

DRAWING LIST:

DA00	COVER SHEET
DA01	PHOTOMONTAGE
DA02	SITE ANALYSIS
DA03	BASEMENT 2 PLAN
DA04	BASEMENT 1 & 3 PLAN
DA05	GROUND LEVEL PLAN
DA06	LEVEL 1 PLAN
DA07	ROOF SITE PLAN
DA08	ELEVATIONS
DA09	SECTIONS
DA10	SLIP LANE
DA11	LANDSCAPED OPEN SPACE
DA12	SHADOW DIAGRAMS - EXISTING
DA13	SHADOW DIAGRAMS - PROPOSED 1
DA14	SHADOW DIAGRAMS ELEVATIONS PROPOSED BLOCK A
DA15	SHADOW DIAGRAMS ELEVATIONS PROPOSED BLOCK B
DA16	SHADOW DIAGRAMS ELEVATIONS PROPOSED BLOCK B
DA17	3D HEIGHT PLANE
DA18	FINISHES SAMPLE BOARD

ABSA THERMAL NOTES:

EXTERNAL WALLS: BRICK VENEER PLUS R1.5 INSULATION & PLASTERBOARD
EXTERNAL WALLS: BRICK VENEER PLUS R1.5 INSULATION & PLASTERBOARD & WET PLASTER
EXTERNAL WALLS: METAL CLADDING PLUS R1.5 INSULATION & PLASTERBOARD
GLAZING: ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SHGC = 0.57 - AWNING, CASEMENT, DOORS
GLAZING: ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SHGC = 0.70 - SLIDING, FIXED, LOUVRE
FLOOR: TILES ON SLAB TO WET AREAS, CARPET ON SLAB TO ALL OTHER AREAS
FLOOR: TILES ON SLAB PLUS R1.0 INSULATION TO WET AREAS, CARPET ON SLAB PLUS R1.0 INSULATION TO ALL OTHER AREAS - UUNDER SLAB TO AREAS ABOVE BASEMENT
CEILING: TILES ON SLAB TO WET AREAS, CARPET ON SLAB TO ALL OTHER AREAS
INTERNAL WALLS: PLASTERBOARD ON STUDS
INTERNAL WALLS: CAVITY BRICK PLUS PLASTERBOARD - NEIGHBOURING WALL
ROOF: RAKED ROOF WITH R2.5 INSULATION & R1.0 BLANKET AND FOIL
ROOF: METAL DECK PLUS R1.0 BLANKET AND FOIL
HOT WATER: GAS INSTANTANEOUS 6 STARS



DEVELOPMENT DATA:

TOTAL SITE AREA: 33,000 SQM			
ZONE: B2			
	BLOCK A	BLOCK B	TOTAL
1 BED (65 - 68 m²)	8	16	24
2 BED (85 - 100 m²)	12	16	28
TOTAL	20	32	52

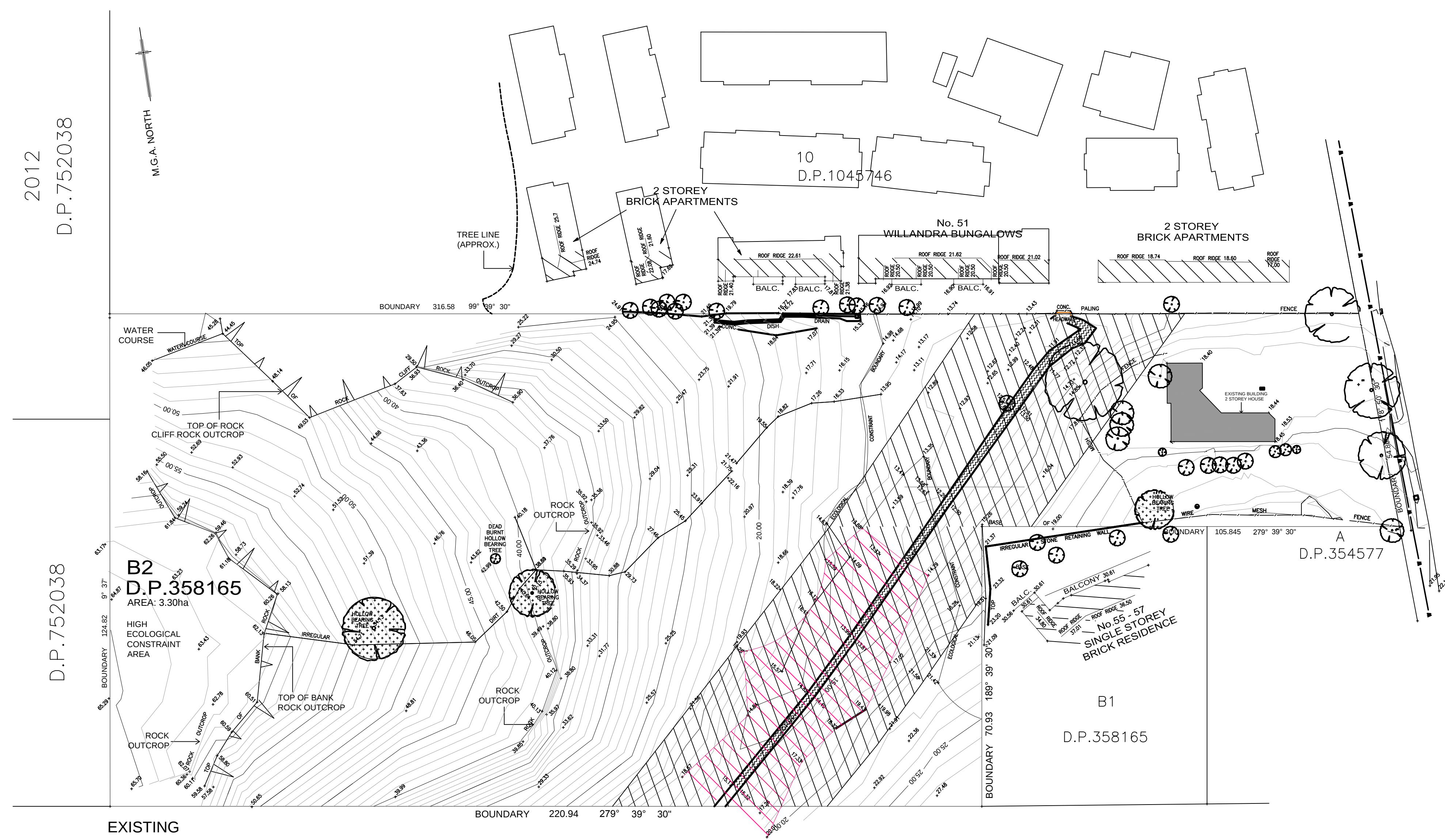
	PERMISSABLE			PROPOSED		
GFA	16,500 SQM			4021 SQM		
FSR	0.5:1			0.12:1		
LANDSCAPED	30% of Site Area = 9900 m²			84% of Site = 27596 m²		
DEEP SOIL	15% of Site Area = 4950 m²			78% of Site = 25751 m²		
POS	GL	L1		GL	L1	
	15 sqm	1B	2B	15 sqm or greater	1B	2B
		8sqm	10sqm		8sqm	10sqm
BUILDING HEIGHT	8.0 M Maximum			8.0 M		
FRONT SETBACK	20.0 M			20.0 M		
SIDE SETBACK	10.0 M			10.0 M		
PARKING	0.5/BEDROOM			1 SPACE/ 1BED 1 SPACE/ 2BED		
- RESIDENTIAL	26 X 1B = 26 SPACES 26 X 2B = 26 SPACES TOTAL = 52 SPACES			26 X 1B = 26 SPACES 26 X 2B = 26 SPACES TOTAL = 52 SPACES		
- BICYCLE	1/12 BEDROOM = 6.5			7		
- VISITORS	1 / 5 Dwellings = 10.4			11		

LEGEND:

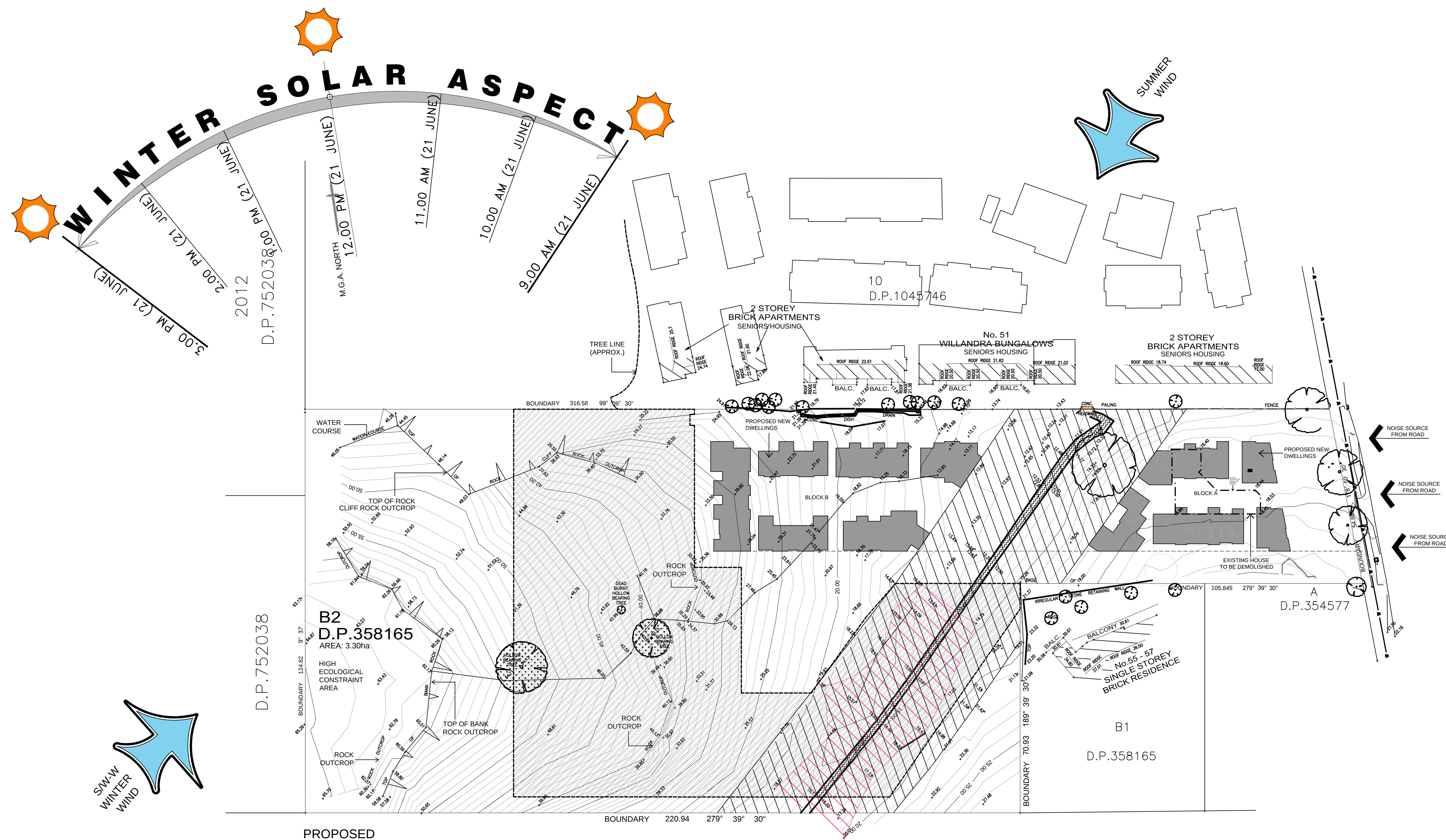
	ASSET PROTECTION ZONE
	CREEK BUFFER
	CREEK
	BUSHLAND
	COMMON OPEN SPACE/GARDENS
	PRIVATE GARDENS
	TREE TO BE RETAINED
	HOLLOW BEARING TREE
	TREE TO BE REMOVED
HL	HIGH LEVEL WINDOW 1.5M ABOVE FFL
MR	METAL ROOF
PG	PERGOLA
PS	PRIVACY SCREEN



