



The information contained in this document is for informational purposes only and is not intended to be used for any other purpose. It is the responsibility of the user to ensure that the information is used in accordance with the relevant laws and regulations.

	PROPOSED RCF
	TOWNHOUSE - TYPE A
	TOWNHOUSE - TYPE B
	ILU BUILDINGS
	CARPARKING

DEVELOPMENT STATISTICS (RCF)	
SITE AREA	32,450 m ²
GROUND FLOOR (excluding carparking)	1,600 m ²
- RCF	1,600 m ²
- COMMUNITY CENTRE	850 m ²
- CARPARK	950 m ²
FIRST FLOOR (excluding carparking)	2,811 m ²
- RCF	2,811 m ²
- COMMUNITY CENTRE	238 m ²
SECOND FLOOR (excluding carparking)	2,811 m ²
- RCF	2,811 m ²
THIRD FLOOR (excluding carparking)	1,107 m ²
- RCF	1,107 m ²

RESIDENT ACCOMMODATION (RCF)			
	1 bed	1bed barge	Total
GROUND FL.	12	4	16
FIRST FL.	36	9	44
SECOND FL.	36	8	44
THIRD FL.	16	0	16
TOTAL	100	20	120
TOTAL NUMBER OF RESIDENTS = 120			

INDEPENDENT LIVING UNITS				
	1 bed	2 bed	2 bed + S	TOTAL
BUILDING A,B	1	49	19	69
BUILDING C,D	5	54	10	69
BUILDING E	0	20	4	24
TOTAL	6	123	33	162
TOTAL No. of ILUs = 162				

TOWN HOUSES	
TOWNHOUSE A	
146.13 m ² x 16	= 2,338 m ²
TOWNHOUSE B	
134.42 m ² x 6	= 807 m ²

CARPARK	
CARPARK 1 (ILU A, B, C & D)	5,750 m ²
CARPARK 2 (ILU E)	980 m ²
CARPARK 3 (EXTERNAL PARKING)	1,040 m ²
CARPARK TOTAL	7,770 m ²

DEVELOPMENT STATISTICS (external)	
SITE AREA	32,450 m ²
BUILDINGS AND TOWNHOUSES	25,416 m ²
COMMUNITY CENTRE	1,040 m ²
RESIDENTIAL CARE FACILITY	7,994 m ²

0m 5 10 25 30m		
SCALE: 1:500		
9	Ground access to San Francisco Avenue: driveway, Carparking needed, Footpath added	16,071.37
8	DA house	20,643.17
7	Preliminary house for review & comment	12,043.17
6	Preliminary house for review & comment	20,023.17
5	Pre-DA Council Meeting	16,023.17
4	Preliminary house	16,023.17
3	Preliminary house	16,023.17
2	Preliminary house	16,123.16
1	Preliminary house	16,123.16
No.	Afterthoughts	Date

Project
ARTHUR & YORK STREET RETIREMENT VILLAGE
ARTHUR & YORK STREET, GLENVIEW

Drawing
SITE PLAN

boffa robertson group
architecture, health and aged care planning, project management
100 York Street, Suite 17, Level 1, Dock 1, Sydney NSW 2000
Tel: 02 9230 1000
Fax: 02 9230 1001
Email: info@brgroup.com.au
Web: www.boffarobertson.com.au

DATE	NOV 2016	DATE	NOV 2016	DATE	NOV 2016
BY	1000	BY	1000	BY	1000
CHKD	1000	CHKD	1000	CHKD	1000
APPROVED	1000	APPROVED	1000	APPROVED	1000
1542 / DA01					

A map of the study area, which is an irregularly shaped land parcel. Several sampling locations are marked with red dots and labeled with their elevations in meters (m) above sea level (ASL):

- 911 m ASL (top left)
- 21.8 m ASL (middle left)
- 106 m ASL (bottom left)
- 17.5 m ASL (bottom left corner)
- 246.5 m ASL (top right)
- 225.6 m (GROUND) + 2.90.5 m (BEST) (bottom right)

Red lines connect some of these points, indicating distances or paths. A small inset map in the top right corner shows the location of the study area within a larger regional context.

FIRE COMPARTMENTATION
TOTAL ENCLOSED 3,415 sq

SMOKE COMPARTMENTATION
TOTAL ENCLOSED 2.4M³

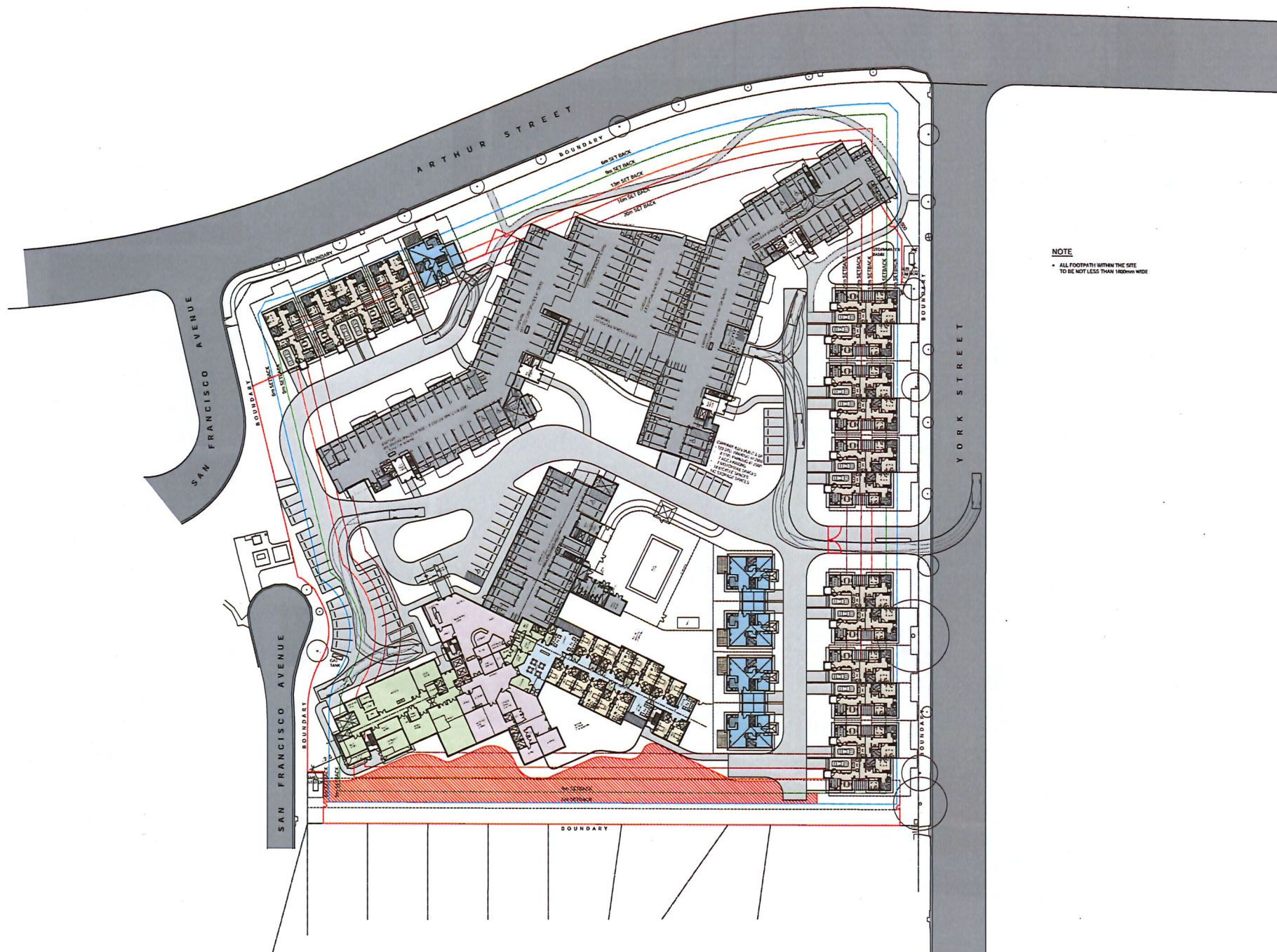
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Project
ARTHUR & YORK STREET RETIREMENT VILLA
Arthur & York Street, Colts Harbour

