



WILLOWDALE
RETIREMENT
VILLAGE

ENVIRONMENTAL
CONSERVATION AREA

PROPOSE SITE - 247 JAMBOREE AVE
LOT 151 DP1211497
SITE AREA : 11,374SQM

LOCATION PLAN - NTS

EXISTING BUS STOP

BOND CREEK RIPARIAN CORRIDOR

Drawing List - Drawing Series (SK)					
Sheet Number	Sheet Name	Current Revision	Revision Description	Current Revision Date	Approved By

DA0000	Cover Sheet	D	Revised set for Council RFIs	04.09.19	JF
DA0003	Site Analysis	B	Revised set for Council RFIs	04.09.19	JF
DA0004	Site Plan	D	Revised set for Council RFIs	04.09.19	JF
DA0005	Birds-eye View	D	Revised set for Council RFIs	04.09.19	JF
DA0006	Streetscape Analysis & Perspective	D	Revised set for Council RFIs	04.09.19	JF
DA0007	Streetscape Analysis & Perspective	B	Final DA Issue	14.12.18	JF
DA1001	Basement	D	Revised set for Council RFIs	04.09.19	JF
DA1002	Ground Floor	D	Revised set for Council RFIs	04.09.19	JF
DA1003	First Floor	D	Revised set for Council RFIs	04.09.19	JF
DA1003a	Level 1 Balcony	C	Revised set for Council RFIs	04.09.19	JF
DA1004	Plant Level	D	Revised set for Council RFIs	04.09.19	JF
DA1005	Roof Level	D	Revised set for Council RFIs	04.09.19	JF
DA1010	GFA Area Plans	D	Revised set for Council RFIs	04.09.19	JF
DA1011	Cross Section	D	Revised set for Council RFIs	04.09.19	JF
DA1012	Elevation Sheet 1	D	Revised set for Council RFIs	04.09.19	JF
DA1013	Elevation Sheet 2	D	Revised set for Council RFIs	04.09.19	JF
DA1020	3D Aerial View	C	Revised set for Council RFIs	04.09.19	JF
DA1021	Sun Diagrams	E	Revised set for Council RFIs	04.09.19	JF
DA1022	Sun Diagrams	C	Revised set for Council RFIs	04.09.19	JF
DA1023	Sun Diagrams	A	Revised set for Council RFIs	04.09.19	JF
DA1024	Sun Diagrams	A	Revised set for Council RFIs	04.09.19	JF
DA1030	Sectional Perspectives	B	Final DA Issue	14.12.18	JF
DA1031	Sectional Perspectives	C	Council RFIs for review	23.07.19	JF
DA1040	Fire and Smoke Compartment - Ground Level	D	Revised set for Council RFIs	04.09.19	JF
DA1041	Fire and Smoke Compartment - Level 1	D	Revised set for Council RFIs	04.09.19	JF
DA1100	Site Coverage	C	Revised set for Council RFIs	04.09.19	JF

Grand total: 26

New drawings added.

Revision				
REV	DESCRIPTION	DATE	APPD	
A	For Information	19.10.18	CG	
B	Final DA Issue	14.12.18		
C	Council RFIs for review	23.07.19	YE	
D	Revised set for Council RFIs	04.09.19	YE	

Client

Bolton Clarke

BOLTON
CLARKE

Be true to you

Project

**144 Bed Residential Aged
Care Facility**

Address

**247 Jamboree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

Drawing

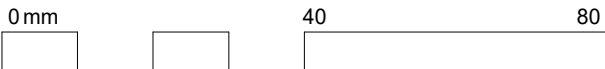
Cover Sheet

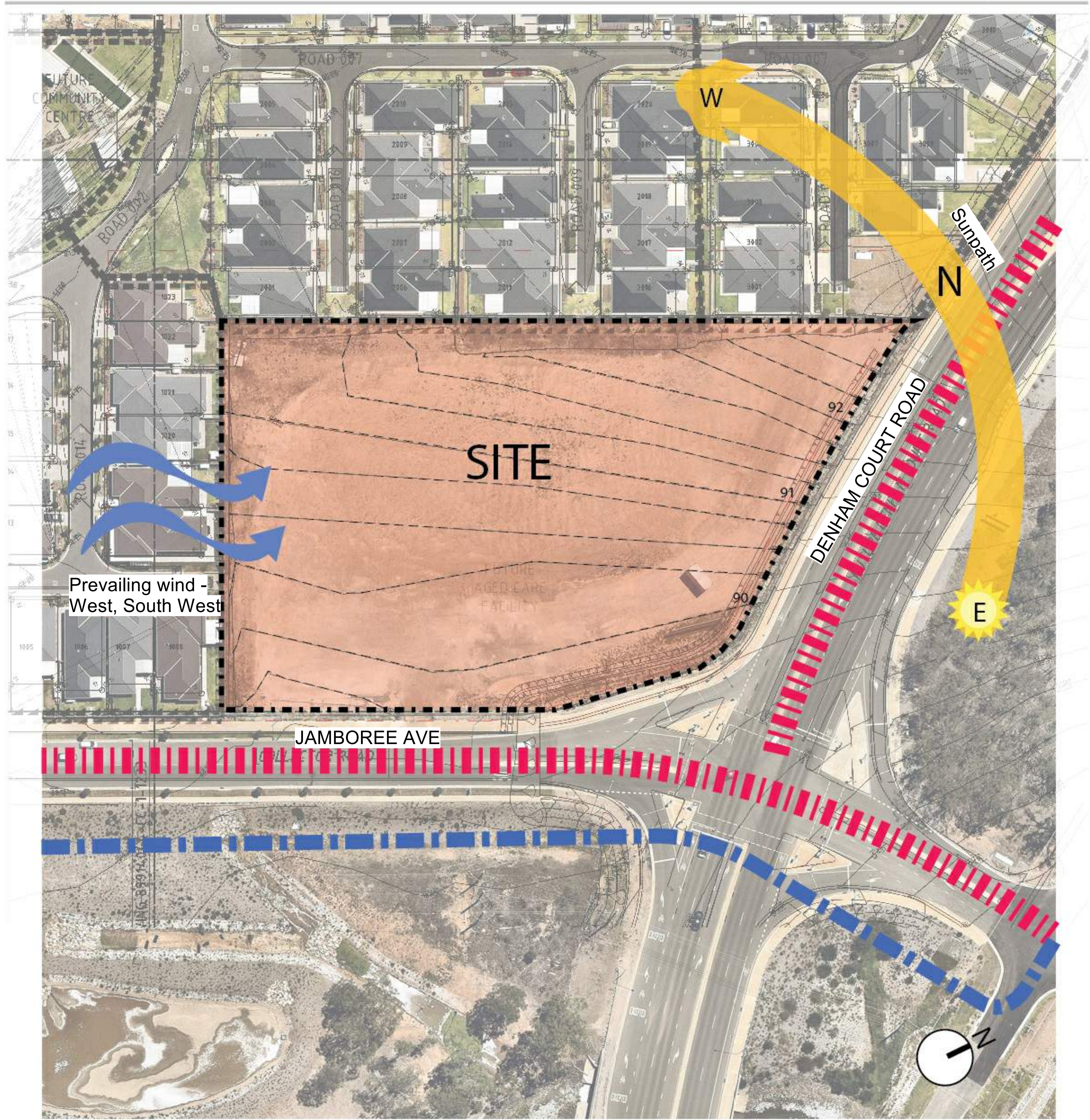
PRELIMINARY

A1 Scale	
Project	18 005
Drawing	DA0000
Status	DA
Issue	D

Details

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Do not scale this drawing and verify all dimensions and levels on site.
Nominated Architect : Lawrence Toaldo NSW Reg. 10255.





Revision	REV	DESCRIPTION	DATE	APPD
A	Final DA Issue		14.12.18	
B	Revised set for Council RFIs		04.09.19	YE

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144 Bed Residential Aged Care Facility

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Drawing

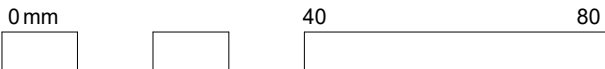
Site Analysis

PRELIMINARY

A1 Scale	
Project	18 005
Drawing	DA0003
Status	DA
Issue	B

Details

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Revision	REV	DESCRIPTION	DATE	APPD
A	For Information		19.10.18	CG
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Drawing

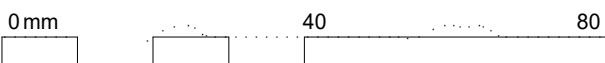
Site Plan

PRELIMINARY

A1 Scale	1 : 500
Project	18 005
Drawing	DA0004
Status	DA
Issue	D

Details

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BIRDS-EYE VIEW OF PROPOSED DEVELOPMENT AND SURROUNDING CONTEXT

Renders updated.

Revision			
REV	DESCRIPTION	DATE	APPD
A	For Information	19.10.18	CG
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Drawing

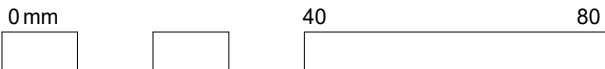
Birds-eye View

PRELIMINARY

A1 Scale	
Project	18 005
Drawing	DA0005
Status	DA
Issue	D

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VIEW FROM DENHAM COURT ROAD



VIEW FROM JAMBOREE AVE

Revision			
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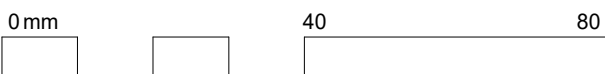
**Streetscape Analysis &
Perspective**

PRELIMINARY

A1 Scale	
Project	18 005
Drawing	DA0006
Status	DA
Issue	D

Details

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BOND CREEK RIPARIAN CORRIDOR
ALONG JAMBOREE AVE



BOND CREEK RIPARIAN
CORRIDOR



WILLOWDALE RETIREMENT LIVING NEXT TO
PROPOSED SITE



WILLOWDALE RETIREMENT LIVING



ENVIRONMENTAL
CONSERVATION AREA ALONG DENHAM COURT ROAD



ENVIRONMENTAL
CONSERVATION AREA ALONG DENHAM COURT ROAD

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Drawing

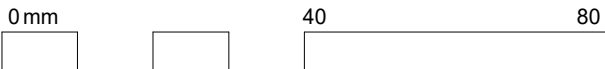
**Streetscape Analysis &
Perspective**

PRELIMINARY

A1 Scale	
Project	18 005
Drawing	DA0007
Status	DA
Issue	B

Details

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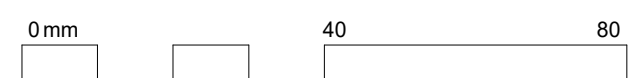




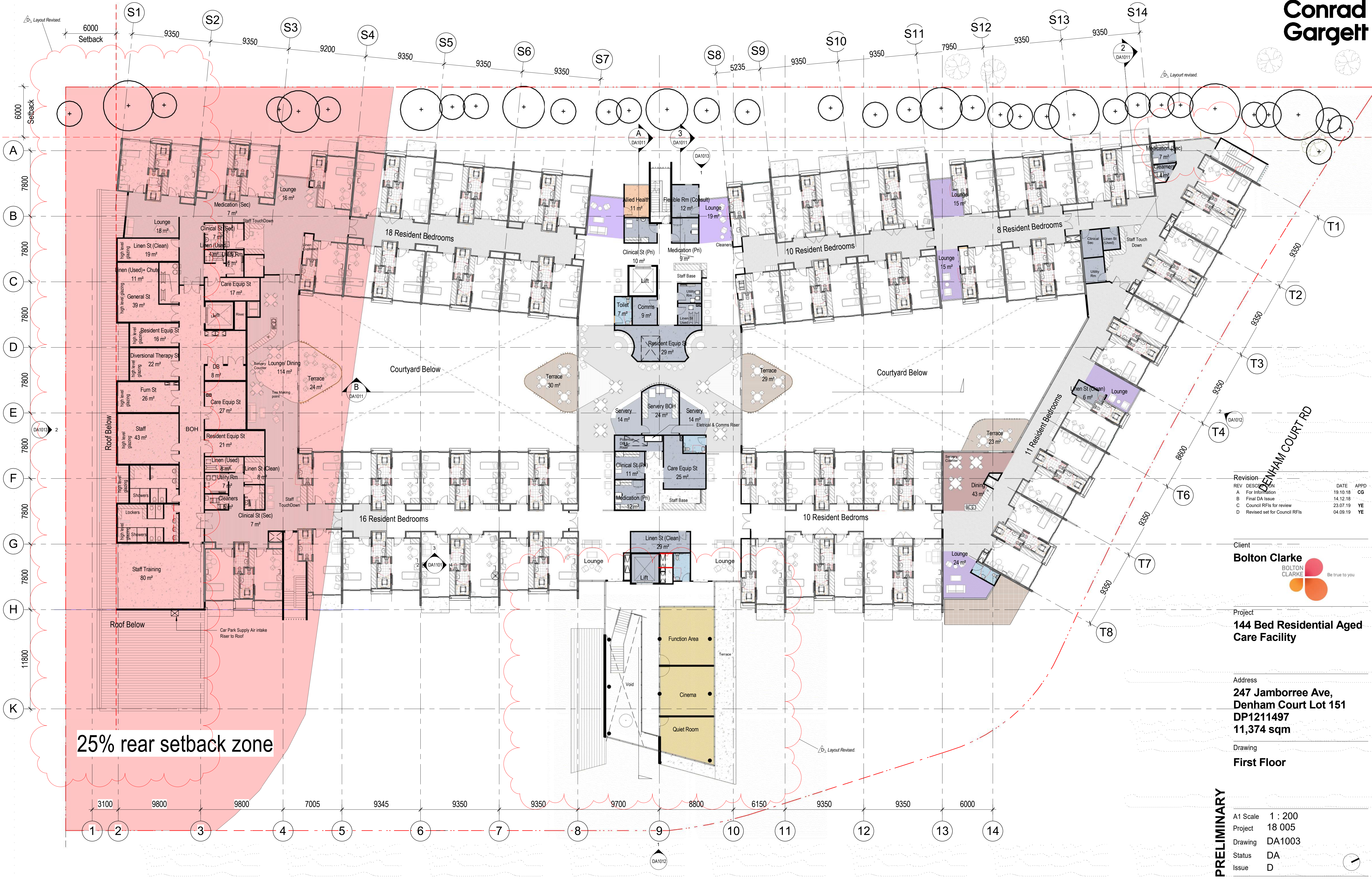
A1 Scale	1 : 200
Project	18 005
Drawing	DA1001
Status	DA
Issue	D

Details

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25% rear setback zone

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Project
**144 Bed Residential Aged
Care Facility**

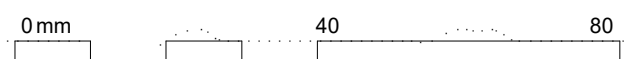
Address
**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

