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SENIORS LIVING VILLAGE PROJECT

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DA.600 EXTERNAL BUILDING FINISHES
DA.690 NOTIFICATION PLANS
DA.691 NOTIFICATION PLANS

CLIENT:
Australian Unity

DEVELOPMENT APPLICATION

25.05.2018 REVISION: C

266 LONGUEVILLE RD
LANE COVE NSW

Brisbane
Cairns
Hong Kong
Sydney

SOUTH ELEVATION COMPARISON

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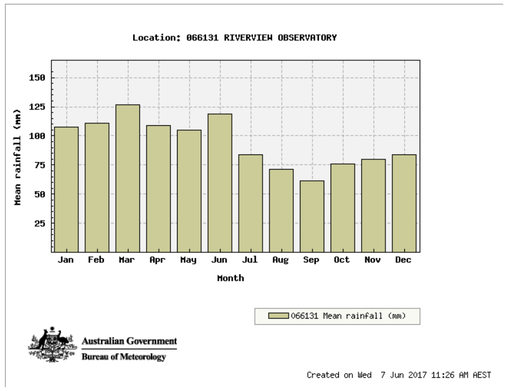
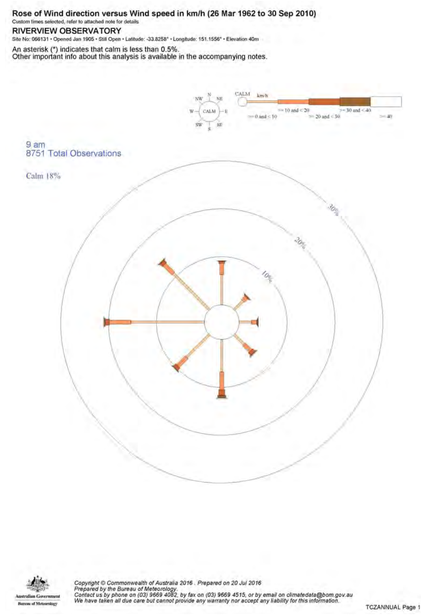
Site Location Plan - NTS

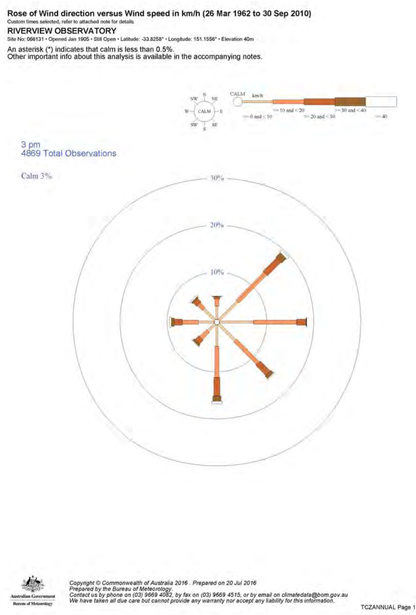
View from Site

Average Temperatures



Average Monthly Rainfall





Wind Direction/Speed

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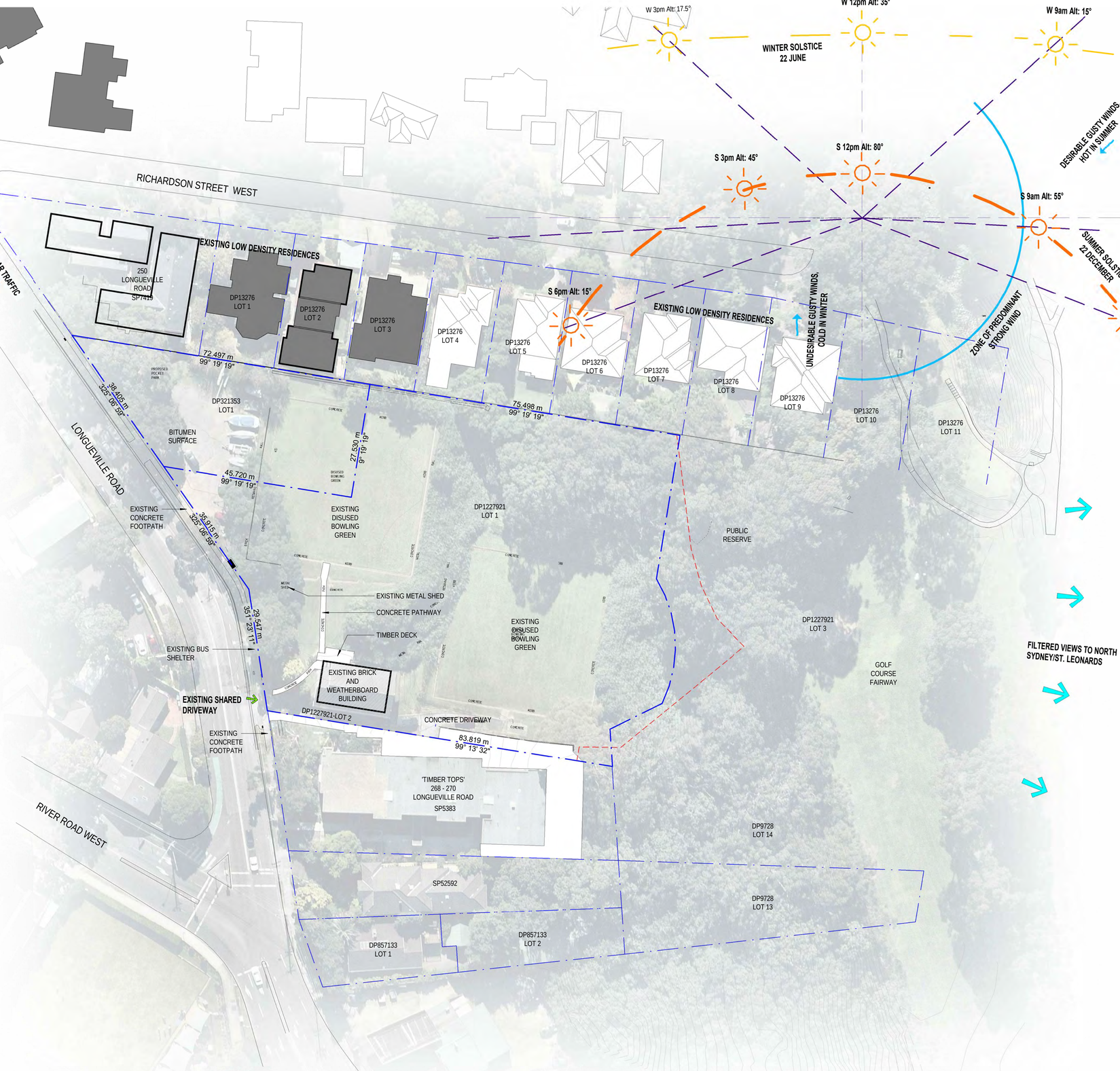
SITE ANALYSIS

@ A1

25.05.2018

DA.001

rev. C



0 5 10 15 25 50 m

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SITE ANALYSIS - ENVIRONMENT

1 : 500 @ A1

25.05.2018

DA.002

rev. C

0 1 2 3 5 10m

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SITE PLAN

1 : 500 @ A1

25.05.2018

DA.100

rev. C

0 5 10 15 25 50 m

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DEMOLITION PLAN

As indicated @ A1 | 25.05.2018

DA.101 | rev. C

STORAGE AREA		
LEVEL 1	STORAGE	83 m²
LEVEL 2	STORAGE	118 m²
TABULATE BASEMENT STORAGE AREA		201 m²

0 2 4 6 10 20 m

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LEVEL 1 FLOOR PLAN (RL 43.600)

