

16033

3 Quarry Road &
4 Vineys Road, Dural

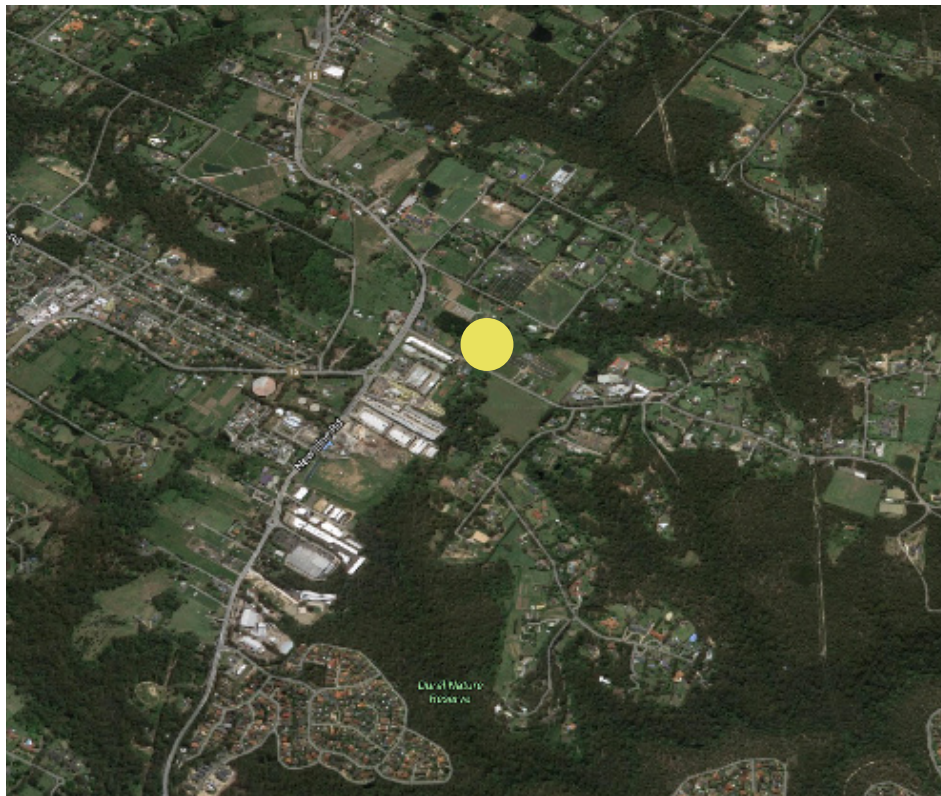
SITE COMPATIBILITY
CERTIFICATE
APPLICATION

15/07/2019

marchesepartners

masterplanning | architecture | interior design | engineering

Introduction



● Site - 3 Quarry Road, Dural NSW

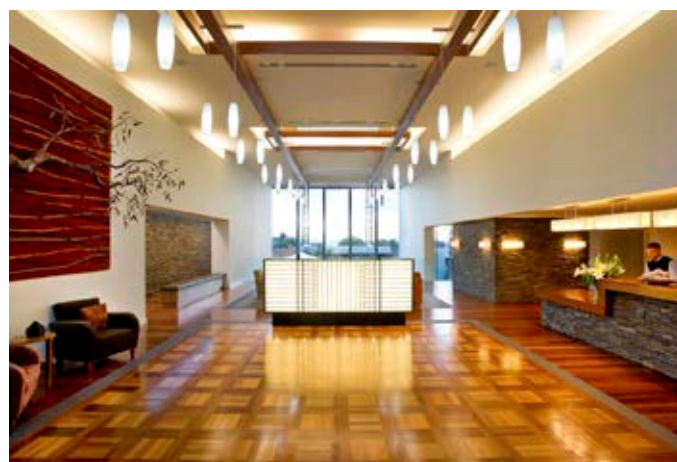


The site is located at 3 Quarry Rd & 4 Vineys Road, Dural. The site proposes a great opportunity to provide a development that caters for both seniors & aged care living requirements within the ideal surroundings of Dural. Located close to amenities, the proposed design will be sympathetic to adjacent buildings & its context.

The development will give additional living requirements to residents looking to downsize and reside within the suburb of Dural. Social & communal facilities are also proposed to promote social interactions within residents enhancing quality of life & wellbeing.

The design will take on board eco friendly design concepts that will see building scale & form fit seamlessly within the existing green landscape of Dural.

