



ARCHITECTURAL DRAWING LIST		
SHEET NO.	SHEET NAME	REV.
DA-0-001	COVER SHEET	3
DA-0-100	SITE PLAN	4
DA-0-106	SITE ANALYSIS	3
DA-0-110	DEMOLITION PLAN	3
DA-0-501	STREETSCAPE ELEVATIONS	3
DA-0-502	STREETSCAPE ELEVATIONS	3
DA-0-701	3D PERSPECTIVES	3
DA-0-800	MATERIAL FINISHES (EXTERNAL)	3
DA-0-901	ANCILLARY STRUCTURES	3
DA-0-902	ANCILLARY STRUCTURES	3
DA-0-910	SHADOW DIAGRAMS	3
DA-0-911	AREA PLANS - BUILDING 2 (RACF)	3
DA-0-912	AREA PLANS - BUILDING 1 (ILL)	3
DA-0-913	AREA PLANS - BUILDING 3 (CHURCH + HALL)	3
DA-0-950	BUILDING HEIGHTS (ELEVATIONS)	3
DA-0-951	BUILDING HEIGHTS (ELEVATIONS)	3
DA-0-952	BUILDING HEIGHTS (SECTIONS)	3
DA-0-990	SOLAR ACCESS / VENTILATION PLAN - WINTER SOLSTICE 21 JUNE	3
DA-1-202	BUILDING 1 - BASEMENT 01 FLOOR PLAN	3
DA-1-203	BUILDING 1 - GROUND FLOOR PLAN	3
DA-1-204	BUILDING 1 - LEVEL 01 FLOOR PLAN	3
DA-1-205	BUILDING 1 - LEVEL 02 FLOOR PLAN	3
DA-1-206	BUILDING 1 - LEVEL 03 FLOOR PLAN	3
DA-1-207	BUILDING 1 - ROOF PLAN	3
DA-1-501	BUILDING 1 - BUILDING ELEVATIONS	3
DA-1-601	BUILDING 2 - BUILDING SECTIONS	3
DA-2-201	BUILDING 2 - BASEMENT 02 FLOOR PLAN	3
DA-2-202	BUILDING 2 - BASEMENT 01 FLOOR PLAN	3
DA-2-203	BUILDING 2 - GROUND FLOOR PLAN	3
DA-2-204	BUILDING 2 - LEVEL 01 FLOOR PLAN	3
DA-2-205	BUILDING 2 - LEVEL 02 FLOOR PLAN	3
DA-2-206	BUILDING 2 - ROOF PLAN	3
DA-2-350	BUILDING 2 - UNIT PLANS	1
DA-2-351	BUILDING 2 - UNIT PLANS	1
DA-2-352	BUILDING 2 - UNIT PLANS	1
DA-2-353	BUILDING 2 - UNIT PLANS	1
DA-2-501	BUILDING 2 - BUILDING ELEVATIONS	3
DA-2-601	BUILDING 2 - BUILDING SECTIONS	3
DA-4-201	EXISTING CHURCH + HALL - BASEMENT FLOOR PLAN	2
DA-4-202	EXISTING CHURCH + HALL - OFFICE / GROUND FLOOR	2
DA-4-203	EXISTING CHURCH + HALL - LEVEL 1	2
DA-4-501	EXISTING CHURCH + HALL - ELEVATIONS	2
DA-4-502	EXISTING CHURCH + HALL - ELEVATIONS	2
DA-4-601	EXISTING CHURCH + HALL - SECTIONS	2

PROPOSED AGED CARE DEVELOPMENT

7-13 BELLEVUE ROAD FIGTREE NSW 2525



LOCALITY PLAN - 7-13 BELLEVUE ROAD FIGTREE NSW 2525
Scale: NTS

FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 000 756 120 and are not to be used or copied without their permission.

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client

 ADRIA CARE

 AMC ARCHITECTURE+

Unit 2 8-10 Hobart Place
Canberra City ACT 2600
02 6257 3222
AMCARCHITECTURE.COM.AU

Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

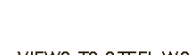
Drawing
COVER SHEET

Scale NTS @ A1	Project Number 1	Drawing No. DA-0-001
12/11/21	Drawn NS	Checked CP



BUILDING HEIGHTS

SITE BOUNDARY



VIEWS TO STEEL WO

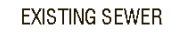
PREVAILING WINDOW



EXISTING TREE



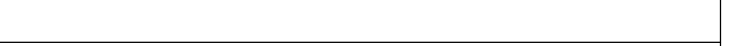
INTERFACE



EXISTING SEWER

endments

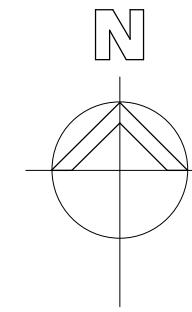
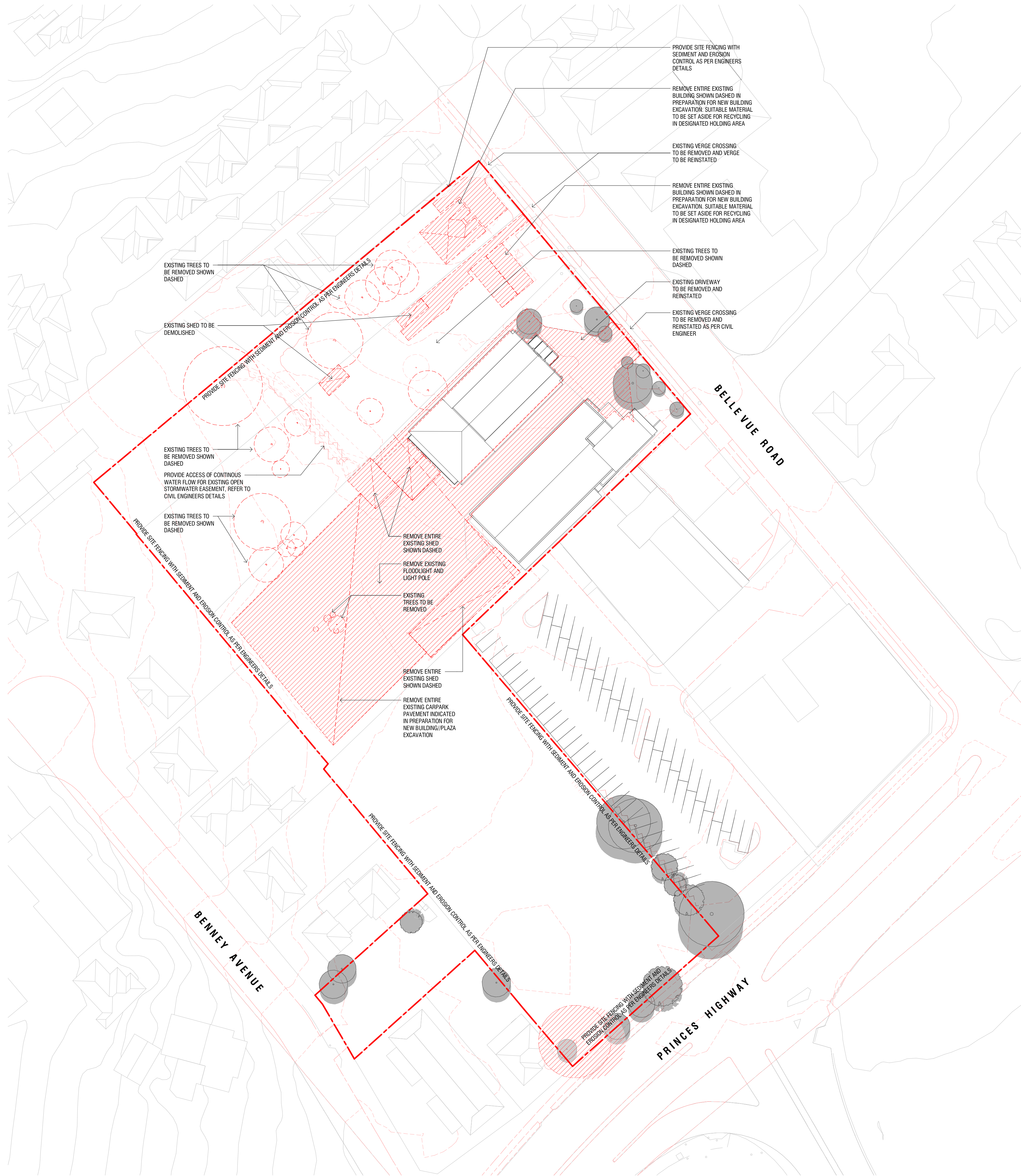
www.umich.edu



twing	
-------	--

Male	Deepti K. Murthy	Deepti K. Murthy
------	------------------	------------------

Plot Date: 14/01/2022 5:06:41 PM



LEGEND

- BOUNDARY
- EXISTING STRUCTURE + DRIVEWAY TO BE DEMOLISHED
- SEWER EASEMENT
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

REFER TO CIVIL DOCUMENTATION FOR EROSION AND SEDIMENT CONTROL LOCATION AND SPECIFICATIONS

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



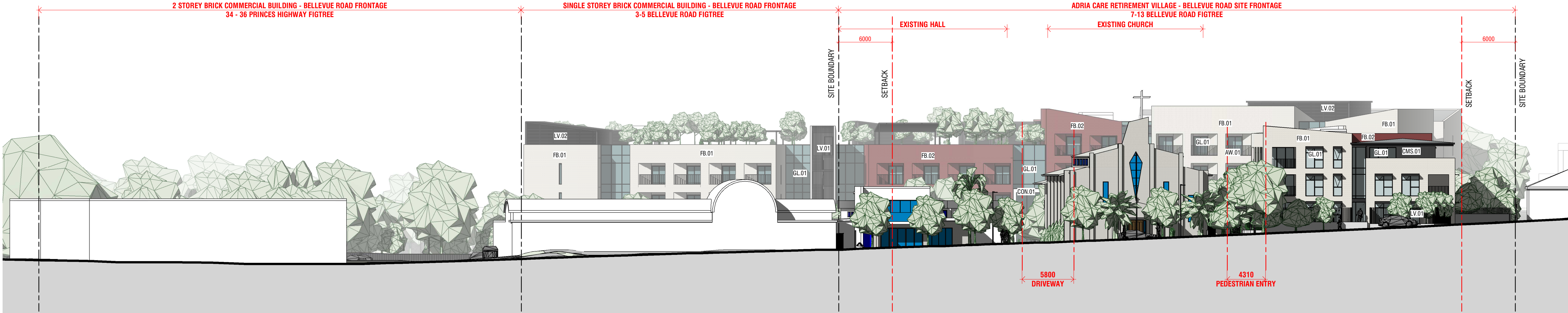
Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
DEMOLITION PLAN

Scale As indicated @ A1	Project Number 1	Drawing No. DA-0-110
12/11/21	Drawn DC	Checked CP

FOR DA APPROVAL



1 BELLEVUE STREET ELEVATION
Scale: 1 : 250



2 BENNEY STREET ELEVATION
Scale: 1 : 250

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 002 759 120 and are not to be used or copied without their permission.

EXTERNAL FINISHES

- FB.01 FACE BRICK MOORADA, BIANCO
- FB.02 FACE BRICK HAWTHORN, RED
- AW.01 ALUMINIUM WINDOW FRAME, MONUMENT
- GL.01 CLEAR DOUBLE GLAZING
- CMS.01 LYSAGHT DOMINION CLADDING, MONUMENT
- CMS.02 EAVES STRYUM ALUMINIUM CLADDING, MONUMENT
- CMS.03 LYSAGHT KLIPLOCK 700, SHALE GREY
- LV.01 VERTICAL ALUMINIUM BATTENS, MONUMENT
- LV.02 HORIZONTAL ALUMINIUM BATTENS, MONUMENT
- BAL.01 ALUMINIUM BALUSTRADE, MONUMENT
- CON.01 PRECAST CONCRETE
- PV.01 LARGE FORMAT CONCRETE PAVER
- PV.02 AGGREGATE EXPOSED CONCRETE
- MM.01 METAL FRAMING, MONUMENT

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments



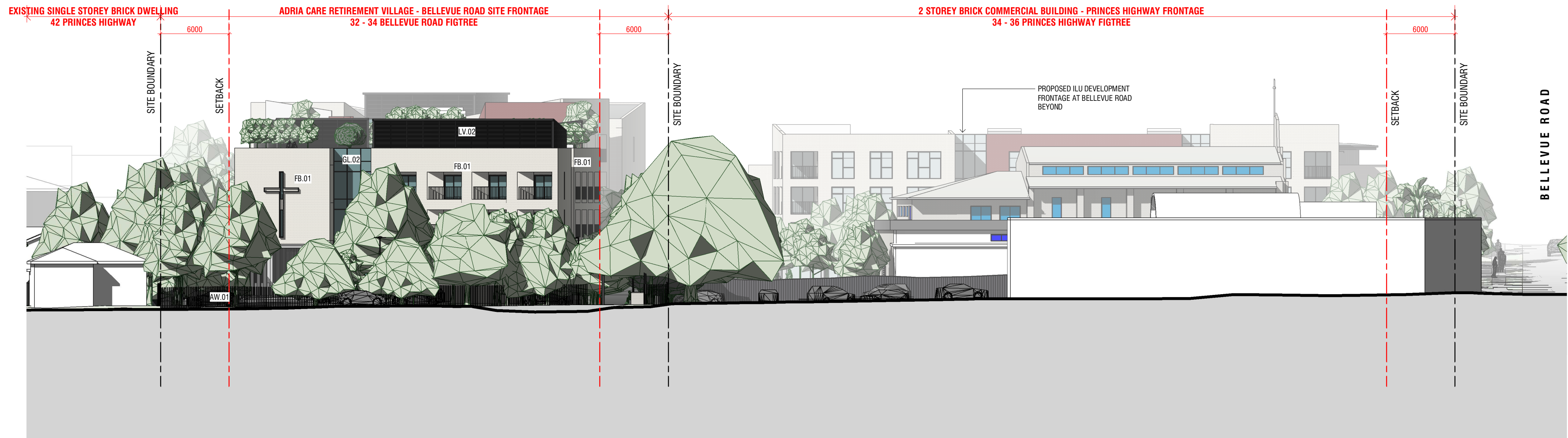
Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
STREETSCAPE ELEVATIONS

Scale As indicated @ A1	Project Number 1	Drawing No. DA-0-501
12/11/21	Drawn NS	Checked CP

FOR DA APPROVAL



1 PRINCES HIGHWAY ELEVATION
Scale: 1 : 250



2 NORTH WEST ELEVATION
Scale: 1 : 250

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. ACN 082 756 125 and are not to be used or copied without their permission.

EXTERNAL FINISHES

- FB.01 FACE BRICK MOORADA, BIANCO
- FB.02 FACE BRICK HAWTHORN, RED
- AW.01 ALUMINIUM WINDOW FRAME, MONUMENT
- GL.01 CLEAR DOUBLE GLAZING
- CMS.01 LYSAGHT DOMINION CLADDING, MONUMENT
- CMS.02 EAVES STRYUM ALUMINIUM CLADDING, MONUMENT
- CMS.03 LYSAGHT KLIPLOCK 700, SHALE GREY
- LV.01 VERTICAL ALUMINIUM BATTENS, MONUMENT
- LV.02 HORIZONTAL ALUMINIUM BATTENS, MONUMENT
- BAL.01 ALUMINIUM BALUSTRADE, MONUMENT
- CON.01 PRECAST CONCRETE
- PV.01 LARGE FORMAT CONCRETE PAVER
- PV.02 AGGREGATE EXPOSED CONCRETE
- MM.01 METAL FRAMING, MONUMENT

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

STREETSCAPE ELEVATIONS

Scale As indicated @ A1	Project Number 1	Drawing No. DA-0-502
12/11/21	Drawn NS	Checked CP

FOR DA APPROVAL



3D VIEW - AERIAL VIEW BELLEVUE ROAD
Scale: 1 : 1



3D VIEW - AERIAL VIEW PRINCES HIGHWAY
Scale: 1 : 1

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 000 756 133 and are not to be used or copied without their permission.

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
3D PERSPECTIVES

Scale 1 : 1 @ A1	Project Number 1	Drawing No. DA-0-701
12/11/21	Drawn NS Checked CP	

FOR DA APPROVAL



FINISHES SCHEDULE			
01	FB 01 - FACE BRICK PGH MORADA SPLITS (BIANCO)	02	LV 02 - HORIZONTAL ALUMINIUM BATTENS (MONUMENT)
03	CMS 01 - LYSAGHT DOMINION CLADDING (MONUMENT)	04	CMS 02 - EAVES STRYUM ALUMINIUM CLADDING (TASMANIAN OAK)
05	CMS 03 - ROOF LYSAGHT KLIPLOK 700 (SHALE GREY)	06	LV 01 - VERTICAL ALUMINIUM BATTENS (MONUMENT)
07	BAL 01 - ALUMINIUM BALUSTRADE (MONUMENT)	08	CON 01 - PRECAST CONCRETE
09	FB 02 - FACE BRICK AUSTRAL BRICKS 50 HAWTHORN (RED)	10	GL 01 - GLAZING CLEAR DOUBLE GLAZING
11	MS 01 - METAL SUNSCREENS (MONUMENT)		
12	MF 01 - METAL FASCIA (MONUMENT)		
13	MM 01 - MISC METALWORKS (MONUMENT)		
14	AW 01 - ALUMINIUM WINDOW FRAME (MONUMENT)		

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 000 700 130 and are not to be used or copied without their permission.

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Client

 ADRIA CARE

 AMC
ARCHITECTURE+

Unit 2 8-10 Hobart Place
Canberra City ACT 2600
02 6257 3222
AMCARCHITECTURE.COM.AU

Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
MATERIAL FINISHES (EXTERNAL)

Scale 1 : 1 @ A1	Project Number 1	Drawing No. DA-0-800
12/11/21	Drawn NS	Checked CP

FOR DA APPROVAL

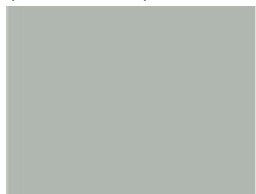


FINISHES SCHEDULE

- 01 FB.01 - FACE BRICK
PGH MORADA SPLITS (BIANCO)



- 05 CMS.03 - ROOF
LYSAGHT KLIPOK 700
(SHALE GREY)



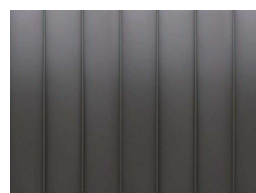
- 02 AW.01 - ALUMINIUM WINDOW
FRAME (MONUMENT)



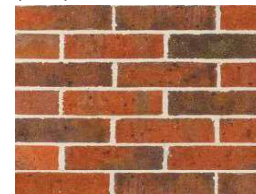
- 08 CON.01 - PRECAST CONCRETE



- 03 CMS.01 - LYSAGHT DOMINION
CLADDING (MONUMENT)



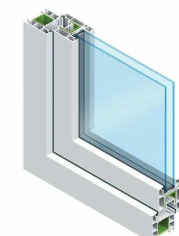
- 09 FB.02 - FACE BRICK
AUSTRAL BRICKS 50 HAWTHORN
(RED)



- 04 CMS.02 - EAVES
STRYUM ALUMINIUM
CLADDING (TASMANIAN OAK)



- 10 GL.01 - GLAZING
CLEAR DOUBLE GLAZING



- 14 LV.02 - HORIZONTAL ALUMINIUM
BATTENS (MONUMENT)

- 13 MM.01 - MISC METALWORKS
(MONUMENT)

- 12 MF.01 - METAL FASCIA
(MONUMENT)

- 11 MS.01 - METAL SUNSCREENS
(MONUMENT)

- 07 BAL.01 - ALUMINIUM BALUSTRADE
(MONUMENT)

- 06 LV.01 - VERTICAL ALUMINIUM
BATTENS (MONUMENT)

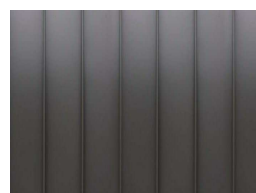
- 02 AW.01 - ALUMINIUM WINDOW
FRAME (MONUMENT)



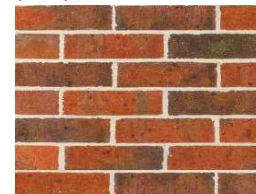
- 08 CON.01 - PRECAST CONCRETE



- 03 CMS.01 - LYSAGHT DOMINION
CLADDING (MONUMENT)



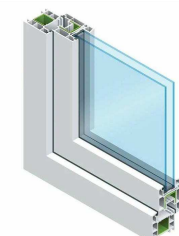
- 09 FB.02 - FACE BRICK
AUSTRAL BRICKS 50 HAWTHORN
(RED)



- 04 CMS.02 - EAVES
STRYUM ALUMINIUM
CLADDING (TASMANIAN OAK)



- 10 GL.01 - GLAZING
CLEAR DOUBLE GLAZING



- 14 LV.02 - HORIZONTAL ALUMINIUM
BATTENS (MONUMENT)

- 13 MM.01 - MISC METALWORKS
(MONUMENT)

- 12 MF.01 - METAL FASCIA
(MONUMENT)

- 11 MS.01 - METAL SUNSCREENS
(MONUMENT)

- 07 BAL.01 - ALUMINIUM BALUSTRADE
(MONUMENT)

- 06 LV.01 - VERTICAL ALUMINIUM
BATTENS (MONUMENT)

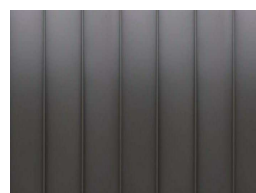
- 02 AW.01 - ALUMINIUM WINDOW
FRAME (MONUMENT)



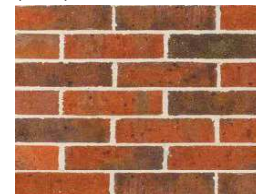
- 08 CON.01 - PRECAST CONCRETE



- 03 CMS.01 - LYSAGHT DOMINION
CLADDING (MONUMENT)



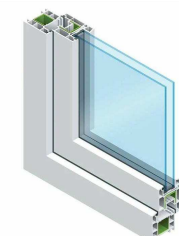
- 09 FB.02 - FACE BRICK
AUSTRAL BRICKS 50 HAWTHORN
(RED)



- 04 CMS.02 - EAVES
STRYUM ALUMINIUM
CLADDING (TASMANIAN OAK)



- 10 GL.01 - GLAZING
CLEAR DOUBLE GLAZING



1 ISSUED FOR DA 14.01.2022

Amendments

Client



Project
**PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525**

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

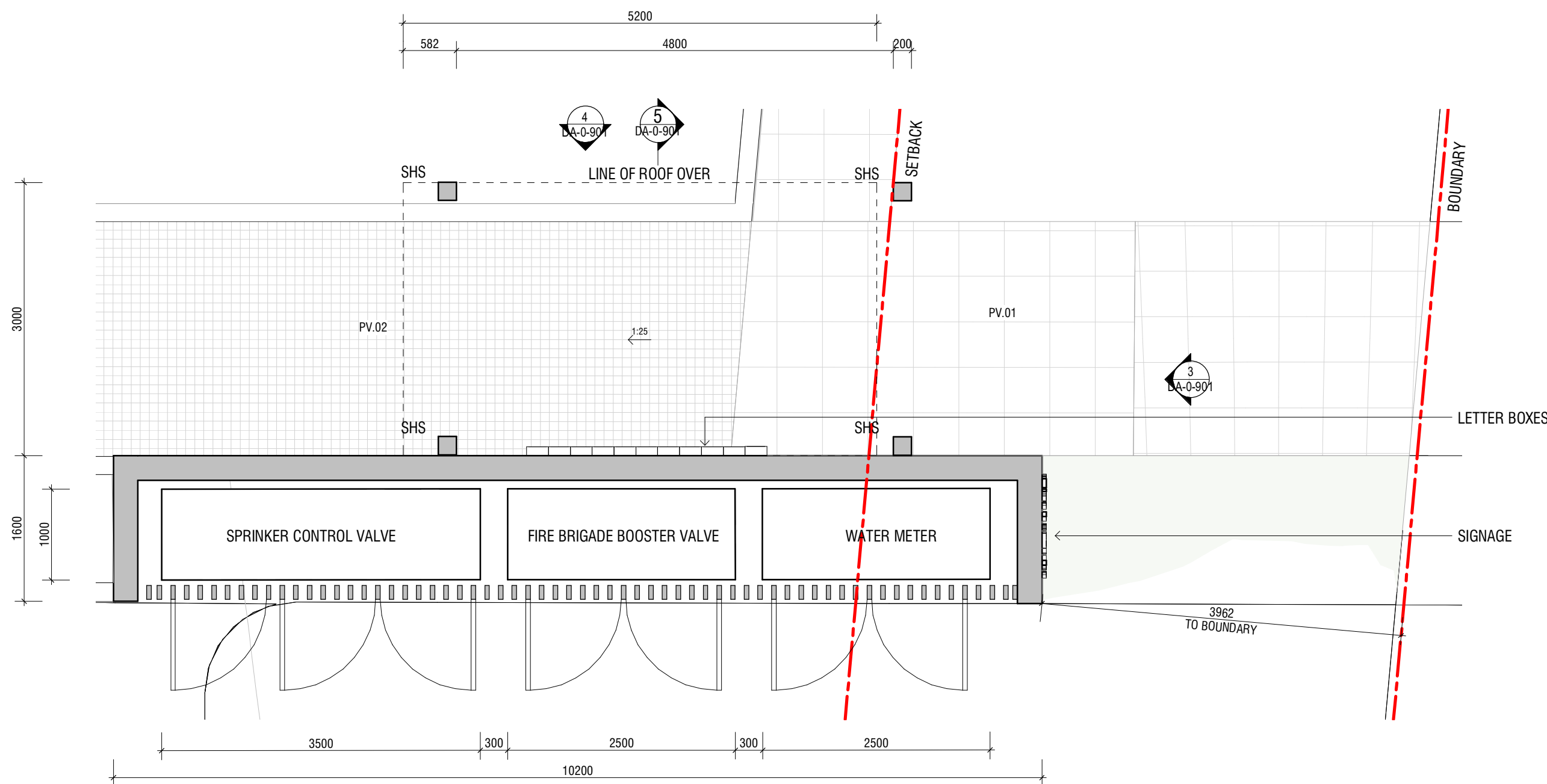
Drawing
MATERIAL FINISHES ILU (EXTERNAL)

Scale 1 : 1 @ A1	Project Number 1	Drawing No. DA-0-801
12/20/21	Drawn Author	Checked Checker

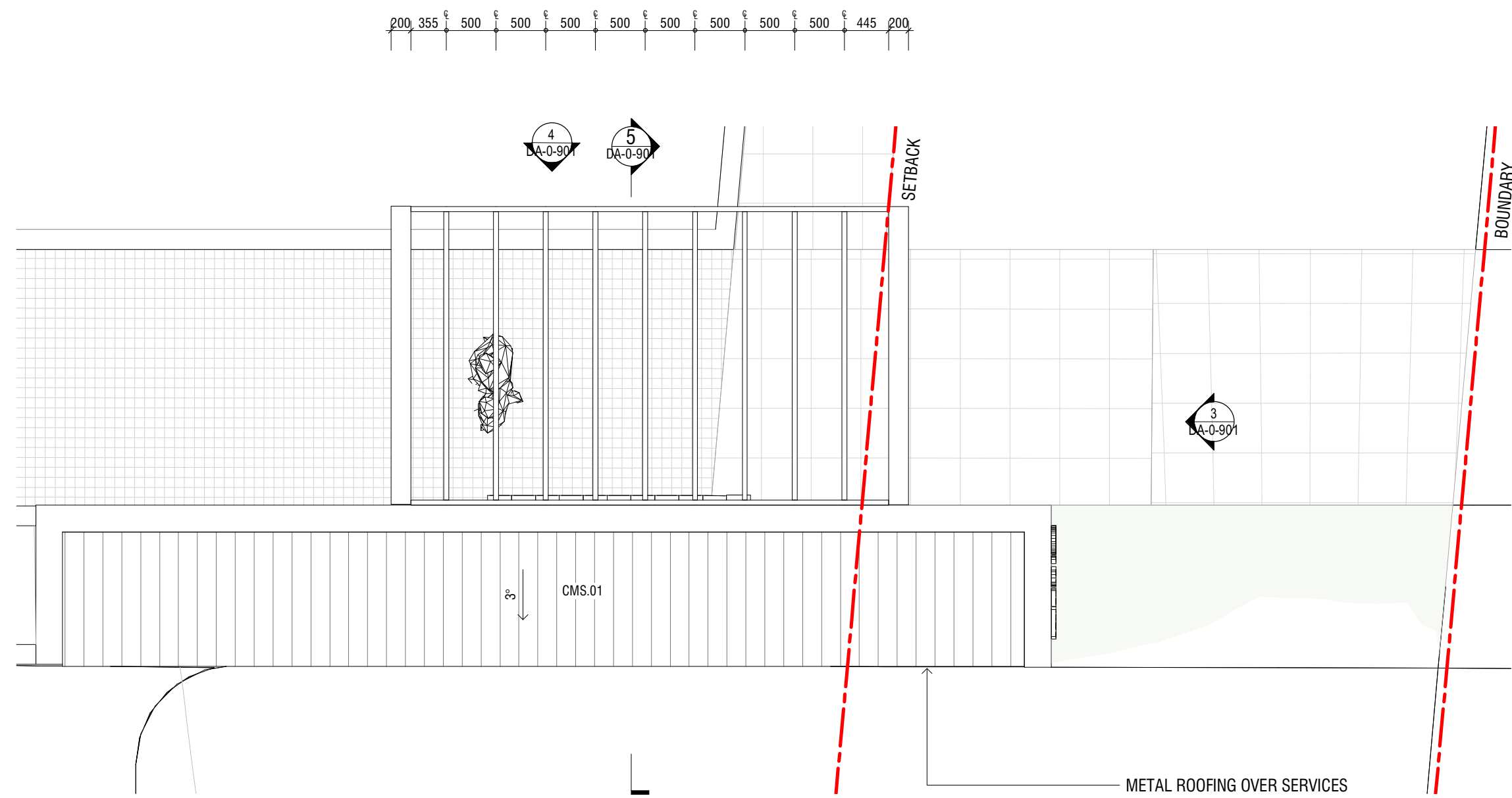
FOR DA APPROVAL

EXTERNAL FINISHES

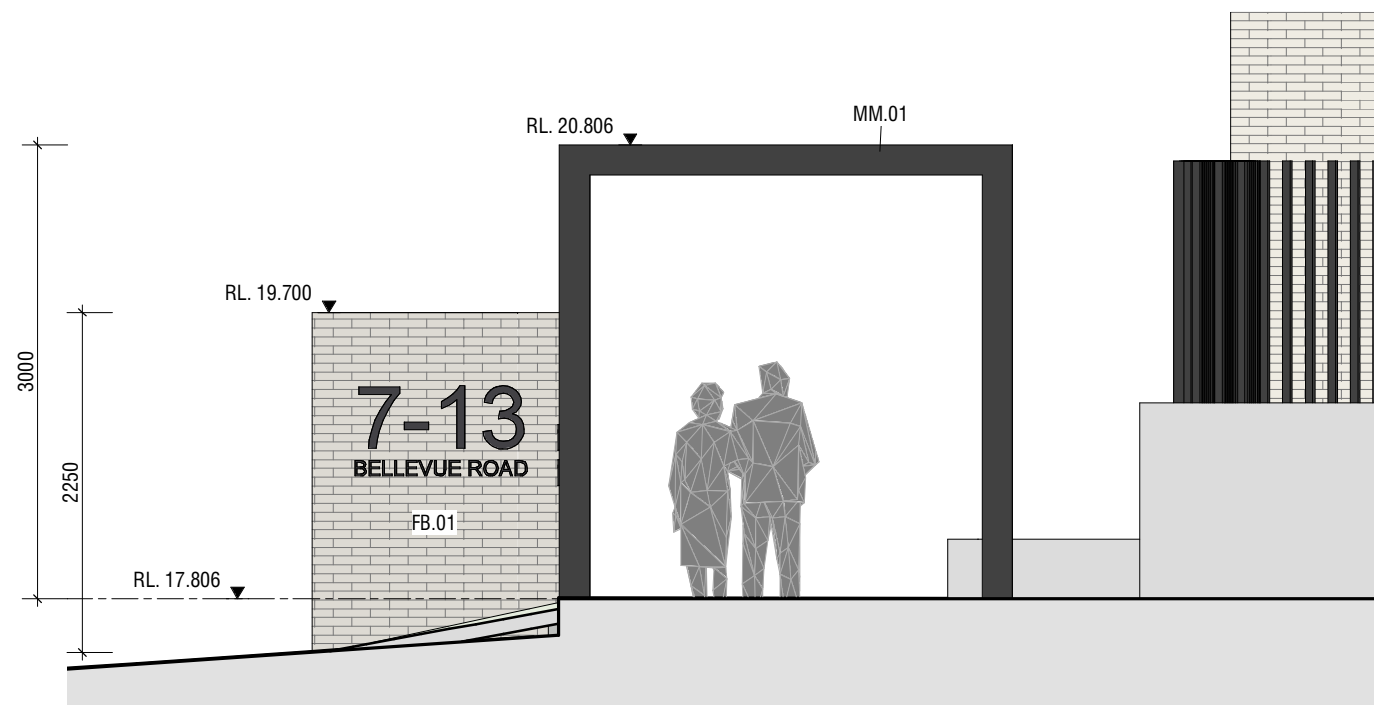
- FB.01 FACE BRICK MOORADA, BIANCO
FB.02 FACE BRICK HAWTHORN, RED
AW.01 ALUMINIUM WINDOW FRAME, MONUMENT
GL.01 CLEAR DOUBLE GLAZING
CMS.01 LYSAGHT DOMINION CLADDING, MONUMENT
CMS.02 EAVES STRYUM ALUMINIUM CLADDING, MONUMENT
CMS.03 LYSAGHT KLIPLOCK 700, SHALE GREY
LV.01 VERTICAL ALUMINIUM BATTENS, MONUMENT
LV.02 HORIZONTAL ALUMINIUM BATTENS, MONUMENT
BAL.01 ALUMINIUM BALUSTRADE, MONUMENT
CON.01 PRECAST CONCRETE
PV.01 LARGE FORMAT CONCRETE PAVER
PV.02 AGGREGATE EXPOSED CONCRETE
MM.01 METAL FRAMING, MONUMENT



