

# 23110 2-32 JUNCTION STREET, FOREST LODGE

## SENIOR'S LIVING DEVELOPMENT

2-32 JUNCTION STREET, FOREST LODGE 2037

### CLIENT:

CORIO PROJECTS

### ISSUED FOR:

DEVELOPMENT APPLICATION

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ARTIST IMPRESSION - EASTERN ELEVATION ALONG JUNCTION ST



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Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

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Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
COVER PAGE

Drawing No.  
DA000  
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Project No.  
23110

Issue  
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PROJECT INFORMATION	
JOB REFERENCE	23110
LOCALITY/SUBURB	Forest Lodge
STREET ADDRESS	2-32 Junction Street, Forest Lodge NSW
LOT & DP	Lot A,B,C DP 439209, Lot 1 DP 1092420, Lot 1 DP 1035720, Lot 1 DP 613650, Lot 1 DP 584394, Lot B DP 87371, Lot 1 DP 575200
LAND ZONING	MU1 – Mixed Use
SITE INFORMATION	
SITE AREA (m2)	4824m <sup>2</sup>
MAX. FSR <i>(As per City of Sydney LEP – Part 6 Division 5 Section 6.40)</i>	1.56:1
GFA MAXIMUM (m2) <i>(As per City of Sydney LEP – Part 6 Division 5 Section 6.40)</i>	7525m <sup>2</sup>
MAX. FSR with Seniors ILU & RAC Bonus (25%) <i>[As per SEPP Housing 2021 Part 5 Division 3 Clause 87.2 (iii)]</i>	1.95
MAX. GFA with Bonuses <i>[As per SEPP Housing 2021 Part 5 Division 3 Clause 87.2 (iii)]</i>	7525m <sup>2</sup> + 1882 m <sup>2</sup> (additional 25% GFA bonus) = 9407m <sup>2</sup>
PROPOSED GFA	9407m <sup>2</sup> (Including 776m <sup>2</sup> Residential Age Care GFA = 10% GFA bonus) (Including 1106m <sup>2</sup> additional Independent Living Units GFA = 15% GFA bonus)

INDEPENDENT LIVING UNIT YIELD INFORMATION	
TOTAL NUMBER OF UNITS	71
TOTAL 1 BED UNITS	4
TOTAL 2 BED UNITS	43
TOTAL 3 BED UNITS	24

CAR PARKING REQUIREMENTS				
Independent Living Units Car Parking Requirements:				
		Parking Rate:	Quantum	No. of Spaces required
As per SEPP Housing 2021 [Part 5 Division 7 Clause 108.2.(K)]	1 BED	0.5 per bedroom (0.5 per 1 Bed)	4 x Apartments	2
	2 BED	0.5 per bedroom (1.0 per 2 Bed)	43 x Apartments	43
	3 BED	0.5 per bedroom (1.5 per 3 Bed)	24 x Apartments	36
	Visitor	See note below	71 units	81
<b>TOTAL REQUIRED ILU CAR SPACES - 81</b>				
<b>TOTAL PROPOSED ILU CAR SPACES - 75</b>				

Residential Age Care Car Parking Requirements:				
		Parking Rate:	Quantum	No. of Spaces required
As per SEPP Housing 2021 [Part 5 Division 7 Clause 107.2(G)]	Residential Care Facility	Min. 1 parking space per 15 beds	12 Beds	1
		Min. 1 parking space every 2 employees on duty at same time.	Approx. 4 staff	2
		Min. 1 x ambulance parking		1
<b>TOTAL REQUIRED RAC CAR SPACES – 3 + 1 Ambulance Space</b>				
<b>TOTAL PROPOSED RAC CAR SPACES – 3 + 1 Ambulance Space</b>				

Level	2.4m Wide Car Spaces	3.2m Wide Car Spaces	Accessible Car Spaces	Ambulance Space	Total Car Spaces
Lower Ground Floor	25	38	0	0	63 car spaces
Ground Floor	15 <i>(incl. accessible spaces)</i>	0	13	1	15 car spaces (including 13 accessible car space) + 1 Ambulance
<b>Total</b>	<b>40</b>	<b>38</b> <i>(50% of total ILU car parking spaces)</i>	<b>13</b> <i>(12 x ILU Accessible 1 x RAC Accessible)</i>	<b>1</b>	<b>78 car spaces (including 13 accessible car spaces)</b> <b>1 ambulance</b>

BICYCLE SPACES				
		DCP Bike Parking Rate	Quantum	No. of Spaces required
	Residents	1/unit	71 units	71
	Visitors	1/10 units	71 Units	7
<b>TOTAL MIN. REQUIRED BICYCLE SPACES - 78</b>				
<b>TOTAL PROPOSED BICYCLE SPACE – 18 BICYCLE SPACES + 71 Bicycle storage within apartment basement storage area</b>				
MOTORCYCLE SPACES				
PROPOSED: 5 X Motorcycle spaces				

### RETIREMENT LIFESTYLE LIVING AND LIFETIME CARE RESIDENTIAL

	GFA COMM (m <sup>2</sup> )	GFA RACF (m <sup>2</sup> )	GFA RESI (m <sup>2</sup> )	1 BED	2 BED	3 BED	TOTAL	SOLAR 2H	SOLAR 15min	SOLAR 0H	CROSS VENT
Roof											
Level 05			289	1	2		3	3	0	0	2
Level 04			1160		4	6	10	10	0	0	7
Level 03			2022	1	11	7	19	14	4	1	12
Level 02			2083	1	12	6	19	13	1	5	12
Level 01		779	1357	1	7	4	12	9	1	2	8
Ground floor	799		875		7	1	8	4	0	4	2
Loading Dock Level			43								
	799	779	7829	4	43	24	71	53	6	12	43
Provided	9407			6%	61%	34%		74.6%	8.5%	16.9%	60.6%
Allowable GFA	9407	Target		5%	60%	33%		70%	8.5%	15%	60%

COMPLIANCE TABLE			
CONTROL	REQUIRED	PROPOSED	COMPLIANCE
<b>Maximum FSR + ILU &amp; RAC Bonuses</b>	1.95	1.95	YES
<b>Maximum Building Height</b> (City of Sydney LEP 2012 & SEPP Housing 2021)	Maximum Building Height RL as per COS LEP = RL 29.5 & RL 35.5	Proposed maximum building height RL = RL 33.2 (at lower buildings (B,C & D) & RL 36.3 at Building A)	YES
<b>Deep Soil</b> [SEPP Housing 2021 Part 5 – Division 7.108(2)(f)]	Maximum Building Height RL with addition 3.8 height bonus as per SEPP Housing 2021 = RL 33.3 & RL 39.3	Deep Soil zone on at least 15% of the site area, where each deep soil zone has min. dimension of 3m.	YES
<b>Communal Open Space</b> [SEPP Housing 2021 Part 5 – Division 7.107(2)(d)]	RAC Communal Internal & Open Space requirement = 10m <sup>2</sup> for every bed = 10 x 12 beds = 120m <sup>2</sup>  ADG - 25% of total site area = 1206m <sup>2</sup>	Proposed Deep Soil Area = 1215m <sup>2</sup>  Total Proposed RAC internal & external Communal Open Space = 176m <sup>2</sup>  Total Proposed Communal Open Space = 764 m <sup>2</sup>	Refer to Town Planning Report
<b>Landscape Area</b> [SEPP Housing 2021 - Part 5 – Division 7.108(2)(d) & 107(2)(e)]	RAC Landscape Area Requirement = at least 15m <sup>2</sup> of landscaped area for every bed = 15 x 12 beds = 180m <sup>2</sup>  ILU Landscape Area Requirement = 30% of the site area = 1447.2m <sup>2</sup>	Proposed total Landscaped Area = 1748m <sup>2</sup>	YES
<b>Solar Access to open space</b> (City of Sydney DCP 6.3.12.4)	Ensure solar access to Larkin Street Reserve Complies with Section 3.1.4 of this DCP a) 50% of the total area is to receive sunlight for 4 hours from 9am to 3pm on 21 June; b) protection from direct sun is to be available on 21 December for a minimum of 20% of the area used for passive recreation and c) protection from strong winds is to be provided where practicable.	The proposal allows 50% of the total area of Larkin St Reserve to receive sunlight for approximately 4 hours from 9am to 3pm on 21 June.	YES
<b>Solar Access:</b> (SEPP Housing 2021 & ADG Requirement)	SEPP Housing 2021: At least 70% of the dwelling receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces  ADG: Min 70% of dwellings to receive min. 2hrs of sunlight to living rooms and private open spaces between 9am and 3pm in mid-winter.	74.6% of units receive a min. 2hrs of sunlight to living rooms and private open spaces between June 9am and 3pm mid-winter.	YES
<b>Natural Cross Ventilation</b> (ADG Requirement)	Min 60% of dwellings are naturally cross ventilated for first 9 storeys. Max. cross-over/cross-through apartment 18m.	60.6% of units are naturally cross ventilated	YES
<b>Minimum Internal Area</b> (ADG Requirement)	Studio 35 m <sup>2</sup> 1 bedroom 50m <sup>2</sup> 2 bedroom 70m <sup>2</sup> 3 bedroom 90 m <sup>2</sup>  (Minimum additional 5 m <sup>2</sup> for every additional bathroom within unit)	All units comply with the minimum unit areas	YES
<b>Minimum Private Open Space Area</b> (SEPP Housing 2021 & ADG Requirement)	SEPP Housing 2021: (h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi storey building i) at least 15m <sup>2</sup> of private open space per dwelling and ii) at least 1 private open space with minimum dimensions  i) For a dwelling not located on the ground floor a balcony with minimum dimensions of 2m and i) an area of at least 10m <sup>2</sup> , or ii) for each dwelling containing 1 bedroom, an area of at least 6m <sup>2</sup>	All units comply with the minimum private open space areas	YES
<b>Liveable Housing</b> (ADG – 4Q-1)	20% of total apartments to incorporate Livable Housing Guidelines silver level  Total ILU Units – 71 Required min. livable units = 14	At least 14 ILU Units incorporates Livable Housing Guidelines silver level	YES

PROPOSED DEEP SOIL CALCULATION	
LEVEL	AREA
GROUND	885 m <sup>2</sup>
GROUND	282 m <sup>2</sup>
GROUND	48 m <sup>2</sup>
<b>TOTAL DEEP SOIL AREA</b>	<b>1215 m<sup>2</sup></b>

INDEPENDENT LIVING UNITS - PROPOSED COMMUNAL AREA CALCULATION	
LEVEL	AREA
GROUND	360 m <sup>2</sup>
LEVEL 01	327 m <sup>2</sup>
LEVEL 05	77 m <sup>2</sup>
<b>TOTAL ILU COMMUNAL AREA</b>	<b>764 m<sup>2</sup></b>



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Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
SITE & COMPLIANCE INFORMATION

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## INDEPENDENT LIVING UNITS SCHEDULE

LEVEL	UNIT NO.	UNIT TYPE	INTERNAL AREA	CROSS VENT.	SOLAR COMPLIANCE
GROUND	D.001	2 BED	89 m <sup>2</sup>	No	PARTIAL SUN - BALCONY ONLY
GROUND	D.002	3 BED	106 m <sup>2</sup>	Yes	PARTIAL SUN - BALCONY ONLY
GROUND	D.003	2 BED	99 m <sup>2</sup>	Yes	2H SOLAR
GROUND	D.004	2 BED	91 m <sup>2</sup>	No	2H SOLAR
GROUND	D.005	2 BED	91 m <sup>2</sup>	No	2H SOLAR
GROUND	D.006	2 BED	91 m <sup>2</sup>	No	2H SOLAR
GROUND	D.007	2 BED	99 m <sup>2</sup>	No	NO SOLAR
GROUND	D.008	2 BED	90 m <sup>2</sup>	No	PARTIAL SUN - BALCONY ONLY
LEVEL 01	B.101	1 BED	50 m <sup>2</sup>	No	NO SOLAR
LEVEL 01	B.102	2 BED	88 m <sup>2</sup>	No	2H SOLAR
LEVEL 01	B.103	2 BED	81 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 01	B.104	2 BED	80 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 01	C.101	3 BED	154 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 01	C.102	3 BED	151 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 01	D.101	3 BED	112 m <sup>2</sup>	Yes	PARTIAL SUN
LEVEL 01	D.102	2 BED	103 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 01	D.103	2 BED	90 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 01	D.104	2 BED	87 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 01	D.105	2 BED	94 m <sup>2</sup>	No	2H SOLAR
LEVEL 01	D.106	3 BED	103 m <sup>2</sup>	No	NO SOLAR
LEVEL 02	A.201	2 BED	76 m <sup>2</sup>	No	PARTIAL SUN - BALCONY ONLY
LEVEL 02	A.202	2 BED	80 m <sup>2</sup>	Yes	PARTIAL SUN - BALCONY ONLY
LEVEL 02	A.203	2 BED	90 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 02	A.204	2 BED	85 m <sup>2</sup>	No	2H SOLAR
LEVEL 02	A.205	3 BED	114 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 02	A.206	3 BED	115 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 02	A.207	2 BED	84 m <sup>2</sup>	No	PARTIAL SUN - BALCONY ONLY
LEVEL 02	B.201	1 BED	50 m <sup>2</sup>	No	NO SOLAR
LEVEL 02	B.202	2 BED	89 m <sup>2</sup>	No	2H SOLAR
LEVEL 02	B.203	2 BED	81 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 02	B.204	2 BED	80 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 02	D.201	3 BED	112 m <sup>2</sup>	Yes	PARTIAL SUN
LEVEL 02	D.202	2 BED	103 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 02	D.203	2 BED	90 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 02	D.204	2 BED	87 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 02	D.205	2 BED	94 m <sup>2</sup>	No	2H SOLAR
LEVEL 02	D.206	3 BED	103 m <sup>2</sup>	No	NO SOLAR
HERITAGE - LEVEL 2	C.201	3 BED	154 m <sup>2</sup>	Yes	2H SOLAR
HERITAGE - LEVEL 2	C.202	3 BED	151 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	A.301	2 BED	76 m <sup>2</sup>	No	PARTIAL SUN
LEVEL 03	A.302	2 BED	81 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	A.303	2 BED	90 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	A.304	2 BED	85 m <sup>2</sup>	No	2H SOLAR
LEVEL 03	A.305	3 BED	114 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	A.306	3 BED	114 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	A.307	2 BED	84 m <sup>2</sup>	No	PARTIAL SUN
LEVEL 03	B.301	1 BED	50 m <sup>2</sup>	No	NO SOLAR
LEVEL 03	B.302	2 BED	89 m <sup>2</sup>	No	2H SOLAR
LEVEL 03	B.303	2 BED	81 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	B.304	2 BED	80 m <sup>2</sup>	Yes	2H SOLAR

## INDEPENDENT LIVING UNITS SCHEDULE

LEVEL	UNIT NO.	UNIT TYPE	INTERNAL AREA	CROSS VENT.	SOLAR COMPLIANCE
LEVEL 03	D.301	3 BED	112 m <sup>2</sup>	Yes	PARTIAL SUN
LEVEL 03	D.302	2 BED	103 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	D.303	2 BED	90 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	D.304	3 BED	102 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 03	D.305	2 BED	94 m <sup>2</sup>	No	2H SOLAR
LEVEL 03	D.306	3 BED	103 m <sup>2</sup>	No	PARTIAL SUN
HERITAGE - LEVEL 3	C.301	127 m <sup>2</sup>	111 m <sup>2</sup>	Yes	2H SOLAR
HERITAGE - LEVEL 3	C.302	124 m <sup>2</sup>	112 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 04	A.401	3 BED	121 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 04	A.402	2 BED	88 m <sup>2</sup>	No	2H SOLAR
LEVEL 04	A.403	2 BED	97 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 04	A.404	3 BED	121 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 04	B.401	3 BED	113 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 04	B.402	3 BED	104 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 04	D.401	3 BED	109 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 04	D.402	2 BED	79 m <sup>2</sup>	No	2H SOLAR
LEVEL 04	D.403	2 BED	79 m <sup>2</sup>	No	2H SOLAR
LEVEL 04	D.404	3 BED	123 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 05	A.501	1 BED	52 m <sup>2</sup>	Yes	2H SOLAR
LEVEL 05	A.502	2 BED	88 m <sup>2</sup>	No	2H SOLAR
LEVEL 05	A.503	2 BED	106 m <sup>2</sup>	Yes	2H SOLAR

Grand total: 71



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Title  
UNIT SCHEDULES

Drawing No. DA002	Issue 6
Scale	Drawing Size A3
Project No. 23110	Drawn By JT

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### 3 BASIX Energy

#### 3.1 Energy

The following minimum standards will be required to comply with the BASIX targets for the project

Table 4: BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Centralised electric heat pump (air sourced) with a 3.0 COP <= 3.5 and minimum R1.0 insulation to internal and external pipework
Sauna x 2	Heating System: Electric Infrared system controlled by BMS
Heated Swimming Pool	Heating System: Electric Heat Pump controlled by timer
Cooking	Induction cooktop & electric oven
Mechanical heating and cooling	Reverse cycle air-conditioning (1-Phase ducted) for each dwelling Minimum EER ratings – Cooling/Heating 3.5-4.0 and 3.0-3.5 respectively
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, open to façade or roof – Manual on/off Kitchen range hood: Individual fan, open to façade or roof – Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: 4.5 Energy Star Clothes: 2 Energy Star
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor and regenerative (>= 1001 kg but <= 1500kg)
On-site generation (peak)	55kW

### 4 BASIX Thermal Comfort

#### 4.1 Thermal Comfort

The following minimum standards are required to comply with the BASIX Thermal Comfort requirements for the project.

Table 5: BASIX Thermal Comfort Requirements

Design Element	Compliance Criteria
Glazed Doors / Windows	The following glazed elements are used throughout the development: <u>Fixed and Sliding Windows/Doors</u> Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.52 (+/- 5%) <u>Awning and Casement Windows/Doors</u> Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.47 (+/- 5%) The following glazed elements are used throughout for apartment units A.302 A.404 A.501 C.302 D.301 <u>Fixed and Sliding Windows/Doors</u> Total System U-Value = 3.10 (equal to or less than) Total System SHGC = 0.49 (+/- 5%) <u>Awning and Casement Windows/Doors</u> Total System U-Value = 3.10 (equal to or less than) Total System SHGC = 0.39 (+/- 5%) <u>Operable Skylight</u> Total System U-Value = 4.22 (equal to or less than) Total System SHGC = 0.72 (+/- 5%) Operability – max available while meeting window safety device requirements defined in the BCA. Note – all glazing systems are whole of system, including glazing and frame systems.
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls. Minimum nominal 20mm unventilated non-reflective airgap. No thermal break considered for the metal stud frame for thermal bridging control. Refer to Appendix C insulation markups for locations of insulation and additional details. Medium or light colour.
Walls to Internal Corridors or Non-Conditioned Zones	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones. Minimum R0.2 thermal break to all metal stud frame for wall/ceiling thermal bridging control should consider.
Exposed Roofs/Balconies (Over conditioned spaces)	Refer to Appendix C insulation markups for locations of insulation and additional details. Added R4.0 soffit slab insulation to apartments concrete slab roofs. Medium or light colour.
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R2.5 soffit slab insulation to underside of suspended concrete slabs. Refer to Appendix C insulation markups for locations of insulation and additional details.
Insulation Penetrations	As a lighting plan/RCP is not yet available, downlights have been modelled at a scale of 1 downlight/5m <sup>2</sup> . Exhaust fans have been modelled as 1 per bathroom, 1 per laundry if available and 1 per kitchen. Ceiling fans with 1200mm diameter have been modelled in following units Bedrooms: All units Bedroom & Living room A.404 A.502 B.102 B.103 B.202 B.203 B.302 C.301 C.302 D.102 D.105 D.202 D.205 D.306 D.402 D.404 D.401
Floors Covering	Carpet in Bedrooms Timber in Living/Dining Rooms. Tile in Kitchen/Bathrooms.

### 5 BASIX Water

#### 5.1 Water

The following minimum standards are required to comply with the BASIX Water Targets for the project.

Table 6: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (>4.5 but <= 6 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 6 Star WELS Rated Kitchen Sink Taps: Minimum 6 Star WELS Rated
Fixtures within common areas	Showerheads: 4 Star (>4.5 but <= 6 L/min) Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 6 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: Minimum 5 Star WELS Rated Dishwasher: Minimum 6 Star WELS Rated
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Fire Sprinkler Water Test	Fire sprinkler systems are assigned to basement levels and each building individually. All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Hot Water Recirculation or diversion system	Not hot water recirculation or diversion system
Alternative Water	Rainwater Tank - Minimum 120,000L. Rainwater tank to harvest roof area of not less than 1,900m <sup>2</sup> and impervious area (paving, balcony etc) of not less than 500 m <sup>2</sup> to serve development landscape irrigation, toilet flush and laundry of all apartments.
Landscape	Common lawn area: 1,000 m <sup>2</sup> Common garden area of indigenous or low water use species: 500m <sup>2</sup>
Indoor Swimming Pool	90 KL indoor swimming pool is located within the development

REFER TO BASIX COMPLIANCE REPORT PREPARED BY E-LAB CONSULTING



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Sydney NSW 2000  
Telephone 02 9299 0401  
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ABN 25 082 956 929

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Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
BASIX COMMITMENT NOTES

Drawing No.  
DA003  
Scale  
N/A  
Project No.  
23110  
Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION  
CAD Reference  
27/01/2026 5:27:57 PM

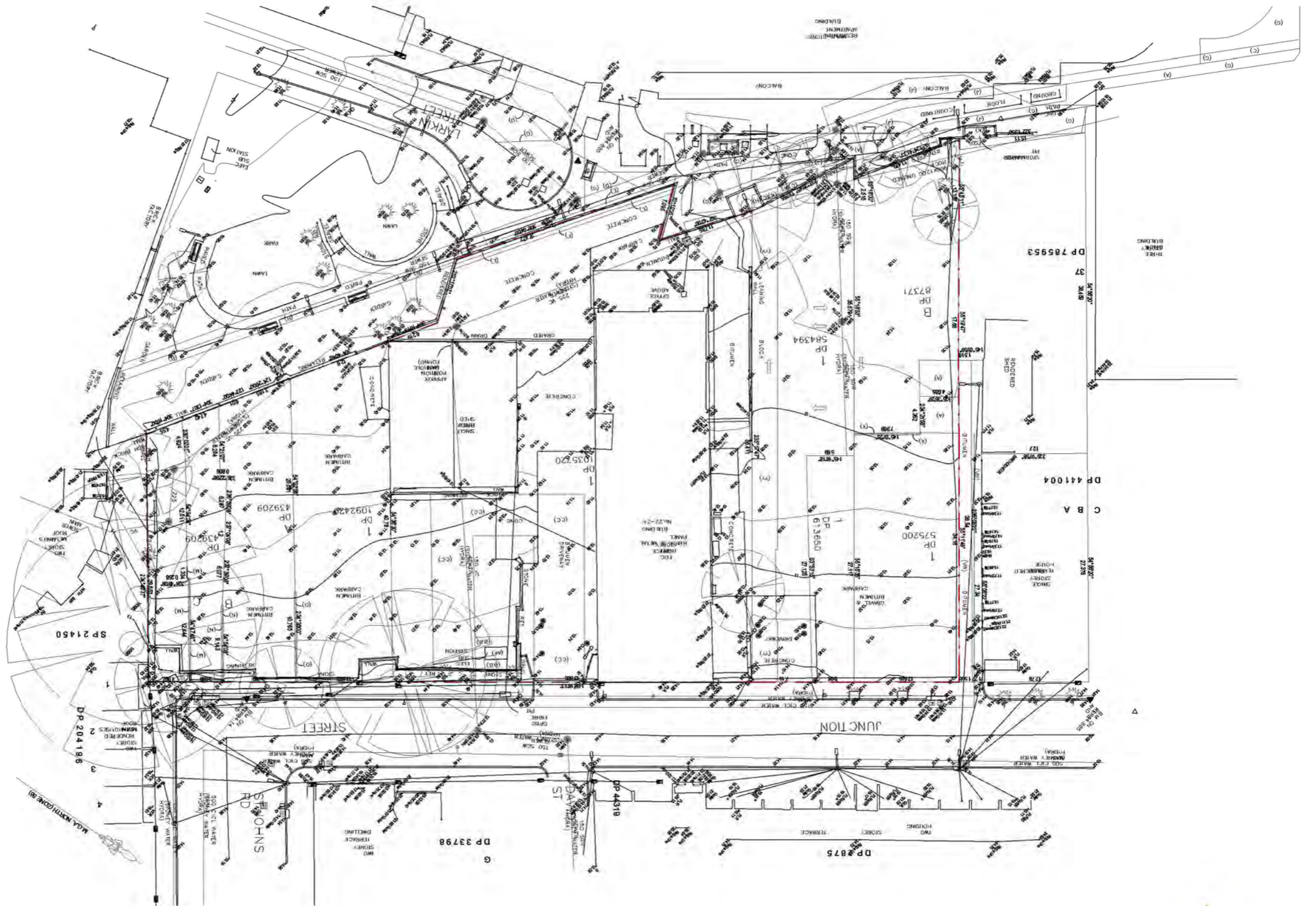


ARTIST IMPRESSION - EASTERN ELEVATION ALONG JUNCTION ST

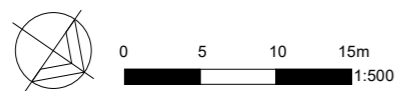


Dimensioned drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd © Nominated Architect: Greg Barnett (NSW ARB. 6092)

Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
1	Development Application	19.06.2025	CORIO PROJECTS	Seniors Living Development 2-32 Junction Street, Forest Lodge NSW	RENDER - JUNCTION STREET	DA004	6
5	Revised Application	26.11.2025				N/A	Drawing Size
6	Revised Application	27.01.2025				Project No. 23110	A3
						CAD Reference	Drawn By JT
<b>DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION</b>						27/01/2026 5:27:58 PM	



NOTE: SURVEY PLAN PREPARED BY LAND PARTNERS



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Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
CORIO PROJECTS

