

NARWEE PARKLANDS CARE COMMUNITY

STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)



DRAWING LIST - GROUPGSA			
Sheet Number	Sheet Name	Current Revision Date	Current Revision
DA0000	DRAWING SCHEDULE / SITE LOCATION PLAN	18/01/2023	D
DA1100	SITE PLAN	02/12/2022	B
DA1200	DEMOLITION PLAN	02/12/2022	A
DA2000	BASEMENT PLAN	02/12/2022	C
DA2001	GROUND FLOOR PLAN	02/12/2022	C
DA2002	LEVEL 1 PLAN	02/12/2022	C
DA2003	LEVEL 2 PLAN	02/12/2022	C
DA2004	ROOF PLAN	02/12/2022	C
DA3000	ELEVATION	02/12/2022	B
DA3001	ELEVATION	02/12/2022	B
DA3100	SECTIONS	19/12/2022	C
DA3101	SECTIONS	19/12/2022	C
DA4101	GFA CALCULATIONS	02/12/2022	B
DA4102	COMPLIANCE DIAGRAM	02/12/2022	A
DA4103	DEEP SOIL DIAGRAM	02/12/2022	B
DA4104	LANDSCAPE DIAGRAM	02/12/2022	B
DA4105	COMMUNAL OPEN SPACE DIAGRAM	02/12/2022	B
DA4110	COMMUNAL OPEN SPACE SHADOW STUDY	18/01/2023	A
DA4111	COMMUNAL OPEN SPACE SHADOW STUDY	18/01/2023	A
DA4113	SOLAR ACCESS	18/01/2023	A
DA6200	SIGNAGE DETAILS	02/12/2022	B
Grand total: 21			

Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022
C	ISSUE FOR INFORMATION	19/12/2022
D	ISSUE FOR INFORMATION	18/01/2023

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD

PQ Box 236
Oximbah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

DRAWING SCHEDULE /
SITE LOCATION PLAN

Scale

Drawing Created (date) 01/18/22

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

Approved PG

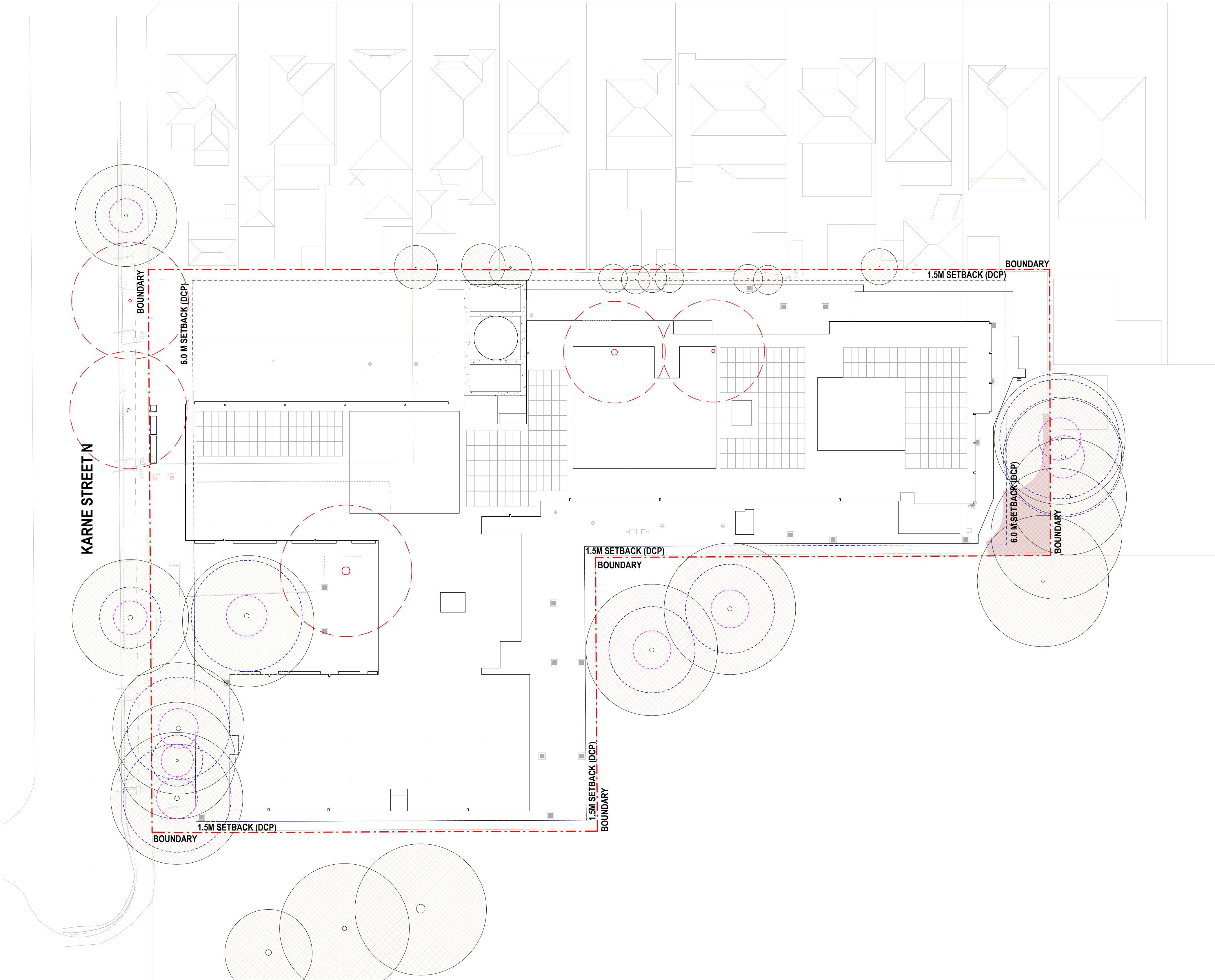
Project No Drawing No Issue

A220594 DA0000

D

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

23/01/2023 12:46:08 PM



Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022



North Point

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD

P.O. Box 236
Oxymiah NSW 2258
Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS CARE COMMUNITY

Drawing Title

SITE PLAN

Scale 1 : 300

Drawing Created (date) 05/16/22

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

Approved PG

Project No Drawing No Issue

A220594 DA1100

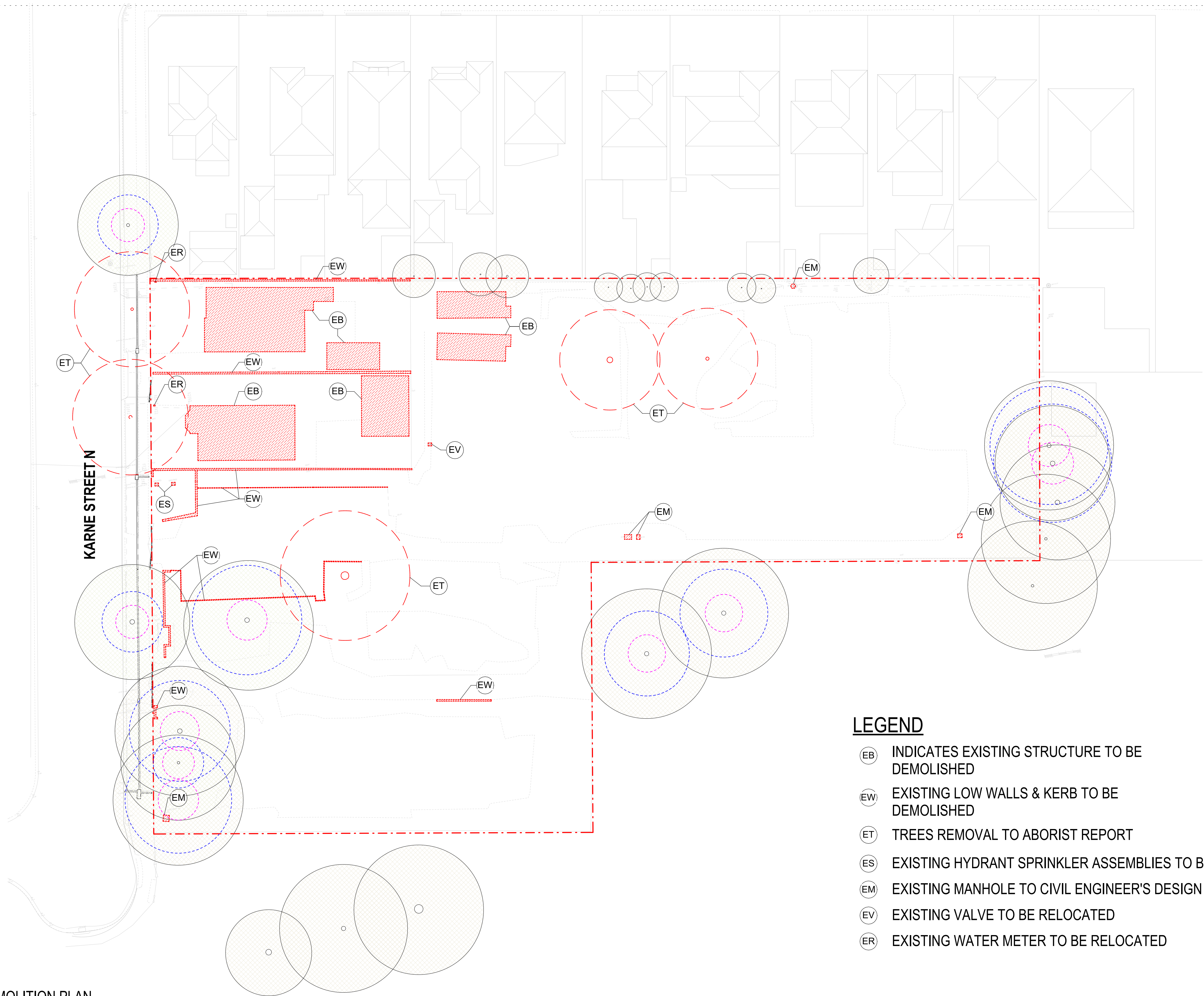
B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

12/6/2022 5:30:01 PM

1 SITE PLAN - DEMOLITION PLAN

1 : 300



LEGEND

- EB INDICATES EXISTING STRUCTURE TO BE DEMOLISHED
- EW EXISTING LOW WALLS & KERB TO BE DEMOLISHED
- ET TREES REMOVAL TO ARBORIST REPORT
- ES EXISTING HYDRANT SPRINKLER ASSEMBLIES TO BE RELOCATED
- EM EXISTING MANHOLE TO CIVIL ENGINEER'S DESIGN
- EV EXISTING VALVE TO BE RELOCATED
- ER EXISTING WATER METER TO BE RELOCATED



SITE IMAGE-1

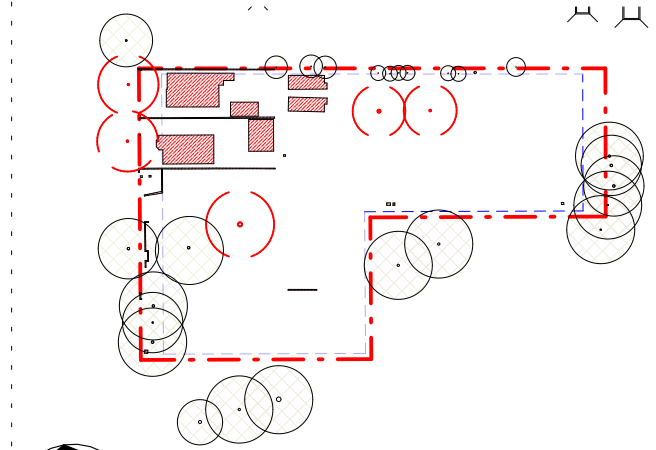


SITE IMAGE-2



SITE IMAGE-3

Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	02/12/2022



DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

P.O. Box 236
Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

DEMOLITION PLAN

Scale As indicated

Drawing Created (date) 12/01/22

Drawing Created (by) AS

Plotted and checked by GGSA

Verified PG

Approved PG

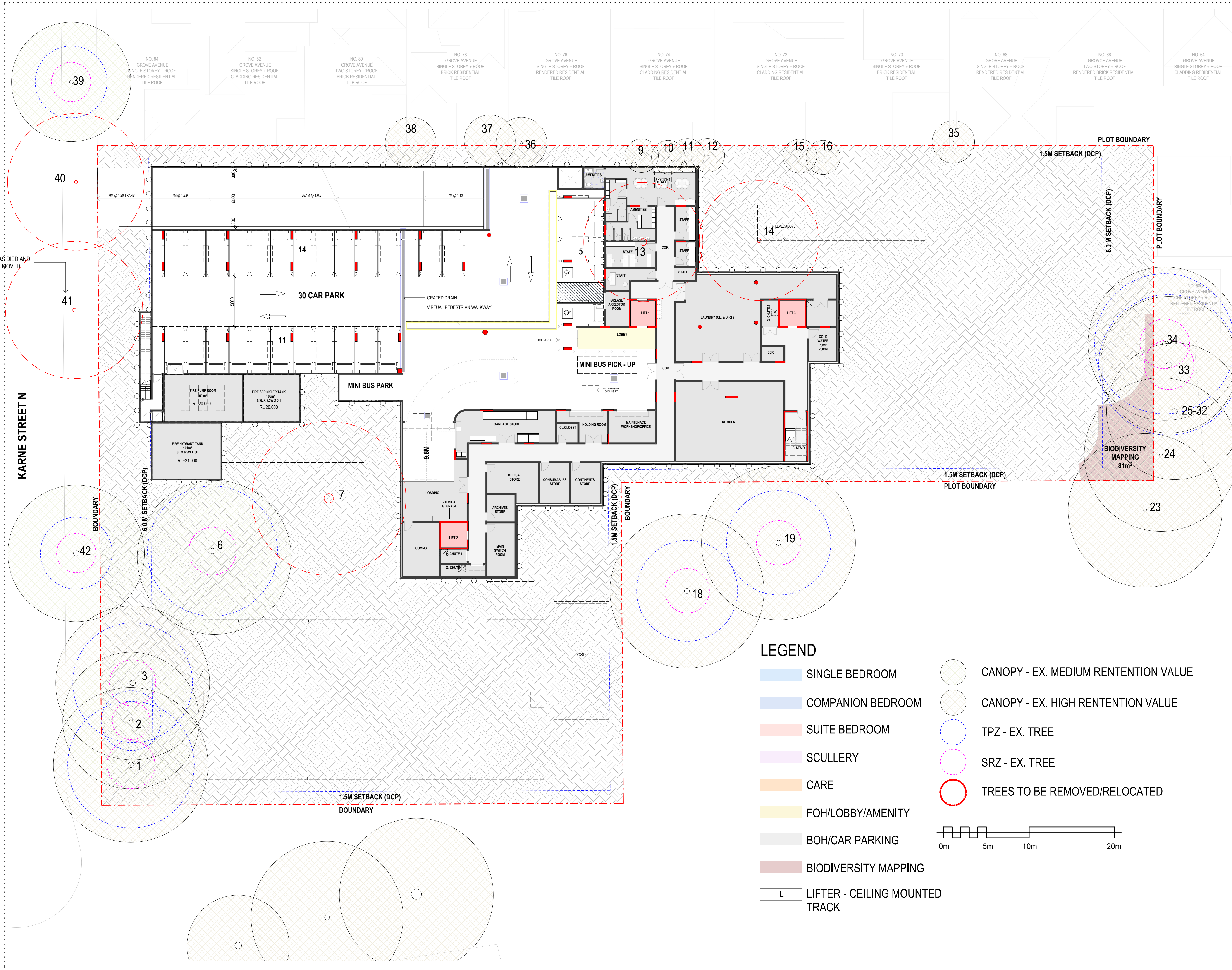
Project No Drawing No Issue

A220594 DA1200

A

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

12/6/2022 5:30:09 PM



Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	18/11/2022
B	ISSUE FOR INFORMATION	29/11/2022
C	ISSUE FOR INFORMATION	02/12/2022

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1
Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil

Henry & Hymas
Suite 2.01, 828 Pacific Highway
Gordon NSW 2072
Building Services

DSC Consulting
57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD
PO Box 236
Oxymiah NSW 2258
Client

OPAL HEALTHCARE
Level 11, 420 George Street
Sydney NSW 2000

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568
Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

BASEMENT PLAN

Scale 1 : 200

Drawing Created (date) 18/11/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

Approved PG

Project No Drawing No Issue

A220594 DA2000 C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

12/6/2022 5:30:14 PM



Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	18/11/2022
B	ISSUE FOR INFORMATION	29/11/2022
C	ISSUE FOR INFORMATION	02/12/2022

Project Manager

CYRE
Level 2, 10 King Street
North Sydney NSW 2060
BCA

Formiga 1
Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil

Henry & Hymas
Suite 2.01, 828 Pacific Highway
Gordon NSW 2072
Building Services

DSC Consulting
57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD
PO Box 236
Oxymiah NSW 2258
Client

OPAL HEALTHCARE
Level 11, 420 George Street
Sydney NSW 2000

Group GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568
Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

GROUND FLOOR PLAN

Scale

1 : 200

Drawing Created (date)

17/01/2022

Drawing Created (by)