Drawing
GROUND FLOOR PLAN - OVERALL

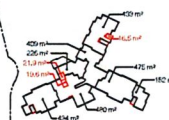
boffa robertson group
architecture, health and aged care planning, project management

Suite 7, Level 1, 100 Railway Street
Cherrywood NSW 2062
AUSTRALIA
Tel: (02) 9436 7000
Fax: (02) 9436 7059
Email: sales@qbr.com.au





FIRE COMPARTMENTATION
TOTAL ENCLOSED 2.445 m²



SMOKE COMPARTIMENTATION
TOTAL ENCLOSED 2.845 m³



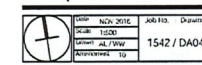
10	West across to San Francisco Avenue deleted. Carparking modified, Footpath added	18.07.
9	DA Issue	20.04.
8	Preliminary Issue for review & comment	12.04.
7	Preliminary Issue for review & comment	30.03.
6	Preliminary Issue for review & comment	22.03.
5	Pre-DA Council meeting	06.03.
4	Preliminary Issue	08.02.
3	Preliminary Issue	19.01.
2	Preliminary Issue	10.12.
1	Preliminary Issue	05.12.
No.	Amendment	Date

Project
ARTHUR & YORK STREET RETIREMENT VILLAGE
Arthur & York Street, Colts Harbour

Drawing
FIRST FLOOR PLAN - OVERALL

boffa robertson grou
architecture, health and aged care planners, project management

1001001001
Suite 7, Level 1 Epic, 9 Railway Street
Chubwood NSW 2057
AUSTRALIA
Tel: (61) 0406 7000
Fax: (61) 0406 7099
Email: info@1001001001.net

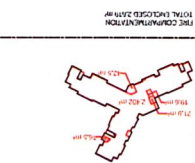
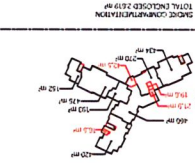


SECOND FLOOR PLAN - OVERALL

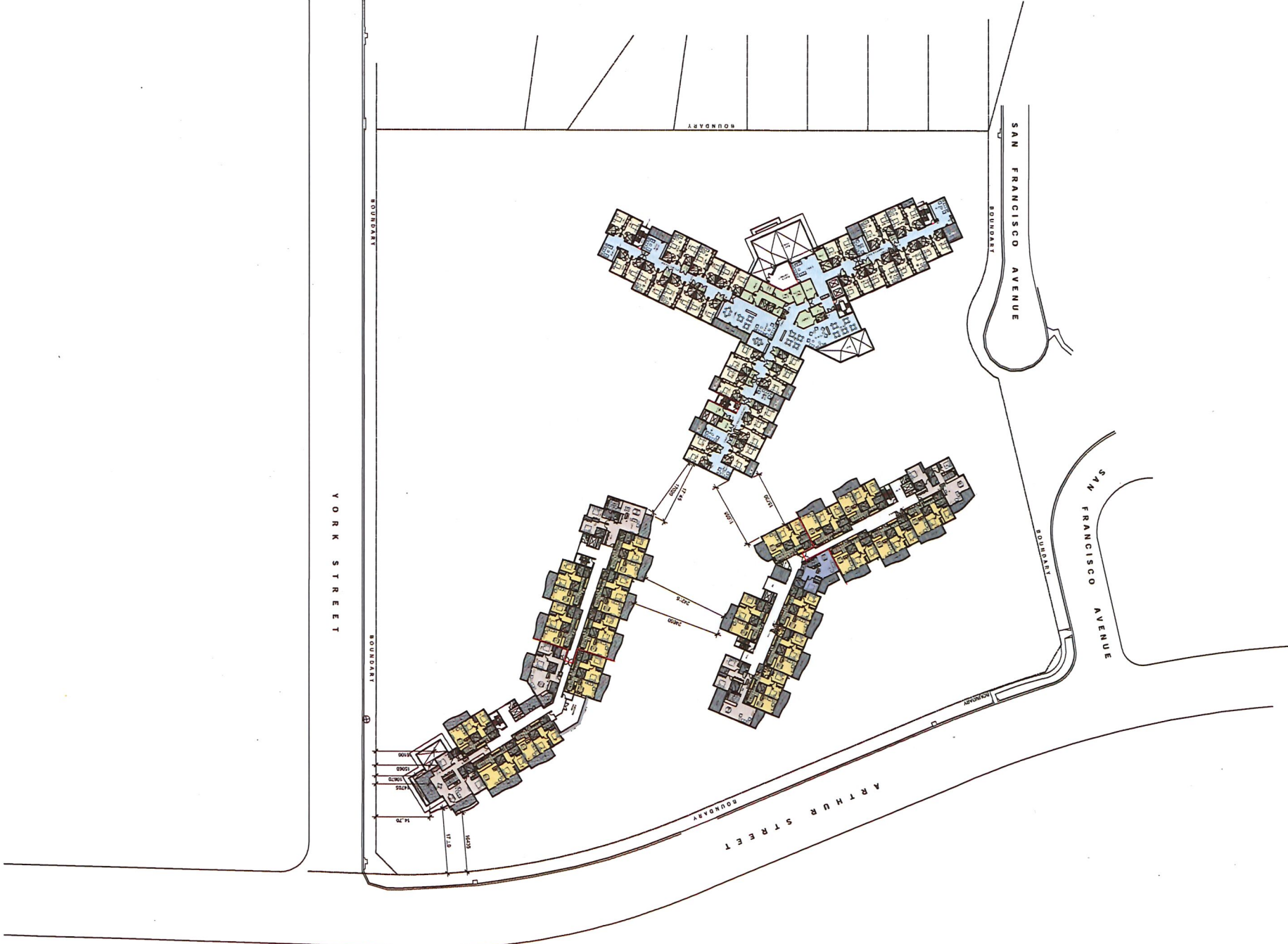
Project: ARTHUR & YORK STREET RESIDENTIAL VILLAGE
Address: 1000 10th Avenue, Suite 1000, San Francisco, CA 94103

