

SUMMITCARE - PENRITH

SENIORS LIVING DEVELOPMENT - ARCHITECTURE DRAWINGS - SSDA APPLICATON

DRAWING LIST

SHEET NO SHEET NAME

ABBREVIATION KEY

BAL	BALUSTRADE
BAL-G	BALUSTRADE GLASS
BCA	BUILDING CODE OF AUSTRALIA
BO-T	BOLLARD - TRAFFIC
BY	BICYCLE
CLUT	CLEAN UTILITY ROOM
CM	CARE MANAGER OFFICE
CONC	CONCRETE
DUT	DIRTY UTILITY ROOM
ENS	ENSUITE
EX	EXISTING
FEN	FENCE
FL	FLOOR LEVEL (FINISHED)
FSR	FLOOR SPACE RATIO
GC	GARBAGE CHUTE
GFA	GROSS FLOOR AREA
GM	GENERAL MANAGER
HR	HANDRAIL
LDRY	LAUNDRY
MC	MOTORCYCLE SPACE
RL	REDUCED LEVEL
SC	STORAGE CAGE
SC-O	STORAGE CAGE - OVERHEAD
SKL	SKYLIGHT
SO	SALES OFFICE
TOW	TOP OF WALL
Txx	TREE NUMBER (REFER TO ARBORIST REPORT)
W-H	HIGHLIGHT WINDOW
x BR APT	NO. BEDROOM APARTMENT



PERSPECTIVE IMPRESSION OF THE ARRIVAL TO THE COMMUNITY HUB

NATHERS THERMAL COMFORT INCLUSIONS

GLAZING DOORS / WINDOWS
GLAZED WINDOWS AND DOORS:
GROUP A – AWNING + HINGED DOOR SHGC: 0.57 (±5%)
U-VALUE: 6.70 (EQUAL TO OR LOWER THAN)
GROUP B – SLIDING DOORS + FIXED GLAZING SHGC: 0.70 (±5%)
U-VALUE: 6.70 (EQUAL TO OR LOWER THAN)
UPGRADE APPLIED AS PER THERMAL COMFORT UPGRADES TABLE:
GLAZING UPGRADE 1
GROUP A – AWNING + HINGED DOOR SHGC: 0.49 (±5%)
U-VALUE: 5.40 (EQUAL TO OR LOWER THAN)
GROUP B – SLIDING DOORS + FIXED GLAZING SHGC: 0.58 (±5%)
U-VALUE: 5.40 (EQUAL TO OR LOWER THAN)
GLAZING UPGRADE 2
GROUP A – AWNING SHGC: 0.46 (±5%)
U-VALUE: 4.49 (EQUAL TO OR LOWER THAN)
GROUP B – SLIDING DOORS SHGC: 0.46 (±5%)
U-VALUE: 4.49 (EQUAL TO OR LOWER THAN)
GROUP B –FIXED GLAZING SHGC: 0.61 (±5%)
U-VALUE: 4.50 (EQUAL TO OR LOWER THAN)
GIVEN VALUES ARE AFRC TOTAL WINDOW SYSTEM VALUES (GLASS AND FRAME)
NOTE: BASIX THERMAL COMFORT PROTOCOL TABLE 1 SHGC VALUE OF THE UNIT SHOULD BE WITHIN THE RANGE SPECIFIED ON THE ASSESSOR CERTIFICATE.

WINDOW FRAME COLOUR
DARK (SA > 0.7)

WINDOW RESTRICTORS
WINDOW RESTRICTORS ARE MODELLED IN BEDROOMS TO ALL WINDOWS WITH A SILL HEIGHT UNDER 1.7M AND A FALL HEIGHT OVER 2M FROM THE FLOOR LEVEL OF THE ROOM.
SLIDING DOOR

ROOF AND CEILING
150MM CONCRETE ROOF, NO INSULATION ABOVE PLASTERBOARD CEILING WITH R4.0 INSULATION (INSULATION ONLY VALUE) TO SOFFIT OF CONCRETE WHERE ROOF IS OVER PLASTERBOARD CEILING, NO INSULATION WHERE NEIGHBOURING UNITS ARE ABOVE
EXTERNAL COLOUR
LIGHT (SA < 0.475) OR DEFAULT COLOUR MODELLED

CEILING PENETRATIONS
SEALED LED DOWNLIGHTS AT A MAXIMUM OF ONE EVERY 2.5M² (ONE FITTING PER 5M² AS AN UPGRADE OPTION WITH A NOTE REQUIRED ON A THE PLAN). ONCE LIGHTING PLAN HAS BEEN DEVELOPED NATHERS CERTIFICATE CAN BE UPDATED TO IMPROVE SPECIFICATION.

EXTERNAL WALL
LIGHTWEIGHT CLADDING ON (METAL) FRAMED WALLS WITH R2.5 INSULATION (INSULATION ONLY VALUE) ANY CONCRETE COLUMNS WITHIN THE EXTERNAL WALL ENVELOPE ARE ASSUMED TO HAVE THE SAME R2.5 INSULATION
THERMAL BREAK APPLIED AS PER NCC 2022 REQUIREMENTS.
EXTERNAL COLOUR
DEFAULT MEDIUM (0.475 < SA < 0.7)

INTER-TENANCY WALLS
75MM HEBEL POWER PANEL TO WALLS ADJACENT TO NEIGHBOURS AND COMMON CORRIDORS, NO INSULATION REQUIRED MINIMUM 150MM CONCRETE WITH FURRING CHANNEL AND PLASTERBOARD LINING TO ALL WALLS ADJACENT TO LIFT SHAFTS AND FIRE STAIRS. NO INSULATION REQUIRED

