JACKSON TEECE

20th January 2020

DESIGN STATEMENT
Development Application of Residential Aged Care Facility and Independent Living Units
Architectural Design Statement
Lot 1 DP 863214, 18 Randwick Close, Casula

Prepared on behalf of
SUMMITCARE

Prepared by:

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Nominated Architects:
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

REVISION REGISTER					
ISSUE	ISSUED FOR:	DATE	REVISION NO.	AUTHORISED	
				NAME / POSITION	SIGNATURE
A	Development Application	17/01/2020	A	Georgios Anagnostou	

Nominated Architects:
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

This statement has been prepared to accompany a Development Application for the development of a retirement precinct comprising 3 buildings on Lot 104 DP 863214, 18 Randwick Close, Casula (subject site).

Introduction/ Background

The subject site, approximately 3.5km south west of Liverpool Centre, with bus access to both Parramatta and Sydney CBD (bus stops within 300m), provides an exciting opportunity to develop a range of accommodation to allow aging in place and cater for people requiring various levels of care. The new development will integrate into the established infrastructure and contribute to the future amenity and social and communal offerings of the local area.

The development will comprise of the following:

- Building A is a vertical village (as per Part 6 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004) which includes:
    - 142 bed residential aged care facility;
    - Shared communal facilities for residents:
        - Residential dining areas and associated commercial kitchen;
        - Commercial laundry with capability to serve all 3 buildings;
        - Administration staff areas
    - Wellness facilities including a hairdresser, consultation rooms, physio therapy centre;
    - Common facilities including a multifunction activity room, theatre, and a communal dining area;
    - Central area with a café and internal/external café seating;
    - 24 independent living units (13x 1 bedroom units, 9x 2 bedroom units, 2x 3 bedroom units);
    - 39 RAC and staff parking bays
    - 19 ILU parking bays

- Building B is a mixed use development which includes:
    - 39 independent living units (14x 1 bedroom units, 23x 2 bedroom units, 2x 3 bedroom units);
    - 4 neighbourhood shops
    - 33 ILU parking bays
    - 15 retail parking bays

- Building C is a multi-residential development comprising:
    - 30 independent living units (12x 1 bedroom units, 15x 2 bedroom units, 3x 3 bedroom units);
    - 26 ILU parking bays

- The Village green central area with extensive recreation functions for residents.

- 1 level of continuous basement connecting all buildings including a central loading dock and waste store, localised waste set-down and collection points, resident storage and services plant, and aforementioned parking spaces.

The proposed development will provide high quality senior accommodation with excellent amenity and provision of services to allow aging in place, catering for the future needs of the changing demographic of the area.

Attached to this Statement are tables detailing compliance to the Apartment Design Guide and SEPP Seniors.

Context/ Setting

The site is located at the north-western corner of Daruk Park, east of the Western Motorway and south of Kurrajong Road. It is bordered to the south by low density residential developments, to the east by Daruk Park, and to the north by existing low density residential developments across Kurrajong Road, where a 5 storey Multi-Residential Development Application is currently under assessment.

Casula Mall is located 200m to the east of the site, with bus stops in both directions along Kurrajong Road, and local community facilities located 200m to the south east. Casula Train station is located 1.5km to the east. The location provides good access to public infrastructure, services and amenities as well as public transport.



KEY

- The subject site
- Green open spaces and reserves
- Railway corridor
- Local centre boundary - B2
- Train station
- Main roads
- Major educational uses
- Commercial/community facilities
- Local destination

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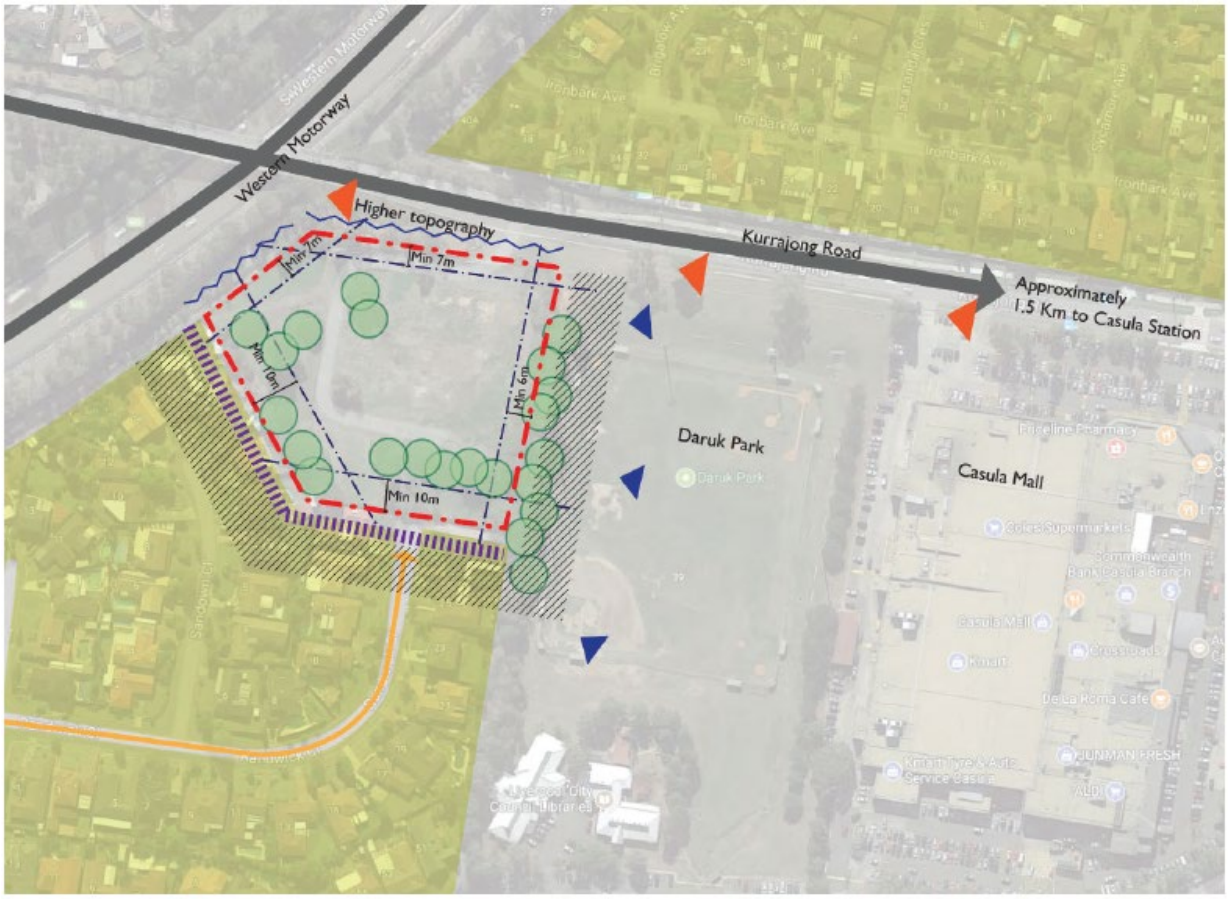
Constraints and opportunities of the site

The constraints and opportunities of the site informed the design philosophies of the project:

- The built form hierarchy required between the potential maximum height of the B2 local centre (21m on Casula Mall) and the surrounding context including the subject site.
- Built form hierarchy required on site; existing fine grain built form patterns to the south and western parts of the site, juxtaposed to Casula Mall to the east (B2 Local Centre).
- Setbacks to the boundaries as per the DCP controls. (not applicable for SEPP SENIORS developments).
- Current applicable planning controls on the subject site with a maximum 15m (LEP 2008).
- Potential overshadowing issues to the south and east due to potential higher density on the site.
- Location of the site adjacent to two busy roads with a potential for privacy and noise issues.



KEY

- The subject site
- Setback required
- Existing low density residential development
- Existing fine grain built form pattern
- Busy road
- High visibility
- Existing trees on the site
- Main access from the south
- Potential overshadowing issues
- Topography change
- Noise from busy roads

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- Provide a model of living which is respectful to the process of aging in place and therefore a mixed range of products.
- Provide a responsive built form element to enhance the existing and the future desired character of the area with respect to the built form and density of the B2 local centre to create an appropriate hierarchy.
- Provide built form transition to the low density residential area to the south.
- Respond to the potential future high density developments to the North of Kurrajong Road as well as the location adjacent to the Western Motorway to accommodate higher density developments to the north and north-west.
- Connect to the existing public open spaces to the south and east.
- Provide adequate separation distances and transition of height to the southern residential lots.
- Locate potential ILU residential uses (townhouses) to the south to respond to the existing fine-grain built form pattern.
- Take advantage of the existing community facilities and the B2 local centre within close proximity of the subject, which support the proposed use on the site.



KEY

- The subject site
- Main road
- Potential pedestrian link to the surrounding destinations
- B2 boundary
- Potential higher density development
- Built form to 15m height limits (as per the LEP)
- Potential low density development to the south
- Existing mature trees on the site and surrounding context
- Existing public open space
- Existing low density developments
- Suggested site entrance
- Suggested green open spaces
- Bus stop
- Max 21m height in B2 zone (as per the LEP)
- Max 18m height to the north of Kurrajong Rd
- Existing pedestrian pathways (as per the LEP)

Site Attributes
The 13194 m² site is of irregular shape. The longest boundaries are to the north along Kurrajong Road and to the east along Daruk Park. The Daruk Park boundary is lined by a row of mature trees on the Daruk Park side which has a significantly lower natural ground level compared to the subject site. The low point on the site is the north eastern corner, generally rising up towards the south west.

Landscape Concept
The existing site is largely empty and has minimal vegetation. Almost all existing trees along the south western boundaries are proposed to be kept, with new vegetation to be introduced to further increase visual privacy between the site and the neighbours.

A primary point of emphasis is the eastern boundary to Daruk Park which is lined with large and developed trees. Development along this boundary is mindful of the trees and maintains minimum tree protection zone distances to ensure their well-being and continued health.

The proposed landscape works aim to further accentuate the layered architectural language and is therefore also layered with vegetation appearing at various heights throughout the site at the ground level and various rooftop garden spaces.

While the rooftop gardens are only accessible to the residents of the respective buildings, the ground floor landscaping has 2 distinct functions. The landscaped private courtyard within Building A acts as a secure garden accessible only to the residents of Building A. The Communal Garden Area is accessible to all residents and consists of lawns, exercise and BBQ areas linked by walkways and sheltered spaces to linger and rest.

Design Generally
The overall design aims to satisfy the development model and vision of Summitcare while being sympathetic to the local planning fabric. The development will be a place where the residents are able to age in place while experiencing a safe environment. As such, the development has a key focus on providing opportunities for social interaction between residents, staff, visitors and the wider community.

The 3 buildings provide a multitude of different typologies which respond to 3 distinct densities and scales.

Building A, is an integrated building combining a residential aged care facility with independent living units. The residential aged care facility portion is a vertical village supported by extensive administration and back of house infrastructure. A great variety of communal amenities are provided ranging from central facilities like a multi-function activity room, theatre, commercial and resident dining, cafes and lounge, to a wellness centre, doctor suites and some smaller multifunctional spaces.

The range of independent living units and assisted living units are in close proximity to the same functions and services provided to the residents of the care facility, while still being the apartment style living offered elsewhere within the development. This type of product is especially important for couples in order to stay together when one partner requires a higher level of care than the other.

Building A ground floor and level 1 address the village centre to create an appropriate civic character and present the development towards the public realm beyond the site. The main double height entry lobby and porte cochere of building A lend grandeur and a resort style experience of arrival to the flagship building of the development.

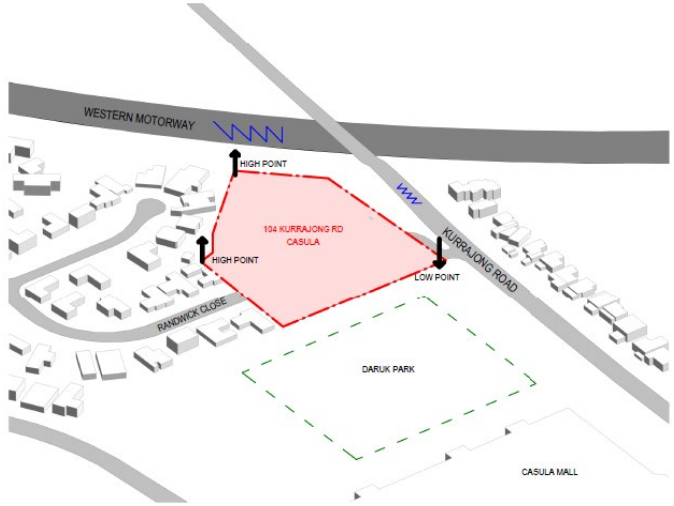
Building B is a higher density independent living apartment which accentuates the qualities of apartment living, taking advantage of a large sky terrace and wide uninterrupted district views across Kurrajong Road and Daruk Park. The ground floor of Building B has 4 small retail spaces which lends Building B a mixed use quality. The approach into the village and the porte cochere of Building A is complemented by the projected awning of Building B which seeks to generate visual connection and a natural point of address.

Building C is an independent living apartment block which addresses the lower scale neighbours to the south and a wide view of the village centre open space. The building is visually separated into two buildings by a distinct entry point which relates directly to the quieter and smaller scale pedestrian entry point from Randwick Close.

