

S4.55

Lot 3 & 4 DP271196

315 The Entrance Road &
24 & 26 Gallipoli Road Long Jetty

87 Seniors Living Apartments

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SITE ANALYSIS LEGEND

SITE 7307m²
LOT 4
DP 271196
RE2

SYMBOL LEGEND

ACCESS POINT

PREVAILING WINDS
SUMMER/WINTER

NOISE SOURCE

VIEW CORRIDOR



Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	28.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



Drawing
SITE ANALYSIS

Project Number
Scale As indicated @ A1

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S4.55 SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

Drawing Number
A001
Date Printed 23/04/2024 11:32:17 PM
File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue
6



1 SITE ANALYSIS
A200 1:500

Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	28.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



Drawing
DETAILED SITE ANALYSIS

Project Number
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Drawing Number
A002
Date Printed 23/04/2024 11:32:26 PM

Issue
6

File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt



1 SITE PLAN
A200 1:500

Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	28.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



Drawing
SITE PLAN

Project Number
Scale As indicated @ A1

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Drawing Number
A003
Date Printed 23/04/2024 11:32:46 PM
File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue
6

ZABE
FH
FIP
CD
MAIL
SWP
FIRE EXTINGUISHER RECESSED INTO WALL
FIRE HOSE REEL
FIRE INDICATOR PANEL
GRATED DRAIN. REFER TO CIVIL ENGS DETAILS
LOCKABLE MAIL BOX INSTALLED TO AUSTRALIA POST STANDARDS
GRATED STORMWATER PIT TO CIVIL ENGS DWGS

PRIVACY AND SCREEN TYPES (REVISED LOCATIONS)

- SCREENING min. 1800 mm HIGH
(NOTE: EXCLUDING SUN SHADING DEVICE,
LESS THAN 1800 mm HIGH)
- OPERABLE SCREENING min. 1800 mm HIGH
SCREENING FOR PRIVACY AND SUN
CONTROL (ABLE TO SLID BACK FOR SOLAR
ACCESS)
- OPAQUE WINDOW OR
OBSCURE WINDOW
- CLERESTORY WINDOW
1800 mm SLAT HEIGHT
NOT PARKING HIGH

PARKING REQUIRED

BED TYPE	REQ./UNIT	# UNITS	# REQ.
3 BED	1	18	18
2 BED	1	69	69
TOTAL REQUIRED			87

PARKING PROVIDED

RESIDENTIAL (3.2 x 5.4m)	82
RESIDENTIAL (ACCESSIBLE 3.8x5.4m)	5
TOTAL RESIDENTIAL PROVIDED	87

VISITOR PARKING PROVIDED	14
TOTAL (RESI. + VISITORS PARKING)	101
MOTORCYCLE PARKING PROVIDED	2
SCOOTER PARKING PROVIDED	18
BICYCLE PARKING PROVIDED	8

REQUIREMENTS FOR UNIVERSAL DESIGN

20% of the total apartments (17 of 84 units)
will incorporate the *Universal design* features
to comply with the *Liveable Housing
Guideline's silver level*.

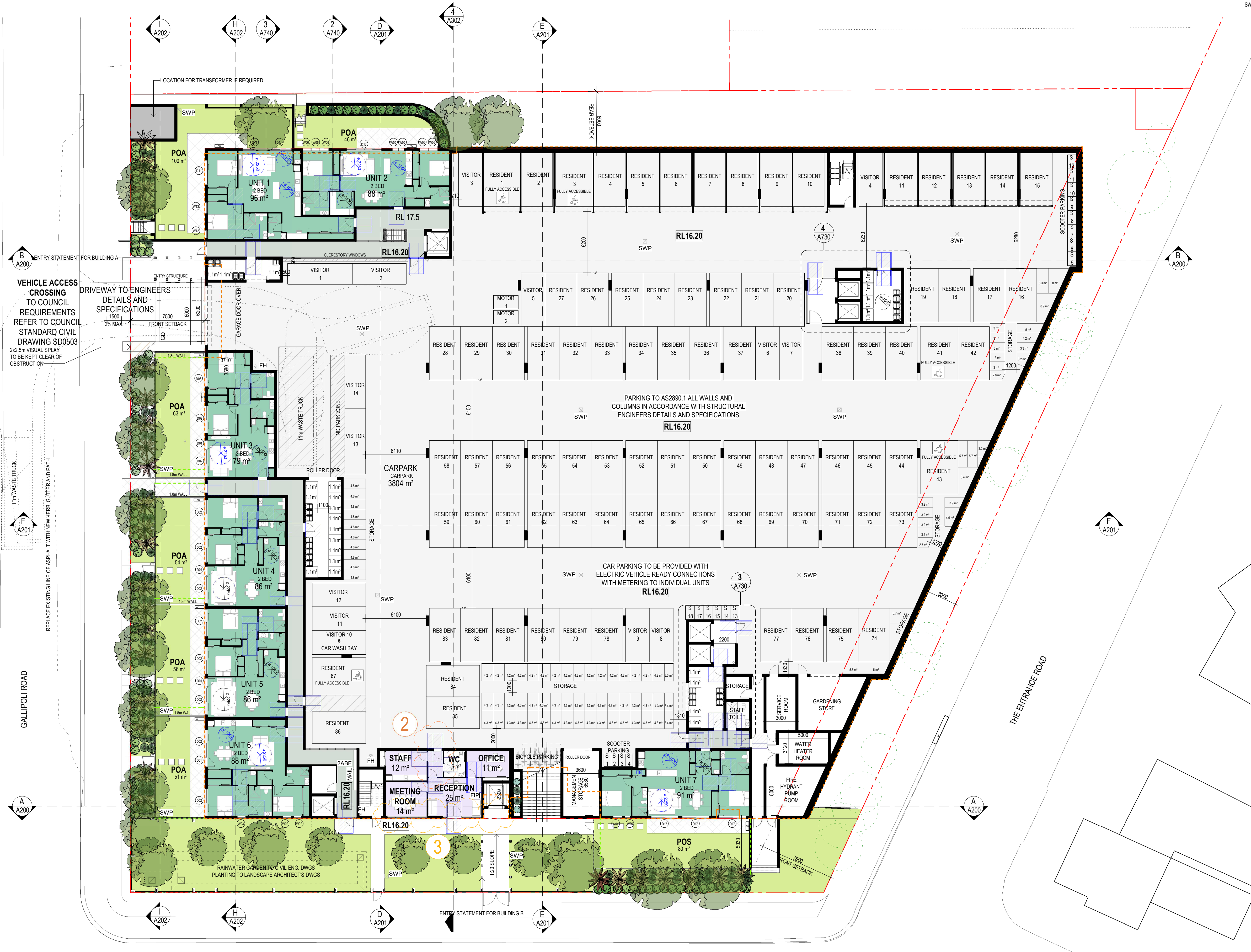
S4.55 REVISIONS RFI #4

- Screening for privacy
- Airlock provided into Staff area
- Curtain wall and entry door updated

- OUTLINE OF PREVIOUS DA
APPROVED WALL
- OUTLINE OF PREVIOUS DA
APPROVED OUTDOOR AREA

AREA COLOUR LEGEND

- COMMON AREAS
- MEETING/ SALES ROOM
- 2 BED
- 3 BED



1
A200
GFL 1-200
1: 200

ARCHBOLD ROAD

Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	28.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



Drawing
GROUND FLOOR PLAN

Project Number
Scale As indicated @ A1

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Drawing Number
A100
Date Printed 23/04/2024 11:33:01 PM
Issue
6
File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt



- 2ABE**
AC
DP
FH
FIP
PIT
RWO
TGSI
- FIRE EXTINGUISHER RECESSED INTO WALL
AIR-CONDITIONER
DOWNPIPE
FIRE HOSE REEL
FIRE INDICATOR PANEL
STORMWATER INLET PIT TO CIVIL ENG. DWGS
RAINWATER OUTLET IN SUSPENDED SLAB TO CIVIL ENG. DWGS
TACTILE SURFACE INDICATOR
- PRIVACY AND SCREEN TYPES
(REVISED LOCATIONS)**
- SCREENING min. 1800 mm HIGH
(NOTE: EXCLUDING SUN SHADING DEVICE,
LESS THAN 1800 mm HIGH)
 - OPERABLE SCREENING min. 1800 mm HIGH
SCREENING FOR PRIVACY AND SUN
CONTROL (ABLE TO SLID BACK FOR SOLAR
ACCESS)
 - OPAQUE WINDOW OR
OBSCURE WINDOW
 - CLERESTORY WINDOW
1800 mm SILL HEIGHT
600 mm WINDOW HIGH

REQUIREMENTS FOR UNIVERSAL DESIGN

20% of the total apartments (17 of 84 units)
will incorporate the *Universal design* features
to comply with the *Liveable Housing
Guideline's* silver level.

- S4.55 REVISIONS RFI #4**
- Screening for privacy
 - Airlock provided into Staff area
 - Curtain wall and entry door updated

- OUTLINE OF PREVIOUS DA
APPROVED WALL**
- OUTLINE OF PREVIOUS DA
APPROVED OUTDOOR AREA**
- AREA COLOUR LEGEND**
- COMMON AREAS
 - MEETING/ SALES ROOM
 - 2 BED
 - 3 BED

1
A200
LEVEL 1 1:200



PRIVACY AND SCREEN TYPES
(REVISED LOCATIONS)

- SCREENING min. 1800 mm HIGH
(NOTE: EXCLUDING SUN SHADING DEVICE,
LESS THAN 1800 mm HIGH)
- OPERABLE SCREENING min. 1800 mm HIGH
SCREENING FOR PRIVACY AND SUN
CONTROL (ABLE TO SLID BACK FOR SOLAR
ACCESS)
- OPAQUE WINDOW OR
OBSCURE WINDOW
- CLERESTORY WINDOW
1800 mm SILL HEIGHT
600 mm WINDOW HIGH

REQUIREMENTS FOR UNIVERSAL DESIGN

20% of the total apartments (17 of 84 units)
will incorporate the Universal design features
to comply with the Liveable Housing
Guideline's silver level.

S4.55 REVISIONS RFI #4

- Screening for privacy
- Airlock provided into Staff area
- Curtain wall and entry door updated

OUTLINE OF PREVIOUS DA
APPROVED WALL

OUTLINE OF PREVIOUS DA
APPROVED OUTDOOR AREA

AREA COLOUR LEGEND

- COMMON AREAS
- MEETING/ SALES ROOM
- 2 BED
- 3 BED

1 LEVEL 2 1-200
A108 1:200

Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	28.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



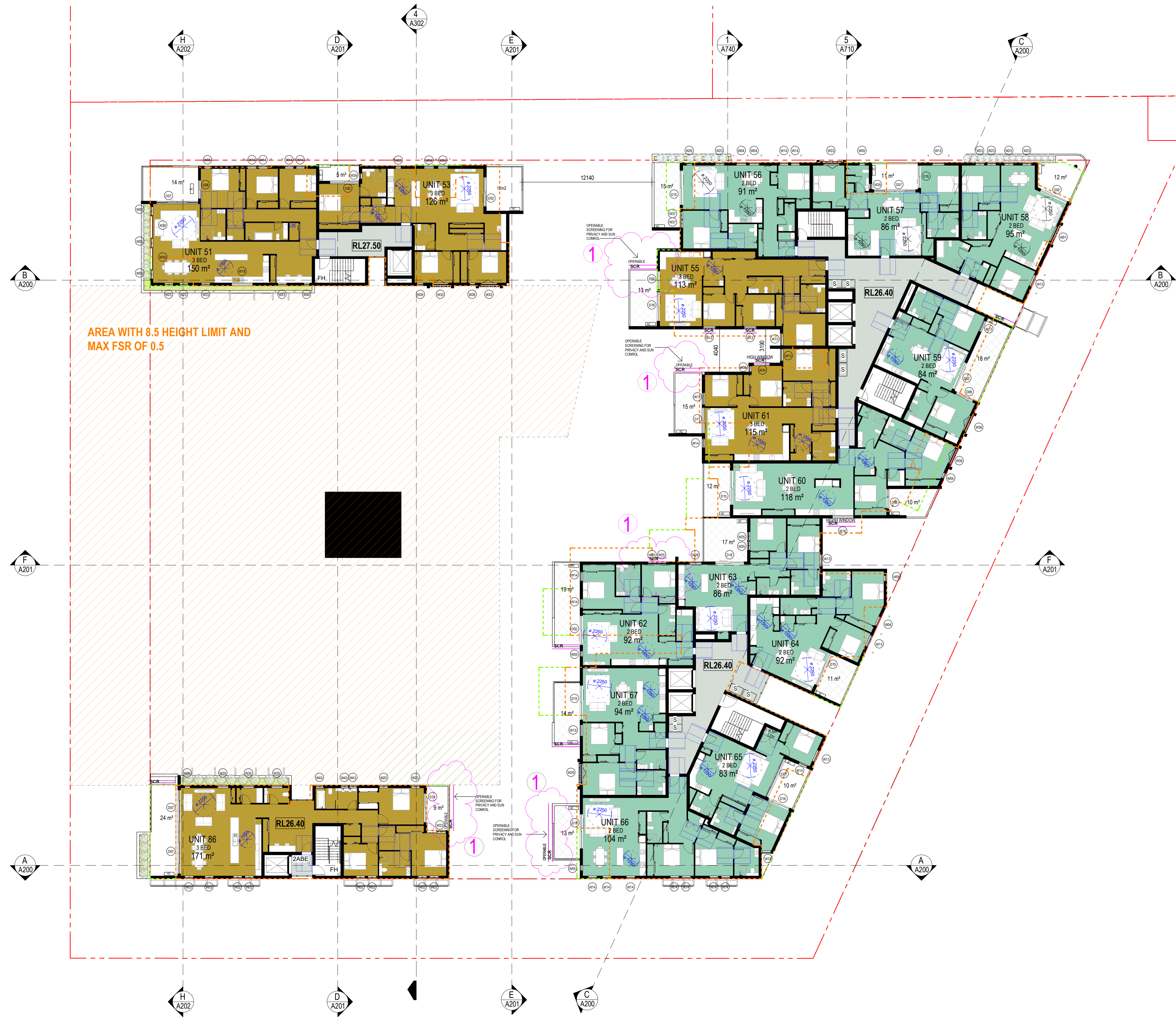
Drawing
LEVEL 2

Project Number
Scale As indicated @ A1

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Drawing Number
A102
Date Printed 23/04/2024 11:35:52 PM
File Name Autodesk Docs/I20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt
Issue 6



PRIVACY AND SCREEN TYPES (REVISED LOCATIONS)

- SCREENING min. 1800 mm HIGH
(NOTE: EXCLUDING SUN SHADING DEVICE,
LESS THAN 1800 mm HIGH)
- OPERABLE SCREENING min. 1800 mm HIGH
SCREENING FOR PRIVACY AND SUN
CONTROL (ABLE TO SLID BACK FOR SOLAR
ACCESS)
- OPAQUE WINDOW OR
OBSCURE WINDOW
- CLERESTORY WINDOW
1800 mm SILL HEIGHT
600 mm WINDOW HIGH

REQUIREMENTS FOR UNIVERSAL DESIGN

20% of the total apartments (17 of 84 units)
will incorporate the *Universal design* features
to comply with the *Liveable Housing
Guideline's* silver level.

S4.55 REVISIONS RFI #4

- Screening for privacy
- Airlock provided into Staff area
- Curtain wall and entry door updated

OUTLINE OF PREVIOUS DA
APPROVED WALL

OUTLINE OF PREVIOUS DA
APPROVED OUTDOOR AREA

AREA COLOUR LEGEND

- COMMON AREAS
- MEETING/ SALES ROOM
- 2 BED
- 3 BED

1 LEVEL 3 1-200
A108 1:200

Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	28.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



Drawing

LEVEL 3

Project Number

Scale As indicated @ A1

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Drawing Number

A103

Date Printed 23/04/2024 11:36:00 PM

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Issue

6



**PRIVACY AND SCREEN TYPES
(REVISED LOCATIONS)**

- SCREENING min. 1800 mm HIGH
(NOTE: EXCLUDING SUN SHADING DEVICE,
LESS THAN 1800 mm HIGH)
- OPERABLE SCREENING min. 1800 mm HIGH
SCREENING FOR PRIVACY AND SUN
CONTROL (ABLE TO SLID BACK FOR SOLAR
ACCESS)
- OPAQUE WINDOW OR
OBSCURE WINDOW
- CLERESTORY WINDOW
1800 mm SILL HEIGHT
600 mm WINDOW HIGH

REQUIREMENTS FOR UNIVERSAL DESIGN

20% of the total apartments (17 of 84 units)
will incorporate the *Universal design* features
to comply with the *Liveable Housing
Guideline's* silver level.

S4.55 REVISIONS RFI #4

- Screening for privacy
- Airlock provided into Staff area
- Curtain wall and entry door updated

- OUTLINE OF PREVIOUS DA
APPROVED WALL
- OUTLINE OF PREVIOUS DA
APPROVED OUTDOOR AREA

AREA COLOUR LEGEND

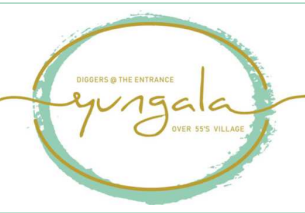
- COMMON AREAS
- MEETING/ SALES ROOM
- 2 BED
- 3 BED

1
A200
LEVEL 4 1-200
1:200

Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	28.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



Project



Client



Project Manager



Drawing

LEVEL 4

Project Number

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S4.55 SUBMISSION
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Drawing Number

A104

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File Name Autodesk Docs\20_022 - Diggers Seniors Living Long Jetty\24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

6



**PRIVACY AND SCREEN TYPES
(REVISED LOCATIONS)**

- SCREENING min. 1800 mm HIGH (NOTE: EXCLUDING SUN SHADING DEVICE, LESS THAN 1800 mm HIGH)
- OPERABLE SCREENING min. 1800 mm HIGH (NOTE: EXCLUDING SUN SHADING DEVICE, LESS THAN 1800 mm HIGH)
- OPAQUE WINDOW OR OBSCURE WINDOW
- CLERESTORY WINDOW 1800 mm SILL HEIGHT 600 mm WINDOW HIGH

REQUIREMENTS FOR UNIVERSAL DESIGN

20% of the total apartments (17 of 84 units) will incorporate the *Universal design* features to comply with the *Liveable Housing Guideline's* silver level.

- S4.55 REVISIONS RFI #4**
- 1 Screening for privacy
 - 2 Airlock provided into Staff area
 - 3 Curtain wall and entry door updated

OUTLINE OF PREVIOUS DA APPROVED WALL

OUTLINE OF PREVIOUS DA APPROVED OUTDOOR AREA

AREA COLOUR LEGEND

- COMMON AREAS
- MEETING/ SALES ROOM
- 2 BED
- 3 BED

1 LEVEL 5 1-200
A200 1:200

Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	26.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



Project



Client



Project Manager



Drawing

LEVEL 5

Project Number

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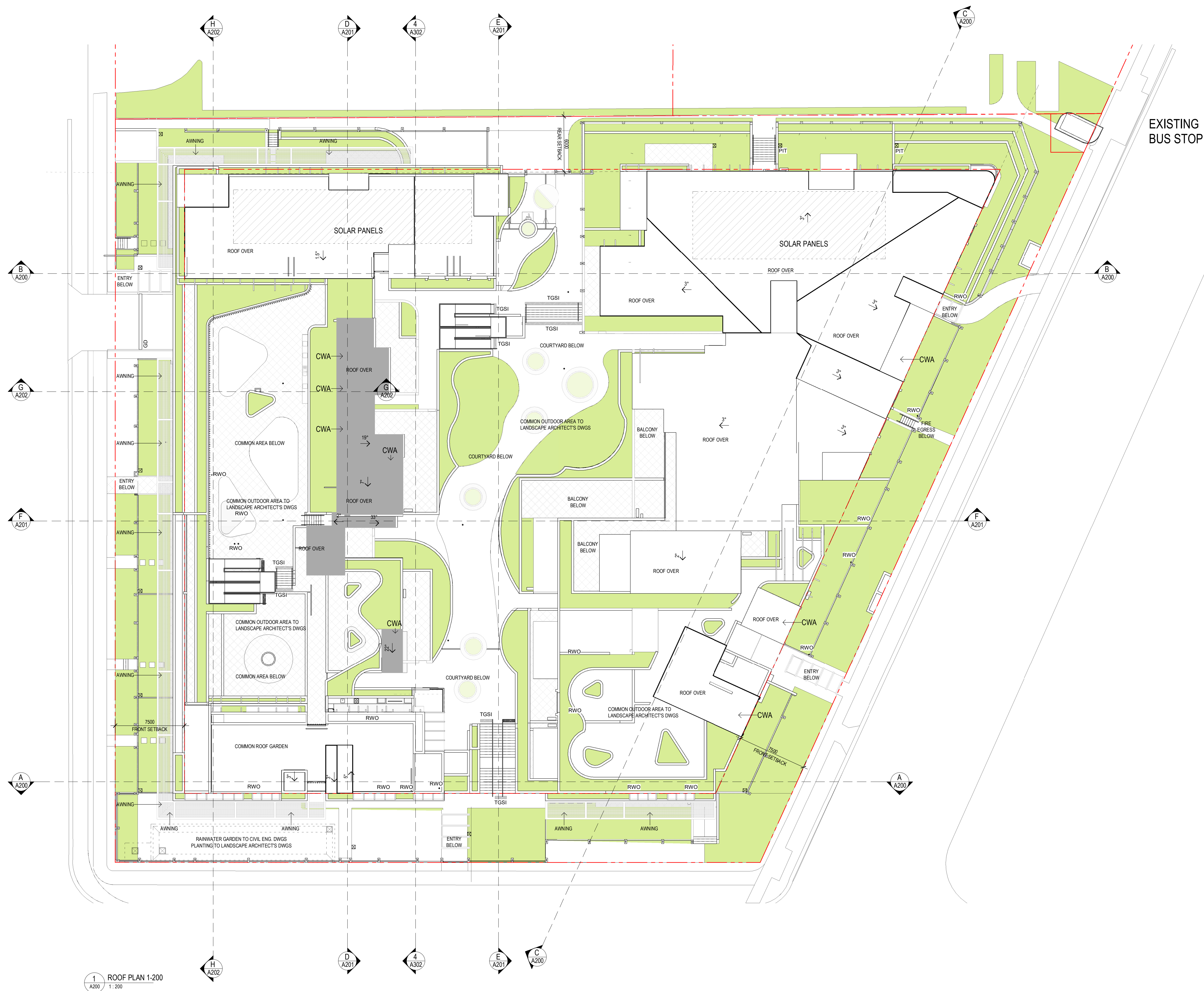
A105

Date Printed 23/04/2024 11:36:13 PM

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Issue

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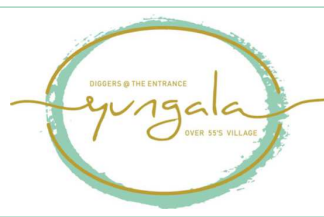


1 ROOF PLAN 1-200
A200 1:200

Issue	Description	Date	Auth	Chk
6	S4.55 RFI REV 5	23.04.2024	JS	JS
5	S4.55 RFI REV 4	28.02.2024	JS	JS
4	S4.55 RFI REV 3	13.02.2024	JS	JS
3	S4.55 RFI REV 2	03.11.2023	JS	JS



Project



Client



Project Manager



Drawing

ROOF

Project Number

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A106

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File Name Autodes Doc/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

6



- PRIVACY AND SCREEN TYPES
(REVISED LOCATIONS)**
- SCREENING min. 1800 mm HIGH
(NOTE: EXCLUDING SUN SHADING DEVICE, LESS THAN 1800 mm HIGH)
 - OPERABLE SCREENING min. 1800 mm HIGH
SCREENING FOR PRIVACY AND SUN CONTROL (ABLE TO SLID BACK FOR SOLAR ACCESS)
 - OPAQUE WINDOW OR OBSCURE WINDOW
 - CLERESTORY WINDOW
1800 mm SILL HEIGHT
600 mm WINDOW HIGH



REQUIREMENTS FOR UNIVERSAL DESIGN

20% of the total apartments (17 of 84 units) will incorporate the *Universal design* features to comply with the *Liveable Housing Guideline's* silver level.