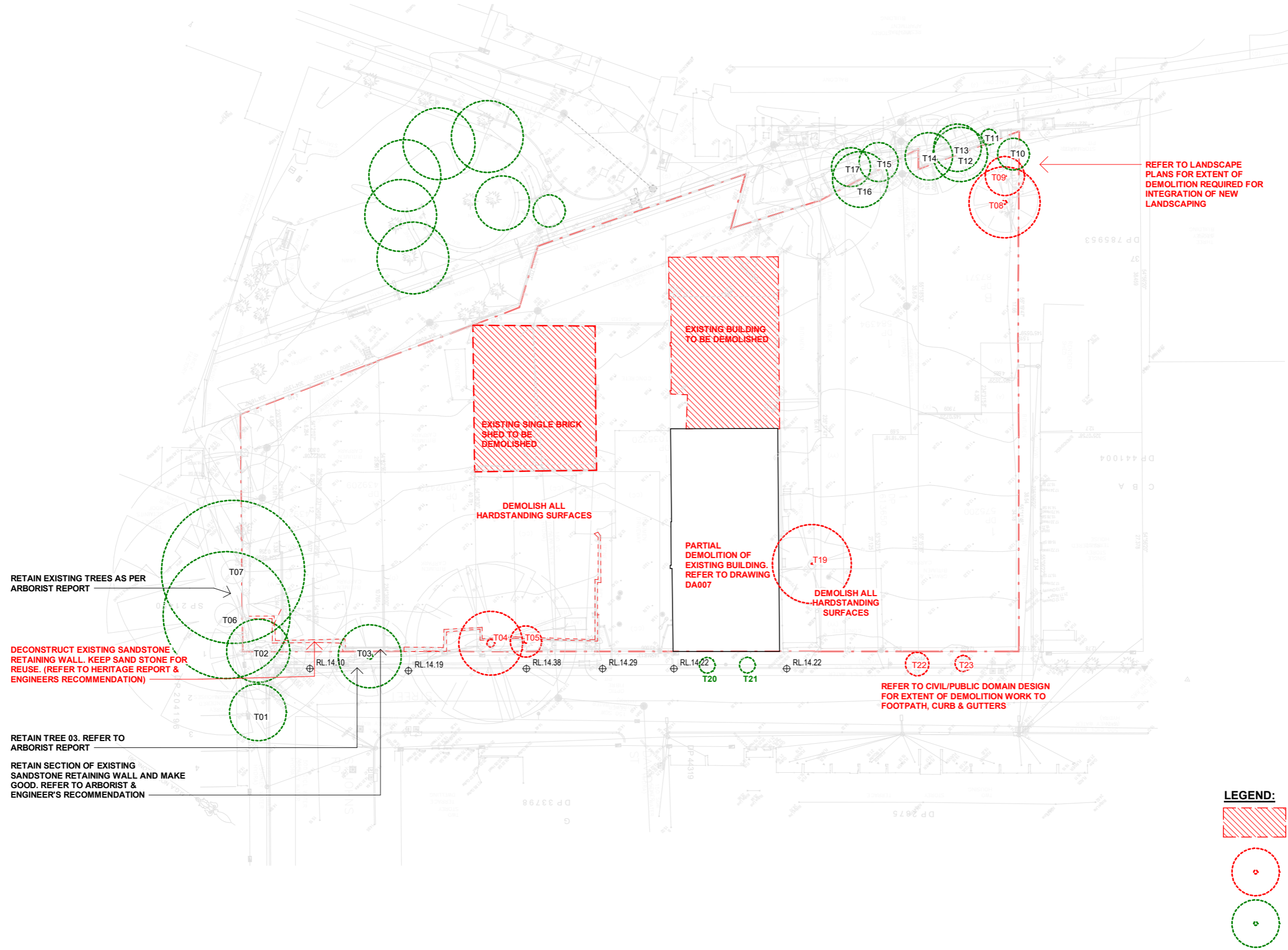
Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
SURVEY PLAN - LANDPARTNERS




Drawing No. DA005	Issue 6
Scale 1 : 500	Drawing Size A3
Project No. 23110	Drawn By JT

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION

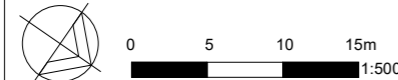
CAD Reference  
27/01/2026 5:28:00 PM



**LEGEND:**

-  BUILDINGS AND STRUCTURES TO BE DEMOLISHED
-  DENOTES EXISTING TREES TO BE REMOVED
-  DENOTES EXISTING TREES TO BE RETAINED

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 ABN 25 082 956 929



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Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

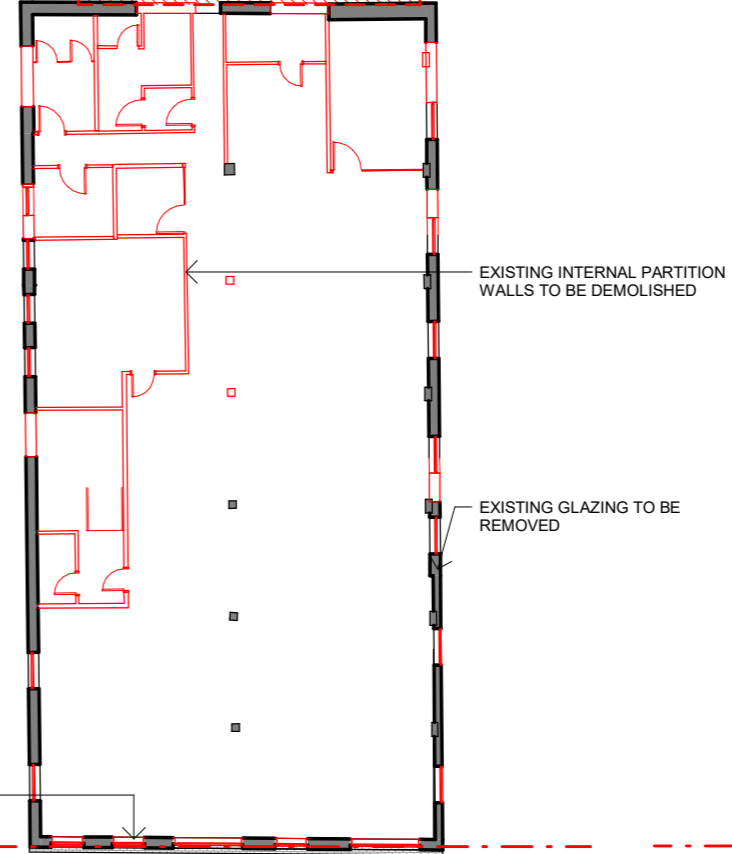
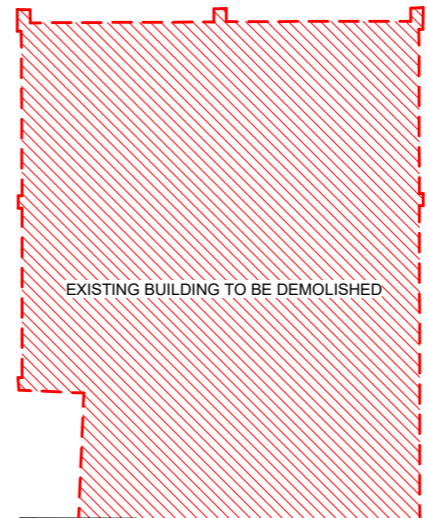
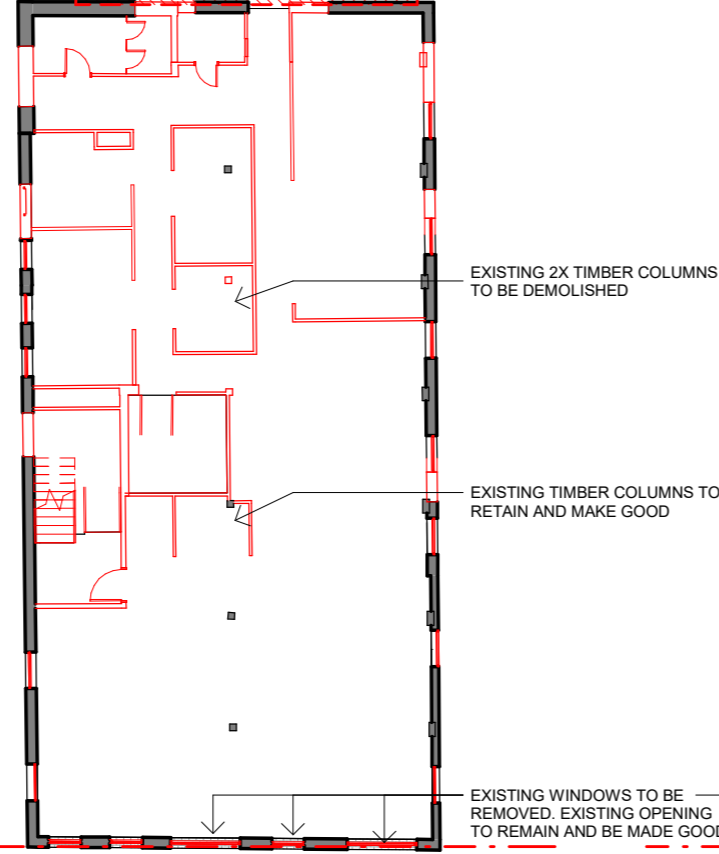
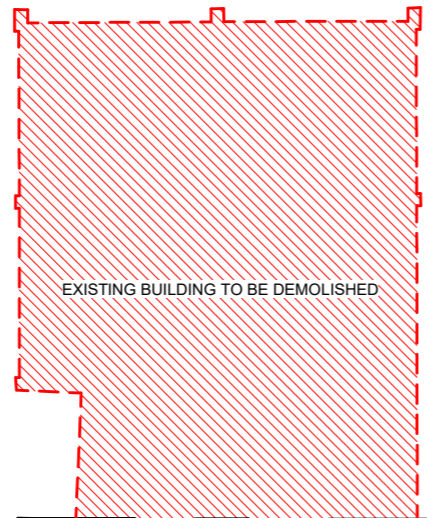
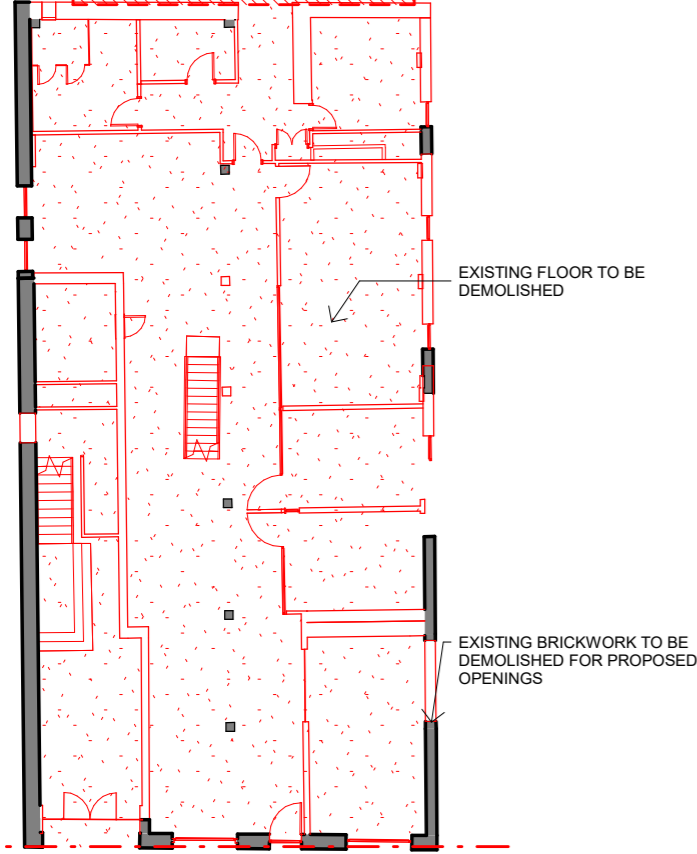
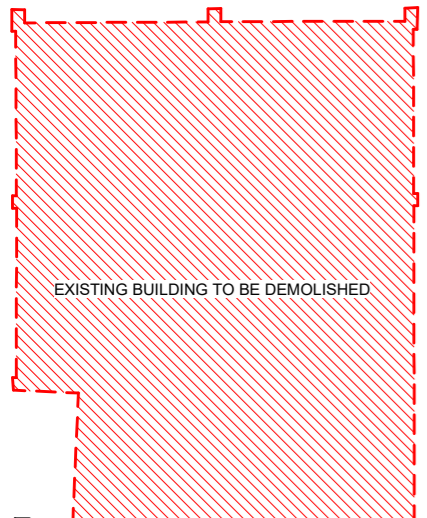
Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**EXISTING SITE & DEMOLITION PLAN**

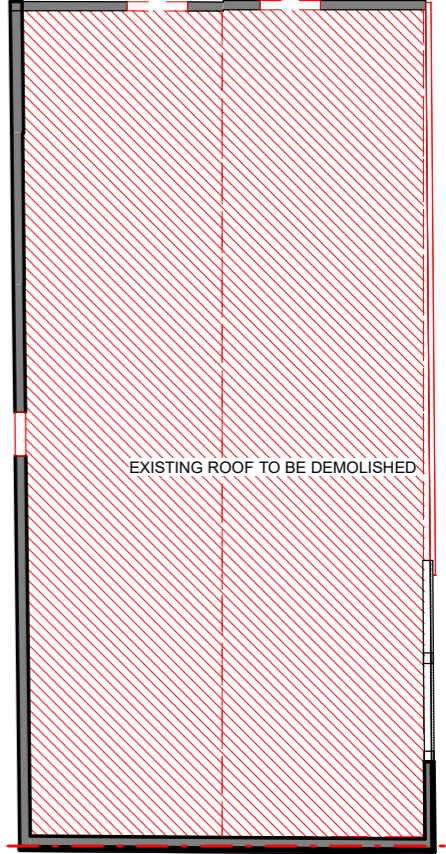
**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

Drawing No. DA006	Issue 6
Scale 1 : 500	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference	
27/01/2026 5:28:00 PM	



**LEGEND:**

	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING STRUCTURE TO RETAIN AND MAKE GOOD
	EXISTING ROOF TO BE DEMOLISHED
	EXISTING FLOOR TO BE DEMOLISHED
	EXISTING COLUMNS TO BE DEMOLISHED
	EXISTING COLUMNS TO RETAIN AND MAKE GOOD

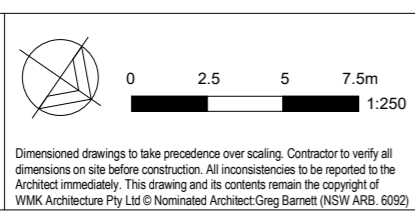


1 **EXISTING GROUND - DEMO** SCALE 1 : 250

2 **EXISTING LEVEL 1 - DEMO** SCALE 1 : 250

3 **EXISTING LEVEL 2 - DEMO** SCALE 1 : 250

4 **EXISTING ROOF - DEMO** SCALE 1 : 250



Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

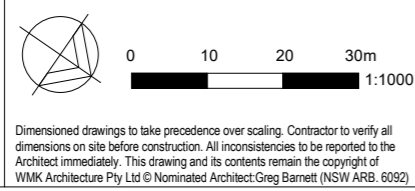
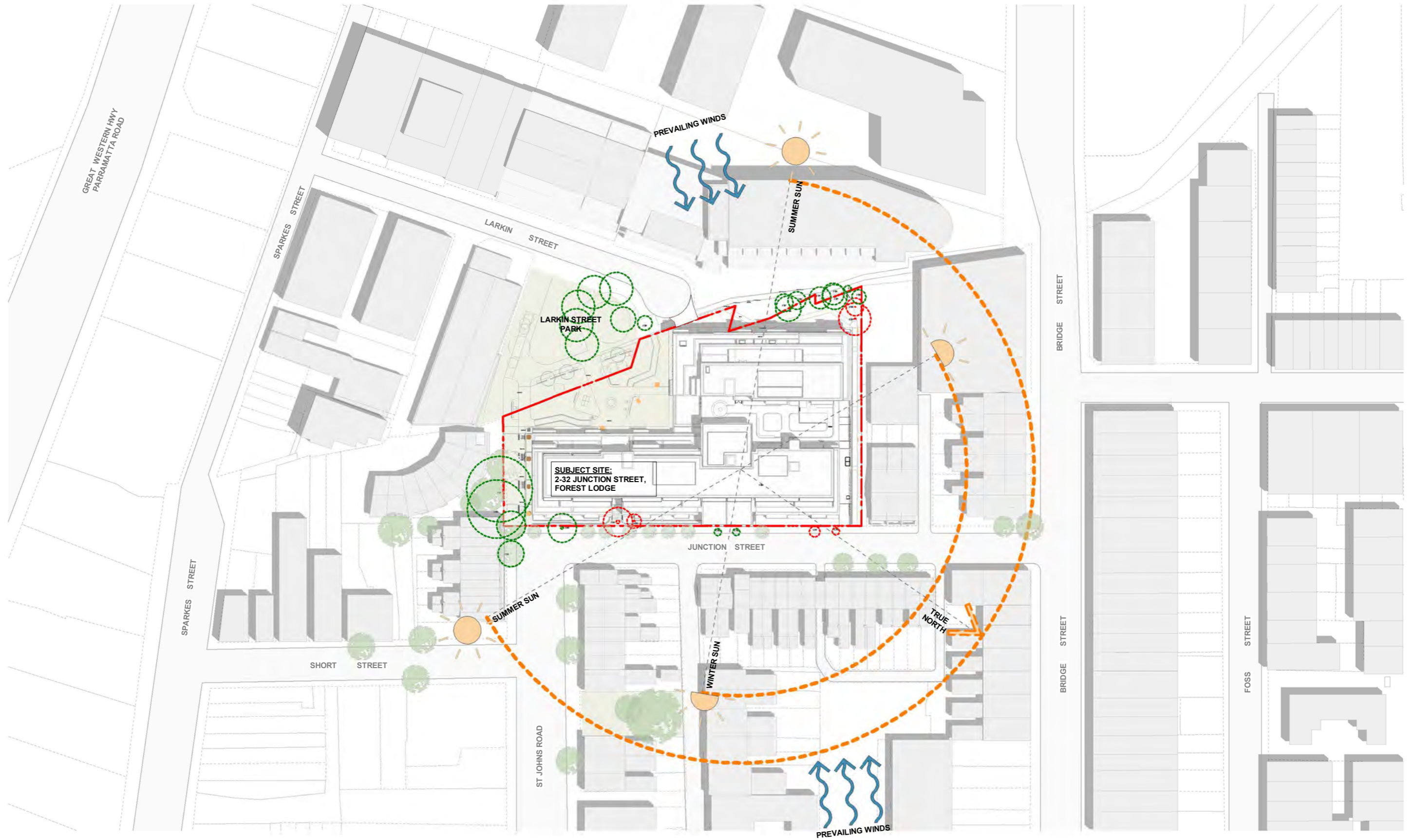
Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
 EXISTING - DEMOLITION PLANS

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

Drawing No. DA007	Issue 6
Scale 1 : 250	Drawing Size A3
Project No. 23110	Drawn By RS
CAD Reference 27/01/2026 5:28:02 PM	



Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

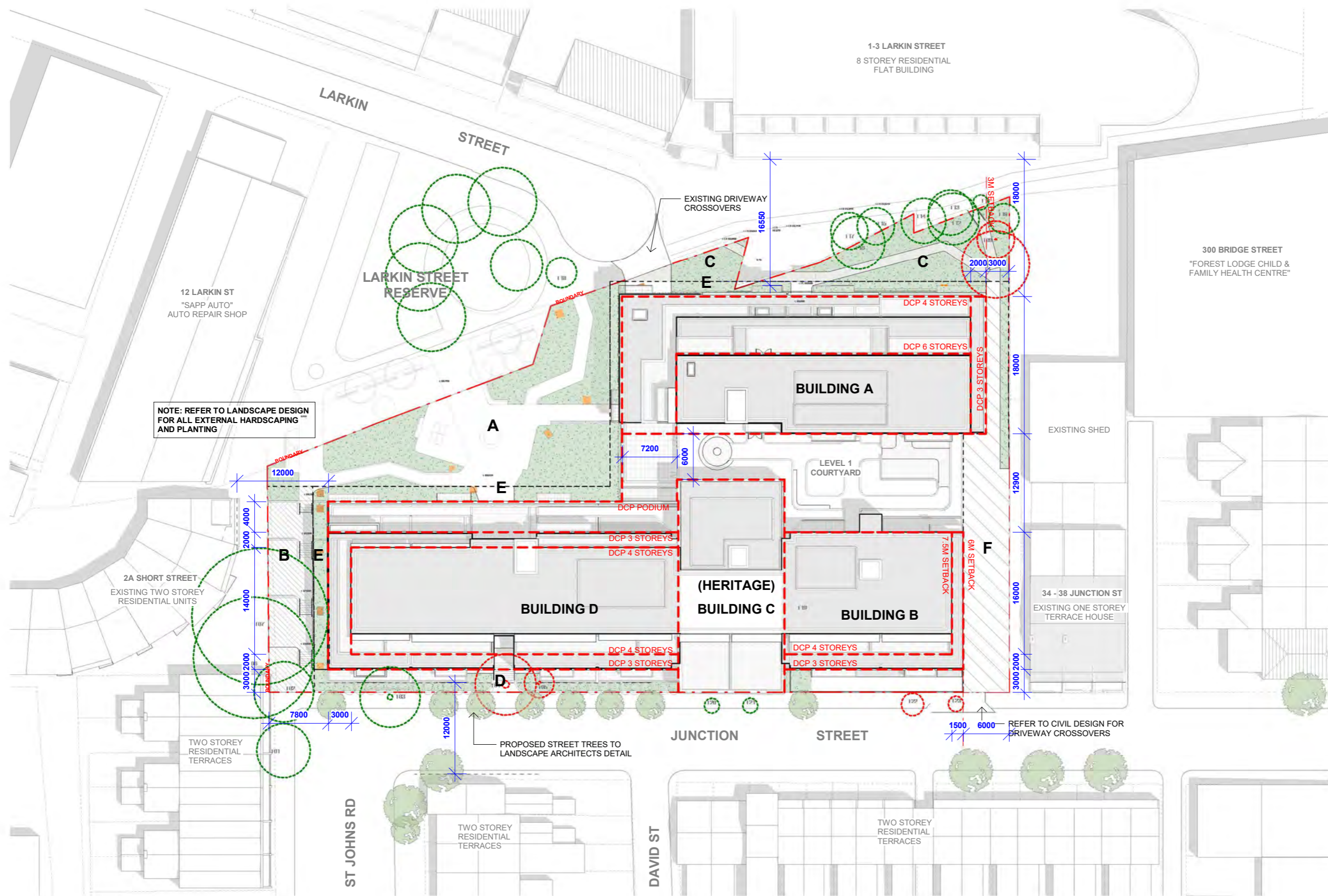
Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**SITE PLAN**

**DEVELOPMENT APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**

Drawing No. DA010	Issue 6
Scale 1 : 1000	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference 27/01/2026 5:28:07 PM	



**GRAPHICAL LEGEND:**

- A** Dedication - Park (At Grade With Larkin Street Reserve)
- B** Dedication - Lane (Even Grade from St Johns Road to Larkin Street Reserve)
- C** Easement for Public Access - Larkin Street Extension
- D** Primary Setback 3m - Clear to Sky
- E** Above Ground Parking Screen Planting 2m - Clear to Sky
- F** Paved Driveway & Pedestrian Access - Cert to Sky, includes landscaped screening



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Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

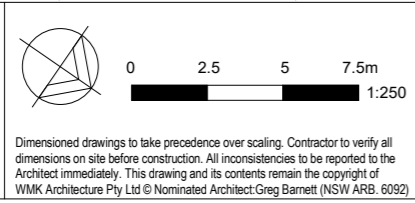
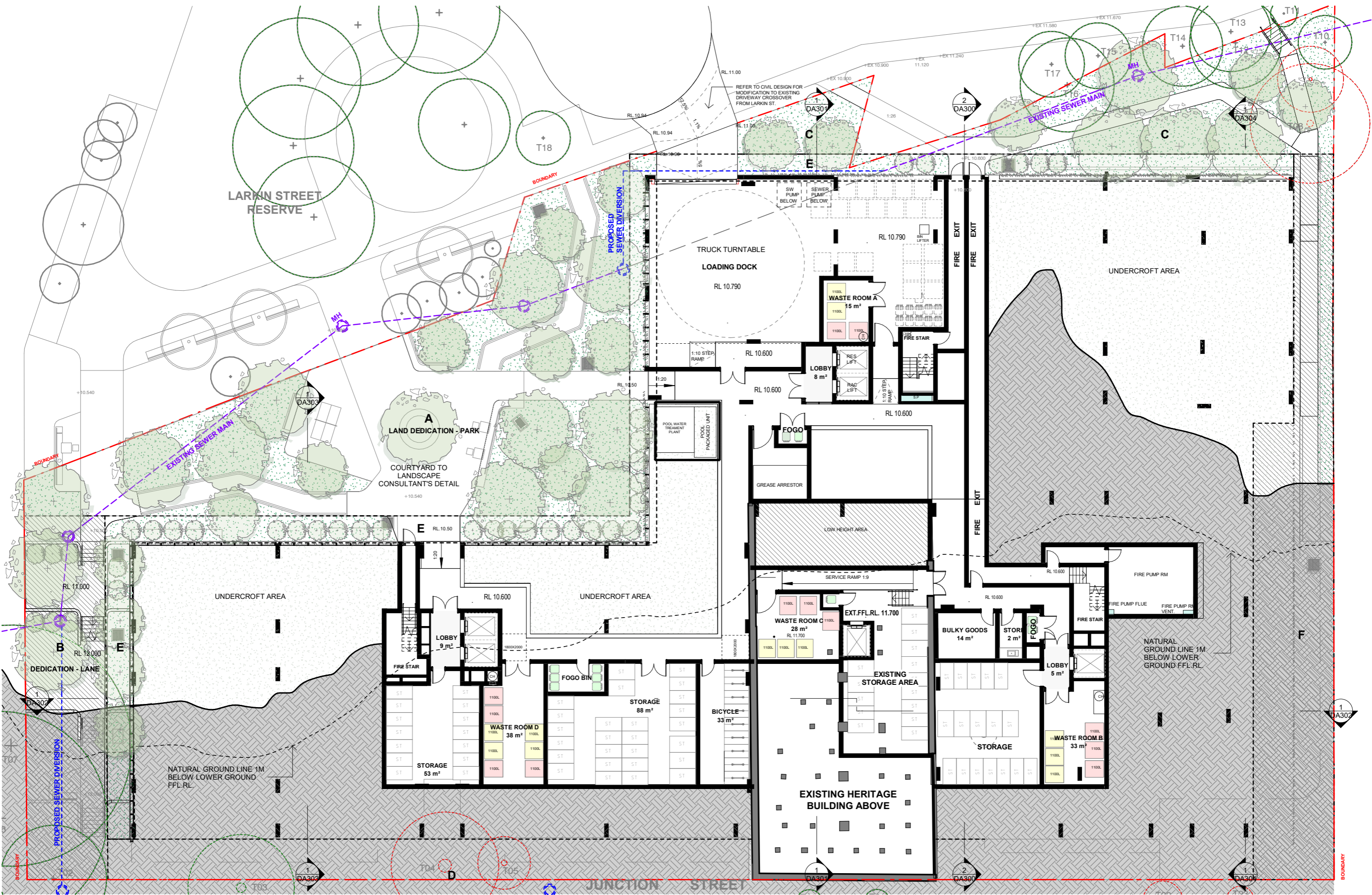
Title  
SITE PLAN - DCP SET BACKS

Drawing No. DA011	Issue 6
Scale 1 : 500	Drawing Size A3
Project No. 23110	Drawn By JT

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION

CAD Reference  
27/01/2026 5:28:34 PM





Issue	Description	Date
1	Development Application	19.06.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**LOADING BAY LOWER FLOOR PLAN**