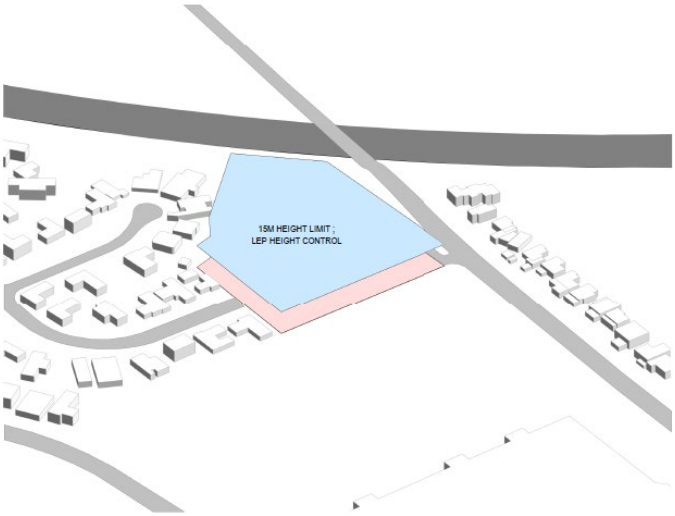
New landscaping concepts are proposed throughout the site to integrate closely with the design of the individual buildings, the public realm and village planning. Expansive high quality landscaped zones form a privacy buffer and curtilage along the perimeter of the entire site. Extensive ground floor landscaping provide amenity and activity spaces for residents. Furthermore, landscaping is introduced at various levels of the project and creates a visual connection between open spaces.

Design Progression

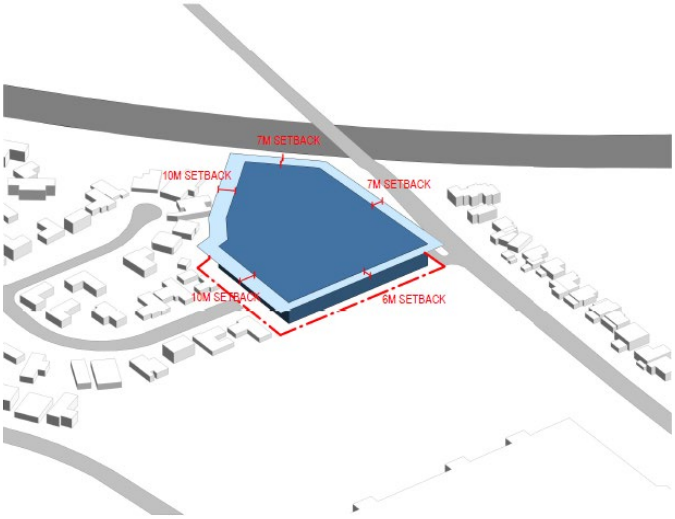
The series of images below illustrate the progression of design, guided by constraints, opportunities and design philosophies.



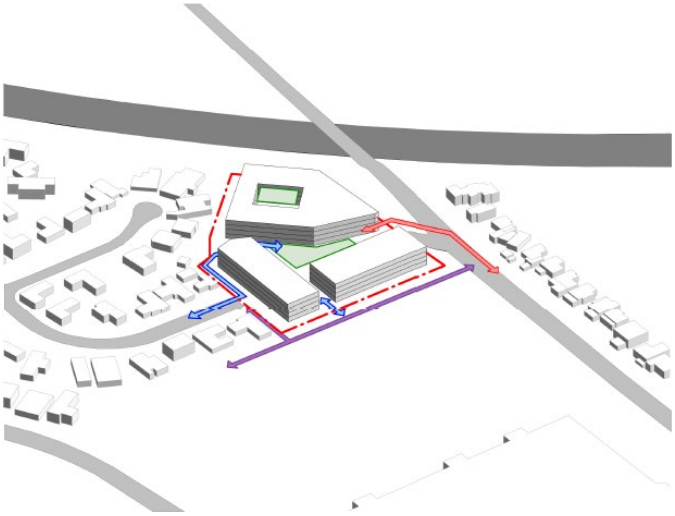
1) Existing site conditions inform the oriantation of buildings and main street/building elevations.



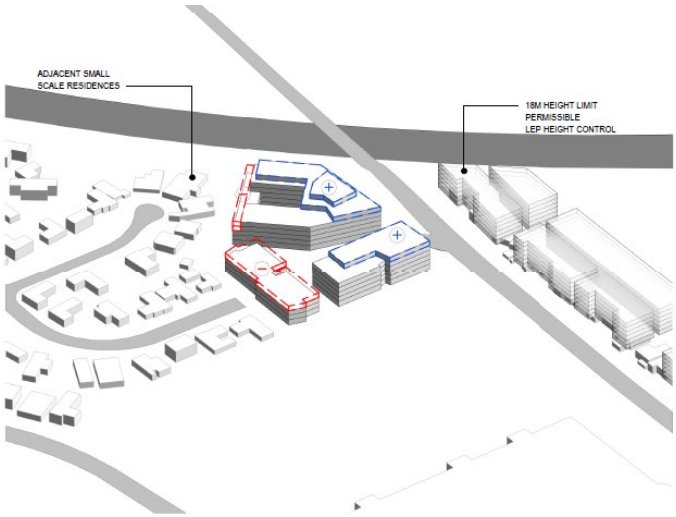
2) LEP sets a 15m height limit across the site.



3) Setbacks from site boundaries establish maximum bulk of development.



4) Placing vehicular entry (red) and pedestrian entry (blue) on loud and quiet boundari interfaces, establishing appropriate locations of green centres, while addressing currently established pedestrian circulation (purple).



5) Redistribution of bulk away from adjacent lower scale neighbors towards parts of the site which face Kurrajong Road and the South Western Motoraway, creating a stepping effect which aims to be sympathetic towards the overall context. Shifting and cutting of bulk also reduces visual impact and length of structures.

Bulk, Scale and Height

The design aims to provide a sympathetic response to the surrounding context through the transition of building heights from 2 to 5 storeys across the site.

The 5 storey component is focused towards the north west of the site which is adjacent to the Western Motorway and Kurrajong Road. The building volumes step down to 4 storeys heading east along Kurrajong Road. This portion of the site has greater bulk as it aims to respond to the proposed developments on the opposite side of Kurrajong Road which are anticipated to be 4-5 storeys in height. This height also provides an address and more prominent buildings along the northern boundary of the site.

The building bulk steps down and decreases towards the south resulting in Building C to be 3 storeys, creating a transition towards the adjacent low density residential residences which are primarily 2 storeys in height. A similar approach is adopted towards the south west of the site where the back of the residential aged care facility steps down to 2 storeys in height to respond to the neighbours along this boundary.

Cut and Fill
While the design minimises the requirement to transport excavated material off site a significant amount of excavation will still be necessary.

Accessibility/ Mobility
The design has been developed to promote increased pedestrian activity throughout the site and between the adjacent buildings. All main pedestrian circulation routes throughout the site are fully accessible while minimising the need for ramps.

Every building is equipped with at least two stretcher sized lifts and all dwellings are fully adaptable and provide clearances for wheelchair access and circulation.

Solar Access and Energy Efficiency
Designing for Energy Efficiency has been a fundamental driver for the development of the concept design and detailed planning of the proposal.

Independent living units have been programed and oriented to maximise exposure to solar access. Each building is positioned to allow for sunlight and prevailing winds to reach open landscaped areas between the buildings and deep into the development providing good natural ventilation, solar access and amenity to internal and external spaces. Façade articulation aids natural ventilation by creating different pressure zones along the face of the buildings. Operable windows and sun shading elements allow controlling solar heat gain and natural ventilation. Zonal control of the mechanical ventilation allows for minimisation of energy use and encourages natural ventilation. Residential corridors have access to natural light and natural ventilation, providing make up air to the units and further reducing the need for mechanical ventilation.

Sustainability
The following measures have been undertaken; onsite collection and reuse of rainwater for irrigation, waste minimisation via recycling of waste and reuse and recycling of materials during demolition and construction, use of centralised mechanical plant and water heaters to increase efficiencies, utilisation of PV cells on the roofs of Building A and Building B.

Overshadowing
By placing most of the bulk and mass towards the North of the site, all efforts have been made to reduce the impact of overshadowing onto existing adjacent buildings to the south of the development. Extensive solar studies have been conducted to achieve this minimal impact of the proposed building bulk on adjacent neighbouring buildings.

Visual and Acoustic Privacy
The development proposal has addressed the issue of visual and acoustic privacy by maximising building separation.

Where buildings are closest to each other, living areas are generally facing away from the adjacent building and fixed vertical screen allow oblique views while providing privacy without compromising outlook. Building facades facing south towards the lower residential houses are fitted with horizontal fixed privacy screens, providing a straight outlook into the distance but restricting potential overlooking downward into private open spaces.

CPTED
The landscaping and lighting design around the buildings as well as public and private open spaces will provide good passive surveillance and enhance the security of the area. Aged Care residents of Building A have use of a secured wandering route. Perimeter fencing and landscaping is designed to allow passive surveillance and to avoid creating opportunities for individuals to hide or scale fencing unseen.
Security systems like access control, CCTV, and emergency and nurse call systems will also be integrated throughout the development.

Operational Dynamics
Summitcare is experienced in its field, has delivered and is operating similar facilities successfully to the community and is interested in providing a high standard of senior living and care development for the user. The development incorporates key design initiatives developed by our office through working closely with the provider and our broader experience in this sector.

Conclusion
In conclusion, this project seeks to deliver senior living and residential aged care at the very forefront of the sector while contributing to public amenity and employment opportunities to the area. The proposal aspires to raise the bar not only in providing superior amenity to all residents and users but also furthering the concept of integrated uses in buildings and developments to allow for aging in place.

Apartment Design Guide
Compliance Table

DESIGN CRITERIA	COMPLIANCE	COMMENTS
PART 2A – PRIMARY CONTROLS		
	Y	The building is located within the site as to • provide considered setbacks • provide ample areas for deep soil landscaping • provide sufficient building separation from adjacent sites • allow for good solar access and natural ventilation to individual dwellings as well as communal open space. • provide building proportions and scale that relate to adjacent future proposed buildings and site context.
PART 2B – BUILDING ENVELOPES		
	Y	Building A cannot be measured against the ADG in its entirety, as it is an integrated building with apartment and aged care facility components. All Buildings comply with the objectives of the design guide in regards to their residential components.
PART 2C – BUILDING HEIGHT		
	N Consideration Requested in regards to the non-compliance with planning controls	While the proposed buildings exceed the current LEP and DCP height controls we believe the proposal complies with the objectives of the design guide; given the location of the site, the current height controls and proposed developments on the adjacent sites north of Kurrajong Road. Support of the Design Excellence Panel has been sought to explore uplifting of building heights, especially towards the north, to respond to future development potential in the area.
PART 2D – FLOOR SPACE RATIO		
	Y	The proposed building FSR is 1.5:1 which is permissible under Part 6, 45, Vertical Villages clause of Sepp Seniors 2004.
PART 2E – BUILDING DEPTH		
	Y	The proposed apartment depths are well within the recommended maximum depths of 12m – 18m of the ADG.
PART 2F – BUILDING SEPARATION		
	Y	The proposed development is located on the site in order to maximize overall amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook. Also, it provides compliant areas for communal open spaces, deep soil zones and landscaping.
PART 2G – STREET SETBACKS		
	Y	To the north the majority of the proposed development's street frontage is separated from the Kurrajong Road by a service road and a landscape buffer. At the corner of Daruk Park the development appropriately address the main road and the park in order to provide an address and frame to the western edge of the park and before Kurrajong Road begins to ramp over the South Western Motorway. To the south the development faces the termination of Randwick Close (Cul de sac) with a pedestrian only access to the low scale residential building C with a setback of 10m.
PART 2H – SIDE & REAR SETBACKS		
	Y	The setback from Daruk Park is 6m. The setback from the rear boundaries are 10m.

		The proposed setbacks are considered to provide appropriate separation and transition from the park to the east as well as the adjacent developments to the south while minimizing overshadowing to adjacent properties.
PART 3A – SITE ANALYSIS		
3A-1	Y	Provided with architecture plans.
PART 3B - ORIENTATION		
3B-1	Y	The building has been oriented to appropriately address the street frontage while allowing deep solar penetration into the site and communal and private open spaces as well as individual apartments.
3B-2	Y	Building masses are focused away from the southern boundary of the site, allowing light to neighbouring properties.
PART 3C – PUBLIC DOMAIN INTERFACE		
3C-1	Y	All entrances have a high degree of passive surveillance. Public open spaces within the site is also centered in development, allowing passive surveillance. All private open spaces are fenced.
3C-2	Y	The main entrance to the site is bookended by a café and café seating at the ground floor of the Building A (Residential Aged Care Facility), and by 4 neighborhood shops at the ground floor of Building B. This marks and creates a point of entry. A rear entry to the site is allowable to public during the day but is secured at night. The path from this entry leads towards the central courtyard space.
PART 3D – COMMUNAL AND PUBLIC OPEN SPACE		
3D-1.1	Y	The development has 8287sqm of communal open space which is 63% of the site.
3D-1.2	Y	Minimum of 50% of direction sunlight to communal open spaces. Refer to Shadow Diagrams.
3D-2	Y	The central courtyard is directly visible and accessible from the main entrance and has multiple communal areas with seating and refined landscape gardens creating an intimate character. Building A has a ground floor private courtyard leading from the communal dining to a communal activity space. Roof gardens, planter gardens and raised terraces are located on various levels of Building A and Building B. These are communal spaces accessible only to residents and provide spaces of recreation, vistas to the surrounds, and security away from the public.
3D-3	Y	The central courtyard is visible by all the buildings and is passively surveilled at all times and is considered a public open space. Roof gardens, planter gardens and raised terraces are located on various levels of Building A and Building B. are accessible only to residents.
3D-4	Y	The central courtyard is accessible to the public and provides many forms of recreation, enhancing the otherwise stark offerings in the neighbourhood and is a natural extension to Daruk Park.
PART 3E – DEEP SOIL ZONES		
3E-1	Y	1726sqm of Deep Soil is achieved which is 13% of the site area.

