

3362

ST. CLAIR RESIDENTIAL AGED CARE FACILITY



ST. CLAIR, NSW 2759

OPAL HEALTHCARE



DA DRAWING LIST		
SHEET NO	SHEET NAME	CURRENT REVISION
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DA0.10	SITE ANALYSIS	B
DA0.15	DEMOLITION PLAN	B
DA0.20	SITE PLAN	B
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DA1.21	LEVEL 1	B
DA1.22	ROOF PLAN	B
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DA3.01	EXTERNAL ELEVATIONS 2	B
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DA3.13	BOUNDARY CONDITION SECTIONS - SHEET 2	B
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DA5.21	3D ISOMETRIC VIEW (8.5M HEIGHT PLANE)	B
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DA11.01	SHADOW DIAGRAMS - PROPOSED DEVELOPMENT PRIVATE OPEN SPACE	B
DA12.00	MATERIAL + FINISHES SCHEDULE	B
DA12.10	PERSPECTIVE VIEWS	B
DA20.01	NOTIFICATION SITE PLAN	B
DA20.02	NOTIFICATION ELEVATIONS	B

PROPOSED DEVELOPMENT DATA	
SITE AREA	10,569.5 m2
TITLE DESCRIPTION	LOT 36 in DP 239502
EXISTING LOTS	1
NO. OF BEDS	153 aged care beds (high care & dementia specific beds)
NO. OF ROOMS	123
NO. OF STOREYS	2
FLOOR SPACE RATIO	0.7855:1 (8,303.09 m²)
SITE COVERAGE	3,846.23 m²
BUILDING HEIGHT	9.84 m
PARKING SPACES	37 formal parking spaces. (incl. 1 accessible space, & 4 drop off spaces, ) & 1 ambulance space. ( Refer to Parking & Traffic Report)
LANDSCAPING	5513m² (Ground) + 25m² (Level 1)
DEEP SOIL AREA	27.5% of site ie. 2,910.711 m2
SETBACKS	Front (South): 6.6m Rear (North): 23.9m Side (East): 3.9m Side (West): 10.7m
GROSS FLOOR AREA	Ground Floor: 4151.44 m² Level 1: 4151.65 m² Total: 8303.09 m²

15/06/2022 7:34:40 PM		
Revision	Description	Date
A B	Development Application Issue Revised Development Application Issue	23/06/2021 24/05/2022
<div>NOTES : DEVELOPMENT APPLICATION</div> <div>1. DESIGN RESOLUTION<ul style="list-style-type: none"><li>• The drawings represent general architectural intent for the purpose of this development application only.</li><li>• The internal layout is shown indicatively and is subject to further design development.</li><li>• The dimensions shown are general only and are subject to further design resolution.</li><li>• Location of car park entry point is general only and will be confirmed and dimensioned at later stage.</li><li>• The size and position of privacy screens, louvers is indicative and shown in open and closed positions.</li><li>• Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)</li><li>• Location &amp; sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.</li></ul></div> <div>2. GRAPHIC PRESENTATION</div> <div>Colours presented on drawings are generic only and indicative of the architectural design intent.</div> <div>3. EXISTING STRUCTURES AND SERVICES</div> <div>Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.</div>		
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<div>Client</div> <div></div> <div>SYDNEY</div> <div>Level 11/420 George Street, Sydney, NSW 2000 Australia</div> <div>PH. (02) 8241 1600</div> <div>www.opalhealthcare.com.au</div> <div>Architect</div> <div></div> <div>SYDNEY</div> <div>Level 3, 87-89 Foveaux St, Sunny Hills, NSW 2010 Australia</div> <div>PH. (02) 9051 0177</div> <div>www.custance.com.au</div> <div>Nominated Architect: Craig Shelsler (NSW #8259)</div>		
<div>DA ISSUE</div> <div>Drawn PJ</div> <div>Checked RW</div> <div>Scale</div>		
<div>Project</div> <div>OPAL ST CLAIR GROVES CARE COMMUNITY</div> <div>Project Address</div> <div>94-100 EXPLORERS WAY, ST CLAIR NSW 2759</div> <div>Sheet Title</div> <div>COVER SHEET &amp; PROJECT DATA</div> <div>Project No. 3362</div> <div>Sheet No. DA0.01</div> <div>Revision B</div>		



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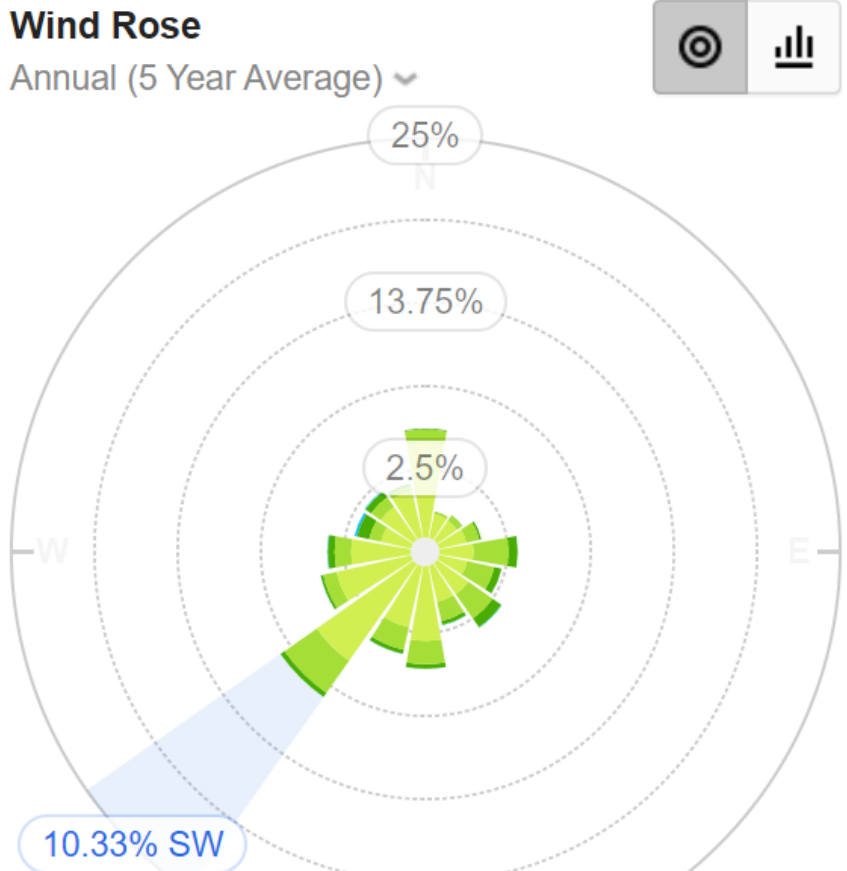
TYPICAL SITE CONTEXT



VIEW FROM ASHWICK ONTO SUBJECT SITE



VIEW FROM EXPLORERS WAY ONTO SUBJECT SITE

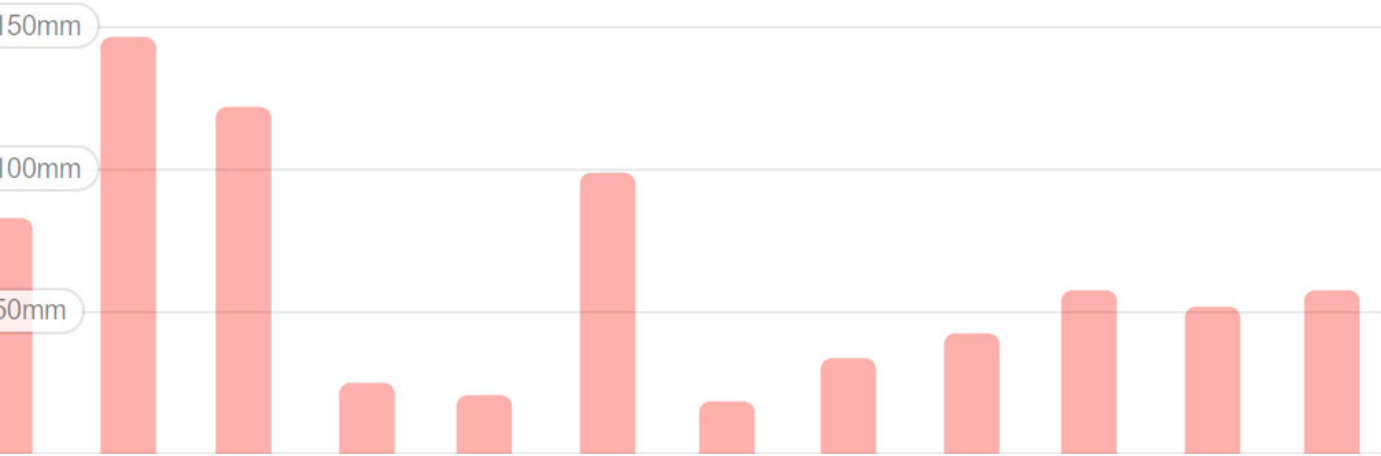


AVERAGE WIND DIRECTION OVER 5 YEARS

5 Years Average All Months 13 Jul 2015 to 13 Jul 2020

Rain Amount

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



AVERAGE RAINFALL OVER 5 YEARS

5 Years Average All Months 13 Jul 2015 to 13 Jul 2020

Temperature

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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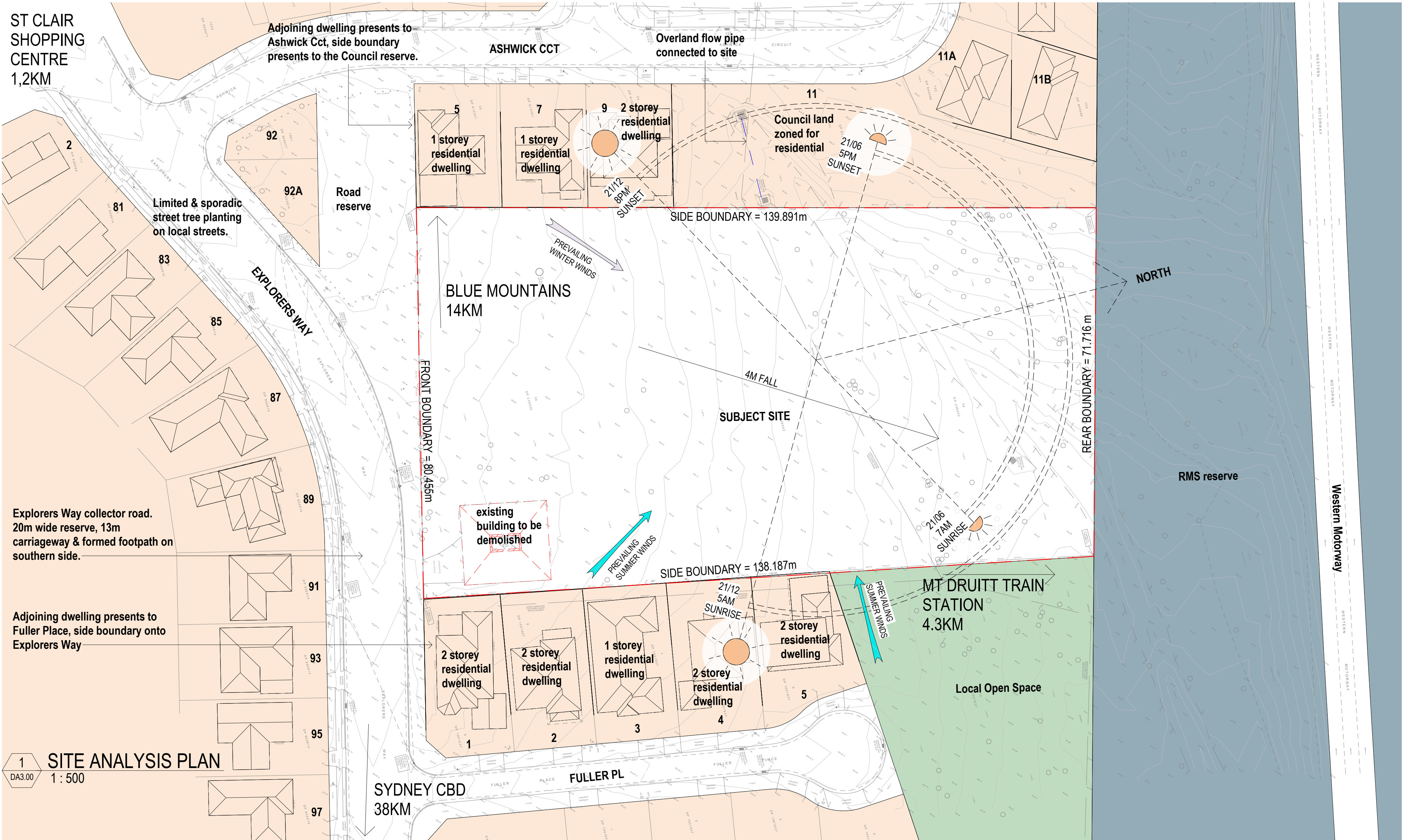


