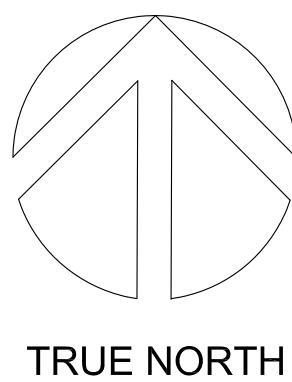


- AB ADJUSTABLE BENCH
- BR BROOM CUPBOARD
- CL CLOTHES LINE
- CMR CORRUGATED METAL ROOF
- CR CONCRETE ROOF
- DP DOWNPIPE
- F1 1000H VERTICAL SLAT FENCE
- F2 1.5H PRIVACY SCREEN
- F3 1.8H COLORBOND FENCE
- FB1 FACE BRICK 1
- FB2 FACE BRICK 2
- FB3 FACE BRICK 3
- FCL FINISHED CEILING LEVEL
- FFL FINISHED 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
- PR PAINTED RENDER
- REF REFRIGERATOR
- RL RELATIVE LEVEL
- RWT RAINWATER TANK
- SP DP WITH SPREADER
- SH SUN WINDOW HOOD
- SWP STORMWATER PIT
- T LAUNDRY TUB
- TOK TOP OF KERB
- TOW TOP OF WALL
- TPZ TREE PROTECTION ZONE
- WB WINDOW BOX
- WC TOILET SUITE
- WM WASHING MACHINE
- WO WALL OVEN
- WR WARDROBE

LOCATION



LOCATION DIAGRAM

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
THIRD FLOOR PLAN	A8	A
ROOF PLAN	A9	A
ELEVATIONS	A10	A
ELEVATION & SECTION	A11	A
SECTIONS	A12	A
SHADOW DIAGRAMS	A13	A
DEEP SOIL ZONE	A14	A
PERSPECTIVES AND EXTERIOR COLOUR SCHEME	A15	A

CIVIL & STORMWATER

COVER SHEET, LOCALITY PLAN & LEGEND	H01 OF 10	P5
SITE PLAN	H02 OF 10	P5
BASEMENT PLAN	H03 OF 10	P5
GROUND FLOOR PLAN	H04 OF 10	P5
LEVEL 1 FLOOR PLAN	H05 OF 10	P5
LEVEL 2 FLOOR PLAN	H06 OF 10	P5
LEVEL 3 FLOOR PLAN	H07 OF 10	P5
ROOF PLAN	H08 OF 10	P5
DETAIL SHEET	H09 OF 10	P5
SEDIMENT CONTROL PLAN	H10 OF 10	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	-
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LOT 1069 ROSSLYN DR. CLAYMORE
LOT 1069 IN DP 1203266

