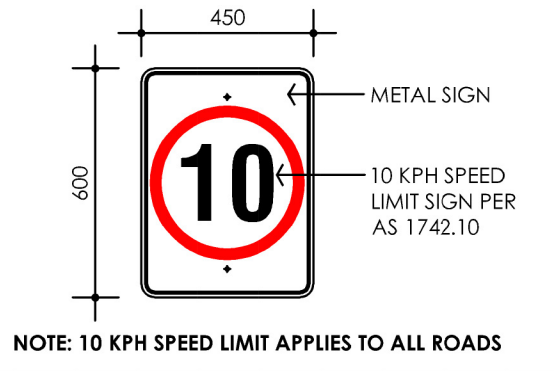


State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Division 4 Self-contained dwellings
50 Standards that cannot be used to refuse development consent for self-contained dwellings
(c) landscaped area: if—
(i) in the case of a development application made by a social housing provider—
a minimum 35 square metres of landscaped area per dwelling is provided, or
(ii) in any other case—
a minimum of 30% of the area of the site is to be landscaped,

(d) Deep soil zones: if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres,

SIGNAGE LEGEND



S.E.P.P GFA

	APPROVED	FSR	PROPOSED	FSR
Building 1	2027.5m2	0.374:1	2063m2	0.336:1
Building 2	2944.6m2	0.374:1	2963.46m2	0.336:1
TOTAL SITE AREA	13907.2m2	0.374:1	12176.56m2	0.336:1

L.E.P GFA

	APPROVED	FSR	PROPOSED	FSR
Building 1	1956.7m2	0.367:1	2063m2	0.327:1
Building 2	2811m2	0.367:1	2963.46m2	0.327:1
TOTAL SITE AREA	113621.5m2	0.367:1	12176.56m2	0.327:1

Hornsby Local Environmental Plan 2013

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.

L.E.P SITE AREA CALCULATION

TOTAL SITE AREA 37130 m²

FLOOR AREAS (Excludes Balconies, Verandah, Car Parks, Lifts & Stairs):

- VILLAS 5099.4 m²
- LEISURE CENTRE & 4 APARTMENTS 2050.7 m²
- APARTMENT #1 2063 m²
- APARTMENT #2 2963.46 m²

TOTAL GROSS FLOOR AREA 12176.56 m²

FSR 0.327 : 1

S.E.P.P SITE AREA CALCULATION

TOTAL SITE AREA 37130 m²

FLOOR AREAS (Excludes Balconies, Verandah & Car Parks):

- VILLAS 5099.4 m²
- LEISURE CENTRE & 4 APARTMENTS 2132.0 m²
- APARTMENT #1 2162.48 m²
- APARTMENT #2 3100.38 m²

TOTAL GROSS FLOOR AREA 12494.26 m²

FSR 0.336 : 1

LANDSCAPING AREA

(Includes Footpaths, Terrace Garden & BBQ area)

LAWN AREAS & MASS PLANTED AREAS 19394.60 m²
(52.23% SITE AREA)

TOTAL INDEPENDANT LIVING UNITS = 88

LEISURE CENTRE FACILITIES

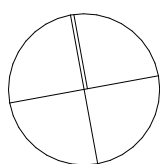
- GRAND FOYER
- LIBRARY & COMPUTER ROOM
- BEAUTY ROOM
- INDOOR HEATED POOL
- GYMNASIUM
- MULTIPURPOSE AUDITORIUM
- CINEMA
- RESIDENTS' BAR & KITCHEN
- RECEPTION & ADMINISTRATION OFFICES
- RECREATION ROOM
- MEDICAL ROOMS
- WELLNESS ROOM
- CRAFT ROOM
- 4 RESIDENTIAL APARTMENTS

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Project Partners



REV	DATE	DESCRIPTION
01	4/9/2025	S455 Submission



Project
Living Choice Galston Retirement Village Building 1
Project Number
25003 - 1
Project Stage
CC
Client
Living Choice Australia Pty Ltd
Drawing Title
SITE PLAN

Date
2/2/2026

Drawing Scale
1:500 @ A1

Revision Issue
01

Drawing Number
A000



MINOR CHANGES WITH NIL IMPACT TO
NEIGHBOURS

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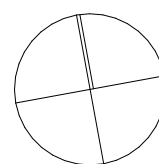
REV	DATE	DESCRIPTION
01	4/9/2025	S455 Submission



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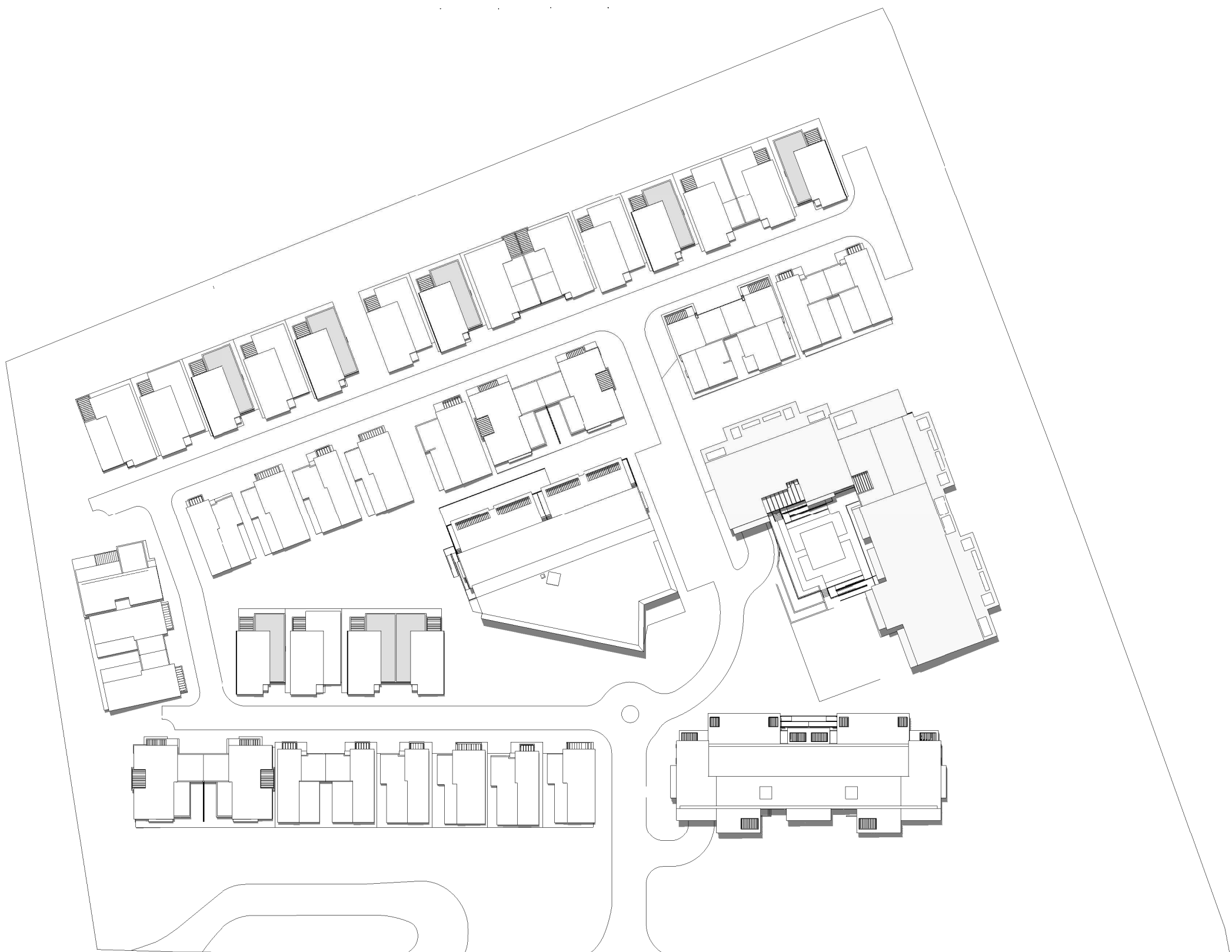
Project Living Choice Galston Retirement Village Building 1		
Project Number 25003 - 1	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title SHADOW DIAGRAM WINTER		

Date
2/2/2026
Drawing Scale
1:1000 @ A1

Revision Issue
01
Drawing Number
A001



1 21st December 9am
1 : 1000



2 21st December 12pm
1 : 1000



3 21st December 3pm
1 : 1000

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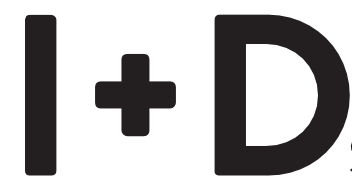


REV	DATE	DESCRIPTION
01	4/9/2025	S455 Submission

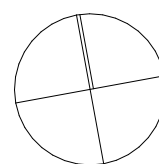


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Project
Living Choice Galston Retirement Village Building 1

Project Number
25003 - 1

Project Stage
CC

Client
Living Choice Australia Pty Ltd

Drawing Title
SHADOW DIAGRAM SUMMER

Date
2/2/2026

Drawing Scale
1:1000 @ A1

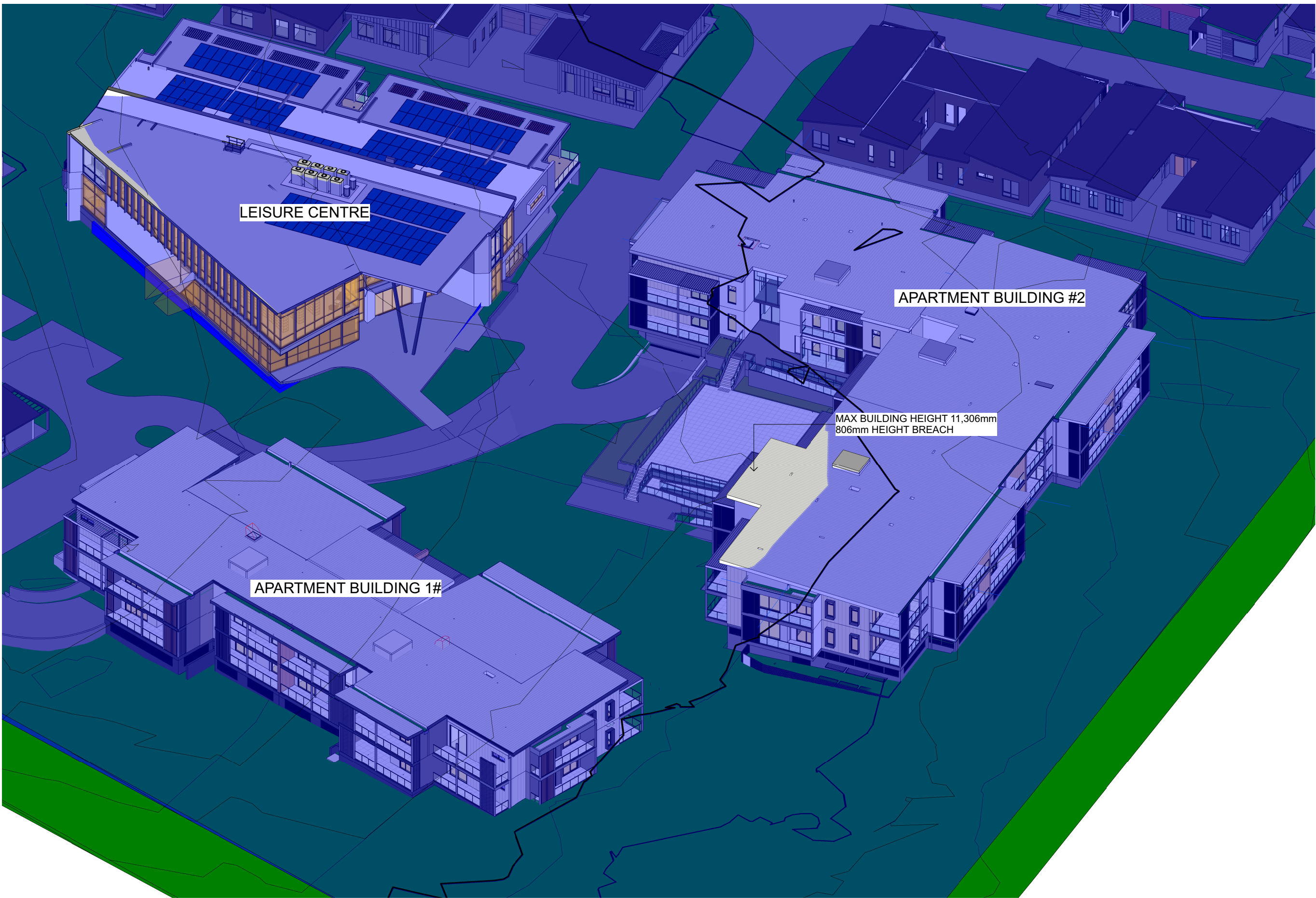
Revision Issue
01

Drawing Number
A002



10.5m height penetration from natural ground level shown in blue

Diagram for previously approved submission



10.5 m height penetration from natural ground level shown in blue

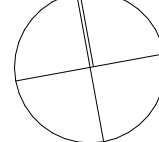
Diagram for proposed submission

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REV	DATE	DESCRIPTION
01	4/9/2025	S455 Submission



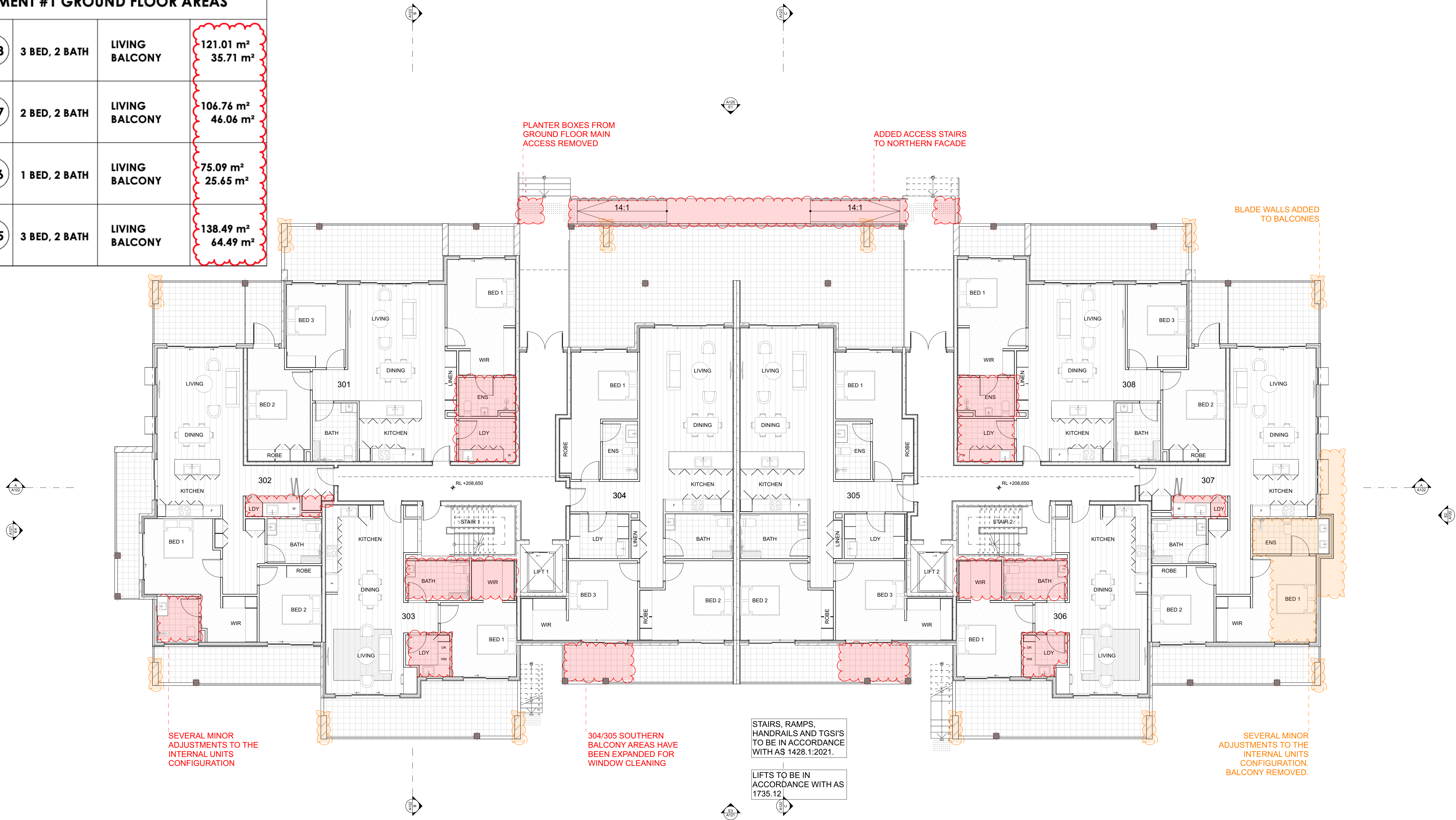
Project Living Choice Galston Retirement Village Building 1		
Project Number 25003 - 1	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title HEIGHT PENETRATION (10.5M)		

