

NOTE: EXISTING ILU GFA ESTIMATE BASED ON MEASURING 200mm INSIDE FACE OF SURVEYED BUILDING FOOTPRINTS

19033 AnglicanCare Carey Bay Area Schedule

Development Application Scheme

| | | GFA m ² (1) |
|----------------------|------------------------|------------------------|
| PROPOSED RACF | LG | |
| | G | 3,729 |
| | L1 | 3,669 |
| EXISTING ILUS | Building 1 | 133 |
| | Building 2 | 427 |
| | Building 3 | 456 |
| | Building 4 | 556 |
| | Building 5 | 228 |
| | Building 6 | 303 |
| | Building 7 | 426 |
| | | |
| | TOTAL | 9,927 |
| | TOTAL SITE AREA | 24,814 |
| | FSR | 0.4:1 |

Notes / Definitions

(1) GFA as defined by Lake Macquarie LEP 2014

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

- but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

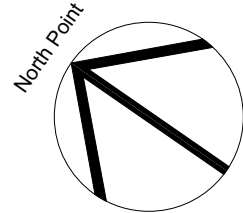
Site Plan
SCALE 1:500 @ A1

NOTE: BOUNDARY LOCATION AND SITE
INFORMATION PROVIDED BY DELFS
LASCELLES SITE SURVEY DATES 12.02.2019

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| issue | revision | description | date | verified |
|-------|----------|---|----------|----------|
| A | | Issue for Coordination | 1/10/19 | A |
| B | | Issue for Costing | 9/10/19 | B |
| C | | Issue for Draft Development Application | 30/10/19 | C |
| D | | Issue for Development Application | 15/11/19 | D |
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key plan



consultants
Civil/Structural Engineers
Lindsay Dynan

Mechanical Engineer
Edwards & Vickerman

Electrical Engineer
Acor

Hydraulic Engineer
Acor

clients

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care

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project

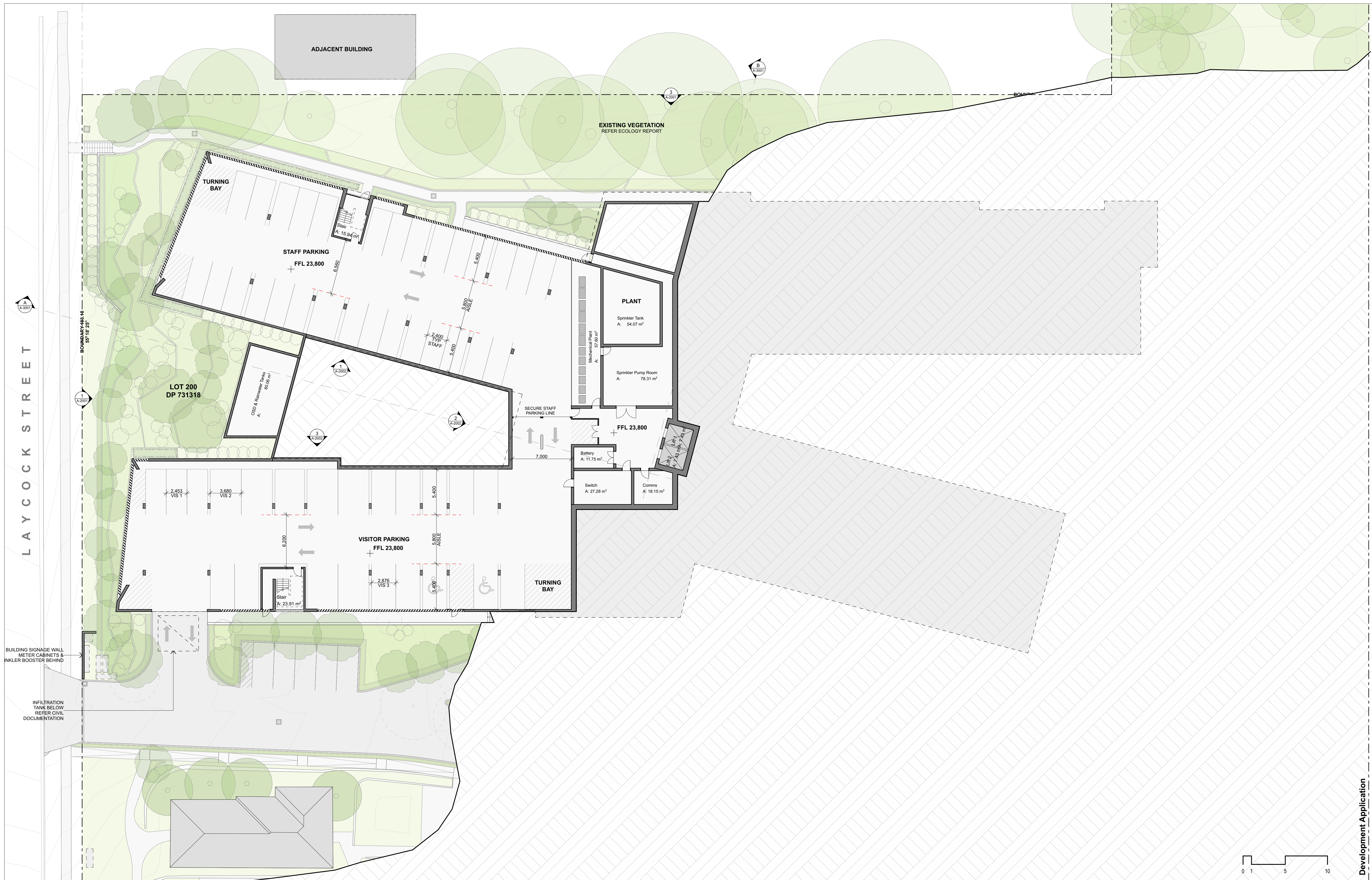
Carey Bay RACF
36 Laycock St Carey Bay NSW 2238 Australia