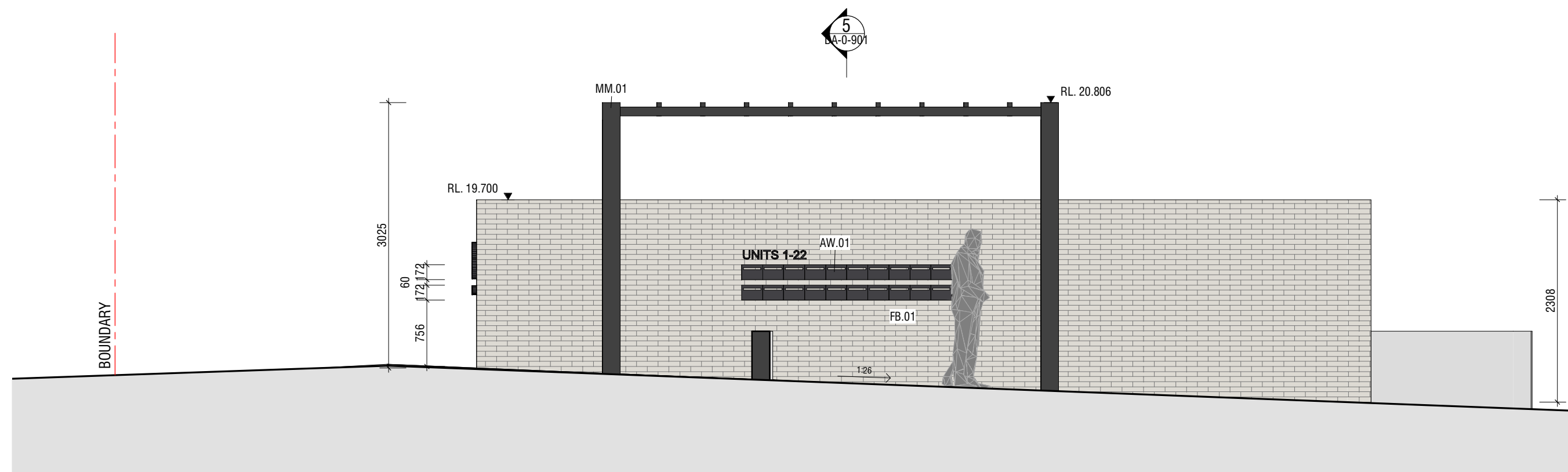
1 PLAN DETAIL - GATEHOUSE A
Scale: 1 : 50



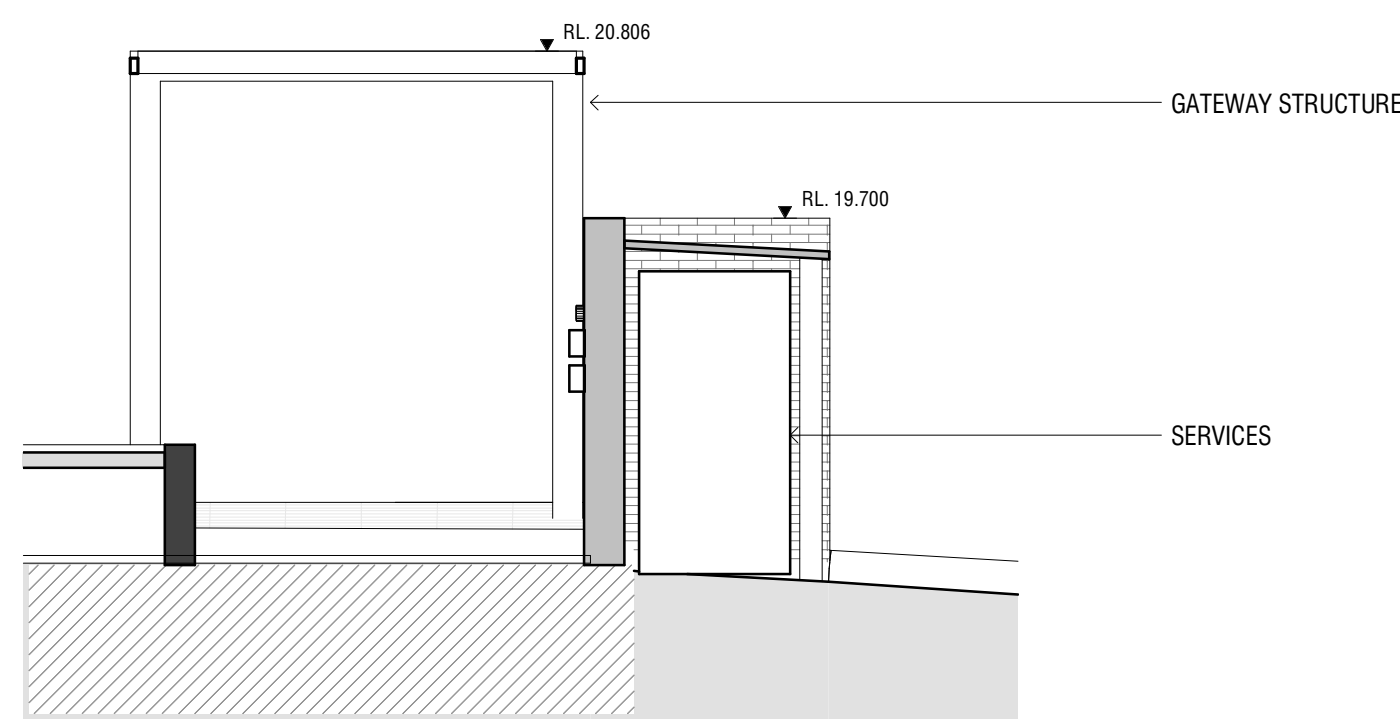
2 PLAN DETAIL - GATEHOUSE A (ROOF)
Scale: 1 : 50



3 GATEHOUSE A - EAST
Scale: 1 : 50



4 GATEHOUSE A - NORTH
Scale: 1 : 50



5 GATEHOUSE A - SECTION
Scale: 1 : 50

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



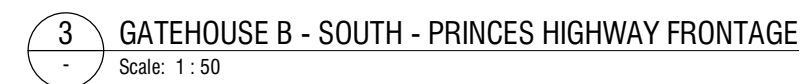
Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
ANCILLARY STRUCTURES

Scale As indicated @ A1	Project Number 1	Drawing No. DA-0-901
12/11/21	Drawn NS	Checked CP

FOR DA APPROVAL



FOR DA APPROVAL



1 SHADOW DIAGRAM - WINTER SOLSTICE 09AM - 21 JUNE
Scale: 1:1000



2 SHADOW DIAGRAM - WINTER SOLSTICE 12PM - 21 JUNE
Scale: 1:1000



3 SHADOW DIAGRAM - WINTER SOLSTICE 15PM - 21 JUNE
Scale: 1:1000



4 SHADOW DIAGRAM - SUMMER SOLSTICE 09AM - 22 DECEMBER
Scale: 1:1000

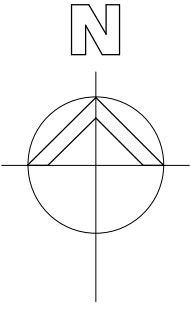


5 SHADOW DIAGRAM - SUMMER SOLSTICE 12PM - 22 DECEMBER
Scale: 1:1000



6 SHADOW DIAGRAM - SUMMER SOLSTICE 15PM - 22 DECEMBER
Scale: 1:1000

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 002 759 131 and are not to be used or copied without their permission.



3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



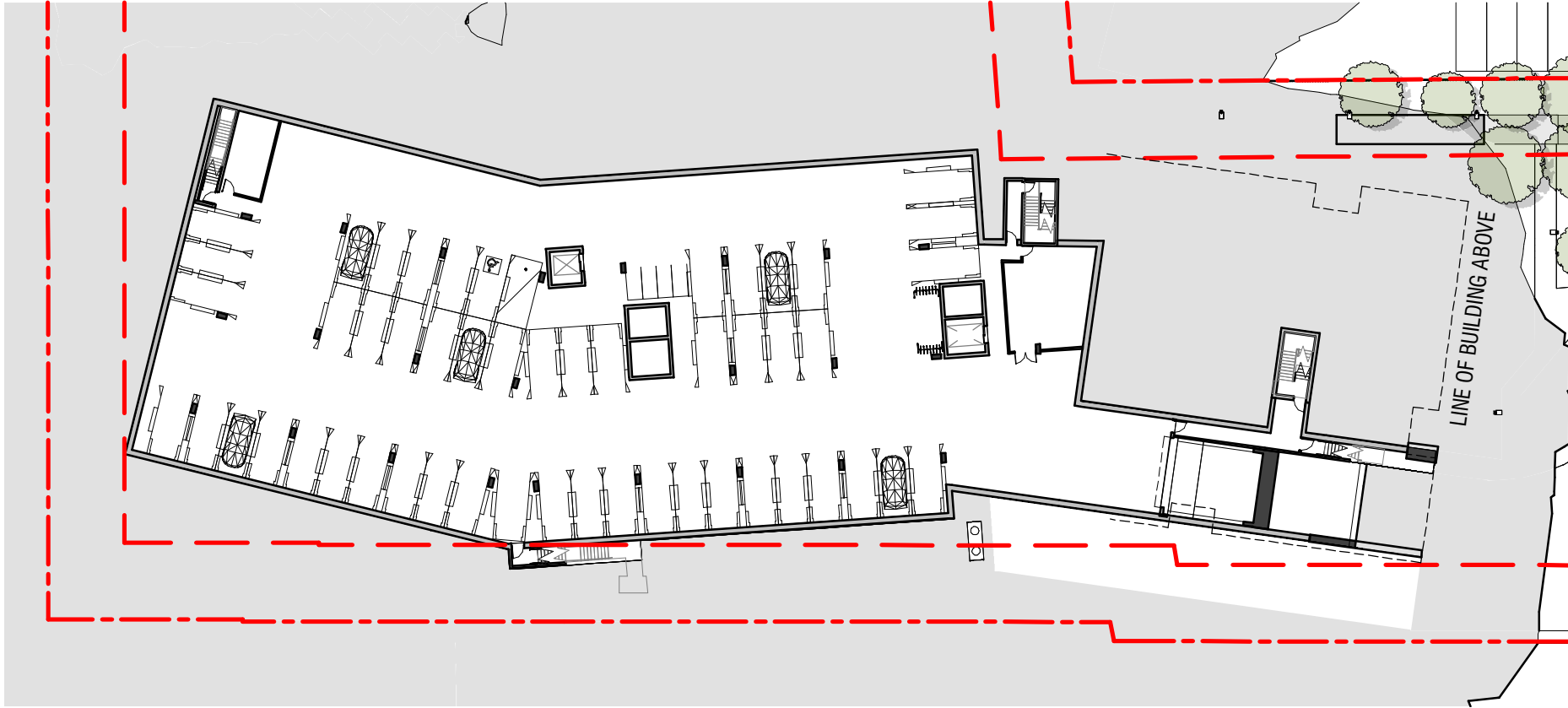
Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
SHADOW DIAGRAMS

Scale 1 : 1000 @ A1	Project Number 1	Drawing No. DA-0-910
12/11/21	Drawn NS	Checked CP

FOR DA APPROVAL



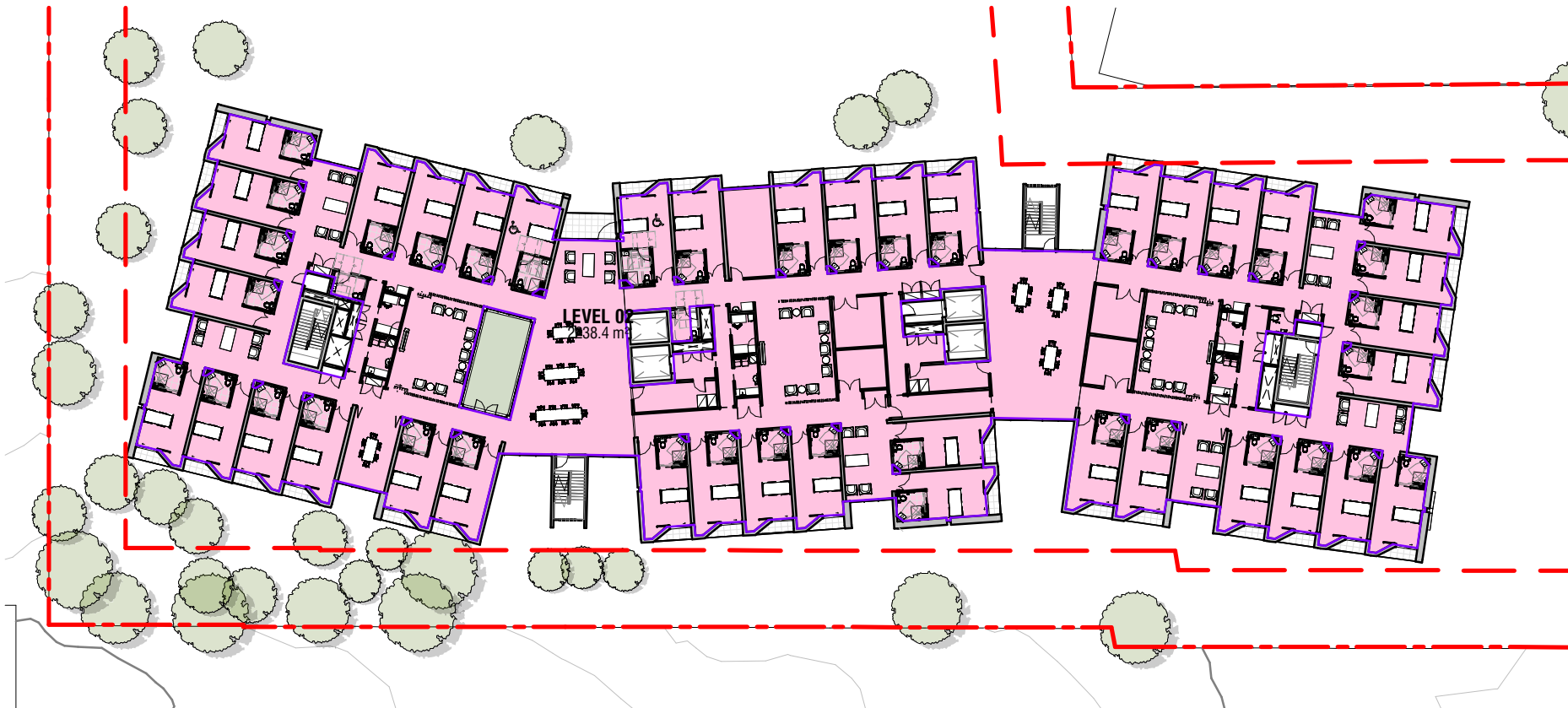
1 GFA PLAN - BUILDING 1 (RACF) - LEVEL B1
Scale: 1 : 500



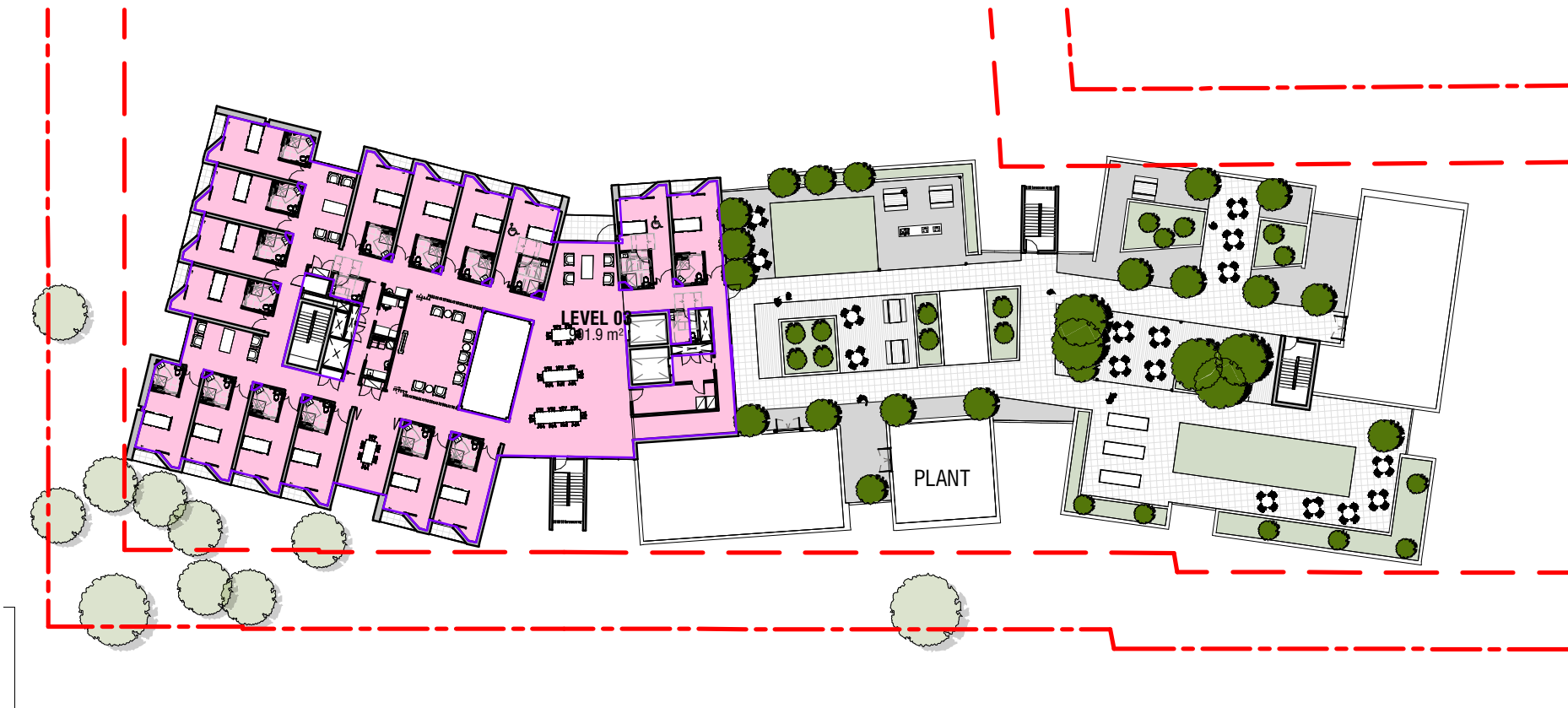
2 GFA PLAN - BUILDING 1 (RACF) - GROUND FLOOR
Scale: 1 : 500



3 GFA PLAN - BUILDING 1 (RACF) - LEVEL 01
Scale: 1 : 500



4 GFA PLAN - BUILDING 1 (RACF) - LEVEL 02
Scale: 1 : 500

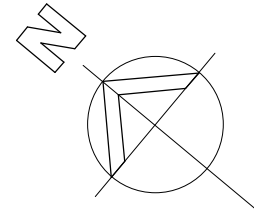


5 GFA PLAN - BUILDING 1 (RACF) - LEVEL 03
Scale: 1 : 500

GROSS FLOOR AREA SCHEDULE - BUILDING 1 - RACF	
GROUND FLOOR	2118.6 m ²
LEVEL 01	2238.0 m ²
LEVEL 02	2238.4 m ²
LEVEL 03	901.9 m ²
TOTAL GFA	7497.8 m ²

FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 000 700 100 and are not to be used or copied without their permission.



LEGEND

- GROSS FLOOR AREA
- BOUNDARY
- SETBACK

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



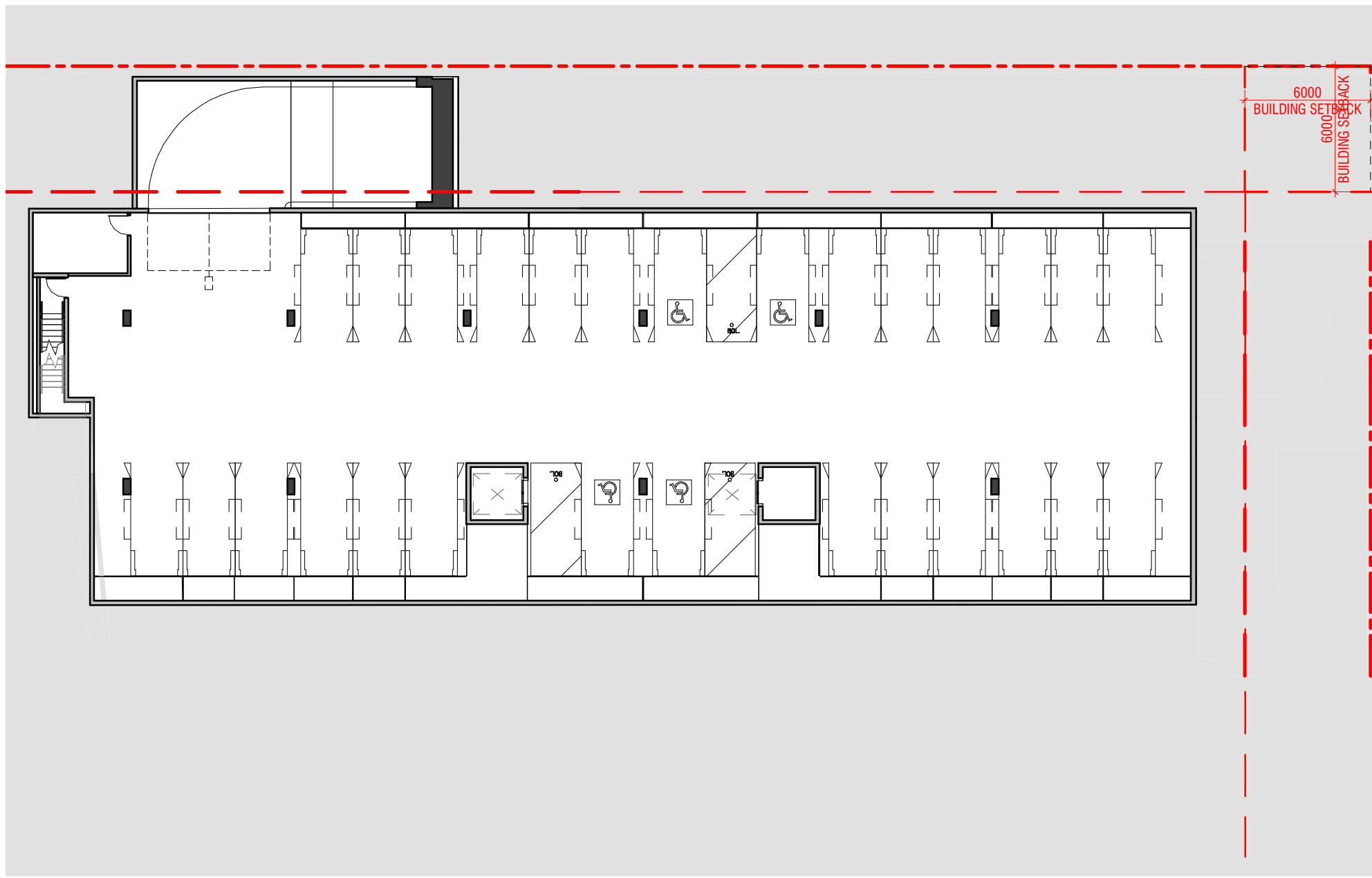
Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

AREA PLANS - BUILDING 2 (RACF)

Scale 1 : 500 @ A1	Project Number 1	Drawing No. DA-0-911
12/11/21	Drawn DC	Checked CP



1 GFA PLAN - BUILDING 2 (ILU) - LEVEL B2
Scale: 1 : 250



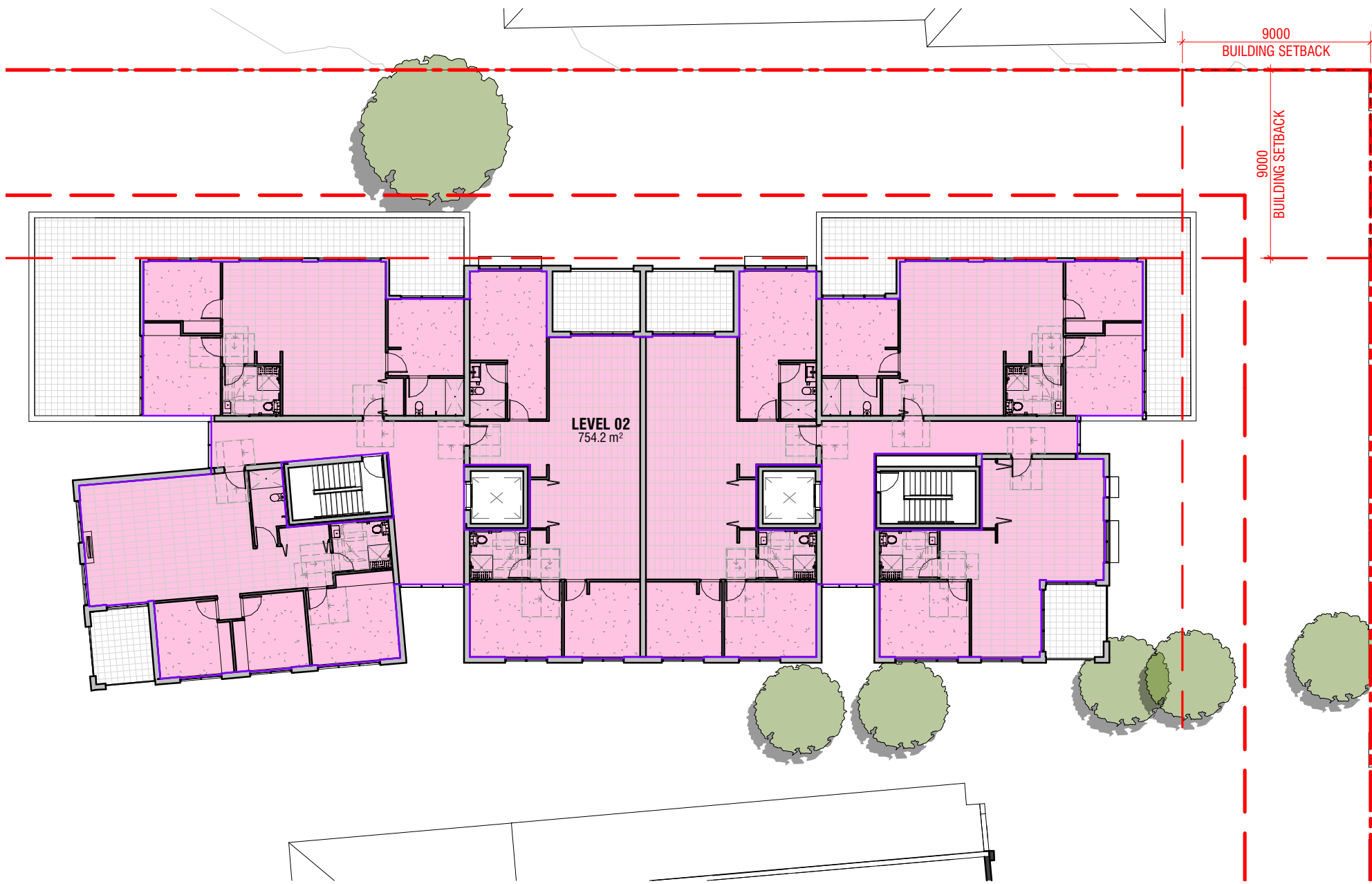
2 GFA PLAN - BUILDING 2 (ILU) - LEVEL B1
Scale: 1 : 250



3 GFA PLAN - BUILDING 2 (ILU) - GROUND FLOOR
Scale: 1 : 250



4 GFA PLAN - BUILDING 2 (ILU) - LEVEL 01
Scale: 1 : 250

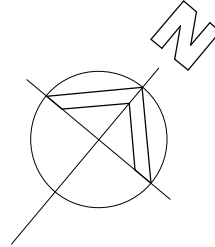


5 GFA PLAN - BUILDING 2 (ILU) - LEVEL 02
Scale: 1 : 250

GROSS FLOOR AREA SCHEDULE - BUILDING 2 - ILU	
GROUND FLOOR	853.2 m ²
LEVEL 01	853.4 m ²
LEVEL 02	754.2 m ²
LEVEL B1	200.6 m ²
TOTAL GFA	2661.4 m ²

FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 000 750 130 and are not to be used or copied without their permission.



