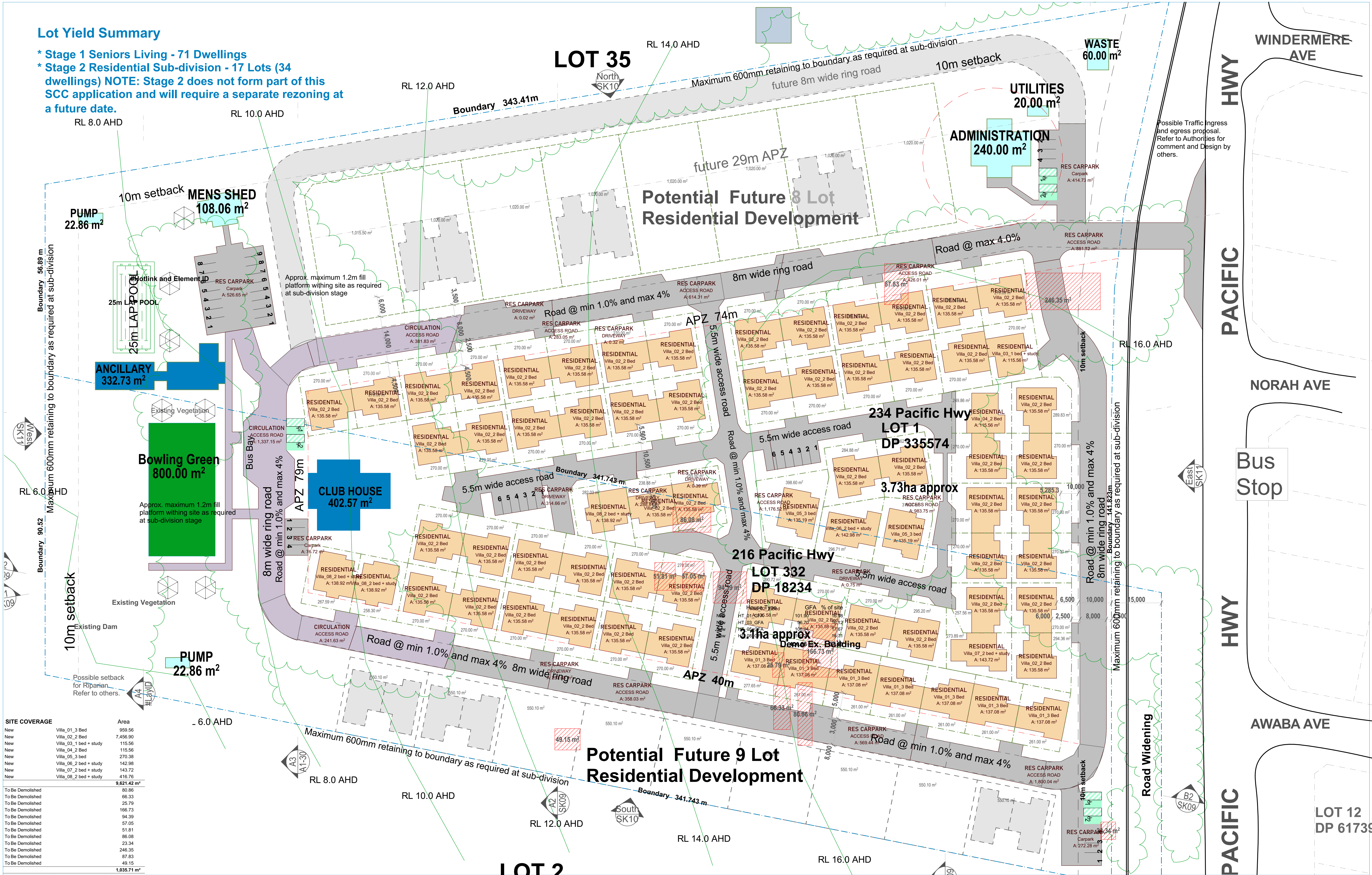


Lot Yield Summary

* Stage 1 Seniors Living - 71 Dwellings
* Stage 2 Residential Sub-division - 17 Lots (34 dwellings) NOTE: Stage 2 does not form part of this SCC application and will require a separate rezoning at a future date.



SITE COVERAGE	
New	Villa_01_3 Bed
New	Villa_02_2 Bed
New	Villa_03_1 bed + study
New	Villa_04_2 Bed
New	Villa_05_3 bed
New	Villa_06_2 bed + study
New	Villa_07_2 bed + study
New	Villa_08_2 bed + study
9,621.42 m²	
To Be Demolished	80.86
To Be Demolished	66.33
To Be Demolished	25.79
To Be Demolished	166.73
To Be Demolished	94.39
To Be Demolished	57.05
To Be Demolished	51.81
To Be Demolished	86.08
To Be Demolished	23.34
To Be Demolished	246.35
To Be Demolished	87.83
To Be Demolished	49.15
1,035.71 m²	

GENERAL NOTES:
• All drawings are to be read in conjunction with the GENERAL NOTES sheets within this set, Specifications, any Conditions of Approval, and other consultants documents in relation to the project.
• Figured dimensions take precedence over scaling of drawings.
• All reduced levels relate to Assumed Datum / Australian Height Datum (AHD).

