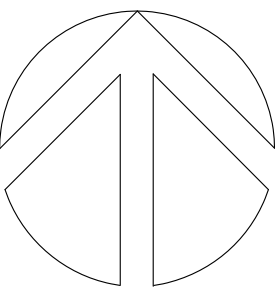


LEGEND

- AB ADJUSTABLE BENCH
- BR BROOM CUPBOARD
- CL CLOTHES LINE
- CMR CORRUGATED METAL ROOF
- CR CONCRETE ROOF
- DP DOWNPIPE
- F1 1000H PICKET FENCE
- F2 1.5H PRIVACY SCREEN
- F3 1.8H COLORBOND FENCE
- FB1 FACE BRICK 1
- FB2 FACE BRICK 2
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- G GATE
- GB GLAZED BALUSTRADE
- GD GRATED DRAIN
- HWU HOT WATER UNIT
- LN LINEN CUPBOARD
- LB LETTER BOX
- MC METAL CLADDING
- MDR METAL DECK ROOF
- P PANTRY
- PC PAINTED CONCRETE
- POS PRIVATE OPEN SPACE
- PP POWER POLE
- REF REFRIGERATOR
- RL RELATIVE LEVEL
- RWT RAINWATER TANK
- SP DP WITH SPREADER
- SH SUN WINDOW HOODS
- SWP STORMWATER PIT
- T LAUNDRY TUB
- TOK TOP OF KERB
- TOW TOP OF WALL
- TPZ TREE PROTECTION ZONE
- WC TOILET SUITE
- WM WASHING MACHINE
- WO WALL OVEN
- WR WARDROBE

LOCATION



LOCATION DIAGRAM

TRUE NORTH

DRAWING LIST

DRAWING DESCRIPTION	REFERENCE NO	ISSUE
ARCHITECTURAL		
LOCATION DIAGRAM	A1	A
SITE ANALYSIS PLAN	A2	-
SITE PLAN	A3	A
BASEMENT PLAN	A4	-
GROUND FLOOR PLAN	A5	A
FIRST FLOOR PLAN	A6	A
SECOND FLOOR PLAN	A7	A
ROOF PLAN	A8	A
ELEVATIONS	A9	A
ELEVATION AND SECTION	A10	A
SECTIONS	A11	A
SHADOW DIAGRAMS	A12	-
SUBDIVISION PLAN OF LOT 1064 IN DP 1203266	A13	-
DEEP SOIL ZONE	A14	-
PERSPECTIVES AND EXTERIOR COLOUR SCHEME	A15	A

CIVIL & STORMWATER

COVER SHEET, LOCALITY PLAN & LEGEND	H01 OF 09	P5
SITE PLAN	H02 OF 09	P5
BASEMENT PLAN	H03 OF 09	P5
GROUND FLOOR PLAN	H04 OF 09	P5
LEVEL 1 FLOOR PLAN	H05 OF 09	P5
LEVEL 2 FLOOR PLAN	H06 OF 09	P5
ROOF PLAN	H07 OF 09	P5
DETAIL SHEET	H08 OF 09	P5
SEDIMENT CONTROL PLAN	H09 OF 09	P5