Date 2/2/2026	Revision Issue 01
Drawing Scale 1:1 @ A1	Drawing Number A003



Drawing Number
A100

APARTMENT #1 GROUND FLOOR AREAS				
301	308	3 BED, 2 BATH	LIVING BALCONY	121.01 m² 35.71 m²
302	307	2 BED, 2 BATH	LIVING BALCONY	106.76 m² 46.06 m²
303	306	1 BED, 2 BATH	LIVING BALCONY	75.09 m² 25.65 m²
304	305	3 BED, 2 BATH	LIVING BALCONY	138.49 m² 64.49 m²



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REV	DATE	DESCRIPTION
02	28/1/2026	S455 RFI
01	4/9/2025	S455 Submission

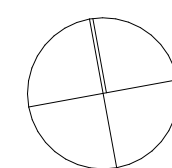


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Project
Living Choice Galston Retirement Village Building 1

Project Number
25003 - 1

Project Stage
CC

Client
Living Choice Australia Pty Ltd

Drawing Title
GROUND FLOOR PLAN

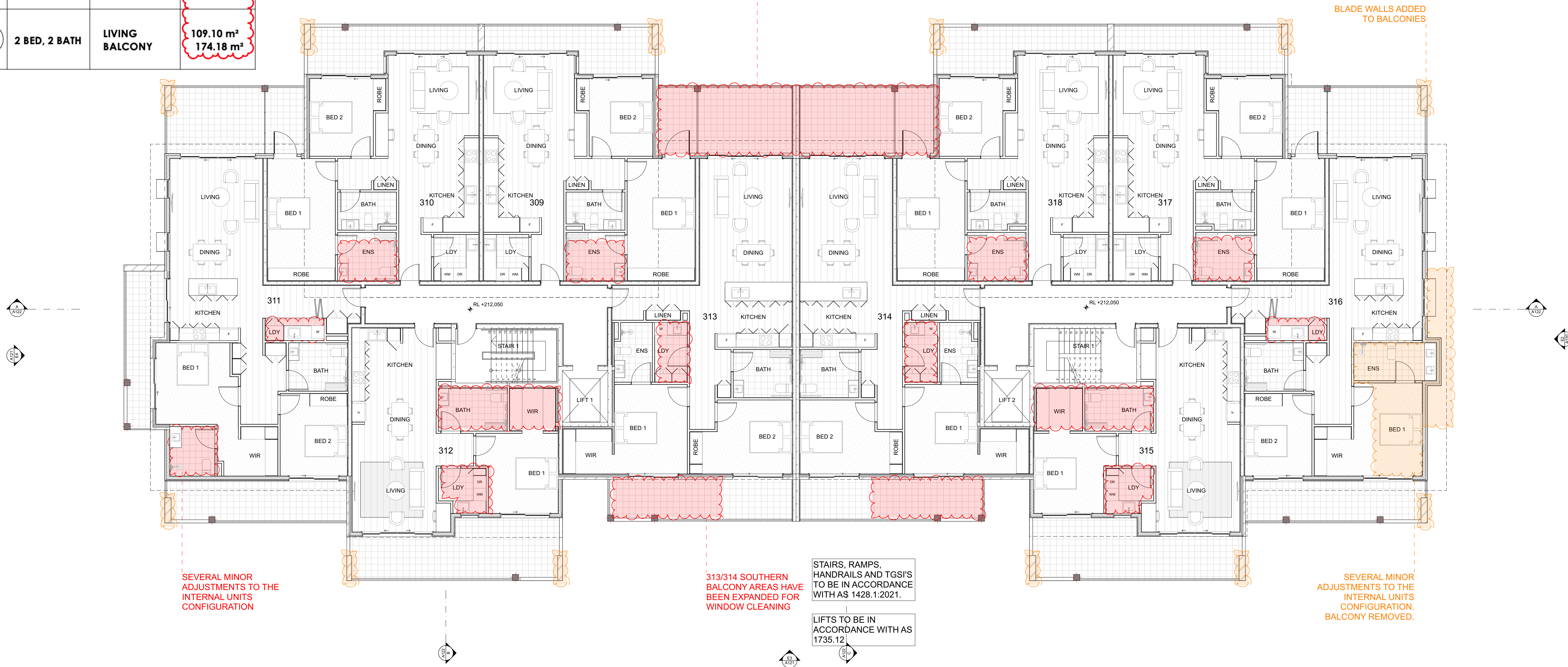
Date
2/2/2026

Drawing Scale
@ A1

Revision Issue
02

Drawing Number
A101

APARTMENT #1 LEVEL 1 AREAS				
309	318	2 BED, 2 BATH	LIVING BALCONY	92.23 m ² 20.93 m ²
310	317			
311	316	2 BED, 2 BATH	LIVING BALCONY	106.76 m ² 46.06 m ²
312	315	1 BED, 1 BATH	LIVING BALCONY	75.09 m ² 25.65 m ²
313	314	2 BED, 2 BATH	LIVING BALCONY	109.10 m ² 174.18 m ²



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REV	DATE	DESCRIPTION
02	28/1/2026	S455 RFI
01	4/9/2025	S455 Submission

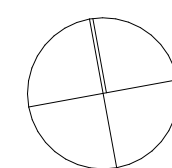


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Project
Living Choice Galston Retirement Village Building 1

