

OPAL BAYVIEW

SSDA ARCHITECTURE DESIGN REPORT-DRAFT

ISSUE B -21 OCTOBER 2025

Presented By.

CALDERFLOWER ARCHITECTURE

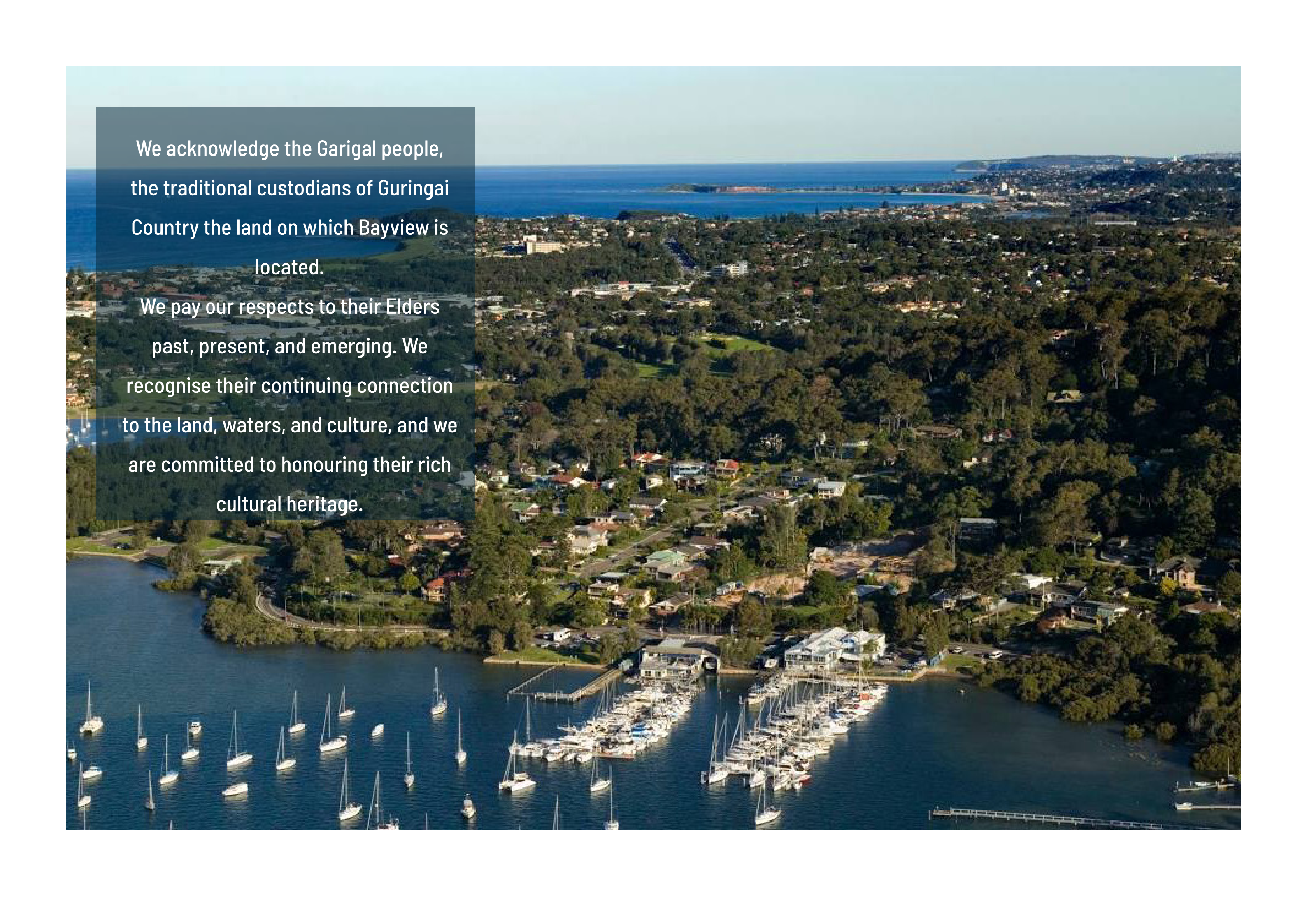
For.

OPAL HEALTHCARE



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An aerial photograph of a coastal town, likely Bayview, showing a large marina filled with numerous sailboats in the foreground. The town is built on a hillside with dense greenery and residential buildings. In the background, the ocean stretches to the horizon under a clear blue sky.

We acknowledge the Garigal people,
the traditional custodians of Guringai
Country the land on which Bayview is
located.

We pay our respects to their Elders
past, present, and emerging. We
recognise their continuing connection
to the land, waters, and culture, and we
are committed to honouring their rich
cultural heritage.

INTRODUCTION

This Design Report has been prepared in support of a State Significant Development Application (SSDA) for the proposed Opal Bayview Residential aged Care Facility, located in Bayview, New South Wales. The proposal seeks to deliver a high-quality residential care environment that responds to the unique topography, character, and amenity of the surrounding context, while aligning with the objectives of the SEPP (Housing) 2021 and the principles of the Seniors Housing Design Guide (2023).

This development is intended to replace the existing older style care home on the site and to compliment the existing Bayview Retirement Village to extend their ageing in place strategies and offer high care to the community.

The development has been designed with a strong focus on resident wellbeing, environmental sustainability, and contextual integration. It incorporates passive and active design strategies to ensure long-term operational efficiency and comfort. This report outlines the design rationale, site analysis, planning framework alignment, and architectural intent, demonstrating how the proposal responds to both policy requirements and the needs and expectations of future residents.



Visualisation of the proposed project site.

CONSULTANT LIST

Clients	Opal Healthcare	Mechanical Services	Osborne & Smith
Project Manager	Bloompark	Electrical Services	JHA
Architecture	Calderflower Architects	Hydraulic Service	JHA
Landscape Architects	Taylor Brammer Landscape Architects	Fire Services	JHA
Planning	Beam Planning	Survey	CMS
Traffic	TTPA	Arborist	Heartwood Tree Consulting
Access	Formiga1	Ecologist	Urbis
Civil Engineer	Birzulis	Social engagement	Willowtree Planning
Structural Engineer	Birzulis	Aboriginal Heritage	Urbis

TIMELINE



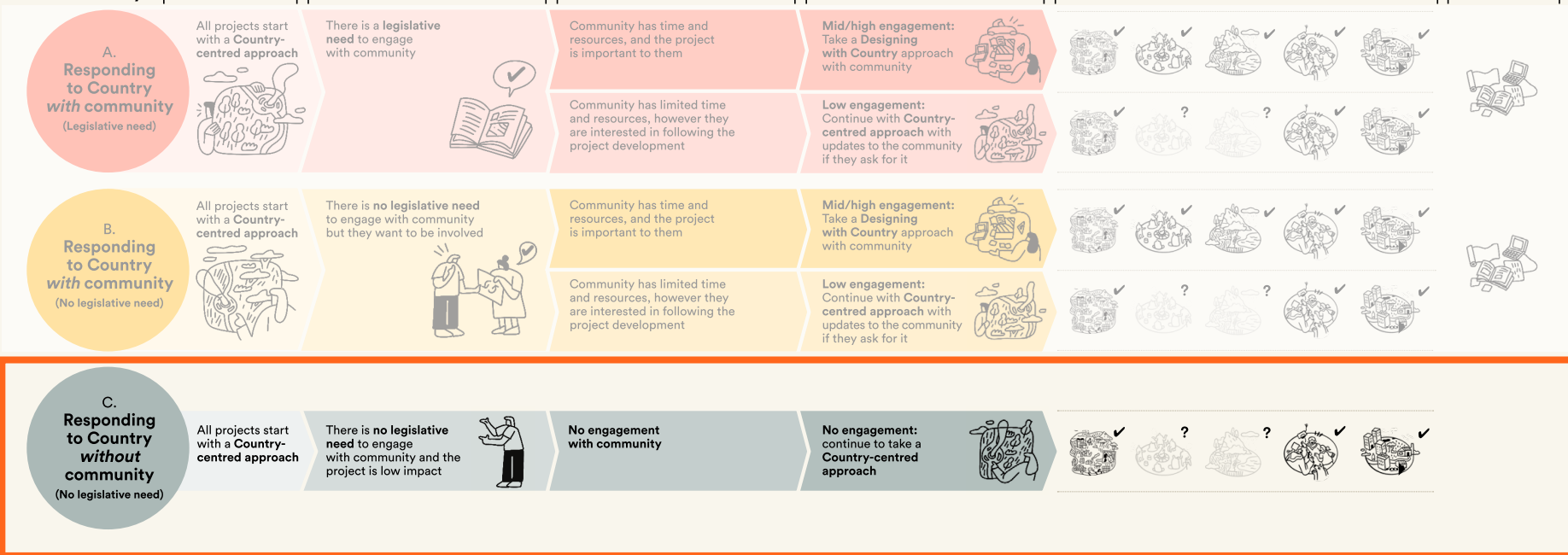
DESIGN IN RESPONSE TO COUNTRY

Responding to Country across a project timeline

The diagram shows 3 pathways with different steps to follow when responding to Country. It includes when you need to engage with community and when it is not necessary to do so.

- 1. Start of the project**
All project teams should adopt a **Country-centred approach**, whether there is direct engagement with community or not. The pathway (A/B/C) you take is determined by **legislative need**.
- 2. Work out if you need to engage**
If there is no legislative need to engage with the community, there may still be instances where they would like to be involved because the project is important to them (pathway B).
All projects can benefit when engaging with community, however it's not always necessary to do so. Projects that may not be important to community include low impact projects such as single dwellings and minor upgrades to existing buildings (pathway C).
- 3. Community's level of involvement**
Together with the community, determine their **level of involvement** (high, medium or low). Be open to negotiations until the community is comfortable with the process of engagement and how the outcomes for Country can be achieved. Other factors that can influence the level of community involvement will be the project timing and availability of community members.
- 4. Design approach**
If the community has agreed with high to medium levels of involvement you should take a **'designing with Country'** approach that is guided by community.
If the community has agreed a low level of engagement you should continue with a **Country-centred approach** and keep the community updated, if they ask for it.
If there is no need to engage, continue with a **Country-centred approach** using the framework as a guide.
- 5. Outcomes for Country**
Working with community when **'designing with Country'** will help you achieve all 5 outcomes for Country.
Whereas a **Country-centred approach** can achieve some outcomes for Country like Healthy Country, Cultural Competency and Better Places.
- 6. Document the process**
Document the whole process as 'evidence' for easy assessment. Do this in accordance with your Indigenous Cultural and Intellectual Property (ICIP) protocols.

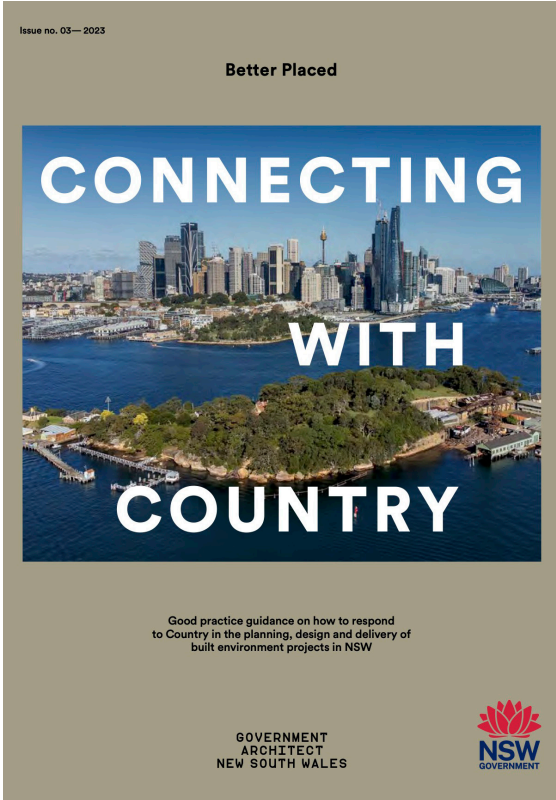
Pathways



GOVERNMENT ARCHITECT NEW SOUTH WALES

Connecting with Country Framework

For more information refer to: www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/connecting-with-country



Connecting with Country Framework

In reference to the NSW Government Architect's 'Connecting with Country' framework, the proposed design aligns with **Pathway C- Responding to Country without community involvement.**

While the project has no legislative requirement to engage with community and is assessed as having low impact, the design has still been guided by a Country-centred approach, ensuring that key principles of respect, recognition, and cultural sensitivity are embedded throughout the process.

WALK ON COUNTRY



Walk on country with Taylor Brammer, Bloompark and Calderflower, dated 19th may 2025.



Images capturing natural landscape on site.

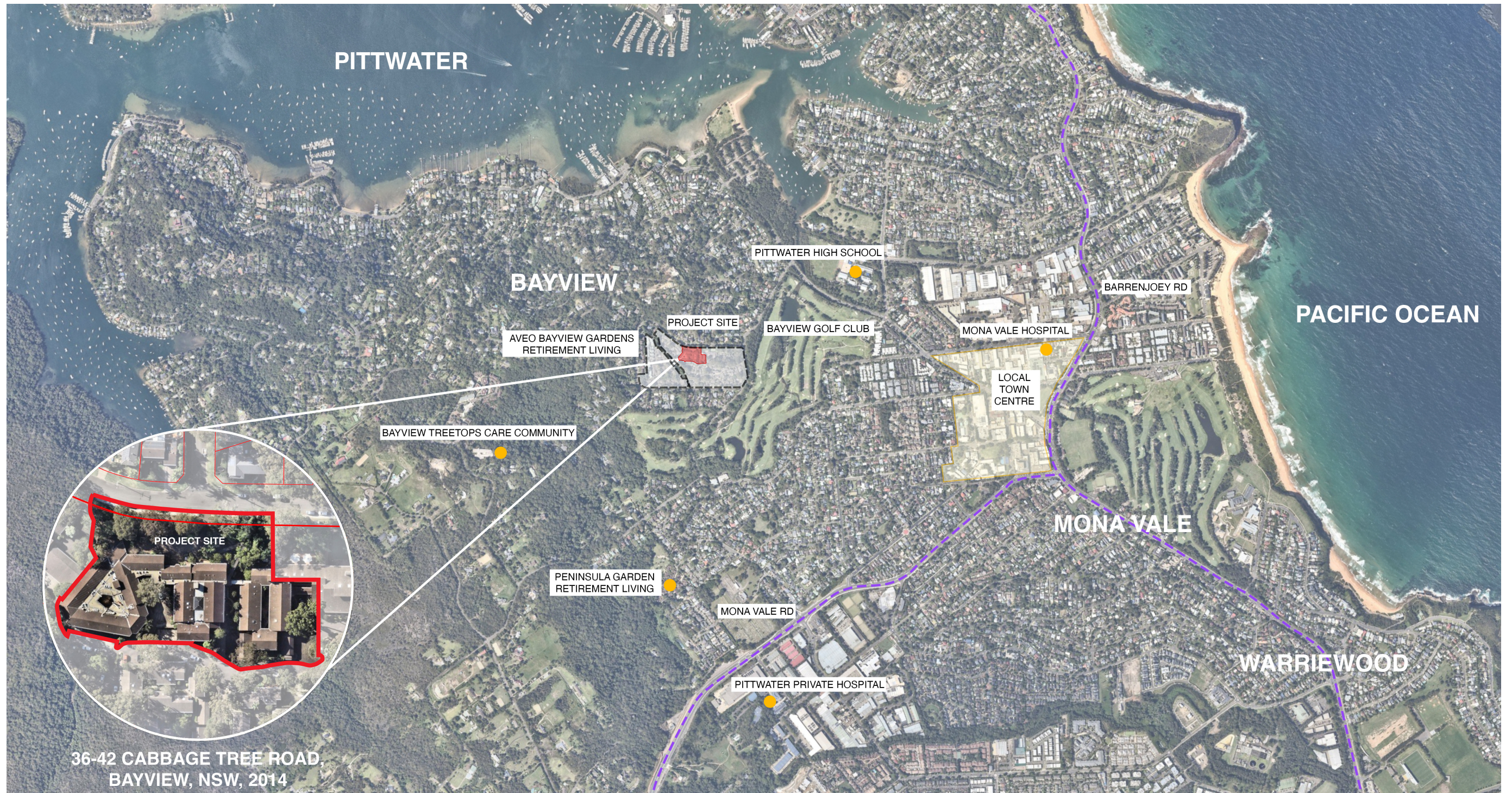
PART 1

SITE LOCATION AND CONTEXT

1

SITE ANALYSIS

SITE LOCATION



SITE ANALYSIS

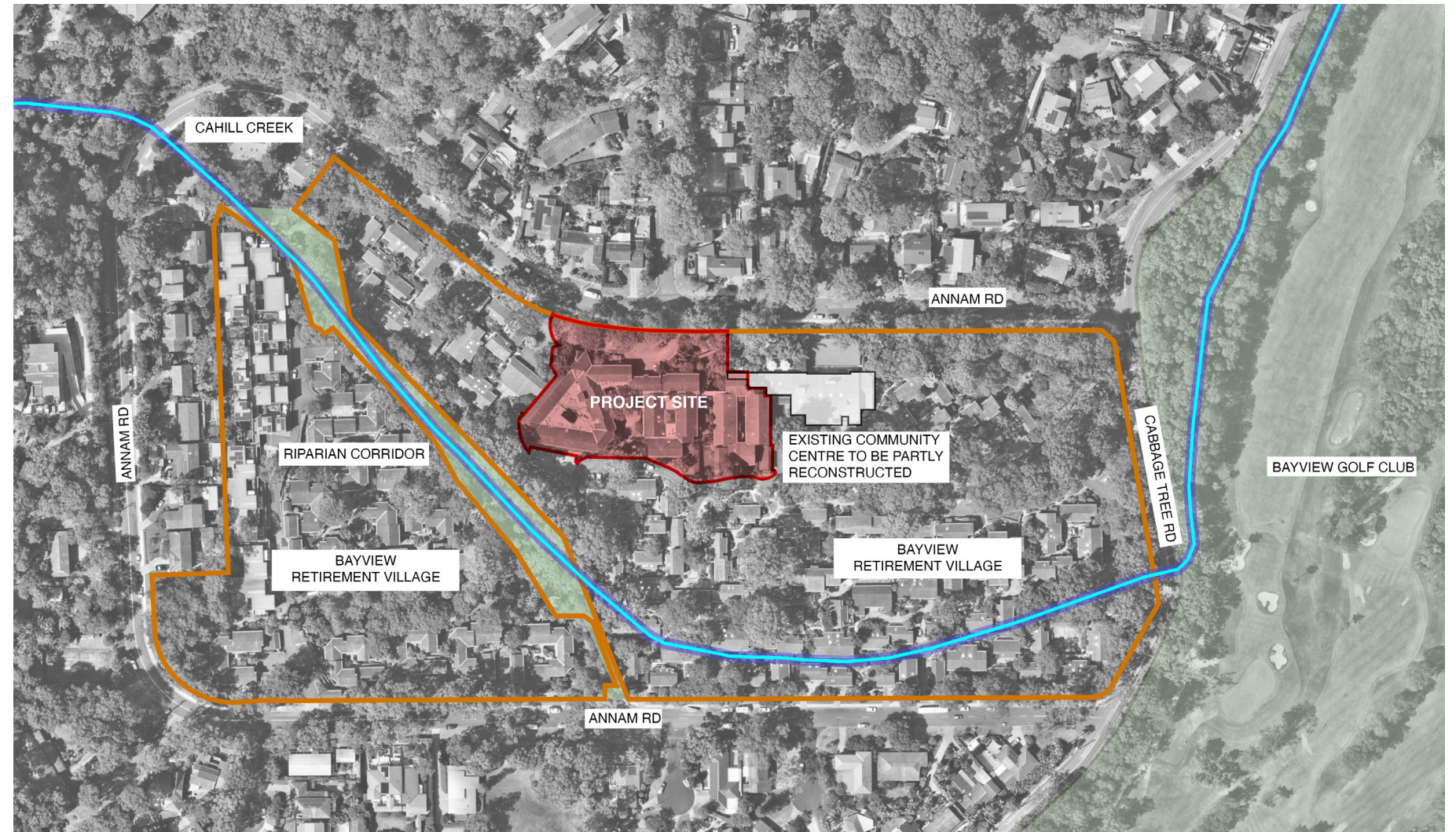
SITE CONTEXT- 36/42 CABBAGE TREE ROAD BAYVIEW

The project site is currently part of the existing retirement village located at, Lot Pt 121, DP 789400 (No 36 - 42) Cabbage Tree Road, Bayview. The existing village is an established development comprising of a mix of single storey villas and two storey unit buildings and includes a community centre and 73 bed existing decommissioned age care building which this proposal is intended to replace.

The village is a leafy precinct with mature trees and generous landscaping with a riparian corridor and the Cahill Creek that runs through the sloping terrain from the northern corner to the Bayview Golf Course on the south east.

The principal entry to the village is from Cabbage Tree Road at the southern end and low point of the site. An internal road network extends through the village and connects at various points to Annam road which surrounds the village on the north, east and western boundaries. Dwelling houses are located across Annam Road located on slightly higher ground. The Bayview Golf Course lies to the east.

The Village comprises 273 residential units (80 x 1 bedroom, 154 x 2 bedroom, and 1 X 3 bedroom self-contained unit; and 18 x 1 bedroom, 2 bedroom and 20 Studio serviced apartments. Associated facilities comprise a 39 garages, 151 carports and 22 open car spaces.



- PROJECT SITE
- BAYVIEW RETIREMENT VILLAGE BOUNDARY
- CREEK
- GREENERY AREA



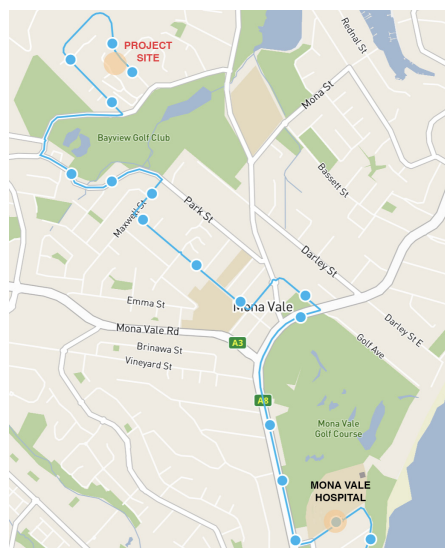
SITE ANALYSIS

VEHICLE ACCESS AND TRANSPORT

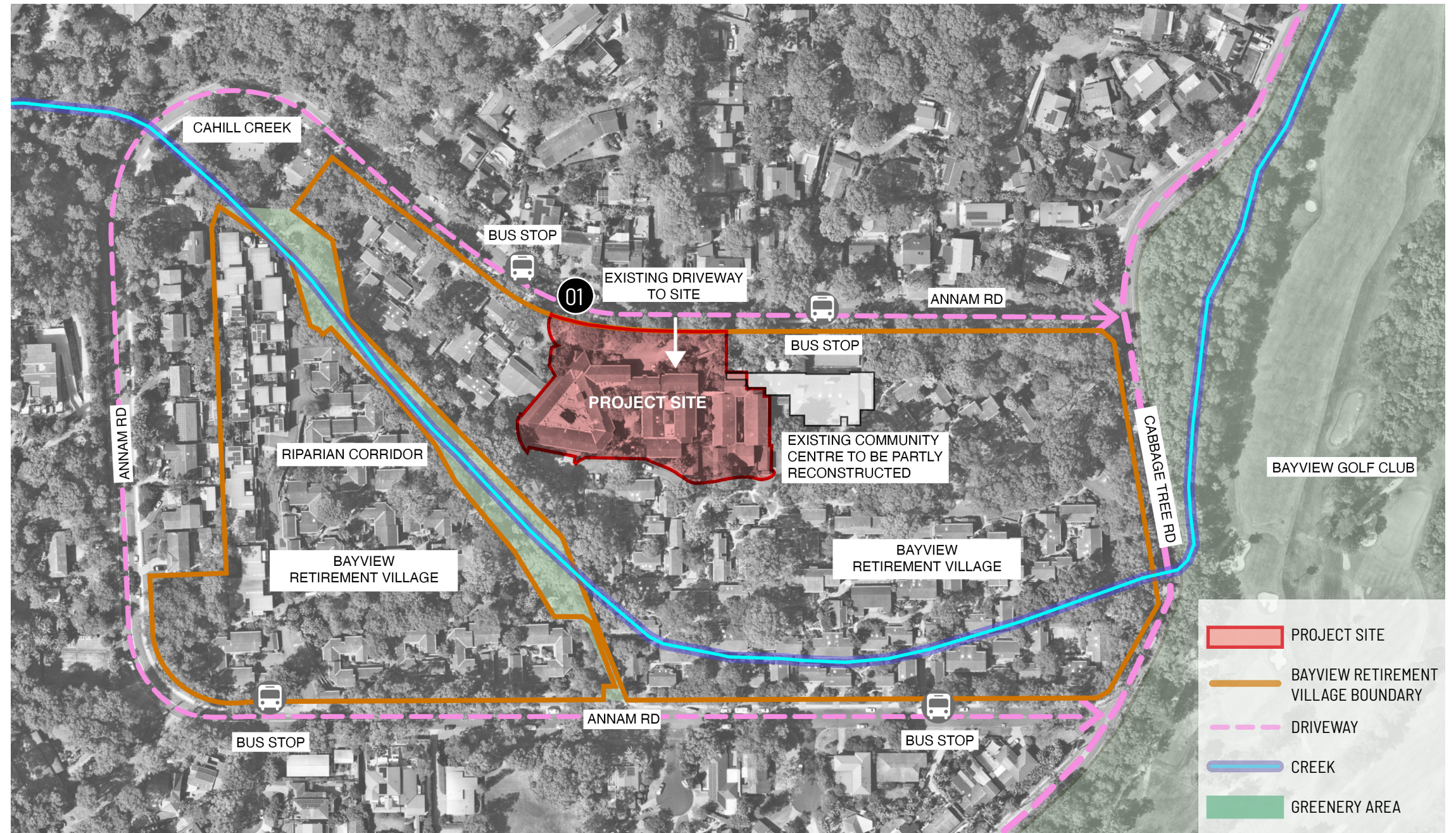
The main vehicle entry to the village is via Cabbage Tree Road, and the project site is accessed via Annam Road, on the north which is a quiet local street off Cabbage Tree Road that follows most of the perimeter of the Bayview Retirement Village. Bus services will be accessed via Annam Road only, on the north eastern side of the retirement village, providing connections for residents to Mona Vale Hospital and retail centres including Pittwater Place Shopping Centre.