LANDSCAPE

LANDSCAPE PLAN	LA1 OF 2	E
LANDSCAPE DETAILS & SPECIFICATION	LA2 OF 2	E

SURVEY

PLAN SHOWING DETAIL AND CONTOURS	S 1 OF 1	-
2 DOWIE DR, CLAYMORE		
LOT 1064 IN DP 1203266		

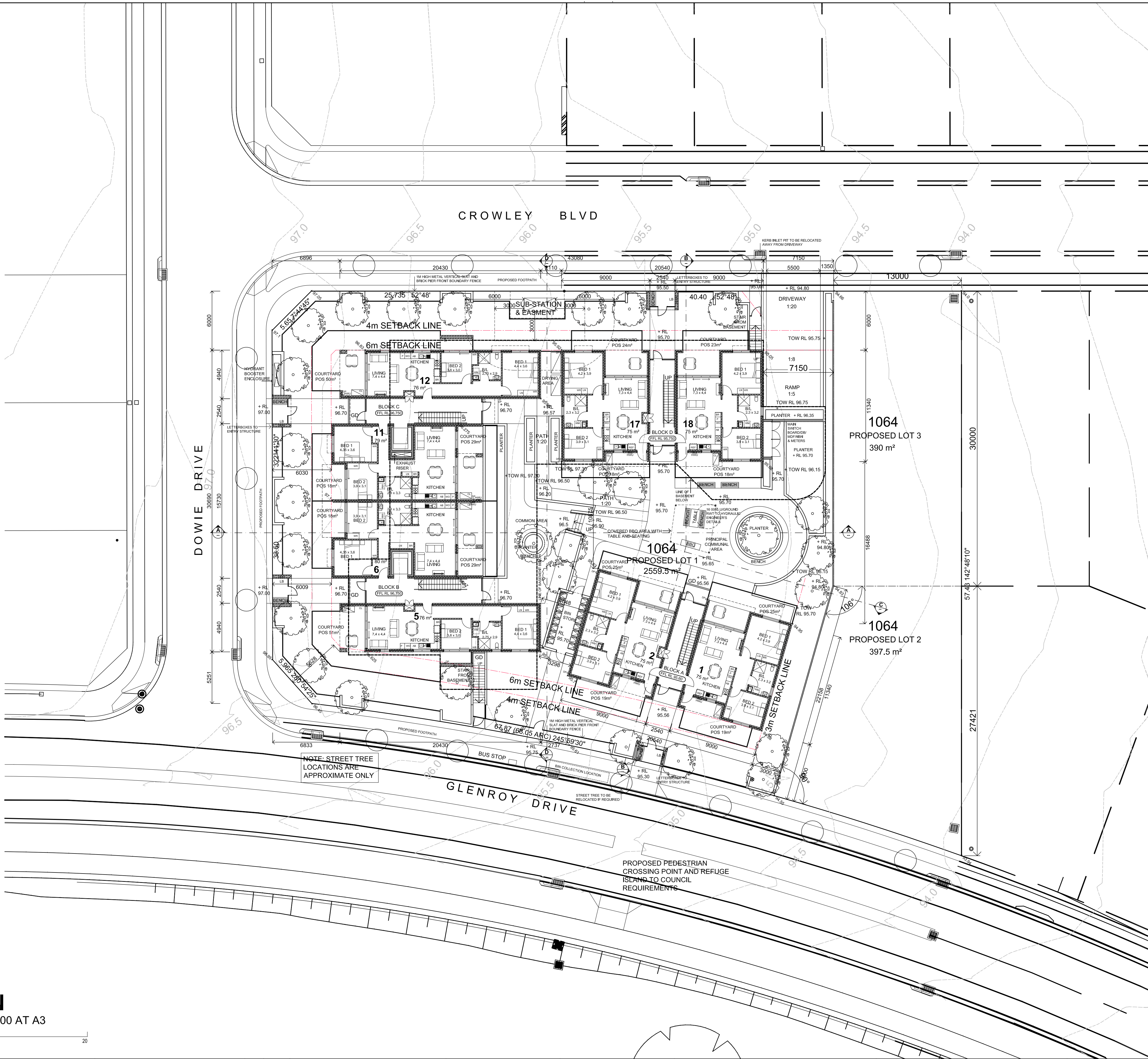
CLAYMORE RENEWAL STAGE 1A		
LONGITUDINAL SECTIONS		
ROAD No. 1 (DOWIE DRIVE)	77639.1A.CC213	G
ROAD No. 4 (CROWLEY BLVD) & DOBELL ROAD (GLENROY DRIVE)	77639.1A.CC216	G
BY: SMEC AUSTRALIA PTY LTD		
DATE: DECEMBER 2014		

DEVELOPMENT DATA			
SITE AREA		Proposed Lot 1: 2559.5 m ² Proposed Lot 2: 397.5m ² Proposed Lot 3: 390m ²	
NUMBER OF EXISTING LOTS		1	
NUMBER OF PROPOSED LOTS		3	
DEVELOPMENT DATA FOR SENIORS HOUSING			
SITE AREA OF PROPOSED LOT 1		2559.5 m ²	
PROPOSED GFA*		2030 m ²	
NUMBER OF DWELLINGS		20 x 2 BED	
	Control	Requirement	Proposed
FSR	Seniors SEPP	0.5:1 1280m ²	0.79:1
LANDSCAPING	Seniors SEPP	35m ² /Unit =700m ²	1036m ² = 40%
DEEP SOIL ZONE	Seniors SEPP	15% OF SITE =384m ² 2/3 Located at Rear = 256m ² min dlm 3m	809m ² 165m ²
BUILDING HEIGHT	Seniors SEPP	8.0m to ceiling	max 9.65m to ceiling max 10.7m (to highest point)
PARKING	Seniors SEPP	1 Space / 5 Units (for LAHC)	20 spaces = 1 space/unit
PRIVATE OPEN SPACE	Seniors SEPP	15m ² / Unit ground floor 10m ² / (2 bed) Unit upper floor	COMPLIES (refer to table)
SOLAR ORIENTATION*	Seniors SEPP	70% units must receive min 3 hrs direct sunlight 9am - 3pm in winter to living areas & private open space	15 OF 20 = 75% COMPLIES