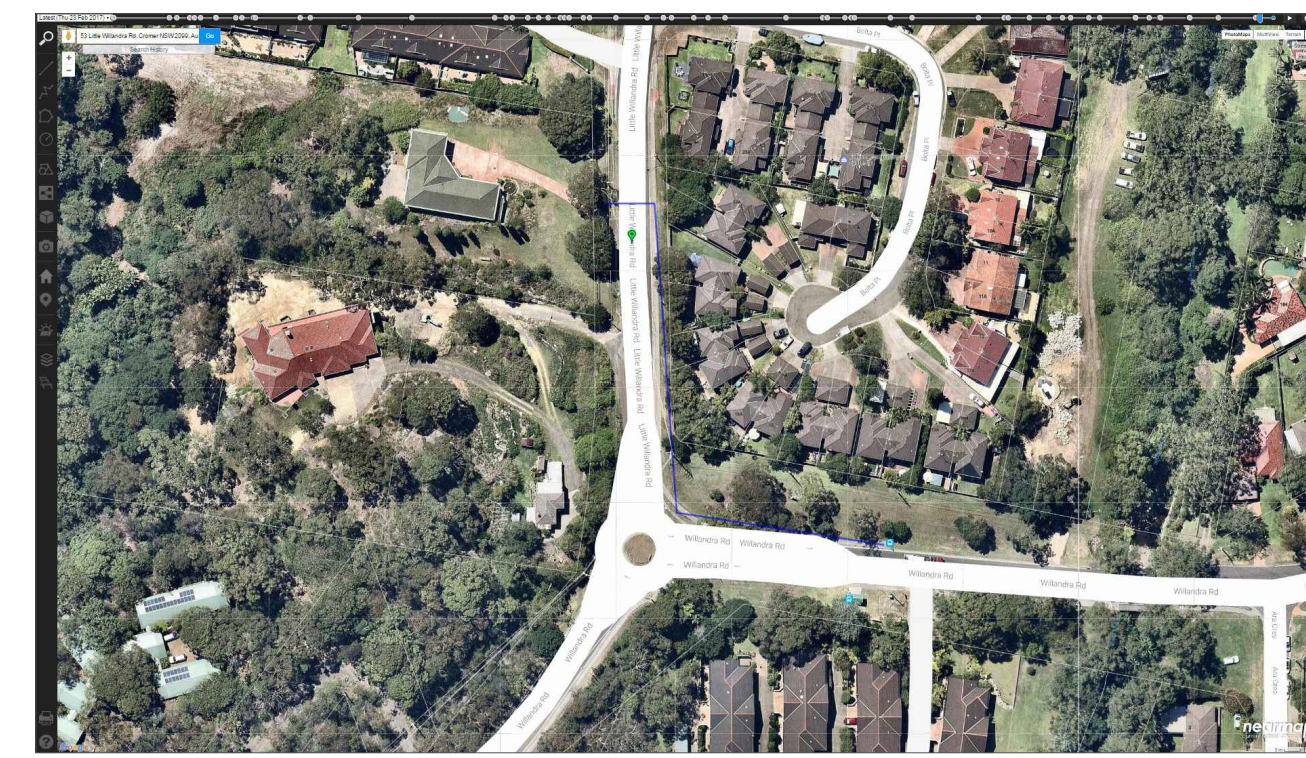
PHOTOMONTAGE OF PROPOSED DEVELOPMENT FROM LITTLE WILLANDRA ROAD.



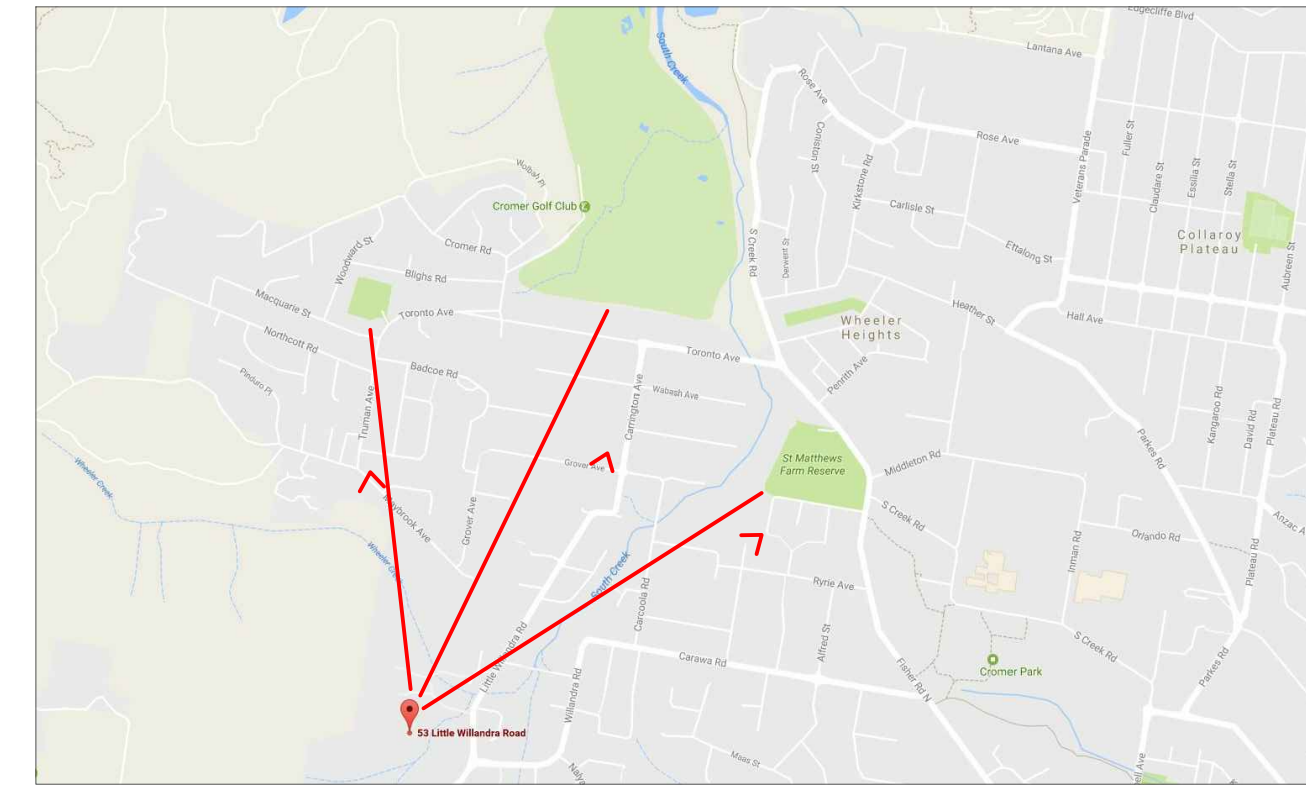
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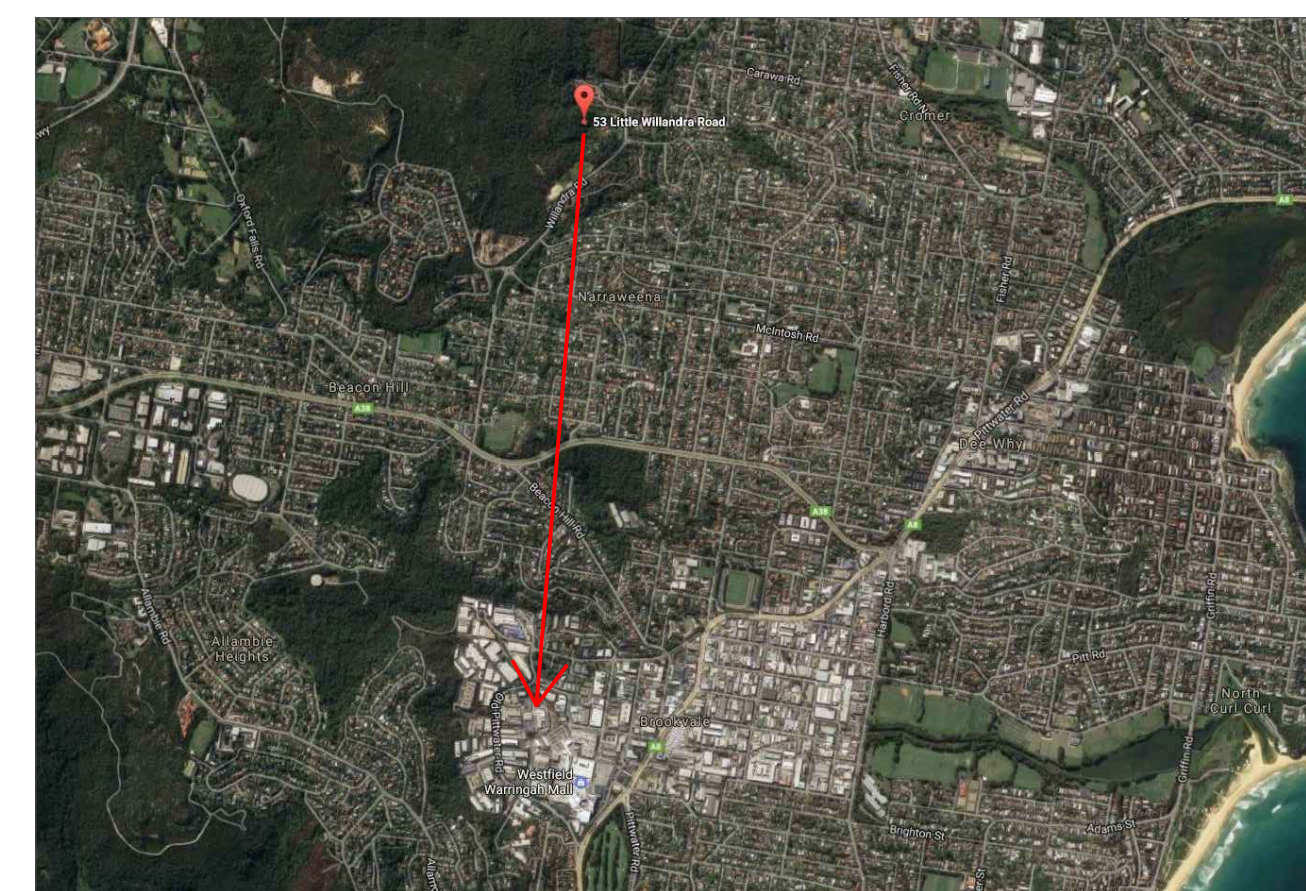
PROPOSED