ANNAM RD BUS STOP ADJACENT TO THE PROJECT SITE



BUS NETWORK ROUTE FROM BAYVIEW RETIREMENT VILLAGE TO MONA VALE HOSPITAL



SITE CONTEXT

CURRENT SITE USE

The project site is being redeveloped as a new contemporary aged care home by Opal Healthcare. The site is currently part of the Bayview Retirement Village that is intended to be subdivided into a separate land ownership by Opal Healthcare. The project involves demolition of the decommissioned aged care facility and vacant serviced apartment building which is attached to the Bayview Retirement Village building.



EXISTING AGED CARE FACILITY



BAYVIEW RETIREMENT VILLAGE COMMUNITY CENTRE

Adjacent to the existing apartment building (which is to be demolished) is the community centre, which serves as a hub for recreational and social activities for residents of the Bayview Retirement Village. The community centre is not a part of this development, but will require partial reconstruction following the demolition of the structures adjacent to it.

- PROPOSED NEW SITE BOUNDARY**
- EXISTING RESIDENTIAL AGE CARE BUILDING TO BE DEMOLISHED**
- EXISTING SERVICED APARTMENT BUILDING TO BE DEMOLISHED**
- EXISTING SERVICED APARTMENT BUILDING TO BE DEMOLISHED**
- COMMUNITY CENTRE TO BE PARTLY RECONSTRUCTED**
- EXISTING RETIREMENT VILLAGE**



SITE CONTEXT

NEIGHBOURING PROPERTIES



01 NEIGHBOURS AT NO.97 ANNAM RD



02 NEIGHBOURS AT NO.101 ANNAM RD

To the east of the site across Annam Road are residential properties typically two to three stories.



03 BAYVIEW RETIREMENT VILLAGE VILLA



04 BAYVIEW RETIREMENT VILLAGE CARE FACILITY

Around the project site inside the Bayview retirement village is a mix of single level villas and low-rise apartment buildings, typically one to two storeys in height. The clustered units are characterised by brown tiled skillion roofs with exposed timber rafters and predominantly light brown or reddish-brown face brick with lightweight infill panels.



SITE CONTEXT

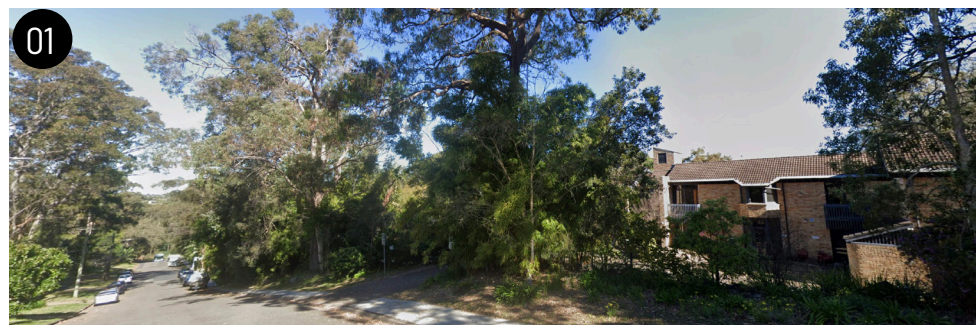
VEGETATION

The site is nestled within the mature landscape setting of the established village, featuring large canopy trees, native understorey planting, and curated garden landscapes associated with the retirement village. The established vegetation provides strong visual character that promotes resident amenity.



SITE CONTEXT

EXISTING STREETScape



SITE ANALYSIS

PLANNING CONTROLS

LGA: Northern beaches Council

Zone: R2: Low Density Residential (under the Northern Beaches Local Environmental Plan)

Site area: 6,063 m²

Maximum Building Height (LEP): 8.5 metre

Non-Discretionary Building Height (Housing SEPP): 9.5 metres

Maximum Floor Space Ratio (FSR): not specified in LEP

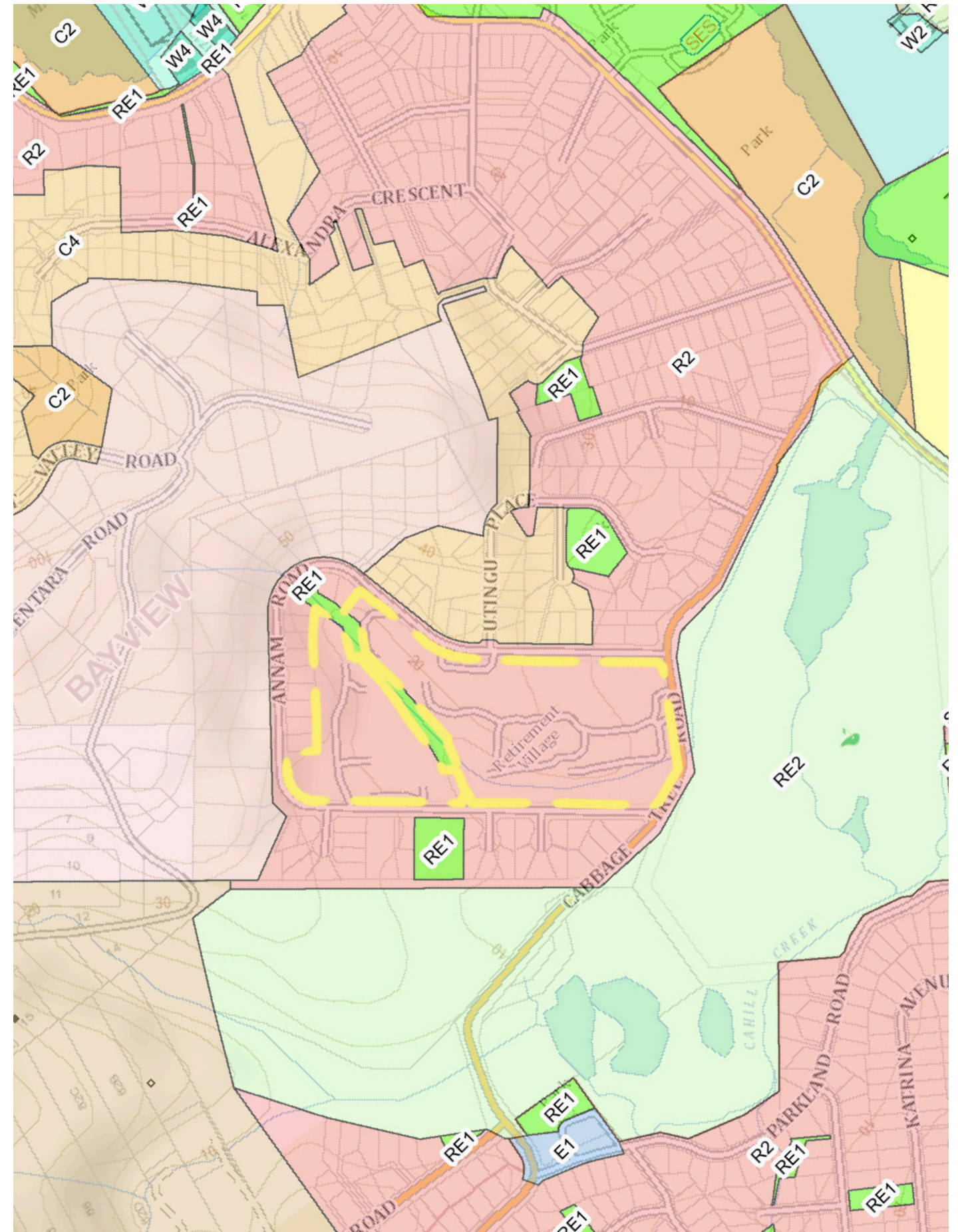
Non-Discretionary Building FSR (Housing SEPP): 1:1

Not flood prone land

Outside bushfire prone zone

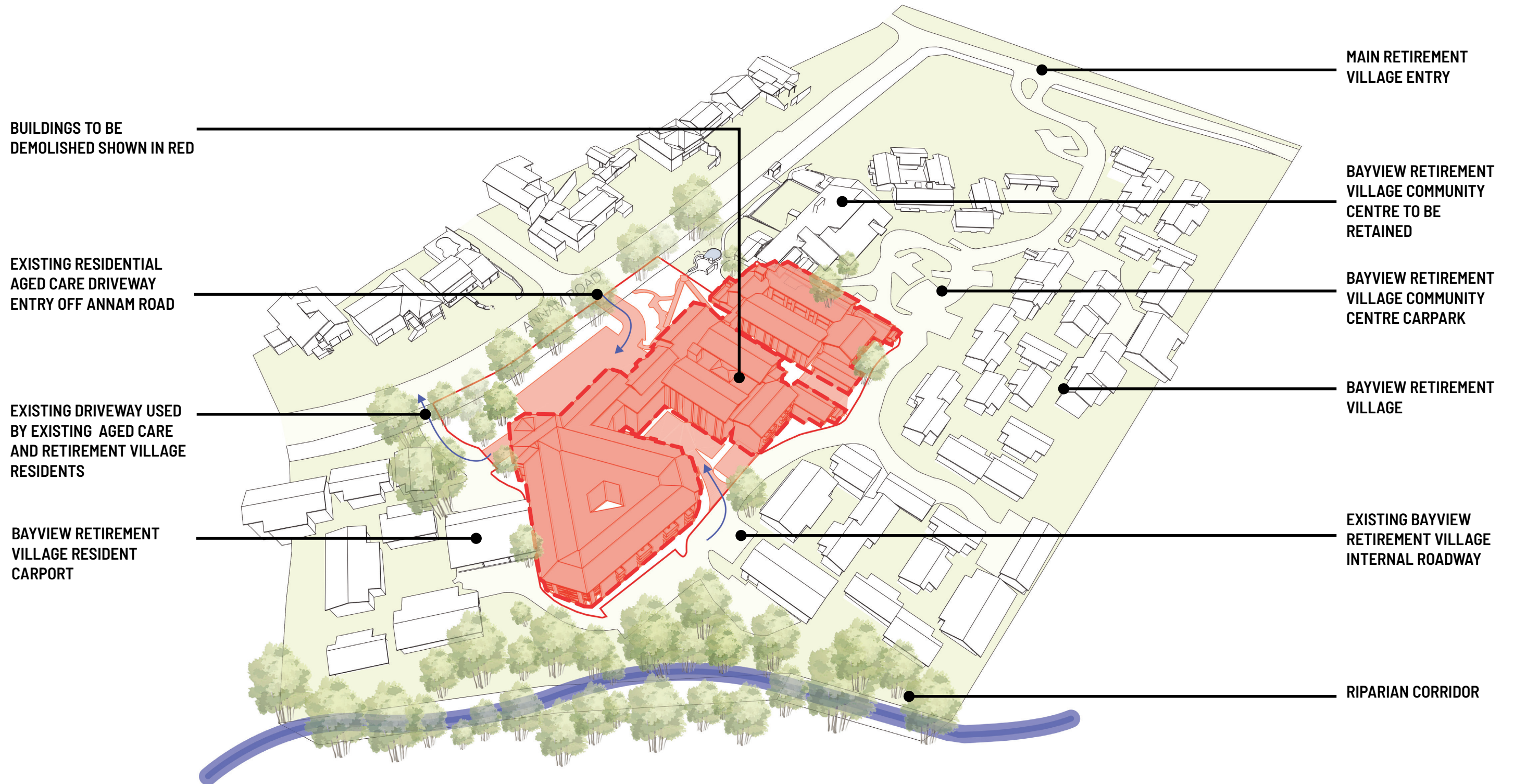
No heritage overlays detected

- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- REC - Recreation
- REZ - Regional Enterprise Zone
- RO - Regional Open Space
- RP - Regional Park



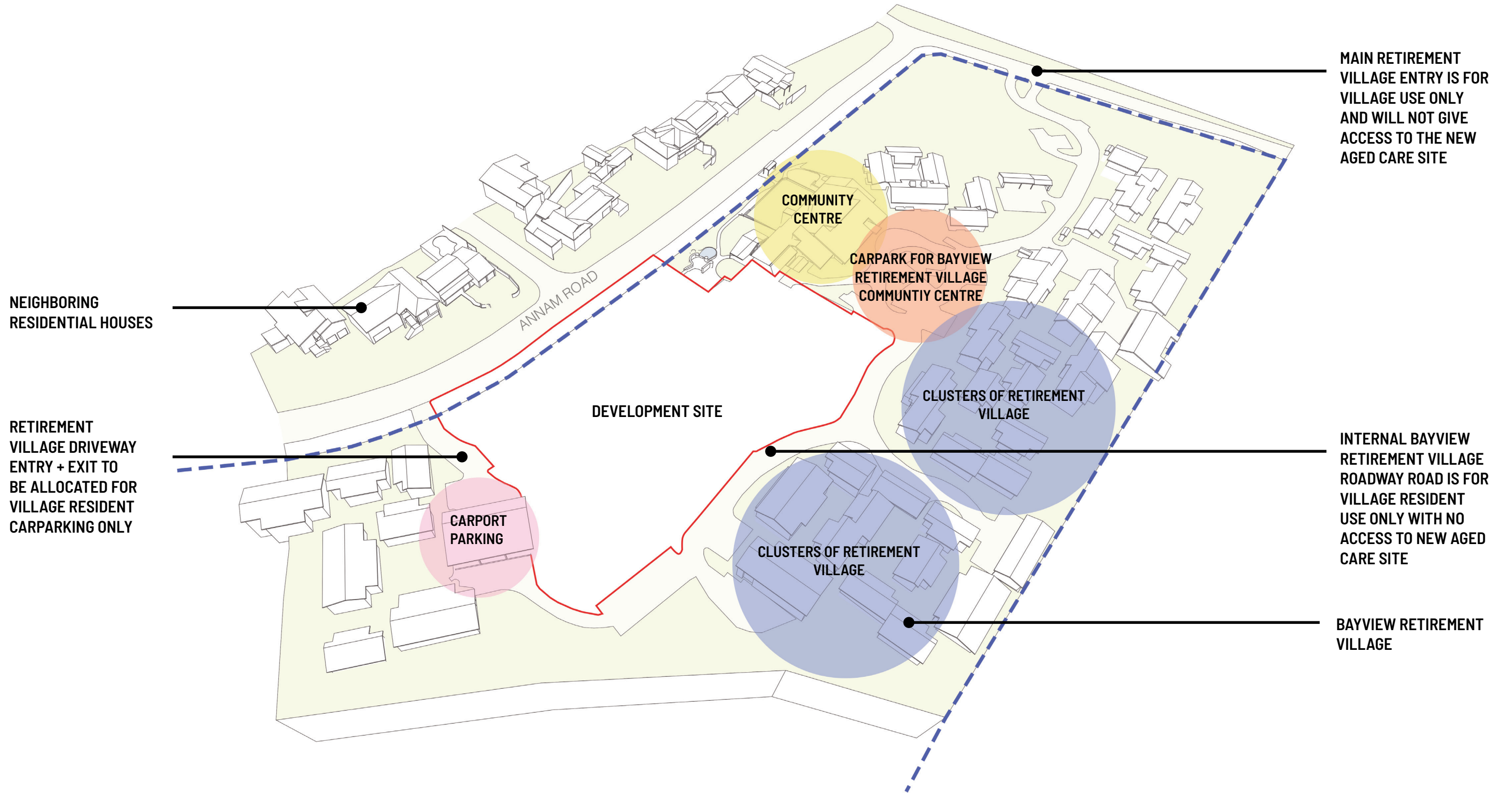
SITE ANALYSIS

EXISTING SITE + BUILT STRUCTURE



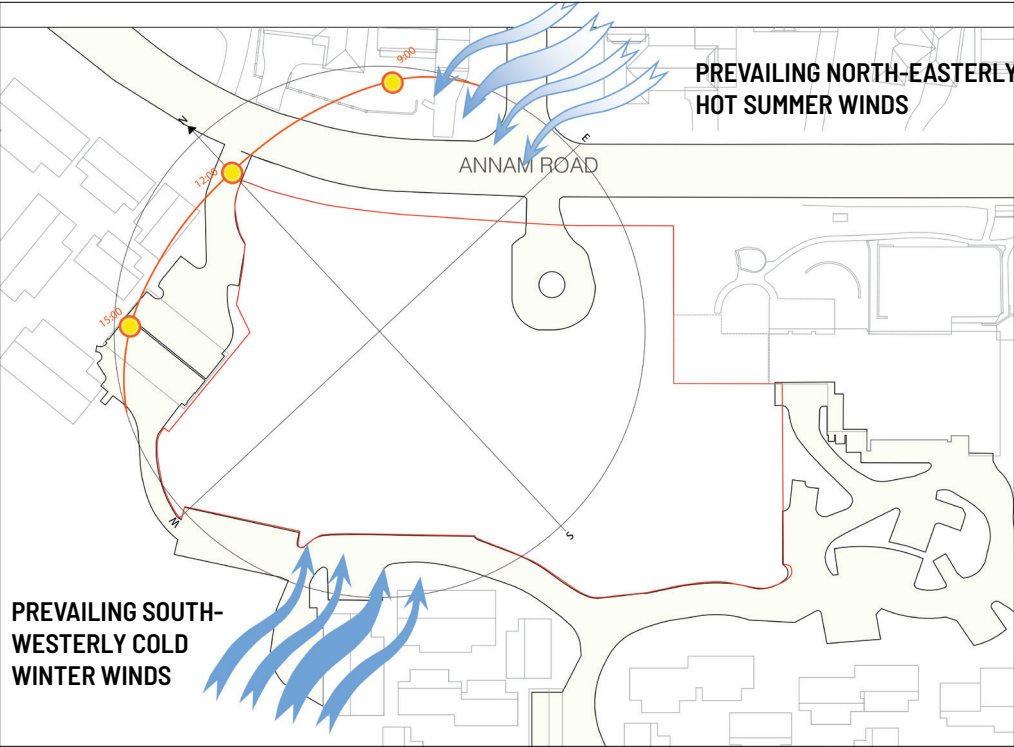
SITE ANALYSIS

CONTEXT- ADJACENT LAND USES






SITE ANALYSIS

SUN PATH



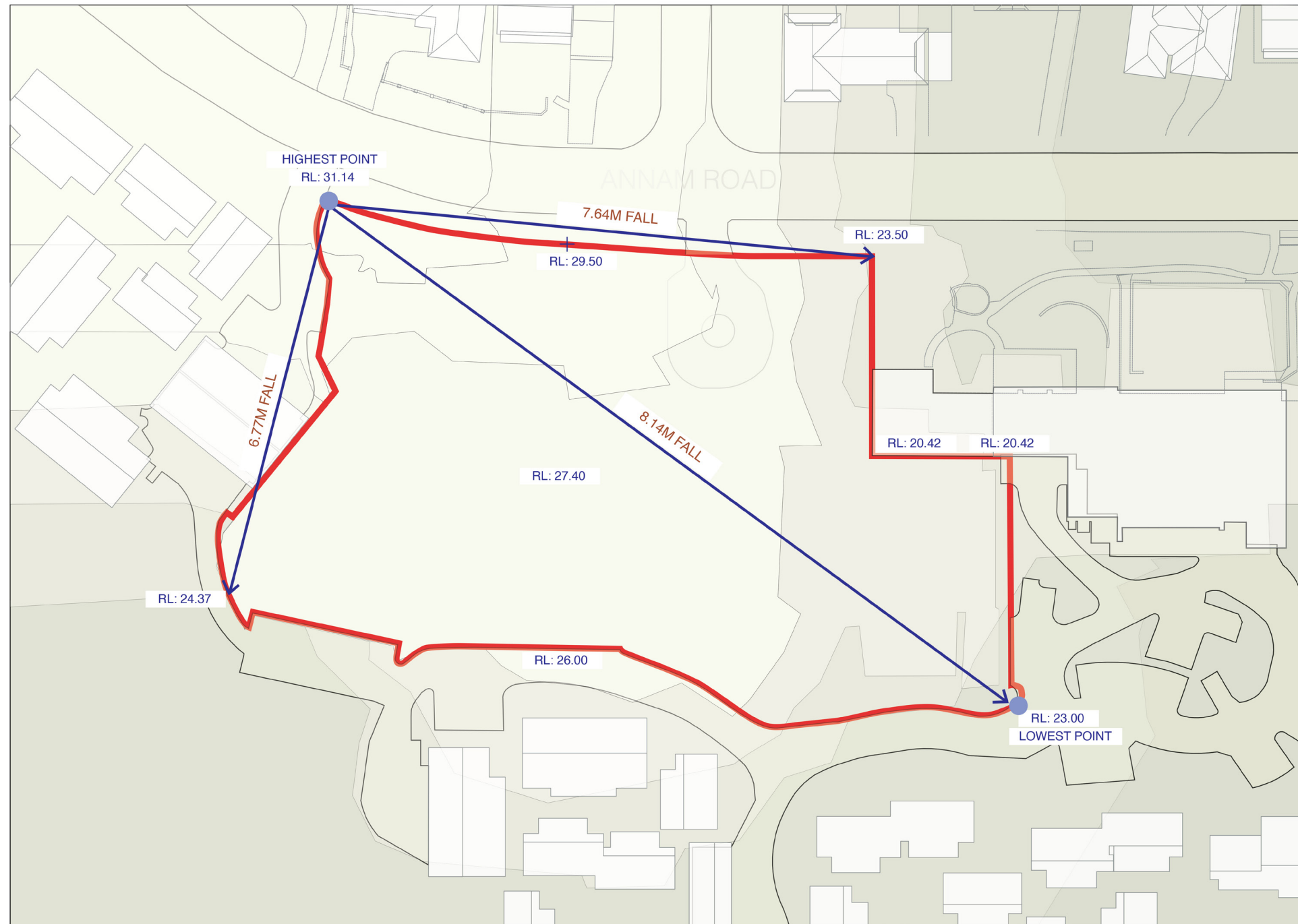
The site benefits from cooling north-easterly sea breezes during summer. In winter, south-westerly winds dominate.

-  PREVAILING WINDS
-  SITE BOUNDARY
-  SUN PATH



SITE ANALYSIS

TOPOGRAPHY AND SLOPE



The land parcel that is the development site has a sloping topography that generally descends from the northern corner (Annam Road) toward the southern corner of the site.

The highest point is located at the northwest corner with a RL of 31.14, while the lowest point sits in the southeast corner at RL 23.00, resulting in an overall fall of approximately 8.14 metres across the site.

The site also slopes away from the Annam street boundary towards the internal roadway boundary of the village. Annam road to the east of the site is a steeply sloping public road. The existing driveway entry off Annam Road that accessed the decommissioned aged care is proposed to be maintained as access to the new facility forecourt.



