

LEGEND	
	PROPOSED RCF
	EXISTING HOUSE
	EXISTING LEVEL RL
	NEW FINISHED LEVEL RL
	PROPOSED TOP OF WALL LEVEL
	EXISTING TREES TO REMAIN 1009 DENOTES TREES NO. REFER TO ARBORIST REPORT FOR DETAIL
	TREES TO BE REMOVED
	COMBINED TREE PROTECTION ZONE
	NEW PLANTING - REFER TO LANDSCAPE DRAWINGS FOR DETAIL
	OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP
	FENCE TIMBER 1200mm HIGH
	FENCE PALISADE 1500mm HIGH
	FENCE LAPPED & CAPPED 1800mm HIGH

DEVELOPMENT STATISTIC			
SITE AREA	7,406 m²		
	REVISED DA 2017	REVISED DA 2016	
	SEPP 2004 GROSS FLOOR AREA	SEPP 2004 GROSS FLOOR AREA	
BASEMENT FLOOR - BACK OF HOUSE & CAR PARK	-	-	
L. GRND. FL.	837 m²	888 m²	
GROUND FL.	2,410 m²	2,557 m²	
FIRST FL.	1,251 m²	1,337 m²	
TOTAL	4,498 m²	4,782 m²	
FSR	0.60 : 1	0.645 : 1	
CARPARKING / AMBULANCE	31 Spaces	30 Spaces	
LANDSCAPE AREA	4,830 m²	4,727 m²	
LANDSCAPE AREA PER BED	57.5 m²	56 m²	
RESIDENT ACCOMMODATION			
LOWER GROUND FLOOR	No. Room	Total BEDS	No. Room
1 BEDS	16	16	14
2 BEDS	0	0	2
SUB TOTAL	16		18
GROUND FLOOR	No. Room	Total BEDS	No. Room
1 BEDS	37	37	35
2 BEDS	3	6	4
SUB TOTAL	43		43
FIRST FLOOR	No. Room	Total BEDS	No. Room
1 BEDS	19	19	19
2 BEDS	3	6	2
SUB TOTAL	25		23
TOTAL NUMBER OF RESIDENTS	84		84

0m 2 5 10 15m
SCALE: 1:200

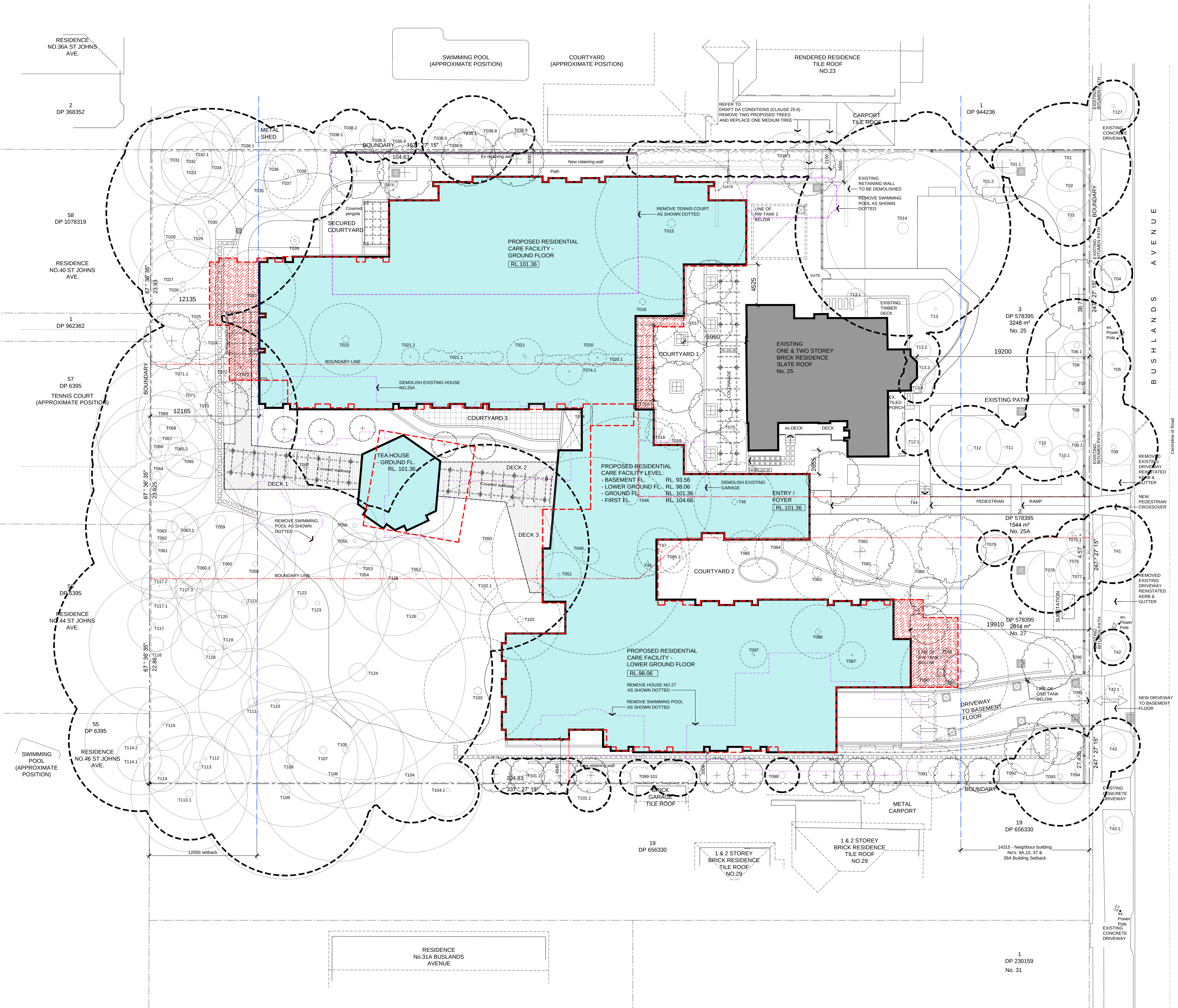
16	Response to SNPP letter dated 08.03.17	29.05.17
15	Preliminary Issue for review & comment	04.05.17
14	Response to Council letter dated 28.04.16	29.09.16
No.	Amendment	Date

