

Potts Hill Seniors Living Development

DA RE-SUBMISSION

28th September 2021

marchesepartners

masterplanning | architecture | interior design



POTTS HILL SENIORS LIVING

10 NELSON SHORT STREET

POTTS HILL NSW 2143

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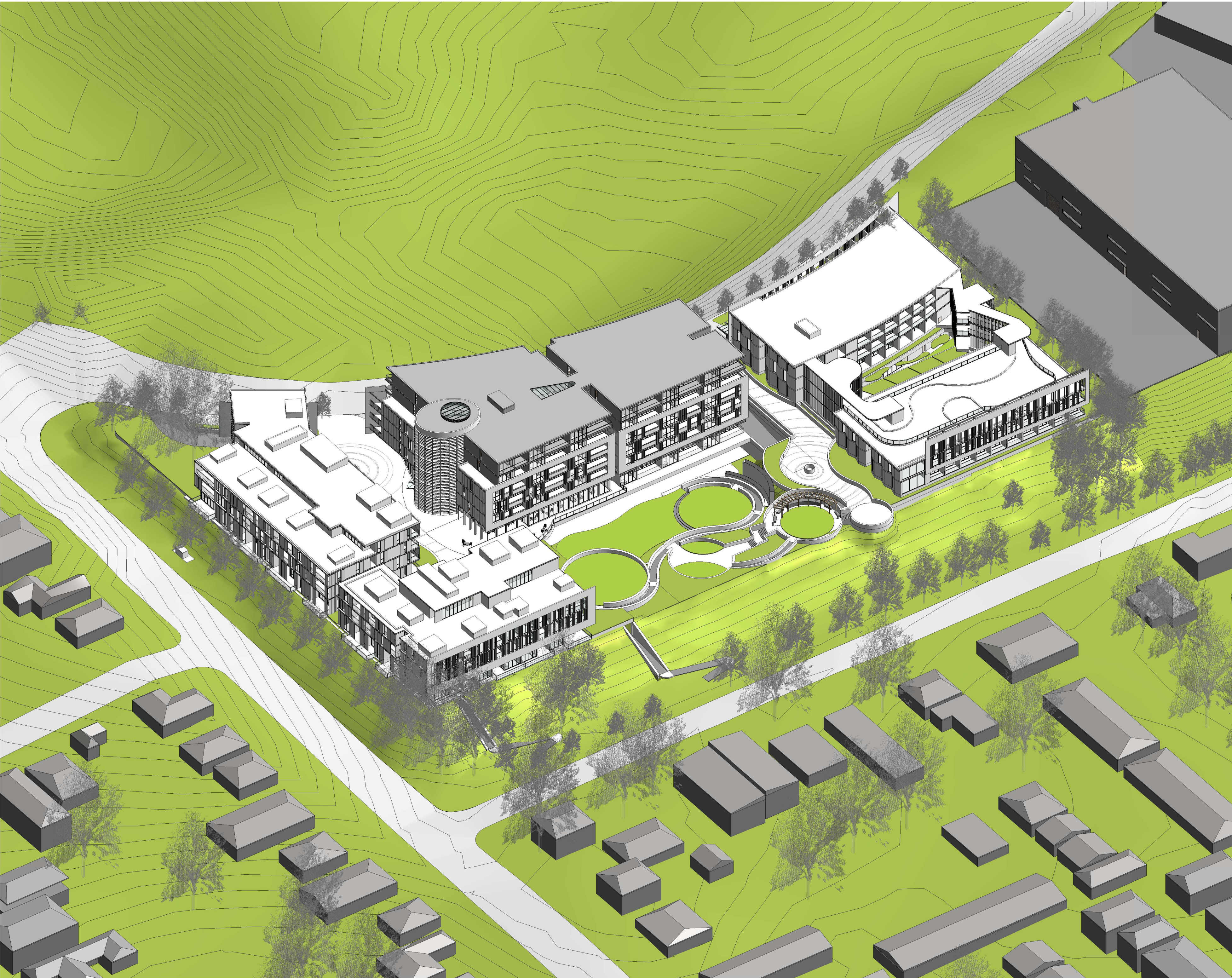
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F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
G	27/08/2021	COUNCIL RFI SUBMISSION	MH
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POTTS HILL INVESTMENT PTY LTD

PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
COVER SHEET

SCALE	DATE	DRAWN	CHECKED
NTS	05/03/2021	IC	EB
JOB	DRAWING	REVISION	
19128	DA0.01	H	

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GFA GENERAL CALCULATION					
	APPROVED DA			PROPOSED DA	
	TOTAL GFA			TOTAL GFA	
	SEPP	LEP		SEPP	LEP
BASEMENT		202			446,1
BUILDING A		2.685			1.801,5
BUILDING B		3.548			
BUILDING C		2.789			2.839,4
BUILDING D		3.432			3.461,4
BUILDING E		3.825			7.919,7
BUILDING F		2.404			2.436,5
TOTAL GFA			18.885		18.904,6
SITE		18,920			
FSR			1.00:1		1.00:1

APPROVED DA-NUMBER OF UNITS + ROOMS					
NUMBER OF ROOMS	1 (AC)	1	2	3	TOTAL
BUILDING A	46				
BUILDING B		10	28		
BUILDING C		17	16		
BUILDING D		7	22	3	
BUILDING E		11	26		
BUILDING F	38				
SUBTOTAL	84	45	92	3	224

PROPOSAL-NUMBER OF UNITS + ROOMS					
NUMBER OF ROOMS	1 (AC)	1	2	3	TOTAL
BUILDING A	30				
BUILDING B					
BUILDING C		17	16	0	
BUILDING D		7	22	4	
BUILDING E		4	51	8	
BUILDING F	38				
SUBTOTAL	68	28	89	12	197

REQUIRED PARKING					
(0,5 spaces x room)		14	89	18	121

APPROVED DA PARKING SPACES											
		STANDARD		VISITOR		RETAIL		STAFF		ACC	TOTAL
BUILDING	A	4						5			4
BUILDING	B	33		7							40
BUILDING	C	25		5							30
BUILDING	D	31		7		18					56
BUILDING	E	33		7							40
BUILDING	F							5			0
SURPLUS		12									12
GENERAL										22	
SUBTOTAL		138		26		18		10		22	192

*included in standard

PROPOSED PARKING SPACES											
		STANDARD		VISITOR		RETAIL		STAFF		ACC	TOTAL
BUILDING	A	4						5			4
BUILDING	B										0
BUILDING	C	25		5							30
BUILDING	D	32		7		18					57
BUILDING	E	68		14							82
BUILDING	F							5			0
SURPLUS		33									33
GENERAL										12	
SUBTOTAL		162		26		18		10		12	216

*included in standard

- *considering adding 20% visitor spaces
- *maintaining same number of spaces for RAC
- *maintaining same number of spaces for retail
- *considering 5% accesible parking spaces

COMMUNAL OPEN SPACE CALCULATIONS:	
COMMUNAL OPEN SPACE REQUIREMENTS	
SITE AREA: 18,920m ²	
ADG MIN. REQUIRED COS (25% SITE AREA):	4,730m ²
SEPP SENIORS MIN. REQUIRED COS (25m ² PER BED):	2,100m ²
RACF COMMUNAL OPEN SPACE	
GROUND FLOOR:	1,486m ²
LEVEL 3 (ROOF TERRACE):	1,000m ²
TOTAL RACF COS:	2,486m ²
ILU COMMUNAL OPEN SPACE	
BASEMENT 1 (WELLNESS UNDERCROFT):	812m ²
GROUND FLOOR:	4,487m ²
TOTAL ILU COS:	5,299m ²
LANDSCAPE AREA	
TOTAL LANDSCAPE AREA:	12,939m ²

DEEP SOIL		
MINIMUM REQUIRED AS PER ADG	7% FOR SITES GREATER THAN 1500m ²	%
DEEP SOIL	5854.8 m ²	32%
NOT DEEP SOIL	12473.0 m ²	68%
	18327.8 m ²	100%

CROSS VENTILATION OVERALL		NATURAL CROSS VENTILATED UNITS: 80/129 (62,0%)
LEVEL	COUNT	
G. LEVEL	9	
LEVEL 1	16	
LEVEL 2	23	
LEVEL 3	16	
LEVEL 4	8	
LEVEL 5	8	

SOLAR ACCESS OVERALL		OVERALL COMPLYING UNITS (2H): 104/129 (80,6%)
LEVEL	2 HOURS COMPLYING UNITS	
G. LEVEL	8	
LEVEL 1	21	
LEVEL 2	31	
LEVEL 3	20	
LEVEL 4	12	
LEVEL 5	12	

SOUTH FACING UNITS: 10/129 (7,6%)

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	A	16/09/2020	PRELIMINARY	IC							PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	
	B	22/09/2020	PRELIMINARY	IC			SCALE NTS					
	C	23/09/2020	PRELIMINARY	IC				DATE 05/03/2021				
	D	25/09/2020	PRELIMINARY	IC					DRAWN IC			
	E	09/10/2020	PRELIMINARY	IC						CHECKED EB		
	F	16/10/2020	ISSUE FOR REVIEW	IC								REVISION J
	G	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH								
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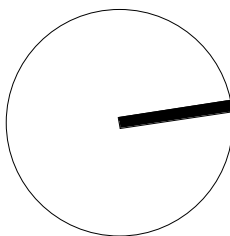
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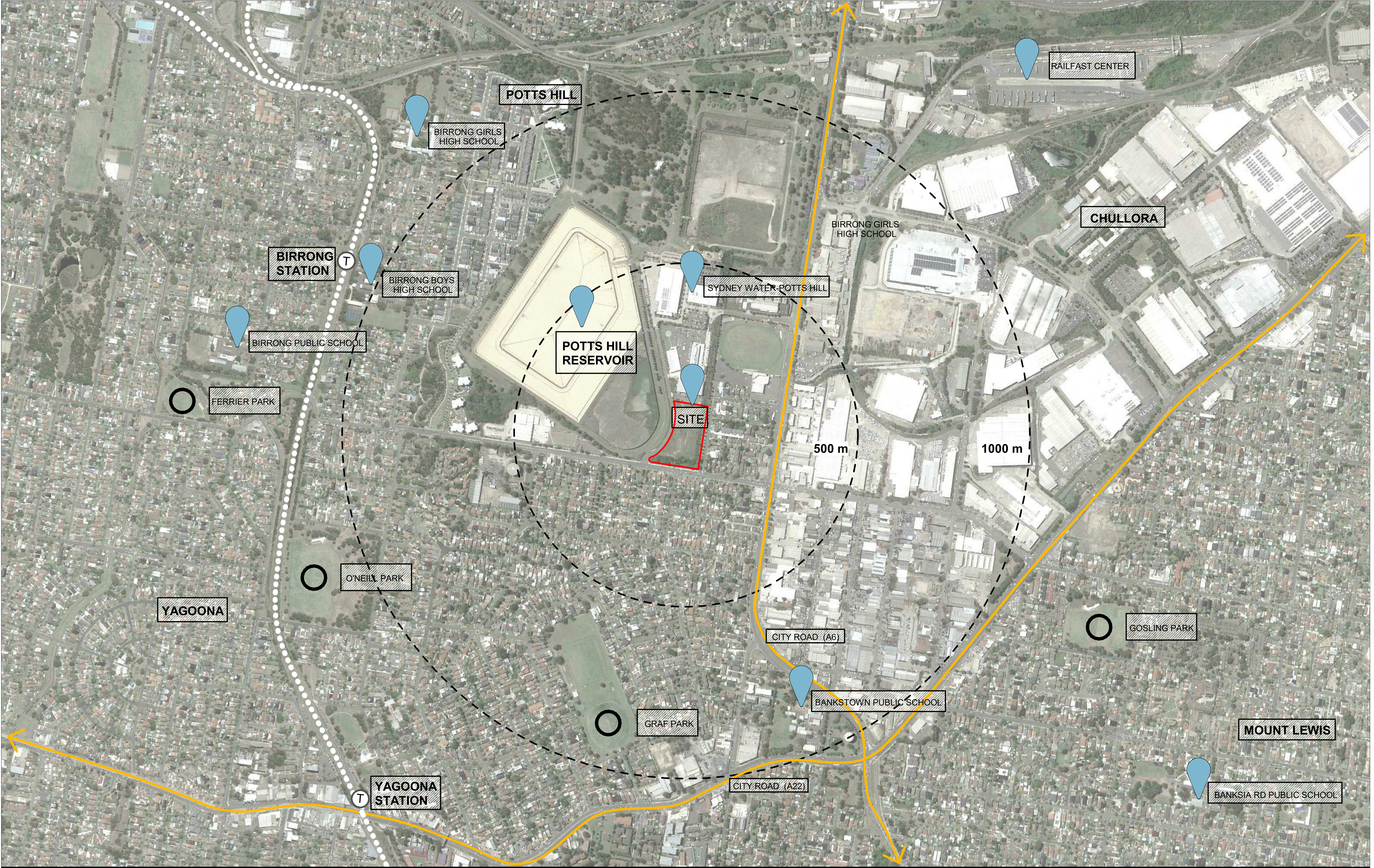


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10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
SURVEY
SDG LAND DEVELOPMENT SOLUTIONS

SCALE 1 : 500 @A1 1:1000 @A3	DATE 05/03/2021	DRAWN S	CHECKED EB
JOB 19128	DRAWING DA1.01		REVISION G



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	A	16/10/2020	ISSUE FOR REVIEW	IC			PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143				SCALE NTS	DATE 05/03/2021	DRAWN IC	CHECKED EB	
	B	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH							JOB 19128	DRAWING DA1.02		REVISION C	
C	27/08/2021	COUNCIL RFI SUBMISSION	MH												



Source: Google maps - August 2020



BRUNKER RD LOOKING SOUTH



NELSON SHORT ST



NELSON SHORT ST WITH BRUNKER RD



GRAF AVE

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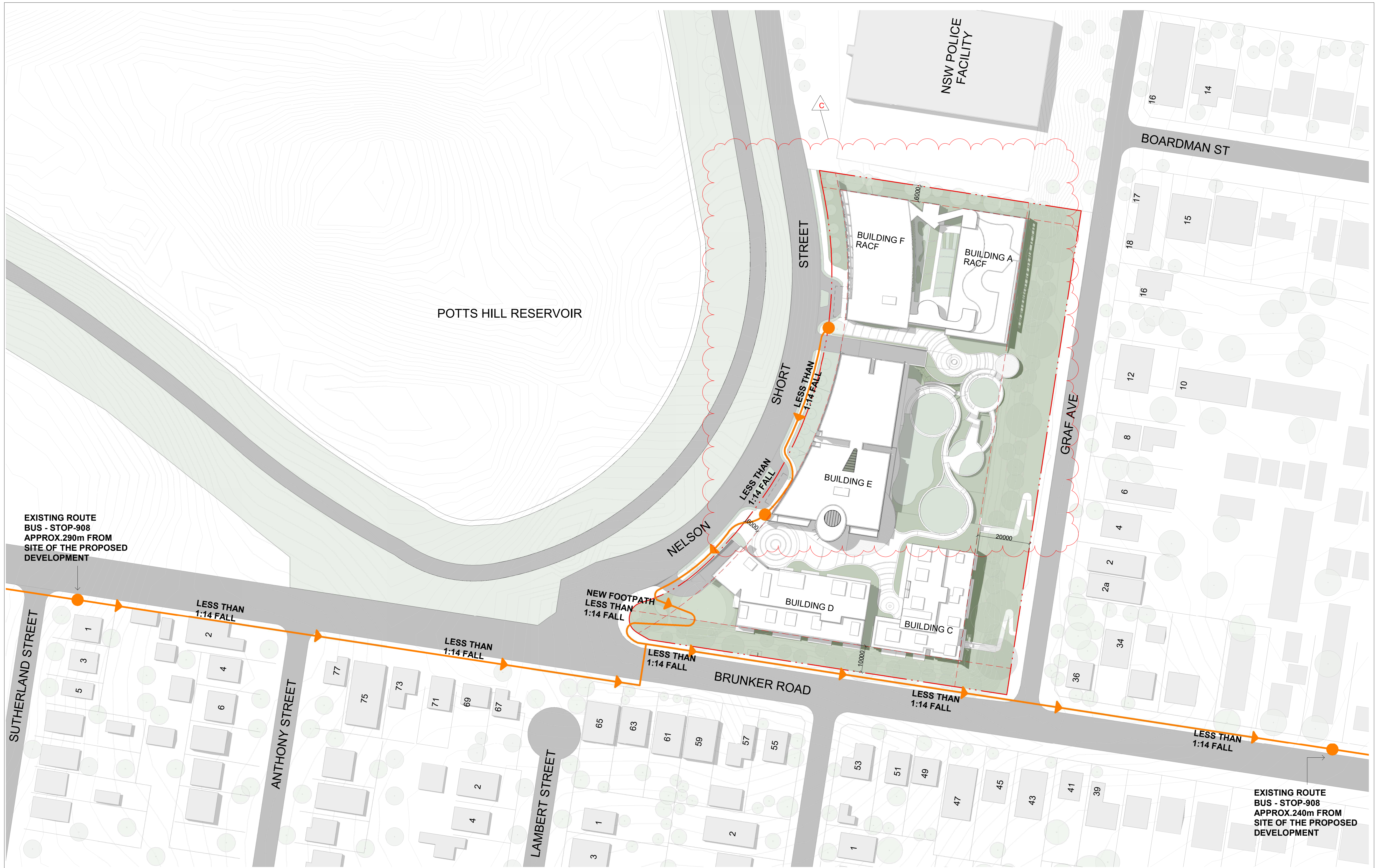
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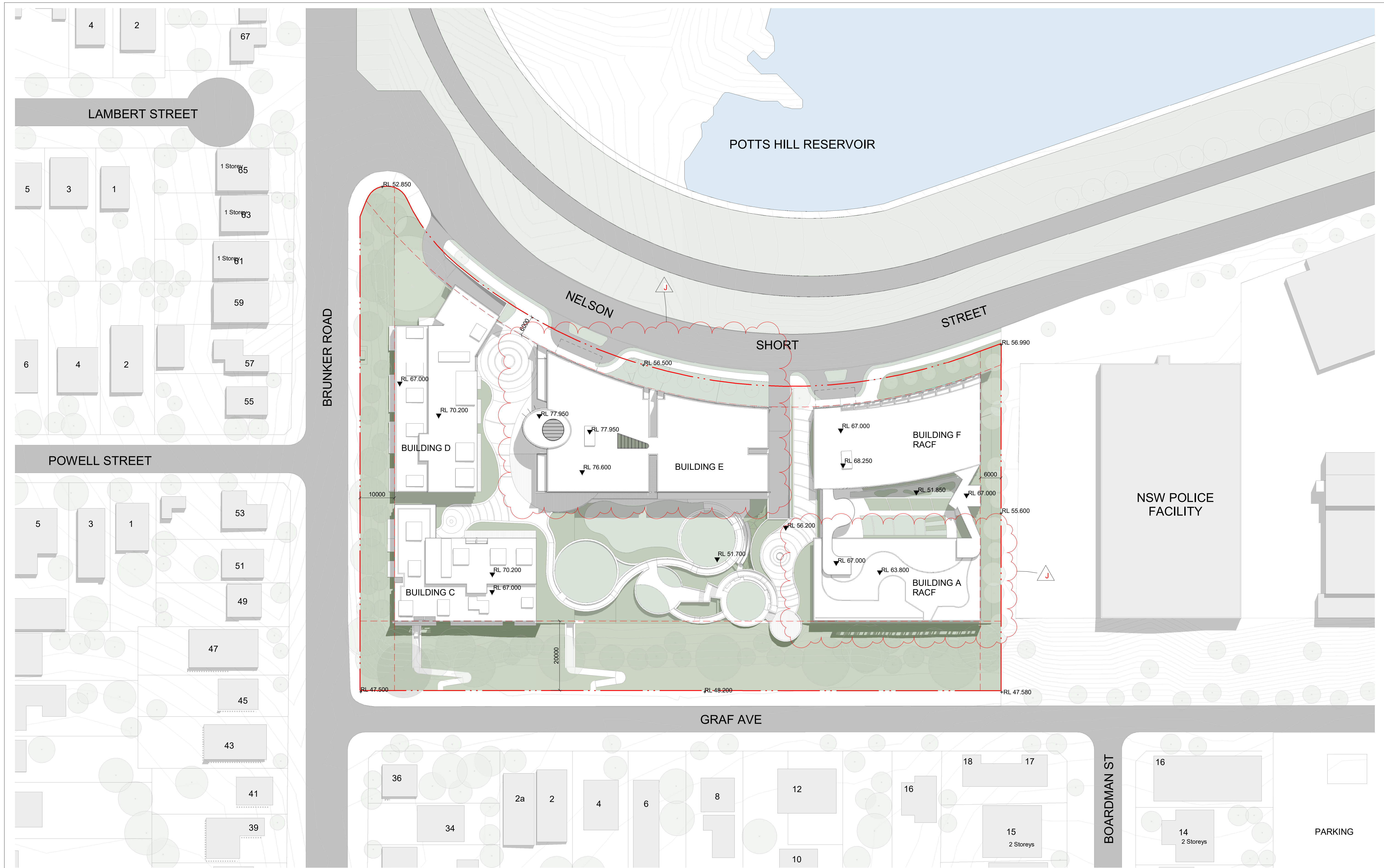
PROJECT
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10 NELSON SHORT STREET
POTTS HILL NSW 2143

DRAWING TITLE
SITE ANALYSIS

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
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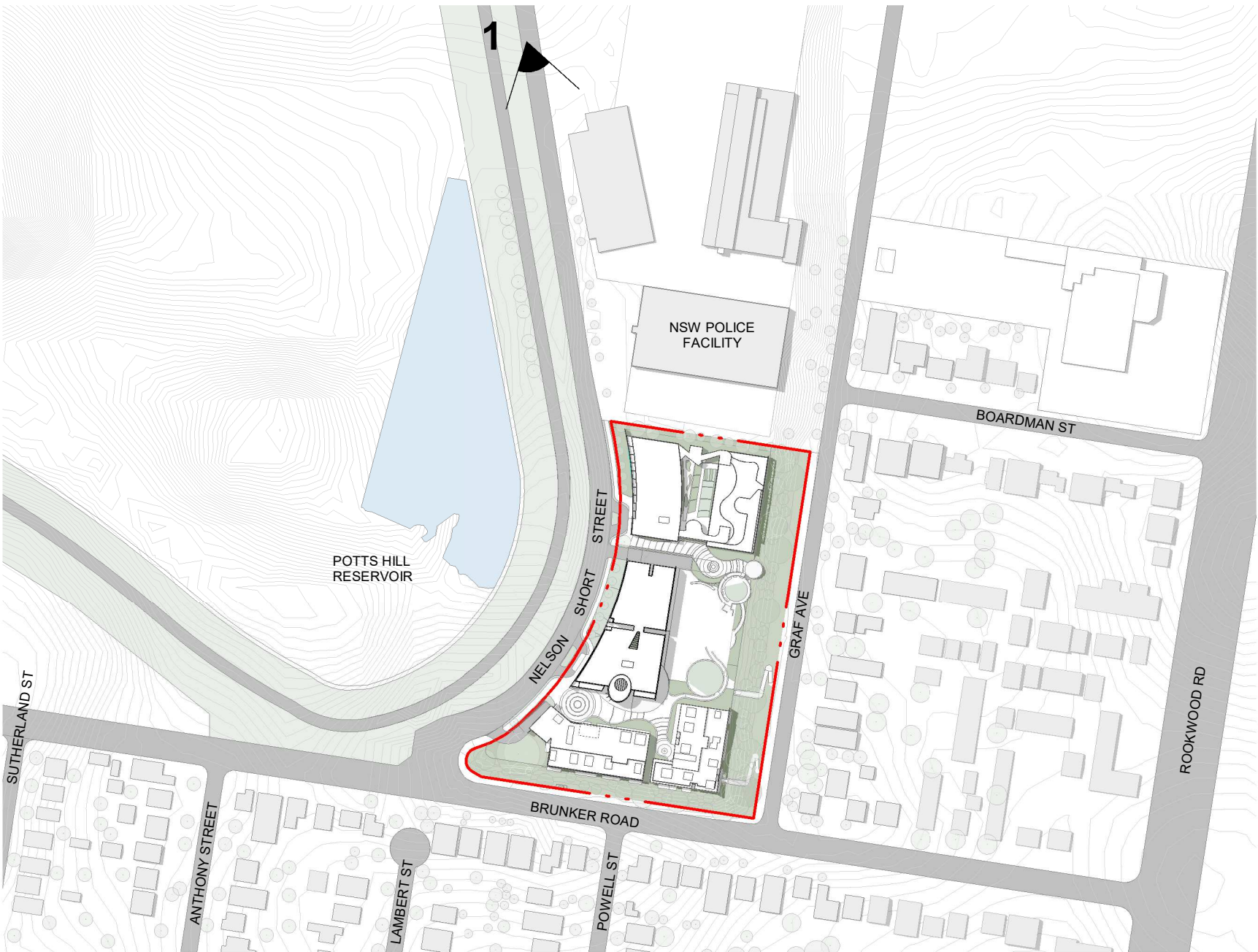
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	B	22/09/2020	PRELIMINARY	IC								
	C	23/09/2020	PRELIMINARY	IC								
	D	24/09/2020	PRELIMINARY	IC								
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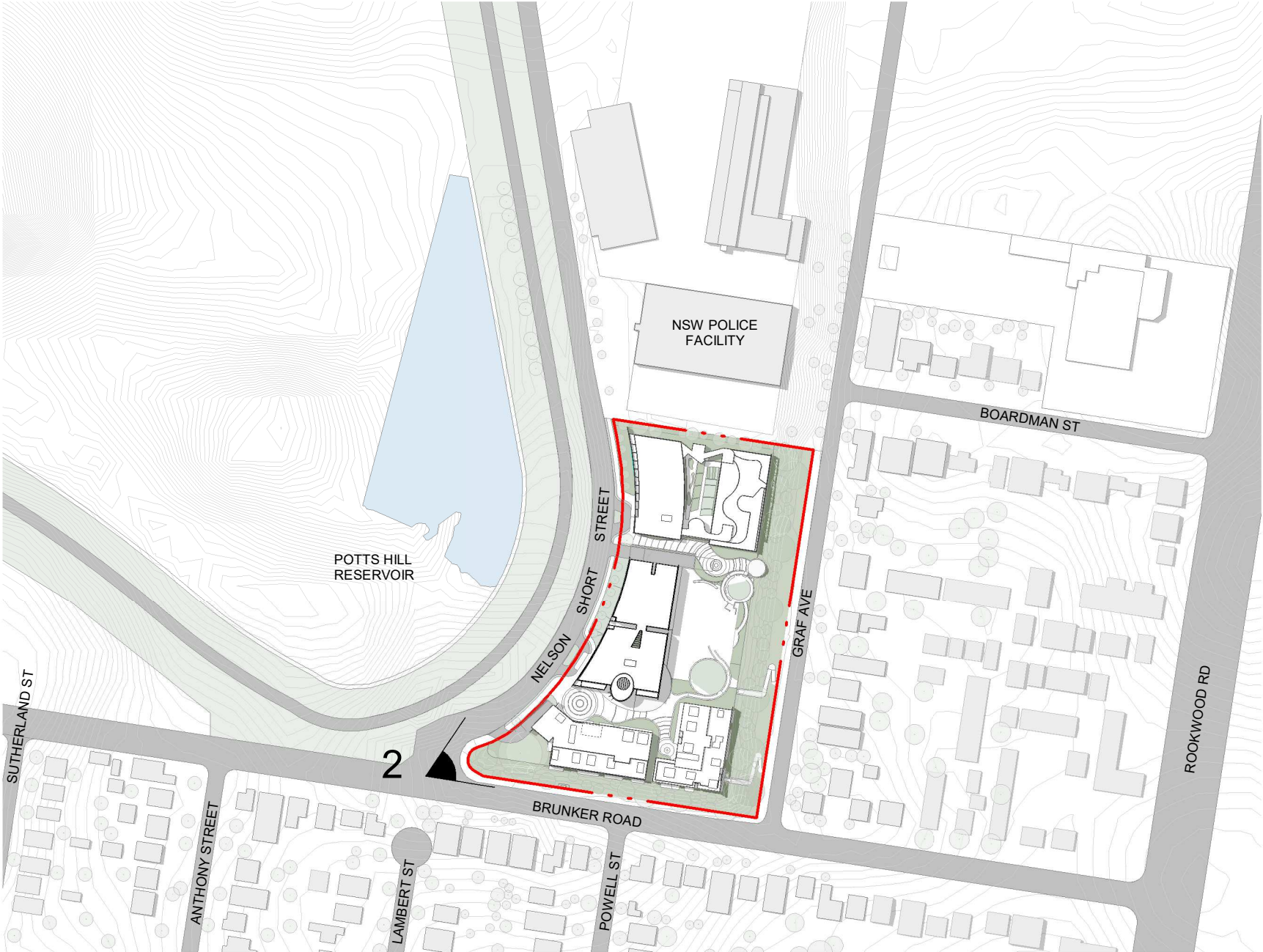
VIEW FROM END OF NELSON SHORT ST



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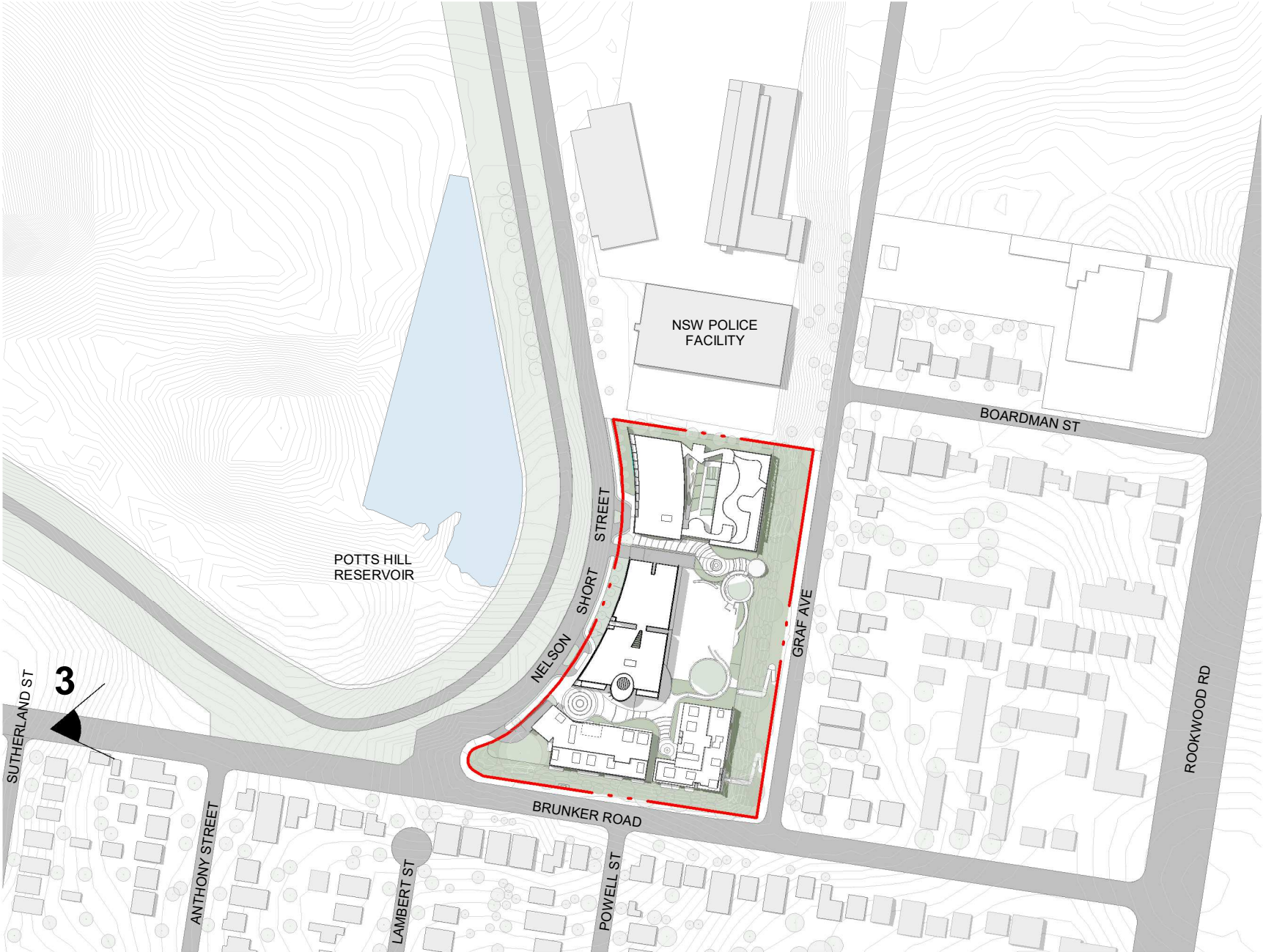
VIEW FROM INTERSECTION OF BRUNKER RD
AND NELSON SHORT ST



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	A	28/09/2021	COUNCIL RFI SUBMISSION	GB			PROJECT	POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143			SCALE	DATE	DRAWN	CHECKED
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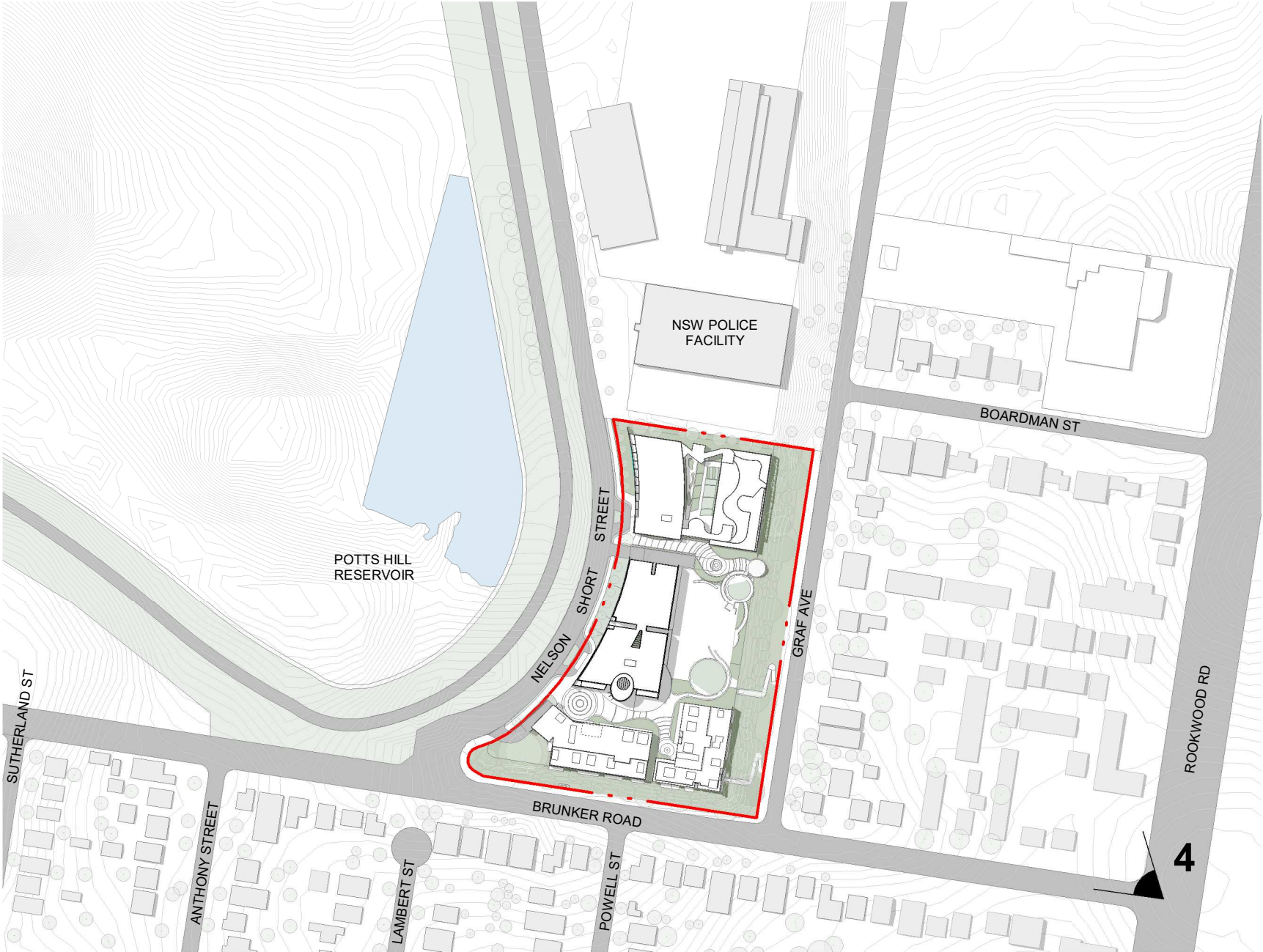
VIEW FROM BUS STOP (BRUNKER RD AT SUTHERLAND ST)



