

ROSEVILLE CARE RESIDENCES

10-16 TRAFALGAR AVENUE, ROSEVILLE



DRAWING LIST - GROUPGSA			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA-0001	COVER SHEET & LOCATION PLAN	C	31/05/2018
DA-1102	DEMOLITION PLAN	C	31/05/2018
DA-1103	SITE PLAN	C	31/05/2018
DA-1104	SITE ANALYSIS	B	25/10/2017
DA-1105	ENVIRONMENTAL SITE MANAGEMENT PLAN	C	31/05/2018
DA-1401	SHADOW DIAGRAMS EXISTING	B	25/10/2017
DA-1402	SHADOW DIAGRAMS PROPOSED	C	31/05/2018
DA-1403	SHADOW DIAGRAMS PROPOSED - 21 JUNE HOURLY	B	31/05/2018
DA-2001	BASEMENT FLOOR PLAN	C	31/05/2018
DA-2002	GROUND FLOOR PLAN	C	31/05/2018
DA-2003	LEVEL 1 FLOOR PLAN	C	31/05/2018
DA-2004	LEVEL 2 FLOOR PLAN	C	31/05/2018
DA-2005	ROOF PLAN	C	31/05/2018
DA-2006	SETBACK DETAILS AT EXISTING BUILDING No. 14	A	31/05/2018
DA-3001	ELEVATIONS FRONT	C	31/05/2018
DA-3002	ELEVATIONS SOUTH EAST	C	31/05/2018
DA-3003	ELEVATION REAR	C	31/05/2018
DA-3004	ELEVATIONS NORTH EAST	C	31/05/2018
DA-3005	CONTEXT ELEVATION	C	31/05/2018
DA-3006	ELEVATION FRONT (ENLARGED)	A	31/05/2018
DA-3101	SECTIONS	C	31/05/2018
DA-3102	SECTIONS	B	31/05/2018
DA-3201	PHOTOMONTAGE - TRAFALGAR AVENUE	B	25/10/2017
DA-3202	3D PERSPECTIVES	B	31/05/2018
DA-3203	3D PERSPECTIVES	B	31/05/2018
DA-4006	SEPP HEIGHT DIAGRAM	C	31/05/2018
DA-4007	GFA CALC AND ACCOM DIAGRAM	C	31/05/2018
DA-4008	STAGING DIAGRAM	C	31/05/2018
DA-4009	ROOF OVERLAY DIAGRAM	C	31/05/2018
DA-4010	CHANGES FROM DA	B	31/05/2018
DA-8301	MATERIALS & FINISHES	C	31/05/2018
Grand total: 31			

Amendments			Consultant		Consultant		Builder	
Issue	Description	Date	Accessability Consultant	Access Associates Sydney	Planning Consultant	Smyth Plan		
A	DEVELOPMENT APPLICATION ISSUE	09/12/2016	Arborist	Norcue	Project Manager	Midson Group Pty Ltd		
B	DEVELOPMENT APPLICATION ISSUE	25/10/2017	BCA Consultant	Group GLA	Structural Engineer	Mott MacDonald		
C	DEVELOPMENT APPLICATION ISSUE	31/05/2018	Civil Engineer	Mott MacDonald	Traffic Consultant	Varga Traffic Planning Pty Ltd		
			Electrical Services	Wood & Grieve				
			Heritage Architect	City Plan Heritage				
			Hydraulic Engineer	EWFW				
			Landscape Architects	Group GSA				
			Mechanical Engineer	Wood & Grieve				

KOPWA AGED CARE
12-16 Trafalgar Avenue,
Roseville NSW CP 2069



GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011 www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Roseville Care Residences
12-16 Trafalgar Avenue, Roseville, NSW 2069

Drawing Title
COVER SHEET & LOCATION PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Drawn by: DI	Project Status:
Checked by: DC	DEVELOPMENT APPLICATION
Drawing Created (date) 25/10/2016	
Scale	Project No
@ A1	15423
Drawing No	DA-0001
Issue	C

- *1 - RELOCATION OF DRIVEWAY/RAMP TO BASEMENT
*2 - RELOCATION OF FIRE STAIRS
*3 - INCREASED SET BACK FROM EXISTING BUILDING No. 14A/B
*4 - DELETION OF ROOM No. 19
*5 - RELOCATION OF SUBSTATION
*6 - INCREASED SET BACK / REDUCTION OF LOUNGE AREA (GROUND FLOOR) AND TERRACE (LEVEL 1)

GFA CALCULATION:

