# TERREY HILLS - PROPOSED SENIORS COMMUNITY

LOT 368 DP 752017
58 LAITOKI ROAD, TERREY HILLS NSW 2084

SITE COMPATIBILITY CERTIFICATE

ARCHITECTURAL DRAWINGS

**DRAWING LIST - SCC**

| *DRAWING NO.* | *TITLE* |
|---|---|
| SD 00 | TITLE PAGE |
| SD 01 | SITE LOCATION |
| SD 02 | EXISTING SITE PHOTOS |
| SD 03 | SITE ANALYSIS PLAN |
| SD 04 | FLOOR PLAN-LEVEL 2 & 3 |
| SD 05 | FLOOR PLAN-LEVEL 4 & 5 |
| SD 06 | FLOOR PLAN-LEVEL 6 & 7 |
| SD 07 | FLOOR PLAN-LEVEL 8 & 9 |
| SD 08 | ELEVATIONS - RAC |
| SD 09 | ELEVATIONS - ILU's |
| SD 10 | SECTIIONS |
| SD 11 | SHADOW DIAGRAMS |
| SD 12 | SOLAR ACCESS DIAGRAM |
| SD 13 | SOLAR ACCESS - SUN EYE VIEW 01 |
| SD 14 | SOLAR ACCESS - SUN EYE VIEW 02 |
| SD 15 | SOLAR ACCESS - SUN EYE VIEW 03 |
| SD 16 | SOLAR ACCESS - SUN EYE VIEW 04 |
| SD 17 | RAC EXTERNAL MATERIAL PALETTE |
| SD 18 | ILU EXTERNAL MATERIAL PALETTE |
| SD 19 | MASSING PERSPECTIVES |

| TOTAL SITE AREA |
|---|
| 19,536 |

**RACF SUMMARY**

**Residential Aged Care Facility (RACF) Schedule:**
71 x Single Occupancy Rooms (SOU)
7 x Double Occupancy Rooms
5 x Disabled Single Occupancy Rooms

**= 90 beds**

**ILU SUMMARY**

**Independent Living Units (ILU) Schedule:**
48 x Two Bedroom
**= 48 ILUs**

| RACF - GFA (excluding BOH & Balconies) | |
|---|---|
| | Area |
| LEVEL 02 | 2,408 |
| LEVEL 03 | 2,074 |
| | **4,482 m²** |

| ILU GFA (excluding Basement parking, stores, voids, lift, stairs, terraces) | |
|---|---|
| | Area |
| LEVEL 02 | 133 |
| LEVEL 03 | 700 |
| LEVEL 04 | 767 |
| LEVEL 05 | 1,069 |
| LEVEL 06 | 1,113 |
| LEVEL 07 | 1,014 |
| LEVEL 08 | 986 |
| LEVEL 09 | 365 |
| | **6,147 m²** |

CALDER FLOWER ARCHITECTS
Calder Flower Architects Pty Limited • ABN 66 001 900 278 • Nominated Architect: L Calder 6955
• L2 140 Myrtle St Chippendale NSW 2008 • T (02) 9698 9822 • E email@calderflower.com.au •

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|---|---|---|
| 12/3/20 | | |

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|---|---|---|---|---|
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PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
TITLE PAGE

Scale: Refer Scale Bar
Project No.: 18000
Date: 12/3/20
Project Status
Issue: ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 00 | 01 |




1 SITE LOCATION
1:2000

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DRAWING TITLE:
SITE LOCATION

Scale: Refer Scale Bar
Project No.: 18000
Date: 12/3/20
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| DA | SD 01 | 01 |















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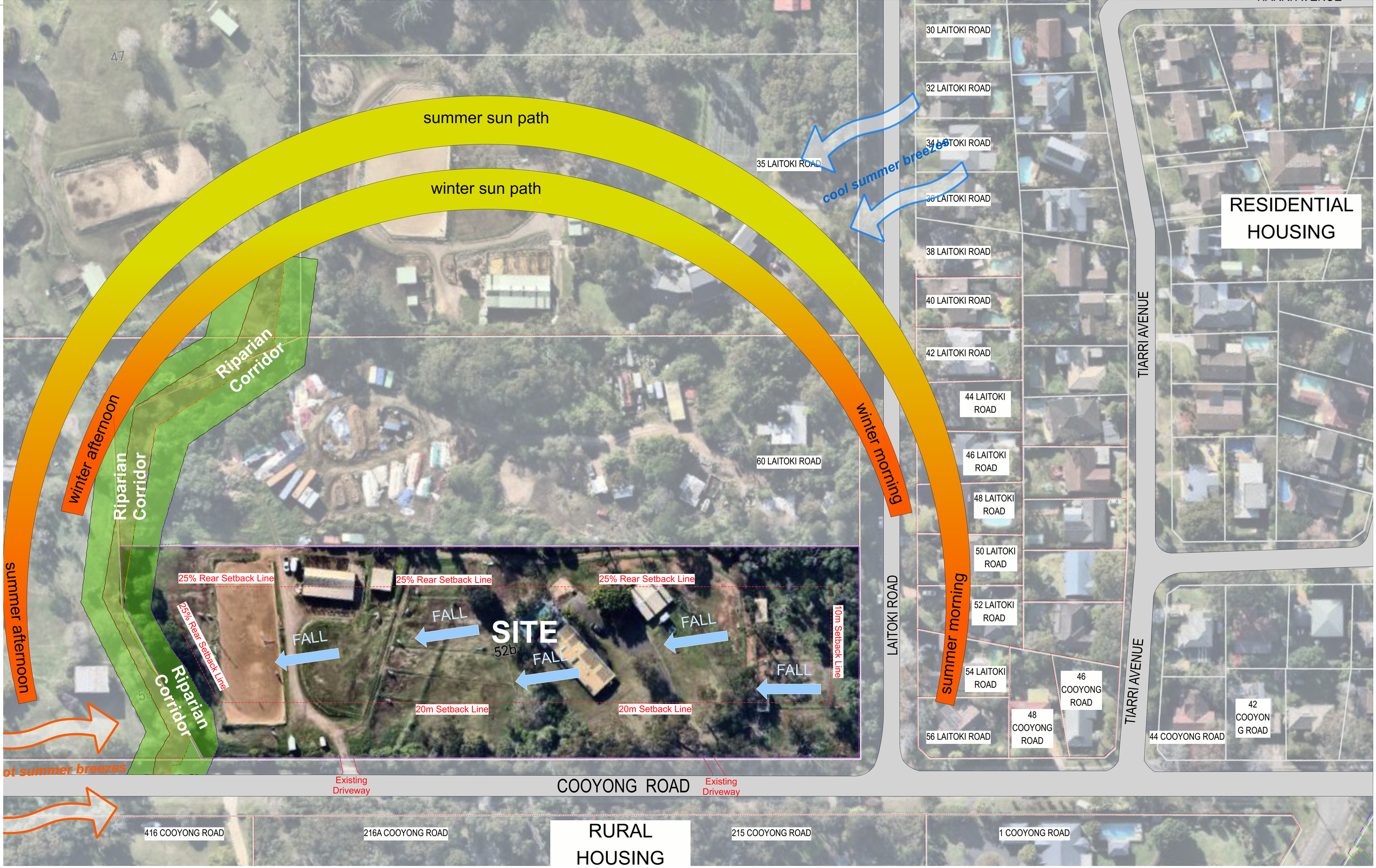
DRAWING TITLE:
EXISTING SITE PHOTOS

