

DEVELOPMENT APPLICATION

PROPOSED RESIDENTIAL AGED CARE FACILITY

FOR

OPAL SPECIALIST AGED CARE

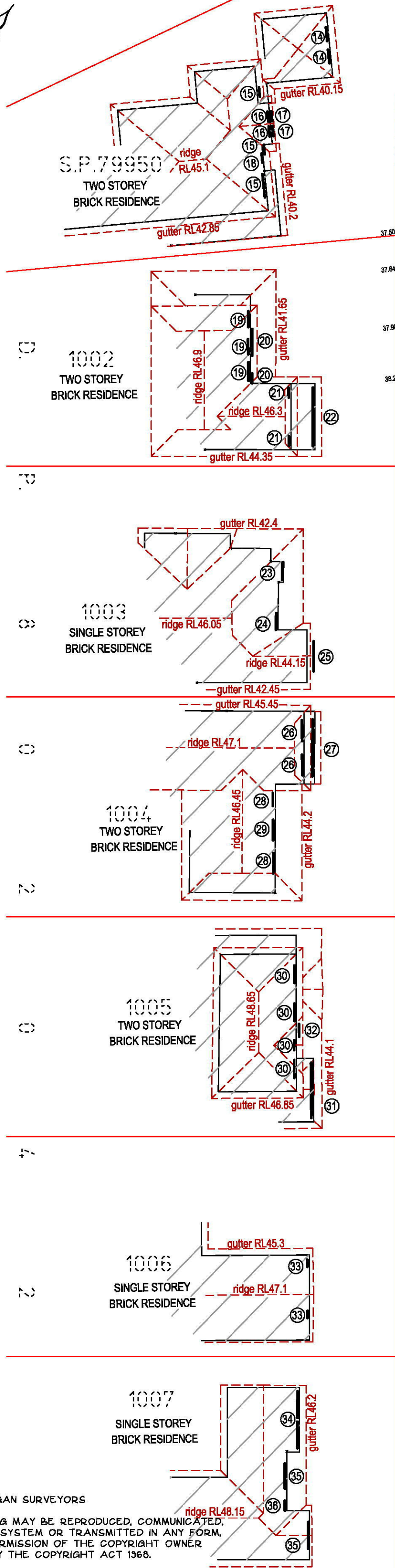
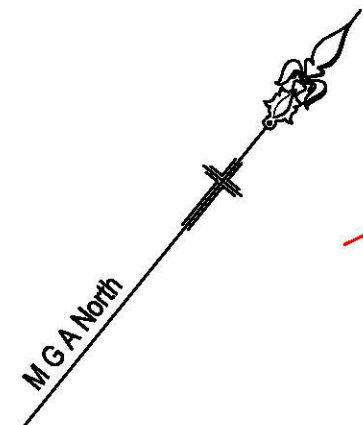
AT

FLORIBUNDA AVE, GLENMORE PARK NSW

JUNE 2019

NO.	DRAWING NAME
A000	TITLEPAGE
A001	SITE ANALYSIS PLAN
A002	SITE PLAN
A003	DEMOLITION PLAN
A004	AREAS
A005	HEIGHT PLANE DRAWING
A006	SMOKE COMPARTMENT
A007	FIRE COMPARTMENT
A008	VIEW ANALYSIS
A100	LOWER GROUND PLAN
A101	GROUND FLOOR
A102	FIRST FLOOR
A103	ROOF PLAN
A200	ELEVATION NORTH
A201	ELEVATION EAST
A202	ELEVATION SOUTH
A203	ELEVATION WEST
A210	SECTIONS
A211	SECTIONS
A212	SECTIONS
A213	SECTIONS
A214	SECTIONS
A700	SHADOW DIAGRAMS
A701	SHADOW DIAGRAMS
A705	SUN EYE VIEWS
A706	SUN EYE VIEWS
A800	EXTERNAL MATERIAL PALETTE
A900	MODEL VIEW 01
A901	MODEL VIEW 02

SITE AREA	10,014
GFA (EXCLUDING PARKING, LIFTS & STAIRS)	
LEVEL	AREA
LOWER GROUND	633
GROUND FLOOR	4,000
FIRST FLOOR	3,550
	8,183 m ²
FSR	0.82:1
RESIDENT ROOMS	
LEVEL	TOTAL
GROUND FLOOR	70
FIRST FLOOR	72
	142



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email mail@vmsurvey.com.au
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DATUM: A.H.D.

ORIGIN: SSM 53920

SOURCE: SCIMS

DRAWN: G. Hitchcock

DATE: 31.01.19

SCALE: 1:300@A1

CONTOUR INTERVAL: 0.5m

CHECKED:

CLIENT:

OPAL

AGED

CARE

LOT(S): 1/ D.P.825553

STREET ADDRESS: 5-7 FLORIBUNDA AVENUE

LOCATION: GLENMORE PARK

LOCAL GOVT: PENRITH

DRAWING TITLE:

DETAIL &

CONTOUR

SURVEY

PLAN No.

21334T

ISSUE:

SHEET: 1

OF: 1

WINDOW & DOOR TABLE			
No.	TOP	BOTTOM	DESCRIPTION
1	41.0	39.4	WINDOW
2	41.0	40.15	WINDOW
3	41.0	38.65	WINDOW
4	41.0	38.65	DOOR
5	41.15	38.65	WINDOW
6	41.15	40.65	WINDOW
7	40.55	38.05	WINDOW
8	40.55	39.25	WINDOW
9	40.55	38.95	WINDOW
10	40.1	38.0	DOOR
11	40.55	39.75	WINDOW
12	40.6	38.8	WINDOW
13	40.05	38.0	DOOR
14	39.95	38.8	WINDOW
15	42.75	41.5	WINDOW
16	40.0	38.45	WINDOW
17	42.75	41.2	WINDOW
18	39.9	37.83	DOOR
19	41.25	N/A	WINDOW
20	44.2	43.2	WINDOW
21	44.2	43.0	WINDOW
22	41.1	N/A	DOOR
23	42.25	N/A	WINDOW
24	42.25	42.2	DOOR
25	42.3	41.0	WINDOW
26	45.3	43.95	WINDOW
27	42.4	N/A	DOOR
28	44.0	41.95	WINDOW
29	44.0	41.95	DOOR
30	46.75	45.4	WINDOW
31	44.0	41.65	DOOR
32	44.0	42.0	DOOR
33	45.2	43.35	WINDOW
34	46.05	43.75	DOOR
35	46.0	44.75	WINDOW
36	46.0	43.95	DOOR
37	44.9	42.85	DOOR
38	44.9	N/A	WINDOW
39	46.65	45.65	WINDOW
40	45.6	44.4	WINDOW
41	44.05	N/A	WINDOW
42	41.35	39.3	WINDOW
43	41.35	39.25	DOOR
44	43.2	42.05	WINDOW
45	40.40	N/A	WINDOW
46	37.35	35.15	DOOR
47	39.25	37.95	WINDOW
48	39.25	N/A	DOOR

SERVICE LEGEND

	LIGHT POLE
	TAP
	TELECOM PIT
	INLET PIT
	WATER METER
	KERB INLET PIT
	HYDRANT
	STOP VALVE
	STREET SIGN
	SIGN
	SEWER MAN HOLE

DENOTES SEWERMAIN (approx position only)

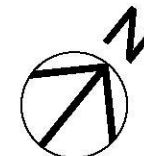
- NOTES:
- SPREAD OF TREES IS APPROXIMATE ONLY
 - LOCATION OF FENCES ARE APPROXIMATE ONLY
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED ACCURATELY
 - NO UNDERGROUND SERVICES SEARCH HAS BEEN CARRIED OUT
 - BOUNDARY DIMENSIONS AND AREA ARE BY TITLE ONLY
 - UK DENOTES TOP OF KERB
 - W DENOTES TOP OF WALL

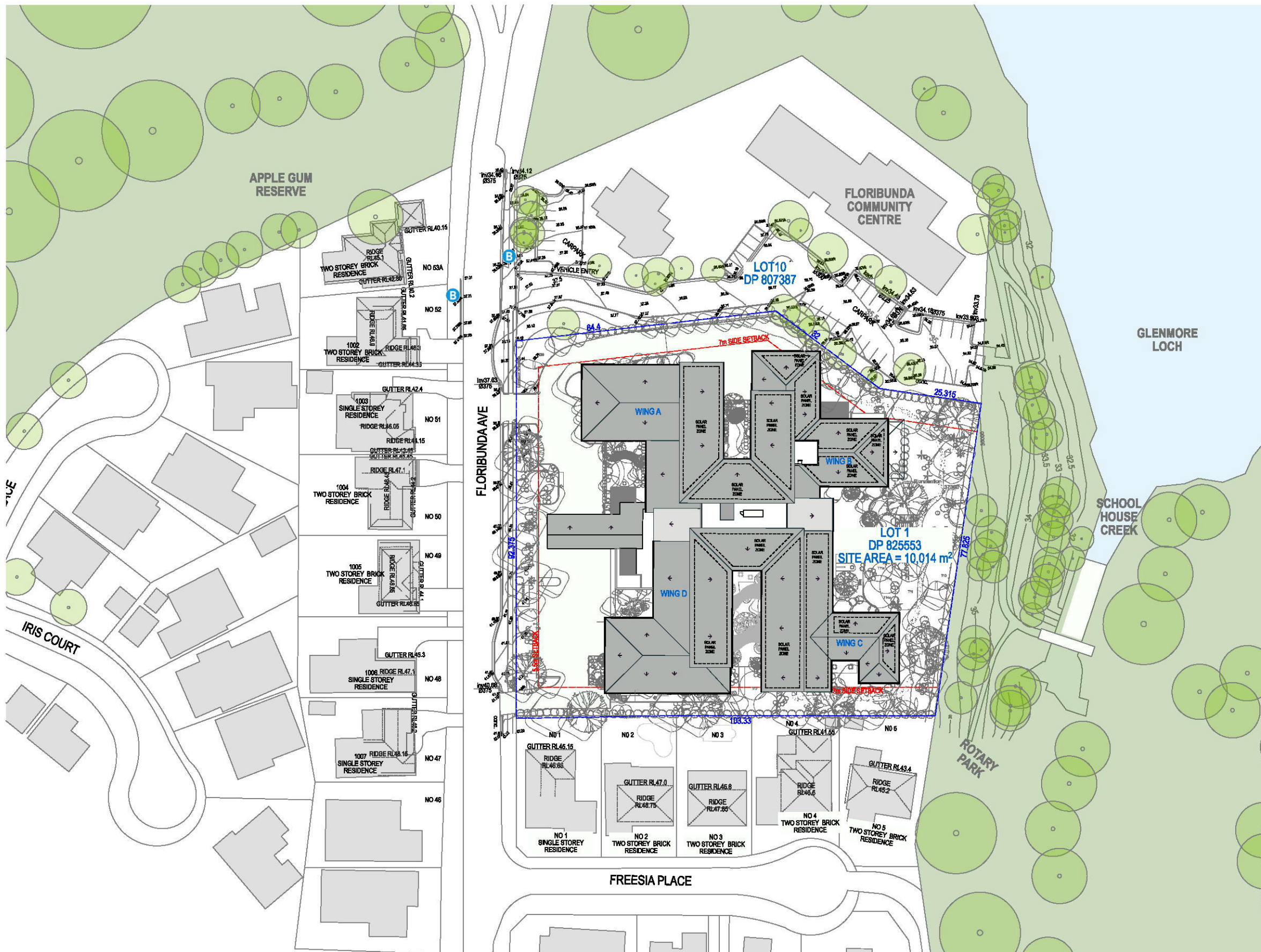


NOTES

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• Contact the architect for clarifications if required.
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SCALE:
JOB NO: 18350
DATE: 20/6/19
DWG NO: A001
ISSUE: A





- LEGEND**
- SITE BOUNDARY
 - SETBACKS
 - TREES EXISTING
 - BUS STOP

1
A002

SITE PLAN

SCALE: 1:1000

0 20.0M 50.0M

DEVELOPMENT APPLICATION

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SCALE:
JOB NO: 18350
DATE: 20/6/19
DWG NO: A002
ISSUE: A



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• Calder Flower Architects Pty Limited ABN 66 001 900 278 •
• Nominated Architect: L Calder 6955 www.calderflower.com.au •
• L2 140 Myrtle St Chippendale NSW 2008 P (02) 9698 9822 •



SITE PLAN

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK



1
A003

DEMOLITION PLAN

SCALE: 1:1000

0 20.0M 50.0M

DEVELOPMENT APPLICATION

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SCALE: 18350
JOB NO: 18350
DATE: 20/6/19
DWG NO: A003
ISSUE: A



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DEMOLITION PLAN

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK





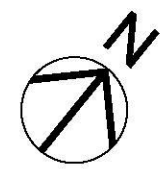
1
A101
GROUND FLOOR PLAN
SCALE: 1:500



DEVELOPMENT APPLICATION

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SCALE:
JOB NO: 18350
DATE: 20/6/19
DWG NO: A101
ISSUE: A





1
A102
FIRST FLOOR PLAN
SCALE: 1:500



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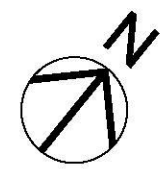
FIRST FLOOR
PURE PROJECTS
PROJECT MANAGEMENT