NEAREST BUS STOPS



PUBLIC OPEN SPACES



SHOPS AND SERVICES



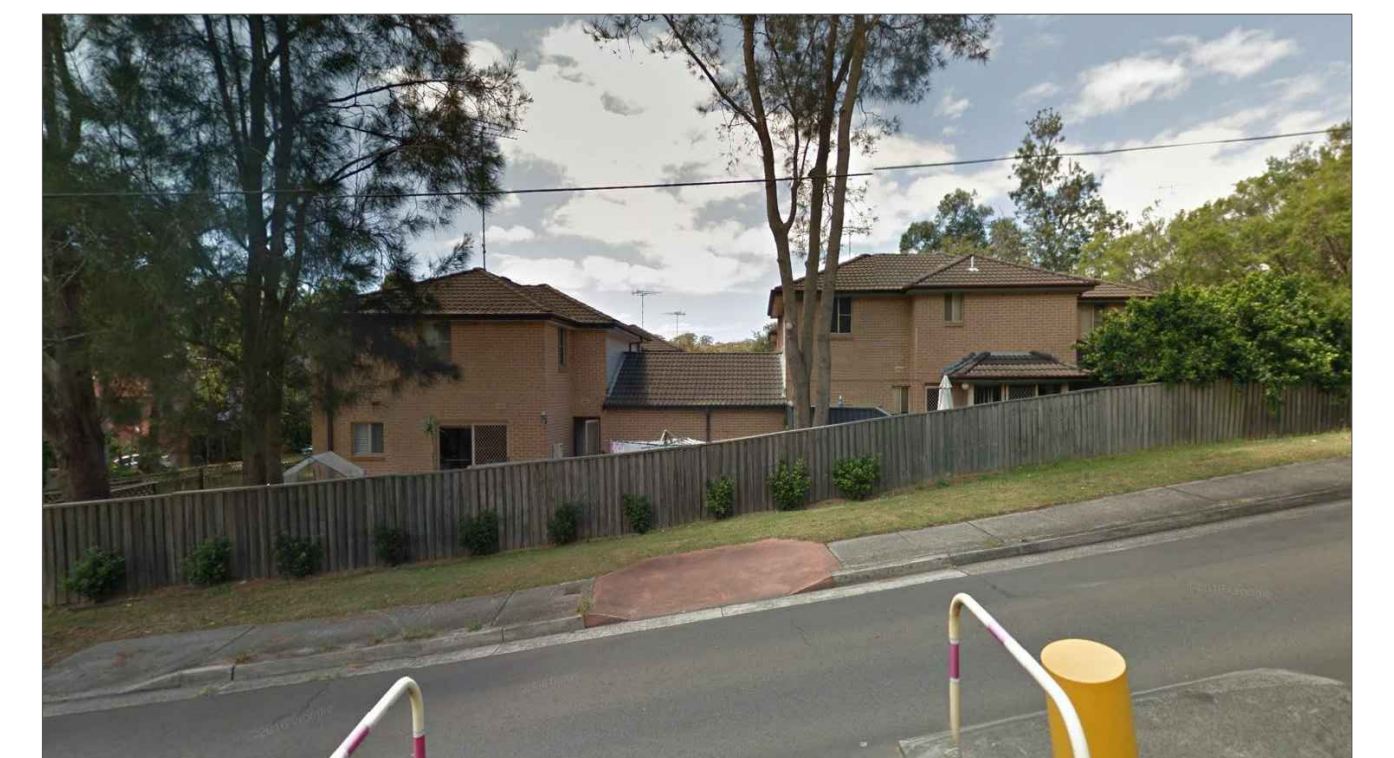
THE SITE



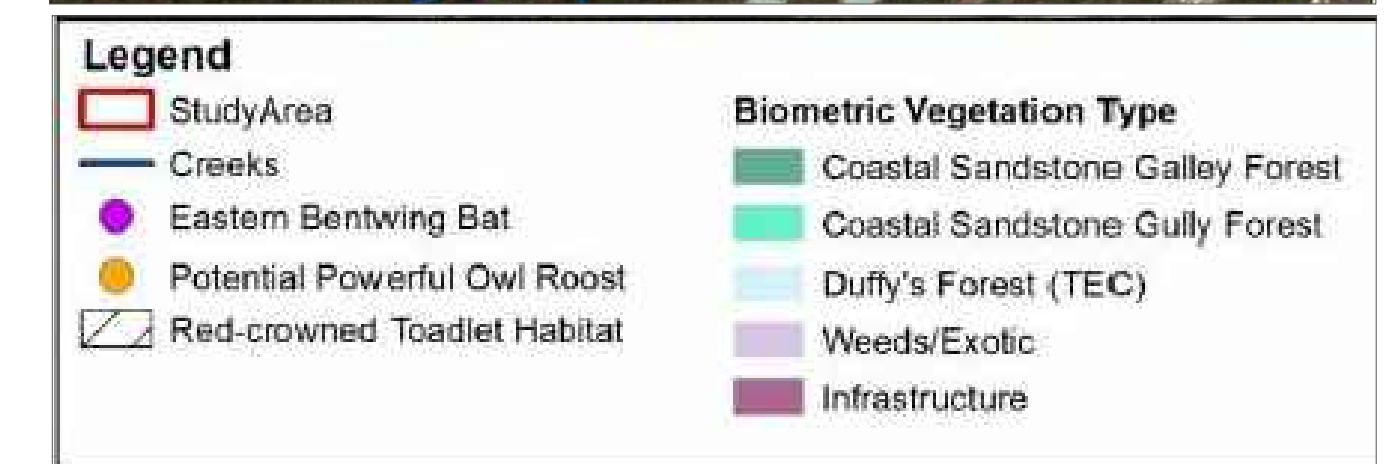
NEARBY SENIORS HOUSING



STREET FRONTAGE FEATURES

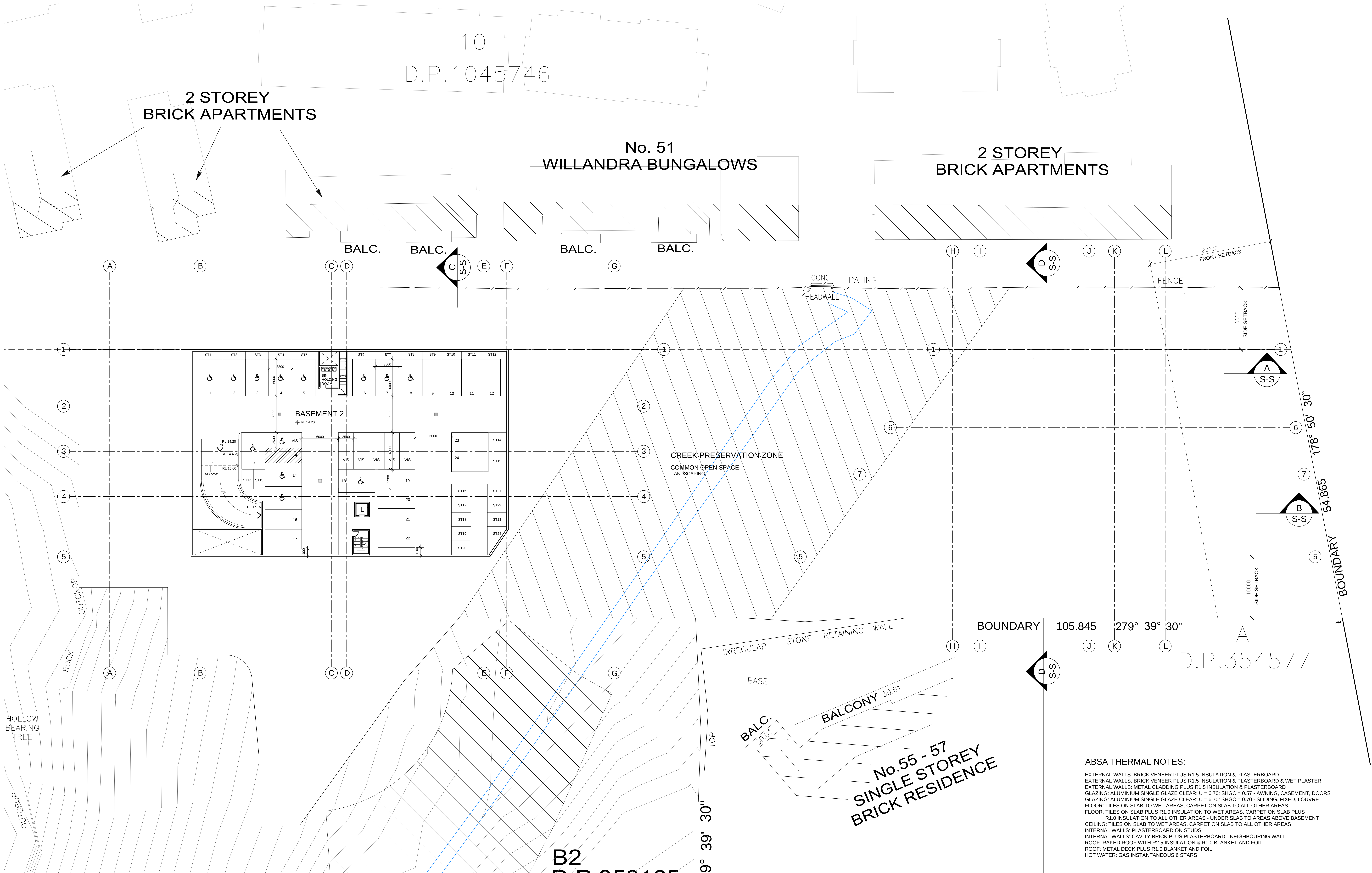


BUILT FORM & FENCING OF
ADJACENT/NEARBY BUILDINGS



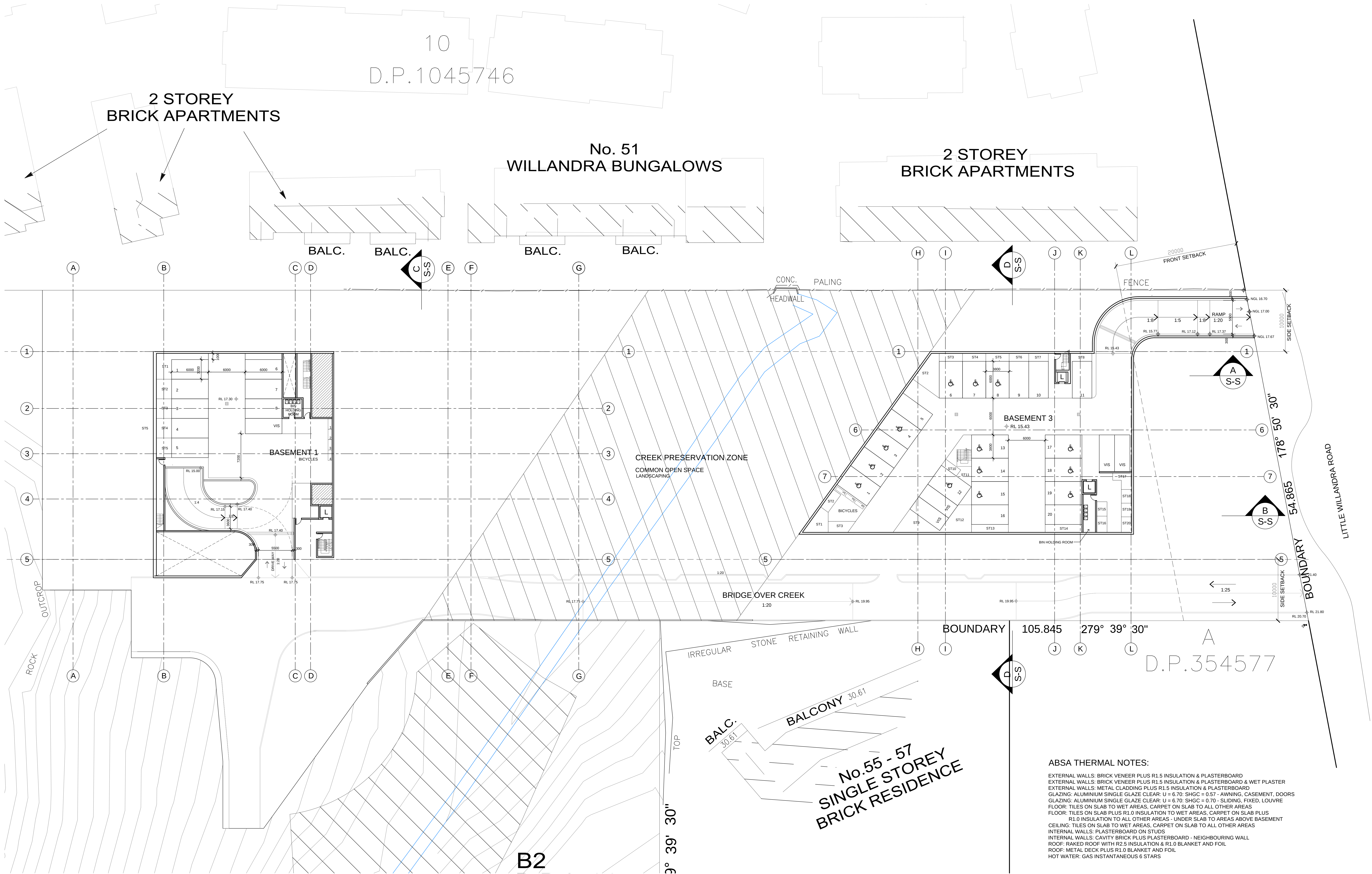
