

LONGUEVILLE

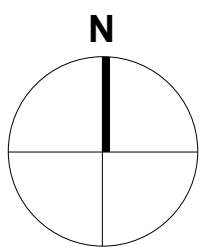
4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

PRELIMINARY



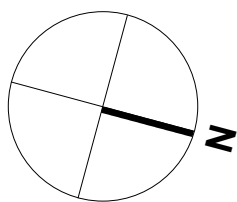
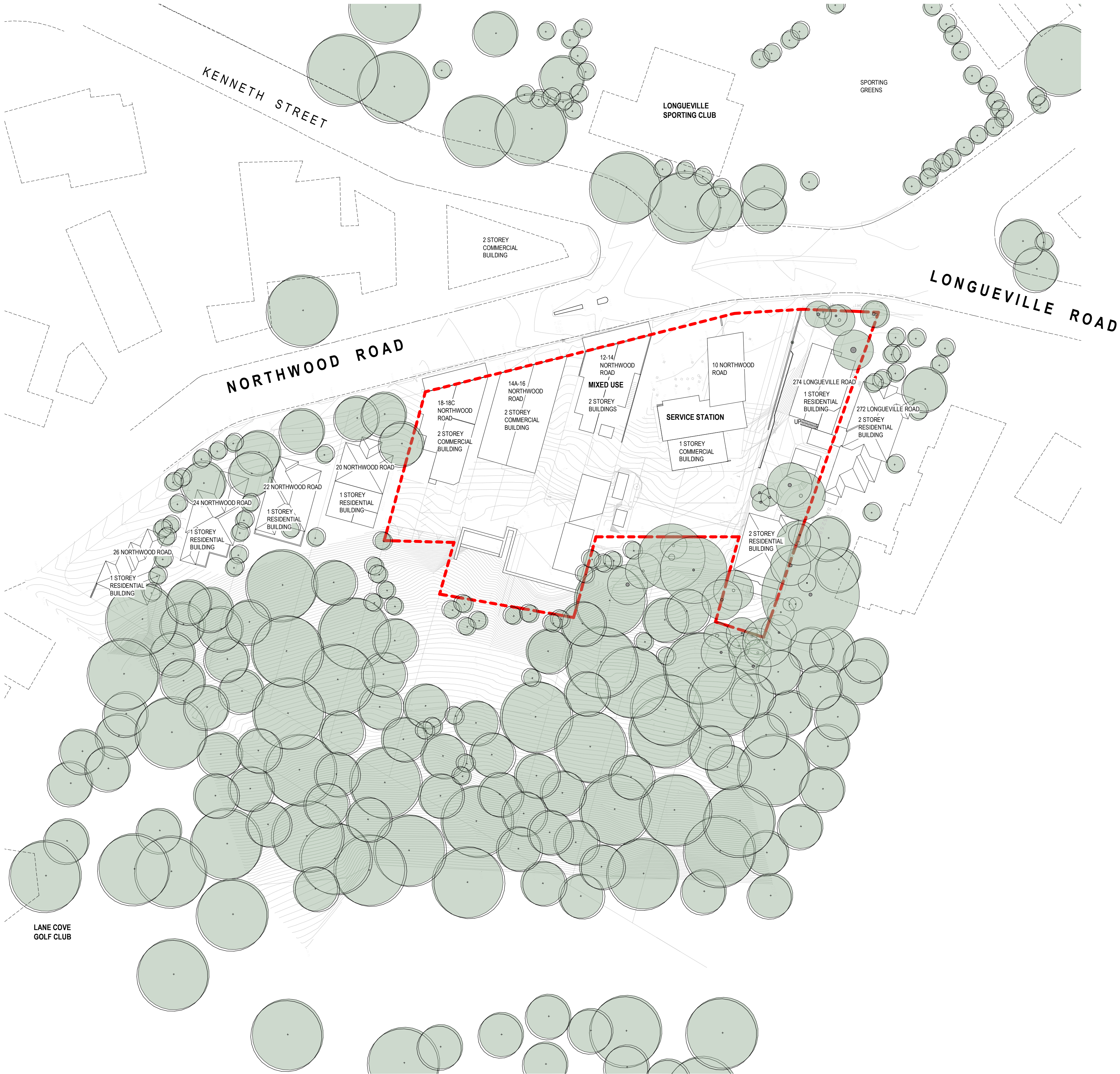
DRAWING REGISTER - DEVELOPMENT APPLICATION

DRAWING NO.	REVISION	DRAWING TITLE
DA000	DA1	NOTIFICATION PLAN
DA001	DA1	COVER SHEET
DA010	DA1	EXISTING SITE PLAN
DA020	DA1	DEMOLITION PLAN
DA050	DA1	PROPOSED SITE PLAN
DA060	DA1	EXISTING SITE CONTEXT ANALYSIS
DA061	DA1	PROPOSED CONTEXT SITE ANALYSIS
DA101	DA1	LEVEL 1 BASEMENT PARKING FLOOR PLAN
DA102	DA1	LEVEL 2 FLOOR PLAN
DA103	DA1	LEVEL 3 FLOOR PLAN
DA104	DA1	LEVEL 4 GROUND FLOOR PLAN
DA105	DA1	LEVEL 5 FLOOR PLAN
DA106	DA1	LEVEL 6 FLOOR PLAN
DA110	DA1	ROOF PLAN
DA201	DA1	ELEVATIONS SHEET 1
DA202	DA1	ELEVATIONS SHEET 2
DA205	DA1	SECTIONAL ELEVATIONS
DA210	DA1	MATERIAL ELEVATIONS
DA211	DA1	MATERIAL ELEVATIONS
DA215	DA1	MATERIAL SECTIONAL ELEVATIONS
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DA304	DA1	SECTIONS SHEET 4
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DA312	DA1	SECTIONS - PUBLIC DOMAIN 2
DA313	DA1	SECTIONS - PUBLIC DOMAIN 3
DA314	DA1	SECTIONS - PUBLIC DOMAIN 4 - NORTH BOUNDARY
DA501	DA1	3D VIEWS - AERIAL 1
DA502	DA1	3D VIEWS - AERIAL 2
DA503	DA1	3D VIEW - PEDESTRIAN VIEW 1
DA504	DA1	3D VIEW - PEDESTRIAN VIEW 2
DA505	DA1	3D VIEW - PEDESTRIAN VIEW 3
DA506	DA1	3D VIEW - PEDESTRIAN VIEW 4
DA507	DA1	3D VIEW - PEDESTRIAN VIEW 5
DA508	DA1	3D VIEW - PEDESTRIAN VIEW 6
DA521	DA1	RL 66250 HEIGHT PLANE 3D VIEWS
DA801	DA1	AREA PLAN - FSR
DA802	DA1	AREA PLANS - LANDSCAPE - SITE COVERAGE
DA803	DA1	DEVELOPMENT METRICS & SCHEDULE
DA804	DA1	SMOKE COMPARTMENTATION PLAN
DA901	DA1	SHADOW DIAGRAMS - 22 JUNE 9AM
DA902	DA1	SHADOW DIAGRAMS - 22 JUNE 12PM
DA903	DA1	SHADOW DIAGRAMS - 22 JUNE 3PM
DA911	DA1	SHADOW DIAGRAMS - 22 DECEMBER 9AM
DA912	DA1	SHADOW DIAGRAMS - 22 DECEMBER 12PM
DA913	DA1	SHADOW DIAGRAMS - 22 DECEMBER 3PM
DA921	DA1	3D SHADOW DIAGRAMS - CAST ON 20 NORTHWOOD RD



NOTE

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019

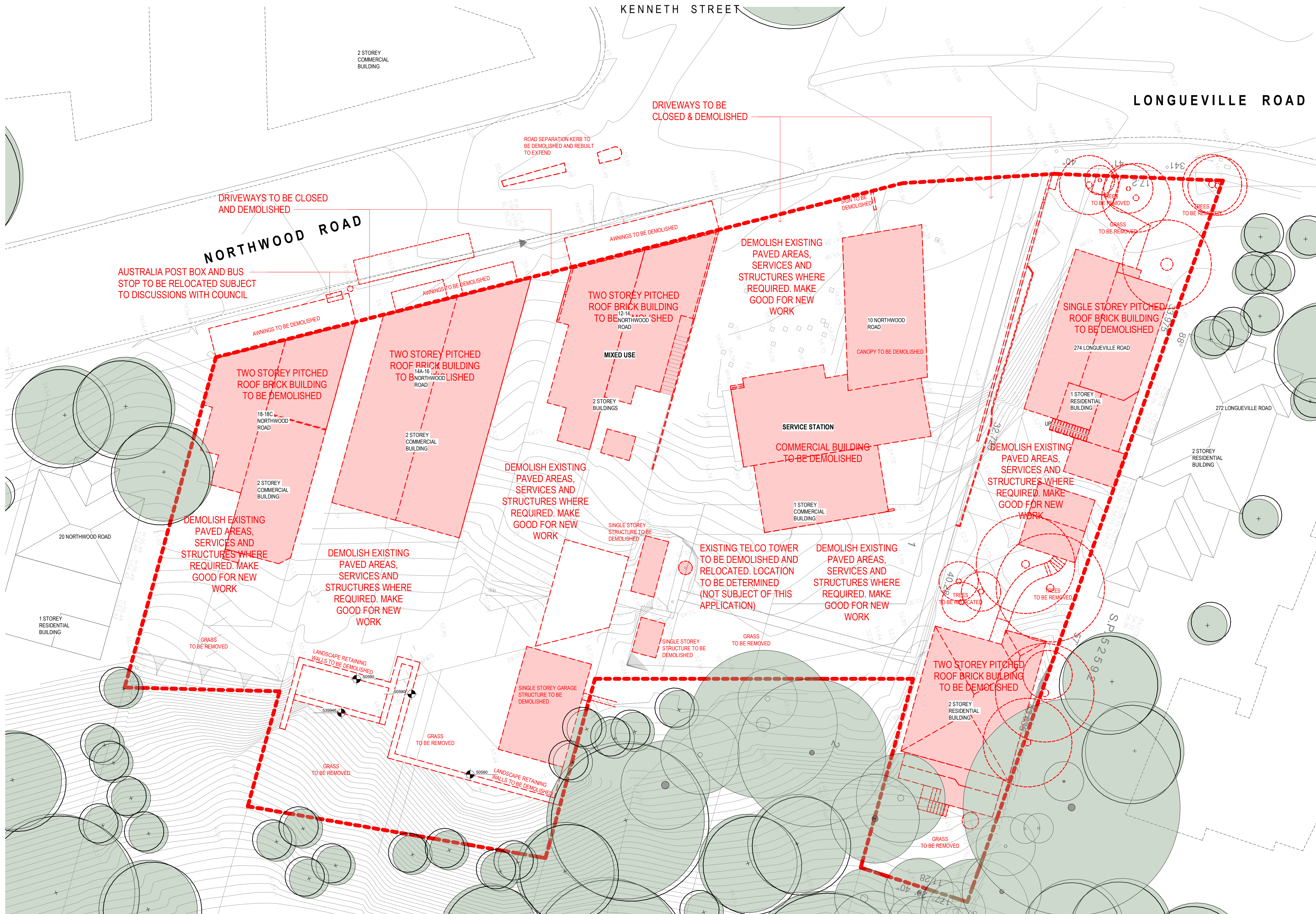


NOTE

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LEGEND

- PROPOSED ELEMENTS TO BE DEMOLISHED
- TREES TO BE DEMOLISHED
- EXISTING TREES TO BE RETAINED



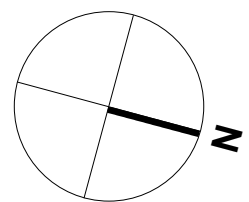
1 DEMOLITION PLAN
SCALE 1 : 200

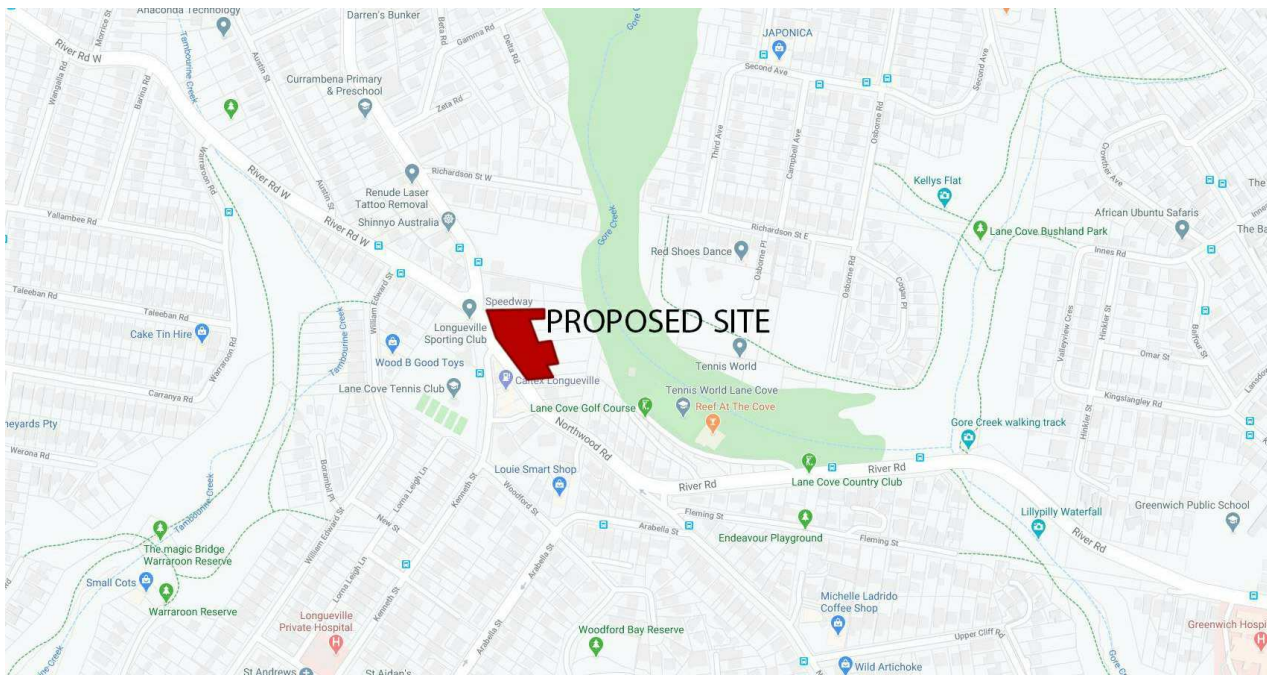
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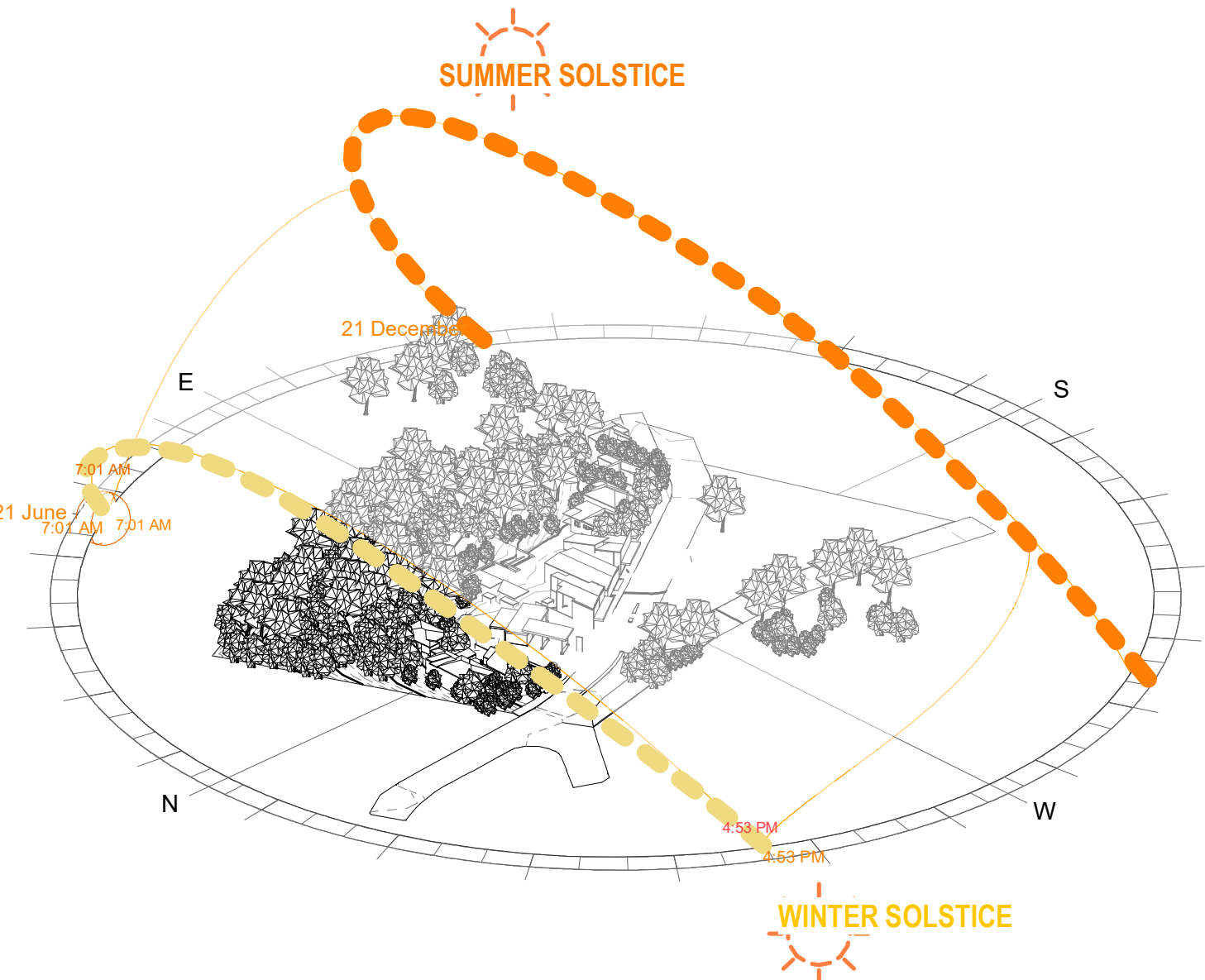


1 PROPOSED SITE PLAN
SCALE 1 : 500

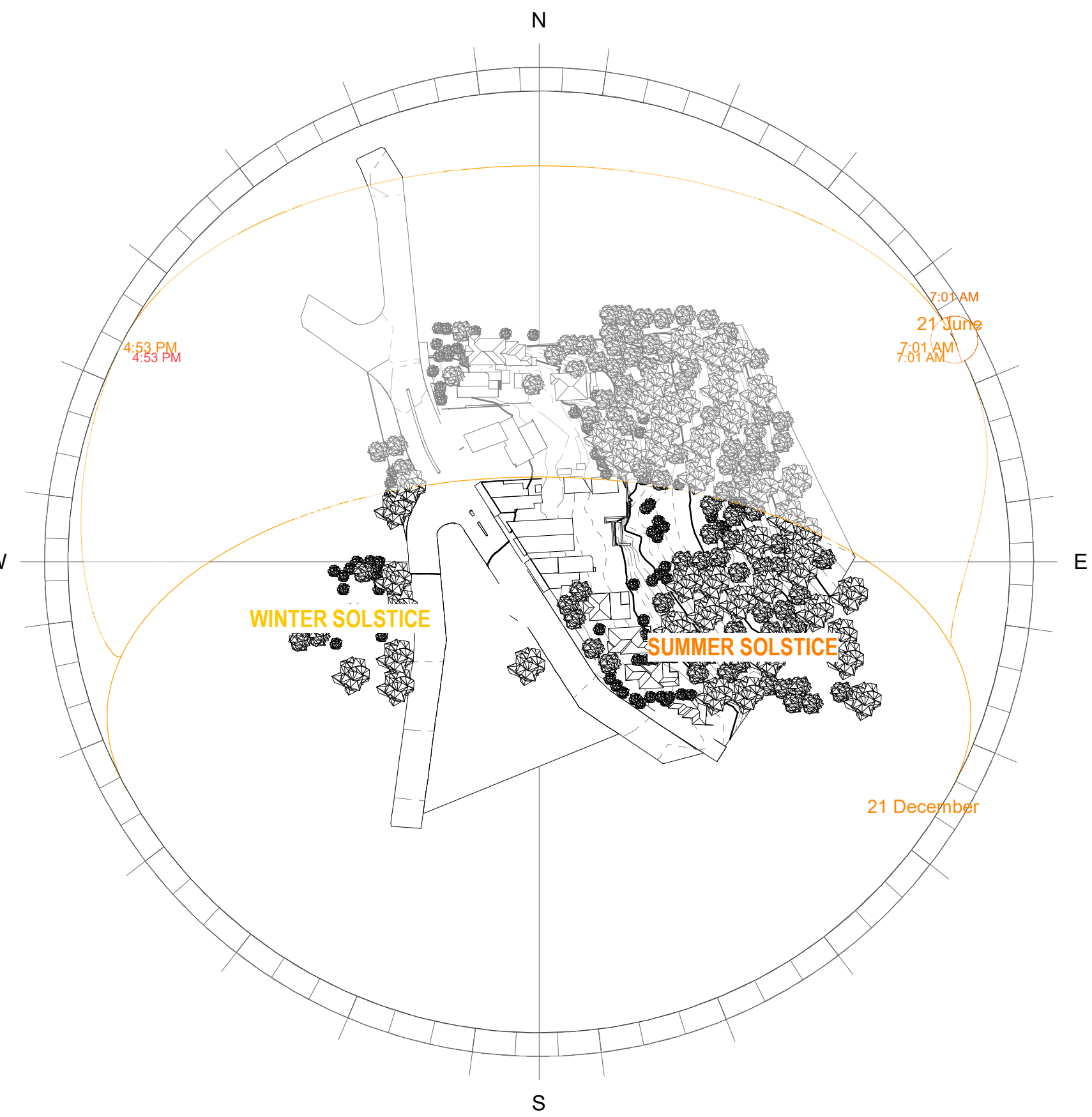




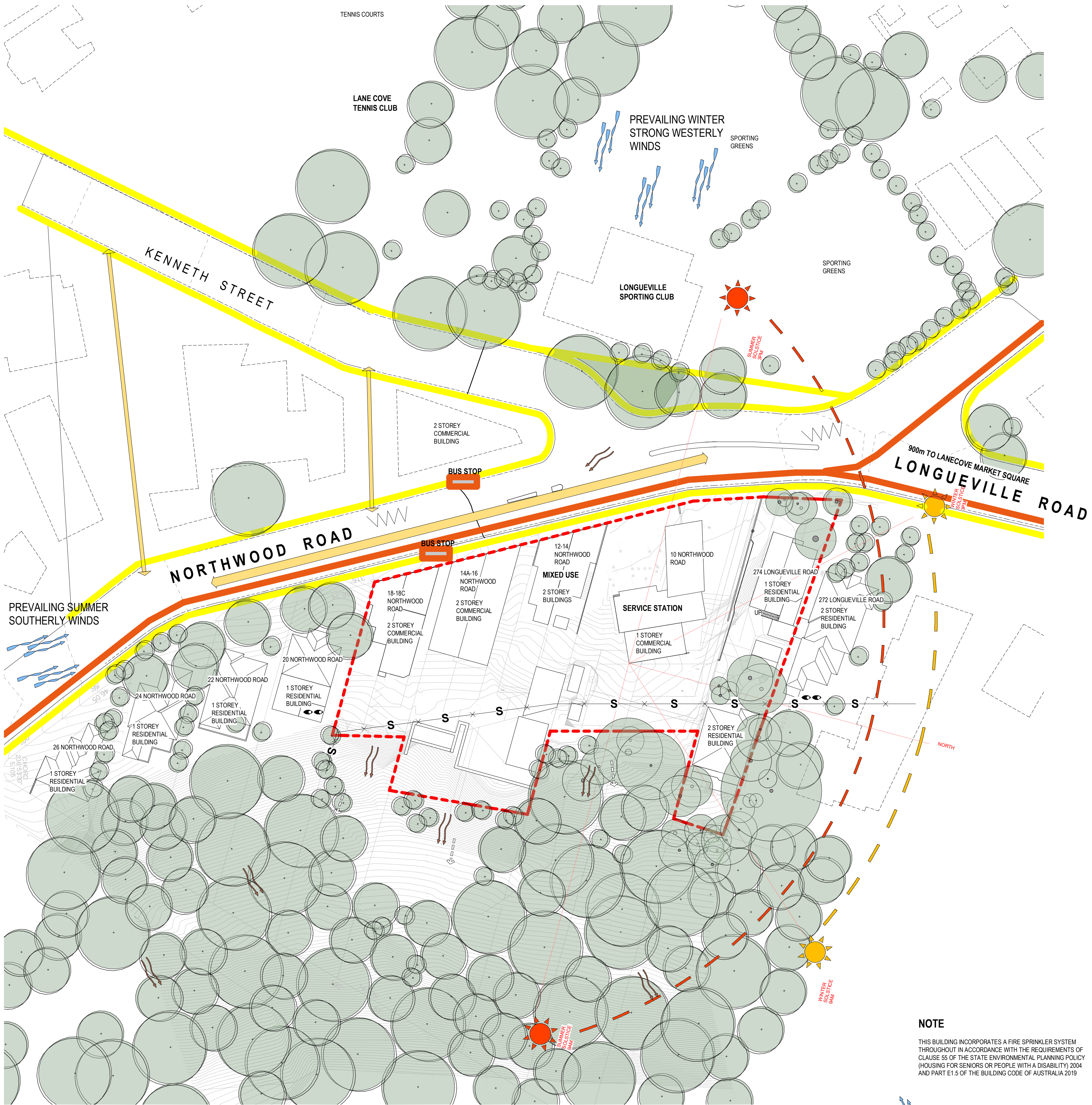
SITE LOCATION
SCALE 1 : 500



2 SOLAR PATH - NW VIEW - WINTER-SUMMER SOLSTICE
SCALE



3 SOLAR PATH - PLAN VIEW - WINTER-SUMMER SOLSTICE
SCALE



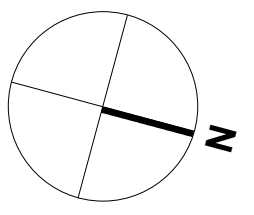
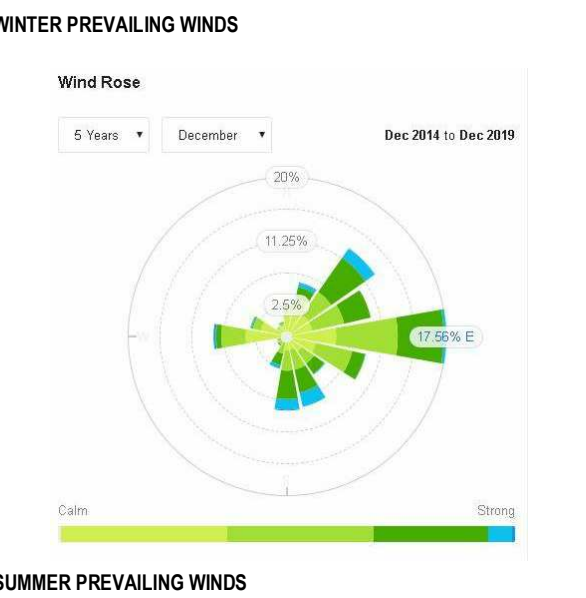
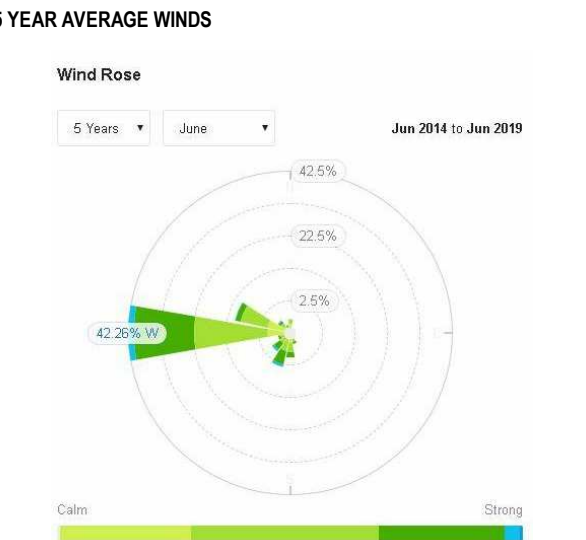
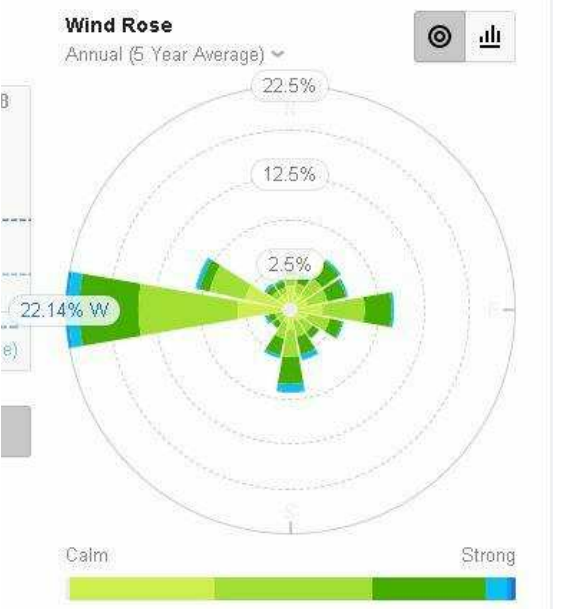
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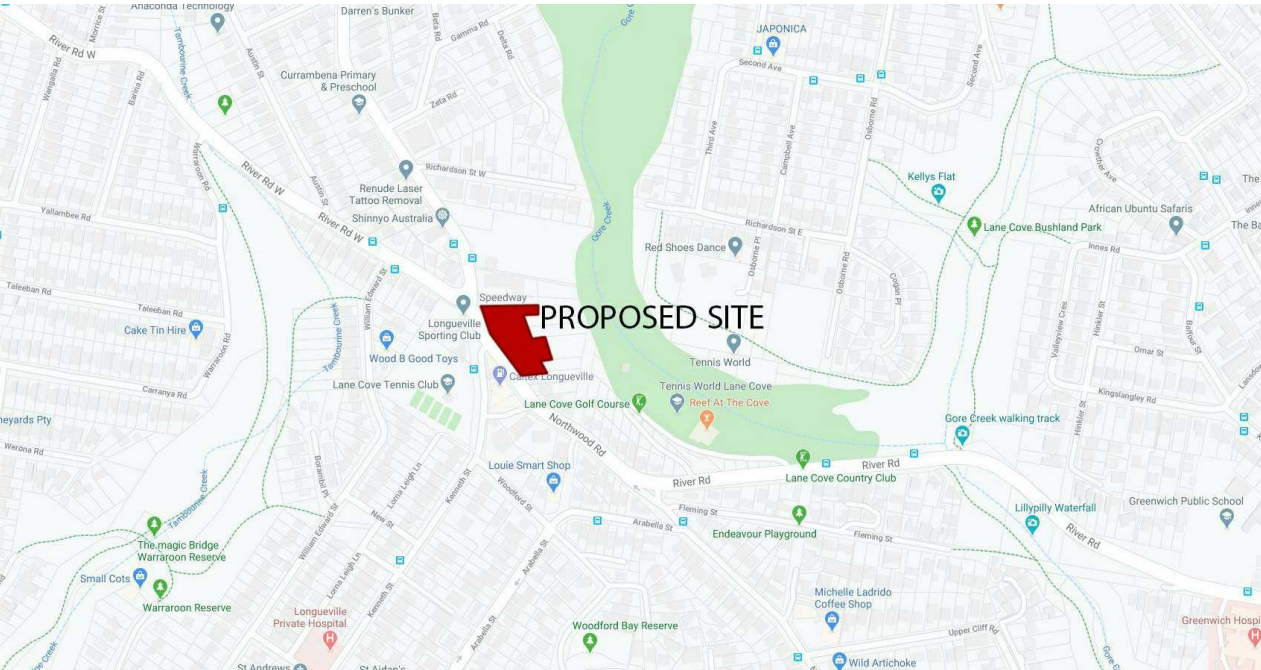
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SITE AREA 5003 m²