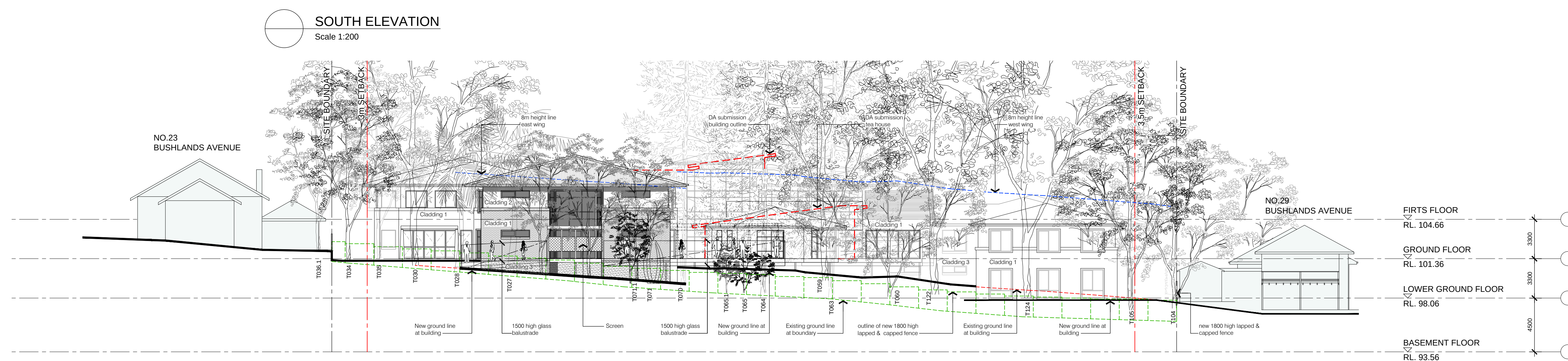
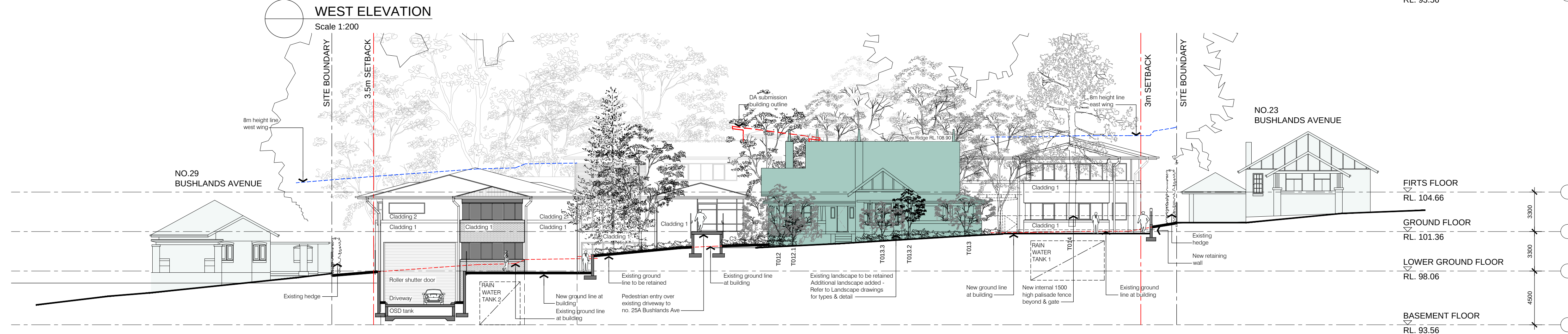
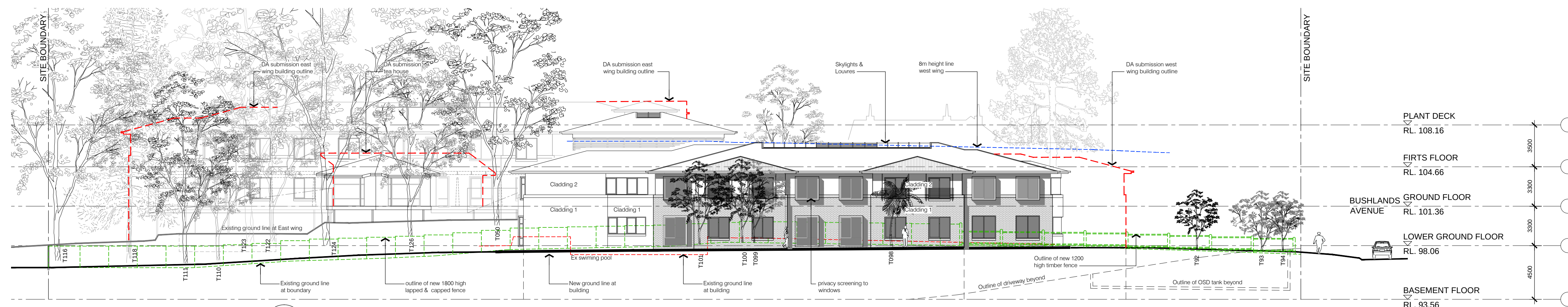
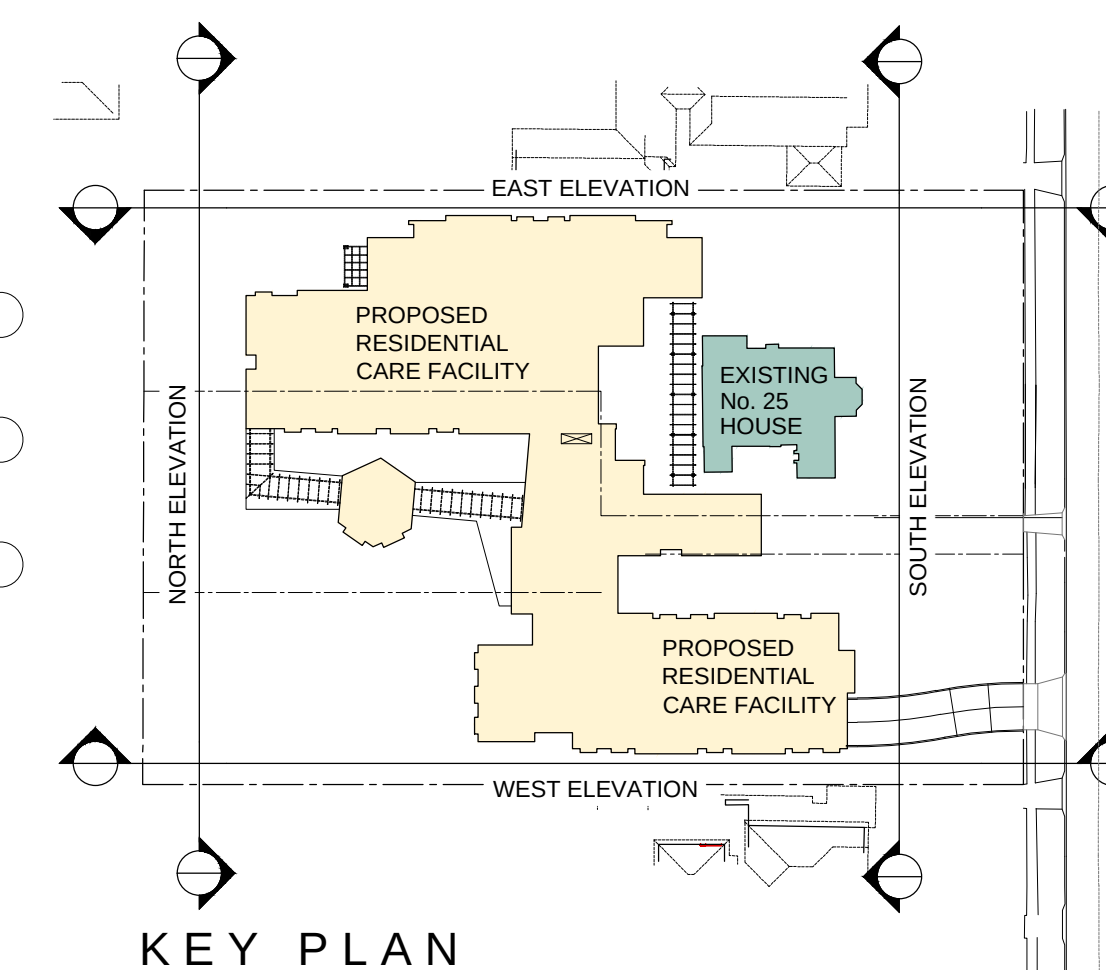
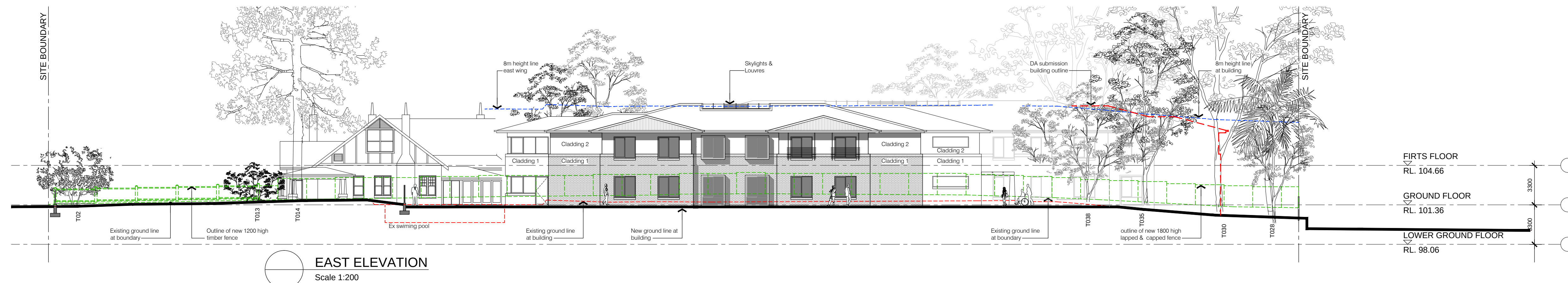
Project
NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
NSW 2072
Drawing
SITE PLAN



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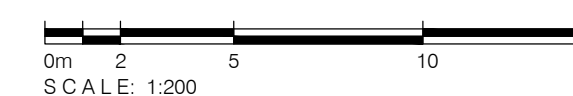
Date	JULY 2015	Job No.	Drawing
Scale	1:200 @ A1		
Drawn	WW		1506 / DA01
Amendment	16		





LEGEND

- | | |
|---|--|
|  | EXISTING GROUND LINE @ BUILDING |
|  | OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP |
|  | 8m HEIGHT LINE |
|  | NEW GROUND LINE |
|  | EXISTING GROUND LINE @ BOUNDARY |
| T 109 | EXISTING TREES TO REMAIN
T009 DENOTES TREES No. REFER TO ARBORIST REPORT FOR DETAIL |
|  | CLADDING 1 - MASONRY FINISH |
|  | CLADDING 2 - TEXTURE FINISH |
|  | ROOF - PREFINISHED ROOFING |
|  | CLADDING 3 - STONE FINISH |
|  | EXISTING TREES & SHRUBS
REFER TO LANDSCAPE DRAWING FOR NEW PLANTING |



13	Response to SNPP letter dated 08.03.17	29.05.
12	Preliminary Issue for review & comment	18.05.
11	Preliminary Issue for review & comment	04.05.
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9	ANHf Review	29.09.
8	ANHf Review	14.09.
7	Issue for discussion	08.06.
6	Issue for discussion	30.05.
5	DA Issue	24.09.
4	Follow-up Pre-DA meeting	10.09.
3	Pre-DA meeting additional information	31.07.
No.	Amendment	Date

