

RC SUMMARY

Residential Care (RC) Schedule:

56 x Single Occupancy Rooms / Units (SOU)
4 x Disabled Single Occupancy Rooms/Units
5 x Single Occupancy Lux Rooms
6 x Couple Suites with two (SOU's)
= 77 bed

Respite Centre Schedule:

2 x Single Occupancy Respite Rooms
= 2 bed

RL SUMMARY

Residential Living (RL) Attached Dwelling

Schedule:
9 x Two Bedroom
= 9

Residential Living (RL) Villa Schedule:

42 x Three Bedroom
25 x Two Bedroom
= 67 RL Villas

PARKING SUMMARY

RC Basement Parking Spaces (including disabled, staff, visitor & RL attached villa parking spaces) = 102

RC Entry Staff Parking Spaces = 13

RC Entry Visitor Parking Spaces = 16

RL Villa - Garage Spaces = 87

RL Villas - Driveway Spaces = 44

Visitor Parking Spaces for Greater Site = 42

Total: 304

RC GFA CALCULATIONS

Total RACF GFA (including basement parking)		
Layer	Home Story	Area
GFA Parking	LEVEL 01 - BASEMENT	3,539
GFA RAC	LEVEL 02	2,418
	LEVEL 03	2,970
	LEVEL 04 - ROOF	251
GFA RL Community	LEVEL 02	351
	LEVEL 03	384
GFA Respite	LEVEL 02	168
		10,081 m ²
RAC BOH (excluded from GFA Calculations)		
Area		
GFA BOH	LEVEL 01 - BASEMENT	517
	LEVEL 02	487
		1,004 m ²

RC FSR CALCULATIONS

RC Allocated Site Area : 12,686m²

RC GFA (excluding BOH on Level 01 & 02) = 10,094m²

Allowable FSR 1 : 1
Calculated FSR 0.79 : 1

RL VILLA + RL ATTACHED DWELLING GFA CALCULATIONS

RL Villa+ Attached Dwelling GFA - including garage		
Zone Name	Qty	Measured Area
Villa Type 2A	7	1,043
Villa Type 2B	8	1,132
Villa Type 2C	6	900
Villa Type 2D	9	1,341
Villa Type 3A	4	596
Villa Type 3B	3	447
Villa Type 3C	3	447
Villa Type 3D	3	447
Villa Type 4A	7	1,008
Villa Type 4B	7	1,015
Villa Type 6A	6	948
Villa Type 6B	5	790
	68	10,174 m ²