LEGEND

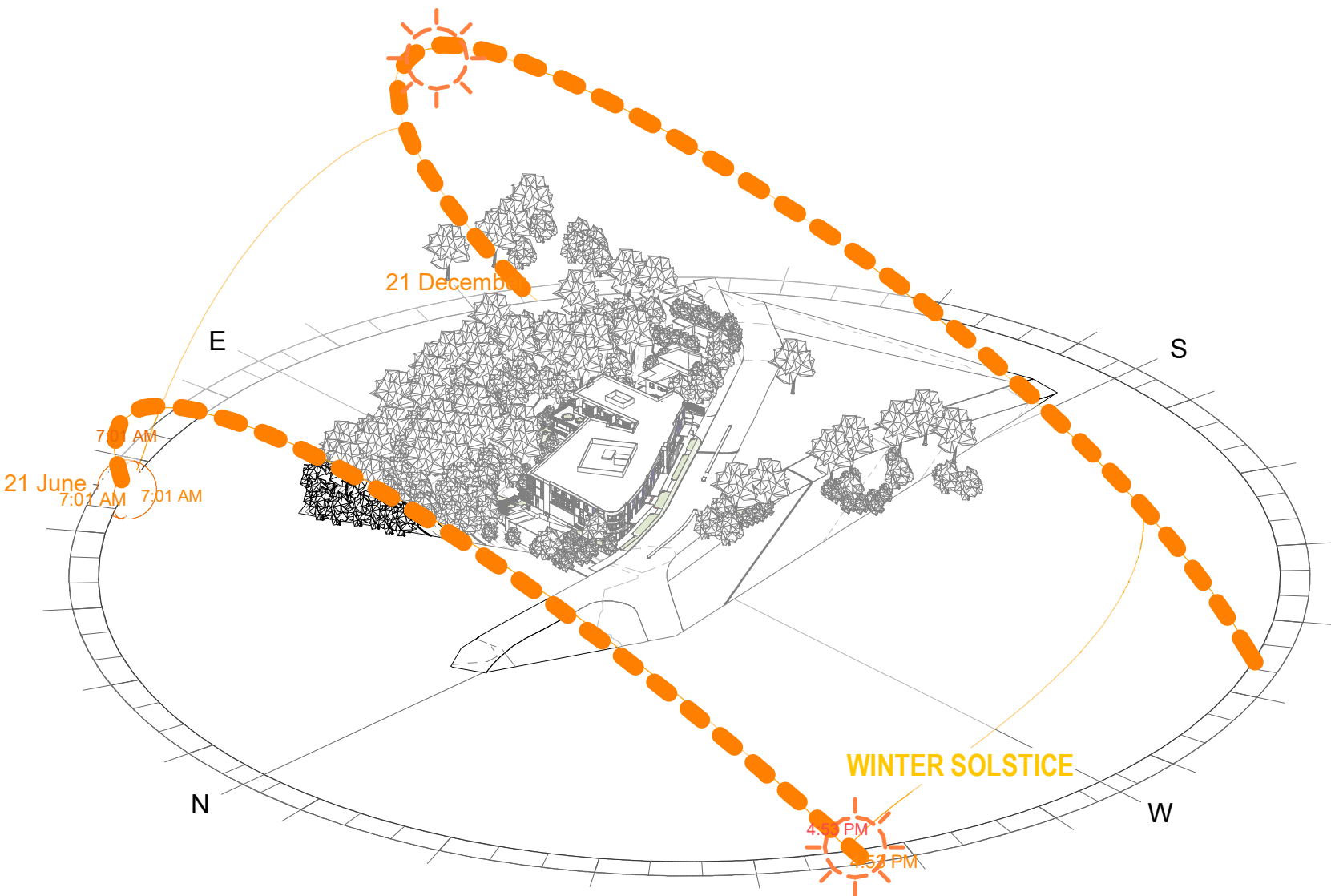
- EXISTING EASEMENT
- SITE CONTEXT EXISTING PLANTING
- EXISTING SITE PLANTING
- EXISTING SYDNEY WATER CULVERT
- EXISTING SYDNEY WATER SEWAGE LINE
- PROPOSED SEWER DIVERSION
- BUS STOP
- PROPOSED SITE BOUNDARY
- NEIGHBOURING RESIDENCE
- VEHICLE MOVEMENT: SLOW
- FAST
- SUN PATH
- PEDESTRIAN MOVEMENT
- BUS ACCESS
- NOISE
- PRIVACY/ OVERLOOKING
- SIGNIFICANT VIEWS
- WIND DIRECTION
- BUSHFIRE THREAT
- DOWNWARD SLOPE



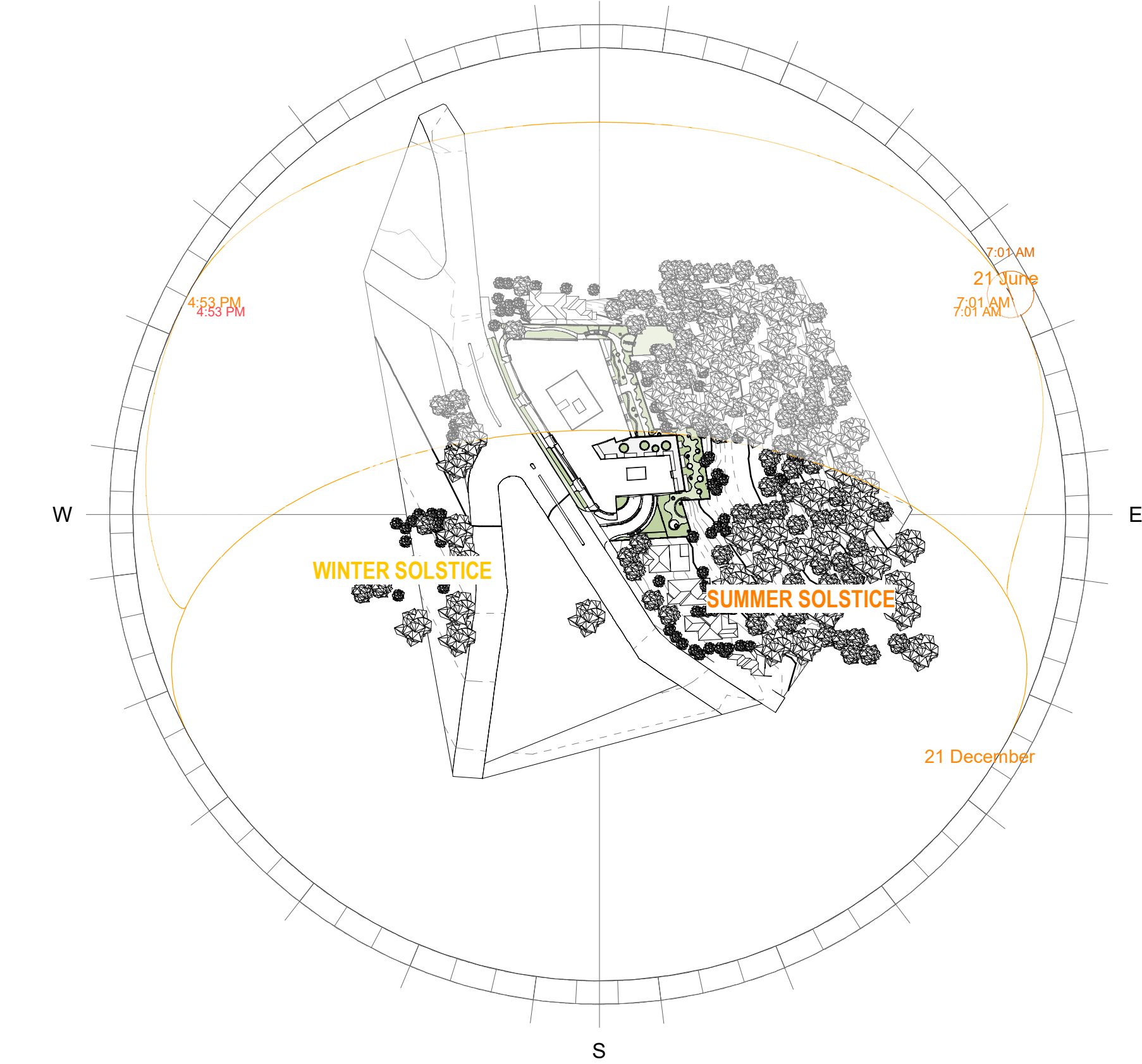


SITE LOCATION
SCALE 1: 500

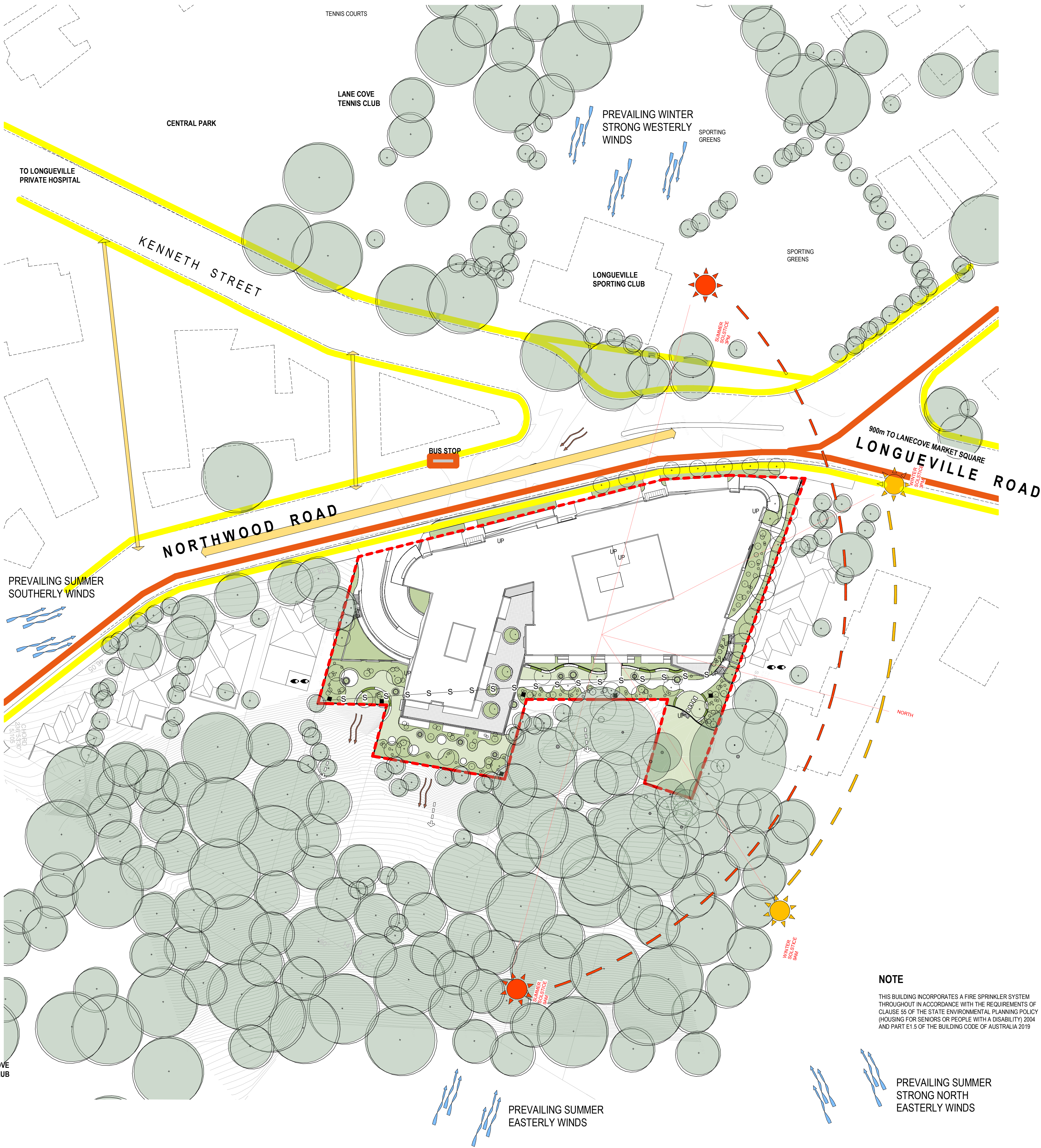
SUMMER SOLSTICE



2 SOLAR PATH - NW VIEW - WINTER-SUMMER SOLSTICE
SCALE



3 SOLAR PATH - PLAN VIEW - WINTER-SUMMER SOLSTICE
SCALE



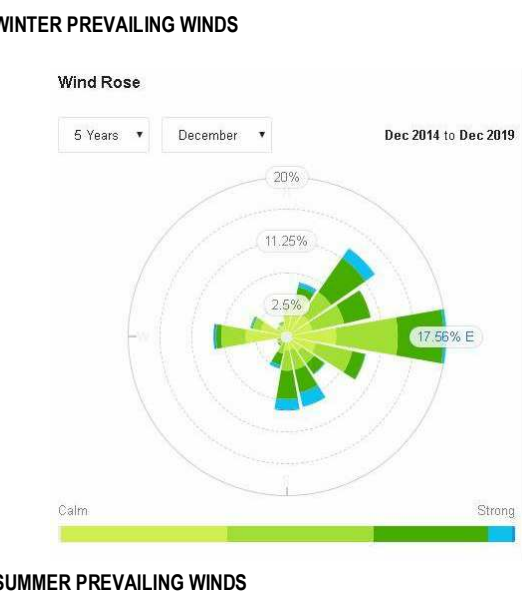
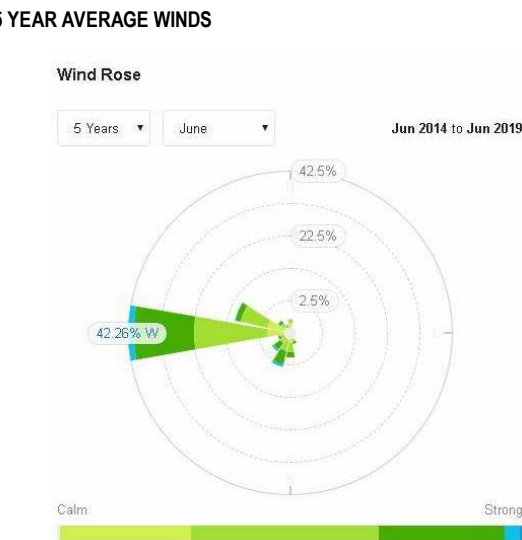
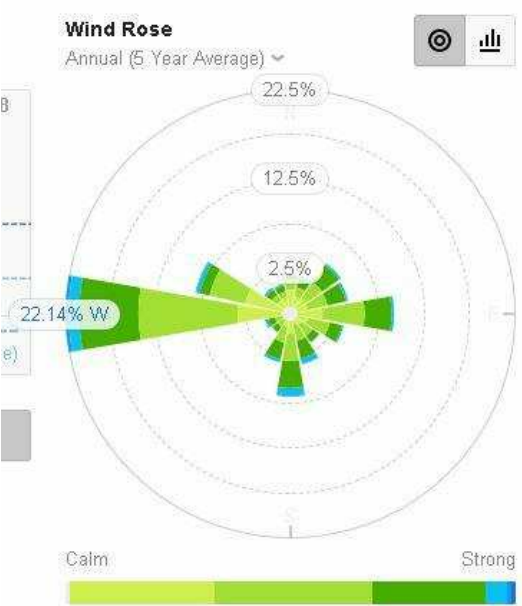
NOTE

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SITE AREA 5003 m²

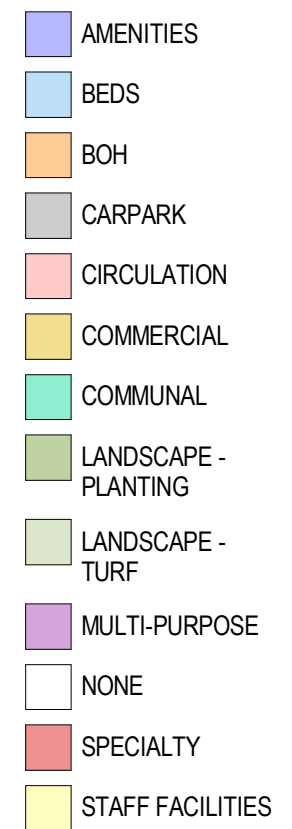
LEGEND

- EXISTING EASEMENT
- SITE CONTEXT EXISTING PLANTING
- EXISTING SITE PLANTING
- EXISTING SYDNEY WATER CULVERT
- EXISTING SYDNEY WATER SEWAGE LINE
- PROPOSED SEWER DIVERSION
- BUS STOP
- PROPOSED SITE BOUNDARY
- NEIGHBOURING RESIDENCE
- VEHICLE MOVEMENT: SLOW
- FAST
- SUN PATH
- PEDESTRIAN MOVEMENT
- BUS ACCESS
- NOISE
- PRIVACY/ OVERLOOKING
- SIGNIFICANT VIEWS
- WIND DIRECTION
- BUSHFIRE THREAT
- DOWNWARD SLOPE



SUMMER PREVAILING WINDS

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019



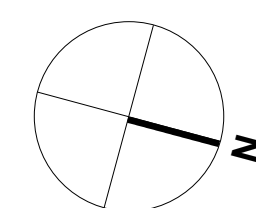
L1

NOTE

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L2



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	20-08-31	LOWERED GABION WALL	MDP	MR
DA3	20-09-25	EASTERN RETAINING WALL REMOVED, FENCE ABOVE LOWERED, LANDSCAPE CALCULATIONS	MDP	MR
DA4	20-10-02	DISABLED PARKING ALTERED	MPM	MR
DA5	20-10-07	RAMP SECTIONS	DT	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA102	DA5
SCALE	As indicated @ A1	
DRAWN		
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

NOTE

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1 FLOOR PLAN - LEVEL 03
SCALE 1:200

L3

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

LEVEL 3 FLOOR PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	20-10-07	RAMP SECTIONS	DT	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA103	DA2

SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

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architects
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L4

NOTE

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1 FLOOR PLAN - LEVEL 05
SCALE 1 : 200

L5

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

LEVEL 5 FLOOR PLAN

REV DATE

AMENDMENT

INITIALS CHECK

MDP MR

PROJECT NO.

2924

DRAWING NO.

DA105

REVISION

DA1

SCALE

As indicated @ A1

DRAWN

PROJECT PRINCIPLE

M. RALPH

DATE

31.07.2020

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NOTE

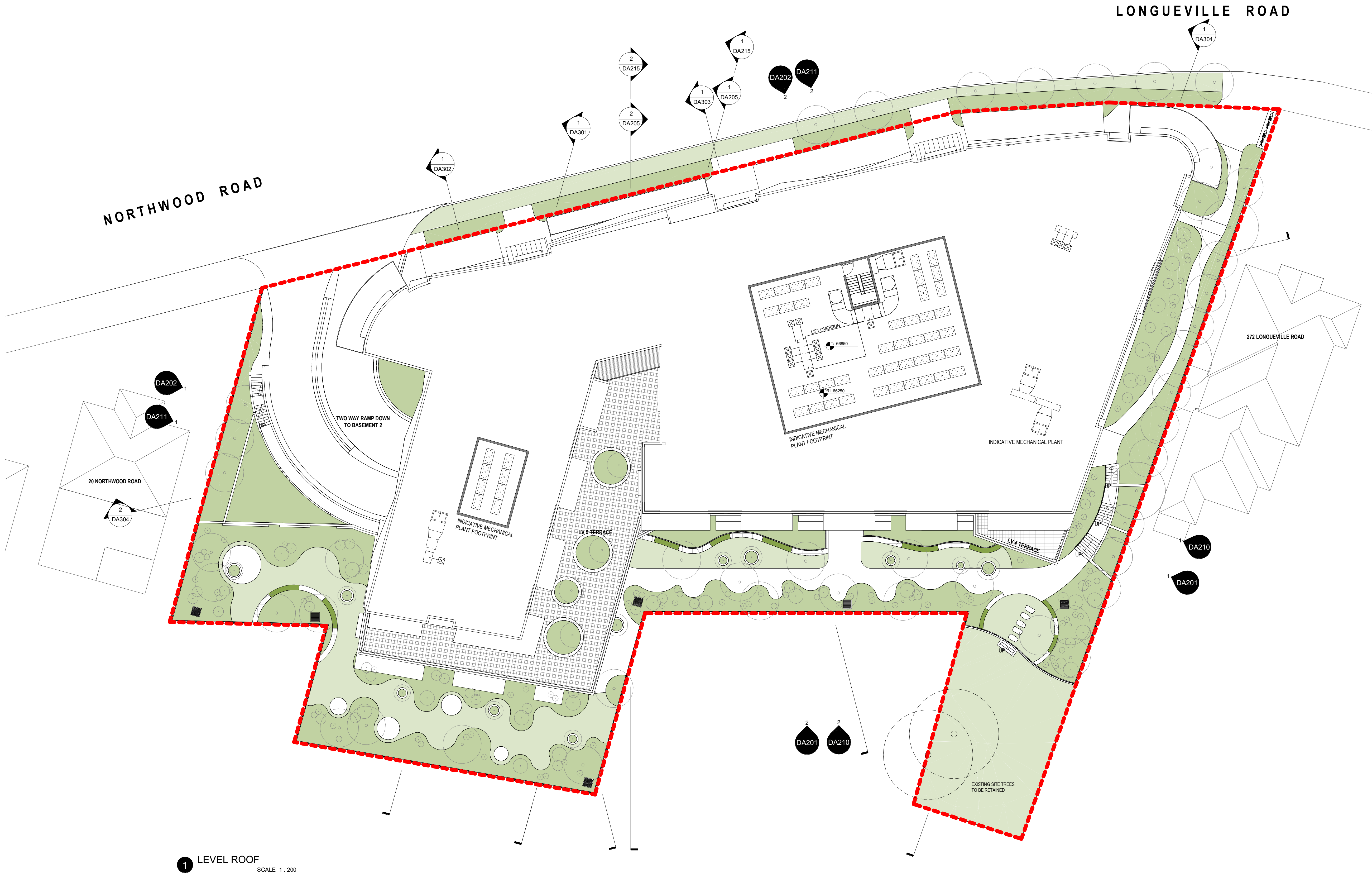
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L6

NOTE

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1 LEVEL ROOF
SCALE 1 : 200

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

ROOF PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR

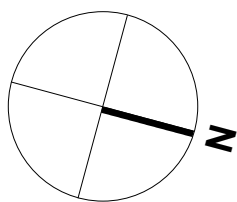
PROJECT NO.	DRAWING NO.	REVISION
2924	DA110	DA1

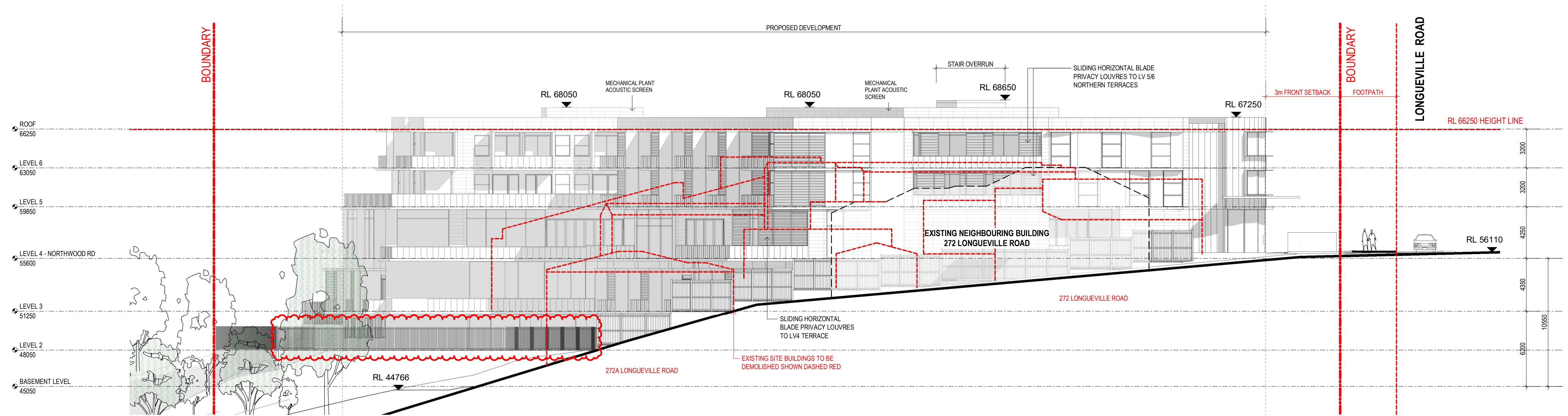
SCALE As indicated @ A1

DRAWN

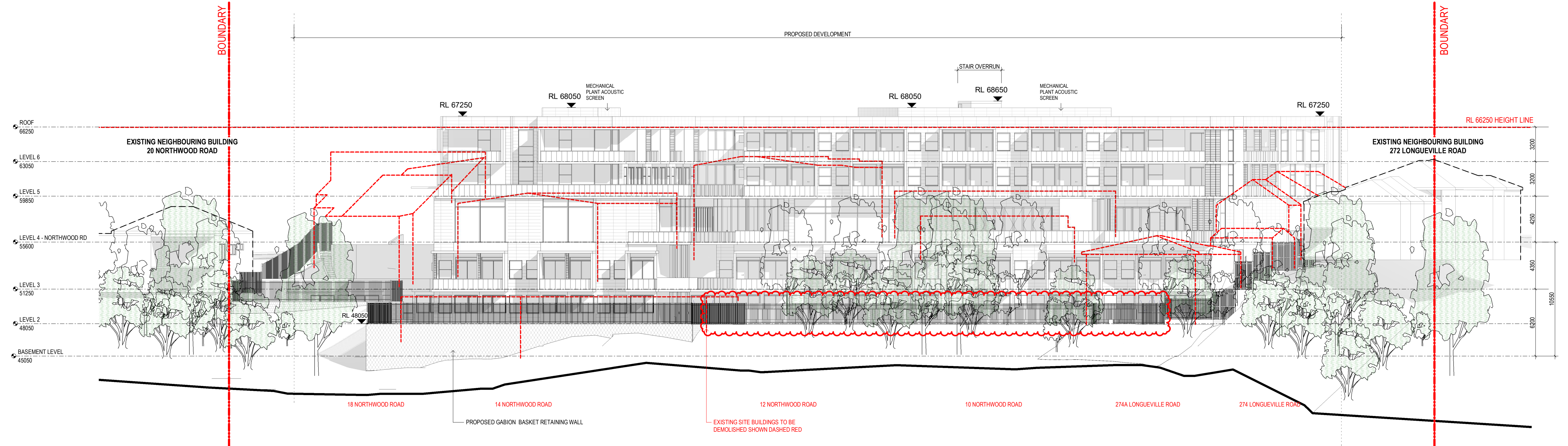
PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

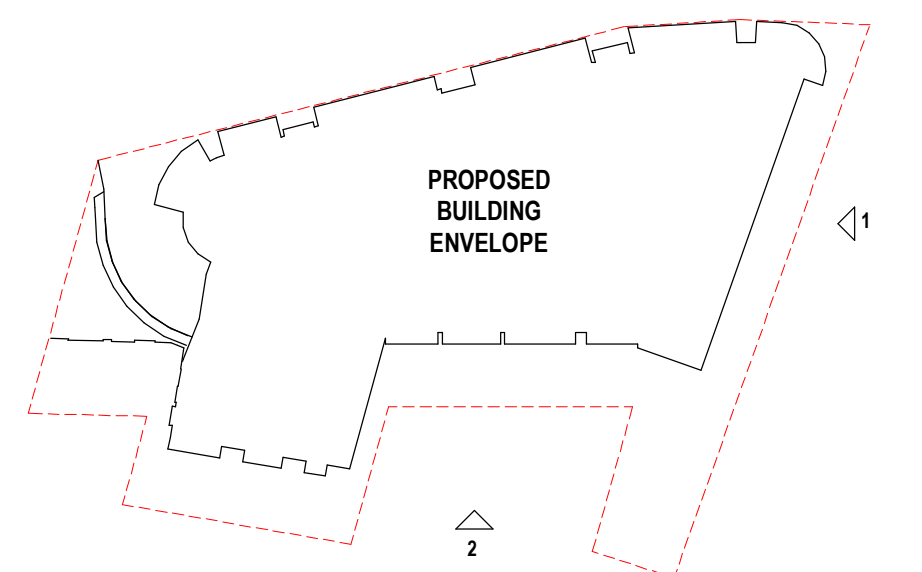




1 NORTH ELEVATION
SCALE 1:200



2 EAST ELEVATION
SCALE 1:200



NOTE

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architecture
interior design
project management

NSW A/B REG ARCHITECT: G. OLLERTON #7621
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Suite 302 69 Christie Street St. Leonards NSW 2065 | 02 99665544 | www.mdpa.com.au

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PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

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DRAWING TITLE

ELEVATIONS SHEET 1

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-19	DA ISSUE	MDP	MR
DA2	20-08-31	LOWERED GABION WALL	MDP	MR
DA3	20-09-25	EASTERN RETAINING WALL REMOVED, FENCE ABOVE LOWERED	MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA201	DA3

SCALE As indicated @ A1

DRAWN Author

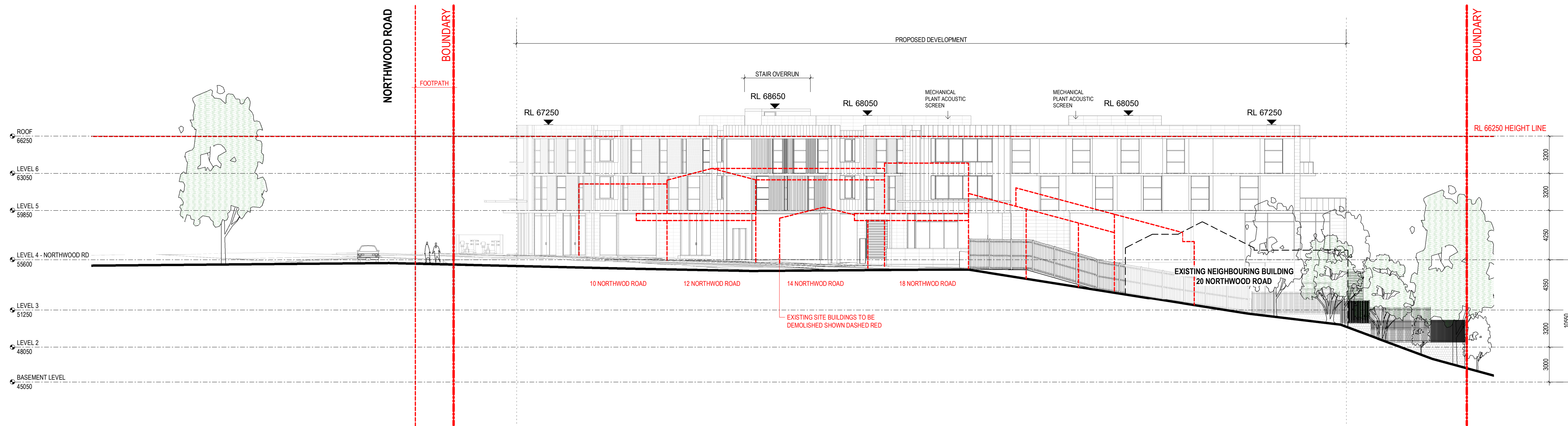
PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

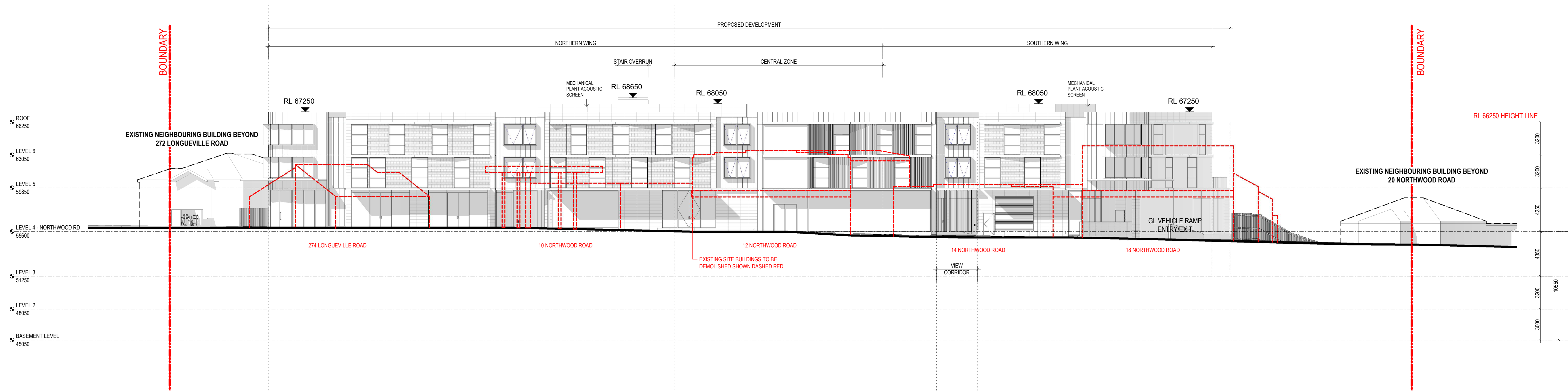
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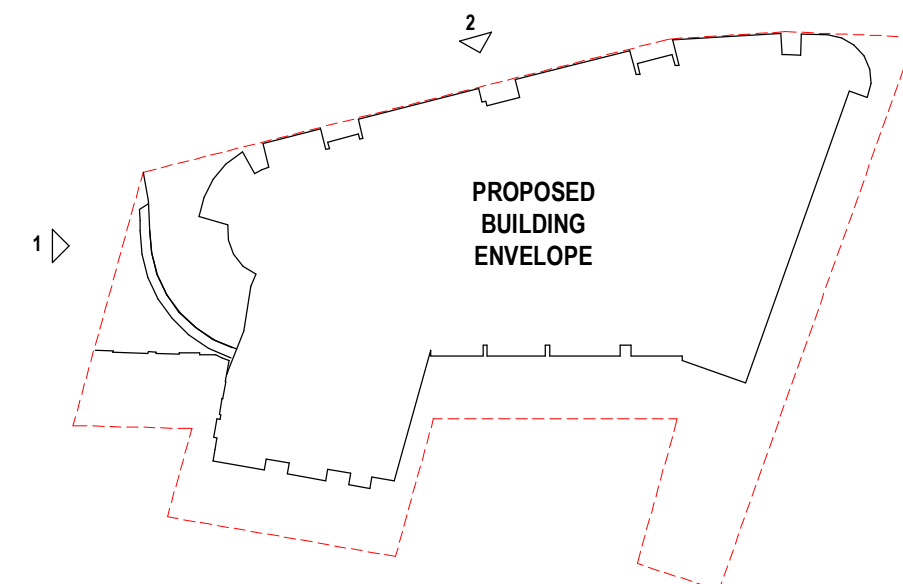
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1 SOUTH ELEVATION
SCALE 1:200



2 WEST ELEVATION - NORTHWOOD ROAD
SCALE 1:200



architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

ELEVATIONS SHEET 2

REV DATE

DA1 20-08-18

AMENDMENT

DA ISSUE

INITIALS CHECK

MDP MR

PROJECT NO.

2924

DRAWING NO.

