

"PETER BADCOE VC" RESIDENTIAL AGED CARE FACILITY & "LONG TAN" INDEPENDENT LIVING UNIT RESIDENCES



LOTS 6, 7, & 8, DP 95174 & DP 95173, no.510 KING ST., NEWCASTLE WEST

SECT. 96 ISSUE

CONTENTS

PART 1 - INTRO

A00	COVER
A01	CONTENTS
A02	EXECUTIVE SUMMARY
A03	PROJECT SUMMARY

PART 2 - SITE ANALYSIS

A04	COVER - SITE ANALYSIS
A05	AERIAL SITE PHOTO
A06	EXISTING SITE CONTEXT
A07	SURROUNDING SITE CONTEXT
A08	SURROUNDING FUTURE CONTEXT
A09	ESD SITE ANALYSIS
A10	VIEW ANALYSIS - MACRO
A11	VIEW ANALYSIS - MICRO

PART 3 - SITE CONTROLS

A12	COVER - SITE CONTROLS
A13	SITE CONTROLS
A14	SITE CONTROLS cont
A15	SITE CONTROLS cont

PART 4 - CONCEPTUAL IMAGERY

A16	COVER - CONCEPTUAL IMAGERY & PRECEDENTS
A17	CONCEPTUAL IMAGES
A18	DESIGN PRECEDENTS & PREFERENCES

PART 5 - CONCEPTUAL DEVELOPMENT

A19	COVER - CONCEPTUAL DEVELOPMENT
A20	CONCEPT MASSING STRATEGY
A21	CONCEPT GROUND-LEVEL MASSING - BASE PLAN
A22	CONCEPT GROUND-LEVEL MASSING - HERITAGE CURTILAGE
A23	CONCEPT GROUND-LEVEL MASSING - LANEWAY
A24	CONCEPT GROUND-LEVEL MASSING - STREET ACTIVATION
A25	CONCEPT GROUND LEVEL MASSING - CORNER SITE
A26	CONCEPT GROUND LEVEL MASSING - TRAFFIC
A27	CONCEPT MID-LEVEL MASSING - BASE PLAN
A28	CONCEPT MID-LEVEL MASSING - MODIFICATION 1
A29	CONCEPT UPPER-LEVEL MASSING - BASE PLAN
A30	CONCEPT UPPER-LEVEL MASSING - MODIFICATION 1

PART 6 - CONCEPTUAL OPTIONS

A31	COVER - CONCEPTUAL MASSING OPTIONS
A32	CONCEPT UPPER LEVEL MASSING - BASE
A33	CONCEPT UPPER LEVEL MASSING - OPTION 1
A34	CONCEPT UPPER LEVEL MASSING - OPTION 2
A35	CONCEPT UPPER LEVEL MASSING - OPTION 3
A36	CONCEPT UPPER LEVEL MASSING - OPTION 4
A37	CONCEPT UPPER LEVEL MASSING - OPTION 1 - SHADOW ANALYSIS

PART 7 - MASSING ANALYSIS

A38	COVER - ALLOWABLE/PROPOSED MASSING ANALYSIS
A39	ALLOWABLE-PROPOSED MASSING ANALYSIS [1]
A40	ALLOWABLE-PROPOSED MASSING ANALYSIS [2]
A41	ALLOWABLE-PROPOSED MASSING ANALYSIS [3]
A42	ALLOWABLE-PROPOSED MASSING ANALYSIS [4]

PART 8 - DA DRAWINGS

A43	COVER - DA DRAWINGS
A44	SITE PLAN
A45	GROUND LEVEL FLOOR PLAN
A46	LEVEL 1 CARPARKING
A47	"PETER BADCOE VC" R.A.C.F. - LEVEL 2 FLOOR PLAN
A48	"PETER BADCOE VC" R.A.C.F. - LEVEL 3 FLOOR PLAN
A49	"LONG TAN" I.L.U. RESIDENCES - LEVEL 4 FLOOR PLAN
A50	"LONG TAN" I.L.U. RESIDENCES - LEVEL 5 FLOOR PLAN
A51	"LONG TAN" I.L.U. RESIDENCES - LEVEL 13 FLOOR PLAN
A52	ROOF PLAN

A53	LITTLE KING ST. STREETSCAPE ELEVATION
A54	SOUTH-WEST ELEVATION
A55	SOUTH-EAST ELEVATION
A56	NORTH-WEST ELEVATION
A57	NORTH-EAST ELEVATION
A58	SECTION 1
A59	SECTION 2
A60	SECTION 3
A61	SECTION 4
A62	SECTION 5
A63	SECTION 6

PART 9 - 3D IMAGES

A64	COVER - 3D IMAGES
A65	3D IMAGE 1
A66	3D IMAGE 2
A67	3D IMAGE 3
A68	3D IMAGE 4
A69	3D IMAGE 5
A70	3D IMAGE 6
A71	3D IMAGE 7
A72	3D IMAGE 8
A73	3D IMAGE 9
A74	3D IMAGE 10
A75	3D IMAGE 11
A76	3D IMAGE 12
A77	3D IMAGE 13
A78	3D IMAGE 14
A79	3D IMAGE 15

A80	MATERIAL PALETTE
-----	------------------

PART 10 - I.L.U. ANALYSIS

A81	COVER - ANALYSIS & AREA CALC'S
A82	I.L.U. SETBACKS
A83	I.L.U. SOLAR ACCESS
A84	I.L.U. CROSS-VENTILATION
A85	I.L.U. PRIVACY & VIEWS
A86	I.L.U. STORAGE

PART 11 - GFA's

A87	COVER - GFA's
A88	GROUND FLOOR GFA
A89	LEVEL 1 GFA
A90	LEVEL 2 R.A.C.F. GFA
A91	LEVEL 3 R.A.C.F. GFA
A92	LEVEL 4-12 ILU GFA
A93	LEVEL 13 GFA
A94	GFA & FSR SUMMARY