WALLS WITHIN DWELLINGS
PLASTERBOARD ON STUDS – NO INSULATION

FLOORS
150MM CONCRETE WITH A MINIMUM R1.5 SUBFLOOR INSULATION (INSULATION ONLY VALUE) REQUIRED TO UNITS WITH CARPARK BELOW
150MM CONCRETE BETWEEN LEVELS. NO INSULATION REQUIRED
UPGRADE APPLIED AS PER THERMAL COMFORT UPGRADES TABLE:
R2.5 SUBFLOOR INSULATION (INSULATION ONLY VALUE) REQUIRED TO UNITS WITH CARPARK BELOW

FLOOR COVERINGS
CARPET TO BEDROOMS, TILES TO BATHROOMS AND LAUNDRY, TIMBER ELSEWHERE

EXTERNAL SHADING
SHADING AS PER STAMPED DOCUMENTATION
FIXED EXTERIOR VERTICAL SCREENS AS PER PLANS AND ELEVATIONS WHICH PROVIDE 10% SHADING

BASIX – WATER REQUIREMENTS

CENTRAL RAINWATER STORAGE
TANK SIZE: 1,000L
COLLECTING FROM 750M² ROOF AREA
CONNECTED TO OUTDOOR TAP FOR IRRIGATION OF 4,045 M² COMMON AREA LANDSCAPING AND 2 CAR WASH BAYS

FIRE SPRINKLER TEST WATER
FOUR SPRINKLER SYSTEMS NOMINATED IN BASIX: ONE FOR BASEMENT LEVELS, ONE FOR EACH BUILDING A, B AND C APARTMENT LEVELS.

COMMON AREA SWIMMING POOLS AND SPAS
POOL VOLUME: 95 KL
INDOOR POOL

BASIX – ENERGY REQUIREMENTS

HOT WATER SYSTEM
INDIVIDUAL SYSTEM: GAS INSTANTANEOUS - 6 STAR

ALTERNATIVE ENERGY
PHOTOVOLTAIC SYSTEM MINIMUM 115 kW PEAK

COMMON AREA SWIMMING POOLS AND SPAS
POOL – ELECTRIC HEAT PUMP
PUMP CONTROLLED BY A TIMER



SITE LOCATION

Amendments			
Rev.	Description	Issued By	Date
P1	SEARS SUBMISSION	SC	20/12/23
1	SSDA SUBMISSION	SC	17/02/25

Legend

Notes

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
COVER SHEET

Scale @ A1	Project Status		
NTS	SSDA		
Sheet Created	Checked By	Approved By	Drawn By
26/02/21	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-000	1

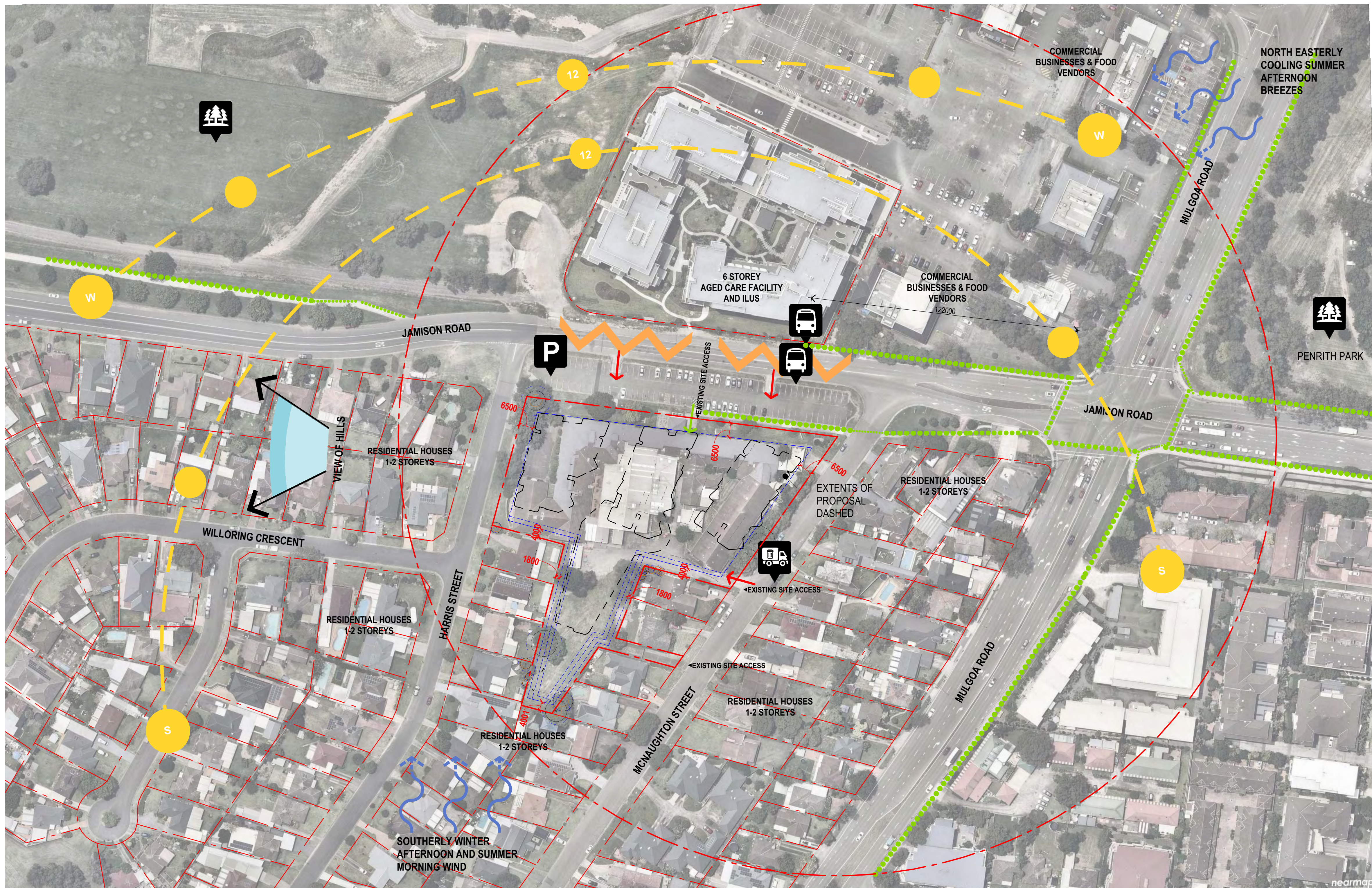
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Nominated Architects
Damian Barker (4465), Daniel Hudson (4261)

