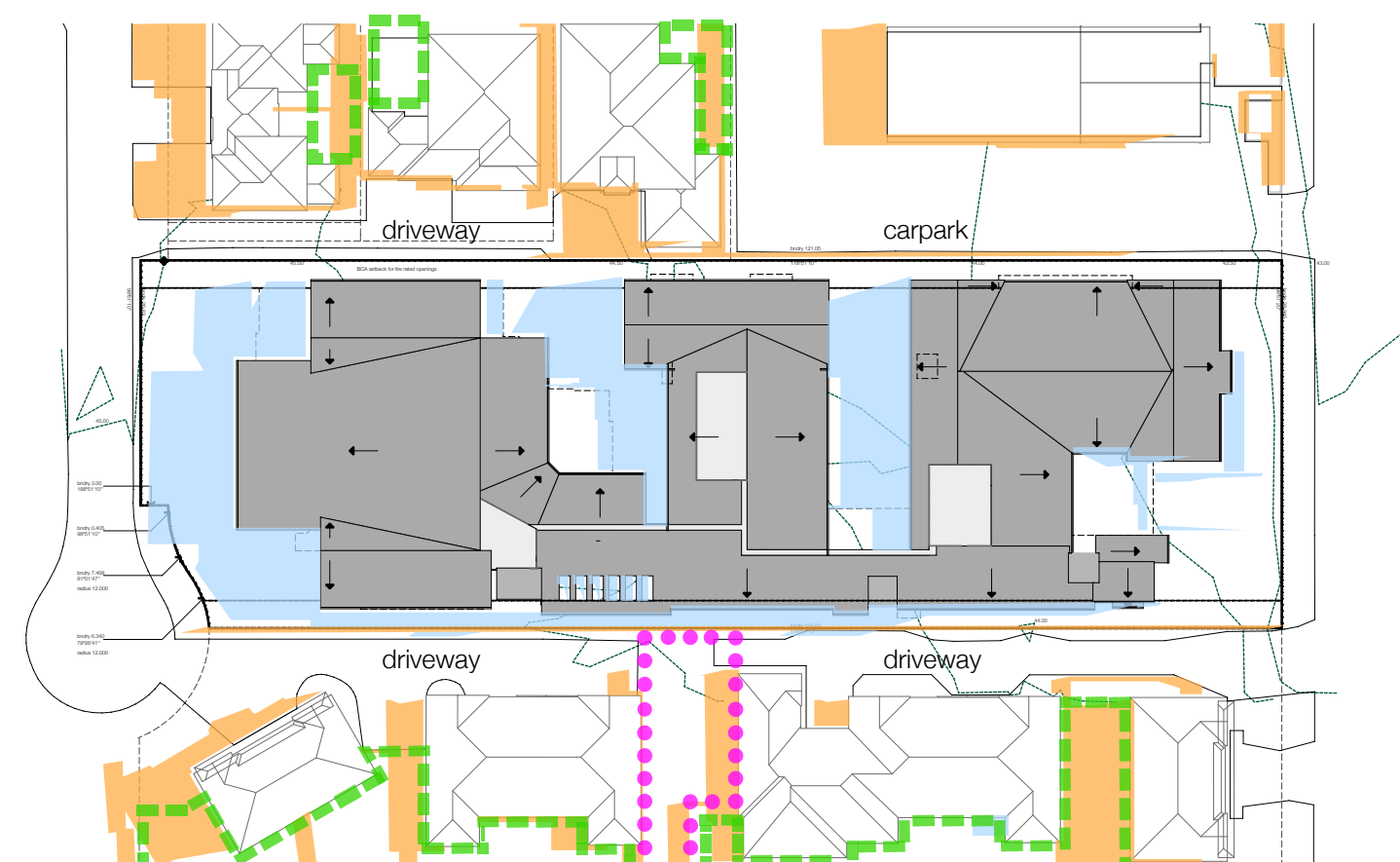
jun 21 2pm



jun 21 11am



jun 21 3pm



jun 21 12pm

- shadow from existing buildings and fences
- additional shadow from proposed development
- neighbours private open space
- neighbouring communal open space