NO.	DESCRIPTION	AREA (SQ. FT.)
1	Residential Units	10,120.00
2	Residential Units	10,120.00
3	Residential Units	10,120.00
4	Residential Units	10,120.00
5	Residential Units	10,120.00
6	Residential Units	10,120.00
7	Residential Units	10,120.00
8	Residential Units	10,120.00
9	Residential Units	10,120.00
10	Residential Units	10,120.00
11	Residential Units	10,120.00
12	Residential Units	10,120.00
13	Residential Units	10,120.00
14	Residential Units	10,120.00
15	Residential Units	10,120.00
16	Residential Units	10,120.00
17	Residential Units	10,120.00
18	Residential Units	10,120.00
19	Residential Units	10,120.00
20	Residential Units	10,120.00
21	Residential Units	10,120.00
22	Residential Units	10,120.00
23	Residential Units	10,120.00
24	Residential Units	10,120.00
25	Residential Units	10,120.00
26	Residential Units	10,120.00
27	Residential Units	10,120.00
28	Residential Units	10,120.00
29	Residential Units	10,120.00
30	Residential Units	10,120.00
31	Residential Units	10,120.00
32	Residential Units	10,120.00
33	Residential Units	10,120.00
34	Residential Units	10,120.00
35	Residential Units	10,120.00
36	Residential Units	10,120.00
37	Residential Units	10,120.00
38	Residential Units	10,120.00
39	Residential Units	10,120.00
40	Residential Units	10,120.00
41	Residential Units	10,120.00
42	Residential Units	10,120.00
43	Residential Units	10,120.00
44	Residential Units	10,120.00
45	Residential Units	10,120.00
46	Residential Units	10,120.00
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50	Residential Units	10,120.00
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76	Residential Units	10,120.00
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81	Residential Units	10,120.00
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86	Residential Units	10,120.00
87	Residential Units	10,120.00
88	Residential Units	10,120.00
89	Residential Units	10,120.00
90	Residential Units	10,120.00
91	Residential Units	10,120.00
92	Residential Units	10,120.00
93	Residential Units	10,120.00
94	Residential Units	10,120.00
95	Residential Units	10,120.00
96	Residential Units	10,120.00
97	Residential Units	10,120.00
98	Residential Units	10,120.00
99	Residential Units	10,120.00
100	Residential Units	10,120.00

SCALE: 1/8" = 1'-0"

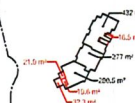


TOURNEMENT - TYPE B	
TOURNEMENT - TYPE A	
BLU-2 BED - S	
BLU-2 BED	
BLU-1 BED	
CAR PARK	
BACK OF HOUSE	
MEP - RESIDENTS COMMON	
MEP - RESIDENTS	
MEP - BEDROOM	
ENTRY / COMMON AREA	





FIRE COMPARTMENTATION
TOTAL ENCLOSED 1,122 m²



SMOKE COMPARTMENTATION
TOTAL ENCLOSED 1.127 m³



9	DA Issue	20.04.
8	Preliminary Issue for review & comment	12.04.
7	Preliminary Issue for review & comment	20.03.
6	Preliminary Issue for review & comment	22.03.
5	Pre-DA Council Meeting	06.03.
4	Preliminary Issue	08.02.
3	Preliminary Issue	19.01.
2	-Preliminary Issue	18.12.
1	Preliminary Issue	05.12.
No.	Amendment	Date

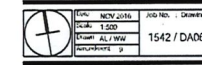
Project
ARTHUR & YORK STREET RETIREMENT VILLAGE
Arthur & York Street, Coll. Harbour

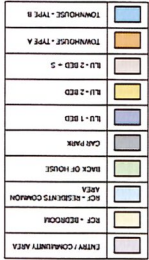
Drawing
THIRD FLOOR PLAN - OVERALL

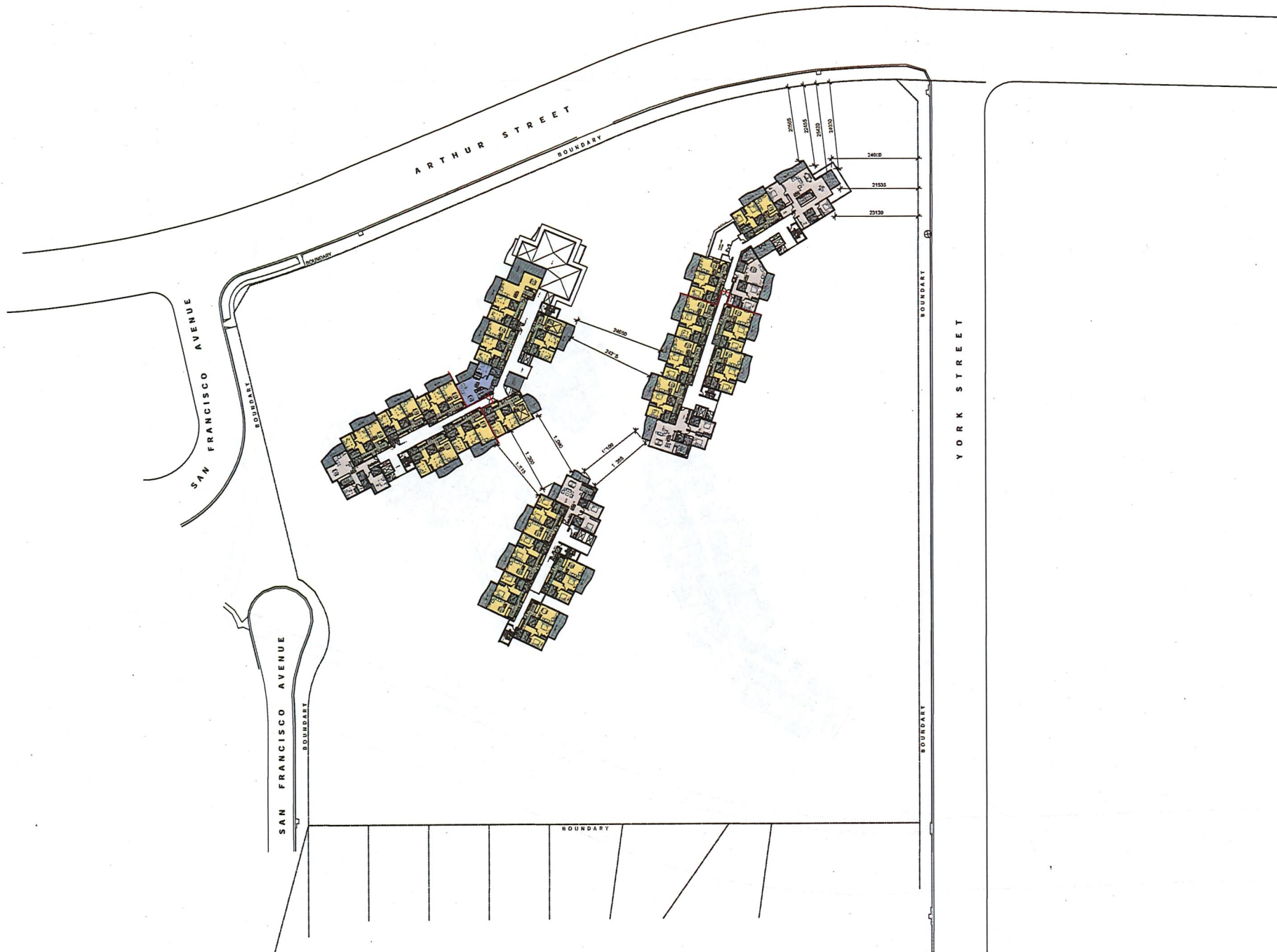
boffa robertson grou
architecture, health and aged care planning, project management

