

DEVELOPMENT APPLICATION

Proposed Stratford House Lifestyle Village

Rockford Road, Tahmoor NSW

July 2020 - REV B

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- TP.001 - Site Analysis
- TP.002 - Design Opportunities
- TP.003 - Masterplan
- TP.004 - Masterplan Overlay - Road Hierarchy & Parking
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- TP.007 - Masterplan Overlay - Open Space / Landscape
- TP.008 - Masterplan Overlay - Indicative Building Footprint Plan
- TP.009 - Masterplan Overlay - Fencing Plan

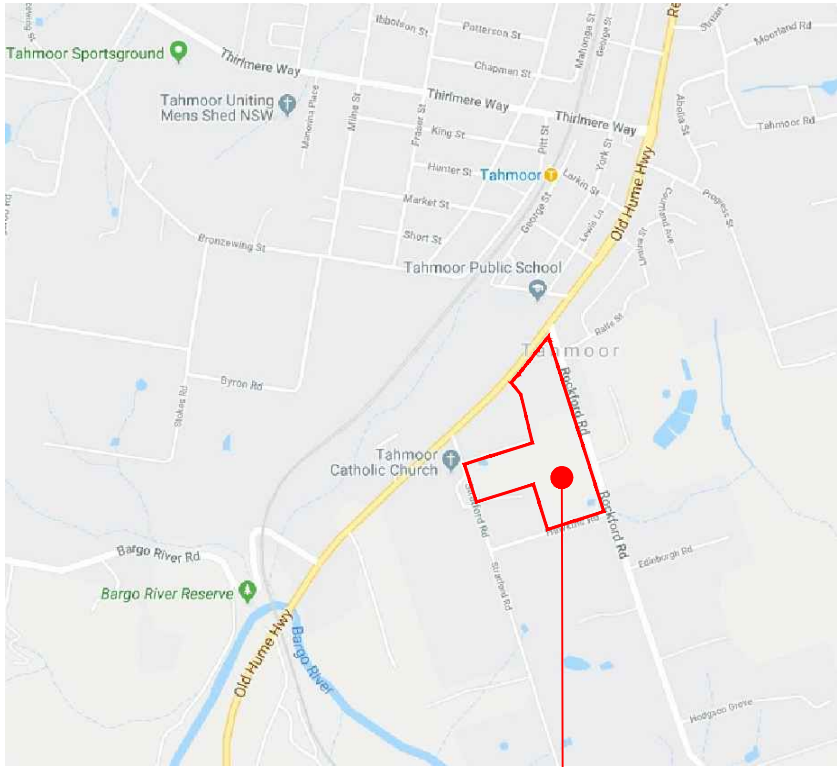
- TP.100 - Heritage Building - Existing Conditions
- TP.101 - Heritage Building - Proposed Demolition
- TP.102 - Pool Pavilion & Garage - Existing Conditions
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- TP.301 - Movable Dwelling Internal Accessibility Clearance Plans

Development Data

Property Area	=13.304 ha
Lifestyle Village Development Area	=12.027 ha
Future Residential Aged Care Facility Development Area	= 1.277 ha
Proposed Number of Movable Dwelling Sites	= 214



Subject Property

Floor Space Ratio (FSR) Data

Development Area:	120,275m²
Community Centre GFA:	562m ²
Poolhouse GFA:	297m ²
Gym GFA:	39m ²
Typical Dwelling GFA:	
A - 120.7m ² x 91 =	10,984m ²
B - 93.1m ² x 41 =	3,817m ²
C - 106.1m ² x 30 =	3,183m ²
D - 91m ² x 15 =	1,365m ²
E - 100.4m ² x 27 =	2,711m ²
F - 109m ² x 10 =	1,090m ²
TOTAL GFA:	24,048m²
FSR:	0.20:1



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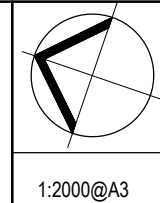
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Site Key		Lot Yield	% of Yield
	2 Module Movable Dwelling Sites - (Minimum 9.5m x 30m)	91	42.5
	2 Module Movable Dwelling Sites - (Minimum 10m x 22m)	41	19.2
	3 Module Movable Dwelling Sites - (Minimum 12.4m x 22m)	72	33.6
	3 Module Movable Dwelling Corner Sites - (Minimum 15m x 22m)	10	4.7
Total Yield		214	100

