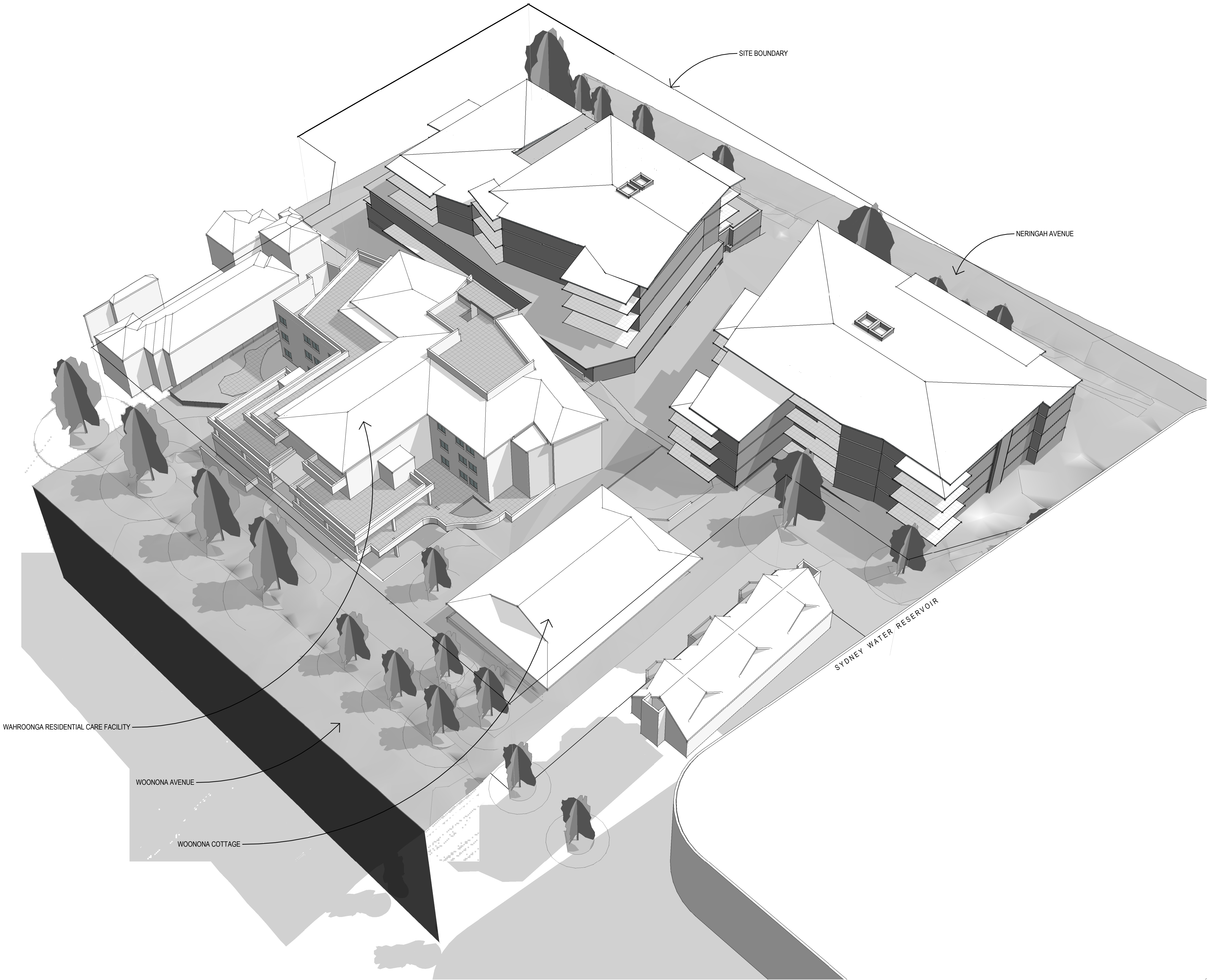


SCC CONCEPT: WAHROONGA STAGE 2

FOR HammondCare

PALLIATIVE CARE AND RESIDENTIAL CARE FACILITY AND SELF-CONTAINED DWELLINGS
AT 4-12 NERINGAH AVE S, WAHROONGA NSW 2076



ARCHITECTURAL DRAWING LIST

SHEET	SHEET NAME
AR000	COVER PAGE
AR010	LOCALITY PLAN
AR020	EXISTING SITE PLAN
AR021	SITE ANALYSIS
AR030	BUILDING ENVELOPE CALCULATION
AR100	PROPOSED SITE PLAN
AR110	SITE ELEVATIONS
AR120	SITE SECTIONS
AR200	FLOOR PLANS - SHEET 1
AR201	FLOOR PLANS - SHEET 2
AR300	SHADOW DIAGRAMS - SUMMER SOLSTICE
AR301	SHADOW DIAGRAMS - WINTER SOLSTICE

DEVELOPMENT SUMMARY

SITE AREA	10,770m²
WOONONA COTTAGE AREA (R2 ZONE)	1,794m²
DEVELOPMENT AREA (R4 ZONE)	8,976m²
MAXIMUM FSR FOR R4 ZONE	1:1.3
MAXIMUM FSR (INCL. VERTICAL VILLAGE BONUS)	1:1.8
MAXIMUM GFA FOR DEVELOPMENT AREA (BASED ON FSR)	16,157m²
EXISTING GFA (WAHROONGA RAC)	3,736m²
MAXIMUM NEW GFA	12,421m²
TOTAL NEW GFA	10,600m²
GFA - PALLIATIVE CARE	1,330m²
GFA - RESIDENTIAL CARE	870m²
GFA - SELF-CONTAINED DWELLINGS	6,025m²
GFA - AMENITY (COMMUNITY + NEIGHBOURHOOD)	1,350m²
GFA - CIRCULATION + SERVICES	800m²
FSR (INCL. EXISTING GFA)	1.60
DEEP SOIL PLANTING AREA INDICATED ON PROPOSED SITE PLAN	2,630m² (29%)

ACCOMMODATION SUMMARY

PALLIATIVE CARE	18 BEDS (2 HOUSES OF 9 BEDS)
RESIDENTIAL CARE	9 BEDS (1 HOUSE OF 9 BEDS)
SELF-CONTAINED DWELLINGS	60 APARTMENTS
NORTH BUILDING	27
SOUTH BUILDING	33

CAR PARK SUMMARY

SITE TOTAL	90
NORTH BUILDING	27
SOUTH BUILDING	63

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BUCKINGHAM ST,
SURRY HILLS NSW
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CLIENT:
HammondCare
Champion Life
PROJECT: 01368
WAHROONGA STAGE 2
4-12 NERINGAH AVE S,
WAHROONGA NSW 2076

DRAWING TITLE:
COVER PAGE

DATE: JUNE 2021
CHECKED: BF
DRAWN: ML, JC
SCALE: 1 : 200 @ A1
DRAWING: AR000
REVISION: P6



VIEW OF NERINGAH HOSPITAL FROM PARK ACROSS NERINGAH AVENUE SOUTH



WOONONA HOUSE



SYDNEY WATER RESERVOIR BRICK WALL



5 STOREY APARTMENT BUILDING



5 STOREY APARTMENT BUILDING (FIRST THREE SHOWN IN IMAGE)

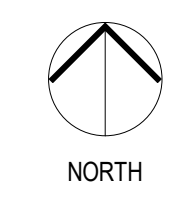
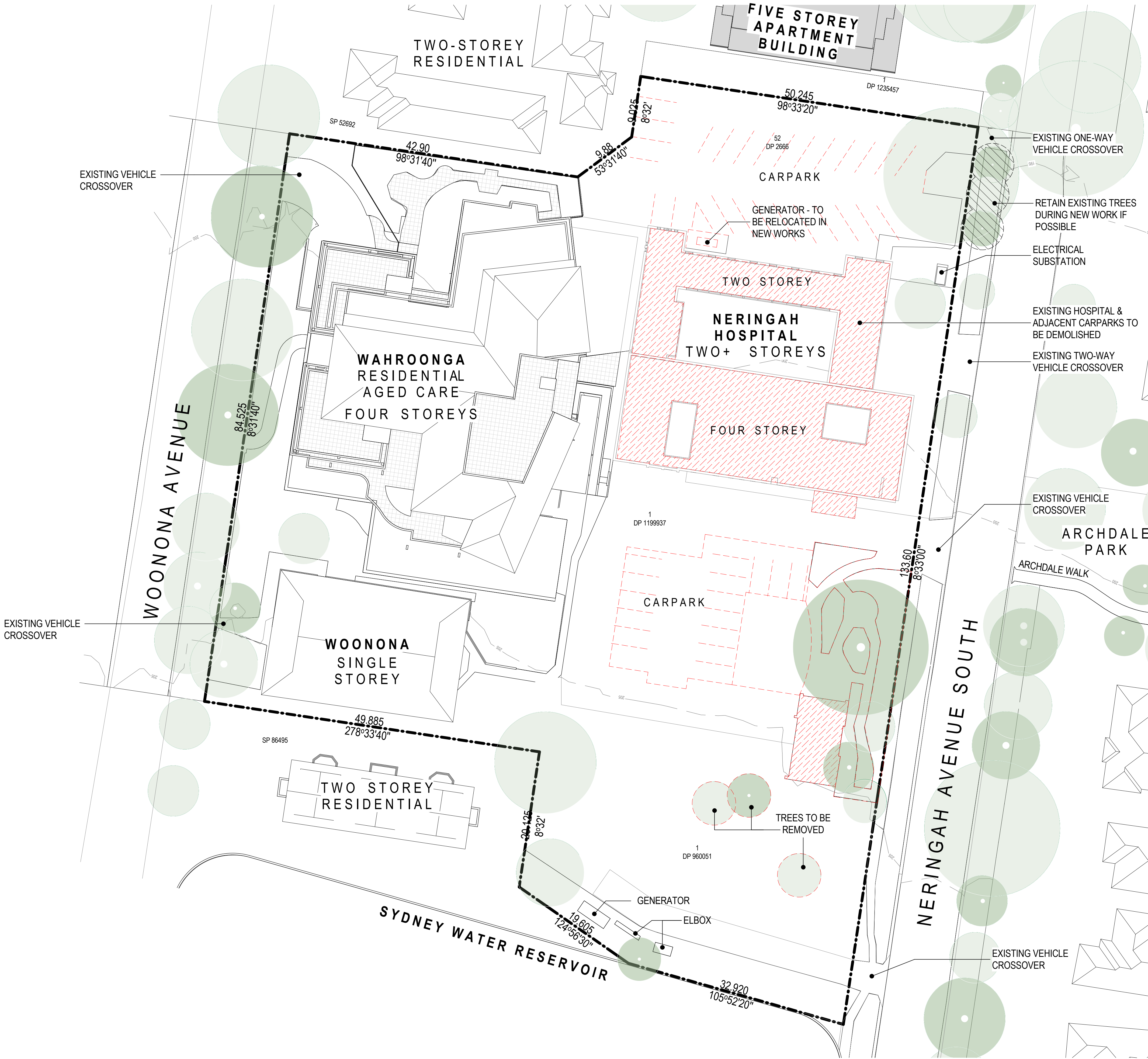


4 STOREY APARTMENT BUILDING

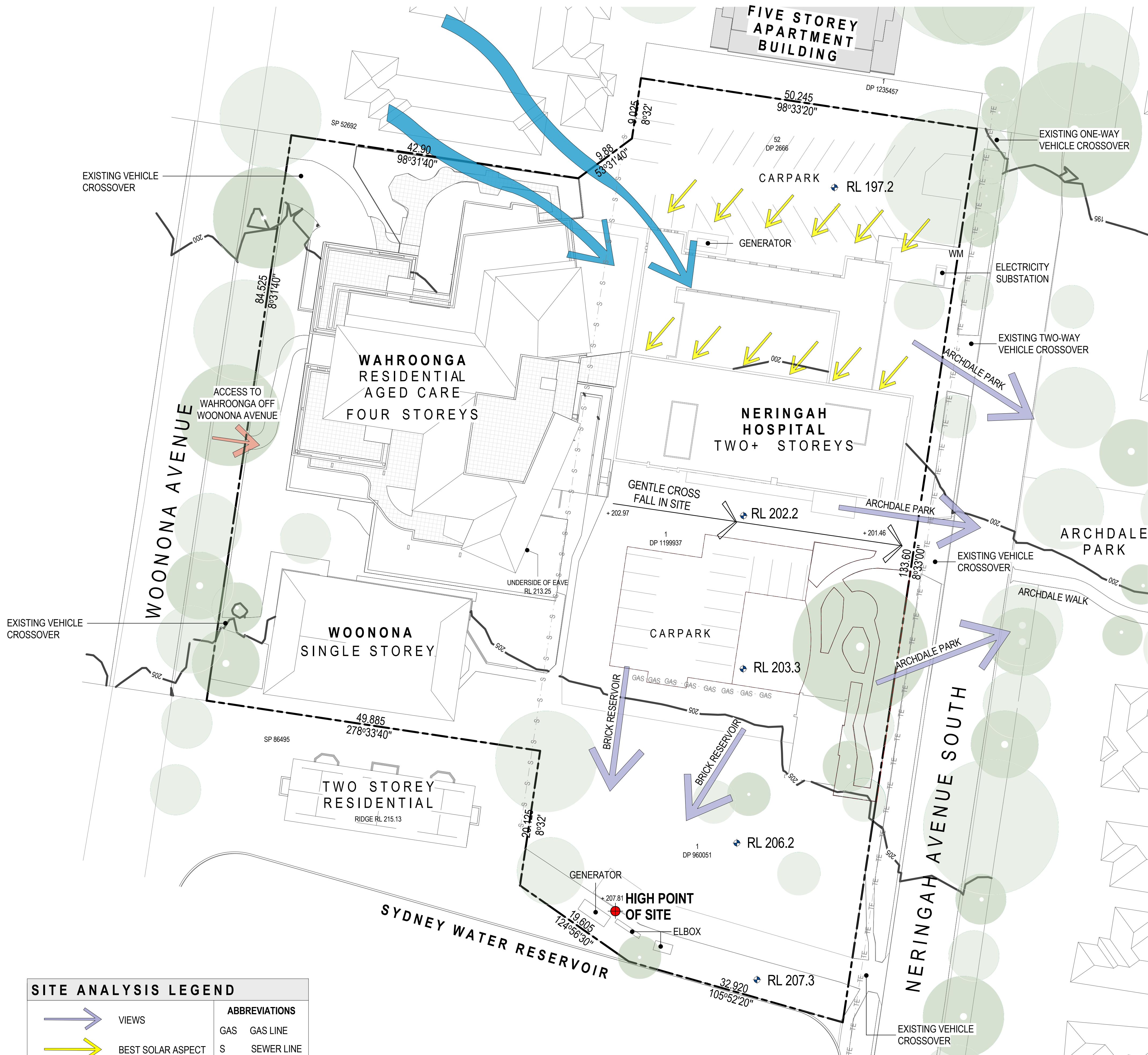


NORTH

SYDNEY (02) 9261 8333 STUDIO 3, LEVEL 3/35 BUCKINGHAM ST, SURRY HILLS NSW www.bickertonmasters.com.au		CLIENT:	HammondCare Champion Life		
		DRAWING TITLE:	LOCALITY PLAN		
		PROJECT:	01368 WAHROONGA STAGE 2 4-12 NERINGAH AVE S, WAHROONGA NSW 2076		
		DATE:	JUNE 2021	SCALE:	
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DRAWN:	ML, JC	REVISION:	P5		



