



APPENDIX 6

Development Application Drawings

DESIGN DEVELOPMENT APPLICATION

OPAL AGED CARE PROPOSED RESIDENTIAL AGED CARE Wentworth Avenue, Toongabbie NSW

Drawing No:	Drawing Name	Rev
DA 00	Cover Page	A
DA 01	Site Locality Map	A
DA 02	Site Analysis	A
DA 03	Site Plan	A
DA 04	Demolition Plan	A
DA 05	Ground Floor Plan	A
DA 06	Level 1	A
DA 07	Level 2	A
DA 08	Level 3	A
DA 09	Roof Plan	A
DA 10	Smoke Compartment	-
DA 11	Elevations- Sheet 1	A
DA 12	Elevations- Sheet 2	A
DA 13	Sections	A
DA 14	Sun Shadow Diagrams	-
DA 15	Sun Shadow Study-Building A	-
DA 16	Sun Shadow Study-Building B	-
DA 17	Photomontages - Sheet 1	A
DA 18	Photomontages - Sheet 2	A
DA 19	External Finishes & Materials	A
DA 20	External Building Signage	-
DA 21	Notification Plans - Sheet 1	-
DA 22	Street Elevation	A



NOTES

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SCALE: NTS

JOB NO: 15280

DATE: 21/02/2018

DWG NO: DA.00

REV NO: B



SITE CONTEXT

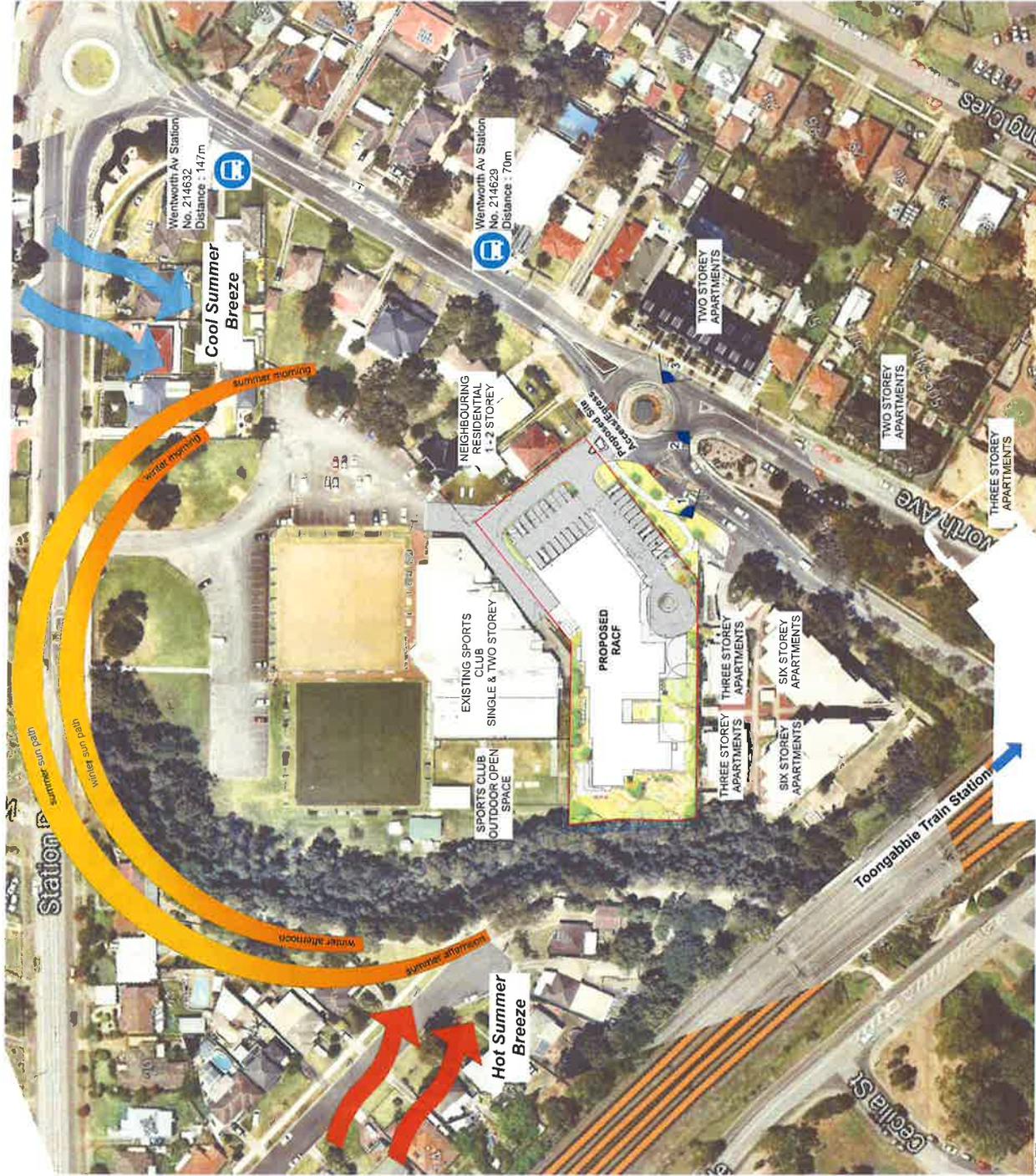


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NOTES

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SCALE	NIS
JOB NO	15280
DATE	21/02/2018
DWG NO	DA 01
REV NO	5



