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SENIORS LIVING VILLAGE PROJECT

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DA.690 NOTIFICATION PLANS
DA.691 NOTIFICATION PLANS







CLIENT:
Australian Unity

DEVELOPMENT APPLICATION

24.08.2018 REVISION: D

266 LONGUEVILLE RD
LANE COVE NSW

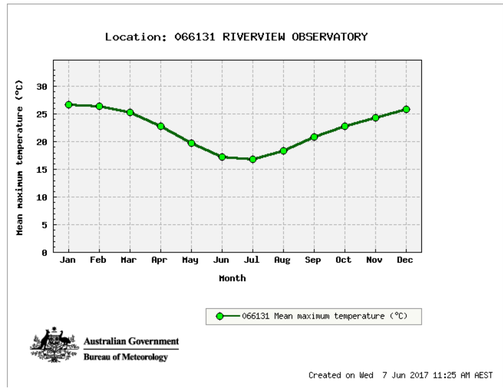
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Cairns
Hong King
Jakarta
Melbourne
Rockhampton
Sydney

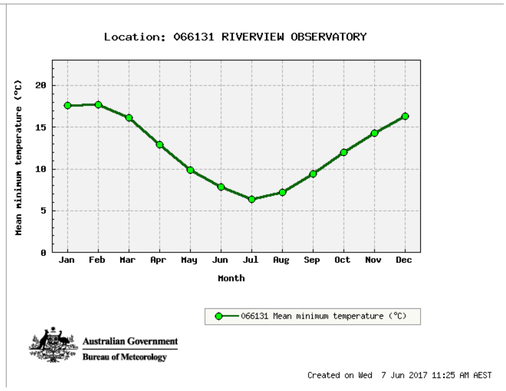
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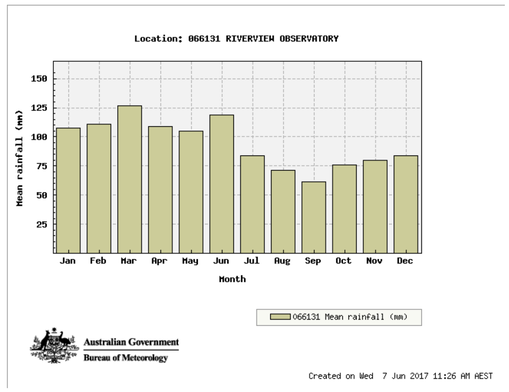
Site Location Plan - NTS

View from Site

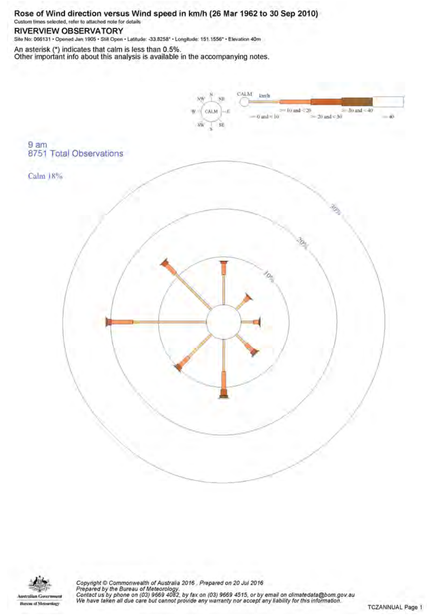


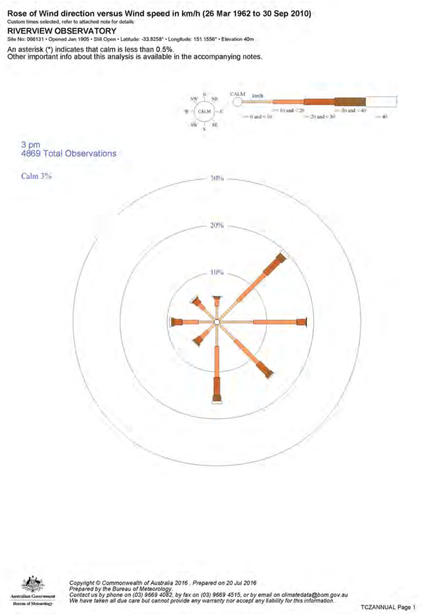


Average Temperatures



Average Monthly Rainfall





Wind Direction/Speed

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SITE ANALYSIS

@ A1

24.08.2018

DA.001

rev. D

















0 5 10 15 25 50 m

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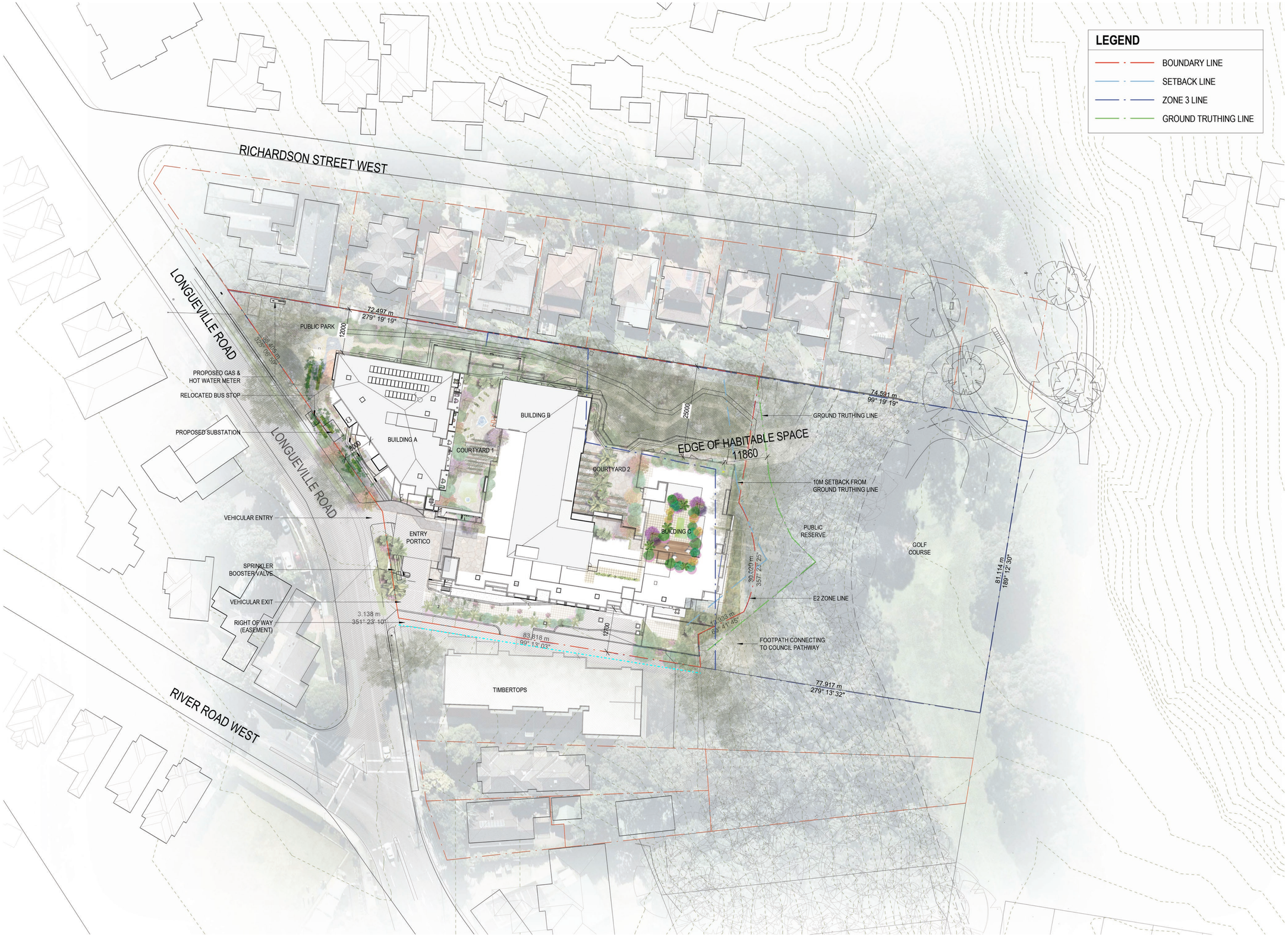
SITE ANALYSIS - ENVIRONMENT