- S4.55 REVISIONS RFI #4**
- Screening for privacy
 - Airlock provided into Staff area
 - Curtain wall and entry door updated

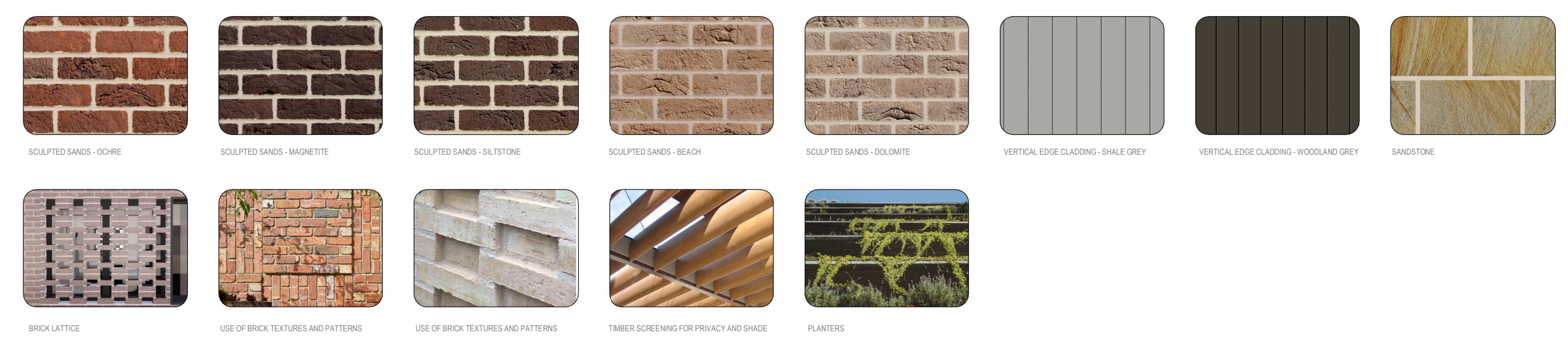
OUTLINE OF PREVIOUS DA APPROVED WALL

OUTLINE OF PREVIOUS DA APPROVED OUTDOOR AREA

AREA COLOUR LEGEND

- COMMON AREAS
- MEETING/ SALES ROOM
- 2 BED
- 3 BED

EXTERNAL MATERIAL FINISHES (AS PER APPROVED DA)

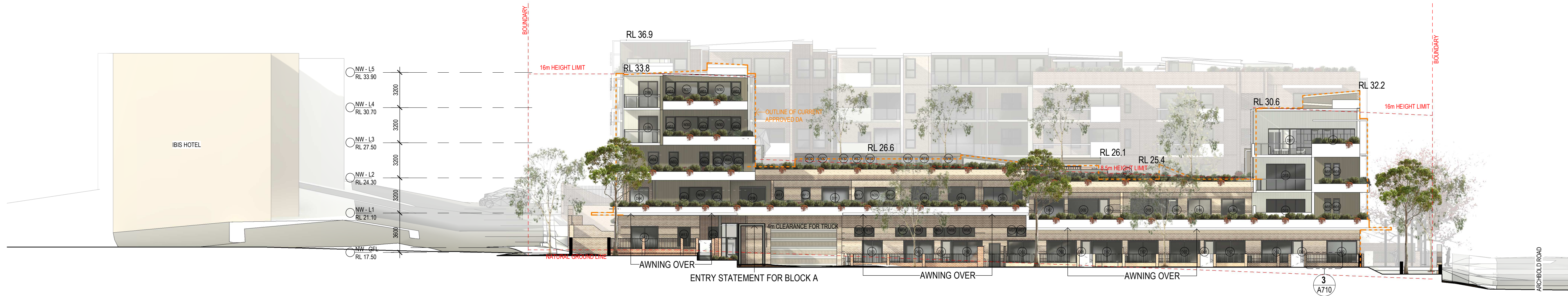




PRIVACY AND SCREEN TYPES (REVISED LOCATIONS)

- SCREENING** min. 1800 mm HIGH
(NOTE: EXCLUDING SUN SHADING DEVICE, LESS THAN 1800 mm HIGH)
- SCR** SCREENING FOR PRIVACY AND SUN CONTROL (ABLE TO SLID BACK FOR SOLAR ACCESS)
- OPQ** OPAQUE WINDOW OR OBSCURE WINDOW
- CLS** CLERESTORY WINDOW
1800 mm SILL HEIGHT
600 mm WINDOW HIGH

1 EASTERN ELEVATION A101 1:200



REQUIREMENTS FOR UNIVERSAL DESIGN

20% of the total apartments (17 of 84 units) will incorporate the Universal design features to comply with the Liveable Housing Guideline's silver level.

S4.55 REVISIONS RFI #4

- Screening for privacy
- Airlock provided into Staff area
- Curtain wall and entry door updated

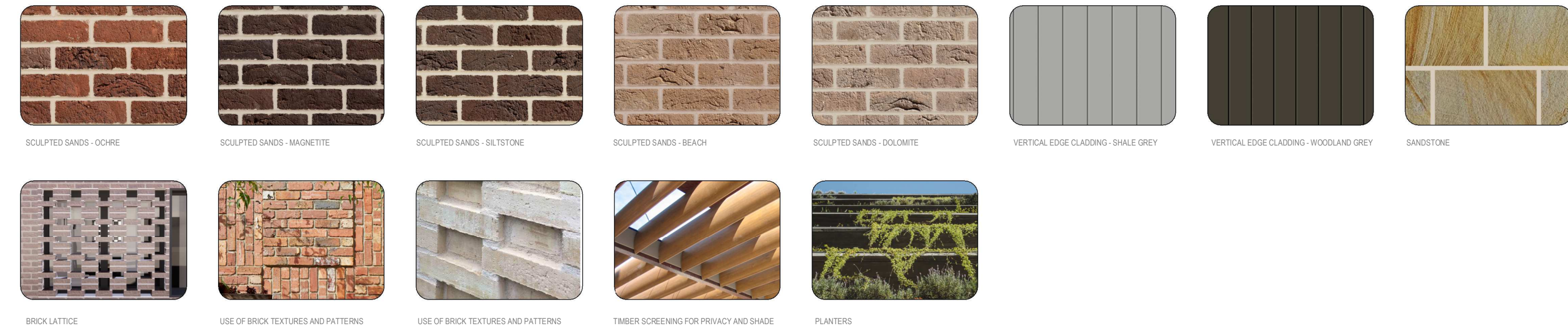
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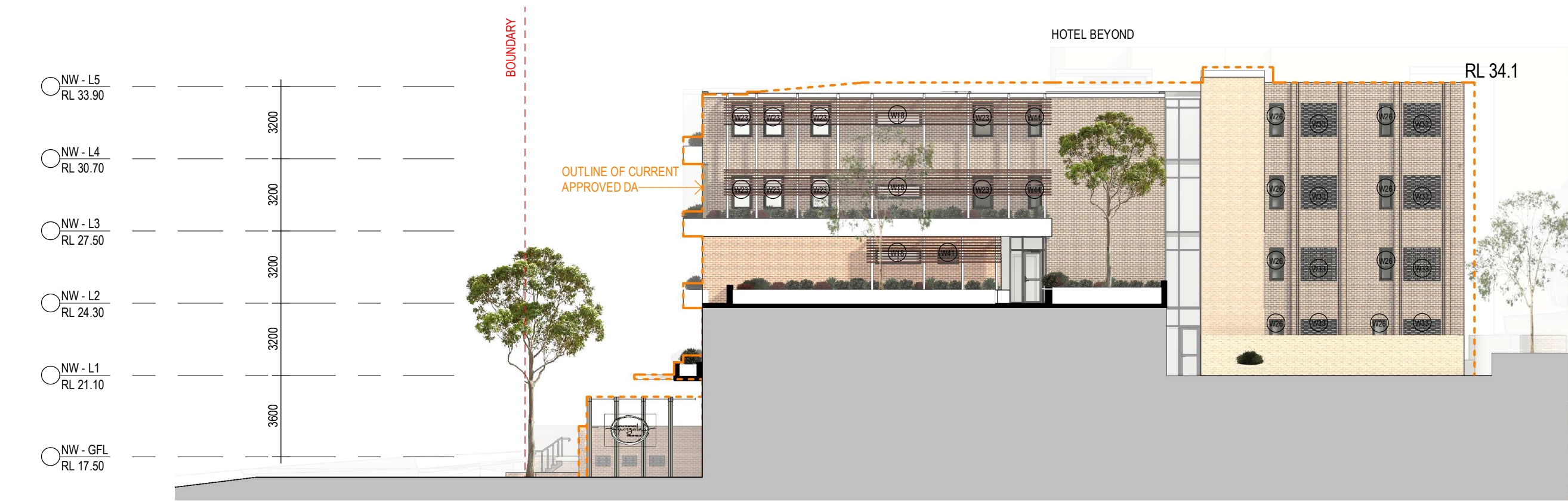
OUTLINE OF PREVIOUS DA APPROVED OUTDOOR AREA

AREA COLOUR LEGEND

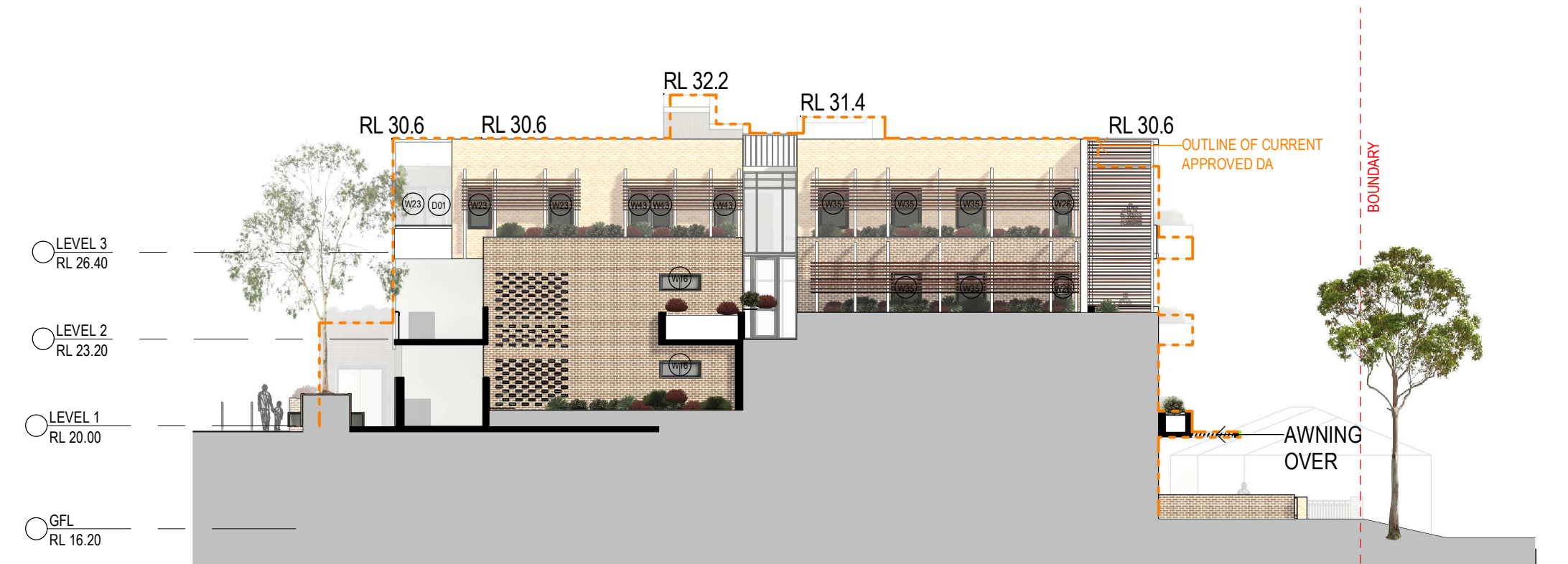
- COMMON AREAS
- MEETING/ SALES ROOM
- 2 BED
- 3 BED

EXTERNAL MATERIAL FINISHES (AS PER APPROVED DA)





1 INTERNAL ELEVATION SOUTH
A101 1:200



2 INTERNAL ELEVATION NORTH
A101 1:200

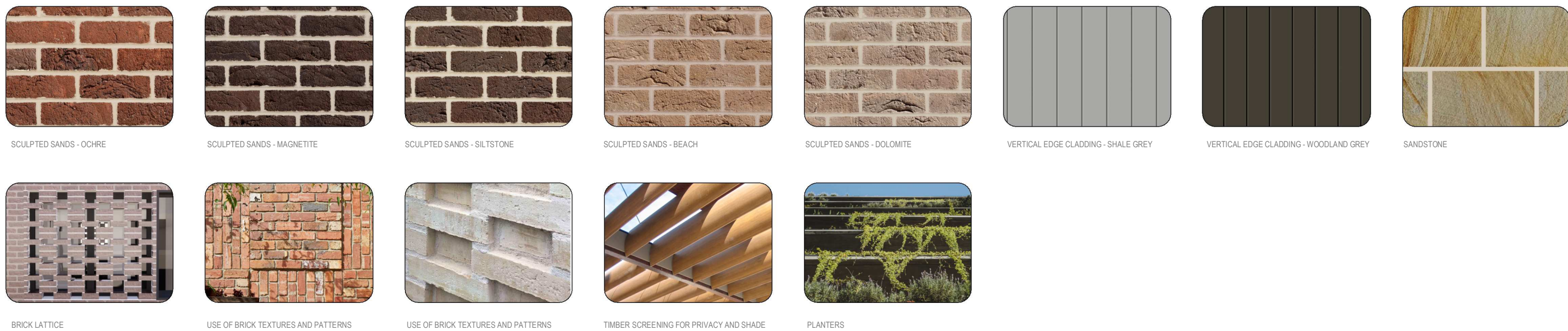


4 INTERNAL ELEVATION EAST
A100 1:200



3 INTERNAL WEST ELEVATION
FE01 1:200

EXTERNAL MATERIAL FINISHES (AS PER APPROVED DA)



Issue	Description	Date	Auth	Chk
5	S4.55 RFI REV 5	23.04.2024	JS	JS
4	S4.55 RFI REV 4	28.02.2024	JS	JS
3	S4.55 RFI REV 3	13.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS



Drawing
INTERNAL ELEVATIONS

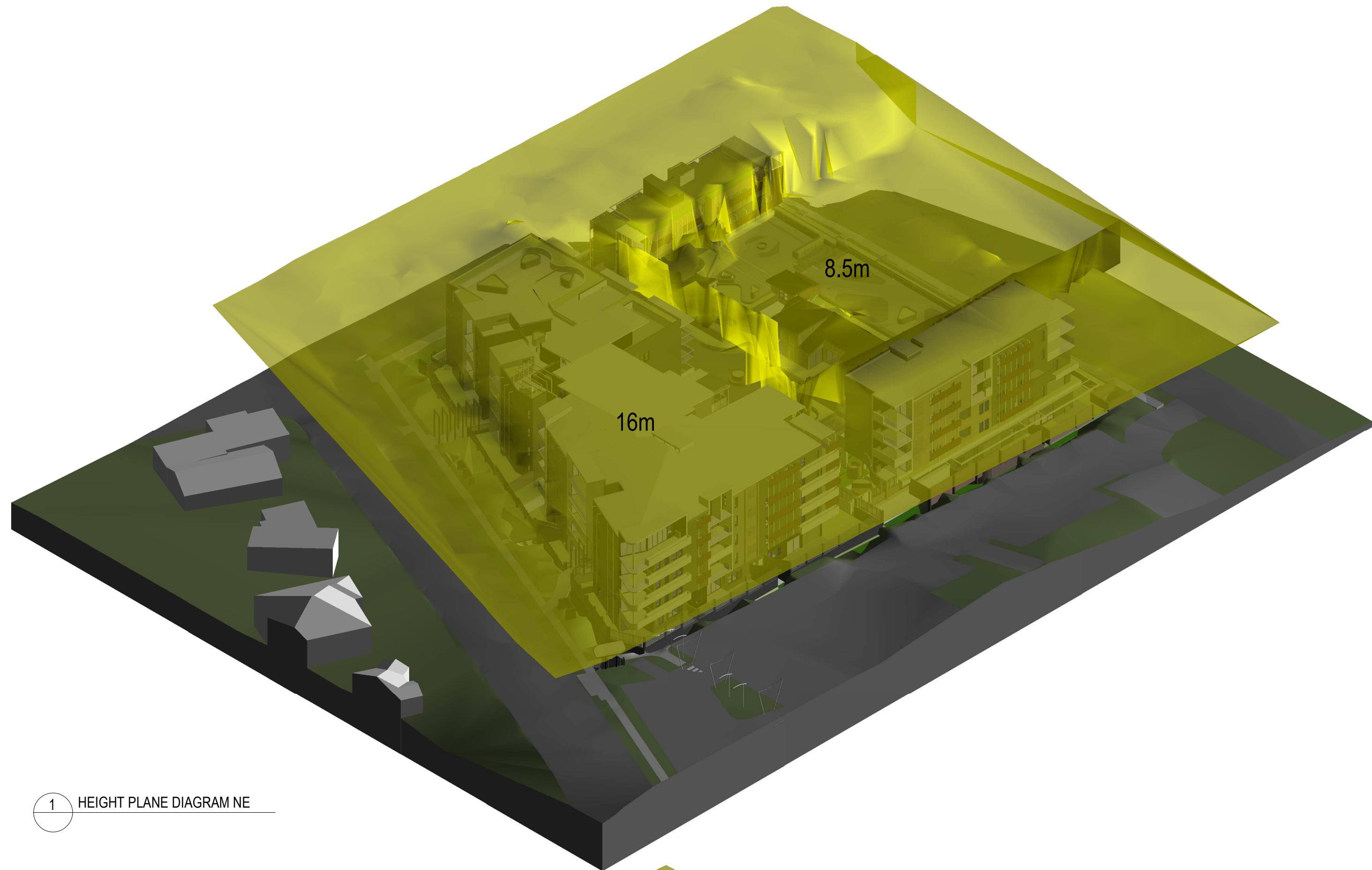
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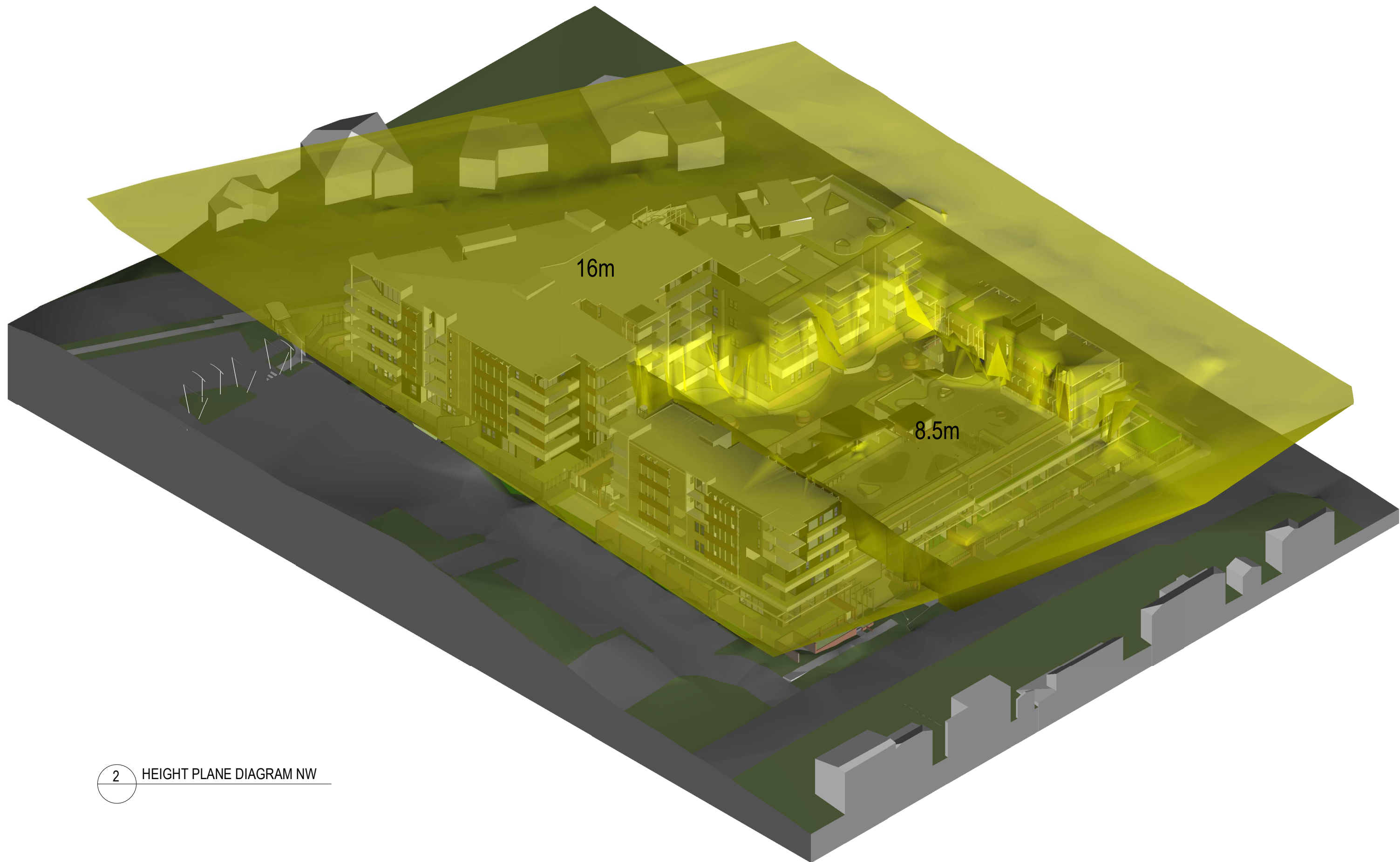
S4.55 SUBMISSION
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Drawing Number
A302
Date Printed 23/04/2024 11:41:46 PM
File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