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		NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)			



VIEW FROM SITE TO ARCHDALE PARK

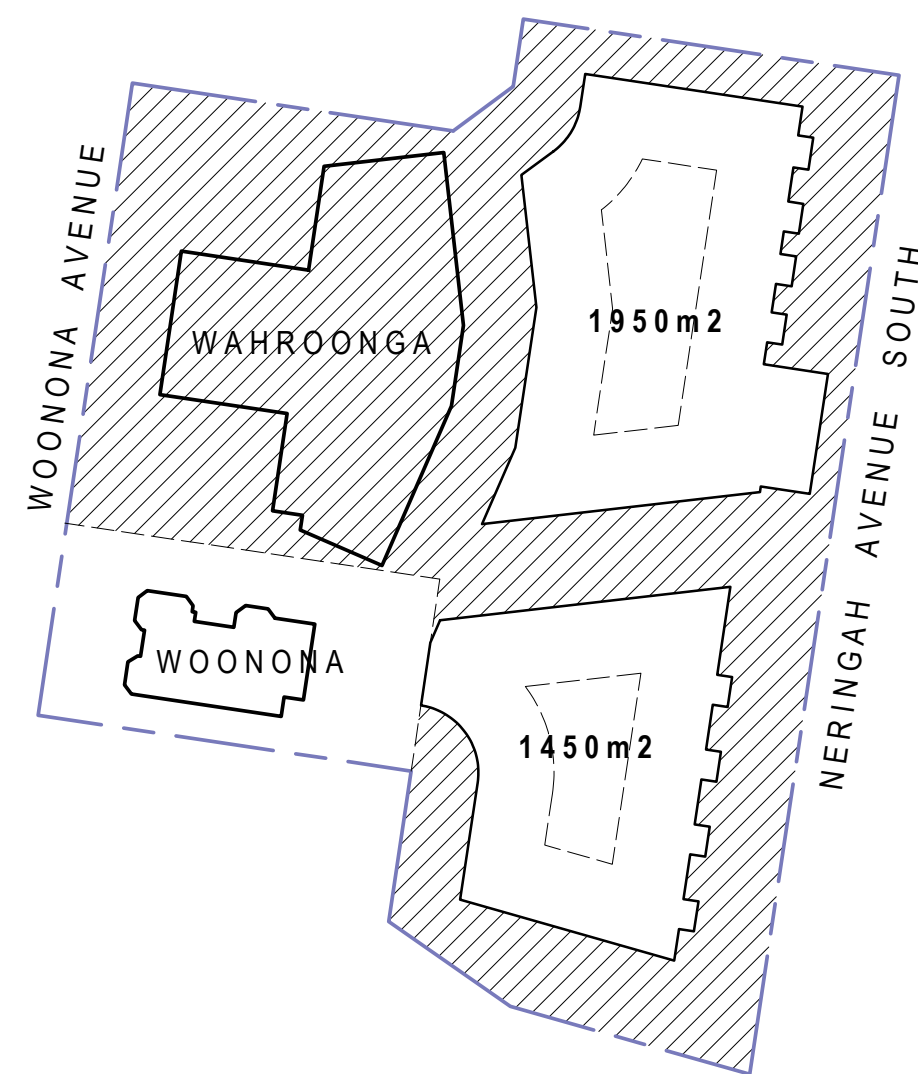


ACCESS TO WAHROONGA OFF WOONONA AVENUE

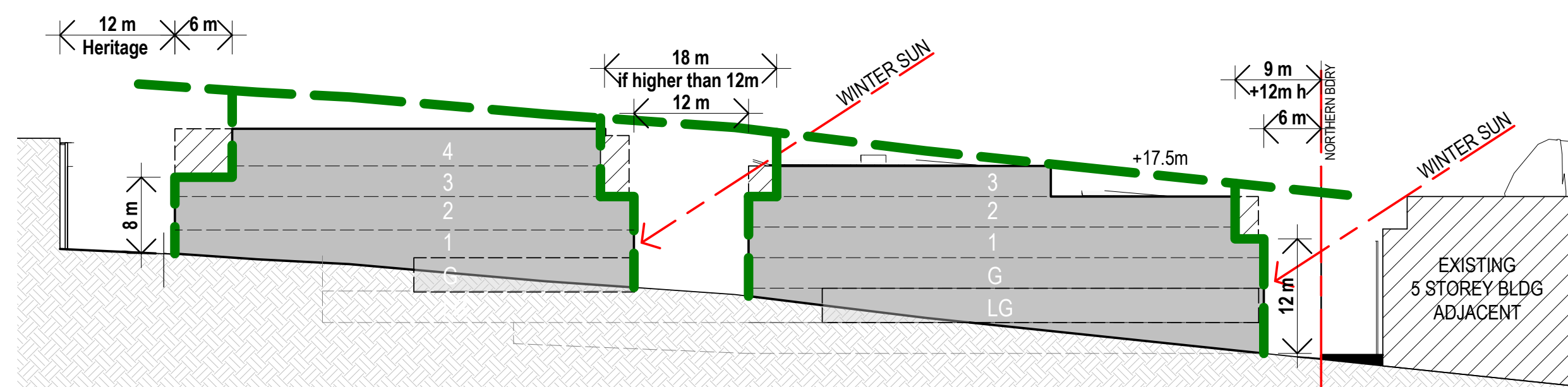


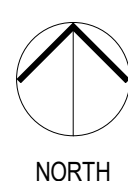
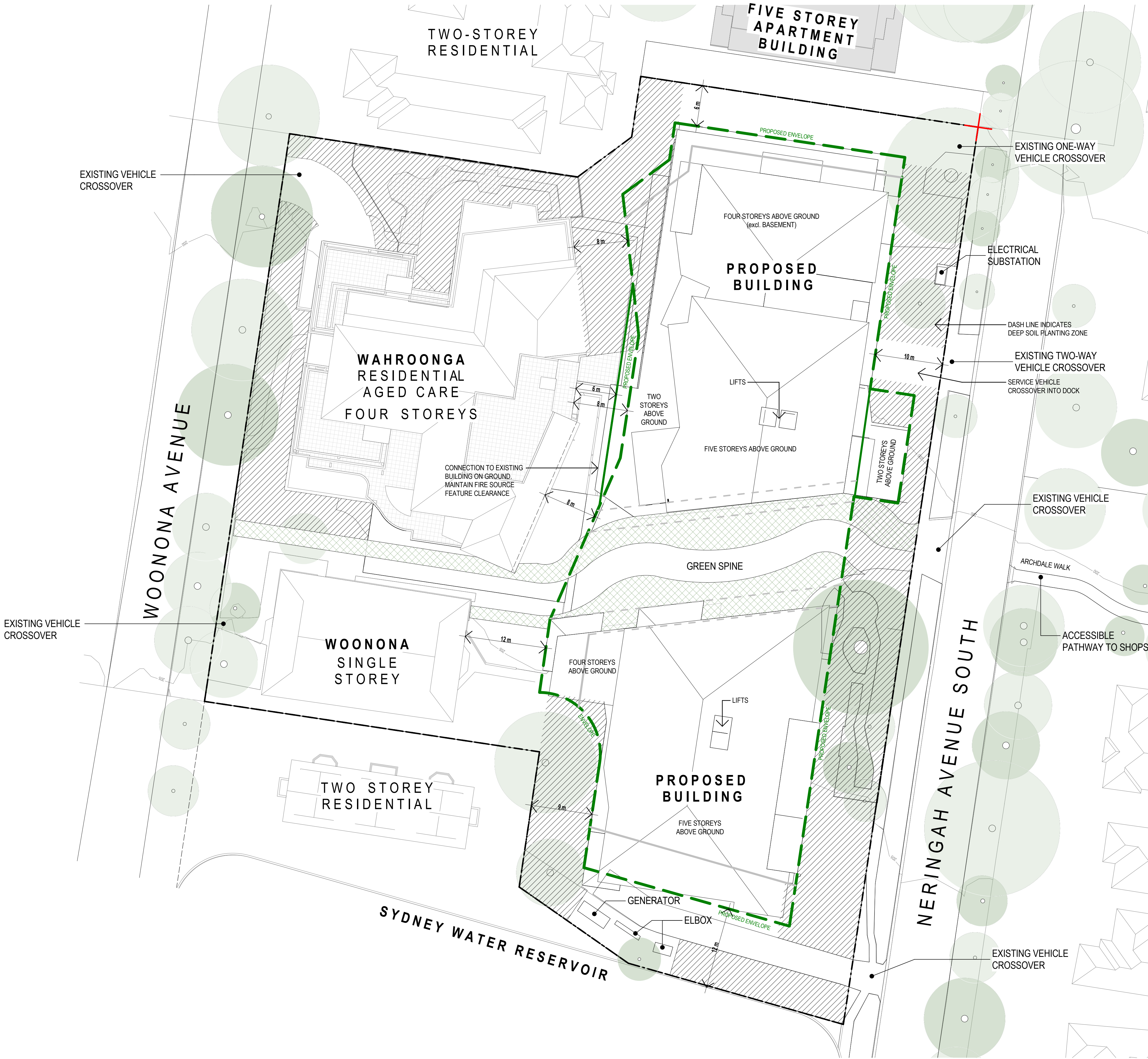
VIEW FROM SITE TO SYDNEY WATER RESERVOIR



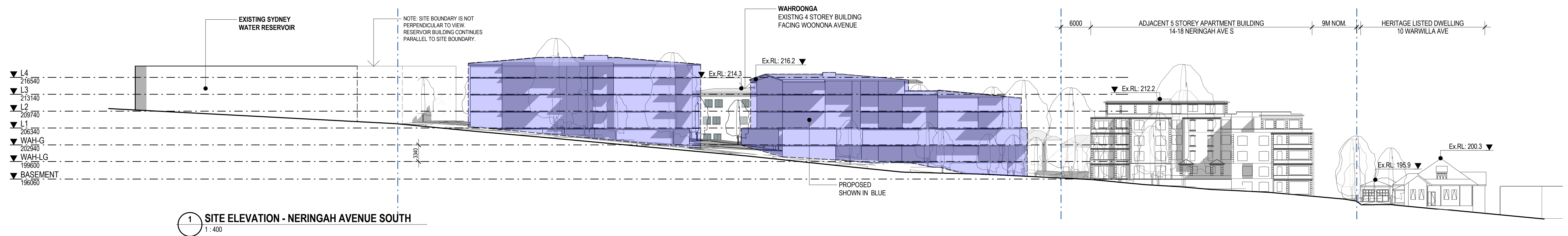


Architectural site plan showing building setbacks and fire source feature requirements. The plan includes a dashed line indicating the 12-metre building separation and a solid line indicating the 18-metre setback when 12m above ground. The plan also shows the 6-metre setback from the fire source feature and the 12-metre setback from the heritage item. The plan includes a note: "6M SETBACK IS THE REQUIREMENT BETWEEN FIRE SOURCE FEATURES. 8M IS SHOWN TO ACHIEVE DIRECT SUNLIGHT INTO APARTMENTS." and another note: "ENVELOPE EXTENDS TO THIS LINE ON GROUND FLOOR". The plan also shows the "EXISTING BUILDING FOOTPRINT. ENVELOPE EXTENDS TO SAME HEIGHT AS EXISTING BUILDING" and "40% OF THE FIRST 2M FROM STREET FRONTAGE SETBACK TO BE CONSIDERED AS ARTICULATION ZONE."

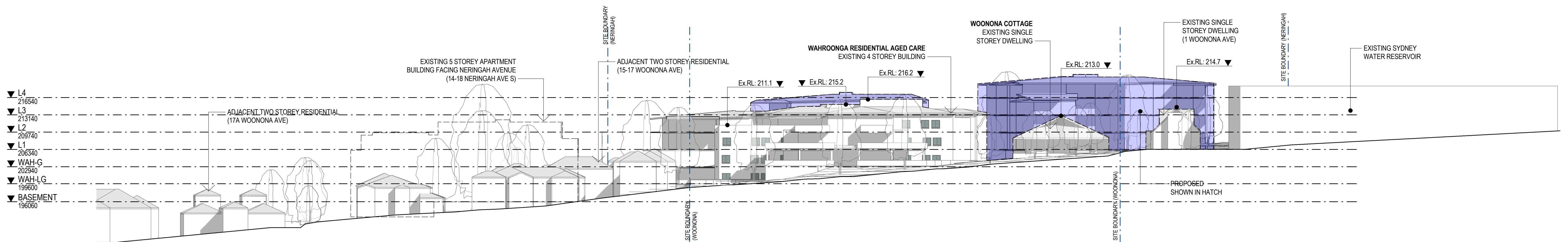




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	PROJECT: 01368 WAHROONGA STAGE 2 4-12 NERINGAH AVE S, WAHROONGA NSW 2076	DATE: JUNE 2021	SCALE:	
	CHECKED: BF	DRAWING:	REVISION:	
	DRAWN: ML, JC	AR100	P5	