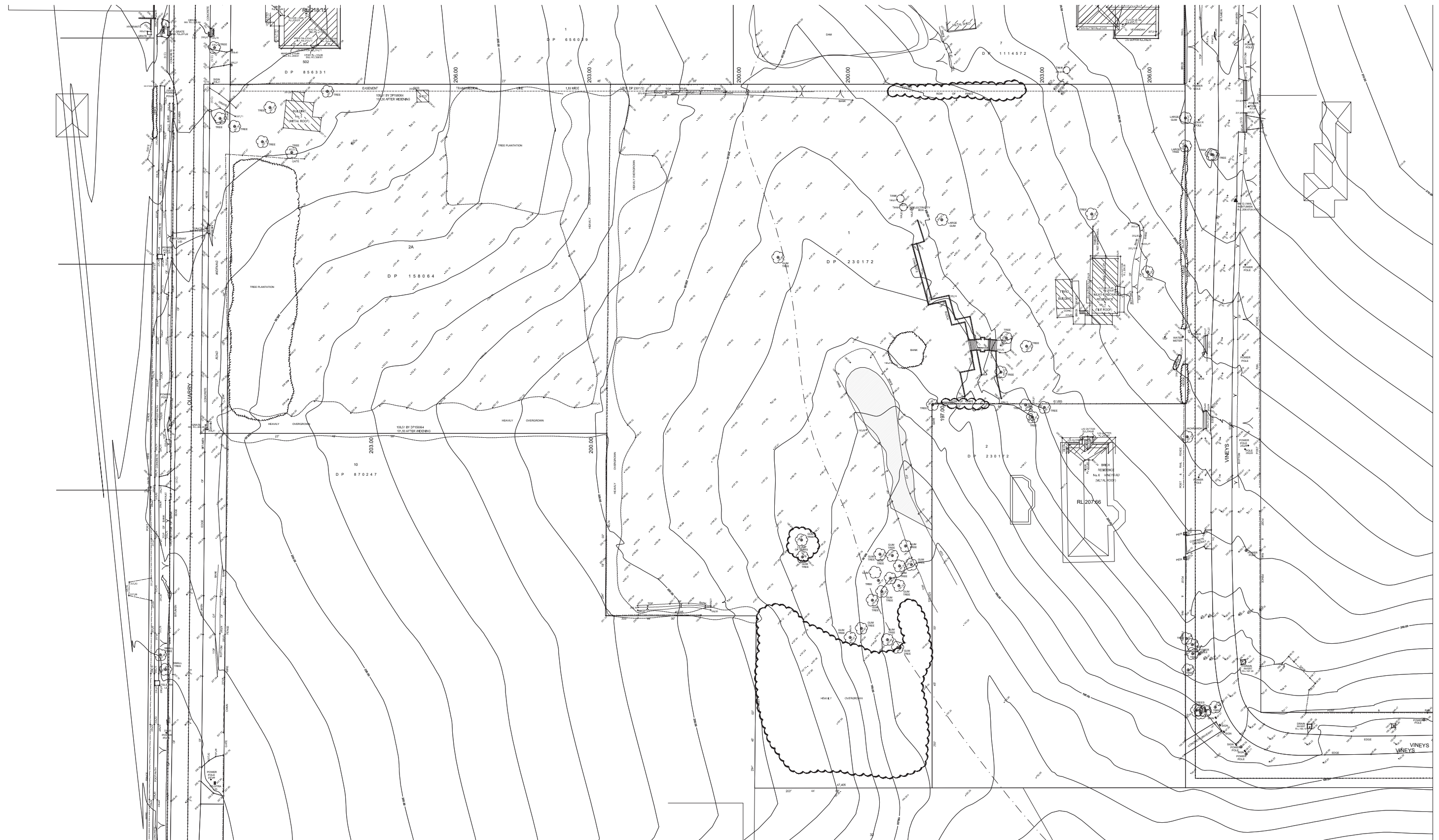
Architecture References



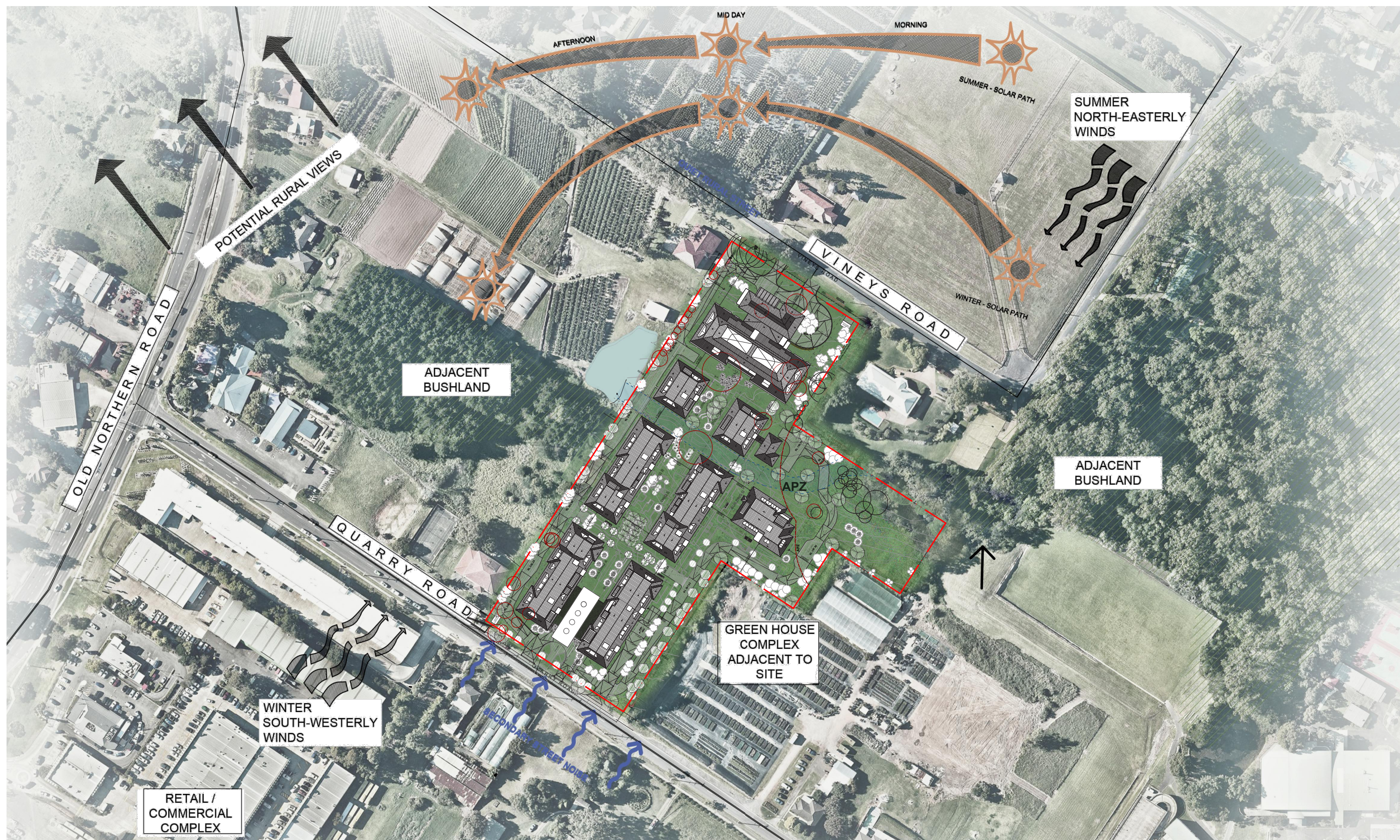
Site Plan



Survey

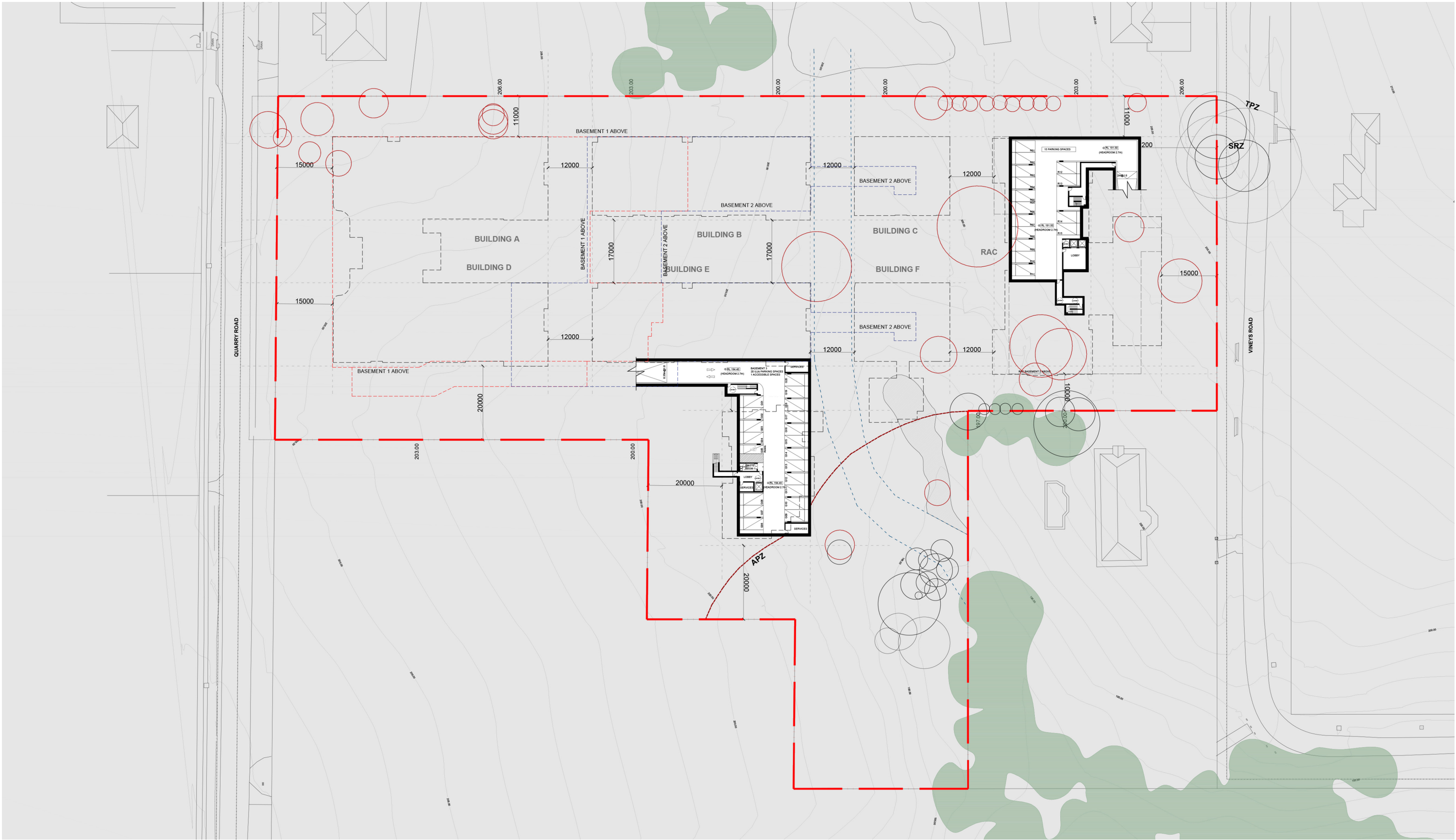


Site Analysis

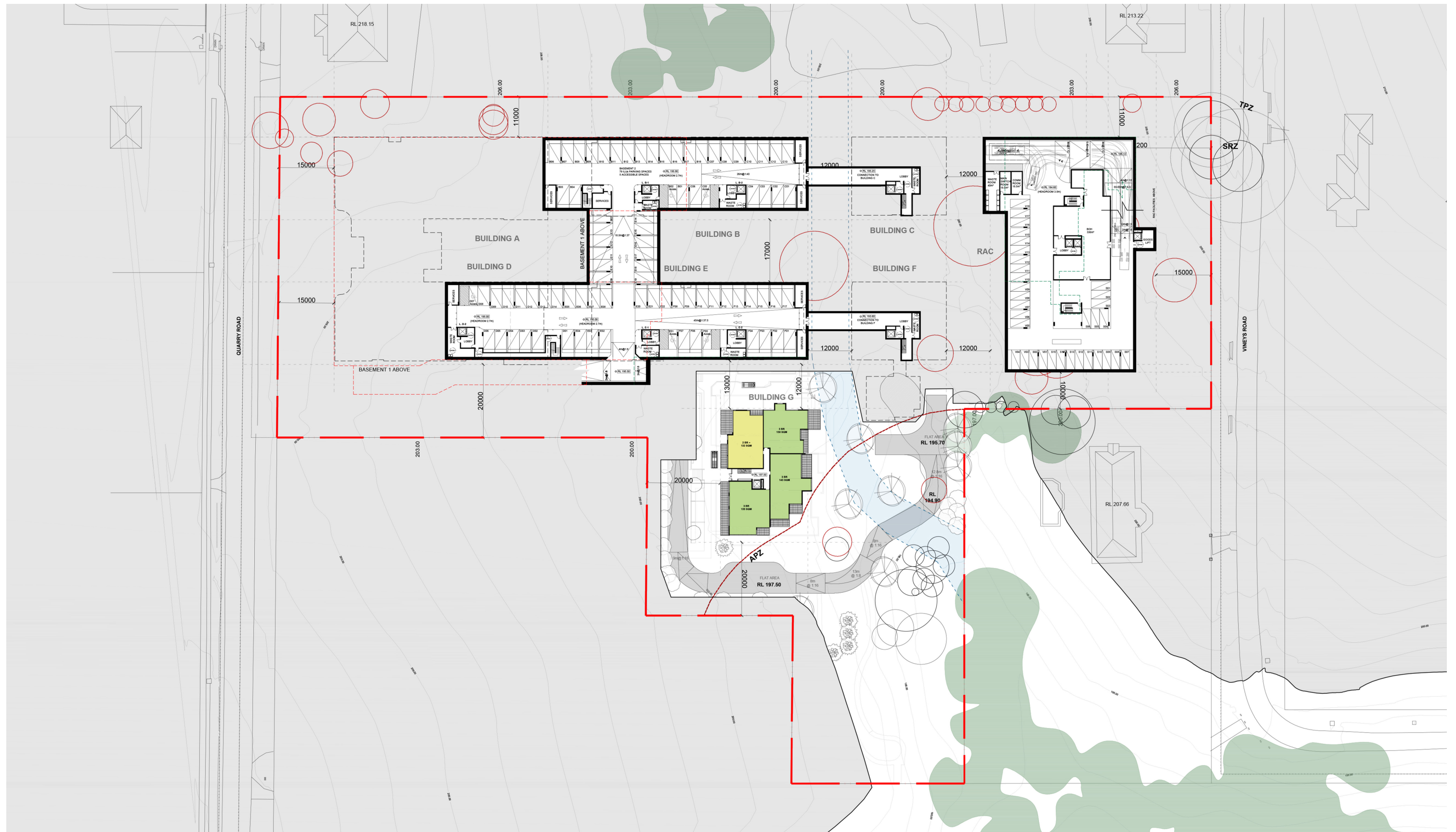


Floor Plans

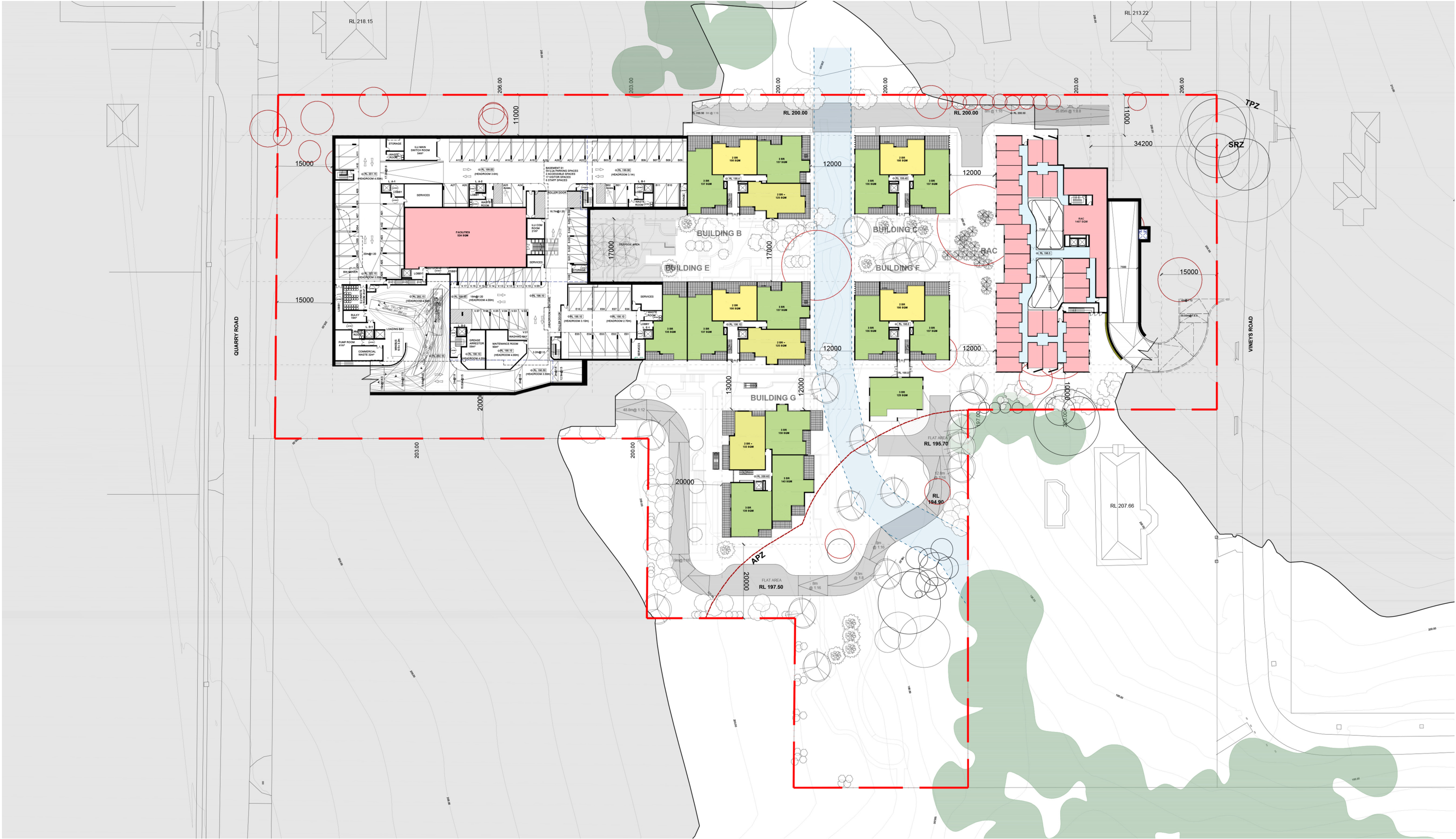