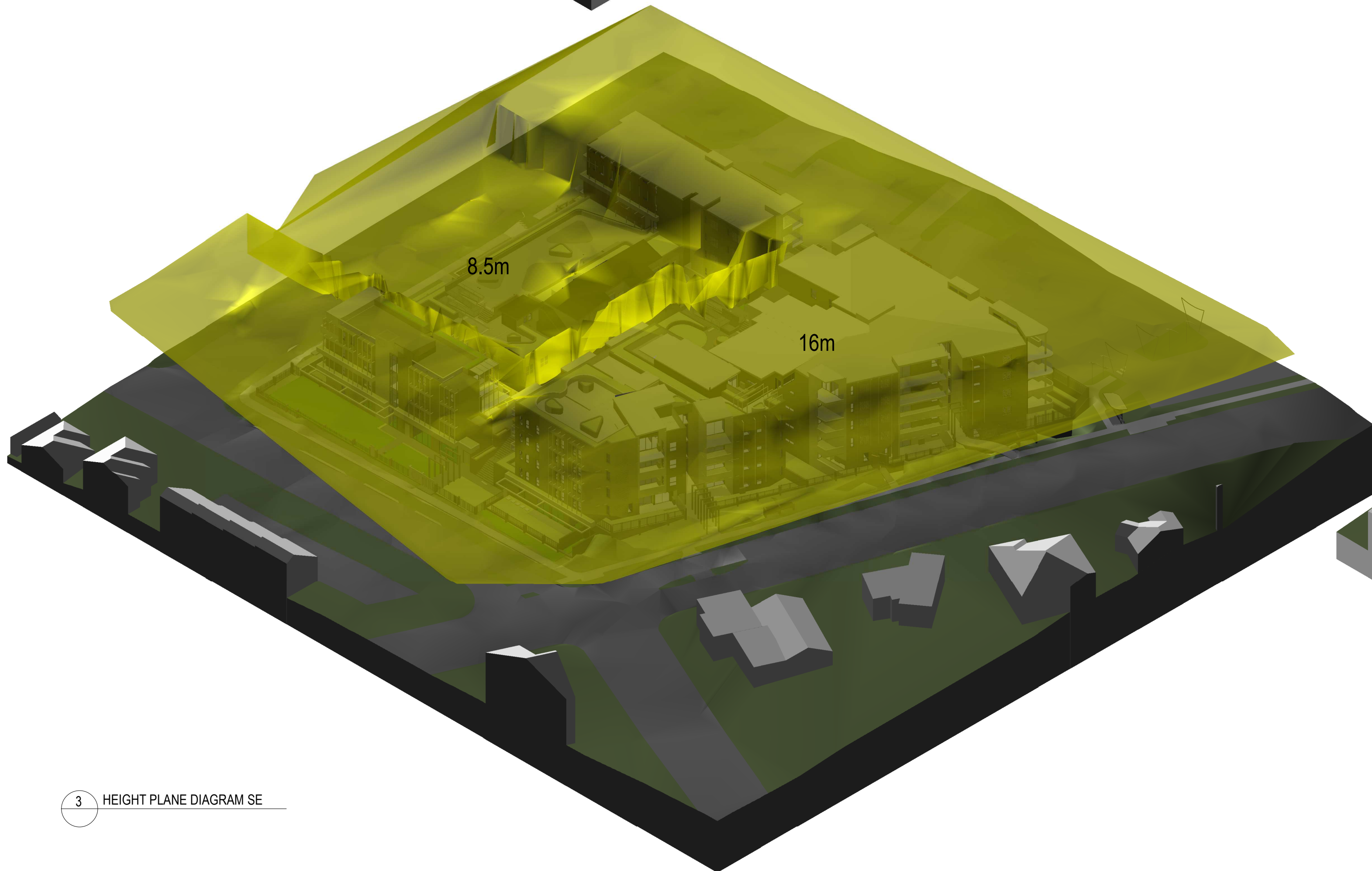
Issue
5



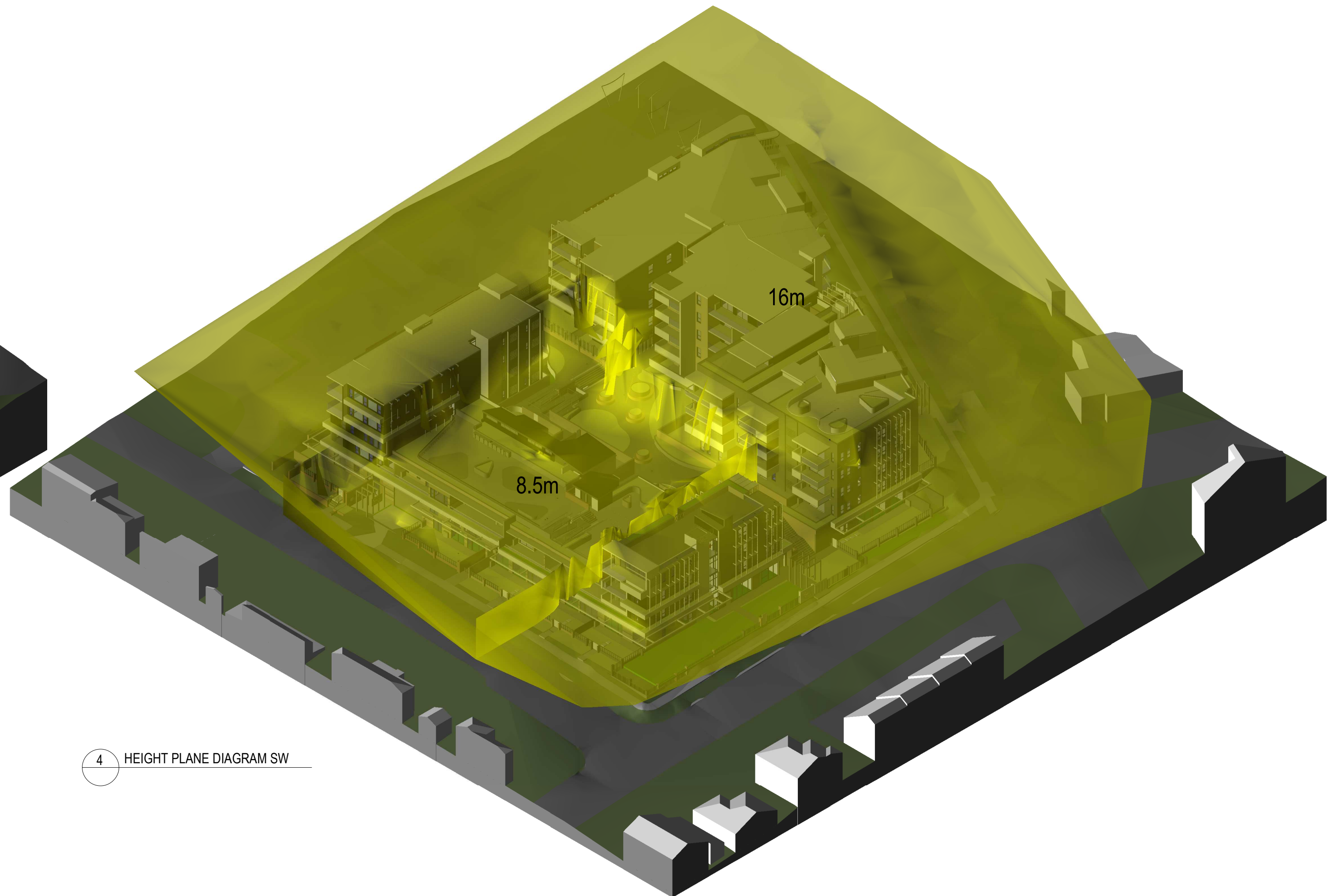
1 HEIGHT PLANE DIAGRAM NE



2 HEIGHT PLANE DIAGRAM NW



3 HEIGHT PLANE DIAGRAM SE



4 HEIGHT PLANE DIAGRAM SW

Issue	Description	Date	Auth	Chk
5	S4.55 RFI REV 5	23.04.2024	JS	JS
4	S4.55 RFI REV 4	28.02.2024	JS	JS
3	S4.55 RFI REV 3	13.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS



Drawing
HEIGHT PLANE DIAGRAM

Project Number
Scale @ A1

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S4.55 SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

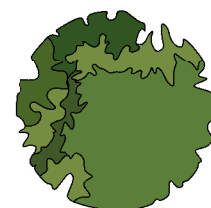
Drawing Number
A400
Date Printed 23/04/2024 11:42:11 PM
File Name Autodesk Docs//20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue
5

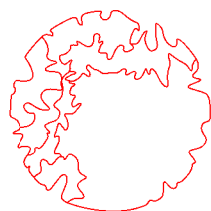


SOFT LANDSCAPING (SENIORS SEPP)

REQUIRED	APPROVED DA	PROPOSED
1786m ² / 7144m ²	3763m ² / 7144m ²	3470m ² / 7144m ²
25%	52%	48%



TREE TO BE RETAINED



TREE TO BE REMOVED



TREE ROOT ZONE

1 LANDSCAPING - SENIORS SEPP & TREE RETENTION
A200 1:500

Issue	Description	Date	Auth	Chk
5	S4.55 RFI REV 5	23.04.2024	JS	JS
4	S4.55 RFI REV 4	28.02.2024	JS	JS
3	S4.55 RFI REV 3	13.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS



Project



Client



Project Manager



Drawing

LANDSCAPING & TREE
RETENTION

Project Number



Scale As indicated @ A1

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S4.55 SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

Drawing Number

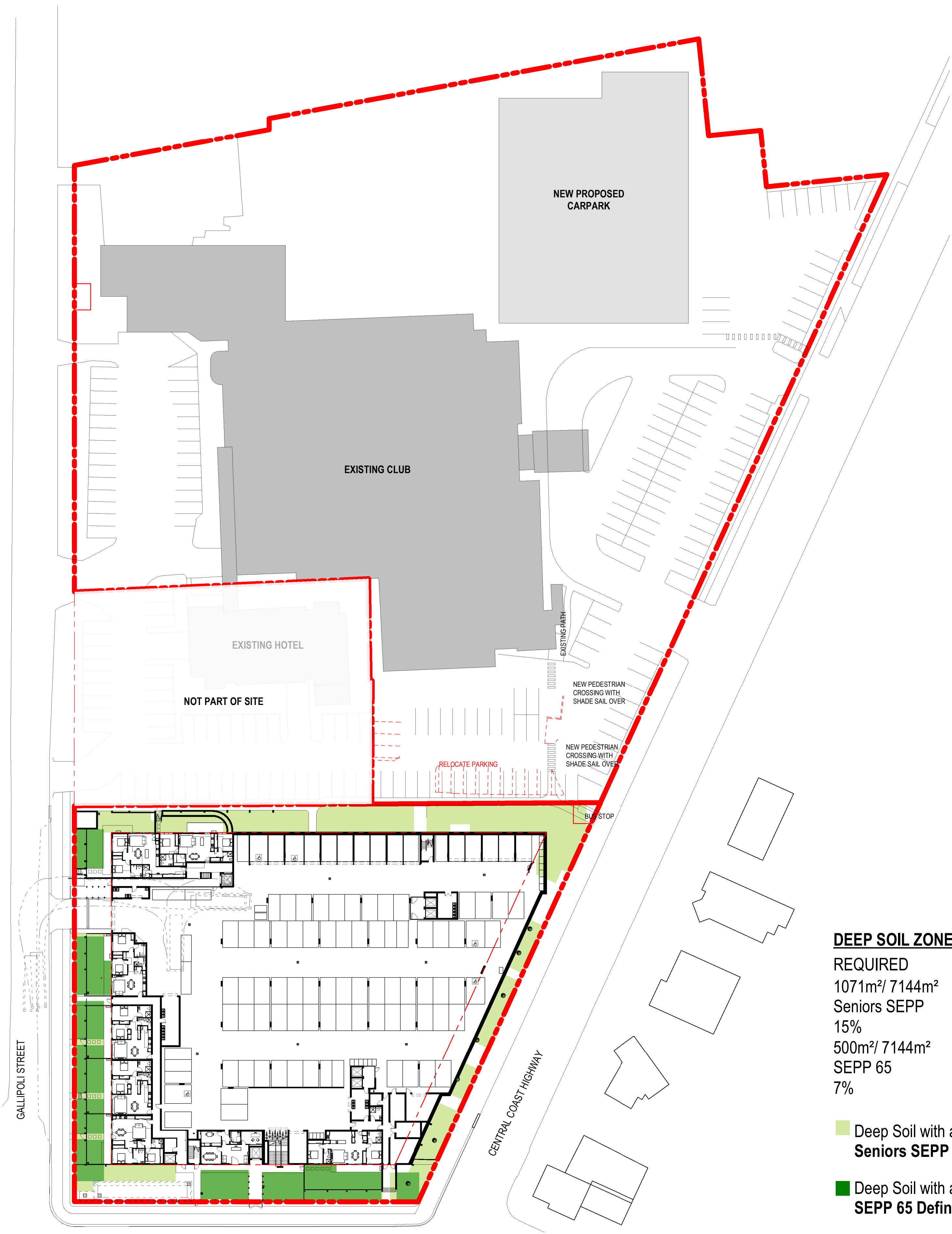
A401

Date Printed 23/04/2024 11:42:24 PM

File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

5



DEEP SOIL ZONE

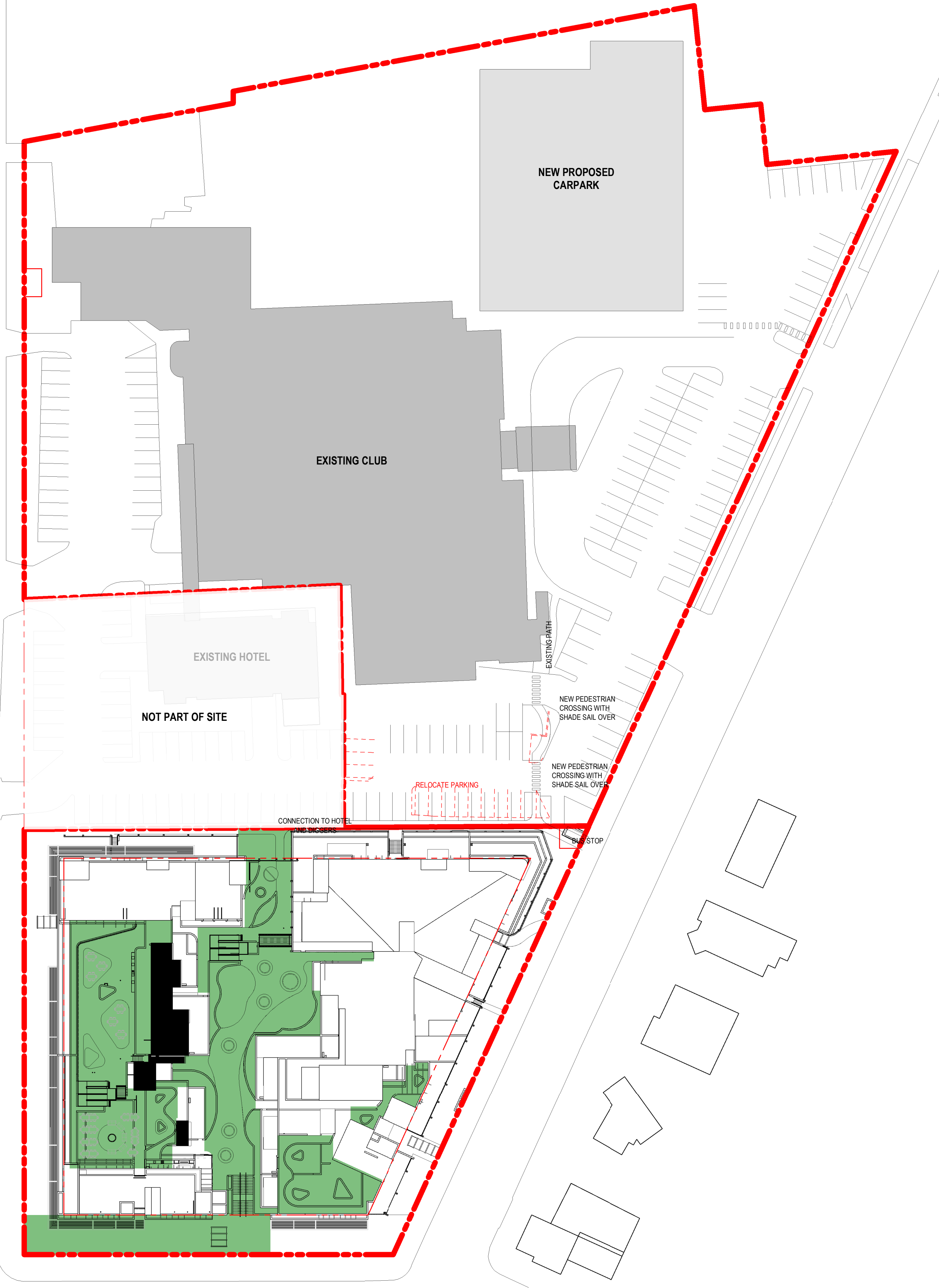
REQUIRED
1071m²/ 7144m²
Seniors SEPP
15%
500m²/ 7144m²
SEPP 65
7%

APPROVED DA
1306m²/ 7144m²
Seniors SEPP
18%
583m²/ 7144m²
SEPP 65
8%

PROPOSED
1371m²/ 7144m²
Seniors SEPP
19%
570m²/ 7144m²
SEPP 65
8%

- Deep Soil with a minimum width of 3m
Seniors SEPP Definition
- Deep Soil with a minimum width of 6m
SEPP 65 Definition

1 DEEP SOIL ZONE
A200 1:500



1 LEVEL 1 COMMON OUTDOOR AREA
A200 1:500

COMMON AREA

APPROVED DA OUTDOOR COMMON AREA

REQUIRED	PROVIDED
1786m ² / 7144m ²	2402m ² / 7144m ²
25%	33%

PROPOSED OUTDOOR COMMON AREA

REQUIRED	PROVIDED
1786m ² / 7144m ²	2397m ² / 7144m ²
25%	33%

Issue	Description	Date	Auth	Chk
5	S4.55 RFI REV 5	23.04.2024	JS	JS
4	S4.55 RFI REV 4	28.02.2024	JS	JS
3	S4.55 RFI REV 3	13.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS



Project



Client



Project Manager



Drawing

COMMON OUTDOOR AREA

Project Number

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S4.55 SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

Drawing Number

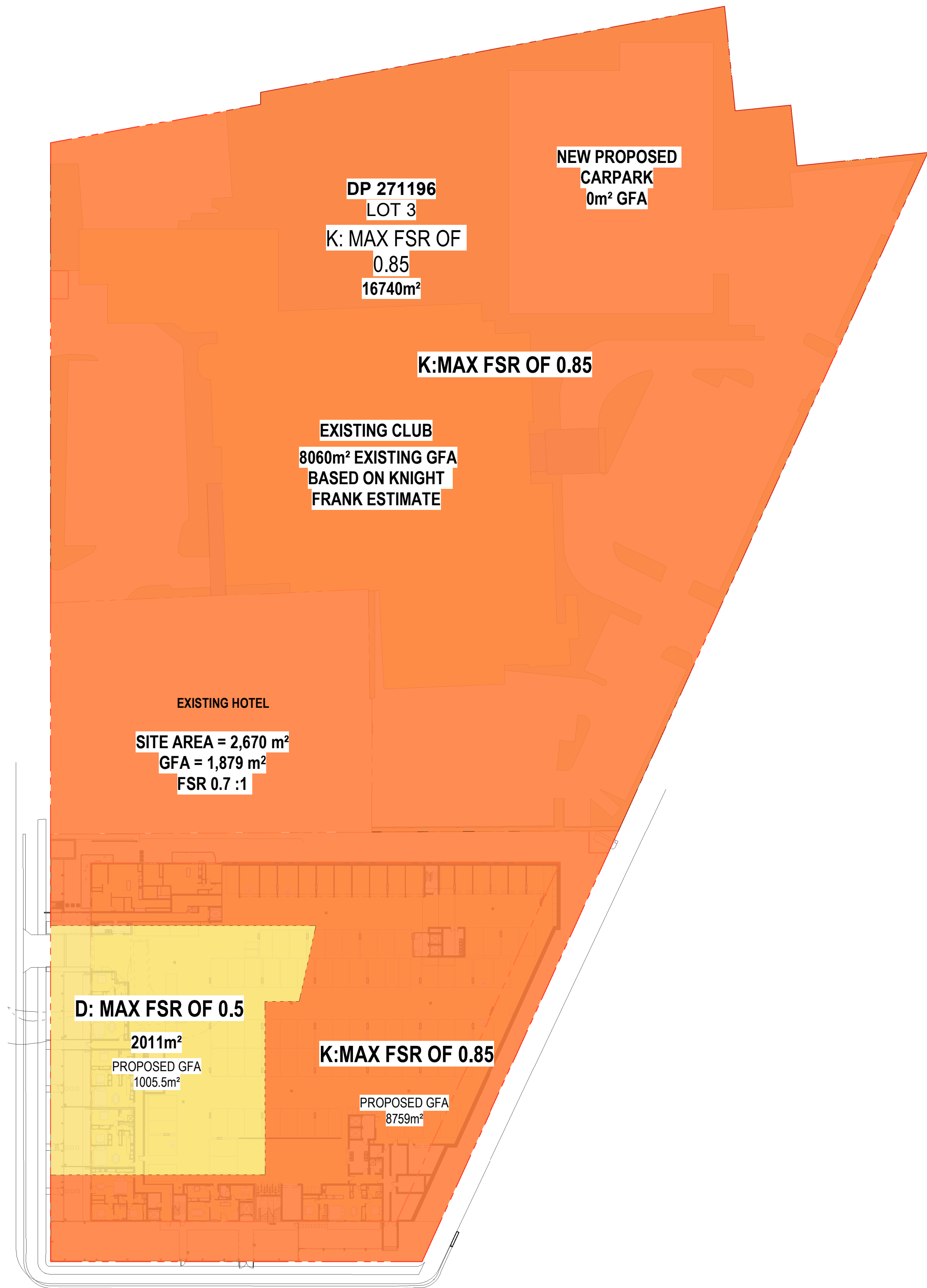
A404

Date Printed 23/04/2024 11:42:43 PM

File Name AutodesK Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

5



1 GFA - FSR
A200 1 : 600

LOT 3 & 4 DP271196
315 THE ENTRANCE ROAD &
24 & 26 GALLIPOLI ROAD LONG JETTY

APPROVED DA
89 UNITS
87 TWO BED
2 THREE BED

SITE AREA: 23884m²
ZONING: RE2

PROPOSED
87 UNITS
70 TWO BED
17 THREE BED

SENIORS SEPP & SEPP 65

APPROVED DA
SOLAR 70% REQUIRED
69/89 (78%) PROVIDED
14/89 (15.8%) 0 HOURS

PROPOSED
SOLAR 70% REQUIRED
66/87 (76%) PROVIDED
12/87 (13.7%) 0 HOURS

APPROVED DA
NATURAL VENTILATION 60% REQUIRED
60/87 (69%) PROVIDED

PROPOSED
NATURAL VENTILATION 60% REQUIRED
61/87 (70%) PROVIDED

APPROVED DA OUTDOOR COMMON AREA

REQUIRED	PROVIDED
1786m ² / 7144m ²	2402m ² / 7144m ²
25%	33%

PROPOSED OUTDOOR COMMON AREA

REQUIRED	PROVIDED
1786m ² / 7144m ²	2397m ² / 7144m ²
25%	33%

DEEP SOIL ZONE

REQUIRED	APPROVED DA
1071m ² / 7144m ²	1306m ² / 7144m ²
Seniors SEPP	Seniors SEPP
15%	18%
500m ² / 7144m ²	583m ² / 7144m ²
SEPP 65	SEPP 65
7%	8%

PROPOSED
1371m²/ 7144m²
Seniors SEPP
19%
570m²/ 7144m²
SEPP 65
8%

SOFT LANDSCAPING (SENIORS SEPP)

REQUIRED	APPROVED DA
1786m ² / 7144m ²	3763m ² / 7144m ²
25%	52%

PROPOSED
3470m²/ 7144m²
48%

SENIORS SEPP PARKING GUIDELINES

- (h) parking: if at least the following is provided—
(i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or
(ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.