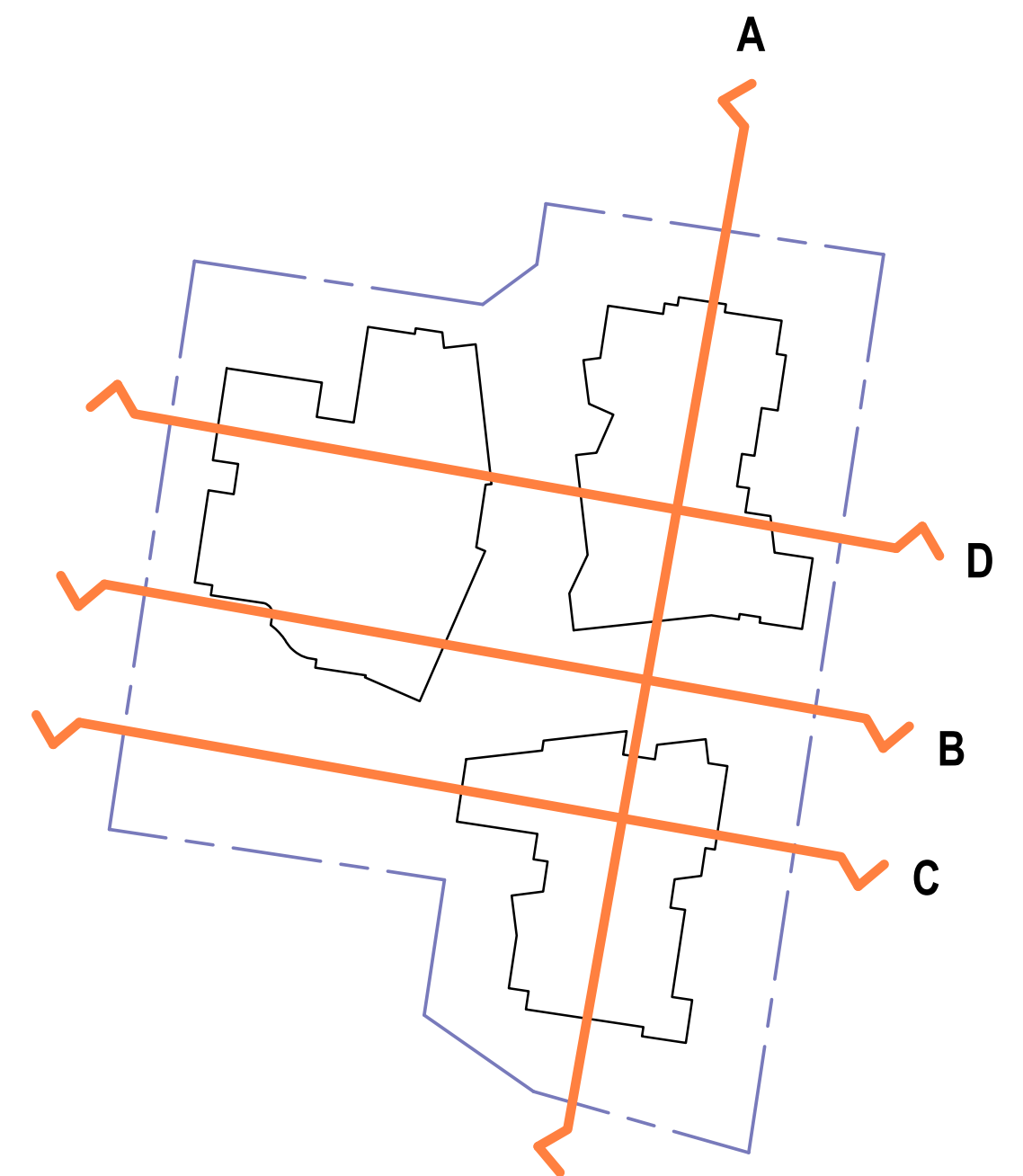
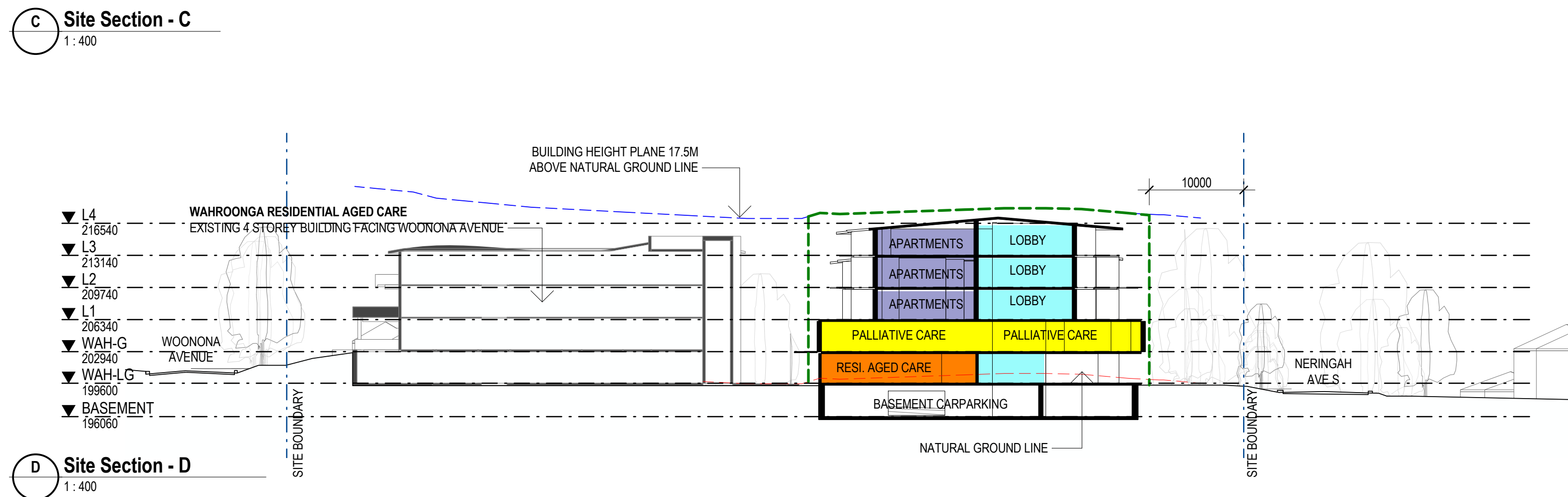
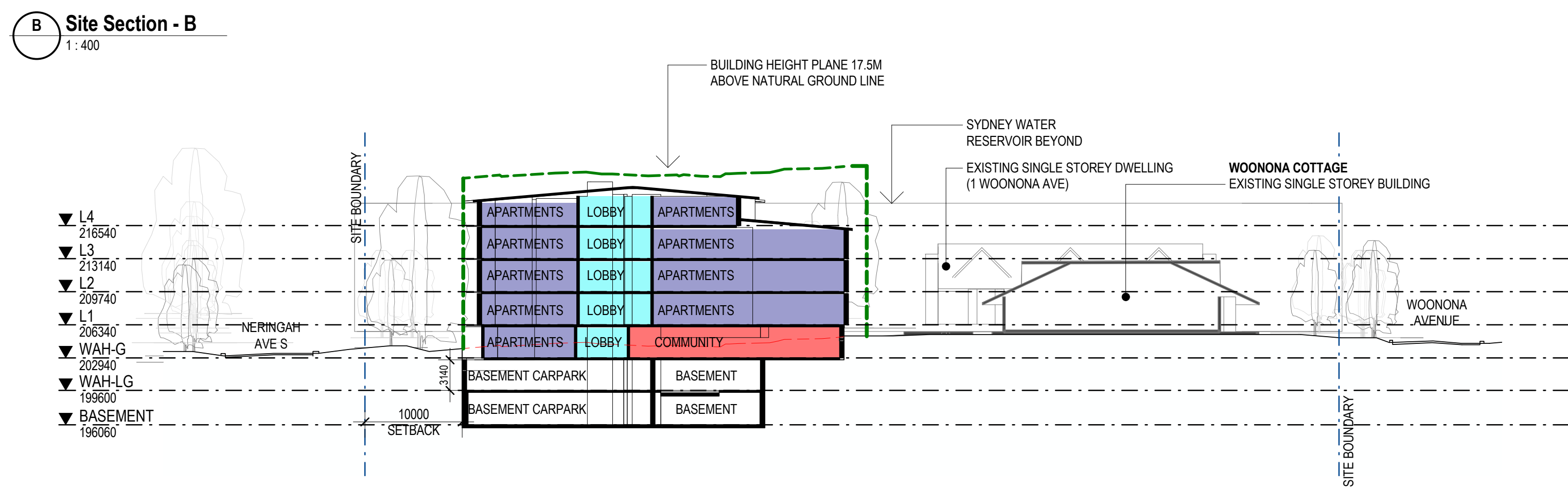
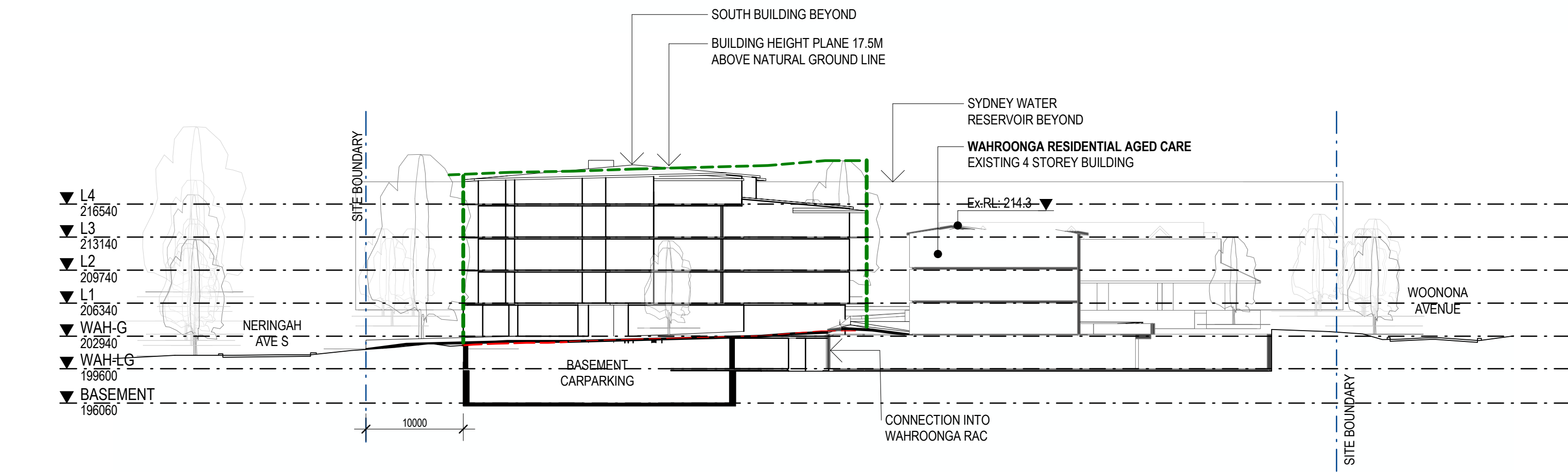
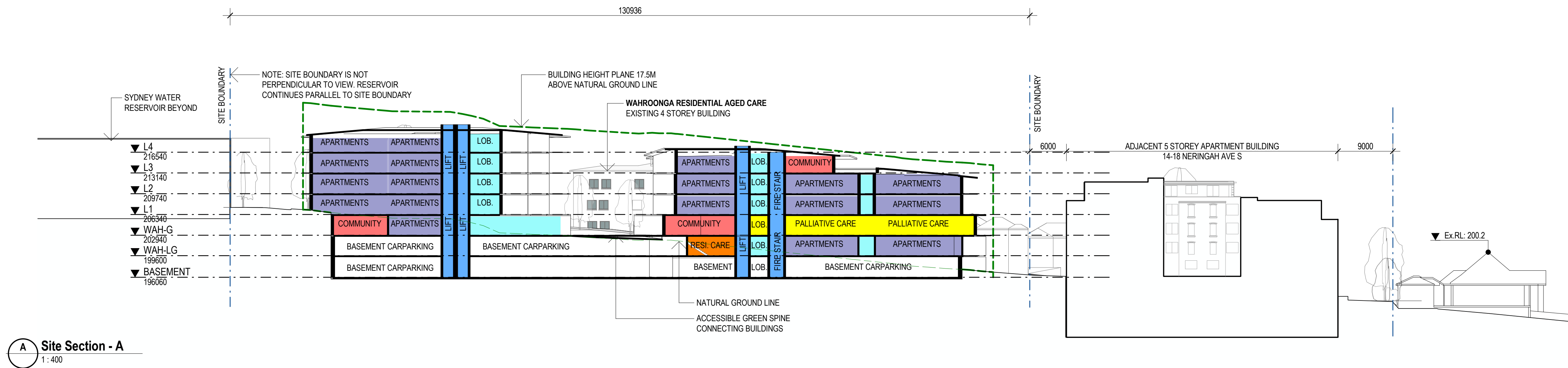