Rev	Description	Date
A	Council RFI Amendments	16.07.2020

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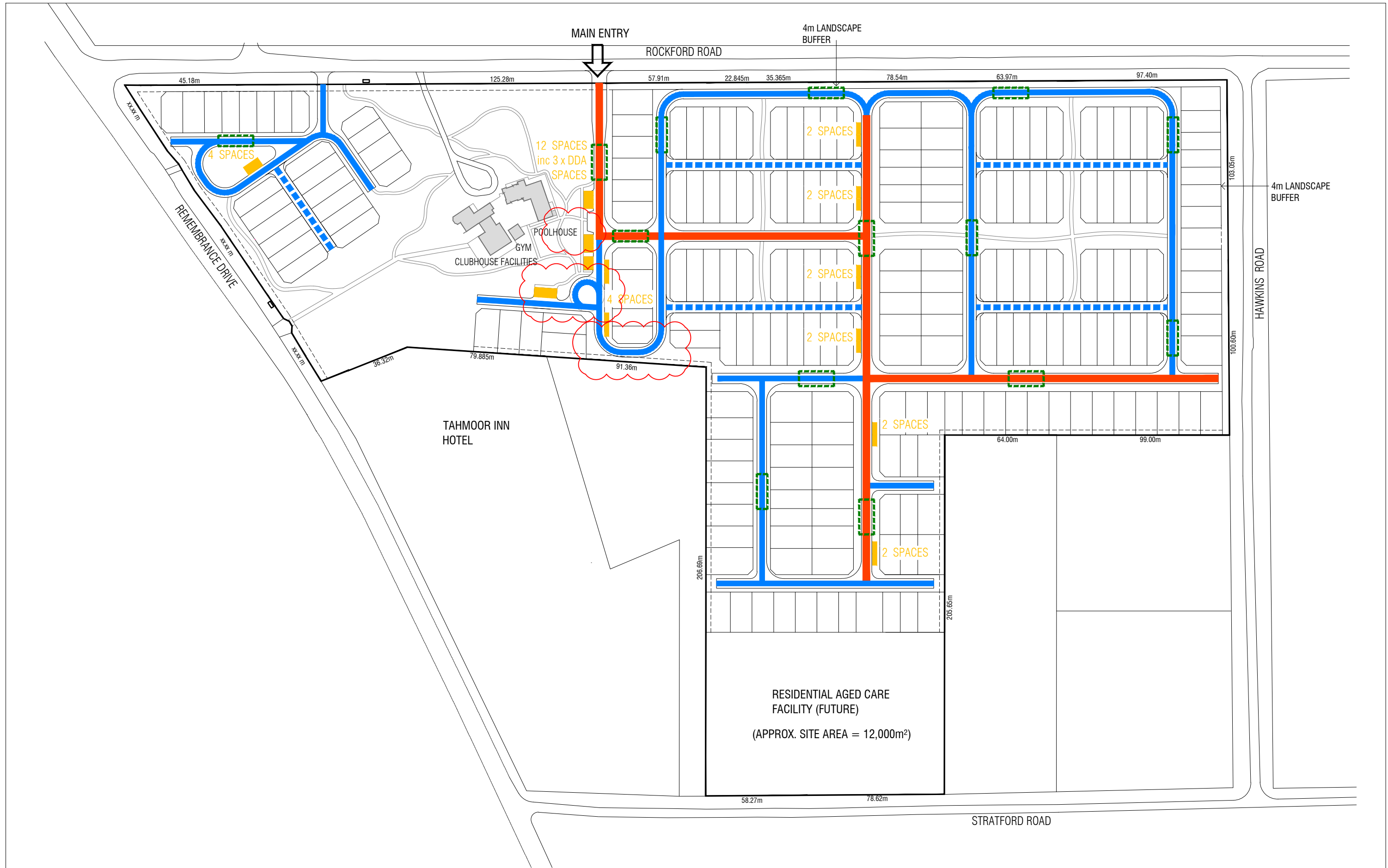
Stratford House Lifestyle Village

Project No 1721
Drawn By SL, CL

Masterplan

Date July 2020

Dwg No **TP.003** REV A



LEGEND

- | | | | | | | | |
|--|-------------------|---|--|--|-----------------------|---|---|
| | MAJOR ACCESS ROAD | - | 6m road width and 15m road reserve width | | VISITOR CAR - PARKING | - | 32 Spaces Total (5.4m x 2.5m bays) |
| | MINOR ACCESS ROAD | - | 5.5m road width and 10m road reserve width | | PASSING BAYS | - | 8.5m wide for major roads & 6.0m wide for minor roads. Max. interval 100m |
| | MINOR ACCESS ROAD | - | Rear access lane 6.4m width | | | | |

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Stratford House Lifestyle Village