LEGEND

- GROSS FLOOR AREA
- BOUNDARY
- SETBACK

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



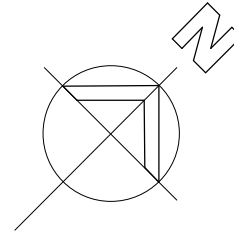
Project
**PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525**

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

AREA PLANS - BUILDING 1 (ILU)

Scale As indicated @ A1	Project Number 1	Drawing No. DA-0-912
12/11/21	Drawn DC	Checked CP

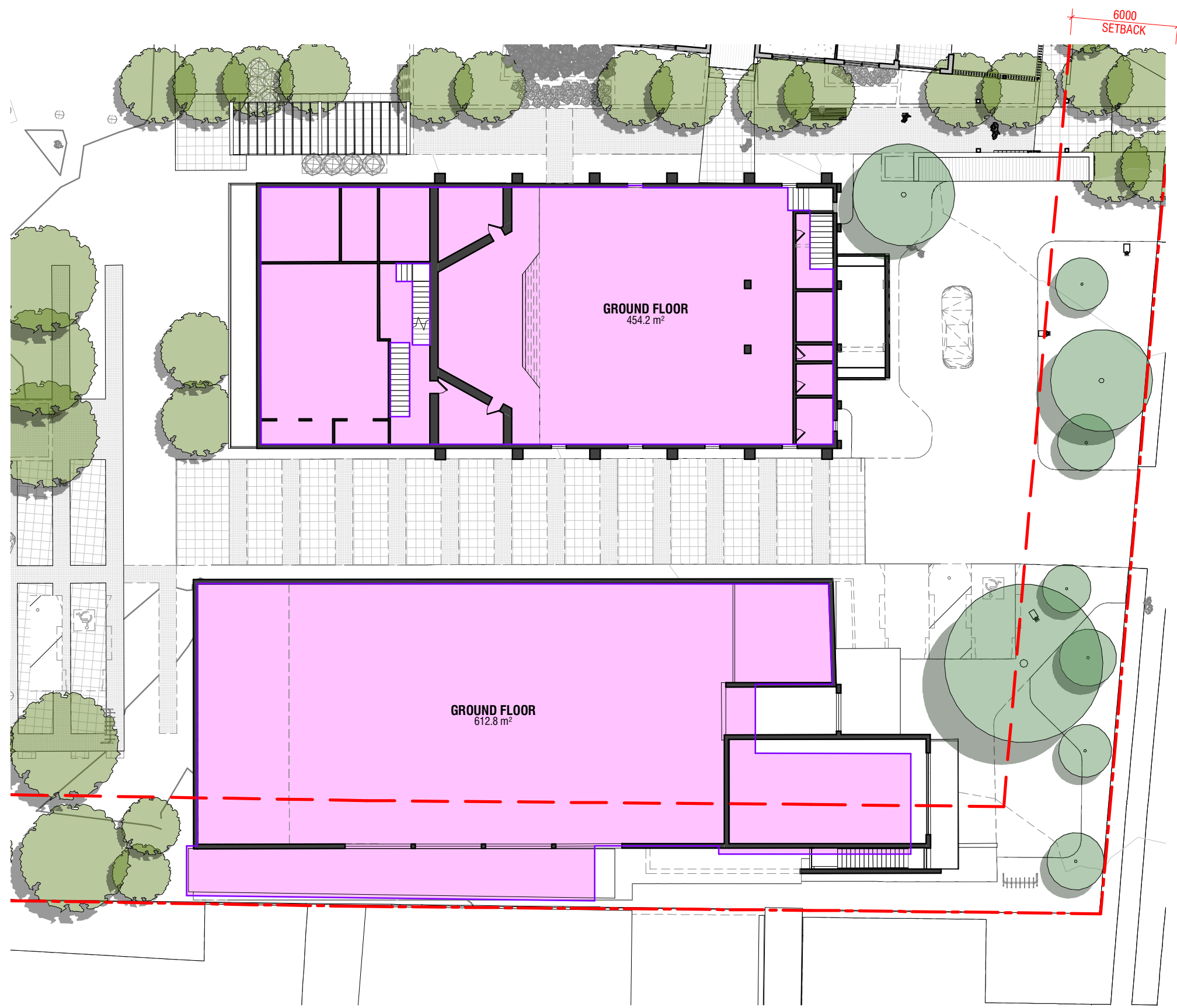


LEGEND

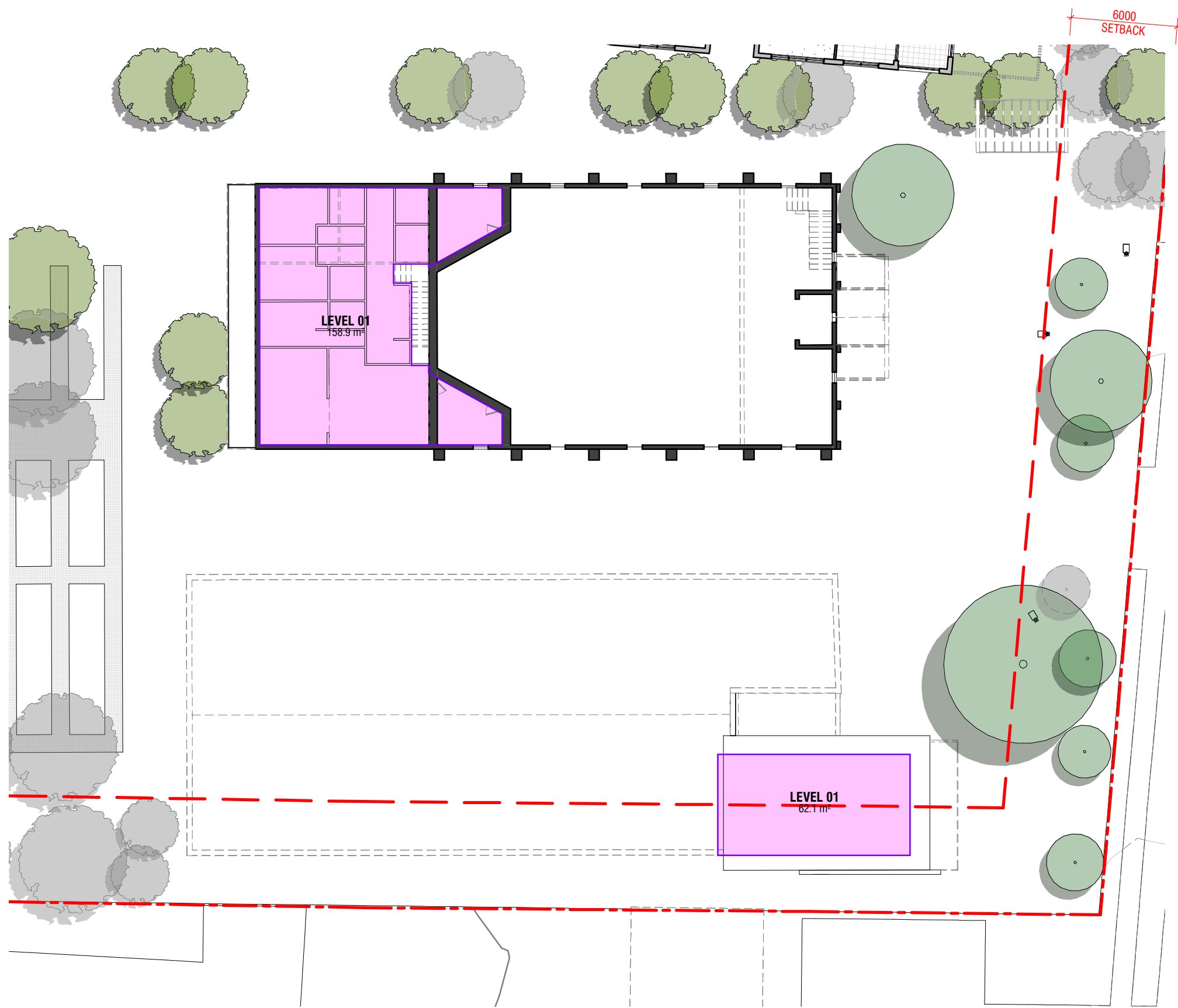
- GROSS FLOOR AREA
BOUNDARY
SETBACK



1 GFA PLAN - EXISTING CHURCH AND HALL -LEVEL B1
Scale: 1 : 250



2 GFA PLAN - EXISTING CHURCH AND HALL -GROUND FLOOR
Scale: 1 : 250



3 GFA PLAN - EXISTING CHURCH AND HALL -LEVEL 01
Scale: 1 : 250

GROSS FLOOR AREA SCHEDULE - EXISTING CHURCH		
LEVEL B1	195.0 m ²	
GROUND FLOOR	454.2 m ²	
LEVEL 01	158.9 m ²	
TOTAL GFA	808.1 m ²	

GROSS FLOOR AREA SCHEDULE - EXISTING HALL		
LEVEL B1	15.7 m ²	
GROUND FLOOR	612.8 m ²	
LEVEL 01	62.1 m ²	
TOTAL GFA	690.6 m ²	

FOR DA APPROVAL

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

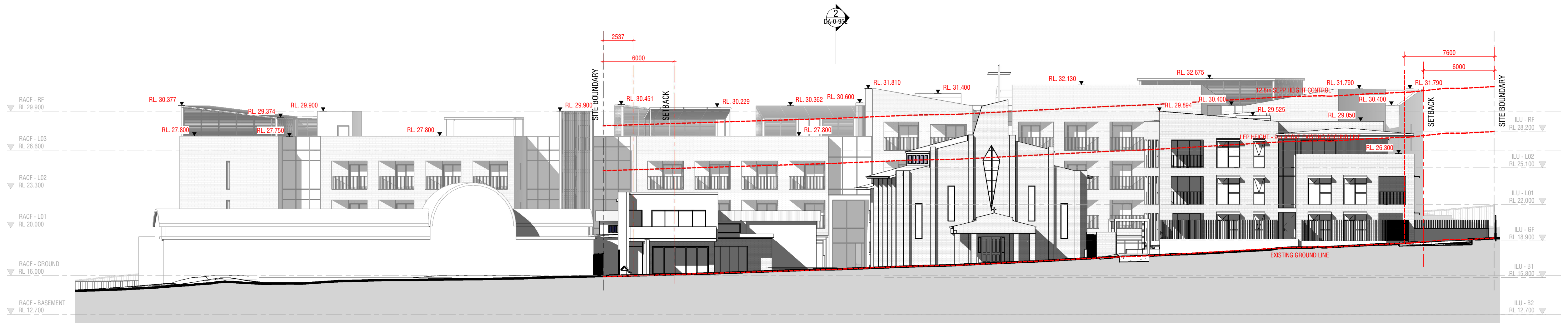
CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

AREA PLANS - BUILDING 3 (CHURCH + HALL)

Scale	Project Number	Drawing No.
As indicated @ A1	1	
12/11/21	Drawn DC	Checked CP

DA-0-913



1 NORTH EASTERN ELEVATION
Scale: 1 : 200



2 NORTH WESTERN ELEVATION
Scale: 1 : 200

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Client

ADRIA CARE

AMC
ARCHITECTURE+

Unit 2 8-10 Hobart Place
Canberra City ACT 2600
02 6257 3222
AMCARCHITECTURE.COM.AU

Project

**PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525**

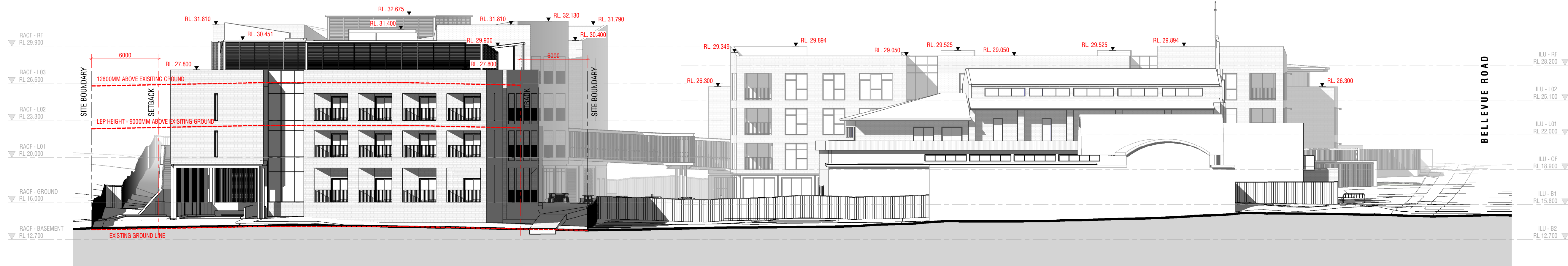
CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

BUILDING HEIGHTS (ELEVATIONS)

Scale	Project Number	Drawing No.
1 : 200 @ A1	1	DA-0-950
12/11/21	Drawn NS	Checked CP

FOR DA APPROVAL



1 SOUTH EASTERN ELEVATION
Scale: 1 : 200



2 SOUTH WESTERN ELEVATION
Scale: 1 : 200

FOR DA APPROVAL

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

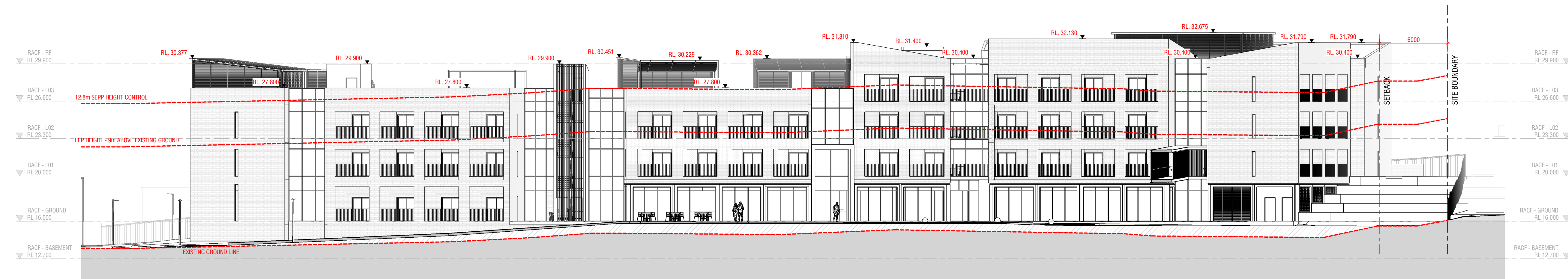


Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

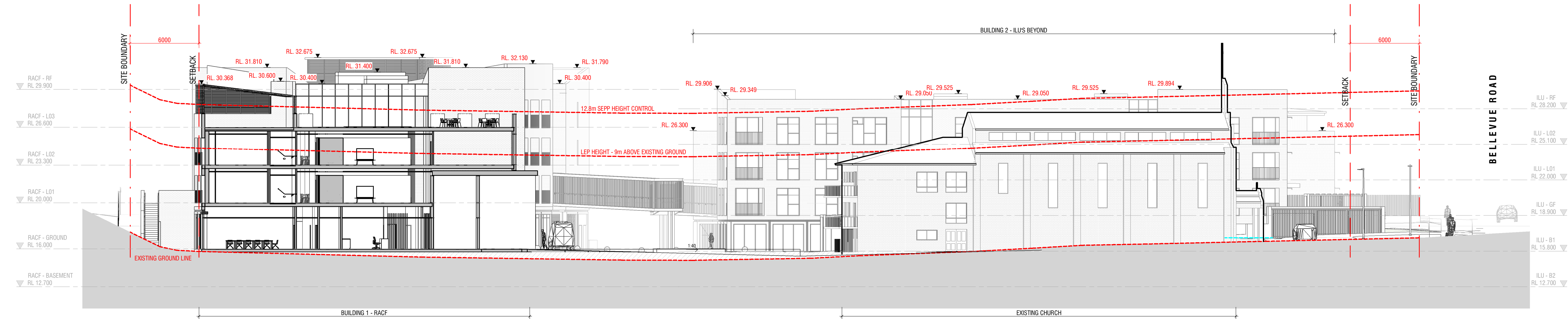
Drawing
BUILDING HEIGHTS (ELEVATIONS)

Scale 1 : 200 @ A1	Project Number 1	Drawing No. DA-0-951
Drawn NS	Checked CP	



1 SECTION A - LONGITUDINAL SECTION THROUGH TRG (SQUARE)

Scale: 1 : 200



2 SECTION B - CHURCH

Scale: 1 : 200

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments



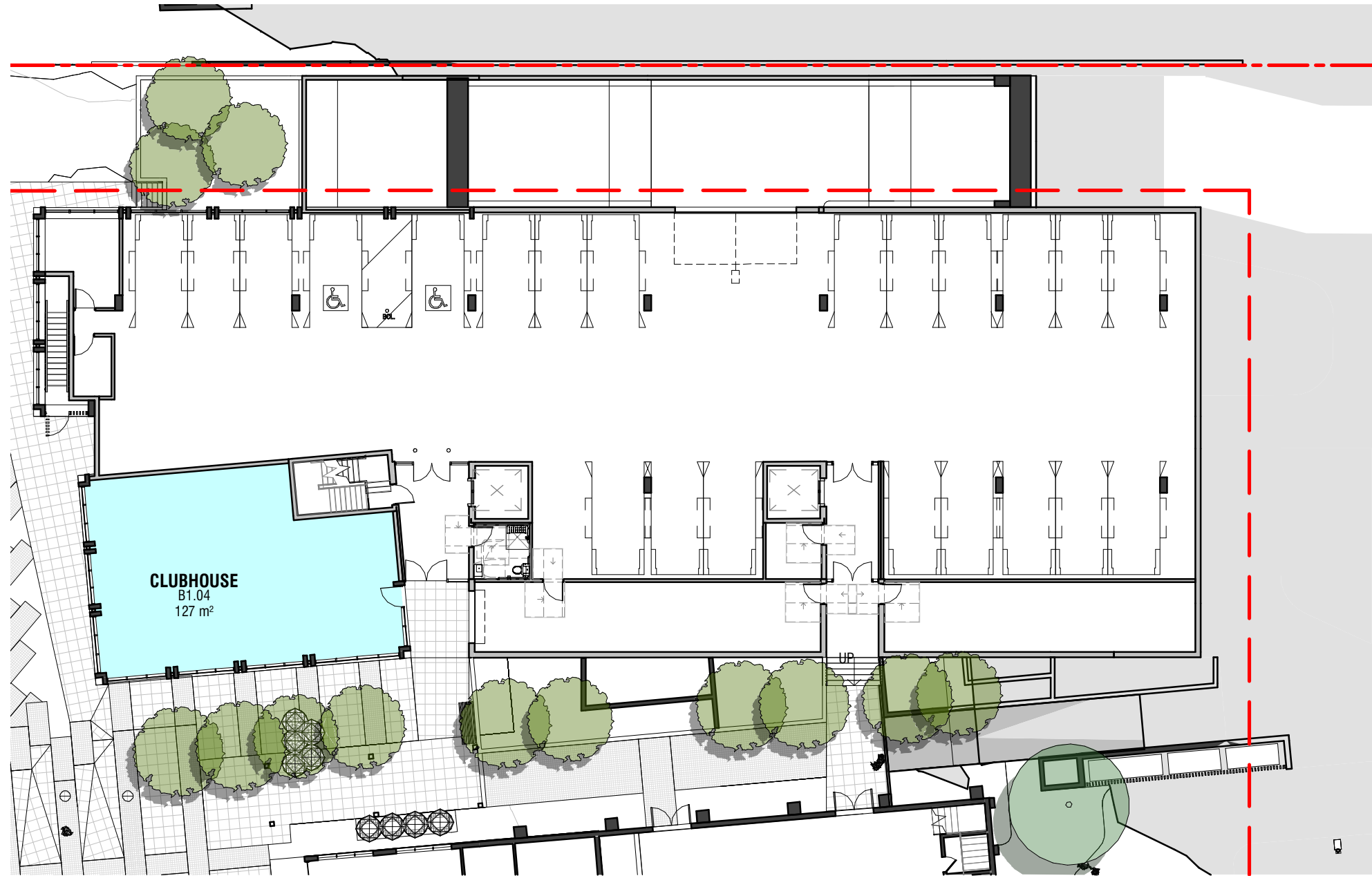
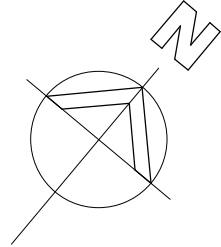
Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING HEIGHTS (SECTIONS)

Scale 1 : 200 @ A1	Project Number 1	Drawing No. DA-0-952
12/11/21	Drawn NS	Checked CP

FOR DA APPROVAL



1 SOLAR ACCESS PLAN - BUILDING 2 (ILU) - LEVEL B1
Scale: 1 : 250



2 SOLAR ACCESS PLAN - BUILDING 2 (ILU) - GROUND FLOOR
Scale: 1 : 250



3 SOLAR ACCESS PLAN - BUILDING 2 (ILU) - LEVEL 01
Scale: 1 : 250



4 SOLAR ACCESS PLAN - BUILDING 2 (ILU) - LEVEL 02
Scale: 1 : 250

UNITS RECEIVING MINIMUM 3HRS SOLAR ACCESS ON JUNE 21 BETWEEN 9:00AM - 15:00PM	TOTAL NUMBER OF UNITS	PERCENTAGE %
19	22	86.3%
UNITS RECEIVING MINIMUM 2HRS SOLAR ACCESS ON JUNE 21 BETWEEN 8:00AM - 16:00PM	TOTAL NUMBER OF UNITS	PERCENTAGE %
0	22	0%
UNITS RECEIVING NO SOLAR ACCESS ON JUNE 21 BETWEEN 8:00AM - 16:00PM	TOTAL NUMBER OF UNITS	PERCENTAGE %
3	22	13.6%

UNITS/BALCONIES RECEIVING 3HR MINIMUM SOLAR ACCESS ON JUNE 21 BETWEEN 9:00AM - 15:00PM

UNITS/BALCONIES RECEIVING 2HR MINIMUM SOLAR ACCESS ON JUNE 21 BETWEEN 8:00AM - 16:00PM

NO SOLAR ACCESS ON JUNE 21 BETWEEN 8:00AM - 16:00PM

NON RESIDENTIAL SPACE

NATURAL CROSS VENTILATED UNITS	TOTAL NUMBER OF UNITS	PERCENTAGE %
18	22	81.8%

NATURAL CROSS VENTILATED UNITS

FOR DA APPROVAL

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client

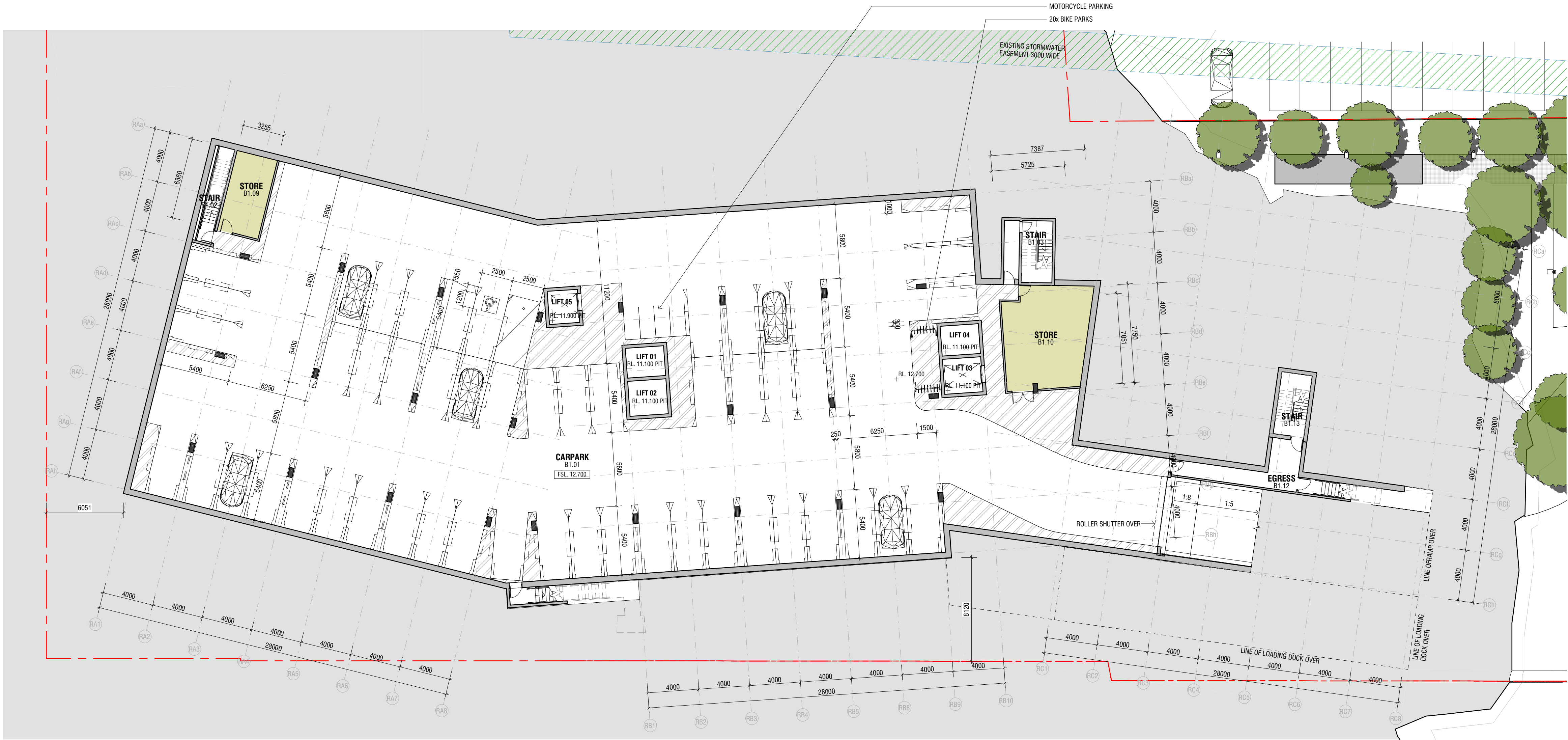


Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

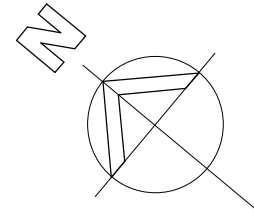
Drawing
SOLAR ACCESS / VENTILATION PLAN - WINTER
SOLSTICE 21 JUNE

Scale	Project Number	Drawing No.
As indicated @ A1	1	DA-0-990
12/11/21	Drawn DC	Checked CP



1 FLOOR PLAN - RACF - BASEMENT 01
Scale: 1 : 200

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 080 750 133 and are not to be used or copied without their permission.



LEGEND
F.L. XXX.XXX FINISHED FLOOR LEVEL
F.S.L. XXX.XXX FINISHED SLAB LEVEL
+ R.L. XXX.XXX SPOT LEVEL

SYMBOL NOTATION
W.XX WINDOW NUMBER REFERENCE
D.XX DOOR NUMBER REFERENCE
H.L. HEARING LOOP INSTALLED
A.U. ACCESSIBLE UNIT

COL CONCRETE COLUMN
DP DOWNPIPE
FW FLOOR WASTE
RWO RAINWATER OUTLET
SC STEEL COLUMN

NOTES
• HEARING LOOP TO BE PROVIDED IN THEATRE AND CHAPEL LOCATED ON GROUND FLOOR.
• ALL STAIR WORKS TO BE COMPLIANT WITH AS 1428.1 AND READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
• ALL LIFT WORKS TO BE COMPLIANT WITH AS 1735.12 AND READ IN CONJUNCTION WITH LIFT MANUFACTURER SHOP DRAWINGS

RACF CAR PARK SCHEDULE

CAR PARK TYPE	COUNT
2500 x 5400 ACCESSIBLE WITH SHARED ZONE	1
2500 x 5400 STANDARD	50
TOTAL CAR SPACES (RACF)	51

RACF MOTORCYCLE PARK SCHEDULE

CAR PARK TYPE	COUNT
MOTORCYCLE PARK	4
TOTAL CAR SPACES (RACF)	4

ADMIN
ADMIN CIRCULATION
ATRIUM
CLUBHOUSE
COMMUNAL LIVING
PRIVATE LIVING - BEDROOM
PRIVATE LIVING - ENSUITE
PRIVATE LIVING - CIRCULATION
SUPPORT SERVICES
SERVICES
STORE
CAR PARKING
VERTICAL CIRCULATION

3	ISSUED FOR DA	14.01.2022
2	DRAFT ISSUE	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments



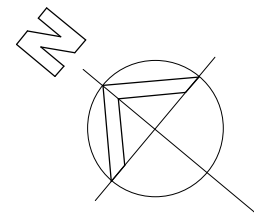
Project
PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 1 - BASEMENT 01 FLOOR PLAN

Scale	Project Number	Drawing No.
1 : 200 @ A1	16.001	DA-1-202
Drawn NS/DC	Checked Checker	

FOR DA APPROVAL



LEGEND

FFL XXX.XXX	FINISHED FLOOR LEVEL
FSL XXX.XXX	FINISHED SLAB LEVEL
+ RL XXX.XXX	SPOT LEVEL

SYMBOL NOTATION

W.XX	WINDOW NUMBER REFERENCE
D.XX	DOOR NUMBER REFERENCE
	HEARING LOOP INSTALLED
	ACCESSIBLE UNIT

COL	CONCRETE COLUMN
DP	DOWNPIPE
FW	FLOOR WASTE
RWO	RAINWATER OUTLET
SC	STEEL COLUMN

NOTES

- HEARING LOOP TO BE PROVIDED IN THEATRE AND CHAPEL LOCATED ON GROUND FLOOR.
- ALL STAIR WORKS TO BE COMPLIANT WITH AS 1428.1 AND READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
- ALL LIFT WORKS TO BE COMPLIANT WITH AS 1735.12 AND READ IN CONJUNCTION WITH LIFT MANUFACTURER SHOP DRAWINGS

ADMIN
ADMIN CIRCULATION
ATRIUM
CLUBHOUSE
COMMUNAL LIVING
PRIVATE LIVING - BEDROOM
PRIVATE LIVING - ENSUITE
PRIVATE LIVING - CIRCULATION
SUPPORT SERVICES
SERVICES
STORE
CAR PARKING
VERTICAL CIRCULATION

3	ISSUED FOR DA	14.01.2022
2	DRAFT ISSUE	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



Project
PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 1 - GROUND FLOOR PLAN

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-1-203
Drawn NS/DC	Checked Checker	

FOR DA APPROVAL

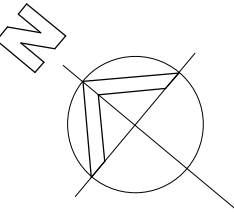


1 FLOOR PLAN - RACF - GROUND FLOOR
Scale: 1 : 200

1 FLOOR PLAN - RACF - LEVEL 01
Scale: 1 : 200



© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 750 135 and are not to be used or copied without their permission.



LEGEND
FFL XXX.XXX FINISHED FLOOR LEVEL
FSL XXX.XXX FINISHED SLAB LEVEL
+ RL XXX.XXX SPOT LEVEL

SYMBOL NOTATION
W.XX WINDOW NUMBER REFERENCE
D.XX DOOR NUMBER REFERENCE
H.L. HEARING LOOP INSTALLED
A.U. ACCESSIBLE UNIT

COL CONCRETE COLUMN
DP DOWNPIPE
FW FLOOR WASTE
RWO RAINWATER OUTLET
SC STEEL COLUMN

NOTES
• HEARING LOOP TO BE PROVIDED IN THEATRE AND CHAPEL LOCATED ON GROUND FLOOR.
• ALL STAIR WORKS TO BE COMPLIANT WITH AS 1428.1 AND READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
• ALL LIFT WORKS TO BE COMPLIANT WITH AS 1735.12 AND READ IN CONJUNCTION WITH LIFT MANUFACTURER SHOP DRAWINGS

ADMIN
ADMIN CIRCULATION
ATRIUM
CLUBHOUSE
COMMUNAL LIVING
PRIVATE LIVING - BEDROOM
PRIVATE LIVING - ENSUITE
PRIVATE LIVING - CIRCULATION
SUPPORT SERVICES
SERVICES
STORE
CAR PARKING
VERTICAL CIRCULATION

3 ISSUED FOR DA 14.01.2022
2 DRAFT ISSUE 20.12.2021
1 DRAFT DA DOCUMENTATION 12.11.2021

Amendments

Client



GPO Box 1863, Canberra City ACT 2601
Suite 1.01, Level 1, 10 Hobart Place
T 02 6257 3222
AMCARCHITECTURE.COM.AU

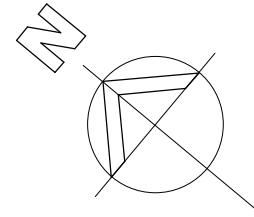
Project
**PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525**

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 1 - LEVEL 01 FLOOR PLAN

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-1-204
Drawn NS/DC	Checked Checker	

FOR DA APPROVAL



FFL XXX.XXX	FINISHED FLOOR LEVEL
FSL XXX.XXX	FINISHED SLAB LEVEL
+ RL XXX.XXX	SPOT LEVEL

W.XX	WINDOW NUMBER REFERENCE
D.XX	DOOR NUMBER REFERENCE
	HEARING LOOP INSTALLED
	ACCESSIBLE UNIT

COL	CONCRETE COLUMN
DP	DOWNPIPE
FW	FLOOR WASTE
RWO	RAINWATER OUTLET
SC	STEEL COLUMN

- NOTES
- HEARING LOOP TO BE PROVIDED IN THEATRE AND CHAPEL LOCATED ON GROUND FLOOR.
 - ALL STAIR WORKS TO BE COMPLIANT WITH AS 1428.1 AND READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
 - ALL LIFT WORKS TO BE COMPLIANT WITH AS 1735.12 AND READ IN CONJUNCTION WITH LIFT MANUFACTURER SHOP DRAWINGS

	ADMIN
	ADMIN CIRCULATION
	ATRIUM
	CLUBHOUSE
	COMMUNAL LIVING
	PRIVATE LIVING - BEDROOM
	PRIVATE LIVING - ENSUITE
	PRIVATE LIVING - CIRCULATION
	SUPPORT SERVICES
	SERVICES
	STORE
	CAR PARKING
	VERTICAL CIRCULATION

3	ISSUED FOR DA	14.01.2022
2	DRAFT ISSUE	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments



Project
PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 1 - LEVEL 02 FLOOR PLAN

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-1-205
Drawn NS/DC	Checked Checker	

FOR DA APPROVAL

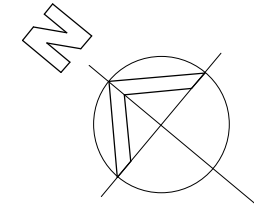


1 FLOOR PLAN - RACF - LEVEL 02
Scale: 1 : 200

1 FLOOR PLAN - RACF - LEVEL 03
Scale: 1 : 200



© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 750 135 and are not to be used or copied without their permission.