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Est. 1985 on the Central Coast

Seniors Living Development

No. 216-234 Pacific Hwy Charmhaven NSW 2262

Lot 1 and 332, D.P. 335574 and 18234

SITE PLAN

BASIX Cert: #BASIX Cert # Scale @ A1 sheet size:

BAL Rating: #BAL Rating

Issue: 4

sheet #: 21713-SK02

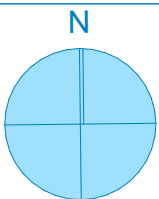
drawn: DR

checked: DR

print date: 2/03/2022



SITE COVERAGE		Area
New	Villa_01_3 Bed	959.56
New	Villa_02_2 Bed	7,456.90
New	Villa_03_1 bed + study	115.56
New	Villa_04_2 Bed	115.56
New	Villa_05_3 bed	270.38
New	Villa_06_2 bed + study	142.98
New	Villa_07_2 bed + study	143.72
New	Villa_08_2 bed + study	416.76
		9,621.42 m²
To Be Demolished		80.86
To Be Demolished		66.33
To Be Demolished		25.79
To Be Demolished		166.73
To Be Demolished		94.39
To Be Demolished		57.05
To Be Demolished		51.81
To Be Demolished		86.08
To Be Demolished		23.34
To Be Demolished		246.35
To Be Demolished		87.83
To Be Demolished		49.15
		1,035.71 m²



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Seniors Living Development

for:
Capital Property
at:
216-234 Pacific Hwy Charmhaven NSW 2262
lot: 1 and 332 dp: 335574 and 18234

REV	Issue	Date
-----	-------	------

SITE ANALYSIS

BASIX Cert: #BASIX Cert #	Issue:	sheet #:
BAL Rating: #BAL Rating		
drawn: DR		
checked: DR		
print date: 2/03/2022		
scale @ A3:		

**21713-
SK03**

PLANS - Villa01

- 1 Garage

2 13
- 2 Entry

3 Lounge
- 5 Lounge

6 Dining
- 6 Meals

7 Kitchen
- 8 Laundry

10 Main Bed
- 10 Bed

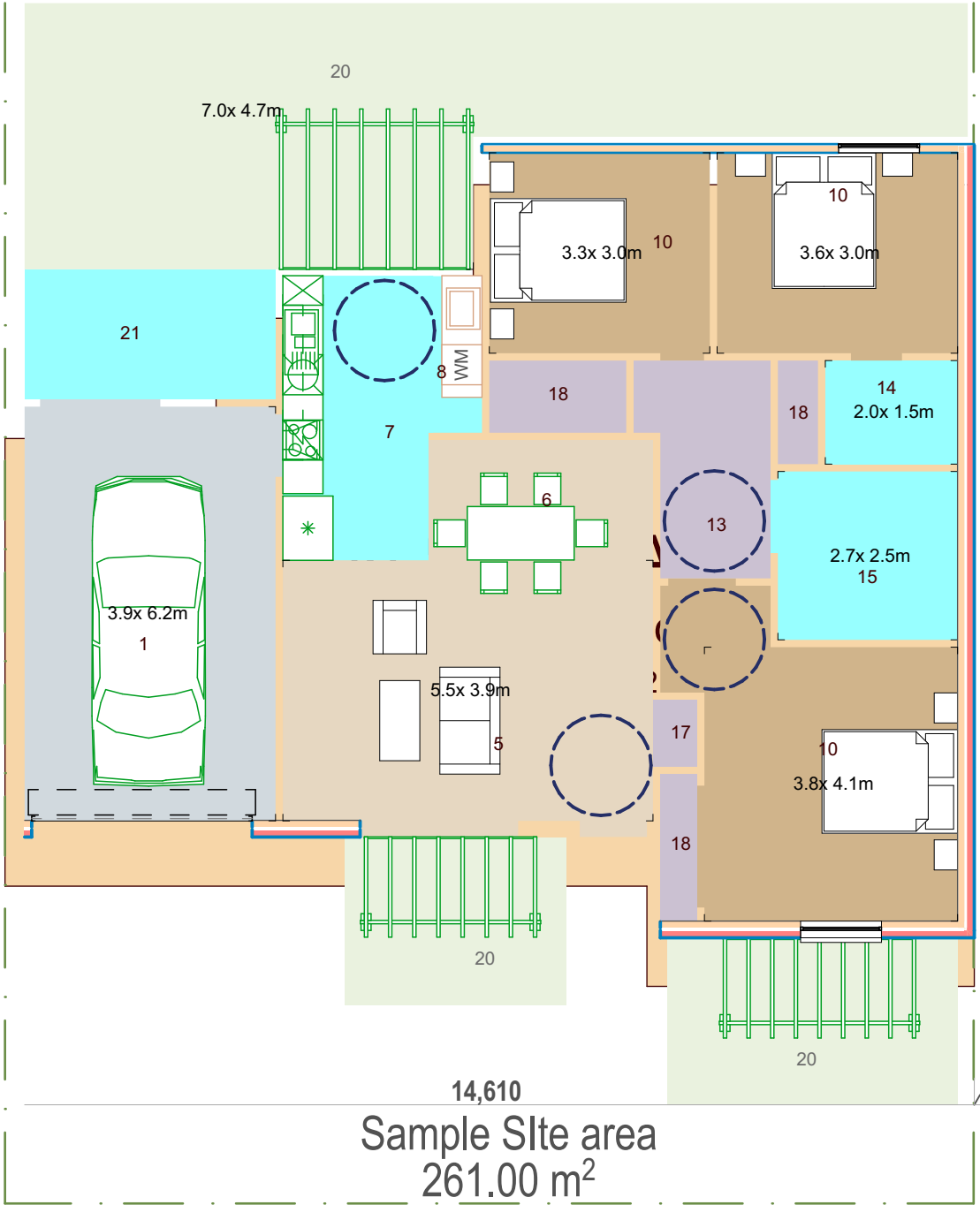
12 Study
- 13 Hall

14 Ensuite
- 15 Bath

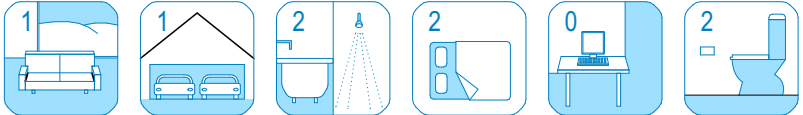
17 Lin
- 18 Robe

20 POS
- 21 Service Court

Home Footprint = 140m2
Living = 101.9m2
Garage = 24m2
Alfresco = 10m2



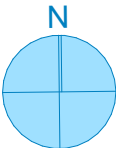
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SITE COVERAGE