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 12/3/20
Project Status
Issue ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 02 | 01 |

NORTH




1 SITE ANALYSIS
1:600

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58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SITE ANALYSIS PLAN

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 12/3/20
Project Status
Issue: ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 03 | 01 |

NORTH




1 LEVEL 02
1:400

2 LEVEL 03
1:400

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PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
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DRAWING TITLE:
FLOOR PLAN-LEVEL 2 & 3

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 12/3/20
Project Status
Issue ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 04 | 01 |

NORTH




1 LEVEL 04
1:400

2 LEVEL 05
1:400

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DRAWING TITLE:
FLOOR PLAN-LEVEL 4 & 5

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 12/3/20
Project Status: ISSUED FOR SCC
Issue

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 05 | 01 |

NORTH




2 LEVEL 06
1:400

3 LEVEL 07
1:400

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| 12/3/20 | | |

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DRAWING TITLE:
FLOOR PLAN-LEVEL 6 & 7

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 12/3/20
Project Status
Issue ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 06 | 01 |

NORTH




2 LEVEL 08
1:400

3 LEVEL 09
1:400

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58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
FLOOR PLAN-LEVEL 8 & 9

0 5 10 15 20

| | |
|---|---|
| Scale: | Refer Scale Bar |
| Project No.: | 18000 |
| Date: | 12/3/20 |
| Project Status | |
| Issue | ISSUED FOR SCC |

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 07 | 01 |

NORTH




1 E01 NORTH ELEVATION - RACF
1:250




2 E02 EAST ELEVATION - RACF
1:250




5 E15 INTERNAL ELEVATION - RAC
1:250




3 E03 SOUTH ELEVATION - RACF
1:250




4 E04 WEST ELEVATION - RACF
1:250




6 E16 INTERNAL ELEVATION - RAC
1:250

## Material Finishes Key

1. Face Brickwork
2. Render
3. Textured FC Cladding
4. Painted Finish
5. Colorbond Roofing, Gutters and Downpipes
6. Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7. Colorbond Metal Wall Cladding
8. Timber Look Cladding
9. Timber Soffit
10. Timber Look Blades / Posts /Battens/ Screens
11. Glass Balustrade
12. Metal Mesh Screen with vegetation ' Ronstan' or similar
13. PV Panels
14. Garage Roller Door
15. Shade Screen

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DRAWING TITLE:
ELEVATIONS - RAC

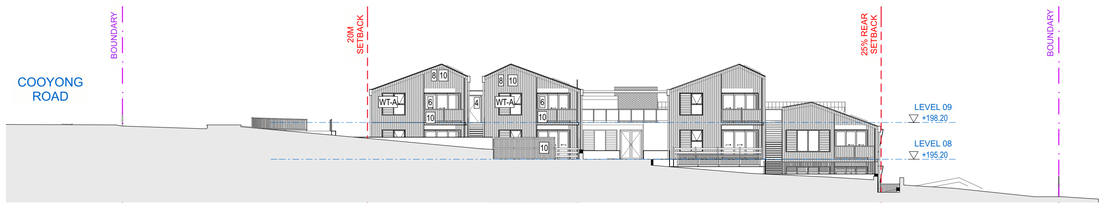
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Project No.: 18000
Date: 09/07/2018
Project Status
Issue
ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 08 | 01 |