drawing title

Site Plan(s)
Site Plan

| drawing scale | drawn | verified | date |
|--|-----------|----------|----------|
| 1:500 @ A1 | | SC | 15/11/19 |
| project # | drawing # | issue | |
| 19033 | A-1001 | D | |
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Development Application

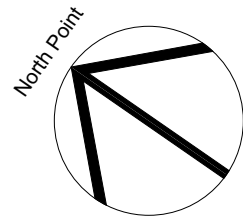


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|-------|----------|---|----------|----------|
| A | | Issue for Coordination | 20/8/19 | A |
| B | | Issue for Pre-DA | 28/8/19 | B |
| C | | Issue for Coordination | 26/9/19 | C |
| D | | Issue for Coordination | 4/10/19 | D |
| E | | Issue for Costing | 9/10/19 | E |
| F | | Issue for Coordination | 28/10/19 | F |
| G | | Issue for Draft Development Application | 30/10/19 | G |
| H | | Issue for Development Application | 15/11/19 | H |
| I | | Update for Coordination | 18/2/20 | I |
| J | | Issue for DA RFI Response | 21/2/20 | J |

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project

Carey Bay RACF

36 Laycock St Carey Bay NSW 2238 Australia

drawing title

**General Arrangement
Plan(s)
Lower Ground**

drawing scale

1:200 @ A1

drawn SC

verified 21/2/20

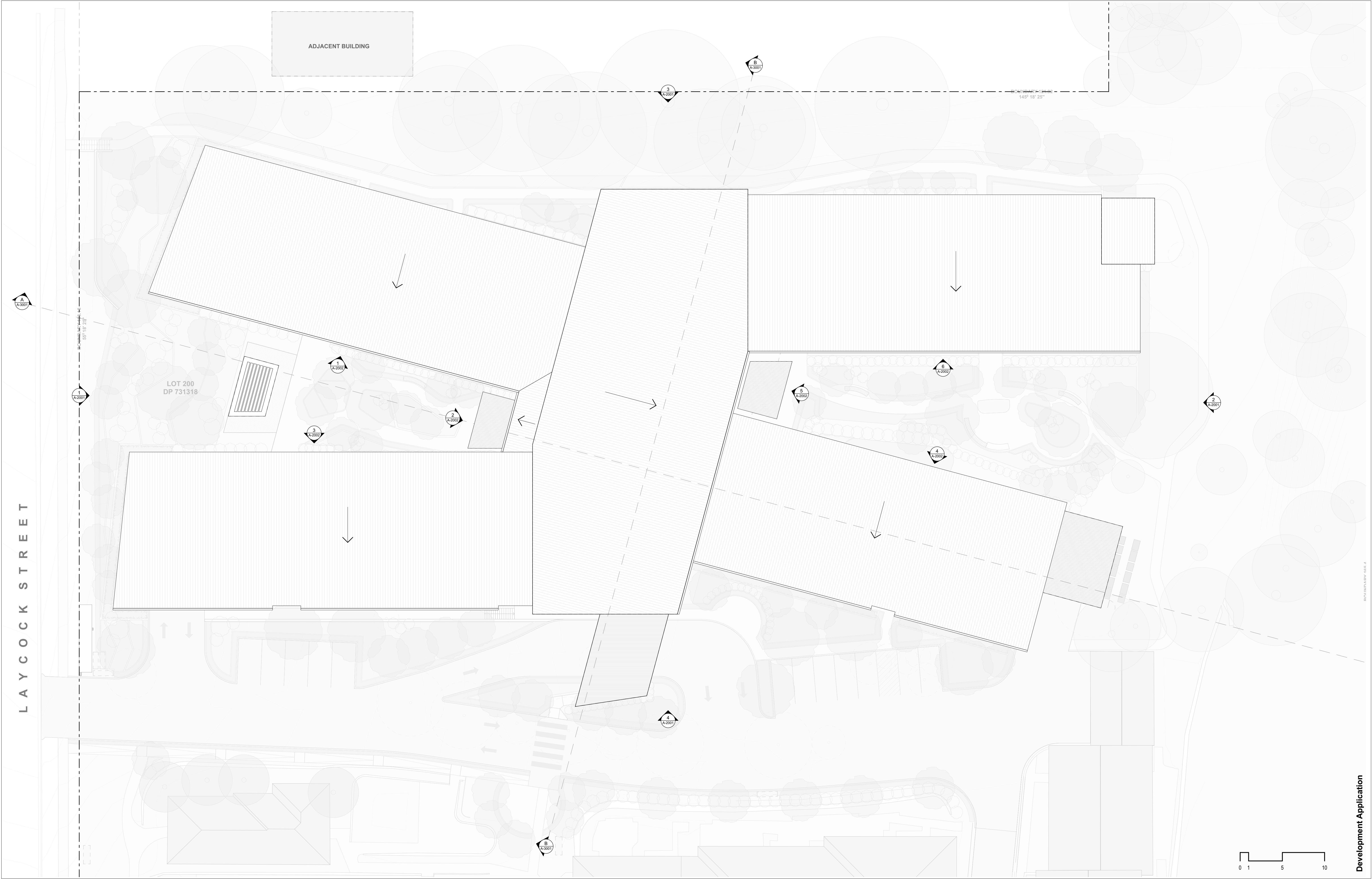
project # 19033

drawing # A-1101

issue J

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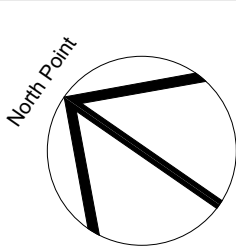
Development Application



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|-------|----------|---|----------|----------|
| A | | Issue for Coordination | 4/10/19 | A |
| B | | Issue for Costing | 9/10/19 | B |
| C | | Issue for Coordination | 28/10/19 | C |
| D | | Issue for Draft Development Application | 30/10/19 | D |
| E | | Issue for Development Application | 15/11/19 | E |
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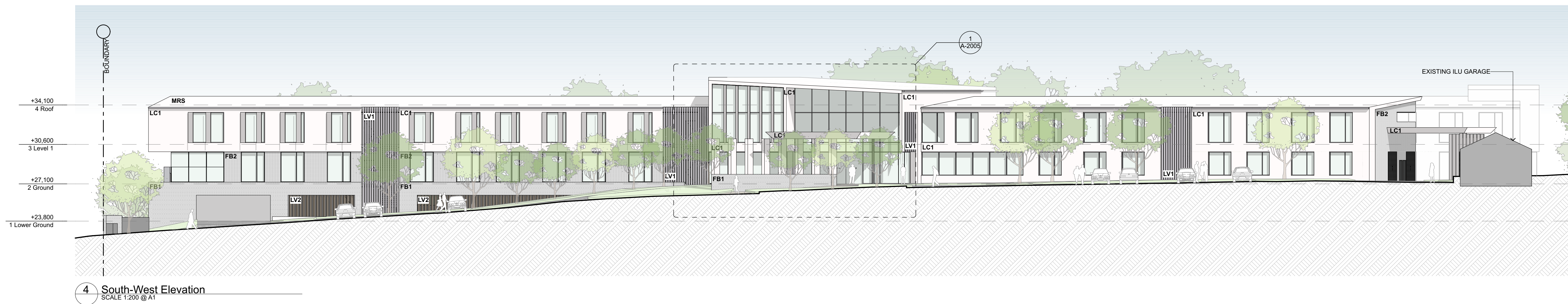
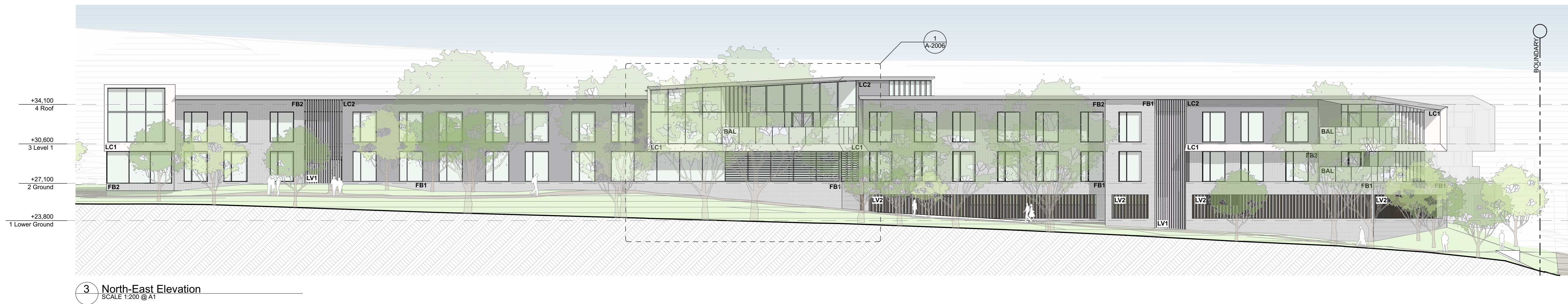
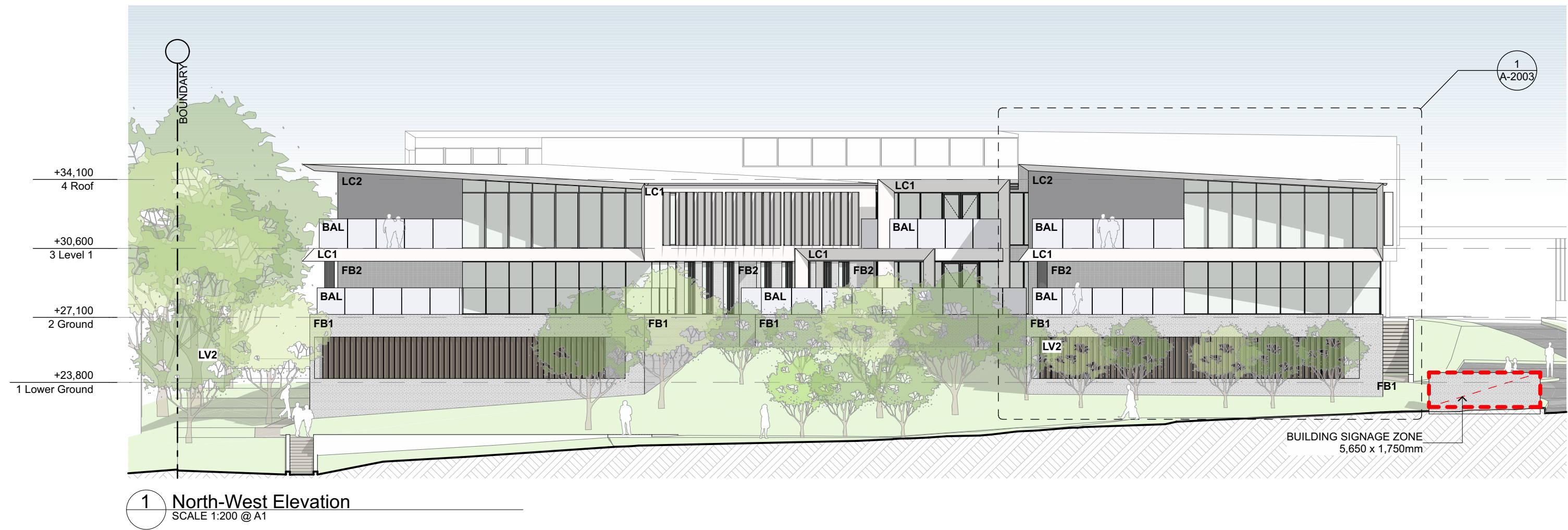