Project
NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
NSW 2072

Drawing ELEVATIONS

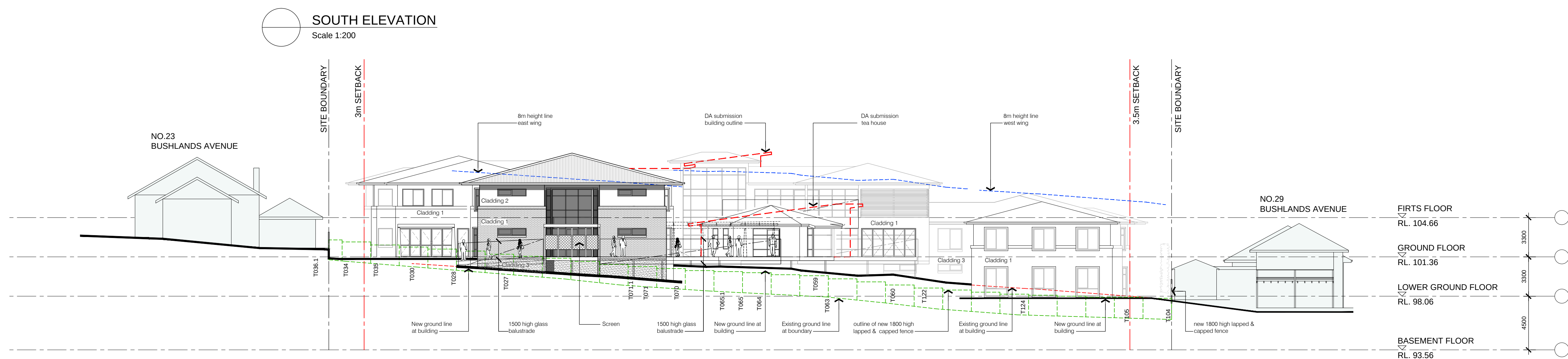
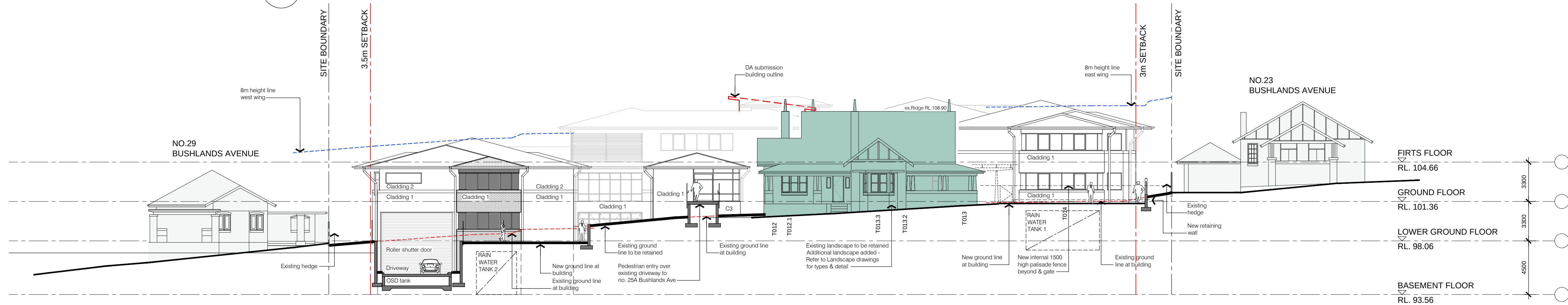
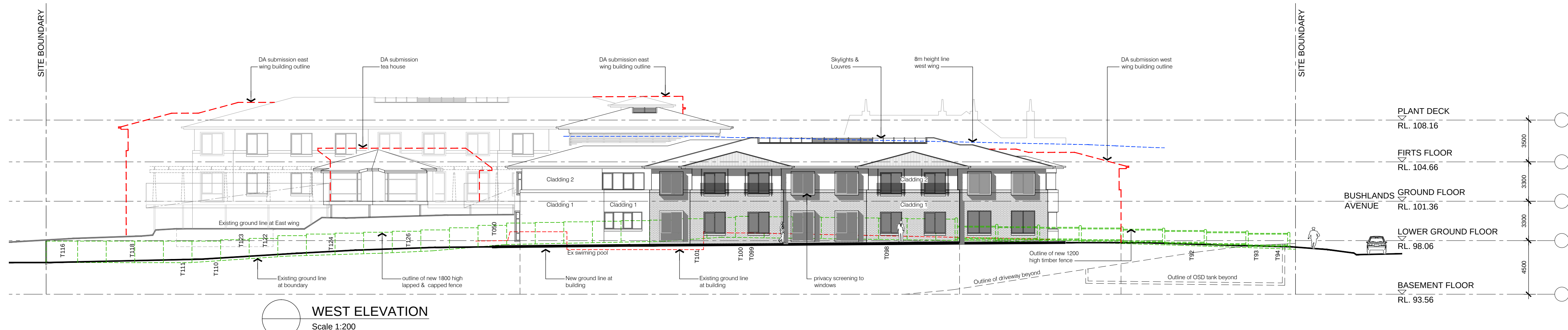
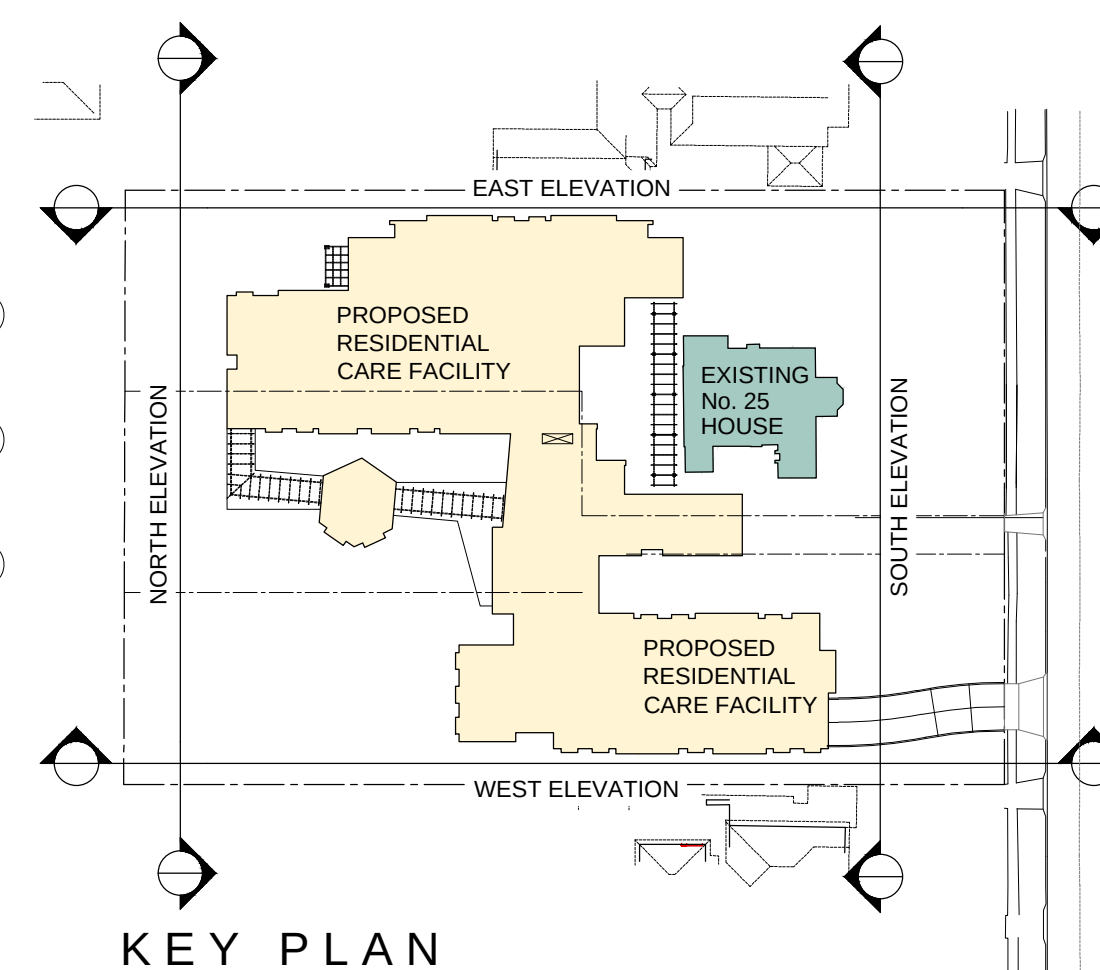
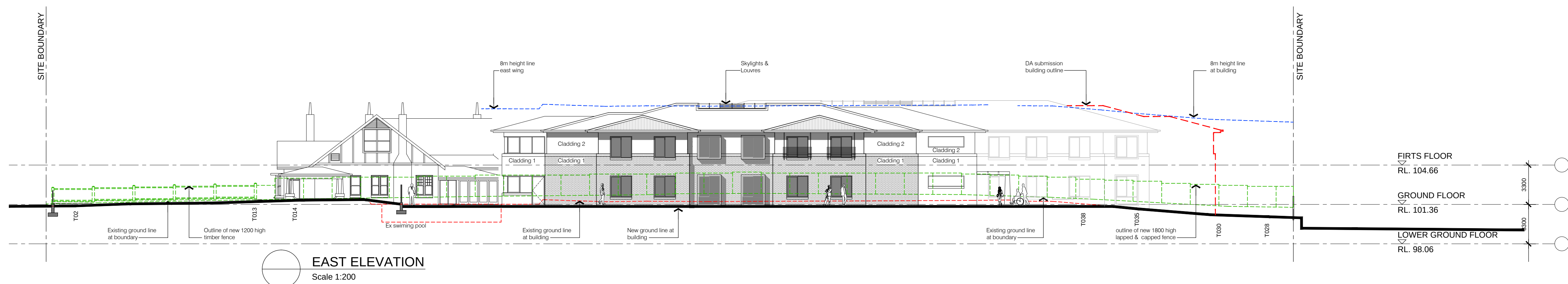


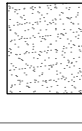
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	Date	AUG 2015	Job No. : Drawing 1506 / DA07
	Scale	1:200 @ A1	
	Drawn	JA / WW	
	Amendment	13	



LEGEND	
	EXISTING GROUND LINE @ BUILDING
	OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP
	8m HEIGHT LINE
	NEW GROUND LINE
	EXISTING GROUND LINE @ BOUNDARY
T 109	EXISTING TREES TO REMAIN T009 DENOTES TREES No. REFER TO ARBORIST REPORT FOR DETAIL
	CLADDING 1 - MASONRY FINISH
	CLADDING 2 - TEXTURE FINISH
	ROOF - PREFINISHED ROOFING
	CLADDING 3 - STONE FINISH
	EXISTING TREES & SHRUBS. REFER TO LANDSCAPE DRAWINGS FOR NEW PLANTING