AVERAGE TEMPERATURE OVER 5 YEARS

**SITE ANALYSIS LEGEND**

- SUBJECT SITE
- RESIDENTIAL 1-2 STOREY
- PARK
- RMS RESERVE
- WINTER SUN
- SUMMER SUN
- PREVAILING WINTER WINDS
- PREVAILING SUMMER WINDS

**NOTE:**  
THE ARCHITECT HAS INTERPOLATED THE LOCATION, SIZE AND FOOTPRINT OF ALL RESIDENTIAL BUILDINGS ADJACENT TO THE SUBJECT SITE FROM A SITE SURVEY



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A	Development Application Issue	23/06/2021
B	Revised Development Application Issue	24/05/2022

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Nominated Architects: Craig Shelsler 8259

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LANDSCAPE ARCHITECT TAYLOR BRAMMER www.taylorbrammer.com.au	BCA / PCA / ACCESS CONSULTANTS FORMIGA1 www.formiga1.com.au
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Architect

**CUSTANCE**

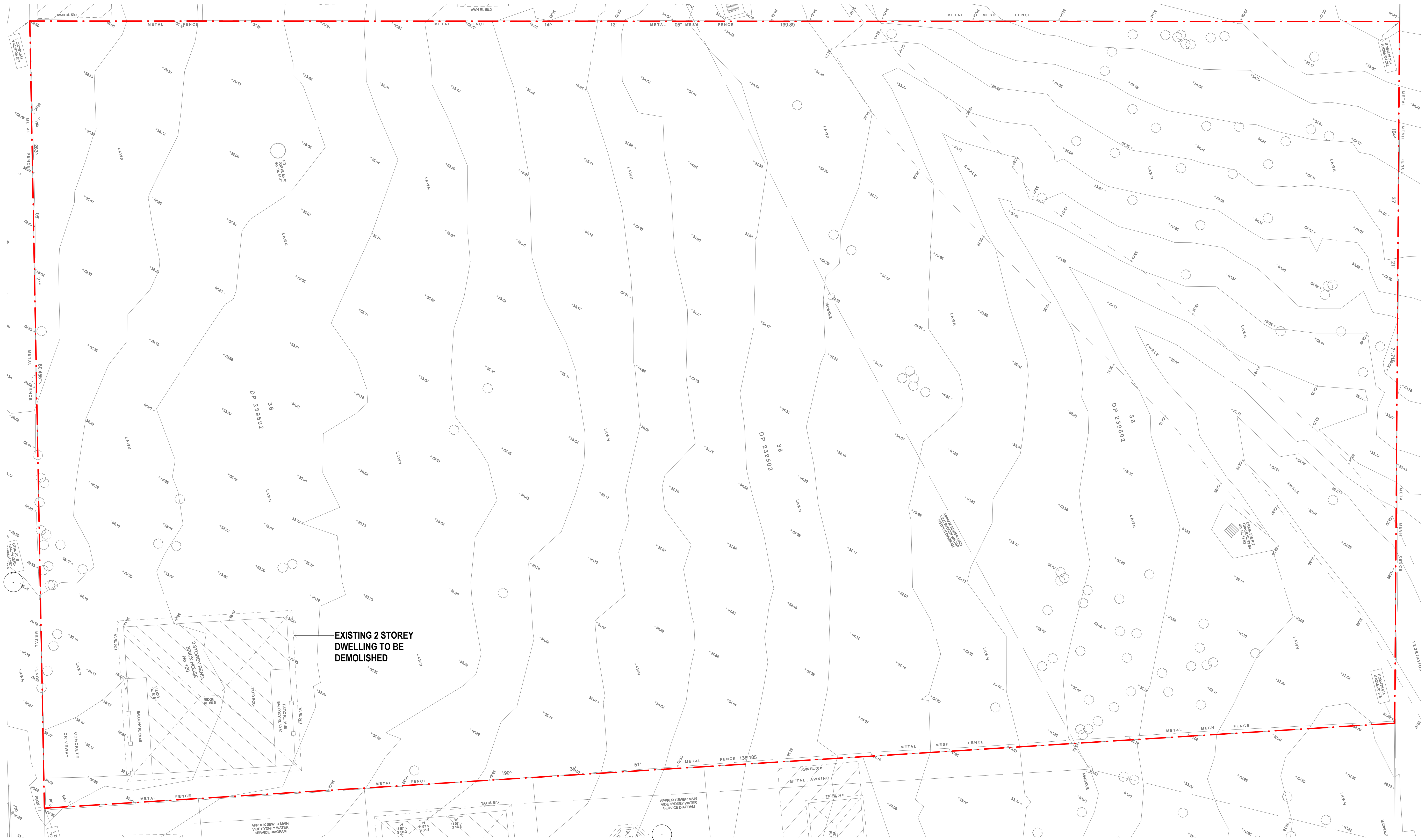
Strategy  
Urban Design  
Architecture  
Interior Design

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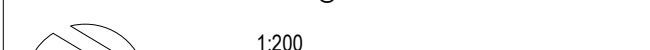
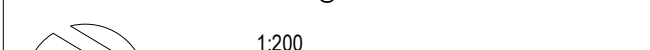
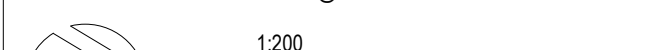
DA ISSUE			Project OPAL ST CLAIR GROVES CARE COMMUNITY		
Project Address 94-100 EXPLORERS WAY, ST CLAIR NSW 2759			Sheet Title SITE ANALYSIS		
Project No. 3362			Sheet No. DA0.10		Revision B





1  
DA20.02  
DEMOLITION PLAN  
1 : 200

refer to Landscape Architects TREE RETENTION AND REMOVAL PLAN for details of tree removal

15/06/2022 7:35:30 PM																
Revision	Description	Date	NOTES : DEVELOPMENT APPLICATION		THIS DRAWING IS TO BE PRINTED IN COLOUR	Consultants		Client		Architect		Project				
A	Development Application Issue	23/06/2021	1. DESIGN RESOLUTION • The drawings represent general architectural intent for the purpose of this development application only. • The internal layout is shown indicatively and is subject to further design development. • The dimensions shown are general only and are subject to further design resolution. • Location of car park entry point is general only and will be confirmed and dimensioned at later stage. • The size and position of privacy screens, louvers is indicative and shown in open and closed positions. • Please refer to Landscape drawings for Landscape component (shown indicatively only in this set) • Location & sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.	<u>PROJECT MANAGER</u> <b>PACT PM</b> www.pact.com.au		<b>PLANNER</b> <b>BBC CONSULTING PLANNERS</b> bbcplanners.com.au	 <b>HealthCare</b>  <b>SYDNEY</b> Level 11/420 George Street, Sydney, NSW 2000 Australia  PH. (02) 8241 1600 www.opalhealthcare.com.au	 <b>CUSTANCE</b>  <b>SYDNEY</b> Level 3, 87-89 Foveaux St, Sunny Hills, NSW 2010 Australia  PH. (02) 9051 0177 www.custance.com.au Nominated Architect: Craig Shelsler (NSW #8259)	 NORTH	 SCALE @ A1 1:200 0 5 10M	 Drawn PJ	 Checked RW	 Scale As indicated @ A1	Project <b>OPAL ST CLAIR GROVES CARE COMMUNITY</b>		
B	Revised Development Application Issue	24/05/2022		<u>LANDSCAPE ARCHITECT</u> <b>TAYLOR BRAMMER</b> www.taylorbrammer.com.au		<u>BCA / PCA / ACCESS CONSULTANTS</u> <b>FORMIGA1</b> www.formiga1.com.au									<u>FIRE ENGINEER</u> <b>INNOVA SERVICES PTY LTD</b> www.innovaservices.com.au	<u>TRAFFIC ENGINEER</u> <b>TTPA</b> www.ttpa.com.au
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1 SITE PLAN  
DA3.00 1 : 500


15/06/2022 7:38:28 PM		
Revision	Description	Date
A	Development Application Issue	23/06/2021
B	Revised Development Application Issue	24/05/2022


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Nominated Architect: Craig Shelsher (NSW #8259)

		
Drawn PJ	Checked RW	Scale As indicated @ A1

Project OPAL ST CLAIR GROVES CARE COMMUNITY		
Project Address 94-100 EXPLORERS WAY, ST CLAIR NSW 2759		
Sheet Title SITE PLAN		
Project No. 3362	Sheet No. DA0.20	Revision B





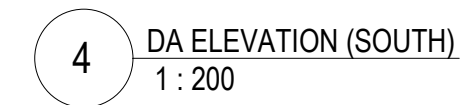
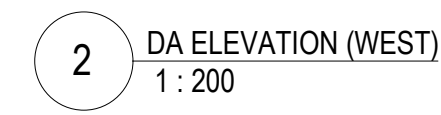












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Revision	Description	Date
A	Development Application Issue	23/06/2021
B	Revised Development Application Issue	24/05/2022

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Nominated Architect: Craig Shelsler (NSW #8259)

DA ISSUE

SCALE @ A1

1:200

0510M

Drawn JP

Checked RW

Scale As indicated @ A1

Project

OPAL ST CLAIR GROVES CARE COMMUNITY

Project Address

94-100 EXPLORERS WAY, ST CLAIR NSW 2759

Sheet Title

EXTERNAL ELEVATIONS 1

Project No.

3362

Sheet No.