Drawing No.  
 DA100

Scale  
 1 : 250

Project No.  
 23110

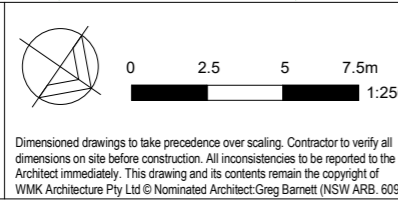
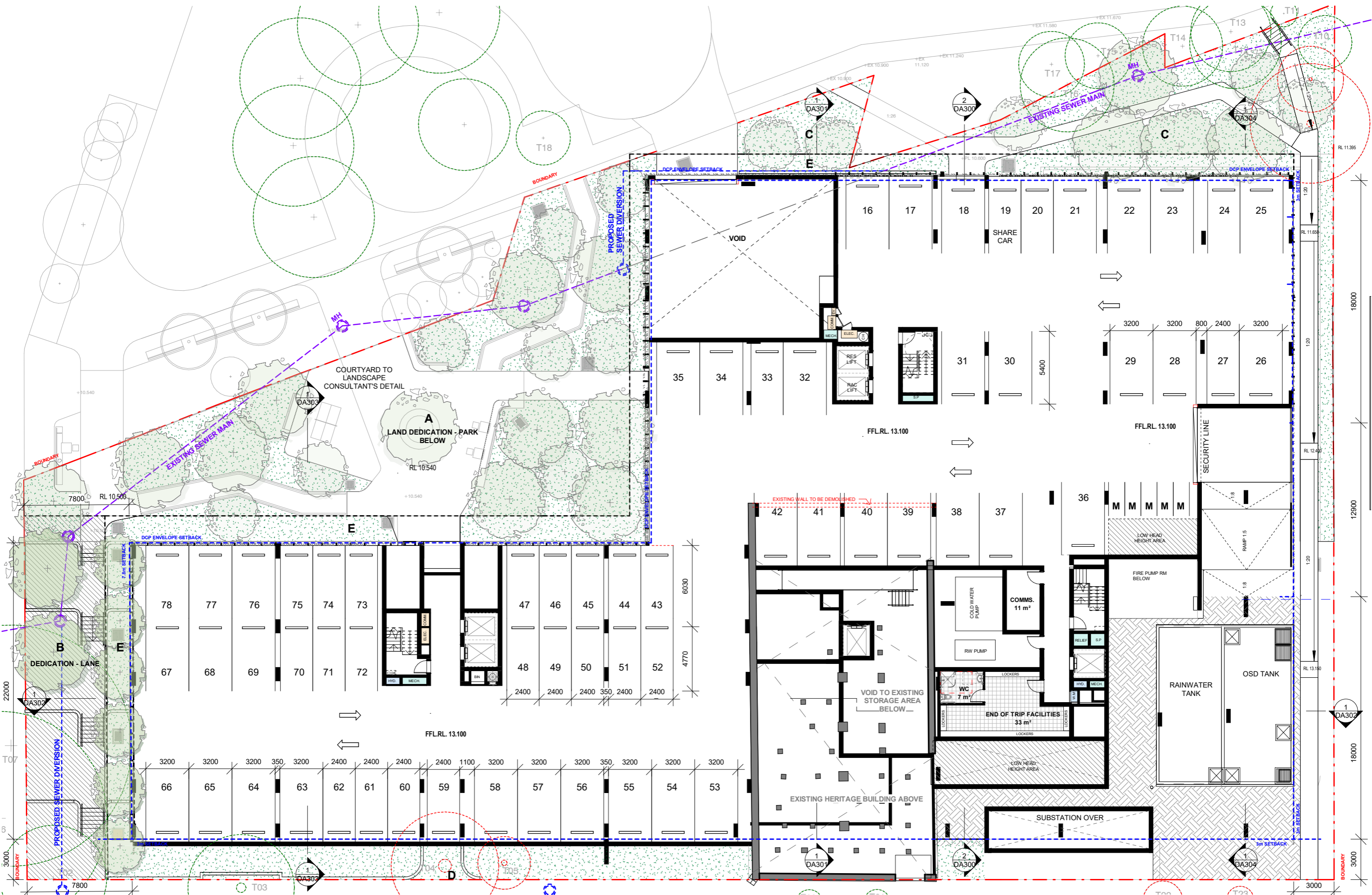
Issue  
 6

Drawing Size  
 A3

Drawn By  
 JT

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

CAD Reference  
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Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

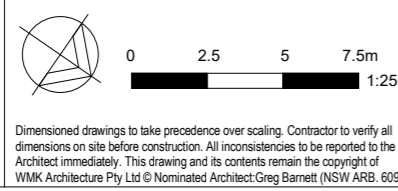
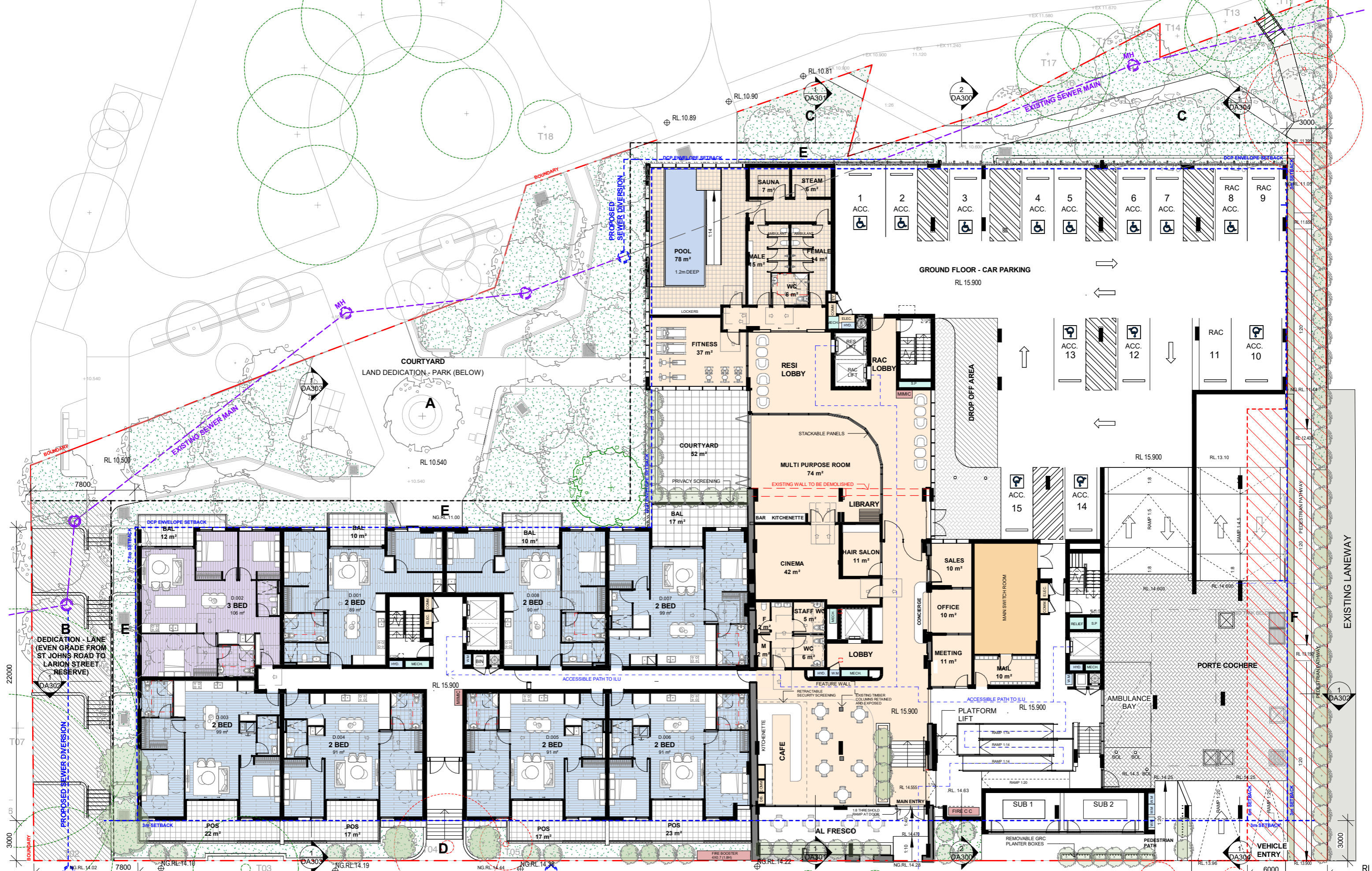
Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**LOWER GROUND FLOOR**

Drawing No.  
 DA101  
 Scale  
 1 : 250  
 Project No.  
 23110  
 Issue  
 6  
 Drawing Size  
 A3  
 Drawn By  
 JT

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

CAD Reference  
 27/01/2026 5:29:09 PM



Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**GROUND FLOOR**

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

Drawing No.  
 DA102

Scale  
 1 : 250

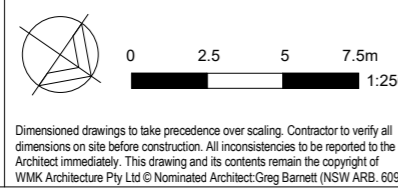
Project No.  
 23110

CAD Reference  
 27/01/2026 5:29:13 PM

Issue  
 6

Drawing Size  
 A3

Drawn By  
 JT



Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

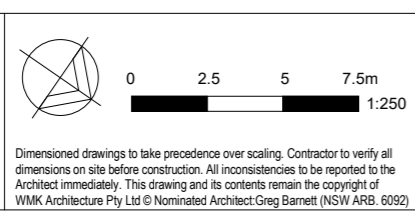
Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**LEVEL 01**

Drawing No.  
 DA103  
 Scale  
 1 : 250  
 Project No.  
 23110  
 Issue  
 6  
 Drawing Size  
 A3  
 Drawn By  
 JT

**DEVELOPMENT APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**

CAD Reference  
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Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**LEVEL 02**

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

Drawing No.  
 DA104

Scale  
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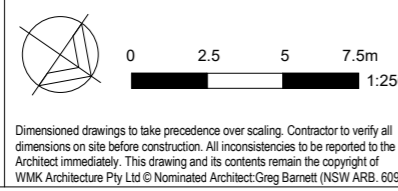
Project No.  
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Issue  
 6

Drawing Size  
 A3

Drawn By  
 JT

CAD Reference  
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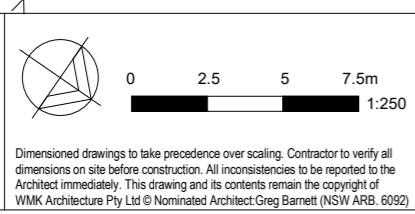
Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**LEVEL 03**

Drawing No. DA105	Issue 6
Scale 1 : 250	Drawing Size A3
Project No. 23110	Drawn By JT
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CAD Reference 27/01/2026 5:29:38 PM	



Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

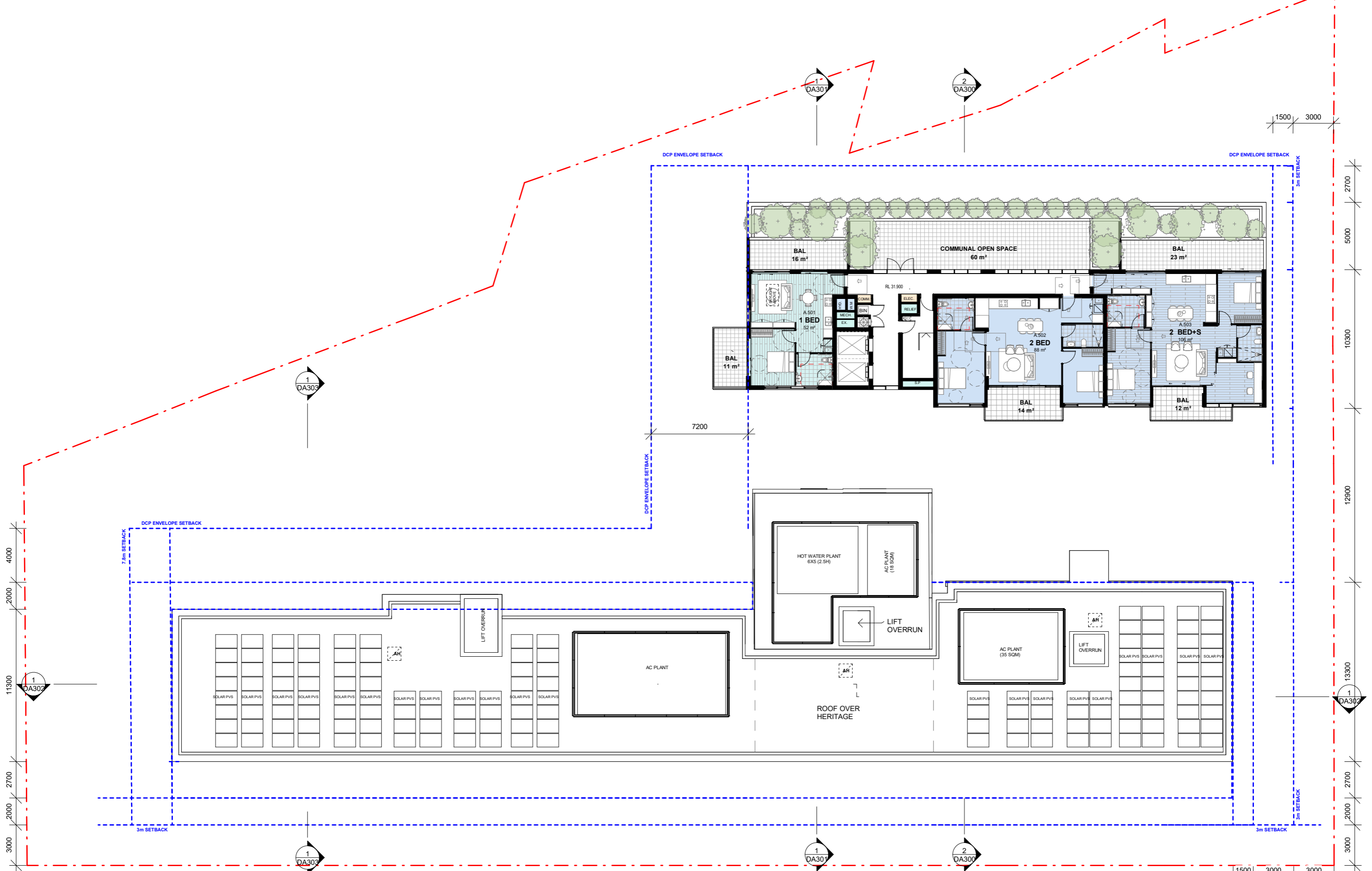
Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**LEVEL 04**

**DEVELOPMENT APPLICATION ONLY  
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Drawing No. DA106	Issue 6
Scale 1 : 250	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference 27/01/2026 5:29:44 PM	



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 wmkarchitecture.com  
 ABN 25 082 956 929

Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

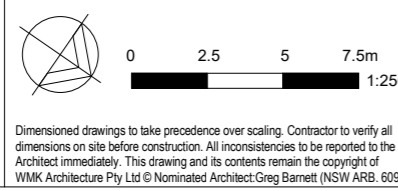
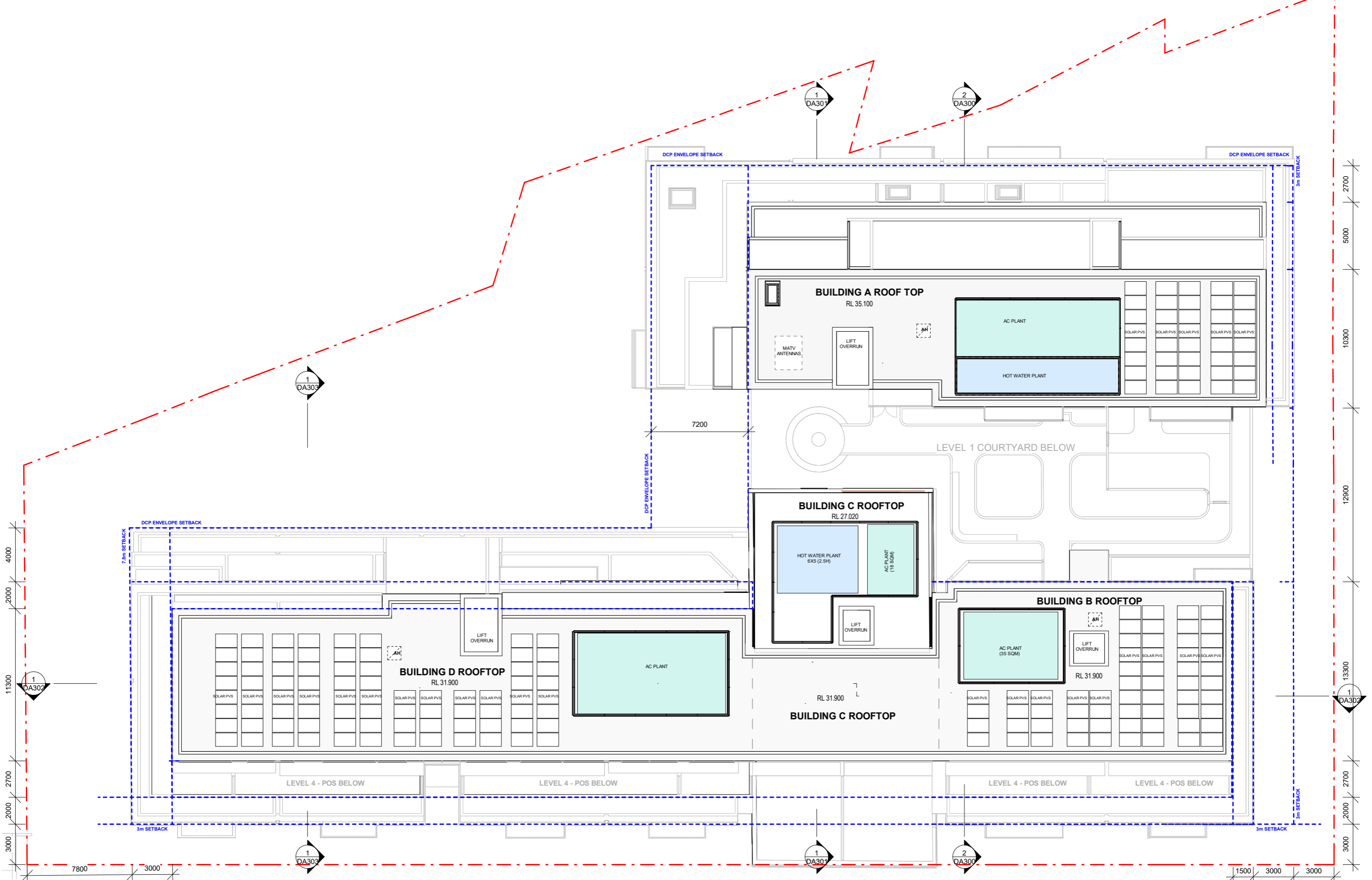
Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**LEVEL 05**

Drawing No.  
 DA107  
 Scale  
 1 : 250  
 Project No.  
 23110  
 Issue  
 6  
 Drawing Size  
 A3  
 Drawn By  
 JT  
 27/01/2026 5:29:49 PM

**DEVELOPMENT APPLICATION ONLY  
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Issue	Description	Date
1	Development Application	19.06.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

**Client**  
 CORIO PROJECTS

**Project**  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

**Title**  
 ROOF PLAN

**Drawing No.**  
 DA108

**Scale**  
 1 : 250

**Project No.**  
 23110

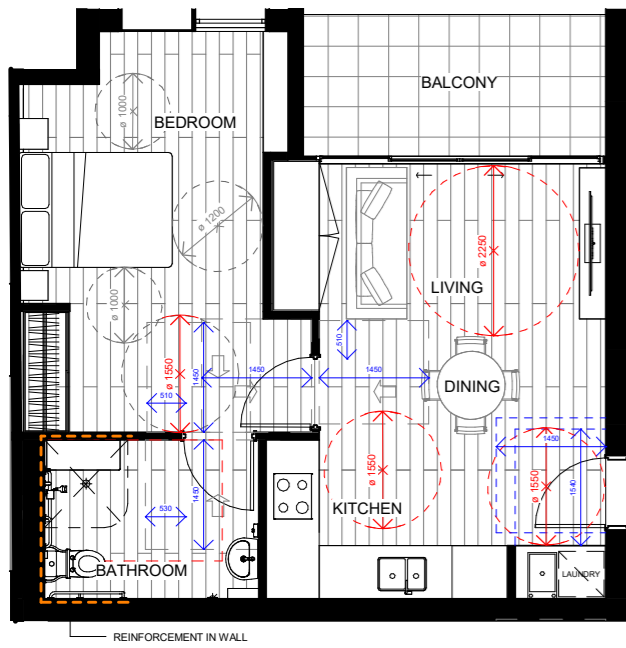
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**Drawing Size**  
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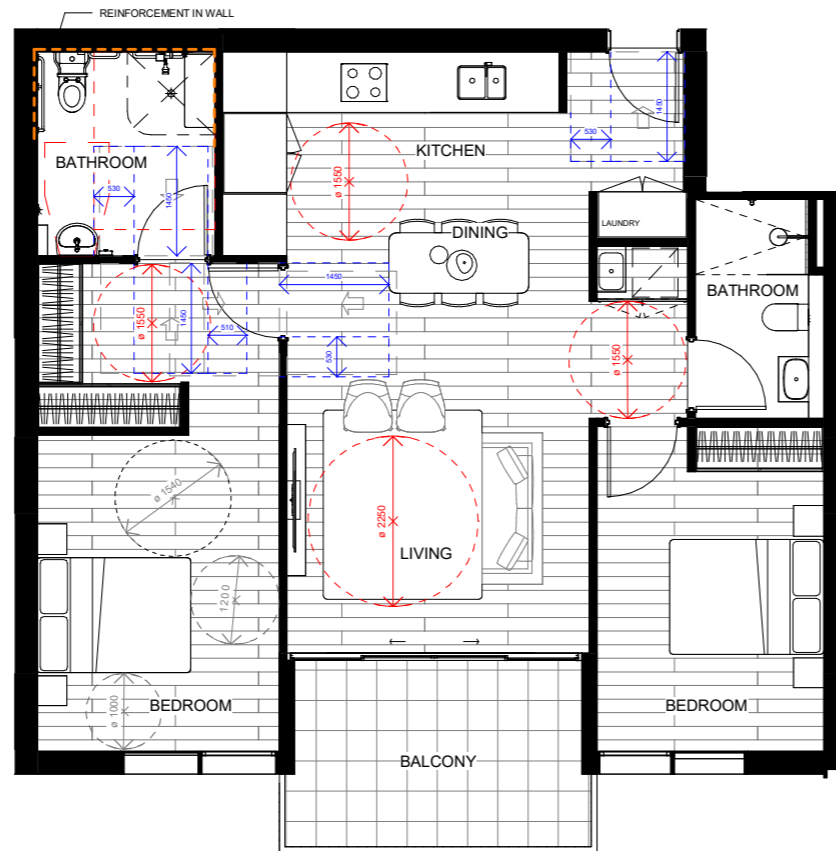
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 JT

**CAD Reference**  
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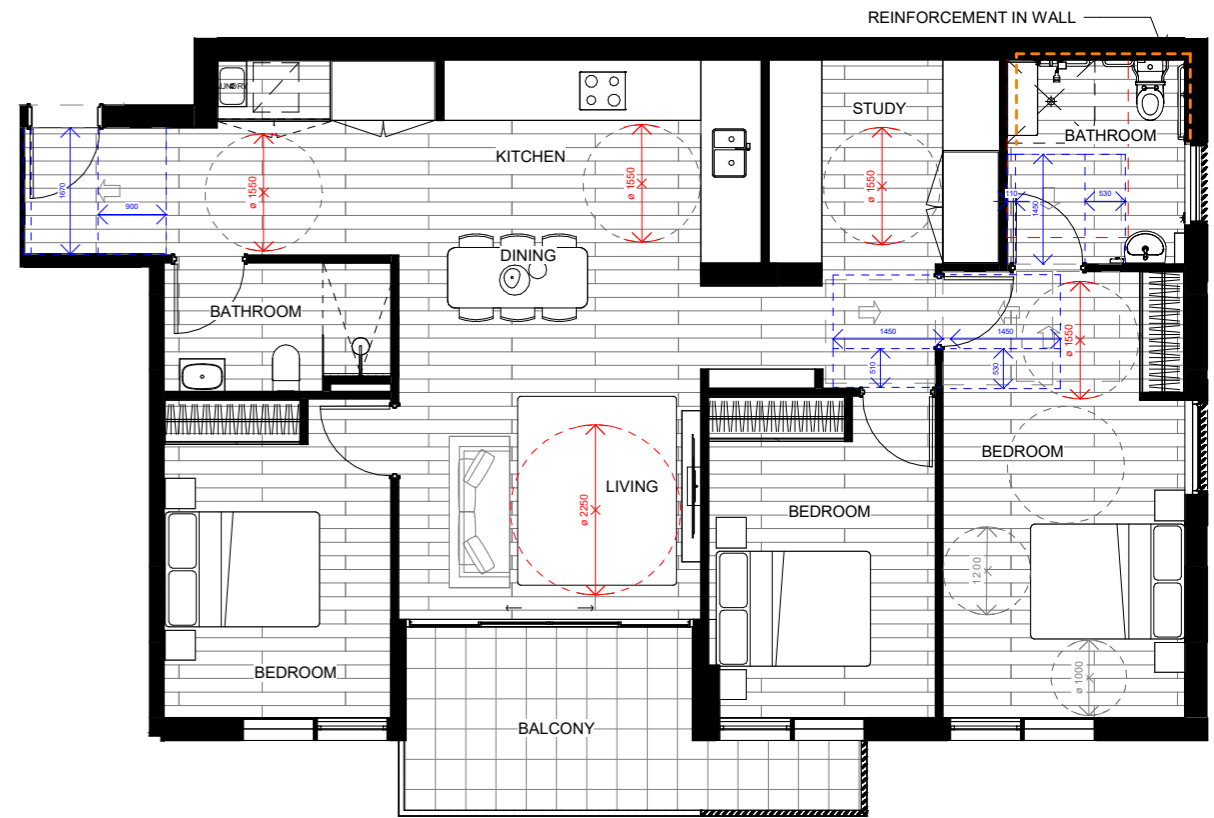
**DEVELOPMENT APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**



1 TYPICAL APARTMENT TYPE 1 BED  
SCALE 1 : 100

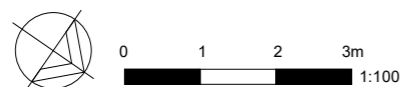


2 TYPICAL APARTMENT TYPE 2 BED  
SCALE 1 : 100



3 TYPICAL APARTMENT TYPE 3 BED  
SCALE 1 : 100

NOTE: TYPICAL APARTMENT LAYOUTS ARE APPLICABLE IN MIRRORED AND ROTATED ORIENTATIONS AND MAY HAVE MINOR VARIANCES ACROSS THE DEVELOPMENT DIMENSIONS AND CLEARANCES SHOWN ARE APPLICABLE TO ALL APARTMENT TYPES YET MAY VARY IN THEIR APPLICATION TO EACH SPECIFIC APPARTMENT



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Issue	Description	Date
1	Development Application	19.06.2025
2	Development Application	06.08.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
CORIO PROJECTS

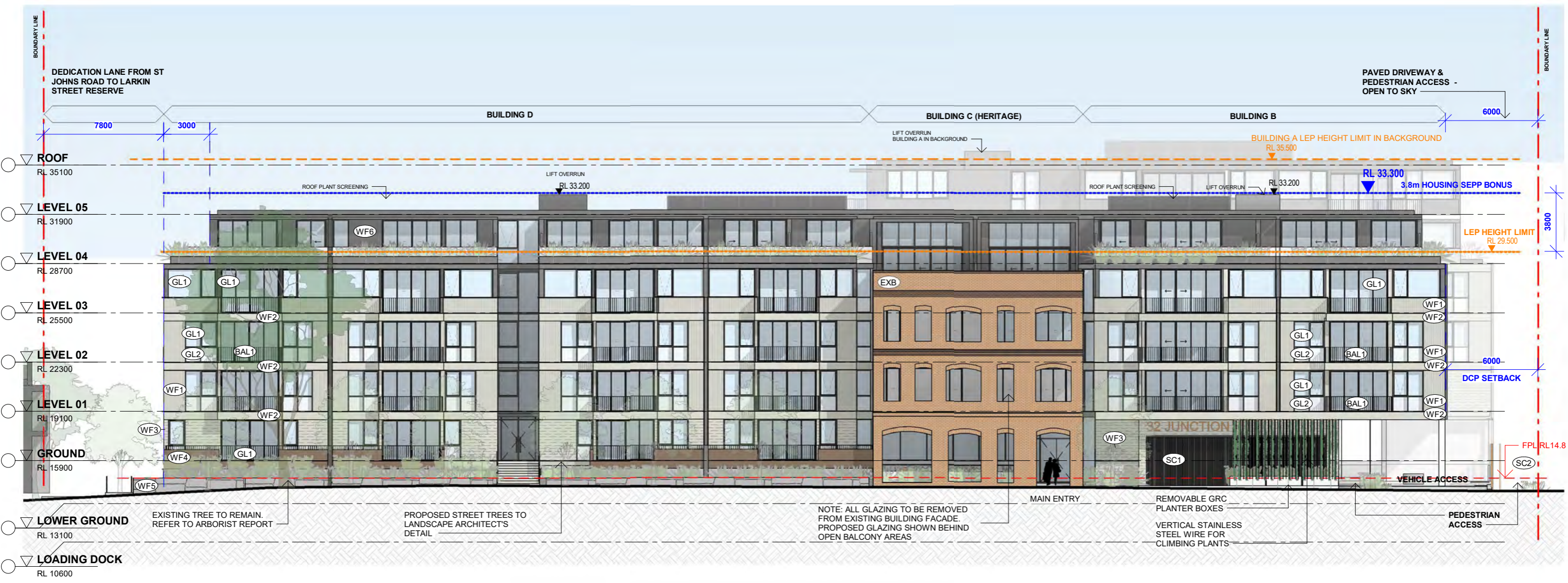
Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
TYPICAL APARTMENT PLANS