PL

Plotted and checked by

GGSA

Verified

AS

Approved

PG

Project No

Drawing No

Issue

A220594 DA2001

C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

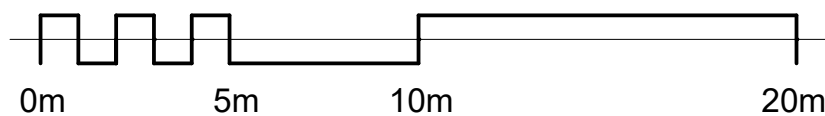
24/01/2023 3:05:01 PM

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	18/11/2022
B	ISSUE FOR INFORMATION	29/11/2022
C	ISSUE FOR INFORMATION	02/12/2022



LEGEND

- SINGLE BEDROOM
- COMPANION BEDROOM
- SUITE BEDROOM
- SCULLERY
- CARE
- FOH/LOBBY/AMENITY
- BOH/CAR PARKING
- BIODIVERSITY MAPPING
- L LIFTER - CEILING MOUNTED TRACK
- CANOPY - EX. MEDIUM RENTENTION VALUE
- CANOPY - EX. HIGH RENTENTION VALUE
- TPZ - EX. TREE
- SRZ - EX. TREE
- TREES TO BE REMOVED/RELOCATED



DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1
Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil

Henry & Hymas
Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services
DSC Consulting
57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD
P.O. Box 236
Oxymiah NSW 2258
Client

OPAL HEALTHCARE
Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568
Project Title

**NARWEE PARKLANDS
CARE COMMUNITY**

Drawing Title

LEVEL 1 PLAN

Scale 1 : 200

Drawing Created (date) 18/11/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

Approved PG

Project No Drawing No Issue

A220594 DA2002

C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

6/12/2022 5:59:08 PM

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	18/11/2022
B	ISSUE FOR INFORMATION	29/11/2022
C	ISSUE FOR INFORMATION	02/12/2022



DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

PQ Box 236
Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

**NARWEE PARKLANDS
CARE COMMUNITY**

Drawing Title

LEVEL 2 PLAN

Scale 1 : 200

Drawing Created (date) 18/11/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

Approved PG

Project No Drawing No Issue

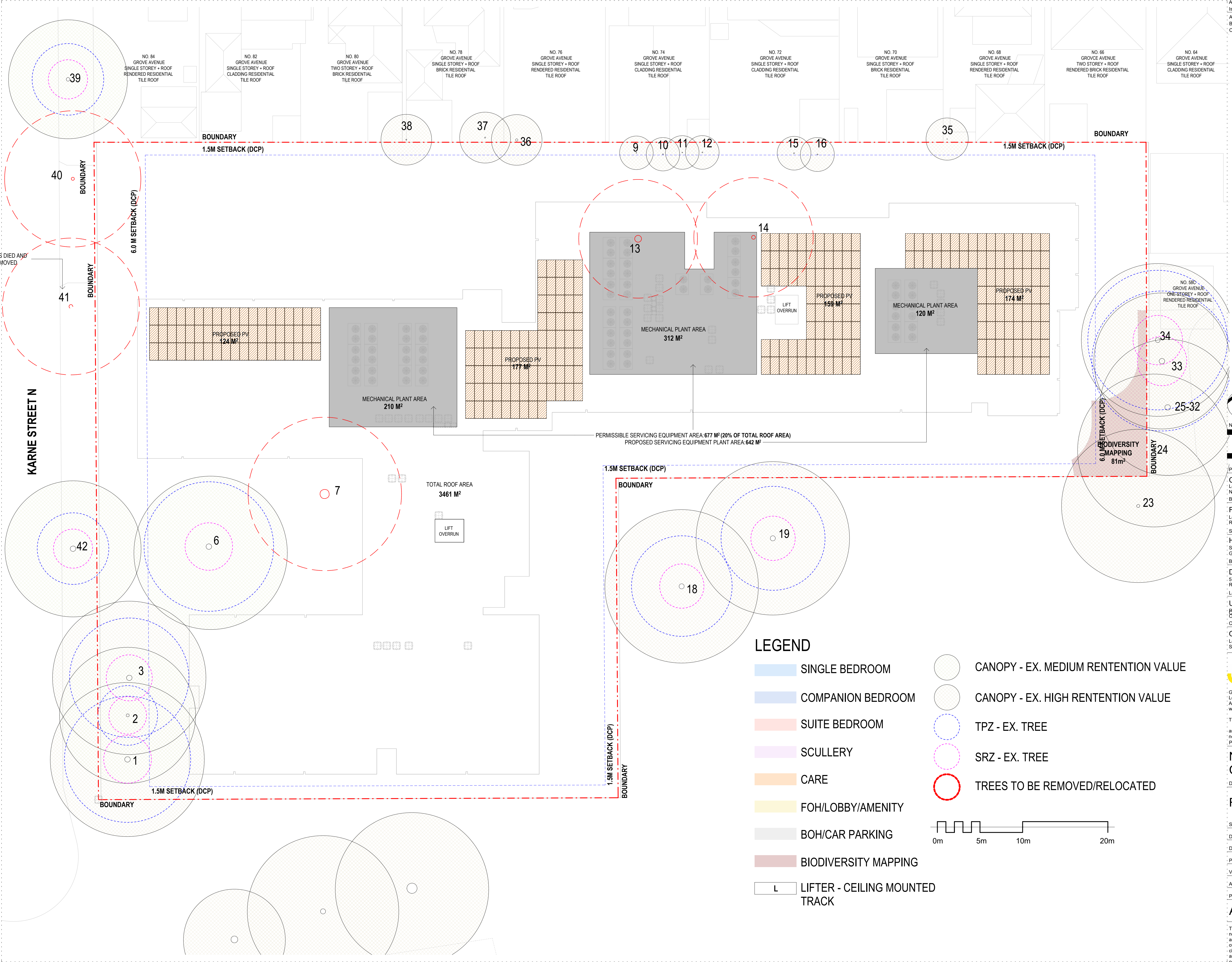
A220594 DA2003

C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.

Do not scale drawings. Use figured Dimensions.

12/6/2022 5:32:15 PM



Amendments

Issue	Description	Date
A	ISSUE FOR INFORMATION	18/11/2022
B	ISSUE FOR INFORMATION	29/11/2022
C	ISSUE FOR INFORMATION	02/12/2022

North Point

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1
Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil

Henry & Hymas
Suite 2.01, 828 Pacific Highway
Gordon NSW 2072
Building Services

DSC Consulting
57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD
PO Box 236
Oxymiah NSW 2258
Client

OPAL HEALTHCARE
Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568
Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

Roof Plan

Scale 1 : 200

Drawing Created (date) 18/11/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

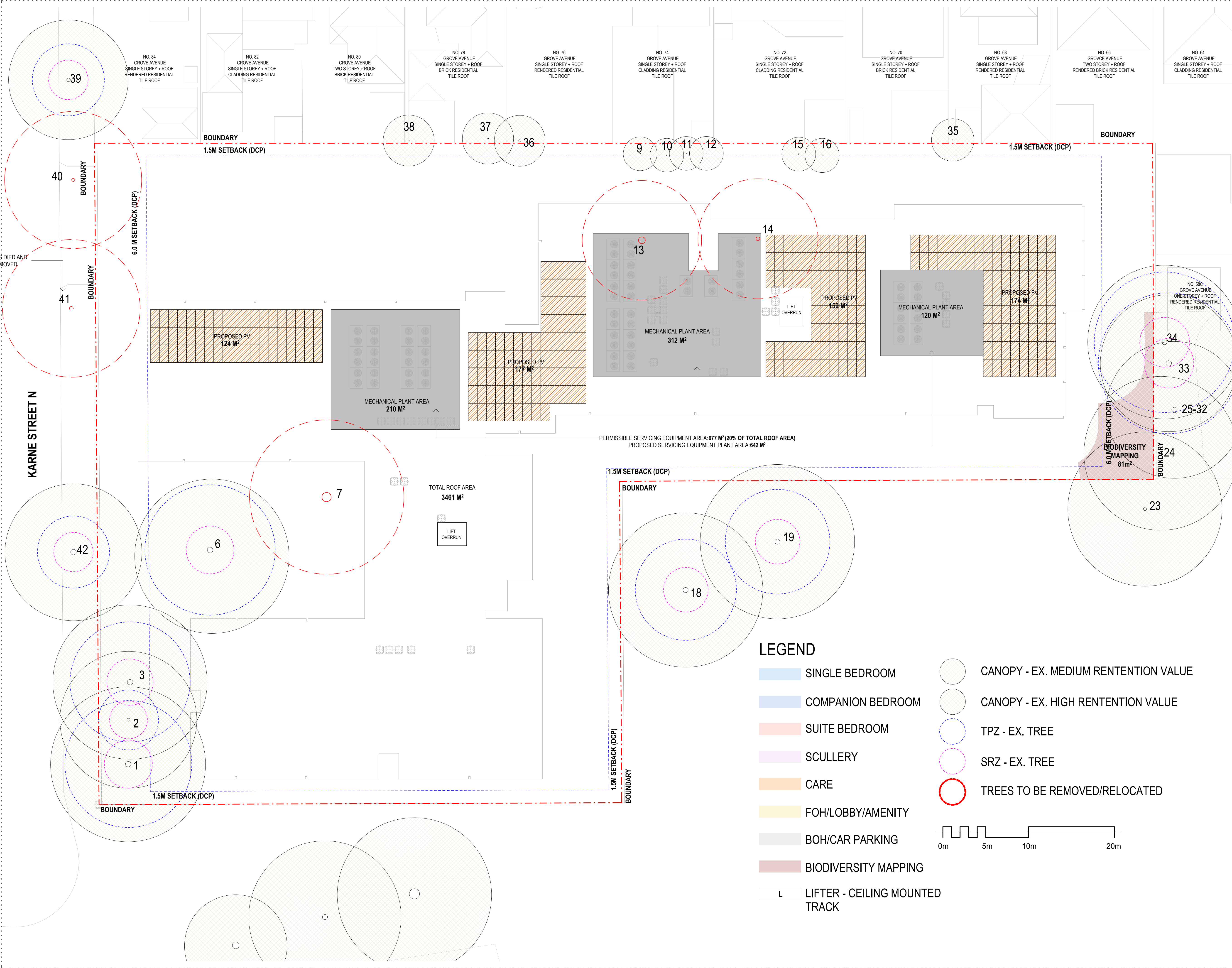
Approved PG

Project No Drawing No Issue

A220594 DA2004 C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

23/01/2023 12:29:00 PM



Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	18/11/2022
B	ISSUE FOR INFORMATION	29/11/2022
C	ISSUE FOR INFORMATION	02/12/2022
D	ISSUE FOR INFORMATION	18/01/2023

North Point

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1
Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil

Henry & Hymas
Suite 2.01, 828 Pacific Highway
Gordon NSW 2072
Building Services

DSC Consulting
57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD
PO Box 236
Oxymiah NSW 2258
Client

OPAL HEALTHCARE
Level 11, 420 George Street
Sydney NSW 2000

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568
Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

Roof Plan

Scale 1 : 200

Drawing Created (date) 18/11/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

