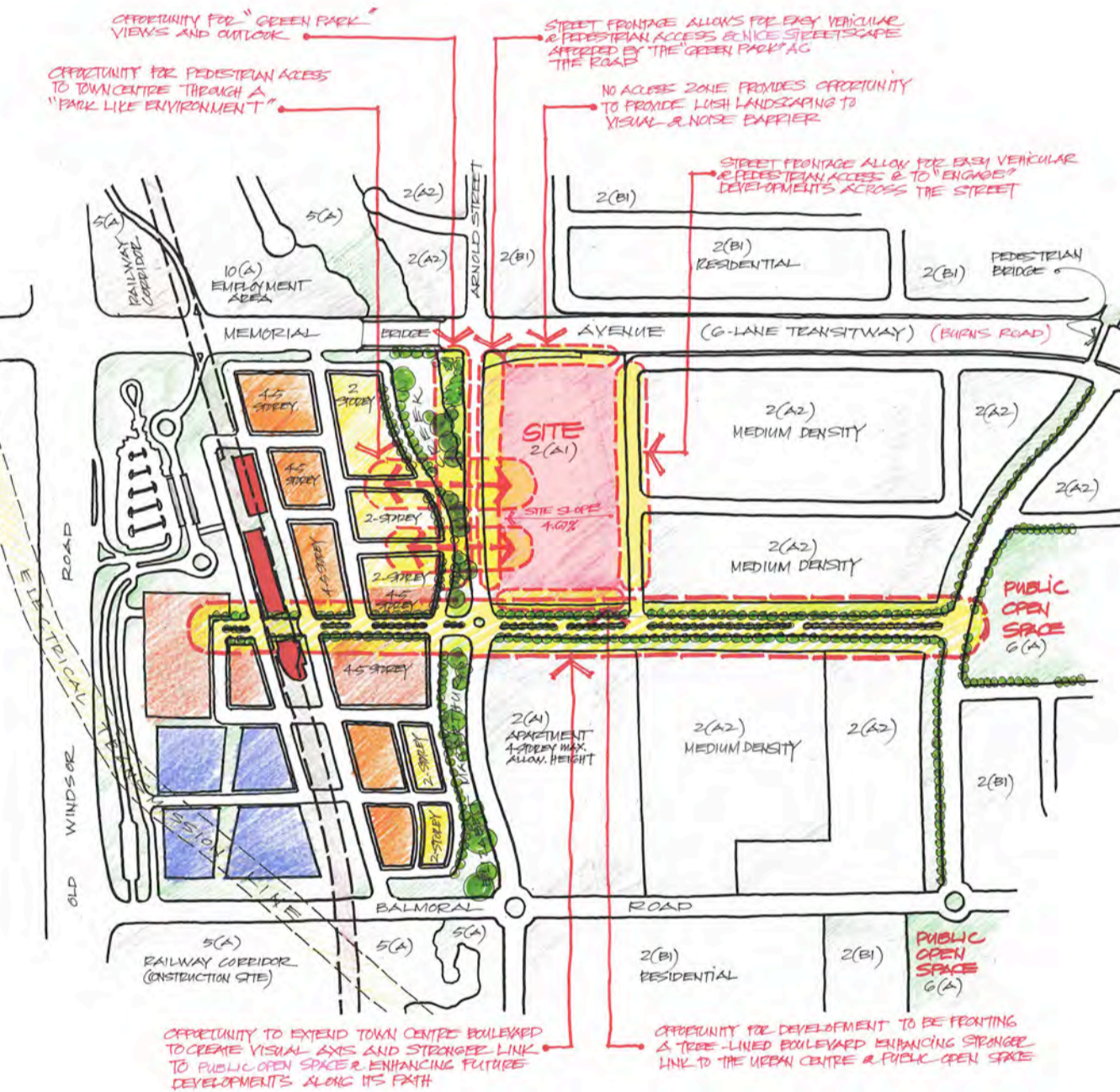




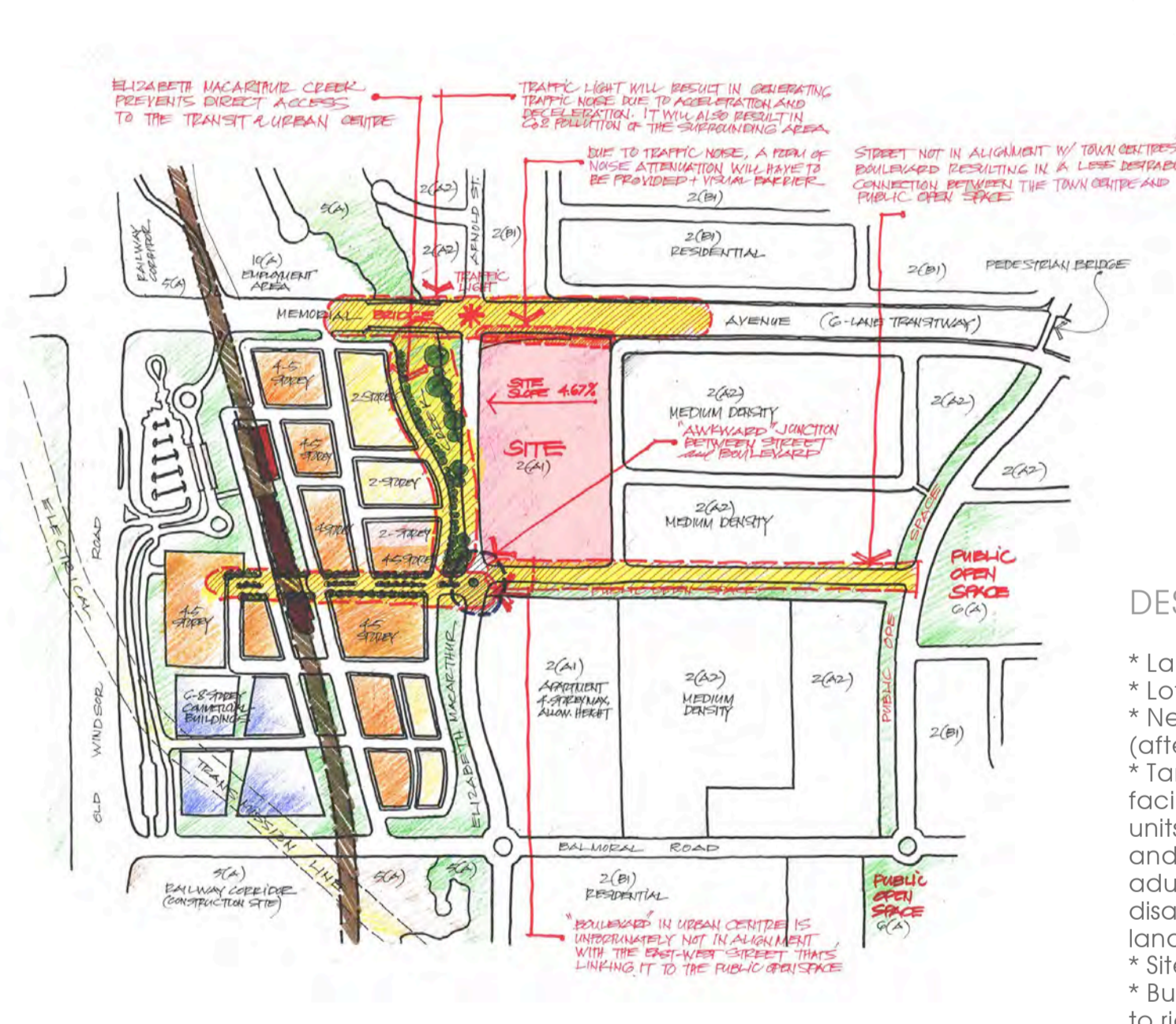
VIEW OF SITE LOOKING NORTH-EAST



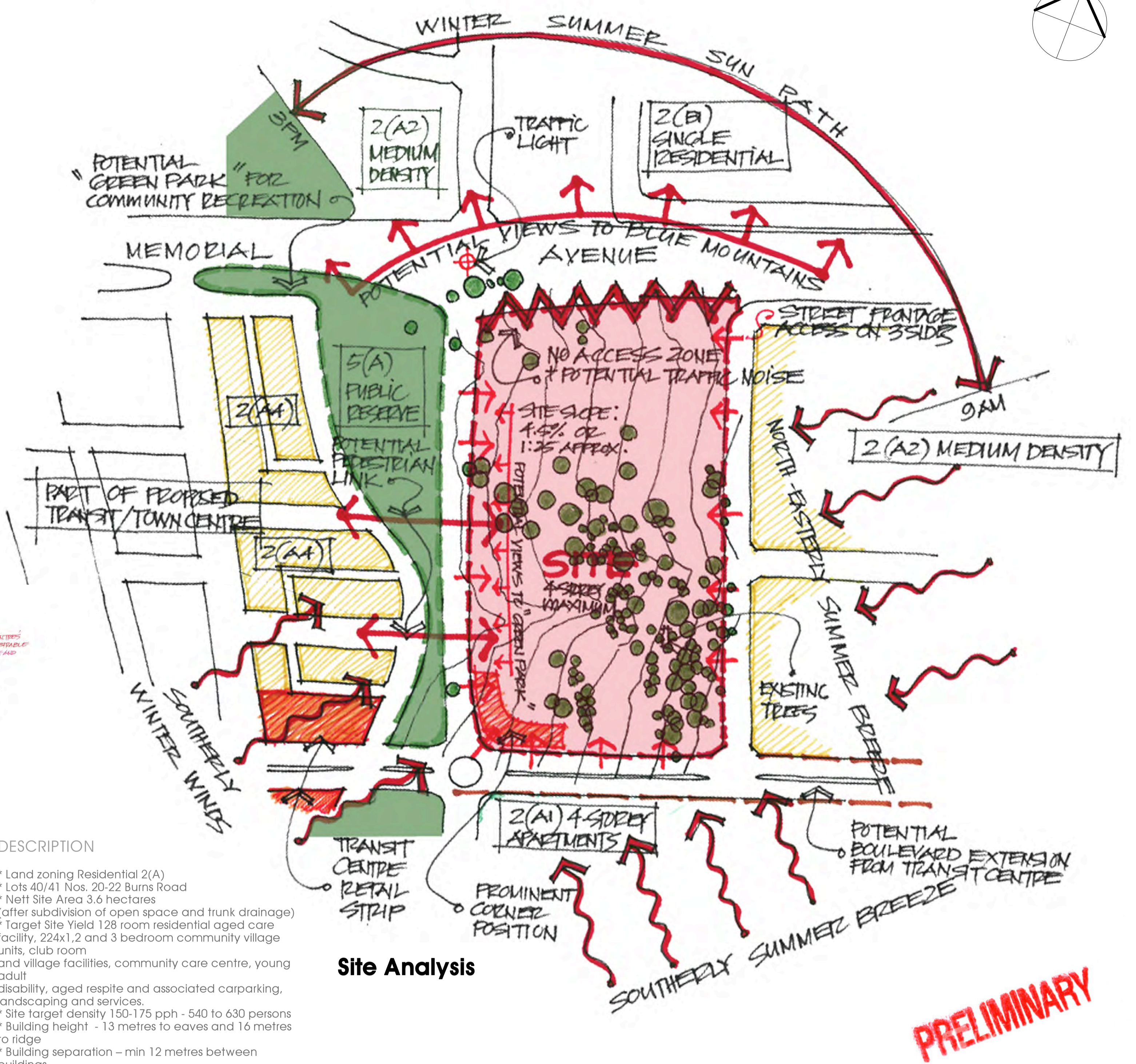
VIEW OF SITE LOOKING SOUTH-EAST



Opportunities Plan



Constraints Plan



Site Analysis

**PRELIMINARY**

DESCRIPTION

- \* Land zoning Residential 2(A)
- \* Lots 40/41 Nos. 20-22 Burns Road
- \* Net Site Area 3.6 hectares (after subdivision of open space and trunk drainage)
- \* Target Site Yield 128 room residential aged care facility, 224x1, 2 and 3 bedroom community village units, club room and village facilities, community care centre, young adult disability, aged respite and associated carparking, landscaping and services.
- \* Site target density 150-175 pph - 540 to 630 persons
- \* Building height - 13 metres to eaves and 16 metres to ridge
- \* Building separation - min 12 metres between buildings
- \* Landscaping - Minimum 50% site area