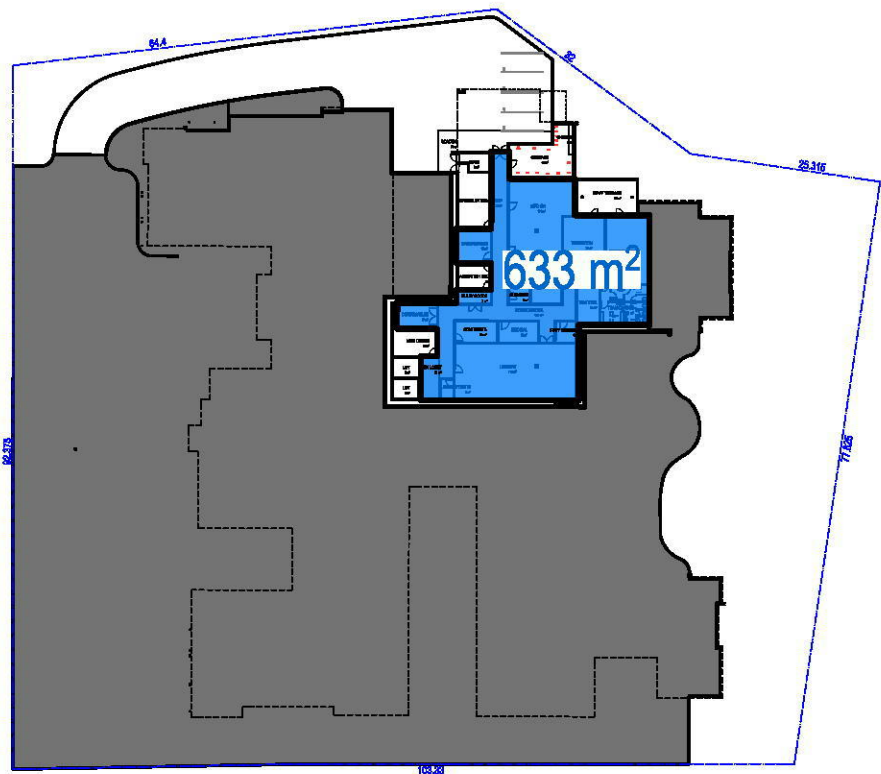
OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK

DEVELOPMENT APPLICATION

NOTES
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SCALE:
JOB NO: 18350
DATE: 20/6/19
DWG NO: A102
ISSUE: A

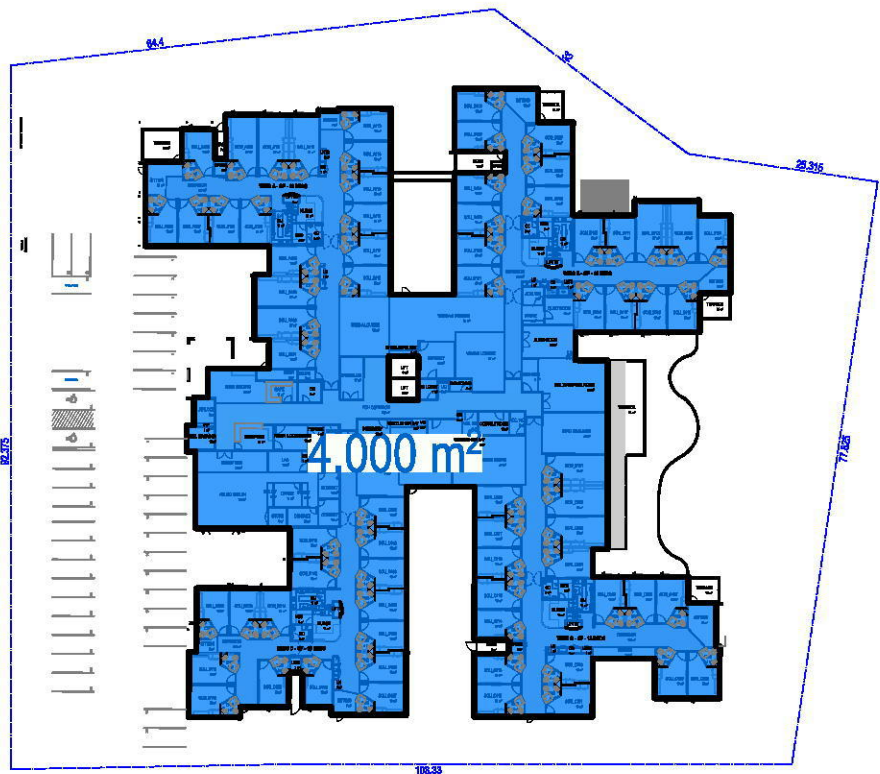




2
A004

GFA - LOWER GROUND FLOOR

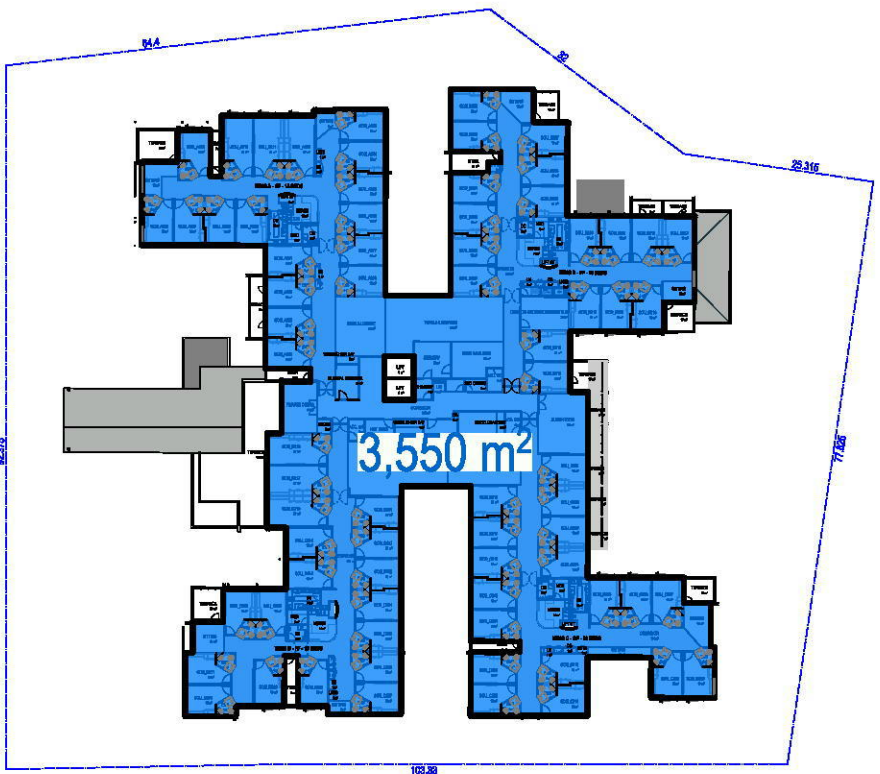
SCALE: 1:1000



4
A004

GFA - GROUND FLOOR

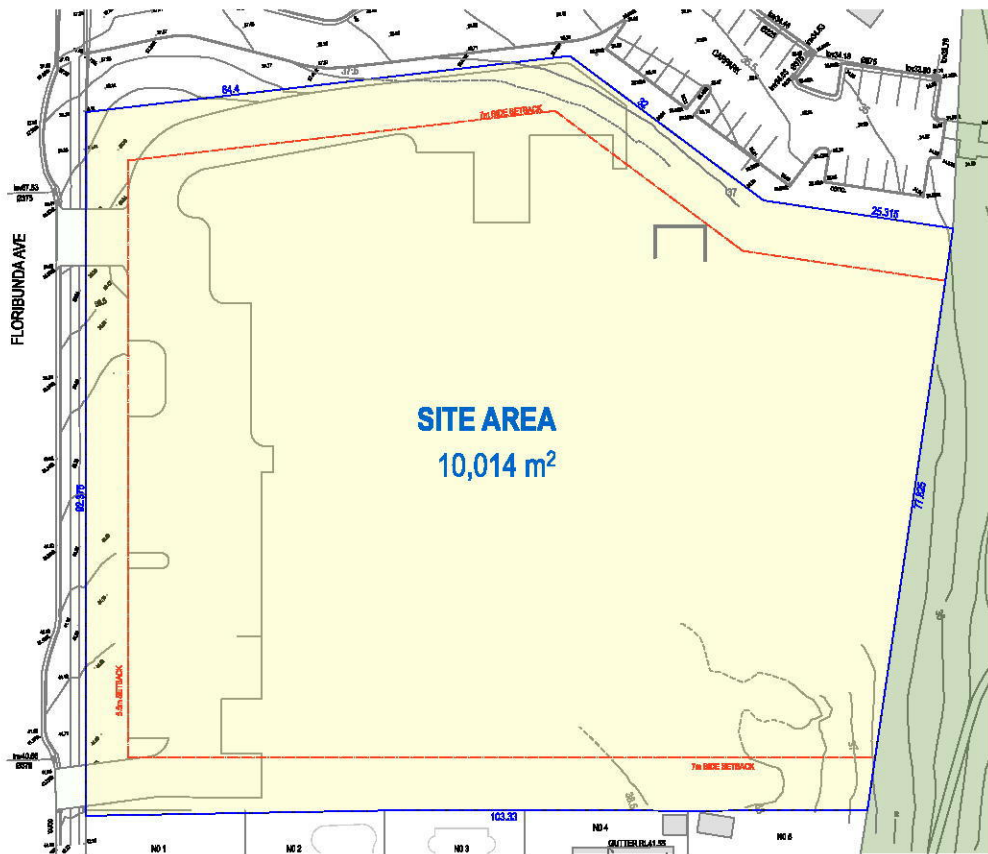
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3
A004

GFA - FIRST FLOOR

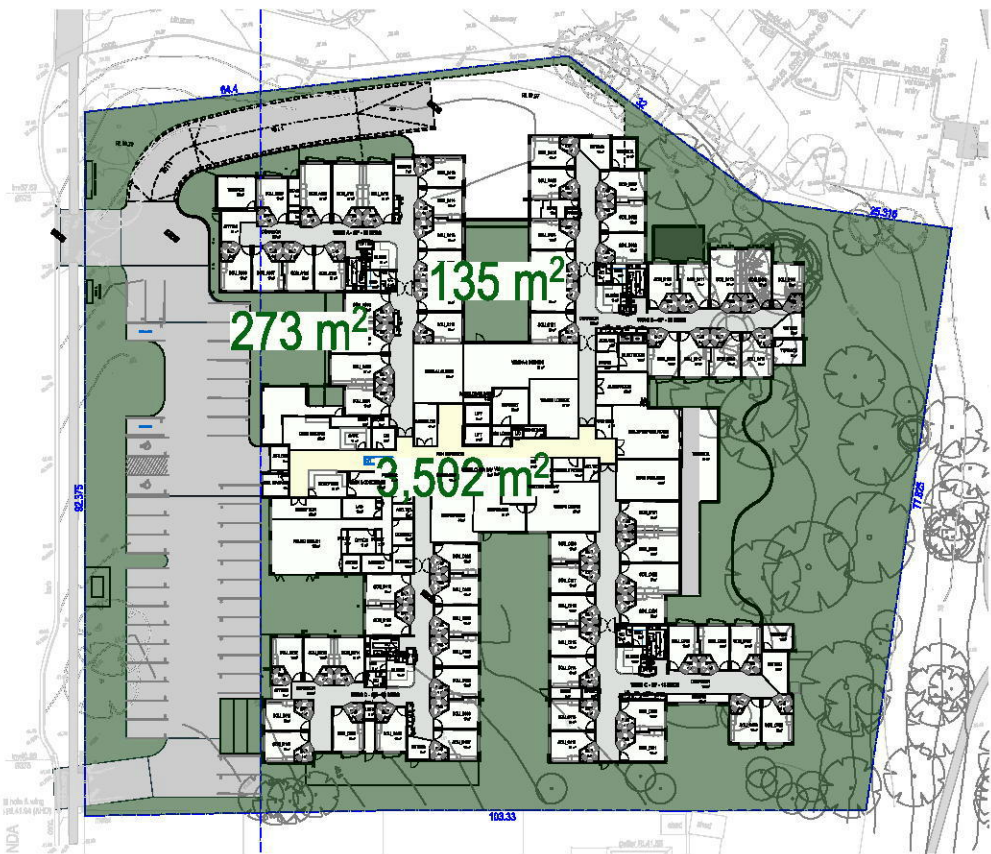
SCALE: 1:1000



1
A004

SITE AREA

SCALE: 1:1000



8
A004

LSCP GROUND FLOOR

SCALE: 1:1000

SITE AREA	10,014
GFA (EXCLUDING PARKING, LIFTS & STAIRS)	
LEVEL	AREA
LOWER GROUND	633
GROUND FLOOR	4,000
FIRST FLOOR	3,550
	8,183 m²
FSR	0.82:1
RESIDENT ROOMS	
LEVEL	TOTAL
GROUND FLOOR	70
FIRST FLOOR	72
	142
LANDSCAPED AREA	3,910
	39%

DEVELOPMENT APPLICATION

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SCALE:

JOB NO: 18350

DATE: 20/6/19

DWG NO: A004

ISSUE: A

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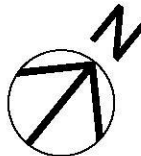
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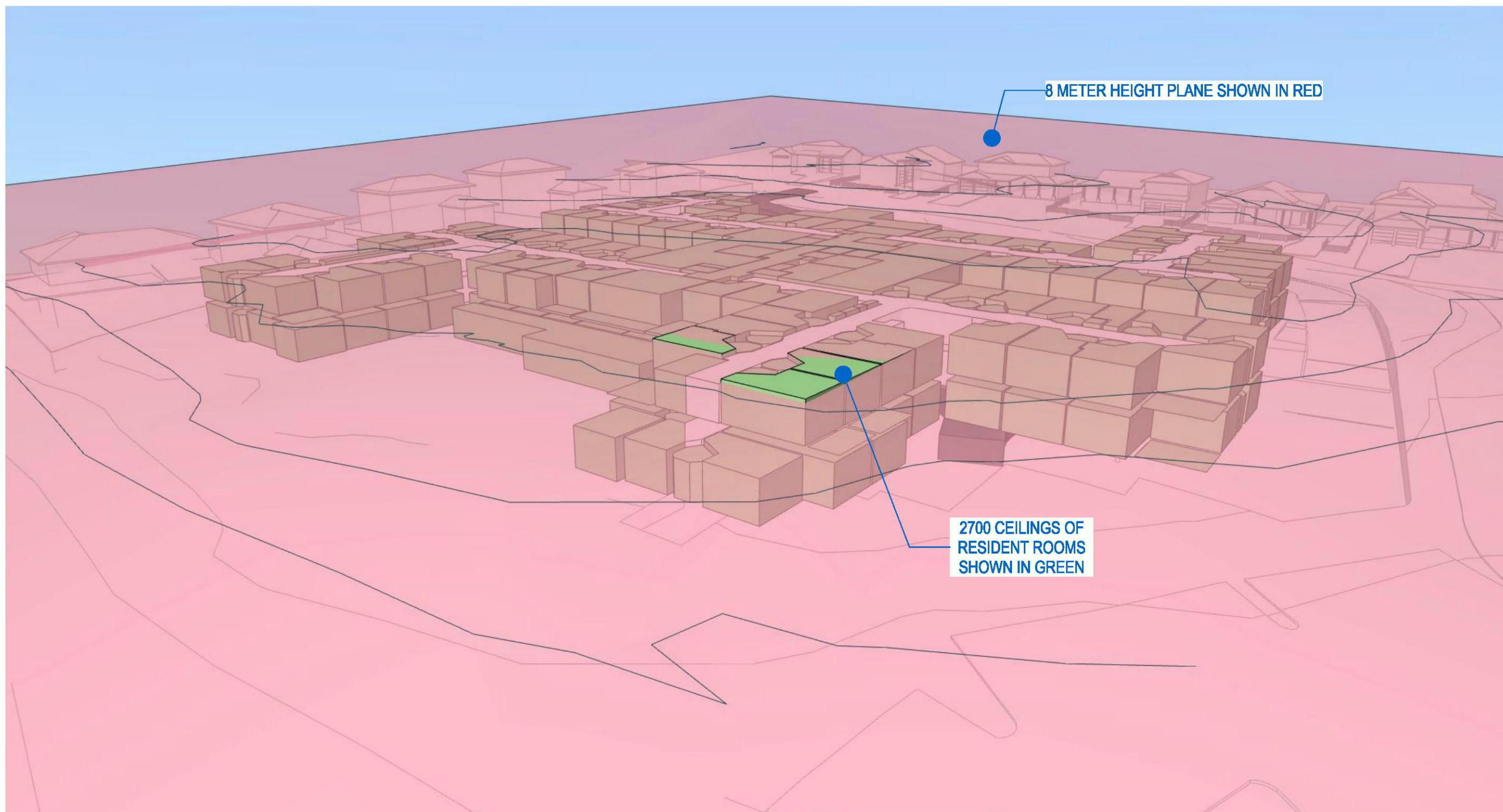


AREAS

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK





1
A005

HEIGHT PLANE - 8M

NOT TO SCALE

DEVELOPMENT APPLICATION

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SCALE: @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A005
ISSUE: A

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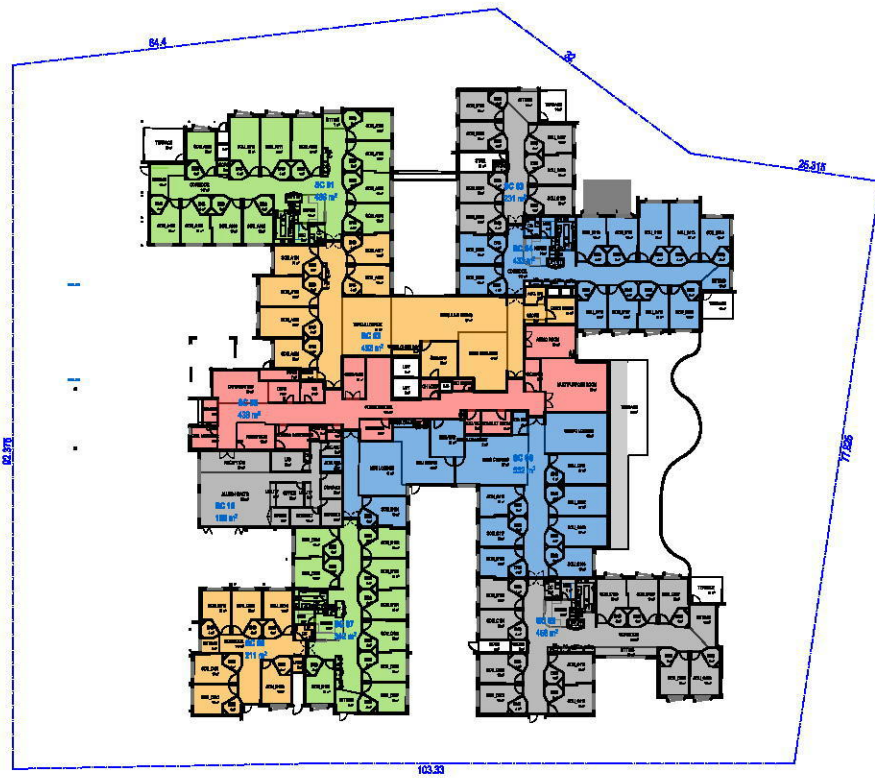
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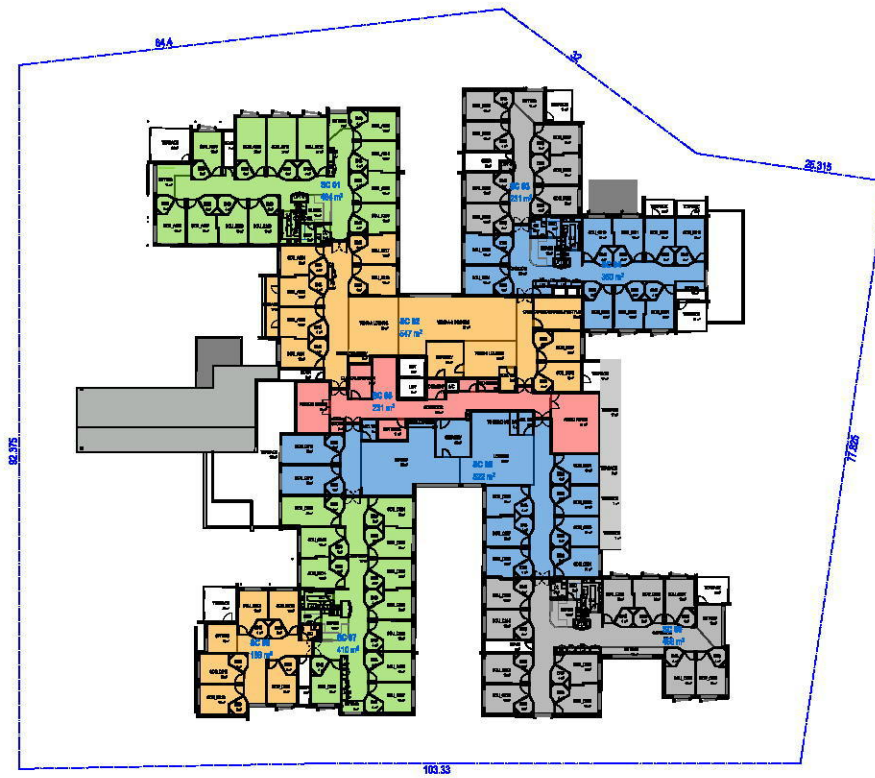
HEIGHT PLANE DRAWING

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK, SYA



1
A006
SMOKE COMPARTMENT - GROUND FLOOR
SCALE: 1:1000



2
A006
SMOKE COMPARTMENT - FIRST FLOOR
SCALE: 1:1000

SMOKE COMPARTMENTS		
LEVEL	ZONE	AREA
GROUND FLOOR		
	SC 01	486
	SC 02	493
	SC 03	231
	SC 04	433
	SC 05	439
	SC 06	532
	SC 07	342
	SC 08	211
	SC 09	456
	SC 10	188
FIRST FLOOR		
	SC 01	484
	SC 02	547
	SC 03	231
	SC 04	360
	SC 05	231
	SC 06	522
	SC 07	410
	SC 08	189
	SC 09	456

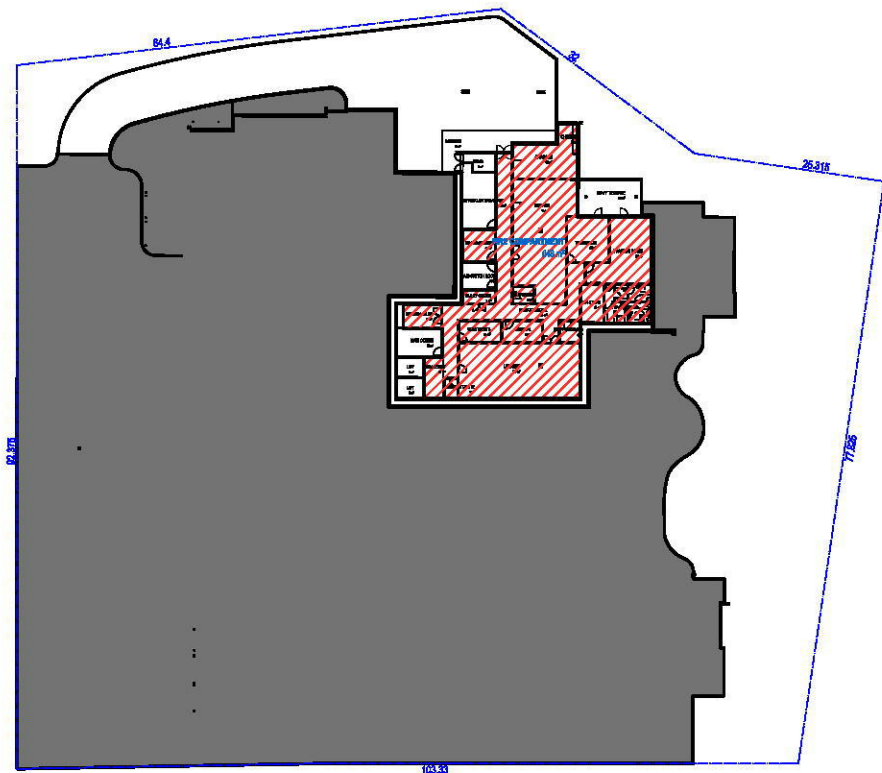
DEVELOPMENT APPLICATION

NOTES

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SCALE:
JOB NO: 18350
DATE: 20/6/19
DWG NO: A006
ISSUE: A