2	Response to SNPP letter dated 08.03.17	29.05.17
1	Preliminary Issue for review & comment	18.05.17
No.	Amendment	Date

Project
NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
NSW 2072

Drawing
ELEVATIONS - WITHOUT TREES



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	Date	AUG 2015	Job No. : Drawing 1506 / DA10
	Scale	1:200 @ A1	
	Drawn	JA / WW	
	Amendment	2	

BACK OF HOUSE	522 m ²
CAR PARKING AREA	1,257 m ²
TOTAL BASEMENT FLOOR	1,779 m ²
CARPARKING / AMBULANCE	31 SPACES

LEGEND	
---	ABOVE/BELOW OBJECT
---	BOUNDARY
---	OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP
○ T009	EXISTING TREES TO REMAIN T009 DENOTES TREES No.
○	COMBINED TREE PROTECTION ZONE
+	NEW PLANTING - REFER TO LANDSCAPE DRAWINGS FOR DETAIL
+ ex.RL.0.0	EXISTING LEVELS
RL.00.00	PROPOSED LEVELS
---	PROPOSED DOORS
---	PROPOSED WINDOW

0m 2 5 10 15m
SCALE: 1:200

17	Response to SNPP letter dated 08.03.17	29.05.17
16	Preliminary Issue for review & comment	04.05.17
15	Response to Council letter dated 28.04.16	29.09.16
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13	ANHF Review	06.09.16
12	ANHF Review	02.08.16
11	Issue for discussion	30.05.16
10	Issue for discussion	30.05.16
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7	Follow-up Pre-DA meeting lodgement	28.08.15
6	Post Pre-DA meeting design changes	14.08.15
5	Pre-DA meeting additional information	31.07.15
4	Preliminary Issue for discussion	23.07.15
3	Preliminary Issue	17.07.15
2	Pre-DA Meeting Lodgement	13.07.15
1	Preliminary Issue	09.07.15
No.	Amendment	Date

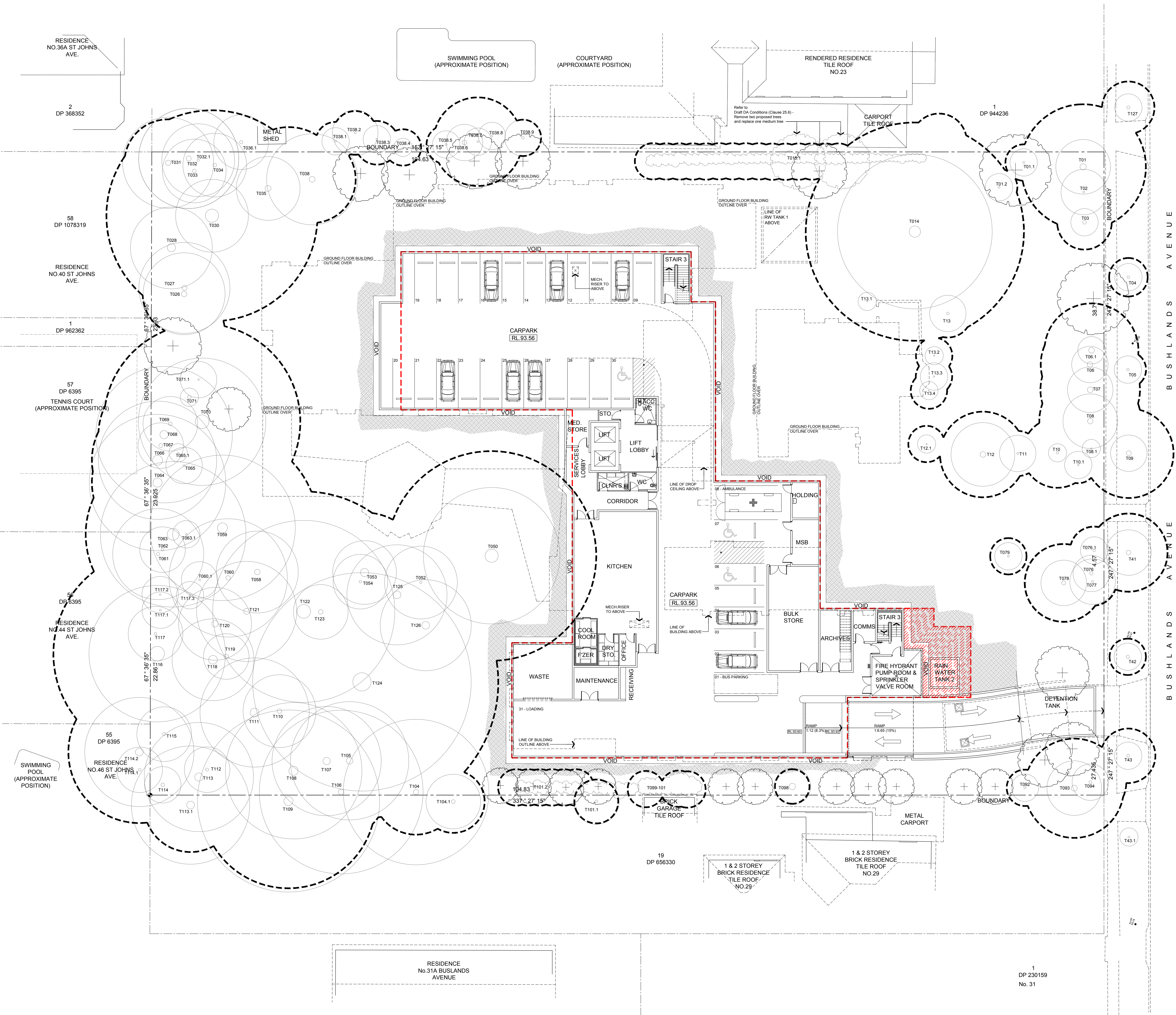
Project
NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
NSW 2072

Drawing
BASEMENT FLOOR PLAN



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Date	JULY 2015	Job No.	Drawing
Scale	1:200 @ A1		
Drawn	WW		1506 / DA02
Amendment	17		



LOWER GROUND FLOOR		837 m ²
RESIDENT ACCOMMODATION		
LOWER GROUND FLOOR		
16 x	1 BEDS =	16
0 x	2 BEDS =	0
SUB TOTAL		= 16

LEGEND	
---	ABOVE/BELOW OBJECT
---	BOUNDARY
---	OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP
T009	EXISTING TREES TO REMAIN T009 DENOTES TREES NO.
+	COMBINED TREE PROTECTION ZONE
+	NEW PLANTING - REFER TO LANDSCAPE DRAWINGS FOR DETAIL
+ ex.RL 0.0	EXISTING LEVELS
RL 00.00	PROPOSED LEVELS
---	PROPOSED DOORS
---	PROPOSED WINDOW

0m 2 5 10 15m
SCALE: 1:200

11	Response to SNPP letter dated 08.03.17	29.05.17
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7	ANHF Review	06.09.16
6	ANHF review	02.08.16
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3	DA Issue	24.09.15
2	Revised follow-up Pre-DA meeting lodgement	10.09.15
1	Follow-up Pre-DA meeting lodgement	28.08.15
No.	Amendment	Date

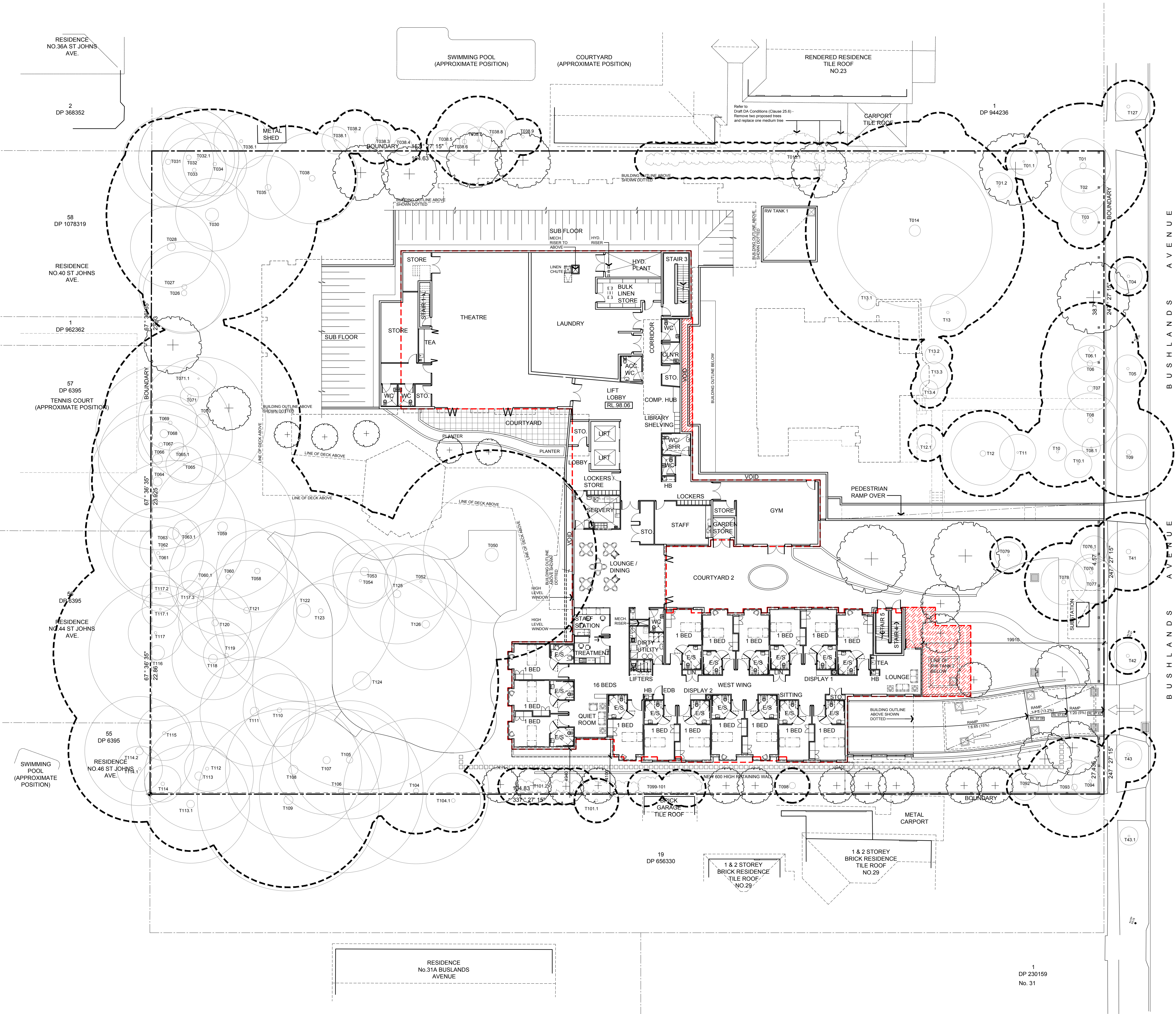
Project
NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
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Drawing
LOWER GROUND FLOOR PLAN



