

OPAL GLENMORE PARK PROPOSED RESIDENTIAL AGED CARE FACILITY

LOT 1 DP 825553
FLORIBUNDA AVENUE, GLENMORE PARK NSW 2745

PROPOSED RESIDENTIAL AGED CARE FACILITY



	DRAWING	REV
A000	TITLE PAGE	B
A001	SITE ANALYSIS 01	B
A001A	SITE ANALYSIS 02	B
A002	SITE PLAN	B
A003	DEMOLITION PLAN	B
A004	AREAS	B
A005	HEIGHT PLANE DRAWING	B
A006	SMOKE & FIRE COMPARTMENTS	B
A007	FIRE COMPARTMENT - NOT IN USE	
A008	VIEW ANALYSIS	B
A100	LOWER GROUND FLOOR PLAN	B
A101	GROUND FLOOR PLAN	B
A102	FIRST FLOOR PLAN	B
A103	ROOF PLAN	B
A200	ELEVATIONS	B
A210	SECTIONS	B
A700	SHADOW DIAGRAMS	B
A701	SUN EYE VIEW DIAGRAMS	B
A702	SHADOW DIAGRAMS - NOT IN USE	
A800	MATERIALS	B
A900	PHOTOMONTAGE	B

ARCHITECT:

CALDERFLOWER

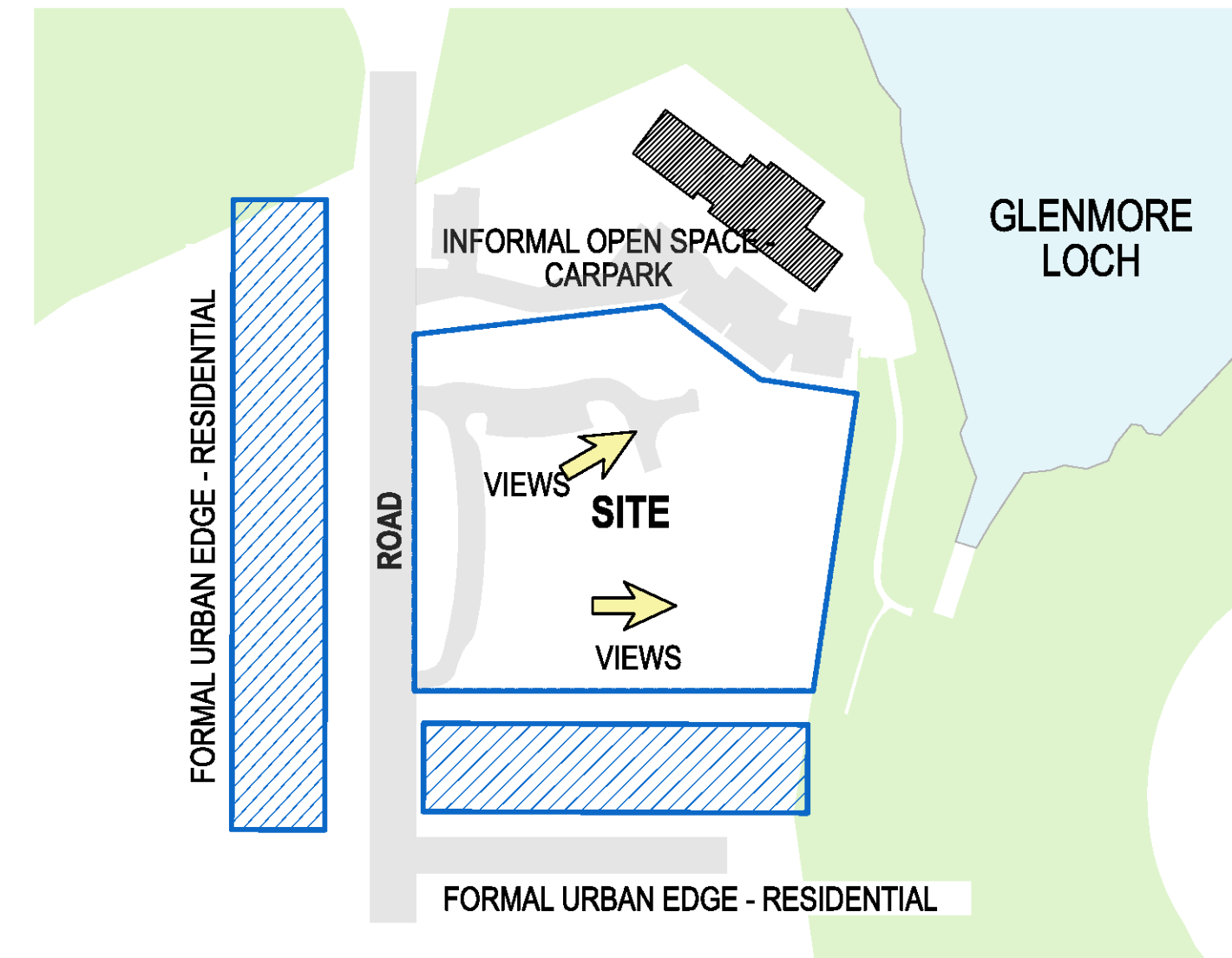
architecture

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CLIENT:

Opal

specialist aged care



01 SITE ANALYSIS
SCALE: 1:500

DRAWING REVISIONS	CH	DATE	7/7/90	7/7/90	ISSUE FOR DEVELOPMENT APPLICATION	B REV	CFA	LG	CHECK

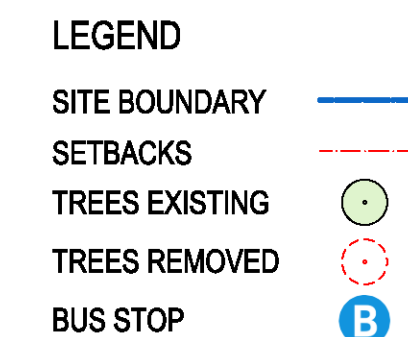
PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
SITE ANALYSIS 01

SCALE:	REFER DRAWING TITLES	
PROJECT NO.	18350	
DATE:	10/03/2020	
PROJECT STATUS	DEVELOPMENT APPLICATION	
ORIGINAL PAPER SIZE: A1		
PROJECT STATUS	DRAWING NO.	ISSUE
DA	A001	B

A circular compass rose with four main directions labeled: NORTH at the top, SOUTH at the bottom, EAST on the right, and WEST on the left. The rose is divided into eight equal sectors by four lines representing the cardinal and ordinal directions.

ISSUED FOR DEVELOPMENT APPLICATION



NORTH

REFER TO LANDSCAPE
DOCUMENTATION FOR TREE
RETENTION AND REMOVAL



LEGEND

SITE BOUNDARY —

SETBACKS

TREES EXISTING

TREES REMOVED

BUS STOP

SITE AREA

TOTAL

10,000.00

APPENDIX A

DEFINITION AND

REFER DRAWING TITLE

18350

10/03/2020

SIZE: A4

DRAWING NO. IS

A003 B

A compass rose with four arrows pointing North, South, East, and West. The word "NORTH" is written below the North arrow.

RTH

01 DEMOLITION PLAN

SCALE: 1:500

ARCHITECT:

CALDERFLOWER
architecture

CLIENT:



specialist aged care

PROJECT MANAGER:

PURE PROJECTS
PROJECT MANAGEMENT

DRAWING REVISIONS	CH	DATE
		27/2/20

[illegible]

GENERAL NOTES:

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PROJECT:

OPAL GLENMORE PARK

FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:

DEMOLITION PLAN

ISSUED FOR DEVELOPMENT APPLICATION

SCALE: REFER DRAWING TITLES

PROJECT NO. 18350

DATE: 10/03/2020

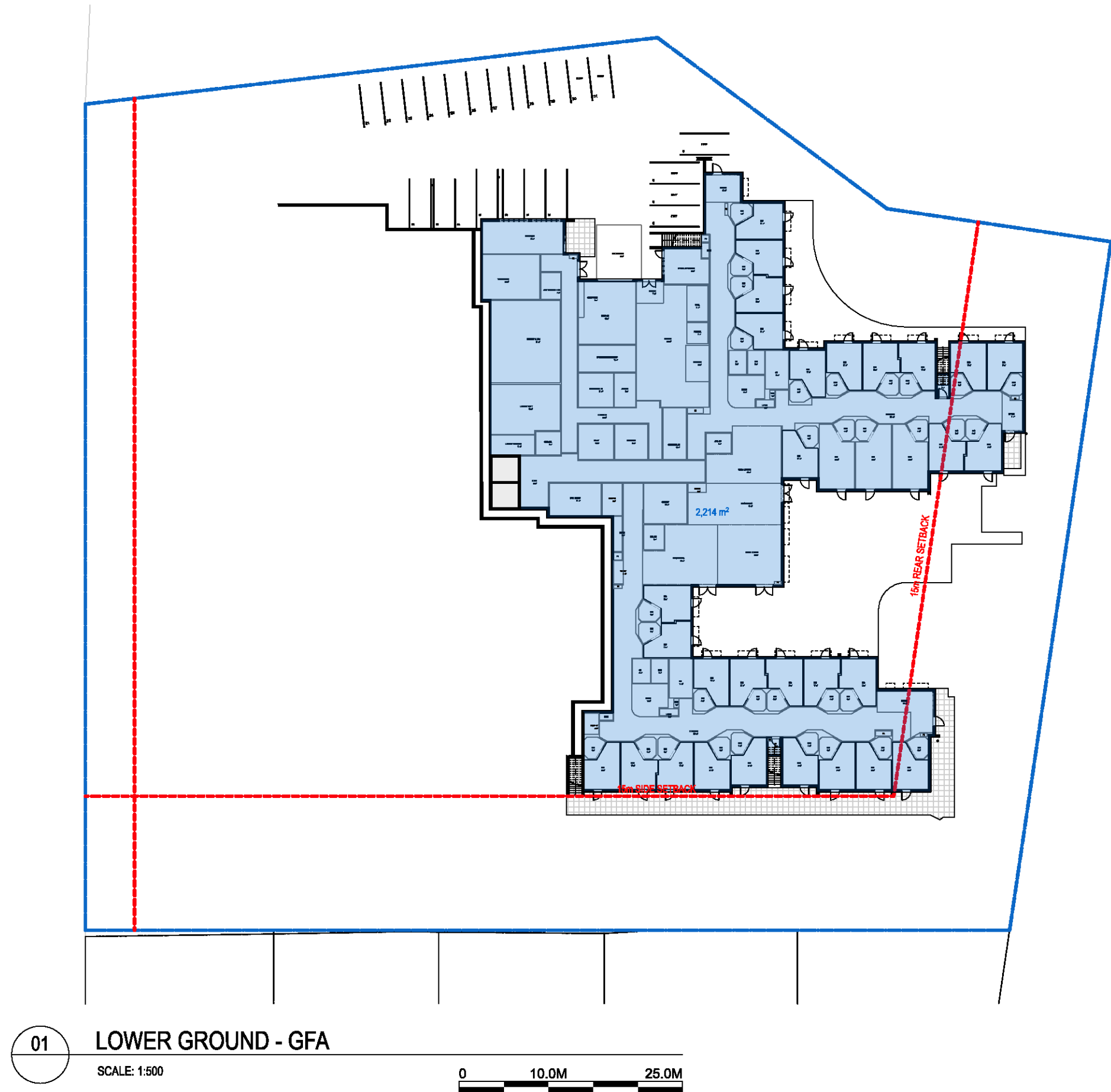
PROJECT STATUS DEVELOPMENT APPLICATION

ORIGINAL PAPER SIZE: A1

PROJECT STATUS DRAWING NO.