Drawing
First Floor

PRELIMINARY

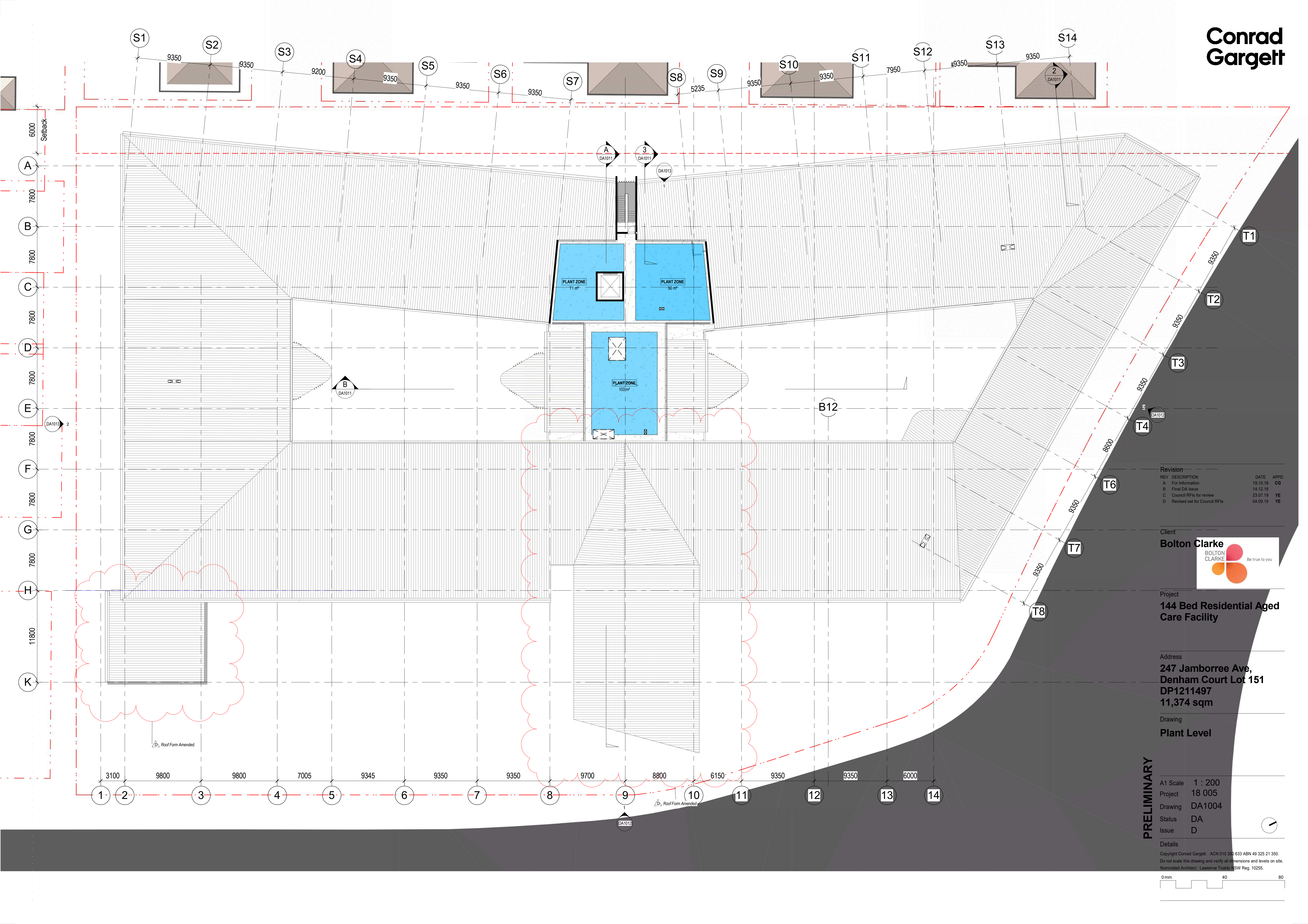
A1 Scale	1 : 200
Project	18 005
Drawing	DA1003
Status	DA
Issue	D

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1 Level 1 - View from Balconies to Backyards
DA1011 1:200



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11,374 sqm**

Drawing

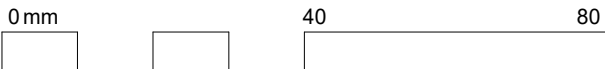
Plant Level

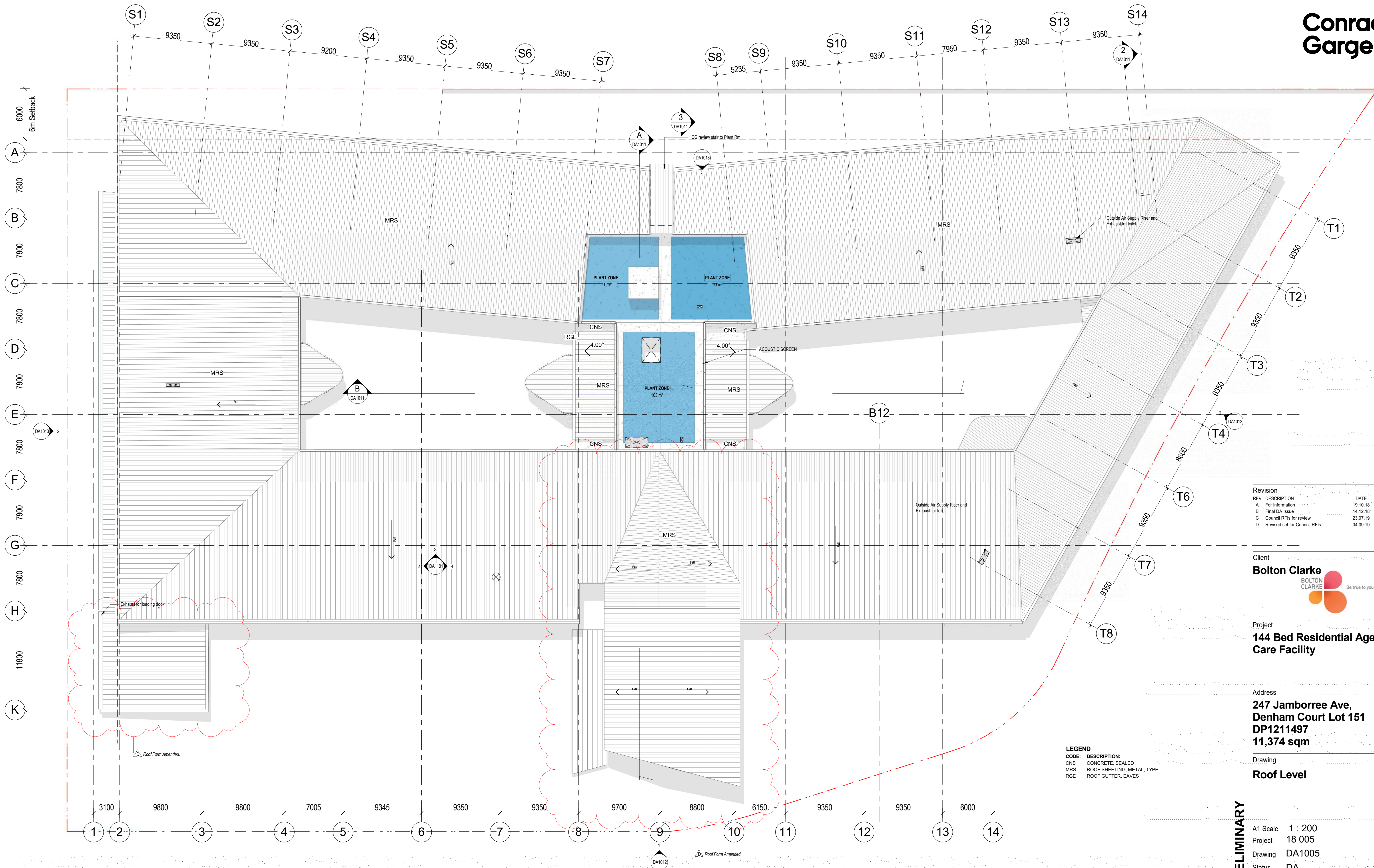
PRELIMINARY

A1 Scale	1 : 200
Project	18 005
Drawing	DA1004
Status	DA
Issue	D

Details

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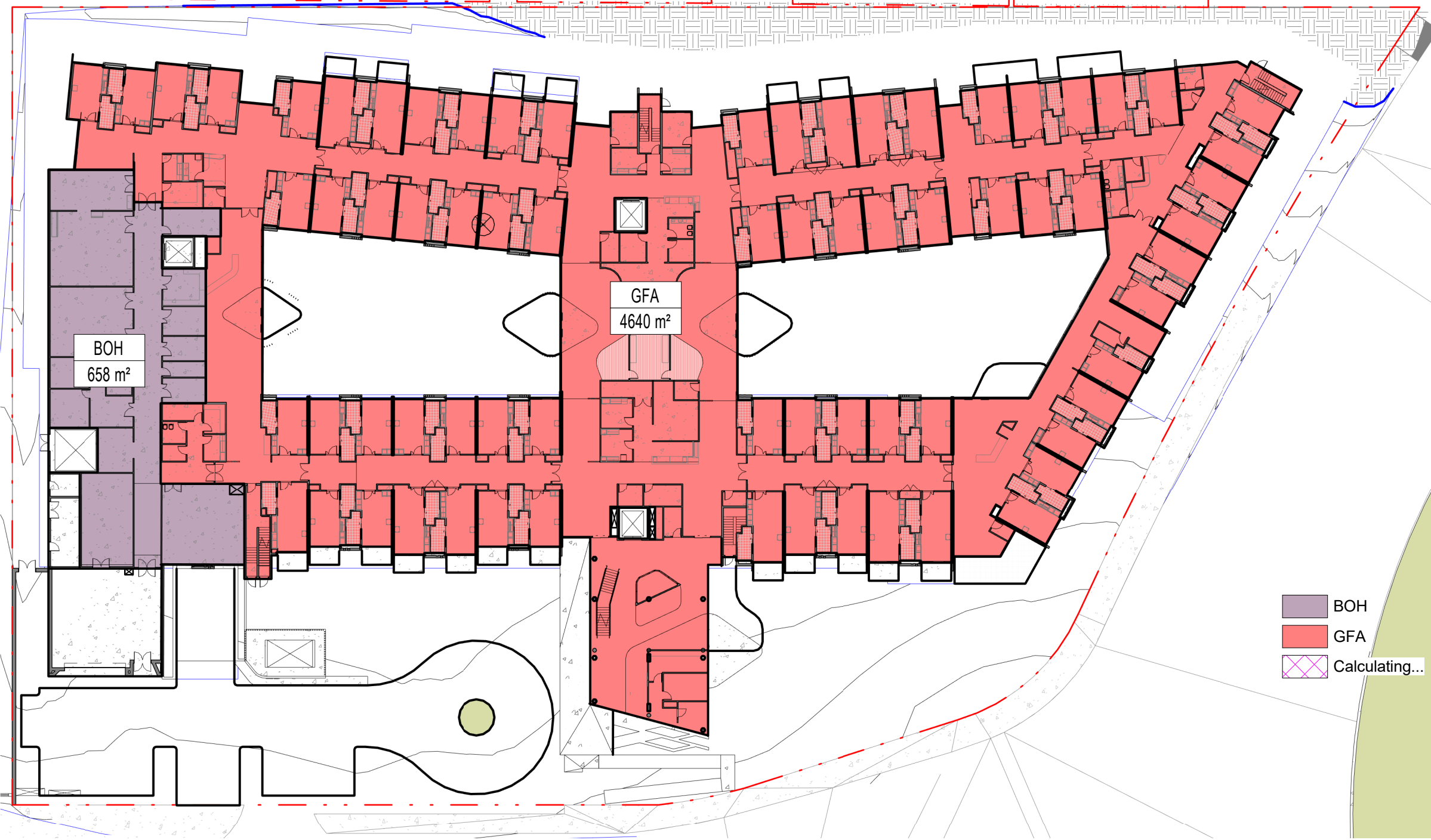


Total Parking Bays:
Basement 47



Calculating...

Basement



BOH
GFA
Calculating...

Ground Level

GFA SCHEDULE (BY LEVEL)

AREA	Name
Ground Level	4640 m² GFA 658 m² BOH
Level 1	4631 m² GFA 500 m² BOH 10429 m²



BOH
GFA
Calculating...

Level 1

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Drawing

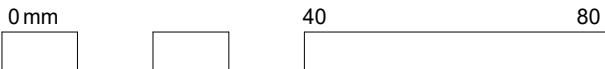
GFA Area Plans

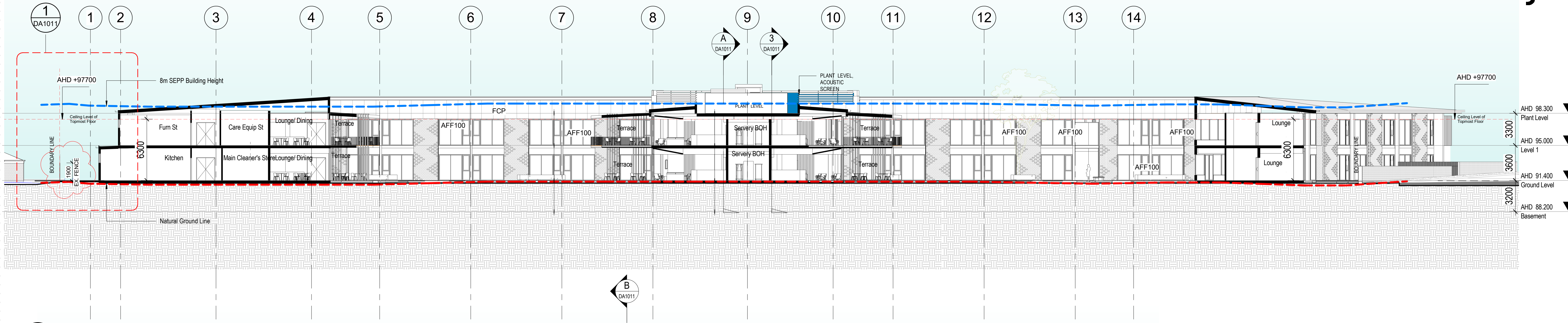
PRELIMINARY

A1 Scale	1 : 500
Project	18 005
Drawing	DA1010
Status	DA
Issue	D

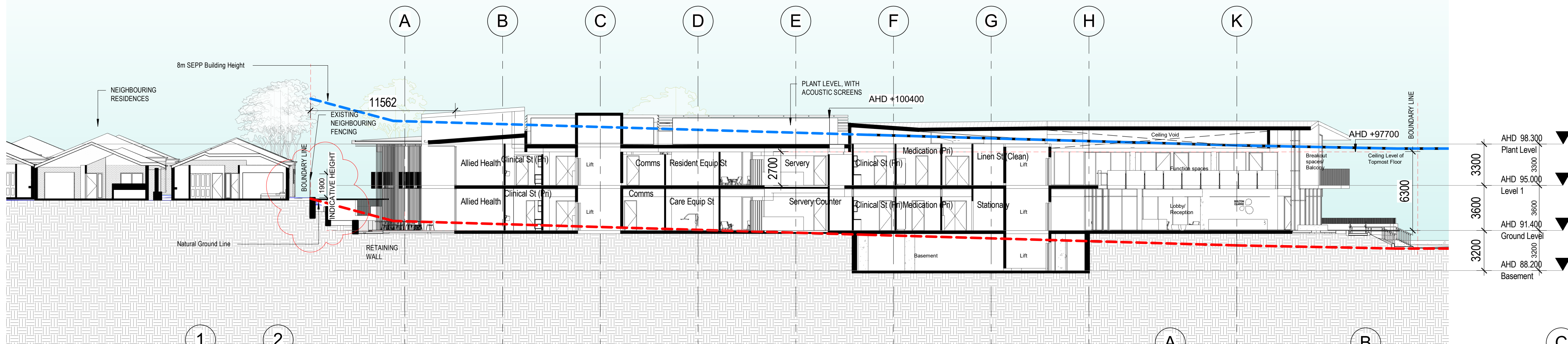
Details

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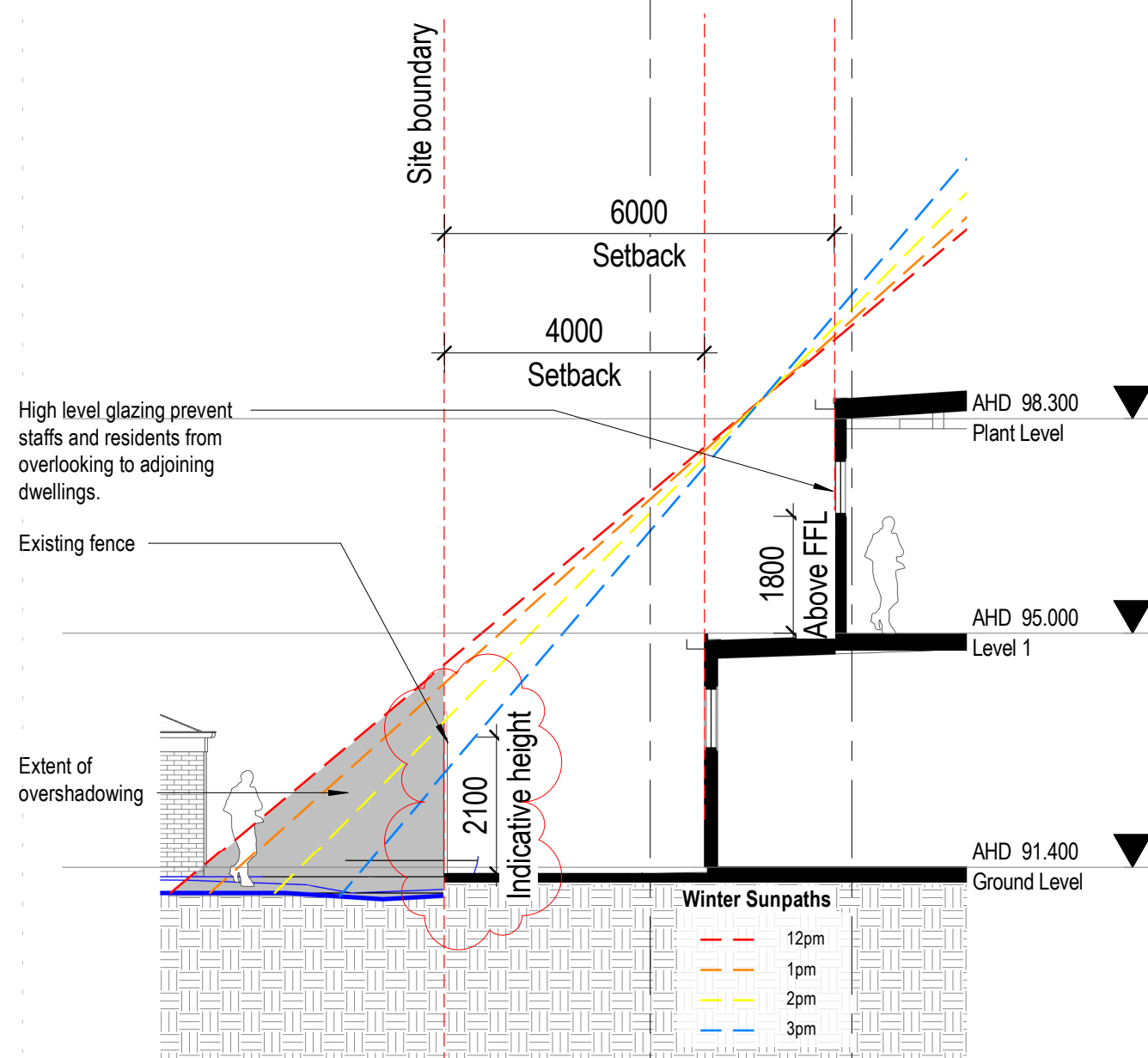