NOTE:
RACF = RESIDENTIAL AGED CARE FACILITY



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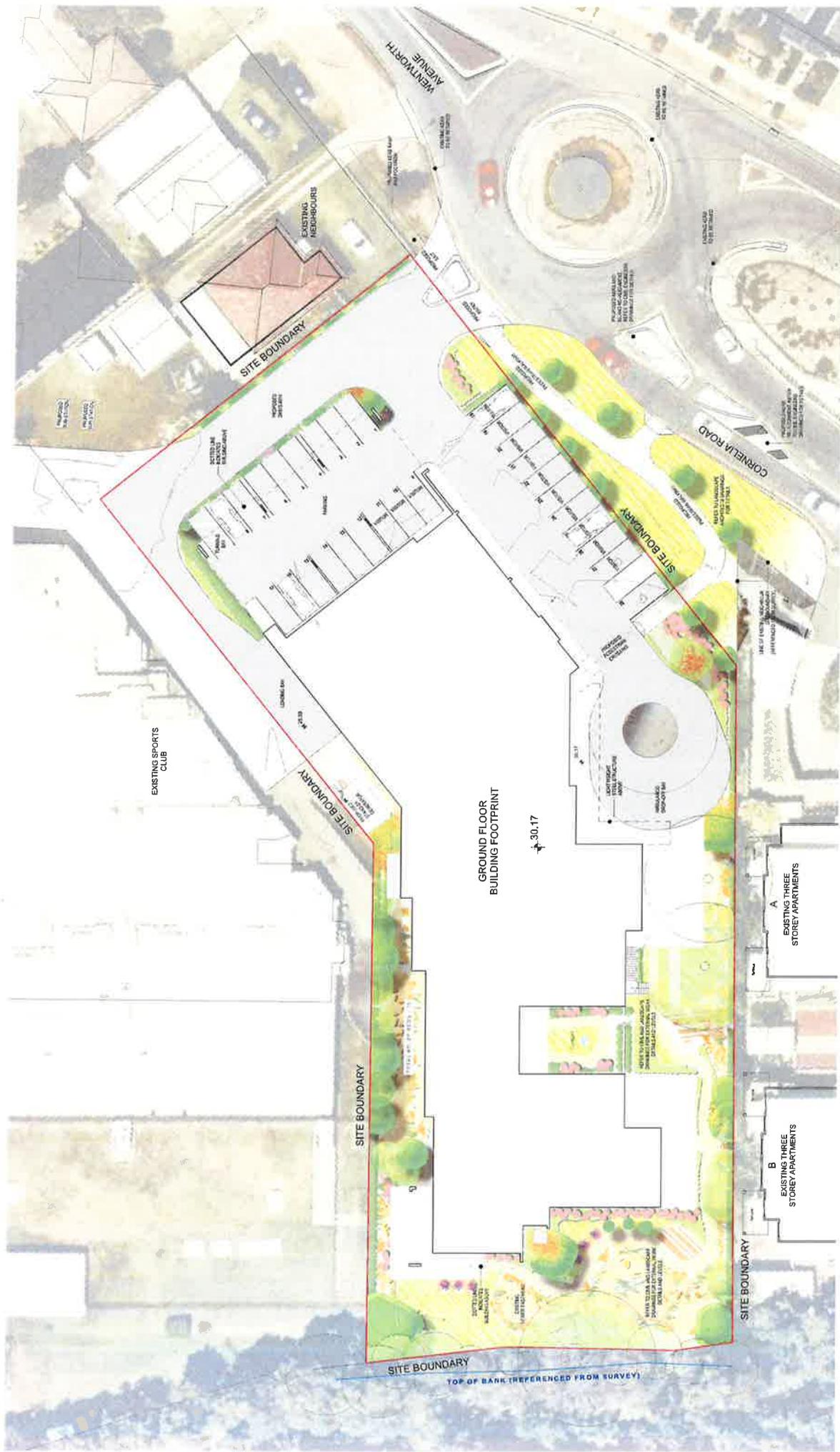
JOB NO: 15280