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Date	AUG 2015	Job No.	Drawing
Scale	1:200 @ A1		
Drawn	WW		1506 / DA03
Amendment	11		



EXISTING HOUSE NO.25	233 m²
PROPOSED GROUND FLOOR	2,177 m²
TOTAL GROUND FLOOR	2,410 m²
RESIDENT ACCOMMODATION	
GROUND FLOOR	
37 x 1 BEDS =	37
3 x 2 BEDS =	6
SUB TOTAL	= 43

LEGEND	
	EXISTING WALL TO REMAIN
	STUD WALL
	EXISTING TO BE DEMOLISHED
	ROOF OUTLINE
	ABOVE/BELOW OBJECT
	BOUNDARY
	PROPOSED NEW FENCE
	OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP
	EXISTING BASIN TO REMAIN
	EXISTING BASIN TO BE REMOVED
	EXISTING WC TO BE REMOVED
	EXISTING TREES TO REMAIN T009 DENOTES TREES No. REFER TO REPORT FOR DETAIL
	COMBINED TREE PROTECTION ZONE
	NEW PLANTING - REFER TO LANDSCAPE DRAWINGS FOR DETAIL
	EXISTING LEVELS
	ON SITE DETENTION TANK
	PROPOSED LEVELS
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	PROPOSED DOORS
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

0m 2 5 10 15m
SCALE: 1:200

19	Response to SNPP letter dated 08.03.17	29.05.17
18	Preliminary Issue for review & comment	04.05.17
17	Response to Council letter dated 28.04.16	29.09.16
16	ANHF Review	26.09.16
15	ANHF Review	06.09.16
14	ANHF Review	02.08.16
13	Western elevation option 1	15.07.16
12	Issue for discussion	08.06.16
11	Issue for discussion	30.05.16
10	Issue for meeting	17.05.16
9	DA Issue	24.09.15
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3	Preliminary Issue	17.07.15
2	Pre-DA Meeting Lodgement	13.07.15
1	Preliminary Issue	09.07.15
No.	Amendment	Date

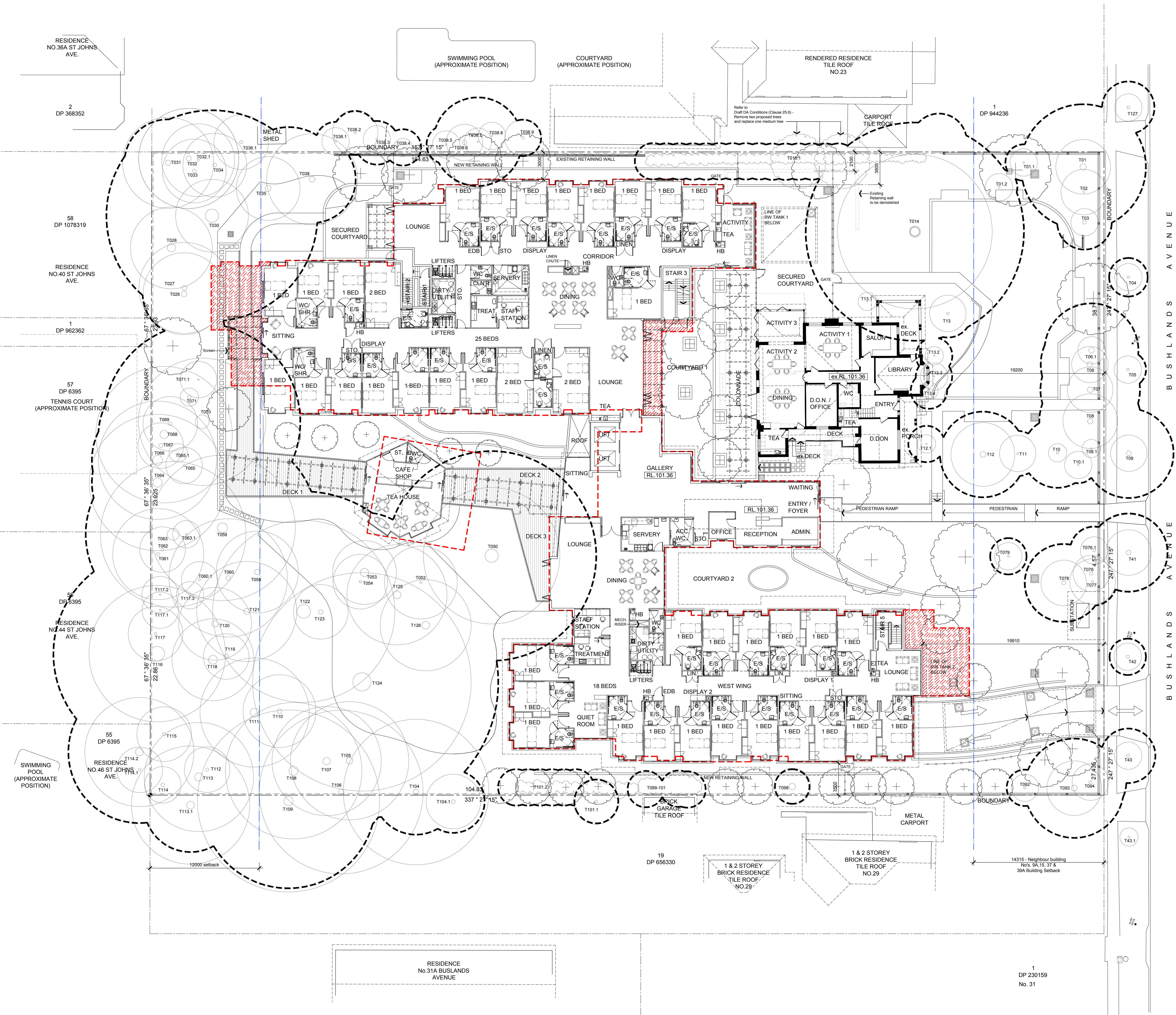
Project
NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
NSW 2072

Drawing
GROUND FLOOR PLAN



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Date	JULY 2015	Job No.	Drawing
Scale	1:200 @ A1		
Drawn	WW		1506 / DA04
Amendment	19		



1
DP 230159
No. 31

EXISTING HOUSE NO.25	92 m ²
FIRST FLOOR AREA	1,159 m ²
TOTAL FIRST FLOOR	1,251 m ²
RESIDENT ACCOMMODATION	
FIRST FLOOR	
19 x 1 BEDS =	19
3 x 2 BEDS =	6
SUB TOTAL	= 25

LEGEND	
	EXISTING WALL TO REMAIN
	STUD WALL
	EXISTING TO BE DEMOLISHED
	ROOF OUTLINE
	ABOVE/BELOW OBJECT
	BOUNDARY
	PROPOSED NEW FENCE
	OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP
	EXISTING BASIN TO REMAIN
	EXISTING WC TO REMAIN
	EXISTING BASIN TO BE REMOVED
	EXISTING WC TO BE REMOVED
	EXISTING TREES TO REMAIN TWO DENOTES TREES NO. REFER TO REPORT FOR DETAIL
	COMBINED TREE PROTECTION ZONE
	+ ex.RL 0.0 EXISTING LEVELS
	RL 00.00 PROPOSED LEVELS
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	PROPOSED DOORS
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