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Amendments			
Rev.	Description	Issued By	Date
P1	SEARS SUBMISSION	SC	20/12/23
1	SSDA SUBMISSION	SC	17/02/25



Legend

	SITE SETBACKS
	PROJECT BOUNDARY
	RETAINED TREE
	TRAFFIC NOISE SOURCE
	SITE ENTRY
	VIEW ASPECT

Notes

- SITE BOUNDARY SETBACK LINES ASCERTAINED FROM DCP CONTROLS FOR R2 LOW DENSITY RESIDENTIAL AND R3 MEDIUM DENSITY RESIDENTIAL.



Client
SUMMITCARE

Project

SUMMITCARE - PENRITH

366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
SITE ANALYSIS

Scale @ A1			Project Status
NTS			SSDA
Sheet Created	Checked By	Approved By	Drawn By
26/02/21	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-010	1

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Amendments			
Rev.	Description	Issued By	Date
P1	SEARS SUBMISSION	SC	20/12/23
1	SSDA SUBMISSION	SC	17/02/25

Legend

Notes

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
SITE ANALYSIS - LOCAL CONTEXT

Scale @ A1	Project Status		
NTS	SSDA		
Sheet Created	Checked By	Approved By	Drawn By
26/02/21	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-011	1

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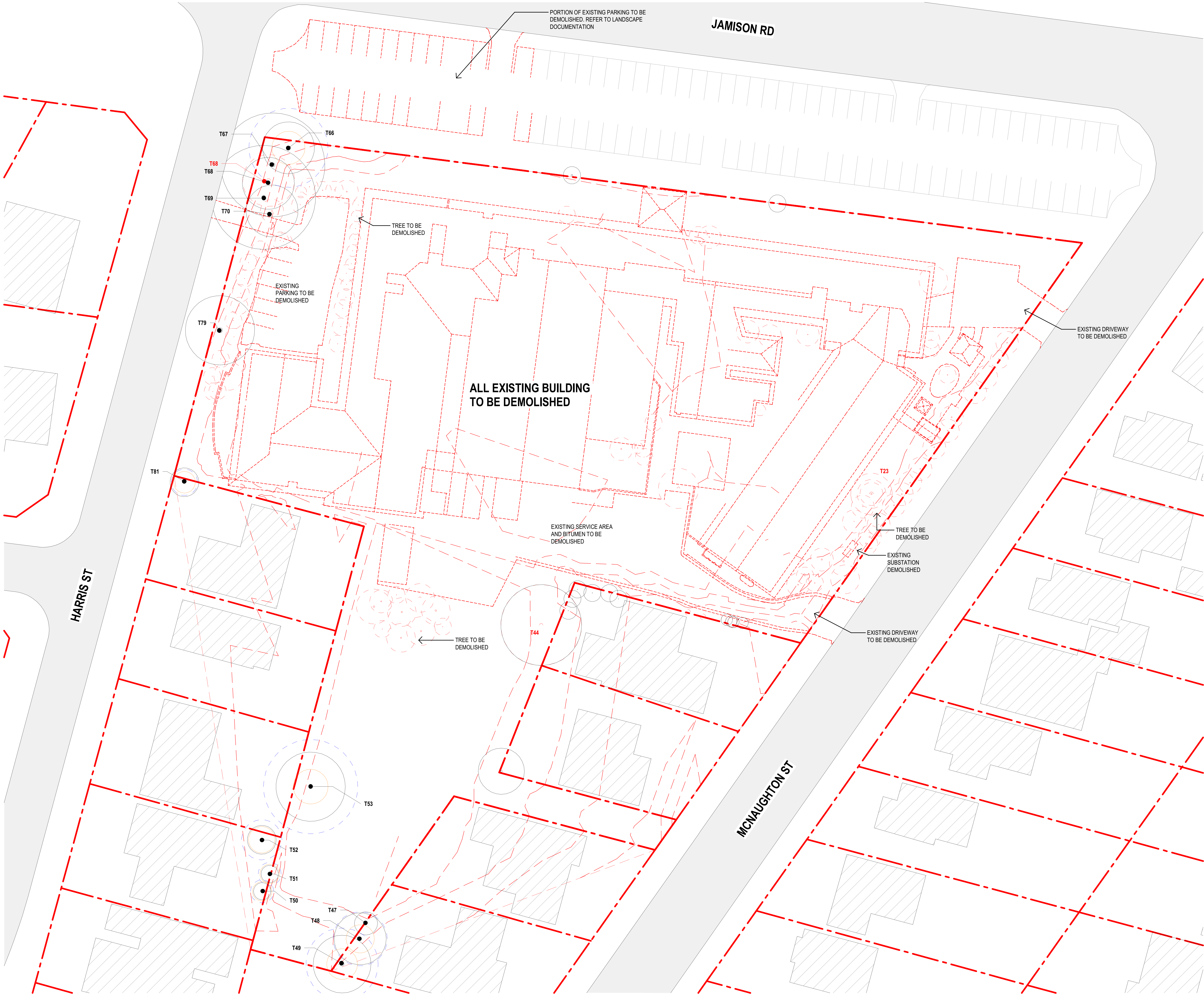
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Plot Date: 17/02/2025 4:17:28 PM

