

DEVELOPMENT APPLICATION - ISSUE

CLAYMORE STAGE 9B SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW 2559

Drawing No.	Drawing Name	Current Revision
0000	COVERSHEET AND DRAWING LIST	F
1.01	SITE CONTEXT	D
1.02	EXISTING SITE INFORMATION	E
1.03	EXISTING GROUND FLOOR PLAN	E
1.10	SITE AREAS EXISTING LOTS VS PROPOSED SUBDIVISION	A
A.00	SITE PLAN AND LONG SECTION	E
A.01	SITE PLAN ISO VIEW	D
A.02	SITE ANALYSIS PLAN	F
A.03	PROPOSED SITE PLAN	G
A.04	GROUND FLOOR PLAN - BLDG A	H
A.05	FIRST FLOOR PLAN - BLDG A	G
A.06	SECOND FLOOR PLAN - BLDG A	F
A.07	ROOF PLAN - BLDG A	G
A.08	GROUND FLOOR PLAN - BLDG B	G
A.09	FIRST FLOOR PLAN - BLDG B	H
A.10	SECOND FLOOR PLAN - BLDG B	G
A.11	THIRD FLOOR PLAN - BLDG B	G
A.12	ROOF PLAN - BLDG B	G
A.13	SECTION & ELEVATION	G
A.14	ELEVATIONS - 1	F
A.15	ELEVATIONS - 2	F
A.16	ELEVATIONS - 3	F
A.17	SHADOW DIAGRAMS - 21 JUNE	D
A.18	VIEW FROM SUN - 21 JUNE	D
A.19	HEIGHT PLANE	D
A.20	CUT & FILL PLAN	D
A.21	DEEP SOIL DATA	D
A.22	AREA CALCULATION & COMPLIANCE MATRIX	E
A.23	45DEGREE SIDE SETBACK	A
A.24	UNIT SOTRAGE CALCULATION	A
A.50	MATERIALS & FINISHES	D
A.61	PERSPECTIVE - 1	D
A.62	PERSPECTIVE - 2	D
A.63	PERSPECTIVE - 3	D
A.64	PERSPECTIVE - 4	D
A.65	PERSPECTIVE - 5	D





CLAYMORE RENEWAL PROJECT
MASTER PLAN NOVEMBER 2020

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

A

B

C

D

DATE

27.09.24

02.10.24

4.11.24

6.12.25

DESCRIPTION

CONSULTANTS ISSUE
ISSUE FOR DESIGN EXCELLENCE
PANEL

AM2 ISSUE
DA ISSUE

AUTH

SBY

SBY

SBY

MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in
conjunction with all relevant consultants drawings and
specifications. Ensure this drawing is printed or copied in
colour. All dimensions to be checked on site. Any discrepancies
to be referred to the architect prior to proceeding. Use written
dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file,
document or drawing may be prepared, copied, distributed,
reproduced or used in any form without the written consent of
rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN
SBY

SCALE@A3

As indicated

CHECKED
MO

DRAWING TITLE

SITE CONTEXT

STAGE

DA

DRAWING No:

1.01

REV

D



1 DA - EXISTING SITE ELEMENTS
1 : 1000

THE SITE



1. BUILDING TO BE RETAINED



2. BUS STOPS



3. SITE ELEMENTS



4. SITE ELEMENTS

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

A	27.09.24	CONSULTANTS ISSUE	SBY
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	4.11.24	AM2 ISSUE	SBY
D	11.11.24	SUBSTATION OFFSET NOTED	MO
E	6.12.25	DA ISSUE	MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWING TITLE

EXISTING SITE INFORMATION

DRAWN

SBY

CHECKED

MO

STAGE

DA

DRAWING No:

1.02

REV

E



1 DA - EXISTING PLAN_GROUND FLOOR
1 : 500

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE
27.09.24
02.10.24
4.11.24
11.11.24
6.12.25

DESCRIPTION

CONSULTANTS ISSUE
ISSUE FOR DESIGN EXCELLENCE
PANEL
AM2 ISSUE
SUBSTATION OFFSET NOTED
DA ISSUE

AUTH

SBY
SBY
SBY
MO
MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies are to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT© NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd.

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWING TITLE

EXISTING GROUND FLOOR PLAN

DRAWN

SBY

CHECKED

MO

STAGE

DA

DRAWING No:

1.03

REV

E



Summary Of Existing Lots

Lot 3201	1,925m ²
Lot 9089	9,545m ²
TOTAL	11,470m ²

Summary Of Created lots

Lot 1	6,360m ²
Lot 2	4,550m ²
TOTAL	10,910m ²
Dedication	560m ²

Summary Of Potential

Seniors Development Area	
Lot 1	6,360m ²
dedication	560m ²
TOTAL	6,920m ²
FSR	0.5 : 1
GFA allowed	3,460m ²

---	EXISTING BOUNDARY
---	PROPOSEED BOUNDARY
---	DEDICATION

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN

Author

SCALE@A3

1 : 500

CHECKED

Checker

DRAWING TITLE

**SITE AREAS EXISTING LOTS VS PROPOSED
SUBDIVISION**

STAGE

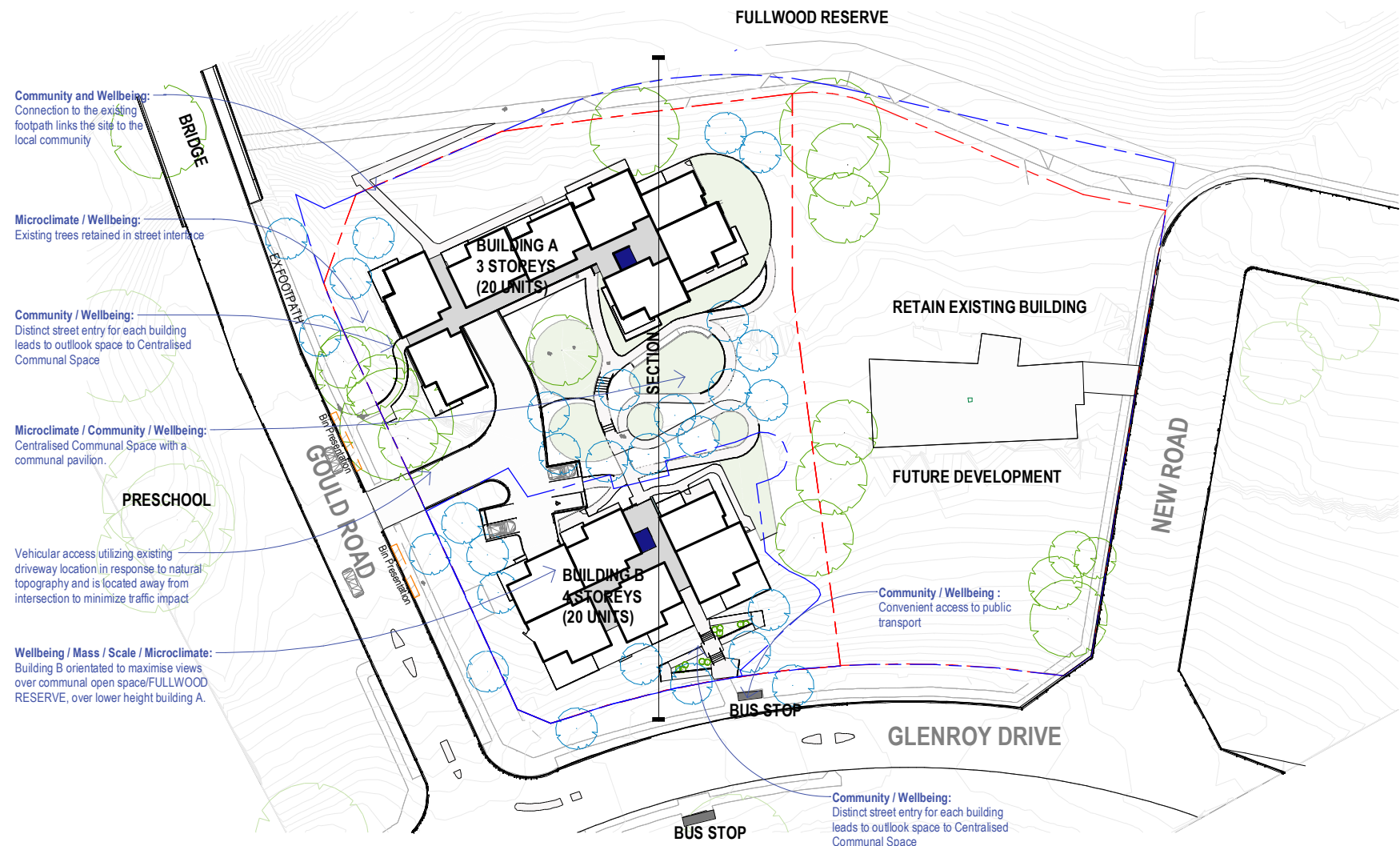
DA

DRAWING No:

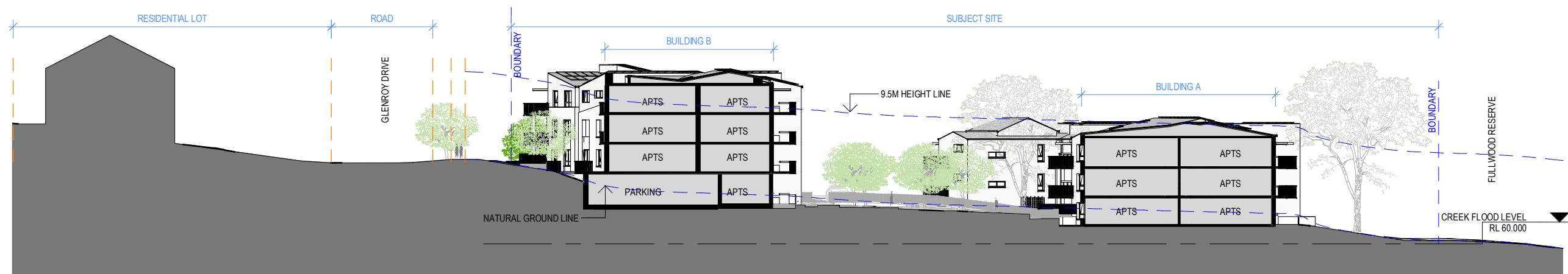
1.10

REV

A



2 DA - GA PLAN_SITE PLAN - BLOCKED OUT
1 : 1000



1 DA - SECTION A AND B 1.500
1 : 500

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

PROJECT

PROJECT NO

SCALE@A3

DRAWING TITLE

STAGE

DRAWING No:

REV

A

27.09.24

CONSULTANTS ISSUE

SBY

B

02.10.24

ISSUE FOR DESIGN EXCELLENCE

SBY

C

4.11.24

AM2 ISSUE

SBY

D

11.11.24

SUBSTATION OFFSET NOTED

MO

E

6.12.25

DA ISSUE

MO

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

CLAYMORE STAGE 9B
SENIORS HOUSING

23015

As indicated

SITE PLAN AND LONG SECTION

DA

A.00

E

GOULD ROAD, CLAYMORE NSW
2559

DRAWN

SBY

CHECKED

MO

STAGE

DRAWING No:

REV



ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

A	27.09.24	CONSULTANTS ISSUE	SBY
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	4.11.24	AM2 ISSUE	SBY
D	6.12.25	DA ISSUE	MO

DISCLAIMER INFORMATION: This drawing is to be read in
conjunction with all relevant consultants drawings and
specifications. Ensure this drawing is printed or copied in
colour. All dimensions to be checked on site. Any discrepancies
to be referred to the architect prior to proceeding. Use written
dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file,
document or drawing may be prepared, copied, distributed,
reproduced or used in any form without the written consent of
rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN

SBY

SCALE@A3

1 : 300

CHECKED

MO

DRAWING TITLE

SITE PLAN ISO VIEW

STAGE

DA

DRAWING No:

A.01

REV

D

ORANGE DASH LINE INDICATES THE NO STOPPING RESTRICTIONS TO BE INSTALLED (APPROX. 62m). REFER TO TRAFFIC REPORT.

ORANGE DASH LINE INDICATES THE NO STOPPING RESTRICTIONS TO BE INSTALLED (APPROX. 40m). REFER TO TRAFFIC REPORT.

ORANGE DASH LINE INDICATES THE NO STOPPING RESTRICTIONS TO BE INSTALLED (APPROX. 107m). REFER TO TRAFFIC REPORT.

- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- EXISTING BOUNDARY
- PROPOSED BOUNDARY

1 DA - GA PLAN_SITE ANALYSIS PLAN
1 : 500

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

A 27.09.24
B 02.10.24
C 4.11.24
D 11.11.24
E 6.12.25
F 04.04.25

DATE

CONSULTANTS ISSUE
ISSUE FOR DESIGN EXCELLENCE
PANEL
AM2 ISSUE
SUBSTATION OFFSET NOTED
DA ISSUE
RESPONSE TO COUNCIL

AUTH

SBY
SBY
SBY
MO
MO
MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWING TITLE

SITE ANALYSIS PLAN

DRAWN

SBY

CHECKED

MO

STAGE

DA

DRAWING No:

A.02

REV

F



ORANGE DASH LINE INDICATES THE NO STOPPING RESTRICTIONS TO BE INSTALLED (APPROX. 62m). REFER TO TRAFFIC REPORT.