PART 12 - SHADOW DIAGRAMS

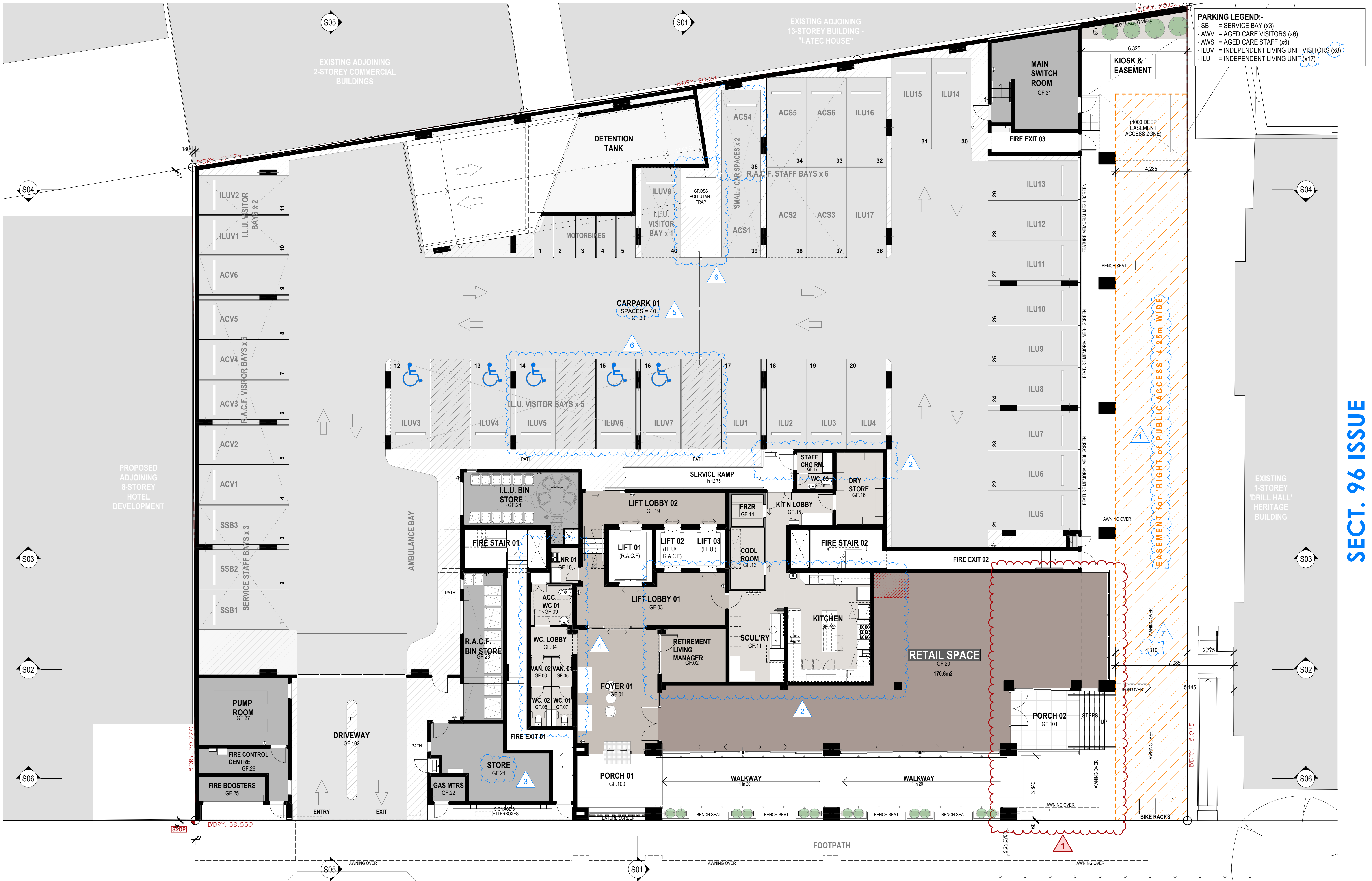
A95	COVER - SHADOW DIAGRAMS
A96	SHADOW DIAGRAM - 9am JUNE 21st
A97	SHADOW DIAGRAM - 12noon JUNE 21st
A98	SHADOW DIAGRAM - 3pm JUNE 21st
A99	SHADOW IMAGES - WINTER
A100	SHADOW IMAGES - EQUINOX
A101	SHADOW IMAGES - SUMMER

PART 13 - DESIGN PRINCIPLES

A102	COVER - DESIGN PRINCIPLES
A103	DESIGN PRINCIPLES
A104	DESIGN PRINCIPLES cont
A105	DESIGN PRINCIPLES cont
A106	DESIGN PRINCIPLES cont
A107	DESIGN PRINCIPLES cont
A108	DESIGN PRINCIPLES cont

PART 14 - NOTIFICATION

A109	NOTIFICATION PLAN
------	-------------------



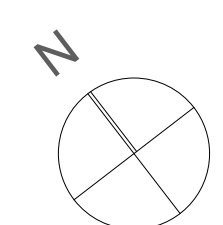
11014-Birdwood Pk RSLLC_20-09-2017 - 8.12.2017



BIRDWOOD PARK DEVELOPMENT

GROUND LEVEL FLOOR PLAN

SCALE: 1:100@A1 or 1:200@A3



A45 - p/n.11014 - DA ISSUE rev C - DEC 2017





SECT. 96 ISSUE

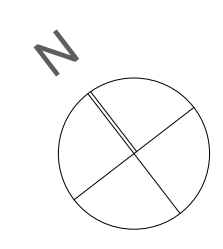
11014-Birdwood Pk RSLLC_20-09-2017 - 8.12.2017



BIRDWOOD PARK DEVELOPMENT

"PETER BADCOE VC" R.A.C.F. - LEVEL 2 FLOOR PLAN

SCALE: 1:100@A1 or 1:200@A3





SECT. 96 ISSUE

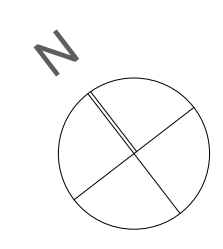
11014-Birdwood Pk RSLLC_20-09-2017 - 8.12.2017