1 : 200 @ A1 25.05.2018

DA.200 **rev. C**

STORAGE AREA		
LEVEL 1	STORAGE	83 m²
LEVEL 2	STORAGE	118 m²
TABULATE BASEMENT STORAGE AREA		201 m²

0 2 4 6 10 20 m

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LEVEL 2 FLOOR PLAN (RL 46.800)

1 : 200 @ A1 25.05.2018

DA.210 **rev. C**

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LEVEL 3 FLOOR PLAN (RL 50.000)

1 : 200 @ A1 | 25.05.2018

DA.220 | **rev. C**

0 2 4 6 10 20 m

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LEVEL 4 FLOOR PLAN (RL 53.500)

1 : 200 @ A1 25.05.2018

DA.230 **rev. C**

0 2 4 6 10 20 m

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LEVEL 5 FLOOR PLAN (RL 57.000)

1 : 200 @ A1 | 25.05.2018

DA.240 | **rev. C**

0 2 4 6 10 20 m

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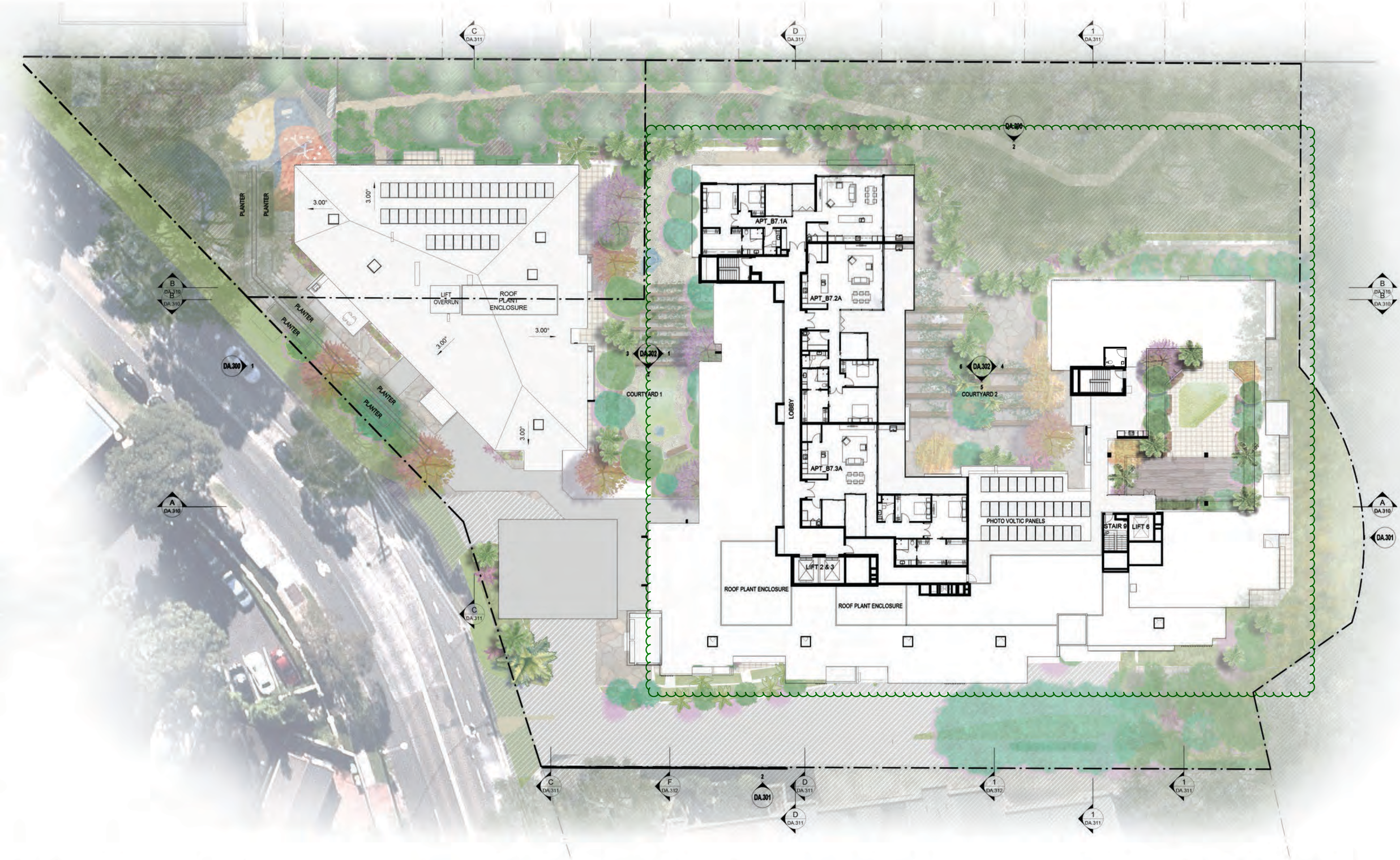
LEVEL 6 FLOOR PLAN (RL 60.200)

1 : 200 @ A1 25.05.2018

DA.250 **rev. C**



0 2 4 6 10 20m

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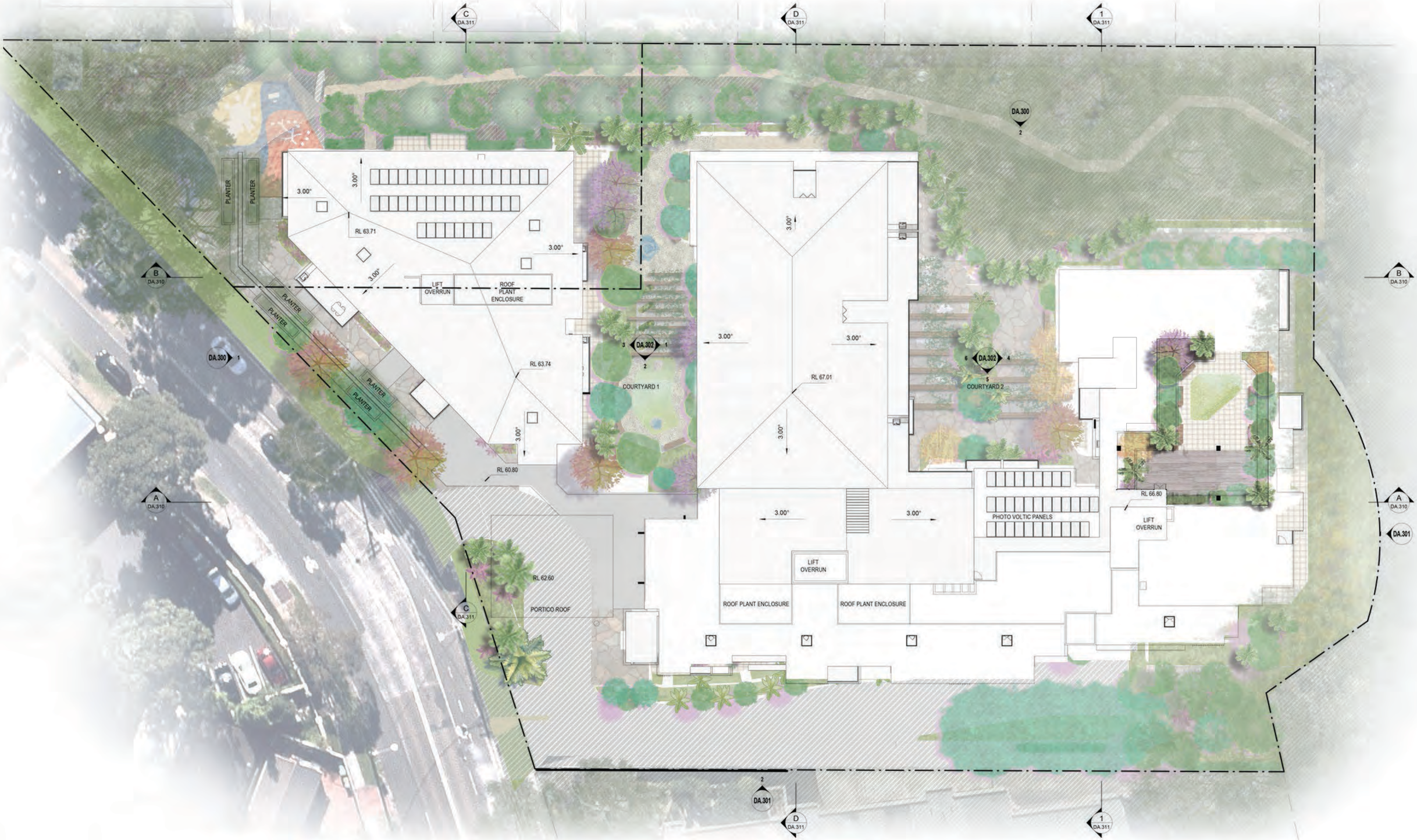
LEVEL 7 FLOOR PLAN (RL 63.400)