PART 3F – VISUAL PRIVACY		
3F-1	Y	Minimum building separations have been maintained in accordance to the ADG. Generally where the separations approach the ADG minimums, the exposure between buildings is at a narrow point to ensure not many residents experience this. Refer to Site Plan.
3F-2	Y	Privacy is maintained through compliance with ADG requirements. Where living room orientation does not fully allow privacy, screening devices are utilised to facilitate this.
PART 3G – PEDESTRIAN ACCESS AND ENTRIES		
3G-1	Y	There are two entries into the site. The main entrance to the site is bookended by a café and café seating at the ground floor of the Building A (Residential Aged Care Facility), and by 4 neighborhood shops at the ground floor of Building B. There is a rear entry from Randwick Close which is open during the day, and is secure entry during evenings.
3G-2	Y	Pathways are accessible and all lobbies are clearly identifiable from main site entries.
3G-3	Y	Links are provided through multiple entries into site.
PART 3H – VEHICLE ACCESS		
3H-1	Y	The vehicular site access is located at the north east of the site from Kurrajong Road. This point of access splits into entries into the basement and entries into the turning / drop off point. The entry to the basement is situated at the lowest point of the site to reduce the amount of ramping required to enter basement.
PART 3J – BICYCLE AND CAR PARKING		
3J-1	Y	Carparking numbers have been done in according to the SEPP SENIORS. Total apartment parking provided is 78. Residential Aged Care Facility parking is 45. Retail Parking is 15. These numbers are above and beyond what is required, but provide flexibility and alternative operation options for the operator.
3J-2	N	Motorbike, Scooter and Bicycle parking is inappropriate for a development of this nature.
3J-3	Y	Above and beyond what is required in a typical Multi-Res development due to requirements of SEPP Seniors.
3J-4	Y	Complies
3J-5	N/A	
3J-6	N/A	
PART 4A – SOLAR AND DAYLIGHT ACCESS		
4A-1	Y	Good solar access is provided to apartments as well as private and communal open spaces and the project is compliant for minimum 2 hours access between 9am-3pm during mid-winter. • Building A: 83% receive 2 hours sunlight, 13% receive no sunlight • Building B: 72% receive 2 hours sunlight, 8% receive no sunlight • Building C: 80% receive 2 hours sunlight, 8% receive no sunlight
4A-2	Y	All units and all habitable rooms have windows for access to daylight.
4A-3	Y	Shade control is provided in the design through the use of recessed balconies, balustrades and sunshades.
PART 4B – NATURAL VENTILATION		
4B-1	Y	All habitable rooms are naturally ventilated.
4B-2	Y	Single aspect apartment depths have been minimised and have large openable windows/doors to provide access to natural ventilation.

4B-3	Y	Cross ventilation is achieved across the site. Building A: 63% Building B: 74% Building C: 60%
4C – CEILING HEIGHTS		
4C-1	Y	Complies. A ceiling height of minimum 2.7m is proposed to all habitable rooms. A ceiling height of minimum 2.4m may apply to bathrooms and corridors.
4C-2	Y	Complies.
4C-3	Y	Complies.
4D – APARTMENT SIZE AND LAYOUT		
4D-1	Y	Complies. Refer ADG Compliance/Yield/Parking Calculations drawing.
4D-2	Y	Complies.
4D-3	Y	Complies.
4E – PRIVATE OPEN SPACE AND BALCONIES		
4E-1	Y	Complies. Refer ADG Compliance/Yield/Parking Calculations drawing.
4E-2	Y	Complies. Good solar access and amenities are provided to all private open spaces and balconies.
4E-3	Y	Complies.
4E-4	Y	Complies.
PART 4F – COMMON CIRCULATION AND SPACES		
4F-1	Y	The lift cores of Building A and C service 10 apartments which remain within the ADG's guidelines. Building B has 2 lift cores. Every lift lobby of Buildings B and C, 2 lifts opens into a generous central lift lobby and the natural ventilated corridor receiving natural light. Building A lifts open to wide lift lobbies which are geometrically spacious.
4F-2	Y	Apartment access has been designed in accordance with ADG objectives and accessibility requirements to allow comfortable movement and access in entry lobbies, outside lifts and at apartment entry doors. Apartment lobbies are wide and naturally flow towards communal areas which provide for interaction and engagement with other residents.
PART 4G – STORAGE		
4G-1	Y	Complies. Refer ADG Compliance/Yield/Parking Calculations drawing.
4G-2	Y	Complies. A minimum of 50% of the required storage volume according to ADG requirements is located within the apartments while the remainder is provided in the secure basement.
PART 4H – ACOUSTIC PRIVACY		
4H-1	Y	Adequate building separation is provided from neighboring buildings (Please refer section 2F Building separation and section 3F Visual privacy). The building entries and corridors are located above each other and quieter areas are above quieter areas. Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas are located away from bedrooms. Plant room at the top have been acoustically screened. Wet areas and services are generally co-located along tenancy walls to create acoustic buffer zones.
4H-2	Y	Refer acoustic report.

PART 4J – NOISE AND POLLUTION		
4J-1	Y	Refer acoustic report.
4J-2	Y	Refer acoustic report.
PART 4K- APARTMENT MIX		
4K-1	Y	Complies. The proposal includes a mix of 1 bed, 2bed and 3 bed apartments in variety of size and layout. The area of the apartments is consistent with SEPP 65 guidelines and is suitable to Summitcare's operational capabilities. Refer ADG Compliance/Yield/Parking Calculations drawing.
4K-2	Y	Complies.
PART 4L - GROUND FLOOR APARTMENTS		
4L-1	Y	Street frontage address is inappropriate for a development of this sort. Ground floor apartments in Building B and C will have larger terraces beyond the size and shapes of the balconies of the apartments above. For security and safety, it is not anticipated there will be separate entries into the terraces from the open communal spaces into these ground floor apartments.
4L-2	Y	Ground floor apartments in Building B and C will have larger terraces beyond the size and shapes of the balconies of the apartments above. For security and safety, it is not anticipated there will be separate entries into the terraces from the open communal spaces into these ground floor apartments.
PART 4M - FACADES		
4M-1	Y	The façade elevations feature a considered composition of materials and building articulation. The north elevations have been screened to provide privacy through the communal open space and enhance the quality of the habitable indoor spaces by allowing filtered light to come through. Other facades utilize screening to aid in visual separation and privacy. Building B has a North-South orientation which has given opportunity for angled apartment designs.
4M-2	Y	Complies
PART 4N – ROOF DESIGN		
4N-1	Y	The concrete roof shape follows the tower foot print which houses Solar panels, central plants and condenser units. Also, the façade elements cover up the roof and provides screening to the central plants, lift overrun and condenser units as well and integrating the roof design with the tower form.
4N-2	Y	Communal open spaces are provided on the rooftops of Building A and B. This is inappropriate on Building C due to need to reduce overall building height.
4N-3	Y	Landscaping is provided on the rooftop of Building B and A at the communal gardens.
PART 4O – LANDSCAPE DESIGN		
4O-1	Y	Complies. Refer to Landscape drawings and report.
4O-2	Y	Complies. Refer to Landscape drawings and report.
PART 4P – PLANTING ON STRUCTURES		
4P-1	Y	Complies. Refer to Landscape drawings and report.
4P-2	Y	Complies. Refer to Landscape drawings and report.
4P-3	Y	Complies. Refer to Landscape drawings and report.
PART 4Q – UNIVERSAL DESIGN		
4Q-1	Y	All apartments are designed to be adaptable due to nature of development.
4Q-2	Y	Complies. Refer to above.
4Q-3	Y	Complies. Refer to above.

PART 4R – ADAPTIVE RE-USE		
4R-1	N/A	
4R-2	N/A	
PART 4S-MIXED USE		
4S-1	Y	Building B is a mixed use building which serves 4 neighborhood shops. These neighborhood shops create a destination for residents of the development and also provide a transitional zone between the greater public into the development.
4S-2	Y	Complies.
PART 4T – AWNINGS AND SIGNAGE		
4T-1	Y	An architectural awning with a significant extent has been proposed to provide weather and wind protection to the entries of all buildings. These also provide clear indication of the development's address towards Kurrajong Road. The most significant awning is the port-cochere to Building A which clearly marks the Residential Aged Care Facility as well as providing cover for ambulances.
4T-2	N/A	
PART 4U – ENERGY EFFICIENCY		
4U-1	N/A	Refer BASIX report. Also refer to 4A above.
4U-2	Y	Minimum 80% of units achieve 2 hours of sunlight in mid-winter.
4U-3	Y	Minimum 63% of units achieve cross ventilation.
PART 4V – WATER MANAGEMENT AND CONSERVATION		
4V-1	Y	Refer to engineer's report.
4V-2	Y	Refer to engineer's report.
4V-3	Y	Refer to engineer's report.
PART 4W – WASTE MANAGEMENT		
4W-1	Y	Refer to waste management report.
4W-2	Y	Refer to waste management report.
PART 4X – BUILDING MANAGEMENT		
4X-1	Y	The external materials selected for the building are all low maintenance with an extensive life expectancy.
4X-2	Y	Access to plant, services and landscaping on all levels is provided from common circulation. Access to external glazing and façade screens is generally over the balconies. Safe roof access is provided via the egress stairs. Design for adequate maintenance access, appropriate material selection and detailing will provide longevity and robustness to the building and external structures and landscaping.
4X-3	Y	Complies. See above.

SEPP Seniors
Compliance Table

DESIGN CRITERIA	COMPLIANCE	COMMENTS
PART 7 – 48a – BUILDING HEIGHT		
	N	The proposed buildings are taller than SEPP controls. However, we note that the current SEPP Seniors document has not been developed for apartment type senior's developments and vertical villages. The proposal complies with the objectives of the ADG in regards to building height. The support of the Design Excellence Panel has been sought to explore uplifting of building heights, especially towards the north, to respond to future developments. Furthermore, this project aims to be a Vertical Village. Refer to DA 600.
PART 7 – 48b – DENSITY AND SCALE		
	N	The achieved FSR is 1.5:1, utilizing the Vertical Village Clause bonus GFA allowance. Refer to DA600, DA601 and DA602.
PART 7 – 48c – LANDSCAPED AREA		
	Y	The total achieved landscaped area, comprising of both RACF and Dwelling components exceeds requirements.
PART 7 – 48d – PARKING FOR RESIDENTS AND VISITORS		
	Y	Total parking achieved (45), exceeds control requirements (39).
PART 7 – 50a – BUILDING HEIGHT		
	N	The proposed buildings are taller than SEPP controls. However the support of the Design Excellence Panel has been sought to explore uplifting of building heights, especially towards the north, to respond to future developments. Furthermore, this project aims to be a Vertical Village. Refer to DA 600.
PART 7 – 50b – DENSITY AND SCALE		
	N	The achieved FSR is 1.5:1, utilizing the Vertical Village Clause bonus GFA allowance. Refer to DA600, DA601 and DA602.
PART 7 – 50c – LANDSCAPED AREA		
	Y	The total achieved landscaped area, comprising of both RACF and Dwelling components exceeds requirements.
PART 7 – 50d – DEEP SOIL ZONE		
	N	The achieved Deep Soil area is 13% of the site. This is not compliant to SEPP SENIOR controls, however is compliant to ADG controls.
PART 7 – 50e – SOLAR ACCESS		
	N	3 hours solar access to living rooms is not achieved. However, 2 hours solar access to living rooms, as per ADG controls, is achieved.
PART 7 – 50f – PRIVATE OPEN SPACE		
	Y	Control requirements are achieved for both (i) and (ii).
PART 7 – 50h – PARKING		
	Y	Parking provided (78) achieves control requirements (78)

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: GA

CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
PERSPECTIVE - VIEW OF KURRAJONG ROAD ENTRY

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	NTS	

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-400	A

PROJECT
CASULA AGED CARE

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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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DEVELOPMENT APPLICATION

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DRAWING
PERSPECTIVE - VIEW OF COMMUNAL COURTYARD

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	NTS	

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2016098	A	DA-401	A

PROJECT
CASULA AGED CARE

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DRAWING
PERSPECTIVE - AERIAL VIEW