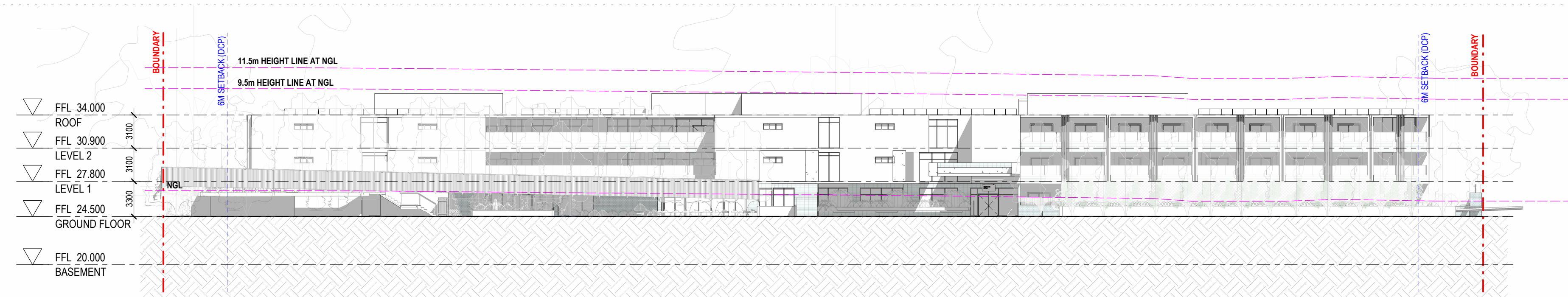
Approved PG

Project No Drawing No Issue

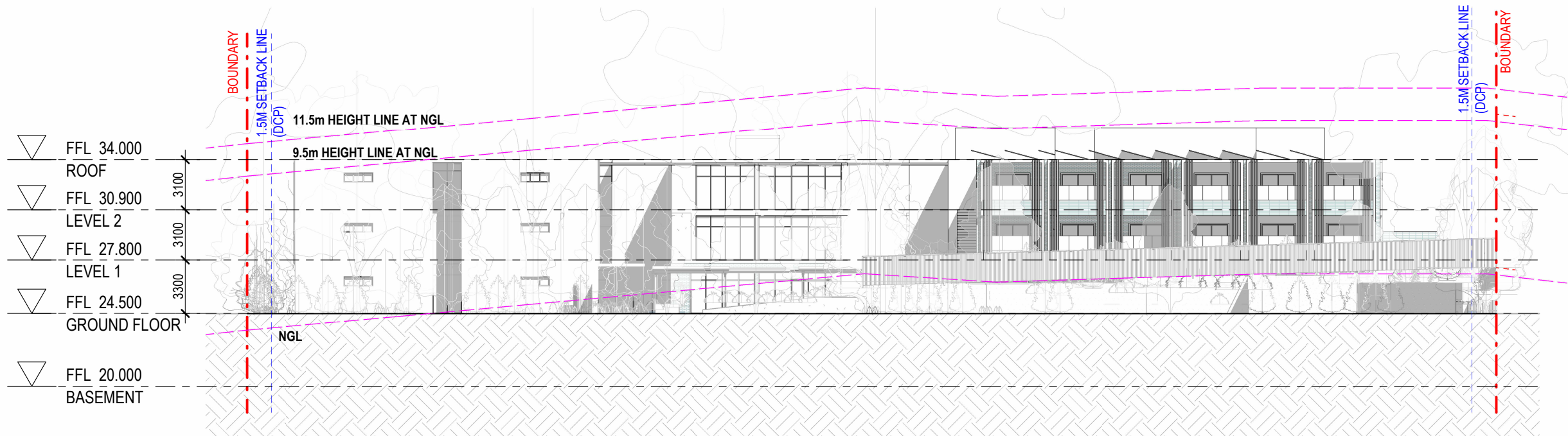
A220594 DA2004 D

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

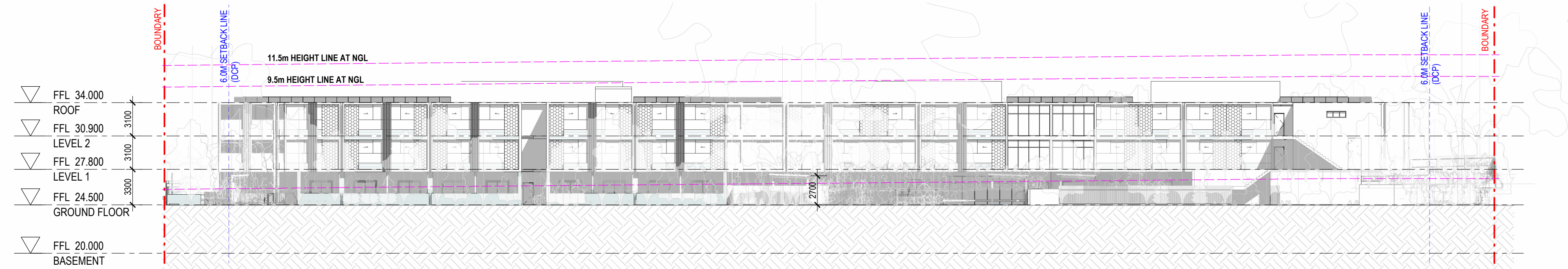
18/01/2023 2:12:11 PM



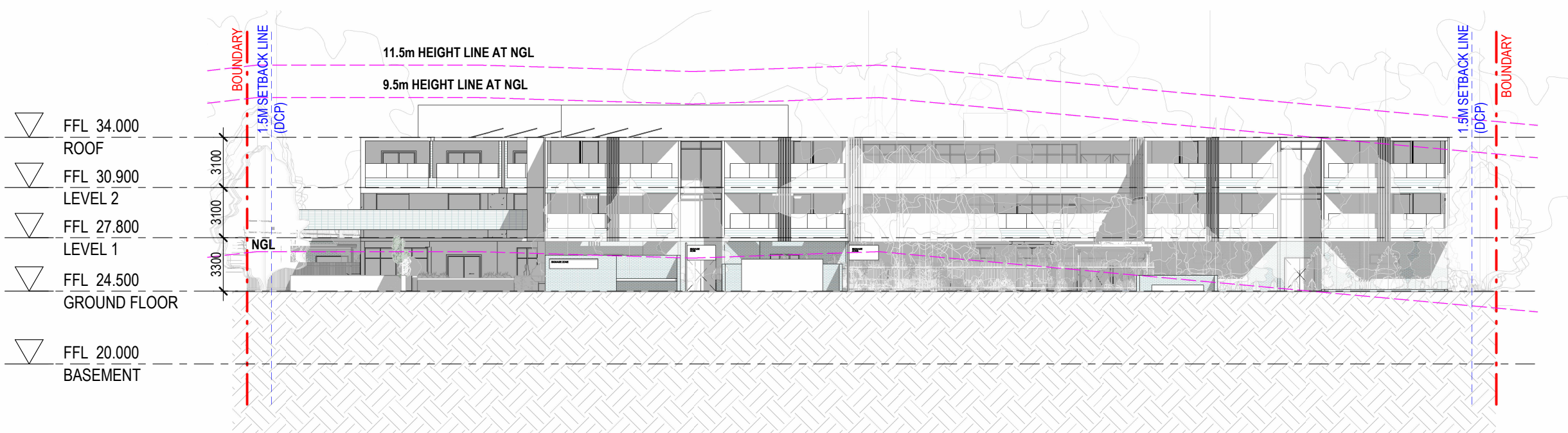
1 SITE ELEVATION - NORTH
1 : 300



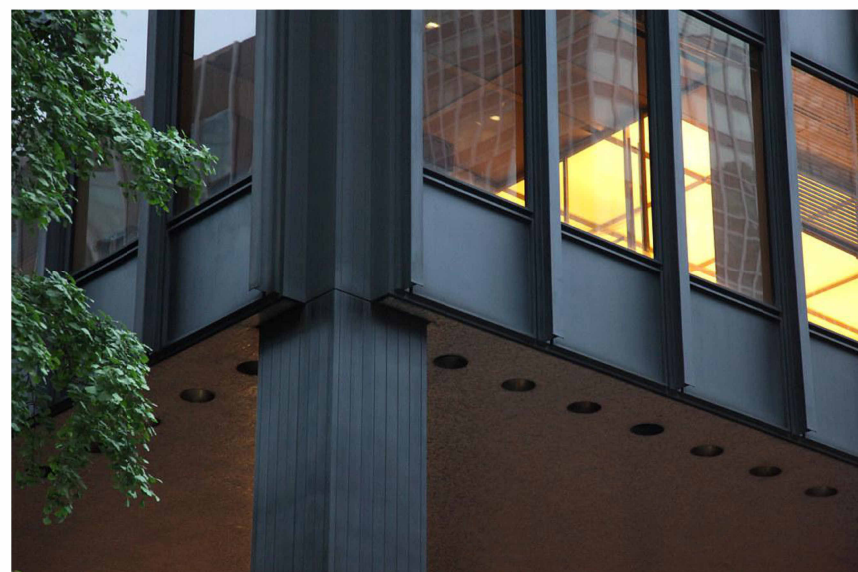
2 SITE ELEVATION - EAST
1 : 300



3 SITE ELEVATION - SOUTH
1 : 300



4 SITE ELEVATION - WEST
1 : 300



1. ALUMINIUM GLAZING SUITES



2. PERFORATED SCREENS



3. TILES



4. BRICKS



5. COMPRESSED FIBRE CEMENT

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022

DA SUBMISSION

Project Manager
CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA
Formiga 1
Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil
Henry & Hymas
Suite 2.01, 828 Pacific Highway
Gordon NSW 2072
Building Services
DSC Consulting
57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility
UFD
PQ Box 236
Oxymiah NSW 2258
Client
OPAL HEALTHCARE
Level 11, 420 George Street
Sydney NSW 2000



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568
Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

ELEVATION

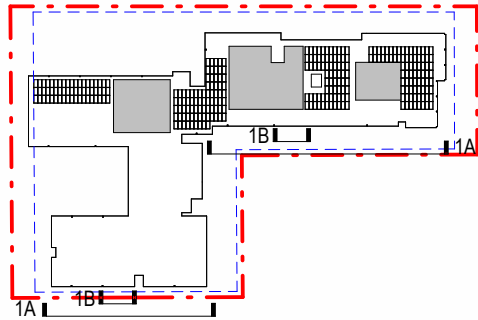
Scale	1 : 300	
Drawing Created (date)	05/16/22	
Drawing Created (by)	PL	
Plotted and checked by	GGSA	
Verified	AS	
Approved	PG	
Project No	Drawing No	Issue

A220594 DA3000 B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022



DA SUBMISSION

Project Manager
CYRE Level 8 Suite 18 / 100 Walker Street North Sydney NSW 2060 BCA
Formiga 1 Level 2, 10 King Street Rockdale NSW 2216 Structural & Civil
Henry & Hymas Suite 2.01, 828 Pacific Highway Gordon NSW 2072 Building Services
DSC Consulting 57 - 59 Hill Street Roseville NSW 2069 Laundry / Kitchen / Utility
UFD PO Box 236 Oxymiah NSW 2258 Client
OPAL HEALTHCARE Level 11, 420 George Street Sydney NSW 2000



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568
Project Title

NARWEE PARKLANDS CARE COMMUNITY

Drawing Title

ELEVATION

Scale	As indicated	
Drawing Created (date)	22/11/2022	
Drawing Created (by)	PL	
Plotted and checked by	GGSA	
Verified	AS	
Approved	PG	
Project No	Drawing No	Issue

A220594 DA3001 B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

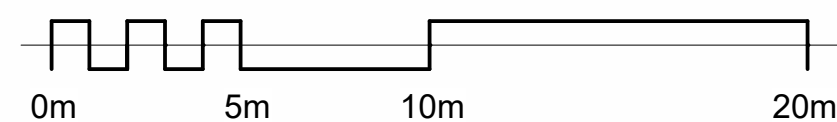
12/6/2022 5:43:34 PM



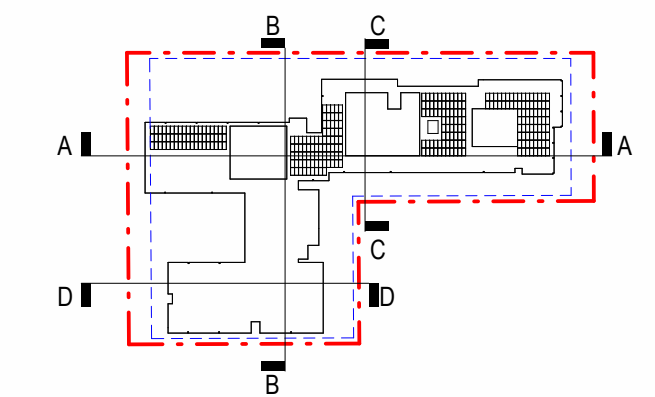
1 Section AA
1:200



2 Section BB
1:200



Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022
C	ISSUE FOR INFORMATION	19/12/2022



DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

PQ Box 236
Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS

CARE COMMUNITY

Drawing Title

SECTIONS

Scale As indicated

Drawing Created (date) 28/09/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

Approved PG

Project No Drawing No Issue

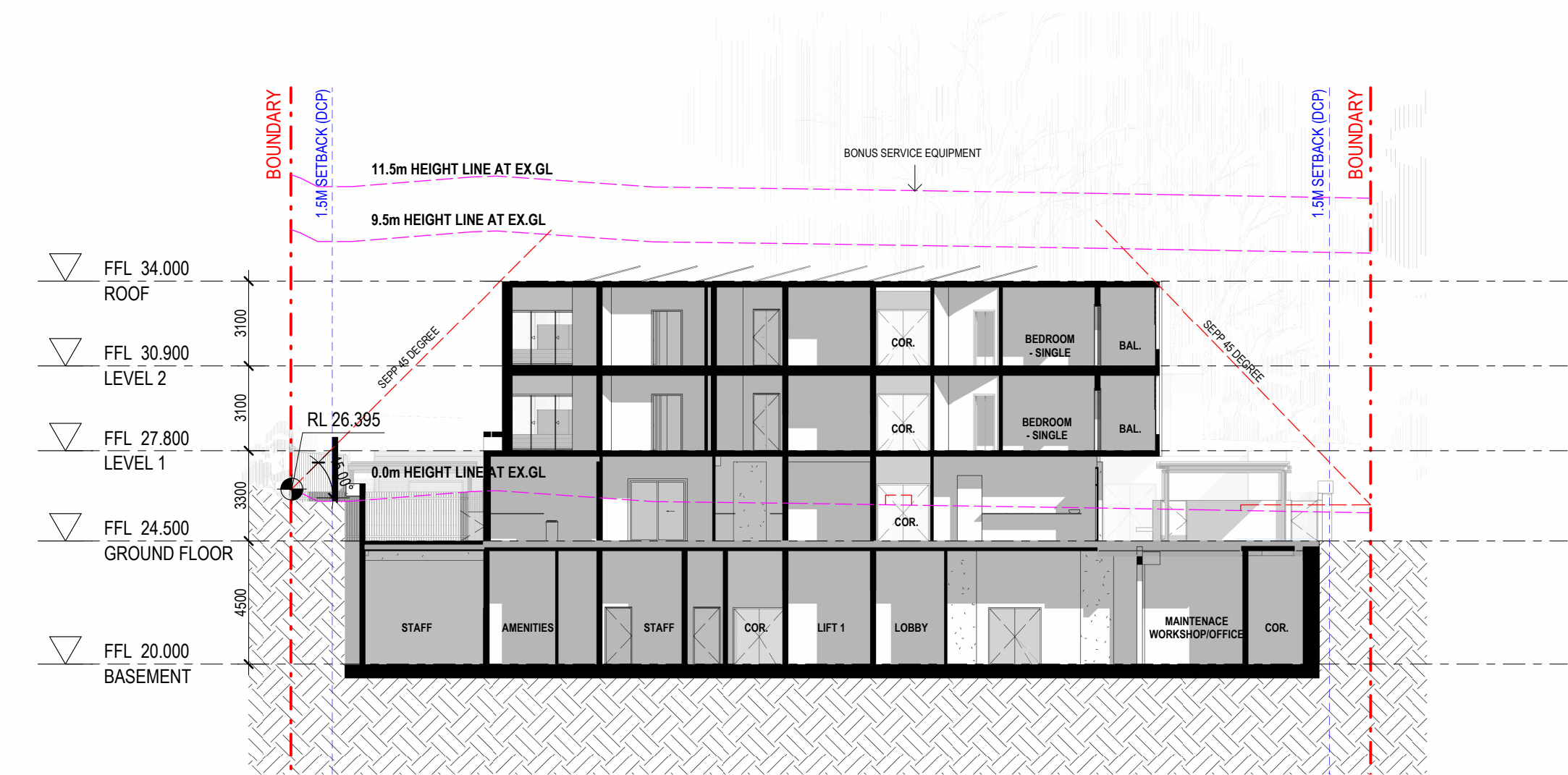
A220594 DA3100

C

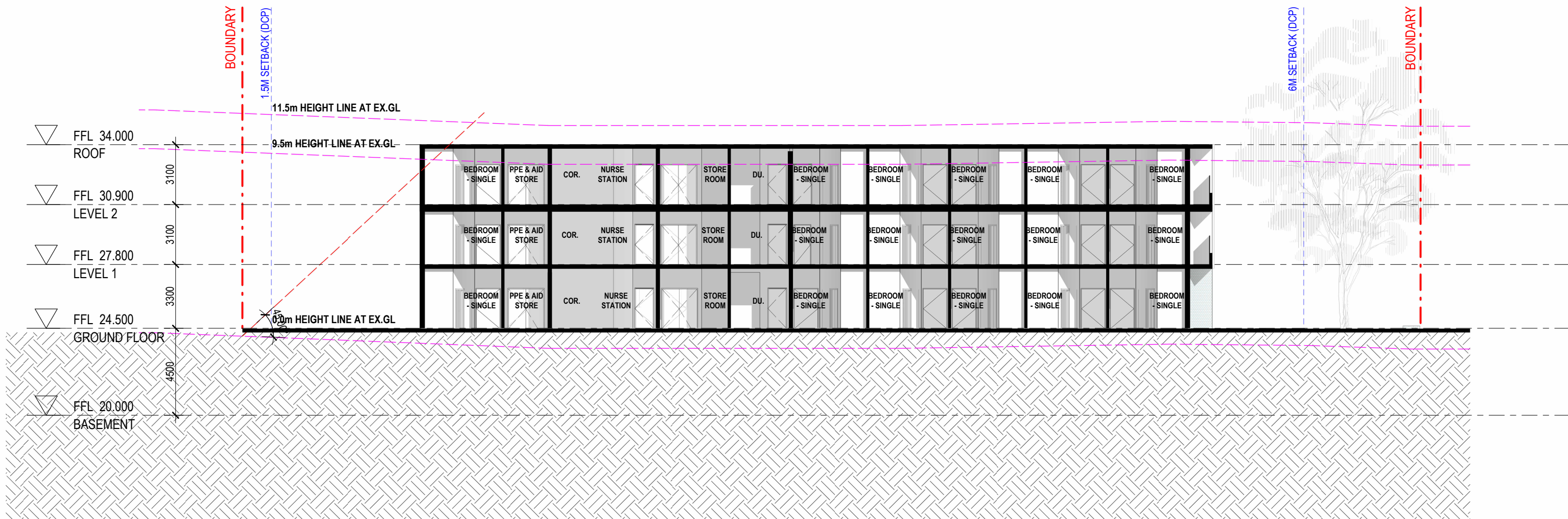
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.

Do not scale drawings. Use figured Dimensions.

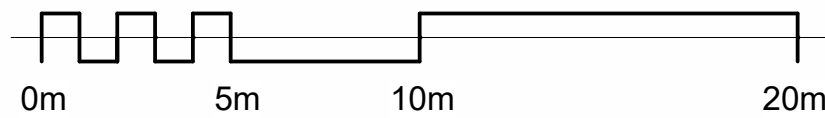
24/01/2023 4:07:44 PM



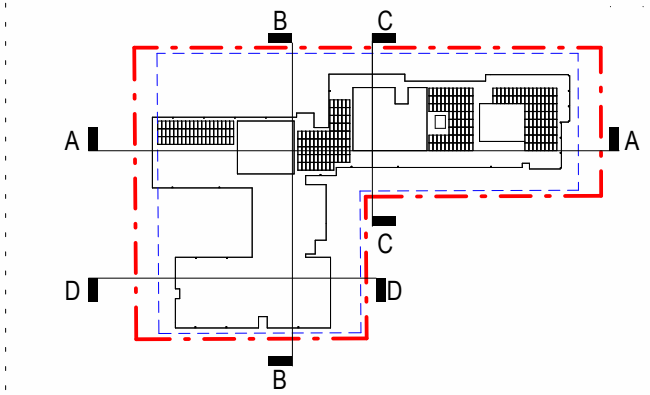
1 Section CC
1 : 200



2 Section DD
1 : 200



Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022
C	ISSUE FOR INFORMATION	19/12/2022



DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

PQ Box 236
Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS
CAR COMMUNITY

Drawing Title

SECTIONS

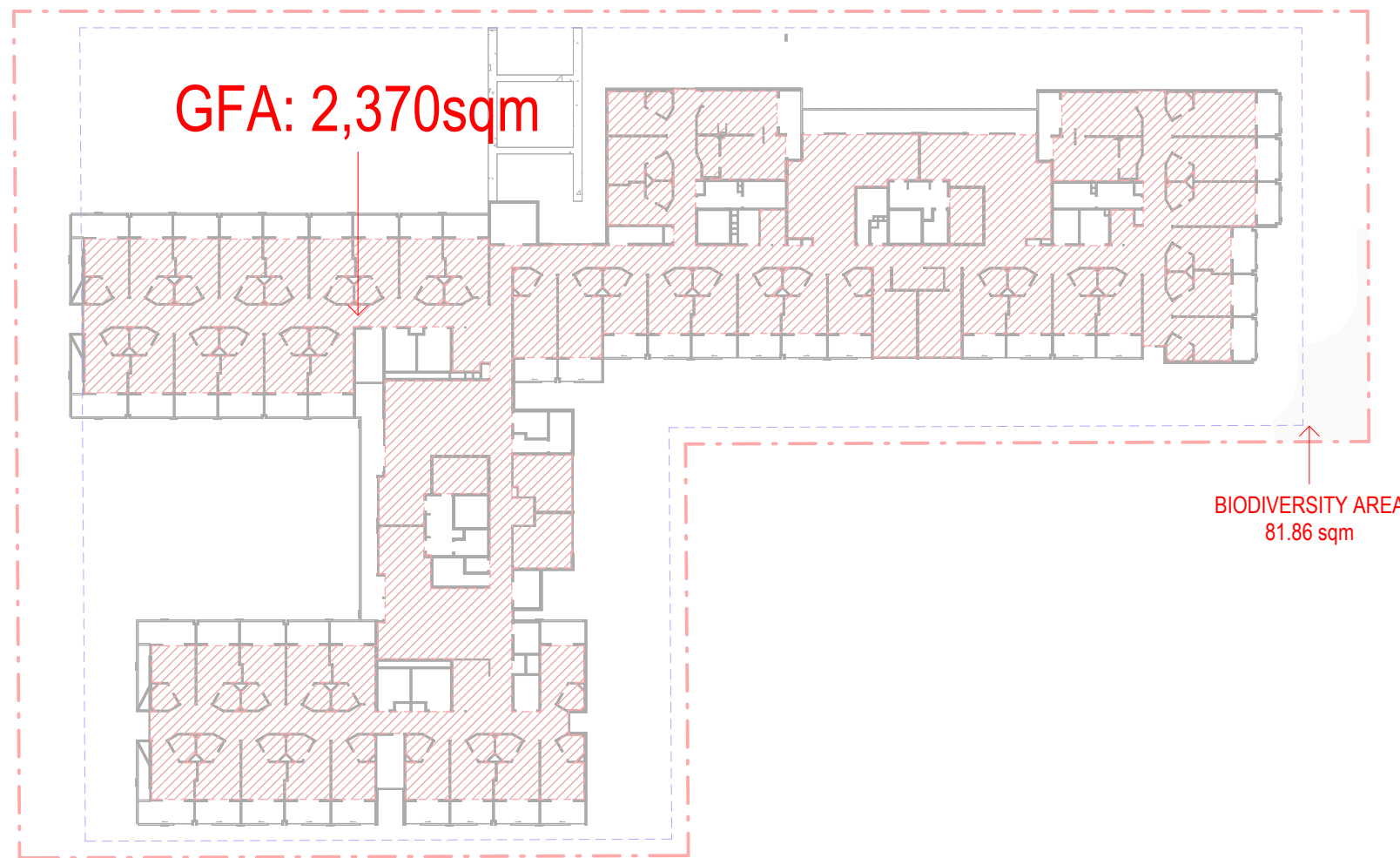
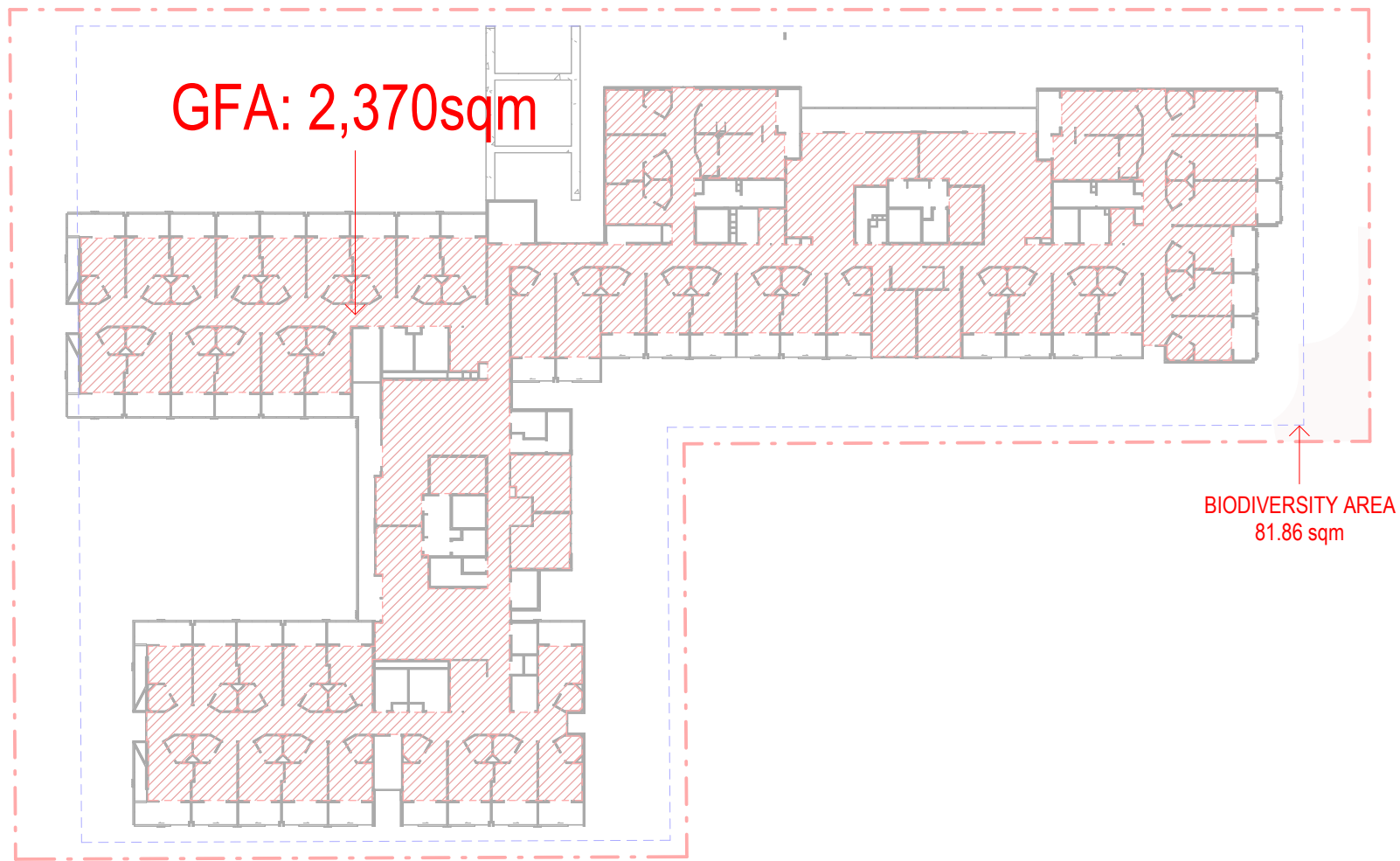
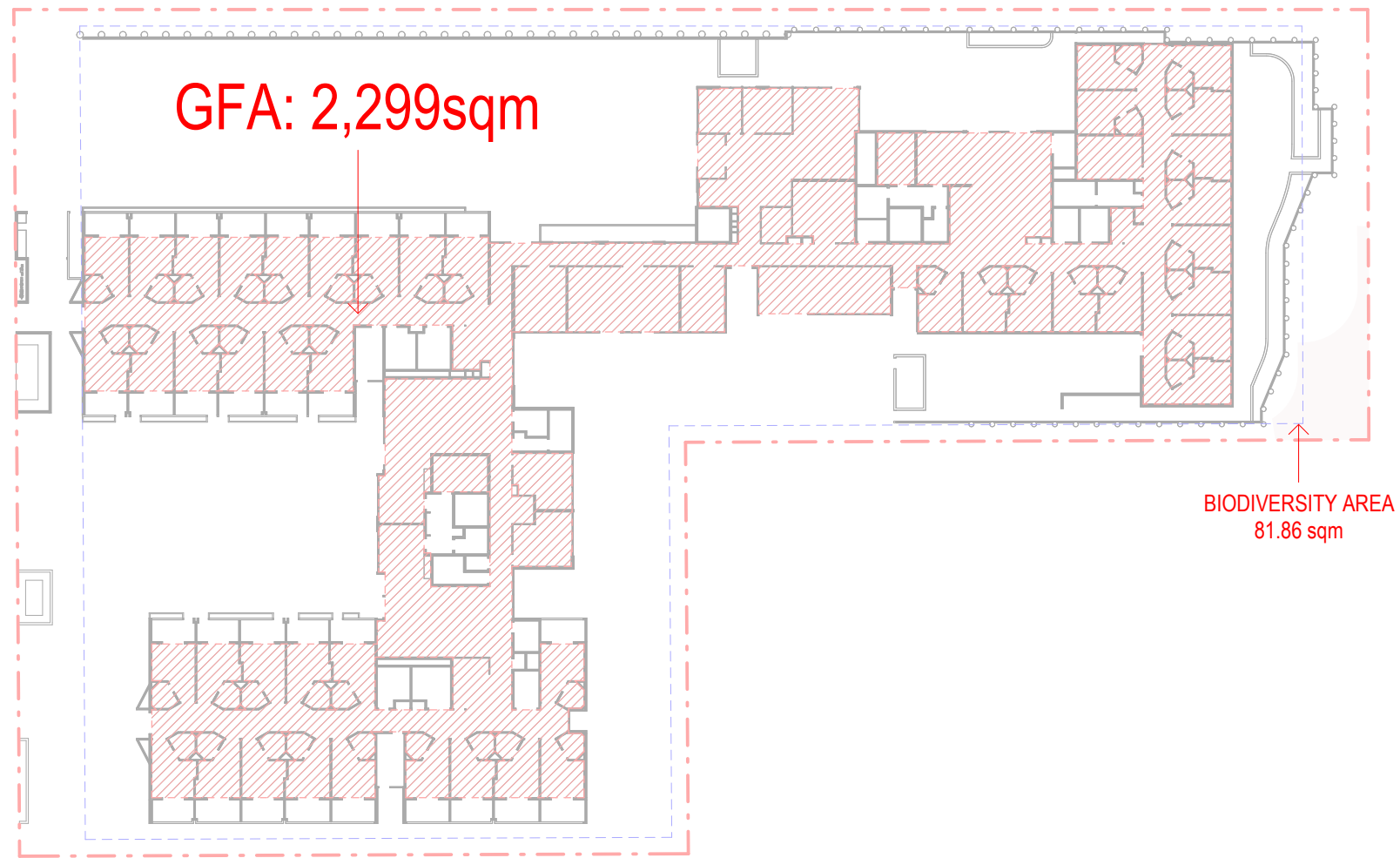
Scale		As indicated
Drawing Created (date)		09/28/22
Drawing Created (by)		PL
Plotted and checked by		GGSA
Verified		AS
Approved		PG
Project No	Drawing No	Issue

A220594 DA3101

C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

24/01/2023 4:35:01 PM



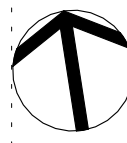
2 LEVEL 1
1 : 600

SITE AREA:		7,159.6 sqm	
BIODIVERSITY AREA:		81.86 sqm	
PERMISSIBLE AREA:		7,077.74 sqm (EXCLUDING BIODIVERSITY)	
GF:	2,299 sqm	GFA:	7,039 sqm
L1:	2,370 sqm	FSR:	0.99 : 1
L2:	2,370 sqm	FSR:	0.99 : 1 (EXCLUDING BIODIVERSITY)

gross floor area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the inner face of the external enclosing walls, as measured at a height of 1.4m above each floor level—

- (a) excluding columns, fin walls, sun control devices and elements, projections or works outside the general lines of the inner face of the external wall, and
- (b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and
- (c) excluding—
- (i) car parking needed to meet the requirements of this Part or the council of the local government area in which the development is located, and
- (ii) internal access to the car parking, and
- (d) excluding space for the loading and unloading of goods, including access to the space, and
- (e) for in-fill self-care housing—including car parking provided at ground level, other than for visitors, in excess of 1 per dwelling, and
- (f) for a residential care facility—excluding floor space used for service activities provided by the facility below ground level

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022



North Point

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

P.O. Box 236
Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape

nom architect Lisa-Maree Carrigan 7568

Project Title

**NARWEE PARKLANDS
CARE COMMUNITY**

Drawing Title

GFA CALCULATIONS

Scale 1 : 600

Drawing Created (date) 29/11/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

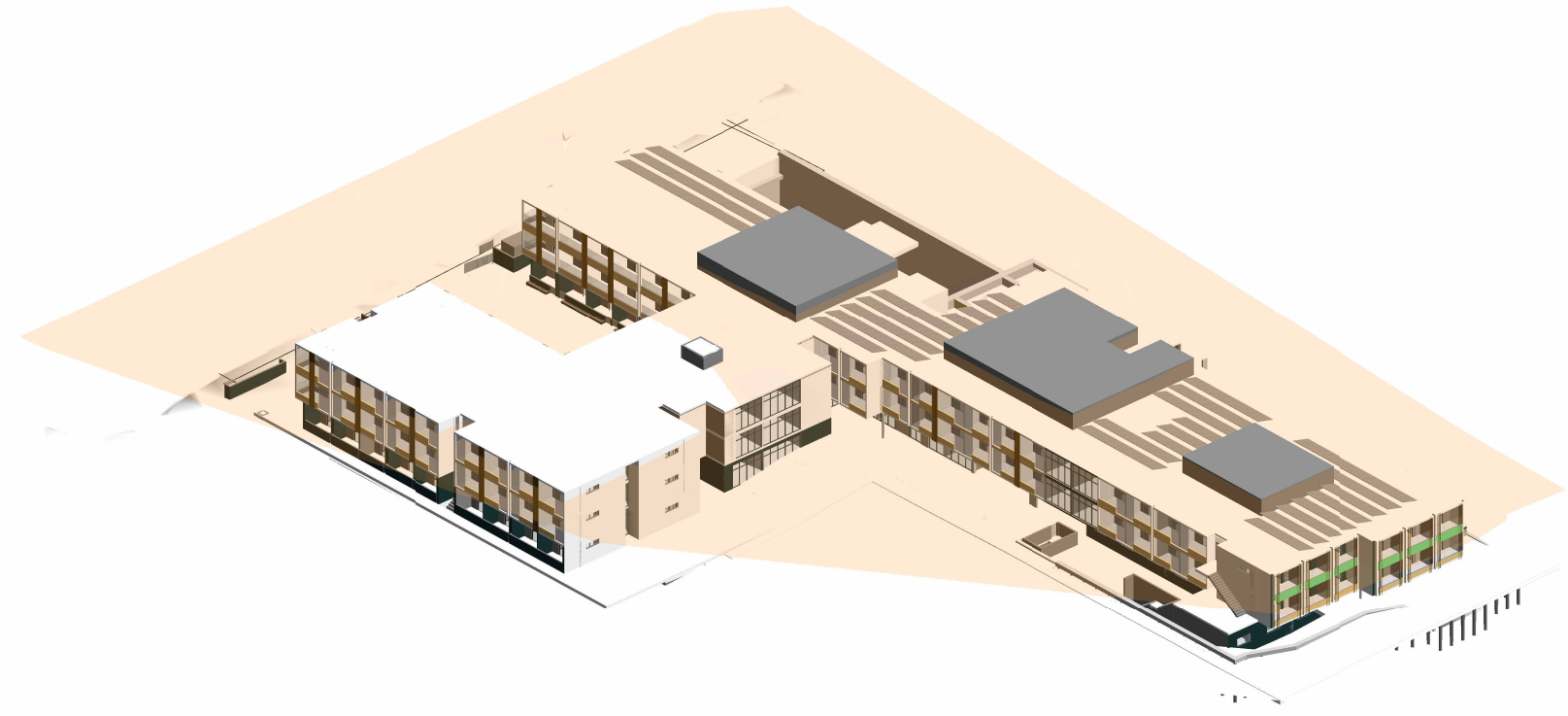
Approved PG

Project No Drawing No Issue

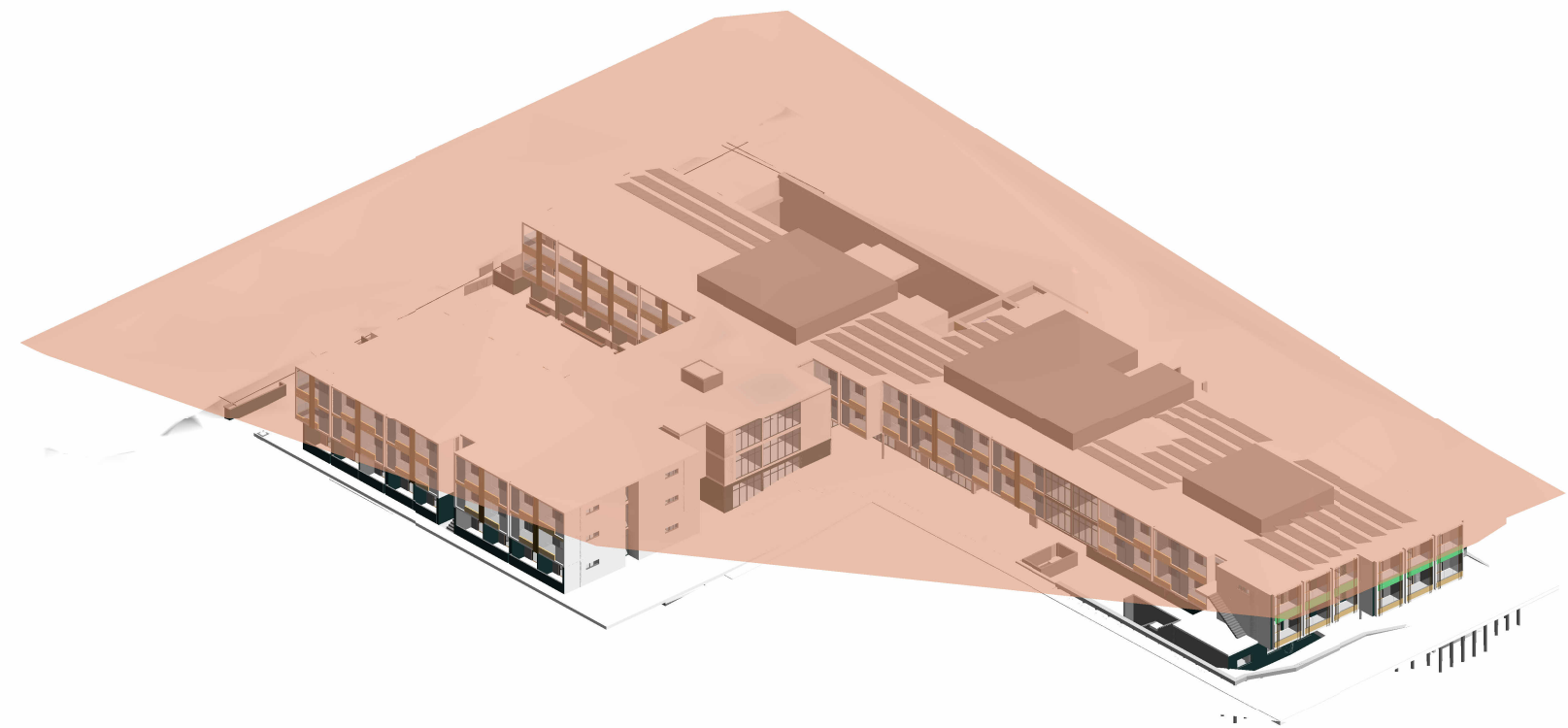
A220594 DA4101 B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