		Area
New	Villa_01_3 Bed	959.56
New	Villa_02_2 Bed	7,456.90
New	Villa_03_1 bed + study	115.56
New	Villa_04_2 Bed	115.56
New	Villa_05_3 bed	270.38
New	Villa_06_2 bed + study	142.98
New	Villa_07_2 bed + study	143.72
New	Villa_08_2 bed + study	416.76
		9,621.42 m²
To Be Demolished		80.86
To Be Demolished		66.33
To Be Demolished		25.79
To Be Demolished		166.73
To Be Demolished		94.39
To Be Demolished		57.05
To Be Demolished		51.81
To Be Demolished		86.08
To Be Demolished		23.34
To Be Demolished		246.35
To Be Demolished		87.83
To Be Demolished		49.15
		1,035.71 m²

	House Type	GFA
New	HT_01_GFA	101.90
New	HT_03_GFA	96.70
New	HT_05_GFA	106.04
New	HT_08_GFA	100.24



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Issue: sheet #:
21713
SK05

PLANS - Villa03

- 1 Garage

2 13
- 2 Entry

3 Lounge
- 5 Lounge

6 Dining
- 6 Meals

7 Kitchen
- 8 Laundry

10 Main Bed
- 10 Bed

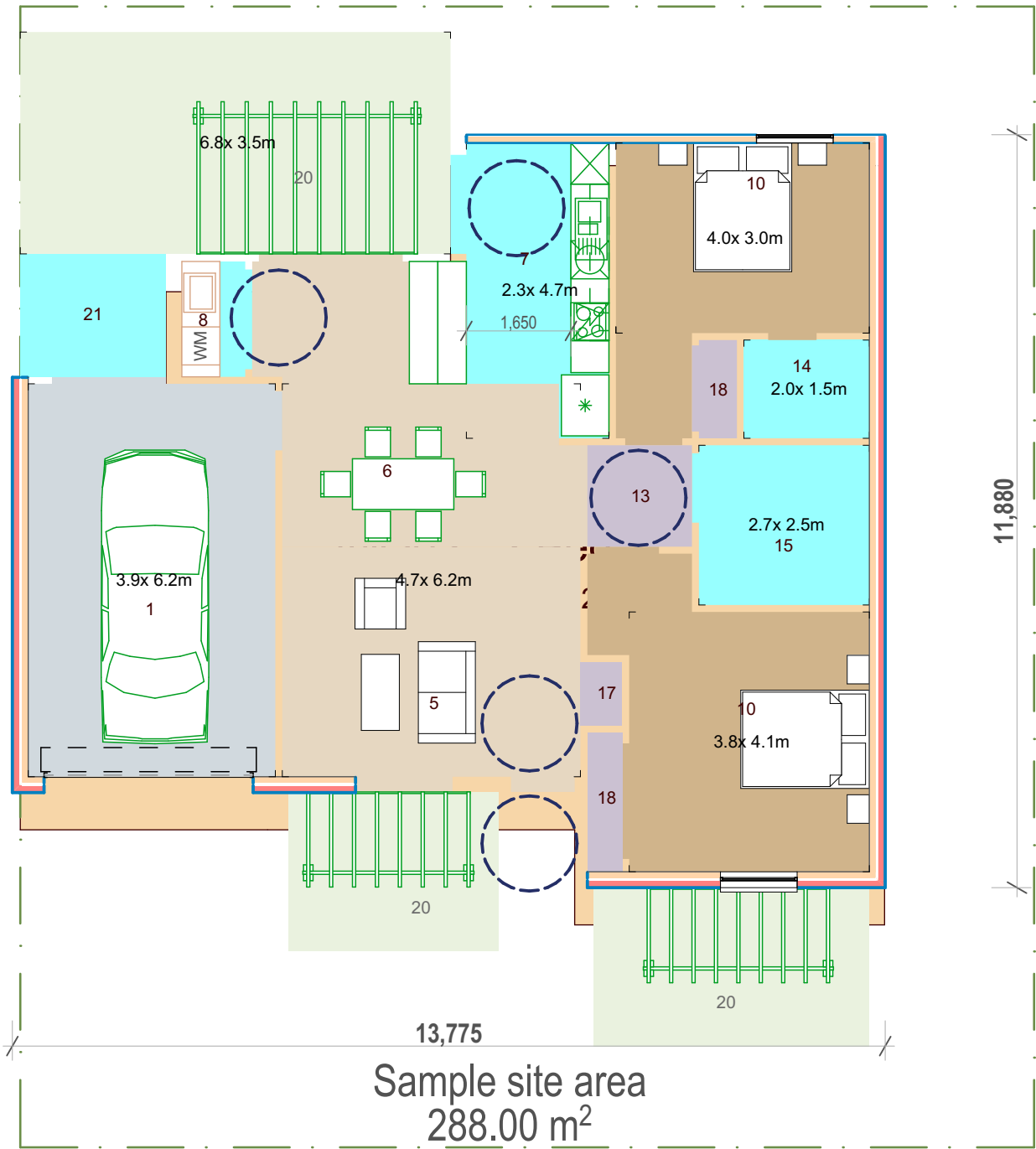
12 Study
- 13 Hall

14 Ensuite
- 15 Bath

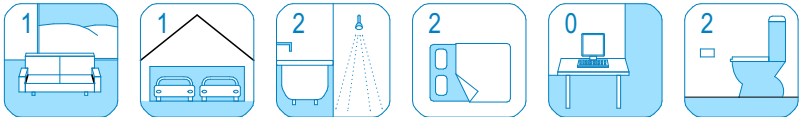
17 Lin
- 18 Robe

20 POS
- 21 Service Court

Home Footprint = 135.58m2
Living = 96.7m2
Garage = 24m2
Alfresco = 10m2

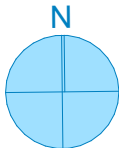


scale 1:100 | 10m



SITE COVERAGE		Area
New	Villa_01_3 Bed	959.56
New	Villa_02_2 Bed	7,456.90
New	Villa_03_1 bed + study	115.56
New	Villa_04_2 Bed	115.56
New	Villa_05_3 bed	270.38
New	Villa_06_2 bed + study	142.98
New	Villa_07_2 bed + study	143.72
New	Villa_08_2 bed + study	416.76
		9,621.42 m²
To Be Demolished		80.86
To Be Demolished		66.33
To Be Demolished		25.79
To Be Demolished		166.73
To Be Demolished		94.39
To Be Demolished		57.05
To Be Demolished		51.81
To Be Demolished		86.08
To Be Demolished		23.34
To Be Demolished		246.35
To Be Demolished		87.83
To Be Demolished		49.15
		1,035.71 m²