DA202

REVISION

DA1

SCALE

As indicated @ A1

DRAWN

Author

PROJECT PRINCIPLE

M. RALPH

DATE

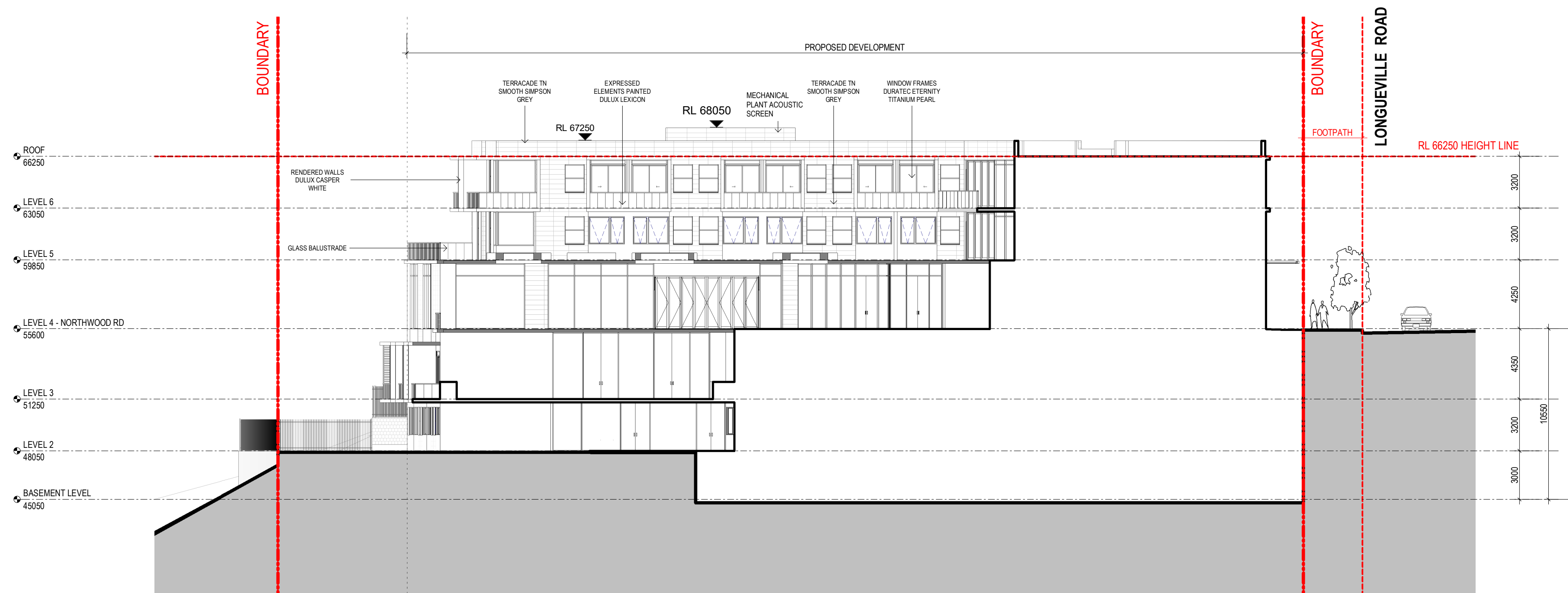
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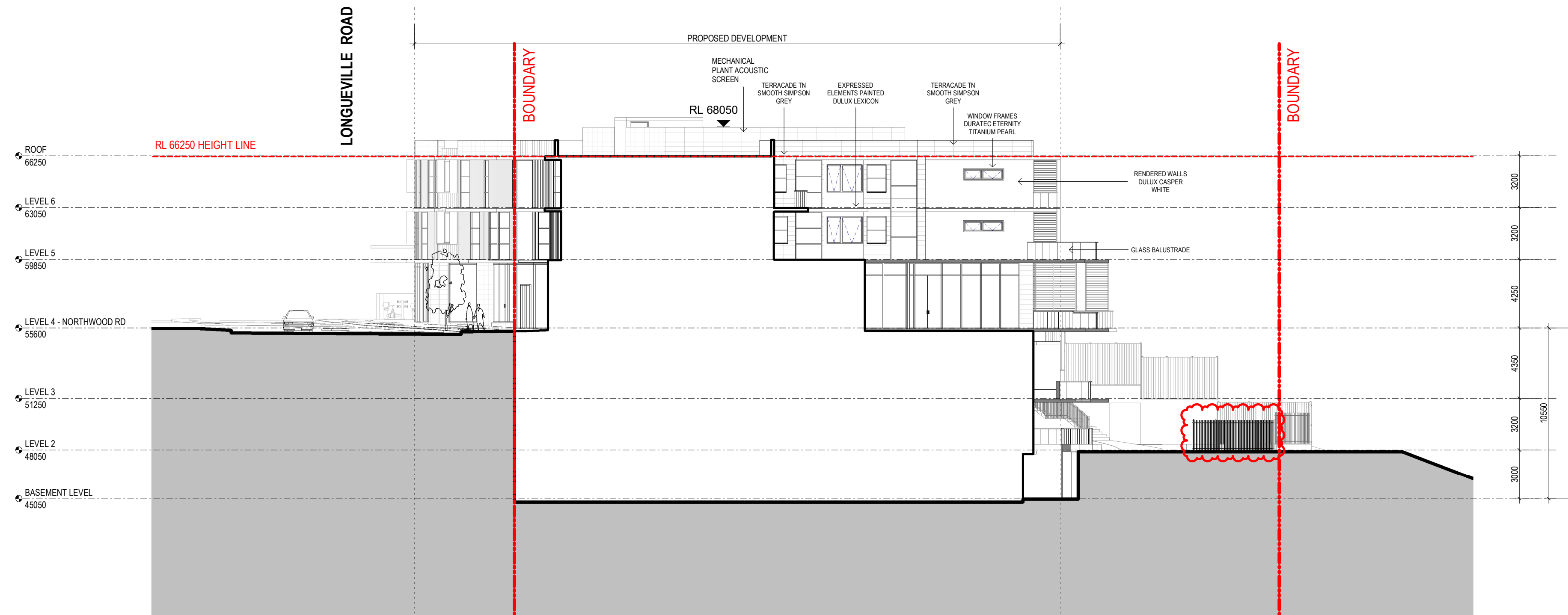
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NOTE

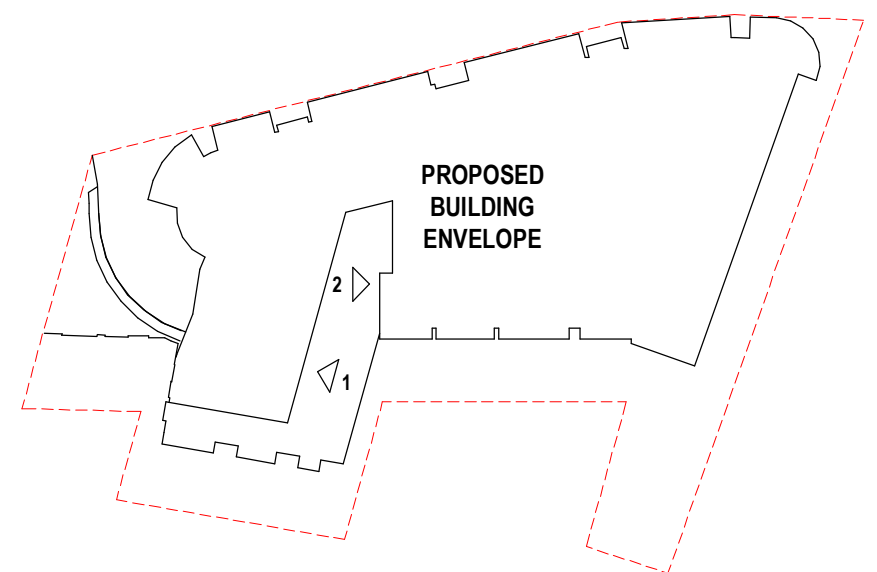
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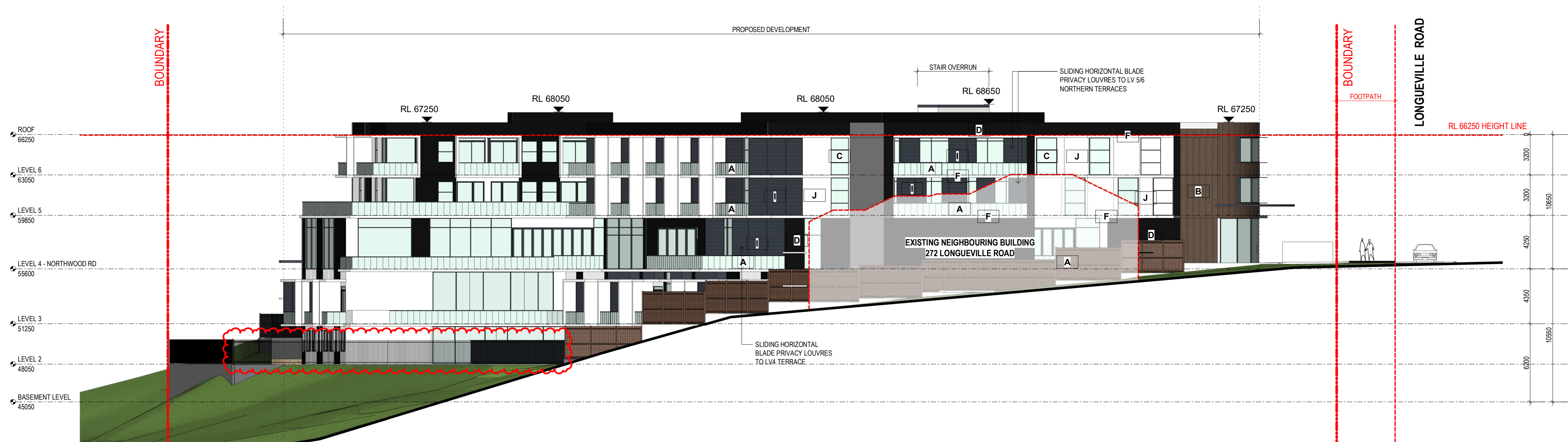


1 SECTIONAL ELEVATION 1
SCALE 1 : 200



2 SECTIONAL ELEVATION 2
SCALE 1 : 200





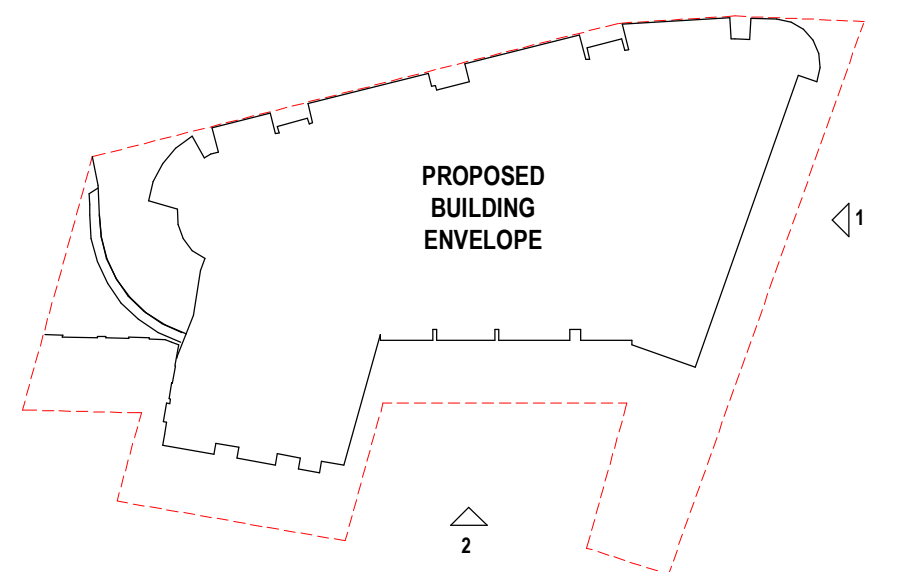
1 NORTH ELEVATION - MATERIAL
SCALE 1 : 200



2 EAST ELEVATION - MATERIAL
SCALE 1 : 200



- A GLASS BALUSTRADE - Frameless glass balustrade with alum. Handrail
B COPPER CLADDING - Vertical seam copper cladding
C WINDOW FRAMES - Window frames Duralac Eternity Titanium Pearl
D TERRACADE SIMPSON GREY - Terracade TN smooth cladding system Simpson grey
E EXPRESSED SLAB EDGES - Acrylic render painted Dulux Lexicon
F HORIZONTAL LOUVRES - Alum. Louvers & shutters Duralac Eternity Titanium Pearl
I WHITE RENDER WALL - White acrylic rendered walls Dulux Lexicon
J



NOTE

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architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

MATERIAL ELEVATIONS

REV DATE

DA1 20-08-19
DA2 20-08-31
DA3 20-09-25

AMENDMENT

DA ISSUE
LOWERED GABION WALL
EASTERN RETAINING WALL
REMOVED, FENCE ABOVE
LOWERED

INITIALS CHECK

MDP MR
MDP MR
MDP MR

PROJECT NO.

2924

DRAWING NO.

DA210

REVISION

DA3

SCALE

As indicated @ A1

DRAWN

Author

PROJECT PRINCIPLE

M. RALPH

DATE

31.07.2020

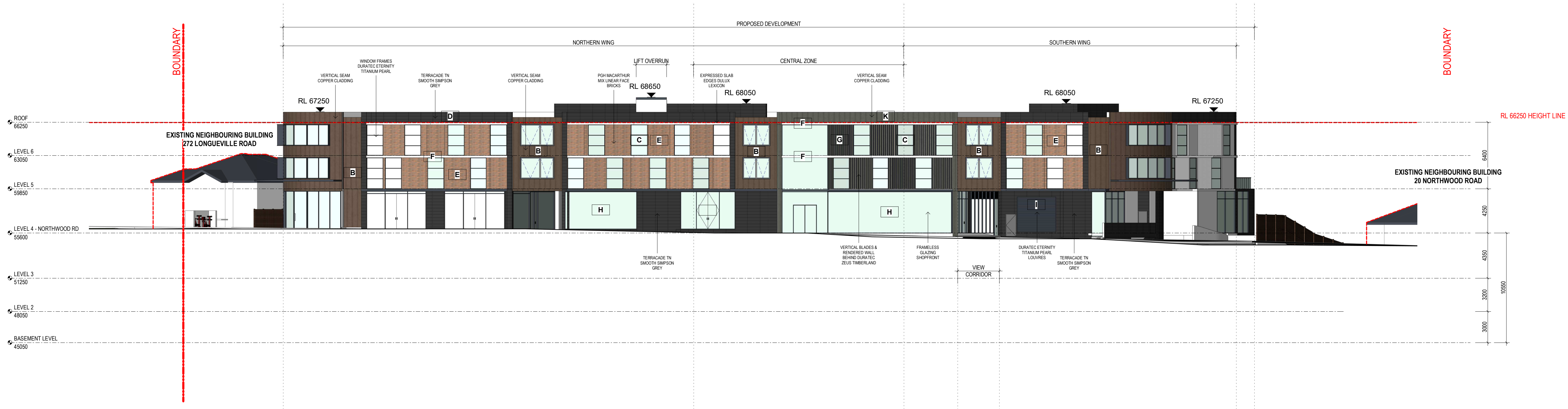
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NOTE

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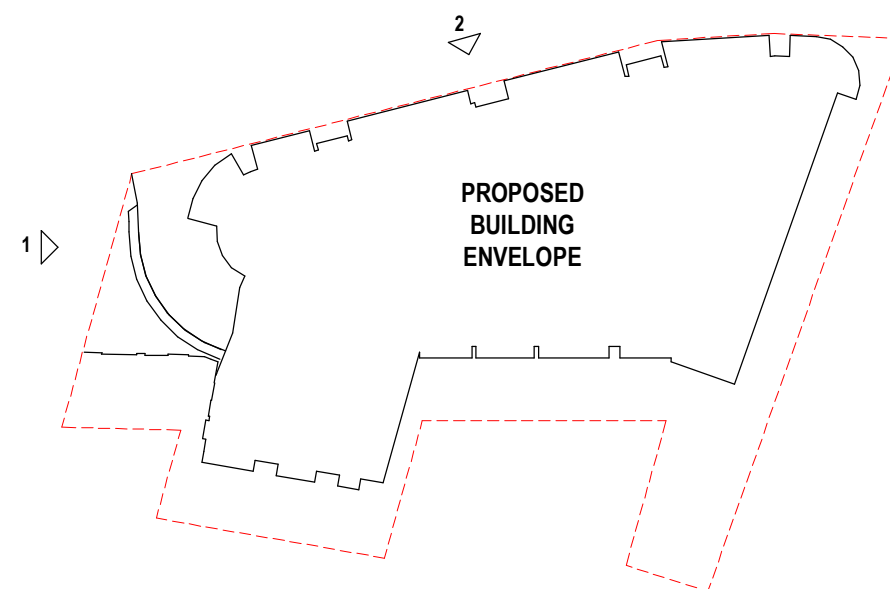
1 SOUTH ELEVATION - MATERIAL
SCALE 1 : 200



2 WEST ELEVATION - NORTHWOOD ROAD - MATERIAL
SCALE 1 : 200



- A GLASS BALUSTRADE - Frameless glass balustrade with alum.
Handrail
B COPPER CLADDING - Vertical seam copper cladding
C WINDOW FRAMES - Window frames Duratec Eternity Titanium Pearl
D TERRACAIDE SIMPSON GREY - Terracade TN smooth cladding system Simpson grey
E PGH MACARTHUR - Face brick PGH Linear Macarthur mix
F EXPRESSED SLAB EDGES - Acrylic render painted Dulux Lexicon
G VERTICAL BLADES & RENDERED WALL - Vertical alum. Blades & acrylic rendered wall behind Dulux Zeus Timberland
H FRAMELESS GLAZING - Frameless glazed shopfront
I HORIZONTAL LOUVRES - Alum. Louvres & shutters Duratec Eternity Titanium Pearl
J WHITE RENDER WALL - White acrylic rendered walls Dulux Lexicon
K ZINC CLADDING - Vertical seam zinc sheet cladding



architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

MATERIAL ELEVATIONS

REV DATE

DA1 20-08-18

AMENDMENT

DA ISSUE

INITIALS CHECK

MDP MR

PROJECT NO.

2924

DRAWING NO.

DA211

REVISION

DA1

SCALE

As indicated @ A1

DRAWN

Author

PROJECT PRINCIPLE

M. RALPH

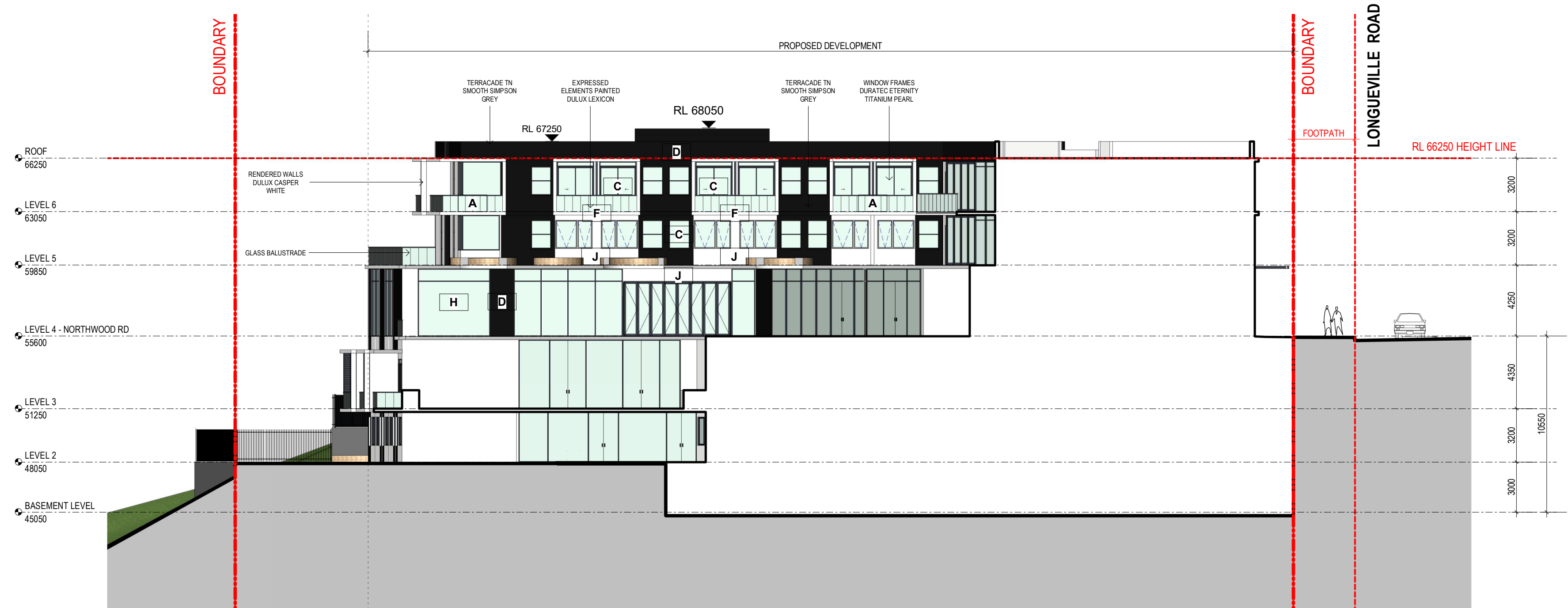
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31.07.2020

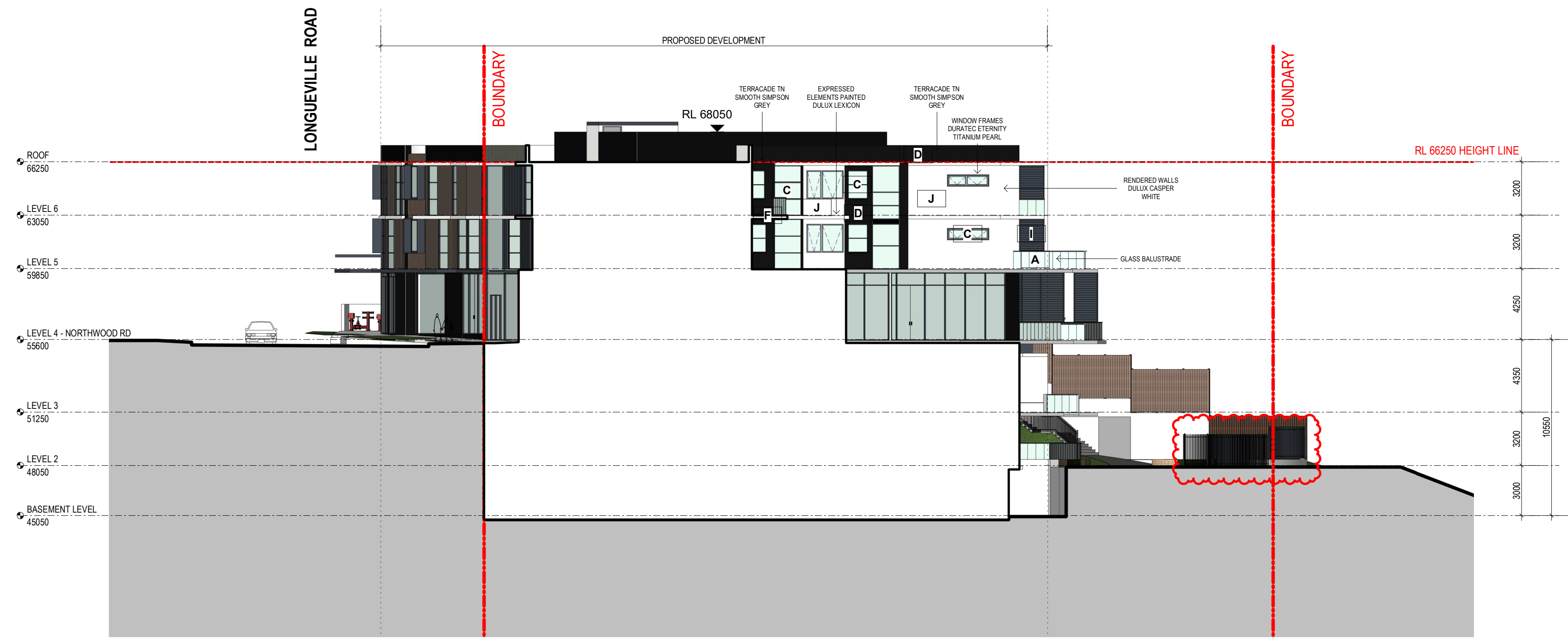
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NOTE

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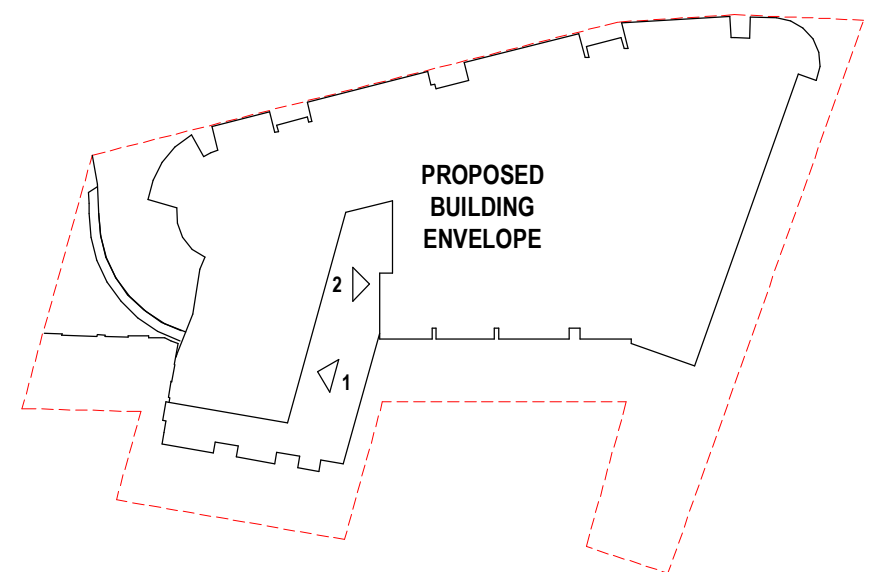
1 SECTIONAL ELEVATION 1 - MATERIAL
SCALE 1 : 200



2 SECTION ELEVATION 2 - MATERIAL
SCALE 1 : 200

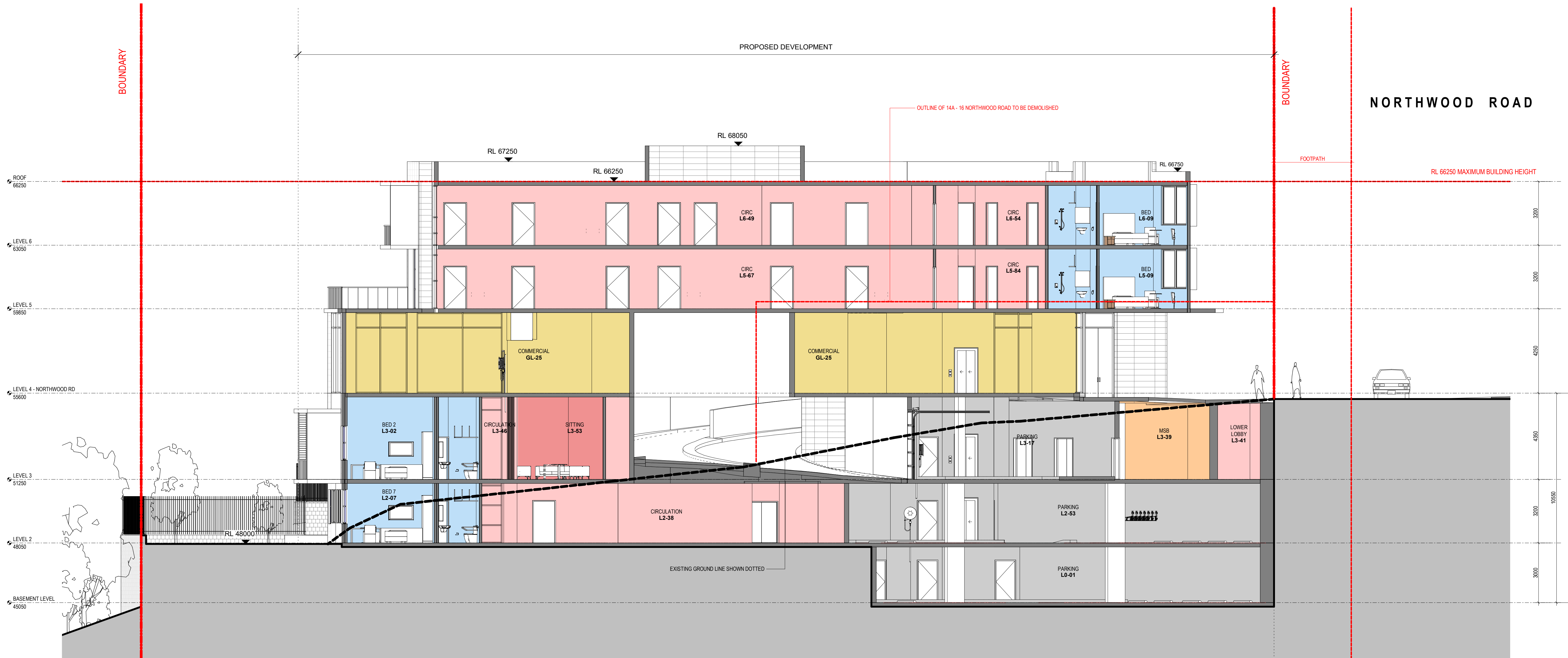


- A GLASS BALUSTRADE - Frameless glass balustrade with alum. Handrail
C WINDOW FRAMES - Window frames Duratec Eternity Titanium Pearl
D TERRACADE SIMPSON GREY - Terracade TN smooth cladding system Simpson grey
F EXPRESSED SLAB EDGES - Acrylic render painted Dulux Lexicon
H FRAMELESS GLAZING - Frameless glazed shopfront
I HORIZONTAL LOUVRES - Alum. Louvers & shutters Duratec Eternity Titanium Pearl
J WHITE RENDER WALL - White acrylic rendered walls Dulux Lexicon



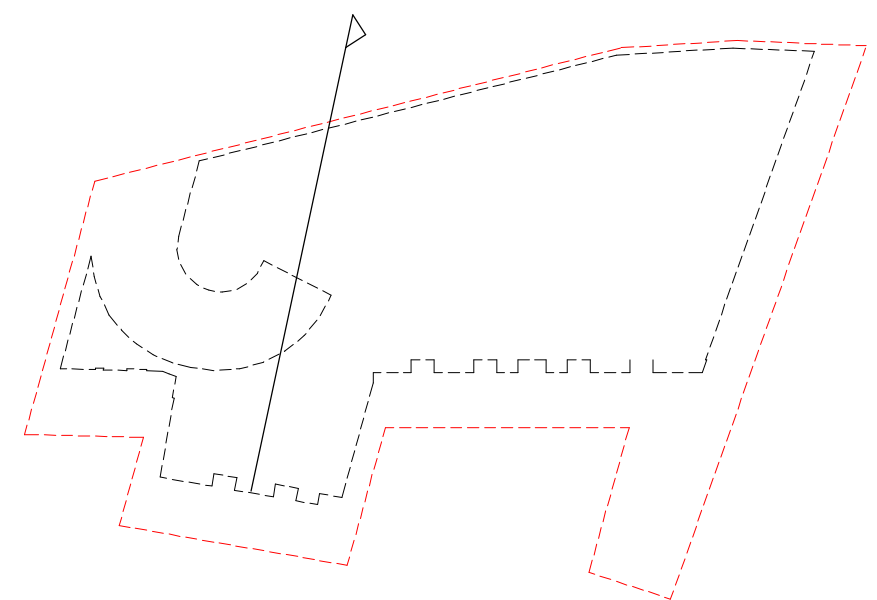
NOTE

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1 SECTION 1
SCALE 1:100

- AMENITIES
- BEDS
- BOH
- CARPARK
- CIRCULATION
- COMMERCIAL
- COMMUNAL
- LANDSCAPE - PLANTING
- LANDSCAPE - TURF
- MULTI-PURPOSE
- NONE
- SPECIALTY
- STAFF FACILITIES



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- 66250 MAXIMUM BUILDING HEIGHT



-

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Suite 302 69 Christie Street St. Leonards NSW 2065 | 02 99665566 | www.mdpa.com.au

RESIDENCES

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

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SECTIONS SHEET 2

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NOTE

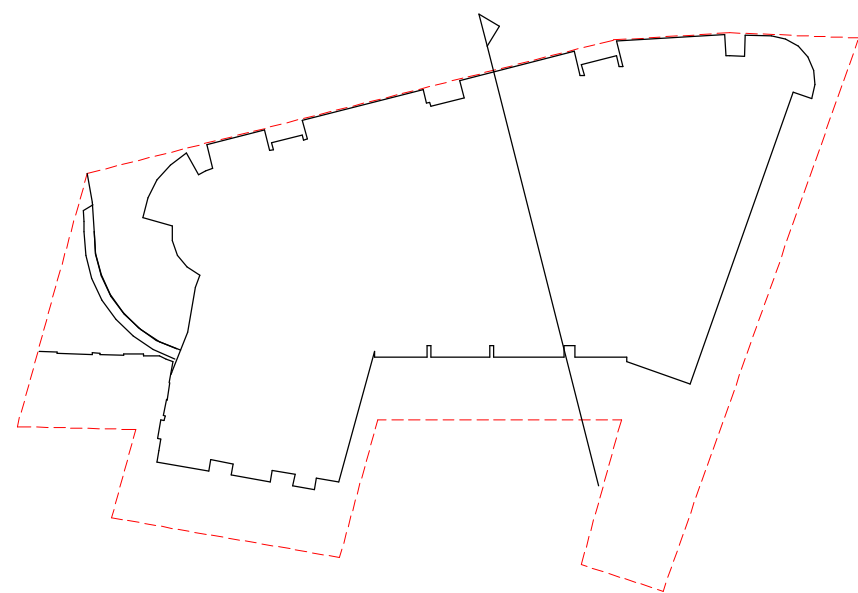
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NORTHWOOD ROAD

SECTION 3

SCALE 1 : 100

- AMENITIES
- BEDS
- BOH
- CARPARK
- CIRCULATION
- COMMERCIAL
- COMMUNAL
- LANDSCAPE - PLANTING
- LANDSCAPE - TURF
- MULTI-PURPOSE
- NONE
- SPECIALTY
- STAFF FACILITIES



CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SECTIONS SHEET 3

REV DATE

DA1 20-08-18
DA2 20-08-25

AMENDMENT

DA ISSUE
EASTERN RETAINING WALL
REMOVED, FENCE ABOVE
LOWERED

INITIALS CHECK

MDP MR
MDP MR

PROJECT NO.