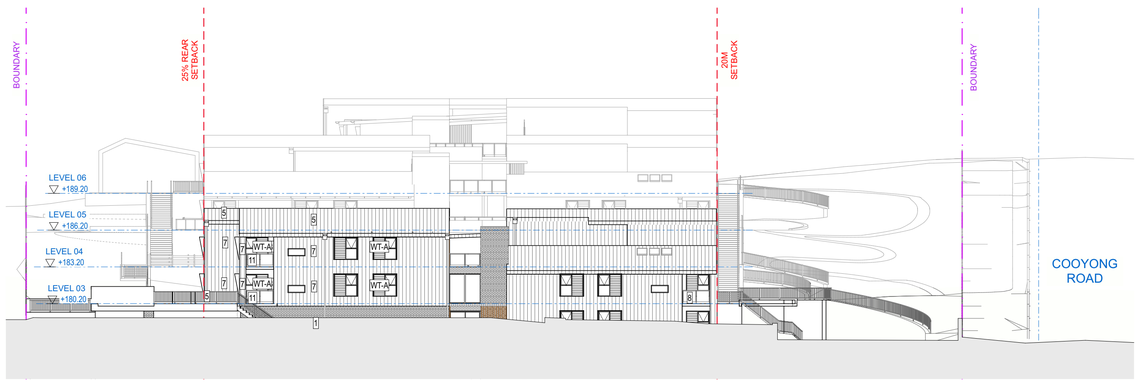

1 E05 NORTH ELEVATION - ILU
1:250




2 E06 EAST ELEVATION - ILU
1:250




3 E07 SOUTH ELEVATION - ILU
1:250




4 E08 WEST ELEVATION - ILU
1:250

## Material Finishes Key

| | |
|---|---|
| 1 | Face Brickwork |
| 2 | Render |
| 3 | Textured FC Cladding |
| 4 | Painted Finish |
| 5 | Colorbond Roofing, Gutters and Downpipes |
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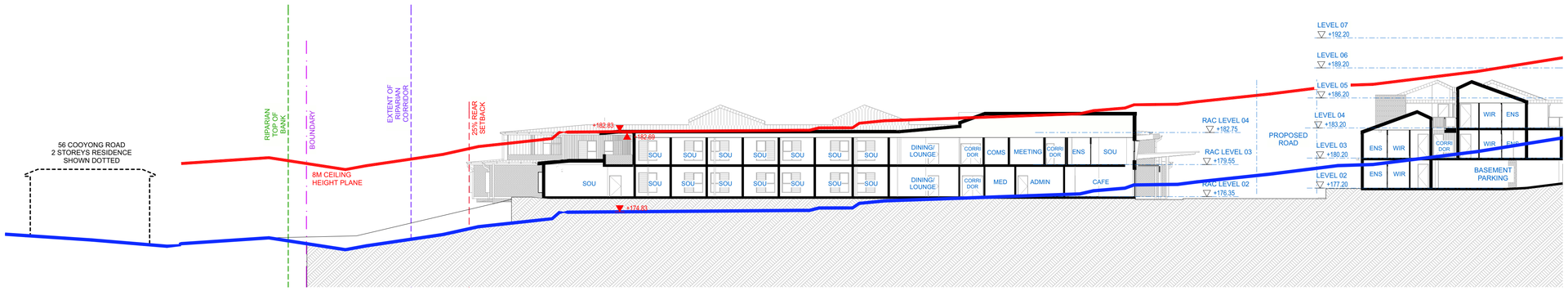
PROJECT:
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58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
ELEVATIONS - ILU's

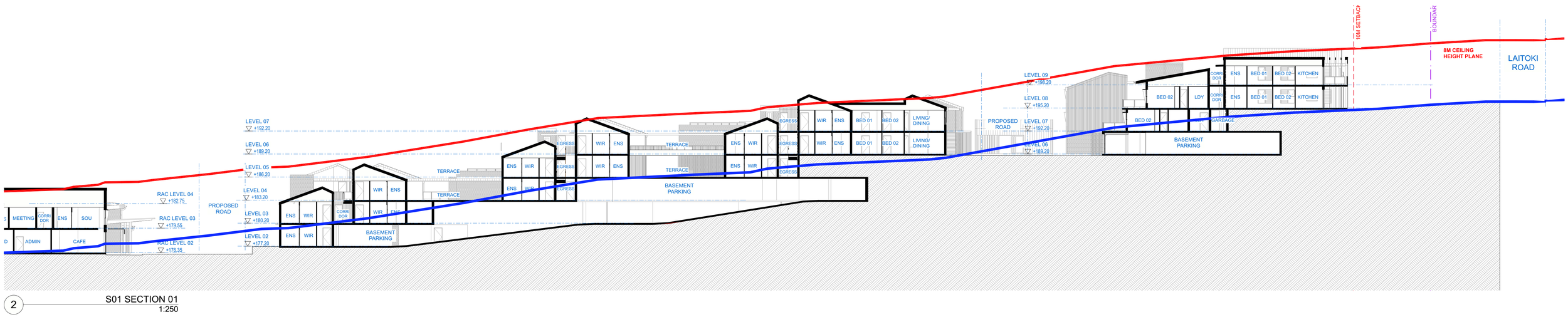
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| Project No.: | 18000 |
| Date: | 09/07/2018 |
| Project Status | |
| Issue | ISSUED FOR SCC |

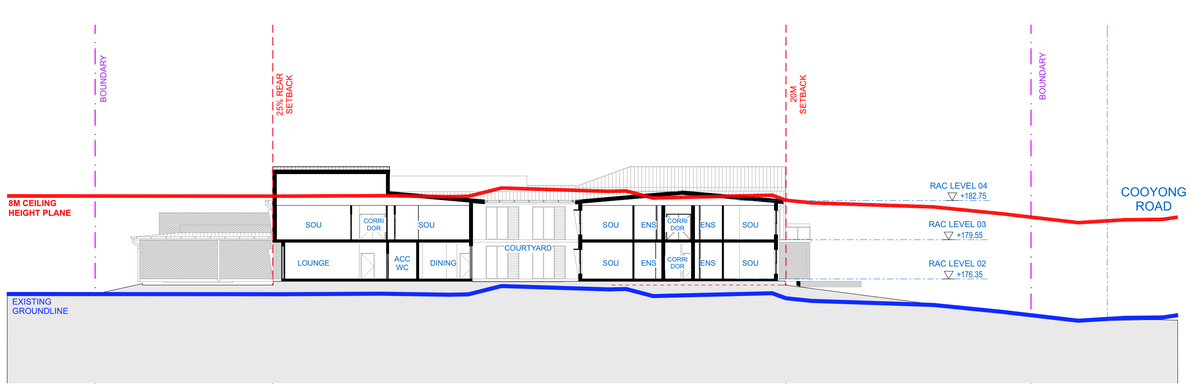
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| DA | SD 09 | 01 |