employment lands

centres

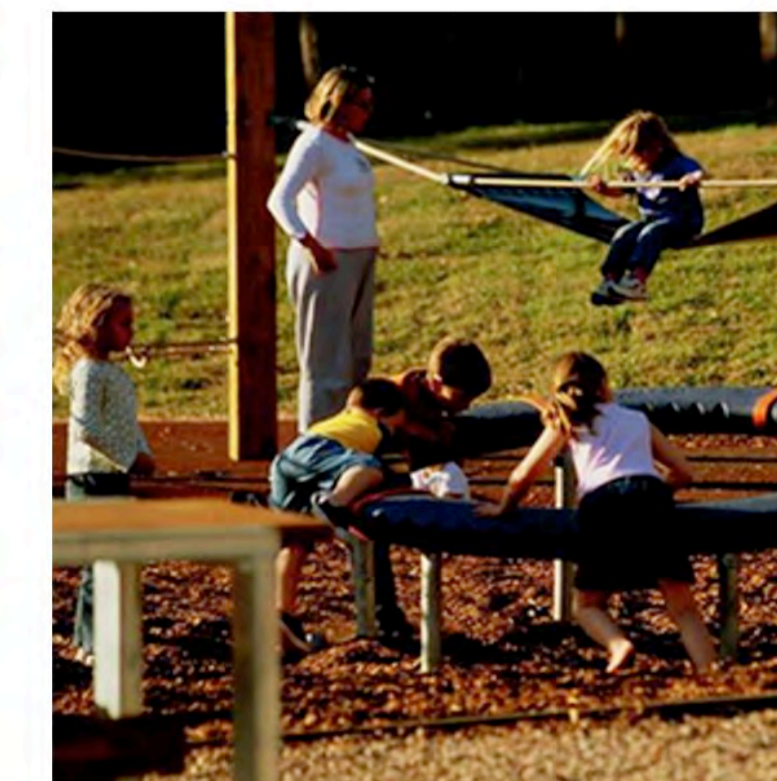
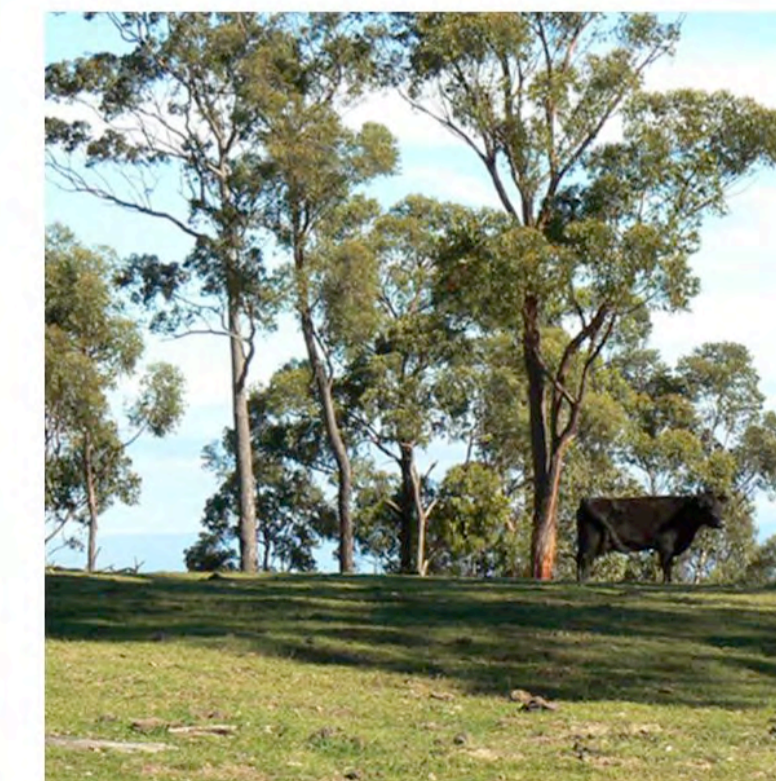
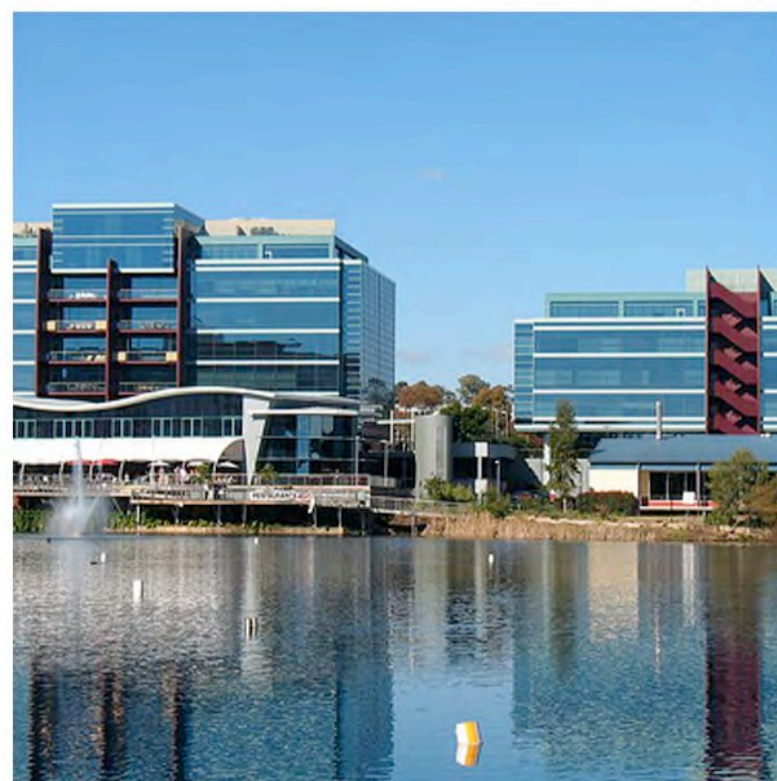
residential