SHEET CREATED	SCALE @ A1	DRAWN
05/08/19	NTS	

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2016098	A	DA-402	A

PROJECT
CASULA AGED CARE

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SUMMIT CARE

DRAWING
PERSPECTIVE - VIEW OF COMMUNAL COURTYARD - ALTERNATIVE ANGLE

SHEET CREATED	SCALE @ A1	DRAWN
11/15/19		AT

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2016098	A	DA-403	A

PROJECT
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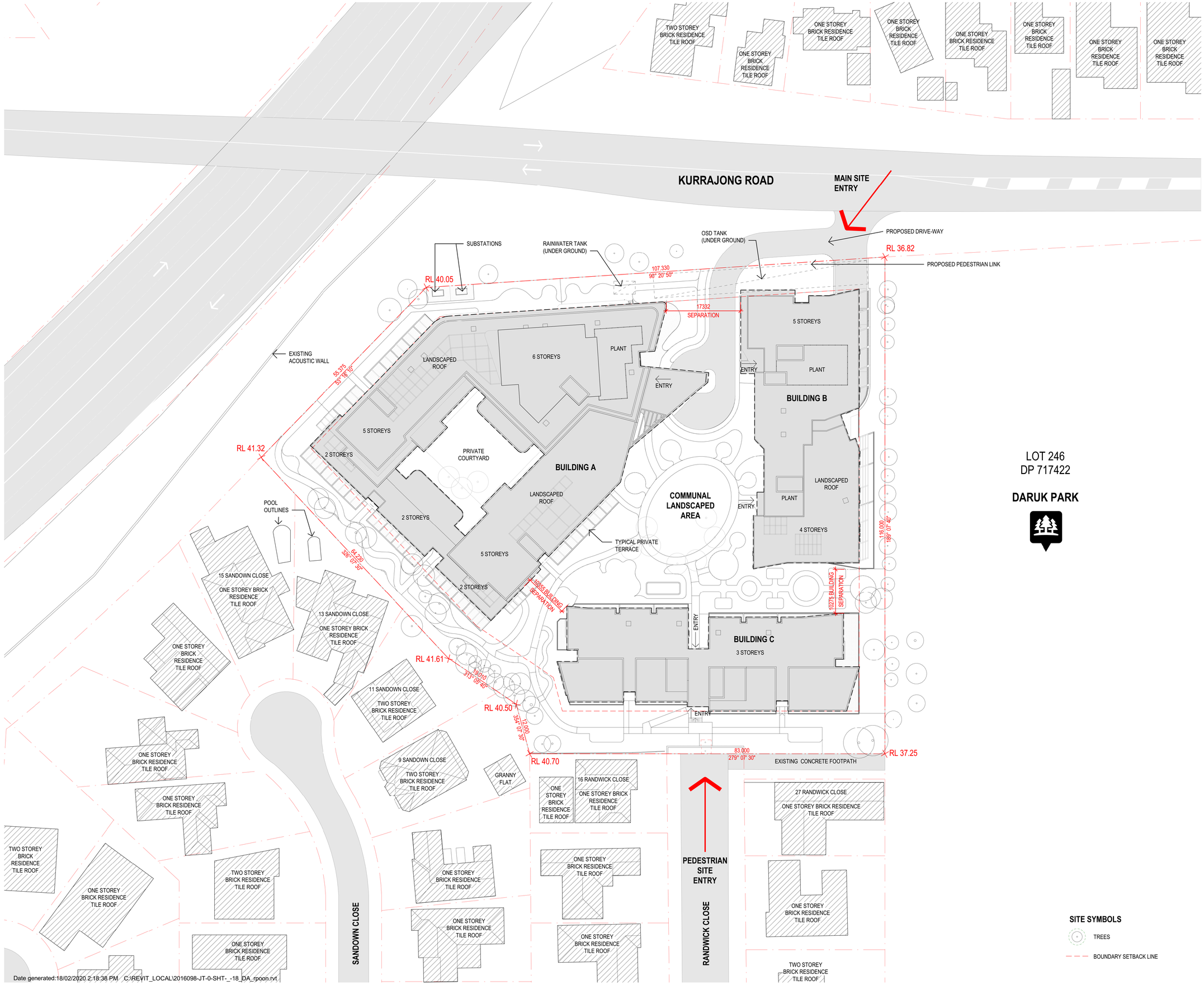

LOT 246
DP 717422

DARUK PARK

SITE SYMBOLS

TREES

BOUNDARY SETBACK LINE

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DEVELOPMENT APPLICATION

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DRAWING
SITE PLAN

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	1 : 400	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2016098	A	DA-030	A

PROJECT
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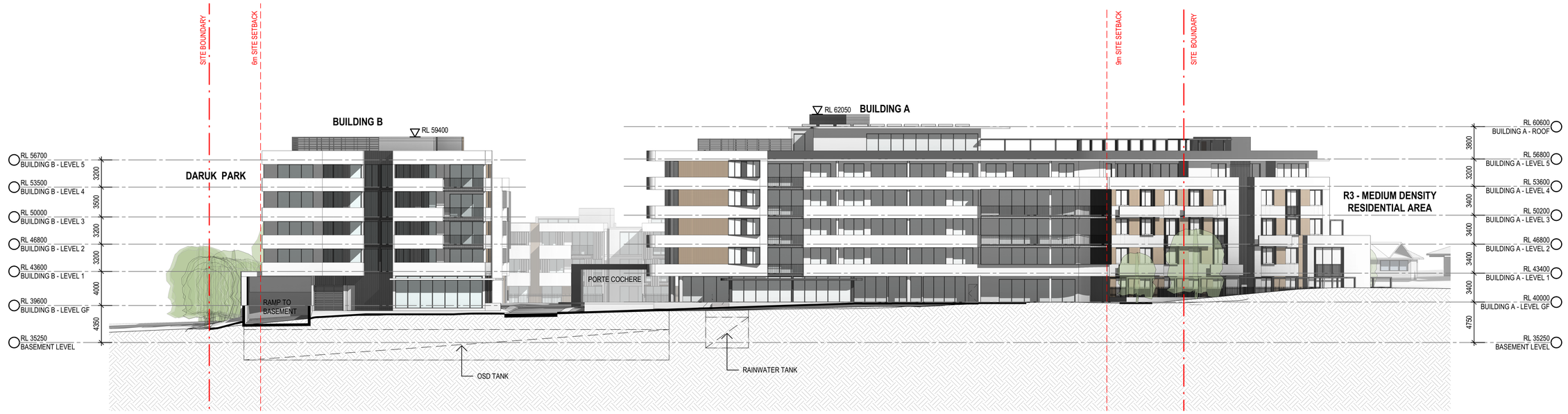
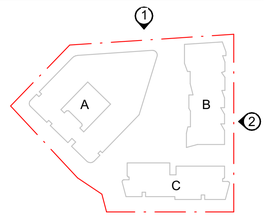


1 STREET ELEVATION - NORTH
SCALE 1 : 250



2 STREET ELEVATION - EAST (DARUK PARK)
SCALE 1 : 250

KEY PLAN



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DEVELOPMENT APPLICATION

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GA	RP

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DRAWING
STREET ELEVATION

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	1 : 250	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2016098	A	DA-200	A

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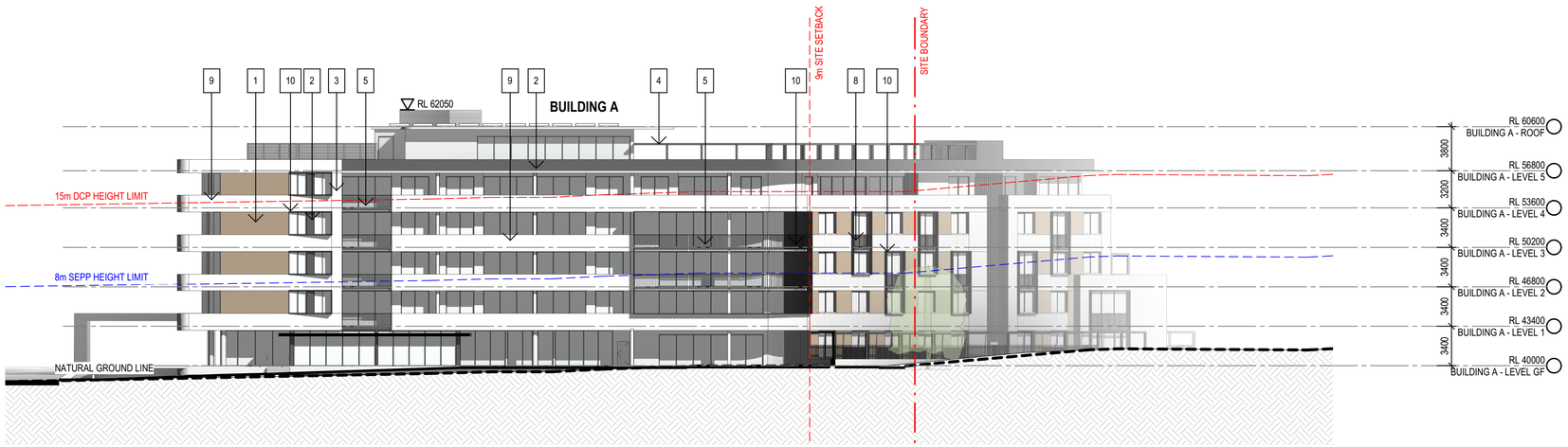
ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



1 BUILDING A - NORTH WEST ELEVATION
SCALE 1 : 250



2 BUILDING A - NORTH ELEVATION
SCALE 1 : 250



1 - FEATURE CLADDING | 2 - EXTERNAL CLADDING | 3 - CONCRETE WALLS | 4 - PERGOLAS | 5 - FLAT BAR BALCONIES | 6 - LOUVRES | 7 - GLASS BALUSTRADE | 8 - JULIETTE BALCONIES | 9 - SOLID BALUSTRADE | 10 - WINDOW SHROUDS

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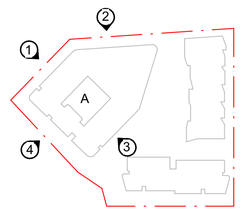
KEY PLAN



0 2 4 6 8 10 20 1:250

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DEVELOPMENT APPLICATION

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SUMMIT CARE

DRAWING
ELEVATIONS - BLOCK A - 01

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	1 : 250	JC

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-201	A

PROJECT
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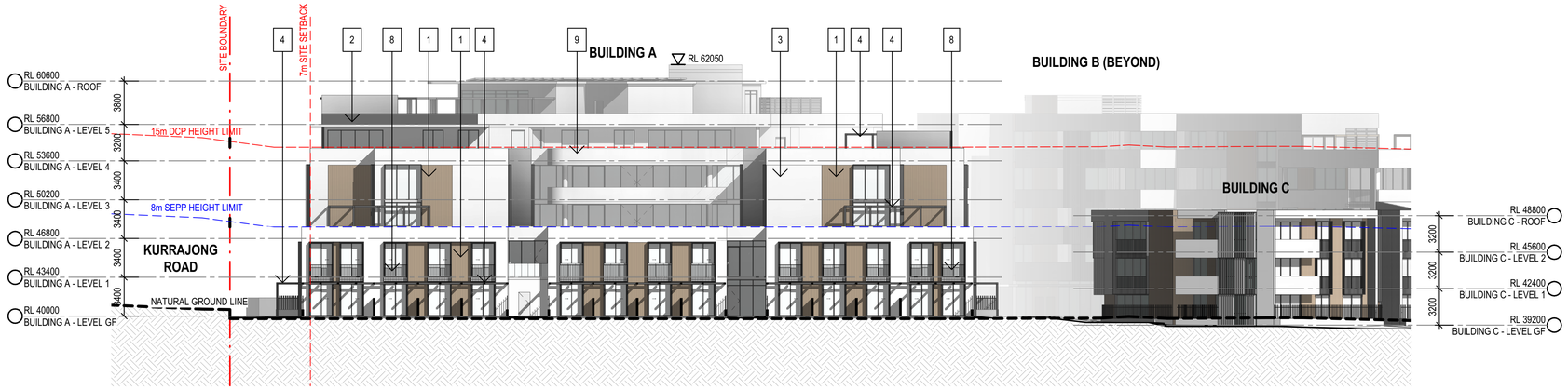
ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



3 BUILDING A - SOUTH EAST ELEVATION
SCALE 1 : 250



4 BUILDING A - SOUTH WEST ELEVATION
SCALE 1 : 250



1 - FEATURE CLADDING
2 - EXTERNAL CLADDING
3 - CONCRETE WALLS
4 - PERGOLAS
5 - FLAT BAR BALCONIES
6 - LOUVRES
7 - GLASS BALUSTRADE
8 - JULIETTE BALCONIES
9 - SOLID BALUSTRADE
10 - WINDOW SHROUDS

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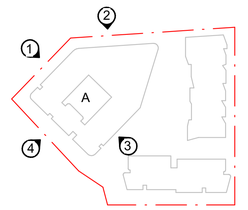
KEY PLAN



0 2 4 6 8 10 20 1:250

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

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SUMMIT CARE

DRAWING
ELEVATIONS - BLOCK A - 02

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	1 : 250	JC

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-202	A

PROJECT
CASULA AGED CARE

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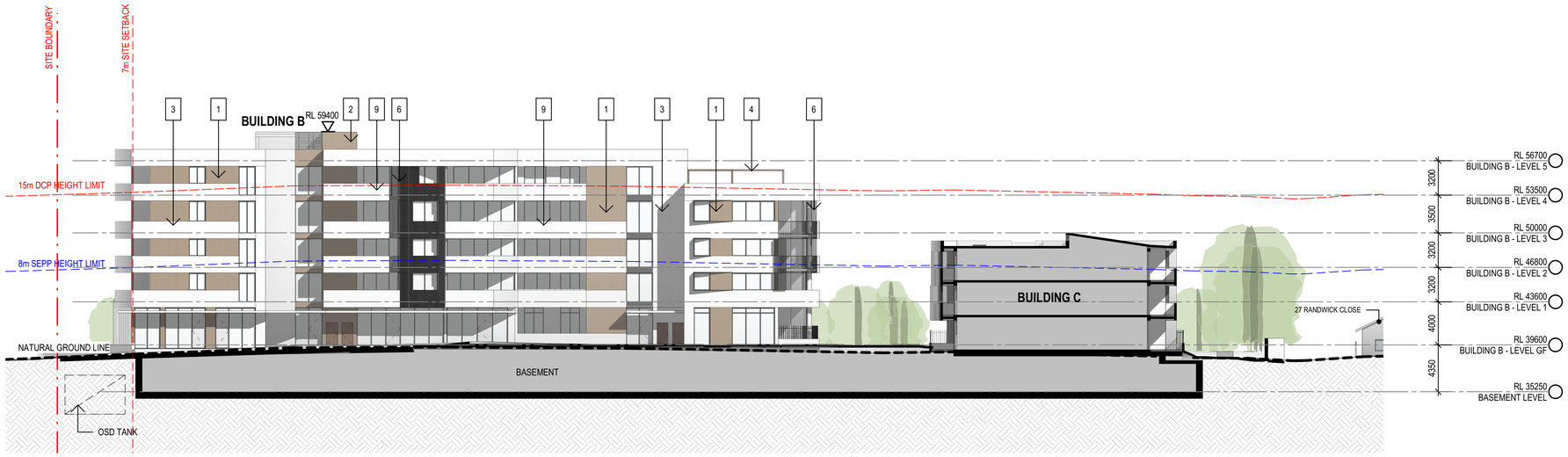
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



