



DA SUBMISSION

SENIORS LIVING
SOLDIERS POINT

NOMINATED ARCHITECT
KELLY O'CONNELL 7715
PO BOX 3118,
VALENTINE NSW 2280
PH 0419637367

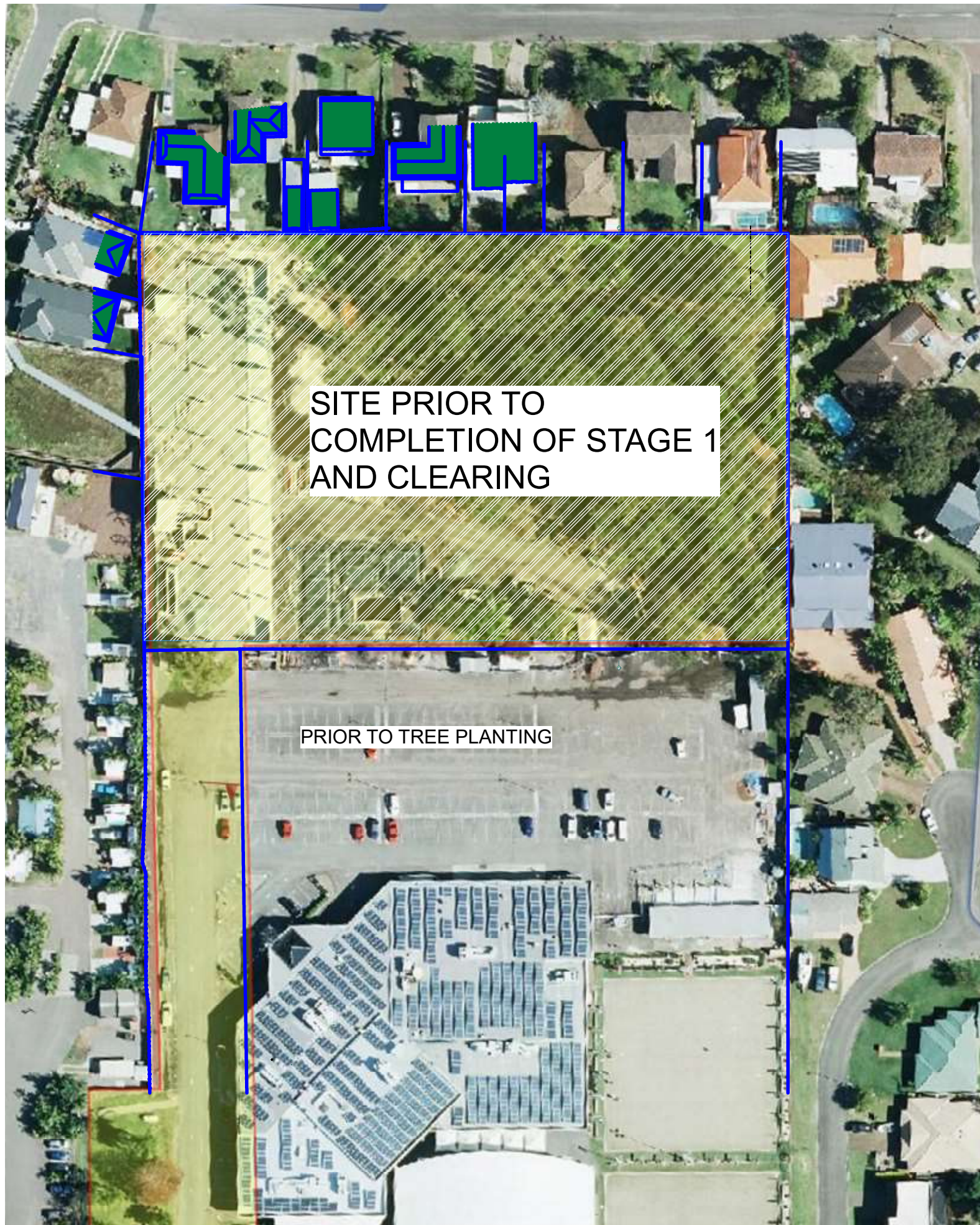
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O'CONNELL ARCHITECTURE
& DESIGN

SOLDIERS POINT BOWLING CLUB

feb 2020

O'CONNELL ARCHITECTURE & DESIGN





SITE PRIOR TO
COMPLETION OF STAGE 1
AND CLEARING

PRIOR TO TREE PLANTING

AERIAL VIEW (SIX MAPS) 1:1000



SITE

NTS



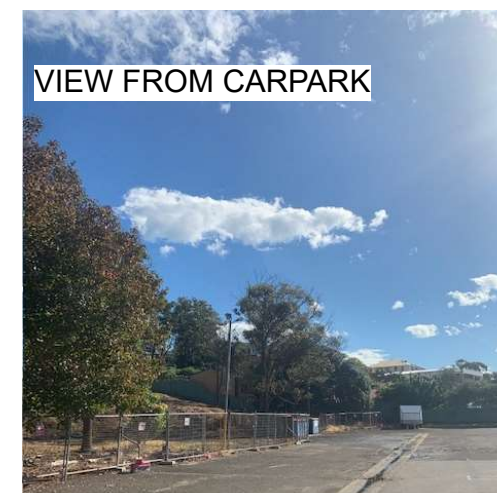
STAGE 1 GARDEN



STAGE 1

STAGE
SITE

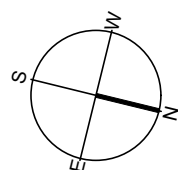
CARPARK



VIEW FROM CARPARK

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 02 AERIAL VIEW

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E



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EXISTING
LANDSCAPED
AREA

EXISTING
SENIORS

EXISTING TREES
TO BE RETAINED

WATER VIEWS

EXISTING CLUB CARPARK

SITE ANALYSIS 1:500

PROJECT
LOCATION
CLIENT
PROJECT No:
DRAWING:
SENIORS LIVING
GREENSIDE
SOLDIERS POINT
SPBC
2012B
03
SITE ANALYSIS

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
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SUMMARY:
24 X 3BED
43 X 2BED + media
1 X 1B+S
86 CARS
TOTAL: 68 UNITS