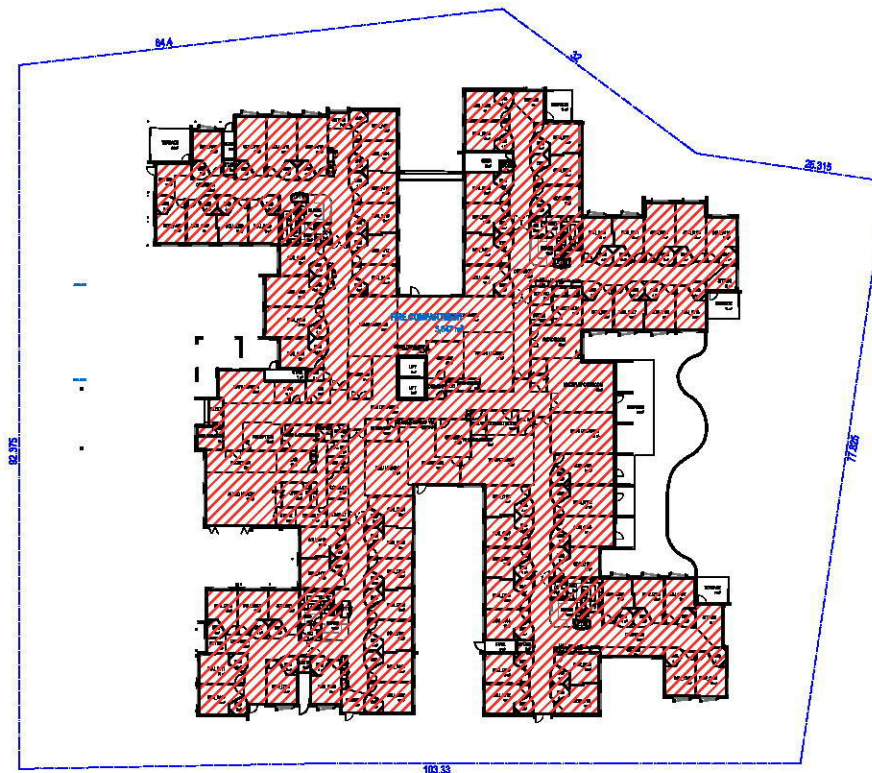




1
A007

FIRE COMPARTMENT - LOWER GROUND

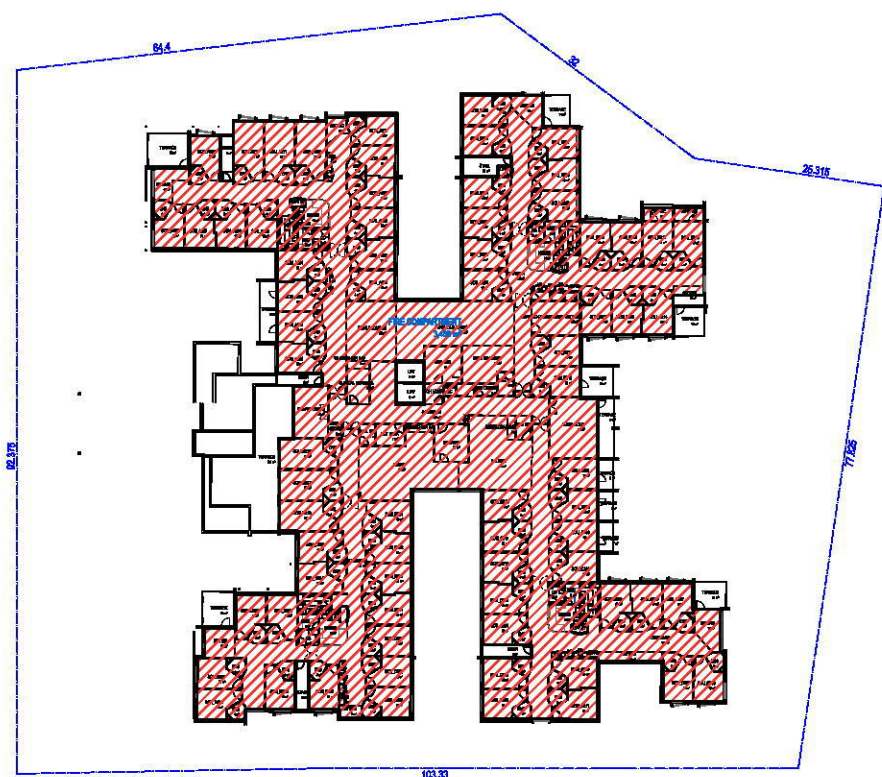
SCALE: 1:1000



2
A007

FIRE COMPARTMENT - GROUND FLOOR

SCALE: 1:1000



3
A007

FIRE COMPARTMENT - FIRST FLOOR

SCALE: 1:1000

FIRE COMPARTMENT	
LEVEL	AREA
LOWER GROUND	648
GROUND FLOOR	3,847
FIRST FLOOR	3,468
	7,963 m²

DEVELOPMENT APPLICATION

NOTES

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SCALE:
JOB NO: 18350
DATE: 20/6/19
DWG NO: A007
ISSUE: A



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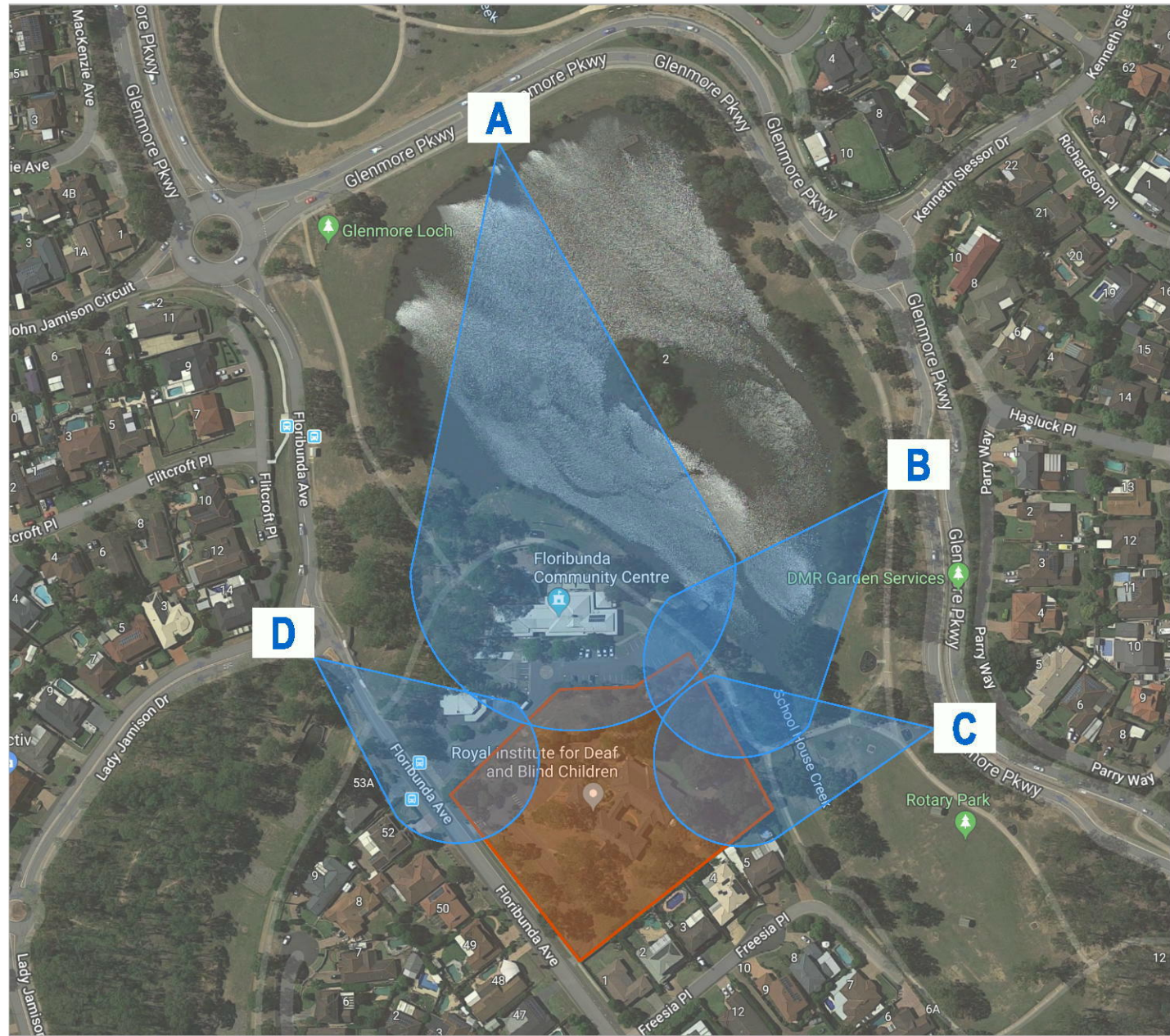
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FIRE COMPARTMENT

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PROJECT MANAGEMENT

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PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK



DEVELOPMENT APPLICATION

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SCALE:

JOB NO: 18350
DATE: 20/6/19
DWG NO: A008
ISSUE: A

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specialist aged care

VIEW ANALYSIS

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK



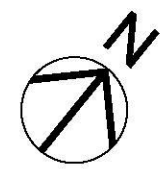
1 ROOF PLAN
A103 SCALE: 1:500



DEVELOPMENT APPLICATION

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SCALE:
JOB NO: 18350
DATE: 20/6/19
DWG NO: A103
ISSUE: A





1
A200
E-01 NORTH ELEVATION - CONTEXT
SCALE: 1:500

0 10.0M 25.0M



2
A200
E-01 NORTH ELEVATION
SCALE: 1:250

DEVELOPMENT APPLICATION

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SCALE: 1:500, 1:250 @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A200
ISSUE: A

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ELEVATION NORTH

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK, SYA



2
A201

E-02 EAST ELEVATION

SCALE: 1:250

NOTES

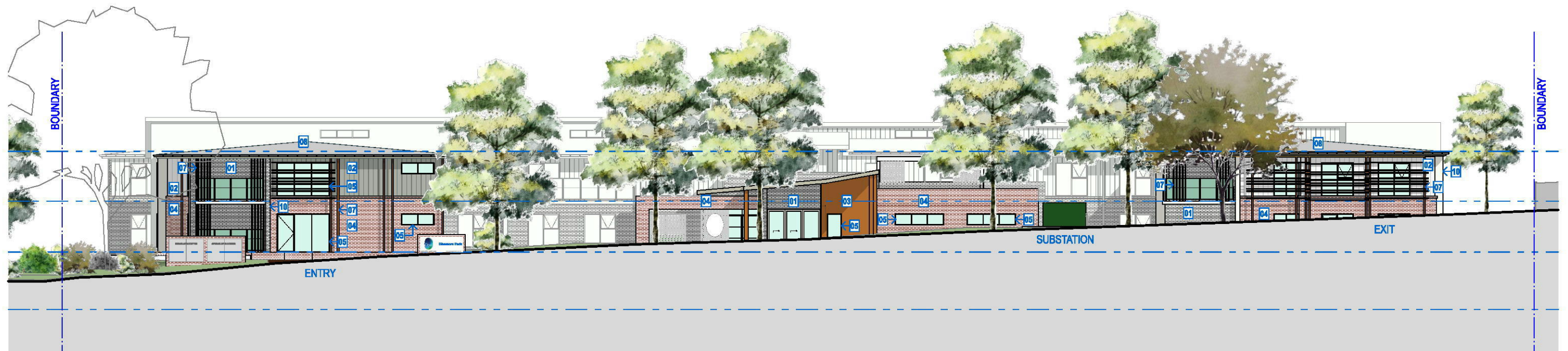
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SCALE: 1:500, 1:250 @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A201
ISSUE: A



1
A202
E-03 SOUTH ELEVATION - CONTEXT
SCALE: 1:500

0 10.0M 25.0M



2
A202
E-03 SOUTH ELEVATION
SCALE: 1:250

DEVELOPMENT APPLICATION

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SCALE: 1:500, 1:250 @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A202
ISSUE: A

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ELEVATION SOUTH
PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK, SYA



1
A203

E-04 WEST ELEVATION - CONTEXT

SCALE: 1:500

0 10.0M 25.0M



2
A203

E-04 WEST ELEVATION

SCALE: 1:250

DEVELOPMENT APPLICATION

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SCALE: 1:500, 1:250 @ A3

JOB NO: 18350

DATE: 20/6/19

DWG NO: A203

ISSUE: A

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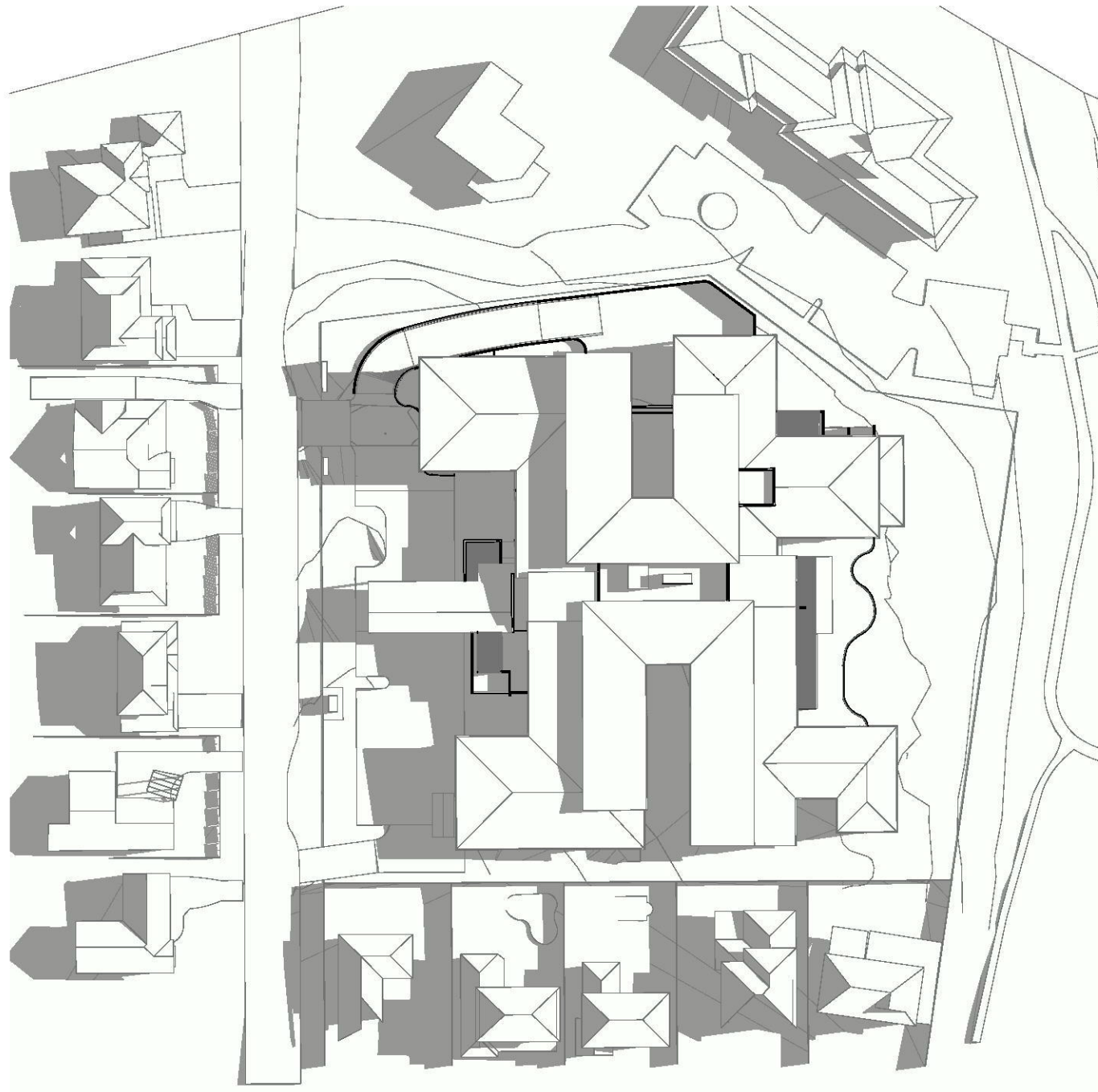