Drawing No.  
DA150  
Scale  
1 : 100  
Project No.  
23110

Issue  
6  
Drawing Size  
A3  
Drawn By  
RS

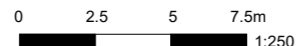
DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION  
CAD Reference  
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**EAST ELEVATION (ALONG JUNCTION ST)**

1

SCALE 1 : 250



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Issue	Description	Date
1	Development Application	19.06.2025
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4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

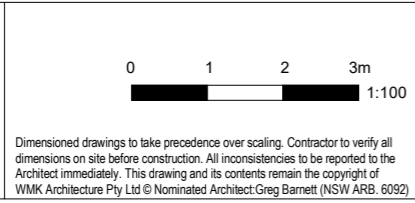
Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
**ELEVATION - EAST (ALONG JUNCTION ST)**

Drawing No. DA200	Issue 6
Scale 1 : 250	Drawing Size A3
Project No. 23110	Drawn By JT

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

CAD Reference  
27/01/2026 5:30:15 PM



Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

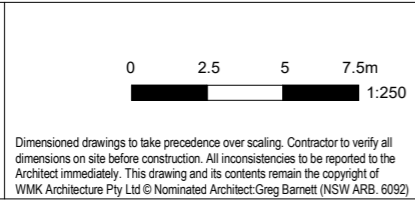
Title  
**ELEVATION - EAST**

**DEVELOPMENT APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**

Drawing No. DA200.1	Issue 6
Scale 1 : 100	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference	
27/01/2026 5:30:23 PM	



1 WEST ELEVATION SCALE 1 : 250



Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

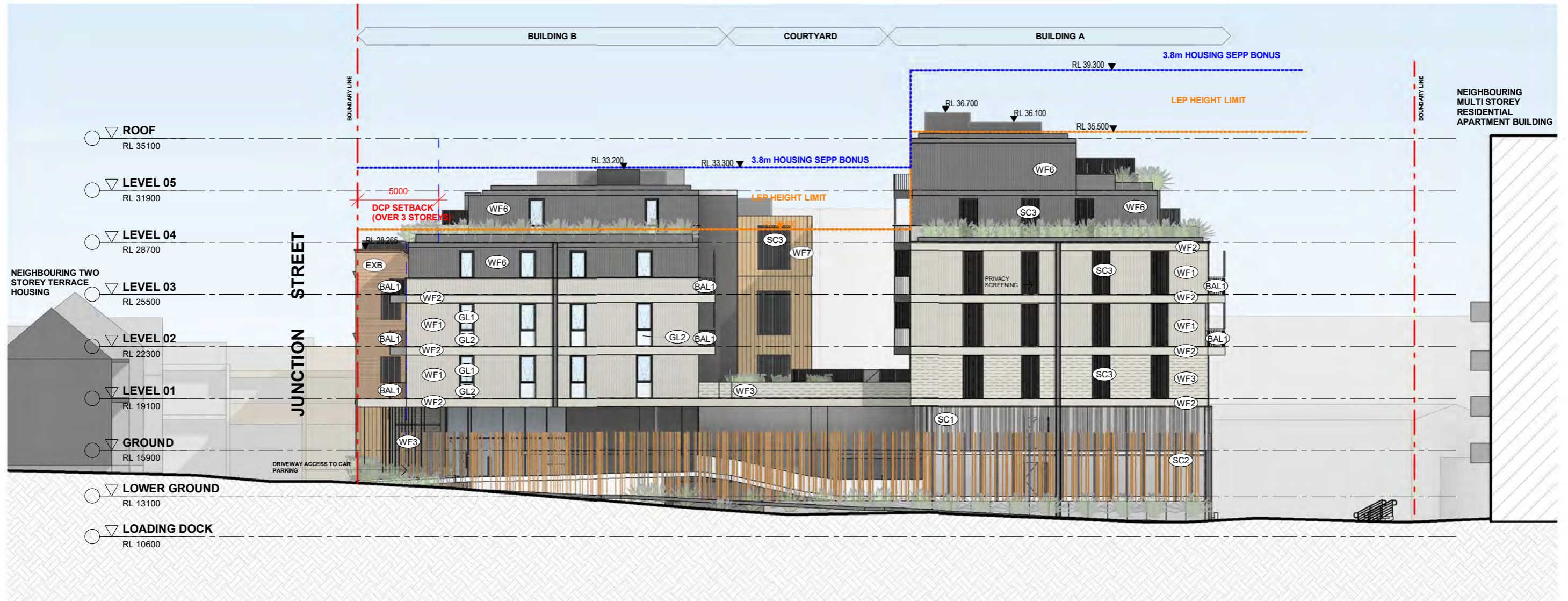
Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

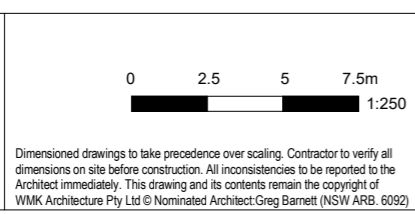
Title  
ELEVATION - WEST

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION

Drawing No. DA201	Issue 6
Scale 1 : 250	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference	
27/01/2026 5:30:42 PM	



1 NORTH ELEVATION  
SCALE 1 : 250



Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

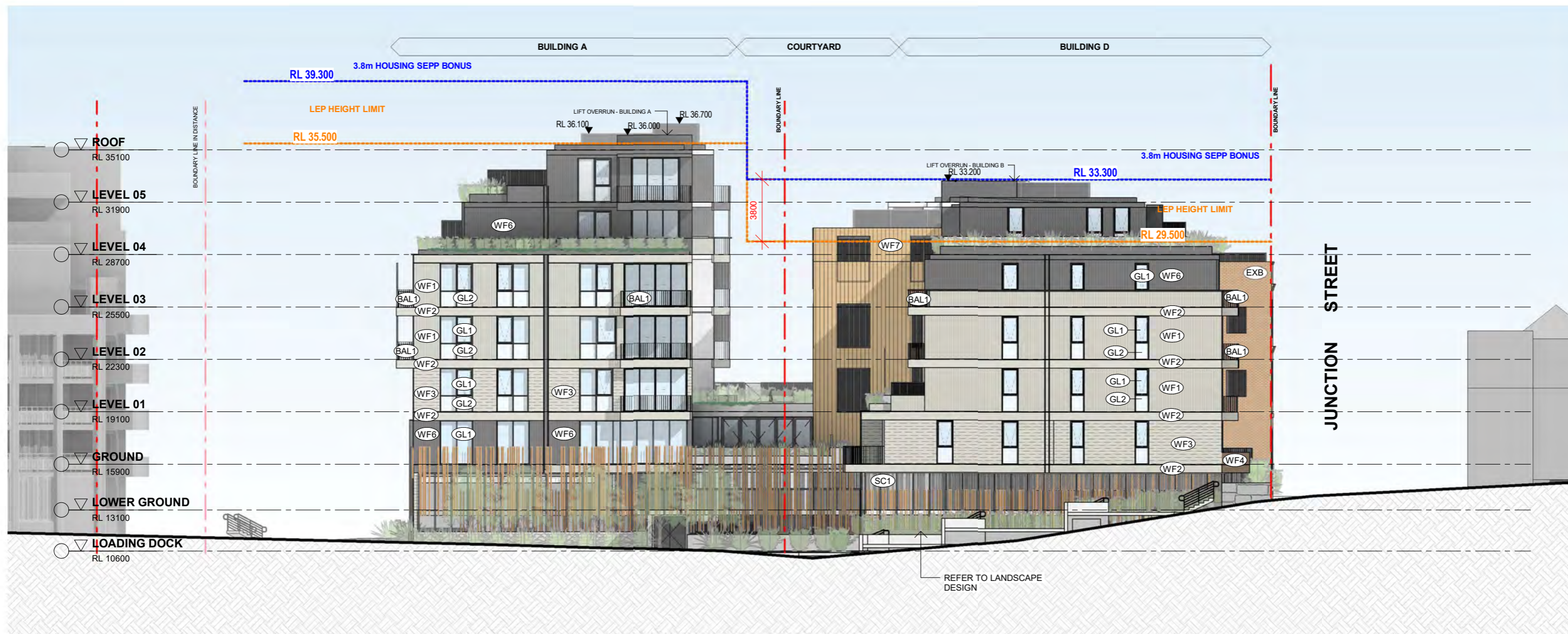
Client  
**CORIO PROJECTS**

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
ELEVATION - NORTH

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

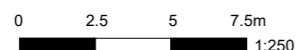
Drawing No. DA202	Issue 6
Scale 1 : 250	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference	
27/01/2026 5:31:01 PM	



1

**SOUTH ELEVATION**

SCALE 1 : 250



Dimensioned drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd © Nominated Architect Greg Barnett (NSW ARB. 6092)

Issue	Description	Date
1	Development Application	19.06.2025
3	For Coordination	31.10.2025
4	For Coordination	6.11.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
 ELEVATION - SOUTH

Drawing No.  
 DA203  
 Scale  
 1 : 250  
 Project No.  
 23110

Issue  
 6  
 Drawing Size  
 A3  
 Drawn By  
 JT

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

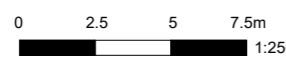
CAD Reference  
 27/01/2026 5:31:21 PM



**INTERNAL COURTYARD WEST  
ELEVATION**

1

SCALE 1 : 250



Dimensioned drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd © Nominated Architect Greg Barnett (NSW ARB. 6092)

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Client  
**CORIO PROJECTS**

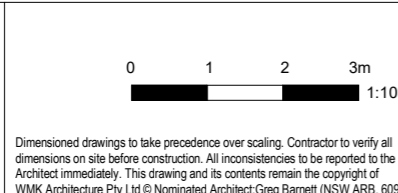
Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
**ELEVATION - INTERNAL WEST**

Drawing No.  
DA204  
Scale  
1 : 250  
Project No.  
23110  
Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

CAD Reference  
27/01/2026 5:31:32 PM



Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

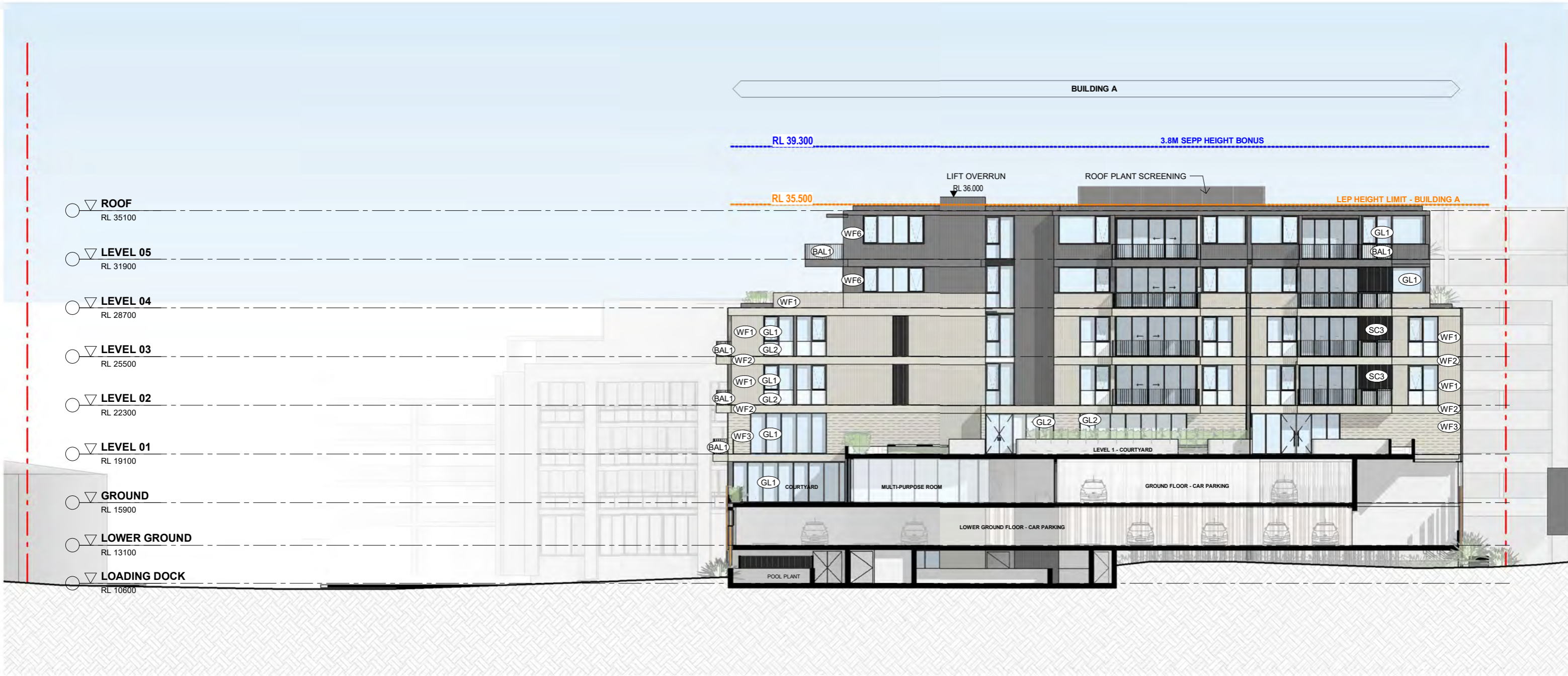
Client  
**CORIO PROJECTS**

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
ELEVATION - INTERNAL WEST

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

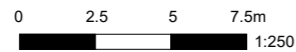
Drawing No. DA204.1	Issue 6
Scale 1 : 100	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference 27/01/2026 5:31:39 PM	



**INTERNAL COURTYARD EAST  
ELEVATION**

SCALE 1 : 250

1



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Client  
**CORIO PROJECTS**

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

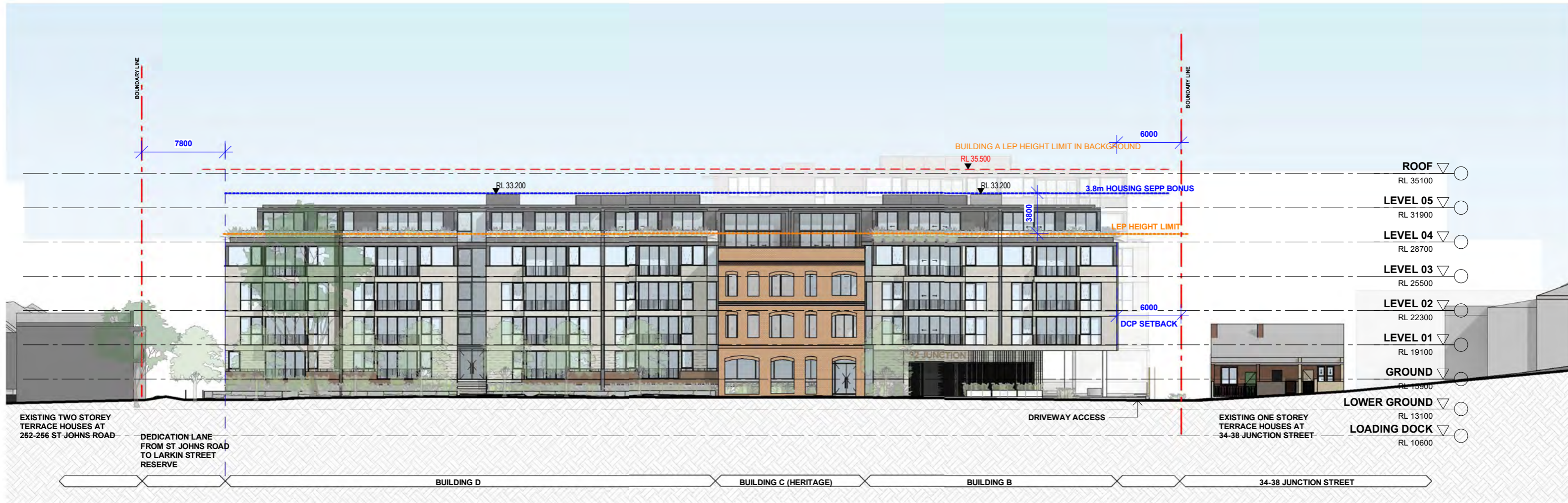
Title  
**ELEVATION - INTERNAL EAST**

Drawing No.  
DA205  
Scale  
1 : 250  
Project No.  
23110

Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

CAD Reference  
27/01/2026 5:31:48 PM



**STREETSCAPE ELEVATION - JUNCTION STREET**

1

SCALE 1 : 350



Dimensioned drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd © Nominated Architect Greg Barnett (NSW ARB. 6092)

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Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**STREETSCAPE ELEVATION - JUNCTION ST**

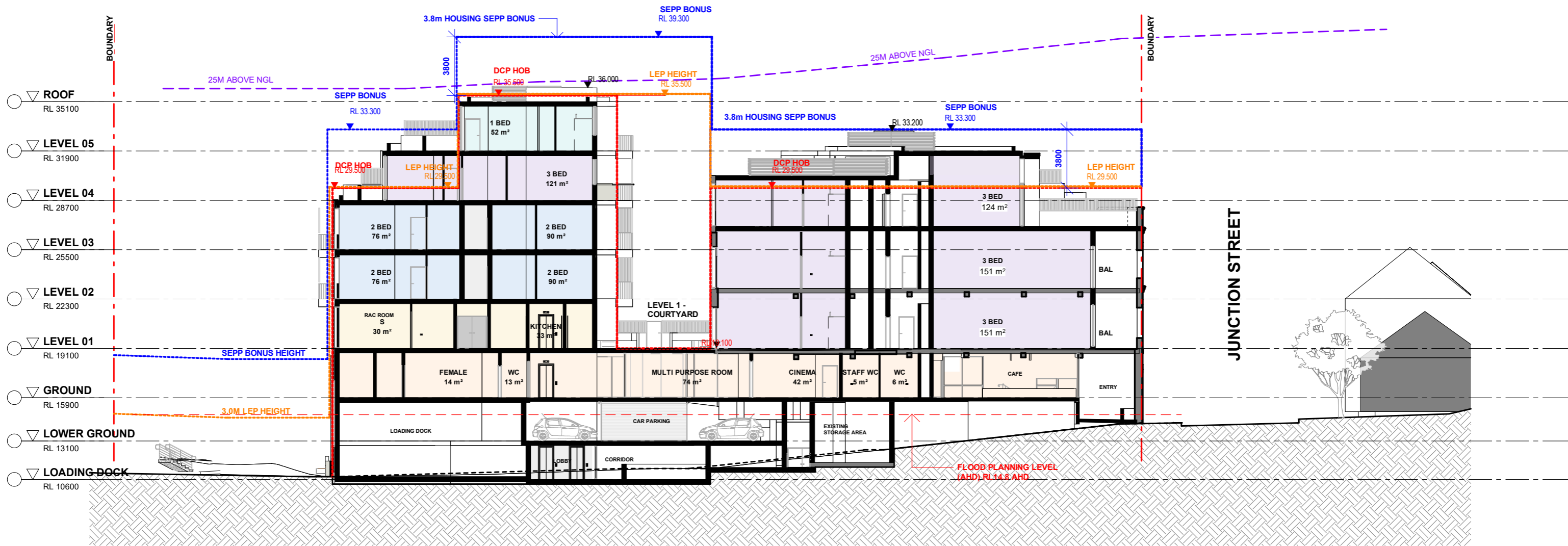
Drawing No.  
 DA206  
 Scale  
 1 : 350  
 Project No.  
 23110

Issue  
 6  
 Drawing Size  
 A3  
 Drawn By  
 JT

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

CAD Reference  
 27/01/2026 5:32:05 PM





1 SECTION 02 - LOADING DOCK  
SCALE 1 : 250



0 2.5 5 7.5m  
1:250

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Client  
CORIO PROJECTS

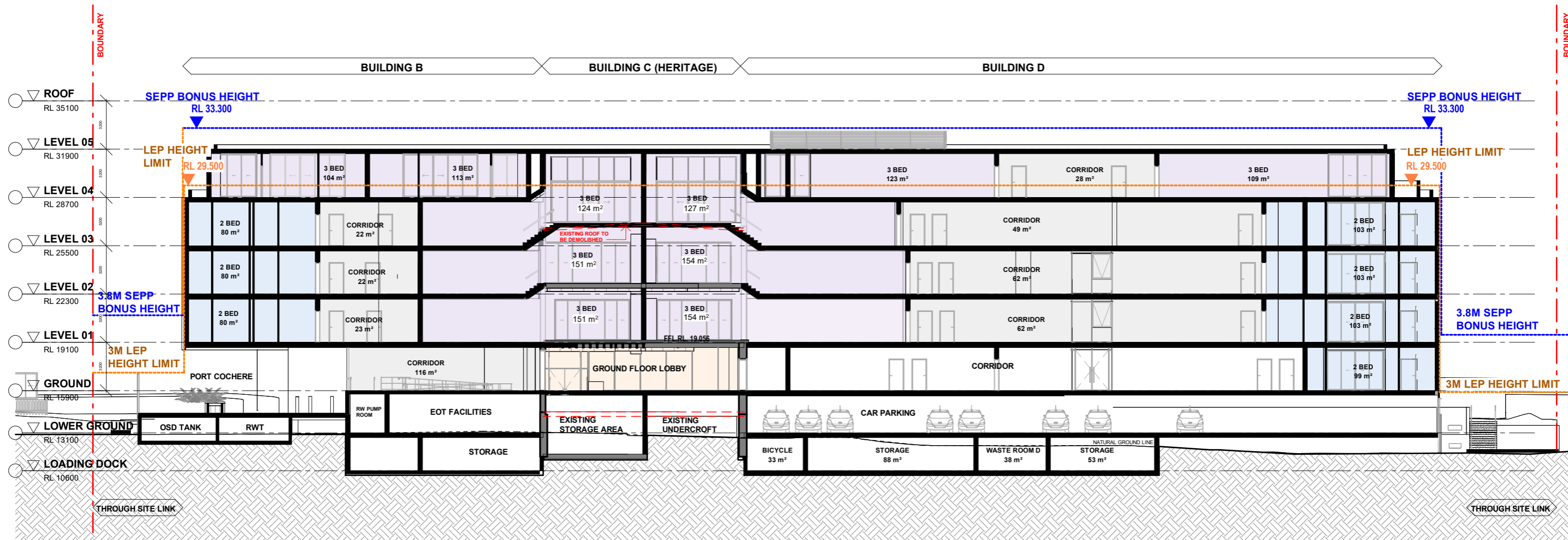
Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
SECTION 02 - LOADING DOCK

Drawing No. DA301	Issue 6
Scale 1 : 250	Drawing Size A3
Project No. 23110	Drawn By JT

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CAD Reference  
27/01/2026 5:32:10 PM



1 SECTION 03  
SCALE 1 : 250



WMK Architecture  
The Atrium, Ground  
9 Castlereagh St  
Sydney NSW 2000  
Telephone 02 9299 0401  
wmkarchitecture.com  
ABN 25 082 956 929

0 2.5 5 7.5m  
1:250

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Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
SECTION 03 - HERITAGE BUILDING