STAGE 2A:
1 x 1B
13 X 2B
12 X 3B
42 CARS

STAGE 2B:
20 X 2B
1 X 3B
28 CARS

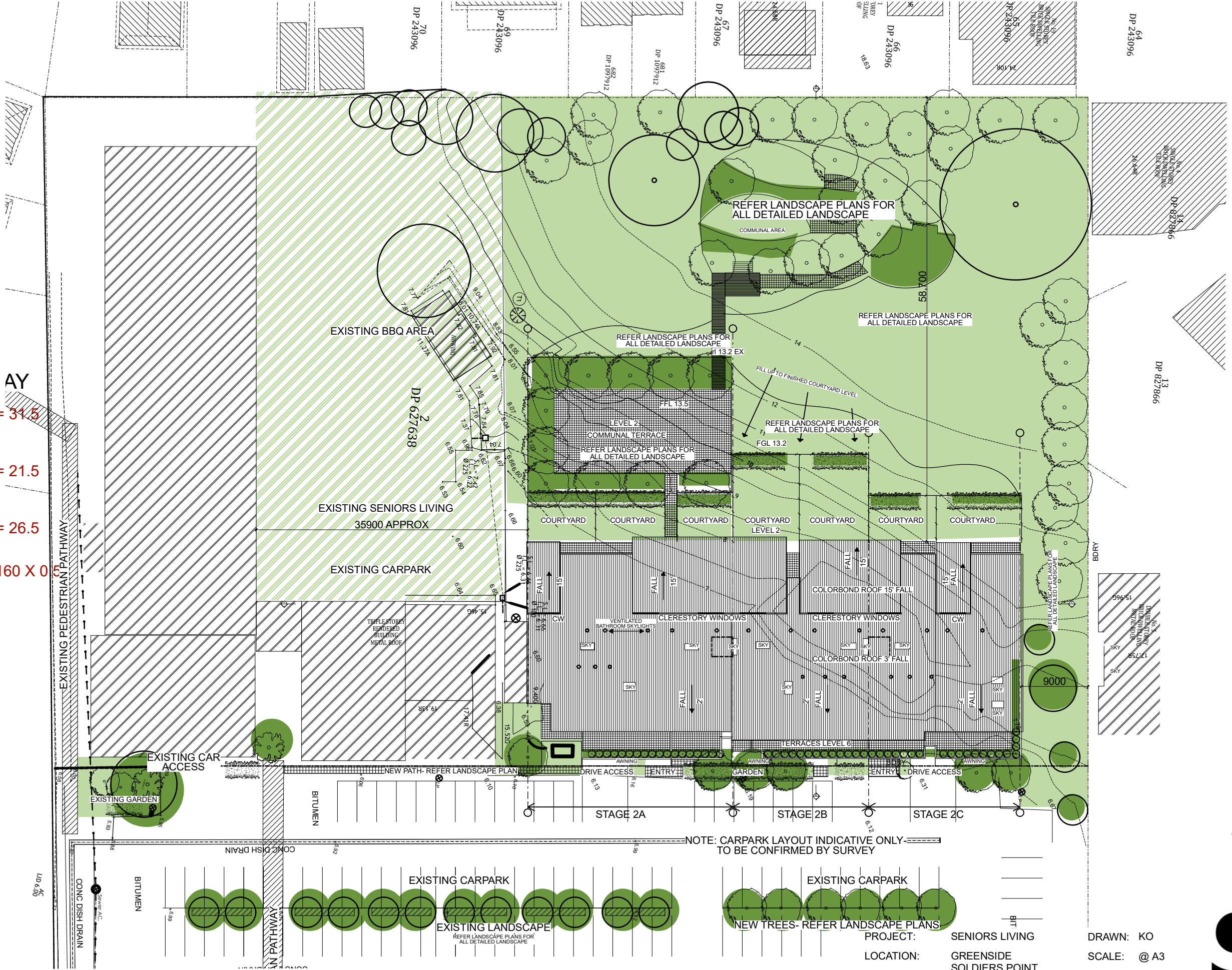
STAGE 2C:
10 X 2B
11 X 3B
16 CARS

PARKING REQ:
STAGE 2A:
64 BEDROOMS X 0.5= 31.5
42 PROVIDED

STAGE 2B:
43 BEDROOMS X 0.5= 21.5
28 PROVIDED

STAGE 2C:
53 BEDROOMS X 0.5= 26.5
16 PROVIDED

TOTAL BEDROOMS: 160 X 0.5
79.5 CARS REQ
86 PROVIDED



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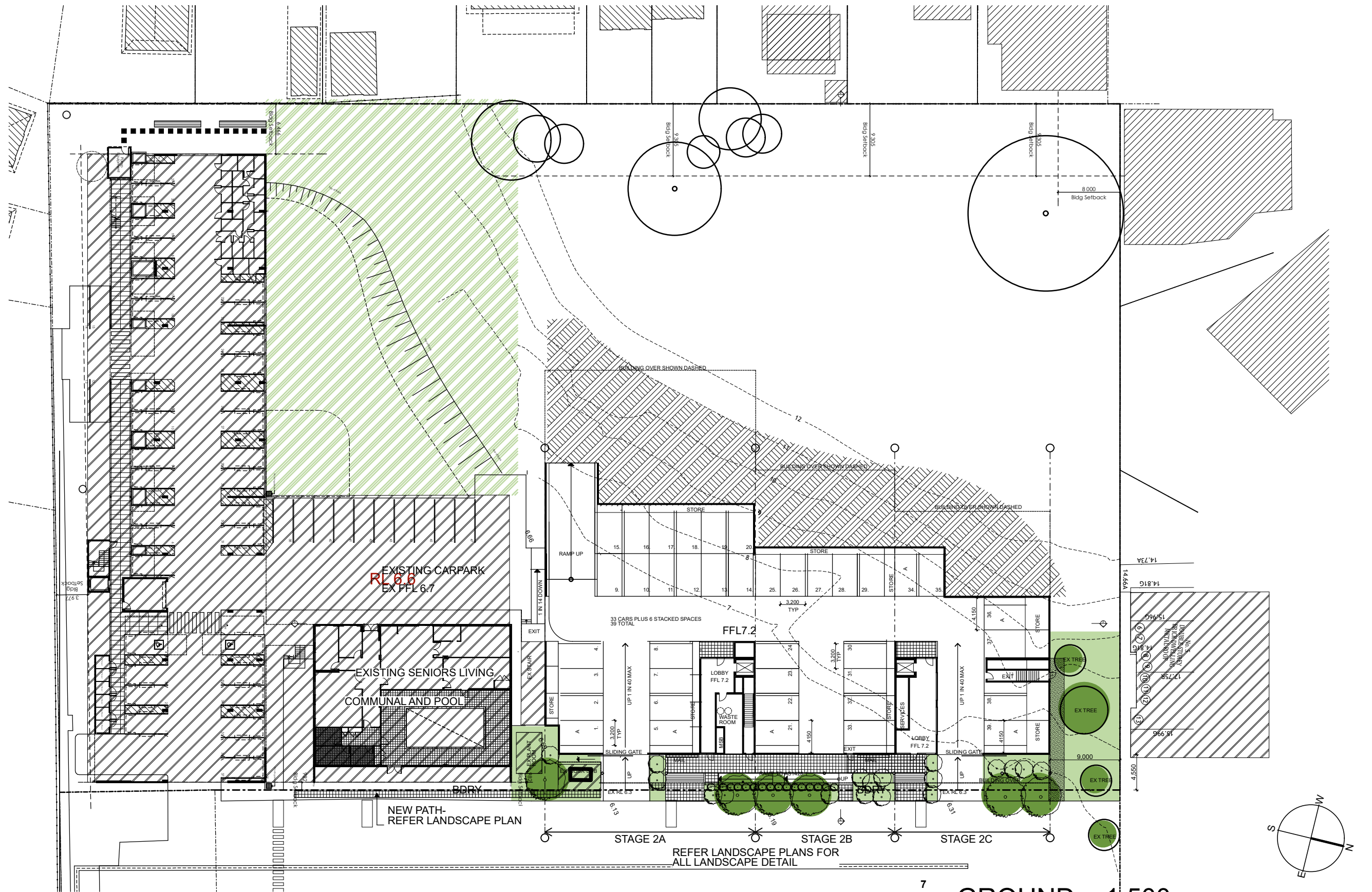
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SITE AND ROOF 1:500@ A3

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 04
SITE ROOF PLAN

DRAWN: KO
SCALE: @ A3
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PROJECT: SENIORS LIVING
LOCATION: GREENSIDE
SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: GROUND LEVEL

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E





LEVEL 1 1:500

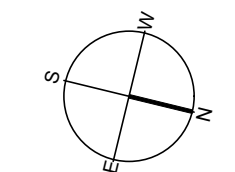
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 LOCATION: GREENSIDE SOLDIERS POINT
 CLIENT: SPBC
 PROJECT No: 2012B
 DRAWING: 06 LEVEL ONE

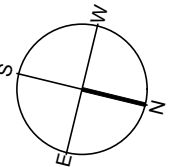
DRAWN: KO
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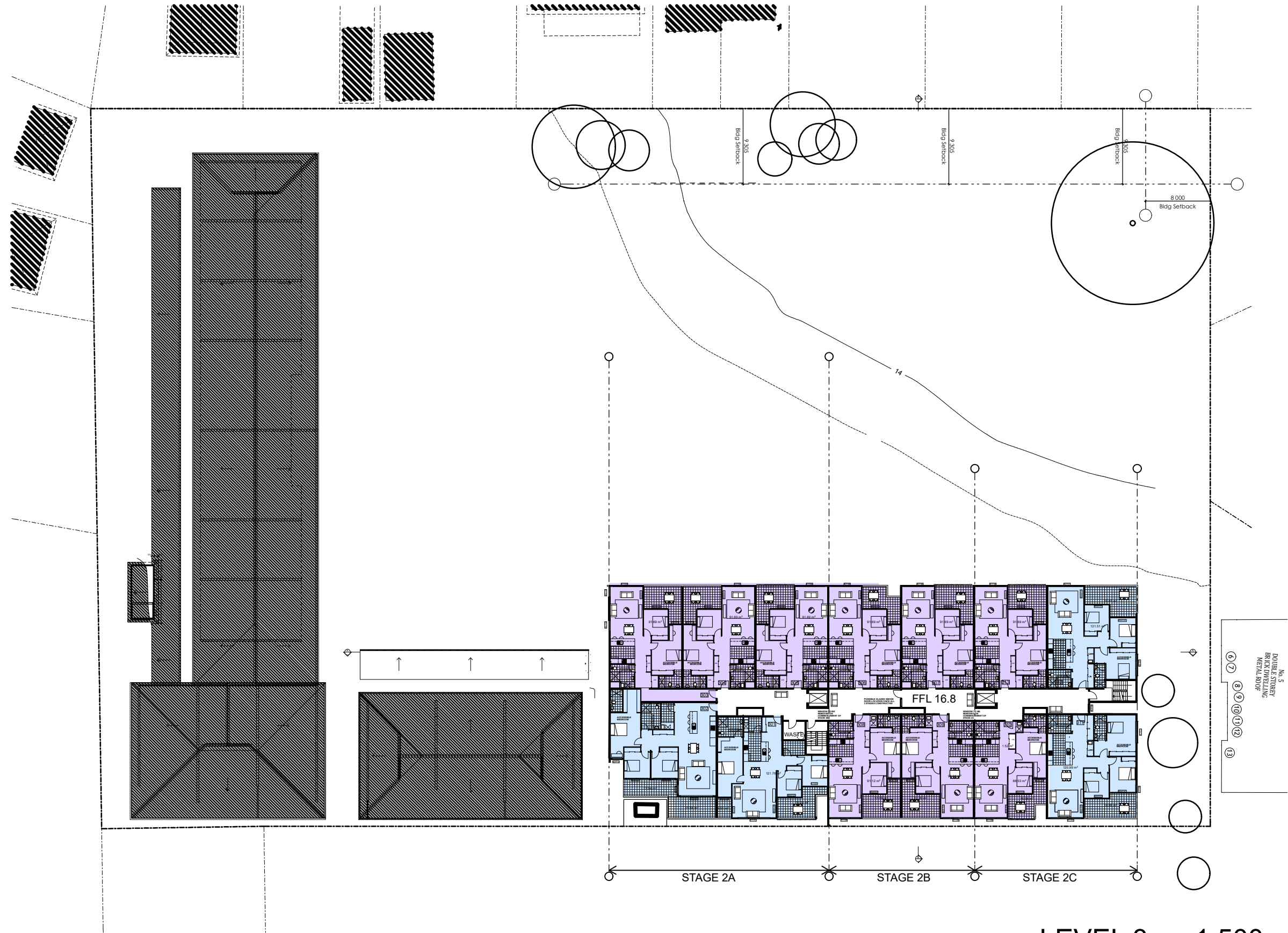
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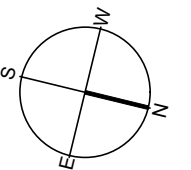


o'connellarchitectureanddesign

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
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No. 5
DORMITORY
BRICK DWELLING
METAL ROOF



LEVEL 3 1:500

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 08 LEVEL 3

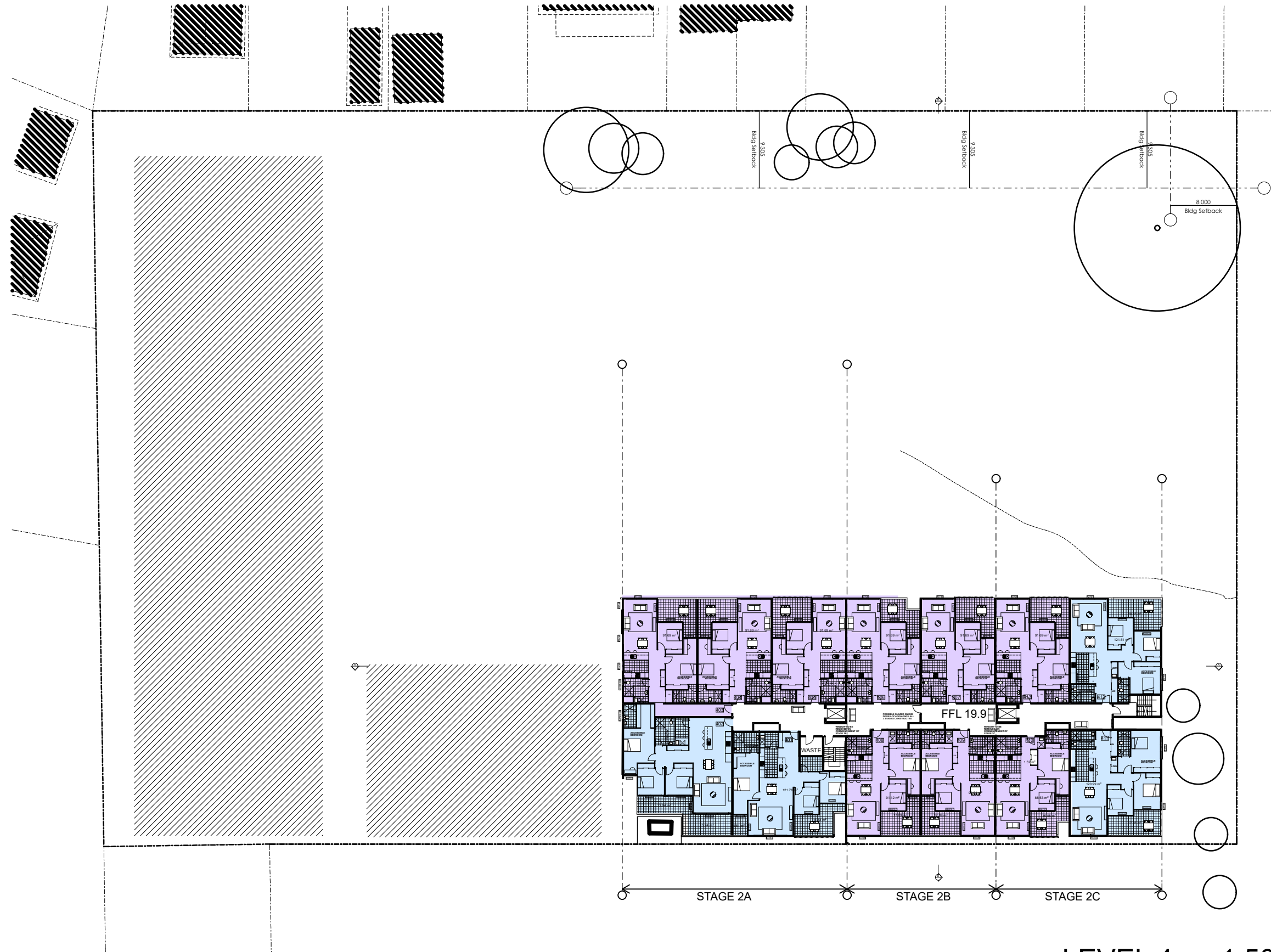
DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
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LEVEL 4 1:500

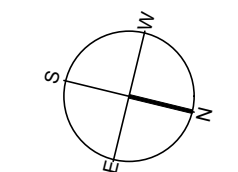
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LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 09
level 4

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
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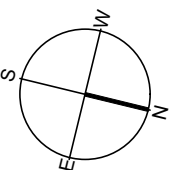
LEVEL 5 1:500