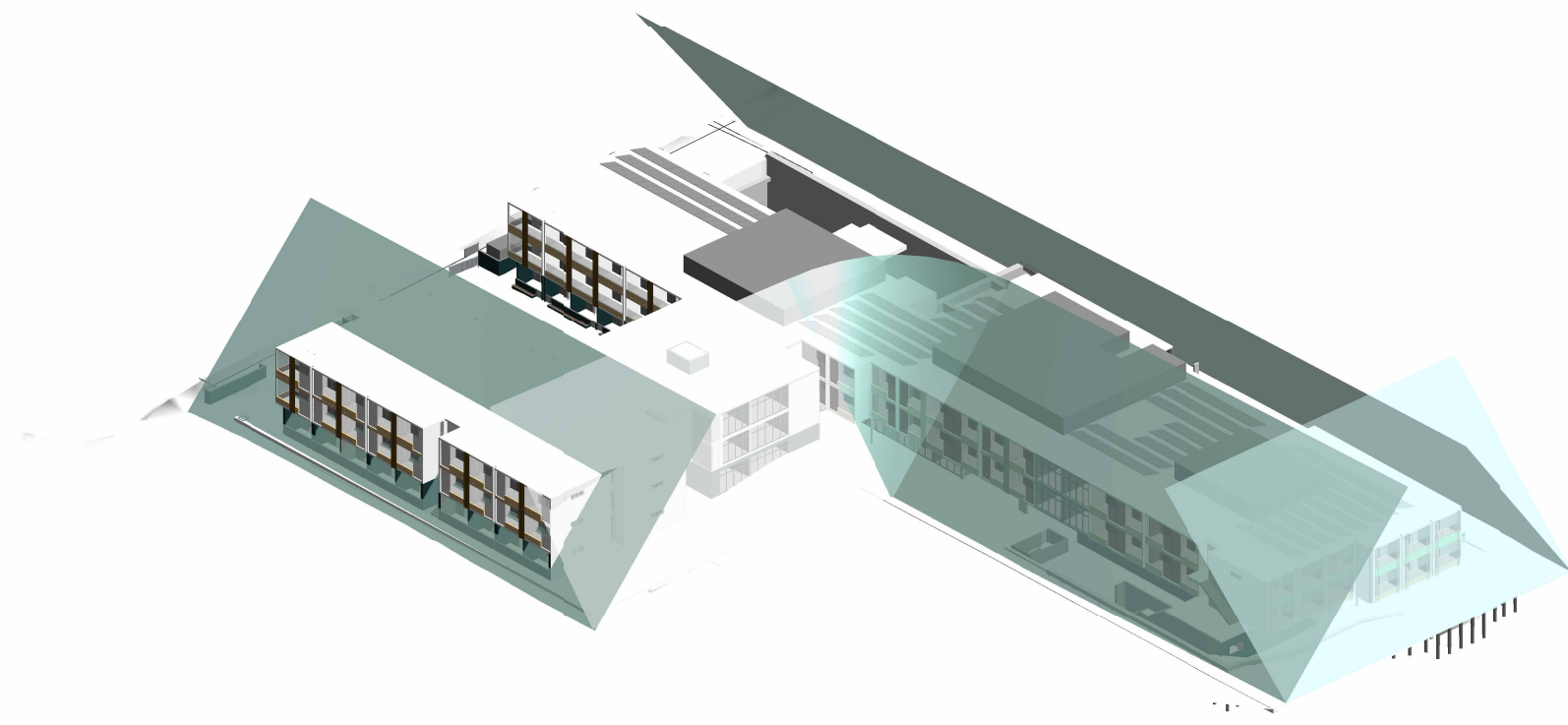
7/12/2022 1:35:07 AM



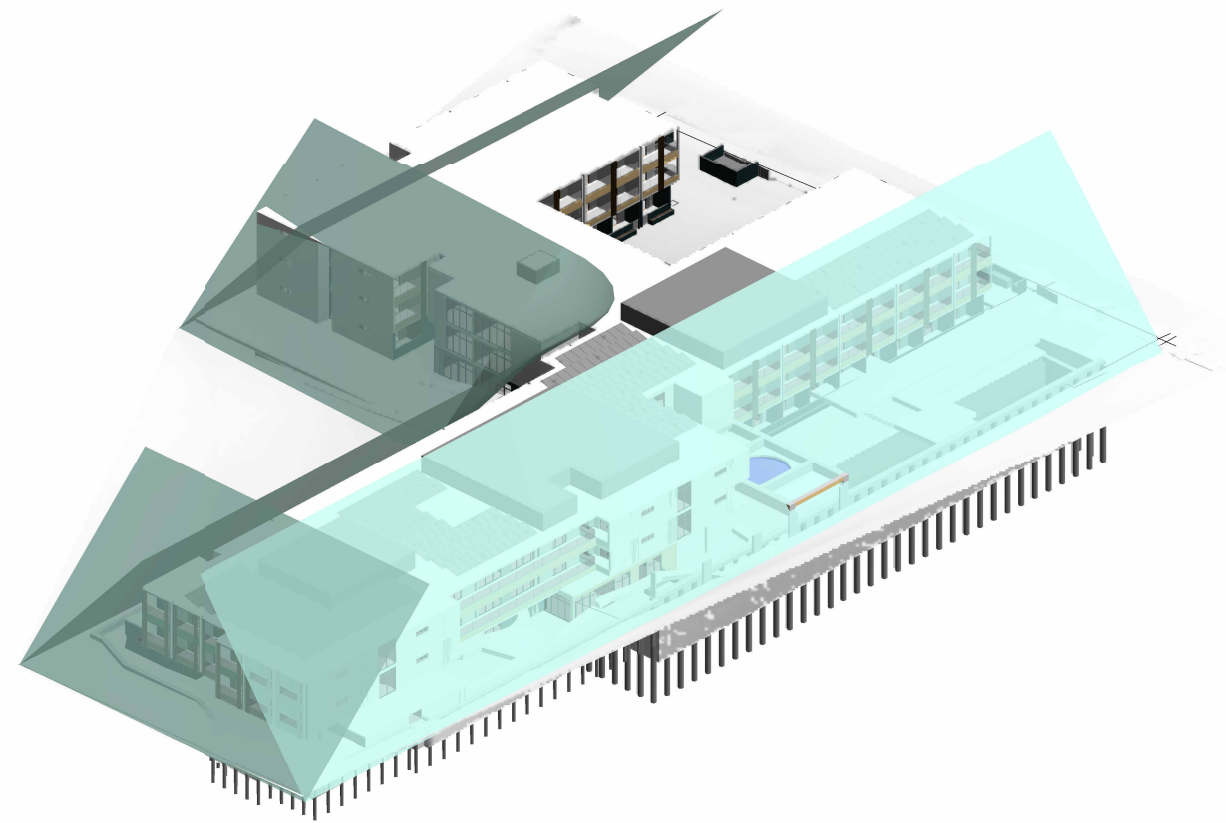
1 HEIGHT PLANE DIAGRAM - SEPP 9.5m



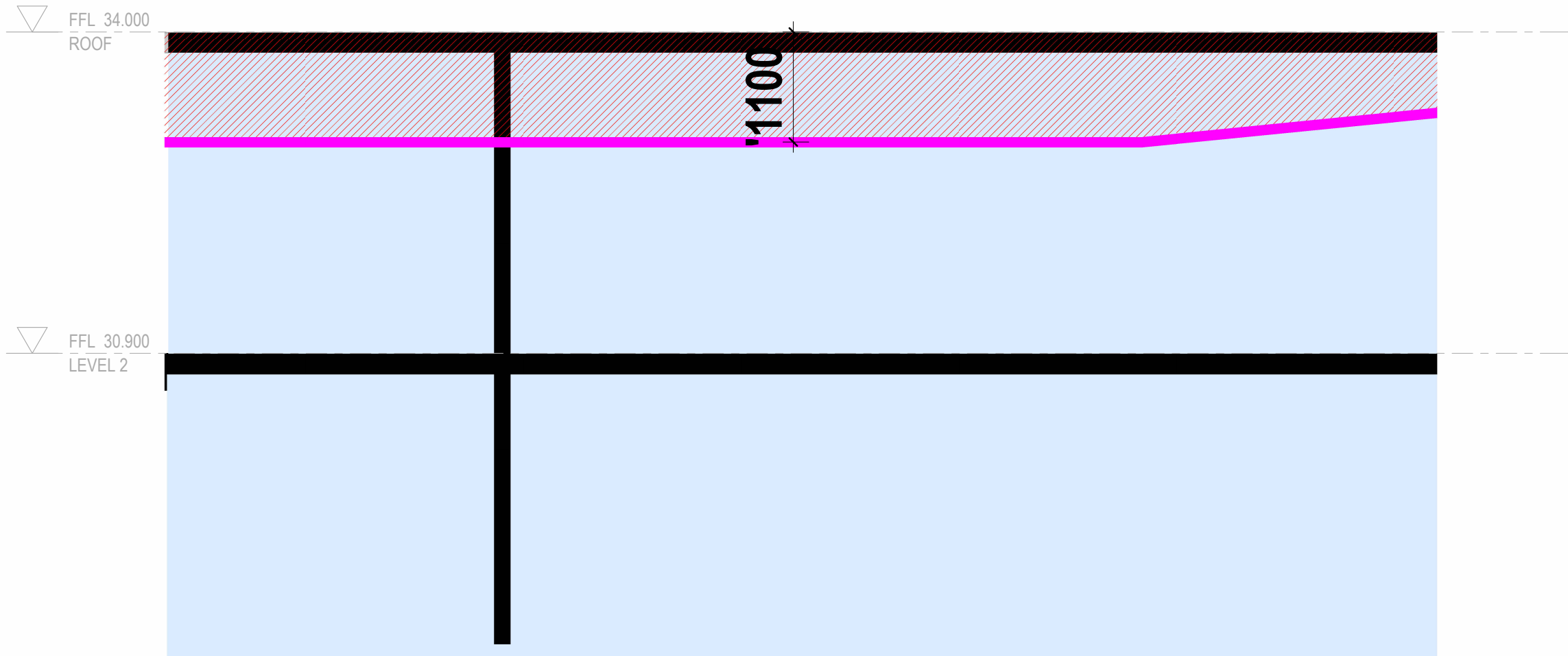
2 HEIGHT PLANE DIAGRAM - SEPP 11.5m



4 45 DEGREE PLANE VIEW 1

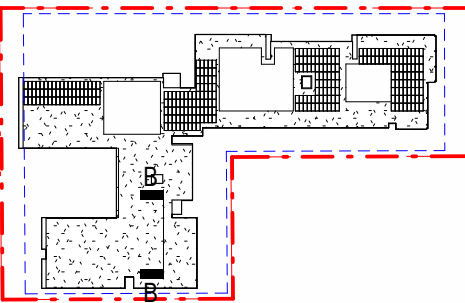


5 45 DEGREE PLANE VIEW 2



3 Section BB COMPLIANCE
1:50

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	02/12/2022



DA SUBMISSION

Project Manager
CYRE Level 8 Suite 18 / 100 Walker Street North Sydney NSW 2060 BCA
Formiga 1 Level 2, 10 King Street Rockdale NSW 2216 Structural & Civil
Henry & Hymas Suite 2.01, 828 Pacific Highway Gordon NSW 2072 Building Services
DSC Consulting 57 - 59 Hill Street Roseville NSW 2069 Laundry / Kitchen / Utility
UFD PO Box 236 Oxymiah NSW 2258 Client
OPAL HEALTHCARE Level 11, 420 George Street Sydney NSW 2000

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011 www.groupgsa.com T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape nom architect Lisa-Maree Carrigan 7568 Project Title

NARWEE PARKLANDS CARE COMMUNITY

Drawing Title

COMPLIANCE DIAGRAM

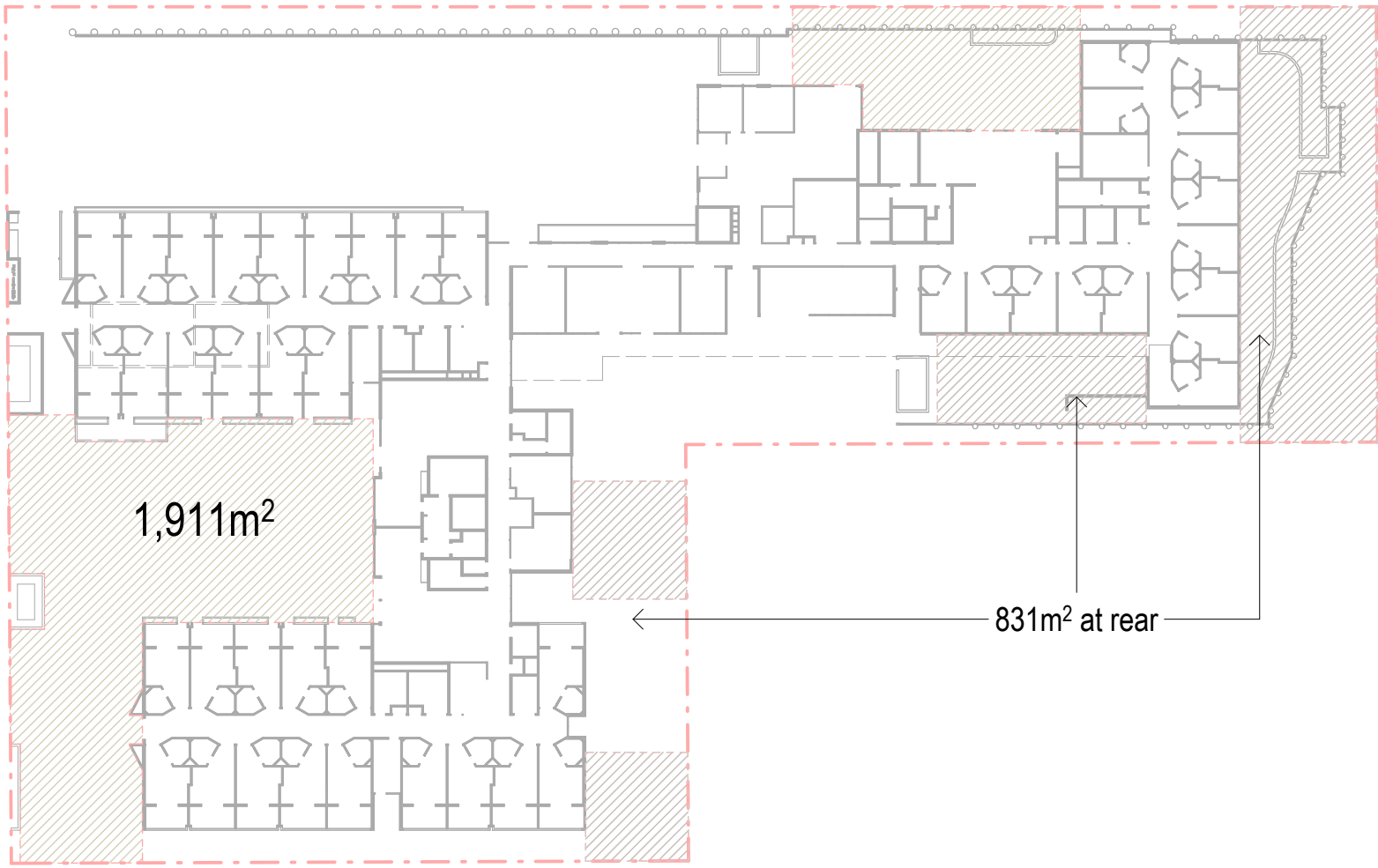
Scale		As indicated
Drawing Created (date)		17/08/22
Drawing Created (by)		PL
Plotted and checked by		GGSA
Verified		AS
Approved		PG
Project No	Drawing No	Issue