1 : 500 @ A1

26.03.2019

DA.002

rev. E



0 5 10 15 25 50 m

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SITE PLAN

1 : 500 @ A1

26.03.2019

DA.100

rev. E



0 5 10 15 25 50 m

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DEMOLITION PLAN

As indicated @ A1

26.03.2019

DA.101

rev. E



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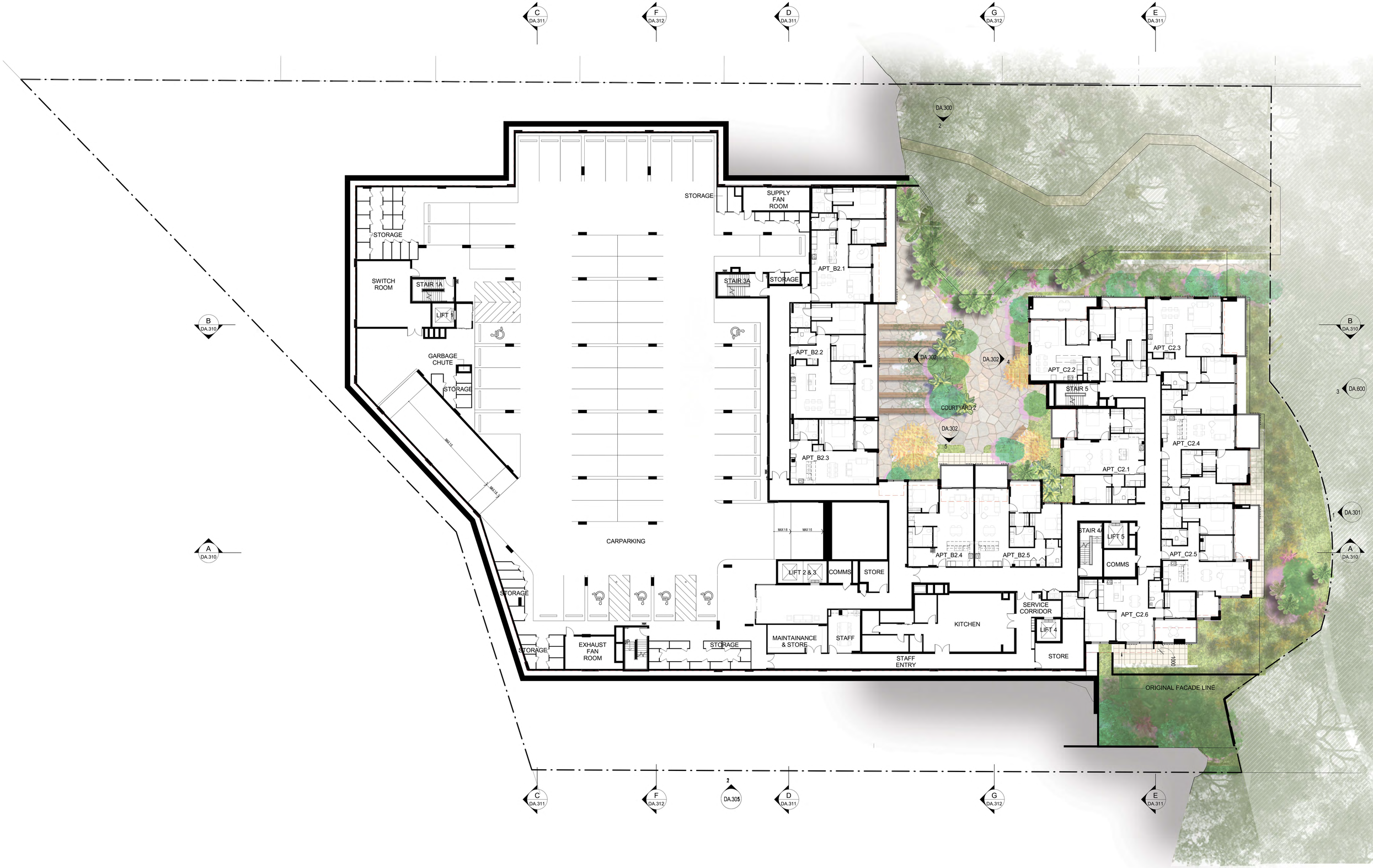
LEVEL 1 FLOOR PLAN

1 : 200 @ A1

26.03.2019

DA.200

rev. E



0 2 4 6 10 20 m

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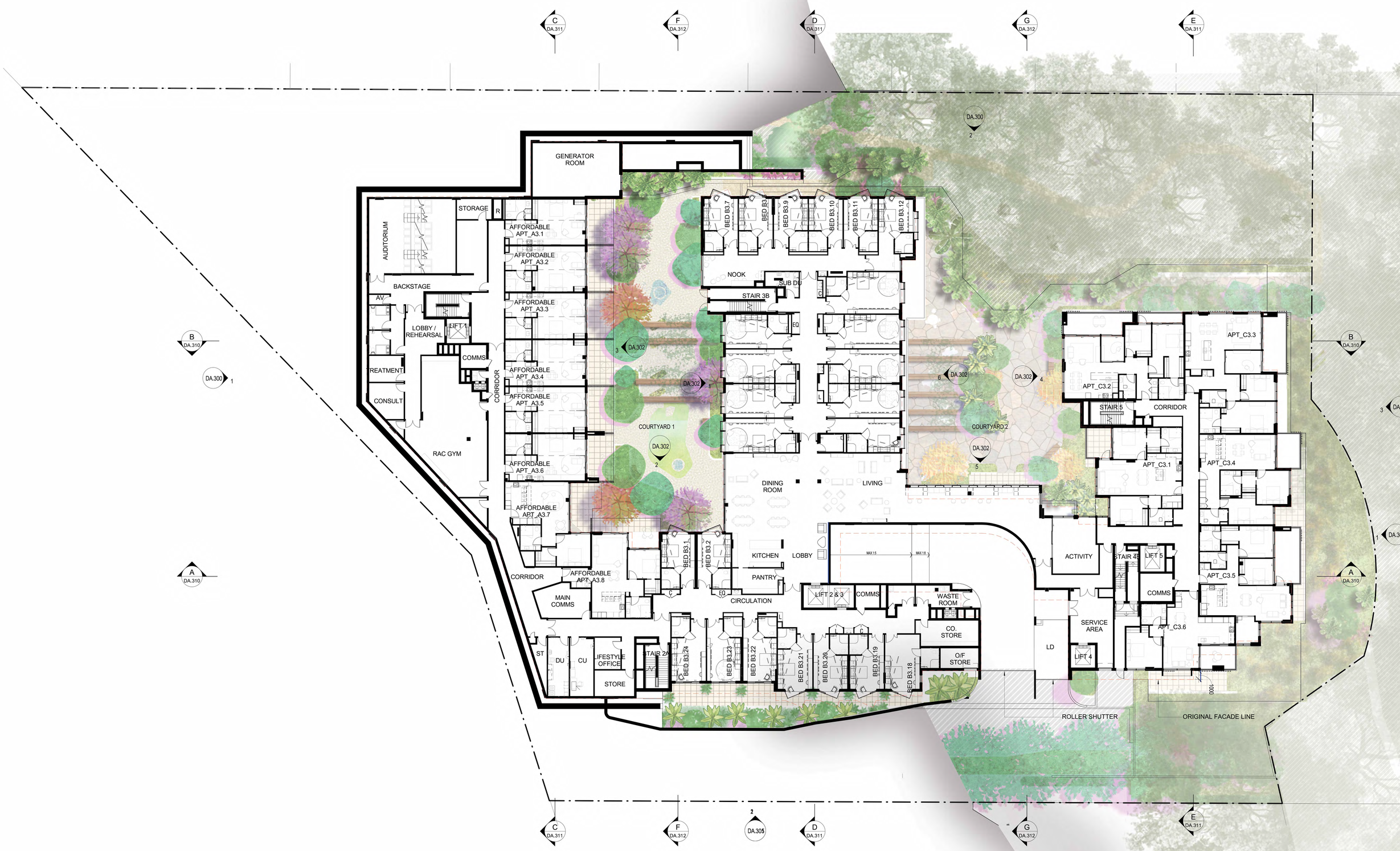
LEVEL 2 FLOOR PLAN

1 : 200 @ A1

26.03.2019

DA.210

rev. E



0 1 2 3 5 10m

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LEVEL 3 FLOOR PLAN

1 : 200 @ A1

26.03.2019

DA.220

rev. E



0 1 2 3 5 10m

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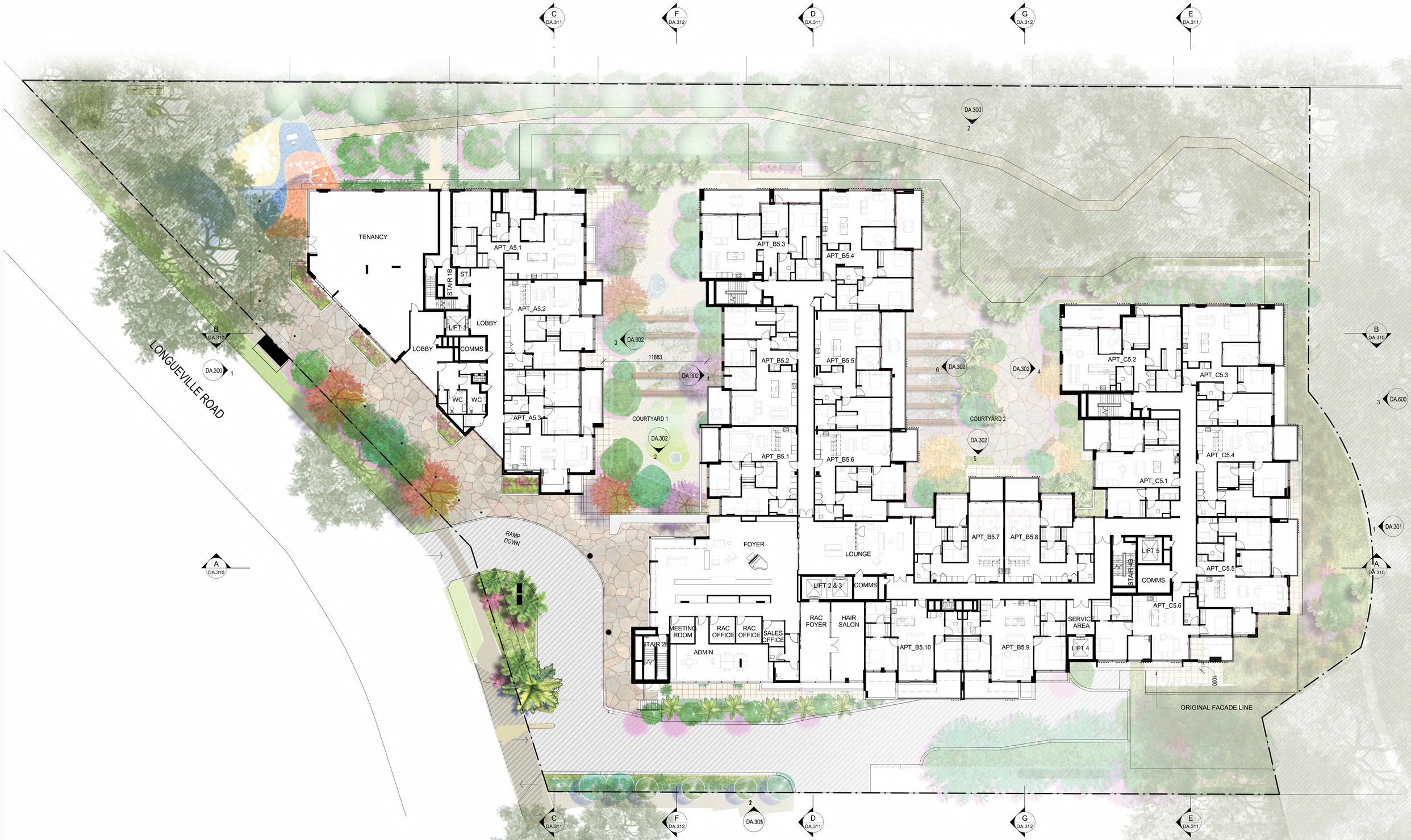
LEVEL 4 FLOOR PLAN