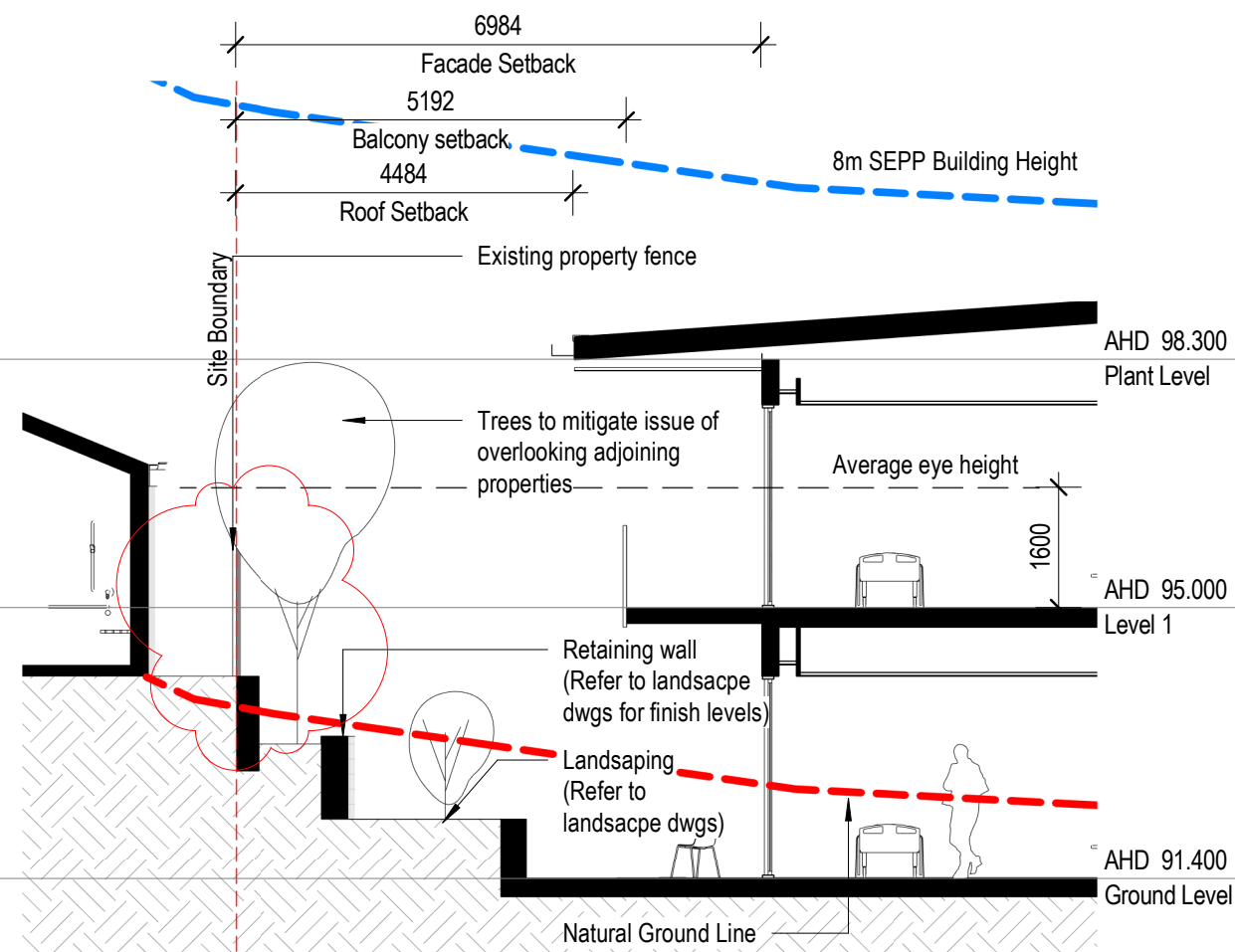
B Section B
DA1001 1:200



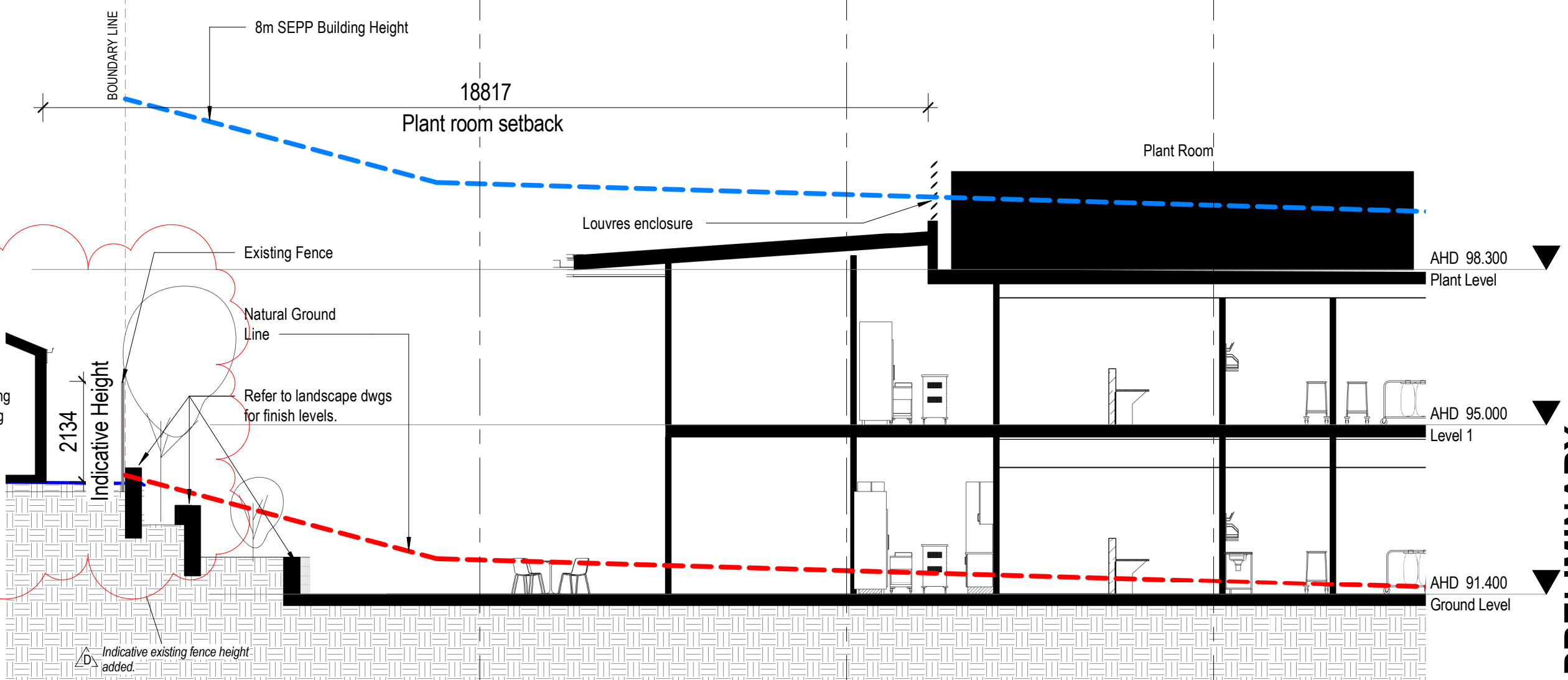
A Section A
DA1001 1:200



1 Southern Facade Section
DA1011 1:100



2 Western Facade Section 1
DA1002 1:100



3 Western Facade Section 2
DA1002 1:100

LEGEND
CODE: AFF100 FCP
DESCRIPTION: ALUMINIUM FRAMING, FRONT POCKET GLAZED, 100MM FIBRE CEMENT, PANEL SYSTEM

Revision			
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Client
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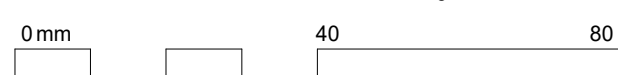
Project
144 Bed Residential Aged Care Facility

Address
**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

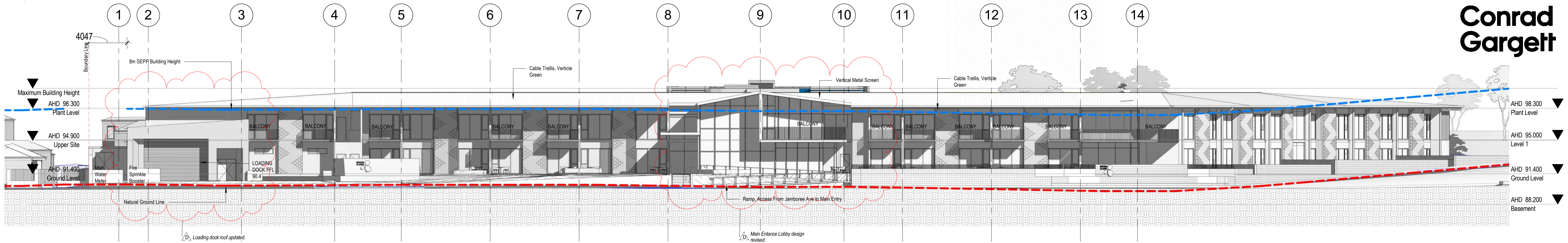
Drawing
Cross Section

A1 Scale As indicated
Project 18 005
Drawing DA1011
Status DA
Issue D

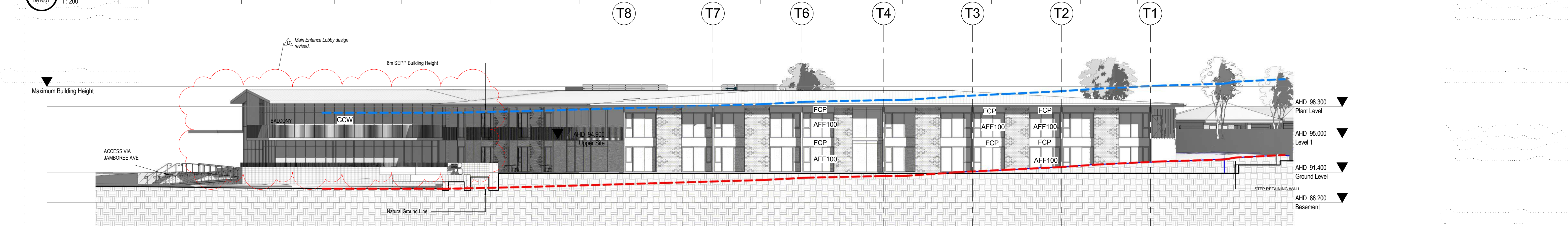
Details
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Nominated Architect : Lawrence Tosold NSW Reg. 10255.



PRELIMINARY



1 East Elevation- From Jamboree Ave
DA1001 1: 200



2 North Elevation- From Denham Court Road
DA1001 1: 200

Revision			
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A	For Information	19.10.18	CG
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Project

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Drawing

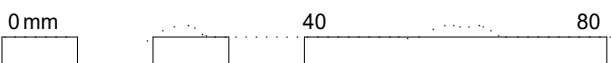
Elevation Sheet 1

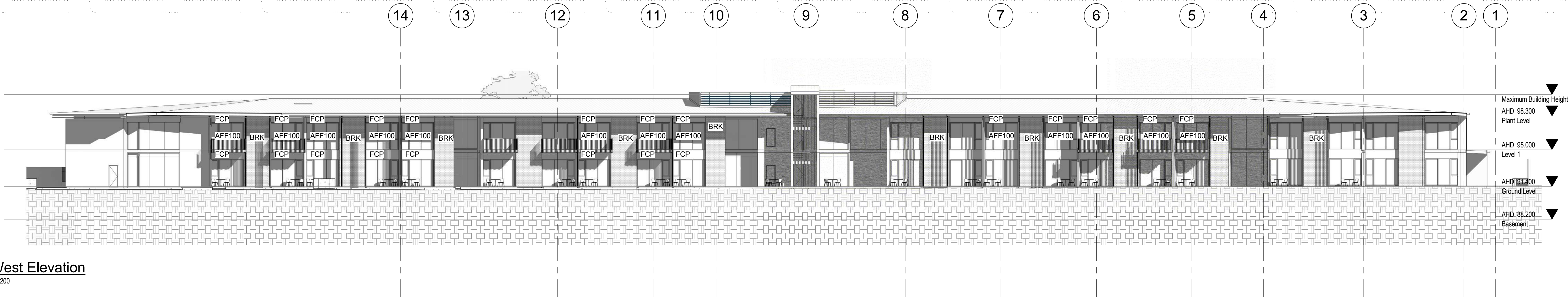
PRELIMINARY

A1 Scale	1 : 200
Project	18 005
Drawing	DA1012
Status	DA
Issue	D

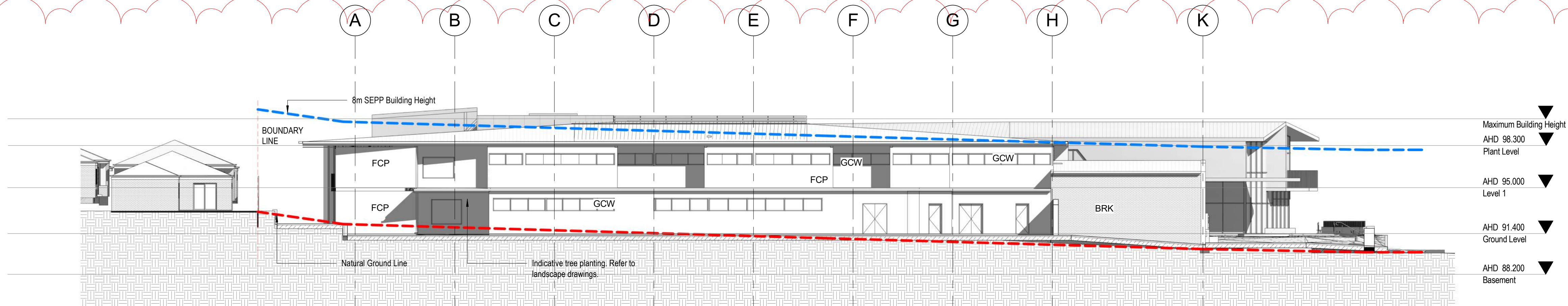
Details

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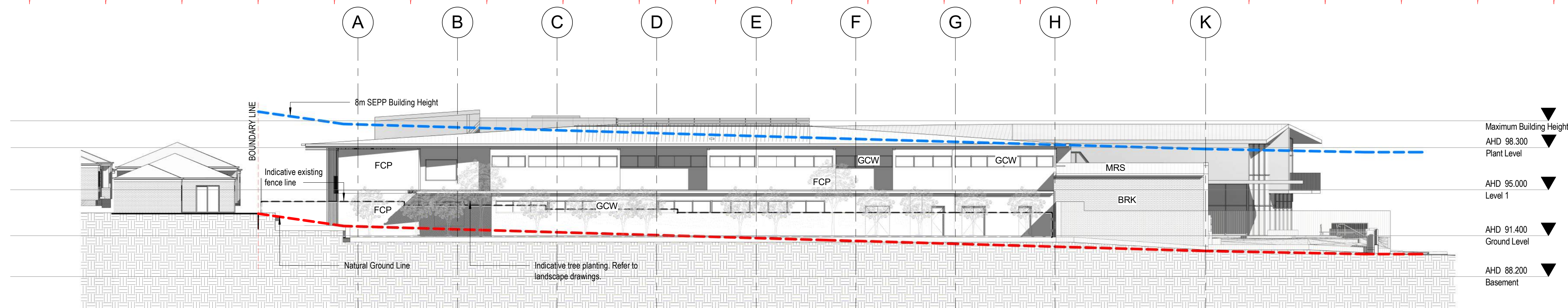