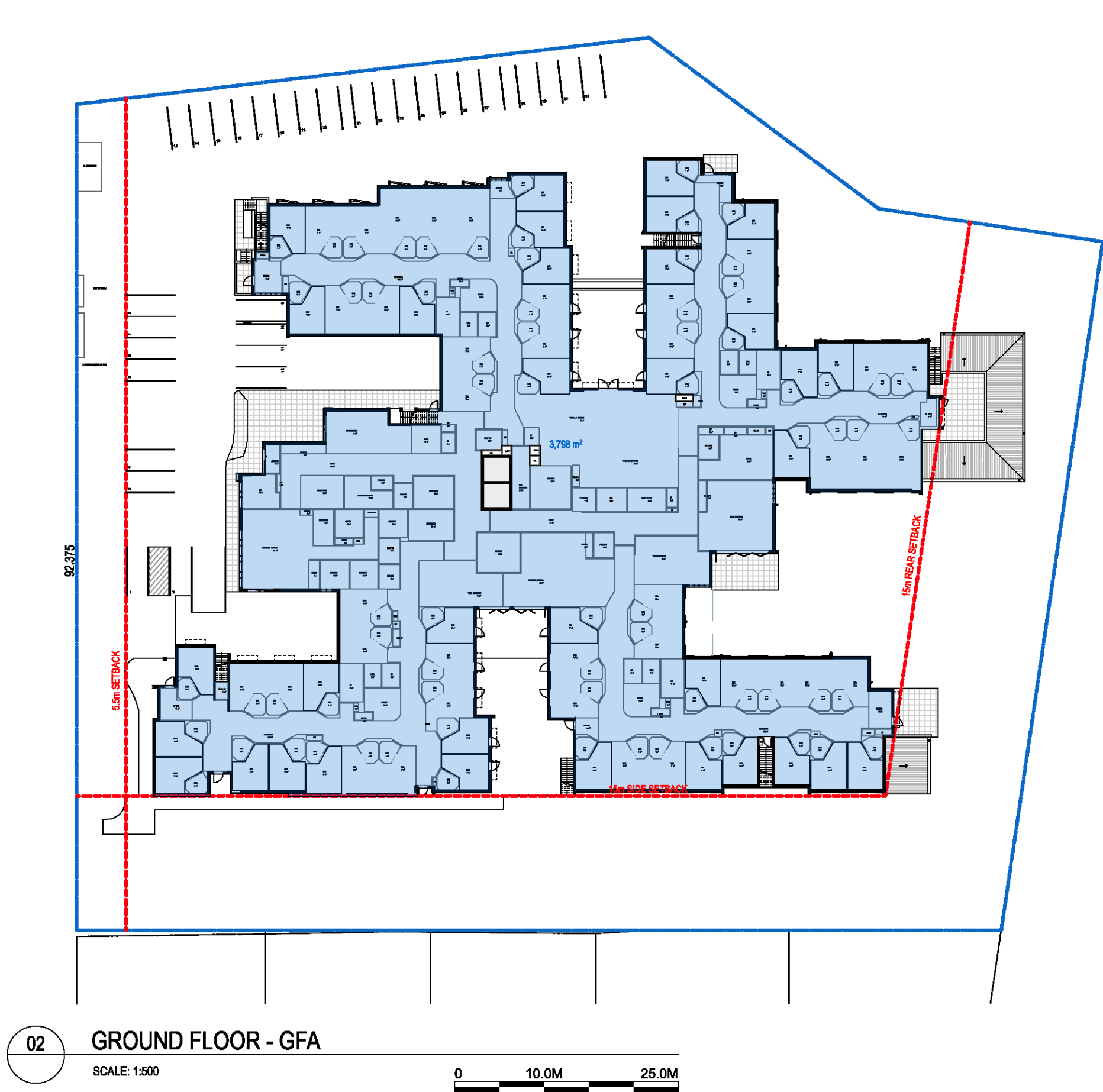
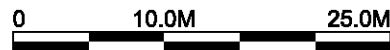
DA A003