SITE ANALYSIS

PROPOSED LAND PARCEL AND BOUNDARIES

The development site is an irregularly shaped property which is shaped by the existing road boundaries and the adjacency with the community building. The development site is separated from the village by the internal roadways to the south and north, with existing carport to the north and public carpark to the south. The public carpark to the south is heavily shaded by large mature canopy trees and will provide a leafy outlook from the site. The site will maintain its visual adjacency with the village and is proposed to be separated from Bayview Retirement Village with a palisade fencing and quality landscaping.

The building will be identified by the village as part of an ongoing localised care strategy.



SITE ANALYSIS

RIPARIAN CORRIDOR

A small waterway feeding Cahill Creek is located to the west of the site across the internal roadway. The creek's bed is densely planted with trees and provides an attractive green outlook to the site. The riparian corridor does not intersect or constrain the project site boundary, and there are no identified protection zones affecting the development within the site. The corridor contributes positively to the visual amenity, offering a green buffer and potential to frame view corridors toward the surrounding bushland and escarpment.



PART 2

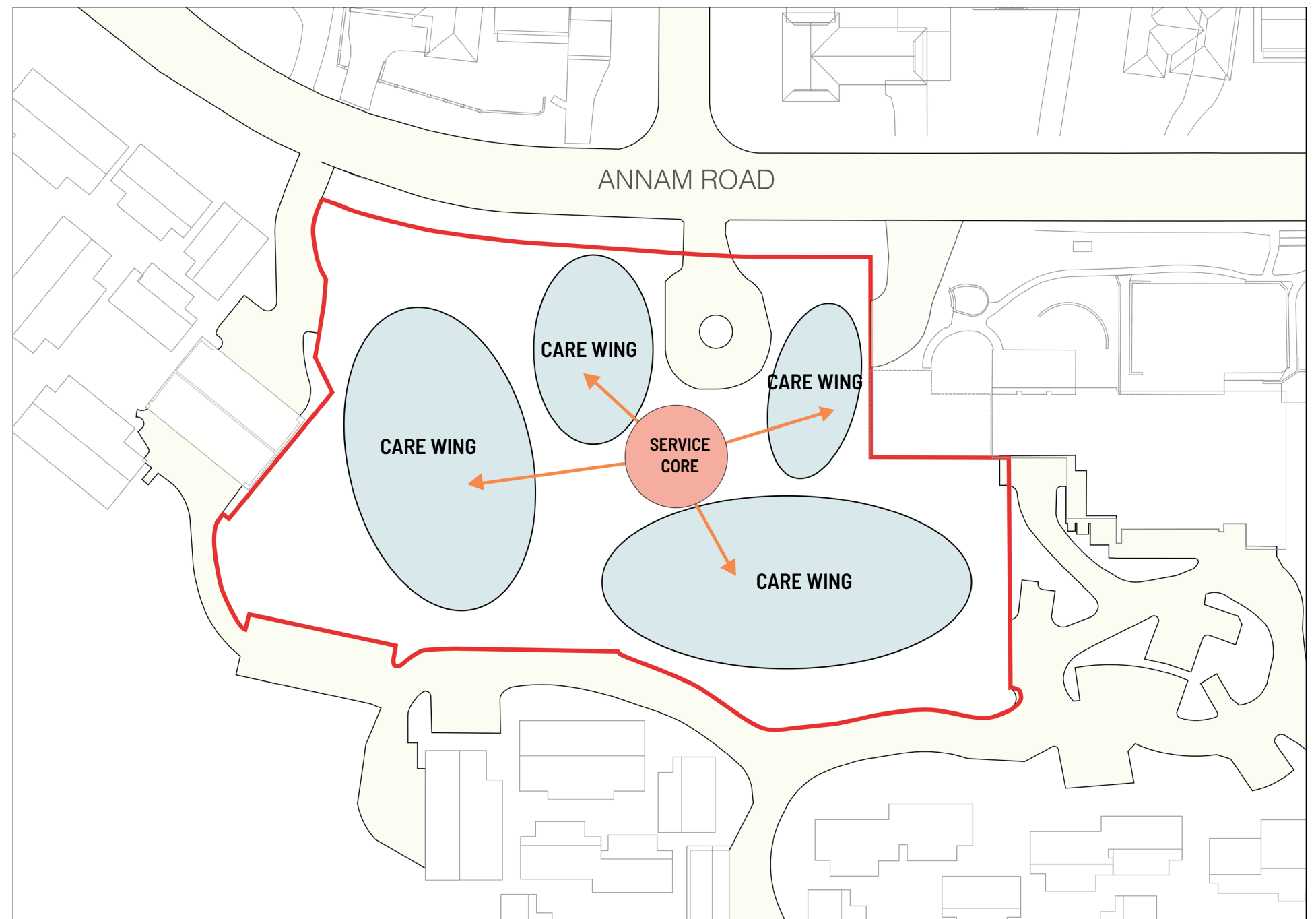
DESIGN STRATEGIES

2

DESIGN STRATEGY 1

PLANNING CONCEPT

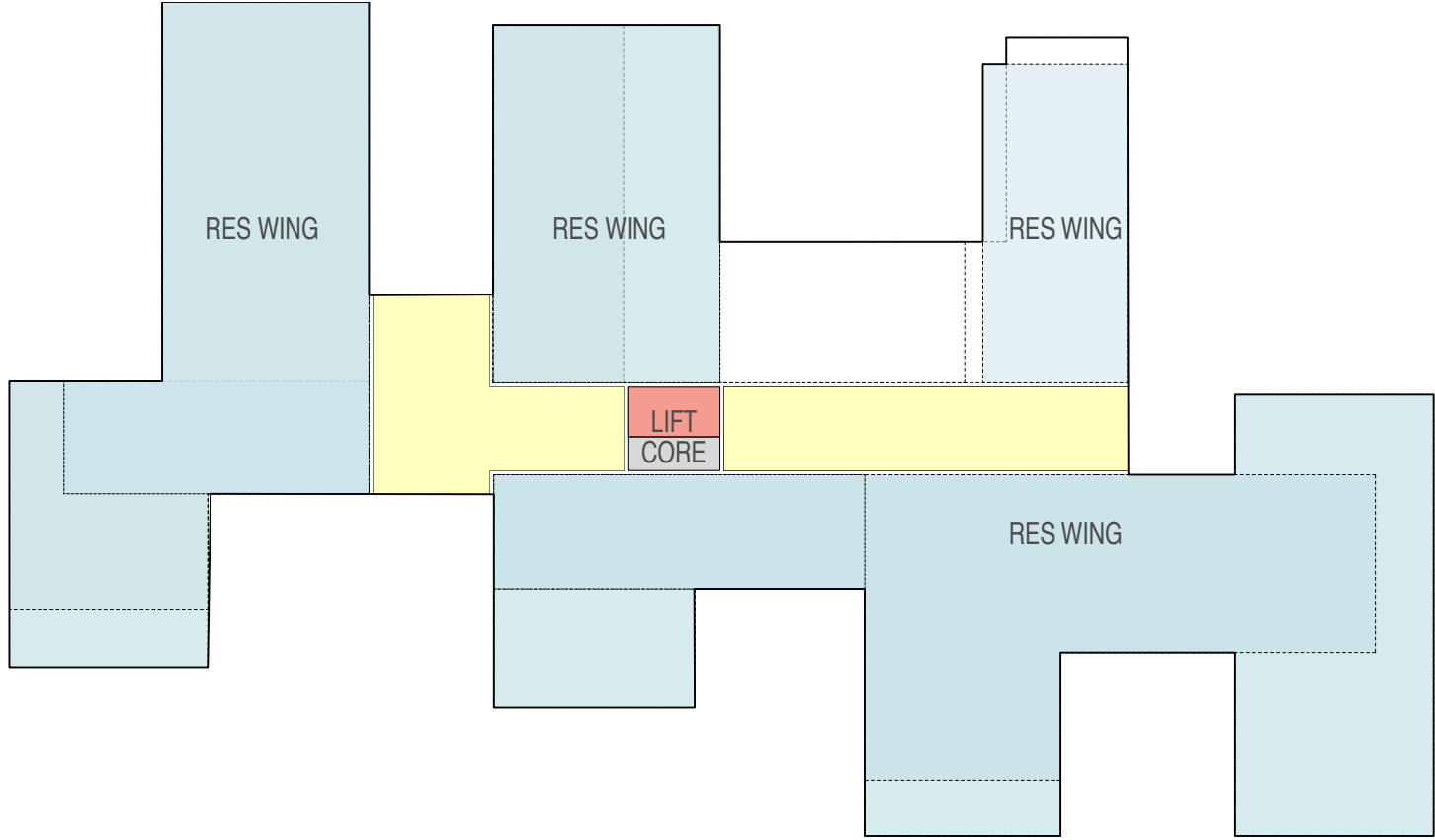
The proposed residential age care building is to be arranged with a centralised service core with radiating resident wings. The central location of the service core will provide distribution of resident rooms to each side of the site and is intended to manage travel distances for service operations, staff, residents and visitors. The central core will access all levels of the building and hence the bulk of the massing is positioned towards the center of the site.



DESIGN STRATEGY 1

PLANNING CONCEPT- TO SHOW DEVELOPMENT OF FLOOR PLAN, MASSING AND FORM

Internally, resident rooms are organised into smaller households, ensuring short, manageable corridor lengths that improve wayfinding and are designed to avoid an and reduce institutional feel. Floor plates reduce in size with increased setbacks as they get higher. The building will be configured with short wings extending outward from a central spine element.



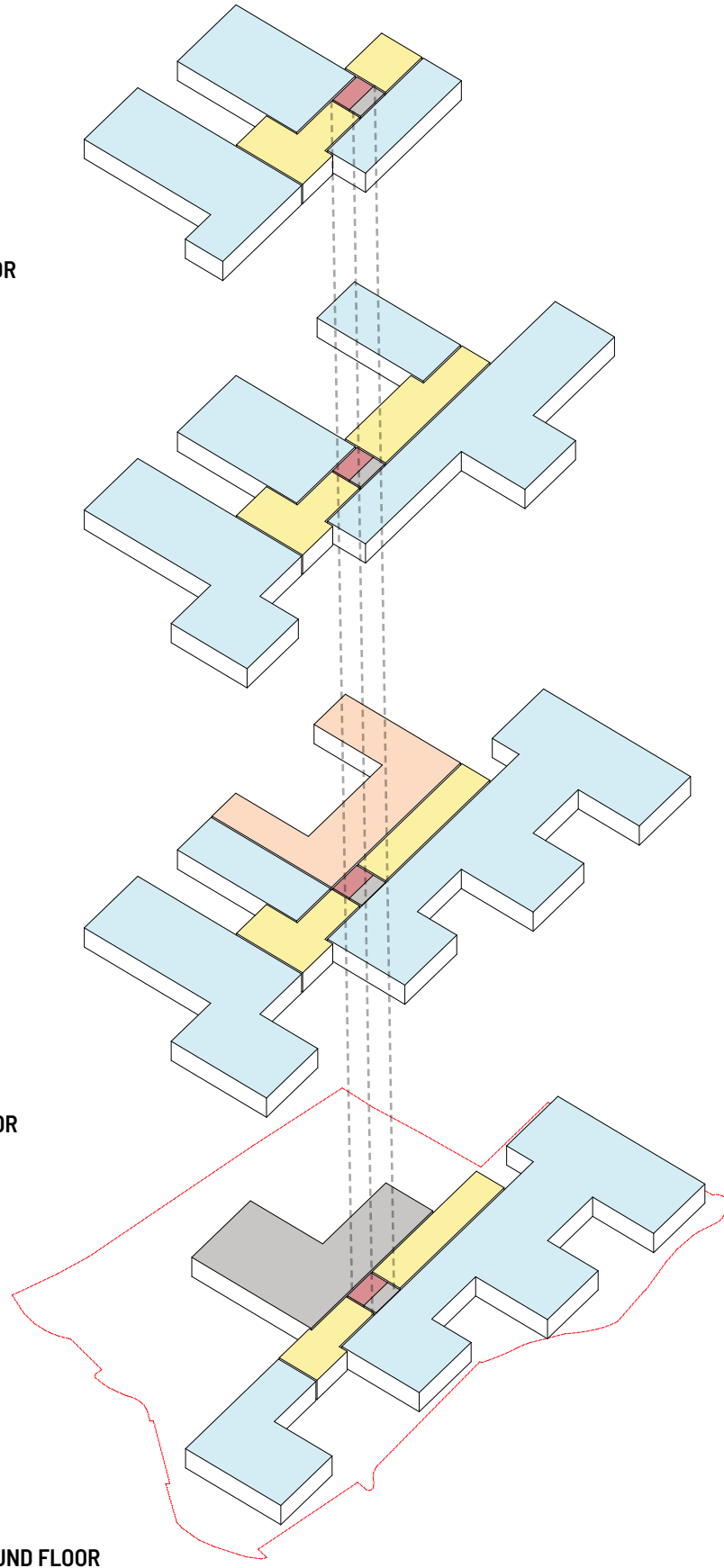
- CARE WING
- FRONT OF HOUSE + ENTRY
- BACK OF HOUSE/ SERVICES + CARPARK
- CIRCULATION

SECOND FLOOR

FIRST FLOOR

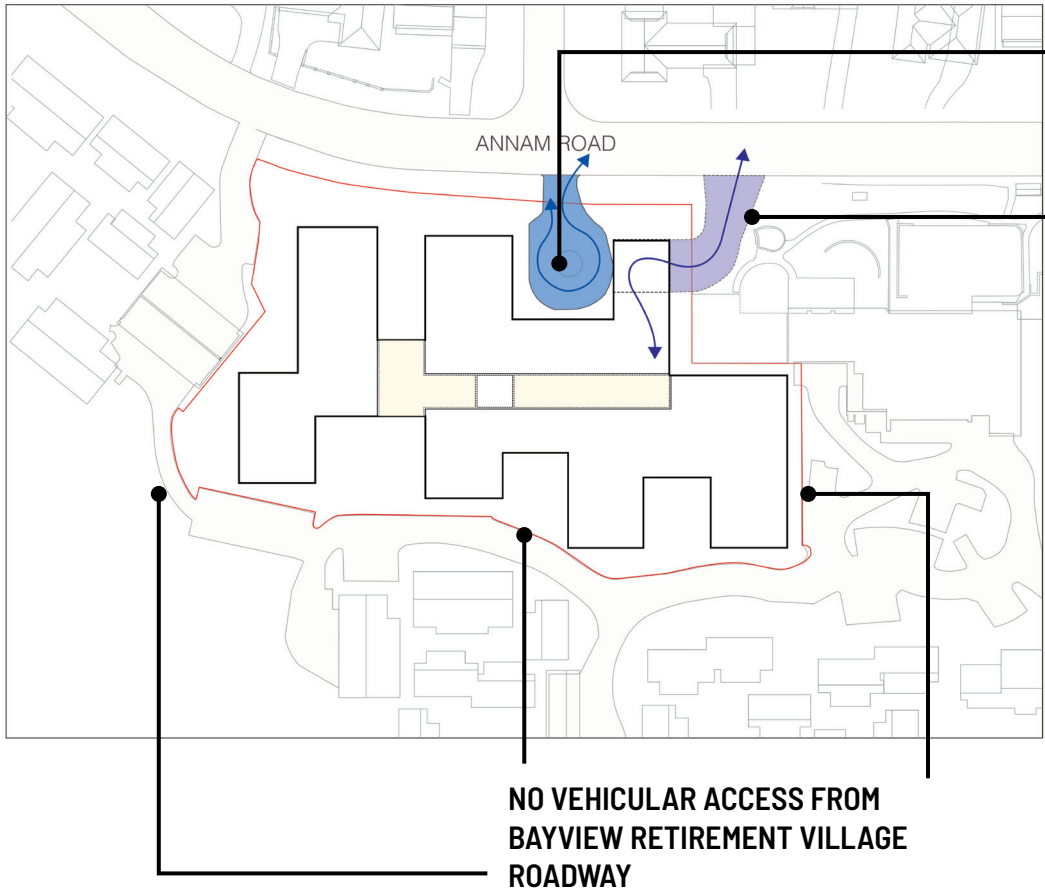
GROUND FLOOR

LOWER GROUND FLOOR



DESIGN STRATEGY 2

DEFINING SEPARATE ENTRY AND SERVICE DRIVEWAYS

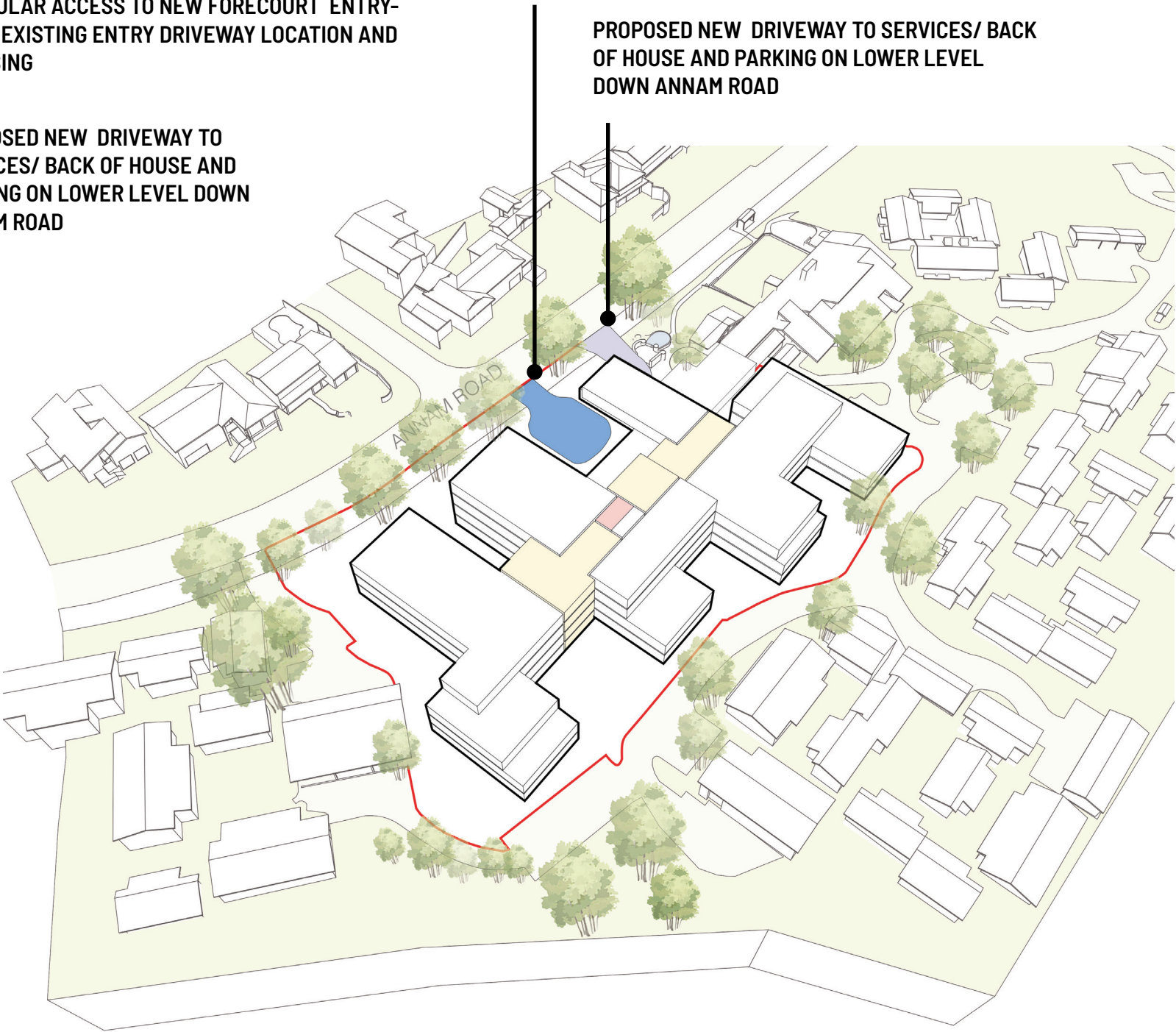


VEHICULAR ACCESS TO NEW FORECOURT ENTRY- USING EXISTING ENTRY DRIVEWAY LOCATION AND CROSSING

PROPOSED NEW DRIVEWAY TO SERVICES/ BACK OF HOUSE AND PARKING ON LOWER LEVEL DOWN ANNAM ROAD

VEHICULAR ACCESS TO NEW FORECOURT ENTRY- USING EXISTING ENTRY DRIVEWAY LOCATION AND ACROSS

PROPOSED NEW DRIVEWAY TO SERVICES/ BACK OF HOUSE AND PARKING ON LOWER LEVEL DOWN ANNAM ROAD

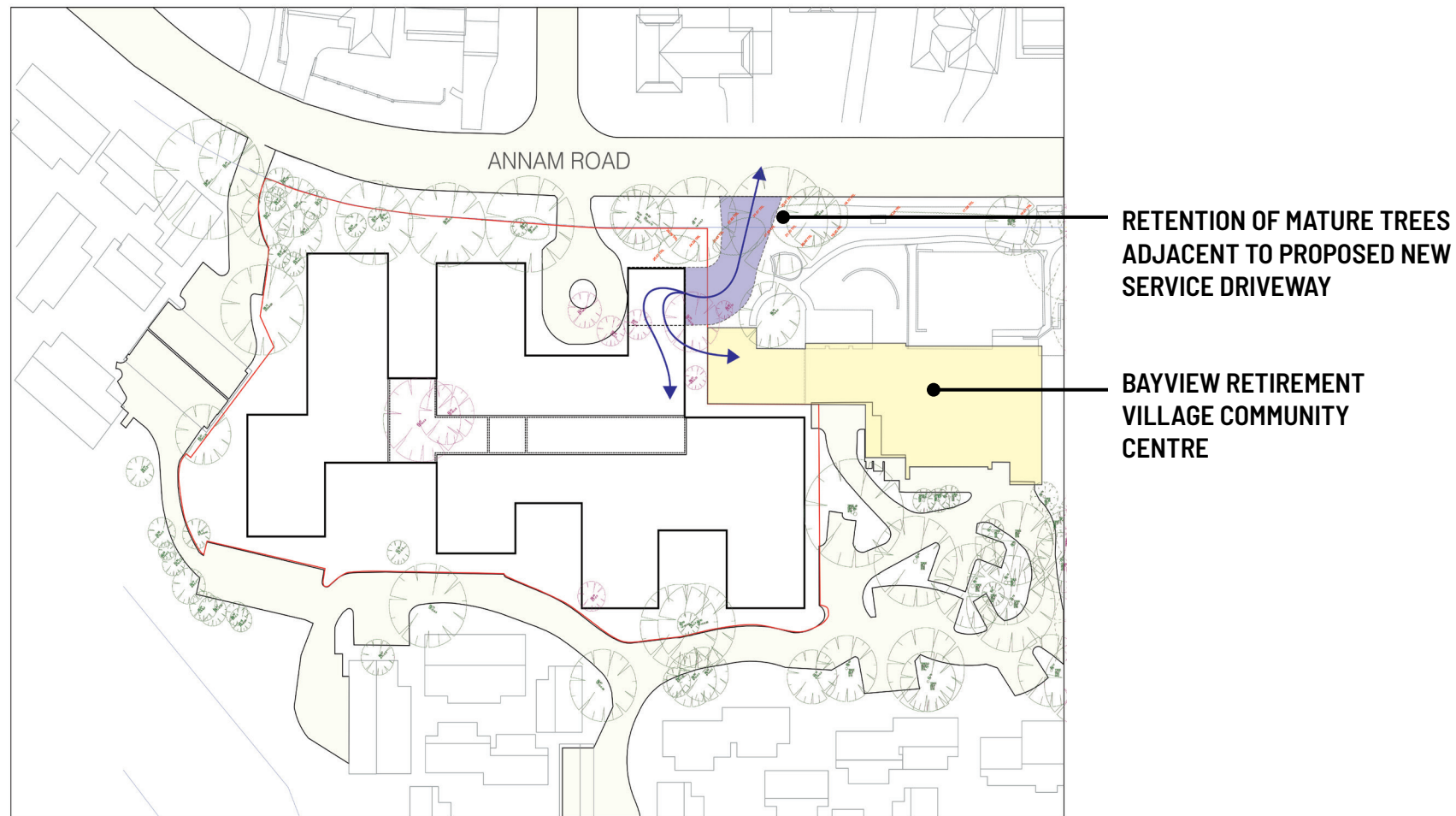


All vehicular access to development is from Annam Road with no vehicular connection to the Bayview Retirement Village internal road. Separation of front entry and service driveway aligns with the Seniors Housing Design Guideline.