1 BUILDING B - WEST ELEVATION
SCALE 1 : 250

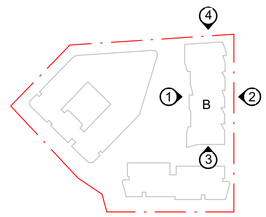


2 BUILDING B - EAST ELEVATION
SCALE 1 : 250



1 - FEATURE CLADDING
2 - EXTERNAL CLADDING
3 - CONCRETE WALLS
4 - PERGOLAS
5 - FLAT BAR BALCONIES
6 - LOUVRES
7 - GLASS BALUSTRADE
8 - JULIETTE BALCONIES
9 - SOLID BALUSTRADE
10 - WINDOW SHROUDS

KEY PLAN



0 2 4 6 8 10 20 1:250

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DEVELOPMENT APPLICATION

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CLIENT
SUMMIT CARE

DRAWING
ELEVATIONS - BLOCK B - 01

SHEET CREATED	SCALE @ A1	DRAWN
04/10/19	1 : 250	JC

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-203	A

PROJECT
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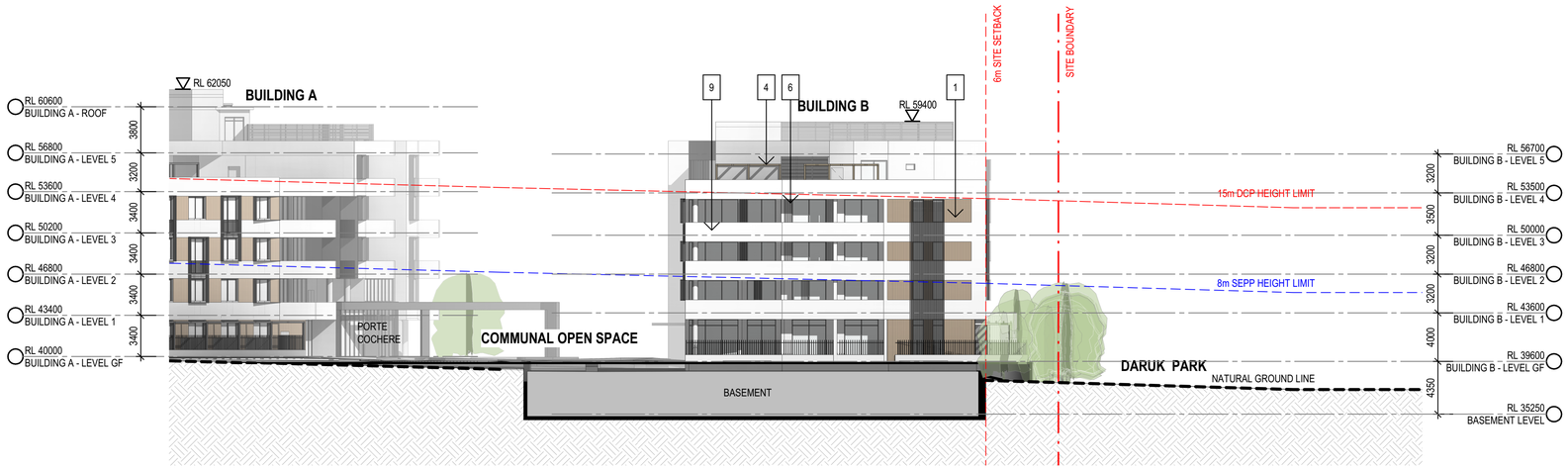
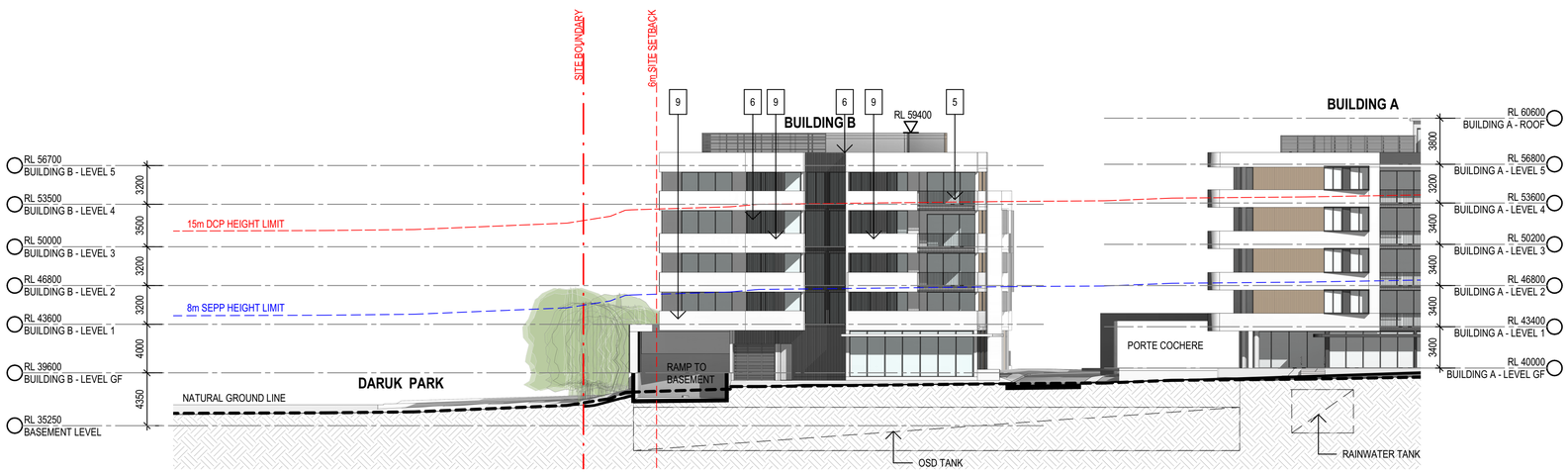
ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



3 BUILDING B - SOUTH ELEVATION
SCALE 1 : 250

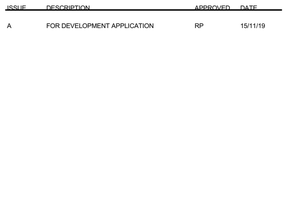


4 BUILDING B - NORTH ELEVATION
SCALE 1 : 250



1 - FEATURE CLADDING 2 - EXTERNAL CLADDING 3 - CONCRETE WALLS 4 - PERGOLAS 5 - FLAT BAR BALCONIES 6 - LOUVRES 7 - GLASS BALUSTRADE 8 - JULIETTE BALCONIES 9 - SOLID BALUSTRADE 10 - WINDOW SHROUDS

KEY PLAN



0 2 4 6 8 10 20 1:250

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DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
ELEVATIONS - BLOCK B - 02

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	1 : 250	JC

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-204	A

PROJECT
CASULA AGED CARE

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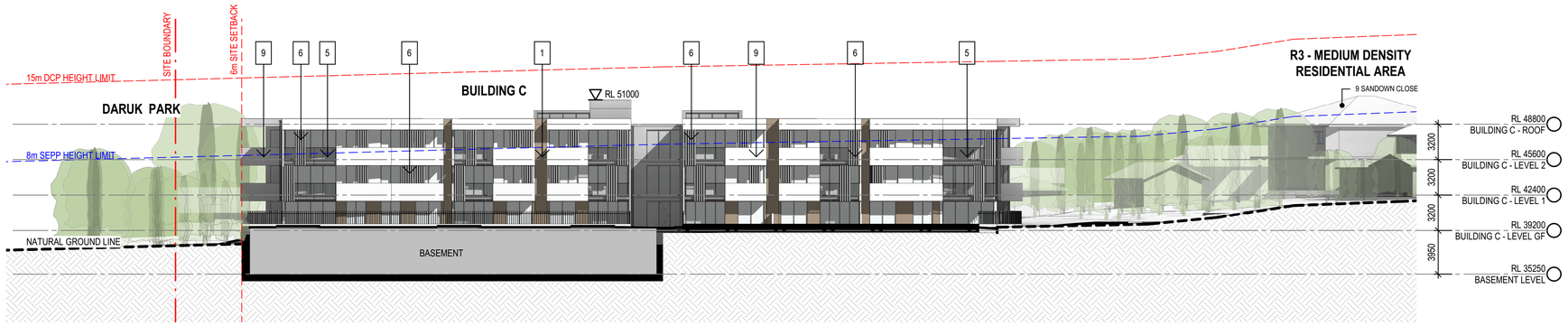
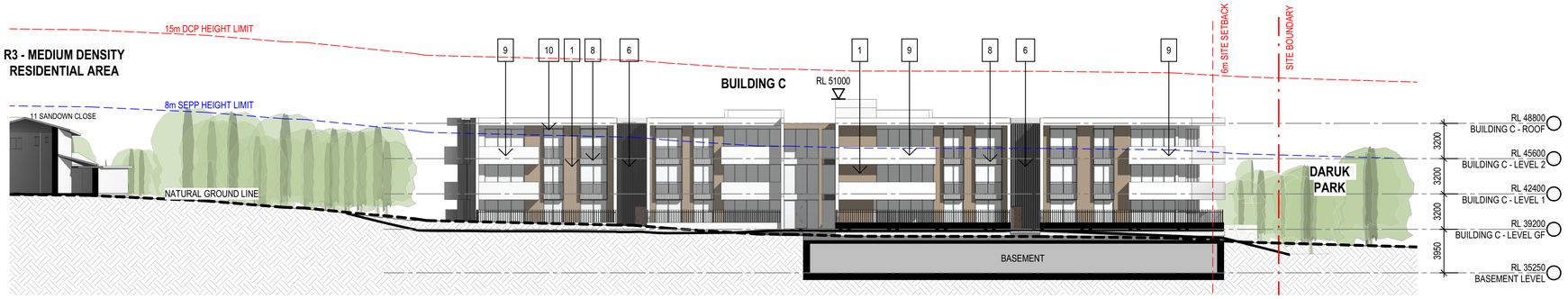
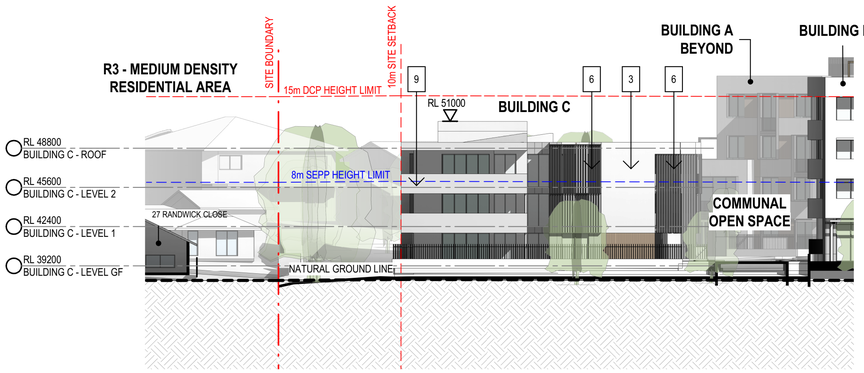
ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



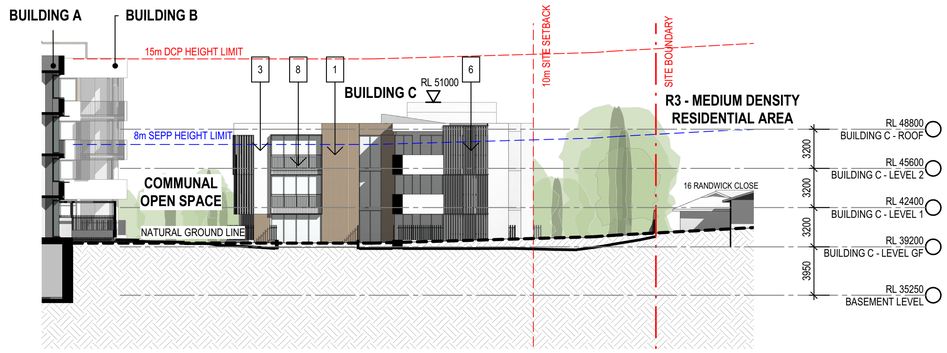
1 BUILDING C - NORTH ELEVATION
SCALE 1 : 250



2 BUILDING C - SOUTH ELEVATION
SCALE 1 : 250



3 BUILDING C - EAST ELEVATION
SCALE 1 : 250



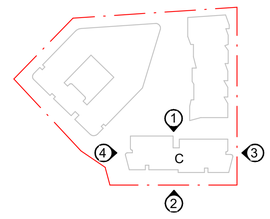
4 BUILDING C - WEST ELEVATION
SCALE 1 : 250



1 - FEATURE CLADDING | 2 - EXTERNAL CLADDING | 3 - CONCRETE WALLS | 4 - PERGOLAS | 5 - FLAT BAR BALCONIES | 6 - LOUVRES | 7 - GLASS BALUSTRADE | 8 - JULIETTE BALCONIES | 9 - SOLID BALUSTRADE | 10 - WINDOW SHROUDS

Date generated:18/02/2020 2:45:47 PM C:\REVIT_LOCAL\2016098-JT-0-SHT-_-18_DA_rpoon.rvt

KEY PLAN



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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
ELEVATIONS - BLOCK C