DIA 7/10/99



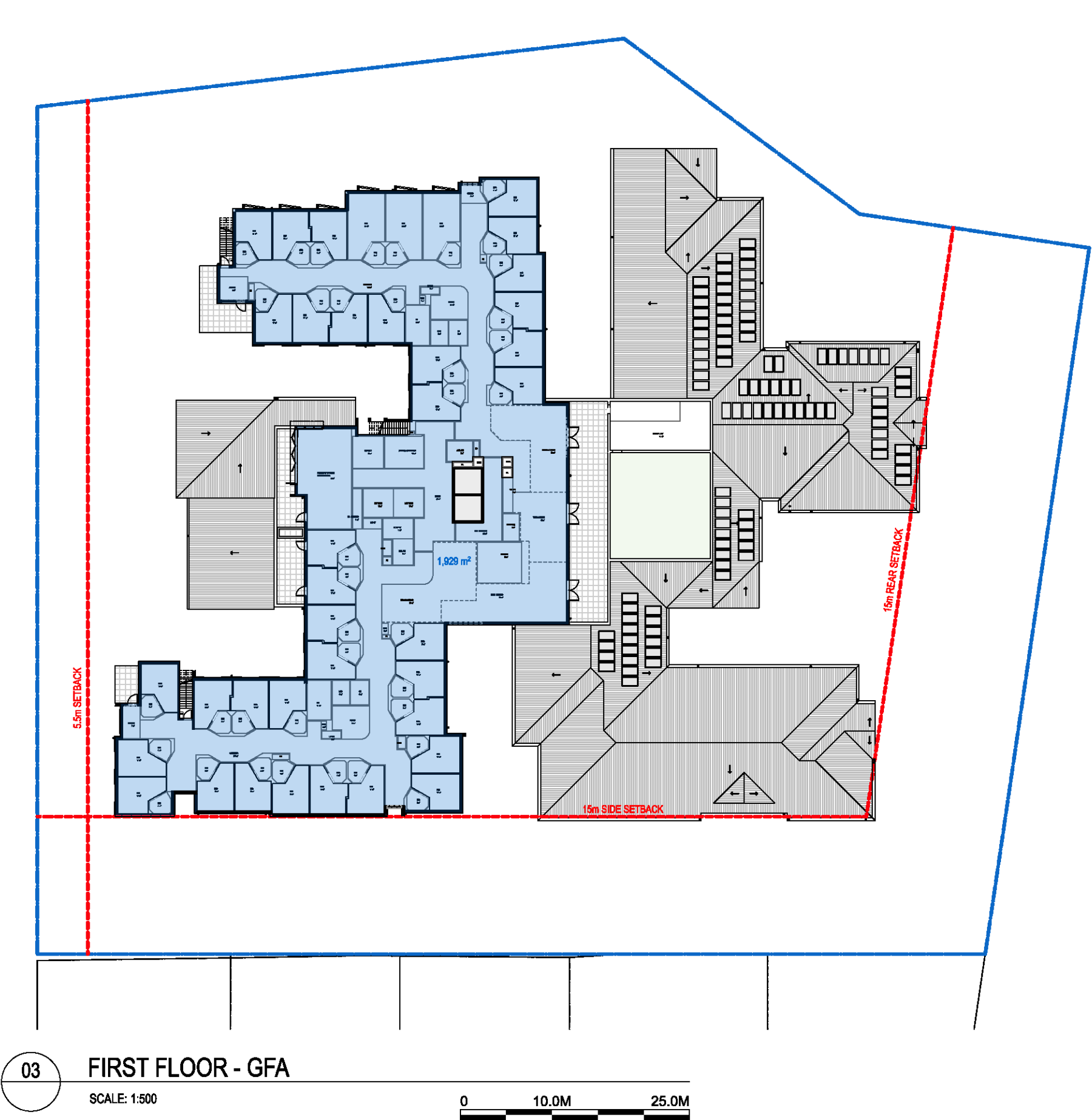
01 LOWER GROUND - GFA

SCALE: 1:500



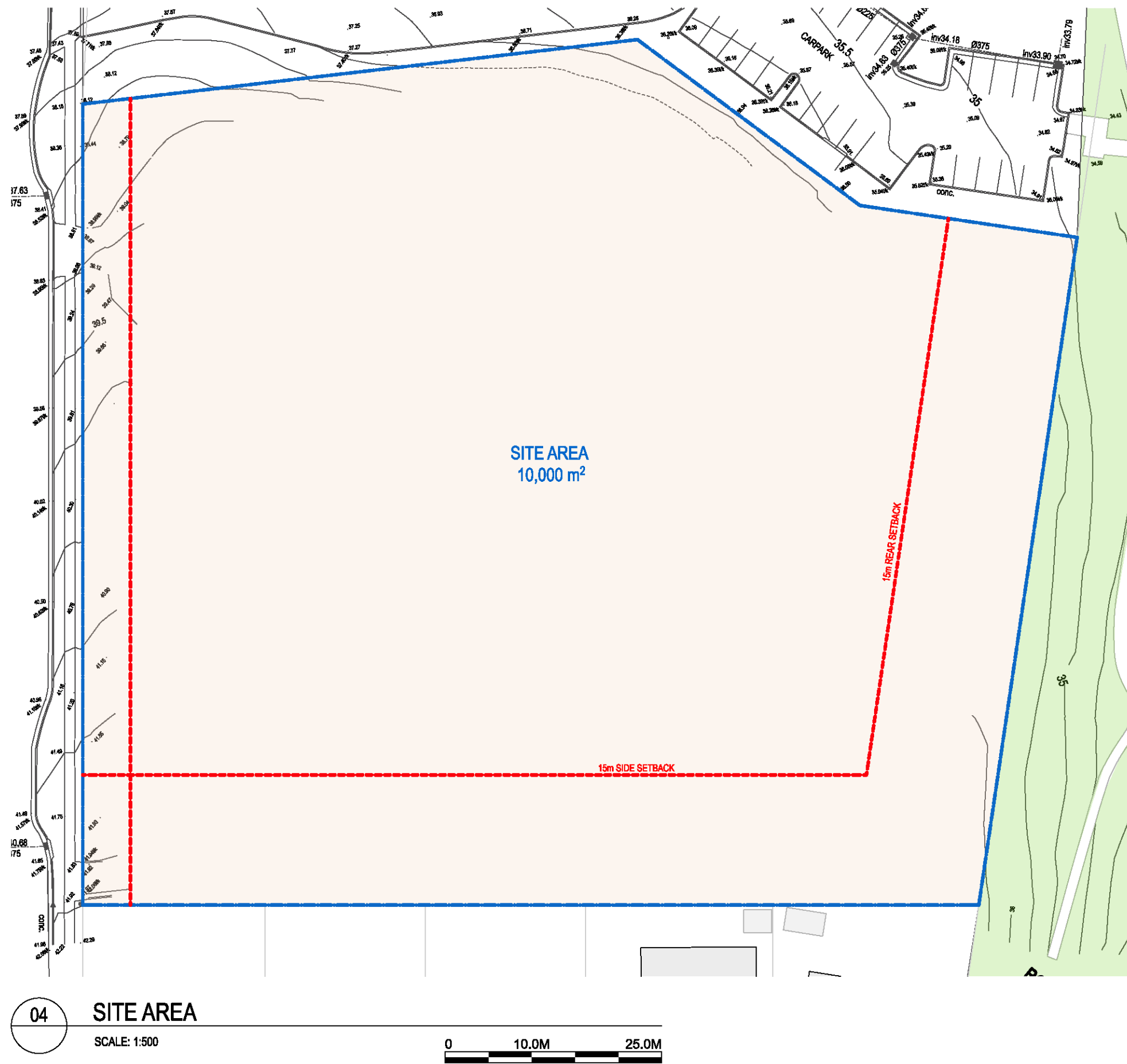
02 GROUND FLOOR - GFA

SCALE: 1:500



03 FIRST FLOOR - GFA

SCALE: 1:500



04 SITE AREA

SCALE: 1:500



SITE AREA	
TOTAL	10,000.00

GFA MEASURED PER SEPP SENIORS TO EXTERNAL FACE OF EXTERNAL WALL (EXCLUDING STAIRS, LIFTS & RISERS)	
LEVEL	AREA
LOWER GROUND	2,213.95
GROUND FLOOR	3,798.24
FIRST FLOOR	1,928.59
	7,940.78 m²

FSR	0.79 :1
-----	---------

RESIDENT ROOMS	
LEVEL	TOTAL
LOWER GROUND	32
GROUND FLOOR	72
FIRST FLOOR	38
	142

FOR LANDSCAPE AREA CALCULATIONS - REFER TO LANDSCAPE DOCUMENTATION

ARCHITECT:

CALDERFLOWER
architecture

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CLIENT:



PROJECT MANAGER:

PURE PROJECTS
PROJECT MANAGEMENT

DRAWING REVISIONS	CH	DATE

DATE	DESCRIPTION	REV	CFA	LC
27/02/20	ISSUE FOR DEVELOPMENT APPLICATION	B	CFA	LC

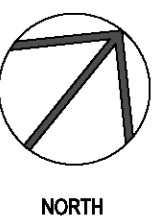
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PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
AREAS

ISSUED FOR DEVELOPMENT APPLICATION

SCALE:	REFER DRAWING TITLES
PROJECT NO.	18350
DATE:	10/03/2020
PROJECT STATUS:	DEVELOPMENT APPLICATION
ORIGINAL PAPER SIZE:	A1
PROJECT STATUS:	DRAWING NO.
DA	A004
	ISSUE
	B





01 HEIGHT PLANE
NOT TO SCALE

ISSUED FOR DEVELOPMENT APPLICATION

ARCHITECT: CALDERFLOWER
architecture

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CLIENT:

 **Opal** specialist aged care

PROJECT MANAGER:

PURE PROJECTS
PROJECT MANAGEMENT

DRAWING REVISIONS	CH	27690 DATE	27/02/20 DESCRIPTION	8 REV	CFA DESIGN	LC CHECK		

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PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
HEIGHT PLANE DRAWING

SCALE: REFER DRAWING TITLES

PROJECT NO. 18350

DATE: 10/03/2020

PROJECT STATUS DEVELOPMENT APPLICATION

ORIGINAL PAPER SIZE: A1

PROJECT STATUS DRAWING NO. ISSUE

DA A005 B



A



B



C



D

ARCHITECT:
CALDERFLOWER
architecture
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PROJECT MANAGER:
PURE PROJECTS
PROJECT MANAGEMENT

DRAWING REVISIONS	CH	DATE

DATE	DESCRIPTION	REV	BY	CHECK
27/02/20	ISSUE FOR DEVELOPMENT APPLICATION	1	CH	LC

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PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745
DRAWING TITLE:
VIEW ANALYSIS

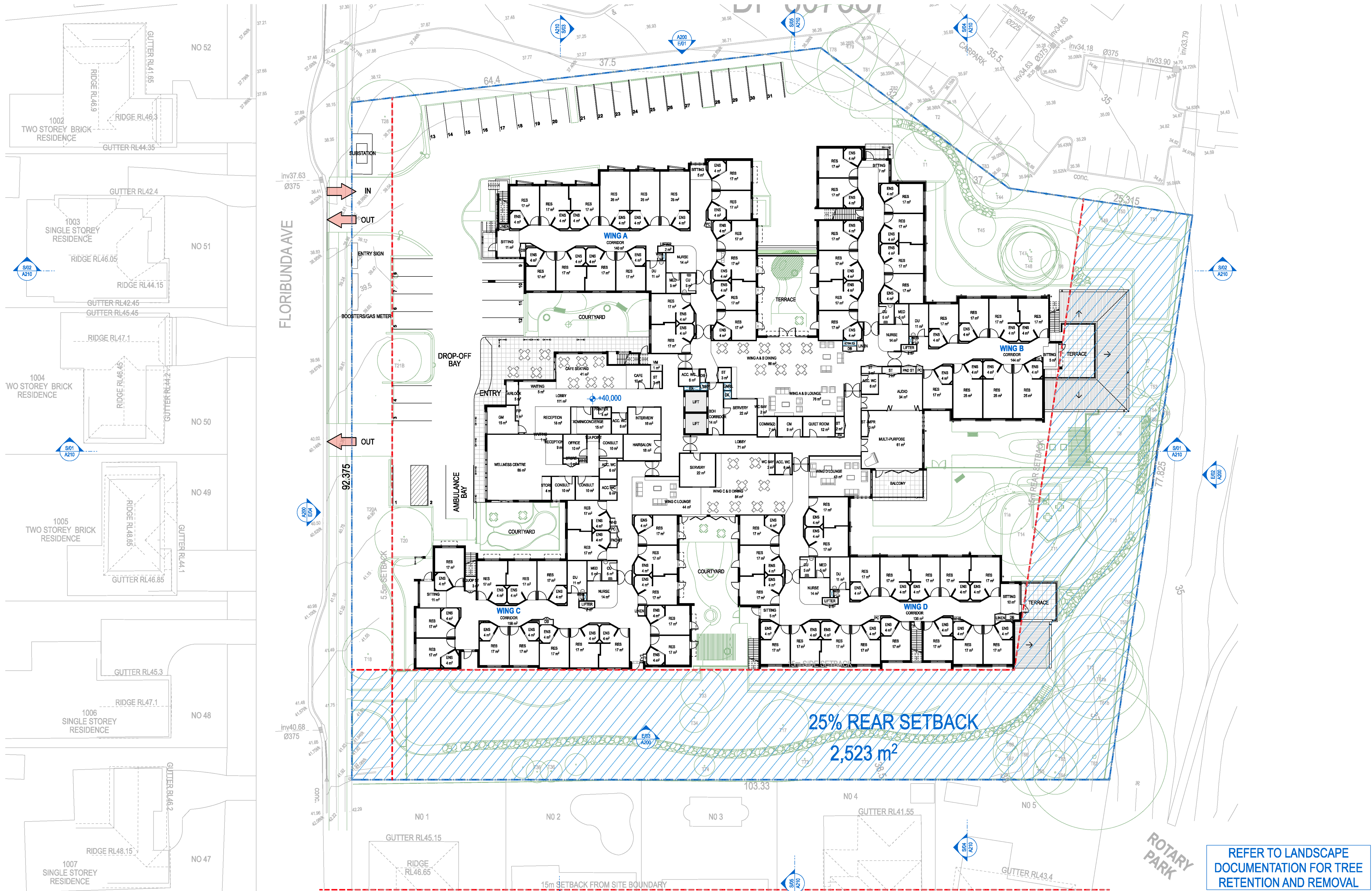
ISSUED FOR DEVELOPMENT APPLICATION

SCALE: REFER DRAWING TITLES
PROJECT NO. 18350
DATE: 10/03/2020
PROJECT STATUS: DEVELOPMENT APPLICATION
ORIGINAL PAPER SIZE: A1
PROJECT STATUS: DRAWING NO. ISSUE
DA A008 B





NORTH



01 GROUND FLOOR
SCALE: 1:250

ARCHITECT:
CALDERFLOWER
architecture

CLIENT:
Opal specialist aged care

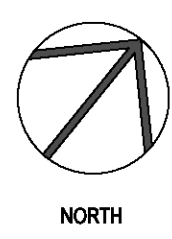
PROJECT MANAGER:
PURE PROJECTS
PROJECT MANAGEMENT

REVISED BUILDING LOCATION & LAYOUT	CH-01	27/2/20
DRAWING REVISIONS	CH	DATE
27/2/20	ISSUE FOR DEVELOPMENT APPLICATION	B
27/2/20	ISSUE FOR DEVELOPMENT APPLICATION	CFA
27/2/20	ISSUE FOR DEVELOPMENT APPLICATION	LC
27/2/20	ISSUE FOR DEVELOPMENT APPLICATION	REV
27/2/20	ISSUE FOR DEVELOPMENT APPLICATION	DRAWN
27/2/20	ISSUE FOR DEVELOPMENT APPLICATION	CHECK

