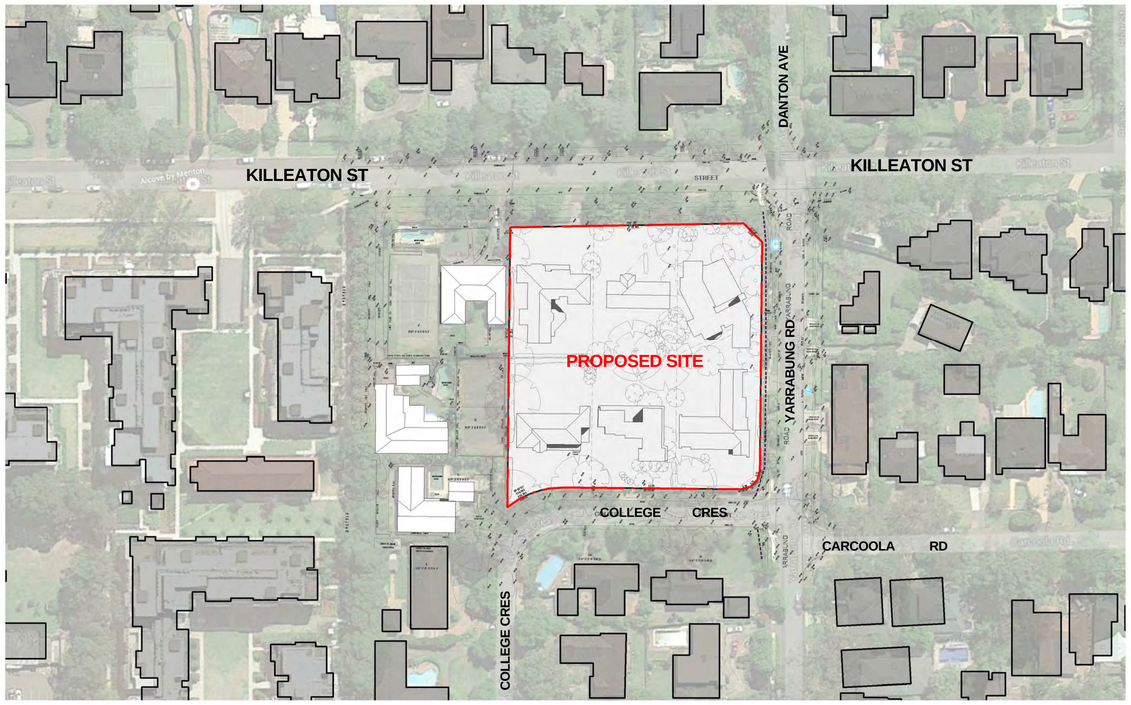
ESTIA HEALTH - AGED CARE FACILITY

144 - 146 KILLEATON STREET
1 YARRABUNG ROAD
1, 3, 5 COLLEGE CRESCENT
ST IVES - NSW

DEVELOPMENT APPLICATION



DESIGN SERIES	
Sheet Number	Sheet Name
A030	EXISTING CONTEXT SITE ANALYSIS
A031	PROPOSED CONTEXT SITE ANALYSIS
A032	FUTURE CONTEXT SITE ANALYSIS
A034	PROPOSED SITE ANALYSIS
A050	DEMOLITION AND TREE REMOVAL PLAN
A100	BASEMENT PLAN
A101	GROUND FLOOR PLAN
A102	FIRST FLOOR PLAN
A103	ROOF PLAN
A201A	PROPOSED STREETSCAPE ELEVATIONS - NORTH
A201B	PROPOSED STREETSCAPE ELEVATIONS - SOUTH
A201C	PROPOSED STREETSCAPE ELEVATIONS - EAST
A202	PROPOSED ELEVATIONS - 1
A203	PROPOSED ELEVATIONS - 2
A204	TYPICAL INTERNAL AND COURTYARD ELEVATIONS
A301	PROPOSED SECTIONS - 1
A302	PROPOSED SECTIONS - 2
A303	SITE SECTIONS
A304	SITE SECTIONS SHEET 2
A305	COMPARISON PLAN AND TREE 10 SITE SECTION
A900	SHADOW DIAGRAMS - PROPOSED

architecture
interior design
project management

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CLIENT:

Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:
COVERSHEET

N

0 5 10m

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	DRAWING NO.	REVISION
2919	A001	DA03

SCALE	:	1 : 1000
DRAWN	:	AK
PROJECT PRINCIPLE	:	G. OLLERTON
DATE	:	28 JUNE 2016

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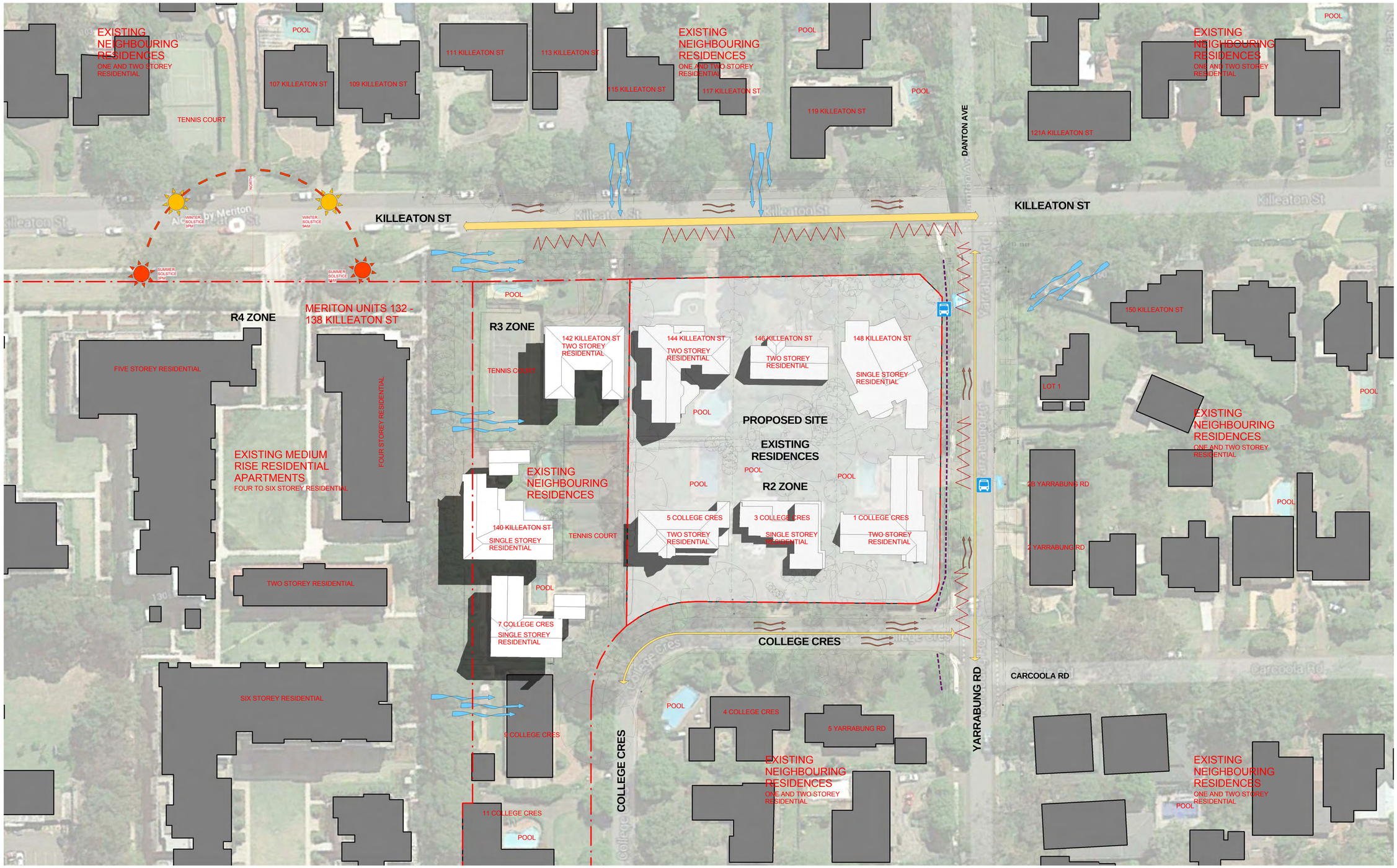

1 Site Analysis Existing - Context

1 : 500

Site Area
Total Site Area
7066 m²

PROPOSED PLANTING

EXISTING 150mm VCP SEWER TO BE REMOVED

PROPOSED SEWER DIVERSION

TREE/ SHRUB TO BE RELOCATED (T72, T73, T53, T54, T55, T56)

PROPOSED UPPER LEVEL ENVELOPE

PROPOSED BASEMENT LEVEL ENVELOPE

TREE TO BE RETAINED

TREE TO BE REMOVED

LEGEND

- SITE BOUNDARY
- NEIGHBOURING RESIDENCE
- EXISTING STRUCTURE (RETAIN)
- FUTURE DEVELOPMENT
- VEHICLE MOVEMENT -
- SLOW
- FAST
- SUN PATH
- PEDESTRIAN MOVEMENT
- NOISE
- PRIVACY/ OVERLOOKING
- SIGNIFICANT VIEWS
- WIND DIRECTION
- BUSHFIRE THREAT
- DOWNWARD SLOPE

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CLIENT:

Estia Health

PROJECT:

ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:

EXISTING CONTEXT SITE ANALYSIS

N

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	2919	
DRAWING NO.	A030	
REVISION	DA03	
SCALE	:	1 : 500
DRAWN	:	AK
PROJECT PRINCIPLE	:	G. OLLERTON
DATE	:	28 JUNE 2016