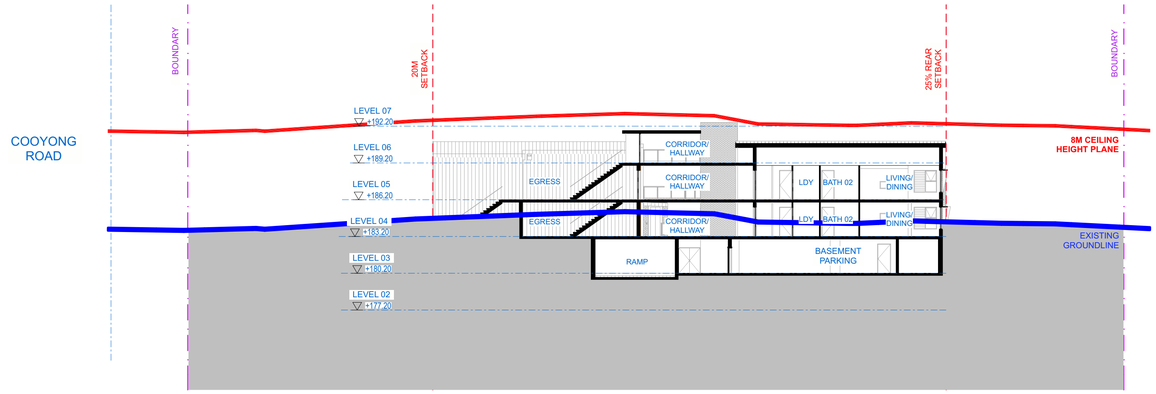

1 S01 SECTION 01
1:250




2 S01 SECTION 01
1:250




3 S02 SECTION 02
1:250




4 S03 SECTION 03
1:250

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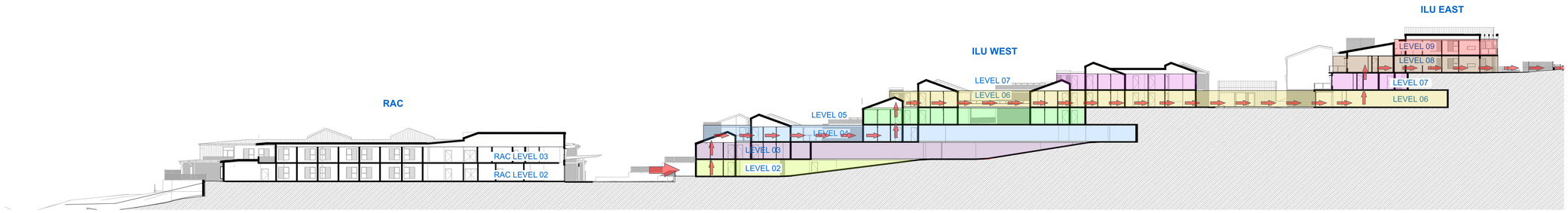
PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SECTIONS

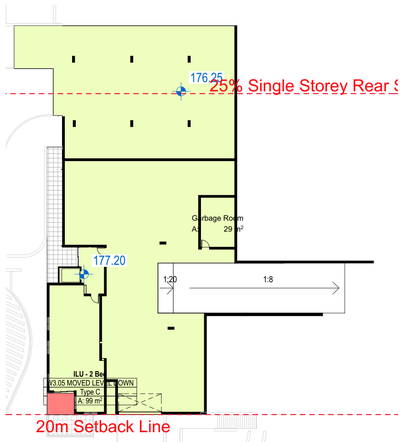
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|---|---|
| Scale: | Refer Scale Bar |
| Project No.: | 18000 |
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| Issue | ISSUED FOR SCC |

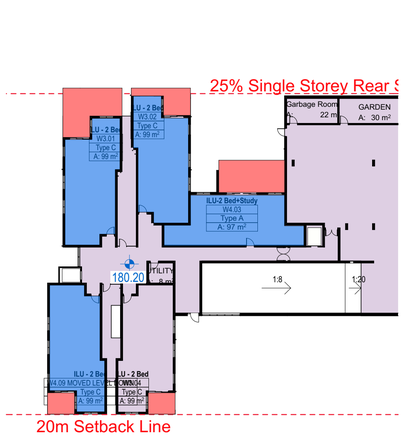
| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 10 | 01 |