ELEVATION WEST

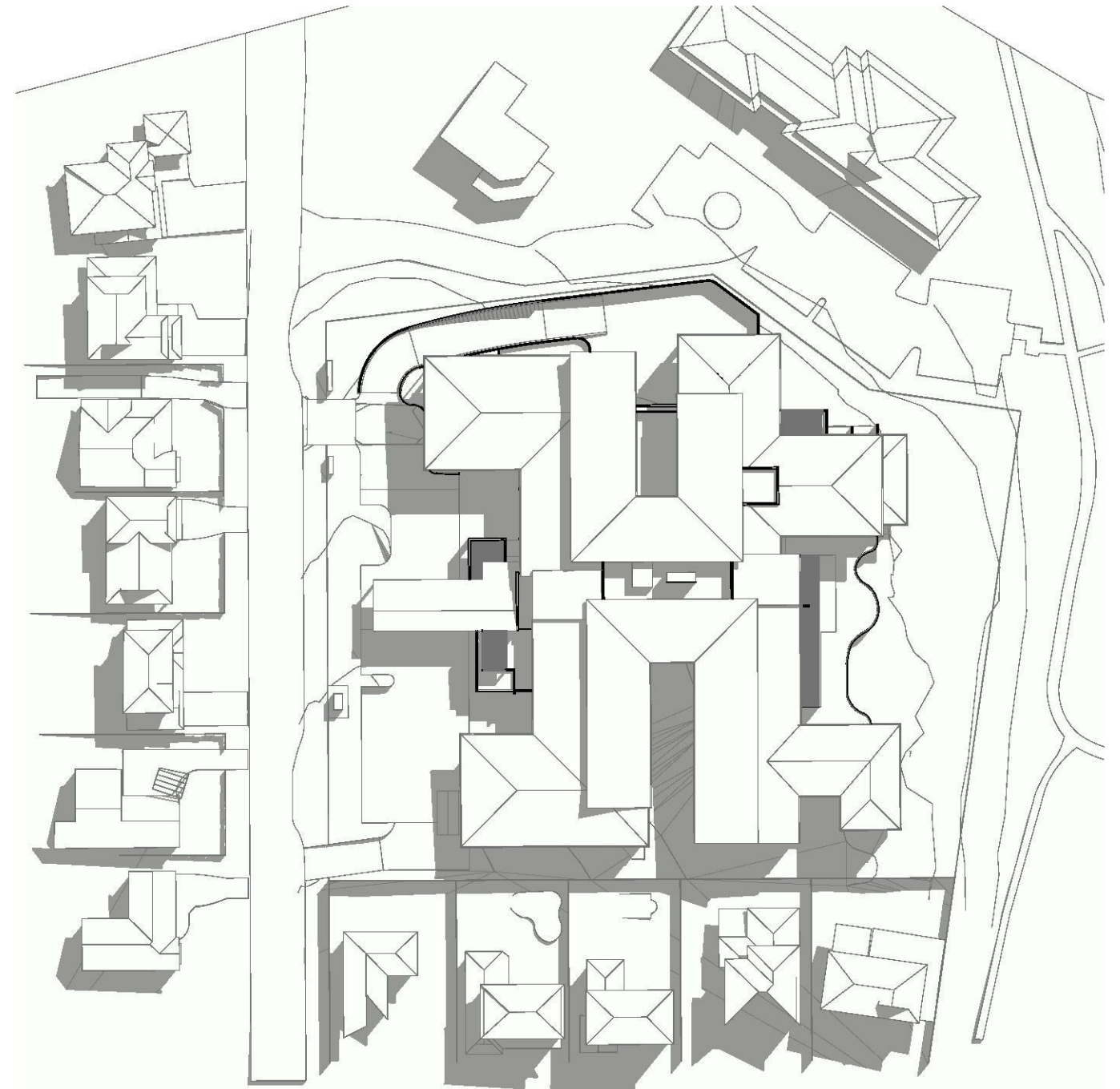
PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY

FLORIBUNDA AVENUE, GLENMORE PARK, SYA



1 SHADOW DIAGRAMS JUNE 21 - 9AM
A700 SCALE: 1:1000



2 SHADOW DIAGRAMS JUNE 21 - 12PM
A700 SCALE: 1:1000



DEVELOPMENT APPLICATION

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SCALE: 18350
JOB NO: 18350
DATE: 20/6/19
DWG NO: A700
ISSUE: A



CALDERFLOWER
architecture

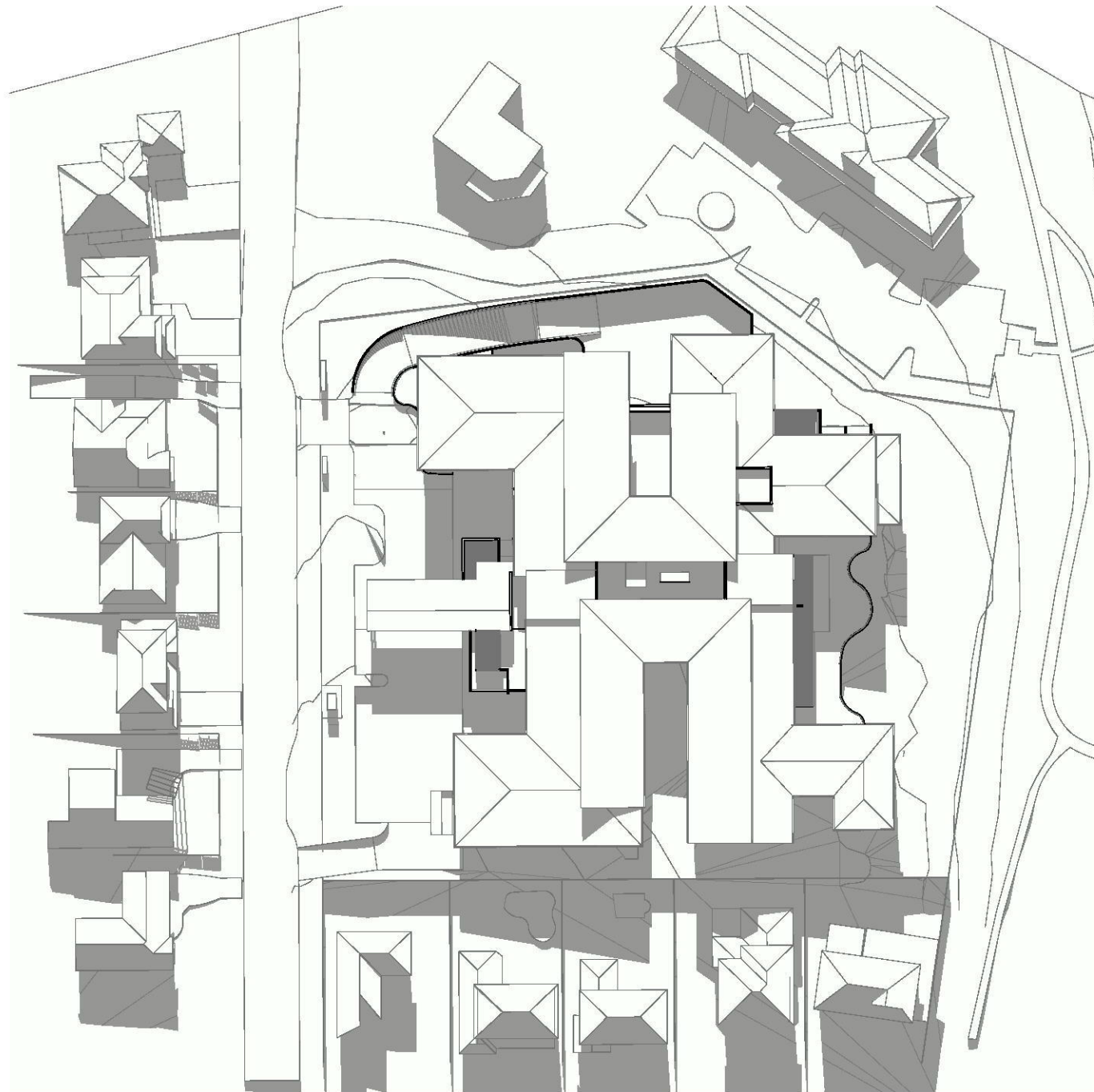
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SHADOW DIAGRAMS

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK



1
A701

SHADOW DIAGRAMS JUNE 21 - 3PM

SCALE: 1:1000



DEVELOPMENT APPLICATION

NOTES

-Do not scale from this drawing. Use figured dimensions only.
-Contact the architect for clarifications if required.
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SCALE:

JOB NO: 18350
DATE: 20/6/19
DWG NO: A701
ISSUE: A



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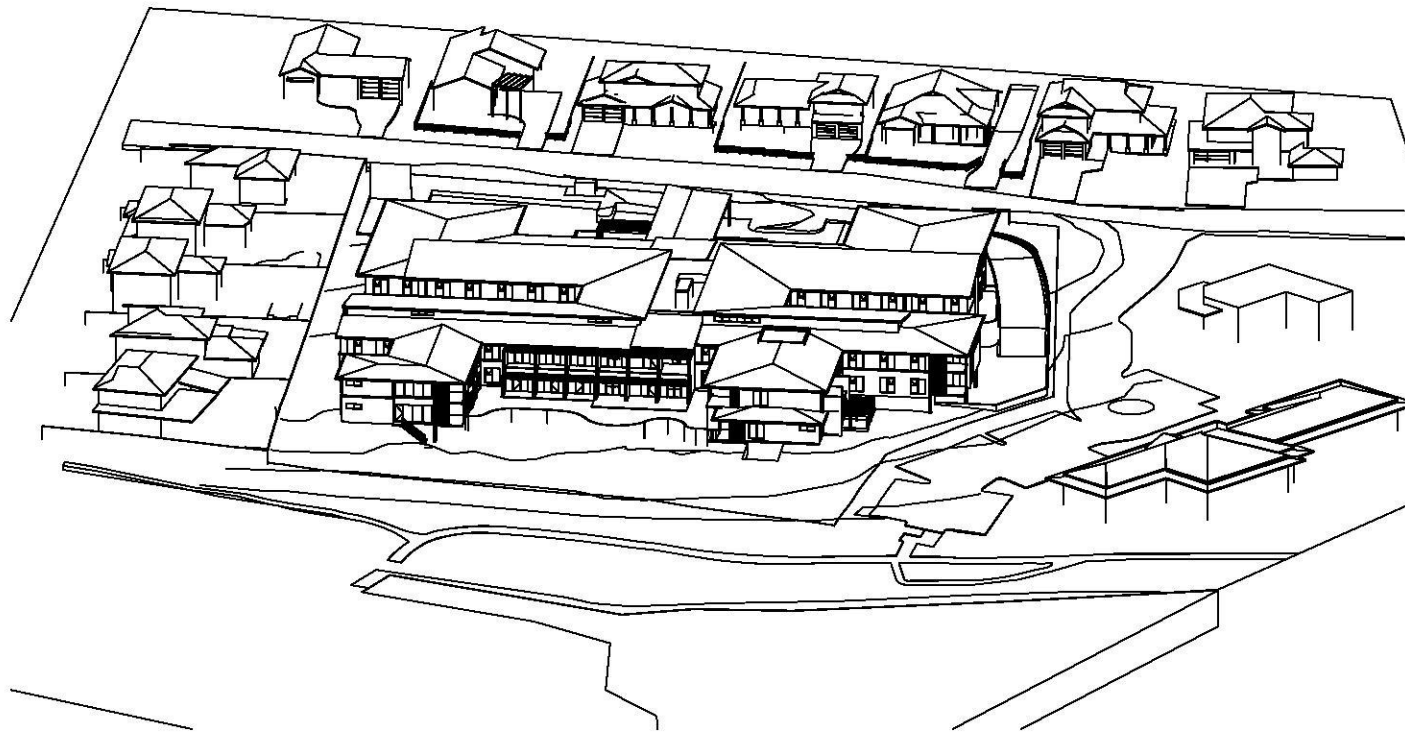
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• Nominated Architect: L Calder 6955 www.calderflower.com.au •
• L2 140 Myrtle St Chippendale NSW 2008 P (02) 9698 9822 •