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							19128	DA1.10	A					



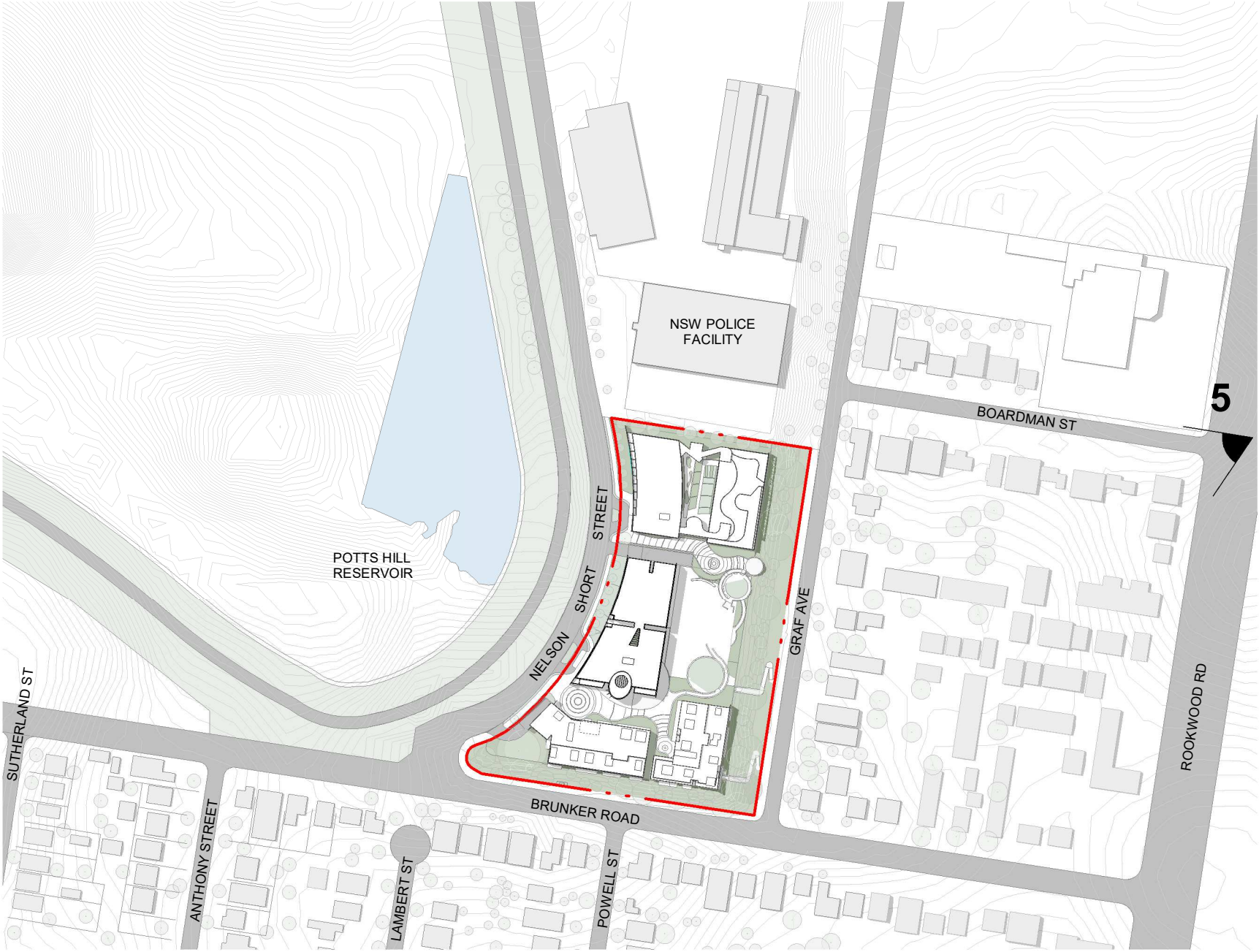
VIEW FROM INTERSECTION OF BRUNKER RD
AND ROOKWOOD RD



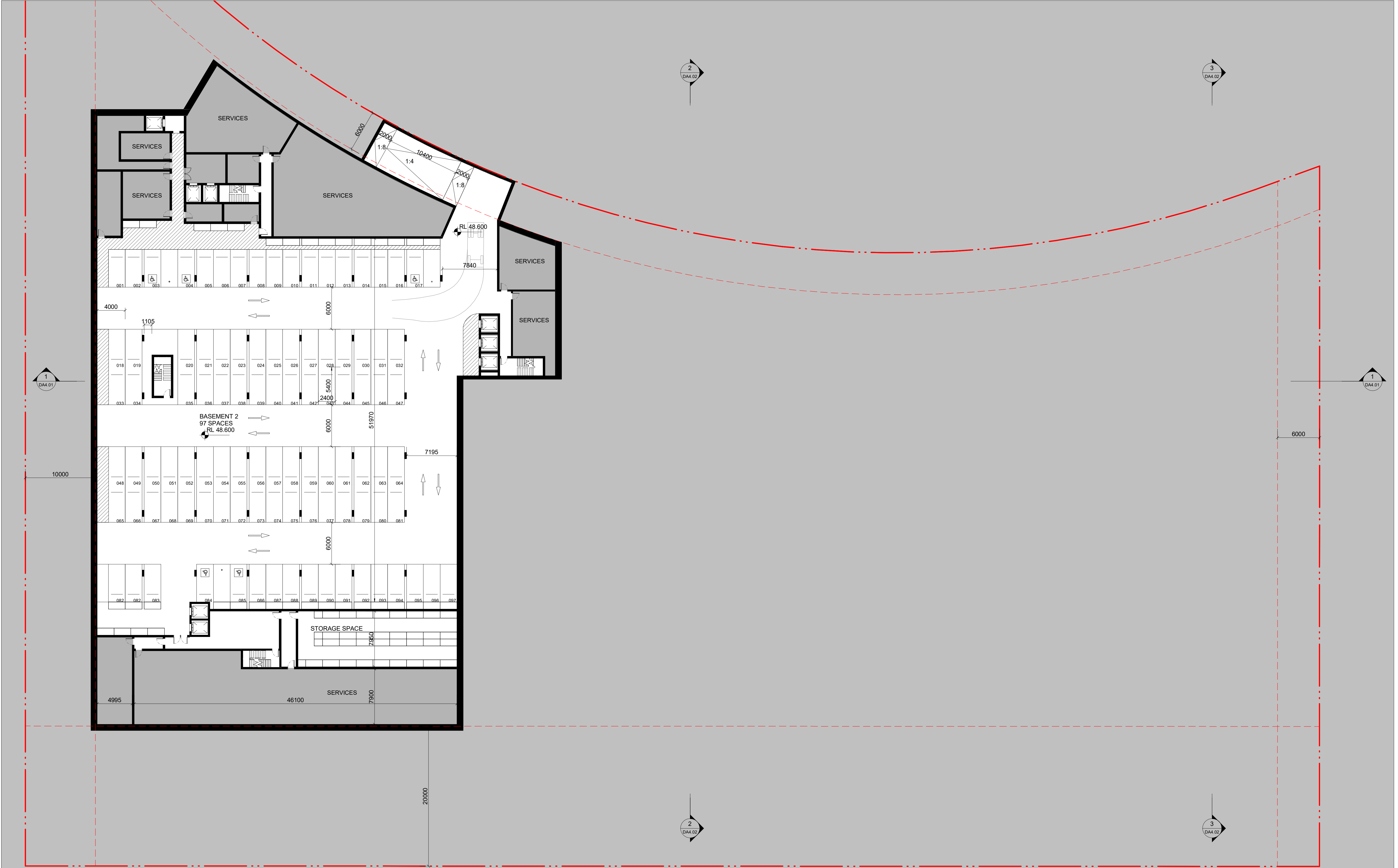
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								PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143				SCALE NTS	DATE 05/03/2021	DRAWN PA	CHECKED GB	
												JOB 19128	DRAWING DA1.11		REVISION A	



VIEW FROM INTERSECTION OF ROOKWOOD RD
AND BOARDMAN ST



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	A	28/09/2021	COUNCIL RFI SUBMISSION	GB				PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143				SCALE	DATE	DRAWN	CHECKED
								NTS	05/03/2021	PA	GB				
												JOB 19128	DRAWING DA1.12		REVISION A



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D	25/09/2020	PRELIMINARY	IC
E	09/10/2020	PRELIMINARY	IC
F	16/10/2020	ISSUE FOR REVIEW	IC
G	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
H	27/08/2021	COUNCIL RFI SUBMISSION	MH

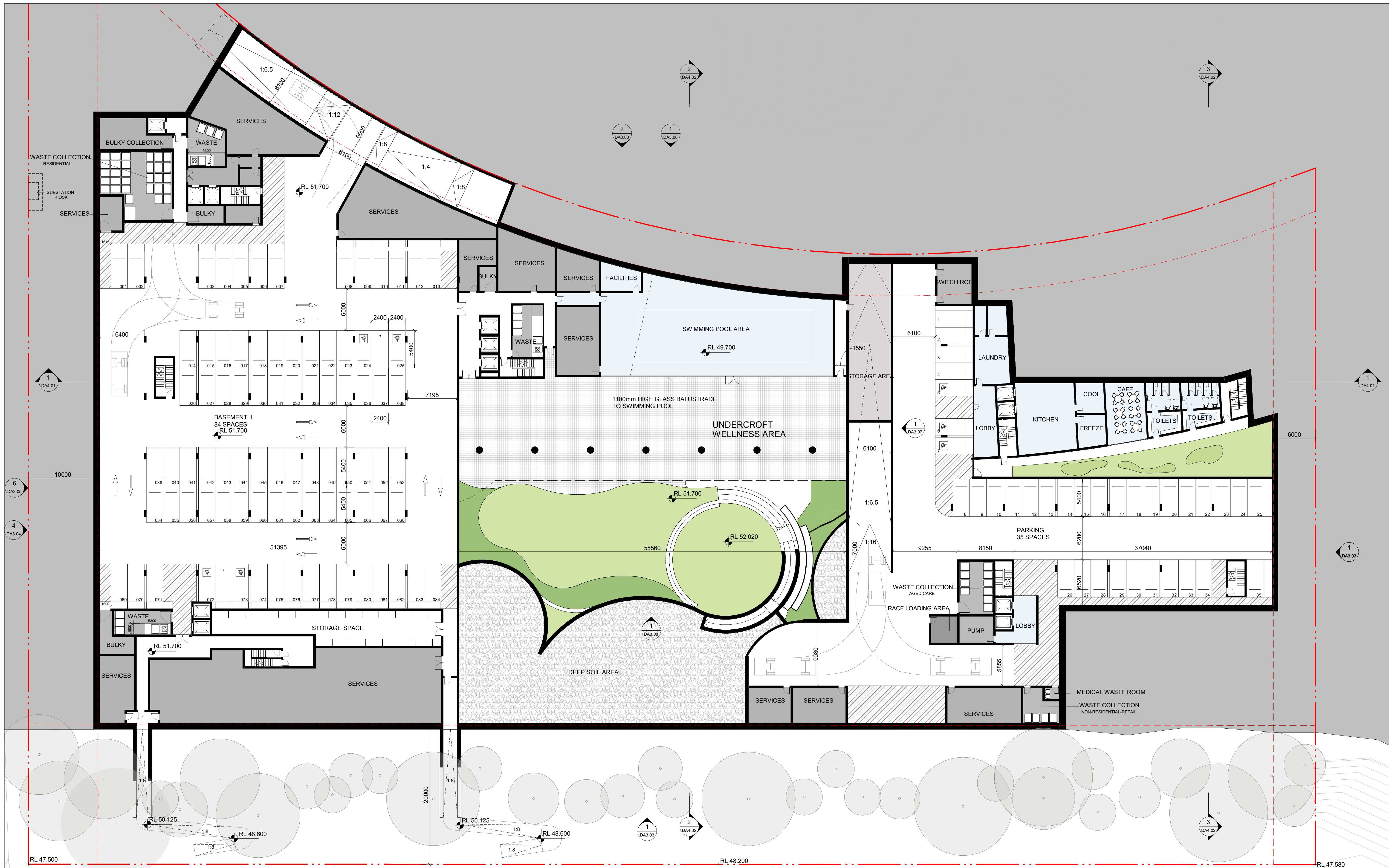
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CLIENT		DRAWING TITLE	
POTTS HILL INVESTMENT PTY LTD		BASEMENT 2	
PROJECT		SCALE	DATE
POTTS HILL SENIORS LIVING		1 : 250 @A1	05/03/2021
10 NELSON SHORT STREET		1 : 500 @A3	
POTTS HILL NSW 2143		JOB	DRAWING
		19128	DA2.01
		DRAWN	CHECKED
		IC	EB
		REVISION	
		H	



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	A	16/09/2020	PRELIMINARY	IC			PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE 1 : 250 @A1 1 : 500 @A3	DATE 05/03/2021	DRAWN IC	CHECKED EB			
	B	22/09/2020	PRELIMINARY	IC				JOB 19128	DRAWING DA2.02	REVISION J				
	C	23/09/2020	PRELIMINARY	IC										
	D	25/09/2020	PRELIMINARY	IC										
	E	09/10/2020	PRELIMINARY	IC										
	F	16/10/2020	ISSUE FOR REVIEW	IC										
	G	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH										
	H	27/08/2021	COUNCIL RFI SUBMISSION	MH										
	J	28/09/2021	COUNCIL RFI SUBMISSION	GB										



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D	24/09/2020	PRELIMINARY	IC
E	25/09/2020	PRELIMINARY	IC
F	09/10/2020	PRELIMINARY	IC
G	16/10/2020	ISSUE FOR REVIEW	IC
H	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
J	27/08/2021	COUNCIL RFI SUBMISSION	MH
K	28/08/2021	COUNCIL RFI SUBMISSION	GB

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CLIENT
POTTS HILL INVESTMENT PTY LTD

PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE LEVEL GROUND		SCALE 1 : 250 @A1 1 : 500 @A3	DATE 05/03/2021	DRAWN JP	CHECKED EB
JOB 19128	DRAWING DA2.03				REVISION K



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D	09/10/2020	PRELIMINARY	IC
E	16/10/2020	ISSUE FOR REVIEW	IC
F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
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PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
LEVEL 1

SCALE	DATE	DRAWN	CHECKED
1 : 250 @A1 1 : 500 @A3	05/03/2021	JP	EB
JOB	DRAWING	REVISION	
19128	DA2.04	H	



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C	23/09/2020	PRELIMINARY	IC
D	09/10/2020	PRELIMINARY	IC
E	16/10/2020	ISSUE FOR REVIEW	IC
F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
G	27/08/2021	COUNCIL RFI SUBMISSION	MH
H	28/09/2021	COUNCIL RFI SUBMISSION	GB

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CLIENT
POTTS HILL INVESTMENT PTY LTD

PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE LEVEL 2	
SCALE 1 : 250 @A1 1 : 500 @A3	DATE 05/03/2021
JOB 19128	DRAWING DA2.05
DRAWN JP	CHECKED EB
	REVISION H



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E	16/10/2020	ISSUE FOR REVIEW	IC
F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
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CLIENT		DRAWING TITLE	
POTTS HILL INVESTMENT PTY LTD		LEVEL 3	
PROJECT		SCALE	DATE
POTTS HILL SENIORS LIVING		1 : 250 @A1	05/03/2021
10 NELSON SHORT STREET		1 : 500 @A3	
POTTS HILL NSW 2143		JOB	DRAWING
		19128	DA2.06
		DRAWN	CHECKED
		JP	EB
		REVISION	
		H	



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C	23/09/2020	PRELIMINARY	IC
D	09/10/2020	PRELIMINARY	IC
E	16/10/2020	ISSUE FOR REVIEW	IC
F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
G	27/08/2021	COUNCIL RFI SUBMISSION	MH
H	28/09/2021	COUNCIL RFI SUBMISSION	GB

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PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
LEVEL 4

SCALE	DATE	DRAWN	CHECKED
1 : 250 @A1 1 : 500 @A3	05/03/2021	JP	EB
JOB 19128	DRAWING DA2.07		REVISION H



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D	09/10/2020	PRELIMINARY	IC
E	16/10/2020	ISSUE FOR REVIEW	IC
F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
G	27/08/2021	COUNCIL RFI SUBMISSION	MH
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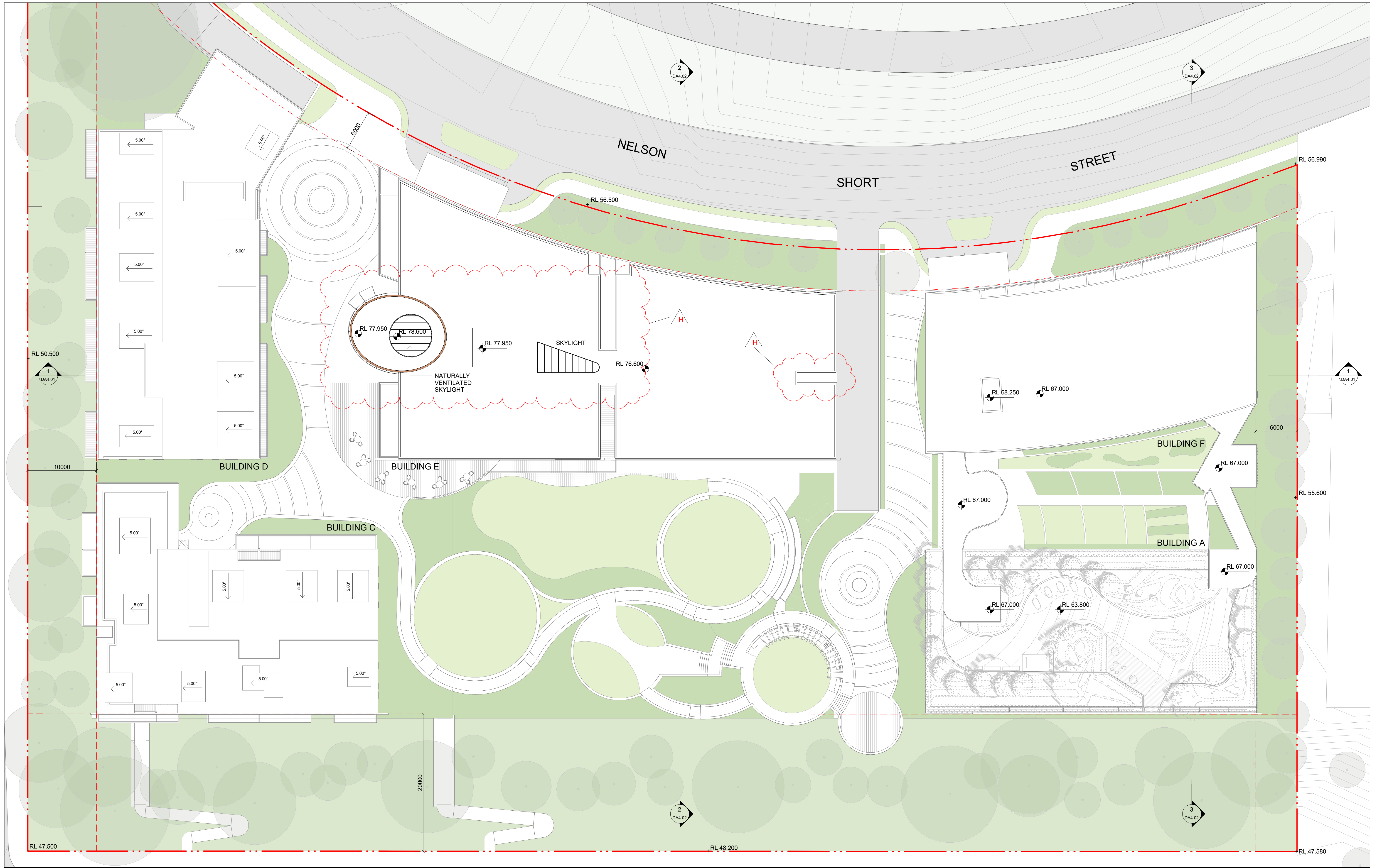
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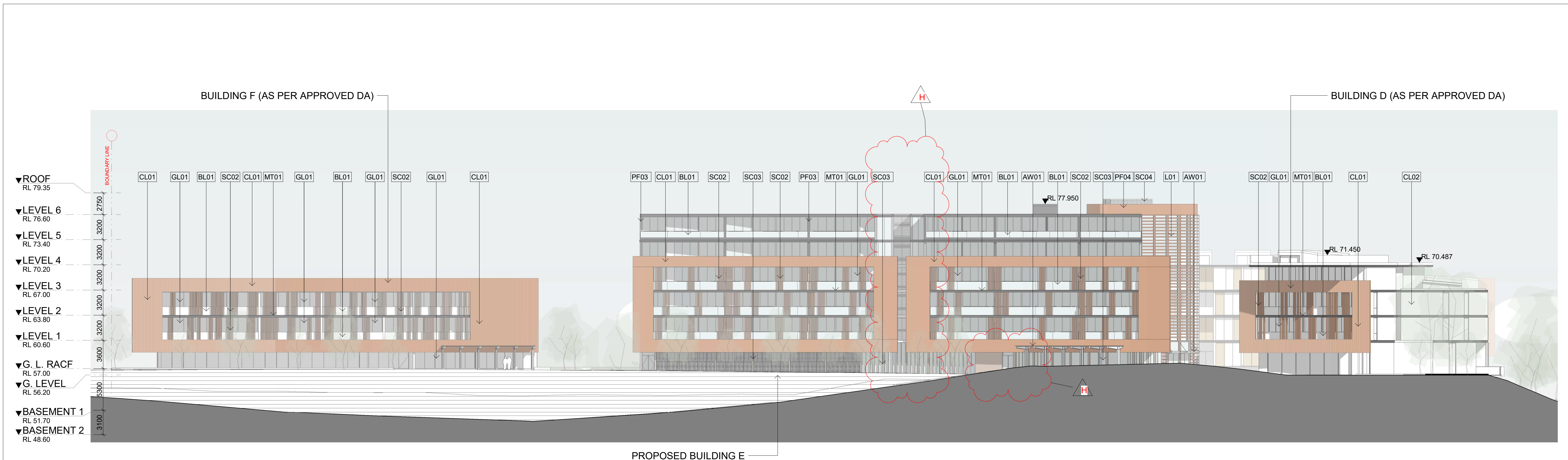
PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
LEVEL 5

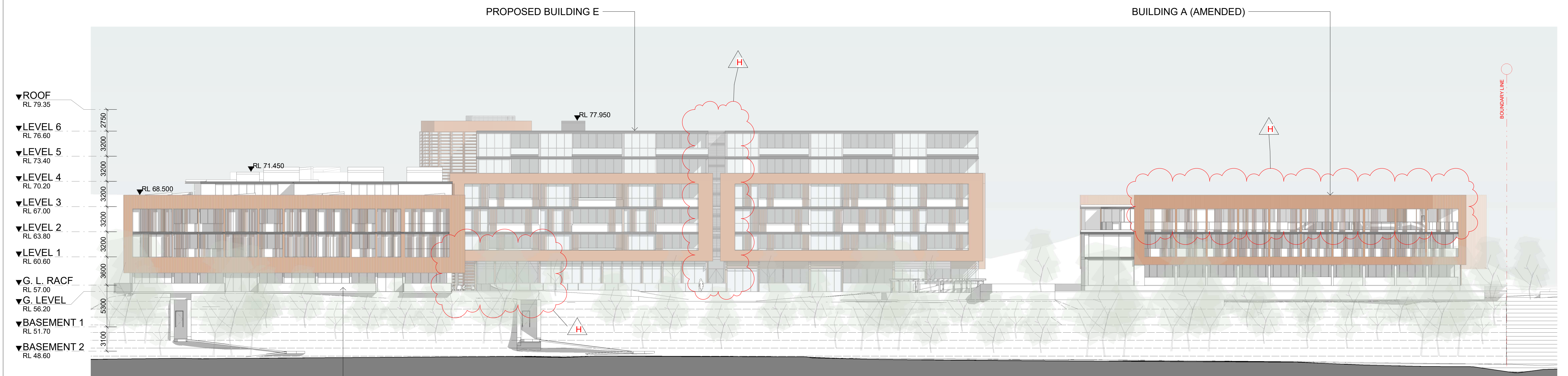
SCALE	DATE	DRAWN	CHECKED
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JOB 19128	DRAWING DA2.08		REVISION H



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	A	16/09/2020	PRELIMINARY	IC			PROJECT POTTS HILL SENIORS LIVING				SCALE 1 : 250 @A1 1 : 500 @A3		DATE 05/03/2021		DRAWN JP		CHECKED EB	
	B	22/09/2020	PRELIMINARY	IC			10 NELSON SHORT STREET											
	C	23/09/2020	PRELIMINARY	IC			POTTS HILL NSW 2143											
	D	09/10/2020	PRELIMINARY	IC														
	E	16/10/2020	ISSUE FOR REVIEW	IC														
	F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH														
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											JOB 19128				DRAWING DA2.09		REVISION H	



1 WEST ELEVATION



2 EAST ELEVATION

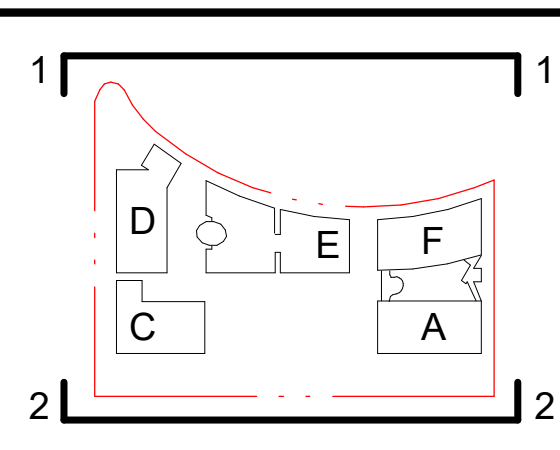
ABBREVIATIONS	
PF01	Paint Finish - Type 1 (White)
PF02	Paint Finish - Type 2 (Grey)
PF03	Paint Finish - Type 3 (Black)
PF04	Paint Finish - Type 4 (Terracotta)
CL01	Cladding (Terracotta Facade System)
CL02	Precast Concrete Panel
L01	Louvre - Type 1 (Terracotta)
L02	Louvre - Type 2 (Metal)
MT01	Prefinished Metal - Type 1
SC01	Screening - Type 1 (Perforated metal Screens)
SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
SC04	Screening - Type 4 (Fixed vertical metal louvres)
GL01	Windows (Clear / toned glazing, aluminum frame)
BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
BL03	Balustrade - Type 3 (Metal high post fence)
AW01	Awning (Fixed horizontal metal louvres)

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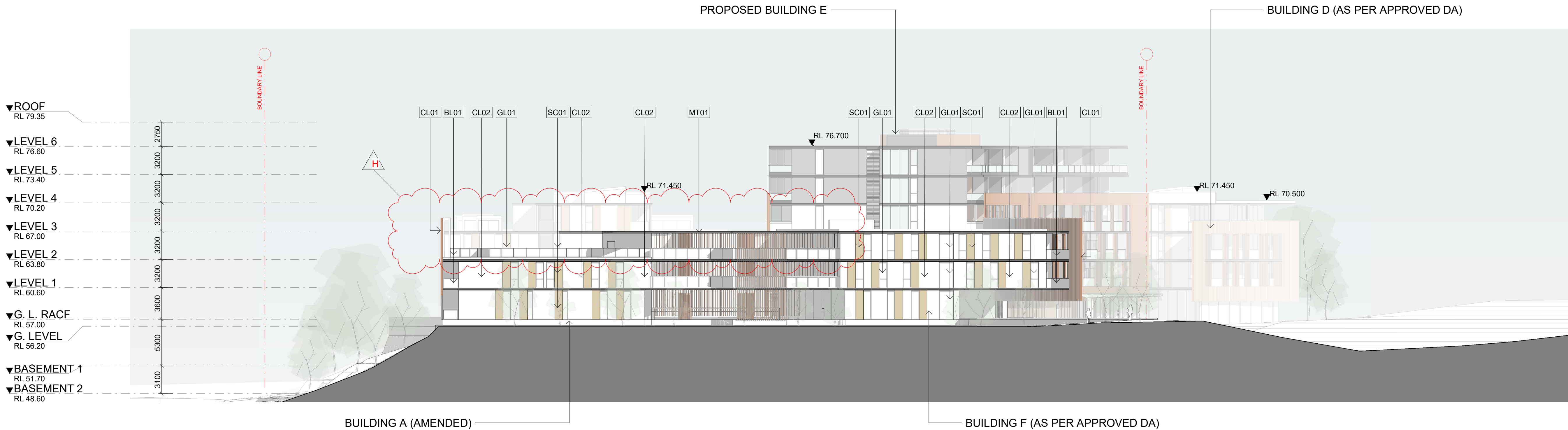
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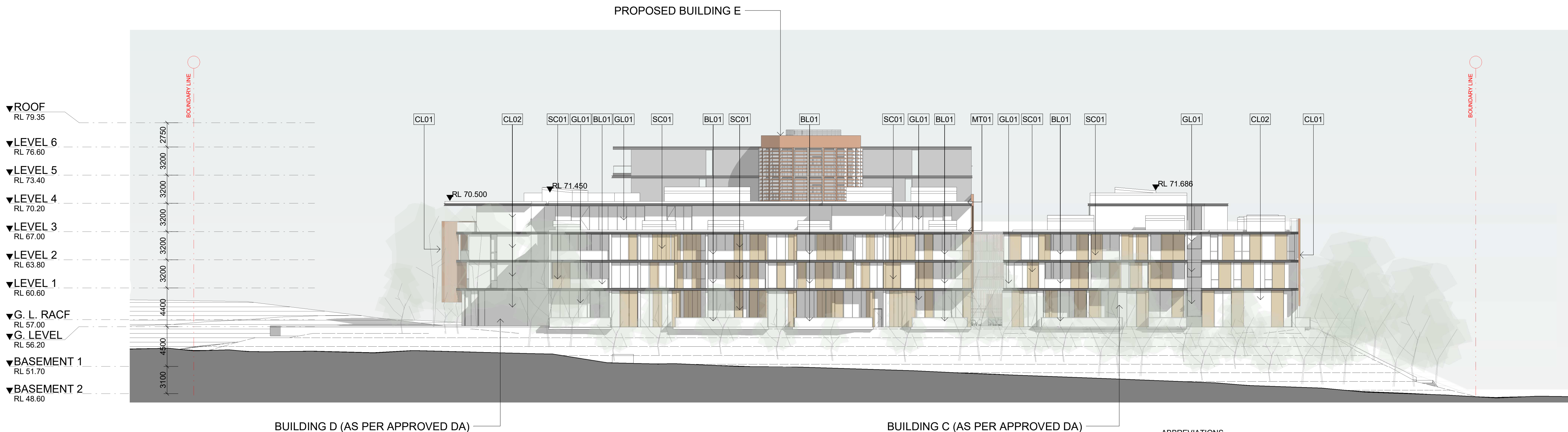
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CLIENT		DRAWING TITLE			
POTTS HILL INVESTMENT PTY LTD		SITE ELEVATIONS - WEST & EAST			
PROJECT		SCALE	DATE	DRAWN	CHECKED
POTTS HILL SENIORS LIVING		1 : 250 @A1	05/03/2021	IC	EB
10 NELSON SHORT STREET		1 : 500 @A3			
POTTS HILL NSW 2143		JOB	DRAWING		REVISION
		19128	DA3.01		H



1 NORTH ELEVATION
DA2.02



2 SOUTH ELEVATION

ABBREVIATIONS			
PF01	Paint Finish - Type 1 (White)	SC01	Screening - Type 1 (Perforated metal Screens)
PF02	Paint Finish - Type 2 (Grey)	SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
PF03	Paint Finish - Type 3 (Black)	SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
PF04	Paint Finish - Type 4 (Terracotta)	SC04	Screening - Type 4 (Fixed vertical metal louvres)
CL01	Cladding (Terracotta Facade System)	GL01	Windows (Clear / toned glazing, aluminum frame)
CL02	Precast Concrete Panel	BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
L01	Louvre - Type 1 (Terracotta)	BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
L02	Louvre - Type 2 (Metal)	BL03	Balustrade - Type 3 (Metal high post fence)
MT01	Prefinished Metal - Type 1	AW01	Awning (Fixed horizontal metal louvres)

