



Site Images

Street view from Google Street viewer



Site from western approach



Site viewed from western neighbour



Site viewed from western neighbour



Houses opposite site



Site from eastern approach



Site from eastern approach

Aerial Perspectives from Google Earth



Development Application

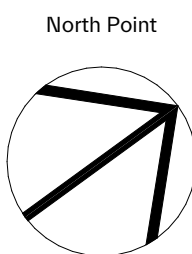
1 Site Plan
SCALE 1:500 @ A1

CKDS
Architecture | Planning | Interiors
NEWCASTLE
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Newcastle NSW 2290
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issue	revision	description	date	verified
01		Plan and analysis for council review	16/8/21	01
02		Design Review Panel	25/8/21	02
03		DRP Meeting	8/9/21	03
04		Consent issue	13/9/21	04
05		Development Application - for coordination	11/10/21	05
06		Area revisions	27/10/21	06
07		Finalise	28/10/21	07
08		FOR COORDINATION	13/11/21	08
09		DA RFI RESPONSE	13/11/21	09

key plan



consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients
Oak Tree Retirement Villages

project
Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Site Plan(s)
Site Plan

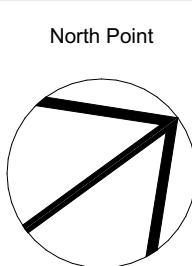
drawing scale
AS SHOWN
-project #
21074
-drawing #
A-1001
date
13/4/22
issue
09
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1 Basement | Level 01
SCALE 1:250 @ A1

Issue	revision	description	date	verified
17		DA RFI FOR LANDSCAPE COORD.	9/2/22	17
18		CIVIL COORDINATION	10/2/22	18
19		CONSULTANT COORDINATION	16/2/22	19
20		DA RFI 1	30/3/22	20
21		FOR COORDINATION - DA RFI	5/4/22	21
22		FOR COORDINATION	8/4/22	22
23		FOR COORDINATION	12/4/22	23
24		Work item additions	13/4/22	24
25		DA RFI RESPONSE	13/4/22	25
26		DA RFI RESPONSE BASEMENT	14/4/22	26

key plan



consultants

Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

Oak Tree Retirement Villages

Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2230
13/DP11260

drawing title

General Arrangement Plan(s)
Basement | Level 01

drawing scale

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-project #

21074

-drawing #

A-1101

date

14/4/22

issue

26

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Development Application



Level 03					
# Unit	Zone	Area (sqm)	# Unit	Zone	Area (sqm)
301	Apartment	118.63	314	Apartment	96.87
301	POS	29.86	314	POS	17.25
302	Apartment	95.41	315	Apartment	119.20
302	POS	25.18	315	POS	27.43
303	Apartment	95.39	316	Apartment	95.35
303	POS	25.16	316	POS	25.29
304	Apartment	95.32	317	Apartment	95.39
304	POS	25.19	317	POS	25.18
305	Apartment	95.39	318	Apartment	95.39
305	POS	24.96	318	POS	25.18
306	Apartment	121.18	319	Apartment	121.19
306	POS	31.91	319	POS	31.88
307	Apartment	118.91	320	Apartment	118.91
307	POS	31.16	320	POS	31.13
308	Apartment	95.33	321	Apartment	95.35
308	POS	25.18	321	POS	25.18
309	Apartment	95.32	322	Apartment	95.35
309	POS	25.18	322	POS	25.18
310	Apartment	95.39	323	Apartment	95.36
310	POS	25.18	323	POS	25.31
311	Apartment	95.39	324	Apartment	119.30
311	POS	25.23	324	POS	25.92
312	Apartment	95.39	325	Apartment	119.20
312	POS	25.46	325	POS	29.33
313	Apartment	119.08	Common	Circulation	374.80
313	POS	26.61	Common	Core	127.86

2 Level 03 Floor Plan
SCALE 1:250 @ A1

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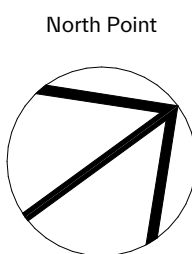
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issue	revision	description	date	verified
11		Area revisions	27/10/21	11
12		For BASIX	28/10/21	12
13		DA - Correct and add RLs	17/11/21	13
14		DA - RFI FOR REVIEW	4/12/21	14
15		DA - RFI FOR LANDSCAPE COORD.	9/12/21	15
16		DA - RFI 2	30/12/21	16
17		FOR COORDINATION	9/1/22	17
18		FOR COORDINATION	17/1/22	18
19		Waste room adjustments	13/4/22	19
20		DA RFI RESPONSE	13/4/22	20

key plan



consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients
Oak Tree Retirement
Villages

project
Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
General Arrangement Plan(s)
Level 03

drawing scale
AS SHOWN
-project # 21074
-drawing # A-1103
date
13/4/22
issue
20
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Development Application

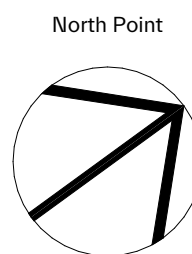


Level 04		
# Unit	Zone	Area (sqm)
401	Apartment	118.66
401	POS	30.23
402	Apartment	95.41
402	POS	25.14
403	Apartment	95.39
403	POS	25.18
404	Apartment	95.39
404	POS	25.18
405	Apartment	95.41
405	POS	25.18
406	Apartment	95.39
406	POS	32.25
407	Apartment	119.08
407	POS	31.51
408	Apartment	96.90
408	POS	17.40
409	Apartment	119.20
409	POS	27.56
410	Apartment	95.35
410	POS	25.26
411	Apartment	97.82
411	POS	25.31
412	Apartment	119.30
412	POS	25.93
413	Apartment	119.19
413	POS	29.32
Common	Circulation	237.29
Common	Core	97.66

1 Level 04 Floor Plan
SCALE 1:250 @ A1

issue	revision	description	date	verified
05		GFA Consultant Issue	7/10/21	05
06		Development Application - for coordination	11/10/21	06
07		unit layouts for Oaktree review	18/10/21	07
08		For consultant Coordination	22/10/21	08
09		For consultant Coordination	22/10/21	09
10		write room changes	26/10/21	10
11		Area revisions	27/10/21	11
12		For RAB	28/10/21	12
13		DA - Correct and add RLA	17/11/21	13
14		DA RFI RESPONSE	13/4/22	14