to b r
to b r

Suite 7, Level 1, P.O. Box 9, Galway Street
Chelmsford, Essex, UK
AL9 7TH
Tel: (01274) 5446 2000
Fax: (01274) 5446 4000
Email: info@groupwiley.com







9	DA Issue	70.0
8	Preliminary Issue for review & comment	12.0
7	Preliminary Issue for review & comment	30.0
6	Preliminary Issue for review & comment	27.0
5	Pre-DA Council Meeting	06.0
4	Preliminary Issue	06.0
3	Preliminary Issue	10.0
2	Preliminary Issue	18.1
1	Preliminary Issue	05.1
No.	Amendment	Date

Project
ARTHUR & YORK STREET RETIREMENT VILL
Arthur & York Street, Colts Harbour

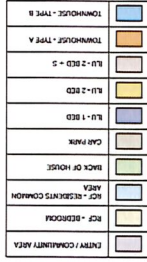
Drawing
FIFTH FLOOR PLAN - OVERALL

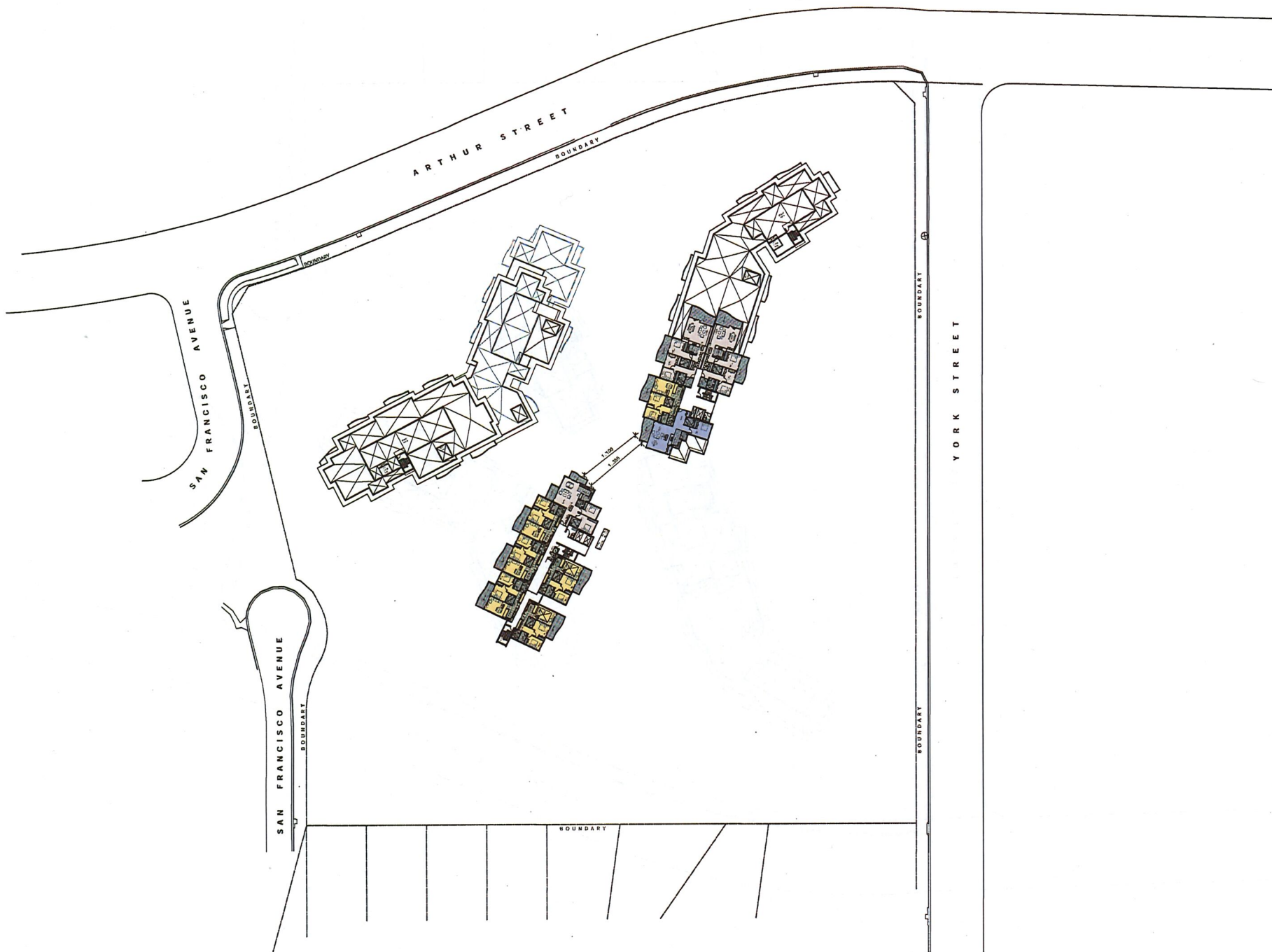
boffa robertson group
architecture, health and aged care planning, project management

1991

Suite 7, Level 1 Epica, 9 Railway Street
Cherrywood NSW 2027
AUSTRALIA
Tel: (01) 9406 7050
Fax: (01) 9406 7090
Email: 1991group@bigpond.net

	Date	NOV 2016	Job No. : Drawn
	Scale	1:500	
	Client	AL / WW	
	Amendment	9	
			1542 / DA





[Light Blue]	ENTRY / COMMUNITY AREA
[Light Green]	RCF - BEDROOM
[Light Yellow]	RCF - RESIDENTS COMMON AREA
[Light Green]	BACK OF HOUSE
[Light Blue]	CAR PARK
[Light Blue]	RLJ - 1 BED
[Light Yellow]	RLJ - 2 BED
[Light Green]	RLJ - 2 BED + S
[Light Blue]	TOWNHOUSE - TYPE A
[Light Blue]	TOWNHOUSE - TYPE B