DWELLING DATA			
UNIT	BED	AREA m ²	POS m ²
1	2	75	44
2	2	75	44
3	2	75	15
4	2	75	15
5	2	76	51
6	2	80	47
7	2	76	14.5
8	2	80	18
9	2	76	13.5
10	2	80	17
11	2	79	47
12	2	76	50
13	2	79	18
14	2	76	14.5
15	2	79	17
16	2	76	13.5
17	2	75	42
18	2	75	41
19	2	75	15
20	2	75	15

LAHC* - development data for LAHC new housing supply. For details refer to LAHC Design Standards February 2014.
GFA* - gross floor area includes external wall thickness & common stair areas
AREA* - dwelling floor area includes internal walls but excludes external walls
POS* - private open space
SOLAR ORIENTATION* - % with min 3 hrs of direct sunlight into living areas & private open space

Lot 1064 2 Dowie Drive, CLAYMORE



February 2017 BSA Reference: 11993
Building Sustainability Assessments Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		Added Insulation
Cavity Brick		R1.0
Reverse Brick Veneer		R2.0
Internal Wall Construction		Added Insulation
Brick		none
Cavity Brick (party walls)		none
Ceiling Construction		Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	

Roof Construction		Colour	Added Insulation
Metal	Any		Foil + R1.0 blanket

Floor Construction		Covering	Added Insulation
Concrete	As drawn		none

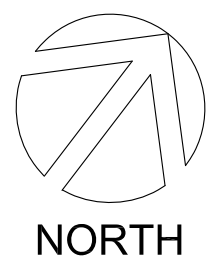
Windows	Glass and frame type	U Value	SHGC	Area sq m
Performance glazing		4.5	0.61	To Units 5, 8 & 9 only
Single Clear in aluminium frames				To all other glazing

Skylights	Glass and frame type	U Value	SHGC	Area sq m
-----------	----------------------	---------	------	-----------

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.

External Window Shading (eaves, verandahs, pergolas, awnings etc)
All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)
No adjustment has been made for losses to insulation arising from ceiling penetrations.



SITE PLAN

SCALE (METRES) 1:400 AT A3

0 1 2 3 4 5 10



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Land & Housing Corporation

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PARRAMATTA NSW 2150
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SMEC AUSTRALIA PTY LTD
PH (02) 4640 6223 FAX (02) 4608 1166

REV	DATE	NOTATION/AMENDMENT
A	29.06.17	COUNCIL COMMENTS
B		
C		
D		
E		
F		
G		
H		
I		
J		
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L		
M		
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Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		

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ARCHITECT
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CONCEPT ARCHITECT
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INLINE HYDRAULIC SERVICES
PH (02) 9501 1907 paul@inlines.com.au
LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH (0403) 194 198

BUSINESS PARTNER:
LAND AND HOUSING CORPORATION
RENEWAL
Level 2, 223-239 Liverpool Rd
ASHFIELD NSW 2131
PHONE No (02) 8753 9000