0m 2 5 10 15m
SCALE: 1:200

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No.	Amendment	Date

Project
NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
NSW 2072

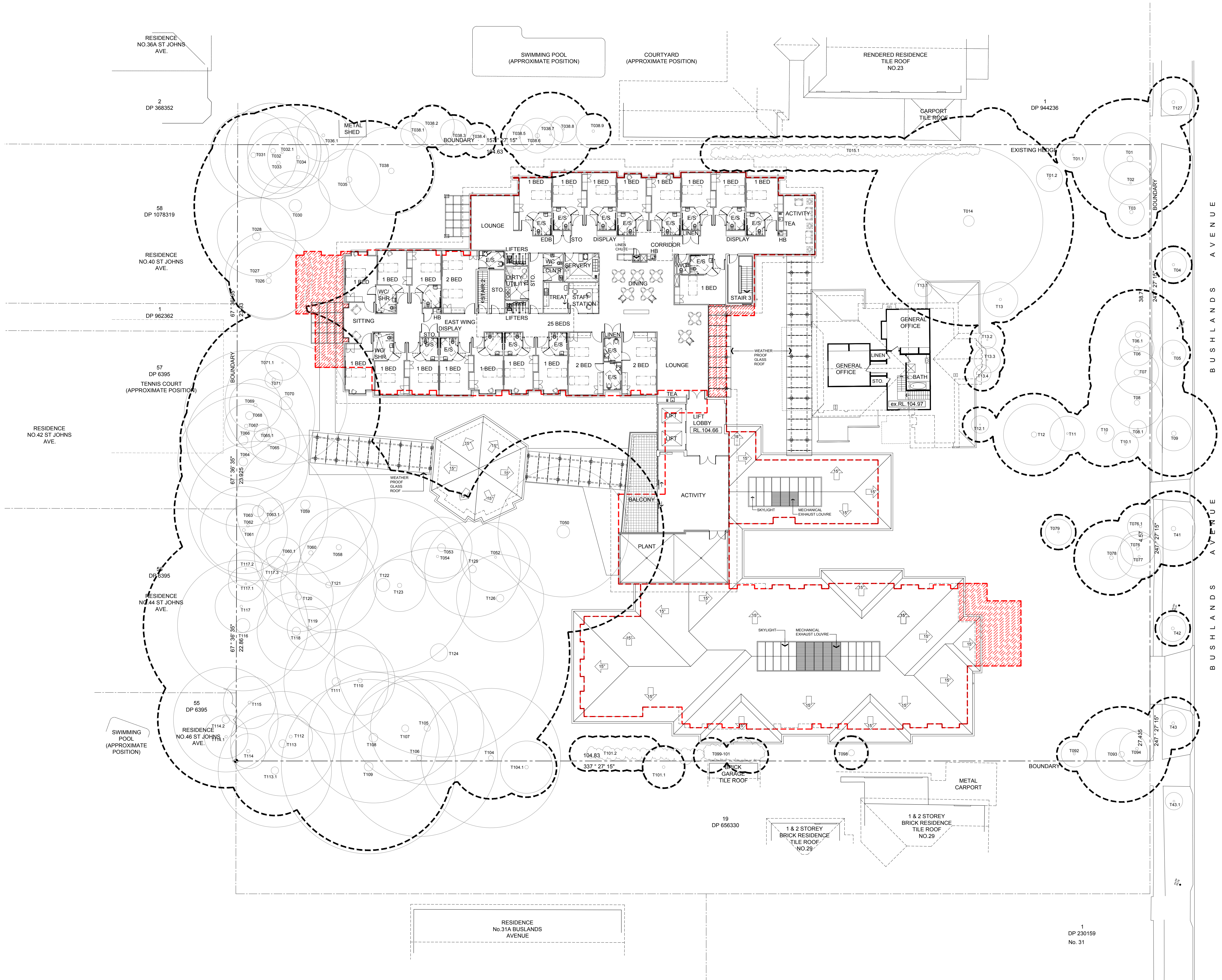
Drawing
FIRST FLOOR PLAN



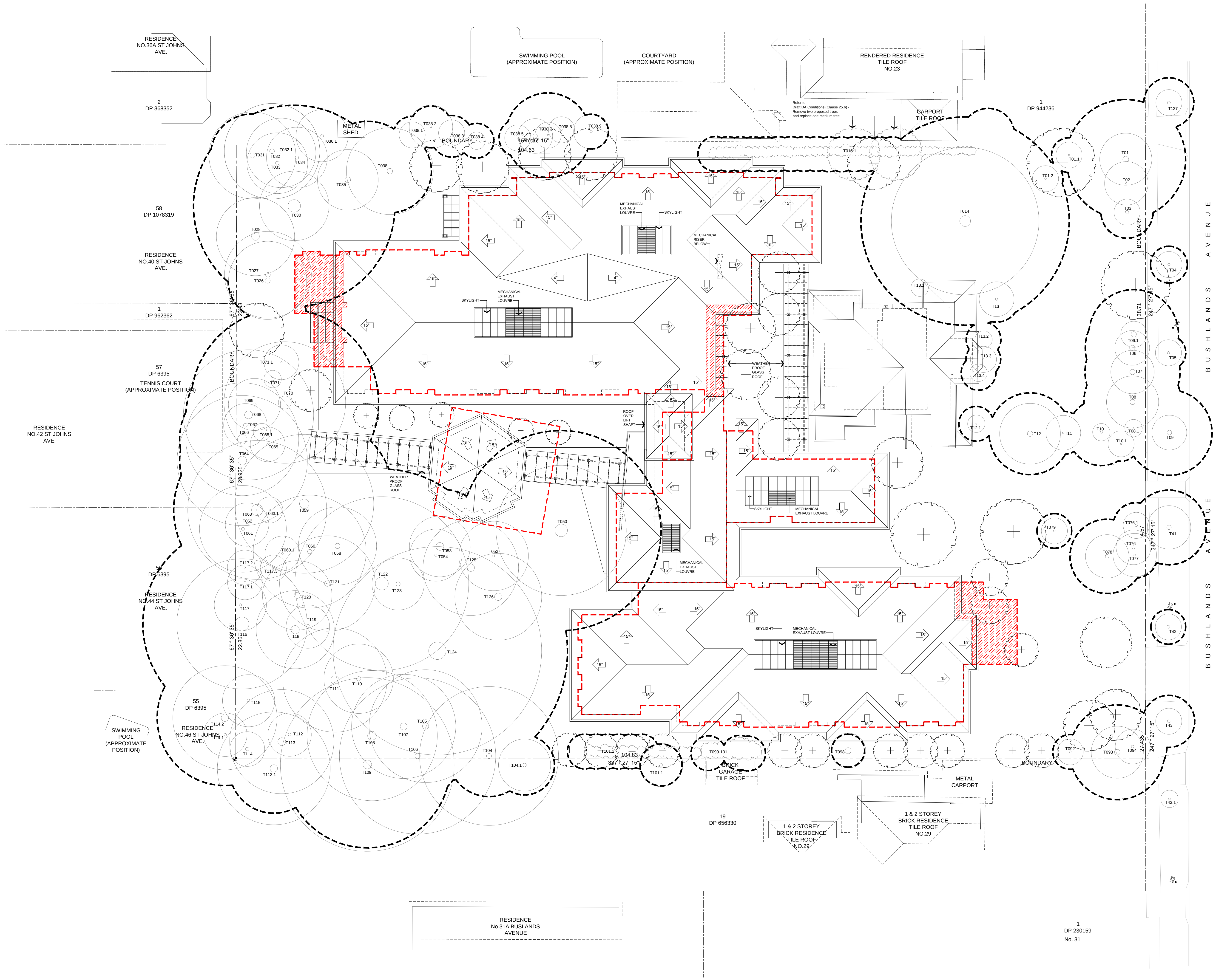
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architecture, health and aged care planning, project management

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Date	JULY 2015	Job No.	Drawing
Scale	1:200 @ A1		
Drawn	WW		1506 / DA05
Amendment	16		



LEGEND	
	ABOVE/BELOW BUILDING OUTLINE
	BOUNDARY
	DENOTES ROOF PITCH & FALL
	OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP
	EXISTING TREES TO REMAIN T009 DENOTES TREES No. REFER TO REPORT FOR DETAIL
	COMBINED TREE PROTECTION ZONE
	NEW PLANTING - REFER TO LANDSCAPE DRAWINGS FOR DETAIL



0m 2 5 10 15m
SCALE: 1:200

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NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
NSW 2072