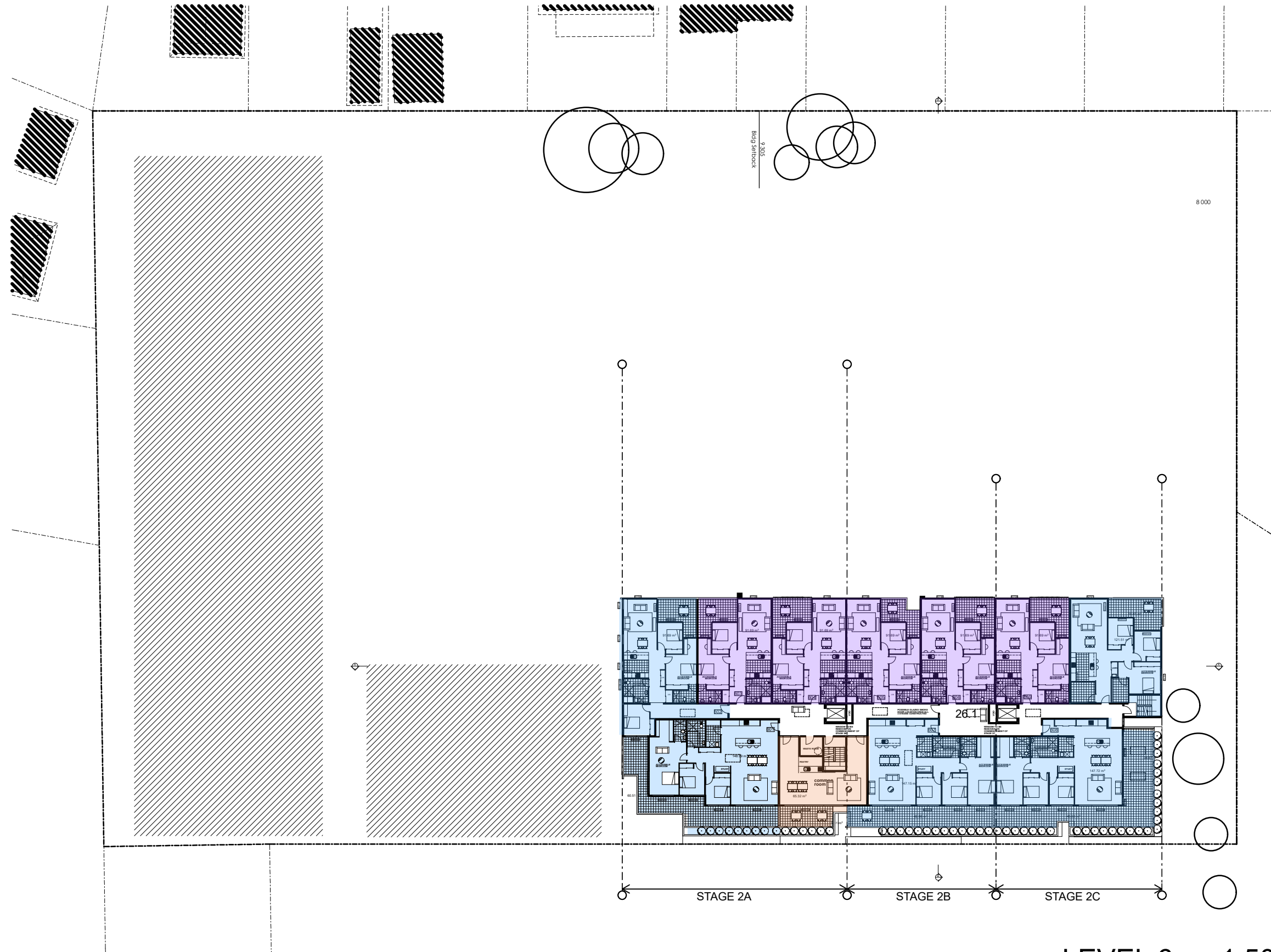
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LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 10 level 5

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
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LEVEL 6 1:500

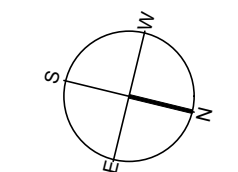
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LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 11
LEVEL 6

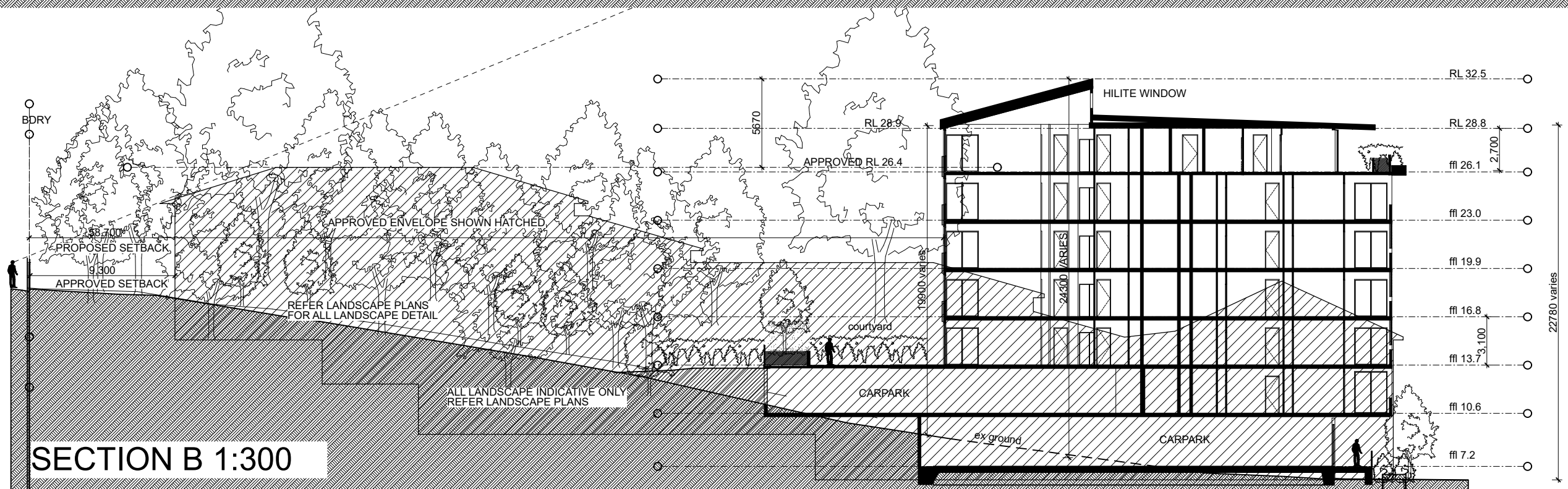
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SECTIONS 1:300

PROJECT: SENIORS LIVING
 LOCATION: GREENSIDE SOLDIERS POINT
 CLIENT: SPBC
 PROJECT No: 2012B
 DRAWING: 12 SECTION

DRAWN: KO
 SCALE:
 DATE: 17-2-20
 ISSUE: E

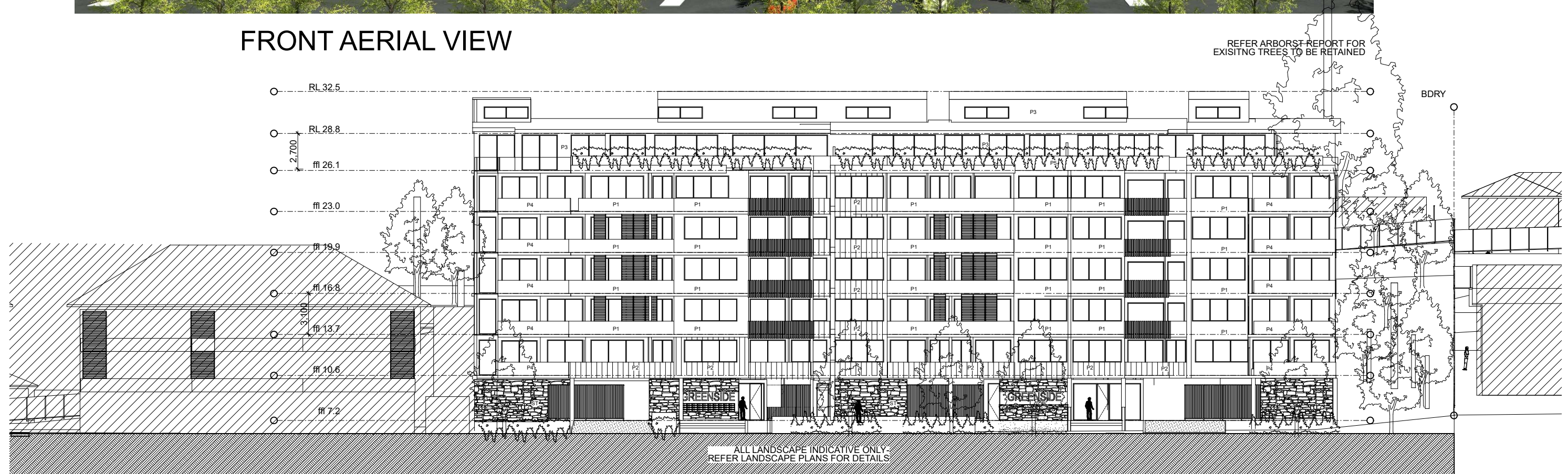
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FRONT AERIAL VIEW



EAST ELEVATION (CARPARK) 1:300

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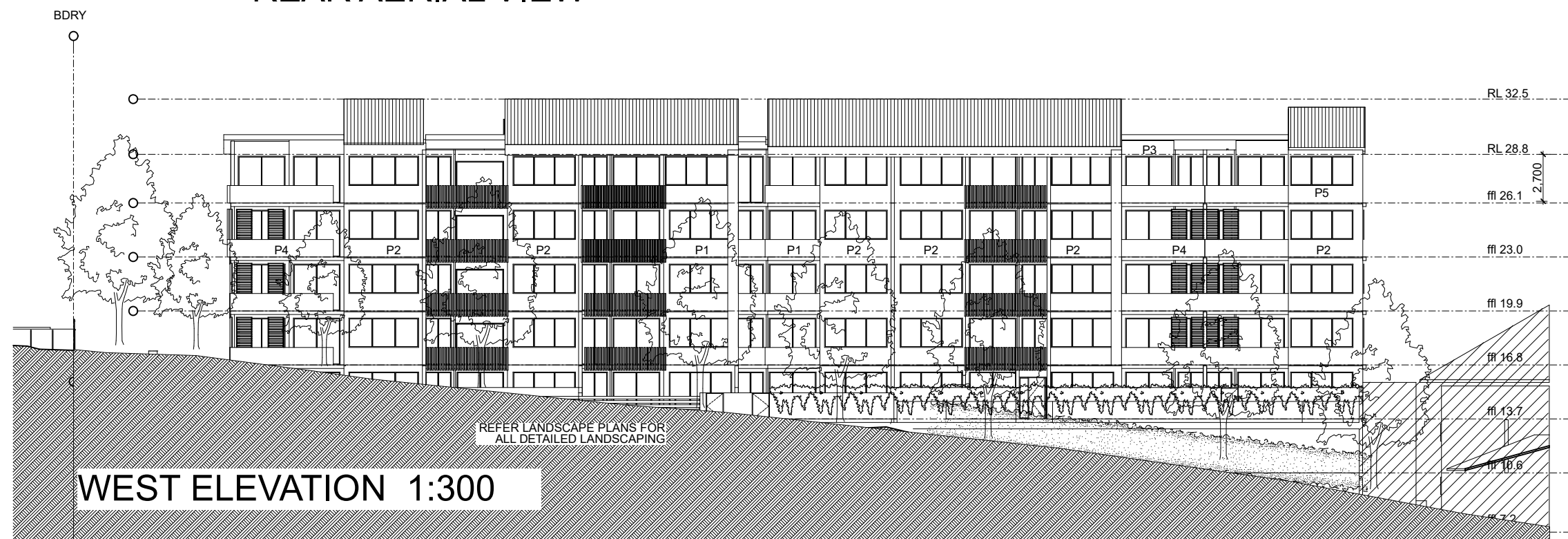
PROJECT: SENIORS LIVING
LOCATION: GREENSIDE
SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 13
ELEVATIONS