1 West Elevation
DA1001 1:200



2 South Elevation
DA1001 1:200



3 South Elevation - Landscape and Existing Fence
DA1001 1:200

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Project
144 Bed Residential Aged Care Facility

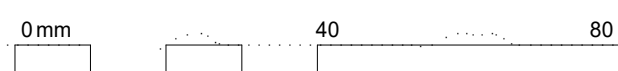
Address
**247 Jamborree Ave,
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Drawing
Elevation Sheet 2

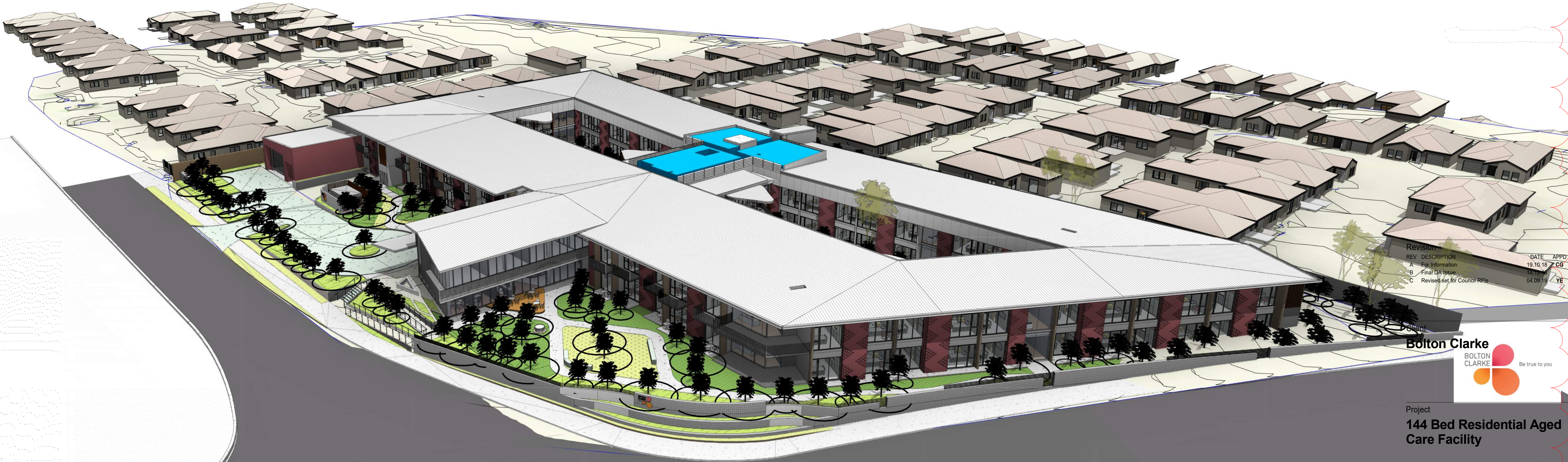
PRELIMINARY

A1 Scale	1 : 200
Project	18 005
Drawing	DA1013
Status	DA
Issue	D

Details
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LEGEND	DESCRIPTION:
CODE:	ALUMINIUM FRAMING, FRONT POCKET GLAZED, 100MM
AFF100	BRICKWORK
BRK	FIBRE CEMENT, PANEL SYSTEM
FCP	GLAZING, CURTAIN WALL
GCW	ROOF SHEETING, METAL, TYPE
MRS	



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Project
**144 Bed Residential Aged
Care Facility**

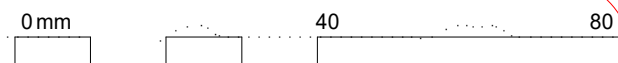
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Drawing
3D Aerial View

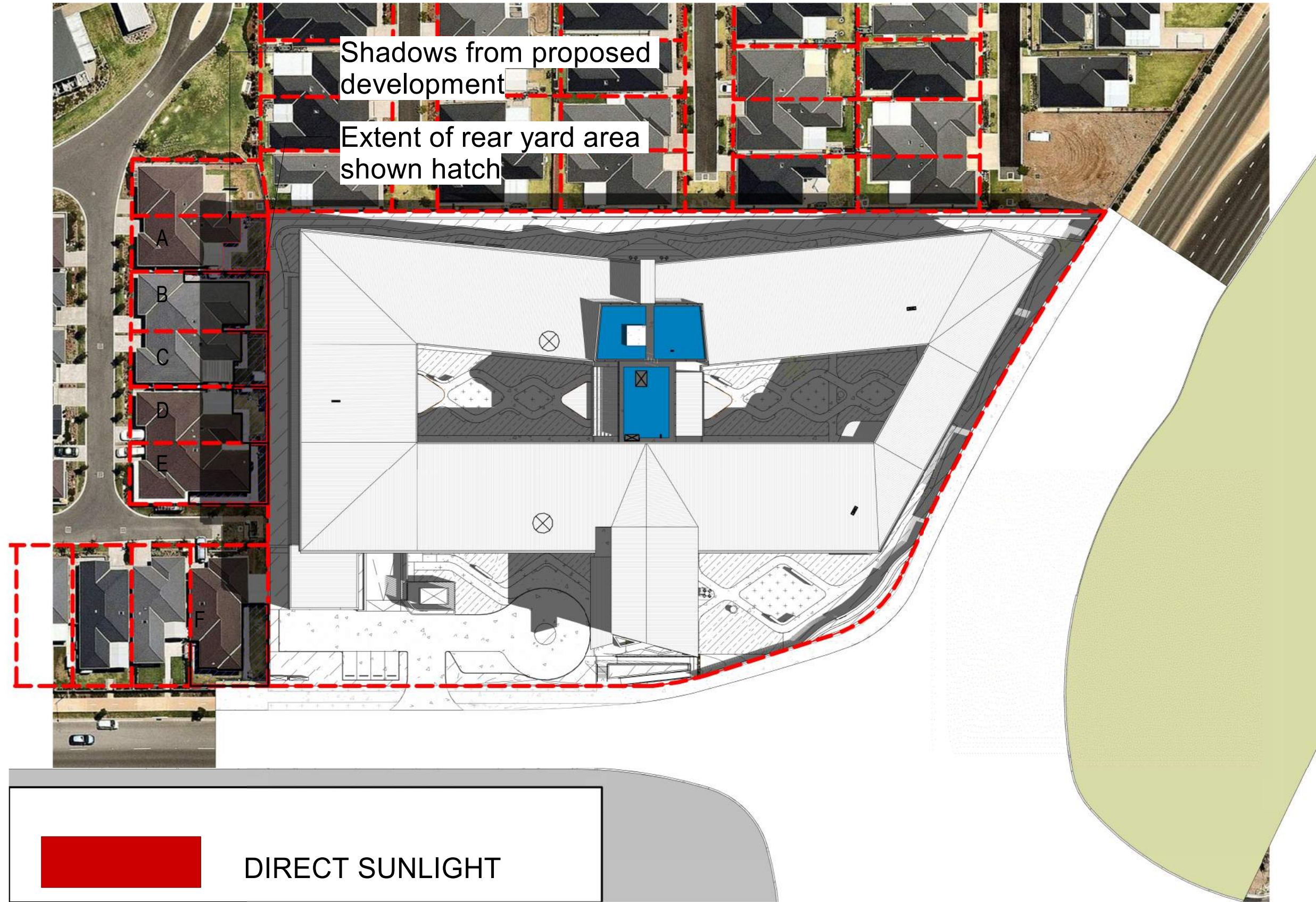
PRELIMINARY

A1 Scale	
Project	18 005
Drawing	DA1020
Status	DA
Issue	C

Details
Copyright Conrad Gargett. ACN 010 350 633 ABN 49 325 21 368.
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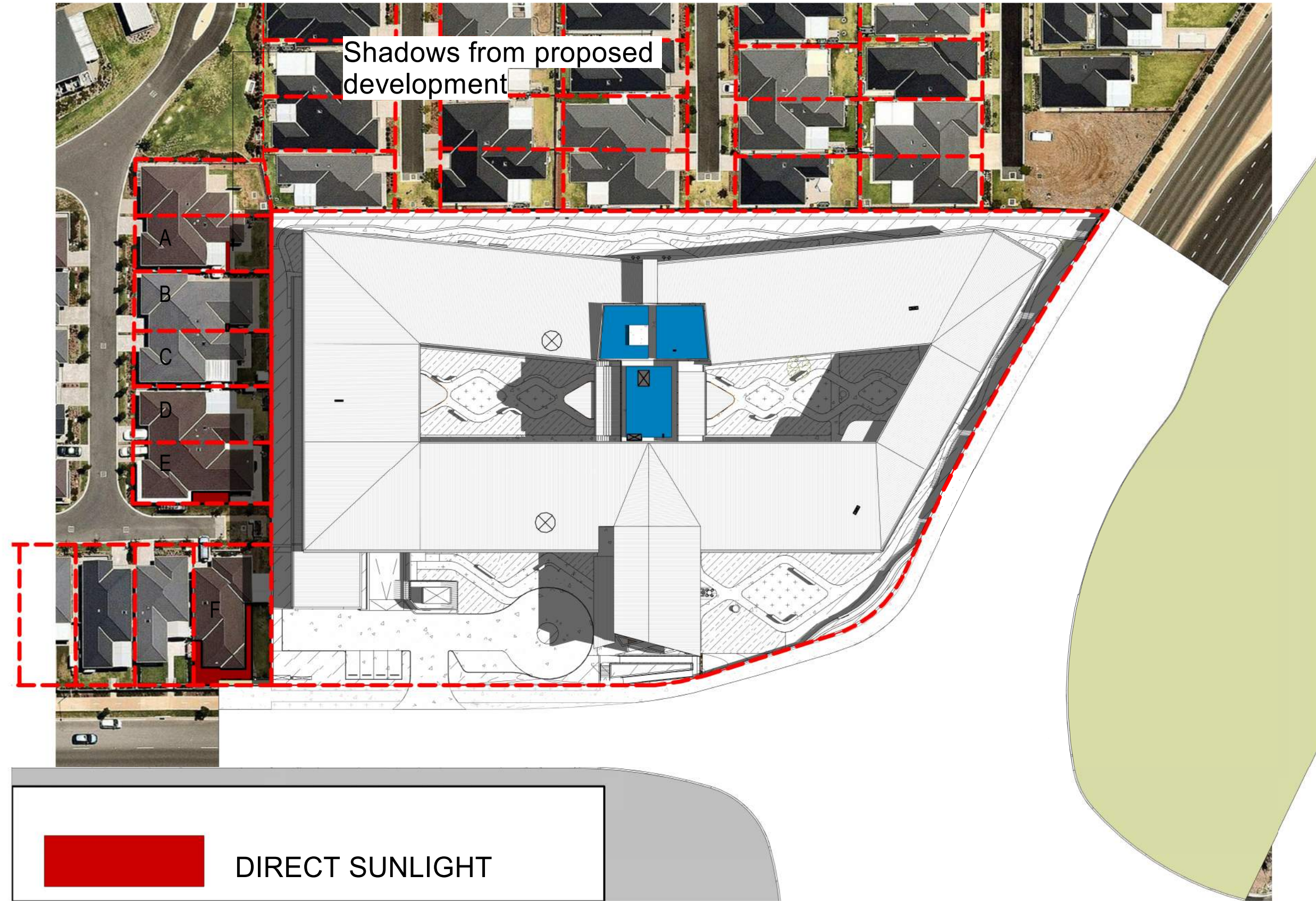


View updated.