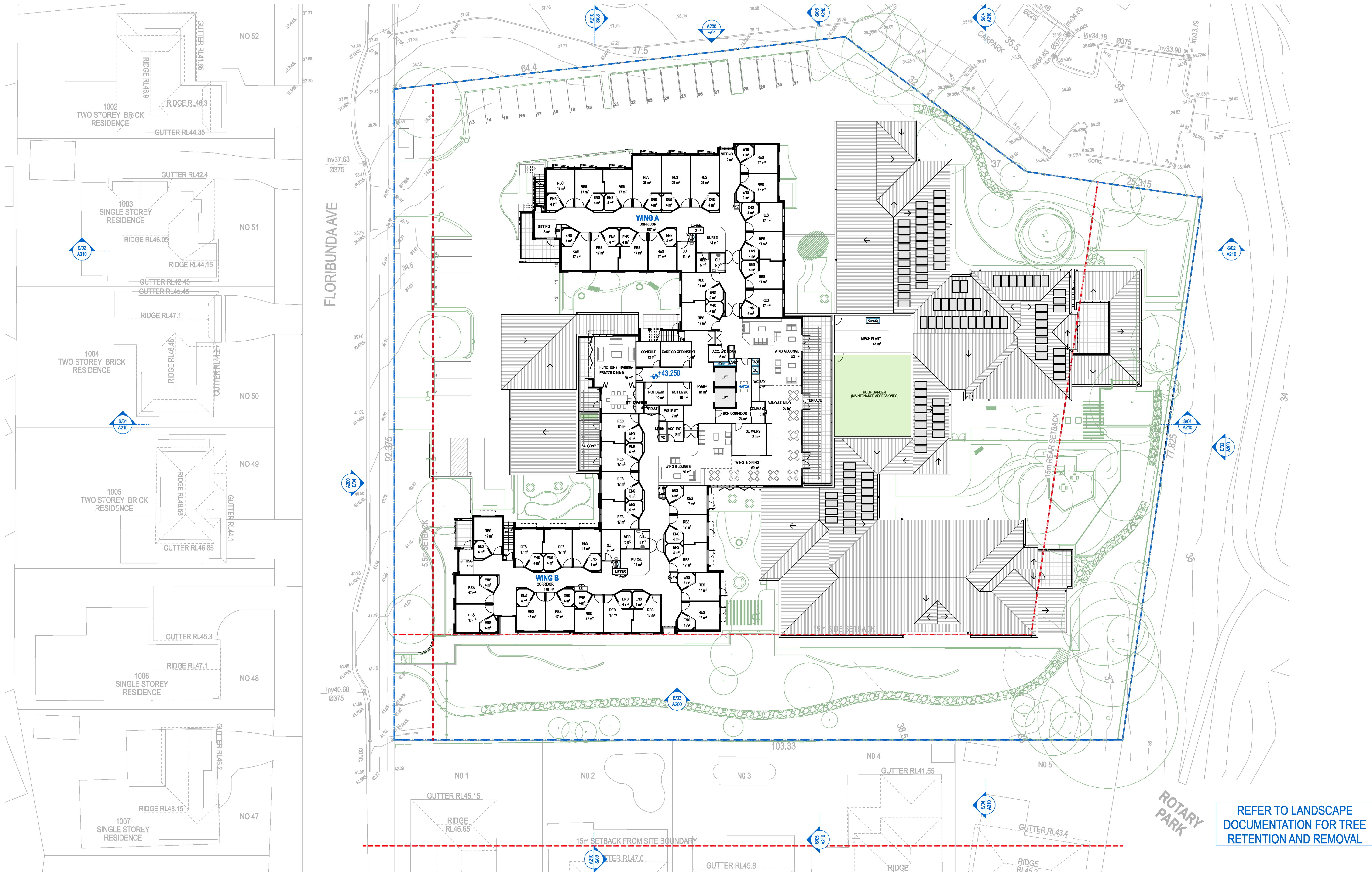
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PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745
DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: REFER DRAWING TITLES
PROJECT NO. 18350
DATE: 10/03/2020
PROJECT STATUS: DEVELOPMENT APPLICATION
ORIGINAL PAPER SIZE: A1
PROJECT STATUS: DRAWING NO. ISSUE
DA A101 B



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01 FIRST FLOOR
SCALE: 1:250

REFER TO LANDSCAPE
DOCUMENTATION FOR TREE
RETENTION AND REMOVAL

ISSUED FOR DEVELOPMENT APPLICATION

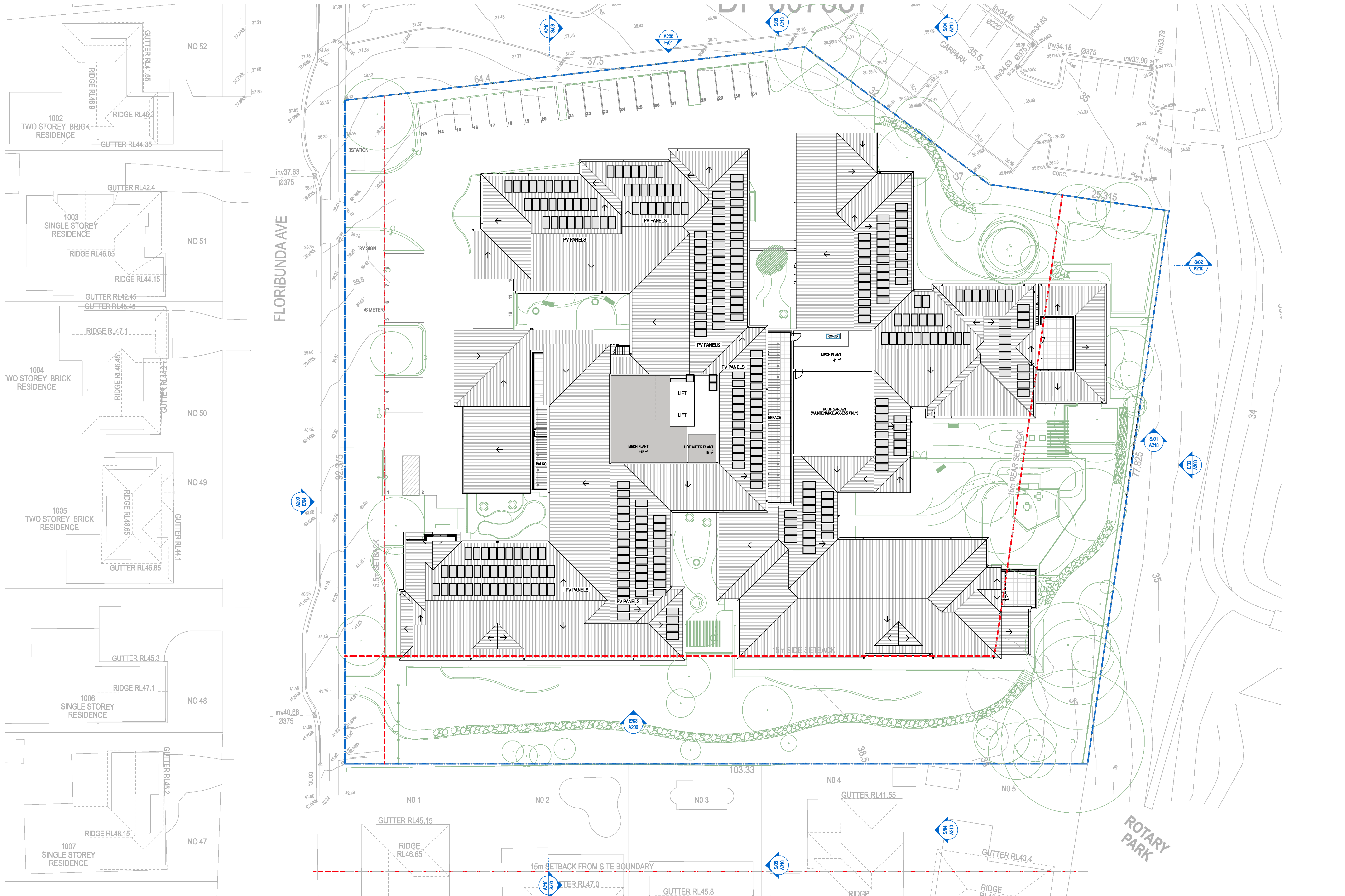
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PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
FIRST FLOOR PLAN



01 ROOF
SCALE: 1:250

ISSUED FOR DEVELOPMENT APPLICATION

ARCHITECT:
CALDERFLOWER
architecture

CLIENT:
Opal specialist aged care

PROJECT MANAGER:
PURE PROJECTS
PROJECT MANAGEMENT

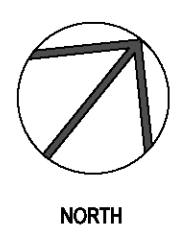
REVISED BUILDING LOCATION & LAYOUT		CH-01	27/2/20
DRAWING REVISIONS		CH	DATE
27/2/20		ISSUE FOR DEVELOPMENT APPLICATION	
DATE	DESCRIPTION	REV	CFA
		DRAWN	LC
		CHECK	

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PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
ROOF PLAN

SCALE: 1:250
PROJECT NO. 16350
DATE: 10/03/2020
PROJECT STATUS: DEVELOPMENT APPLICATION
ORIGINAL PAPER SIZE: A1
PROJECT STATUS: DA
DRAWING NO. A103
ISSUE: B