2924

DRAWING NO.

DA303

REVISION

DA2

SCALE

As indicated @ A1

DRAWN

Author

PROJECT PRINCIPLE

M. RALPH

DATE

31.07.2020

architecture
interior design
project management

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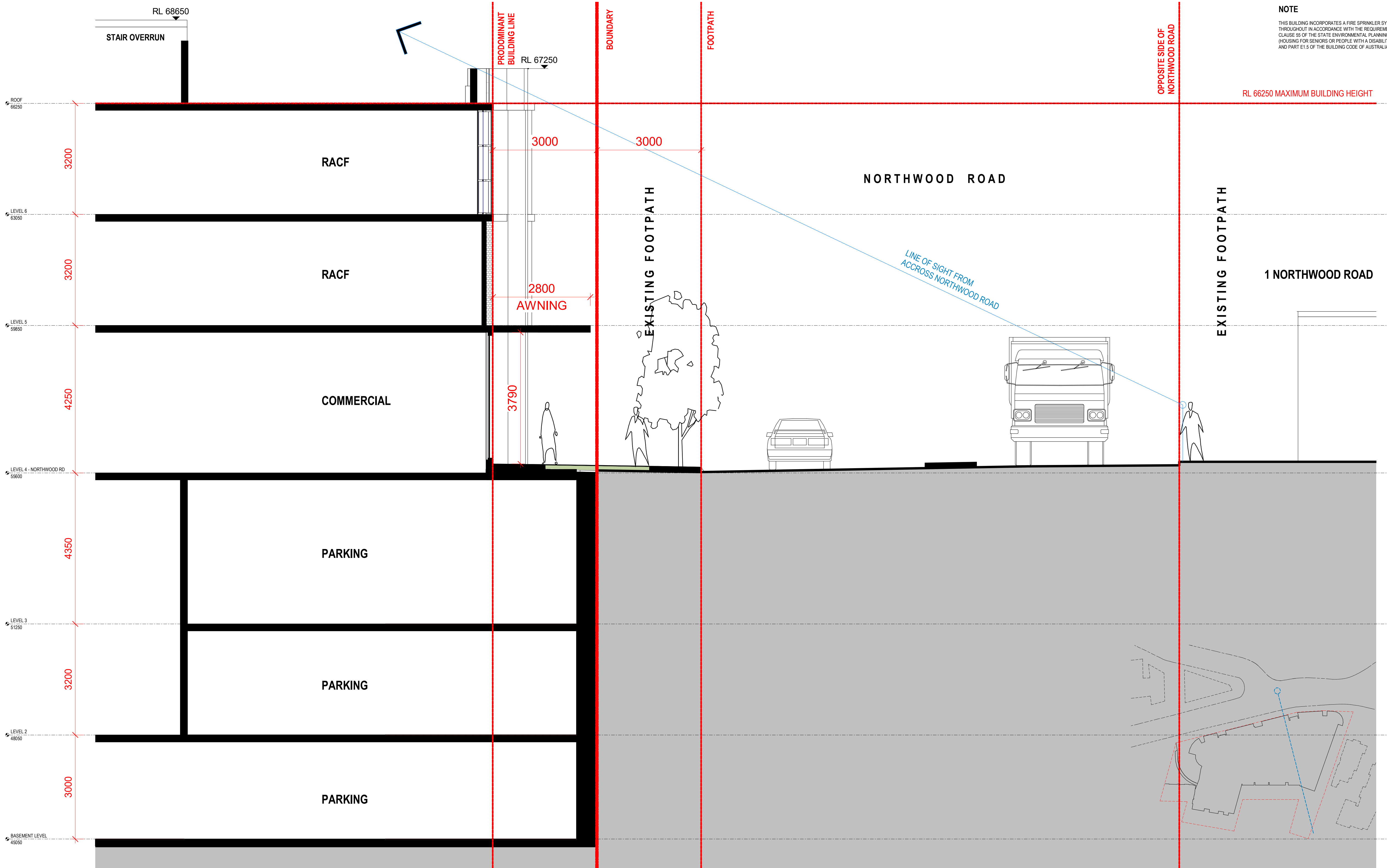
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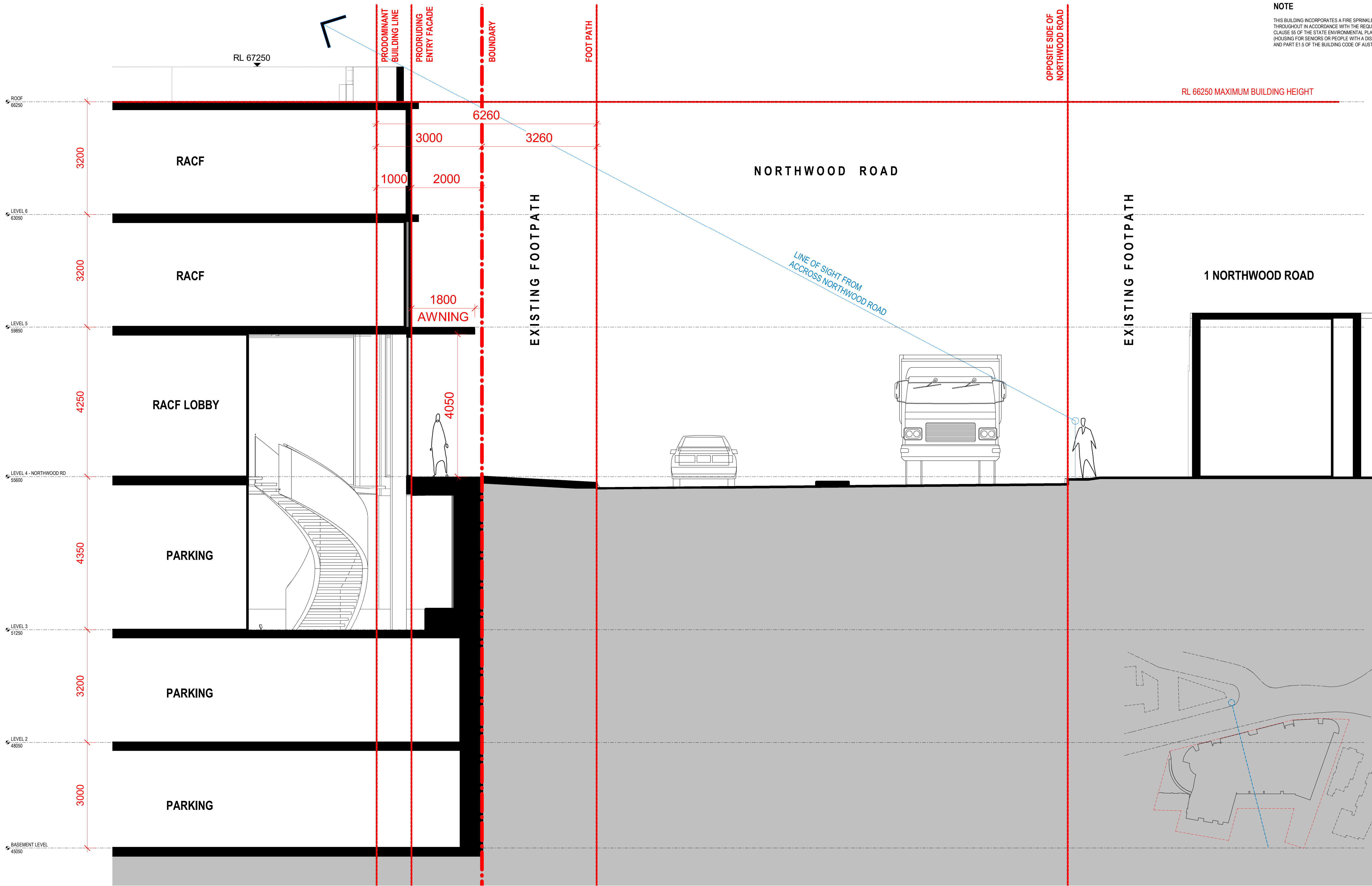
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-



1 SECTION - PUBLIC DOMAIN 1
SCALE 1 : 50



NOTE

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1 SECTION - PUBLIC DOMAIN 2
SCALE 1 : 50

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SECTIONS - PUBLIC DOMAIN 2

REV DATE

DA1 20-08-18

AMENDMENT

DA ISSUE

INITIALS CHECK

MDP MR

PROJECT NO.

2924

DRAWING NO.

DA312

REVISION

DA1

SCALE

As indicated @ A1

DRAWN

Author

PROJECT PRINCIPLE

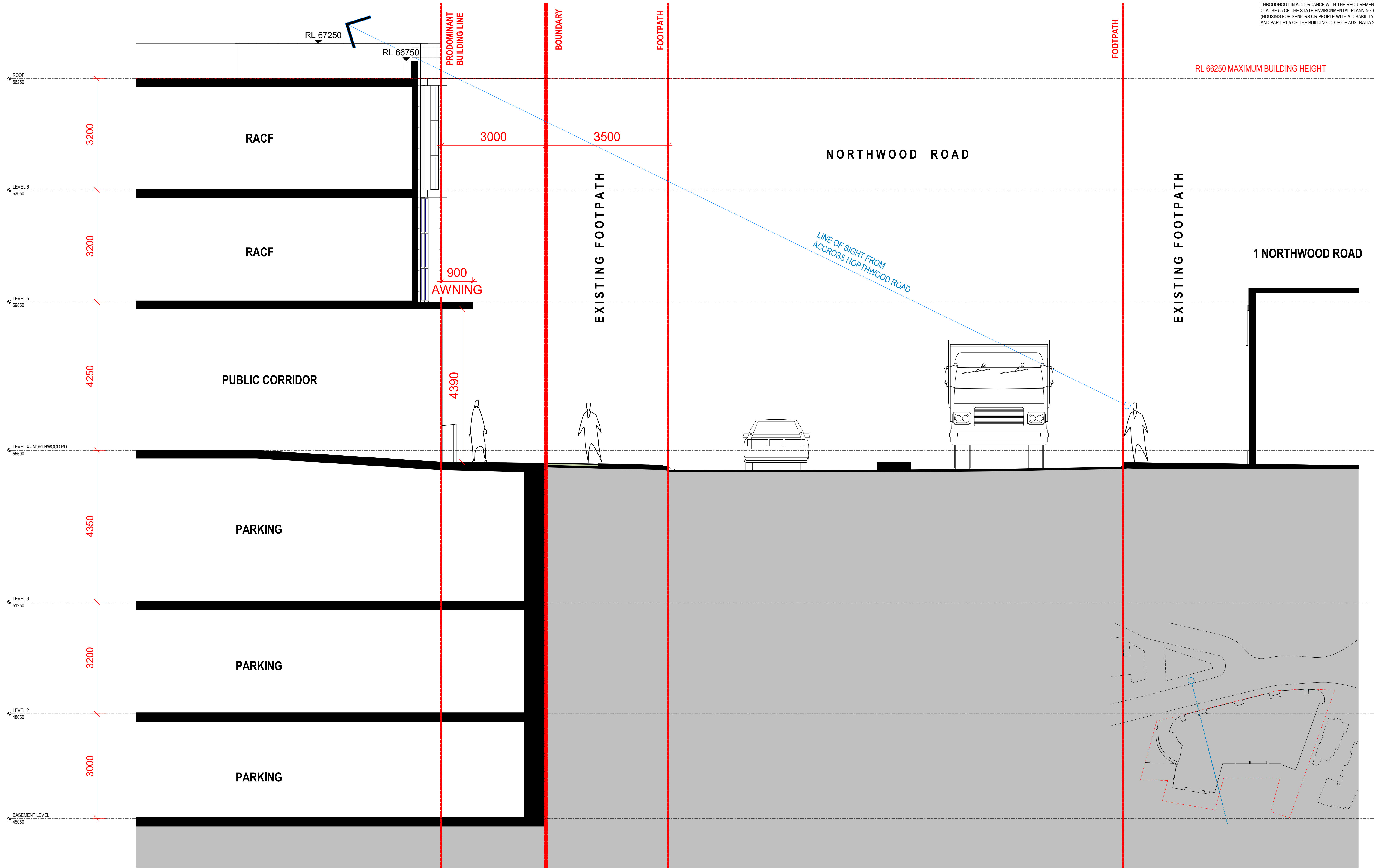
M. RALPH

DATE

31.07.2020

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1 SECTION - PUBLIC DOMAIN 3
SCALE 1 : 50

CLIENT

PATHWAYS
RESIDENCES

PROJECT

LONGUEVILLE
4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SECTIONS - PUBLIC DOMAIN 3

REV DATE

DA1 20-08-18

AMENDMENT

DA ISSUE

INITIALS CHECK

MDP MR

PROJECT NO.

2924

DRAWING NO.

DA313

REVISION

DA1

SCALE

As indicated @ A1

DRAWN

Author

PROJECT PRINCIPLE

M. RALPH

DATE

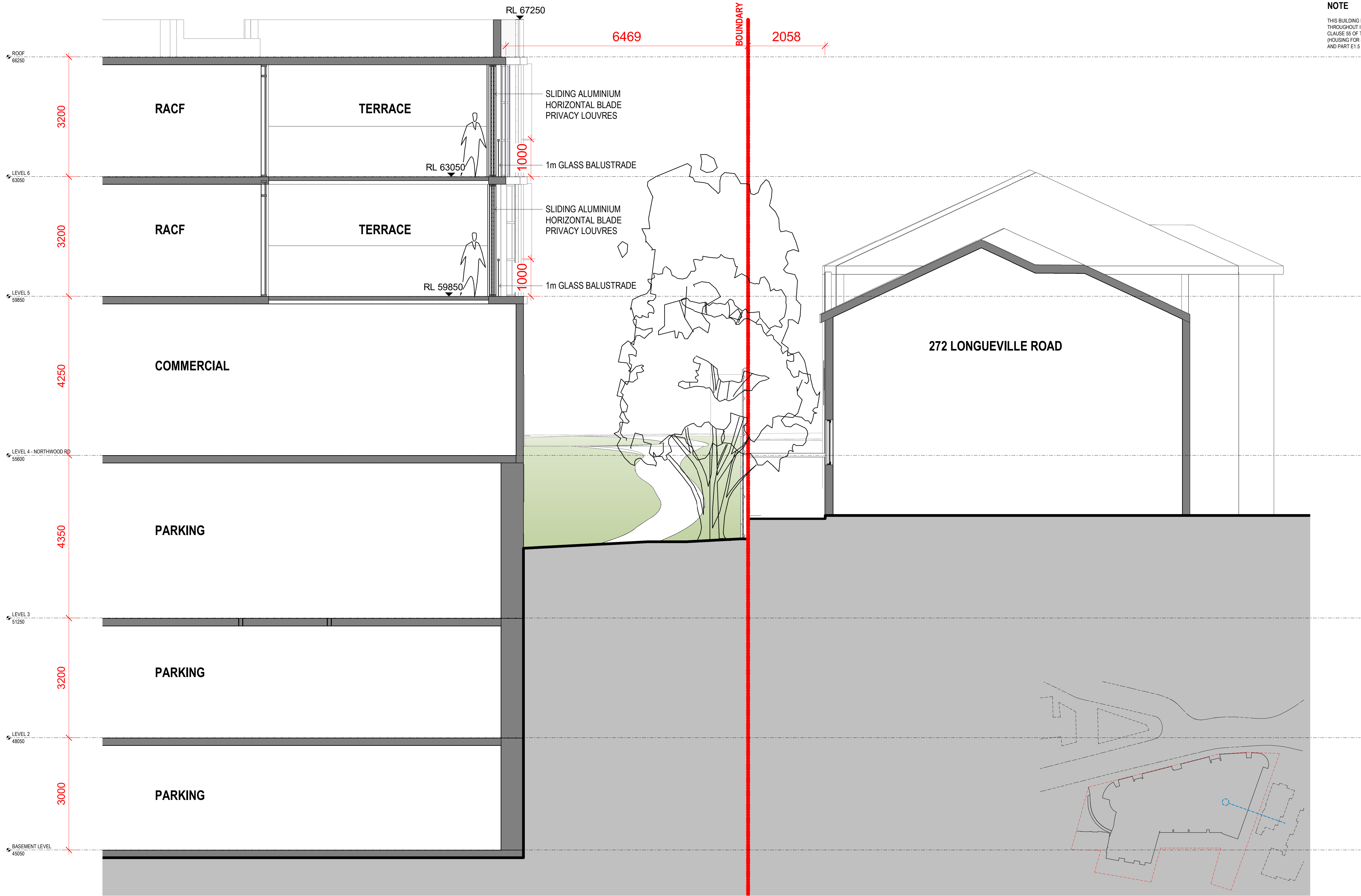
31.07.2020

architecture
interior design
project management

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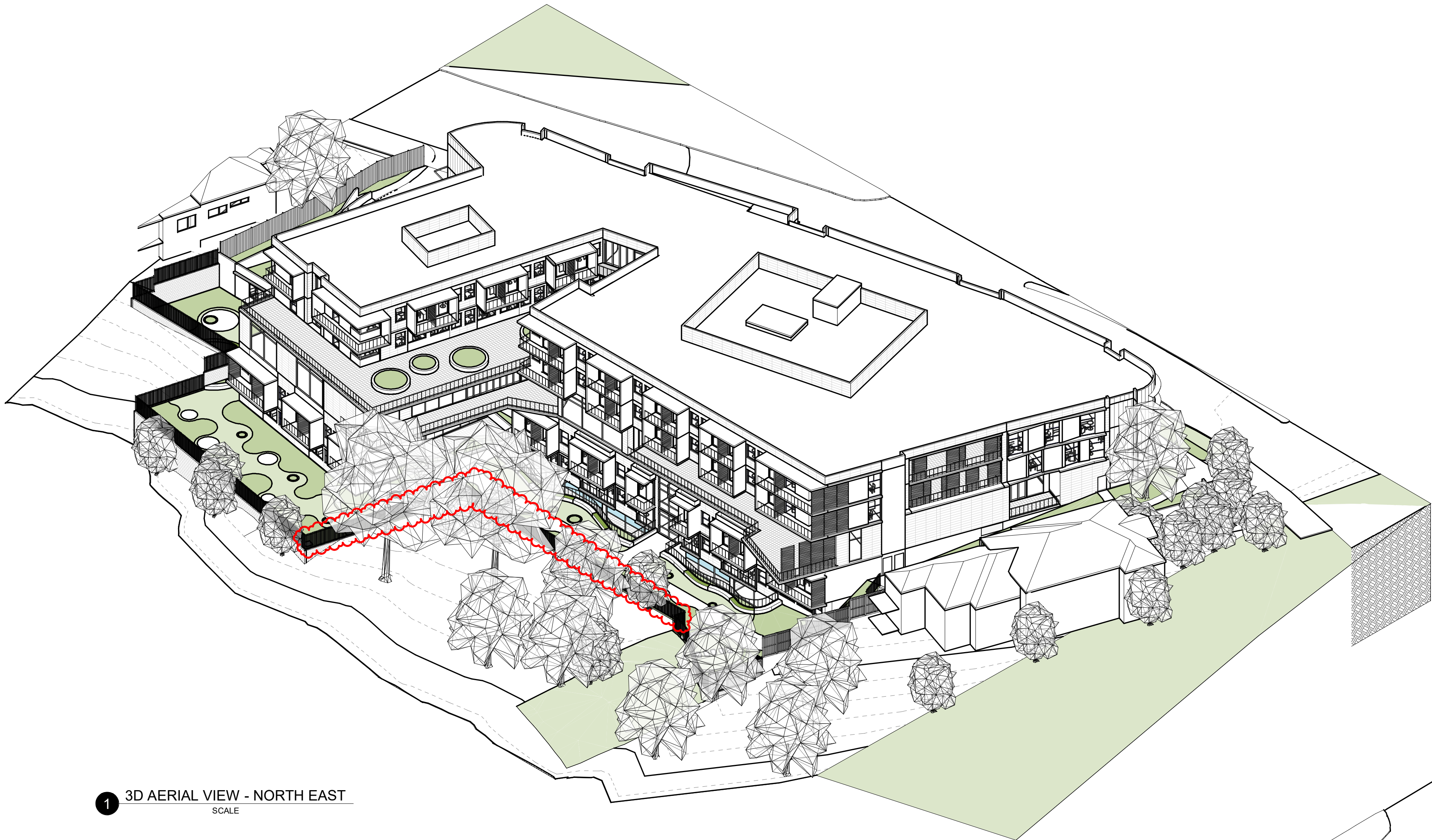
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Since 1969



1 SECTION - PUBLIC DOMAIN 4 - 272 LONGUEVILLE ROAD
SCALE 1 : 50

NOTE

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1 3D AERIAL VIEW - NORTH EAST
SCALE

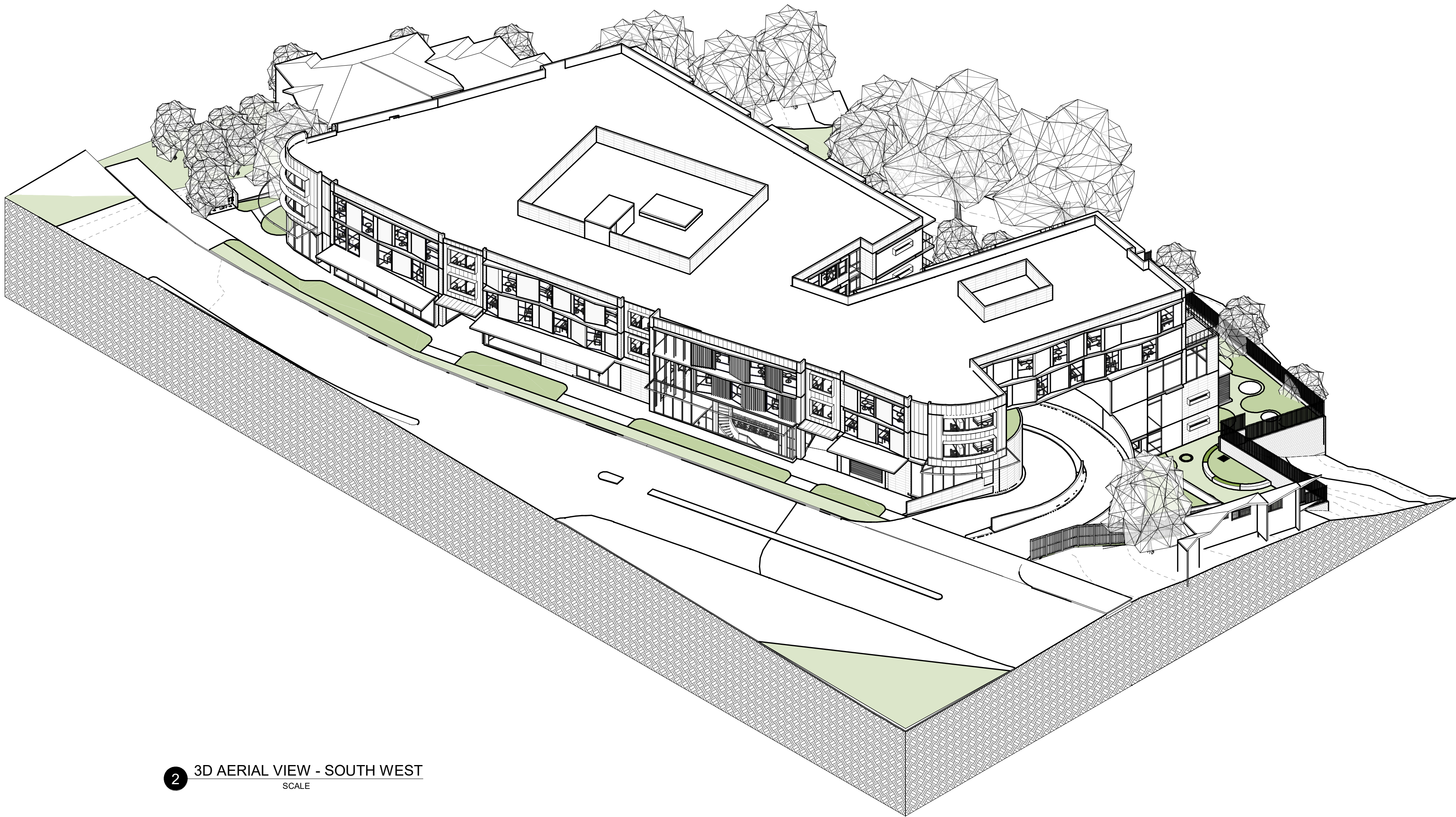
2 3D AERIAL VIEW - SOUTH EAST
SCALE

NOTE

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1 3D AERIAL VIEW - NORTH WEST
SCALE



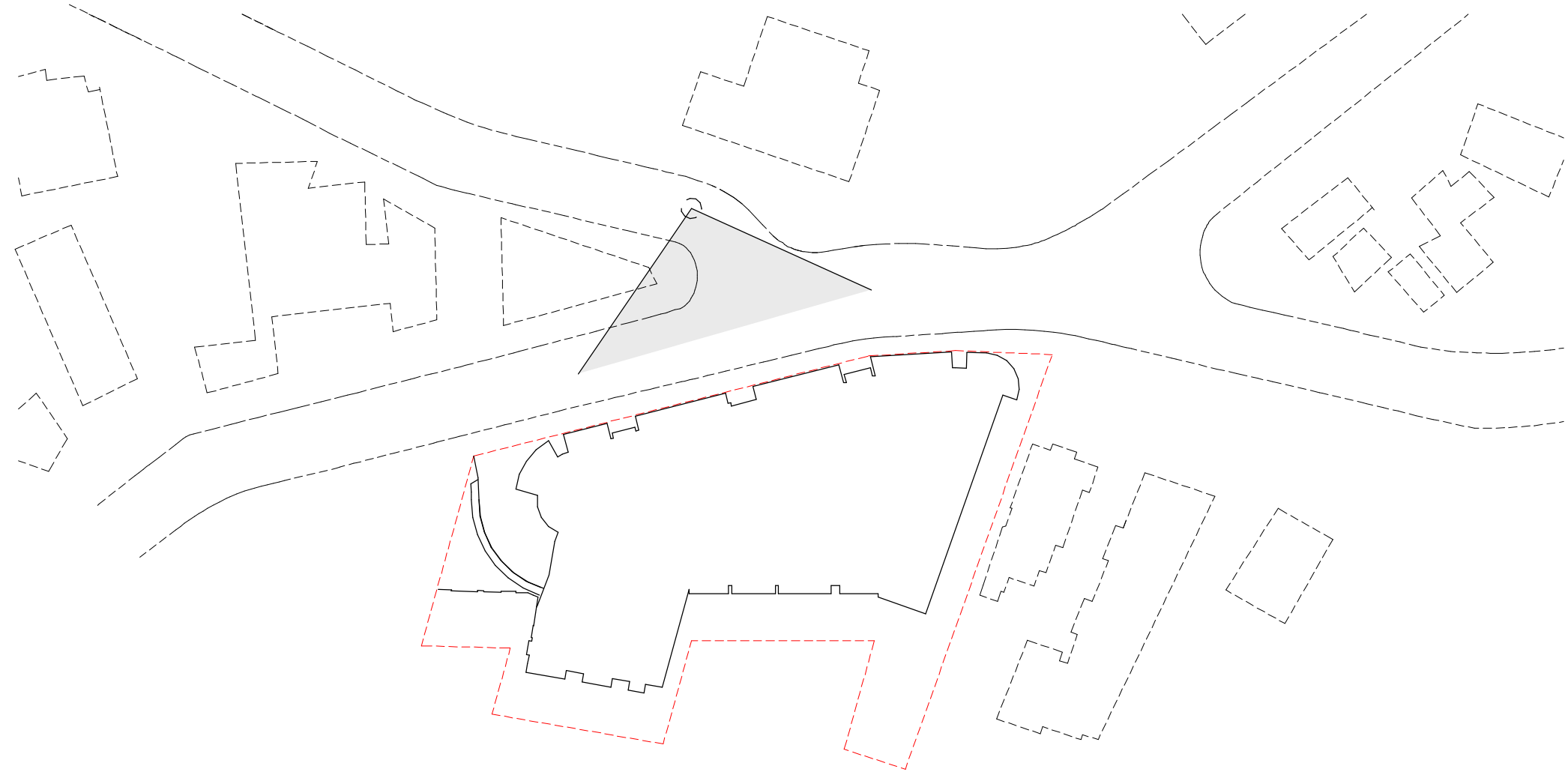
2 3D AERIAL VIEW - SOUTH WEST
SCALE

NOTE

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1 PEDESTRIAN VIEW - KENNETH STREET LOOKING EAST
SCALE

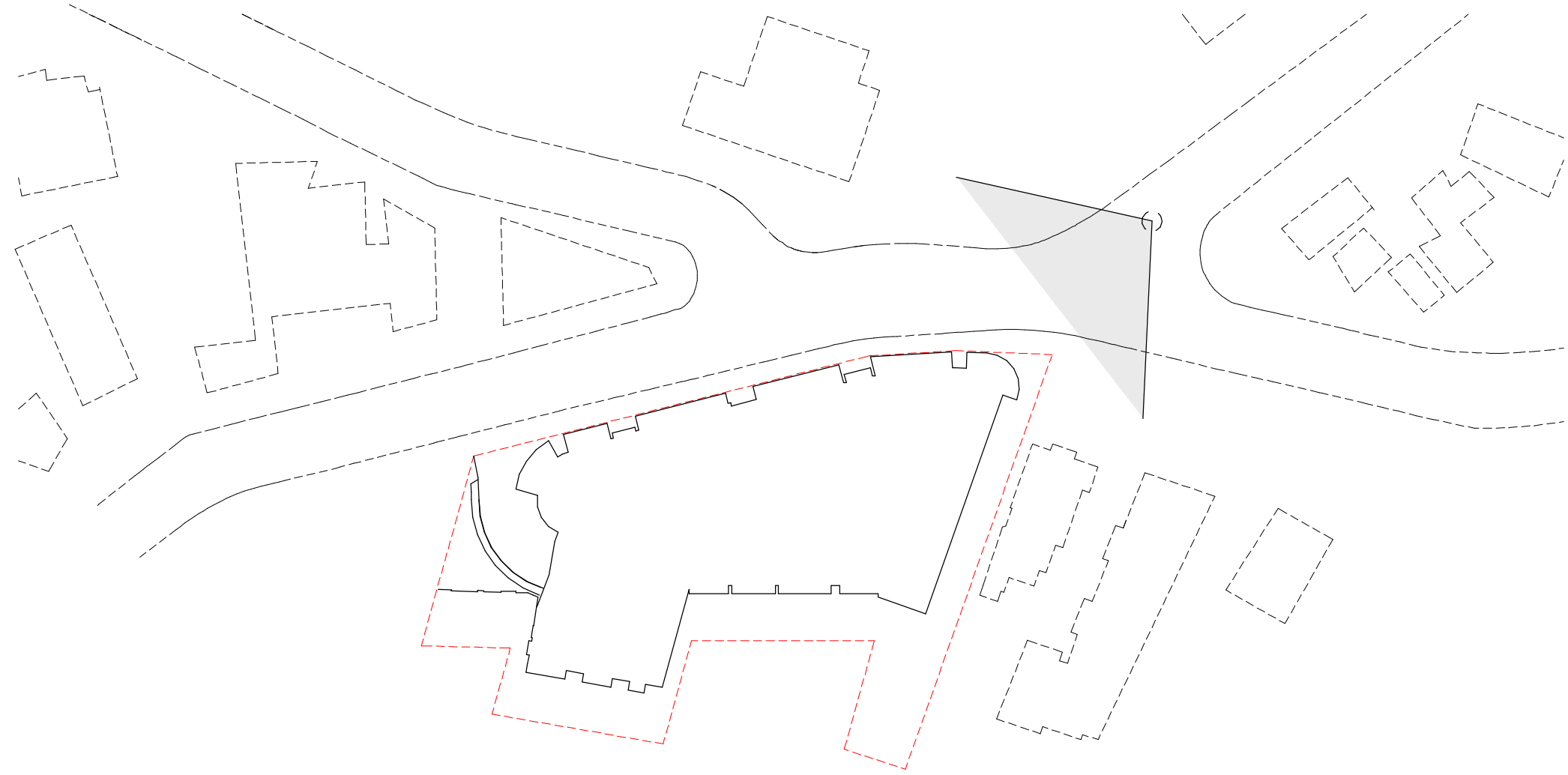


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1 PEDESTRIAN VIEW - RIVER ROAD W LOOKING SOUTH
SCALE



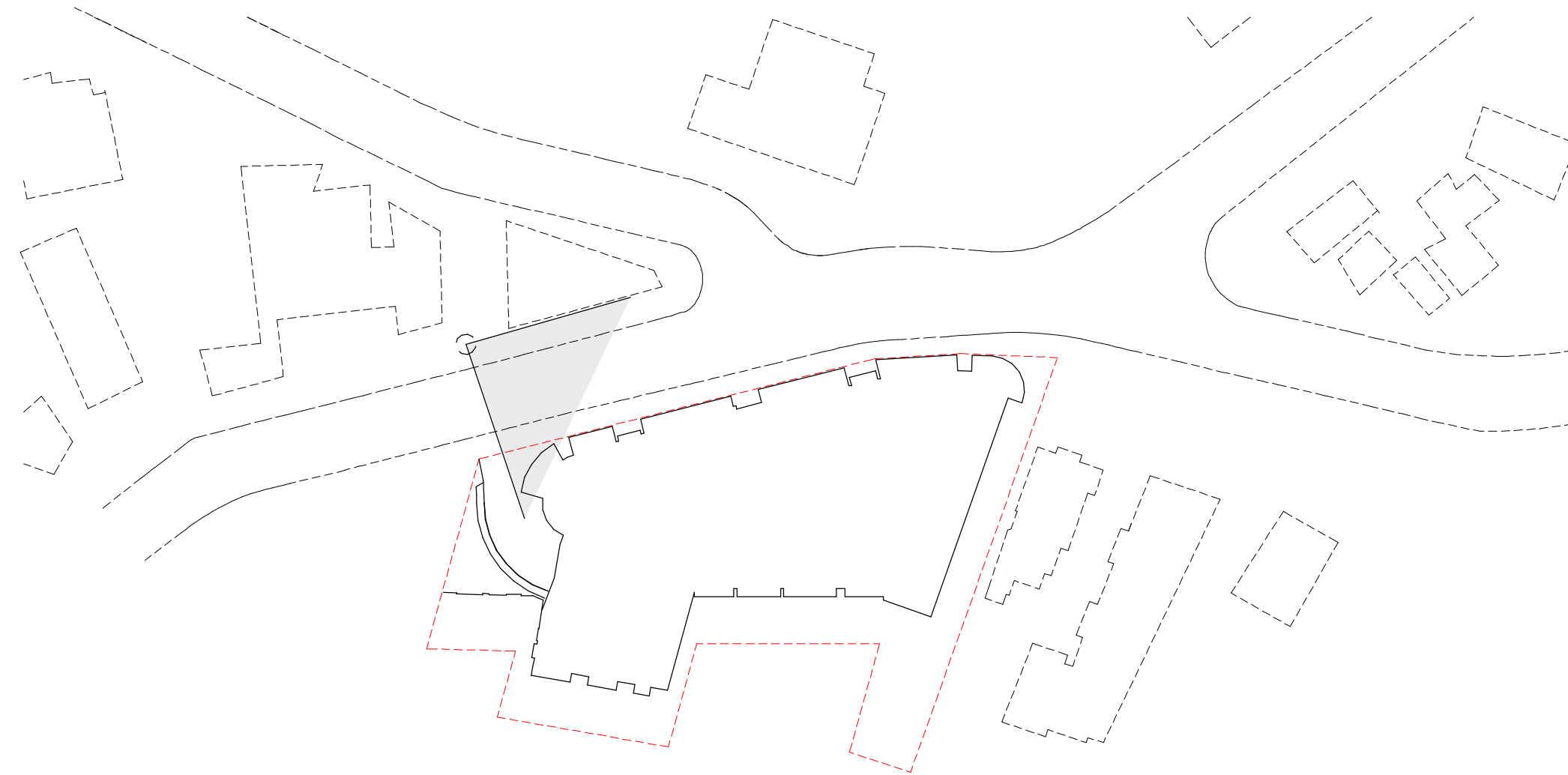
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1 PEDESTRIAN VIEW - OPPOSITE NORTHWOOD ROAD LOOKING NORTH