**Masterplan Overlay-
Road Hierarchy & Parking**

Dwg No **TP.004** REV A

Project No 1721
Drawn By SL, CL

Date July 2020

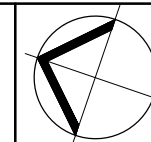


LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE TRANSPLANTED
- EXISTING TREES TO BE REMOVED

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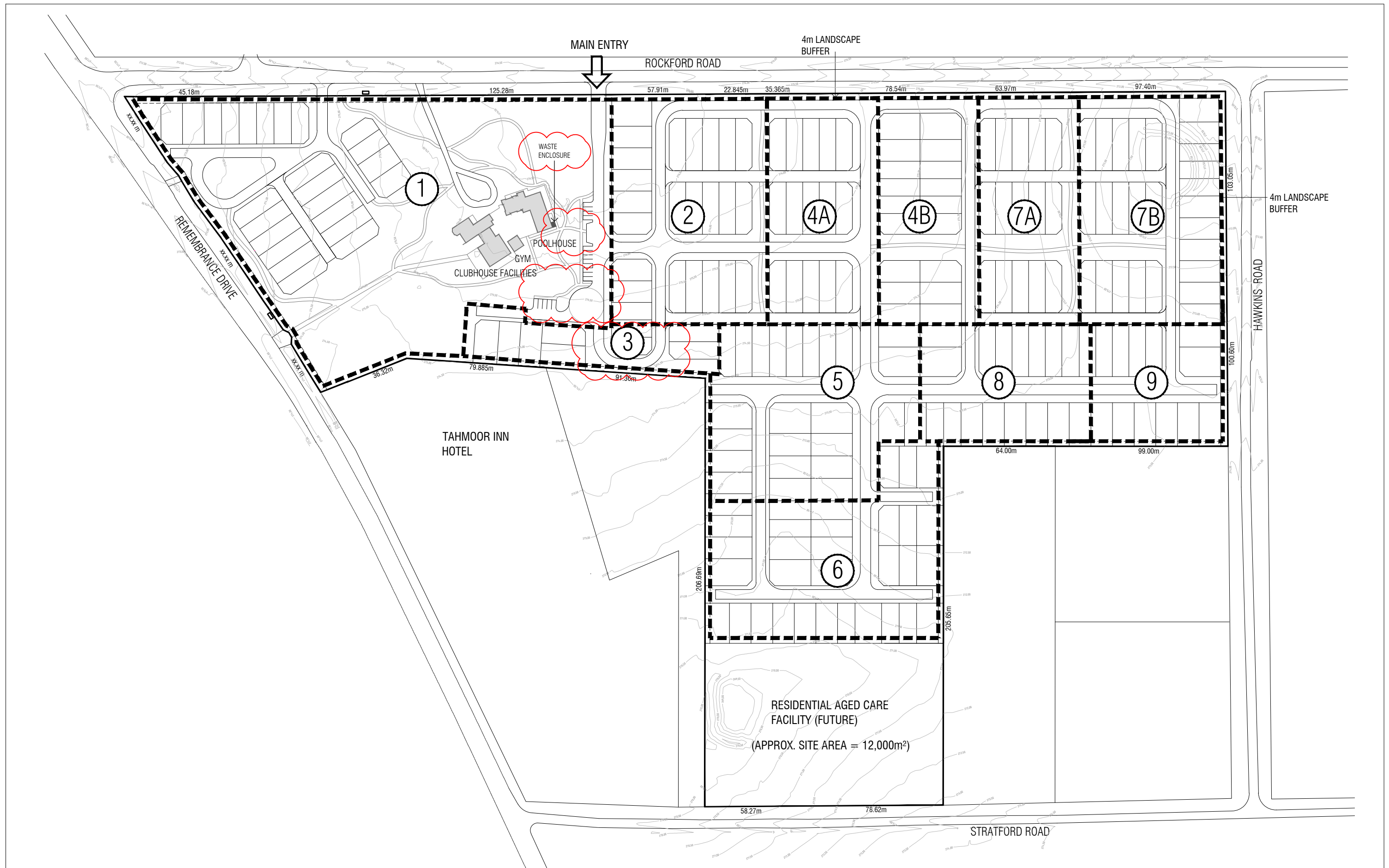
Project No 1721
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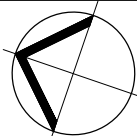
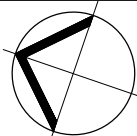
**Masterplan Overlay -
Tree Removal & Retention**

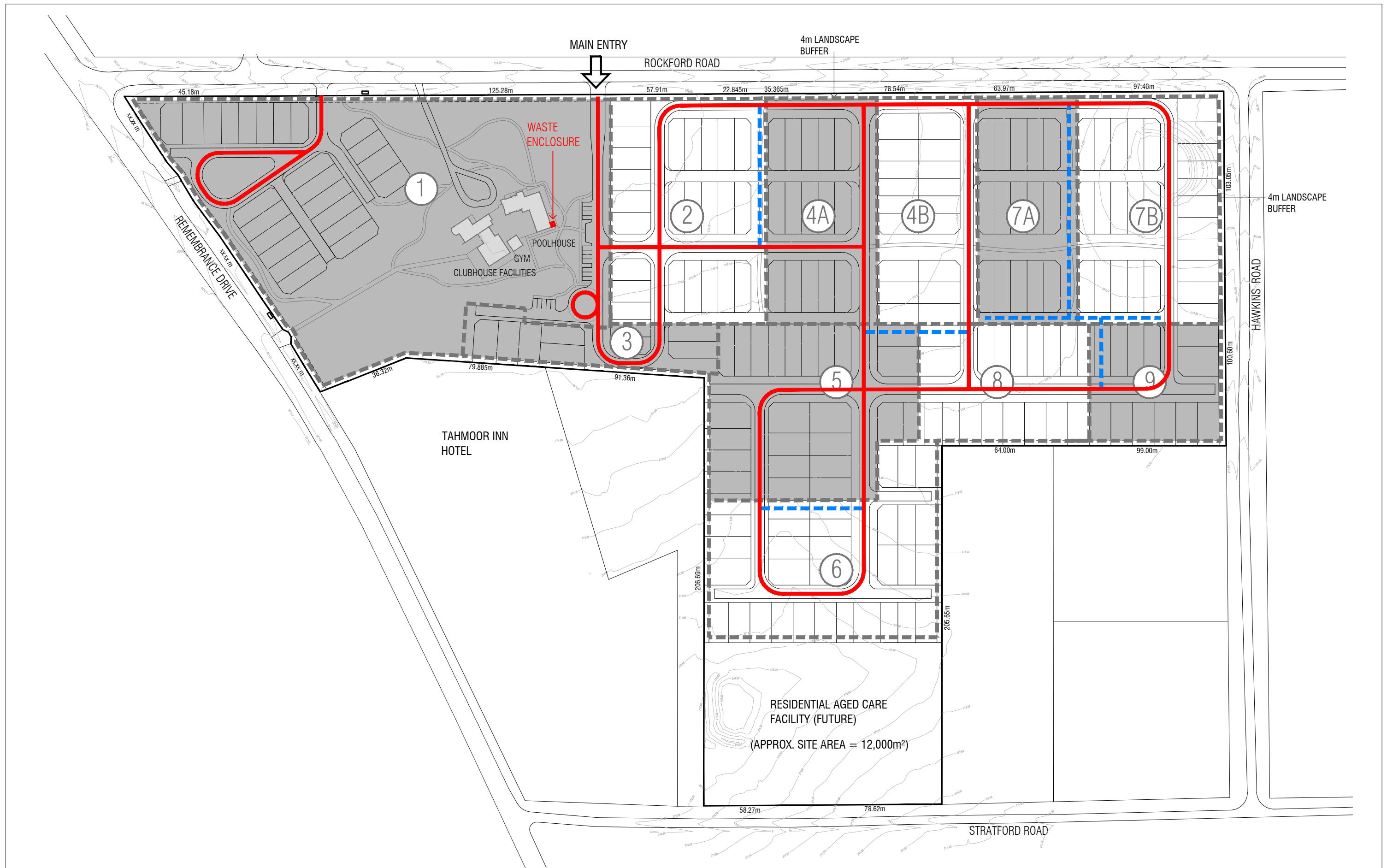
Date July 2020

Dwg No

TP.005 REV A



Rev			Description		Date			Stratford House Lifestyle Village		Project No 1721 Drawn By SL, CL			
A			Council RFI Amendments		16.07.2020								
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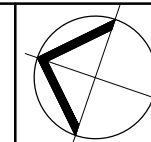