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	1 : 250	JC

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-205	A

PROJECT
CASULA AGED CARE

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



1 LEVEL GF SOLAR ACCESS



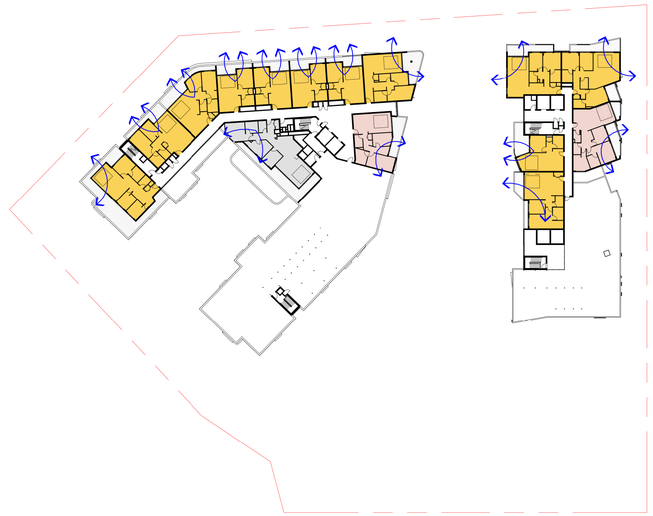
2 LEVEL 01 SOLAR ACCESS



3 LEVEL 02 SOLAR ACCESS



4 LEVEL 03 SOLAR ACCESS



5 LEVEL 04 SOLAR ACCESS



6 LEVEL 05 SOLAR ACCESS

CROSS VENTILATION - BUILDING A

CROSS VENTILATION	COUNT	PERCENTAGE
N	9	38%
Y	15	63%

CROSS VENTILATION - BUILDING B

CROSS VENTILATION	COUNT	PERCENTAGE
N	10	26%
Y	29	74%

CROSS VENTILATION - BUILDING C

CROSS VENTILATION	COUNT	PERCENTAGE
N	12	40%
Y	18	60%

SOLAR ACCESS - BUILDING A

2HRS OR MORE DIRECT SUNLIGHT	COUNT	PERCENTAGE
N	1	4%
P	3	13%
Y	20	83%

SOLAR ACCESS - BUILDING B

2HRS OR MORE DIRECT SUNLIGHT	COUNT	PERCENTAGE
N	8	21%
P	3	8%
Y	28	72%

SOLAR ACCESS - BUILDING C

2HRS OR MORE DIRECT SUNLIGHT	COUNT	PERCENTAGE
N	4	13%
P	2	7%
Y	24	80%

KEY : CROSS VENTILATION LEGEND

CROSS VENTILATED

KEY : SOLAR ACCESS LEGEND

N APARTMENTS WHICH DO NOT RECEIVE DIRECT SUNLIGHT BETWEEN 9AM & 3PM

P APARTMENTS WHICH DO NOT RECEIVE MIN. 2 HRS DIRECT SUNLIGHT BETWEEN 9AM & 3PM BUT RECEIVES MINIMUM 15MIN

Y APARTMENTS WHICH RECEIVE DIRECT SUNLIGHT BETWEEN 9AM & 3PM (MINIMUM 2HRS)

Date generated:18/02/2020 2:58:39 PM C:\REVIT_LOCAL\2016098-JT-0-SHT-_-18_DA_rpoon.rvt

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
SOLAR & CROSS VENTILATION DIAGRAMS

SHEET CREATED	SCALE @ A1	DRAWN
06/03/16	NTS	

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2016098	A	DA-700	A

PROJECT
CASULA AGED CARE

Lot 1, Pier 8-9, 23 Hickson Road
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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8191), John Gow (6790), Daniel Hudson (8315)

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



1 LEVEL GF SOLAR ACCESS - 3 HRS



2 LEVEL 01 SOLAR ACCESS - 3 HRS



3 LEVEL 02 SOLAR ACCESS - 3 HRS



4 LEVEL 03 SOLAR ACCESS - 3 HRS



5 LEVEL 04 SOLAR ACCESS - 3 HRS



6 LEVEL 05 SOLAR ACCESS - 3 HRS

SOLAR ACCESS - BUILDING A - 3 HRS

3 HOURS DIRECT SUNLIGHT	COUNT	PERCENTAGE
N	4	17%
Y	20	83%

SOLAR ACCESS - BUILDING B - 3 HRS

3 HOURS DIRECT SUNLIGHT	COUNT	PERCENTAGE
N	27	69%
Y	12	31%

SOLAR ACCESS - BUILDING C - 3 HRS

3 HOURS DIRECT SUNLIGHT	COUNT	PERCENTAGE
N	10	33%
Y	20	67%

KEY : SOLAR ACCESS LEGEND

N APARTMENTS WHICH DO NOT RECEIVE DIRECT SUNLIGHT BETWEEN 9AM & 3PM (LESS THAN 3HRS)

Y APARTMENTS WHICH RECEIVE DIRECT SUNLIGHT BETWEEN 9AM & 3PM (MINIMUM 3HRS)

Date generated:18/02/2020 3:00:47 PM C:\REVIT_LOCAL\2016098-JT-0-SHT-_-18_DA_rpoon.rvt

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
SOLAR DIAGRAMS (3 HRS)

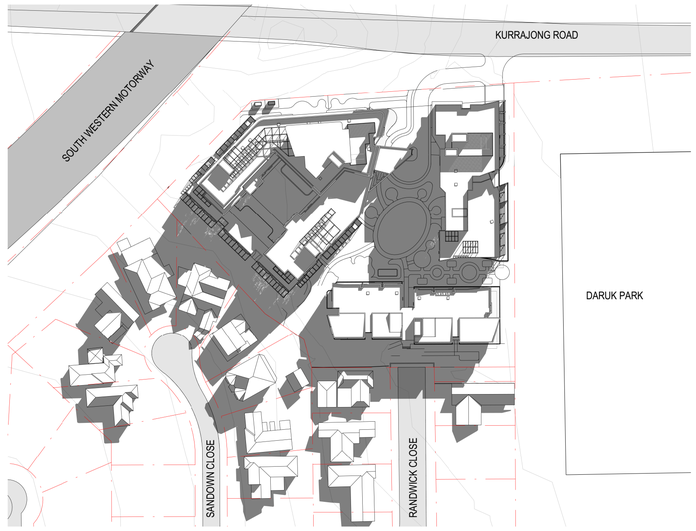
SHEET CREATED	SCALE @ A1	DRAWN
10/03/19	As indicated	JXW

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2016098	A	DA-701	A

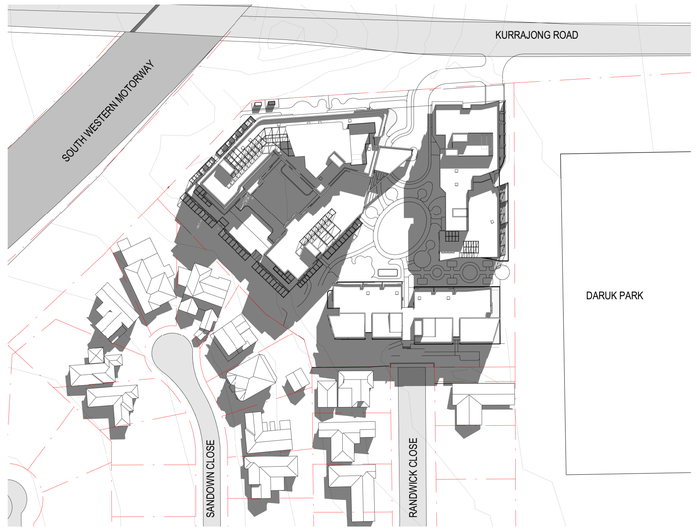
PROJECT
CASULA AGED CARE

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8191), John Gow (6790), Daniel Hudson (8315)

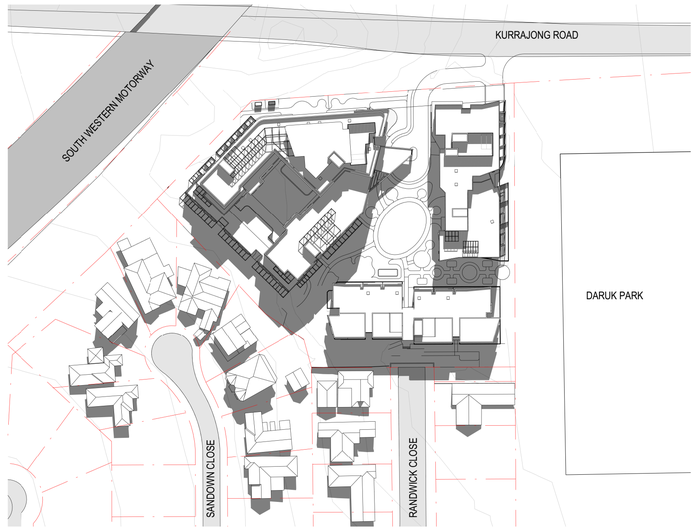
JACKSON TEECE



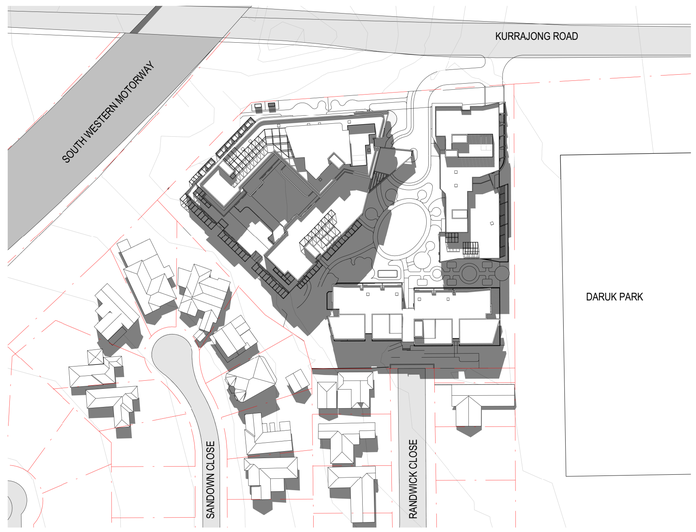
1 **SUN ANALYSIS 21ST JUNE 0900h**



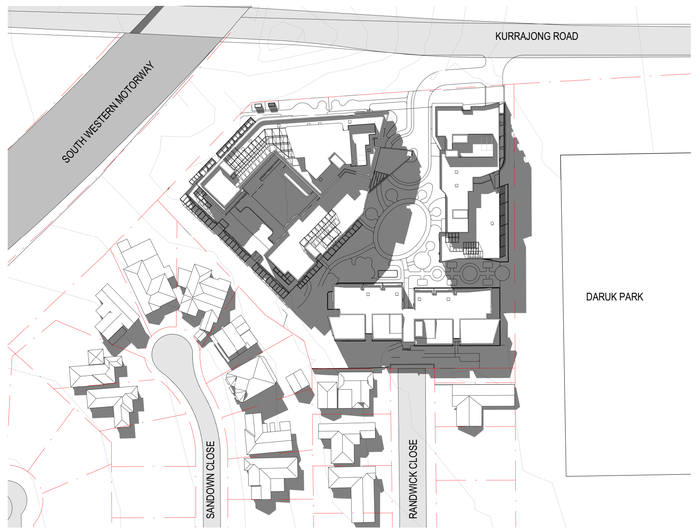
2 **SUN ANALYSIS 21ST JUNE 1000h**



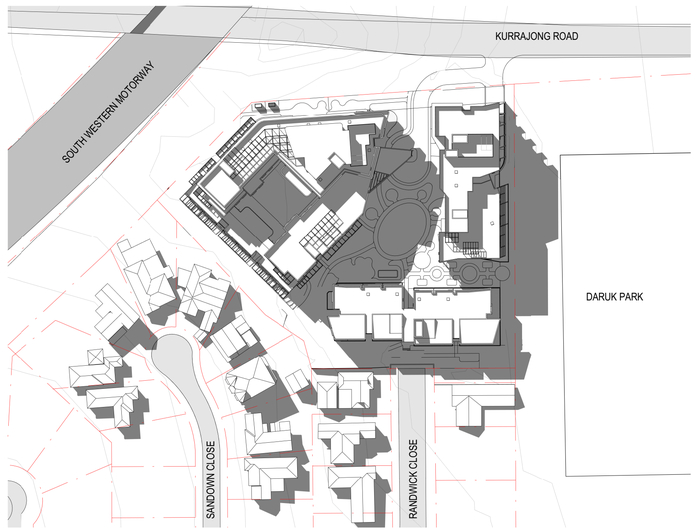
3 **SUN ANALYSIS 21ST JUNE 1100h**



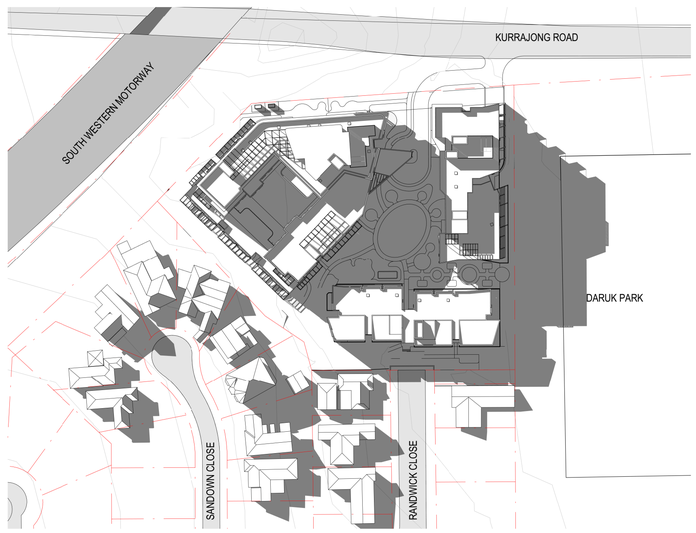
4 **SUN ANALYSIS 21ST JUNE 1200h**



5 **SUN ANALYSIS 21S JUNE 1300h**



6 **SUN ANALYSIS 21ST JUNE 1400h**



7 **SUN ANALYSIS 21S JUNE 1500h**

Date generated:18/02/2020 3:04:55 PM C:\REVIT_LOCAL\2016098-JT-0-SHT-_-18_DA_rpoon.rvt

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
SHADOW DIAGRAMS 21 JUNE
9AM - 3PM