key plan



consultants

Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

Oak Tree Retirement
Villages

project

Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title

General Arrangement Plan(s)
Level 04 | Roof

drawing scale

AS SHOWN

project #

21074

drawing #

A-1104

date

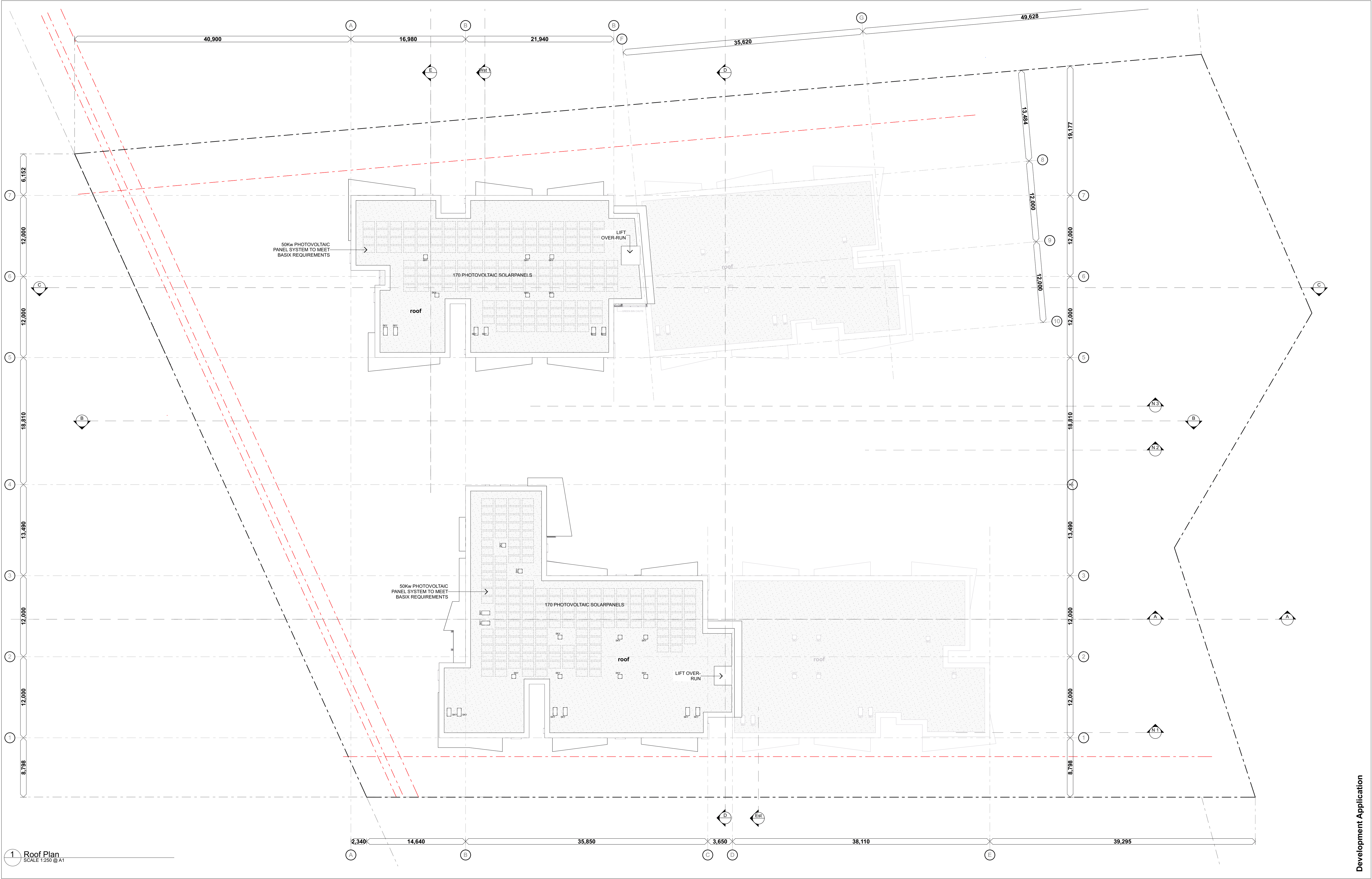
13/4/22

issue

14

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Development Application





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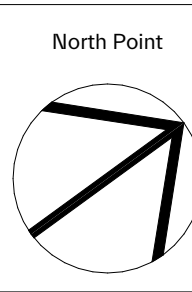
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issue	revision	description	date	verified
01		Consultant Issue	13/9/21	01
02		G/A Consultant Issue	7/10/21	02
03		Development Application - for coordination	11/10/21	03
04		For consultant Coordination	22/10/21	04
05		For consultant Coordination	22/10/21	05
06		Area revisions	22/10/21	06
07		Fix BASIX	26/10/21	07
08		DA - Correct and add R/Ls	17/11/21	08
09		DA RFI RESPONSE	13/4/22	09

key plan



consultants

Civil/Structural Engineers

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients

Oak Tree Retirement Villages

project

Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title

General Arrangement Plan(s)
Roof

drawing scale

AS SHOWN

date

13/4/22

project #

21074

drawing #

A-1105

issue

09

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Development Application



1 Northeast Elevation
SCALE 1:250 @ A1



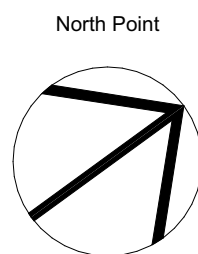
5 Southwest Elevation 1
SCALE 1:250 @ A1



3 Southwest | Wilsons Road elevation
SCALE 1:250 @ A1

Issue	revision	description	date	verified
02		Unit Types	6/10/21	02
03		GIA Consultant Issue	7/10/21	03
04		Development Application - for coordination	17/10/21	04
05		For consultant Coordination	22/10/21	05
06		For BASIX	28/10/21	06
07		DA - Correct and add RLs	17/11/21	07
08		DA - HP 2	30/12/21	08
09		FOR COORDINATION	8/1/22	09
10		FOR COORDINATION	12/1/22	10
11		DA RFI RESPONSE	13/1/22	11

key plan



consultants

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Mechanical Engineer

Hydraulic Engineer

clients

Oak Tree Retirement Villages

project

Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title

Elevations
Elevations

drawing scale

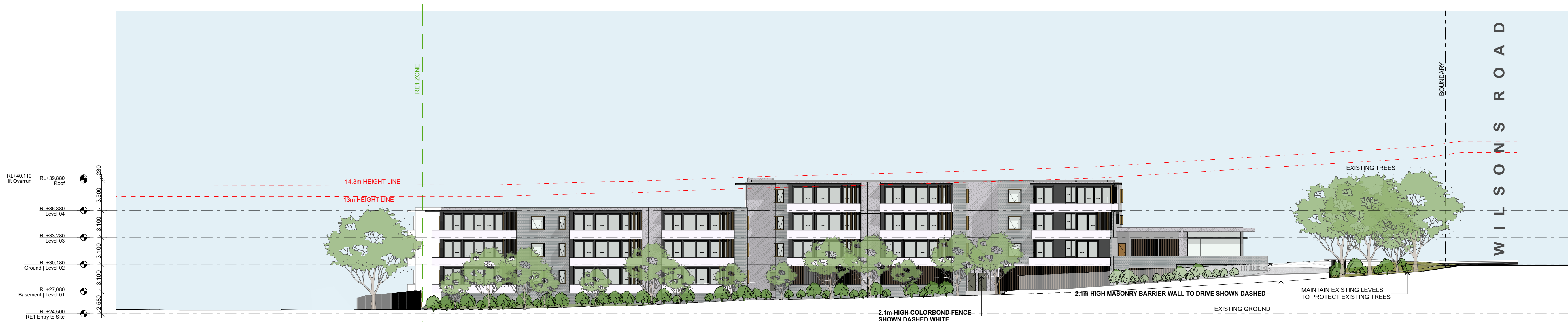
AS SHOWN

13/4/22

project # drawing # issue

21074 A-2001 11

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1 Northwest Elevation
SCALE 1:250 @ A1



5 Southeast Elevation
SCALE 1:250 @ A1

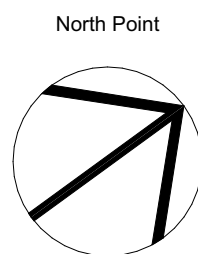


Section D
SCALE 1:250 @ A1

Development Application

Issue	revision	description	date	verified
03		Unit Types	6/10/21	03
04		GIA Consultant Issue	7/10/21	04
05		Development Application - for coordination	11/10/21	05
06		For consultant Coordination	22/10/21	06
07		For BASIX	28/10/21	07
08		DA - Correct and add RLs	17/11/21	08
09		DA - RPI	30/12/21	09
10		FOR COORDINATION	8/4/22	10
11		FOR COORDINATION	12/4/22	11
12		DA RPI RESPONSE	13/4/22	12

key plan



consultants

Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

Oak Tree Retirement Villages

project

Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title

Elevations
Elevations

drawing scale

AS SHOWN

project # 21074
drawing # A-2002

date

13/4/22

issue

12

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1 Section A
SCALE 1:250 @ A1