1 SITE ELEVATION - NERINGAH AVENUE SOUTH
1 : 400

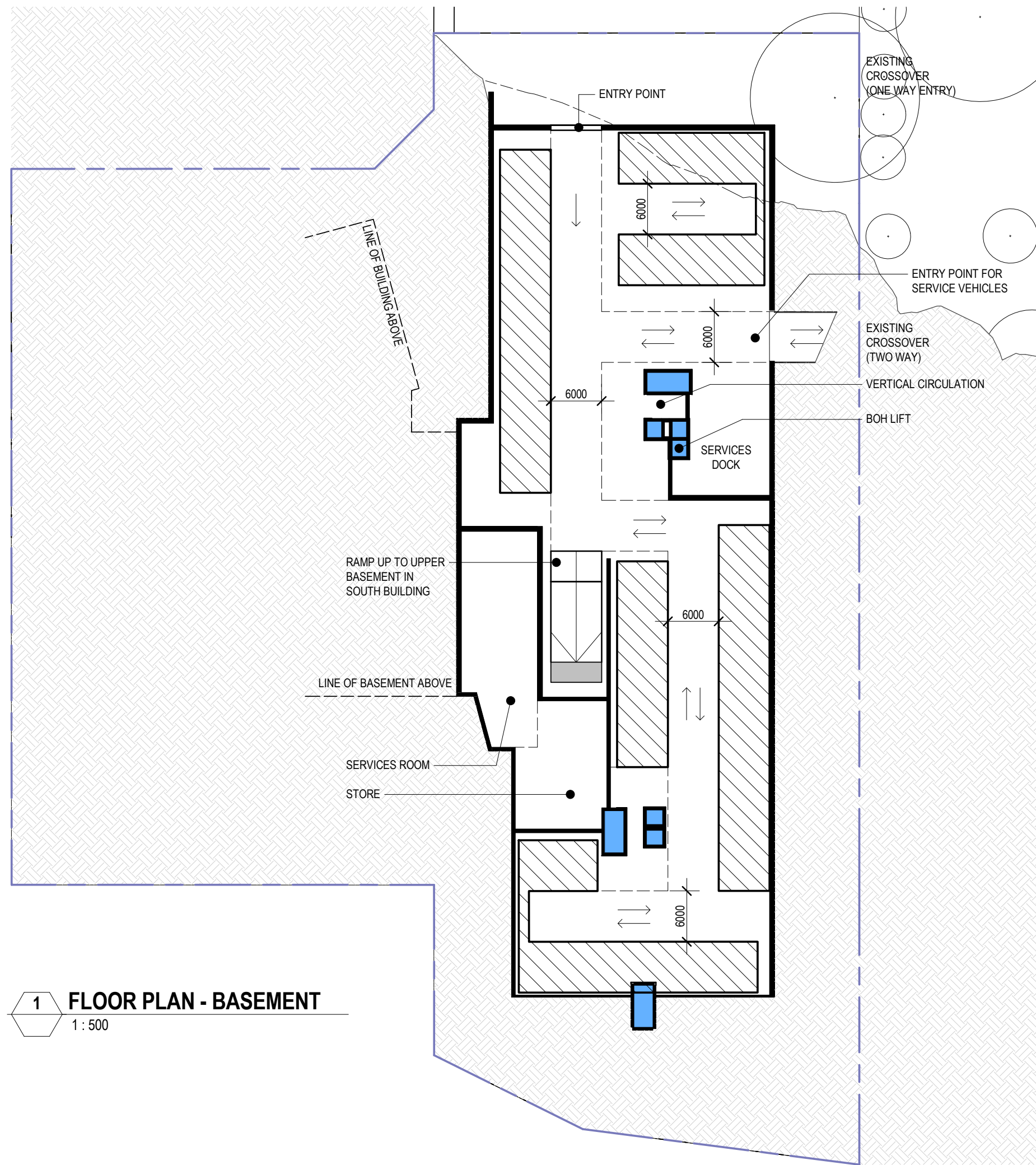


2 SITE ELEVATION - WOONONA AVENUE
1 : 400

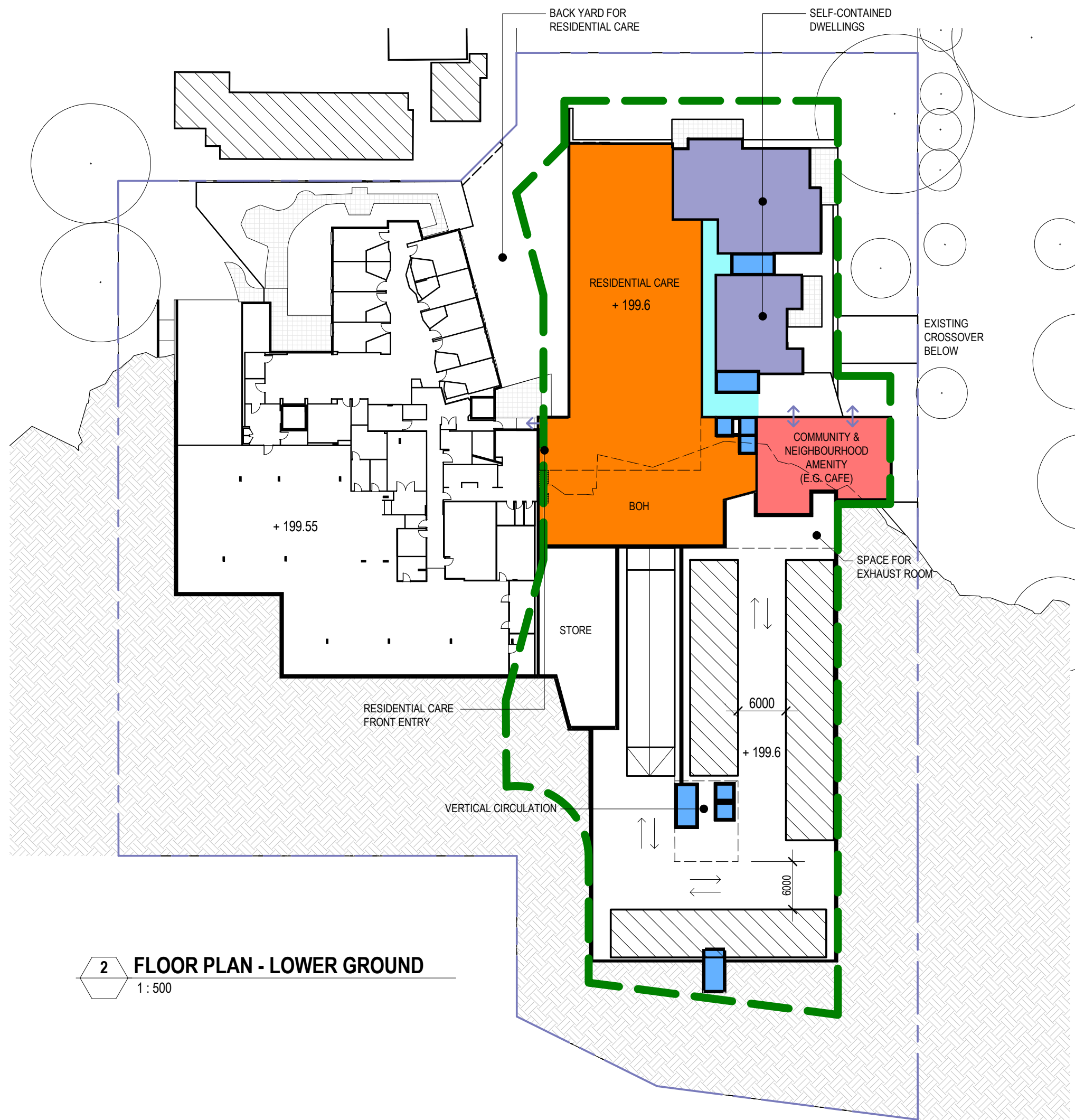
SYDNEY (02) 9261 8333 STUDIO 3, LEVEL 3/35 BUCKINGHAM ST, SURRY HILLS NSW www.bickertonmasters.com.au B I M	CLIENT: HammondCare Champion Life	DRAWING TITLE: SITE ELEVATIONS	
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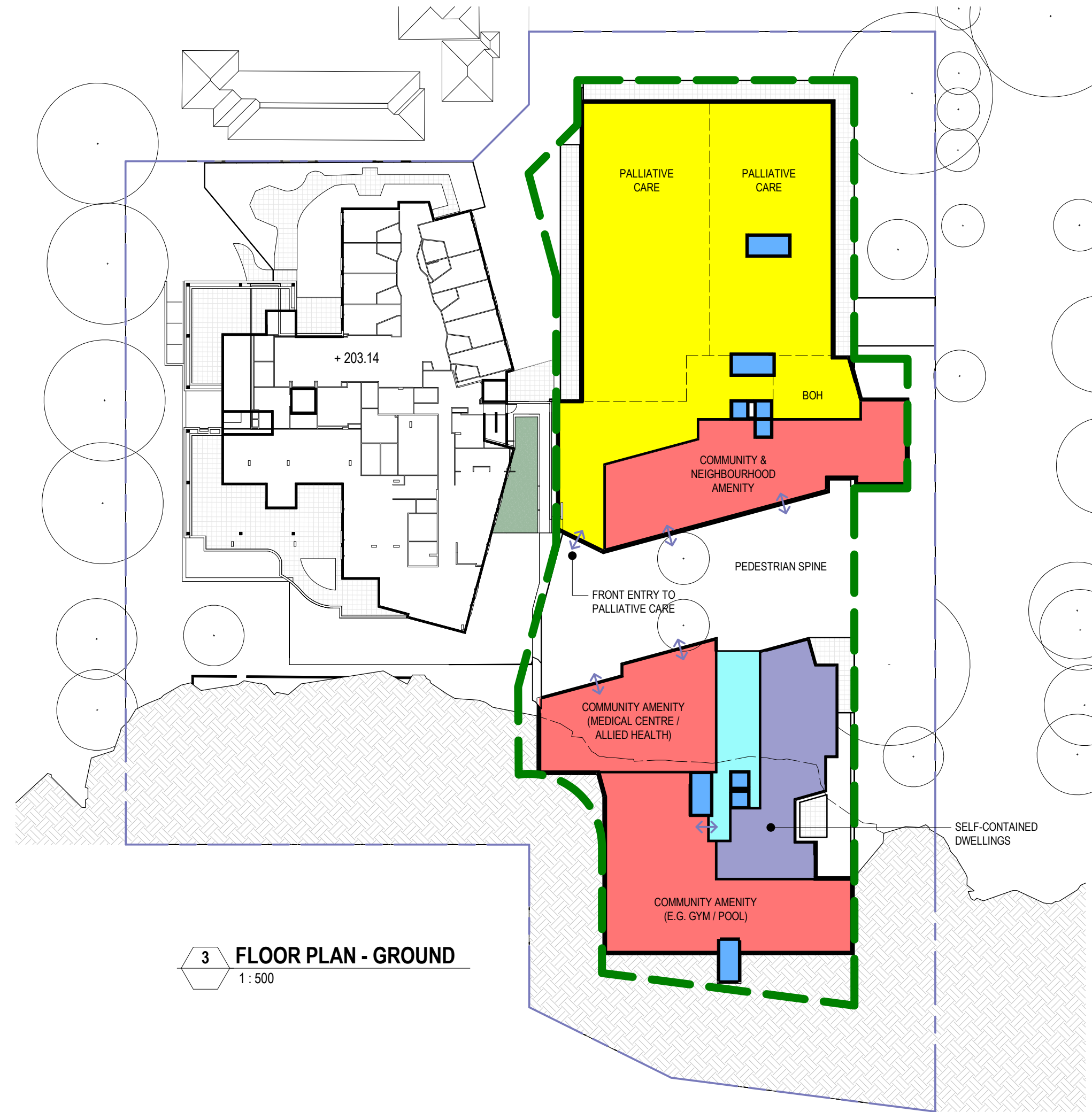
SYDNEY (02) 9261 8333 STUDIO 3, LEVEL 3/35 BUCKINGHAM ST, SURRY HILLS NSW www.bickertonmasters.com.au	BIM	CLIENT: HammondCare Champion Life	DRAWING TITLE: SITE SECTIONS		
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		23/06/2021 2:21:31 PM		NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)	



1 FLOOR PLAN - BASEMENT
1: 500



2 FLOOR PLAN - LOWER GROUND
1: 500

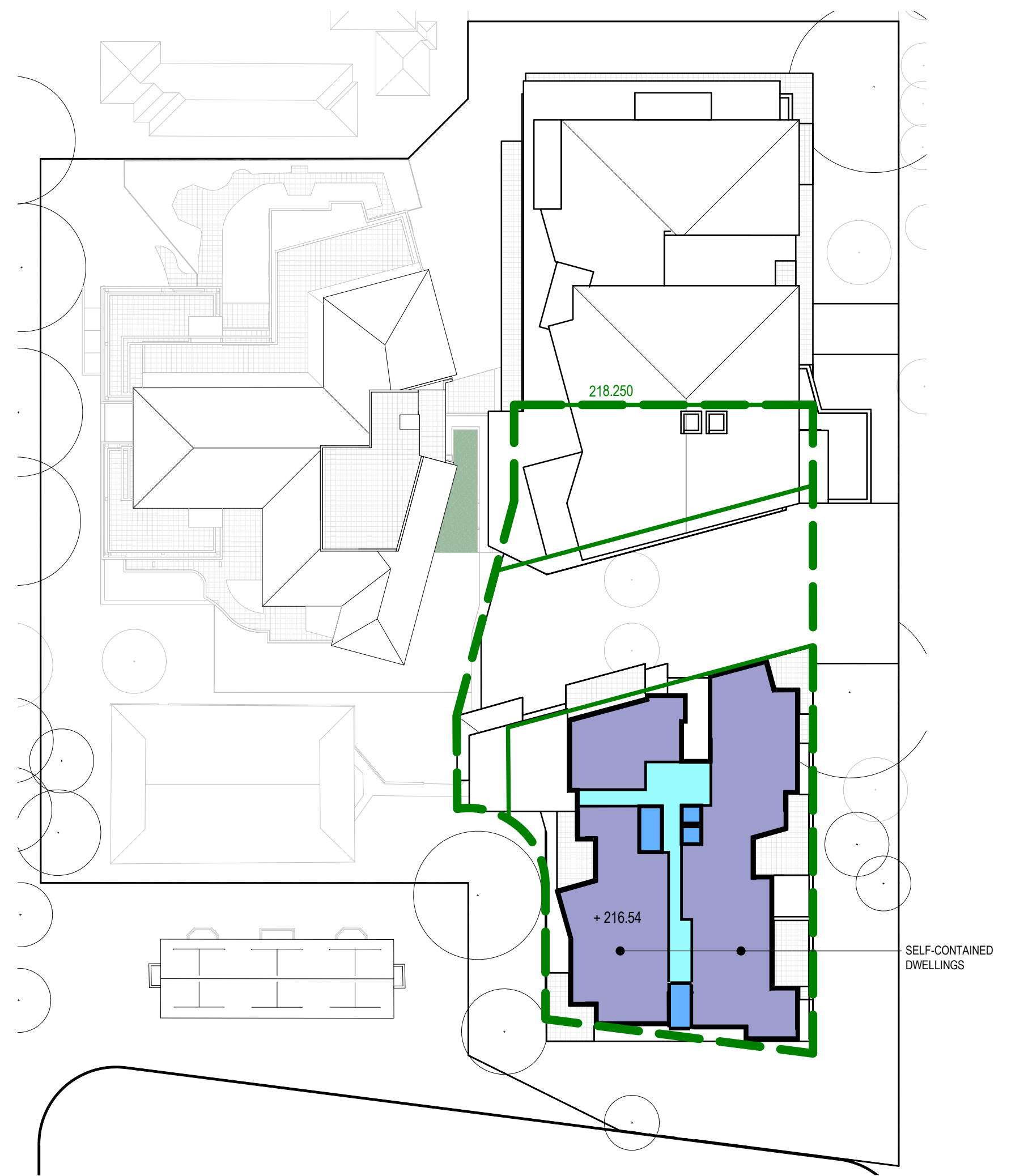
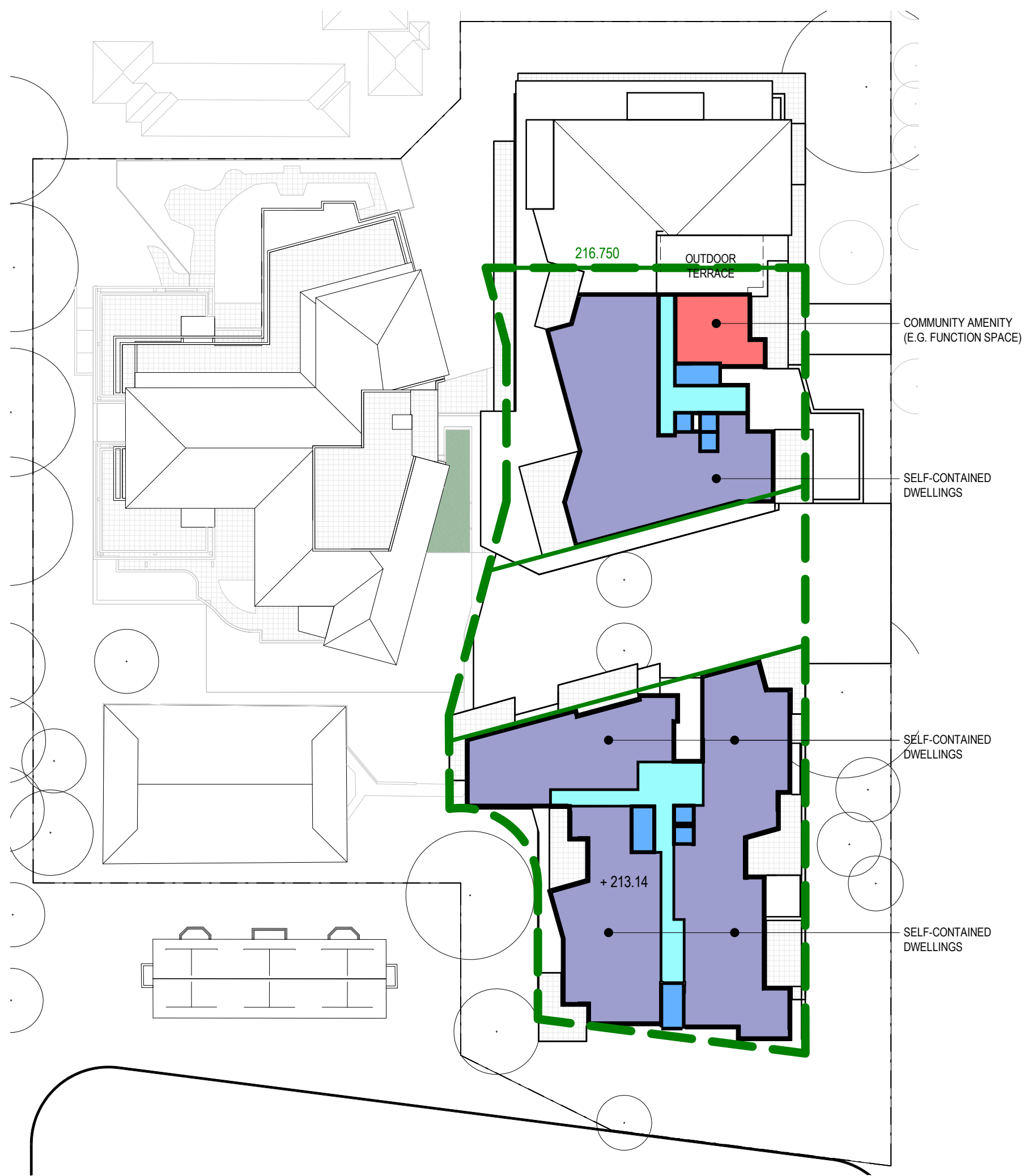
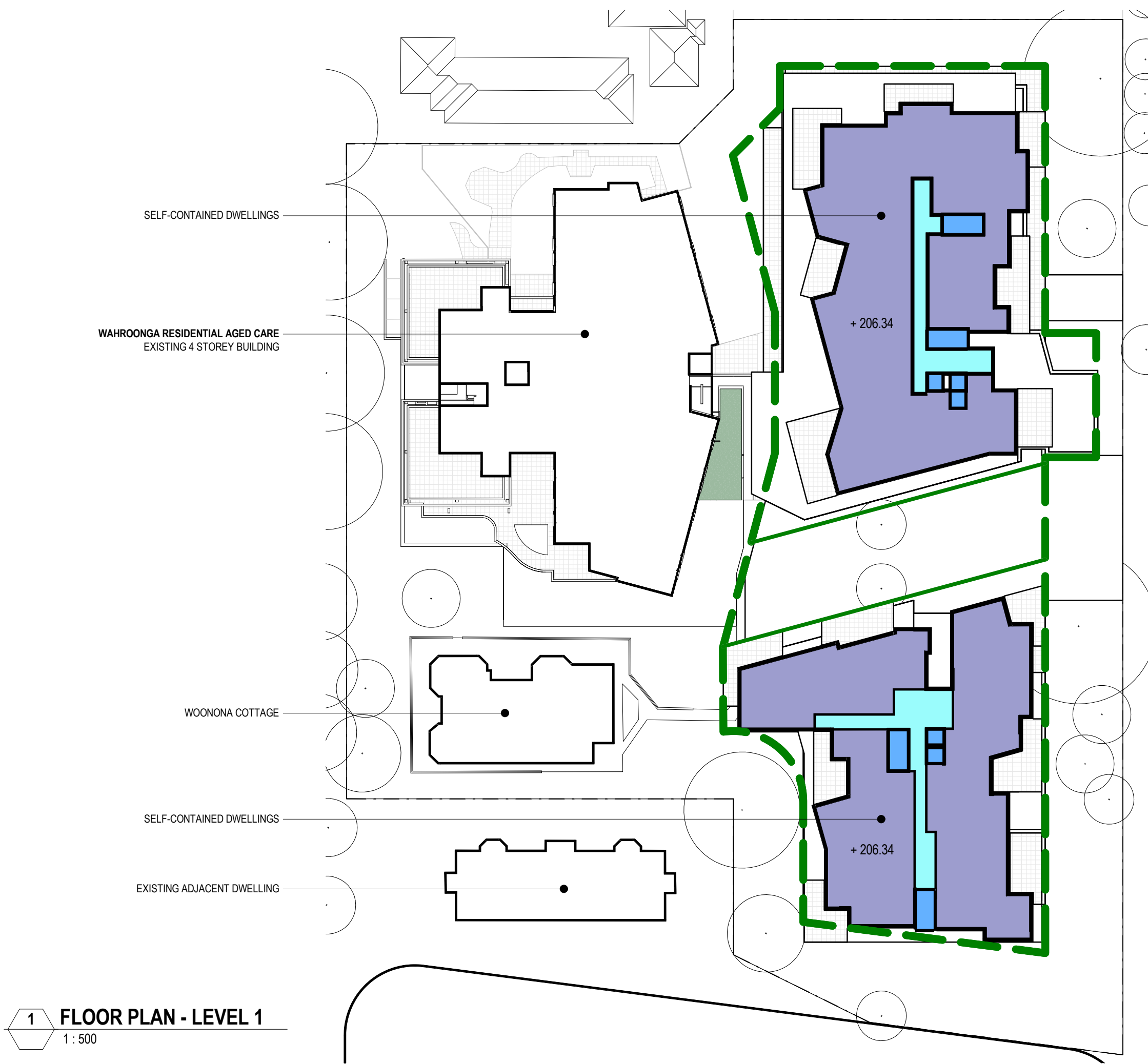