LEGEND

- Rubbish Truck Collection Route
- Temporary Rubbish Truck Collection Route

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**Masterplan Overlay
Rubbish Collection Route**

Date July 2020

Dwg No

TP.006.1

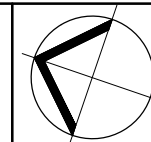


LEGEND

-  EXISTING TREES
-  PROPOSED TREES
-  OPEN SPACE

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A	Council RFI Amendments	16.07.2020

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Stratford House Lifestyle Village Project No 1721
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**Masterplan Overlay -
Open Space / Landscape**
Dwg No

Date July 2020

TP.007 REV A





LEGEND

- GATES
- ACOUSTIC FENCING 2.4m HIGH
- POST & WIRE BOUNDARY FENCING 1.2m HIGH
- SOLID TIMBER FENCING 1.65m HIGH
- POST & WIRE FENCING 1.2m HIGH

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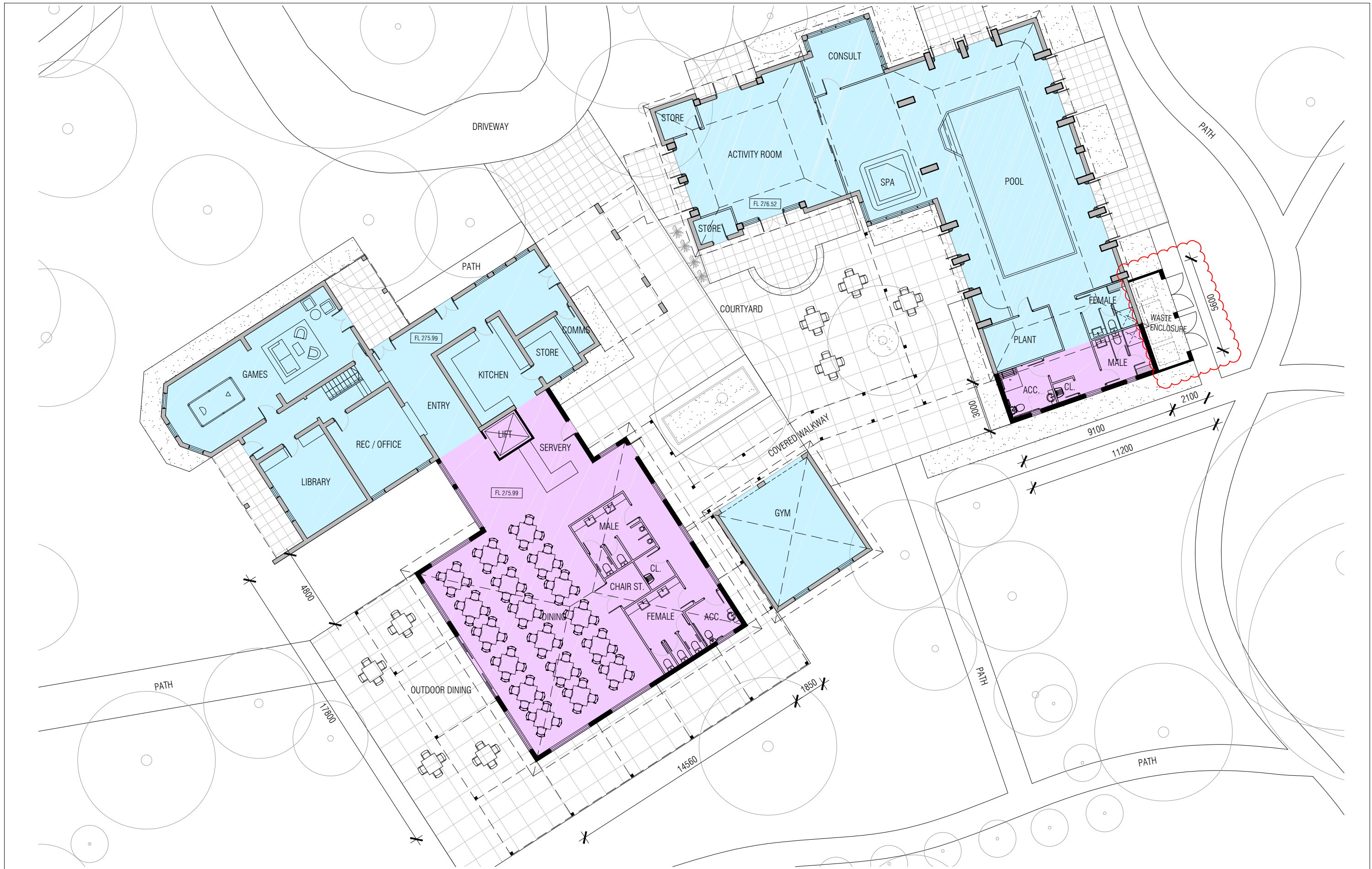
Stratford House Lifestyle Village