DA3.00

Revision

B



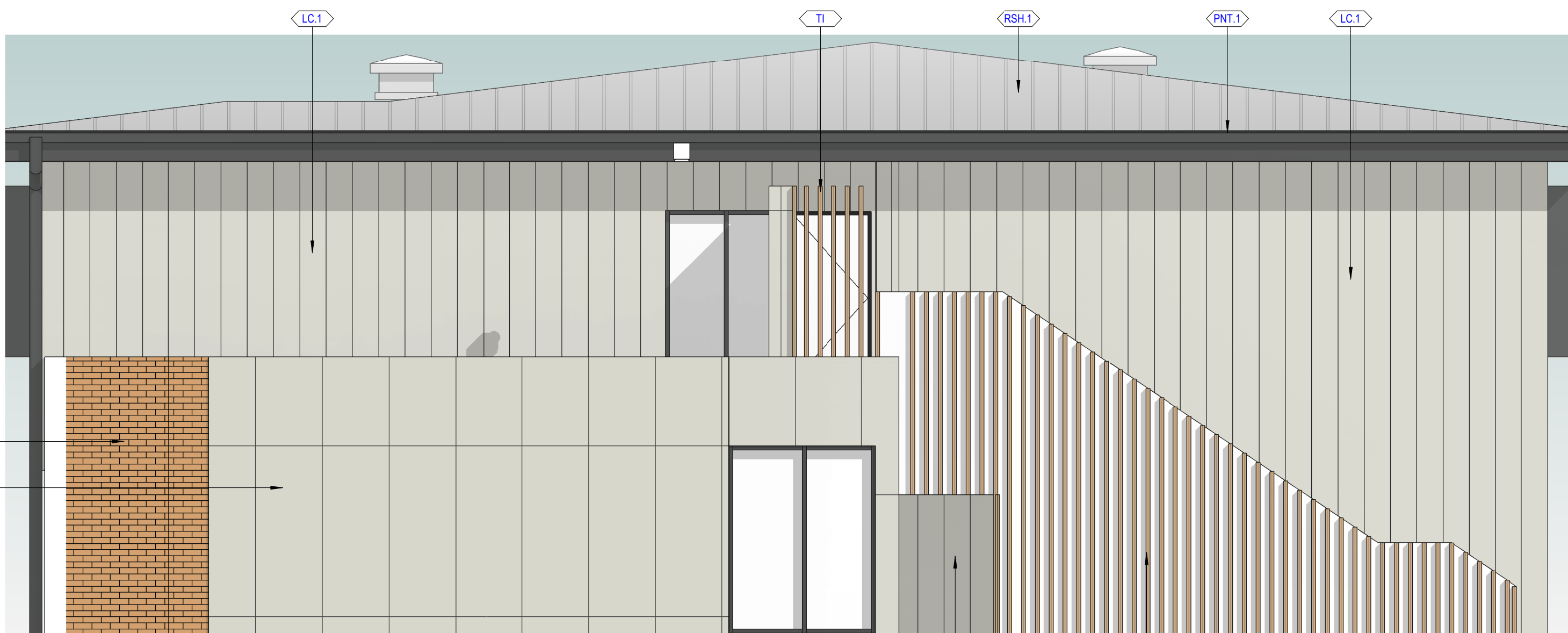


S2 - WALL MOUNTED SIGNAGE - 1500 wide x 750 high

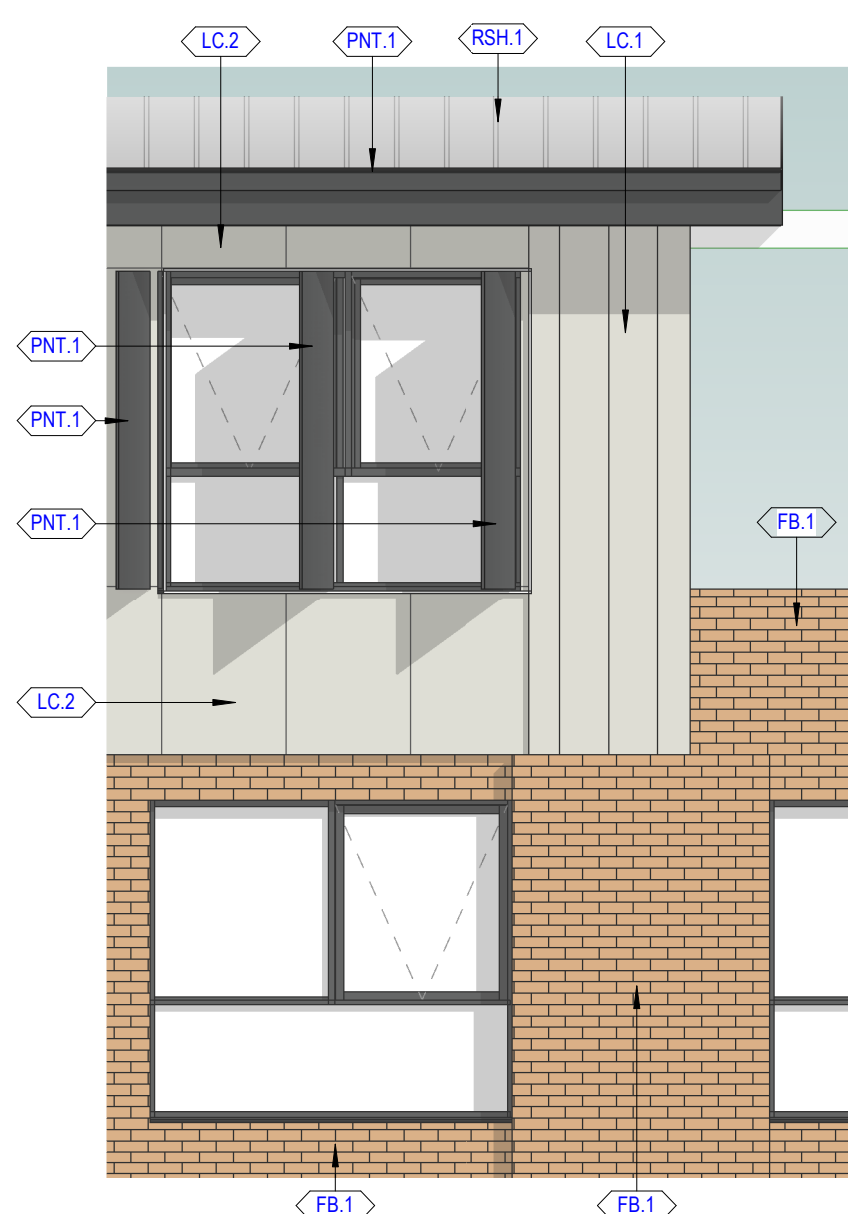


2 EAST ELEVATION - NORTH EAST ELEVATION  
A2000 1 : 50

1 SOUTH ELEVATION - MAIN ENTRY  
A2000 1 : 50



3 EAST ELEVATION - MIDDLE WING  
A2000 1 : 50



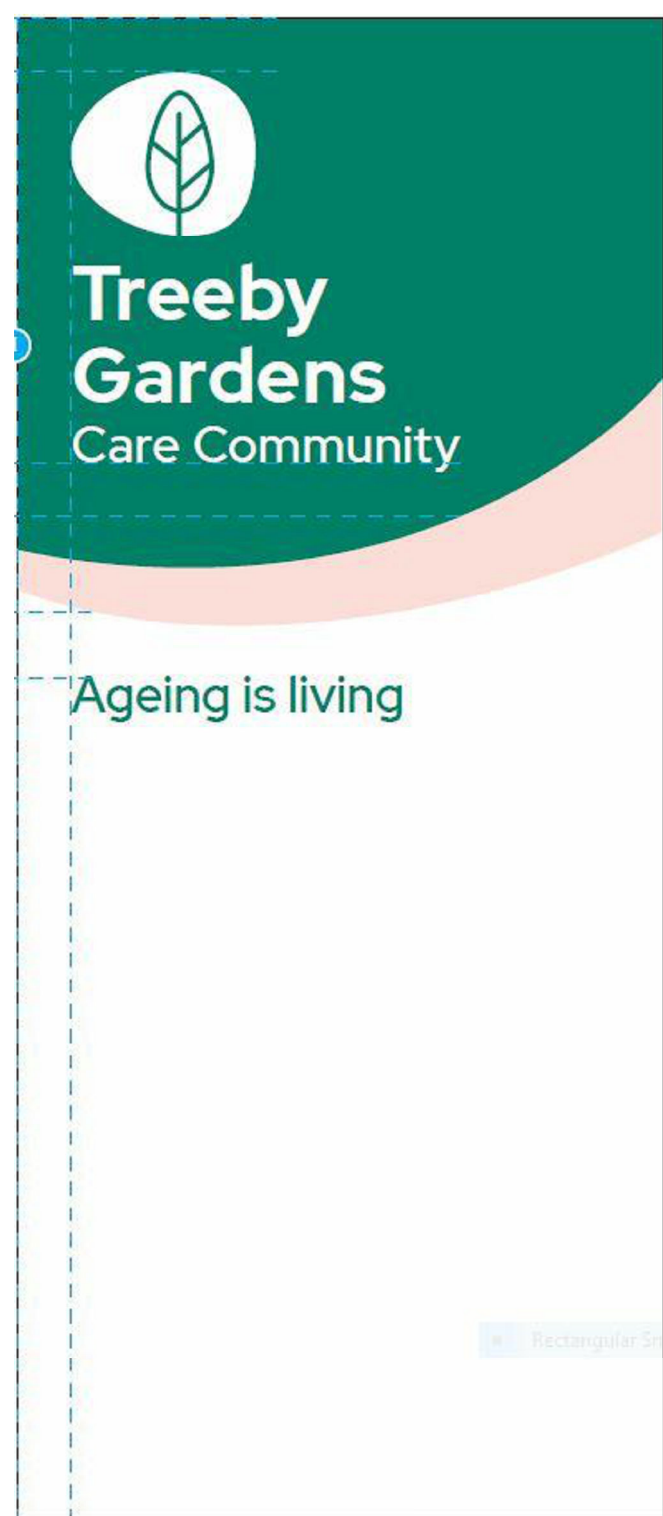
5 WINDOW PRIVACY SCREENS  
A2000 1 : 50



S2 - WALL MOUNTED SIGNAGE - 1500 wide x 750 high



S3 - POST MOUNTED DIRECTIONAL SIGNAGE - 1200 wide x 900 high



S1 - SOUTH BOUNDARY PYLON SIGNAGE - 900 wide x 2100 high



S1 - SOUTH BOUNDARY PYLON SIGNAGE - 900 wide x 2100 high  
S2 - WALL MOUNTED SIGNAGE - 1500 wide x 750 high  
S3 - POST MOUNTED DIRECTIONAL SIGNAGE - 1200 wide x 900 high

4 SOUTH BOUNDARY ELEVATION  
DA1.31 1 : 200



SOUTH EAST WALL ELEVATION

CODE LEGEND	
Key Value	Keynote Description
FB.1	BOWRAL "PICTON" PR SIMILAR FACE BRICK
LC.1	COLORBOND FLAT METAL CLADDING('DUNE' OR SIMILAR)
LC.2	PAINTED FC PANEL CLADDING ('SURFMIST' OR SIMILAR)
LC.3	WEATHERBOARD CLADDING - (RESENE 'APRICOT WHITE' OR SIMILAR)
PNT.1	COLORBOND MONUMENT WINDOW HOODS, GUTTERS, DOWNPIPES
RSH.1	ROOF SHEETING TYPE 1
TI	TIMBER LOOK ALUMINIUM BATTENS

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#### Client



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www.opalhealthcare.com.au

#### Architect



**SYDNEY**  
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Sunny Hills, NSW 2010  
Australia  
PH. (02) 9051 0177  
www.custance.com.au  
Nominated Architect: Craig Shelsler (NSW #8259)

DA ISSUE

SCALE @ A1  
1:50  
0 1.25 2.5M

Drawn JP Checked RW Scale As indicated @ A1

Project  
OPAL ST CLAIR GROVES CARE  
COMMUNITY

Project Address  
94-100 EXPLORERS WAY, ST CLAIR  
NSW 2759

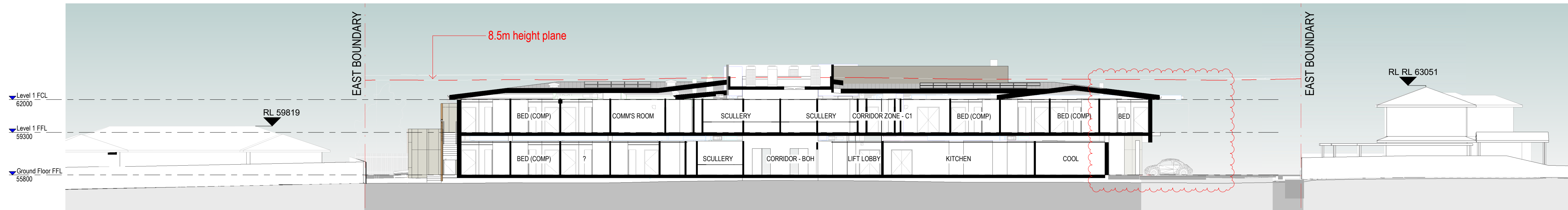
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EXTERNAL ELEVATIONS 2

Project No. 3362 Sheet No. DA3.01 Revision B

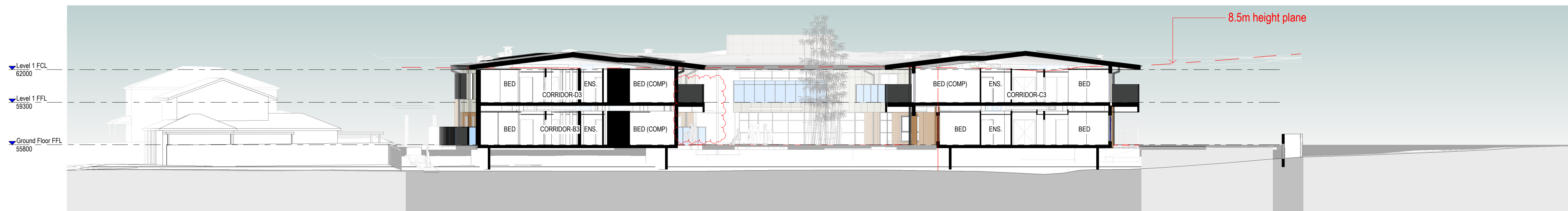








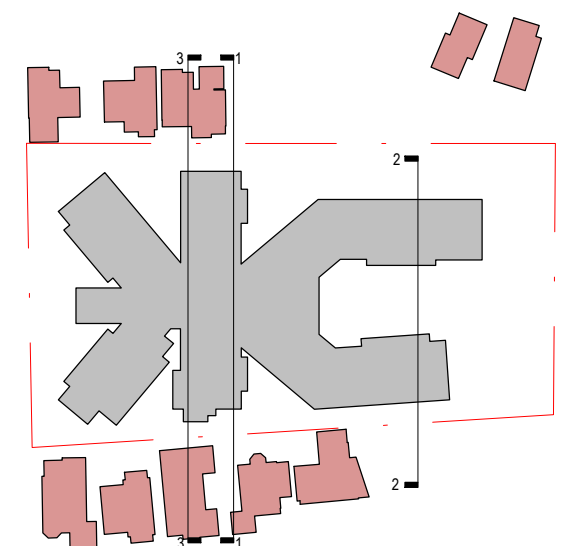
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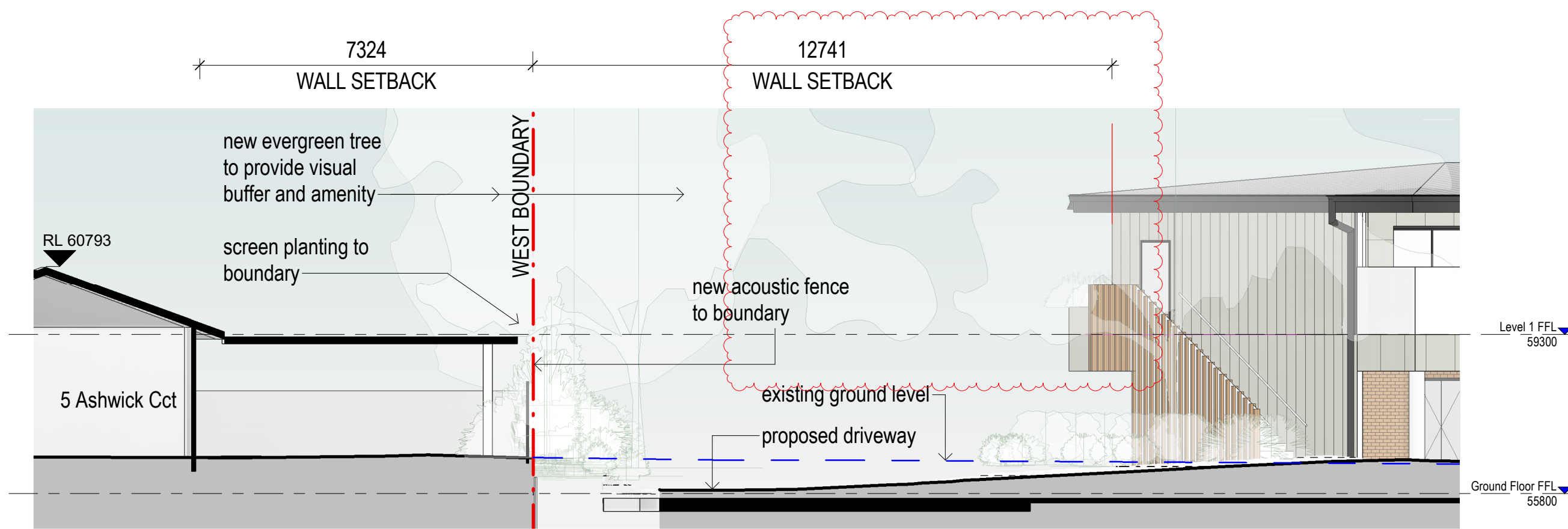