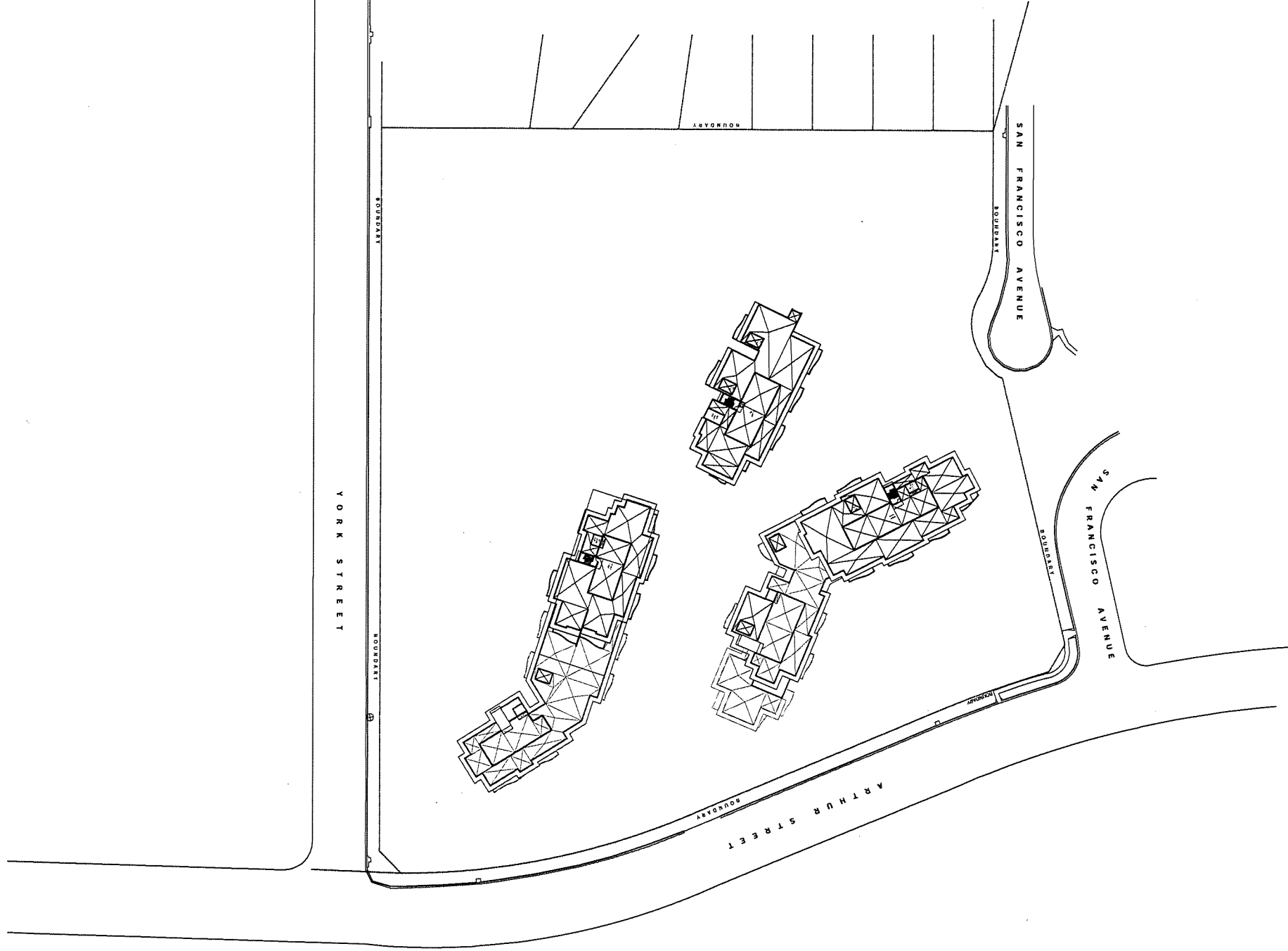
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8	Preliminary Issue for review & comment	12.04.17		
7	Preliminary Issue for review & comment	20.03.17		
6	Preliminary Issue for review & comment	22.03.17		
5	Pre-DA Council Meeting	06.03.17		
4	Preliminary Issue	08.02.17		
3	Preliminary Issue	19.01.16		
2	Preliminary Issue	19.12.16		
1	Preliminary Issue	05.12.16		
No.	Approved/Issued	Date		

Project
ARTHUR & YORK STREET RETIREMENT VILLAGE
Arthur & York Street, Coffs Harbour

Drawing
SEVENTH FLOOR PLAN - OVERALL

boffa robertson group
architectural, health and aged care planning, project management
boffa robertson group
Suite 7, Level 1, 100, Pitt Street, Sydney NSW 2000
AUSTRALIA
Tel: +61 2 9250 7000
Fax: +61 2 9250 7001
Email: info@brgroup.net

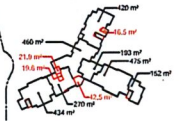
	DATE	NOV 2016	Job No. : Dmmy
	SCALE	1:500	
	DESIGN	AL / MW	1542 / DA10
	APPROVED		



	ENTRY / COMMUNITY AREA
	RCF - BEDROOM
	RCF - RESIDENTS COMMON AREA
	BACK OF HOUSE
	CAR PARK



FIRE COMPARTMENTATION
TOTAL ENCLOSED 2,619 m²



SMOKE COMPARTMENTATION
TOTAL ENCLOSED 2,619 m²



8	DA House	250,417
7	Preliminary house for review & comment	13,041,17
6	Preliminary house for review & comment	36,031,17
5	Preliminary house for review & comment	22,261,17
4	Pre-DA Council Meeting	04,021,17
3	Preliminary house	08,021,17
2	Preliminary house	19,021,16
1	Preliminary house	05,121,16
No.	Amendment	Date

Project
ARTHUR & YORK STREET RETIREMENT VILLAGE
Arthur & York Street, Crafts Harbour

Drawing
SECOND FLOOR PLAN - RCF

boffa robertson group
architects, health and aged care planning, project management
boffa robertson group
Suite 7, Level 1, 100, 100 Railway Street
Christchurch, 8010, New Zealand
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Email: info@brgroup.co.nz

Rev	NOV 2015	Rev No. : Drawing
Scale	1:200	
Sheet	1542	1542 / DA14
Drawn	BOFFA ROBERTSON GROUP	



SAN FRANCISCO AVENUE

BOUNDARY

BA
BA

BA
BA

BOUNDARY

	ENTRY / COMMON AREA
	OFFICE / RECEPTION
	RESIDENTS COMMON
	BACK OF HOUSE
	CAR WASH

THE COMMUNITY CENTER
TOTAL FLOOR AREA 1,117 SF

THE COMMUNITY CENTER
TOTAL FLOOR AREA 1,117 SF

THIRD FLOOR PLAN - RCF

boffo robertson group
ARCHITECTS, PLANNERS AND DESIGN GROUPS, PROJECT MANAGERS
1000 CALIFORNIA STREET, SUITE 1000, SAN FRANCISCO, CA 94109
TEL: 415.774.8800
WWW.BOFFOROBERTSON.COM

PROJECT NO.	1542 / DAIS
DATE	10/15/15
SCALE	1/8" = 1'-0"
DESIGNED BY	BOFFO ROBERTSON GROUP
CHECKED BY	BOFFO ROBERTSON GROUP
APPROVED BY	BOFFO ROBERTSON GROUP