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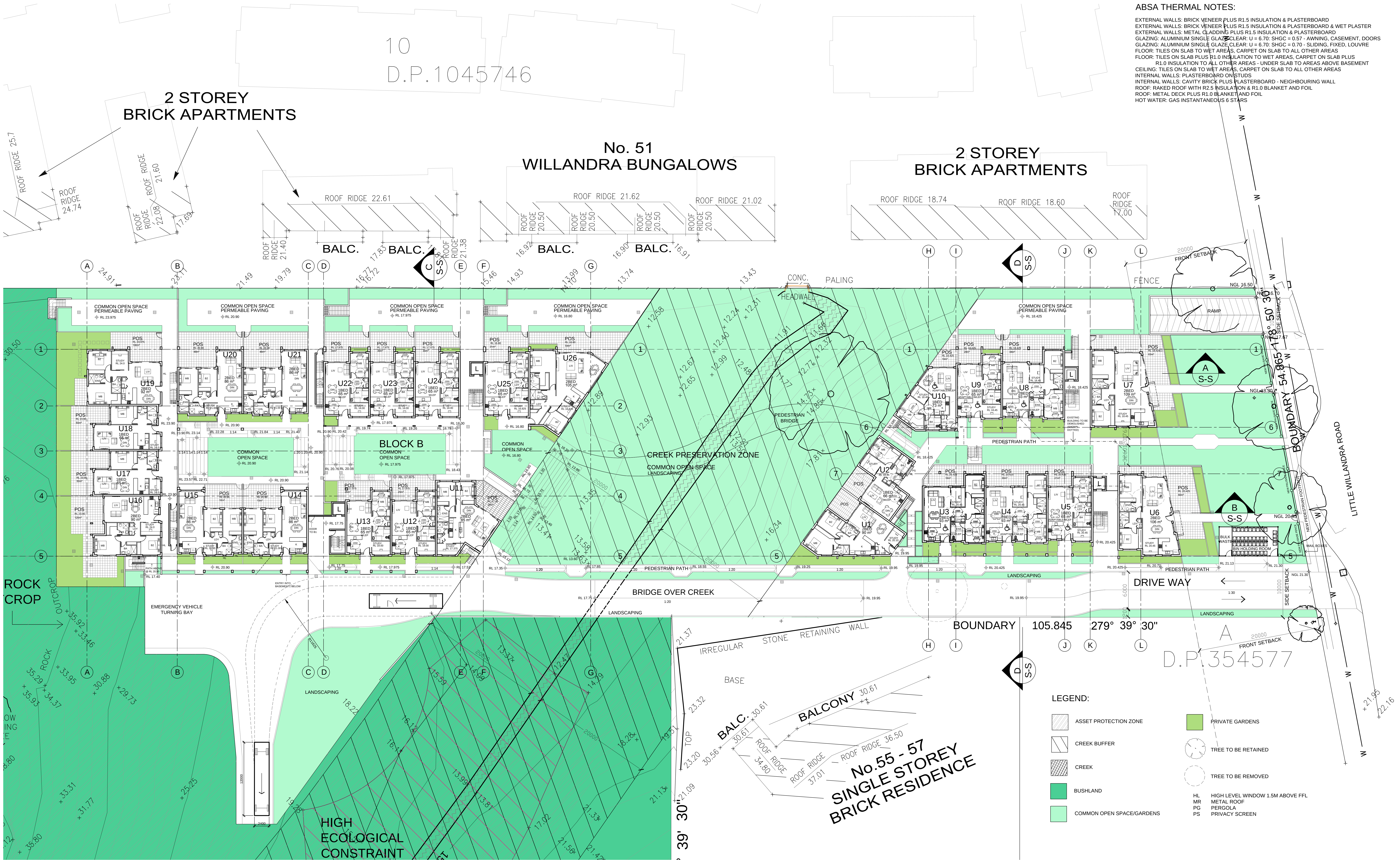
- | | |
|--|--------------------------------|
| | BUSHFIRE ASSET PROTECTION ZONE |
| | CREEK BUFFER |
| | CREEK |
| | BUSHLAND |
| | COMMON OPEN SPACE/GARDENS |
| | TREE TO BE RETAINED |
| | HOLLOW BEARING TREE |
| | TREE TO BE REMOVED |