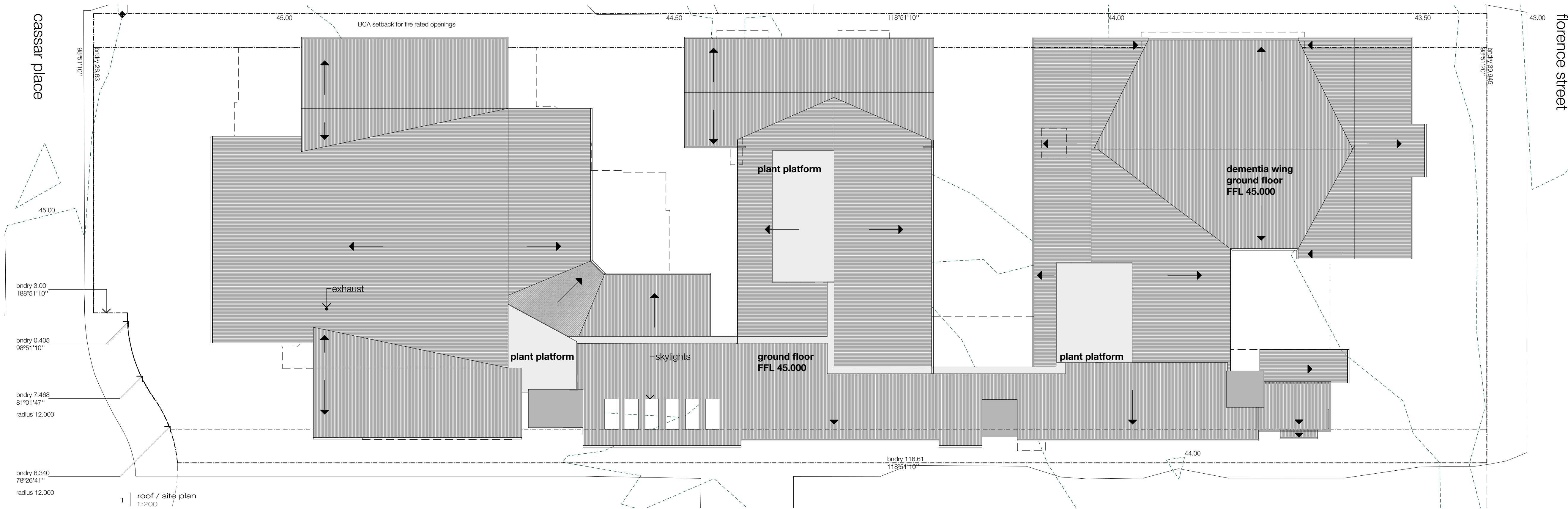


26/05/15	d	amend shadows
27/03/15	c	amend shadows
25/03/15	b	open space notation
23/03/15	a	shadow diagrams
date	issue	amendments

shadow diagrams

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drawn: bm
checked: tm, pr
scale: @ a1
KRE14066
da
0101a
issue c



26/05/15	f	amended floor plan
02/03/15	e	additional notation
27/02/15	d	foyer configuration adjustment
23/02/15	c	issue for da
16/02/15	b	consultants issue
06/02/15	a	consultants issue
date	issue	amendments

roof & basement plan

advantaged care at oakhurst
gardens
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drawn:	bm	KRE14066
checked:	tm, pr	
scale:	1:200 @ a1	da 0102
0 2 4 6 8 10		issue e

SEPP numeric compliance

id	required	achieved m2
site width @ frontage	min. 20m	40m
floor space	max. FSR 1:1	0.98:1
landscaping	25m2 @ 112 beds - 2800m2	2768m2

basement

beds	0
landscape area	0
floor space	0m2

car parking requirements

id	required	provided
ambulance	1	1
dementia	1 per 15 beds = 3	5
residential	1 per 10 beds = 7	10
staff	1 per 2 employees = 13	24
total	23	39

ceiling height: max 8m
floor to floor height 3.1m from ground floor + 2.7m to ceiling
note: areas measured from title

preliminary not for construction





01 existing trees to be preserved shown read in conjunction with arborist report

SEPP numeric compliance		
id	required	achieved m2
site width @ frontage	min. 20m	40m
floor space	max. FSR 1:1	0.98:1
landscaping	25m2 @ 112 beds - 2800m2	2758m2

ground floor	
beds	A 18, B 14, C 24 = 56 (112 beds in total across facility)
landscape area	2183m2
floor space	2449m2
site area	4885m2 as per title

ceiling height: max 8m
floor to floor height 3.1m from ground floor + 2.7m to ceiling
note: areas measured from title

10/06/15	g	loading zone & calculations
26/05/15	f	revised truck access and floor plan
17/04/15	e	revised truck access
27/02/15	d	foyer configuration adjustment
23/02/15	c	issue for da
16/02/15	b	consultants issue
06/02/15	a	consultants issue
date	issue	amendments

ground floor plan

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lot 11, lot 121 florence street oakhurst
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drawn:	tm, pr	bm	KRE14066
checked:	@ a1	d a	1100
scale:	1:200	issue g	