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E





REAR AERIAL VIEW



WEST ELEVATION 1:300

ELEVATIONS 1:300

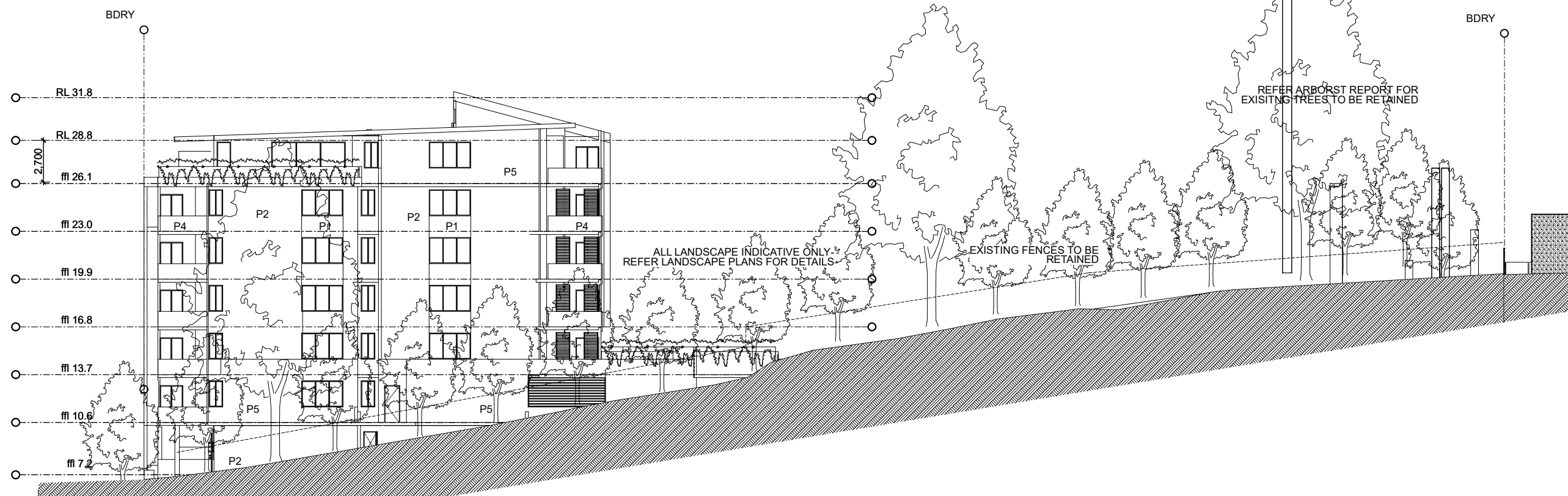
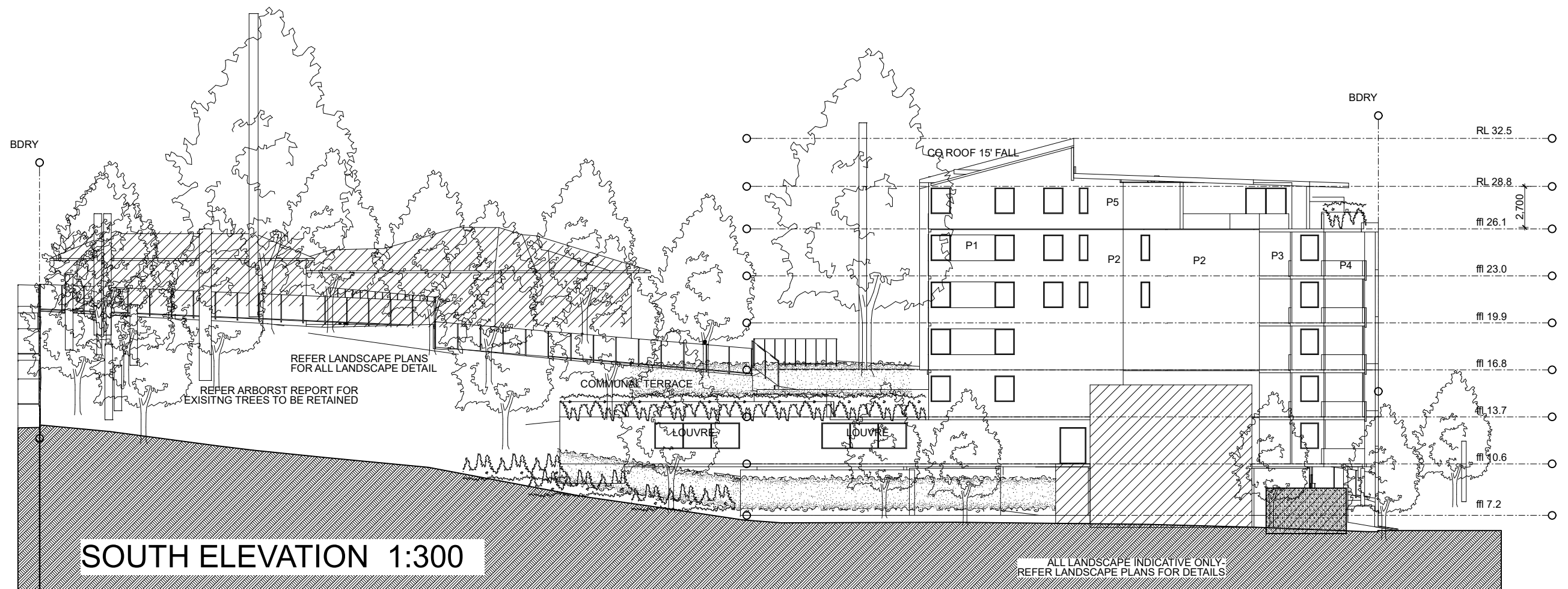
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PROJECT: SENIORS LIVING
LOCATION: GREENSIDE
SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 14
ELEVATIONS

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
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NORTH ELEVATION 1:300

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 15 ELEVATIONS

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E



2A

2B

2C



VIEW OF EASTERN FACADE (CLUB SIDE)

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REFER LANDSCAPE PLANS FOR
PLANT SPECIES AND DETAILED LAYOUT

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE
SOLDIERS POINT

CLIENT: SPBC
PROJECT No: 2012B

DRAWING: 16
3d

DRAWN: KO
SCALE: @ A3

DATE: 17-2-20

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VIEW OF EASTERN FACADE
(CLUB SIDE)

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE
SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 17
3d views

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E



2A

2A

2B



VIEW OF EASTERN FACADE
(CLUB SIDE)

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PROJECT:	SENIORS LIVING	DRAWN:	KO
LOCATION:	GREENSIDE SOLDIERS POINT	SCALE:	@ A3
CLIENT:	SPBC	DATE:	17-2-20
PROJECT No:	2012B	ISSUE:	E
DRAWING:	18 3D		

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VIEW OF WESTERN FACADE

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE
SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 19
3d views

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E





VIEW OF EASTERN FACADE (CLUB SIDE)

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PROJECT: SENIORS LIVING
LOCATION: GREENSIDE
SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 20
3D VIEWS

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E





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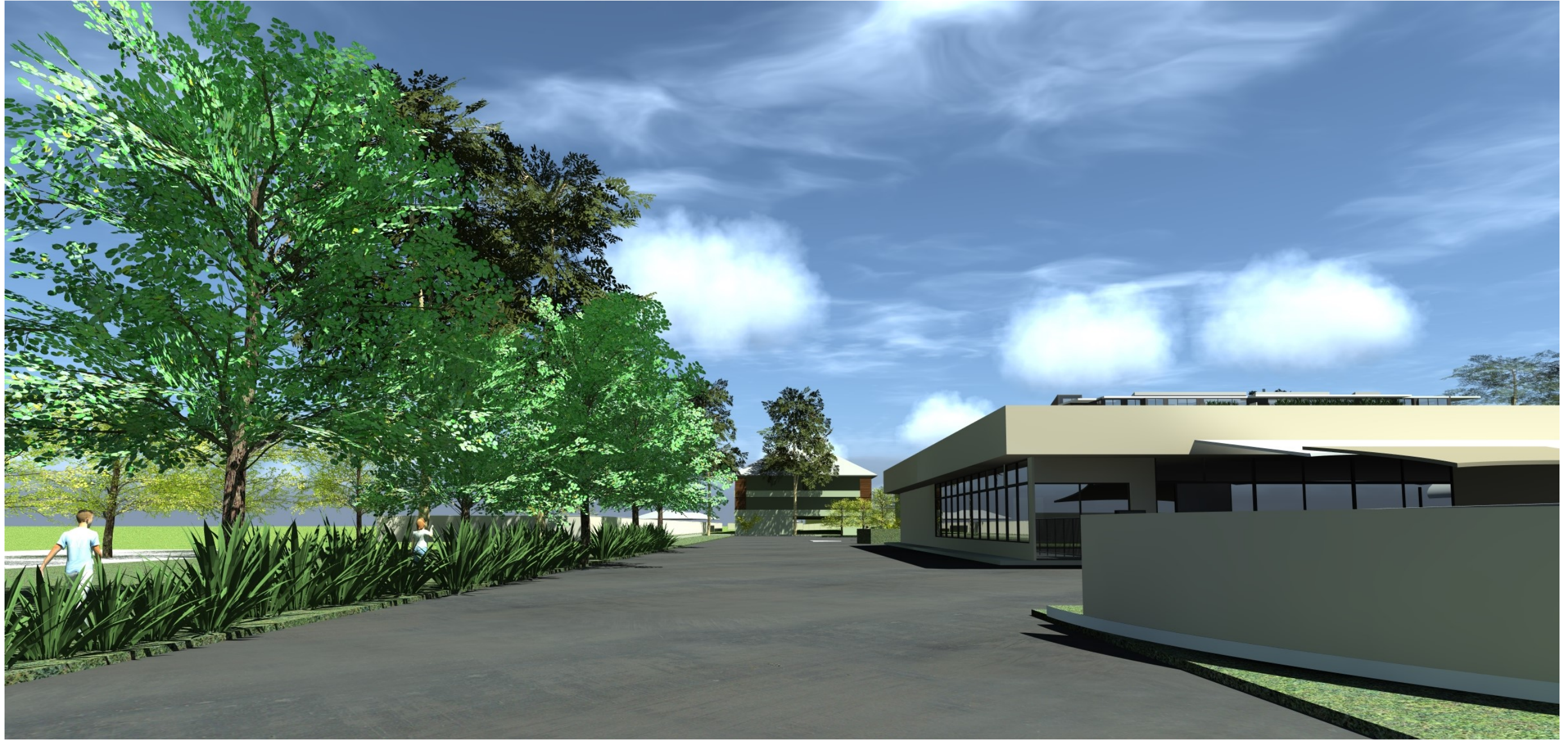
LANDSCAPE IS INDICATIVE ONLY-
REFER LANDSCAPE PLANS FOR
PLANT SPECIES AND DETAILED LAYOUT

VIEW FROM CROSSING

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE
SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 21
3D VIEWS

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E





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PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT

CLIENT: SPBC
PROJECT No: 2012B

DRAWING: 22
3D VIEWS

DRAWN: KO
SCALE: @ A3

DATE: 17-2-20
ISSUE: E





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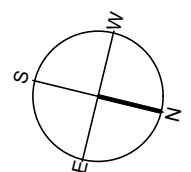
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LEVEL 1