APPROVED DA

90 REQUIRED 106 PROVIDED

PROPOSED

96 REQUIRED 101 PROVIDED

CAR PARKING: AT LEAST 5% 3.8m WIDE (SENIORS SEPP)

RESIDENT PARKING 3.2m WIDE

DCP AND LEP REQUIREMENTS - APPROVED DA

FSR:	K: 0.85	K SITE AREA: 24543m ²	K SITE GFA: 18125m ²	K PROPOSED FSR: 0.74:1
	D: 0.50	D SITE AREA: 2011	D SITE GFA: 992m ²	D PROPOSED FSR: 0.49:1

TOTAL APPROVED DA NEW GFA: 9195m²

DCP AND LEP REQUIREMENTS - PROPOSED

FSR:	K: 0.85	K SITE AREA: 24543 m ²	K SITE GFA: 18698 m ²	K PROPOSED FSR: 0.76:1
	D: 0.50	D SITE AREA: 2011 m ²	D SITE GFA: 1003 m ²	D PROPOSED FSR: 0.5:1

TOTAL PROPOSED NEW GFA: 9768 m²

AREAS FOR K AND D ARE SHOWN ON A405 AND WYONG LEP FSR MAP

HEIGHT: 1:8.5 M, O:16M

ENVIRONMENT: CLASS 5 (acid sulfate /flooding / etc)

Wyong DCP 2.4 Multiple Dwelling Housing
Front setbacks 7.5 metres applies to all aspects of the development, with the exception of a portico, or structure required for a waste collection area.
Side & rear setbacks First Storey: 6.0 metres
Second Storey: 6.0 metres
Third Storey: 6.0 metres
Fourth Storey: 6.0 metres

Issue	Description	Date	Auth	Chk
5	S4.55 RFI REV 5	23.04.2024	JS	JS
4	S4.55 RFI REV 4	28.02.2024	JS	JS
3	S4.55 RFI REV 3	13.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS



Project



Client



Project Manager



Drawing

FSR AND CALCULATIONS

Project Number

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Drawing Number

A405

Date Printed 23/04/2024 11:42:50 PM

File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

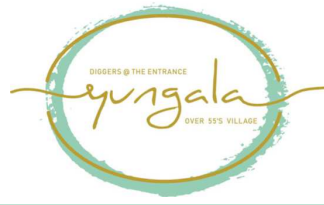
5



Issue	Description	Date	Auth	Chk
5	S4.55 RF1 REV 5	23.04.2024	JS	JS
4	S4.55 RF1 REV 4	28.02.2024	JS	JS
3	S4.55 RF1 REV 3	13.02.2024	JS	JS
2	S4.55 RF1	22.09.2023	JS	JS



Project



Client



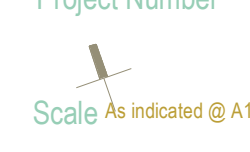
Project Manager



Drawing

GFA PLANS vs PREVIOUS
ENVELOPE

Project Number



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S4.55 SUBMISSION
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Drawing Number

A406

Date Printed 23/04/2024 11:43:16 PM

File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

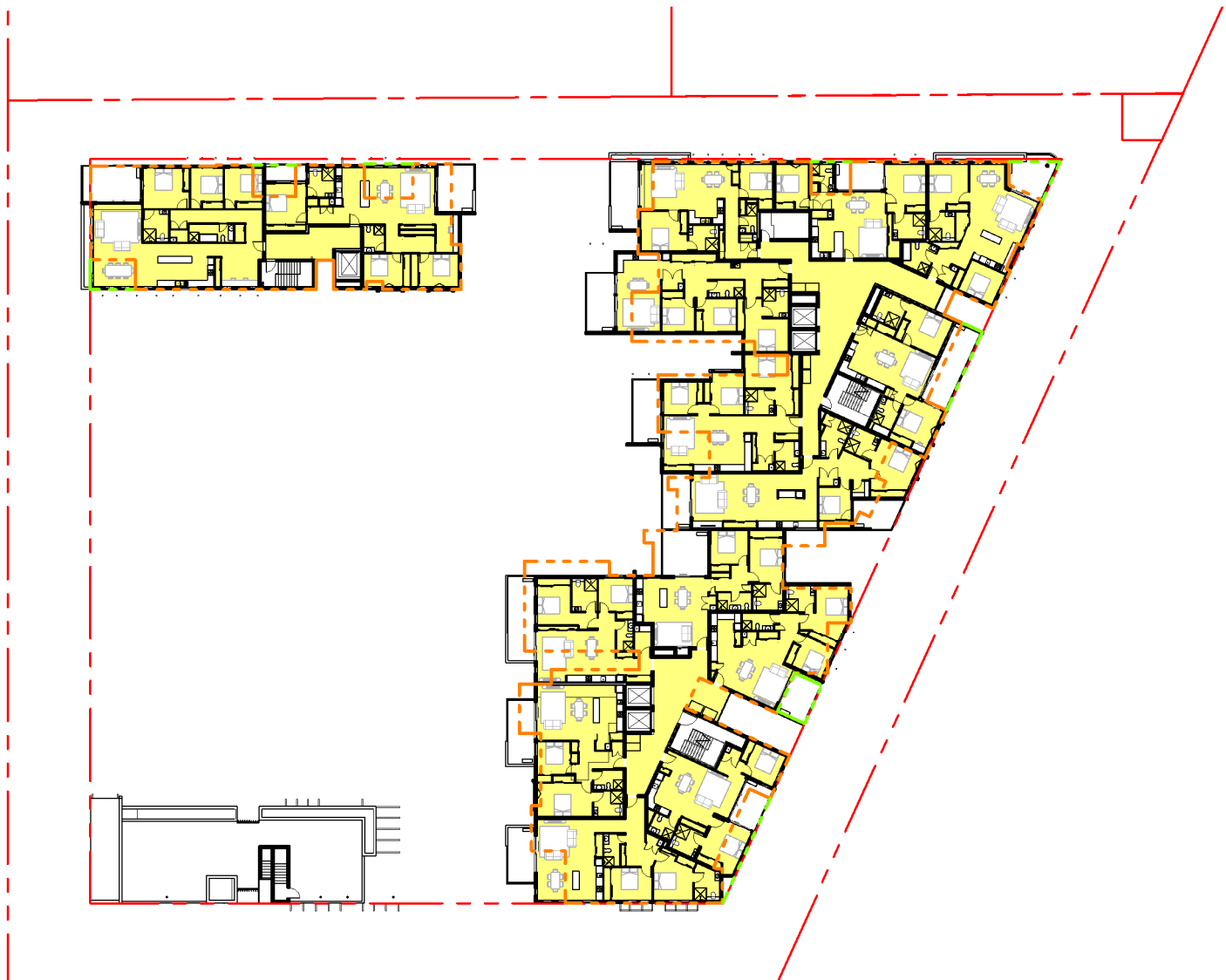
5



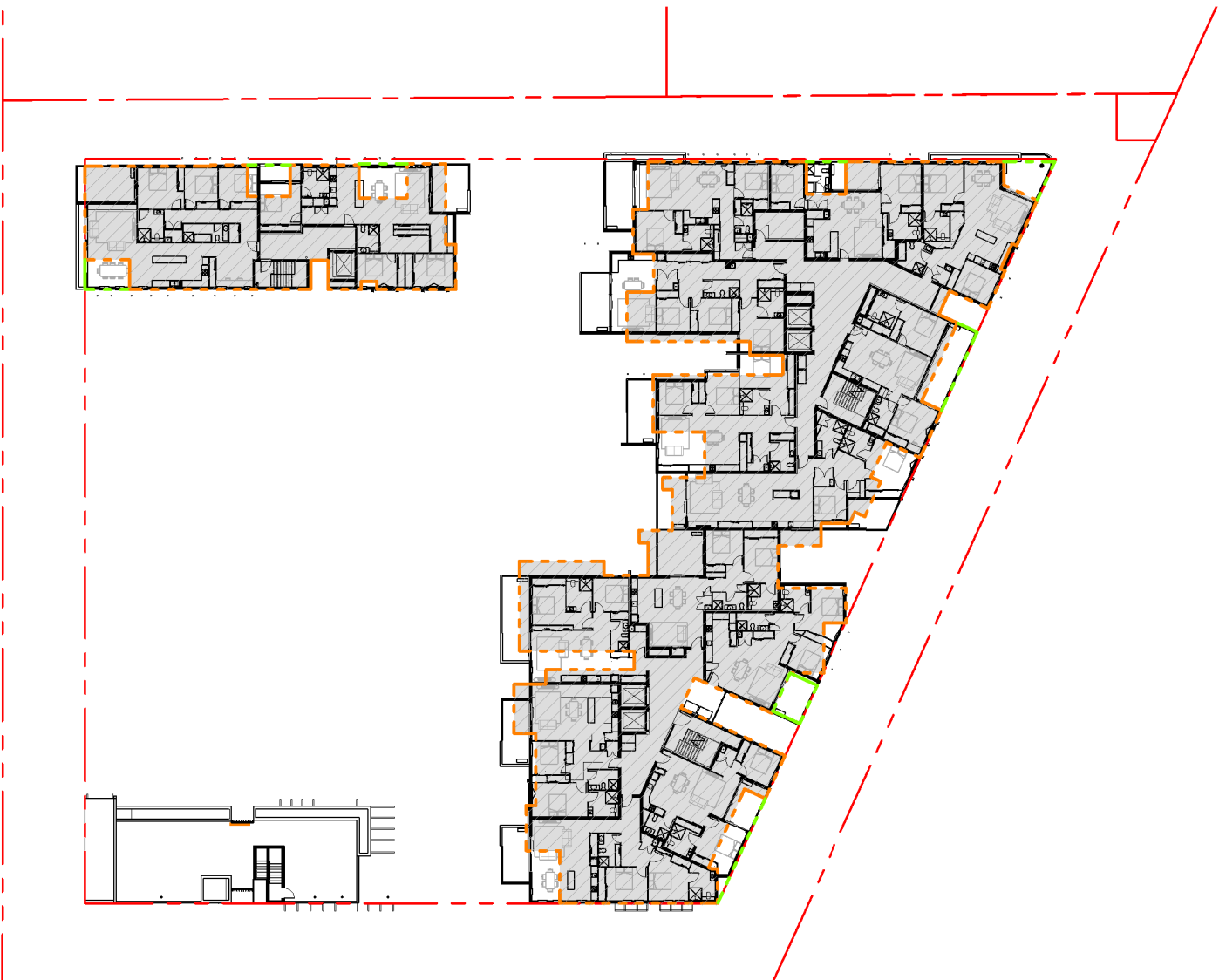
1 GFA - LEVEL 3
A108 1:600



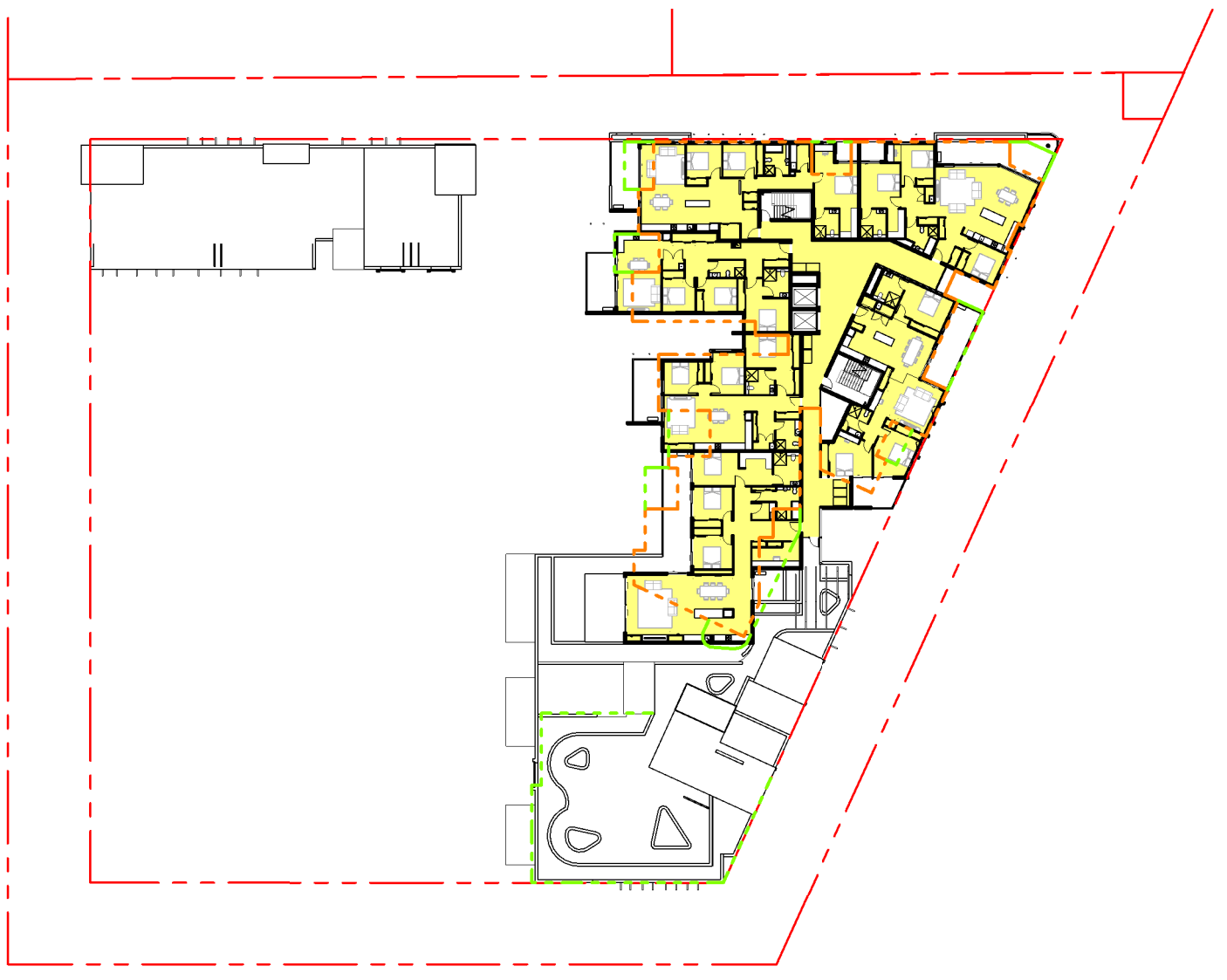
2 GFA - LEVEL 3, APPROVED DA/1260/2021
A108 1:600



3 GFA - LEVEL 4
A200 1:600



4 GFA - LEVEL 4, APPROVED DA/1260/2021
A200 1:600



5 GFA - LEVEL 5
A200 1:600



6 GFA - LEVEL 5, APPROVED DA/1260/2021
A200 1:600

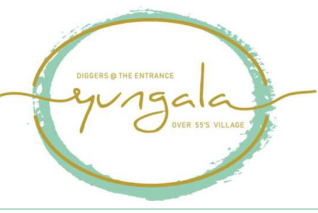
LEGEND

- CURRENT GFA
- APPROVED DA BUILDING ENVELOPE
- PREVIOUS OUTDOOR PRIVATE AREA
- CURRENT GFA OVER APPROVED DA OUTLINE

Issue	Description	Date	Auth	Chk
2	S4.55 RFI REV 5	23.04.2024	JS	JS
1	S4.55 RFI REV 4	28.02.2024	JS	JS



Project



Client



Project Manager



Drawing

GFA PLANS_2

Project Number

Scale As indicated @ A1

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Drawing Number

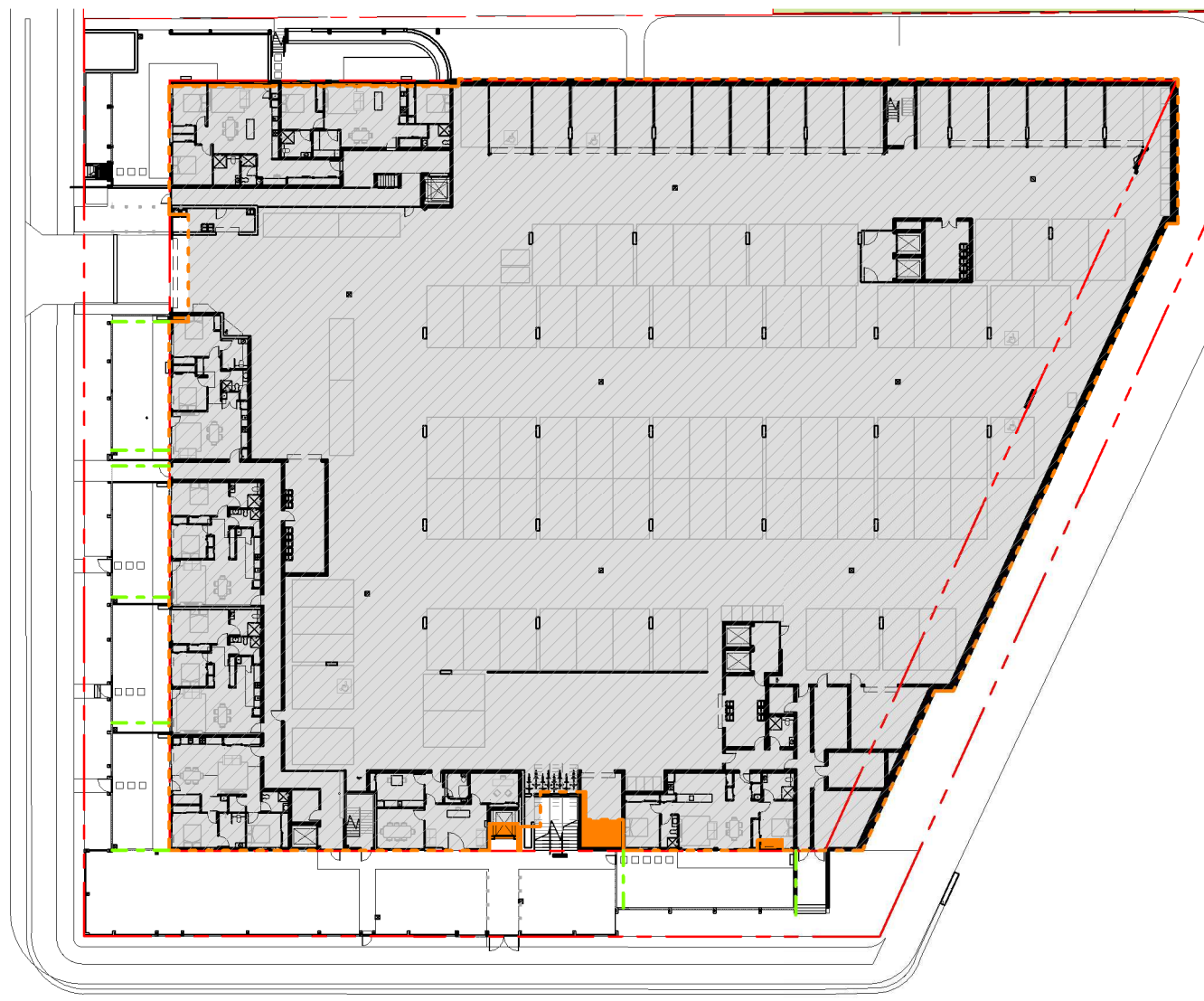
A407

Date Printed 23/04/2024 11:43:32 PM

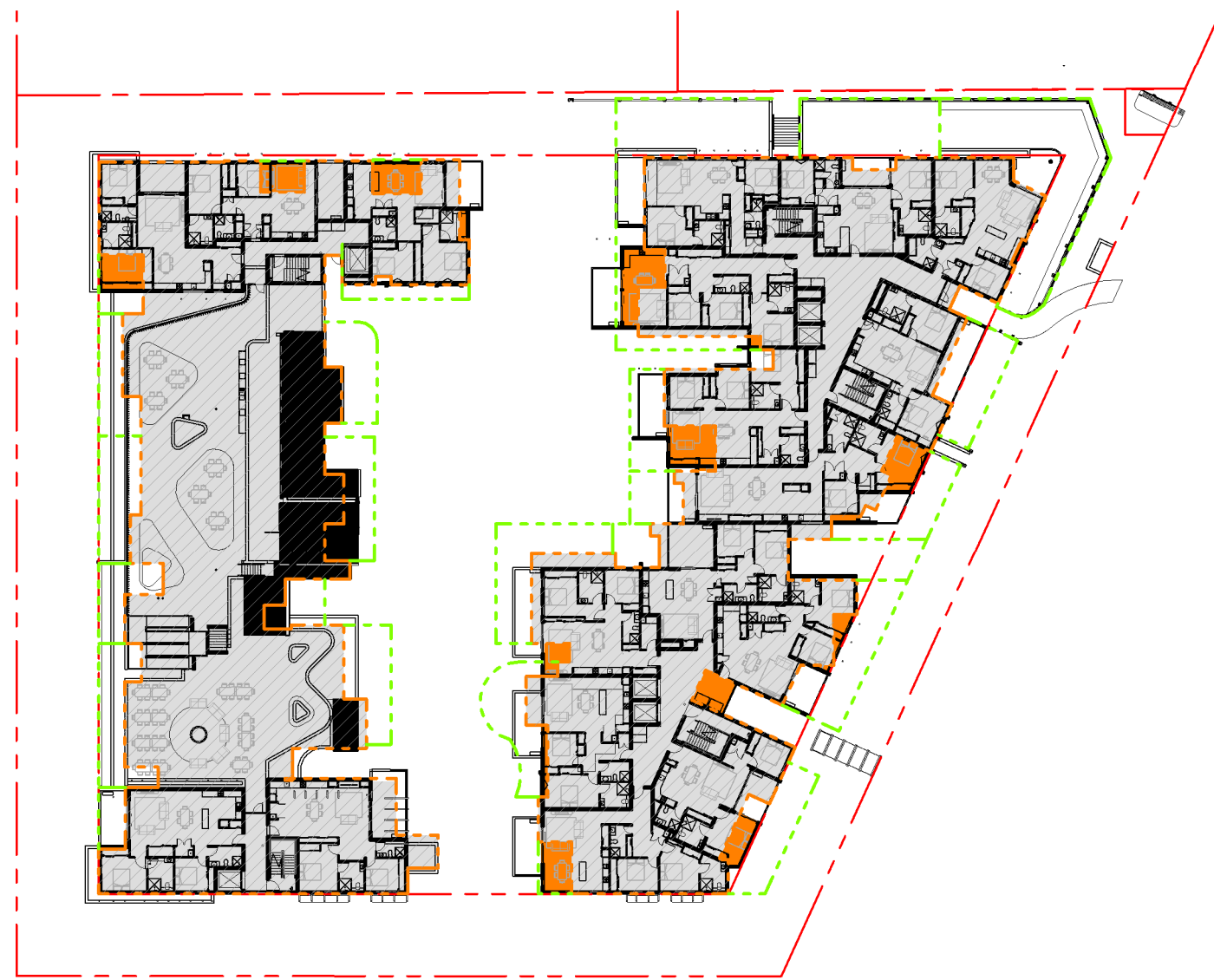
File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

2



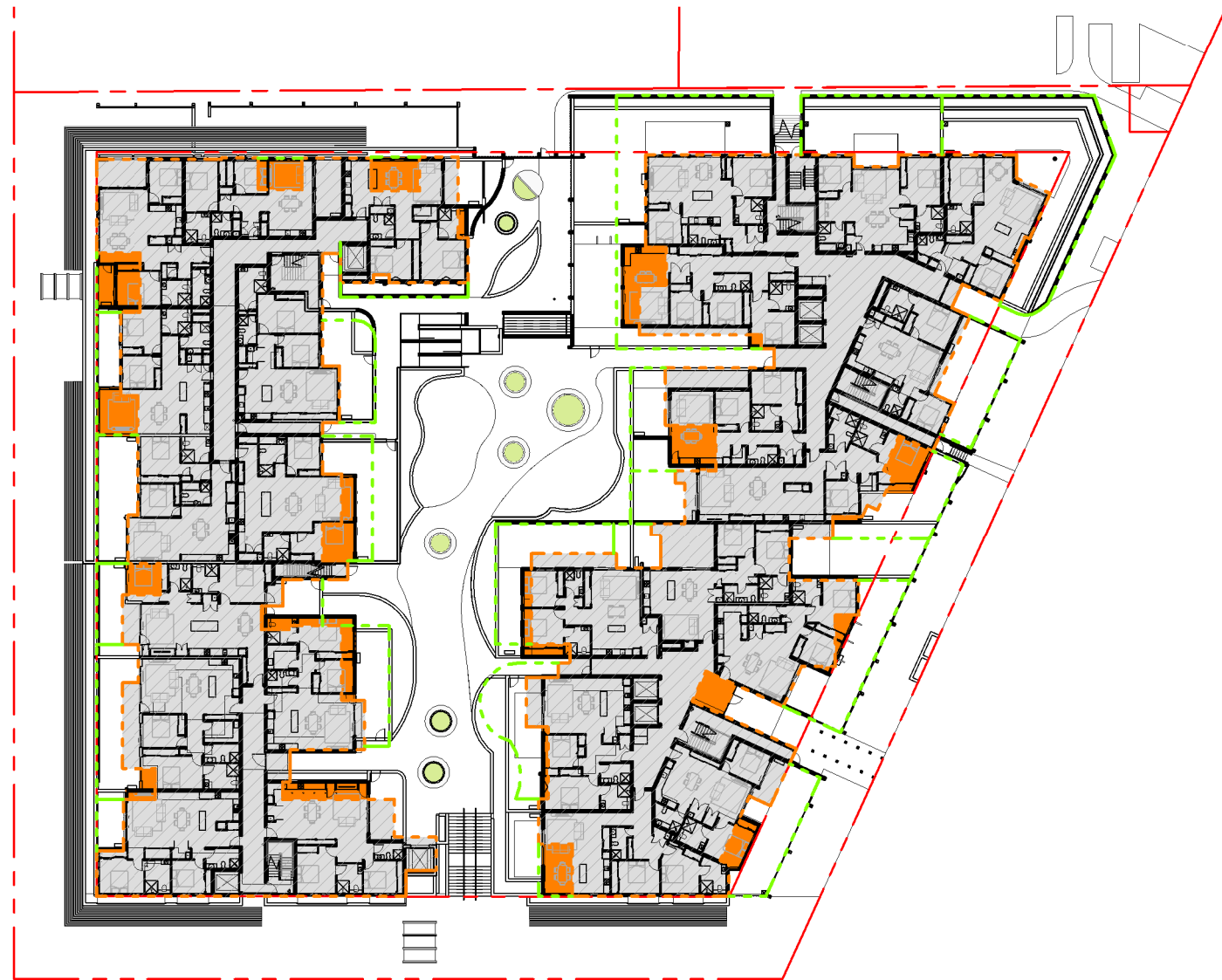
1 GFA - GFL _APPROVED DA/1260/2021 2
1:600
\$4.55 DIFFERENCE SHOWN IN ORANGE



3 GFA - LEVEL 2 _APPROVED DA/1260/2021 2
1:600
\$4.55 DIFFERENCE SHOWN IN ORANGE



5 GFA - LEVEL 4 _APPROVED DA/1260/2021 2
1:600
\$4.55 DIFFERENCE SHOWN IN ORANGE



2 GFA - LEVEL 1 _APPROVED DA/1260/2021 2
1:600
\$4.55 DIFFERENCE SHOWN IN ORANGE



4 GFA - LEVEL 3 _APPROVED DA/1260/2021 2
1:600
\$4.55 DIFFERENCE SHOWN IN ORANGE



6 GFA - LEVEL 5 _APPROVED DA/1260/2021 2
1:600
\$4.55 DIFFERENCE SHOWN IN ORANGE

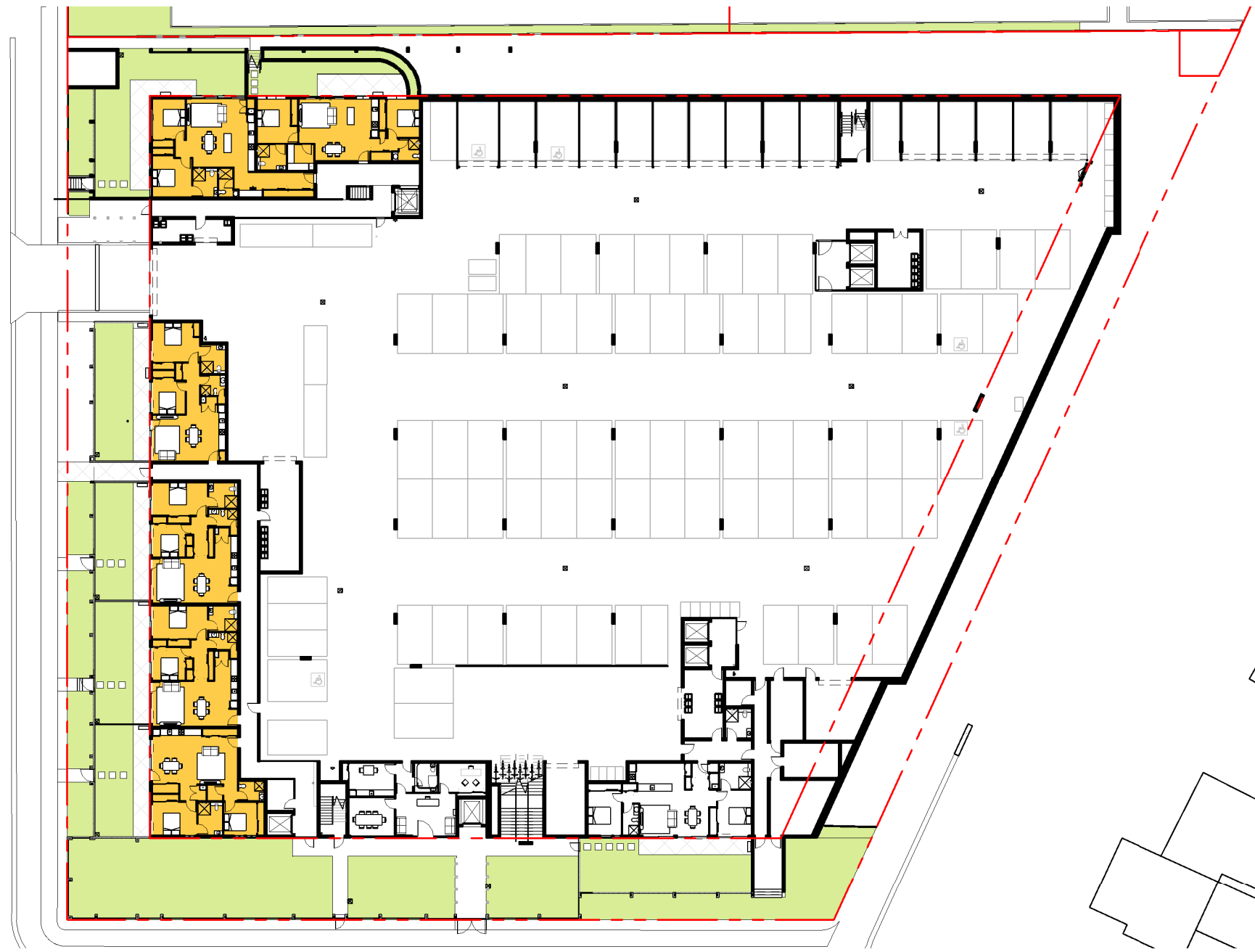
ORANGE AREAS INDICATE THE GFA OVER THE APPROVED DA FOOTPRINT
APPROVED DA/1260/2021 IS SHOWN IN GREY