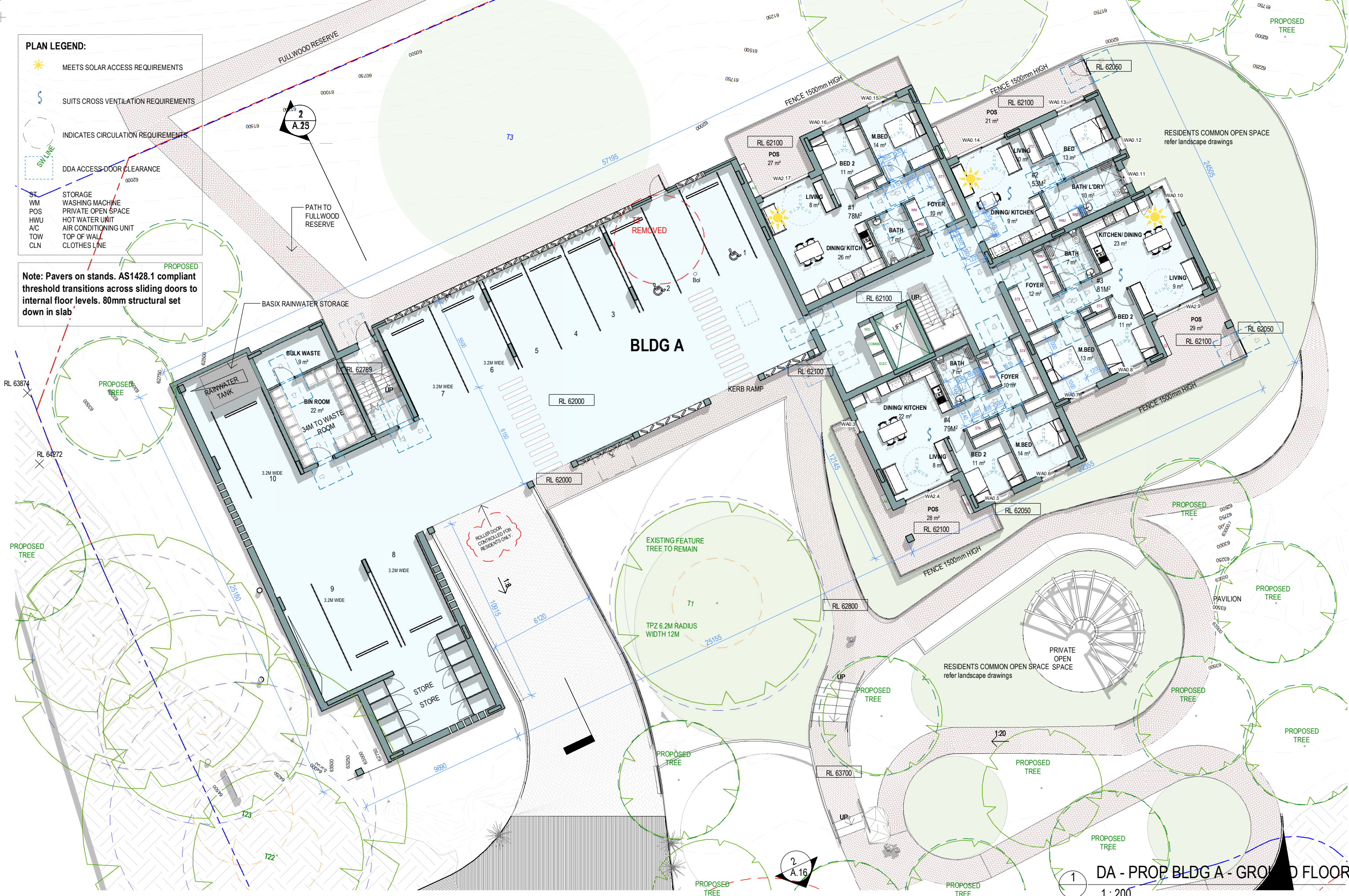
ORANGE DASH LINE INDICATES THE NO STOPPING RESTRICTIONS TO BE INSTALLED (APPROX. 40m). REFER TO TRAFFIC REPORT.

ORANGE DASH LINE INDICATES THE NO STOPPING RESTRICTIONS TO BE INSTALLED (APPROX. 107m). REFER TO TRAFFIC REPORT.

1 DA - GA PLAN_SITE 1.500
1 : 500

- PLAN LEGEND:**
- ☀ MEETS SOLAR ACCESS REQUIREMENTS
 - ↻ SUITS CROSS VENTILATION REQUIREMENTS
 - INDICATES CIRCULATION REQUIREMENTS
 - SW LINE
 - STOR. STORAGE
 - VM WASHING MACHINE
 - POS PRIVATE OPEN SPACE
 - HWU HOT WATER UNIT
 - A/C AIR CONDITIONING UNIT
 - TOW TOP OF WALL
 - CLN CLOTHES LINE

Note: Pavers on stands. AS1428.1 compliant threshold transitions across sliding doors to internal floor levels. 80mm structural set down in slab



ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWING TITLE

GROUND FLOOR PLAN - BLDG A

DRAWN

SBY

CHECKED

MO

STAGE

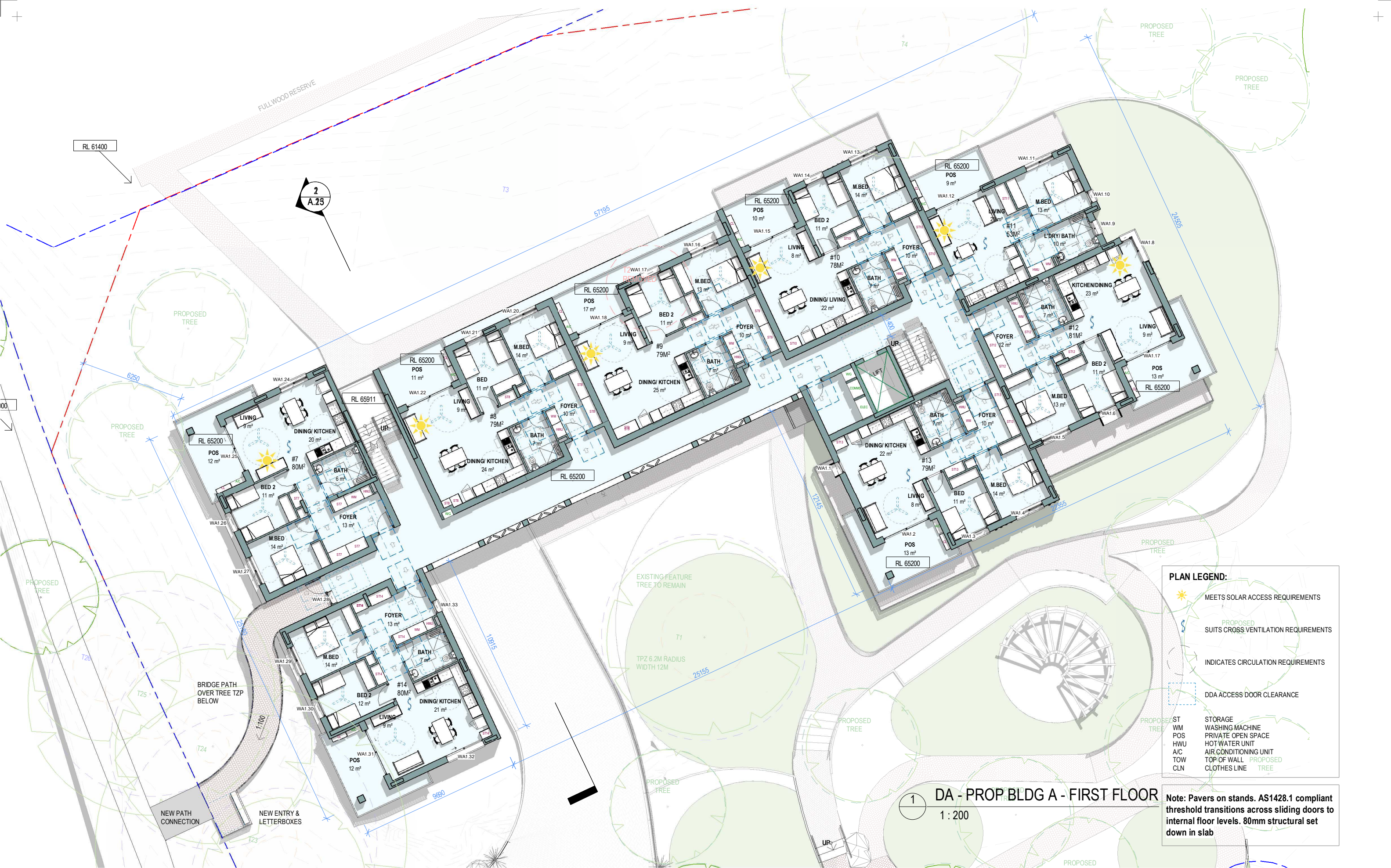
DA

DRAWING No:

A.04

REV

H



ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWN

SBY

CHECKED

MO

DRAWING TITLE

FIRST FLOOR PLAN - BLDG A

STAGE

DA

DRAWING No:

A.05

REV

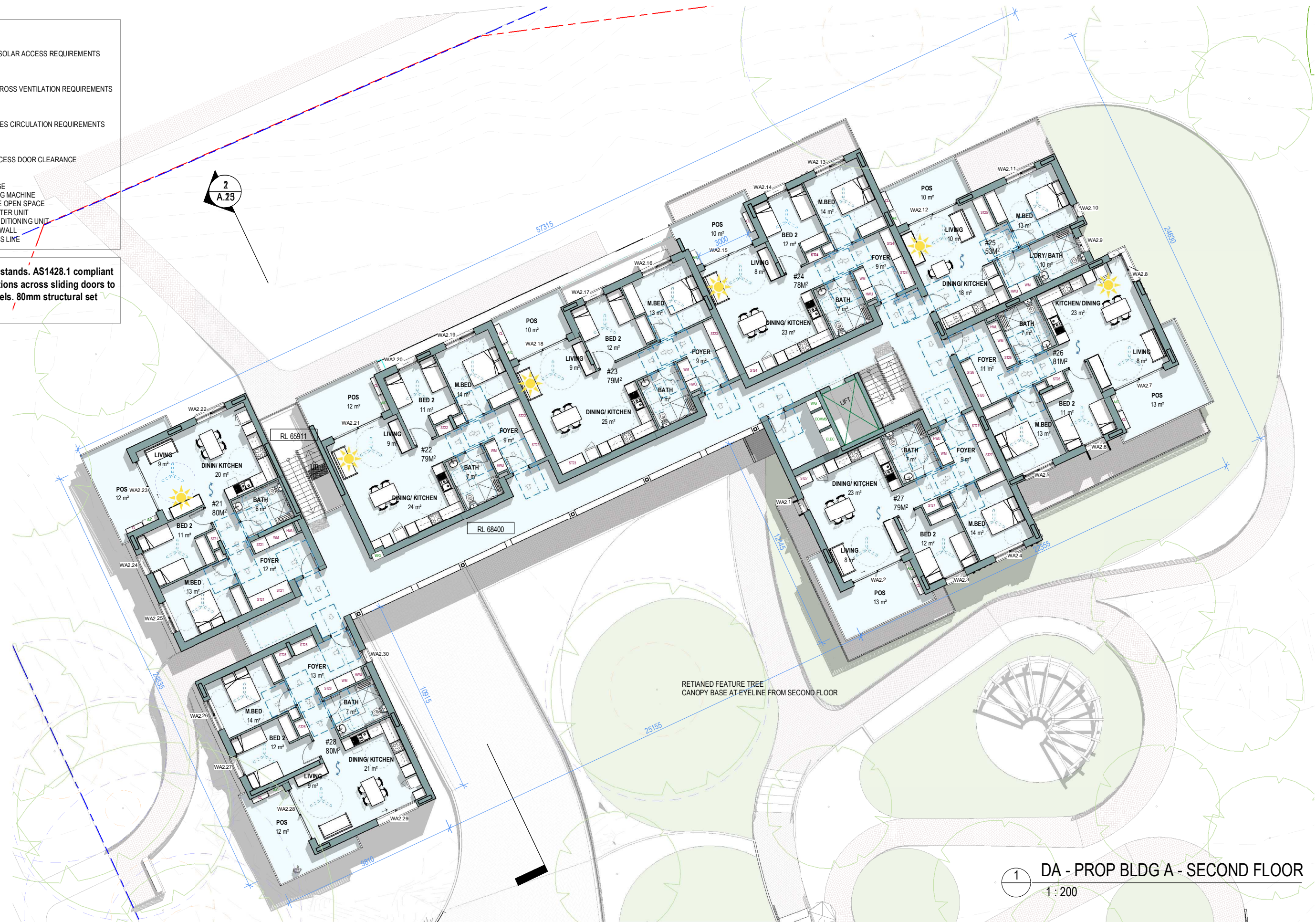
G

PLAN LEGEND:

- MEETS SOLAR ACCESS REQUIREMENTS
- SUITS CROSS VENTILATION REQUIREMENTS
- INDICATES CIRCULATION REQUIREMENTS
- DDA ACCESS DOOR CLEARANCE

ST STORAGE
VM WASHING MACHINE
POS PRIVATE OPEN SPACE
HWU HOT WATER UNIT
A/C AIR CONDITIONING UNIT
TOW TOP OF WALL
CLN CLOTHES LINE

Note: Pavers on stands. AS1428.1 compliant threshold transitions across sliding doors to internal floor levels. 80mm structural set down in slab



1 DA - PROP BLDG A - SECOND FLOOR
1 : 200

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

PROJECT

PROJECT NO

SCALE@A3

DRAWING TITLE

STAGE

DRAWING No:

REV

27.09.24

02.10.24

10.10.24

22.10.24

4.11.24

6.12.25

CONSULTANTS ISSUE

ISSUE FOR DESIGN EXCELLENCE

PANEL

CONSULTANT ISSUE

CONSULTANT ISSUE

AM2 ISSUE

DA ISSUE

SBY

SBY

MO

SBY

SBY

MO

CLAYMORE STAGE 9B

SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW

2559

23015

1 : 200

SECOND FLOOR PLAN - BLDG A

DA

A.06

F

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT© NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN

SBY

SCALE@A3

1 : 200

CHECKED

MO

DRAWING TITLE

SECOND FLOOR PLAN - BLDG A

STAGE

DA

DRAWING No:

A.06

REV

F

PLAN LEGEND:

 MEETS SOLAR ACCESS REQUIREMENTS

 SUITS CROSS VENTILATION REQUIREMENTS

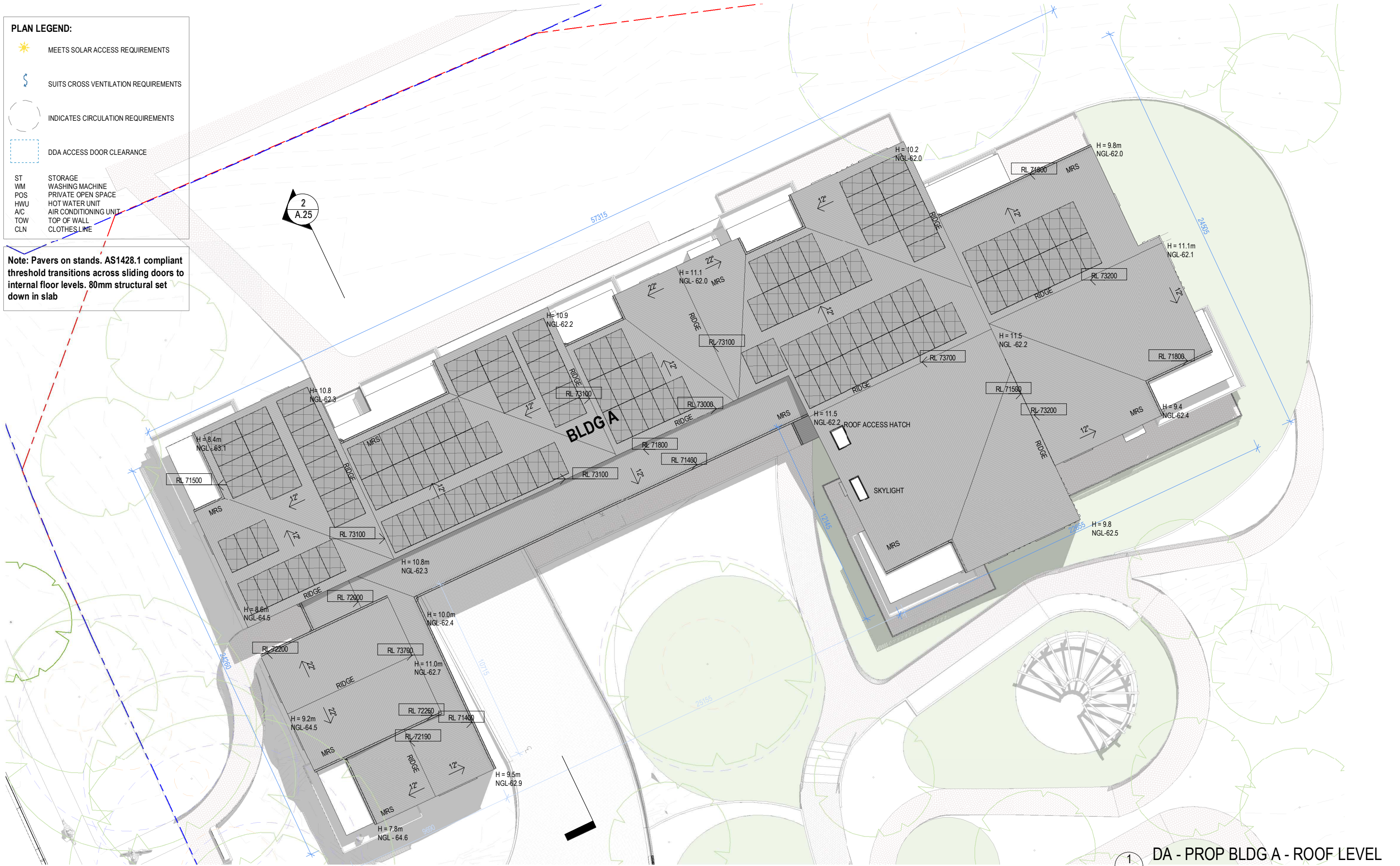
 INDICATES CIRCULATION REQUIREMENTS

 DDA ACCESS DOOR CLEARANCE

ST
VM
POS
HWU
A/C
TOW
CLN

STORAGE
WASHING MACHINE
PRIVATE OPEN SPACE
HOT WATER UNIT
AIR CONDITIONING UNIT
TOP OF WALL
CLOTHES LINE

Note: Pavers on stands. AS1428.1 compliant threshold transitions across sliding doors to internal floor levels. 80mm structural set down in slab



1 DA - PROP BLDG A - ROOF LEVEL
1 : 200

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV	DATE	DESCRIPTION	AUTH
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	10.10.24	CONSULTANT ISSUE	MO
D	22.10.24	CONSULTANT ISSUE	SBY
E	4.11.24	AM2 ISSUE	SBY
F	11.11.24	SUBSTATION OFFSET NOTED	MO
G	6.12.25	DA ISSUE	MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT© NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

1 : 200

DRAWING TITLE

ROOF PLAN - BLDG A

DRAWN

SBY

CHECKED

MO

STAGE

DA

DRAWING No:

A.07

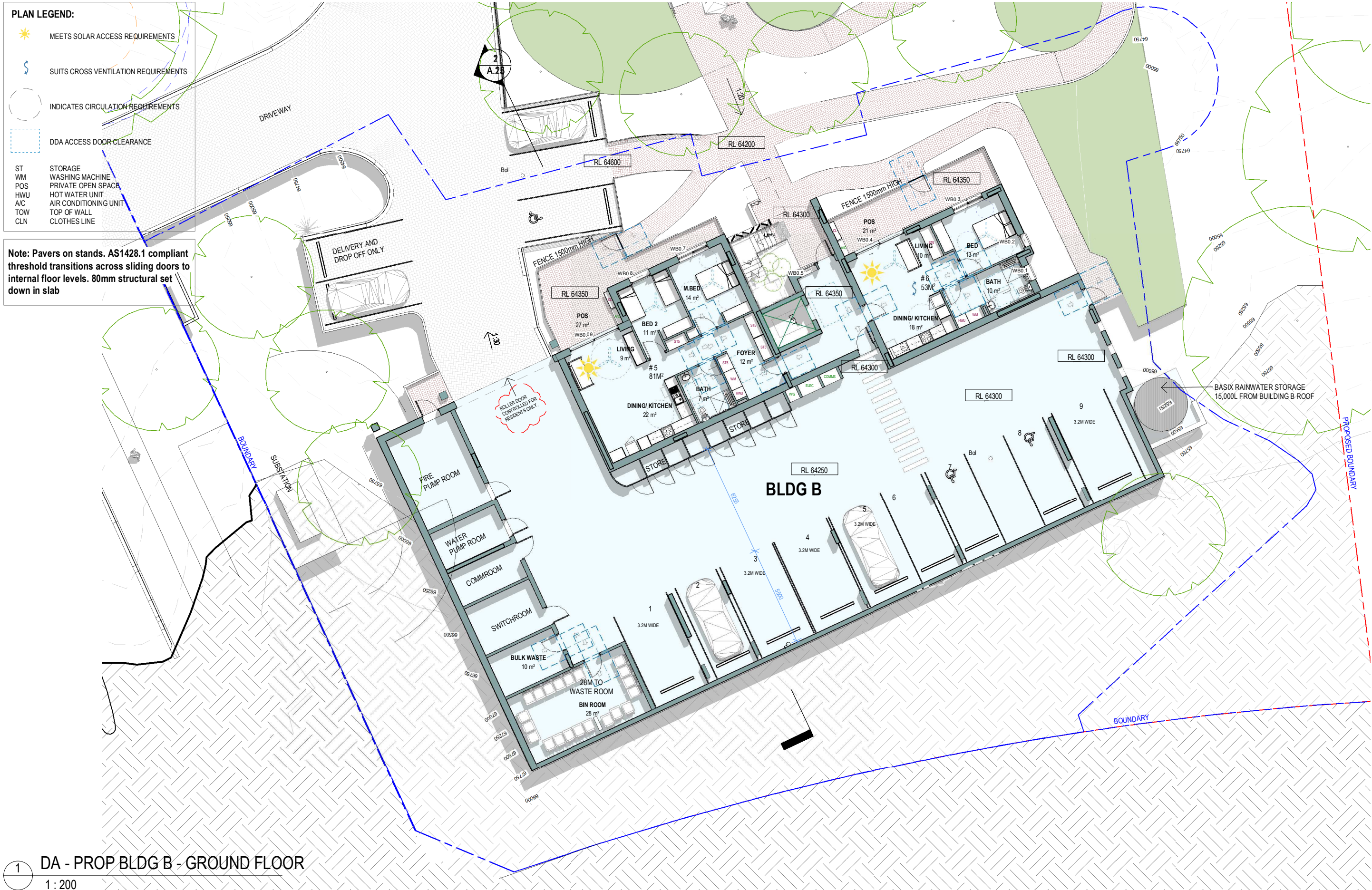
REV

G

PLAN LEGEND:

- ☀ MEETS SOLAR ACCESS REQUIREMENTS
- ↻ SUITS CROSS VENTILATION REQUIREMENTS
- INDICATES CIRCULATION REQUIREMENTS
- DDA ACCESS DOOR CLEARANCE
- ST STORAGE
- VM WASHING MACHINE
- POS PRIVATE OPEN SPACE
- HWU HOT WATER UNIT
- A/C AIR CONDITIONING UNIT
- TOW TOP OF WALL
- CLN CLOTHES LINE

Note: Pavers on stands. AS1428.1 compliant threshold transitions across sliding doors to internal floor levels. 80mm structural set down in slab



1 DA - PROP BLDG B - GROUND FLOOR
1 : 200

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV	DATE	DESCRIPTION	AUTH
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	10.10.24	CONSULTANT ISSUE	MO
D	22.10.24	CONSULTANT ISSUE	SBY
E	4.11.24	AM2 ISSUE	SBY
F	6.12.25	DA ISSUE	MO
G	04.04.25	RESPONSE TO COUNCIL	MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN

SBY

SCALE@A3

As indicated

CHECKED

MO

DRAWING TITLE

GROUND FLOOR PLAN - BLDG B

STAGE

DA

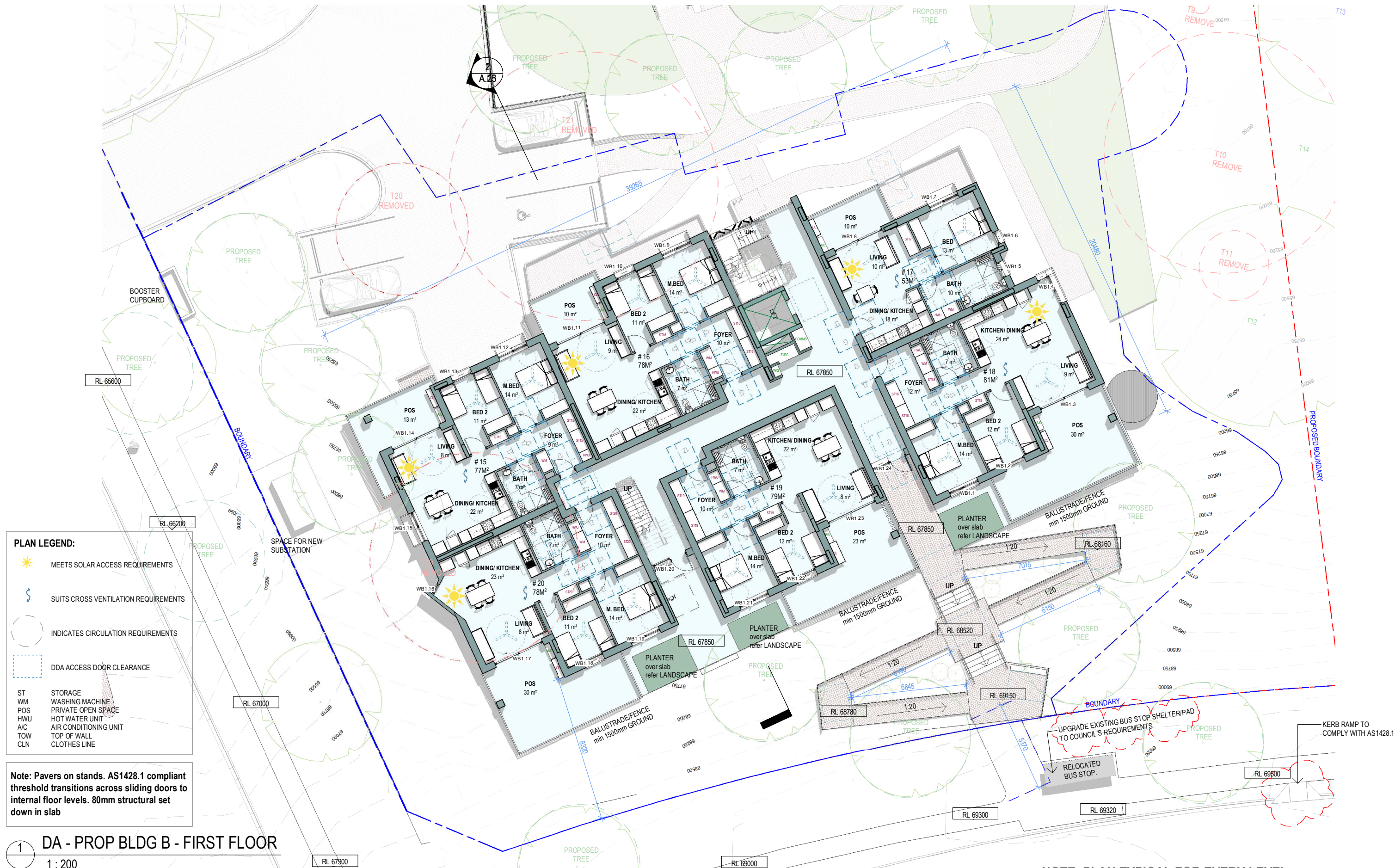
DRAWING No:

A.08

REV

G





1 DA - PROP BLDG B - FIRST FLOOR
1:200

NOTE: PLAN TYPICAL FOR EVERY LEVEL

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

MO

SBY

MO

MO

10.10.24

22.10.24

4.11.24

11.11.24

6.12.25

04.04.25

CONSULTANT ISSUE

AM2 ISSUE

SUBSTATION OFFSET NOTED

DA ISSUE

RESPONSE TO COUNCIL

DISCLAIMER

MO

SBY

SBY

MO

MO

MO

MO

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN
SBY

SCALE@A3

As indicated

CHECKED
MO

DRAWING TITLE

FIRST FLOOR PLAN - BLDG B

STAGE

DA

DRAWING No:

A.09

REV

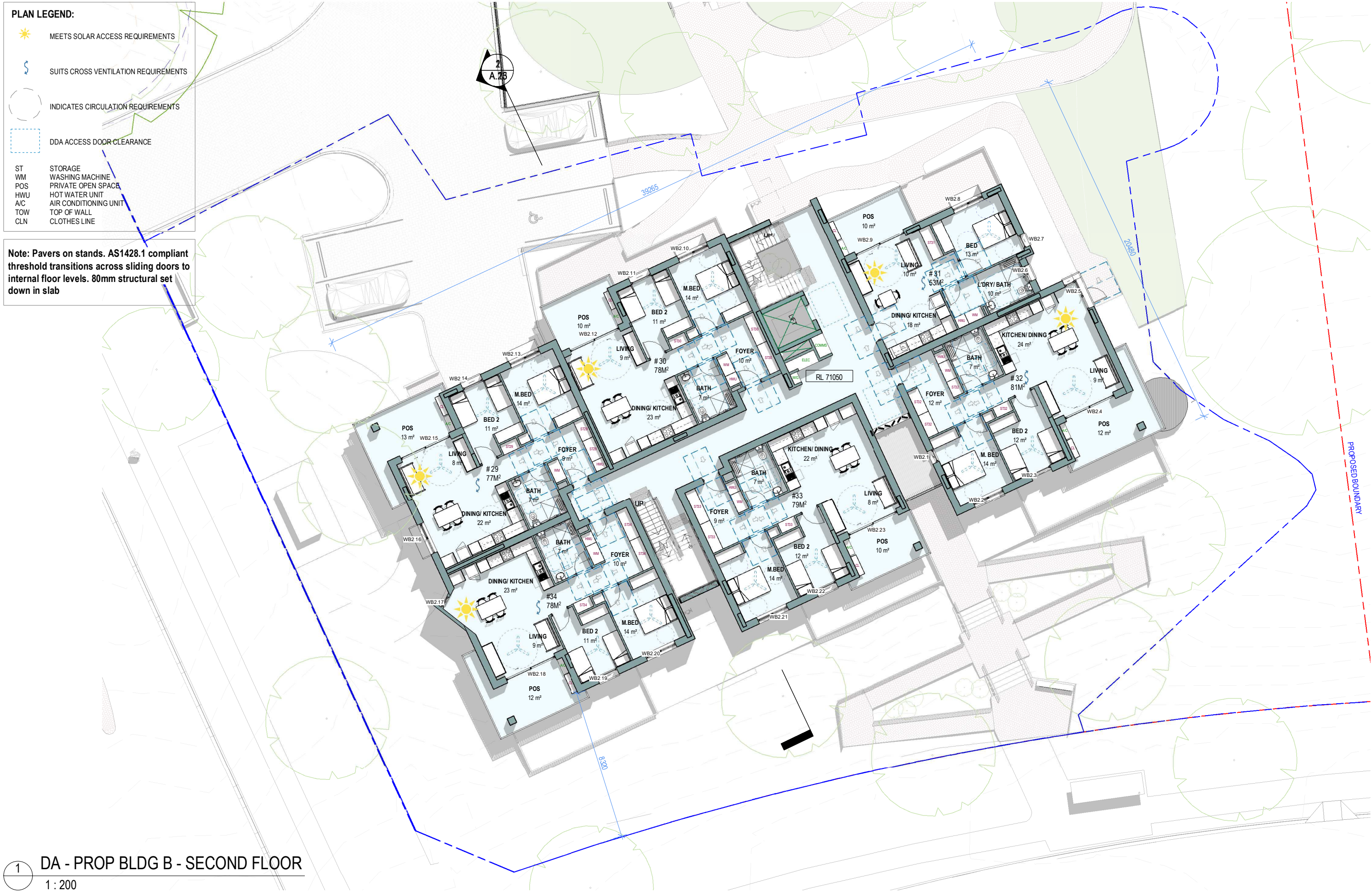
H

PLAN LEGEND:

- MEETS SOLAR ACCESS REQUIREMENTS
- SUITS CROSS VENTILATION REQUIREMENTS
- INDICATES CIRCULATION REQUIREMENTS
- DDA ACCESS DOOR CLEARANCE

ST STORAGE
VM WASHING MACHINE
POS PRIVATE OPEN SPACE
HWU HOT WATER UNIT
A/C AIR CONDITIONING UNIT
TOW TOP OF WALL
CLN CLOTHES LINE

Note: Pavers on stands. AS1428.1 compliant threshold transitions across sliding doors to internal floor levels. 80mm structural set down in slab



1 DA - PROP BLDG B - SECOND FLOOR
1 : 200

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

B 02.10.24

ISSUE FOR DESIGN EXCELLENCE

PANEL

SBY

C 10.10.24

CONSULTANT ISSUE

MO

D 22.10.24

CONSULTANT ISSUE

SBY

E 4.11.24

AM2 ISSUE

SBY

F 11.11.24

SUBSTANTIATION OFFSET NOTED

MO

G 6.12.25

DA ISSUE

MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

1 : 200

DRAWING TITLE

SECOND FLOOR PLAN - BLDG B

DRAWN

SBY

CHECKED

MO

STAGE

DA

DRAWING No:

A.10

REV

G

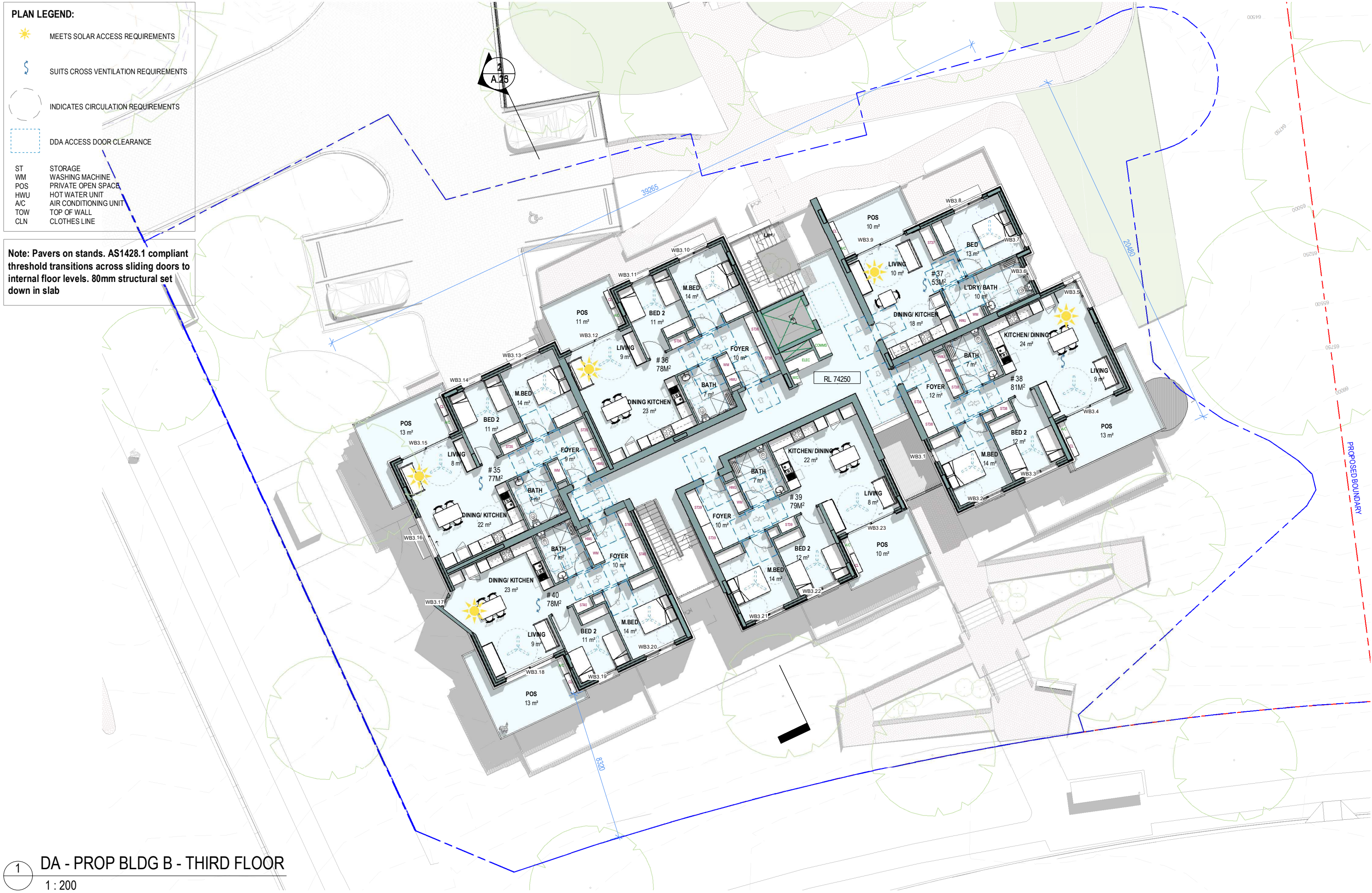


PLAN LEGEND:

- MEETS SOLAR ACCESS REQUIREMENTS
- SUITS CROSS VENTILATION REQUIREMENTS
- INDICATES CIRCULATION REQUIREMENTS
- DDA ACCESS DOOR CLEARANCE

ST STORAGE
VM WASHING MACHINE
POS PRIVATE OPEN SPACE
HWU HOT WATER UNIT
A/C AIR CONDITIONING UNIT
TOW TOP OF WALL
CLN CLOTHES LINE

Note: Pavers on stands. AS1428.1 compliant threshold transitions across sliding doors to internal floor levels. 80mm structural set down in slab



1 DA - PROP BLDG B - THIRD FLOOR
1 : 200

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL
C	10.10.24	CONSULTANT ISSUE
D	22.10.24	CONSULTANT ISSUE
E	4.11.24	AM2 ISSUE
F	11.11.24	SUBSTANTION OFFSET NOTED
G	6.12.25	DA ISSUE

SBY
MO
SBY
SBY
MO
MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT© NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

1 : 200

DRAWING TITLE

THIRD FLOOR PLAN - BLDG B

DRAWN

SBY

CHECKED

MO

STAGE

DA

DRAWING No:

A.11

REV

G



PLAN LEGEND:

 MEETS SOLAR ACCESS REQUIREMENTS

 SUITS CROSS VENTILATION REQUIREMENTS

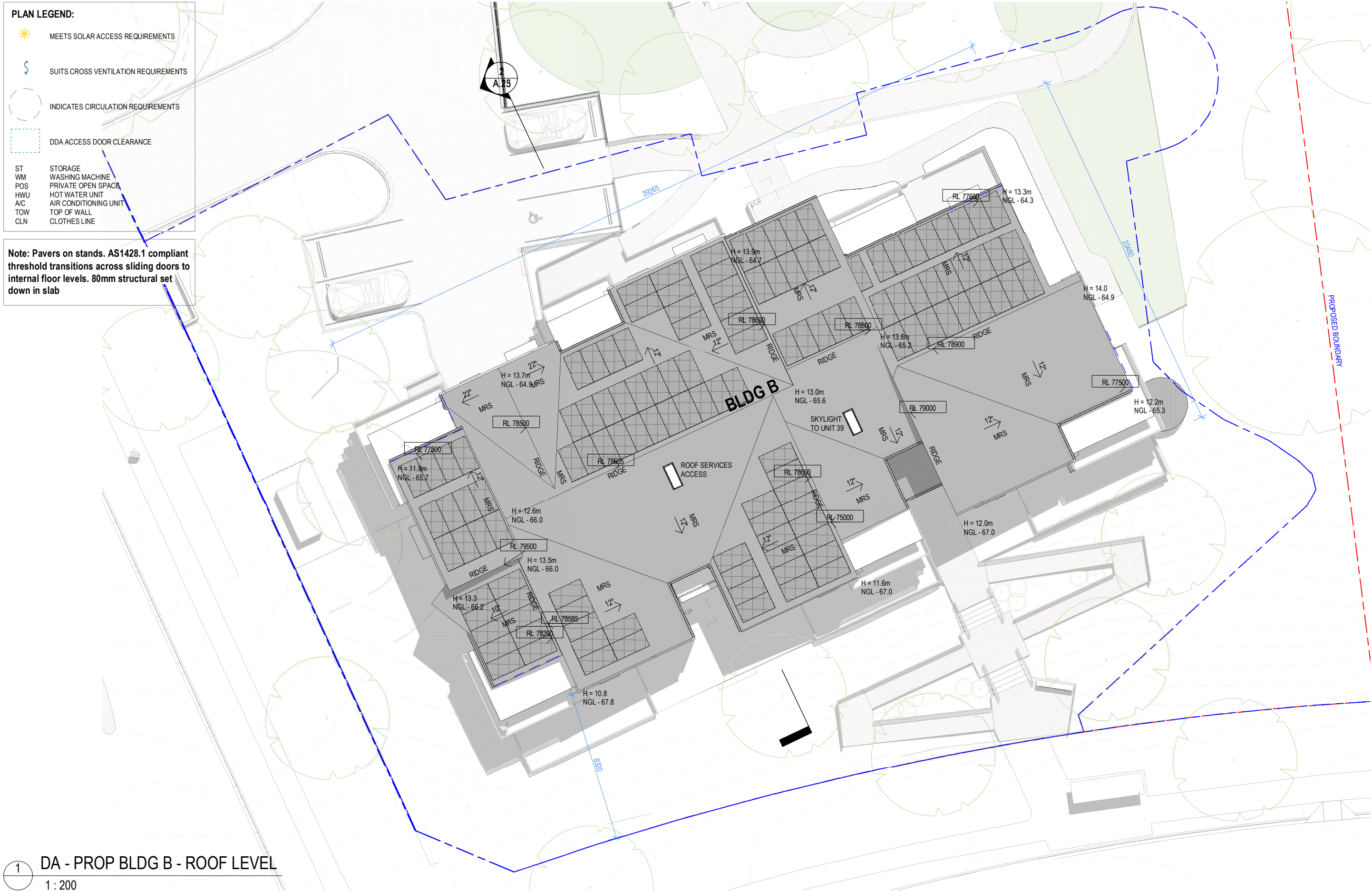
 INDICATES CIRCULATION REQUIREMENTS

 DDA ACCESS DOOR CLEARANCE

ST
VM
POS
HWU
A/C
TOW
CLN

STORAGE
WASHING MACHINE
PRIVATE OPEN SPACE
HOT WATER UNIT
AIR CONDITIONING UNIT
TOP OF WALL
CLOTHES LINE

Note: Pavers on stands. AS1428.1 compliant threshold transitions across sliding doors to internal floor levels. 80mm structural set down in slab



1

DA - PROP BLDG B - ROOF LEVEL

1 : 200

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL
C	10.10.24	CONSULTANT ISSUE
D	22.10.24	CONSULTANT ISSUE
E	4.11.24	AM2 ISSUE
F	11.11.24	SUBSTANTION OFFSET NOTED
G	6.12.25	DA ISSUE