A220594 DA4102 A

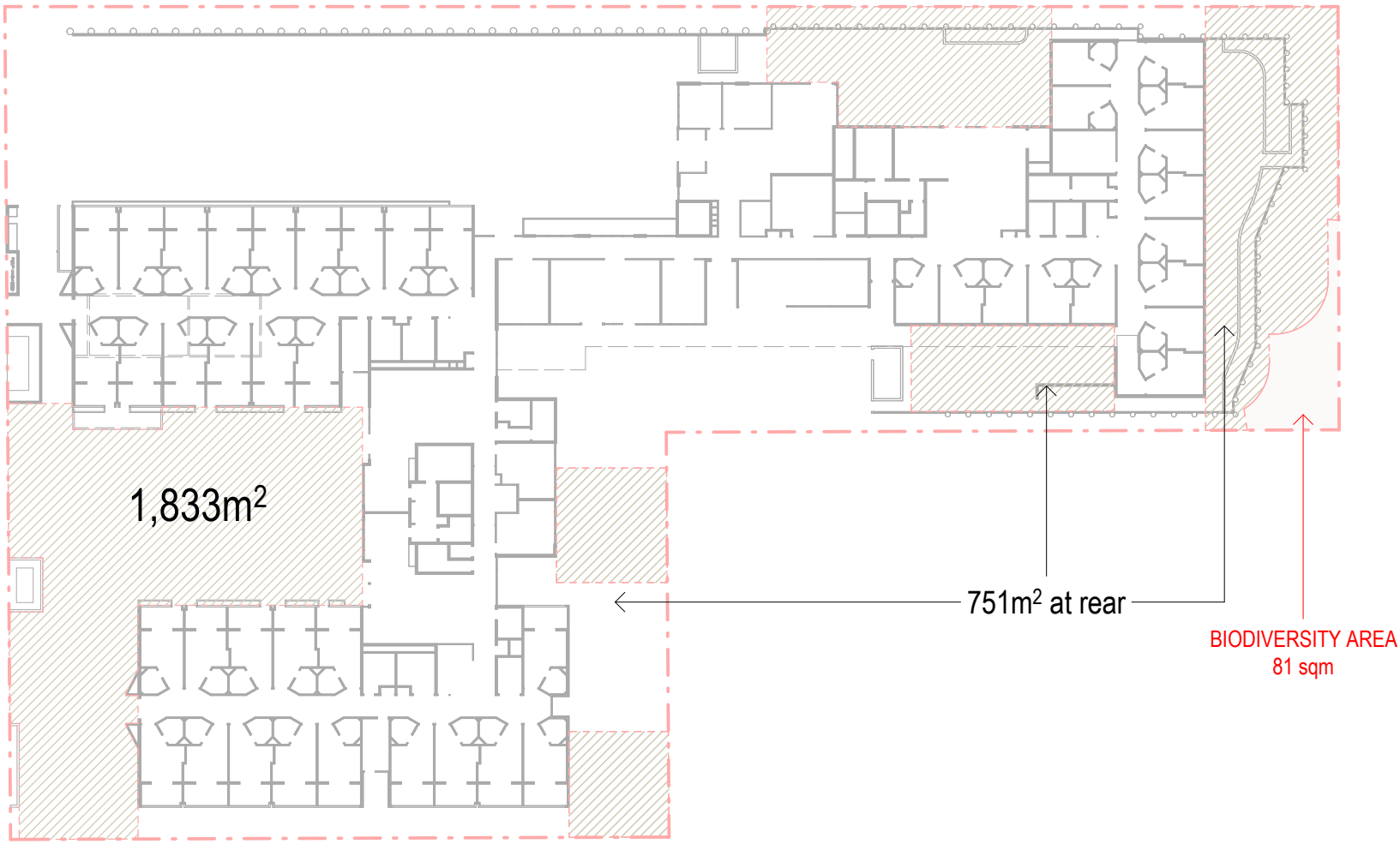
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

12/6/2022 5:39:39 PM

Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022



1 DEEP SOIL INCLUDING BIODIVERISTY
1 : 600



2 DEEP SOIL EXCLUDING BIODIVERSITY
1 : 600

SITE AREA:	7,159.6 sqm
DEEP SOIL AREA	1,911 sqm
	1,833sqm (EXCLUDING BIODIVERSITY)
REAR DEEP SOIL AREA	831 sqm
	751 sqm (EXCLUDING BIODIVERSITY)
REQUIRED:	PROVIDED:
1,061 sqm (15% of the Site area)	27%
	26% (EXCLUDING BIODIVERSITY)
690sqm (65% of total deep area at rear of site)	78%
	71% (EXCLUDING BIODIVERSITY)



DA SUBMISSION

Project Manager
CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA
Formiga 1
Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil
Henry & Hymas
Suite 2.01, 828 Pacific Highway
Gordon NSW 2072
Building Services
DSC Consulting
57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility
UFD
P.O.Box 236
Oxymiah NSW 2258
Client
OPAL HEALTHCARE
Level 11, 420 George Street
Sydney NSW 2000

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779

Level 7, 80 William St East Sydney NSW

Australia 2011

www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape

nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS
CARE COMMUNITY

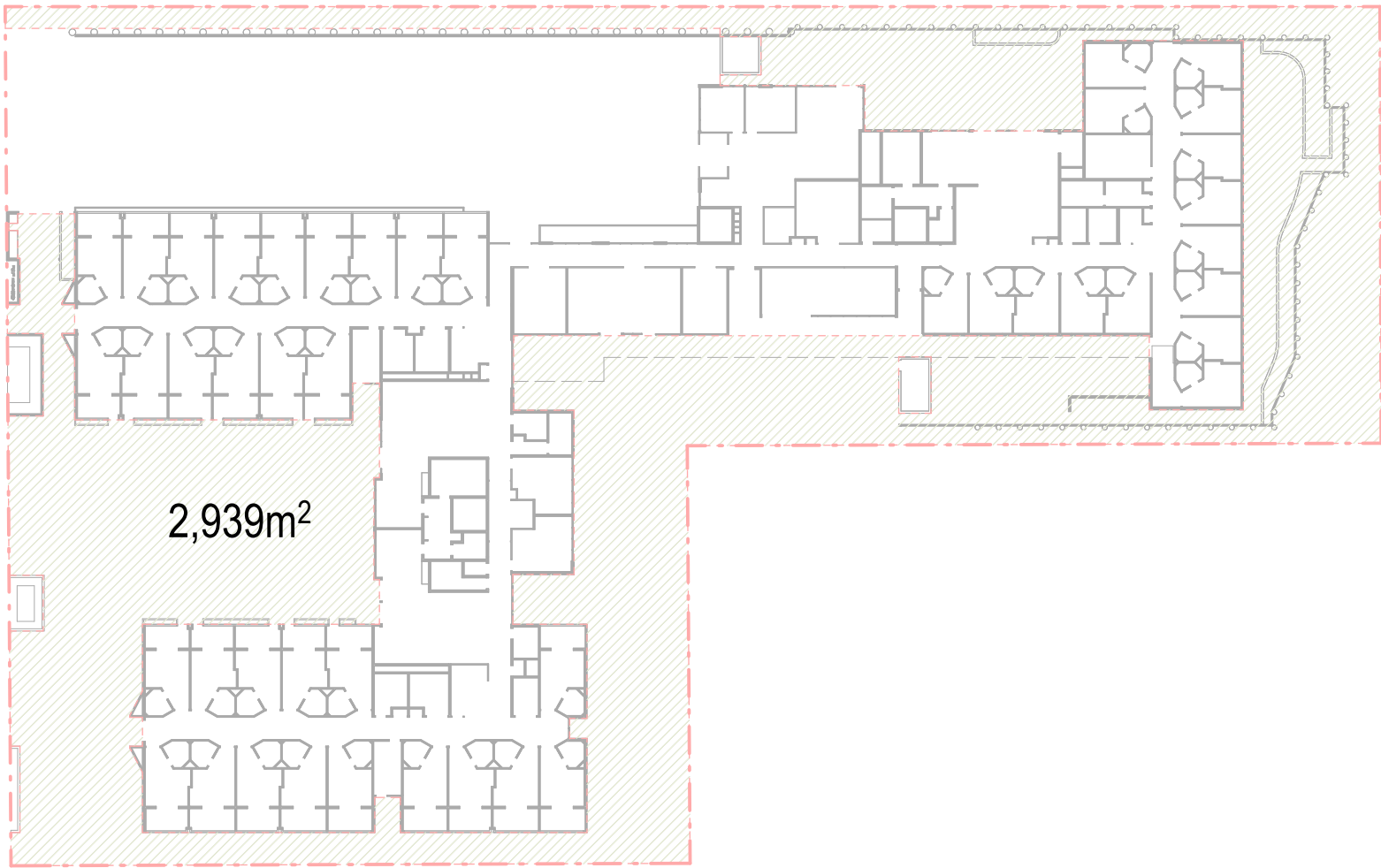
Drawing Title

DEEP SOIL DIAGRAM

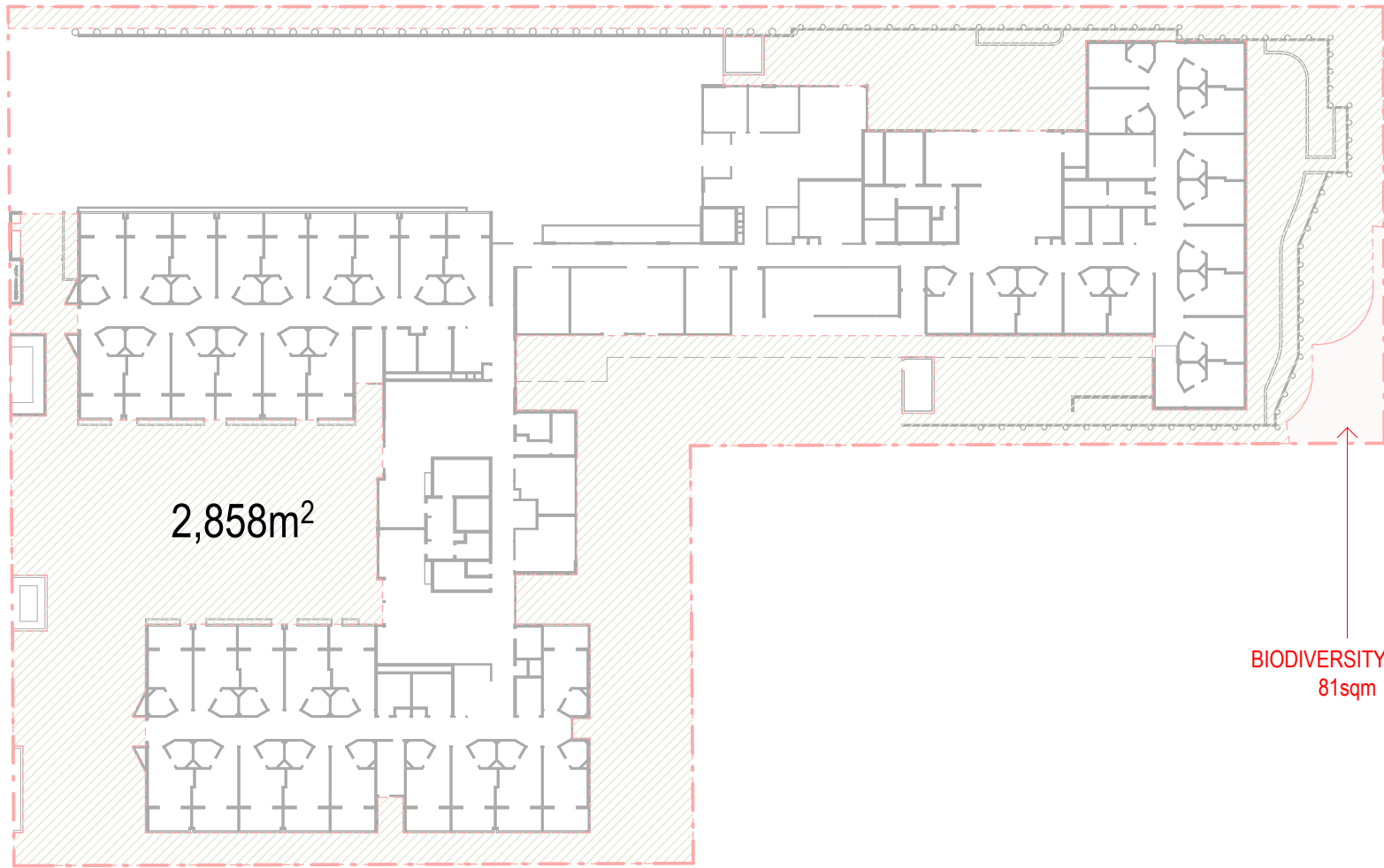
Scale		1 : 600
Drawing Created (date)		29/11/2022
Drawing Created (by)		PL
Plotted and checked by		GGSA
Verified		AS
Approved		PG
Project No	Drawing No	Issue

A220594 DA4103 B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



1 LANDSCAPE INCLUDING BIODIVERSITY



2 LANDSCAPE EXCLUDING BIODIVERSITY

SITE AREA:	7,159.6 sqm
LANDSCAPE AREA:	2,939 sqm
	2,858 sqm (EXCLUDING BIODIVERSITY)
REQUIRED:	PROVIDED:
2,475 sqm (15 sqm per Bed)	18 sqm per Bed
	17 sqm per Bed (EXCLUDING BIODIVERSITY)