- LEGEND**
- CURRENT GFA
 - APPROVED DA BUILDING ENVELOPE
 - PREVIOUS OUTDOOR PRIVATE AREA
 - CURRENT GFA OVER APPROVED DA OUTLINE

UNIT SCHEDULE - SUMMARY OF P.O.S & STORAGES						
AREA	P.O.S. / BALCONY AREA	MIN. STORAGE REQ.	STORAGE VOL. IN UNIT	STORAGE VOL. IN CARPARK	STORAGE COMPLIANT	BED TYPE
12 m²					STAFF	OFFICE
14 m²					MEETING ROOM	MEETING ROOM
25 m²					RECEPTION	RECEPTION
11 m²					OFFICE	STAFF
CARPARK						
3804 m²					CARPARK	CARPARK
UNIT 1						
98 m²	POS 100 m²	8.0m3	7.05m3	2.7m3	YES	2 BED
UNIT 2						
88 m²	POS 45m²	8.0m3	7.80m3	2.8m3	YES	2 BED
UNIT 3						
79 m²	POS 59m²	8.0m3	4.30m3	4.2m3	YES	2 BED
UNIT 4						
86 m²	POS 54m²	8.0m3	5.15m3	3.3m3	YES	2 BED
UNIT 5						
86 m²	POS 54m²	8.0m3	5.15m3	3.4m3	YES	2 BED
UNIT 6						
88 m²	POS 51m²	8.0m3	14.65m3	3.0m3	YES	2 BED
UNIT 7						
91 m²	POS 80m²	8.0m3	6.25m3	3.0m3	YES	2 BED
UNIT 8						
98 m²	18m²	8.0m3	8.40m3	3.0m3	YES	2 BED
UNIT 9						
81 m²	12m²	8.0m3	4.30m3	4.2m3	YES	2 BED
UNIT 10						
96 m²	11m²	8.0m3	5.35m3	3.2m3	YES	2 BED
UNIT 11						
94 m²	POS 30m²	8.0m3	9.00m3	3.0m3	YES	2 BED
UNIT 12						
108 m²	POS 53m²	8.0m3	5.10m3	3.4m3	YES	2 BED
UNIT 13						
94 m²	POS 31m²	8.0m3	5.50m3	4.3m3	YES	2 BED
UNIT 14						
93 m²	POS 18m²	8.0m3	5.55m3	4.3m3	YES	2 BED
UNIT 15						
98 m²	11m²	8.0m3	6.95m3	3.3m3	YES	2 BED
UNIT 16						
105 m²	44m²	8.0m3	6.45m3	4.2m3	YES	2 BED
UNIT 17						
103 m²	28m²	8.0m3	6.10m3	3.0m3	YES	2 BED
UNIT 18						
97 m²	38m²	8.0m3	4.55m3	4.2m3	YES	2 BED
UNIT 19						
98 m²	13m²	8.0m3	5.15m3	3.0m3	YES	2 BED
UNIT 20						
113 m²	POS 21m²	10.0m3	8.5m3	4.2m3	YES	3 BED
UNIT 21						
88 m²	POS 98m²	8.0m3	5.20m3	4.2m3	YES	2 BED
UNIT 22						
86 m²	POS 55m²	8.0m3	5.15m3	3.2m3	YES	2 BED
UNIT 23						
90 m²	POS 80m²	8.0m3	6.65m3	4.2m3	YES	2 BED
UNIT 24						
77 m²	POS 42m²	8.0m3	5.50m3	4.2m3	YES	2 BED
UNIT 25						
118 m²	POS 88m²	8.0m3	5.15m3	4.2m3	YES	2 BED
UNIT 26						
88 m²	26m²	8.0m3	4.80m3	4.6m3	YES	2 BED
UNIT 27						
87 m²	POS 49m²	8.0m3	5.35m3	4.2m3	YES	2 BED

UNIT SCHEDULE - SUMMARY OF P.O.S & STORAGES						
AREA	P.O.S. / BALCONY AREA	MIN. STORAGE REQ.	STORAGE VOL. IN UNIT	STORAGE VOL. IN CARPARK	STORAGE COMPLIANT	BED TYPE
UNIT 28						
86 m²	POS 30m²	8.0m3	4.15m3	4.2m3	YES	2 BED
UNIT 29						
93 m²	POS 57m²	8.0m3	6.45m3	4.2m3	YES	2 BED
UNIT 30						
79 m²	POS 48m²	8.0m3	5.40m3	4.2m3	YES	2 BED
UNIT 31						
104 m²	POS 17m²	8.0m3	5.15m3	4.2m3	YES	2 BED
UNIT 32						
93 m²	POS 38m²	8.0m3	4.95m3	4.2m3	YES	2 BED
UNIT 33						
96 m²	10m²	8.0m3	4.80m3	4.2m3	YES	2 BED
UNIT 34						
81 m²	11m²	8.0m3	4.30m3	4.2m3	YES	2 BED
UNIT 35						
96 m²	10m²	8.0m3	5.35m3	3.0m3	YES	2 BED
UNIT 36						
96 m²	10m²	8.0m3	6.95m3	4.8m3	YES	2 BED
UNIT 37						
93 m²	17m²	8.0m3	5.55m3	4.8m3	YES	2 BED
UNIT 38						
113 m²	17m²	10.0m3	8.50m3	3.0m3	YES	3 BED
UNIT 39						
91 m²	14m²	8.0m3	5.30m3	3.0m3	YES	2 BED
UNIT 40						
86 m²	10m²	8.0m3	8.85m3	3.9m3	YES	2 BED
UNIT 41						
95 m²	11m²	8.0m3	8.65m3	4.3m3	YES	2 BED
UNIT 42						
84 m²	16m²	8.0m3	4.05m3	4.3m3	YES	2 BED
UNIT 43						
111 m²	11m²	8.0m3	6.70m3	4.3m3	YES	2 BED
UNIT 44						
114 m²	14m²	10.0m3	8.40m3	4.3m3	YES	3 BED
UNIT 45						
92 m²	13m²	8.0m3	8.15m3	4.3m3	YES	2 BED
UNIT 46						
86 m²	14m²	8.0m3	4.15m3	4.3m3	YES	2 BED
UNIT 47						
92 m²	10m²	8.0m3	6.45m3	4.3m3	YES	2 BED
UNIT 48						
82 m²	10m²	8.0m3	4.20m3	4.3m3	YES	2 BED
UNIT 49						
104 m²	11m²	8.0m3	5.15m3	4.3m3	YES	2 BED
UNIT 50						
94 m²	13m²	8.0m3	4.00m3	4.3m3	YES	2 BED
UNIT 51						
150 m²	12m²	10.0m3	6.95m3	4.3m3	YES	3 BED
UNIT 52						
114 m²	14m²	10.0m3	8.40m3	5.0m3	YES	3 BED
UNIT 53						
126 m²	24m²	10.0m3	7.70m3	4.3m3	YES	3 BED
UNIT 54						
175 m²	80m²	10.0m3	7.80m3	4.3m3	YES	3 BED
UNIT 55						
113 m²	17m²	10.0m3	8.50m3	4.3m3	YES	3 BED
UNIT 56						
91 m²	14m²	8.0m3	6.00m3	4.3m3	YES	2 BED

UNIT SCHEDULE - SUMMARY OF P.O.S & STORAGES						
AREA	P.O.S. / BALCONY AREA	MIN. STORAGE REQ.	STORAGE VOL. IN UNIT	STORAGE VOL. IN CARPARK	STORAGE COMPLIANT	BED TYPE
UNIT 57						
86 m²	10m²	8.0m3	8.85m3	4.3m3	YES	2 BED
UNIT 58						
95 m²	11m²	8.0m3	8.65m3	4.3m3	YES	2 BED
UNIT 59						
84 m²	16m²	8.0m3	6.10m3	4.3m3	YES	2 BED
UNIT 60						
118 m²	11m²	8.0m3	6.70m3	4.3m3	YES	2 BED
UNIT 61						
115 m²	14m²	10.0m3	8.40m3	8.9m3	YES	3 BED
UNIT 62						
92 m²	13m²	8.0m3	8.15m3	4.3m3	YES	2 BED
UNIT 63						
86 m²	14m²	8.0m3	4.15m3	4.3m3	YES	2 BED
UNIT 64						
92 m²	10m²	8.0m3	6.45m3	4.3m3	YES	2 BED
UNIT 65						
83 m²	10m²	8.0m3	4.20m3	4.3m3	YES	2 BED
UNIT 66						
104 m²	11m²	8.0m3	5.15m3	4.3m3	YES	2 BED
UNIT 67						
94 m²	13m²	10.0m3	5.50m3	6.3m3	YES	2 BED
UNIT 68						
150 m²	12m²	10.0m3	7.00m3	4.3m3	YES	3 BED
UNIT 69						
126 m²	24m²	10.0m3	7.70m3	4.3m3	YES	3 BED
UNIT 70						
113 m²	13m²	10.0m3	8.50m3	4.3m3	YES	3 BED
UNIT 71						
91 m²	14m²	8.0m3	6.00m3	4.3m3	YES	2 BED
UNIT 72						
86 m²	11m²	8.0m3	8.85m3	4.3m3	YES	2 BED
UNIT 73						
95 m²	12m²	8.0m3	8.65m3	4.3m3	YES	2 BED
UNIT 74						
84 m²	14m²	8.0m3	6.10m3	4.3m3	YES	2 BED
UNIT 75						
118 m²	16m²	8.0m3	6.70m3	4.3m3	YES	2 BED
UNIT 76						
114 m²	12m²	10.0m3	8.40m3	4.3m3	YES	3 BED
UNIT 77						
92 m²	10m²	8.0m3	8.15m3	4.3m3	YES	2 BED
UNIT 78						
86 m²	14m²	8.0m3	4.15m3	4.3m3	YES	2 BED
UNIT 79						
93 m²	12m²	8.0m3	6.45m3	4.3m3	YES	2 BED
UNIT 80						
82 m²	11m²	8.0m3	4.20m3	4.3m3	YES	2 BED
UNIT 81						
104 m²	10m²	8.0m3	5.15m3	4.3m3	YES	2 BED
UNIT 82						
94 m²	12m²	8.0m3	5.50m3	8.4m3	YES	2 BED
UNIT 83						
113 m²	17m²	10.0m3	8.50m3	4.3m3	YES	3 BED
UNIT 84						
137 m²	14m²	10.0m3	12.90m3	4.3m3	YES	3 BED
UNIT 85						
129 m²	12m²	10.0m3	8.25m3	4.3m3	YES	3 BED
UNIT 86						
171 m²	20m²	10.0m3	8.65m3	4.3m3	YES	3 BED
UNIT 87						
127 m²	13m²	10.0m3	6.10m3	4.3m3	YES	3 BED
12585 m²						



1 SOLAR GFL
A200 1:500



2 SOLAR LEVEL 1
A200 1:500



3 SOLAR LEVEL 2
A108 1:500



4 SOLAR LEVEL 3
A108 1:500



5 SOLAR LEVEL 4
A200 1:500



6 SOLAR LEVEL 5
A200 1:500

- 3 HOURS OR MORE ON JUNE 21 BETWEEN 9AM & 3PM
- LESS THAN 3 HOURS ON JUNE 21 BETWEEN 9AM & 3PM
- 0 HOURS ON JUNE 21 BETWEEN 9AM & 3PM

APPROVED DA
SOLAR 70% REQUIRED
69/89 (78%) PROVIDED
14/89 (15.8%) 0 HOURS

PROPOSED
SOLAR 70% REQUIRED
66/87 (76%) PROVIDED
12/87 (13.7%) 0 HOURS



1 VENTILATION - GFL
A200 1:500



2 VENTILATION - LEVEL 1
A200 1:500



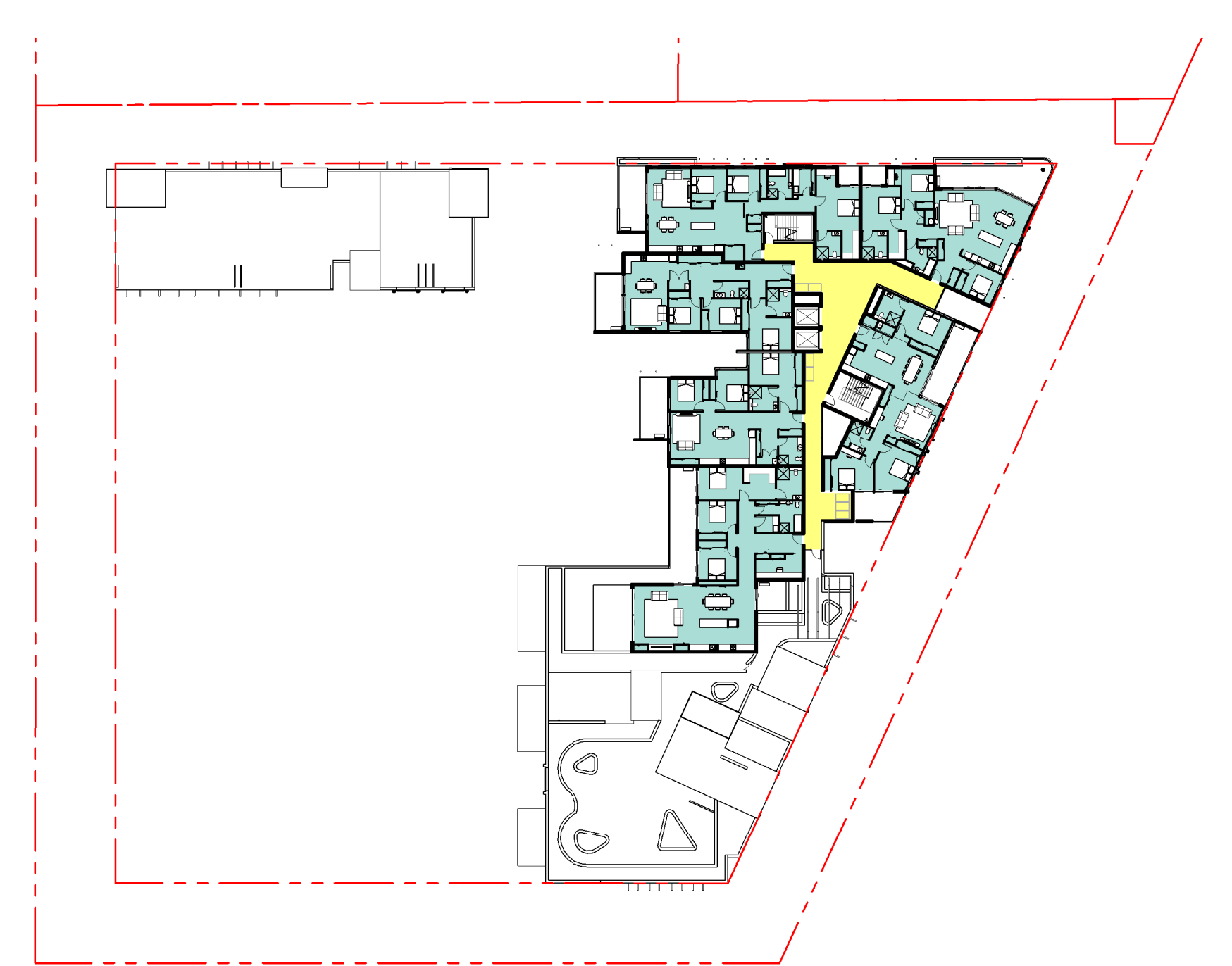
3 VENTILATION - LEVEL 2
A108 1:500



4 VENTILATION - LEVEL 3
A108 1:500



5 VENTILATION - LEVEL 4
A200 1:500



6 VENTILATION - LEVEL 5
A200 1:500

■ NATURALLY VENTILATED
■ NOT NATURALLY VENTILATED

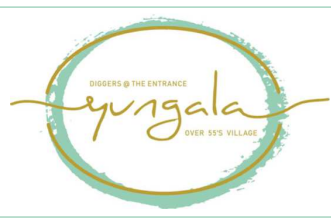
APPROVED DA
 NATURAL VENTILATION 60% REQUIRED
 60/87 (69%) PROVIDED

PROPOSED
 NATURAL VENTILATION 60% REQUIRED
 61/87 (70%) PROVIDED

Issue	Description	Date	Auth	Chk
5	S4.55 RFI REV 5	23.04.2024	JS	JS
4	S4.55 RFI REV 4	28.02.2024	JS	JS
3	S4.55 RFI REV 3	13.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS



Project



Client



Project Manager



Drawing

VENTILATION DIAGRAM

Project Number

Scale As indicated @ A1

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S4.55 SUBMISSION
 NOT TO BE USED DURING CONSTRUCTION

Drawing Number

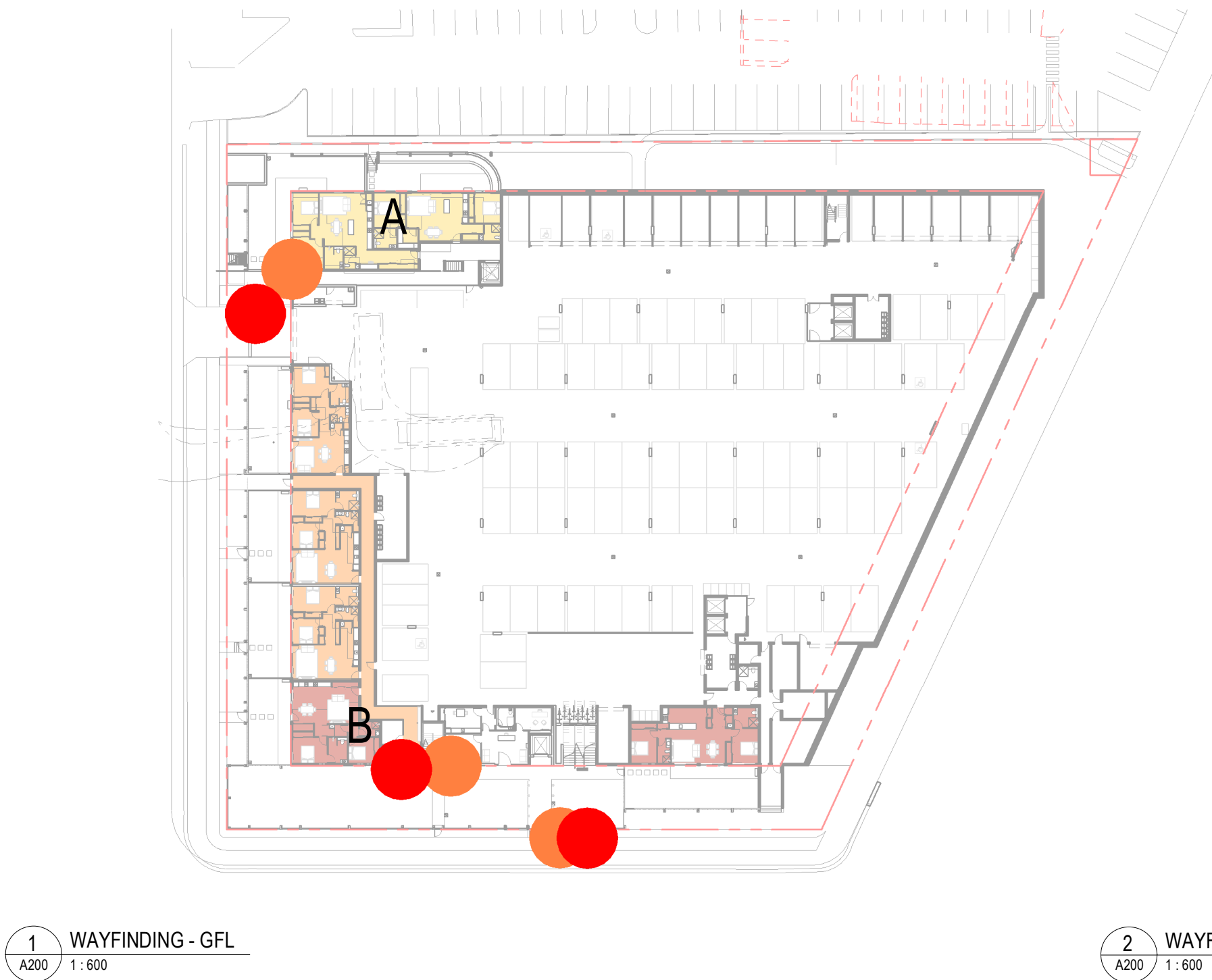
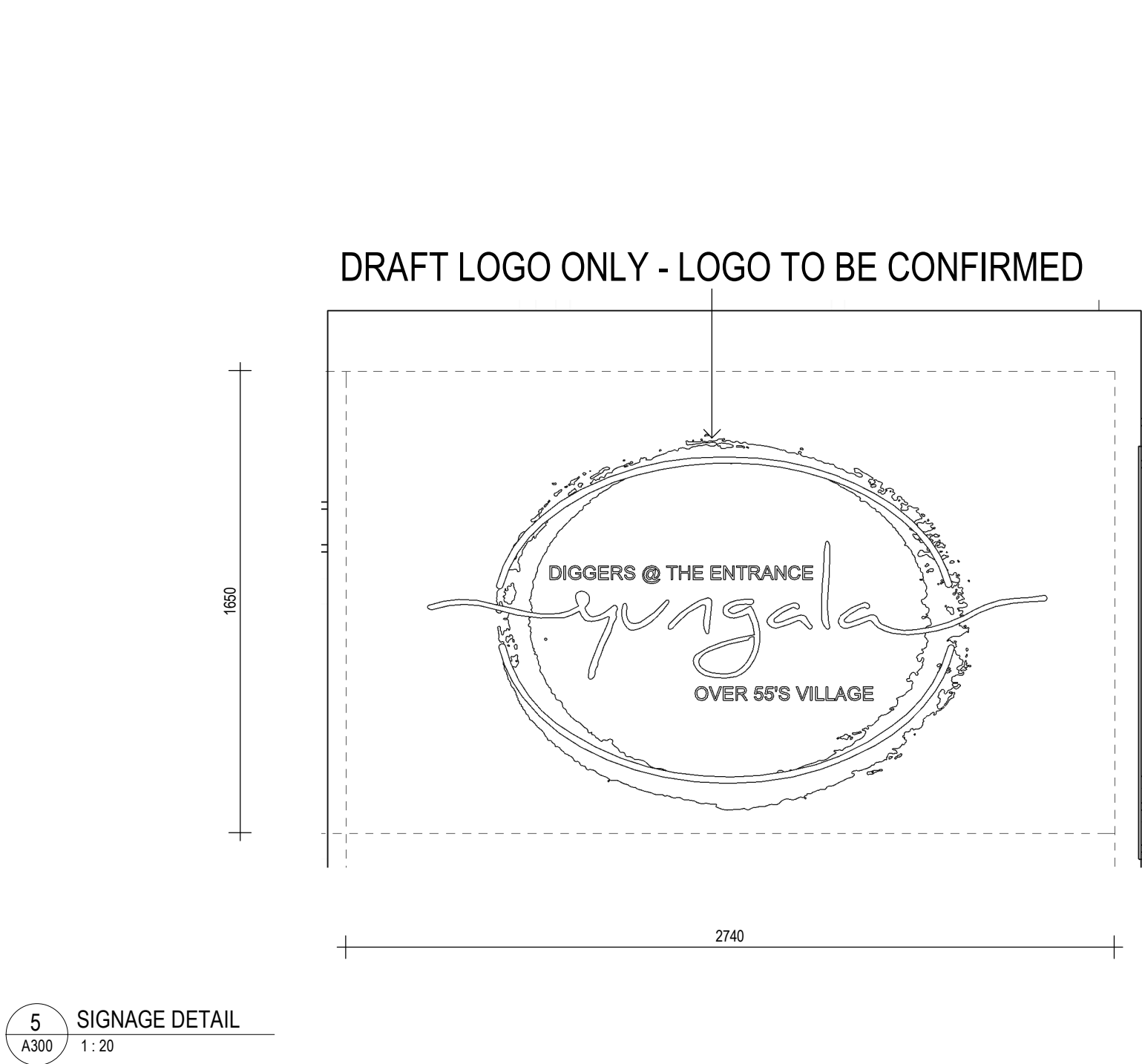
A604