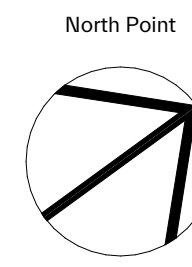
2 Section B
SCALE 1:250 @ A1



3 Section C
SCALE 1:250 @ A1

issue	revision	description	date	verified
06		level review	3/10/21	06
07		G/A Consultant issue	3/10/21	07
08		Development Application - for coordination	13/10/21	08
09		For consultant Coordination	22/10/21	09
10		For BASIX	28/10/21	10
11		DA - Correct and add R/a	1/11/21	11
12		DA R/a	30/12/21	12
13		FOR COORDINATION	8/1/22	13
14		FOR COORDINATION	12/1/22	14
15		DA RFI RESPONSE	13/1/22	15

key plan



consultants
Civil/Structural Engineers

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients
Oak Tree Retirement Villages

project
Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Sections
Sections

drawing scale
AS SHOWN

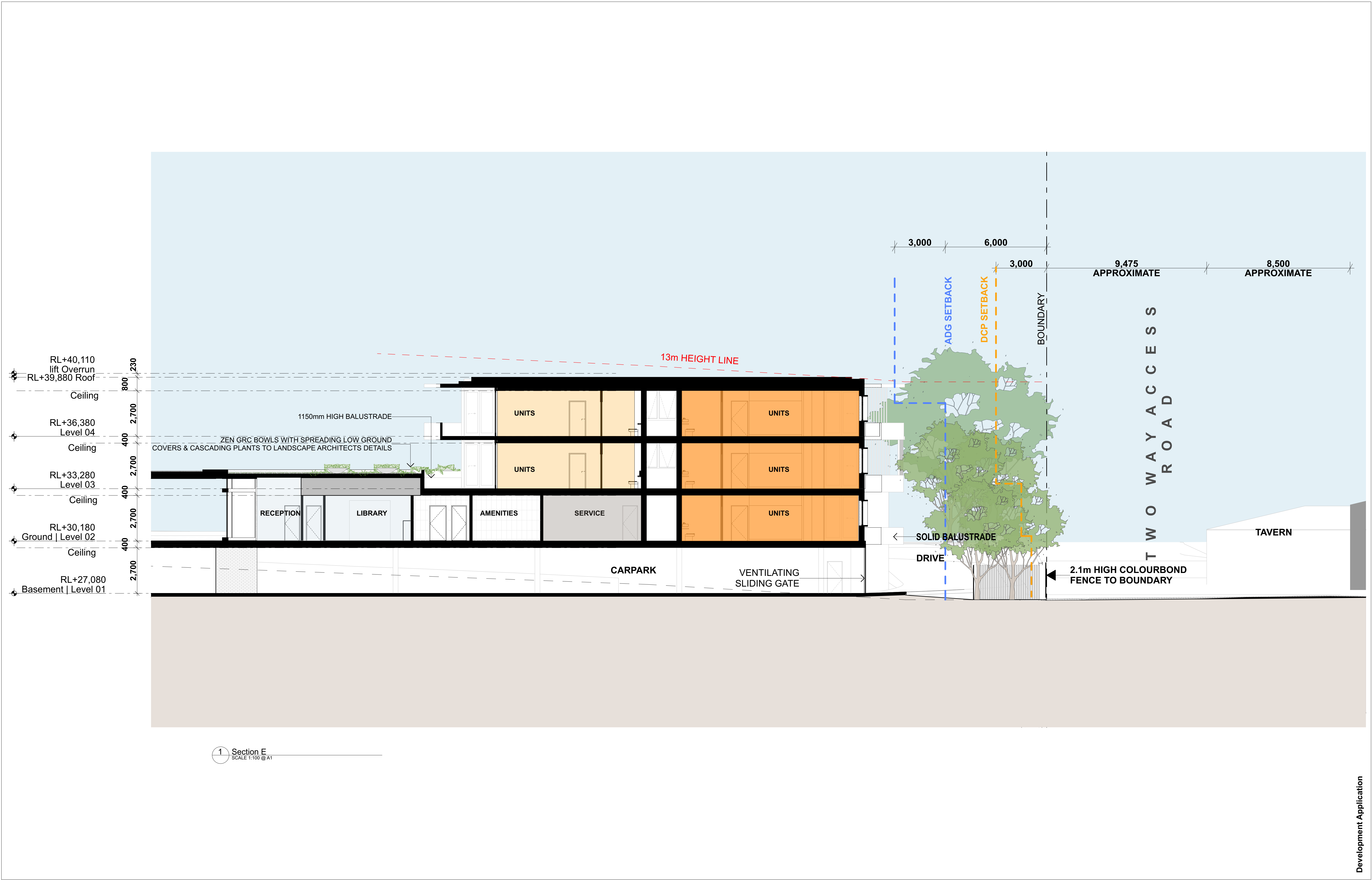
project #
21074

drawing #
A-3001

date
13/4/22

issue
15

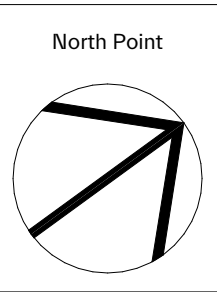
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issue	revision	description	date	verified
01		DA - RFI FOR LANDSCAPE COORD.	9/2/22	01
02		DA - RFI 2	30/9/22	02
03		FOR COORDINATION	8/4/22	03
04		FOR COORDINATION	13/4/22	04
05		DA RFI RESPONSE	13/4/22	05

issue	revision	description	date	verified
01		For consultant Coordination	22/10/21	01
02		Area revisions	23/10/21	02
03		For DA	28/10/21	03
04		DA- R01 FOR LANDSCAPE COORD.	8/2/22	04
05		DA- R02	30/3/22	05
06		FOR COORDINATION	8/4/22	06
07		FOR COORDINATION	17/4/22	07
08		DA-R1 RESPONSE	13/4/22	08