Project Number
25003 - 1

Project Stage
CC

Client
Living Choice Australia Pty Ltd

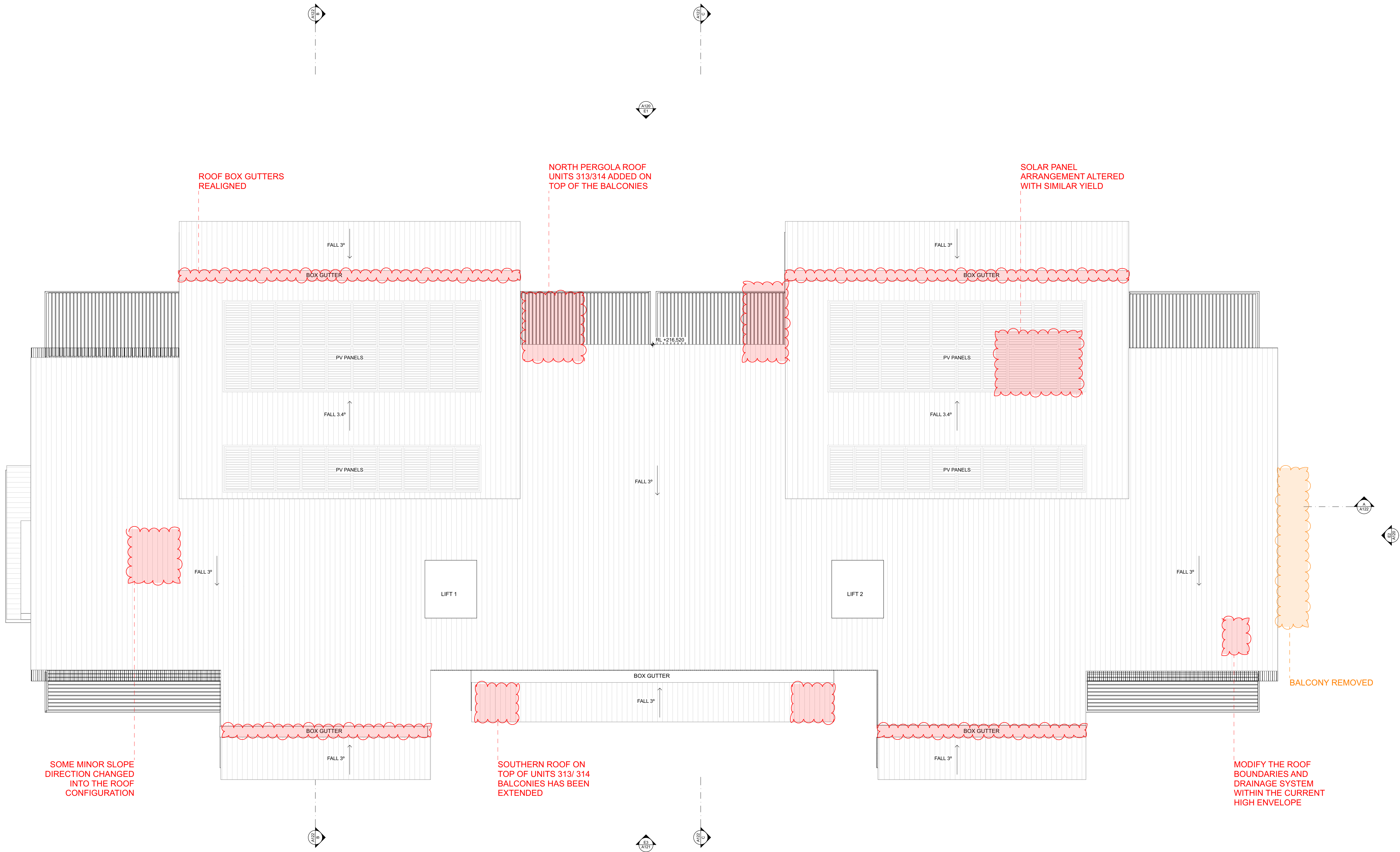
Drawing Title
FIRST FLOOR PLAN

Date
2/2/2026

Drawing Scale
@ A1

Revision Issue
02

Drawing Number
A102



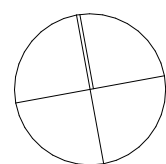
SOLAR PANELS SCHEDULE:	
(APARTMENT 1)	
TOTAL SOLAR PANELS	60
60 X 0.45W = 27kW	

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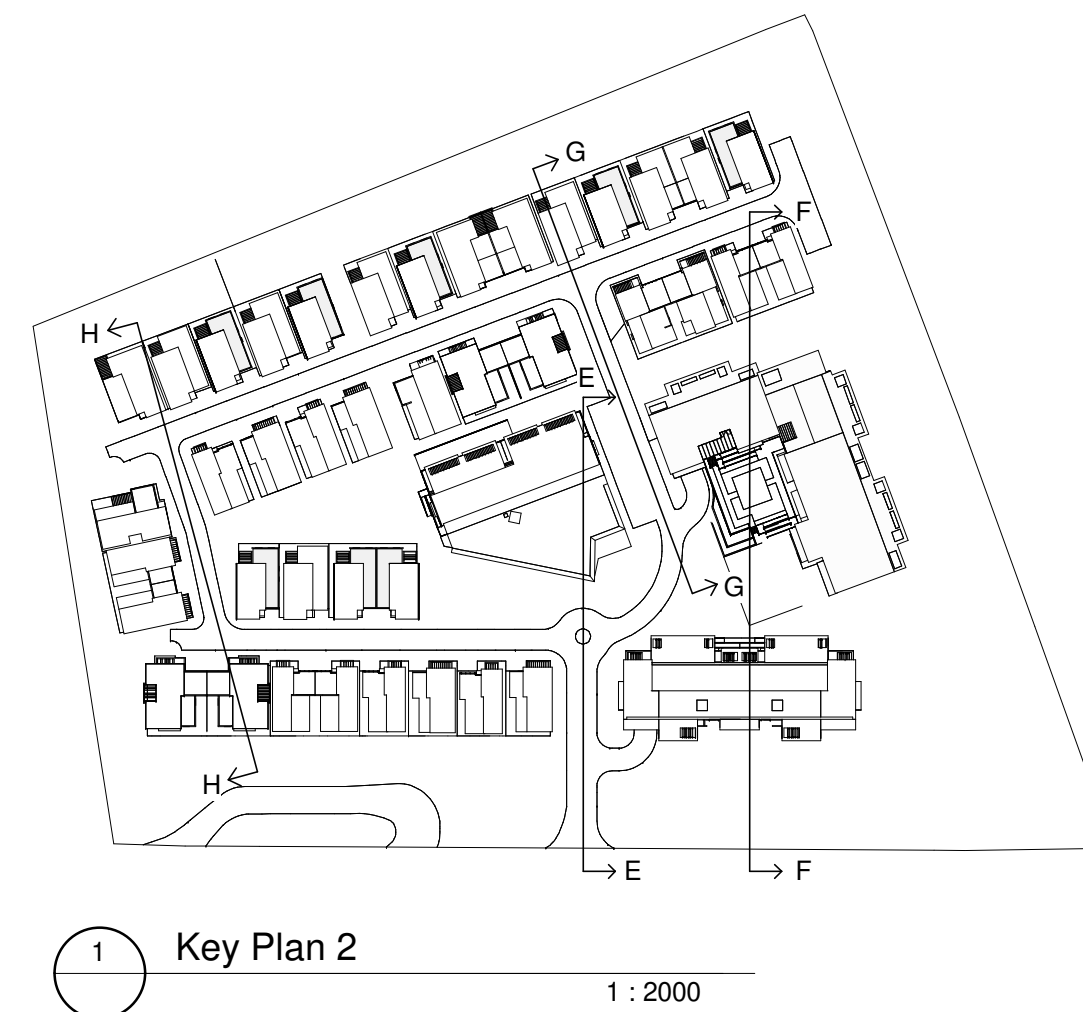
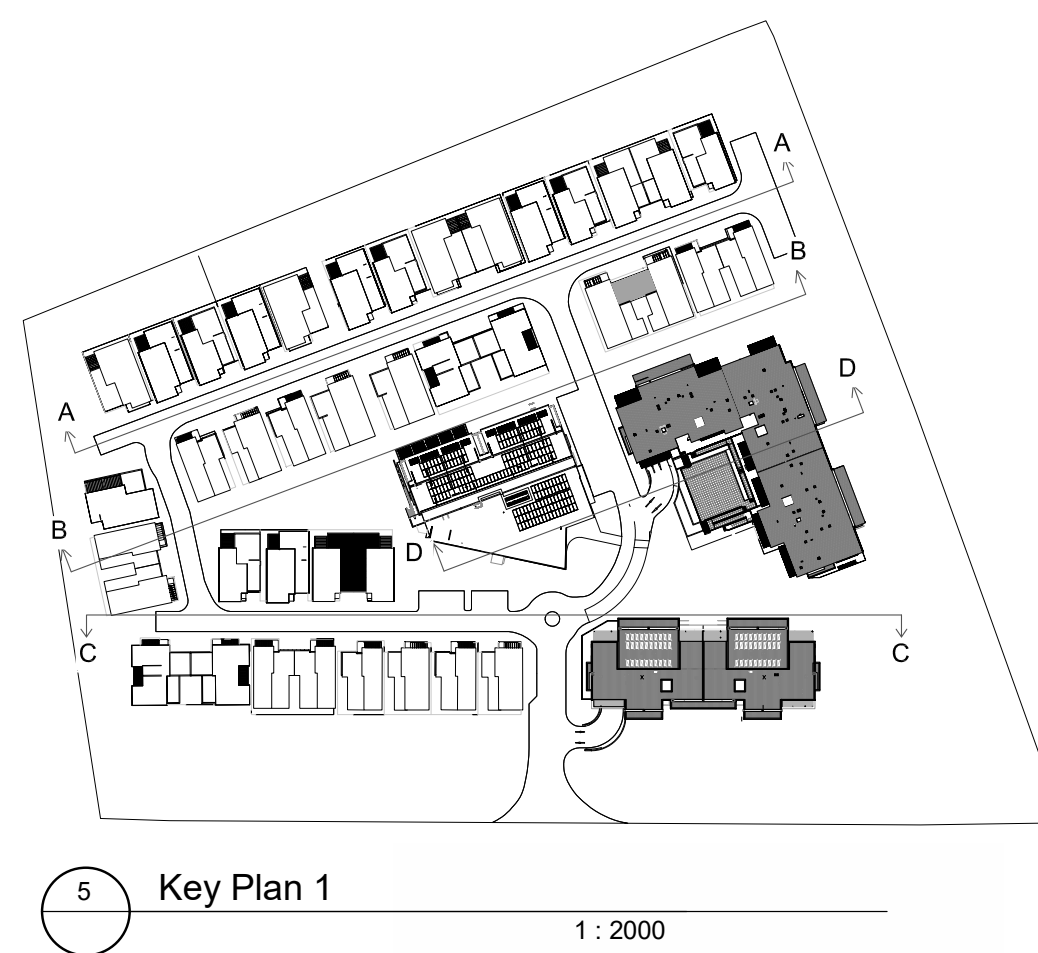
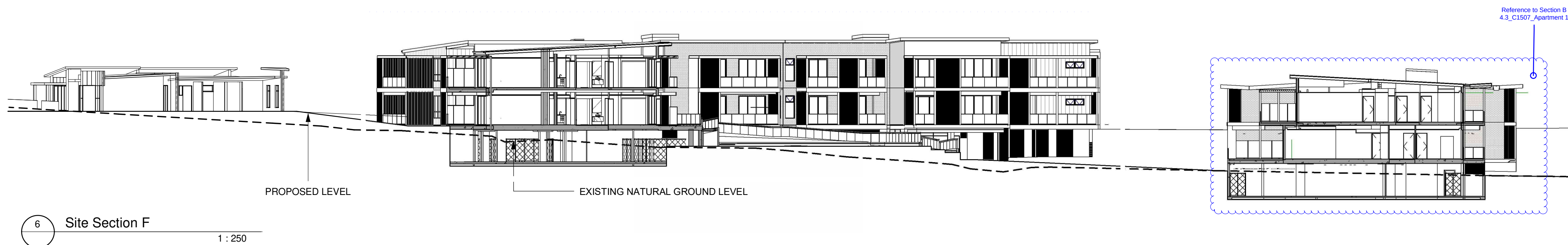
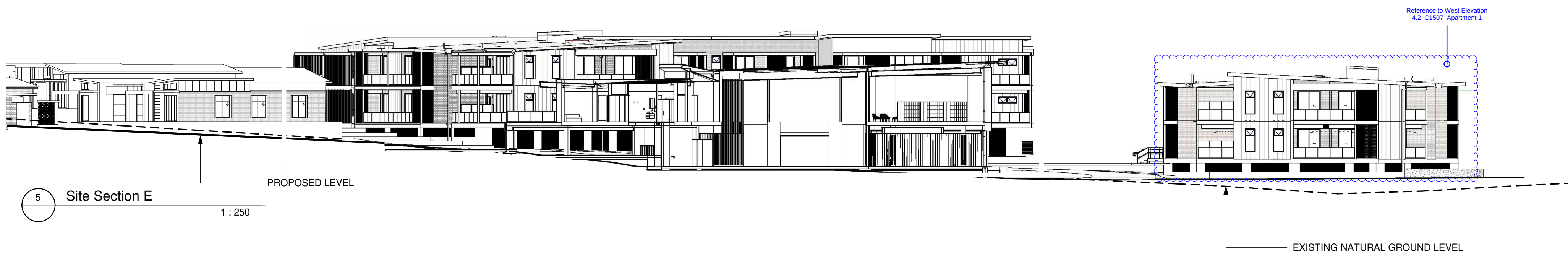
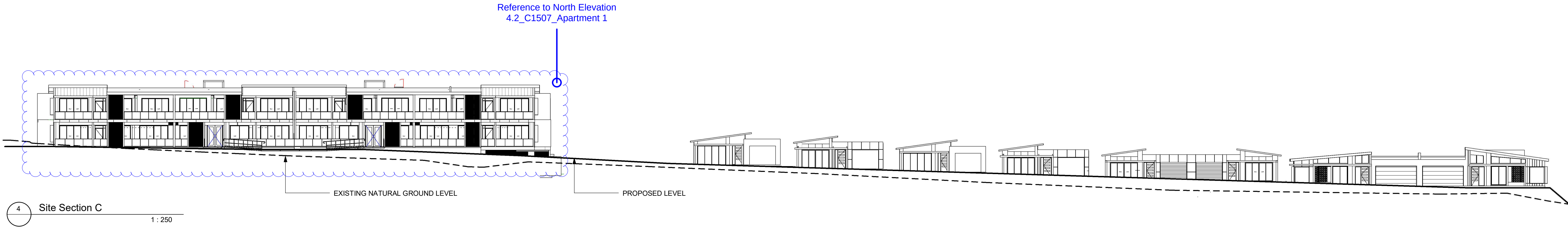


REV	DATE	DESCRIPTION
02	28/1/2026	S455 RFI
01	4/9/2025	S455 Submission



Project Living Choice Galston Retirement Village Building 1		
Project Number 25003 - 1	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title ROOF FLOOR PLAN		

Date 2/2/2026	Revision Issue 02
Drawing Scale @ A1	Drawing Number A103



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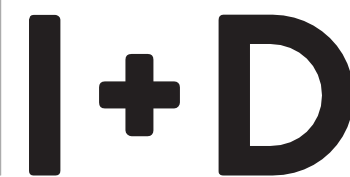


REV	DATE	DESCRIPTION
01	4/9/2025	S455 Submission



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I+D STUDIO

Project
Living Choice Galston Retirement Village Building 1

Project Number

25003 - 1

Project Stage

CC

Client

Living Choice Australia Pty Ltd

Drawing Title

SECTIONS C,E & F

Date

2/2/2026

Revision Issue

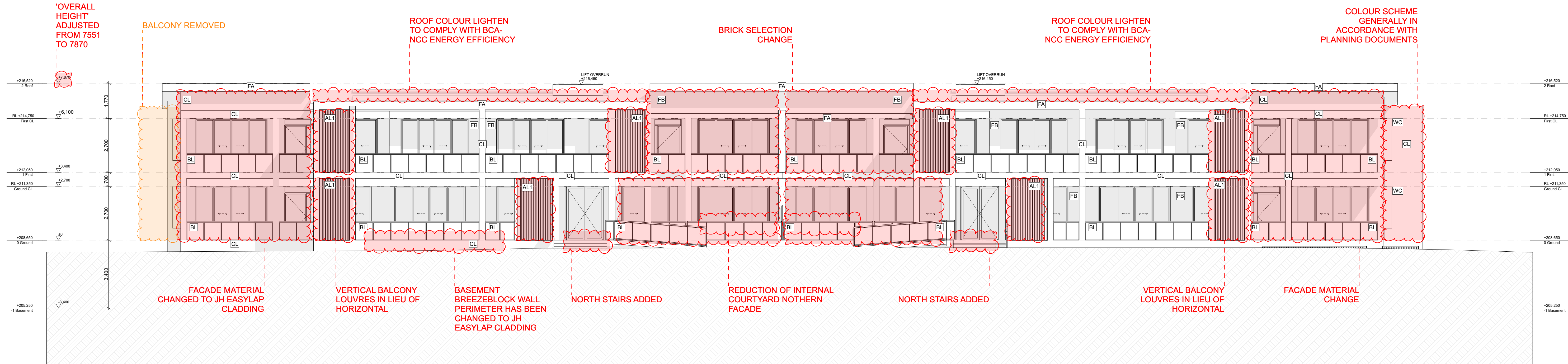
01

Drawing Scale

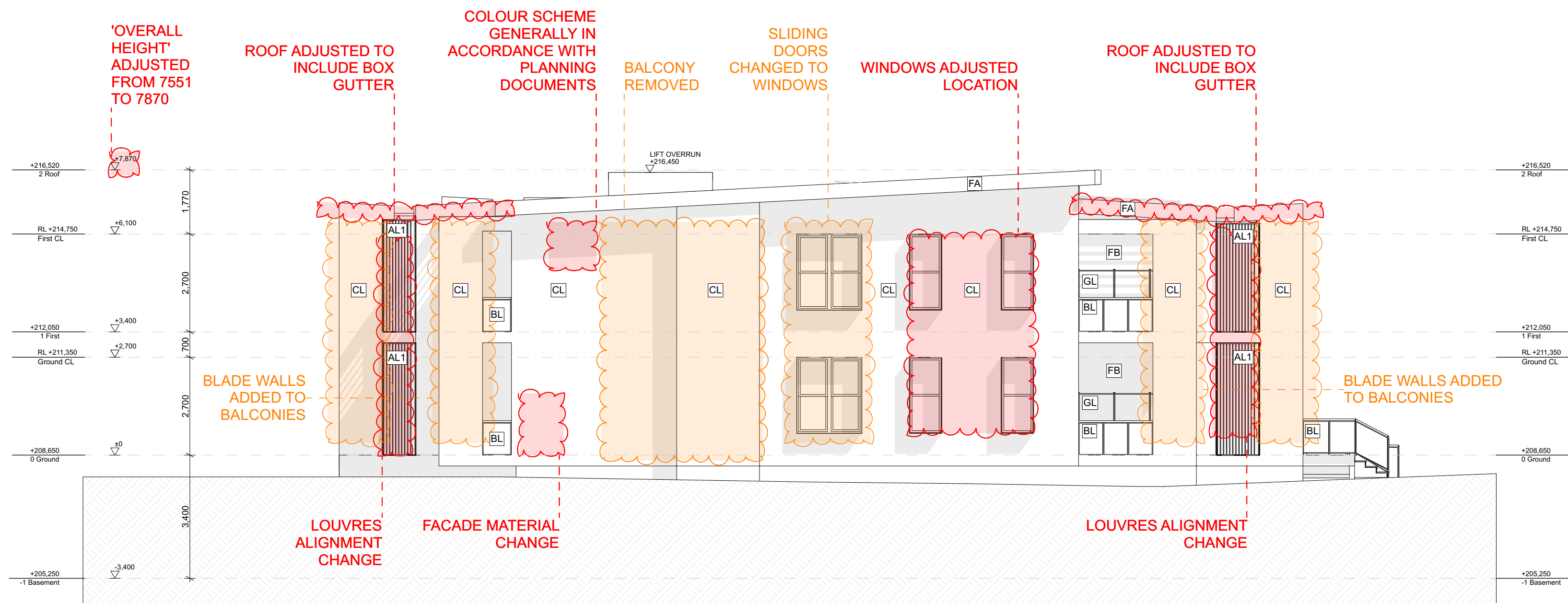
1:250 @ A1

Drawing Number

A110



E1 North Elevation
1:100



E2 East Elevation
1:100

FINISHES LEGEND	
AL 1	LOUVRECLAD OXFORD SERIES VERTICAL FIXED SUN SHADES
AL 2	LOUVRECLAD ALTURA SERIES
BL	1050MM HIGH AXIOM METROPOLIS FRAMES: POWDERCOATED BLACK MATT GLASS: CLEAR
CL	JAMES HARDIE EASY LAP PANEL COLOUR: DULUX LEXICON WHITE
DI	ACRYLIX RENDER & PAINT FINISH COLOUR: DULUX DOMINO
FA	COLORBOND FASCIA & BARGE CAPPING COLOUR: DULUX MONUMENT
FB	PGH FACE BRICK OR EQUIVALENT: COLOUR: BLUE STEEL FLASH
FC1	JAMES HARDIE EASY LAP PANEL COLOUR: DULUX DOMINO
GL	1800MM HIGH OBSCURE AXIOM VETRO SD19-02 OR EQUIVALENT FRAME & POST COLOUR: DULUX POWDERCOATED BLACK MATT
ML	MOTORISED LOUVRES BY OTHERS. FRAME & COLUMN COLOUR: COLORBOND NIGHTSKY LOUVRES COLOUR: COLORBOND SHALE GREY
RD	POLYCARBONATE GREY ROLLER DOOR
WC	HEKA HOODS AWNING HH450MM COLOUR: POWDERCOATED MONUMENT SATIN
ENGL	EXISTING NATURAL GRADE LINE
RHL	RIDGE HEIGHT LEVEL