RL VILLA & RL ATTACHED DWELLING FSR CALCULATIONS

RL Allocated Site Area : 64,146m²

RL Villa & RL Attached Dwelling GFA (including garages) =10,932m²

Allowable FSR 0.5 : 1
Calculated FSR 0.17 : 1

TOTAL SITE AREA: 76,832m²

SITE COVERAGE - excluding balconies, decks, roads

Area
16,328

Site Coverage : 20.9% of Total Site Area

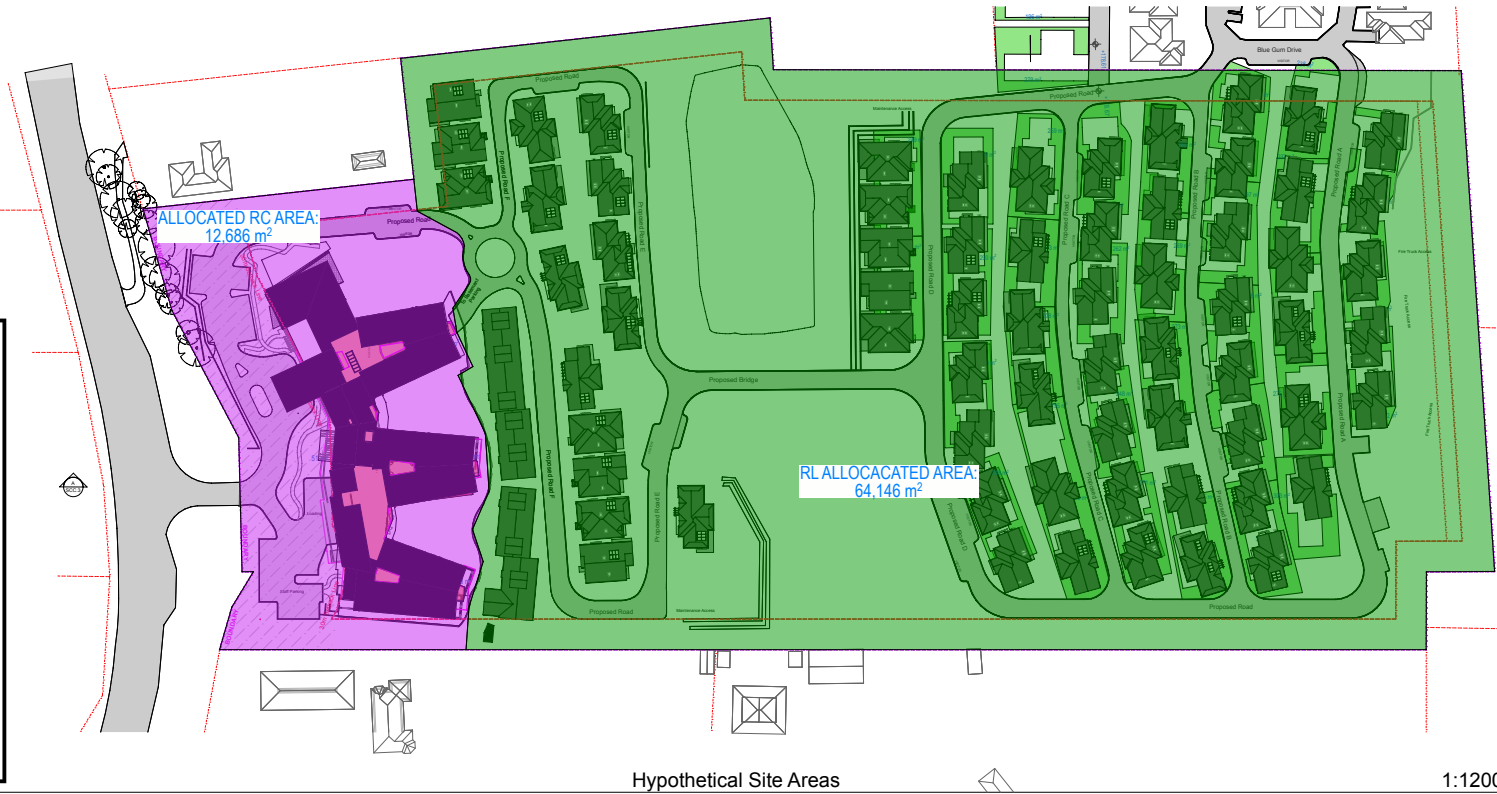


This document is approved subject to the notes, advice and conditions listed in Development Consent No. DA/153/2018/B
Dated. 19/04/23