key plan



consultants
Civil/Structural Engineers
Mechanical Engineer

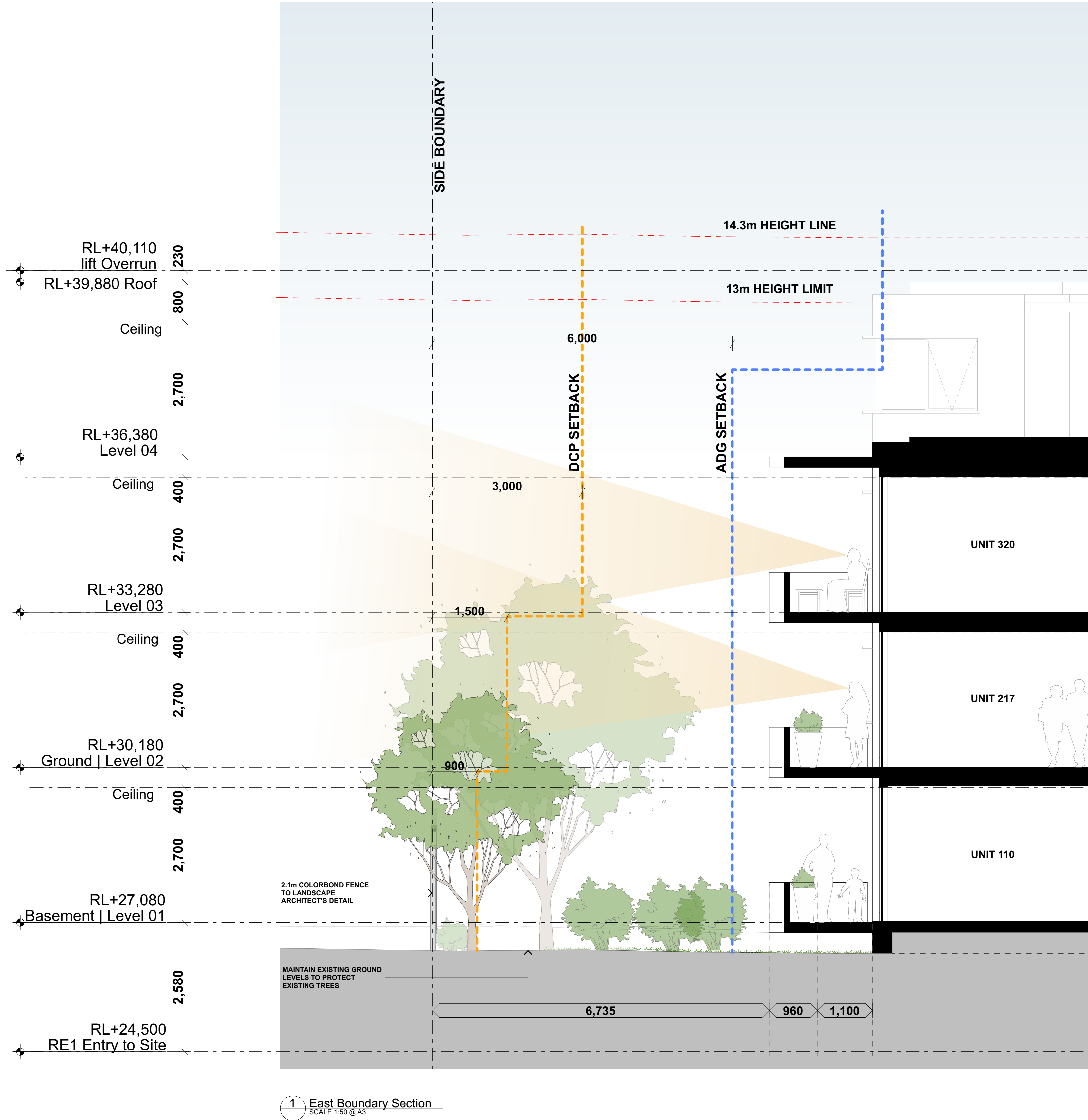
Electrical Engineer
Hydraulic Engineer

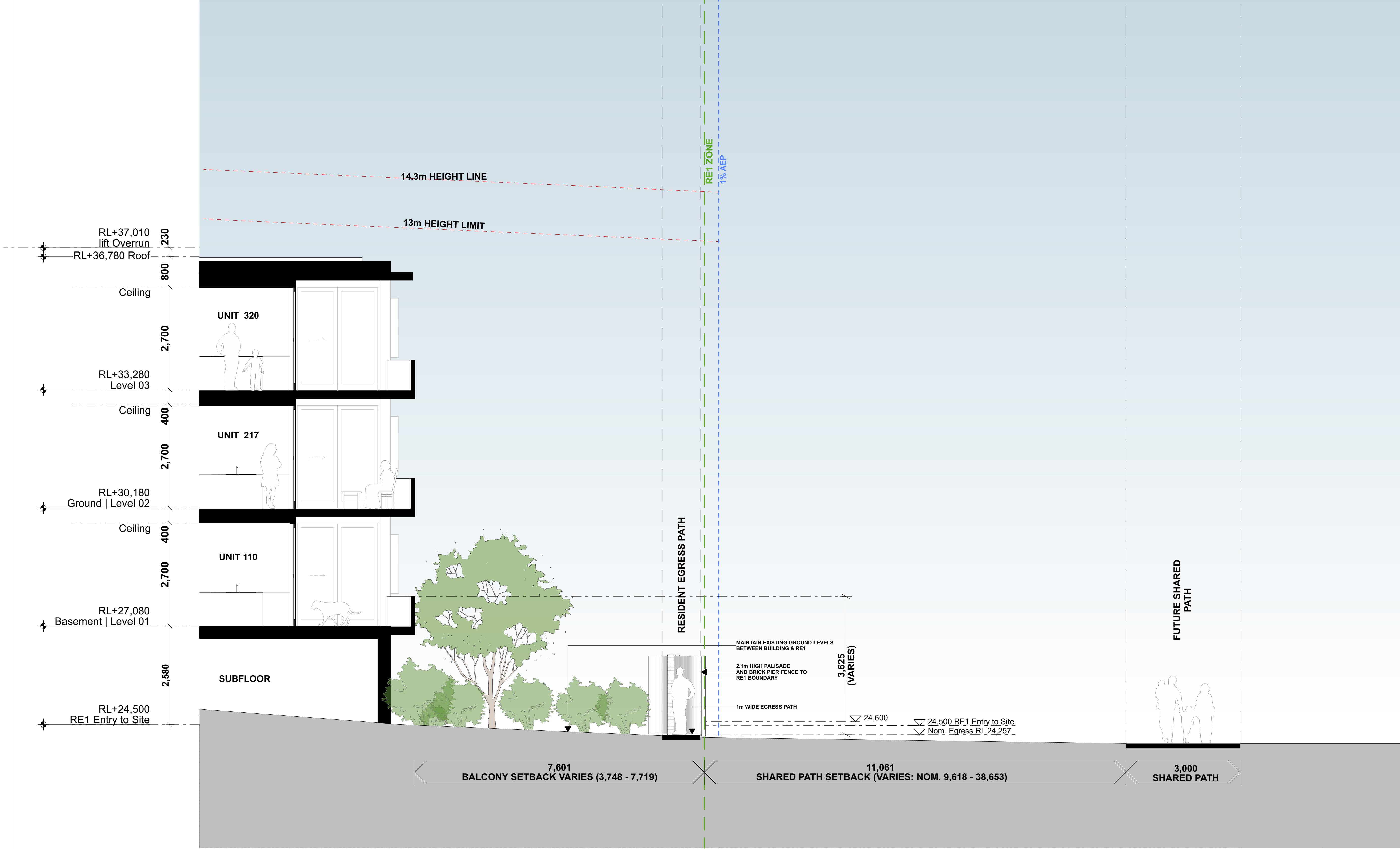
clients
Oak Tree Retirement Villages

project
Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Sections
East Boundary Section

drawing scale	AS SHOWN	date	13/4/22
project #	21074	drawing #	A-3003
issue	08		
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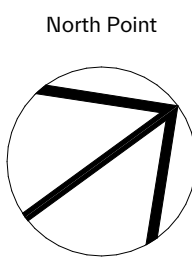