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01	4/9/2025	S455 Submission



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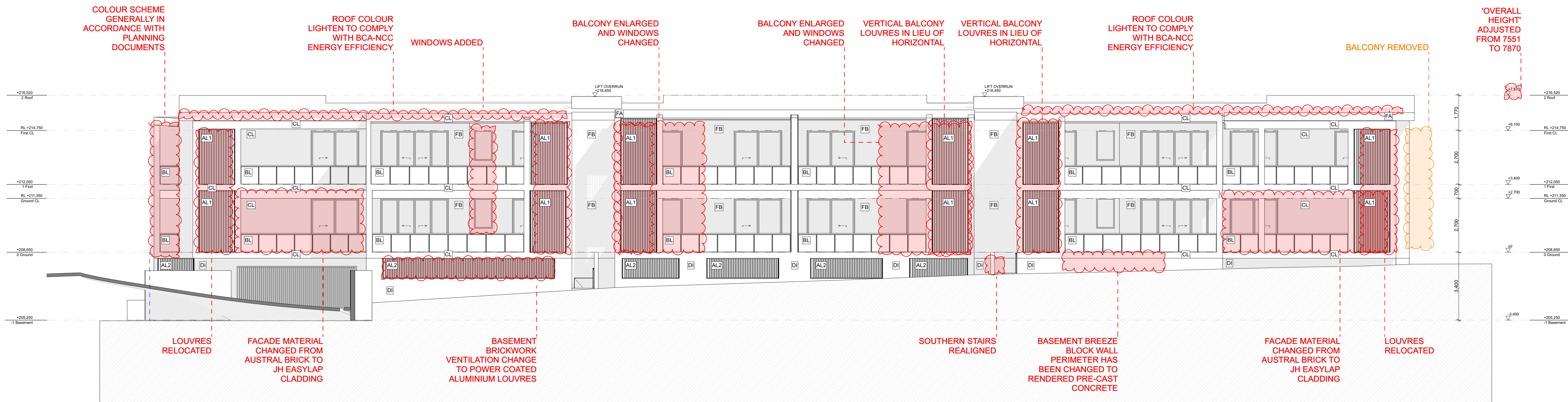
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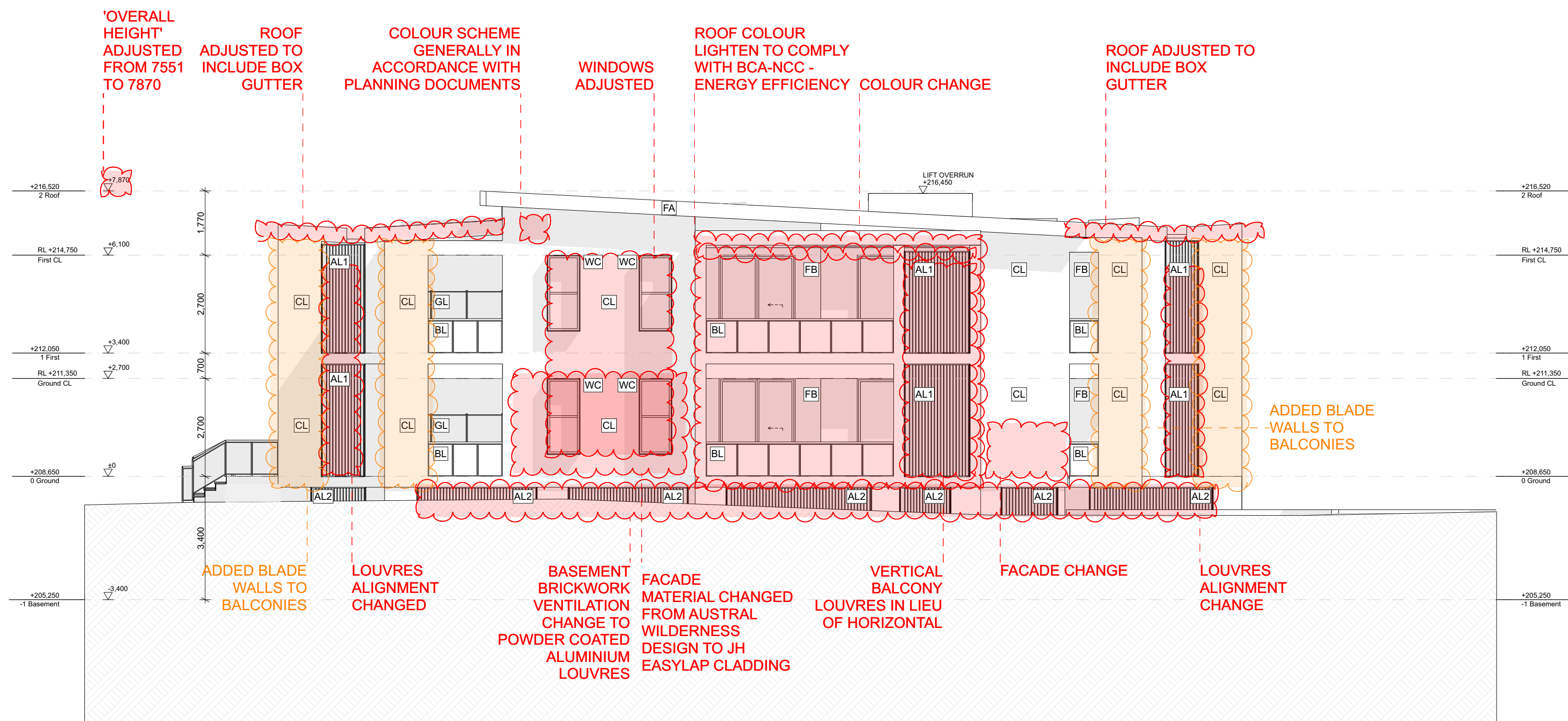
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ABN 55 631 885 964

Project
Living Choice Galston Retirement Village Building 1
Project Number
25003 - 1
Project Stage
CC
Client
Living Choice Australia Pty Ltd
Drawing Title
NORTH/ EAST ELEVATIONS

Date
2/2/2026
Revision Issue
02
Drawing Scale
1:100 @ A1
Drawing Number
A120



E3 South Elevation
1:100



E4 West Elevation
1:100

FINISHES LEGEND	
AL 1	LOUVRECLAD OXFORD SERIES VERTICAL FIXED SUN SHADES
AL 2	LOUVRECLAD ALTURA SERIES
BL	1050MM HIGH AXIOM METROPOLIS FRAMES: POWDERCOATED BLACK MATT GLASS: CLEAR
CL	JAMES HARDIE EASY LAP PANEL COLOUR: DULUX LEXICON WHITE
DI	ACRYLIX RENDER & PAINT FINISH COLOUR: DULUX DOMINO
FA	COLORBOND FASCIA & BARGE CAPPING COLOUR: DULUX MONUMENT
FB	PGH FACE BRICK OR EQUIVALENT: COLOUR: BLUE STEEL FLASH
FC1	JAMES HARDIE EASY LAP PANEL COLOUR: DULUX DOMINO
GL	1800MM HIGH OBSCURE AXIOM VETRO SD19-02 OR EQUIVALENT FRAME & POST COLOUR: DULUX POWDERCOATED BLACK MATT
ML	MOTORISED LOUVRES BY OTHERS. FRAME & COLUMN COLOUR: COLORBOND NIGHTSKY LOUVRES COLOUR: COLORBOND SHALE GREY
RD	POLYCARBONATE GREY ROLLER DOOR
WC	HEKA HOODS AWNING HH450MM COLOUR: POWDERCOATED MONUMENT SATIN
ENGL	EXISTING NATURAL GRADE LINE
RHL	RIDGE HEIGHT LEVEL

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REV	DATE	DESCRIPTION
02	28/1/2026	S455 RFI
01	4/9/2025	S455 Submission



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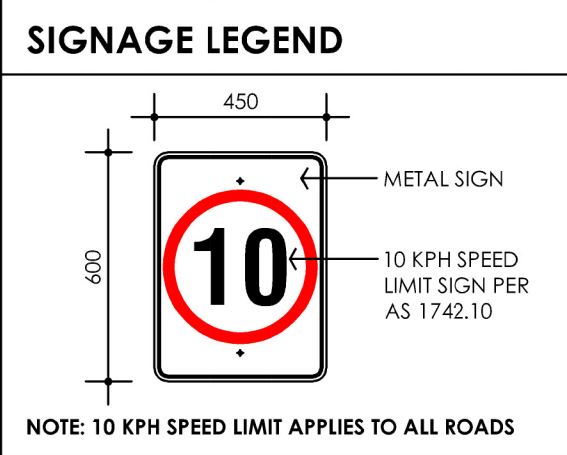


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Project
Living Choice Galston Retirement Village Building 1
Project Number
25003 - 1
Project Stage
CC
Client
Living Choice Australia Pty Ltd
Drawing Title
SOUTH/ WEST ELEVATIONS

Date
2/2/2026
Revision Issue
02
Drawing Scale
1:100 @ A1
Drawing Number
A121

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Division 4 Self-contained dwellings
50 Standards that cannot be used to refuse development consent for self-contained dwellings
(c) landscaped area: if—
(i) in the case of a development application made by a social housing provider—a minimum 35 square metres of landscaped area per dwelling is provided, or
(ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,
(d) Deep soil zones: if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres,



S.E.P.P GFA			
	APPROVED	FSR	PROPOSED
Building 1	2027.5m2	0.374:1	2063m2
Building 2	2944.6m2	0.374:1	2963.46m2
TOTAL SITE AREA	13907.2m2	0.374:1	12176.56m2

L.E.P GFA			
	APPROVED	FSR	PROPOSED
Building 1	1956.7m2	0.367:1	2063m2
Building 2	2811m2	0.367:1	2963.46m2
TOTAL SITE AREA	113621.5m2	0.367:1	12176.56m2

Hornsby Local Environmental Plan 2013
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.

L.E.P SITE AREA CALCULATION	
TOTAL SITE AREA	37130 m ²
FLOOR AREAS (Excludes Balconies, Verandah, Car Parks, Lifts & Stairs):	
• VILLAS	5099.4 m ²
• LEISURE CENTRE & 4 APARTMENTS	2050.7 m ²
• APARTMENT #1	2063 m ²
• APARTMENT #2	2963.46 m ²
TOTAL GROSS FLOOR AREA	12176.56 m ²
FSR	0.327 : 1

S.E.P.P SITE AREA CALCULATION	
TOTAL SITE AREA	37130 m ²
FLOOR AREAS (Excludes Balconies, Verandah & Car Parks):	
• VILLAS	5099.4 m ²
• LEISURE CENTRE & 4 APARTMENTS	2132.0 m ²
• APARTMENT #1	2162.48 m ²
• APARTMENT #2	3100.38 m ²
TOTAL GROSS FLOOR AREA	12494.26 m ²
FSR	0.336 : 1

LANDSCAPING AREA	
(Includes Footpaths, Terrace Garden & BBQ area)	
LAWN AREAS & MASS PLANTED AREAS	19394.60 m ²
	(52.23% SITE AREA)

TOTAL INDEPENDANT LIVING UNITS = 88

- LEISURE CENTRE FACILITIES**
- GRAND FOYER
 - LIBRARY & COMPUTER ROOM
 - BEAUTY ROOM
 - INDOOR HEATED POOL
 - GYMNASIUM
 - MULTIPURPOSE AUDITORIUM
 - CINEMA
 - RESIDENTS' BAR & KITCHEN
 - RECEPTION & ADMINISTRATION OFFICES
 - RECREATION ROOM
 - MEDICAL ROOMS
 - WELLNESS ROOM
 - CRAFT ROOM
 - 4 RESIDENTIAL APARTMENTS



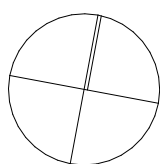
MINOR CHANGES WITH NIL IMPACT TO
NEIGHBOURS

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REV	DATE	DESCRIPTION
01	20/10/2025	S455 Submission

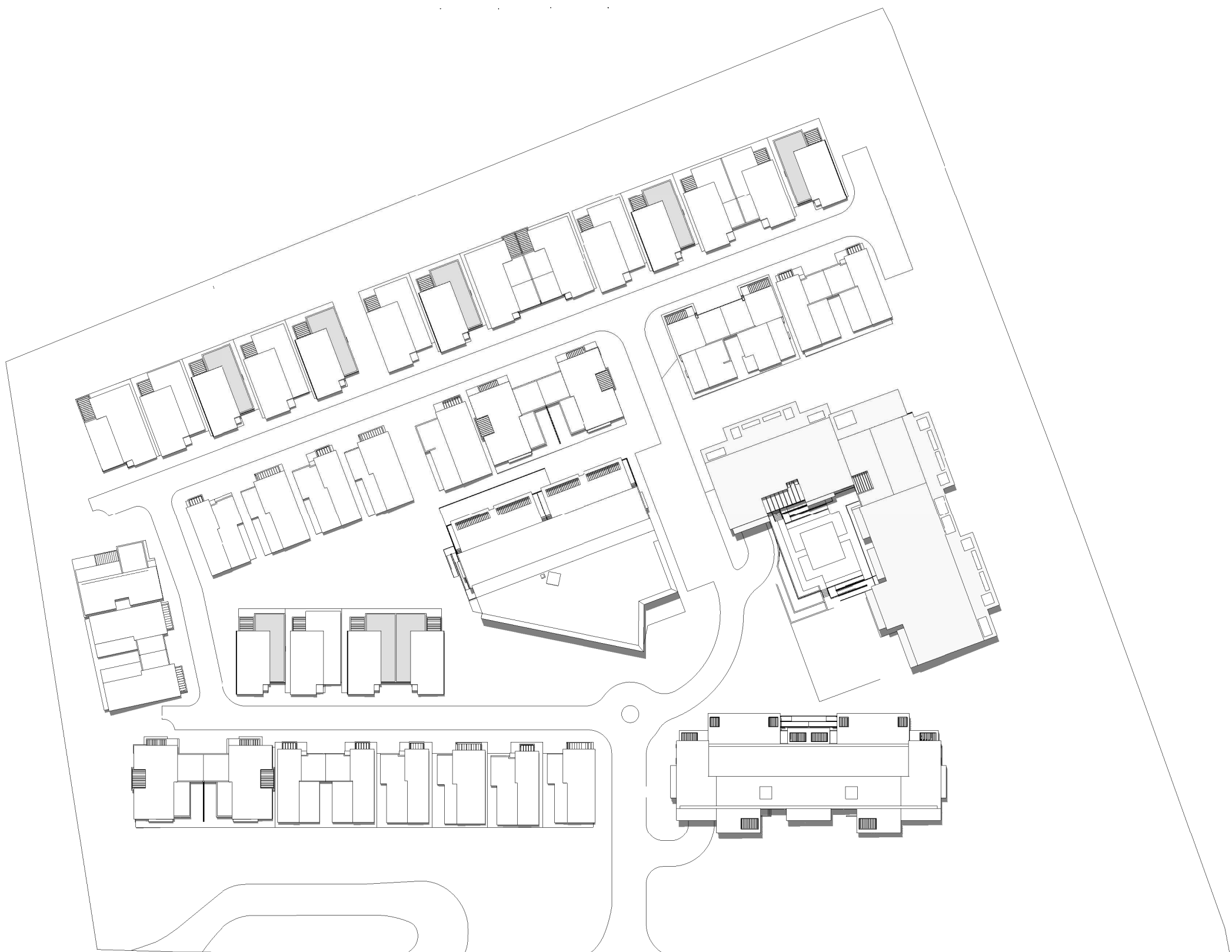


Project Living Choice Galston Retirement Village Building 2		
Project Number 25003 - 2	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title SHADOW DIAGRAM WINTER		