transport

rural lands

environment & leisure

waterways



**McFadyen architects pty ltd**  
 Peter McFadyen Nominated Registered Architect No.5041  
 ACN 76 002 505 393  
 Suite F8, 1-15 Barr Street BALMAIN NSW 2041  
 T 02 9810 5977 F 02 9810 4977 E sydney@mcfadyen.com.au  
 PO BOX 4052 WAGSTAFFE NSW 2257  
 T 02 4360 2220 F 02 4360 2110 E thebay@mcfadyen.com.au

Issue	Amendment	Date
A	Development Application Issue	09.06.09

**CLIENT**  
 BARTIST COMMUNITY SERVICES  
 28A Carrington Street EPPING NSW 2121  
 Tel: (02) 9523 2000  
 Fax: (02) 9523 2001

**TOWN PLANNER**  
 DON FOX PLANNING  
 11 Dorrigo Road MORNINGLEIGH NSW 2126  
 Tel: (02) 9523 2000  
 Fax: (02) 9523 2001

**PROJECT ADMINISTRATOR & QS**  
 MANNA HEWMAN ASSOCIATES PTY LIMITED  
 15 The Square  
 PENRHURST NSW 2222  
 Tel: (02) 9561 8144  
 Fax: (02) 9561 7966

**ENVIRONMENTAL SUSTAINABILITY**  
 VIM  
 Unit 312, 3 Goodwin Street  
 NEWTOWN NSW 2042  
 Tel: (02) 9557 3132  
 Fax: (02) 9557 5133

**STRUCTURAL ENGINEERING**  
 CARDINO LOW & HOOKER  
 13 Concho Building 310 Pacific Highway  
 CHATSWOOD NSW 2037  
 Tel: (02) 9523 9984  
 Fax: (02) 9523 9929

**LANDSCAPE ARCHITECT**  
 Taylor Hartree  
 Landscape Architects Pty Ltd  
 26 Moore Street AUSTRIMMER NSW 2515  
 Tel: (02) 4261 9269  
 Fax: (02) 4261 4826

**TRAFFIC ENGINEER**  
 TRANSPORT & TRAFFIC PLANNING ASSOC.  
 Suite 403 Level 4, 292 Victoria Ave  
 CHATSWOOD NSW 2037  
 Tel: (02) 9411 1640  
 Fax: (02) 9564 6222

**ACOUSTIC**  
 DAY DESIGN PTY LTD  
 Suite 17, 100 Forest Road,  
 PEAKHURST NSW 2210  
 Tel: (02) 9222 5200  
 Fax: (02) 9222 5211

**BUILDING SERVICES**  
 BUILDING SERVICES ENGINEERS  
 12-13, Walker Street  
 NORTH SYDNEY NSW 2060  
 Tel: (02) 9222 5200  
 Fax: (02) 9222 5211

**ACCESS**  
 ACCESS CONSULTING  
 Suite 210, 22-26 Bourton Street,  
 ULMARAH NSW 2007  
 Tel: (02) 9211 7777  
 Fax: (02) 9211 7774

**PROJECT**  
**BCS KELLYVILLE PROJECT**  
 Proposed New Aged Care Precinct at  
 LOTS 40 AND LOT 41 Memorial Avenue  
**KELLYVILLE**

**Drawing Title**  
**SITE ANALYSIS & PHOTOS**

Scale: 1:500 @A1 paper size  
 Drawn: BD/GS  
 Date: June 09

Drawing No: 536DA1.03  
 Issue: **A**