	CARPARKING
	ILU-1 BED
	ILU-2 BED
	ILU-3 BED - 5

0m 5 10 15m
SCALE: 1:200

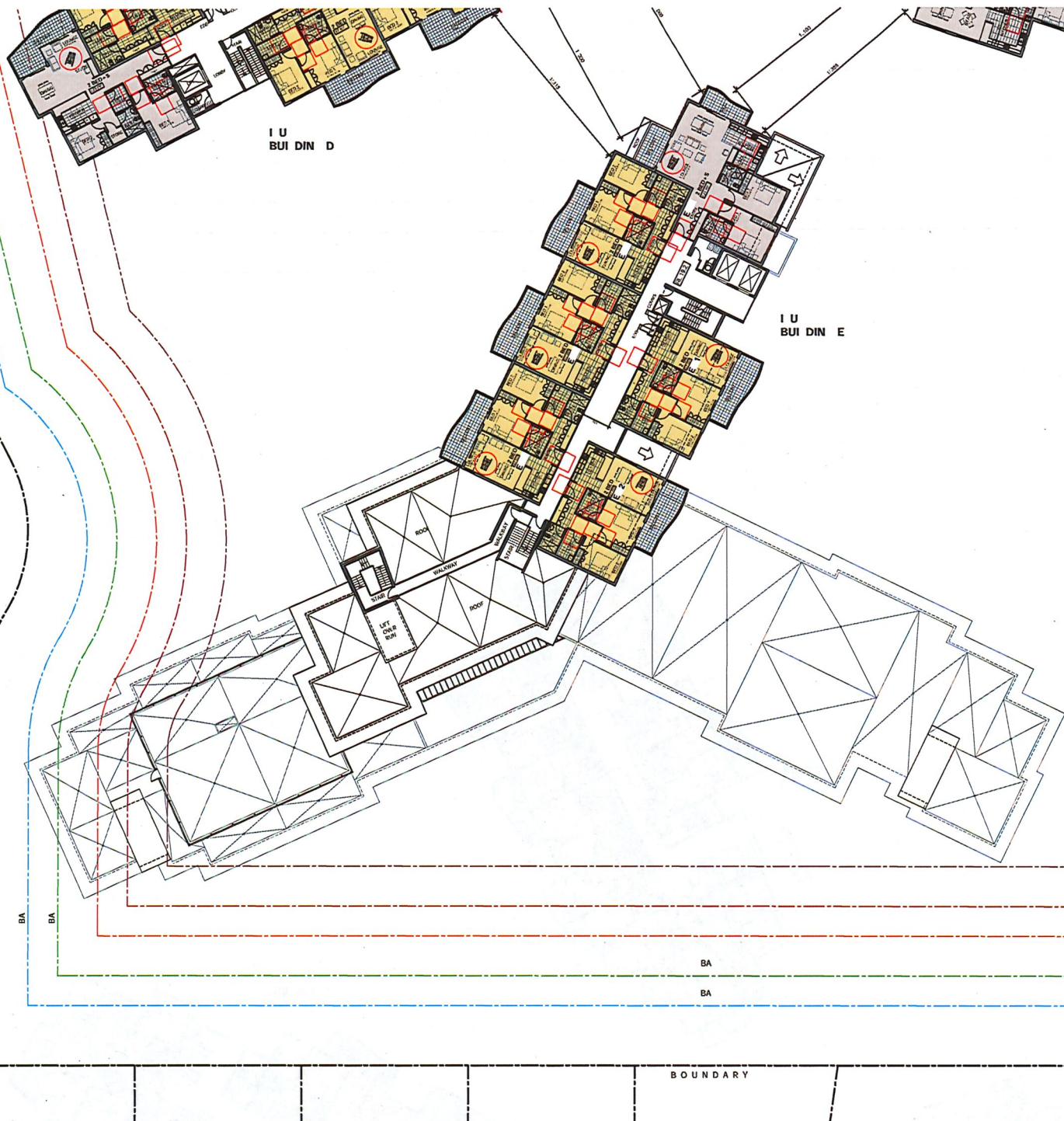
9	ILU Issue	20.04.17
8	Preliminary Issue for review & comment	12.04.17
7	Preliminary Issue for review & comment	25.03.17
6	Preliminary Issue for review & comment	22.03.17
5	Pre-Site Council Meeting	06.03.17
4	Preliminary Issue	06.02.17
3	Preliminary Issue	18.01.16
2	Preliminary Issue	18.12.16
1	Preliminary Issue	05.12.16
N/A	Approved/Issued	Date

Project
ARTHUR & YORK STREET RETIREMENT VILLAGE
Arthur & York Street, Cairns Harbour

Drawing
FOURTH FLOOR PLAN
- ILU'S (BUILDING E)

boffa robertson group
architects, health and aged care planning, project management
boffa robertson group
Suite 1, Level 1, Cairns, 8 Railway Street
CAIRNS QLD 4870
TEL: (07) 4048 7000
FAX: (07) 4048 7001
Email: info@brgroup.com.au