1 : 200 @ A1 | 28.05.2018

DA.260 | **rev. C**



0 2 4 6 10 20 m

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ROOF PLAN (RL 66.600)

1 : 200 @ A1 25.05.2018

DA.270 **rev. C**

1
DA.230
WEST ELEVATION - LONGUEVILLE ROAD
1 : 200

2
DA.200
NORTH ELEVATION
1 : 200

0 1 2 3 5 10m

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ELEVATIONS

1 : 200 @ A1

25.05.2018

DA.300

rev. C

1 DA.200 EAST ELEVATION
1 : 200

2 40-42 SOUTH ELEVATION
1 : 200

0 1 2 3 5 10m

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ELEVATIONS

1 : 200 @ A1

25.05.2018

DA.301

rev. C

1 DA.210 **DA COURTYARD 1 EAST**
1 : 200

2 DA.210 **COURTYARD 1 NORTH ELEVATION**
1 : 200

3 DA.210 **COURTYARD 1 WEST ELEVATION**
1 : 200

4 DA.200 **COURTYARD 2 EAST ELEVATION**
1 : 200

5 DA.200 **COURTYARD 2 NORTH ELEVATION**
1 : 200

6 DA.200 **COURTYARD 2 WEST ELEVATION**
1 : 200

0 1 2 3 5 10m

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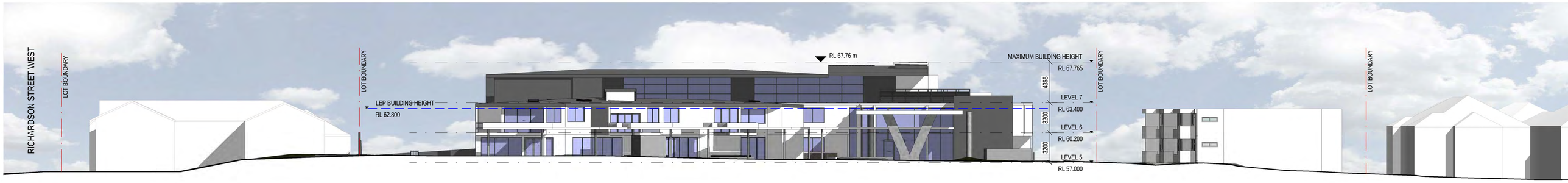
ELEVATIONS

1 : 200 @ A1

25.05.2018

DA.302

rev. C



2 LONGUEVILLE ROAD - STREET ELEVATION
1 : 200

0 2 4 6 10 20 m

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STREET ELEVATION

1 : 200 @ A1 22.05.2018

DA.304 rev. C

SOUTH ELEVATION - rev. A

1 : 200

SOUTH ELEVATION - rev. C

1 : 200

0 1 2 3 5 10m

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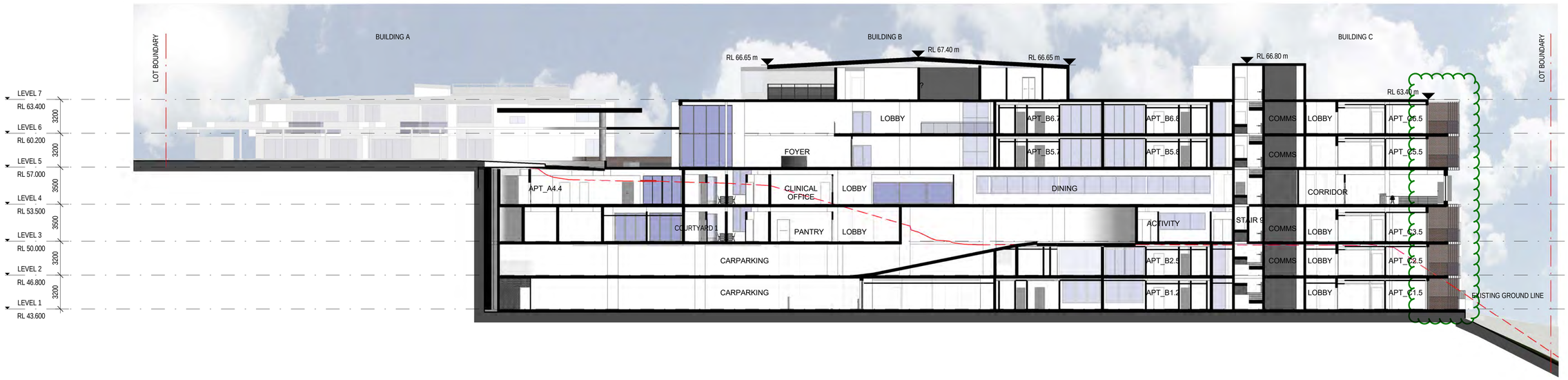
SOUTH ELEVATION COMPARISON