Amendments			
Rev.	Description	Issued By	Date
1	SSDA SUBMISSION	SC	17/02/25

Legend	
	SITE SETBACKS
	PROJECT BOUNDARY
	RETAINED / PROPOSED TREE
	DEMOLISHED TREE

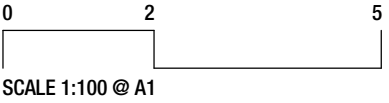
Notes

- TPZ AND DEMOLISHED TREES SHOWN RED DASHED INDICATIVE ONLY. REFER TO LANDSCAPE AND ARBORIST DOCUMENTATION.
- PORTION OF PARKING TO BE DEMOLISHED. REFER TO LANDSCAPE DOCUMENTATION FOR ANEDED LAYOUT AND NATURE STRIP DETAILS.

Key Plan



SUMMITCARE
WARMTH WORTH WELLBEING



0 2 5
SCALE 1:100 @ A1

Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
DEMOLITION PLANS

Scale @ A1		Project Status	
NTS		SSDA	
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	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-020	1

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Key Plan

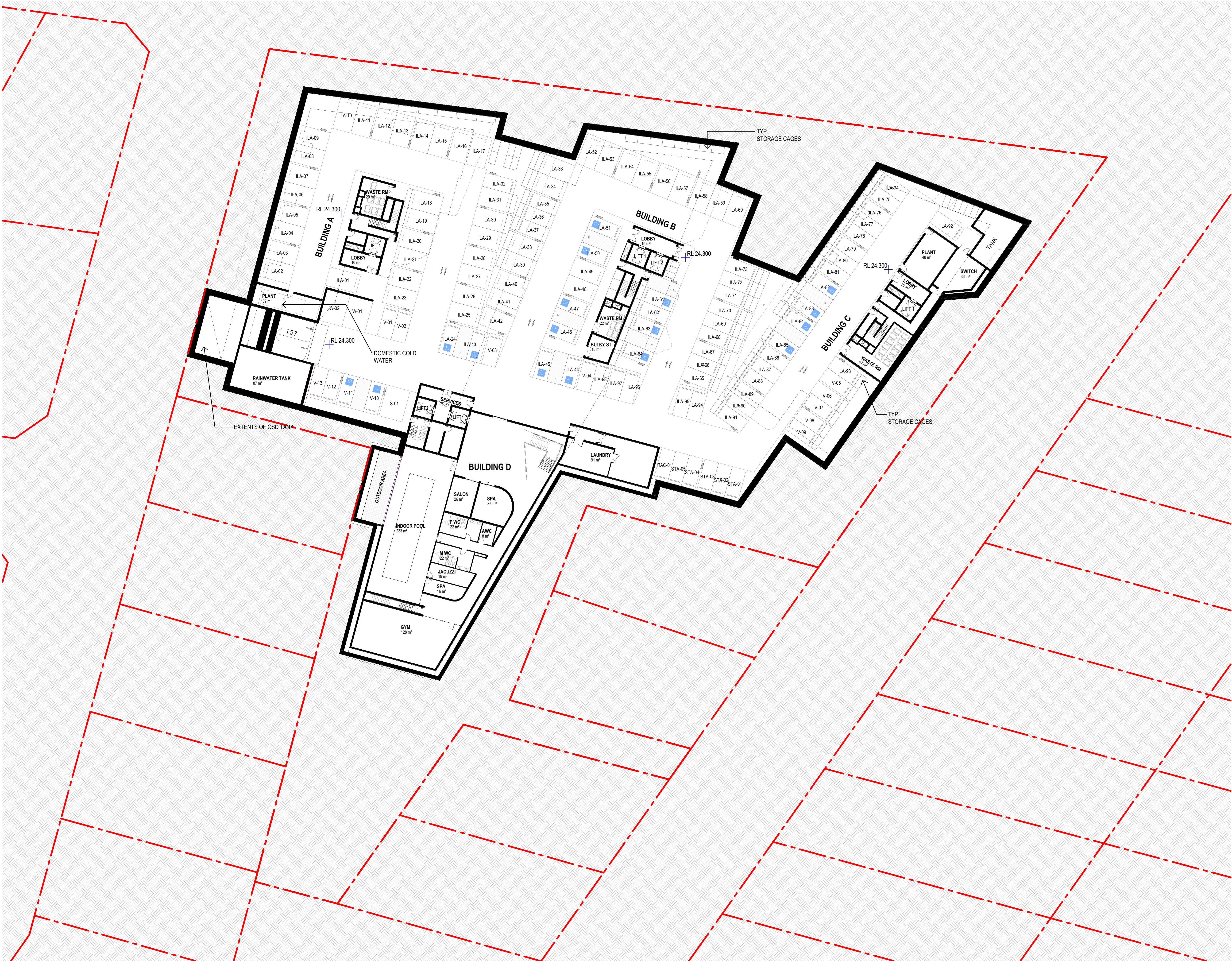


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26/02/21	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-030	1

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Amendments			Issued By	Date
Rev.	Description		SC	20/12/23
P1	SEARS SUBMISSION		SC	17/02/25
1	SSDA SUBMISSION			

Legend

CAR PARK ALLOCATION:

BASEMENT:
- 117 PARKING SPACES
(98LA, 18ACF, 5 STAFF, 13VISITORS)
- 1SERVICE BAY
- 2 WASH BAYS

GROUND FLOOR:
- 3 PARKING SPACES
(3 VISITORS)

CAR SPACE TYPES:

BASEMENT:
- 51 STANDARD
- 17 ACCESSIBLE
- 49 3.2m WIDE

GROUND FLOOR:
- 1 STANDARD
- 2 ACCESSIBLE

Notes

- EXTENTS OF BUILDING AND TERRACES ABOVE INDICATED DASHED.
- PLANT ROOM USES AND REQUIREMENTS TO CONSULTANT DOCUMENTATION.
- KITCHEN LAYOUT REFER TO KITCHEN CONSULTANT DOCUMENTATION.
- STRUCTURAL COLUMNS REFER TO STRUCTURAL ENGINEER DOCUMENTATION.
- 82 SECURE STORAGE UNITS PROVIDED TO BE DESIGNATED TO APARTMENTS AS REQUIRED.