LEGEND

FFL XXX.XXX	FINISHED FLOOR LEVEL
FSL XXX.XXX	FINISHED SLAB LEVEL
+ RL XXX.XXX	SPOT LEVEL

SYMBOL NOTATION

(W.XX)	WINDOW NUMBER REFERENCE
(D.XX)	DOOR NUMBER REFERENCE
[Hearing Loop Symbol]	HEARING LOOP INSTALLED
[Accessible Unit Symbol]	ACCESSIBLE UNIT

COL	CONCRETE COLUMN
DP	DOWNPIPE
FW	FLOOR WASTE
RWO	RAINWATER OUTLET
SC	STEEL COLUMN

NOTES

- HEARING LOOP TO BE PROVIDED IN THEATRE AND CHAPEL LOCATED ON GROUND FLOOR.
- ALL STAIR WORKS TO BE COMPLIANT WITH AS 1428.1 AND READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
- ALL LIFT WORKS TO BE COMPLIANT WITH AS 1735.12 AND READ IN CONJUNCTION WITH LIFT MANUFACTURER SHOP DRAWINGS

ADMIN
ADMIN CIRCULATION
ATRIUM
CLUBHOUSE
COMMUNAL LIVING
PRIVATE LIVING - BEDROOM
PRIVATE LIVING - ENSUITE
PRIVATE LIVING - CIRCULATION
SUPPORT SERVICES
SERVICES
STORE
CAR PARKING
VERTICAL CIRCULATION

3	ISSUED FOR DA	14.01.2022
2	DRAFT ISSUE	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



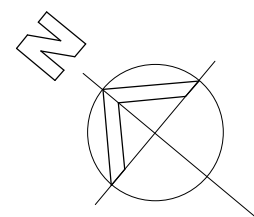
Project
PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 1 - LEVEL 03 FLOOR PLAN

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-1-206
Drawn NS/DC	Checked Checker	





FOR DA APPROVAL



LEGEND

FFL. XXX.XXX	FINISHED FLOOR LEVEL
FSL. XXX.XXX	FINISHED SLAB LEVEL
+ RL. XXX.XXX	SPOT LEVEL

SYMBOL NOTATION














	WINDOW NUMBER REFERENCE
	DOOR NUMBER REFERENCE
	HEARING LOOP INSTALLED
	ACCESSIBLE UNIT

COL	CONCRETE COLUMN
DP	DOWNPIPE
FW	FLOOR WASTE
RWO	RAINWATER OUTLET
SC	STEEL COLUMN

NOTES

- HEARING LOOP TO BE PROVISIONED IN THEATRE AND CHAPEL LOCATED ON GROUND FLOOR
ALL STAIR WORKS TO BE COMPLIANT WITH AS 1428.1 AND READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
ALL LIFT WORKS TO BE COMPLIANT WITH AS 1735.12 AND READ IN CONJUNCTION WITH LIFT MANUFACTURER SHOP DRAWINGS



-  ADMIN
-  ADMIN CIRCULATION
-  ATRIUM
-  CLUBHOUSE
-  COMMUNAL LIVING
-  PRIVATE LIVING - BEDROOM
-  PRIVATE LIVING - ENSUITE
-  PRIVATE LIVING - CIRCULATION
-  SUPPORT SERVICES
-  SERVICES
-  STORE
-  CAR PARKING
-  VERTICAL CIRCULATION

1 FLOOR PLAN - RACF - ROOF

Scale: 1 : 200

ISSUED FOR DA	14.01.2022
DRAFT ISSUE	20.12.2021
DRAFT DA DOCUMENTATION	12.11.2021

Amendments

ent



**PROPOSED AGED CARE DEVELOPMENT
11 BELLEVUE ROAD FIGTREE NSW 2525**

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

BUILDING 1 - ROOF PLAN

Scale 1 : 200 @ A1	Project Number 16.001		Drawing No. DA-1-207
	Drawn NS/DC	Checked Checker	

FOR DA APPROVAL

LEGEND

FFL XXX.XXX	FINISHED FLOOR LEVEL
FSL XXX.XXX	FINISHED SLAB LEVEL
+ RL XXX.XXX	SPOT LEVEL

SYMBOL NOTATION

W.XX	WINDOW NUMBER REFERENCE
D.XX	DOOR NUMBER REFERENCE
H	HEARING LOOP INSTALLED
A	ACCESSIBLE UNIT

COL	CONCRETE COLUMN
DP	DOWNPIPE
FW	FLOOR WASTE
RWO	RAINWATER OUTLET
SC	STEEL COLUMN

NOTES

- HEARING LOOP TO BE PROVIDED IN THEATRE AND CHAPEL LOCATED ON GROUND FLOOR.
- ALL STAIR WORKS TO BE COMPLIANT WITH AS 1428.1 AND READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
- ALL LIFT WORKS TO BE COMPLIANT WITH AS 1735.12 AND READ IN CONJUNCTION WITH LIFT MANUFACTURER SHOP DRAWINGS

RACF BUILDING EXTERNAL FINISHES SCHEDULE

FB.01	FACE BRICK MOORADA, BIANCO
FB.02	FACE BRICK HAWTHORN, RED
AW.01	ALUMINIUM WINDOW FRAME, MONUMENT
GL.01	CLEAR DOUBLE GLAZING
GL.02	OPAQUE DOUBLE GLAZING
CMS.01	LYSAGHT DOMINION CLADDING, MONUMENT
CMS.02	EAVES STRYUM ALUMINIUM CLADDING, MONUMENT
CMS.03	LYSAGHT KUPLOCK 700, SHALE GREY
LV.01	VERTICAL ALUMINIUM BATTENS, MONUMENT
LV.02	HORIZONTAL ALUMINIUM BATTENS, MONUMENT
BAL.01	ALUMINIUM BALUSTRADE, MONUMENT
CN.01	PRECAST CONCRETE

NOTE

- TYPE GL.01: CLEAR GLAZING TO WINDOWS AND CURTAIN WALLS GENERALLY
- TYPE GL.02: OPAQUE GLAZING TO WINDOWS AND CURTAIN WALLS GENERALLY BETWEEN CEILING SPACES AND FLOOR LEVEL

REFER TO EXTERIOR FINISHES SCHEDULE FOR FURTHER INFORMATION

3	ISSUED FOR DA	14.01.2022
2	DRAFT ISSUE	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



Project
PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

BUILDING 1 - BUILDING ELEVATIONS

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-1-501
Drawn NS/DC	Checked Checker	

FOR DA APPROVAL



1 BUILDING ELEVATION - RACF - NORTH-EAST

Scale: 1 : 200



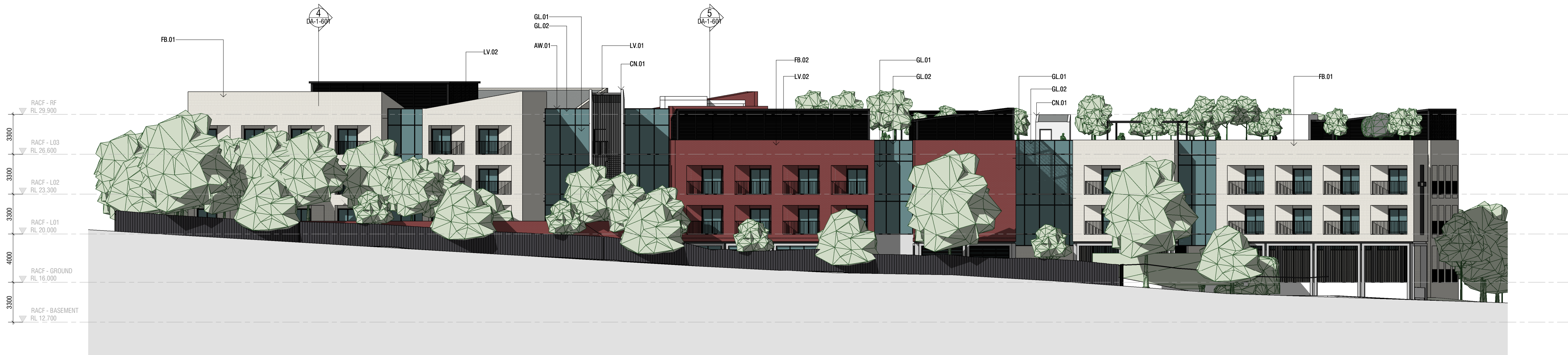
2 BUILDING ELEVATION - RACF - NORTH-WEST

Scale: 1 : 200



3 BUILDING ELEVATION - RACF - SOUTH-EAST

Scale: 1 : 200

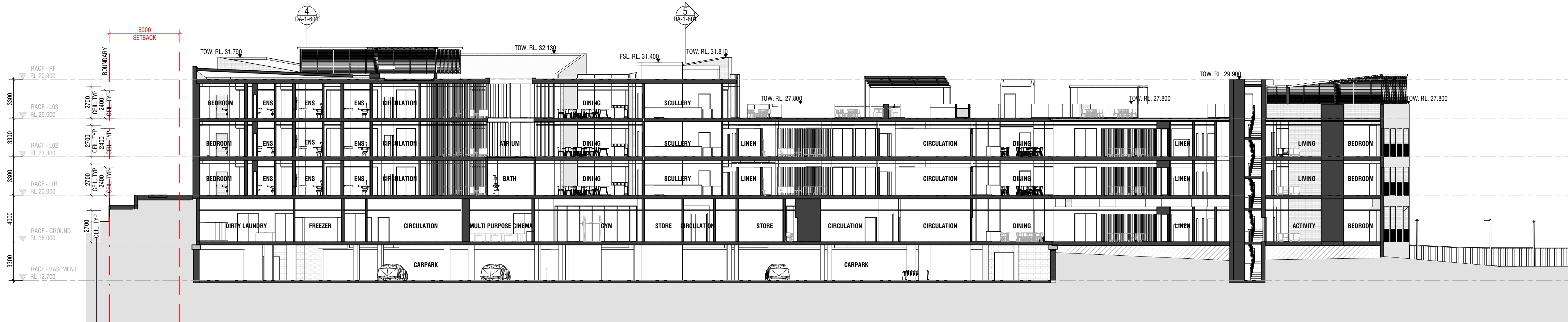


4 BUILDING ELEVATION - RACF - SOUTH-WEST

Scale: 1 : 200



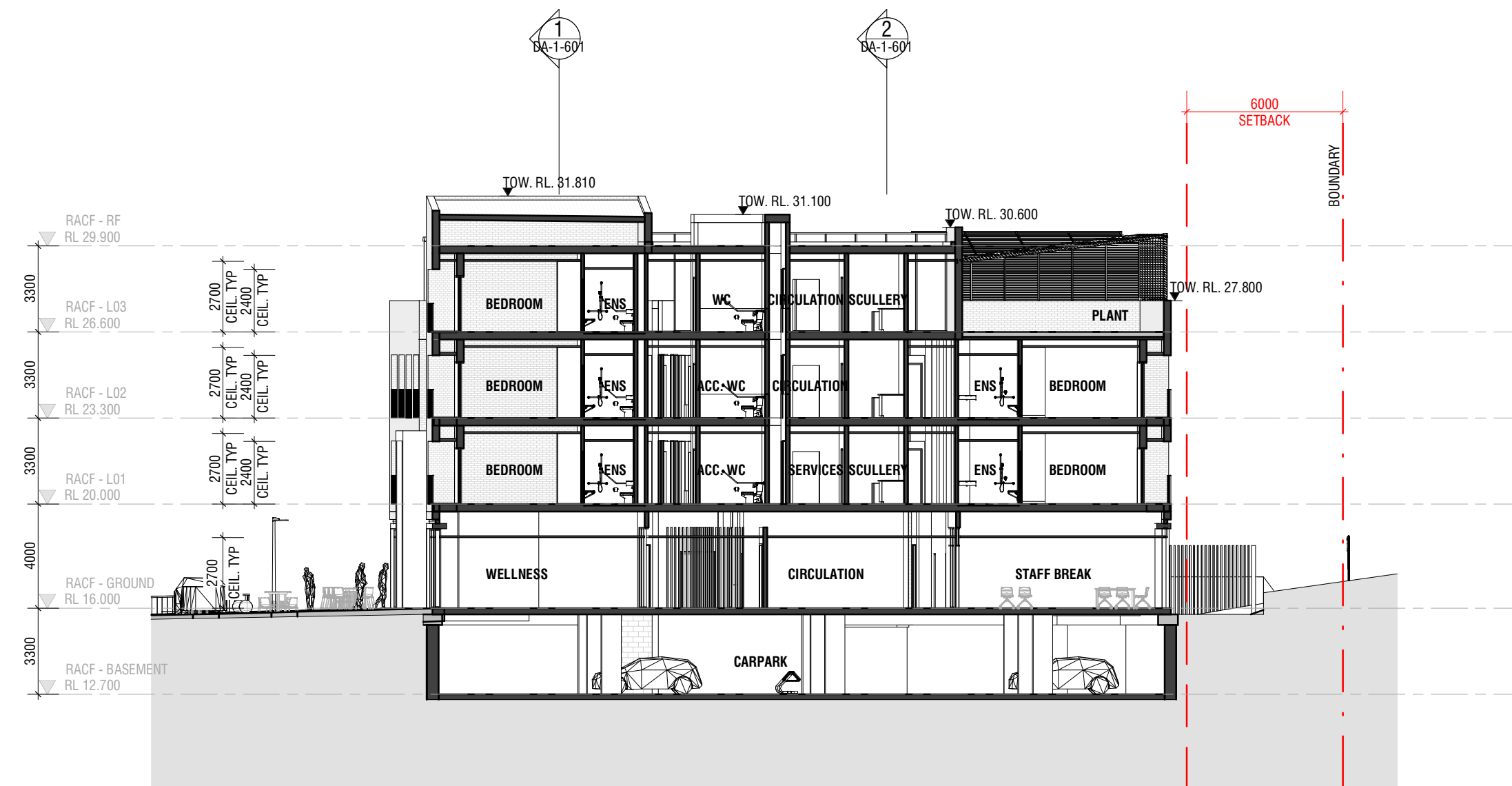
1 BUILDING SECTION A-A (RACF)
Scale: 1 : 200



2 BUILDING SECTION B-B (RACF)
Scale: 1 : 200



4 BUILDING SECTION D-D (RACF)
Scale: 1 : 200



5 BUILDING SECTION E-E (RACF)
Scale: 1 : 200

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 700 120 and are not to be used or copied without their permission.

LEGEND	
[FLL XXX.XXX]	FINISHED FLOOR LEVEL
[FSL XXX.XXX]	FINISHED SLAB LEVEL
+ RL. XXX.XXX	SPOT LEVEL

SYMBOL NOTATION	
[W.XX]	WINDOW NUMBER REFERENCE
[D.XX]	DOOR NUMBER REFERENCE
[H.L.]	HEARING LOOP INSTALLED
[A.U.]	ACCESSIBLE UNIT

COL	CONCRETE COLUMN
DP	DOWNPIPE
FW	FLOOR WASTE
RWO	RAINWATER OUTLET
SC	STEEL COLUMN

- NOTES
- HEARING LOOP TO BE PROVIDED IN THEATRE AND CHAPEL LOCATED ON GROUND FLOOR.
 - ALL STAIR WORKS TO BE COMPLIANT WITH AS 1428.1 AND READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
 - ALL LIFT WORKS TO BE COMPLIANT WITH AS 1735.12 AND READ IN CONJUNCTION WITH LIFT MANUFACTURER SHOP DRAWINGS

RACF BUILDING EXTERNAL FINISHES SCHEDULE

FB.01	FACE BRICK MOORADA, BIANCO
FB.02	FACE BRICK HAWTHORN, RED
AW.01	ALUMINIUM WINDOW FRAME, MONUMENT
GL.01	CLEAR DOUBLE GLAZING
GL.02	OPAQUE DOUBLE GLAZING
CMS.01	LYSAGHT DOMINION CLADDING, MONUMENT
CMS.02	EAVES STRYUM ALUMINIUM CLADDING, MONUMENT
CMS.03	LYSAGHT KUPLOCK 700, SHALE GREY
LV.01	VERTICAL ALUMINIUM BATTENS, MONUMENT
LV.02	HORIZONTAL ALUMINIUM BATTENS, MONUMENT
BAL.01	ALUMINIUM BALUSTRADE, MONUMENT
CON.01	PRECAST CONCRETE

- NOTE
- TYPE GL.01 CLEAR GLAZING TO WINDOWS AND CURTAIN WALLS GENERALLY
 - TYPE GL.02 OPAQUE GLAZING TO WINDOWS AND CURTAIN WALLS GENERALLY BETWEEN CEILING SPACES AND FLOOR LEVEL
- REFER TO EXTERIOR FINISHES SCHEDULE FOR FURTHER INFORMATION

3	ISSUED FOR DA	14.01.2022
2	DRAFT ISSUE	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments



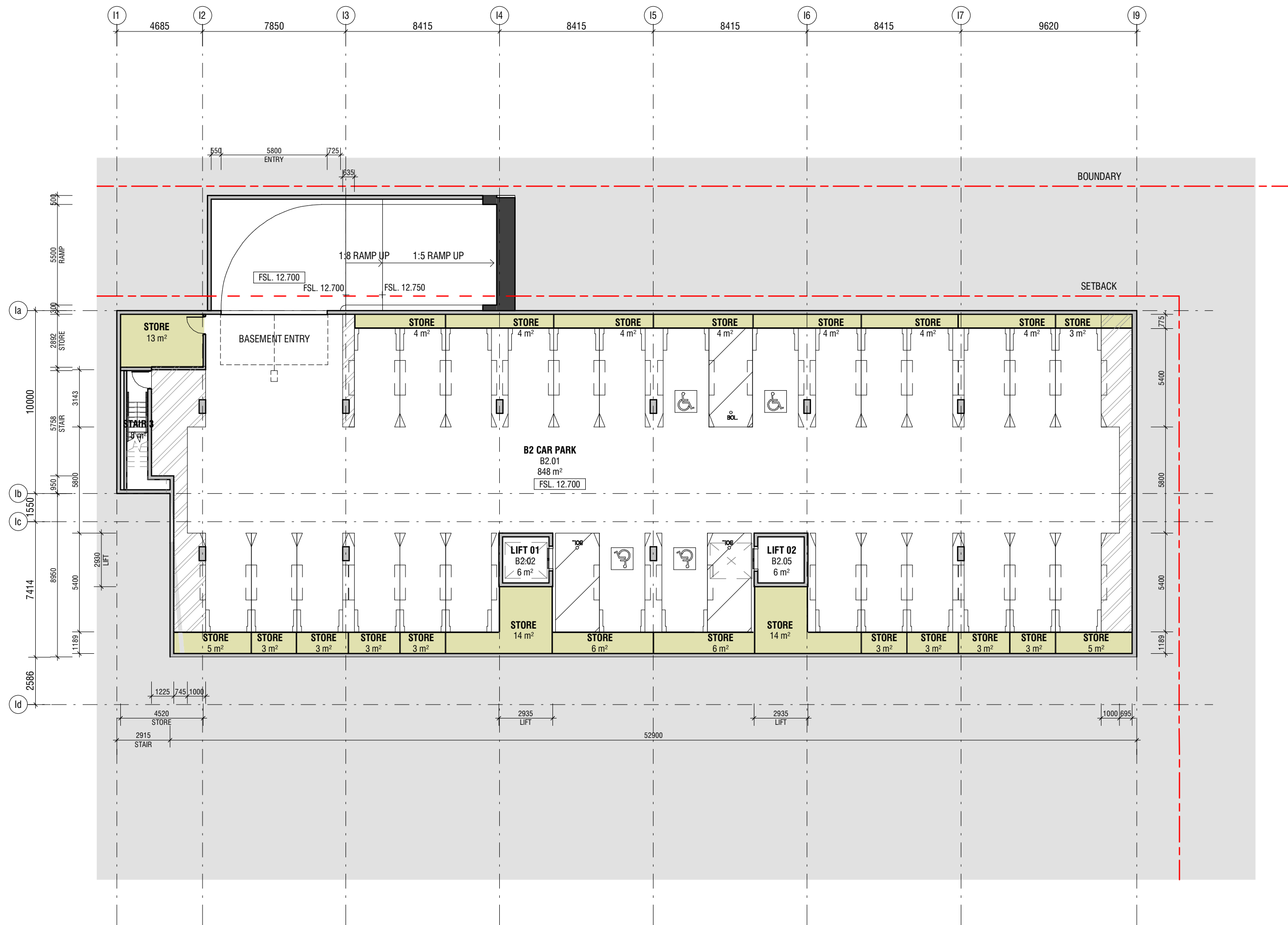
Project
PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 2 - BUILDING SECTIONS

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-1-601
Drawn NS/DC	Checked Checker	

FOR DA APPROVAL



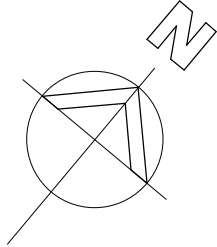
1 FLOOR PLAN - ILU - BASEMENT 02
Scale: 1 : 200

Parking Schedule		
Type	Count	Comments
2500x5400	44	STANDARD - ILU
2500x5400 ACCESSIBLE	6	ACCESSIBLE - ILU
TOTAL CAR SPACES (ILU): 50		

- 1 BED - ILU
- 2 BED - ILU
- 3 BED - ILU
- COMMON AREAS
- CORRIDORS
- STORE
- TERRACE
- CAR PARKING
- VERTICAL TRANSPORT
- WASTE

FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 700 120 and are not to be used or copied without their permission.



- NOTES:
- ALL STAIRS TO BE COMPLIANT WITH AS1428.1
 - ALL LIFTS TO BE COMPLIANT WITH AS1735.12

BASIX COMMITMENTS

1. Commitments for Residential Flat buildings

Water
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling
(g) The pool or spa must be located as specified in the table
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

Energy
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

Thermal Comfort
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.
(g) Where there is an in-slab heating or cooling system, the applicant must:
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.

4. Commitments for Common Areas and Central systems/ facilities for the development (non-building specific)

Water
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table
(c) A swimming pool or spa listed in the table must not have a volume (m kLs) greater than that specified for the pool or spa in the table
Energy
(c) The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

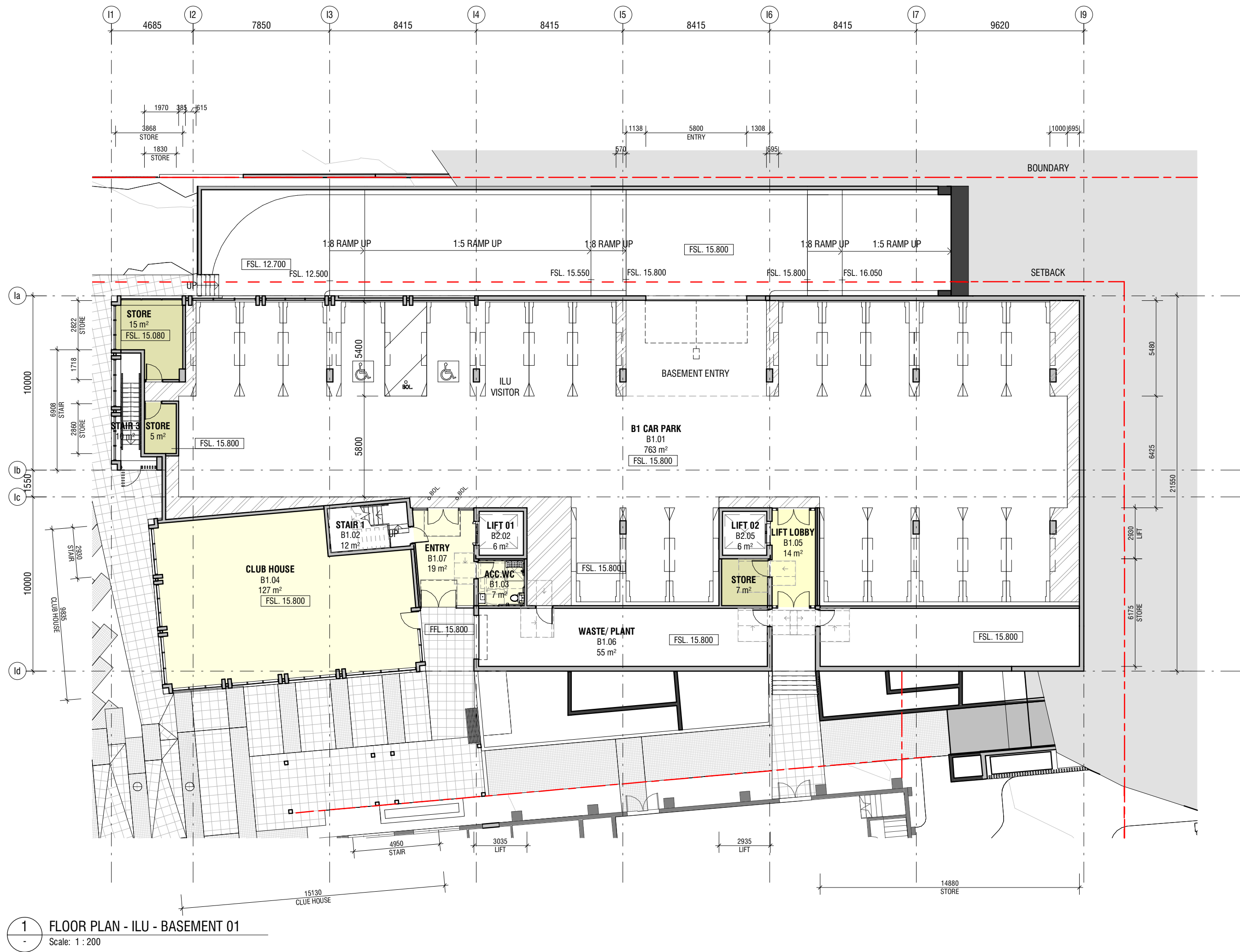


Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 2 - BASEMENT 02 FLOOR PLAN

Scale	Project Number	Drawing No.
1 : 200 @ A1	16.001	DA-2-201
Drawn NS/DC	Checked CP	



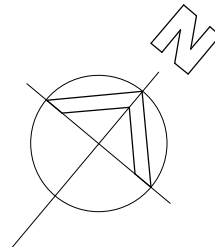
1 FLOOR PLAN - ILU - BASEMENT 01
Scale: 1 : 200

Parking Schedule		
Type	Count	Comments
2500x5400	44	STANDARD - ILU
2500x5400 ACCESSIBLE	6	ACCESSIBLE - ILU
TOTAL CAR SPACES (ILU): 50		

- 1 BED - ILU
- 2 BED - ILU
- 3 BED - ILU
- COMMON AREAS
- CORRIDORS
- STORE
- TERRACE
- CAR PARKING
- VERTICAL TRANSPORT
- WASTE

FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 700 120 and are not to be used or copied without their permission.



NOTES:

- ALL STAIRS TO BE COMPLIANT WITH AS1428.1
- ALL LIFTS TO BE COMPLIANT WITH AS1735.12

BASIX COMMITMENTS

1. Commitments for Residential Flat buildings

Water

- (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling
- (g) The pool or spa must be located as specified in the table
- (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

Energy

- (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
- (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

Thermal Comfort

- (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.
- (g) Where there is an in-slab heating or cooling system, the applicant must:
- (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
- (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below
- (i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.

4. Commitments for Common Areas and Central systems/ facilities for the development (non-building specific)

Water

- (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table
- (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table

Energy

- (c) The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



Project

PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

BUILDING 2 - BASEMENT 01 FLOOR PLAN

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-2-202
Drawn NS/DC	Checked CP	

POS	PRIVATE OPEN SPACE
LB	LETTER BOX

- ALL STAIRS TO BE COMPLIANT WITH AS1428.1
- ALL LIFTS TO BE COMPLIANT WITH AS1735.12

1. Commitments for Residential Flat buildings

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling

(c) The pool or spa must be located as specified in the table below

(d) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.

(g) Where there is an in-slab heating or cooling system, the applicant must:

(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or

(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below

(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.

4. Commitments for Common Areas and Central systems, facilities for the development (non-building specific)

(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table

(c) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the

(c) The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.

Amendments

Client



Project

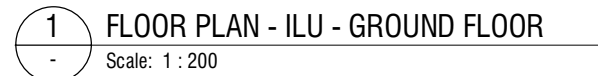
**PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525**











CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

BUILDING 2 - GROUND FLOOR PLAN

Scale 1 : 200 @ A1	Project Number 16.001		Drawing No. DA-2-203
	Drawn NS/DC	Checked CP	



-  1 BED - ILU
-  2 BED - ILU
-  3 BED - ILU
-  COMMON AREAS
-  CORRIDORS
-  STORE
-  TERRACE
-  CAR PARKING
-  VERTICAL TRANSPORT
-  WASTE

FOR DA APPROVAL

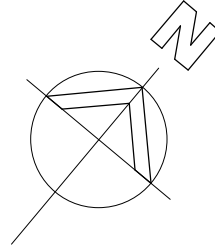


1 FLOOR PLAN - ILU - LEVEL 01
Scale: 1 : 200

- 1 BED - ILU
- 2 BED - ILU
- 3 BED - ILU
- COMMON AREAS
- CORRIDORS
- STORE
- TERRACE
- CAR PARKING
- VERTICAL TRANSPORT
- WASTE

FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 002 706 120 and are not to be used or copied without their permission.



LEGEND

POS PRIVATE OPEN SPACE
LB LETTER BOX

NOTES:

- ALL STAIRS TO BE COMPLIANT WITH AS1428.1
- ALL LIFTS TO BE COMPLIANT WITH AS1735.12

BASIX COMMITMENTS

1. Commitments for Residential Flat buildings

Water

- (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling
- (g) The pool or spa must be located as specified in the table
- (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

Energy

- (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
- (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

Thermal Comfort

- (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.
- (g) Where there is an in-slab heating or cooling system, the applicant must:
- (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
- (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below
- (i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.

4. Commitments for Common Areas and Central systems/ facilities for the development (non-building specific)

Water

- (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table
- (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table

Energy

- (c) The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



Project

PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

BUILDING 2 - LEVEL 01 FLOOR PLAN

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-2-204
Drawn NS/DC	Checked CP	

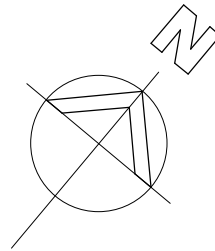


1 FLOOR PLAN - ILU - LEVEL 02
Scale: 1 : 200

- 1 BED - ILU
- 2 BED - ILU
- 3 BED - ILU
- COMMON AREAS
- CORRIDORS
- STORE
- TERRACE
- CAR PARKING
- VERTICAL TRANSPORT
- WASTE

FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 002 706 120 and are not to be used or copied without their permission.



LEGEND

POS PRIVATE OPEN SPACE
LB LETTER BOX

NOTES:

- ALL STAIRS TO BE COMPLIANT WITH AS1428.1
- ALL LIFTS TO BE COMPLIANT WITH AS1735.12

BASIX COMMITMENTS

1. Commitments for Residential Flat buildings

Water

- (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling
- (g) The pool or spa must be located as specified in the table
- (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

Energy

- (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
- (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

Thermal Comfort

- (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.
- (g) Where there is an in-slab heating or cooling system, the applicant must:
- (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
- (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below
- (i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.

4. Commitments for Common Areas and Central systems/ facilities for the development (non-building specific)

Water

- (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table
- (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table

Energy

- (c) The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client



Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing

BUILDING 2 - LEVEL 02 FLOOR PLAN

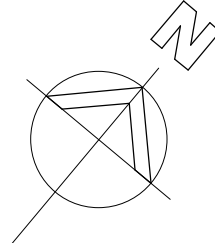
Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-2-205
Drawn NS/DC	Checked CP	



1 FLOOR PLAN - ILU - ROOF
Scale: 1 : 200

- 1 BED - ILU
- 2 BED - ILU
- 3 BED - ILU
- COMMON AREAS
- CORRIDORS
- STORE
- TERRACE
- CAR PARKING
- VERTICAL TRANSPORT
- WASTE

FOR DA APPROVAL



3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments

Client

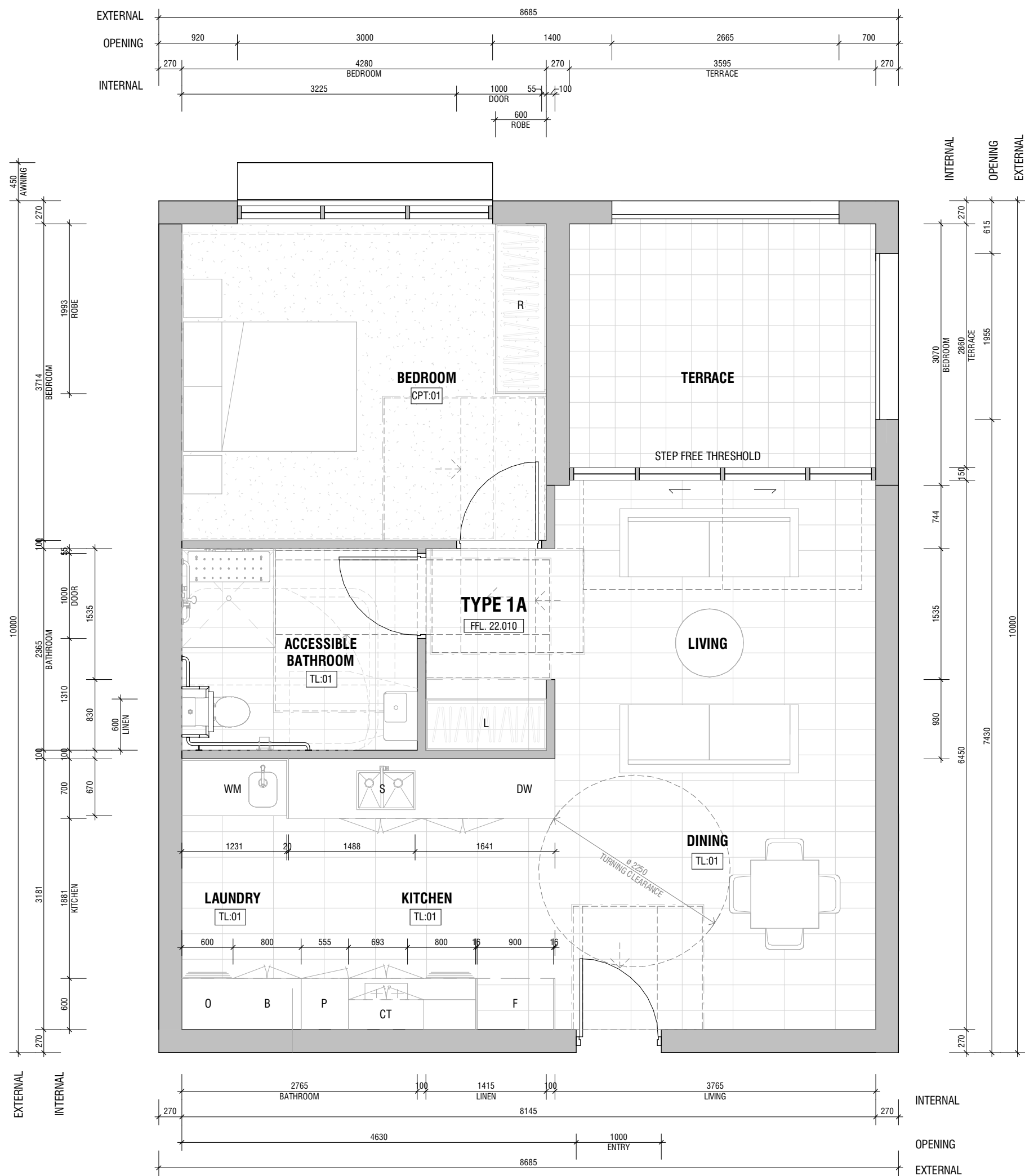
GPO Box 1863, Canberra City ACT 2601
Suite 1.01, Level 1, 10 Hobart Place
T 02 6257 3222
AMCARCHITECTURE.COM.AU

Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

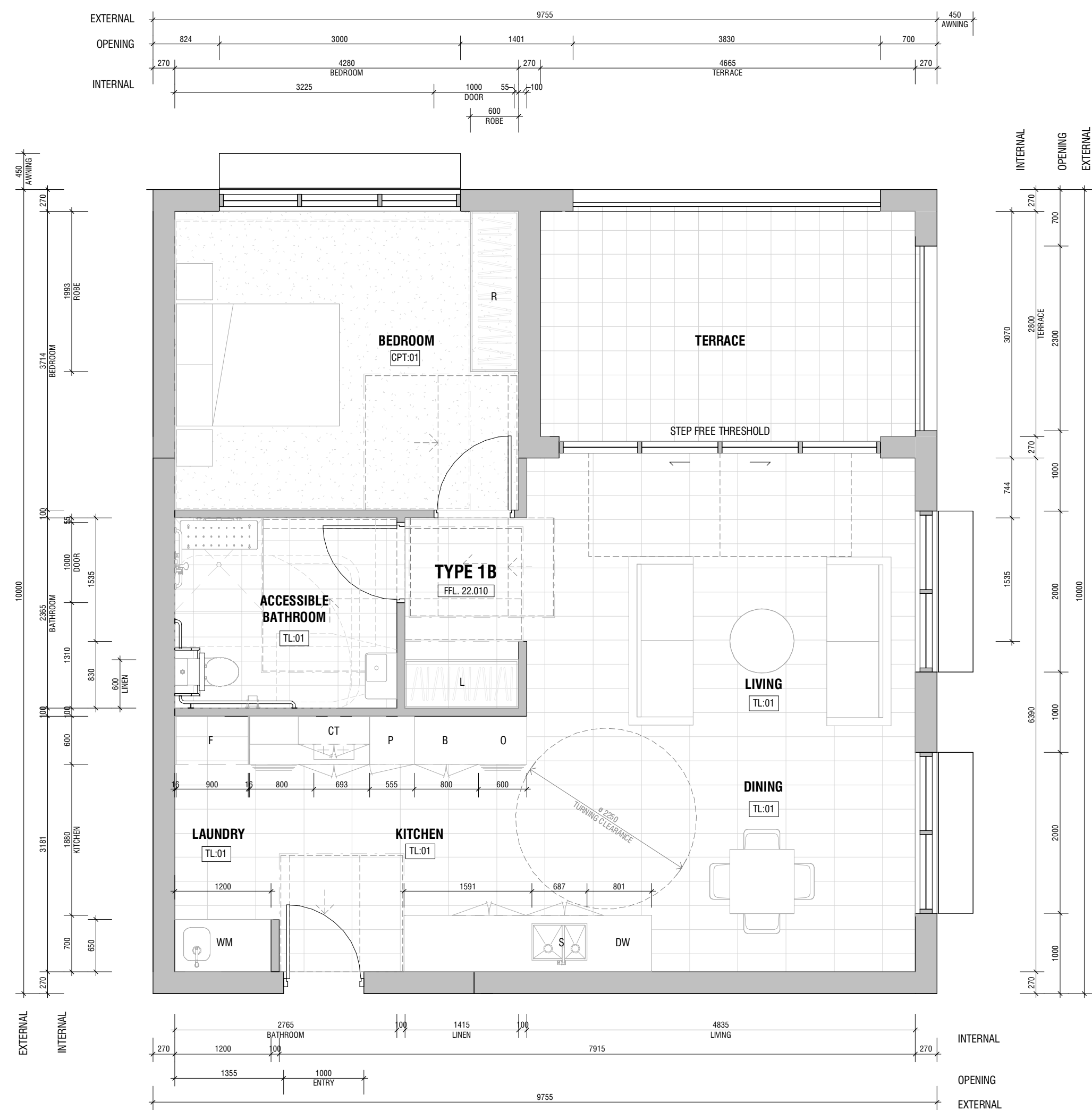
Drawing
BUILDING 2 - ROOF PLAN

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-2-206
Drawn NS/DC	Checked CP	



LOCATION	NO. OF UNITS	UNIT AREA	TERRACE AREA
BUILDING 2	4	66m ²	10m ²

1 UNIT TYPE 1A
Scale: 1:50



LOCATION	NO. OF UNITS	UNIT AREA	TERRACE AREA
BUILDING 2	2	73m ²	14m ²

2 UNIT TYPE 1B
Scale: 1:50

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 002 750-120 and are not to be used or copied without their permission.