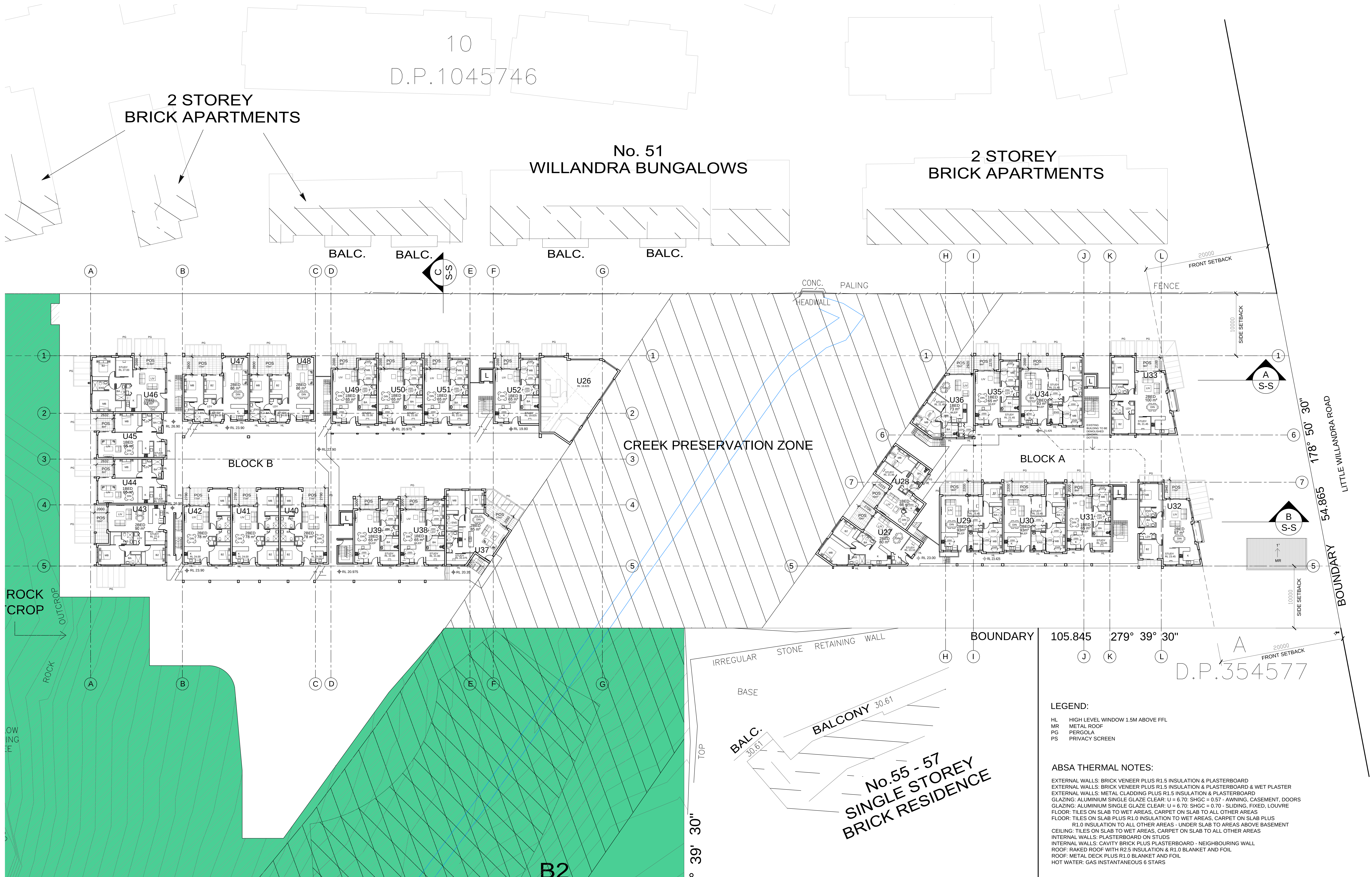


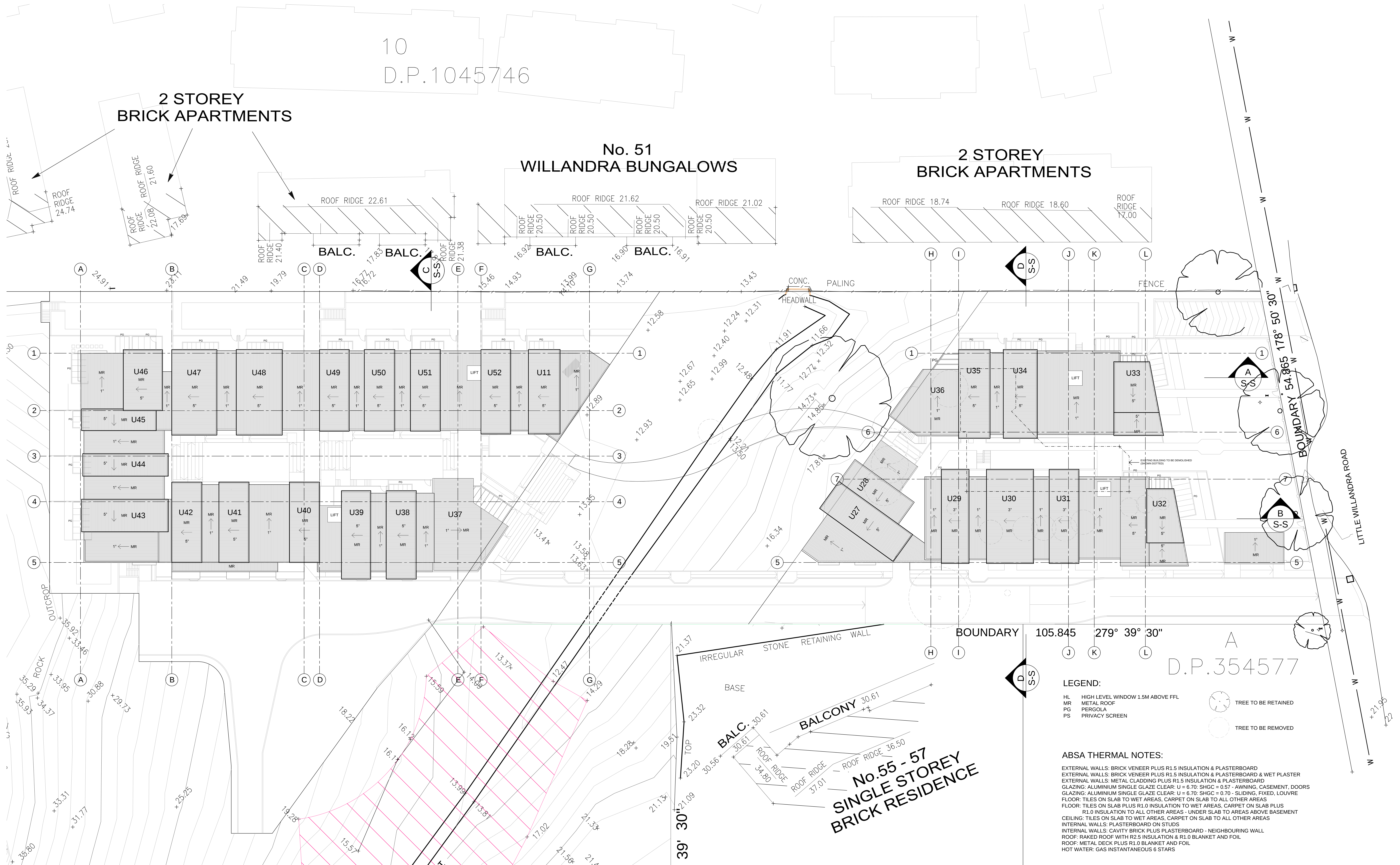
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ROOF: RAKED ROOF WITH R2.5 INSULATION & R1.0 BLANKET AND FOIL
ROOF: METAL DECK PLUS R1.0 BLANKET AND FOIL
HOT WATER: GAS INSTANTANEOUS 6 STARS











AL	ALUMINIUM LOUVRES
ATB	ALUMINIUM TUBULAR BALUSTRADE
CBK	CONCRETE BLOCKS
CR1	CEMENT RENDER 1
CR2	CEMENT RENDER 2
CR3	CEMENT RENDER 3
FB1	FACE BRICK 1
FB2	FACE BRICK 2

HL HIGH LEVEL WINDOW 1.5M ABOVE FFL
MR METAL ROOF
PA1 ALUMINIUM WALL PANEL - COLOUR 1
PA2 ALUMINIUM WALL PANEL - COLOUR 2
PG PERGOLA
TW TENSION WIRE

EXTERNAL WALLS: BRICK VENEER PLUS R1.5 INSULATION & PLASTERBOARD
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INTERNAL WALLS: PLASTERBOARD ON STUDS
INTERNAL WALLS: CAVITY BRICK PLUS PLASTERBOARD - NEIGHBOURING WALL
ROOF: RATED ROOF WITH R2.5 INSULATION, 0.9 BLANKET AND FOIL
ROOF: METAL DECK PLUS R1.0 BLANKET AND FOIL
HOT WATER: GAS INSTANTANEOUS 6 STARS