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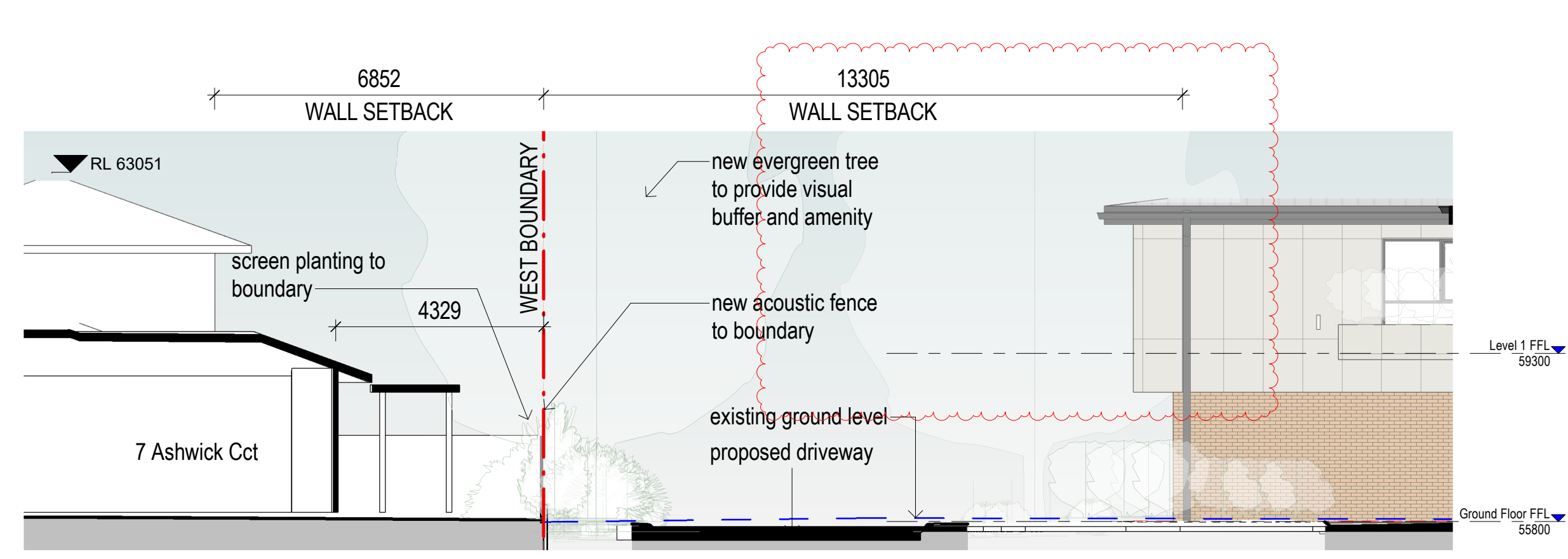


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Revision		Description		Date															
A		Development Application Issue		23/06/2021															
B		Revised Development Application Issue		24/05/2022															
<div>NOTES : DEVELOPMENT APPLICATION</div> <div>1. DESIGN RESOLUTION</div> <div><ul style="list-style-type: none"><li>• The drawings represent general architectural intent for the purpose of this development application only.</li><li>• The internal layout is shown indicatively and is subject to further design development.</li><li>• The dimensions shown are general only and are subject to further design resolution.</li><li>• Location of car park entry point is general only and will be confirmed and dimensioned at later stage.</li><li>• The size and position of privacy screens, louvres is indicative and shown in open and closed positions.</li><li>• Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)</li><li>• Location &amp; sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.</li></ul></div> <div>2. GRAPHIC PRESENTATION</div> <div>Colours presented on drawings are generic only and indicative of the architectural design intent.</div> <div>3. EXISTING STRUCTURES AND SERVICES</div> <div>Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.</div>						<div>THIS DRAWING IS TO BE PRINTED IN COLOUR</div> <div>It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor/ Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd, in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd Nominated Architects: Craig Shelsler 8259</div>		<div>Consultants</div> <div>PROJECT MANAGER</div> <div>PACT PM</div> <div>www.pact.com.au</div> <div>LANDSCAPE ARCHITECT</div> <div>TAYLOR BRAMMER</div> <div>www.taylorbrammer.com.au</div> <div>STRUCTURAL &amp; CIVIL ENGINEER</div> <div>HENRY &amp; HYMAS</div> <div>www.henryandhymas.com.au</div> <div>MECHANICAL / ELECTRICAL / LIFTS /</div> <div>JHA</div> <div>www.jhaservices.com.au</div> <div>HYDRAULIC ENGINEER</div> <div>ACOR</div> <div>www.acor.com.au</div>		<div>PLANNER</div> <div>BBC CONSULTING PLANNERS</div> <div>bbcplanners.com.au</div> <div>BCA / PCA / ACCESS CONSULTANTS</div> <div>FORMIGA1</div> <div>www.formiga1.com.au</div> <div>FIRE ENGINEER</div> <div>INNOVA SERVICES PTY LTD</div> <div>www.innovaservices.com.au</div> <div>TRAFFIC ENGINEER</div> <div>TPPA</div> <div>www.tppa.com.au</div> <div>BUSHFIRE CONSULTANTS</div> <div>BUILDING CODE &amp; BUSHFIRE</div> <div>HAZARD SOLUTIONS PTY LTD</div>		<div>Client</div> <div><div><div><div></div><div>Opal</div></div><div>HealthCare</div></div><div>SYDNEY</div><div>Level 11/420 George Street, Sydney, NSW 2000 Australia</div><div>PH. (02) 8241 1600</div><div>www.opalhealthcare.com.au</div></div>		<div>Architect</div> <div><div><div><div></div><div>CUSTANCE</div></div><div>Strategy Urban Design Architecture Interior Design</div></div><div>SYDNEY</div><div>Level 3, 87-89 Foveaux St, Sunny Hills, NSW 2010 Australia</div><div>PH. (02) 9051 0177</div><div>www.custance.com.au</div><div>Nominated Architect: Craig Shelsler (NSW #8259)</div></div>		<div><div>DA ISSUE</div><div><div>SCALE @ A1</div><div>1:100</div><div>02.55M</div></div></div> <div><div>Drawn JP</div><div>Checked RW</div><div>Scale As indicated @ A1</div></div>		<div>Project</div> <div>OPAL ST CLAIR GROVES CARE COMMUNITY</div> <div>Project Address</div> <div>94-100 EXPLORERS WAY, ST CLAIR NSW 2759</div> <div>Sheet Title</div> <div>BUILDING SECTIONS</div> <div>Project No. 3362</div> <div>Sheet No. DA3.11</div> <div>Revision B</div>	

