

3362

ST. CLAIR RESIDENTIAL AGED CARE FACILITY

ST. CLAIR, NSW 2759

OPAL HEALTHCARE



DA DRAWING LIST		
SHEET NO	SHEET NAME	CURRENT REVISION
DA0.01	COVER SHEET & PROJECT DATA	D
DA0.05	LOCATION & SURVEY PLAN	C
DA0.10	SITE ANALYSIS	C
DA0.15	DEMOLITION PLAN	C
DA0.20	SITE PLAN	E
DA1.20	GROUND FLOOR	F
DA1.21	LEVEL 1	D
DA1.22	ROOF PLAN	D
DA3.00	EXTERNAL ELEVATIONS 1	D
DA3.01	EXTERNAL ELEVATIONS 2	D
DA3.10	BUILDING SECTIONS	D
DA3.11	BUILDING SECTIONS	D
DA3.12	BOUNDARY CONDITION SECTIONS - SHEET 1	B
DA3.13	BOUNDARY CONDITION SECTIONS - SHEET 2	B
DA5.20	3D ISOMETRIC VIEW	C
DA5.21	3D ISOMETRIC VIEW (8.5M HEIGHT PLANE)	C
DA11.00	SHADOW DIAGRAMS - NEIGHBOURING PROPERTIES PRIVATE OPEN SPACE	C
DA11.01	SHADOW DIAGRAMS - PROPOSED DEVELOPMENT PRIVATE OPEN SPACE	C
DA12.00	MATERIAL + FINISHES SCHEDULE	C
DA12.10	PERSPECTIVE VIEWS	C
DA20.01	NOTIFICATION SITE PLAN	C
DA20.02	NOTIFICATION ELEVATIONS	C

PROPOSED DEVELOPMENT DATA	
SITE AREA	10,569.5 m2
TITLE DESCRIPTION	LOT 36 in DP 239502
EXISTING LOTS	1
NO. OF BEDS	149 aged care beds (high care & dementia specific beds)
NO. OF ROOMS	120
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	36 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): 14.4m
GROSS FLOOR AREA	Ground Floor: 4151.44 m² Level 1: 4151.65 m² Total: 8303.09 m²

19/12/2023 10:55:01 PM

Revision

Description

Date

A

Development Application Issue

23/06/2021

B

Revised Development Application Issue

24/05/2022

C

Revised Development Application Issue

09/05/2023

D

s4.56 Changes

19/12/2023

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

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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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Consultants

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PACT PM

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LANDSCAPE ARCHITECT

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www.taylorbrammer.com.au

STRUCTURAL & CIVIL ENGINEER

HENRY & HYMAS

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MECHANICAL / ELECTRICAL / LIFTS /

JHA

www.jhaservices.com.au

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Architecture
Interior Design

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Nominated Architect: Craig Shelsler (NSW #8259)

DA ISSUE

Drawn
PJ

Checked
RW

Scale

Project

OPAL ST CLAIR GROVES CARE COMMUNITY

Project Address

94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title

COVER SHEET & PROJECT DATA

Project No.

3362

Sheet No.

DA0.01

Revision

D



19/12/2023 10:55:28 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021
B	Revised Development Application Issue	24/05/2022
C	Revised Development Application Issue	09/06/2023
D	Removed fence to substation following email confirmation on the 16.06.2023.	16/06/2023
E	s4.56 Changes	19/12/2023

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CONSULTANTS

PROJECT MANAGER

PACT PM

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LANDSCAPE ARCHITECT

TAYLOR BRAMMER

www.taylorbrammer.com.au

STRUCTURAL & CIVIL ENGINEER

HENRY & HYMAS

www.henryandhymas.com.au

MECHANICAL / ELECTRICAL / LIFTS /

JHA

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Client

Opal

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Architect

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Strategy Urban Design Architecture Interior Design

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Nominated Architect: Craig Shelsler (NSW #8259)