BIRDWOOD PARK DEVELOPMENT

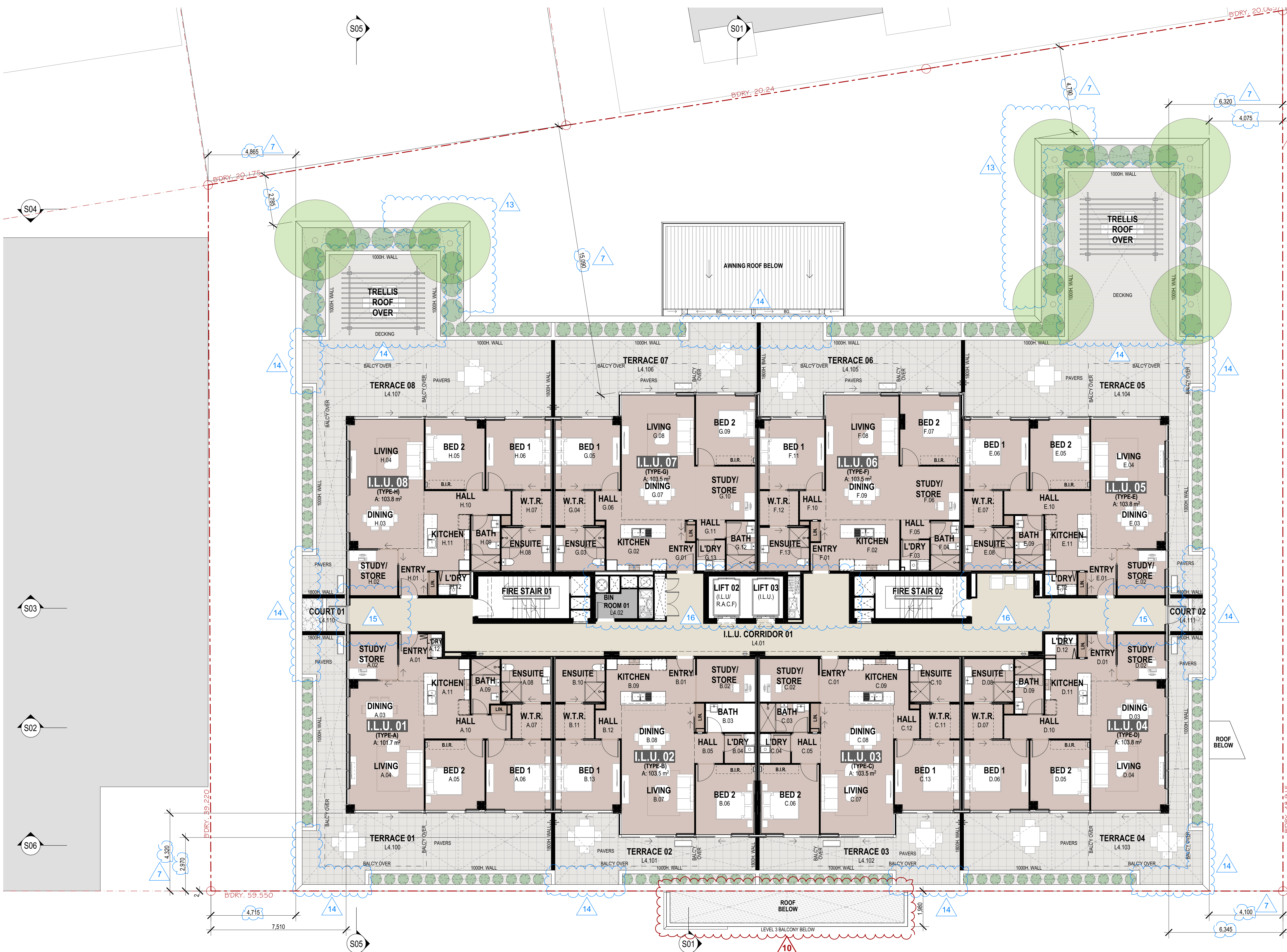
"PETER BADCOE VC" R.A.C.F. - LEVEL 3 FLOOR PLAN