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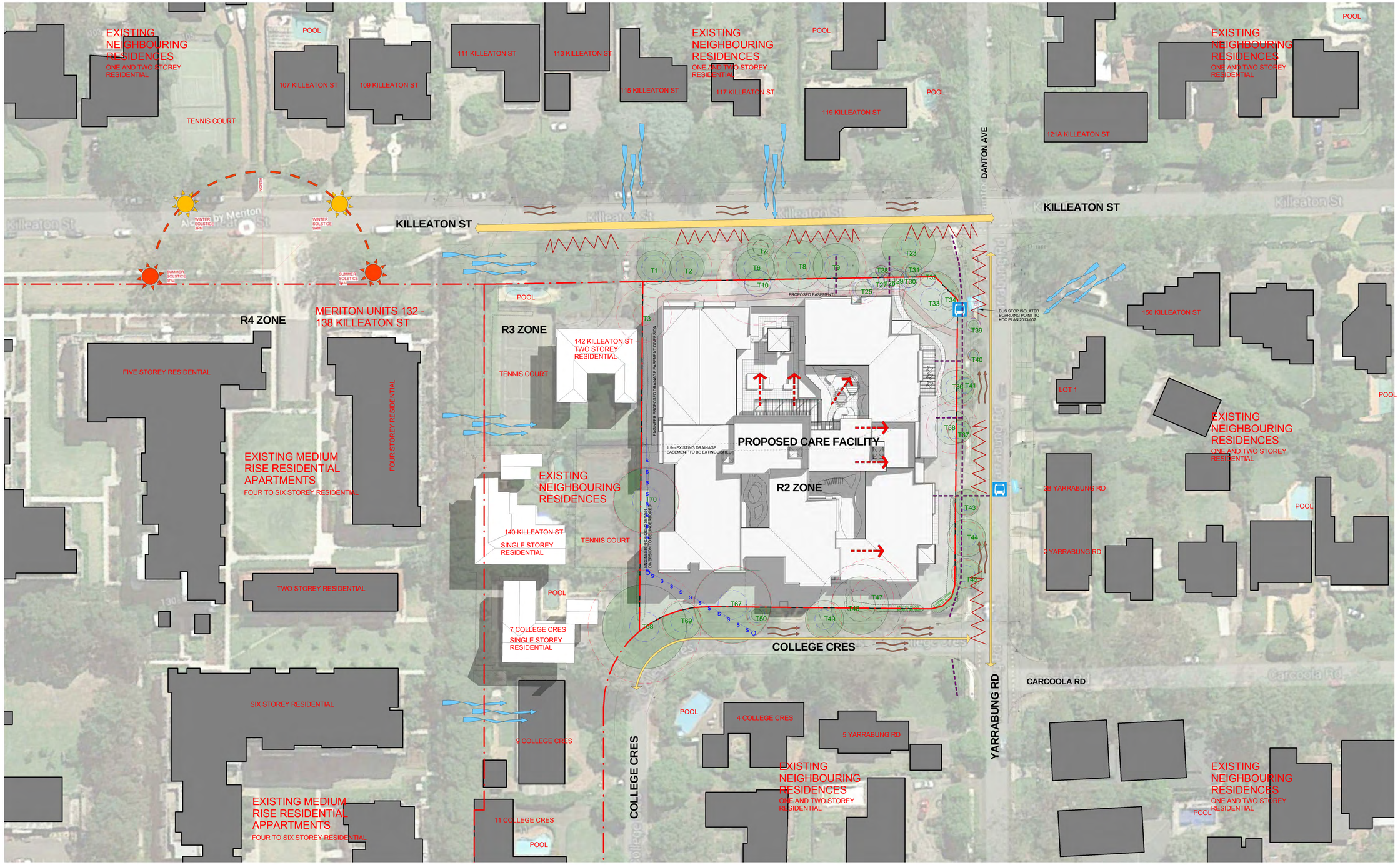

1 Site Analysis Proposed - Context

1 : 500

Site Area
Total Site Area
7066 m²

PROPOSED PLANTING

EXISTING 150mm VCP SEWER TO BE REMOVED

PROPOSED SEWER DIVERSION

PROPOSED EASEMENT REFER TO CIVIL DOCUMENTATION

EXISTING EASEMENT

TREE/ SHRUB TO BE RELOCATED (T72, T73, T53, T54, T55, T56)

PROPOSED UPPER LEVEL ENVELOPE

PROPOSED BASEMENT LEVEL ENVELOPE

TREE TO BE RETAINED

TREE TO BE REMOVED

LEGEND

- SITE BOUNDARY
- NEIGHBOURING RESIDENCE
- EXISTING STRUCTURE (RETAIN)
- FUTURE DEVELOPMENT
- VEHICLE MOVEMENT -
- SLOW
- FAST
- SUN PATH
- PEDESTRIAN MOVEMENT
- NOISE
- PRIVACY/ OVERLOOKING
- SIGNIFICANT VIEWS
- WIND DIRECTION
- BUSHFIRE THREAT
- DOWNWARD SLOPE

BEDROOMS		
LEVEL	CAREHOUSE	BED NUMBER
GL	POD 1	18
	POD 2	18
	POD 3	19
	POD 4	18
FFL	POD 1	22
	POD 3	23
TOTAL BEDS		118

architecture
interior design
project management

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CLIENT: Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

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DRAWING TITLE:
PROPOSED CONTEXT SITE ANALYSIS

N

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	2919	
DRAWING NO.	A031	
REVISION	DA03	
SCALE	:	As indicated
DRAWN	:	AK
PROJECT PRINCIPLE	:	G. OLLERTON
DATE	:	28 JUNE 2016

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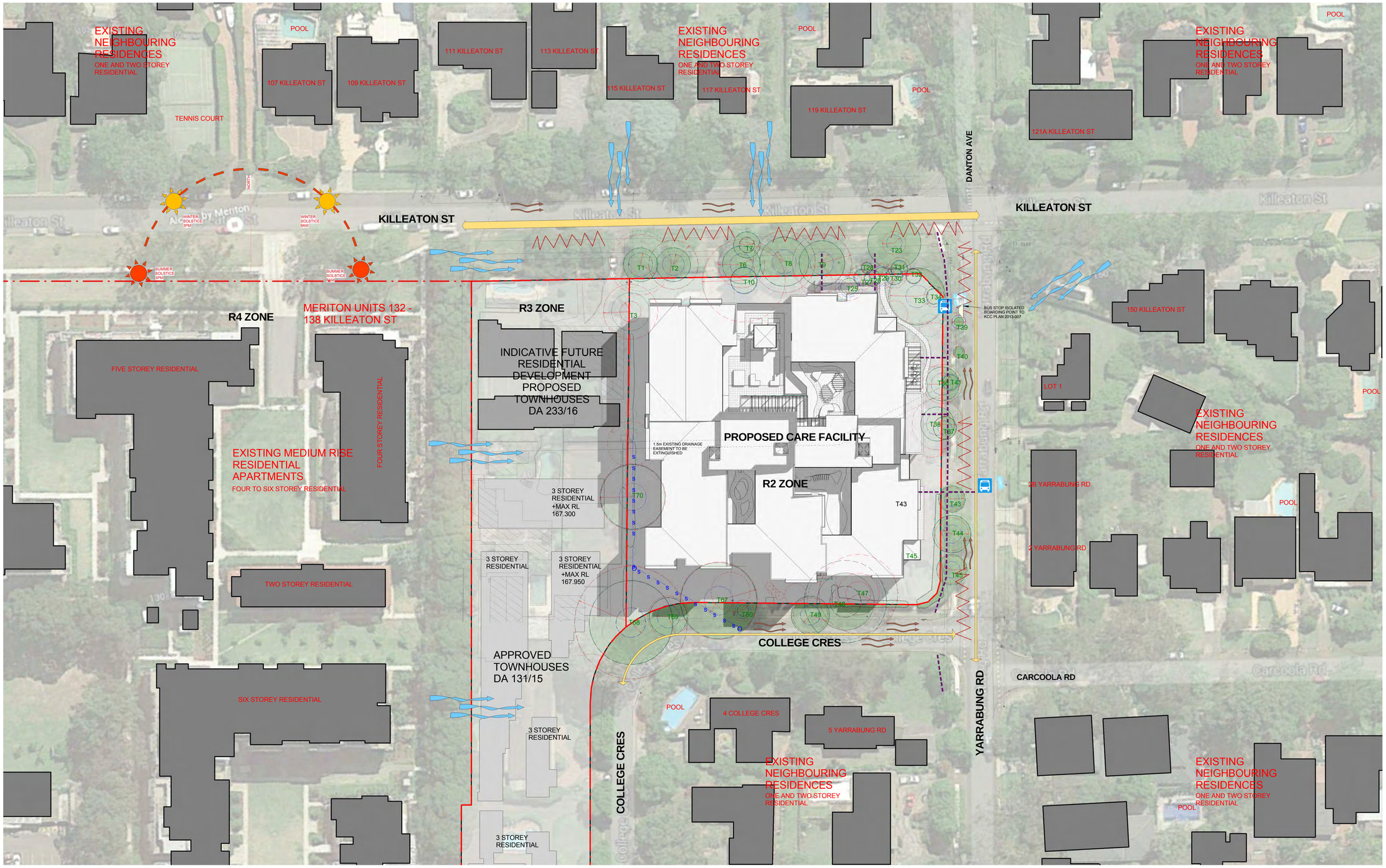

Site Area
Total Site Area
7066 m²

PROPOSED PLANTING

EXISTING 150mm VCP SEWER TO BE REMOVED

PROPOSED SEWER DIVERSION

TREE/ SHRUB TO BE RELOCATED (T72, T73, T53, T54, T55, T56)

PROPOSED UPPER LEVEL ENVELOPE

PROPOSED BASEMENT LEVEL ENVELOPE

TREE TO BE RETAINED

TREE TO BE REMOVED

LEGEND

- SITE BOUNDARY
- NEIGHBOURING RESIDENCE
- EXISTING STRUCTURE (RETAIN)
- FUTURE DEVELOPMENT
- VEHICLE MOVEMENT -
- SLOW
- FAST
- SUN PATH
- PEDESTRIAN MOVEMENT
- NOISE
- PRIVACY/ OVERLOOKING
- SIGNIFICANT VIEWS
- WIND DIRECTION
- BUSHFIRE THREAT
- DOWNWARD SLOPE

BEDROOMS

LEVEL	CAREHOUSE	BED NUMBER
GL	POD 1	18
	POD 2	18
	POD 3	19
	POD 4	18
FFL	POD 1	22
	POD 3	23
TOTAL BEDS		118

1 Site Analysis Future - Context

1 : 500

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CLIENT: Estia Health

PROJECT: ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE: FUTURE CONTEXT SITE ANALYSIS

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	2919
DRAWING NO.	A032
REVISION	DA03
SCALE	As indicated
DRAWN	AK
PROJECT PRINCIPLE	G. OLLERTON
DATE	28 JUNE 2016