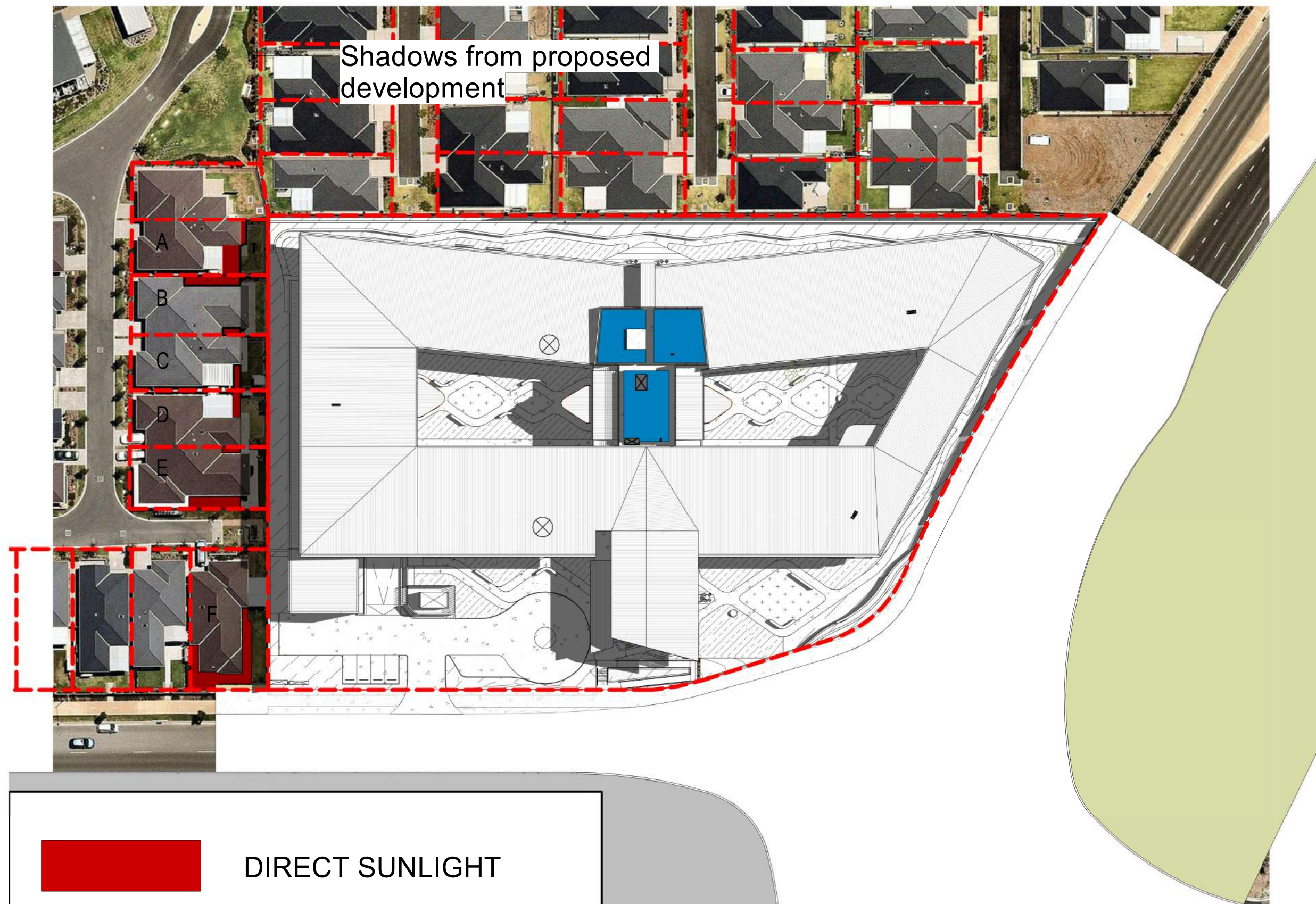
1 Sun Diagram - 9am Winter
DA1011 1:750

DIRECT SUNLIGHT:
A:0m² | B:0m² | C:0m² | D:0m² | E:0m² | F:0m²



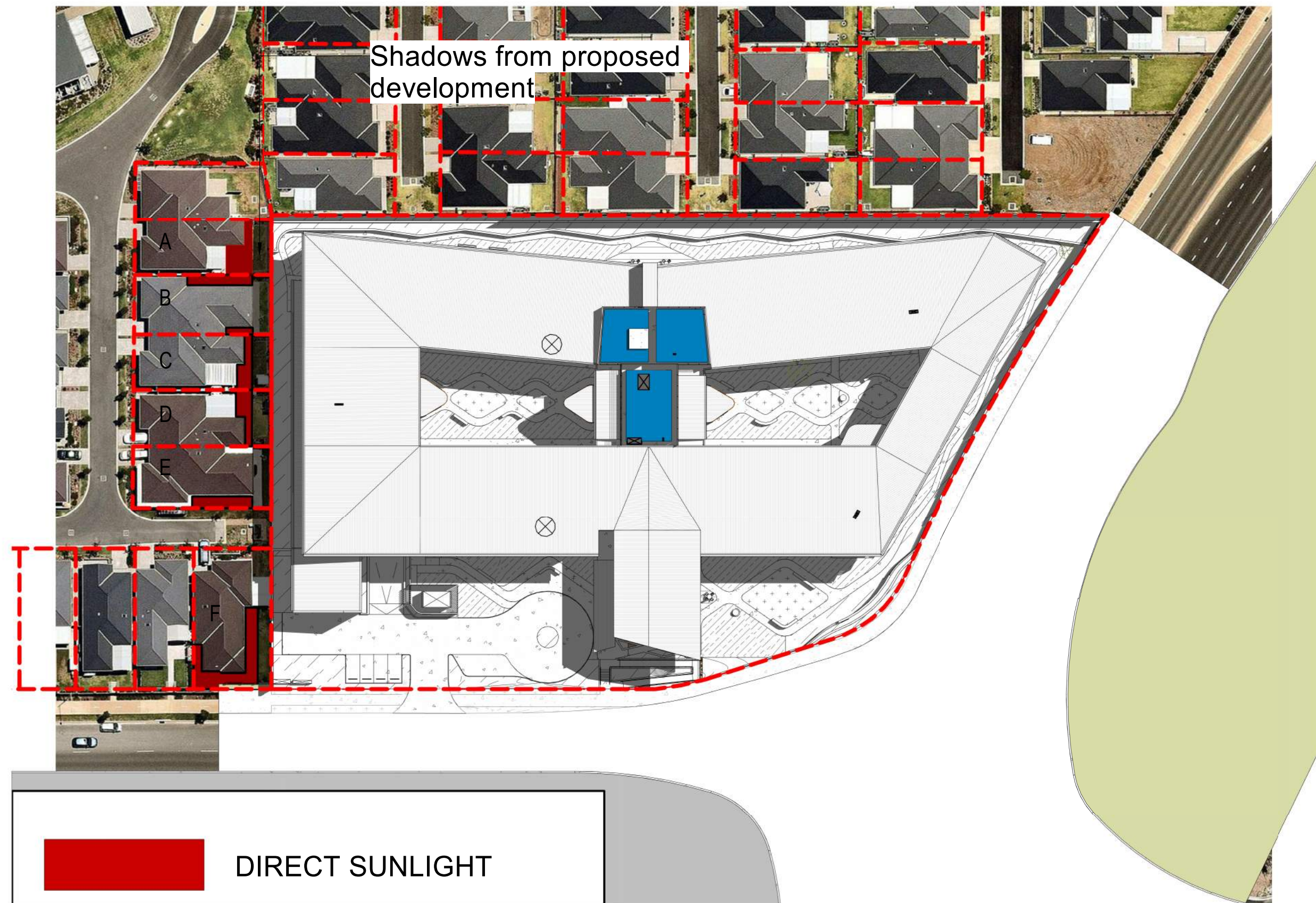
2 Sun Diagram - 10am Winter
DA1011 1:750

DIRECT SUNLIGHT:
A:4.1m² | B:0m² | C:0m² | D:0m² | E:15m² | F:56.75m².



3 Sun Diagram - 11am Winter
DA1011 1:750

DIRECT SUNLIGHT:
A:22.7m² | B:24.2m² | C:5.8m² | D:7m² | E:24.4m² | F:64.6m²



4 Sun Diagram - 12pm Winter
DA1011 1:750

DIRECT SUNLIGHT:
A:22.7m² | B:30.2m² | C:35.5m² | D:37.2m² | E:38m² | F:64m².

Sun diagrams updated.

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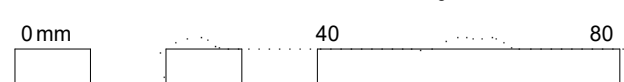
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DP1211497
11,374 sqm**

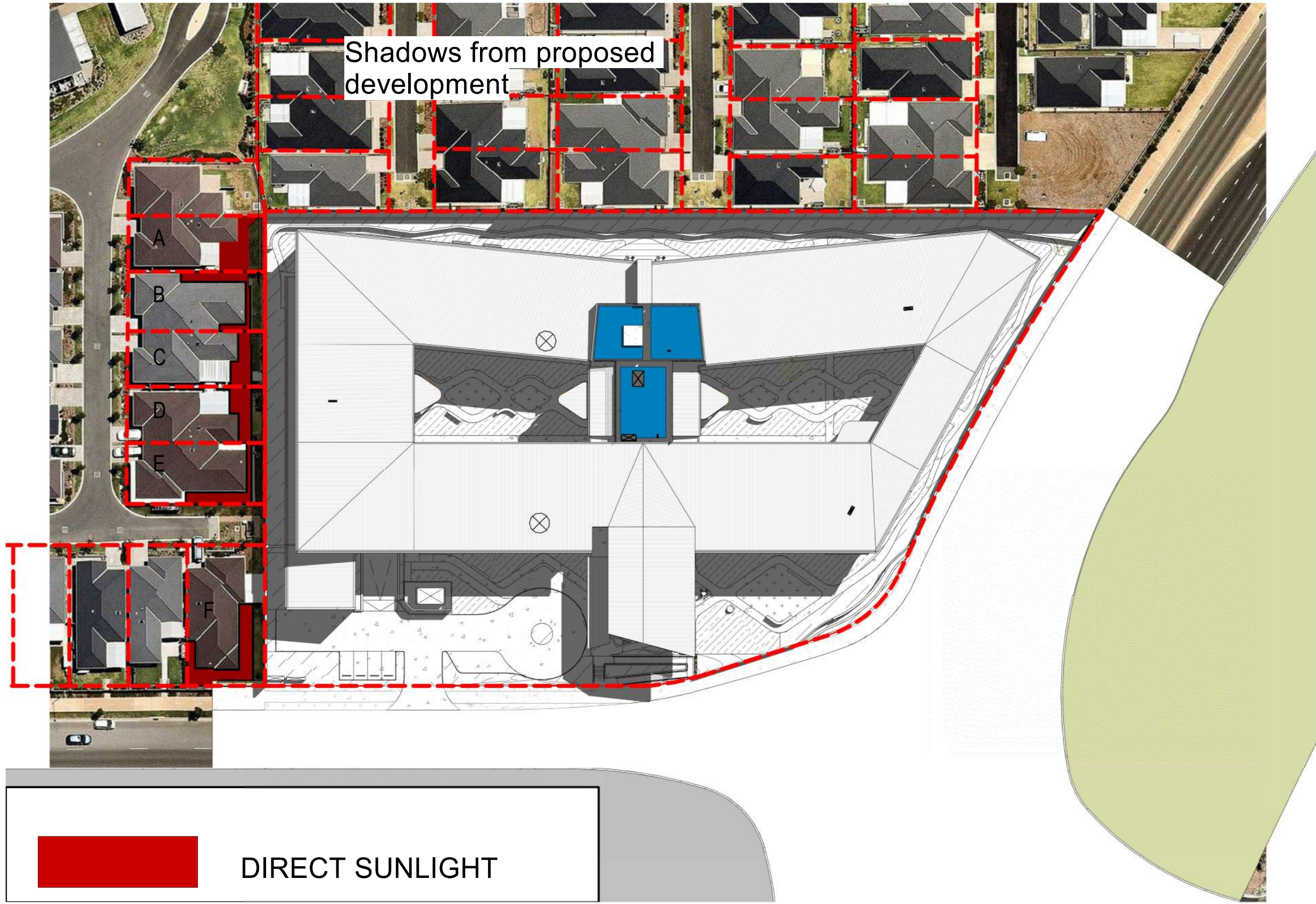
Drawing
Sun Diagrams

PRELIMINARY

A1 Scale	1 : 750
Project	18 005
Drawing	DA1021
Status	DA
Issue	E

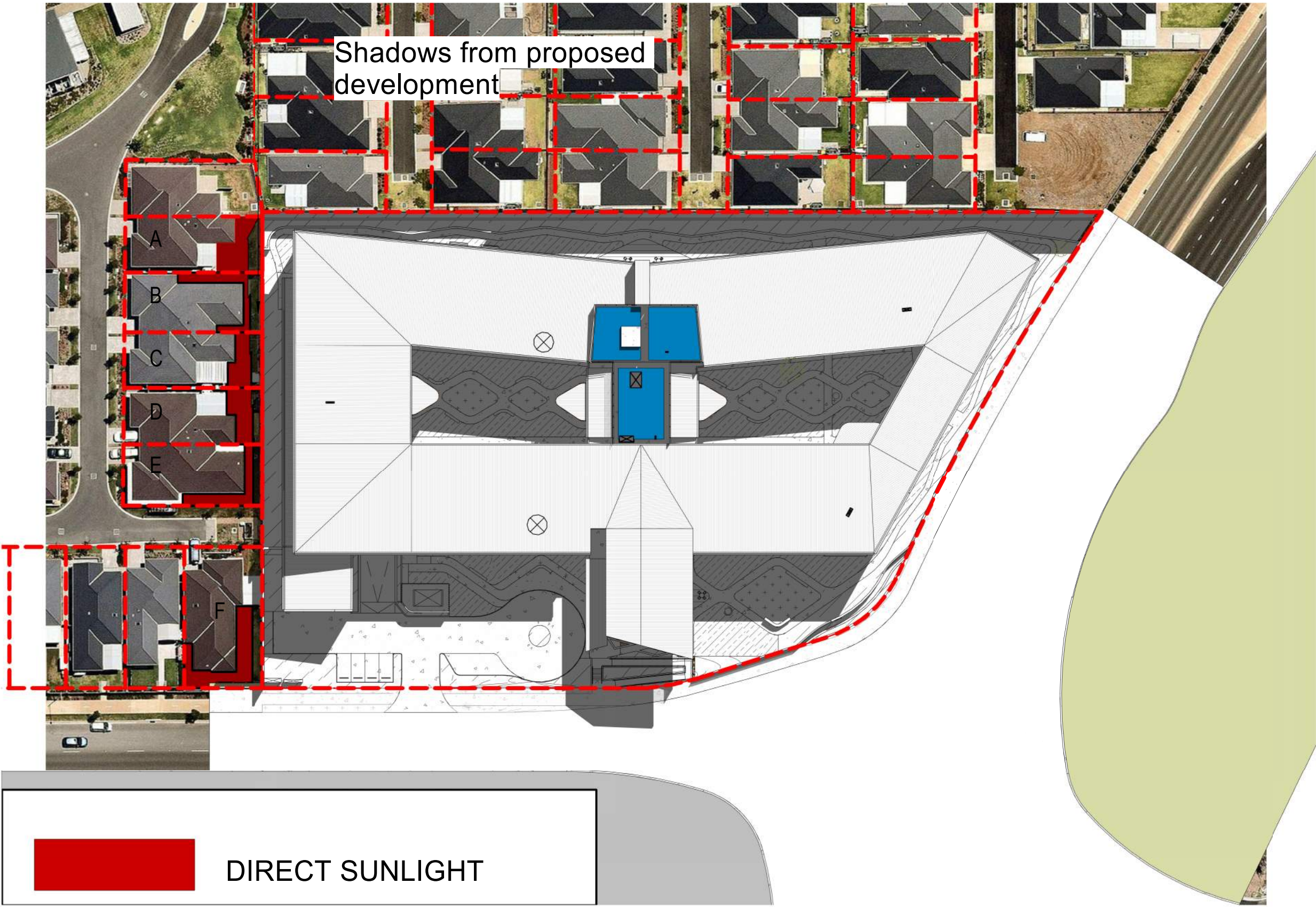
Details
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Nominated Architect : Lawrence Toaldo NSW Reg. 10255.





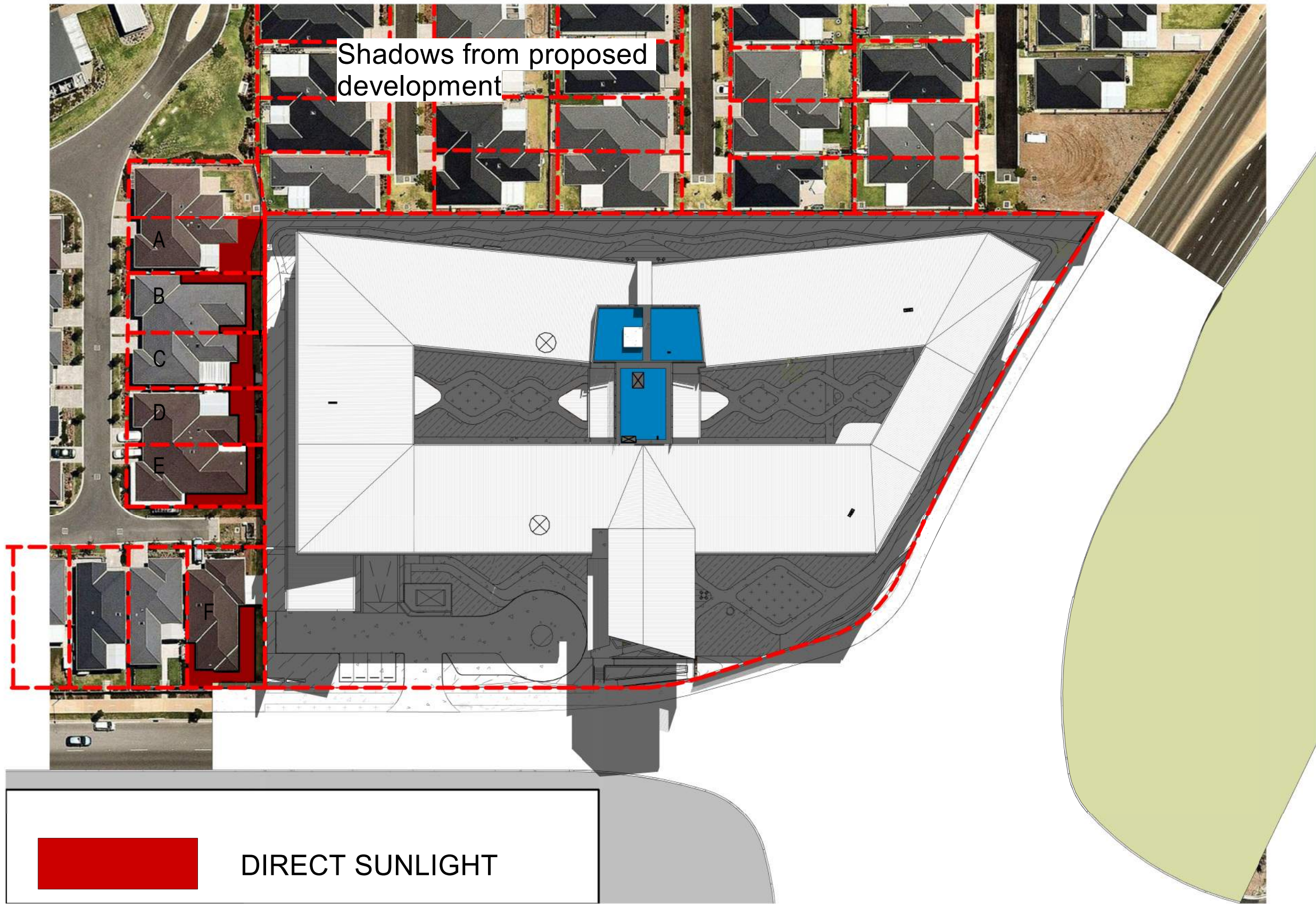
1 Sun Diagram - 1pm Winter
DA1011 1:750

DIRECT SUNLIGHT:
A:43.2m² | B:38.2m² | C:32.9m² | D:34.8m² | E:34.8m² | F:78.8m²



2 Sun Diagram - 2pm Winter
DA1011 1:750

DIRECT SUNLIGHT:
A:48.3m² | B:41.4m² | C:35.8m² | D:40.9m² | E:43.1m² | F:83m².



3 Sun Diagram - 3pm Winter
DA1011 1:750

DIRECT SUNLIGHT:
A:53.8m² | B:43.3m² | C:37.4m² | D:42.1m² | E:46.9m² | F:84.8m²

Winter Solstice- Adjoining properties rear yard solar access - Schedule %						
Time	A=72.8sqm	B=69.8	C=59.1	D=61.4	E=64	F=113.1
9am	0%	0%	0%	0%	0%	0%
10am	5.6%	0%	0%	0%	23.4%	50.1%
11am	31.1%	34.7%	9.8%	11.4%	38.1%	57.2%
12noon	31%	43.2%	35.5%	37.2%	38%	64%
13.00pm	59%	54.7%	55.5%	56.69%	54%	69.7%
14.00pm	66.3%	59.3%	60.5%	66.5%	67.3%	73.3%
15.00pm	73.9%	62%	63%	68%	73%	74.9%

Δ Sun diagrams updated.