Drawing No.  
DA302

Scale  
1 : 250

Project No.  
23110

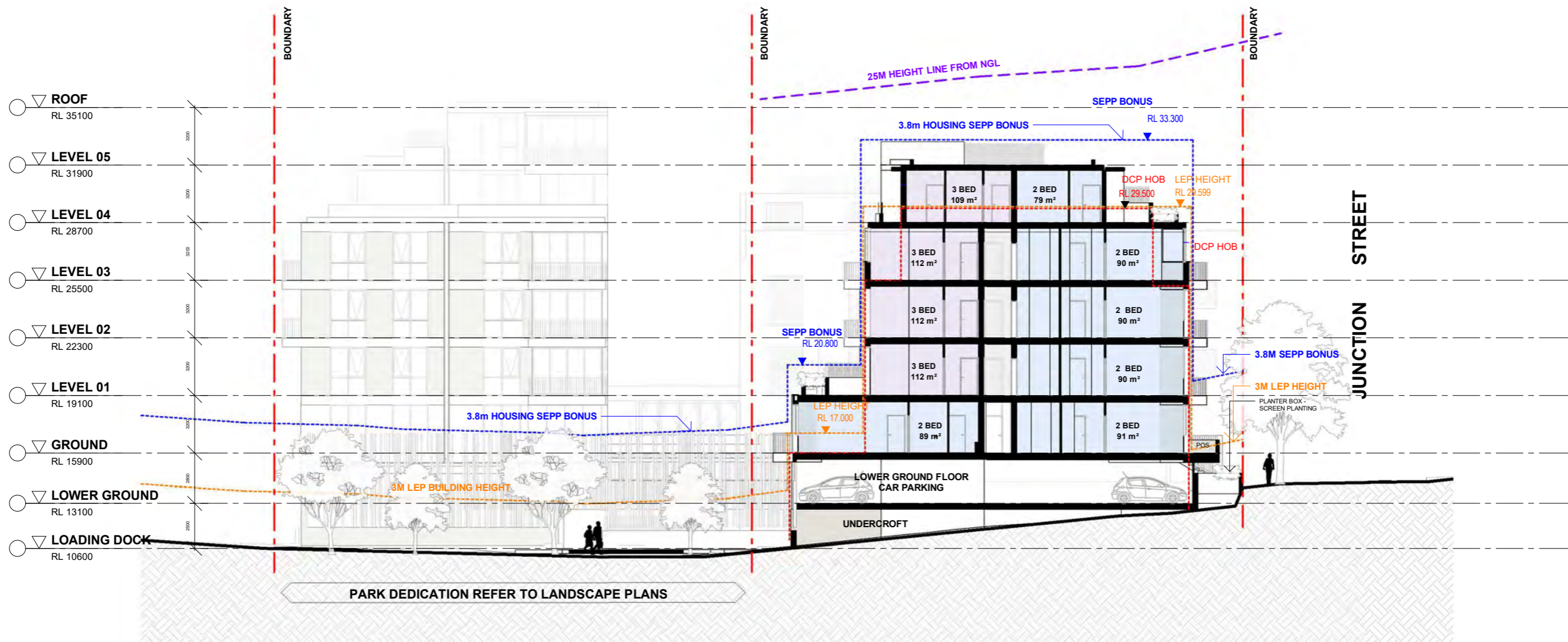
Issue  
6

Drawing Size  
A3

Drawn By  
JT

CAD Reference  
27/01/2026 5:32:12 PM

DEVELOPMENT APPLICATION ONLY  
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1 SECTION 04  
SCALE 1 : 250



0 2.5 5 7.5m  
1:250

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Client  
CORIO PROJECTS

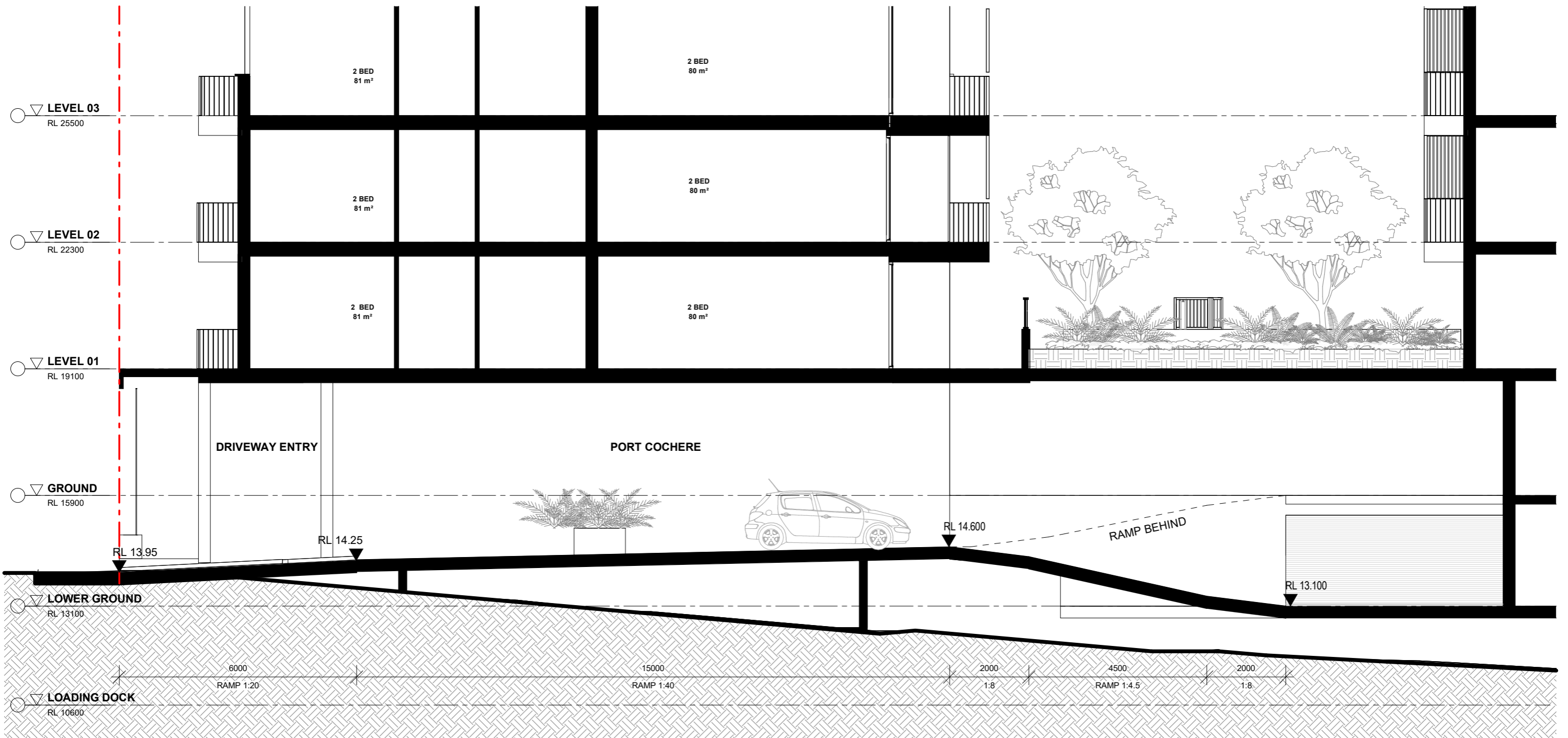
Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
SECTION 04

Drawing No. DA303	Issue 6
Scale 1 : 250	Drawing Size A3
Project No. 23110	Drawn By JT

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION

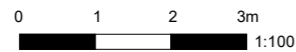
CAD Reference  
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1

**SECTION 05 - DRIVEWAY**

SCALE 1:100



Dimensioned drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd © Nominated Architect Greg Barnett (NSW ARB. 6092)

Issue	Description	Date
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Client  
**CORIO PROJECTS**

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

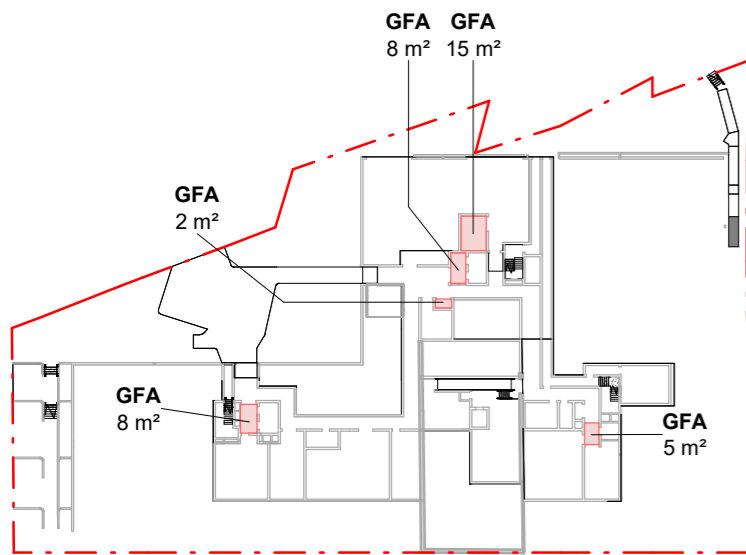
Title  
**SECTION 05 - DRIVEWAY**

Drawing No.  
DA304  
Scale  
1:100  
Project No.  
23110

Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

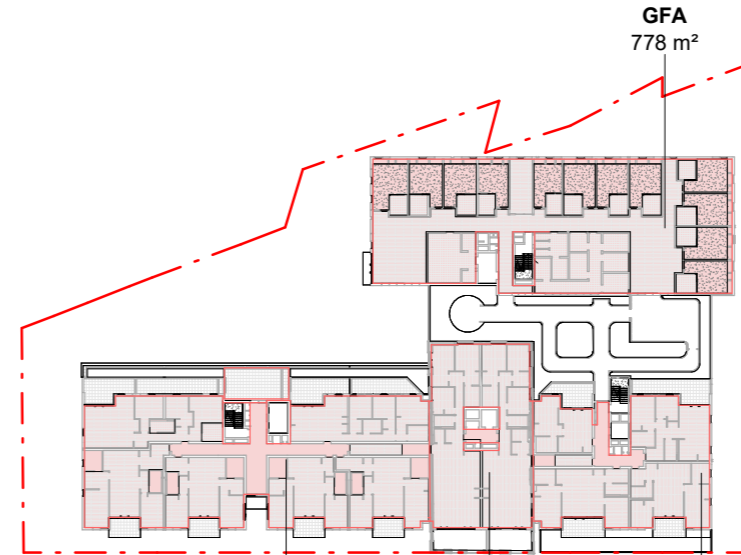
CAD Reference  
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**GFA LOADING DOCK LEVEL**



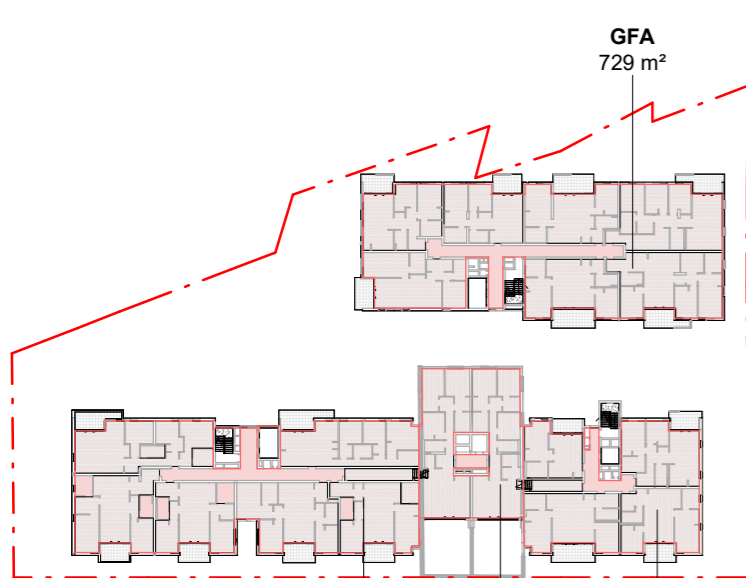
**GFA GROUND**



**GFA LEVEL 01**



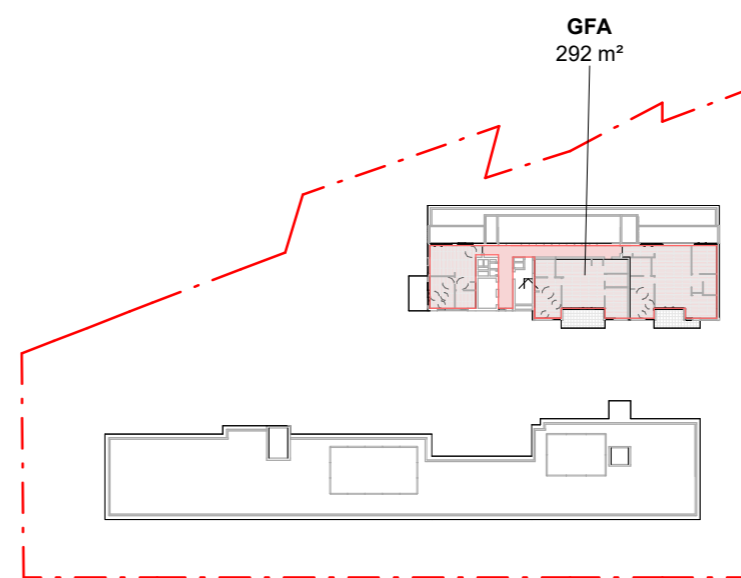
**GFA LEVEL 02**



**GFA LEVEL 03**



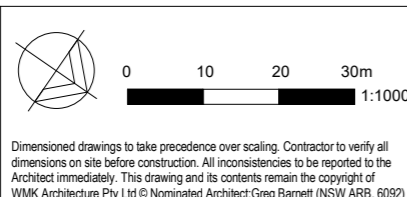
**GFA LEVEL 04**



**GFA LEVEL 05**

<b>GFA CALCULATION</b>	
LOADING DOCK	40 m <sup>2</sup>
GROUND	1663 m <sup>2</sup>
LEVEL 01	2136 m <sup>2</sup>
LEVEL 02	2087 m <sup>2</sup>
LEVEL 03	2026 m <sup>2</sup>
LEVEL 04	1163 m <sup>2</sup>
LEVEL 05	292 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>9407 m<sup>2</sup></b>

ALL AREAS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE  
FINAL AREAS ARE TO BE CONFIRMED BY A LICENSED SURVEYOR



Issue	Description	Date
1	Development Application	19.06.2025
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Client  
**CORIO PROJECTS**

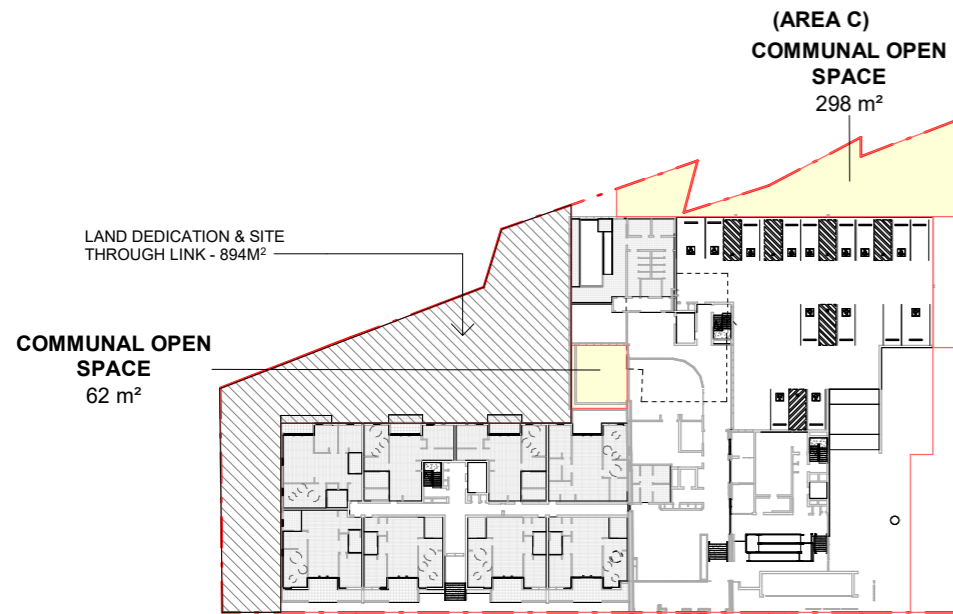
Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
**GFA AREA PLANS**

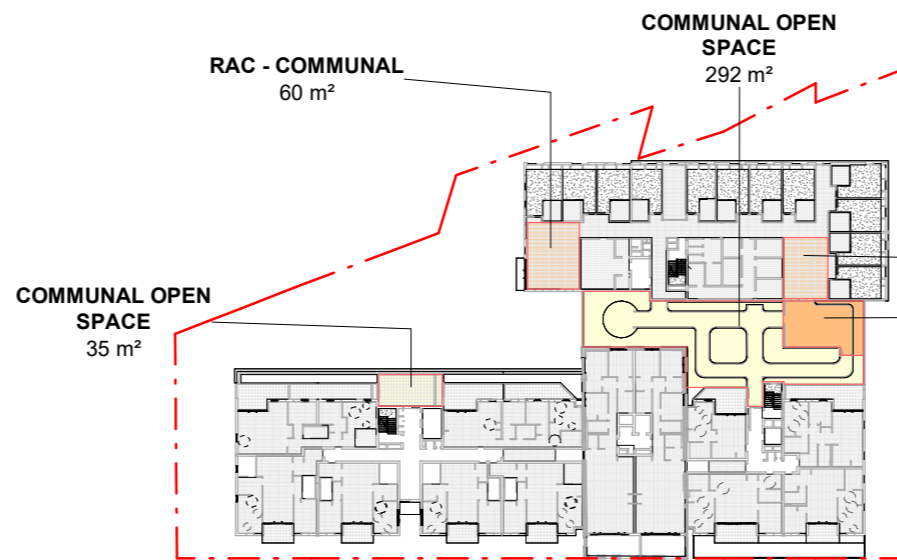
Drawing No. DA400	Issue 6
Scale 1 : 1000	Drawing Size A3
Project No. 23110	Drawn By JT

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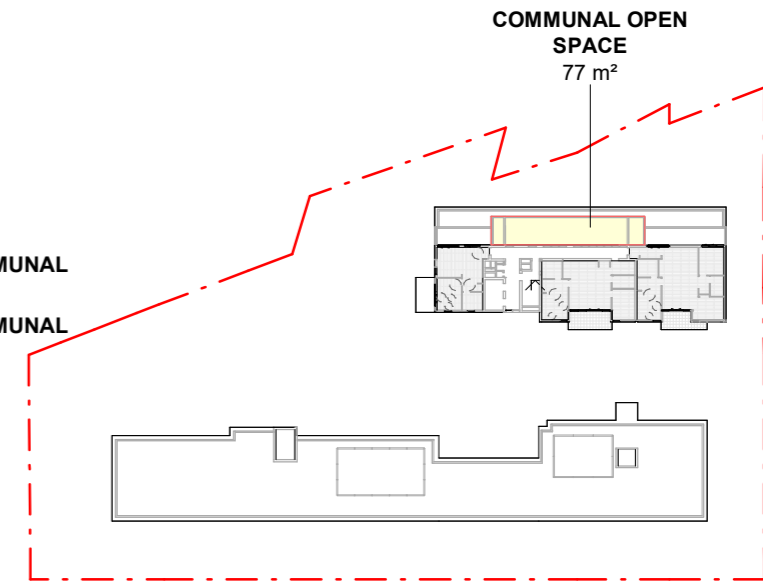
CAD Reference  
27/01/2026 5:32:24 PM



1 COMMUNAL OPEN SPACE - GROUND  
SCALE 1: 1000



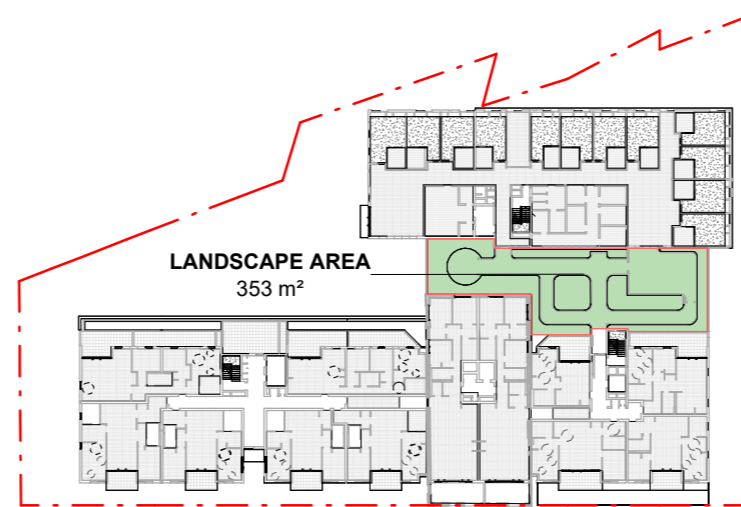
2 COMMUNAL SPACE - LEVEL 01  
SCALE 1: 1000



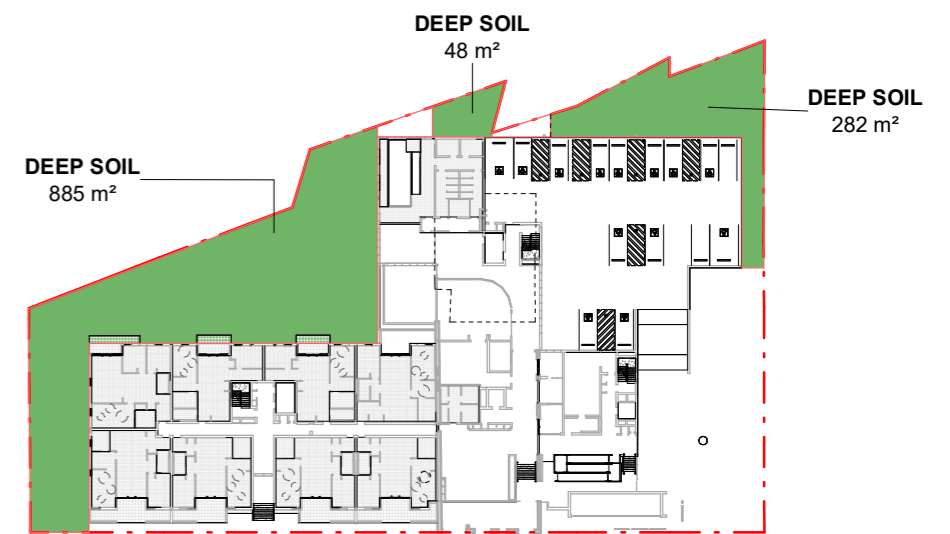
3 COMMUNAL OPEN SPACE - LEVEL 05  
SCALE 1: 1000



4 LANDSCAPE AREA - GROUND  
SCALE 1: 1000



5 LANDSCAPE AREA - LEVEL 01  
SCALE 1: 1000



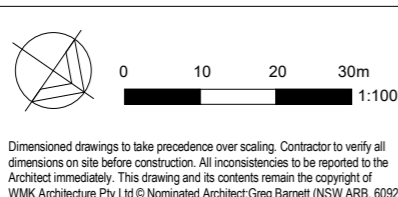
6 DEEP SOIL AREA  
SCALE 1: 1000

<p><b>REQUIRED ILU COMMUNAL AREA:</b></p> <p>Site Area = 4824m<sup>2</sup> Minimum Communal Open Area Required = 1206m<sup>2</sup> (25% OF SITE AREA AS PER ADG)</p>	<p><b>INDEPENDENT LIVING UNITS - PROPOSED COMMUNAL AREA CALCULATION</b></p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>GROUND</td> <td>360 m<sup>2</sup></td> </tr> <tr> <td>LEVEL 01</td> <td>327 m<sup>2</sup></td> </tr> <tr> <td>LEVEL 05</td> <td>77 m<sup>2</sup></td> </tr> <tr> <td>TOTAL ILU COMMUNAL AREA</td> <td>764 m<sup>2</sup></td> </tr> </tbody> </table>	LEVEL	AREA	GROUND	360 m <sup>2</sup>	LEVEL 01	327 m <sup>2</sup>	LEVEL 05	77 m <sup>2</sup>	TOTAL ILU COMMUNAL AREA	764 m <sup>2</sup>
LEVEL	AREA										
GROUND	360 m <sup>2</sup>										
LEVEL 01	327 m <sup>2</sup>										
LEVEL 05	77 m <sup>2</sup>										
TOTAL ILU COMMUNAL AREA	764 m <sup>2</sup>										
<p><b>REQUIRED RAC COMMUNAL AREA:</b></p> <p>As per SEPP Housing 2021: RAC Communal Internal &amp; Open Space = 10m<sup>2</sup> for every bed Minimum Required RAC Communal Area = 10m<sup>2</sup> x 12beds - 120m<sup>2</sup></p>	<p><b>RESIDENTIAL AGE CARE - PROPOSED COMMUNAL AREA CALCULATION</b></p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>LEVEL 01</td> <td>176 m<sup>2</sup></td> </tr> <tr> <td>TOTAL RAC COMMUNAL AREA</td> <td>176 m<sup>2</sup></td> </tr> </tbody> </table>	LEVEL	AREA	LEVEL 01	176 m <sup>2</sup>	TOTAL RAC COMMUNAL AREA	176 m <sup>2</sup>				
LEVEL	AREA										
LEVEL 01	176 m <sup>2</sup>										
TOTAL RAC COMMUNAL AREA	176 m <sup>2</sup>										

NOTE: TOTAL COMMUNAL AREA + LAND DEDICATION & SITE THROUGH LINK = 764 + 894M<sup>2</sup> = 1,658 M<sup>2</sup>

<p><b>REQUIRED LANDSCAPING AREA:</b></p> <p>RAC Landscaping Area Requirement: 15m<sup>2</sup> of landscaped area for every bed = 15 x 12 beds = 180m<sup>2</sup></p> <p>ILU Landscaping Area Requirement: 30% of the site area = 1447.2m<sup>2</sup></p>	<p><b>PROPOSED LANDSCAPE AREA CALCULATION</b></p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>GROUND</td> <td>1375 m<sup>2</sup></td> </tr> <tr> <td>GROUND</td> <td>11 m<sup>2</sup></td> </tr> <tr> <td>GROUND</td> <td>5 m<sup>2</sup></td> </tr> <tr> <td>GROUND</td> <td>5 m<sup>2</sup></td> </tr> <tr> <td>LEVEL 01</td> <td>353 m<sup>2</sup></td> </tr> <tr> <td>TOTAL LANDSCAPING AREA</td> <td>1748 m<sup>2</sup></td> </tr> </tbody> </table>	LEVEL	AREA	GROUND	1375 m <sup>2</sup>	GROUND	11 m <sup>2</sup>	GROUND	5 m <sup>2</sup>	GROUND	5 m <sup>2</sup>	LEVEL 01	353 m <sup>2</sup>	TOTAL LANDSCAPING AREA	1748 m <sup>2</sup>
LEVEL	AREA														
GROUND	1375 m <sup>2</sup>														
GROUND	11 m <sup>2</sup>														
GROUND	5 m <sup>2</sup>														
GROUND	5 m <sup>2</sup>														
LEVEL 01	353 m <sup>2</sup>														
TOTAL LANDSCAPING AREA	1748 m <sup>2</sup>														

<p><b>REQUIRED DEEP SOIL CALCULATION:</b></p> <p>As per [SEPP Housing 2021 Part 5 – Division 7.108(2)(f)]</p> <p>Deep Soil zone on at least 15% of the site area, where each deep soil zone has min. dimension of 3m. Min. Deep Soil Area = 723.6m<sup>2</sup></p>	<p><b>PROPOSED DEEP SOIL CALCULATION</b></p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>GROUND</td> <td>885 m<sup>2</sup></td> </tr> <tr> <td>GROUND</td> <td>282 m<sup>2</sup></td> </tr> <tr> <td>GROUND</td> <td>48 m<sup>2</sup></td> </tr> <tr> <td>TOTAL DEEP SOIL AREA</td> <td>1215 m<sup>2</sup></td> </tr> </tbody> </table>	LEVEL	AREA	GROUND	885 m <sup>2</sup>	GROUND	282 m <sup>2</sup>	GROUND	48 m <sup>2</sup>	TOTAL DEEP SOIL AREA	1215 m <sup>2</sup>
LEVEL	AREA										
GROUND	885 m <sup>2</sup>										
GROUND	282 m <sup>2</sup>										
GROUND	48 m <sup>2</sup>										
TOTAL DEEP SOIL AREA	1215 m <sup>2</sup>										



Issue	Description	Date
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Client	CORIO PROJECTS
Project	Seniors Living Development 2-32 Junction Street, Forest Lodge NSW

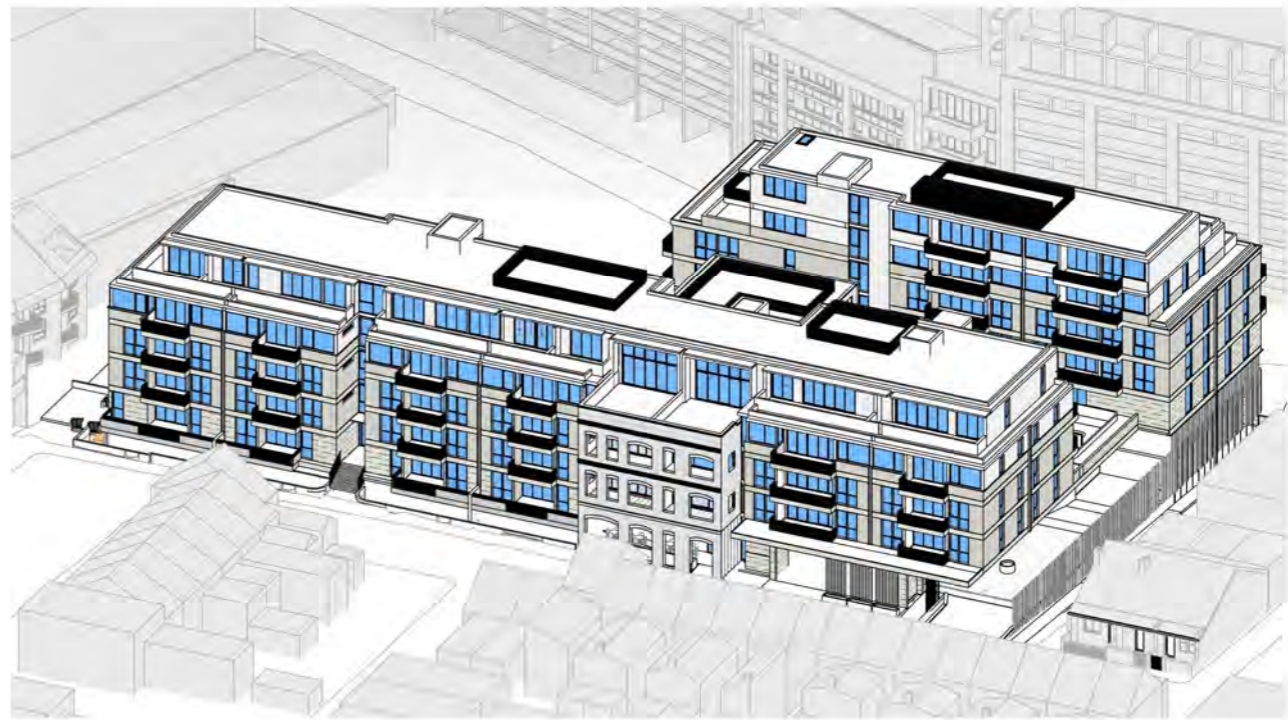
Title	COMMUNAL AREA, DEEP SOIL & LANDSCAPE CALCULATIONS
Drawing No.	DA401
Scale	1: 1000
Project No.	23110
CAD Reference	27/01/2026 5:32:34 PM