1 : 200 @ A1

26.03.2019

DA.230

rev. E



0 1 2 3 5 10m

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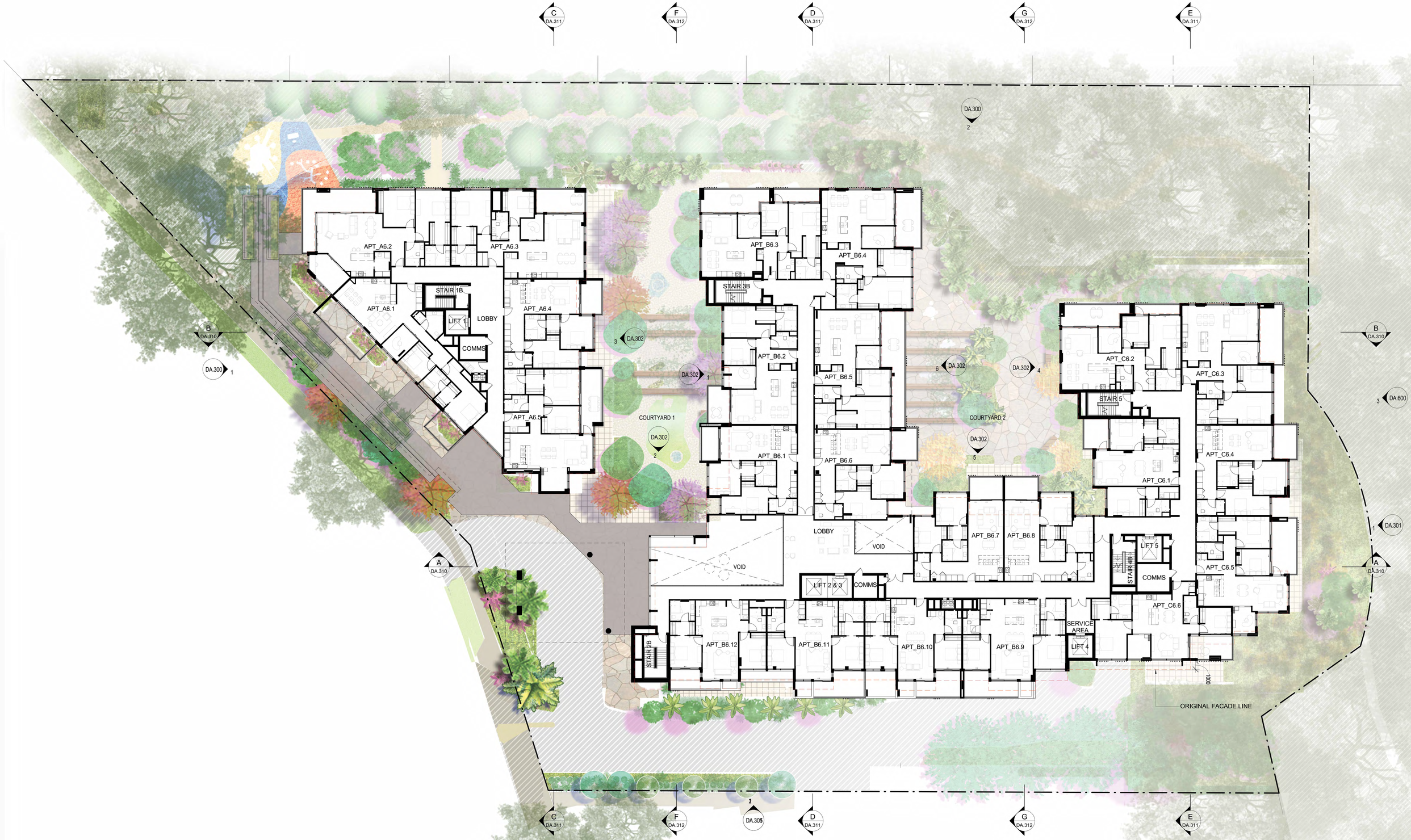
LEVEL 5 FLOOR PLAN (STREET LEVEL)

1 : 200 @ A1

26.03.2019

DA.240

rev. E



0 1 2 3 5 10m

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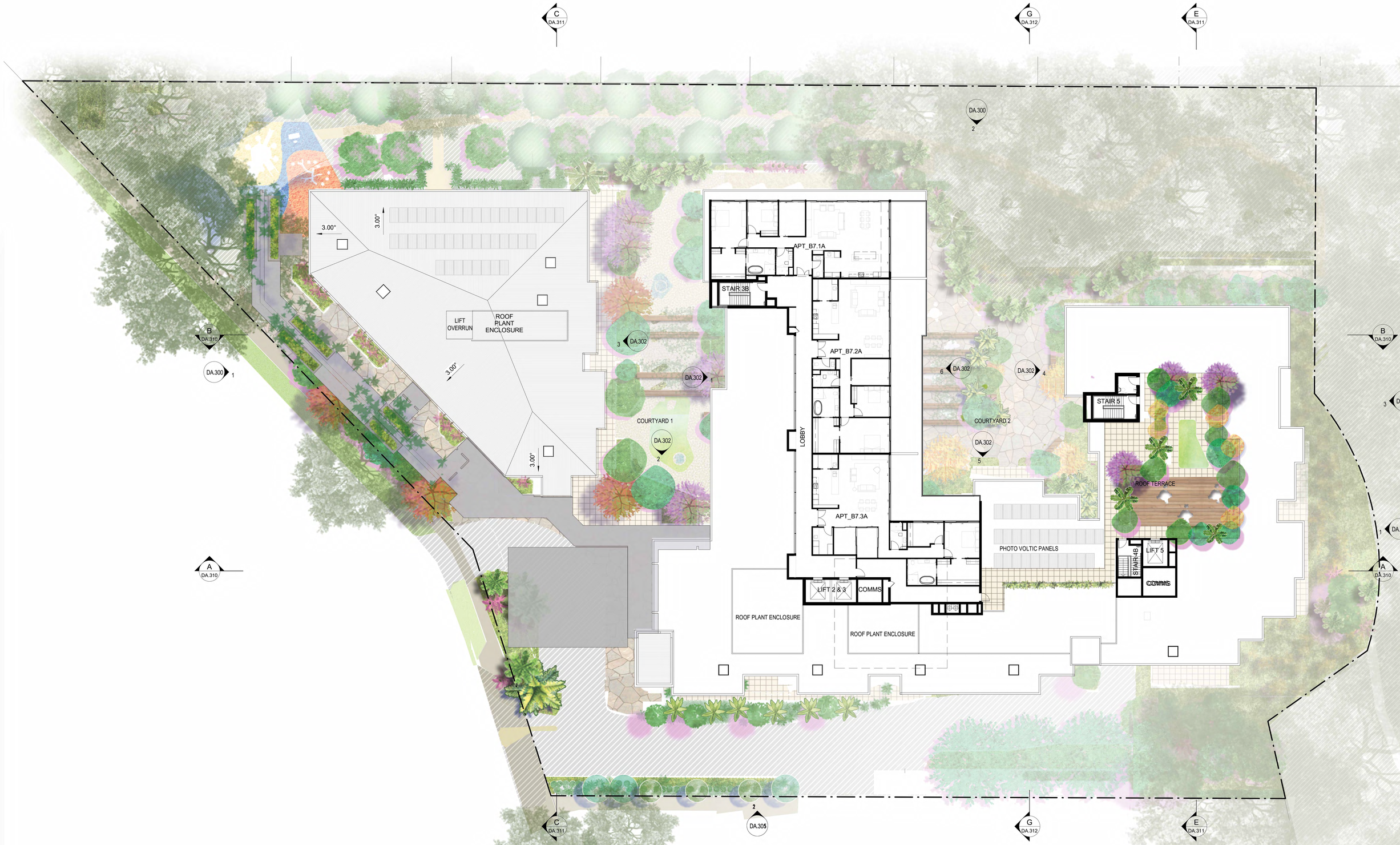
LEVEL 6 FLOOR PLAN

1 : 200 @ A1

26.03.2019

DA.250

rev. E



0 1 2 3 5 10m

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LEVEL 7 FLOOR PLAN

1 : 200 @ A1

24.08.2018

DA.260

rev. D



0 2 4 6 10 20 m

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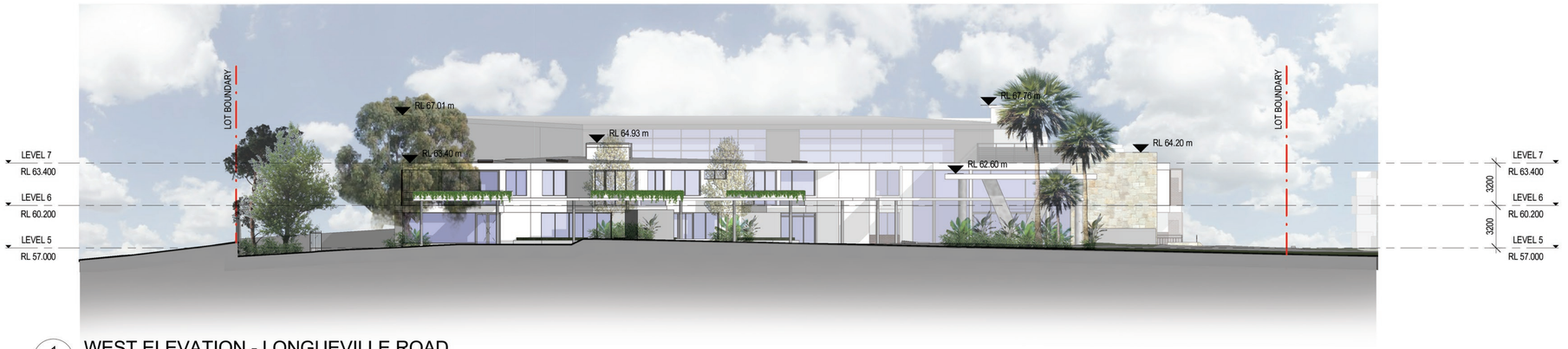
ROOF PLAN