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project
Carey Bay RACF
36 Laycock St Carey Bay NSW 2238 Australia

drawing title
**General Arrangement
Plan(s)
Roof**

| drawing scale | drawn | verified | date |
|--|-----------|----------|----------|
| 1:200 @ A1 | SC | | 15/11/19 |
| project # | drawing # | issue | |
| 19033 | A-1104 | E | |
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LEGEND

| | |
|-----|----------------------|
| BAL | BALUSTRADE |
| FB1 | FACE BRICK TYPE 1 |
| FB2 | FACE BRICK TYPE 2 |
| LC1 | LIGHTWEIGHT CLADDING |
| LC2 | LIGHTWEIGHT CLADDING |
| LV1 | LOUVRE SYSTEM 1 |
| LV2 | LOUVRE SYSTEM 2 |
| LV3 | LOUVRE SYSTEM 3 |
| MRS | METAL ROOF SHEETING |

REFER TO MATERIALITY DRAWING A-5001

Development Application

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| B | | Issue for Coordination | 28/10/19 | B |
| C | | Issue for Draft Development Application | 30/10/19 | C |
| D | | Issue for Development Application | 15/11/19 | D |
| E | | Issue for DA RFI Response | 21/2/20 | E |
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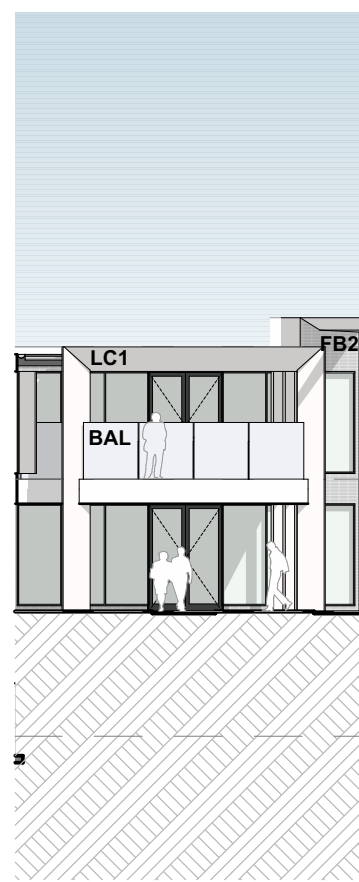
project
Carey Bay RACF
36 Laycock St Carey Bay NSW 2238 Australia