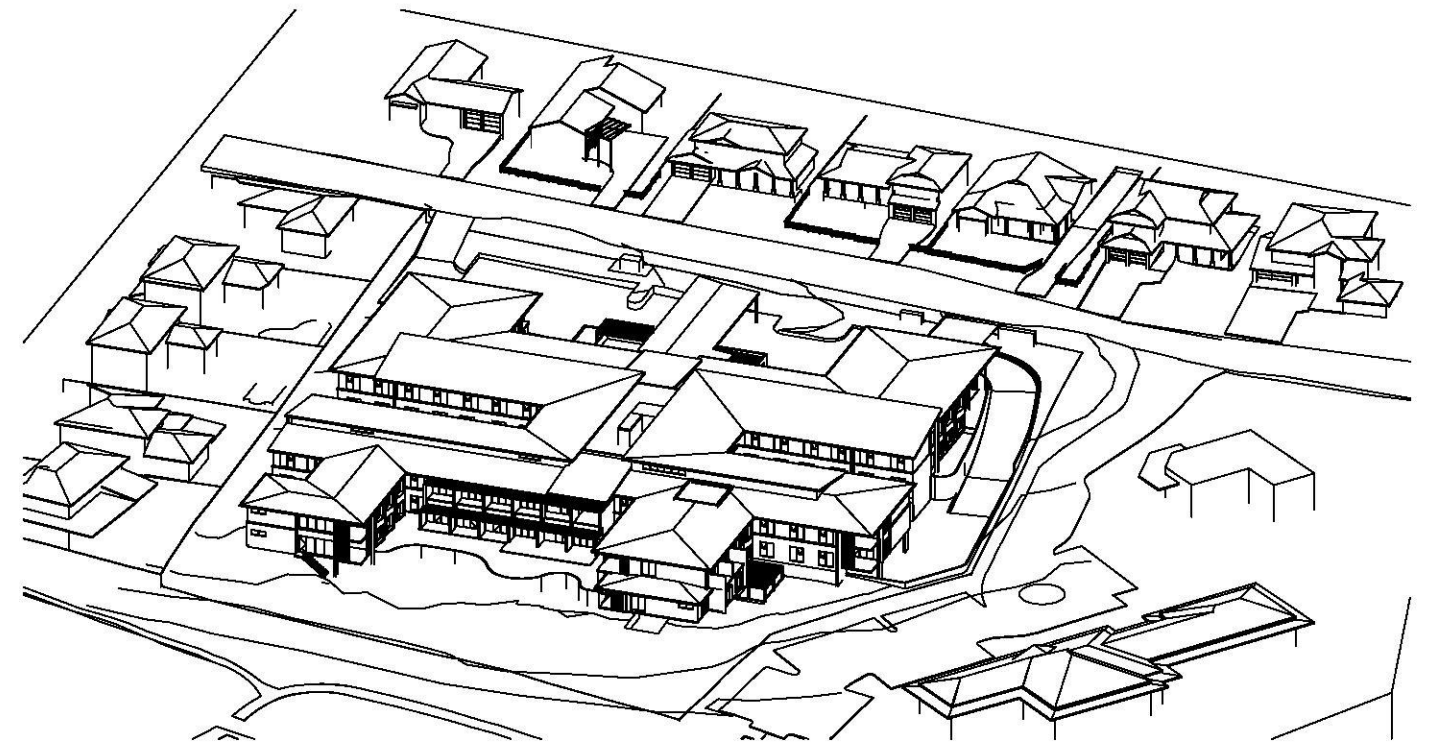
SHADOW DIAGRAMS

PURE PROJECTS
PROJECT MANAGEMENT

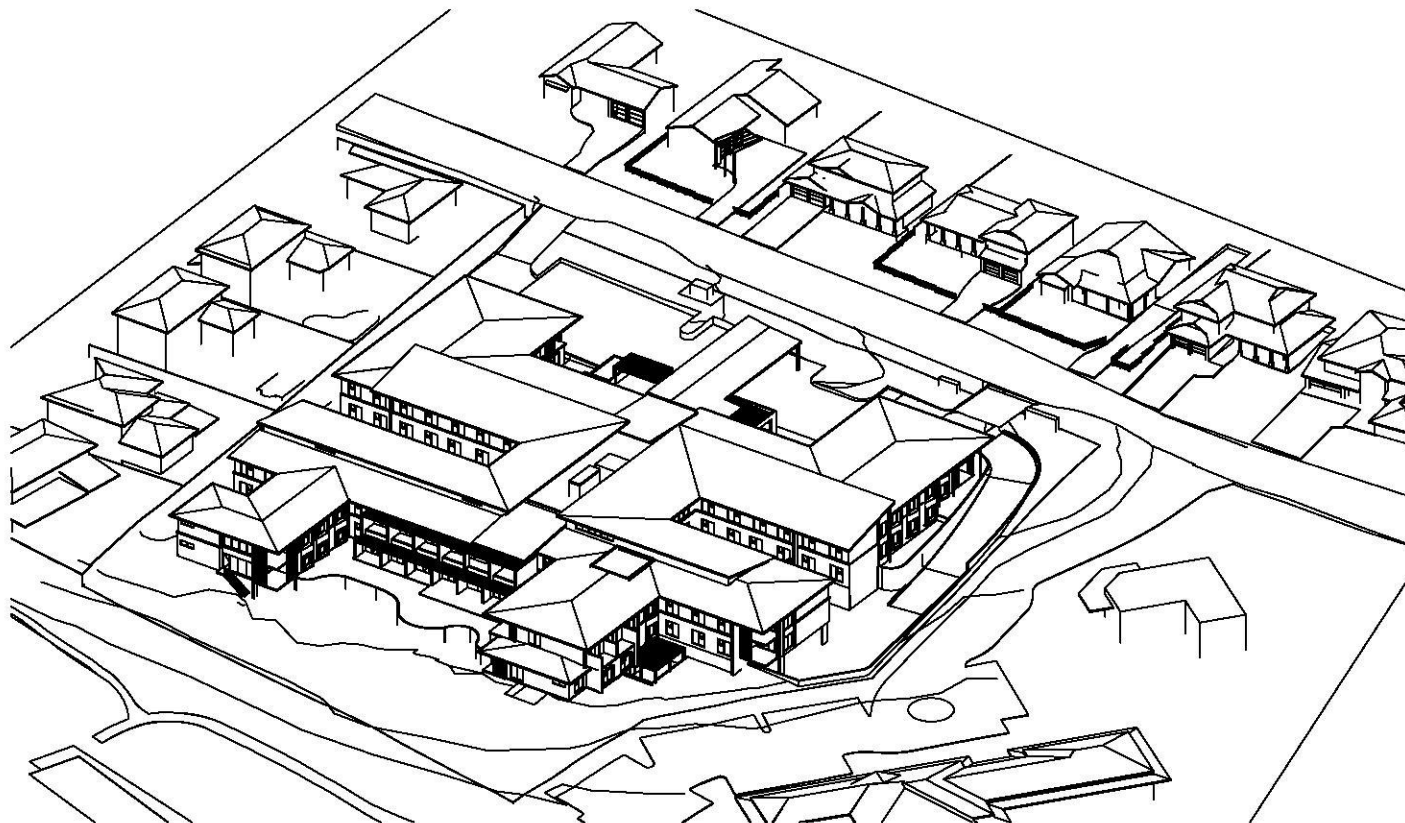
OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK



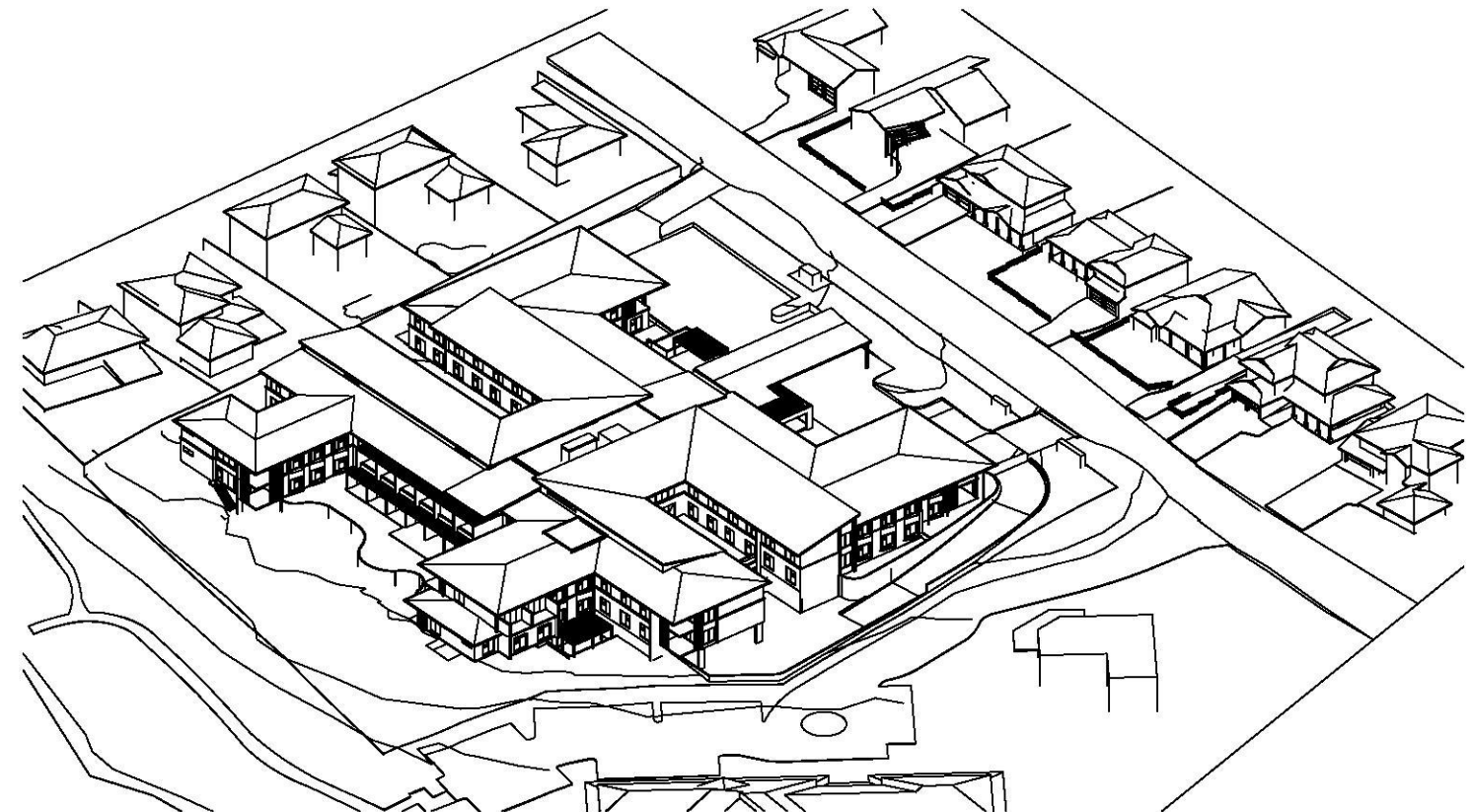
1
A705
SUN EYE VIEW - 9AM
NOT TO SCALE



2
A705
SUN EYE VIEW - 10AM
NOT TO SCALE



3
A705
SUN EYE VIEW - 11AM
NOT TO SCALE



4
A705
SUN EYE VIEW - 12PM
NOT TO SCALE

DEVELOPMENT APPLICATION

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SCALE: @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A705
ISSUE: A



1
A706
SUN EYE VIEW - 1PM
NOT TO SCALE



2
A706
SUN EYE VIEW - 2PM
NOT TO SCALE



3
A706
SUN EYE VIEW - 3PM
NOT TO SCALE

DEVELOPMENT APPLICATION

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SCALE: @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A706
ISSUE: A