House Type		GFA
New	HT_01_GFA	101.90
New	HT_03_GFA	96.70
New	HT_05_GFA	106.04
New	HT_08_GFA	100.24



PLANS - Villa05

- 1

Garage
- 2

Entry
- 5

Lounge
- 6

Meals
- 8

Laundry
- 10

Bed
- 13

Hall
- 15

Bath
- 18

Robe
- 21

Service Court
- 2

13
- 3

Lounge
- 6

Dining
- 7

Kitchen
- 10

Main Bed
- 12

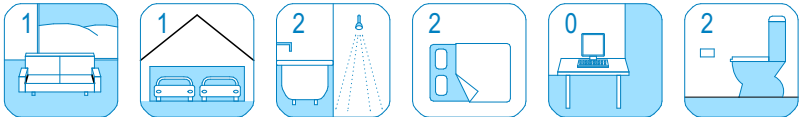
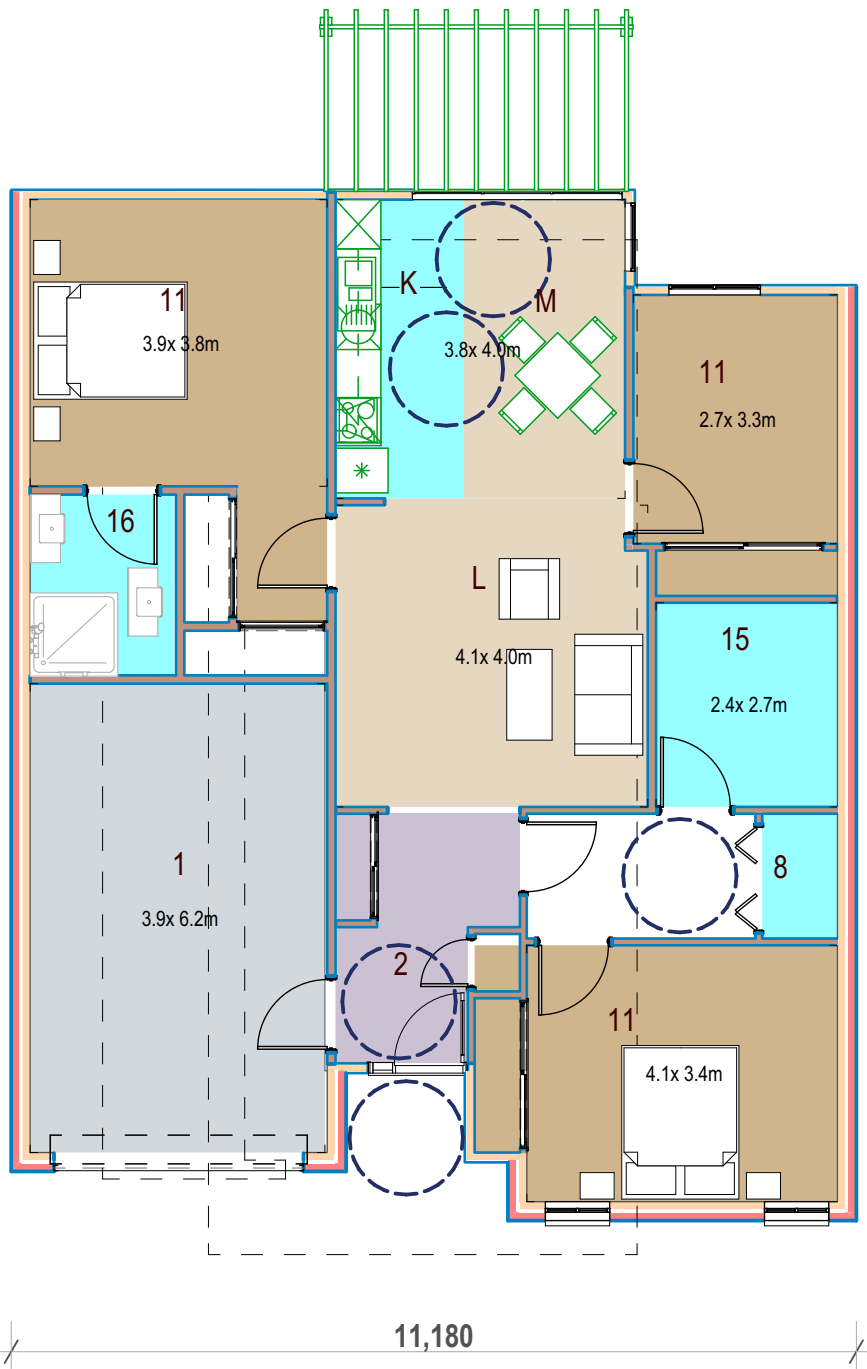
Study
- 14

Ensuite
- 17

Lin
- 20

POS

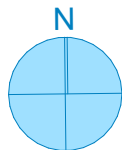
Home Footprint = 135.58m2
Living = 106.04m2
Garage = 24m2
Alfresco = 10m2



SITE COVERAGE

		Area
New	Villa_01_3 Bed	959.56
New	Villa_02_2 Bed	7,456.90
New	Villa_03_1 bed + study	115.56
New	Villa_04_2 Bed	115.56
New	Villa_05_3 bed	270.38
New	Villa_06_2 bed + study	142.98
New	Villa_07_2 bed + study	143.72
New	Villa_08_2 bed + study	416.76
		9,621.42 m²
To Be Demolished		80.86
To Be Demolished		66.33
To Be Demolished		25.79
To Be Demolished		166.73
To Be Demolished		94.39
To Be Demolished		57.05
To Be Demolished		51.81
To Be Demolished		86.08
To Be Demolished		23.34
To Be Demolished		246.35
To Be Demolished		87.83
To Be Demolished		49.15
		1,035.71 m²

	House Type	GFA
New	HT_01_GFA	101.90
New	HT_03_GFA	96.70
New	HT_05_GFA	106.04
New	HT_08_GFA	100.24