DESIGN STRATEGY 2

SERVICE DRIVEWAY



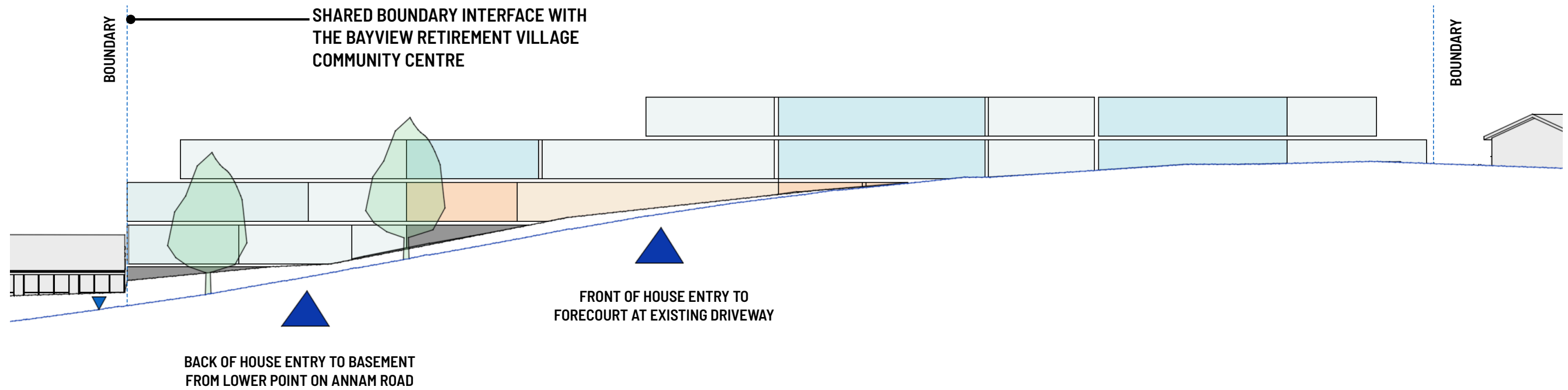
The proposed location of the driveway has been carefully considered to optimise site access for service vehicles to minimise their impact on both the surrounding streetscape and existing vegetation. Aligning with the site's topography, the access point proposed off Annam Road enables a near-level transition into the basement, avoiding a steep drop and complex regrading. This location supports the retention of mature eucalypt trees on Annam Road.

Additionally, this siting enables shared servicing access with the adjacent Bayview retirement village community centre with the provision of carparking for the Bayview Retirement Village provided in the new development. A passenger lift will be provided from the new Bayview retirement village basement carpark to provide accessible access to the village at the southern end of the development.

Service vehicles are typically restricted to daylight hours and traffic movement at nighttime is limited.

DESIGN STRATEGY 3

WORKING WITH THE SLOPE



ANNAM ROAD ELEVATION DIAGRAM

- CARE WING
- FRONT OF HOUSE + ENTRY
- BACK OF HOUSE/ SERVICES + CARPARK
- CIRCULATION



DESIGN STRATEGY 4

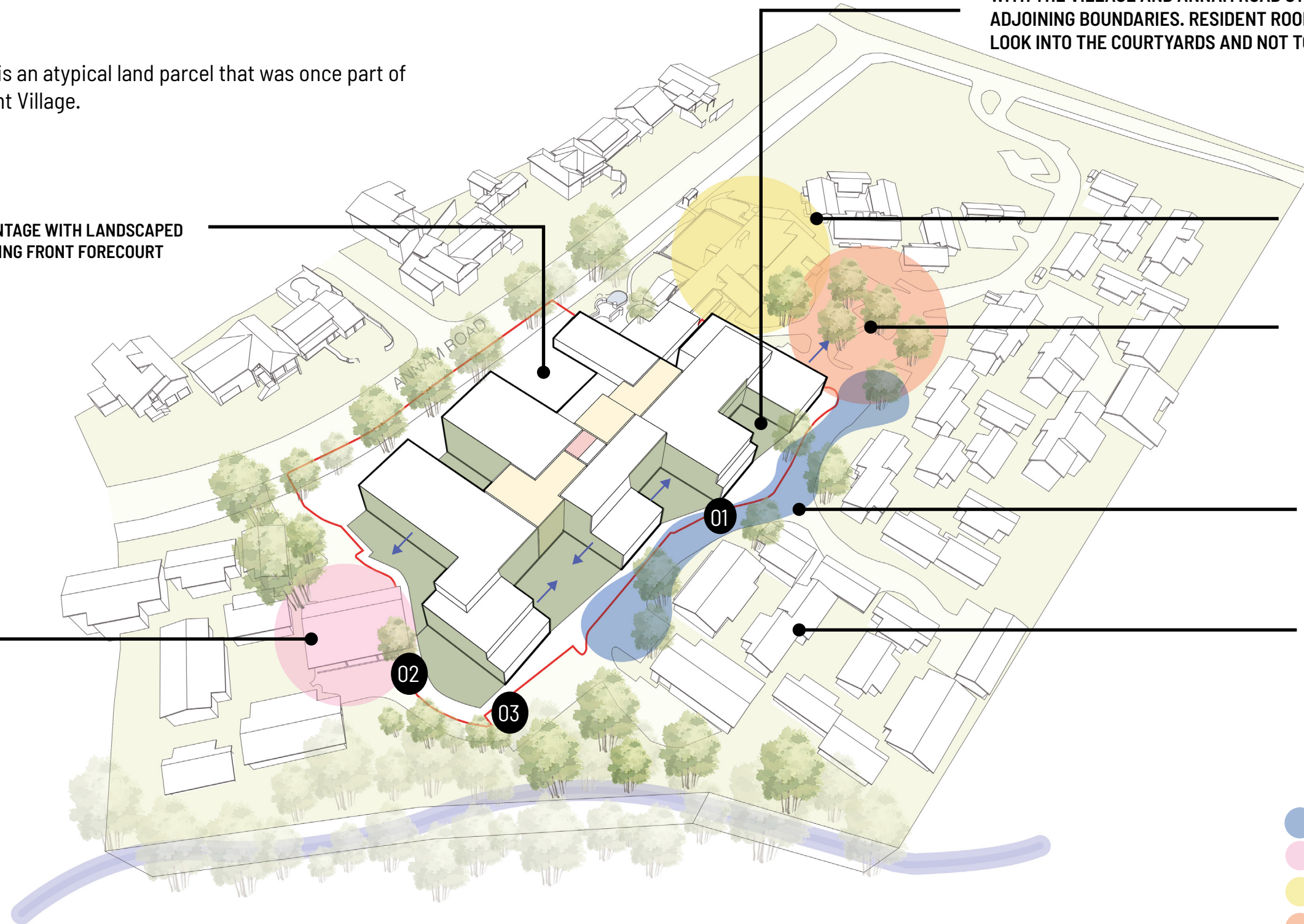
OBSERVING NEIGHBOURING INTERFACES

The development site is an atypical land parcel that was once part of the Bayview Retirement Village.

DEEP LANDSCAPED COURTYARDS ARTICULATE THE INTERFACE WITH THE VILLAGE AND ANNAM ROAD STREETSCAPE AROUND THE ADJOINING BOUNDARIES. RESIDENT ROOMS AND BALCONIES WILL LOOK INTO THE COURTYARDS AND NOT TOWARDS THE VILLAGE.

ARTICULATED STREET FRONTAGE WITH LANDSCAPED COURTYARDS AND WELCOMING FRONT FORECOURT

BAYVIEW RETIREMENT VILLAGE CARPORT PARKING



BAYVIEW RETIREMENT VILLAGE COMMUNITY CENTRE

CARPARK FOR BAYVIEW RETIREMENT VILLAGE COMMUNITY CENTRE

EXPOSURE TO BAYVIEW RETIREMENT VILLAGE

CLUSTERS OF RETIREMENT VILLAGE

- INTERNAL ROAD FRONTAGE
- CARPORT PARKING
- COMMUNITY CENTRE
- COMMUNITY CENTRE CARPARK
- COURTYARD

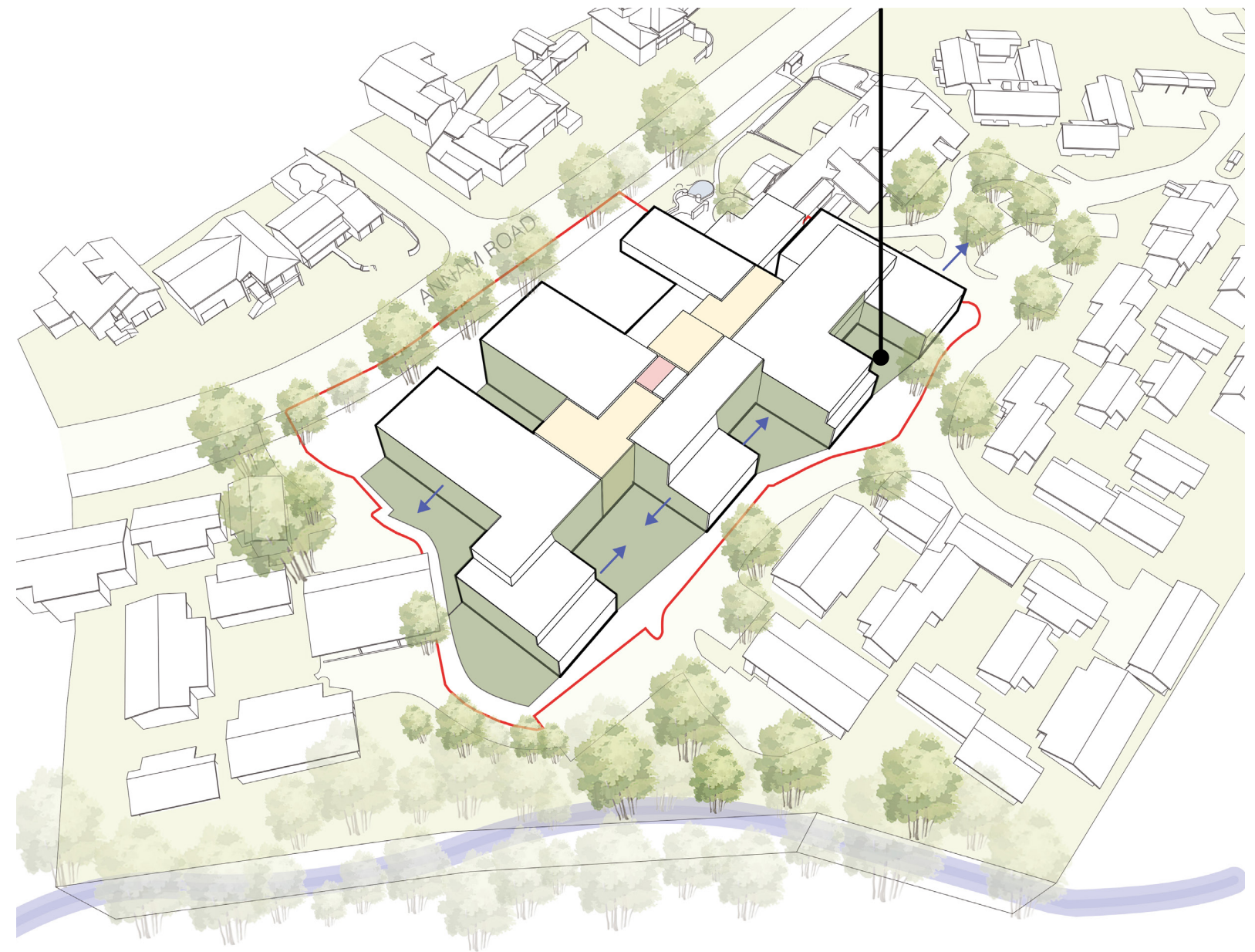
DESIGN STRATEGY 4

COURTYARD ARTICULATION



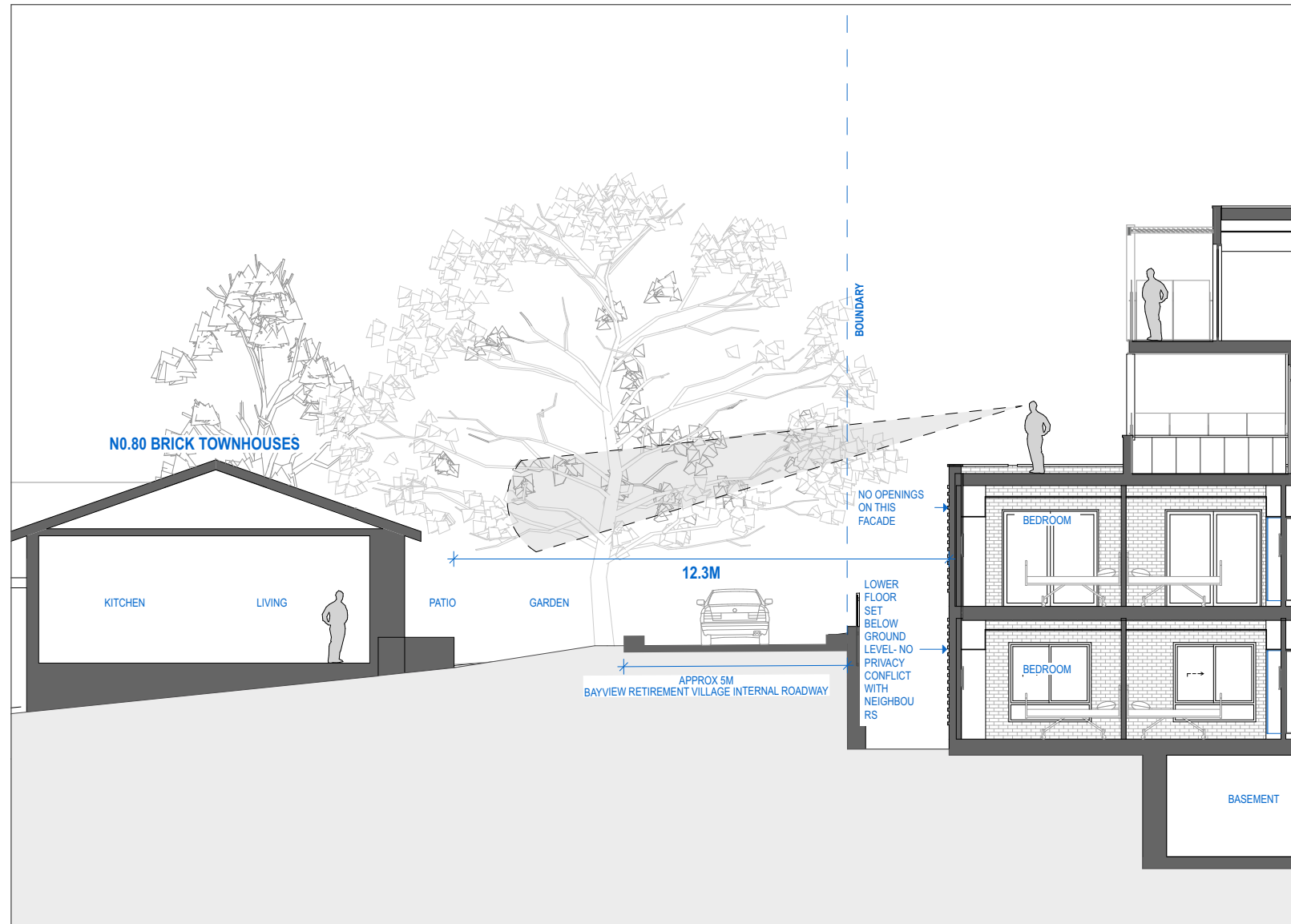
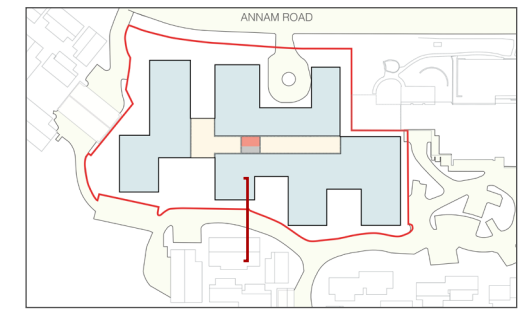
The design of the new residential age care adopts an inward-facing layout, with resident rooms and balconies oriented toward central landscaped courtyards. This approach minimises overlooking impact for the adjacent small scale retirement living precinct. The courtyards provide relief to break down the bulk and massing of the building, offering leafy outlooks for residents and helps manage privacy to the village. Landscape will be compatible with the existing established landscape character.

CREATION OF COURTYARDS FOR RESIDENT ROOMS TO LOOK ONTO. AVOIDS OVERLOOKING TOWARDS HOUSING IN BAYVIEW RETIREMENT VILLAGE TO SOUTH



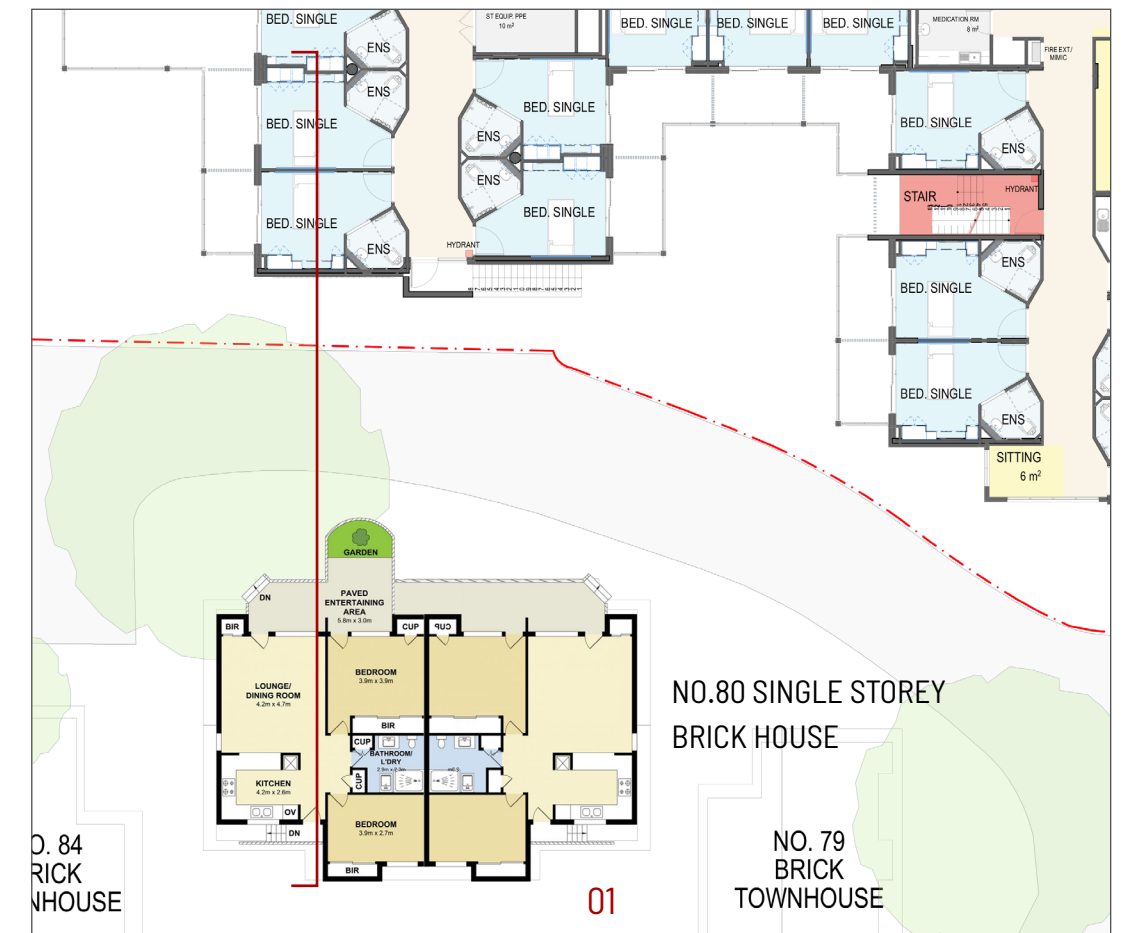
DESIGN STRATEGY 4

OBSERVING NEIGHBORING INTERFACE- PRIVACY + OVERLOOKING



SECTION 01-PROPOSED RAC BUILDING TO NO.80 BRICK TOWNHOUSE

All bedroom balconies are oriented inward toward the central courtyard, away from the neighbouring residences. A significant level difference and vegetated buffer further enhances privacy, with approx. 9m separation across the Bayview internal roadway.

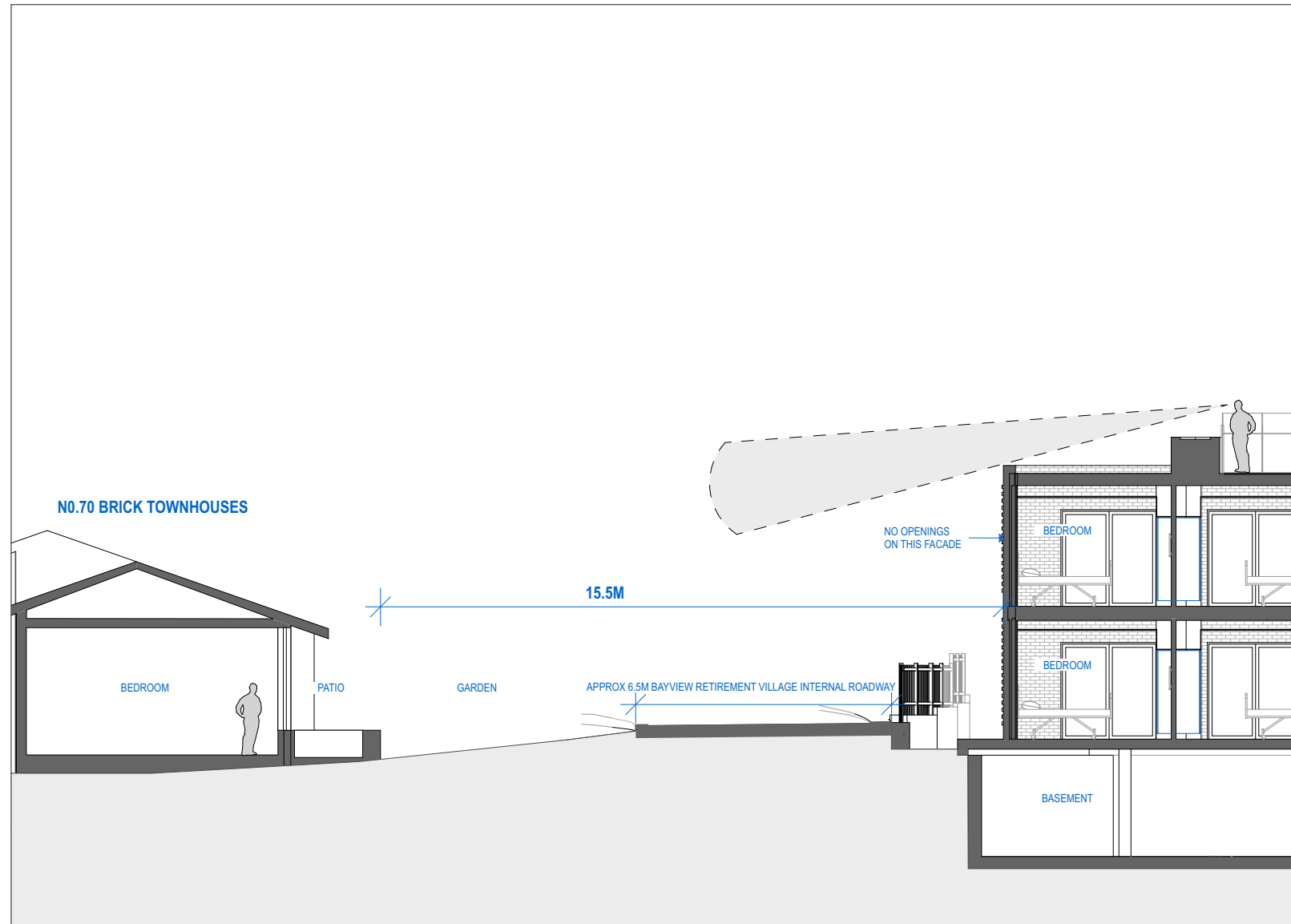
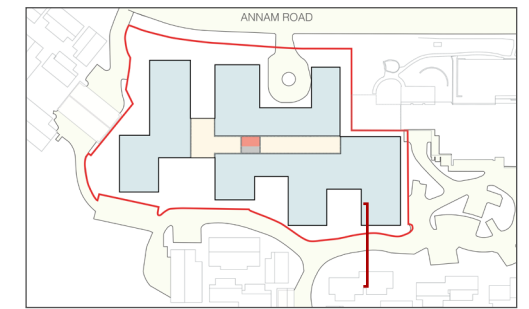


KEY PLAN

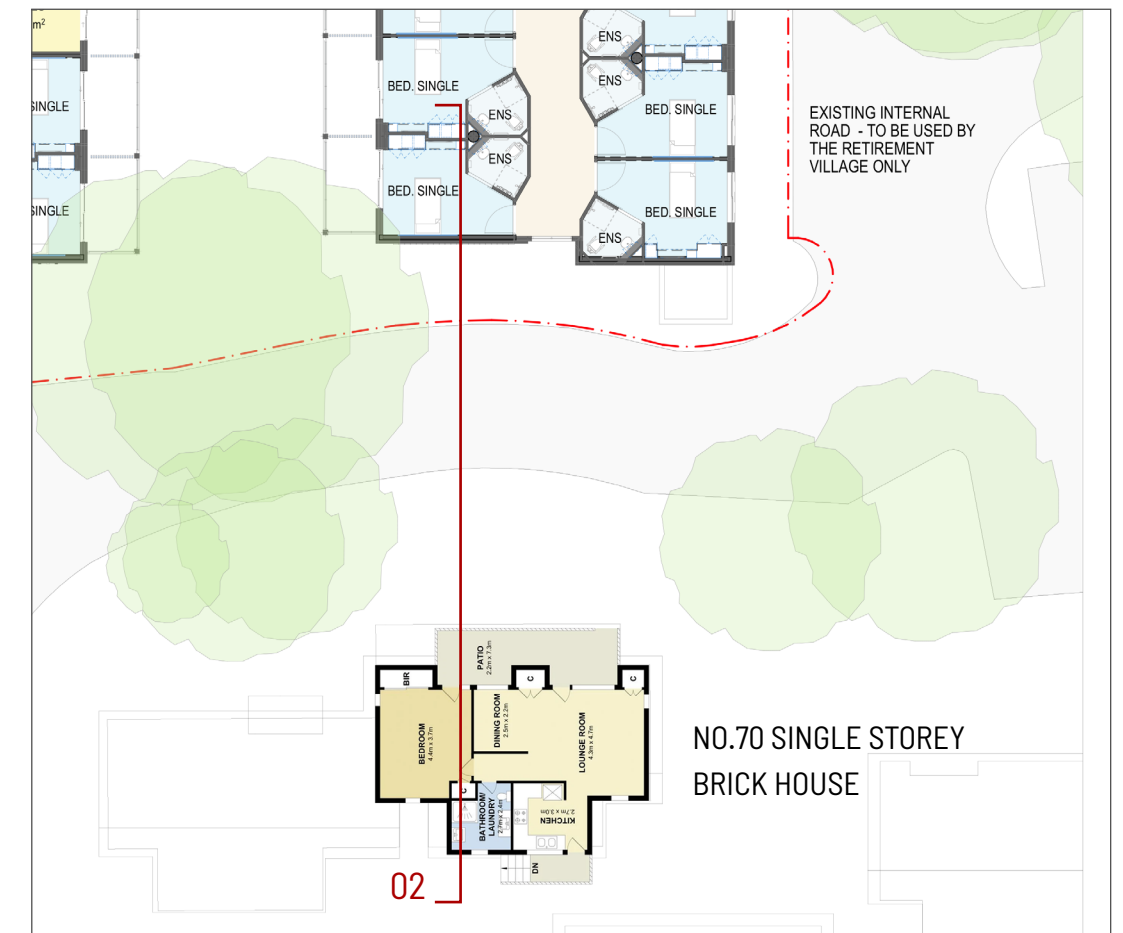
The section highlights how design strategies have been employed to reduce visual impact on surrounding dwellings and maintain respectful neighbour relationships.