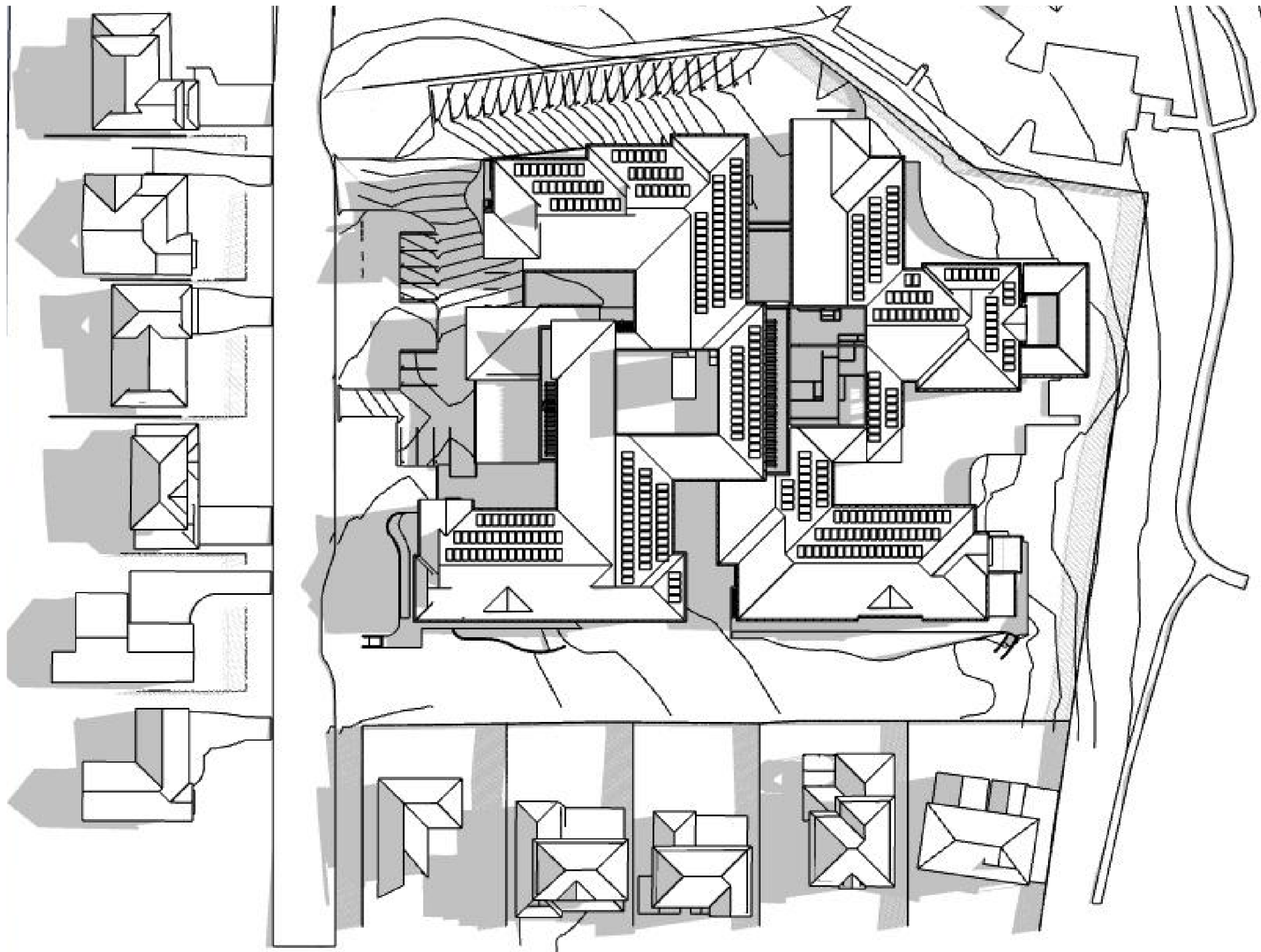




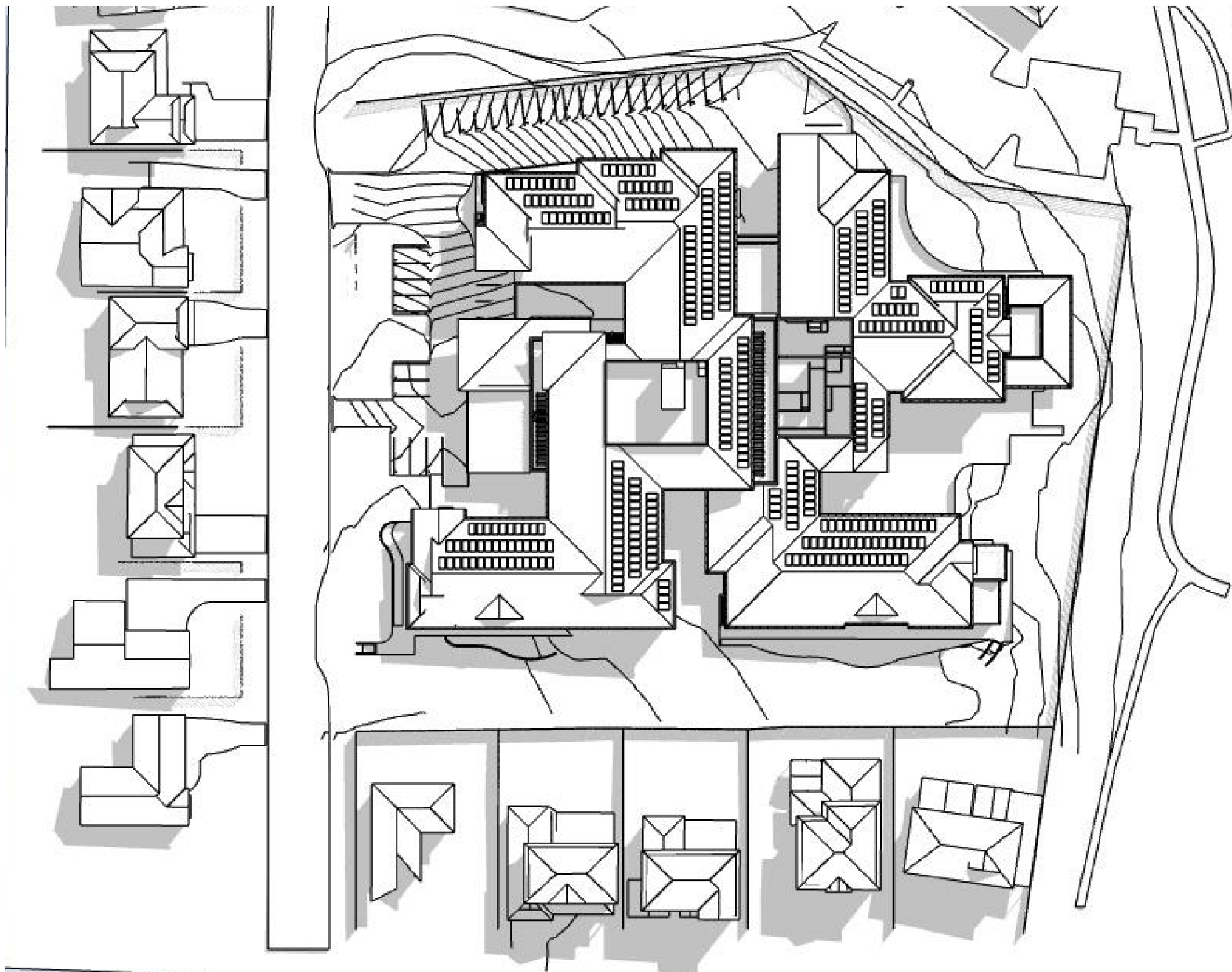
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PROJECT NO.	18350	
DATE:	10/03/2020	
PROJECT STATUS	DEVELOPMENT APPLICATION	
ORIGINAL PAPER SIZE: A1		
PROJECT STATUS	DRAWING NO.	ISSUE
DA	A210	B

PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

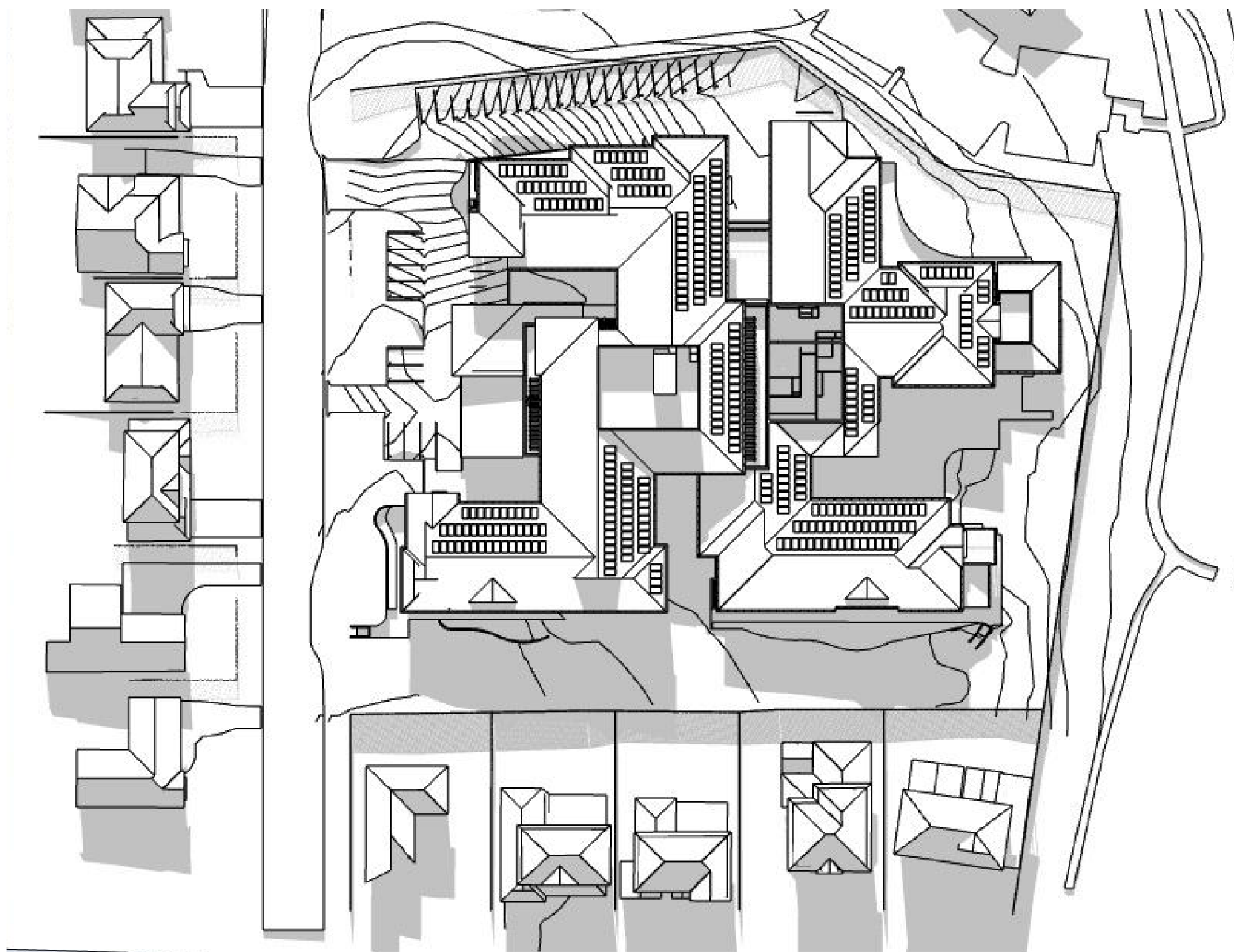
DRAWING TITLE:
SECTIONS



01 JUNE 21 - 9AM
SCALE: 1:100
0 2.0M 5.0M



02 JUNE 21 - 12PM
SCALE: 1:100
0 2.0M 5.0M



03 JUNE 21 - 3PM
SCALE: 1:100
0 2.0M 5.0M

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DRAWING REVISIONS		CH	DATE

DATE	DESCRIPTION	B REV	CFA DRAWN	LC CHECK
27/02/20	ISSUE FOR DEVELOPMENT APPLICATION			

GENERAL NOTES:

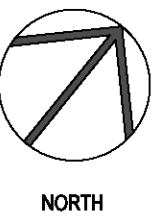
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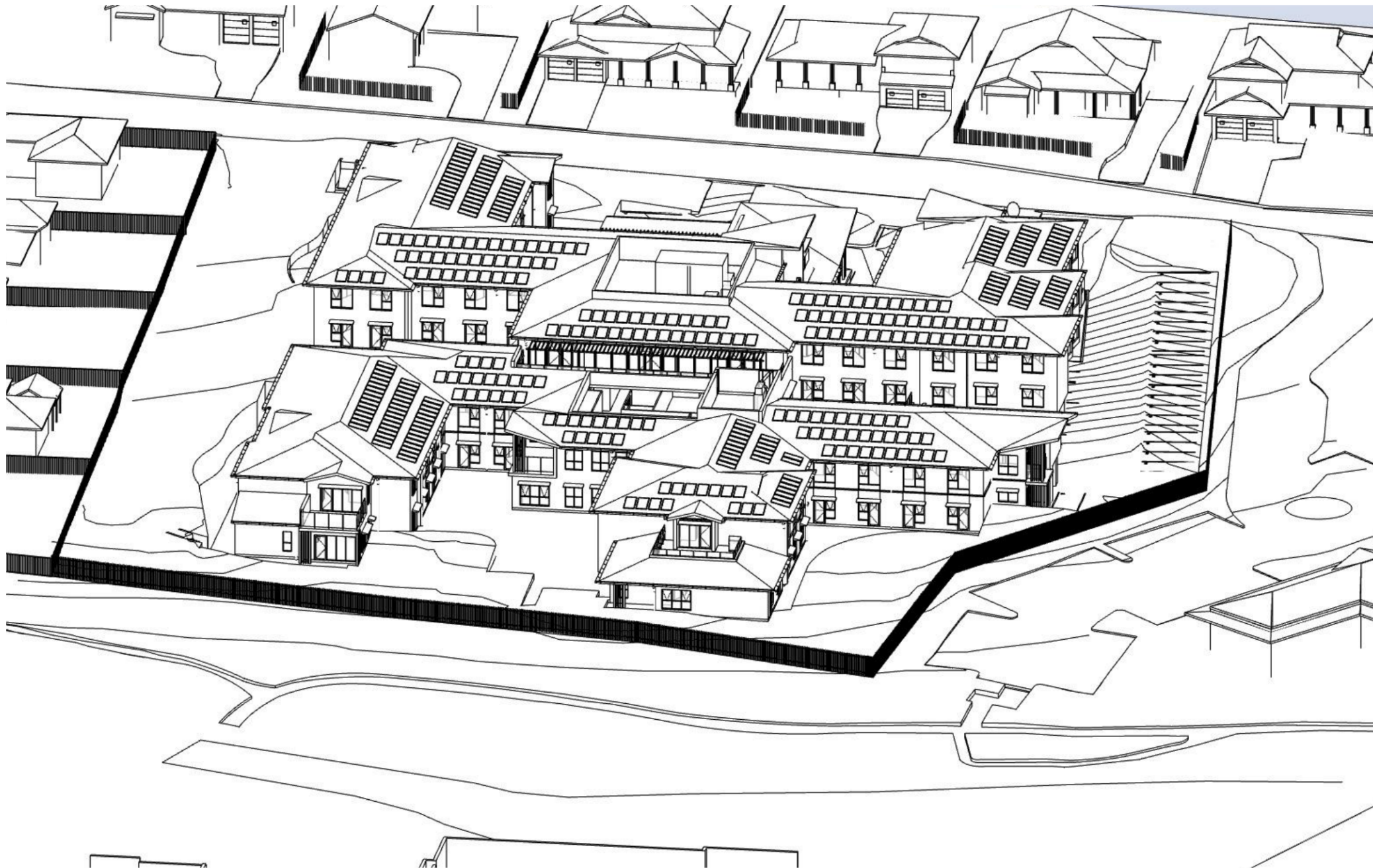
PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
SHADOW DIAGRAMS

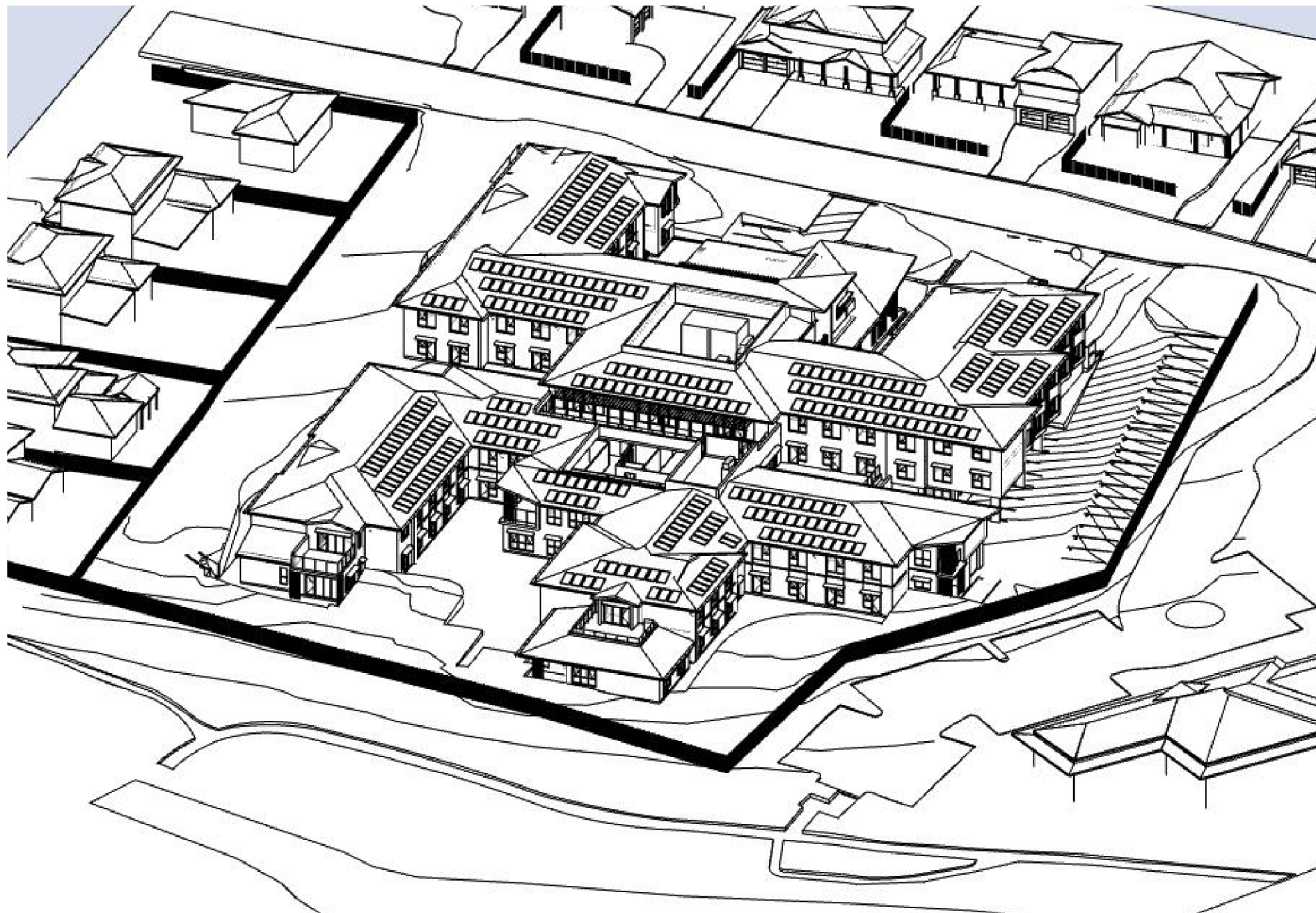
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SCALE: REFER DRAWING TITLES
PROJECT NO. 18350
DATE: 10/03/2020
PROJECT STATUS: DEVELOPMENT APPLICATION
ORIGINAL PAPER SIZE: A1
PROJECT STATUS: DA DRAWING NO. A700 ISSUE: B