Amendments

Issue	Description	Date
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022

North Point

DA SUBMISSION

Project Manager

CYRE

Level 8 Suite 18 / 100 Walker Street

North Sydney NSW 2060

BCA

Formiga 1

Level 2, 10 King Street

Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway

Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street

Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

P.O. Box 236

Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street

Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779

Level 7, 80 William St East Sydney NSW

Australia 2011

www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape

nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

LANDSCAPE DIAGRAM

Scale1 : 600

Drawing Created (date)29/11/2022

Drawing Created (by)PL

Plotted and checked byDesigner

VerifiedAS

ApprovedPG

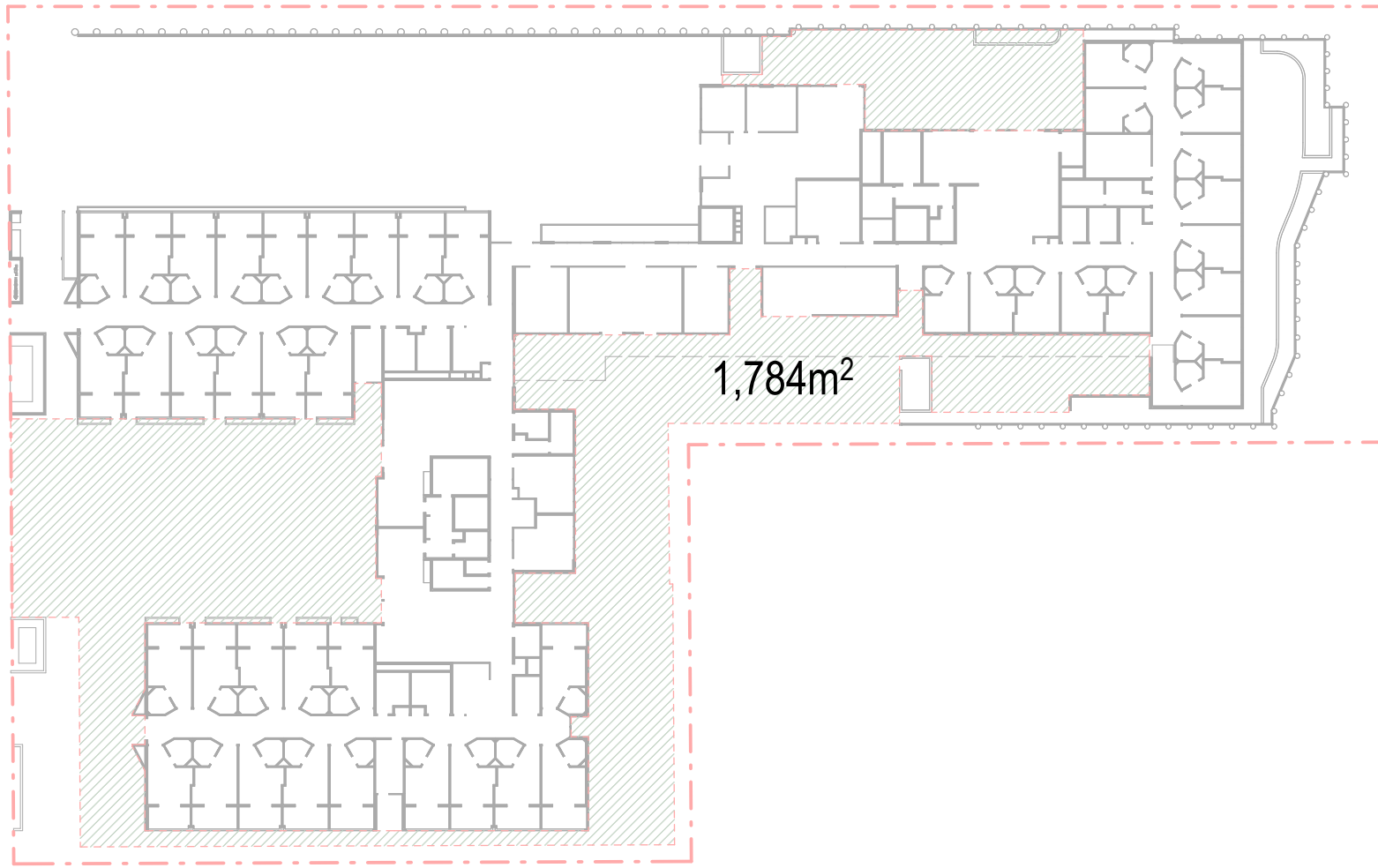
Project NoDrawing NoIssue

A220594 DA4104B

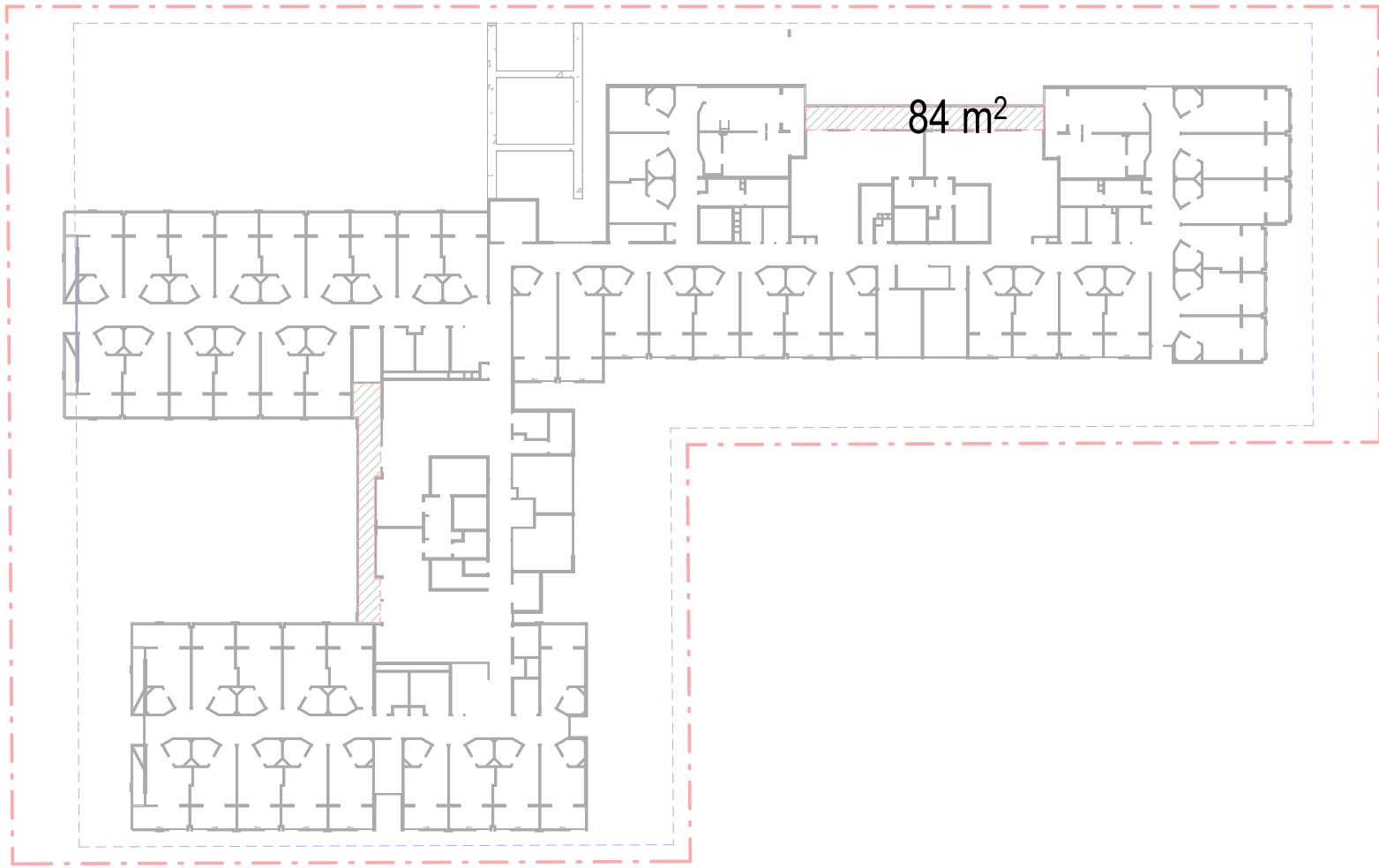
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.

Do not scale drawings. Use figured Dimensions.

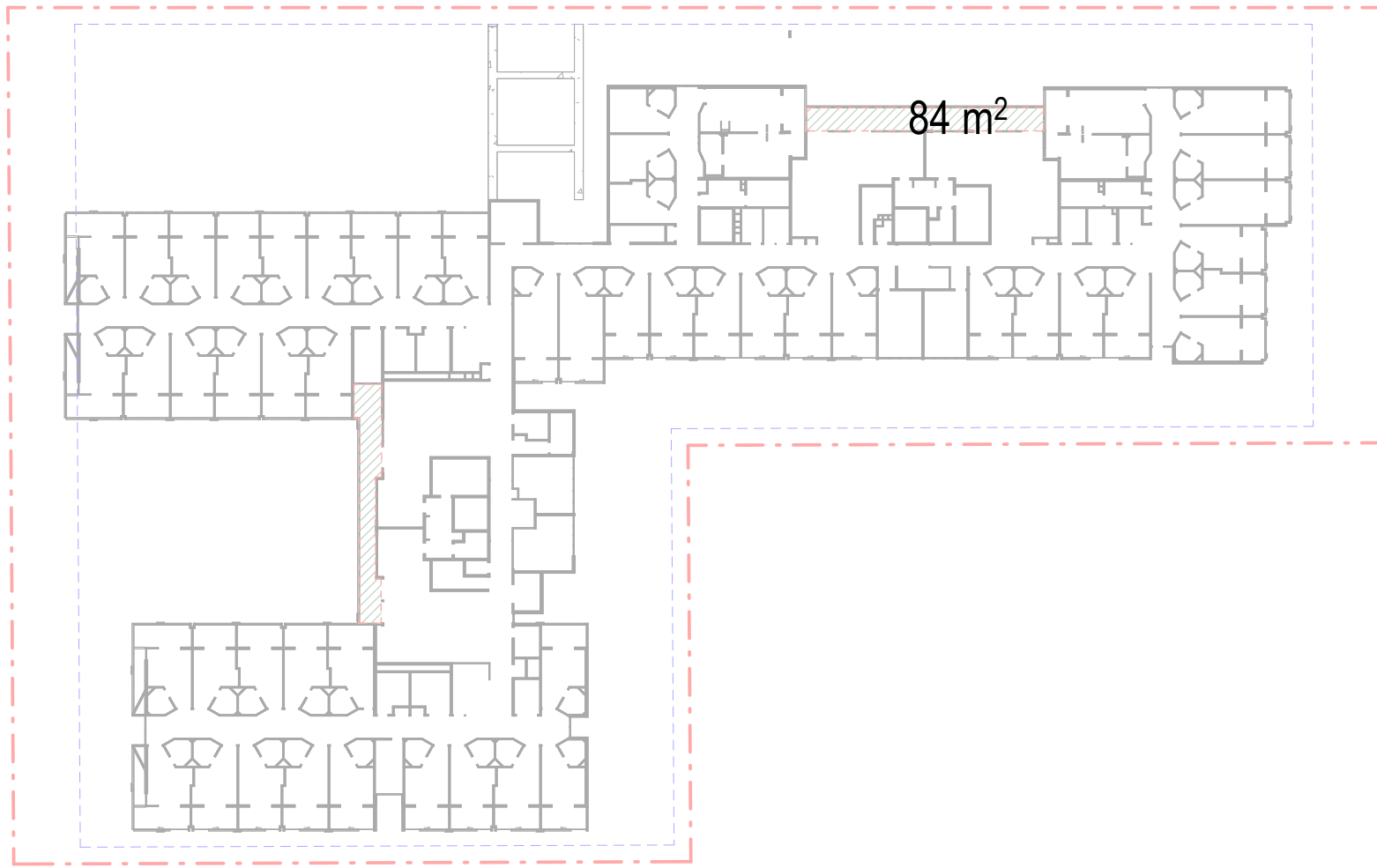
7/12/2022 1:35:29 AM



1 GF COMMUNAL OPEN SPACE
1 : 600



2 LEVEL 1 COMMUNAL OPEN SPACE
1 : 600



3 LEVEL 2 COMMUNAL OPEN SPACE
1 : 600

SITE AREA:		7,159.6 sqm
COMMUNAL OPEN SPACE AREA:		1,952 sqm
GF:	1,784 sqm	
L1:	84 sqm	
L2:	84 sqm	
REQUIRED:		PROVIDED:
1,650 sqm (10 sqm per Bed)		12 sqm per Bed

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022



North Point

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1
Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil

Henry & Hymas
Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services
DSC Consulting
57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD
PO Box 236
Oxymiah NSW 2258
Client

OPAL HEALTHCARE
Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568
Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

COMMUNAL OPEN
SPACE DIAGRAM

Scale 1 : 600

Drawing Created (date) 29/11/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

Approved PG

Project No Drawing No Issue

A220594 DA4105 B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

12/6/2022 5:40:27 PM



1 COMMUNAL OPEN SPACE - JUNE 21 AT 9AM
1 : 500



2 COMMUNAL OPEN SPACE - JUNE 21 AT 10AM
1 : 500

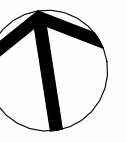


3 COMMUNAL OPEN SPACE - JUNE 21 AT 11AM
1 : 500



4 COMMUNAL OPEN SPACE - JUNE 21 AT 12PM
1 : 500

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	18/01/2023



North Point

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

P.O. Box 236
Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011

www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape

nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

COMMUNAL OPEN
SPACE SHADOW STUDY

Scale 1 : 500

Drawing Created (date) 01/17/23

Drawing Created (by) AV

Plotted and checked by AV

Verified PL

Approved PG

Project No Drawing No Issue

A220594 DA4110 A

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.

Do not scale drawings. Use figured Dimensions.

18/01/2023 2:14:13 PM



1 COMMUNAL OPEN SPACE - JUNE 21 AT 1PM
1:500



2 COMMUNAL OPEN SPACE - JUNE 21 AT 2PM
1:500



3 COMMUNAL OPEN SPACE - JUNE 21 AT 3PM
1:500

COMMUNAL OPEN SPACE - SOLAR ACCESS

SITE AREA: 7,159.6 m²

COMMUNAL OPEN SPACE AREA: 1,952 m²

	AREA RECEIVING DIRECT SUNLIGHT (m ²)	PERCENTAGE AGAINST COMMUNAL OPEN SPACE (%)
9:00 AM	780 m ²	40%
10:00 AM	1140 m ²	58%
11:00 AM	1400 m ²	72%
12:00 PM	1648 m ²	84%
1:00 PM	1344 m ²	69%
2:00 PM	1013 m ²	52%
3:00 PM	856 m ²	44%

 COS RECEIVING DIRECT SUNLIGHT IN MID-WINTER

*TO BE READ IN CONJUNCTION WITH DA4105 FOR COMMUNAL OPEN SPACE DIAGRAMS

Amendments	Issue	Description	Date
A	ISSUE FOR INFORMATION		18/01/2023



North Point

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

P.O. Box 236
Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

**NARWEE PARKLANDS
CARE COMMUNITY**

Drawing Title

**COMMUNAL OPEN
SPACE SHADOW STUDY**

Scale As indicated

Drawing Created (date) 01/17/23

Drawing Created (by) Author

Plotted and checked by AV

Verified PL

Approved PG

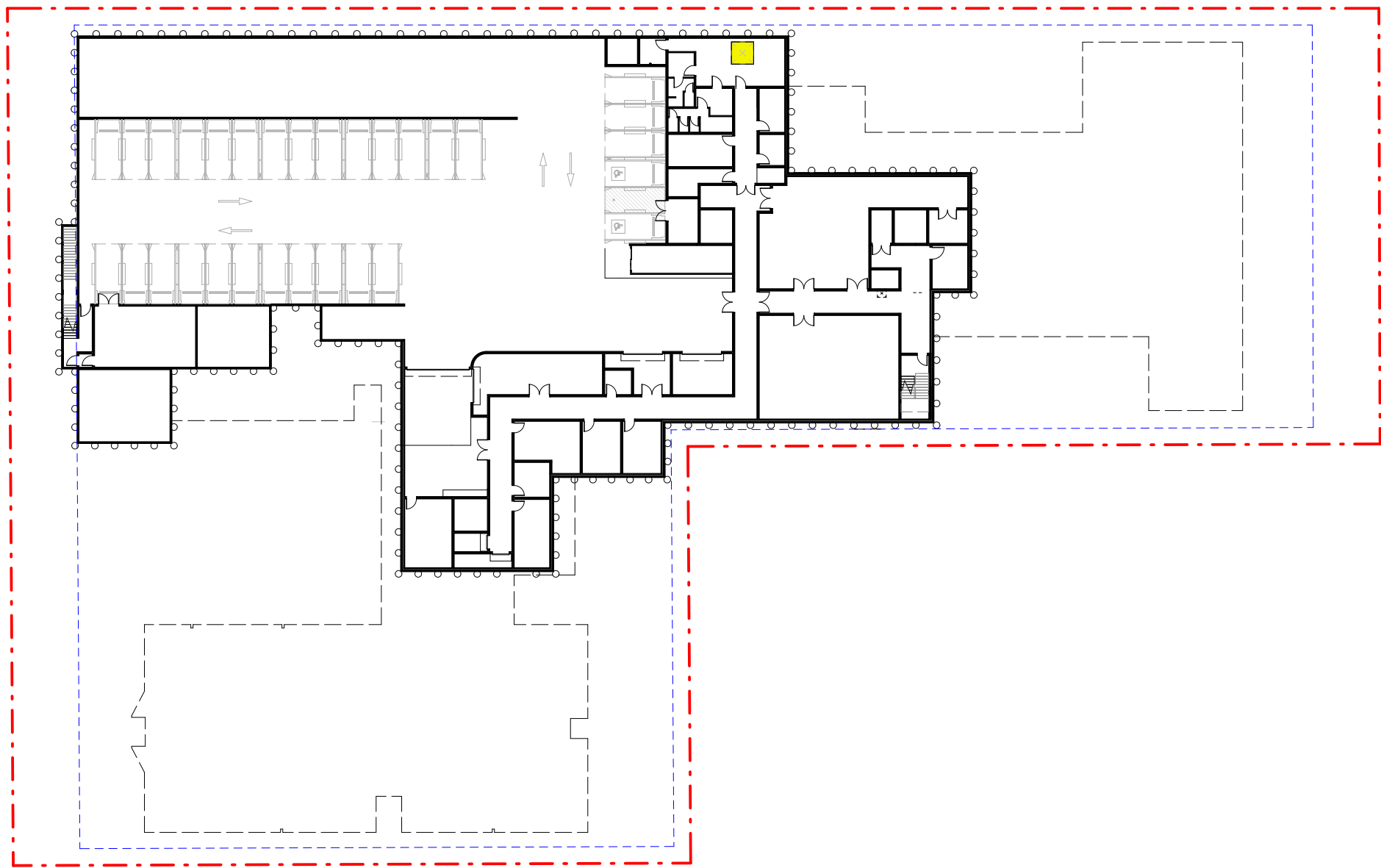
Project No Drawing No Issue

A220594 DA4111

A

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

18/01/2023 2:15:09 PM



1 SOLAR ACCESS - BASEMENT PLAN
1:500



3 SOLAR ACCESS - LEVEL 1 PLAN
1:500



2 SOLAR ACCESS - GROUND FLOOR PLAN
1:500



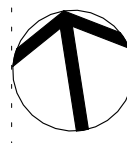
4 SOLAR ACCESS - LEVEL 2 PLAN
1:500

KEY :

MINIMUM 2 HOURS SUNLIGHT

ROOMS RECEIVING NO DIRECT SUNLIGHT
BETWEEN 9AM TO 3PM AT MID WINTER

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	18/01/2023



North Point

DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216

Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072

Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069

Laundry / Kitchen / Utility

UFD

P.O. Box 236
Oxymiah NSW 2258

Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

NARWEE PARKLANDS
CARE COMMUNITY

Drawing Title

SOLAR ACCESS

Scale As indicated

Drawing Created (date) 01/17/23

Drawing Created (by) AS

Plotted and checked by AS

Verified PL

Approved PG

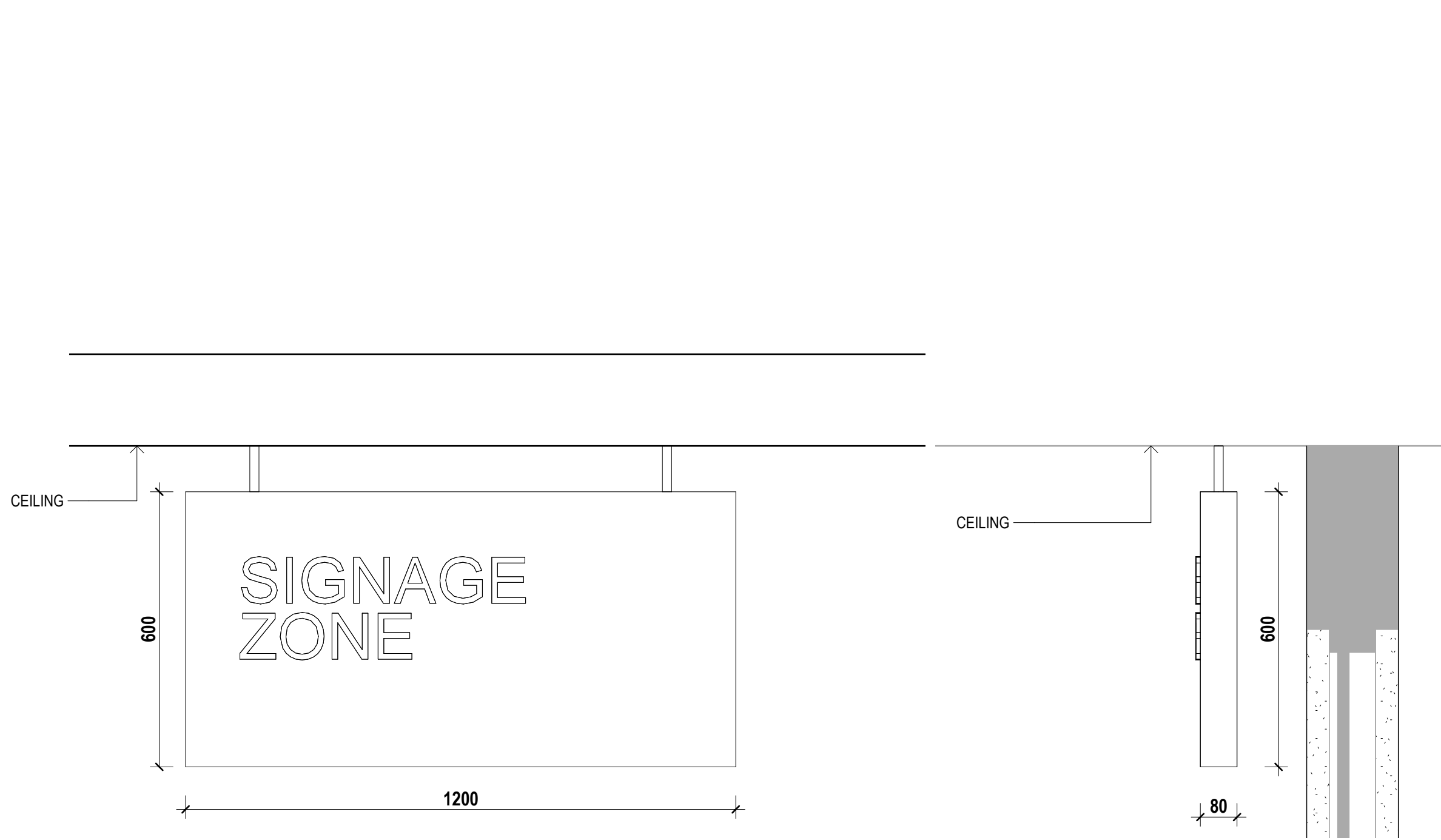
Project No Drawing No Issue

A220594 DA4113 A

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.