3 FLOOR PLAN - GROUND
1: 500



NORTH

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		PROJECT:	01368		DATE:	JUNE 2021	SCALE:	1: 500 @ A1
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		4-12 NERINGAH AVE S,			DRAWN:	ML, JC	REVISION:	P6
		WAHROONGA NSW 2076			NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)			



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CLIENT:
HammondCare
Champion Life

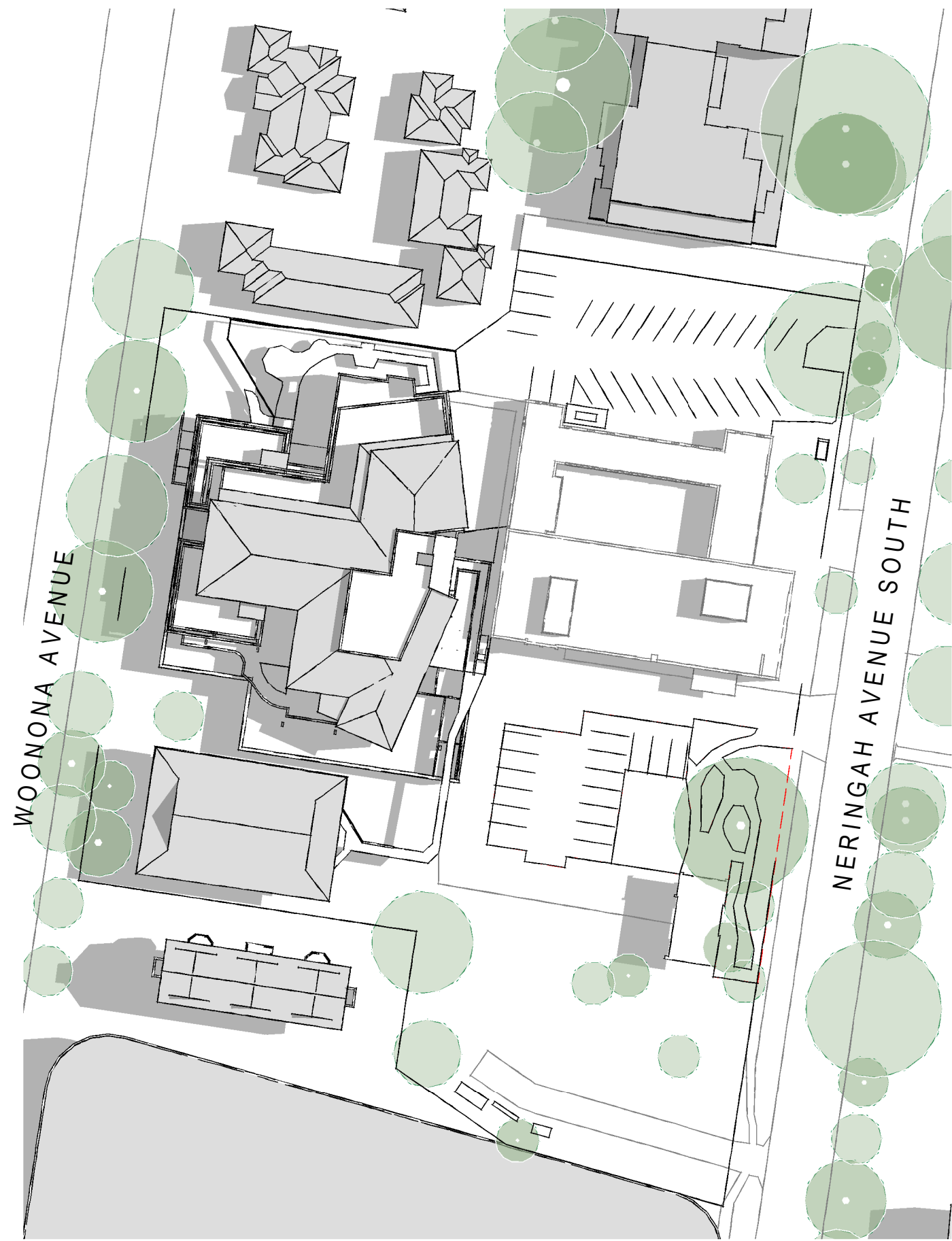
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WAHROONGA STAGE 2
4-12 NERINGAH AVE S,
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FLOOR PLANS - SHEET 2

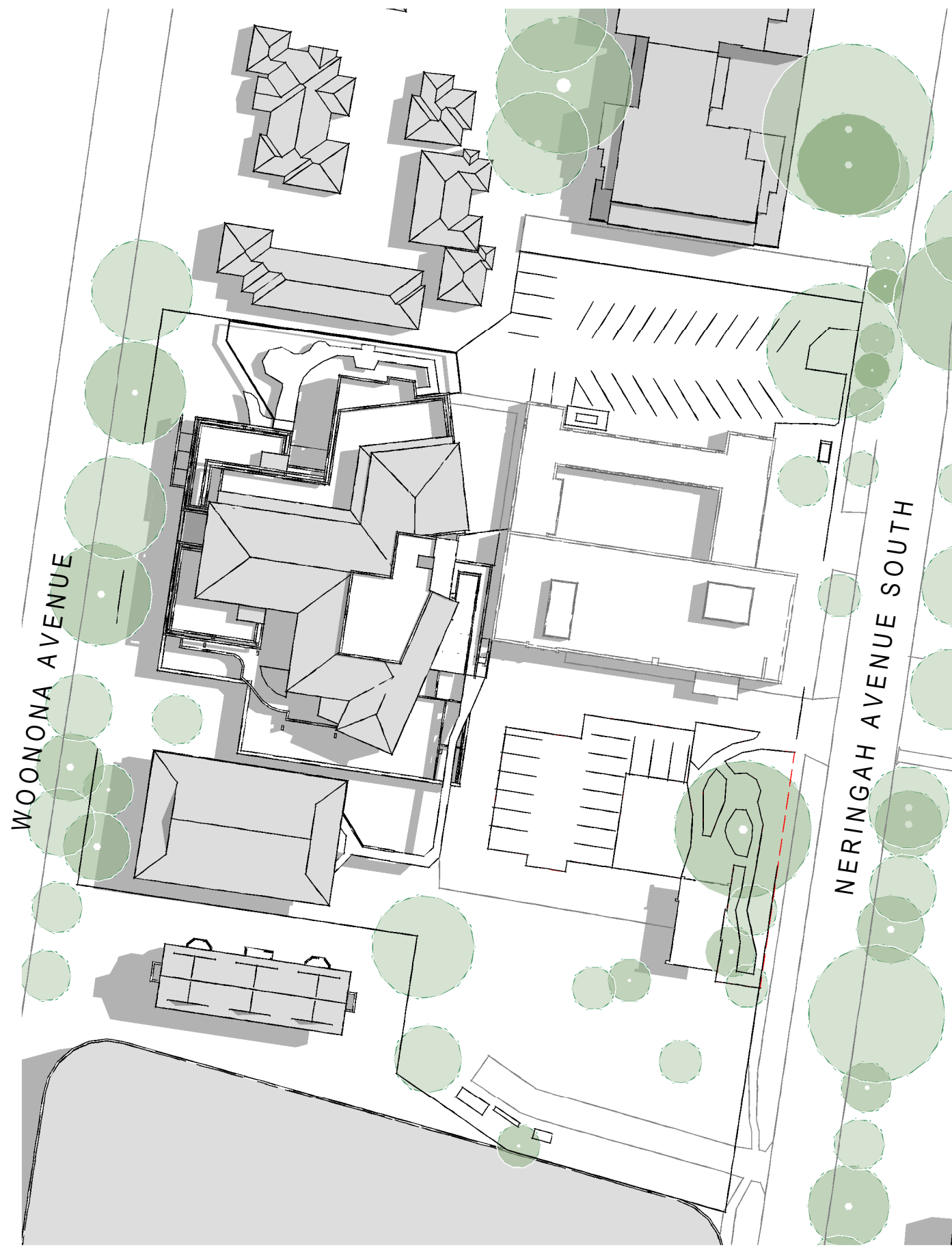
DATE: JUNE 2021
CHECKED: BF
DRAWN: ML, JC