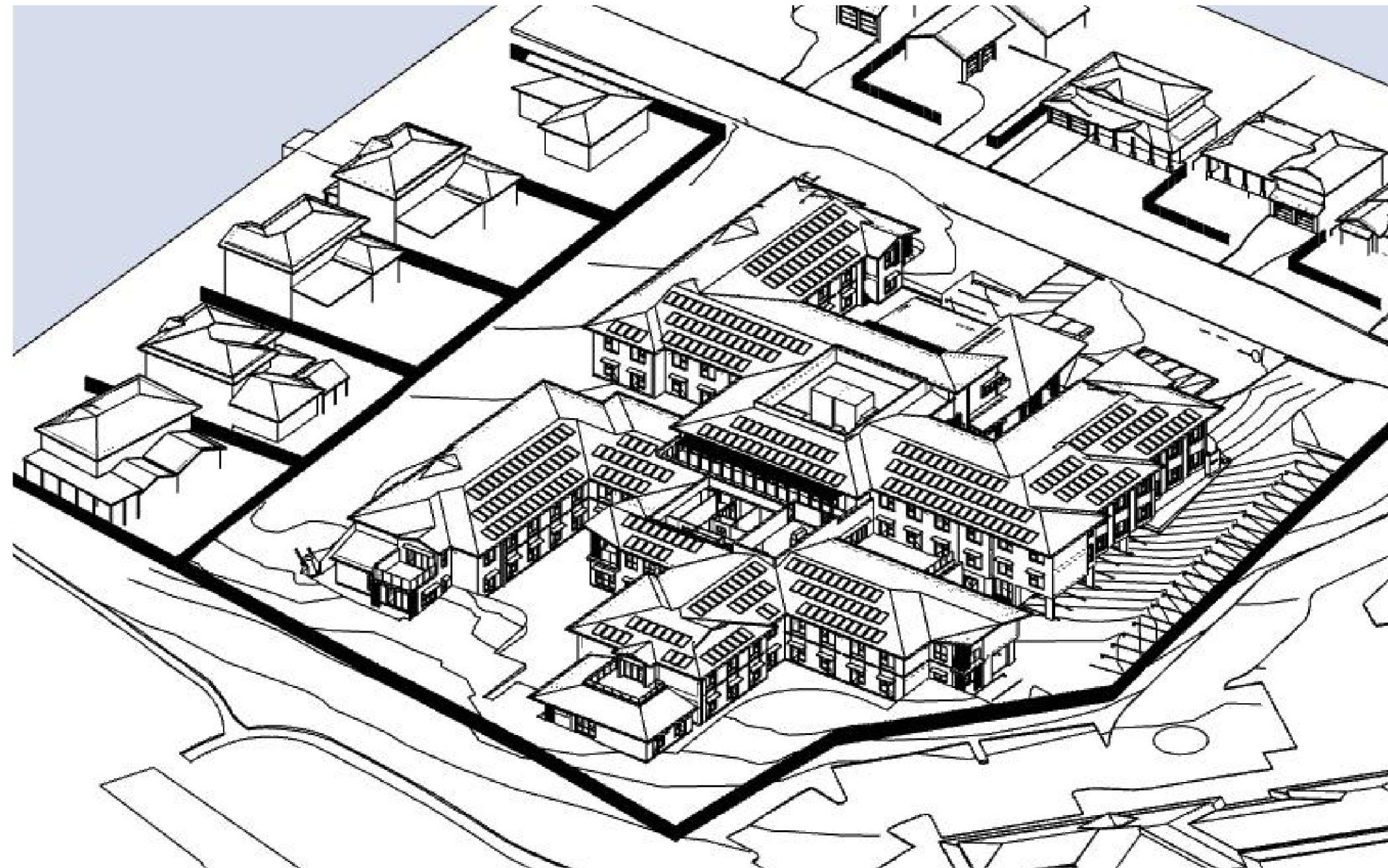




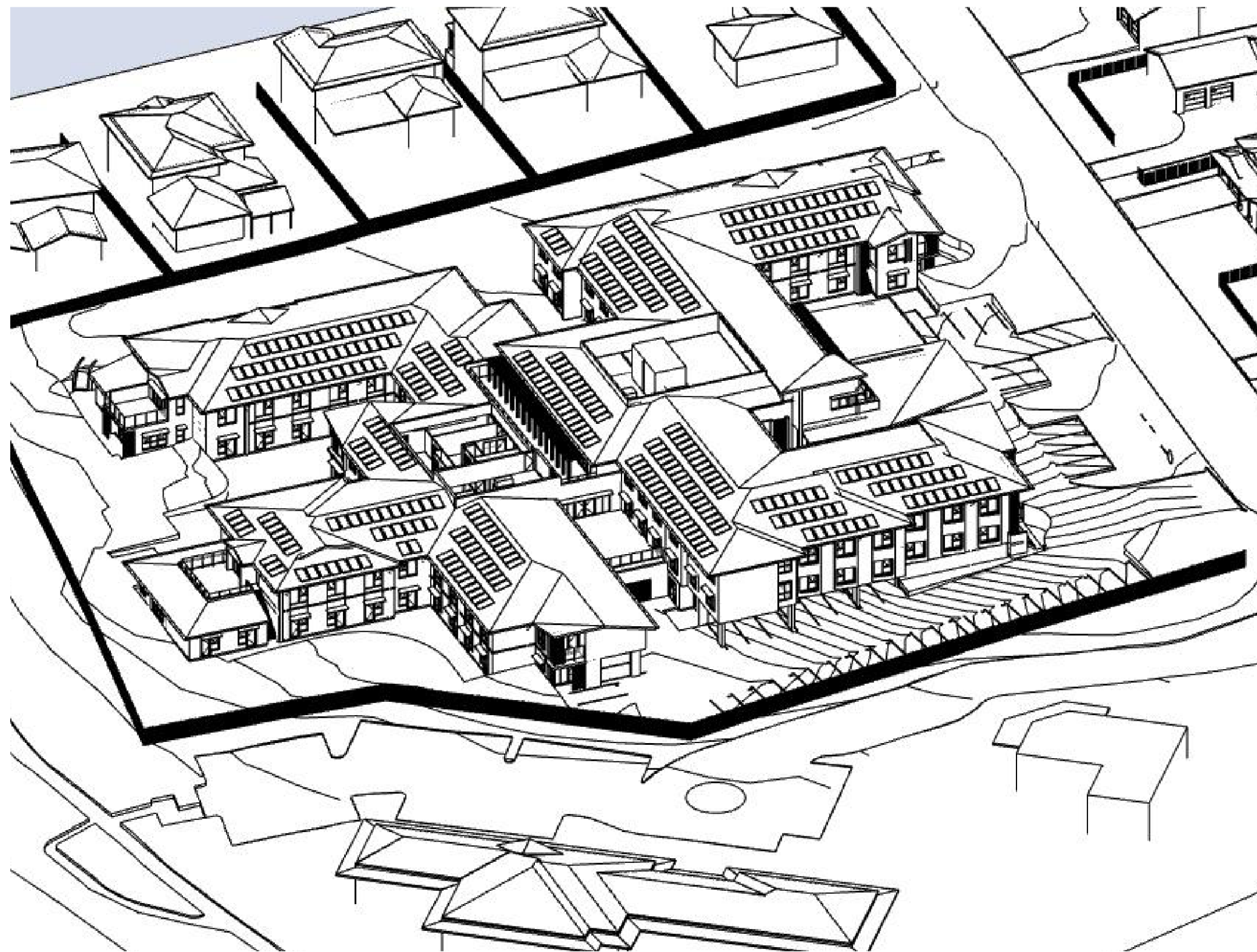
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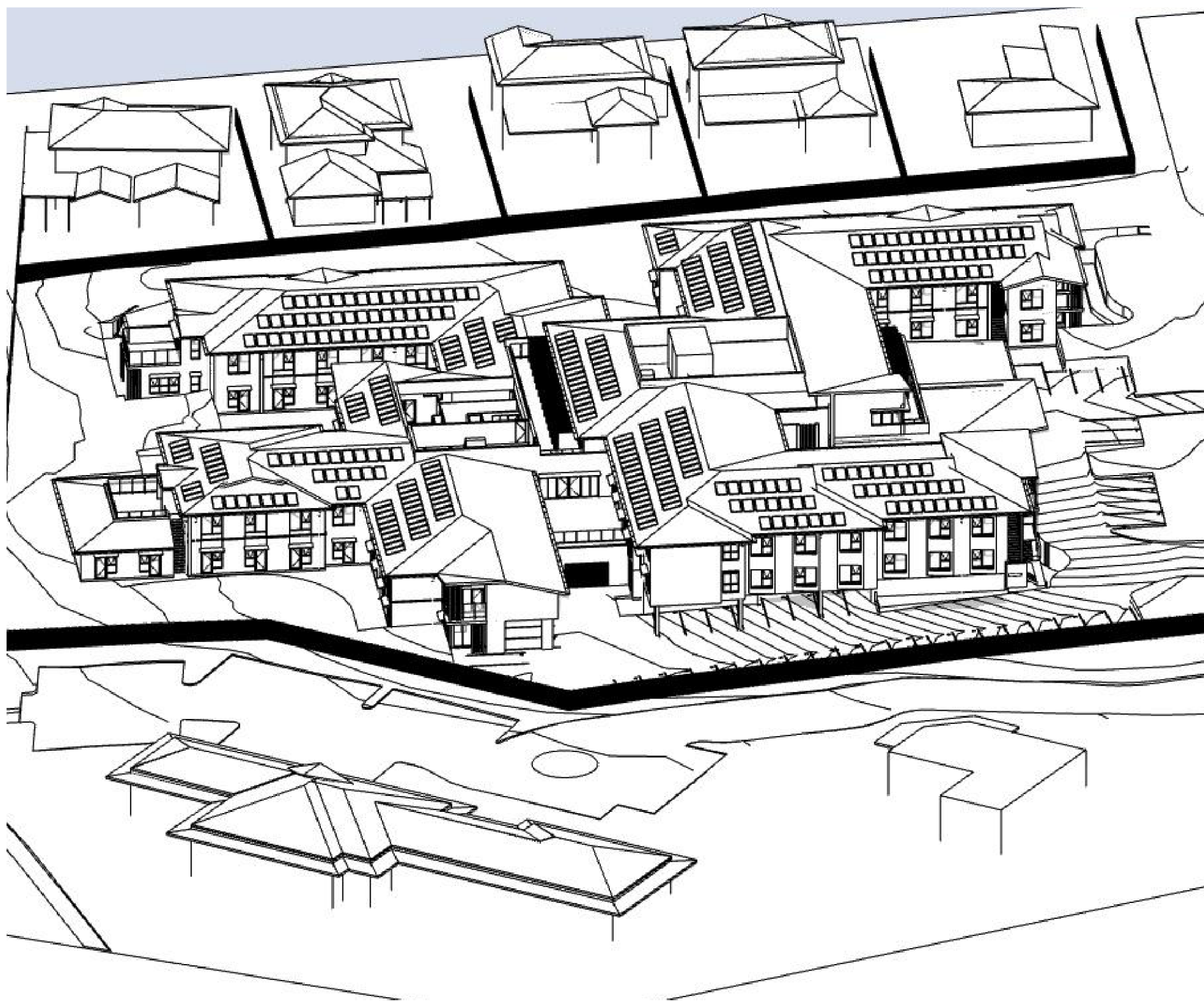
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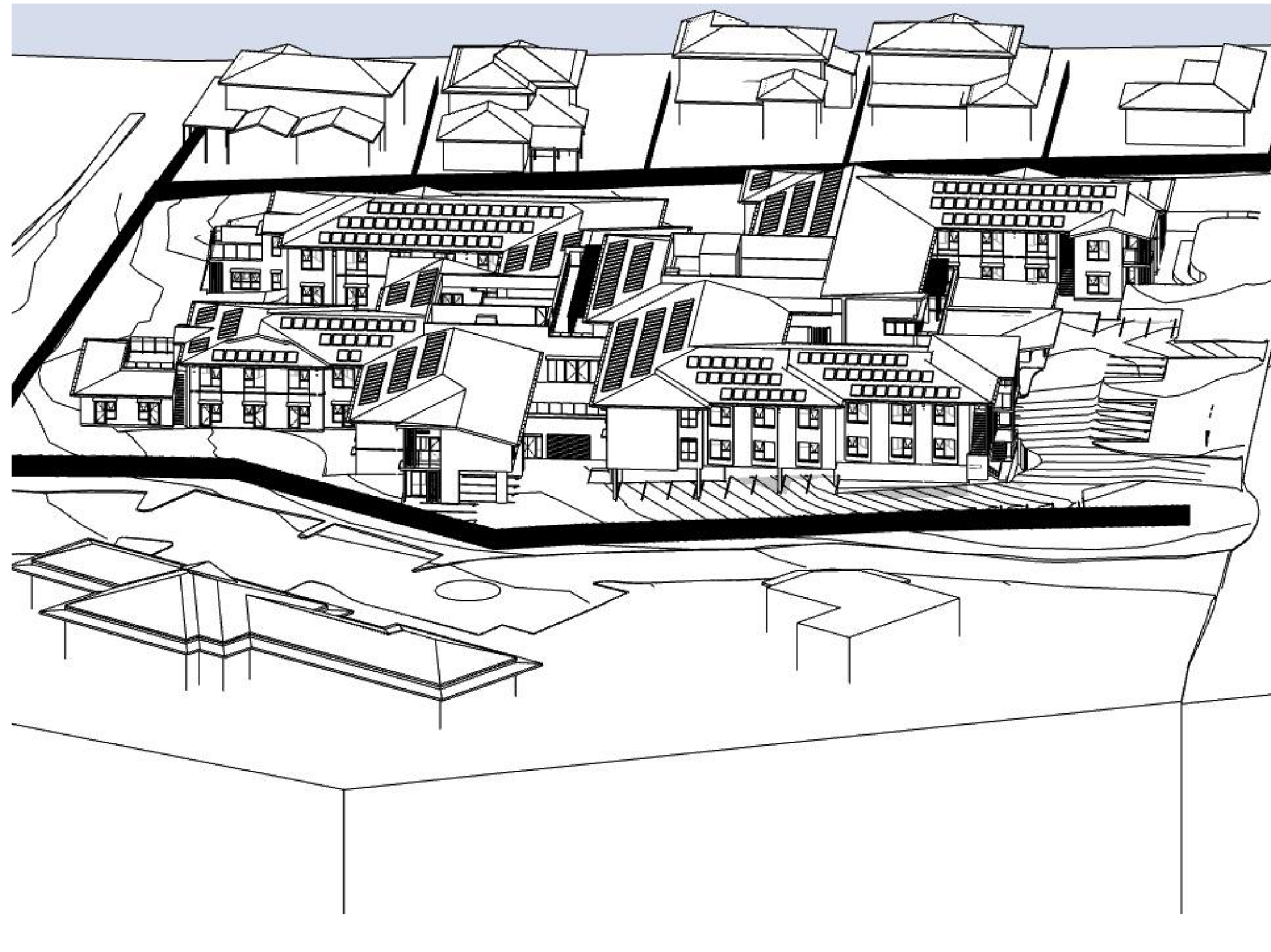
03 JUNE 21 - 11AM
NOT TO SCALE