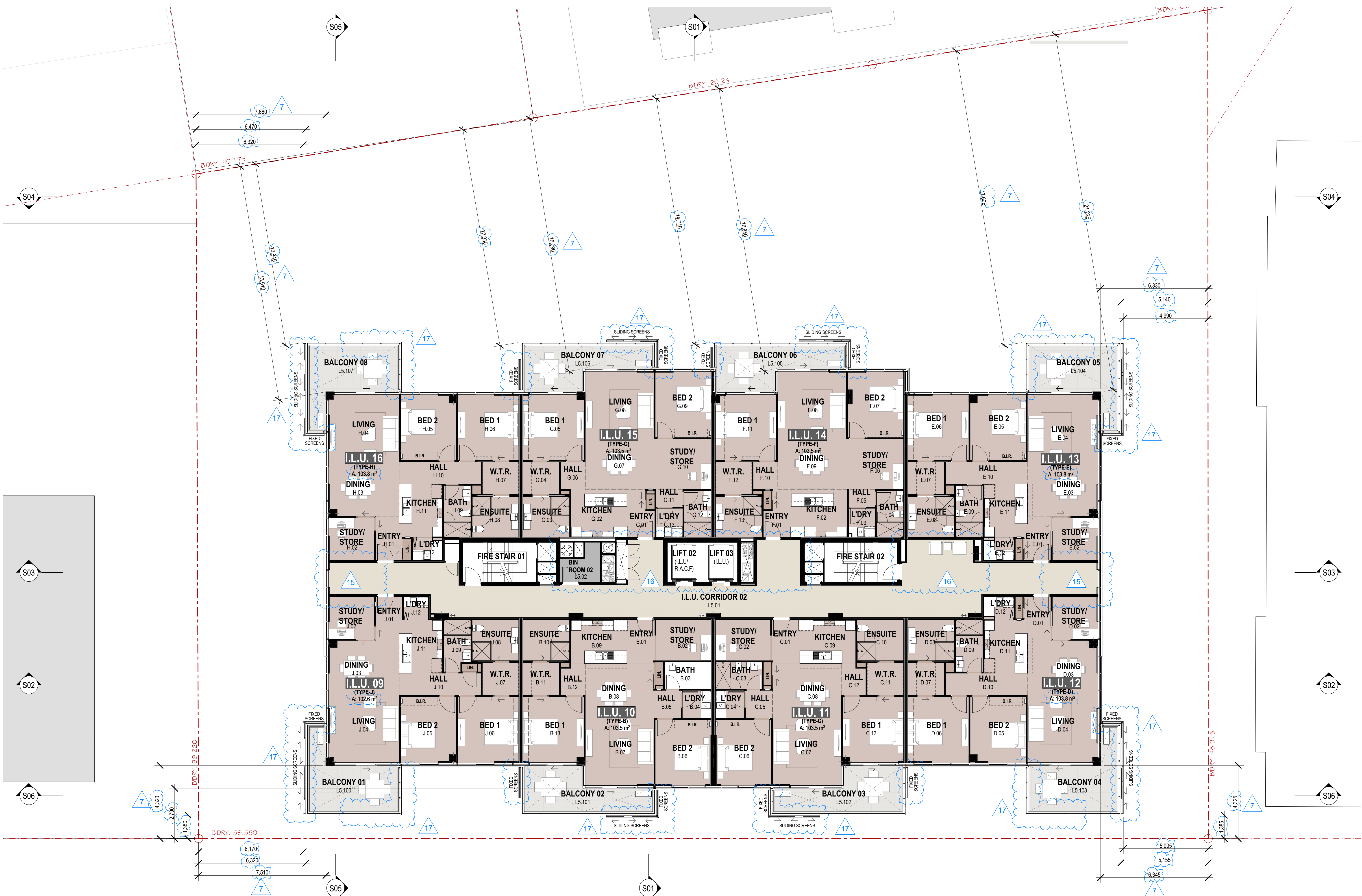
SCALE: 1:100@A1 or 1:200@A3



July 2017	BSA Reference: 11428
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
Lightweight	R1.0
Internal Wall Construction	Added Insulation
Plasterboard on studs (internal to units)	none
Plasterboard on studs (between units and adjacent to lobbies/stairwells)	R1.0
Ceiling Construction	Added Insulation
Plasterboard	R2.5 to ceilings adjacent to roof space and decks above
Roof Construction	Colour
Metal	Any
Concrete	Any
Floor Construction	Covering
Concrete	As drawn
Windows	Glass and frame type
Performance glazing with the values	U Value SHGC
Performance glazing with the values	6.7 0.70
Performance glazing with the values	3.4 0.40
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 5% higher or lower than the above figures.	Sliding Door Sets
External Window Shading (louvers, verandahs, pergolas, awnings etc)	Facade Glass
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.	
If insulation losses > 0.5% of the ceiling area occur then the assessment is no longer valid.	

SECT. 96 ISSUE





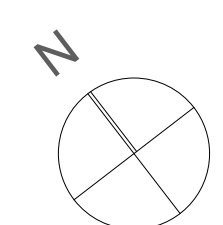
11014-Birdwood Pk RSLLC_20-09-2017 - 8.12.2017

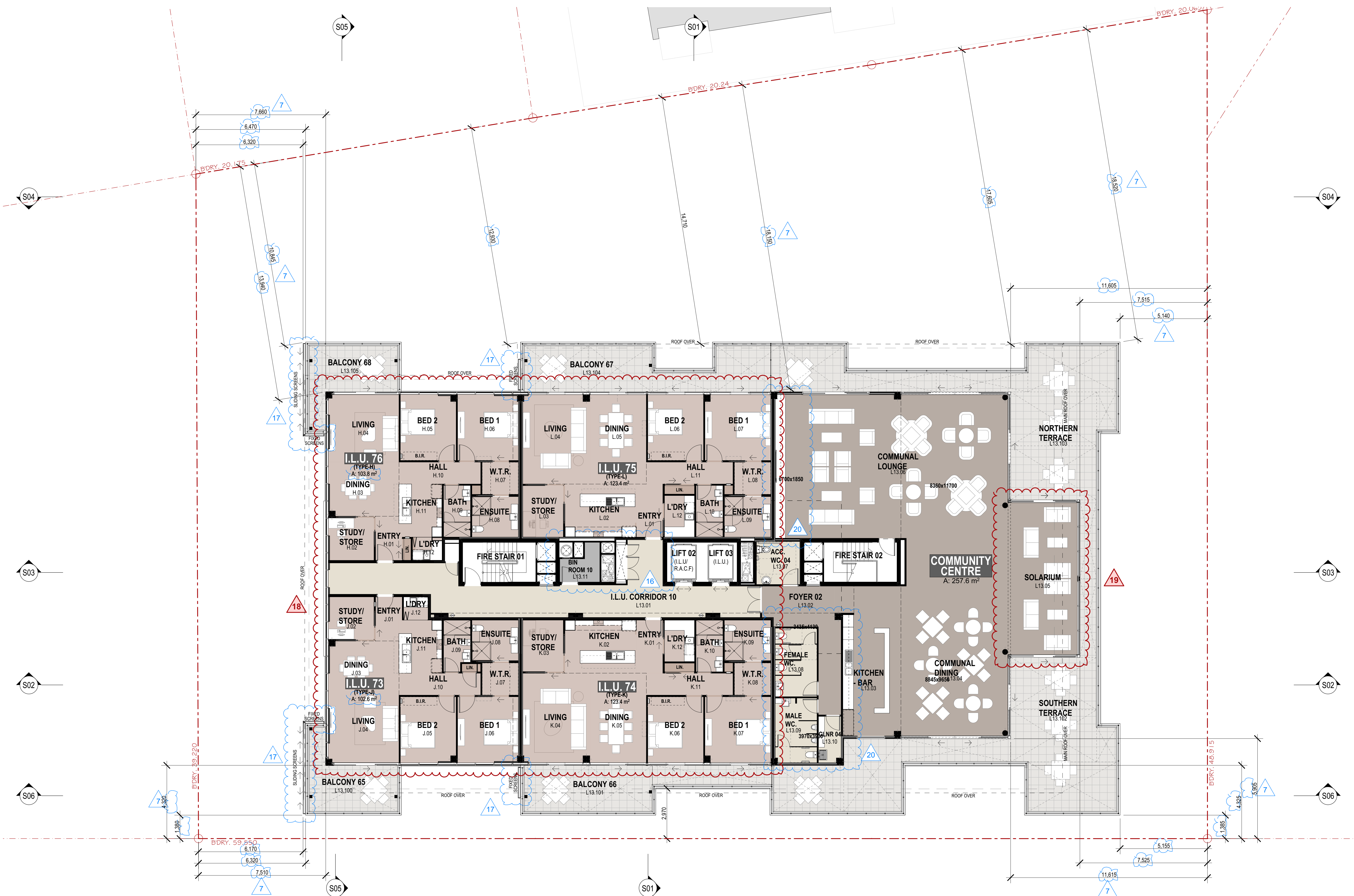


BIRDWOOD PARK DEVELOPMENT

"LONG TAN" I.L.U. RESIDENCES - LEVELS 5-12 FLOOR PLAN

SCALE: 1:100@A1 or 1:200@A3





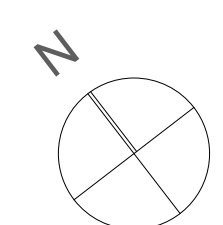
11014-Birdwood Pk RSLLC_20-09-2017 - 8.12.2017