SITE AREA: 8,186.00 m²
FSR: 0.824:1
BASEMENT: 101.70 m²
GROUND: 2,587.87 m²
LEVEL 1: 3169.47 m²
LEVEL 2: 887.14 m²

TOTAL 6,746.18 m²

GFA MAX 8,186.00 m²

EXISTING BUILT-UPON AREA - 2,093.11 m²

PROPOSED BUILT-UPON AREA - 3,267.36 m²

MAX SEPP HEIGHT 8m

MAX LEP HEIGHT 8.65m

DEEP SOIL - 2,499.2 m² - 30.53%

LEGEND:

- LINE OF SETBACK
--- LINE OF SETBACK REQUIRED FOR HERITAGE ITEM
--- EXISTING BUILDING TO BE DEMOLISHED
■ EXISTING BUILDING TO REMAIN
■ PROPOSED NEW BUILDING
■ HERITAGE ITEM
● EXISTING TREES TO REMAIN
● EXISTING TREES TO BE REMOVED
● EXISTING TREES ADJOINING LAND
■ DEEP SOIL
■ EXISTING RETAINING WALL TO REMAIN
■ PROPOSED RETAINING WALL
--- FENCES

NOTE
FOR ALL TREES REFER TO ARBORIST REPORT
FOR LANDSCAPING/DEEP SOIL REFER TO LANDSCAPING DOCUMENTATION
FOR PROPOSED CARPARK & GARBAGE AREA REFER TO BASEMENT PLAN