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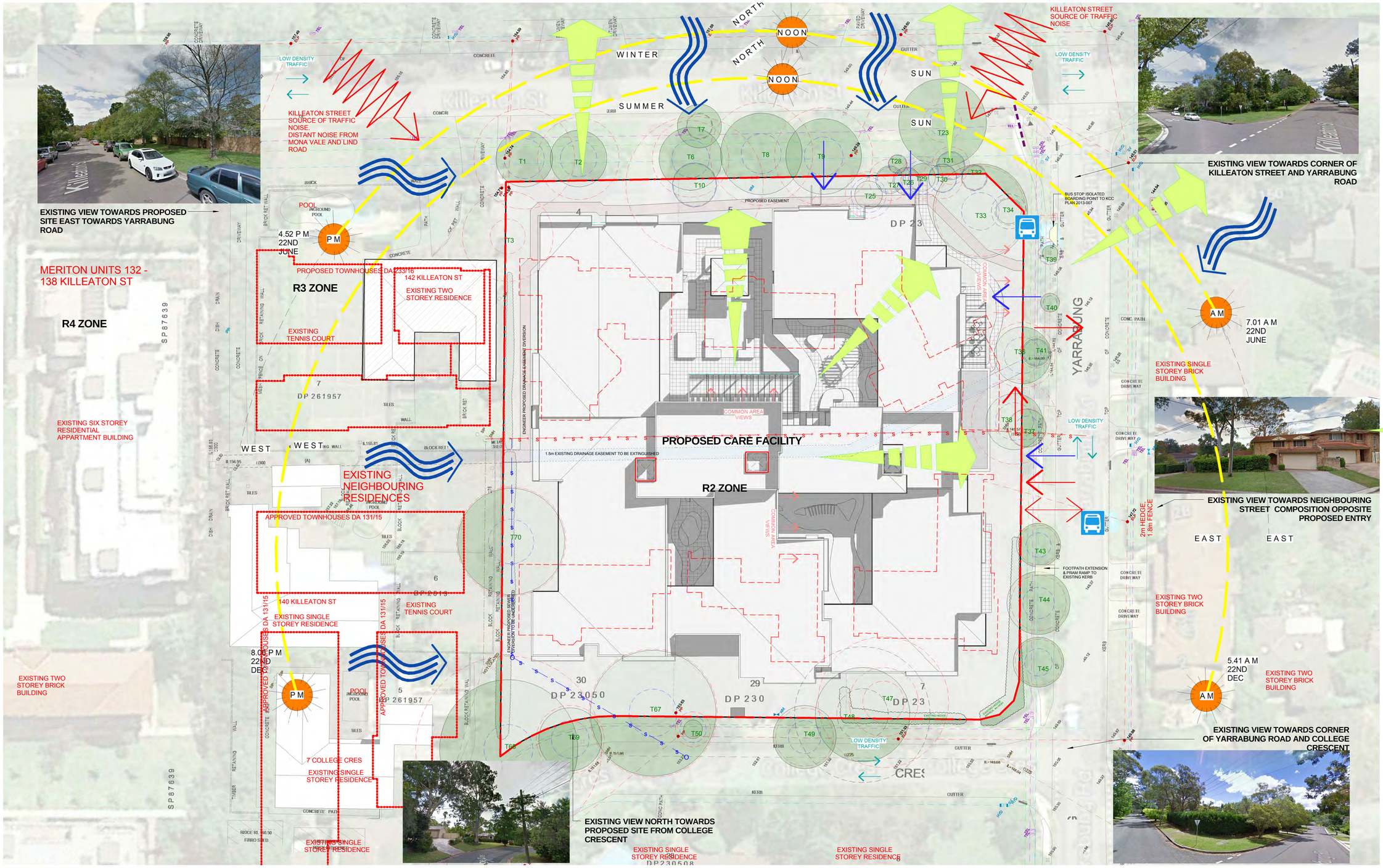
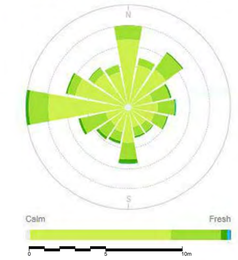


Site Area
Total Site Area
7066 m²

- EXISTING BUIDING TO BE DEMOLISHED
- EXISTING TELSTRA
- EXISTING POWER
- EXISTING GAS
- EXISTING WATER
- WM EXISTING WATER METER
- LOW DENSITY TRAFFIC
- COMMON AREA VIEWS
- BED VIEWS
- TURF, GROUNDCOVERS, TREES SHOWN GREEN
- 2 STOREY CONTEXT BUILDING
- TRAFFIC NOISE
- BREEZES
- TRAFFIC VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- VIEWS
- SUN PATH
- LIFT OVER-RUN (LOCATED TO MINIMISE NOISE, NOT VISIBLE FROM STREET)
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- PROPOSED PLANTING
- S EXISTING 150mm VCP SEWER TO BE REMOVED
- S PROPOSED SEWER DIVERSION
- PROPOSED EASEMENT REFER TO CIVIL DOCUMENTATION
- EXISTING EASEMENT
- T-- TREE/ SHRUB TO BE RELOCATED (T72, T73, T53, T54, T55, T56)

Wind Rose
Annual (5 Year Average)



1 Site Analysis Proposed
1 : 300

BEDROOMS		
LEVEL	CAREHOUSE	BED NUMBER
GL	POD 1	18
	POD 2	18
	POD 3	19
	POD 4	18
FFL	POD 1	22
	POD 3	23
TOTAL BEDS		118

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CLIENT: Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:
PROPOSED SITE ANALYSIS

N

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	DRAWING NO.	REVISION
2919	A034	DA03
SCALE :	As indicated	
DRAWN :	AK	
PROJECT PRINCIPLE :	G. OLLERTON	
DATE :	28 JUNE 2016	

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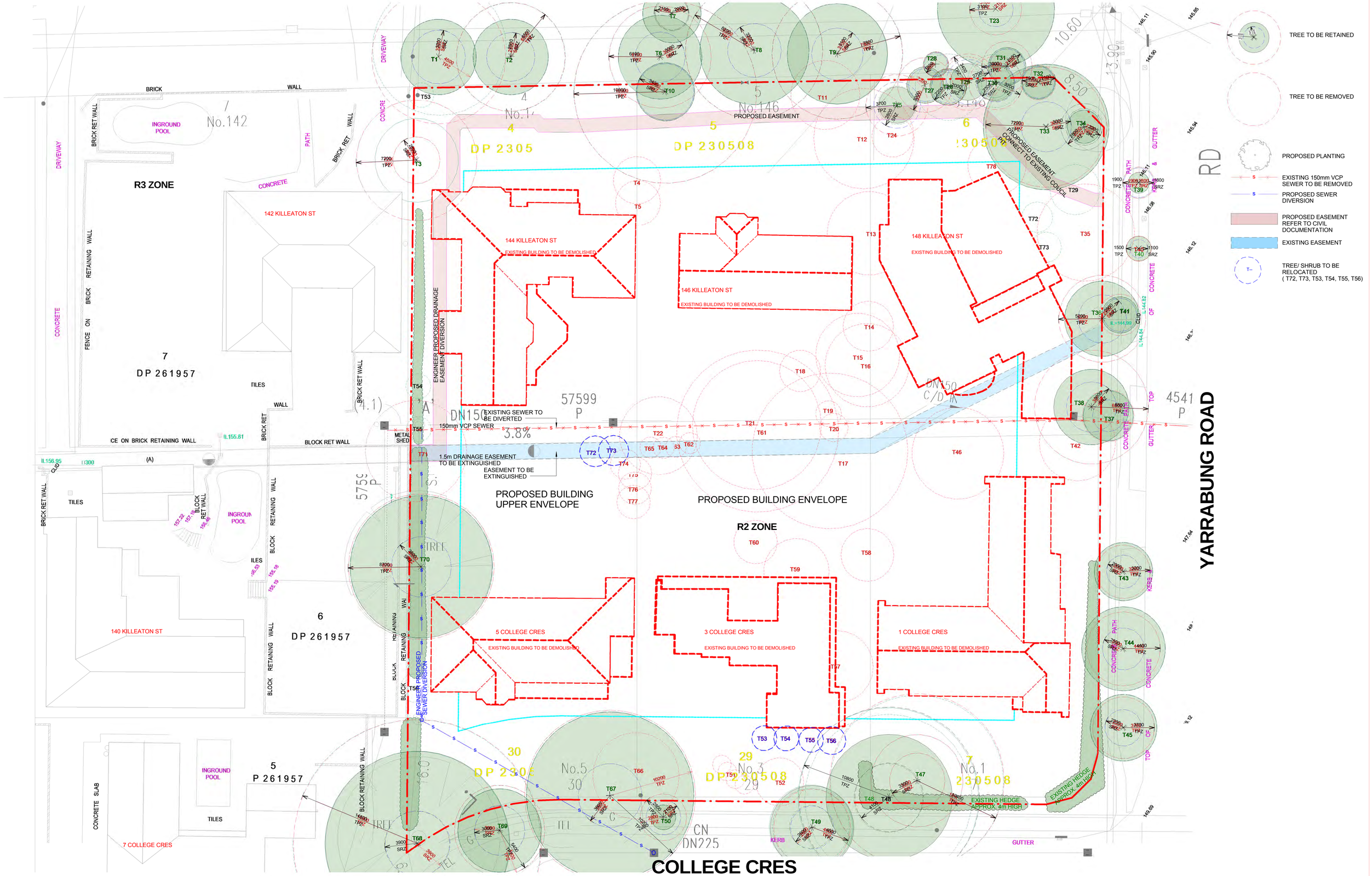

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CLIENT:

Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:
DEMOLITION AND TREE REMOVAL PLAN

N

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	DRAWING NO.	REVISION
2919	A050	DA03
SCALE :	As indicated	
DRAWN :	AK	
PROJECT PRINCIPLE :	G. OLLERTON	
DATE :	28 JUNE 2016	

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Site Area
Total Site Area
7066 m²

TREE TO BE RETAINED

PROPOSED PLANTING

EXISTING 150mm VCP SEWER TO BE REMOVED

PROPOSED SEWER DIVERSION

TREE/ SHRUB TO BE RELOCATED (T72, T73, T53, T54, T55, T56)

- AMENITIES
- BOH
- COMMUNAL
- EXTERNAL
- GENERAL
- MULTI-PURPOSE
- POD 1
- POD 2
- POD 3
- POD 4
- SPECIALTY
- STAFF FACILITIES

BEDROOMS		
LEVEL	CAREHOUSE	BED NUMBER
GL	POD 1	18
	POD 2	18
	POD 3	19
	POD 4	18
FFL	POD 1	22
	POD 3	23
TOTAL BEDS		118

1 BL Plan
1 : 200

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CLIENT: Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:
BASEMENT PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	DRAWING NO.	REVISION
2919	A100	DA03
SCALE :	As indicated	
DRAWN :	AK	
PROJECT PRINCIPLE :	G. OLLERTON	
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Site Area
Total Site Area
7066 m²

TREE TO BE RETAINED

PROPOSED PLANTING

EXISTING 150mm VCP SEWER TO BE REMOVED

PROPOSED SEWER DIVERSION

TREE/ SHRUB TO BE RELOCATED (T72, T73, T53, T54, T55, T56)

- AMENITIES
- BOH
- COMMUNAL
- EXTERNAL
- GENERAL
- MULTI-PURPOSE
- POD 1
- POD 2
- POD 3
- POD 4
- SPECIALTY
- STAFF FACILITIES