GENERAL MANAGER

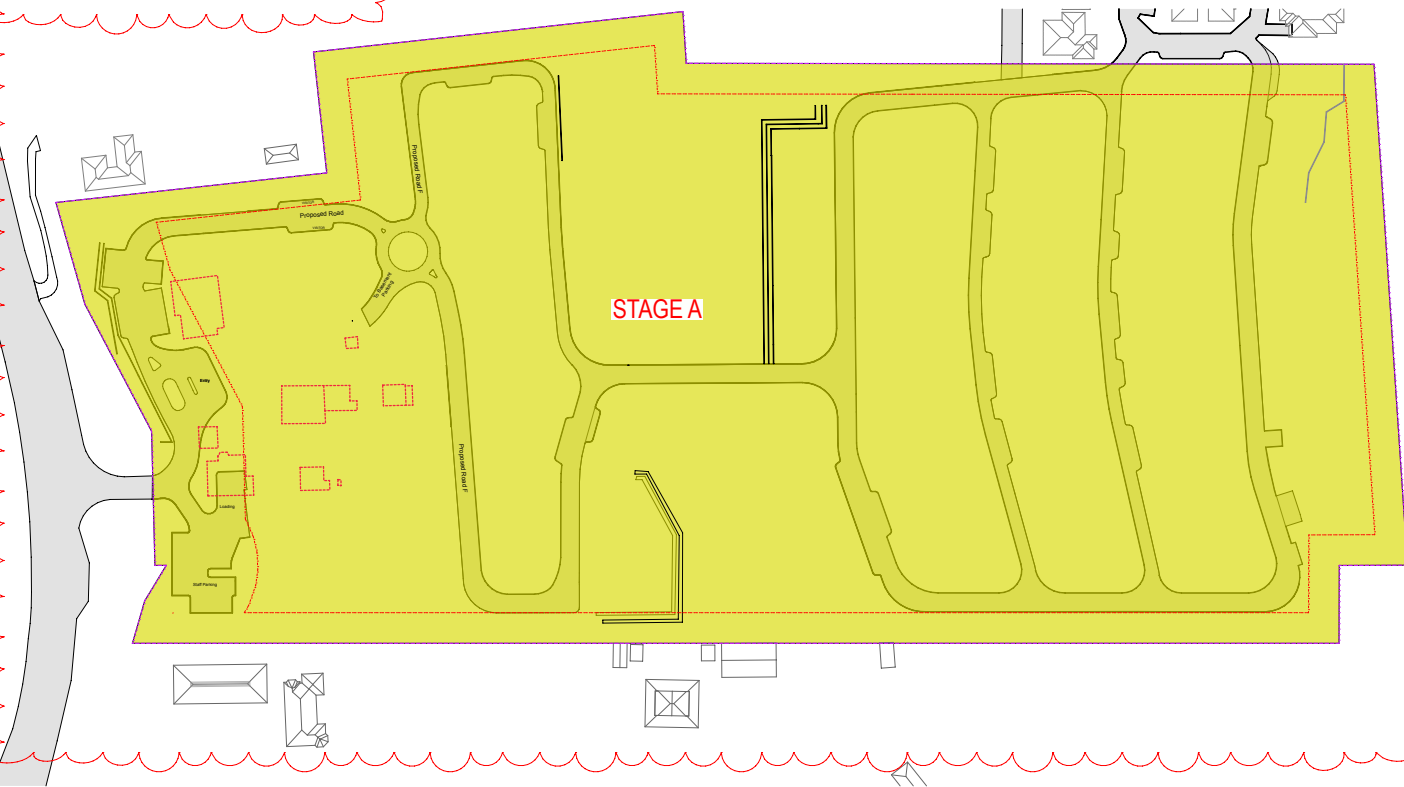
LEGEND

--- To be demolished



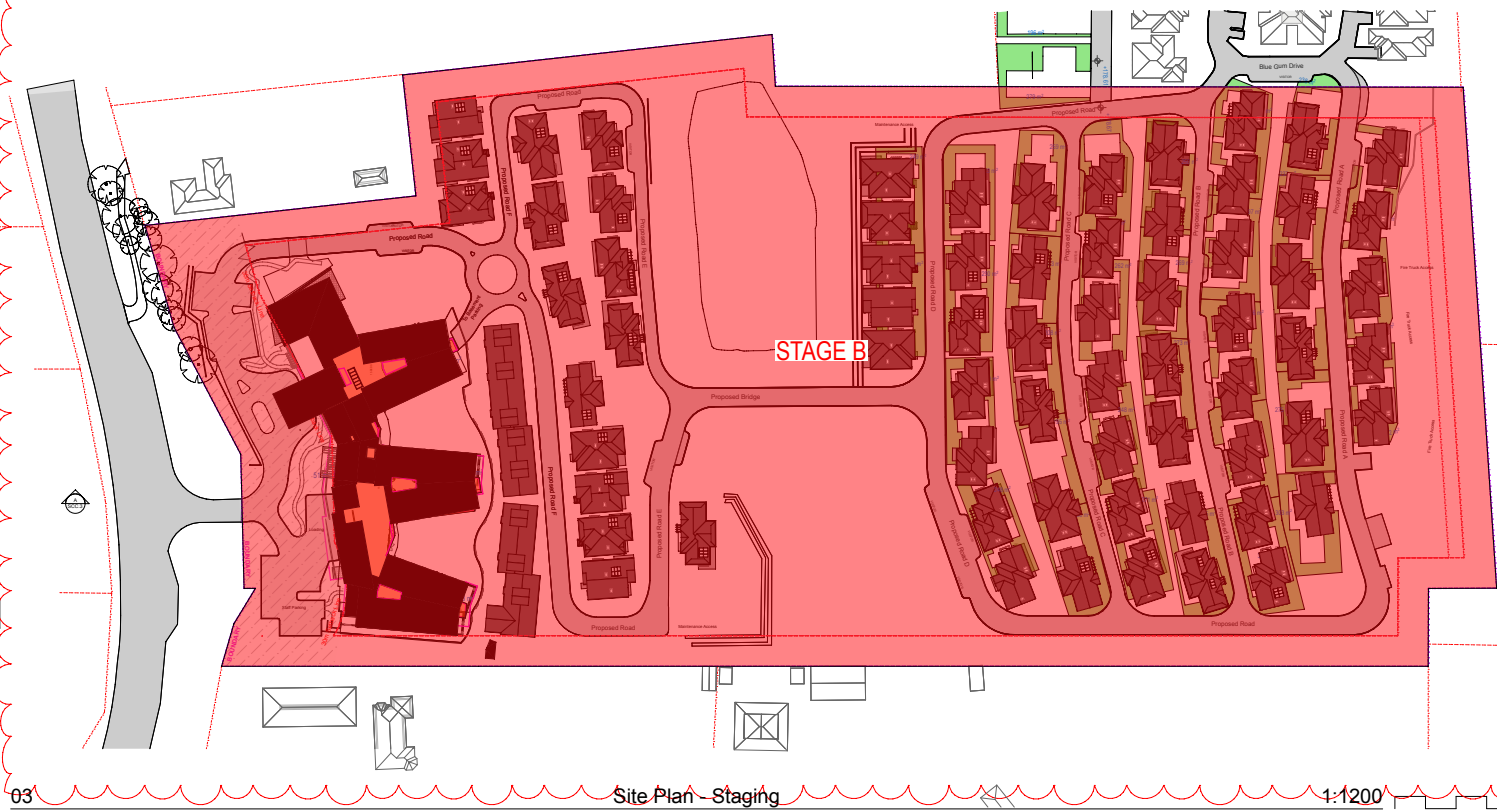
STAGING PLAN

Stage A - Civil Works, VMP & Revegetation
Stage B - Construction Of Buildings



Site Plan - Stage A

1:1200



Site Plan - Staging

1:1200

CALDERFLOWER
architecture

CLIENT:



Anglicare Community Services
Old Northern Road Glenhaven, NSW 2156

CHANGE LEGEND - COUNCIL RESPONSE

- Ch-01 - Bus stop relocated
- Ch-02 - Dimensions shown
- Ch-03 - Basement travel path shown
- Ch-04 - Landscape path revised
- Ch-05 - Villa deleted
- Ch-06 - Caravan parking deleted
- Ch-07 - Revised calculations
- Ch-08 - Garbage room revised

CHANGE LEGEND - S34 MEETING

- Ch-09 - Acoustic Screen added
- Ch-10 - Parking Deleted
- Ch-11 - 10m Vegetation Buffer Added
- Ch-12 - Fire Trail Revised
- Ch-13 - Riparian Corridor Revised
- Ch-14 - Bio Basin Relocated
- Ch-15 - New Pedestrian Link Added

DATE	Description	Issue	CFWA	LC
14/03/23	CPM Mark Up	G	PJ	CFWA
16/03/23	Modification to Consent	E	PC	CFWA
13/03/22	Modification to Consent	E	ND	CFWA
26/10/18	Response to S34	D	PJ	LC
17/03/18	Response to Council Statement	C	PJ	LC
17/03/18	Development Application RFI	B	PJ	CFWA
21/03/18	Issue	A	CFWA	LC

NOTES:

- Do not scale from this drawing. Use figured dimensions only.
- Contact the Calder Flower Architects for clarifications if required.
- Calder Flower Architects are not liable for any loss, damage, claim, cost demand as a result of the use or receipt of drawings issued in DWG format.
- Refer to Landscape Documentation for fences, pathways, landscape retaining walls, street lighting, shade structure, garbage bin enclosures, compost areas, privacy screens, gates, landscape features and paved surfaces.

PROJECT:

Anglicare Glenhaven
Old Northern Road Glenhaven, NSW 2156

DRAWING TITLE:

Site Plan - Areas

S4.56 DRAWING SET

Scale: Refer to scale bar

Project No.: 17090

Date: 14/3/23

Project Status: DA ISSUE

Drawing No: DA006

Issue: G

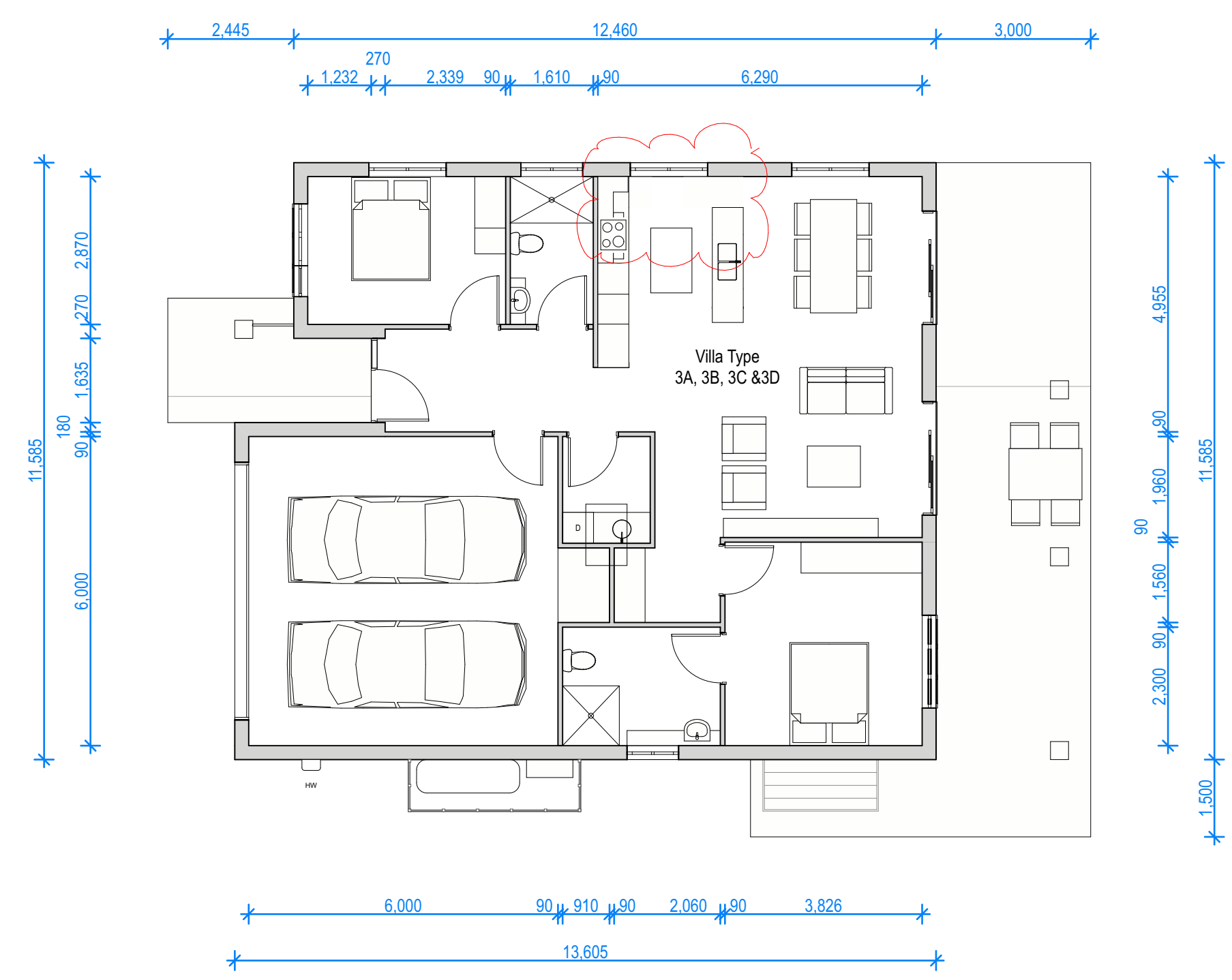




TYPE 2A, 2B, 2C & 2D - 3 BED

Building Footprint : 149m²
Internal Area: 134m²
Internal Area Less Garage: 106m²
Garage: 28m²
Tandem parking spot provided in driveway

01 RL VILLA - TYPES 2 1:100



TYPE 3A, 3B, 3C & 3D - 2 BED

Building Footprint : 148m²
Internal Area: 134m²
Internal Area Less Garage: 98m²
Garage: 36m²