Date 2/2/2026	Revision Issue 01
Drawing Scale 1:1000@ A1	Drawing Number A001



1 21st December 9am
1 : 1000



2 21st December 12pm
1 : 1000



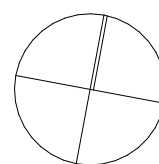
3 21st December 3pm
1 : 1000

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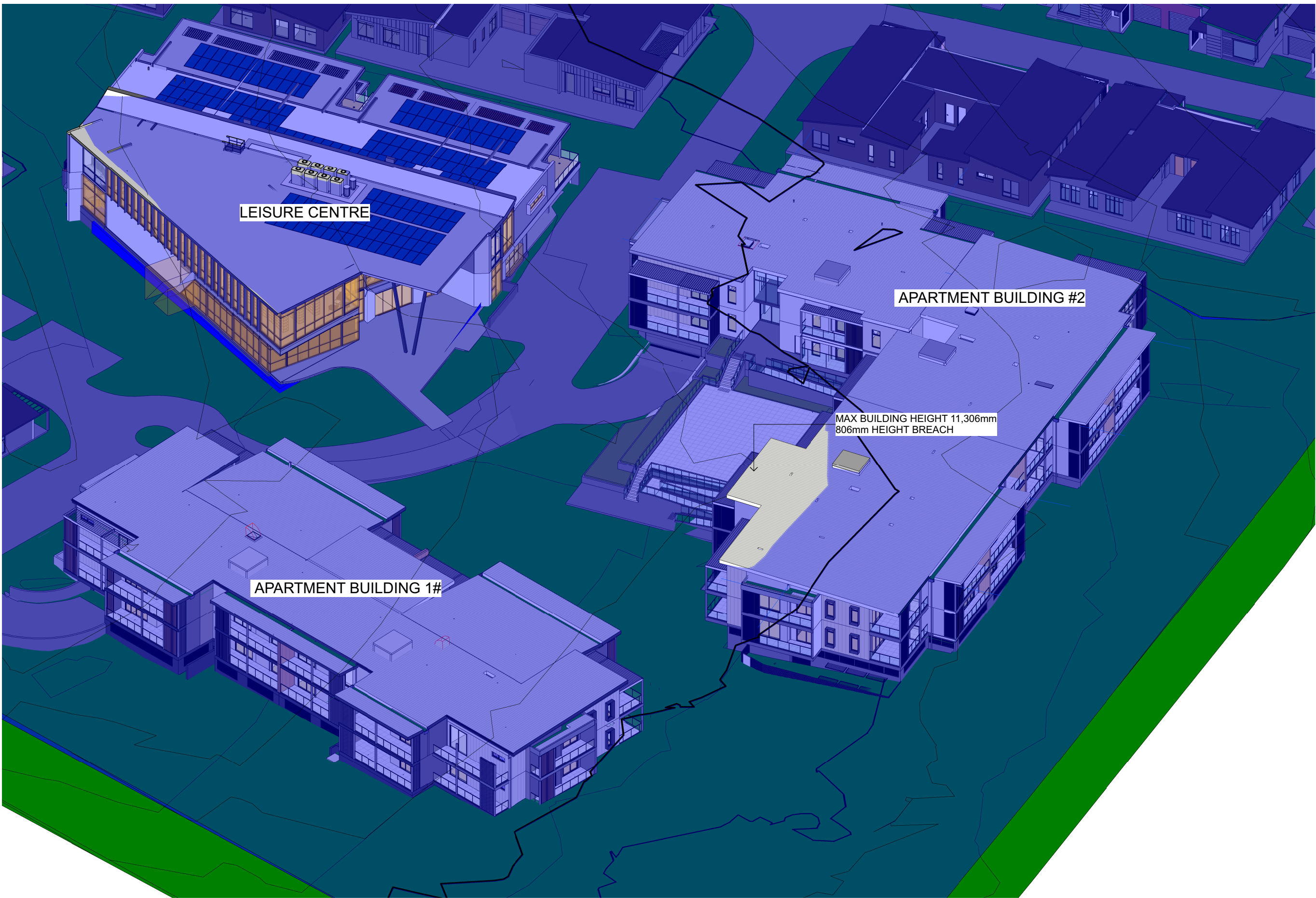
Project Living Choice Galston Retirement Village Building 2		
Project Number 25003 - 2	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title SHADOW DIAGRAM SUMMER		

Date 2/2/2026	Revision Issue 01
Drawing Scale 1:1000@ A1	Drawing Number A002



10.5m height penetration from natural ground level shown in blue

Diagram for previously approved submission



10.5 m height penetration from natural ground level shown in blue

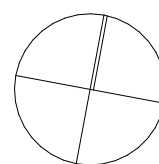
Diagram for proposed submission

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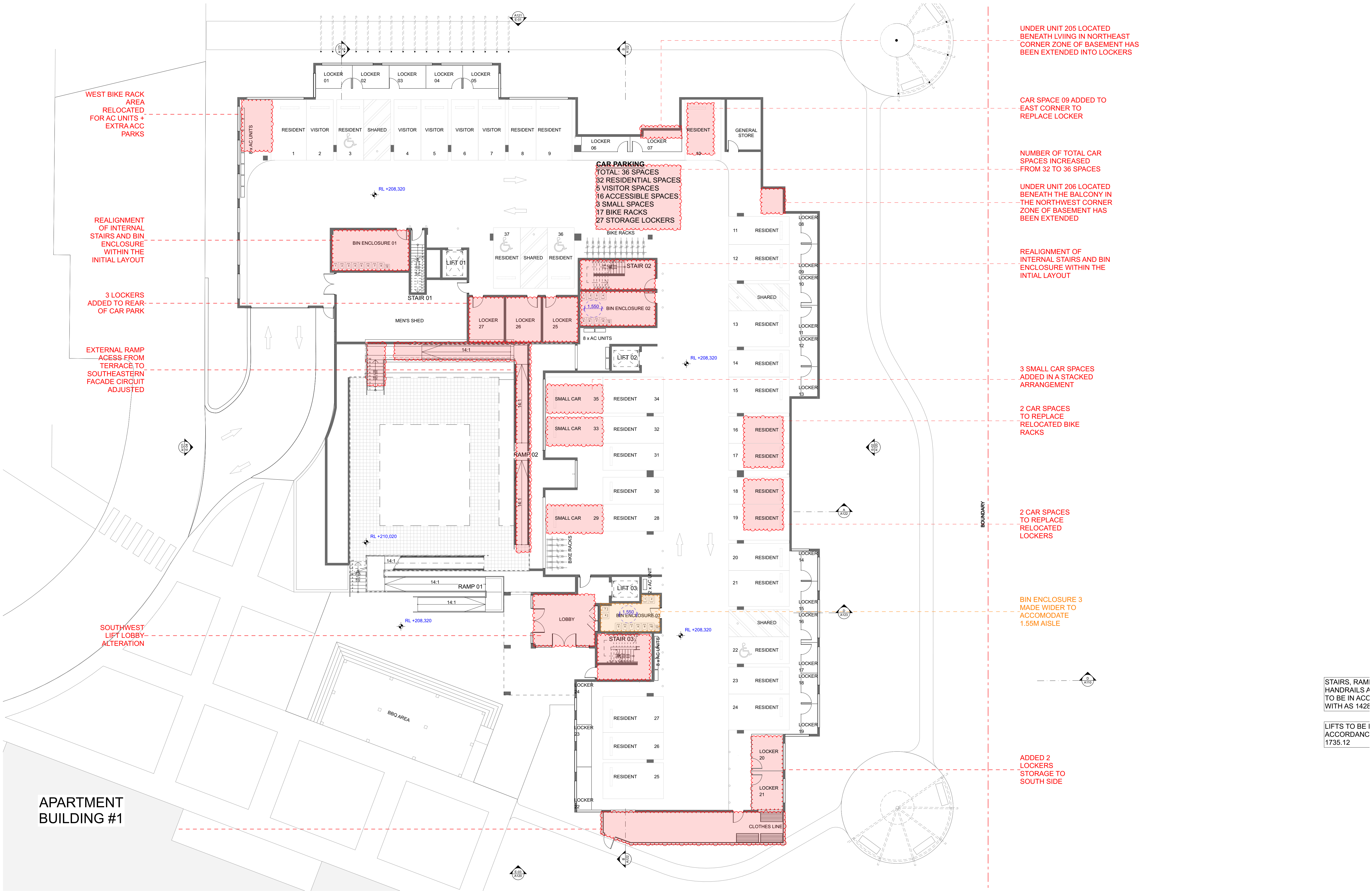


REV	DATE	DESCRIPTION
01	20/10/2025	S455 Submission



Project Living Choice Galston Retirement Village Building 2		
Project Number 25003 - 2	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title HEIGHT PENETRATION (10.5 M)		

Date 2/2/2026	Revision Issue 01
Drawing Scale 1:1 @ A1	Drawing Number A003



UNDER UNIT 205 LOCATED
BENEATH LIVING IN NORTHEAST
CORNER ZONE OF BASEMENT HAS
BEEN EXTENDED INTO LOCKERS

CAR SPACE 09 ADDED TO
EAST CORNER TO
REPLACE LOCKER

NUMBER OF TOTAL CAR
SPACES INCREASED
FROM 32 TO 36 SPACES

UNDER UNIT 206 LOCATED
BENEATH THE BALCONY IN
THE NORTHWEST CORNER
ZONE OF BASEMENT HAS
BEEN EXTENDED

REALIGNMENT OF
INTERNAL STAIRS AND BIN
ENCLOSURE WITHIN THE
INITIAL LAYOUT

3 SMALL CAR SPACES
ADDED IN A STACKED
ARRANGEMENT

2 CAR SPACES
TO REPLACE
RELOCATED BIKE
RACKS

2 CAR SPACES
TO REPLACE
RELOCATED
LOCKERS

BIN ENCLOSURE 3
MADE WIDER TO
ACCOMMODATE
1.55M AISLE

ADDED 2
LOCKERS
STORAGE TO
SOUTH SIDE

STAIRS, RAMPS
HANDRAILS TO
BE IN ACCORDANCE
WITH AS 1428

LIFTS TO BE IN
ACCORDANCE WITH
AS 1735.12

APARTMENT
BUILDING #1

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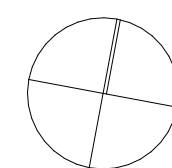


REV	DATE	DESCRIPTION
02	28/1/2026	S455 RFI
01	20/10/2025	S455 Submission



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ABN 55 631 885 964

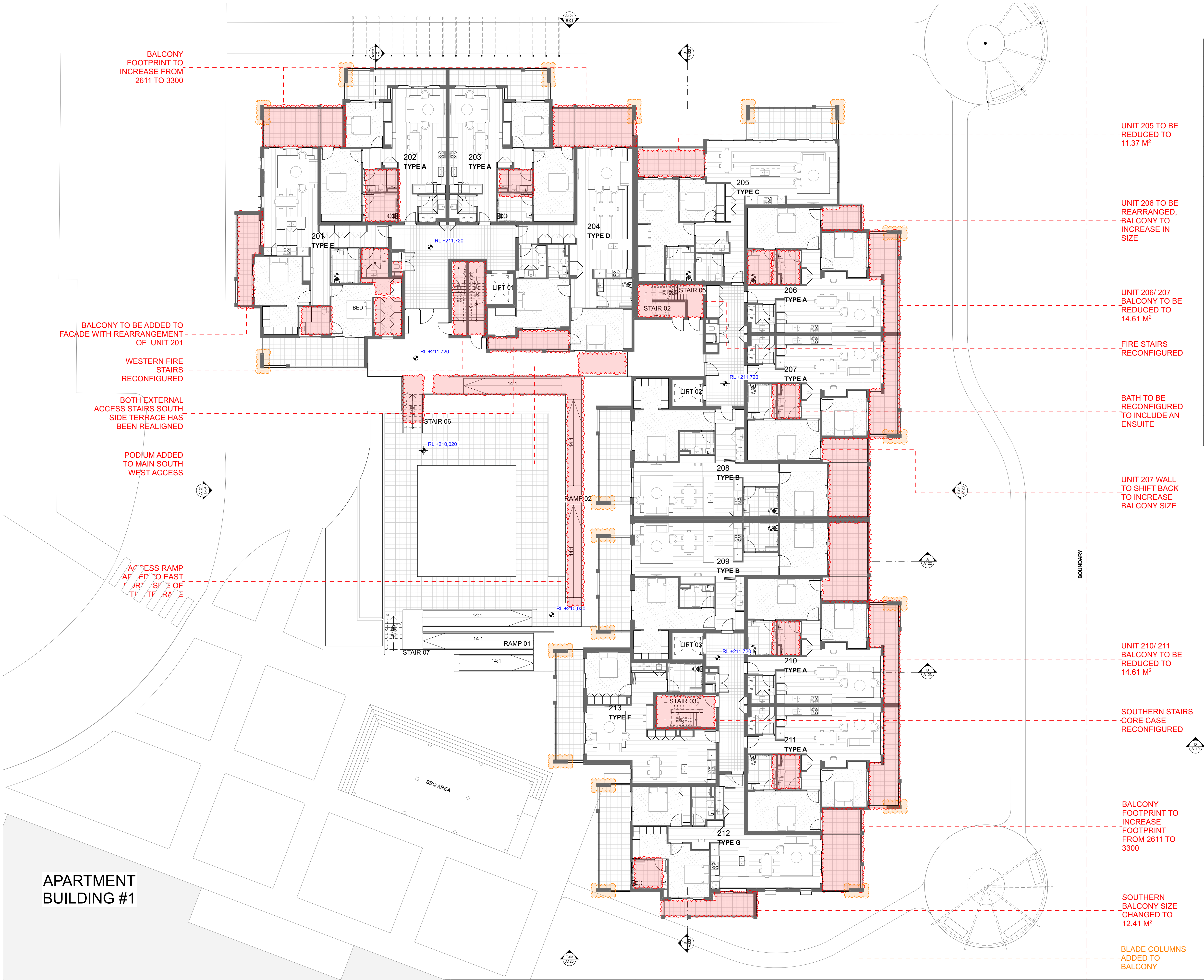


Project
Living Choice Galston Retirement Village Building 2

Project Number 25003 - 2	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title BASEMENT FLOOR PLAN		

Date
2/2/2026
Drawing Scale
@ A1

Revision Issue
02
Drawing Number
A100



APARTMENT #2 GROUND				AREAS
201	2 BED, 2 BATH	LIVING BALCONY	102.15 m ² (30.51 m ²)	
202	2 BED, 2 BATH	LIVING BALCONY	93.28 m ² 20.81 m ²	
203	2 BED, 2 BATH	LIVING BALCONY	93.28 m ² 20.81 m ²	
204	2 BED, 2 BATH	LIVING BALCONY	117.94 m ² 12.26 m ²	
205	2 BED, 2 BATH	LIVING BALCONY	120.05 m ² (40.95 m ²)	
206	2 BED, 2 BATH	LIVING BALCONY	93.28 m ² 20.81 m ²	
207	2 BED, 2 BATH	LIVING BALCONY	93.28 m ² 20.81 m ²	
208	2 BED, 2 BATH	LIVING BALCONY	117.94 m ² (30.53 m ²)	
209	2 BED, 2 BATH	LIVING BALCONY	117.94 m ² (30.53 m ²)	
210	2 BED, 2 BATH	LIVING BALCONY	93.28 m ² 20.81 m ²	
211	2 BED, 2 BATH	LIVING BALCONY	93.28 m ² 20.81 m ²	
212	2 BED, 2 BATH	LIVING BALCONY	108.5 m ² 34.8 m ²	
213	1 BED, 1 BATH	LIVING BALCONY	80.4 m ² 22.8 m ²	

L.E.P AREA CALCULATION	
GROUND FLOOR	1403.50m ²
FIRST FLOOR	1407.53m ²
TOTAL	2811.03m ²

S.E.P.P AREA CALCULATION	
GROUND FLOOR	1473.11m ²
FIRST FLOOR	1471.50m ²
TOTAL	2944.61m ²

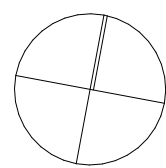
APARTMENT
BUILDING #1

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02	28/1/2026	S455 RFI
01	20/10/2025	S455 Submission



Project
Living Choice Galston Retirement Village Building 2
Project Number
25003 - 2
Project Stage
CC
Client
Living Choice Australia Pty Ltd
Drawing Title
GROUND FLOOR PLAN

Date
2/2/2026
Drawing Scale
@ A1

Revision Issue
02
Drawing Number
A101

STAIRS, RAMPS,
HANDRAILS AND TGS'S
TO BE IN ACCORDANCE
WITH AS 1428.1:2021.