1 : 200 @ A1 | 25.05.2018

DA.305 | rev. C



A
DA.200

SECTION BUILDING A

1 : 200

B
DA.200

SECTION BUILDING B

1 : 200

0 2 4 6 10 20 m

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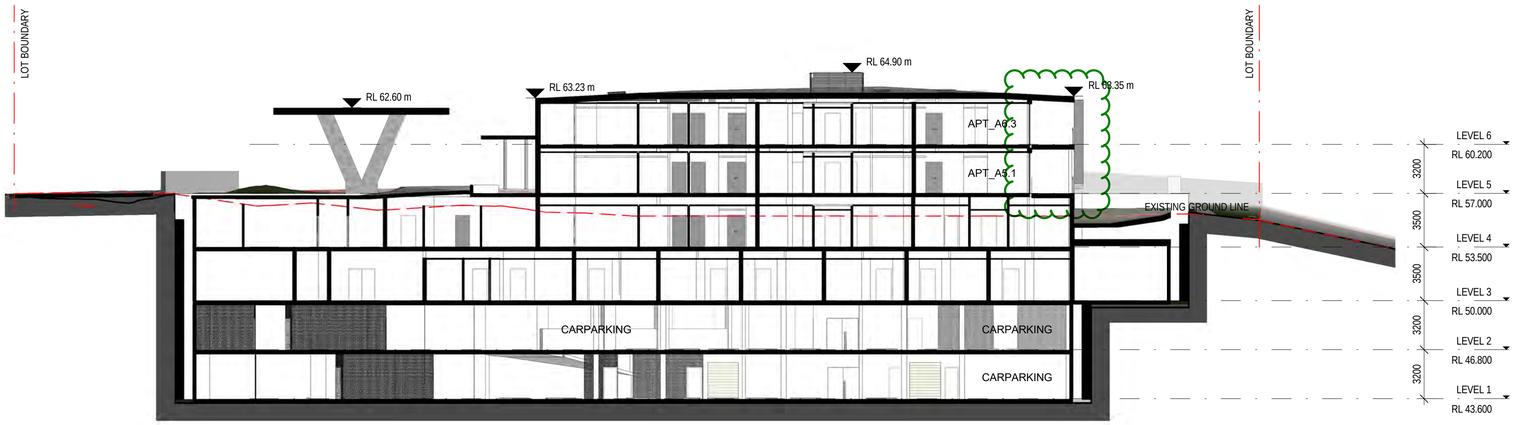
SECTIONS