SCALE



CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

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DRAWING TITLE

3D VIEW - PEDESTRIAN VIEW 3

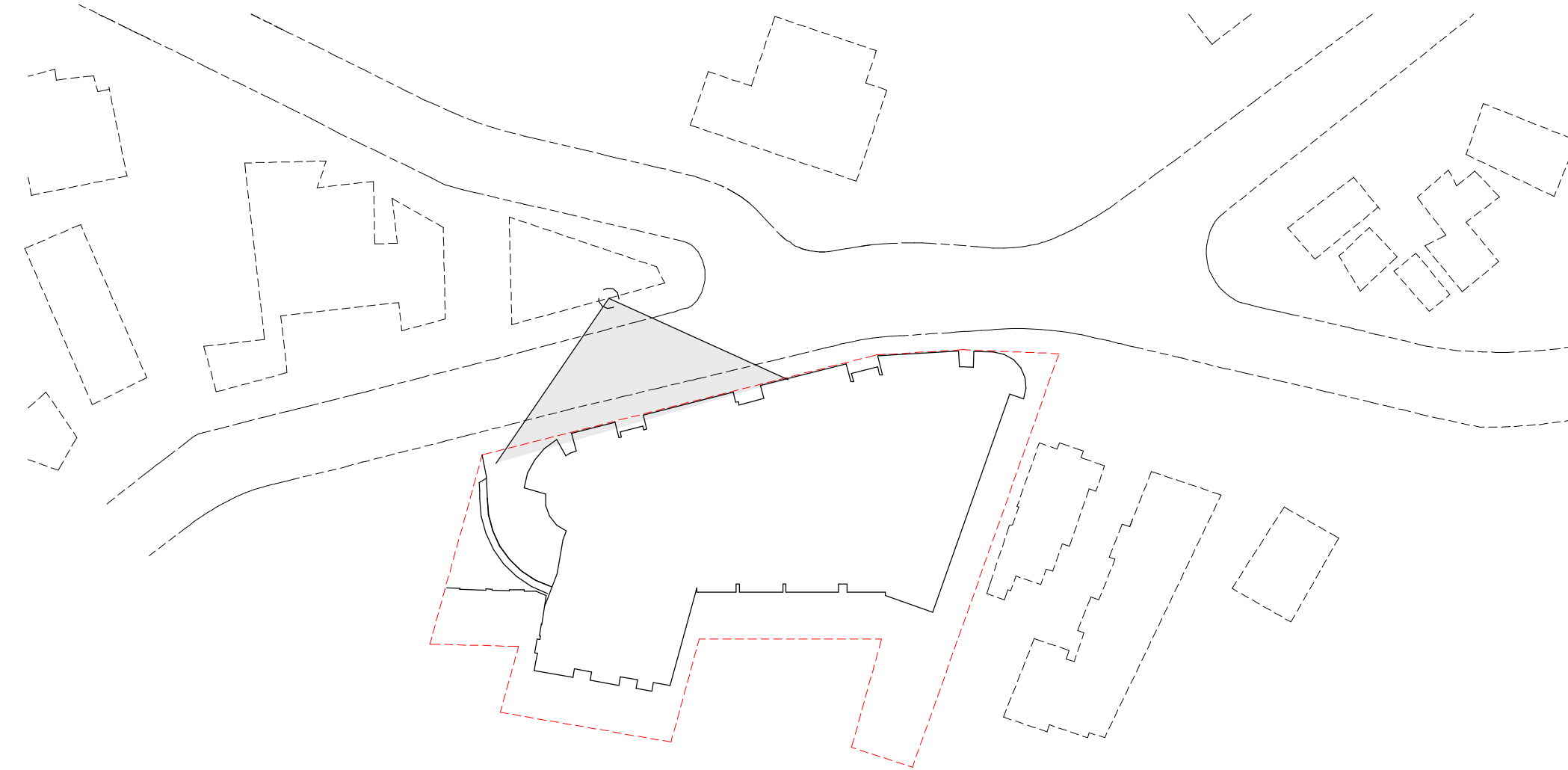
REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA505	DA1

SCALE	As indicated @ A1
DRAWN	Author
PROJECT PRINCIPLE	M. RALPH
DATE	31.07.2020



1 PEDESTRIAN VIEW - SOUTHERN VIEW CORRIDOR
SCALE



NOTE
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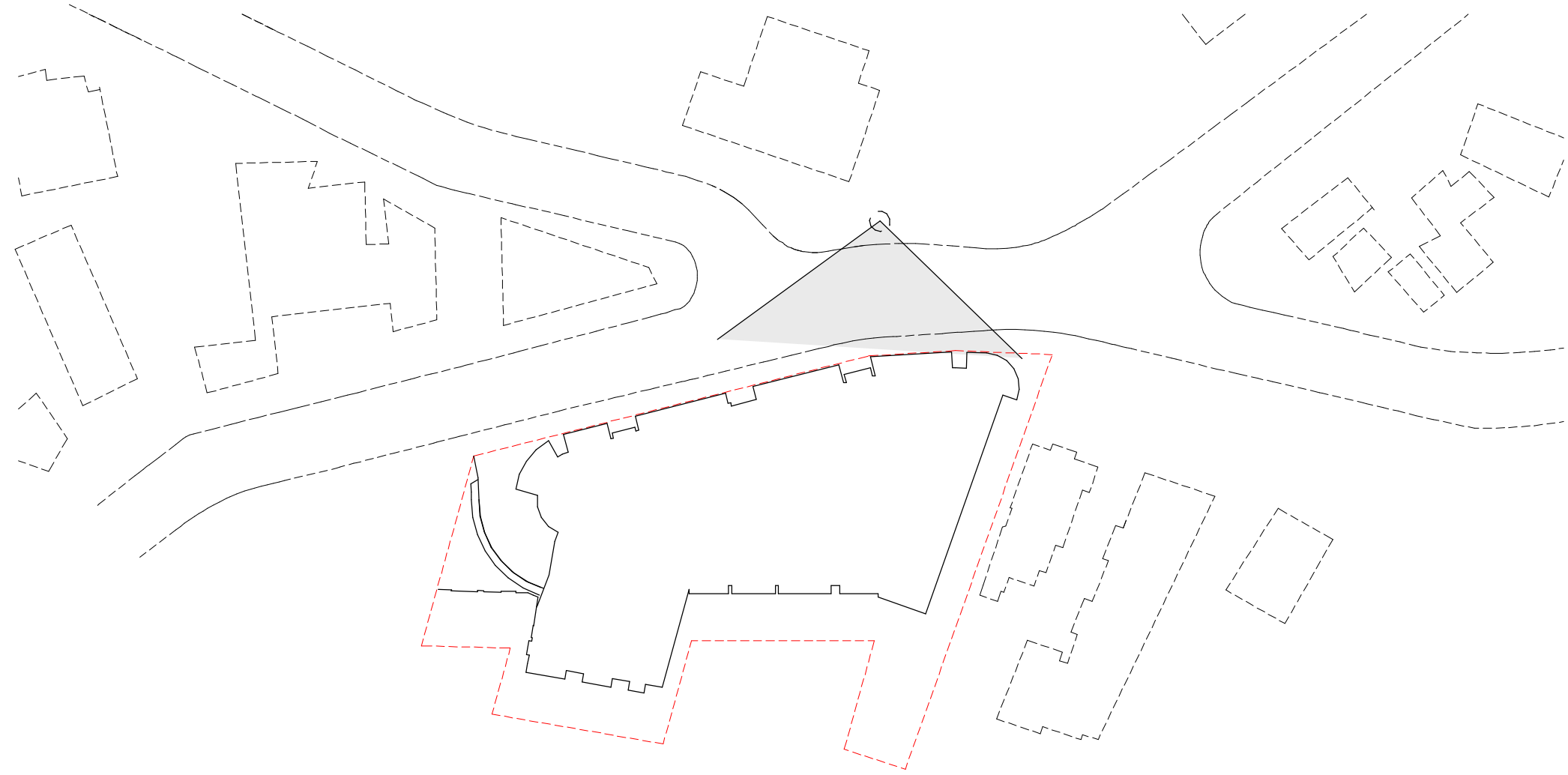


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1 PEDESTRIAN VIEW - NORTHERN VIEW CORRIDOR

SCALE



CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

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DRAWING TITLE

3D VIEW - PEDESTRIAN VIEW 5

REV DATE

DA1 20-08-18

AMENDMENT

DA ISSUE

INITIALS CHECK

MDP MR

PROJECT NO.

2924

DRAWING NO.

DA507

REVISION

DA1

SCALE

As indicated @ A1

DRAWN

Author

PROJECT PRINCIPLE

M. RALPH

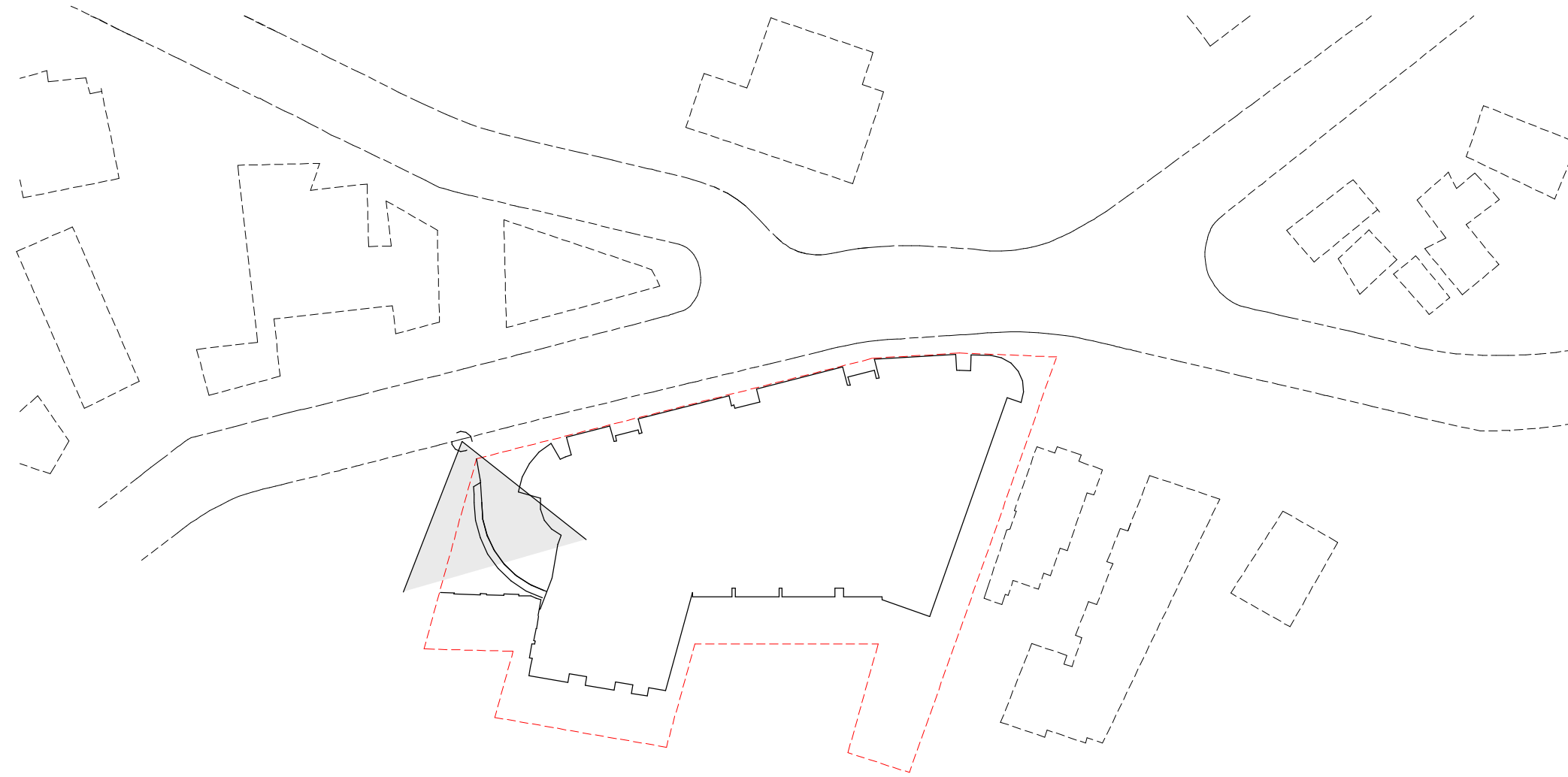
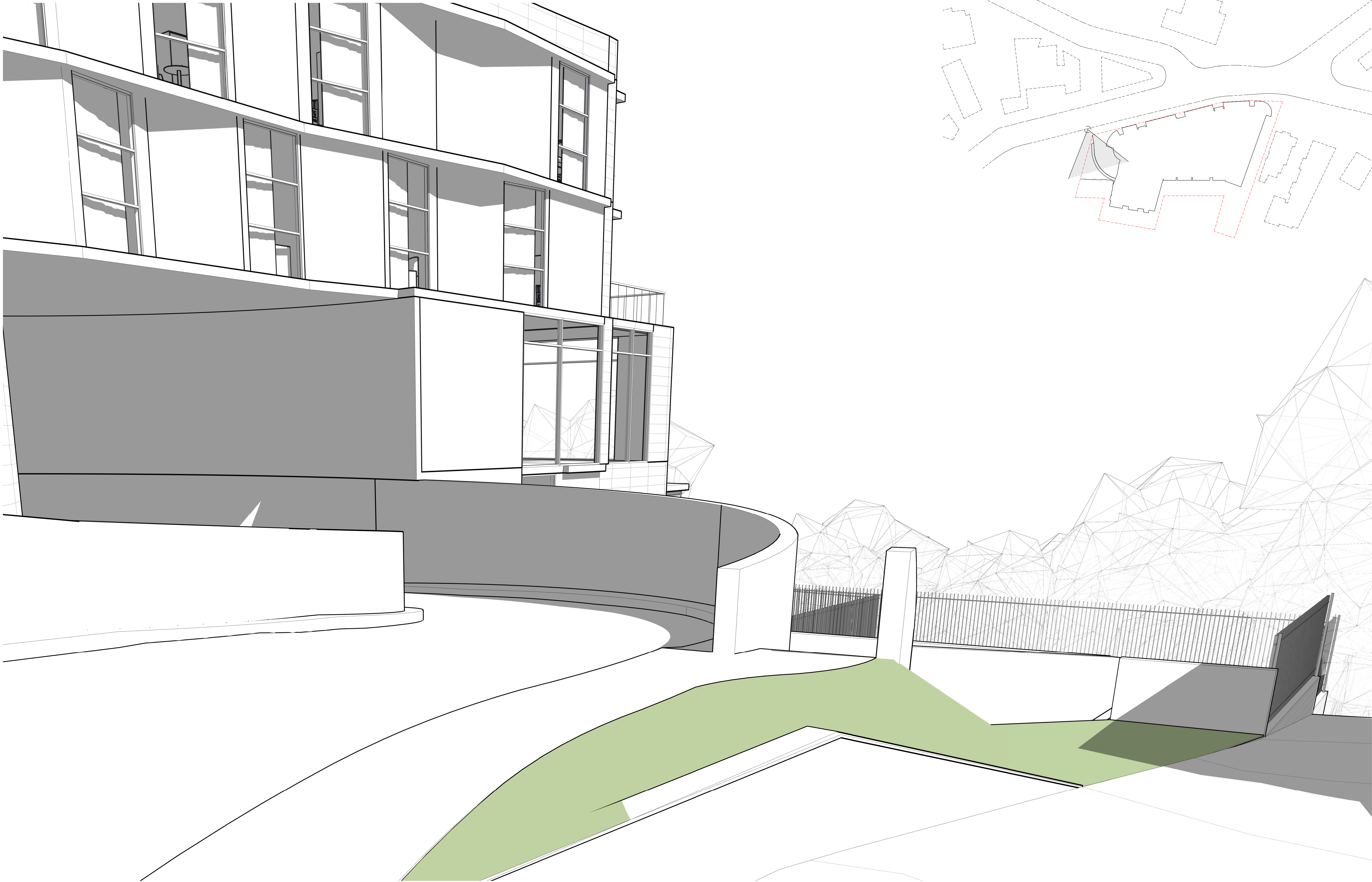
DATE

31.07.2020

architecture
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project management

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1 PEDESTRIAN VIEW - SOUTH OF DRIVEWAY LOOKING ALONG SOUTHERN BOUNDARY
SCALE

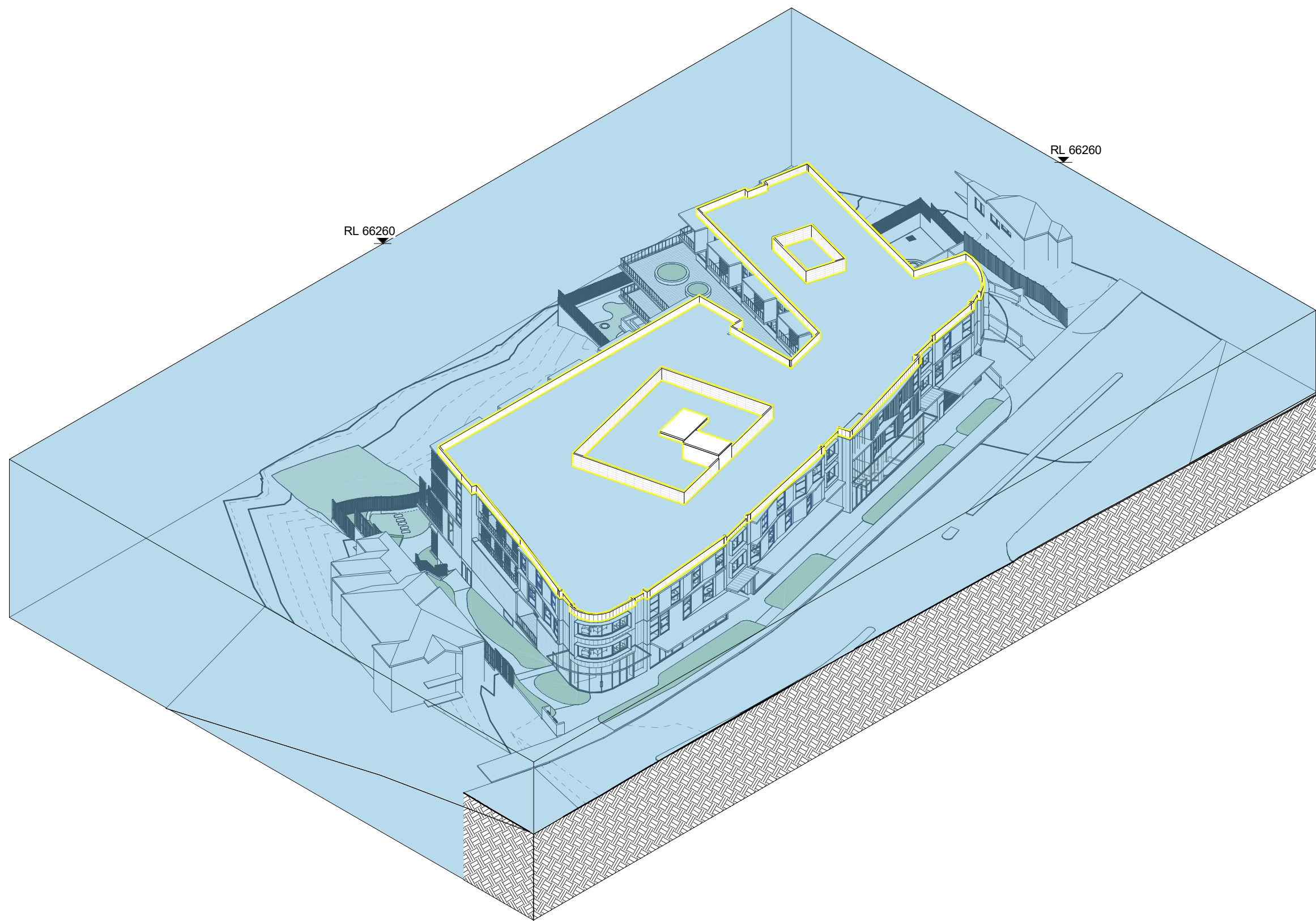
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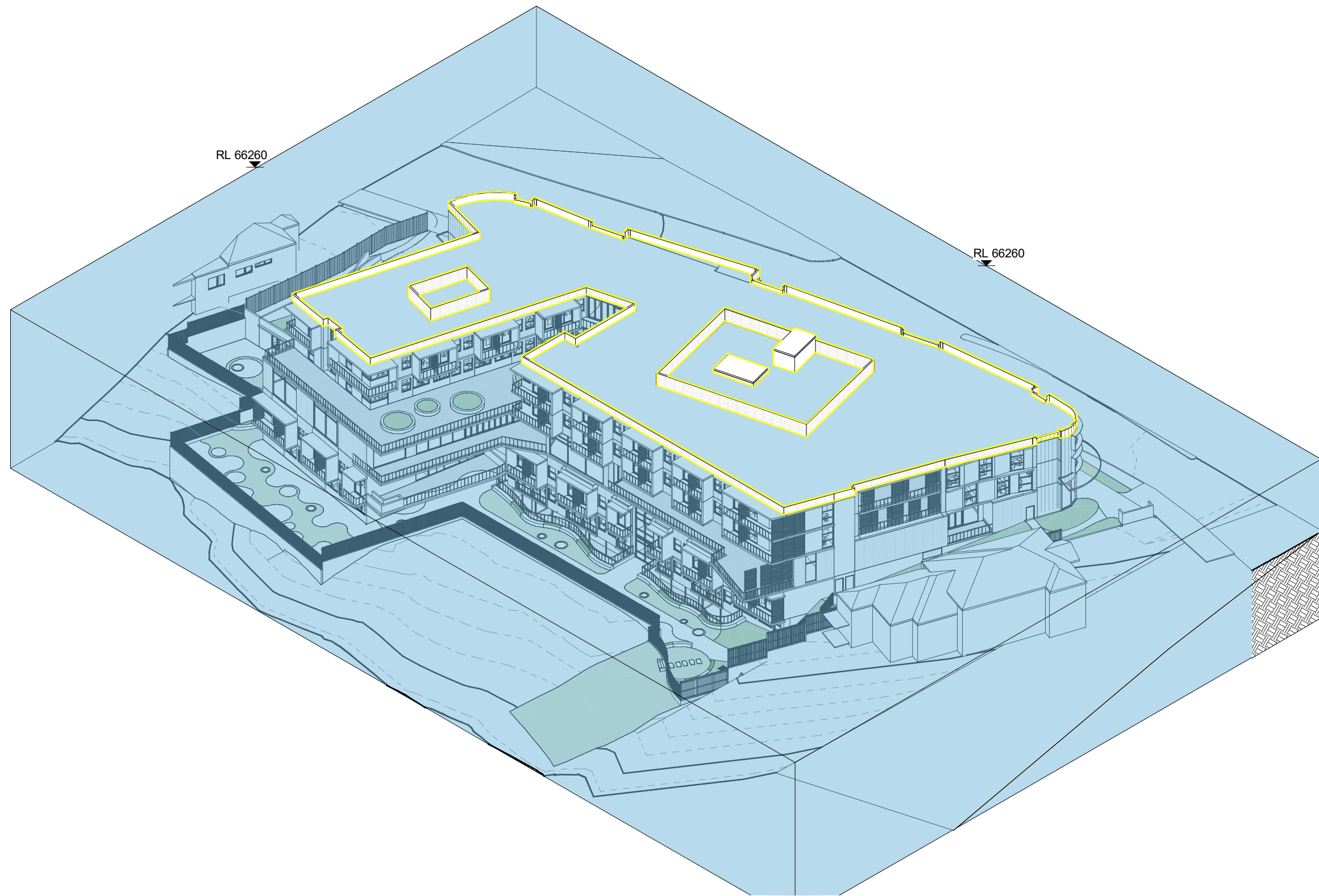
LEGEND