BEDROOMS		
LEVEL	CAREHOUSE	BED NUMBER
GL	POD 1	18
	POD 2	18
	POD 3	19
	POD 4	18
FFL	POD 1	22
	POD 3	23
TOTAL BEDS		118

2 GL Plan

1 : 200

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CLIENT: Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:
GROUND FLOOR PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-08	REVISED DA SUBMISSION	AK	GO
DA03	2016-07-22	DA SUBMISSION	AK	GO
DA04	2017-04-06	REVISED DA ISSUE	AK	MM

PROJECT NO.	DRAWING NO.	REVISION
2919	A101	DA04
SCALE :	As indicated	
DRAWN :	AK	
PROJECT PRINCIPLE :	G. OLLERTON	
DATE :	28 JUNE 2016	

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Site Area
Total Site Area
7066 m²

TREE TO BE RETAINED

PROPOSED PLANTING

EXISTING 150mm VCP SEWER TO BE REMOVED

PROPOSED SEWER DIVERSION

TREE/ SHRUB TO BE RELOCATED (T72, T73, T53, T54, T55, T56)

- AMENITIES
- BOH
- COMMUNAL
- EXTERNAL
- GENERAL
- MULTI-PURPOSE
- POD 1
- POD 2
- POD 3
- POD 4
- SPECIALTY
- STAFF FACILITIES

BEDROOMS		
LEVEL	CAREHOUSE	BED NUMBER
GL	POD 1	18
	POD 2	18
	POD 3	19
	POD 4	18
FFL	POD 1	22
	POD 3	23
TOTAL BEDS		118

3 FFL Plan

1 : 200

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CLIENT: Estia Health

PROJECT: ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE: FIRST FLOOR PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	REVISED DA ISSUE	AK	MM

PROJECT NO.	2919	
DRAWING NO.	A102	
REVISION	DA03	
SCALE	:	As indicated
DRAWN	:	AK
PROJECT PRINCIPLE	:	G. OLLERTON
DATE	:	28 JUNE 2016

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Site Area
Total Site Area
7066 m²

TREE TO BE RETAINED

PROPOSED PLANTING

EXISTING 150mm VCP SEWER TO BE REMOVED

PROPOSED SEWER DIVERSION

TREE/ SHRUB TO BE RELOCATED (T72, T73, T53, T54, T55, T56)

- AMENITIES
- BOH
- COMMUNAL
- EXTERNAL
- GENERAL
- MULTI-PURPOSE
- POD 1
- POD 2
- POD 3
- POD 4
- SPECIALTY
- STAFF FACILITIES

BEDROOMS		
LEVEL	CAREHOUSE	BED NUMBER
GL	POD 1	18
	POD 2	18
	POD 3	19
	POD 4	18
FFL	POD 1	22
	POD 3	23
TOTAL BEDS		118

0 5 10m

architecture
interior design
project management

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CLIENT:

Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:
ROOF PLAN

N

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	REVISED DA ISSUE	AK	MM

PROJECT NO.	2919	
DRAWING NO.	A103	
REVISION	DA03	
SCALE	:	As indicated
DRAWN	:	AK
PROJECT PRINCIPLE	:	G. OLLERTON
DATE	:	28 JUNE 2016

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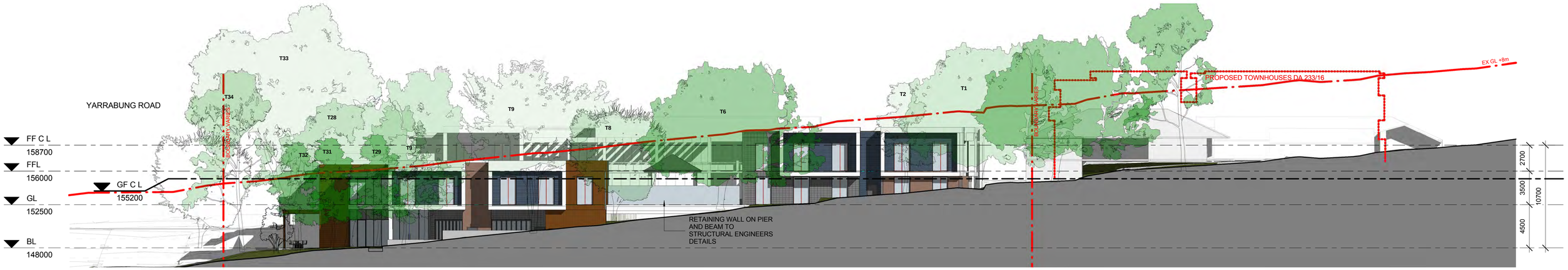

1 NORTH ELEVATION - KILLEATON STREET

1 : 200

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interior design
project management

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CLIENT:

Estia Health

PROJECT:

ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

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K:\2919-ESTIA - 144 - 148 Killeaton St, ST Ives - GO\WORKING\02_SKETCH

DRAWING TITLE:

PROPOSED STREETSCAPE
ELEVATIONS - NORTH

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	DRAWING NO.	REVISION
2919	A201A	DA03

SCALE : 1 : 200

DRAWN : AK

PROJECT PRINCIPLE : G. OLLERTON

DATE : 28 JUNE 2016

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2 SOUTH ELEVATION - COLLEGE CRESCENT

1 : 200

architecture
interior design
project management

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K:\2919-ESTIA - 144 - 148 Killeaton St, ST Ives - GO\WORKING\01_SKETCH

DRAWING TITLE:
PROPOSED STREETSCAPE
ELEVATIONS - SOUTH

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-07-22	DA SUBMISSION	AK	GO
DA02	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	2919	DRAWING NO.	A201B
REVISION	DA02		
SCALE	:	1 : 200	
DRAWN	:	AK	
PROJECT PRINCIPLE	:	G. OLLERTON	
DATE	:	28 JUNE 2016	

0 5 10m

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2 EAST ELEVATION - YARRABUNG ROAD

1 : 200

architecture
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K:\2919-ESTIA - 144 - 148 Killeaton St, ST Ives - GO\WORKING\03_SKETCH

DRAWING TITLE:
PROPOSED STREETSCAPE
ELEVATIONS - EAST

0 5 10m

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-07-22	DA SUBMISSION	AK	GO
DA02	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	DRAWING NO.	REVISION
2919	A201C	DA02

SCALE	:	1 : 200
DRAWN	:	AK
PROJECT PRINCIPLE	:	G. OLLERTON
DATE	:	28 JUNE 2016

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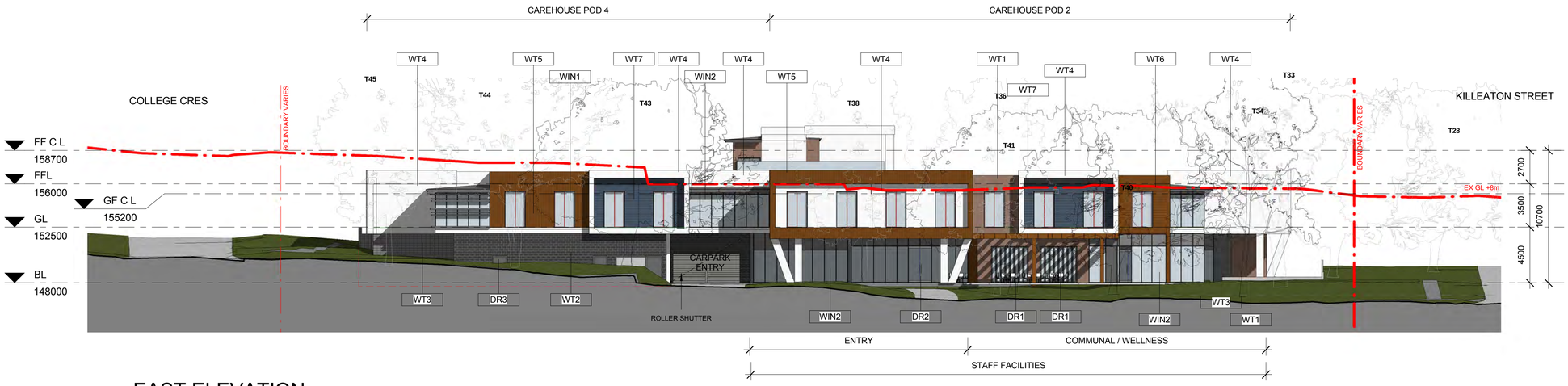
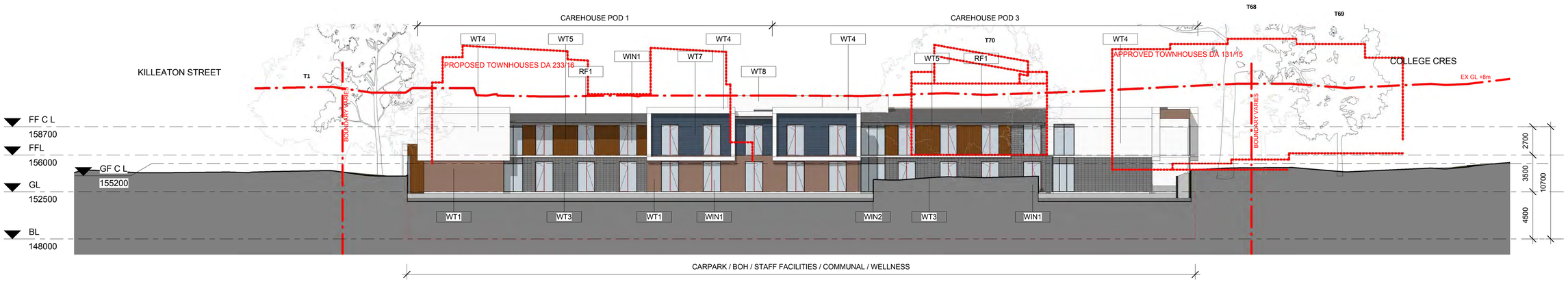


1 EAST ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

WT1 WT2 WT3 WT4 WT5 WT6 WT7 WT8 BAL1 BAL2 WIN1 WIN2

DR1 DR2 DR3 RF1

Material Legend	
Key Value	Keynote Text
BAL1	ALUMINIUM FRAMED GLASS BALUSTRADE - COLOUR: CLEAR
BAL2	SOLID BALUSTRADE WALL - PAINTED WHITE
DR1	ALUMINIUM GLAZED OPERABLE DOOR SUITE. CLEAR GLASS
DR2	ALUMINIUM GLAZED FIXED DOOR SUITE. CLEAR GLASS
DR3	ALUMINIUM SOLID CORE DOOR. COLOUR: DARK GREY
RF1	METAL ROOF. COLORBOND FINISH - COLOUR: LIGHT/ DARK GREY
WIN1	ALUMINIUM FRAMED WINDOW - COLOUR: DARK GREY
WIN2	ALUMINIUM GLAZED WINDOW SUITE. CLEAR AND COLOUR BACK GLASS
WT1	AUSTRAL FACE BRICK
WT2	DESIGNER BLOCK - COLOUR: DARK GREY
WT3	HONED BLOCK WORK AUSTRAL ASPECT - COLOUR: LIGHT GREY
WT4	PANEL ALUMINIUM COMPOSITE PANEL - WHITE
WT5	TIMBER CLADDING - VERTICAL
WT6	TIMBER CLADDING - HORIZONTAL
WT7	WEATHERBOARD CLADDING - HORIZONTAL - BLUE CHARCOAL
WT8	PERFORATED MINIORB