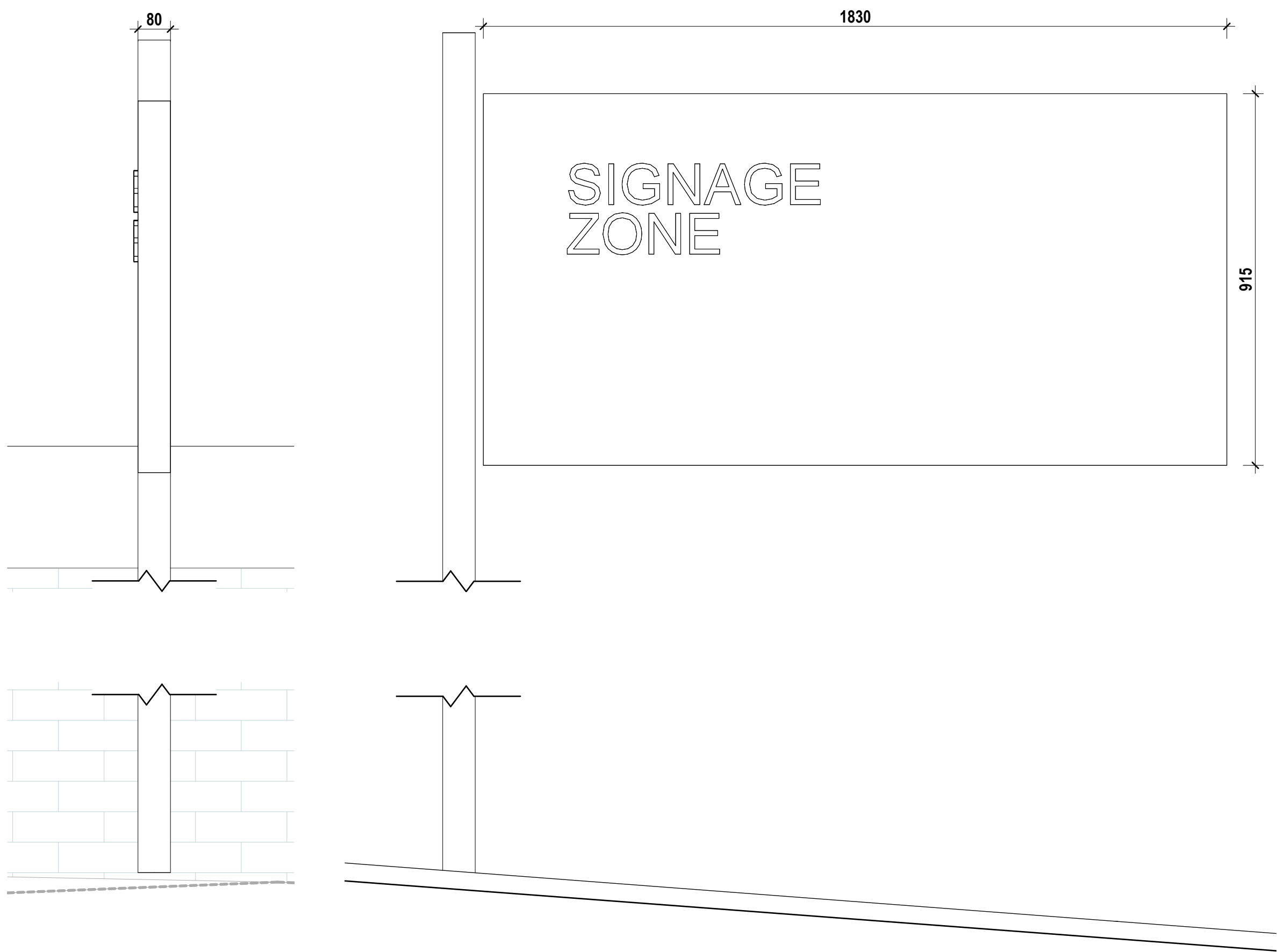
Do not scale drawings. Use figured Dimensions.

18/01/2023 2:15:17 PM



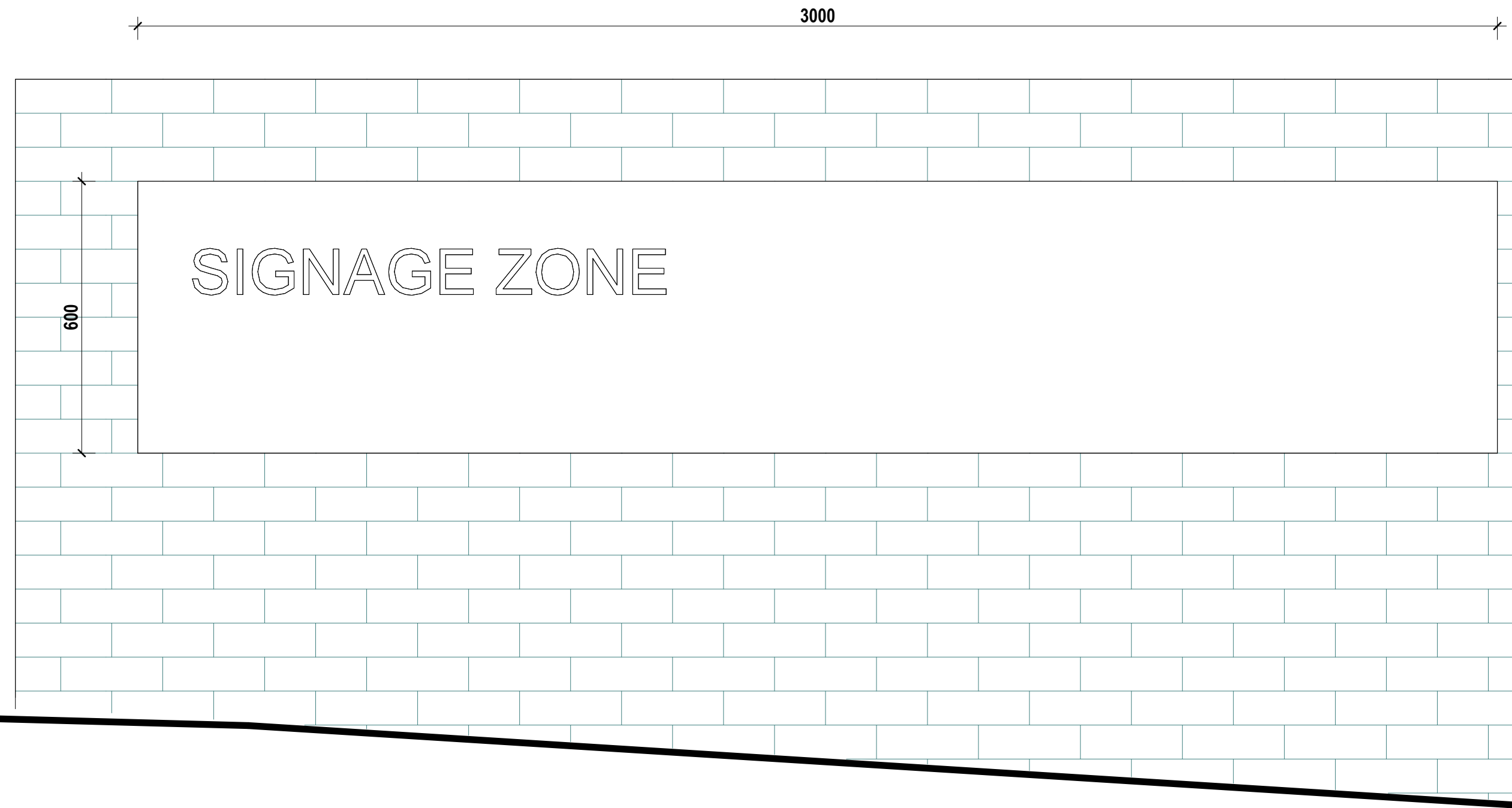
1 SIGNAGE PROVISION (S1)

1 : 10



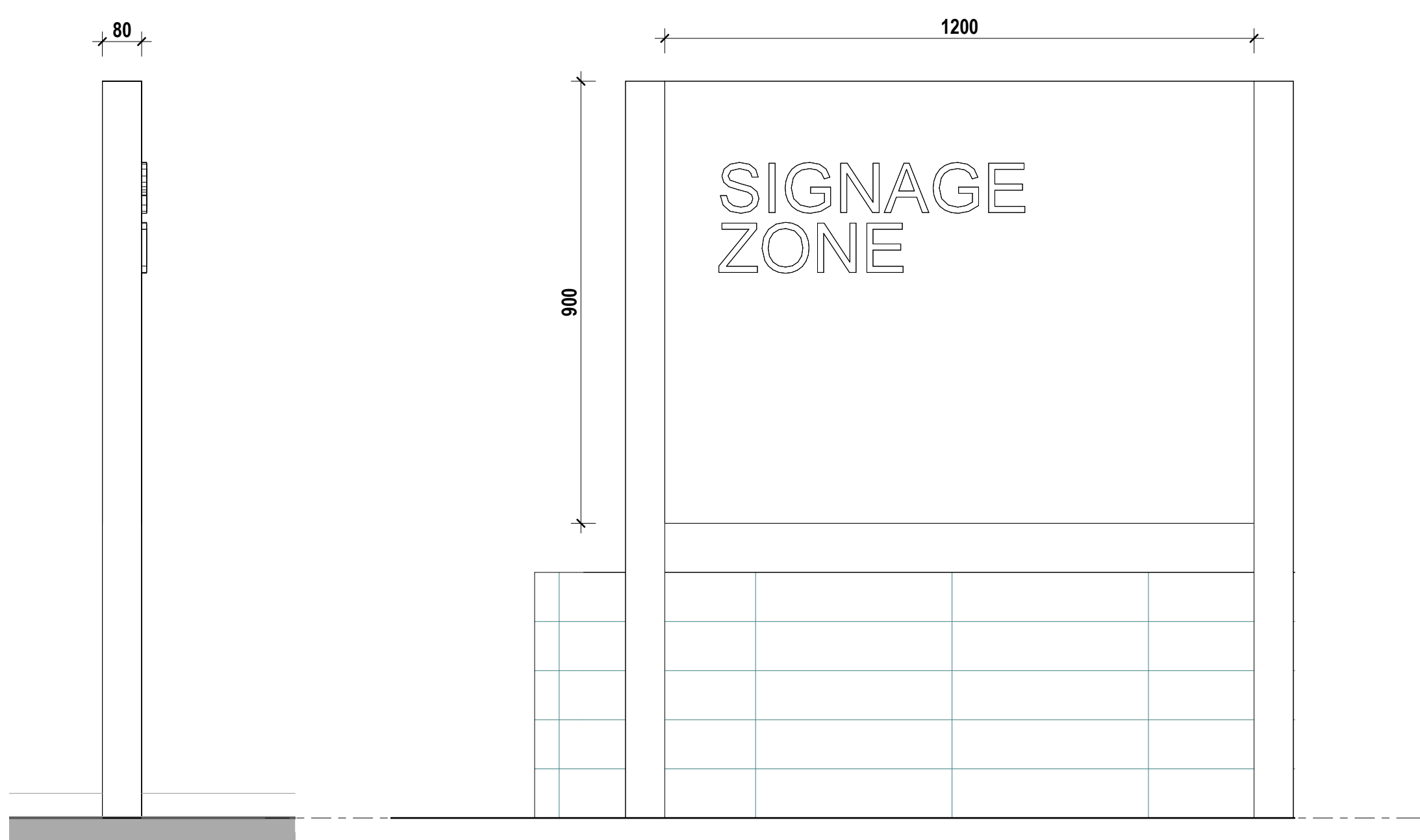
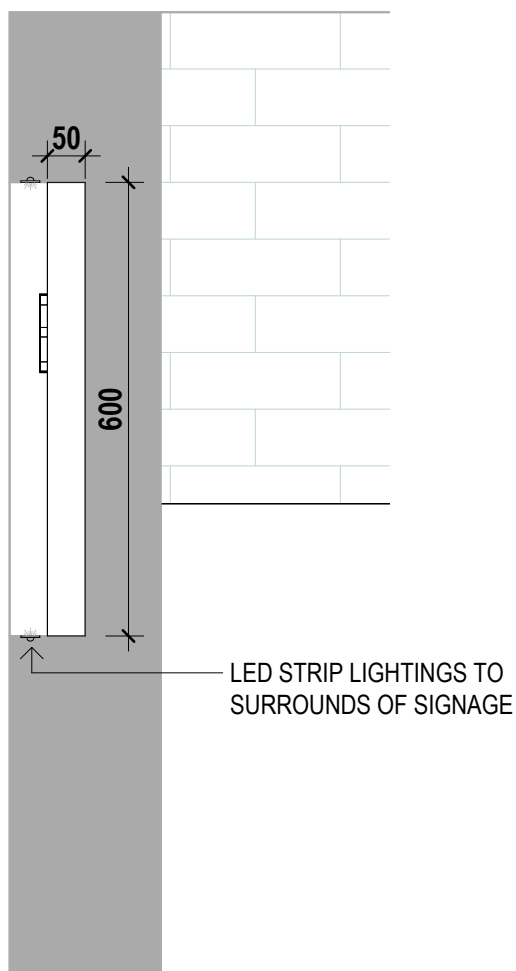
2 SIGNAGE PROVISION (S2)

1 : 10



3 SIGNAGE PROVISION (S3)

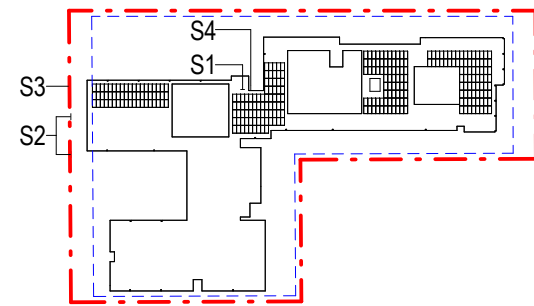
1 : 10



4 SIGNAGE PROVISION (S4)

1 : 10

Amendments		Date
Issue	Description	
A	ISSUE FOR INFORMATION	29/11/2022
B	ISSUE FOR INFORMATION	02/12/2022



DA SUBMISSION

Project Manager

CYRE
Level 8 Suite 18 / 100 Walker Street
North Sydney NSW 2060
BCA

Formiga 1

Level 2, 10 King Street
Rockdale NSW 2216
Structural & Civil

Henry & Hymas

Suite 2.01, 828 Pacific Highway
Gordon NSW 2072
Building Services

DSC Consulting

57 - 59 Hill Street
Roseville NSW 2069
Laundry / Kitchen / Utility

UFD

P.O. Box 236
Oxymiah NSW 2258
Client

OPAL HEALTHCARE

Level 11, 420 George Street
Sydney NSW 2000

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

**NARWEE PARKLANDS
CARE COMMUNITY**

Drawing Title

SIGNAGE DETAILS

Scale As indicated

Drawing Created (date) 28/11/2022

Drawing Created (by) PL

Plotted and checked by GGSA

Verified AS

Approved PG

Project No Drawing No Issue

A220594 DA6200

B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

23/01/2023 12:30:22 PM