Revision	REV	DESCRIPTION	DATE	APPD
A	1	Council RFI's for review	23.07.19	YE
B	2	Sun Diagram	01.08.19	YE
C	3	Revised set for Council RFI's	04.09.19	YE

Client
Bolton Clarke
BOLTON CLARKE
Be true to you

Project
144 Bed Residential Aged Care Facility

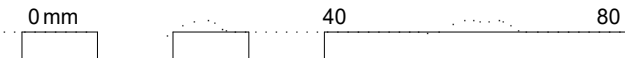
Address
**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

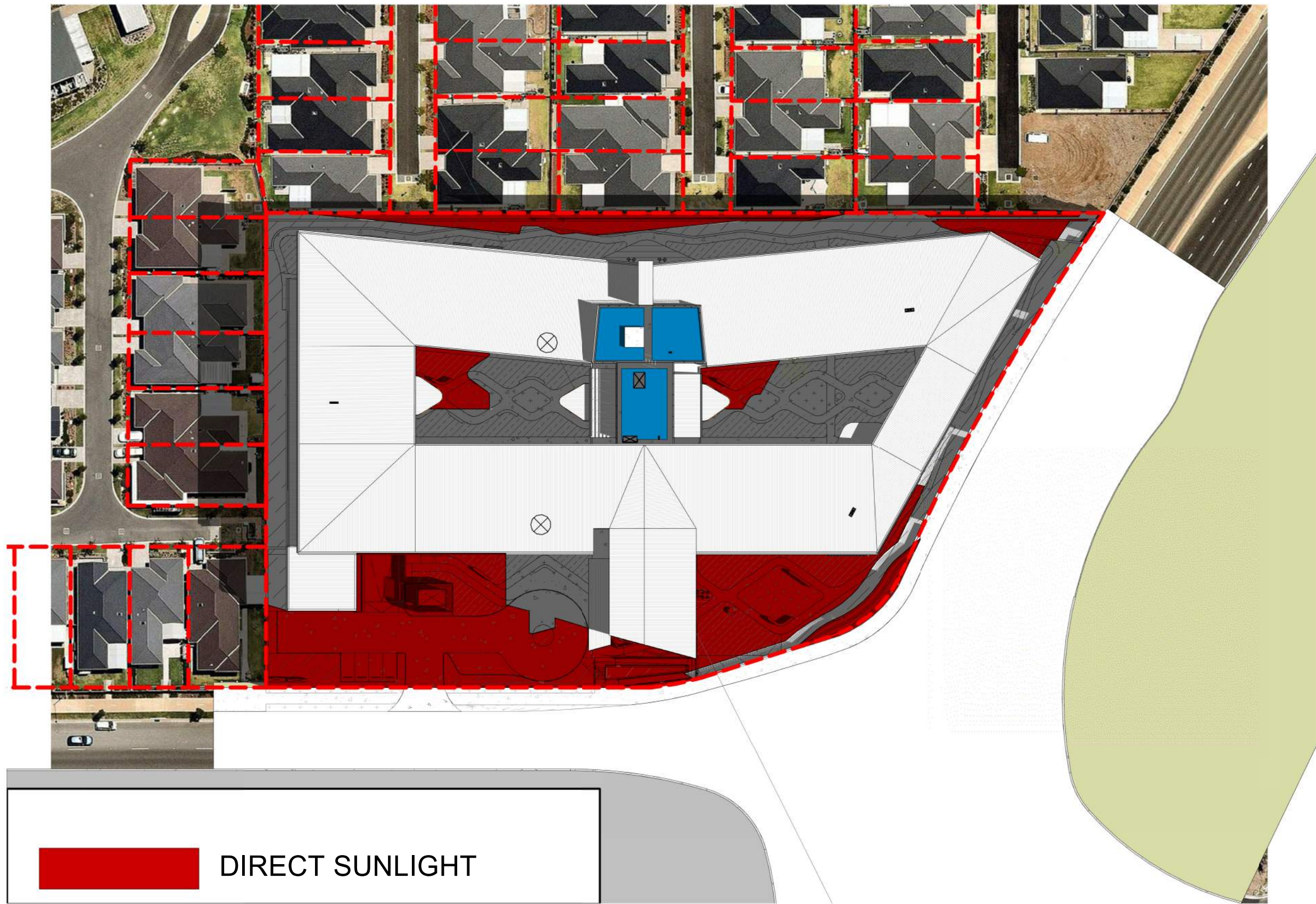
Drawing
Sun Diagrams

PRELIMINARY

A1 Scale	1 : 750
Project	18 005
Drawing	DA1022
Status	DA
Issue	C

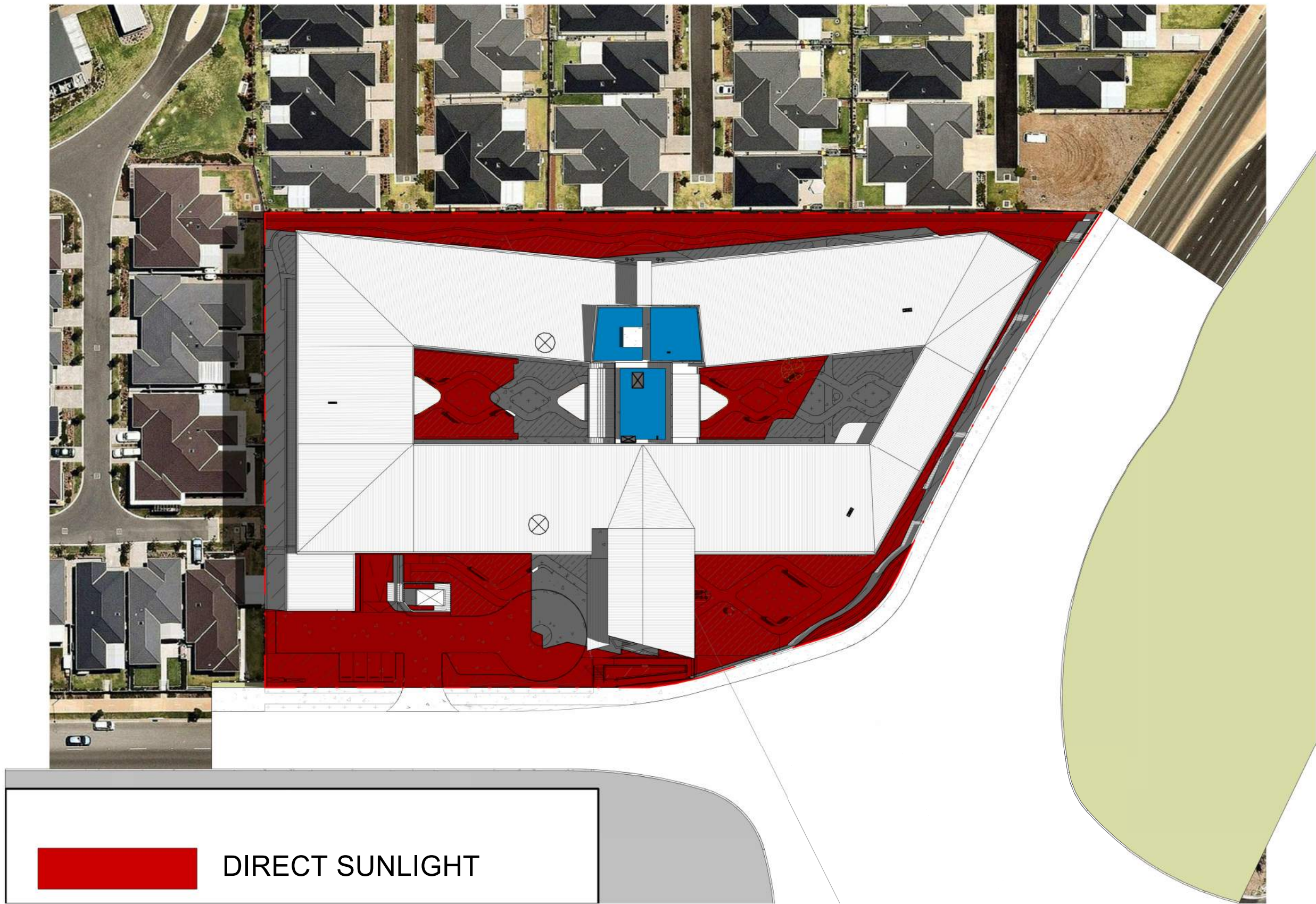
Details
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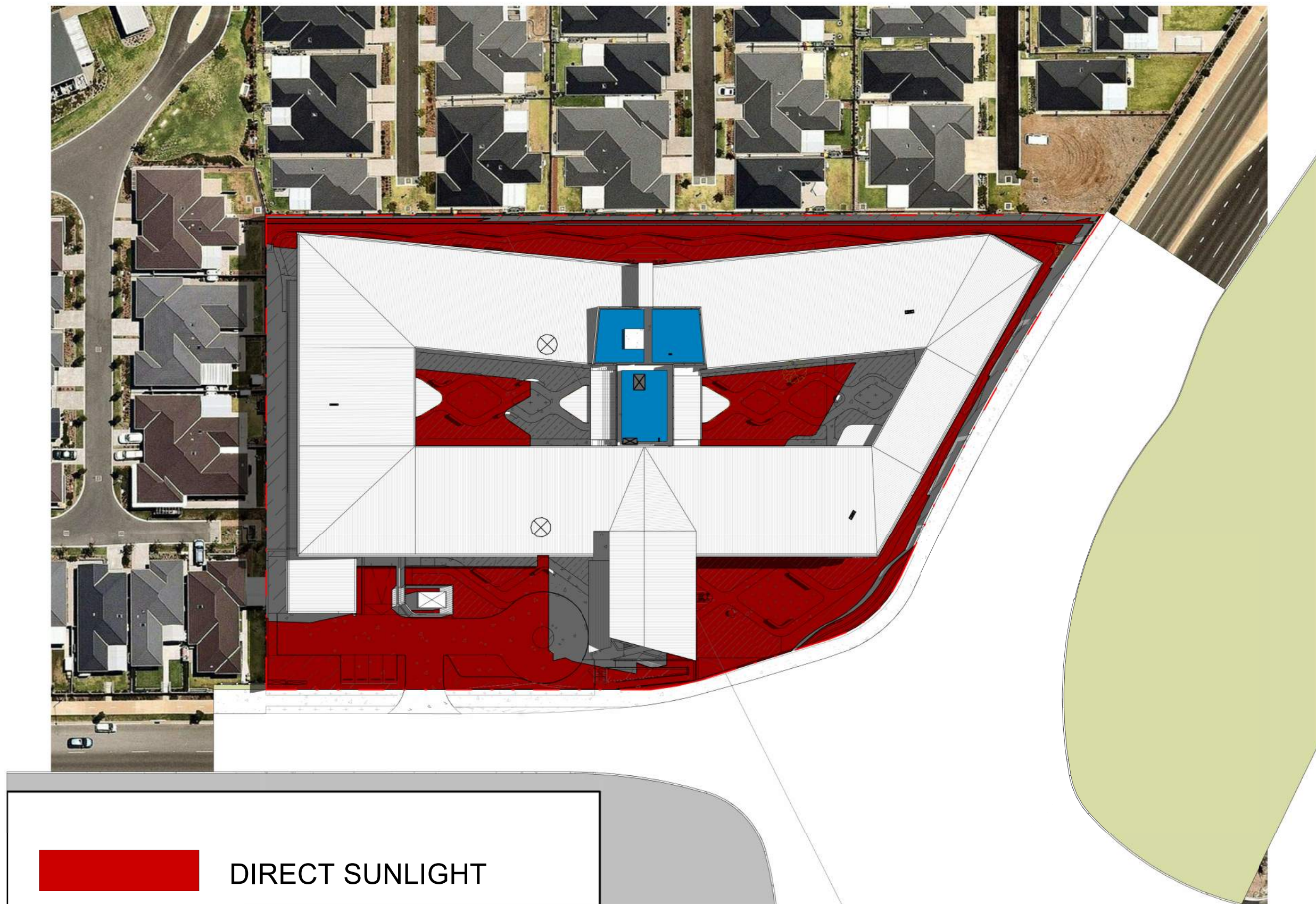
1 Sun Diagram - 9am Winter - Proposed development POS
DA1011 1:750

Total Open Space Area : 4648.8m²
Area with Direct Sunlight: 2378.5²



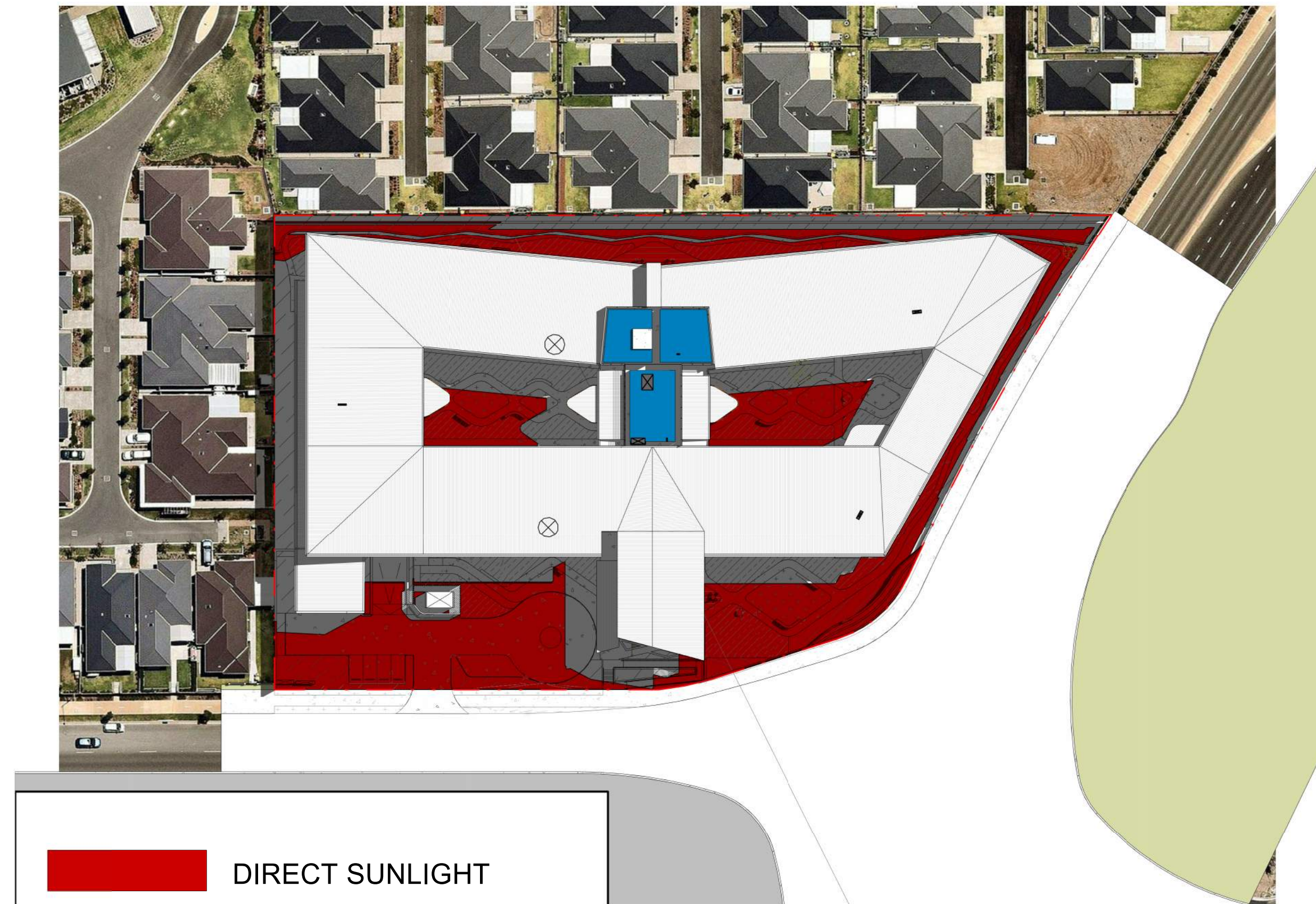
2 Sun Diagram - 10am Winter - Proposed development POS
DA1011 1:750

Area with Direct Sunlight: 3207.2m²



3 Sun Diagram - 11am Winter - Proposed development POS
DA1011 1:750

Area with Direct Sunlight: 3173.7m²



4 Sun Diagram - 12Noon Winter - Proposed development POS
DA1011 1:750

Area with Direct Sunlight: 2603.5m²

Revision			
REV	DESCRIPTION	DATE	APPD
A	Revised set for Council RFIs	04.09.19	YE



Project
**144 Bed Residential Aged
Care Facility**

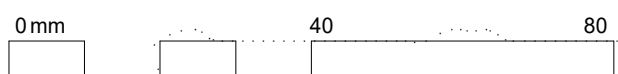
Address
**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