DESIGN STRATEGY 4

OBSERVING NEIGHBORING INTERFACE- PRIVACY + OVERLOOKING



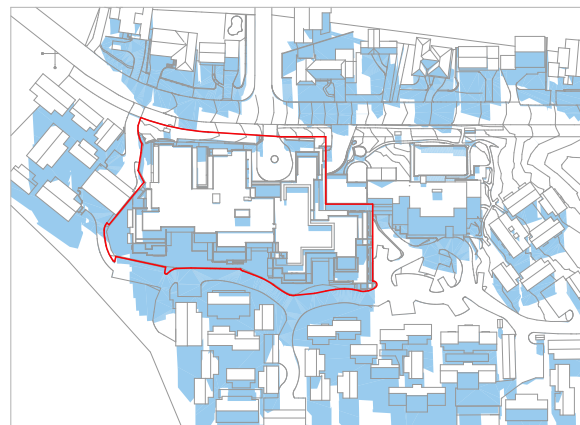
SECTION 02-PROPOSED RAC BUILDING TO NO.70 BRICK TOWNHOUSE



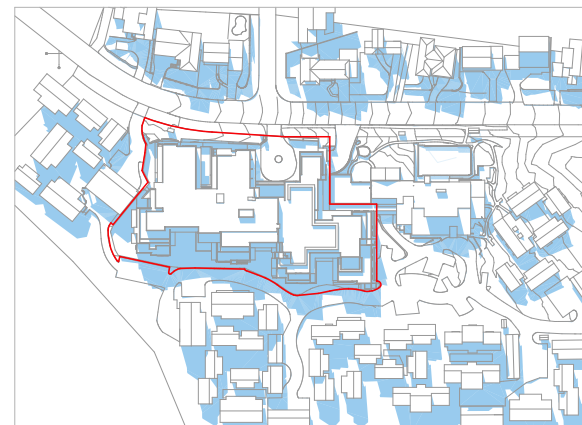
KEY PLAN

DESIGN STRATEGY 4

OBSERVING NEIGHBORING INTERFACE- SHADOW DIAGRAMS EXISTING AND PROPOSED



PROPOSED SHADOW DIAGRAM 21JUNE 9AM



PROPOSED SHADOW DIAGRAM 21JUNE 10AM



PROPOSED SHADOW DIAGRAM 21JUNE 11AM



PROPOSED SHADOW DIAGRAM 21JUNE 12PM



EXISTING SHADOW DIAGRAM 21JUNE 9AM



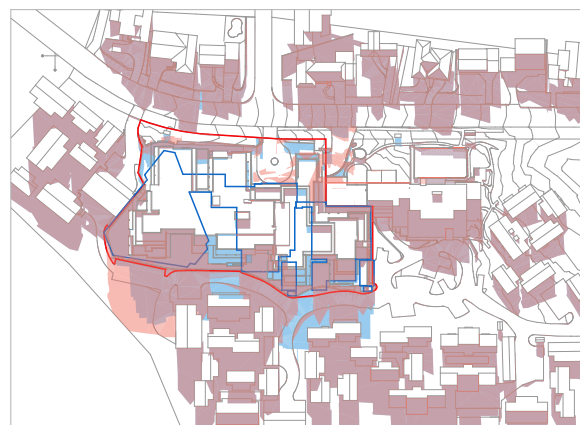
EXISTING SHADOW DIAGRAM 21JUNE 10AM



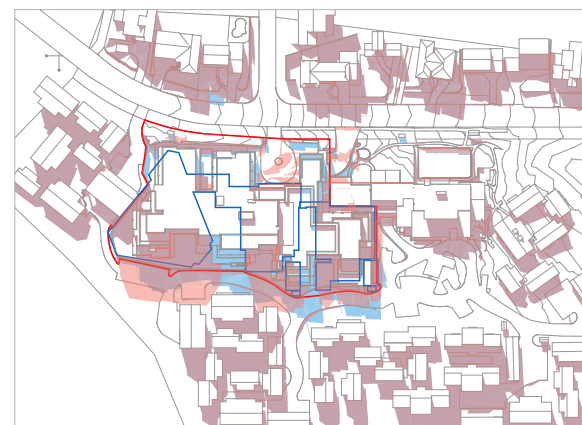
EXISTING SHADOW DIAGRAM 21JUNE 11AM



EXISTING SHADOW DIAGRAM 21JUNE 12PM



COMPARISON SHADOW DIAGRAM 21JUNE 9AM



COMPARISON SHADOW DIAGRAM 21JUNE 10AM



COMPARISON SHADOW DIAGRAM 21JUNE 11AM

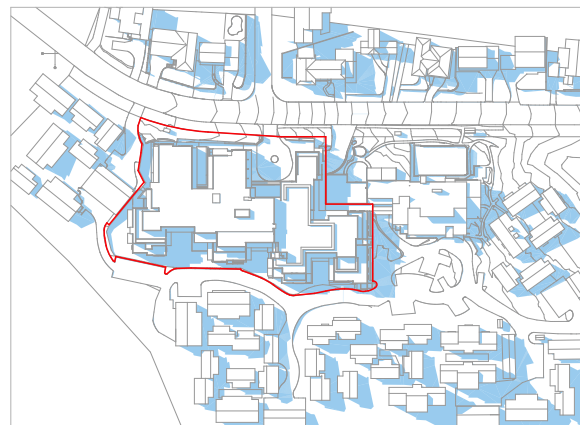


COMPARISON SHADOW DIAGRAM 21JUNE 12PM



DESIGN STRATEGY 4

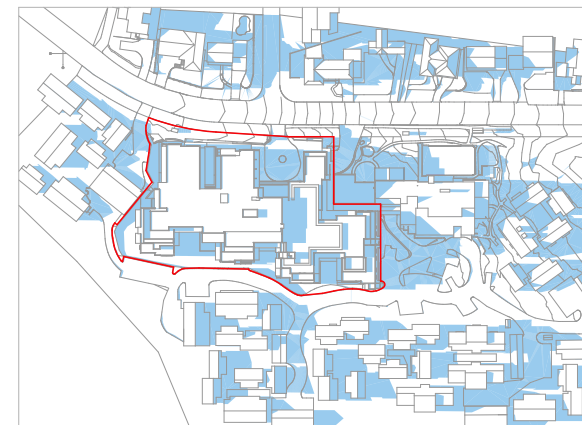
OBSERVING NEIGHBORING INTERFACE- SHADOW DIAGRAMS EXISTING AND PROPOSED



PROPOSED SHADOW DIAGRAM 21JUNE 1PM



PROPOSED SHADOW DIAGRAM 21JUNE 2PM



PROPOSED SHADOW DIAGRAM 21JUNE 3PM



EXISTING SHADOW DIAGRAM 21JUNE 1PM



EXISTING SHADOW DIAGRAM 21JUNE 2PM



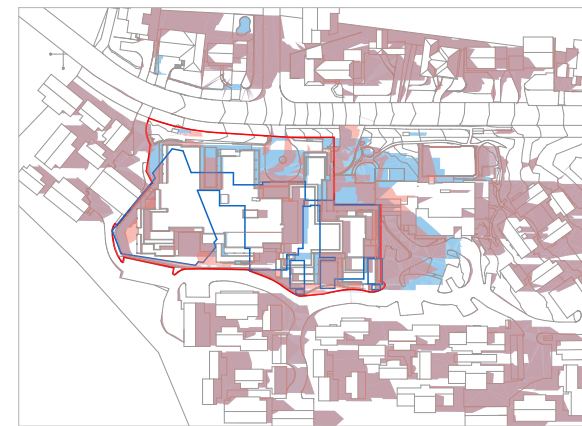
EXISTING SHADOW DIAGRAM 21JUNE 3PM



COMPARISON SHADOW DIAGRAM 21JUNE 1PM



COMPARISON SHADOW DIAGRAM 21JUNE 2PM



COMPARISON SHADOW DIAGRAM 21JUNE 3PM



DESIGN STRATEGY 5

CHARACTER + ARTICULATION OF BUILDING FORM - SITE VISIT PHOTOS



Sydney red gum tree



Rock



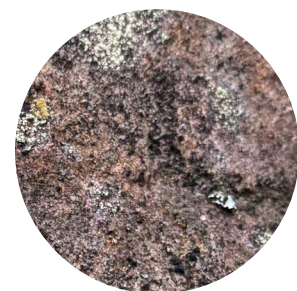
Sydney blue gum tree



Red nandina berries



Red-browed finch bird



DESIGN STRATEGY 5

CHARACTER + ARTICULATION OF BUILDING FORM - BUILDING MATERIALS



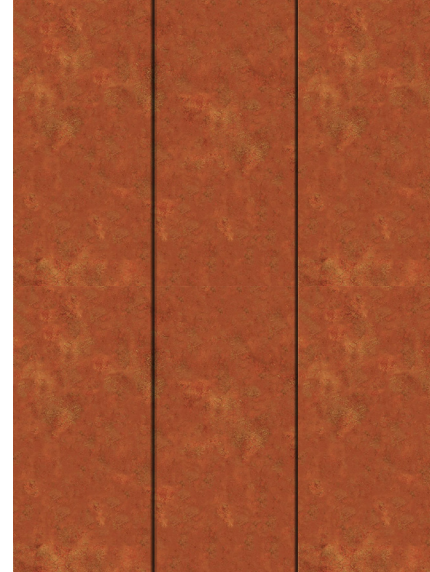
BR BRICK



FBP FEATURE BRICK PATTERN
EXTRUDED BRICK PATTERN



FC FIBRE CEMENT CLADDING



AL ALUMINIUM CLADDING



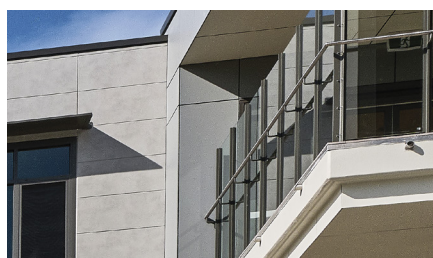
CONC CONCRETE



SC 01 VERTICAL TIMBER-LOOK ALUMINIUM
SCREEN



SC 02 ACOUSTIC PLANT SCREEN



BAL BALUSTRADE



FR POWDER-COATED WINDOW & DOOR FRAMING
AND METALWORK



LV LOUVER AWNING, COLOUR TO MATCH WINDOW
& DOOR FRAMING



FN PAILING FENCE

EXTERNAL FINISHES LEGEND	
KEY	DESCRIPTION
AL	ALUMINIUM CLADDING
BAL	BALUSTRADE
BR	BRICK
CONC	CONCRETE
FBP	FEATURE BRICK PATTERN
FC	FIBRE CEMENT CLADDING
FN	FENCE
FR	POWDER-COATED WINDOW & DOOR FRAMING & METALWORK
LV	LOUVER AWNING
PR	PIPE RAIL BALUSTRADE
RD	ROLLER DOOR
SC 01	VERTICAL TIMBER-LOOK ALUMINIUM SCREEN
SC 02	ACOUSTIC PLANT SCREEN

DESIGN STRATEGY 5

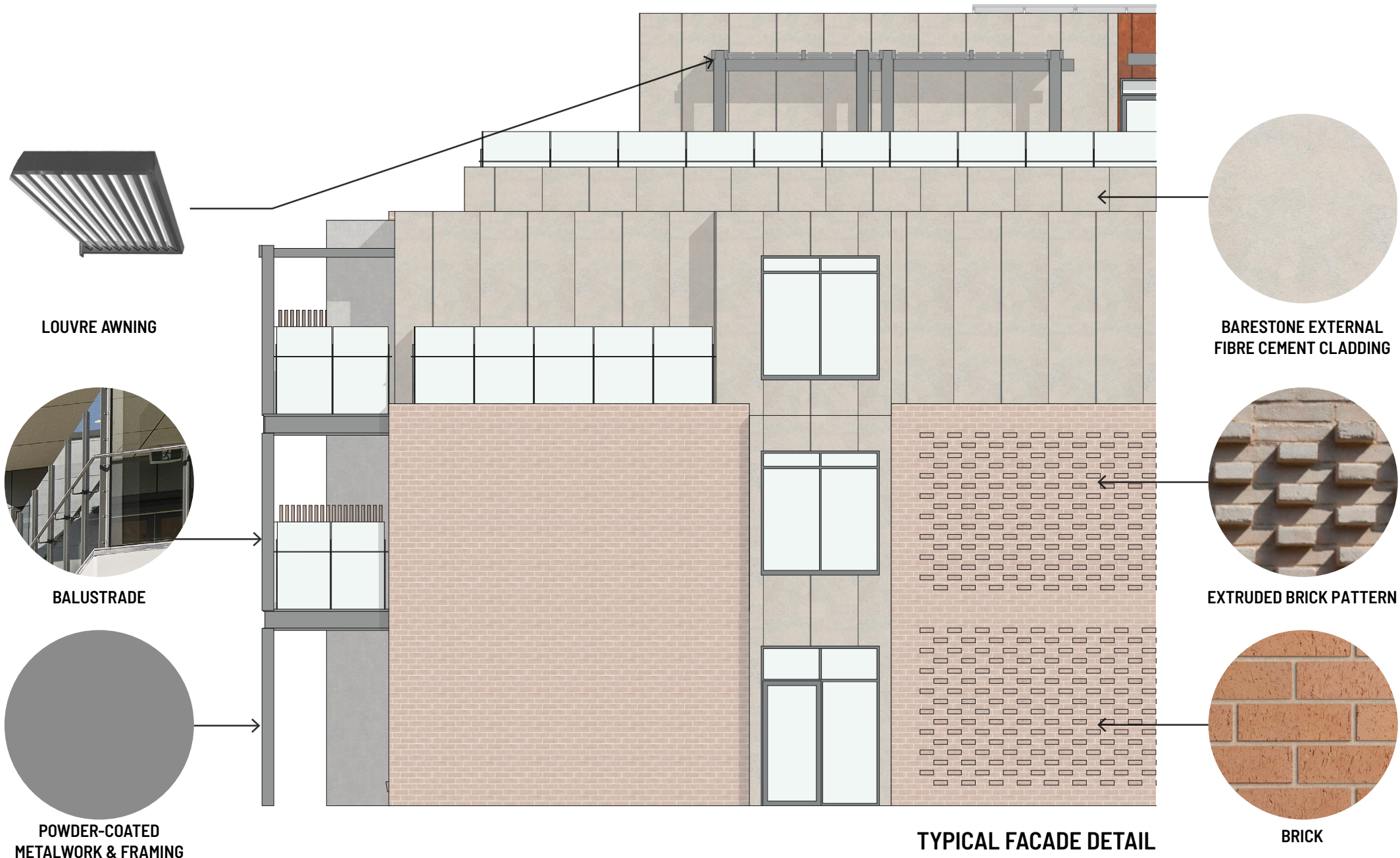
CHARACTER + ARTICULATION OF BUILDING FORM - FACADE MATERIALS AND FINISHES



INSPIRATION IMAGE

DESIGN STRATEGY 5

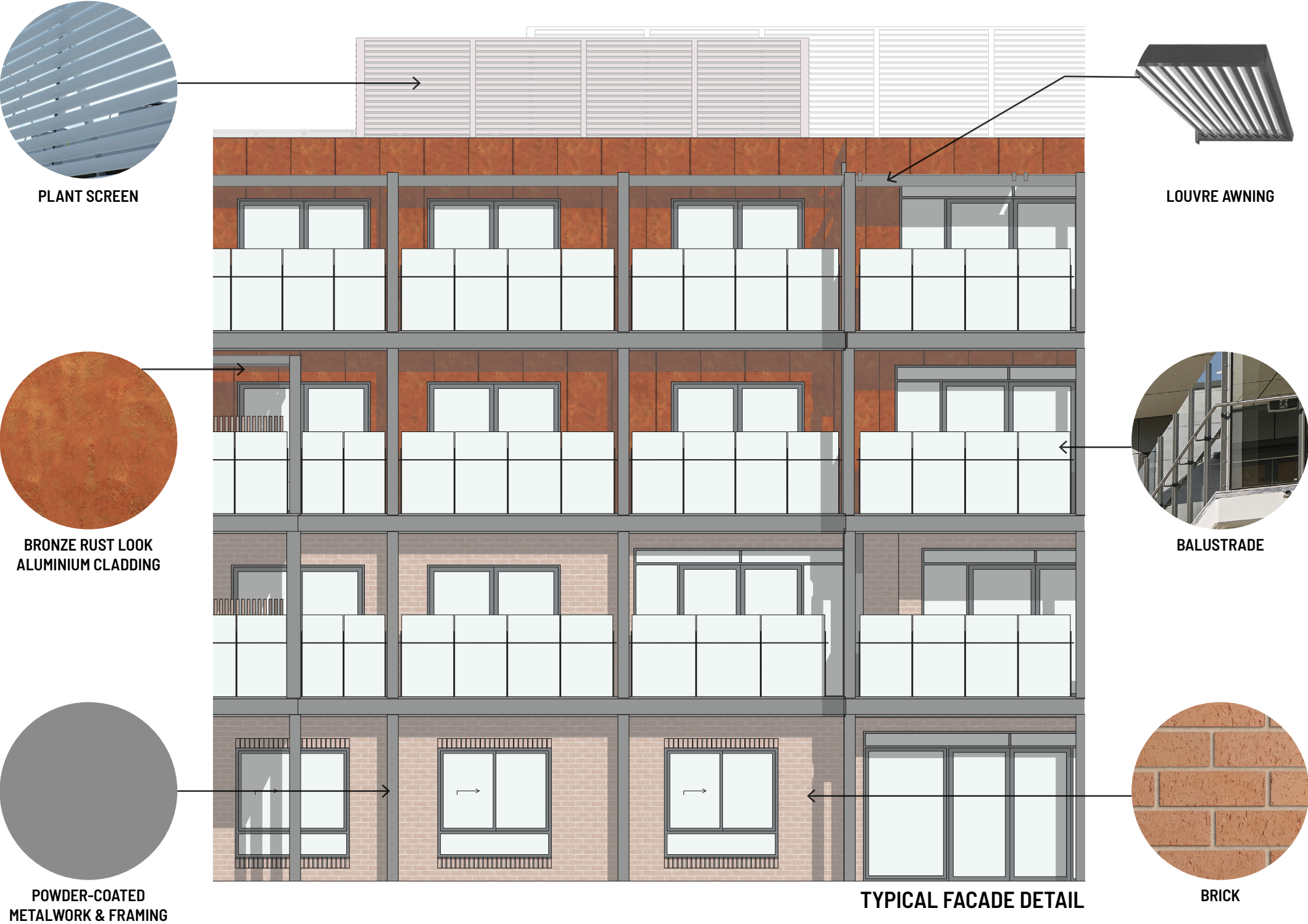
CHARACTER + ARTICULATION OF BUILDING FORM - FACADE MATERIALS AND FINISHES



INSPIRATION IMAGE

DESIGN STRATEGY 5

CHARACTER + ARTICULATION OF BUILDING FORM - FACADE MATERIALS AND FINISHES

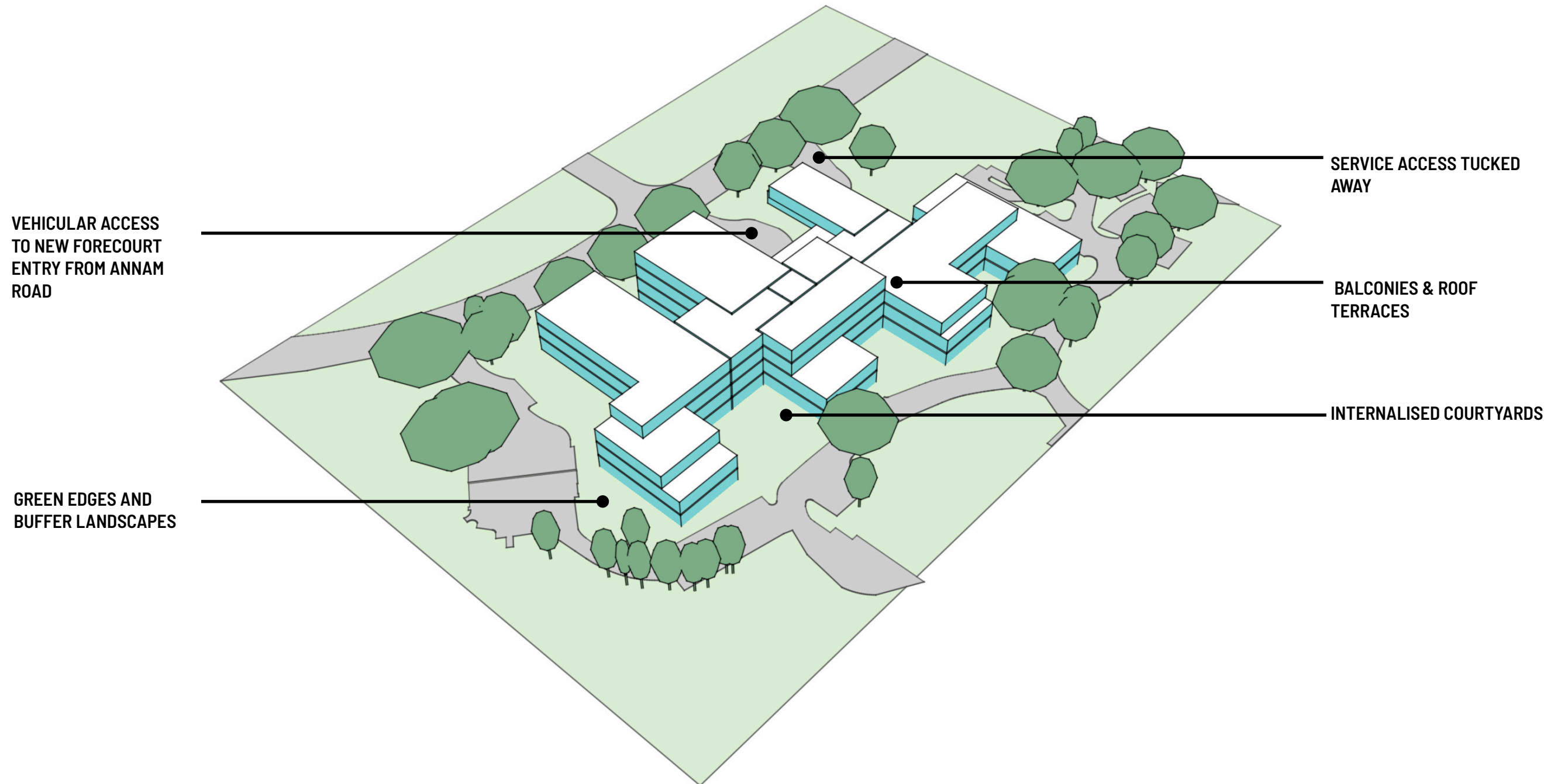


INSPIRATION IMAGE

DESIGN STRATEGY 5

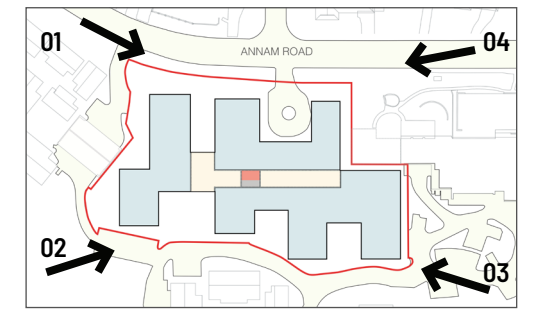
CHARACTER + ARTICULATION OF BUILDING FORM - BUILDING MASSING

The proposed built form is defined by a careful articulation of massing that alternates between solid and void, creating depth, rhythm, and acknowledgment of the sloping terrain as it steps down with the sloping land. Internalised courtyards and balconies break down the overall scale of the building while fostering an intimate and human centred environment. This interplay of recessed balconies and open courtyard spaces introduces a dynamic in-and-out expression along the facade.