DATE: 21/02/2018

DWG NO: DA 02

REV NO: B





SCALE 1:200 @ A1
 JOB NO 15280
 DATE 21/02/2018
 DWG NO DA 03
 REV NO 8

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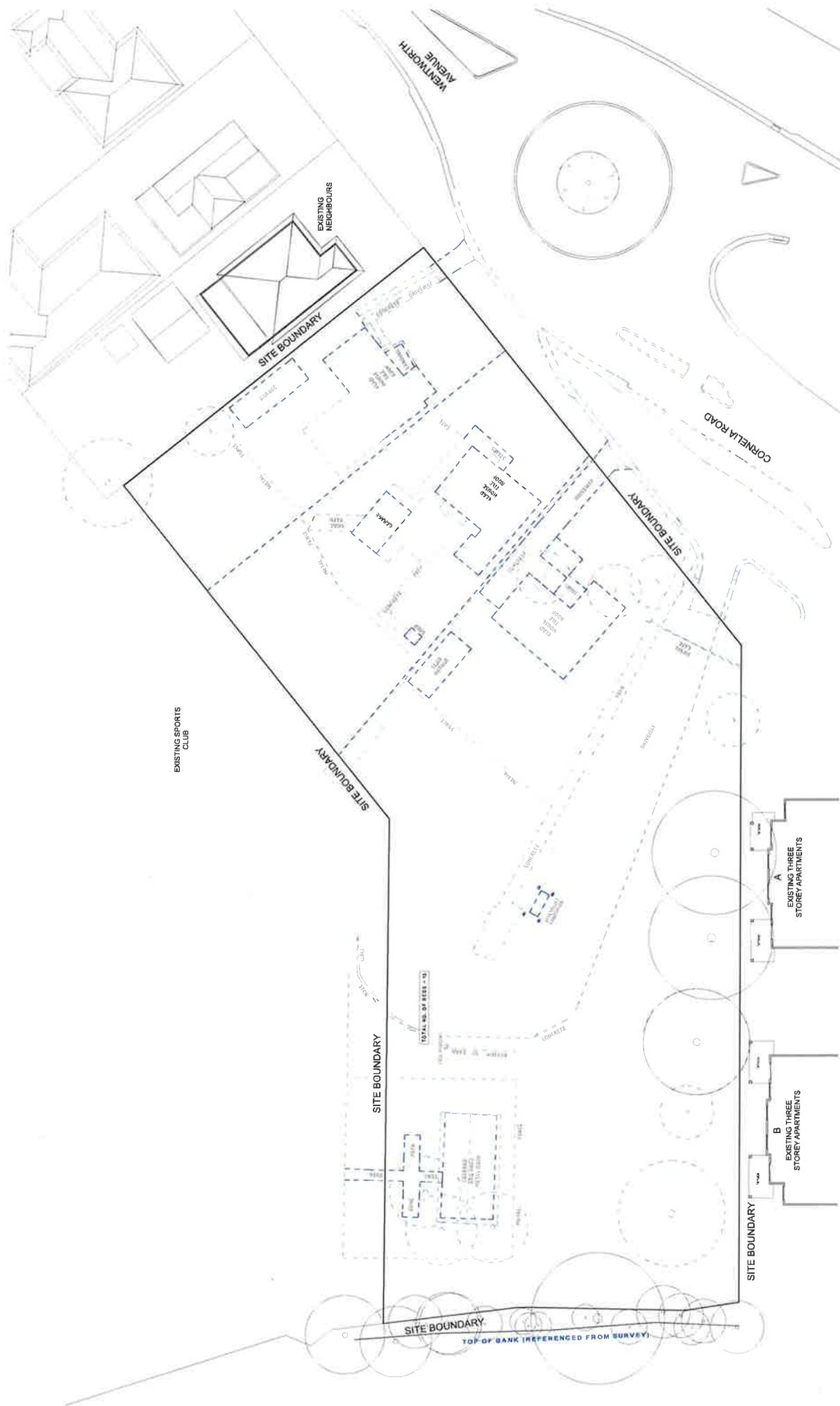


DEVELOPMENT APPLICATION

Site Plan
 Opal Toongabbie
 Opal Specialist Aged Care
 WENTWORTH AVENUE
 TOONGABBIE, NSW 2146

CALDER FLOWER ARCHITECTS

Calder Flower Architects Pty Limited • ABN 64 001 900 278 • Nominated Architect | L Calder 6855
 • 13 140 Wynnie St Chiswick NSW 2008 • ph (02) 9698 9622 • f (02) 9698 9537 • www.calderflower.com.au



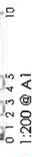
LEGEND
 ——— EXISTING
 - - - - - TO BE DEMOLISHED