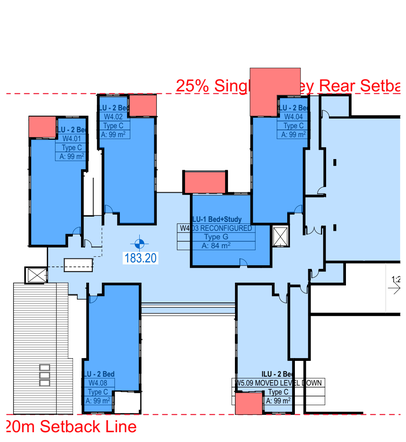

1 S01 SECTION 01 - REFERENCE
1:400



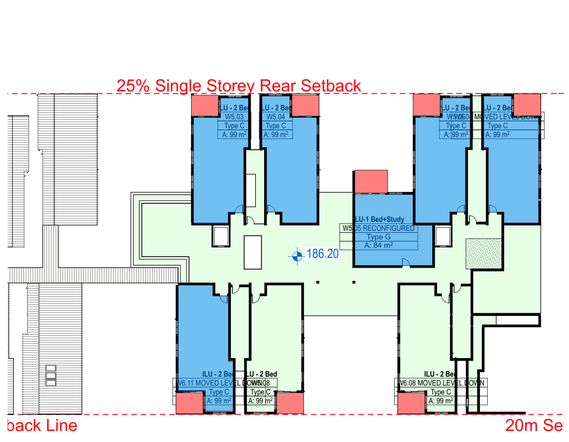

9 LEVEL 03 SOLAR ACCESS
1:400



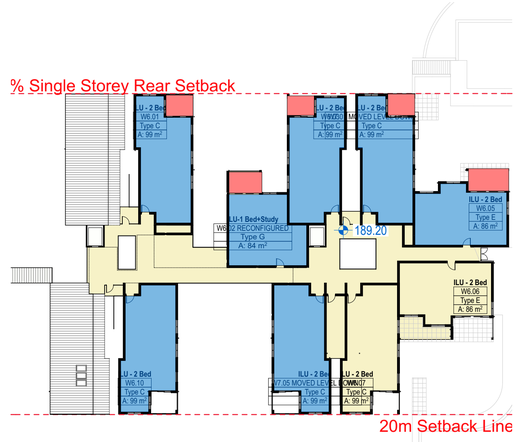

2 LEVEL 03 SOLAR ACCESS
1:400



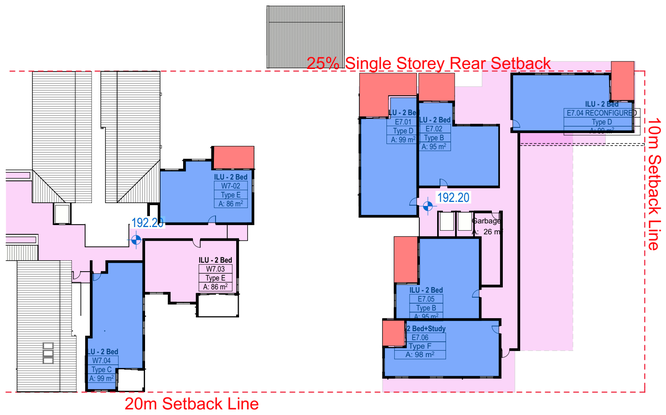

3 LEVEL 04 SOLAR ACCESS
1:400



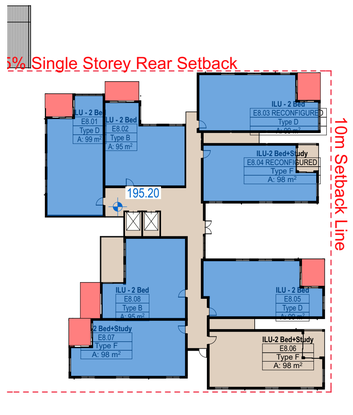

4 LEVEL 05 SOLAR ACCESS
1:400



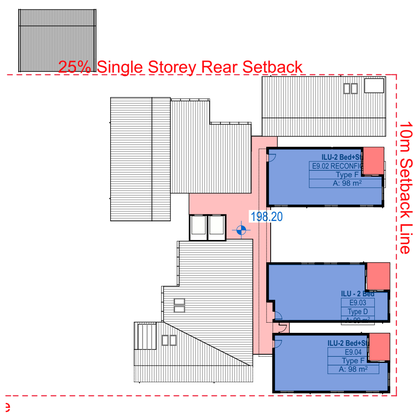

5 LEVEL 06 SOLAR ACCESS
1:400




6 LEVEL 07 SOLAR ACCESS
1:400




7 LEVEL 08 SOLAR ACCESS
1:400




8 LEVEL 09 SOLAR ACCESS
1:400

SITE BOUNDARY 188°32'20" 76.425

LAITOKI ROAD

SITE BOUNDARY 188°32'20" 76.425

LAITOKI ROAD

Solar Access to Private Open Spaces (POS)

Dwellings with a private open space receiving at least 3 hours of sunlight between 9am and 3pm on the 21st of June.
= 38

Percentage over site = 79%

Solar Access to Living Space

Dwellings with a solar access to living space receiving at least 3 hours of sunlight between 9am and 3pm on the 21st of June.
= 38

Percentage over site = 79%

Solar Access to Living Space & Solar Access to Private Open Spaces (POS)

Dwellings with a solar access to living space and private open space receiving at least 3 hours of sunlight between 9am and 3pm on the 21st of June.
= 35

Percentage over site = 73%

CALDER FLOWER ARCHITECTS
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NOT FOR CONSTRUCTION

PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS DIAGRAM

0 5 10 15 20

| | |
|---|---|
| Scale: | Refer Scale Bar |
| Project No.: | 18000 |
| Date: | 12/3/20 |
| Project Status | |
| Issue | ISSUED FOR SCC |