Issue	NOV 2016	Job No.	1542 / DA16
Scale	1:200		
Drawn	JLY/WW		
Reviewed			



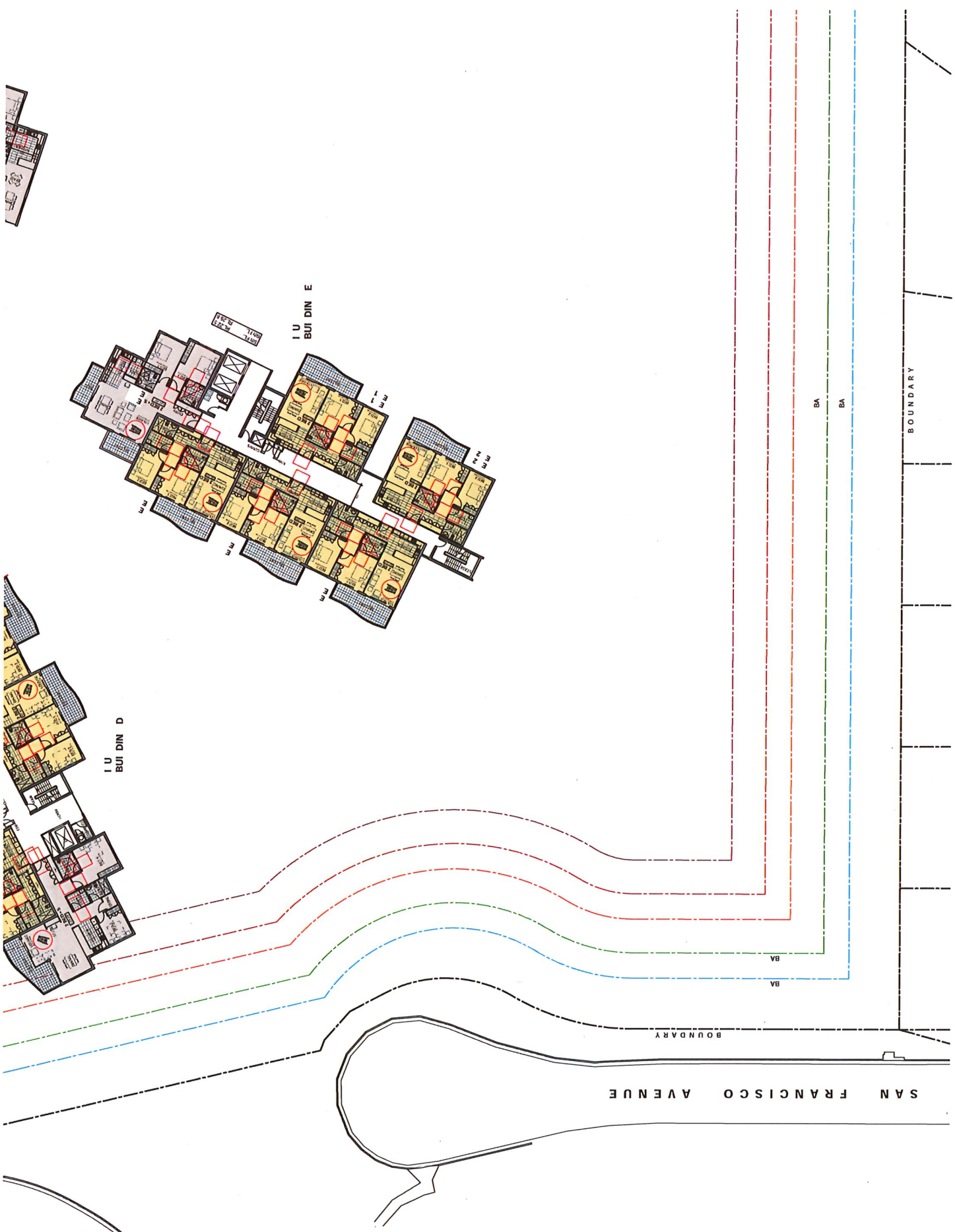
SAN FRANCISCO AVENUE

BOUNDARY

BOUNDARY

1. All dimensions are in feet and inches unless otherwise noted.
2. All dimensions are to the centerline of the building unless otherwise noted.
3. All dimensions are to the centerline of the building unless otherwise noted.

Garage	Garage
1st Floor	1st Floor
2nd Floor	2nd Floor
3rd Floor	3rd Floor



SCALE 1:200

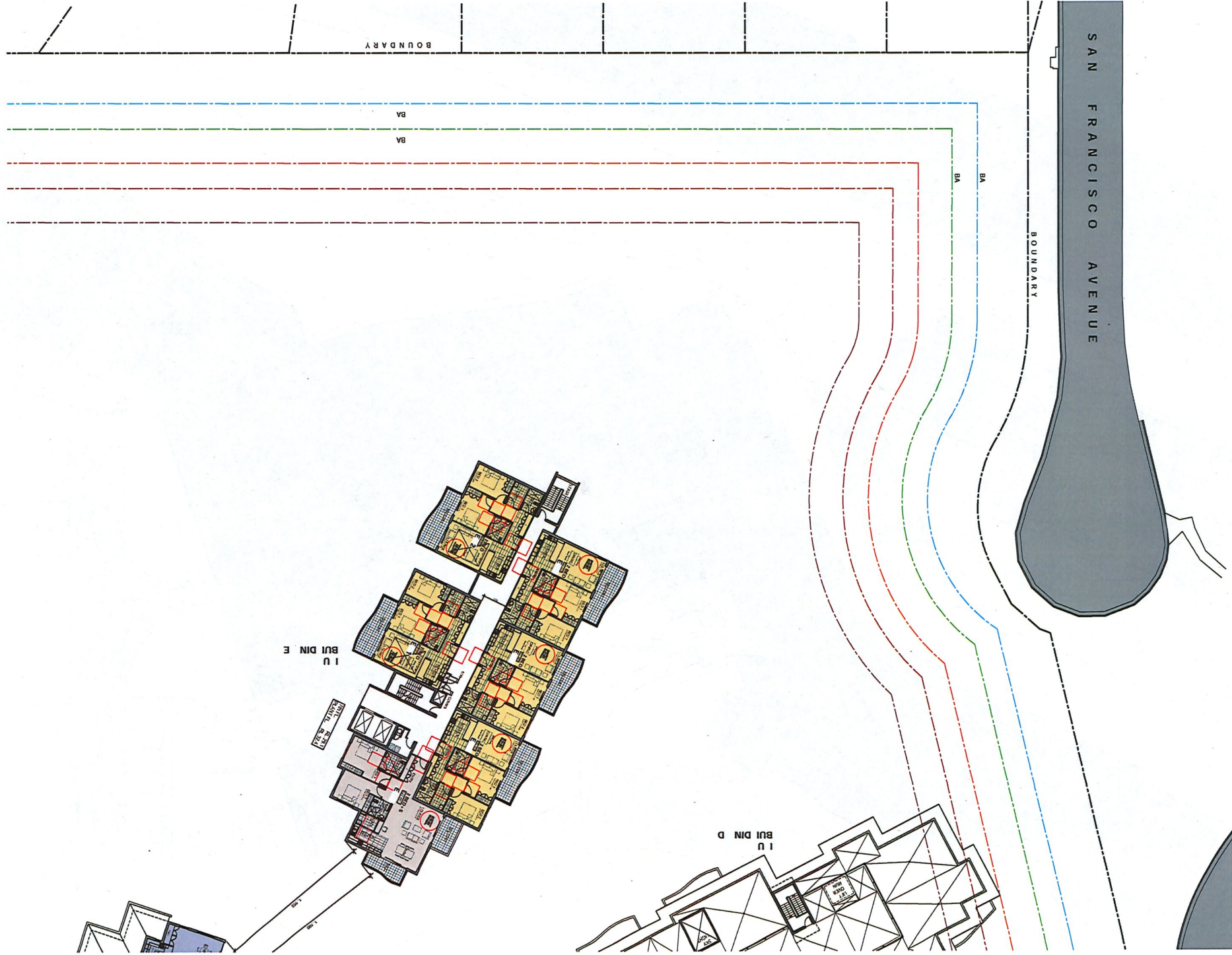
1. I U BUI DIN D 20,000 S.F.
2. I U BUI DIN E 20,000 S.F.
3. I U BUI DIN D 20,000 S.F.
4. I U BUI DIN E 20,000 S.F.
5. I U BUI DIN D 20,000 S.F.
6. I U BUI DIN E 20,000 S.F.
7. I U BUI DIN D 20,000 S.F.
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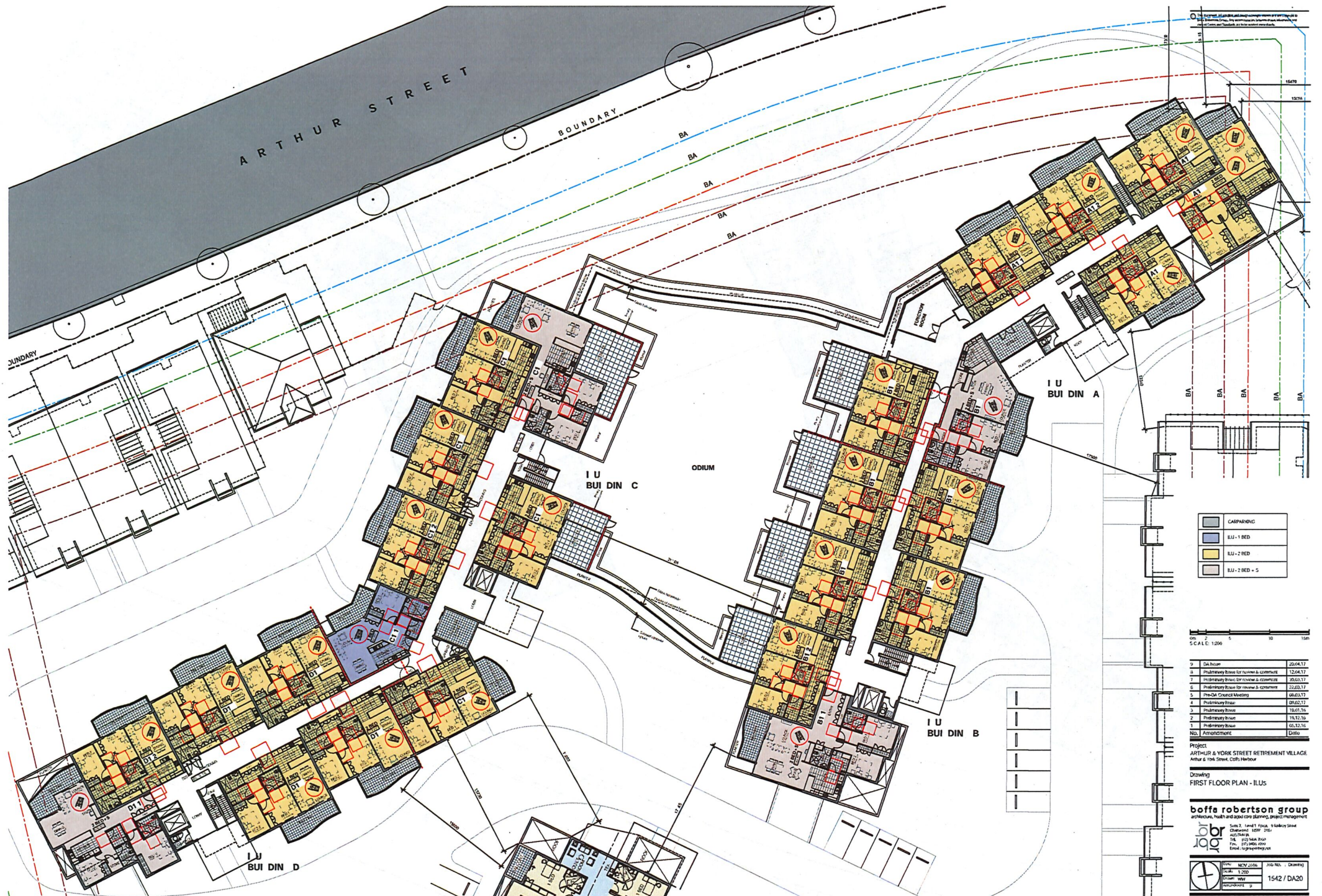
ARTUR & YORK STREET RETIREMENT VILLAGE
ARTUR & YORK STREET, LOS ANGELES