- RL 66250 HEIGHT PLANE
- BUILDING ELEMENTS PROTRUDING THE HEIGHT PLANE



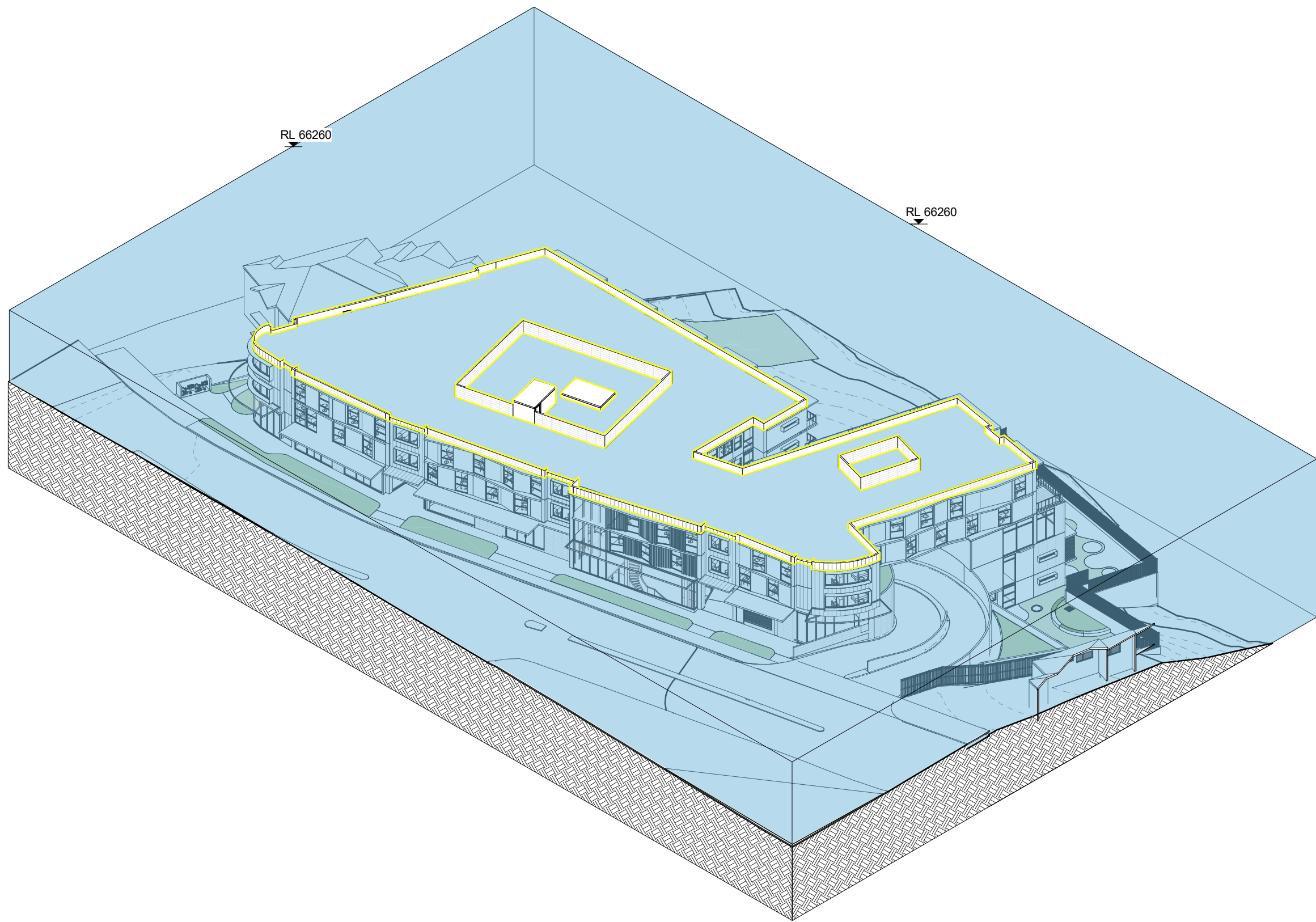
2 Height Plane- Aerial - North West

SCALE



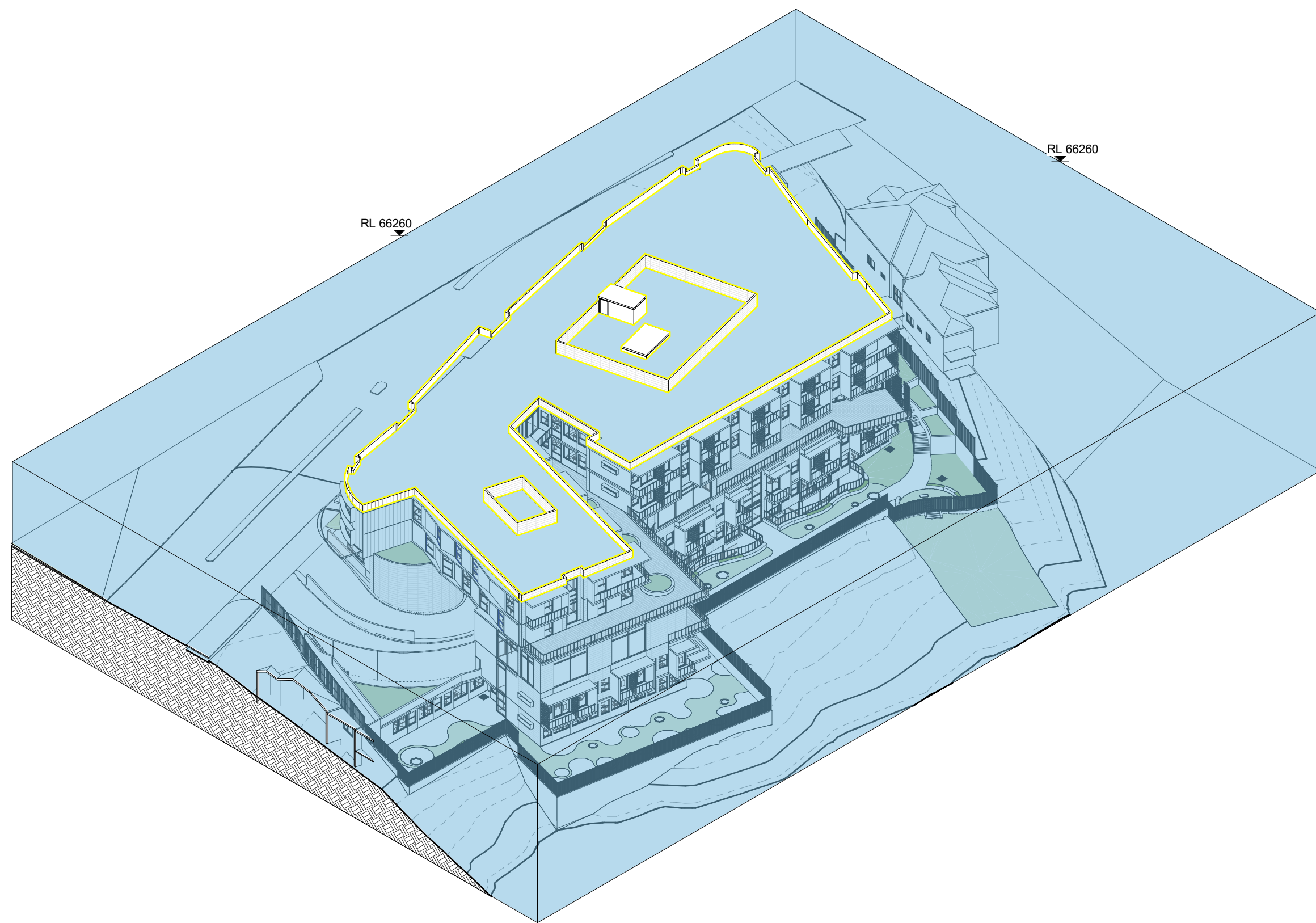
1 Height Plane- Aerial - North East

SCALE



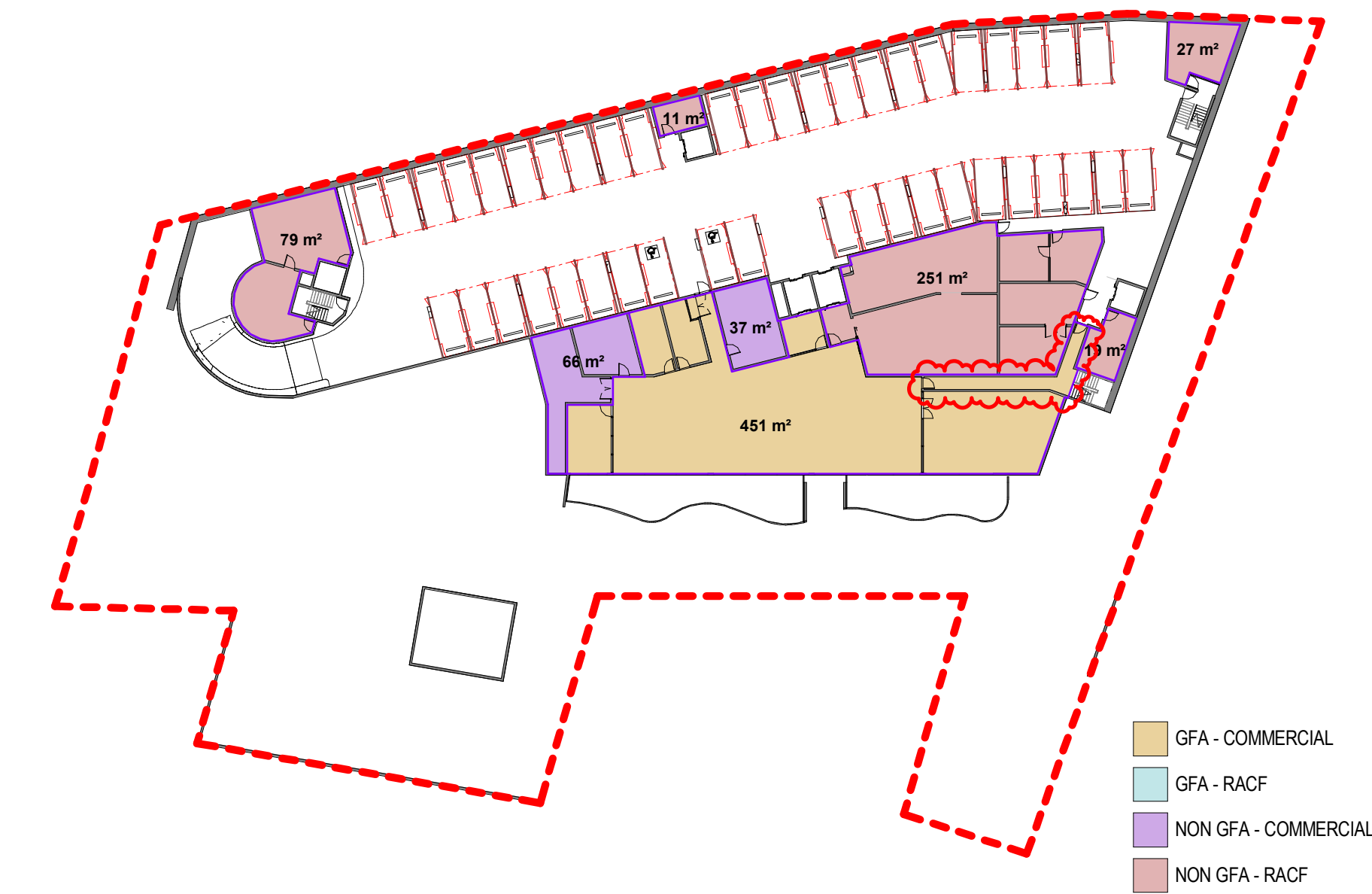
4 Height Plane- Aerial - South West

SCALE

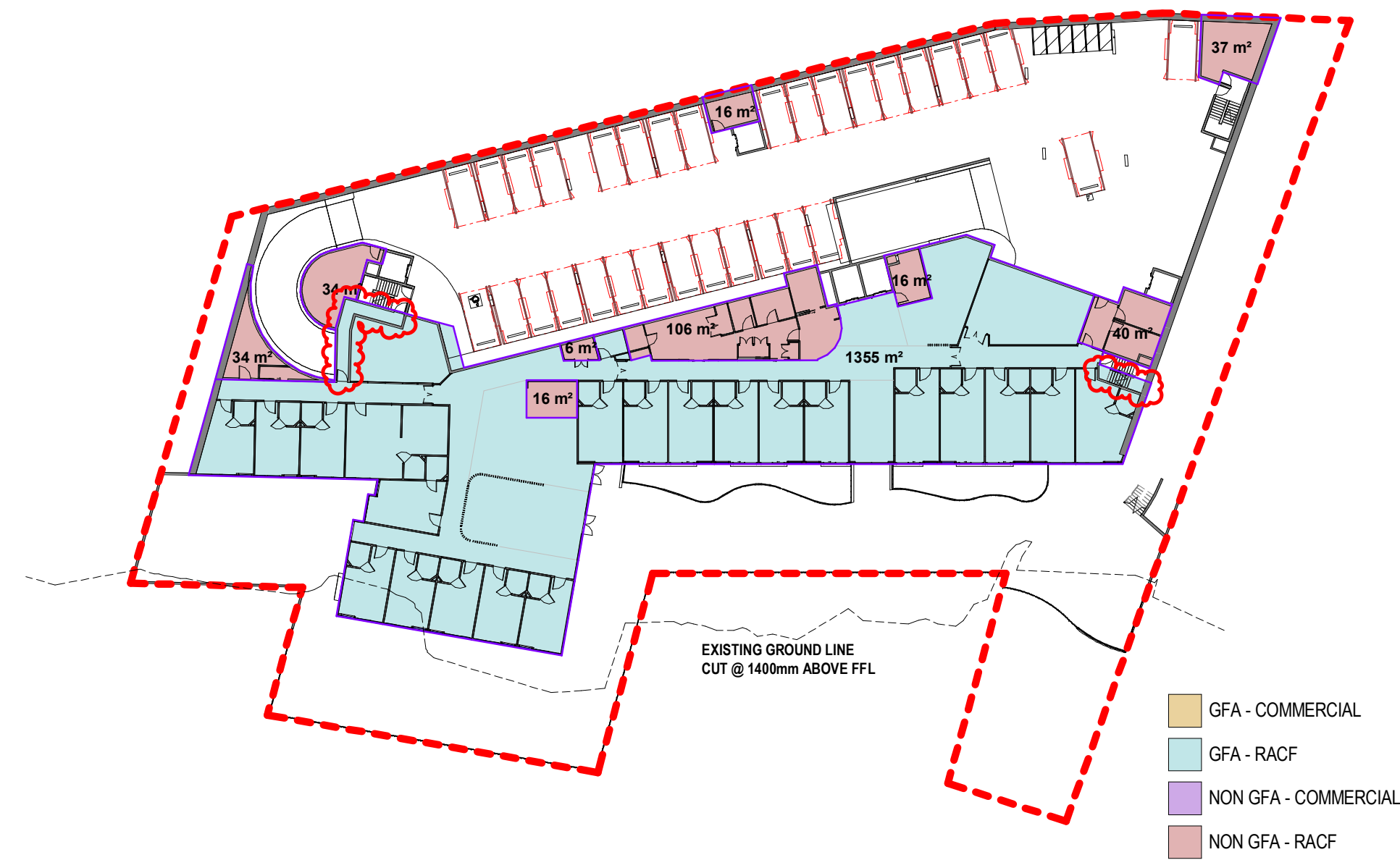


3 Height Plane- Aerial - South East

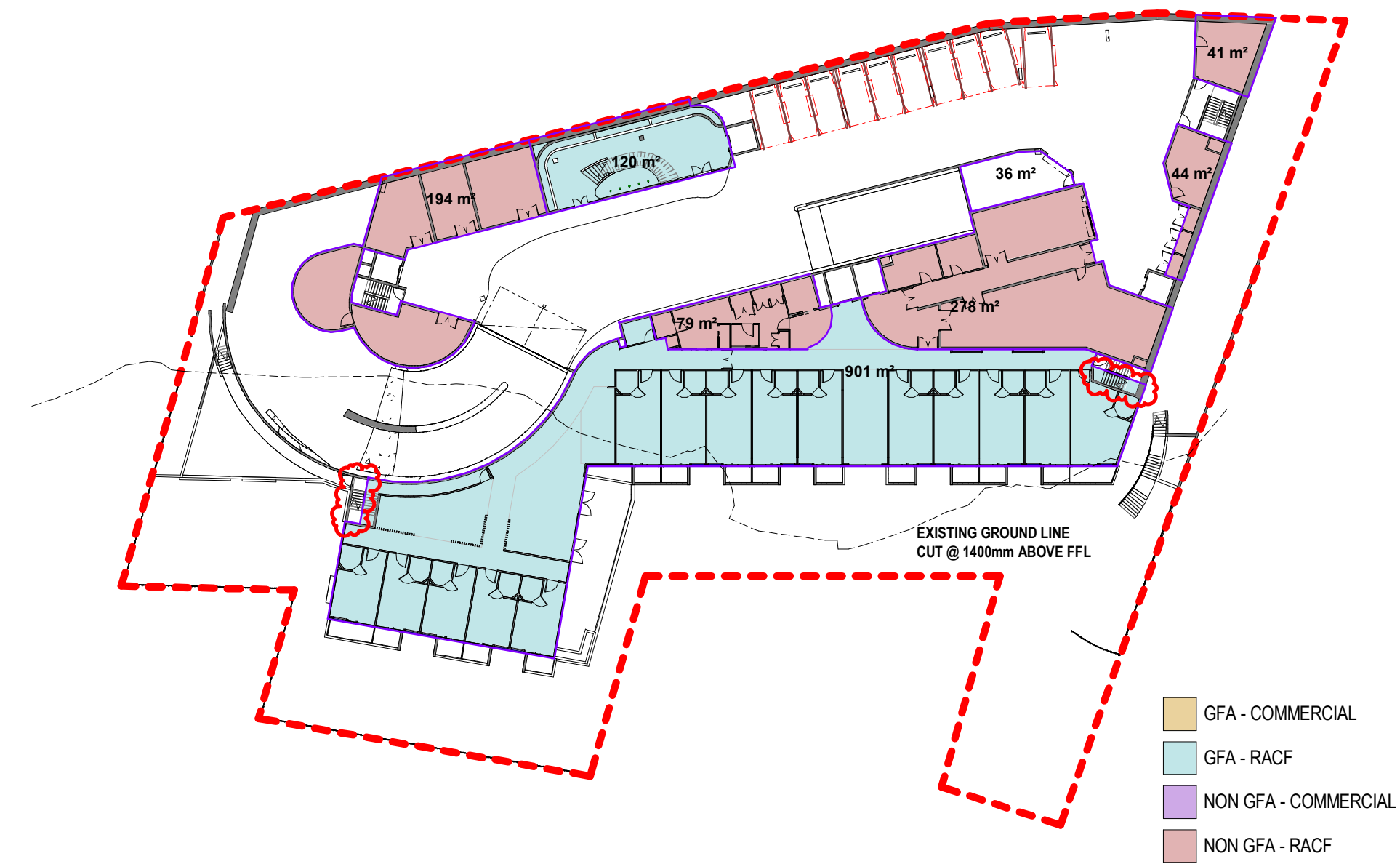
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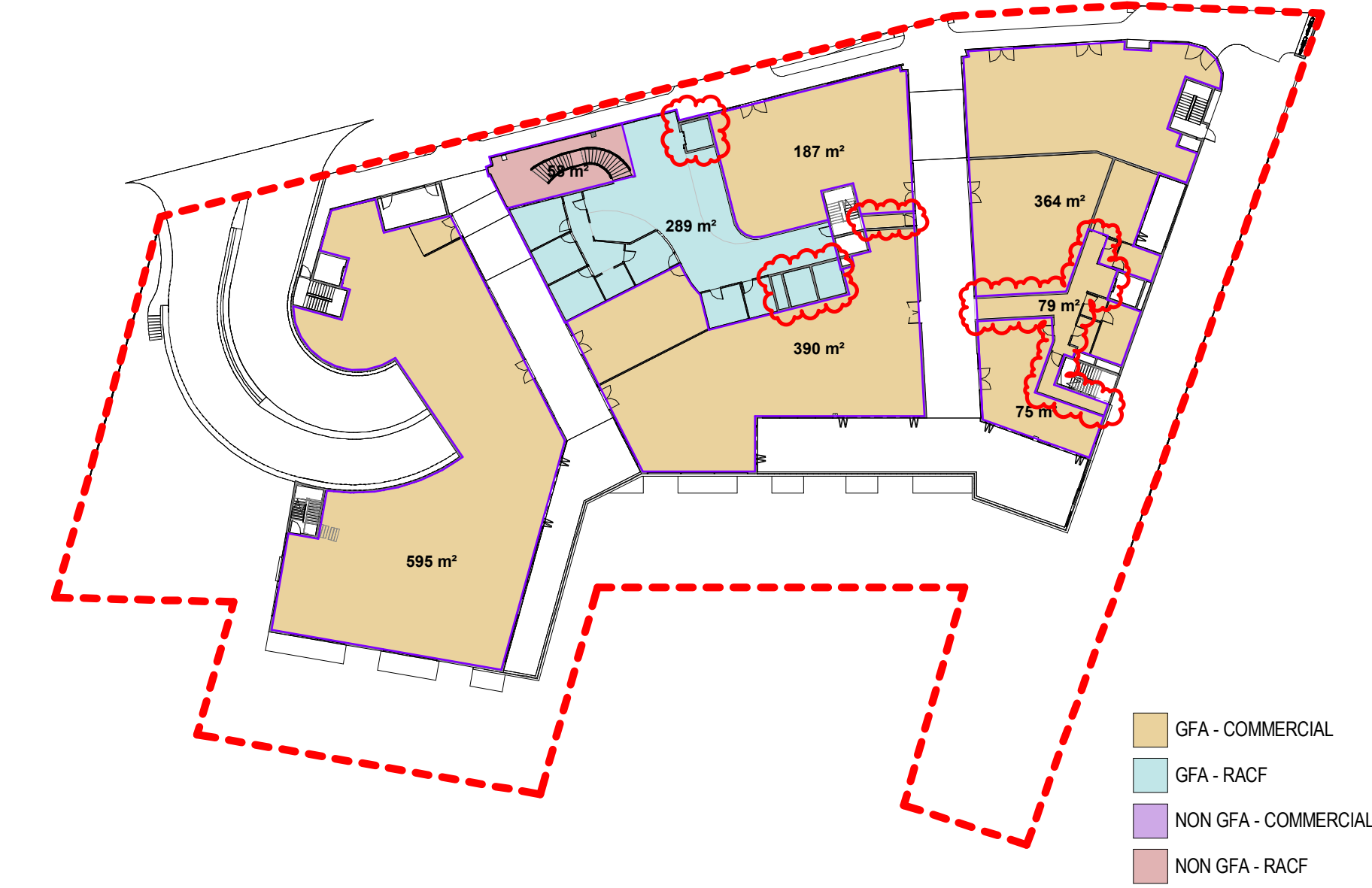
1 BASEMENT LEVEL
SCALE 1 : 500



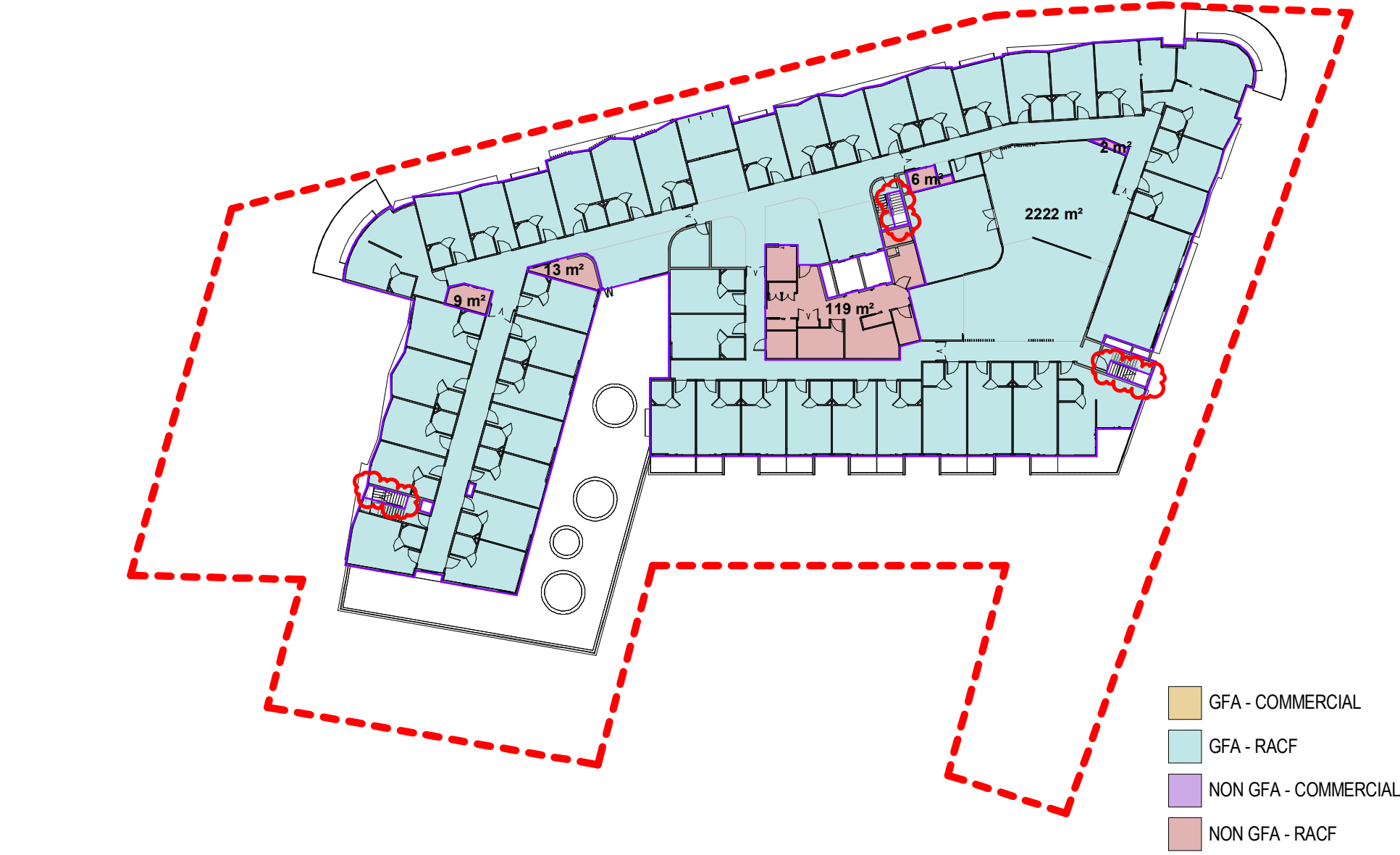
2 LEVEL 2
SCALE 1 : 500



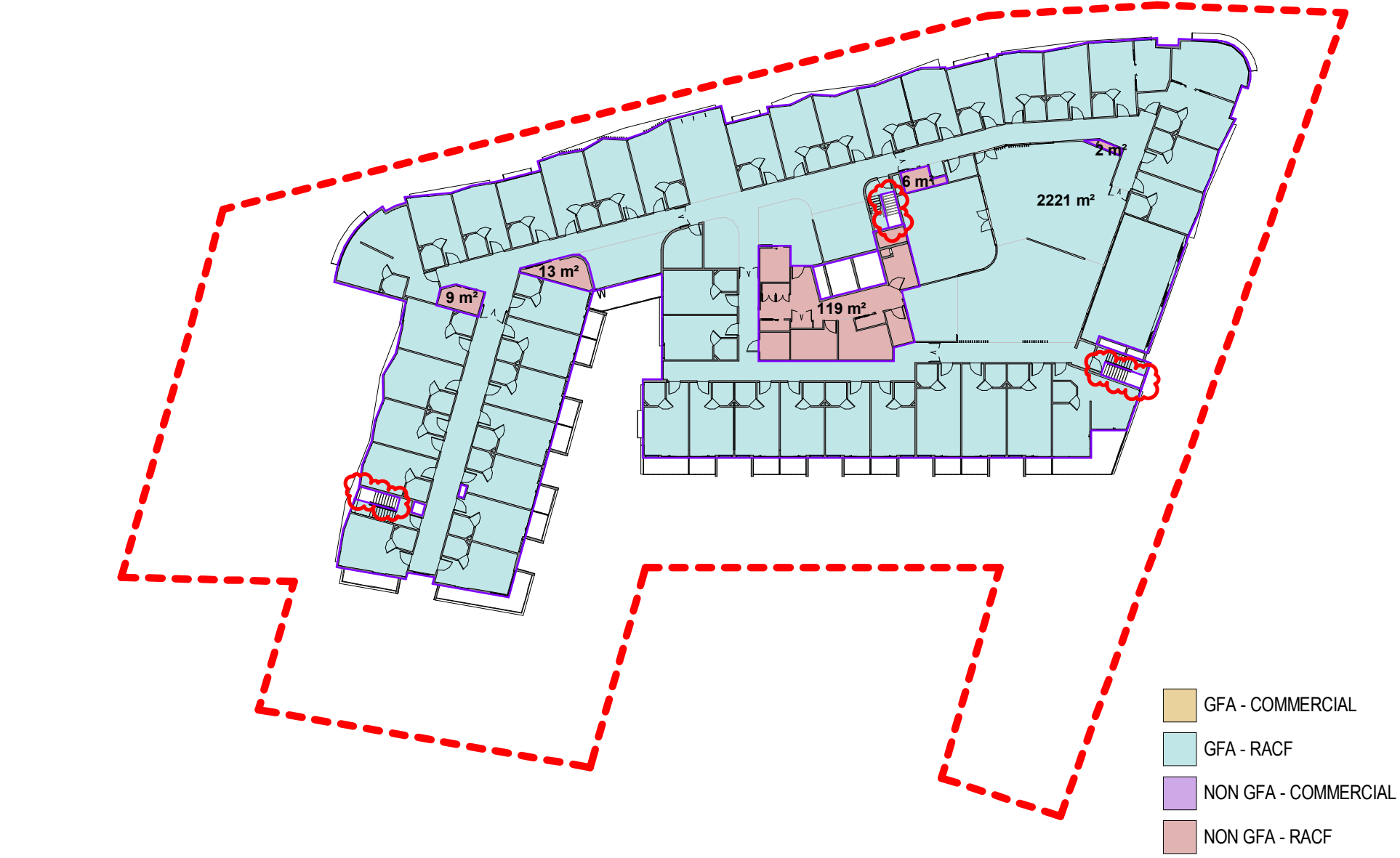
3 LEVEL 3
SCALE 1 : 500



4 LEVEL 4 - GROUND FLOOR
SCALE 1 : 500



5 LEVEL 5
SCALE 1 : 500



6 LEVEL 6
SCALE 1 : 500

GROSS FLOOR AREA SCHEDULE		
Level	Name	Area
BASEMENT LEVEL	GFA - COMMERCIAL	451 m ²
LEVEL 2	GFA - RACF	1355 m ²
LEVEL 3	GFA - RACF	901 m ²
LEVEL 3	GFA - RACF	120 m ²
LEVEL 4 - NORTHWOOD RD	GFA - RACF	289 m ²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	187 m ²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	390 m ²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	364 m ²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	75 m ²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	79 m ²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	595 m ²
LEVEL 5	GFA - RACF	2222 m ²
LEVEL 6	GFA - RACF	2221 m ²

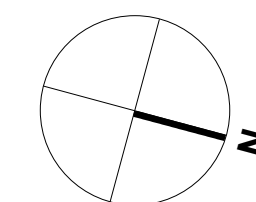
GFA - RACF TOTAL		
Name	Area	FSR
GFA - RACF	7108 m ²	1.42

GFA - COMMERCIAL TOTAL		
Name	Area	FSR
GFA - COMMERCIAL	2139 m ²	0.43

SITE AREA	5003 m ²
-----------	---------------------

GFA - TOTAL		
Name	Area	FSR
	9247 m ²	1.85

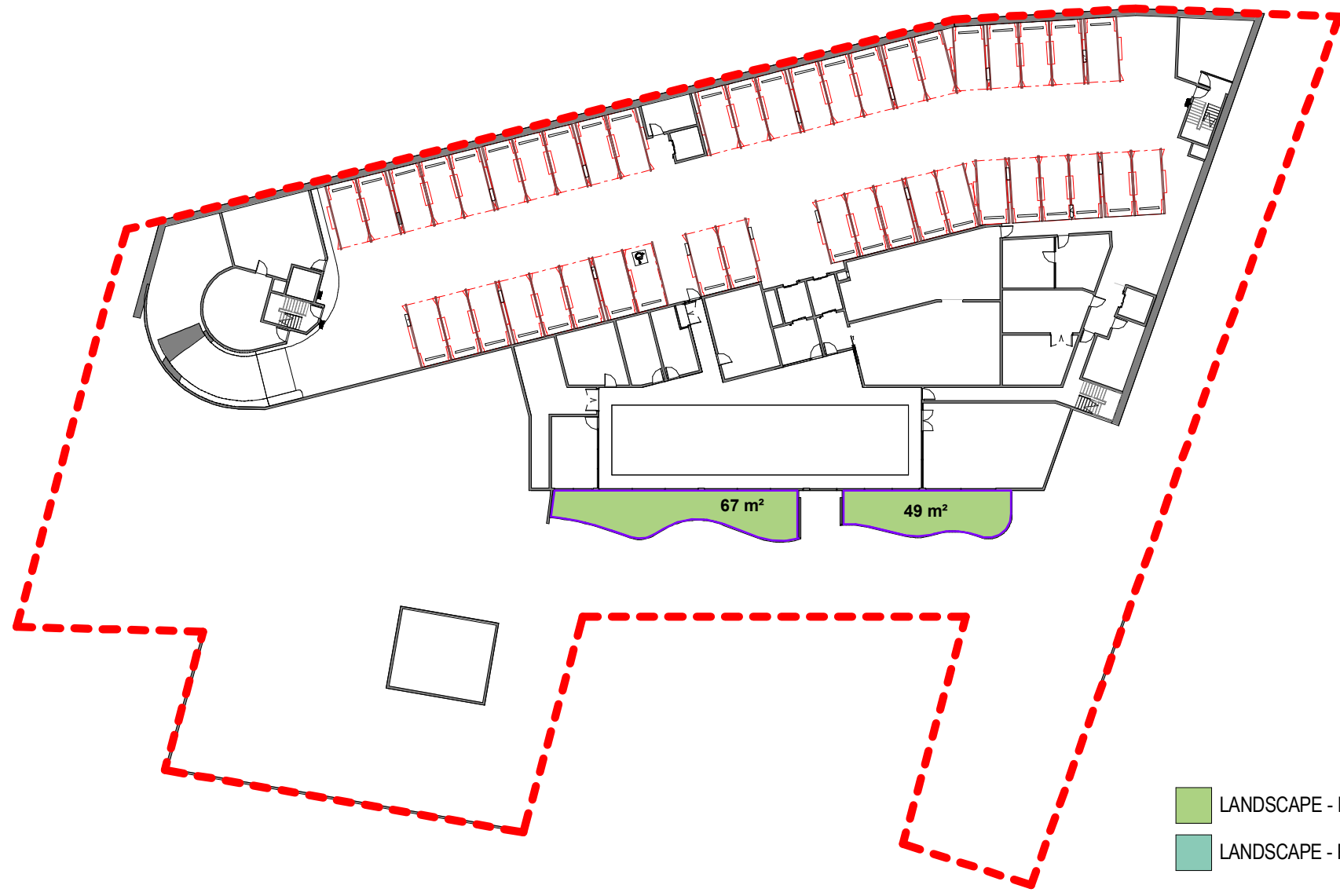
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REV DATE	AMENDMENT	INITIALS	CHECK
DA1 20-08-18	DA ISSUE	MDP	MR
DA2 20-10-29	COUNCIL REQUESTED CHANGES TO AREA PLANS	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA801	DA2
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