SBY
MO
SBY
SBY
MO
MO

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

1 : 200

DRAWING TITLE

ROOF PLAN - BLDG B

DRAWN

SBY

CHECKED

MO

STAGE

DA

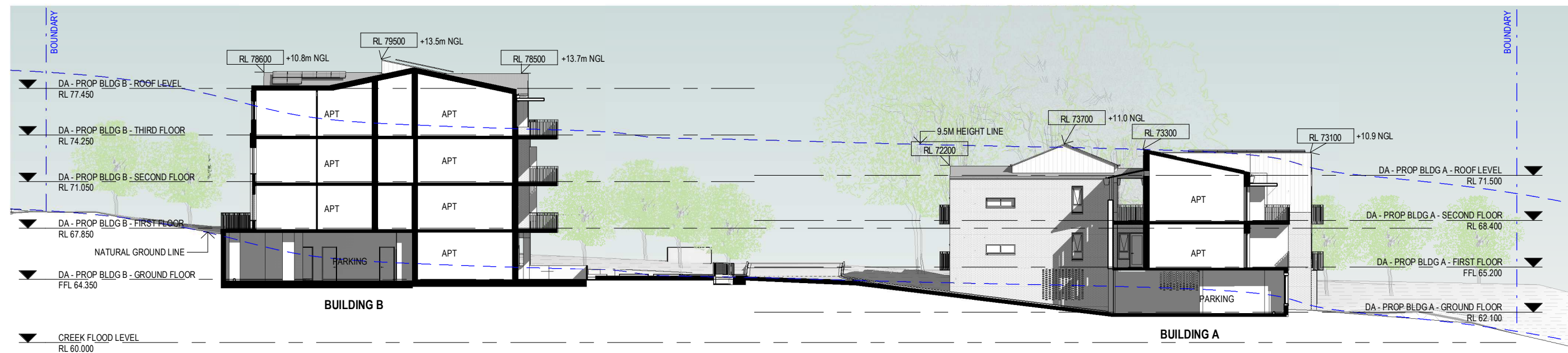
DRAWING No:

A.12

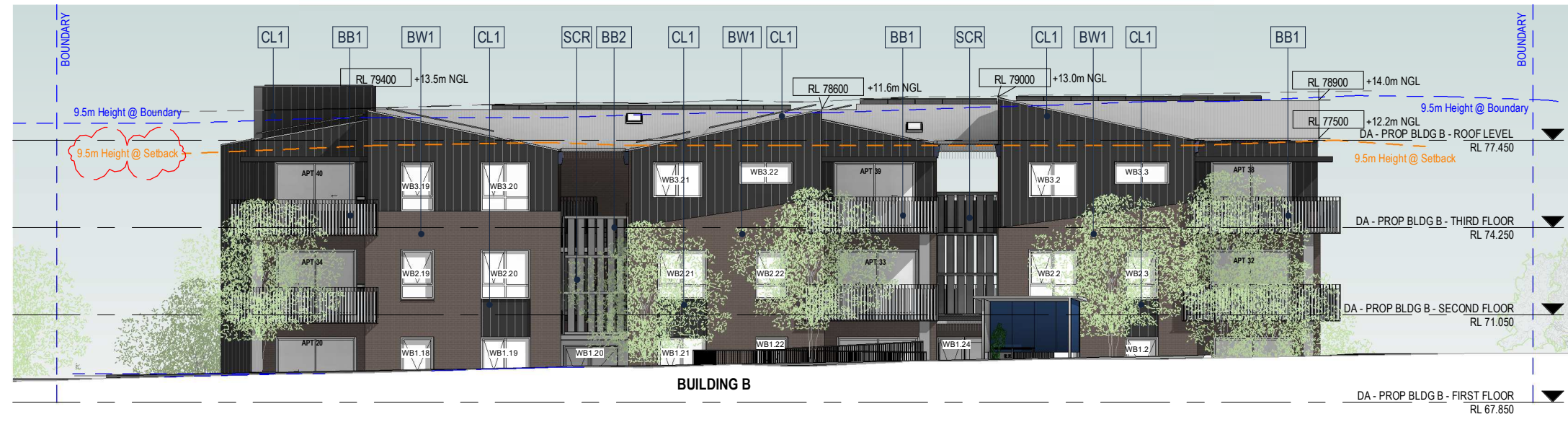
REV

G



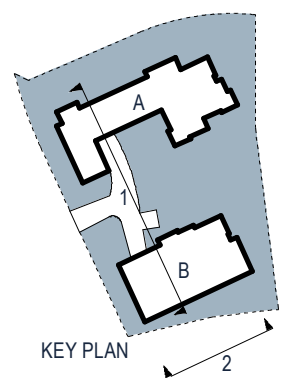


1 DA - SECTION BUILDING
1 : 300



2 DA - SOUTH ELEVATION (FROM STREET LEVEL)
1 : 200

MATERIAL LEGEND		
1	BB1	BALUSTRADE - METAL BALUSTRADE
2	BB2	BALUSTRADE - METAL BALUSTRADE
3	BW1	BRICKWORK - DARK
4	BW2	BRICKWORK - HIT AND MISS BRICKWORK
5	BW3	BRICKWORK - FEATURE BRICKWORK
6	CL1	METAL CLADDING (NON-COMBUSTABLE)
7	SHR	WINDOW SHROUD
8	SCR	SCREEN ALONG CORRIDORS
9	MRS	METAL ROOF SHEETING



ARCHITECT
RFA ARCHITECTS
Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER
IMPACT GROUP
IMPACT GROUP
T: 1 300 63 00 63

CLIENT
NSW Land and Housing Corporation
LAHC
NSW LAND AND HOUSING CORPORATION
T: 1 800 422 322

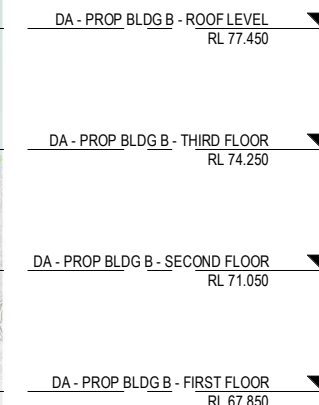
REV	DATE	DESCRIPTION	AUTH
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	10.10.24	CONSULTANT ISSUE	MO
D	22.10.24	CONSULTANT ISSUE	SBY
E	4.11.24	AM2 ISSUE	SBY
F	6.12.25	DA ISSUE	MO
G	04.04.25	RESPONSE TO COUNCIL	MO

DISCLAIMER
DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT
CLAYMORE STAGE 9B SENIORS HOUSING
GOULD ROAD, CLAYMORE NSW 2559

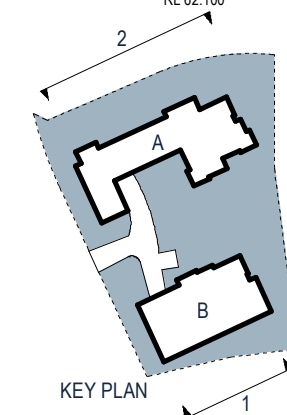
PROJECT NO
23015
SCALE@A3
As indicated
DRAWN
SBY
CHECKED
MO

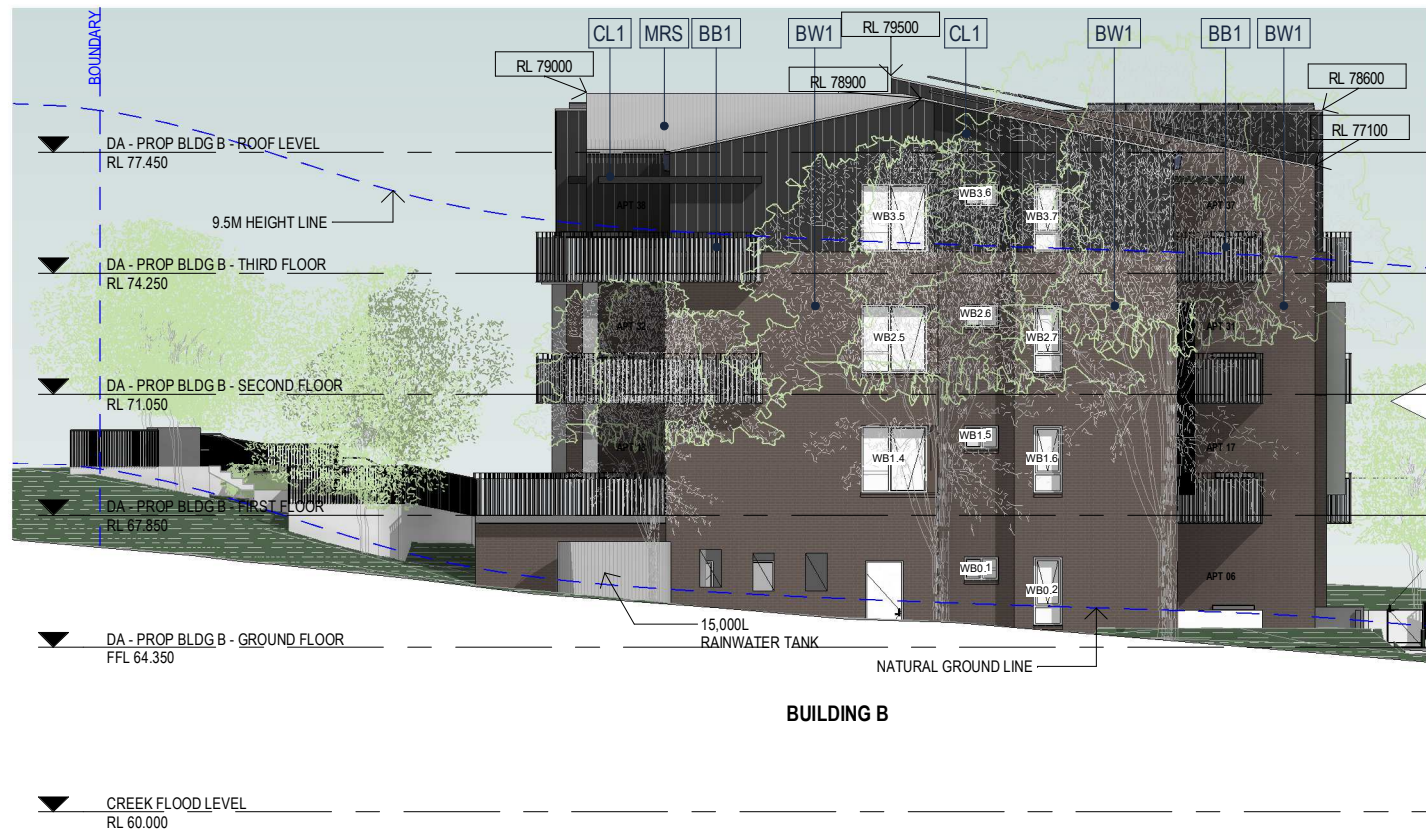
DRAWING TITLE
SECTION & ELEVATION
STAGE
DA
DRAWING No:
A.13
REV
G



MATERIAL LEGEND

1	BB1	BALUSTRADE - METAL BALUSTRADE
2	BB2	BALUSTRADE - METAL BALUSTRADE
3	BW1	BRICKWORK - DARK
4	BW2	BRICKWORK - HIT AND MISS BRICKWORK
5	BW3	BRICKWORK - FEATURE BRICKWORK
6	CL1	METAL CLADDING (NON-COMBUSTABLE)
7	SHR	WINDOW SHROUD
8	SCR	SCREEN ALONG CORRIDORS
9	MRS	METAL ROOF SHEETING

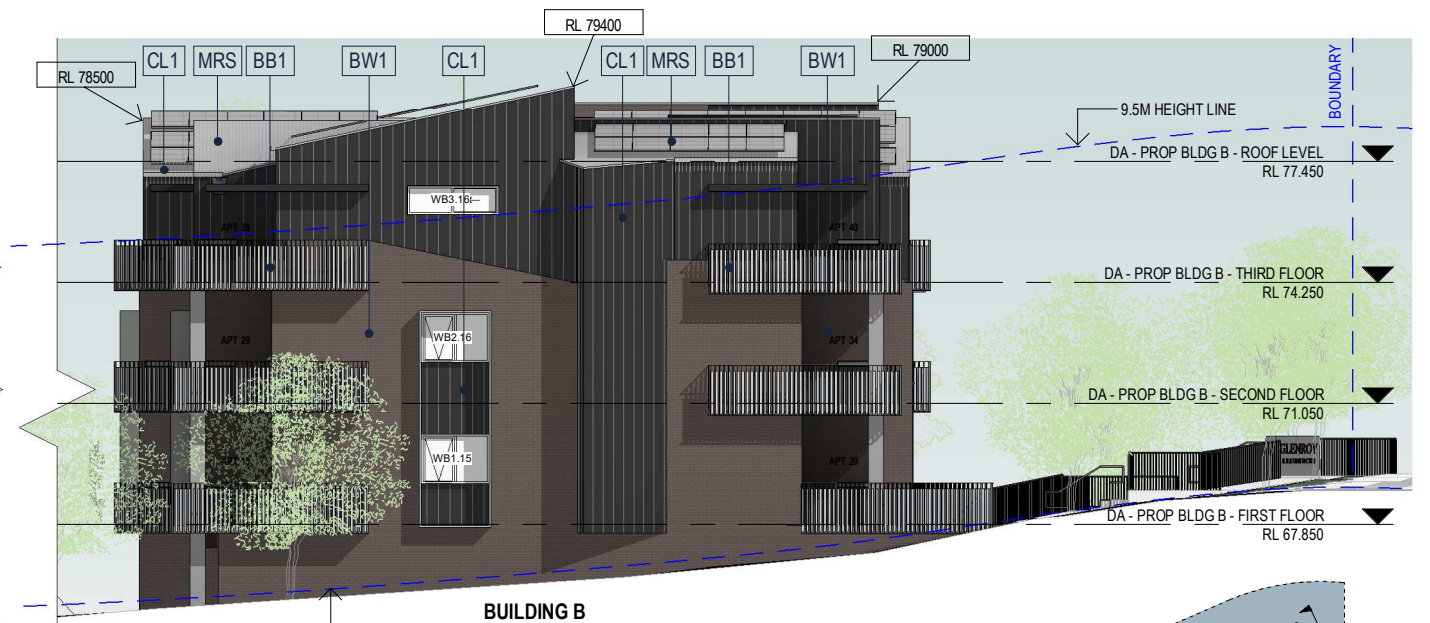




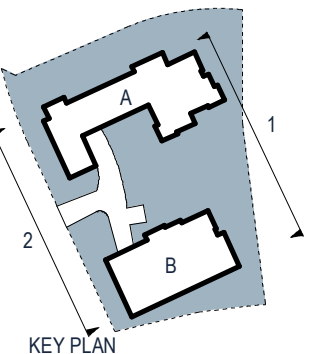
1 DA - EAST ELEVATION
1 : 200



2 DA - WEST ELEVATION
1 : 200



MATERIAL LEGEND	
1	BB1 BALUSTRADE - METAL BALUSTRADE
2	BB2 BALUSTRADE - METAL BALUSTRADE
3	BW1 BRICKWORK - DARK
4	BW2 BRICKWORK - HIT AND MISS BRICKWORK
5	BW3 BRICKWORK - FEATURE BRICKWORK
6	CL1 METAL CLADDING (NON-COMBUSTABLE)
7	SHR WINDOW SHROUD
8	SCR SCREEN ALONG CORRIDORS
9	MRS METAL ROOF SHEETING



ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER

IMPACT
GROUP
IMPACT GROUP

T: 1 300 63 00 63

CLIENT

NSW Land and Housing
Corporation
LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV	DATE	DESCRIPTION	AUTH
A	27.09.24	CONSULTANTS ISSUE	SBY
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	10.10.24	CONSULTANT ISSUE	MO
D	22.10.24	CONSULTANT ISSUE	SBY
E	4.11.24	AM2 ISSUE	SBY
F	6.12.25	DA ISSUE	MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWING TITLE

ELEVATIONS - 2

DRAWN

SBY

CHECKED

MO

STAGE

DA

DRAWING No:

A.15

REV

F

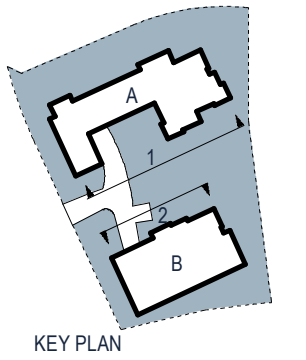


1 DA - INTERNAL SOUTH ELEVATION
1 : 200



2 DA - INTERNAL NORTH ELEVATION
1 : 200

MATERIAL LEGEND	
1	BB1 BALUSTRADE - METAL BALUSTRADE
2	BB2 BALUSTRADE - METAL BALUSTRADE
3	BW1 BRICKWORK - DARK
4	BW2 BRICKWORK - HIT AND MISS BRICKWORK
5	BW3 BRICKWORK - FEATURE BRICKWORK
6	CL1 METAL CLADDING (NON-COMBUSTABLE)
7	SHR WINDOW SHROUD
8	SCR SCREEN ALONG CORRIDORS
9	MRS METAL ROOF SHEETING



ARCHITECT
RFA ARCHITECTS
Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER
IMPACT GROUP
IMPACT GROUP
T: 1 300 63 00 63

CLIENT
NSW Land and Housing Corporation
LAHC
NSW LAND AND HOUSING CORPORATION
T: 1 800 422 322

REV	DATE	DESCRIPTION	AUTH
A	27.09.24	CONSULTANTS ISSUE	SBY
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	10.10.24	CONSULTANT ISSUE	MO
D	22.10.24	CONSULTANT ISSUE	SBY
E	4.11.24	AM2 ISSUE	SBY
F	6.12.25	DA ISSUE	MO

DISCLAIMER
DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT© NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT
CLAYMORE STAGE 9B SENIORS HOUSING
GOULD ROAD, CLAYMORE NSW 2559

PROJECT NO
23015
SCALE@A3
As indicated
DRAWN
SBY
CHECKED
MO

DRAWING TITLE
ELEVATIONS - 3
STAGE
DA
DRAWING No:
A.16
REV
F



1 DA - SHADOW 09AM
1 : 1500



2 DA - SHADOW 10AM
1 : 1500



3 DA - SHADOW 11AM
1 : 1500



4 DA - SHADOW 12PM
1 : 1500



5 DA - SHADOW 01PM
1 : 1500



6 DA - SHADOW 02PM
1 : 1500



7 DA - SHADOW 03PM
1 : 1500

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV DATE DESCRIPTION

A	27.09.24	CONSULTANTS ISSUE
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL
C	4.11.24	AM2 ISSUE
D	6.12.25	DA ISSUE

AUTH

SBY
SBY
SBY
MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWING TITLE

SHADOW DIAGRAMS - 21 JUNE

DRAWN

SBY

CHECKED

MO

STAGE

DA

DRAWING No:

A.17

REV

D



1 DA - VIEW FROM SUN 9AM



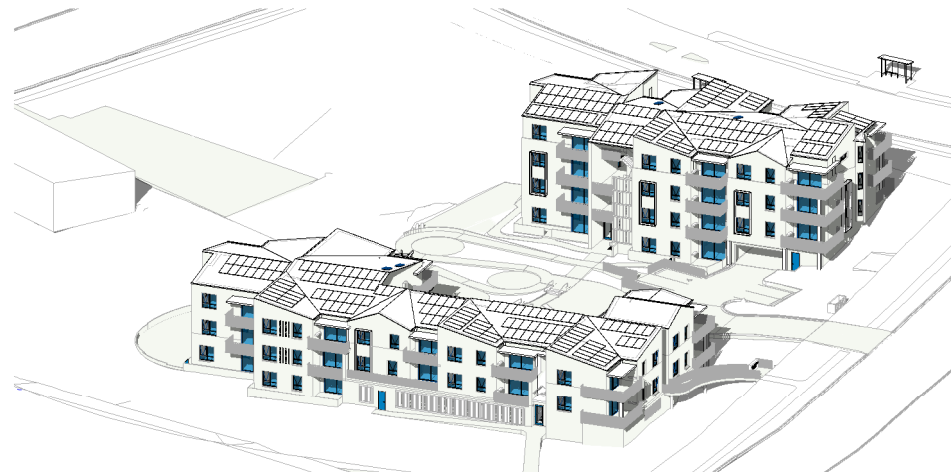
2 DA - VIEW FROM SUN 10AM



3 DA - VIEW FROM SUN 11AM



4 DA - VIEW FROM SUN 12AM



5 DA - VIEW FROM SUN 1PM



6 DA - VIEW FROM SUN 2PM



7 DA - VIEW FROM SUN 3PM

SOLAR ACCESS COMPLIANCE TABLE

UNIT NO.	SOLAR ACCESS 0 HRS	SOLAR ACCESS 1 TO 3 HRS	SOLAR ACCESS >= 3 HRS	COMPLIANCE
UNIT 1	-	-	3 HRS	YES
UNIT 2	-	-	3 HRS	YES
UNIT 3	-	-	3 HRS	YES
UNIT 4	YES	-	-	NO
UNIT 5	-	-	> 3 HRS	YES
UNIT 6	-	-	> 3 HRS	YES
UNIT 7	-	-	> 3 HRS	YES
UNIT 8	-	-	> 3 HRS	YES
UNIT 9	-	-	> 3 HRS	YES
UNIT 10	-	-	> 3 HRS	YES
UNIT 11	-	-	> 3 HRS	YES
UNIT 12	-	-	> 3 HRS	YES
UNIT 13	YES	-	-	NO
UNIT 14	-	1 HR	-	NO
UNIT 15	-	-	> 3 HRS	YES
UNIT 16	-	-	> 3 HRS	YES
UNIT 17	-	-	> 3 HRS	YES
UNIT 18	-	-	3 HRS	YES
UNIT 19	YES	-	-	NO
UNIT 20	-	-	3 HRS	YES
UNIT 21	-	-	> 3 HRS	YES
UNIT 22	-	-	> 3 HRS	YES
UNIT 23	-	-	> 3 HRS	YES
UNIT 24	-	-	> 3 HRS	YES
UNIT 25	-	-	> 3 HRS	YES
UNIT 26	-	-	3 HRS	YES
UNIT 27	-	2 HRS	-	NO
UNIT 28	-	1 HR	-	NO
UNIT 29	-	-	> 3 HRS	YES
UNIT 30	-	-	> 3 HRS	YES
UNIT 31	-	-	> 3 HRS	YES
UNIT 32	-	-	3 HRS	YES
UNIT 33	YES	-	-	NO
UNIT 34	-	-	3 HRS	YES
UNIT 35	-	-	> 3 HRS	YES
UNIT 36	-	-	> 3 HRS	YES
UNIT 37	-	-	> 3 HRS	YES
UNIT 38	-	-	3 HRS	YES
UNIT 39	-	1 HR	-	NO
UNIT 40	-	-	3 HRS	YES
TOTAL	4 (10%)	4 (10%)	32 (80%)	-

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

A	27.09.24	CONSULTANTS ISSUE
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL
C	4.11.24	AM2 ISSUE
D	6.12.25	DA ISSUE

DATE

AUTH

SBY
SBY
SBY
MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT© NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWN

SBY

CHECKED

MO

DRAWING TITLE

VIEW FROM SUN - 21 JUNE

STAGE

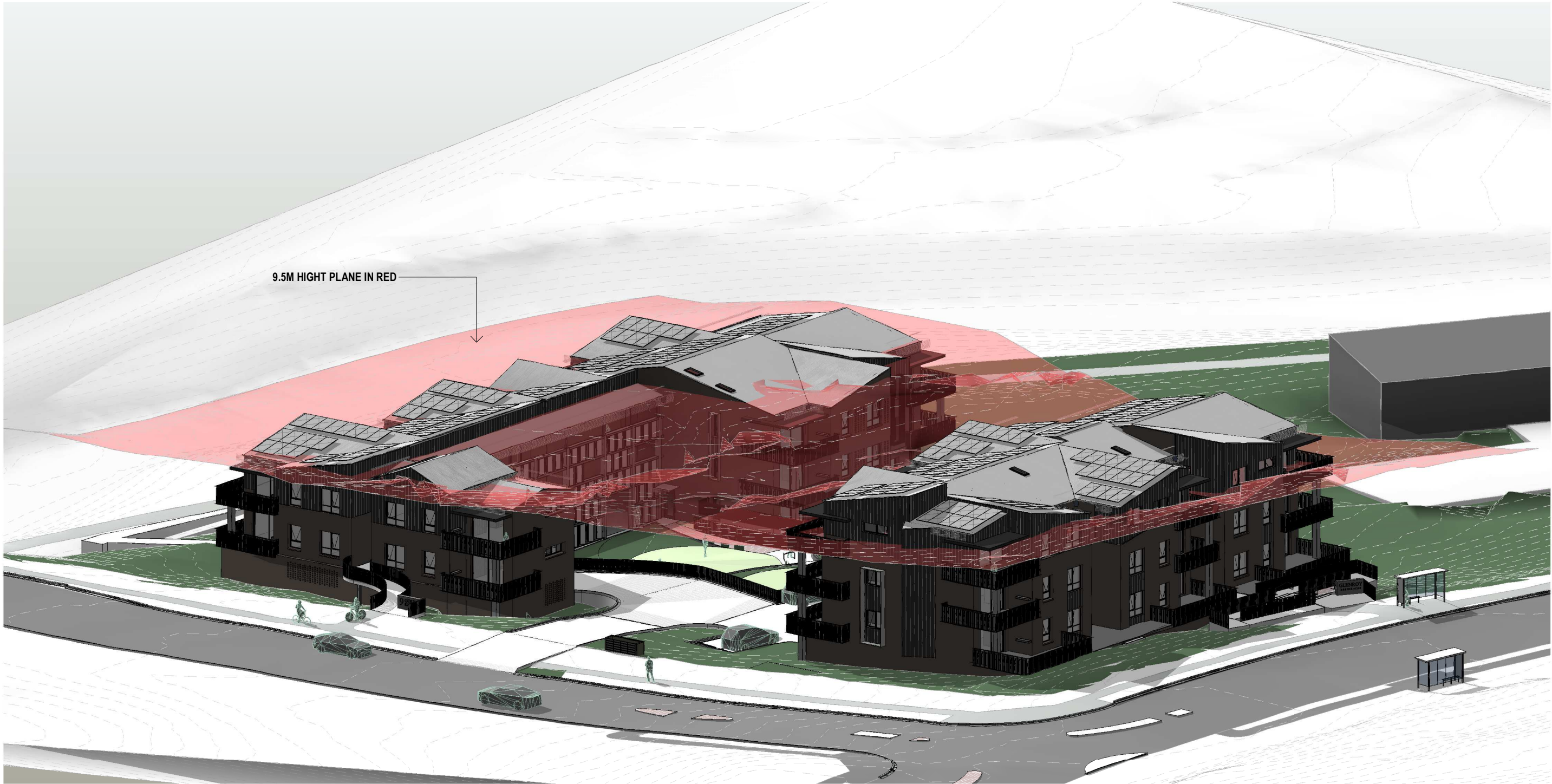
DA

DRAWING No:

A.18

REV

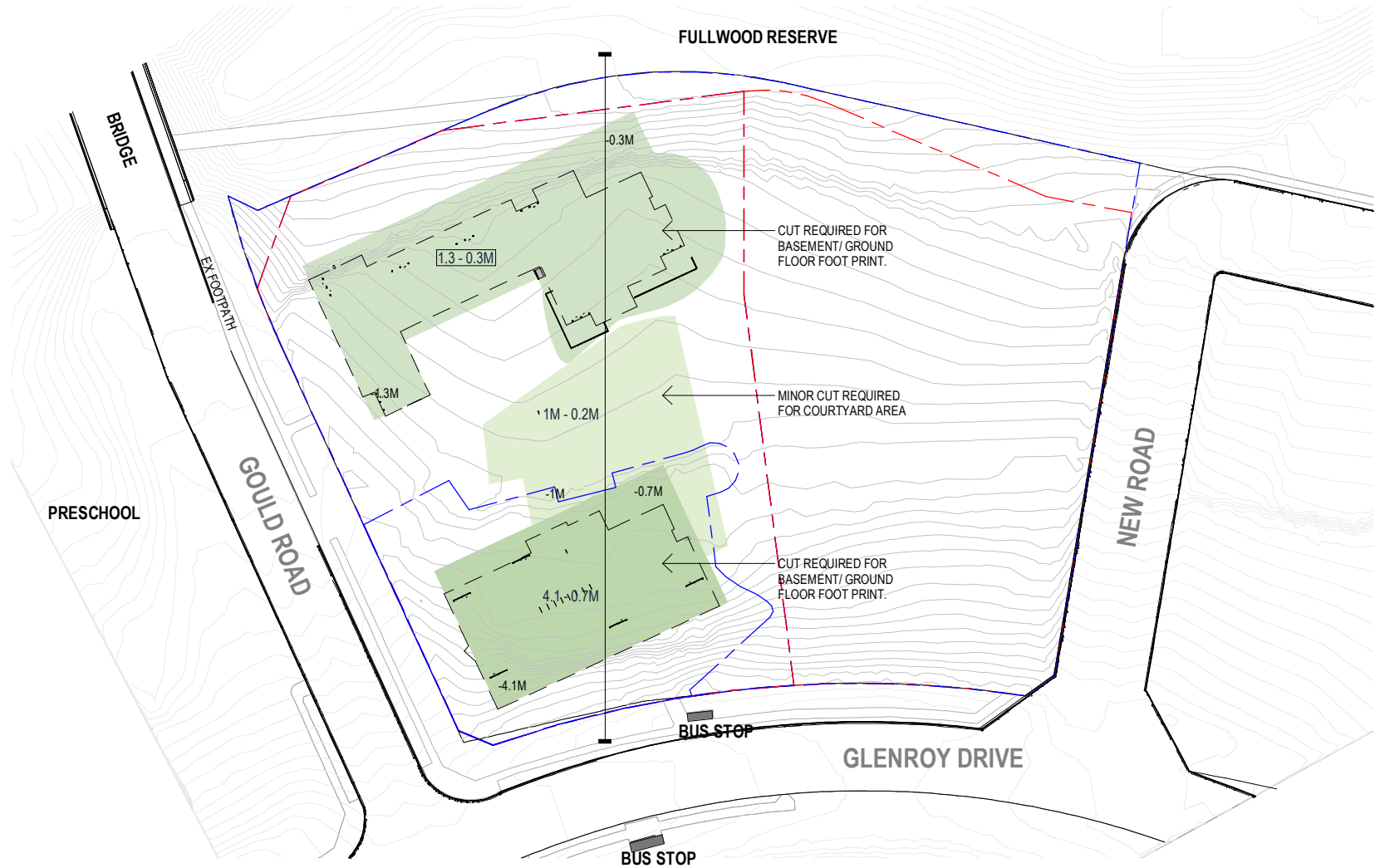
D



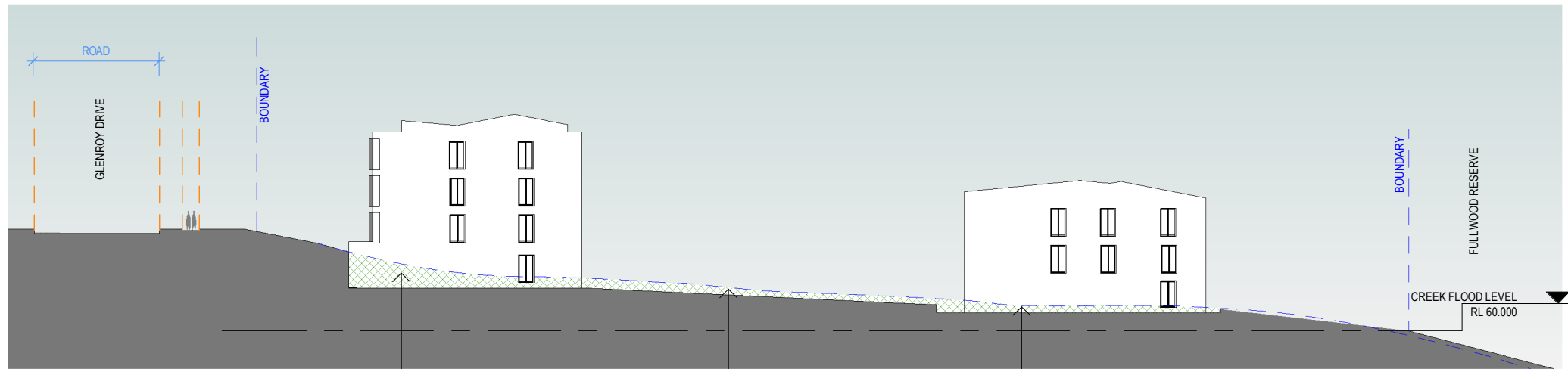
1 HEIGHT PLANE_View from South-West

LEGEND:

- CUT
- FILL
- PROPOSED BUILDINGS
- NGL
- RETAINING WALL



1 DA - GA PLAN_SITE PLAN - CUT & FILL
1 : 1000



2 DA - SECTION A AND B - CUT & FILL
1 : 500

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

As indicated

DRAWING TITLE

CUT & FILL PLAN

DRAWN

SBY

CHECKED

MO

STAGE

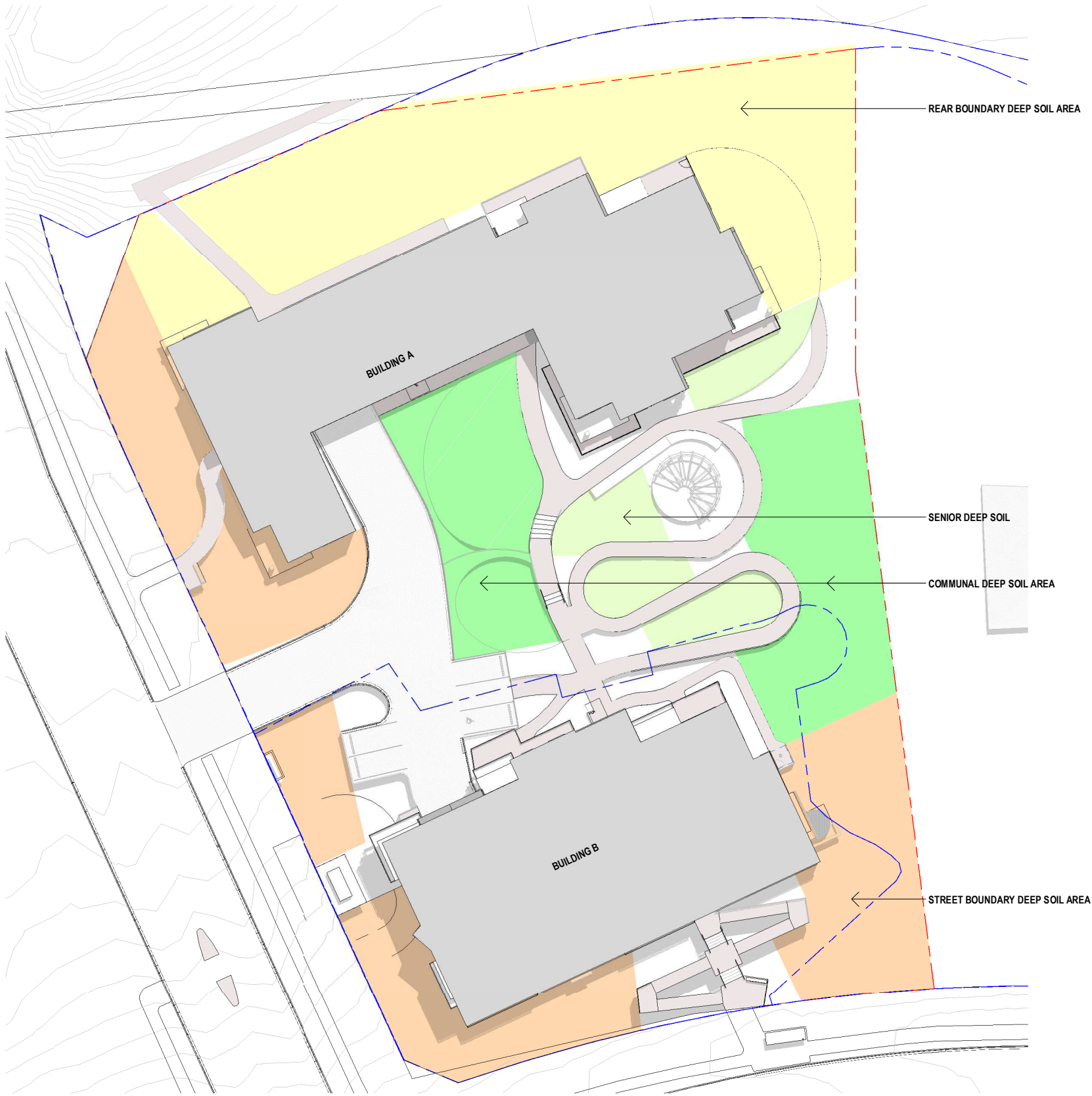
DA

DRAWING No:

A.20

REV

D



DEEP SOIL DATA

SITE AREA	6360 m ²	
(1) STREET BOUNDARY DEEP SOIL AREA	1057 m ²	
(2) COMMUNAL DEEP SOIL AREA	679 m ²	
(3) REAR BOUNDARY DEEP SOIL AREA	1006 m ²	
(4) SENIOR DEEP SOIL AREA	235 m ²	
TOTAL DEEP SOIL (ADG)	2977 m ²	(46.80 %)

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

A

B

C

D

DATE

27.09.24

02.10.24

4.11.24

6.12.25

DESCRIPTION

CONSULTANTS ISSUE
ISSUE FOR DESIGN EXCELLENCE
PANEL

AM2 ISSUE

DA ISSUE

AUTH

SBY

SBY

SBY

MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN

SBY

SCALE@A3

As indicated

CHECKED

MO

DRAWING TITLE

DEEP SOIL DATA

STAGE

DA

DRAWING No:

A.21

REV

D



DESIGN DATA

BUILDING A (GF)	GFA 351 m ² *
BUILDING A (WASTE)	GFA 37 m ² *
Site area to reserve	220 m ² *
BUILDING B (GF)	GFA 170 m ² *
BUILDING A (WASTE)	GFA 29 m ² *
BUILDING B (FF)	GFA 534 m ² *
GFA CALCULATIONS DIAGRAM - GROUND FLOOR	
GFA CALCULATIONS DIAGRAM - FIRST FLOOR	

SITE AREA	6360 m ²	
GFA - SEPP (Housing) 2021*	3,455 m ²	
FSR	0.54:1	
UNIT QUANTITY	40 units	
UNIT MIX (1BR & 2BR)	07 (1BR) units	(17%)
	33 (2BR) units	(83%)
ACCESSIBLE	40 units /40	(100%)
CROSS VENTILATION	26 units /40	(65%)
SOLAR ACCESS SEPP SPD (3HRS)	32 units /40	(80%)
SOLAR ACCESS POS	35 units /40	(87%)
NO SOLAR ACCESS	04 units /40	(10%)
CAR PARKING	19 spaces /40 units	(47.5%)
ACCESSIBLE SPACE	04 spaces /40 units	(10%)
STOREYS (BUILDING A & B)	3 & 4	
MAX. BUILDING HEIGHT	12.85m	
LANDSCAPE AREA		
DEEP SOIL (ADG)	2961 m ²	(46.82%)
LANDSCAPE AREA	3256 m ²	(51.48%)

* State Environmental Planning Policy (Housing) 2021

gross floor area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the inner face of the external enclosing walls, as measured at a height of 1.4m above each floor level—

(a) excluding columns, fin walls, sun control devices and elements, projections or works outside the general lines of the inner face of the external wall, and

(b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and

(c) excluding—

(i) car parking needed to meet the requirements of this Part or the council of the local government area in which the development is located, and

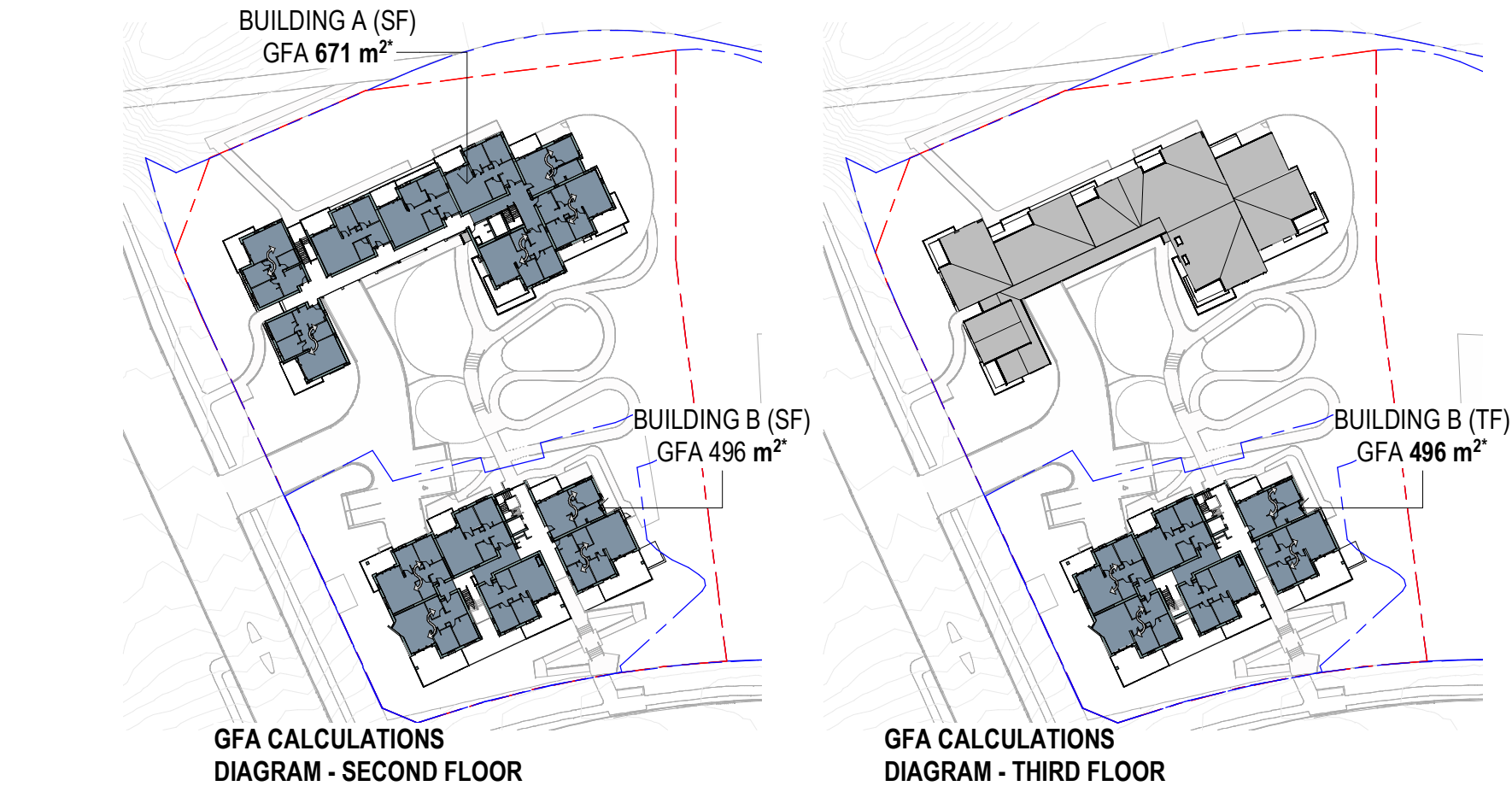
(ii) internal access to the car parking, and

(d) excluding space for the loading and unloading of goods, including access to the space, and

(e) for in-fill self-care housing—including car parking provided at ground level, other than for visitors, in excess of 1 per dwelling, and

(f) for a residential care facility—excluding floor space used for service activities provided by the facility below ground level (existing).