BOFFA ROBERTSON GROUP
ARCHITECTURAL, PLANNING AND ENGINEERING
1000 WEST 10TH STREET, SUITE 100
LOS ANGELES, CA 90057
TEL: (213) 622-1000
FAX: (213) 622-1001
WWW.BOFFAROBERTSON.COM

PROJECT NO. 14422
DATE: 10/1/00
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE

NO.	DESCRIPTION	DATE
1	Preliminary Scheme	15.12.16
2	Preliminary Scheme	16.12.16
3	Preliminary Scheme	19.01.17
4	Preliminary Scheme	09.02.17
5	Pre-Construction Meeting	09.02.17
6	Preliminary Scheme for Review & Comment	20.02.17
7	Preliminary Scheme for Review & Comment	20.02.17
8	Preliminary Scheme for Review & Comment	12.04.17
9	Final Scheme	20.04.17





CARPENTRY
I U - 1 BED
I U - 2 BED
I U - 2 BED + 5

Scale: 1:200

9	Day Room	25.04.17
8	Pre-dinner lounge for review & comments	12.04.17
7	Pre-dinner lounge for review & comments	05.03.17
6	Pre-dinner lounge for review & comments	22.03.17
5	Pre-dinner lounge for review & comments	06.03.17
4	Pre-dinner lounge	06.03.17
3	Pre-dinner lounge	16.01.16
2	Pre-dinner lounge	16.12.16
1	Pre-dinner lounge	05.12.16
N/A	Amendment	04/16

Project:
ARTHUR & YORK STREET RETIREMENT VILLAGE
Arthur & York Street, Coffs Harbour

Drawing:
FIRST FLOOR PLAN - ILLUS

boffa robertson group
architects, urban and landscape architects, interior designers, project management

Scale: 1:200
Drawing: 1542 / DA20
Date: 15/04/16
File: 1542 DA20.dwg
User: jrb
Project: 1542 / DA20

1542 / DA20	1542 / DA20
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ARTHUR STREET

BOUNDARY

BA

BA

BA

BA

BA

BA

I U BUI DIN A

I U BUI DIN C

I U BUI DIN B

A RTMENT
I U BUI DIN D

I U BUI DIN D

	CARPARKING
	BLU - 1 BED
	BLU - 2 BED
	BLU - 2 BED + S

SCALE: 1:200

1	Day Room	28/04/17
2	Provisionary Room for review & comment	12/04/17
3	Provisionary Room for review & comment	05/03/17
4	Provisionary Room for review & comment	22/03/17
5	Provisionary Room for review & comment	08/03/17
6	Provisionary Room for review & comment	08/03/17
7	Provisionary Room for review & comment	16/03/17
8	Provisionary Room for review & comment	16/03/17
9	Provisionary Room for review & comment	16/03/17
10	Provisionary Room for review & comment	16/03/17
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Project:
ARTHUR & YORK STREET RETIREMENT VILLAGE
Arthur & York Street, Coffs Harbour

Drawing:
SECOND FLOOR PLAN - ILLUSTRATION

boffa robertson group
architects, health and aged care planning, project management
100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 252/253, 254/255, 256/257, 258/259, 260/261, 262/263, 264/265, 266/267, 268/269, 270/271, 272/273, 274/275, 276/277, 278/279, 280/281, 282/283, 284/285, 286/287, 288/289, 290/291, 292/293, 294/295, 296/297, 298/299, 300/301, 302/303, 304/305, 306/307, 308/309, 310/311, 312/313, 314/315, 316/317, 318/319, 320/321, 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