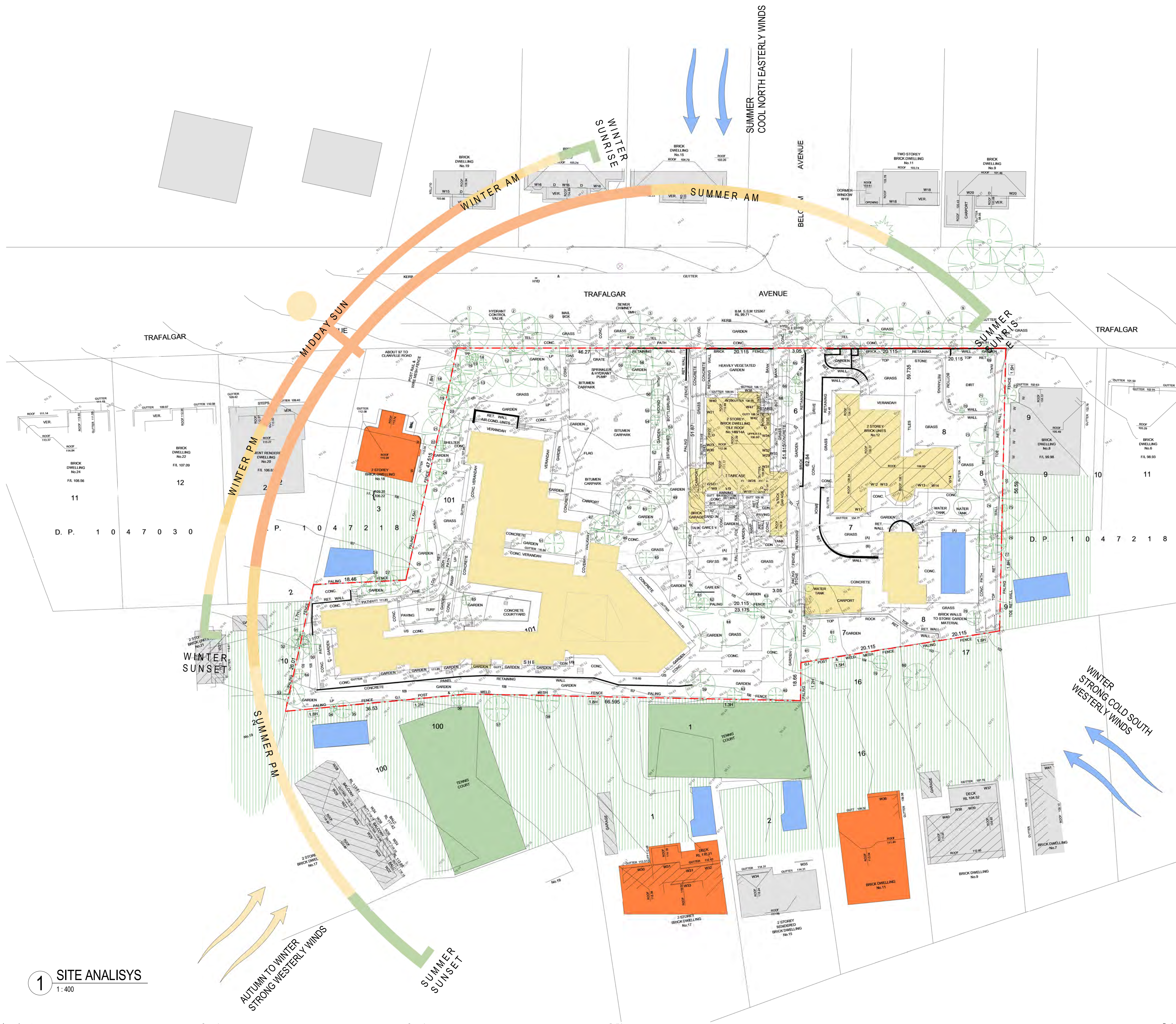
1 SITE PLAN
1:250

Amendments	Issue	Description	Date	Consultant	Access Associates Sydney	Consultant	Smyth Plan	Builder	KOPWA AGED CARE	Client	Project Title
A	DEVELOPMENT APPLICATION ISSUE		09/12/2016	Accessibility Consultant	Norcue	Planning Consultant	Midsom Group Pty Ltd		12-16 Trafalgar Avenue,		Roseville Care Residences
B	DEVELOPMENT APPLICATION ISSUE		25/10/2017	Arborist	Group GLA	Project Manager	Mott MacDonald		Roseville NSW CP 2069		12-16 Trafalgar Avenue, Roseville, NSW 2069
C	DEVELOPMENT APPLICATION ISSUE		31/05/2018	BCA Consultant	Mott MacDonald	Structural Engineer	Varga Traffic Planning Pty Ltd				
				Civil Engineer	Wood & Grieve	Traffic Consultant					
				Electrical Services	City Plan Heritage						
				Heritage Architect	EWWF						
				Hydraulic Engineer	Group GSA						
				Landscape Architects	Wood & Grieve						
				Mechanical Engineer							



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011 www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Drawn by:	DI	Project Status:	DEVELOPMENT APPLICATION
Checked by:	DC	Drawing Created (date)	25/10/2016
Scale	Project No	Drawing No	Issue
As @ A1 indicated	15423	DA-1103	C



Amendments			Consultant			Builder		
Issue	Description	Date	Accessability Consultant	Access Associates Sydney	Planning Consultant	Smyth Plan	Client	
A	DEVELOPMENT APPLICATION ISSUE	09/12/2016	Arborist	Norcue	Project Manager	Midson Group Pty Ltd	KOPWA AGED CARE 12-16 Trafalgar Avenue, Roseville NSW CP 2069	
B	DEVELOPMENT APPLICATION ISSUE	25/10/2017	BCA Consultant	Group GLA	Structural Engineer	Mott MacDonald		
			Civil Engineer	Mott MacDonald	Traffic Consultant	Varga Traffic Planning Pty Ltd		
			Electrical Services	Wood & Grieve				
			Heritage Architect	City Plan Heritage			GROUP GSA Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011 www.groupgsa.com T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape nom architect M. Sheldon 3990	
			Hydraulic Engineer	EJFW				
			Landscape Architects	Group GSA				
			Mechanical Engineer	Wood & Grieve				