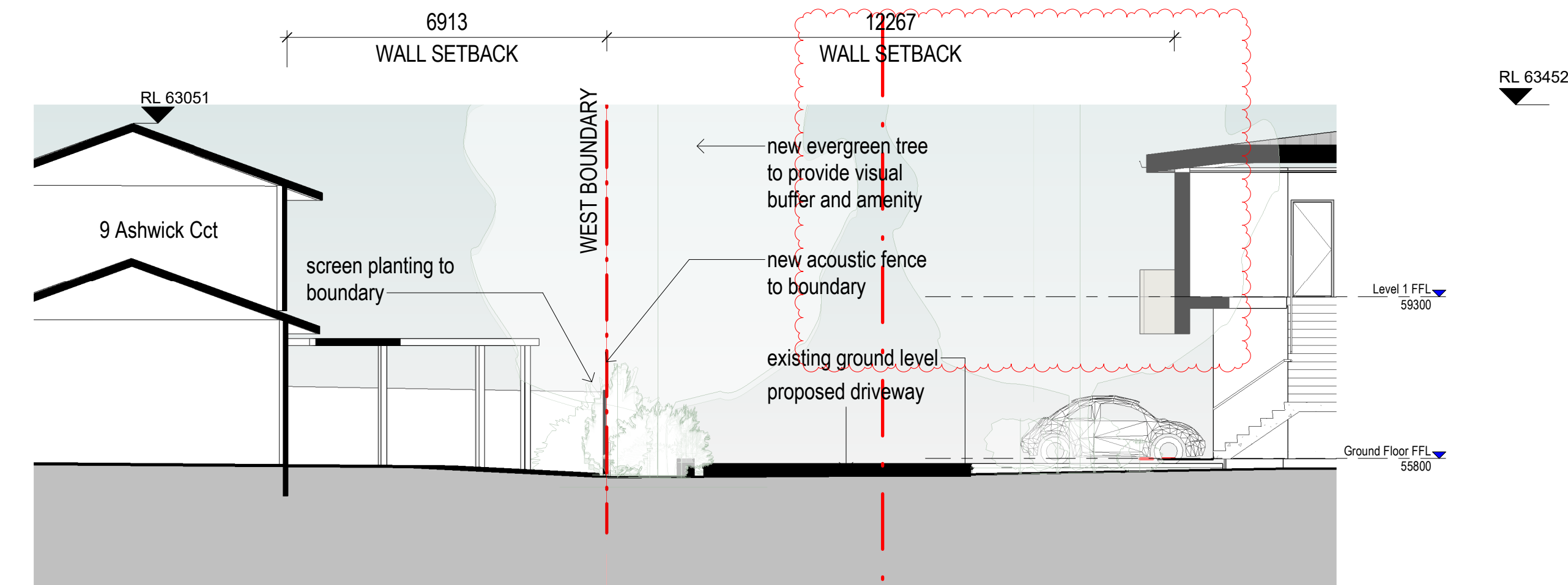




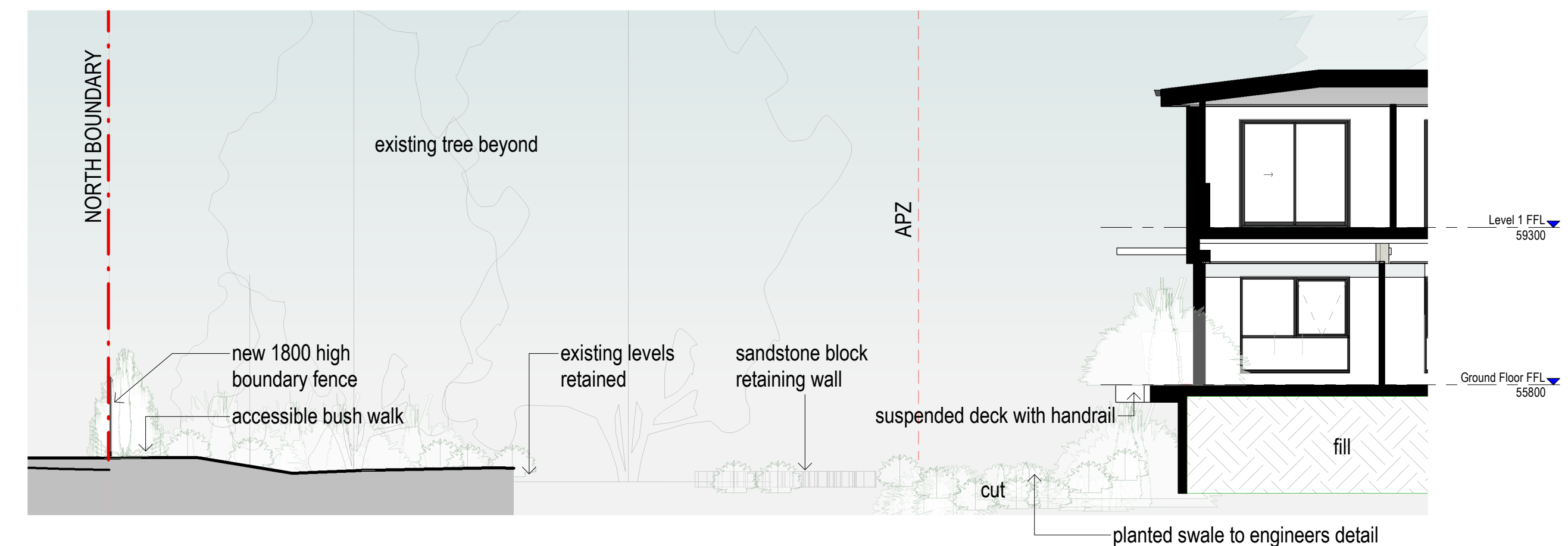
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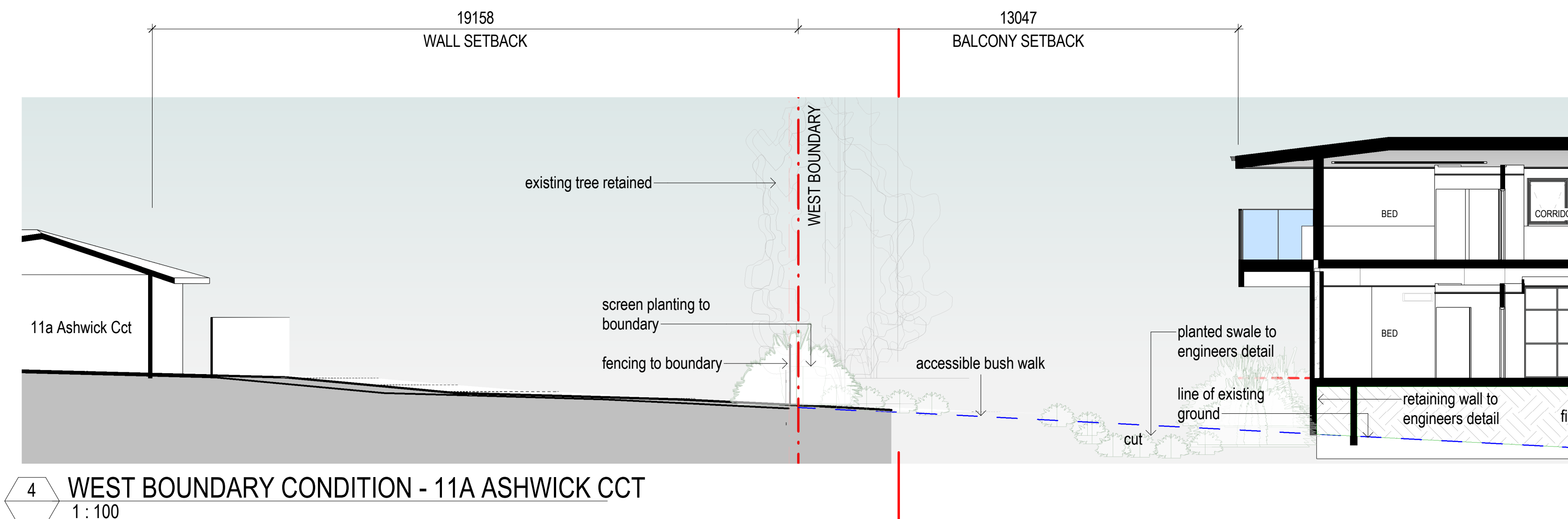
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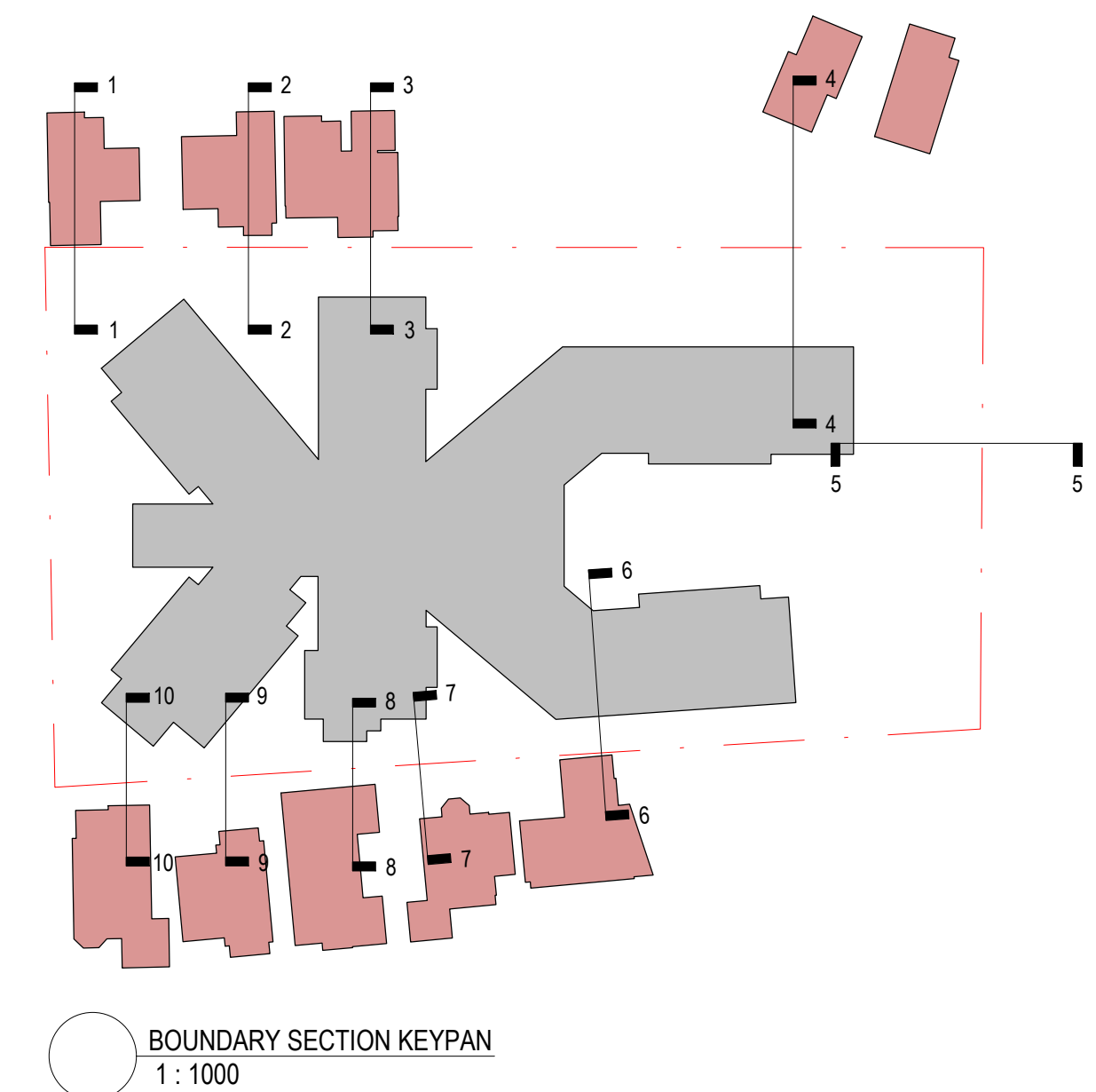
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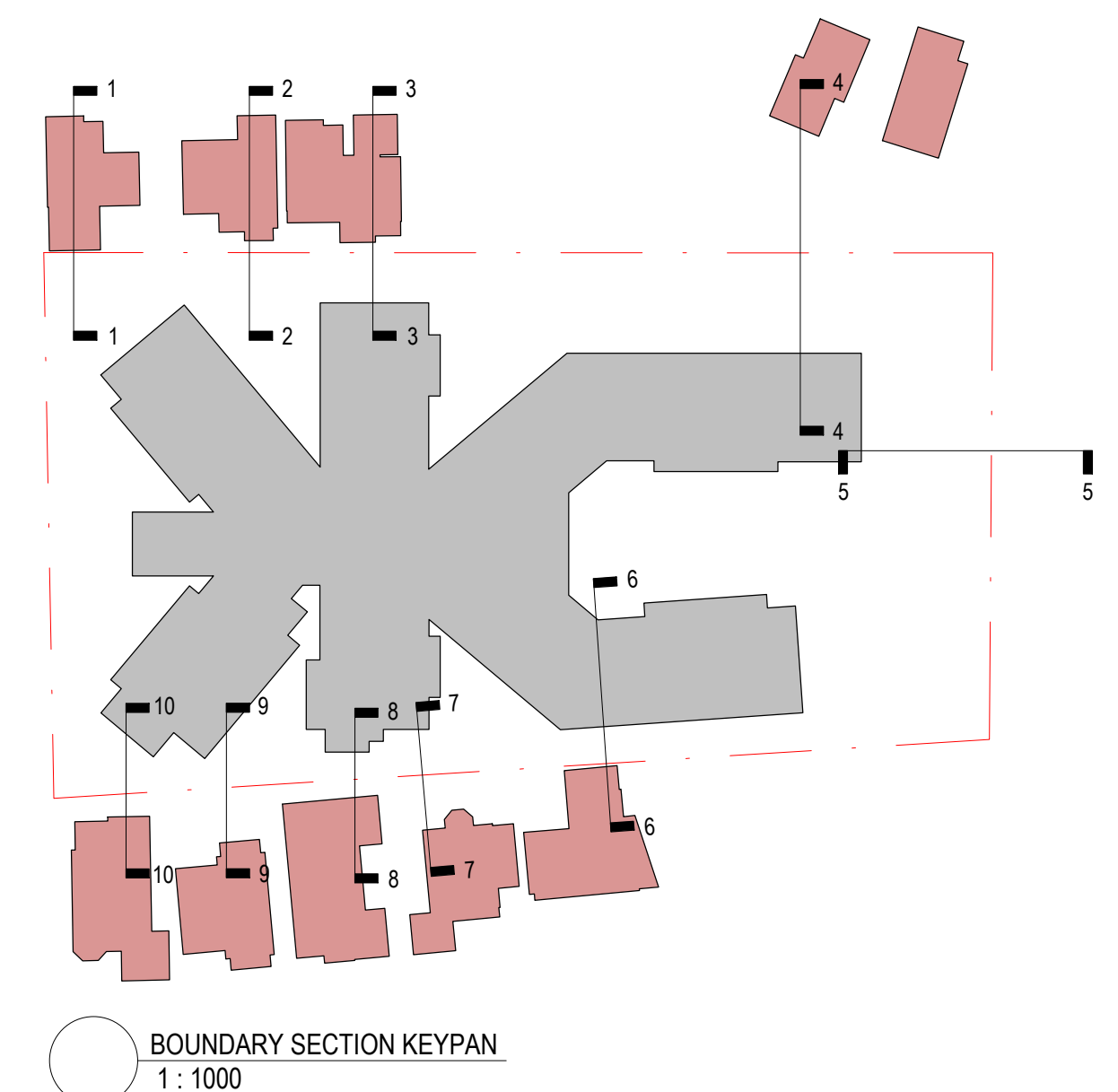


4 WEST BOUNDARY CONDITION - 11A ASHWICK CCT  
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9/6/2022 1:28:06 PM		
Revision	Description	Date
A	Development Application Issue	23/06/2021
B	Revised Development Application Issue	24/05/2022
<b>NOTES : DEVELOPMENT APPLICATION</b>		
1. DESIGN RESOLUTION		
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• Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)		
• Location & sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.		
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Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.		
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Architect		
		
<b>SYDNEY</b>		
Level 3, 87-89 Foveaux St, Sunny Hills, NSW 2010 Australia		
PH. (02) 9051 0177 www.custance.com.au Nominated Architect: Craig Shelsler (NSW #8259)		
		
		
Drawn JP	Checked JP	Scale As indicated @ A1
Project OPAL ST CLAIR GROVES CARE COMMUNITY		
Project Address 94-100 EXPLORERS WAY, ST CLAIR NSW 2759		
Sheet Title BOUNDARY CONDITION SECTIONS - SHEET 1		
Project No. 3362	Sheet No. DA3.12	Revision B





Revision

Description

A

Development Application Issue

B

Revised Development Application Issue

Date

23/06/2021

24/05/2022

NOTES : DEVELOPMENT APPLICATION

1. DESIGN RESOLUTION

• The drawings represent general architectural intent for the purpose of this development application only.

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• The dimensions shown are general only and are subject to further design resolution.

• Location of car park only and will be confirmed and dimensioned at later stage.

• The size and position of privacy screens, louvers is indicative and shown in open and closed positions.

• Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)

• Location & sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION

Colours presented on drawings are generic only and indicative of the architectural design intent.

3. EXISTING STRUCTURES AND SERVICES

Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.