SCALE:
DRAWING: AR201
REVISION: P6

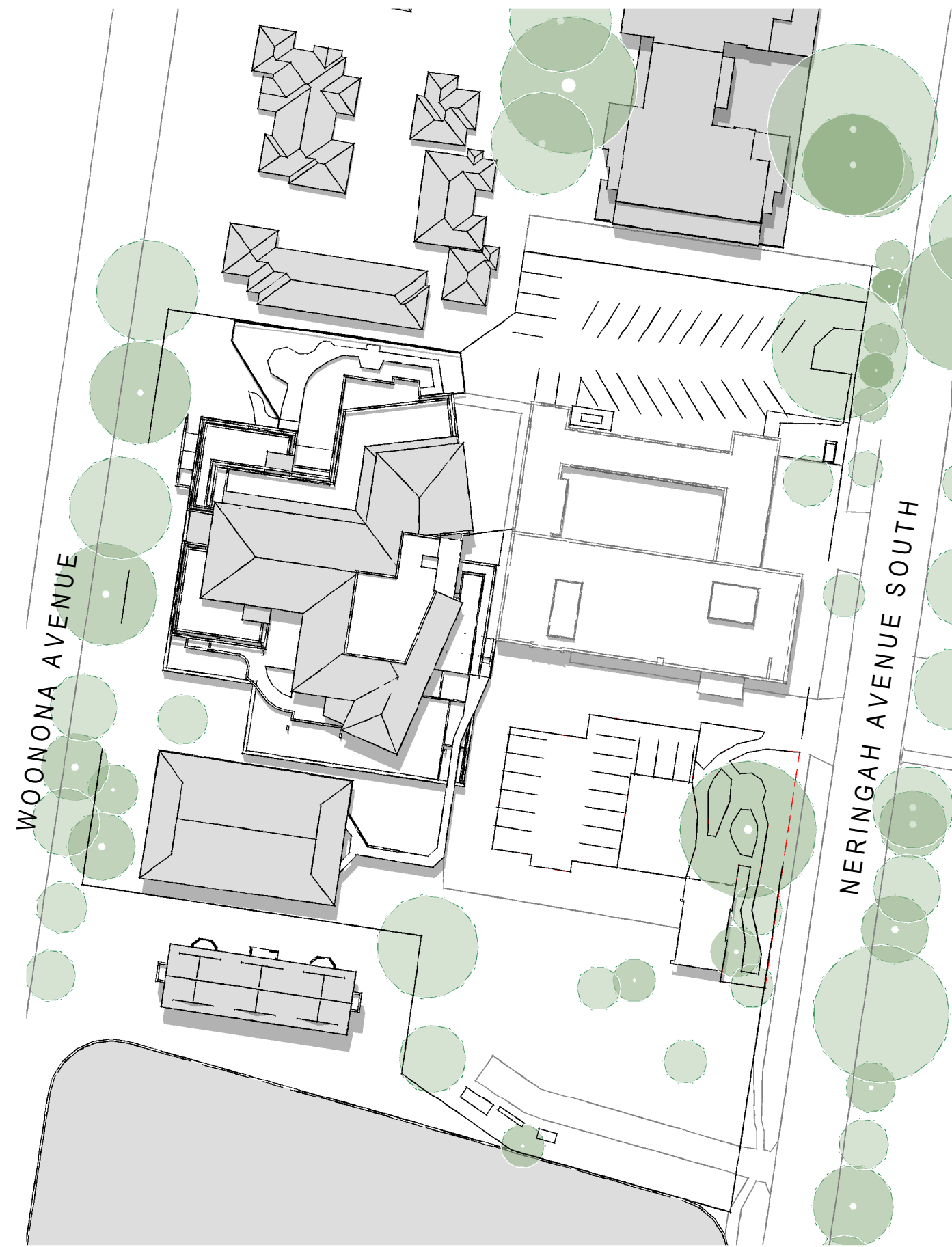
NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)



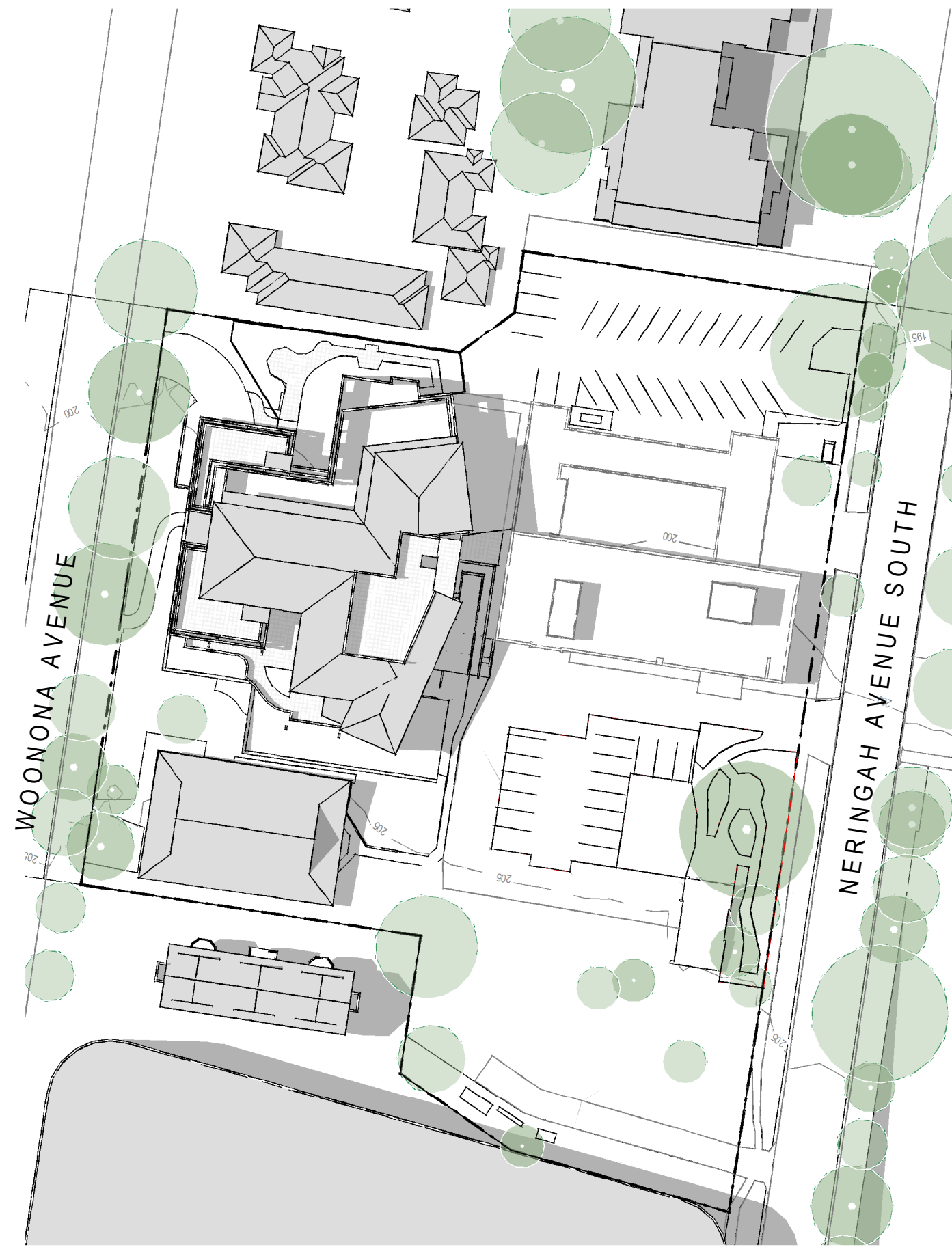
1 Existing - Shadow Study - Summer 9am
1:750



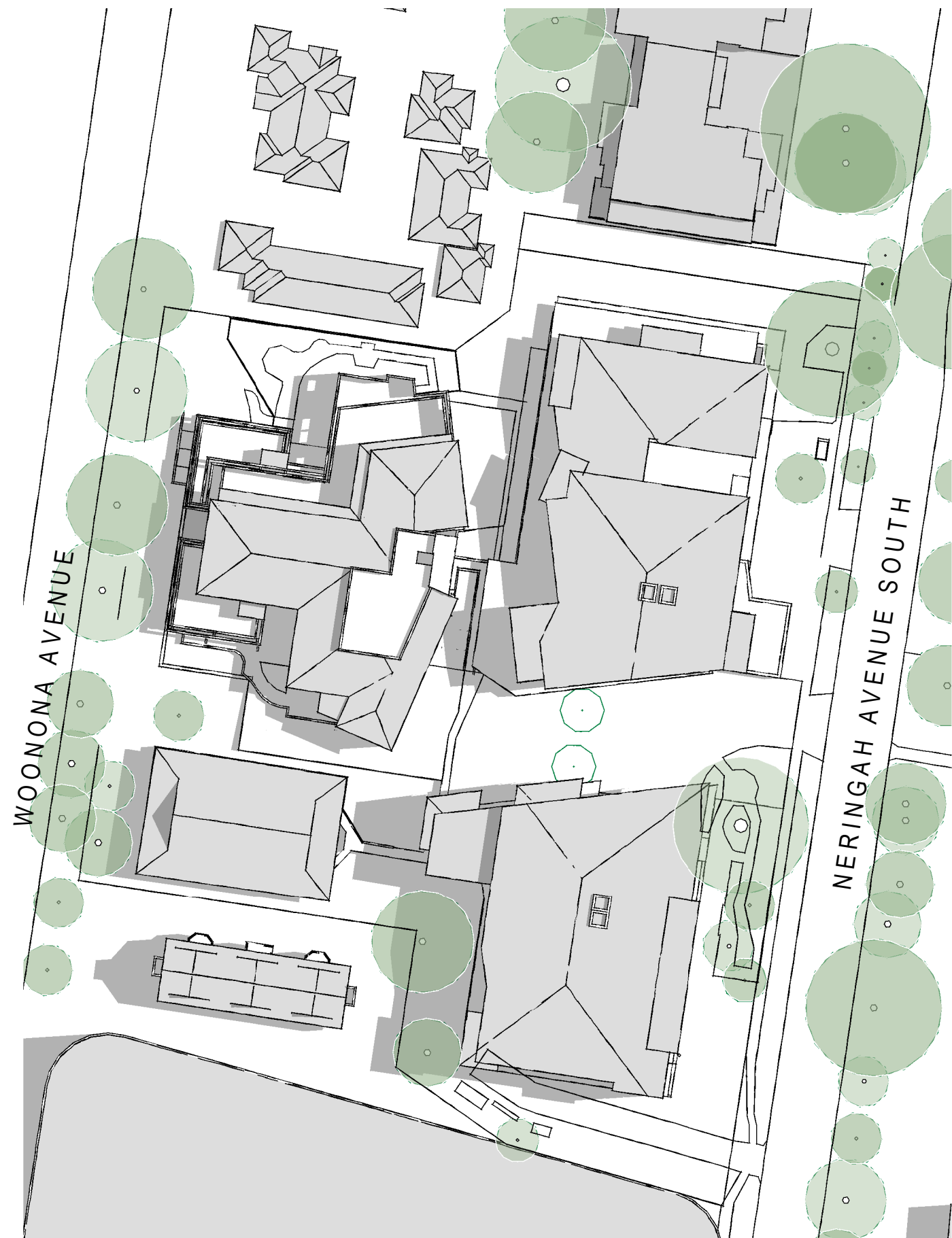
3 Existing - Shadow Study - Summer 10am
1:750



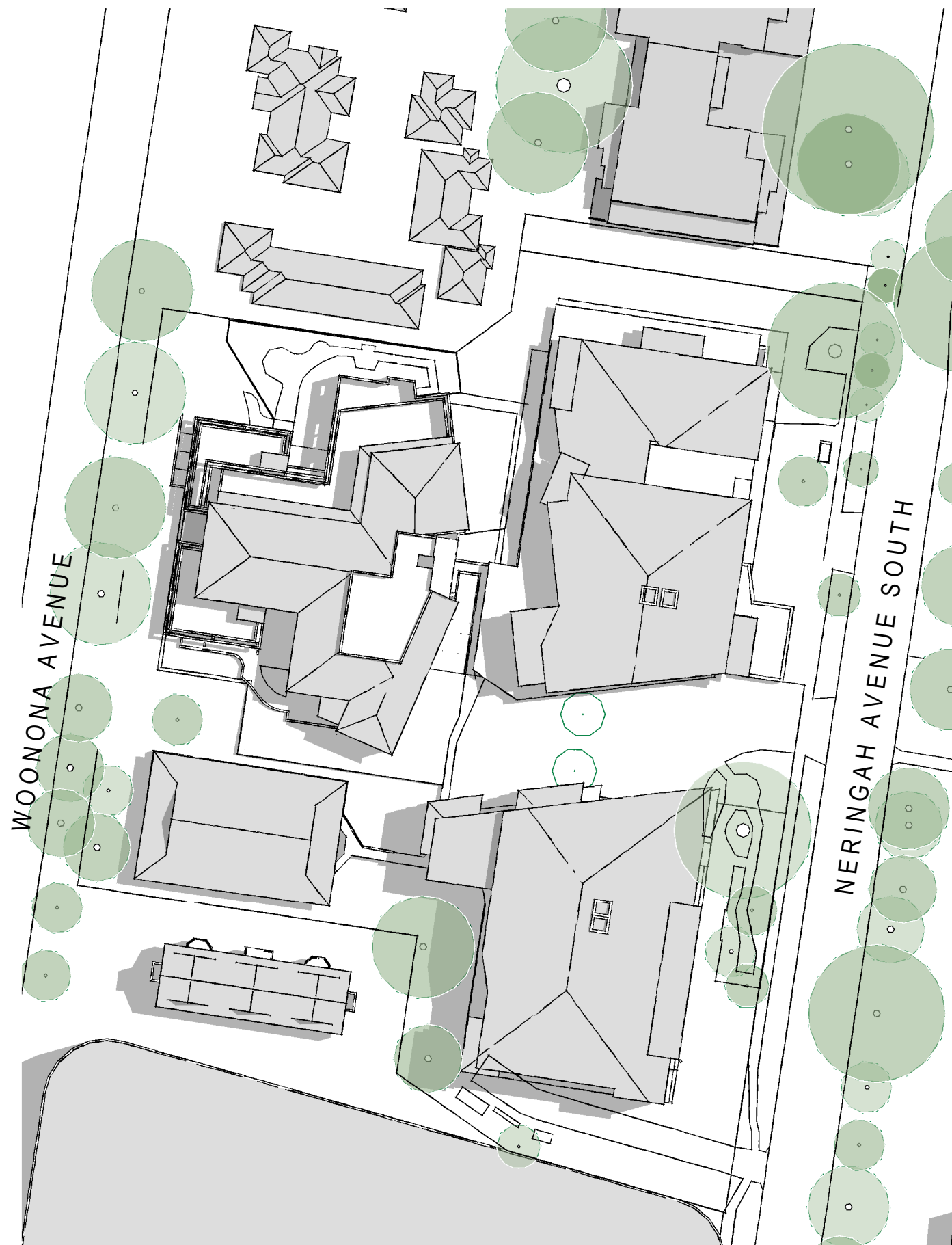
5 Existing - Shadow Study - Summer 12pm
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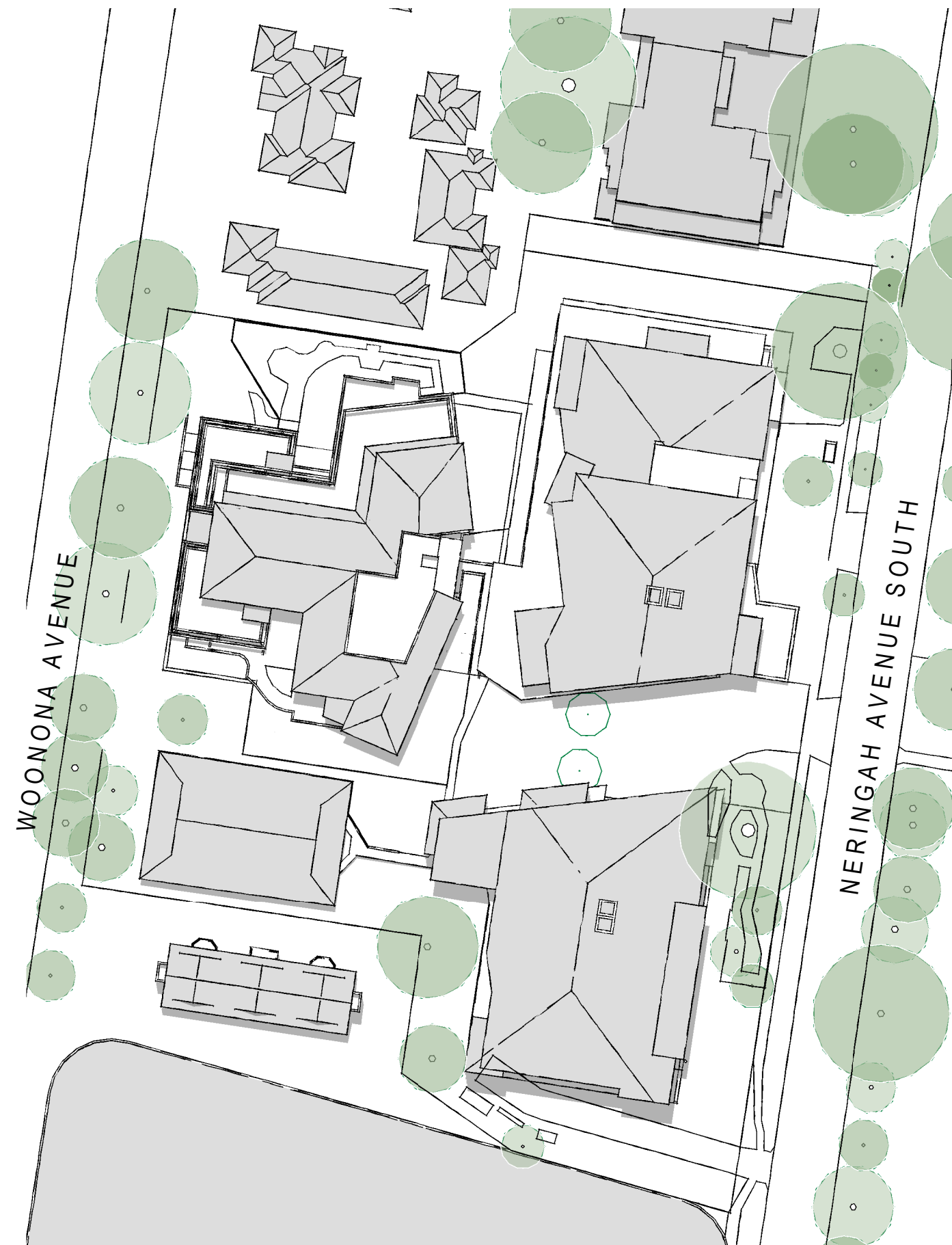
7 Existing - Shadow Study - Summer 3pm
1:750