PLANS - Villa08

- 1

Garage
- 2

Entry
- 5

Lounge
- 6

Meals
- 8

Laundry
- 10

Bed
- 13

Hall
- 15

Bath
- 18

Robe
- 21

Service Court
- 2

13
- 3

Lounge
- 6

Dining
- 7

Kitchen
- 10

Main Bed
- 12

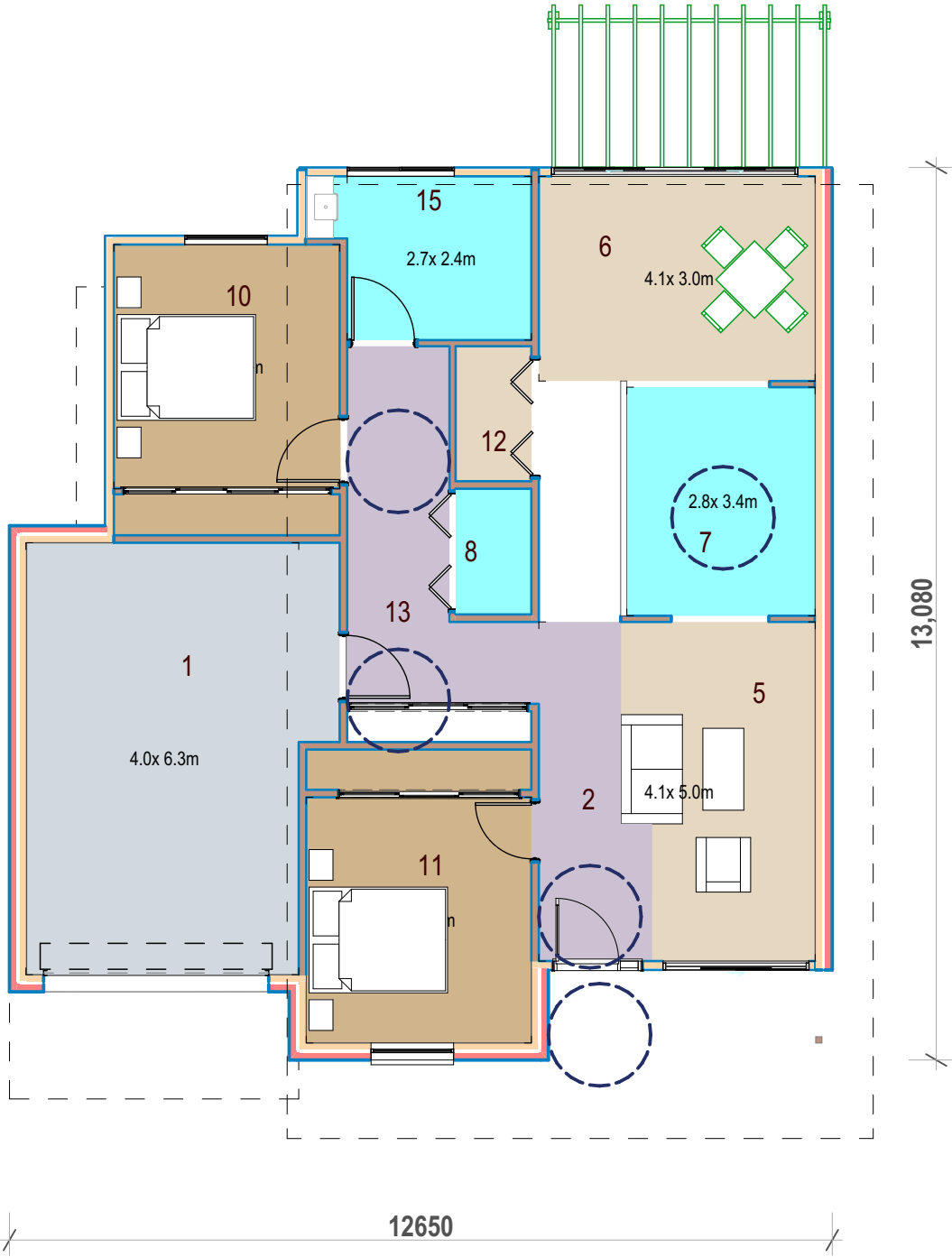
Study
- 14

Ensuite
- 17

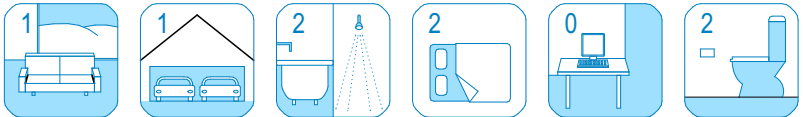
Lin
- 20

POS

Home Footprint = 138.92m2
Living = 102.4m2
Garage = 24m2
Alfresco = 10m2



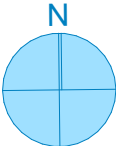
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SITE COVERAGE

		Area
New	Villa_01_3 Bed	959.56
New	Villa_02_2 Bed	7,456.90
New	Villa_03_1 bed + study	115.56
New	Villa_04_2 Bed	115.56
New	Villa_05_3 bed	270.38
New	Villa_06_2 bed + study	142.98
New	Villa_07_2 bed + study	143.72
New	Villa_08_2 bed + study	416.76
		9,621.42 m²
To Be Demolished		80.86
To Be Demolished		66.33
To Be Demolished		25.79
To Be Demolished		166.73
To Be Demolished		94.39
To Be Demolished		57.05
To Be Demolished		51.81
To Be Demolished		86.08
To Be Demolished		23.34
To Be Demolished		246.35
To Be Demolished		87.83
To Be Demolished		49.15
		1,035.71 m²
		10,657.13 m²

	House Type	GFA
New	HT_01_GFA	101.90
New	HT_03_GFA	96.70
New	HT_05_GFA	106.04
New	HT_08_GFA	100.24