1 : 200 @ A1

24.08.2018

DA.270

rev. D



1 DA.230 WEST ELEVATION - LONGUEVILLE ROAD

1 : 200



2 21-10 NORTH ELEVATION

1 : 200

0 2 4 6 10 20 m

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ELEVATIONS

1 : 200 @ A1

26.03.2018

DA.300

rev. E



1
21-10
EAST ELEVATION
1 : 200



0 1 2 3 5 10m

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ELEVATIONS

1 : 200 @ A1

26.03.2018

DA.301

rev. F



1 / 21-20 DA COURTYARD 1 EAST
1 : 200



2 / 21-20 COURTYARD 1 NORTH ELEVATION
1 : 200



3 / 21-20 COURTYARD 1 WEST ELEVATION
1 : 200



4 / 21-10 COURTYARD 2 EAST ELEVATION
1 : 200



5 / 21-10 COURTYARD 2 NORTH ELEVATION
1 : 200



6 / 21-10 COURTYARD 2 WEST ELEVATION
1 : 200

0 1 2 3 5 10m

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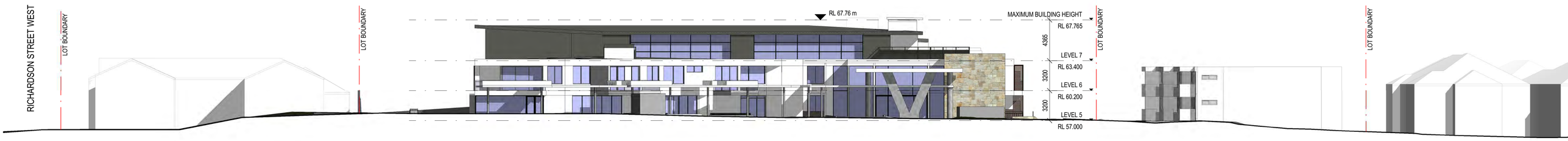
ELEVATIONS

1 : 200 @ A1

26.03.2018

DA.302

rev. E



2 LONGUEVILLE ROAD - STREET ELEVATION
1 : 200





0 2 4 6 10 20 m

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STREET ELEVATION

1 : 200 @ A1 24.08.2018

DA.304 **rev. D**



SOUTH ELEVATION - rev. C

1 : 200



SOUTH ELEVATION - rev. F

1 : 200

0 1 2 3 5 10m

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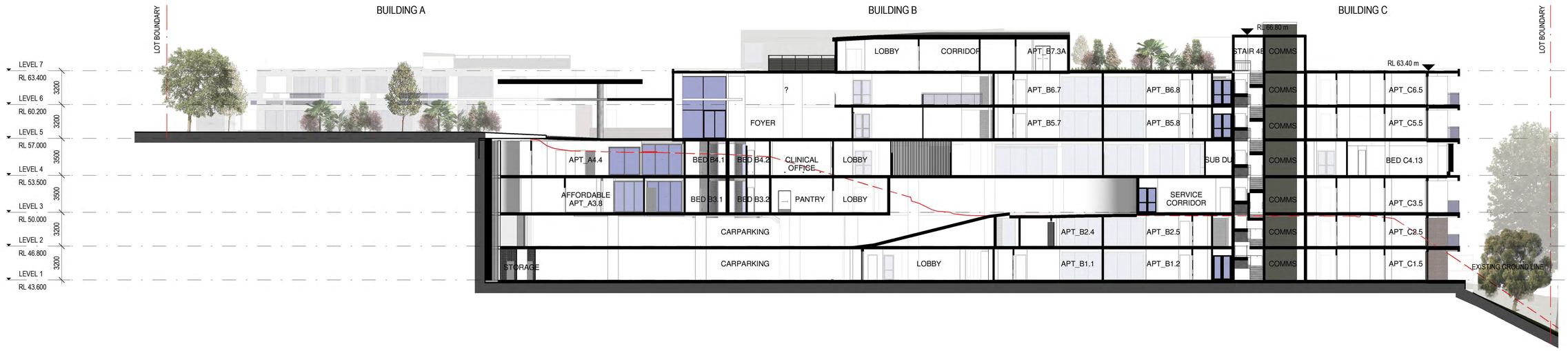
SOUTH ELEVATION COMPARISON

1 : 200 @ A1

26.03.2019

DA.305

rev. F



A
DA.200

SECTION A-A

1 : 200



B
DA.200

SECTION B-B

1 : 200

0 2 4 6 10 20 m

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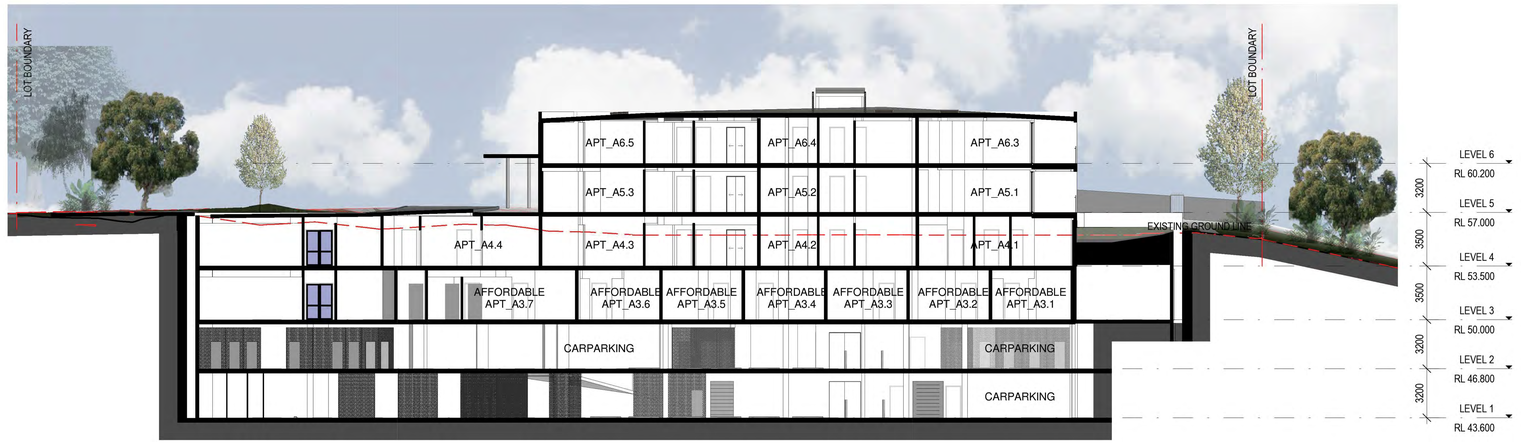
SECTIONS