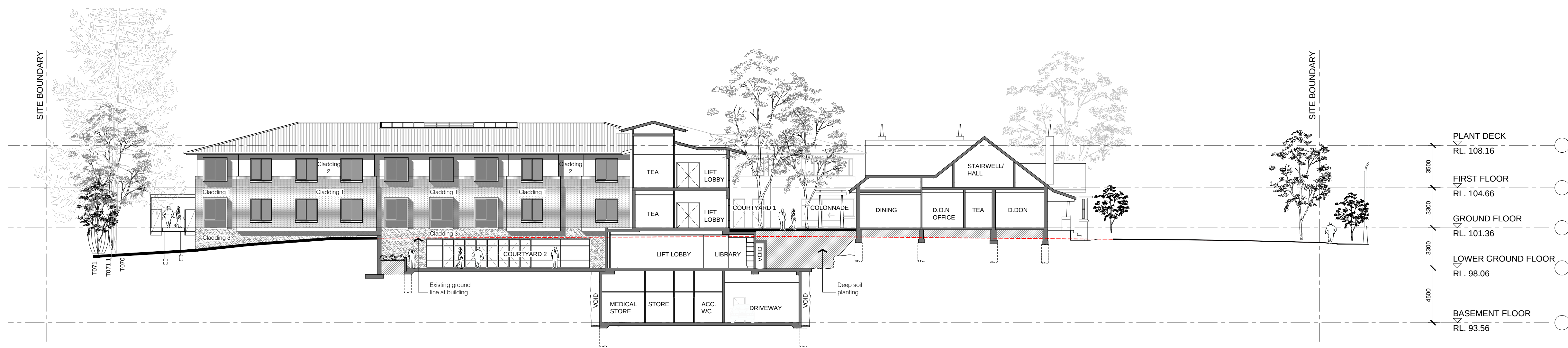
Drawing
ROOF PLAN



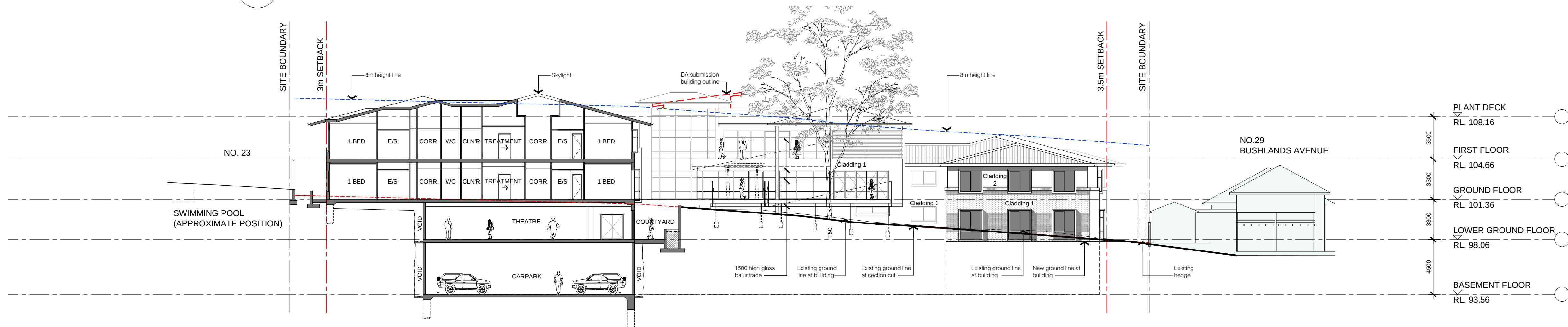
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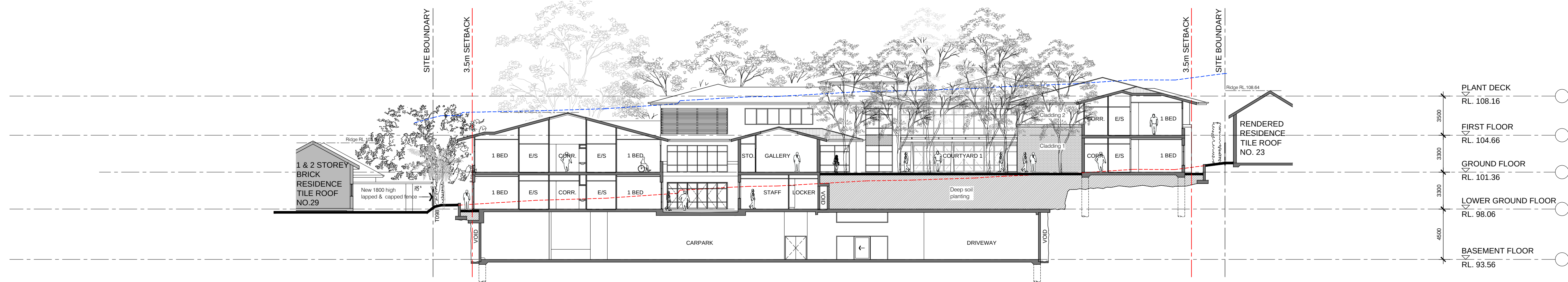
Date	JULY 2015	Job No.	Drawing
Scale	1:200		
Drawn	JA / WW		1506 / DA06
Amendment	12		



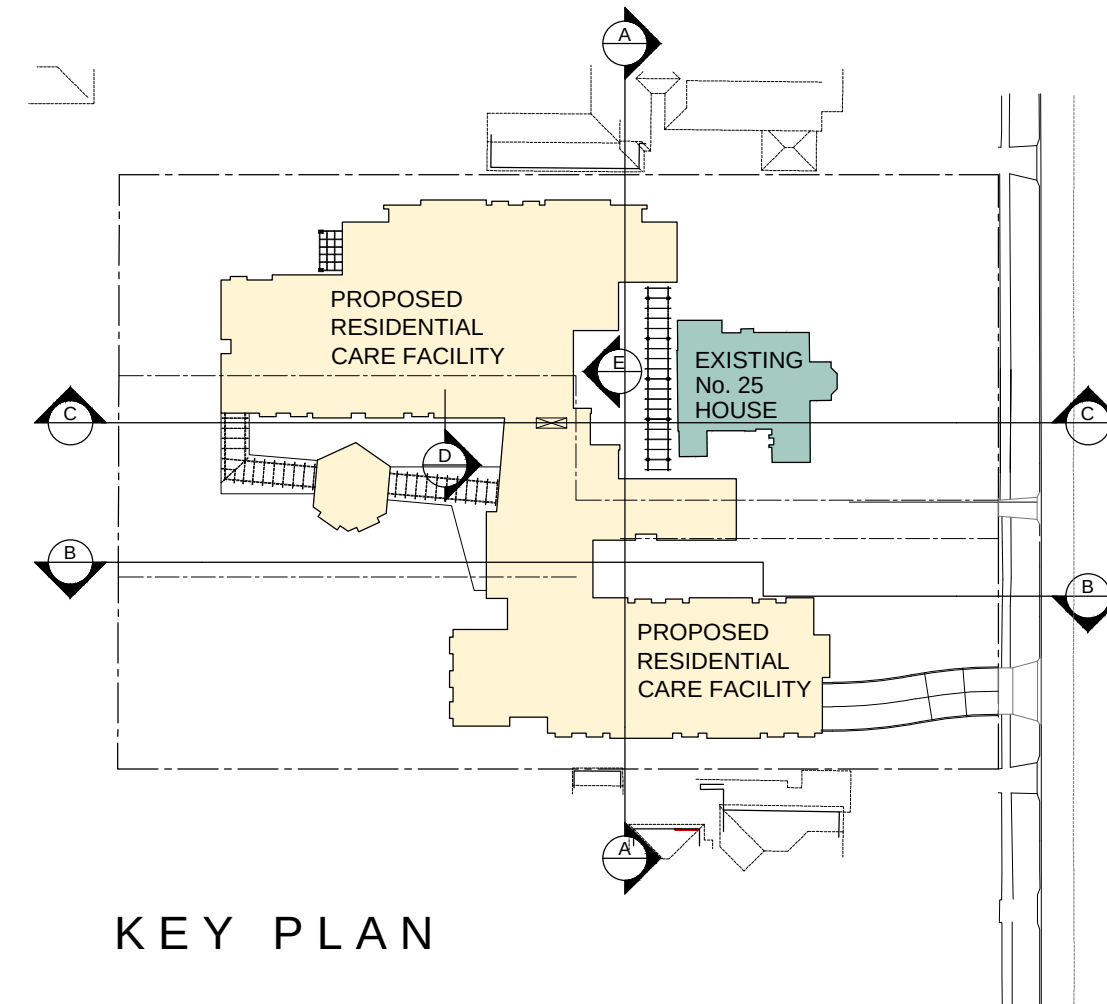
SECTION C
Scale 1:200



SECTION D
Scale 1:200



SECTION E
Scale 1:200



KEY PLAN

LEGEND

---	EXISTING GROUND LINE @ BUILDING
---	OUTLINE OF REVISED DA BUILDING AS CONSIDERED BY SNPP
---	8m HEIGHT LINE
---	NEW GROUND LINE
---	EXISTING GROUND LINE @ BOUNDARY
T 109	EXISTING TREES TO REMAIN T009 DENOTES TREES No. REFER TO ARBORIST REPORT FOR DETAIL
---	CLADDING 1 - MASONRY FINISH
---	CLADDING 2 - TEXTURE FINISH
---	ROOF - PREFINISHED ROOFING
---	CLADDING 3 - STONE FINISH
---	EXISTING TREES & SHRUBS. REFER TO LANDSCAPE DRAWINGS FOR NEW PLANTING