NOTES:

- ALL GPO'S TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 8.
- ALL TAP SETS AND SINKS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 16.
- DOOR HANDLES AND HARDWARE TO BE COMPLIANT WITH AS4299.
- ALL ACCESSIBLE BATHROOMS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 9.
- ALL ENTRIES TO BE COMPLIANT WITH CLAUSES 4.3.1 AND 4.3.2 OF AS4299
- ALL BALCONIES AND EXTERNAL PAVED AREAS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 11.

LEGEND

WM	WASHING MACHINE
O	WALL OVEN AT BENCH HEIGHT
B	ADJUSTABLE BENCH UNIT
P	PANTRY
CT	COOKTOP
F	FRIDGE
DW	DISHWASHER
S	ADJUSTABLE SINK UNIT
L	LINEN
R	ROBE
TL-01	TILE FLOORING
CPT-01	CARPET FLOORING

1 ISSUED FOR DA 14.01.2022
Amendments

Client
 ADRIA CARE

AMC ARCHITECTURE +
GPO Box 1863, Canberra City ACT 2601
Suite 1.01, Level 1, 10 Hobart Place
T 02 6257 3222
AMCARCHITECTURE.COM.AU

Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 2 - UNIT PLANS

Scale As indicated @ A1	Project Number 16.001	Drawing No. DA-2-350
Drawn OR	Checked CP	

FOR DA APPROVAL

NOTES:

- ALL GPO'S TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 8.
- ALL TAP SETS AND SINKS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 16.
- DOOR HANDLES AND HARDWARE TO BE COMPLIANT WITH AS4299.
- ALL ACCESSIBLE BATHROOMS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 9.
- ALL ENTRIES TO BE COMPLIANT WITH CLAUSES 4.3.1 AND 4.3.2 OF AS4299
- ALL BALCONIES AND EXTERNAL PAVED AREAS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 11.

LEGEND

- | | |
|--------|---------------------------|
| WM | WASHING MACHINE |
| O | WALL OVEN AT BENCH HEIGHT |
| B | ADJUSTABLE BENCH UNIT |
| P | PANTRY |
| CT | COOKTOP |
| F | FRIDGE |
| DW | DISHWASHER |
| S | ADJUSTABLE SINK UNIT |
| L | LINEN |
| R | ROBE |
| TL-01 | TILE FLOORING |
| CPT-01 | CARPET FLOORING |

1 ISSUED FOR DA 14.01.2022
Amendments

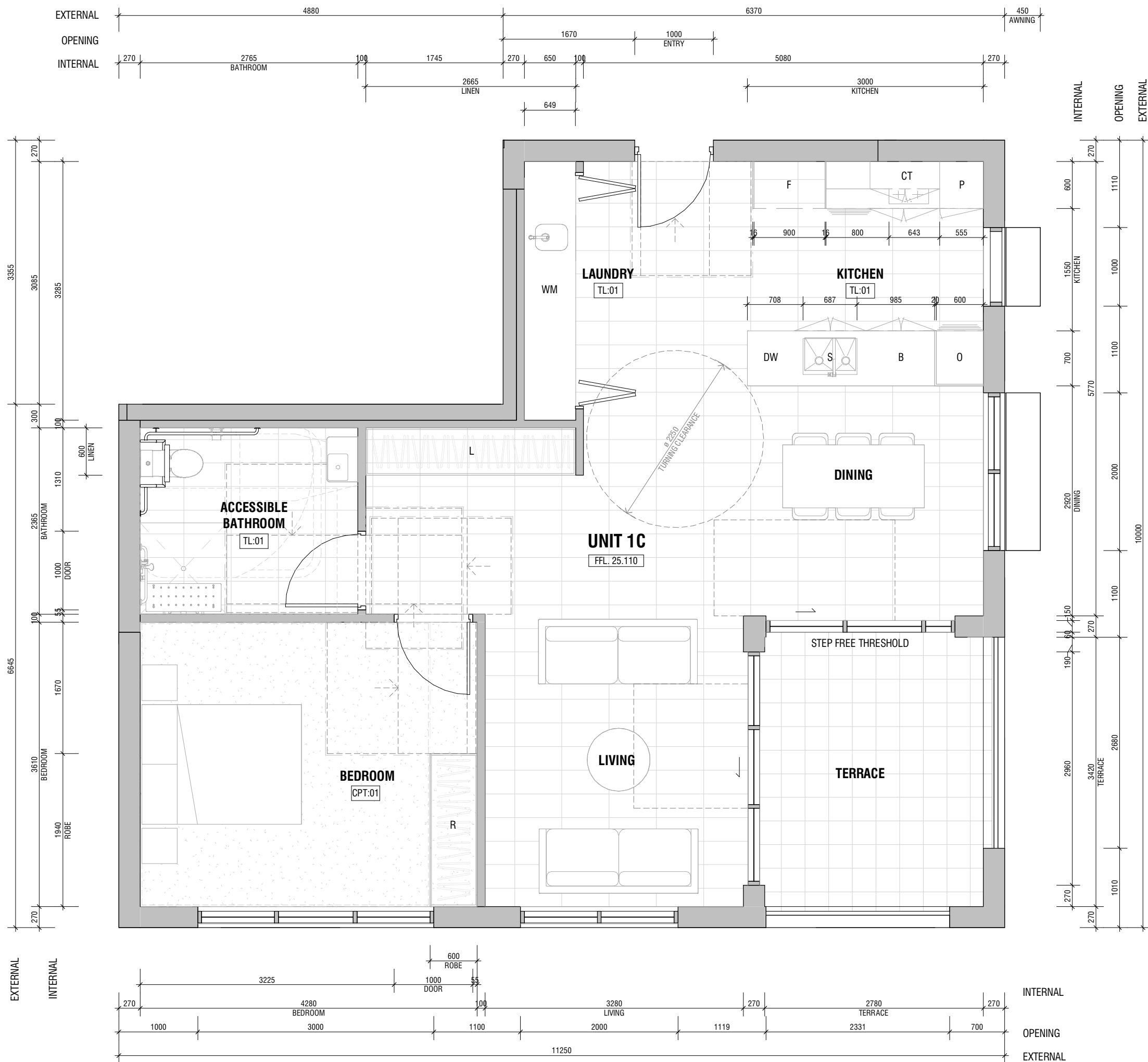


Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

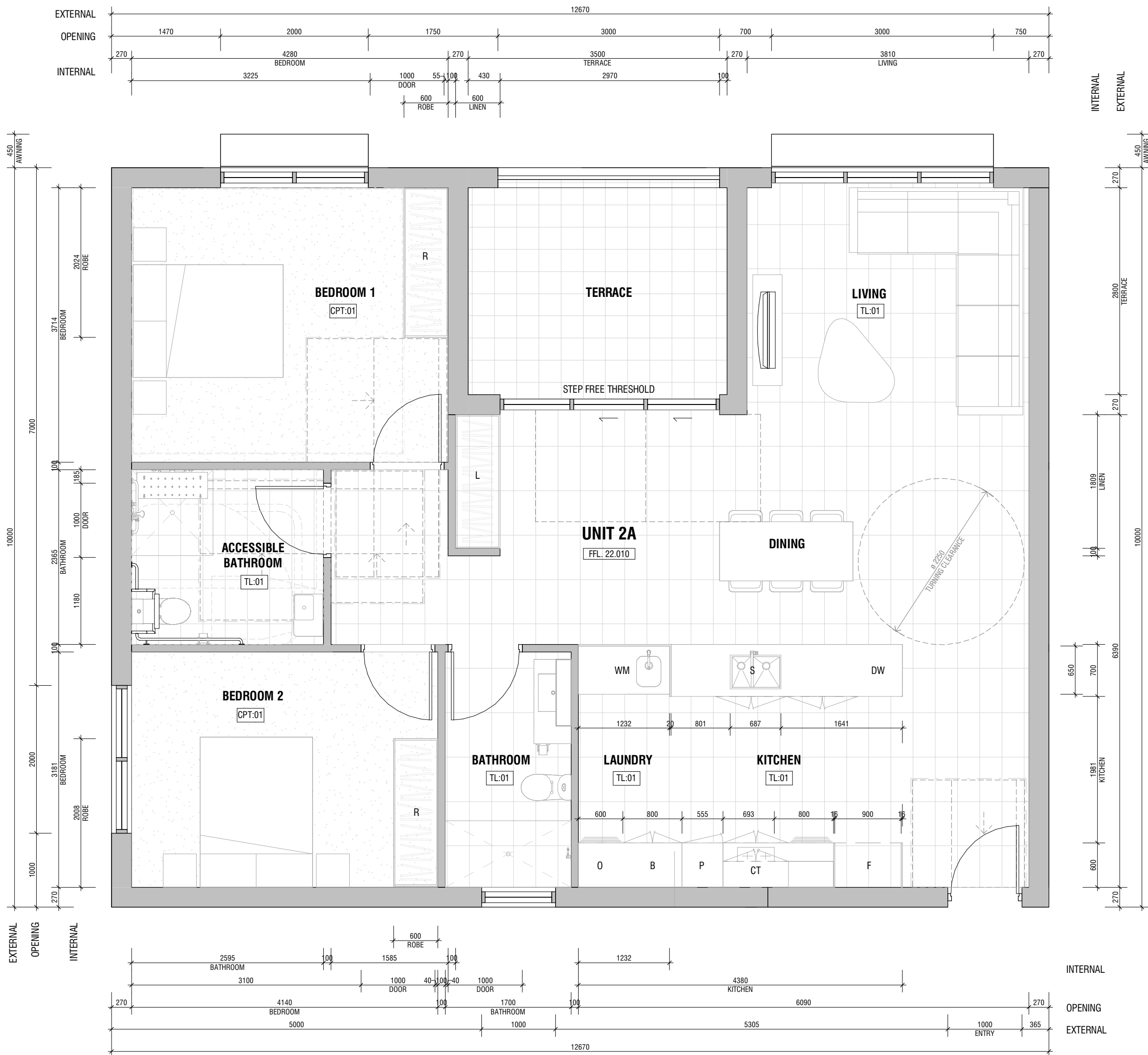
Drawing
BUILDING 2 - UNIT PLANS

Scale As indicated @ A1	Project Number 16.001	Drawing No. DA-2-351
Drawn OR	Checked CP	



LOCATION	NO. OF UNITS	UNIT AREA	TERRACE AREA
BUILDING 2	3	74m ²	10m ²

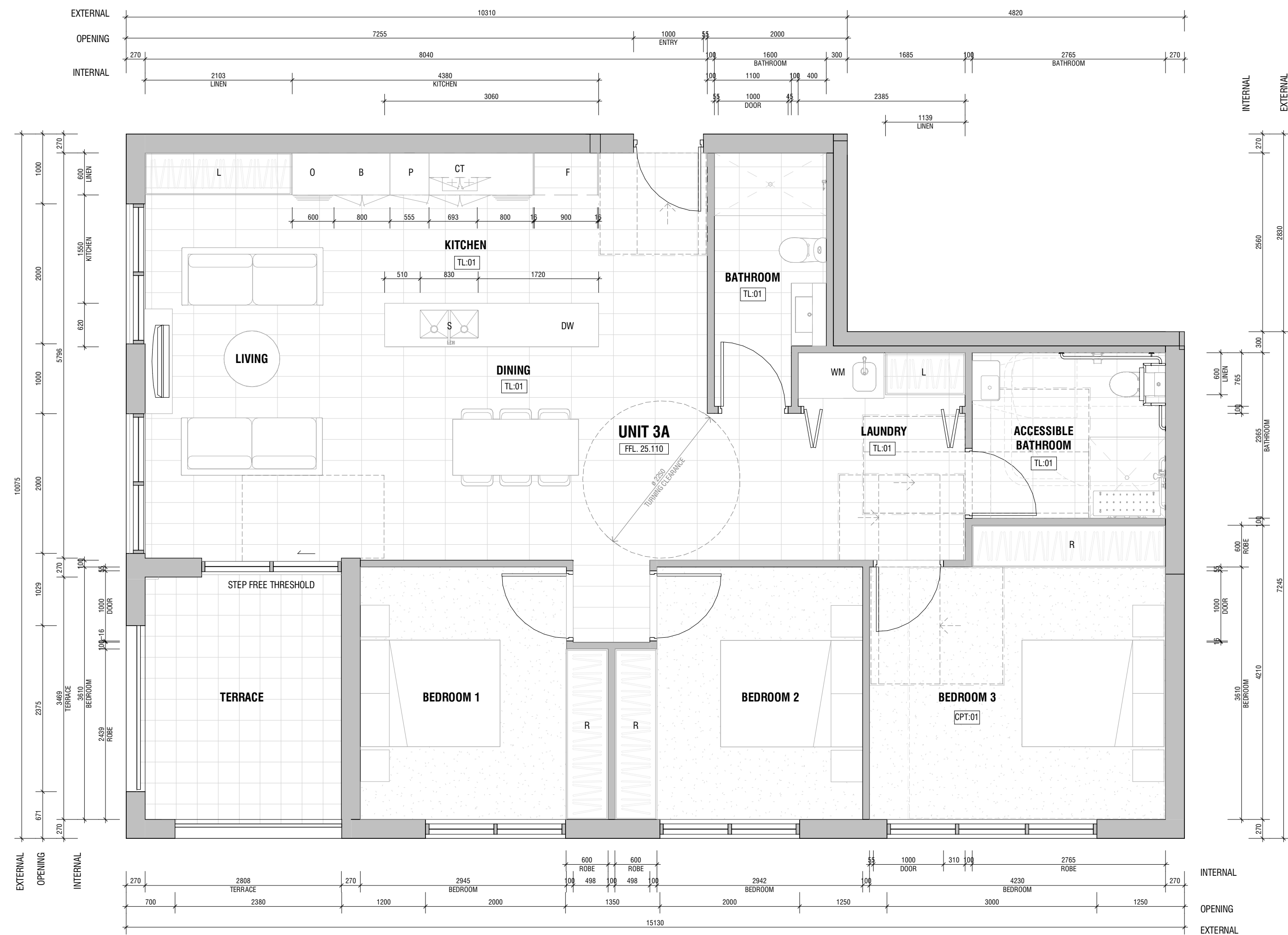
1 UNIT TYPE 1C
Scale: 1:50



LOCATION	NO. OF UNITS	UNIT AREA	TERRACE AREA
BUILDING 2	2	103m ²	10m ²

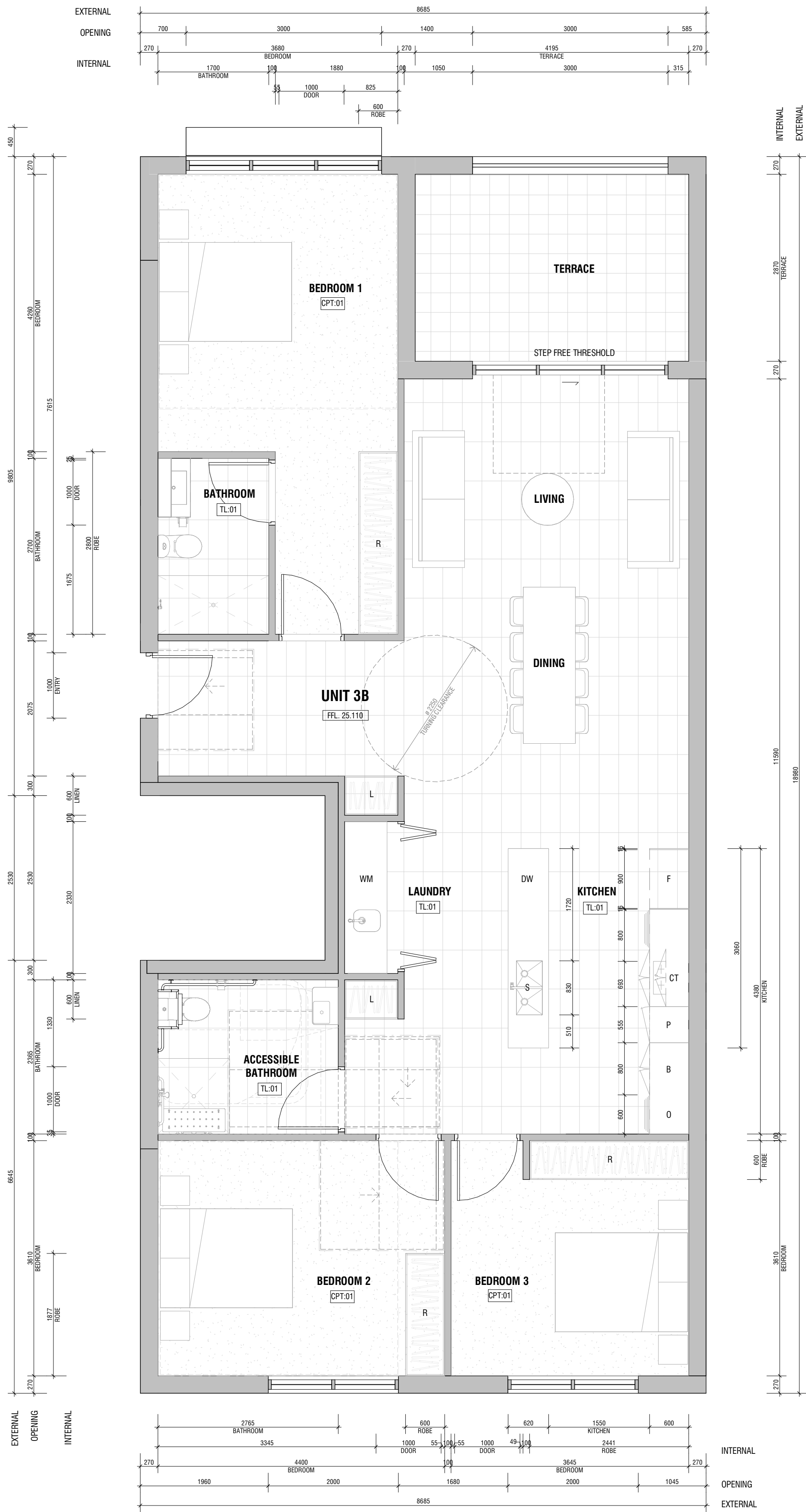
2 UNIT TYPE 2A
Scale: 1:50

FOR DA APPROVAL



LOCATION	NO. OF UNITS	UNIT AREA	TERRACE AREA
BUILDING 2	3	114m ²	10m ²

1 UNIT TYPE 3A
Scale: 1 : 50



LOCATION	NO. OF UNITS	UNIT AREA	TERRACE AREA
BUILDING 2	6	128m ²	13m ²

2 UNIT TYPE 3B
Scale: 1 : 50

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. A/CN 002 706 130 and are not to be used or copied without their permission.

NOTES:

- ALL GPO'S TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 8.
- ALL TAP SETS AND SINKS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 16.
- DOOR HANDLES AND HARDWARE TO BE COMPLIANT WITH AS4299.
- ALL ACCESSIBLE BATHROOMS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 9.
- ALL ENTRIES TO BE COMPLIANT WITH CLAUSES 4.3.1 AND 4.3.2 OF AS4299
- ALL BALCONIES AND EXTERNAL PAVED AREAS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 11.

LEGEND

WM	WASHING MACHINE
O	WALL OVEN AT BENCH HEIGHT
B	ADJUSTABLE BENCH UNIT
P	PANTRY
CT	COOKTOP
F	FRIDGE
DW	DISHWASHER
S	ADJUSTABLE SINK UNIT
L	LINEN
R	ROBE
TL-01	TILE FLOORING
CPT-01	CARPET FLOORING

1	ISSUED FOR DA	14.01.2022
Amendments		



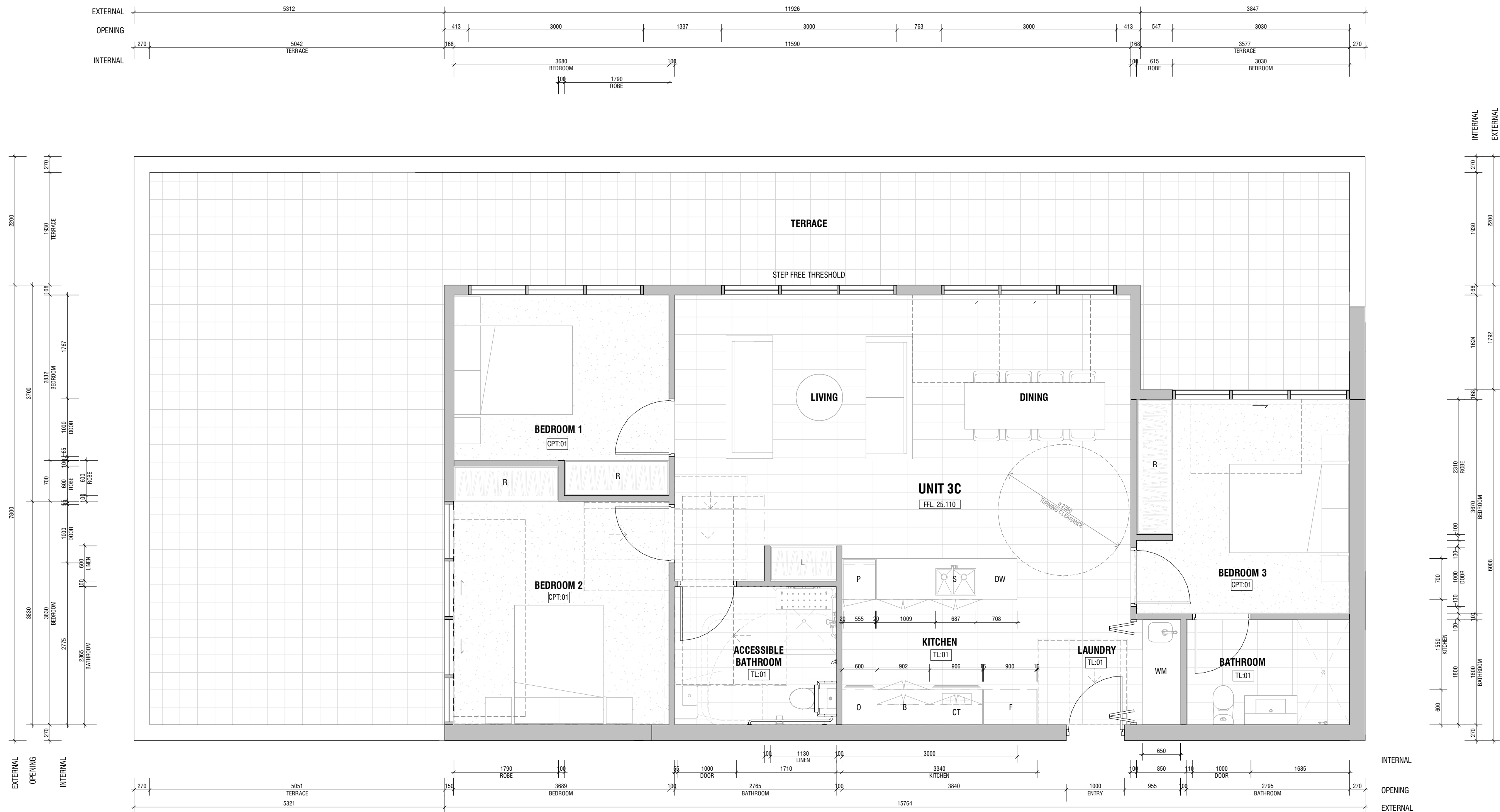
Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 2 - UNIT PLANS

Scale As indicated @ A1	Project Number 16.001	Drawing No. DA-2-352
Drawn OR	Checked CP	

FOR DA APPROVAL



LOCATION	NO. OF UNITS	UNIT AREA	TERRACE AREA
BUILDING 2	2	106m ²	84m ²

1 UNIT TYPE 3C
Scale: 1 : 50

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. ACN 082 756 125 and are not to be used or copied without their permission.

NOTES:

- ALL GPO'S TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 8.
- ALL TAP SETS AND SINKS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 16.
- DOOR HANDLES AND HARDWARE TO BE COMPLIANT WITH AS4299.
- ALL ACCESSIBLE BATHROOMS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 9.
- ALL ENTRIES TO BE COMPLIANT WITH CLAUSES 4.3.1 AND 4.3.2 OF AS4299
- ALL BALCONIES AND EXTERNAL PAVED AREAS TO BE COMPLIANT WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021, SCHEDULE 4, SECTION 11.

LEGEND

- | | |
|--------|---------------------------|
| WM | WASHING MACHINE |
| O | WALL OVEN AT BENCH HEIGHT |
| B | ADJUSTABLE BENCH UNIT |
| P | PANTRY |
| CT | COOKTOP |
| F | FRIDGE |
| DW | DISHWASHER |
| S | ADJUSTABLE SINK UNIT |
| L | LINEN |
| R | ROBE |
| TL-01 | TILE FLOORING |
| CPT-01 | CARPET FLOORING |

1 ISSUED FOR DA 14.01.2022
Amendments



Project
PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 2 - UNIT PLANS

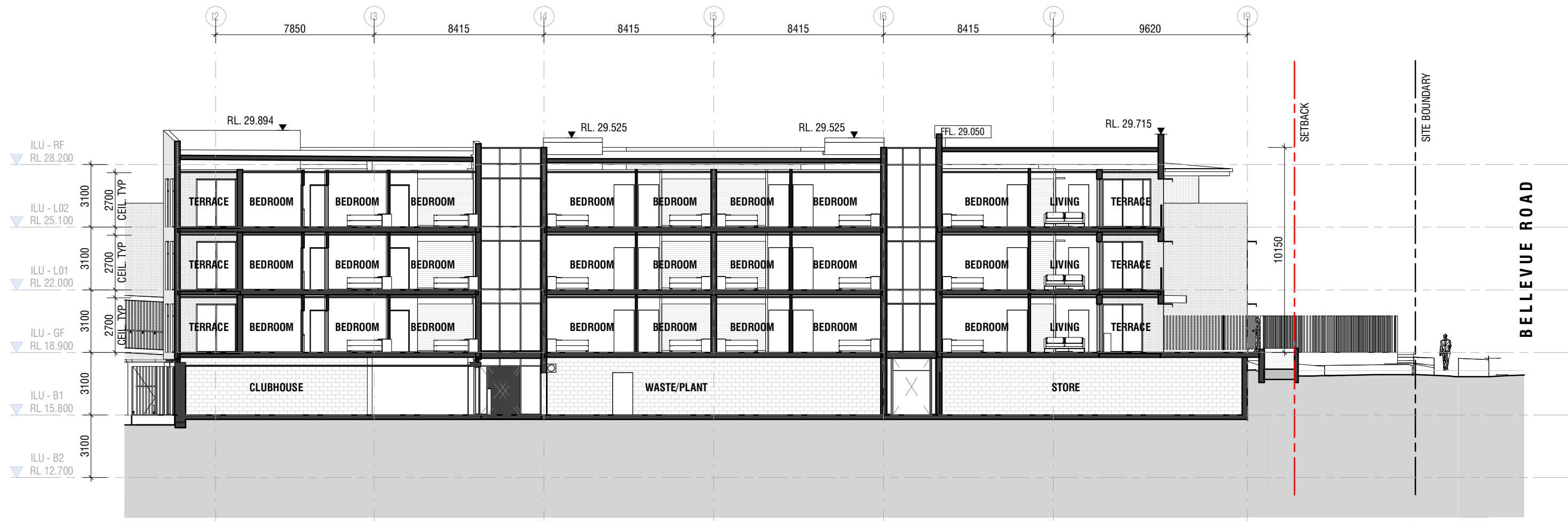
Scale As indicated @ A1	Project Number 16.001	Drawing No. DA-2-353
Drawn OR	Checked CP	

FOR DA APPROVAL

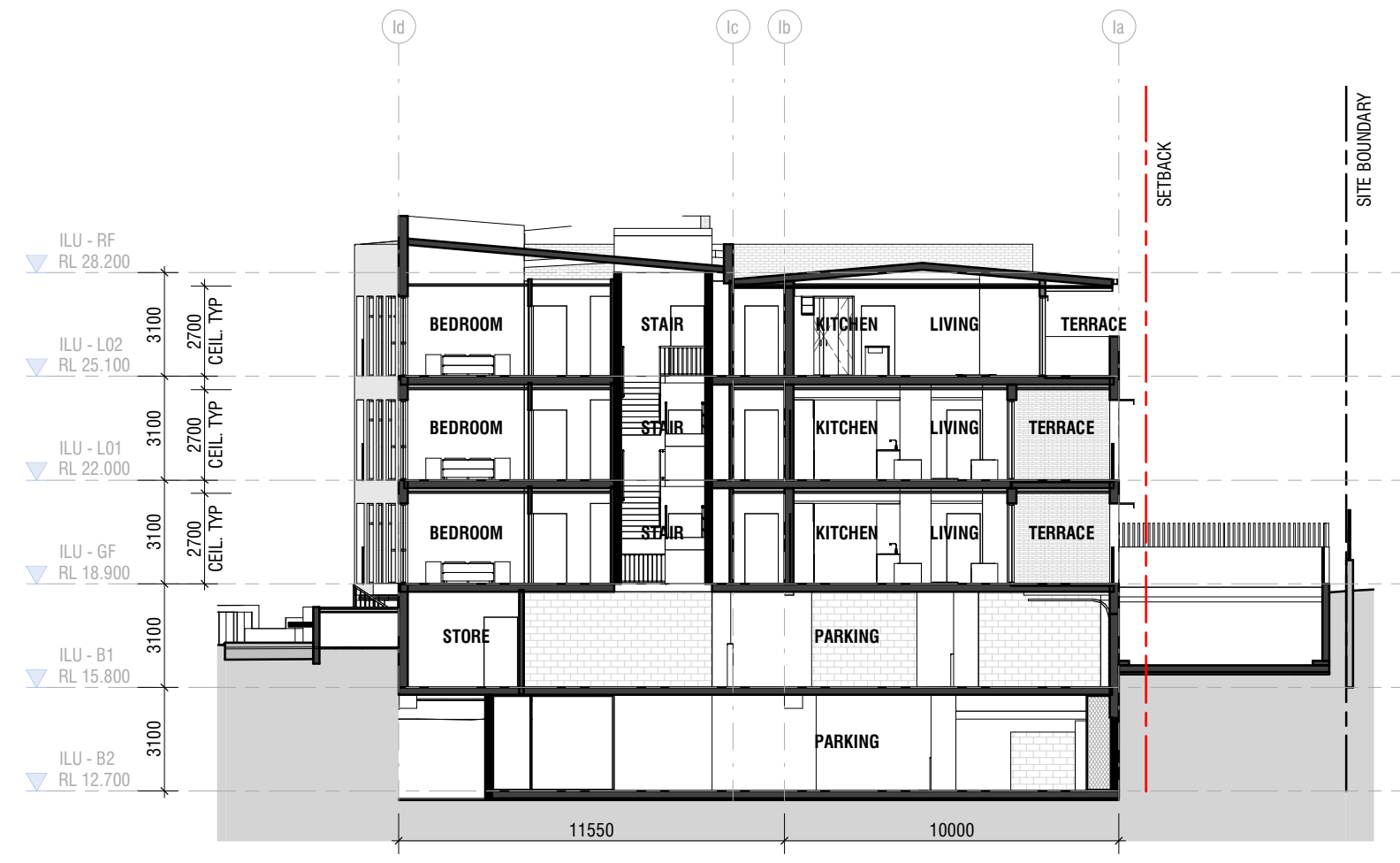


Scale 1 : 200 @ A1	Project Number 16.001		Drawing No. DA-2-501
	Drawn NS/DC	Checked CP	