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D	09/10/2020	PRELIMINARY	IC
E	16/10/2020	ISSUE FOR REVIEW	IC
F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
G	27/08/2021	COUNCIL RFI SUBMISSION	MH
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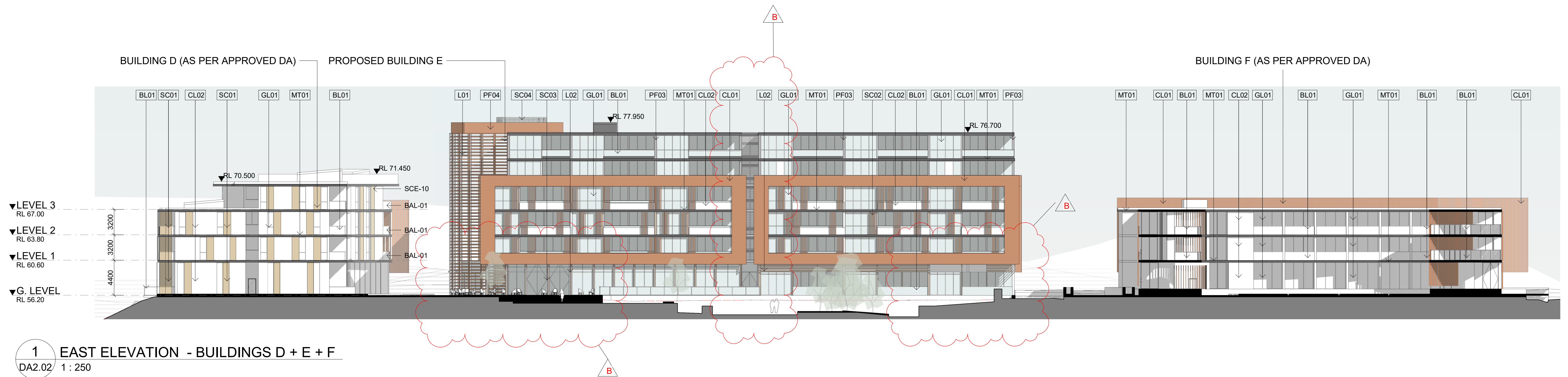
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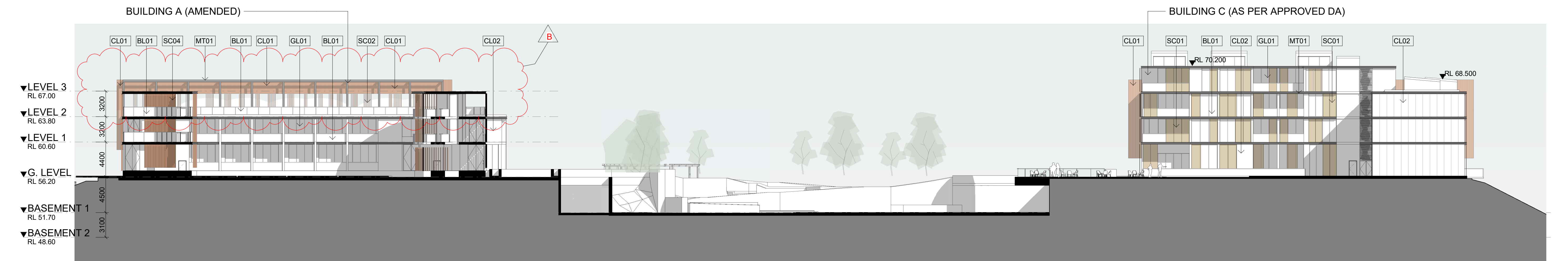
PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
SITE ELEVATIONS - NORTH & SOUTH

SCALE	DATE	DRAWN	CHECKED
1 : 250 @A1 1 : 500 @A3	05/03/2021	IC	EB
JOB 19128	DRAWING DA3.02		REVISION H



1 EAST ELEVATION - BUILDINGS D + E + F
DA2.02 1 : 250



2 WEST ELEVATION - BUILDINGS A + C
DA2.02 1 : 250

ABBREVIATIONS

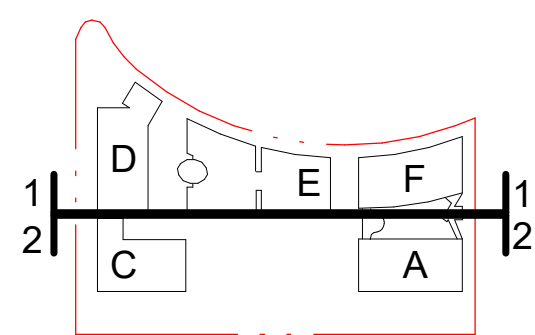
PF01	Paint Finish - Type 1 (White)	SC01	Screening - Type 1 (Perforated metal Screens)
PF02	Paint Finish - Type 2 (Grey)	SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
PF03	Paint Finish - Type 3 (Black)	SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
PF04	Paint Finish - Type 4 (Terracotta)	SC04	Screening - Type 4 (Fixed vertical metal louvres)
CL01	Cladding (Terracotta Facade System)	GL01	Windows (Clear / toned glazing, aluminum frame)
CL02	Precast Concrete Panel	BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
L01	Louvre - Type 1 (Terracotta)	BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
L02	Louvre - Type 2 (Metal)	BL03	Balustrade - Type 3 (Metal high post fence)
MT01	Prefinished Metal - Type 1	AW01	Awning (Fixed horizontal metal louvres)

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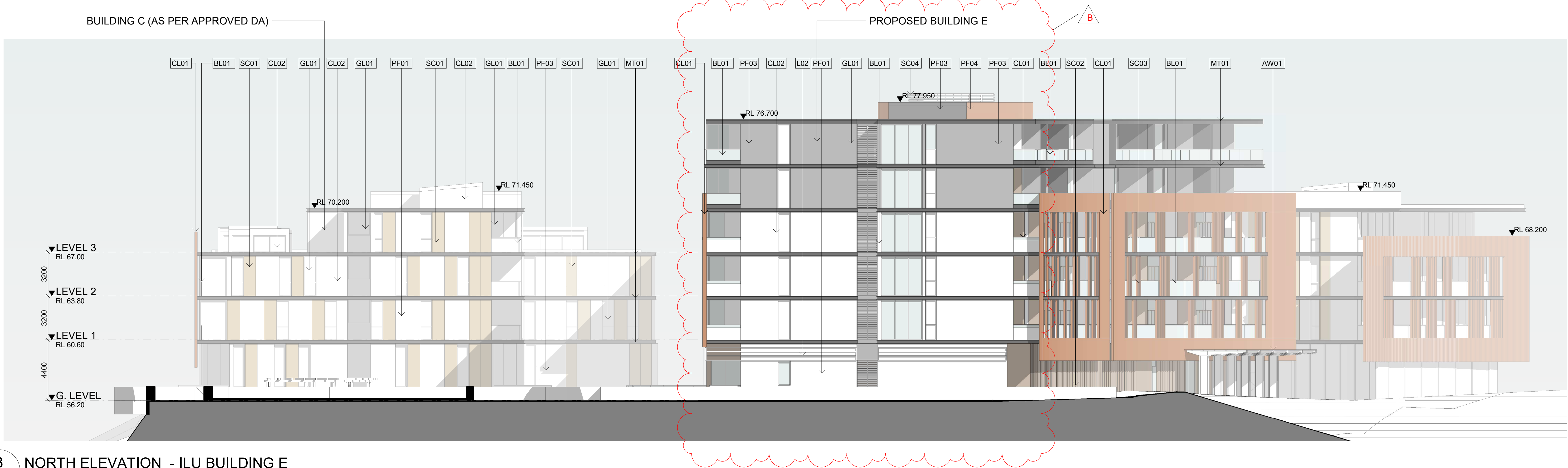
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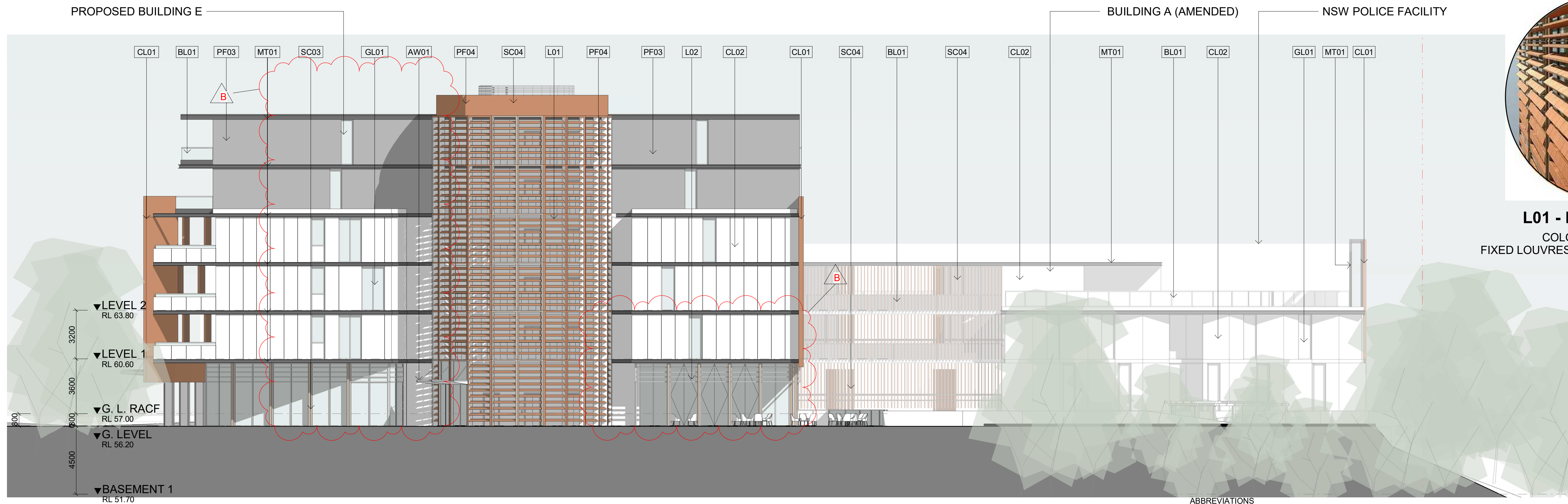
CLIENT
POTTS HILL INVESTMENT PTY LTD

PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE			
SITE ELEVATIONS			
SCALE 1 : 250 @A1 1 : 500 @A3	DATE 05/03/2021	DRAWN MH	CHECKED EB
JOB 19128	DRAWING DA3.03	REVISION B	



3 NORTH ELEVATION - ILU BUILDING E
DA2.03 1 : 150



L01 - LOUVRE TYPE 1
COLOUR: TERRACOTTA
FIXED LOUVRES TO OPEN-AIR ATRIUM LOBBY

4 SOUTH ELEVATION - ILU BUILDING E
DA2.02 1 : 150

ABBREVIATIONS

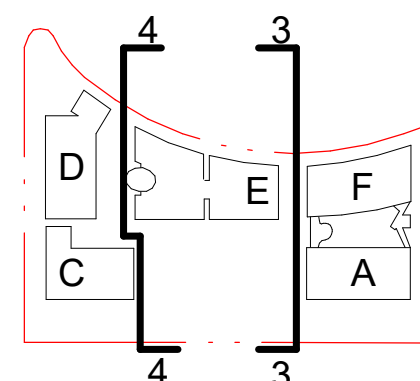
PF01	Paint Finish - Type 1 (White)	SC01	Screening - Type 1 (Perforated metal Screens)
PF02	Paint Finish - Type 2 (Grey)	SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
PF03	Paint Finish - Type 3 (Black)	SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
PF04	Paint Finish - Type 4 (Terracota)	SC04	Screening - Type 4 (Fixed vertical metal louvres)
CL01	Cladding (Terracotta Facade System)	GL01	Windows (Clear / toned glazing, aluminum frame)
CL02	Precast Concrete Panel	BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
L01	Louvre - Type 1 (Terracota)	BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
L02	Louvre - Type 2 (Metal)	BL03	Balustrade - Type 3 (Metal high post fence)
MT01	Prefinished Metal - Type 1	AW01	Awning (Fixed horizontal metal louvres)

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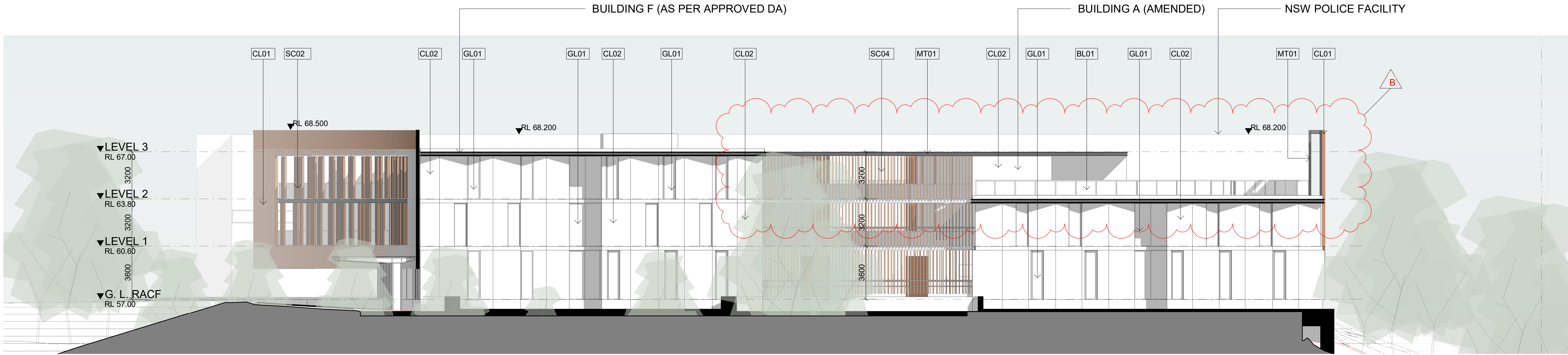
CLIENT
POTTS HILL INVESTMENT PTY LTD

PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE			
SITE ELEVATIONS			
SCALE 1 : 150 @A1 1 : 300 @A3	DATE 05/03/2021	DRAWN MH	CHECKED EB
JOB 19128	DRAWING DA3.04	REVISION B	



5 NORTH ELEVATION - ILU BUILDINGS C + D
DA2.03 1 : 150



6 SOUTH ELEVATION - RACF BUILDINGS A + F
DA2.02 1 : 150

ABBREVIATIONS			
PF01	Paint Finish - Type 1 (White)	SC01	Screening - Type 1 (Perforated metal Screens)
PF02	Paint Finish - Type 2 (Grey)	SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
PF03	Paint Finish - Type 3 (Black)	SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
PF04	Paint Finish - Type 4 (Terracotta)	SC04	Screening - Type 4 (Fixed vertical metal louvres)
CL01	Cladding (Terracotta Facade System)	GL01	Windows (Clear / toned glazing, aluminum frame)
CL02	Precast Concrete Panel	BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
L01	Louvre - Type 1 (Terracotta)	BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
L02	Louvre - Type 2 (Metal)	BL03	Balustrade - Type 3 (Metal high post fence)
MT01	Prefinished Metal - Type 1	AW01	Awning (Fixed horizontal metal louvres)

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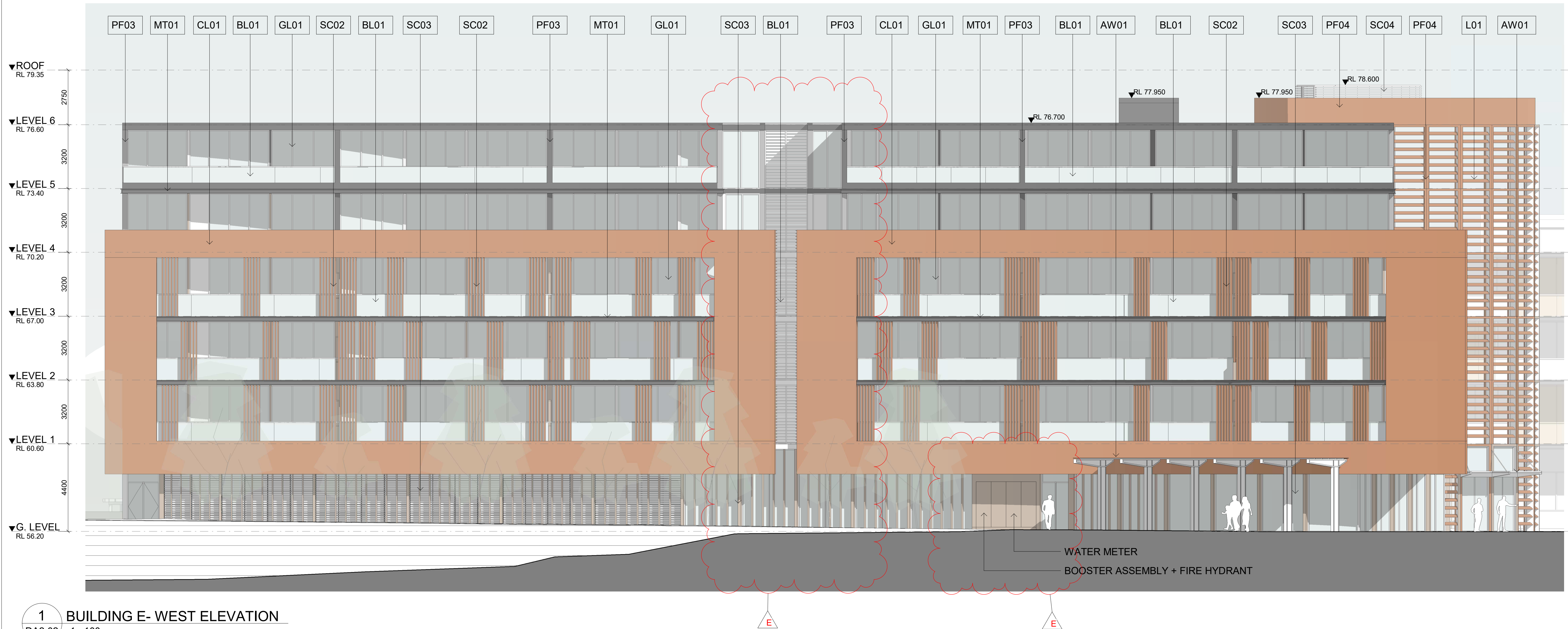
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PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
SITE ELEVATIONS

SCALE 1 : 150 @A1 1 : 300 @A3	DATE 05/03/2021	DRAWN MH	CHECKED EB
JOB 19128	DRAWING DA3.05	REVISION B	



1 BUILDING E- WEST ELEVATION
DA2.02 1 : 100

NOTE: DRAWING NUMBER CHANGED FROM DA3.03 TO 3.06

ABBREVIATIONS

PF01	Paint Finish - Type 1 (White)	SC01	Screening - Type 1 (Perforated metal Screens)
PF02	Paint Finish - Type 2 (Grey)	SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
PF03	Paint Finish - Type 3 (Black)	SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
PF04	Paint Finish - Type 4 (Terracotta)	SC04	Screening - Type 4 (Fixed vertical metal louvres)
CL01	Cladding (Terracotta Facade System)	GL01	Windows (Clear / toned glazing, aluminum frame)
CL02	Precast Concrete Panel	BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
L01	Louvre - Type 1 (Terracotta)	BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
L02	Louvre - Type 2 (Metal)	BL03	Balustrade - Type 3 (Metal high post fence)
MT01	Prefinished Metal - Type 1	AW01	Awning (Fixed horizontal metal louvres)

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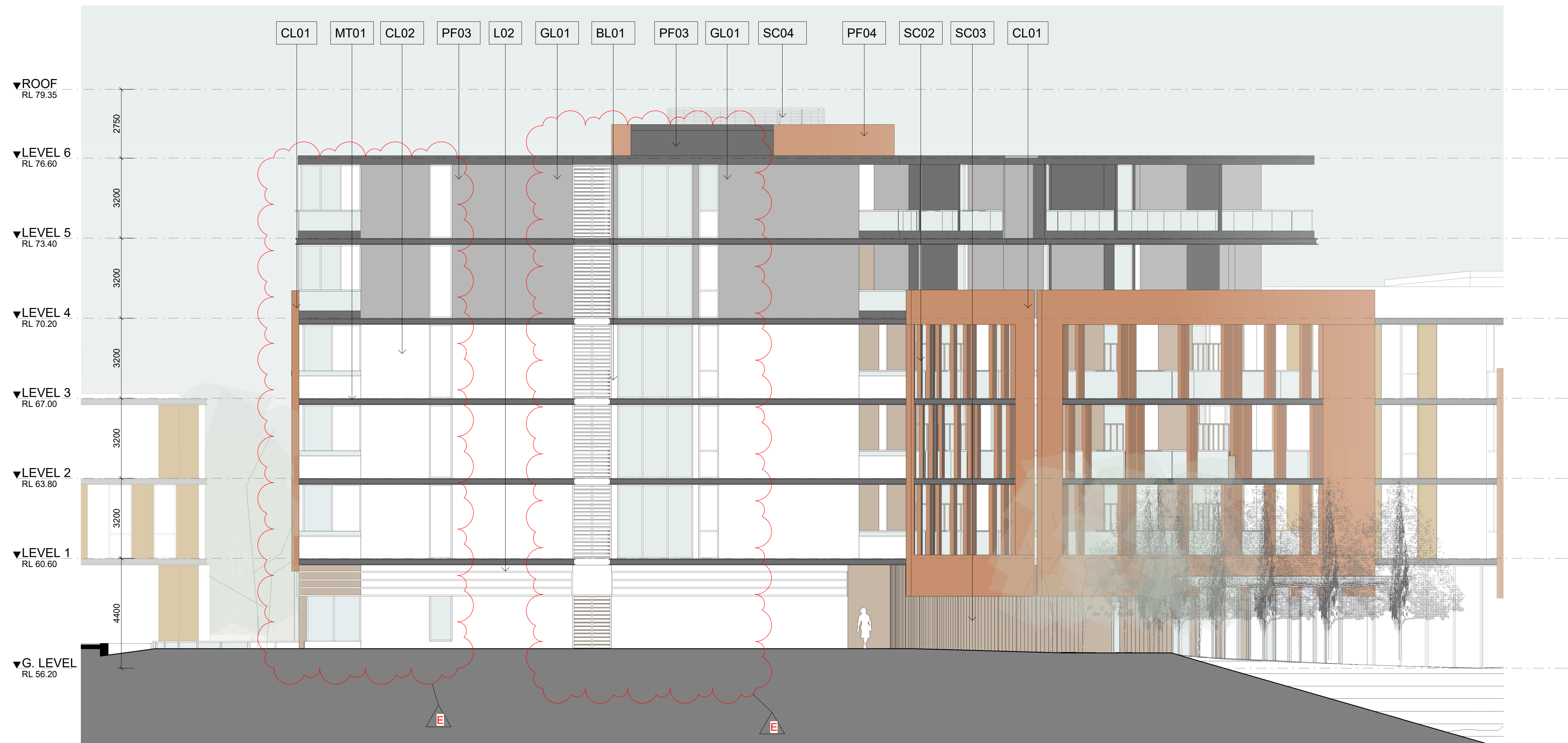
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PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
WEST ELEVATION - BUILDING E

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A1 1 : 200 @A3	05/03/2021	MH	EB
JOB 19128	DRAWING DA3.06		REVISION E



1 BUILDING E- NORTH ELEVATION
DA2.02 1 : 100

NOTE: DRAWING NUMBER CHANGED FROM DA3.04 TO 3.07

ABBREVIATIONS

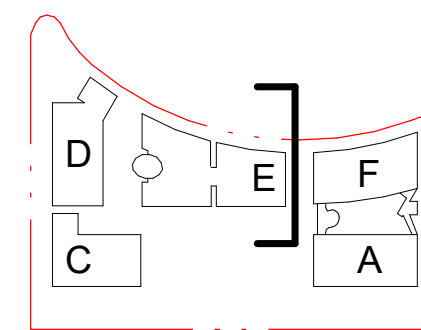
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PF02	Paint Finish - Type 2 (Grey)	SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
PF03	Paint Finish - Type 3 (Black)	SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
PF04	Paint Finish - Type 4 (Terracota)	SC04	Screening - Type 4 (Fixed vertical metal louvres)
CL01	Cladding (Terracotta Facade System)	GL01	Windows (Clear / toned glazing, aluminum frame)
CL02	Precast Concrete Panel	BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
L01	Louvre - Type 1 (Terracota)	BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
L02	Louvre - Type 2 (Metal)	BL03	Balustrade - Type 3 (Metal high post fence)
MT01	Prefinished Metal - Type 1	AW01	Awning (Fixed horizontal metal louvres)

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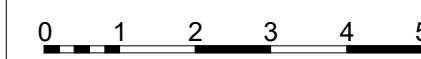
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PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE 1 : 100 @A1 1 : 200 @A3	DATE 05/03/2021	DRAWN MH	CHECKED EB
	JOB 19128	DRAWING DA3.07	REVISION E	



1 BUILDING E - EAST ELEVATION
DA2.02 1 : 100

NOTE: DRAWING NUMBER CHANGED FROM DA3.05 TO 3.08

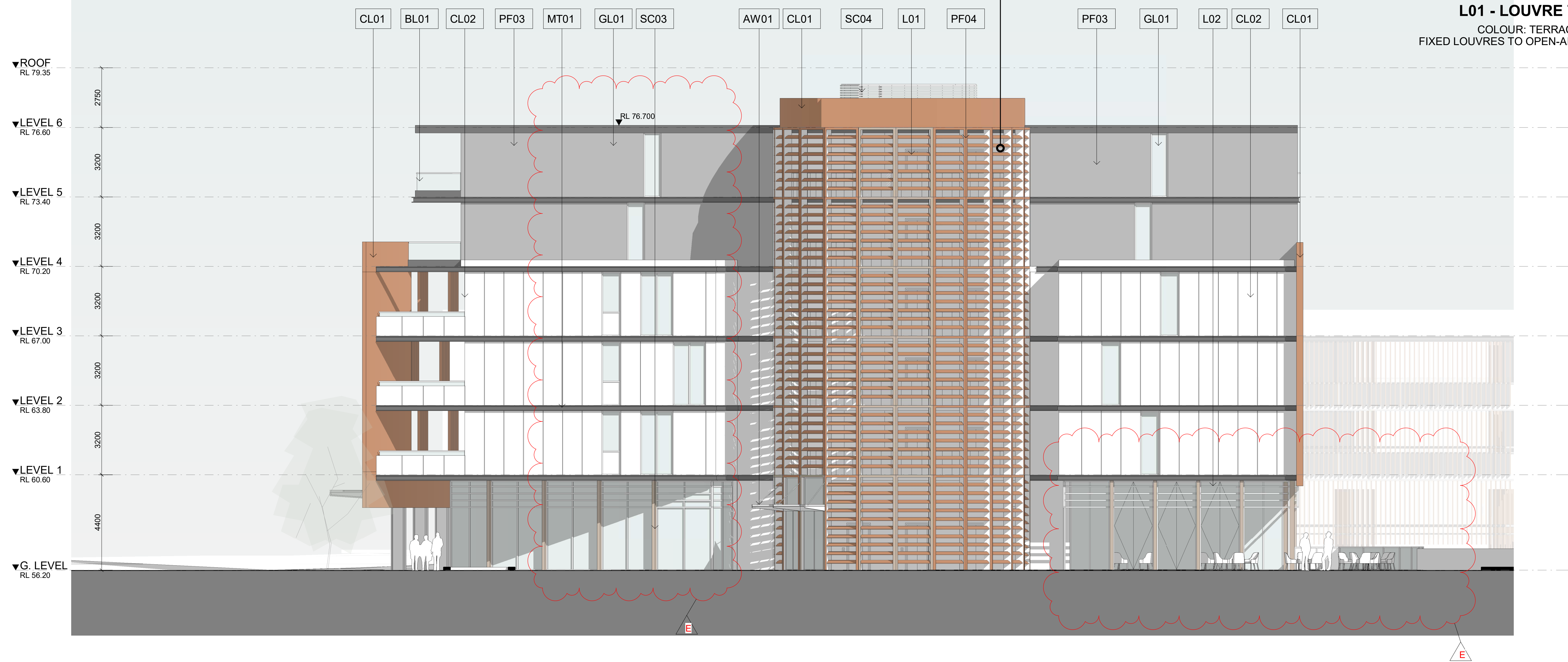
ABBREVIATIONS

PF01	Paint Finish - Type 1 (White)	SC01	Screening - Type 1 (Perforated metal Screens)
PF02	Paint Finish - Type 2 (Grey)	SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
PF03	Paint Finish - Type 3 (Black)	SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
PF04	Paint Finish - Type 4 (Terracota)	SC04	Screening - Type 4 (Fixed vertical metal louvres)
CL01	Cladding (Terracotta Facade System)	GL01	Windows (Clear / toned glazing, aluminum frame)
CL02	Precast Concrete Panel	BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
L01	Louvre - Type 1 (Terracota)	BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
L02	Louvre - Type 2 (Metal)	BL03	Balustrade - Type 3 (Metal high post fence)
MT01	Prefinished Metal - Type 1	AW01	Awning (Fixed horizontal metal louvres)

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	REVISION	DATE	DESCRIPTION	BY																										
	A	09/10/2020	PRELIMINARY	IC																										
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E	28/09/2021	COUNCIL RFI SUBMISSION	GB																											
PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE 1 : 100 @A1 1 : 200 @A3	DATE 05/03/2021	DRAWN MH	CHECKED EB																										
JOB 19128	DRAWING DA3.08	REVISION E																												



L01 - LOUVRE TYPE 1
COLOUR: TERRACOTTA
FIXED LOUVRES TO OPEN-AIR ATRIUM LOBBY



1 BUILDING E - SOUTH ELEVATION
DA2.03 1 : 100

NOTE: DRAWING NUMBER CHANGED FROM DA3.06 TO 3.09

ABBREVIATIONS			
PF01	Paint Finish - Type 1 (White)	SC01	Screening - Type 1 (Perforated metal Screens)
PF02	Paint Finish - Type 2 (Grey)	SC02	Screening - Type 2 (Fixed vertical metal louvres/battens)
PF03	Paint Finish - Type 3 (Black)	SC03	Screening - Type 3 (Fixed vertical metal louvres/battens)
PF04	Paint Finish - Type 4 (Terracotta)	SC04	Screening - Type 4 (Fixed vertical metal louvres)
CL01	Cladding (Terracotta Facade System)	GL01	Windows (Clear / toned glazing, aluminum frame)
CL02	Precast Concrete Panel	BL01	Balustrade - Type 1 (Frameless glass with stainless steel supports)
L01	Louvre - Type 1 (Terracotta)	BL02	Balustrade - Type 2 (Metal vertical baluster balustrade)
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MT01	Prefinished Metal - Type 1	AW01	Awning (Fixed horizontal metal louvres)

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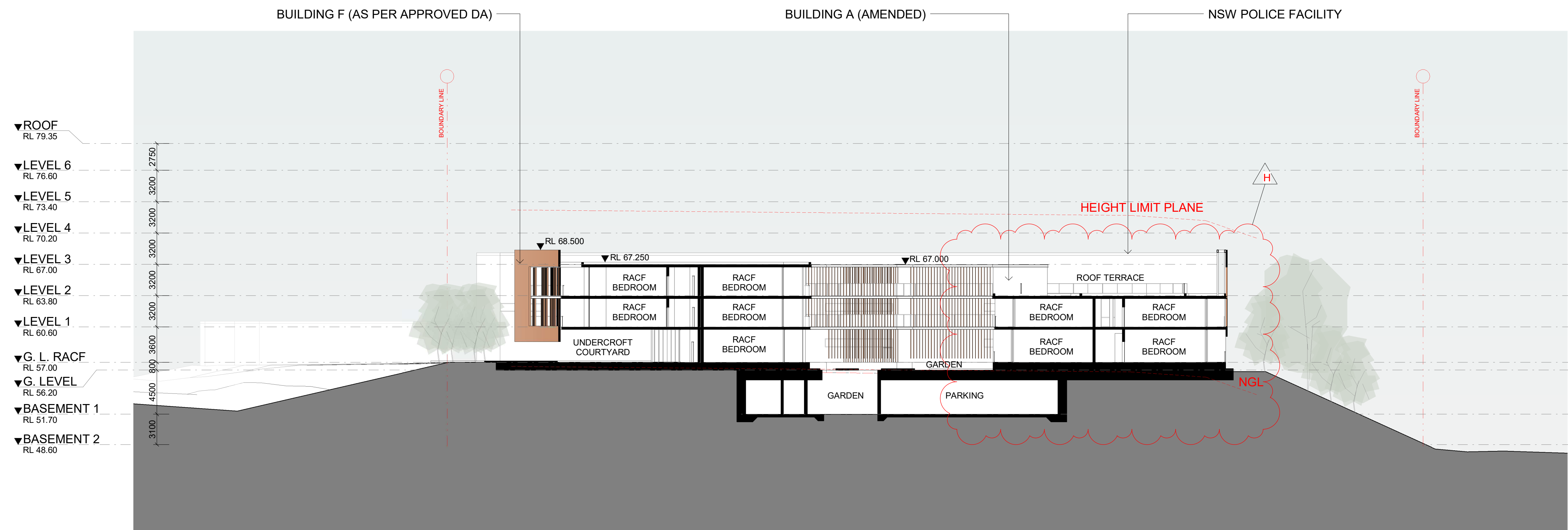
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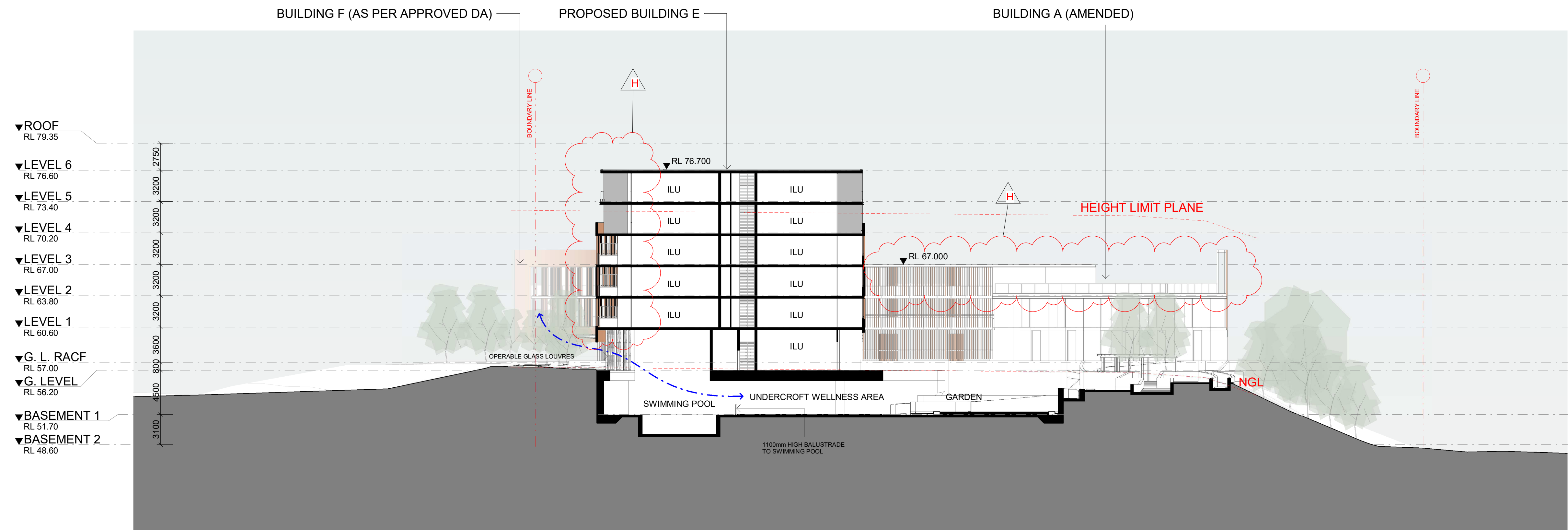
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CLIENT POTTS HILL INVESTMENT PTY LTD		DRAWING TITLE SOUTH ELEVATION - BUILDING E			
PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143		SCALE 1 : 100 @A1 1 : 200 @A3	DATE 05/03/2021	DRAWN MH	CHECKED EB
JOB 19128		DRAWING DA3.09		REVISION E	