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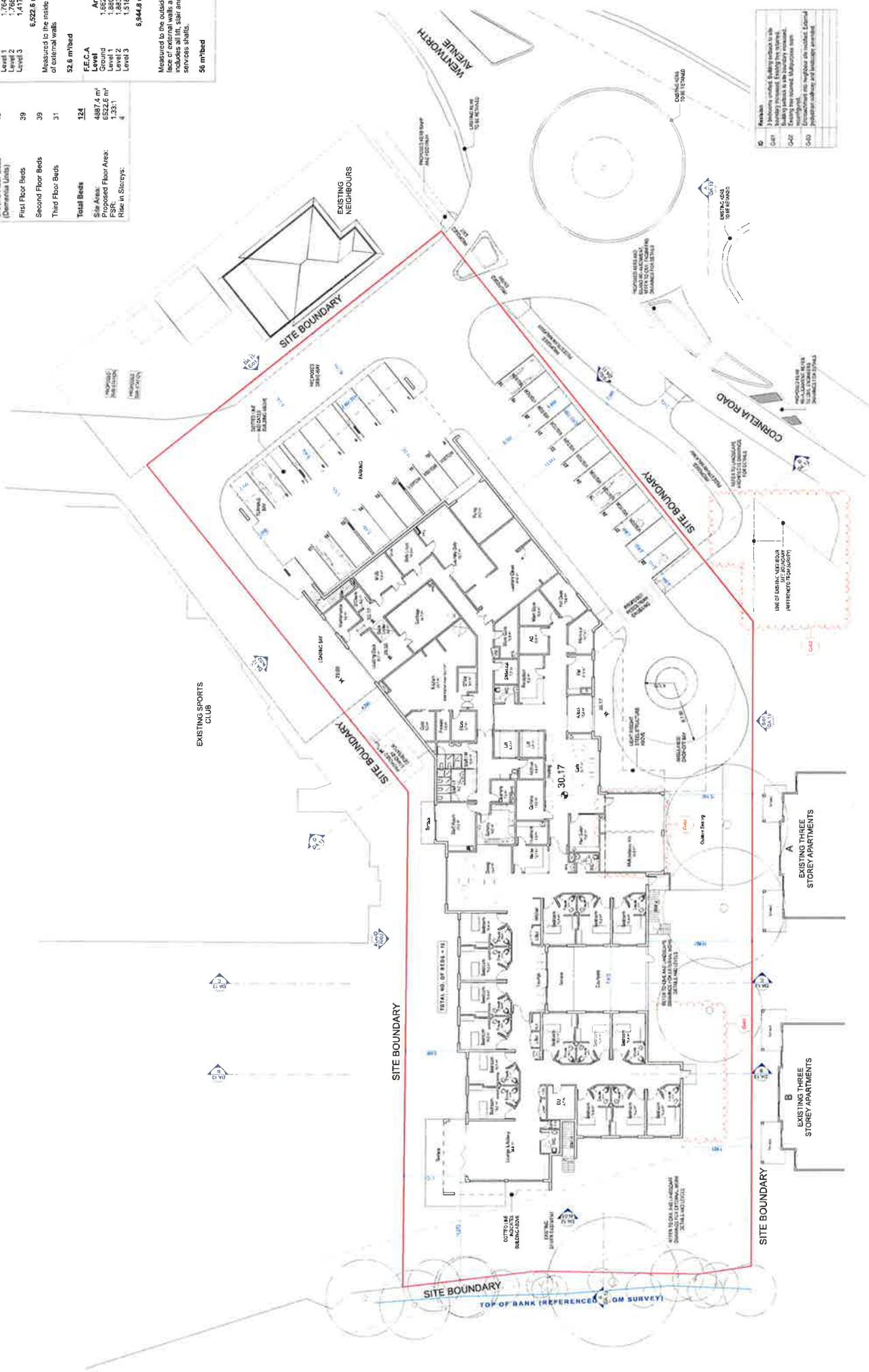
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SCALE: 1:200 @ A1
JOB NO.: 15280
DATE: 21/02/2018
DWG NO.: DA 04
REV NO.: B



Summary	
Ground Floor Beds (Dominant Units)	15
First Floor Beds	39
Second Floor Beds	39
Third Floor Beds	31
Total Beds	124
Site Area	4887.4 m ²
Proposed Floor Area	15326 m ²
FSR	3.137
Rise in Storeys	4
Measured to the outside of external walls	
Measured to the outside of external walls and includes all lift shafts and services shafts.	
56 m/bed	

GFA Floor Areas (FSR)	
Level 1	1,764.2
Level 2	1,768.1
Level 3	1,417.6
6,522.6 m ²	
Measured to the inside face of external walls	
52.6 m/bed	
F.E.C.A	
Level 1	1,800.2
Level 2	1,833.2
Level 3	1,316.9
6,949.8 m ²	



REVISIONS	
01	Initial Issue
02	Revised to include all lift shafts and services shafts.
03	Revised to include all lift shafts and services shafts.
04	Revised to include all lift shafts and services shafts.
05	Revised to include all lift shafts and services shafts.

DEVELOPMENT APPLICATION



SCALE: 1:200 @ A1
 JOB NO: 15280
 DATE: 21/02/2018
 DWG NO: DA 05
 REV NO: B

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 Opal Specialist Aged Care
 Use or receipt of drawings issued in DWG format.



Ground Floor Plan
 Opal Toongabbie
 Opal Specialist Aged Care
 Toongabbie, NSW 2146

EXISTING THREE STOREY APARTMENTS
 EXISTING THREE STOREY APARTMENTS

1. GROUND FLOOR PLAN
 CALDER FLOWER ARCHITECTS
 Calder Flower Architects Pty Limited • ABN 66 001 900 278 • Nominolised Architect L Calder 4955
 • 13 140 Myrtle St Chippendale NSW 2008 • ph (02) 9696 9822 • fr (02) 9696 9827 • www.calderflower.com.au



ID	Markings
1-1	Minimum number to retain existing furniture in the room.
1-2	Minimum number of beds to retain in the room.