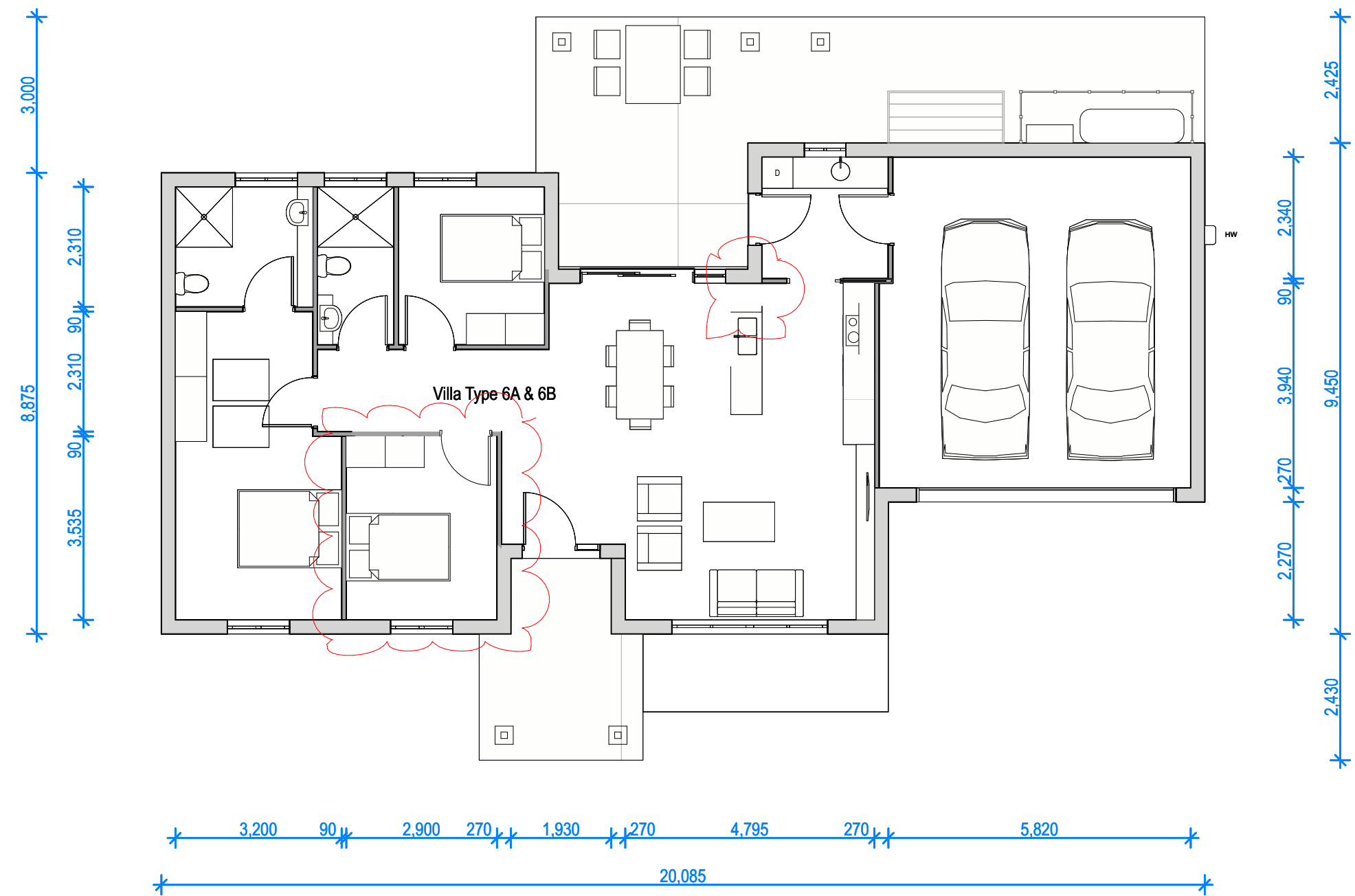
02 RL VILLA - TYPES 3 1:100



TYPE 4A & 4B - 2 BED

Building Footprint : 145m²
Internal Area: 128m²
Internal Area Less Garage: 105m²
Garage: 23m²
Tandem parking spot provided in driveway

03 RL VILLA - TYPES 4 1:100



TYPE 6A & 6B - 3 BED

Building Footprint : 158m²
Internal Area: 141m²
Internal Area Less Garage: 97m²
Garage: 44m²

04 RL VILLA - TYPES 6 1:100

CHANGE LEGEND - COUNCIL RESPONSE

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CHANGE LEGEND - S34 MEETING

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- Ch-15 - New Pedestrian Link Added

DATE	DESCRIPTION	ISSUE	DRAWN	APPROVED
13/4/22	Modification to Consent	E	ND	CFA
17/8/18	Development Application RFI	B	PJ	CFA
21/2/18	A		CFA	LC

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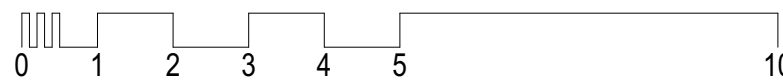
PROJECT:

Anglicare Glenhaven
Old Northern Road Glenhaven, NSW 2156

DRAWING TITLE:

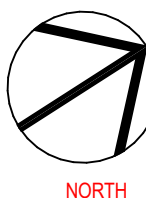
Typical RL Villa Layouts

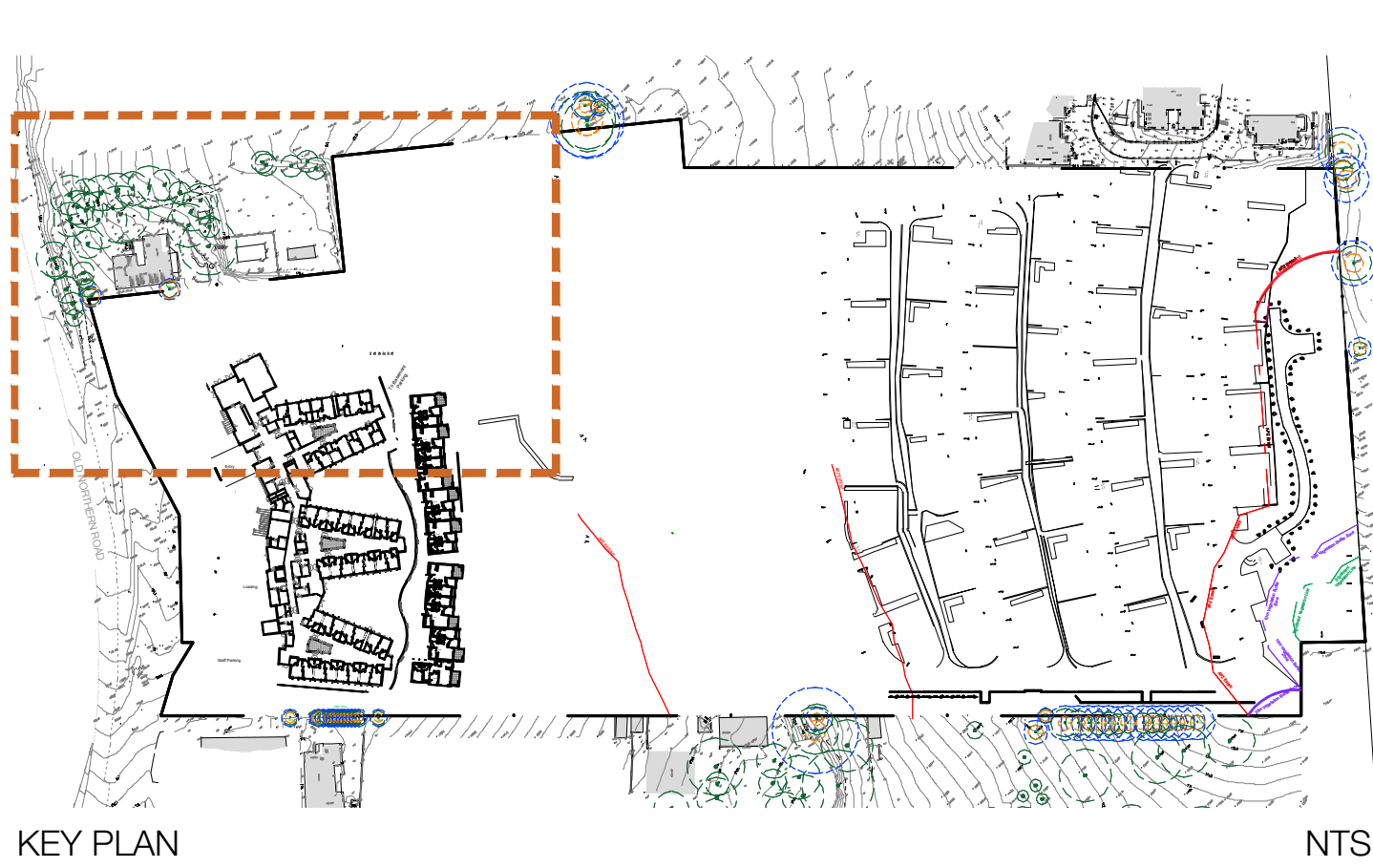
S4.56 DRAWING SET



Scale: Refer to scale bar
Project No.: 17080
Date: 13/4/22
Project Status: DA ISSUE