Date Printed 23/04/2024 11:44:25 PM

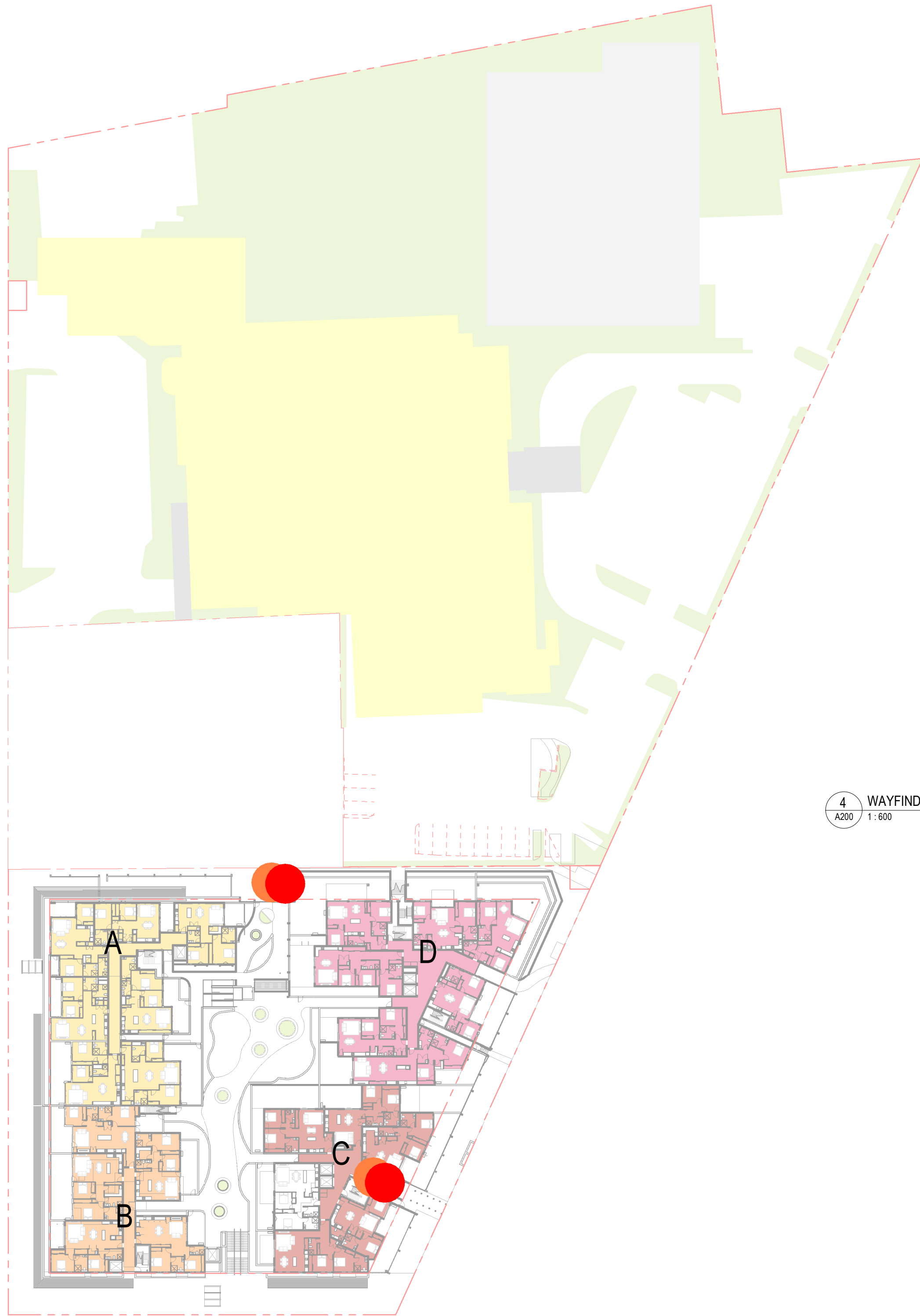
File Name Autodesk Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

5



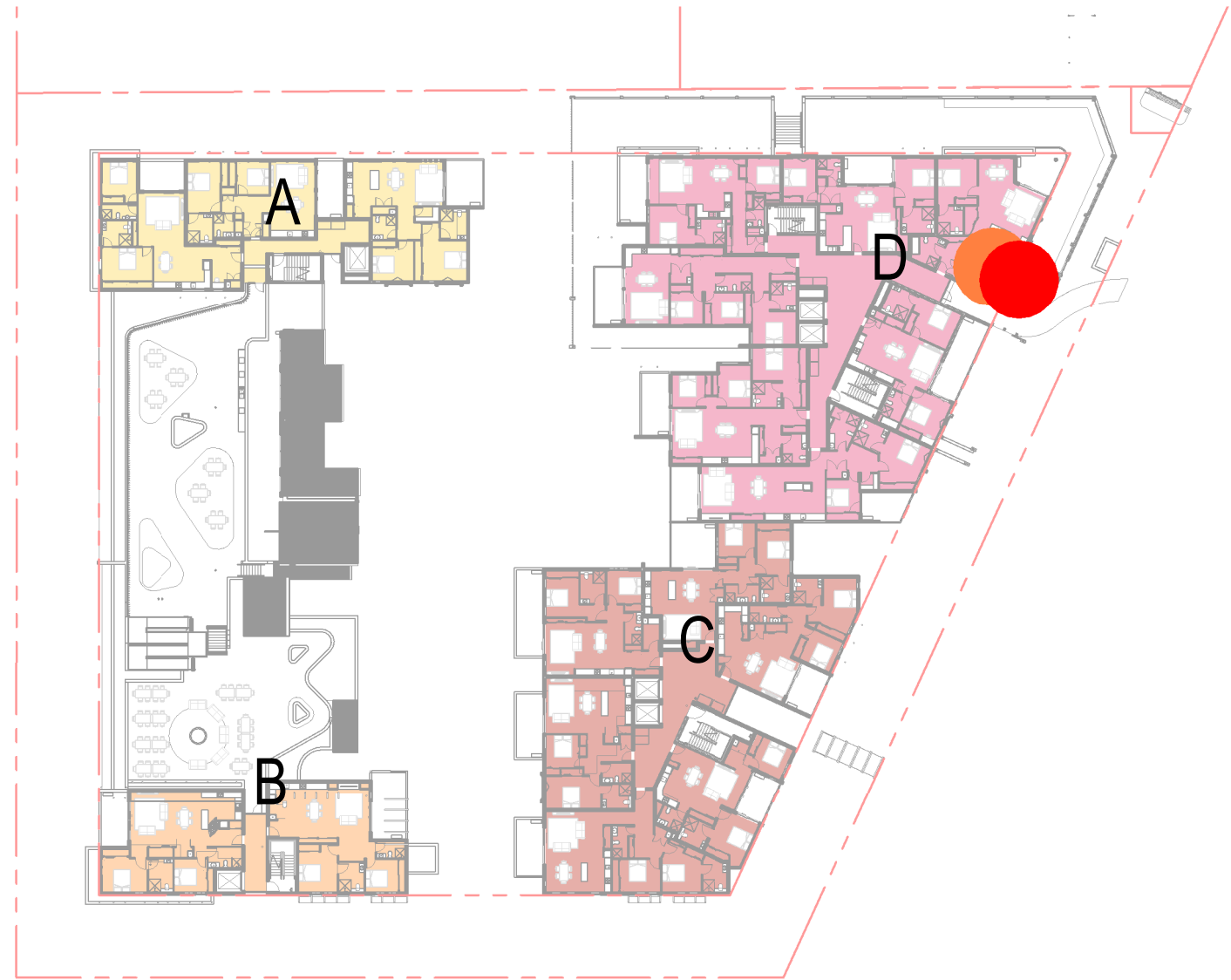
2 WAYFINDING - LEVEL 1
A200 1:600



4 WAYFINDING - LEVEL 4
A200 1:600



3 WAYFINDING - LEVEL 2
A108 1:600



- LOCATION OF WAYFINDING MAP TO BE LOCATED NEAR ENTRY DOORS AND GATEWAYS
- LOCATION OF SIGNAGE TO BE ERECTED WITH THE TYPICAL DIMENSIONS BELOW

Issue	Description	Date	Auth	Chk
5	S4.55 RFI REV 5	23.04.2024	JS	JS
4	S4.55 RFI REV 4	28.02.2024	JS	JS
3	S4.55 RFI REV 3	13.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS



Project



Client



Project Manager



Drawing

WAYFINDING

Project Number

Scale As indicated @ A1

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Drawing Number

A700

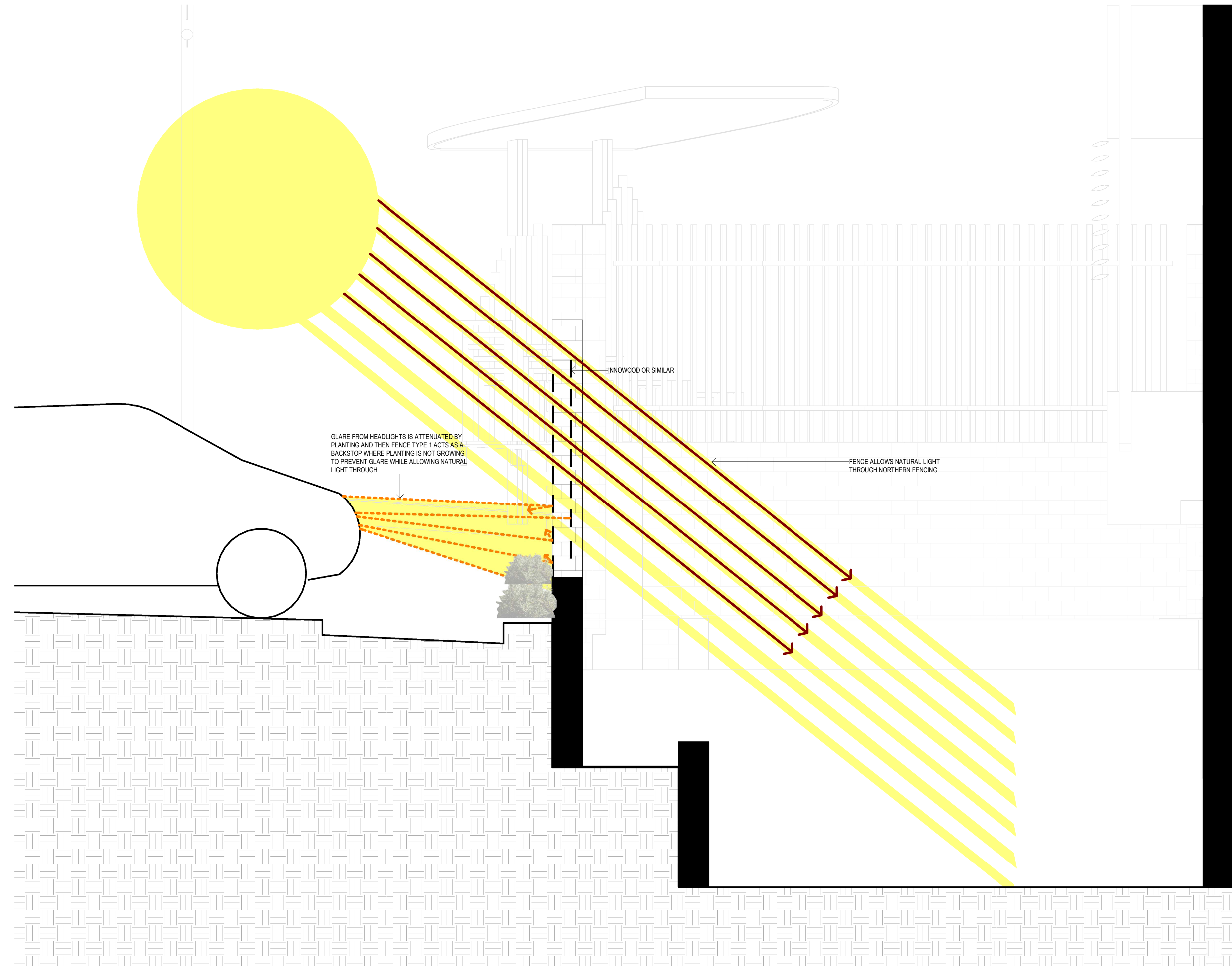
Date Printed 23/04/2024 11:44:42 PM

File Name

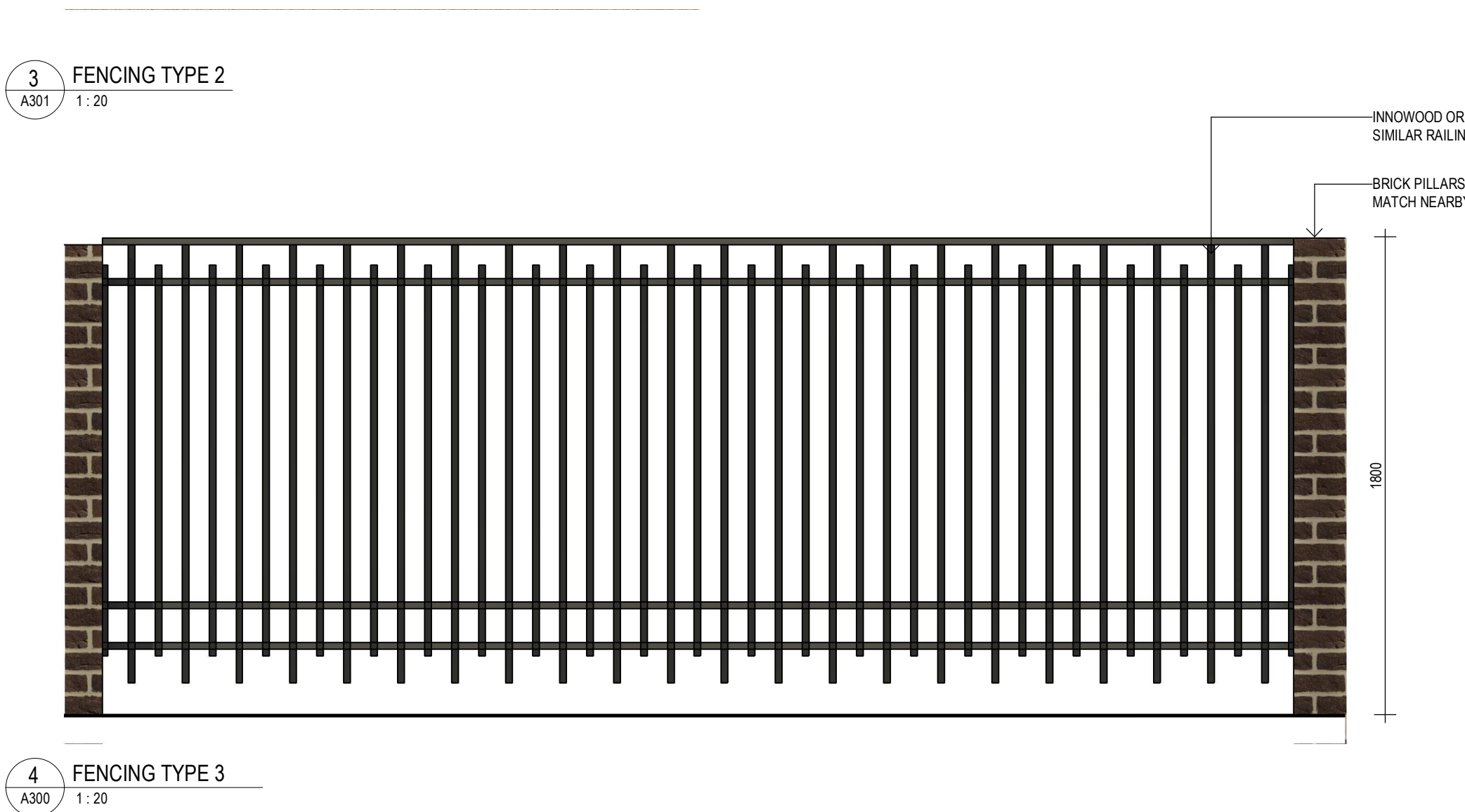
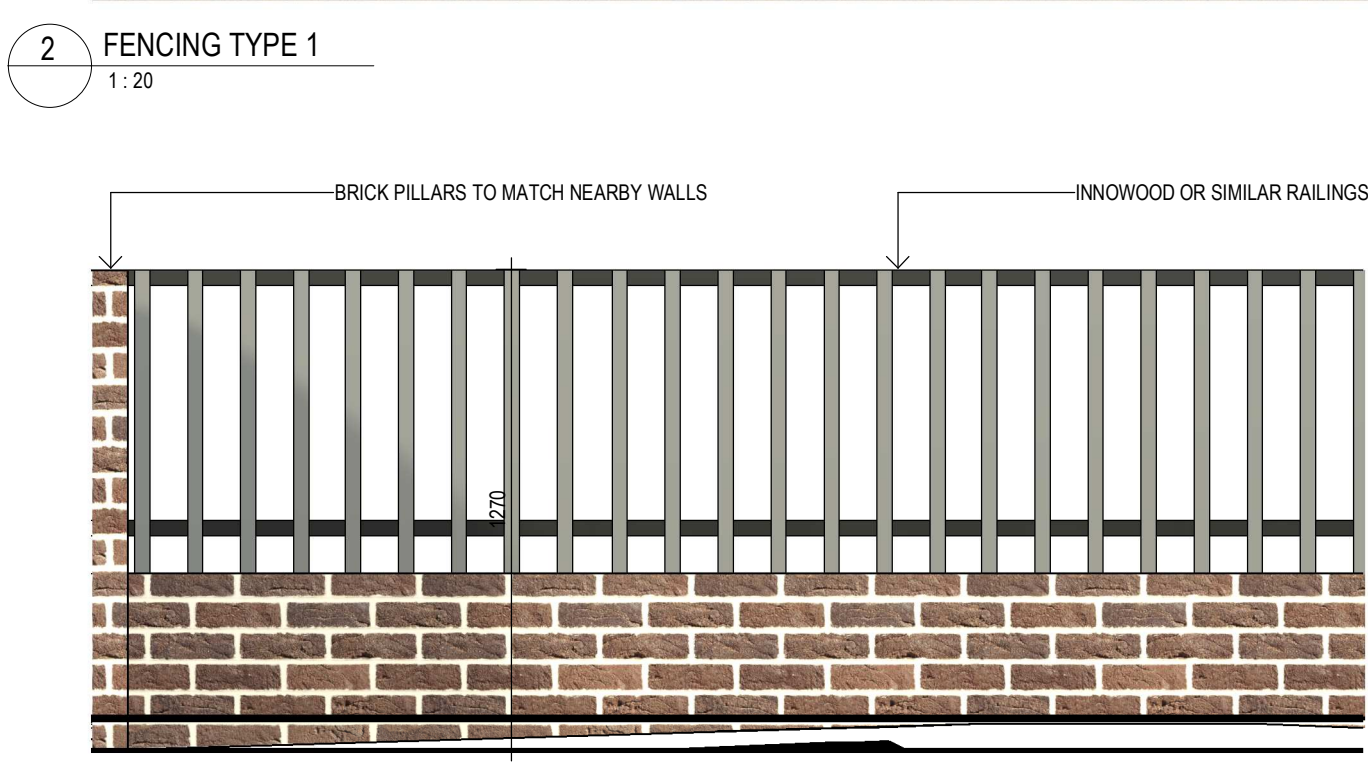
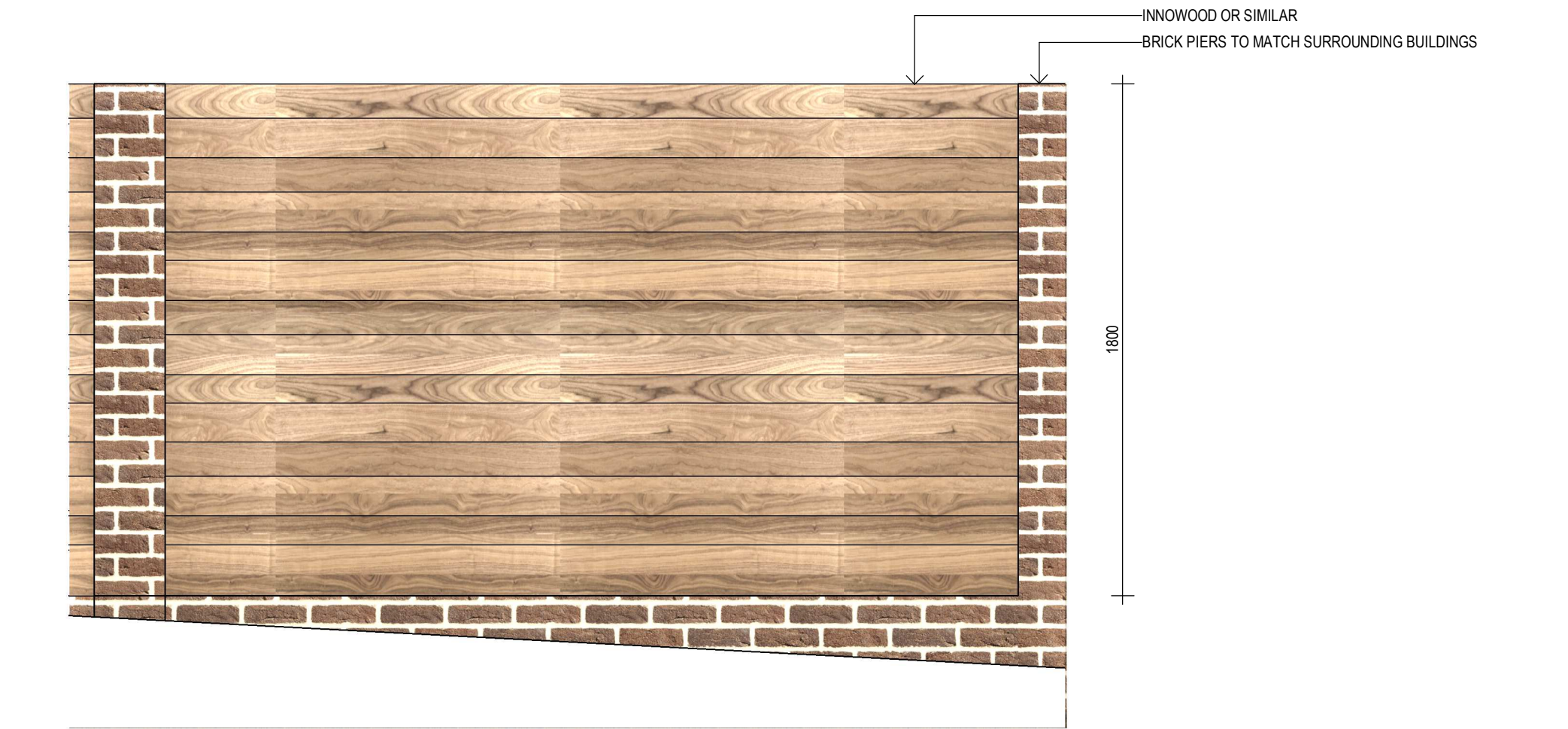
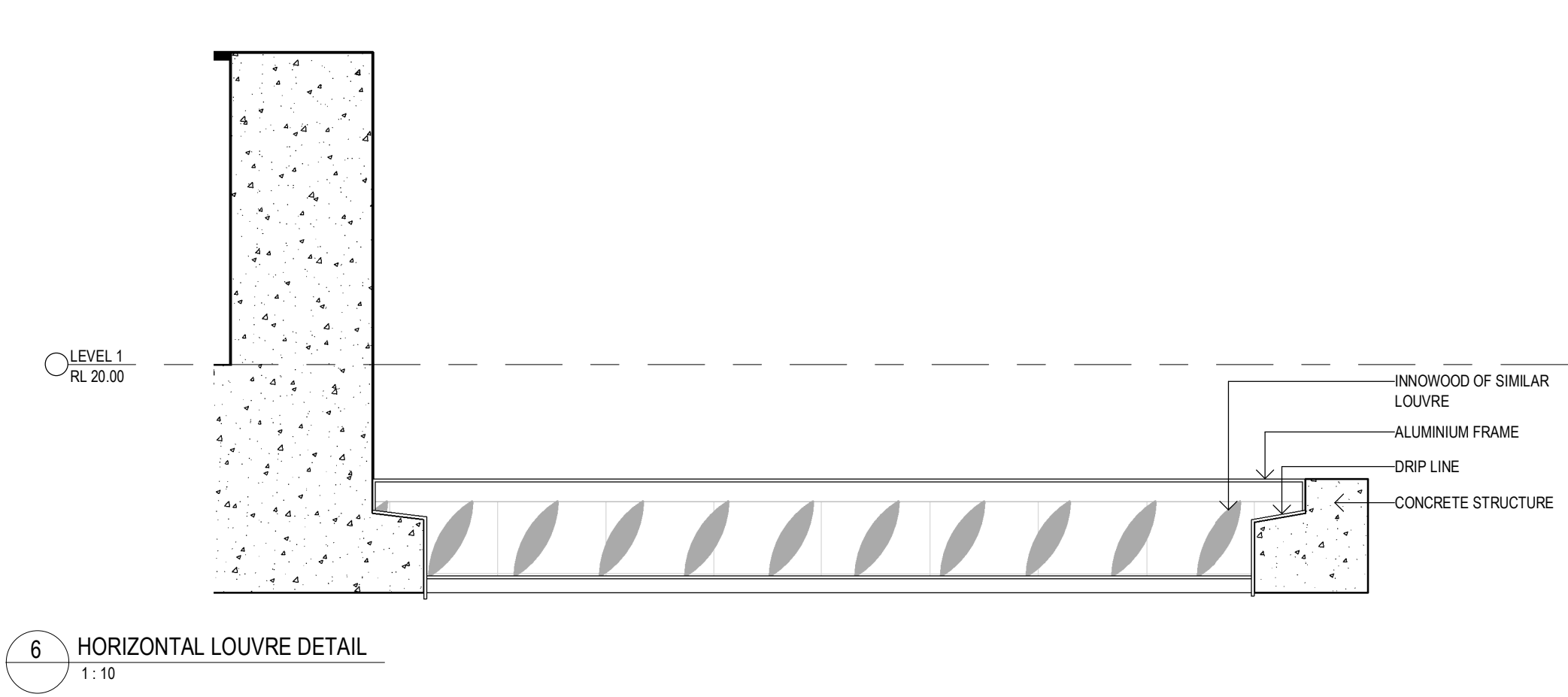
Autodesk Docs/I20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