drawing title
Elevations
Overall Elevations

| drawing scale | drawn | verified | date |
|--|-----------|----------|---------|
| AS SHOWN | | SC | 21/2/20 |
| project # | drawing # | issue | |
| 19033 | A-2001 | E | |
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1 North Courtyard Elevation 1
SCALE 1:200 @ A1



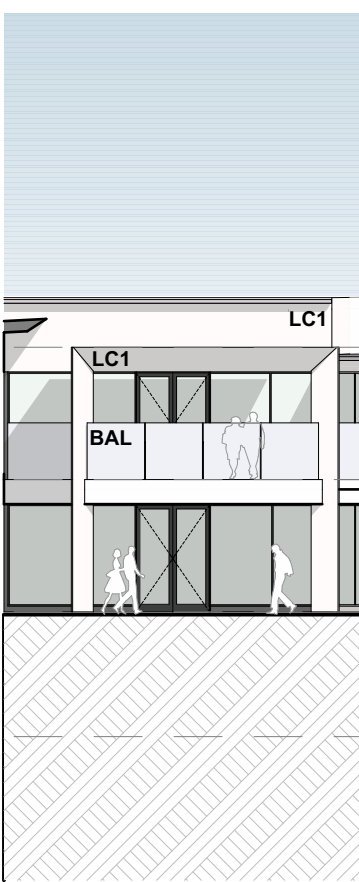
2 North Courtyard Elevation 2
SCALE 1:200 @ A1



3 North Courtyard Elevation 3
SCALE 1:200 @ A1



4 South Courtyard Elevation 1
SCALE 1:200 @ A1



5 South Courtyard Elevation 2
SCALE 1:200 @ A1



6 South Courtyard Elevation 3
SCALE 1:200 @ A1

LEGEND

| | |
|-----|----------------------|
| BAL | BALUSTRADE |
| FB1 | FACE BRICK TYPE 1 |
| FB2 | FACE BRICK TYPE 2 |
| LC1 | LIGHTWEIGHT CLADDING |
| LC2 | LIGHTWEIGHT CLADDING |
| LV1 | LOUVRE SYSTEM 1 |
| LV2 | LOUVRE SYSTEM 2 |
| LV3 | LOUVRE SYSTEM 3 |
| MRS | METAL ROOF SHEETING |

REFER TO MATERIALITY DRAWING A-5001

| issue | revision | description | date | verified |
|-------|----------|---|----------|----------|
| A | | Issue for Costing | 9/10/19 | A |
| B | | Issue for Coordination | 28/10/19 | B |
| C | | Issue for Draft Development Application | 30/10/19 | C |
| D | | Issue for Development Application | 15/11/19 | D |
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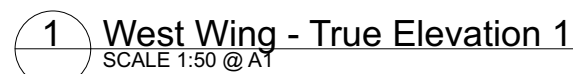
drawing title

Elevations
Courtyard Elevations

drawing scale drawn verified date

AS SHOWN SC 15/11/19
project # drawing # issue
19033 A-2002 D

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| | |
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| BAL | BALUSTRADE |
| FB1 | FACE BRICK TYPE 1 |
| FB2 | FACE BRICK TYPE 2 |
| LC1 | LIGHTWEIGHT CLADDING |
| LC2 | LIGHTWEIGHT CLADDING |
| LV1 | LOUVRE SYSTEM 1 |
| LV2 | LOUVRE SYSTEM 2 |
| LV3 | LOUVRE SYSTEM 3 |
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| A | | Issue for Costing | 9/10/19 | A |
| B | | Issue for Coordination | 28/10/19 | B |
| C | | Issue for Draft Development Application | 30/10/19 | C |
| D | | Issue for Development Application | 15/11/19 | D |
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Mechanical Engineer
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| Electrical Engineering | Acor |
| Hydraulic Engineering | Acor |

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Carey Bay RACF
36 Laycock St Carey Bay NSW 2238 Australia

— drawing title

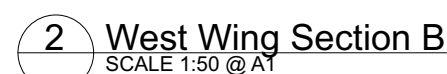
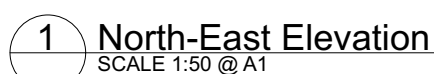
Elevations

West Wing - True Elevations

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| drawing scale | drawn | verified | date |
| AS SHOWN | | SC | 15/11/1 |
| project # | drawing # | issue | |
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Development Application