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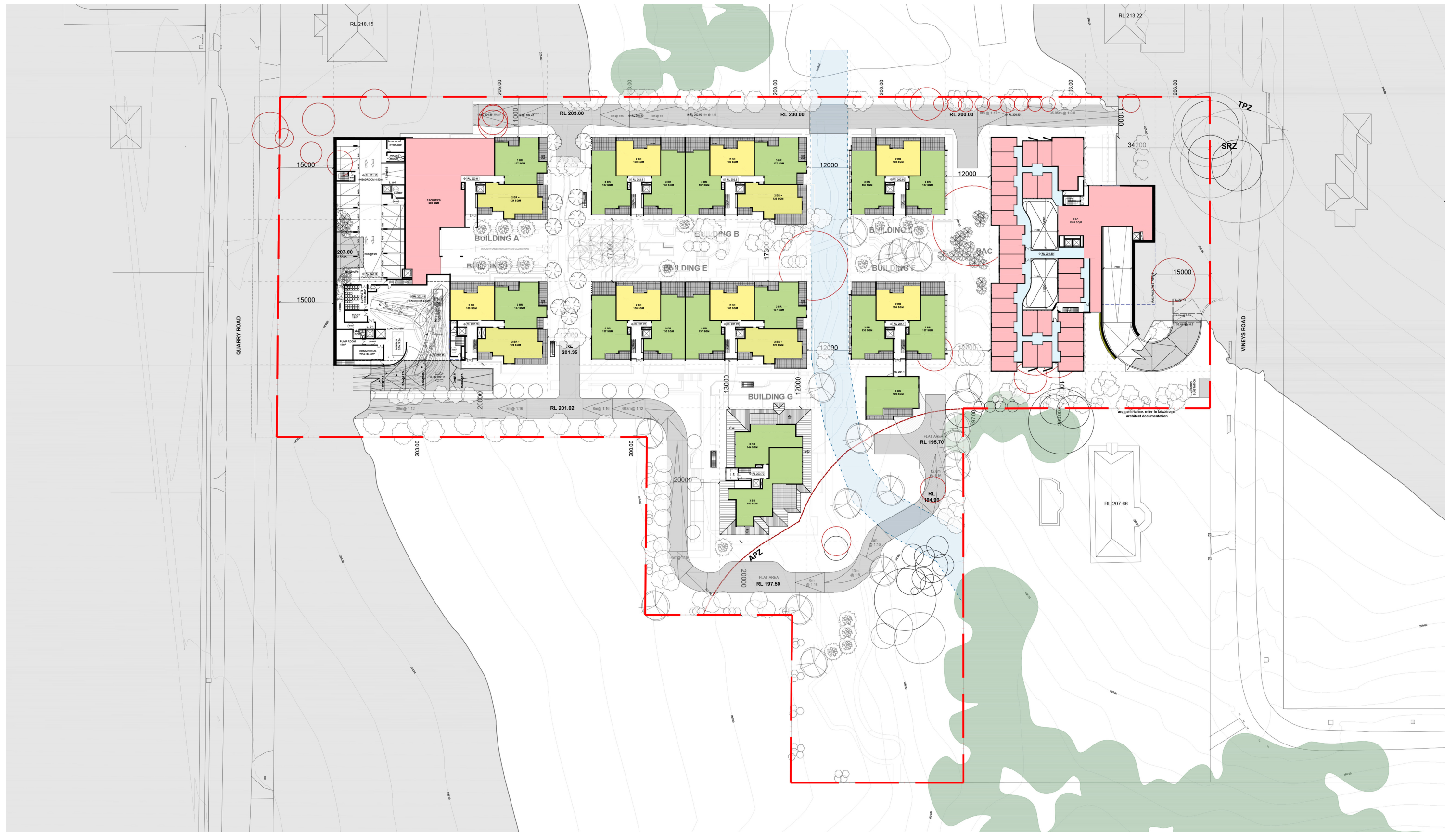
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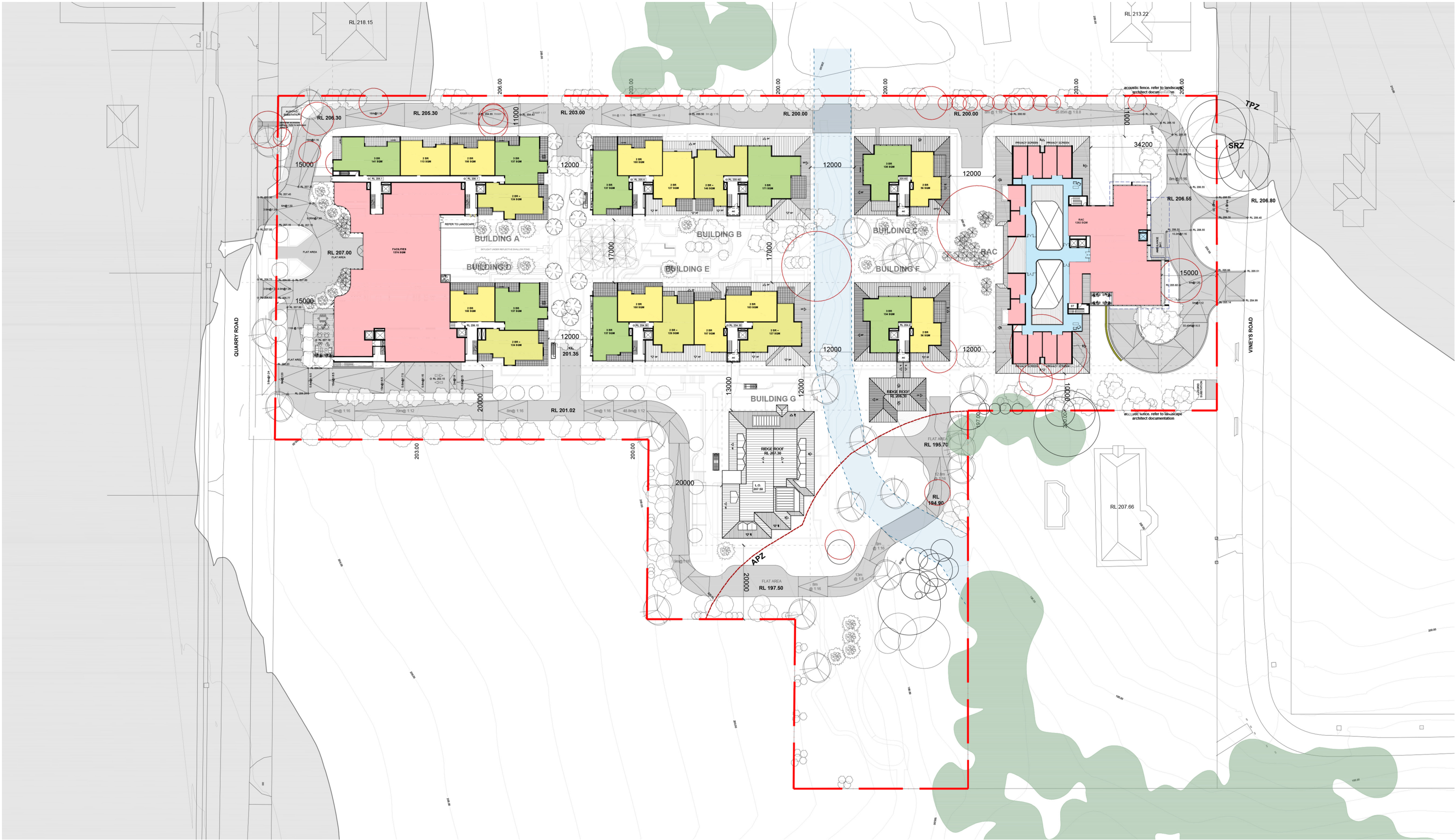
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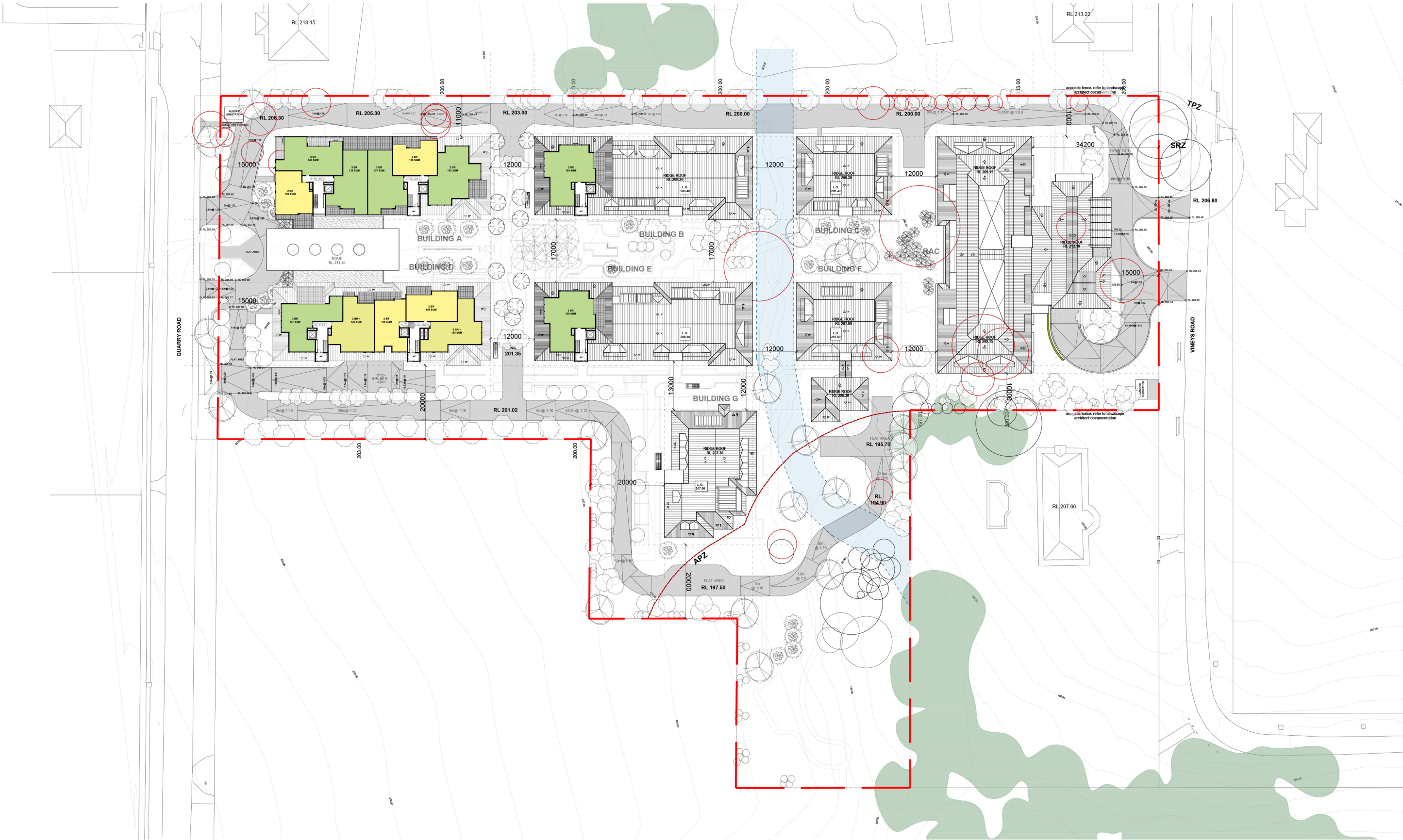