KEY	
	Gross Floor Area * (State Environmental Planning Policy (Housing) 2021)
	Units suit cross ventilation requirements



ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

A	27.09.24	CONSULTANTS ISSUE
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL
C	4.11.24	AM2 ISSUE
D	3.12.25	REVISED GFA
E	6.12.25	DA ISSUE

DATE

DESCRIPTION

AUTH

SBY
SBY
SBY
MO
MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN

SBY

SCALE@A3

As indicated

CHECKED

MO

DRAWING TITLE

AREA CALCULATION & COMPLIANCE MATRIX

STAGE

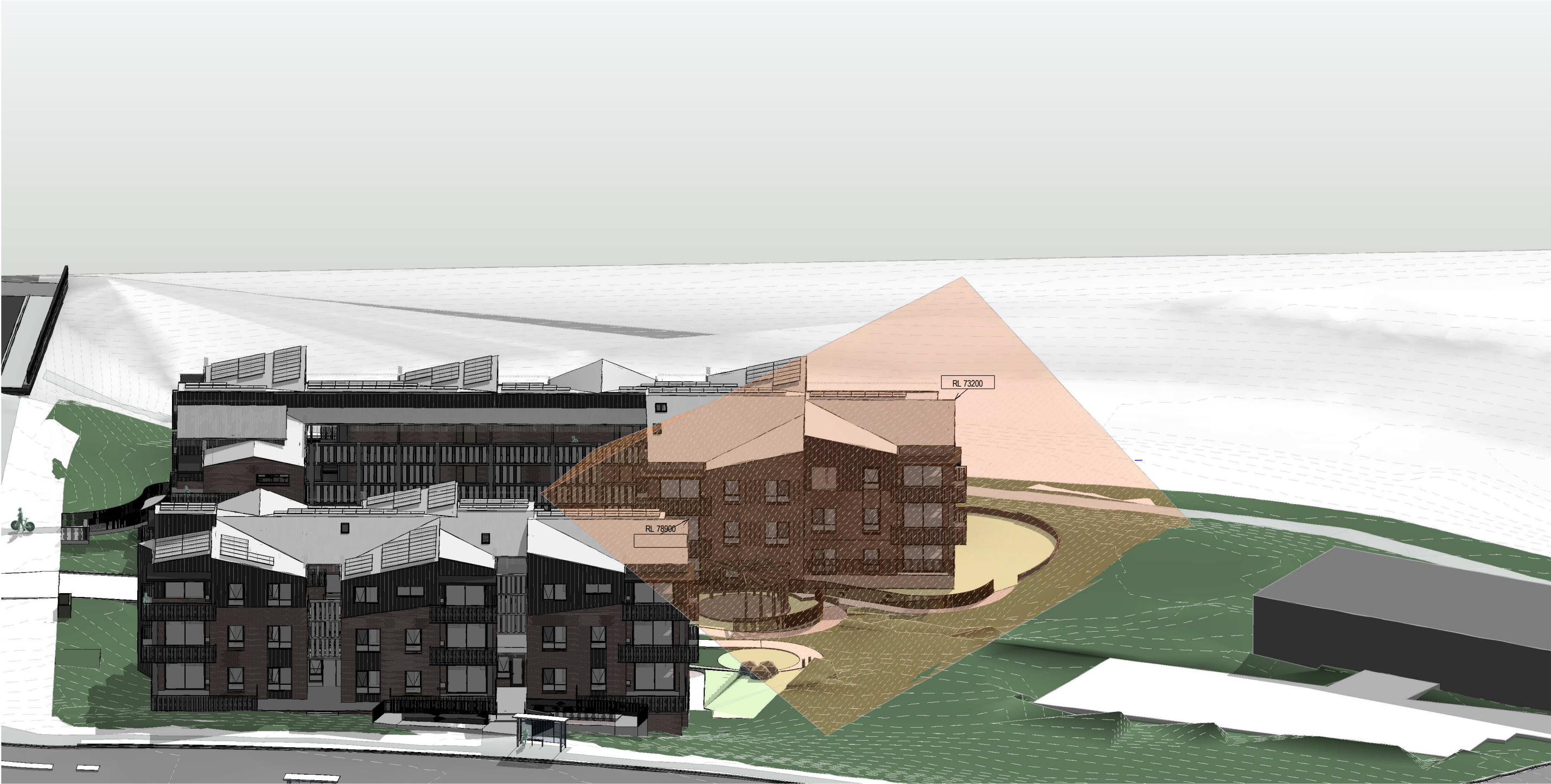
DA

DRAWING No:

A.22

REV

E



ARCHITECT
RFA ARCHITECTS
Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER
IMPACT GROUP
T: 1 300 63 00 63

CLIENT
NSW Land and Housing Corporation
LAHC
NSW LAND AND HOUSING CORPORATION
T: 1 800 422 322

REV	DATE	DESCRIPTION
A	6.12.25	DA ISSUE

AUTH
MO

DISCLAIMER
DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd



PROJECT
CLAYMORE STAGE 9B SENIORS HOUSING
GOULD ROAD, CLAYMORE NSW 2559

PROJECT NO	SCALE@A3
23015	
DRAWN	CHECKED
Author	Checker

DRAWING TITLE
45DEGREE SIDE SETBACK

STAGE	DRAWING No:	REV
DA	A.23	A



2 STORAGE AREA CALCULATION - TYPICAL FLOOR
1 : 500

STORAGE CALCULATION TABLE				
UNIT STORAGE NUMBER	WIDTH (MIN. - MAX.)	TOTAL LENGTH	HEIGHT	VOLUME
ST1	600 ... 646	5591	2700	9.16 m³
ST2	650	1900	2700	3.33 m³
ST3	600 ... 650	5009	2700	8.28 m³
ST4	600	5604	2700	9.08 m³
ST5	600 ... 650	5654	2700	9.29 m³
ST6	650	1897	2700	3.33 m³
ST7	620 ... 720	4353	2700	8.12 m³
ST8	440 ... 650	5771	2700	9.65 m³
ST9	450 ... 652	6294	2700	10.35 m³
ST10	600 ... 650	5591	2700	9.17 m³
ST11	650	1900	2700	3.33 m³
ST12	600 ... 650	4699	2700	8.05 m³
ST13	600 ... 652	5604	2700	9.20 m³
ST14	600 ... 650	4777	2700	8.22 m³
ST15	588 ... 650	4310	2700	7.21 m³
ST16	600 ... 644	5340	2700	8.74 m³
ST17	650	1897	2700	3.33 m³
ST18	600 ... 650	4803	2700	8.28 m³
ST19	600 ... 650	5729	2700	9.39 m³
ST20	600 ... 650	5558	2700	9.35 m³
ST21	600 ... 720	4352	2700	8.07 m³
ST22	440 ... 650	5571	2700	9.33 m³
ST23	650	5188	2700	9.10 m³
ST24	600 ... 645	5290	2700	8.67 m³
ST25	650	1900	2700	3.33 m³
ST26	600 ... 650	4801	2700	8.28 m³
ST27	600 ... 652	5304	2700	9.19 m³
ST28	600 ... 720	4477	2700	8.28 m³
ST29	600 ... 650	4271	2700	7.35 m³
ST30	600 ... 644	5440	2700	8.91 m³
ST31	650	1897	2700	3.33 m³
ST32	600 ... 650	4803	2700	8.28 m³
ST33	600 ... 650	5665	2700	9.29 m³
ST34	600 ... 650	5458	2700	9.19 m³
ST35	600 ... 650	4236	2700	6.96 m³
ST36	600 ... 644	5433	2700	8.90 m³
ST37	650	1897	2700	3.33 m³
ST38	600 ... 650	4803	2700	8.28 m³
ST39	600 ... 674	5629	2700	9.28 m³
ST40	600 ... 650	5458	2700	8.94 m³

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

MO

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT® NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

**CLAYMORE STAGE 9B
SENIORS HOUSING**

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

1 : 500

DRAWING TITLE

UNIT SOTRAGE CALCULATION

DRAWN

Author

CHECKED

Checker

STAGE

DA

DRAWING No:

A.24

REV

A



CL1

SHR

BB1

BW1

SCR



REFERENCE IMAGES

MATERIAL LEGEND		
1	BB1	BALUSTRADE - METAL BALUSTRADE
2	BB2	BALUSTRADE - METAL BALUSTRADE
3	BW1	BRICKWORK - DARK
4	BW2	BRICKWORK - HIT AND MISS BRICKWORK
5	BW3	BRICKWORK - FEATURE BRICKWORK
6	CL1	METAL CLADDING (NON-COMBUSTABLE)
7	SHR	WINDOW SHROUD
8	SCR	SCREEN ALONG CORRIDORS
9	MRS	METAL ROOF SHEETING



BW3

BW2

MRS

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest NSW 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV	DATE	DESCRIPTION	AUTH
A	27.09.24	CONSULTANTS ISSUE	SBY
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	4.11.24	AM2 ISSUE	SBY
D	6.12.25	DA ISSUE	

DISCLAIMER

DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

DRAWN
LN

SCALE@A3

1 : 100

CHECKED
MO

DRAWING TITLE

MATERIALS & FINISHES

STAGE

DA

DRAWING No:

A.50

REV

D



PERSPECTIVE 1: VIEW FROM GLENROY DRIVE BUS STOP

ARCHITECT

RFA ARCHITECTS

Nominated architects:
Brian Hollis 9434 Andrew Ip 9183
Level 1, 121 Alexander Street,
Crows Nest nsw 2065
T: 02 9901 4422
admin@rfaarchitects.com.au

PROJECT MANAGER



IMPACT GROUP

T: 1 300 63 00 63

CLIENT



NSW Land and Housing
Corporation

LAHC
NSW LAND AND HOUSING
CORPORATION
T: 1 800 422 322

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

A	27.09.24	CONSULTANTS ISSUE	SBY
B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY
C	4.11.24	AM2 ISSUE	SBY
D	6.12.25	DA ISSUE	MO

DISCLAIMER INFORMATION: This drawing is to be read in
conjunction with all relevant consultants drawings and
specifications. Ensure this drawing is printed or copied in
colour. All dimensions to be checked on site. Any discrepancies
to be referred to the architect prior to proceeding. Use written
dimensions only. Do not scale from drawing.
COPYRIGHT NOTE: No part of the contents of this file,
document or drawing may be prepared, copied, distributed,
reproduced or used in any form without the written consent of
rfa Architects Pty Ltd

PROJECT

CLAYMORE STAGE 9B
SENIORS HOUSING

GOULD ROAD, CLAYMORE NSW
2559

PROJECT NO

23015

SCALE@A3

1 : 2500

DRAWING TITLE

PERSPECTIVE - 1

DRAWN

LN

CHECKED

MO

STAGE

DA

DRAWING No:

A.61

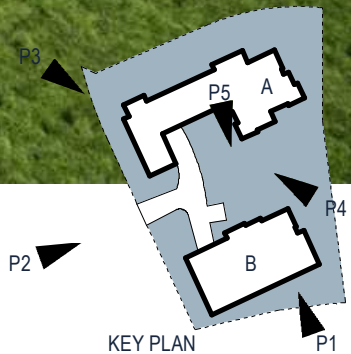
REV

D





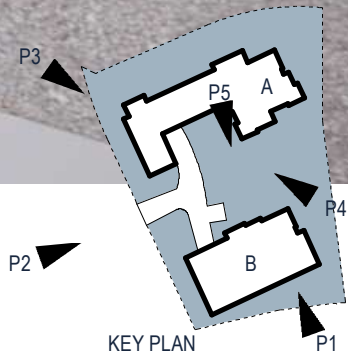
PERSPECTIVE 2: VIEW FROM GOULD ROAD



	ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE		
	RFA ARCHITECTS Nominated architects: Brian Hollis 9434 Andrew Ip 9183 Level 1, 121 Alexander Street, Crows Nest nsw 2065 T: 02 9901 4422 admin@rfaarchitects.com.au	 IMPACT GROUP T: 1 300 63 00 63	 NSW Land and Housing Corporation LAHC NSW LAND AND HOUSING CORPORATION T: 1 800 422 322	A	27.09.24	CONSULTANTS ISSUE	SBY	DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd	CLAYMORE STAGE 9B SENIORS HOUSING	23015	1 : 2500	PERSPECTIVE - 2		
				B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY		GOULD ROAD, CLAYMORE NSW 2559	DRAWN	CHECKED	STAGE	DRAWING No:	REV
				C	4.11.24	AM2 ISSUE	SBY			LN	MO	DA	A.62	D
				D	6.12.25	DA ISSUE	MO							



PERSPECTIVE 3: VIEW FROM GOULD ROAD BRIDGE



	ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE		
	RFA ARCHITECTS Nominated architects: Brian Hollis 9434 Andrew Ip 9183 Level 1, 121 Alexander Street, Crows Nest nsw 2065 T: 02 9901 4422 admin@rfaarchitects.com.au	 IMPACT GROUP T: 1 300 63 00 63	 NSW Land and Housing Corporation LAHC NSW LAND AND HOUSING CORPORATION T: 1 800 422 322	A	27.09.24	CONSULTANTS ISSUE	SBY	DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd	CLAYMORE STAGE 9B SENIORS HOUSING	23015	1 : 2500	PERSPECTIVE - 3		
				B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY		GOULD ROAD, CLAYMORE NSW 2559	DRAWN	CHECKED	STAGE	DRAWING No:	REV
				C	4.11.24	AM2 ISSUE	SBY			LN	MO	DA	A.63	D
				D	6.12.25	DA ISSUE	MO							

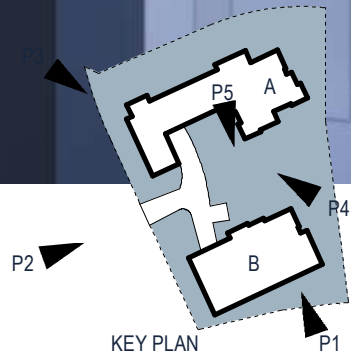


PERSPECTIVE 4: VIEW FROM COMMUNAL GARDEN

	ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE		
	RFA ARCHITECTS Nominated architects: Brian Hollis 9434 Andrew Ip 9183 Level 1, 121 Alexander Street, Crows Nest NSW 2065 T: 02 9901 4422 admin@rfaarchitects.com.au	 IMPACT GROUP T: 1 300 63 00 63	 NSW Land and Housing Corporation LAHC NSW LAND AND HOUSING CORPORATION T: 1 800 422 322	A	27.09.24	CONSULTANTS ISSUE	SBY	DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd	CLAYMORE STAGE 9B SENIORS HOUSING	23015	1 : 2500	PERSPECTIVE - 4		
				B	02.10.24	ISSUE FOR DESIGN EXCELLENCE PANEL	SBY		GOULD ROAD, CLAYMORE NSW 2559	DRAWN	CHECKED	STAGE	DRAWING No:	REV
				C	4.11.24	AM2 ISSUE	SBY			LN	MO	DA	A.64	D
				D	6.12.25	DA ISSUE	MO							



PERSPECTIVE 5: VIEW FROM BUILDING A CORRIDOR



<