SHEET CREATED	SCALE @ A1	DRAWN
06/02/16	NTS	JC

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-800	A

PROJECT
CASULA AGED CARE

Lot 1, Pier 8-9, 23 Hickson Road
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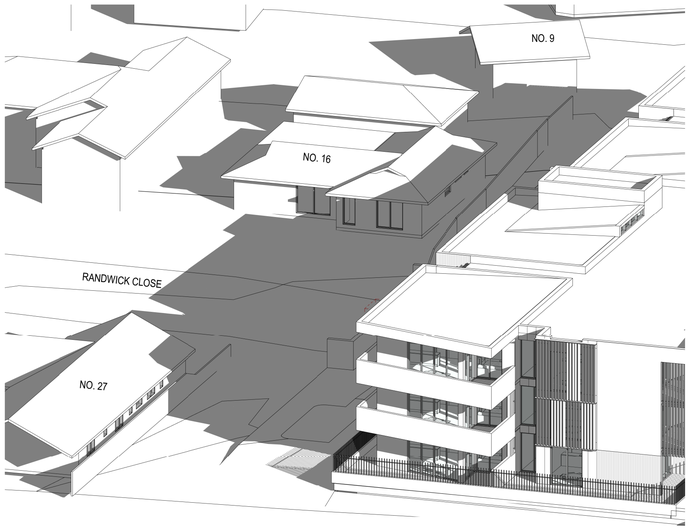
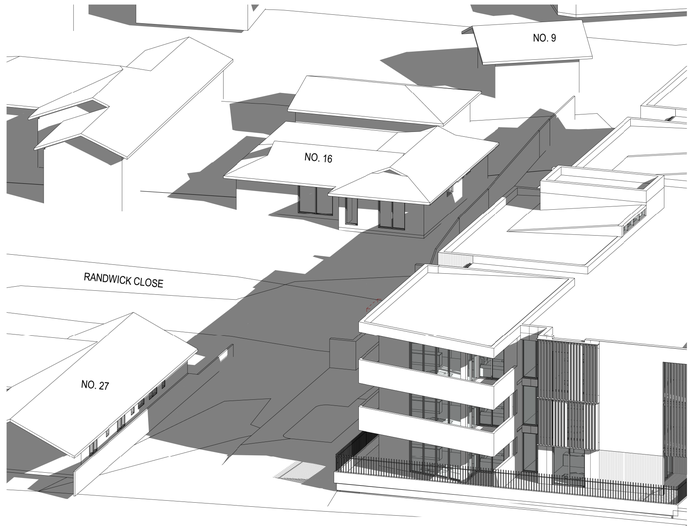
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

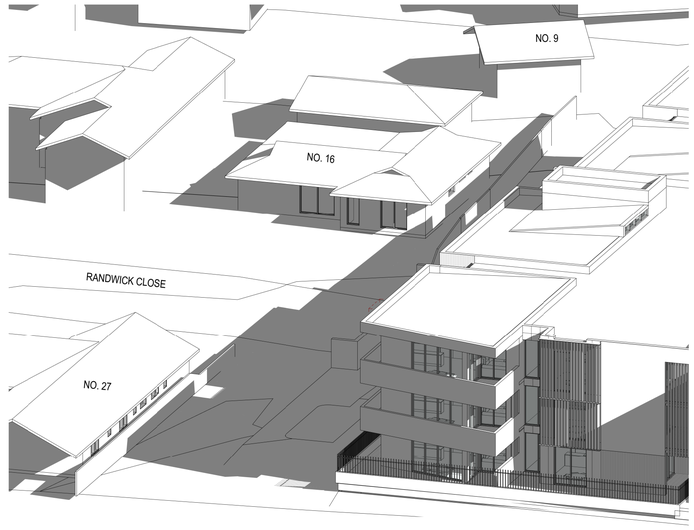
JACKSON TEECE



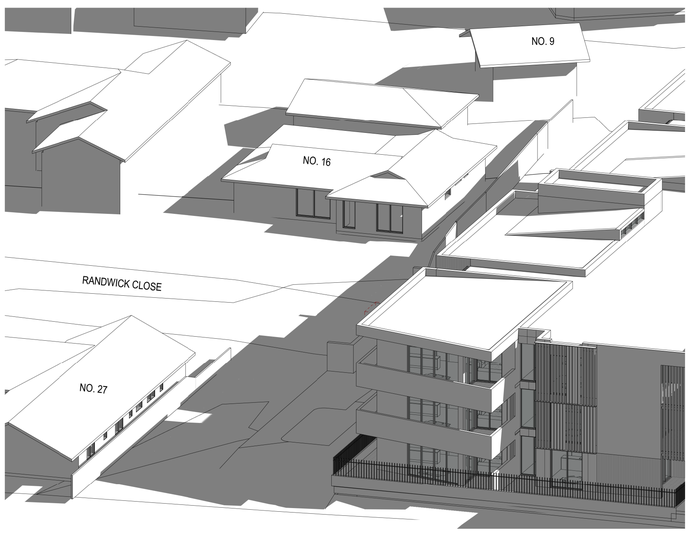
1 **SUN ANALYSIS 21ST JUNE 0900h**



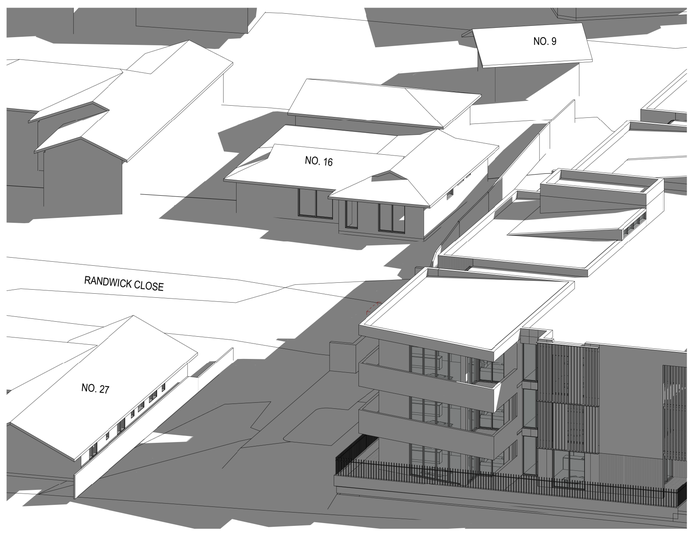
2 **SUN ANALYSIS 21ST JUNE 1000h**



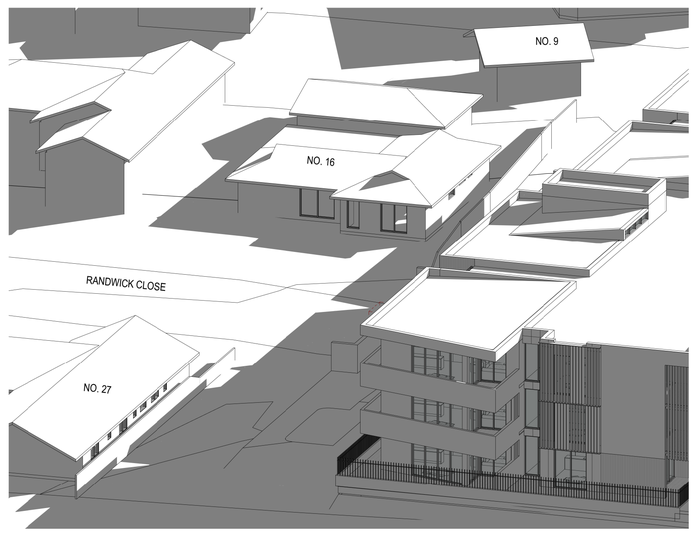
3 **SUN ANALYSIS 21ST JUNE 1100h**



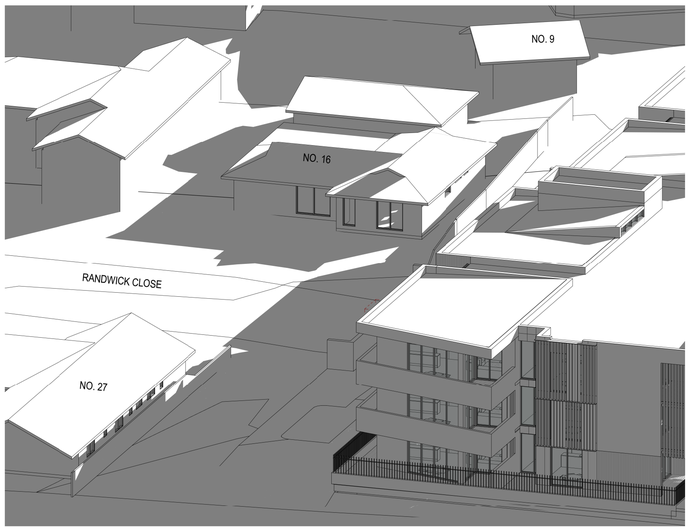
4 **SUN ANALYSIS 21ST JUNE 1200h**



5 **SUN ANALYSIS 21ST JUNE 1300h**



6 **SUN ANALYSIS 21ST JUNE 1400h**



7 **SUN ANALYSIS 21ST JUNE 1500h**

Date generated:18/02/2020 3:22:46 PM C:\REVIT_LOCAL\2016098-JT-0-SHT-_-18_DA_rpoon.rvt

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19

DESIGN & CONSTRUCTION
These documents form part of the documentation package prepared for Design and Construct (D & C) tendering. They show the design intent and therefore are **not to be considered as fully resolved construction documentation**.
The documents show the extent of the client's needs and intent. Not all items of work have been drawn, detailed and specified. Materials and finishes are shown in order to show their quality anticipated by the client.
The D + C Contractor shall assume sole responsibility for undertaking all documentation needed for issue of the Construction Certificate, and subsequent construction and final approvals for occupation.
The specification and schedules shall be read in conjunction with the drawings, all of which are intended to be mutually explanatory. All work called for by the one, even if not by the other, shall be fully executed.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
SHADOW DIAGRAMS
(RANDWICK CLOSE) 21 JUNE
9AM - 3PM

SHEET CREATED	SCALE @ A1	DRAWN
09/06/19		PK

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-801	A

PROJECT
CASULA AGED CARE

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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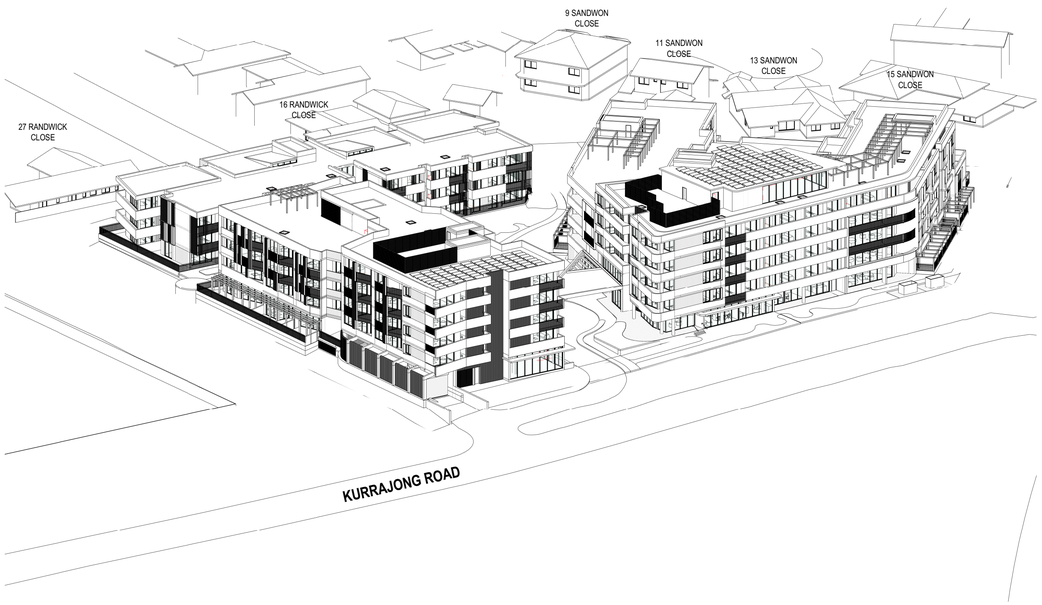
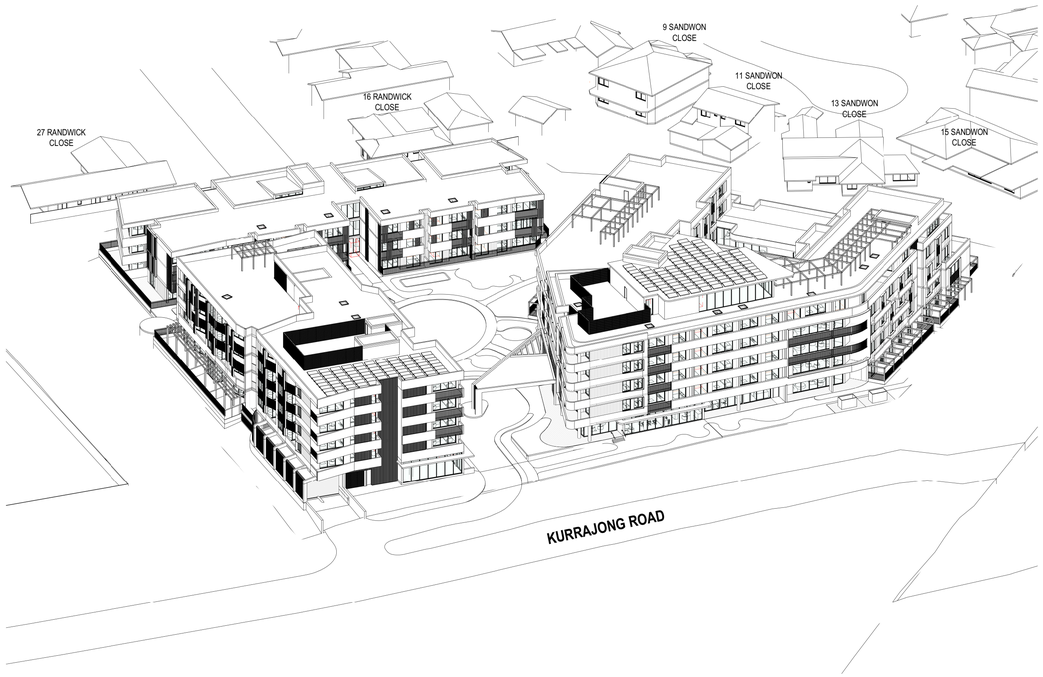
AMENDMENTS