1 : 200 @ A1

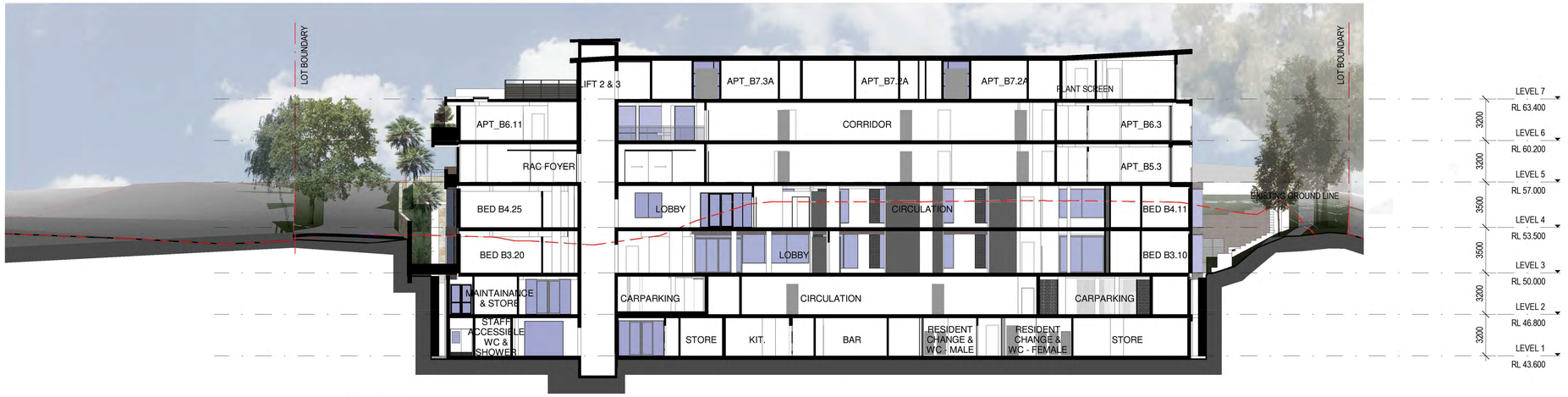
DA.310

24.08.2018

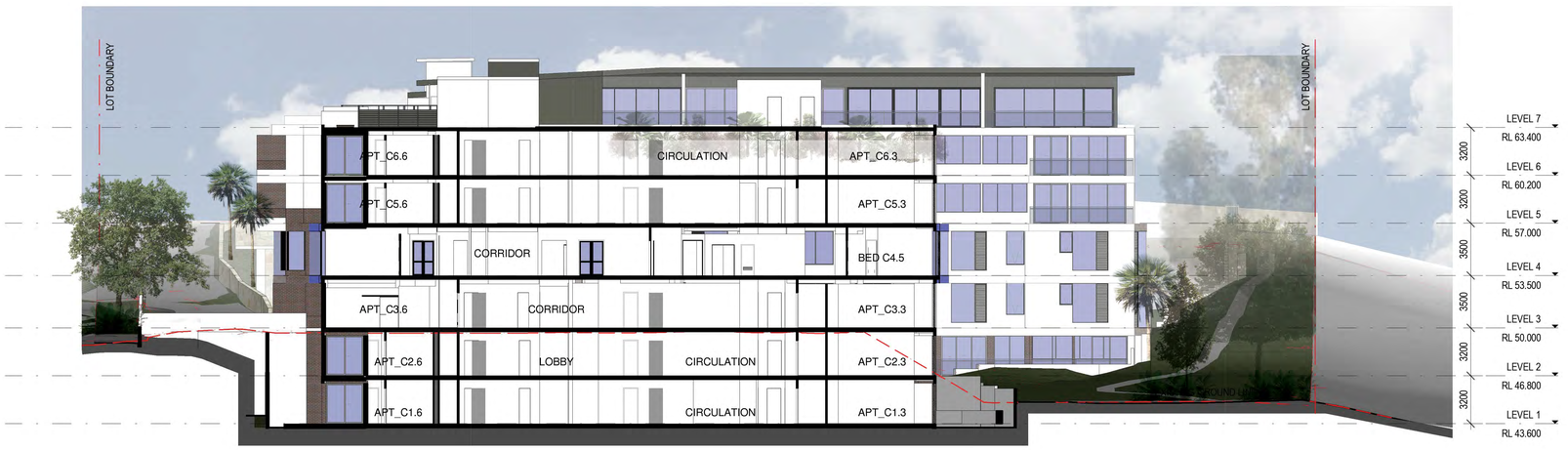
rev. D



C DA.200 SECTION C-C
1 : 200



D DA.200 SECTION D-D
1 : 200



E DA.200 SECTION E-E
1 : 200

0 2 4 6 10 20 m

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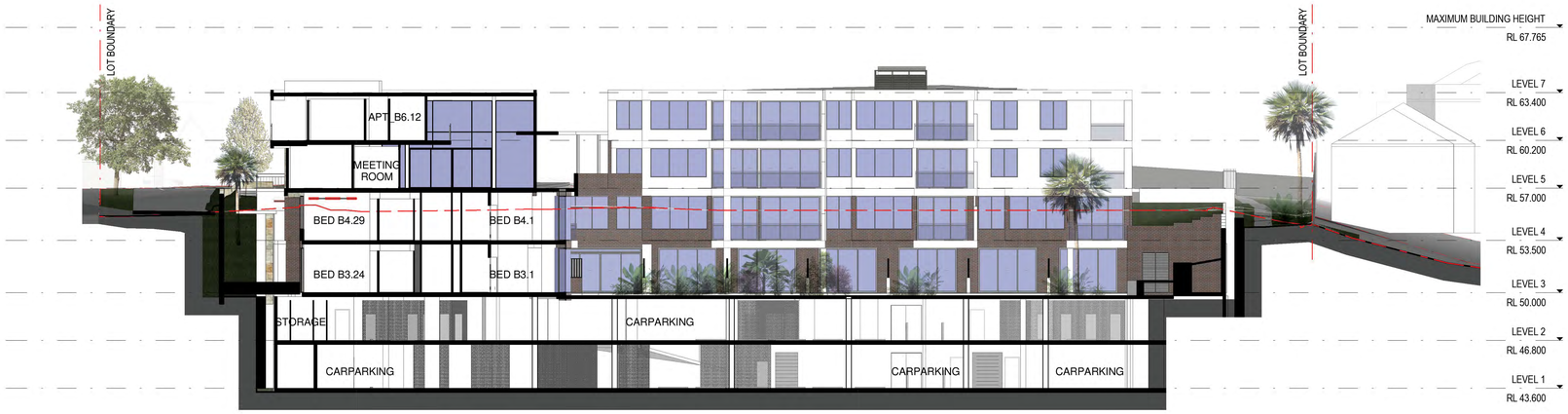
SECTIONS

1 : 200 @ A1

24.08.2018

DA.311

rev. D



F
DA.200

SECTION F-F

1 : 200



G
DA.200

SECTION G-G

1 : 200

0 2 4 6 10 20 m

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SECTIONS

1 : 200 @ A1

24.08.2018

DA.312

rev. D

LEGEND

WATER FLOW DIRECTION

PROPOSED DRIVE

ENTRY/DROP-OFF

BARIATRIC AMBULANCE PARKING

ENTRY CANOPY OVER

7020

2600

4700

PCODE

PROPOSED BUILDING

RL 56.86

PROPOSED GRATE

RL 56.78

RL 56.21

LANDSCAPED AREA

COURTYARD BELOW

RL 54.52

RL 51.90

RL 49.70

CARKPARK DRIVEWAY

LOADING ZONE

RL 49.40

PROPOSED BUILDING

LEVEL 5

LEVEL 3

LONGUEVILLE ROAD

RL 57.01

RL 56.24

RL 54.75

RL 53.78

RL 53.29

1.83M (6 FEET) RIGHT OF WAY (EASEMENT)

CRANKED RETAINING WALL

IMPROVED PEDESTRIAN ACCESS

EXTENT OF EXISTING RETAINING WALL

RL 52.08

RL 51.42

RL 49.40

RL 49.30

LANDSCAPED AREA

T14

T15

COURTYARD

COURTYARD

EXISTING GRATE

DRIVEWAY

TIMBERTOPS

TIMBERTOPS - GARAGES

6R RIGHT OF CARRIAGEWAY

EXISTING GRATE

266 LONGUEVILLE ROAD TITLE

TIMBERTOPS TITLE

0 1 2 3 5 10m

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DRIVEWAY PLAN- STORMWATER

@ A1

26.03.2019

DA.350

rev. E



1 22 JUNE - 9:00 AM
1 : 750



2 22 JUNE - 12:00
1 : 750



3 22 JUNE - 3:00 PM
1 : 750

0 6 12 18 30 60 m

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SHADOW DIAGRAMS

1 : 750 @ A1 24.08.2018

DA.400 **rev. D**



1 DA 22 JUNE 900 HRS



2 DA 22 JUNE 1000 HRS



3 DA 22 JUNE 1100 HRS



4 DA 22 JUNE 1200 HRS



5 DA 22 JUNE 1300 HRS



6 DA 22 JUNE 1400 HRS



7 DA 22 JUNE 1500 HRS

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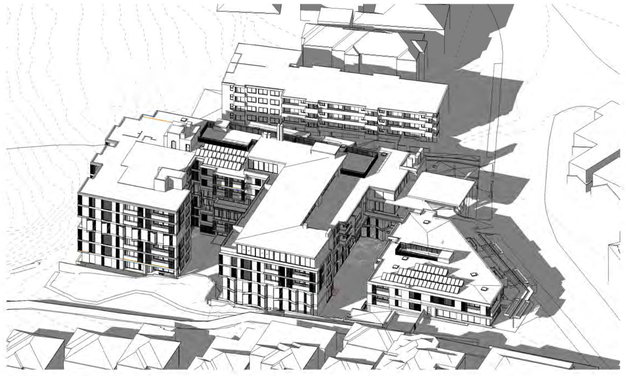
VERTICAL SHADOW ANALYSIS

@ A1 24.08.2018

DA.403 **rev. D**



1 DA 22 JUNE 900 - 268-270 LONGUEVILLE ROAD_NW



2 DA 22 JUNE 1000 - 268-270 LONGUEVILLE ROAD_NW



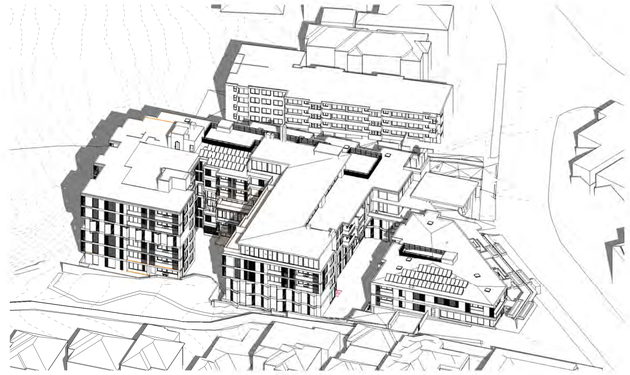
3 DA 22 JUNE 1100 - 268-270 LONGUEVILLE ROAD_NW



4 DA 22 JUNE 1200 - 268-270 LONGUEVILLE ROAD_NW



5 DA 22 JUNE 1300 - 268-270 LONGUEVILLE ROAD_NW



6 DA 22 JUNE 1400 - 268-270 LONGUEVILLE ROAD_NW



7 DA 22 JUNE 1500 - 268-270 LONGUEVILLE ROAD_NW

Australian Unity

SENIORS LIVING VILLAGE PROJECT

266 LONGUEVILLE RD
LANE COVE NSW

Australian Unity

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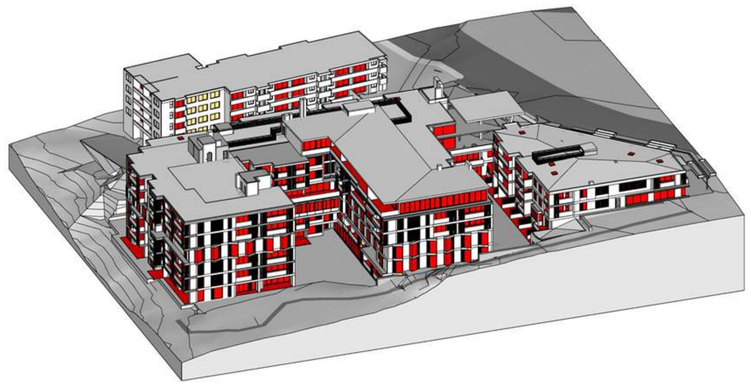
VERTICAL SHADOW ANALYSIS