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
FLOOR PLAN - BASEMENT 1

Scale @ A1		Project Status	
NTS		SSDA	
Sheet Created	Checked By	Approved By	Drawn By
20 APR 2021	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-109	1

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Nominated Architects
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Amendments			
Rev.	Description	Issued By	Date
P1	SEARS SUBMISSION	SC	20/12/23
1	SSDA SUBMISSION	SC	17/02/25
2	FOR INFORMATION	SC	13/06/25

Legend

CAR PARK ALLOCATION:

BASEMENT:
- 117 PARKING SPACES
(98LA, 1RACF, 5 STAFF, 13VISITORS)
- 1SERVICE BAY
- 2 WASH BAYS

GROUND FLOOR:
- 3 PARKING SPACES
(3 VISITORS)

CAR SPACE TYPES:

BASEMENT:
- 51 STANDARD
- 17 ACCESSIBLE
- 49 3.2m WIDE

GROUND FLOOR:
- 1 STANDARD
- 2 ACCESSIBLE

- SITE SETBACKS
- PROJECT BOUNDARY
- RETAINED TREE

Notes

- TREES SHOWN INDICATIVE ONLY. REFER TO LANDSCAPE AND ARBORIST DOCUMENTATION.
- PORTION OF EXISTING PARKING TO BE DEMOLISHED. REFER TO LANDSCAPE DOCUMENTATION FOR ANENDED LAYOUT AND NATURE STRIP DETAILS.
- LANDSCAPE LAYOUT REFER TO LANDSCAPE DOCUMENTATION.
- SITE RLS INDICATIVE. REFER TO CIVIL AND LANDSCAPE DOCUMENTATION.

Key Plan



Client
SUMMITCARE

Project
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366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
FLOOR PLAN - GROUND FLOOR

Scale @ A1		Project Status	
As indicated		SSDA	
Sheet Created	Checked By	Approved By	Drawn By
20 APR 2021	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-110	2

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- Legend
- SITE SETBACKS
 - PROJECT BOUNDARY
 - RETAINED TREE

Notes

Key Plan



Client
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Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
FLOOR PLAN - LEVEL 1

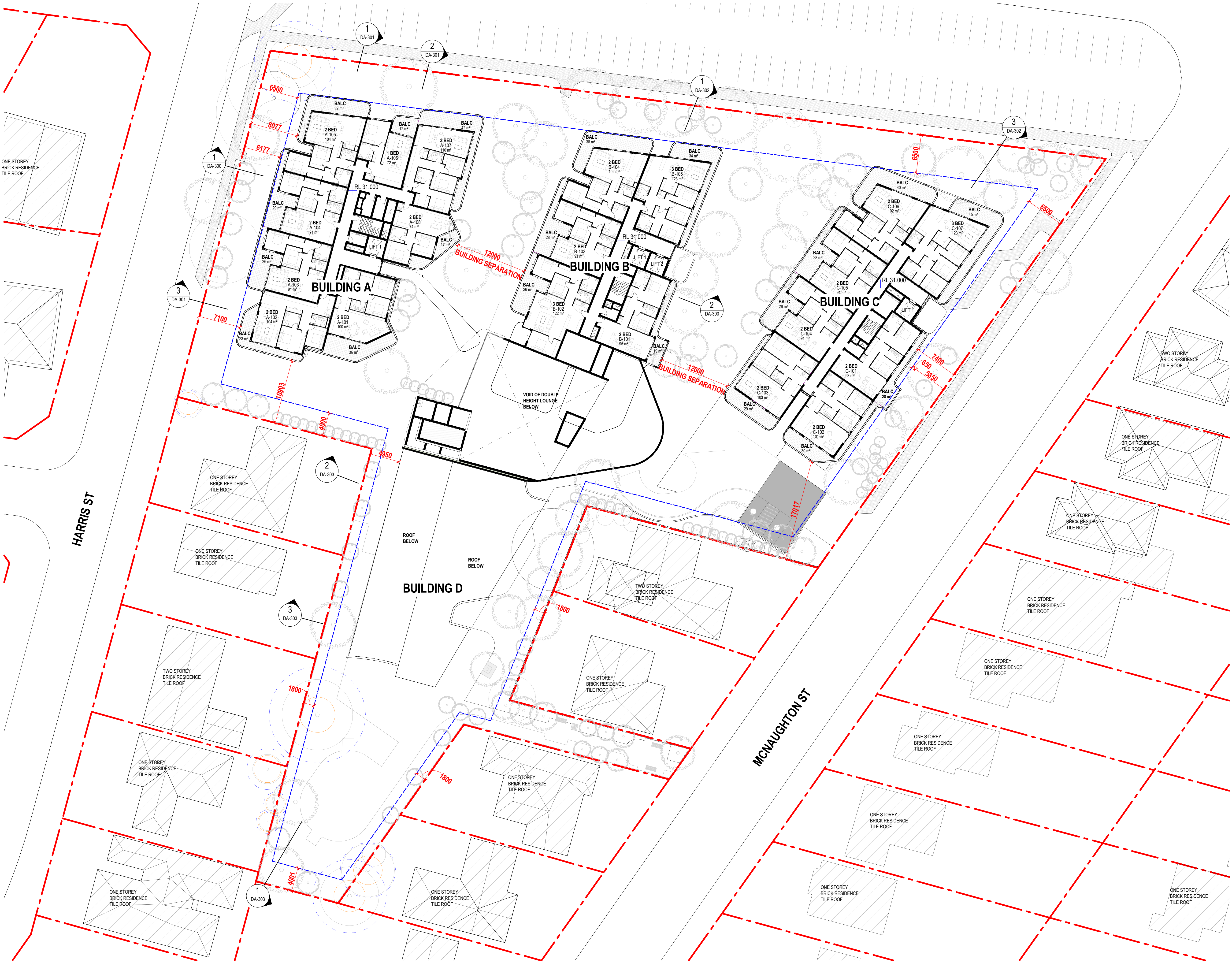
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20 APR 2021	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-111	1