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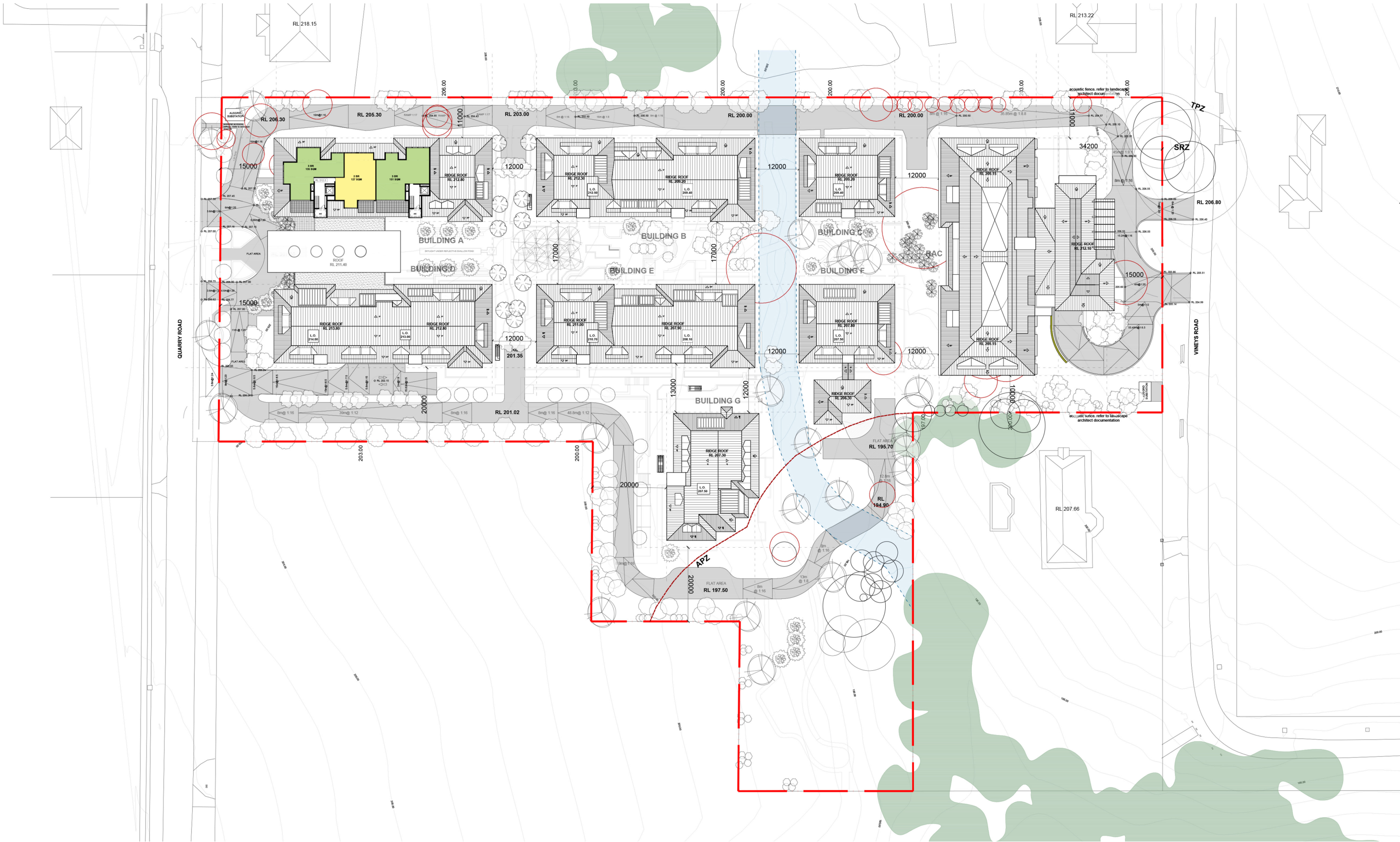
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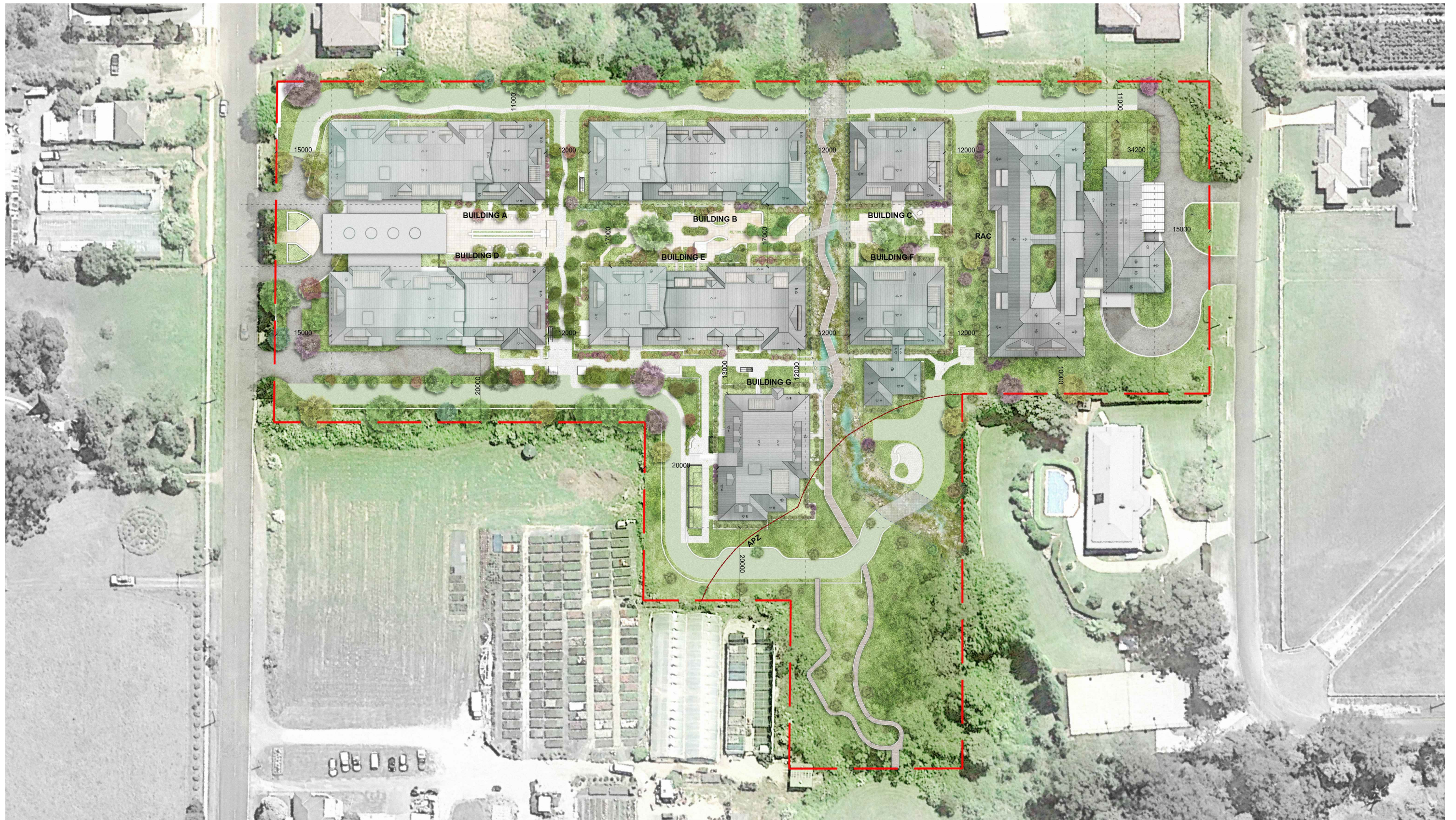
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Level 212