CLAYMORE RENEWAL STAGE 1A LONGITUDINAL SECTIONS: NORMAN CRESCENT (ARKLEY AVENUE) GLENROY ROAD (ROSSLYN DRIVE) ROAD No. 1 (DOWIE DRIVE) BY: SMEC AUSTRALIA PTY LTD DATE: DECEMBER 2014	77639.1A.CC211 77639.1A.CC212 77639.1A.CC213	G H G
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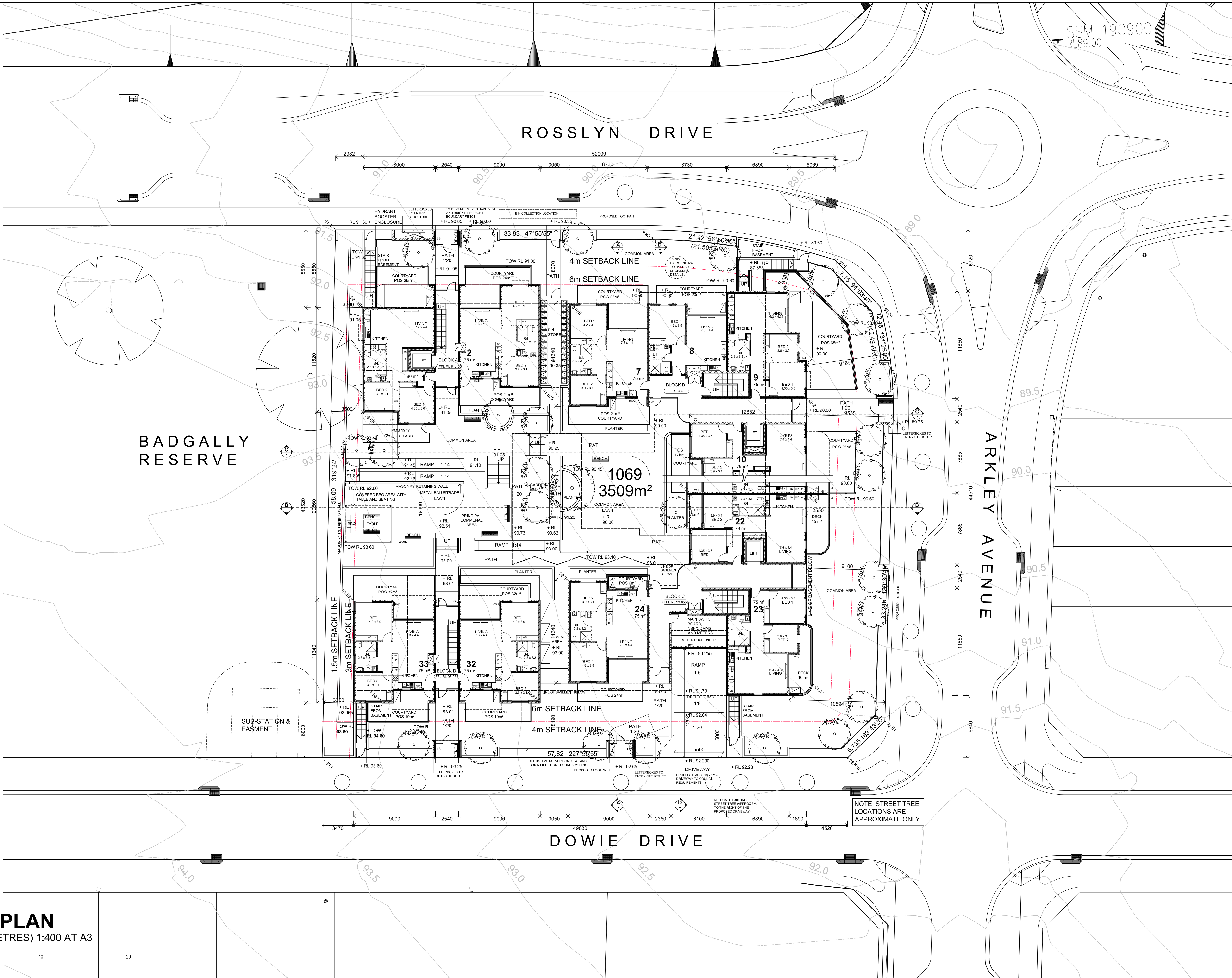
February 2017		BSA Reference: 11057	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate 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		R1.0	
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		Foil + R1.0 blanket	
Concrete		none	
Floor Construction		Added Insulation	
Concrete		As drawn R1.0 to all floors over carpark & driveway	
Windows			
Glass and frame type		U Value	SHGC
Performance glazing with values of		4.5	0.61
Single Clear in aluminium frames		To Units 1,5,10 & 24 only	
		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.			

DEVELOPMENT DATA FOR SENIORS HOUSING			
SITE AREA	3509 m²		
PROPOSED GFA*	3467 m²		
NUMBER OF DWELLINGS	35 (4 x 1 BED & 31 x 2 BED)		
	Control	Requirement	Proposed
FSR	Seniors SEPP	0.5:1 1755m²	0.99:1
LANDSCAPING	Seniors SEPP	35m²/Unit = 1225m²	1404m² = 40%
DEEP SOIL ZONE	Seniors SEPP	15% OF SITE = 526m² 2/3 Located at Rear = 350m² min dim 3m	1173m² 264m²
BUILDING HEIGHT	Seniors SEPP	8.0m to ceiling	max 11.81m to ceiling max 12.85m (to highest point)
PARKING	Seniors SEPP	1 Space / 5 Units (for LAHC)	35 spaces = 1 space/unit
PRIVATE OPEN SPACE	Seniors SEPP	15m² / Unit Ground 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	31 OF 35 = 89% COMPLIES

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

DWELLING DATA			
UNIT	BED	AREA m²	POS m²
1	2	80	45
2	2	75	45
3	2	80	19
4	2	75	15
5	2	80	19
6	2	75	15
7	2	75	47
8	1	55	20
9	2	75	65
10	2	80	52
11	2	75	15
12	1	55	10
13	2	75	10
14	2	80	20
15	2	75	15
16	1	55	10
17	2	75	10
18	2	80	20
19	2	75	35
20	2	79	42
21	2	80	19
22	2	80	20
23	2	75	10
24	2	75	30
25	2	80	20
26	2	75	10
27	1	55	10
28	2	75	15
29	2	80	19
30	2	79	42
31	2	75	35
32	2	75	51
33	2	75	59
34	2	75	15
35	2	75	15