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Amendments		Issued By	Date
Rev.	Description	SC	20/12/23
P1	SEARS SUBMISSION	SC	17/02/25
1	SSDA SUBMISSION		

Legend

--- SITE ENTRY

Notes

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
FLOOR PLAN - LEVEL 2

Scale @ A1		Project Status	
NTS		SSDA	
Sheet Created	Checked By	Approved By	Drawn By
20 APR 2021	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-112	1

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Amendments			
Rev.	Description	Issued By	Date
P1	SEARS SUBMISSION	SC	20/12/23
1	SSDA SUBMISSION	SC	17/02/25

Legend	
- - - - -	SITE ENTRY

Notes

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
FLOOR PLAN - LEVEL 3

Scale @ A1		Project Status	
NTS		SSDA	
Sheet Created	Checked By	Approved By	Drawn By
20 APR 2021	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-113	1

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Amendments			
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P1	SEARS SUBMISSION	SC	20/12/23
1	SSDA SUBMISSION	SC	17/02/25

Legend

Notes

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
FLOOR PLAN - LEVEL 4

Scale @ A1		Project Status	
1 : 300		SSDA	
Sheet Created	Checked By	Approved By	Drawn By
10 OCT 2023	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-114	1

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Amendments		Issued By	Date
Rev.	Description	SC	20/12/23
P1	SEARS SUBMISSION	SC	17/02/25
1	SSDA SUBMISSION		

- Legend
- SITE SETBACKS
 - PROJECT BOUNDARY
 - RETAINED TREE

Notes

- ROOF PLANTS AND SERVICES REFER TO CONSULTANT DOCUMENTATION.

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
ROOF PLAN

Scale @ A1	Project Status		
NTS	SSDA		
Sheet Created	Checked By	Approved By	Drawn By
	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-121	1

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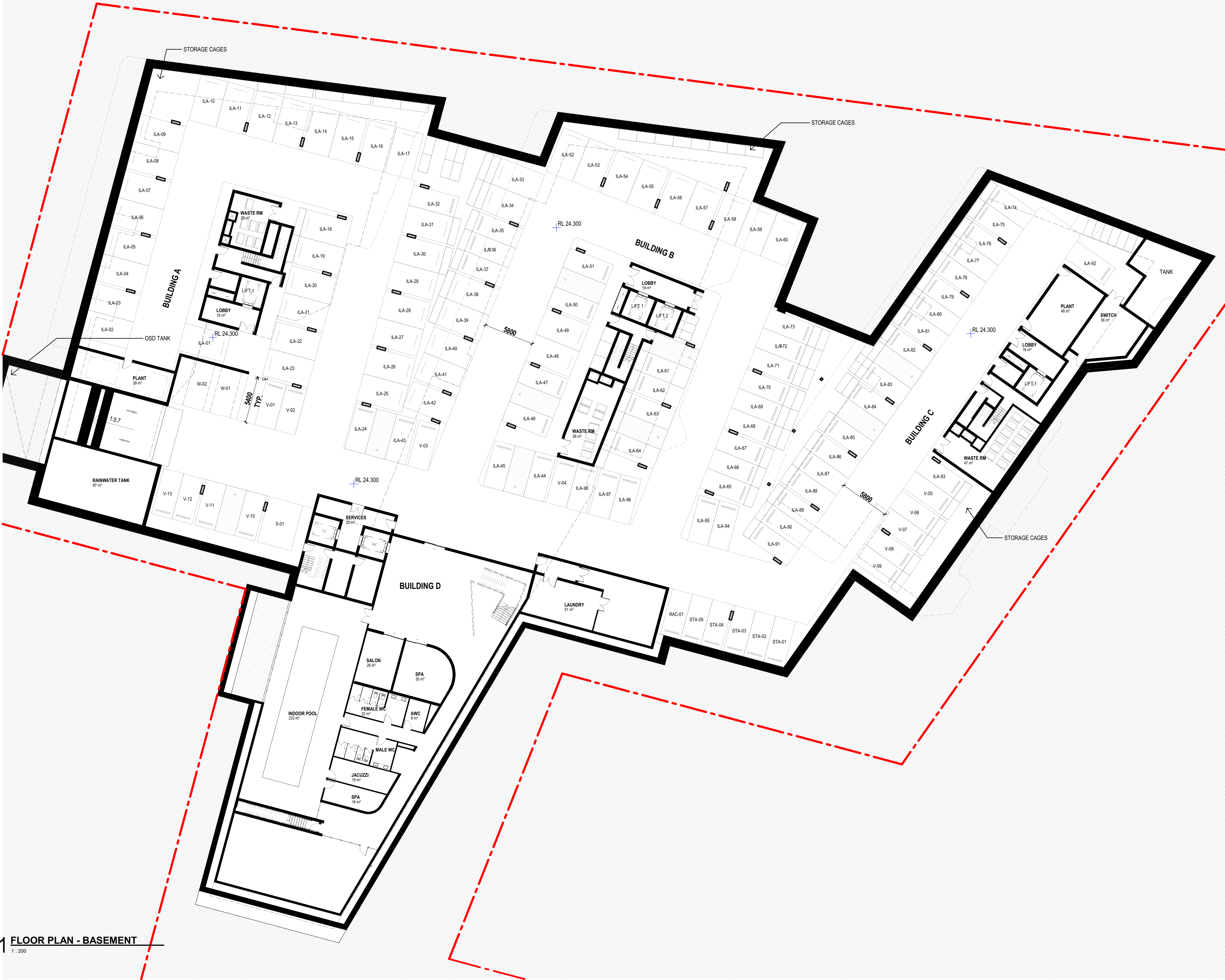
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Nominated Architects
Damian Barker (4465), Daniel Hudson (4261)