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Opal

HealthCare

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Architect

CUSTANCE

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Architecture  
Interior Design

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Nominated Architect: Craig Shelshear (NSW #8259)

DA ISSUE

SCALE @ A1

1:100

0

2.5

5M

Drawn

Checked

Scale

JP

JP

As indicated @ A1

Project

OPAL ST CLAIR GROVES CARE COMMUNITY

Project Address

94-100 EXPLORERS WAY, ST CLAIR NSW 2759

Sheet Title

BOUNDARY CONDITION SECTIONS - SHEET 2

Project No.

3362

Sheet No.

DA3.13

Revision

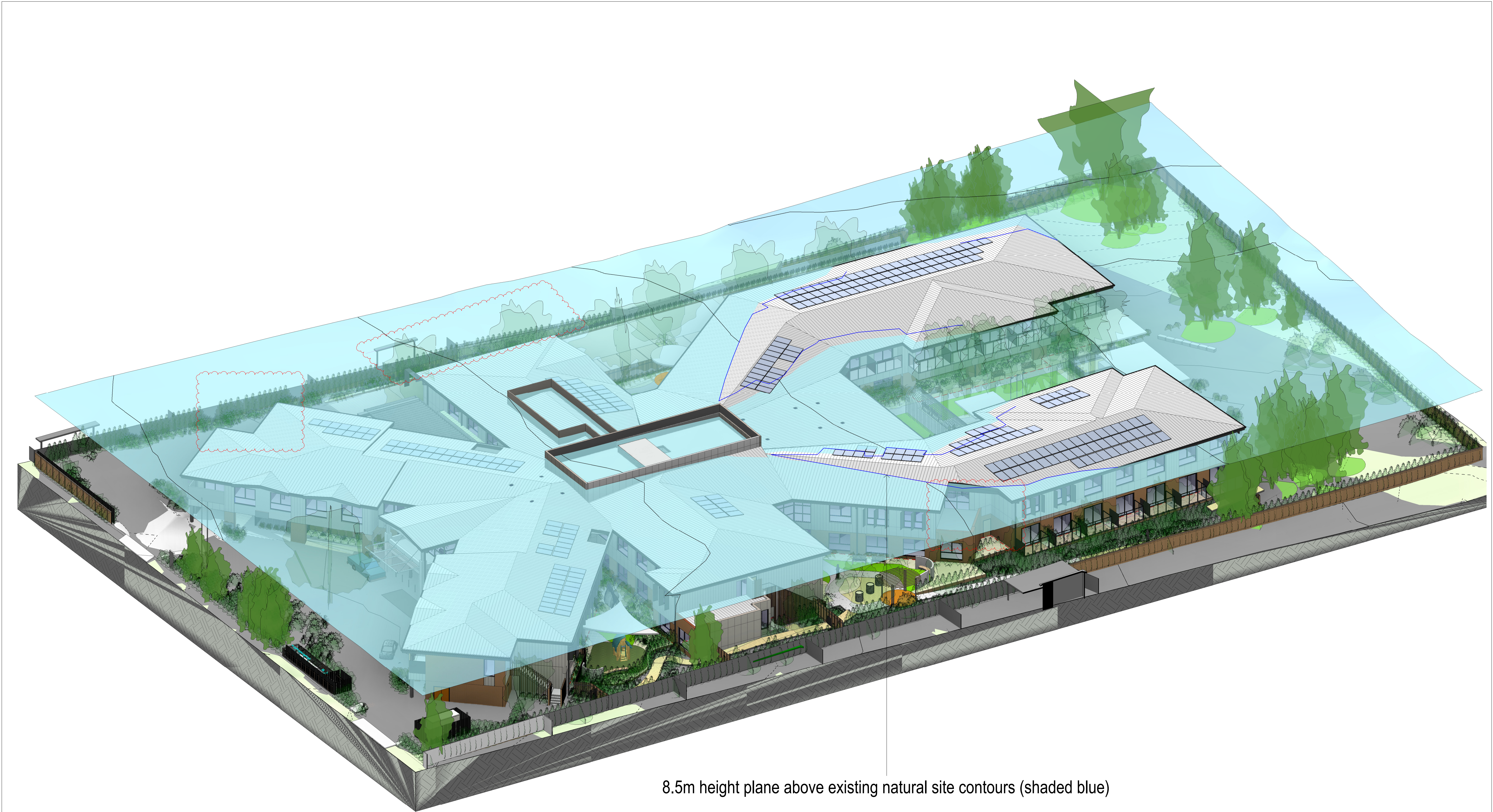
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24/05/2022 11:02:25 AM		
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<div>NOTES : DEVELOPMENT APPLICATION</div> <div>1. DESIGN RESOLUTION</div> <div><div><div>• The drawings represent general architectural intent for the purpose of this development application only.</div><div>• The internal layout is shown indicatively and is subject to further design development.</div><div>• The dimensions shown are general only and are subject to further design resolution.</div><div>• Location of car park entry point is general only and will be confirmed and dimensioned at later stage.</div><div>• The size and position of privacy screens, louvers is indicative and shown in open and closed positions.</div><div>• Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)</div><div>• Location &amp; sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.</div></div></div> <div>2. GRAPHIC PRESENTATION</div> <div>Colours presented on drawings are generic only and indicative of the architectural design intent.</div> <div>3. EXISTING STRUCTURES AND SERVICES</div> <div>Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.</div>		
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<div>Consultants</div> <div><div>PROJECT MANAGER</div><div>PACT PM</div><div>www.pact.com.au</div></div> <div><div>LANDSCAPE ARCHITECT</div><div>TAYLOR BRAMMER</div><div>www.taylorbrammer.com.au</div></div> <div><div>STRUCTURAL &amp; CIVIL ENGINEER</div><div>HENRY &amp; HYMAS</div><div>www.henryandhymas.com.au</div></div> <div><div>MECHANICAL / ELECTRICAL / LIFTS /</div><div>JHA</div><div>www.jhaservices.com.au</div></div> <div><div>HYDRAULIC ENGINEER</div><div>ACOR</div><div>www.acor.com.au</div></div>		
<div>Client</div> <div><div>Opal</div><div>HealthCare</div><div>SYDNEY</div><div>Level 11/420 George Street, Sydney, NSW 2000 Australia</div><div>PH. (02) 8241 1600</div><div>www.opalhealthcare.com.au</div></div>		
<div>Architect</div> <div><div><div>CUSTANCE</div><div>Strategy Urban Design Architecture Interior Design</div></div><div>SYDNEY</div><div>Level 3, 87-89 Foveaux St, Sunny Hills, NSW 2010 Australia</div><div>PH. (02) 9051 0177</div><div>www.custance.com.au</div><div>Nominated Architect: Craig Shelsher (NSW #8259)</div></div>		
<div>DA ISSUE</div> <div><div>Drawn</div><div>PJ</div></div> <div><div>Checked</div><div>RW</div></div> <div><div>Scale</div></div>		
<div>Project</div> <div>OPAL ST CLAIR GROVES CARE COMMUNITY</div> <div>Project Address</div> <div>94-100 EXPLORERS WAY, ST CLAIR NSW 2759</div> <div>Sheet Title</div> <div>3D ISOMETRIC VIEW</div> <div><div>Project No.</div><div>3362</div></div> <div><div>Sheet No.</div><div>DA5.20</div></div> <div><div>Revision</div><div>B</div></div>		





8.5m height plane above existing natural site contours (shaded blue)

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Revision		Description		Date							
A		Development Application Issue		23/06/2021							
B		Revised Development Application Issue		24/05/2022							
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<div>DA ISSUE</div>						<div>Drawn</div> <div>PJ</div>		<div>Checked</div> <div>RW</div>		<div>Scale</div>	
<div>Project</div> <div>OPAL ST CLAIR GROVES CARE COMMUNITY</div>						<div>Project Address</div> <div>94-100 EXPLORERS WAY, ST CLAIR NSW 2759</div>					
<div>Sheet Title</div> <div>3D ISOMETRIC VIEW (8.5M HEIGHT PLANE)</div>						<div>Project No.</div> <div>3362</div>		<div>Sheet No.</div> <div>DA5.21</div>		<div>Revision</div> <div>B</div>	





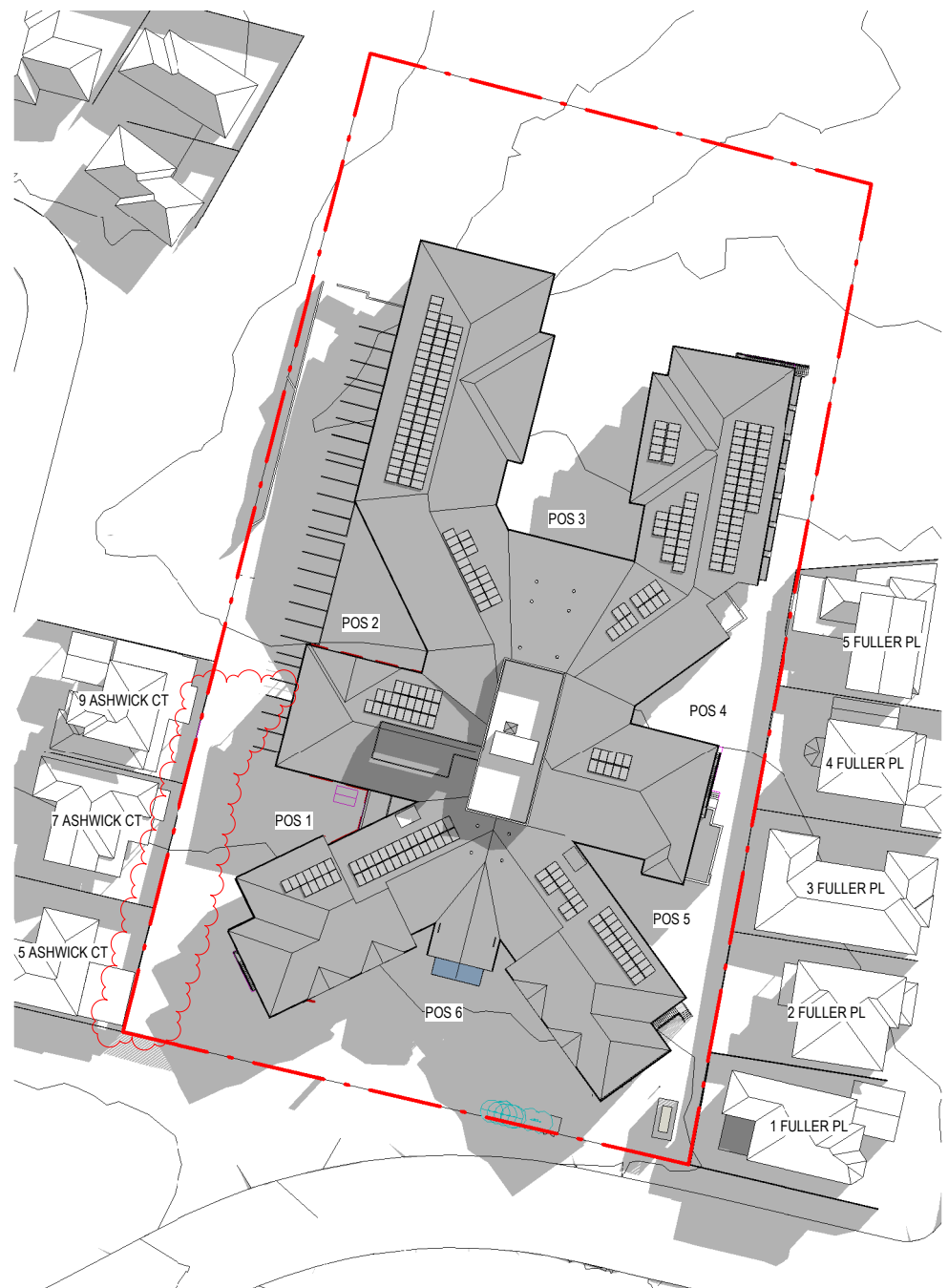
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4A EXISTING SHADOWS - JUN21 - 1400 1 : 1000 4B PROPOSED SHADOWS - JUN21 - 1400 1 : 1000 5A EXISTING SHADOWS - JUN21 - 1500 1 : 1000 5B PROPOSED SHADOWS - JUN21 - 1500 1 : 1000

NEIGHBOURING PROPERTIES PRIVATE OPEN SPACE (P.O.C) SOLAR ACCESS (JUNE 21)	
5 ASHWICK CT	6+ HOURS
7 ASHWICK CT	6+ HOURS
9 ASHWICK CT	6+ HOURS
1 FULLER PL	3+ HOURS
2 FULLER PL	4+ HOURS
3 FULLER PL	3+ HOURS
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5 FULLER PL	3+ HOURS