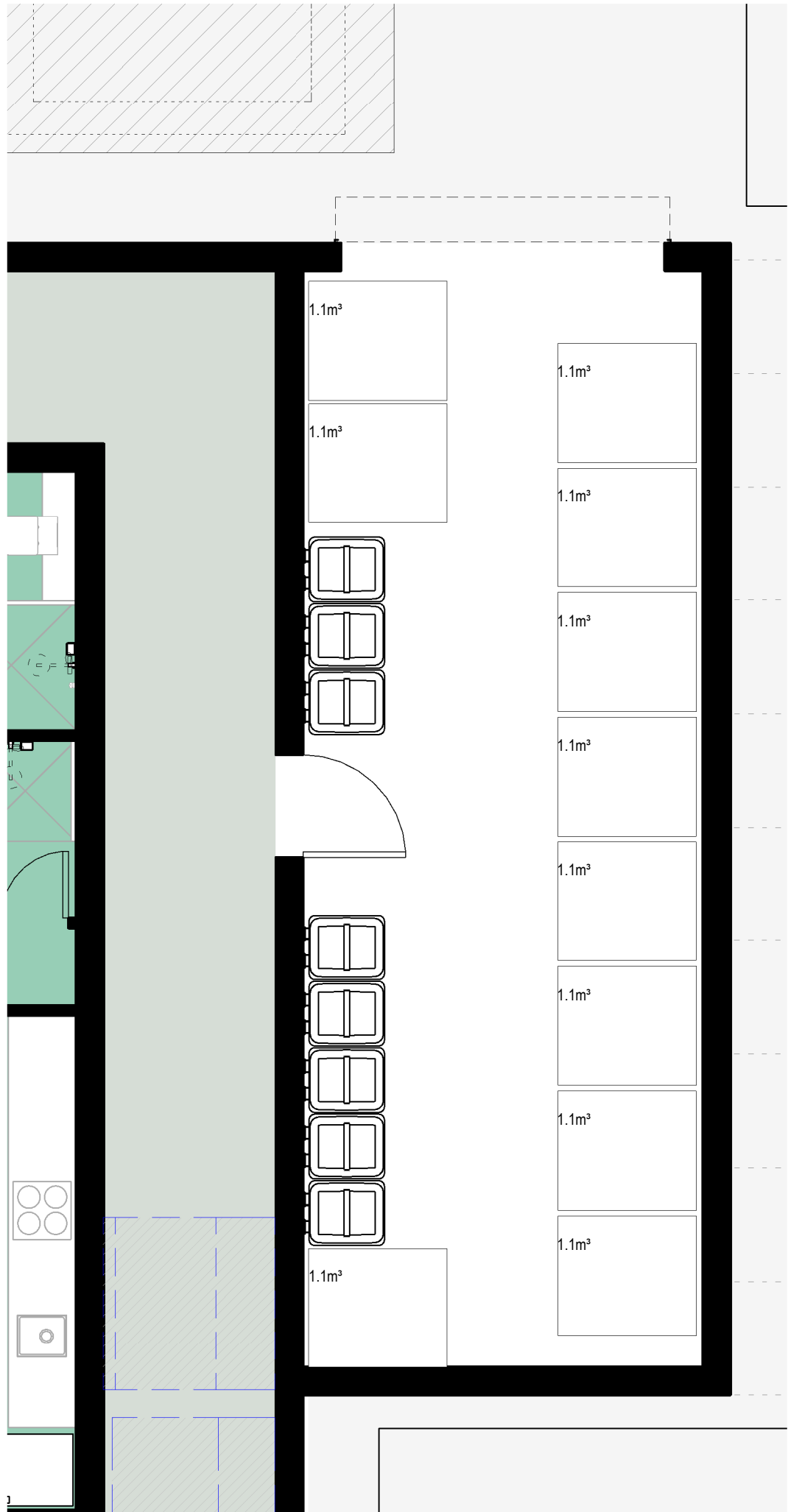
Issue

5

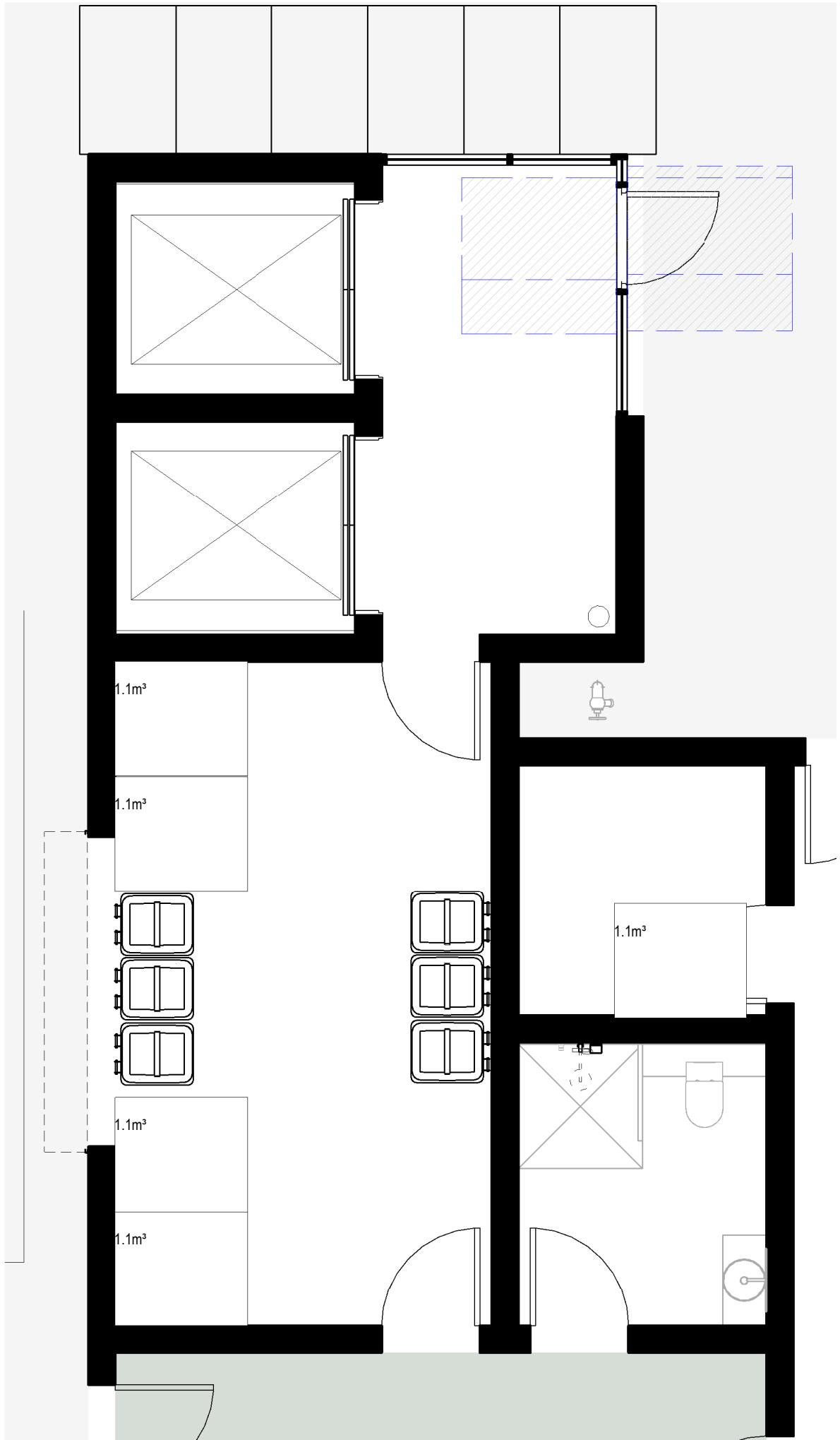


5 TYPE 1 FENCING DETAIL
A101 1:20

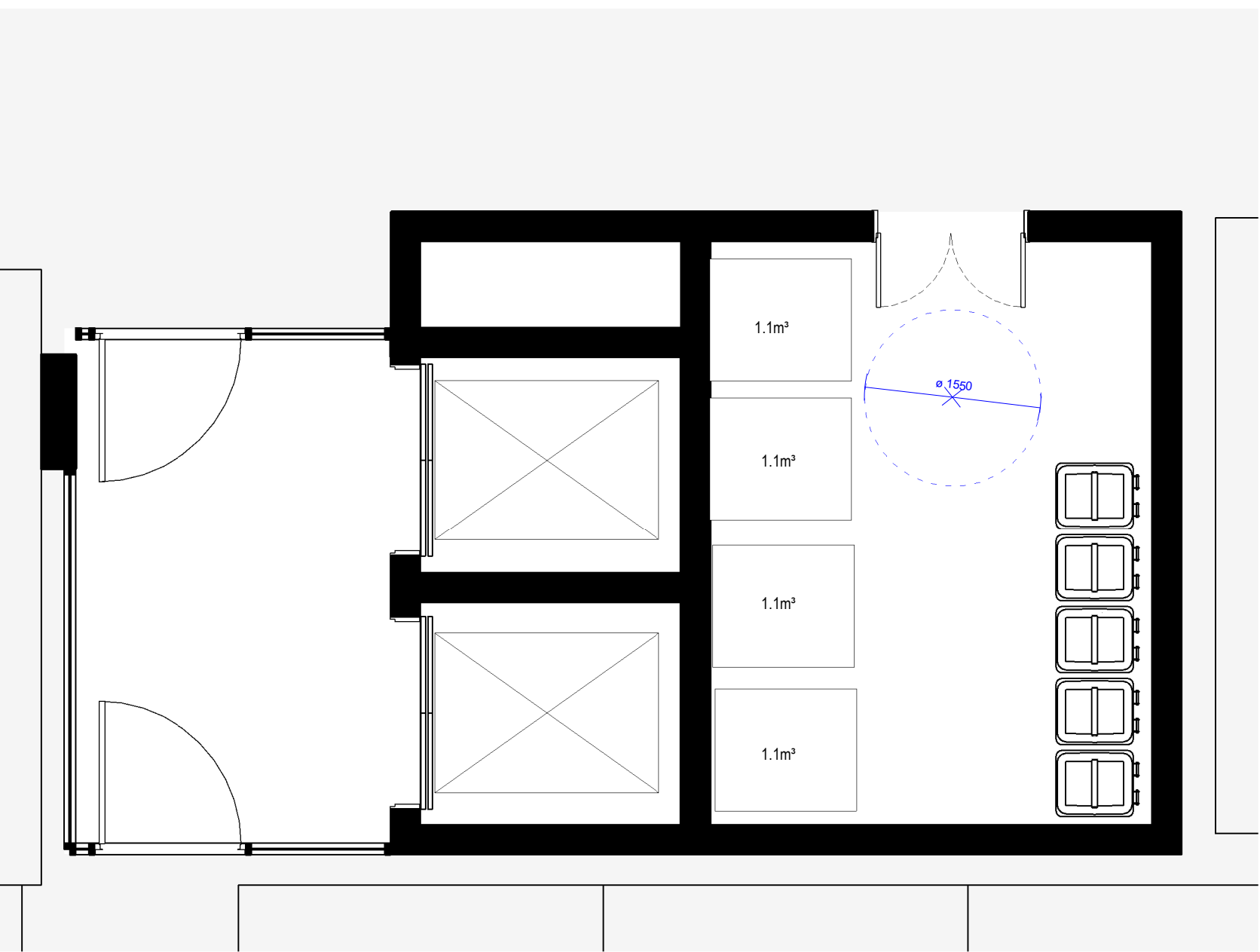




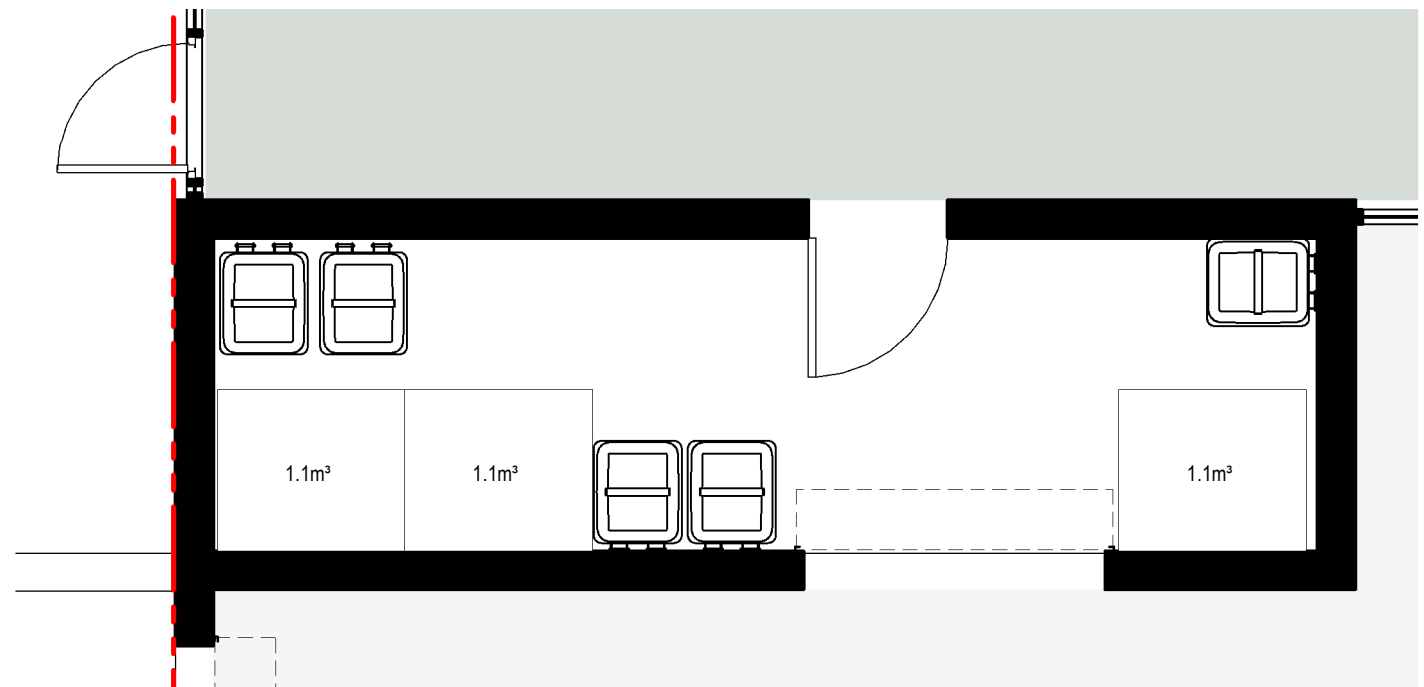
2 WASTE AREA - BLOCK B
1 : 50



3 WASTE AREA - BLOCK C
A100 1 : 50



4 WASTE AREA - BLOCK D
A100 1 : 50



1 WASTE AREA - BLOCK A
1 : 50

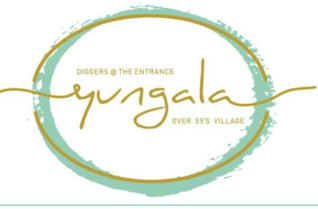


5 PATHS FROM WASTE AREAS TO MAIN WASTE AREA
A200 1 : 600

Issue	Description	Date	Auth	Chk
5	S4.55 RFI REV 5	23.04.2024	JS	JS
4	S4.55 RFI REV 4	28.02.2024	JS	JS
3	S4.55 RFI REV 3	13.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS



Project



Client



Project Manager



Drawing

WASTE PLAN

Project Number

Scale As indicated @ A1

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S4.55 SUBMISSION
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Drawing Number

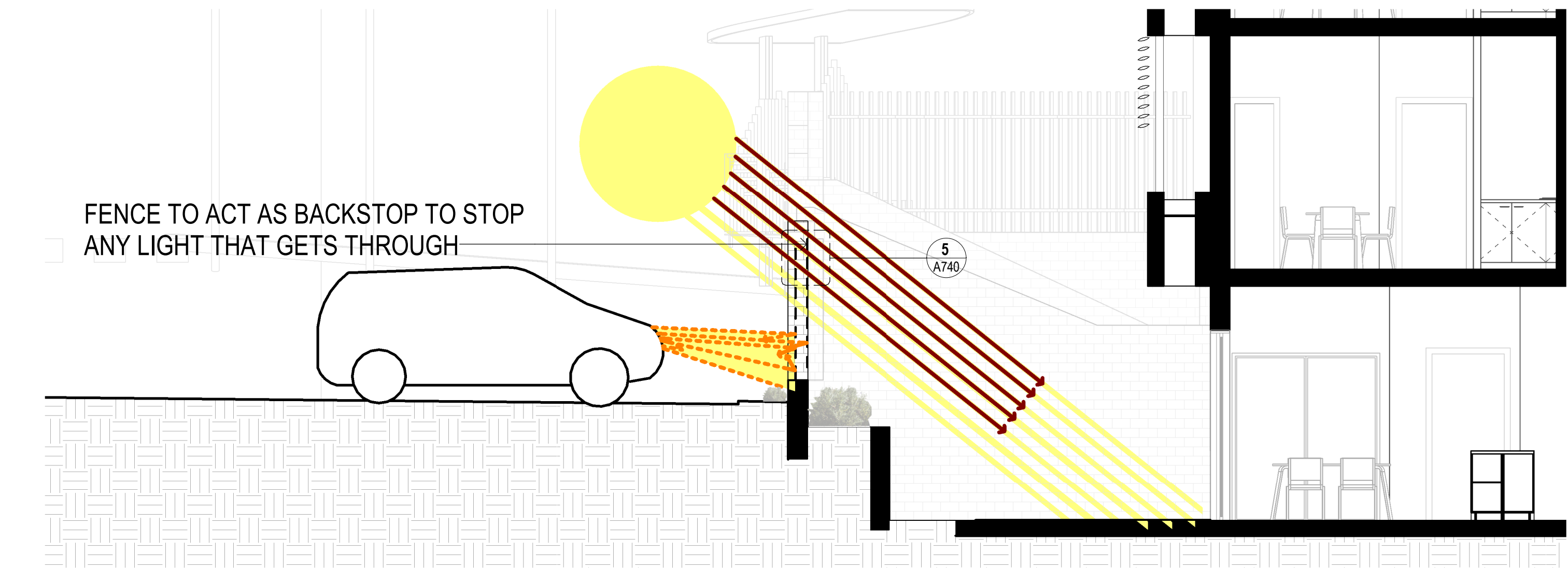
A730

Date Printed 23/04/2024 11:45:18 PM

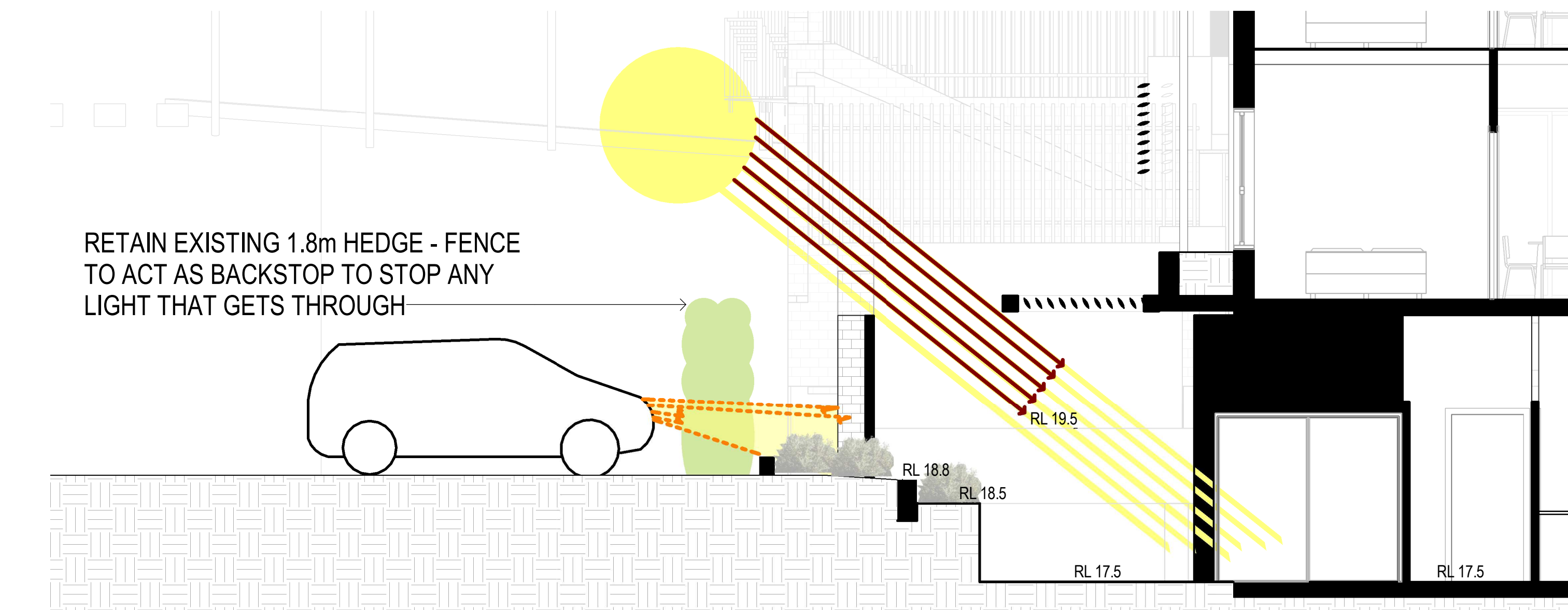
File Name AutodesK Docs/20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt

Issue

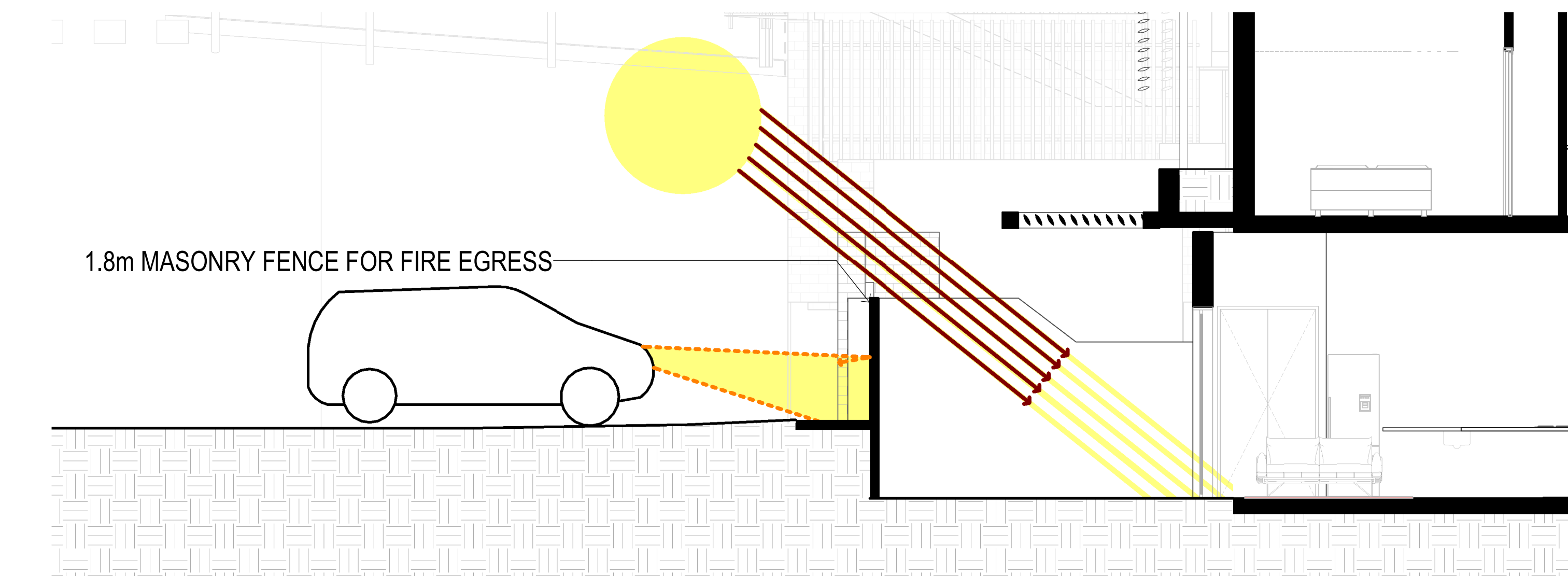
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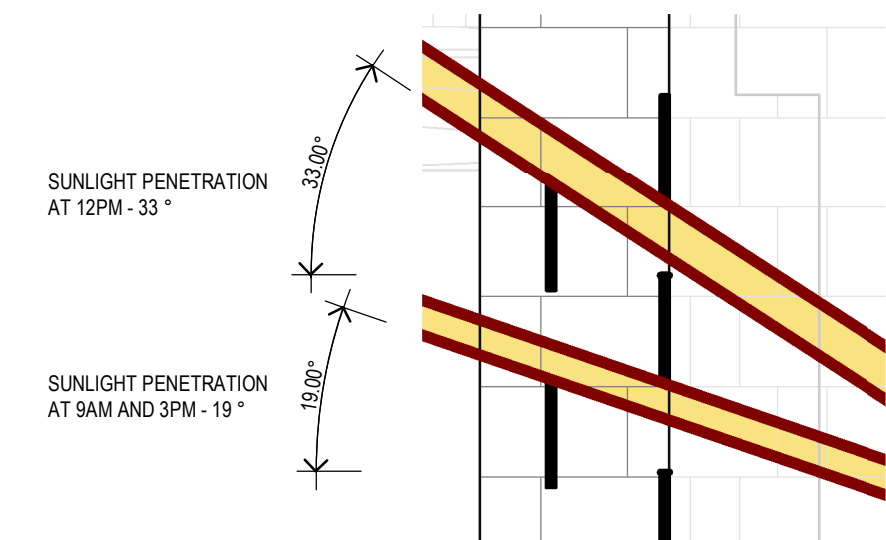
1 EDGE INTERFACE SECTION A
A101 1:50



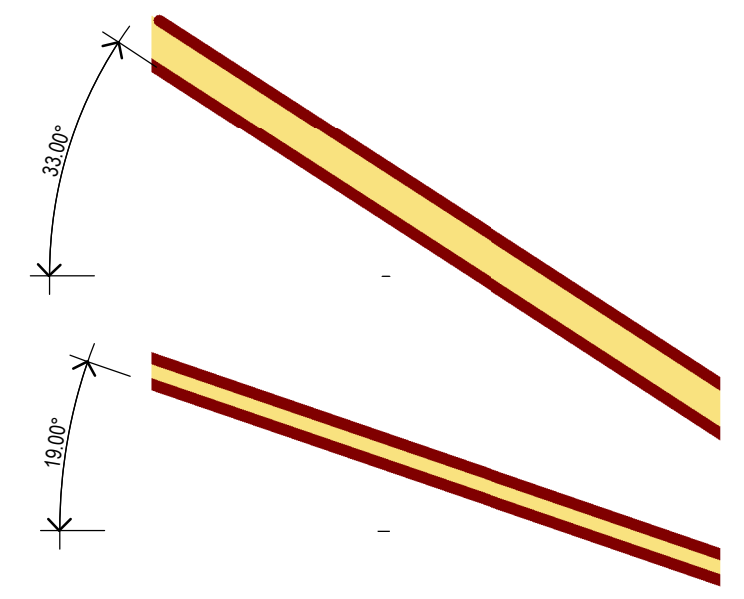
2 EDGE INTERFACE SECTION B
A100 1:50



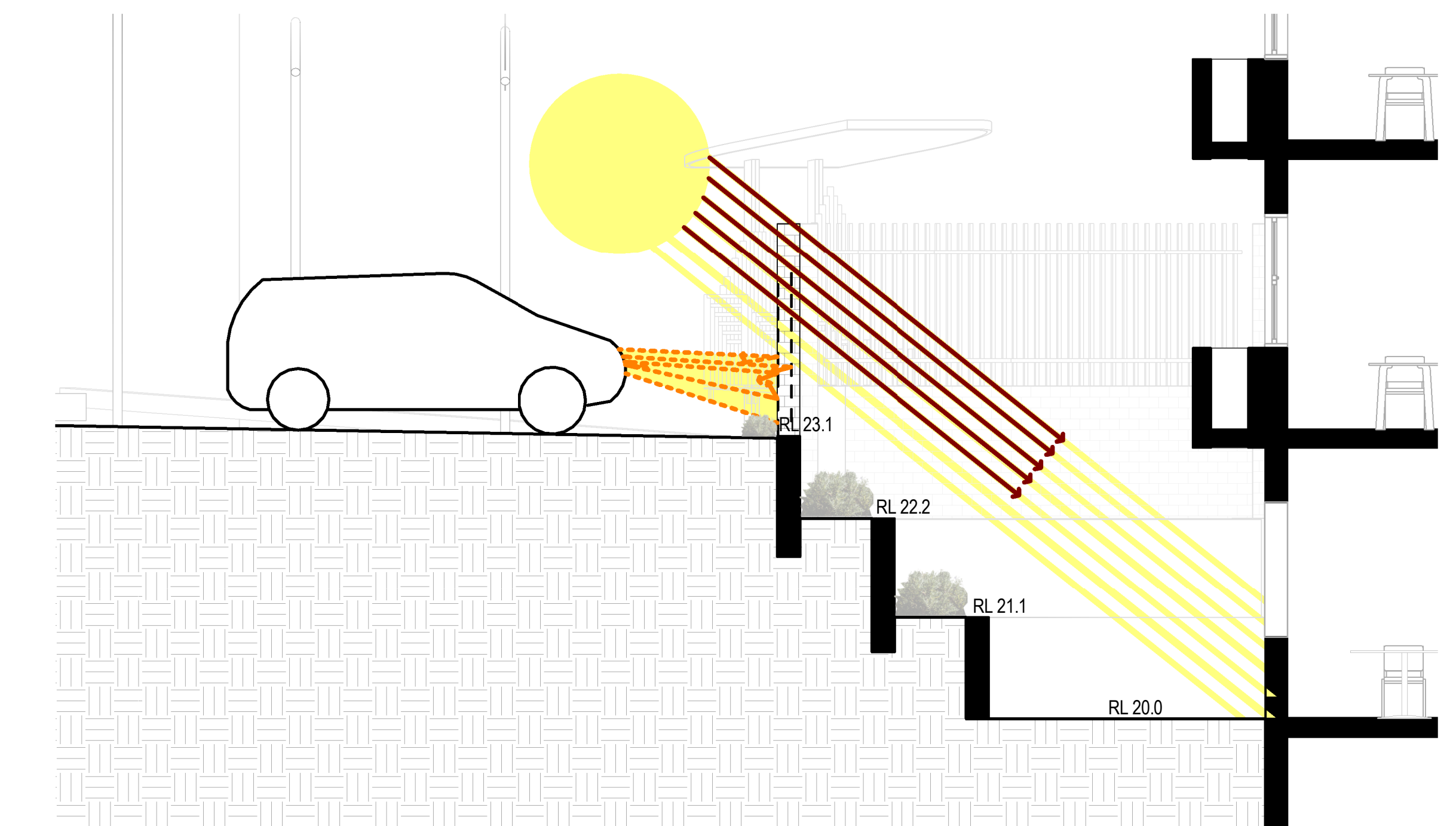
3 EDGE INTERFACE SECTION C
A100 1:50



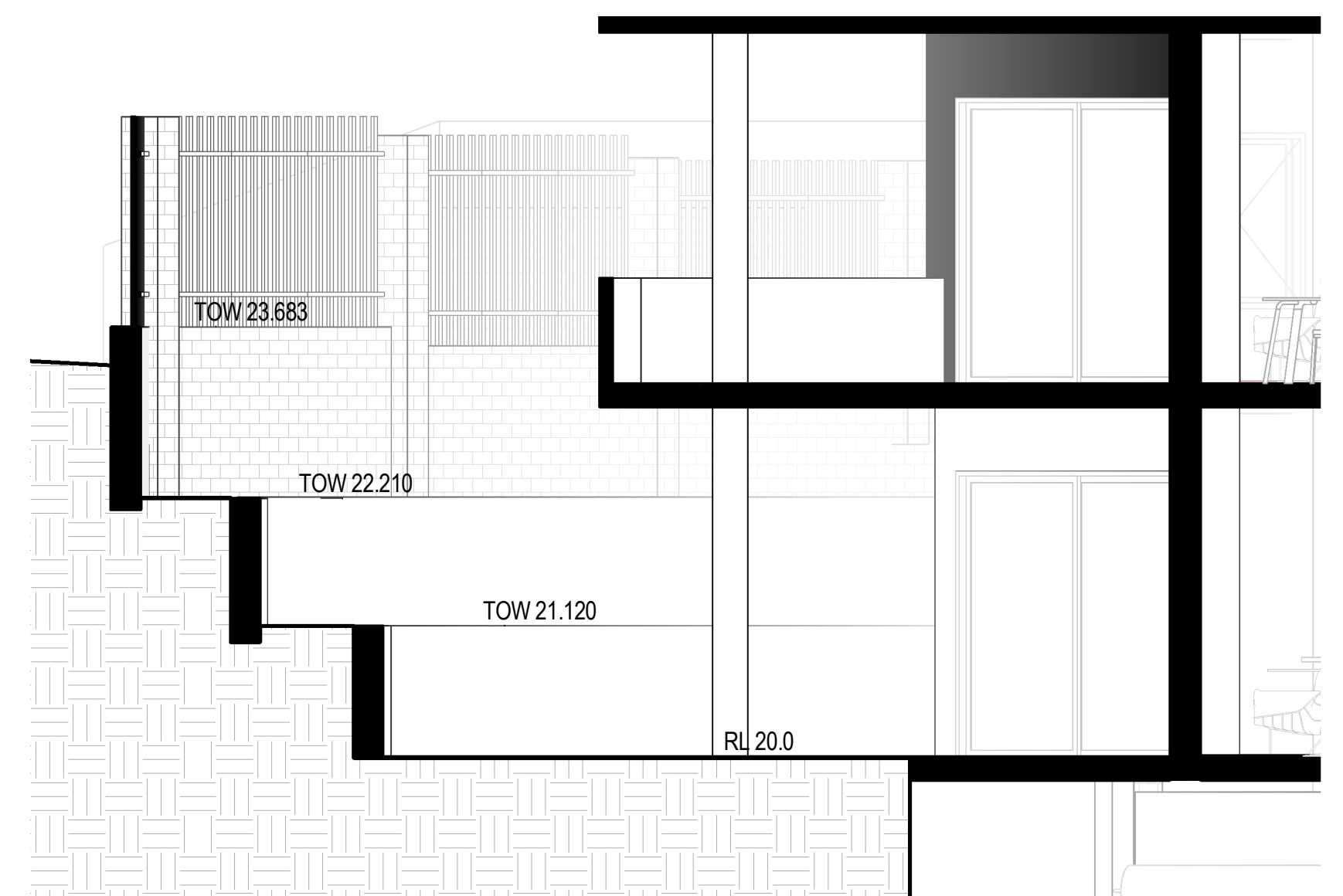
5 TYPE 1 FENCE - SUNLIGHT PENETRATION CALLOUT
A740 1:10



6 FIXED LOUVRE DETAIL - SOLAR ACCESS
1:10



4 EDGE INTERFACE SECTION D
A101 1:50



7 EDGE INTERFACE SECTION E
A101 1:50



JUNE 21 - 9AM

SOLAR ACCESS TO COMMUNAL OPEN SPACE

 SOLAR ACCESS TO COMMUNAL OPEN SPACE

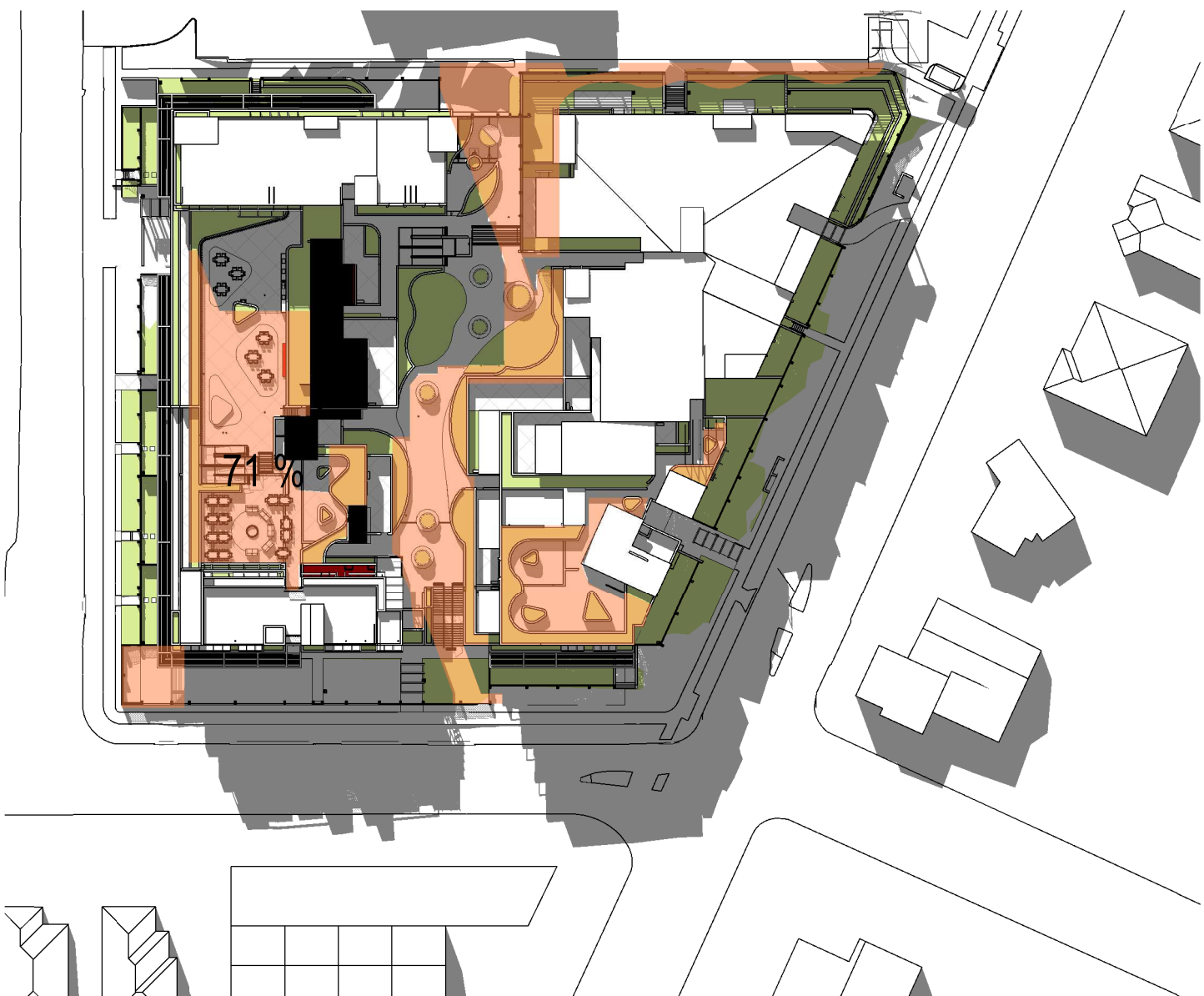
5 HOURS OF SOLAR ACCESS TO MORE THAN 50% OF COMMUNAL OPEN SPACE ON JUNE 22



JUNE 21 - 10AM



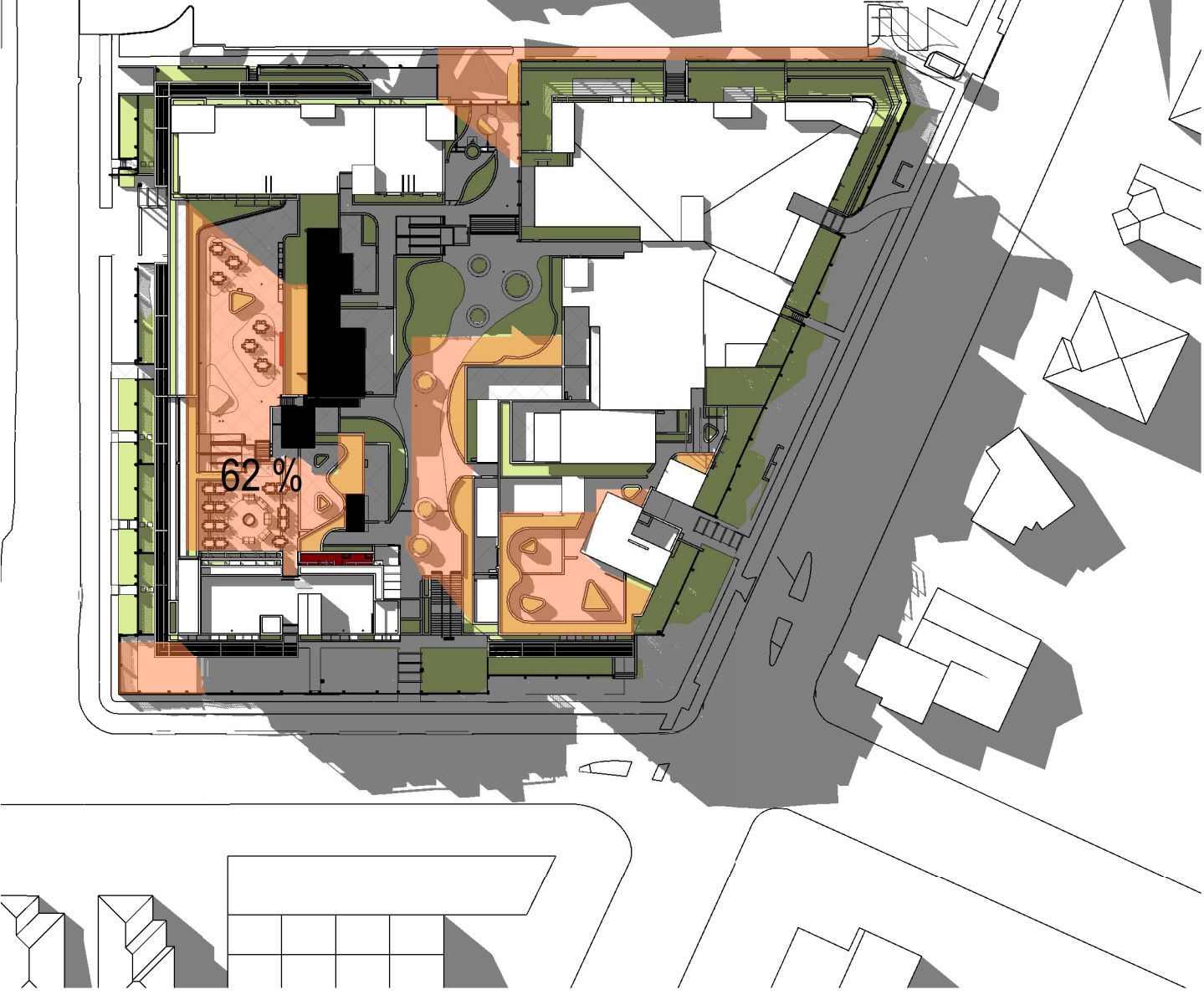
JUNE 21 - 11AM



JUNE 21 - 12PM



JUNE 21 - 1PM



JUNE 21 - 2PM



JUNE 21 - 3PM

Issue	Description	Date	Auth	Chk
4	S4.55 RFI REV 5	23.04.2024	JS	JS
3	S4.55 RFI REV 4	28.02.2024	JS	JS
2	S4.55 RFI	22.09.2023	JS	JS
1	S4.55	23.11.2022	AK	SC



Drawing
 SOLAR ACCESS TO COMMUNAL
 OPEN SPACE

Project Number
 Scale 1:100 @ A1

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S4.55 SUBMISSION
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Drawing Number
A800
 Date Printed 23/04/2024 11:47:22 PM
 File Name Autodesk Docs/I20_022 - Diggers Seniors Living Long Jetty/24 & 26 Gallipoli Rd - Diggers the Entrance_S4.55.rvt