**Masterplan Overlay -
Fencing Plan**

Dwg No **TP.009** REV A

Project No 1721
Drawn By SL,CL

Date Dec 2019



KEY

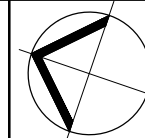
 EXISTING BUILDINGS

 PROPOSED BUILDING
Total Gross Floor Area (Fully Enclosed)= 254 m²

NOTE : TREES AND PLANTING INDICATIVE ONLY
REFER TO LANDSCAPE PLAN FOR DETAIL

Rev	Description	Date
A	COUNCIL RFI AMENDMENTS	16.07.2020

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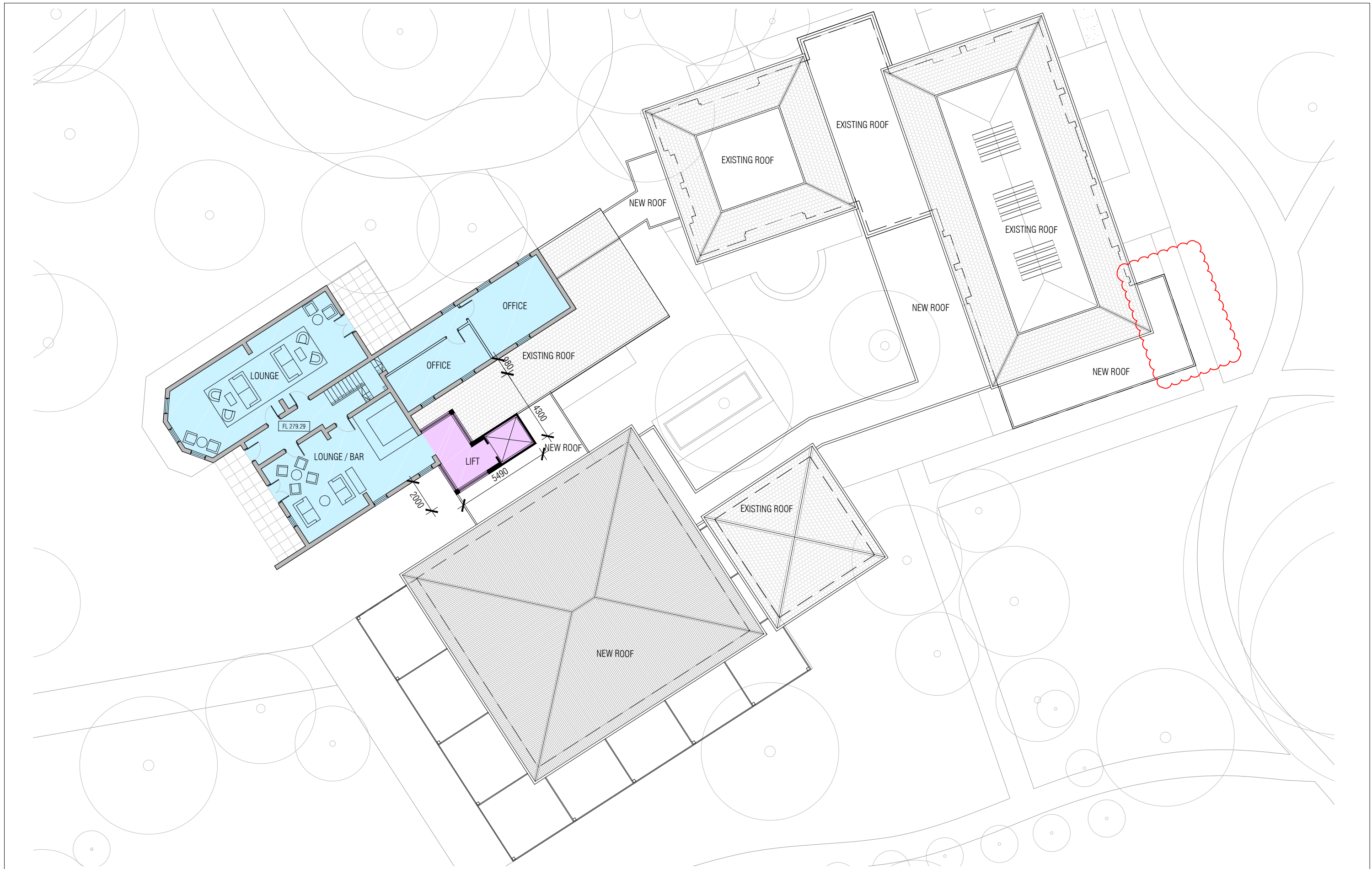


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Stratford House Lifestyle Village
**Communal Buildings Proposed
Alterations & Additions
- Ground Floor**
Dwg No **TP.104** REV A

Project No 1721
Drawn By KB,CL

Date July 2020



KEY

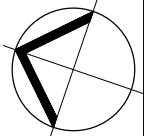
 EXISTING BUILDINGS

 PROPOSED BUILDING
(Total Gross Floor Area = 16 m²)