@ A1 24.08.2018

DA.404 **rev. D**



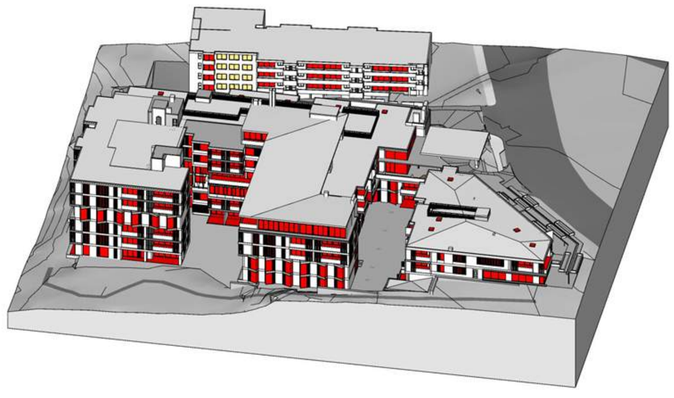
1 JUNE 21 0900



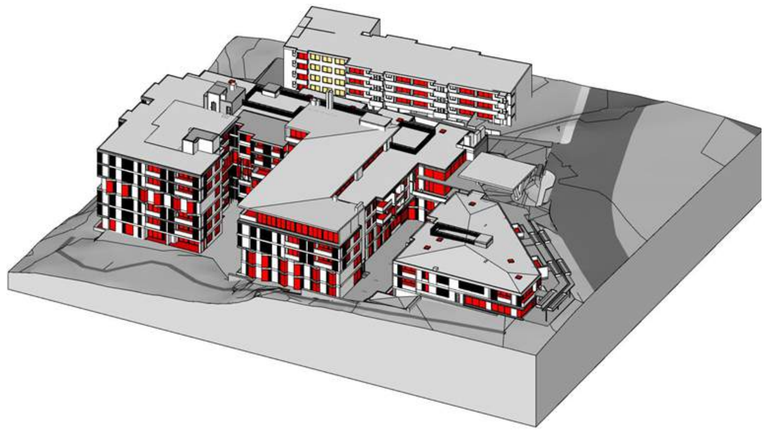
2 JUNE 21 1000



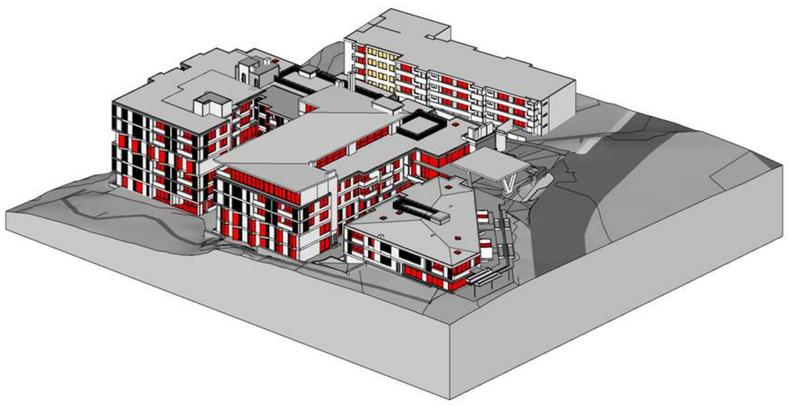
3 JUNE 21 1100



4 JUNE 21 1200



5 JUNE 21 1300



6 JUNE 21 1400



JUNE 21 1500

0 1 2 3 5 10m

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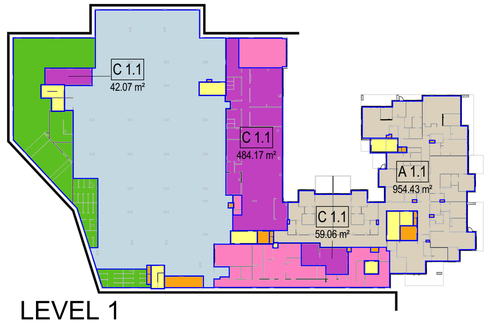
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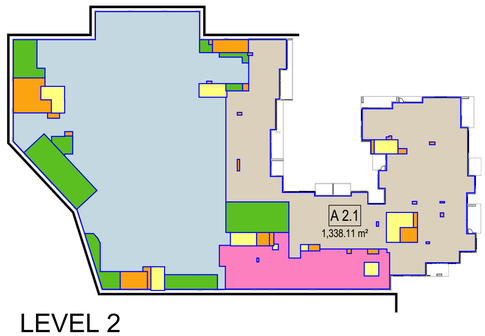
VIEWS FROM THE SUN

@ A1 24.08.2018

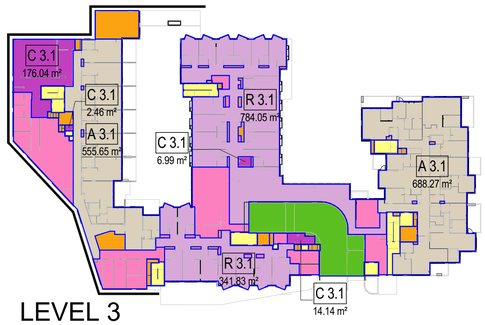
DA.405 **rev. D**



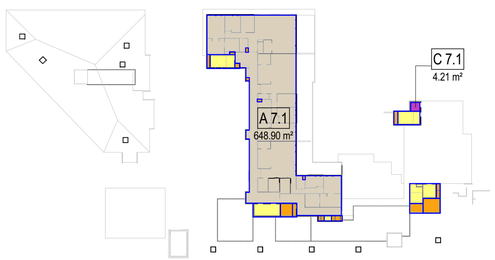
LEVEL 1



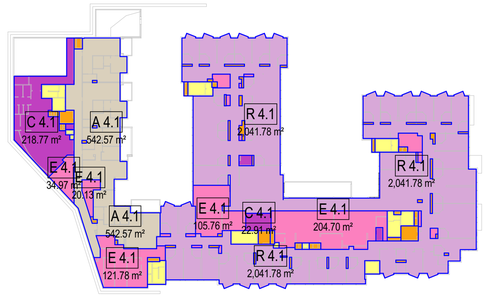
LEVEL 2



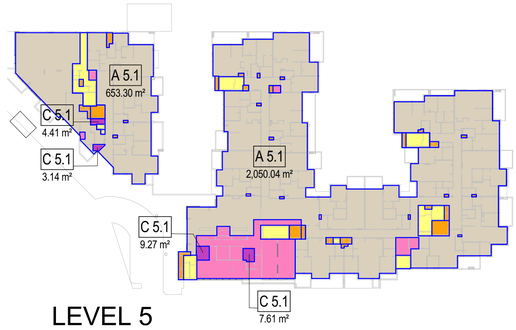
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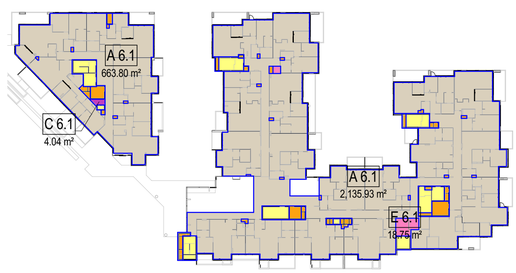
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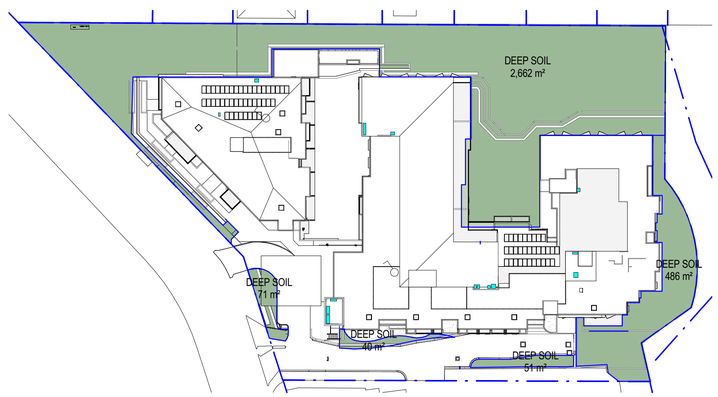
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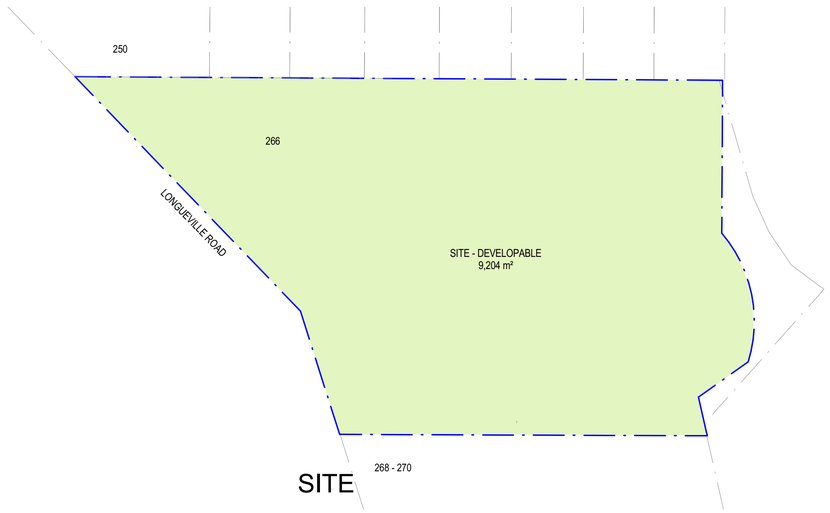
LEVEL 5



LEVEL 6



DEEP SOIL AREA



SITE

SITE AREA	
SITE - DEVELOPABLE	9,204 m²
FSR ALLOWED	1.60 :1
GFA ALLOWED	14,726 m²
PROPOSAL	
TOTAL BUILT AREA	21,946.26 m²
TOTAL GFA	14,472.38 m²
FSR	1.572 : 1
APARTMENT	
1 BEDROOM	10
1+ BEDROOM	1
2 BEDROOM	32
2+ BEDROOM	39
TOTAL NO. OF APARTMENTS	82
RESIDENTIAL AGED CARE	
BED	70
PARKING	
CARPARK	108
DIS. CARPARK	13
LARGE CARPARK	1
	122

AREA LEGEND

- A - SENIOR'S LIVING
- C - COMMON AREA
- E - EXEMPTIONS
- G - BASEMENT STORAGE / VEHICULAR ACCESS
- P - PLANT/ SERVICES / RISER /SERVICE SHAFT
- R - RESIDENTIAL AGED CARE
- S - SERVICES / CARPARK
- V - SERVICE SHAFT/ VERTICAL CIRCULARTION

AREA TYPES DA REV.D		
NAME	AREA	INCLUDE IN GFA
BASEMENT STORAGE		
G1.1	46.59 m²	No
G2.1	167.02 m²	No
	213.62 m²	
EXEMPTIONS		
E1.1	387.19 m²	No
E2.1	347.67 m²	No
E3.1	558.32 m²	No
E4.1	538.25 m²	No
E5.1	248.69 m²	No
E6.1	21.68 m²	No
	2101.79 m²	
PLANT/SERVICES		
P2.1	131.12 m²	No
P3.1	120.56 m²	No
P4.1	32.06 m²	No
P5.1	32.58 m²	No
P6.1	32.57 m²	No
P7.1	8.63 m²	No
	357.52 m²	
PLANT/SERVICES/RISER		
P1.1	45.37 m²	No
	45.37 m²	
RISER		
P1.2	23.70 m²	No
P2.2	40.65 m²	No
P3.2	68.45 m²	No
P4.2	88.31 m²	No
P5.2	57.20 m²	No
P6.2	60.85 m²	No
P7.2	40.65 m²	No
	379.81 m²	
SERVICES / CARPARK		
S1.1	1852.11 m²	No
S2.1	2083.93 m²	No
	3936.04 m²	
SERVICES SHAFT		
V3.2	2.59 m²	No
V4.2	2.14 m²	No
V5.2	1.06 m²	No
	5.79 m²	