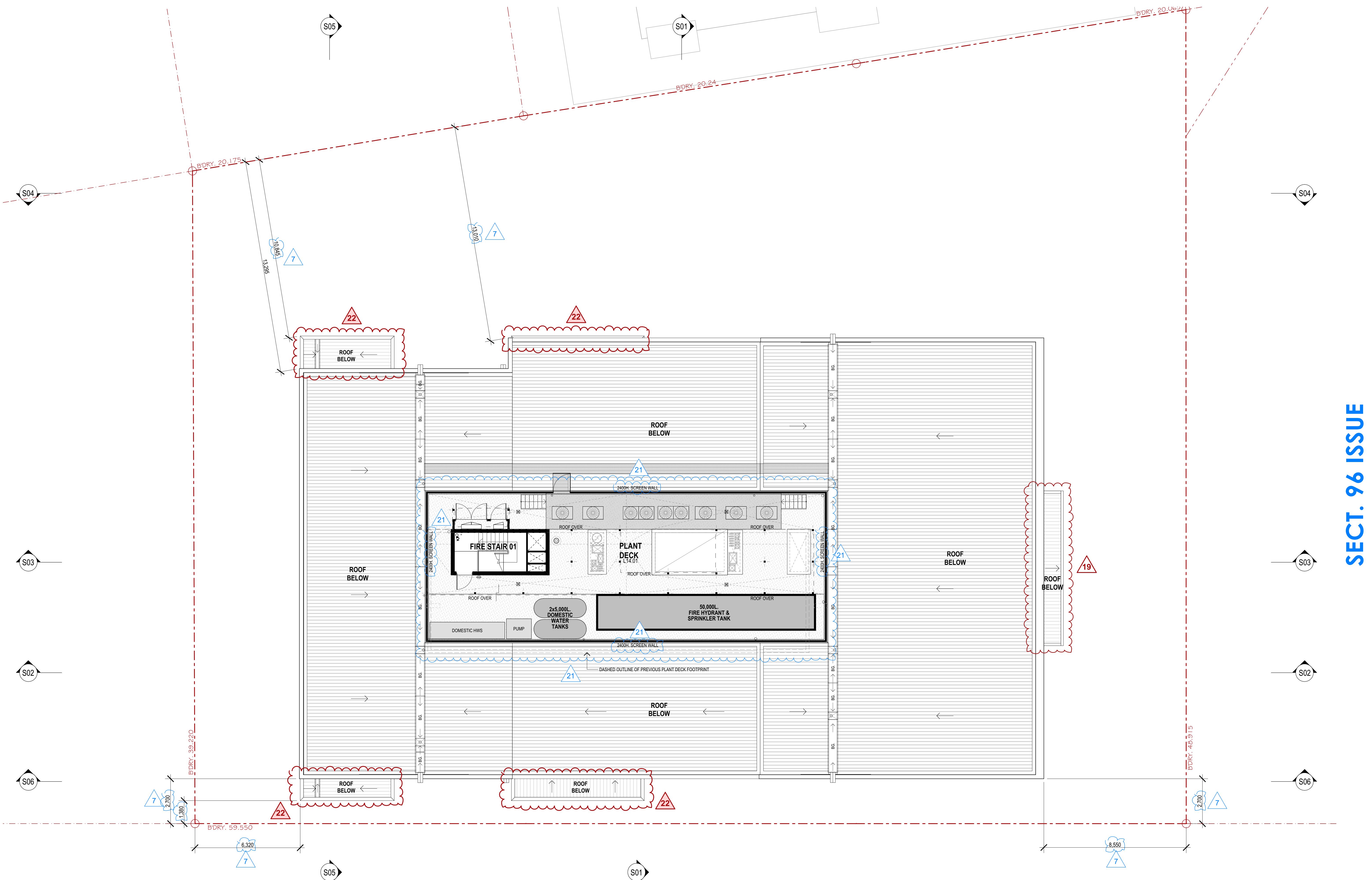
BIRDWOOD PARK DEVELOPMENT

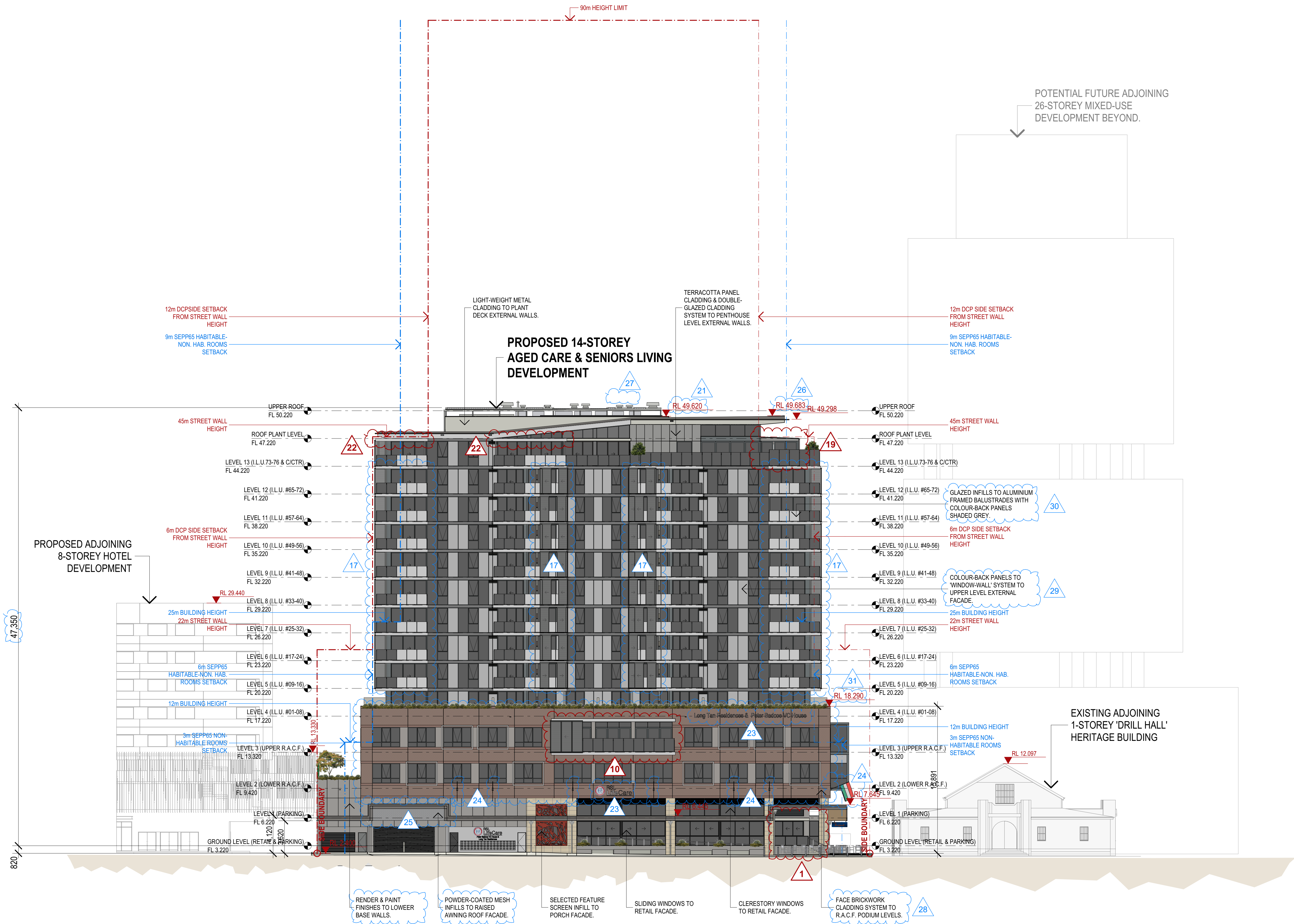
"LONG TAN" I.L.U. RESIDENCES - LEVEL 13 FLOOR PLAN