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CLIENT:
Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:
PROPOSED ELEVATIONS - 1

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	DRAWING NO.	REVISION
2919	A202	DA03
SCALE :	As indicated	
DRAWN :	AK	
PROJECT PRINCIPLE :	G. OLLERTON	
DATE :	28 JUNE 2016	

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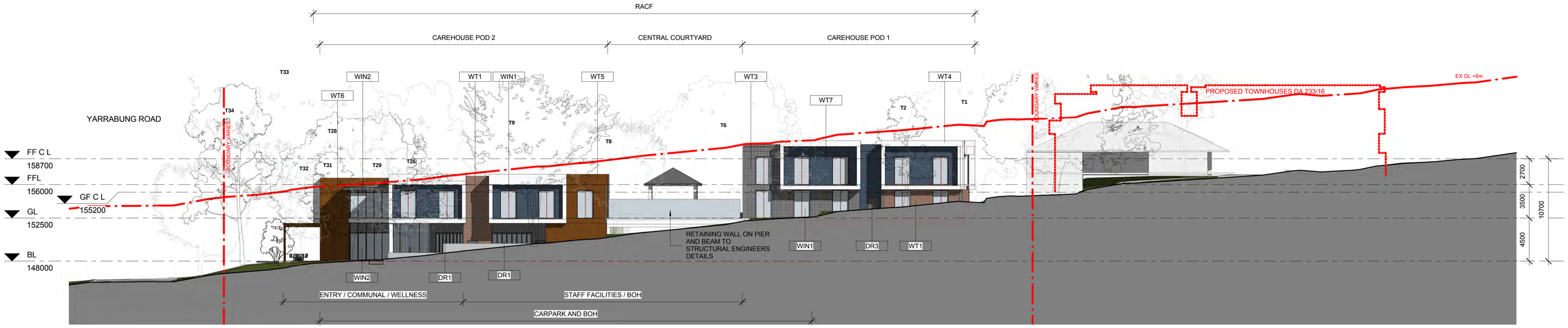
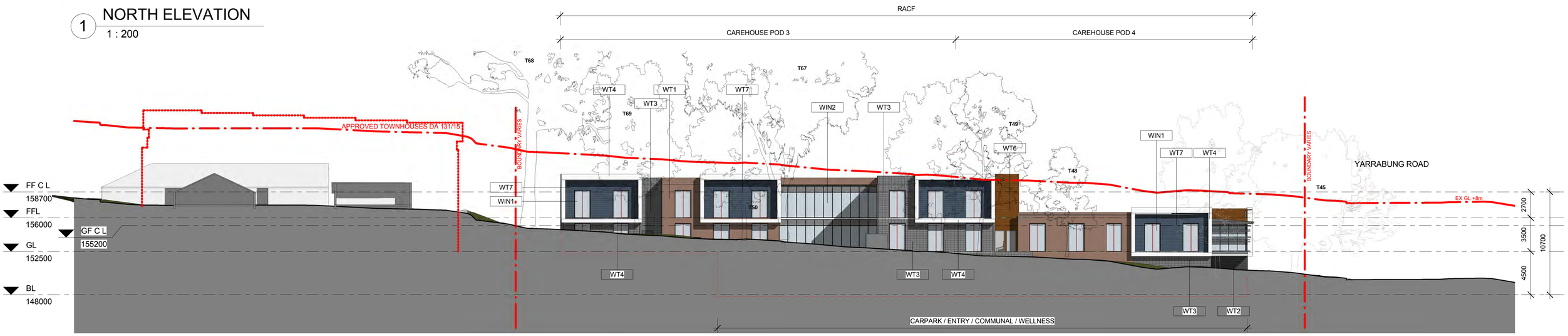


1 NORTH ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200

Material Legend	
Key Value	Keynote Text
BAL1	ALUMINIUM FRAMED GLASS BALUSTRADE - COLOUR: CLEAR
BAL2	SOLID BALUSTRADE WALL - PAINTED WHITE
DR1	ALUMINIUM GLAZED OPERABLE DOOR SUITE. CLEAR GLASS
DR2	ALUMINIUM GLAZED FIXED DOOR SUITE. CLEAR GLASS
DR3	ALUMINIUM SOLID CORE DOOR. COLOUR: DARK GREY
RF1	METAL ROOF. COLORBOND FINISH - COLOUR: LIGHT/ DARK GREY
WIN1	ALUMINIUM FRAMED WINDOW - COLOUR: DARK GREY
WIN2	ALUMINIUM GLAZED WINDOW SUITE. CLEAR AND COLOUR BACK GLASS
WT1	AUSTRAL FACE BRICK
WT2	DESIGNER BLOCK - COLOUR: DARK GREY
WT3	HONED BLOCK WORK AUSTRAL ASPECT - COLOUR: LIGHT GREY
WT4	PANEL ALUMINIUM COMPOSITE PANEL - WHITE
WT5	TIMBER CLADDING - VERTICAL
WT6	TIMBER CLADDING - HORIZONTAL
WT7	WEATHERBOARD CLADDING - HORIZONTAL - BLUE CHARCOAL
WT8	PERFORATED MINIORB

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CLIENT:
Estia Health

PROJECT:
ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

DRAWING TITLE:
PROPOSED ELEVATIONS - 2

REV	DATE	AMENDMENT	INITIALS	CHECK
DA01	2016-06-28	DA SUBMISSION	AK	GO
DA02	2016-07-22	DA SUBMISSION	AK	GO
DA03	2017-04-06	AMENDED DA ISSUE	AK	MM

PROJECT NO.	2919	
DRAWING NO.	A203	
REVISION	DA03	
SCALE	:	As indicated
DRAWN	:	AK
PROJECT PRINCIPLE	:	G. OLLERTON
DATE	:	28 JUNE 2016

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1 YARRABUNG ROAD STREETSCAPE
ELEVATION @1:200

2 KILLEATON ROAD STREETSCAPE
ELEVATION @1:200

3 COLLEGE CRESENT STREETSCAPE
ELEVATION @1:200

NB: EXISTING TREES ARE SHOWN AT CURRENT HEIGHT WHILE PROPOSED PLANTINGS ARE SHOWING AT MATURE SIZE

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ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	27.06.2016

PROJECT:
ESTIA HEALTH ST. IVES
144-148 KILLEATON STREET

DRAWING TITLE:
LANDSCAPE STREETSCAPE ELEVATIONS

SCALE: 1:200 @B1
CREATED: 21.07.2016
DRAWN: VH
CHECKED: JH
JOB NO: 16-068
DESIGNED: JH
DRAWING NO: LA07
REVISION: A

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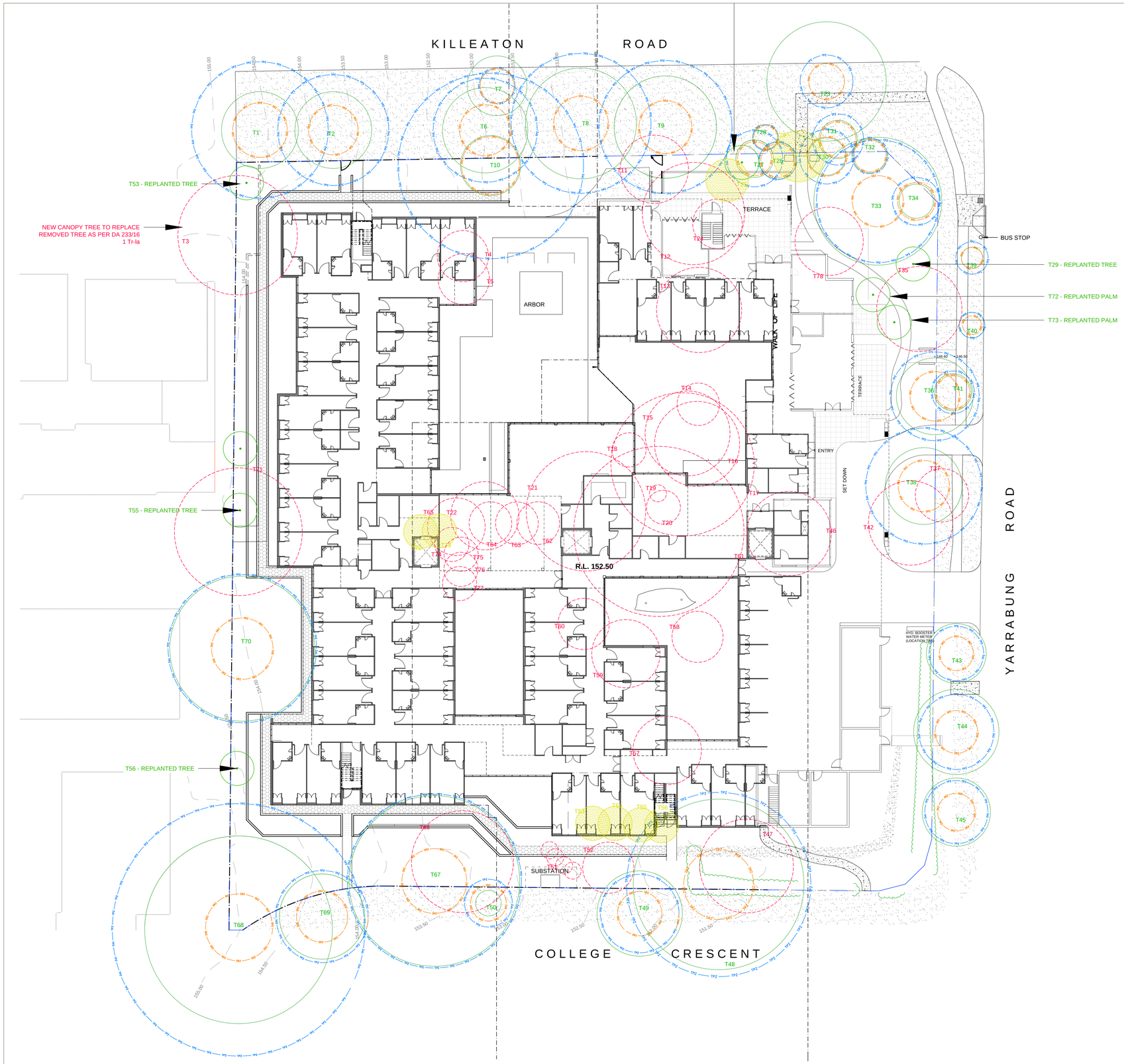