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 12 | 01 |

NORTH



1 9am June 21 View from the sun



2 10am June 21 View from the sun



3 11am June 21 View from the sun

## Independent Living Units - Solar Access

| Unit No/Time | Achieves 3 hours of solar access between 9am and 3pm to: | | Achieves 3 hours of solar access between 9am and 3pm to BOTH Living Space and Private Open Space |
|---|---|---|---|
| | Living Space | Private Open Space | |
| | | | |
| **LEVEL 2** | | | |
| W3.05 | 0 | 1 | 0 |
| | | | |
| **LEVEL 3** | | | |
| W3.01 | 1 | 1 | 1 |
| W3.02 | 1 | 1 | 1 |
| W3.03 | 1 | 1 | 1 |
| W3.04 | 0 | 1 | 0 |
| W4.09 | 1 | 1 | 1 |
| | | | |
| **LEVEL 4** | | | |
| W4.01 | 1 | 1 | 1 |
| W4.02 | 1 | 1 | 1 |
| W4.03 | 1 | 1 | 1 |
| W4.04 | 1 | 1 | 1 |
| W5.09 | 0 | 1 | 0 |
| W4.08 | 1 | 0 | 0 |
| | | | |
| **LEVEL 5** | | | |
| W5.03 | 1 | 1 | 1 |
| W5.04 | 1 | 1 | 1 |
| W5.05 | 1 | 1 | 1 |
| W5.06 | 1 | 1 | 1 |
| W6.04 | 1 | 1 | 1 |
| W6.08 | 0 | 1 | 1 |
| W5.08 | 0 | 1 | 0 |
| W6.11 | 1 | 1 | 1 |
| | | | |
| **LEVEL 6** | | | |
| W6.01 | 1 | 1 | 1 |
| W6.02 | 1 | 1 | 1 |
| W6.03 | 1 | 1 | 1 |
| W7.01 | 1 | 1 | 1 |
| W6.05 | 1 | 1 | 1 |
| W6.06 | 0 | 0 | 0 |
| W6.07 | 0 | 0 | 0 |
| W7.05 | 1 | 0 | 0 |
| W6.10 | 1 | 0 | 0 |
| | | | |
| **LEVEL 7** | | | |
| W7.02 | 1 | 1 | 1 |
| W7.03 | 0 | 0 | 0 |
| W7.04 | 1 | 0 | 0 |
| | | | |
| E7.01 | 1 | 1 | 1 |
| E7.02 | 1 | 1 | 1 |
| E7.04 | 1 | 1 | 1 |
| E7.05 | 1 | 1 | 1 |
| E7.06 | 1 | 1 | 1 |
| | | | |
| | | | |
| E8.01 | 1 | 1 | 1 |
| E8.02 | 1 | 1 | 1 |
| E8.03 | 1 | 1 | 1 |
| E8.04 | 0 | 0 | 0 |
| E8.05 | 1 | 1 | 1 |
| E8.06 | 0 | 0 | 0 |
| E8.07 | 1 | 1 | 1 |
| E8.08 | 1 | 1 | 1 |
| | | | |
| **LEVEL 9** | | | |
| E9.02 | 1 | 1 | 1 |
| E9.03 | 1 | 1 | 1 |
| E9.04 | 1 | 1 | 1 |

| | | | |
|---|---|---|---|
| **TOTAL** | 38 | 38 | 35 |
| **%** | 79% | 79% | 73% |

**Note:** 1 = Yes
0 = No
Totall number of units = 48

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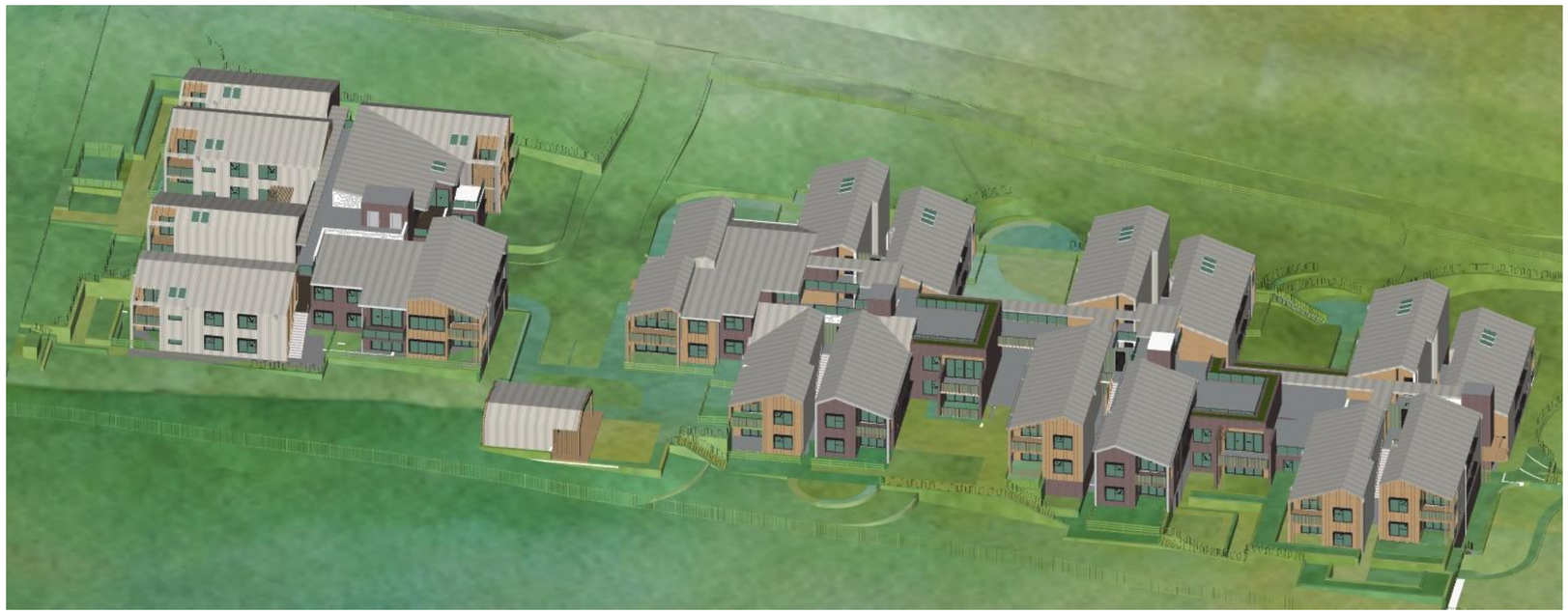
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PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS - SUN EYE VIEW 01