3 Section 3-3



2 Section 2-2

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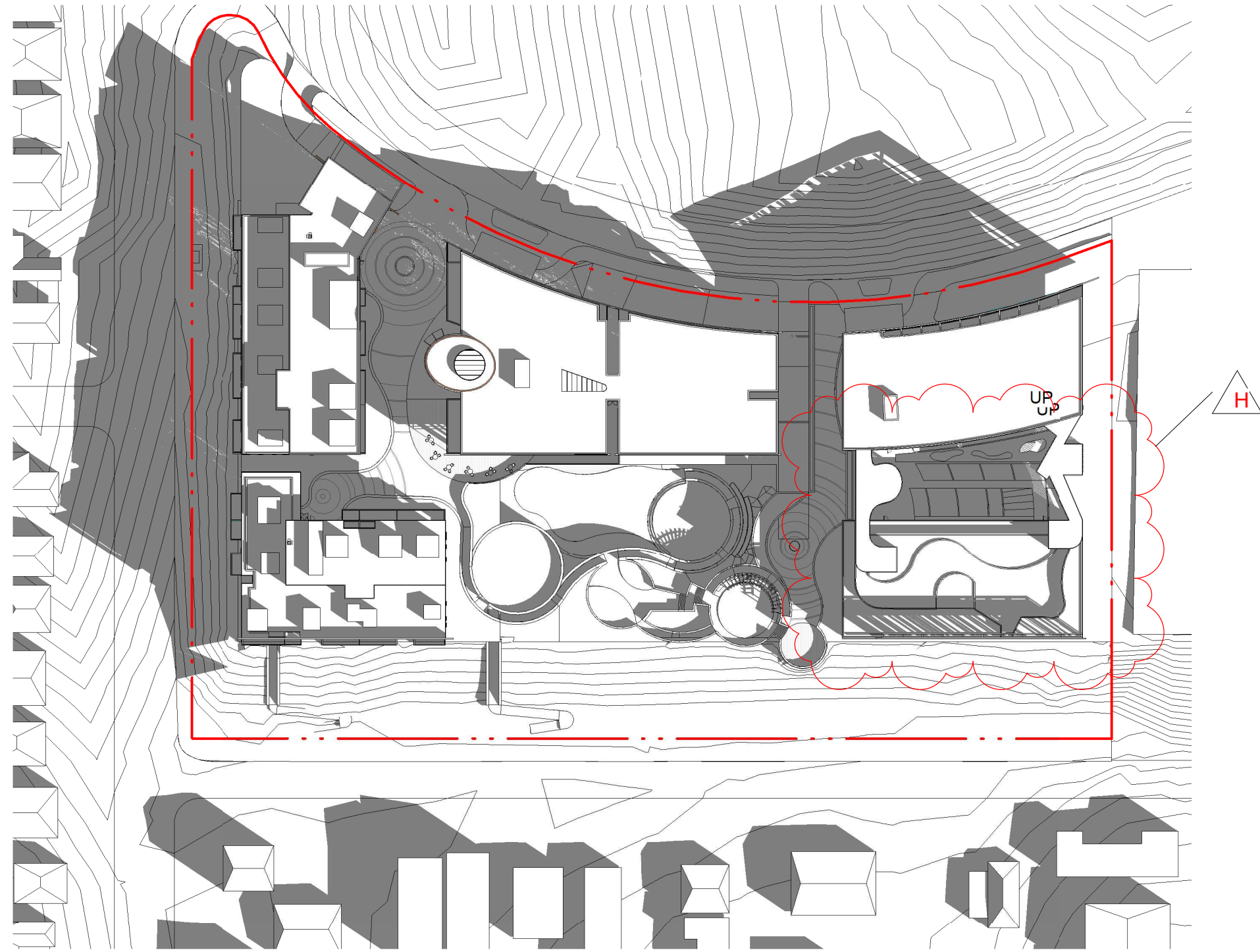
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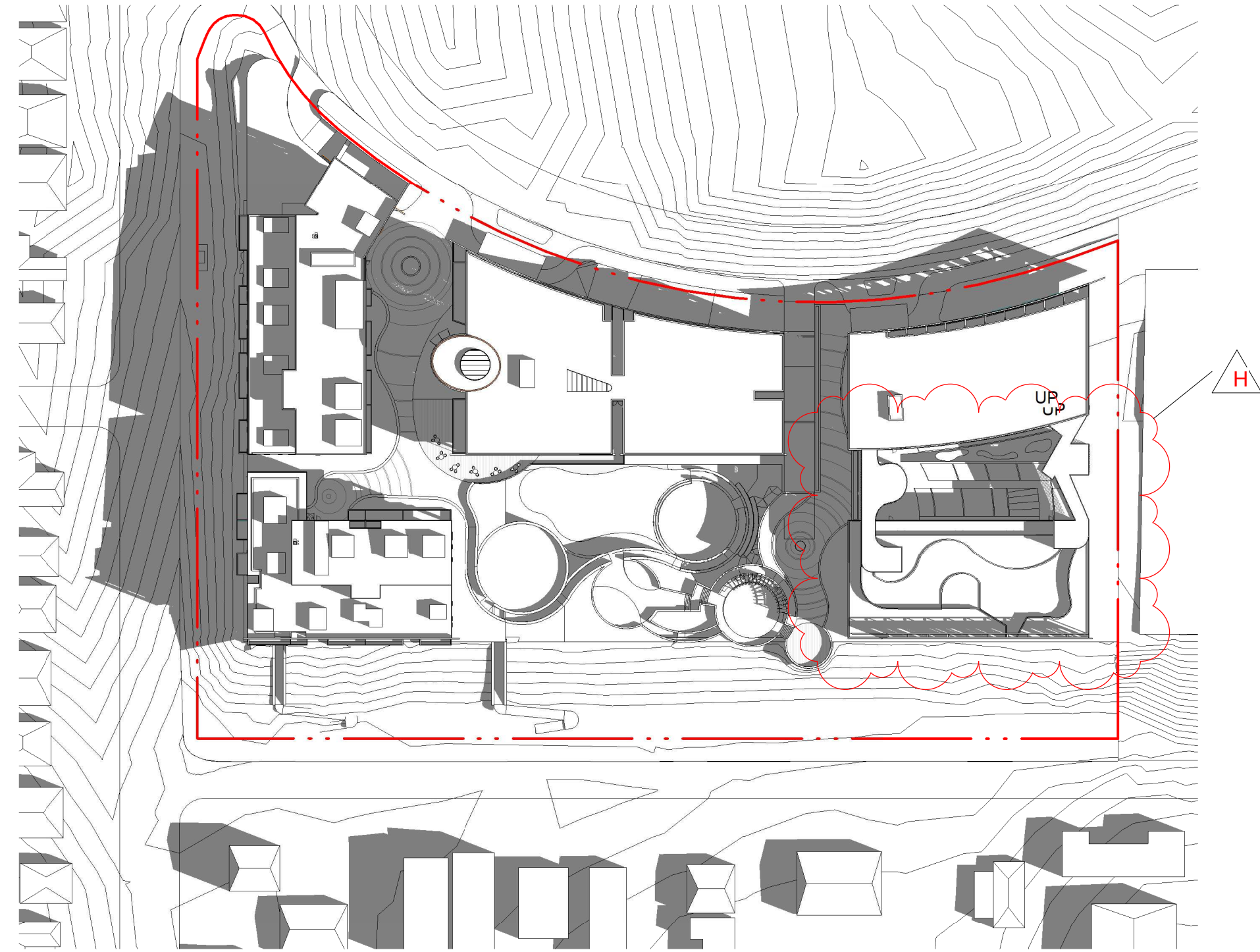
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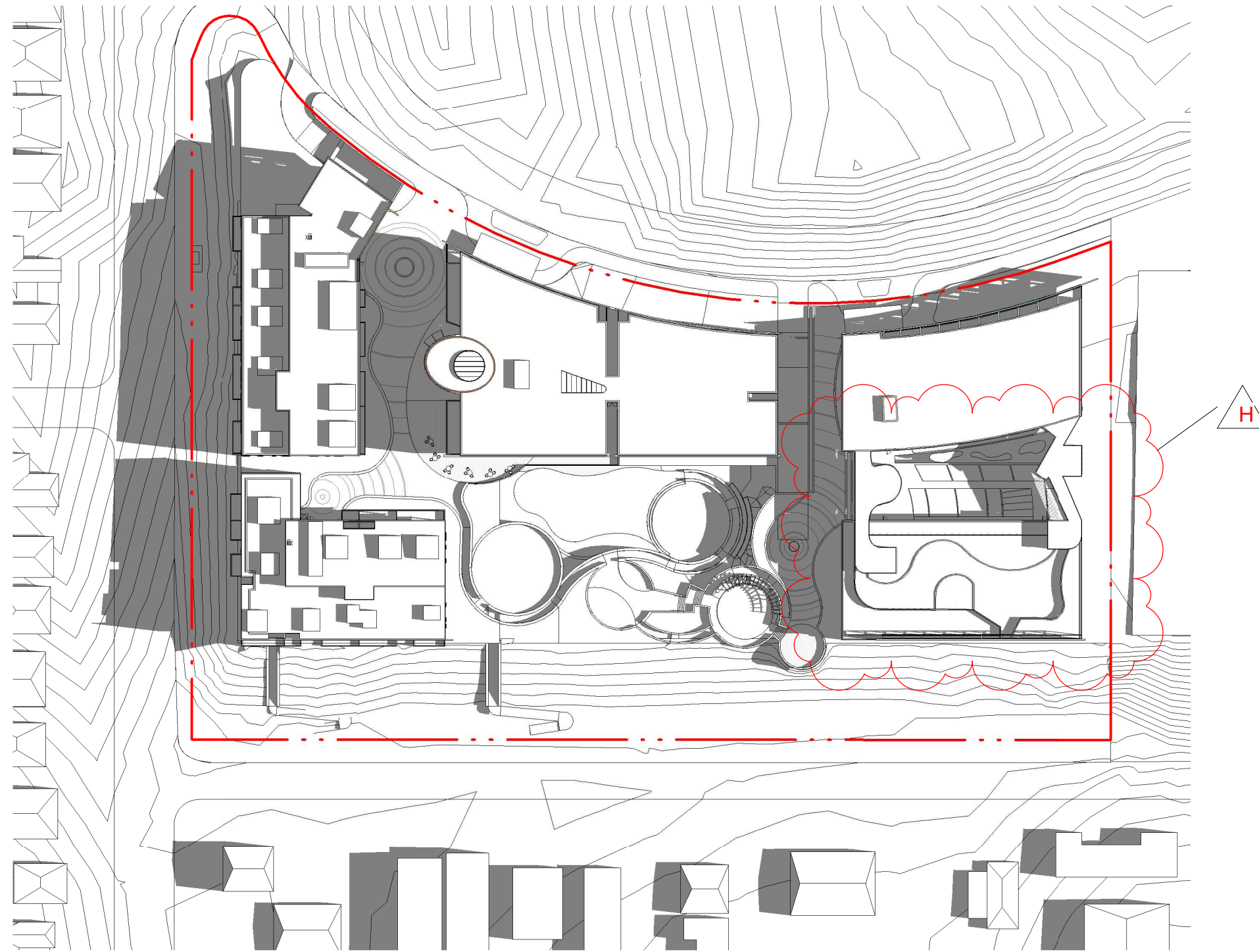
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POTTS HILL INVESTMENT PTY LTD		SITE SECTION - SECTION 2-2, SECTION 3-3	
PROJECT	DATE	DRAWN	CHECKED
POTTS HILL SENIORS LIVING	05/03/2021	JP	EB
10 NELSON SHORT STREET	DRAWING		REVISION
POTTS HILL NSW 2143	DA4.02		H



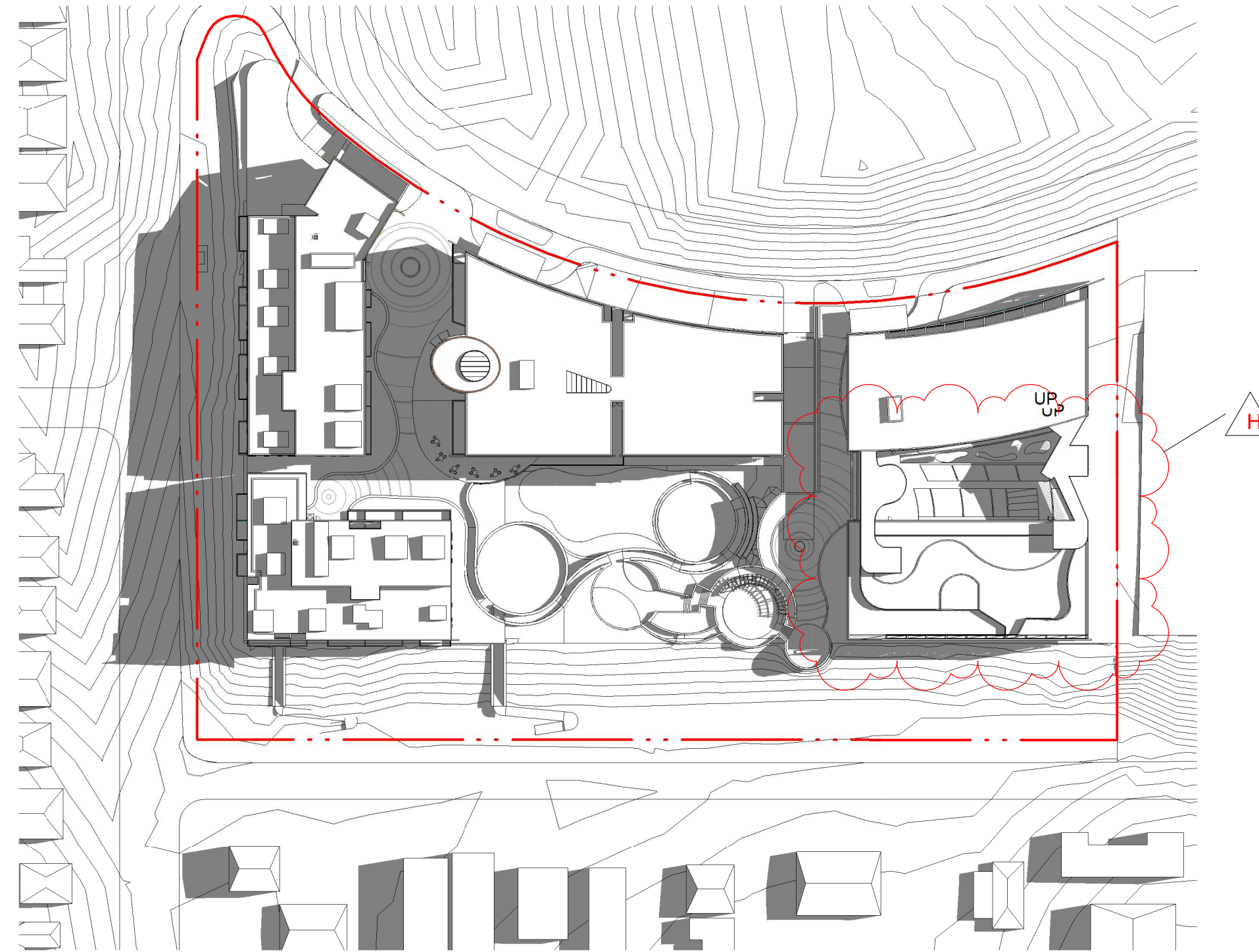
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DA3.01



2 Shadow June - 10.00am
DA3.01

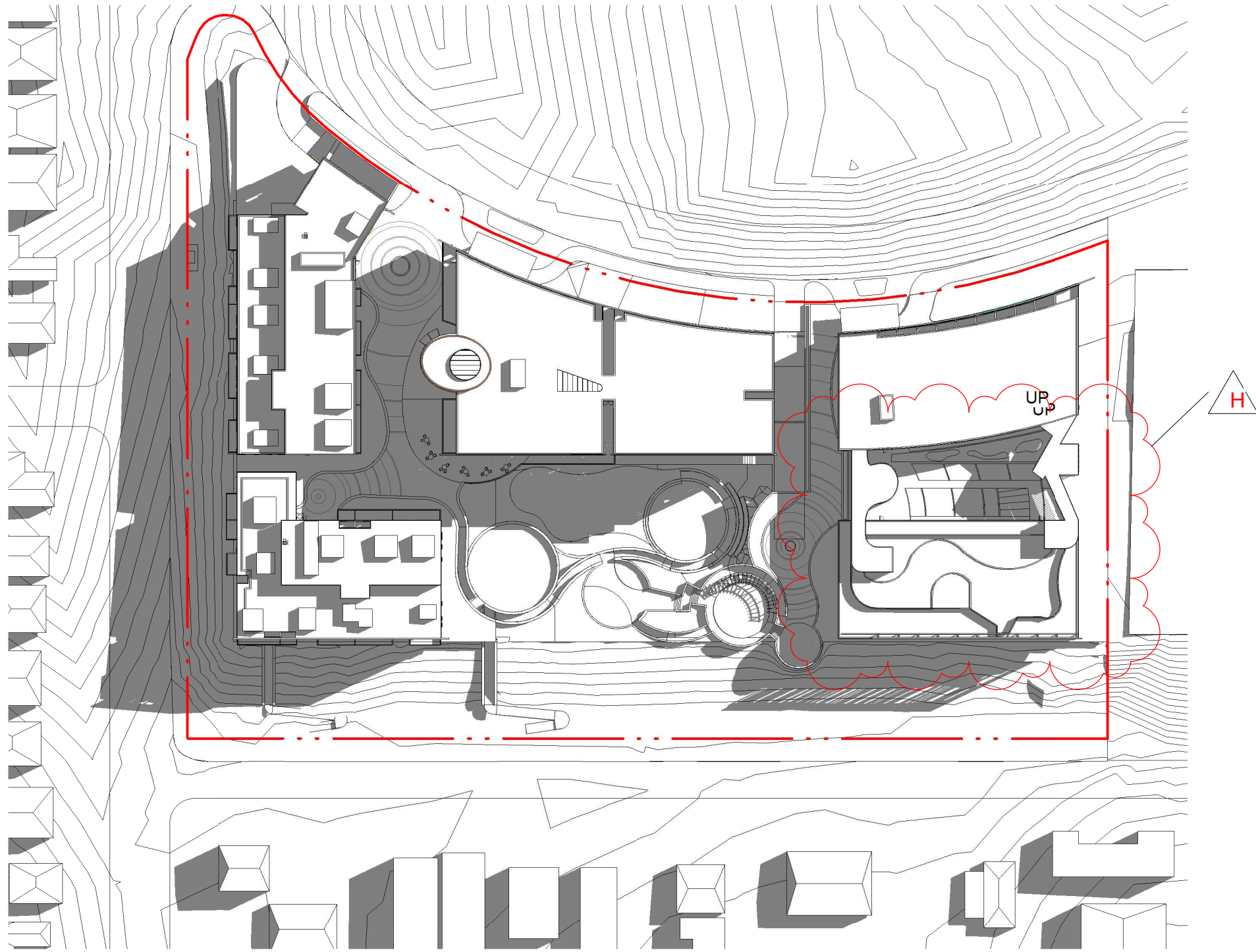


3 Shadow June - 11.00am
DA3.01

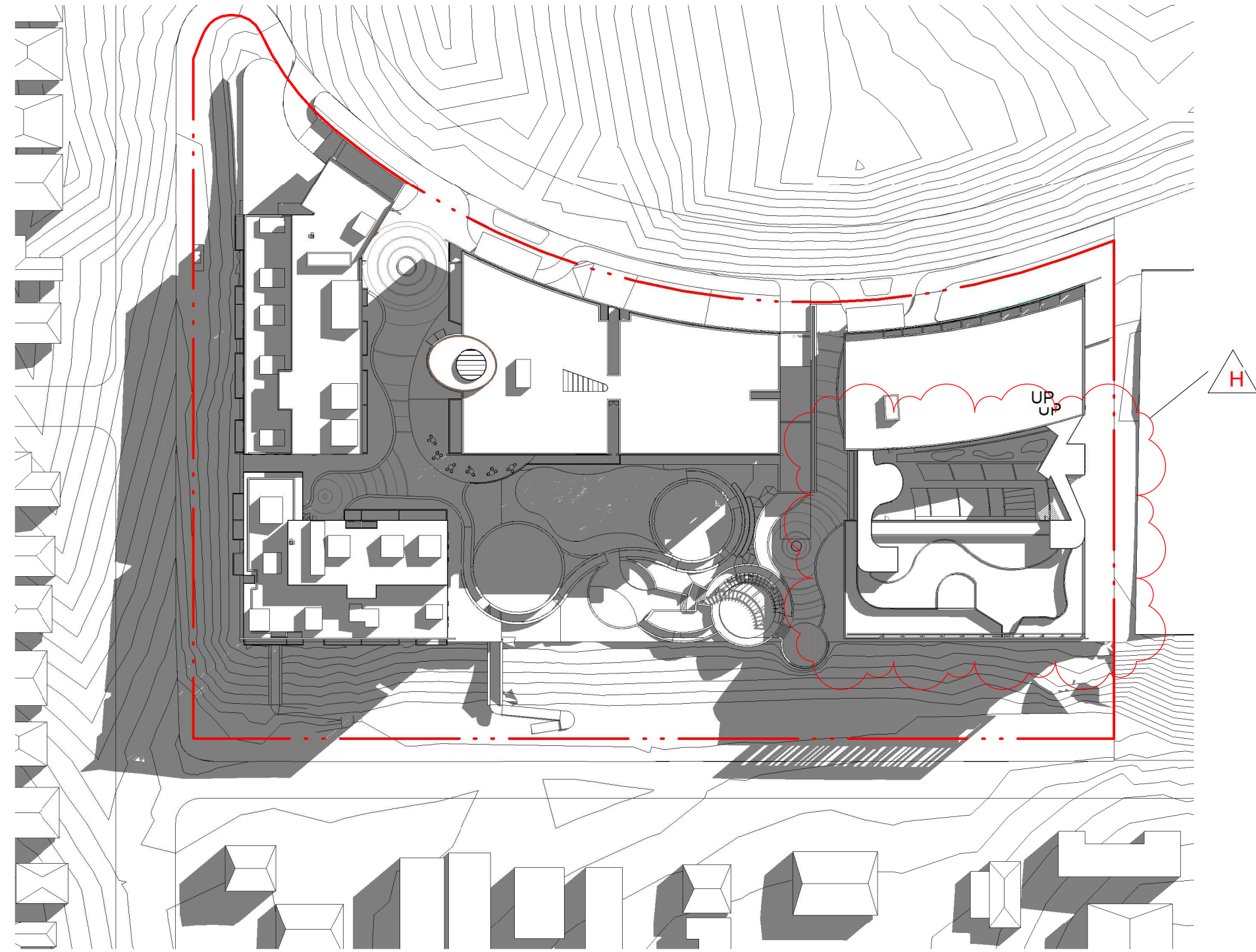


4 Shadow June - 12.00pm
DA3.01

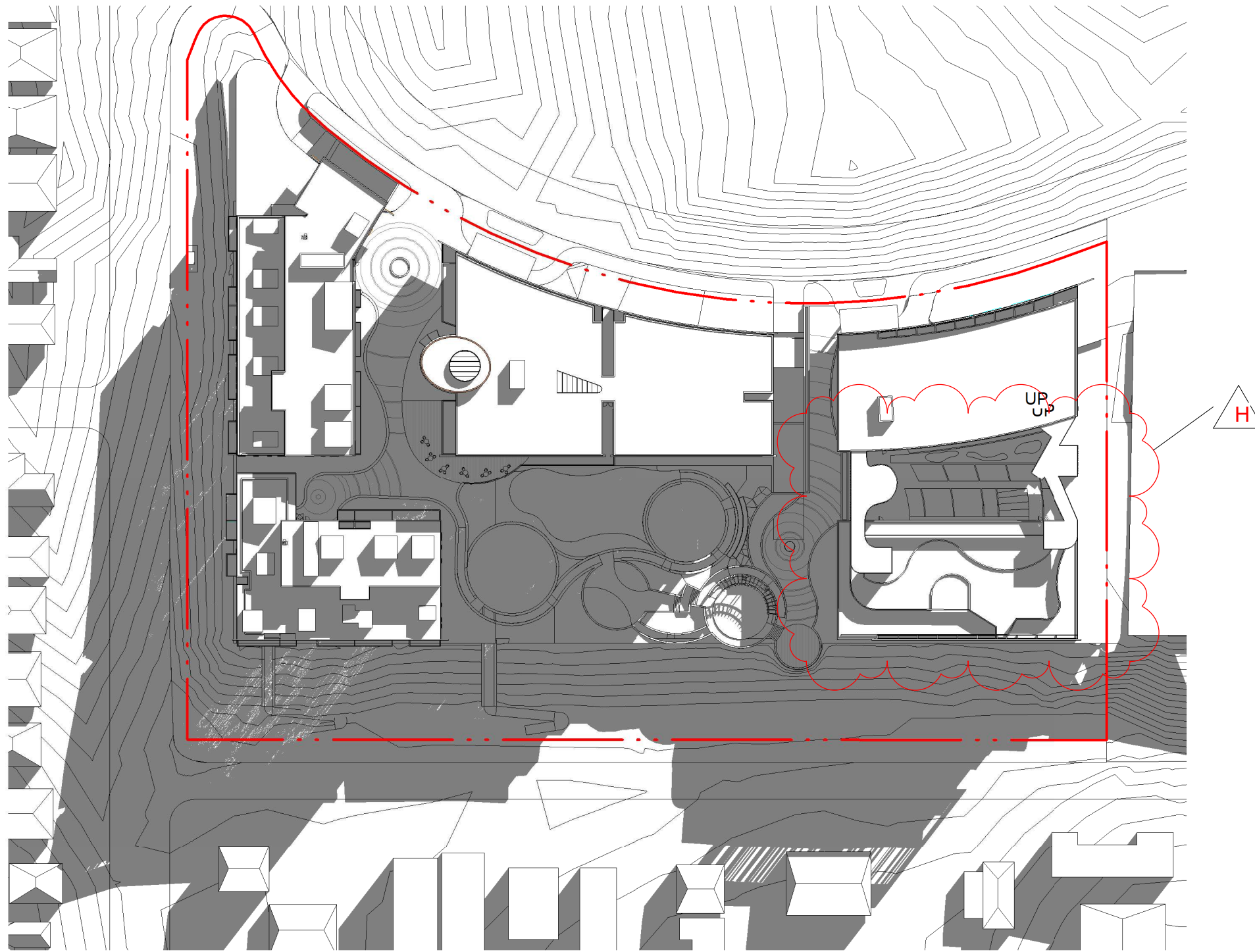
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CLIENT POTTS HILL INVESTMENT PTY LTD				
PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143				
DRAWING TITLE SHADOW ANALYSIS - SHEET 1				
SCALE 1 : 1000 @A1 1 : 2000 @A3		DATE 05/03/2021	DRAWN IC	CHECKED EB
JOB 19128		DRAWING DA5.01		REVISION H



1 Shadow June - 1.00pm
DA3.01

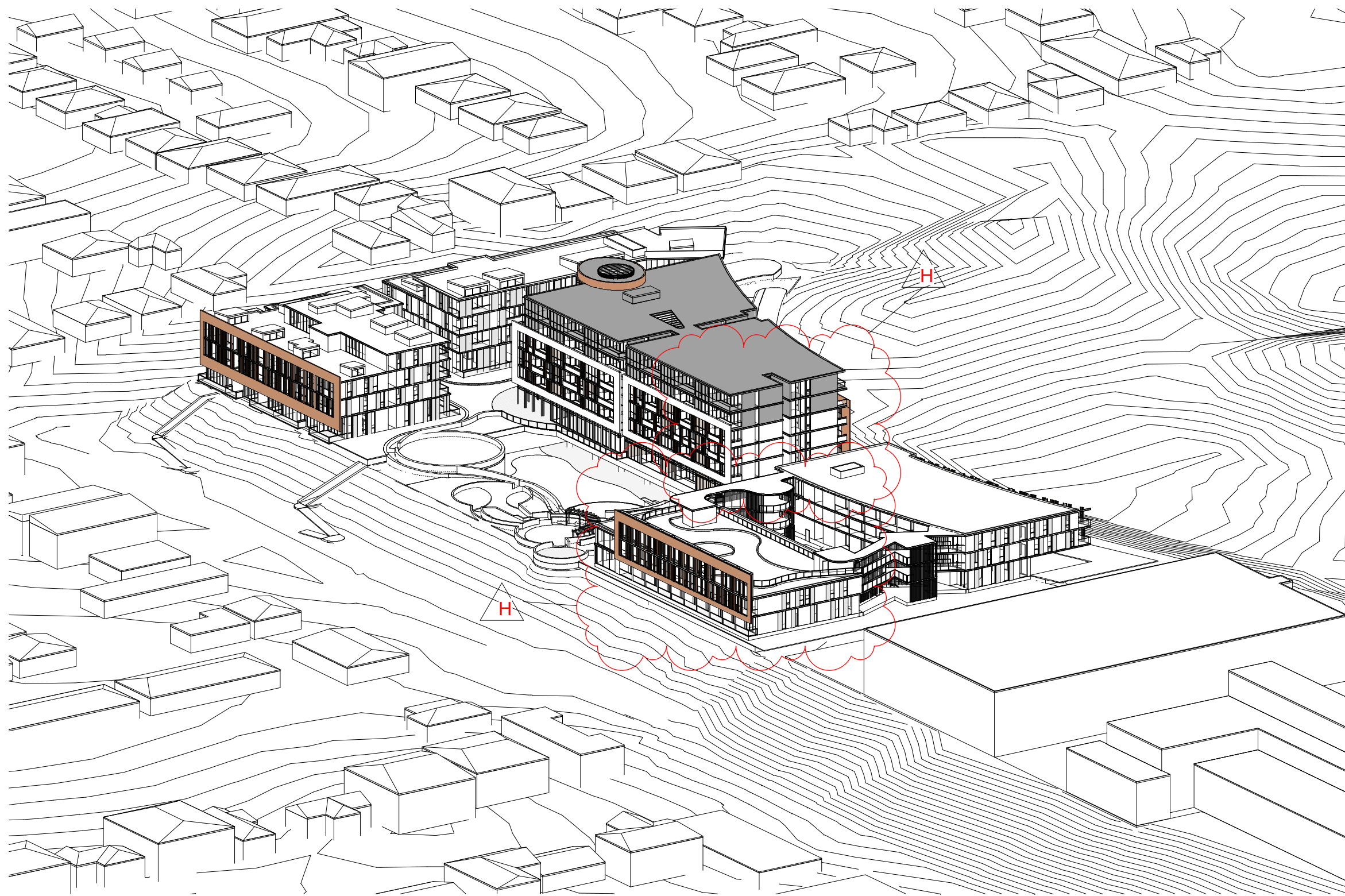


2 Shadow June - 2.00pm
DA3.01

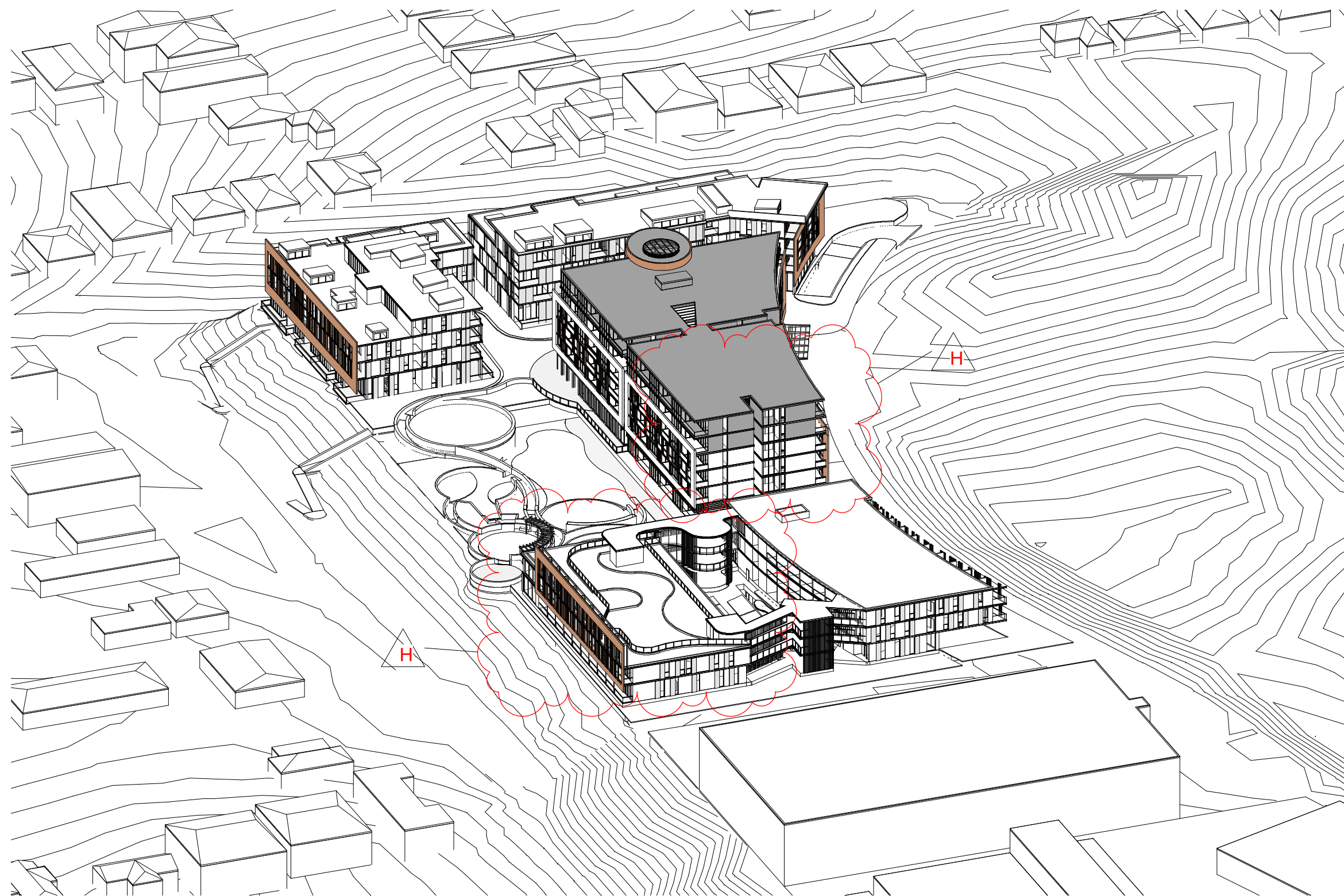


3 Shadow June - 3.00pm
DA3.01

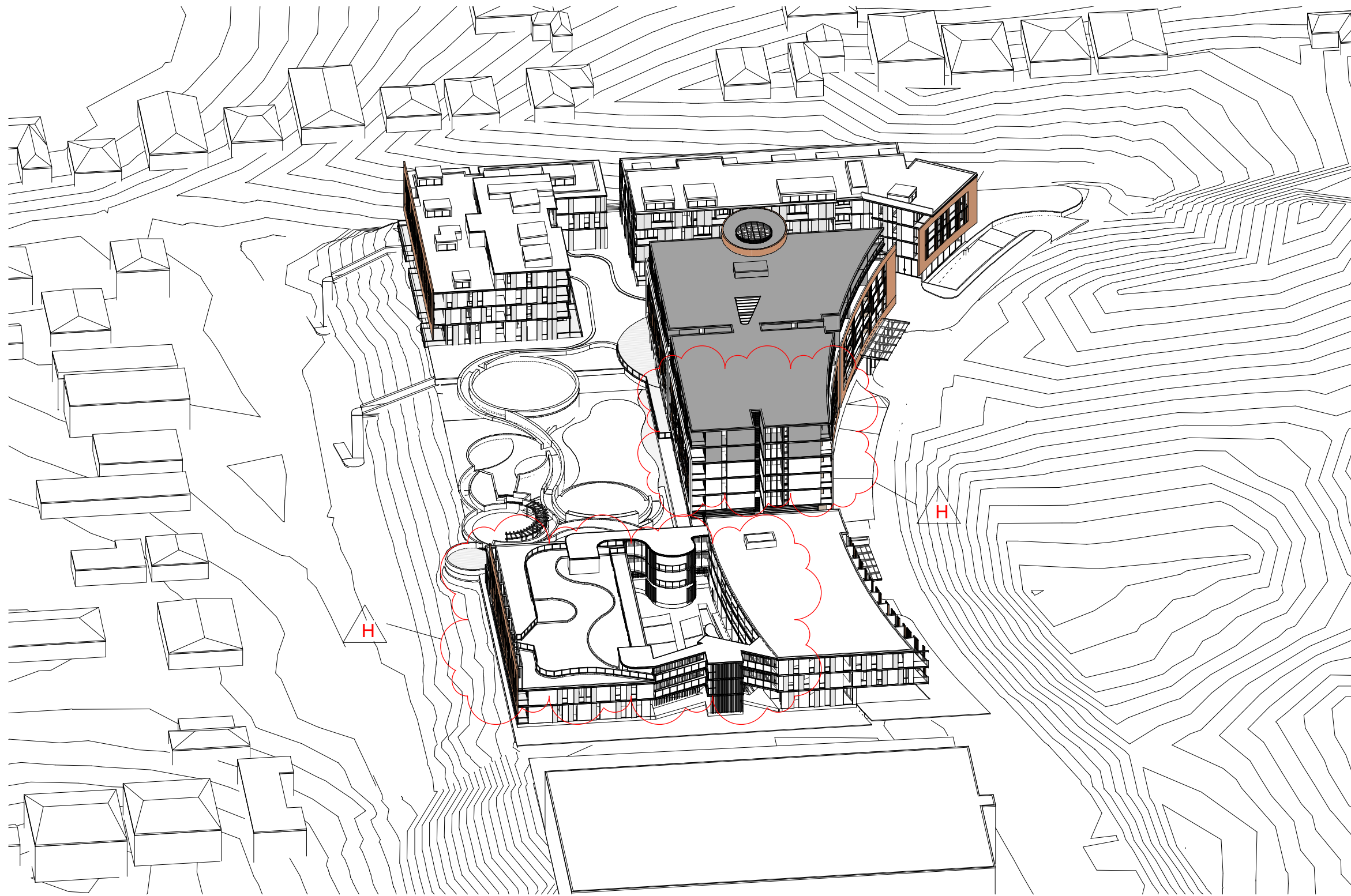
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	PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143		SCALE 1 : 1000 @A1 1 : 2000 @A3	DATE 05/03/2021					DRAWN IC	CHECKED EB		
			JOB 19128	DRAWING DA5.02			REVISION H					
	A	16/09/2020	PRELIMINARY	IC								
	B	22/09/2020	PRELIMINARY	IC								
	C	23/09/2020	PRELIMINARY	IC								
	D	09/10/2020	PRELIMINARY	IC								
	E	16/10/2020	ISSUE FOR REVIEW	IC								
	F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH								
G	27/08/2021	COUNCIL RFI SUBMISSION	MH									
H	28/09/2021	COUNCIL RFI SUBMISSION	GB									