1 North boundary Section 1
SCALE 1:50 @ A3

Development Application

issue	revision	description	date	verified
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02		For DA	20/10/21	02
03		DA - RFI FOR LANDSCAPE COORD.	9/2/22	03
04		DA - RFI	30/3/22	04
05		FOR COORDINATION	8/4/22	05
06		FOR COORDINATION	12/4/22	06
07		DA RFI RESPONSE	13/4/22	07

key plan



consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

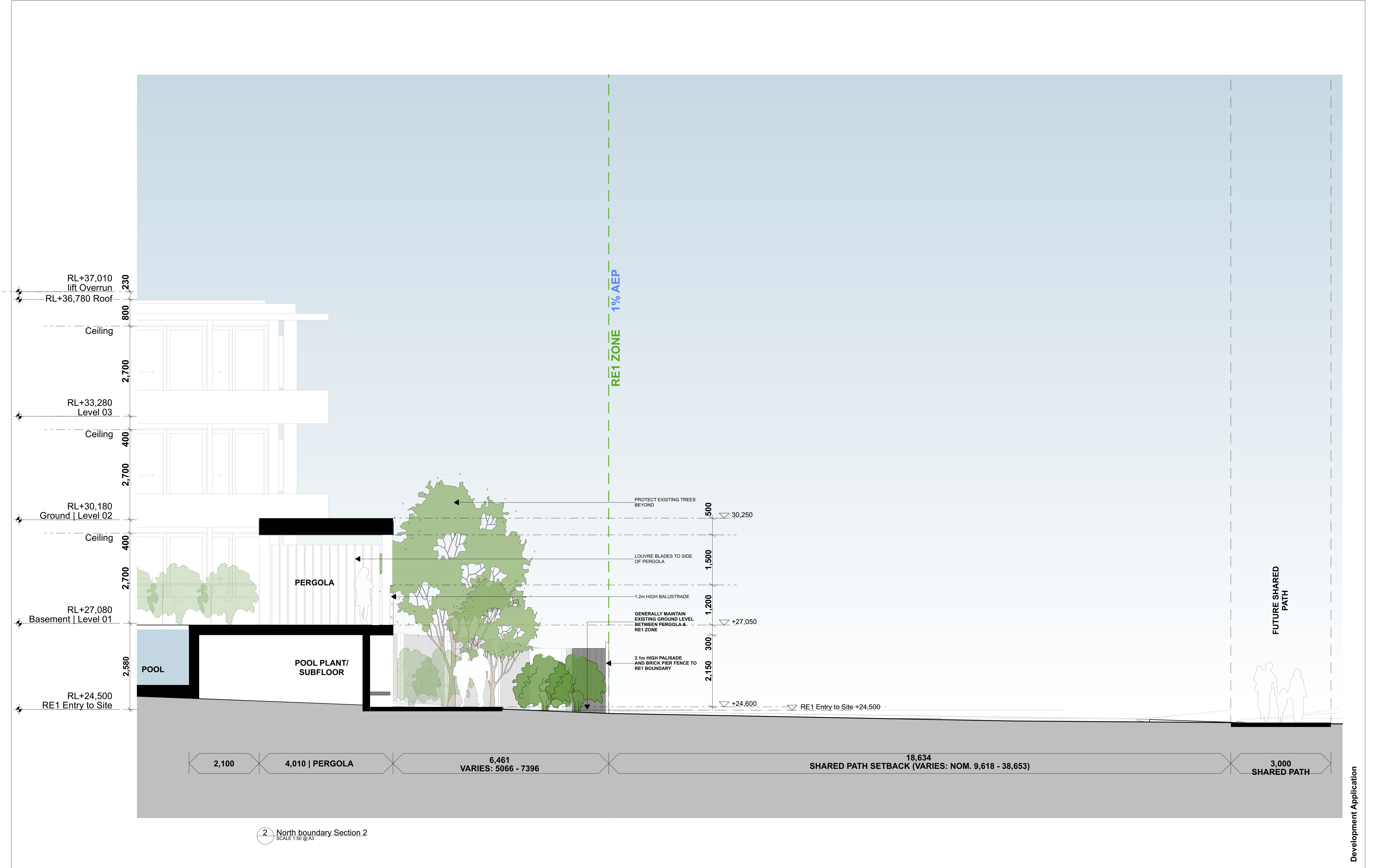
clients
Oak Tree Retirement Villages

project
Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Sections
North boundary Section 1

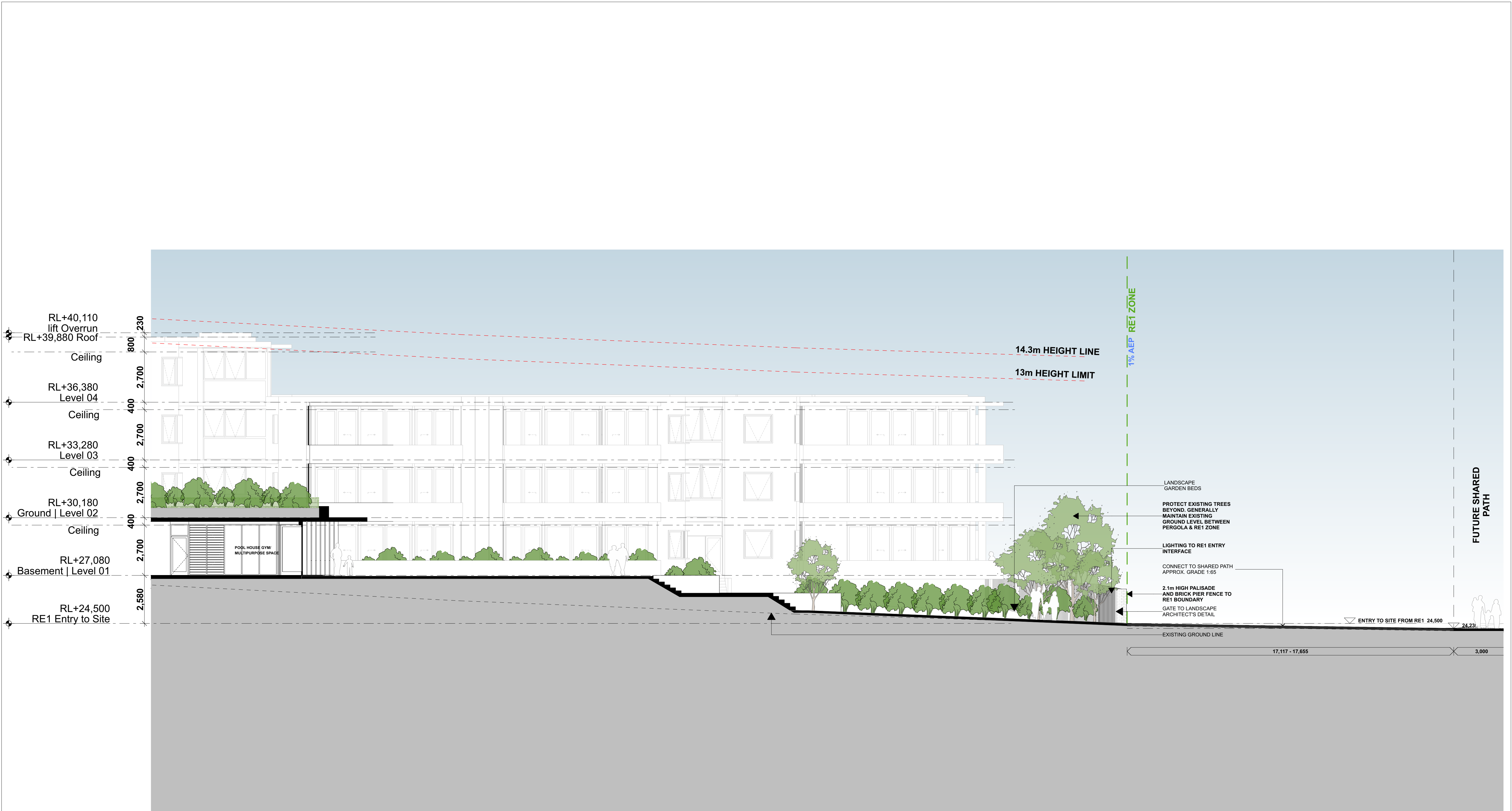
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AS SHOWN		13/4/22	
project #	drawing #	issue	
21074	A-3004	07	