FOR DA APPROVAL



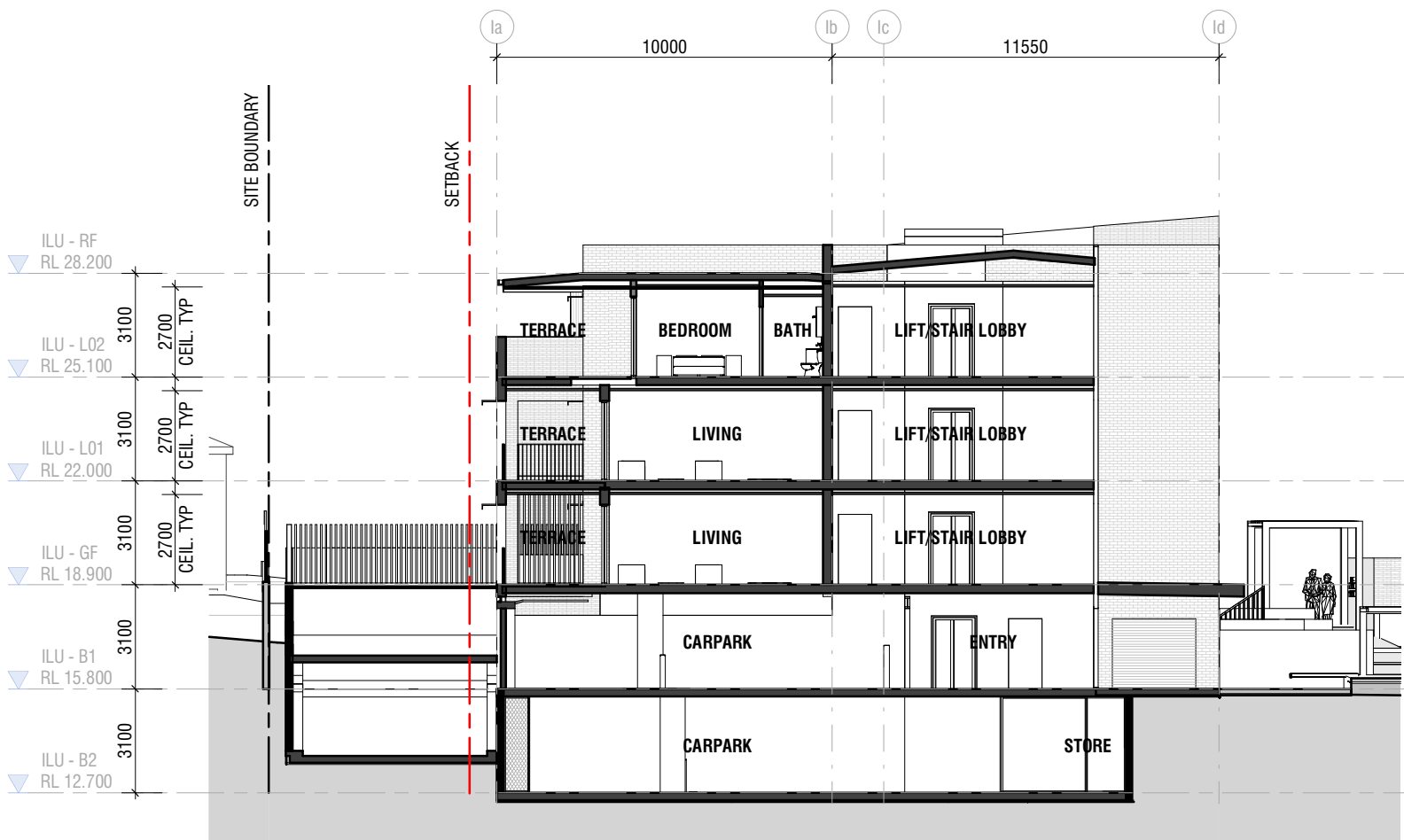
1 BUILDING SECTION A-A (ILU)
Scale: 1 : 200



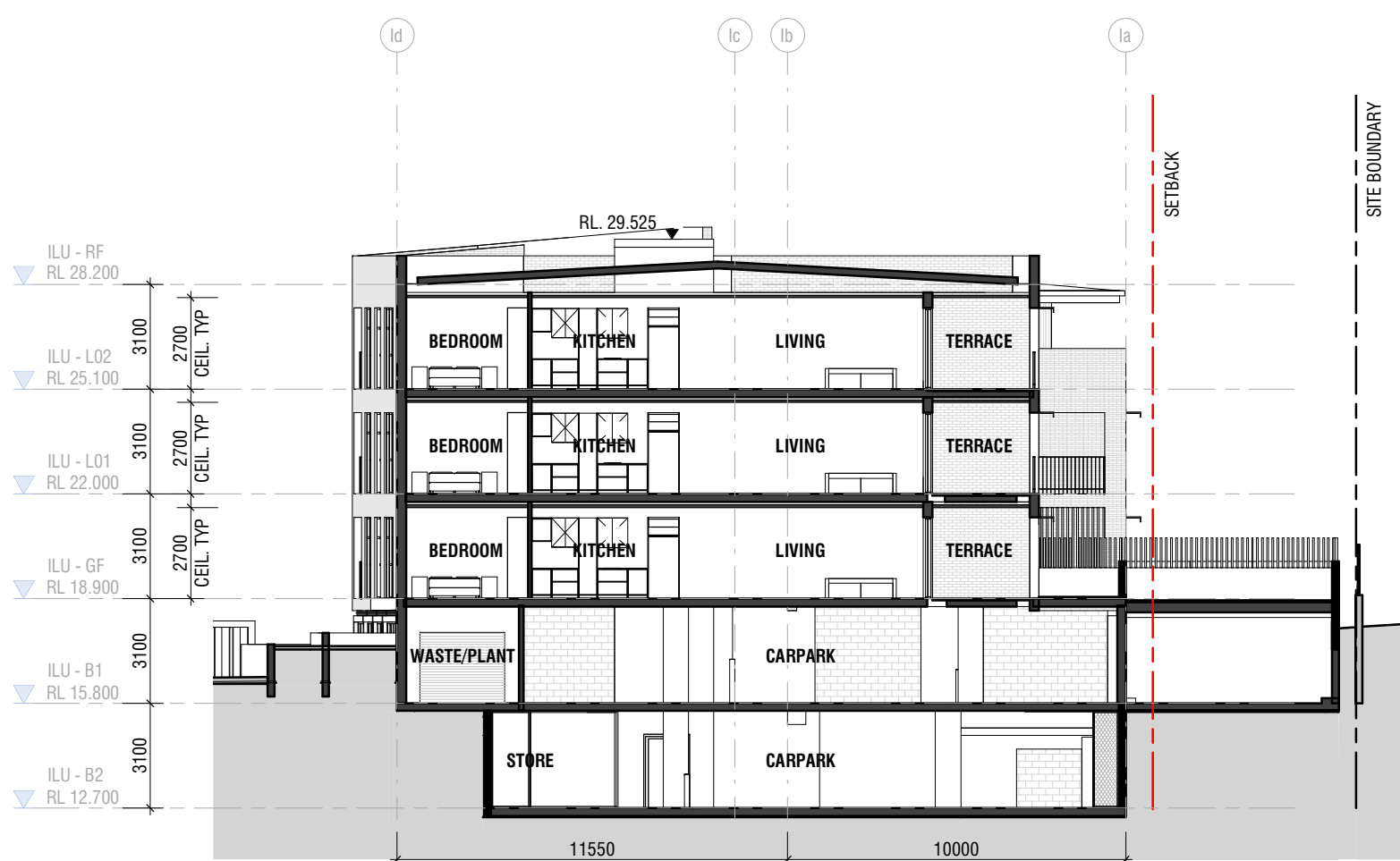
2 BUILDING SECTION D-D (ILU)
Scale: 1 : 200



3 BUILDING SECTION B-B (ILU)
Scale: 1 : 200



4 BUILDING SECTION E-E (ILU)
Scale: 1 : 200



5 BUILDING SECTION C-C (ILU)
Scale: 1 : 200

3	ISSUED FOR DA	14.01.2022
2	DRAFT FOR DA	20.12.2021
1	DRAFT DA DOCUMENTATION	12.11.2021

Amendments



Project
**PROPOSED AGED CARE DEVELOPMENT
7-13 BELLEVUE ROAD FIGTREE NSW 2525**

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
BUILDING 2 - BUILDING SECTIONS

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA-2-601
Drawn NS/DC	Checked CP	

FOR DA APPROVAL

- ALL STAIRS TO AS 1428.1

Client

Downloaded from <http://ajph.org/> on November 10, 2015



CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

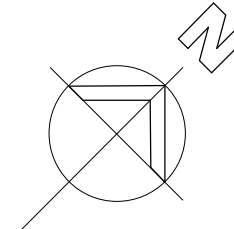
Scale 1 : 100 @ A1	Project Number 19.60		Drawing No. DA-4-201
13.01.2022	Drawn NS	Checked CP	

FOR DA APPROVAL



FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. ACN 082 756 133 and are not to be used or copied without their permission.



- NOTES:
- ALL STAIRS TO AS 1428.1

2	ISSUE FOR DA	14.01.2022
1	DRAFT FOR DA	20.12.2021
Amendments		

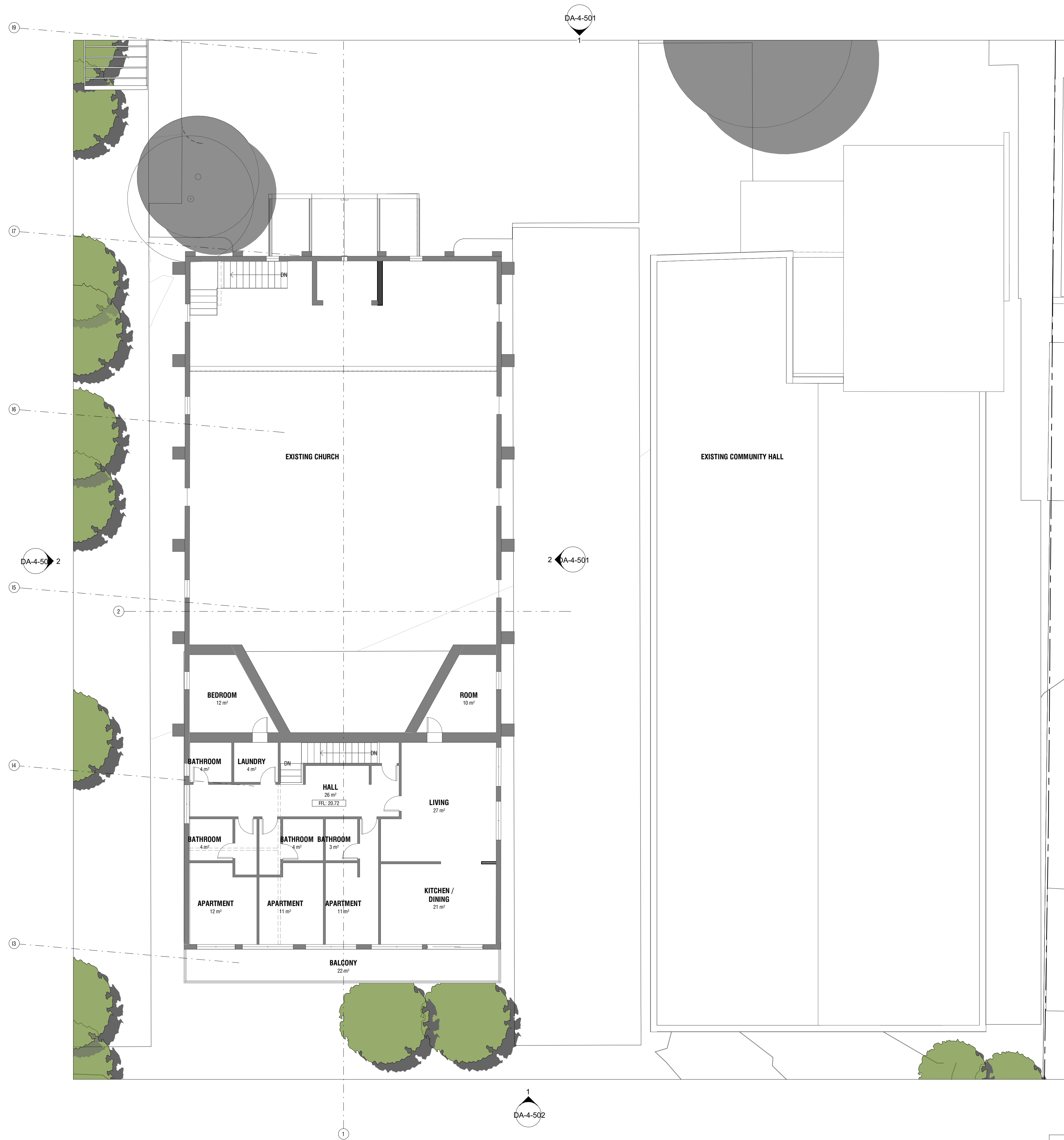


Project
PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525

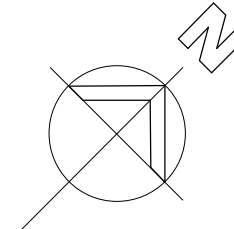
CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
EXISTING CHURCH + HALL - OFFICE / GROUND FLOOR

Scale 1 : 100 @ A1	Project Number 19.60	Drawing No. DA-4-202
Drawn NS	Checked CP	
13.01.2022		



FOR DA APPROVAL



2	ISSUE FOR DA	14.01.2022
1	DRAFT FOR DA	20.12.2021
Amendments		

Client

 ADRIA CARE

 AMC
ARCHITECTURE+

Unit 2 8-10 Hobart Place
Canberra City ACT 2600
02 6257 3222
AMCARCHITECTURE.COM.AU

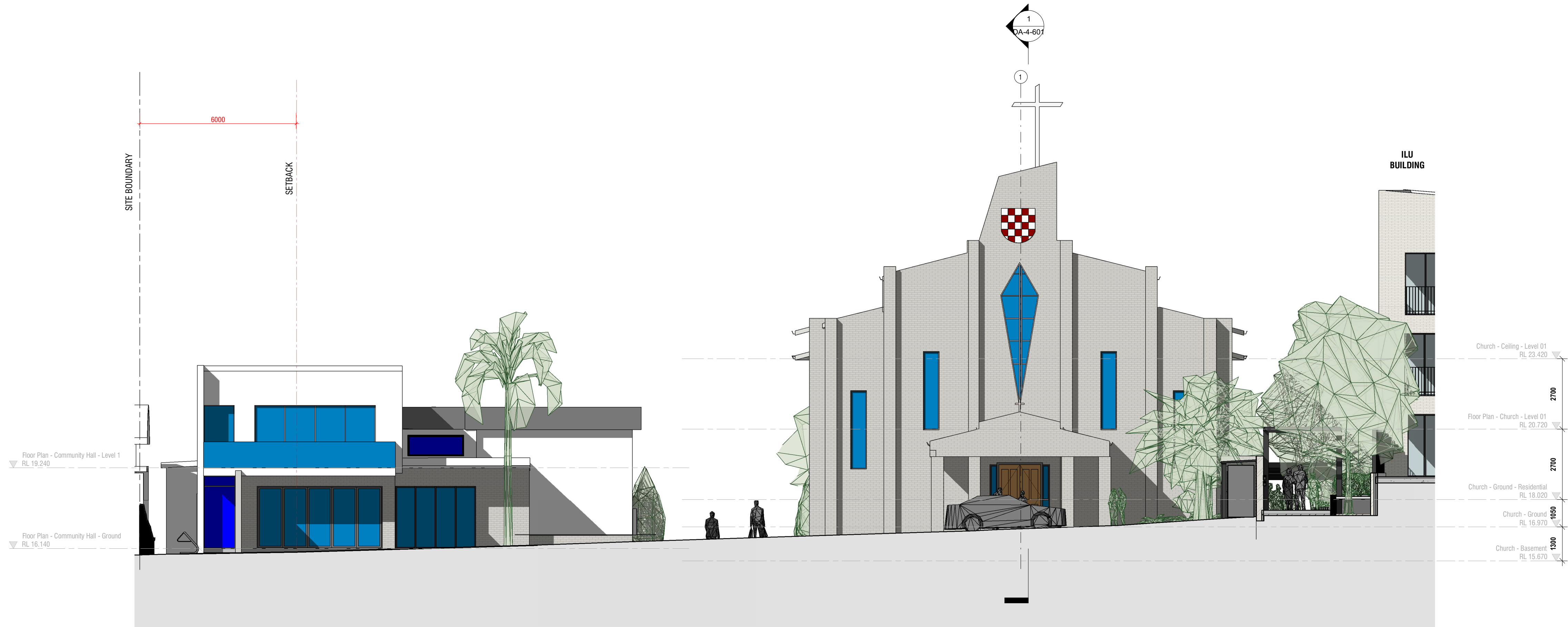
Project
**PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525**

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
EXISTING CHURCH + HALL - LEVEL 1

Scale	Project Number	Drawing No.
1 : 100 @ A1	19.60	DA-4-203
13.01.2022	Drawn NS Checked CP	

Plot Date: 14/01/2022 3:20:48 PM



1 North Elevation
Scale: 1:100



2 East Elevation
Scale: 1:100

FOR DA APPROVAL

© Copyright
The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. ACN 082 756 133 and are not to be used or copied without their permission.

2 ISSUE FOR DA 14.01.2022
1 DRAFT FOR DA 20.12.2021
Amendments

Client
 ADRIA CARE

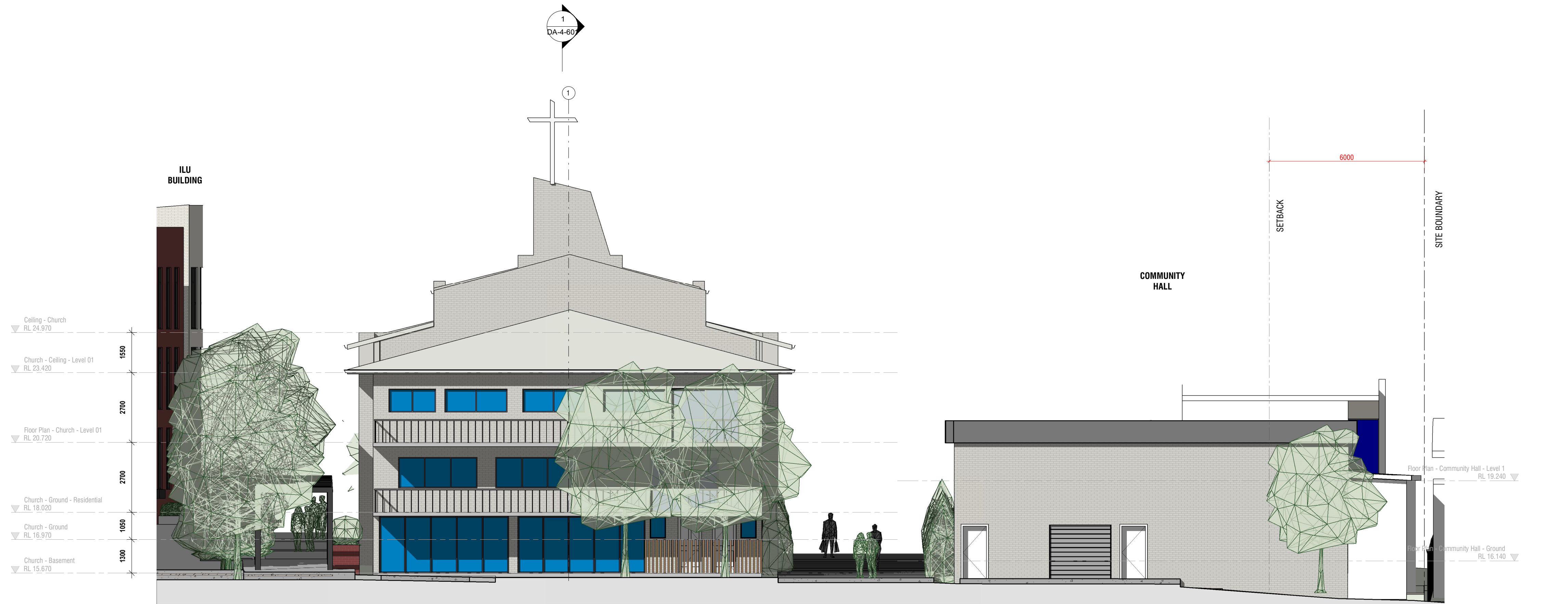
 **AMC**
ARCHITECTURE+
Unit 2 8-10 Hobart Place
Canberra City ACT 2600
02 6257 3222
AMCARCHITECTURE.COM.AU

Project
**PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525**

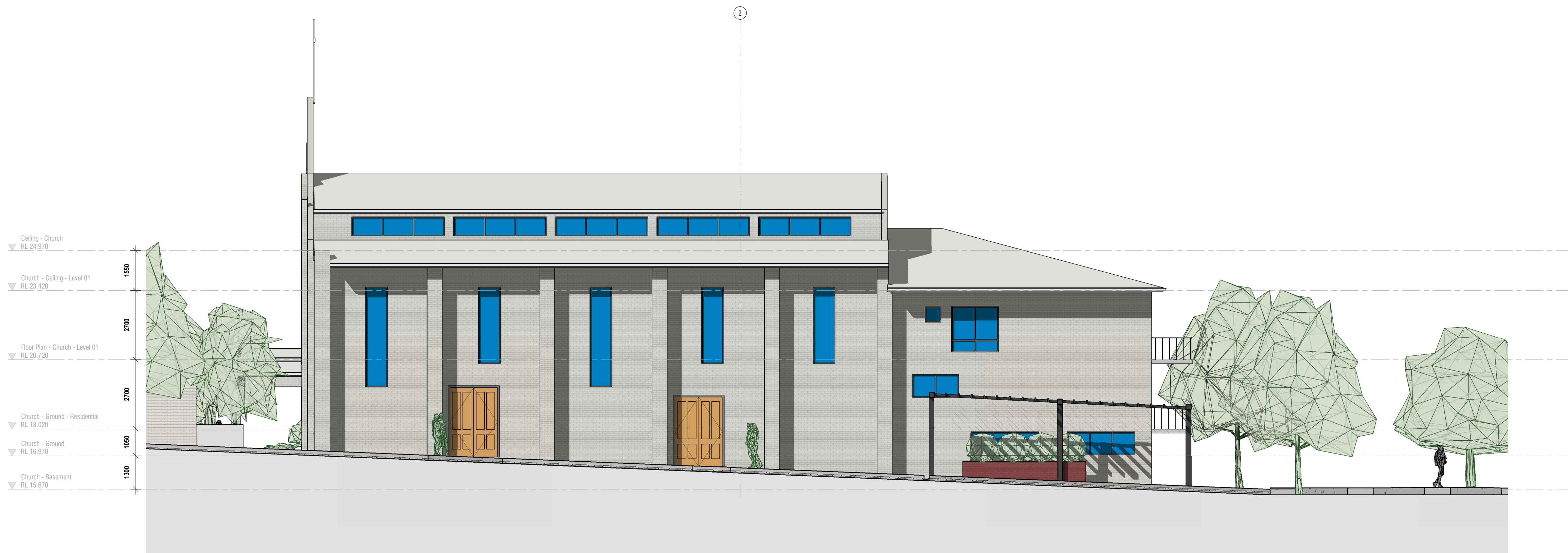
CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
EXISTING CHURCH + HALL - ELEVATIONS

Scale 1:100 @ A1	Project Number 19.60	Drawing No. DA-4-501
13.01.2022	Drawn NS	Checked CP



1
South Elevation
Scale: 1:100



2
West Elevation
Scale: 1:100

FOR DA APPROVAL

2 ISSUE FOR DA 14.01.2022
1 DRAFT FOR DA 20.12.2021
Amendments

Client
 ADRIA CARE

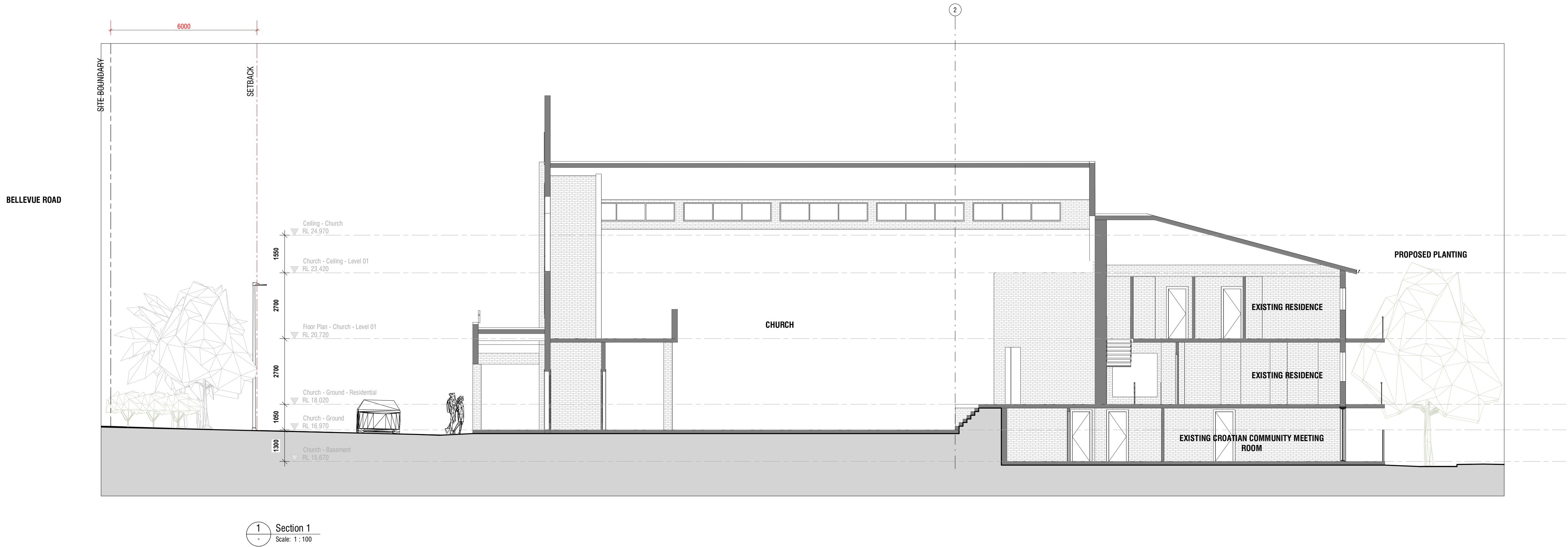
 **AMC**
ARCHITECTURE+
Unit 2 8-10 Hobart Place
Canberra City ACT 2600
02 6257 3222
AMCARCHITECTURE.COM.AU

Project
**PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525**

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
EXISTING CHURCH + HALL - ELEVATIONS

Scale 1 : 100 @ A1	Project Number 19.60	Drawing No. DA-4-502
13.01.2022	Drawn NS	Checked CP



1 Section 1
Scale: 1 : 100

2	ISSUE FOR DA	14.01.2022
1	DRAFT FOR DA	20.12.2021
Amendments		

Client

 ADRIA CARE

 AMC
ARCHITECTURE+

Unit 2 8-10 Hobart Place
Canberra City ACT 2600
02 6257 3222
AMCARCHITECTURE.COM.AU

Project
PROPOSED AGED CARE DEVELOPMENT
7-11 BELLEVUE ROAD FIGTREE NSW 2525

CLASS 9C - AGED CARE BUILDING - MULTI CARE LEVEL FACILITY - CONSTRUCTION TYPE A

Drawing
EXISTING CHURCH + HALL - SECTIONS

Scale 1 : 100 @ A1	Project Number 19.60	Drawing No. DA-4-601
13.01.2022	Drawn NS	Checked CP