(1) FIRST FLOOR

CALDER FLOWER ARCHITECTS

Level 1
 Opal Toongabbie
 Opal Specialist Aged Care
 Wentworth Avenue
 Toongabbie, NSW 2146

DEVELOPMENT APPLICATION

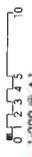


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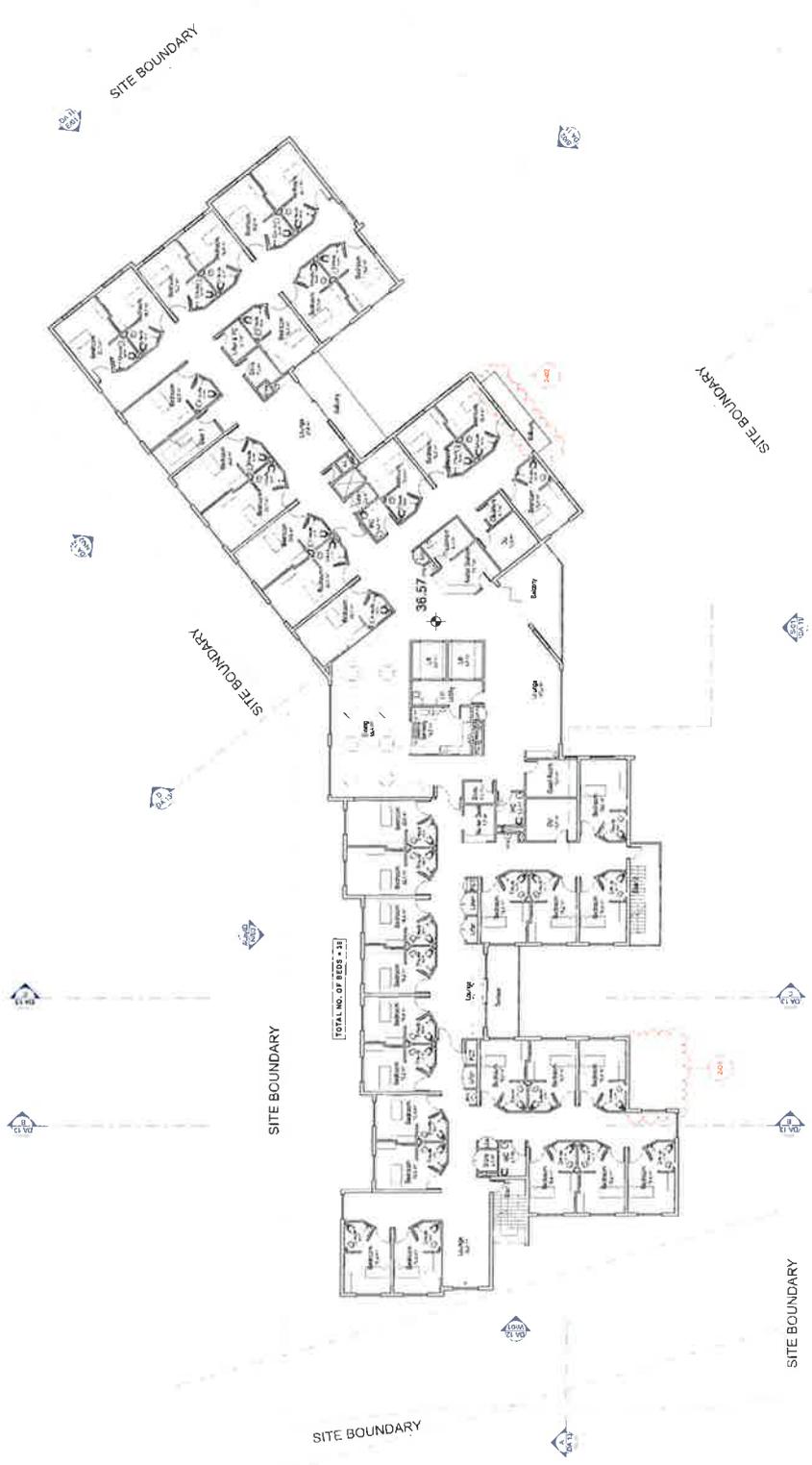
SCALE: 1:200 @ A1
 JOB NO: 15280
 DATE: 21/02/2018
 DWG NO: DA_06
 REV NO: B



DEVELOPMENT APPLICATION



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NO.	REVISION
1	Issue for construction
2	Issue for construction
3	Issue for construction
4	Issue for construction
5	Issue for construction
6	Issue for construction
7	Issue for construction
8	Issue for construction
9	Issue for construction
10	Issue for construction