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1 FLOOR PLAN - BASEMENT
1 : 200

Amendments			Issued By	Date
Rev.	Description		SC	20/12/23
P1	SEARS SUBMISSION		SC	17/02/25
1	SSDA SUBMISSION			

Legend

CAR PARK ALLOCATION:

BASEMENT:
- 117 PARKING SPACES
(98ILA, 1RACF, 5 STAFF, 13VISITORS)
- 1SERVICE BAY
- 2 WASH BAYS

GROUND FLOOR:
- 3 PARKING SPACES
(3 VISITORS)

CAR SPACE TYPES:

BASEMENT:
- 51 STANDARD
- 17 ACCESSIBLE
- 49 3.2m WIDE

GROUND FLOOR:
- 1 STANDARD
- 2 ACCESSIBLE

Notes

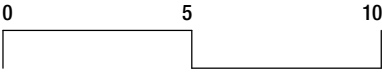
- REFER CONSULTANT DOCUMENTATION FOR DETAILED DIMENSIONS AND REQUIREMENTS OF PLANT ROOMS AND OSD TANKS.

- REFER KITCHEN CONSULTANT DOCUMENTATION FOR INDICATIVE LAYOUTS.

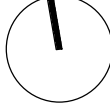
Key Plan



SUMMITCARE
WARMTH WORTH WELLBEING



0 5 10
SCALE 1:200 @ A1



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
PARCEL FLOOR PLAN - BASEMENT

Scale @ A1		Project Status	
NTS		SSDA	
Sheet Created	Checked By	Approved By	Drawn By
15 SEP 2021	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-150	1

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Nominated Architects
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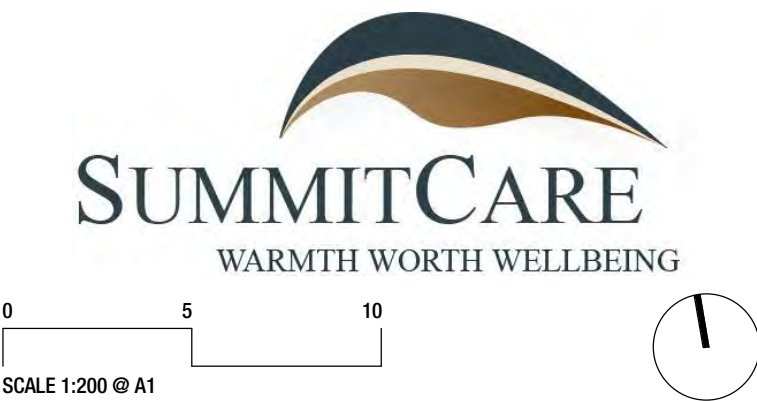
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Legend

Notes

- TREES SHOWN INDICATIVE ONLY. REFER TO LANDSCAPE AND ABORIST DOCUMENTATION.
- LANDSCAPE LAYOUT REFER TO LANDSCAPE DOCUMENTATION.
- SITE RLS INDICATIVE. REFER TO CIVIL AND LANDSCAPE DOCUMENTATION.

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
PARCEL FLOOR PLAN - GROUND FLOOR - A&B

Scale @ A1	Project Status
1 : 200	SSDA
Sheet Created	Checked By
15 SEP 2021	SC
Project No.	Discipline
2021004	A
Approved By	Drawing Number
DB	DA-151
Drawn By	Revision
TK	1

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1 PARCEL FLOOR PLAN - GROUND FLOOR - A&B

1 : 200

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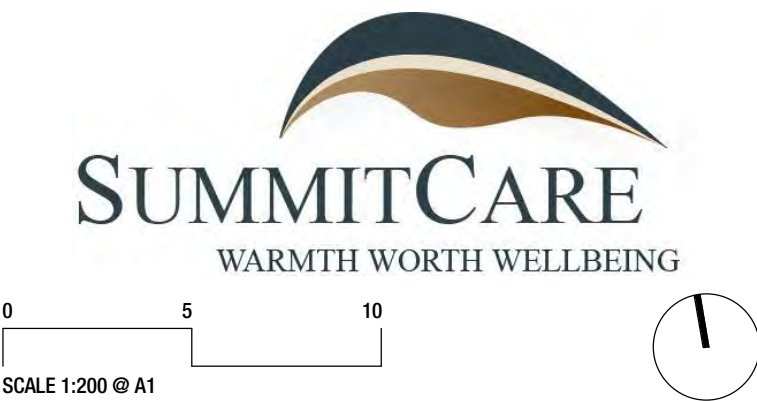
Amendments			
Rev.	Description	Issued By	Date
P1	SEARS SUBMISSION	SC	20/12/23
1	SSDA SUBMISSION	SC	17/02/25

Legend

Notes

- TREES SHOWN INDICATIVE ONLY. REFER TO LANDSCAPE AND ABORIST DOCUMENTATION.
- PORTION OF EXISTING PARKING TO BE DEMOLISHED. REFER TO LANDSCAPE DOCUMENTATION FOR ANENDED LAYOUT AND NATURE STRIP DETAILS.
- LANDSCAPE LAYOUT REFER TO LANDSCAPE DOCUMENTATION.
- SITE RLS INDICATIVE. REFER TO CIVIL AND LANDSCAPE DOCUMENTATION.