1 : 200 @ A1

25.05.2018

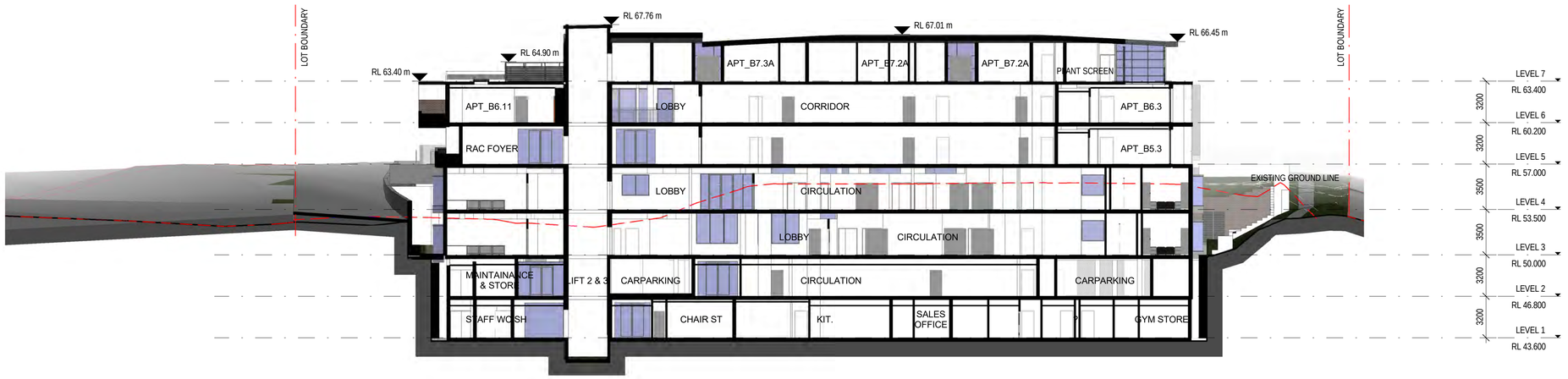
DA.310

rev. C



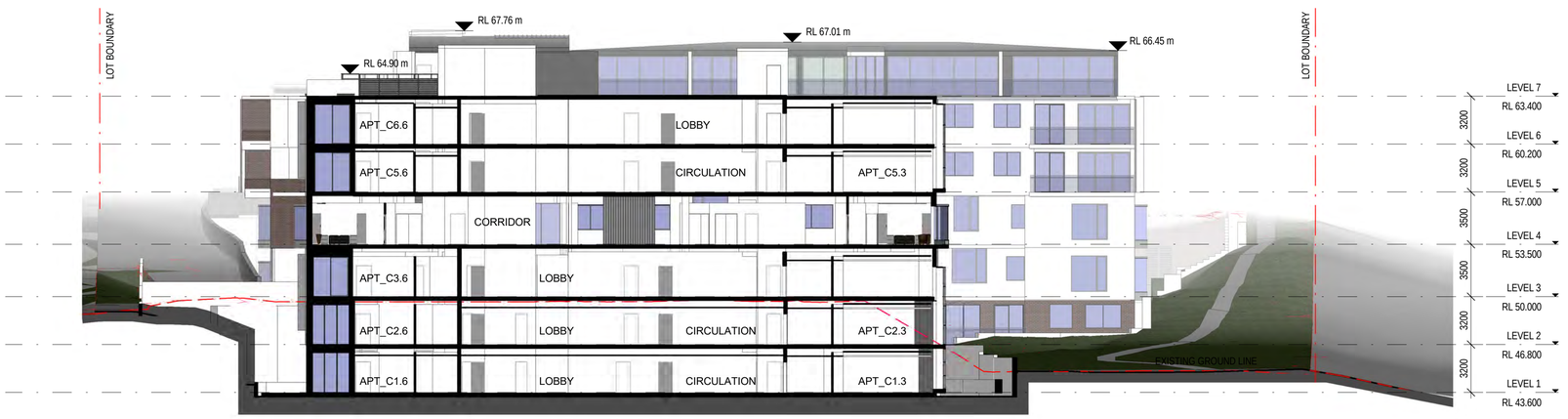
C DA.200 SECTION - BUILDING C

1 : 200



D DA.200 SECTION - BUILDING D

1 : 200



E DA.200 SECTION BUILDING E

1 : 200

0 2 4 6 10 20 m

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SECTIONS

1 : 200 @ A1

25.05.2018

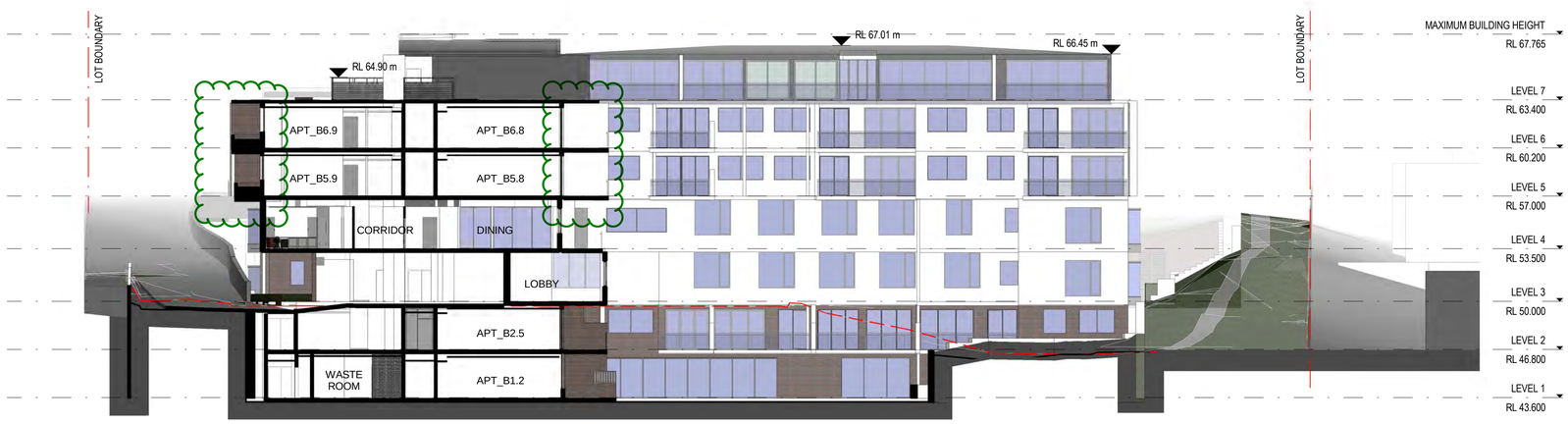
DA.311

rev. C

F
DA.200

SECTION BUILDING F

1 : 200



G
DA.200

SECTION BUILDING G

1 : 200

0 2 4 6 10 20 m

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SECTIONS

1 : 200 @ A1

22.05.2018

DA.312

rev. A

1 22 JUNE - 9:00 AM
1 : 750

2 22 JUNE - 12:00
1 : 750

3 22 JUNE - 3:00 PM
1 : 750

0 6 12 18 30 60 m

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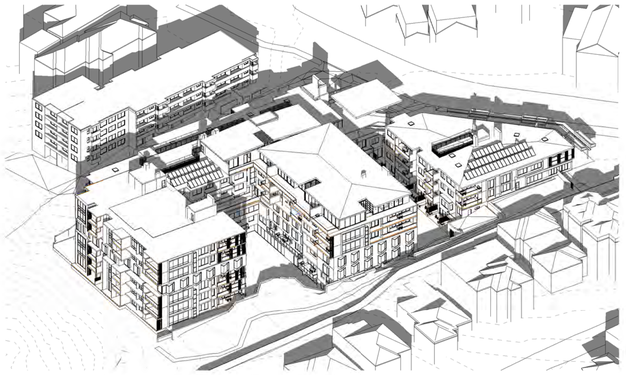
SHADOW DIAGRAMS

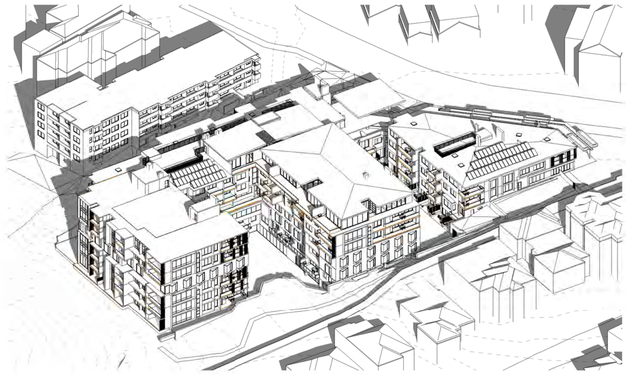
1 : 750 @ A1 25.05.2018

DA.400 rev. C

1 DA 22 JUNE 900 HRS



2 DA 22 JUNE 1000 HRS



3 DA 22 JUNE 1100 HRS

4 DA 22 JUNE 1200 HRS

5 DA 22 JUNE 1300 HRS

6 DA 22 JUNE 1400 HRS

7 DA 22 JUNE 1500 HRS

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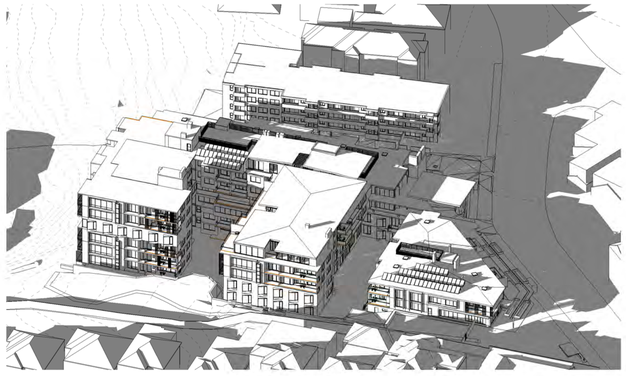
VERTICAL SHADOW ANALYSIS

@ A1 25.05.2018

DA.403 rev. C



1 DA 22 JUNE 900 - 268-270 LONGUEVILLE ROAD_NW

2 DA 22 JUNE 1000 - 268-270 LONGUEVILLE ROAD_NW

3 DA 22 JUNE 1100 - 268-270 LONGUEVILLE ROAD_NW

4 DA 22 JUNE 1200 - 268-270 LONGUEVILLE ROAD_NW

5 DA 22 JUNE 1300 - 268-270 LONGUEVILLE ROAD_NW

6 DA 22 JUNE 1400 - 268-270 LONGUEVILLE ROAD_NW

7 DA 22 JUNE 1500 - 268-270 LONGUEVILLE ROAD_NW

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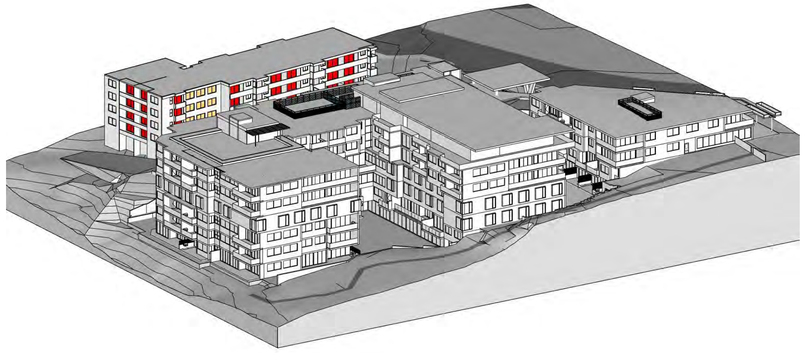
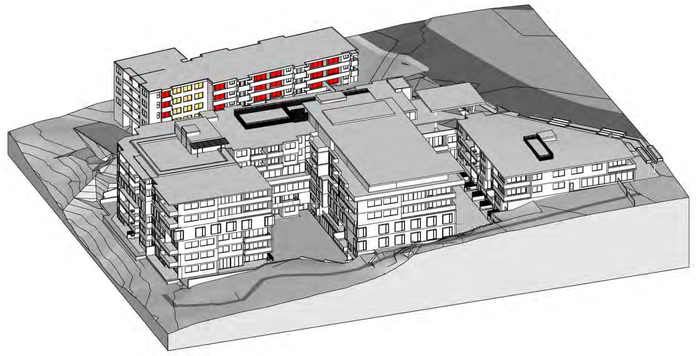
VERTICAL SHADOW ANALYSIS