DEVELOPMENT APPLICATION ONLY  
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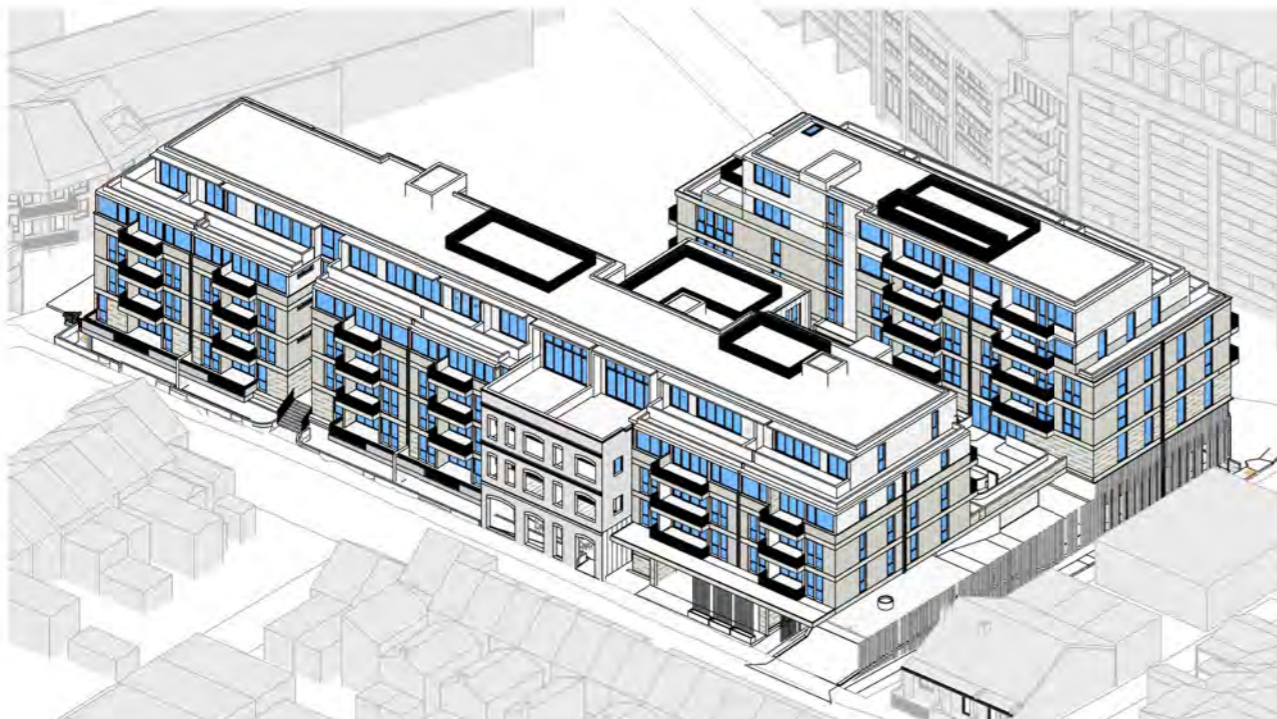
Issue	6
Drawing Size	A3
Drawn By	JT



1 SOLAR ACCESS - 21/06/2024-9.00



2 SOLAR ACCESS - 21/06/2024-10.00



3 SOLAR ACCESS - 21/06/2024-11.00



4 SOLAR ACCESS - 21/06/2024-12.00



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 The Atrium, Ground  
 9 Castlereagh St  
 Sydney NSW 2000  
 Telephone 02 9299 0401  
 wmkarchitecture.com  
 ABN 25 082 956 929

Issue	Description	Date
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Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
 SUN EYE VIEWS - SHEET 01

Drawing No. DA402	Issue 6
Scale N/A	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference	
27/01/2026 5:33:21 PM	

Dimensioned drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd © Nominated Architect Greg Barnett (NSW ARB. 6092)

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**



1 SOLAR ACCESS - 21/06/2024-13.00



2 SOLAR ACCESS - 21/06/2024-14.00



3 SOLAR ACCESS - 21/06/2024-14.30



4 SOLAR ACCESS - 21/06/2024-14.45



5 SOLAR ACCESS - 21/06/2024-15.00



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Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
**SUN EYE VIEWS - SHEET 02**

Drawing No.  
 DA403  
 Scale  
 N/A  
 Project No.  
 23110  
 Issue  
 6  
 Drawing Size  
 A3  
 Drawn By  
 JT

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

CAD Reference  
 27/01/2026 5:34:07 PM



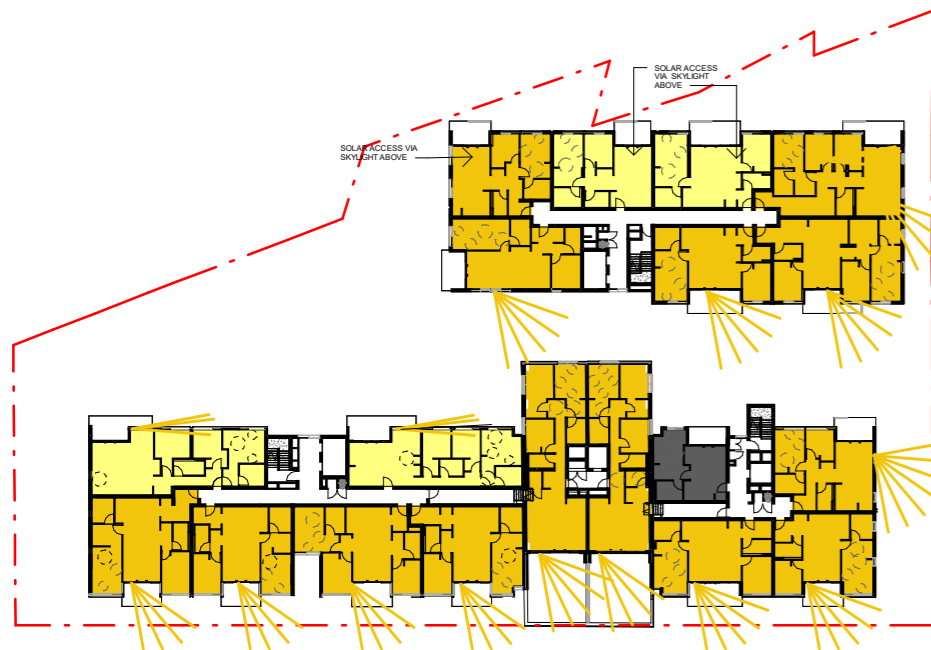
1 SOLAR ACCESS - GROUND



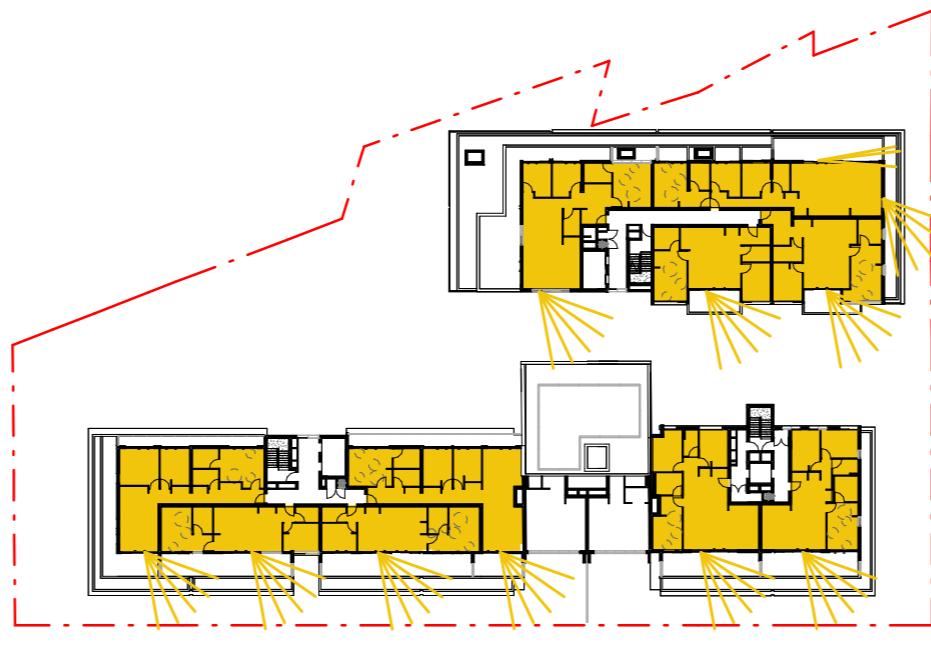
2 SOLAR ACCESS - LEVEL 1



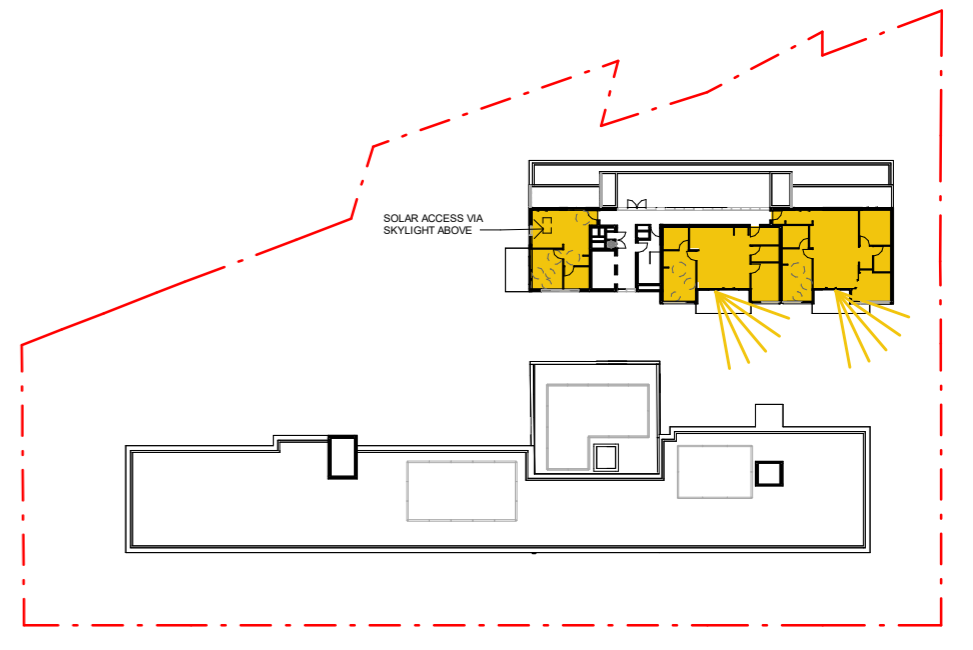
3 SOLAR ACCESS - LEVEL 2



4 SOLAR ACCESS - LEVEL 3



5 SOLAR ACCESS - LEVEL 4



6 SOLAR ACCESS - LEVEL 5

**LEGEND**

- MINIMUM 2 HOURS OF SOLAR ACCESS COMPLIANCE (LIVING + BALCONY)
- PARTIAL SOLAR ACCESS ( LIVING ROOM + BALCONY)
- PARTIAL SOLAR ACCESS (BALCONY ONLY)
- NO SOLAR ACCESS

Solar Access Compliance Schedule			
2H Solar		Unit Count	
2H SOLAR	(LIVING + BALCONY)	53	74.6 %
NO SOLAR	(LIVING + BALCONY)	6	8.4 %
PARTIAL SUN	(LIVING + BALCONY)	6	8.5 %
PARTIAL SUN - BALCONY ONLY		6	8.5 %
Grand total		71	



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Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
SOLAR ACCESS COMPLIANCE

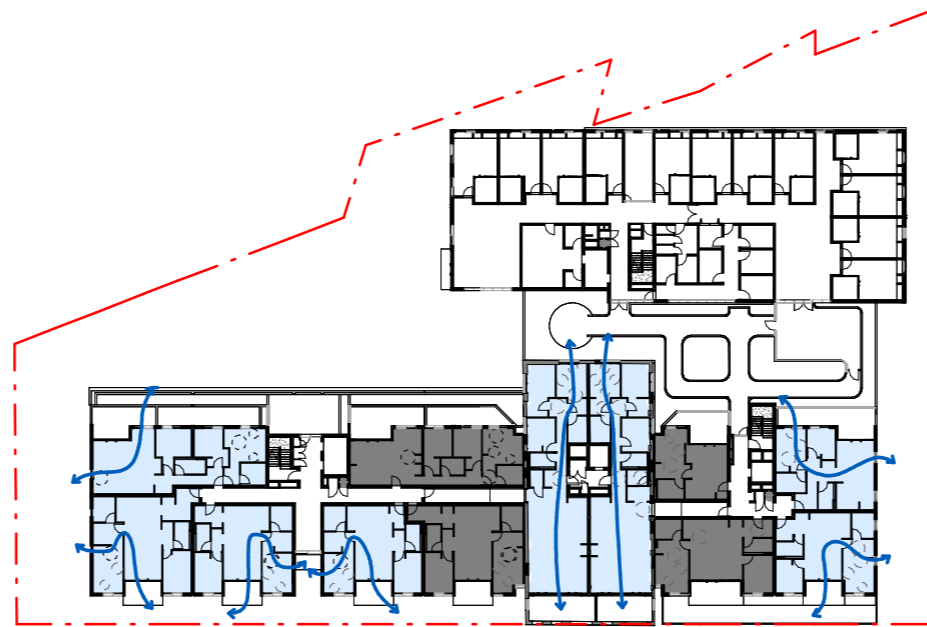
Drawing No.  
DA404  
Scale  
1 : 800  
Project No.  
23110  
Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION

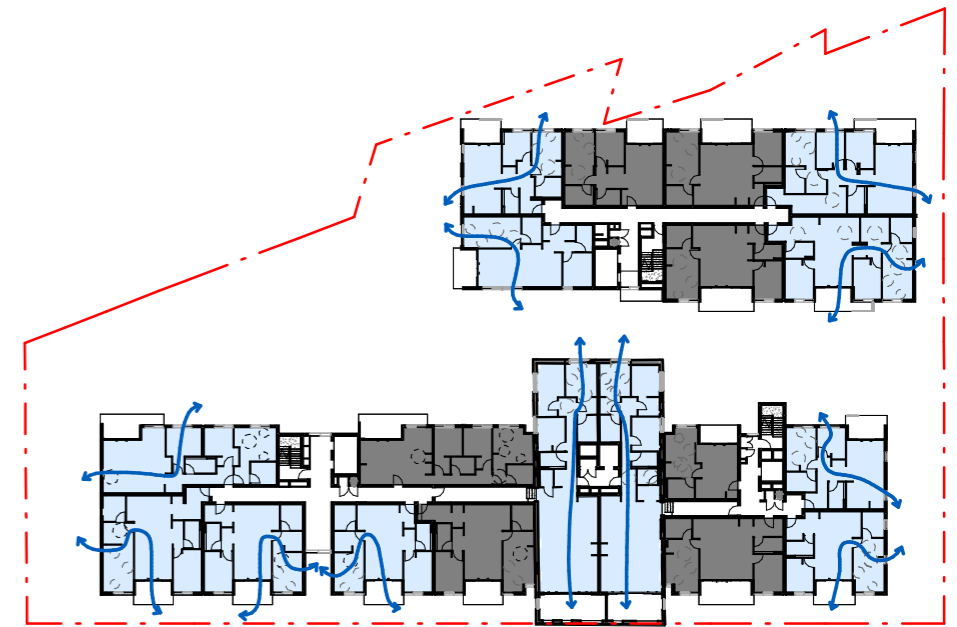
CAD Reference  
27/01/2026 5:34:15 PM



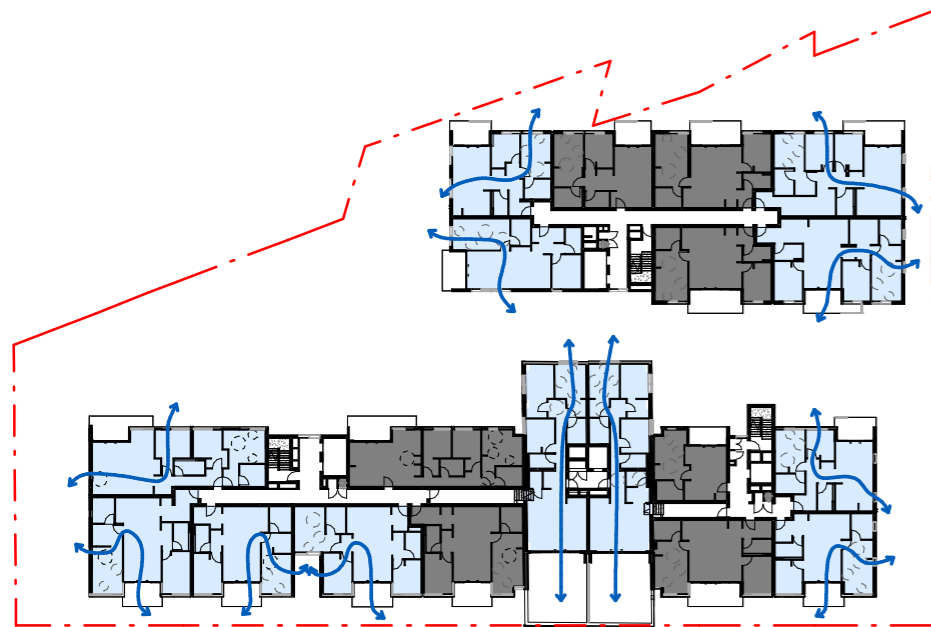
1 CROSS VENT - GROUND



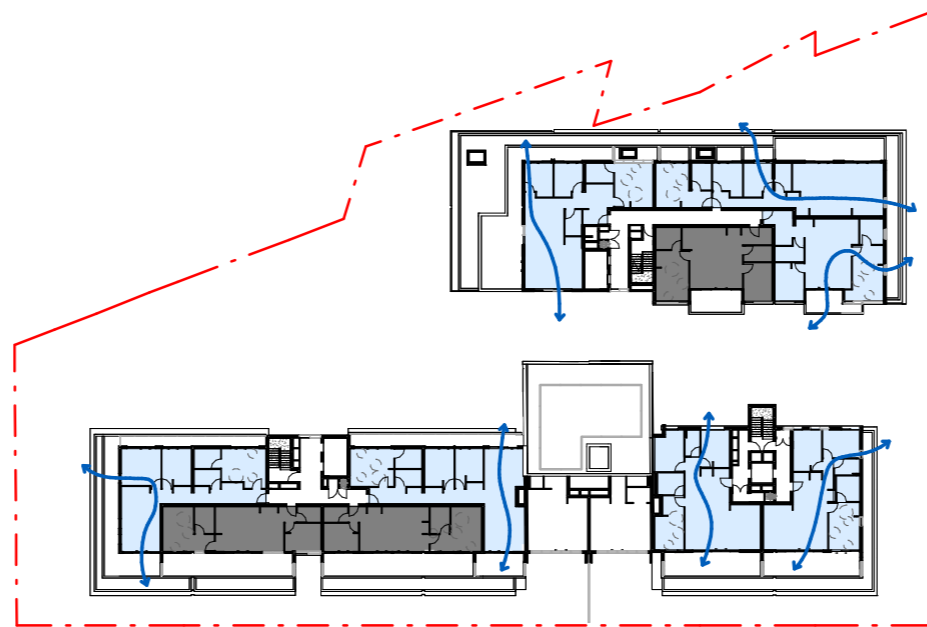
2 CROSS VENT - LEVEL 1



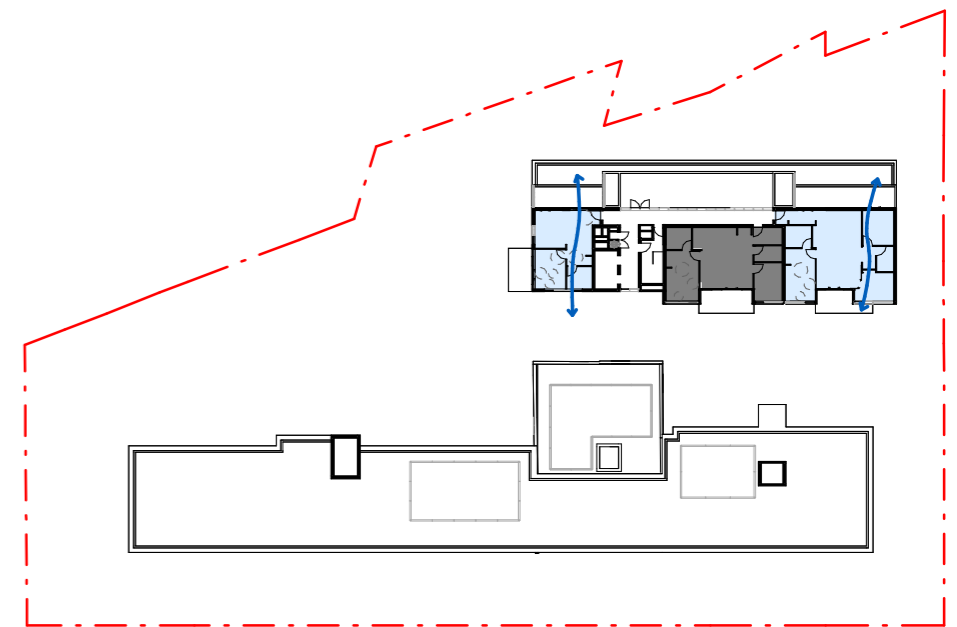
3 CROSS VENT - LEVEL 2



4 CROSS VENT - LEVEL 3



5 CROSS VENT - LEVEL 4



6 CROSS VENT - LEVEL 5

**LEGEND**

- APARTMENT WHICH RECEIVE CROSS VENTILATION
- APARTMENT WHICH RECEIVE NO CROSS VENTILATION

**Cross Ventilation Compliance Schedule**

Cross-ventilation Compliance	Count	%
No	28	39.4 %
Yes	43	60.6 %

Grand total: 71



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Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

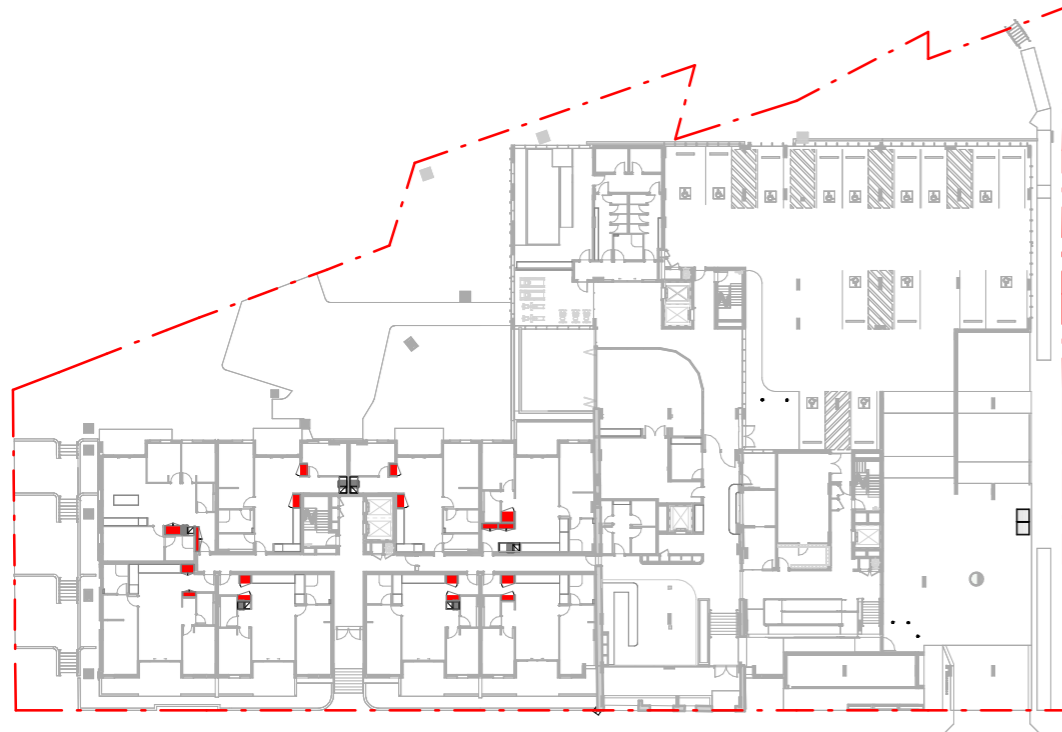
Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
CROSS VENTILATION

Drawing No.  
DA405  
Scale  
1 : 800  
Project No.  
23110  
Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION  
CAD Reference  
27/01/2026 5:34:24 PM



1 STORAGE PLAN - GROUND FLOOR



2 STORAGE PLAN - LEVEL 1



3 STORAGE PLAN - LEVEL 2



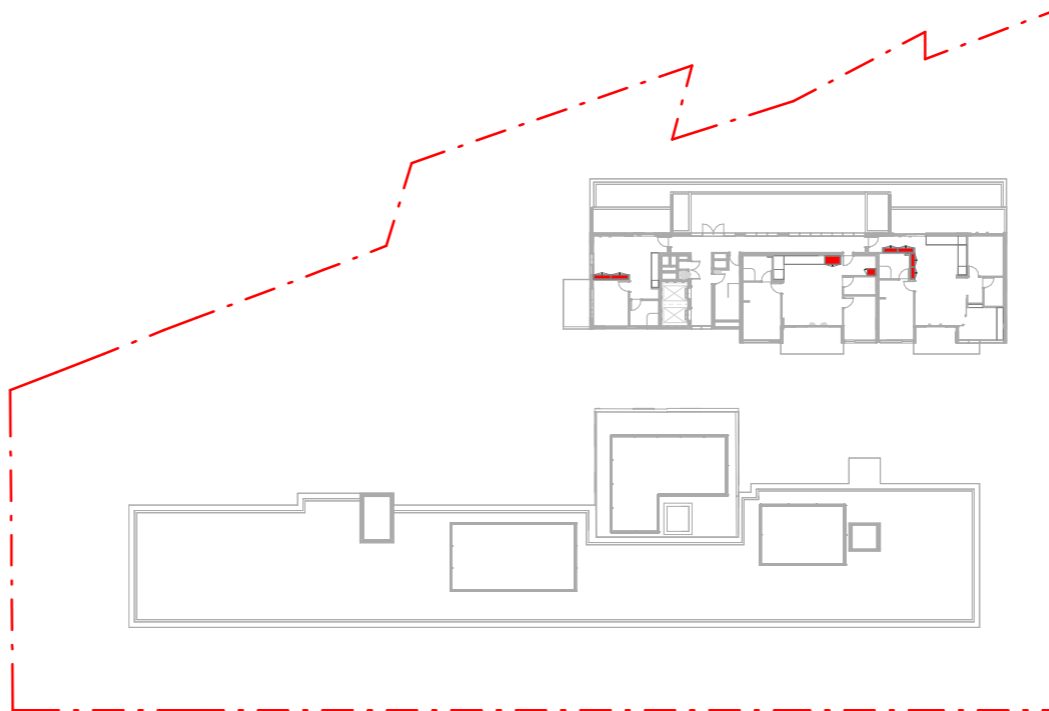
4 STORAGE PLAN - LEVEL 3

STORAGE SCHEDULE					
LEVEL	UNIT NO.	UNIT TYPE	INTERNAL STORAGE (Min. Provided)	BASEMENT STORAGE	TOTAL STORAGE
GROUND	D.001	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.002	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
GROUND	D.003	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.004	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.005	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.006	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.007	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.008	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	C.101	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 01	C.102	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 01	B.101	1 BED	3.0 m <sup>3</sup>	3.0 m <sup>3</sup>	6 m <sup>3</sup>
LEVEL 01	B.102	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	B.103	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	B.104	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.101	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 01	D.102	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.103	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.104	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.105	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.106	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	A.201	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	A.202	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	A.203	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	A.204	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	A.205	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	A.206	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	A.207	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	B.201	1 BED	3.0 m <sup>3</sup>	3.0 m <sup>3</sup>	6 m <sup>3</sup>
LEVEL 02	B.202	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	B.203	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	B.204	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.201	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	D.202	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.203	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.204	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.205	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.206	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	C.201	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	C.202	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	A.301	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	A.302	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	A.303	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	A.304	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	A.305	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	A.306	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	A.307	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	B.301	1 BED	3.0 m <sup>3</sup>	3.0 m <sup>3</sup>	6 m <sup>3</sup>
LEVEL 03	B.302	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	B.303	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	B.304	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	D.301	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	D.302	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	D.303	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	D.304	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	D.305	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	D.306	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	C.301	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	C.302	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	A.401	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	A.402	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 04	A.403	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 04	A.404	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	B.401	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	B.402	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	D.401	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	D.402	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 04	D.403	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 04	D.404	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 05	A.501	1 BED	3.0 m <sup>3</sup>	3.0 m <sup>3</sup>	6 m <sup>3</sup>
LEVEL 05	A.502	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 05	A.503	2 BED+S	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>