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SUN EYE VIEWS

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK, SYA

LOCAL CHARACTER & STREETScape



PROPOSED MATERIAL PALETTE



LIGHT FACE BRICK



VERTICAL CLADDING



DARK FACE BRICK



WINDOW FRAMING AND
BALUSTRADES
COLORBOND



METAL FEATURE HARDWARE
AND LIGHTING
ANNODISED BRONZE SATIN



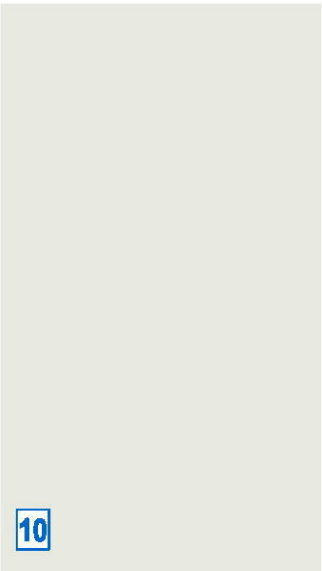
TIMBER-LOOK BATTENS



ROOF & ROOF ACCESSORIES IN
COLORBOND

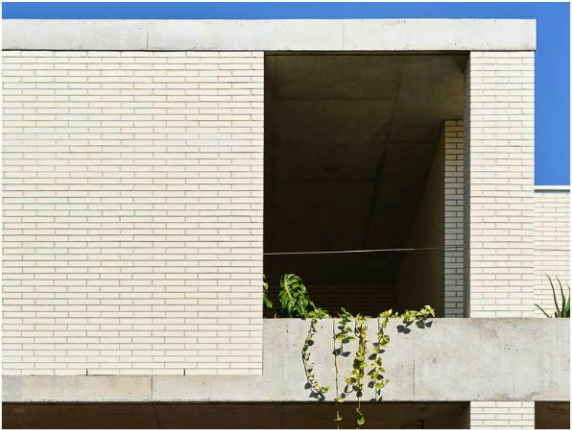


LIGHTWEIGHT HORIZONTAL CLADDING



PAINT FINISH

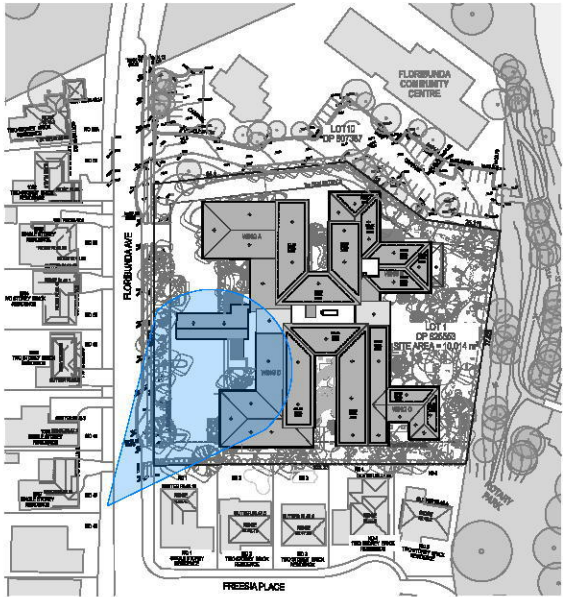
PRECEDENT IMAGES



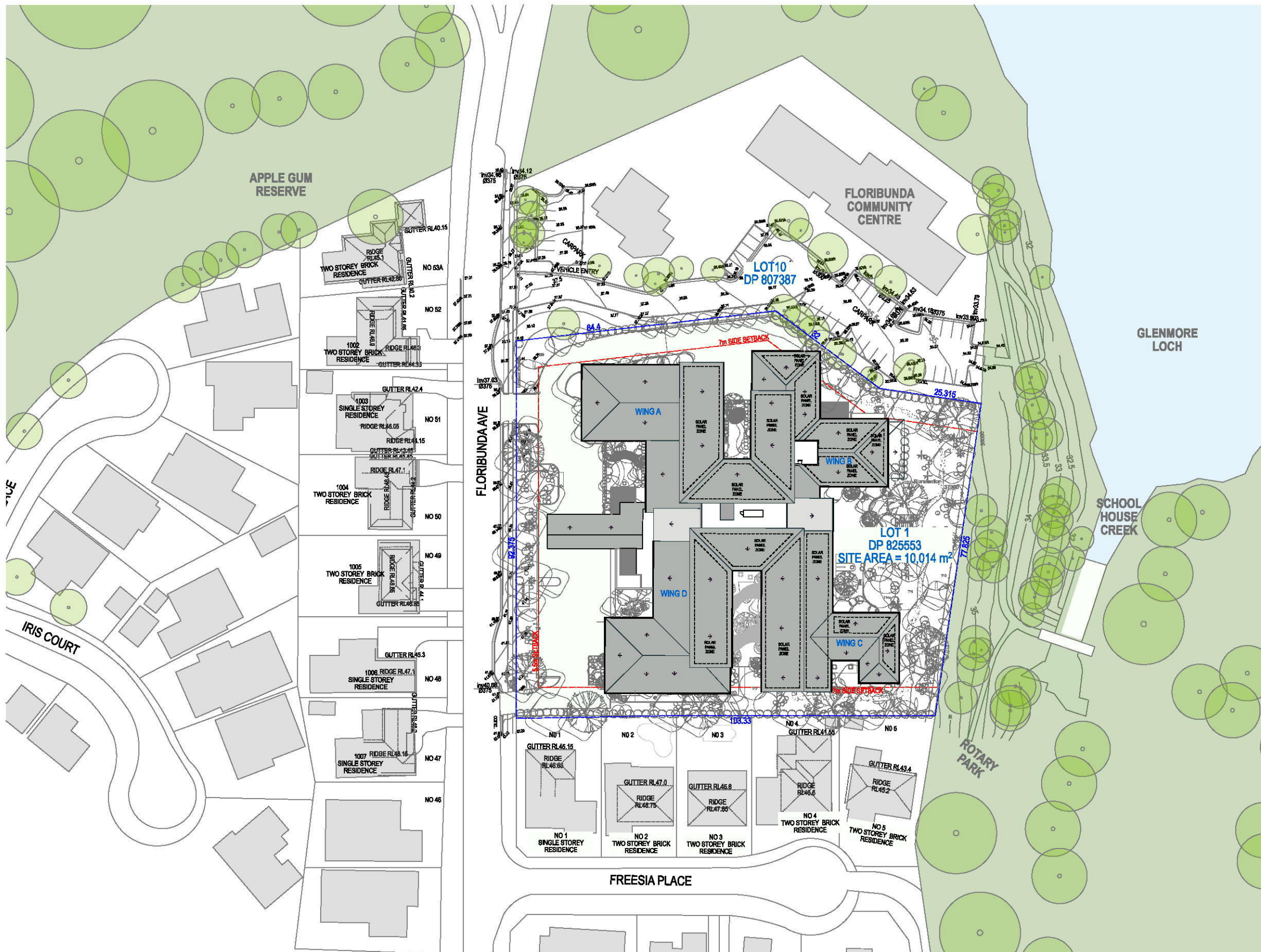
DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION



1
A10000

SITE PLAN

SCALE: 1:1000

0 20.0M 50.0M

DEVELOPMENT APPLICATION

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SCALE:
JOB NO: 18350
DATE: 20/6/19
DWG NO: A10000
ISSUE: A



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NOTIFICATION PLANS

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK



1
A10001

E-01 NORTH ELEVATION

SCALE: 1:250



2
A10001

E-02 EAST ELEVATION

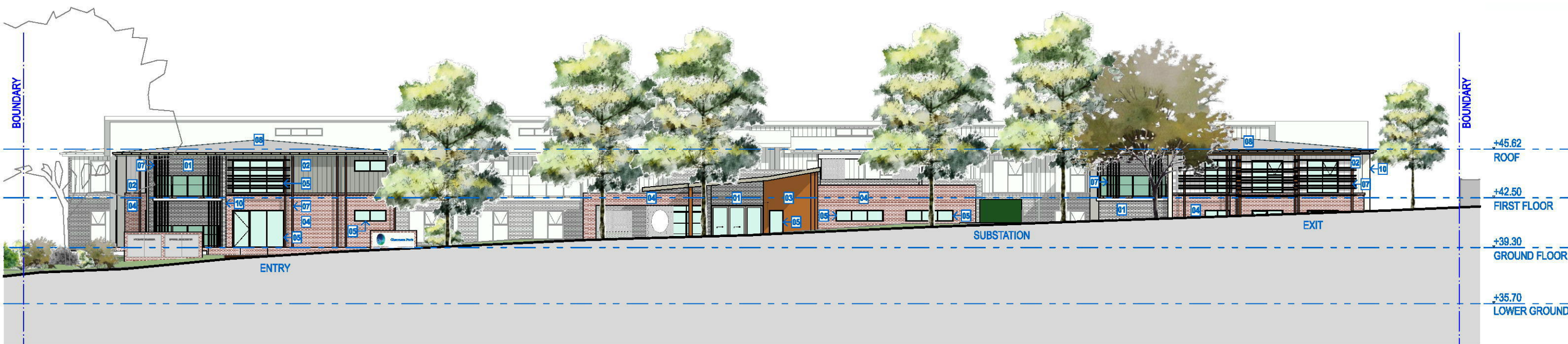
SCALE: 1:250

DEVELOPMENT APPLICATION

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SCALE: 1:250 @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A10001
ISSUE: A



1
A10002

E-03 SOUTH ELEVATION

SCALE: 1:250

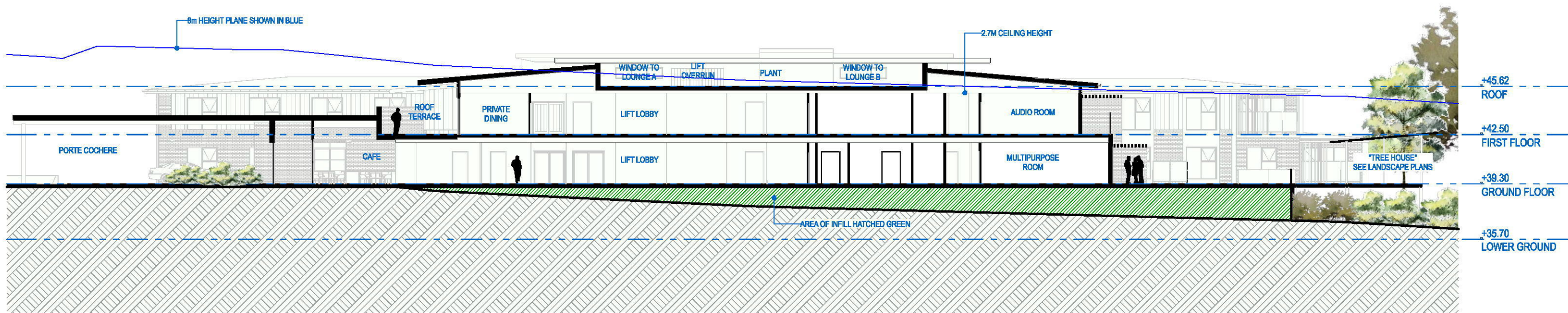


2
A10002

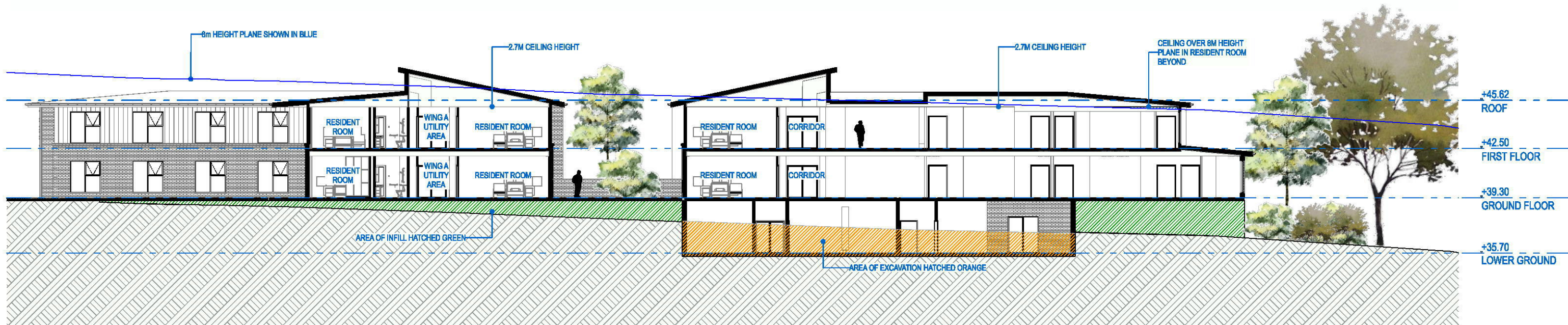
E-04 WEST ELEVATION

SCALE: 1:250

DEVELOPMENT APPLICATION



S-01 S-01 SECTION
SCALE: 1:250



S-02 S-02 SECTION
SCALE: 1:250

DEVELOPMENT APPLICATION

NOTES

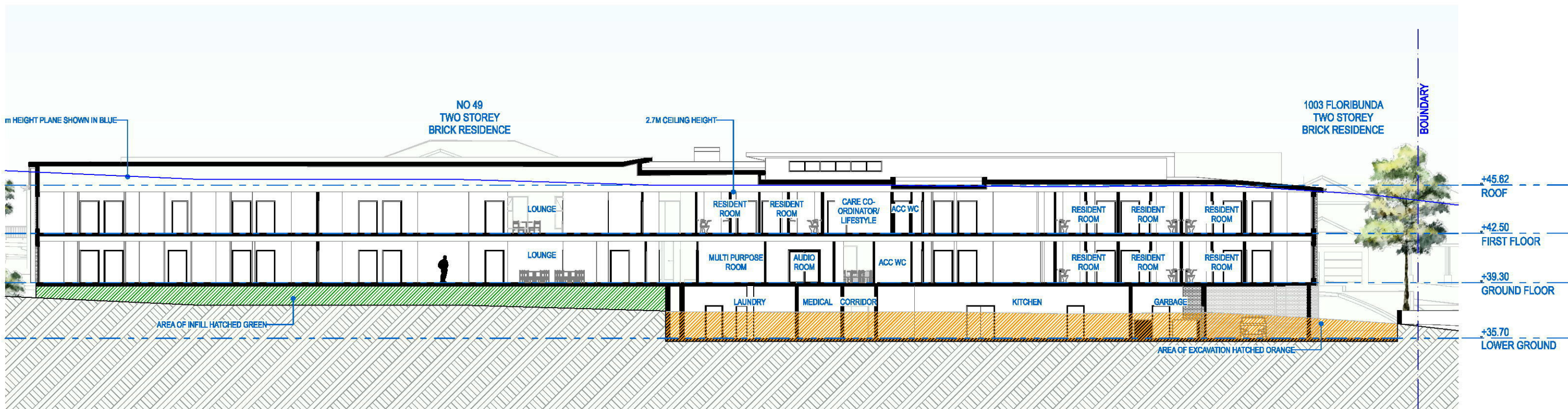
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SCALE: 1:250 @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A210
ISSUE: A