DESIGN STRATEGY 5

CHARACTER + ARTICULATION OF BUILDING FORM - MASSING 3D VIEWS



VIEW 01



VIEW 02



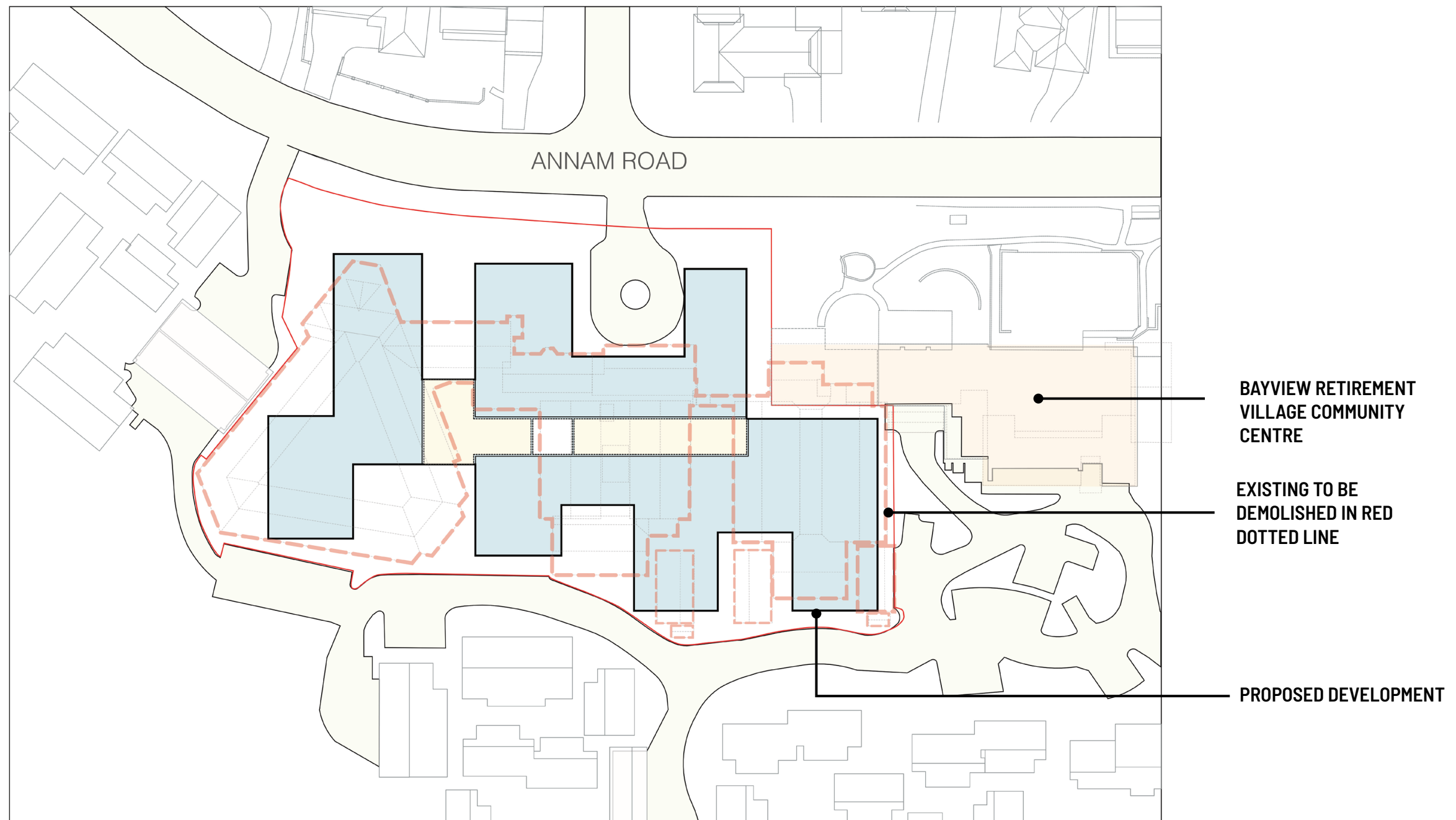
VIEW 03



VIEW 04

DESIGN STRATEGY 6

ADJACENCY TO EXISTING- COMMUNITY CENTRE + SHARED BOUNDARY



VISUALISATION

ANNAM ROAD FRONTAGE



VISUALISATION

VIEW FROM BAYVIEW RETIREMENT VILLAGE



PART 2.1

ARCHITECTURAL DRAWINGS

2.1

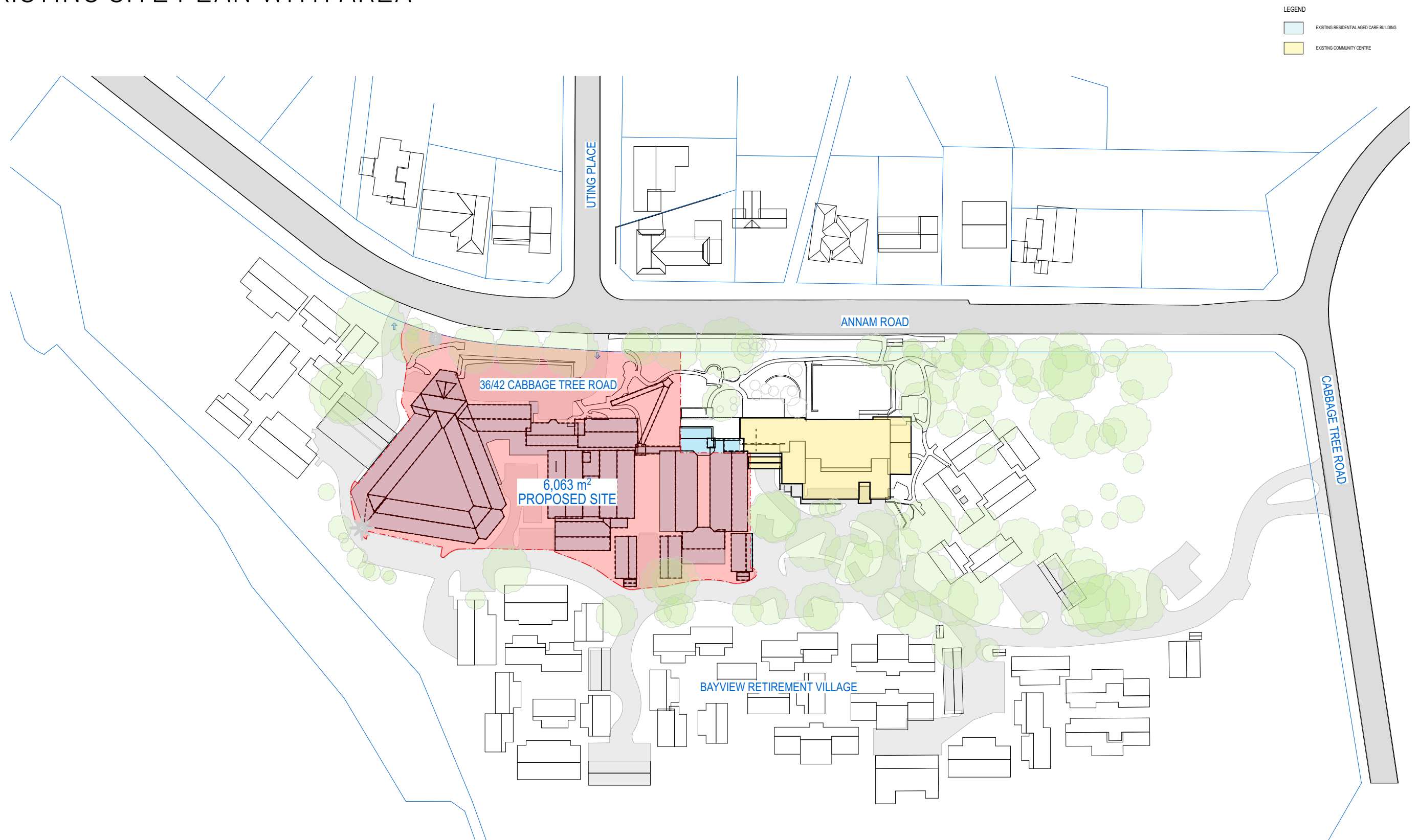
ARCHITECTURAL DRAWINGS

EXISTING SITE PLAN



ARCHITECTURAL DRAWINGS

EXISTING SITE PLAN WITH AREA



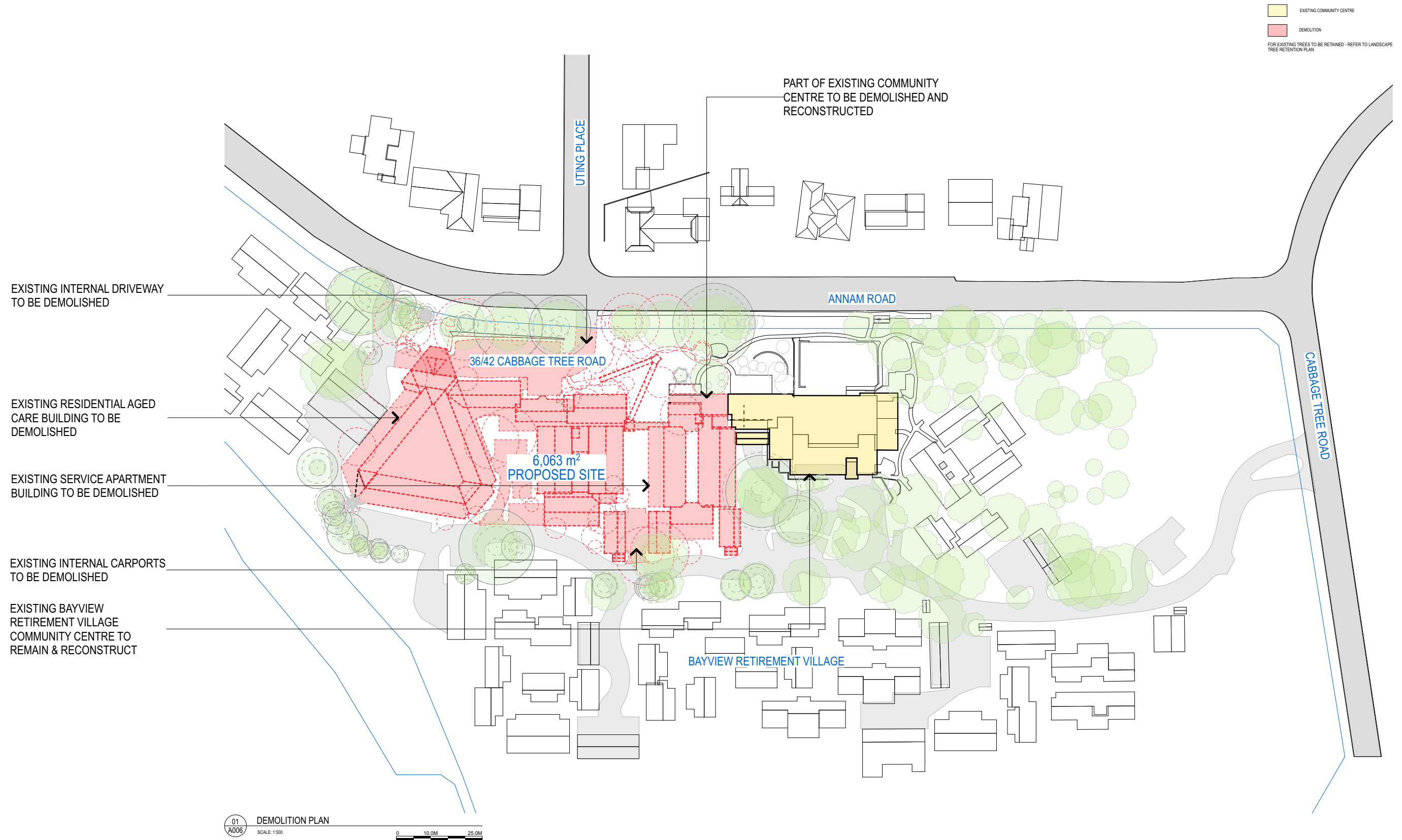
- LEGEND
- EXISTING RESIDENTIAL AGED CARE BUILDING
 - EXISTING COMMUNITY CENTRE

01 A003 EXISTING SITE WITH AREA
SCALE: 1:500
0 10.0M 25.0M



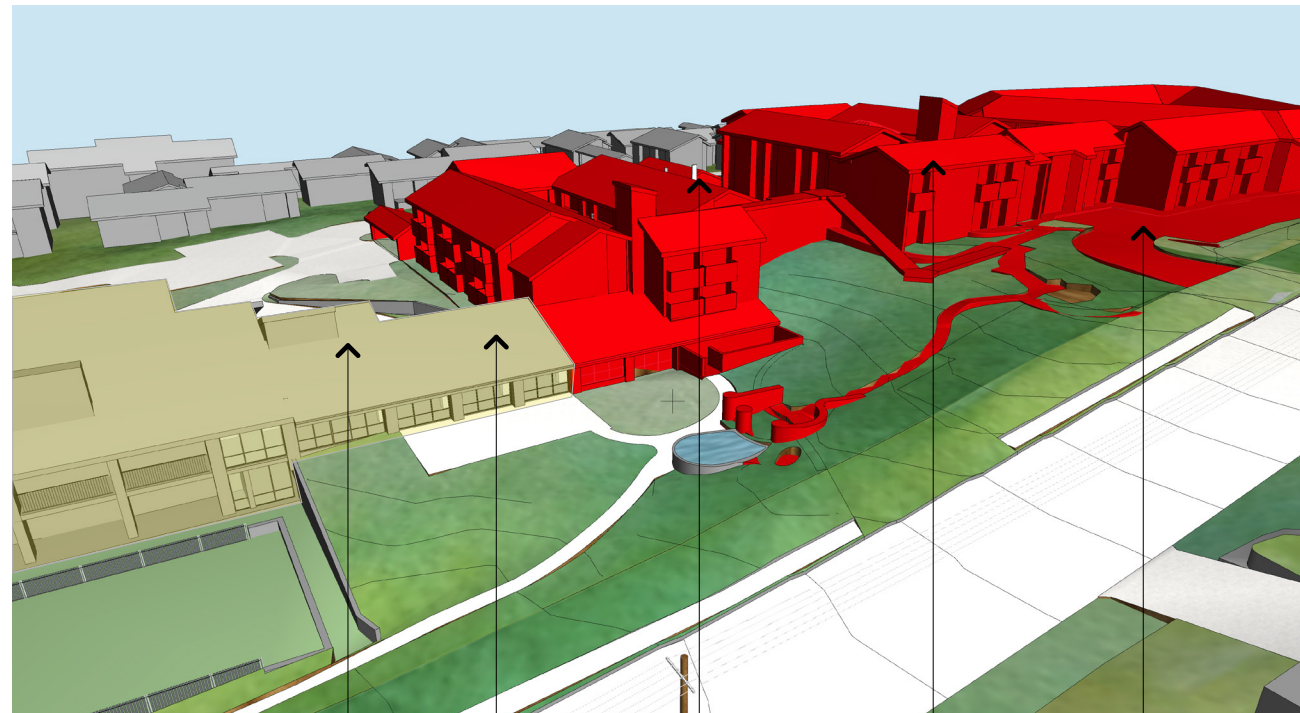
ARCHITECTURAL DRAWINGS

DEMOLITION PLAN



ARCHITECTURAL DRAWINGS

DEMOLITION DIAGRAMS



01 3D- VIEW FROM ANNAM ROAD (WITHOUT SHOWING TREES)
NOT TO SCALE

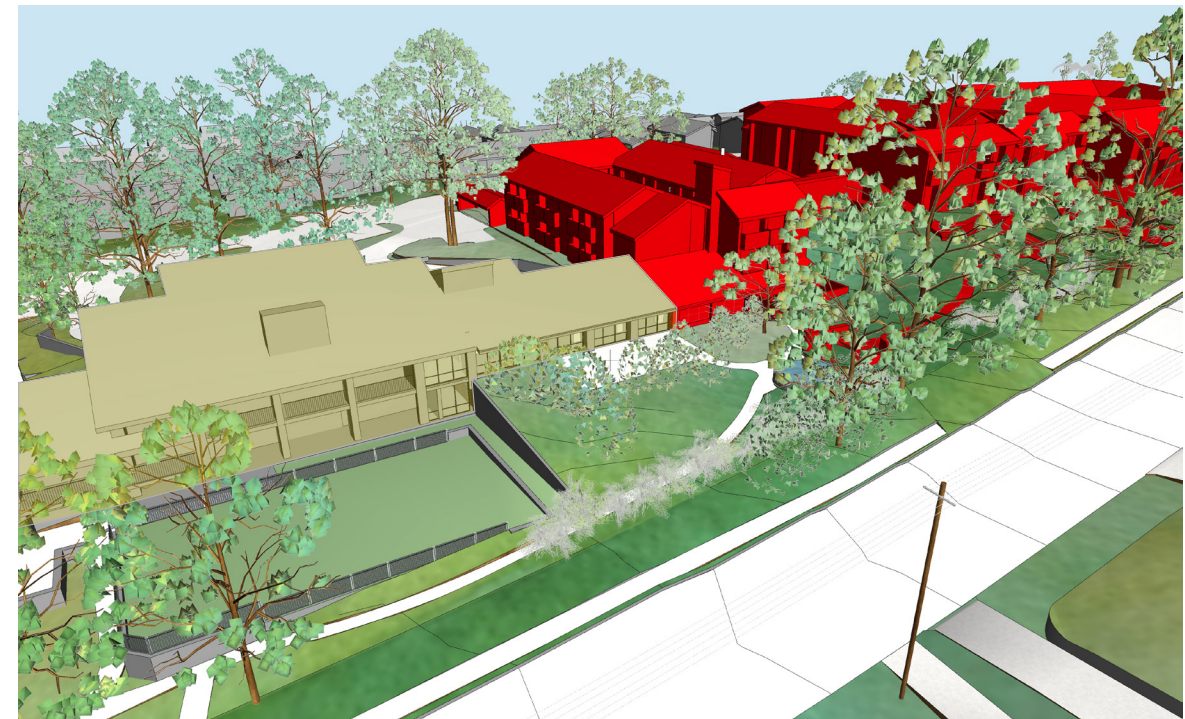
EXISTING BAYVIEW
RETIREMENT VILLAGE
COMMUNITY CENTRE TO
REMAIN

EXISTING BAYVIEW
RETIREMENT VILLAGE
COMMUNITY CENTRE TO
RECONSTRUCT

EXISTING SERVICE APARTMENT
BUILDING TO BE DEMOLISHED

EXISTING RESIDENTIAL AGED
CARE BUILDING TO BE
DEMOLISHED

EXISTING INTERNAL DRIVEWAY
TO BE DEMOLISHED



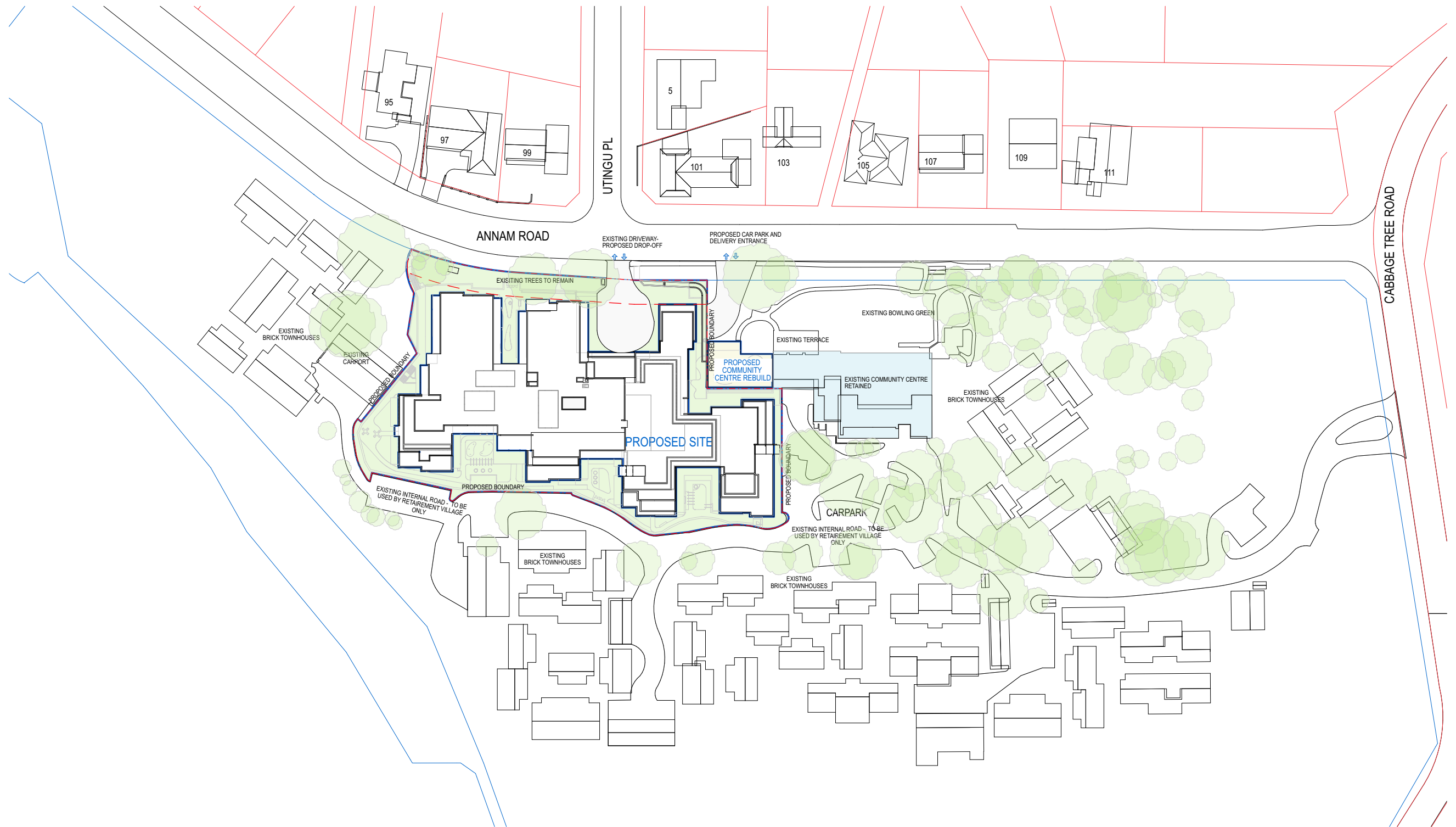
02 3D- VIEW FROM ANNAM ROAD (SHOWING TREES)
NOT TO SCALE

EXISTING COMMUNITY CENTRE
DEMOLITION

ARCHITECTURAL DRAWINGS

SITE PLAN

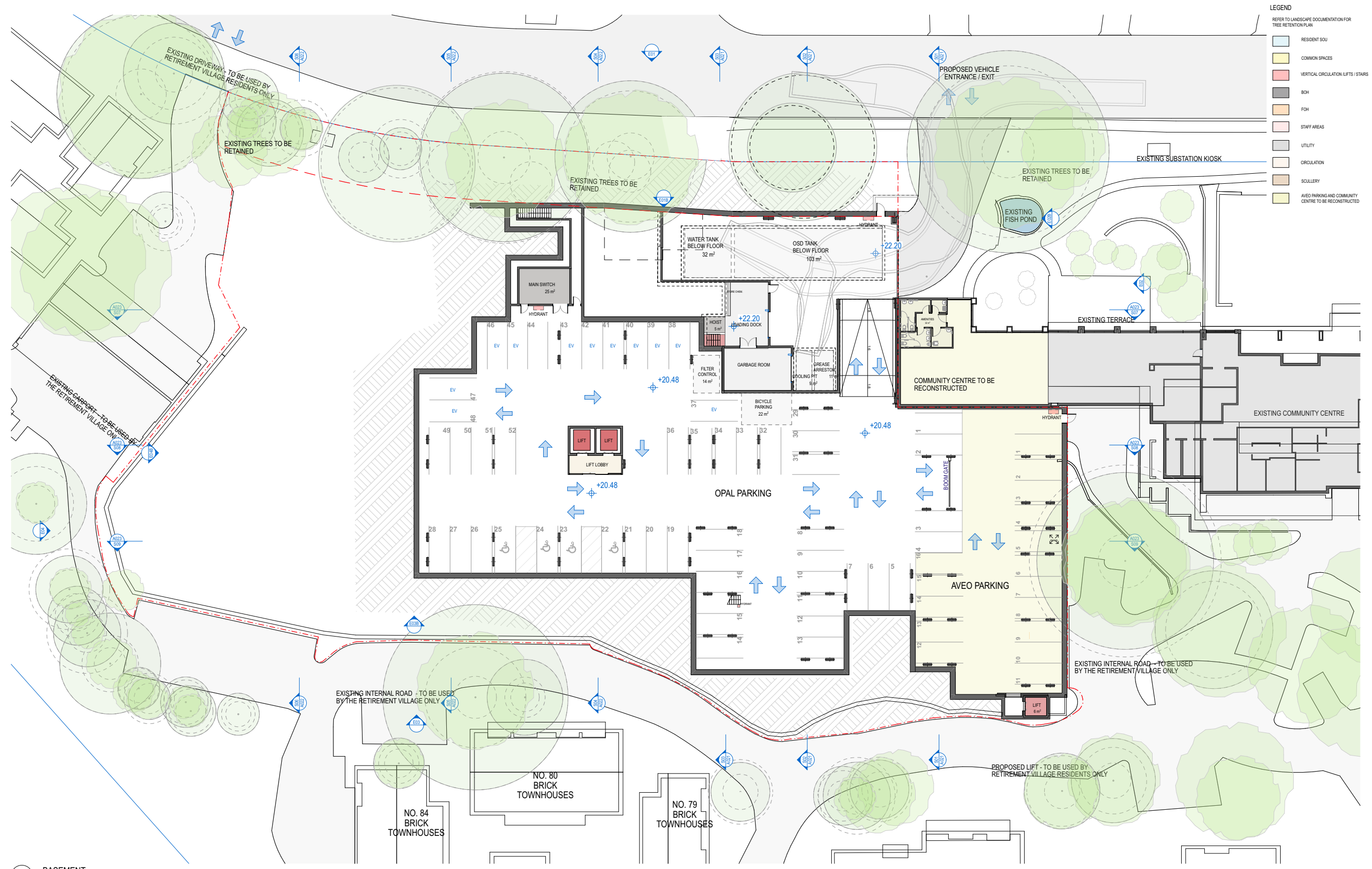
- LEGEND
- EXISTING COMMUNITY CENTRE
 - EXISTING COMMUNITY CENTRE
 - EXISTING TREES TO BE RETAINED - REFER TO LANDSCAPE TREE RETENTION PLAN



01 SITE PLAN
A008 SCALE: 1:500
0 10.0M 25.0M

ARCHITECTURAL DRAWINGS

BASEMENT PLAN



- LEGEND**
REFER TO LANDSCAPE DOCUMENTATION FOR TREE RETENTION PLAN
- RESIDENT SOU
 - COMMON SPACES
 - VERTICAL CIRCULATION LIFTS / STAIRS
 - BOH
 - FOH
 - STAFF AREAS
 - UTILITY
 - CIRCULATION
 - SOULLERY
 - AVEO PARKING AND COMMUNITY CENTRE TO BE RECONSTRUCTED

01 BASEMENT
SCALE: 1:200
0 5.0M 10.0M

ARCHITECTURAL DRAWINGS

LOWER GROUND FLOOR PLAN



LEGEND

REFER TO LANDSCAPE DOCUMENTATION FOR TREE RETENTION PLAN

- RESIDENT SUU
- COMMON SPACES
- VERTICAL CIRCULATION LIFTS / STAIRS
- BOH
- FOH
- STAFF AREAS
- UTILITY
- CIRCULATION
- SCULLERY

01 LOWER GROUND FLOOR
 A101 SCALE 1:200
 0 5.0M 10.0M

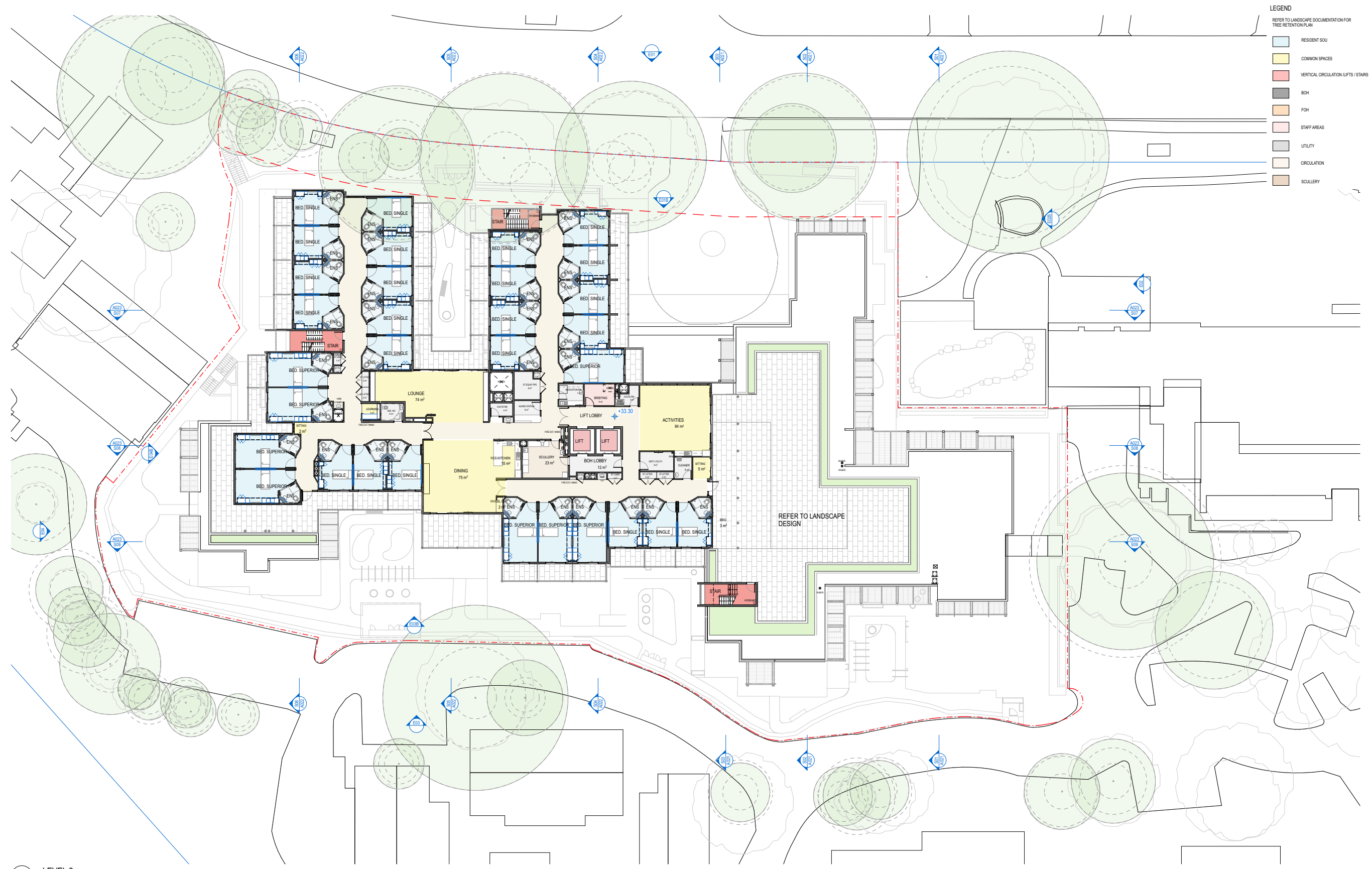