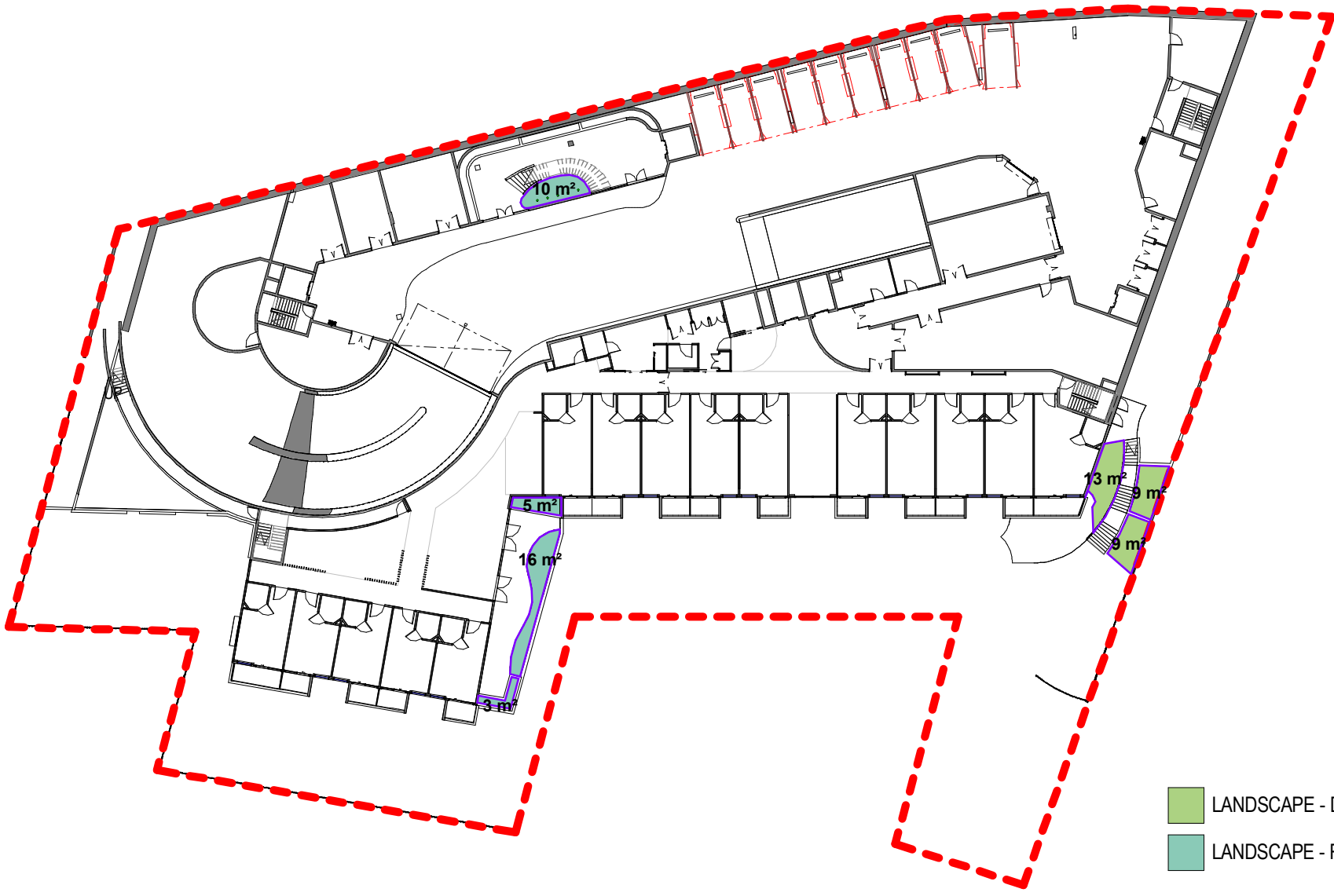




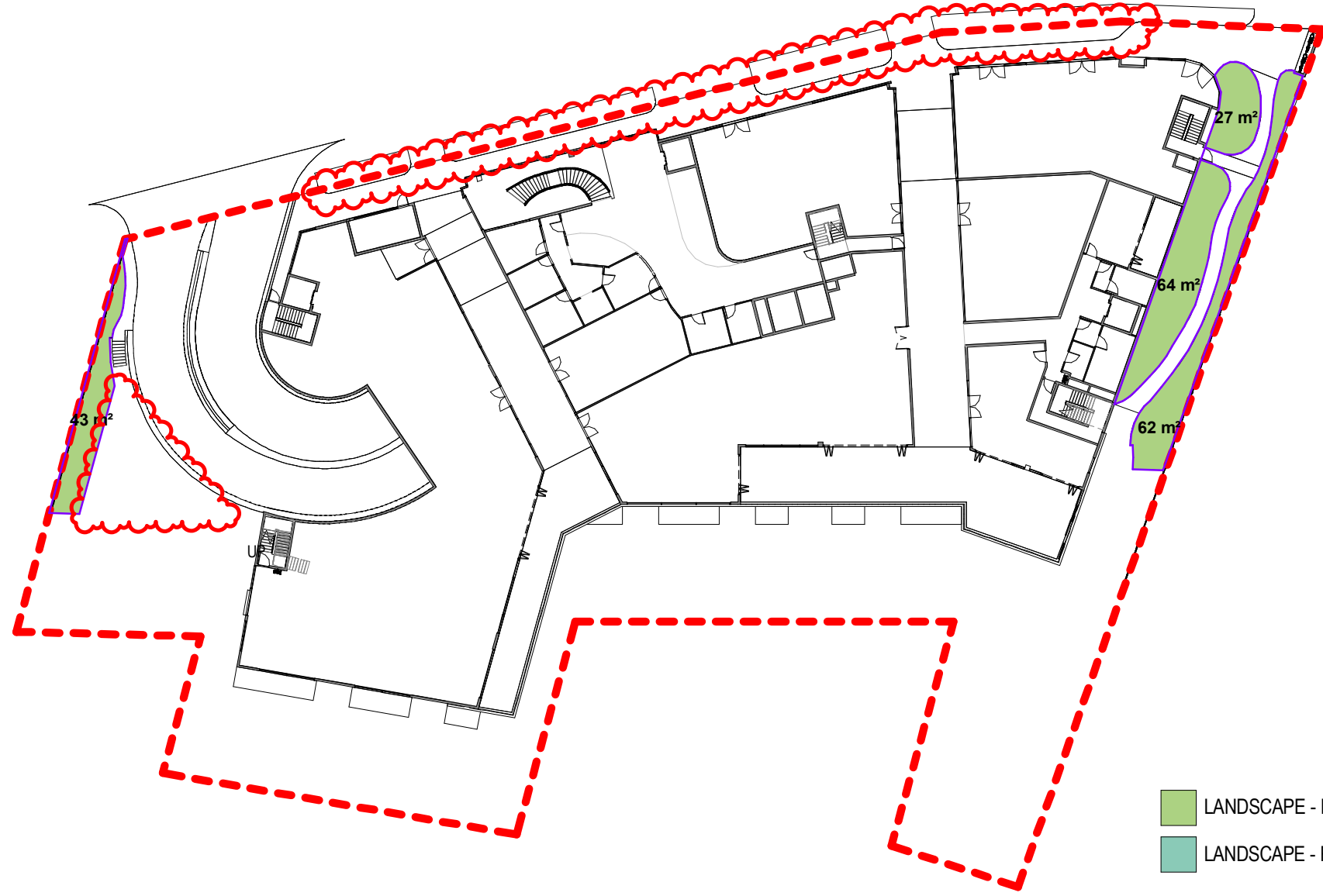
1 LEVEL 1 - BASEMENT
SCALE 1 : 500



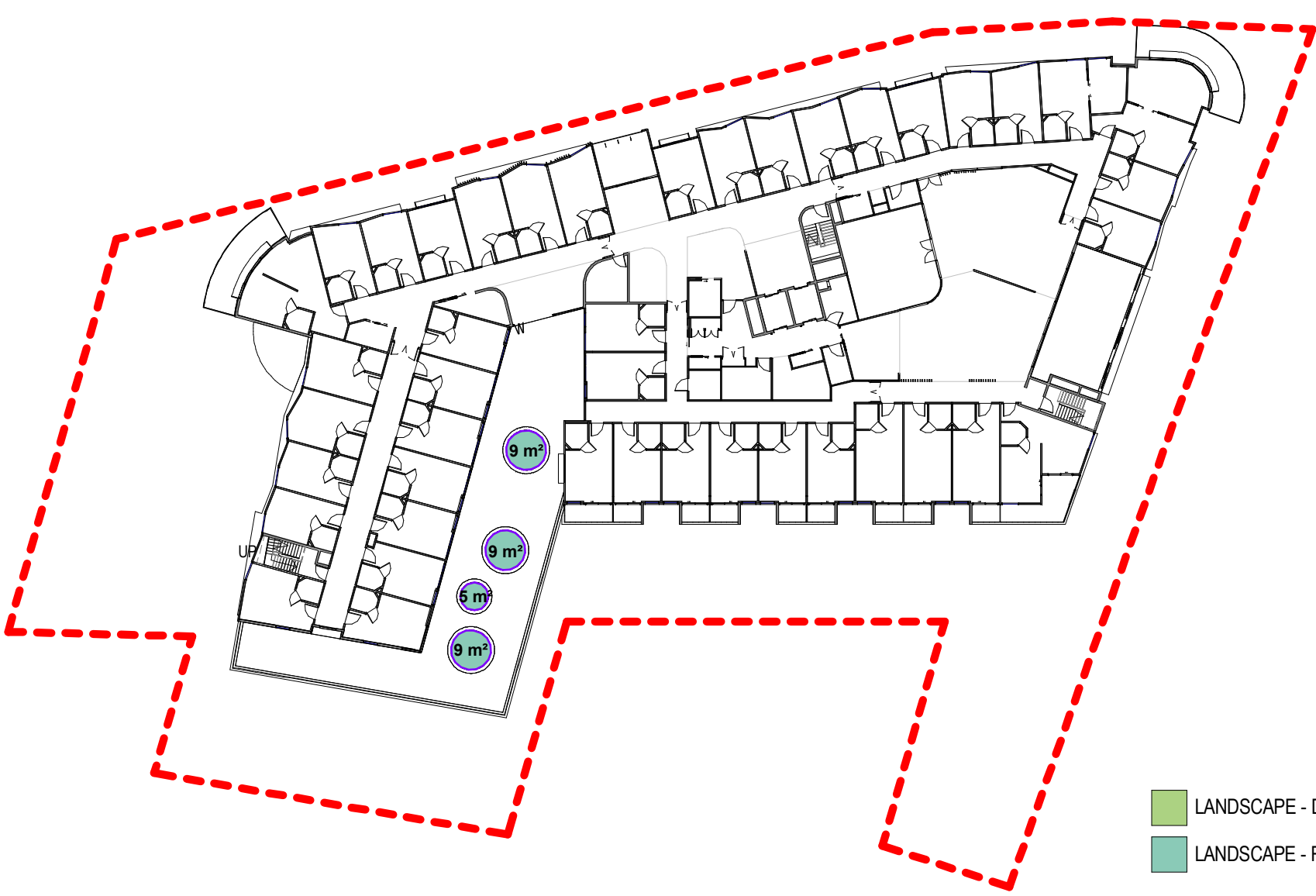
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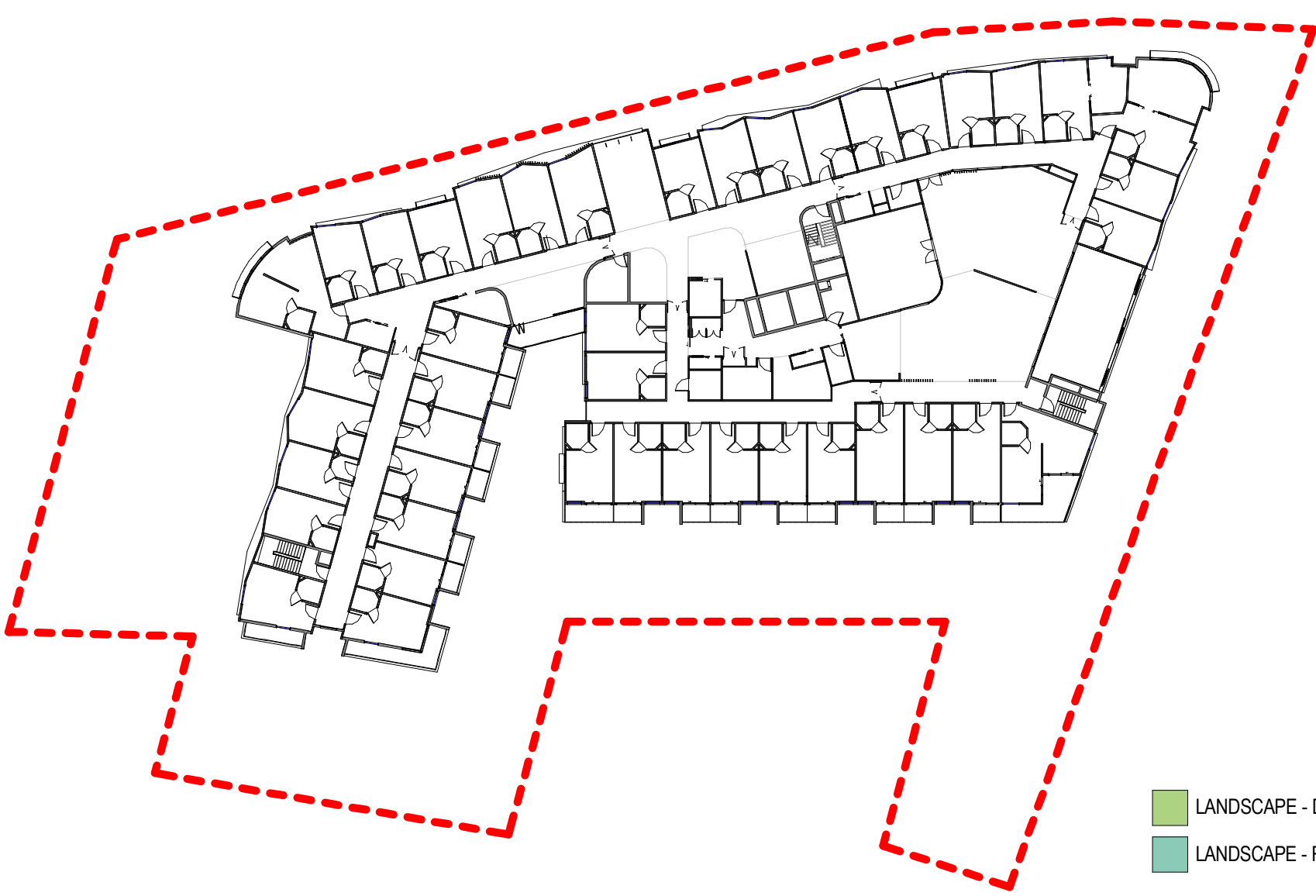
3 LEVEL 3
SCALE 1 : 500



4 LEVEL 4 - GROUND FLOOR
SCALE 1 : 500



5 LEVEL 5
SCALE 1 : 500



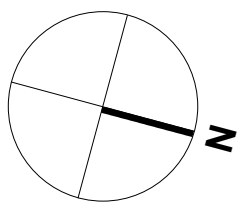
6 LEVEL 6
SCALE 1 : 500

Area Schedule (Area - Landscape)		
Level	Name	Area
BASEMENT LEVEL	LANDSCAPE - DEEP SOIL	67 m²
BASEMENT LEVEL	LANDSCAPE - DEEP SOIL	49 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	468 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	4 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	51 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	66 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	161 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	208 m²
LEVEL 3	LANDSCAPE - DEEP SOIL	9 m²
LEVEL 3	LANDSCAPE - DEEP SOIL	9 m²
LEVEL 3	LANDSCAPE - DEEP SOIL	13 m²
LEVEL 3	LANDSCAPE - RAISED	16 m²
LEVEL 3	LANDSCAPE - RAISED	10 m²
LEVEL 3	LANDSCAPE - RAISED	5 m²
LEVEL 3	LANDSCAPE - RAISED	3 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	62 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	43 m²

Area Schedule (Area - Landscape)		
Level	Name	Area
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	64 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	27 m²
LEVEL 5	LANDSCAPE - RAISED	9 m²
LEVEL 5	LANDSCAPE - RAISED	9 m²
LEVEL 5	LANDSCAPE - RAISED	5 m²
LEVEL 5	LANDSCAPE - RAISED	9 m²

LANDSCAPE - DEEP SOIL TOTAL		
Name	Area	Ratio
LANDSCAPE - DEEP SOIL	1302 m²	0.26
LANDSCAPE - RAISED TOTAL		
Name	Area	Ratio
LANDSCAPE - RAISED	65 m²	0.01

NOTE
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SITE AREA

5003 m²

PARKING

PARKING RATES - COMMERCIAL			
Name	Area	Rate	Parking Required
GFA - COMMERCIAL	2051 m²	1 SPACE PER 40m²	51.266456

PARKING RATES - RACF			
Mark	Count	Rate	Parking Required
BED	143	1 SPACE PER 10 BEDS	14.3

PARKING RATES - RACF STAFF			
Name	Count	Rate	Parking Required
STAFF	40	1 SPACE PER 2 STAFF	20
AMBULANCE		1 SPACE FOR AMBULANCE	1

REQUIRED PARKING TOTAL - 87 SPACES

PARKING SCHEDULE	
LEVEL	PARKING COUNT
BASEMENT LEVEL	44
LEVEL 2	32
LEVEL 3	10
Grand total: 86	

PARKING ALLOCATION SCHEDULE	
LEVEL	PARKING TYPE
BASEMENT	24 COMMERCIAL
BASEMENT	20 RACF STAFF
LEVEL 2	27 COMMERCIAL
LEVEL 2	5 RACF VISITOR
LEVEL 3	10 RACF VISITOR

BICYCLE

BICYCLE PARKING RATES	
Name	Spaces
COMMERCIAL VISITORS	12
COMMERCIAL STAFF	31
AGED CARE STAFF	10
REQUIRED BICYCLE PARKING TOTAL 53 SPACES	

BICYCLE PARKING SCHEDULE		
Level	Type Mark	Count
BASEMENT LEVEL	BICYCLE PARKING	12
LEVEL 2	BICYCLE PARKING	17
LEVEL 3	BICYCLE PARKING	36
PARKING TOTAL: 65		

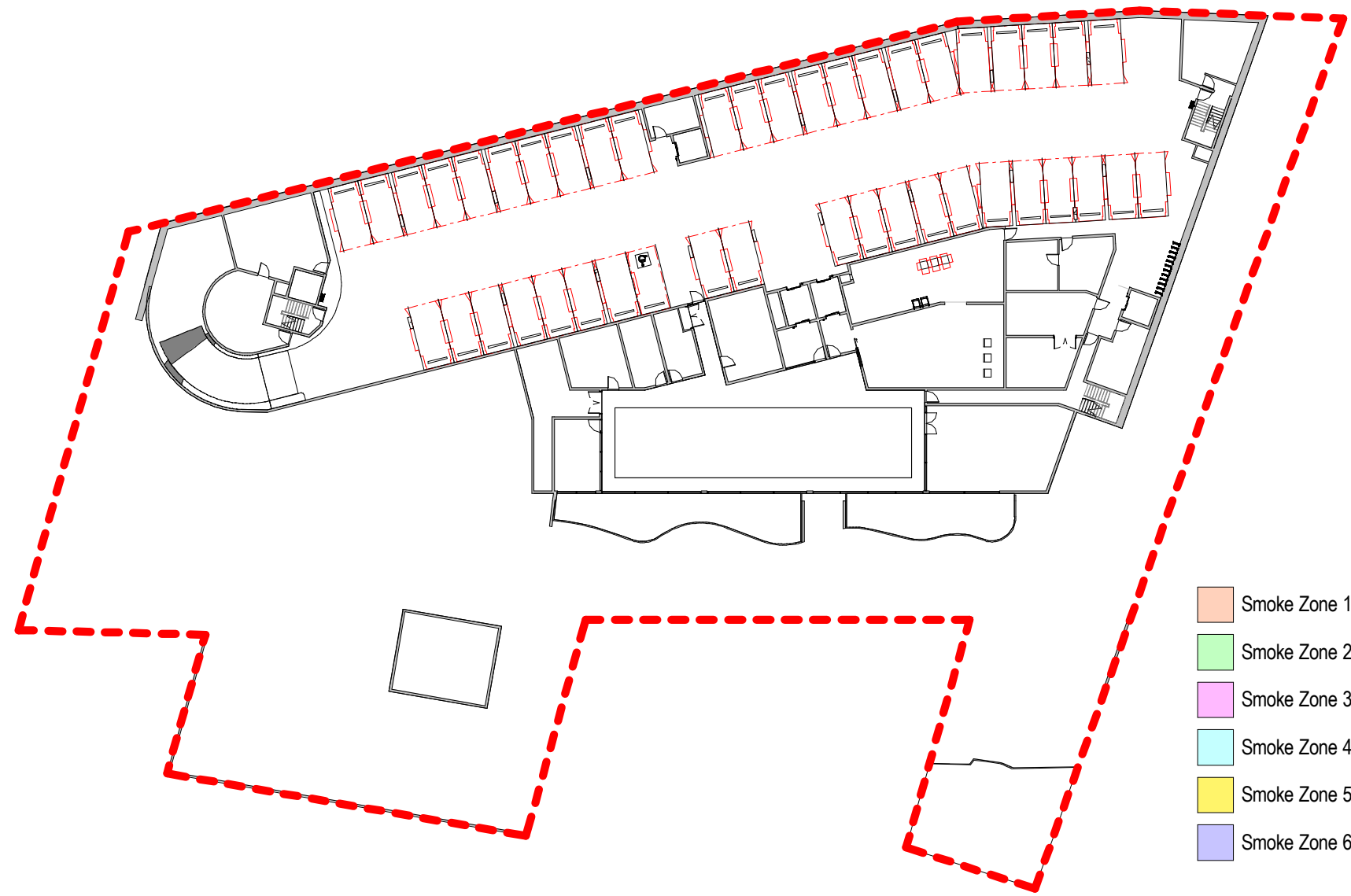
BEDS

TOTAL BEDS	
Mark	Count
BED	143

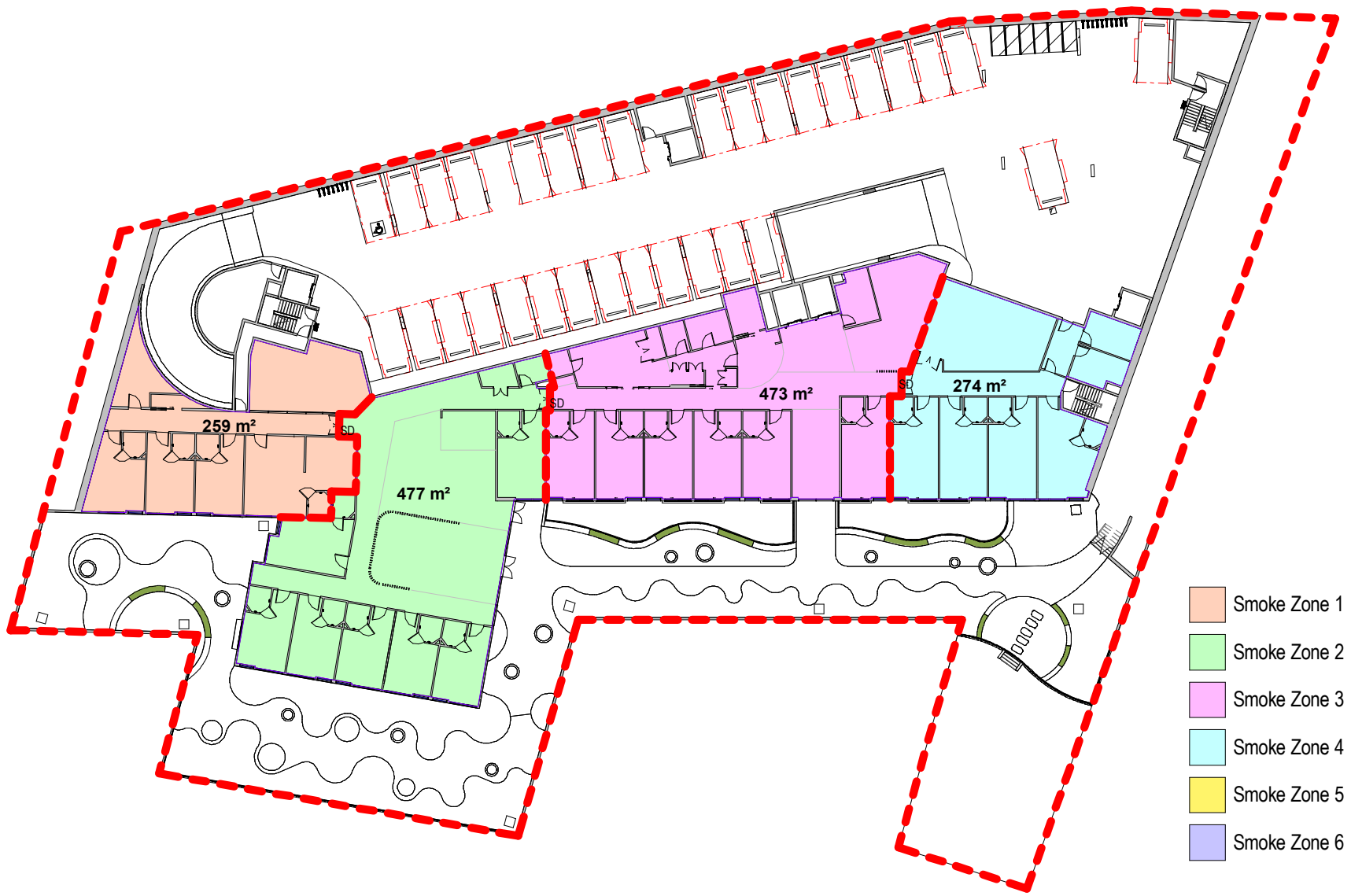
TOTAL BEDROOMS		
LEVEL	CAREHOUSE	BED COUNT
LEVEL 2	BEDS	21
LEVEL 3	BEDS	15
LEVEL 5	BEDS	43
LEVEL 6	BEDS	43
TOTAL BEDROOMS		122

NOTE

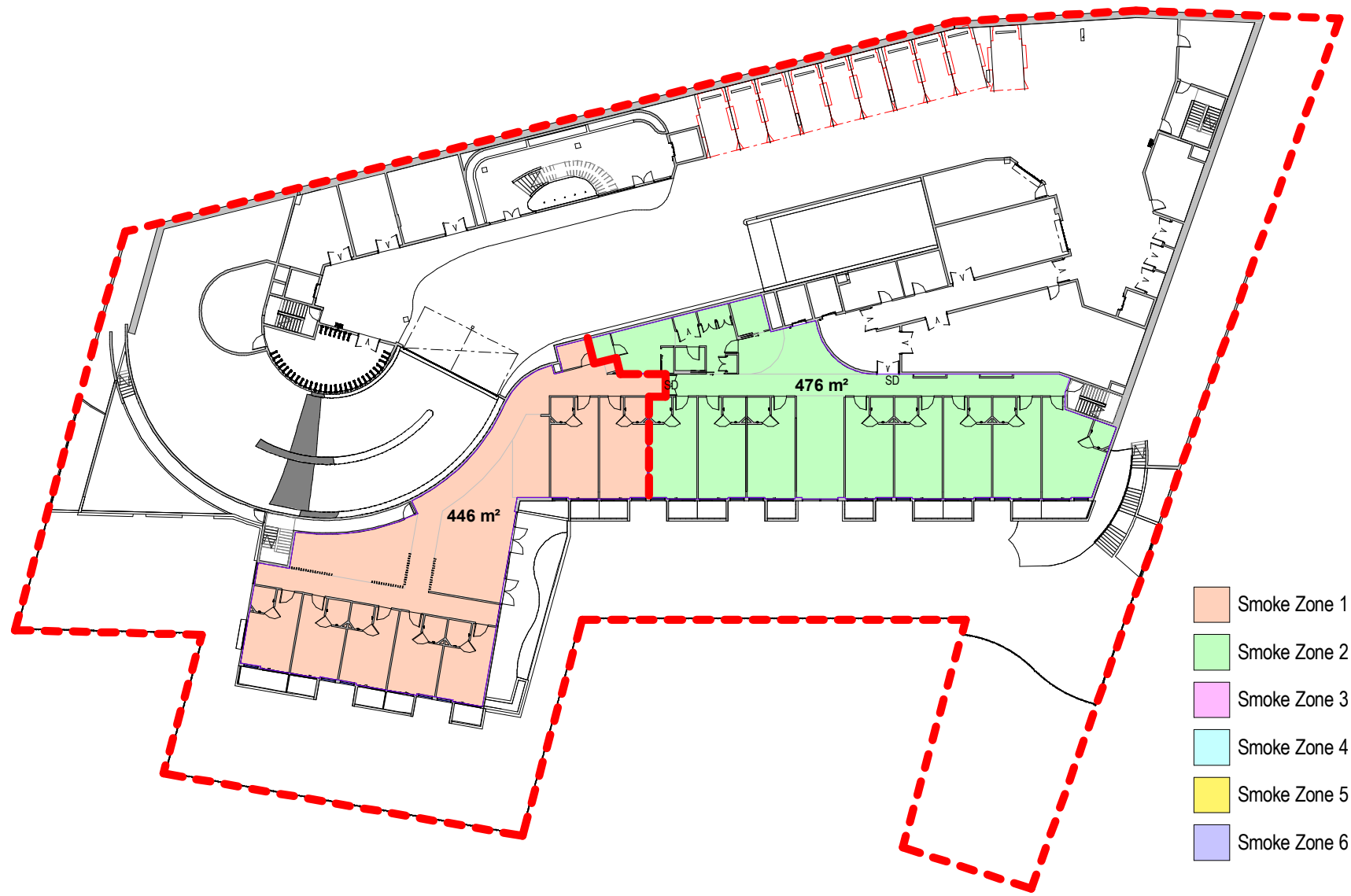
THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019



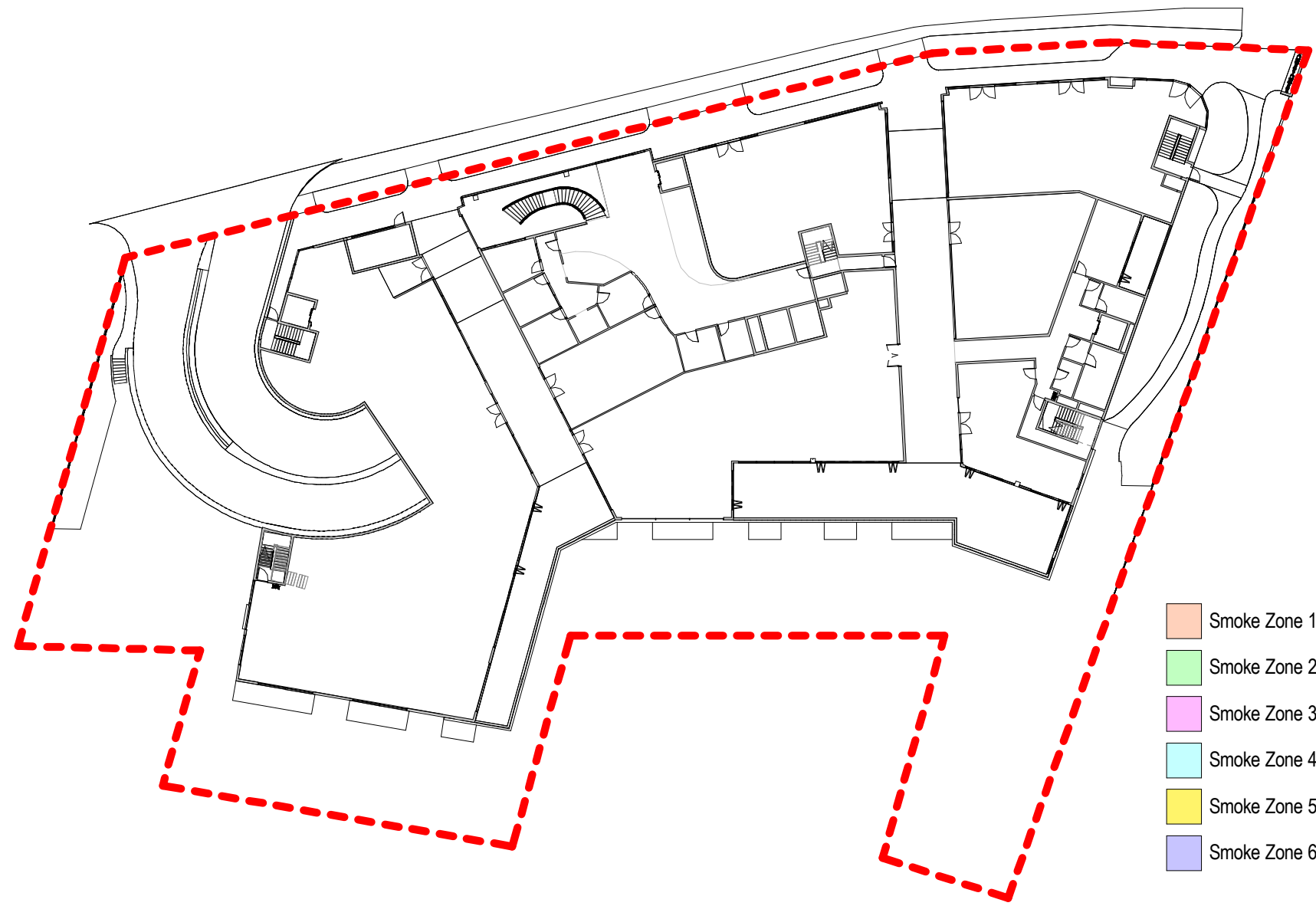
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SCALE 1:500



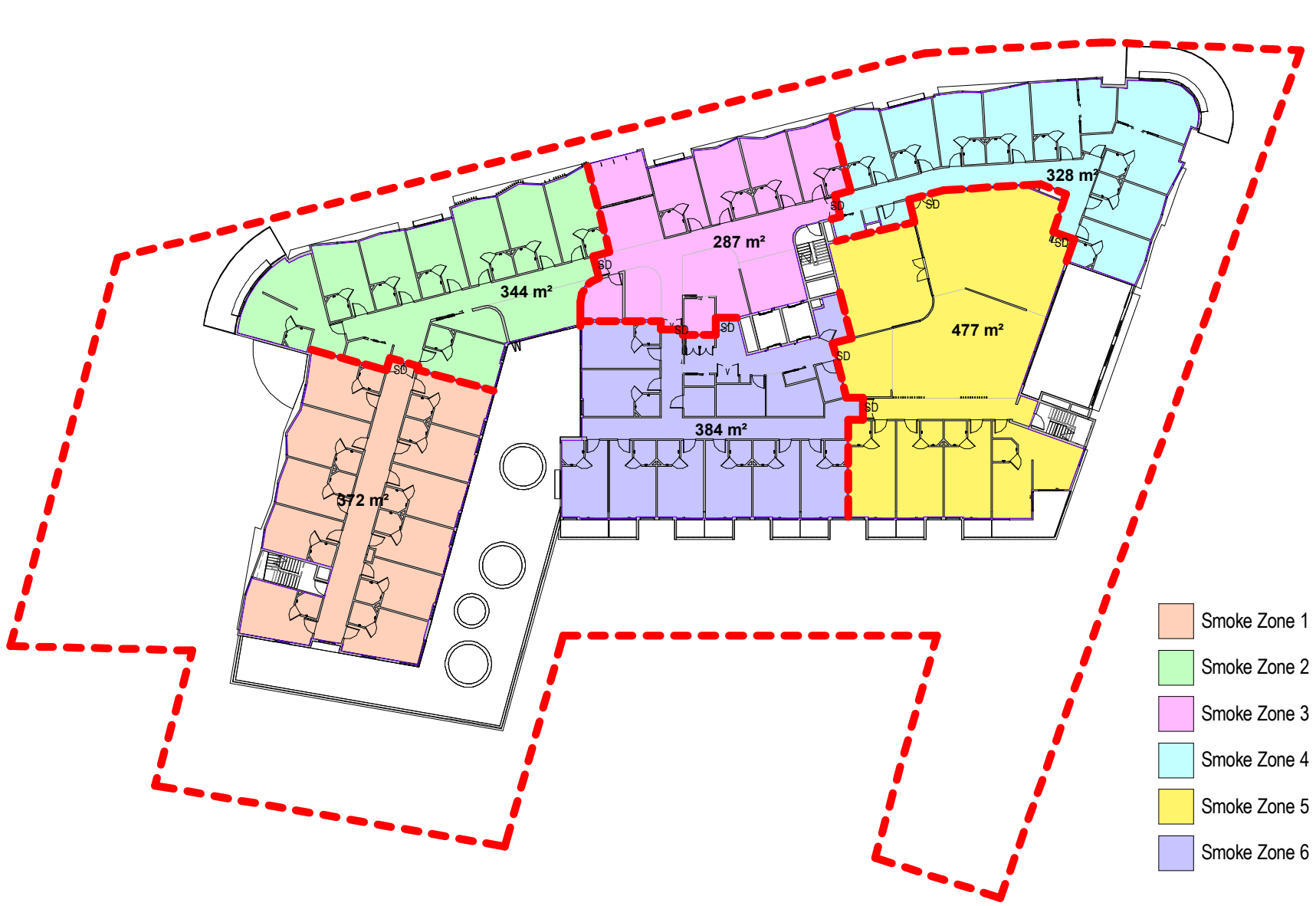
2 LEVEL 2
SCALE 1:500



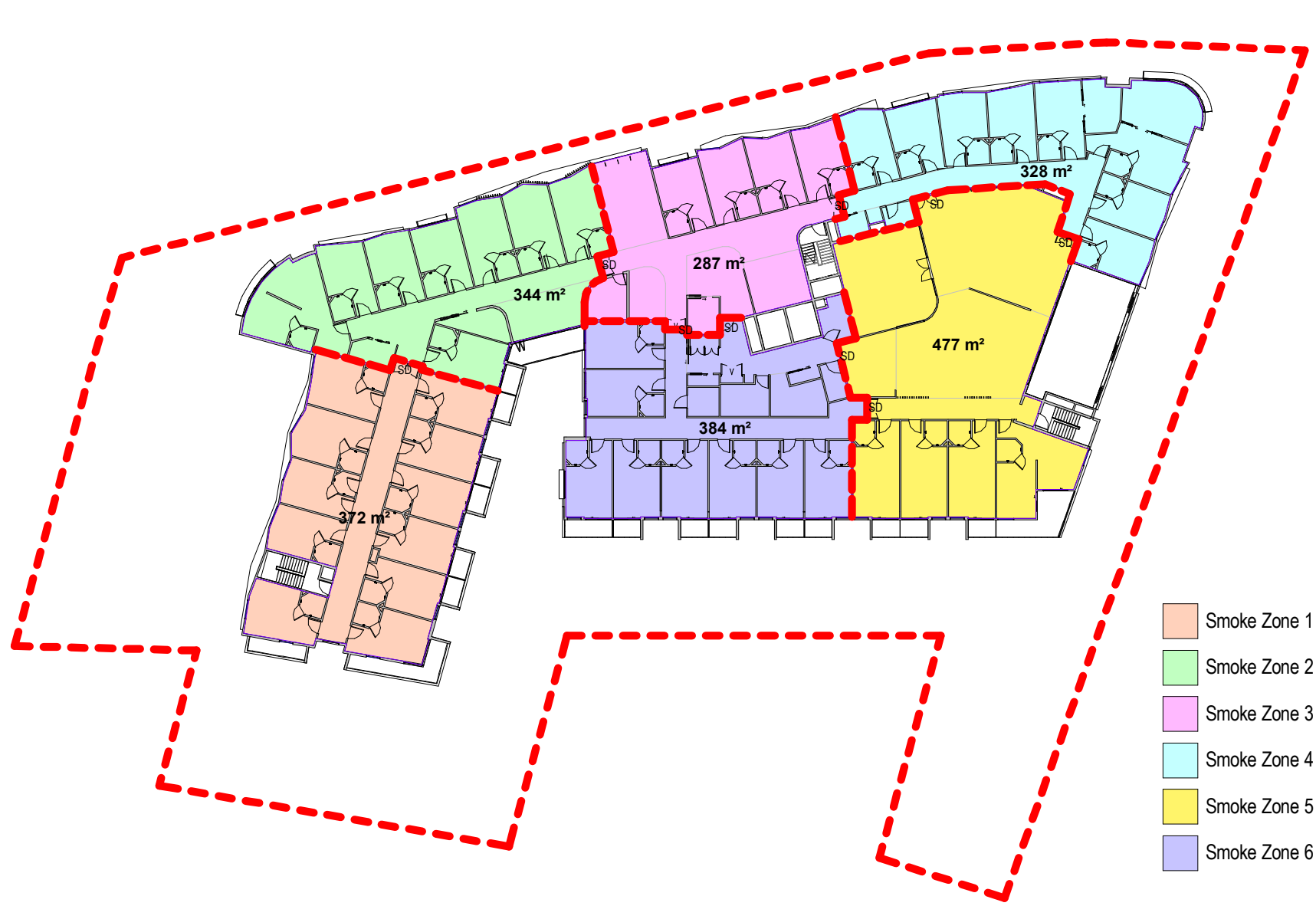
3 LEVEL 3
SCALE 1:500



4 LEVEL 4 - NORTHWOOD RD
SCALE 1:500



5 LEVEL 5
SCALE 1:500



6 LEVEL 6
SCALE 1:500

NOTE

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LEGEND

--- SITE BOUNDARY

--- SMOKE PROOF WALLS COMPLYING WITH NCC-2019 SPECIFICATION C2.5

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA804	DA1

SCALE	As Indicated @ A1
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DRAWN	Author
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PROJECT PRINCIPLE	M. RALPH
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DATE	31.07.2020
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NOTE