NOTE : TREES AND PLANTING INDICATIVE ONLY
REFER TO LANDSCAPE PLAN FOR DETAIL

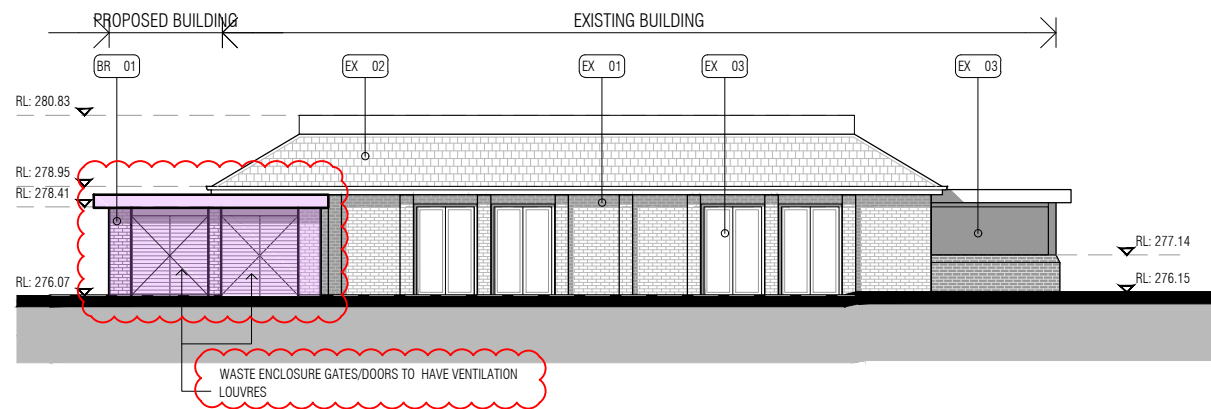
Rev	Description	Date
A	COUNCIL RFI AMENDMENTS	16.07.2020

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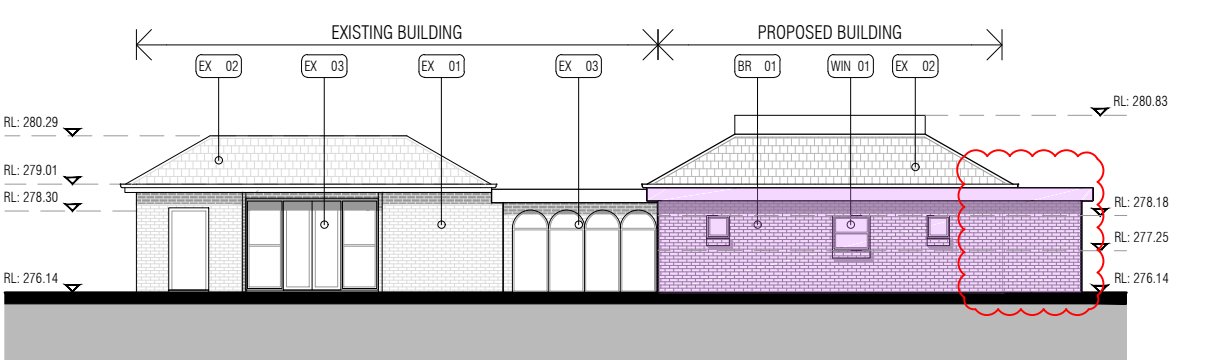

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Stratford House Lifestyle Village
**Communal Buildings Proposed
Alterations & Additions
- First Floor**
Dwg No **TP.105** REV A

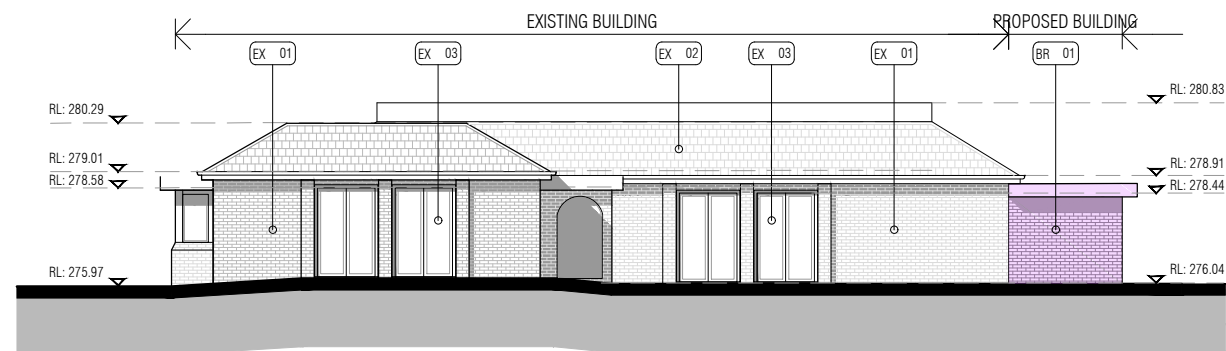
Project No 1721
Drawn By KB,CL
Date July 2020



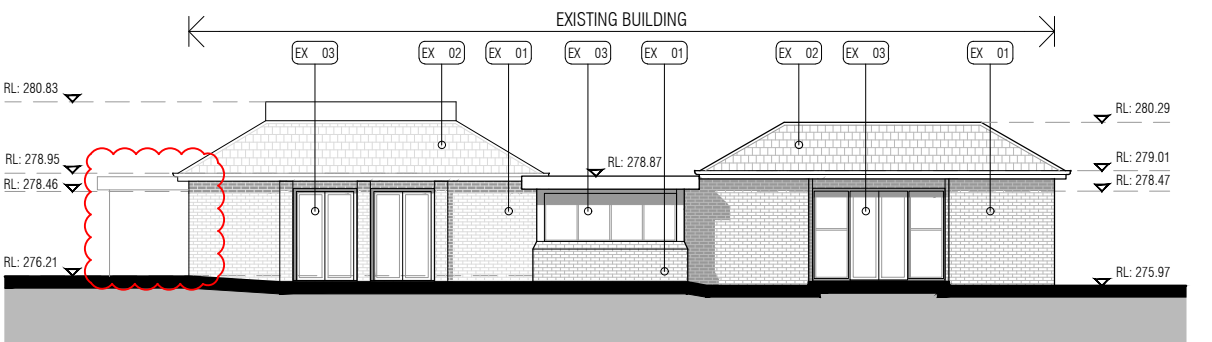
South Elevation



West Elevation



North Elevation



East Elevation

KEY

 PROPOSED BUILDING

EXTERNAL FINISHES

BR 01 RENDER	RS 02 COLOURBOND GUTTERS & DOWNPIPES	EX 01 EXISTING FACE BRICKWORK
EL 01 PRE-FINISHED LIGHTWEIGHT F.C. CLADDING (VERTICAL)	ST 01 EXPRESSED STEEL PERGOLA	EX 02 EXISTING SLATE ROOF
WIN 01 ALUMINIUM FRAMED WINDOWS & DOORS	AL 01 ALUMINIUM LOUVRES ON STEEL FRAME	EX 03 EXISTING TIMBER WINDOWS & DOORS
RS 01 COLOURBOND PROFILE ROOF SHEETING		