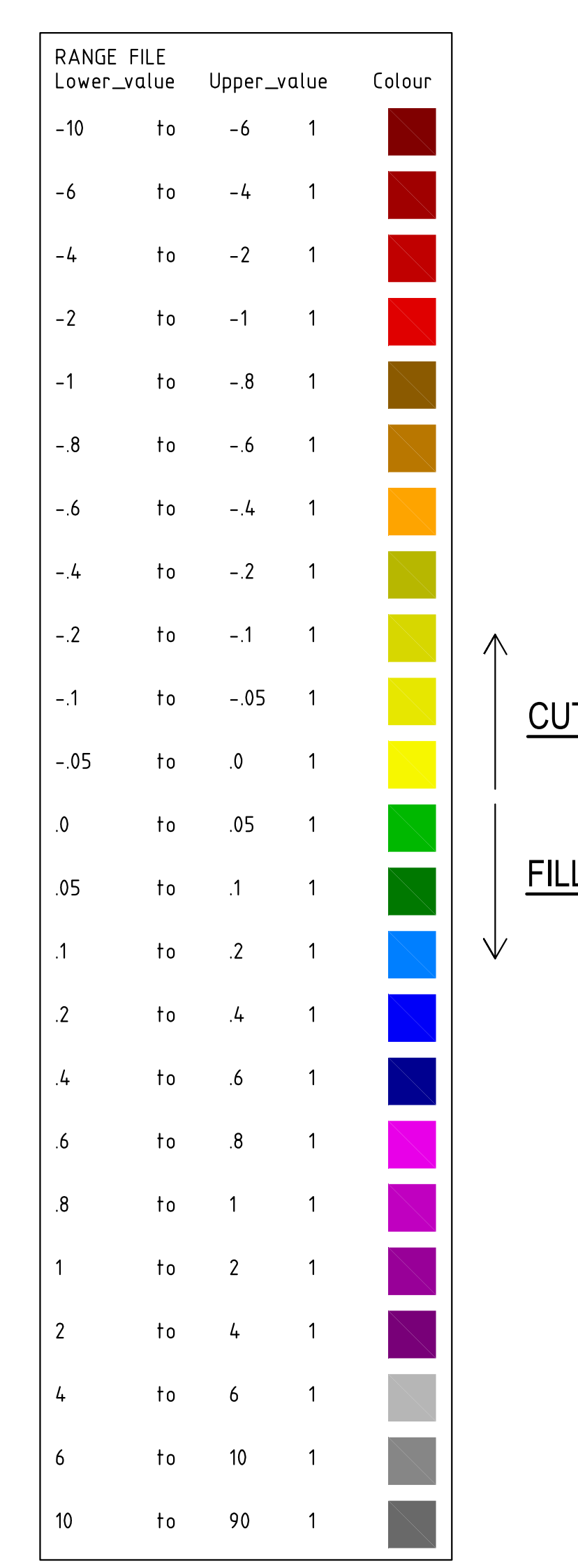
Drawing No. Issue
DA 517 E





DETAIL PLAN 1/6

- 01 EXISTING TREES RETAINED
- 02 WAY FINDING SIGNAGE WALL WITH UPLIGHTING AND NATIVE TREE CANOPY BEHIND
- 03 RURAL STYLE POST AND RAIL HARDWOOD FENCE TO FRONTAGE
- 04 RURAL STYLE RUSTIC SANDSTONE SIGNAGE WALL
- 05 RURAL "OPEN GATE"
- 06 1500mm HIGH RURAL POST AND RAIL FENCE TO BOUNDARY
- 07 1800mm HIGH LAPPED AND CAPPED FENCE
- 08 PLANTING BUFFER TO BOUNDARIES
- 09 NEW INDIGENOUS CANOPY TREES AND TALL SHRUBS TO STREET FRONTAGE
- 10 EXISTING STREETLIGHTS AND SERVICES IN PUBLIC DOMAIN TO BE RETAINED
- 11 DIRECTION SIGNAGE
- 12 ENTRY WALKWAY RAMP THROUGH SITE WITH OPEN LAWN, SITTING AND PLAYGROUND
- 13 PLANTING BUFFER WITH COMBINATION OF DECIDUOUS AND EVERGREEN PLANTING PROVIDING SEASONAL INTERESTS
- 14 1000mm HIGH PLANTERS WITH 1800mm HIGH NON-CLIMBABLE BALUSTRADE TO THE PLANTER WALLS WITH SPILLOVER PLANTING TO SOFTEN THE FACADE
- 15 SECURITY GATE
- 16 RESIDENTS VEGETABLE GARDENS
- 17 OPEN TURF AREA
- 18 FERNS AND PALMS TO THE UNDERCROFT AREA
- 19 VERTICAL TIMBER SCREEN AND STEEL MESH TO SCREEN CARPARK UNDER
- 20 COMMUNAL GARDENS IN ORCHARD GROVE
- 21 STREET TREES AND STREETScape PLANTING TO ROADSIDE VERGES REFER TO TYPICAL STREET LAYOUT FOR DETAILS
- 22 PEDESTRIAN FOOTPATH
- 23 RIPARIAN TREE AND PLANTING SPECIES SUPPORTING BGFH REFER TO FIRE REPORT FOR DETAILS
- 24 MAINTAINED 'Microlaena stipoides' GRASSLAND TO APZ ZONE
- 25 PROPOSED BRIDGE WITH POWDER COATED 1500mm HIGH ALLOY POST AND RAIL BALUSTRADE TO SPAN OVER DAM/ RAVINE. REFER TO ENGINEERS' DETAILS
- 26 ROCK AND GRAVEL MULCH TO FIRE SEPARATION ZONE WITH POCKET OF FIRE RESISTANT PLANTING SPECIES
- 27 POCKET OF FIRE RESISTANT PLANTING SPECIES WITH ROCK AND GRAVEL MULCH AS FIRE SEPARATION ZONE
- 28 SANDSTONE QUARRY BLOCK TO BIO-RETENTION BASIN WALL
- 29 1200mm HIGH RURAL POST AND RAIL HARDWOOD BALUSTRADE TO PEDESTRIAN FOOTPATH AND VILLAS TERRACES
- 30 REINFORCED TURF TO FIRE TRUCK ACCESS AND MAINTENANCE TRACKS
- 31 PEDESTRIAN LINKS WITH INTEGRATED LOW LEVEL LIGHT
- 32 1600MM HIGH PRIVACY SCREEN TO PREVENT OVER LOOKING
- 33 LOW SEATING/ RETAINING WALL
- 34 COMBINATION OF EVERGREEN AND DECIDUOUS PLANTING BETWEEN RETAINING WALLS TO SOFTEN WALLS
- 35 PROPOSED 2m HIGH SHRUBS AT 3m SPACING AND TRAILING SHRUBS OVER RETAINING WALL



FOR CONTINUATION REFER TO DWG 12436_C2_BE01

PRELIMINARY BULK EARTHWORKS QUANTITIES	
STAGE D	
TOTAL DISTURBED AREA (2.989 ha)	
CUT	25,215 m ³
FILL	20,292 m ³
EXCESS OF CUT OVER FILL	4,923 m ³
EXCAVATION FOR RETAINING WALLS NOT INCLUDED IN CALCULATION	
EXCAVATION FOR SERVICE TRENCHES NOT INCLUDED IN CALCULATION	
THE VOLUME SHOWN ABOVE HAS BEEN CALCULATED AFTER STRIPPING THE TOP SOIL OFF THE EXISTING SURFACE.	
ASSUMED TOP SOIL STRIPPING DEPTH - 250mm ; TOTAL TOP SOIL VOLUME = 7475 m ³	
ASSUMED OVERALL PAVEMENT THICKNESS ALLOWANCE - 400mm	
REFER TO GEOTECHNICAL REPORT REGARDING THE SUITABILITY OF EXISTING STOCKPILES TO BE USED AS FILL MATERIAL ON SITE	

ISSUED FOR APPROVAL				
GIVEN STAGING WORKS AD, GLENHAVEN NSW	Drawn R. Prasad	Designed N.Heazlewood	Date DEC 2017	
	Checked N.Heazlewood	Approved A.Francis	Scale 1:500 @ A1	
CUT AND FILL PLAN	Drawing number 12436_D2_BE00			Revision 08

SURVEY
INFORMATION
SURVEYED BY:
CRAIG & RHODES
DATUM: AHD

Client
ANGLICARE
Architect
CALDER FLOWER
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Project	ANGLICARE GLENHAVEN STAGING WORKS OLD NORTHERN ROAD, GLENHAVEN NSW
Title	BULK EARTHWORKS CUT AND FILL PLAN STAGE D