(1) SECOND FLOOR PLAN

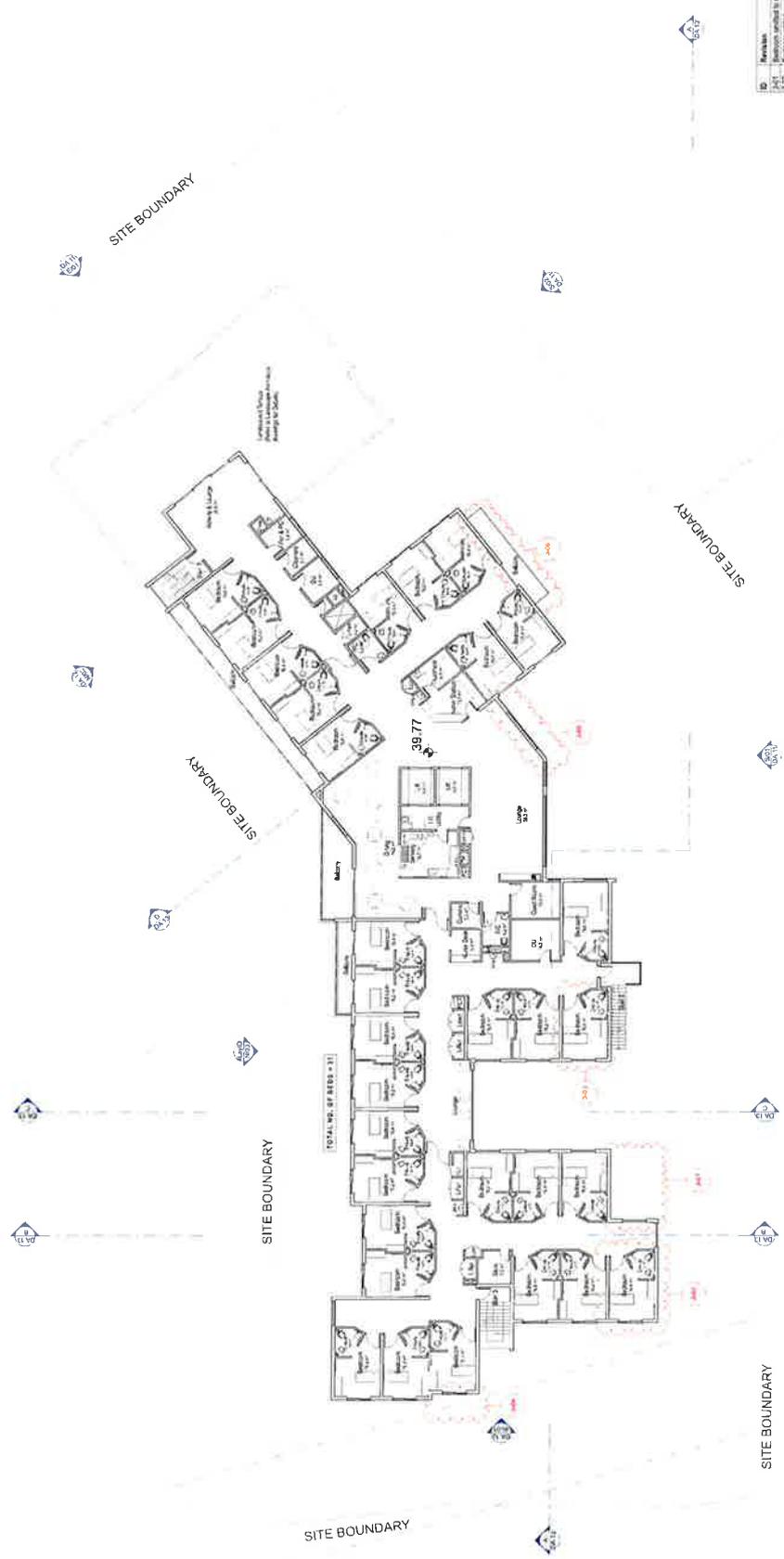


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SCALE 1:200 @ A1
 JOB NO 15280
 DATE 21/02/2018
 DWG NO DA 07
 REV NO 8





ID	Revisions
001	Issue for approval
002	Issue for approval
003	Issue for approval
004	Issue for approval
005	Issue for approval
006	Issue for approval
007	Issue for approval
008	Issue for approval
009	Issue for approval
010	Issue for approval

(1) THIRD FLOOR PLAN



SCALE 1:200 @ A1
 JOB NO 15280
 DATE 21/02/2018
 DWG NO DA 08
 REV NO B

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DEVELOPMENT APPLICATION

Level 3
 Opal Toongabbie
 Opal Specialist Aged Care
 Wentworth Avenue
 Toongabbie, NSW 2146



1 South Elevation



2 South Elevation



3 East Elevation

ID	Revision
001	Existing facade materials removed subject to Council approval
002	Revised facade materials
003	Revised facade materials
004	Revised facade materials
005	Revised facade materials
006	Revised facade materials
007	Revised facade materials
008	Revised facade materials
009	Revised facade materials
010	Revised facade materials



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SCALE: 1:200 @ A1
 JOB NO: 15280
 DATE: 21/02/2018
 DWG NO: DA 11
 REV NO: B