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 24 level 1

1:250
EX TREE

DRAWN: KO
SCALE: 1:250@a3
DATE: 17-2-20
ISSUE: E





No. 5
DOUBLE STOREY
BRICK DWELLING
METAL ROOF

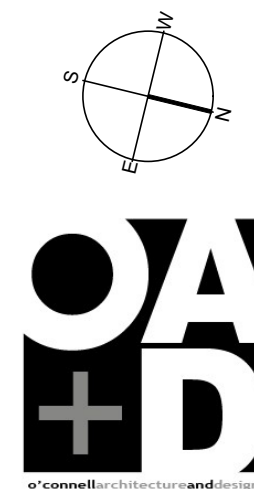
6 7 8 9 10 11 12 13

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PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 26
LEVEL 3

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E



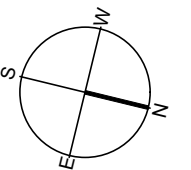


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PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 27
LEVEL 4

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E





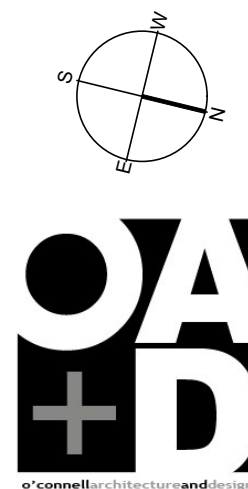
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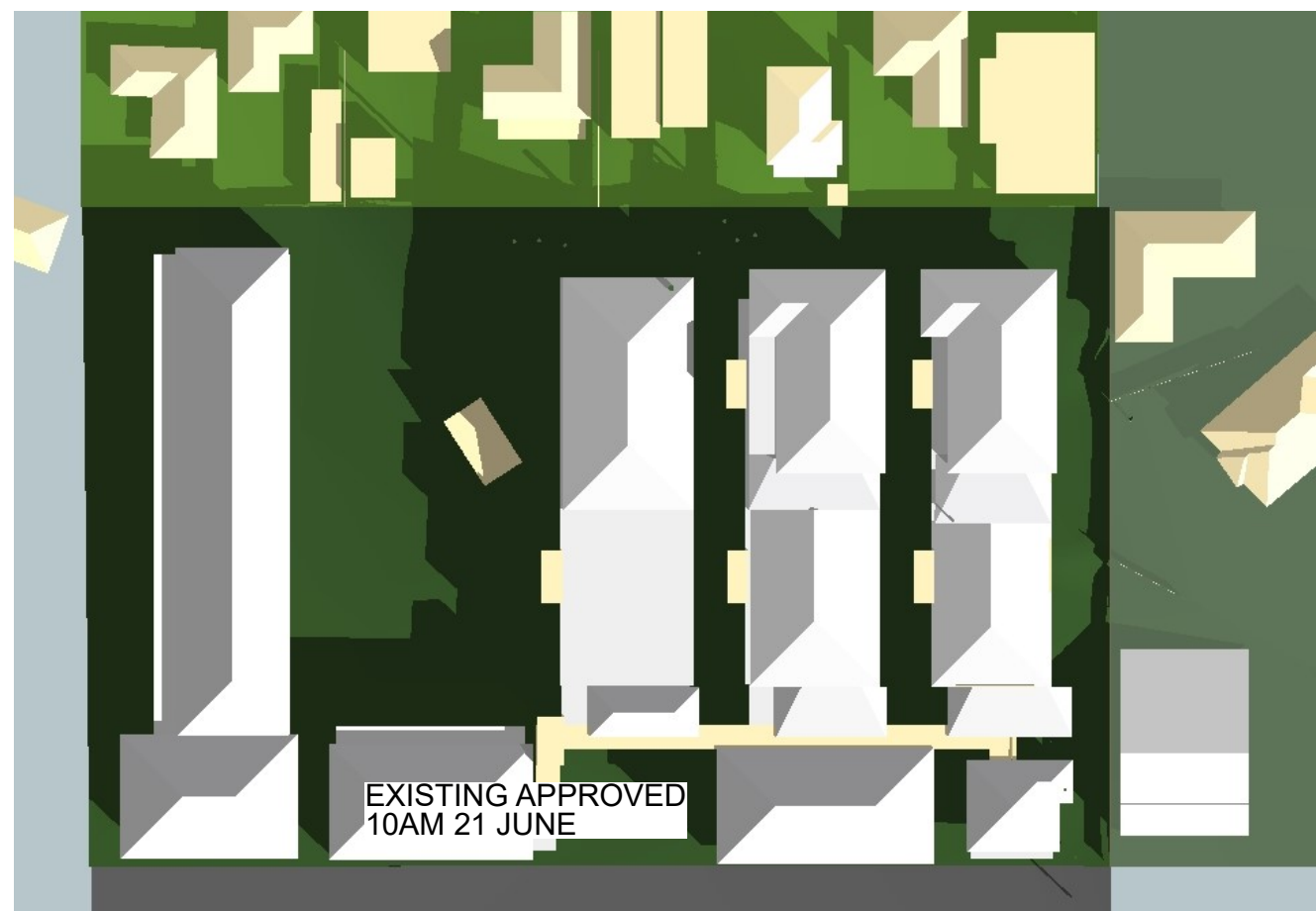
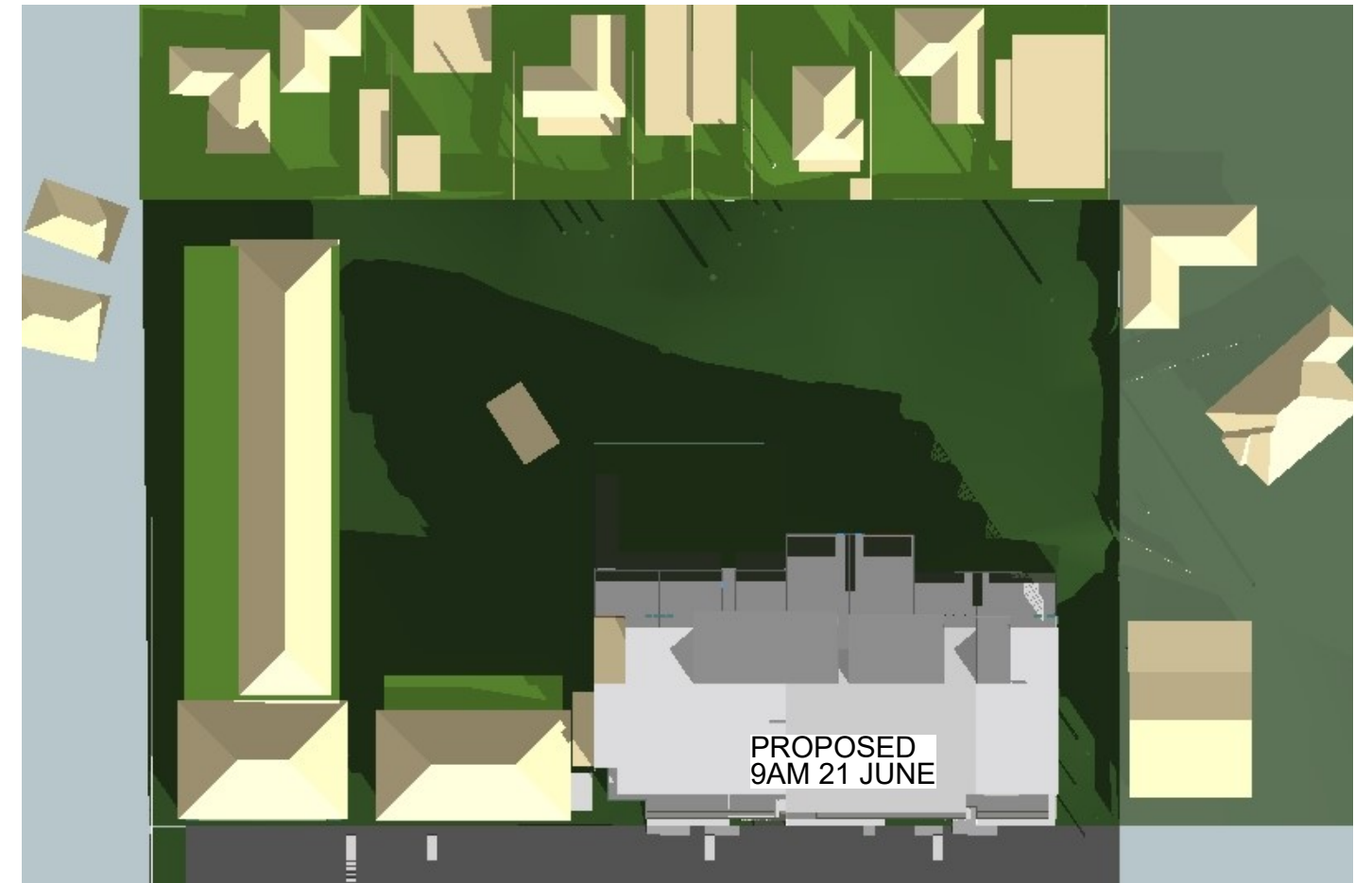
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LEVEL 5 **1:250**

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 28
LEVEL 5

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
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SHADOW COMPARISON 1:1000 @ A3

PROJECT:	SENIORS LIVING	DRAWN:	KO
LOCATION:	GREENSIDE SOLDIERS POINT	SCALE:	@ A3
CLIENT:	SPBC	DATE:	17-2-20
PROJECT No:	2012B	ISSUE:	E
DRAWING:	30 SHADOW DIAGRAMS		





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SHADOW COMPARISON 1:1000 @ A3

PROJECT:	SENIORS LIVING	DRAWN:	KO
LOCATION:	GREENSIDE SOLDIERS POINT	SCALE:	@ A3
CLIENT:	SPBC	DATE:	17-2-20
PROJECT No:	2012B	ISSUE:	E
DRAWING:	31 SHADOW DIAGRAMS		





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SHADOW COMPARISON 1:1000 @ A3

PROJECT:	SENIORS LIVING	DRAWN:	KO
LOCATION:	GREENSIDE SOLDIERS POINT	SCALE:	@ A3
CLIENT:	SPBC	DATE:	17-2-20
PROJECT No:	2012B	ISSUE:	E
DRAWING:	32 SHADOW DIAGRAMS		





SHADOW COMPARISON 1:1000 @ A3

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PROJECT:	SENIORS LIVING	DRAWN:	KO
LOCATION:	GREENSIDE SOLDIERS POINT	SCALE:	@ A3
CLIENT:	SPBC	DATE:	17-2-20
PROJECT No:	2012B	ISSUE:	E
DRAWING:	33 SHADOW DIAGRAMS		