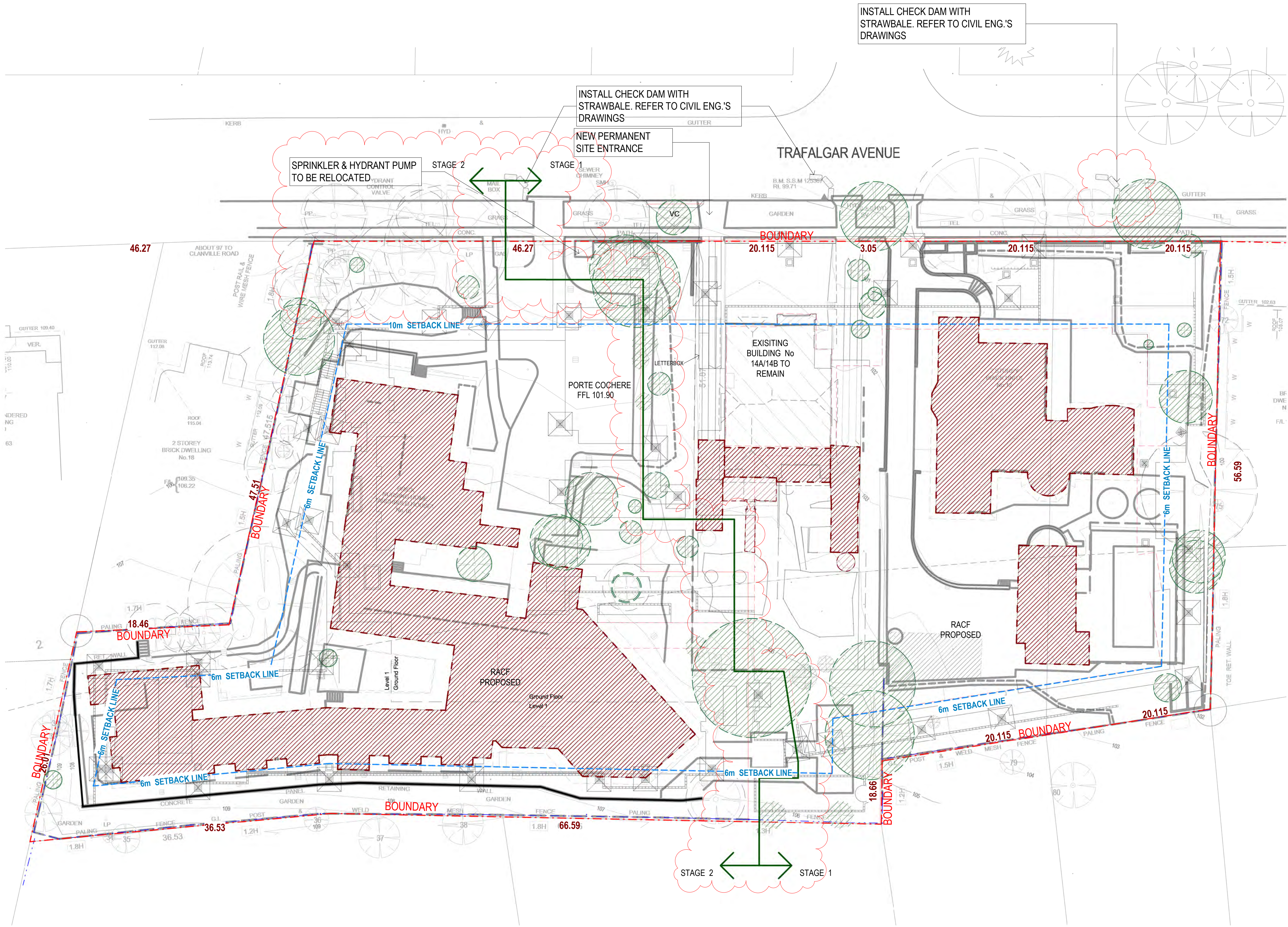
Project Title
Roseville Care Residences
12-16 Trafalgar Avenue, Roseville, NSW 2069

Drawing Title
SITE ANALYSIS

Drawn by: DI
Checked by: DC
Drawing Created (date) 25/10/2016
Project Status:
DEVELOPMENT APPLICATION

Scale Project No Drawing No Issue
As @ A1 15423 DA-1104 B
indicated

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



LEGEND:

- OUTLINE OF PROPOSED BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING TREES ADJOINING LAND
- FENCES

ENVIRONMENTAL SITE MANAGEMENT PLAN NOTES:

1. THE PROPOSED CONSTRUCTION WORK IS TO TAKE PLACE OVER TWO STAGES. THE SCOPE OF WORK IS AS OUTLINED IN THE STATEMENT OF ENVIRONMENTAL EFFECTS AND ARCHITECTURAL STATEMENT.
THE MAIN WORK INCLUDES:
- DEMOLITION OF NO. 12 TRAFALGAR AVENUE AND PARTIAL DEMOLITION TO THE REAR OF NO. 14 TRAFALGAR AVENUE.
- REMOVAL OF SOME TREES AND THE PROTECTION OF EXISTING TREES TO REMAIN.
- DEMOLITION OF EXISTING CROSSOVERS AND DRIVEWAYS.
- CONSTRUCTION OF NEW TEMPORARY AND PERMANENT VEHICULAR ACCESS AND RELEVANT SERVICE WORKS.
 2. THE LOCATION OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE INDICATED ON THE PLAN. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SEDIMENT AND EROSION CONTROL DETAILS AND REQUIREMENTS.
 3. THE EXISTING SITE BOUNDARY FENCES ARE TO BE RETAINED WHEREVER POSSIBLE. WHERE THE EXISTING FENCE CANNOT BE RETAINED AND FOR THE STREET FRONTAGE, A NEW SITE FENCE MUST BE ERECTED. REFER TO BUILDER'S DETAILS.
 4. REFER TO COUNCIL REGULATIONS ON SKIP BINS. NO ITEMS TO BE STORED ON COUNCIL PROPERTY WITHOUT REQUIRED CONSENT.
 5. THE BUILDER IS TO BE RESPONSIBLE FOR THE INSTALLATION AND INSPECTION OF SILT AND WASTE MANAGEMENT EQUIPMENT AS REQUIRED.
 6. SITE ACCESS DETAILS AND WASTE DISPOSAL STRATEGIES AND REQUIREMENTS TO BE CONFIRMED BY THE BUILDER.
 7. CONSTRUCTION DUST IS TO BE MINIMIZED DURING CONSTRUCTION USING THE FOLLOWING METHODS BY THE BUILDER (INCLUDING BUT NOT LIMITED TO):
- SHADE CLOTH FITTED TO BOUNDARY FENCING.
- WATERING AND COVERING MATERIAL STOCKPILES.
- EXCAVATION FACES TO BE WATERED DOWN IF LEFT EXPOSED.
- CLEARING OF DRY SEDIMENT MATERIAL FROM SEDIMENT BARRIERS UPON BUILD-UP.
 8. REFER TO ARBORIST REPORT FOR TREE REMOVAL AND PROTECTION OF EXISTING TREES.
 9. FOR EARTHWORKS DETAILS REFER TO CIVIL ENGINEER'S DRAWINGS AND DETAILS.
 10. STORMWATER CATCHMENT AND DRAINAGE TO CIVIL ENGINEER'S DETAILS.
- NOTE
FOR ALL TREES REFER TO ARBORIST REPORT
FOR LANDSCAPING/DEEP SOIL. REFER TO LANDSCAPING DOCUMENTATION
FOR PROPOSED CARPARK & GARBAGE AREA REFER TO BASEMENT PLAN.

ALL ITEMS BEING REMOVED ARE TO BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROPRIATE MANNER.

ANY WORKS REQUIRING REMOVAL ALSO ASSUMES MAKING GOOD OF ALL SURFACES AND FINISHES AS REQUIRED.

1 ENVIRONMENTAL SITE MANAGEMENT PLAN
1:250

Amendments			Consultant		Builder	
Issue	Description	Date	Access Associates Sydney	Planning Consultant	Smyth Plan	
A	DEVELOPMENT APPLICATION ISSUE	09/12/2016	Arborist		Midson Group Pty Ltd	
B	DEVELOPMENT APPLICATION ISSUE	25/10/2017	BCA Consultant		Mott MacDonald	
C	DEVELOPMENT APPLICATION ISSUE	31/05/2018	Civil Engineer		Varga Traffic Planning Pty Ltd	
			Electrical Services		Wood & Grieve	
			Heritage Architect		City Plan Heritage	
			Hydraulic Engineer		EJFW	
			Landscape Architects		Group GSA	
			Mechanical Engineer		Wood & Grieve	

Client
KOPWA AGED CARE
12-16 Trafalgar Avenue,
Roseville NSW CP 2069



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011 www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Roseville Care Residences
12-16 Trafalgar Avenue, Roseville, NSW 2069

Drawing Title
ENVIRONMENTAL SITE MANAGEMENT
PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Drawn by: Author	Project Status:
Checked by: Checker	DEVELOPMENT APPLICATION
Drawing Created (date)	
Scale Project No Drawing No Issue	
As @ A1 indicated 15423 DA-1105 C	



1 MARCH 21 0900hrs
1:1000



2 MARCH 21 1200hrs
1:1000



3 MARCH 21 1500hrs
1:1000



4 JUNE 21 0900hrs
1:1000



8 JUNE 21 1200hrs
1:1000



5 JUNE 21 1500hrs
1:1000



6 SEPTEMBER 21 0900hrs
1:1000



9 SEPTEMBER 21 1200hrs
1:1000



7 SEPTEMBER 21 1500hrs
1:1000

LEGEND:

- EXISTING BUILDINGS WITH SHADOW
- TENNIS COURTS
- SWIMMING POOLS

Amendments			Consultant		Consultant		Builder		Client	
Issue	Description	Date	Accessability Consultant	Access Associates Sydney	Planning Consultant	Smyth Plan			KOPWA AGED CARE	
A	DEVELOPMENT APPLICATION ISSUE	09/12/2016	Arborist	Norcue	Project Manager	Midson Group Pty Ltd			12-16 Trafalgar Avenue,	
B	DEVELOPMENT APPLICATION ISSUE	25/10/2017	BCA Consultant	Group GLA	Structural Engineer	Mott MacDonald			Roseville NSW CP 2069	
			Civil Engineer	Mott MacDonald	Traffic Consultant	Varga Traffic Planning Pty Ltd				
			Electrical Services	Wood & Grieve						
			Heritage Architect	City Plan Heritage						
			Hydraulic Engineer	EWFW						
			Landscape Architects	Group GSA						
			Mechanical Engineer	Wood & Grieve						



GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011 www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Roseville Care Residences
12-16 Trafalgar Avenue, Roseville, NSW 2069

Drawing Title
SHADOW DIAGRAMS EXISTING

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Drawn by: DI	Project Status:		
Checked by: DC	DEVELOPMENT APPLICATION		
Drawing Created (date) 16/12/2016	Scale	Project No	Drawing No
	1:1000 @ A1	15423	DA-1401
			B



1 MARCH 21 0900hrs-PROPOSED
1:1000



2 MARCH 21 1200hrs-PROPOSED
1:1000



3 MARCH 21 1500hrs-PROPOSED
1:1000



4 JUNE 21 0900hrs-PROPOSED
1:1000



5 JUNE 21 1200hrs-PROPOSED
1:1000



6 JUNE 21 1500hrs-PROPOSED
1:1000



7 SEPTEMBER 21 0900hrs-PROPOSED
1:1000



8 SEPTEMBER 21 1200hrs-PROPOSED
1:1000



9 SEPTEMBER 21 1500hrs-PROPOSED
1:1000

LEGEND:

- EXISTING BUILDINGS WITH SHADOW
- PROPOSED BUILDINGS WITH SHADOW
- EXTENDED SHADOWS
- TENNIS COURTS
- SWIMMING POOLS

Amendments			Consultant		Consultant		Builder		Client	
Issue	Description	Date	Accessability Consultant	Access Associates Sydney	Planning Consultant	Smyth Plan			KOPWA AGED CARE	
A	DEVELOPMENT APPLICATION ISSUE	09/12/2016	Arborist	Norcue	Project Manager	Midson Group Pty Ltd			12-16 Trafalgar Avenue,	
B	DEVELOPMENT APPLICATION ISSUE	25/10/2017	BCA Consultant	Group GLA	Structural Engineer	Mott MacDonald			Roseville NSW CP 2069	
C	DEVELOPMENT APPLICATION ISSUE	31/05/2018	Civil Engineer	Mott MacDonald	Traffic Consultant	Varga Traffic Planning Pty Ltd				
			Electrical Services	Wood & Grieve						
			Heritage Architect	City Plan Heritage						
			Hydraulic Engineer	EWFW						
			Landscape Architects	Group GSA						
			Mechanical Engineer	Wood & Grieve						



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011 www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Roseville Care Residences
12-16 Trafalgar Avenue, Roseville, NSW 2069

Drawing Title
SHADOW DIAGRAMS PROPOSED

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Drawn by: DI	Project Status:
Checked by: DC	DEVELOPMENT APPLICATION
Drawing Created (date) 06/12/2016	

Scale	Project No	Drawing No	Issue
1:1000 @ A1	15423	DA-1402	C



1 JUNE 21 0900hrs - PROPOSED
1:1000



2 JUNE 21 1000hrs - PROPOSED
1:1000



3 JUNE 21 1100hrs - PROPOSED
1:1000



4 JUNE 21 1200hrs - PROPOSED
1:1000



5 JUNE 21 1300hrs - PROPOSED
1:1000



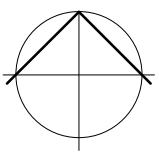
6 JUNE 21 1400hrs - PROPOSED
1:1000



7 JUNE 21 1500hrs - PROPOSED
1:1000

LEGEND:

- EXISTING BUILDINGS WITH SHADOW
- PROPOSED BUILDINGS WITH SHADOW
- EXTENDED SHADOWS
- TENNIS COURTS
- SWMMING POOLS



Amendments		
Issue	Description	Date
A	DEVELOPMENT APPLICATION ISSUE	25/10/2017
B	DEVELOPMENT APPLICATION ISSUE	31/05/2016

Consultant	
Accessibility Consultant	Access Associates Sydney
Arborist	Norcue
BCA Consultant	Group GLA
Civil Engineer	Mott MacDonald
Electrical Services	Wood & Grieve
Heritage Architect	City Plan Heritage
Hydraulic Engineer	EWFW
Landscape Architects	Group GSA
Mechanical Engineer	Wood & Grieve

Consultant	
Planning Consultant	Smyth Plan
Project Manager	Midson Group Pty Ltd
Structural Engineer	Mott MacDonald
Traffic Consultant	Varga Traffic Planning Pty Ltd