PROJECT:
PROPOSED SENIORS LIVING HOUSING
AT
LOT 1064
2 DOWIE DRIVE CLAYMORE

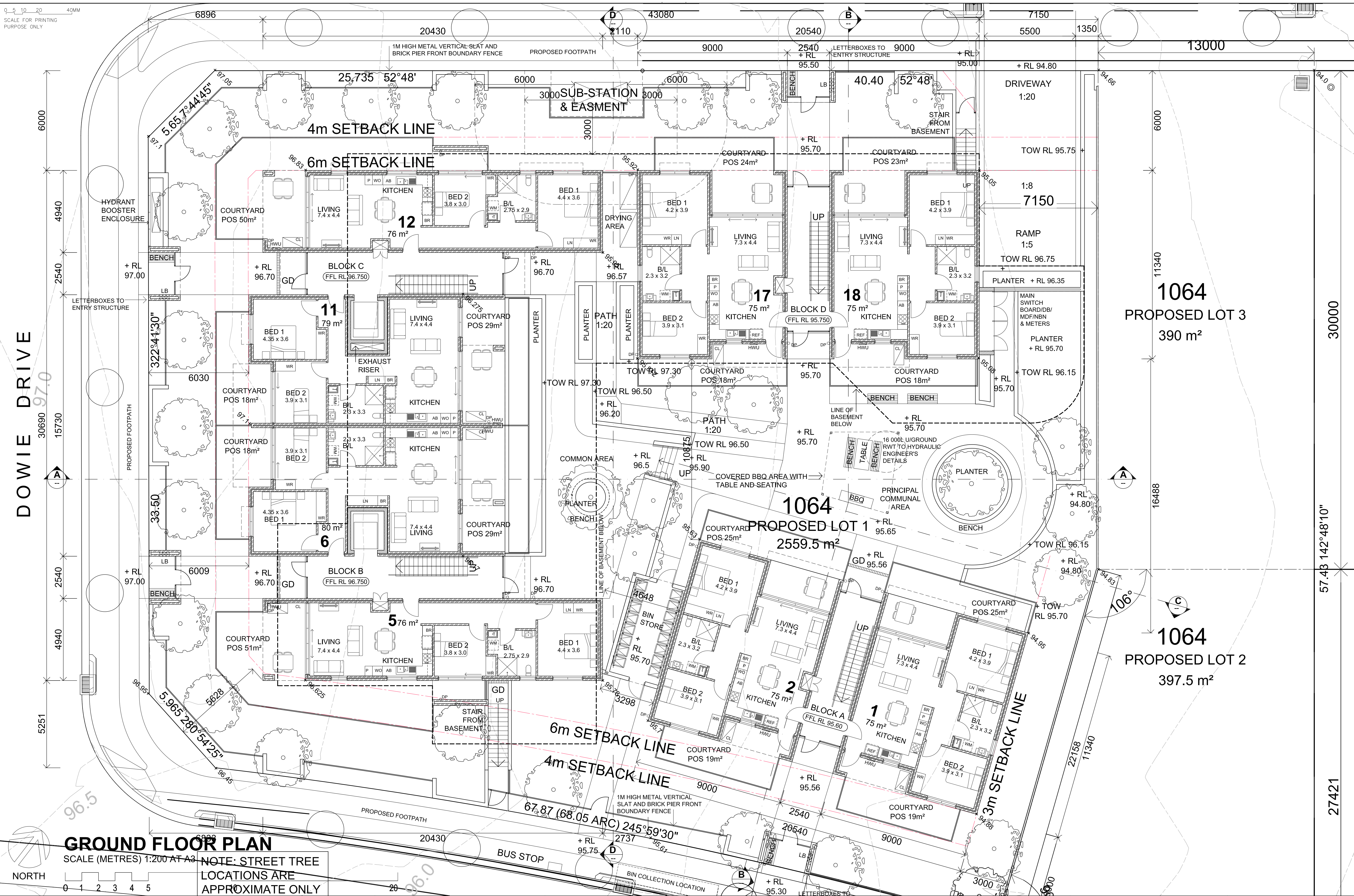
TITLE:
SITE PLAN

FILE:
A1g Dowie DA.dwg

STATUS: DA
DATE: 06.02.17
SCALE: 1:200 (A1)
STAGE: -
DRAWN: JL
CHECKED: BR
PROJECT NO: BGQZK
NOMINATED ARCHITECT: BR
REV: A