S-03 S-03 SECTION

SCALE: 1:250



S-04 S-04 SECTION

SCALE: 1:250

DEVELOPMENT APPLICATION

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SCALE: 1:250 @ A3

JOB NO: 18350

DATE: 20/6/19

DWG NO: A211

ISSUE: A

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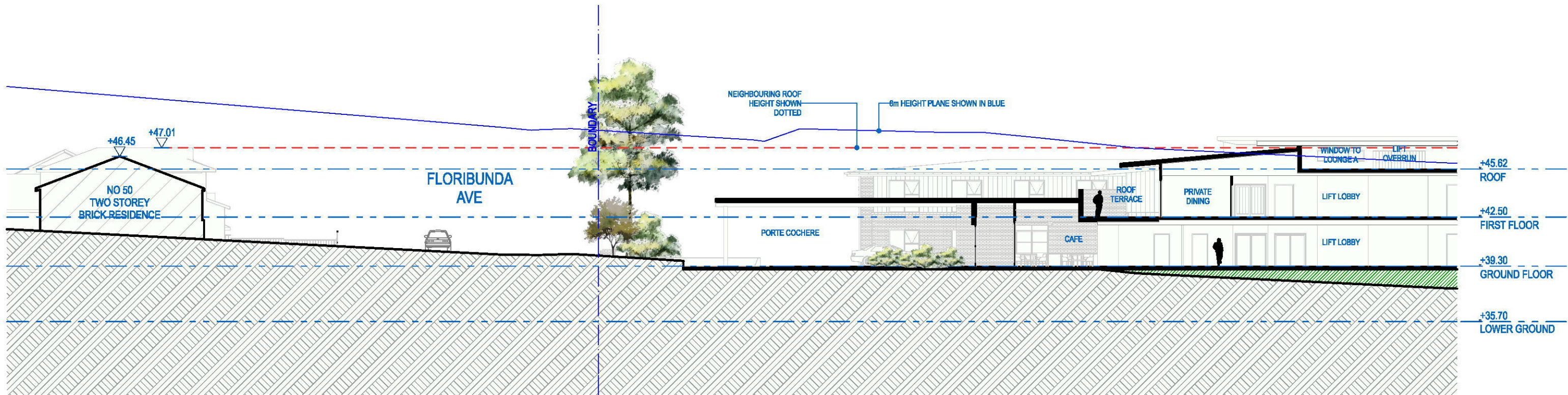
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SECTIONS

PURE PROJECTS
PROJECT MANAGEMENT

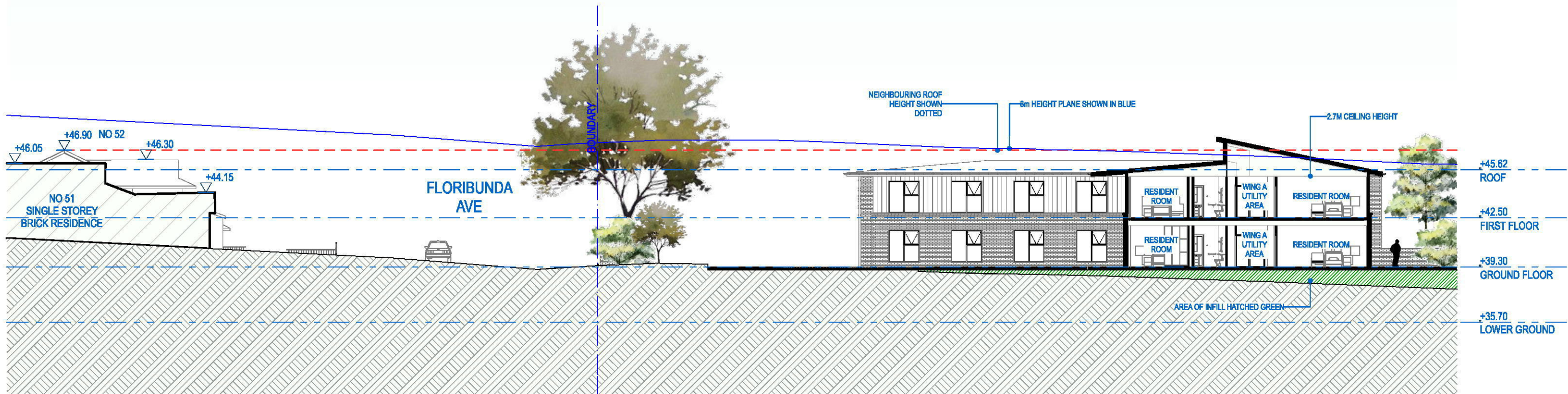
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FLORIBUNDA AVENUE, GLENMORE PARK, SYA



S-01

S-01 SECTION CONTEXT

SCALE: 1:250



S-02

S-02 SECTION CONTEXT

SCALE: 1:250

DEVELOPMENT APPLICATION

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SCALE: 1:250 @ A3

JOB NO: 18350

DATE: 20/6/19

DWG NO: A212

ISSUE: A

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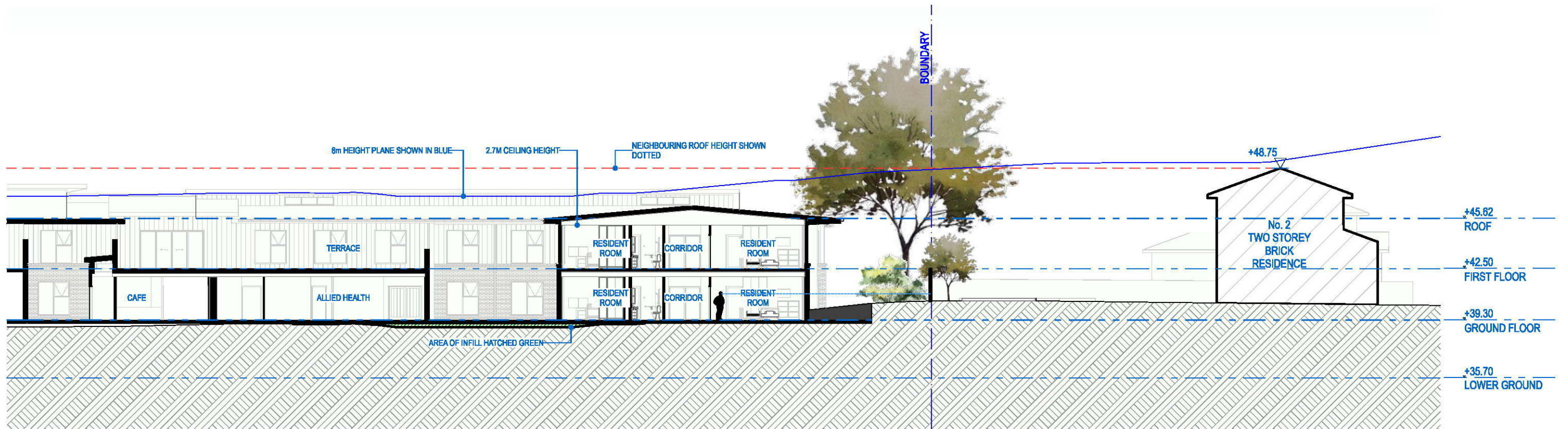


SECTIONS

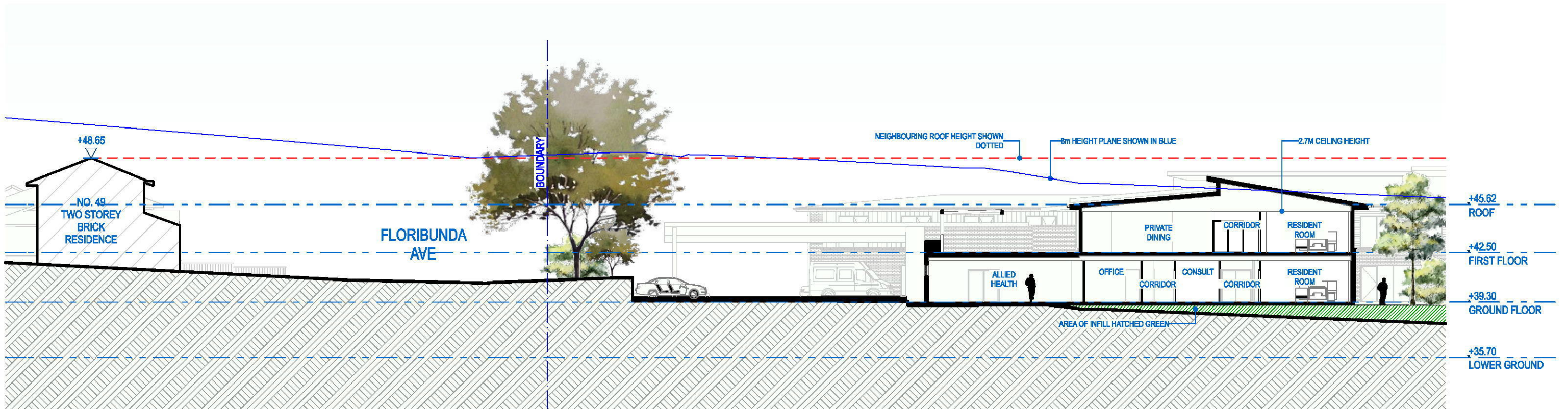
PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY

FLORIBUNDA AVENUE, GLENMORE PARK, SYA



S-05 S-05 SECTION CONTEXT
SCALE: 1:250



S-06 S-06 SECTION CONTEXT
SCALE: 1:250

DEVELOPMENT APPLICATION

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SCALE: 1:250 @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A213
ISSUE: A

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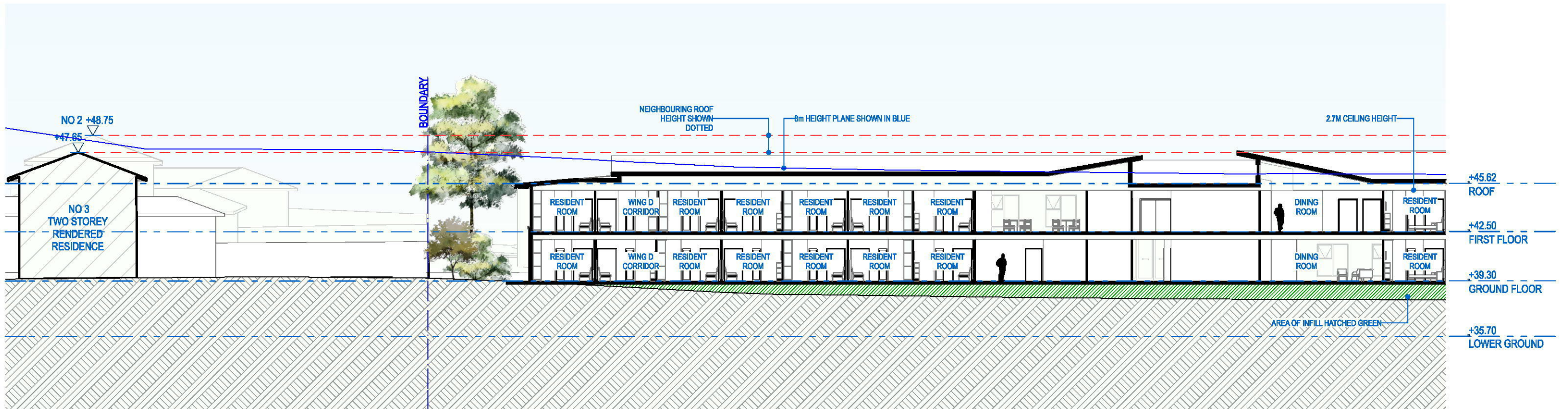
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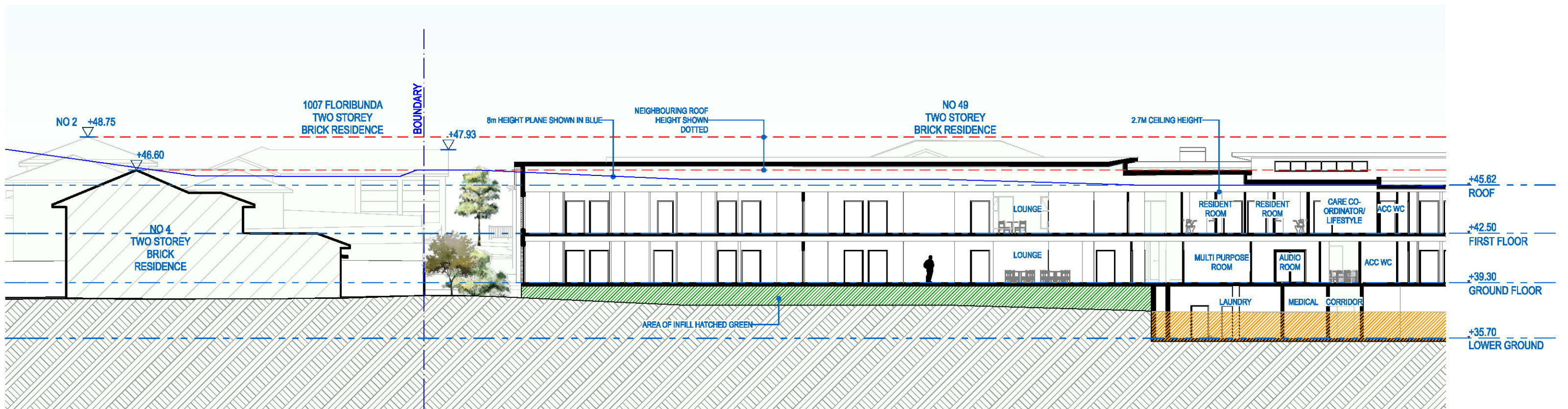
SECTIONS

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
FLORIBUNDA AVENUE, GLENMORE PARK, SYA



S-03 S-03 SECTION CONTEXT
SCALE: 1:250



S-04 S-04 SECTION CONTEXT
SCALE: 1:250

DEVELOPMENT APPLICATION

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SCALE: 1:250 @ A3
JOB NO: 18350
DATE: 20/6/19
DWG NO: A214
ISSUE: A

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SECTIONS

PURE PROJECTS
PROJECT MANAGEMENT

OPAL SPECIALIST AGED CARE
PROPOSED RESIDENTIAL AGED CARE FACILITY
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