ID	Revision
1-01	Initial design and construction documents
1-02	Final design and construction documents



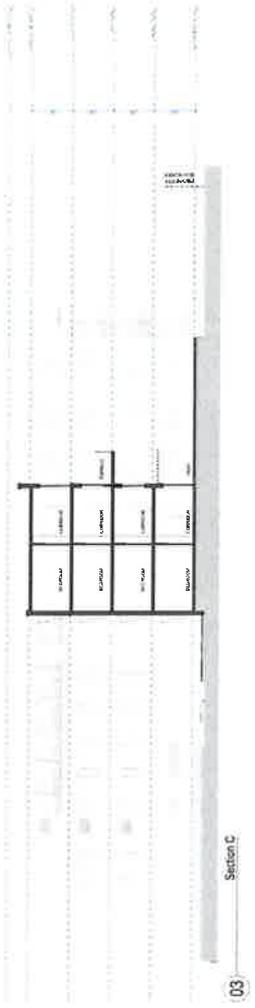
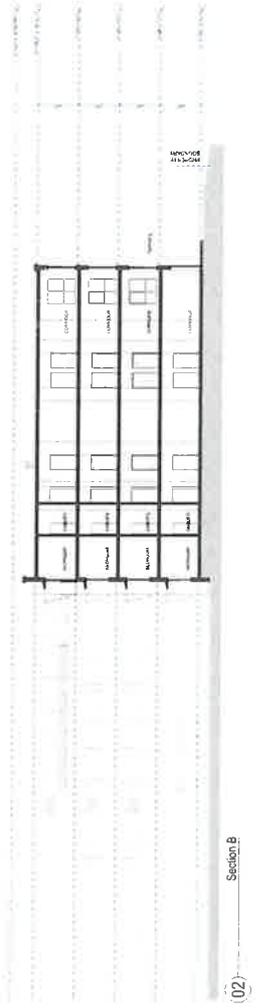
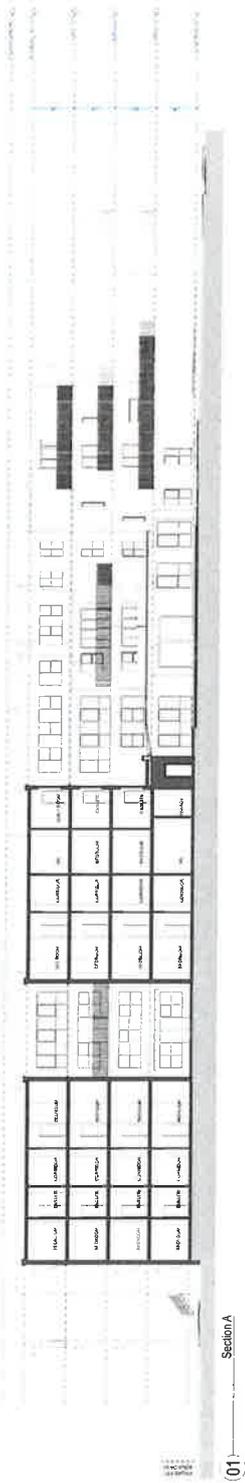
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SCALE 1:200 @ A1
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 DWG NO. DA 12
 REV NO. B





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REV NO: B





STREET VIEW



SOUTH VIEW



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NOTES

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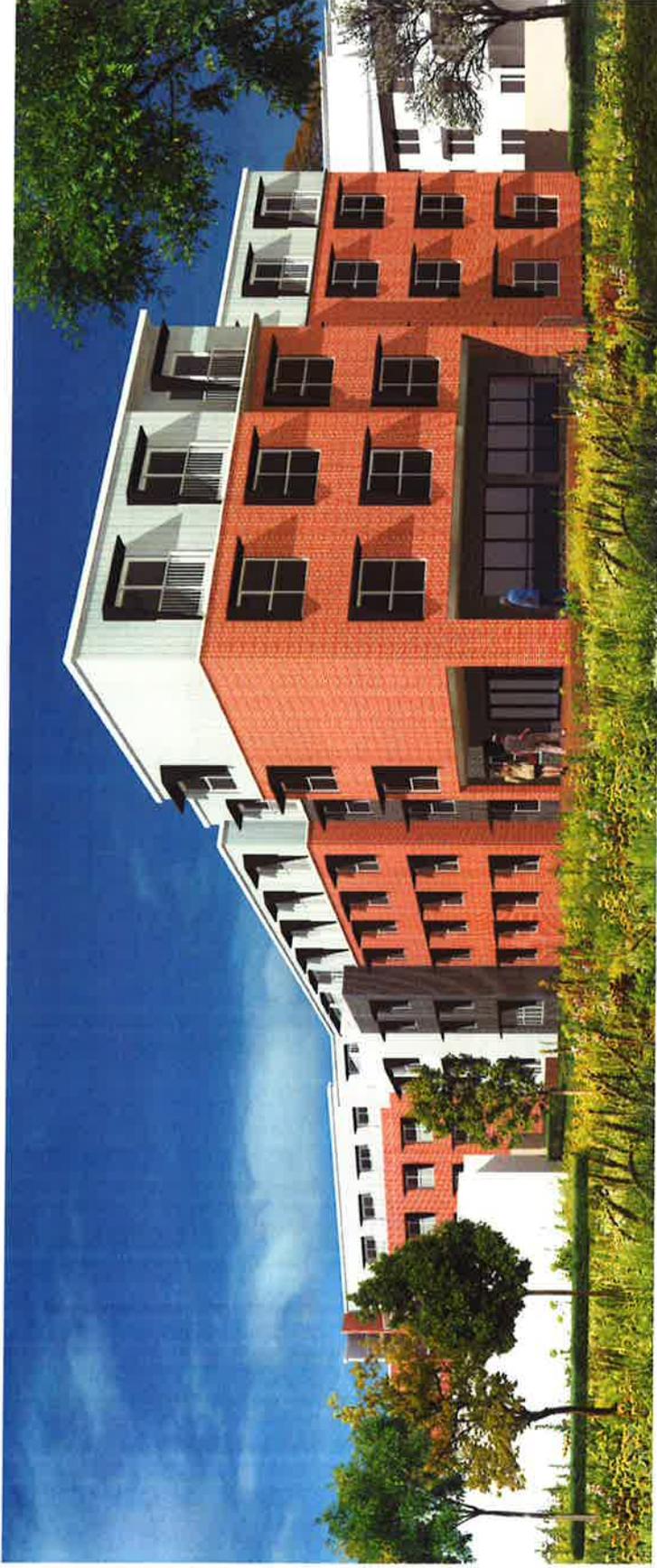
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JOB NO: 15280