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2 North boundary Section 2
SCALE 1:50 @ A3

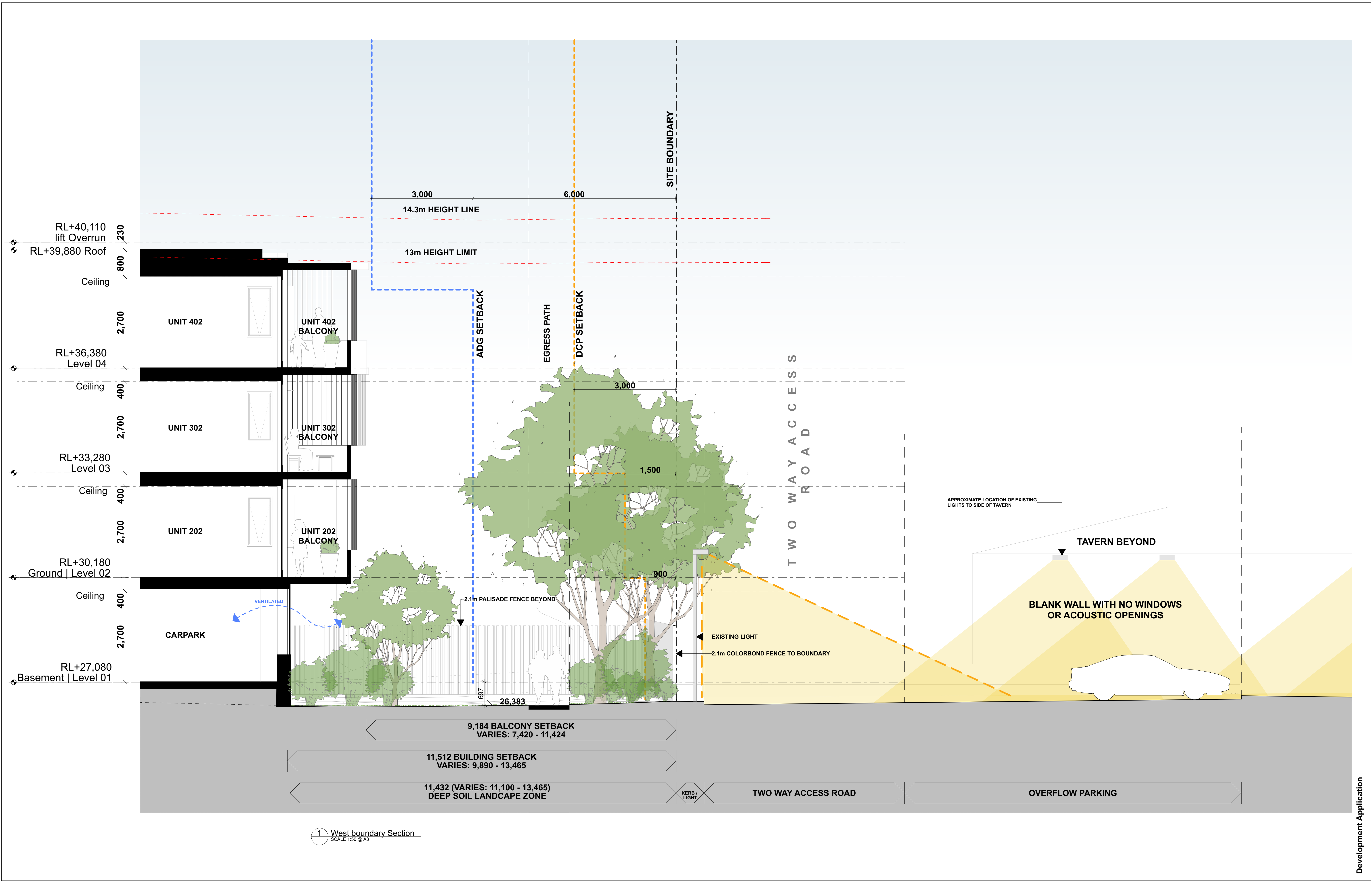
issue	revision	description	date	verified
01		FOR COORDINATION	9/4/22	01
02		FOR COORDINATION	12/4/22	02
03		DA RFI RESPONSE	13/4/22	03



1 Section North 3
SCALE 1:100 @ A3

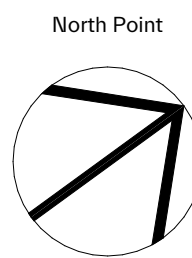
Development Application

issue	revision	description	date	verified
01		DA-RF12	30/3/22	01
02		FOR COORDINATION	8/4/22	02
03		FOR COORDINATION	12/4/22	03
04		DA-RF12 RESPONSE	13/4/22	04



issue	revision	description	date	verified
01	Area revisions		27/10/21	01
02	For DA		20/10/21	02
03	DA - RFI FOR LANDSCAPE COORD.		9/2/22	03
04	DA RFI 2		30/3/22	04
05	FOR COORDINATION		8/4/22	05
06	FOR COORDINATION		12/4/22	06
07	DA RFI RESPONSE		13/4/22	07

key plan



consultants
Civil/Structural Engineers

Electrical Engineer

clients
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project
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drawing title
Sections
West boundary Section