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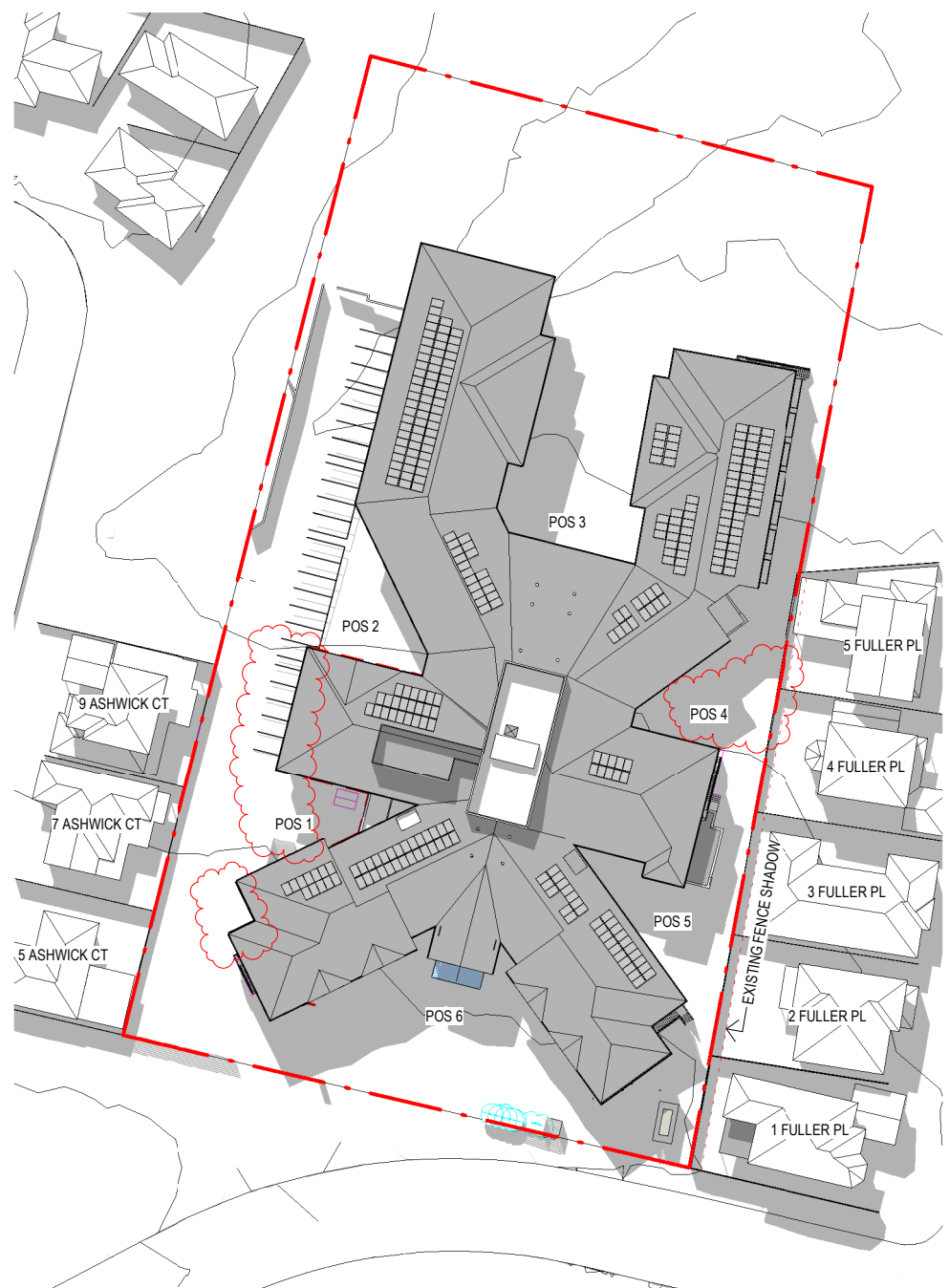
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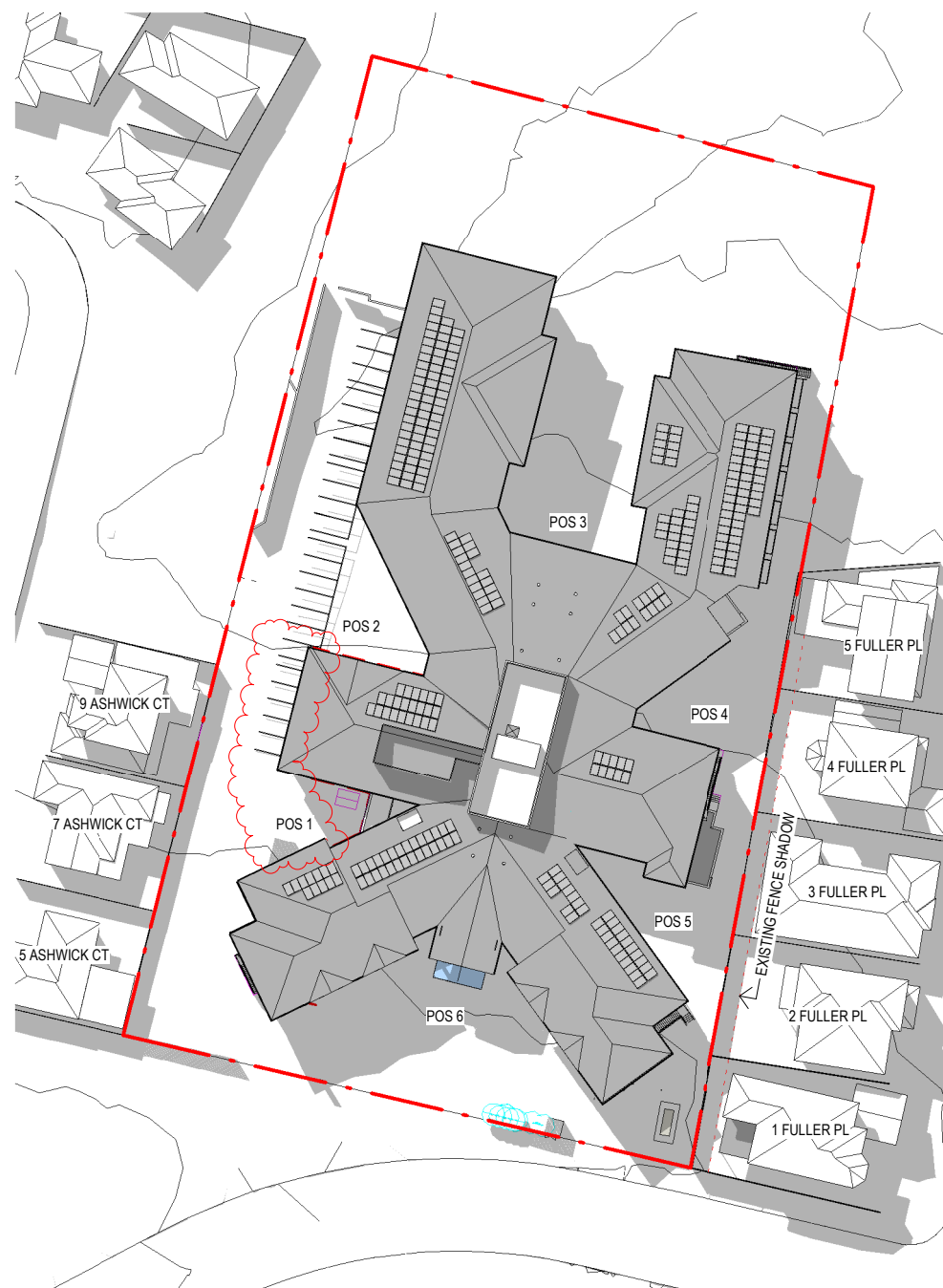
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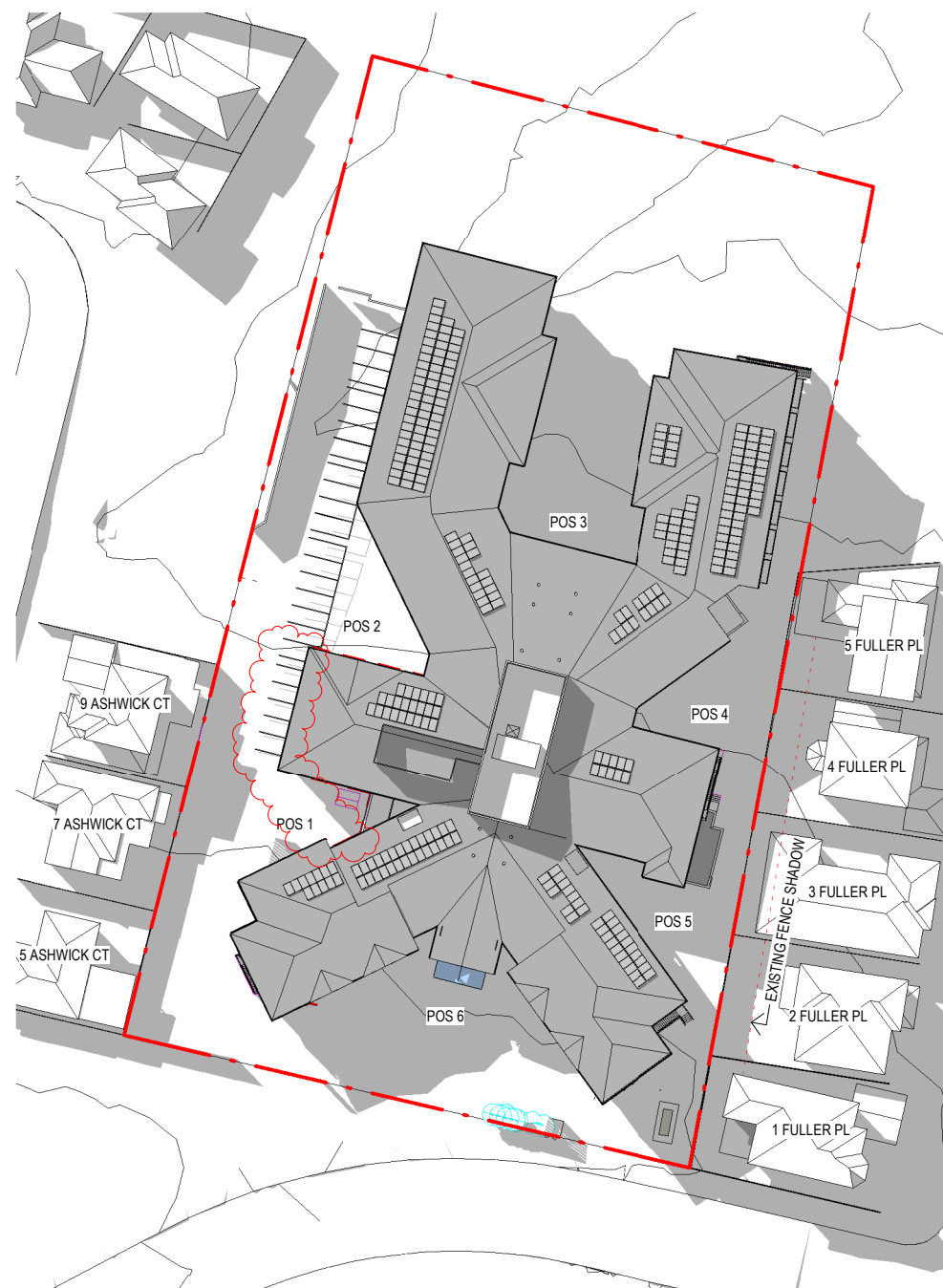
4 POS - PROPOSED SHADOWS - JUN21 - 1200  
1 : 1000



5 POS - PROPOSED SHADOWS - JUN21 - 1300  
1 : 1000



6 POS - PROPOSED SHADOWS - JUN21 - 1400  
1 : 1000



7 POS - PROPOSED SHADOWS - JUN21 - 1500  
1 : 1000

PRIVATE OPEN SPACE (P.O.S.) SOLAR ACCESS (JUNE 21)	
POS 1	1+ HOURS
POS 2	4+ HOURS
POS 3	4+ HOURS
POS 4	2+ HOURS
POS 5	2+ HOURS



FACE BRICK (FB)

FB.1  
FACE BRICK  
LOWER LEVEL EXTERIOR WALLS  
[MEDIUM]

LIGHT WEIGHT CLADDING (LC)

LC.1  
LIGHT WEIGHT CLADDING  
LEVEL 1 EXTERNAL WALLS  
FLAT METAL CLADDING.  
[MEDIUM]

LC.2  
LIGHT WEIGHT CLADDING  
LEVEL 1 EXTERNAL WALLS  
FC CLADDING.  
[MEDIUM]

LC.3  
LIGHT WEIGHT CLADDING  
SOUTH FACING ENTRY FACADE  
WEATHERBOARD CLADDING.  
[LIGHT]

METAL ROOF (MR)

RSH.1  
ROOF SHEETING  
OVERALL BUILDING ROOF.  
[MEDIUM]

GUTTERS & DOWNPIPES (PNT1)

PNT.1  
PAINT FINISH COLOUR 1.  
DOWNPIPES & GUTTERING.  
[DARK]

GLAZING (G1)

G.1  
CLEAR GLASS  
WINDOWS, CURTAIN WALLS, SLIDING DOORS.  
[CLEAR]

RENDER (REN)

REN.1  
RENDER  
EXTERNAL STAIR BLADE WALLS.  
[MEDIUM]