04 JUNE 21 - 1PM
NOT TO SCALE



05 JUNE 21 - 2PM
NOT TO SCALE



06 JUNE 21 - 3PM
NOT TO SCALE

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NO	DATE	DESCRIPTION	REV	DRAWN	CHECK

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PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
SUN EYE VIEW DIAGRAMS

The top row contains three photographs of residential properties. The first photo on the left shows a two-story brick house with a red-tiled roof and a white picket fence in the foreground. The middle photo shows a similar two-story brick house with a red-tiled roof and a white picket fence, featuring a prominent front porch. The third photo on the right shows a single-story house with a dark roof and a white picket fence, with a car parked in the driveway.



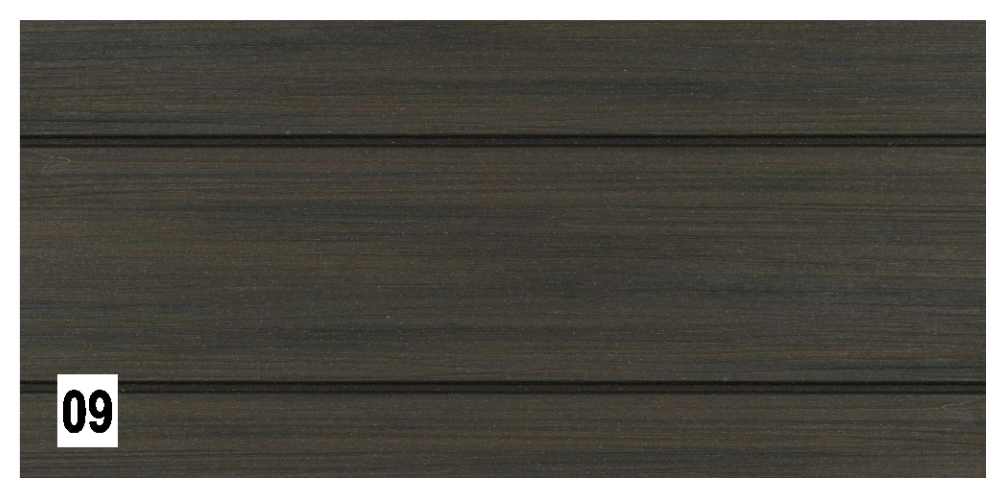
02

05



06

08



09



11

A photograph of a two-story brick house with a red tiled roof. The house features white trim around the windows and a prominent gable. The roof is covered in reddish-brown tiles. The house is set against a clear blue sky. There are some trees visible in the background. The image is watermarked with 'Digitized by Google' and '2016' in the center.

TYPICAL RED BRICKS



A photograph of a single-story brick house with a dark tiled roof and a white garage door. A silver car is parked in the driveway. The house features a prominent front gable with a white-trimmed roofline and a small awning over the front window. The driveway is paved, and there is a small lawn area in front.

ARCHITECT:

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architecture

CLIENT:

 **Opal** specialist aged care

PROJECT MANAGER:

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PROJECT:
OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
MATERIALS

SCALE:	REFER DRAWING TITLES	
PROJECT NO.	18350	
DATE:	10/03/2020	
PROJECT STATUS	DEVELOPMENT APPLICATION	
ORIGINAL PAPER SIZE: A1		
PROJECT STATUS	DRAWING NO.	ISSUE
DA	A800	B



VIEW 01 FROM FLORIBUNDA AVENUE



VIEW 02 FROM ROTARY PARK



KEY PLAN

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OPAL GLENMORE PARK
FLORIBUNDA AVENUE, GLENMORE PARK, NSW 2745

DRAWING TITLE:
PHOTOMONTAGE

SCALE: PROJECT NO. 18350
DATE: 10/03/2020
PROJECT STATUS: DEVELOPMENT APPLICATION
ORIGINAL PAPER SIZE: A1
PROJECT STATUS: DA
DRAWING NO.: A900
ISSUE: B





01

SITE PLAN

SCALE: 1:500

0 10.0M 25.0M

ARCHITECT:

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PROJECT:

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DRAWING TITLE:

NOTIFICATION PLAN

SCALE:

PROJECT NO. 16090
DATE: 27/02/2020
PROJECT STATUS: DEVELOPMENT APPLICATION
ORIGINAL PAPER SIZE: A3
PROJECT STATUS: DRAWING NO. DA
ISSUE: NP01





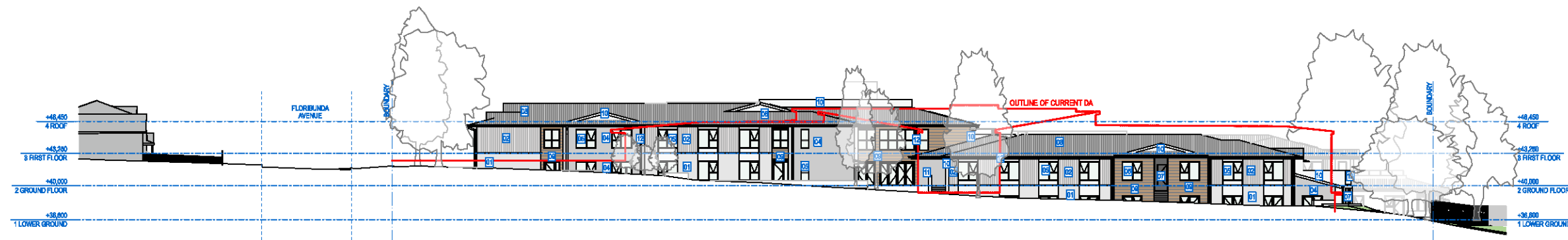
01 NORTH WEST ELEVATION 01
SCALE: 1:500

0 10.0M 25.0M



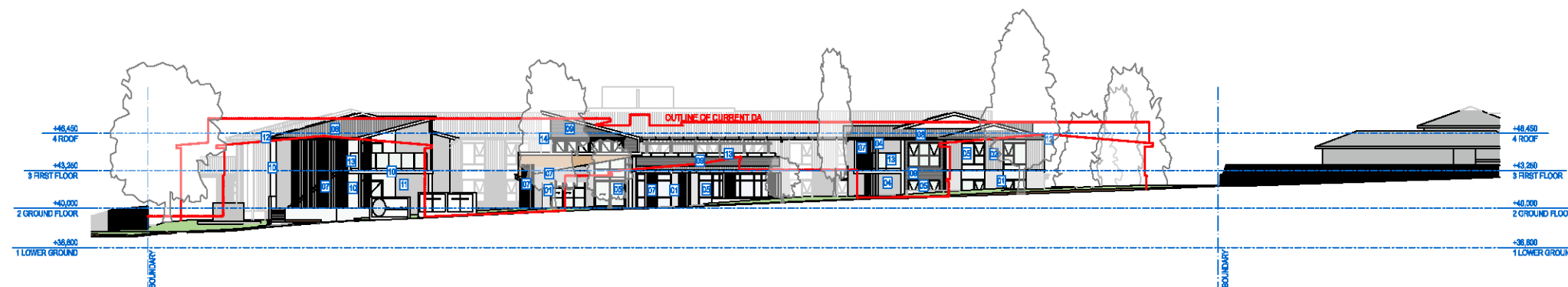
02 NORTH EAST ELEVATION 02
SCALE: 1:500

0 10.0M 25.0M



03 SOUTH EAST ELEVATION 03
SCALE: 1:500

0 10.0M 25.0M



04 SOUTH WEST ELEVATION 04
SCALE: 1:500

0 10.0M 25.0M

EXTERNAL FINISHES	
CODE	DESCRIPTION
01	LIGHT FACE BRICK
02	VERTICAL CLADDING
03	TIMBER LOOK CEILING & CLADDING
04	RED FACE BRICK
05	WINDOW & DOOR FRAMING
06	METAL FEATURE HARDWARE & LIGHTING
07	SCREENING BATTENS
08	ROOF FINISH IN COLORBOND
09	LIGHTWEIGHT HORIZONTAL CLADDING
10	PAINT FINISH
11	WHITE BRICK
12	RAINWATER ACCESSORIES
13	GLASS BALUSTRADE
14	SHADE AWNING
15	PV PANELS

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PROJECT NO.: 18090
DATE: 27/02/2020
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PROJECT STATUS: DRAWING NO.: ISSUE
DA NP02