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| BAL | BALUSTRADE |
| FB1 | FACE BRICK TYPE 1 |
| FB2 | FACE BRICK TYPE 2 |
| LC1 | LIGHTWEIGHT CLADDING |
| LC2 | LIGHTWEIGHT CLADDING |
| LV1 | LOUVRE SYSTEM 1 |
| LV2 | LOUVRE SYSTEM 2 |
| LV3 | LOUVRE SYSTEM 3 |
| MRS | METAL ROOF SHEETING |
| REFER TO MATERIALITY DRAWING A-5001 | |

REFER TO MATERIALITY DRAWING A-5001

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| project # | drawing # | issue | |
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Development Application

2 Main Entry Section
SCALE 1:50 @ A1

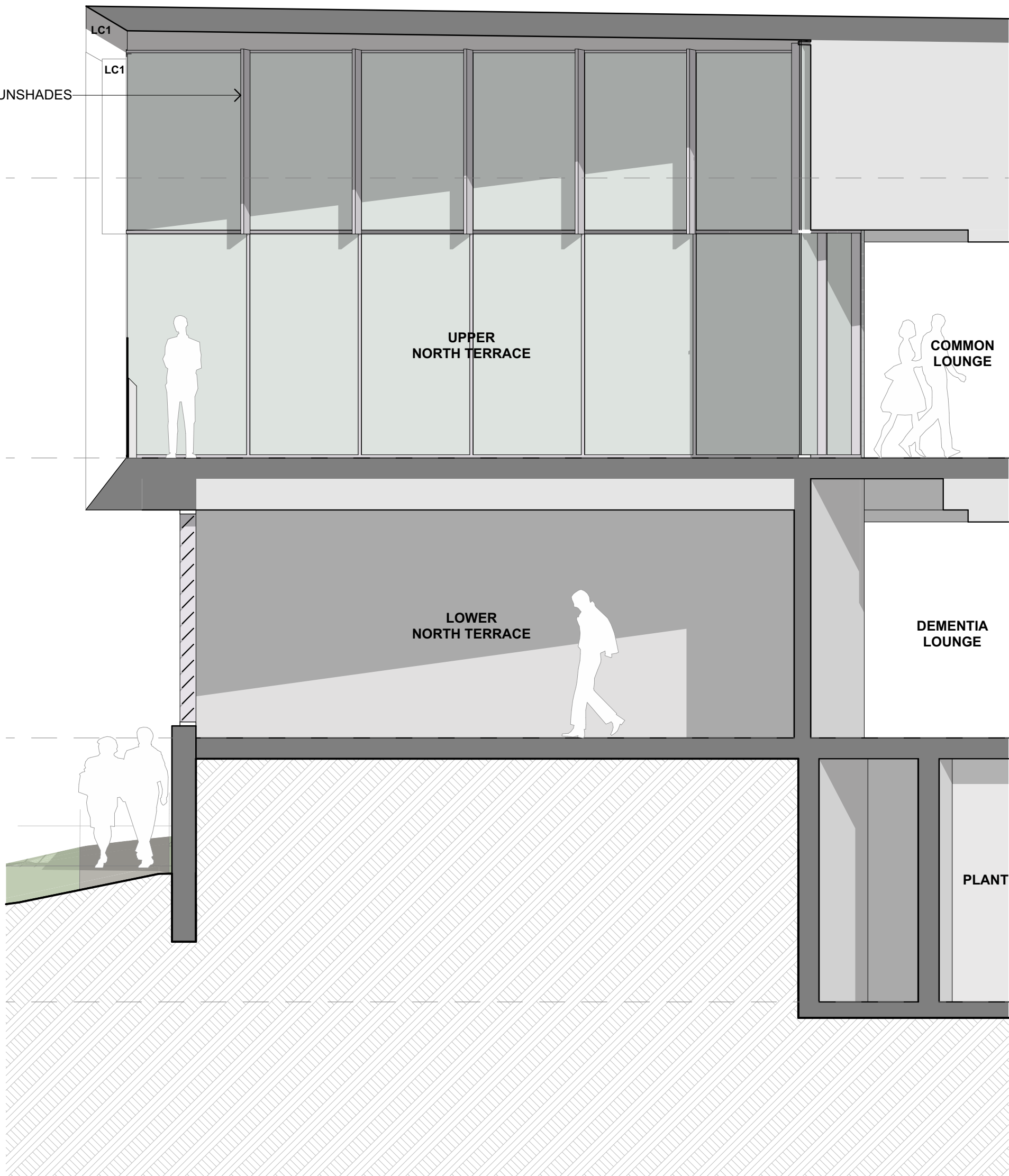
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|-------------------------------------|----------------------|
| AL | BALUSTRADE |
| FB1 | FACE BRICK TYPE 1 |
| FB2 | FACE BRICK TYPE 2 |
| CL1 | LIGHTWEIGHT CLADDING |
| CL2 | LIGHTWEIGHT CLADDING |
| LV1 | LOUVRE SYSTEM 1 |
| LV2 | LOUVRE SYSTEM 2 |
| LV3 | LOUVRE SYSTEM 3 |
| MRS | METAL ROOF SHEETING |
| REFER TO MATERIALITY DRAWING A-5001 | |