1 STORAGE PLAN - LEVEL 4



2 STORAGE PLAN - LEVEL 5



3 STORAGE PLAN - LOADING DOCK

STORAGE SCHEDULE					
LEVEL	UNIT NO.	UNIT TYPE	INTERNAL STORAGE (Min. Provided)	BASEMENT STORAGE	TOTAL STORAGE
GROUND	D.001	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.002	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
GROUND	D.003	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.004	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.005	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.006	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.007	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
GROUND	D.008	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	C.101	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 01	C.102	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 01	B.101	1 BED	3.0 m <sup>3</sup>	3.0 m <sup>3</sup>	6 m <sup>3</sup>
LEVEL 01	B.102	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	B.103	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	B.104	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.101	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 01	D.102	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.103	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.104	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.105	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 01	D.106	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	A.201	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	A.202	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	A.203	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	A.204	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	A.205	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	A.206	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	A.207	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	B.201	1 BED	3.0 m <sup>3</sup>	3.0 m <sup>3</sup>	6 m <sup>3</sup>
LEVEL 02	B.202	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	B.203	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	B.204	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.201	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	D.202	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.203	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.204	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.205	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 02	D.206	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	C.201	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 02	C.202	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	A.301	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	A.302	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	A.303	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	A.304	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	A.305	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	A.306	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	A.307	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	B.301	1 BED	3.0 m <sup>3</sup>	3.0 m <sup>3</sup>	6 m <sup>3</sup>
LEVEL 03	B.302	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	B.303	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	B.304	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	D.301	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	D.302	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	D.303	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	D.304	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	D.305	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 03	D.306	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	C.301	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 03	C.302	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	A.401	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	A.402	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 04	A.403	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 04	A.404	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	B.401	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	B.402	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	D.401	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 04	D.402	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 04	D.403	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 04	D.404	3 BED	5.0 m <sup>3</sup>	5.0 m <sup>3</sup>	10 m <sup>3</sup>
LEVEL 05	A.501	1 BED	3.0 m <sup>3</sup>	3.0 m <sup>3</sup>	6 m <sup>3</sup>
LEVEL 05	A.502	2 BED	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>
LEVEL 05	A.503	2 BED+S	4.0 m <sup>3</sup>	4.0 m <sup>3</sup>	8 m <sup>3</sup>



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Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
STORAGE PLAN & SCHEDULE

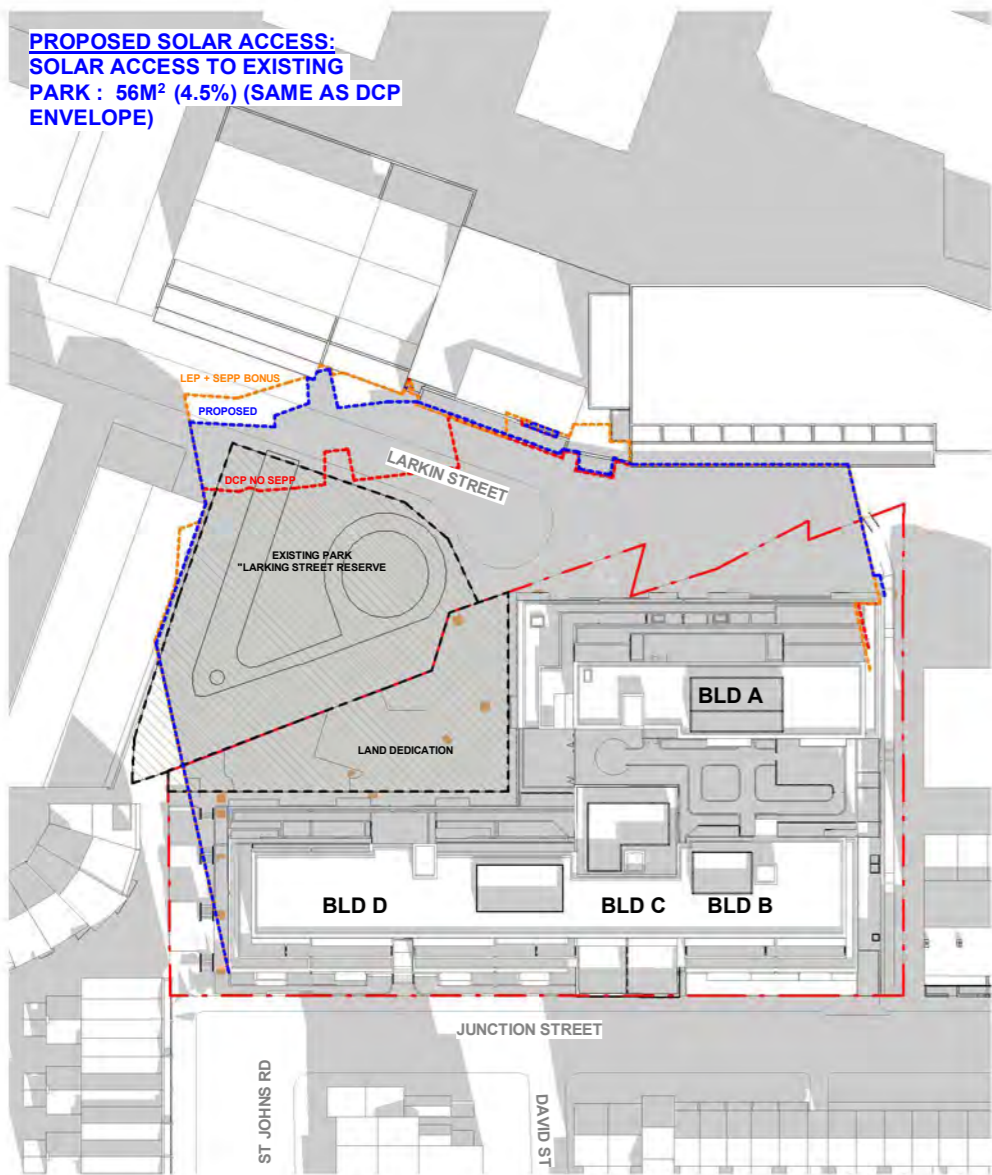
Drawing No.  
DA407  
Scale  
1 : 700  
Project No.  
23110

Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

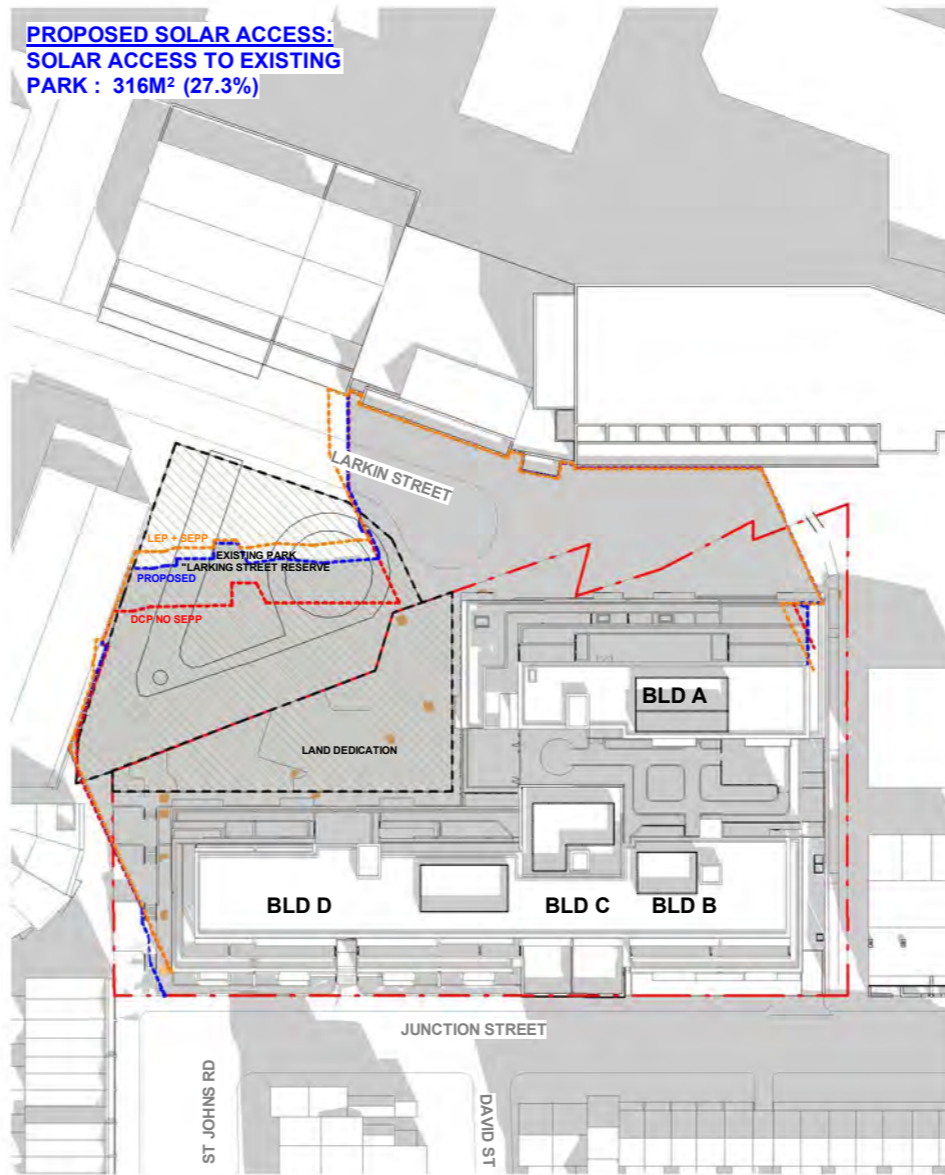
DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION

CAD Reference  
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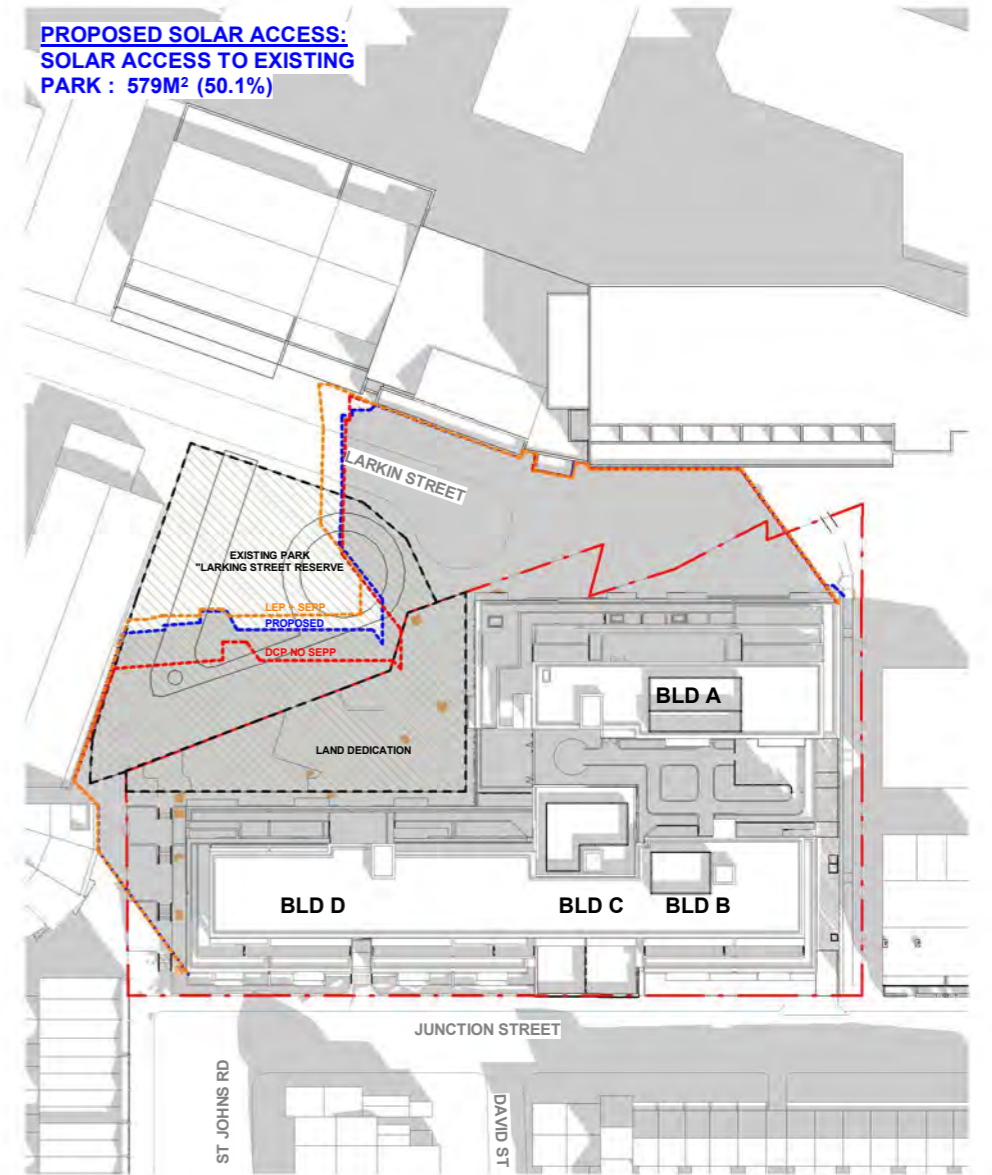
**PROPOSED SOLAR ACCESS:  
SOLAR ACCESS TO EXISTING  
PARK : 56M<sup>2</sup> (4.5%) (SAME AS DCP  
ENVELOPE)**



**PROPOSED SOLAR ACCESS:  
SOLAR ACCESS TO EXISTING  
PARK : 316M<sup>2</sup> (27.3%)**



**PROPOSED SOLAR ACCESS:  
SOLAR ACCESS TO EXISTING  
PARK : 579M<sup>2</sup> (50.1%)**



1

**SHADOW - JUNE 21ST -9AM**

SCALE 1 : 1000

2

**SHADOW - JUNE 21ST -10AM**

SCALE 1 : 1000

3

**SHADOW - JUNE 21ST -10.45 AM**

SCALE 1 : 1000



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Issue	Description	Date
1	Development Application	19.06.2025
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Client  
**CORIO PROJECTS**

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
**SHADOW DIAGRAM - JUNE 21ST - 9-10AM**

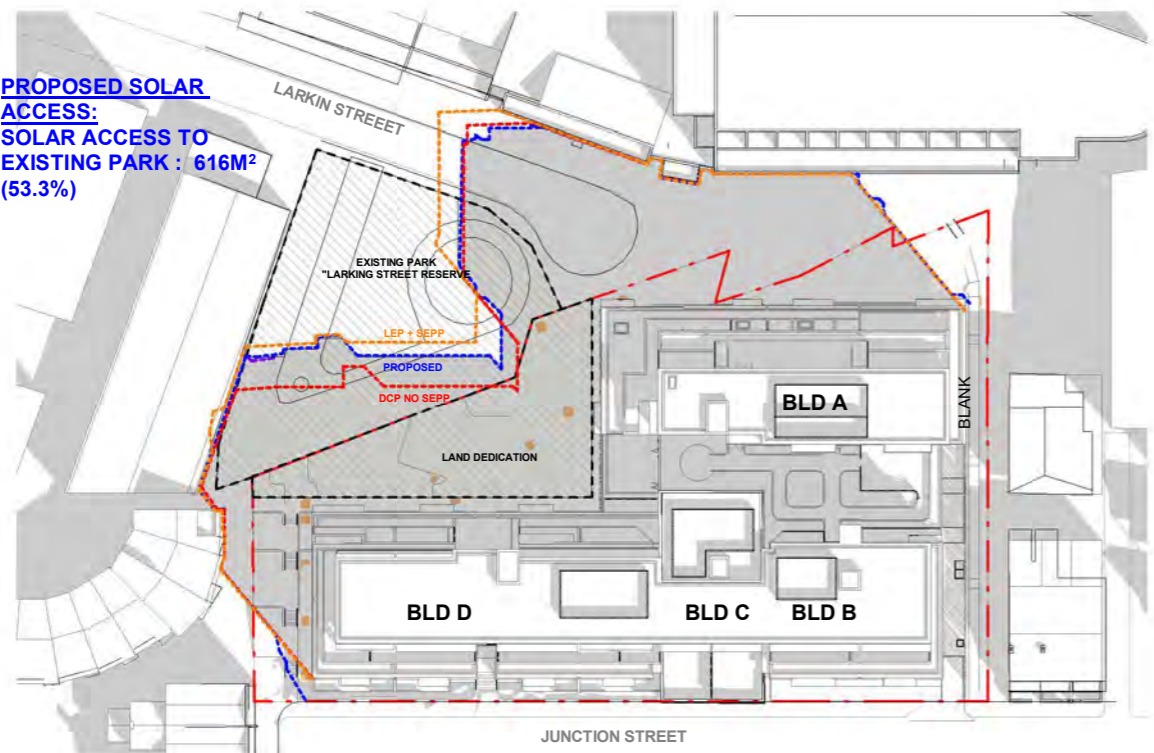
Drawing No.  
DA500  
Scale  
1 : 1000  
Project No.  
23110

Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

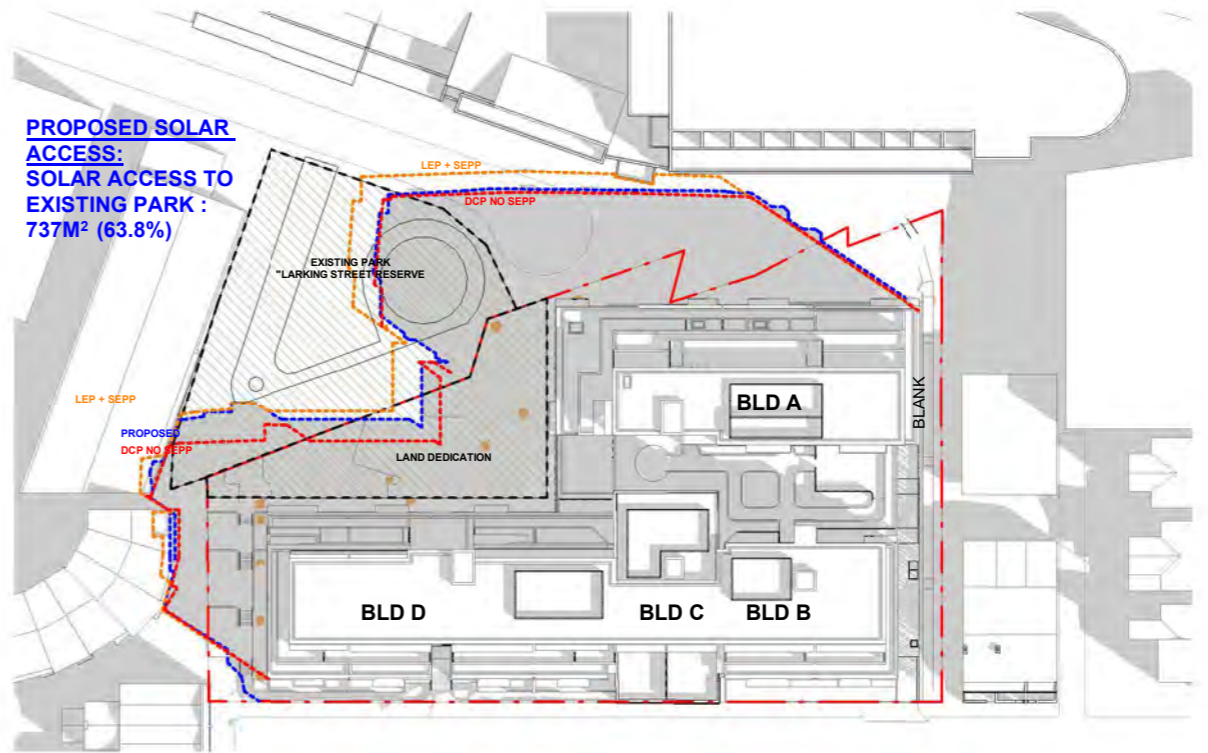
CAD Reference  
27/01/2026 5:35:04 PM

**PROPOSED SOLAR ACCESS:**  
**SOLAR ACCESS TO EXISTING PARK : 616M<sup>2</sup> (53.3%)**



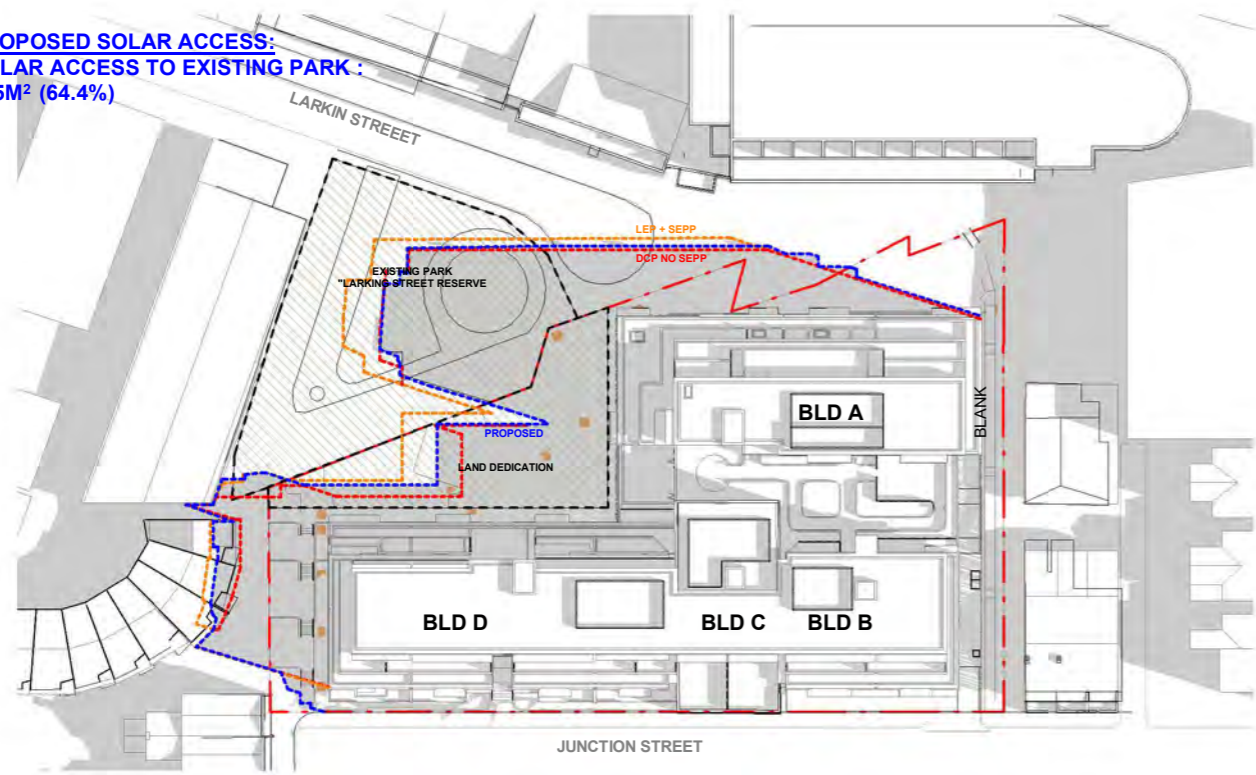
**1 SHADOW - JUNE 21ST -11AM**  
 SCALE 1 : 1000

**PROPOSED SOLAR ACCESS:**  
**SOLAR ACCESS TO EXISTING PARK : 737M<sup>2</sup> (63.8%)**

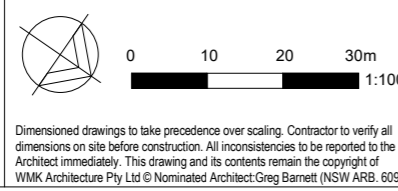


**2 SHADOW - JUNE 21ST -12PM**  
 SCALE 1 : 1000

**PROPOSED SOLAR ACCESS:**  
**SOLAR ACCESS TO EXISTING PARK : 755M<sup>2</sup> (64.4%)**



**3 SHADOW - JUNE 21ST -1PM**  
 SCALE 1 : 1000



Issue	Description	Date
1	Development Application	19.06.2025
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
**CORIO PROJECTS**