DA ISSUE

NORTH

SCALE @ A1

1:500

012.525M

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

E



- ALLIED HEALTH
- BALCONY
- BOH
- CIRCULATION
- COMMUNAL
- COMPANION BED
- ELECTRICAL
- ENSUITE
- EXTERNAL
- FRONT OF HOUSE
- SERVICES
- SINGLE BED
- SINGLE BED [LARGE] - GROUND LEVEL
- STAFF
- SUPPORT
- WC

120 Bedrooms - 149 Beds

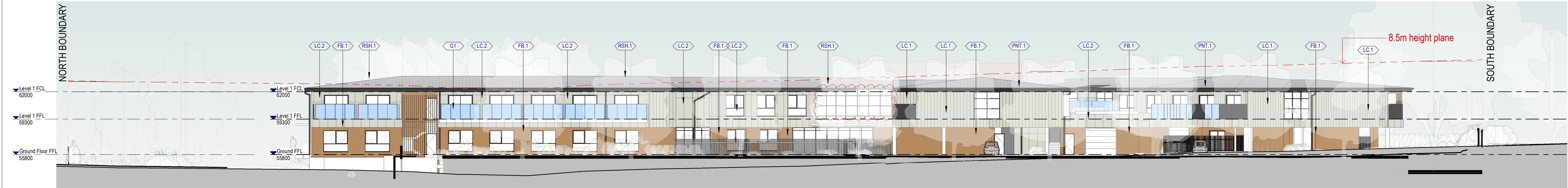
- 91 single bedrooms
- 29 companion rooms

36 car spaces

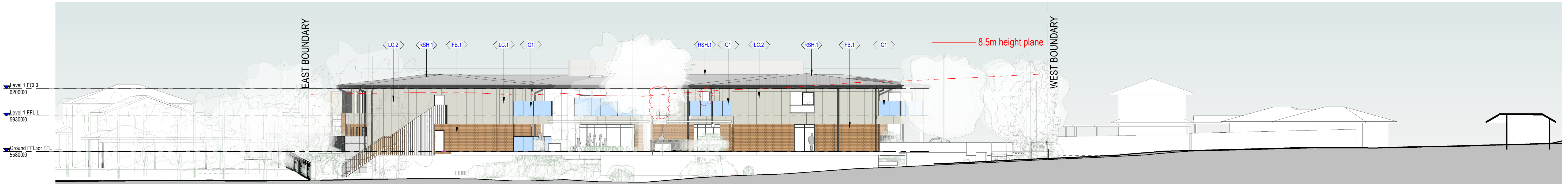
19/12/2023 10:56:46 PM														
Revision Description		Date	NOTES : DEVELOPMENT APPLICATION				THIS DRAWING IS TO BE PRINTED IN COLOUR		Consultants		Client			
A Development Application Issue		23/06/2021	1. DESIGN RESOLUTION • The drawings represent general architectural intent for the purpose of 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, 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.				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		PROJECT MANAGER PACT PM www.pact.com.au		Opal HealthCare			
B Revised Development Application Issue		24/05/2022							LANDSCAPE ARCHITECT TAYLOR BRAMMER www.taylorbrammer.com.au		PLANNER BBC CONSULTING PLANNERS bbcplanners.com.au			
C Revised Development Application Issue		09/06/2023							STRUCTURAL & CIVIL ENGINEER HENRY & HYMAS www.henryandhymas.com.au		BCA / PCA / ACCESS CONSULTANTS FORMIGA1 www.formiga1.com.au			
D		19/12/2023							MECHANICAL / ELECTRICAL / LIFTS / JHA www.jhaservices.com.au		FIRE ENGINEER INNOVA SERVICES PTY LTD www.innovaservices.com.au			
			2. GRAPHIC PRESENTATION Colours presented on drawings are generic only and indicative of the architectural design intent.				HYDRAULIC ENGINEER ACOR www.acor.com.au		TRAFFIC ENGINEER TTPA www.ttpa.com.au		PH. (02) 8241 1600 www.opalhealthcare.com.au			
							BUSHFIRE CONSULTANTS BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS PTY LTD							
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									Strategy Urban Design Architecture Interior Design		OPAL ST CLAIR GROVES CARE COMMUNITY			
									CUSTANCE		Project Address 94-100 EXPLORERS WAY, ST CLAIR NSW 2759			
									SYDNEY Level 3, 87-89 Foveaux St, Sunny Hills, NSW 2010 Australia		Sheet Title LEVEL 1			
							NORTH		SCALE @ A1		Project No.			
							0 1200 5 10M		Drawn JP		Checked RW		3362	
									Scale As indicated @ A1		DA1.21			
											Revision D			