FOR DA APPROVAL



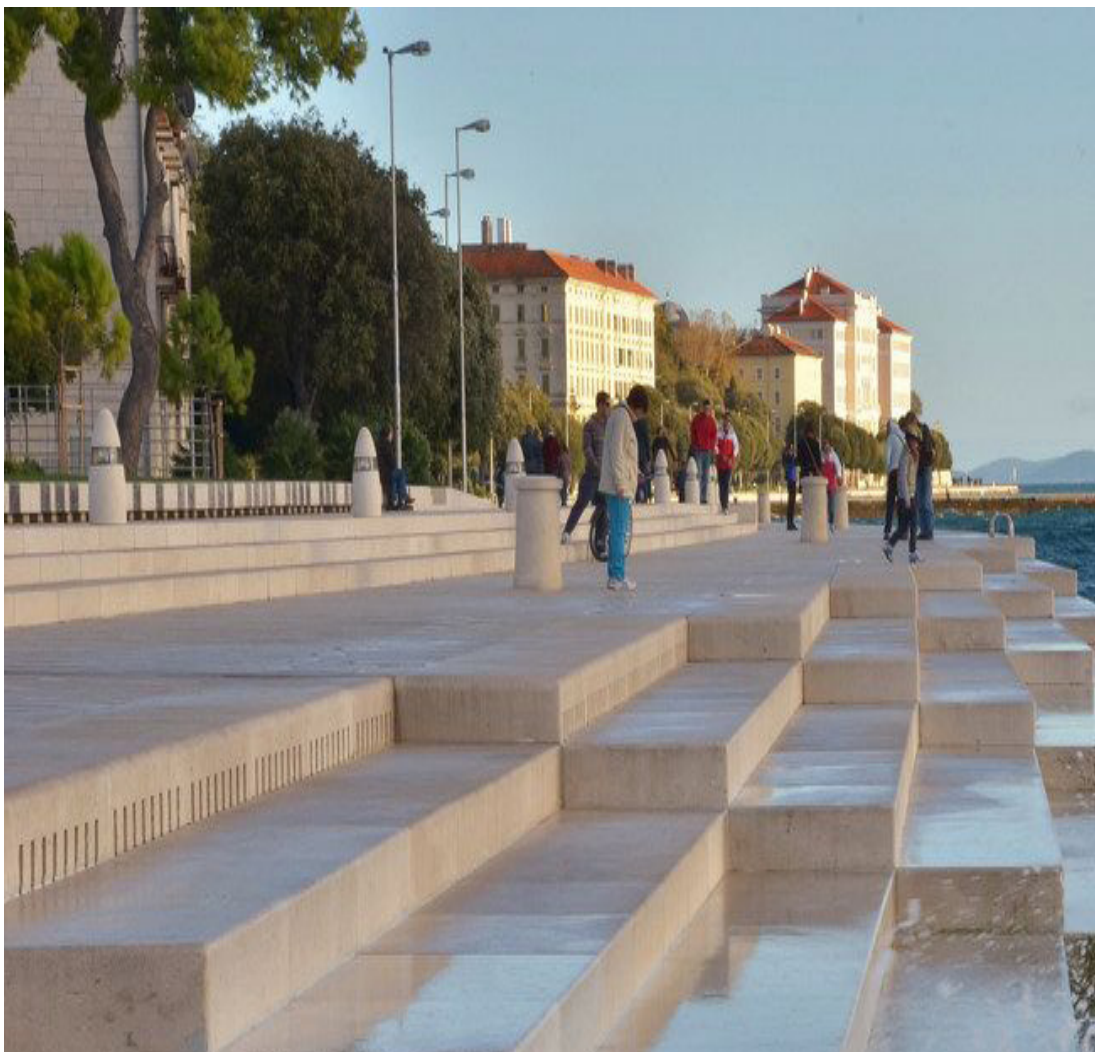
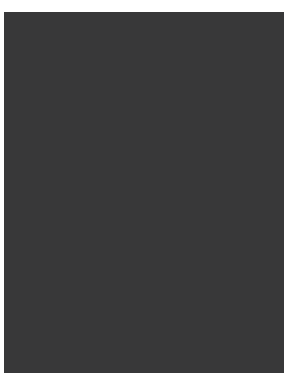
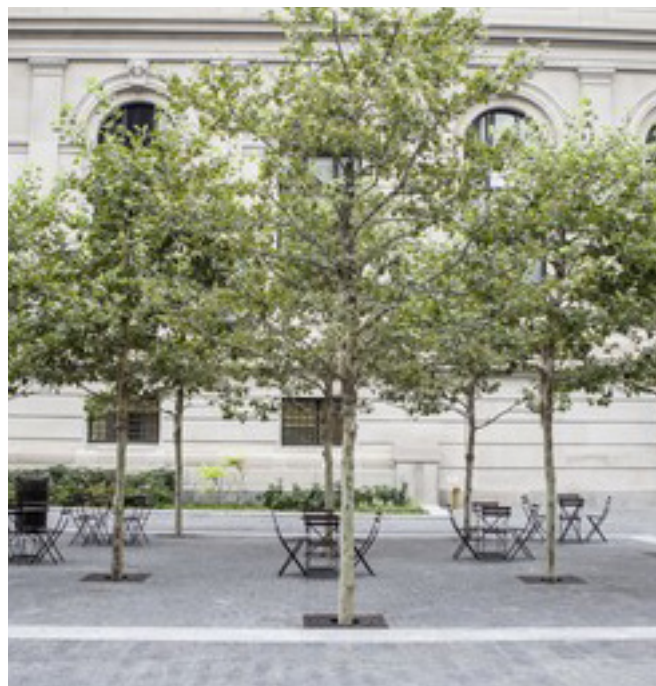
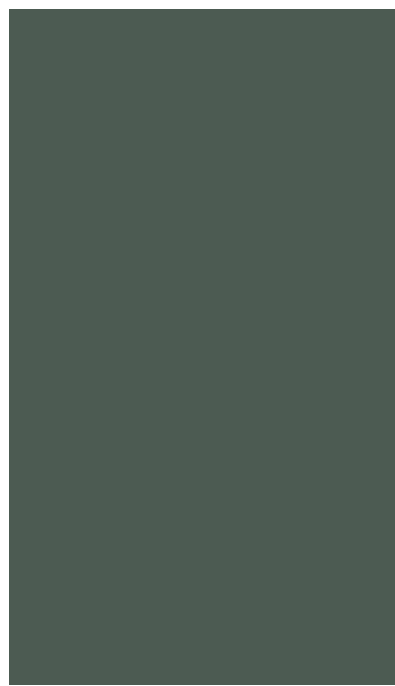
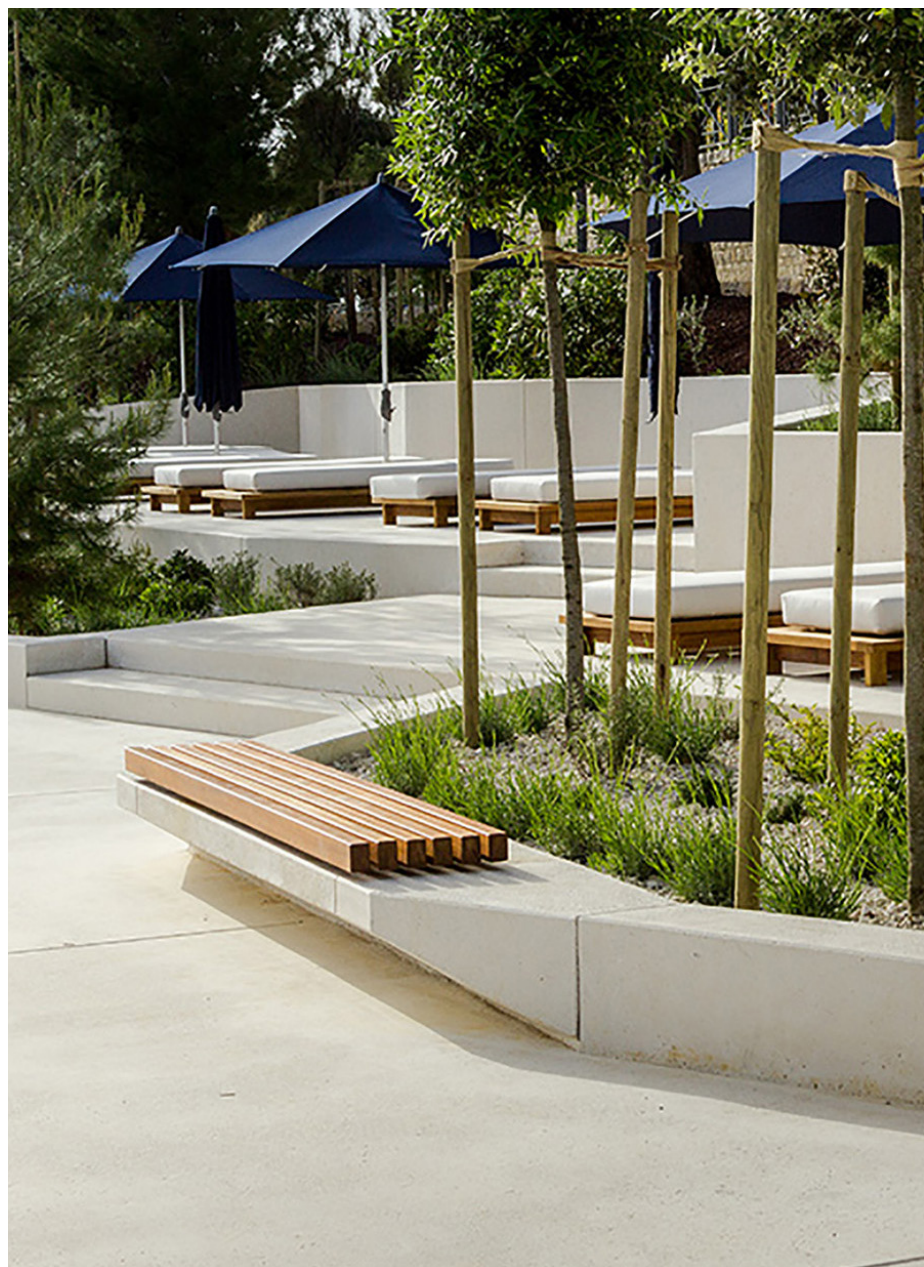
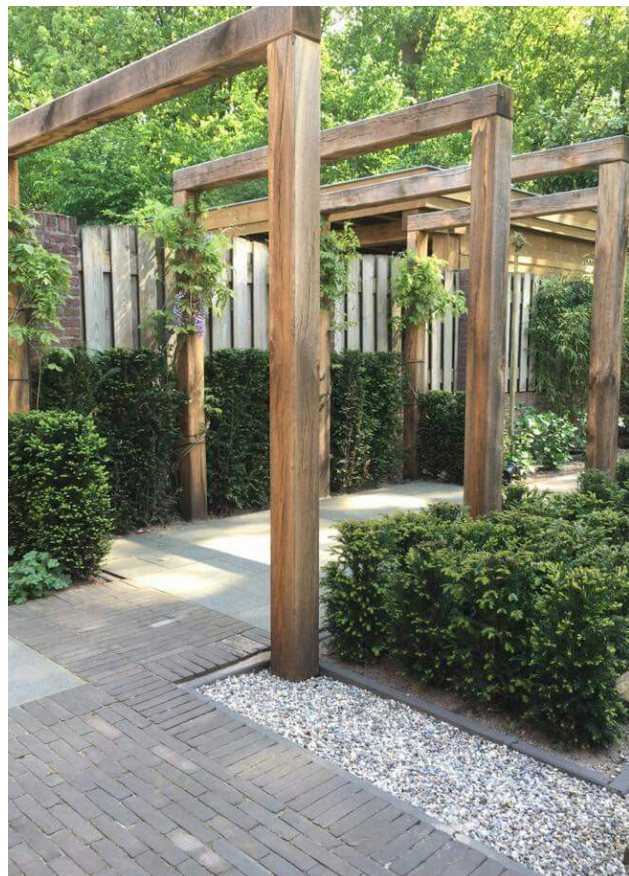
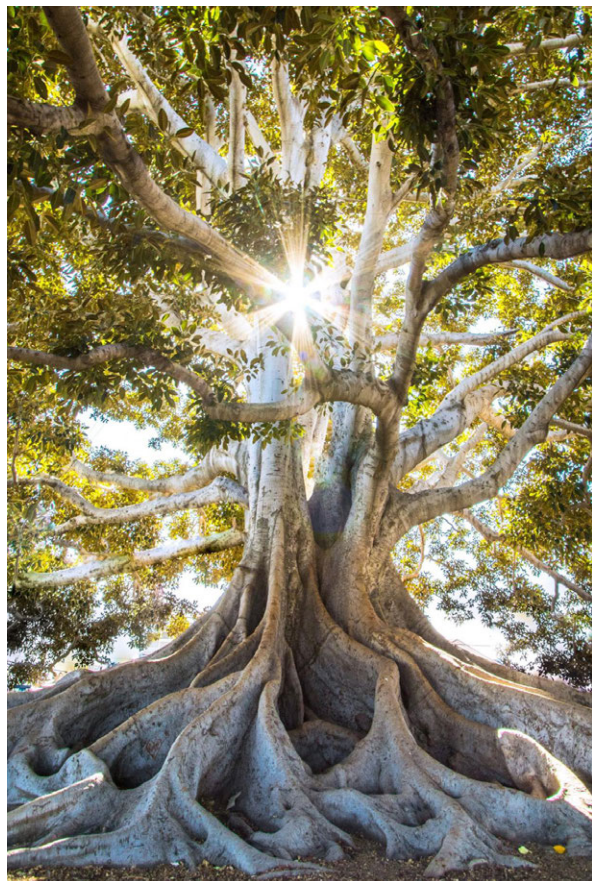
Retirement Village

7-11 BELLEVUE ROAD,
FIGTREE NSW

Client: Adria Village

DEVELOPMENT APPLICATION

Prepared by dsb Landscape Architects



LANDSCAPE CALCULATIONS

Site Total: 14,802.6m²

Mass Planting Beds (over natural ground): 2895m²
Turf Areas: 248m²
Raised Planters: 402m²
Riparian Planting: 132m²

Soft Landscape Total:
3677m² (24.8%)

Landscape Total (Hard & Soft Landscape)
5836m² (39.4%)

Deep soil zones (mass planting areas greater than 3m in width):
2138m² (14.4%)



ILU LANDSCAPED ENTRY
Formalised Entry To ILU With Tree Lined
Pedestrian/Vehicular Entries

CHURCH ENTRY
Existing Church Entry Retained And Enhanced
With Additional Landscaping To Front Boundary,
New Driveway Alignment & Formalised
Pedestrian Side Access Pathway

DRIVEWAY
Existing Church Driveway To Be Retained.
Shared User Pavement Treatments To Be
Installed Between Hall & Church Over Existing
Driveway Footprint

PLAZA
Central Plaza Area With Planting & Tree Planting
Inserts, Consistent Pavement Treatments &
Vehicular Control Devices With Central Water
Feature / Grass Seating Area

SEATING AREA
Outdoor Paved Seating Area With Tree Planting
Inserts Providing Amenity & Shade

DRAINAGE SWALE
Rock Lined Drainage Swale With Riparian
Plantings

SENSORY COURTYARD
Sensory Footpath Courtyard With Meandering
Garden Lined Pathway & Seating Areas With
Landscape Elements Designed To Promote
Therapeutic Activities & Maximise Cognitive and
Physical Abilities.

RACF ENTRY
Formalised RACF Entry With Formal Planting
Arrangements & Framed View To Central
Water Feature. Raised Planters With Integrated
Seating Providing External Seating / Dining

ROOFTOP TERRACE
Upper Level Rooftop Terrace With Generous
Circulation Areas, Raised Planters With
Integrated Seating, Arbor Structures With Green
Roof & Level Grass Areas.



PERIMETER PLANTING
Deep Root Planting Zone To Perimeter Enabling
Tree & Shrub Planting

OUTDOOR EXERCISE
Childrens Playground And/Or Seniors Exercise
Equipment

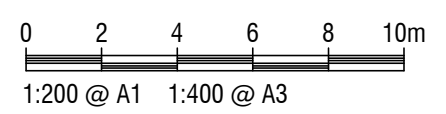
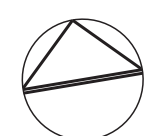
BENNY AVE ENTRY
Formalised Tree Lined Entry

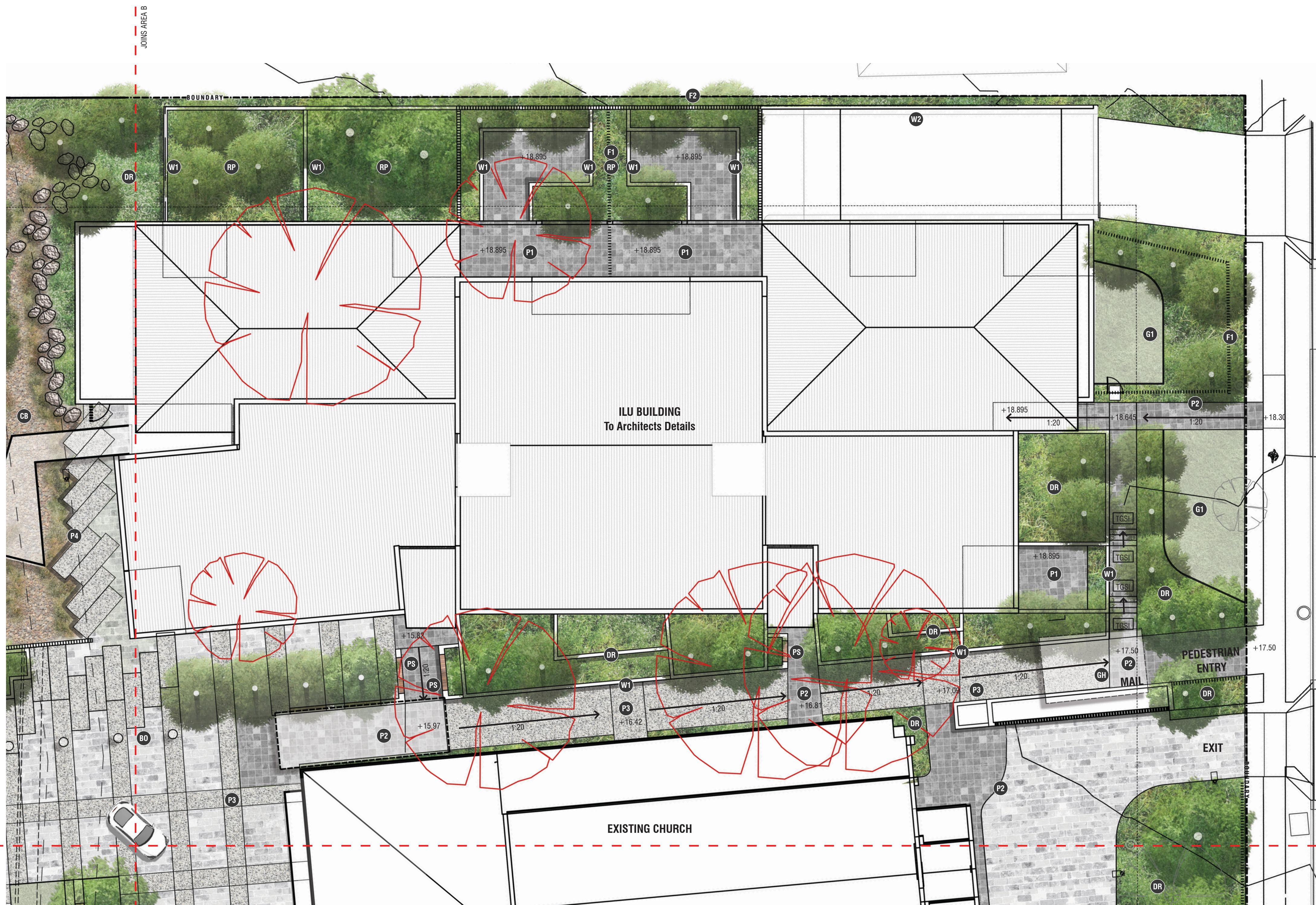
MASS PLANTING
Mass Planting Adjacent To Ground Floor Rooms
Providing Privacy As Well As A Vegetated
Outlook.

CENTRAL LAWN AREA
Level Grass Breakout Space Off Pedestrian
Walkway

CARPARK
Car Park To Princes Hwy Frontage With Mass
Planting & Tree Planting Inserts

PEDESTRIAN WALKWAY
Tree Lined Central Access Path Connecting To
Princes Hwy Frontage With Gatehouse





LEGEND

SURFACES

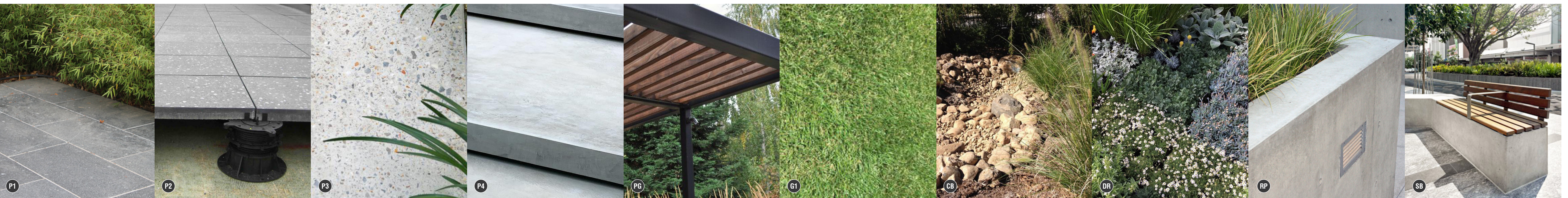
- P1** PAVEMENT 1 - UNIT PAVERS
Large Format, Natural Stone Finish
Pedestal System Over Podium
- P2** PAVEMENT 2 - UNIT PAVERS
Large Format, Natural Stone Finish.
Trafficable To Shared User Areas
- P3** PAVEMENT 3 - CONCRETE
Coloured Concrete, Exposed Aggregate Finish.
- P4** PAVEMENT 4 - OFF-FORM CONCRETE
Honed Concrete Blocks To Riparian Edge
- P5** PAVEMENT 5 - DECKING BOARDWALK
Timber Decking Over Podium Slab
- G1** GRASS 1 - TURF
Turf Roll With Steel Edging
- G2** GRASS 2 - SYNTHETIC GRASS
Roll Finished Flush With Adjoining Surfaces
- CB** RIPARIAN DRY CREEK BED
Large River Stones & Boulders Interplanted With
Aquatic Species
- DR** PLANTING 1 - DEEP ROOT
Mixture Of Native & Exotic Species Planted Over
Natural Ground
- RP** PLANTING 2 - RAISED PLANTER
Mixture Of Native & Exotic Species Planted Over
Podium

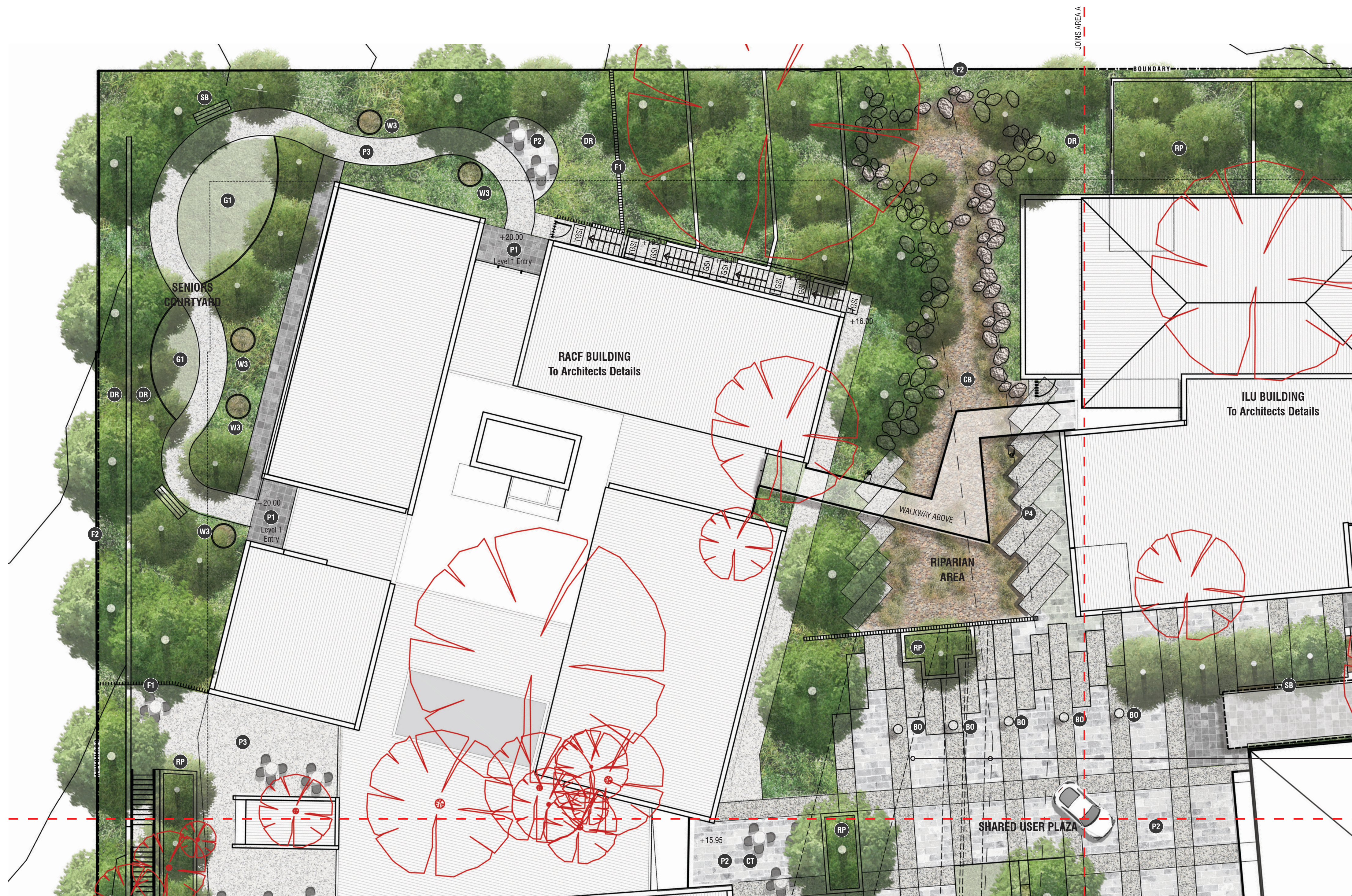
WALLS / STRUCTURES

- W1** RAISED PLANTER WALL
Off-Form Concrete Or Rendered Block/Brick
- W2** RETAINING WALL
Rendered Block Wall To Engineers Details
- W3** RAISED PLANTER - STEEL
Painted Steel
- BO** BOLLARD - CONCRETE
Round Concrete Bollard Providing Containment Of
Vehicular Movement Within The Shared User Zone
Within The Plaza Area
- F1** FENCING 1 - SLAT FENCE
1600 High Steel Slat Fence, Charcoal Colour
- F2** FENCING 2 - COLOURBOND FENCE
1800 High Steel Perimeter Fence, Charcoal Colour
- PG** PERGOLA
Designed To Complement The Buildings
Architecture & Provide Shade / Weather Collection
To Residents
- GH** GATE HOUSE ENTRY
Designed To Complement The Buildings
Architecture & Provide Formalised Entry Points
Into The Site

FURNITURE

- SB** SEATING BENCH
Timber Slat Seating Bench
- PS** PLANTER SEAT
Timber Slat Seating Integrated Into Raised Planter
Wall
- DT** DINING TABLE
To Future Specification
- CT** CAFE TABLE
Integrated With Planter Seat
To Future Specification
- K** OUTDOOR KITCHEN / BBQ
To Future Specification
- DP** DECORATIVE PLANTER POT
Off-Shell Decorative Planter Pots
Planted With Lemon Tree & Kitchen Herbs
- WF** WATER FEATURE
Central Water Feature Centralised On RACF Entry
Axis





LEGEND

SURFACES

- P1** PAVEMENT 1 - UNIT PAVERS
Large Format, Natural Stone Finish
Pedestal System Over Podium
- P2** PAVEMENT 2 - UNIT PAVERS
Large Format, Natural Stone Finish.
Trafficable To Shared User Areas
- P3** PAVEMENT 3 - CONCRETE
Coloured Concrete, Exposed Aggregate Finish.
- P4** PAVEMENT 4 - OFF-FORM CONCRETE
Honed Concrete Blocks To Riparian Edge
- P5** PAVEMENT 5 - DECKING BOARDWALK
Timber Decking Over Podium Slab
- G1** GRASS 1 - TURF
Turf Roll With Steel Edging
- G2** GRASS 2 - SYNTHETIC GRASS
Roll Finished Flush With Adjoining Surfaces
- CB** RIPARIAN DRY CREEK BED
Large River Stones & Boulders Interplanted With
Aquatic Species
- DR** PLANTING 1 - DEEP ROOT
Mixture Of Native & Exotic Species Planted Over
Natural Ground
- RP** PLANTING 2 - RAISED PLANTER
Mixture Of Native & Exotic Species Planted Over
Podium

WALLS / STRUCTURES

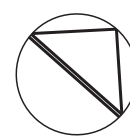
- W1** RAISED PLANTER WALL
Off-Form Concrete Or Rendered Block/Brick
- W2** RETAINING WALL
Rendered Block Wall To Engineers Details
- W3** RAISED PLANTER - STEEL
Painted Steel
- B0** BOLLARD - CONCRETE
Round Concrete Bollard Providing Containment Of
Vehicular Movement Within The Shared User Zone
Within The Plaza Area
- F1** FENCING 1 - SLAT FENCE
1600 High Steel Slat Fence, Charcoal Colour
- F2** FENCING 2 - COLOURBOND FENCE
1800 High Steel Perimeter Fence, Charcoal Colour
- PG** PERGOLA
Designed To Complement The Buildings
Architecture & Provide Shade / Weather Collection
To Residents
- GH** GATE HOUSE ENTRY
Designed To Complement The Buildings
Architecture & Provide Formalised Entry Points
Into The Site

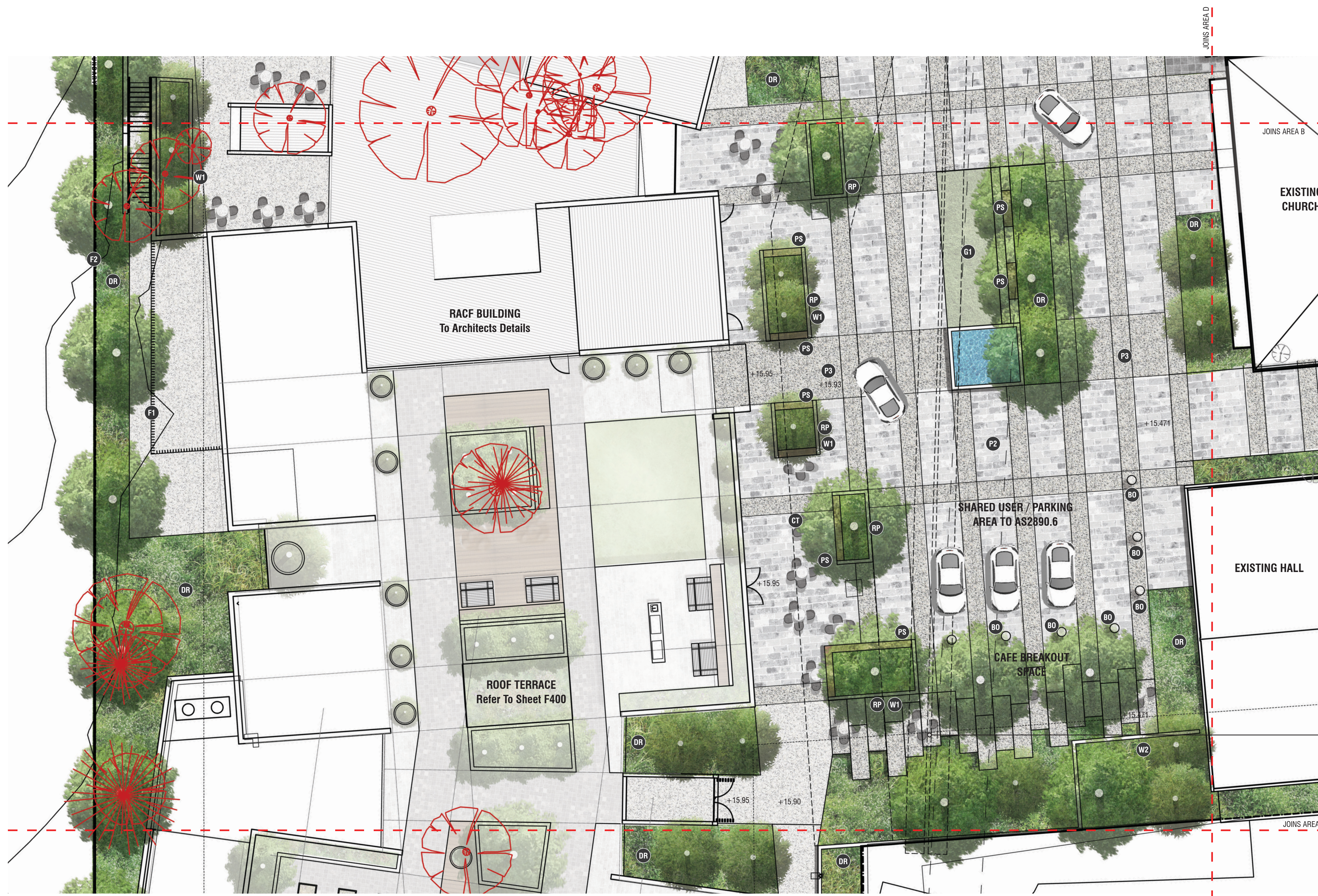
FURNITURE

- SB** SEATING BENCH
Timber Slat Seating Bench
- PS** PLANTER SEAT
Timber Slat Seating Integrated Into Raised Planter
Wall
- DT** DINING TABLE
To Future Specification
- CT** CAFE TABLE
Integrated With Planter Seat
To Future Specification
- K** OUTDOOR KITCHEN / BBQ
To Future Specification
- DP** DECORATIVE PLANTER POT
Off-Shell Decorative Planter Pots
Planted With Lemon Tree & Kitchen Herbs
- WF** WATER FEATURE
Central Water Feature Centralised On RACF Entry
Axis

DRAINAGE LINE BELOW
To Engineers Detail

JOIN AREA C





LEGEND

SURFACES

- P1** PAVEMENT 1 - UNIT PAVERS
Large Format, Natural Stone Finish
Pedestal System Over Podium
- P2** PAVEMENT 2 - UNIT PAVERS
Large Format, Natural Stone Finish.
Trafficable To Shared User Areas
- P3** PAVEMENT 3 - CONCRETE
Coloured Concrete, Exposed Aggregate Finish.
- P4** PAVEMENT 4 - OFF-FORM CONCRETE
Honed Concrete Blocks To Riparian Edge
- P5** PAVEMENT 5 - DECKING BOARDWALK
Timber Decking Over Podium Slab
- G1** GRASS 1 - TURF
Turf Roll With Steel Edging
- G2** GRASS 2 - SYNTHETIC GRASS
Roll Finished Flush With Adjoining Surfaces
- CB** RIPARIAN DRY CREEK BED
Large River Stones & Boulders Interplanted With
Aquatic Species
- DR** PLANTING 1 - DEEP ROOT
Mixture Of Native & Exotic Species Planted Over
Natural Ground
- RP** PLANTING 2 - RAISED PLANTER
Mixture Of Native & Exotic Species Planted Over
Podium

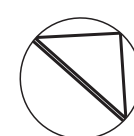
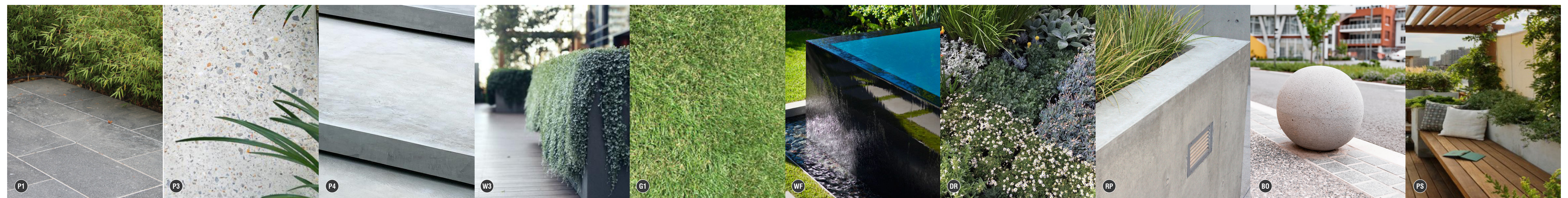
WALLS / STRUCTURES

- W1** RAISED PLANTER WALL
Off-Form Concrete Or Rendered Block/Brick
- W2** RETAINING WALL
Rendered Block Wall To Engineers Details
- W3** RAISED PLANTER - STEEL
Painted Steel
- BO** BOLLARD - CONCRETE
Round Concrete Bollard Providing Containment Of
Vehicular Movement Within The Shared User Zone
Within The Plaza Area
- F1** FENCING 1 - SLAT FENCE
1600 High Steel Slat Fence, Charcoal Colour
- F2** FENCING 2 - COLOURBOND FENCE
1800 High Steel Perimeter Fence, Charcoal Colour
- PG** PERGOLA
Designed To Complement The Buildings
Architecture & Provide Shade / Weather Collection
To Residents
- GH** GATE HOUSE ENTRY
Designed To Complement The Buildings
Architecture & Provide Formalised Entry Points
Into The Site

FURNITURE

- SB** SEATING BENCH
Timber Slat Seating Bench
- PS** PLANTER SEAT
Timber Slat Seating Integrated Into Raised Planter
Wall
- DT** DINING TABLE
To Future Specification
- CT** CAFE TABLE
Integrated With Planter Seat
To Future Specification
- K** OUTDOOR KITCHEN / BBQ
To Future Specification
- DP** DECORATIVE PLANTER POT
Off-Sheff Decorative Planter Pots
Planted With Lemon Tree & Kitchen Herbs
- WF** WATER FEATURE
Central Water Feature Centralised On RACF Entry
Axis