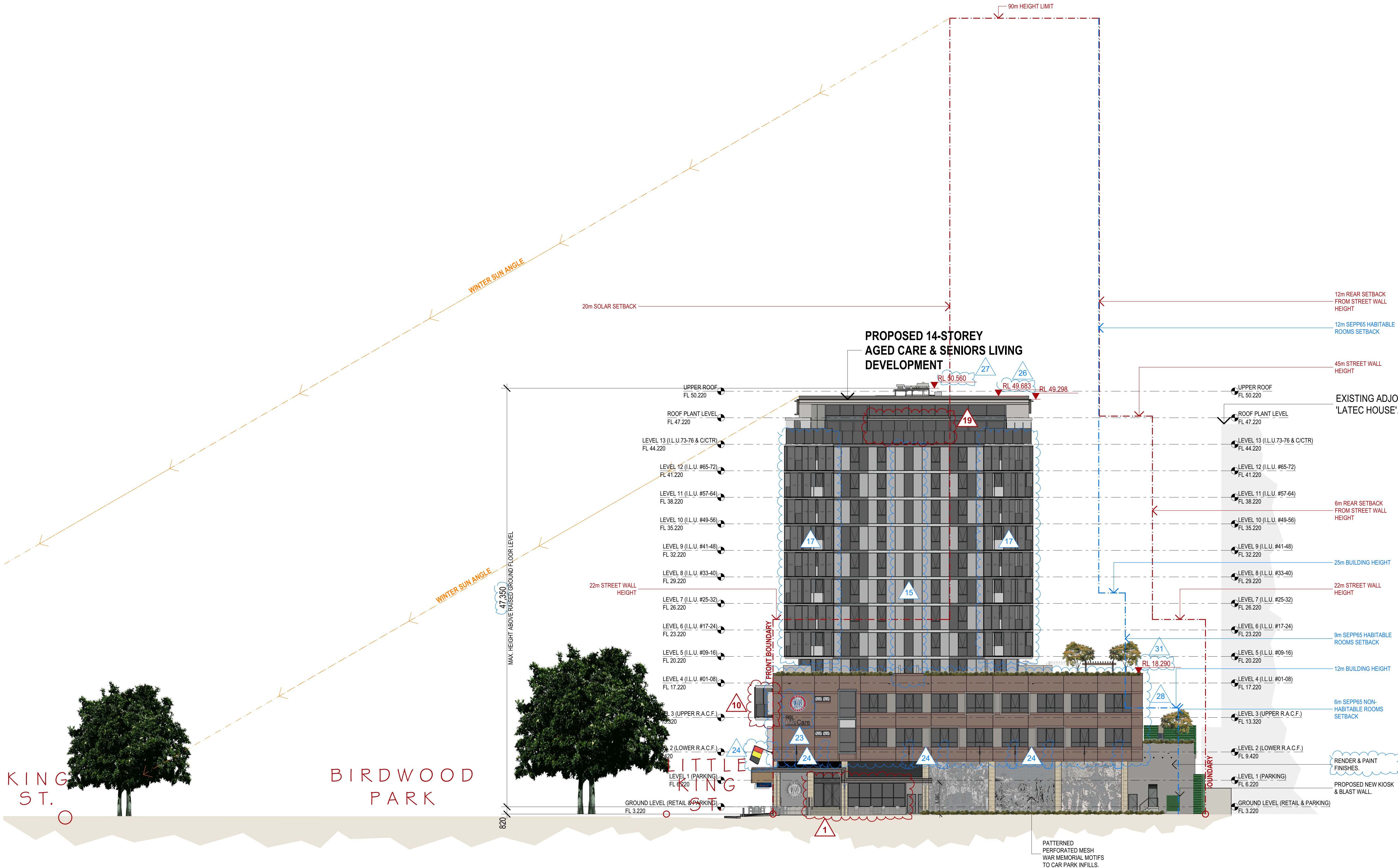
SCALE: 1:100@A1 or 1:200@A3



A51 - p/n.11014 - DA ISSUE rev C - DEC2017







SECT. 96 ISSUE

11014-Birdwood Pk RSLLC_20-09-2017 - 8.12.2017



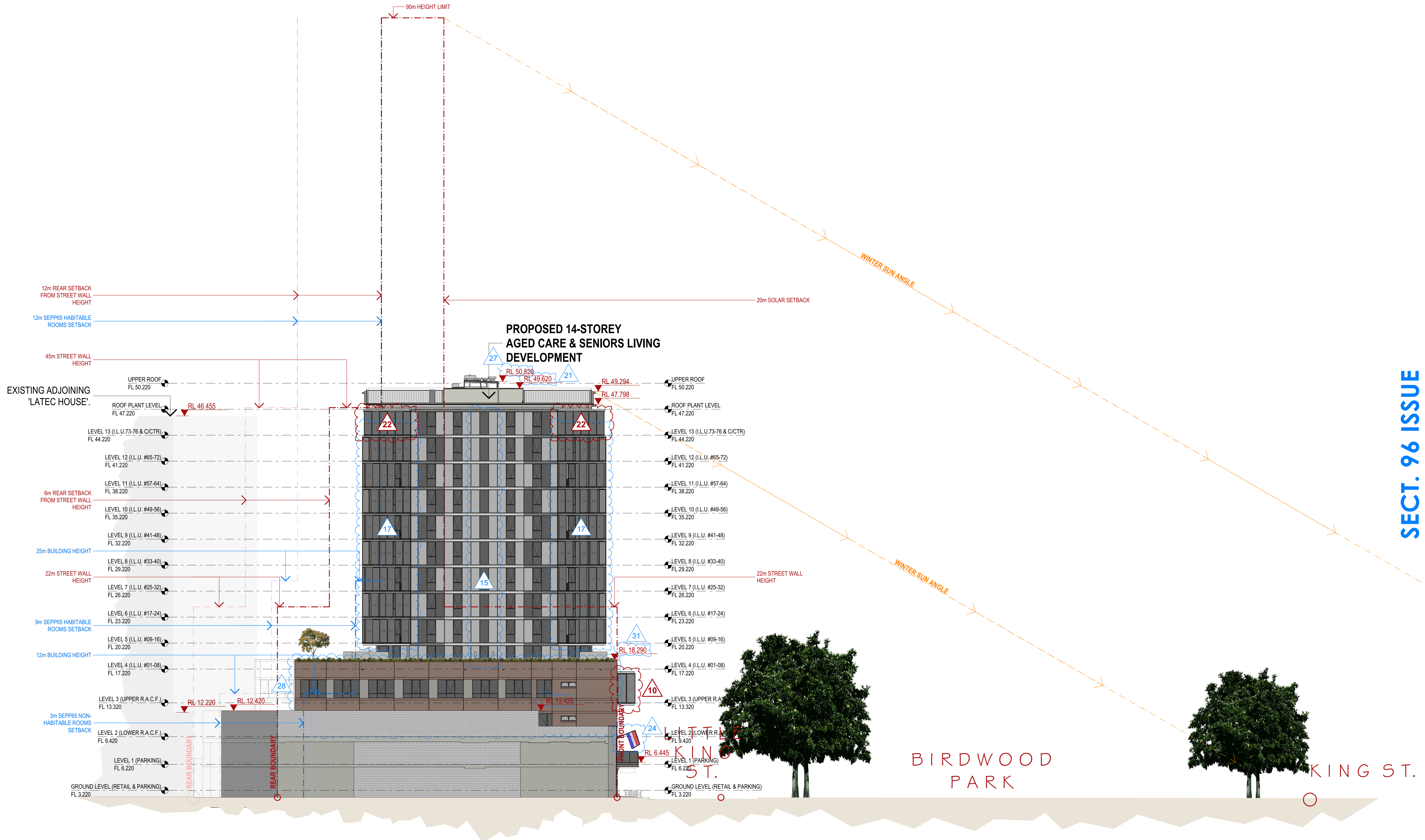
BIRDWOOD PARK DEVELOPMENT

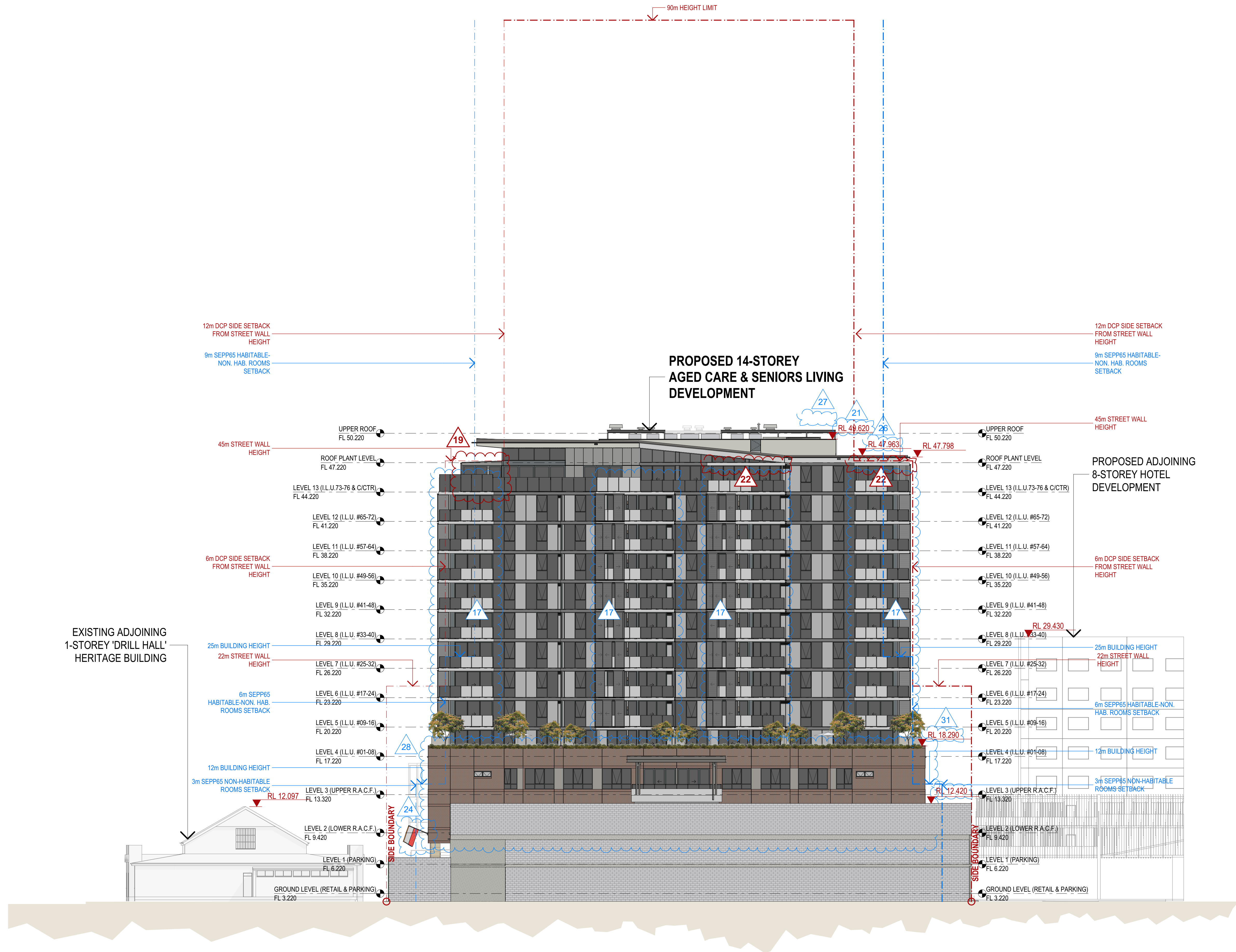
SOUTH-EAST ELEVATION

SCALE: 1:200@A1 or 1:400@A3

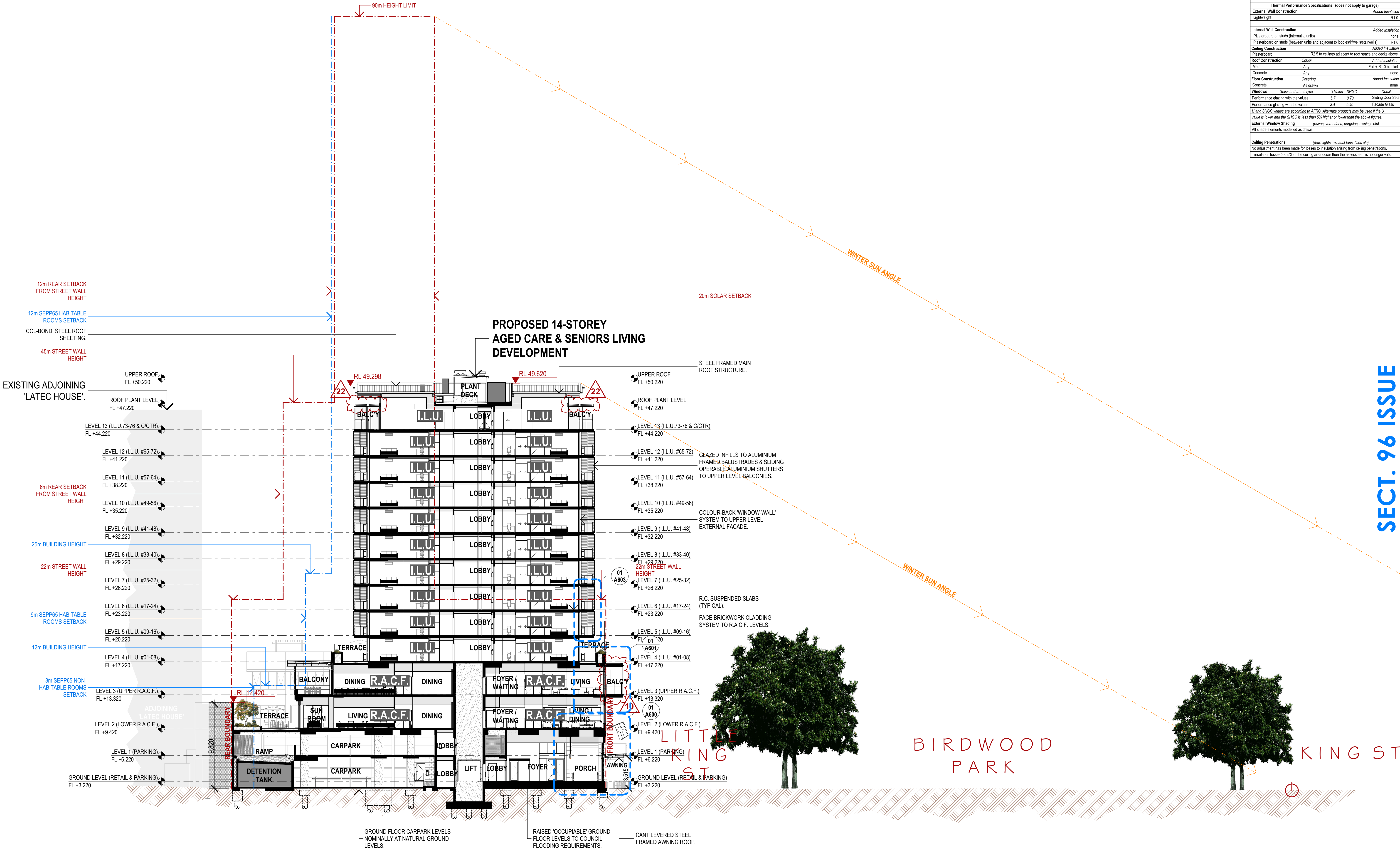
A55 - p/n.11014 - DA ISSUE rev C - DEC 2017







July 2017	BSA Reference: 11438
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
Lightweight	R1.0
Internal Wall Construction	
Added insulation	
Plasterboard on studs (internal to units)	none
Plasterboard on studs (between units and adjacent to lobbies/stairwells)	R1.0