drawing scale
AS SHOWN

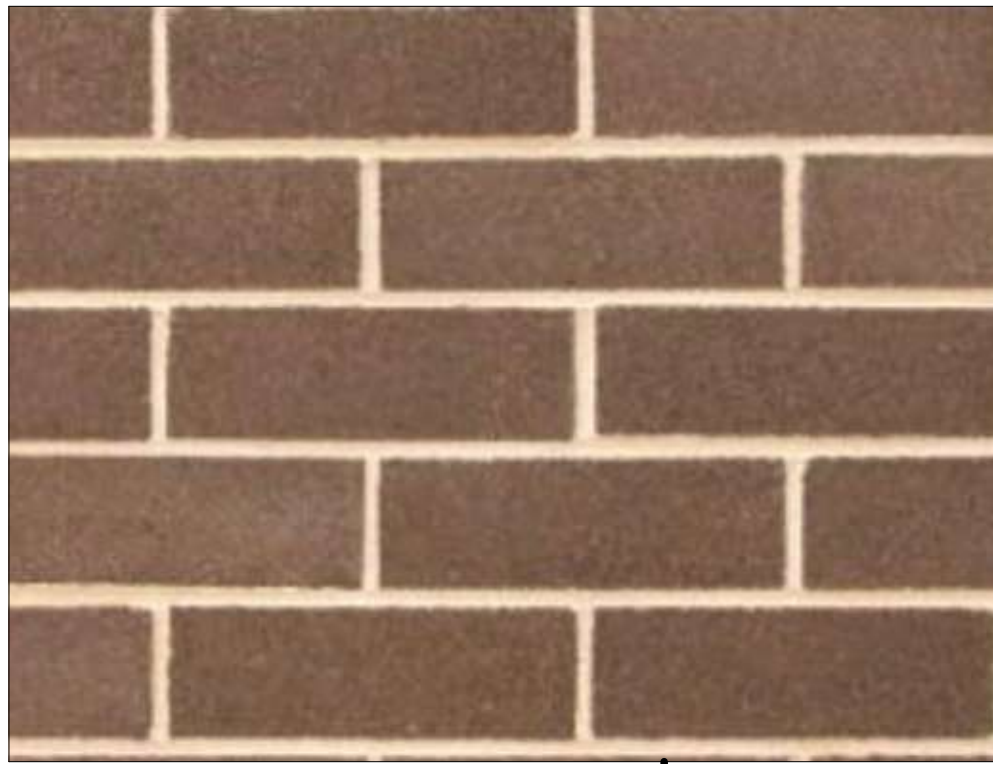
date
13/4/22

project #
21074

drawing #
A-3007

issue
07

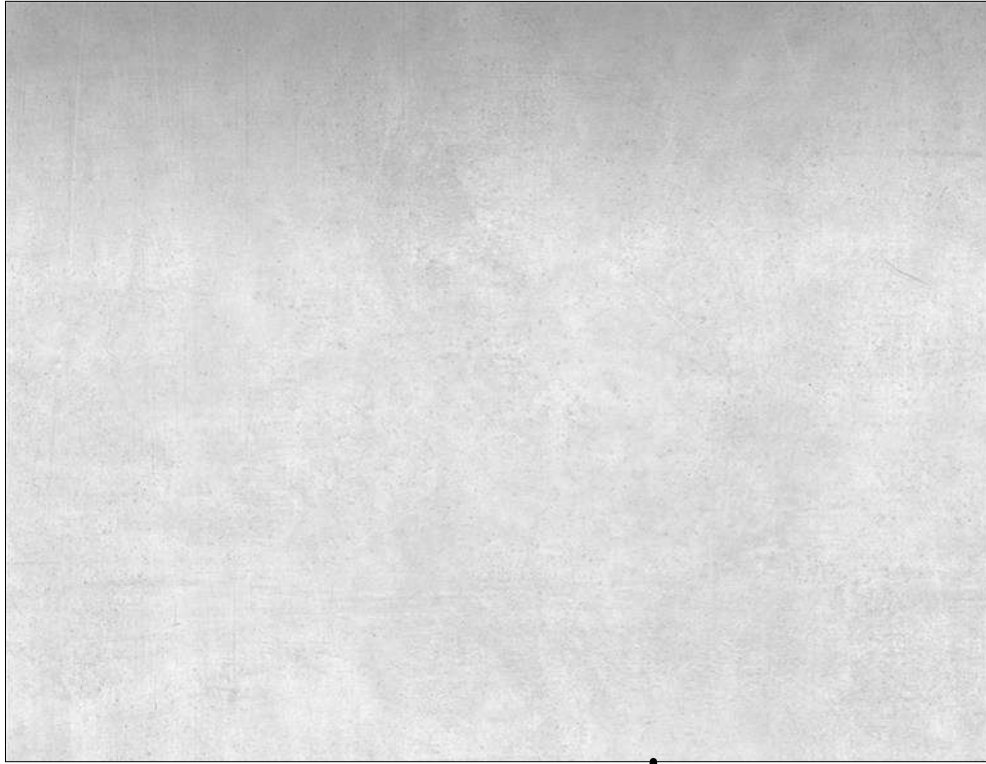
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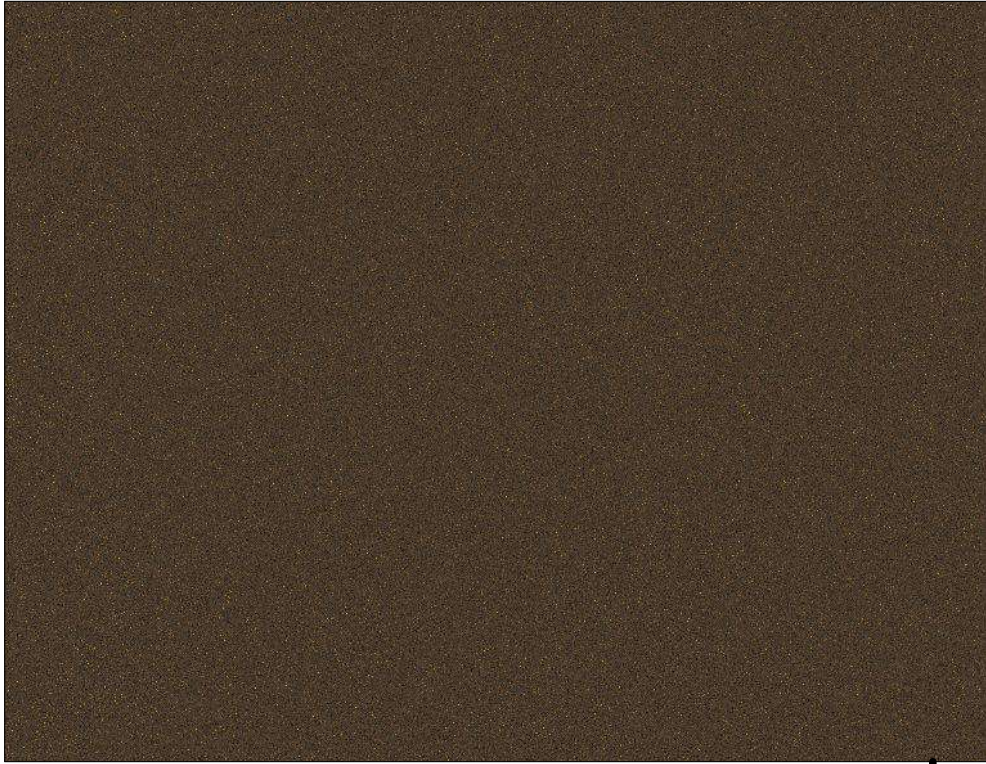
FACEBRICK 01
BOWRAL76 - MURRAY GREY (OR SIMILAR)



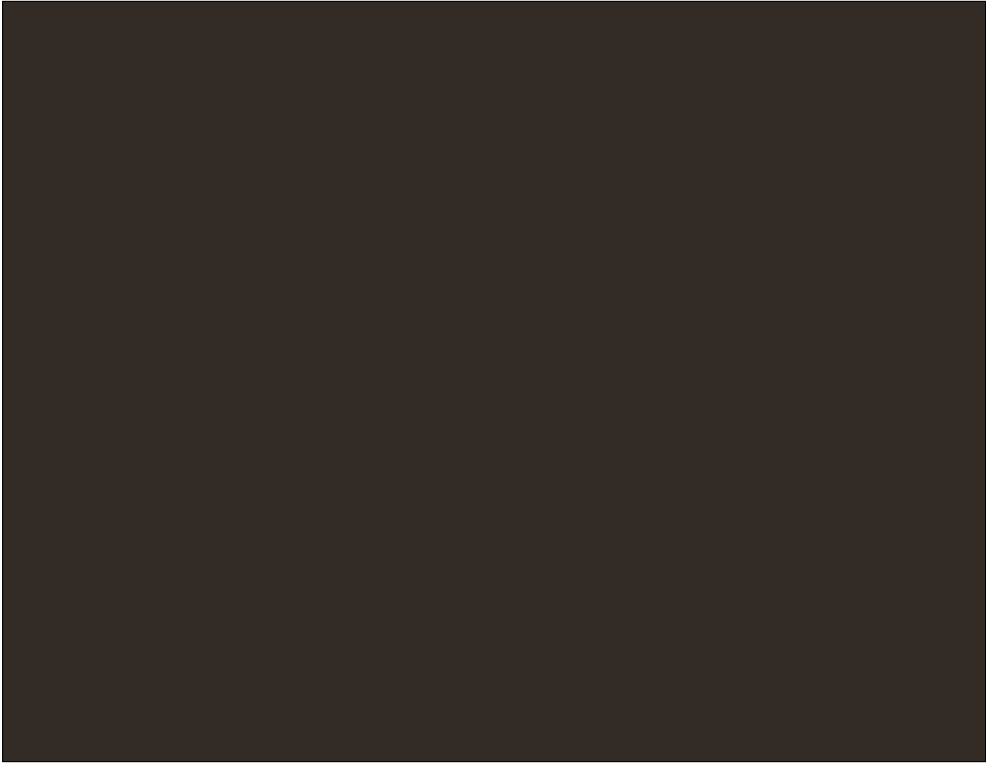
**WALLS
PRECAST CONCRETE**
OFF-WHITE MINERAL PAINT FINISH
(OR SIMILAR)