Issue	Date	Description
A	29-03-17	FOR DA

Consultants

Client
**ALMY MANAGEMENT &
 INVESTMENTS PTY LTD**

Project

PROPOSED HOUSING FOR SENIORS

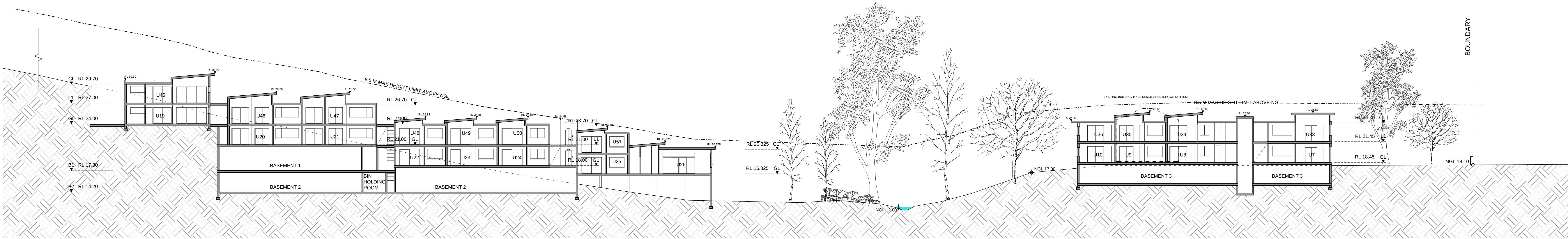
Drawing ELEVATIONS

North	Scale	Date	Project No.	Drawing No.
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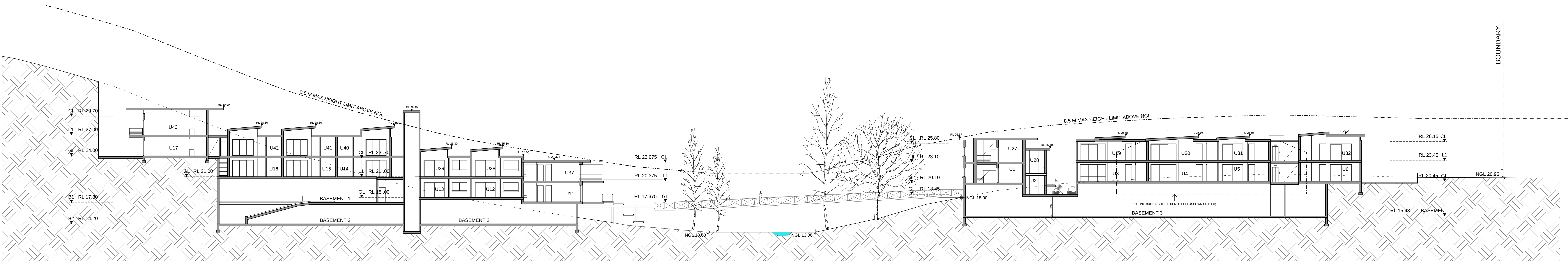
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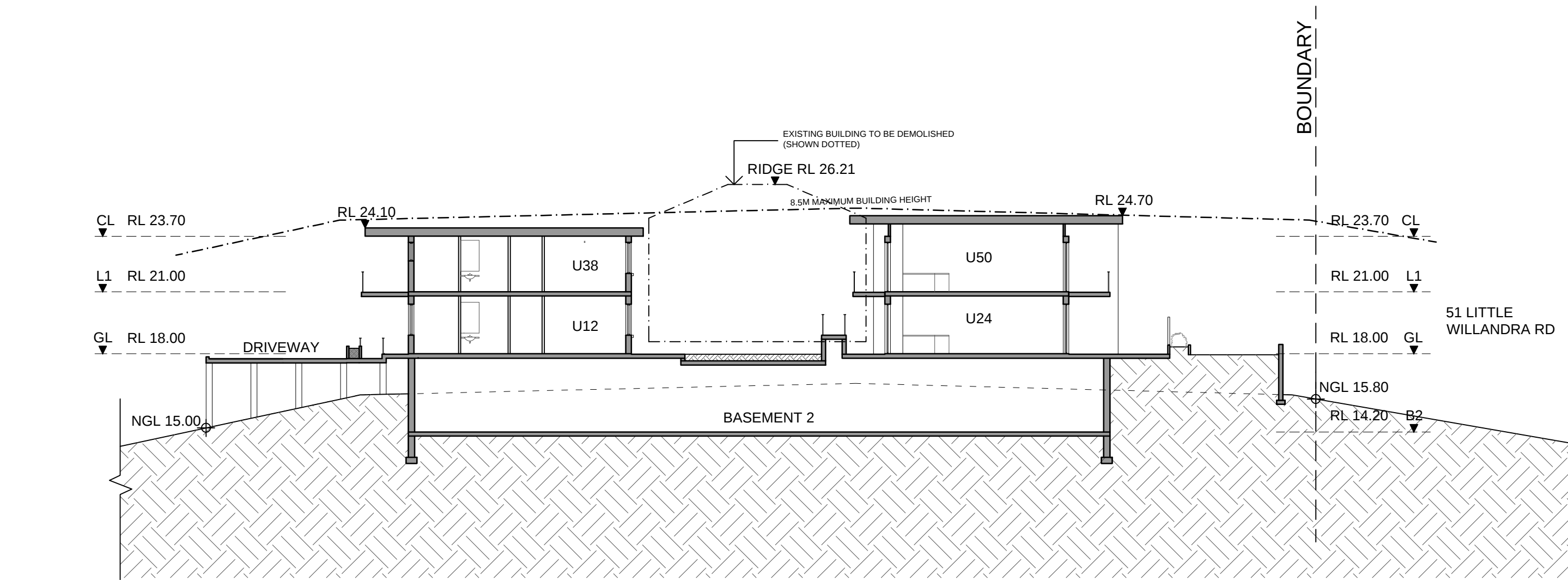
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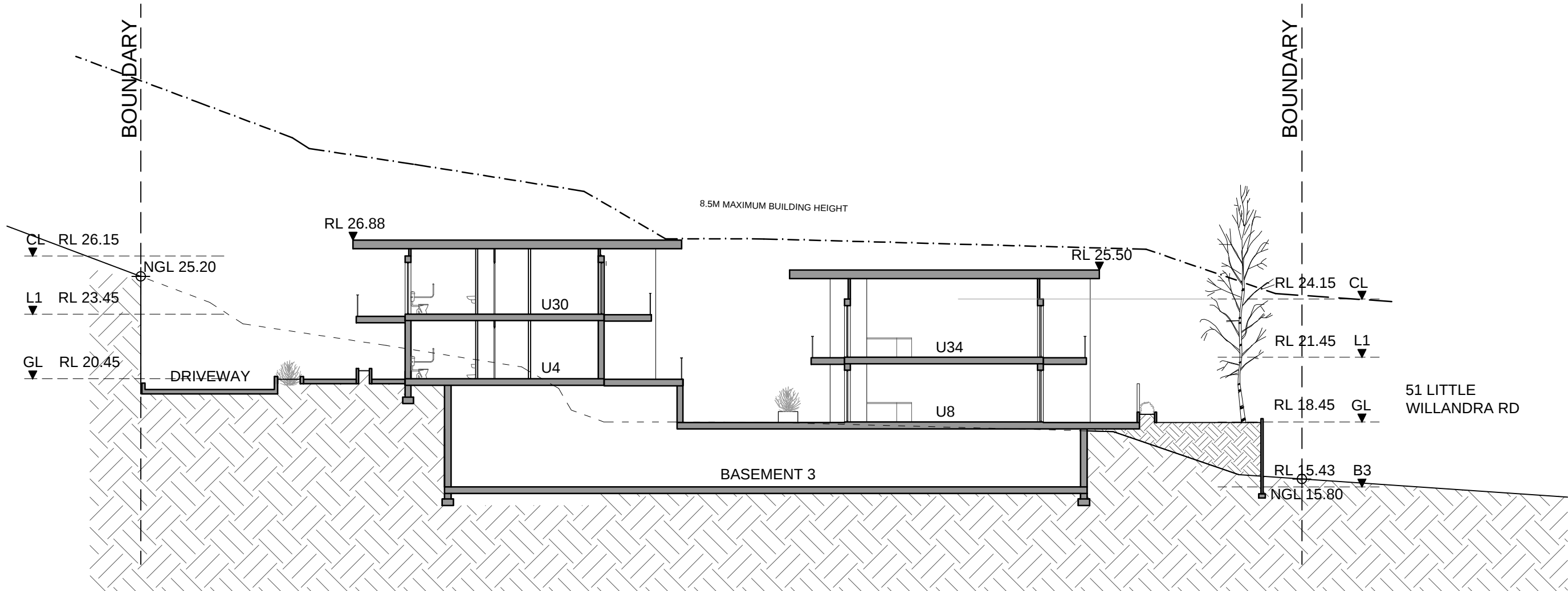
SECTION A-A



SECTION B-B



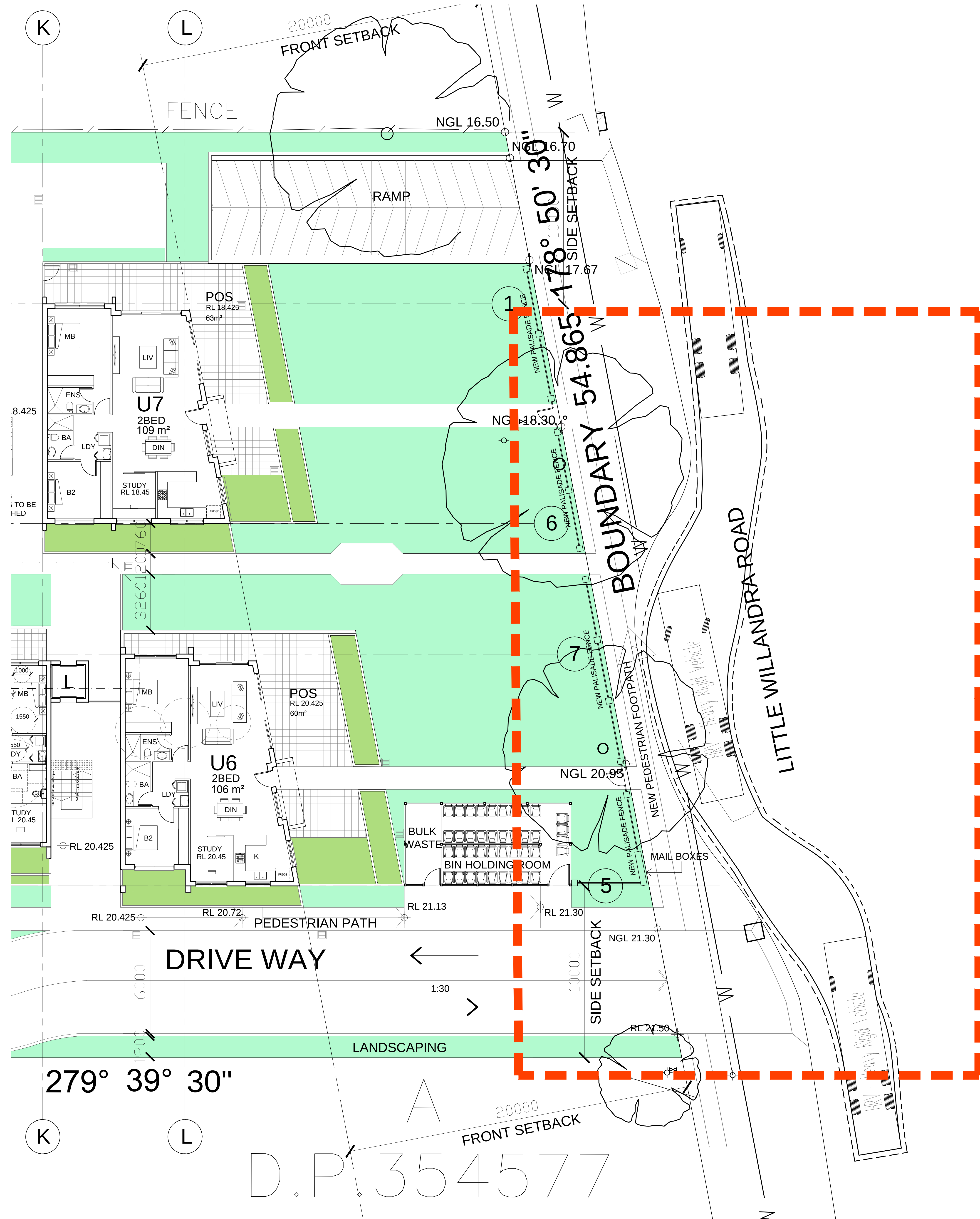
SECTION C-C



SECTION D-D

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ROOF: METAL DECK PLUS R1.0 BLANKET AND FOIL
HOT WATER: GAS INSTANTANEOUS 6 STARS



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ROOF: METAL DECK PLUS R1.0 BLANKET AND FOIL
HOT WATER: GAS INSTANTANEOUS 6 STARS

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Urban Design
Project Management

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Rev

Issue	Date	Description
A	29-03-17	FOR DA

Consultants

Client

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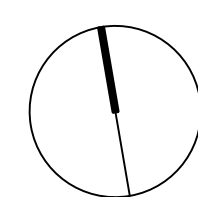
Project

PROPOSED HOUSING FOR
SENIORS

Drawing

SLIP LANE

North



Scale

1:100 @ A0

Date

NOV. 2016

Project No.