Roof Construction	Added insulation
Plasterboard	R2.5 to ceilings adjacent to roof space and decks above
Roof Construction	Colour
Added insulation	
Metal	Foil + R1.0 blanket
Concrete	none
Floor Construction	Covering
Added insulation	
Concrete	none
Windows	
Glass and frame type	U Value SHGC Detail
Performance glazing with the values	6.7 0.70 Sliding Door Sets
Performance glazing with the values	3.4 0.40 Facade Glass
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 5% higher or lower than the above figures.	
External Window Shading	
(cloves, 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.	
If insulation losses > 0.5% of the ceiling area occur then the assessment is no longer valid.	



SECT. 96 ISSUE

11014-Birdwood Pk RSLLC_20-09-2017 - 8.12.2017



BIRDWOOD PARK DEVELOPMENT

SECTION 1

SCALE: 1:200@A1 or 1:400@A3

A58 - p/n.11014 - DA ISSUE rev C - DEC 2017





SECT. 96 ISSUE

11014-Birdwood Pk RSLLC_20-09-2017 -
6.12.2017



BIRDWOOD PARK DEVELOPMENT

SOUTH-EASTERN APPROAWH VIEW 1

A65 - p/n.11014 - DA ISSUE rev C - DEC 2017







SECT. 96 ISSUE



SECT. 96 ISSUE

11014-Birdwood Pk RSLLC_20-09-2017 -
6.12.2017



BIRDWOOD PARK DEVELOPMENT

ENTRANCE VIEW

A68 - p/n.11014 - DA ISSUE rev C - DEC 2017





SECT. 96 ISSUE

11014-Birdwood Pk RSLLC_20-09-2017 -
6.12.2017



BIRDWOOD PARK DEVELOPMENT

SOUTH-EASTERN AERIAL VIEW

A69 - p/n.11014 - DA ISSUE rev C - DEC 2017