BAL 1- BRONZE ANODISED



ST

SANDSTONE CLADDING
AT GROUND LEVEL

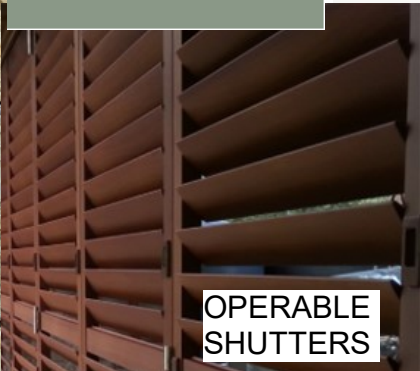
MANIFEST (OR SIMILAR) P4

MANORBURN- P1

DOMINO- P2

MALAY GREY- P3

COLORBOND JASPER P5

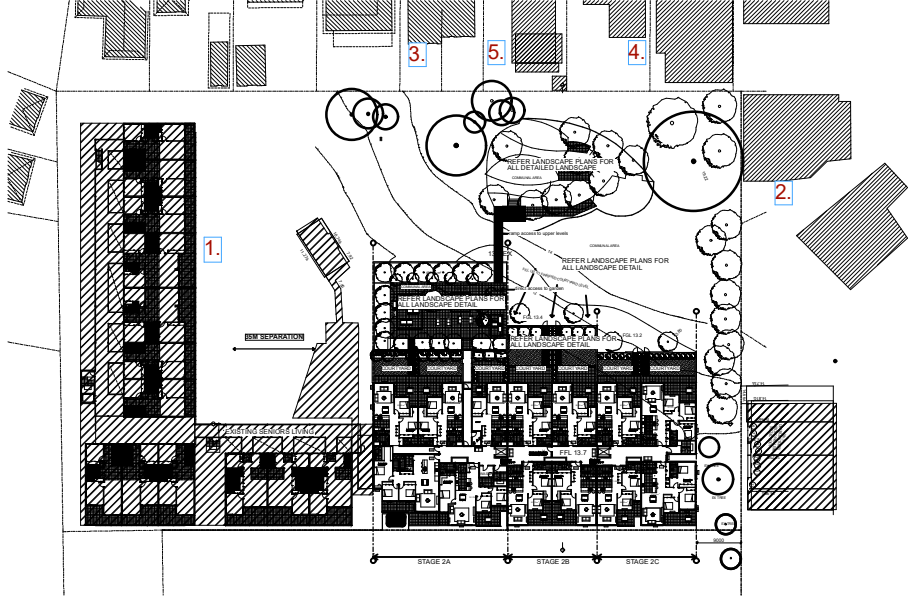
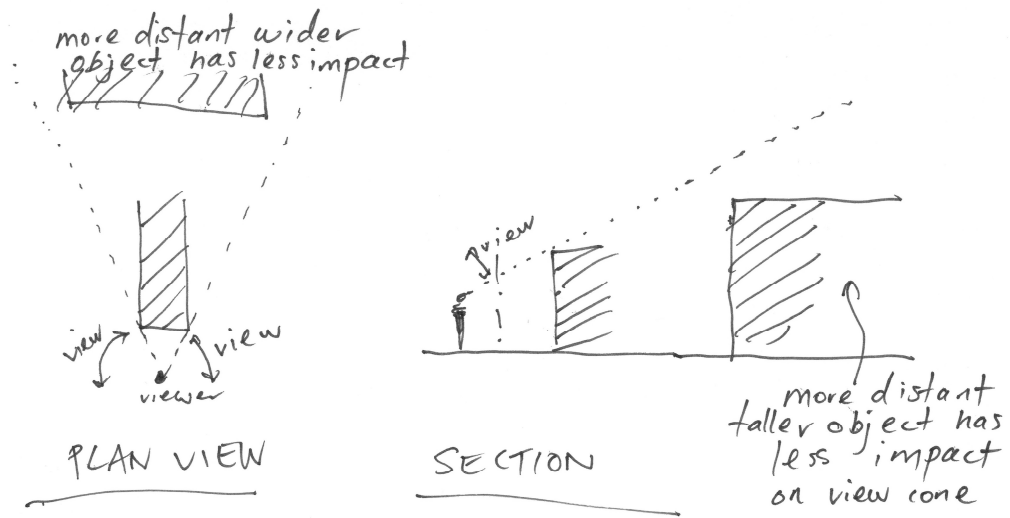
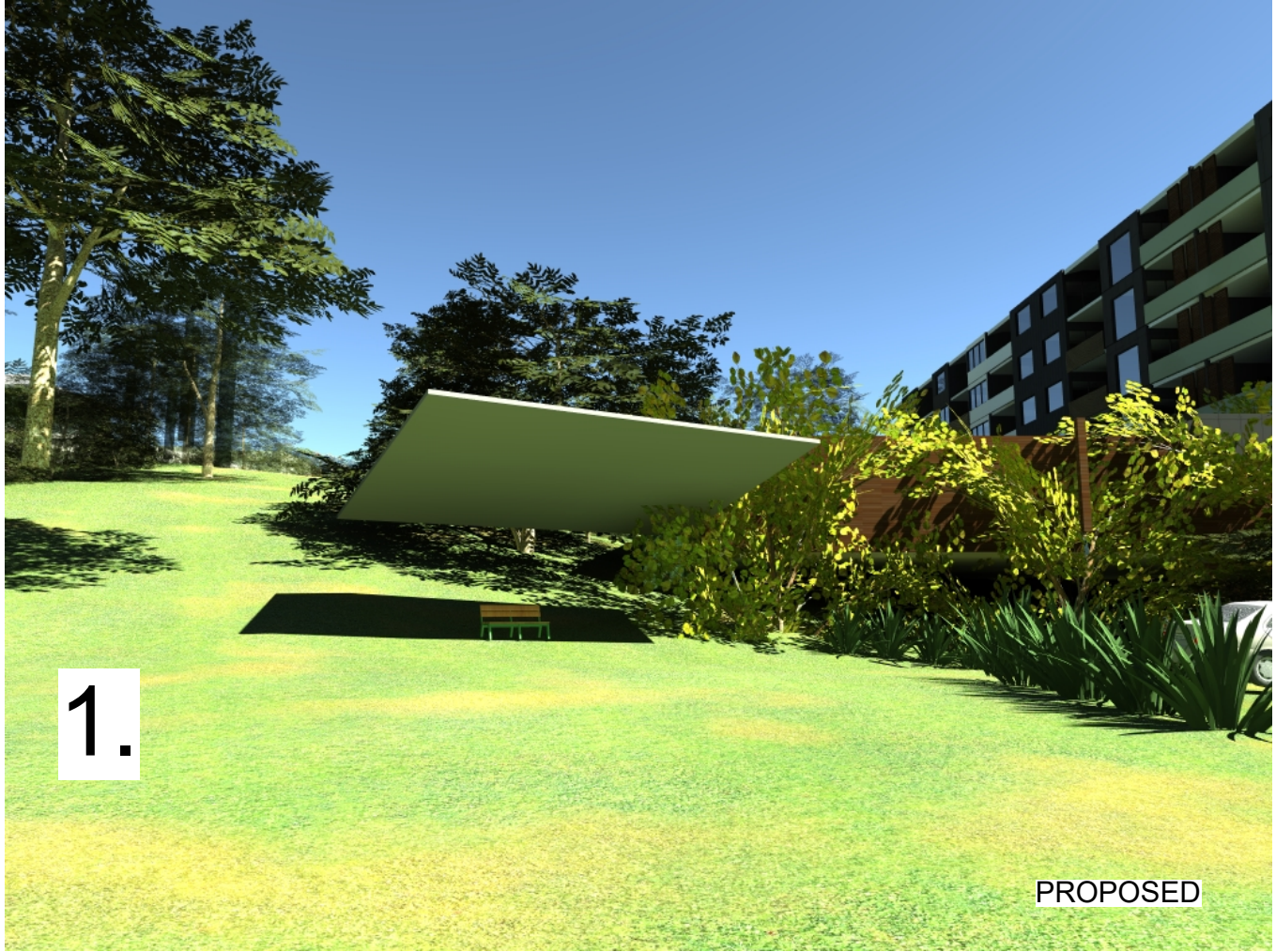
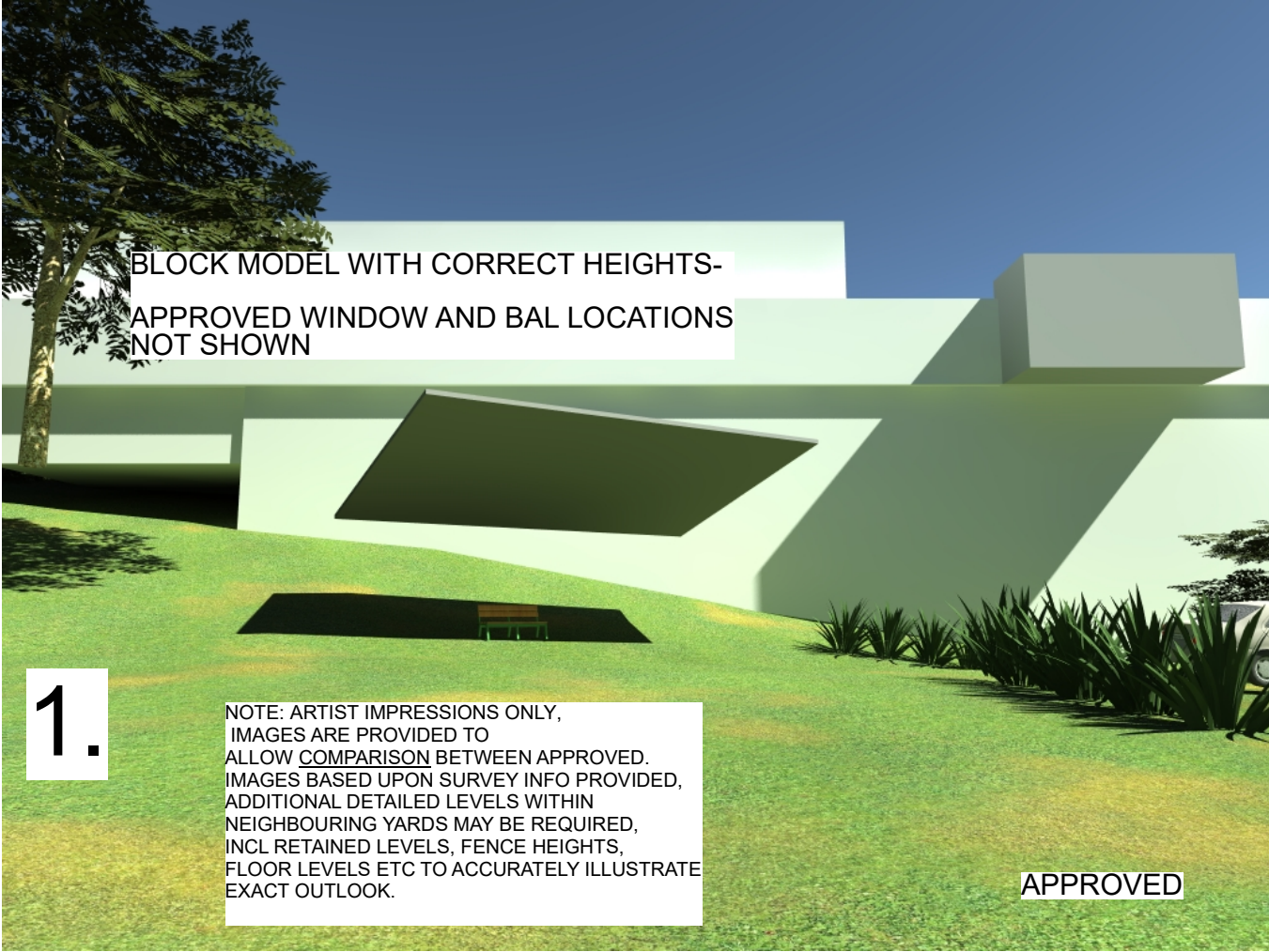


OPERABLE
SHUTTERS

PAINT COLOURS (DULUX)