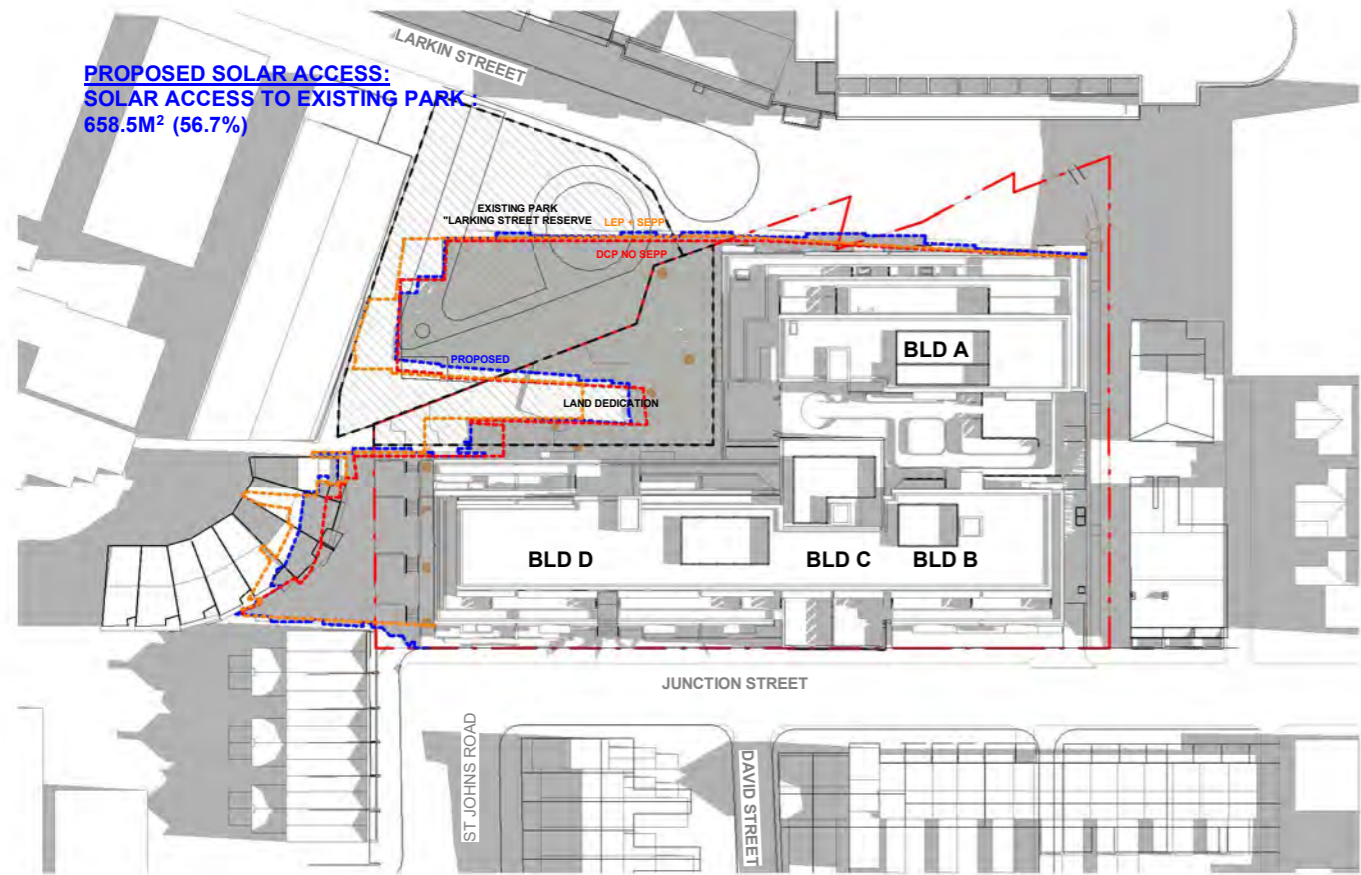
Project  
 Seniors Living Development  
 2-32 Junction Street, Forest Lodge NSW

Title  
 SHADOW DIAGRAM - JUNE 21ST - 11-1PM

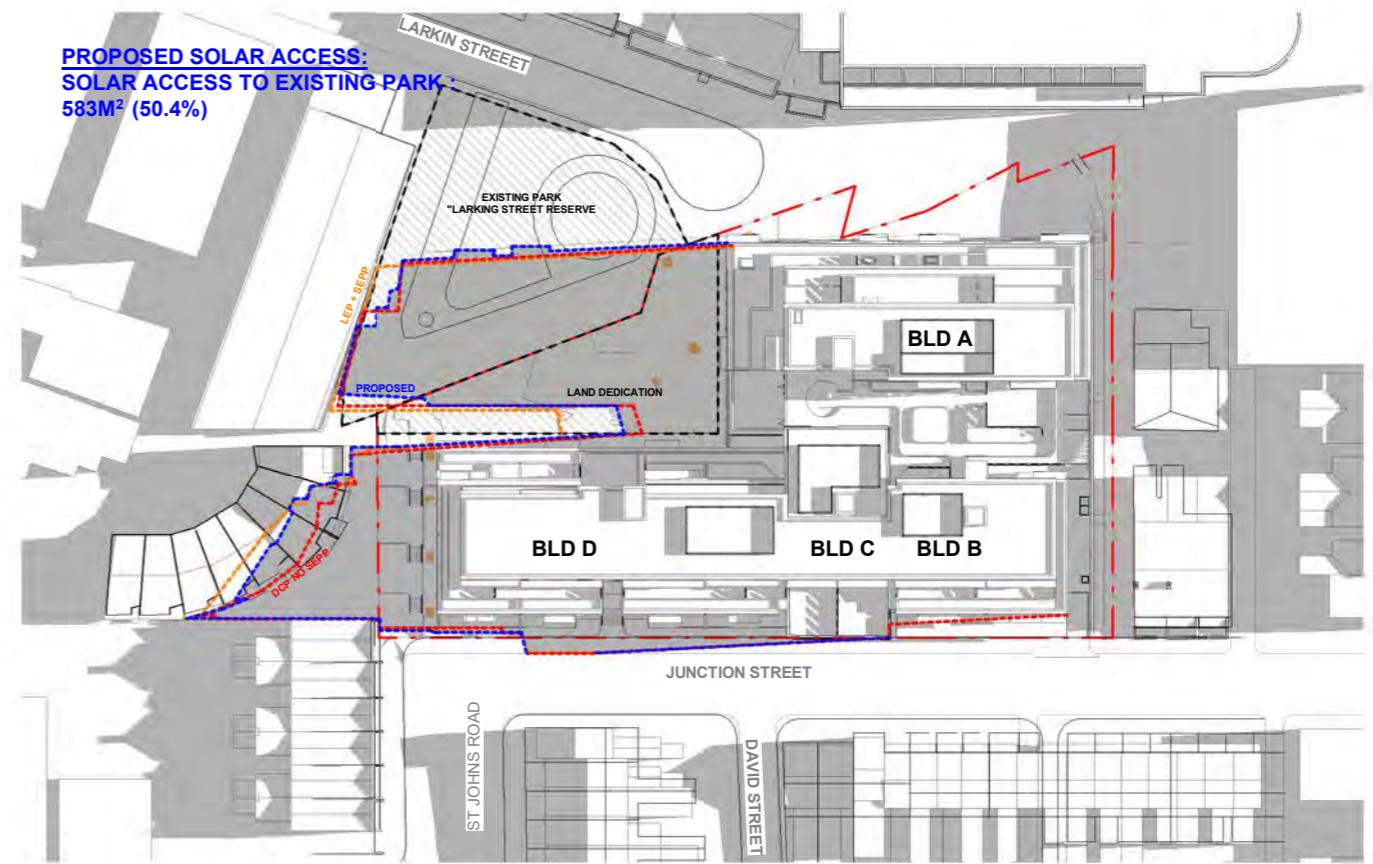
Drawing No. DA501	Issue 6
Scale 1 : 1000	Drawing Size A3
Project No. 23110	Drawn By JT

**DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION**

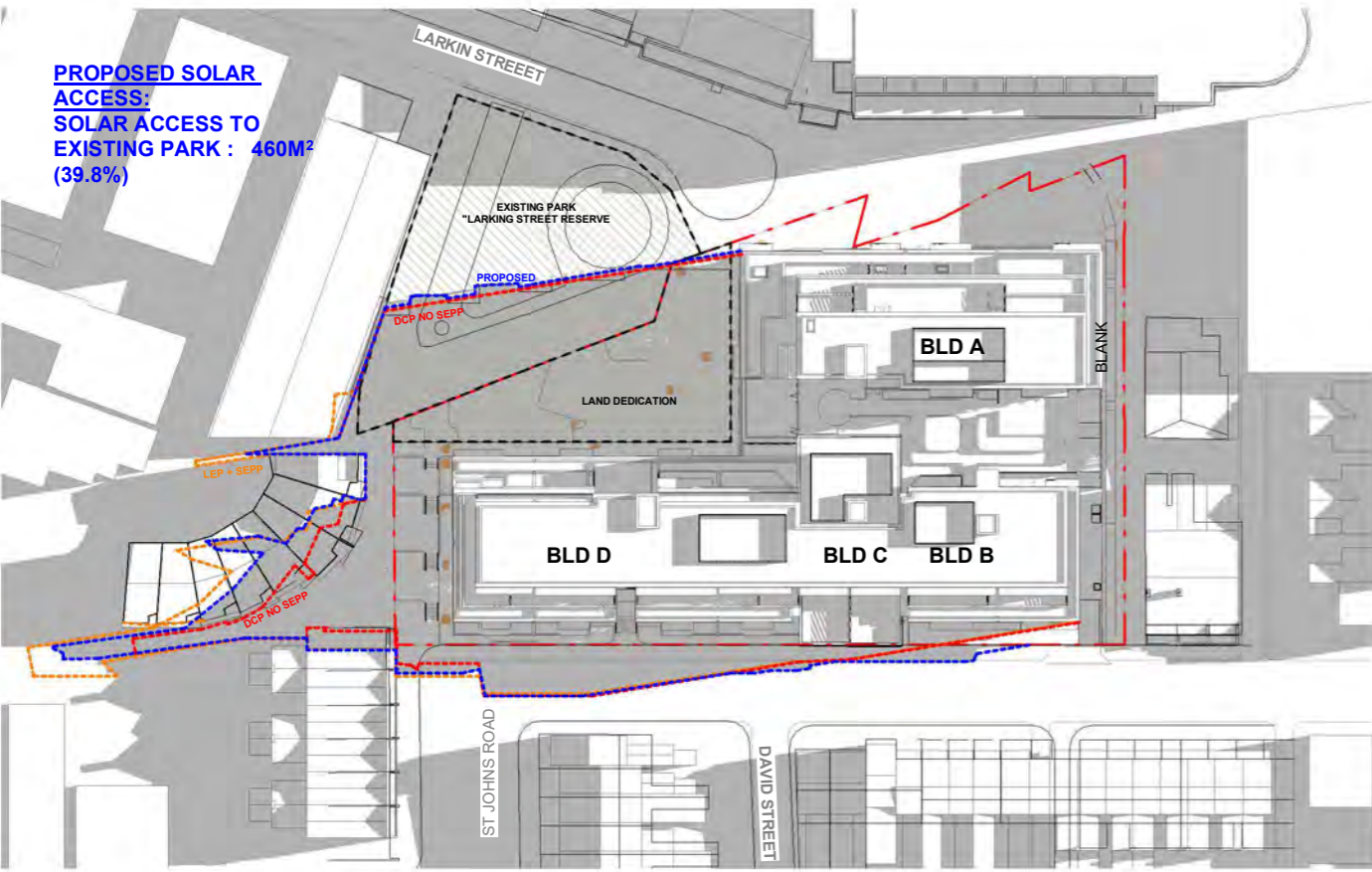
CAD Reference  
 27/01/2026 5:35:23 PM



1 SHADOW - JUNE 21ST -2PM  
SCALE 1 : 1000



2 SHADOW - JUNE 21ST - 2.30pm  
SCALE 1 : 1000



3 SHADOW - JUNE 21ST -3PM  
SCALE 1 : 1000



WMK Architecture  
The Atrium, Ground  
9 Castlereagh St  
Sydney NSW 2000  
Telephone 02 9299 0401  
wmkarchitecture.com  
ABN 25 082 956 929



0 10 20 30m  
1:1000

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Issue	Description	Date
1	Development Application	19.06.2025
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6	Revised Application	27.01.2025

Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
SHADOW DIAGRAM - JUNE 21ST - 2PM-3PM

Drawing No.  
DA502  
Scale  
1 : 1000  
Project No.  
23110  
Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION  
CAD Reference  
27/01/2026 5:35:43 PM



**ELEVATIONAL SHADOW - JUNE 21ST - 9AM**

1



**ELEVATIONAL SHADOW - JUNE 21ST - 9.30AM**

2



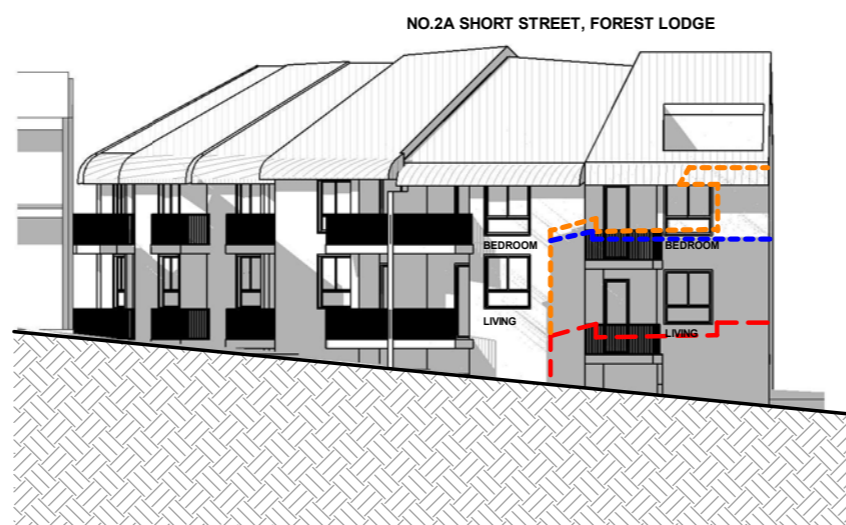
**ELEVATIONAL SHADOW - JUNE 21ST - 10AM**

3



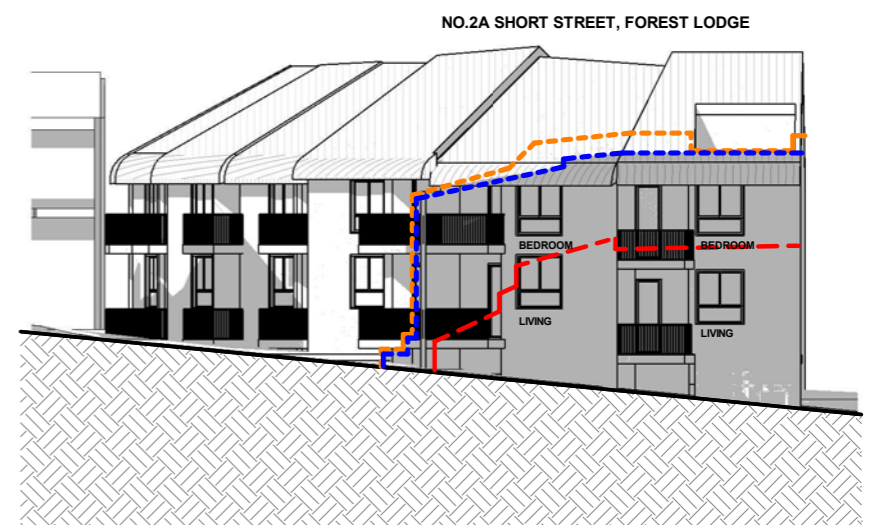
**ELEVATIONAL SHADOW - JUNE 21ST - 10.30AM**

4



**ELEVATIONAL SHADOW - JUNE 21ST - 11AM**

5

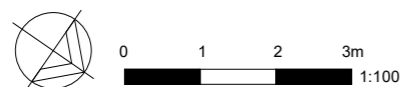


**ELEVATIONAL SHADOW - JUNE 21ST - 12PM**

6

**LEGEND:**

- DENOTES EXTENT OF LEP+SEPP BUILDING ENVELOPE ELEVATIONAL SHADOWS CAST ONTO NEIGHBOURING BUILDING AT NO.2A SHORT ST.
- DENOTES EXTENT OF PROPOSED BUILDING ELEVATIONAL SHADOW CAST ONTO NEIGHBOURING BUILDING AT NO.2A SHORT ST.
- DENOTES EXTENT OF DCP COMPLIANT ENVELOPE ELEVATIONAL SHADOWS CAST ONTO NEIGHBOURING BUILDING AT NO. 2A SHORT ST
- DENOTES EXISTING SHADOWS CAST BY EXISTING CONTEXT ONTO NO.2A SHORT ST



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Issue	Description	Date
1	Development Application	19.06.2025
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Client  
**CORIO PROJECTS**

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
**ELEVATIONAL SHADOW**

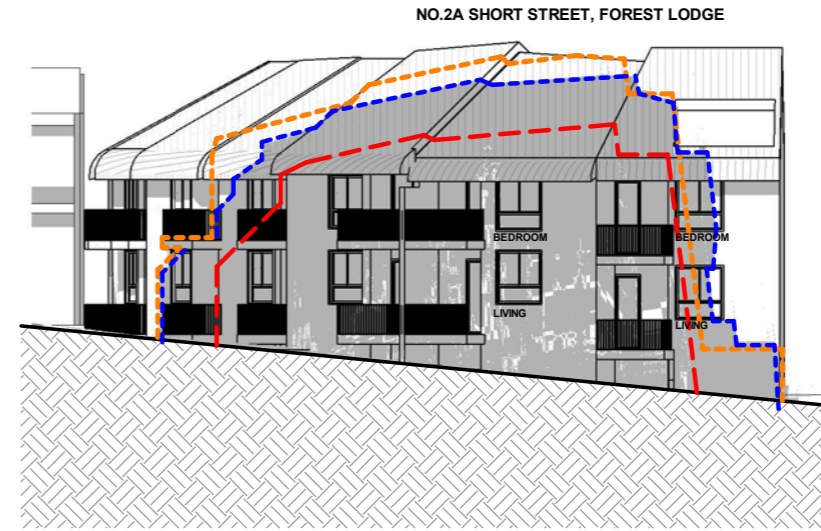
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DA503  
Scale  
1 : 100  
Project No.  
23110  
Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

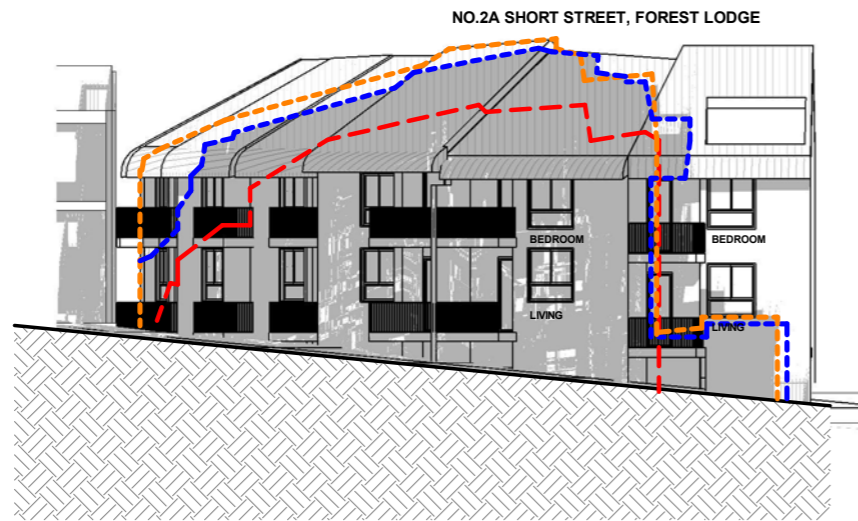
CAD Reference  
27/01/2026 5:35:55 PM



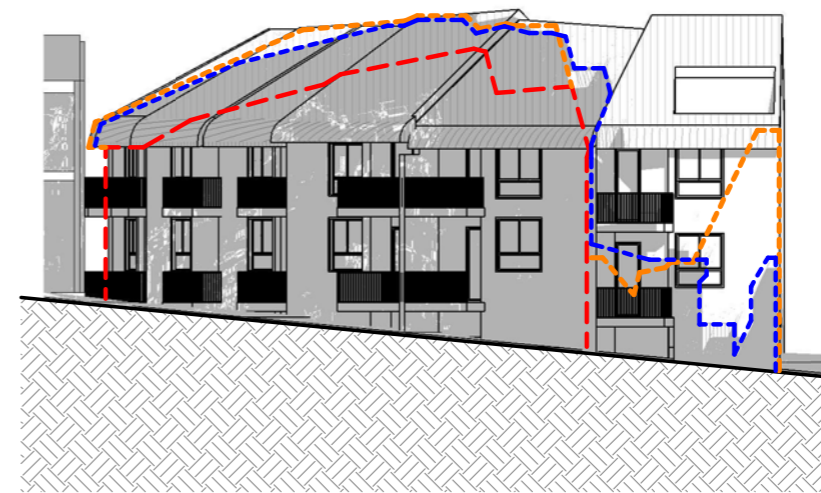
1  
ELEVATIONAL SHADOW - JUNE 21ST - 1PM



2  
ELEVATIONAL SHADOW - JUNE 21ST - 2PM







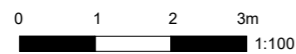
3  
ELEVATIONAL SHADOW - JUNE 21ST - 2.30PM



4  
ELEVATIONAL SHADOW - JUNE 21ST - 3PM

**LEGEND:**

-  DENOTES EXTENT OF LEP+SEPP BUILDING ENVELOPE ELEVATIONAL SHADOWS CAST ONTO NEIGHBOURING BUILDING AT NO.2A SHORT ST.
-  DENOTES EXTENT OF PROPOSED BUILDING ELEVATIONAL SHADOW CAST ONTO NEIGHBOURING BUILDING AT NO.2A SHORT ST.
-  DENOTES EXTENT OF DCP COMPLIANT ENVELOPE ELEVATIONAL SHADOWS CAST ONTO NEIGHBOURING BUILDING AT NO. 2A SHORT ST
-  DENOTES EXISTING SHADOWS CAST BY EXISTING CONTEXT ONTO NO.2A SHORT ST



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Issue	Description	Date
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6	Revised Application	27.01.2025

Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

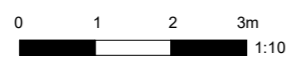
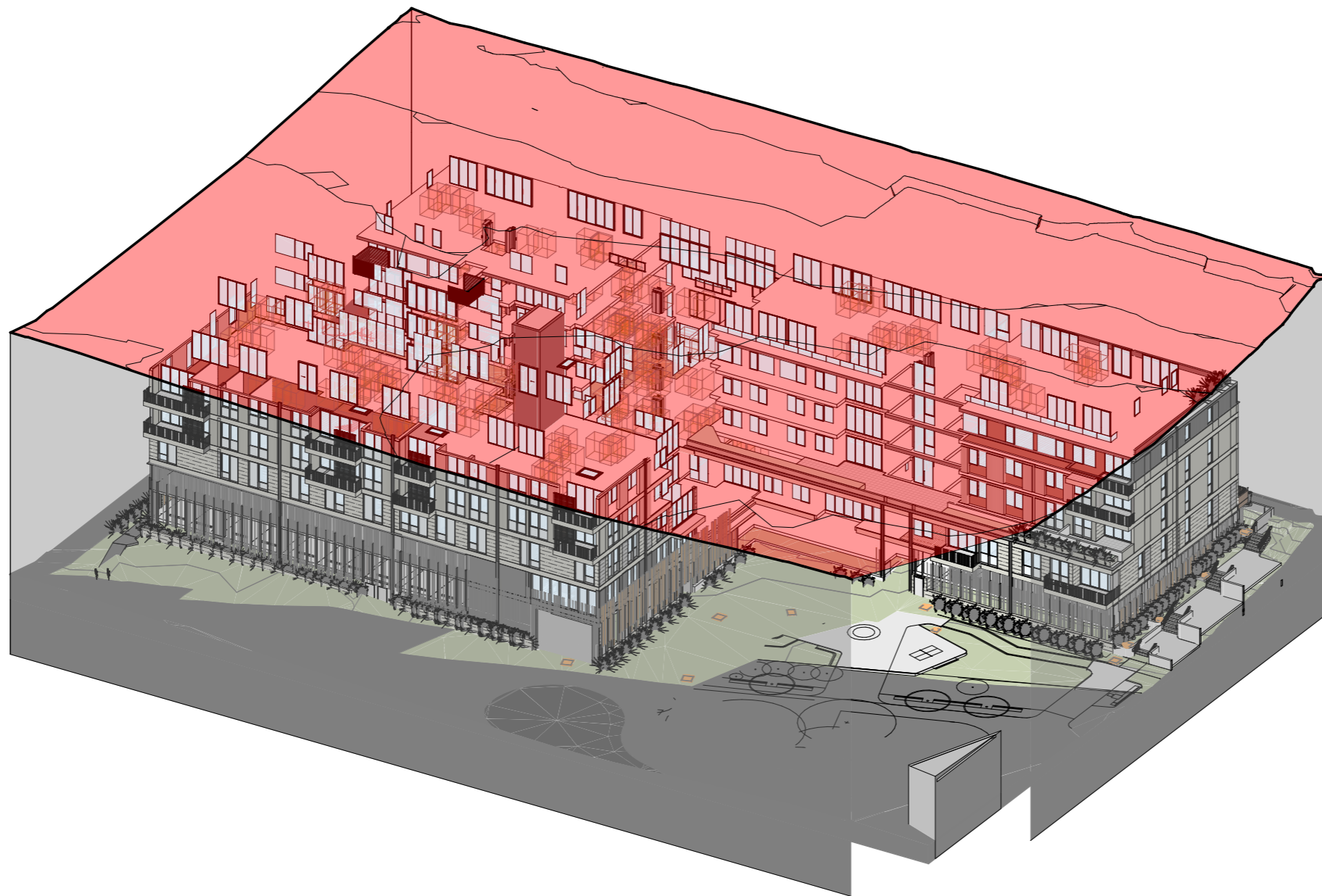
Title  
ELEVATIONAL SHADOW

Drawing No.  
DA504  
Scale  
1 : 100  
Project No.  
23110

Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

DEVELOPMENT APPLICATION ONLY  
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CAD Reference  
27/01/2026 5:36:08 PM



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Issue	Description	Date
5	Revised Application	26.11.2025
6	Revised Application	27.01.2025

Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
25m HEIGHT PLANE DIAGRAM

Drawing No.  
DA550

Scale

Project No.  
23110


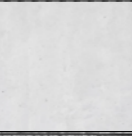










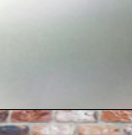

CAD Reference  
27/01/2026 5:36:20 PM

Issue  
6

Drawing Size  
A3

Drawn By  
KM

**DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION**

MATERIAL SCHEDULE			
MARK	NAME	DESCRIPTION	REFERENCE
WF1	WALL FINISH 01	CONCRETE FINISH (LIGHT GREY, RIBBED)	
WF2	WALL FINISH 02	CONCRETE FINISH (LIGHT GREY, SMOOTH)	
WF3	WALL FINISH 03	CONCRETE FINISH (MID GREY, TEXTURED)	
WF4	WALL FINISH 04	BRICK FINISH (BROWN)	
WF5	WALL FINISH 05	REPURPOSED SANDSTONE (FROM EXISTING RETAINING WALL)	
WF6	WALL FINISH 06	METAL CLADDING (COLOUR: GREY)	
WF7	WALL FINISH 07	METAL CLADDING (COLOUR: BRONZE)	
SC1	SCREEN TYPE 01	LOUVRE SCREENING (LIGHT GREY)	
SC2	SCREEN TYPE 02	LOUVRE SCREENING (COLOUR: BRONZE)	
SC3	SCREEN TYPE 03	LOUVRE SCREENING (DARK GREY)	
BAL1	BALUSTRADE TYPE 01	VERTICAL METAL RAILING (DARK GREY)	
GL1	GLAZING TYPE 01	GLASS	
GL2	GLAZING TYPE 02	OPAQUE GLASS (INSULATED BACKING WHERE REQUIRED. REFER TO BASIX)	
EXB	EXISTING BUILDING	AGED BRICK (CLEANED AND MADE GOOD)	



ARTIST IMPRESSION - EASTERN ELEVATION ALONG JUNCTION ST



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Issue	Description	Date
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Client  
CORIO PROJECTS

Project  
Seniors Living Development  
2-32 Junction Street, Forest Lodge NSW

Title  
MATERIALS & FINISHES

Drawing No.  
DA600  
Scale  
N/A  
Project No.  
23110

Issue  
6  
Drawing Size  
A3  
Drawn By  
JT

DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION

CAD Reference  
27/01/2026 5:36:25 PM