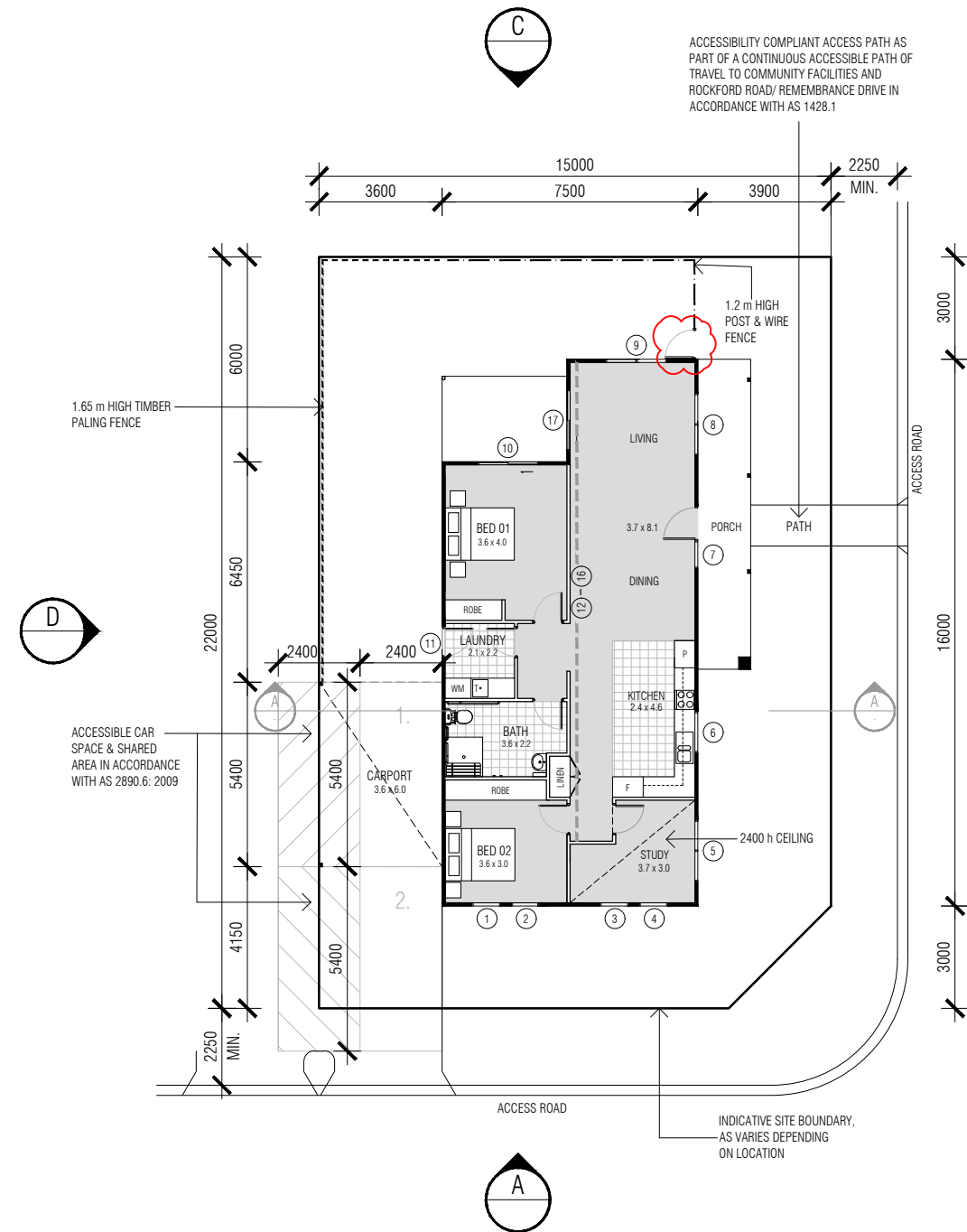
Rev	Description	Date
A	COUNCIL RFI AMENDMENTS	16.07.2020

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Stratford House Lifestyle Village
**Pool Pavilion Proposed
Alterations & Additions
- Elevations**
Dwg No **TP.107** REV A