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1 North Terrace - True Elevation 2
SCALE 1:50 @ A1



2 North Terrace Section
SCALE 1:50 @ A1

| issue | revision | description | date | verified |
|-------|----------|---|----------|----------|
| A | | Issue for Coordination | 28/10/19 | A |
| B | | Issue for Draft Development Application | 30/10/19 | B |
| C | | Issue for Development Application | 15/11/19 | C |
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| consultants |
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| Civil/Structural Engineers |
| Lindsay Dynan |
| Mechanical Engineer |
| Edwards & Vickerman |

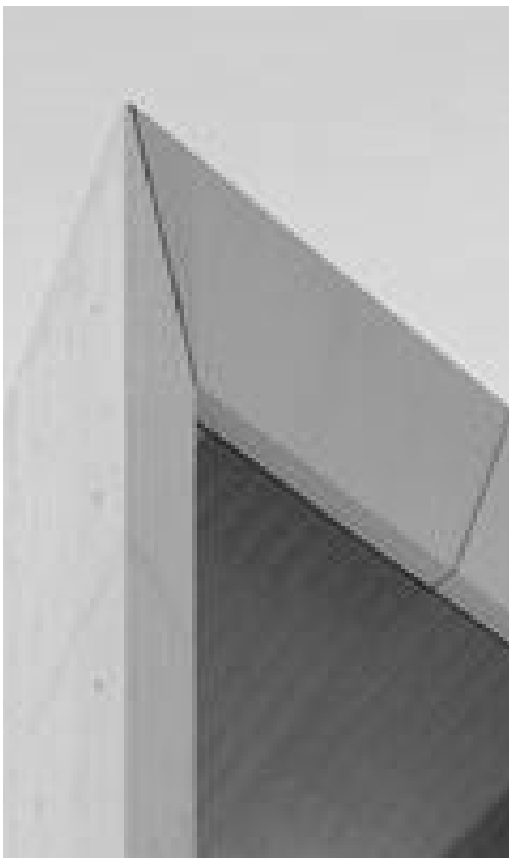
| Electrical Engineer |
|---------------------|
| Acor |
| Hydraulic Engineer |
| Acor |



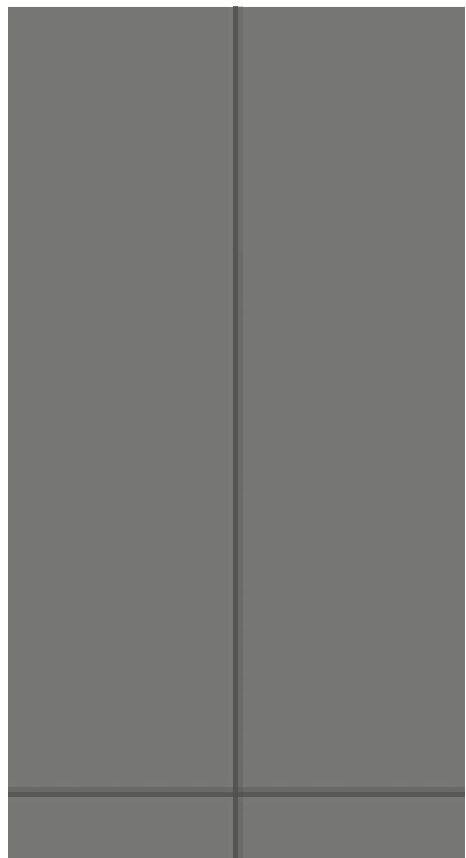
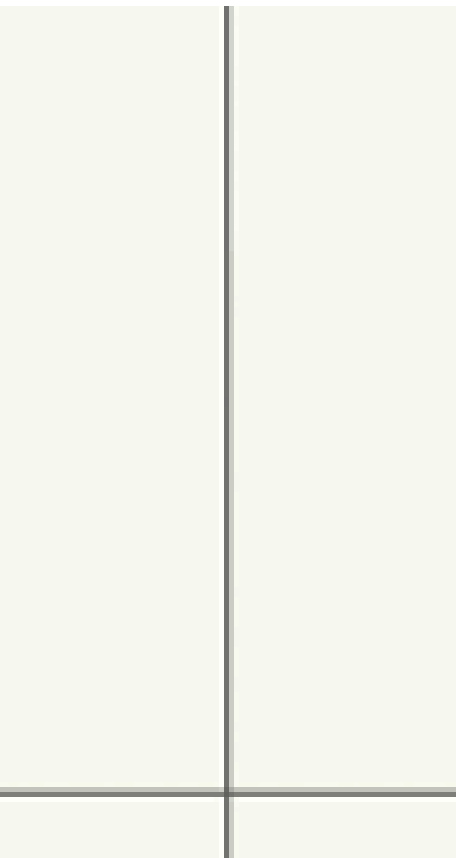
STREETSCAPE PERSPECTIVE
NOTE LANDSCAPE HIDDEN FOR CLARITY
REFER ELEVATIONS AND LANDSCAPE PLAN