TYPE: A
SHEET: A3

PLOTTED: 29/06/2017 11:30 AM

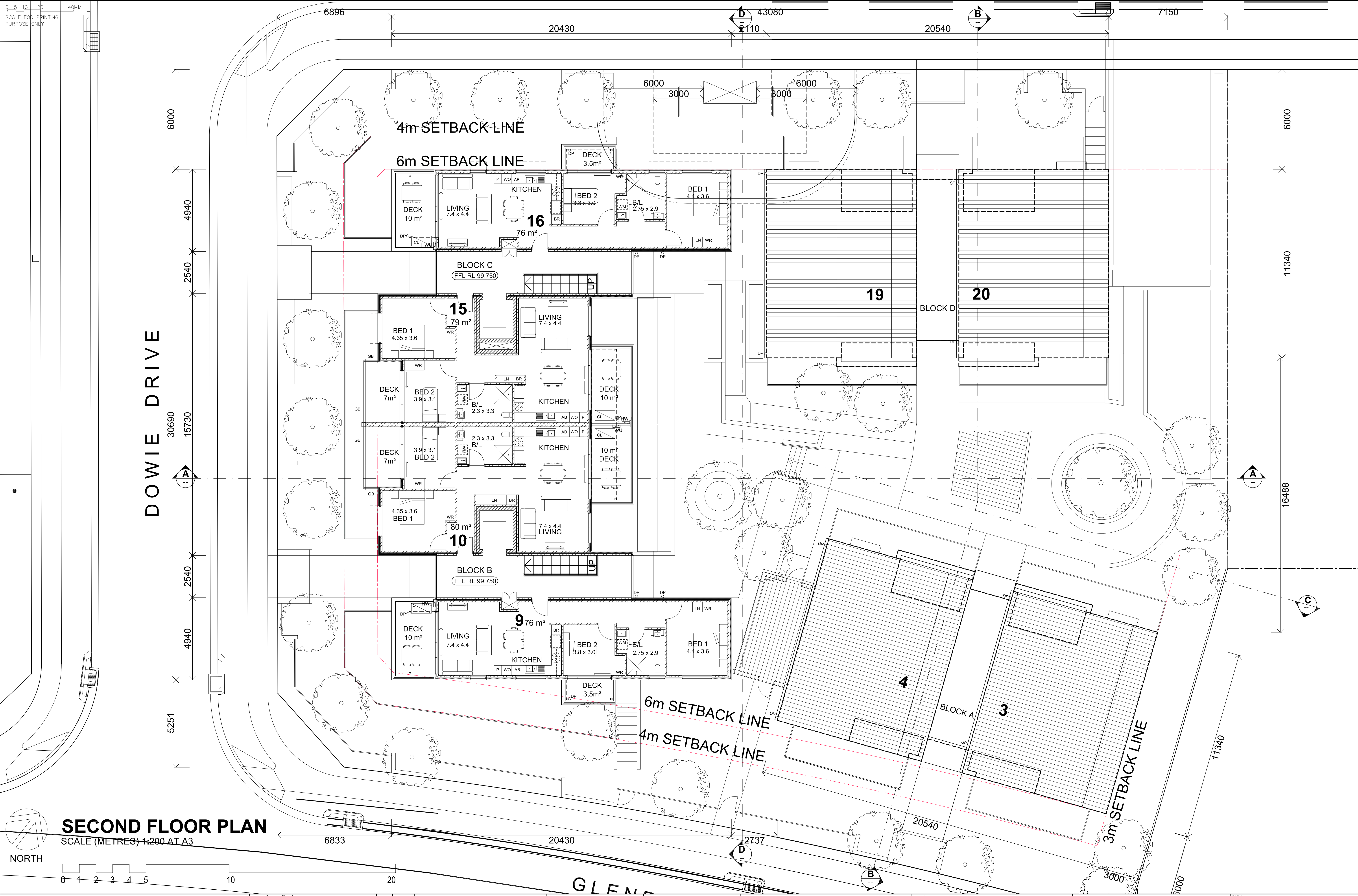


GROUND FLOOR PLAN

SCALE (METRES) 1:200 AT A3

NOTE: STREET TREE
LOCATIONS ARE
APPROXIMATE ONLY



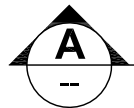


SECOND FLOOR PLAN
SCALE (METRES) 1:200 AT A3

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY

DOWIE DRIVE

97.0



ROOF PLAN

SCALE (METRES) 1:200 AT A3

NORTH

0 1 2 3 4 5 10 20

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REV	DATE	NOTATION/AMENDMENT
A	29.06.17	COUNCIL COMMENTS
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

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PROJECT:
PROPOSED SENIORS LIVING HOUSING
AT
LOT 1064
2 DOWIE DRIVE CLAYMORE

ROOF PLAN

FILE:
A1g Dowie DA.dwg

PLOTTED:
29/06/2017 11:30 AM

STATUS	DA	SCALE	PROJ.	PROJECT NO.
DATE	17.01.17	1:100 (A1)	-	BGQZK
STAGE	-	DRAWN	CHECKED	NOMINATED ARCHITECT
-	JL	BR	BR	BR
TYPE	A	SHEET	REV.	A
A	A8			