Lot 1069 Rosslyn Drive, CLAYMORE



BADGALLY
RESERVE

ARKLEY AVENUE

DOWIE DRIVE

NOTE: STREET TREE
LOCATIONS ARE
APPROXIMATE ONLY



SITE PLAN

SCALE (METRES) 1:400 AT A3

0 1 2 3 4 5 10 20



Family & Community Services
Land & Housing Corporation

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SURVEYOR
SMEC AUSTRALIA PTY LTD
PH (02) 4640 8222 FAX (02) 4628 1099

REV	DATE	NOTATION/AMENDMENT
A	29.06.17	COUNCIL COMMENTS
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FEIRED DIMENSIONS TAKE PRECEDENCE.		

PROJECT MANAGER
GREENVIEW CONSULTING PTY LTD
PH (02) 8544 1683 FAX (02) 9579 6814
ARCHITECT
BARRY RUSH & ASSOCIATES PTY LTD
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CONCEPT ARCHITECT
STUDIO ZANARDO
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INLINE HYDRAULIC SERVICES
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LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
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BUSINESS PARTNER:
LAND & HOUSING CORPORATION
RENEWAL
Level 2, 223-239 Liverpool Rd
ASHFIELD NSW 2131
PHONE No (02) 8753 9000

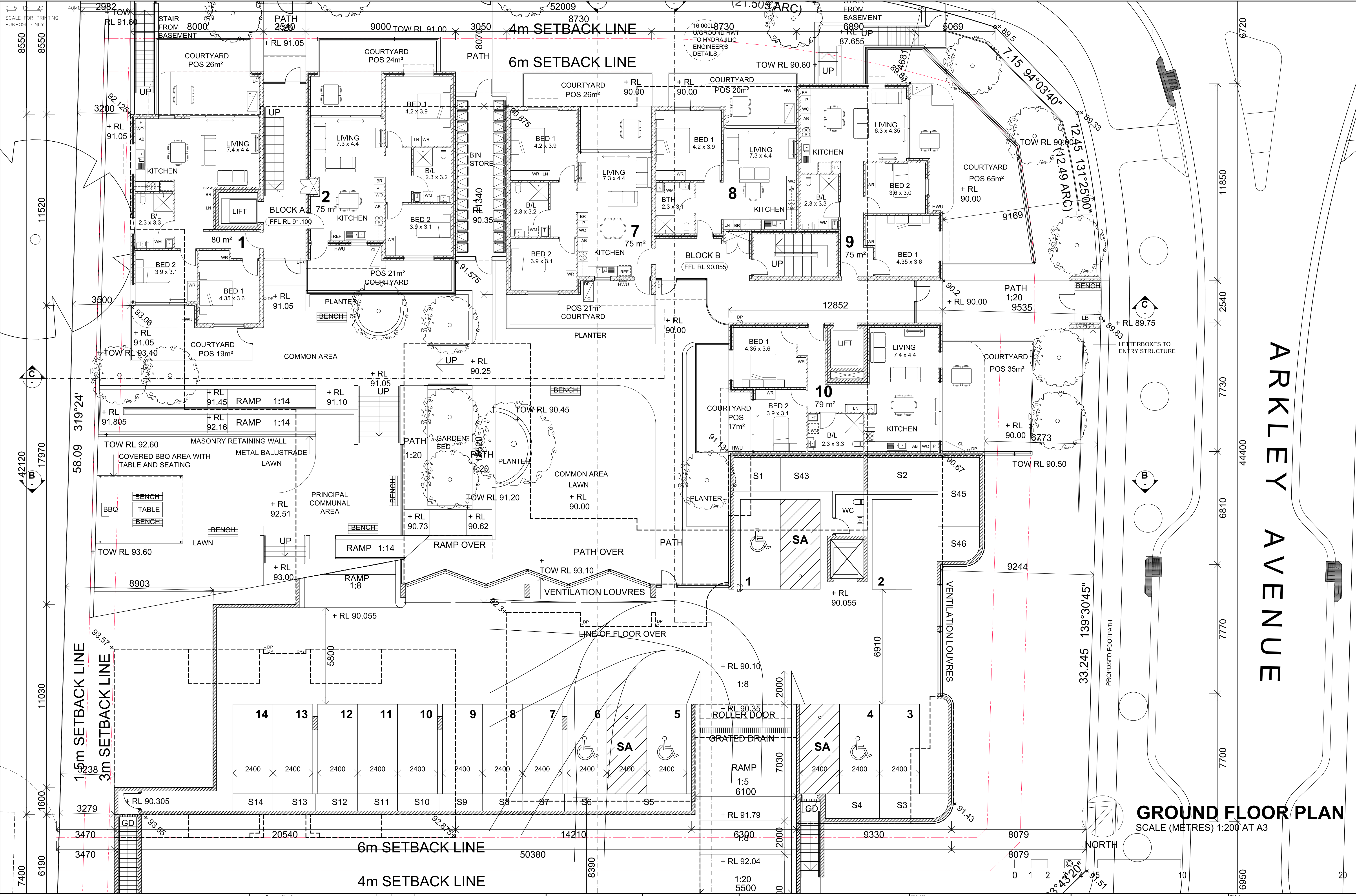
PROJECT:
**PROPOSED SENIORS LIVING HOUSING
AT
LOT 1069 ROSSLYN DRIVE CLAYMORE**

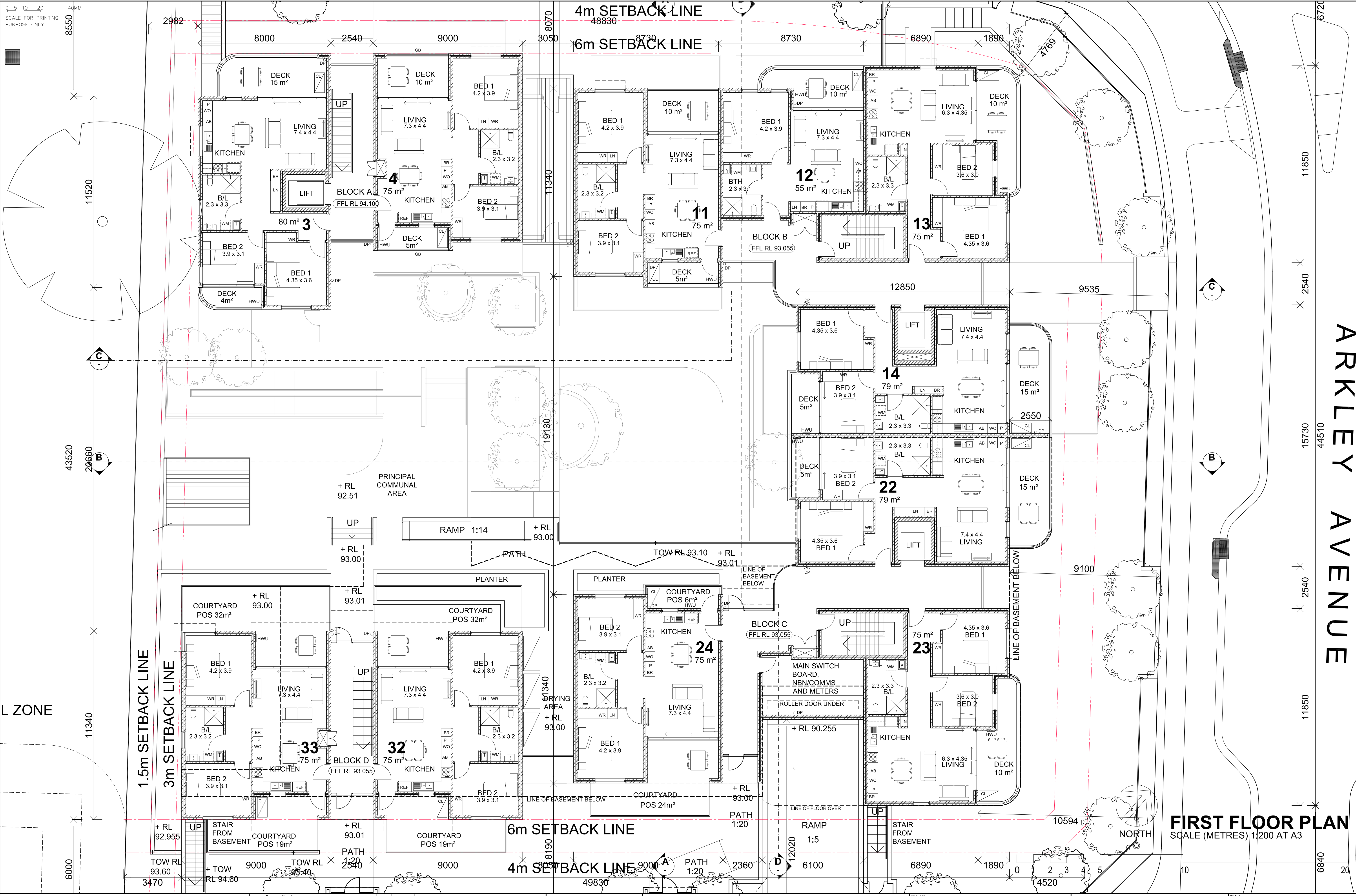
TITLE:
SITE PLAN

FILE:
A11 Rosslyn DA.dwg

PLOTTED:
29/06/2017 5:35 PM

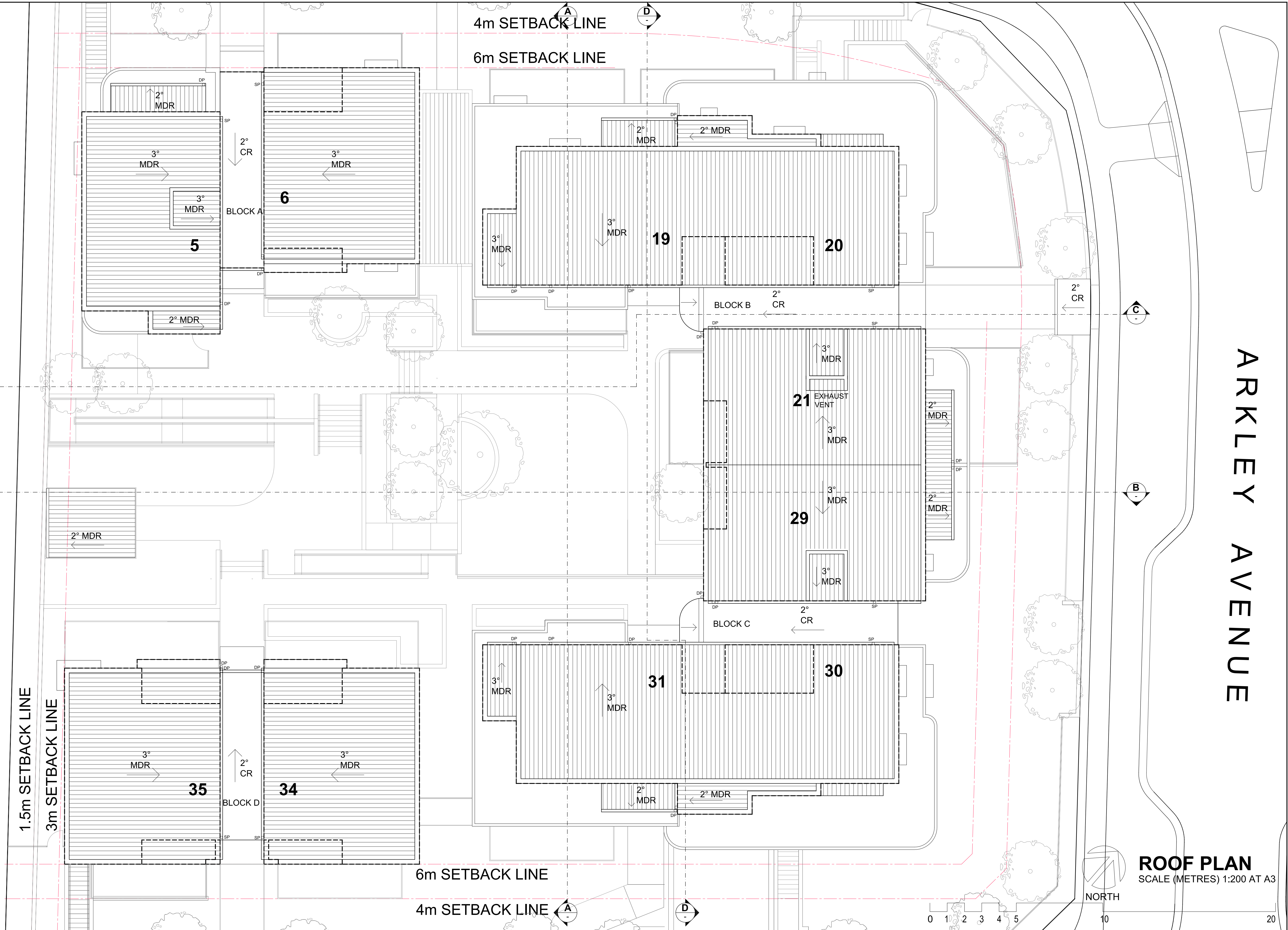
DATE	SCALE	PROJ.	PROJECT NO.
16.01.17	1:200(A1)	-	BGQZM
STAGE	DRAWN	CHECKED	NOMINATED ARCHITECT
-	JL	BR	BR
TYPE	SHEET	REV.	
A	A3	A	





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





ARKLEY AVENUE

ROOF PLAN
SCALE (METRES) 1:200 AT A3