@ A1 25.05.2018

DA.404 rev. C

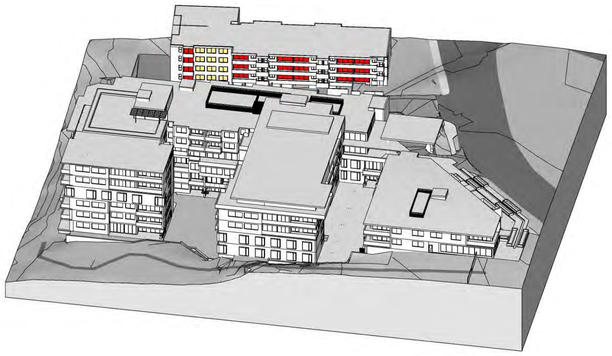


1 JUNE 21 0900

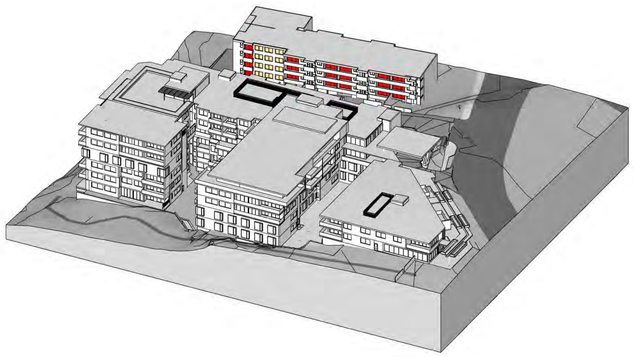


2 JUNE 21 1000

3 JUNE 21 1100



4 JUNE 21 1200



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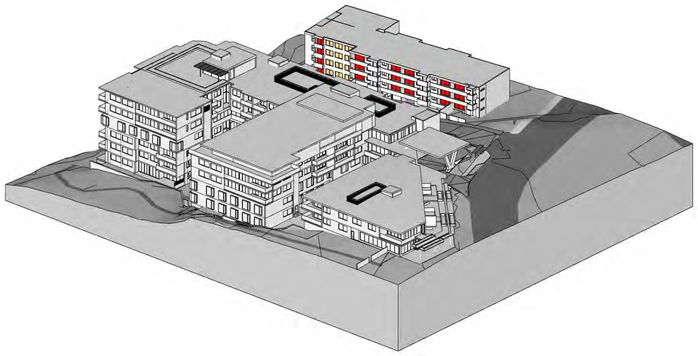
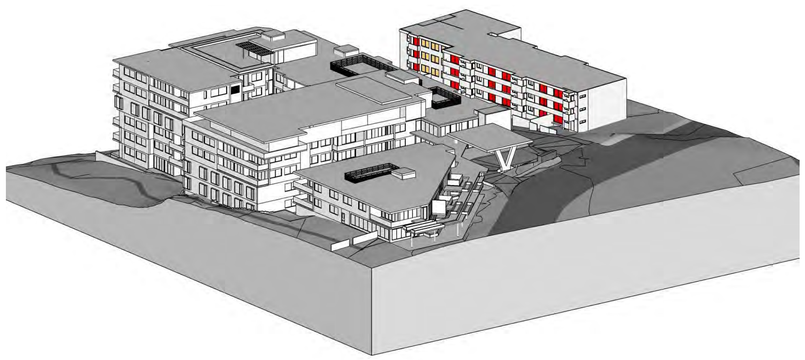


6 JUNE 21 1400



7 JUNE 21 1500

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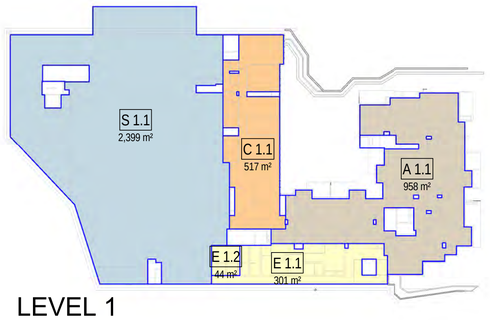
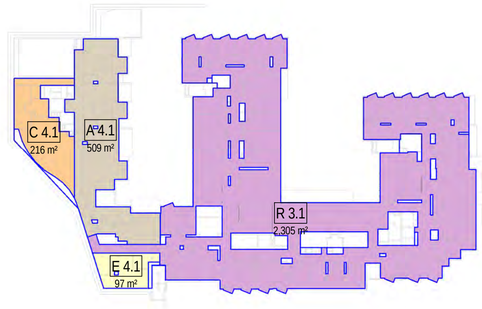
VIEWS FROM THE SUN

@ A1 25.05.2018

DA.405 rev. C



LEVEL 1



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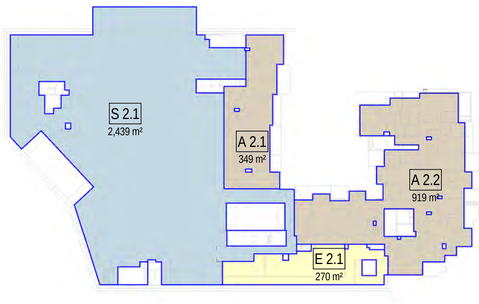

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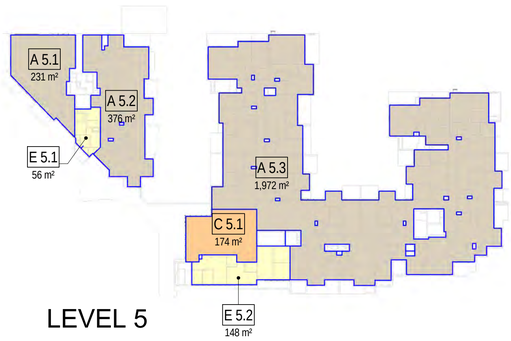

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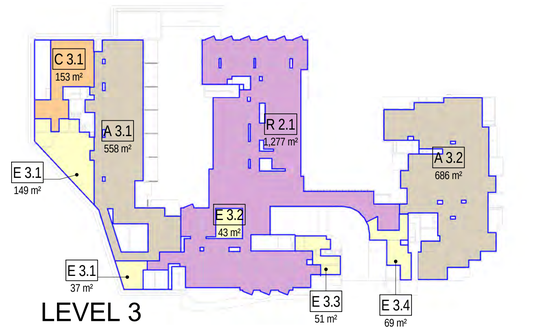

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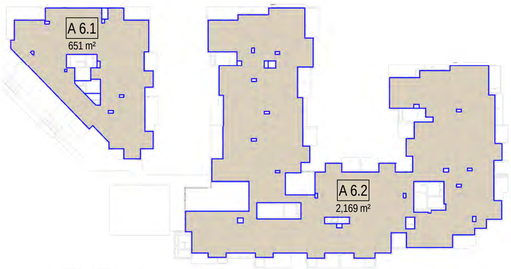

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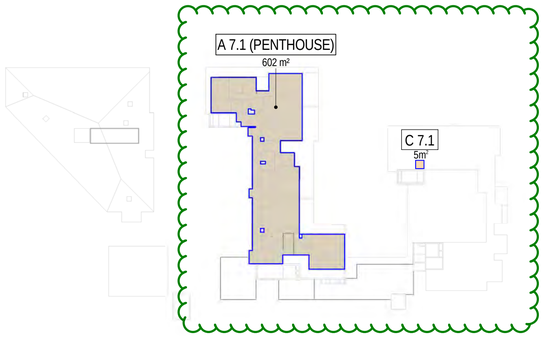

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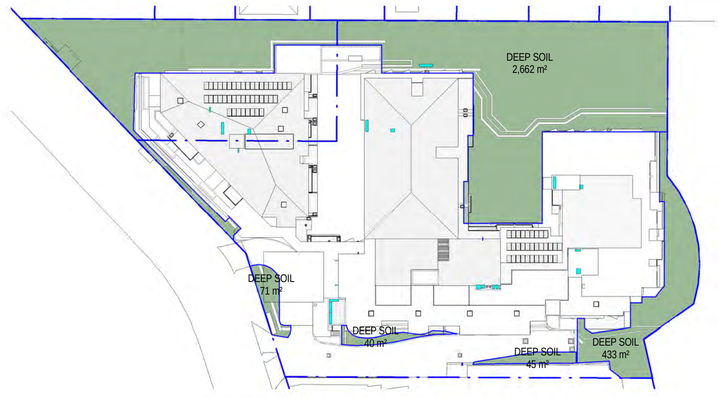