Project No 1721
Drawn By CL
Date July 2020

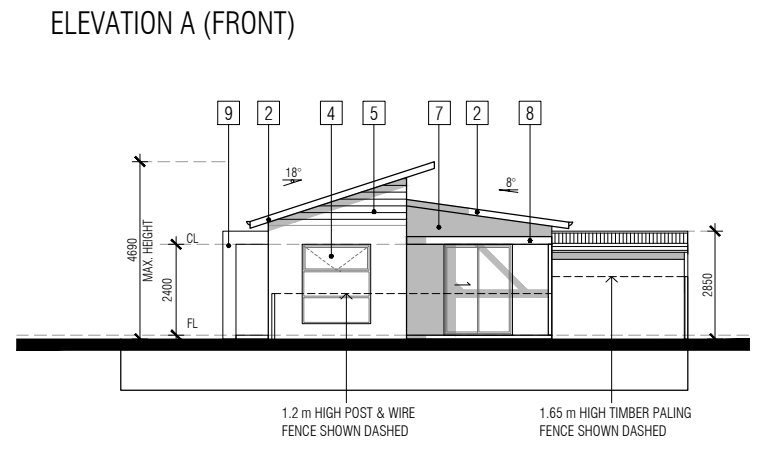
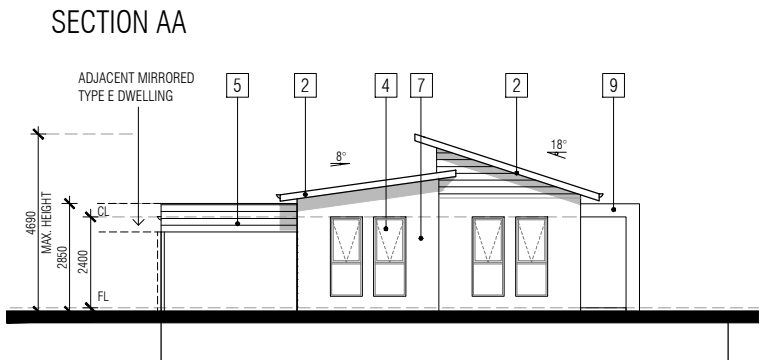
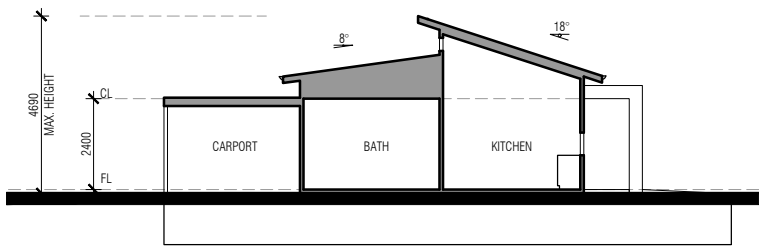


FLOOR PLAN
THREE MODULE MOVABLE DWELLING

FLOOR COVERINGS KEY:

- CARPET
- TILED FLOOR SURFACE

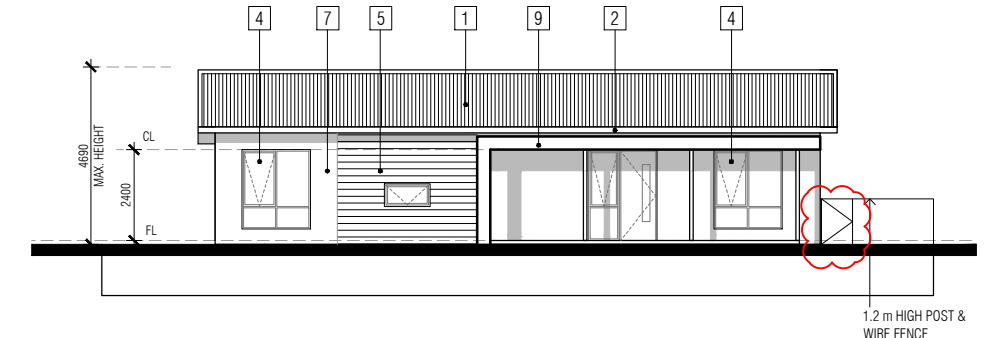
AREAS		
Movable Dwelling		
Enclosed Floor Area	=	109.0 m ²
Carport	=	19.4 m ²
Porch	=	14.1 m ²
Minimum Private Open Space	=	168.0 m ²



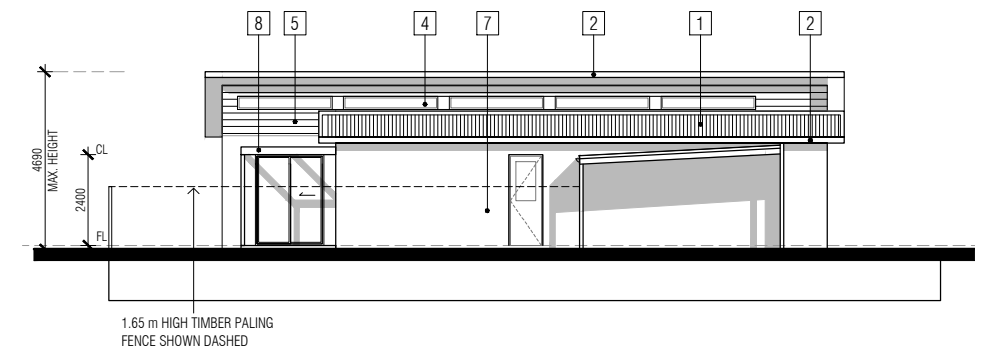
ELEVATION C (REAR)

FINISHES SCHEDULE	
1	COLORBOND METAL ROOF
2	COLORBOND FASCIA
3	PROFILED STEEL GUTTERS & DOWNPIPES
4	ALUMINIUM WINDOW FRAMES
5	LIGHTWEIGHT CLADDING (HORIZONTAL)
6	LIGHTWEIGHT CLADDING (VERTICAL)
7	LIGHTWEIGHT CLADDING (SMOOTH)
8	TIMBER PERGOLA
9	ENTRY CANOPY

WINDOW SCHEDULE	
1	850w x 2100h
2	850w x 2100h
3	850w x 2100h
4	850w x 2100h
5	1810w x 2100h
6	1210w x 600h
7	810w x 2400h
8	1810w x 2100h
9	1810w x 2100h
10	1810w x 2400h
11	900w x 2400h
12-16	2500w x 350h (Clerestory)
17	1810w x 2400h



ELEVATION B (SIDE)



ELEVATION D (SIDE)

Rev	Description	Date
A	DA Submission	11/12/2019
B	Council RFI	22/07/2020

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Stratford House Lifestyle Village
**Typical Movable Dwelling
3 Module -TYPE F**
Dwg No **TP.205** REV. B

Project No 1721
Drawn By SL,CL
Date 22/07/2020