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 34 MATERIALS BOARD

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E



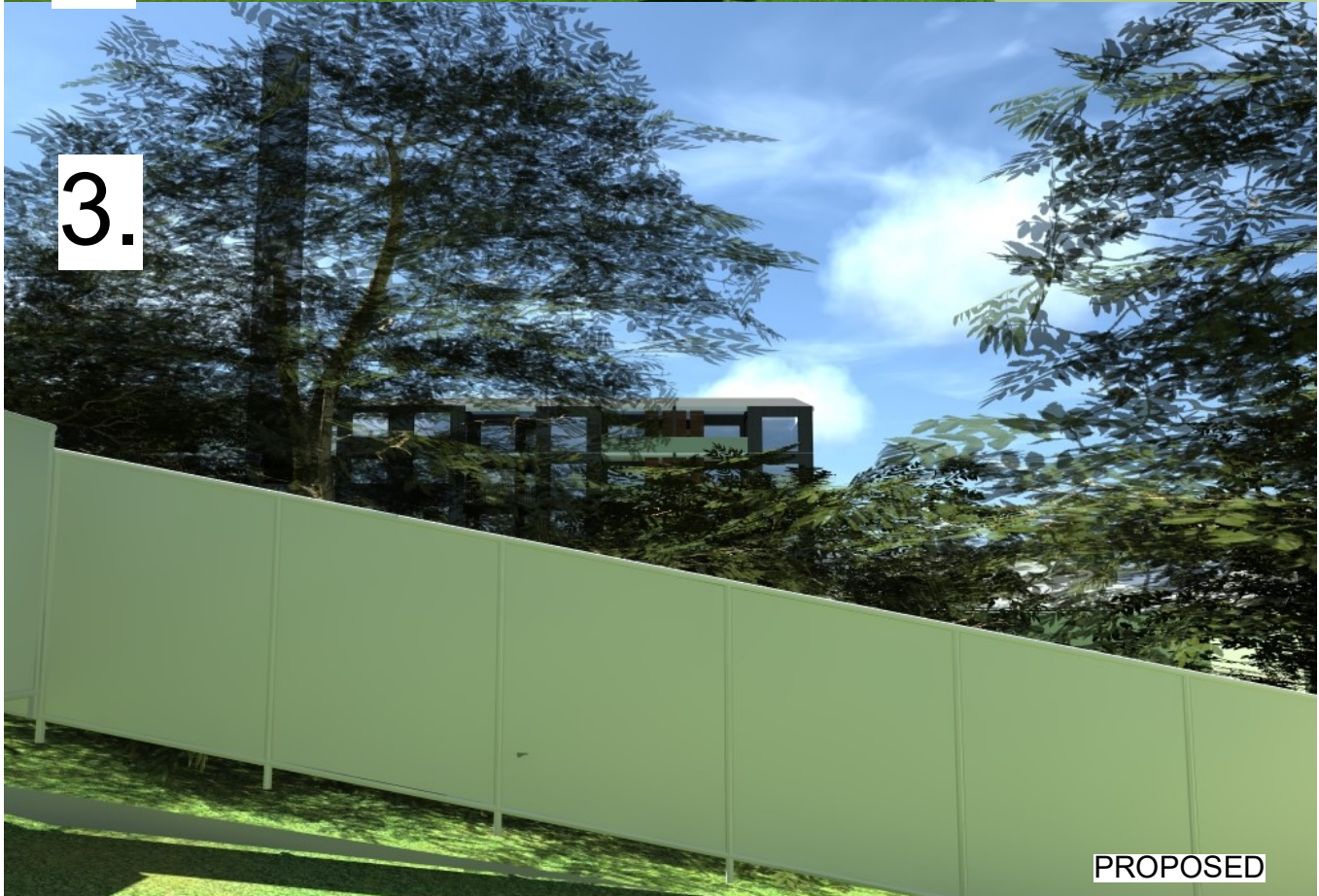
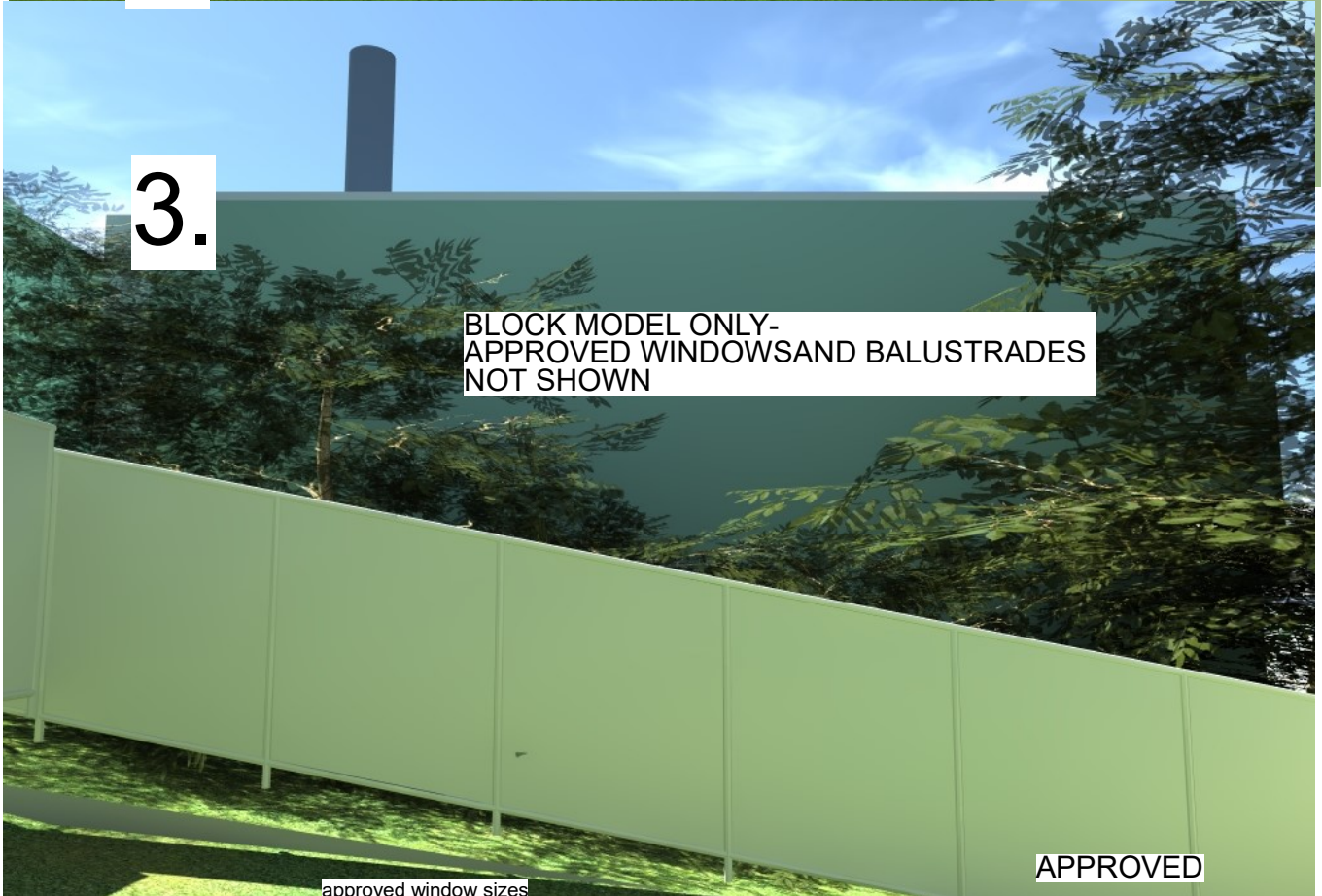
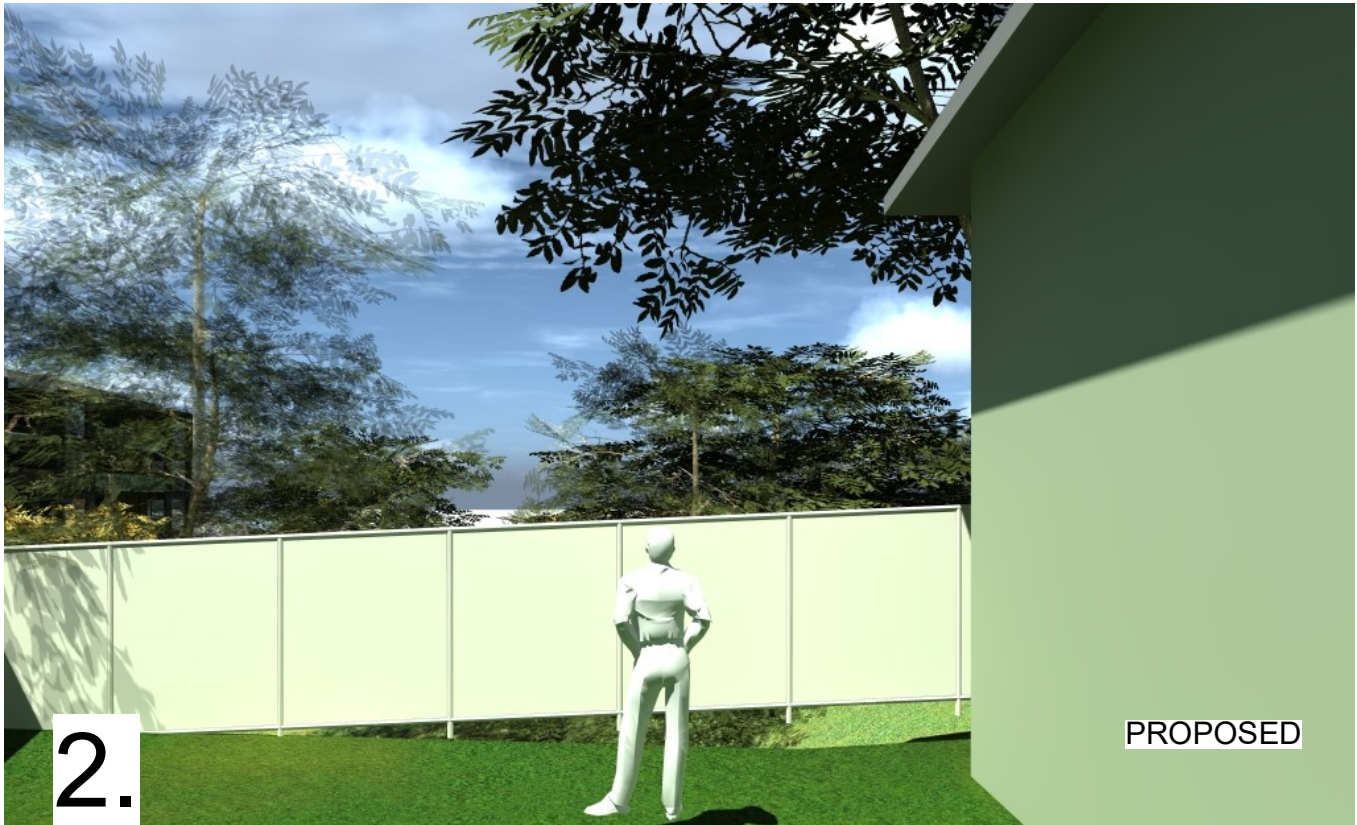
WHILE THE PROPOSED BUILDING HAS A HIGHER RIDGE RL THAN THE APPROVED, THE SIGNIFICANTLY INCREASED DISTANCE IT IS LOCATED AWAY FROM NEIGHBOURING PROPERTIES MEANS THAT THE ACTUAL IMPACT UPON THE VIEWER IS SIGNIFICANTLY REDUCED. THE PROXIMITY OF THE APPROVED BUILDING TO THE VIEWER MEANS IT APPEARS TALLER, AS THE CLOSER AN OBJECT COMES TO THE VIEWER THE SOONER IT BLOCKS THEIR VIEW CONE.