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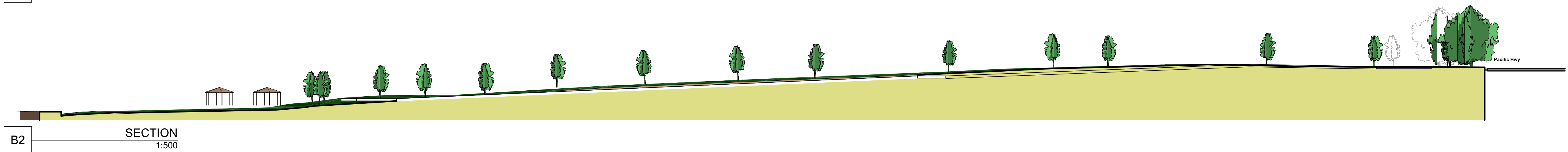
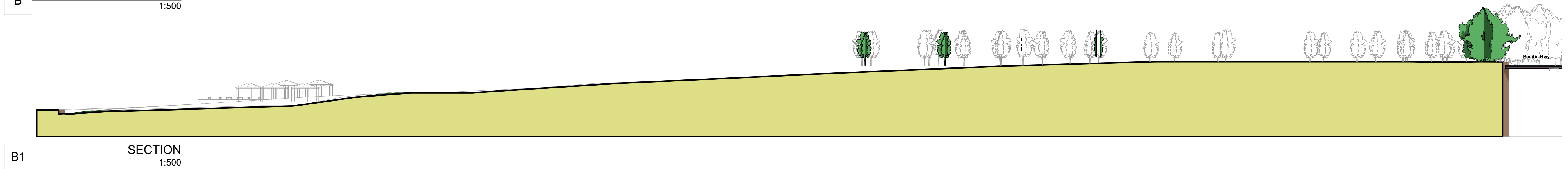
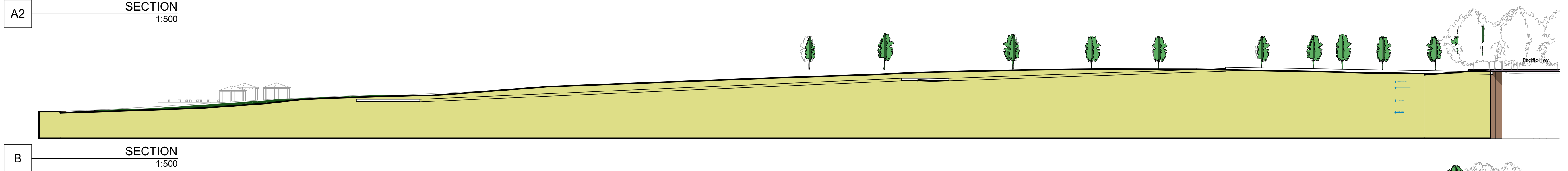
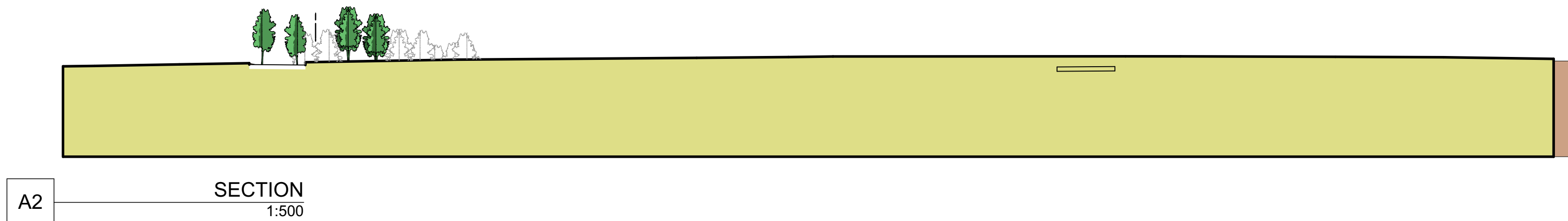
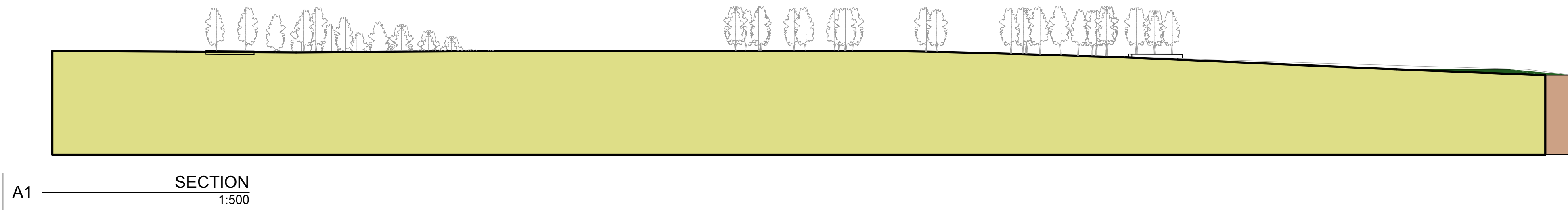
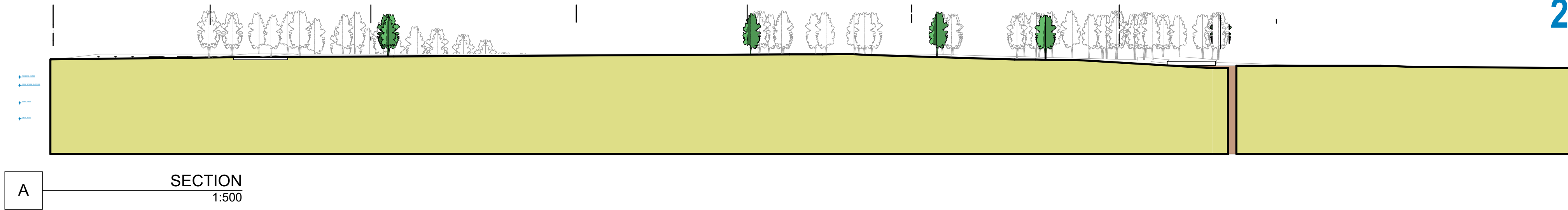


Capital Property
216-234 Pacific Hwy Charmhaven NSW 2262

Issue: sheet #:
21713
SK08

Seniors Living Development

for
Capital Property
at
216-234 Pacific Hwy Charmhaven NSW 2262



GENERAL NOTES:

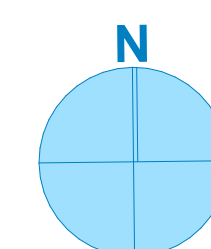
- All drawings are to be read in conjunction with the GENERAL NOTES sheets within this set, Specifications, any Conditions of Approval, and other consultants documents in relation to the project.
- Figured dimensions take precedence over scaling of drawings.
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Seniors Living Development
No. 216-234 Pacific
Hwy Charmhaven
NSW 2262
Lot 1 and 332, D.P. 335574 and 18234

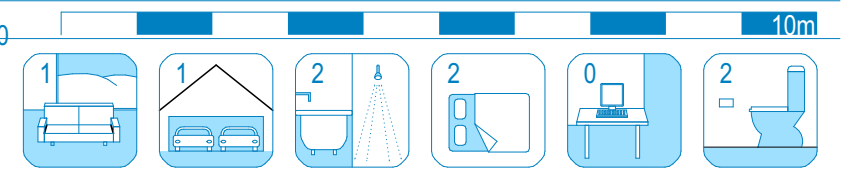
REV	Issue	Date

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checked: DR		
print date: 2/03/2022		

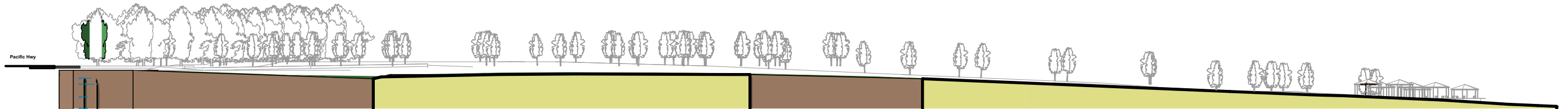
ELEVATIONS N & S

1	Garage	2	Entry	5	Lounge	6	Meals	8	Laundry	10	Bed	13	Hall	15	Bath	18	Robe	21	Service Court
2	13	3	Lounge	6	Dining	7	Kitchen	10	Main Bed	12	Study	14	Ensuite	17	Lin	20	POS		

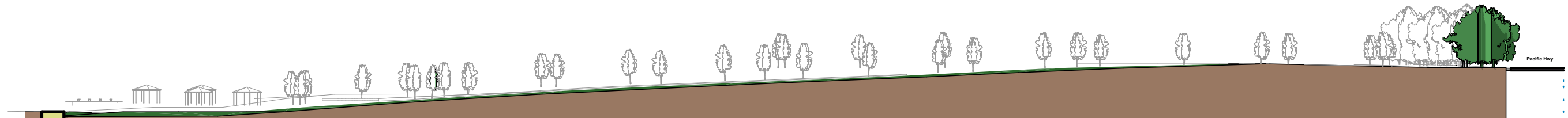
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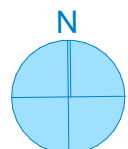
10m



North
#LayID NORTH ELEVATION
1:1000



South
#LayID SOUTH ELEVATION
1:1000



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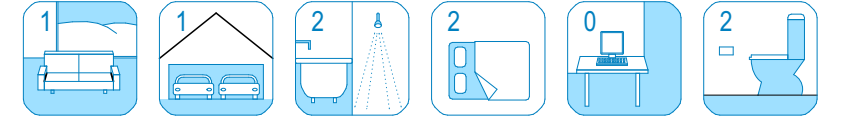
Capital Property
216-234 Pacific Hwy Charmhaven NSW 2262

Issue: sheet #:
21713
SK10

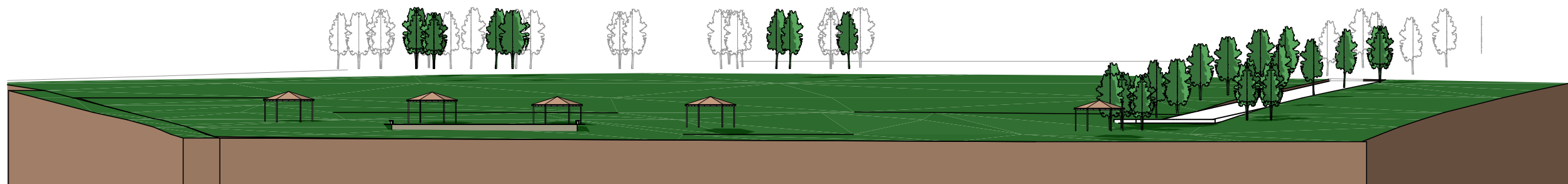
ELEVATIONS E & W

scale 1:650 | 10m

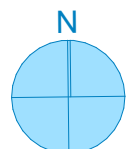
1 Garage	2 Entry	5 Lounge	6 Meals	8 Laundry	10 Bed	13 Hall	15 Bath	18 Robe	21 Service Court
2 13	3 Lounge	6 Dining	7 Kitchen	10 Main Bed	12 Study	14 Ensuite	17 Lin	20 POS	