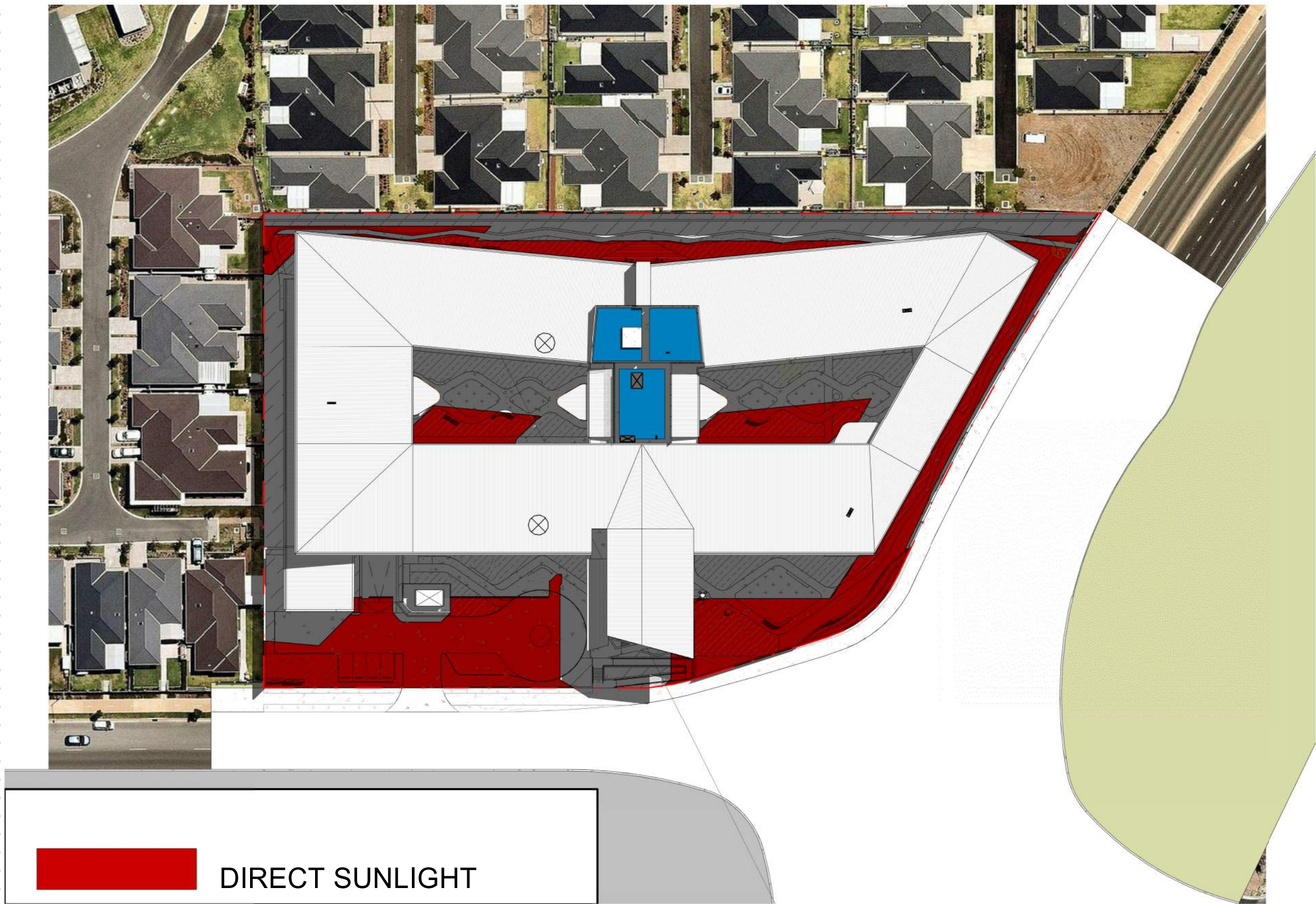
Drawing
Sun Diagrams

PRELIMINARY

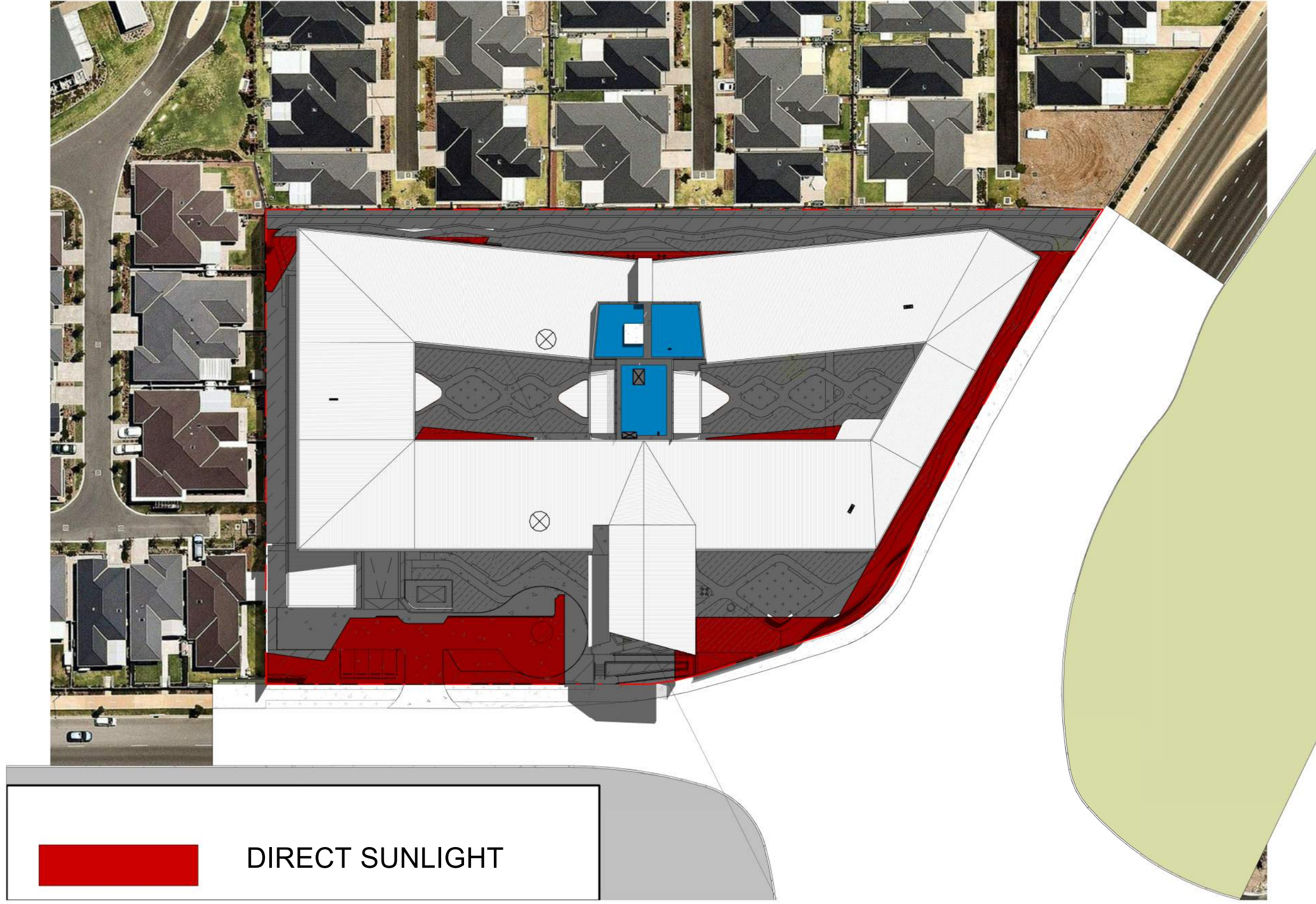
A1 Scale	1 : 750
Project	18 005
Drawing	DA1023
Status	DA
Issue	A

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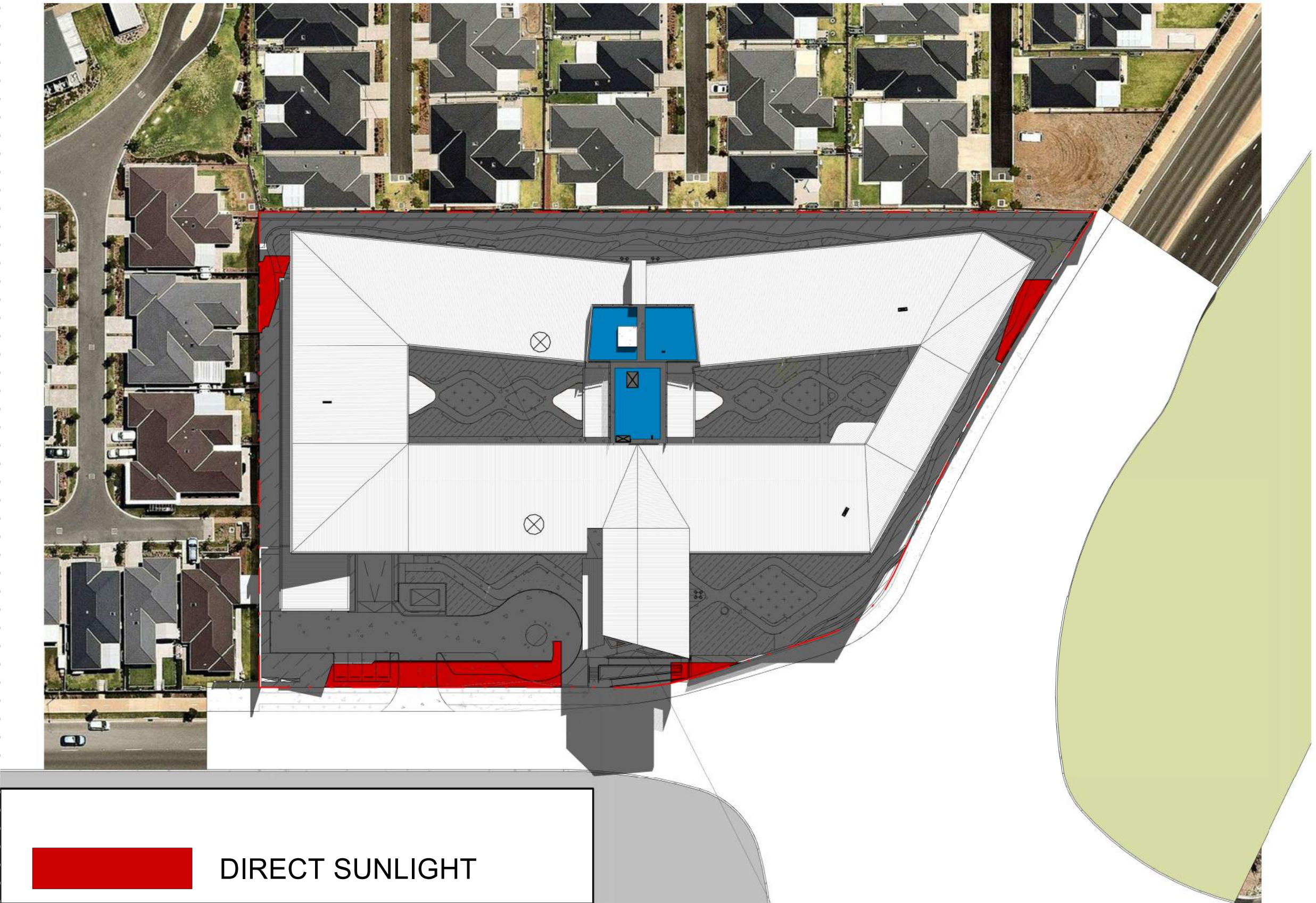




1 Sun Diagram - 1pm Winter - Proposed development POS
DA1011 1:750
Area with Direct Sunlight: 2179.3m²



2 Sun Diagram - 2pm Winter - Proposed development POS
DA1011 1:750
Area with Direct Sunlight: 1317.7m²



3 Sun Diagram - 3pm Winter - Proposed development POS
DA1011 1:750
Area with Direct Sunlight: 343.3m²

Winter Solstice - Proposed Development POS	
9am	51.2%
10am	69%
11am	68.3%
12noon	56%
1pm	46%
2pm	28.3%
3pm	7.4%

Revision			
REV	DESCRIPTION	DATE	APPD
A	Revised set for Council RFIs	04.09.19	YE

Client
Bolton Clarke
BOLTON CLARKE
Be true to you

Project
144 Bed Residential Aged Care Facility

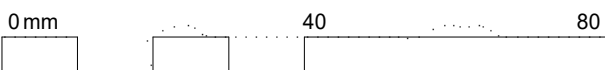
Address
**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

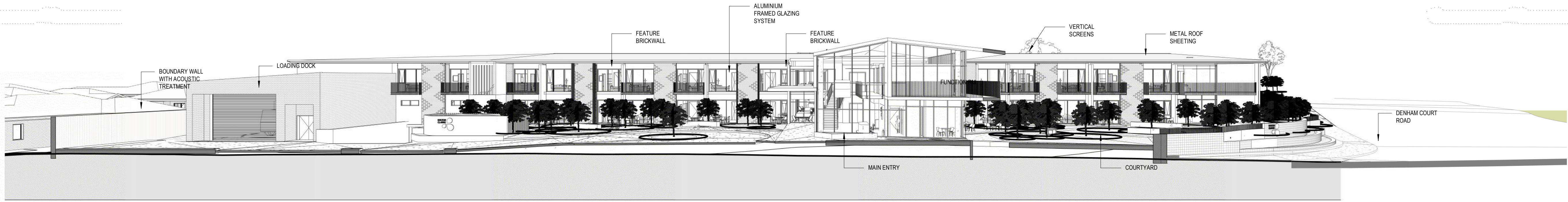
Drawing
Sun Diagrams

PRELIMINARY

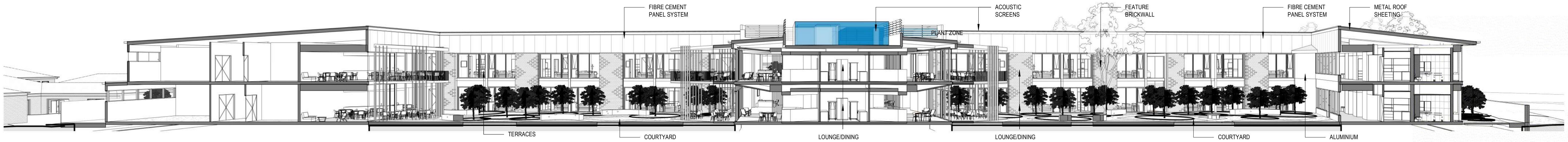
A1 Scale	As indicated
Project	18 005
Drawing	DA1024
Status	DA
Issue	A

Details
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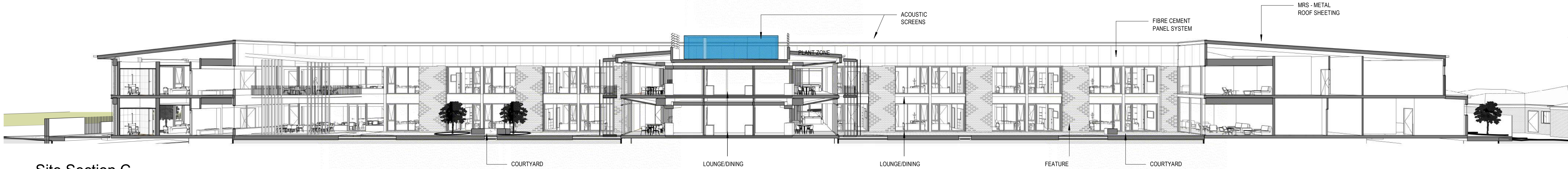




Site Section A



Site Section B



Site Section C

Revision		DATE	APPD
REV	DESCRIPTION		
A	For Information	19.10.18	CG
B	Final DA Issue	14.12.18	



Project

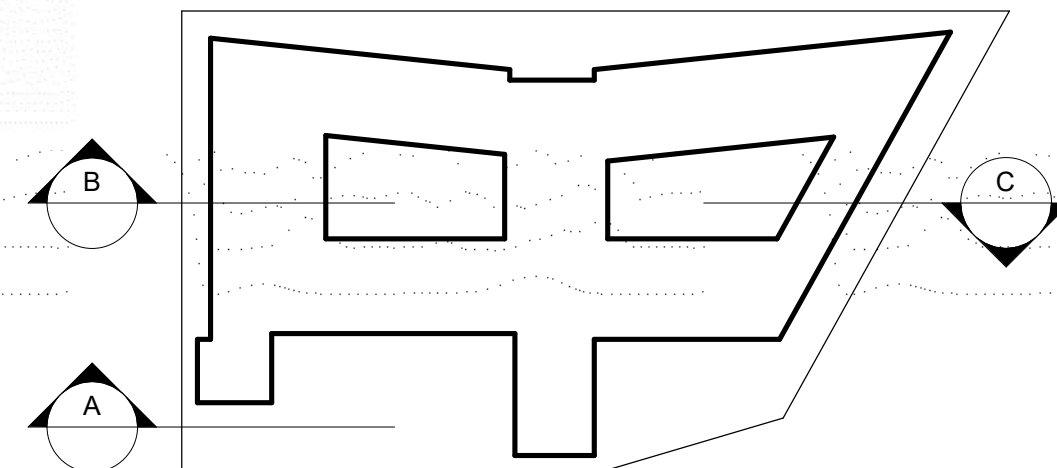
**144 Bed Residential Aged
Care Facility**