0m 2 5 10 15m
SCALE: 1:200

3	Response to SNPP letter dated 08.03.17	29.05.17
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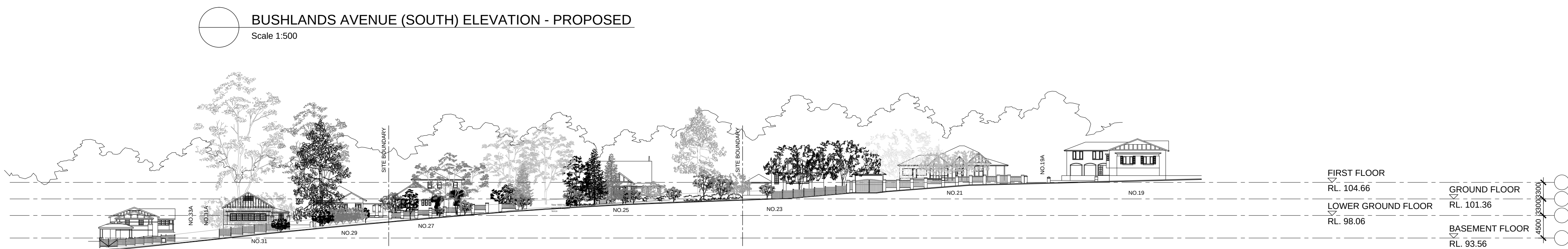
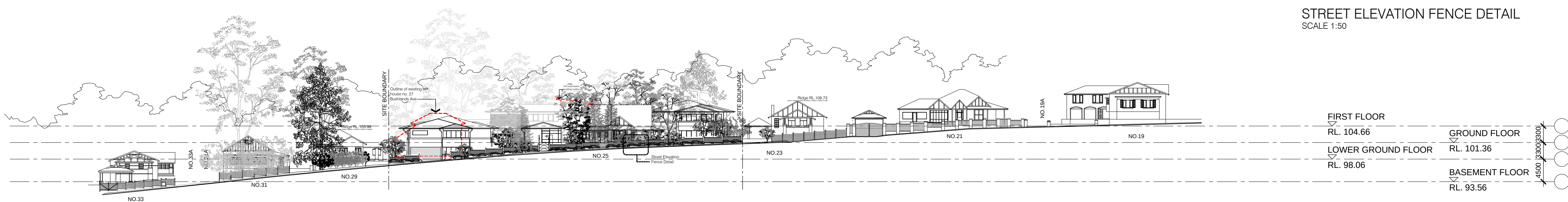
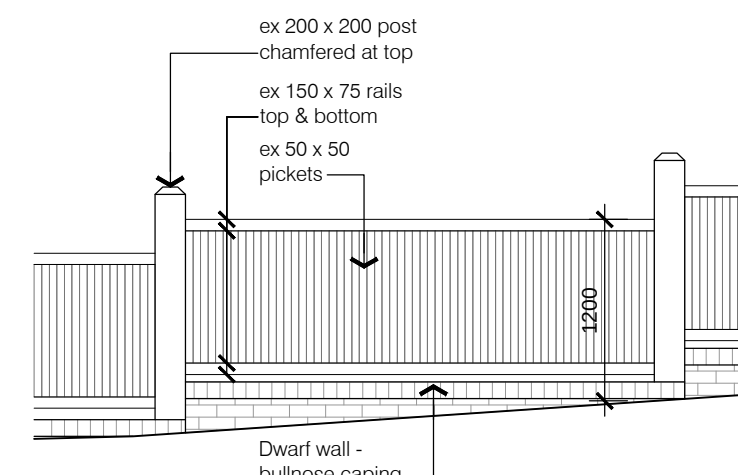
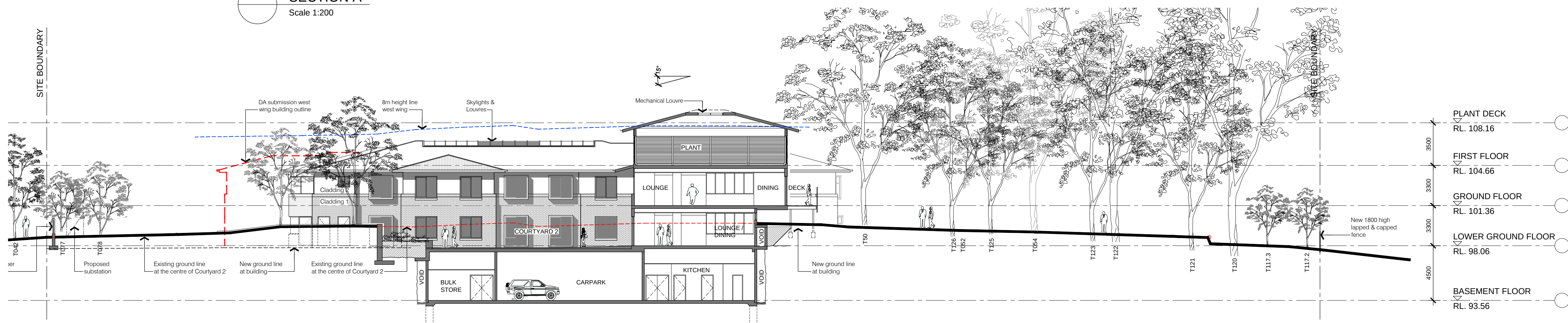
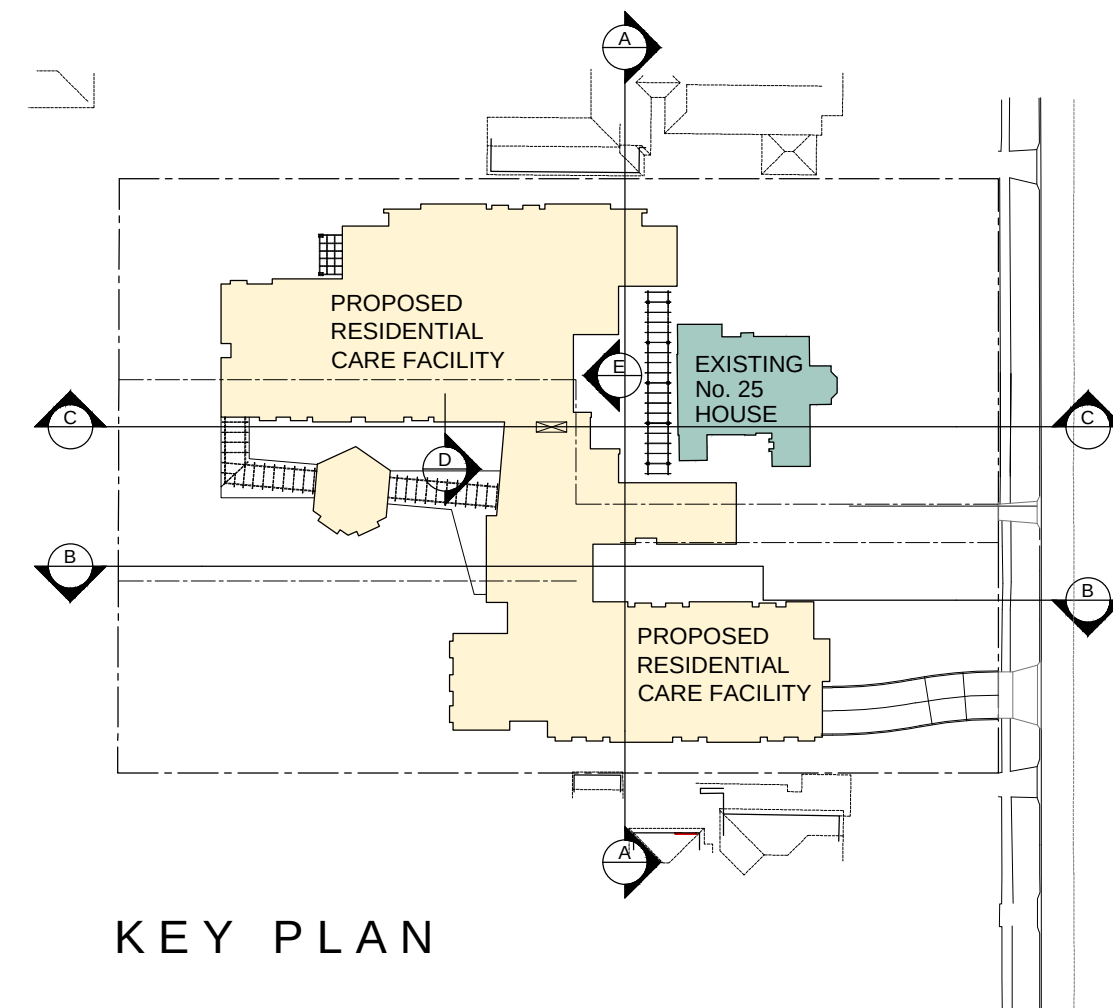
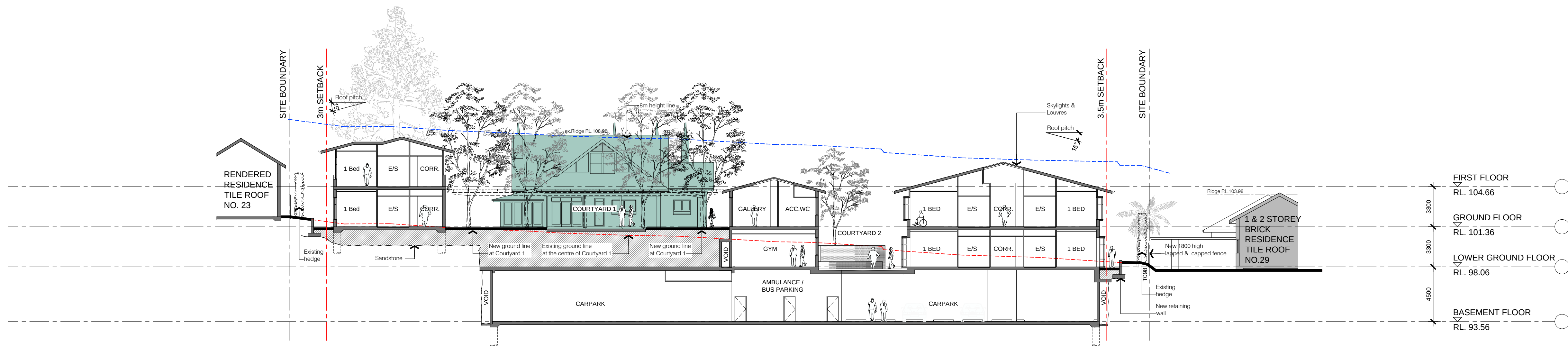
Drawing
SECTIONS



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Date	MAY 2017	Job No.	Drawing
Scale	As shown @A1		
Drawn	JN / GK	1506 / DA09	
Amendment	3		



14	Response to SNPP letter dated 08.03.17	29.05.17
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12	Preliminary Issue for review & comment	04.05.17
11	Response to Council letter dated 28.04.16	29.09.16
10	ANHF Review	26.09.16
9	ANHF Review	14.09.16
8	Issue for discussion	08.06.16
7	Issue for discussion	30.05.16
6	DA Issue	24.09.15
5	Follow-up Pre-DA meeting	10.09.15
4	Pre-DA meeting additional information	31.07.15
3	Preliminary Issue for discussion	23.07.15
2	Pre-DA Meeting Lodgement	13.07.15
No.	Amendment	Date

Project
NORTH SHORE RCF
No's 25, 25A & 27 Bushlands Avenue, Gordon,
NSW 2072

Drawing
SECTIONS & STREET ELEVATIONS