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LEGEND



SITE BOUNDARY



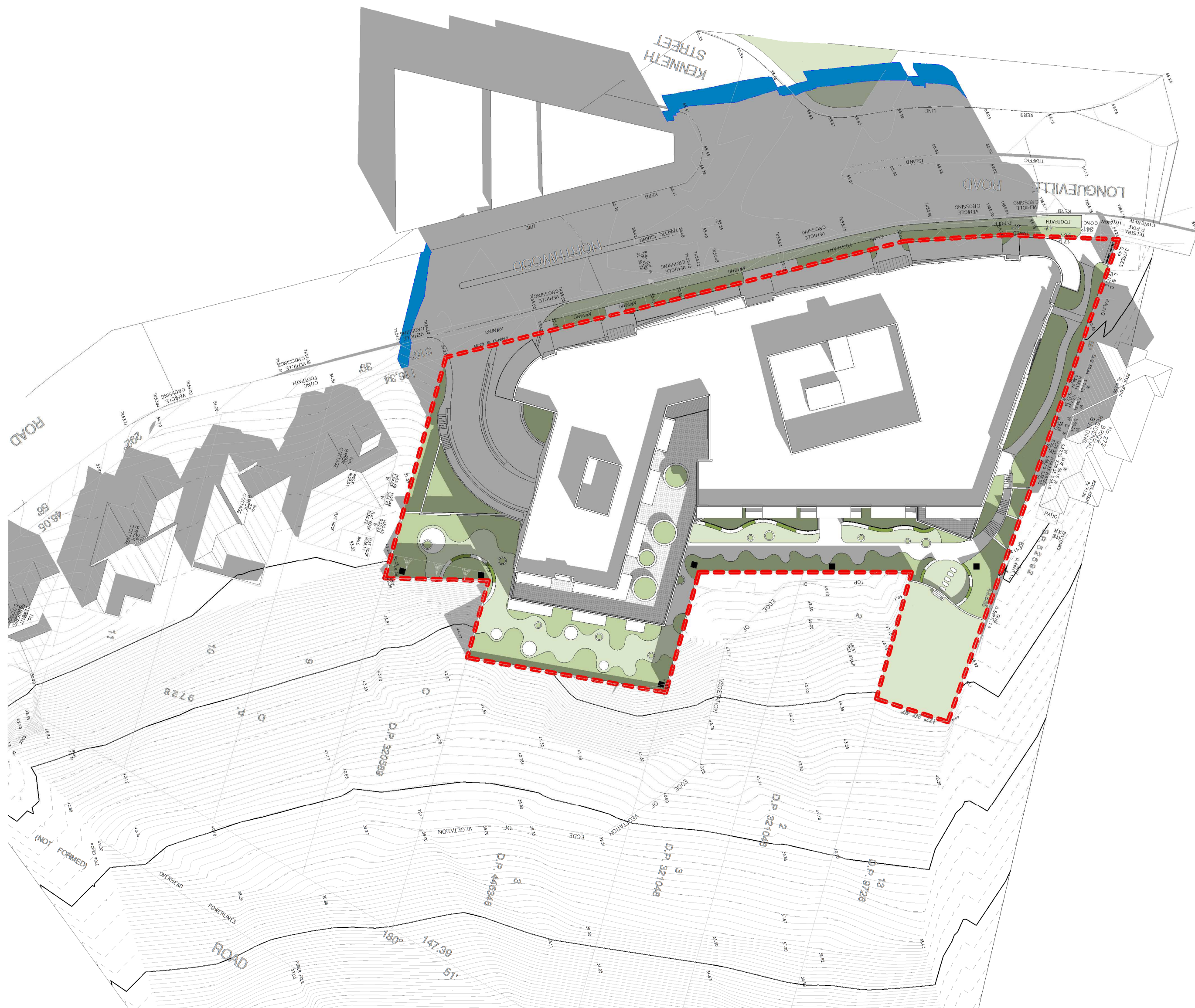
SHADOWS CAST



PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



6 EXISTING SHADOWS - 9am 22 JUNE
SCALE 1:500



1 PROPOSED SHADOWS - 9am 22 JUNE
SCALE 1:500

architecture
interior design
project management

NSW ARB REG ARCHITECT: G. OLLERTON #7621
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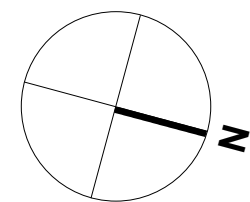
LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

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DRAWING TITLE

SHADOW DIAGRAMS - 22 JUNE 9AM



REV DATE

DA1 20-08-18

AMENDMENT

DA ISSUE

INITIALS CHECK

MDP MR

PROJECT NO.

2924

DRAWING NO.

DA901

REVISION

DA1

SCALE

As Indicated @ A1

DRAWN

PROJECT PRINCIPLE

M. RALPH

DATE

31.07.2020

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LEGEND

SITE BOUNDARY

SHADOWS CAST

PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



1 EXISTING SHADOWS - 12m 22 JUNE
SCALE 1 : 500



2 PROPOSED SHADOWS - 12pm 22 JUNE
SCALE 1 : 500

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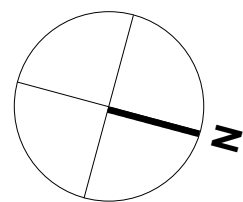
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DRAWING TITLE

SHADOW DIAGRAMS - 22 JUNE 12PM



REV DATE	AMENDMENT	INITIALS	CHECK
DA1 20-08-18	DA ISSUE	MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA902	DA1

SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

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LEGEND

SITE BOUNDARY

SHADOWS CAST

PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



1 EXISTING SHADOWS - 3PM 22 JUNE
SCALE 1:500

2 PROPOSED SHADOWS - 3PM 22 JUNE
SCALE 1:500

architecture
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RESIDENCES

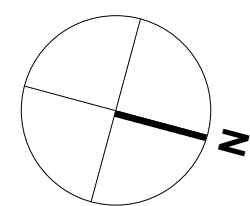
PROJECT

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LANE COVE
NSW 2066

DRAWING TITLE

SHADOW DIAGRAMS - 22 JUNE 3PM



REV DATE	AMENDMENT	INITIALS	CHECK
DA1 20-08-18	DA ISSUE	MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA903	DA1

SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

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LEGEND

SITE BOUNDARY

SHADOWS CAST

PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



2 EXISTING SHADOWS - 9AM 22 DECEMBER
SCALE 1 : 500



1 PROPOSED SHADOWS - 9AM 22 DECEMBER
SCALE 1 : 500

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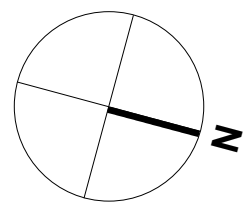
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DRAWING TITLE

SHADOW DIAGRAMS - 22 DECEMBER
9AM



REV DATE	AMENDMENT	INITIALS	CHECK
DA1 20-08-18	DA ISSUE	MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA911	DA1

SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

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LEGEND

SITE BOUNDARY

SHADOWS CAST

PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



1 EXISTING SHADOWS - 12PM 22 DECEMBER
SCALE 1 : 500



2 PROPOSED SHADOWS - 12PM 22 DECEMBER
SCALE 1 : 500

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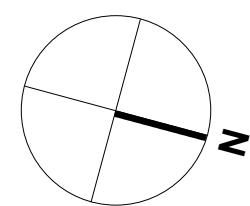
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DRAWING TITLE

SHADOW DIAGRAMS - 22 DECEMBER
12PM



REV DATE

DA1 20-08-18

AMENDMENT

DA ISSUE

INITIALS CHECK

MDP MR

PROJECT NO.

2924

DRAWING NO.

DA912

REVISION

DA1

SCALE

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DRAWN

Author

PROJECT PRINCIPLE

M. RALPH

DATE

31.07.2020

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LEGEND



SITE BOUNDARY



SHADOWS CAST



PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



1 EXISTING SHADOWS - 3PM 22 DECEMBER
SCALE 1 : 500



2 PROPOSED SHADOWS - 3PM 22 DECEMBER
SCALE 1 : 500

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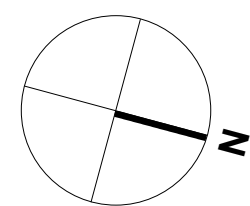
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DRAWING TITLE

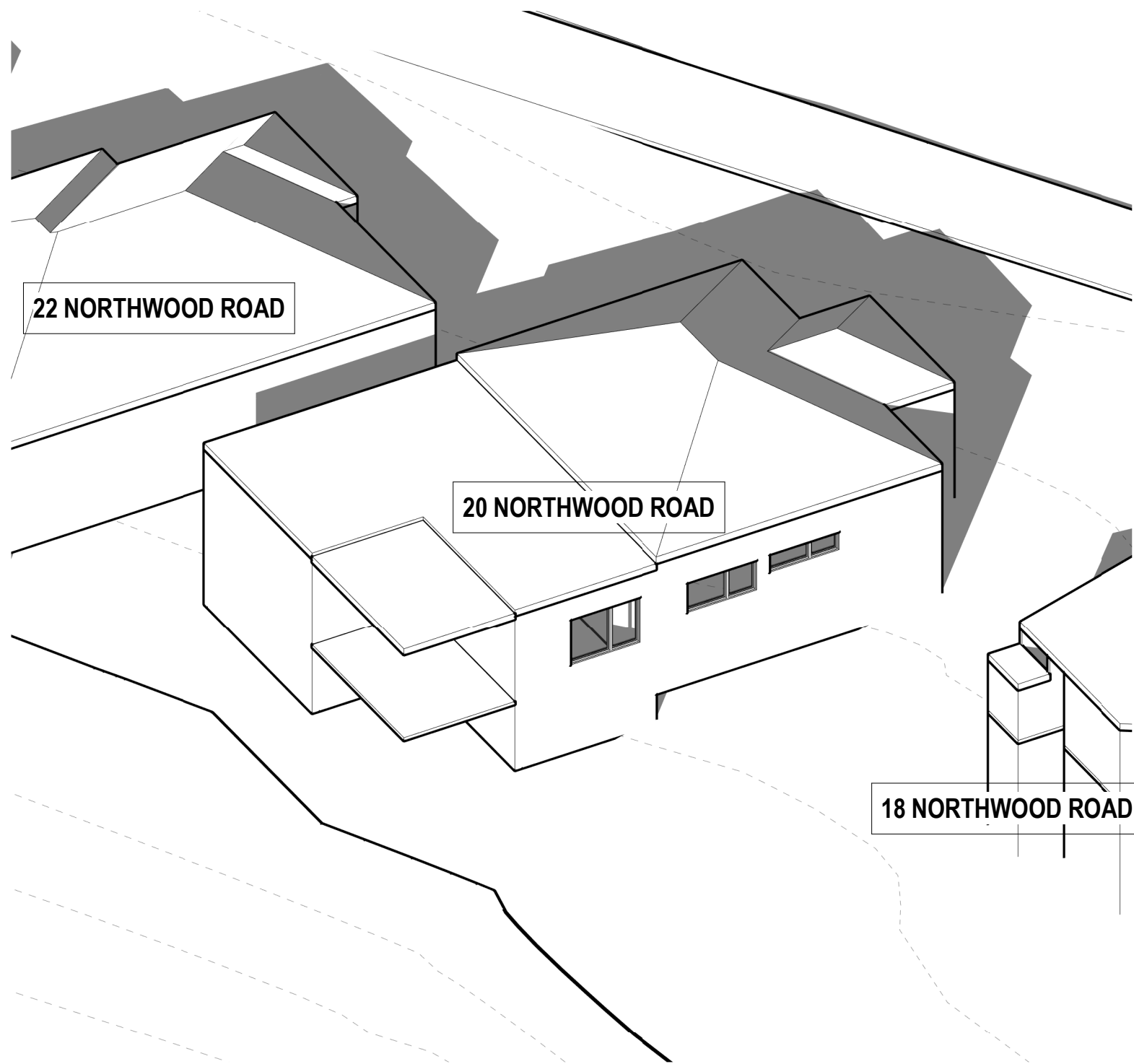
SHADOW DIAGRAMS - 22 DECEMBER
3PM



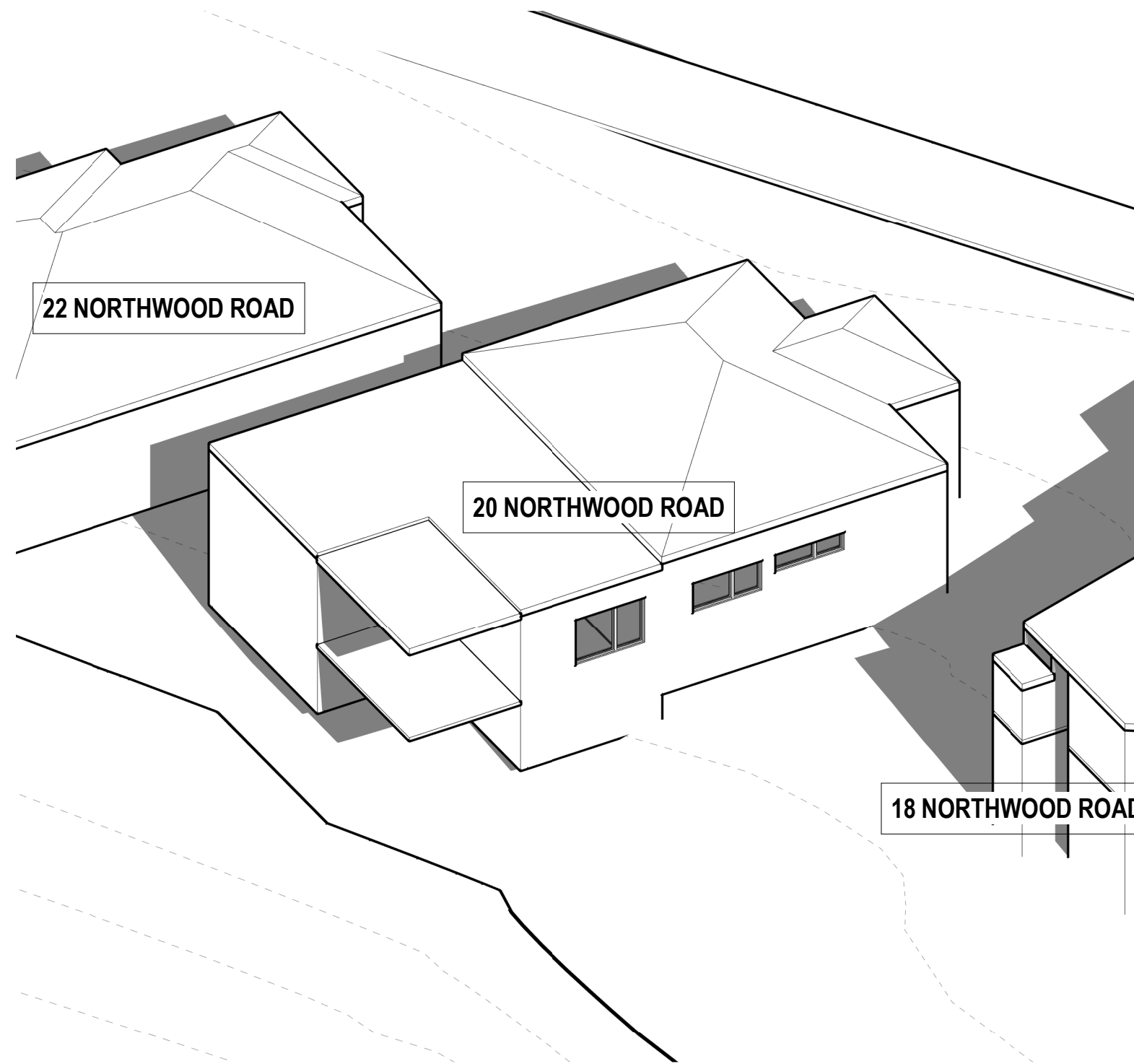
REV DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA	ISUE
		MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA913	DA1
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

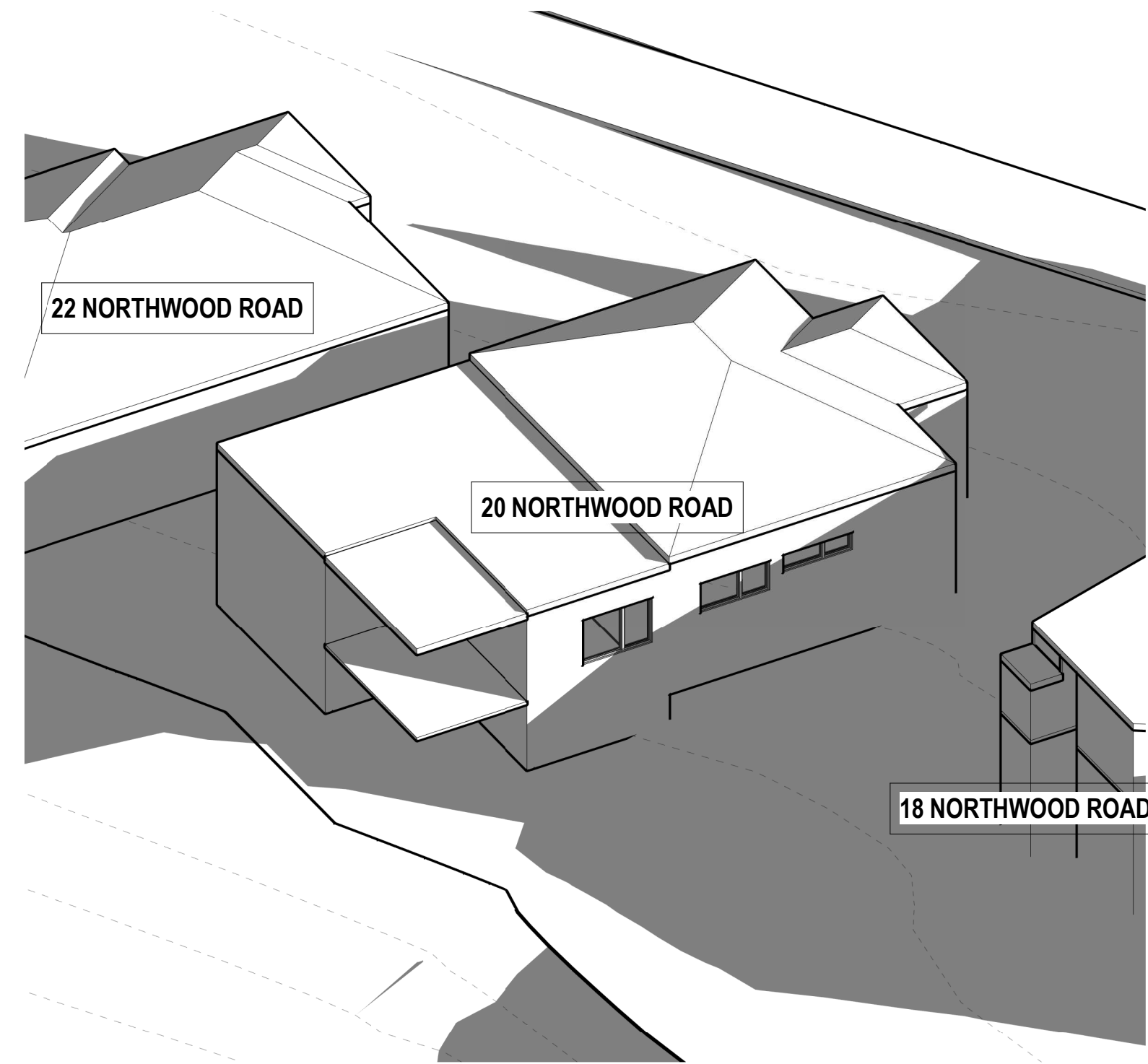
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2 EXISTING 3D SHADOWS - 22 JUNE - 9AM
SCALE

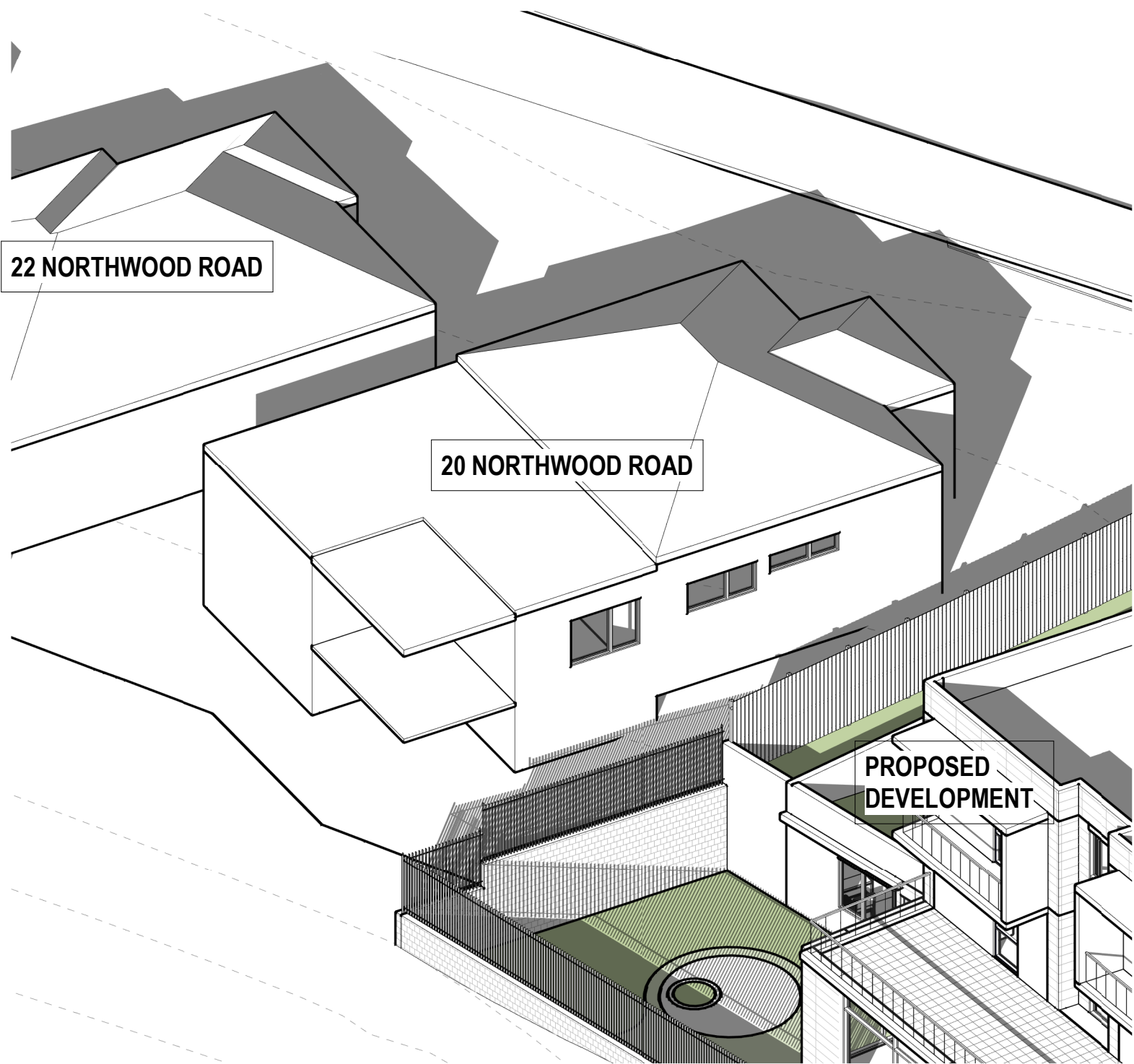


3 EXISTING 3D SHADOWS - 22 JUNE - 12PM
SCALE

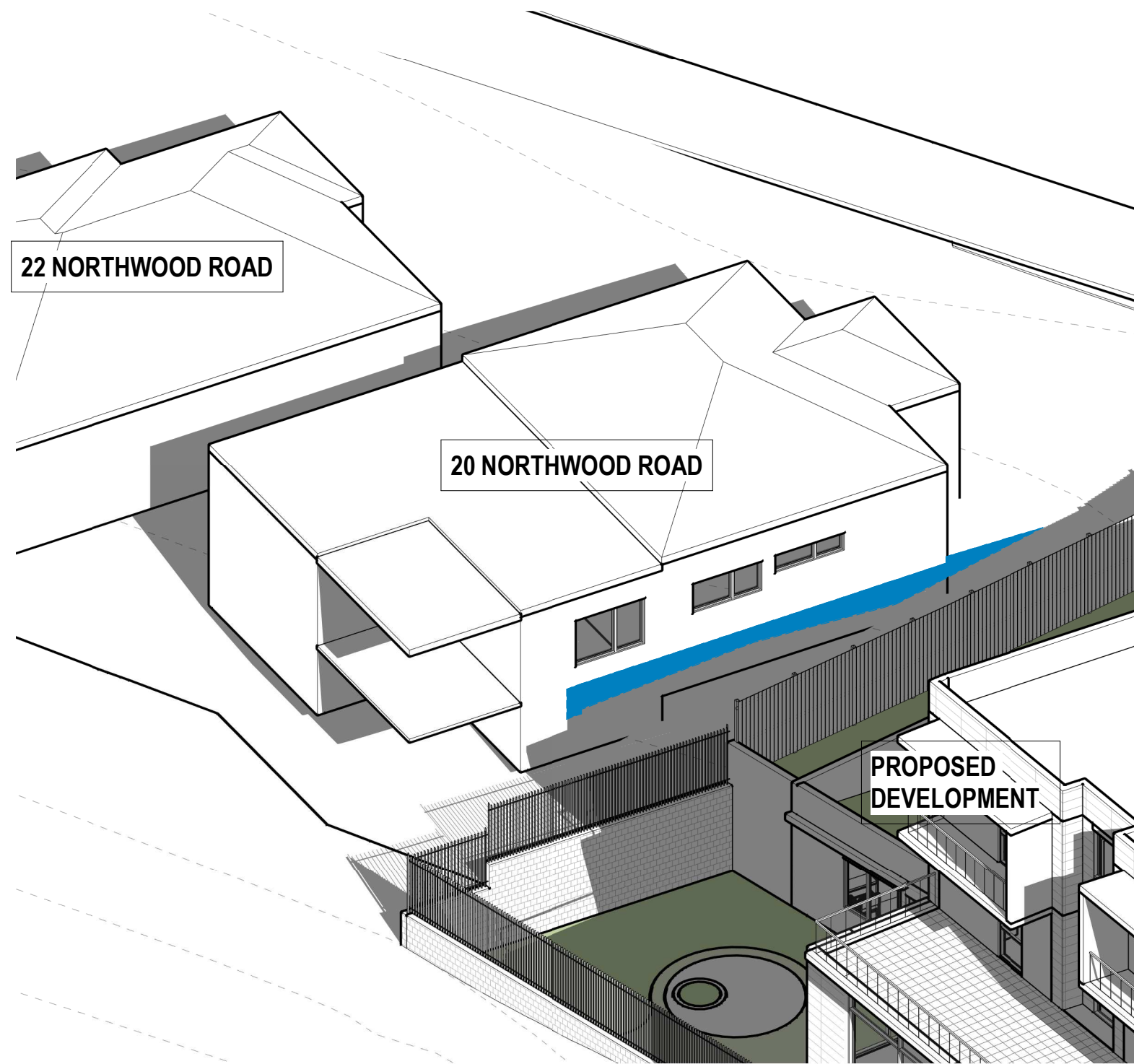


4 EXISTING 3D SHADOWS - 22 JUNE - 3PM
SCALE

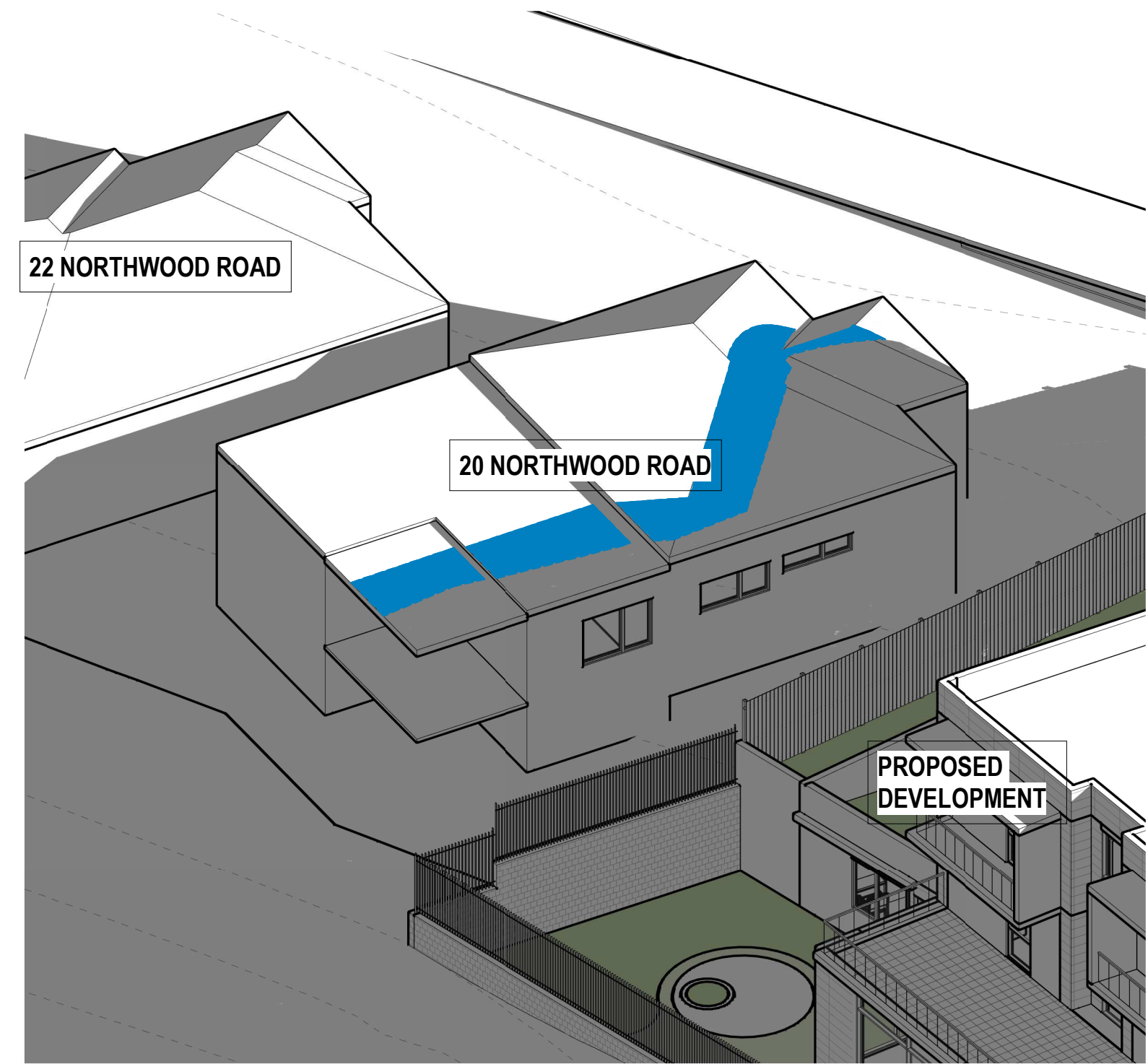
EXISTING SHADOWS



1 PROPOSED 3D SHADOWS - 22 JUNE - 9AM
SCALE



6 PROPOSED 3D SHADOWS - 22 JUNE - 12PM
SCALE



5 PROPOSED 3D SHADOWS - 22 JUNE - 3PM
SCALE

PROPOSED SHADOWS

LEGEND

SHADOWS CAST

PROPOSED SHADOWS CAST BY
ELEMENTS ABOVE RL 66250
HEIGHT PLANE

NOTE

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THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF
CLAUSE 85 OF THE STATE ENVIRONMENTAL PLANNING POLICY
(HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA921	DA1

SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

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PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

3D SHADOW DIAGRAMS - CAST ON 20
NORTHWOOD RD

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