Key Plan



Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
PARCEL FLOOR PLAN - GROUND FLOOR - C

Scale @ A1		Project Status	
NTS		SSDA	
Sheet Created	Checked By	Approved By	Drawn By
15 SEP 2021	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-152	1

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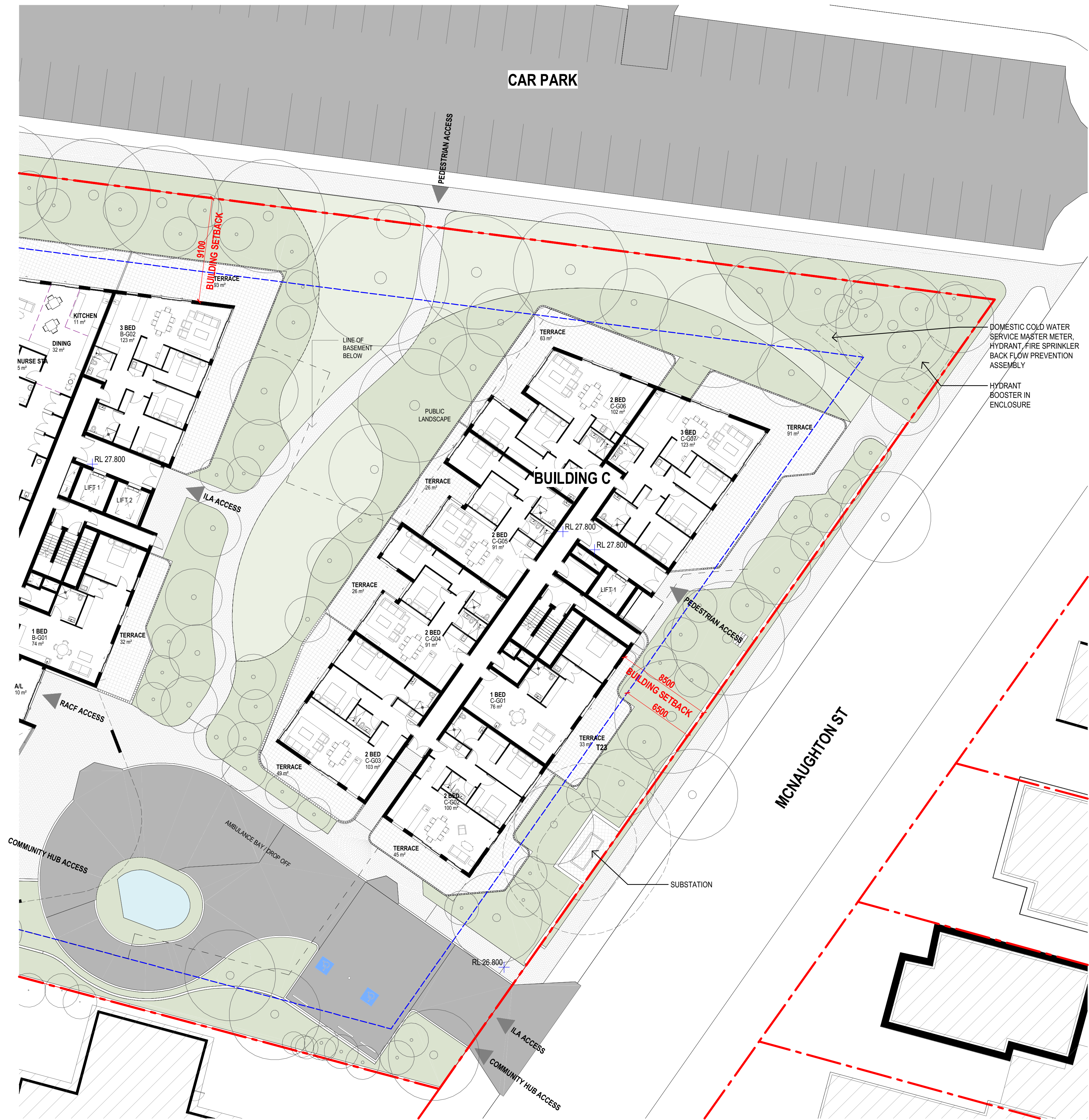
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1 PARCEL FLOOR PLAN - GROUND FLOOR - C
1 : 200

Amendments			
Rev.	Description	Issued By	Date
P1	SEARS SUBMISSION	SC	20/12/23
1	SSDA SUBMISSION	SC	17/02/25

Legend

Notes

Key Plan



SUMMITCARE
WARMTH WORTH WELLBEING

0 5 10

SCALE 1:200 @ A1

Client
SUMMITCARE

Project
SUMMITCARE - PENRITH
366 JAMISON RD, JAMISONTOWN NSW 2750

Drawing Title
PARCEL FLOOR PLAN - GROUND FLOOR - D

Scale @ A1		Project Status	
NTS		SSDA	
Sheet Created	Checked By	Approved By	Drawn By
15 SEP 2021	SC	DB	TK
Project No.	Discipline	Drawing Number	Revision
2021004	A	DA-153	1

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1 **PARCEL FLOOR PLAN - GROUND FLOOR - D**

1 : 200

Plot Date: 05/03/2025 4:03:04 PM