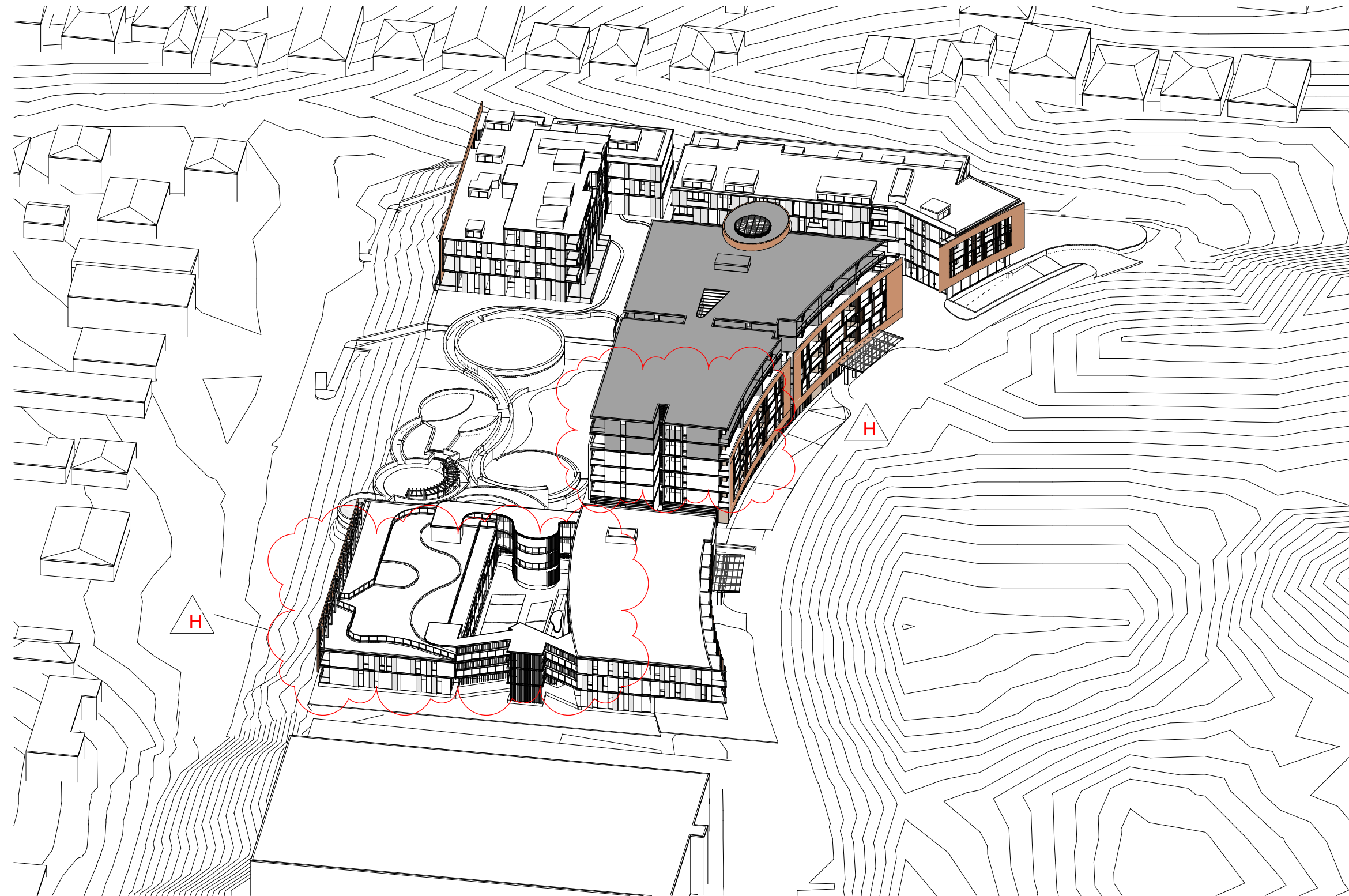
1 3D_21 Jun 0900



2 3D_21 Jun 1000

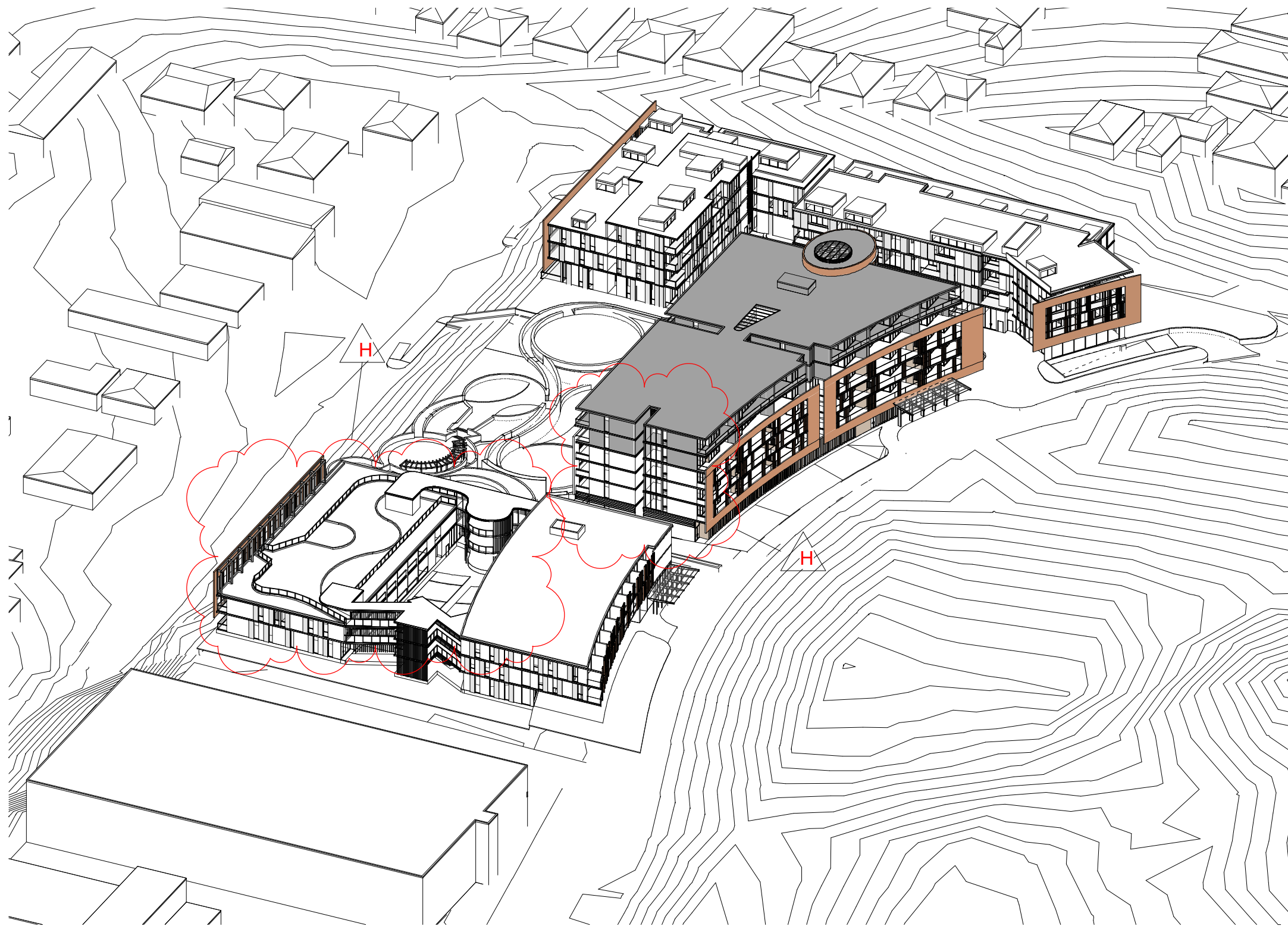


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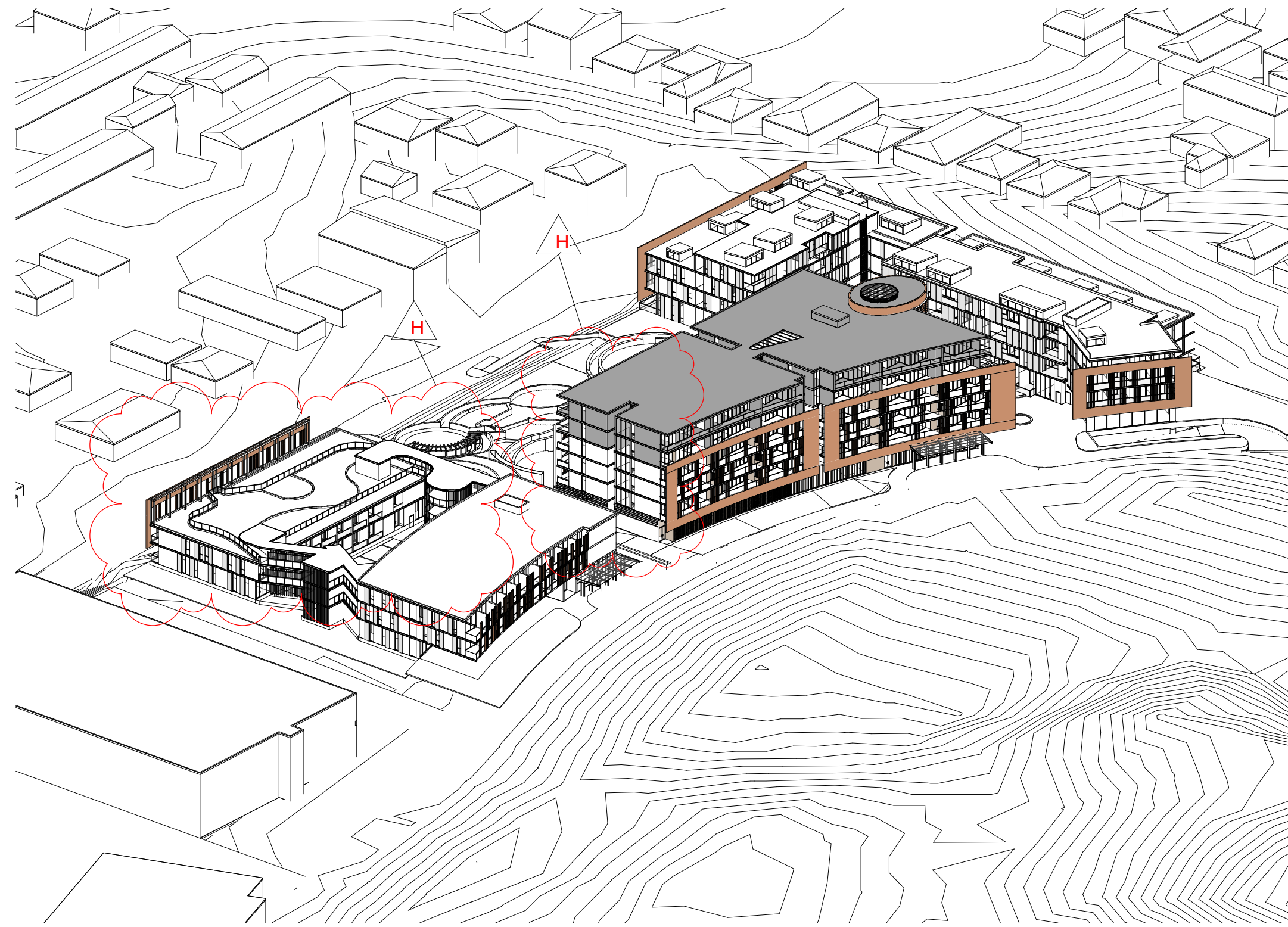


4 3D_21 Jun 1200

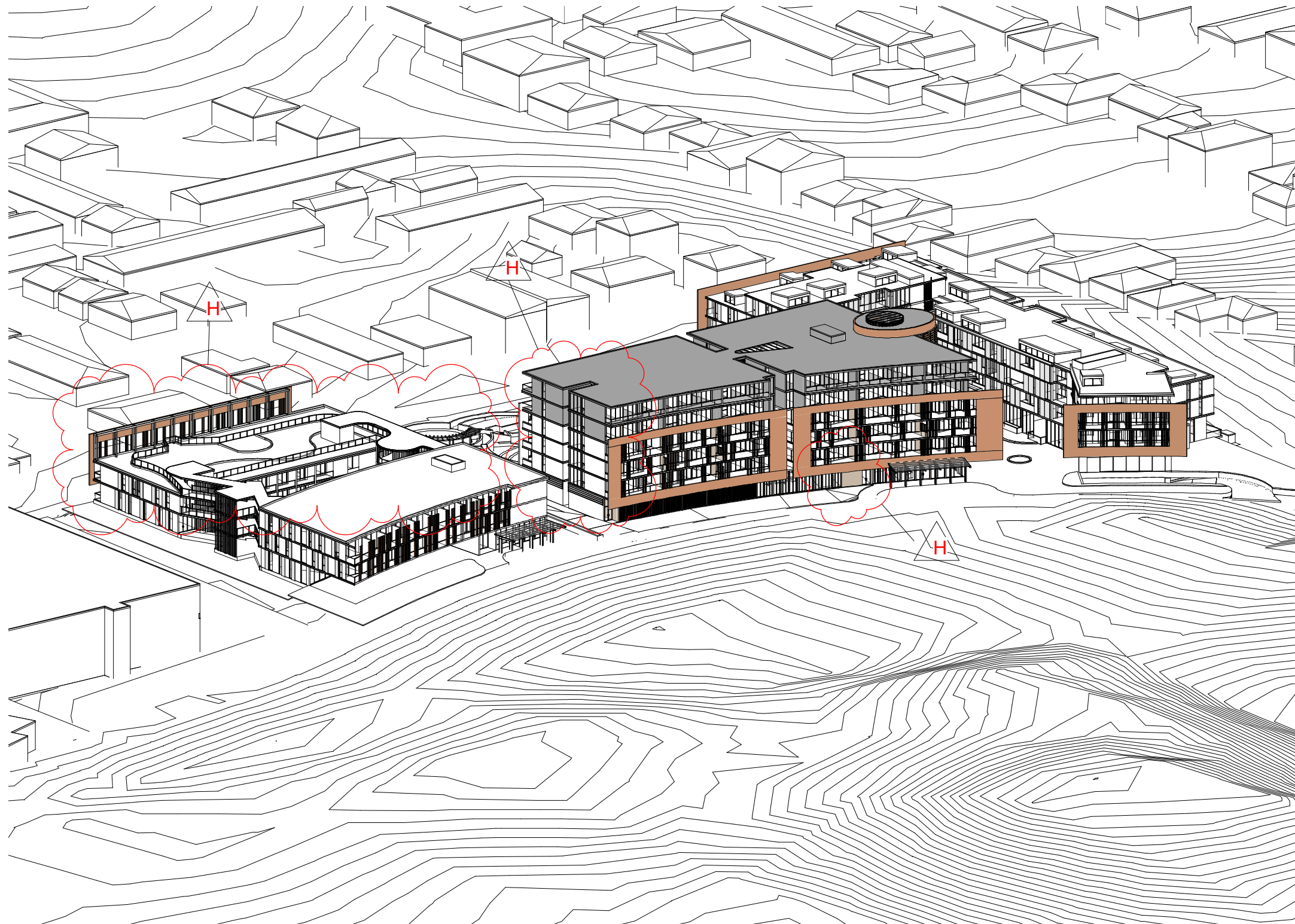
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	A	16/09/2020	PRELIMINARY	IC					PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE	DATE	DRAWN	CHECKED
	B	22/09/2020	PRELIMINARY	IC						NTS	05/03/2021	IC	EB
	C	23/09/2020	PRELIMINARY	IC						JOB 19128	DRAWING DA5.03	REVISION H	
	D	09/10/2020	PRELIMINARY	IC									
	E	16/10/2020	ISSUE FOR REVIEW	IC									
	F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH									
	G	27/08/2021	COUNCIL RFI SUBMISSION	MH									
	H	28/09/2021	COUNCIL RFI SUBMISSION	GB									



1 3D_21 Jun 1300



2 3D_21 Jun 1400



3 3D_21 Jun 1500

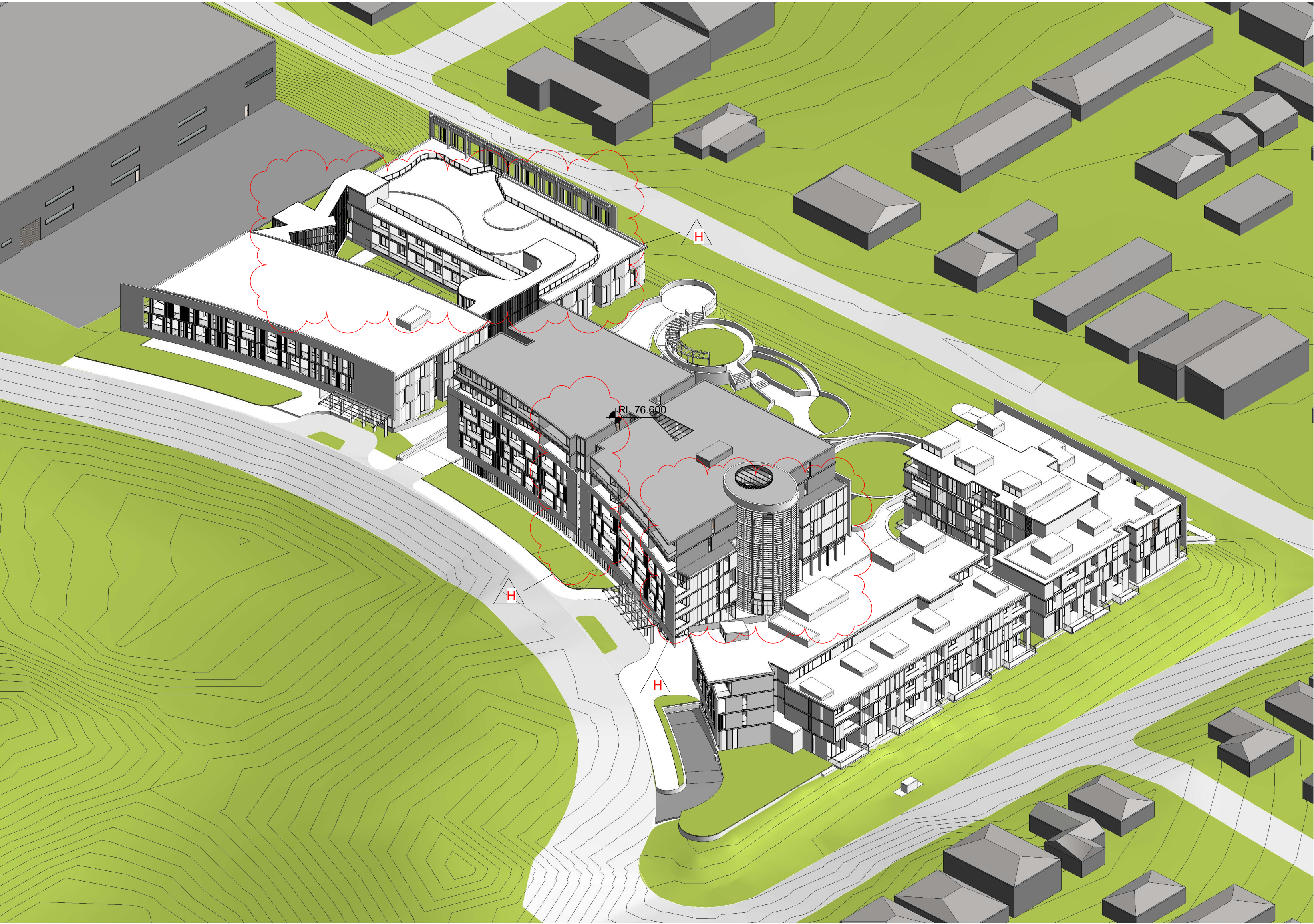
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	A	16/09/2020	PRELIMINARY	IC					PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE	DATE	DRAWN	CHECKED
	B	22/09/2020	PRELIMINARY	IC						NTS	05/03/2021	IC	EB
	C	23/09/2020	PRELIMINARY	IC						JOB	DRAWING		REVISION
	D	09/10/2020	PRELIMINARY	IC						19128	DA5.04		H
	E	16/10/2020	ISSUE FOR REVIEW	IC									
	F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH									
	G	27/08/2021	COUNCIL RFI SUBMISSION	MH									
	H	28/09/2021	COUNCIL RFI SUBMISSION	GB									



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	A	16/09/2020	PRELIMINARY	IC						PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE	DATE	DRAWN	CHECKED
	B	22/09/2020	PRELIMINARY	IC							NTS	05/03/2021	IC	EB
	C	23/09/2020	PRELIMINARY	IC							JOB	DRAWING	REVISION	
	D	09/10/2020	PRELIMINARY	IC							19128	DA5.05	H	
	E	16/10/2020	ISSUE FOR REVIEW	IC										
	F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH										
	G	27/08/2021	COUNCIL RFI SUBMISSION	MH										
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	A	16/09/2020	PRELIMINARY	IC						PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE	DATE	DRAWN	CHECKED
	B	22/09/2020	PRELIMINARY	IC							NTS	05/03/2021	IC	EB
	C	23/09/2020	PRELIMINARY	IC							JOB	DRAWING	REVISION	
	D	09/10/2020	PRELIMINARY	IC							19128	DA5.06	H	
	E	16/10/2020	ISSUE FOR REVIEW	IC										
	F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH										
	G	27/08/2021	COUNCIL RFI SUBMISSION	MH										
	H	28/09/2021	COUNCIL RFI SUBMISSION	GB										



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A	16/09/2020	PRELIMINARY	IC
B	22/09/2020	PRELIMINARY	IC
C	23/09/2020	PRELIMINARY	IC
D	09/10/2020	PRELIMINARY	IC
E	16/10/2020	ISSUE FOR REVIEW	IC
F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
G	27/08/2021	COUNCIL RFI SUBMISSION	MH
H	28/09/2021	COUNCIL RFI SUBMISSION	GB

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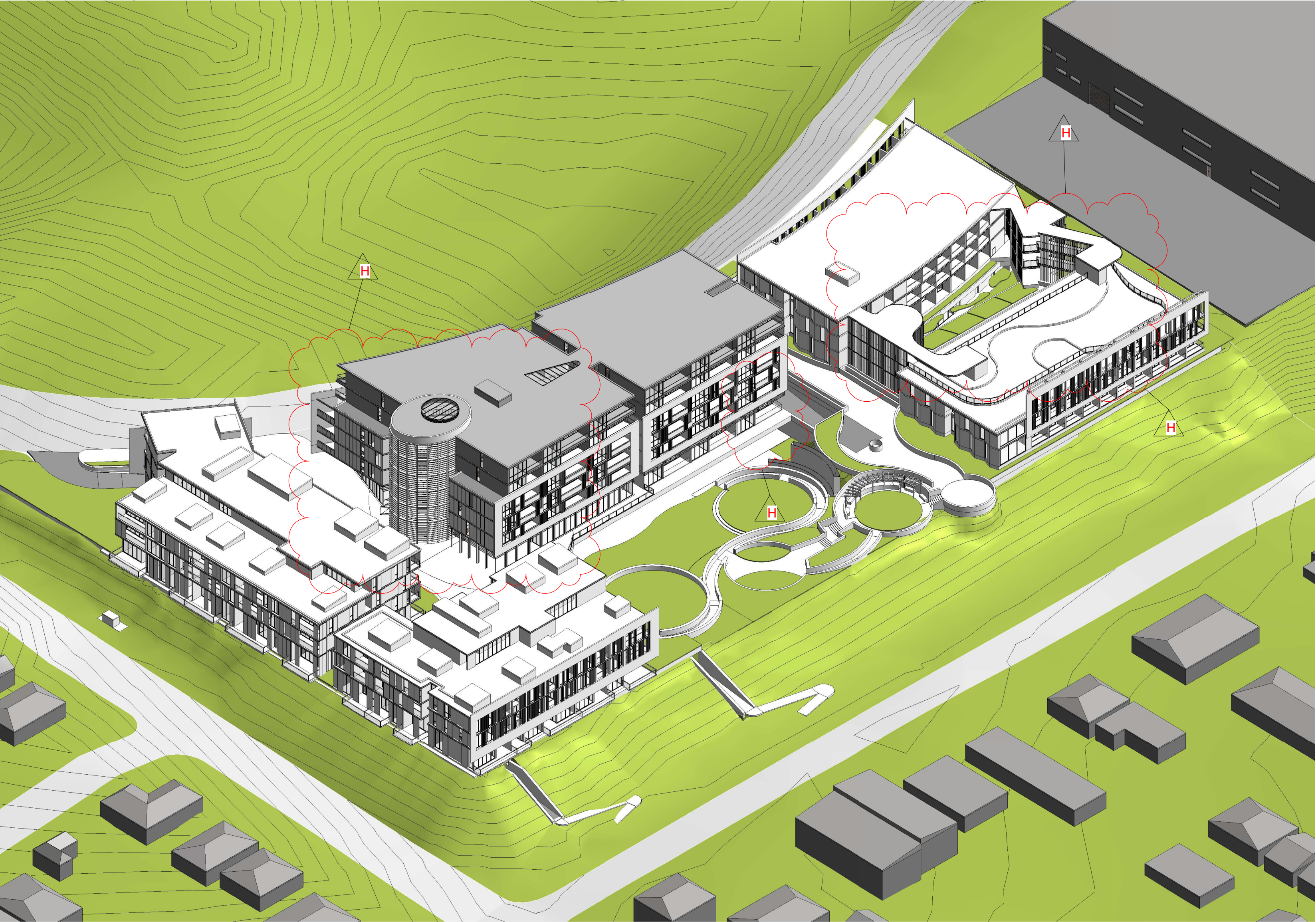
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CLIENT
POTTS HILL INVESTMENT PTY LTD

PROJECT
POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143

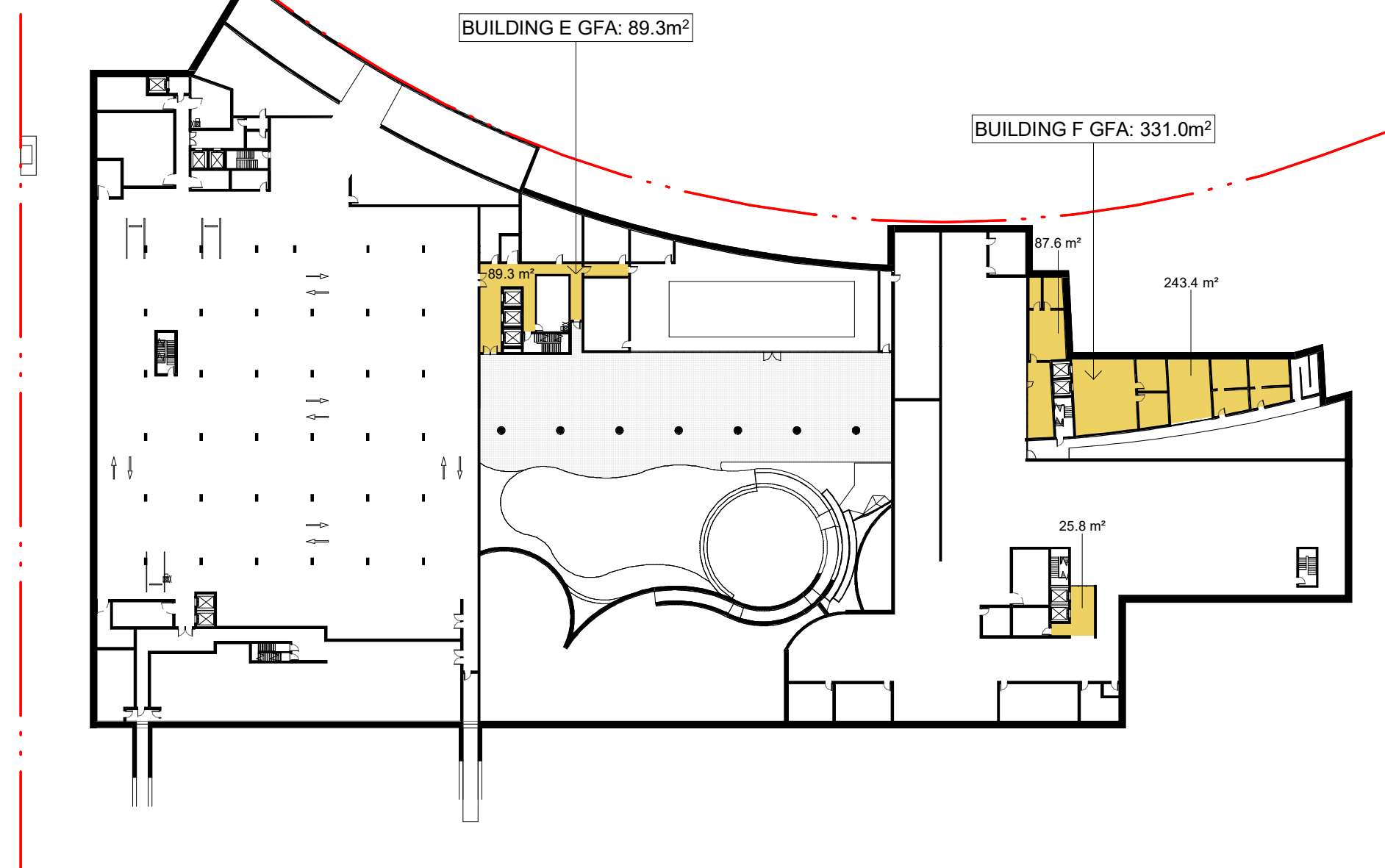
DRAWING TITLE
VOLUME DIAGRAMS 3

SCALE NTS	DATE 05/03/2021	DRAWN IC	CHECKED EB
JOB 19128	DRAWING DA5.07	REVISION H	



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	A	16/09/2020	PRELIMINARY	IC								
	B	22/09/2020	PRELIMINARY	IC								
	C	23/09/2020	PRELIMINARY	IC								
	D	09/10/2020	PRELIMINARY	IC								
	E	16/10/2020	ISSUE FOR REVIEW	IC								
	F	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH								
	G	27/08/2021	COUNCIL RFI SUBMISSION	MH								
	H	28/09/2021	COUNCIL RFI SUBMISSION	GB								
									PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE NTS	DATE 05/03/2021	DRAWN IC
					JOB 19128	DRAWING DA5.08		REVISION H				