AREA TYPES DA REV.D		
NAME	AREA	INCLUDE IN GFA
VEHICULAR ACCESS		
G1.2	459.56 m²	No
G2.2	212.70 m²	No
G3.1	259.37 m²	No
	931.63 m²	
VERTICAL CIRCULATION		
V1.1	145.82 m²	No
V2.1	143.95 m²	No
V3.1	163.51 m²	No
V4.1	148.47 m²	No
V5.1	168.67 m²	No
V6.1	144.71 m²	No
V7.1	80.19 m²	No
	995.32 m²	
COMMON AREAS		
C1.1	585.30 m²	Yes
C3.1	199.62 m²	Yes
C4.1	256.12 m²	Yes
C5.1	24.43 m²	Yes
C6.1	4.04 m²	Yes
C7.1	4.21 m²	Yes
	1073.72 m²	
RESIDENTIAL AGED CARE		
R3.1	1125.88 m²	Yes
R4.1	2041.78 m²	Yes
	3167.66 m²	
SENIOR'S LIVING		
A1.1	954.43 m²	Yes
A2.1	1338.11 m²	Yes
A3.1	1243.92 m²	Yes
A4.1	542.57 m²	Yes
A5.1	2703.34 m²	Yes
A6.1	2799.73 m²	Yes
A7.1	648.90 m²	Yes
	10231.01 m²	

DEEP SOIL AREA

Deep Soil Area = 3251.35 sq.m
Deep Soil Percentage = 35.3%

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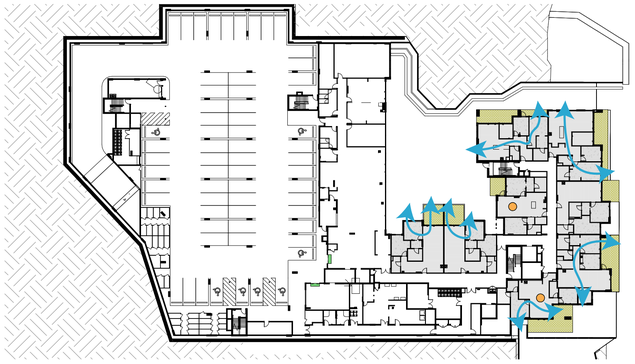
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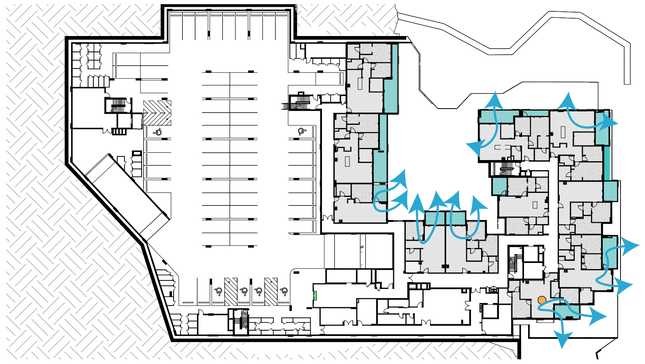
AREA PLANS

As indicated @ A1 — 26.03.2019

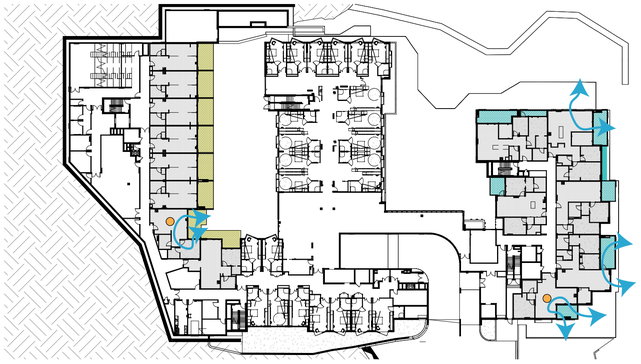
DA.411 — **rev. F**



1 A300 LEVEL 1 COMPLIANCE
1 : 600



2 A300 LEVEL 2 COMPLIANCE
1 : 600



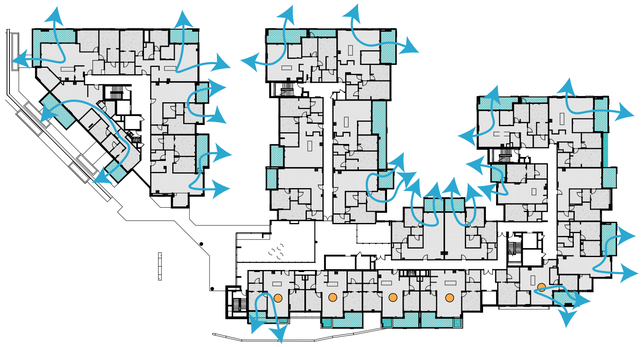
3 A300 LEVEL 3 COMPLIANCE
1 : 600



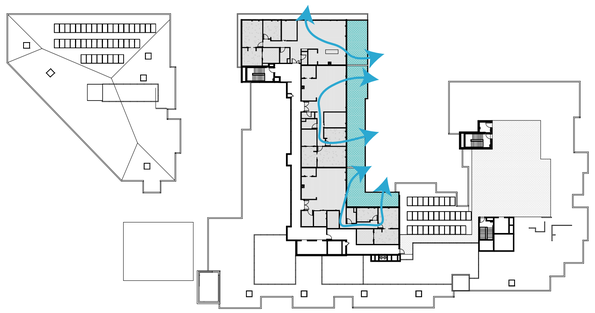
4 A300 LEVEL 4 COMPLIANCE
1 : 600



5 A300 LEVEL 5 COMPLIANCE
1 : 600



6 A300 LEVEL 6 COMPLIANCE
1 : 600



7 A300 LEVEL 7 COMPLIANCE
1 : 600

PROJECT COMPLIANCE

Aparments with ADG only compliance:18 nos= 20% (Bid allowed maximum 20%)

Aparments with ADG& RFDC compliance: 72 nos= 80% (Bid allowed minimum 80%)

2 hour Solar Access achieved by 61 apartments= 74% (Required 70% minimum)

Apartments with no Sunlight= 12 apartments=15% (Allowed maximum 15%)

Cross Ventilation achieved to 50 apartments = 61% (Required minimum 60%)
(Please refer to performance review prepaired by ThomsonAdsett)

Apartment Schedule

Name	Occupancy	Area (m^2)	Balcony Area(m2)	Area Compliance	2hr Solar Access	Cross Ventilation
Level 1						
B1.1	2 Bed	98.66	16.50	ADG	Yes	Yes
B1.2	2 Bed	98.57	16.48	ADG	Yes	Yes
C1.1	2 Bed	101.55	10.57	ADG	No	No
C1.2	2 + MPR	115.08	26.02	ADG/RFDC	Yes	Yes
C1.3	2 + MPR	130.60	25.92	ADG/RFDC	Yes	Yes
C1.4	2 Bed	101.03	13.49	ADG/RFDC	Yes	No
C1.5	2 + MPR	111.98	29.62	ADG/RFDC	Yes	Yes
C1.6	2 Bed	96.60	32.83	ADG/RFDC	No	Yes
Level 2						
B2.1	2 + MPR	115.09	27.80	ADG/RFDC	Yes	No
B2.2	2 + MPR	116.22	29.65	ADG/RFDC	Yes	No
B2.3	1 Bed	73.04	9.78	ADG/RFDC	Yes	Yes
B2.4	1 + MPR	79.58	10.71	ADG	Yes	Yes
B2.5	2 Bed	98.84	10.71	ADG	Yes	Yes
C2.1	2 Bed	101.56	10.58	ADG/RFDC	No	No
C2.2	2 + MPR	115.08	26.02	ADG	Yes	Yes
C2.3	2 + MPR	130.60	26.82	ADG	Yes	Yes
C2.4	2 Bed	101.03	11.36	ADG	Yes	No
C2.5	2 + MPR	111.99	19.48	ADG	Yes	Yes
C2.6	2 Bed	96.59	14.03	ADG	No	Yes
Level 3						
A3.1 - Affordable	Studio	50.52	16.29	ADG/RFDC	No	No
A3.2 - Affordable	Studio	51.35	16.28	ADG/RFDC	Yes	No
A3.3 - Affordable	Studio	51.35	16.13	ADG/RFDC	Yes	No
A3.4 - Affordable	Studio	51.35	16.13	ADG/RFDC	Yes	No
A3.5 - Affordable	Studio	51.35	16.12	ADG/RFDC	Yes	No
A3.6 - Affordable	Studio	52.45	17.06	ADG/RFDC	No	No
A3.7 - Affordable	1 Bed	71.67	16.71	ADG/RFDC	Yes	Yes
A3.8 - Affordable	1 Bed	77.73	18.61	ADG/RFDC	Yes	No
C3.1	2 Bed	101.54	10.59	ADG	No	No
C3.2	2 + MPR	115.08	26.06	ADG/RFDC	Yes	No
C3.3	2 + MPR	130.65	26.94	ADG/RFDC	Yes	Yes
C3.4	2 Bed	101.03	11.19	ADG/RFDC	Yes	No
C3.5	2 + MPR	112.1	19.47	ADG/RFDC	Yes	Yes
C3.6	1 Bed	79.43	11.69	ADG/RFDC	No	Yes