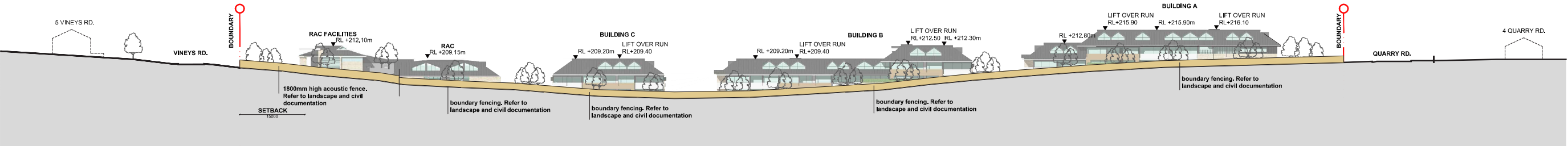


Roof Plan

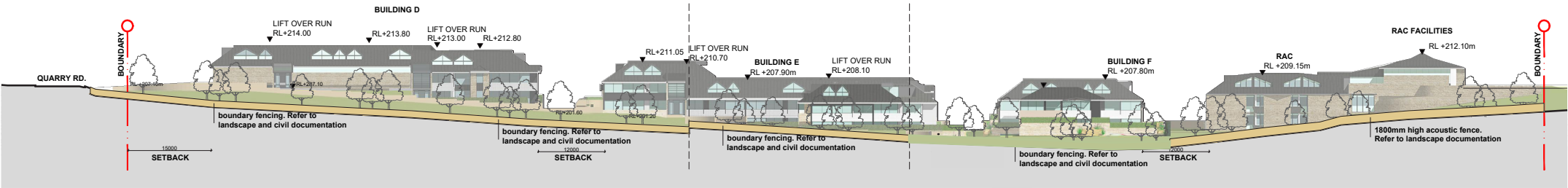


Elevations

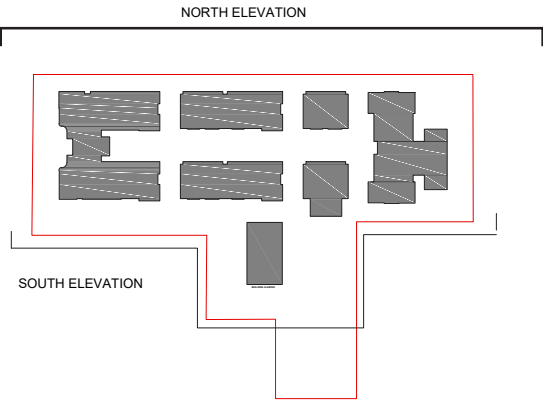
Elevations



NORTH ELEVATION



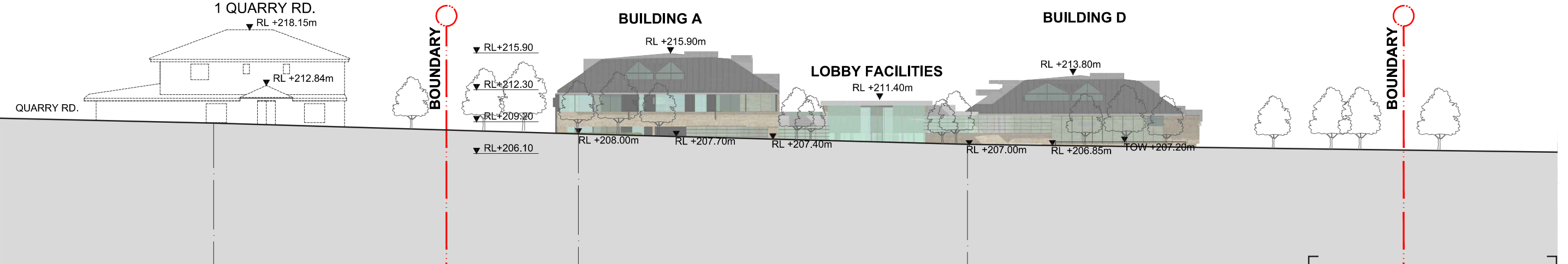
SOUTH ELEVATION



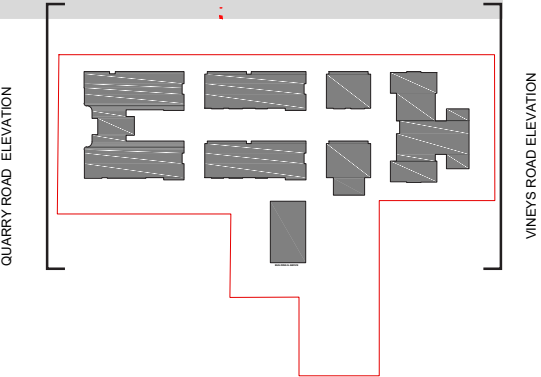
Elevations



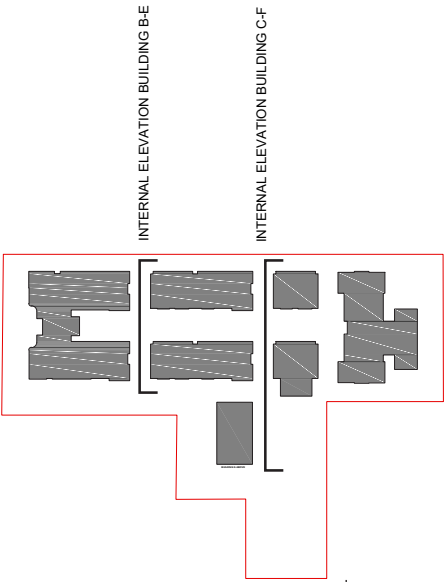
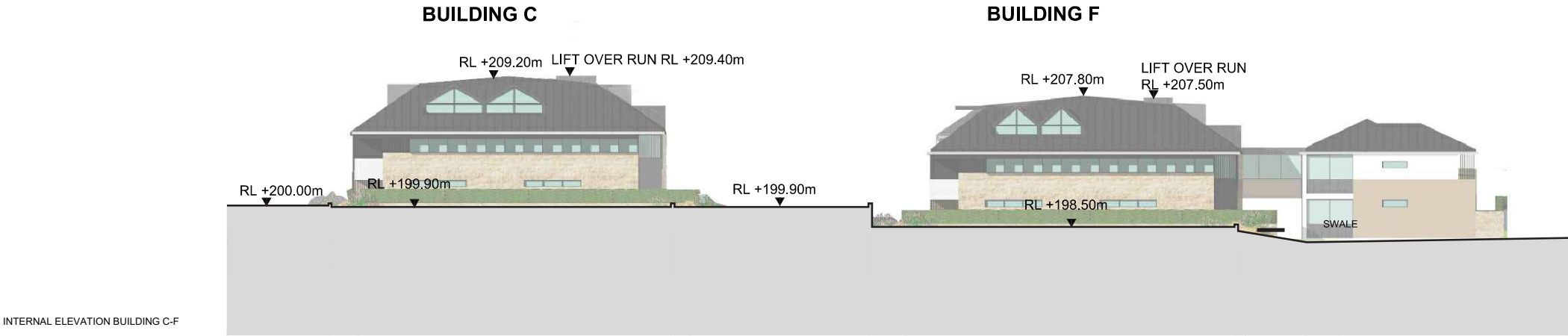
VINEYS ROAD ELEVATION