G



1 BASEMENT 1 446.1m²
DA3.01 1 : 750



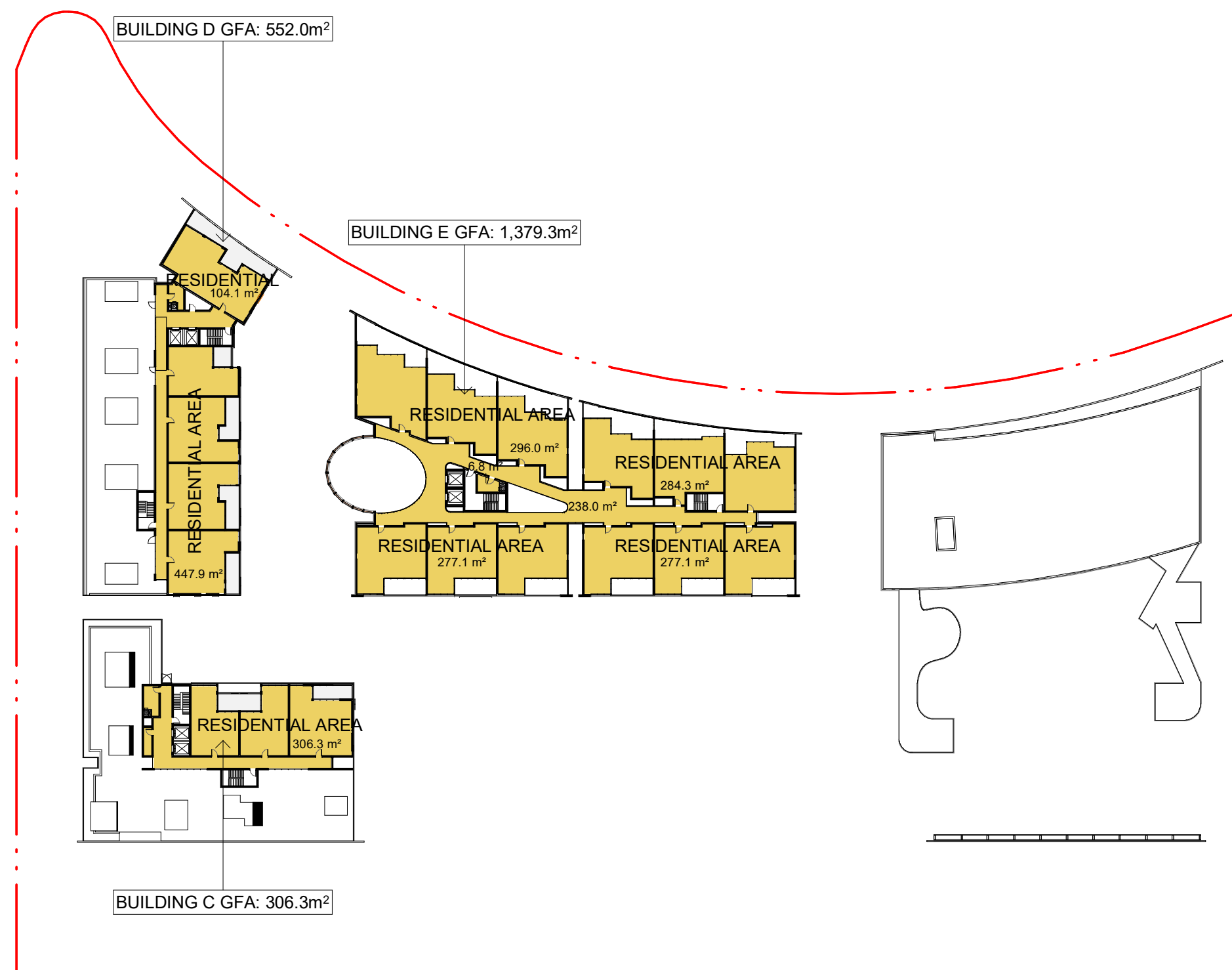
2 G. LEVEL 4,479.6m²
DA3.01 1 : 750



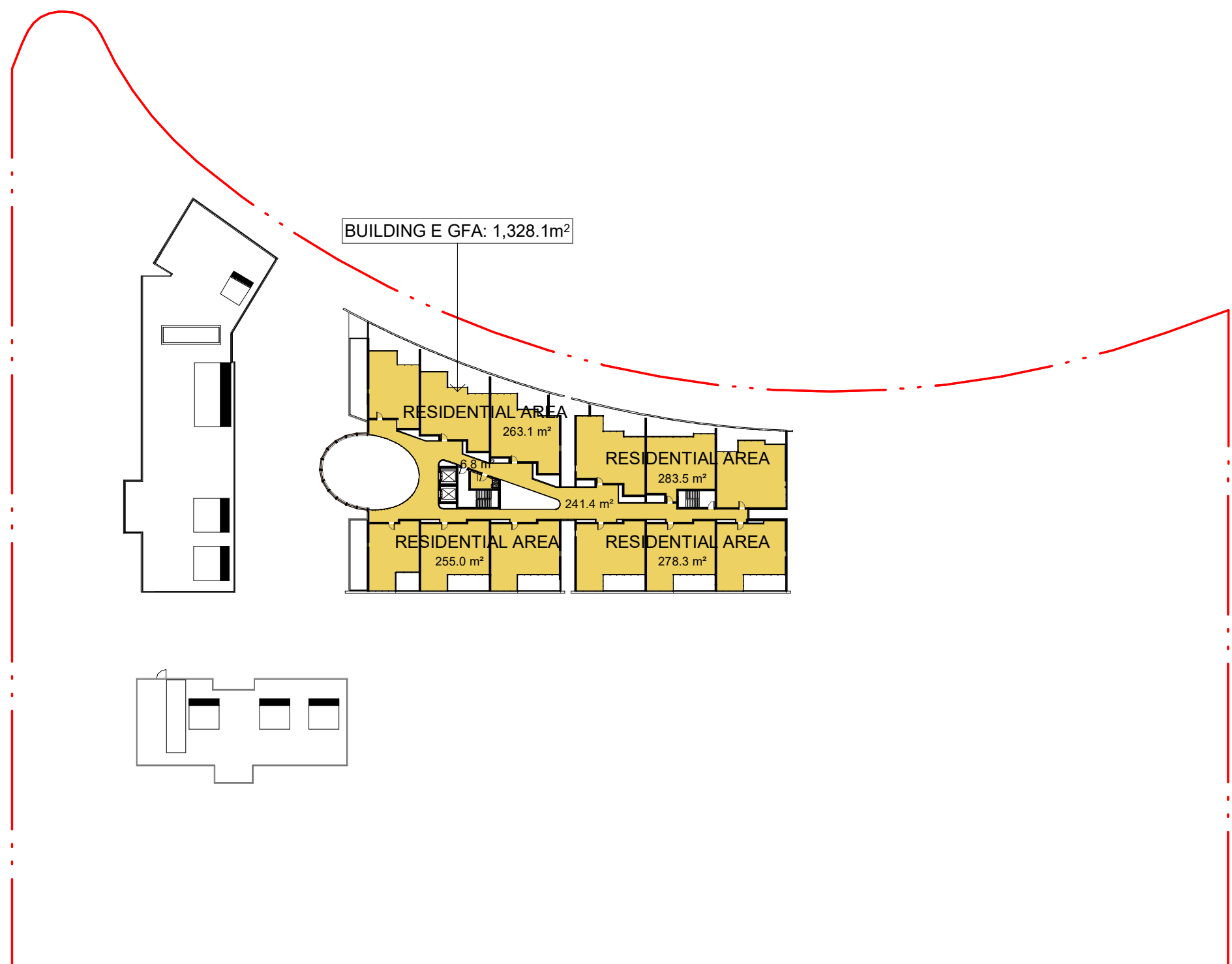
3 LEVEL 1 4,990.6m²
DA3.01 1 : 750



4 LEVEL 2 4,094.6m²
DA3.01 1 : 750



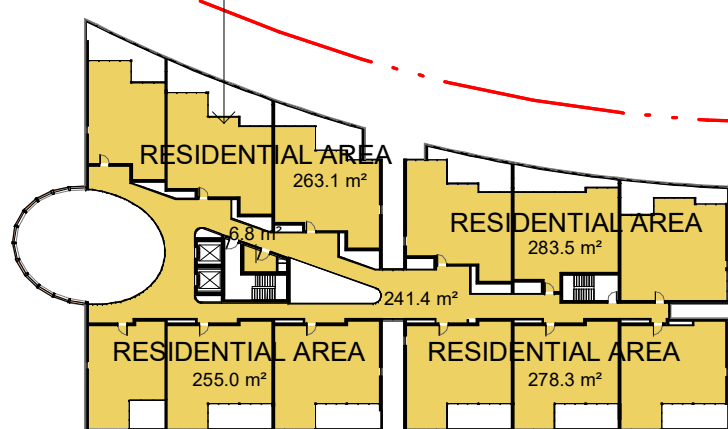
5 LEVEL 3 2,237.5m²
DA3.01 1 : 750



6 LEVEL 4 1,328.1m²
DA3.01 1 : 750

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	A	22/09/2020	PRELIMINARY	IC		PROJECT	POTTS HILL SENIORS LIVING			SCALE	DATE	DRAWN	CHECKED	
	B	23/09/2020	PRELIMINARY	IC		10 NELSON SHORT STREET			05/03/2021				JP	EB
	C	08/10/2020	PRELIMINARY	IC		POTTS HILL NSW 2143			JOB				DRAWING	REVISION
	D	16/10/2020	ISSUE FOR REVIEW	IC					19128				DA5.09	G
	E	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH										
	F	27/08/2021	COUNCIL RFI SUBMISSION	MH										
	G	28/09/2021	COUNCIL RFI SUBMISSION	GB										

BUILDING E GFA: 1,328.1m²



1 LEVEL 5 1,328.1m²
DA3.01 1 : 750

B

MAX PERMISSIBLE GFA: 18,920m² (1:1 FSR)
APPROVED DA TOTAL GFA: 18,885m²

TOTAL GFA	
LEVEL	AREA
BASEMENT 1	446.1 m ²
G. LEVEL	4,479.6 m ²
LEVEL 1	4,990.6 m ²
LEVEL 2	4,094.6 m ²
LEVEL 3	2,237.5 m ²
LEVEL 4	1,328.1 m ²
LEVEL 5	1,328.1 m ²
PROPOSED TOTAL GFA	18,904.6 m ²

AREA SCHEDULE BUILDING C,D,F,A (GFA)

LEVEL	AREA	Type_MPI
BUILDING A GFA GROUND LEVEL		
G. LEVEL	338.2 m ²	RESIDENTIAL AREA
G. LEVEL	200.4 m ²	RESIDENTIAL AREA
G. LEVEL	365.9 m ²	RESIDENTIAL AREA
BUILDING A G. LEVEL TOTAL	904.5 m ²	

BUILDING A GFA LEVEL 1

LEVEL 1	196.8 m ²	RESIDENTIAL AREA
LEVEL 1	338.4 m ²	RESIDENTIAL AREA
LEVEL 1	361.8 m ²	RESIDENTIAL AREA

BUILDING A LEVEL 1 TOTAL 897.0 m²
BUILDING A TOTAL 1,801.5 m²

BUILDING C GFA GROUND LEVEL

G. LEVEL	225.8 m ²	RESIDENTIAL AREA
G. LEVEL	443.4 m ²	RESIDENTIAL AREA
G. LEVEL	174.3 m ²	RESIDENTIAL AREA

BUILDING C G. LEVEL TOTAL 843.5 m²

BUILDING C GFA LEVEL 1

LEVEL 1	220.9 m ²	RESIDENTIAL AREA
LEVEL 1	450.3 m ²	RESIDENTIAL AREA
LEVEL 1	172.9 m ²	RESIDENTIAL AREA

BUILDING C LEVEL 1 TOTAL 844.1 m²

BUILDING C GFA LEVEL 2

LEVEL 2	497.5 m ²	RESIDENTIAL AREA
LEVEL 2	348.0 m ²	RESIDENTIAL AREA

BUILDING C LEVEL 2 TOTAL 845.5 m²

BUILDING C GFA LEVEL 3

LEVEL 3	306.3 m ²	RESIDENTIAL AREA
---------	----------------------	------------------

BUILDING C LEVEL 3 TOTAL 306.3 m²
BUILDING C TOTAL 2839.4 m²

AREA SCHEDULE BUILDING C,D,F,A (GFA)

LEVEL	AREA	Type_MPI
BUILDING D GFA GROUND LEVEL		
G. LEVEL	309.2 m ²	RESIDENTIAL AREA
G. LEVEL	200.9 m ²	RESIDENTIAL AREA
G. LEVEL	293.7 m ²	RESIDENTIAL AREA
G. LEVEL	140.8 m ²	MEDICAL CENTER
G. LEVEL	45.4 m ²	SHOP
BUILDING D G. LEVEL TOTAL	990.0 m ²	

BUILDING D GFA LEVEL 1

LEVEL 1	341.9 m ²	RESIDENTIAL AREA
LEVEL 1	320.9 m ²	RESIDENTIAL AREA
LEVEL 1	297.0 m ²	RESIDENTIAL AREA

BUILDING D LEVEL 1 TOTAL 959.9 m²

BUILDING D GFA LEVEL 2

LEVEL 2	192.2 m ²	RESIDENTIAL AREA
LEVEL 2	320.7 m ²	RESIDENTIAL AREA
LEVEL 2	341.9 m ²	RESIDENTIAL AREA
LEVEL 2	104.6 m ²	RESIDENTIAL AREA

BUILDING D LEVEL 2 TOTAL 959.5 m²

BUILDING D GFA LEVEL 3

LEVEL 3	104.1 m ²	RESIDENTIAL AREA
LEVEL 3	447.9 m ²	RESIDENTIAL AREA

BUILDING D LEVEL 3 TOTAL 552.0 m²
BUILDING D TOTAL 3,461.4 m²

BUILDING F GFA BASEMENT

BASEMENT 1	243.4 m ²	RACF
BASEMENT 1	87.6 m ²	RACF

BUILDING F BASEMENT 1 TOTAL 331.1 m²

BUILDING F GFA GROUND LEVEL

G. LEVEL	196.3 m ²	RESIDENTIAL AREA
G. LEVEL	65.9 m ²	RESIDENTIAL AREA
G. LEVEL	353.5 m ²	RESIDENTIAL AREA

BUILDING F G. LEVEL TOTAL 615.7 m²

BUILDING F GFA LEVEL 1

LEVEL 1	352.9 m ²	RESIDENTIAL AREA
LEVEL 1	194.1 m ²	RESIDENTIAL AREA
LEVEL 1	363.4 m ²	RESIDENTIAL AREA

BUILDING F LEVEL 1 TOTAL 910.4 m²

BUILDING F GFA LEVEL 2

LEVEL 2	716.0 m ²	RESIDENTIAL AREA
LEVEL 2	194.4 m ²	RESIDENTIAL AREA

BUILDING F LEVEL 2 TOTAL 910.4 m²
BUILDING F TOTAL 2,767.6 m²

BUILDING C,D,F,A TOTAL 10,869.8 m²

AREA SCHEDULE BUILDING E (GFA)

LEVEL	AREA	Type_MPI
BASEMENT 1		
BASEMENT 1	89.3 m ²	NON RESIDENTIAL AREA
BASEMENT 1 TOTAL	25.8 m ²	
BASEMENT 1		
BASEMENT 1	115.1 m ²	
G. LEVEL	215.5 m ²	CAFE
G. LEVEL	126.6 m ²	LOBBY
G. LEVEL	282.2 m ²	RESIDENTIAL AREA
G. LEVEL	201.9 m ²	NON RESIDENTIAL AREA
G. LEVEL	44.1 m ²	NON RESIDENTIAL AREA
G. LEVEL	58.5 m ²	ADMIN
G. LEVEL TOTAL	197.1 m ²	GYM
G. LEVEL	1,125.9 m ²	

LEVEL 1	296.0 m ²	RESIDENTIAL AREA
LEVEL 1	284.3 m ²	RESIDENTIAL AREA
LEVEL 1	277.1 m ²	RESIDENTIAL AREA
LEVEL 1	277.1 m ²	RESIDENTIAL AREA
LEVEL 1	238.0 m ²	RESIDENTIAL AREA
LEVEL 1 TOTAL	6.8 m ²	GARBAGE ROOM

LEVEL 1	1,379.2 m ²	
LEVEL 2	296.0 m ²	RESIDENTIAL AREA
LEVEL 2	284.3 m ²	RESIDENTIAL AREA
LEVEL 2	277.1 m ²	RESIDENTIAL AREA
LEVEL 2	277.1 m ²	RESIDENTIAL AREA
LEVEL 2	238.0 m ²	RESIDENTIAL AREA
LEVEL 2 TOTAL	6.8 m ²	GARBAGE ROOM
LEVEL 2	1,379.2 m ²	

LEVEL 3	296.0 m ²	RESIDENTIAL AREA
LEVEL 3	284.3 m ²	RESIDENTIAL AREA
LEVEL 3	277.1 m ²	RESIDENTIAL AREA
LEVEL 3	277.1 m ²	RESIDENTIAL AREA
LEVEL 3	238.0 m ²	RESIDENTIAL AREA
LEVEL 3 TOTAL	6.8 m ²	GARBAGE ROOM

LEVEL 3	1,379.2 m ²	
LEVEL 4	263.1 m ²	RESIDENTIAL AREA
LEVEL 4	283.5 m ²	RESIDENTIAL AREA
LEVEL 4	278.3 m ²	RESIDENTIAL AREA
LEVEL 4	255.0 m ²	RESIDENTIAL AREA
LEVEL 4	241.4 m ²	RESIDENTIAL AREA
LEVEL 4 TOTAL	6.8 m ²	GARBAGE ROOM
LEVEL 4	1,328.1 m ²	

LEVEL 5	263.1 m ²	RESIDENTIAL AREA
LEVEL 5	283.5 m ²	RESIDENTIAL AREA
LEVEL 5	278.3 m ²	RESIDENTIAL AREA
LEVEL 5	255.0 m ²	RESIDENTIAL AREA
LEVEL 5	241.4 m ²	RESIDENTIAL AREA
LEVEL 5 TOTAL	6.8 m ²	GARBAGE ROOM
LEVEL 5	1,328.1 m ²	

BUILDING E TOTAL 8,034.8 m²

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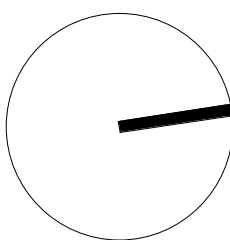
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REVISION	DATE	DESCRIPTION	BY
A	27/08/2021	COUNCIL RFI SUBMISSION	MH
B	28/09/2021	COUNCIL RFI SUBMISSION	GB

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PROJECT
POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143

DRAWING TITLE
GFA AREA PLANS

SCALE	DATE 05/03/2021	DRAWN MH	CHECKED GB
JOB 19128	DRAWING DA5.09.1	REVISION B	



OVERALL COMPLYING UNITS (2H): 104/129 (80.6%)
SOUTH FACING UNITS: 10/129 (7.6%)

SOLAR ACCESS OVERALL		
LEVEL	2 HOURS COMPLYING UNITS	
G. LEVEL		8
LEVEL 1		21
LEVEL 2		31
LEVEL 3		20
LEVEL 4		12
LEVEL 5		12
		104

SOLAR ACCESS BUILDING E		
LEVEL	2 HOURS COMPLYING UNITS	
G. LEVEL		3
LEVEL 1		12
LEVEL 2		12
LEVEL 3		12
LEVEL 4		12
LEVEL 5		12
		63

IMPORTANT NOTES:
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REVISION	DATE	DESCRIPTION	BY
A	22/09/2020	PRELIMINARY	IC
B	23/09/2020	PRELIMINARY	IC
C	08/10/2020	PRELIMINARY	IC
D	16/10/2020	ISSUE FOR REVIEW	IC
E	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
F	27/08/2021	COUNCIL RFI SUBMISSION	MH

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PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE			
OVERALL SOLAR ACCESS			
SCALE	DATE	DRAWN	CHECKED
	05/03/2021	IC	EB
JOB	DRAWING	REVISION	
19128	DA5.10	F	



1 GROUND LEVEL

2 LEVEL 1

3 LEVEL 2

4 LEVEL 3

5 LEVEL 4

6 LEVEL 5

NATURAL CROSS VENTILATED UNITS: 80/129 (62%)

CROSS VENTILATION OVERALL		
LEVEL	COUNT	
G. LEVEL		9
LEVEL 1		16
LEVEL 2		23
LEVEL 3		16
LEVEL 4		8
LEVEL 5		8
		80

CROSS VENTILATION BUILDING E		
LEVEL	COUNT	
G. LEVEL		2
LEVEL 1		8
LEVEL 2		8
LEVEL 3		8
LEVEL 4		8
LEVEL 5		8
		42

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A	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH
B	27/08/2021	COUNCIL RFI SUBMISSION	MH
C	28/09/2021	COUNCIL RFI SUBMISSION	GB

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PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE
OVERALL CROSS VENTILATION

SCALE	DATE 05/03/2021	DRAWN IC	CHECKED EB
JOB 19128	DRAWING DA5.11	REVISION C	



1 GROUND LEVEL - STORAGE
DA3.01



2 LEVEL 1 - STORAGE
DA3.01



3 LEVEL 2 - STORAGE
DA3.01



4 LEVEL 3 - STORAGE
DA3.01



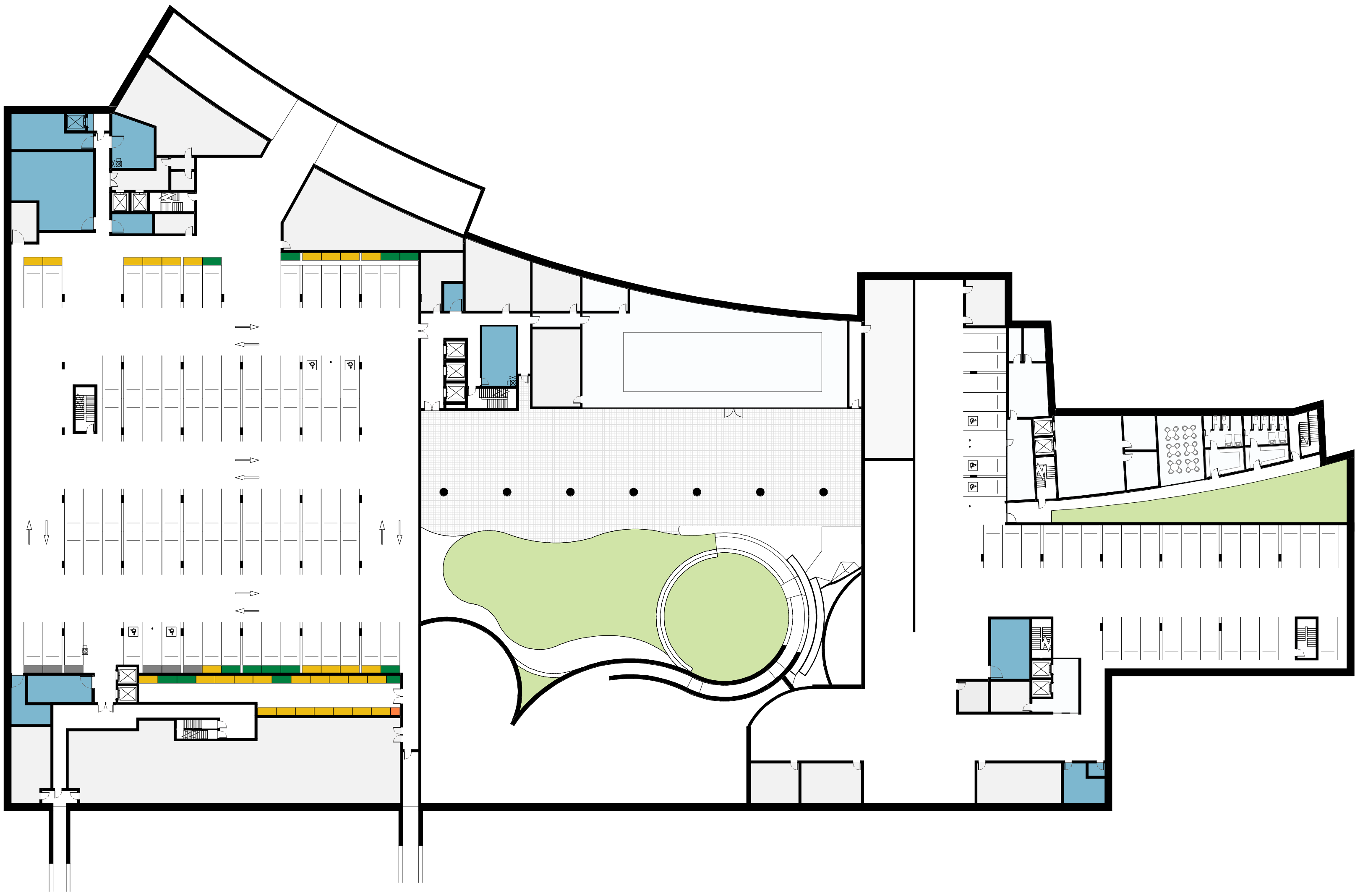
5 LEVEL 4 - STORAGE
DA3.01



6 LEVEL 5 - STORAGE
DA3.01

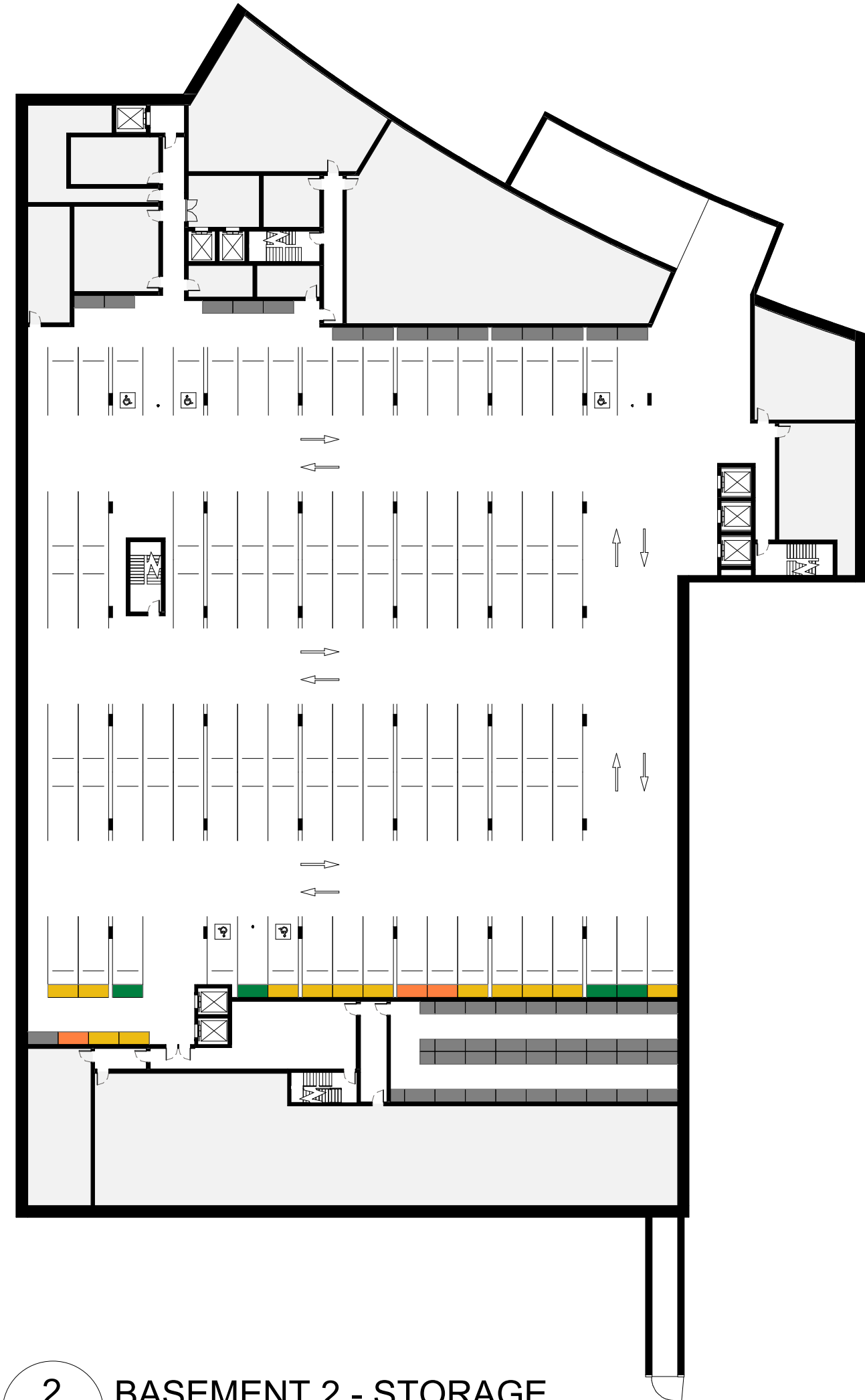
- 1 BED UNIT STORAGE
- 2 BED UNIT STORAGE
- 3 BED UNIT STORAGE
- BUILDINGS A,D,C,F UNITS EXTERNAL STORAGE
- WASTE ROOMS

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	A	16/10/2020	ISSUE FOR REVIEW	IC					PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE	DATE 05/03/2021	DRAWN MH	CHECKED EB
	B	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH						JOB 19128	DRAWING DA5.12	REVISION C	
	C	27/08/2021	COUNCIL RF1 SUBMISSION	MH									



1 BASEMENT 1 - STORAGE
DA3.01

STORAGE SCHEDULE					
UNIT No.	UNIT TYPE	MIN REQUIRED (m³)	INTERNAL STORAGE (m³)	EXTERNAL STORAGE (m³)	TOTAL STORAGE (m³)
BASEMENT1	BUILDINGS A,C,D,F		0.0 m³	34.6 m³	34.6 m³
BASEMENT2	BUILDINGS A,C,D,F		0.0 m³	293.5 m³	293.5 m³
E.00.01	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.00.02	2B	8.0 m³	8.4 m³	5.8 m³	14.2 m³
E.00.03	3B	10.0 m³	0.0 m³	5.8 m³	5.8 m³
E.01.01	3B	10.0 m³	8.3 m³	11.5 m³	19.9 m³
E.01.02	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.01.03	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.01.04	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.01.05	2B	8.0 m³	4.6 m³	5.8 m³	10.3 m³
E.01.06	3B	10.0 m³	5.8 m³	5.8 m³	11.6 m³
E.01.07	3B	10.0 m³	0.0 m³	5.8 m³	5.8 m³
E.01.08	2B	8.0 m³	8.4 m³	5.8 m³	14.2 m³
E.01.09	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.01.10	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.01.11	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.01.12	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.02.01	3B	10.0 m³	5.8 m³	11.5 m³	17.3 m³
E.02.02	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.02.03	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.02.04	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.02.05	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.02.06	3B	10.0 m³	17.5 m³	5.8 m³	23.3 m³
E.02.07	3B	10.0 m³	0.0 m³	4.2 m³	4.2 m³
E.02.08	2B	8.0 m³	8.4 m³	5.8 m³	14.2 m³
E.02.09	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.02.10	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.02.11	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.02.12	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.03.01	3B	10.0 m³	5.3 m³	11.5 m³	16.8 m³
E.03.02	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.03.03	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.03.04	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³



2 BASEMENT 2 - STORAGE
DA3.01

STORAGE SCHEDULE					
UNIT No.	UNIT TYPE	MIN REQUIRED (m³)	INTERNAL STORAGE (m³)	EXTERNAL STORAGE (m³)	TOTAL STORAGE (m³)
E.03.05	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.03.06	3B	10.0 m³	0.0 m³	5.8 m³	5.8 m³
E.03.07	3B	10.0 m³	0.0 m³	5.8 m³	5.8 m³
E.03.08	2B	8.0 m³	8.4 m³	5.8 m³	14.2 m³
E.03.09	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.03.10	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.03.11	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.03.12	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.04.01	1B	6.0 m³	4.7 m³	2.9 m³	7.6 m³
E.04.02	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.04.03	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.04.04	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.04.05	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.04.06	3B	10.0 m³	0.0 m³	5.8 m³	5.8 m³
E.04.07	3B	10.0 m³	0.0 m³	5.8 m³	5.8 m³
E.04.08	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.04.09	2B	8.0 m³	8.4 m³	5.8 m³	14.2 m³
E.04.10	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.04.11	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.04.12	1B	6.0 m³	4.7 m³	5.8 m³	10.4 m³
E.05.01	1B	6.0 m³	4.7 m³	5.8 m³	10.5 m³
E.05.02	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.05.03	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.05.04	2B	8.0 m³	4.8 m³	5.8 m³	10.6 m³
E.05.05	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.05.06	3B	10.0 m³	5.8 m³	5.8 m³	11.6 m³
E.05.07	3B	10.0 m³	0.0 m³	5.8 m³	5.8 m³
E.05.08	2B	8.0 m³	8.4 m³	5.8 m³	14.2 m³
E.05.09	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.05.10	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.05.11	2B	8.0 m³	4.2 m³	5.8 m³	10.0 m³
E.05.12	1B	6.0 m³	4.7 m³	5.8 m³	10.4 m³

- 1 BED UNIT STORAGE
- 2 BED UNIT STORAGE
- 3 BED UNIT STORAGE
- BUILDINGS A,D,C,F UNITS EXTERNAL STORAGE
- WASTE ROOMS

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C	27/08/2021	COUNCIL RF1 SUBMISSION	MH

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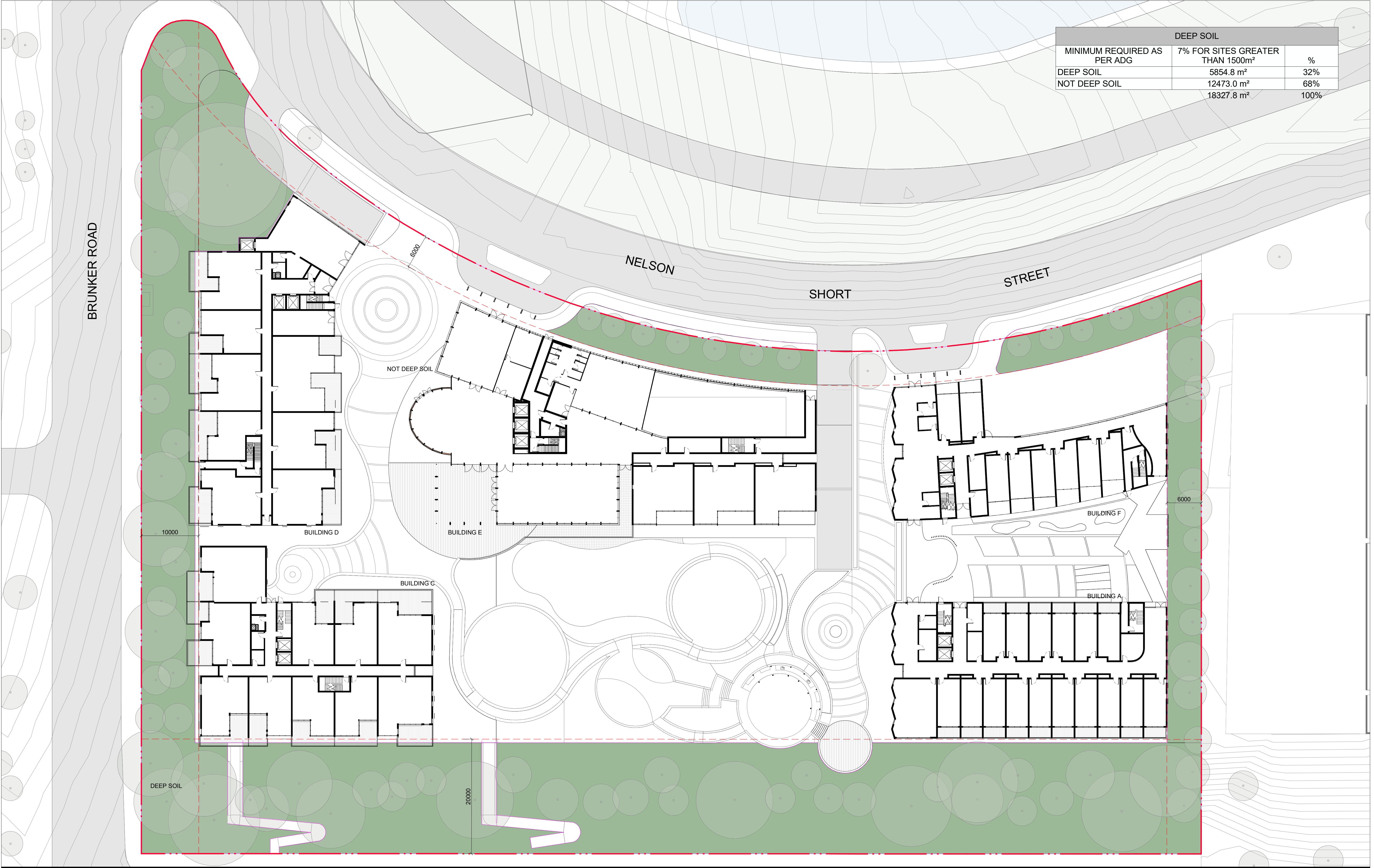
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PROJECT
POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143