1 DA ELEVATION (EAST)
1 : 200



2 DA ELEVATION (WEST)
1 : 200



3 DA ELEVATION (NORTH)
1 : 200



4 DA ELEVATION (SOUTH)
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
RSH.1	ROOF SHEETING TYPE 1
TI	TIMBER LOOK ALUMINIUM BATTENS

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S2 - WALL MOUNTED SIGNAGE - 1500 wide x 750 high

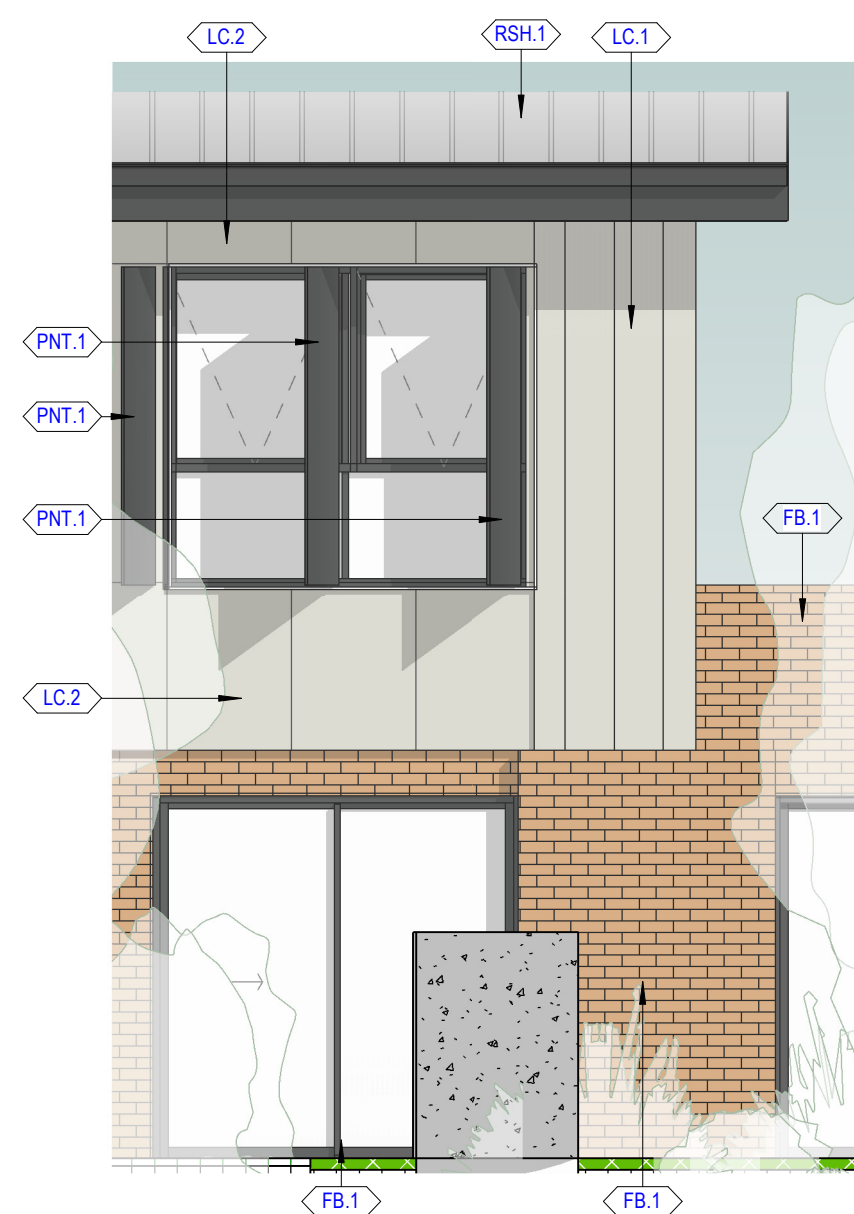


2 EAST ELEVATION - NORTH EAST ELEVATION
A2000 1: 50

1 SOUTH ELEVATION - MAIN ENTRY
A2000 1: 50