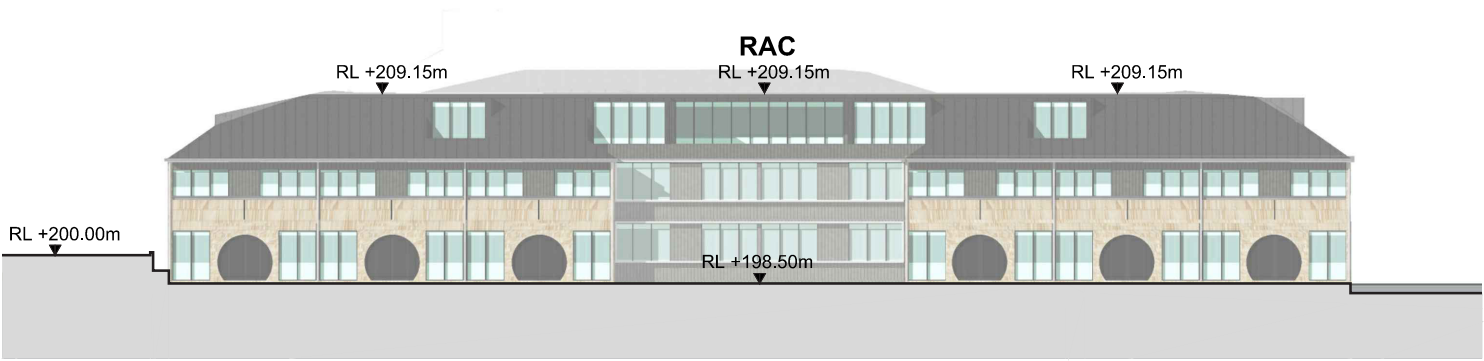
QUARRY ROAD ELEVATION



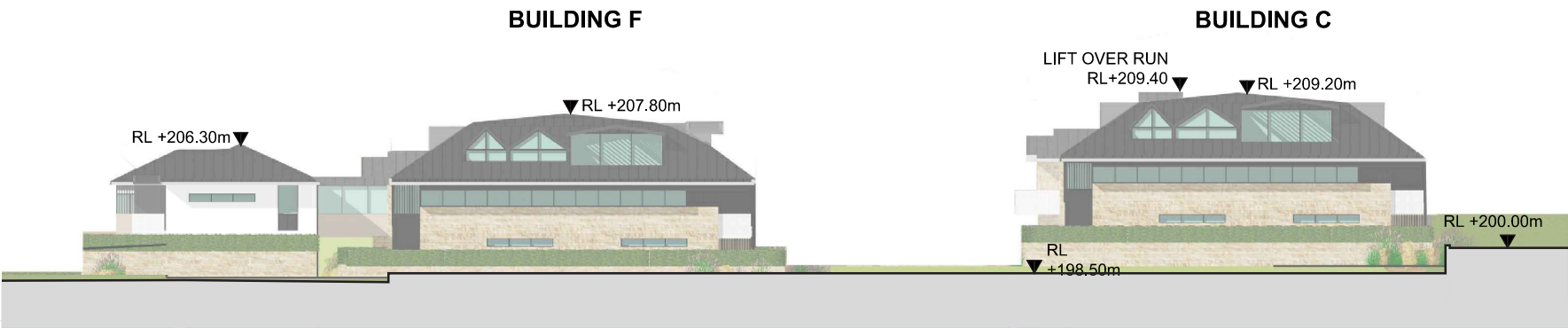
Elevations



Elevations

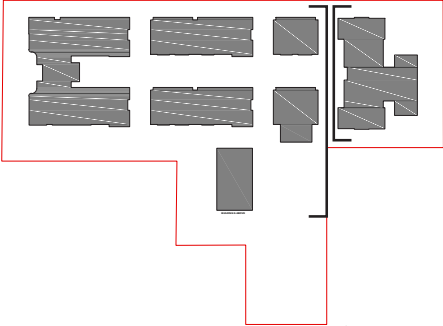


INTERNAL ELEVATION RAC

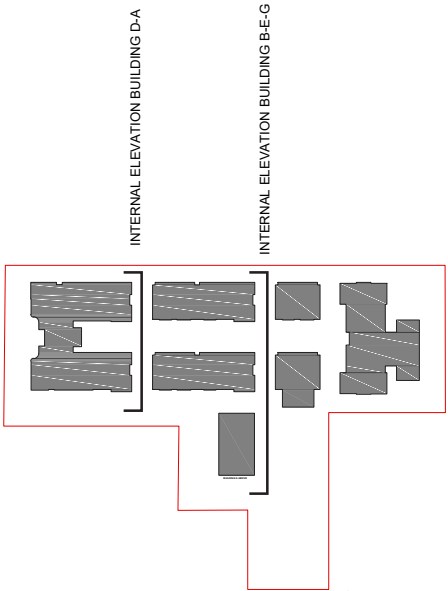
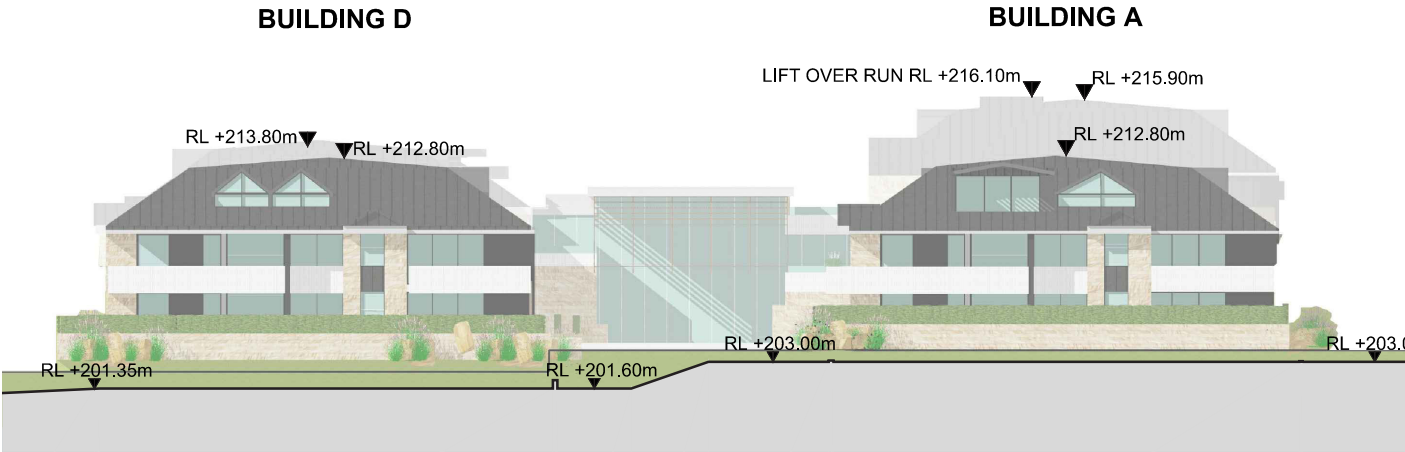
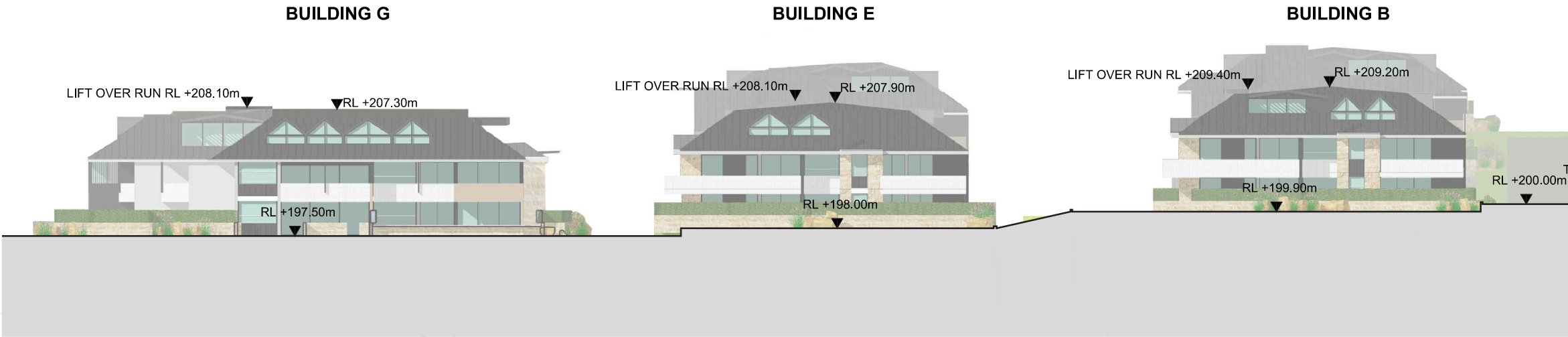


INTERNAL ELEVATION BUILDING C-F

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INTERNAL ELEVATION RAC



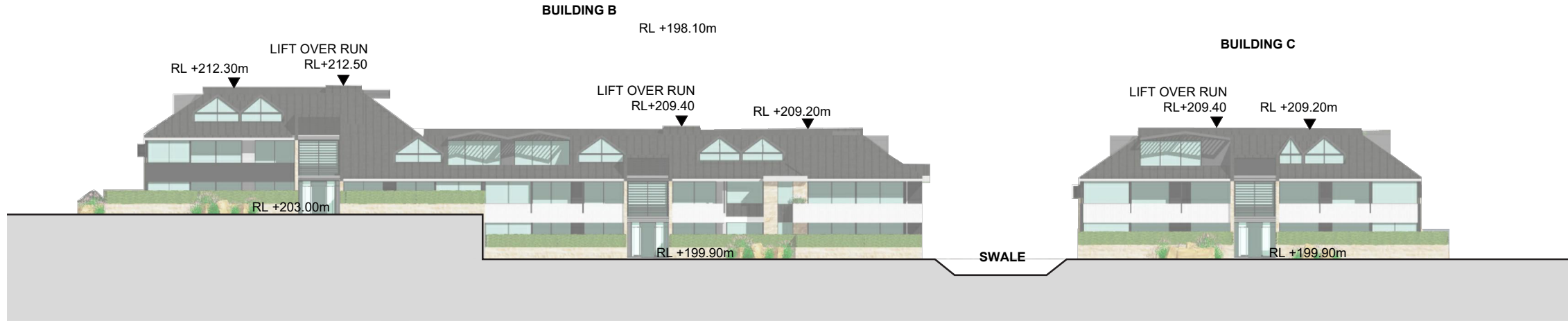
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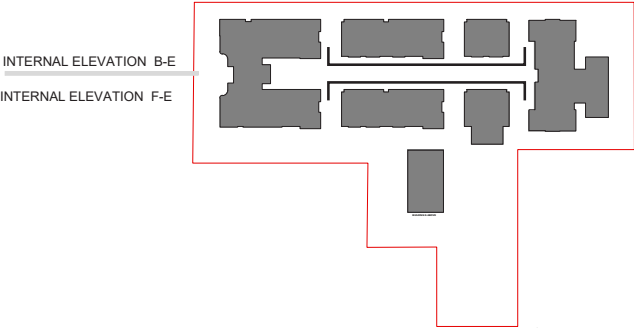
Elevations