2 Proposed - Shadow Study - Summer 9am
1:750



4 Proposed - Shadow Study - Summer 10am
1:750



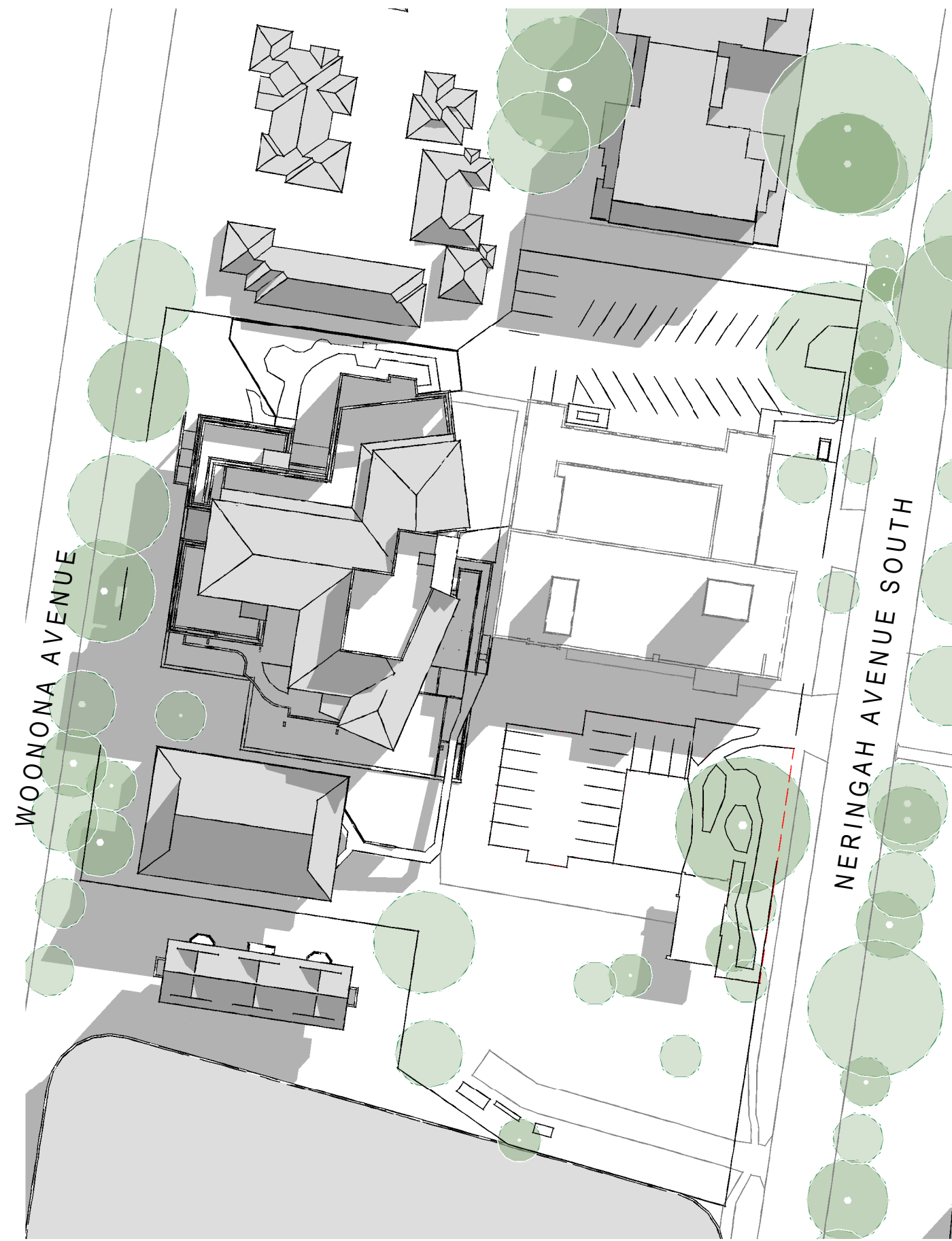
6 Proposed - Shadow Study - Summer 12pm
1:750



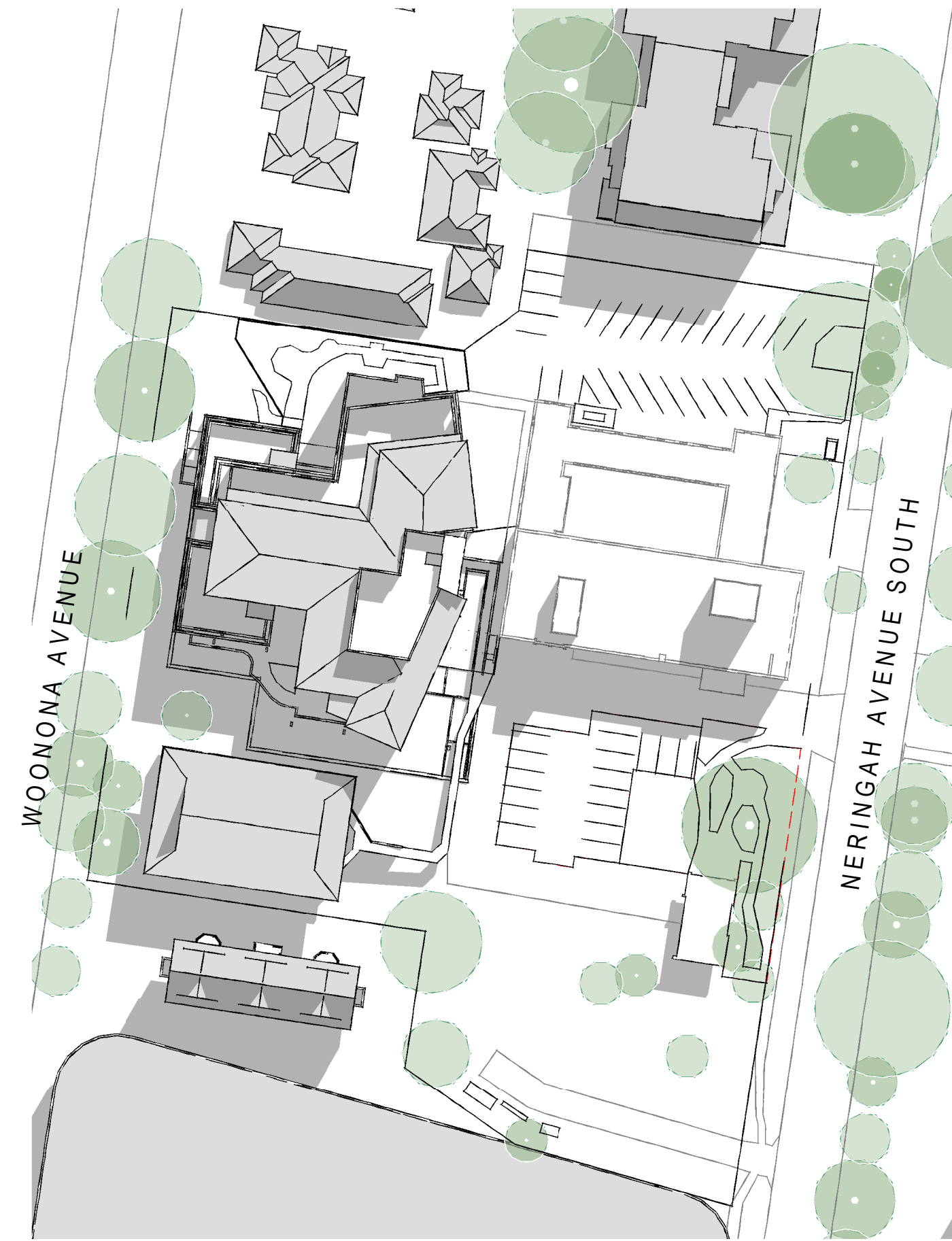
8 Proposed - Shadow Study - Summer 3pm
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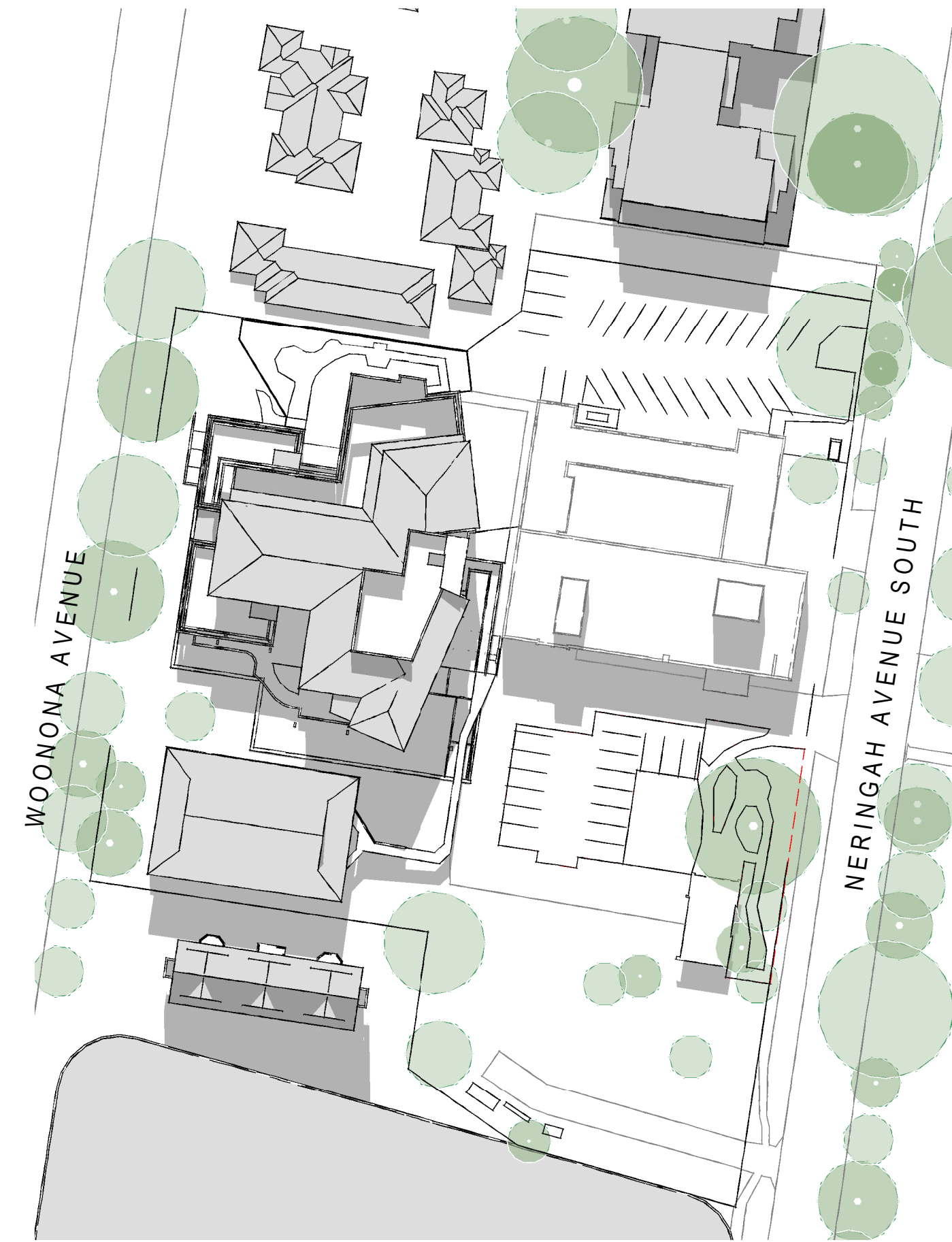
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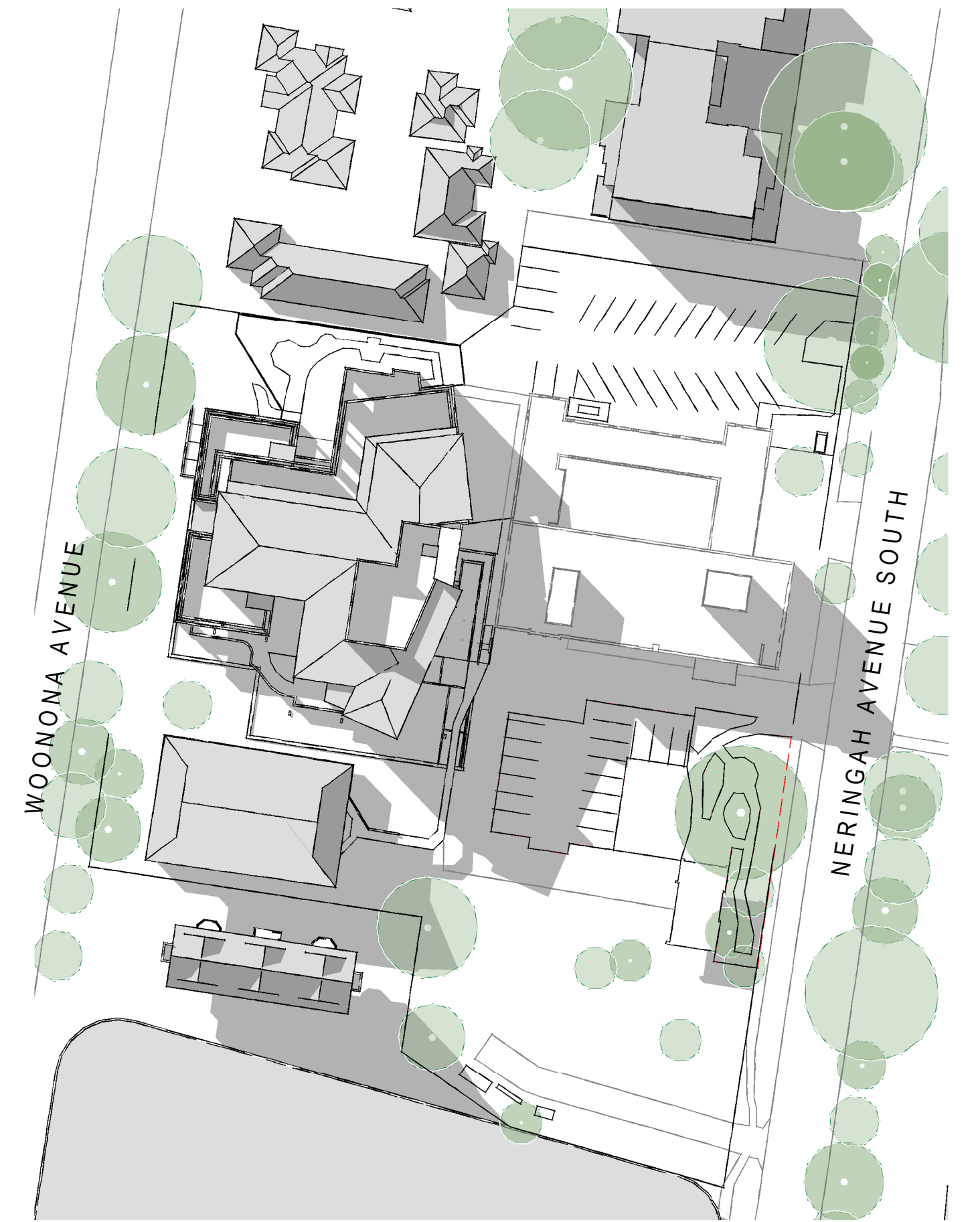
7 Existing - Shadow Study - Winter 9am
1:750