DRAINAGE LINE BELOW
To Engineers Detail





LEGEND

SURFACES

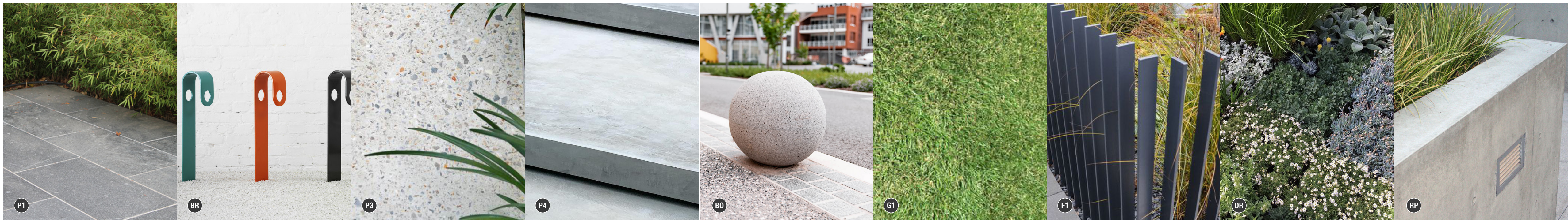
- P1** PAVEMENT 1 - UNIT PAVERS
Large Format, Natural Stone Finish
Pedestal System Over Podium
- P2** PAVEMENT 2 - UNIT PAVERS
Large Format, Natural Stone Finish.
Trafficable To Shared User Areas
- P3** PAVEMENT 3 - CONCRETE
Coloured Concrete, Exposed Aggregate Finish.
- P4** PAVEMENT 4 - OFF-FORM CONCRETE
Honed Concrete Blocks To Riparian Edge
- P5** PAVEMENT 5 - DECKING BOARDWALK
Timber Decking Over Podium Slab
- G1** GRASS 1 - TURF
Turf Roll With Steel Edging
- G2** GRASS 2 - SYNTHETIC GRASS
Roll Finished Flush With Adjoining Surfaces
- CB** RIPARIAN DRY CREEK BED
Large River Stones & Boulders Interplanted With
Aquatic Species
- DR** PLANTING 1 - DEEP ROOT
Mixture Of Native & Exotic Species Planted Over
Natural Ground
- RP** PLANTING 2 - RAISED PLANTER
Mixture Of Native & Exotic Species Planted Over
Podium

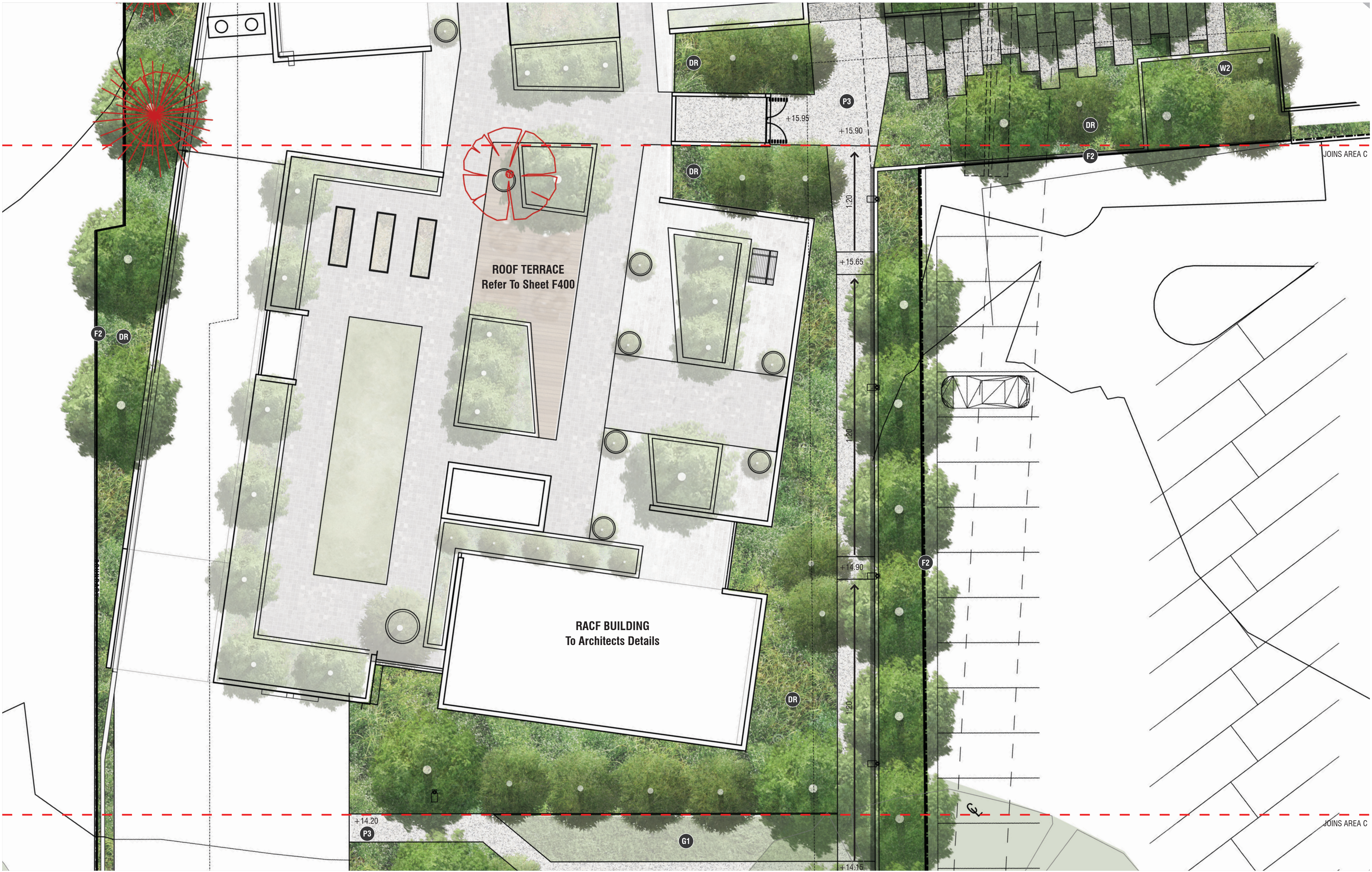
WALLS / STRUCTURES

- W1** RAISED PLANTER WALL
Off-Form Concrete Or Rendered Block/Brick
- W2** RETAINING WALL
Rendered Block Wall To Engineers Details
- W3** RAISED PLANTER - STEEL
Painted Steel
- BO** BOLLARD - CONCRETE
Round Concrete Bollard Providing Containment Of
Vehicular Movement Within The Shared User Zone
Within The Plaza Area
- F1** FENCING 1 - SLAT FENCE
1600 High Steel Slat Fence, Charcoal Colour
- F2** FENCING 2 - COLOURBOND FENCE
1800 High Steel Perimeter Fence, Charcoal Colour
- PG** PERGOLA
Designed To Complement The Buildings
Architecture & Provide Shade / Weather Collection
To Residents
- GH** GATE HOUSE ENTRY
Designed To Complement The Buildings
Architecture & Provide Formalised Entry Points
Into The Site

FURNITURE

- SB** SEATING BENCH
Timber Slat Seating Bench
- PS** PLANTER SEAT
Timber Slat Seating Integrated Into Raised Planter
Wall
- DT** DINING TABLE
To Future Specification
- CT** CAFE TABLE
Integrated With Planter Seat
To Future Specification
- K** OUTDOOR KITCHEN / BBQ
To Future Specification
- DP** DECORATIVE PLANTER POT
Off-Shell Decorative Planter Pots
Planted With Lemon Tree & Kitchen Herbs
- WF** WATER FEATURE
Central Water Feature Centralised On RACF Entry
Axis





LEGEND

SURFACES

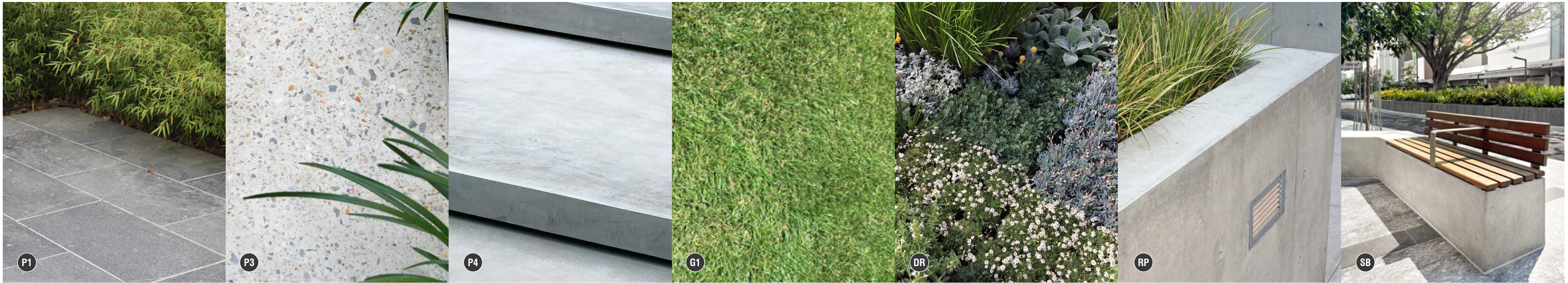
- P1** PAVEMENT 1 - UNIT PAVERS
Large Format, Natural Stone Finish
Pedestal System Over Podium
- P2** PAVEMENT 2 - UNIT PAVERS
Large Format, Natural Stone Finish.
Trafficable To Shared User Areas
- P3** PAVEMENT 3 - CONCRETE
Coloured Concrete, Exposed Aggregate Finish.
- P4** PAVEMENT 4 - OFF-FORM CONCRETE
Honed Concrete Blocks To Riparian Edge
- P5** PAVEMENT 5 - DECKING BOARDWALK
Timber Decking Over Podium Slab
- G1** GRASS 1 - TURF
Turf Roll With Steel Edging
- G2** GRASS 2 - SYNTHETIC GRASS
Roll Finished Flush With Adjoining Surfaces
- CB** RIPARIAN DRY CREEK BED
Large River Stones & Boulders Interplanted With
Aquatic Species
- DR** PLANTING 1 - DEEP ROOT
Mixture Of Native & Exotic Species Planted Over
Natural Ground
- RP** PLANTING 2 - RAISED PLANTER
Mixture Of Native & Exotic Species Planted Over
Podium

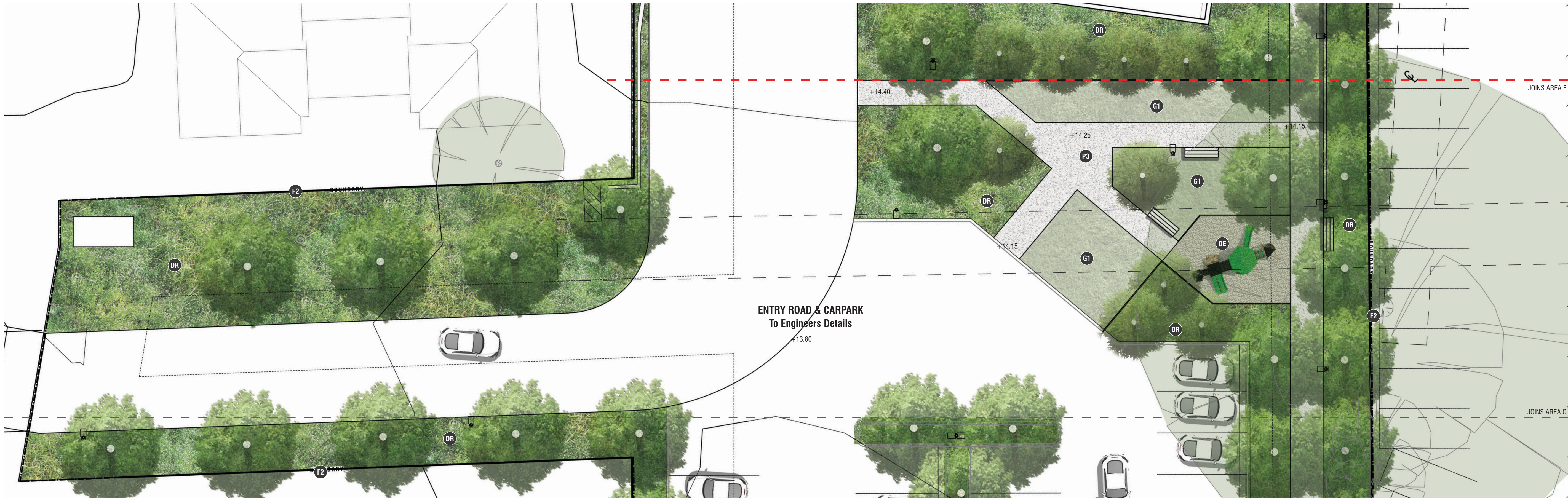
FURNITURE

- SB** SEATING BENCH
Timber Slat Seating Bench
- PS** PLANTER SEAT
Timber Slat Seating Integrated Into Raised Planter
Wall
- DT** DINING TABLE
To Future Specification
- CT** CAFE TABLE
Integrated With Planter Seat
To Future Specification
- K** OUTDOOR KITCHEN / BBQ
To Future Specification
- DP** DECORATIVE PLANTER POT
Off-Shelf Decorative Planter Pots
Planted With Lemon Tree & Kitchen Herbs
- WF** WATER FEATURE
Central Water Feature Centralised On RACF Entry
Axis

WALLS / STRUCTURES

- W1** RAISED PLANTER WALL
Off-Form Concrete Or Rendered Block/Brick
- W2** RETAINING WALL
Rendered Block Wall To Engineers Details
- W3** RAISED PLANTER - STEEL
Painted Steel
- B0** BOLLARD - CONCRETE
Round Concrete Bollard Providing Containment Of
Vehicular Movement Within The Shared User Zone
Within The Plaza Area
- F1** FENCING 1 - SLAT FENCE
1600 High Steel Slat Fence, Charcoal Colour
- F2** FENCING 2 - COLOURBOND FENCE
1800 High Steel Perimeter Fence, Charcoal Colour
- PG** PERGOLA
Designed To Complement The Buildings
Architecture & Provide Shade / Weather Collection
To Residents
- GH** GATE HOUSE ENTRY
Designed To Complement The Buildings
Architecture & Provide Formalised Entry Points
Into The Site





LEGEND

SURFACES

- P1** PAVEMENT 1 - UNIT PAVERS
Large Format, Natural Stone Finish
Pedestal System Over Podium
- P2** PAVEMENT 2 - UNIT PAVERS
Large Format, Natural Stone Finish,
Trafficable To Shared User Areas
- P3** PAVEMENT 3 - CONCRETE
Coloured Concrete, Exposed Aggregate Finish.
- P4** PAVEMENT 4 - OFF-FORM CONCRETE
Honed Concrete Blocks To Riparian Edge
- P5** PAVEMENT 5 - DECKING BOARDWALK
Timber Decking Over Podium Slab

- G1** GRASS 1 - TURF
Turf Roll With Steel Edging
- G2** GRASS 2 - SYNTHETIC GRASS
Roll Finished Flush With Adjoining Surfaces
- CB** RIPARIAN DRY CREEK BED
Large River Stones & Boulders Interplanted With
Aquatic Species
- DR** PLANTING 1 - DEEP ROOT
Mixture Of Native & Exotic Species Planted Over
Natural Ground
- RP** PLANTING 2 - RAISED PLANTER
Mixture Of Native & Exotic Species Planted Over
Podium

WALLS / STRUCTURES

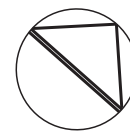
- W1** RAISED PLANTER WALL
Off-Form Concrete Or Rendered Block/Brick
- W2** RETAINING WALL
Rendered Block Wall To Engineers Details
- W3** RAISED PLANTER - STEEL
Painted Steel
- B0** BOLLARD - CONCRETE
Round Concrete Bollard Providing Containment Of
Vehicular Movement Within The Shared User Zone
Within The Plaza Area
- F1** FENCING 1 - SLAT FENCE
1600 High Steel Slat Fence, Charcoal Colour

- F2** FENCING 2 - COLOURBOND FENCE
1800 High Steel Perimeter Fence, Charcoal Colour
- PG** PERGOLA
Designed To Complement The Buildings
Architecture & Provide Shade / Weather Collection
To Residents
- GH** GATE HOUSE ENTRY
Designed To Complement The Buildings
Architecture & Provide Formalised Entry Points
Into The Site

FURNITURE

- SB** SEATING BENCH
Timber Slat Seating Bench
- PS** PLANTER SEAT
Timber Slat Seating Integrated Into Raised Planter
Wall
- DT** DINING TABLE
To Future Specification
- CT** CAFE TABLE
Integrated With Planter Seat
To Future Specification
- K** OUTDOOR KITCHEN / BBQ
To Future Specification

- DP** DECORATIVE PLANTER POT
Off-Shelf Decorative Planter Pots
Planted With Lemon Tree & Kitchen Herbs
- WF** WATER FEATURE
Central Water Feature Centralised On RACF Entry
Axis
- OE** OUTDOOR EXERCISE
Seniors Exercise Station Or Childrens Playground
Location Over Rubber Softfall.





LEGEND

SURFACES

- P1** PAVEMENT 1 - UNIT PAVERS
Large Format, Natural Stone Finish
Pedestal System Over Podium
- P2** PAVEMENT 2 - UNIT PAVERS
Large Format, Natural Stone Finish.
Trafficable To Shared User Areas
- P3** PAVEMENT 3 - CONCRETE
Coloured Concrete, Exposed Aggregate Finish.
- P4** PAVEMENT 4 - OFF-FORM CONCRETE
Honed Concrete Blocks To Riparian Edge
- P5** PAVEMENT 5 - DECKING BOARDWALK
Timber Decking Over Podium Slab
- G1** GRASS 1 - TURF
Turf Roll With Steel Edging
- G2** GRASS 2 - SYNTHETIC GRASS
Roll Finished Flush With Adjoining Surfaces
- CB** RIPARIAN DRY CREEK BED
Large River Stones & Boulders Interplanted With
Aquatic Species
- DR** PLANTING 1 - DEEP ROOT
Mixture Of Native & Exotic Species Planted Over
Natural Ground
- RP** PLANTING 2 - RAISED PLANTER
Mixture Of Native & Exotic Species Planted Over
Podium

WALLS / STRUCTURES

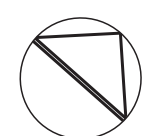
- W1** RAISED PLANTER WALL
Off-Form Concrete Or Rendered Block/Brick
- W2** RETAINING WALL
Rendered Block Wall To Engineers Details
- W3** RAISED PLANTER - STEEL
Painted Steel
- B0** BOLLARD - CONCRETE
Round Concrete Bollard Providing Containment Of
Vehicular Movement Within The Shared User Zone
Within The Plaza Area
- F1** FENCING 1 - SLAT FENCE
1600 High Steel Slat Fence, Charcoal Colour
- F2** FENCING 2 - COLOURBOND FENCE
1800 High Steel Perimeter Fence, Charcoal Colour
- PG** PERGOLA
Designed To Complement The Buildings
Architecture & Provide Shade / Weather Collection
To Residents
- GH** GATE HOUSE ENTRY
Designed To Complement The Buildings
Architecture & Provide Formalised Entry Points
Into The Site

FURNITURE

- SB** SEATING BENCH
Timber Slat Seating Bench
- PS** PLANTER SEAT
Timber Slat Seating Integrated Into Raised Planter
Wall
- DT** DINING TABLE
To Future Specification
- CT** CAFE TABLE
Integrated With Planter Seat
To Future Specification
- K** OUTDOOR KITCHEN / BBQ
To Future Specification
- DP** DECORATIVE PLANTER POT
Off-Shelf Decorative Planter Pots
Planted With Lemon Tree & Kitchen Herbs
- WF** WATER FEATURE
Central Water Feature Centralised On RACF Entry
Axis

PEDESTRIAN FOOTPATH
Constructed Above Existing Surface Level To
Mitigate Root Disturbance

ENTRY
Tree Lined Pedestrian Entry





LEGEND

SURFACES

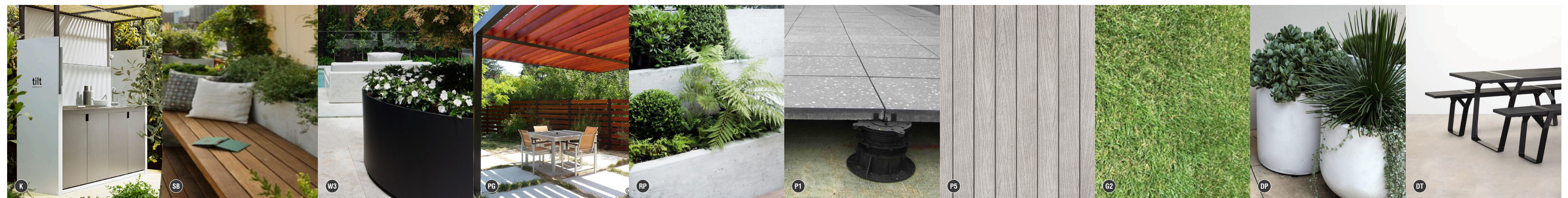
- P1** PAVEMENT 1 - UNIT PAVERS
Large Format, Natural Stone Finish
Pedestal System Over Podium
- P2** PAVEMENT 2 - UNIT PAVERS
Large Format, Natural Stone Finish.
Trafficable To Shared User Areas
- P3** PAVEMENT 3 - CONCRETE
Coloured Concrete, Exposed Aggregate Finish.
- P4** PAVEMENT 4 - OFF-FORM CONCRETE
Honed Concrete Blocks To Riparian Edge
- P5** PAVEMENT 5 - DECKING BOARDWALK
Timber Decking Over Podium Slab
- G1** GRASS 1 - TURF
Turf Roll With Steel Edging
- G2** GRASS 2 - SYNTHETIC GRASS
Roll Finished Flush With Adjoining Surfaces
- CB** RIPARIAN DRY CREEK BED
Large River Stones & Boulders Interplanted With
Aquatic Species
- DR** PLANTING 1 - DEEP ROOT
Mixture Of Native & Exotic Species Planted Over
Natural Ground
- RP** PLANTING 2 - RAISED PLANTER
Mixture Of Native & Exotic Species Planted Over
Podium

FURNITURE

- SB** SEATING BENCH
Timber Slat Seating Bench
- PS** PLANTER SEAT
Timber Slat Seating Integrated Into Raised Planter
Wall
- DT** DINING TABLE
To Future Specification
- CT** CAFE TABLE
Integrated With Planter Seat
To Future Specification
- K** OUTDOOR KITCHEN / BBQ
To Future Specification
- DP** DECORATIVE PLANTER POT
Off-Shell Decorative Planter Pots
Planted With Lemon Tree & Kitchen Herbs
- WF** WATER FEATURE
Central Water Feature Centralised On RACF Entry
Axis

WALLS / STRUCTURES

- W1** RAISED PLANTER WALL
Off-Form Concrete Or Rendered Block/Brick
- W2** RETAINING WALL
Rendered Block Wall To Engineers Details
- W3** RAISED PLANTER - STEEL
Painted Steel
- B0** BOLLARD - CONCRETE
Round Concrete Bollard Providing Containment Of
Vehicular Movement Within The Shared User Zone
Within The Plaza Area
- F1** FENCING 1 - SLAT FENCE
1600 High Steel Slat Fence, Charcoal Colour
- F2** FENCING 2 - COLOURBOND FENCE
1800 High Steel Perimeter Fence, Charcoal Colour
- PG** PERGOLA
Designed To Complement The Buildings
Architecture & Provide Shade / Weather Collection
To Residents
- GH** GATE HOUSE ENTRY
Designed To Complement The Buildings
Architecture & Provide Formalised Entry Points
Into The Site



TREES



Golden Cane Palm
Dypsis lutescens



Tuckeroo Tree
Cupaniopsis anacardioides



Illawarra Flame Tree
Brachychiton acerifolius



Lemon myrtle
Backhousia citriodora



Crepe Myrtle
Lagerstroemia indica x *L. Fauriei* 'Biloxi'



Dragon Tree
Dracena draco



Frangipani
Plumeria acutifolia



Fig Tree
Ficus macrophylla



Tree Fern
Dicksonia antarctica



Weeping Illi pilli
Waterhousia floribunda



Magnolia
Magnolia grandiflora 'Teddy Bear'

SHRUBS



False Cardamom
Alpinia nutans



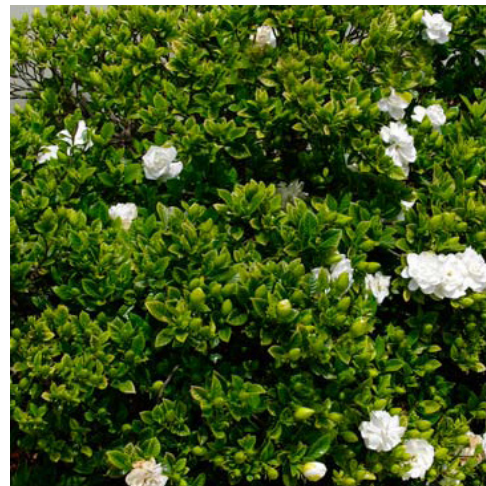
Sasanqua Camellia
Camellia sasanqua



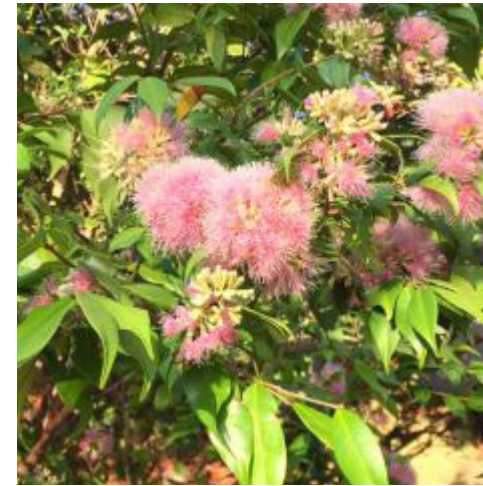
Gymea Lilly
Doryanthes excelsa



'Flash' Fig
Ficus macrocarpa hilli 'Flash' (Pleached)



Fragrant Gardenia
Gardenia augusta 'Florida'



Lilly Pilly
Syzygium 'Cascade'



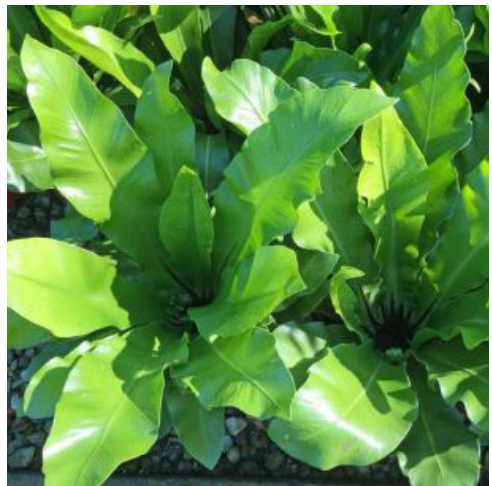
Cycad
Cycas revoluta



Crowea
Crowea exalata



Coastal Rosemary
Westringia fruticosa 'Jervis Gem'

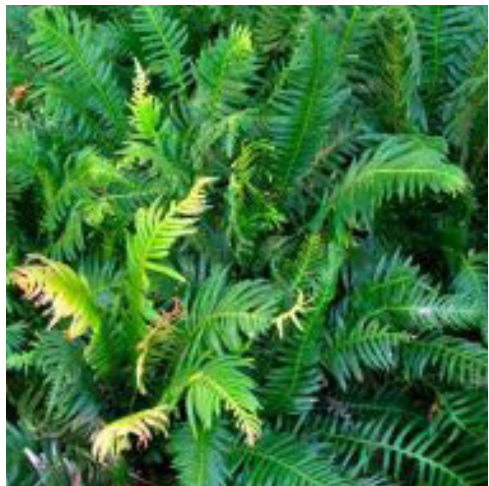


Bird's Nest Fern
Asplenium nidus



Agave
Agave attenuata

SHRUBS



Native Rasp Fern
Doodia aspera



Philodendron
Philodendron 'Xanadu'



Pride Of Madeira
Echioium fastuosum



Mrs Robbs Bonnet
Euphorbia amygdaloides var. *robbae*



Lime Green Hebe
Hebe 'Lime Green'



Pia Mina Hydrangea
Hydrangea macrophylla 'Pia Mina'



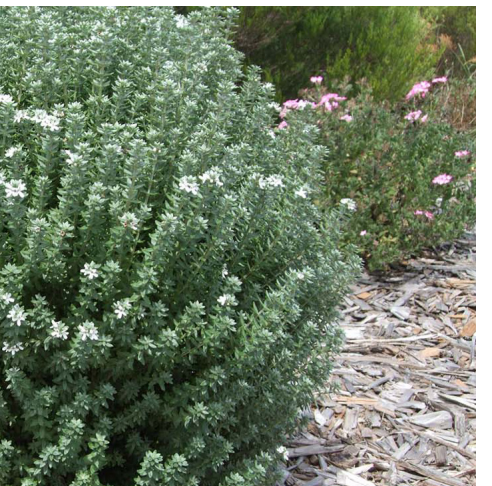
Dwarf Lavender
Lavandula 'Munstead'



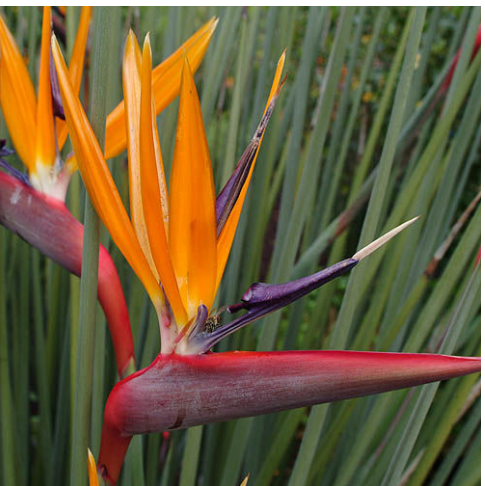
Dwarf Pittosporum
Pittosporum tobira 'Miss Muffet'



Soft Shield Fern
Polystichum proliferum



Grey Box Rosemary
Westringia 'Grey Box'



Bird Of Paradise
Strelitzia parvifolia var *Junceae*

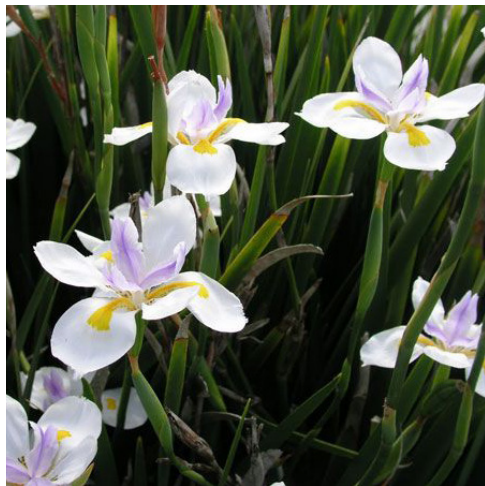
GRASSES



Lomandra 'Little Pal'
Lomandra 'Little Pal'



Cassa Blue
Dianella 'Cassa Blue'



African Iris
Diets grandiflora 'Grand Star'



Blue Fescue
Festuca glauca



Lilyturf
Liriope muscari 'Samantha'

GROUNDCOVERS



Ground Morning Glory
Convolvulus sabatius



Kidney Weed
Dichondra repens



Silver Falls
Dichondra argentea 'Silver Falls'



Dwarf Gardenia
Gardenia augusta 'O So Fine'

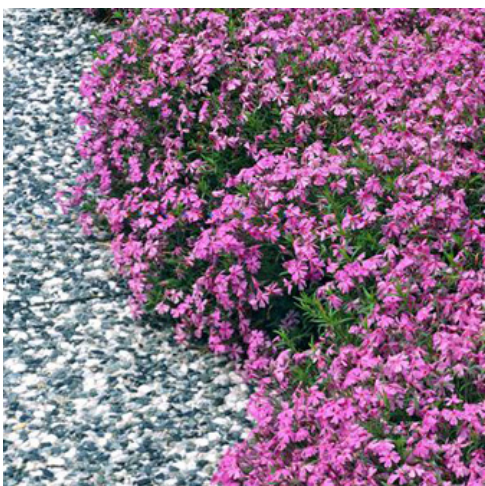


Casuarina 'Cousin II'
Casuarina 'Cousin II'

GROUNDCOVERS



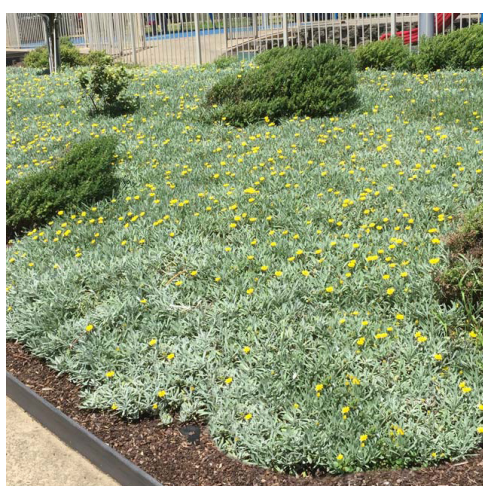
Creeping boobialla
Myoporum parvifolium 'Yareena'



Moss phlox
Phlox subulata



Blue Chalk Sticks
Senecio serpens



Gazania
Gazania tomentosa



Native Violet
Viola hederacea



Pig Pace
Carpobrotus glaucescens

RIPARIAN



Drooping Sedge
Carex appressa



Knobby Club Rush
Ficinia nodosa



Common Rush
Juncus usitatus



Spiny-Head Mat-Rush
Lomandra longifolia