Apartment Schedule

Name	Occupancy	Area (m^2)	Balcony Area(m2)	Area Compliance	2hr Solar Access	Cross Ventilation
Level 4						
A4.1	2 Bed	100.53	10.59	ADG/RFDC	Yes	Yes
A4.2	2 Bed	99.94	10.23	ADG/RFDC	Yes	Yes
A4.3	2 + MPR	122.55	18.34	ADG/RFDC	Yes	Yes
A4.4	2 + MPR	138.56	17.97	ADG/RFDC	Yes	Yes
Level 5						
A5.1	2 + MPR	134.29	15.89	ADG/RFDC	Yes	Yes
A5.2	2 Bed	99.82	10.17	ADG/RFDC	Yes	Yes
A5.3	2 + MPR	124.65	18.35	ADG/RFDC	Yes	Yes
B5.1	2 Bed	100.72	9.05	ADG	No	No
B5.2	2 + MPR	117.58	11.57	ADG	No	No
B5.3	2 + MPR	116.37	29.69	ADG/RFDC	Yes	Yes
B5.4	2 + MPR	130.12	20.57	ADG/RFDC	Yes	Yes
B5.5	2 + MPR	116.41	29.40	ADG/RFDC	Yes	No
B5.6	2 Bed	101.58	11.17	ADG/RFDC	Yes	Yes
B5.7	2 Bed	99.06	10.70	ADG	Yes	Yes
B5.8	2 Bed	98.89	10.69	ADG	Yes	Yes
B5.9	2 Bed	105.34	19.86	ADG/RFDC	No	No
B5.10	2 Bed	93.67	29.52	ADG/RFDC	No	No
C5.1	2 Bed	101.96	10.57	ADG	Yes	No
C5.2	2 + MPR	115.08	26.01	ADG/RFDC	Yes	Yes
C5.3	2 + MPR	130.61	26.82	ADG/RFDC	Yes	Yes
C5.4	2 Bed	101.98	11.33	ADG/RFDC	Yes	No
C5.5	2 + MPR	111.97	19.47	ADG/RFDC	Yes	Yes
C5.6	2 + MPR	107.08	14.22	ADG/RFDC	No	Yes

Apartment Schedule

Name	Occupancy	Area (m^2)	Balcony Area(m2)	Area Compliance	2hr Solar Access	Cross Ventilation
Level 6						
A6.1	2 + MPR	129.66	32.58	ADG	No	Yes
A6.2	2 + MPR	141.06	30.45	ADG/RFDC	Yes	Yes
A6.3	2 + MPR	135.00	15.89	ADG/RFDC	Yes	Yes
A6.4	2 Bed	99.82	10.17	ADG/RFDC	Yes	Yes
A6.5	2 + MPR	124.65	18.35	ADG/RFDC	Yes	Yes
B6.1	2 Bed	100.72	9.05	ADG	No	No
B6.2	2 + MPR	117.58	11.57	ADG	No	No
B6.3	2 + MPR	116.37	29.69	ADG/RFDC	Yes	Yes
B6.4	2 + MPR	130.12	20.57	ADG/RFDC	Yes	Yes
B6.5	2 + MPR	116.41	29.40	ADG/RFDC	Yes	No
B6.6	2 Bed	101.58	11.17	ADG/RFDC	Yes	Yes
B6.7	2 Bed	99.06	10.70	ADG	Yes	Yes
B6.8	2 Bed	98.89	10.69	ADG	Yes	Yes
B6.9	2 Bed	105.34	19.86	ADG/RFDC	No	No
B6.10	2 Bed	93.78	18.41	ADG/RFDC	No	No
B6.11	2 Bed	96.08	20.27	ADG/RFDC	No	No
B6.12	2 Bed	95.88	13.49	ADG/RFDC	No	No
C6.1	2 Bed	101.96	10.57	ADG	Yes	No
C6.2	2 + MPR	115.08	26.01	ADG/RFDC	Yes	Yes
C6.3	2 + MPR	130.61	26.82	ADG/RFDC	Yes	Yes
C6.4	2 Bed	101.98	11.33	ADG/RFDC	Yes	No
C6.5	2 + MPR	111.97	19.47	ADG/RFDC	Yes	Yes
C6.6	2 + MPR	107.08	14.22	ADG/RFDC	No	Yes
Level 7						
B7.1	2 + MPR	186.67	37.00		Yes	Yes
B7.2	2 + MPR	180.41	76.15		Yes	Yes
B7.3	2 + MPR	178.15	47.59		Yes	Yes

0 1 2 3 5 10m

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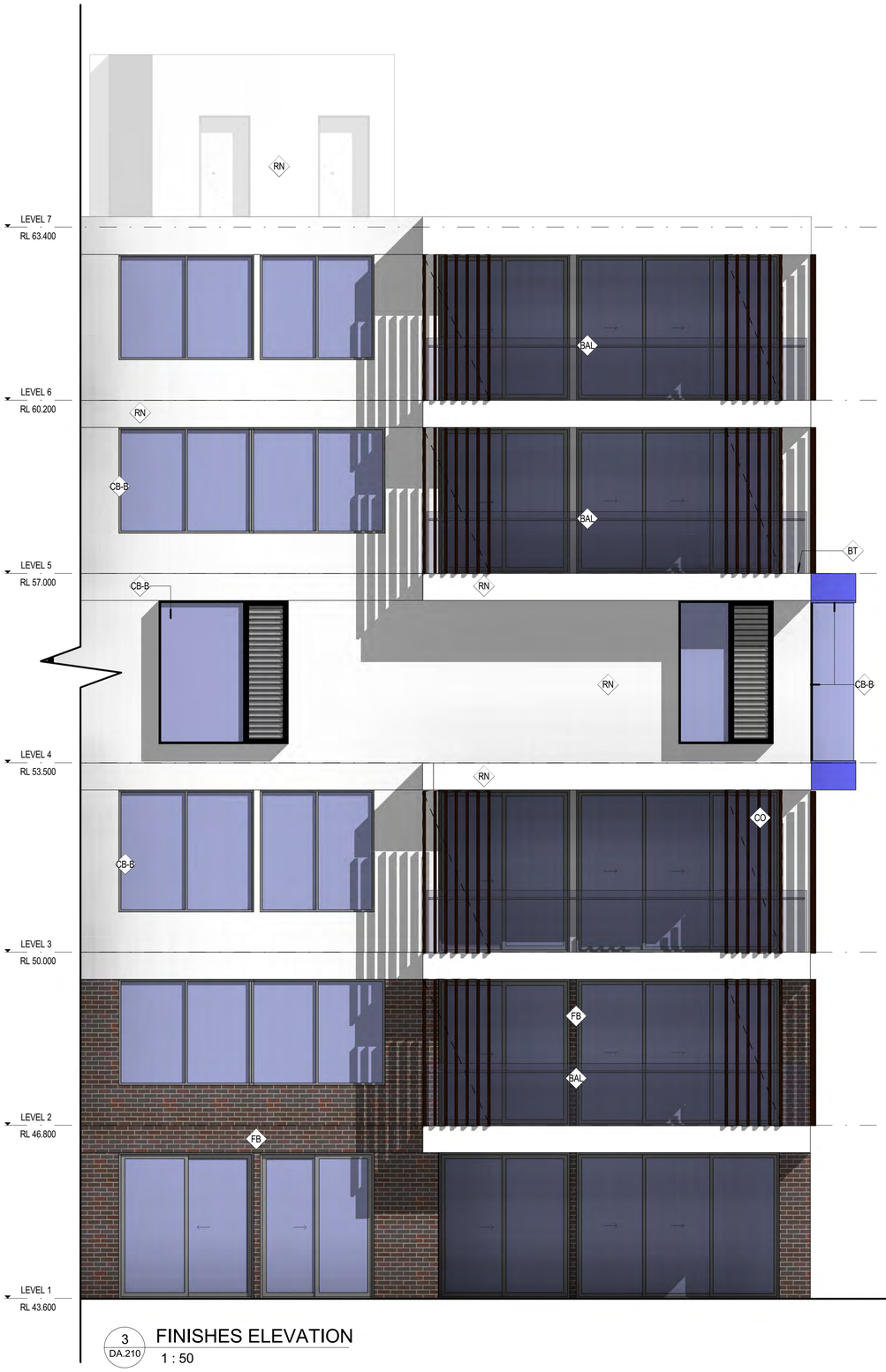
COMPLIANCE STUDY

As indicated @ A1

26.03.2019

DA.420

rev. E

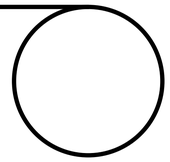


3 DA.210 FINISHES ELEVATION
1 : 50

0 0.5 1.0 1.5 2.5 5 m

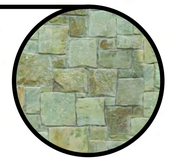
RN RENDERED FINISH

Vivid White (Dulux)



ST FEATURE STONE CLADDING (ENTRY)

ECO Outdoor - Clancy random Ashlar Sandstone



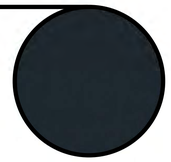
FB FACE BRICK

Namoi Valley Bricks - Federation Blue



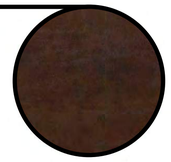
CB-B COLORBOND - NIGHT SKY

-Window Frames
-Window Boxes
-Spandrel Panels



CO Corten Finish

-Vertical Louvres
-Shading Boxes



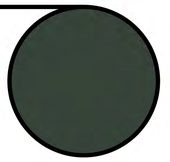
PV Paving

Eco Outdoor 'Saddle' Crazy Pave



CB-W \ MC / MR COLORBOND - WOODLAND GREY

-Fascia/Gutter/dDownpipes
-Metal Roofing
-Horizontal Sunshades (Level 7)
-Plant Enclosures



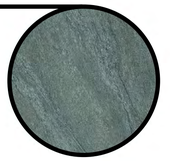
BAL Balustrade

Frameless Glass Balustrade with
Stainless Steel Finish



BT BALCONY TILES

Cut Stone, Beaumont Tiles 'Apline Grigio'





COURTYARD PERSPECTIVE

Australian Unity

SENIORS LIVING VILLAGE PROJECT

266 LONGUEVILLE RD
LANE COVE NSW

Australian Unity

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EXTERNAL BUILDING FINISHES

As indicated @ A1 24.08.2018

DA.600 **rev. D**



0 1 2 3 5 10m

Australian Unity

SENIORS LIVING VILLAGE PROJECT

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LANE COVE NSW

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PERSPECTIVES 01

@ A1

24.08.2018

DA.650

rev. D



0 1 2 3 5 10m

Australian Unity

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PERSPECTIVES 02

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24.08.2018

DA.651

rev. D