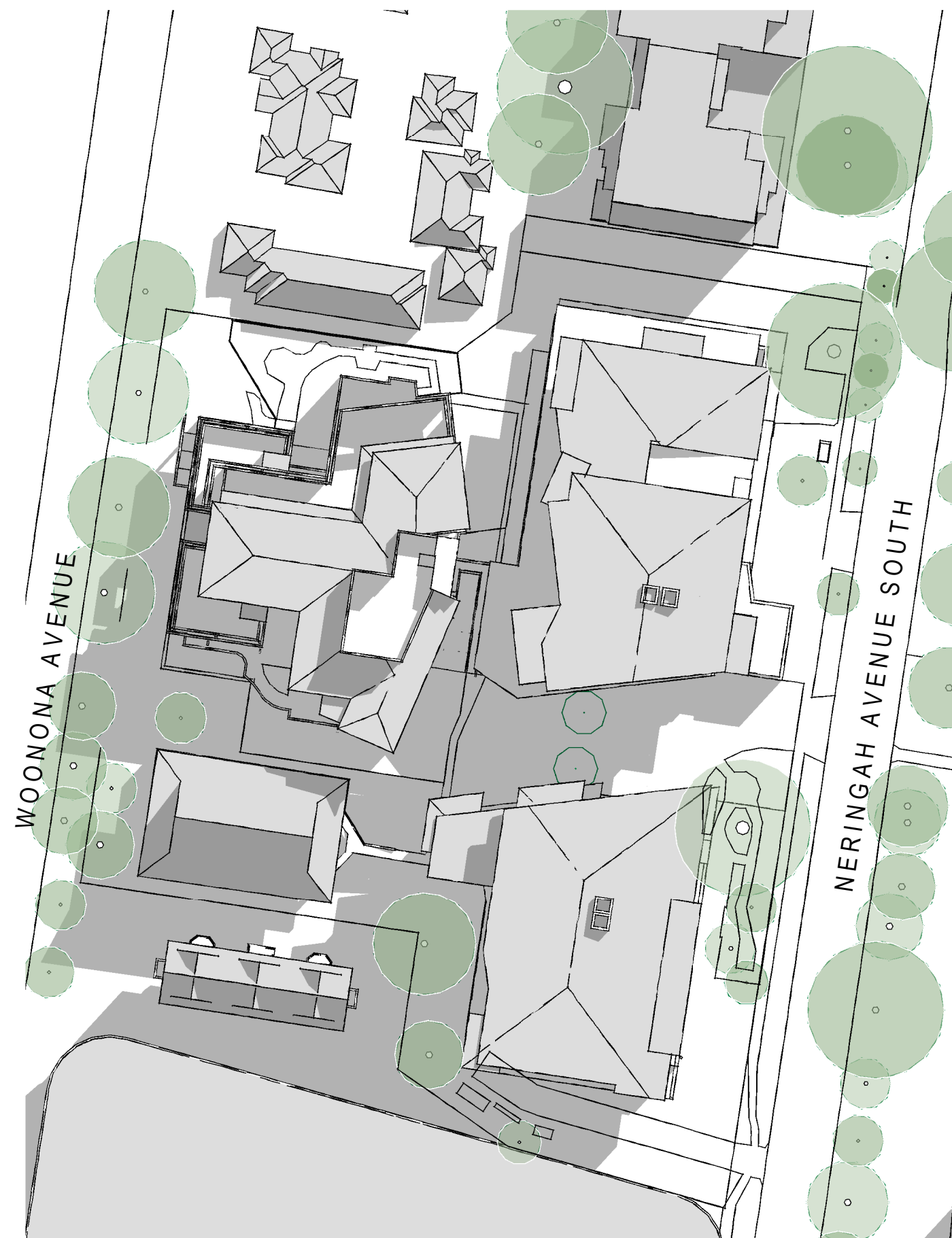
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1:750



2 Existing - Shadow Study - Winter 12pm
1:750



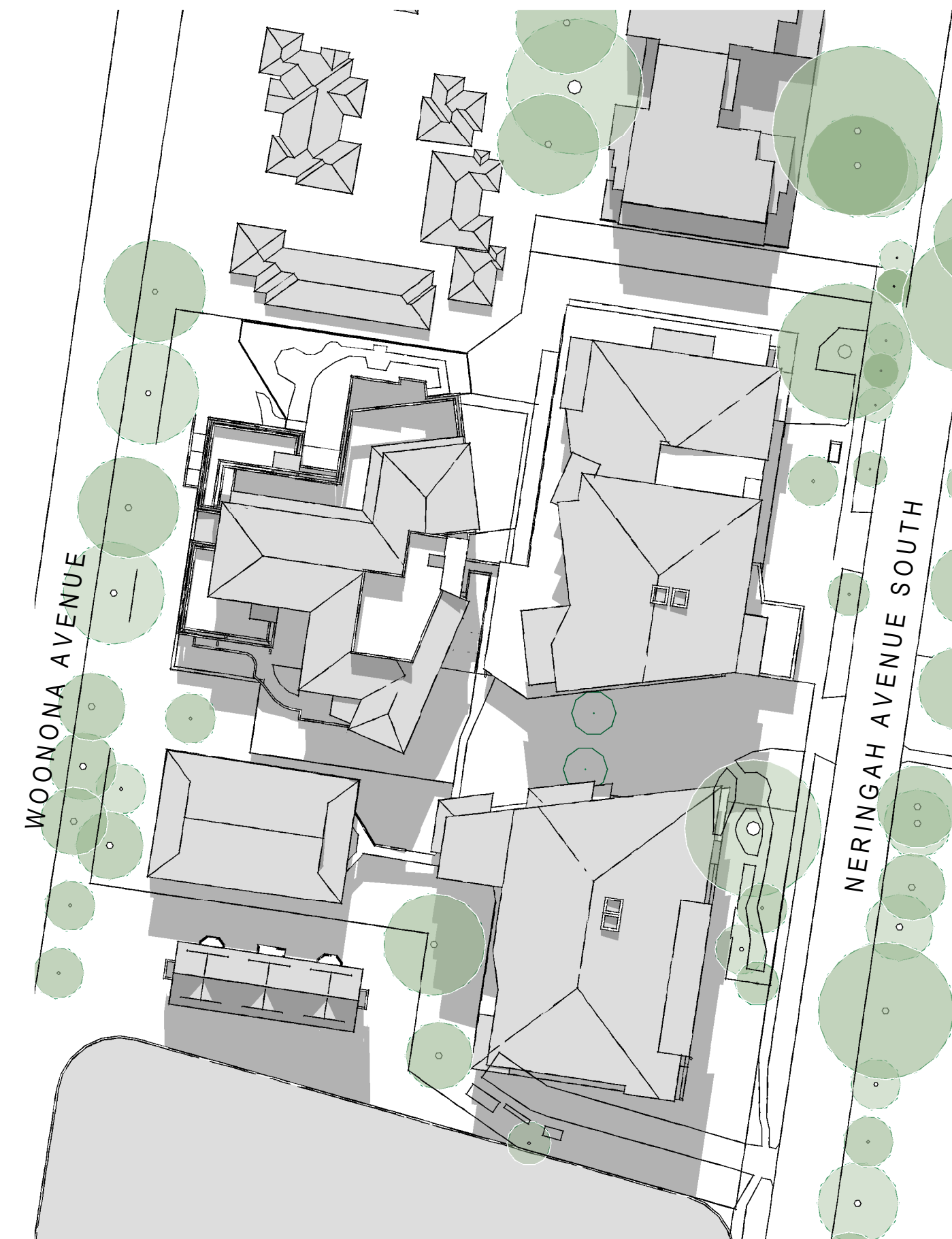
3 Existing - Shadow Study - Winter 3pm
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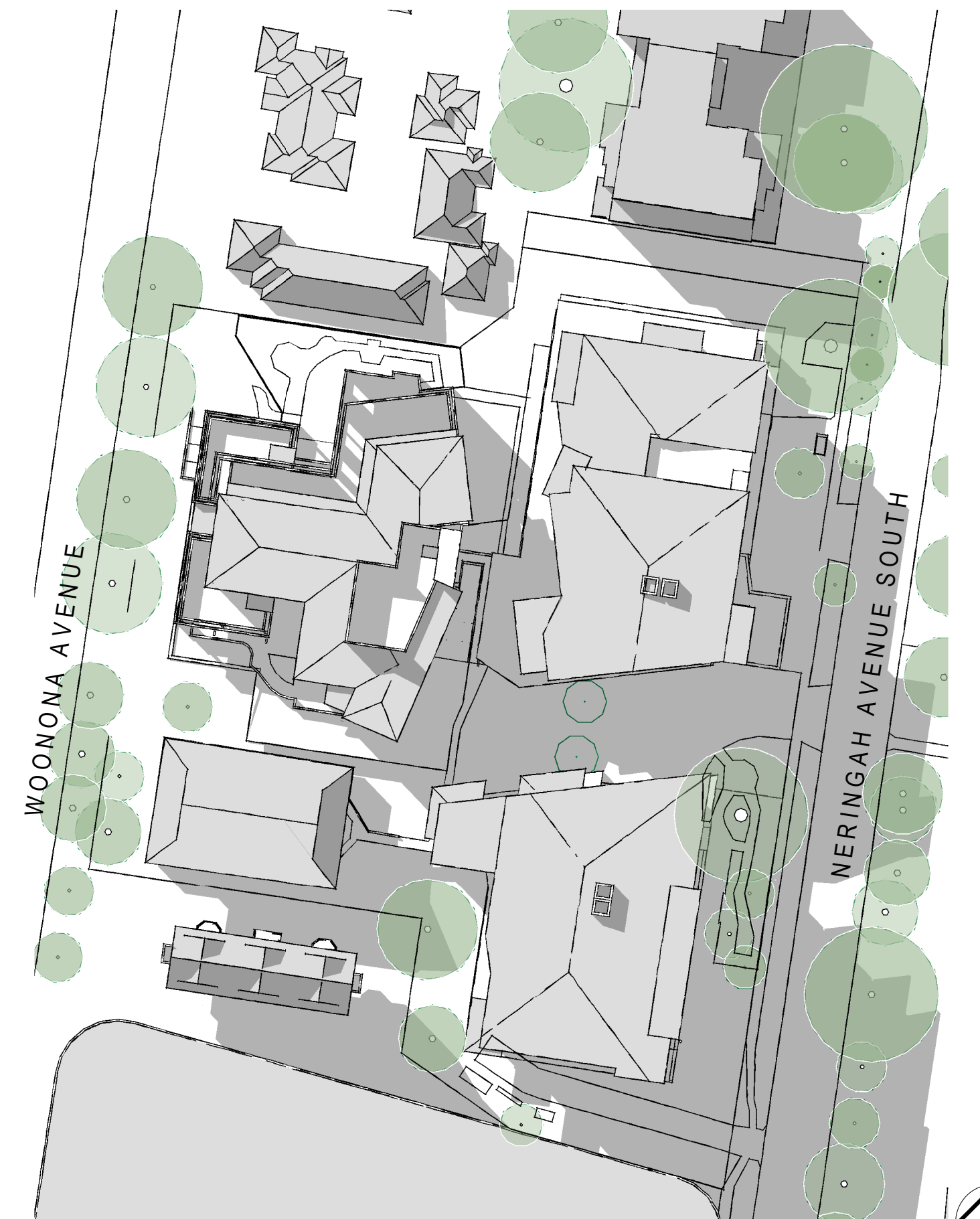
8 Proposed - Shadow Study - Winter 9am
1:750



4 Proposed - Shadow Study - Winter 10am
1:750



5 Proposed - Shadow Study - Winter 12pm
1:750



6 Proposed - Shadow Study - Winter 3pm
1:750