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PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 35 COMPARISON VIEWS
DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E





approved window sizes
to be confirmed

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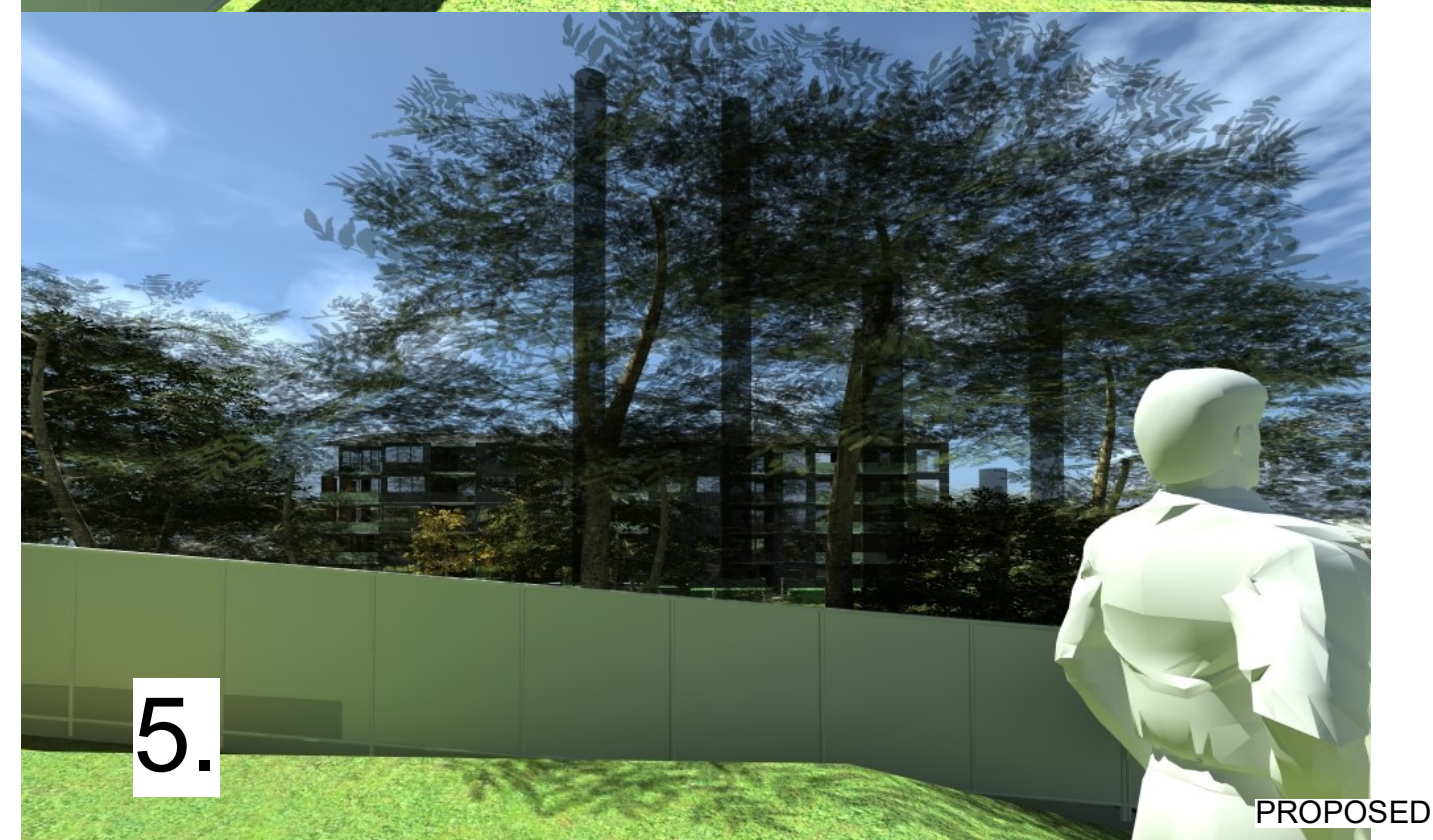
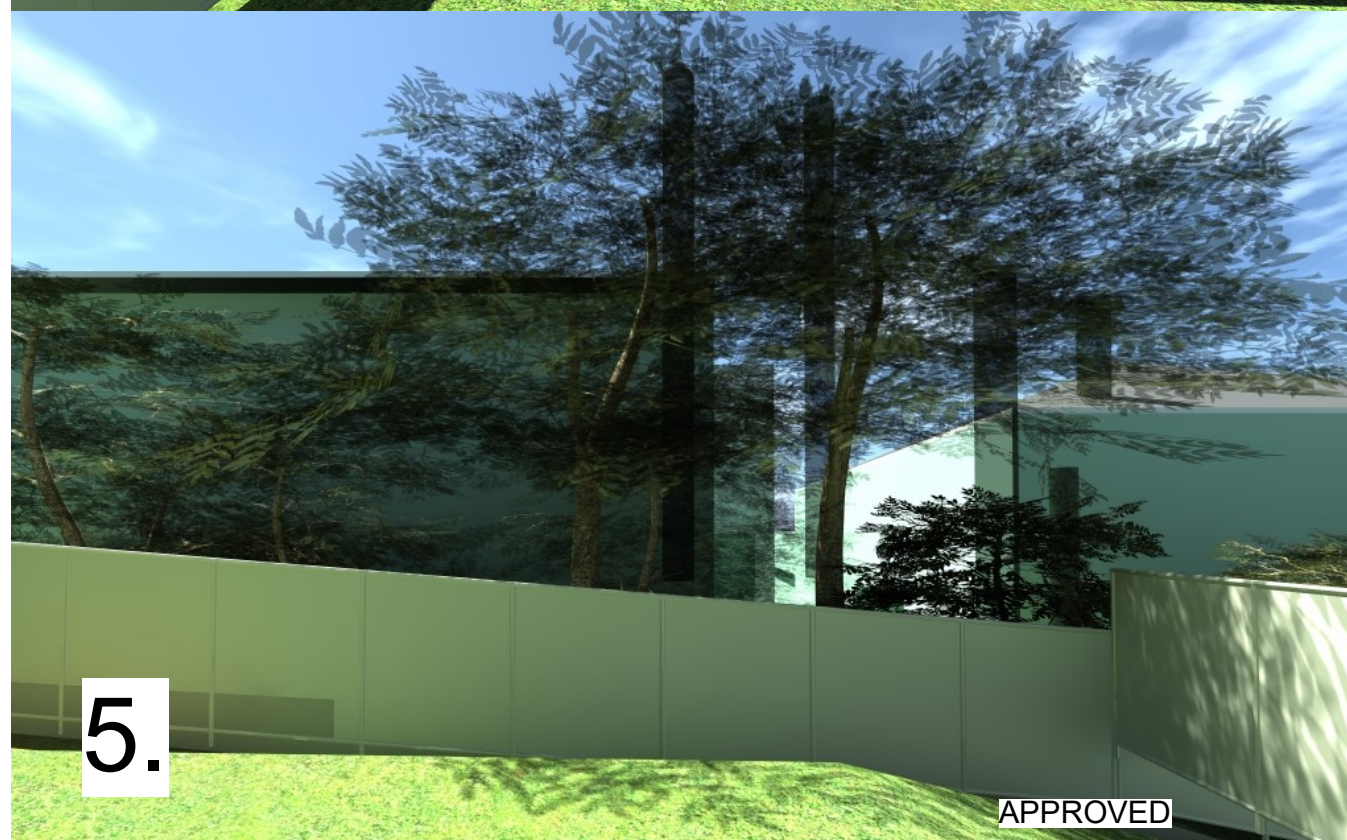
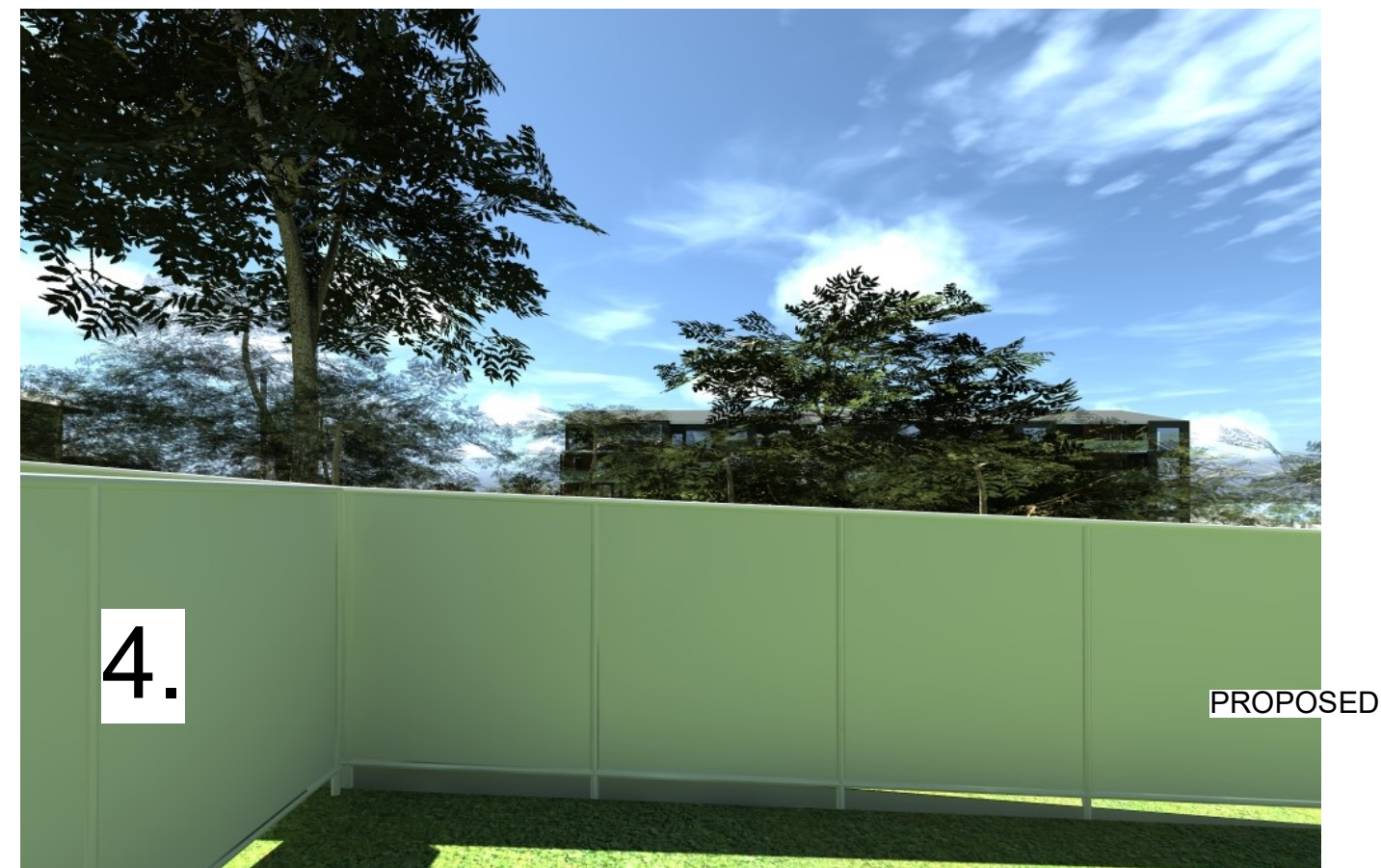
NEIGHBOURS OUTLOOK COMPARISON

NTS @ A3

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 36
neighbour views

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E





NOMINATED ARCHITECT
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WHILE THE PROPOSED BUILDING HAS A HIGHER RIDGE RL THAN THE APPROVED, THE SIGNIFICANTLY INCREASED DISTANCE IT IS LOCATED AWAY FROM NEIGHBOURING PROPERTIES MEANS THAT THE ACTUAL IMPACT UPON THE VIEWER IS SIGNIFICANTLY REDUCED. THE PROXIMITY OF THE APPROVED BUILDING TO THE VIEWER MEANS IT APPEARS TALLER, AS THE CLOSER AN OBJECT COMES TO THE VIEWER THE SOONER IT BLOCKS THEIR VIEW CONE.

PROJECT: SENIORS LIVING
LOCATION: GREENSIDE SOLDIERS POINT
CLIENT: SPBC
PROJECT No: 2012B
DRAWING: 37 neighbour views

DRAWN: KO
SCALE: @ A3
DATE: 17-2-20
ISSUE: E