SUMMARY OF TREE RETENTION AND REMOVAL

Refer to "Tree Report, Preliminary Tree Assessment", prepared by:
Stuart Pittendrigh FAILA MAIH M. Arb Aust.
Registered Landscape Architect
Horticulturist/Consultant Arborist
Date: 19 July 2015

NOTE: '*' = Refer to Tree Nominated Arborist for Removal
'**' = Remove to accommodate DA 2338/16

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SPREAD (m)
TREES/ SHRUBS TO BE RETAINED				
1	*Liquidambar orientalis*	Oriental sweet gum	11	9
2	*Liquidambar orientalis*	Oriental sweet gum	11	9
6	*Liquidambar styraciflua*	Sweet gum	15	10
7	*Pistacia chinensis*	Chinese Pistachio	4.5	7
8	*Liquidambar styraciflua*	Sweet gum	16	13
9	*Liquidambar styraciflua*	Sweet gum	11	12
10	*Agathis robusta*	Queensland Kauri	23	7
23	*Pistacia chinensis*	Chinese Pistachio	5	7
26	*Archontophoenix alexandrae*	Alexander palm	6	4
27	*Araucaria heterophylla*	Norfolk Island pine	12	4
28	*Angophora costata*	Smooth bark apple	9	1.5
30	*Arecastrum romanzoffianum*	Queen palm	10	5
31	*Araucaria heterophylla*	Norfolk Island pine	11	4.5
32	*Araucaria heterophylla*	Norfolk Island pine	9	4
33	*Eucalyptus paniculata*	Grey iron bark	18	15
34	*Melaleuca quinquenervia*	Broad leaf paper-bark	8	4
36	*Tristaniopsis laurina*	Water gum	11	9
38	*Melaleuca quinquenervia*	Broad leaf paper-bark	15	9
39	*Corymbia gummifera*	Red blood wood	11	2.5
40	*Eucalyptus saligna*	Sydney Blue gum	8	3
41	*Eucalyptus saligna*	Sydney Blue gum	12	4
43	*Tristaniopsis laurina*	Water gum	6	7
44	*Tristaniopsis laurina*	Water gum	9	10
45	*Tristaniopsis laurina*	Water gum	7	8
48	*Eucalyptus scoparia*	Willow gum	17	15
49	*Ulmus procera 'Louis van Houtte'*	Golden elm	4	10
50	*Ulmus procera 'Louis van Houtte'*	Golden elm	4	6
67	*Eucalyptus saligna*	Sydney Blue gum	20	20
68	*Eucalyptus saligna*	Sydney Blue gum	33	22
69	*Liquidambar orientalis*	Oriental sweet gum	99	0
70	*Angophora costata*	Smooth bark apple	18	17
TREES / SHRUBS TO BE REMOVED				
3	*Lophostemon confertus***	Brushbox	11	10
4	*Magnolia grandflora 'Exmouth'**	Magnolia 'Exmouth'	4	4
5	*Franklinia axillaris **	Fried - egg tree	5	4
11	*Eucalyptus scoparia **	Willow gum	17	13
12	*Cupressus species **	Cypress tree	16	5
13	*Arbutus unedo **	Strawberry tree	8	7
14	*Eucalyptus scoparia **	Willow gum	13	6
15	*Liquidambar styraciflua**	Sweet gum	9	7
16	*Eucalyptus scoparia **	Willow gum	15	7
17	*Cedrus deodara**	Himalayan cedar	17	11
18	*Cupressus species **	Cypress tree	12	4
19	*Cupressus species **	Cypress tree	12	2
20	*Cupressus species **	Cypress tree	12	3
21	*Harpephyllum caffrum **	Kaffir-plum	11	9
22	*Harpephyllum caffrum **	Kaffir-plum	11	7
24	*Harpephyllum caffrum **	Kaffir-plum	11	8
35	*Eucalyptus scoparia **	Willow gum	14	16
37	*Jacaranda mimosifolia **	Jacaranda tree	8	3
42	*Tecoma stans **	Yellow bells	10	6
46	*Harpephyllum caffrum**	Kaffir-plum	9	11
47	*Eucalyptus robusta**	Swamp mahogany	19	11
51	*Cupressus sempervirens 'Swanes G'*	Swane's golden cypre	8	1.5
52	*Arecastrum romanzoffianum**	Queen palm	9	5
57	*Celtis occidentalis **	Hackberry	9	10
58	*Callistemon viminalis**	Callistemon viminalis	6	6
59	*Tibouchina lepidota**	Lasiandra	6	8
60	*Arecastrum romanzoffianum**	Queen palm	8	5
61	*Celtis occidentalis**	Hackberry	17	15
62	*Cupressus species**	Cypress tree	12	2
63	*Cupressus species**	Cypress tree	15	3
64	*Cupressus species**	Cypress tree	15	3
65	*Cupressus species**	Cypress tree	15	3
66	*Eucalyptus scoparia **	Willow gum	16	10
71	*Acer negundo**	Box elder 394	9	8
74	*Arecastrum romanzoffianum**	Queen palm	8	3
75	*Arecastrum romanzoffianum**	Queen palm	7	3
76	*Arecastrum romanzoffianum**	Queen palm	9	4
77	*Arecastrum romanzoffianum**	Queen palm	7	4
78	*Syzygium australe **	Lillypilly spp.	12	5
TREES / SHRUBS TO BE TRANSPLANTED				
25	*Arecastrum romanzoffianum*	Queen palm	10	5
29	*Arecastrum romanzoffianum*	Queen palm	15	5
53	*Camellia japonica*	Camellia	4	3
54	*Camellia reticulata*	reticulata	4	3
55	*Camellia reticulata*	reticulata	4.5	3
56	*Camellia japonica*	Camellia	4.5	3
72	*Howea forsteriana*	Kentia palm	7	4.5
73	*Howea forsteriana*	Kentia palm	6	4.5

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LEGEND

- SITE BOUNDARY
- 20.0 EXISTING CONTOUR
- 18.5 PROPOSED NEW CONTOUR
- EXISTING TREE RETAINED
- TPZ TREE PROTECTION ZONE
- SPZ STRUCTURE PROTECTION ZONE
- × EX 18.25 EXISTING SPOT LEVEL
- +RL 20.0 PROPOSED SPOT LEVEL
- EXISTING TREE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- TRANSPLANTED TREE RELOCATED ON SITE
- +TW 21.0 TOP OF WALL LEVEL
- +SL 24.00 TOP OF SLAB LEVEL
- PLANTING ON CONCRETE SLAB - 271,03 m2
- PLANTING ON GRADE - 1632,06 m2
- ARTIFICIAL TURF - 138,14 m2
- TURF ON NATURAL GROUND - 1495,06 m2
- PAVING TYPE 1
- PAVING GRAVEL MAINTENANCE PATH
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- RAISED PLANTER
- SEAT
- PROPOSED TREES

ISSUE	DESCRIPTION	DATE
E	FOR DA APPROVAL	07.04.2017
D	FOR DA APPROVAL	03.04.2017
C	DEVELOPMENT APPLICATION	21.07.2016
B	AMENDED OVERLAND FLOW	08.07.2016
A	DEVELOPMENT APPLICATION	27.06.2016
P1	PRELIMINARY DRAFT	21.06.2016

PROJECT:
ESTIA HEALTH ST. IVES
144-148 KILLEATON STREET

DRAWING TITLE:
TREE RETENTION AND REMOVAL

0 2 4 8 12 16 20 m

SCALE: 1:200 @B1
CREATED: 20.06.2016
DRAWN: CG
CHECKED: DMT
JOB NO: 16-068
DESIGNED: JH
DRAWING NO: LA01
REVISION: E

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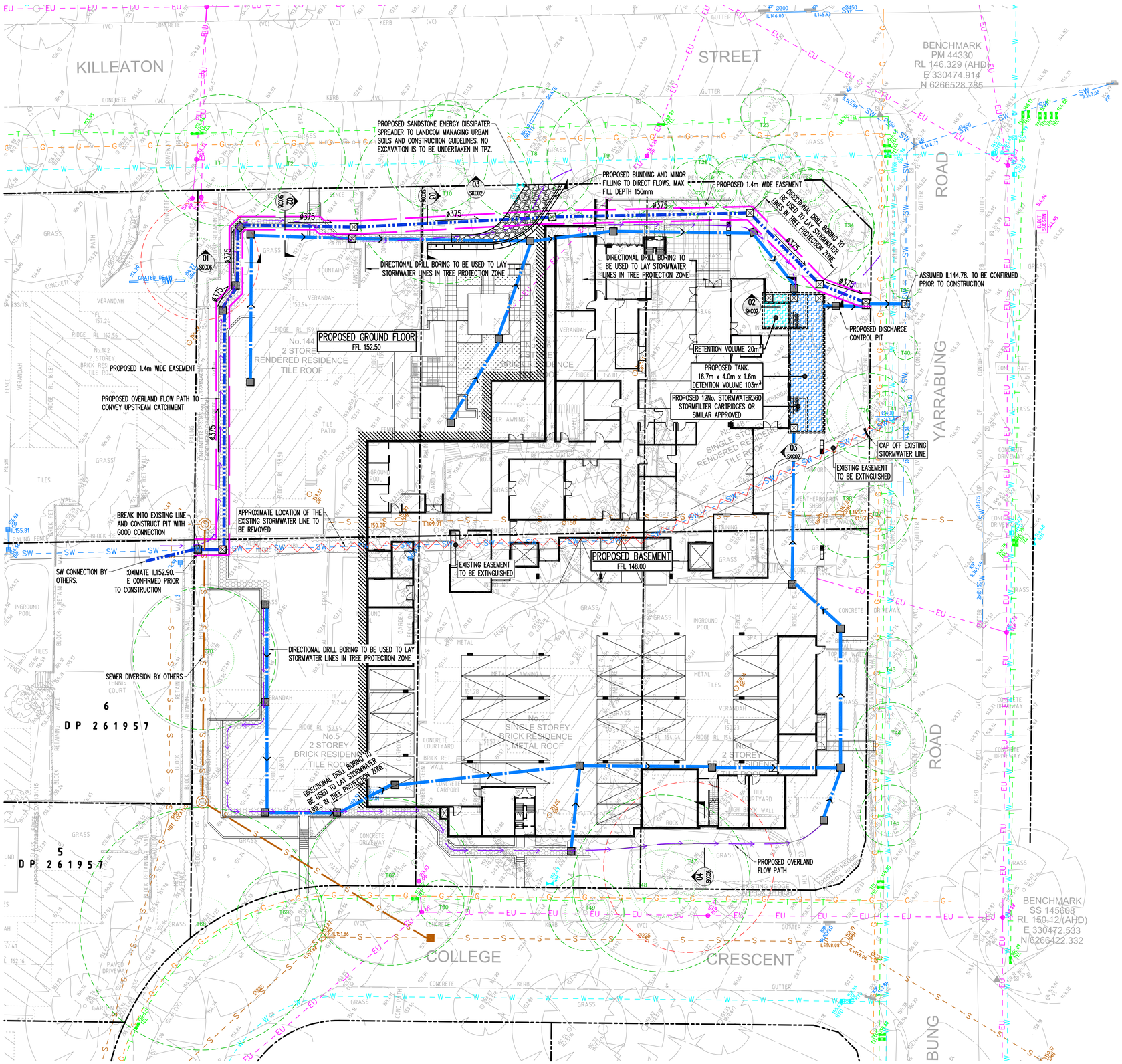