INTERNAL ELEVATION F-E



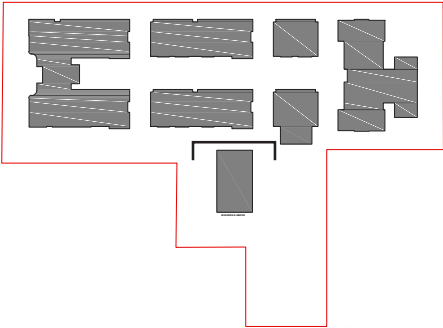
INTERNAL ELEVATION B-E



Elevations



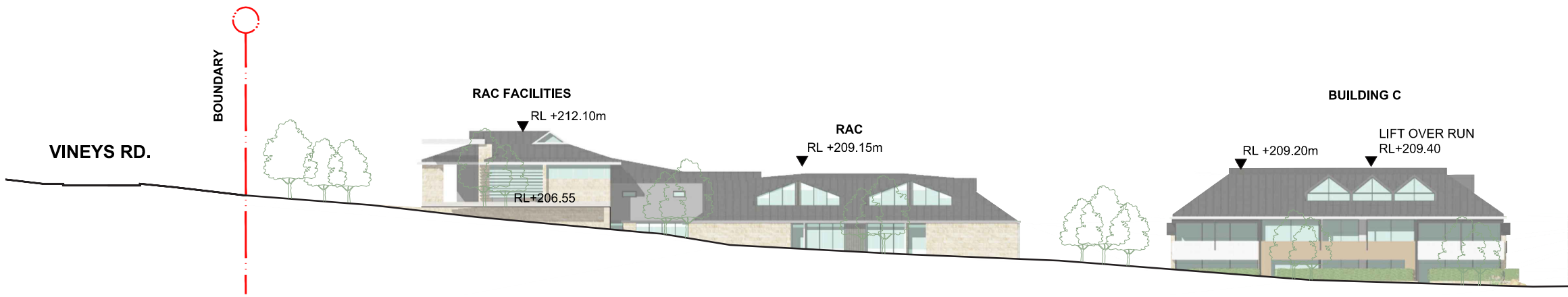
INTERNAL ELEVATION G



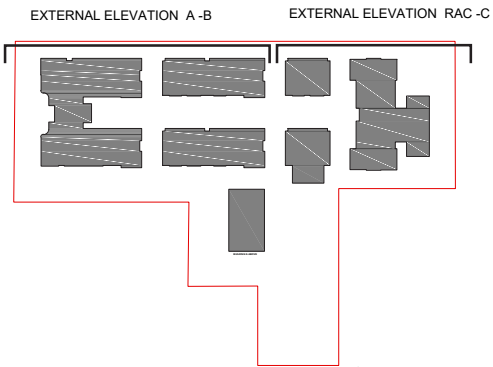
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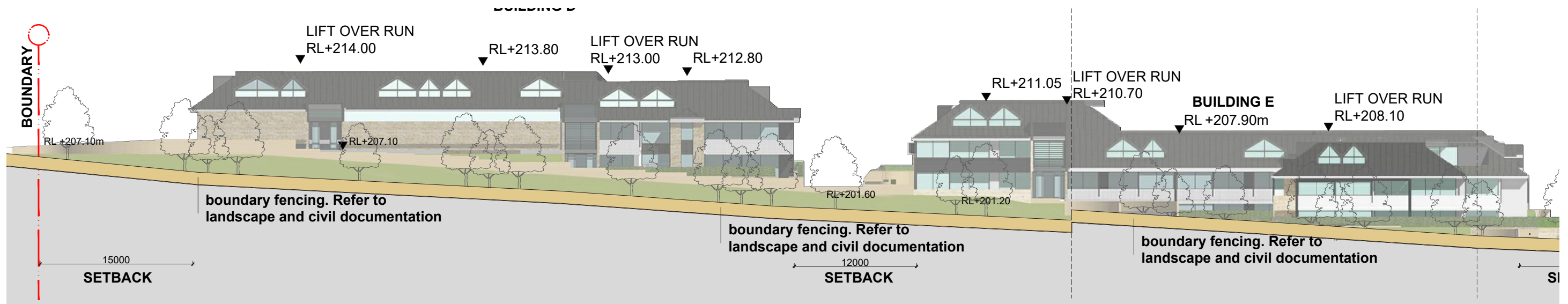
EXTERNAL ELEVATION A-B



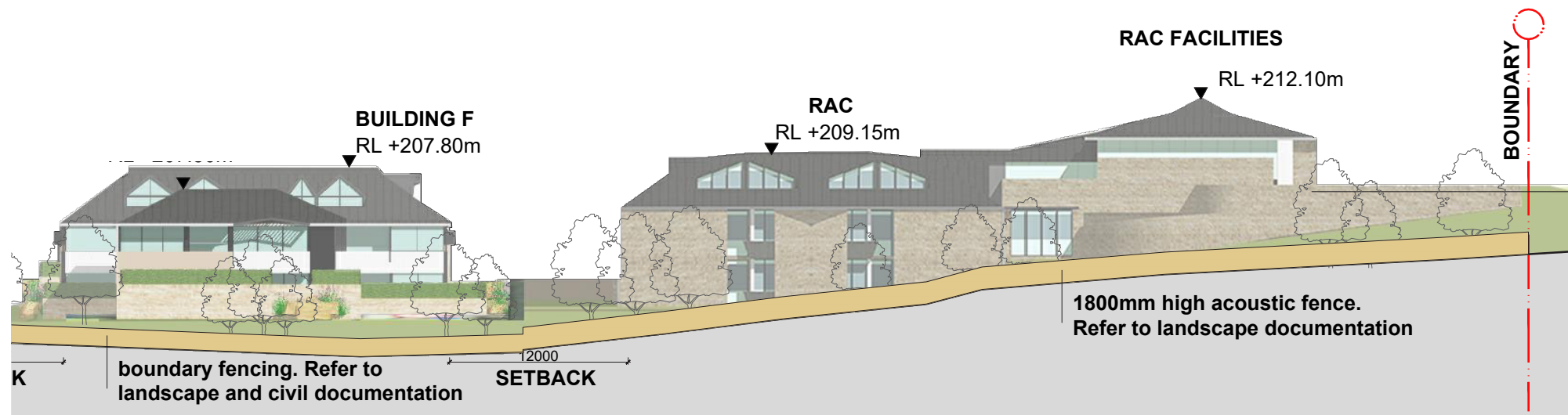
EXTERNAL ELEVATION RAC-C



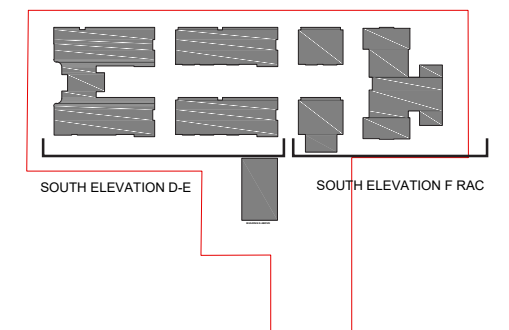
Elevations



SOUTH ELEVATION D-E

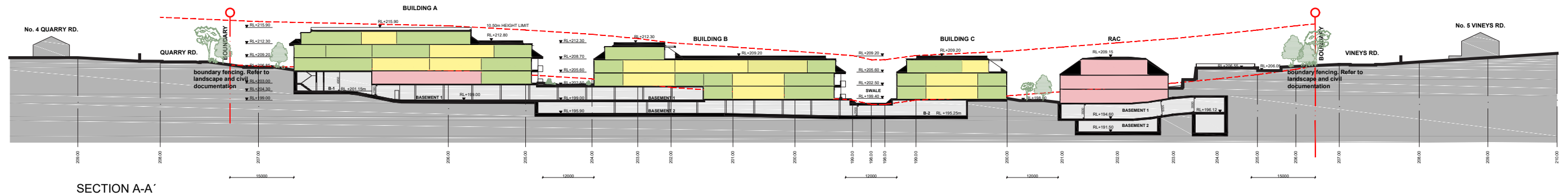


SOUTH ELEVATION F RAC

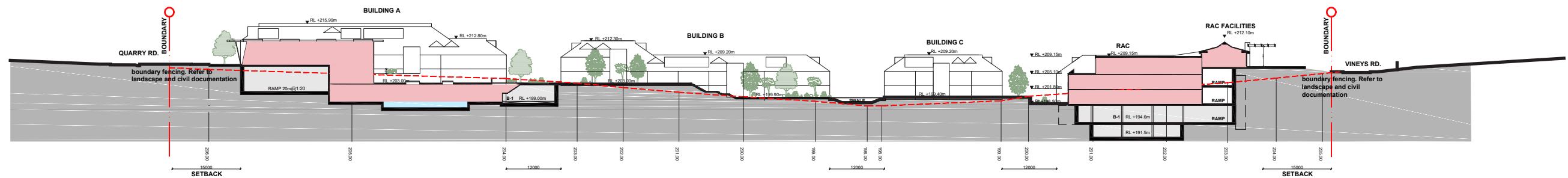


Sections

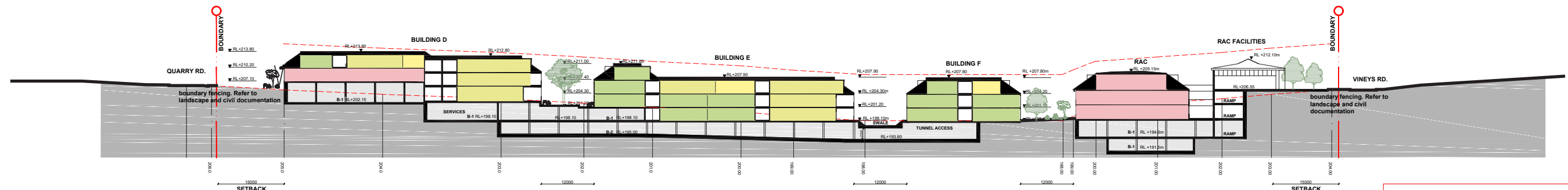
Sections A-B-C



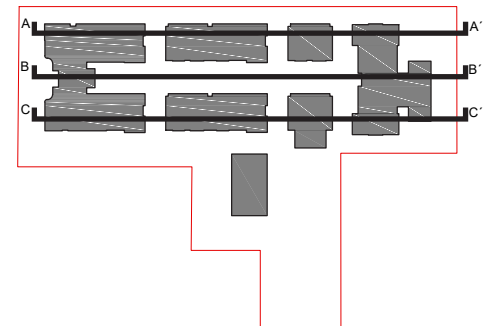
SECTION A-A'