Builder	

Client	
KOPWA AGED CARE	
12-16 Trafalgar Avenue,	
Roseville NSW CP 2069	



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011 www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

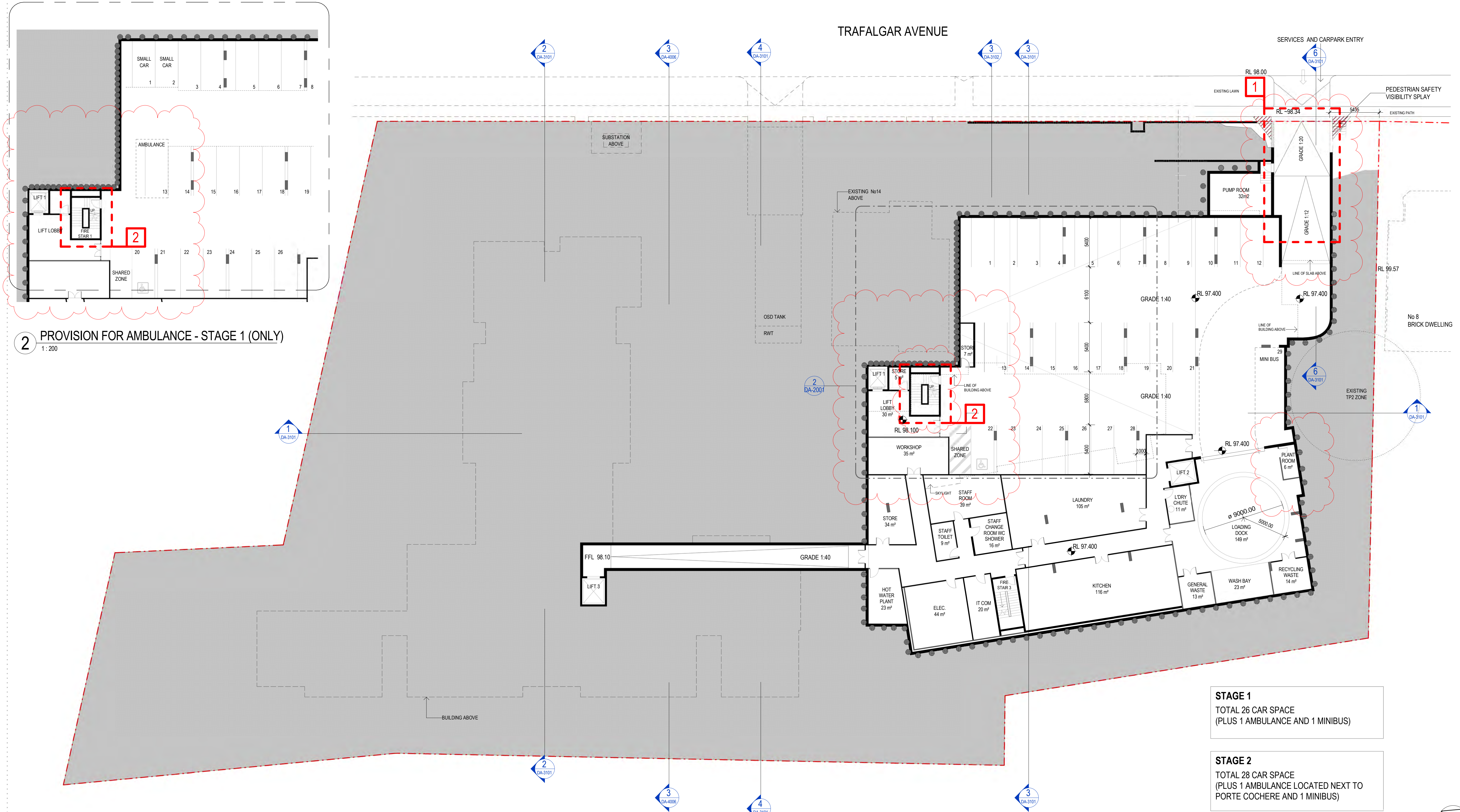
Project Title
Roseville Care Residences
12-16 Trafalgar Avenue, Roseville, NSW 2069

Drawing Title
SHADOW DIAGRAMS PROPOSED - 21
JUNE HOURLY
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Drawn by: Author	Project Status:
Checked by: Checker	DEVELOPMENT APPLICATION
Drawing Created (date)	