LIFTS TO BE IN
ACCORDANCE WITH AS
1735.12

UNIT 205 TO BE
REDUCED TO
11.37 M²

UNIT 206 TO BE
REARRANGED,
BALCONY TO
INCREASE IN
SIZE

UNIT 206/ 207
BALCONY TO BE
REDUCED TO
14.61 M²

FIRE STAIRS
RECONFIGURED

BATH TO BE
RECONFIGURED
TO INCLUDE AN
ENSUITE

UNIT 207 WALL
TO SHIFT BACK
TO INCREASE
BALCONY SIZE

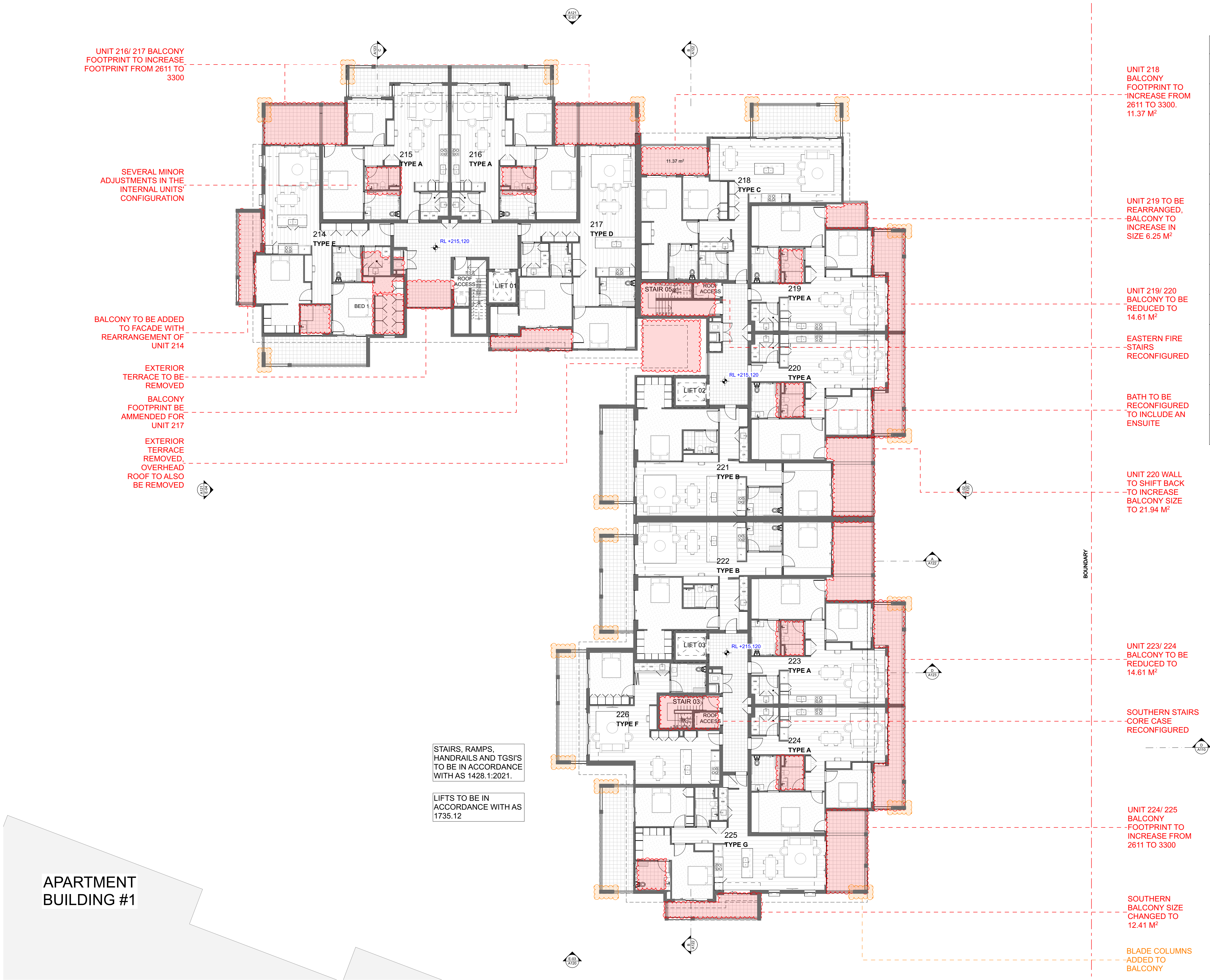
UNIT 210/ 211
BALCONY TO BE
REDUCED TO
14.61 M²

SOUTHERN STAIRS
CORE CASE
RECONFIGURED

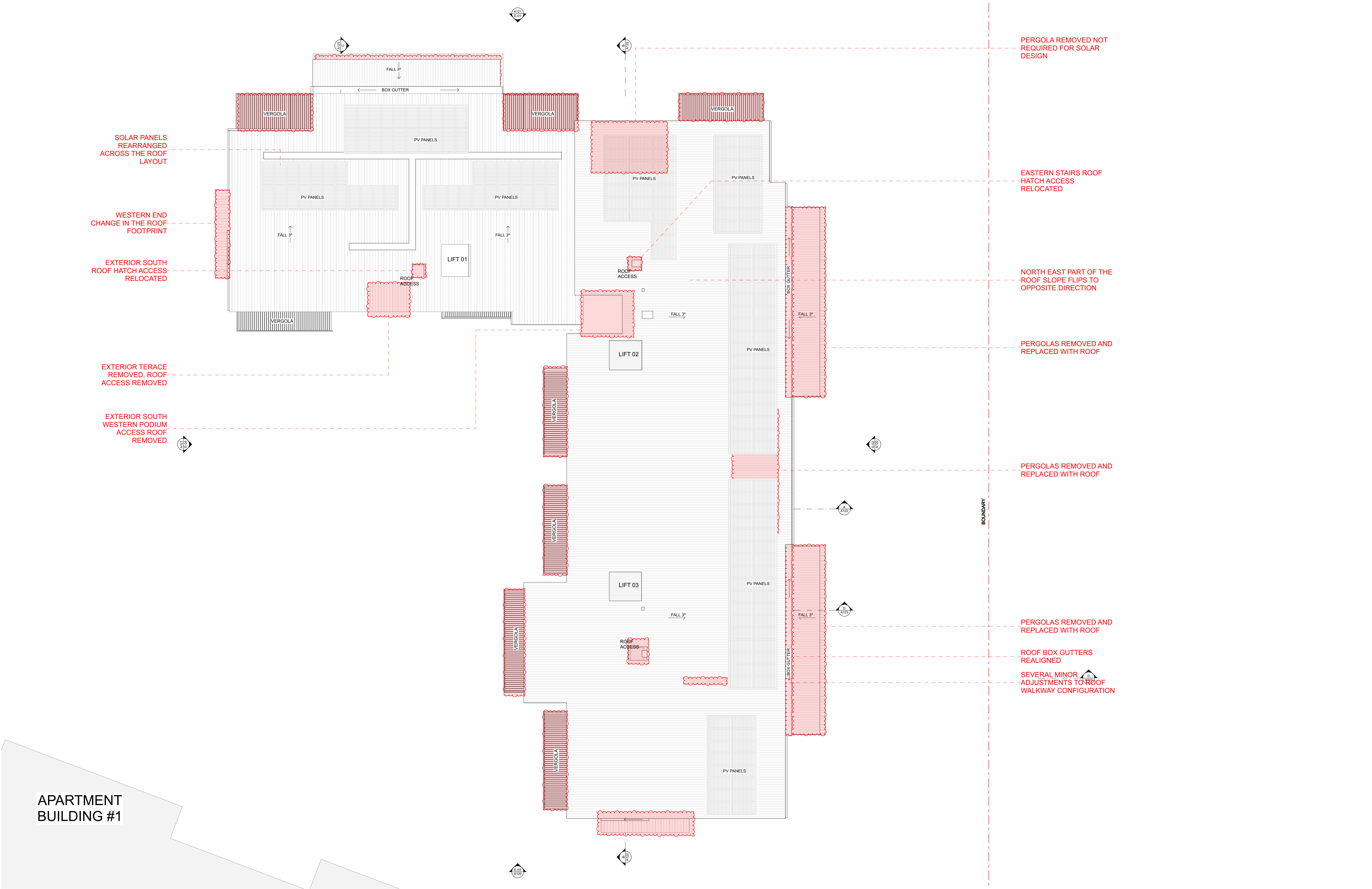
BALCONY
FOOTPRINT TO
INCREASE
FOOTPRINT
FROM 2611 TO
3300

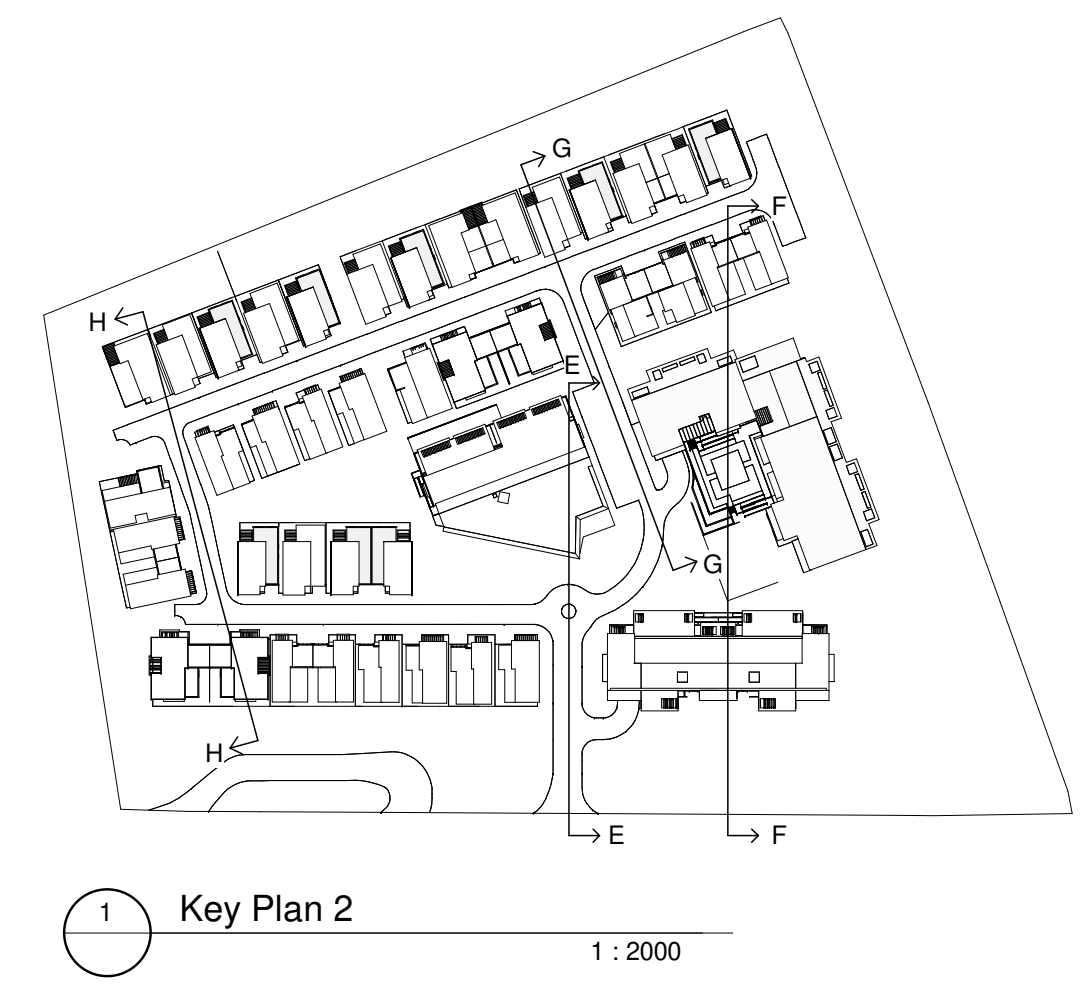
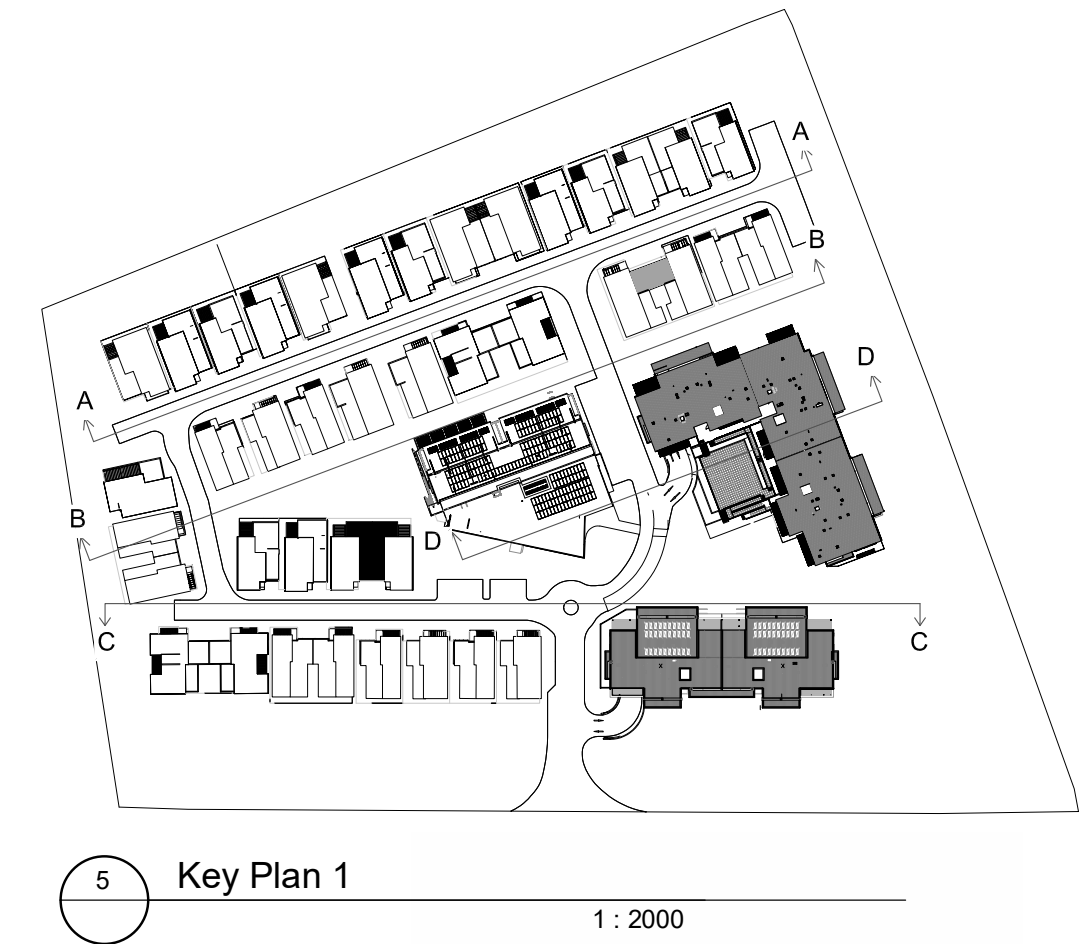
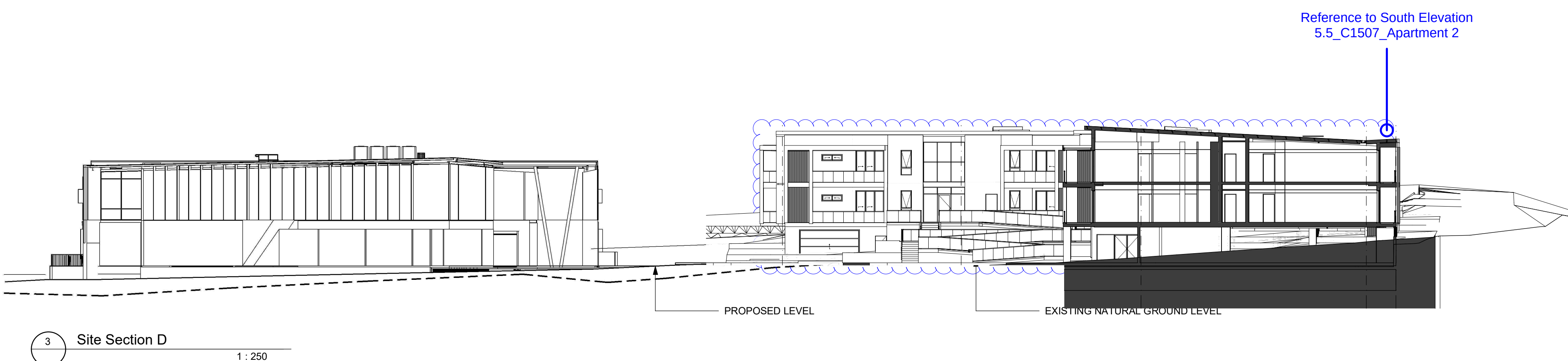
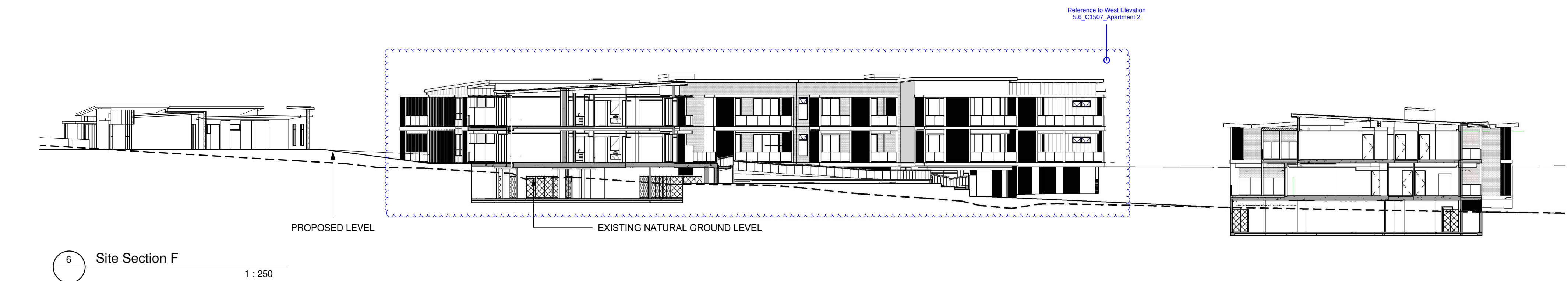
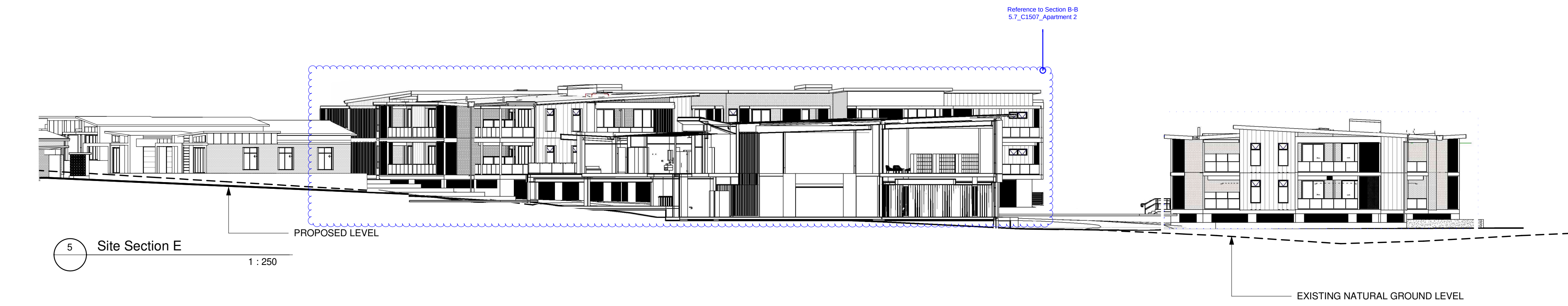
SOUTHERN
BALCONY SIZE
CHANGED TO
12.41 M²