ARCHITECTURAL DRAWINGS

LEVEL 1 PLAN



ARCHITECTURAL DRAWINGS

LEVEL 2 PLAN

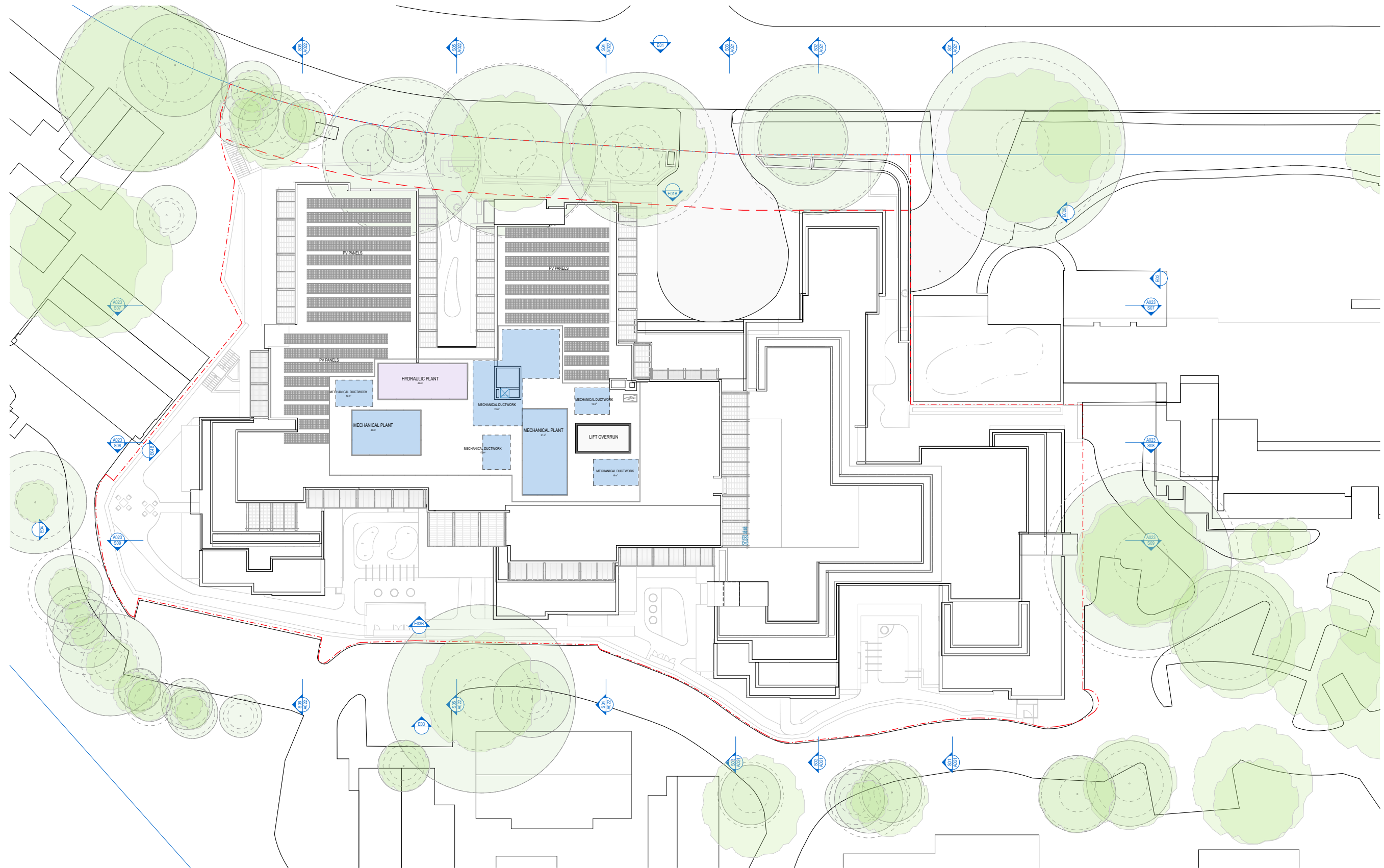


- LEGEND**
REFER TO LANDSCAPE DOCUMENTATION FOR TREE RETENTION PLAN
- RESIDENT SOU
 - COMMON SPACES
 - VERTICAL CIRCULATION LIFTS / STAIRS
 - BOH
 - FOH
 - STAFF AREAS
 - UTILITY
 - CIRCULATION
 - SCULLERY

01 LEVEL 2
A104 SCALE: 1:200
0 5.0M 10.0M

ARCHITECTURAL DRAWINGS

ROOF PLAN



01 ROOF
A110 SCALE 1:200
0 5.0M 10.0M



ARCHITECTURAL DRAWINGS

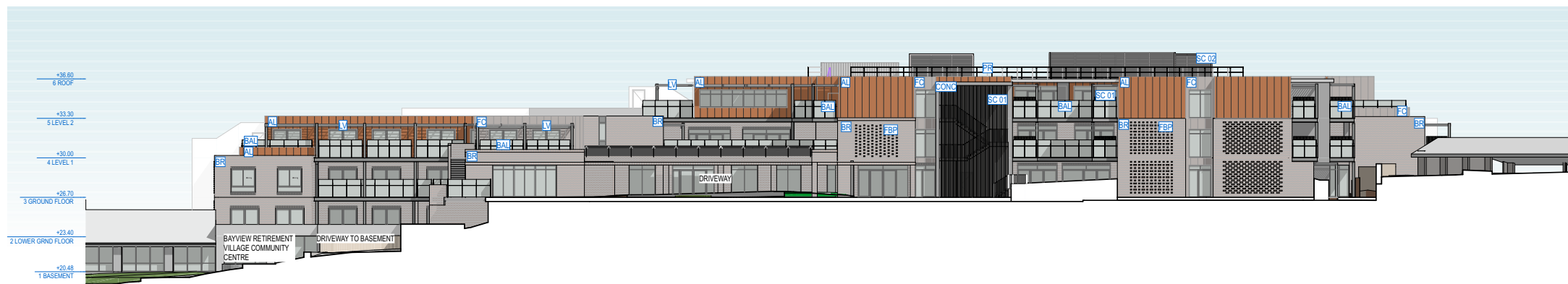
NORTH ELEVATIONS



01 E01 NORTH ELEVATION (WITH TREES)
SCALE: 1:200

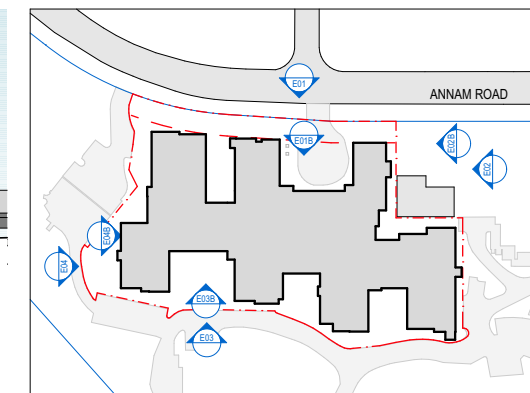


02 E01 NORTH ELEVATION
SCALE: 1:200



03 E01B NORTH ELEVATION- INSIDE BOUNDARY
SCALE: 1:200

EXTERNAL FINISHES LEGEND	
KEY	DESCRIPTION
AL	ALUMINIUM CLADDING
BAL	BALUSTRADE
BR	BRICK
CONC	CONCRETE
FBP	FEATURE BRICK PATTERN
FC	FIBRE CEMENT CLADDING
FN	FENCE
FR	POWDER-COATED WINDOW & DOOR FRAMING & METALWORK
LV	LOUVRE AWNING
PR	PIPE RAIL BALUSTRADE
RD	ROLLER DOOR
SC 01	VERTICAL TIMBER-LOOK ALUMINIUM SCREEN
SC 02	ACOUSTIC PLANT SCREEN



KEY PLAN- ELEVATIONS
SCALE: 1:1000

ARCHITECTURAL DRAWINGS

EAST ELEVATIONS



01 E02 EAST ELEVATION (WITH TREES)
SCALE: 1:200

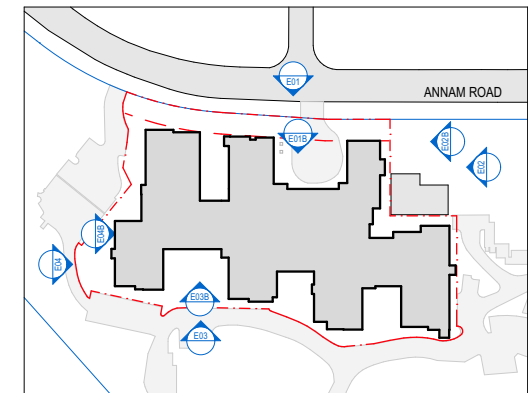


02 E02 EAST ELEVATION
SCALE: 1:200



03 E02B EAST ELEVATION- INSIDE BOUNDARY
SCALE: 1:200

EXTERNAL FINISHES LEGEND	
KEY	DESCRIPTION
AL	ALUMINIUM CLADDING
BAL	BALUSTRADE
BR	BRICK
CONC	CONCRETE
FBP	FEATURE BRICK PATTERN
FC	FIBRE CEMENT CLADDING
FN	FENCE
FR	POWDER-COATED WINDOW & DOOR FRAMING & METALWORK
LV	LOUVRE AWNING
PR	PIPE RAIL BALUSTRADE
RD	ROLLER DOOR
SC 01	VERTICAL TIMBER-LOOK ALUMINIUM SCREEN
SC 02	ACOUSTIC PLANT SCREEN



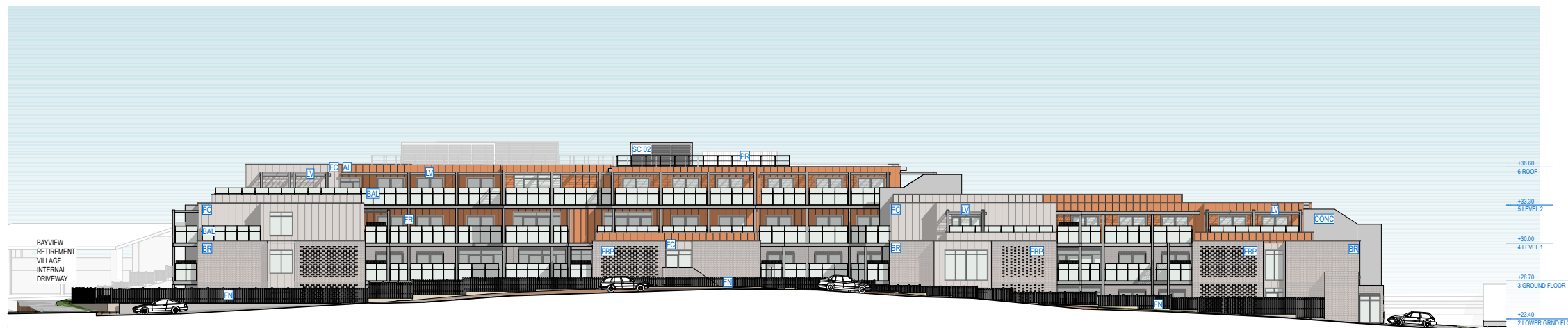
KEY PLAN- ELEVATIONS
SCALE: 1:1000

ARCHITECTURAL DRAWINGS

SOUTH ELEVATIONS



01 E03 SOUTH ELEVATION (WITH TREES)
SCALE: 1:200

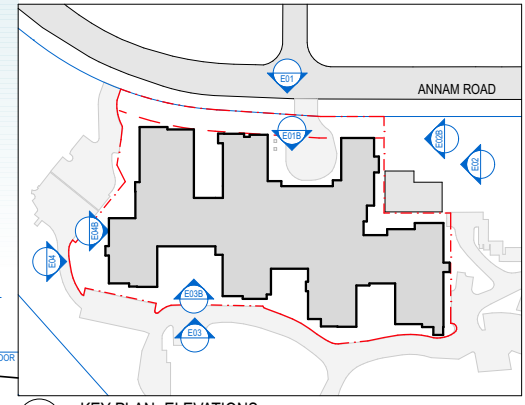


02 E03 SOUTH ELEVATION
SCALE: 1:200



03 E03B SOUTH ELEVATION- INSIDE BOUNDARY
SCALE: 1:200

EXTERNAL FINISHES LEGEND	
KEY	DESCRIPTION
AL	ALUMINIUM CLADDING
BAL	BALUSTRADE
BR	BRICK
CONC	CONCRETE
FBP	FEATURE BRICK PATTERN
FC	FIBRE CEMENT CLADDING
FN	FENCE
FR	POWDER-COATED WINDOW & DOOR FRAMING & METALWORK
LV	LOUVRE AWNING
PR	PIPE RAIL BALUSTRADE
RD	ROLLER DOOR
SC 01	VERTICAL TIMBER-LOOK ALUMINIUM SCREEN
SC 02	ACOUSTIC PLANT SCREEN