15-5649

Drawing No.

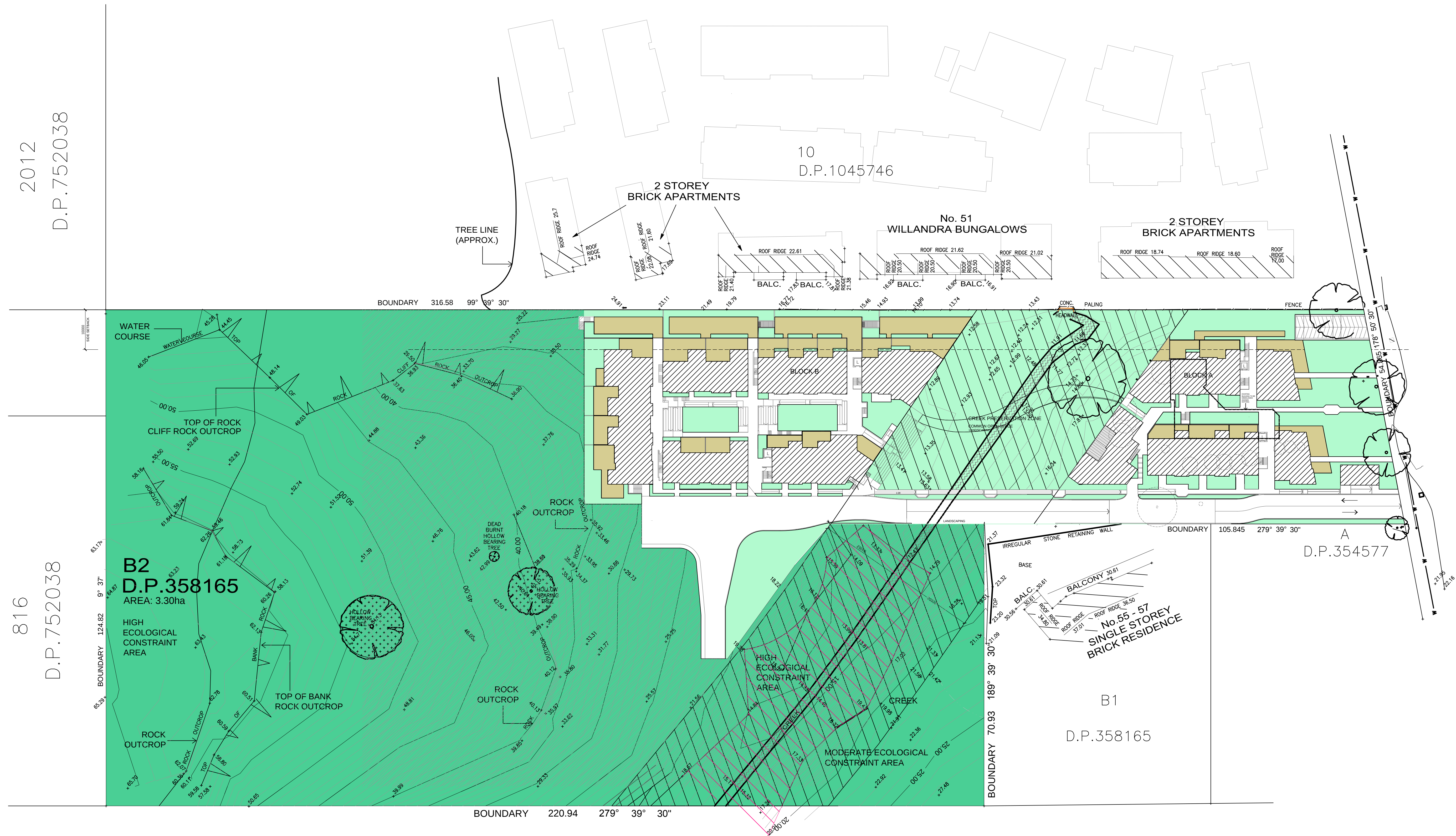
DA10

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DA

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LEGEND:

- ASSET PROTECTION ZONE
- CREEK BUFFER
- CREEK
- BUSHLAND
- LANDSCAPED PAVED AREA
- LANDSCAPED GARDENS

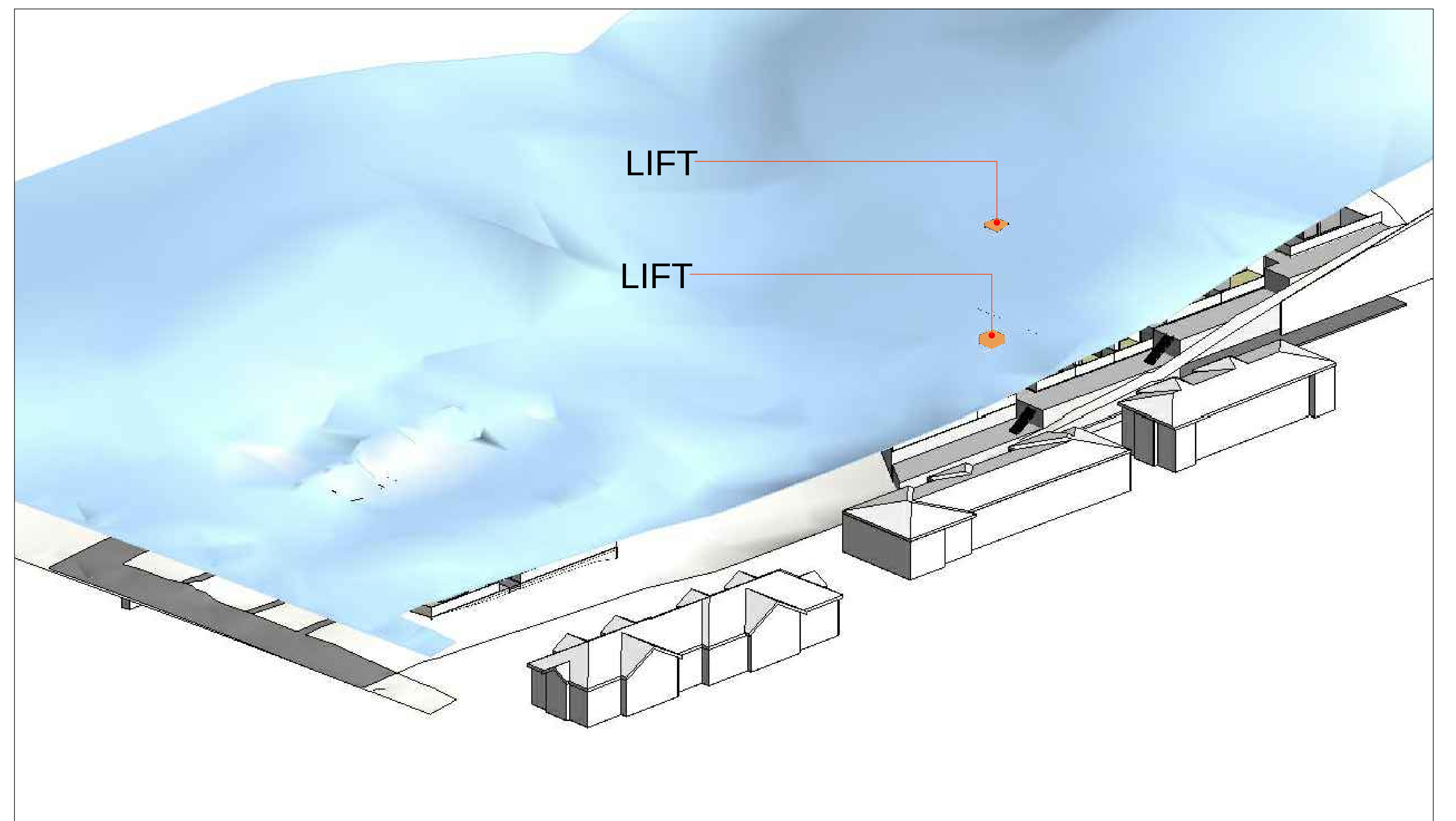
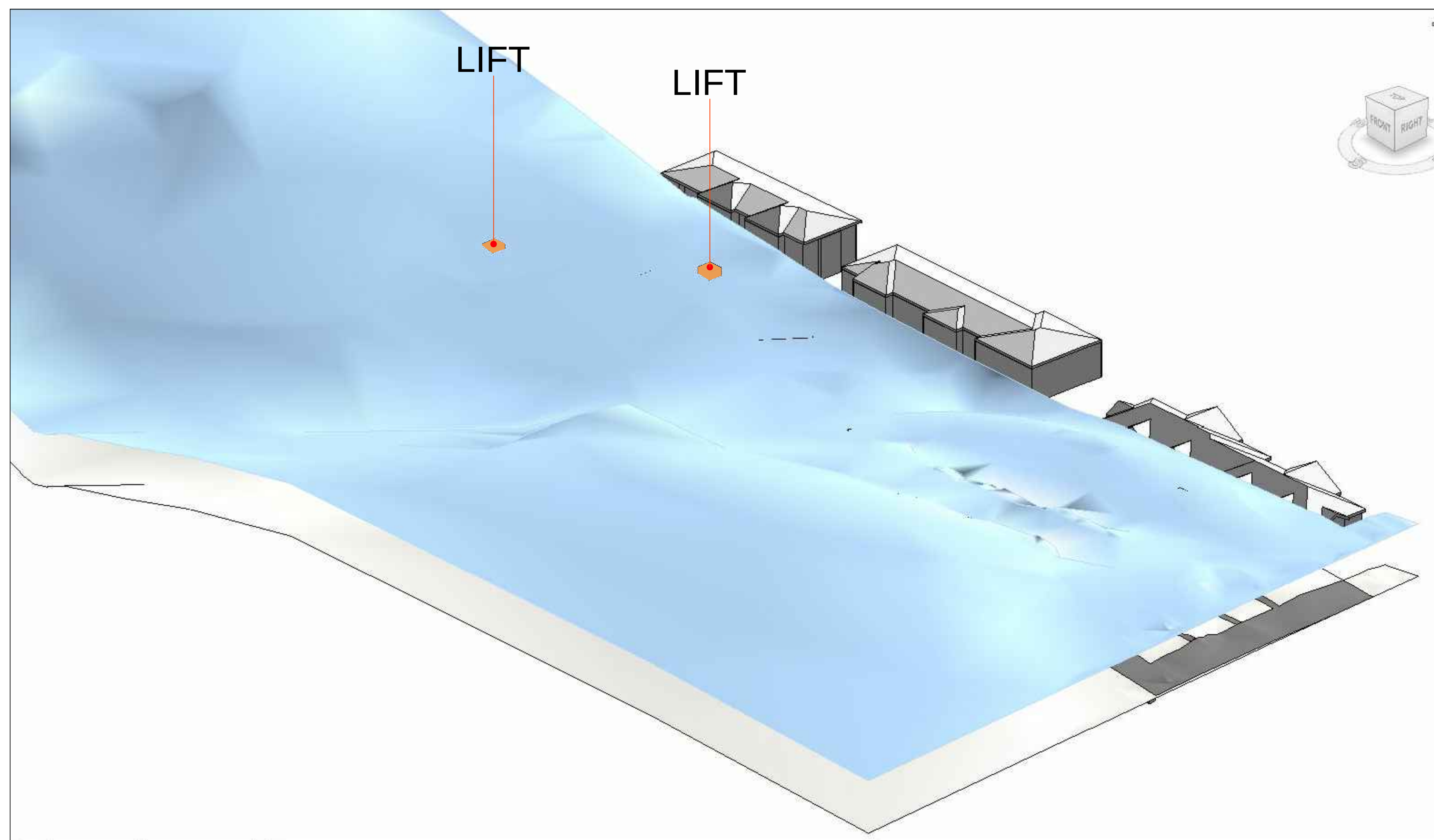
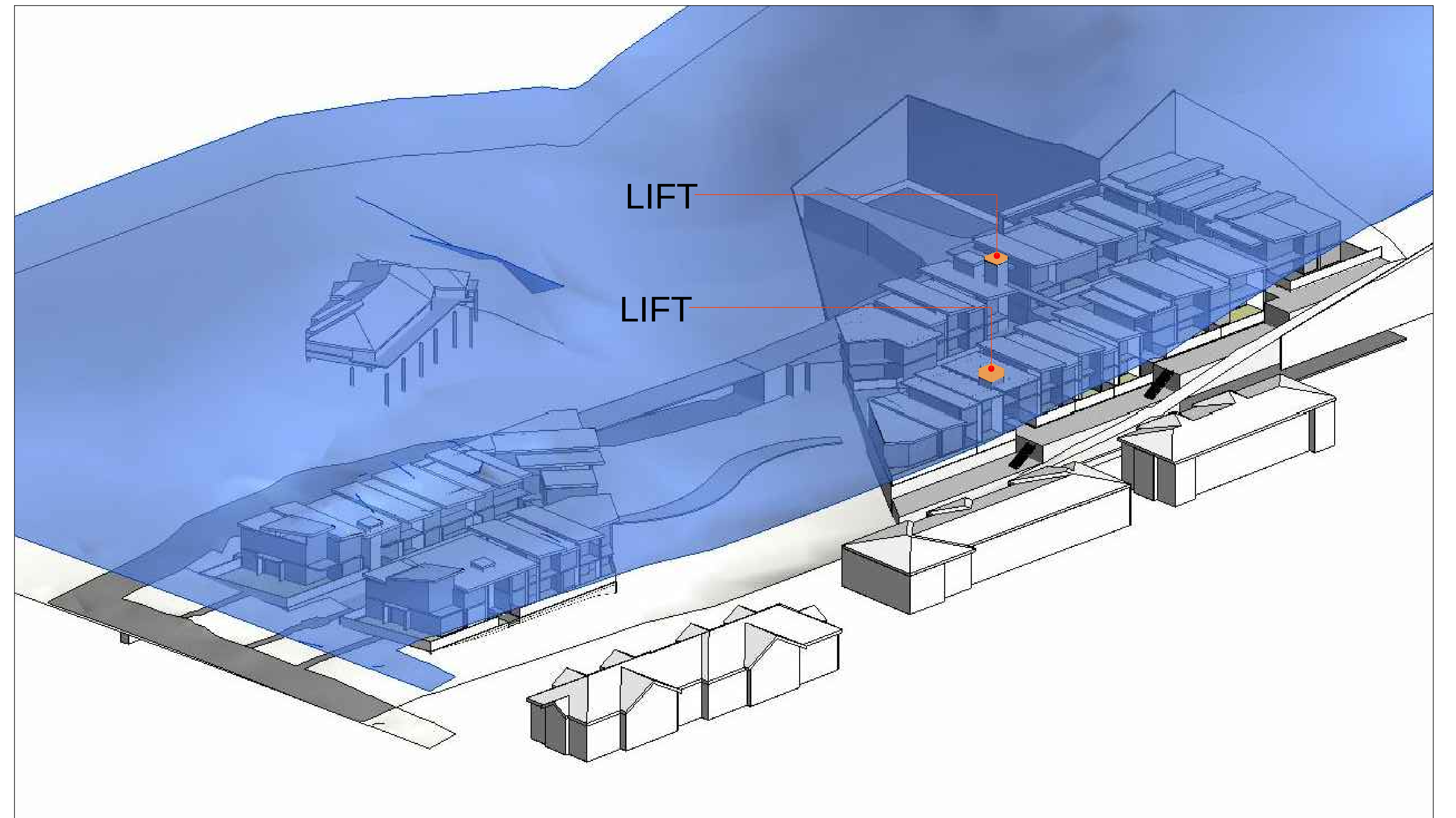
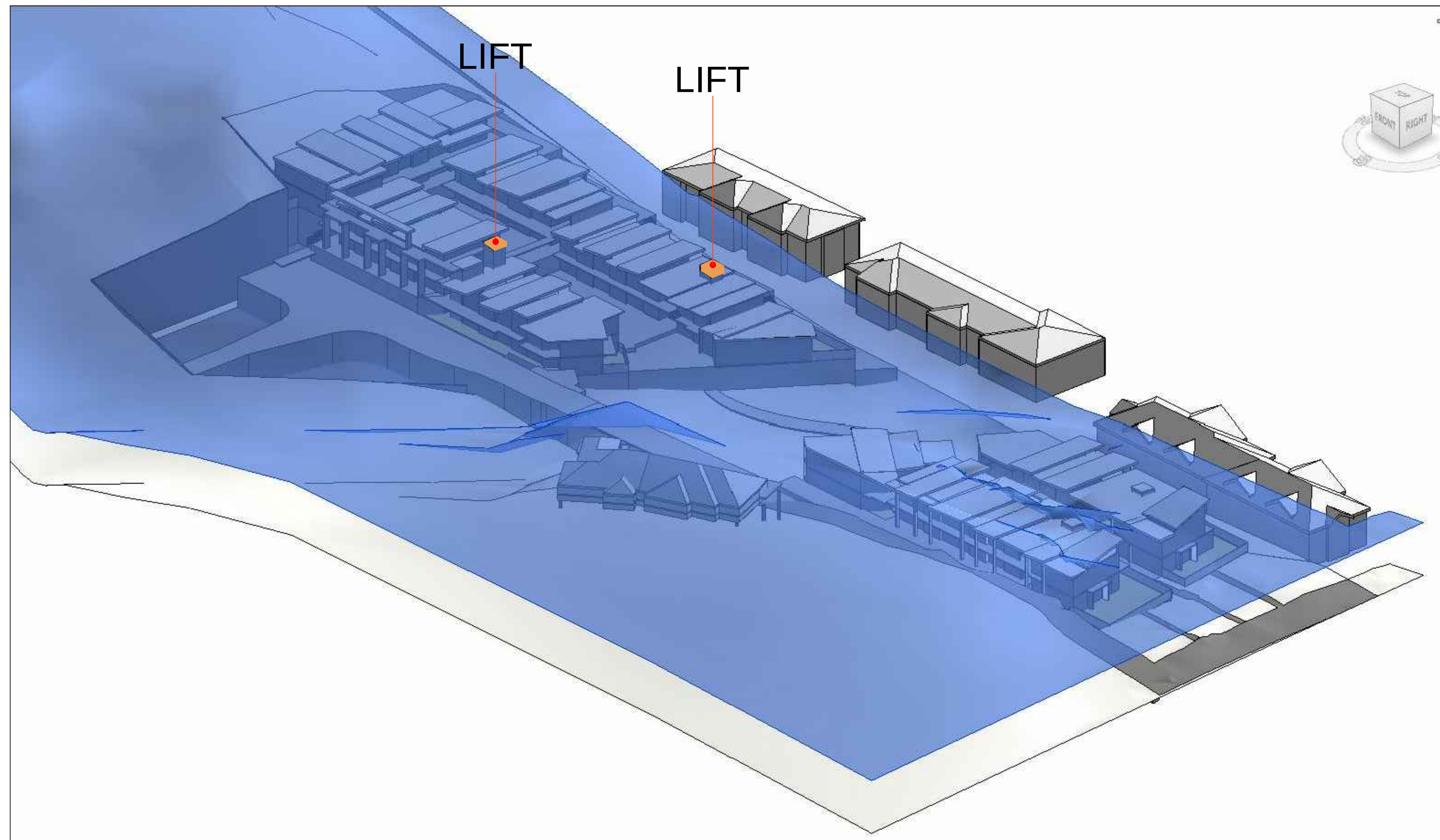
- TREE TO BE RETAINED
- HOLLOW BEARING TREE
- TREE TO BE REMOVED

LANDSCAPED OPEN SPACE AREA

LANDSCAPED GARDENS: 4906.20 M²
LANDSCAPED PAVED AREA: 1250.10 M²
BUSHLAND: 21440 M²
TOTAL LANDSCAPED AREA: 27596.30 M² (83.63% OF SITE)

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HOT WATER: GAS INSTANTANEOUS 6 STARS





CR1 CEMENT RENDER

CR2 CEMENT RENDER

FACE BRICK 1

FACE BRICK 2

PA1

PA2

BLOCKWORK

MR METAL ROOF

CR3 TO MATCH

ATB ALUMINIUM BALUSTRADE

TW TENSION BALUSTRADE

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PROPOSED EXTERNAL FINISHES
SENIORS HOUSING

53 LITTLE WILLANDRA RD, CROMER

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Rev

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Project

PROPOSED HOUSING FOR
SENIORS

AT 53 LITTLE WILLANDRA
ROAD, CROMER NSW 2099
LOT B2 D.P. 358165

Drawing

FINISHES SAMPLE BOARD

North

Scale

NTS @ A0

Date

NOV. 2016

Project No.

15-5649

Drawing No.

DA18

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DA

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