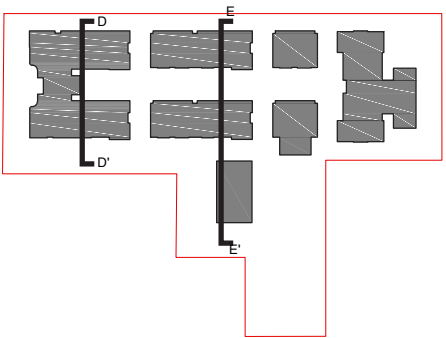
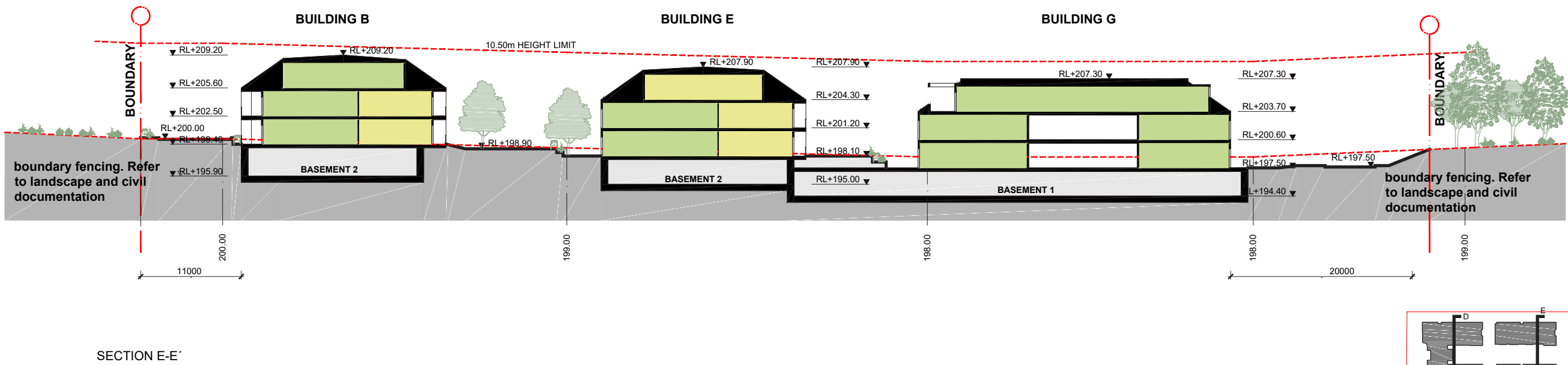
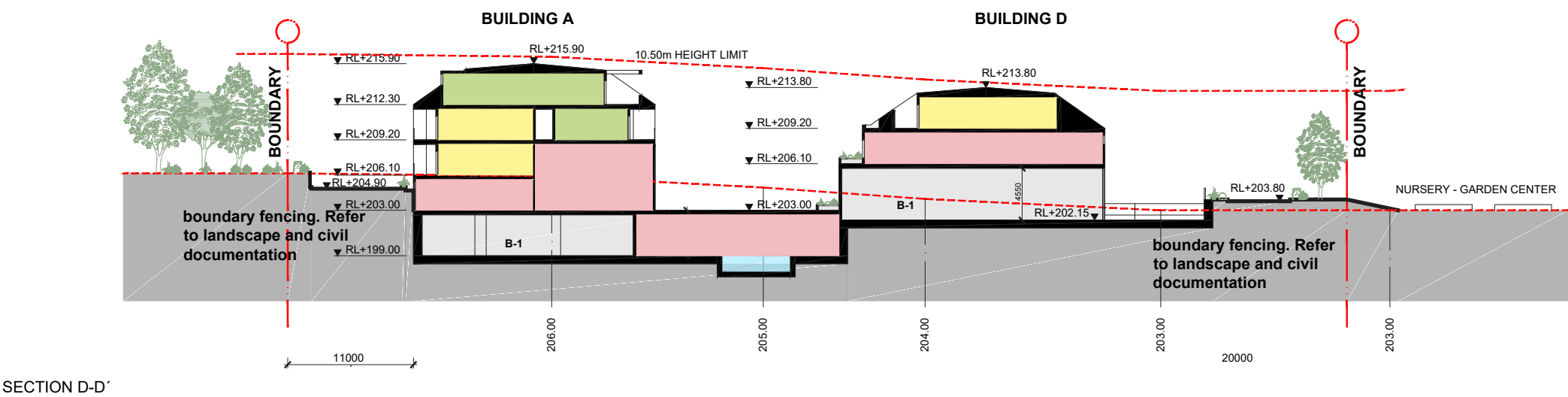
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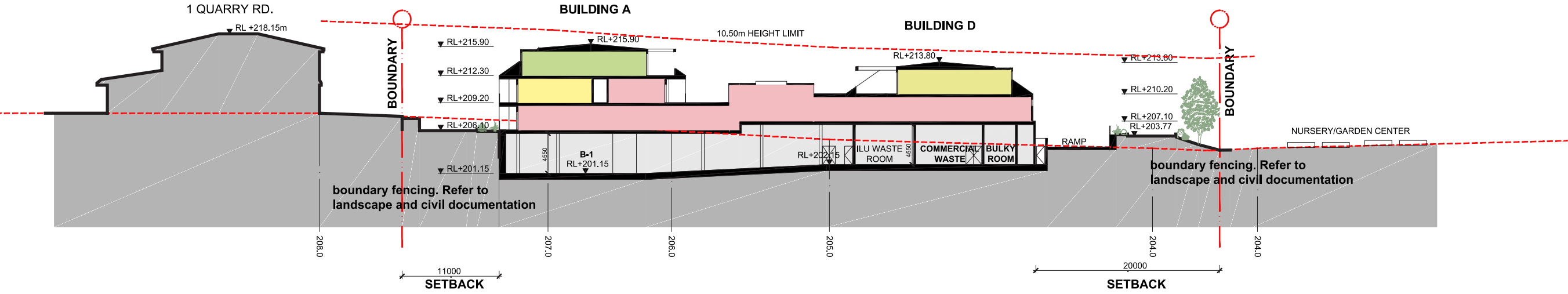
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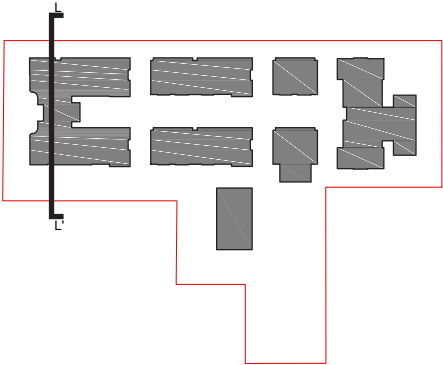
Sections D-E



Section L



SECTION L - L'

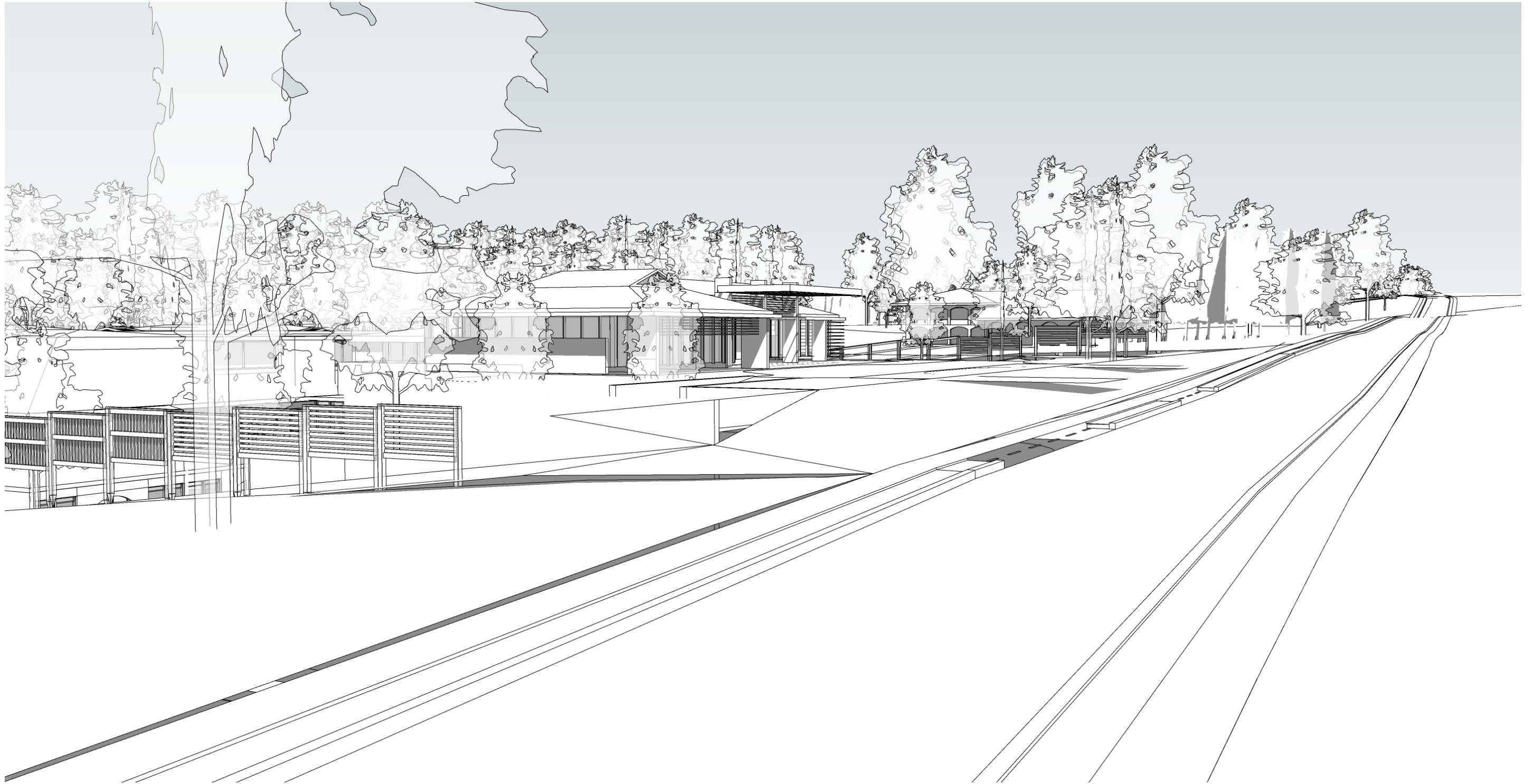


Perspective Views

View from Quarry Rd



View from Vineys Rd



Internal view



Development Data

	1BED	2BED	2BED+	3BED	RAC rooms	facilities & BOH	GFA (m2)
TOTAL ILU TYPES	0	26	15	50			
ILU Mix (%)	0.0%	28.6%	16.5%	54.9%			
TOTAL ILU's	91						
FACILITIES						2,349	
GFA of parking in excess of minimum requirements							1,137
TOTAL ILUs GFA							14,202
TOTAL RAC rooms					74		
TOTAL RAC facilities & BOH						1,624	
TOTAL RAC GFA							3,921
TOTAL						3,973	19,260

PARKING							
PARKING TYPE	RATE	REQUIRED	PROPOSED	PARKING TYPE	RATE	REQUIRED	PROPOSED
2 BED	1	26	27	RESIDENTS/VISITORS	0.1	8	33
2 BED +	1	15	32	EMPLOYEE	0.1	8	15
3 BED	1.5	75	94	TOTAL			48
VISITOR	0.2	18	18				
STAFF			6				
RESIDENTIAL SUBTOTAL		134	177				
Excess of parking			42.8				

SITE AREA	29,695
FSR RAC	0.13
FSR ILUs	0.48
FSR of parking in excess of minimum requirement	0.04
TOTAL FSR	0.65

SOLAR ACCESS		73.60%
CROSS VENTILATION		79.10%

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