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 13 | 01 |



1 12pm June 21 View from the sun



2 1pm June 21 View from the sun

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| 12/3/20 | | |

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|---|---|---|---|---|
| 12/3/20 | ISSUED FOR SCC | 01 | CFA | LC |

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PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS - SUN EYE VIEW 02

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 14 | 01 |



1 2pm June 21 View from the sun

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|---|---|---|
| 12/3/20 | | |

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PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS - SUN EYE VIEW 03

| | |
|---|---|
| Scale: | Refer Scale Bar |
| Project No.: | 18000 |
| Date: | 09/07/2018 |
| Project Status | |
| Issue | ISSUED FOR SCC |

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 15 | 01 |



1 3pm June 21 View from the sun

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|---|---|---|
| 12/3/20 | | |

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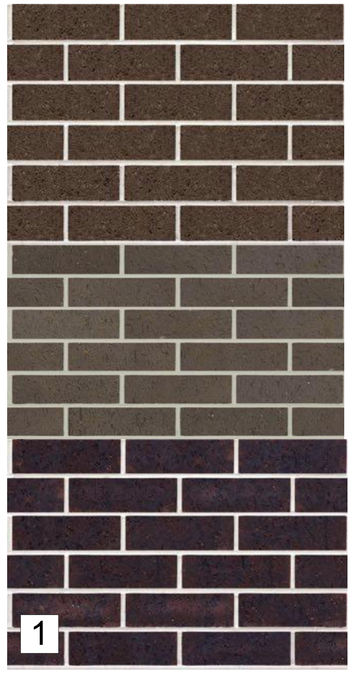
PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS - SUN EYE VIEW 04

| | |
|---|---|
| Scale: | Refer Scale Bar |
| Project No.: | 18000 |
| Date: | 09/07/2018 |
| Project Status | |
| Issue | ISSUED FOR SCC |

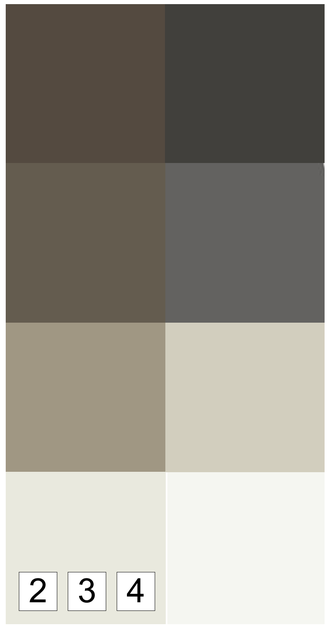
| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 16 | 01 |

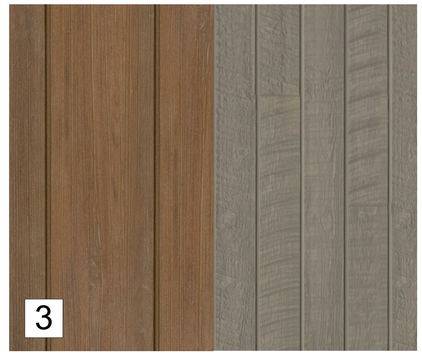









## Material Finishes Key

1. Face Brickwork
2. Render
3. Textured FC Cladding
4. Painted Finish
5. Colorbond Roofing, Gutters and Downpipes
6. Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7. Colorbond Metal Wall Cladding
8. Timber Look Cladding
9. Timber Soffit
10. Timber Look Blades / Posts /Battens/ Screens
11. Glass Balustrade
12. Metal Mesh Screen with vegetation ' Ronstan' or similar
13. PV Panels
14. Garage Roller Door
15. Shade Screen