DRAWING TITLE
STORAGE & WASTE

SCALE	DATE 05/03/2021	DRAWN MH	CHECKED EB
JOB 19128	DRAWING DA5.13	REVISION C	



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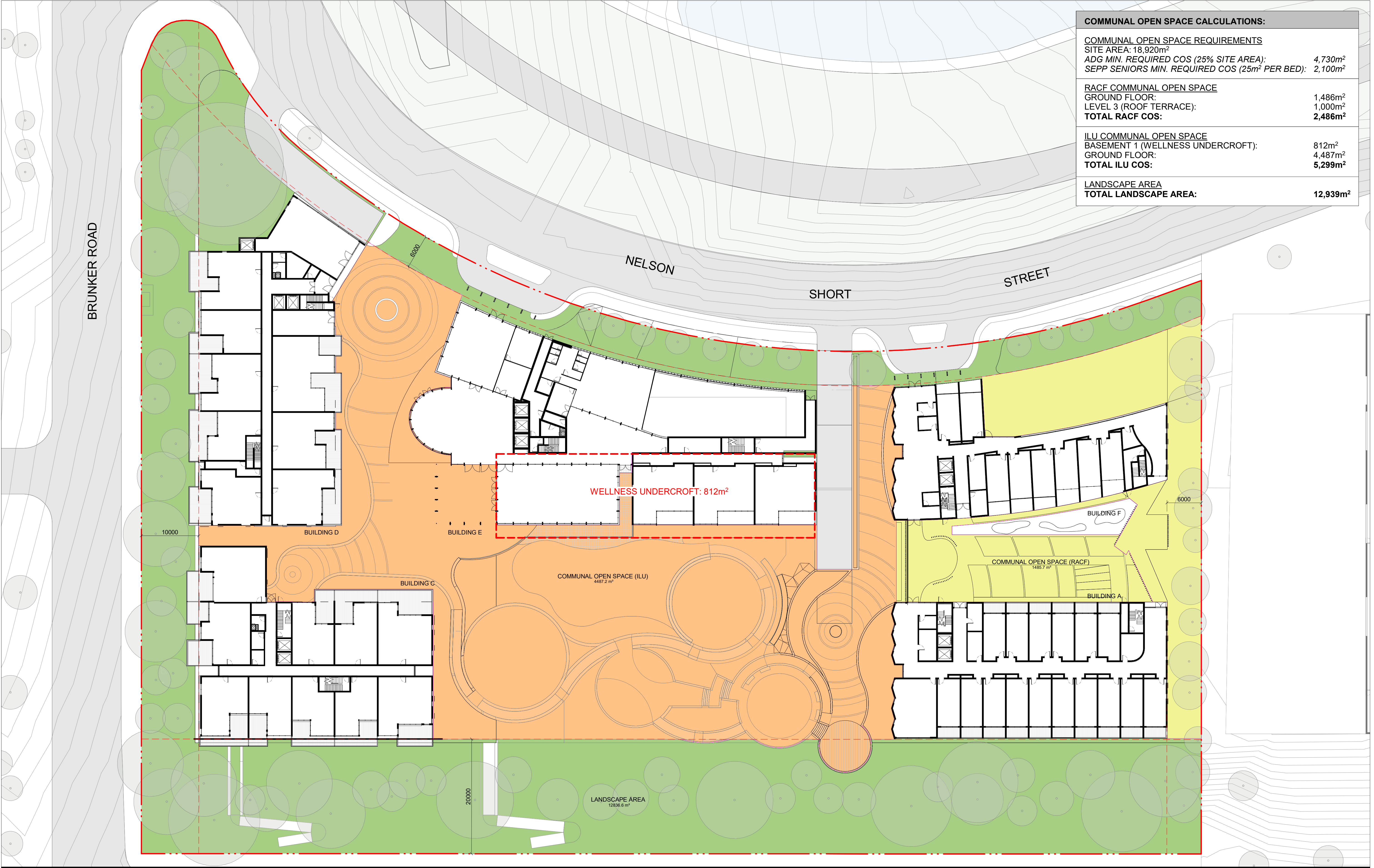
REVISION	DATE	DESCRIPTION	BY
A	16/10/2020	ISSUE FOR REVIEW	IC
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CLIENT POTTS HILL INVESTMENT PTY LTD		DRAWING TITLE DEEP SOIL	
PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE 1 : 300 @A1 1 : 600 @A3	DATE 05/03/2021	DRAWN IC
	JOB 19128	DRAWING DA5.14	CHECKED EB
			REVISION C



COMMUNAL OPEN SPACE CALCULATIONS:	
COMMUNAL OPEN SPACE REQUIREMENTS	
SITE AREA:	18,920m ²
ADG MIN. REQUIRED COS (25% SITE AREA):	4,730m ²
SEPP SENIORS MIN. REQUIRED COS (25m ² PER BED):	2,100m ²
RACF COMMUNAL OPEN SPACE	
GROUND FLOOR:	1,486m ²
LEVEL 3 (ROOF TERRACE):	1,000m ²
TOTAL RACF COS:	2,486m ²
ILU COMMUNAL OPEN SPACE	
BASEMENT 1 (WELLNESS UNDERCROFT):	812m ²
GROUND FLOOR:	4,487m ²
TOTAL ILU COS:	5,299m ²
LANDSCAPE AREA	
TOTAL LANDSCAPE AREA:	12,939m ²

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C	27/08/2021	COUNCIL RF1 SUBMISSION	MH

LANDSCAPE AREA

COMMUNAL OPEN SPACE (RACF)

COMMUNAL OPEN SPACE (ILU)

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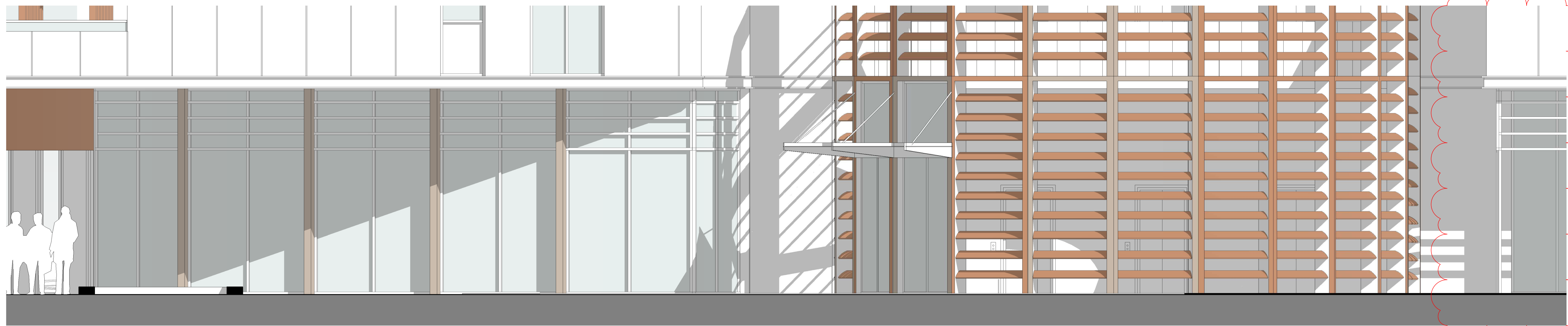
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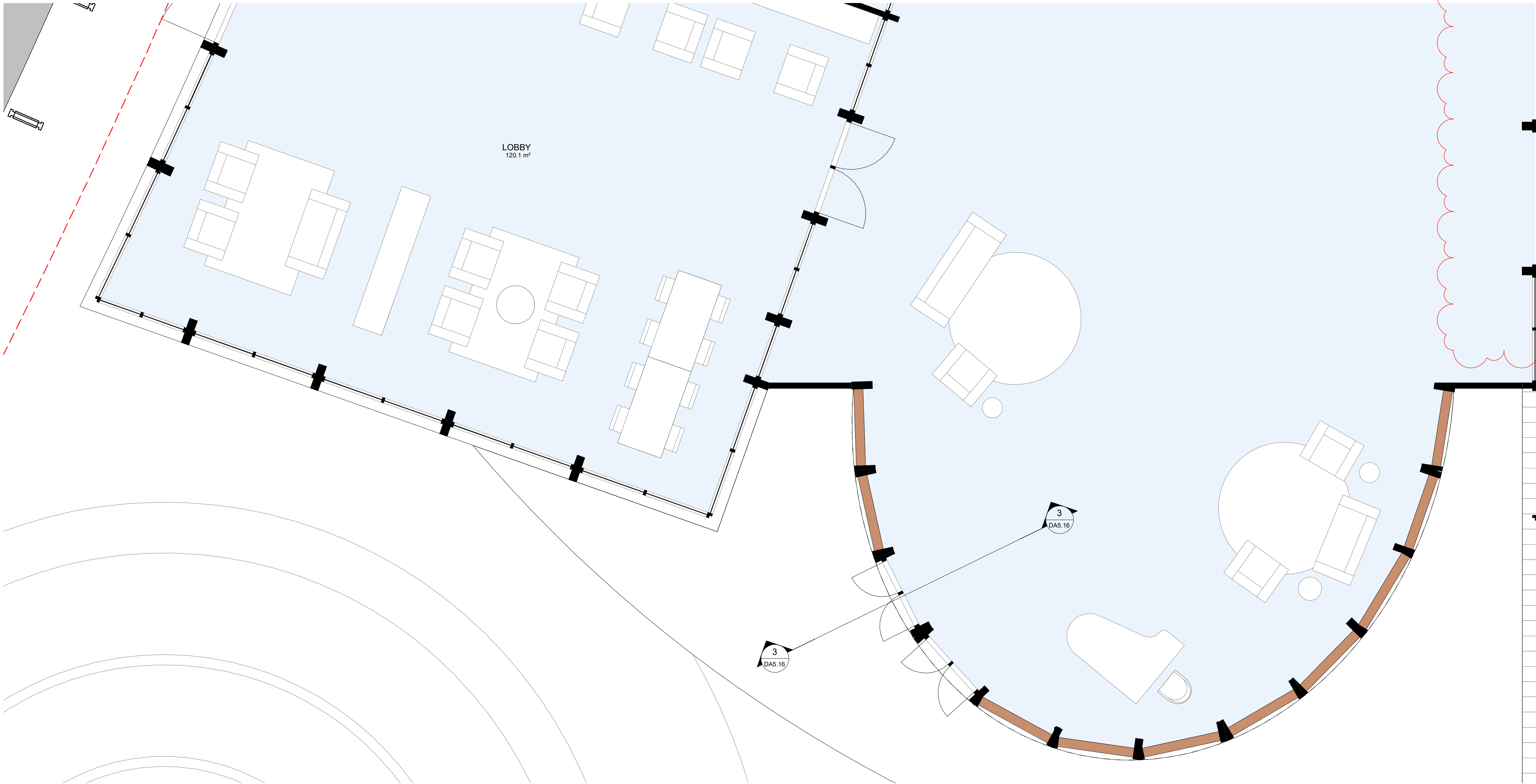
PROJECT
POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143

DRAWING TITLE
COMMUNAL OPEN SPACE

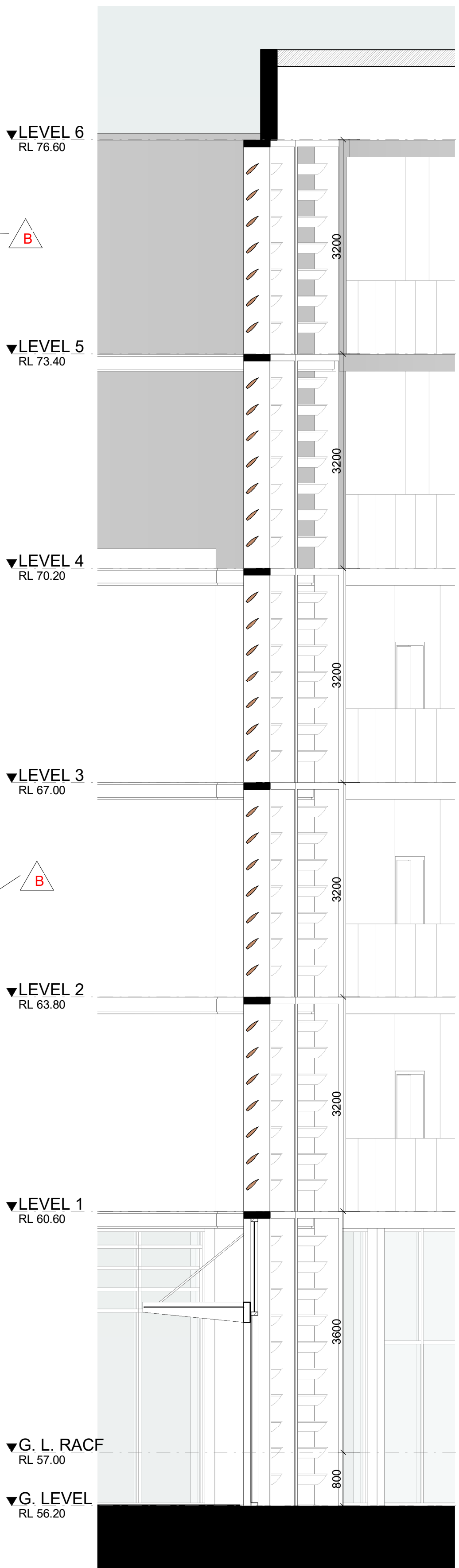
SCALE 1 : 300 @A1 1 : 600 @A3	DATE 05/03/2021	DRAWN IC	CHECKED EB
JOB 19128	DRAWING DA5.15	REVISION C	



1 BUILDING E ENTRY - ELEVATION 1_50
- 1 : 50

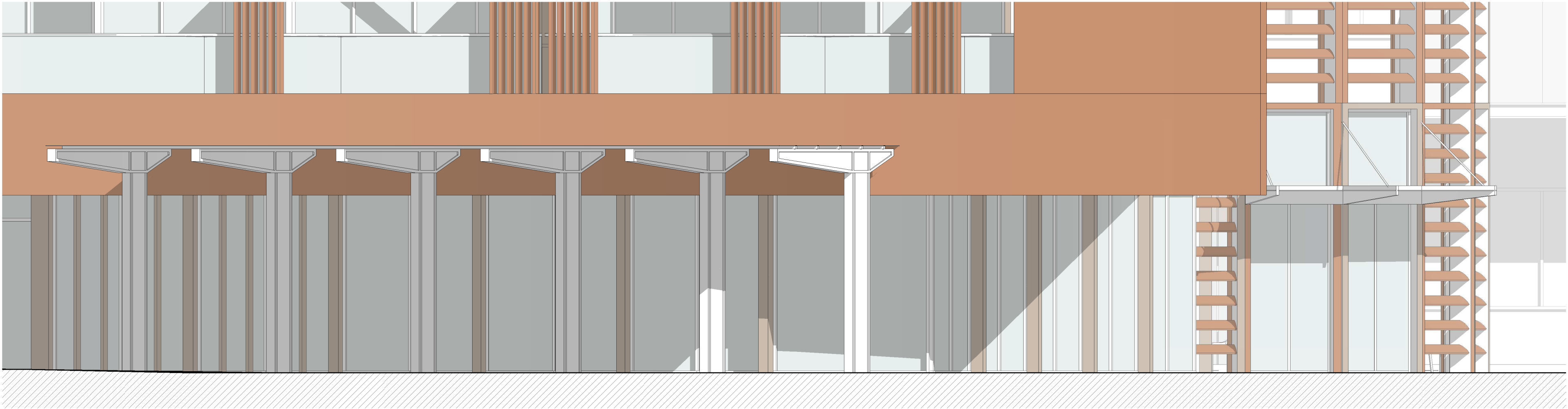


2 GROUND LEVEL 1_50
- 1 : 50

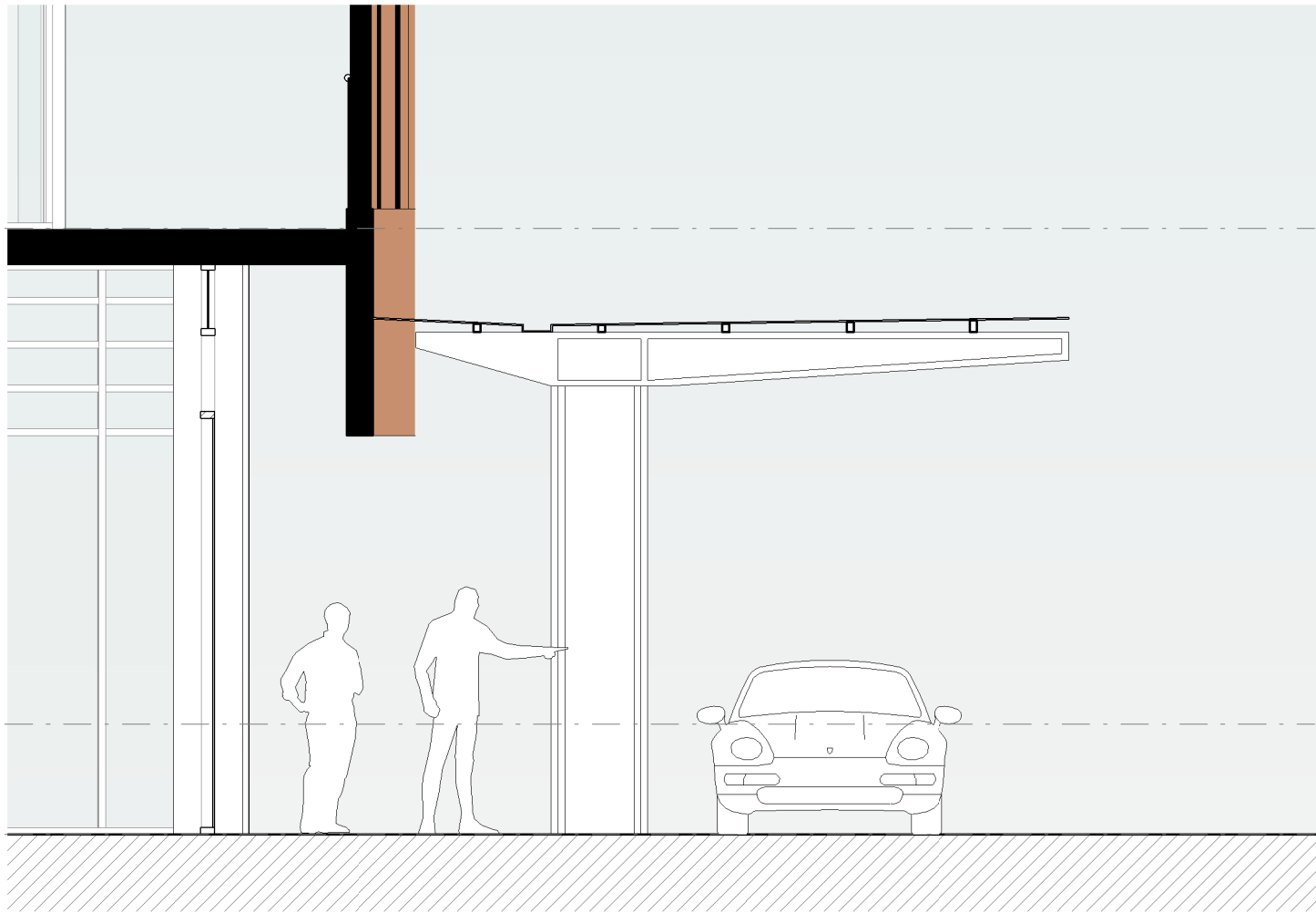


3 BUILDING E ENTRY SECTION
- 1 : 50

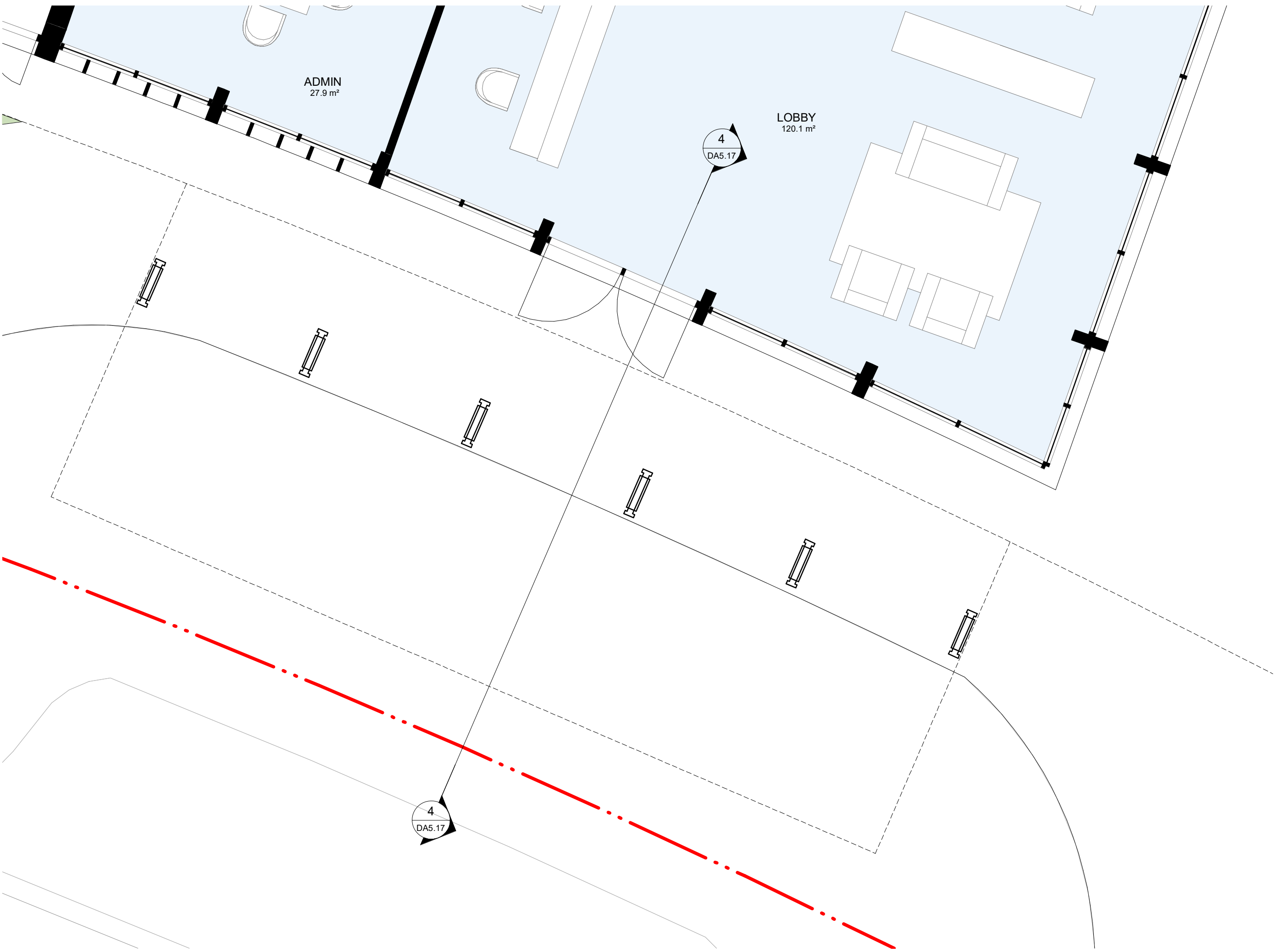
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	A	27/08/2021	COUNCIL RFI SUBMISSION	MH		PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE 1 : 50 @A1	DATE 05/03/2021	DRAWN MDH	CHECKED EB	
	B	28/09/2021	COUNCIL RFI SUBMISSION	GB			JOB 19128	DRAWING DA5.16	REVISION B		



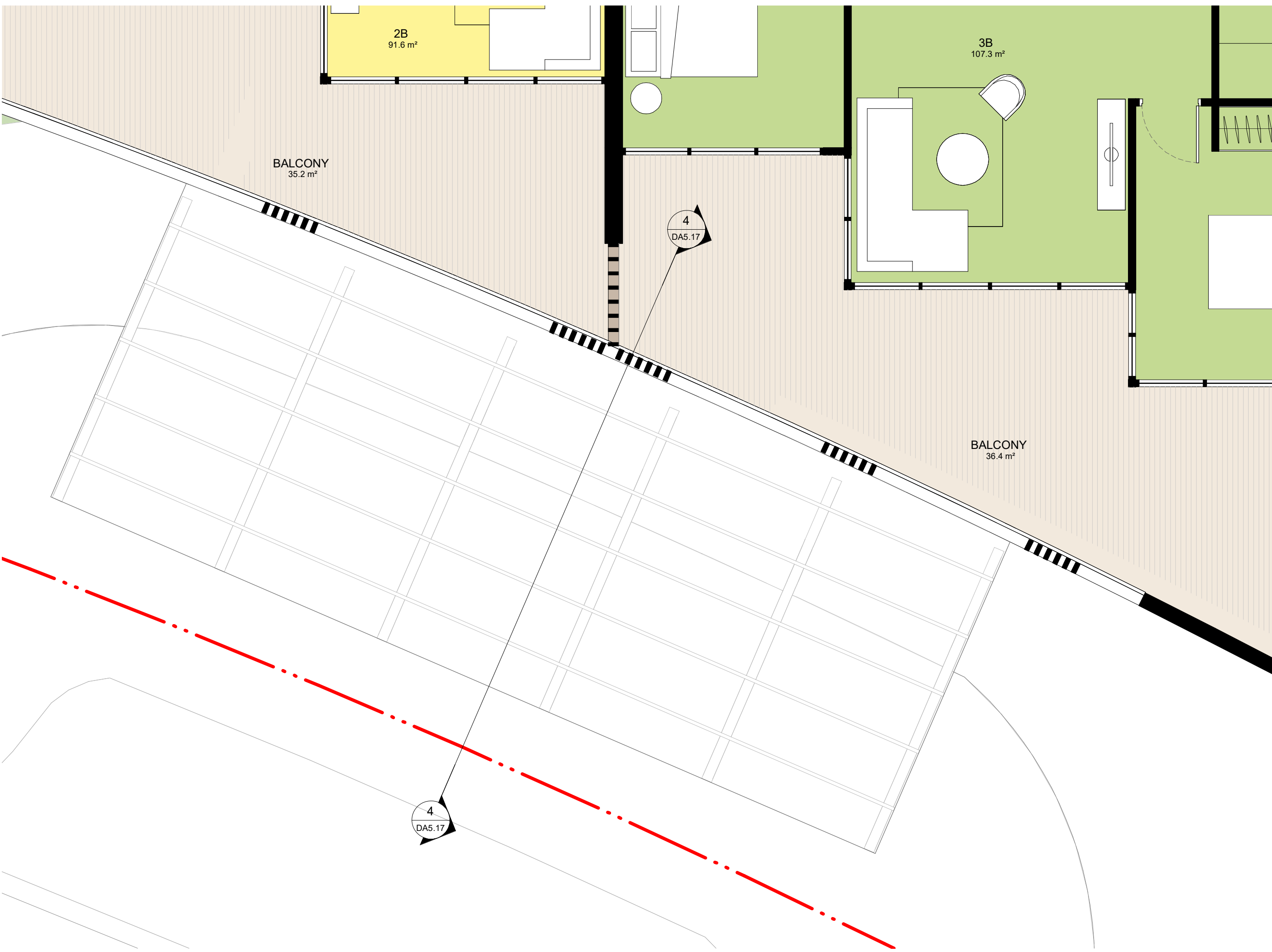
3 BUILDING E LOBBY ENTRY - ELEVATION 1_50
DA2.03 1 : 50



4 BUILDING E LOBBY ENTRY SECTION
DA5.17 1 : 50

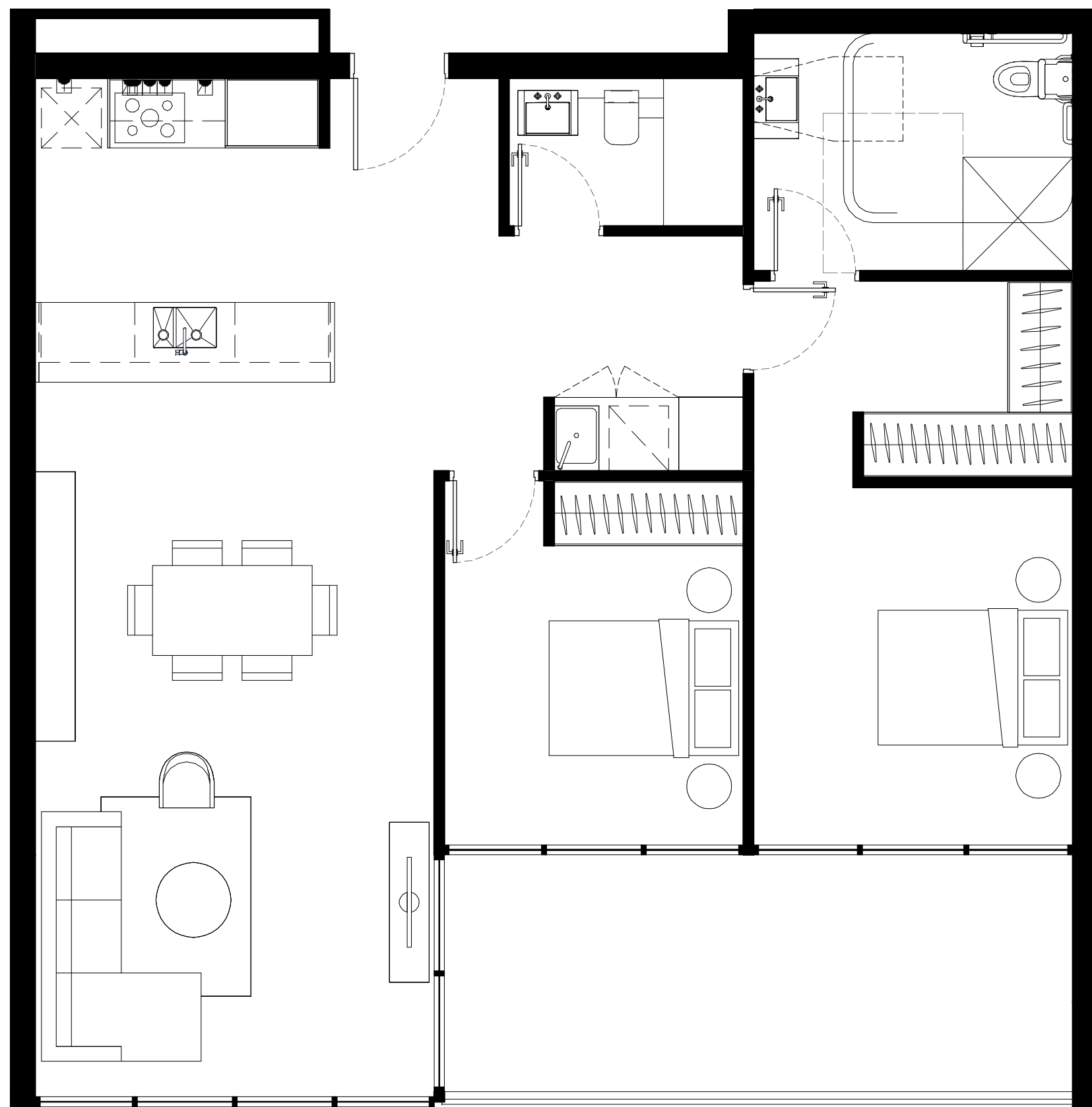


1 GROUND LEVEL 1_50_LOBBY ENTRY
DA3.01 1 : 50

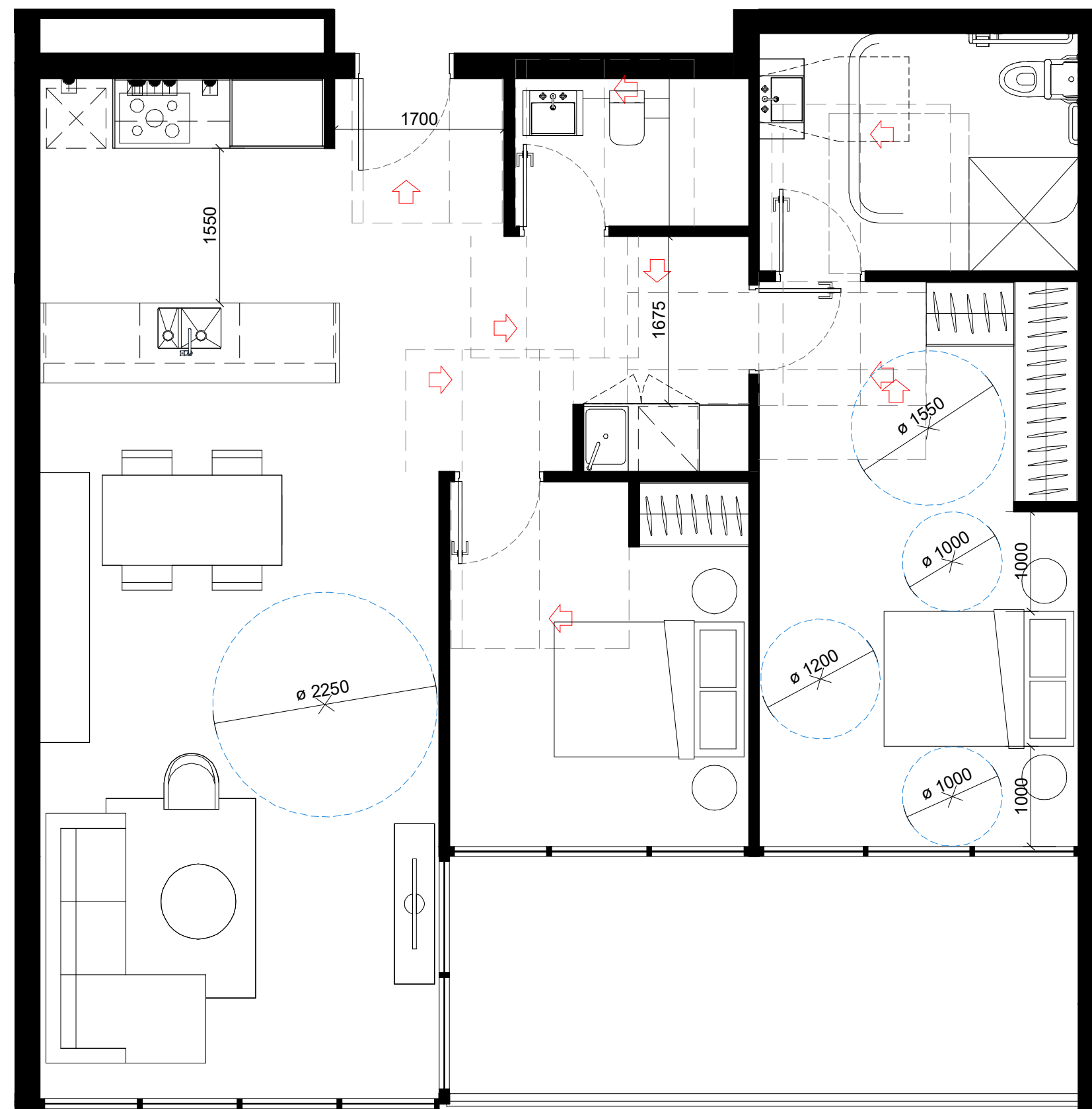


2 LEVEL 1 1_50_LOBBY ENTRY
DA3.01 1 : 50

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	A	27/08/2021	COUNCIL RFI SUBMISSION	MH		PROJECT	POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143			SCALE 1 : 50 @A1	DATE 05/03/2021	DRAWN Author	CHECKED Checker
						JOB	19128			DRAWING	DA5.17		
												REVISION	A