3 EAST ELEVATION - MIDDLE WING
A2000 1: 50



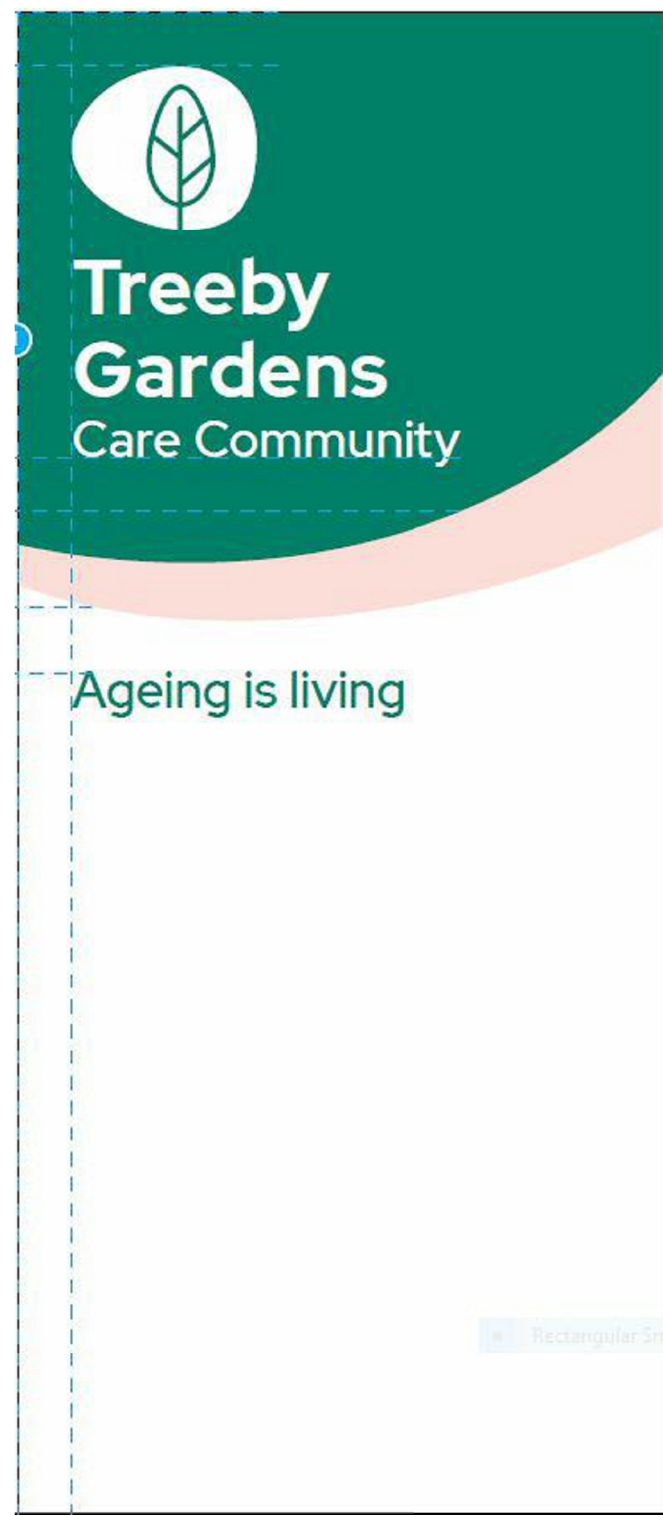
5 WINDOW PRIVACY SCREENS
A2000 1: 50



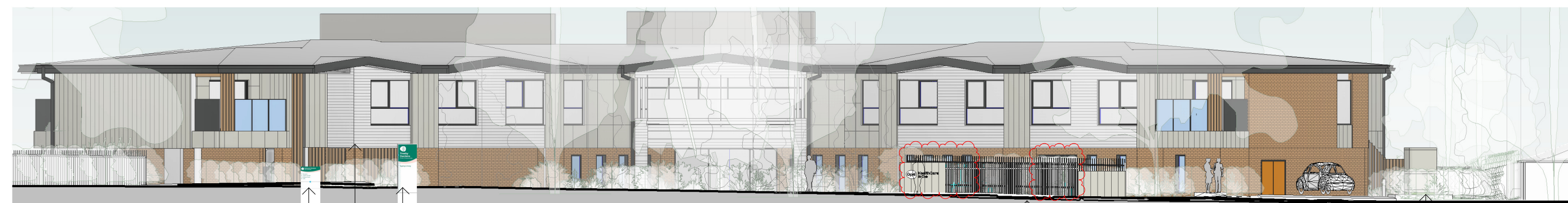
S2 - WALL MOUNTED SIGNAGE - 1500 wide x 750 high



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

20/12/2023 10:22:35 AM

Revision	Description	Date
A	Development Application Issue	23/06/2021
B	Revised Development Application Issue	24/05/2022
C	Revised Development Application Issue	09/05/2023