REN.2  
RENDER  
GROUND FLOOR RETAINING WALLS.  
[LIGHT]

FEATURE FINISHES

PS.1  
PERFORATED PRIVACY SCREEN  
POWDERCOAT FINISH  
PRIVACY SCREENS BETWEEN OPEN SPACES.  
[DARK]

SO  
SOFFIT  
EXTERNAL EAVE SOFFITS.  
[MEDIUM]

PNT1  
PAINT FINISH COLUR 1.  
MULLIONS, WINDOW FRAMES, SUNHOODS,  
PRIVACY SCREENS, BALUSTRADE STANCHIONS,  
SLAT FENCING.  
[DARK]

SCREENING

TI  
ALUMINIUM BATTENS - TIMBER LOOK  
PRIVACY SCREENS FOR SELECTED  
PRIVATE OPEN SPACES & EXTERNAL  
FIRE STAIRS  
[LIGHT]

PRG  
PERGOLA - TIMBER LOOKING ALUMINIUM  
[LIGHT]

FENCING (F)

F1  
1.8M PALISADE STREET FENCE  
FENCING ON SOUTH BOUNDARY  
[DARK]

SF  
1.8M - 2.1M FENCE  
FENCING TO NORTH; EAST & WEST  
BOUNDARIES

9/6/2022 1:33:56 PM		
Revision	Description	Date
A	Development Application Issue	23/06/2021
B	Revised Development Application Issue	24/05/2022
<div>NOTES : DEVELOPMENT APPLICATION</div> <div>1. DESIGN RESOLUTION<ul style="list-style-type: none"><li>• The drawings represent general architectural intent for the purpose of this development application only.</li><li>• The internal layout is shown indicatively and is subject to further design development.</li><li>• The dimensions shown are general only and are subject to further design resolution.</li><li>• Location of car park entry point is general only and will be confirmed and dimensioned at later stage.</li><li>• The size and position of privacy screens, louvers is indicative and shown in open and closed positions.</li><li>• Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)</li><li>• Location &amp; sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.</li></ul></div> <div>2. GRAPHIC PRESENTATION</div> <div>Colours presented on drawings are generic only and indicative of the architectural design intent.</div> <div>3. EXISTING STRUCTURES AND SERVICES</div> <div>Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.</div>		
<div>THIS DRAWING IS TO BE PRINTED IN COLOUR</div>		
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<div>Client</div> <div>Opal</div> <div>HealthCare</div> <div>SYDNEY</div> <div>Level 11/420 George Street,</div> <div>Sydney, NSW 2000</div> <div>Australia</div> <div>PH. (02) 8241 1600</div> <div>www.opalhealthcare.com.au</div>		
<div>Architect</div> <div>CUSTANCE</div> <div>Strategy Urban Design Architecture Interior Design</div> <div>SYDNEY</div> <div>Level 3, 87-89 Foveaux St,</div> <div>Surry Hills, NSW 2010</div> <div>Australia</div> <div>PH. (02) 9051 0177</div> <div>www.custance.com.au</div> <div>Nominated Architect: Craig Shelsher (NSW #8259)</div>		
<div>DA ISSUE</div> <div>Drawn</div> <div>PL</div> <div>Checked</div> <div>RW</div> <div>Scale</div>		
<div>Project</div> <div>OPAL ST CLAIR GROVES CARE COMMUNITY</div> <div>Project Address</div> <div>94-100 EXPLORERS WAY, ST CLAIR NSW 2759</div> <div>Sheet Title</div> <div>MATERIAL + FINISHES SCHEDULE</div> <div>Project No.</div> <div>3362</div> <div>Sheet No.</div> <div>DA12.00</div> <div>Revision</div> <div>B</div>		





SOUTH WEST VIEW FROM EXPLORERS WAY



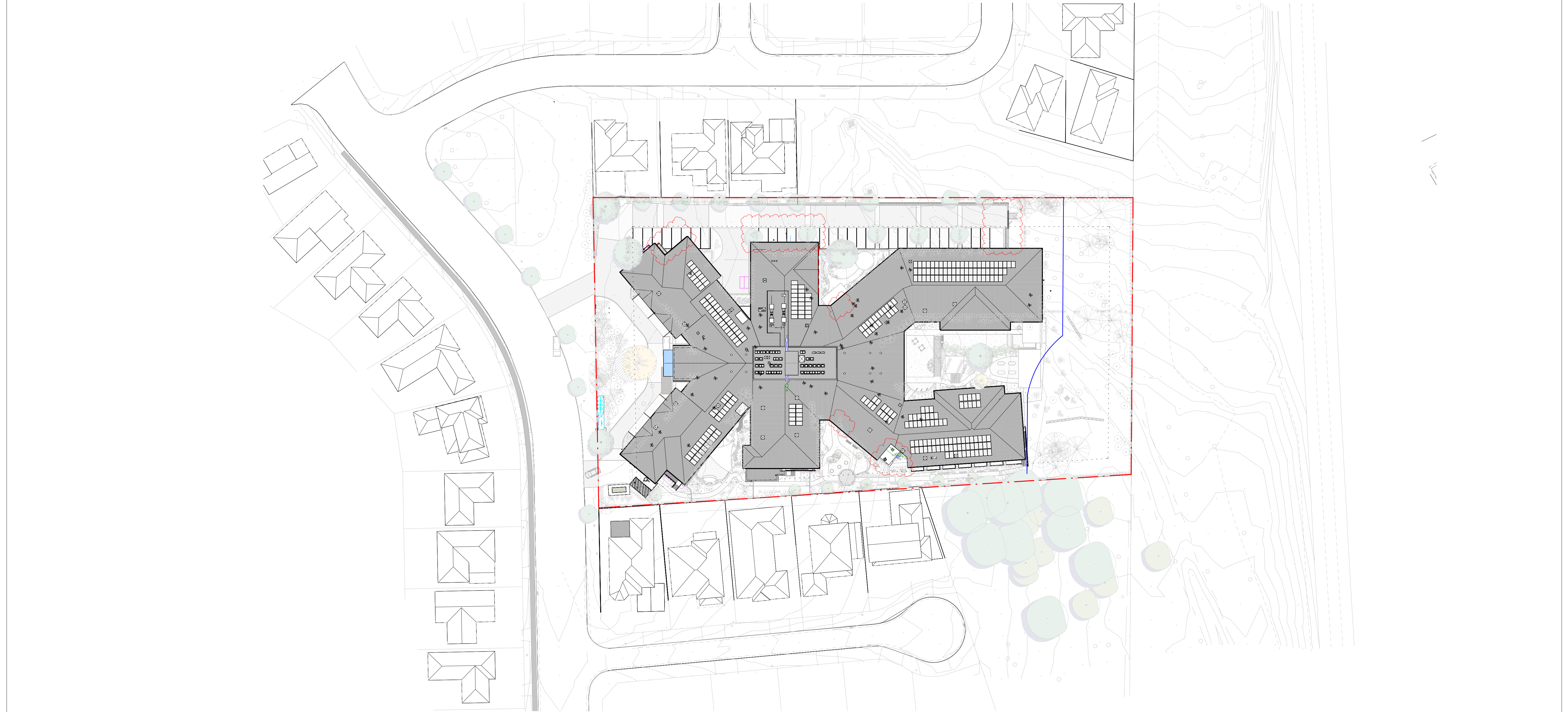
SOUTH EAST VIEW FROM EXPLORERS WAY



SOUTH VIEW FROM EXPLORERS WAY

15/06/2022 7:50:00 PM									
Revision		Description		Date					
A		Development Application Issue		23/06/2021					
B		Revised Development Application Issue		24/05/2022					
NOTES : DEVELOPMENT APPLICATION						THIS DRAWING IS TO BE PRINTED IN COLOUR			
1. DESIGN RESOLUTION									
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2. GRAPHIC PRESENTATION									
Colours presented on drawings are generic only and indicative of the architectural design intent.									
3. EXISTING STRUCTURES AND SERVICES									
Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.									





9/6/2022 1:35:01 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021
B	Revised Development Application Issue	24/05/2022

NOTES : DEVELOPMENT APPLICATION

1. DESIGN RESOLUTION

- The drawings represent general architectural intent for the purpose of this development application only.
- The internal layout is shown indicatively and is subject to further design development.
- The dimensions shown are general only and are subject to further design resolution.
- Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
- The size and position of privacy screens, louvres is indicative and shown in open and closed positions.
- Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)
- Location & sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION

Colours presented on drawings are generic only and indicative of the architectural design intent.

3. EXISTING STRUCTURES AND SERVICES

Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.

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Nominated Architects: Craig Shelsher 8259

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Architect

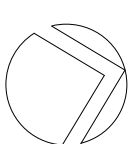


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Sunny Hills, NSW 2010  
Australia

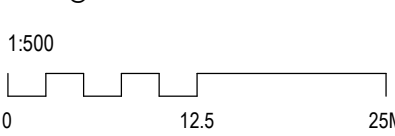
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Nominated Architect: Craig Shelsher (NSW #8259)

DA ISSUE

NORTH



SCALE @ A1



Drawn

PJ

Checked

RW

Scale

As indicated @ A1

Project  
**OPAL ST CLAIR GROVES CARE  
COMMUNITY**

Project Address  
**94-100 EXPLORERS WAY, ST CLAIR  
NSW 2759**

Sheet Title  
**NOTIFICATION SITE PLAN**

Project No.  
**3362**

Sheet No.

**DA20.01**

Revision

**B**

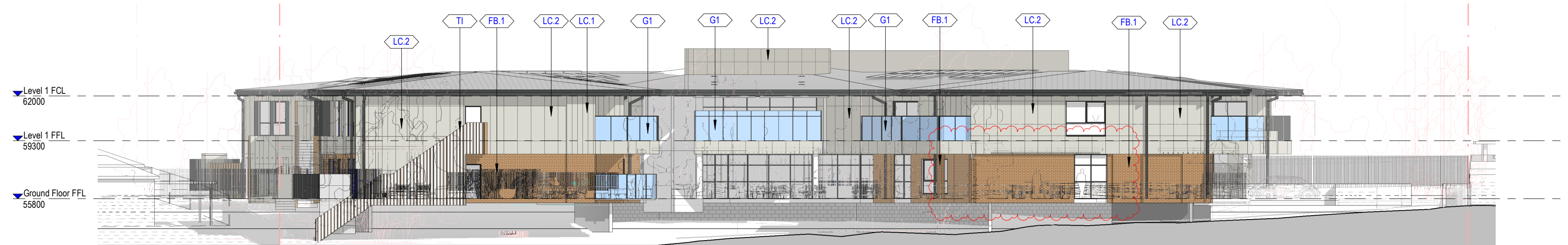




1 DA NOTIFICATION ELEVATION (EAST)  
DA1.31 1 : 200

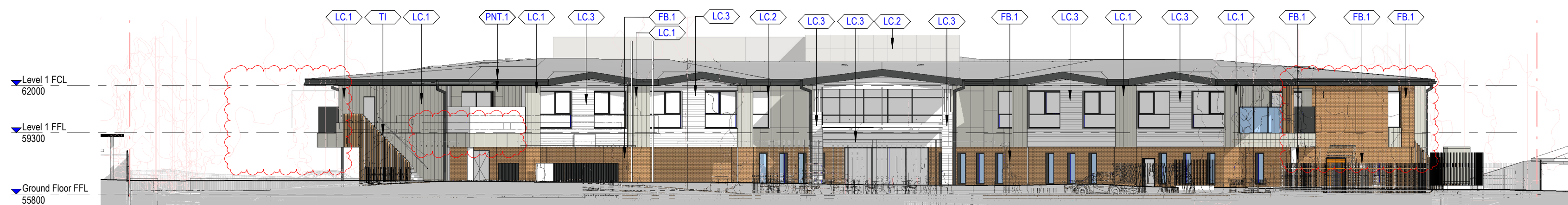


2 DA NOTIFICATION ELEVATION (WEST)  
DA1.31 1 : 200



CODE LEGEND	
Key Value	Keynote Description
FB.1	BOWRAL "PICTON" PR SIMILAR FACE BRICK
G1	CLEAR GLASS
LC.1	COLORBOND FLAT METAL CLADDING('DUNE' OR SIMILAR)
LC.2	PAINTED FC PANEL CLADDING ('SURFMIST' OR SIMILAR)
LC.3	WEATHERBOARD CLADDING - (RESENE "APRICOT WHITE" OR SIMILAR)
PNT.1	COLORBOND MONUMENT WINDOW HOODS; GUTTERS, DOWNPIPES
PV	PHOTOVOLTAIC PANEL
RSH.1	ROOF SHEETING TYPE 1
TI	TIMBER LOOK ALUMINIUM BATTENS

3 DA NOTIFICATION ELEVATION (NORTH)  
DA1.31 1 : 200



4 DA NOTIFICATION ELEVATION (SOUTH)  
DA1.31 1 : 200

9/6/2022 1:35:50 PM								
Revision	Description	Date						
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