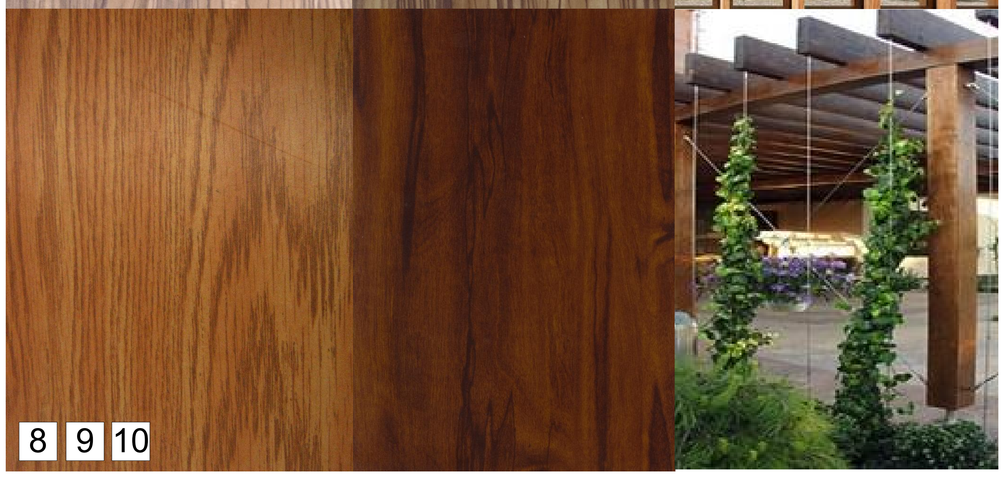







# RAC EXTERNAL MATERIAL PALETTE




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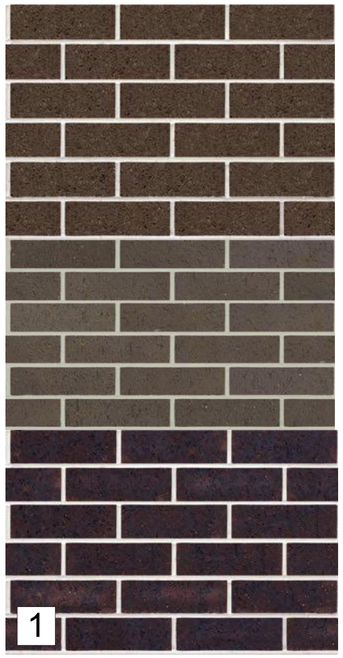
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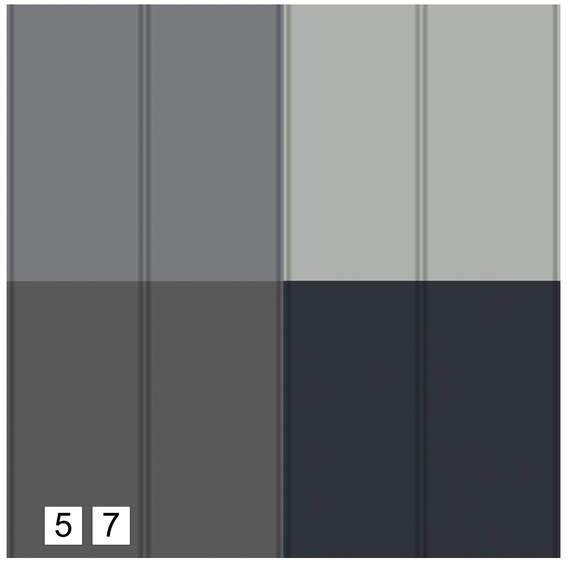
PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
RAC EXTERNAL MATERIAL PALETTE

| | |
|---|---|
| Scale: | Refer Scale Bar |
| Project No.: | 18000 |
| Date: | 09/07/2018 |
| Project Status | |
| Issue | ISSUED FOR SCC |

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 17 | 01 |









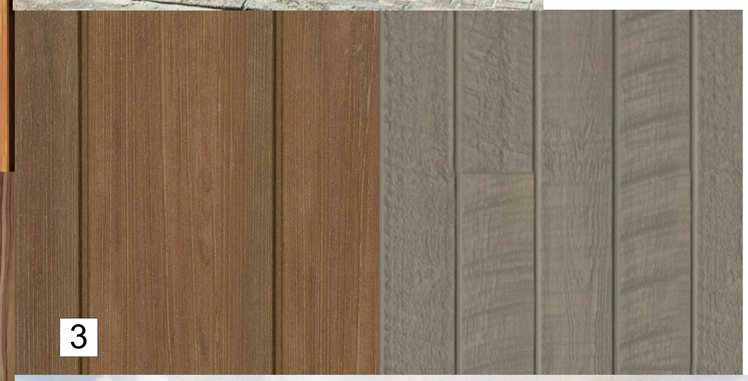

# INDEPENDENT LIVING UNIT
# EXTERNAL MATERIAL PALETTE














## Material Finishes Key

1. Face Brickwork
2. Render
3. Textured FC Cladding
4. Painted Finish
5. Colorbond Roofing, Gutters and Downpipes
6. Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7. Colorbond Metal Wall Cladding
8. Timber Look Cladding
9. Timber Soffit
10. Timber Look Blades / Posts /Battens/ Screens
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PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
ILU EXTERNAL MATERIAL PALETTE

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status / Issue: ISSUED FOR SCC

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 18 | 01 |



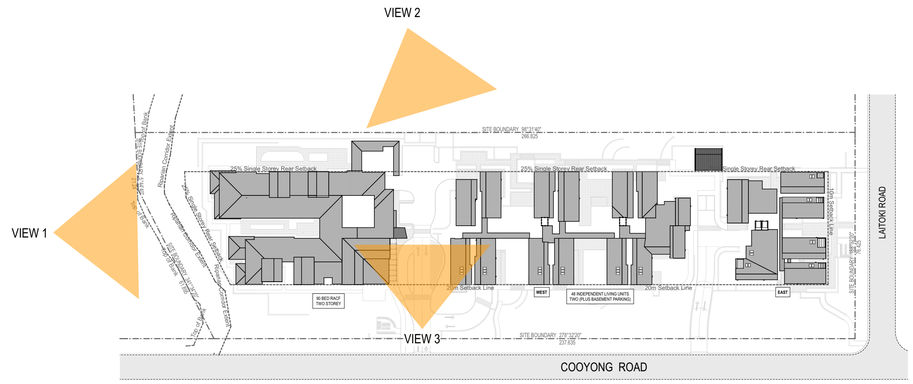
VIEW 1 - NORTH EAST VIEW



VIEW 2 - SOUTH EAST VIEW



VIEW 3 - ENTRY INTO SITE




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PROJECT:
**TERREY HILLS PROPOSED SENIORS COMMUNITY**
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
MASSING PERSPECTIVES

| | |
|---|---|
| Scale: | Refer Scale Bar |
| Project No.: | 18000 |
| Date: | 12/3/20 |
| Project Status | |
| Issue | ISSUED FOR SCC |

| Project Status | Drawing No. | Rev |
|---|---|---|
| DA | SD 19 | 01 |