Scale	Project No	Drawing No	Issue
1:1000 @ A1	15423	DA-1403	B

- *1 - RELOCATION OF DRIVEWAY/RAMP TO BASEMENT
- *2 - RELOCATION OF FIRE STAIRS
- *3 - INCREASED SET BACK FROM EXISTING BUILDING No. 14A/B
- *4 - DELETION OF ROOM No. 9
- *5 - RELOCATION OF SUBSTATION
- *6 - INCREASED SET BACK / REDUCTION OF LOUNGE AREA (GROUND FLOOR) AND TERRACE (LEVEL 1)



2 PROVISION FOR AMBULANCE - STAGE 1 (ONLY)
1:200

STAGE 1
TOTAL 26 CAR SPACE
(PLUS 1 AMBULANCE AND 1 MINIBUS)

STAGE 2
TOTAL 28 CAR SPACE
(PLUS 1 AMBULANCE LOCATED NEXT TO
PORTE COCHERE AND 1 MINIBUS)

Amendments			Consultant		Consultant		Builder		Client	
Issue	Description	Date	Access Associates Sydney	Smyth Plan	Planning Consultant				KOPWA AGED CARE	
A	DEVELOPMENT APPLICATION ISSUE	09/12/2016	Arborist	Norcue	Project Manager				12-16 Trafalgar Avenue,	
B	DEVELOPMENT APPLICATION ISSUE	25/10/2017	BCA Consultant	Group GLA	Structural Engineer				Roseville NSW CP 2069	
C	DEVELOPMENT APPLICATION ISSUE	31/05/2018	Civil Engineer	Mott MacDonald	Traffic Consultant					
			Electrical Services	Wood & Grieve						
			Heritage Architect	City Plan Heritage						
			Hydraulic Engineer	EWFW						
			Landscape Architects	Group GSA						
			Mechanical Engineer	Wood & Grieve						



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011 www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
Roseville Care Residences
12-16 Trafalgar Avenue, Roseville, NSW 2069

Drawing Title
BASEMENT FLOOR PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

Drawn by: DC	Project Status:
Checked by: DC	DEVELOPMENT APPLICATION
Drawing Created (date) 14/11/2016	
Scale	Project No
As @ A1 indicated	15423
Drawing No	DA-2001
Issue	C



- *1 - RELOCATION OF DRIVEWAY/RAMP TO BASEMENT
- *2 - RELOCATION OF FIRE STAIRS
- *3 - INCREASED SET BACK FROM EXISTING BUILDING No. 14A/B
- *4 - DELETION OF ROOM No. 9
- *5 - RELOCATION OF SUBSTATION
- *6 - INCREASED SET BACK / REDUCTION OF LOUNGE AREA (GROUND FLOOR) AND TERRACE (LEVEL 1)

2 GROUND FLOOR GENERAL ARRANGEMENT
1:200

Amendments			Consultant			Builder			Client			Project Title			Drawing Title			Project Status		
Issue	Description	Date	Accessability Consultant	Access Associates Sydney	Planning Consultant	Smyth Plan			KOPWA AGED CARE			Roseville Care Residences			Ground Floor Plan			Development Application		
A	DEVELOPMENT APPLICATION ISSUE	09/12/2016	Arborist	Norcue	Project Manager	Midson Group Pty Ltd			Level 7, 80 William St East Sydney NSW			12-16 Trafalgar Avenue, Roseville, NSW 2069								
B	DEVELOPMENT APPLICATION ISSUE	25/10/2017	BCA Consultant	Group GLA	Structural Engineer	Mott MacDonald			Australia 2011											
C	DEVELOPMENT APPLICATION ISSUE	31/05/2018	Civil Engineer	Mott MacDonald	Traffic Consultant	Varga Traffic Planning Pty Ltd														
			Electrical Services	Wood & Grieve																
			Heritage Architect	City Plan Heritage																
			Hydraulic Engineer	EWFW																
			Landscape Architects	Group GSA																
			Mechanical Engineer	Wood & Grieve																

Drawn by:	DC	Project No:	15423	Drawing No:	DA-2002	Issue:	C
Checked by:	DC	Scale:	As @ A1 indicated	Drawing Created (date):	14/11/2016		

Group GSA Pty Ltd ABN 76 002 113 779	F +612 9332 3458
Australia 2011	www.groupgsa.com
T +612 9361 4144	F +612 9332 3458
architecture interior design urban design landscape	nom architect M. Sheldon 3990

Amendments	Issue	Description	Date
A	DEVELOPMENT APPLICATION ISSUE	09/12/2016	
B	DEVELOPMENT APPLICATION ISSUE	25/10/2017	
C	DEVELOPMENT APPLICATION ISSUE	31/05/2018	