DEEP SOIL AREA

SITE

SITE AREA	
SITE - DEVELOPABLE	9,204 m²
FSR ALLOWED	1.60 :1
GFA ALLOWED	14,726 m²
NON CONFORMING OPTION	
TOTAL BUILT AREA	20,727 m²
TOTAL GFA	14,625 m²
FSR	1.589 :1
APARTMENT	
1 BEDROOM	11
2 BEDROOM	32
2+ BEDROOM	39
TOTAL NO. OF APARTMENTS	82

RESIDENTIAL AGED CARE	
BED	70
PARKING	
CARPARK	101
DIS. CARPARK	14
LARGE CARPARK	7
	122

AREA LEGEND

- C - COMMON AREAS
- E - EXEMPTIONS
- R - RESIDENTIAL AGED CARE
- A - SENIOR'S LIVING
- S - SERVICES / CARPARK

AREA TYPES	
COMMON AREAS	
C 1.1	517 m²
C 3.1	153 m²
C 4.1	216 m²
C 5.1	174 m²
C 7.1	5 m²
	1,064 m²
EXEMPTIONS	
E 1.1	301 m²
E 1.2	44 m²
E 2.1	270 m²
E 3.1	186 m²
E 3.2	43 m²
E 3.3	51 m²
E 3.4	69 m²
E 4.1	97 m²
E 5.1	56 m²
E 5.2	148 m²
	1,264 m²
RESIDENTIAL AGED CARE	
R 2.1	1,277 m²
R 3.1	2,305 m²
	3,581 m²
SENIOR'S LIVING	
A 1.1	958 m²
A 2.1	349 m²
A 2.2	919 m²
A 3.1	558 m²
A 3.2	686 m²
A 4.1	509 m²
A 5.1	231 m²
A 5.2	376 m²
A 5.3	1,972 m²
A 6.1	651 m²
A 6.2	2,169 m²
A 7.1 (PENTHOUSE)	602 m²
	9,980 m²
SERVICES / CARPARK	
S 1.1	2,399 m²
S 2.1	2,439 m²
	4,838 m²

DEEP SOIL AREA

Deep Soil Area = 3251.35 sq.m
Deep Soil Percentage = 35.3%

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AREA PLANS

As indicated @ A1 | 25.05.2018

DA.411 | rev. C

1 A300 LEVEL 1 COMPLIANCE
1 : 600

2 A300 LEVEL 2 COMPLIANCE
1 : 600

3 A300 LEVEL 3 COMPLIANCE
1 : 600

4 A300 LEVEL 4 COMPLIANCE
1 : 600

5 A300 LEVEL 5 COMPLIANCE
1 : 600

6 A300 LEVEL 6 COMPLIANCE
1 : 600

7 A300 LEVEL 7 COMPLIANCE
1 : 600

PROJECT COMPLIANCE

2 hour Solar Access achieved by 71 apartments= 87% (Required 70% minimum)

Apartments with no Sunlight= 10 apartments=12% (Allowed maximum 15%)

Cross Ventilation achieved to 40 apartments =49% (Required minimum 60%)
(Please refer to performance review prepaired by ThomsonAdsett)

Apartment No	Type	Internal Area	Balcony Area	2 HR Solar Access	CROSS VENTILATION
Level 1					
B1.1	2 Bed	94.74	16.82	YES	NO
B1.2	2 Bed	93.54	16.58	YES	NO
C1.1	2 Bed	99.61	16.49	YES	NO
C1.2	2 + MPR	109.78	23.96	YES	YES
C1.3	2 + MPR	130.45	17.46	YES	YES
C1.4	2 Bed	96.1	20.86	YES	YES
C1.5	2 Bed	108.18	27.26	YES	YES
C1.6	2 Bed	101.45	39.1	NO	YES
8					
Level 2					
B2.1	2 + MPR	112.46	18.56	YES	YES
B2.2	2 + MPR	115.95	26.11	YES	YES
B2.3	1 Bed	70.64	8.83	YES	YES
B2.4	1 Bed	73.65	17.82	YES	NO
B2.5	2 Bed	93.37	11.96	YES	NO
C2.1	2 Bed	99.86	11.88	YES	YES
C2.2	2 + MPR	109.87	20.37	YES	NO
C2.3	2 + MPR	130.48	14.38	YES	NO
C2.4	2 Bed	95.71	11.62	YES	NO
C2.5	2 + MPR	108.28	13.72	YES	NO
C2.6	2 Bed	101.34	13.5	NO	YES
11					
Level 3					
A3.1 - Affordable	Studio	50.5	17	YES	NO
A3.2 - Affordable	Studio	50	17	YES	NO
A3.3 - Affordable	Studio	50	17	YES	NO
A3.4 - Affordable	Studio	50	17	YES	NO
A3.5 - Affordable	Studio	50	17	YES	NO
A3.6 - Affordable	Studio	51	17	YES	NO
A3.7 - Affordable	1 Bed	73.81	19.1	YES	NO
A3.8 - Affordable	1 Bed	69.03	17.51	YES	NO
C3.1	2 Bed	99.7	11.95	NO	NO
C3.2	2 + MPR	110.16	20.37	YES	YES
C3.3	2 + MPR	128.37	15.72	YES	YES
C3.4	2 Bed	95.38	11.66	YES	YES
C3.5	2 + MPR	107.28	14.06	YES	YES
C3.6	1 Bed	85.74	13	NO	YES
14					
Level 4					
A4.1	2 Bed	92.42	11.06	YES	NO
A4.2	2 Bed	92.01	11.08	YES	YES
A4.3	2 + MPR	120.24	19.95	YES	NO
A4.4	2 + MPR	126.29	18.29	YES	NO
4					

Level 5					
A5.1	2 + MPR	129.62	15.74	YES	YES
A5.2	2 + MPR	92.29	11.16	YES	NO
A5.3	2 + MPR	116.26	21.11	YES	NO
B5.1	2 Bed	109.46	20.82	YES	NO
B5.2	2 + MPR	111.3	11.5	YES	NO
B5.3	2 + MPR	112.72	29.5	YES	YES
B5.4	2 + MPR	125.9	20.25	YES	YES
B5.5	2 + MPR	112.38	18.73	YES	NO
B5.6	2 Bed	94.89	12.27	YES	NO
B5.7	2 Bed	93.22	12.21	YES	NO
B5.8	2 Bed	93.21	12.31	YES	NO
B5.9	2 Bed	100.37	14.39	NO	NO
B5.10	2 Bed	90.83	17.04	YES	NO
C5.1	2 Bed	99.65	11.95	YES	NO
C5.2	2 + MPR	110.23	18.79	YES	YES
C5.3	2 + MPR	129.19	15.72	YES	YES
C5.4	2 Bed	95.86	11.03	YES	NO
C5.5	2 + MPR	107.4	13.33	YES	YES
C5.6	2 + MPR	112.63	13.64	NO	YES
19					
Level 6					
A6.1	2 + MPR	124.21	20.34	YES	YES
A6.2	2 + MPR	136.44	30.61	YES	YES
A6.3	2 + MPR	129.67	15.58	YES	YES
A6.4	2 + MPR	92.29	11.16	YES	NO
A6.5	2 + MPR	118.12	20.12	YES	NO
B6.1	2 Bed	109.46	20.82	YES	NO
B6.2	2 + MPR	111.3	11.5	YES	NO
B6.3	2 + MPR	112.03	29.5	YES	YES
B6.4	2 + MPR	124.54	20.56	YES	YES
B6.5	2 + MPR	112.38	18.73	YES	NO
B6.6	2 Bed	94.89	12.27	YES	NO
B6.7	2 Bed	93.22	12.21	YES	NO
B6.8	2 Bed	93.21	12.21	YES	YES
B6.9	2 Bed	100.96	15.23	NO	YES
B6.10	2 Bed	91.27	13.76	NO	YES
B6.11	2 Bed	94.5	15.99	NO	YES
B6.12	2 Bed	94.68	11.66	NO	YES
C6.1	2 Bed	99.32	11.95	YES	NO
C6.2	2 + MPR	109.58	20.32	YES	YES
C6.3	2 + MPR	128.17	19.44	YES	YES
C6.4	2 Bed	95.86	11.03	YES	NO
C6.5	2 + MPR	107.43	13.27	YES	YES
C6.6	2 + MPR	112.72	13.53	NO	YES
23					