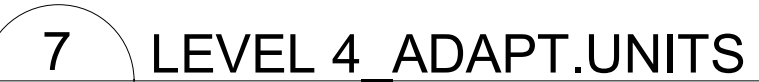
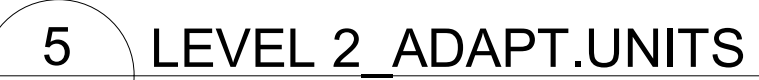
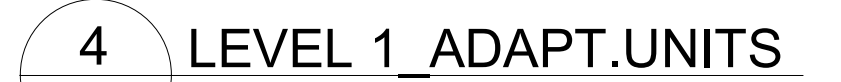


1 TYPE A_2B - PRE ADAPTATION
DA3.01 1 : 50



2 TYPE A_2B - POST ADAPTATION
DA3.01 1 : 50

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	REVISION	DATE	DESCRIPTION	BY																								
	A	16/10/2020	ISSUE FOR REVIEW	IC																								
	B	11/12/2020	DA SUBMISSION PACKAGE FOR FINAL REPORTS	MH																								
C	27/08/2021	COUNCIL RFI SUBMISSION	MH																									
PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143			SCALE 1 : 50 @A1 1 : 100 @A3		DATE 05/03/2021	DRAWN MDH	CHECKED EB																					
0 0.5 1 2			JOB 19128		DRAWING DA6.01		REVISION C																					



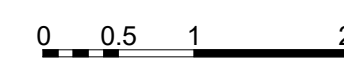
 ADAPTABLE UNIT TYPE A

 ADAPTABLE UNIT TYPE B

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PROJECT
POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143

SCALE 1:50 @A1 1:100 @A3	DATE 05/03/2021	DRAWN MDH	CHECKED EB
JOB 19128	DRAWING DA6.02		REVISION C

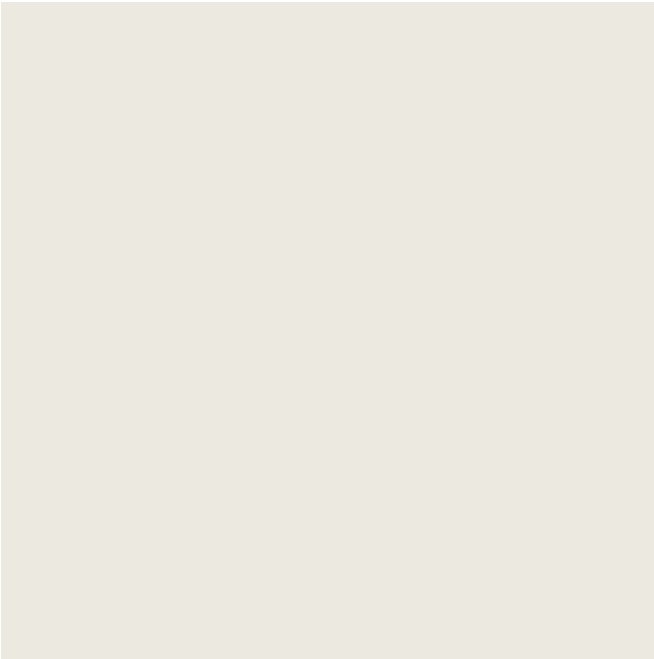


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	PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143			SCALE NTS	DATE 05/03/2021	DRAWN Author	CHECKED Checker																	
			JOB 19128	DRAWING DA7.1	REVISION B																			

PF01

PAINT FINISH - TYPE 1

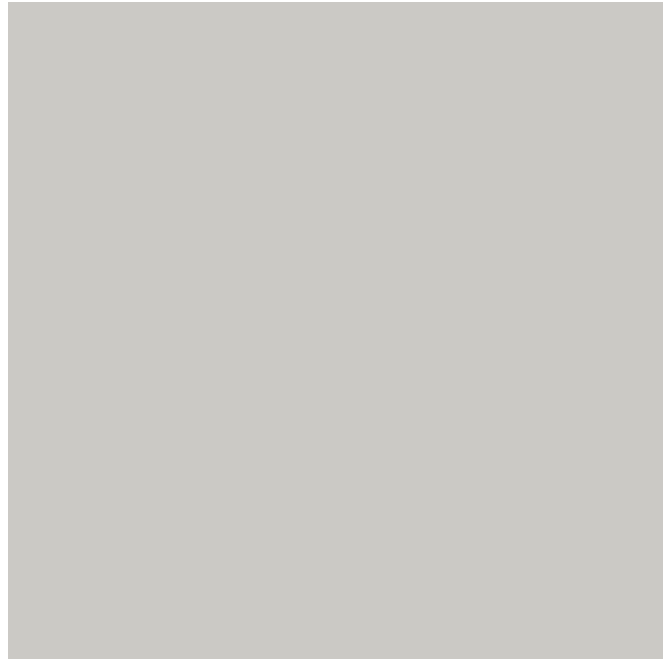
PAINT FINISH.
COLOUR: WHITE / OFF WHITE



PF02

PAINT FINISH - TYPE 2

PAINT FINISH.
COLOUR: GREY



PF03

PAINT FINISH - TYPE 3

PAINT FINISH.
COLOUR: CHARCOAL BLACK



PF04

PAINT FINISH - TYPE 4

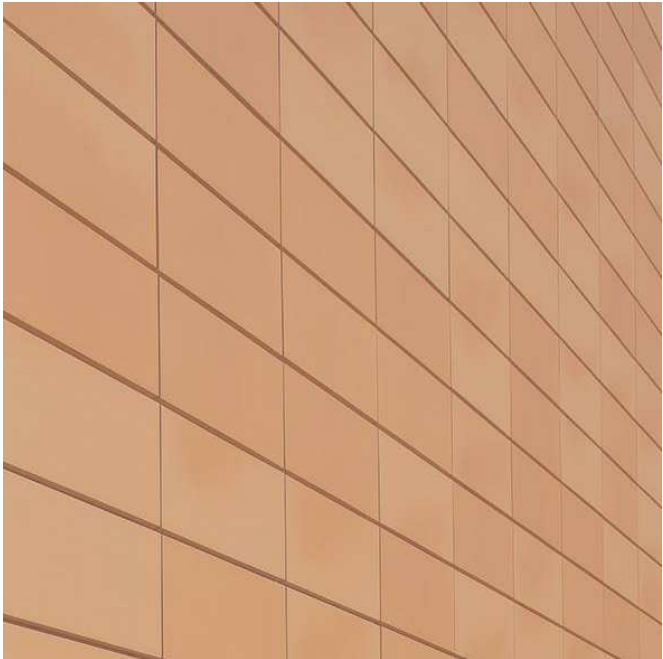
PAINT FINISH.
COLOUR: TERRACOTTA
(TO MATCH TERRACOTTA FACADE SYSTEM)



CL01

CLADDING

TERRACOTTA FACADE SYSTEM



L01

LOUVRE - TYPE 1

TERRACOTTA LOUVRE
COLOUR: TERRACOTTA TO MATCH CL01



MT01

PREFINISHED METAL - TYPE 1

EXPRESSED PFC TO SLAB EDGE.
COLOUR: CHARCOAL BLACK (TO MATCH PF03)



CL02

PRECAST CONCRETE PANEL

PRECAST CONCRETE PANEL (TO MATCH PF02)



L02

LOUVRE - TYPE 2

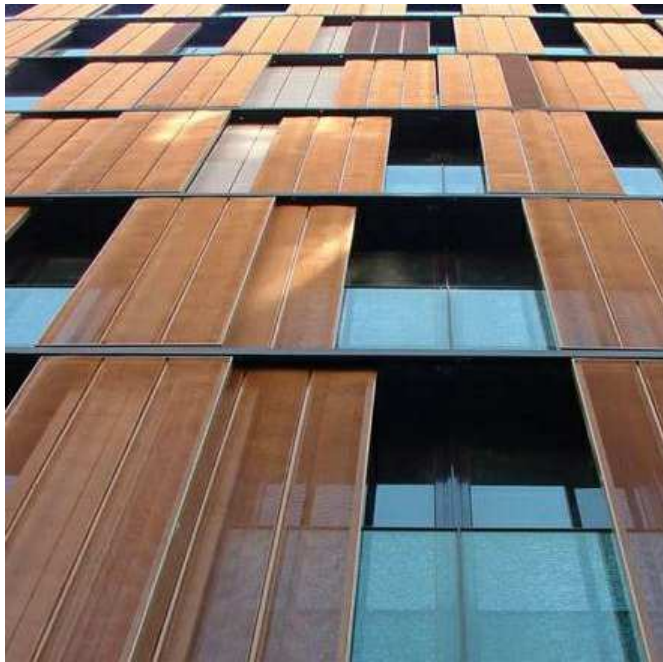
METAL LOUVRE
COLOUR: GREY (TO MATCH PF02)



SC01

SCREENING - TYPE 1

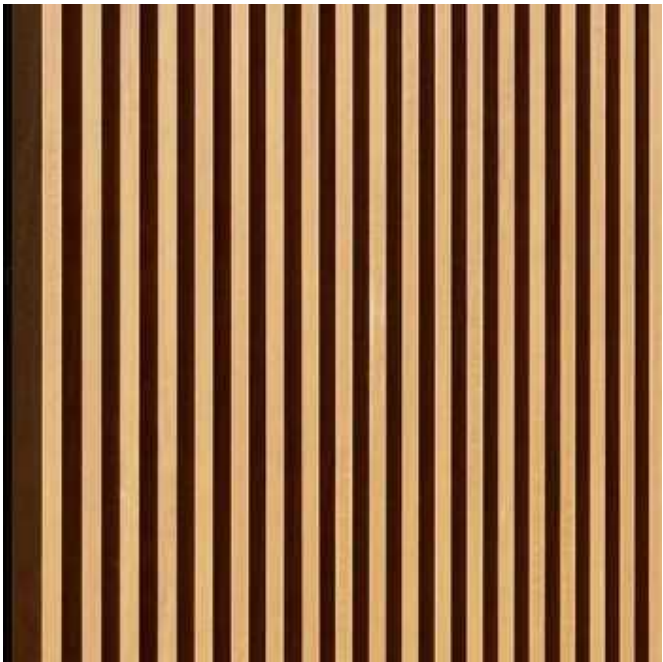
PERFORATED METAL SCREENS
COLOUR: MID BRONZE (TO COMPLIMENT
TERRACOTTA FACADE SYSTEM AND PF04)



SC02

SCREENING - TYPE 2

FIXED VERTICAL METAL LOUVRES / BATTENS
COLOUR: MID BRONZE (TO COMPLIMENT
TERRACOTTA FACADE SYSTEM AND PF04)



SC03

SCREENING - TYPE 3

FIXED VERTICAL METAL LOUVRES / BATTENS
COLOUR: MID BRONZE (TO COMPLIMENT
TERRACOTTA FACADE SYSTEM / PF04 OR
TIMBER 'LOOK' ALUMINIUM



GL01

WINDOWS

CLEAR / TONED GLAZING, ALUMINIUM FRAME
FRAME COLOUR: CHARCOAL BLACK
(TO MATCH MT01)



BL01

BALUSTRADE - TYPE 1

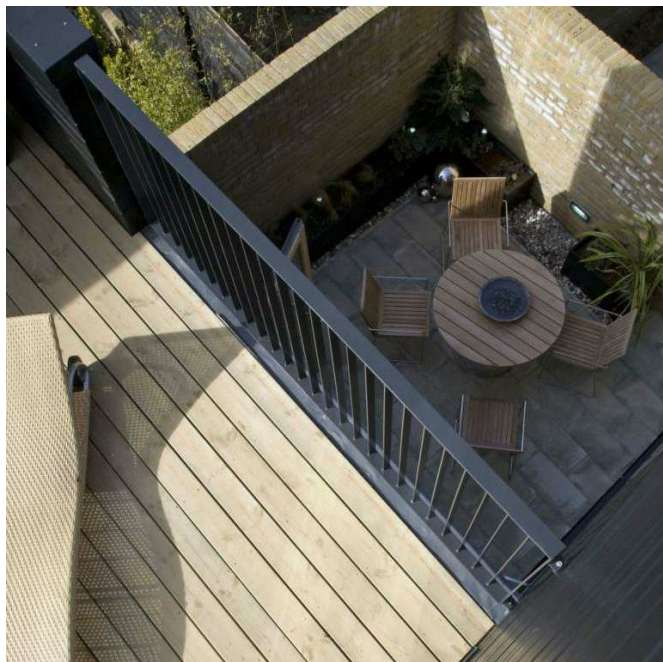
FRAMELESS GLASS WITH STAINLESS STEEL
FITTINGS AND SUPPORTS



BL02

BALUSTRADE - TYPE 2

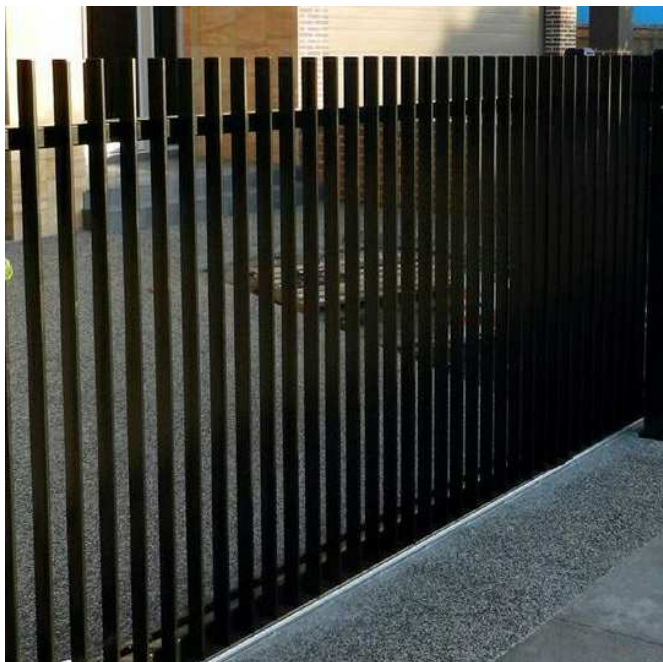
METAL VERTICAL BALUSTER BALUSTRADE.
COLOUR: DARK GREY (TO MATCH PF03)



BL03

BALUSTRADE - TYPE 3

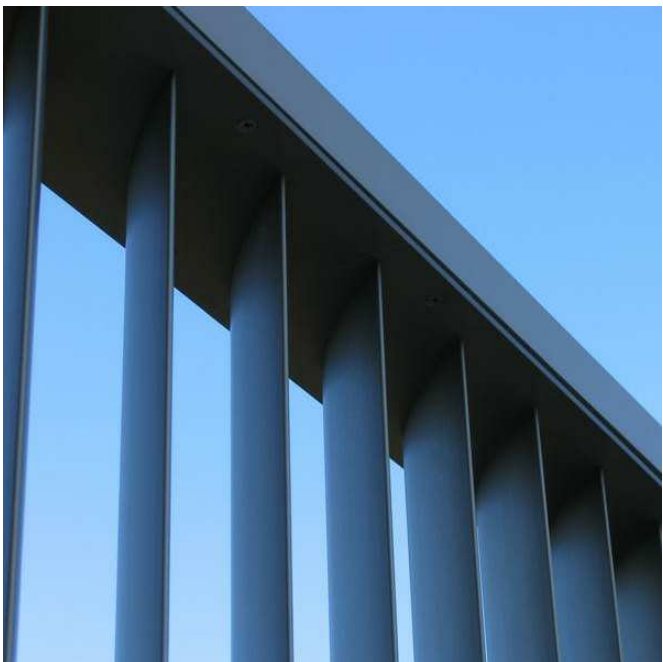
METAL HIGH POST FENCE
COLOUR: DARK GREY (TO MATCH PF03)



SC04

SCREENING - TYPE 4

FIXED VERTICAL METAL LOUVRES
COLOUR: DARK GREY OR TERRACOTTA
COLOUR / PF04



AW01

AWNING

FIXED HORIZONTAL METAL LOUVRES
COLOUR: DARK GREY (TO MATCH MT01)





PF03 - PAINT FINISH TYPE 3
COLOUR: CHARCOAL BLACK

GL01 - WINDOWS
FRAME COLOUR: CHARCOAL BLACK

CL01 - CLADDING
TERRACOTTA FACADE SYSTEM

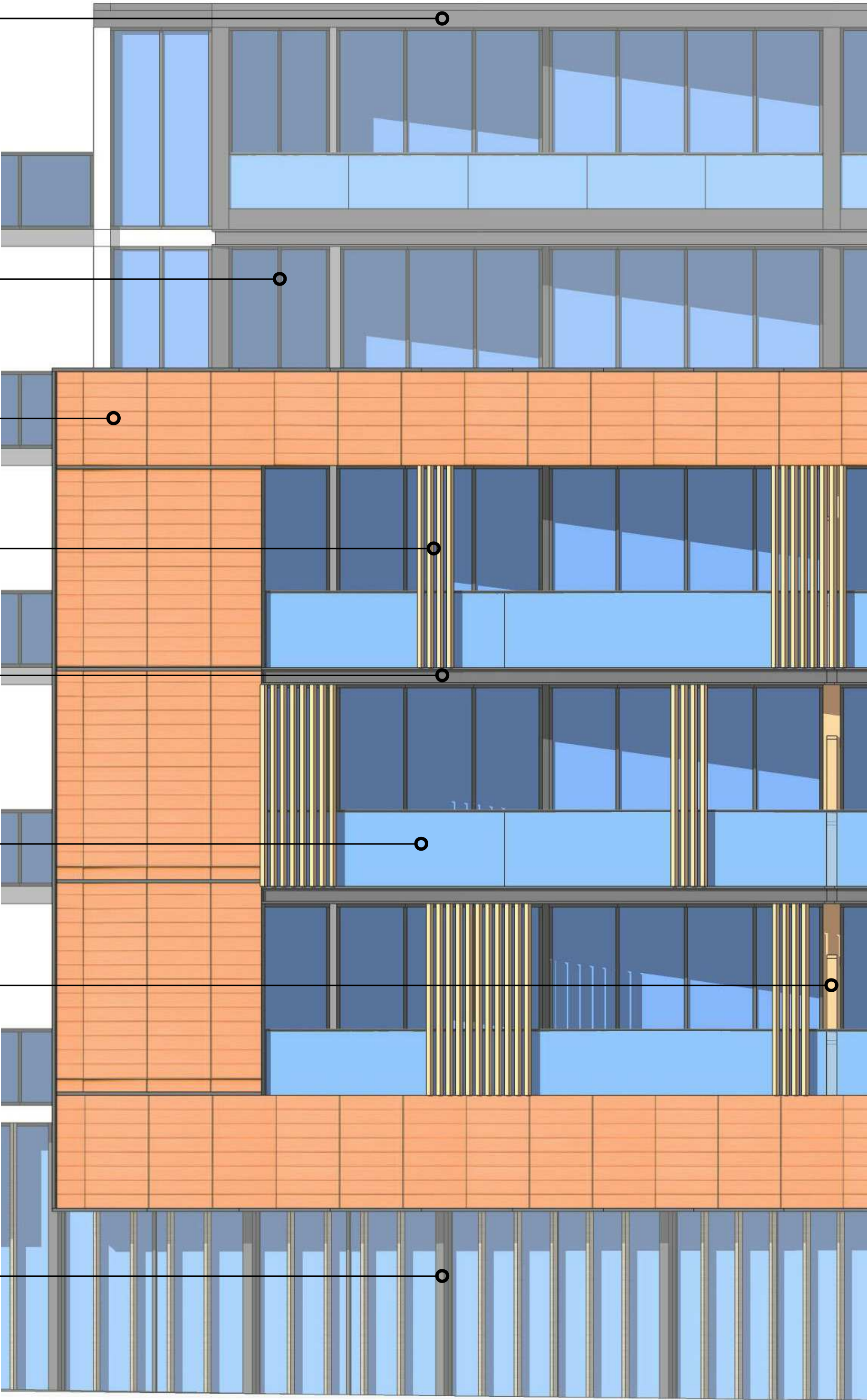
SC02 - SCREENING TYPE 2
COLOUR: MID BRONZE

MT01 - PREFINISHED METAL TYPE 1
COLOUR: CHARCOAL BLACK

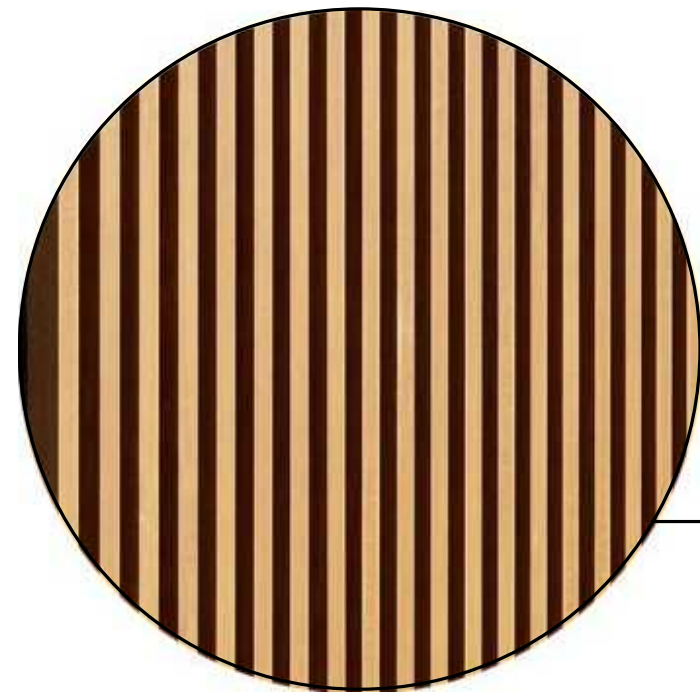
BL01 - BALUSTRADE TYPE 1
FRAMELESS GLASS WITH STAINLESS STEEL FITTINGS

PF04 - PAINT FINISH TYPE 4
COLOUR: TERRACOTTA

SC03 - SCREENING TYPE 3
COLOUR: TIMBER / TIMBER 'LOOK' ALUMINIUM



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	A	27/08/2021	COUNCIL RFI SUBMISSION	MH				PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143				SCALE	DATE	DRAWN	CHECKED
								JOB 19128	DRAWING DA8.02	REVISION A					



SC02 - SCREENING TYPE 2
COLOUR: MID BRONZE



SC03 - SCREENING TYPE 3
COLOUR: TIMBER / TIMBER 'LOOK' ALUMINIUM



MT01 - PREFINISHED METAL TYPE 1
COLOUR: CHARCOAL BLACK



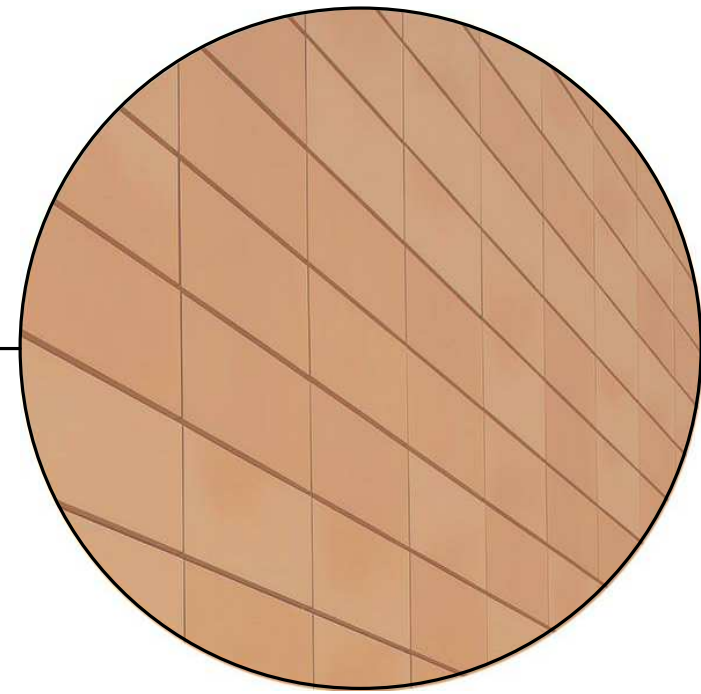
L02 - LOUVRE TYPE 2
COLOUR: GREY



BUILDING E - WEST ELEVATION



L01 - LOUVRE TYPE 1
COLOUR: TERRACOTTA



CL01 - CLADDING
TERRACOTTA FACADE SYSTEM



BL01 - BALUSTRADE TYPE 1
FRAMELESS GLASS WITH STAINLESS STEEL FITTINGS



GL01 - WINDOWS
FRAME COLOUR: CHARCOAL BLACK



BUILDING E - EAST ELEVATION

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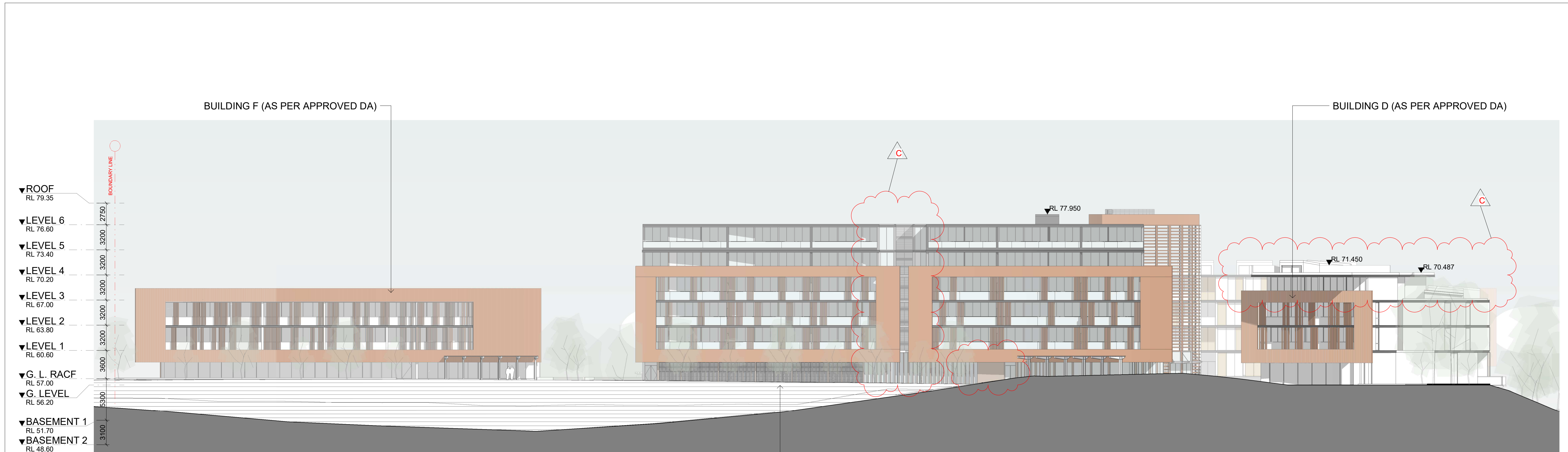
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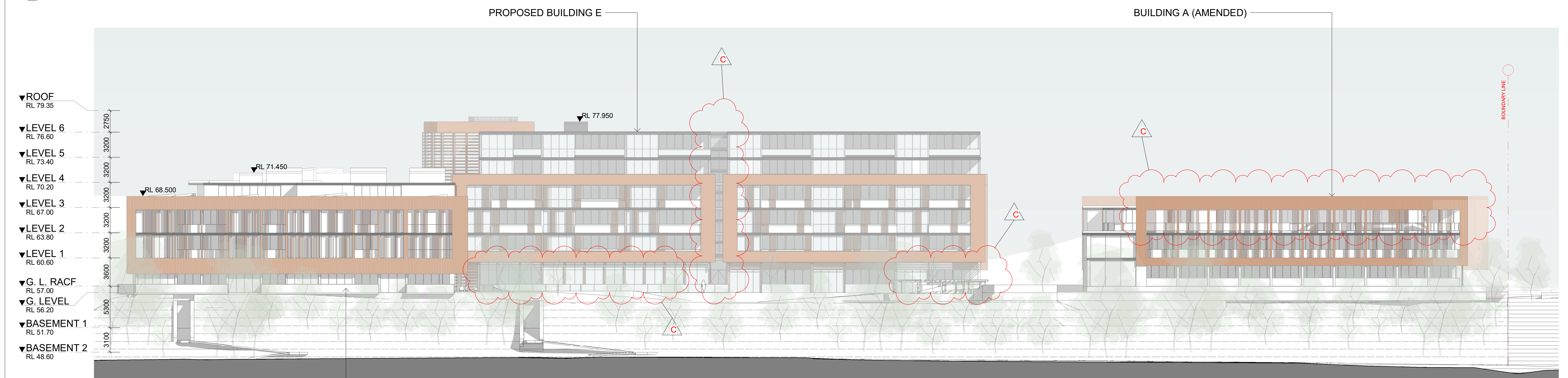
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PROJECT
**POTTS HILL SENIORS LIVING
10 NELSON SHORT STREET
POTTS HILL NSW 2143**

DRAWING TITLE			
EXTERNAL FINISHES SCHEDULE			
SCALE	DATE	DRAWN	CHECKED
	05/03/2021	GB	EB
JOB	DRAWING	REVISION	
19128	DA8.03	A	

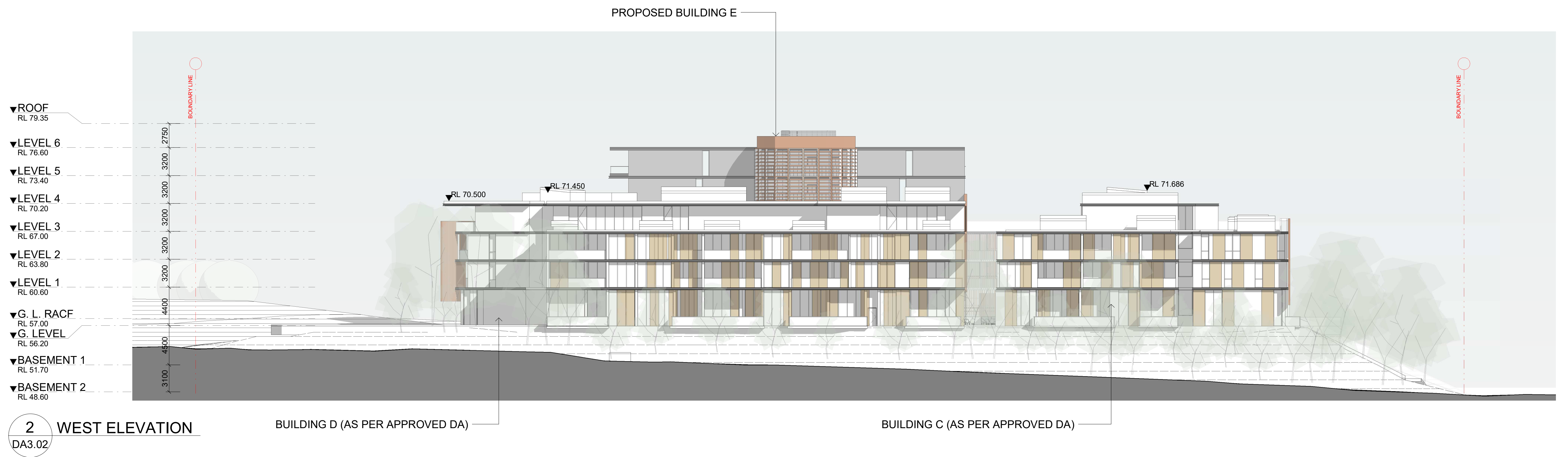
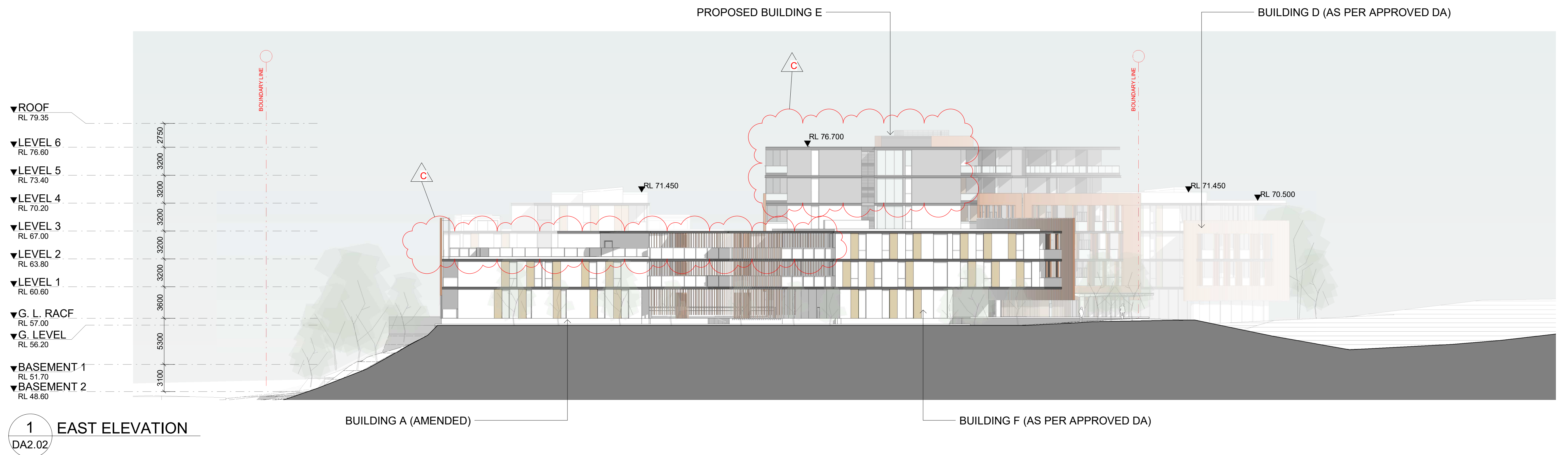


1 WEST ELEVATION
DA3.01



2 EAST ELEVATION
DA3.01

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	REVISION	DATE	DESCRIPTION	BY																			
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PROJECT POTTS HILL SENIORS LIVING 10 NELSON SHORT STREET POTTS HILL NSW 2143	SCALE 1 : 250 @A1 1:500 @A3	DATE 05/03/2021	DRAWN IC	CHECKED EB																			
	JOB 19128	DRAWING DA9.02	REVISION C																				



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