BLADE COLUMNS
ADDED TO
BALCONY



APARTMENT #2 FIRST				AREAS
214	2 BED, 2 BATH	LIVING BALCONY	102.15 m²	30.51 m²
215	2 BED, 2 BATH	LIVING BALCONY	93.28 m²	20.81 m²
216	2 BED, 2 BATH	LIVING BALCONY	93.28 m²	20.81 m²
217	2 BED, 2 BATH	LIVING BALCONY	117.94 m²	23.81 m²
218	2 BED, 2 BATH	LIVING BALCONY	120.05 m²	40.95 m²
219	2 BED, 2 BATH	LIVING BALCONY	93.28 m²	20.81 m²
220	2 BED, 2 BATH	LIVING BALCONY	93.28 m²	20.81 m²
221	2 BED, 2 BATH	LIVING BALCONY	117.94 m²	30.53 m²
222	2 BED, 2 BATH	LIVING BALCONY	117.94 m²	30.53 m²
223	2 BED, 2 BATH	LIVING BALCONY	93.28 m²	20.81 m²
224	2 BED, 2 BATH	LIVING BALCONY	93.28 m²	20.81 m²
225	2 BED, 2 BATH	LIVING BALCONY	108.5 m²	34.8 m²
226	1 BED, 1 BATH	LIVING BALCONY	80.4 m²	22.8 m²



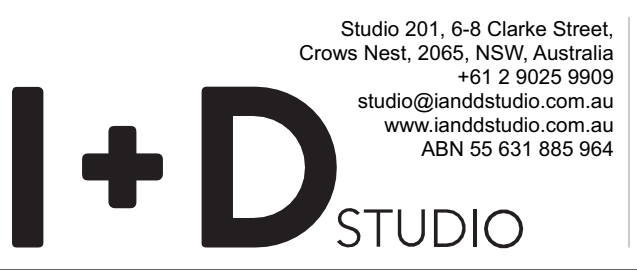
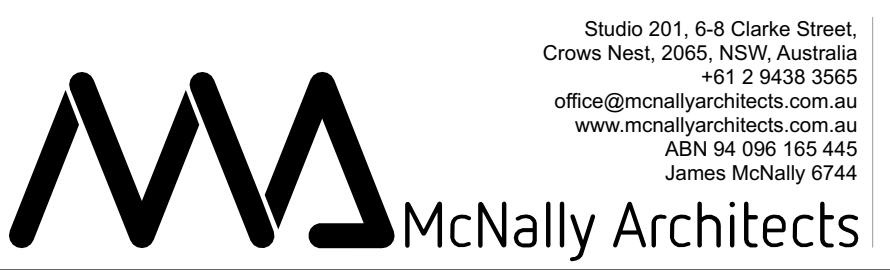


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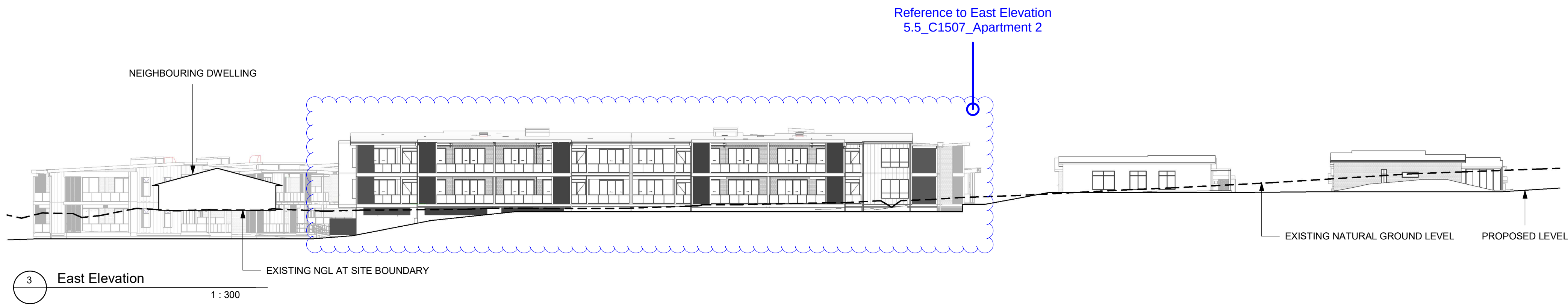
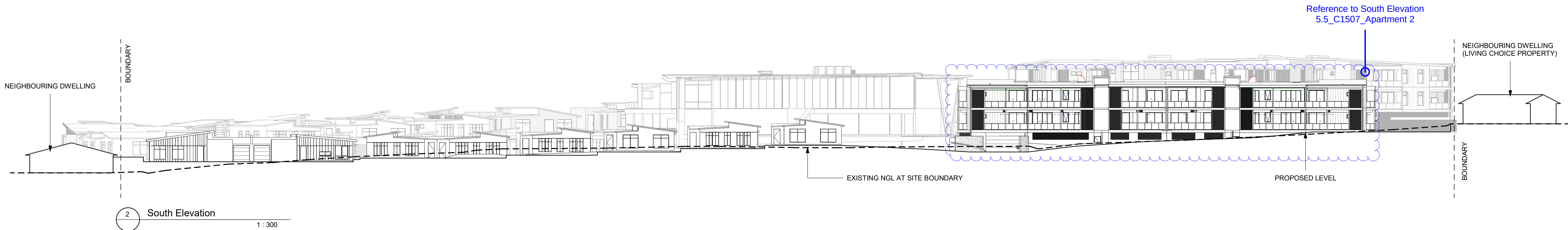


REV	DATE	DESCRIPTION
01	20/10/2025	S455 Submission



Project Living Choice Galston Retirement Village Building 2		
Project Number 25003 - 2	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title SECTIONS D,E & F		

Date 2/2/2026	Revision Issue 01
Drawing Scale 1:250 @ A1	Drawing Number A110



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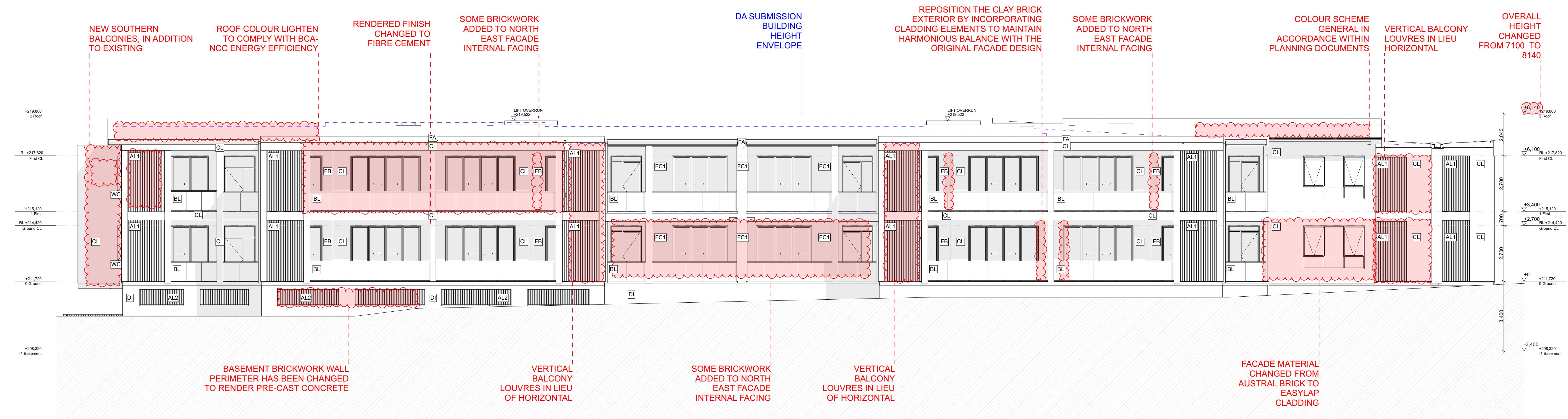


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01	20/10/2025	S455 Submission

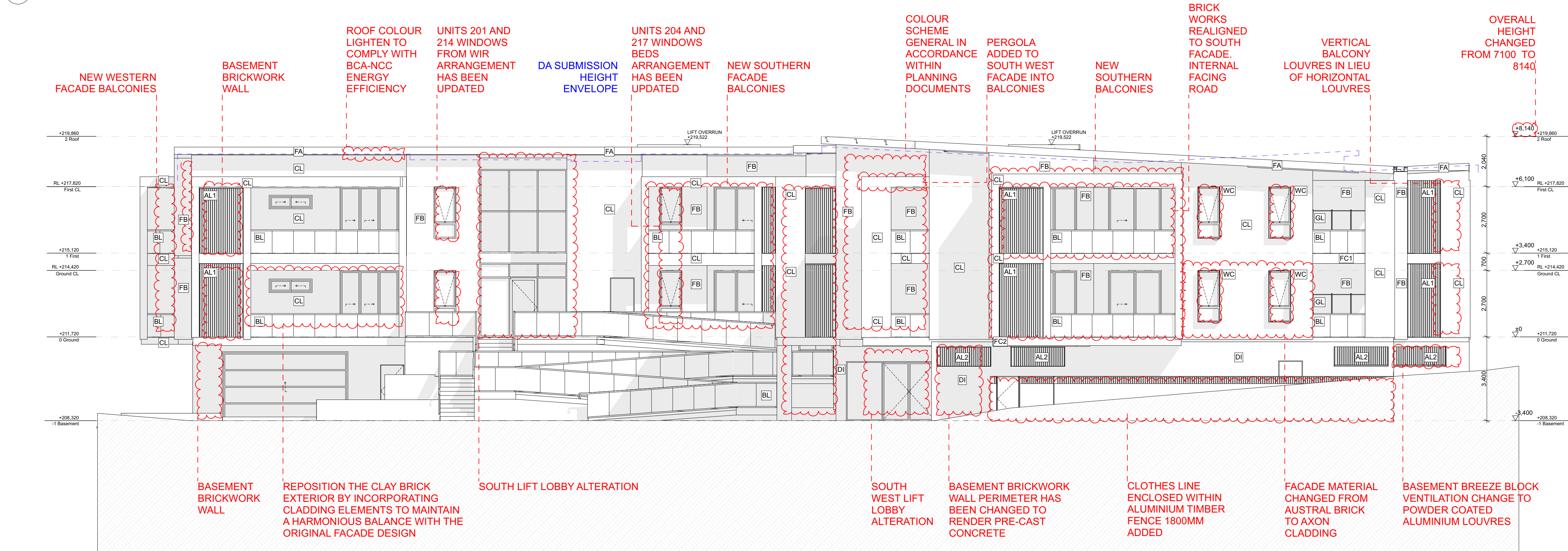


Project Living Choice Galston Retirement Village Building 2		
Project Number 25003 - 2	Project Stage CC	Client Living Choice Australia Pty Ltd
Drawing Title SITE BOUNDARY ELEVATIONS		