ENTRY PERSPECTIVE
NOTE LANDSCAPE HIDDEN FOR CLARITY
REFER ELEVATIONS AND LANDSCAPE PLAN



LC1
LIGHTWEIGHT CLADDING TYPE 1
LIGHT TONED VERTICAL CLADDING & SUNSHADES
ALUMINIUM OR SIMILAR



LC2
GREY CLADDING



LV1
LOUVRES TYPE 1
VERTICAL ALUMINIUM BLADES



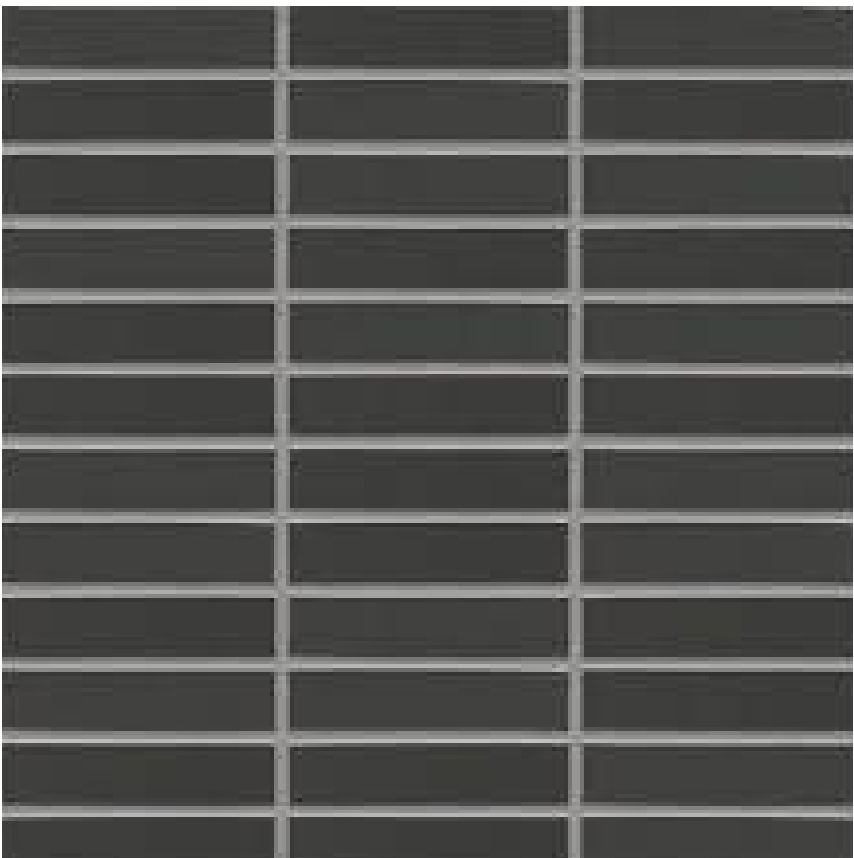
LV2
LOUVRES TYPE 2
VERTICAL ALUMINIUM BLADES



LV3
LOUVRES TYPE 3
DARK GREY HORIZONTAL
WEATHERPROOF LOUVRES



FB1
FACE BRICK TYPE 1
LIGHT COLOURED STRETCHER BOND



FB2
FACE BRICK TYPE 2
DARK COLOURED STACK BOND

| issue | revision | description | date | verified |
|-------|----------|---|----------|----------|
| A | | Issue for Draft Development Application | 30/10/19 | A |
| B | | Issue for Development Application | 15/11/19 | B |
| C | | Issue for Development Application | 20/11/19 | C |
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| consultants |
|----------------------------|
| Civil/Structural Engineers |
| Lindsay Dynan |
| Mechanical Engineer |
| Edwards & Vickerman |

| Electrical Engineer |
|---------------------|
| Acor |
| Hydraulic Engineer |
| Acor |

External Perspective



Artists Impression by Pair Studio

External Perspective - Porte Cochere



Artists Impression by Pair Studio

| issue | revision | description | date | verified |
|-------|----------|-----------------------------------|----------|----------|
| A | | Issue for Development Application | 15/11/19 | A |
| B | | Issue for Development Application | 20/11/19 | B |
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| key plan |
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| Lindsay Dynan |
| Mechanical Engineer |
| Edwards & Vickerman |

| |
|---------------------|
| Electrical Engineer |
| Acor |
| Hydraulic Engineer |
| Acor |



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| project |
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| 36 Laycock St Carey Bay NSW 2238 Australia |

| |
|-------------------------------|
| drawing title |
| Materiality Perspective Views |

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