--- To be demolished

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

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

STAGING PLAN

Stage A - Civil Works, VMP & Revegetation (Entire

Stage B - RC Stage C - RL Villas

Stage D - RL Villas

Stage E - RL Villas + RL Attached Dwellings

RC GFA CALCULATIONS				
Total RACF GFA (including basement parking)				
Home Story	Area			
LEVEL 01 - BASEMENT	3,539			
LEVEL 02	2,418			
LEVEL 03	2,970			
LEVEL 04 - ROOF	251			
LEVEL 02	351			
LEVEL 03	384			
LEVEL 02	168			
	10,081 m ²			
RAC BOH (excluded from GFA Calculations)				
	including basement par Home Story LEVEL 01 - BASEMENT LEVEL 02 LEVEL 03 LEVEL 04 - ROOF LEVEL 02 LEVEL 03 LEVEL 02			

LEVEL 01 - BASEMENT	517
LEVEL 02	487
	1,004 m ²
RC FSR CALCULATIONS RC Allocated Site Area: 12,68	86m²
RC GFA (excluding BOH on L 10,094m ²	.evel 01 & 02) =

GFA BOH

LA + RL AT	TACHED DWELI	ING GFA
RL Villa+ Attach	ed Dwelling GFA - inclu	ding garage
 - A 1	ο.	

Allowable FSR 1:1

Calculated FSR 0.79 : 1

RL Villa+ Attached Dwelling GFA - including garage					
Zone Name	Qty	Measured Area			
Villa Type 1	8	800			
Villa Type 2A	7	1,043			
Villa Type 2B	8	1,192			
Villa Type 2C	6	900			
Villa Type 2D	9	1,341			
Villa Type 3A	3	447			
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 5	1	107			
Villa Type 6A	6	948			
Villa Type 6B	5	790			
	76	10,932 m ²			

RL VILLA & RL ATTACHED DWELLING FSR CALCULATIONS

RL Allocated Site Area: 64,146m²

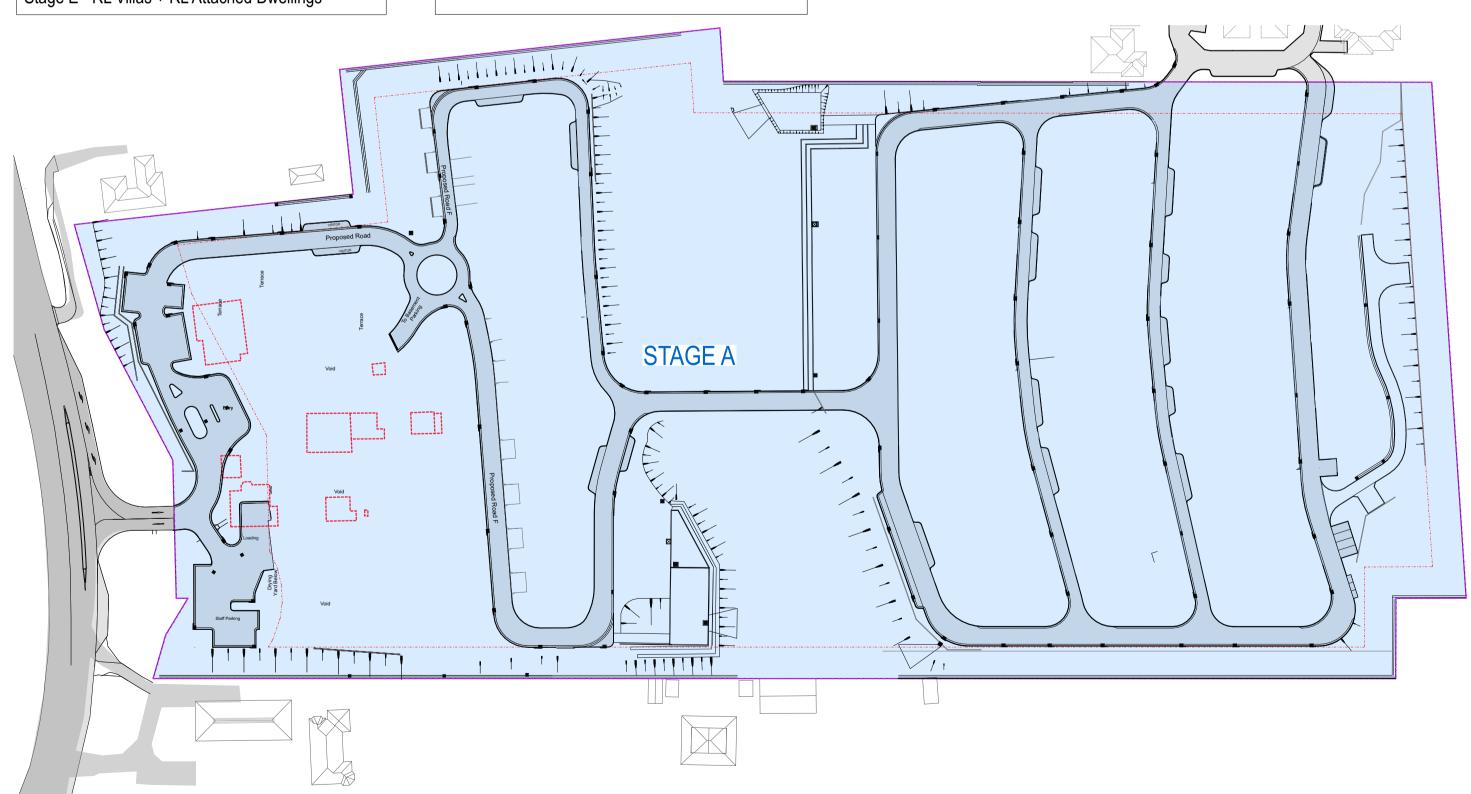
RL Villa & RL Attached Dwelling GFA (including garages) =10,932m²

> 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





STAGE B A SCC.3

Site Plan - Staging

CALDERFLOWER architecture

Ch-03 - Basement travel path shown Ch-04 - Landscape path revised Ch-05 - Villa deleted Ch-06 - Caravan parking deleted Ch-07 - Revised calculations

CHANGE LEGEND - COUNCIL RESPONSE

Ch-01 - Bus stop relocated

Ch-02 - Dimensions showns

○ Ch-08 - Garbage room revised

 \triangle

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 Pedestiran Link Added

CHANGE LEGEND - S34 MEETING

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,

S34 DRAWING SET Anglicare Glenhaven Old Northern Road Glenhaven, NSW 2156

Project Status DA ISSUE

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AngliCare Community Services
Old Northern Road Glenhaven, NSW 2156

Calder Flower Architects Pty Limited • ABN 66 001 900 278 • Nominated Architect: L Calder 6955

Site Plan - Stage A

26/10/18 Response to S34 17/10/18 Response to Council Statemer landscape features and paved surfaces.

03

1:1200

Site Plan - Areas

DA 006 D