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STORMWATER DRAINAGE NOTES

1 Stormwater Design Criteria :
- (A) Average recurrence interval –
  - 1:100 years for roof drainage to first external pit
  - 1:20 years for paved and landscaped areas
- (B) Rainfall intensities –
  - Time of concentration: 6 minutes
  - 1:100 years = 250 mm/hr
  - 1:20 years = 196 mm/hr
- (C) Runoff coefficients –
  - Roof areas: C_{100} = 1.0
  - Roads and paved areas: C_{20} = 0.95
  - Landscaped areas: C_{20} = 0.60

2. Pipes 300 dia and larger to be reinforced concrete Class "2" approved spigot and socket with rubber ring joints U.N.O.
3. Pipes up to 300 dia shall be sewer grade uPVC with solvent welded joints.
4. Equivalent strength VCP or FRP pipes may be used subject to approval.
5. Precast pits may be used external to the building subject to approval by Engineer
6. Enlargers, connections and junctions to be manufactured fittings where pipes are less than 300 dia.
7. Where subsoil drains pass under floor slabs and vehicular pavements, unslotted uPVC sewer grade pipe is to be used.
8. Grates and covers shall conform with AS 3996–2006, and AS 1428.1 for access requirements.
9. Pipes are to be installed in accordance with AS 3725. All bedding to be type H2 U.N.O.
10. Care is to be taken with levels of stormwater lines. Grades shown are not to be reduced without approval.
11. All stormwater pipes to be 150 dia at 1.0% min fall U.N.O.
12. Subsoil drains to be slotted flexible uPVC U.N.O.
13. Adopt invert levels for pipe installation (grades shown are only nominal).

SITEWORKS LEGEND

- Stormwater diversion with pit
- Stormwater line with pit
- Proposed Easement
- Overland flow path

NOTE

100 YEAR ARI STORM EVENT FLOW TO BE DIRECTED TO DETENTION TANK

TREE PROTECTION NOTES

1. Refer to Arborist Report prior to commencement of any works on site.
2. Trees to be retained and managed throughout the development shall be fenced off from the proposed development or in some situations depending on site access may require trunk protection as detailed in Section 4 – Tree Protection Measures of AS4970 – 2009 The Protection of Trees on Development Sites or in some situation the existing boundary fence shall be retained throughout proposed development so as to provide tree protection barrier
3. Demolition works within the TPZ of trees to be preserved shall be carried out so as to avoid damage to the roots. In sensitive areas manual excavation may be necessary Manual excavation shall be by hand under the direction of the project arborist.
4. Where the project arborist identifies roots to be pruned within or at the outer edge of the TPZ, they should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds should not be treated with dressings or paints. It is totally unacceptable for roots within the TPZ to be 'pruned' with machinery such as backhoes or excavators.
5. Where roots within the TPZ are exposed by excavation, temporary root protection should be installed to prevent them drying out This may include jute mesh or hessian sheeting as multiple layers over exposed roots and excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist during the period that the root zone is exposed
6. All areas enclosed by protective fencing must have the entire ground surface mulched to a depth of 100 mm with composted Eucalyptus leaf and woodchip to help retain soil moisture and reduce erosion.
7. Any site activity close to or beneath the drip line of Trees 10, 47 and 70 shall have elevated protection installed clear of the ground to avoid compaction and damage to roots. Protection may comprise timber planks or metal decking supported on scaffolding or the like.
8. Hydraulic plans have provided by the applicant indicate that sub soil stormwater and sewer lines may need to be installed within the TPZ of trees nominated for preservation. Trenching for stormwater / sewer installation within the TPZ and SRZ shall be avoided. Adopt directional drilling / approved under boring techniques as per Section 4 of AS4970 CL.4.4.5 to avoid adverse impacts on tree roots.
9. The directional drilling bore should be at least 600 mm deep. The project arborist shall assess the likely impacts of boring and bore pits on retained trees. Bore pits within the TPZ shall be hand dug under the direction of an Arborist. No excavation shall occur within the Structural Root Zones of trees nominated for preservation.

PRELIMINARY

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P6	ISSUED FOR DA	PY	PK	30.06.16	P12	ISSUED FOR DA	GC	RG	06.04.17					
P5	ISSUED FOR DA	PY	PK	30.06.16	P11	ISSUED FOR DA	PY	PK	22.07.16					
P4	ISSUED FOR DA	PY	PK	29.06.16	P10	ISSUED FOR REVIEW	PY	PK	22.07.16					
P3	ISSUED FOR DA	PY	PK	24.06.16	P9	ISSUED FOR COORDINATION	PY	PK	21.07.16					
P2	ISSUED FOR COORDINATION	PY	PK	24.06.16	P8	ISSUED FOR COORDINATION	PY	PK	11.07.16					
P1	ISSUED FOR COMMENT	PY	PK	10.06.16	P7	ISSUED FOR DA	PY	PK	01.07.16					

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Structural Engineer
TTW Taylor Thomson Whitting
612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Project
ESTIA HEALTH DEVELOPMENT
144 Killeaton Street St Ives

Sheet Subject
STORMWATER PLAN

Scale : A1	Drawn	Authorised
1:250	PK	

Job No	Drawing No	Revision
151553	SKC01	P12

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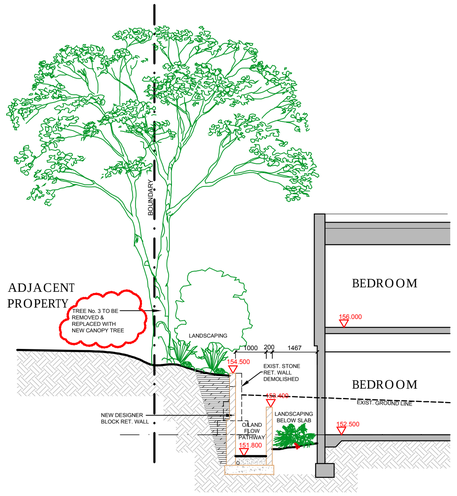

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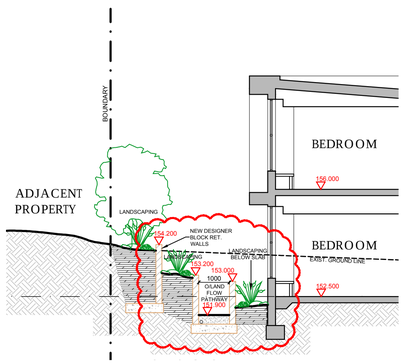

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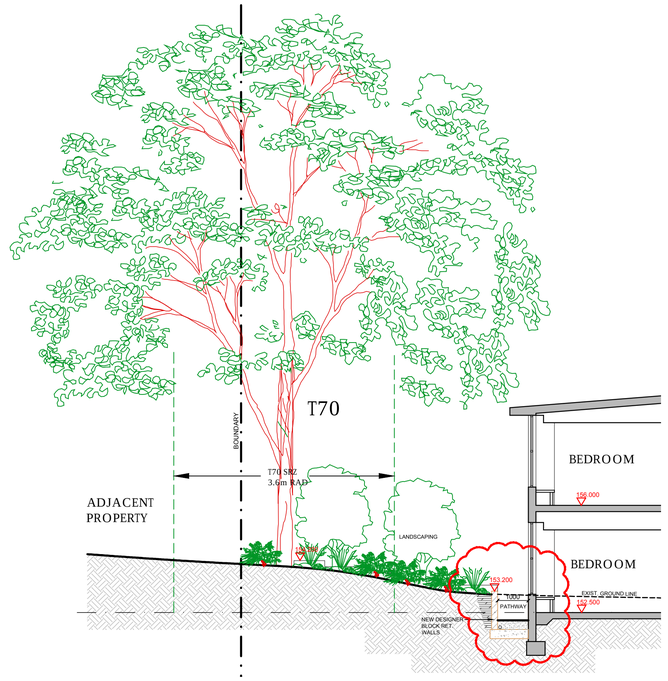

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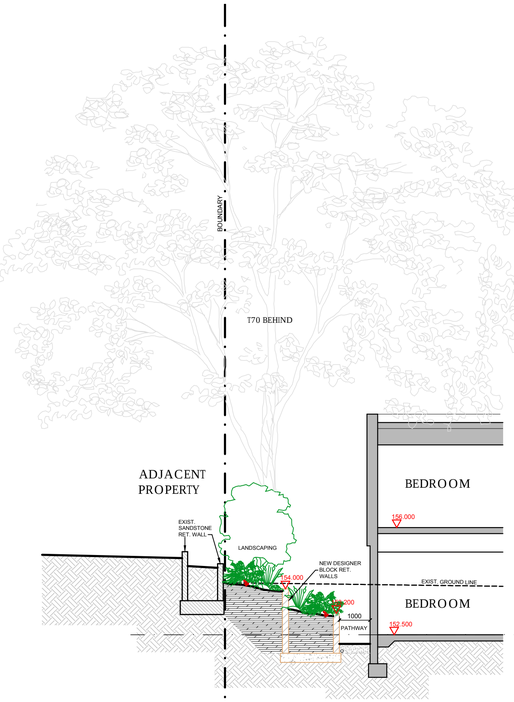