Level 7					
B7.1	2 + MPR	164.24	*27.74*	YES	YES
B7.2	2 + MPR	170.36	*84.47*	YES	YES
B7.3	2 + MPR	188.01	*40.84*	YES	YES
3					

0 1 2 3 5 10m

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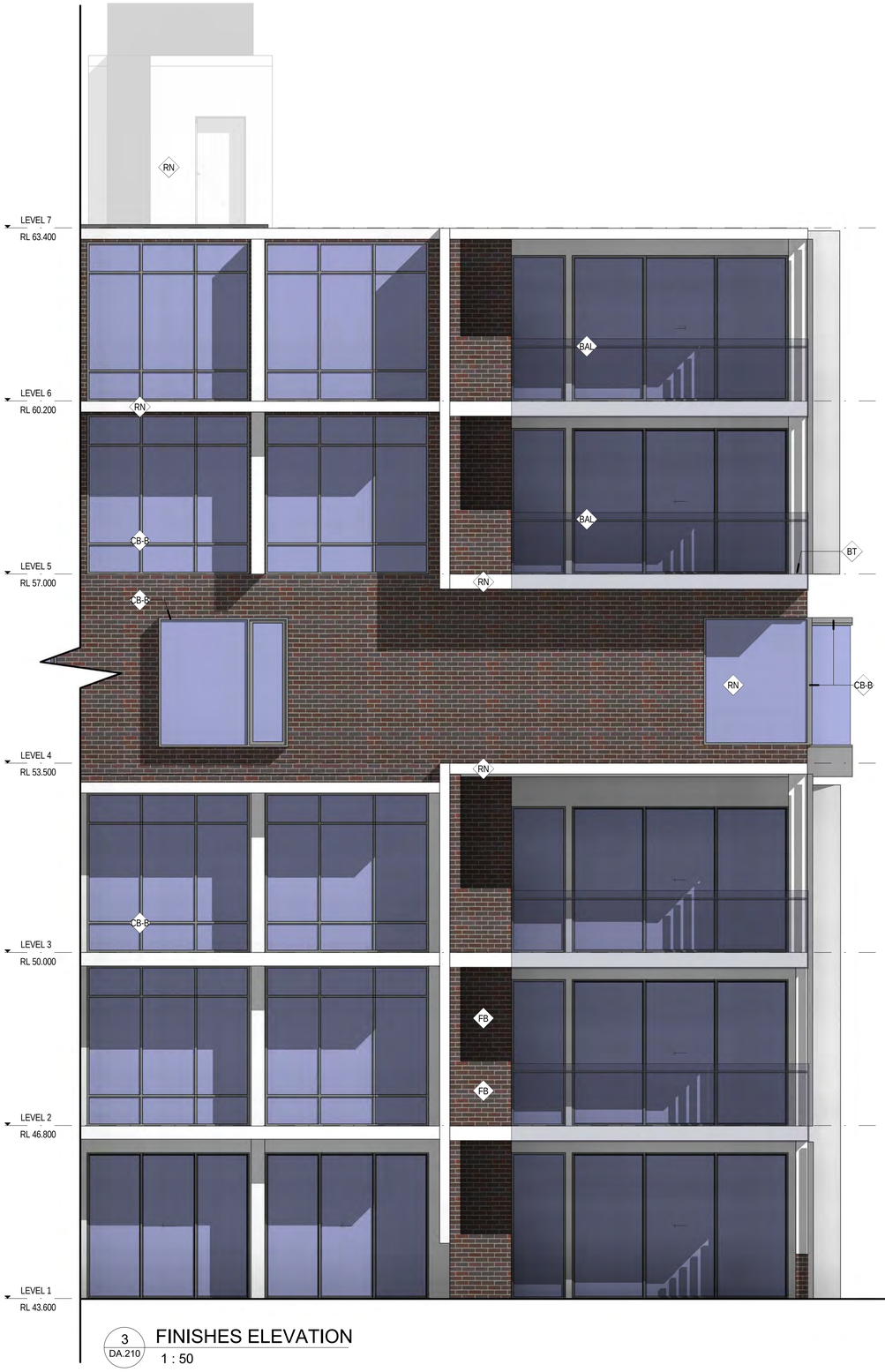
COMPLIANCE STUDY

As indicated @ A1 25.05.2018

DA.420 rev. C

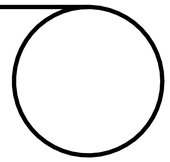


3 DA.210 FINISHES ELEVATION
1 : 50

0 0.5 1.0 1.5 2.5 5 m

RN RENDERED FINISH

Vivid White (Dulux)



ST FEATURE STONE CLADDING (ENTRY)

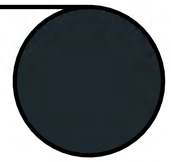
ECO Outdoor - Clancy random Ashlar Sandstone

FB FEATURE STONE CLADDING

Namoi Valley Bricks - Federation Blue

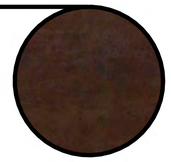
CB-B COLORBOND - NIGHT SKY

-Window Frames
-Window Boxes
-Spandrel Panels



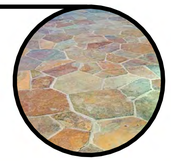
CO Corten Finish

-Vertical Louvres
-Shading Boxes



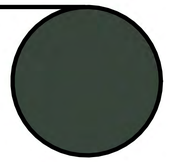
PV Paving

Eco Outdoor 'Saddle' Crazy Pave



CB-W \ MC / MR COLORBOND - WOODLAND GREY

-Fascia/Gutter/dDownpipes
-Metal Roofing
-Horizontal Sunshades (Level 7)
-Plant Enclosures

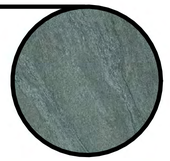


BAL Balustrade

Frameless Glass Balustrade with
Stainless Steel Finish

BT BALCONY TILES

Cut Stone, Beaumont Tiles 'Apline Grigio'



COURTYARD PERSPECTIVE

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EXTERNAL BUILDING FINISHES

As indicated @ A1 25.05.2018

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