Date 2/2/2026	Revision Issue 01
Drawing Scale 1:300 @ A1	Drawing Number A110



E-02 East Elevation 1:100



E-03 South Elevation 1:100

FINISHES LEGEND	
AL 1	LOUVRECLAD OXFORD SERIES VERTICAL FIXED SUN SHADES
AL 2	LOUVRECLAD ALURA SERIES
BL	1050MM HIGH AXIOM METROPOLIS FRAMES: POWDERCOATED BLACK MATT GLASS: CLEAR
CL	JAMES HARDIE EASY LAP PANEL COLOUR: DULUX LEXICON WHITE
DI	ACRYLIX RENDER & PAINT FINISH COLOUR: DULUX DOMINO
FA	COLORBOND FASCIA & BARGE CAPPING COLOUR: DULUX MONUMENT
FB	PGH FACE BRICK OR EQUIVALENT COLOUR: BLUE STEEL FLASH
FC1	JAMES HARDIE EASY LAP PANEL COLOUR: DULUX DOMINO
GL	1800MM HIGH OBSCURE AXIOM VETRO SD19-02 OR EQUIVALENT FRAME & POST COLOUR: DULUX POWDERCOATED BLACK MATT
ML	MOTORISED LOUVRES BY OTHERS. FRAME & COLUMN COLOUR: COLORBOND NIGHTSKY LOUVRES COLOUR: COLORBOND SHALE GREY
RD	POLYCARBONATE GREY ROLLER DOOR
WC	HEKA HOODS AWNING HH450MM COLOUR: POWDERCOATED MONUMENT SATIN
ENGL	EXISTING NATURAL GRADE LINE
RHL	RIDGE HEIGHT LEVEL

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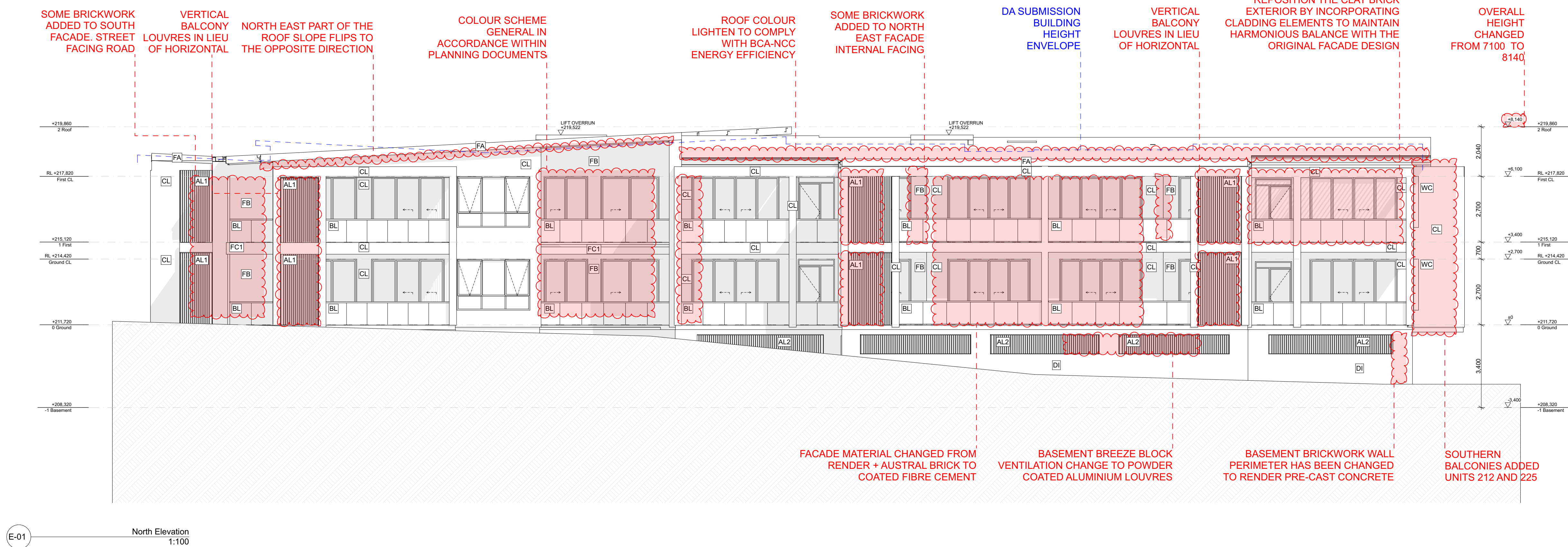
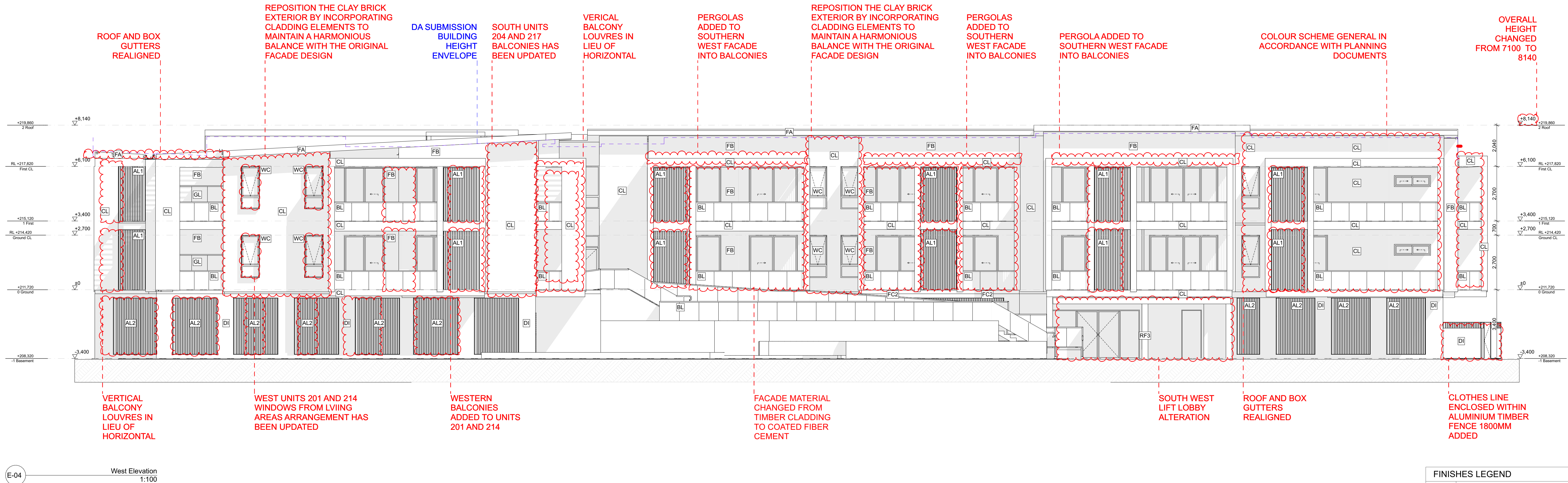
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Project
Living Choice Galston Retirement Village Building 2
Project Number
25003 - 2
Project Stage
CC
Client
Living Choice Australia Pty Ltd
Drawing Title
EAST/ SOUTH ELEVATIONS

Date
2/2/2026
Revision Issue
01
Drawing Scale
1:100 @ A1
Drawing Number
A120



FINISHES LEGEND	
AL1	LOUVRECLAD OXFORD SERIES VERTICAL FIXED SUN SHADES
AL2	LOUVRECLAD ALURA SERIES
BL	1050MM HIGH AXIOM METROPOLIS FRAMES: POWDERCOATED BLACK MATT GLASS: CLEAR
CL	JAMES HARDIE EASY LAP PANEL COLOUR: DULUX LEXICON WHITE
DI	ACRYLIX RENDER & PAINT FINISH COLOUR: DULUX DOMINO
FA	COLORBOND FASCIA & BARGE CAPPING COLOUR: DULUX MONUMENT
FB	PGH FACE BRICK OR EQUIVALENT COLOUR: BLUE STEEL FLASH
FC1	JAMES HARDIE EASY LAP PANEL COLOUR: DULUX DOMINO
GL	1800MM HIGH OBSCURE AXIOM VETRO SD19-02 OR EQUIVALENT FRAME & POST COLOUR: DULUX POWDERCOATED BLACK MATT
ML	MOTORISED LOUVRES BY OTHERS. FRAME & COLUMN COLOUR: COLORBOND NIGHTSKY LOUVRES COLOUR: COLORBOND SHALE GREY
RD	POLYCARBONATE GREY ROLLER DOOR
WC	HEKA HOODS AWNING HH450MM COLOUR: POWDERCOATED MONUMENT SATIN
ENGL	EXISTING NATURAL GRADE LINE
RHL	RIDGE HEIGHT LEVEL

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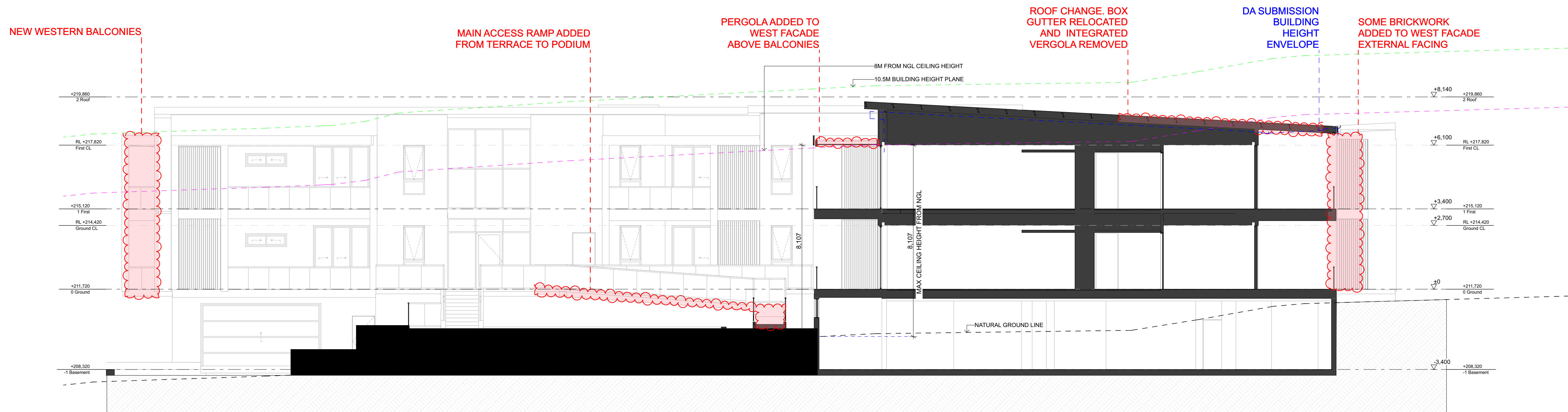
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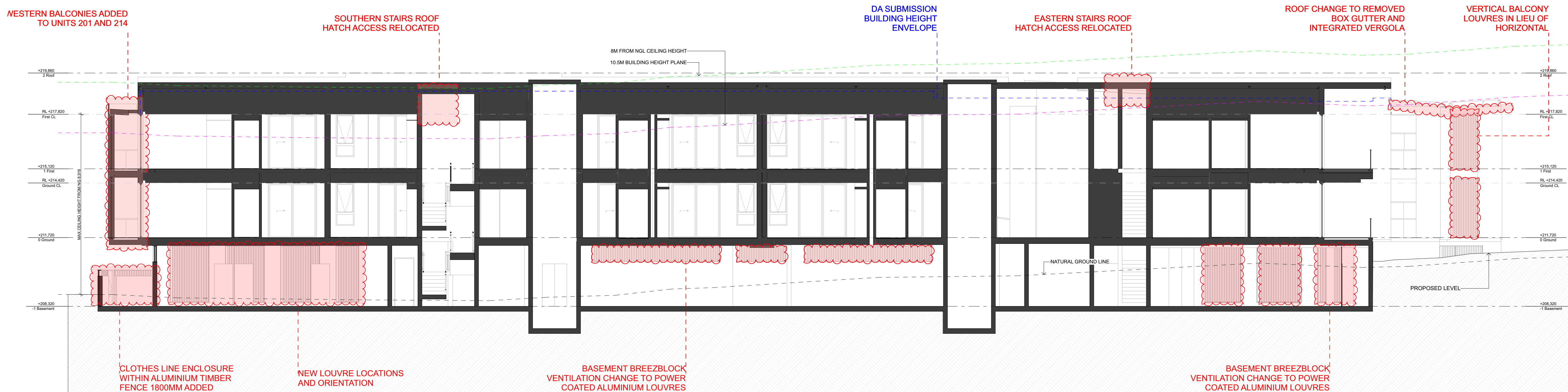
Project
Living Choice Galston Retirement Village Building 2
Project Number
25003 - 2
Project Stage
CC
Client
Living Choice Australia Pty Ltd
Drawing Title
NORTH/ WEST ELEVATIONS

Date
2/2/2026
Drawing Scale
1:100 @ A1

Revision Issue
01
Drawing Number
A121



A Section
1:100



B Section
1:100

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing is copyright © and shall remain the property of McNally Architects & I & D Studio.
All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
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Project Partners



REV	DATE	DESCRIPTION
01	20/10/2025	S455 Submission



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Project
Living Choice Galston Retirement Village Building 2

Project Number
25003 - 2

Project Stage
CC

Client
Living Choice Australia Pty Ltd

Drawing Title
SECTION A & B

Date
2/2/2026

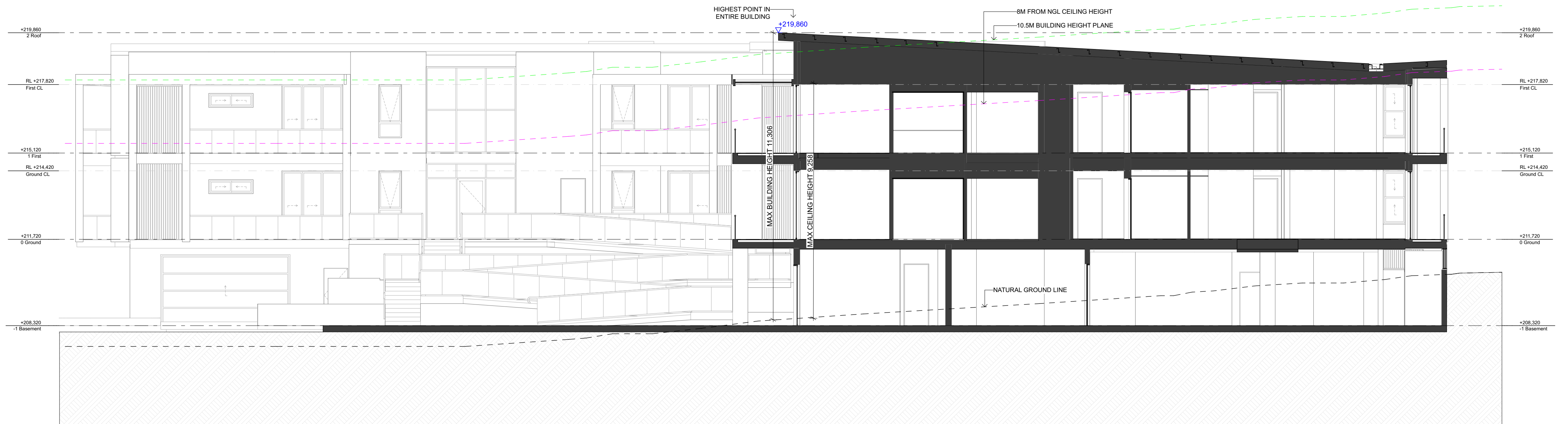
Drawing Scale
1:100 @ A1

Revision Issue
01

Drawing Number
A122



C Section
1:100



D Section
1:100

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Project Partners



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01	20/10/2025	S455 Submission



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Project
Living Choice Galston Retirement Village Building 2

Project Number
25003 - 2

Project Stage
CC

Client
Living Choice Australia Pty Ltd

Drawing Title
SECTION C & D

Date
2/2/2026

Drawing Scale
1:100 @ A1

Revision Issue
01

Drawing Number
A123