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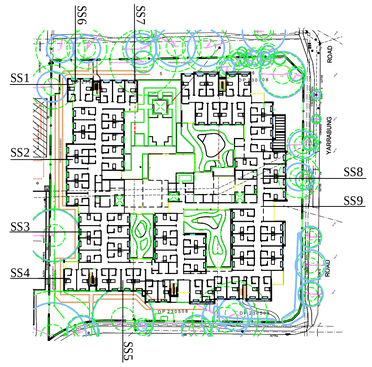
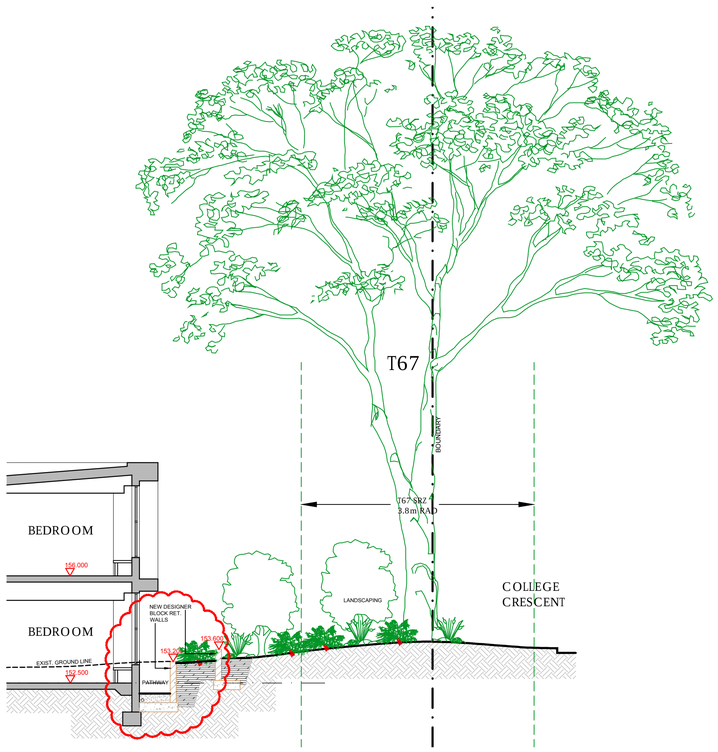


KEY PLAN



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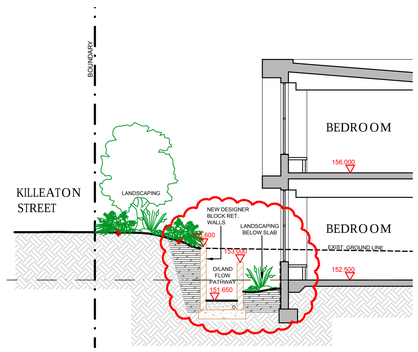

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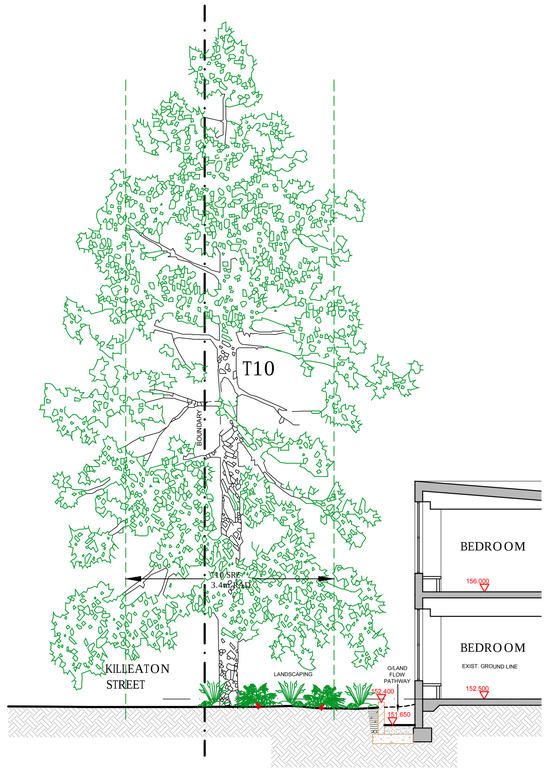

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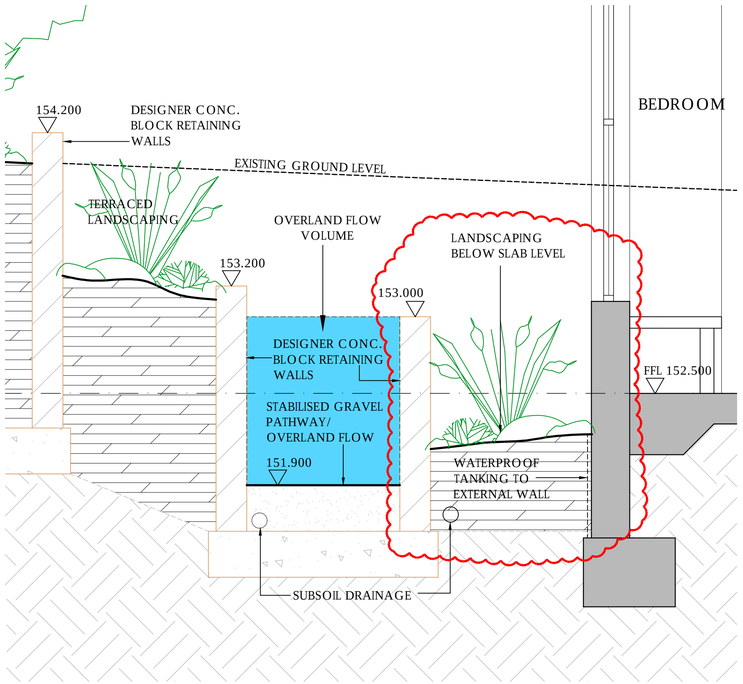

DETAIL SECTION

Scale 1:20

0 25 50

architecture
interior design
project management

NSW ARB REG ARCHITECT: G. OLLERTON #7621
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Friday, 7 April 2017 10:12:08 AM

CLIENT:

PROJECT:

ST IVES

144-148 KILLEATON STREET
COLLEGE CRES ST IVES NSW 2075

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K:\2919-ST IVES - 144 - 148 Killeaton St, St Ives - CCC\WORKING\02_SKETCH DWG\2919-SKtrev.A303-Sht Sections.dwg

DRAWING TITLE:

SITE SECTIONS

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DA-01	2016-06-28	ISSUED FOR DA	MPM	
DA-02	2016-07-07	REVISED DA ISSUE	MPM	
DA-03	2016-07-22	DA SUBMISSION	MPM	
DA-04	2017-04-06	AMENDED DA SUBMISSION	MPM	

PROJECT NO.	DRAWING NO.	REVISION
2919	A303	DA-04

SCALE	:	1:100
DRAWN	:	MPM
PROJECT PRINCIPLE	:	G. OLLERTON
DATE	:	22 JUNE 2016

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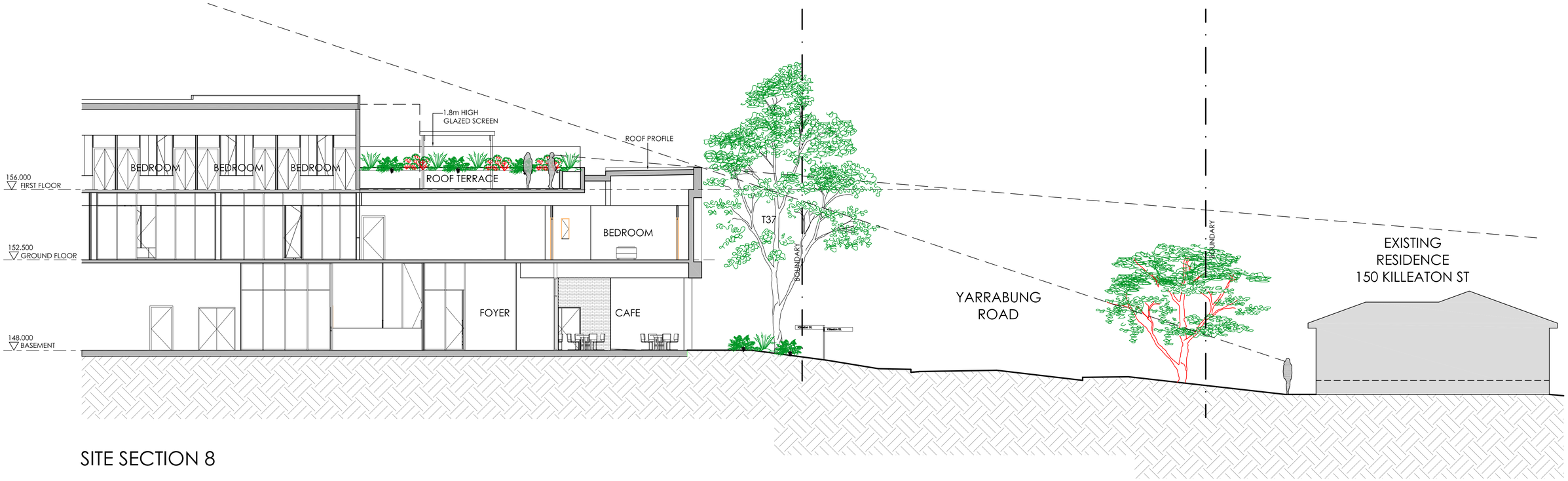

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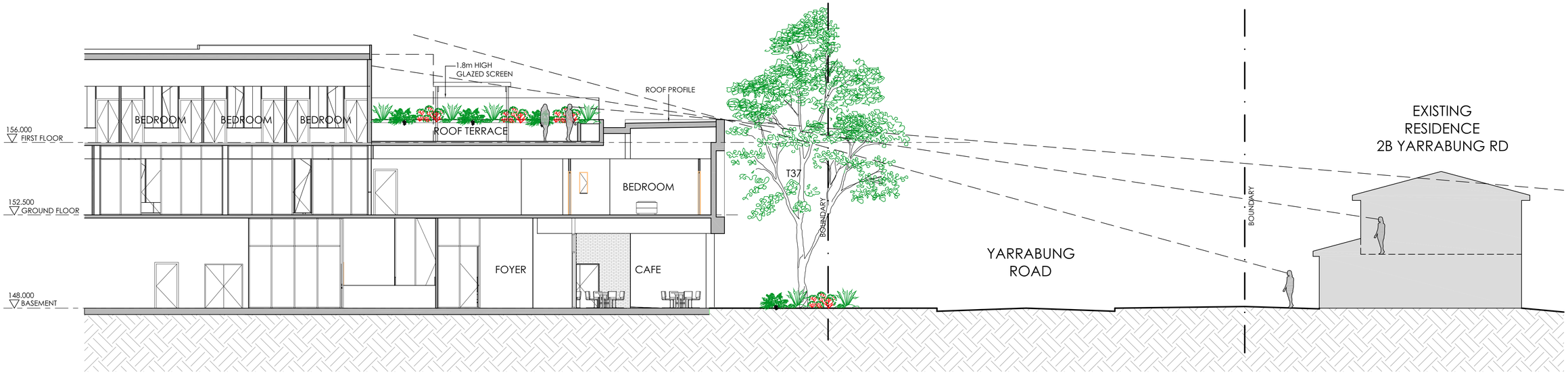

SITE SECTION 9

architecture
interior design
project management

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DRAWING TITLE:

SITE SECTIONS
SHEET 2

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DA01	2016-06-28	ISSUED FOR DA	MPM	
DA02	2016-07-22	DA SUBMISSION	MPM	

PROJECT NO. 2919	DRAWING NO. A304	REVISION DA-02
SCALE	: 1:100	
DRAWN	: MPM	
PROJECT PRINCIPLE	: G. OLLERTON	
DATE	: 22 JUNE 2016	

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