D	s4.56 Changes	19/12/2023

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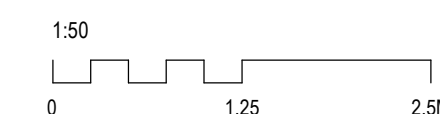
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DA ISSUE

SCALE @ A1



Drawn
JP

Checked
RW

Scale
As indicated @ A1

Project
OPAL ST CLAIR GROVES CARE COMMUNITY

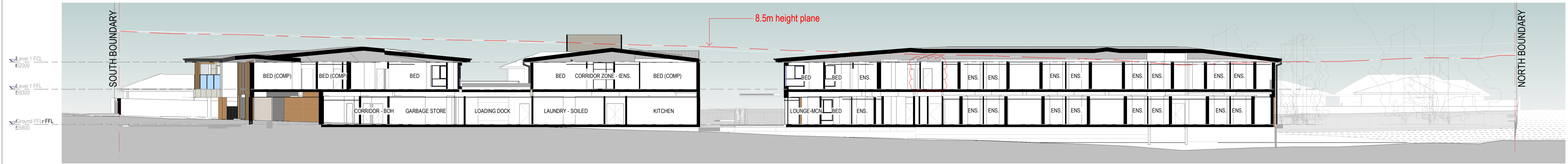
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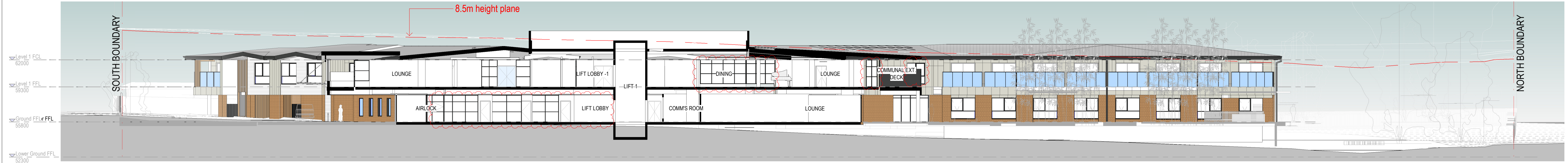
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DA3.01