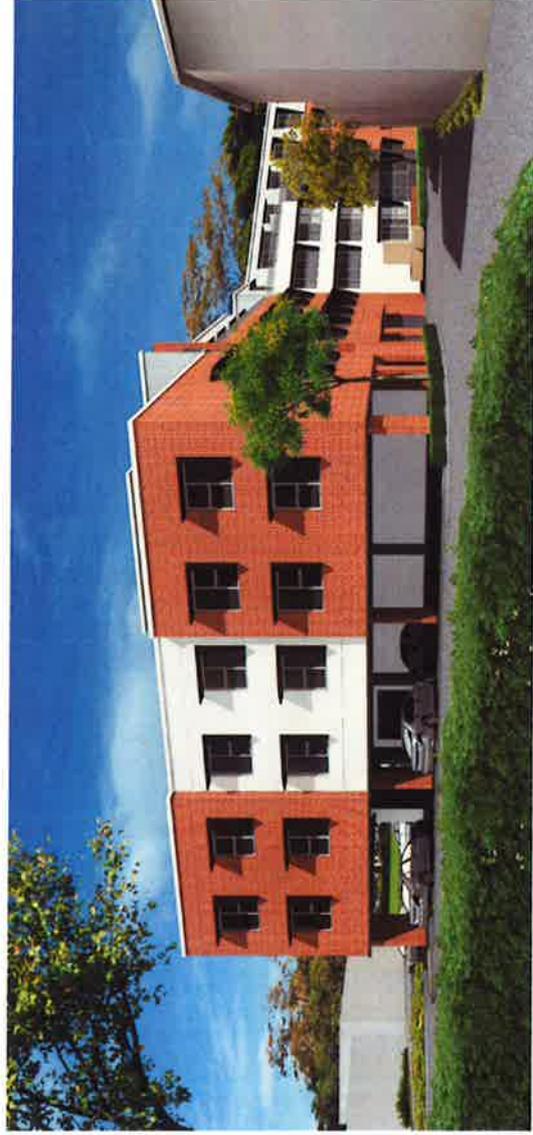
DATE: 21/02/2018

DWG NO: DA 17

REV NO: B



NORTH WEST VIEW



NORTH EAST VIEW



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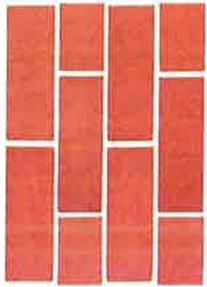
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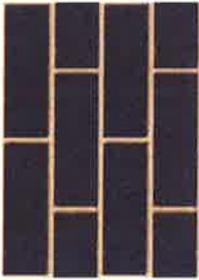
DATE: 21/02/2018

DWG NO: DA_18

REV NO: 8



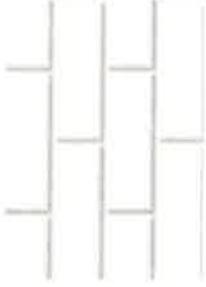
BRICK "TERRACOTTA"



BRICK "URBAN BLUE"



BRICK "MIDNIGHT BLUE"



BRICK "WHITE"



COLORBOND "LYSAGHT LONGLINE" CLADDING.
COLOUR TO BE SPECIFIED.



ALUMINIUM WINDOW & DOORS (TYPICAL)



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DATE: 21/02/2018

DWG NO: DA 19

REV NO: 8