**BALUSTRADES
PRECAST CONCRETE**
OFF-WHITE MINERAL PAINT FINISH
(OR SIMILAR)



**VERTICAL SCREENS
POWDERCOAT ALUMINUM**
DULUX ELECTRO - MEDIUM BRONZE FLAT
(OR SIMILAR)

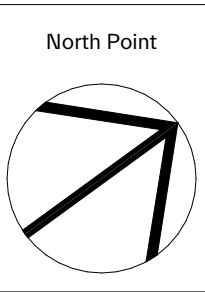


**FRAMES / FASCIA
POWDERCOAT ALUMINIUM / PAINT FINISH**
DULUX DURALLOY - ANOTEC MID BRONZE FLAT
(OR SIMILAR)



issue	revision	description	date	verified
01		For DA	26/10/21	01
02		FOR COORDINATION	8/4/22	02
03		FOR COORDINATION	12/4/22	03
04		DA REVIEW RESPONSE	13/4/22	04

key plan



consultants
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients
Oak Tree Retirement Villages

project
Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Materials
Materiality & Perspective

drawing scale	date	
AS SHOWN	13/4/22	
project #	drawing #	issue
21074	A-5003	04
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2.1m HIGH COLORBOND FENCE TO WESTERN BOUNDARY



2.1m HIGH MASONRY WALL TO DRIVE

2.1m HIGH COLORBOND FENCE TO WESTERN BOUNDARY

2.1m HIGH PALISADE & BRICK PIER FENCE

RETAIN EXISTING GROUND LEVELS GENERALLY BETWEEN BUILDINGS AND BOUNDARIES
NO RETAINING WALLS EXCEPT WHERE REQUIRED FOR THE DRIVEWAY

1 Northwestern view
SCALE 1:100 @ A1

Development Application



Architecture | Planning | Interiors

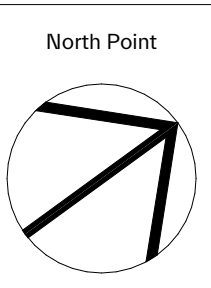
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issue	revision	description	date	verified
01		FOR COORDINATION	12/4/22	01
02		DA RFI RESPONSE	13/4/22	02

key plan



consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients
Oak Tree Retirement Villages

project
Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Materials
Northwestern Aerial View

drawing scale	date	
AS SHOWN	13/4/22	
project #	drawing #	issue
21074	A-5005	02
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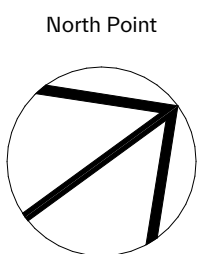


1 Northeastern view
SCALE 1:100 @ A1

Development Application

issue	revision	description	date	verified
01		FOR COORDINATION	12/4/22	01
02		DA RFI RESPONSE	13/4/22	02

key plan



consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients
Oak Tree Retirement Villages

project
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72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Materials
Northeastern Aerial View

drawing scale	date
AS SHOWN	13/4/22
project #	drawing #
21074	A-5006
	issue
	02
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2.1m HIGH COLORBOND FENCE
TO WESTERN BOUNDARY

2.1m HIGH
MASONRY WALL TO DRIVE

CURVED RETAINING WALL
HEIGHT: 1.6-1.9m HIGH.

MAINTAIN EXISTING GROUND
LEVELS AROUND EXISTING
TREES.
REFER CIVIL DRAWINGS

1 Southwestern view
SCALE 1:71.75 @ A1

Development Application



Architecture | Planning | Interiors

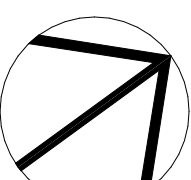
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issue	revision	description	date	verified
01		FOR COORDINATION	12/4/22	01
02		DA RFI RESPONSE	13/4/22	02

key plan



North Point

consultants
Civil/Structural Engineers

Electrical Engineer

clients
Oak Tree Retirement Villages

project
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72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Materials
Southwestern Aerial View

drawing scale	date	
AS SHOWN	13/4/22	
project #	drawing #	issue
21074	A-5007	02
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1 courtyard view
SCALE 1:100 @ A1

2.1m HIGH PALISADE & BRICK PIER
FENCE TO RE1 ZONE BOUNDARY

PROTECT EXISTING TREES.
MAINTAIN EXISTING GROUND LEVEL

RETAIN EXISTING GROUND
LEVELS GENERALLY BETWEEN
BUILDINGS AND BOUNDARIES
NO RETAINING WALLS EXCEPT
WHERE REQUIRED FOR THE
DRIVEWAY

Development Application



Architecture | Planning | Interiors

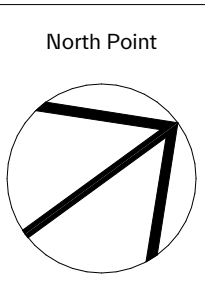
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issue	revision	description	date	verified
01		FOR COORDINATION	12/4/22	01
02		DA RFI RESPONSE	13/4/22	02

key plan



consultants

Civil/Structural Engineers

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients

Oak Tree Retirement Villages

project

Oak Tree Wilsons Road
72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title

Materials

RE1 courtyard view

drawing scale

AS SHOWN

date

13/4/22

project #

21074

drawing #

A-5008

issue

02

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1 Ramp courtyard view
SCALE 1:100 @ A1

PROTECT EXISTING TREES.
MAINTAIN EXISTING GROUND
LEVEL

2.1m HIGH PALISADE & BRICK
PIER FENCE TO RE1 ZONE
BOUNDARY

RETAIN EXISTING GROUND
LEVELS GENERALLY BETWEEN
BUILDINGS AND BOUNDARIES
NO RETAINING WALLS EXCEPT
WHERE REQUIRED FOR THE
DRIVEWAY

Development Application



Architecture | Planning | Interiors

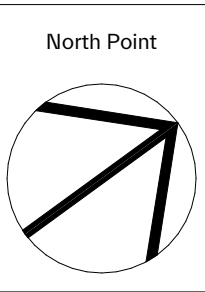
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issue	revision	description	date	verified
01		FOR COORDINATION	12/4/22	01
02		DA RFI RESPONSE	13/4/22	02

key plan



consultants
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Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients
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project
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72 Wilsons Road
Mount Hutton
NSW 2290
13/DP11260

drawing title
Materials
RE1 courtyard 2

drawing scale	AS SHOWN	date	13/4/22
project #	21074	drawing #	A-5009
		issue	02
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