Revision
D



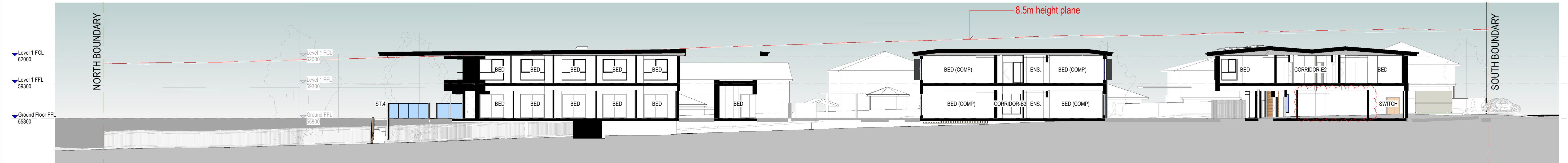
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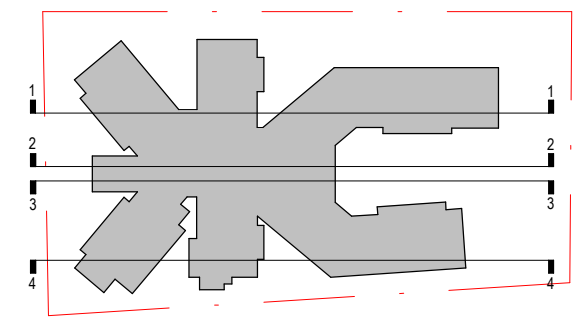
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4 LONGITUDINAL SECTION - 4
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LONGITUDINAL SECTION KEYPLAN
1 : 2000

<div>19/12/2023 10:57:47 PM</div> <table><tr><th>Revision</th><th>Description</th><th>Date</th></tr><tr><td>A</td><td>Development Application Issue</td><td>23/06/2021</td></tr><tr><td>B</td><td>Revised Development Application Issue</td><td>24/05/2022</td></tr><tr><td>C</td><td>Revised Development Application Issue</td><td>09/05/2023</td></tr><tr><td>D</td><td>s4.56 Changes</td><td>19/12/2023</td></tr></table>			Revision	Description	Date	A	Development Application Issue	23/06/2021	B	Revised Development Application Issue	24/05/2022	C	Revised Development Application Issue	09/05/2023	D	s4.56 Changes	19/12/2023	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.			THIS DRAWING IS TO BE PRINTED IN COLOUR 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>Consultants</div> <div>PROJECT MANAGER PACT PM www.pact.com.au</div> <div>LANDSCAPE ARCHITECT TAYLOR BRAMMER www.taylorbrammer.com.au</div> <div>STRUCTURAL & CIVIL ENGINEER HENRY & HYMAS www.henryandhymas.com.au</div> <div>MECHANICAL / ELECTRICAL / LIFTS / JHA www.jhaservices.com.au</div> <div>HYDRAULIC ENGINEER ACOR www.acor.com.au</div> <div>PLANNER BBC CONSULTING PLANNERS bbcplanners.com.au</div> <div>BCA / PCA / ACCESS CONSULTANTS FORMIGA1 www.formiga1.com.au</div> <div>FIRE ENGINEER INNOVA SERVICES PTY LTD www.innovaservices.com.au</div> <div>TRAFFIC ENGINEER TTPA www.ttpa.com.au</div> <div>BUSHFIRE CONSULTANTS BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS PTY LTD</div> <div>Client  Opal HealthCare SYDNEY Level 11/420 George Street, Sydney, NSW 2000 Australia PH. (02) 8241 1600 www.opalhealthcare.com.au</div> <div>Architect  CUSTANCE SYDNEY 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)</div> <div>LONGITUDINAL SECTION KEYPLAN 1 : 2000 <div>DA ISSUE</div><div>SCALE @ A1 1:200 0 5 10M</div><div>Drawn PJ Checked RW Scale As indicated @ A1</div></div> <div><div>Project OPAL ST CLAIR GROVES CARE COMMUNITY</div><div>Project Address 94-100 EXPLORERS WAY, ST CLAIR NSW 2759</div><div>Sheet Title BUILDING SECTIONS</div><div>Project No. 3362 Sheet No. DA3.10 Revision D</div></div>		
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