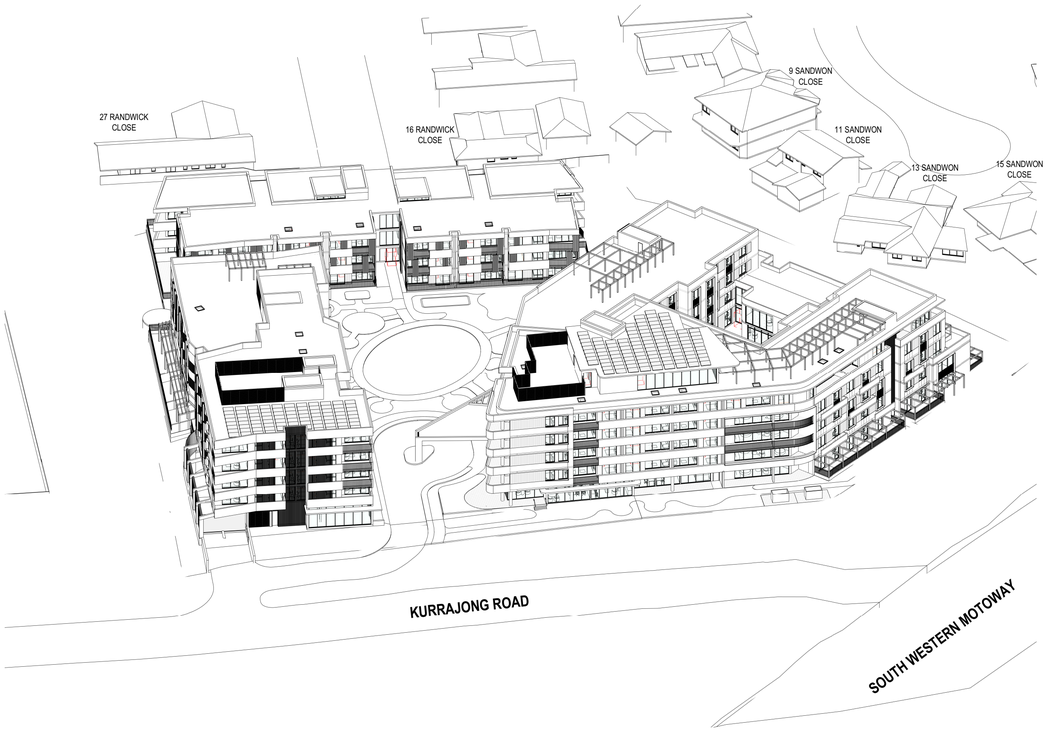
ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19



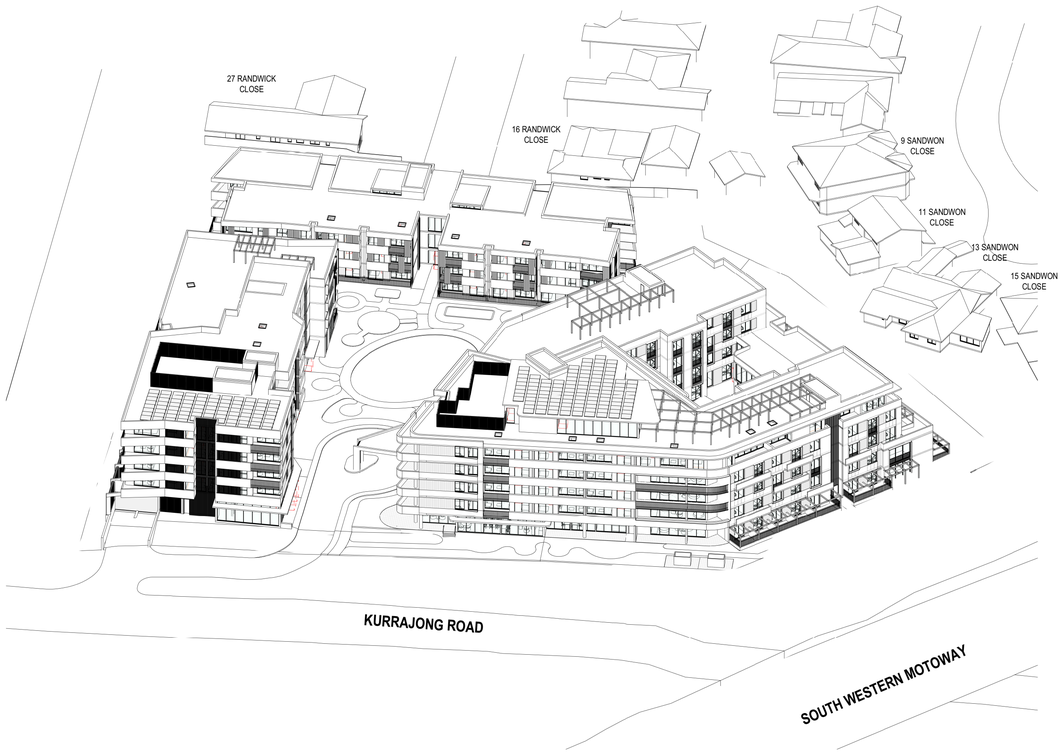
1 **SUN ANALYSIS 21ST JUNE 0900h**



2 **SUN ANALYSIS 21ST JUNE 1000h**



3 **SUN ANALYSIS 21ST JUNE 1100h**



4 **SUN ANALYSIS 21ST JUNE 1200h**

Date generated:18/02/2020 3:26:01 PM C:\REVIT_LOCAL\2016098-JT-0-SHT-_-18_DA_rpoon.rvt

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
DIRECT SUN ANALYSIS
DIAGRAMS 21 JUN 9AM-12PM

SHEET CREATED	SCALE @ A1	DRAWN
04/04/19		JC

PROJECT No.	DRAWING No.	ISSUE
2016098	DA-850	A

PROJECT
CASULA AGED CARE

Lot 1, Pier 8-9, 23 Hickson Road
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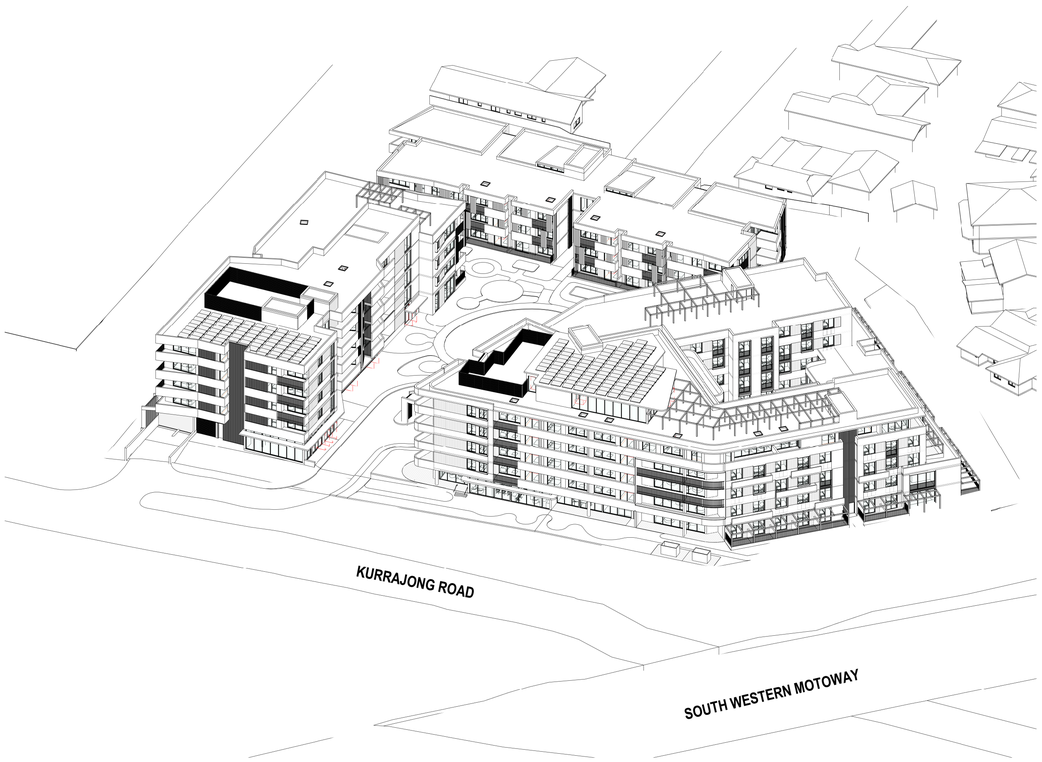
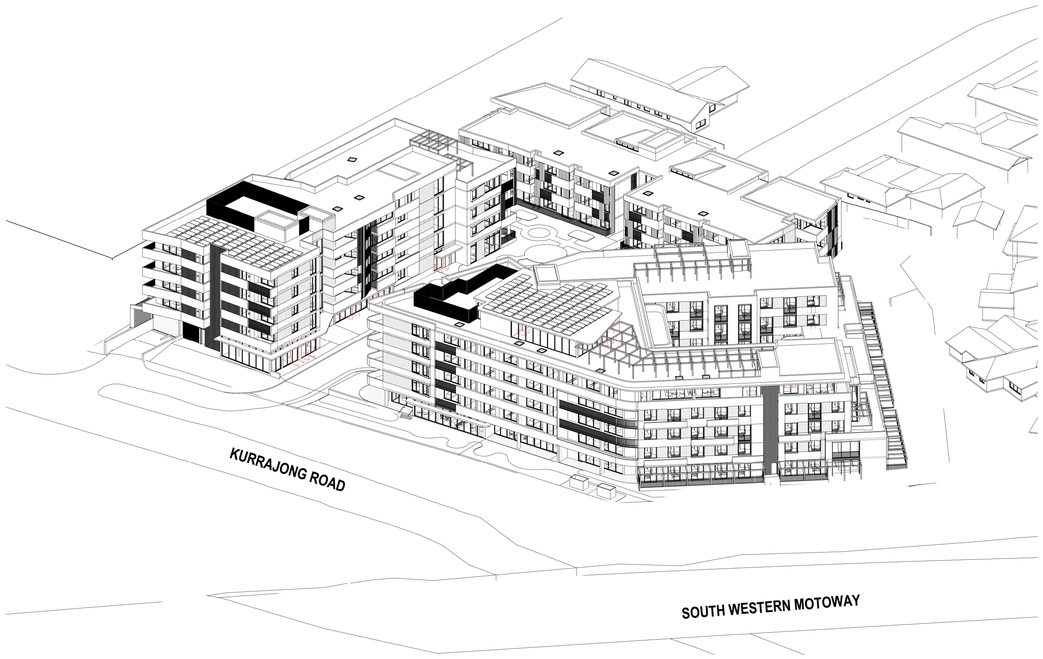
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8191), John Gow (6790), Daniel Hudson (8315)

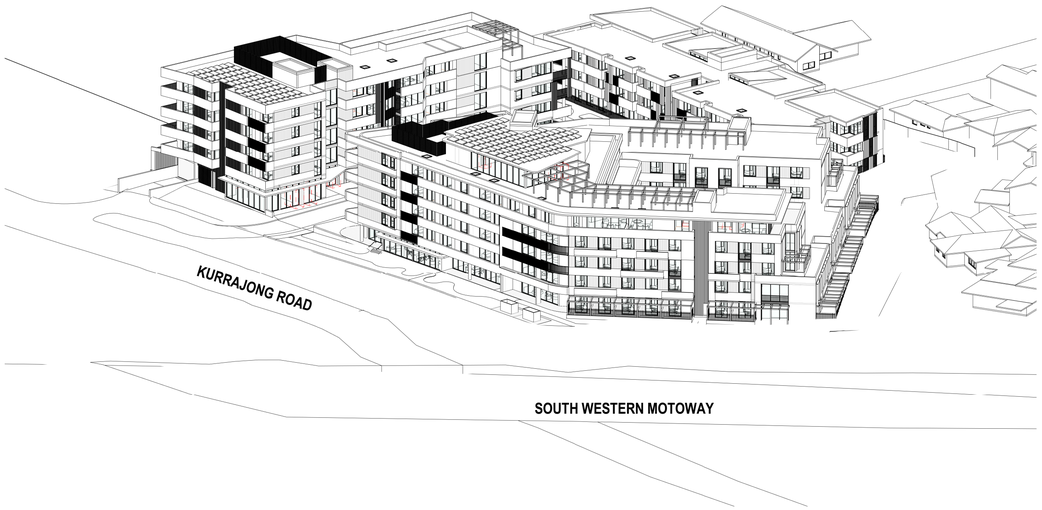
JACKSON TEECE



1 **SUN ANALYSIS 21ST JUNE 1300h**



2 **SUN ANALYSIS 21ST JUNE 1400h**



3 **SUN ANALYSIS 21ST JUNE 1500h**

Date generated:18/02/2020 3:35:16 PM C:\REVIT_LOCAL\2016098-JT-0-SHT-_-18_DA_rpoon.rvt

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: RP

CLIENT
SUMMIT CARE

DRAWING
DIRECT SUN ANALYSIS
DIAGRAMS 21 JUN 1PM-3PM

SHEET CREATED	SCALE @ A1	DRAWN
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PROJECT
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