East
#LayID ROAD ELEVATION
1:650



West
#LayID ROAD ELEVATION
1:650



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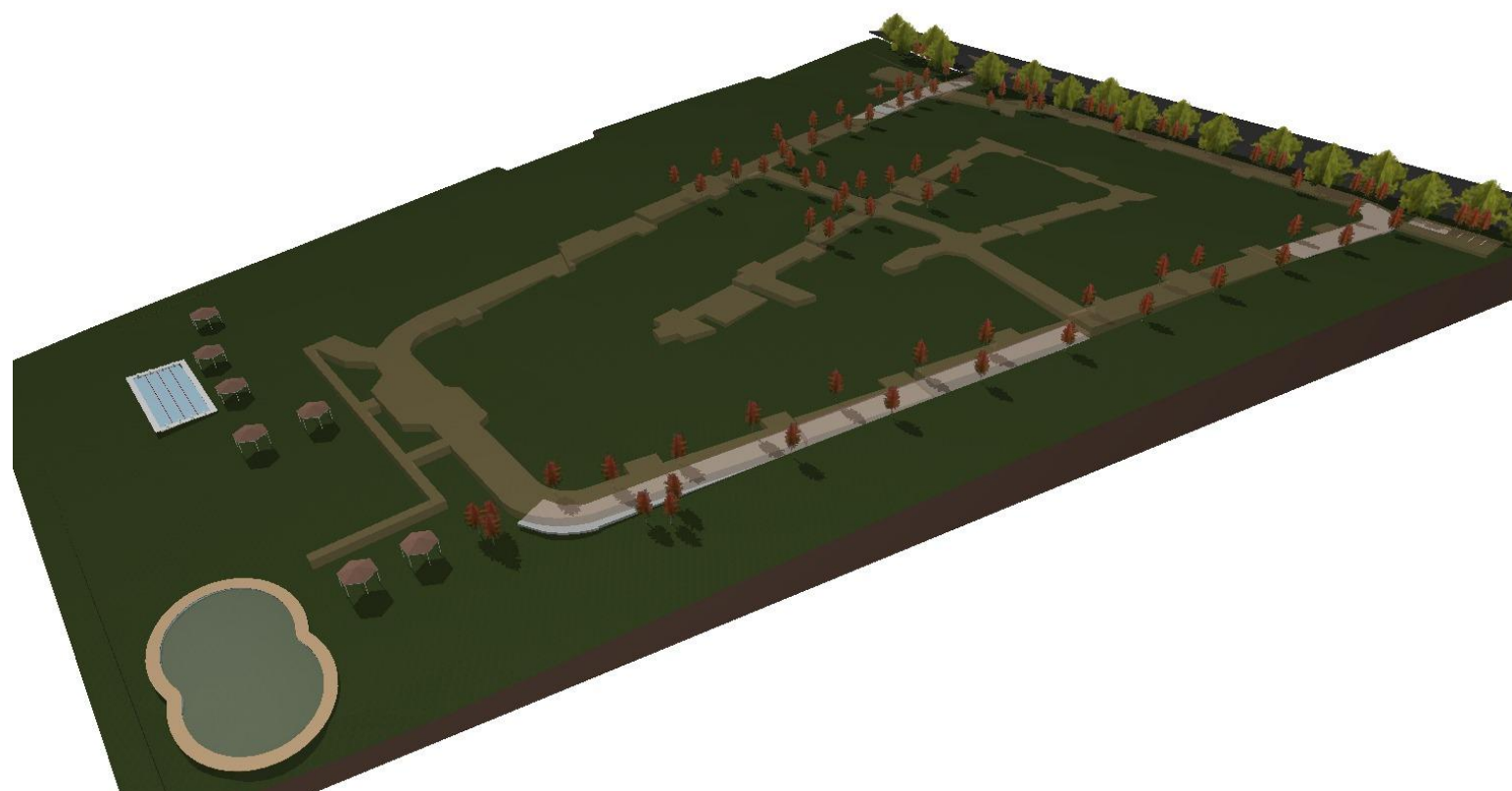
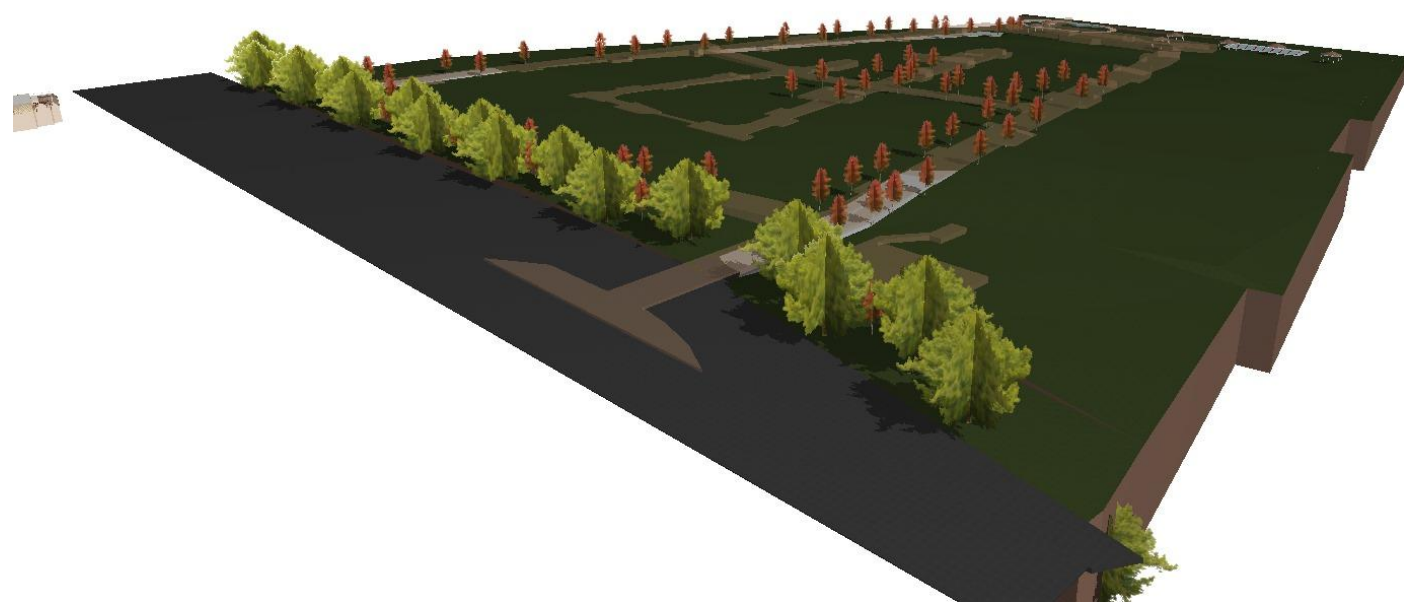
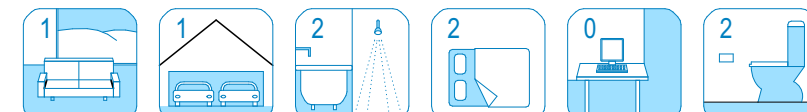
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Issue: sheet #:
21713
SK11

EXTERNAL VIEWS

scale

10m



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Issue:

sheet #:
21713
SK12