Address

**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

Drawing

Sectional Perspectives



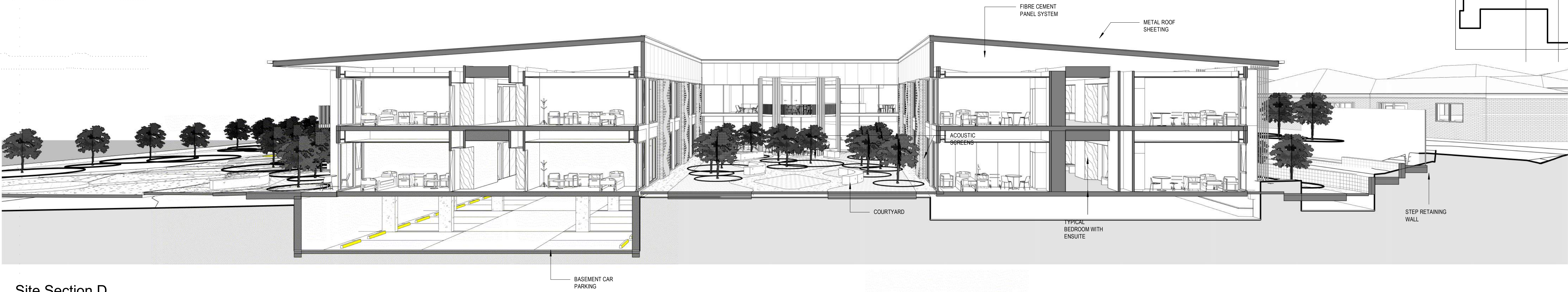
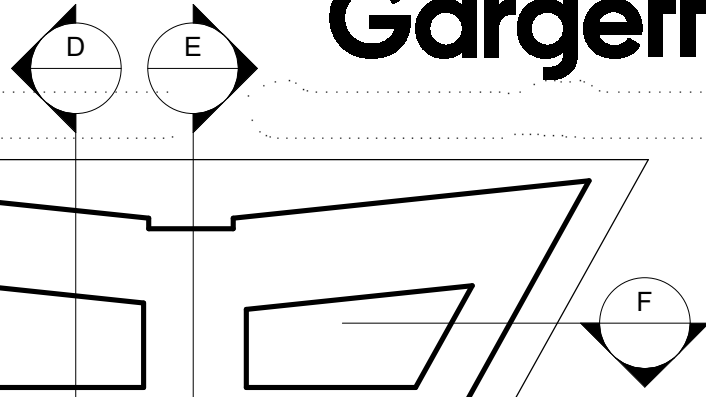
PRELIMINARY

A1 Scale	
Project	18 005
Drawing	DA1030
Status	DA
Issue	B

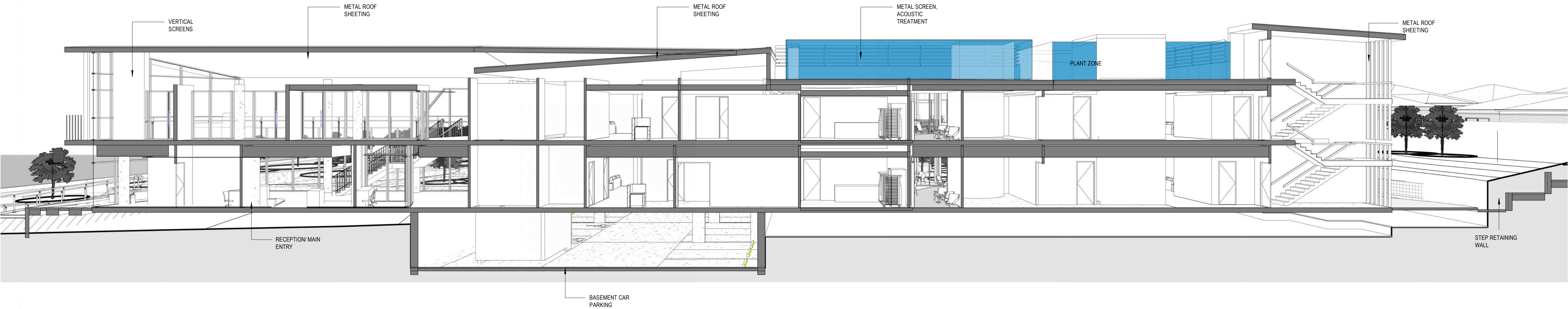
Details

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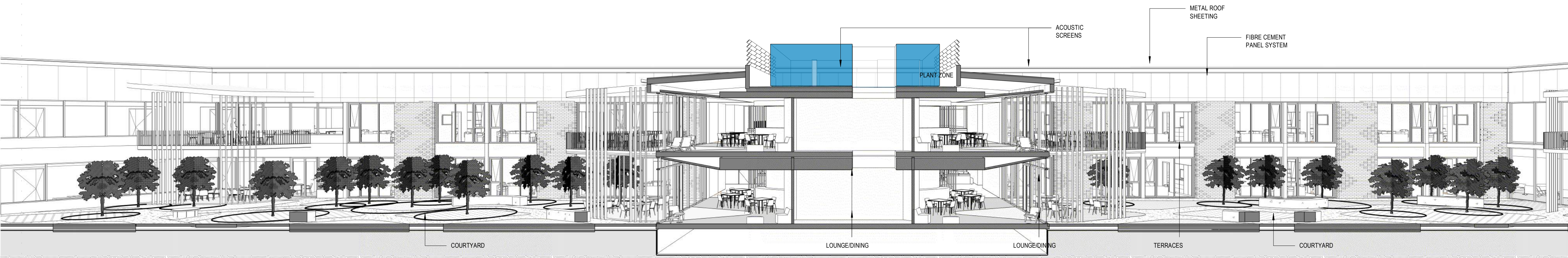
0mm 40 80



Site Section D



Site Section E



Site Section F

Revision				
REV	DESCRIPTION	DATE	APPD	
A	For Information	19.10.18	CG	
B	Final DA Issue	14.12.18		
C	Council RFIs for review	23.07.19	YE	



Project
**144 Bed Residential Aged
Care Facility**

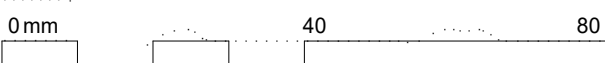
Address
**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

Drawing
Sectional Perspectives

PRELIMINARY

A1 Scale	Project	18 005
Drawing	DA1031	
Status	DA	
Issue	C	

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Revision			
REV	DESCRIPTION	DATE	APPD
A	For Information	19.10.18	CG
B	Final DA Issue	14.12.18	
C	Council RFIs for review	23.07.19	YE
D	Revised set for Council RFIs	04.09.19	YE

Client
Bolton Clarke
BOLTON CLARKE
Be true to you

Project
144 Bed Residential Aged Care Facility

Address
**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

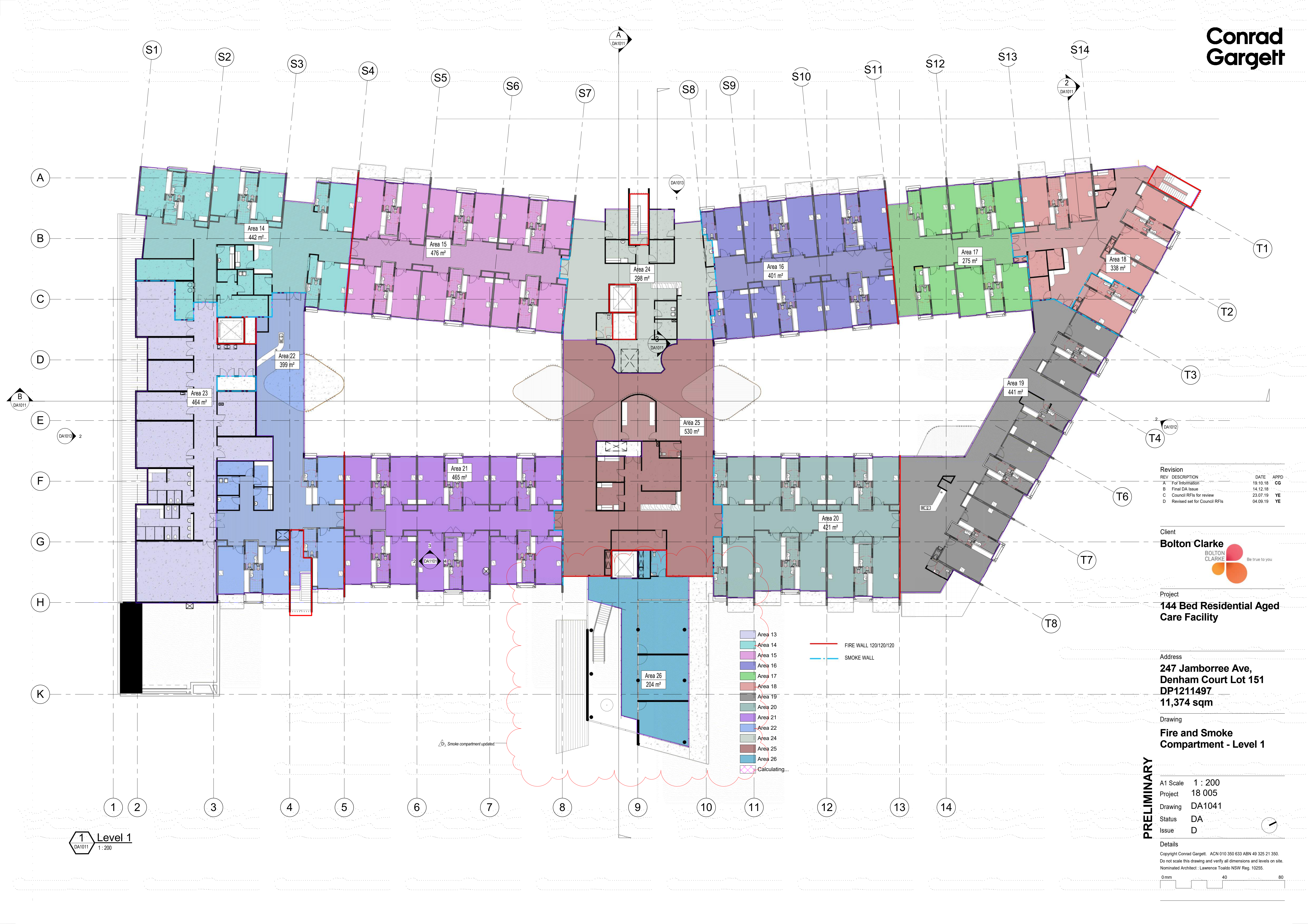
Drawing
**Fire and Smoke
Compartment - Ground
Level**

PRELIMINARY

A1 Scale	1 : 200
Project	18 005
Drawing	DA1040
Status	DA
Issue	D

Details
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0mm 40 80



Revision			
REV	DESCRIPTION	DATE	APPD
A	For Information	19.10.18	CG
B	Final DA Issue	14.12.18	
C	Council RFIs for review	23.07.19	YE
D	Revised set for Council RFIs	04.09.19	YE

Client
Bolton Clarke
BOLTON CLARKE
Be true to you

Project
144 Bed Residential Aged Care Facility

Address
**247 Jamborree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

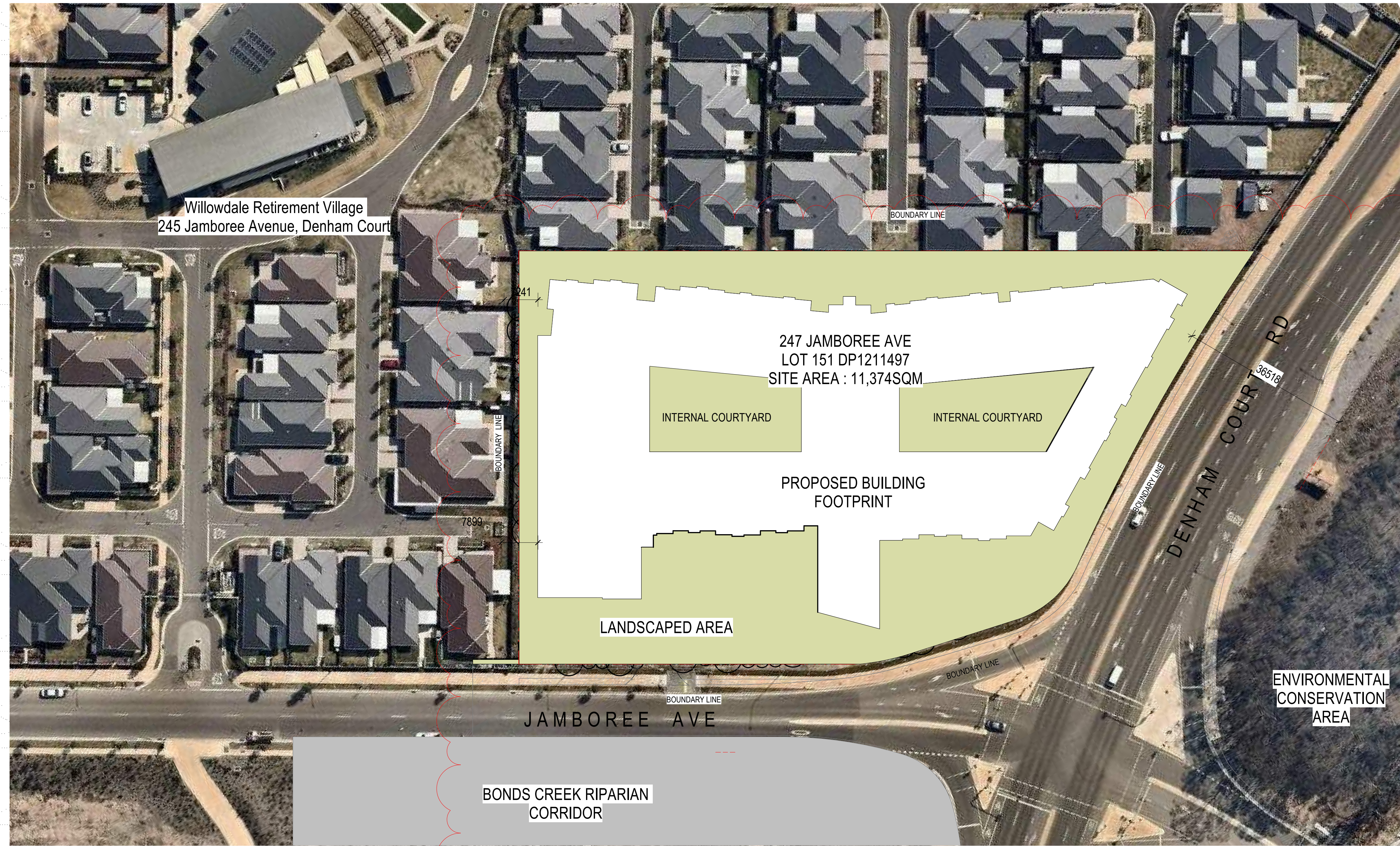
Drawing
**Fire and Smoke
Compartment - Level 1**

PRELIMINARY

A1 Scale	1 : 200
Project	18 005
Drawing	DA1041
Status	DA
Issue	D

Details
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Nominated Architect : Lawrence Toaldo NSW Reg. 10255.

0 mm 40 80



1 Site Plan - Landscaped Area
DA1011 1:500

Site Area: 11,374m²

Total Landscaped Area
(including internal courtyards): 5569m²

Site Coverage: 51%

Site Coverage Updated.

Revision	REV	DESCRIPTION	DATE	APPD
A	Final DA Issue		14.12.18	
B	Council RFIs for review		23.07.19	YE
C	Revised set for Council RFIs		04.09.19	YE

Client

Bolton Clarke

BOLTON CLARKE

Be true to you

Project

144 Bed Residential Aged Care Facility

Address

**247 Jamboree Ave,
Denham Court Lot 151
DP1211497
11,374 sqm**

Drawing

Site Coverage

PRELIMINARY

A1 Scale	As indicated
Project	18 005
Drawing	DA1100
Status	DA
Issue	C

Details

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