KEY PLAN- ELEVATIONS
SCALE: 1:1000

ARCHITECTURAL DRAWINGS

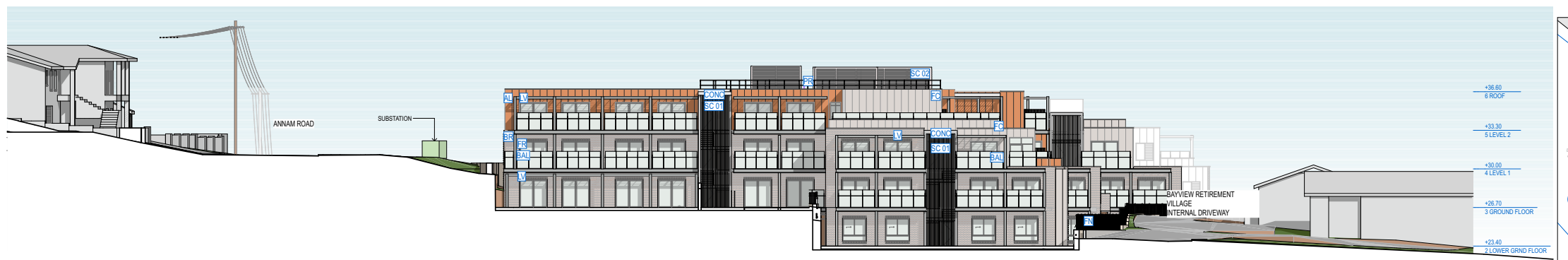
WEST ELEVATIONS



01 E04 WEST ELEVATION (WITH TREES)
SCALE: 1:200

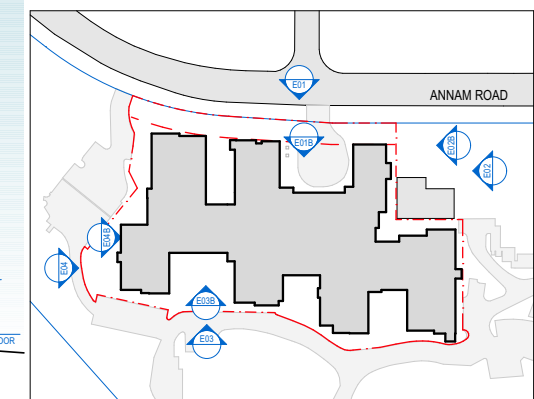


02 E04 WEST ELEVATION
SCALE: 1:200



03 E04B WEST ELEVATION- INSIDE BOUNDARY
SCALE: 1:200

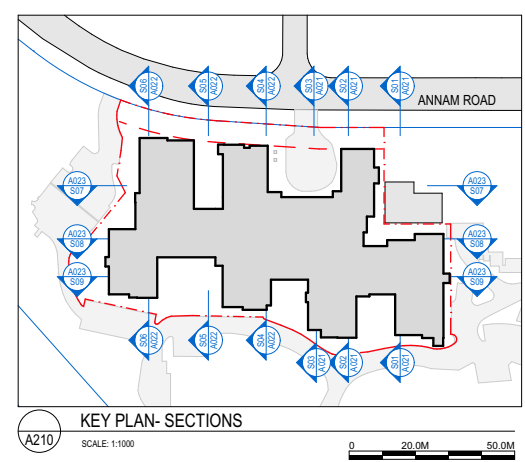
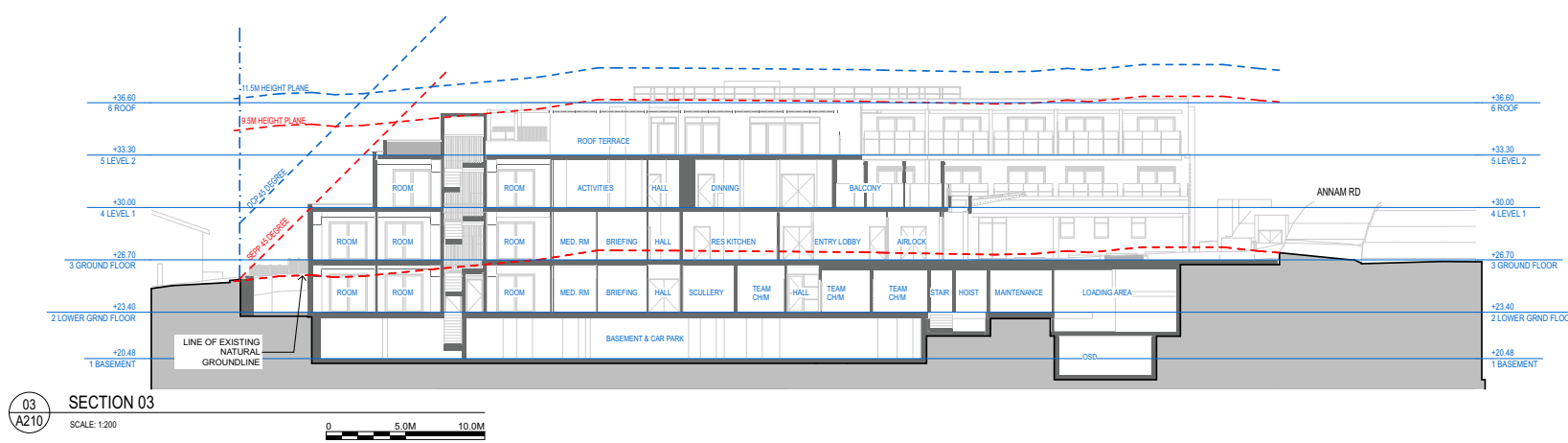
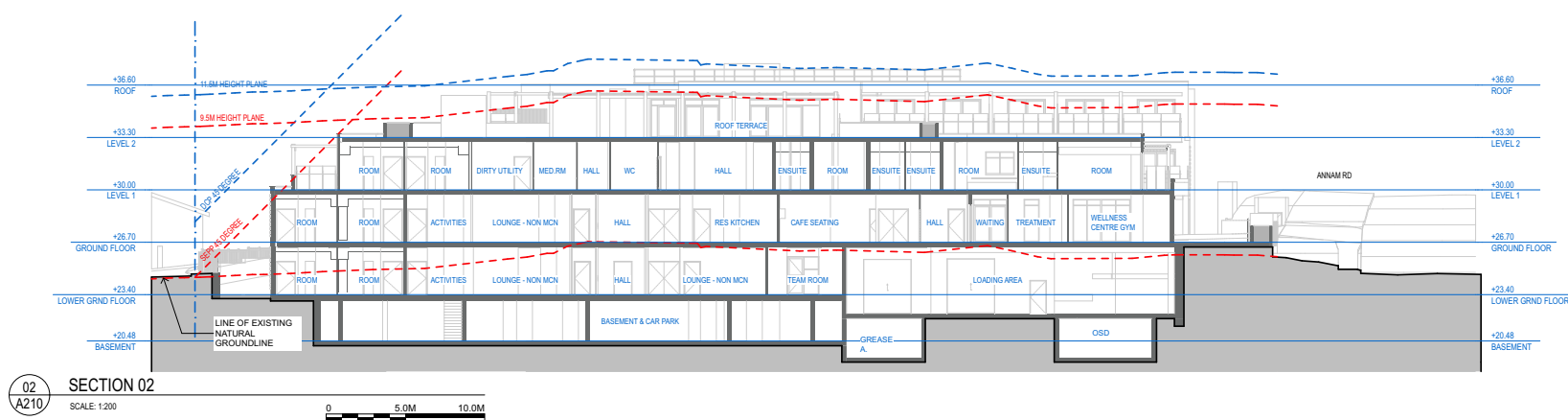
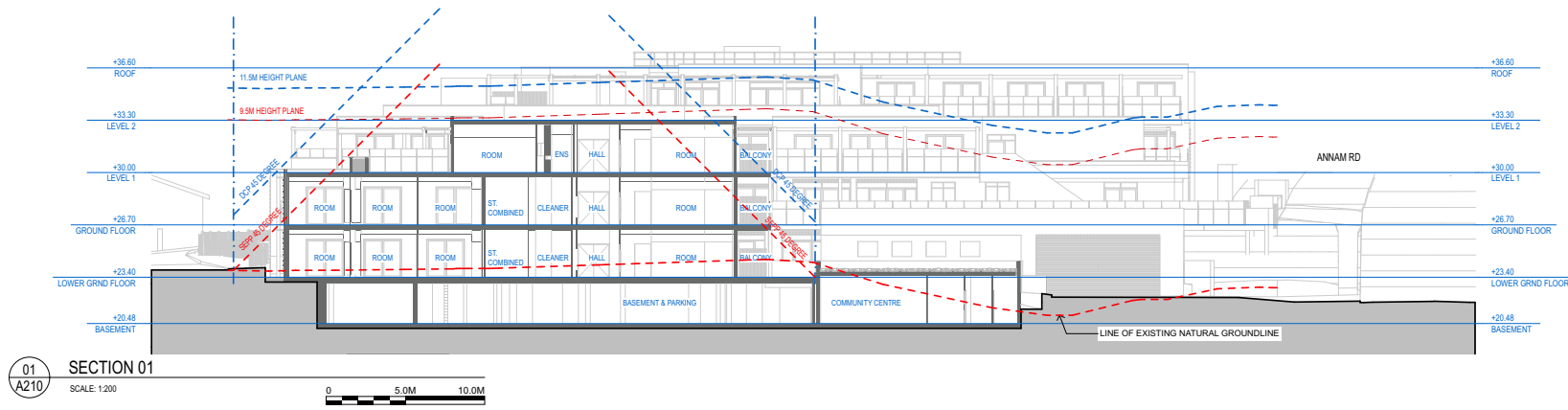
EXTERNAL FINISHES LEGEND	
KEY	DESCRIPTION
AL	ALUMINIUM CLADDING
BAL	BALUSTRADE
BR	BRICK
CONC	CONCRETE
FBP	FEATURE BRICK PATTERN
FC	FIBRE CEMENT CLADDING
FN	FENCE
FR	POWDER-COATED WINDOW & DOOR FRAMING & METALWORK
LV	LOUVRE AWNING
PR	PIPE RAIL BALUSTRADE
RD	ROLLER DOOR
SC 01	VERTICAL TIMBER-LOOK ALUMINIUM SCREEN
SC 02	ACOUSTIC PLANT SCREEN



KEY PLAN- ELEVATIONS
SCALE: 1:1000

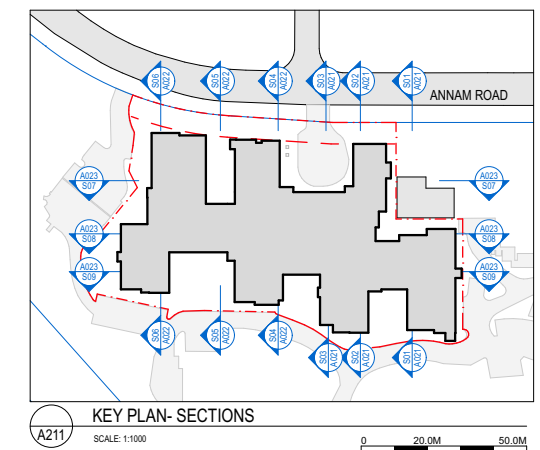
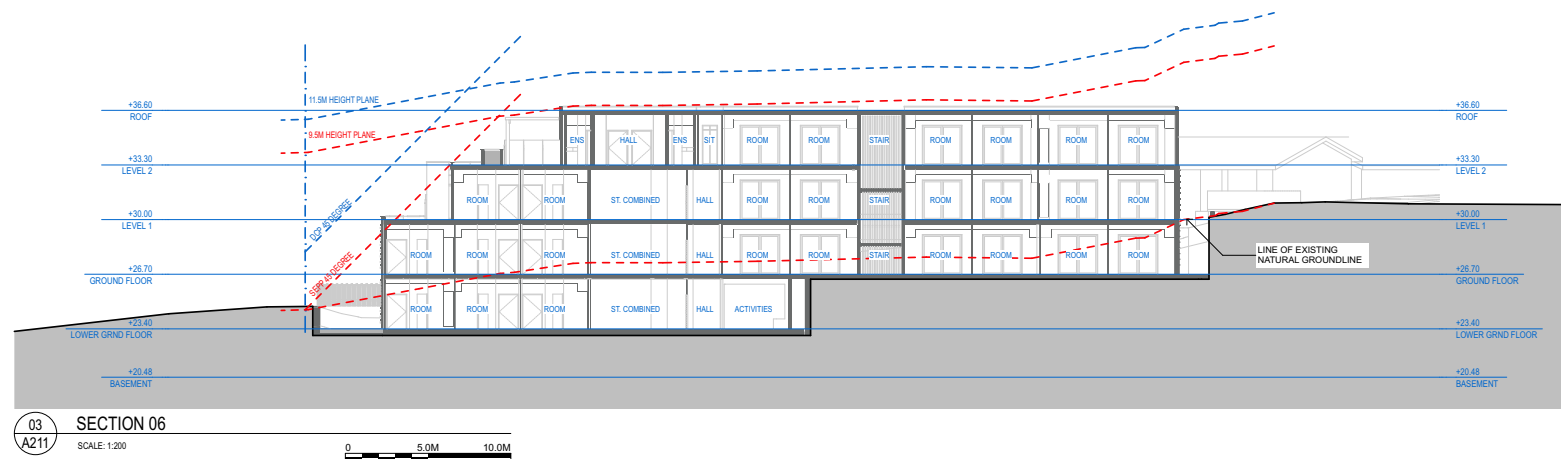
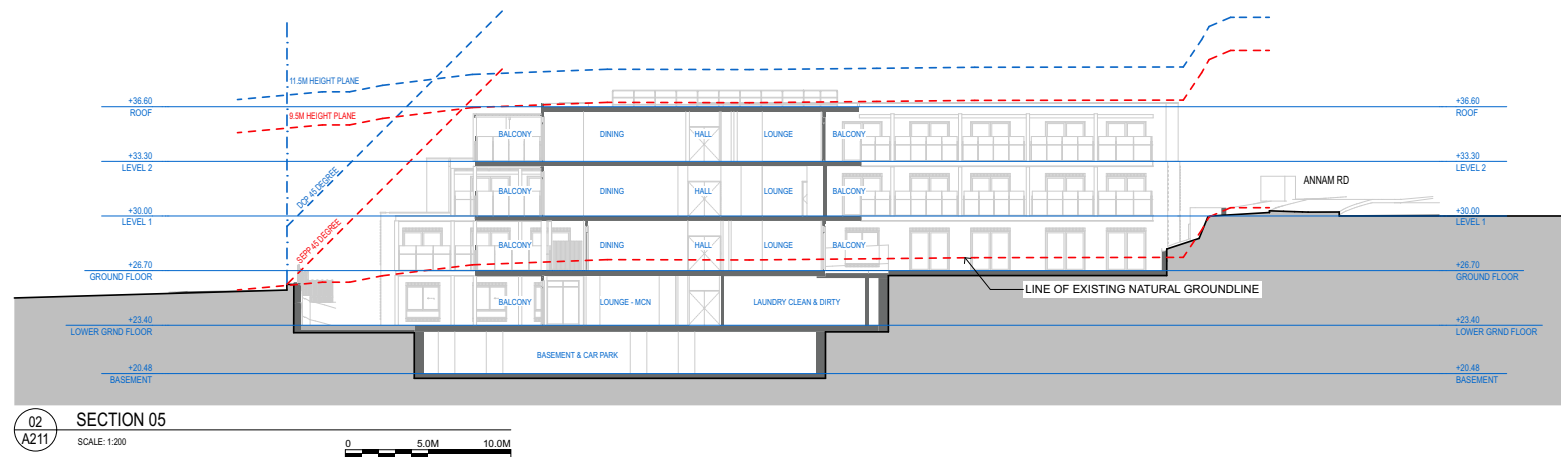
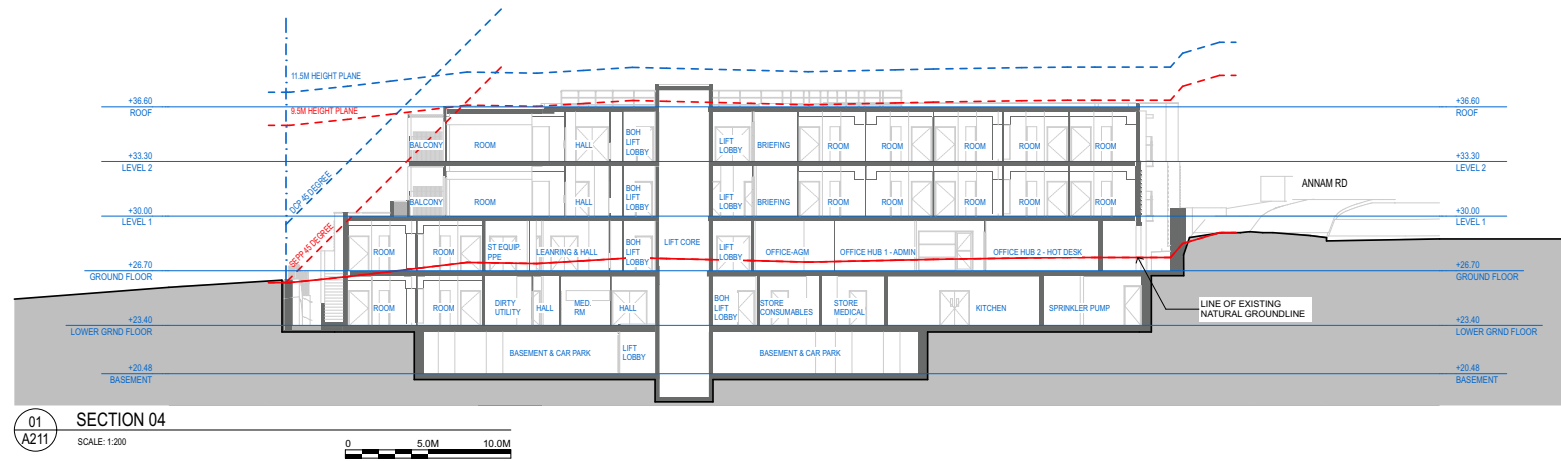
ARCHITECTURAL DRAWINGS

SECTIONS 01, 02 & 03



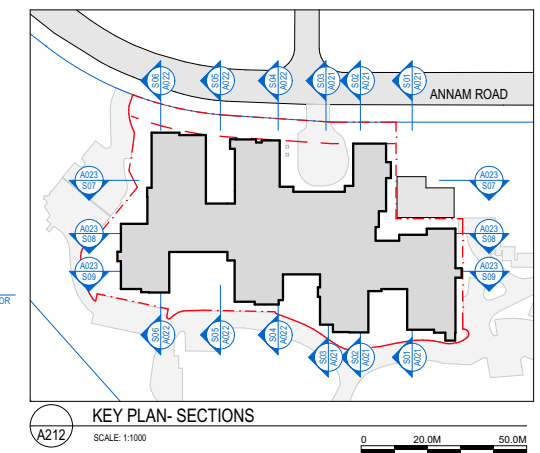
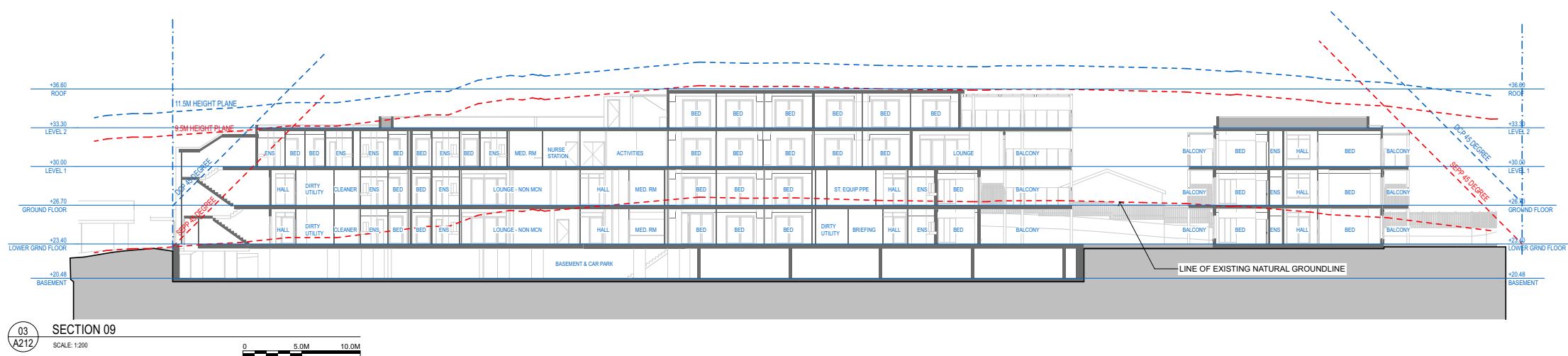
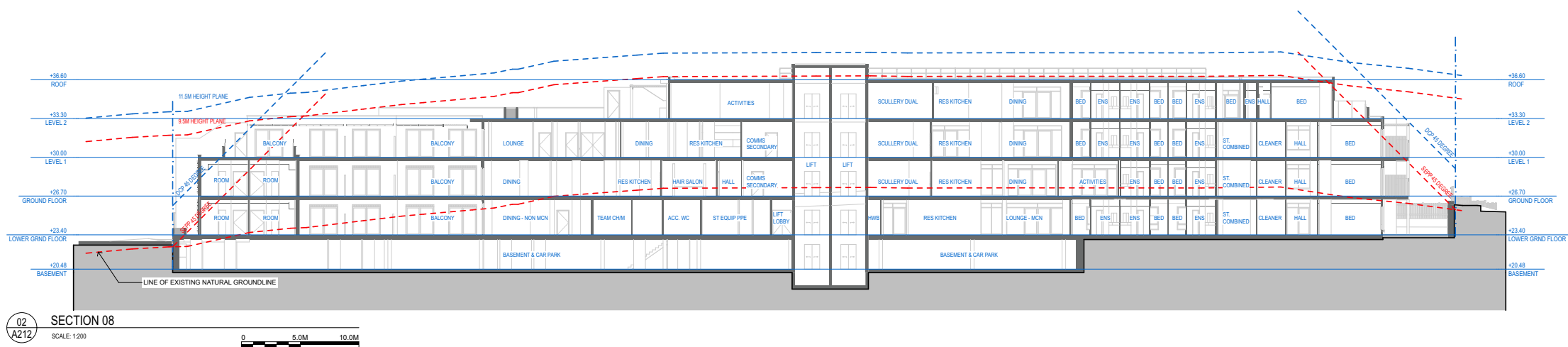
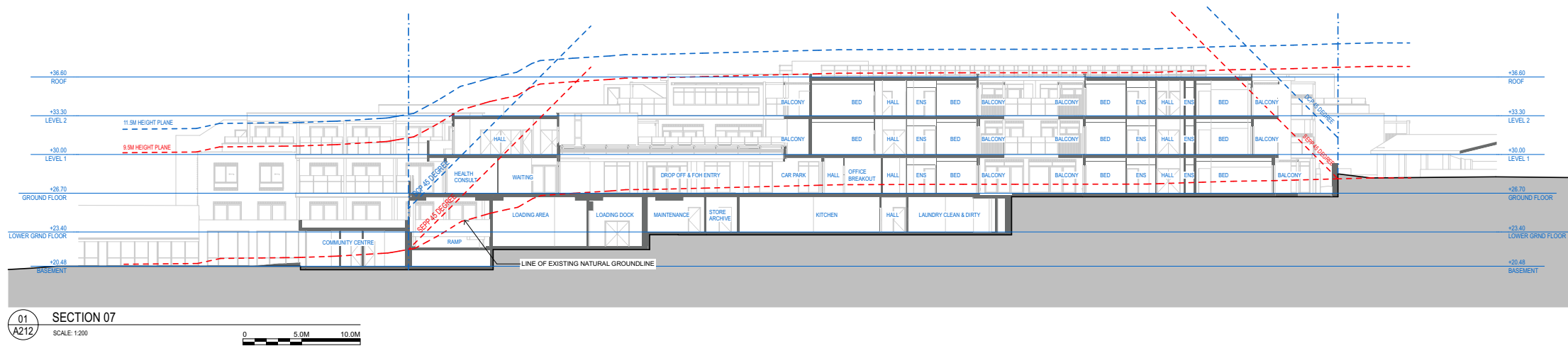
ARCHITECTURAL DRAWINGS

SECTIONS 04, 05 & 06



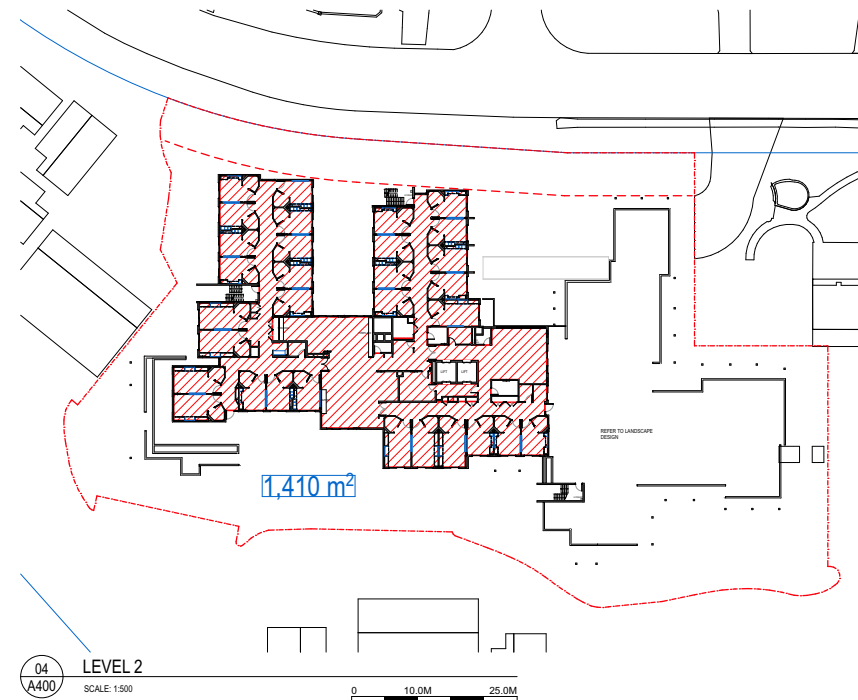
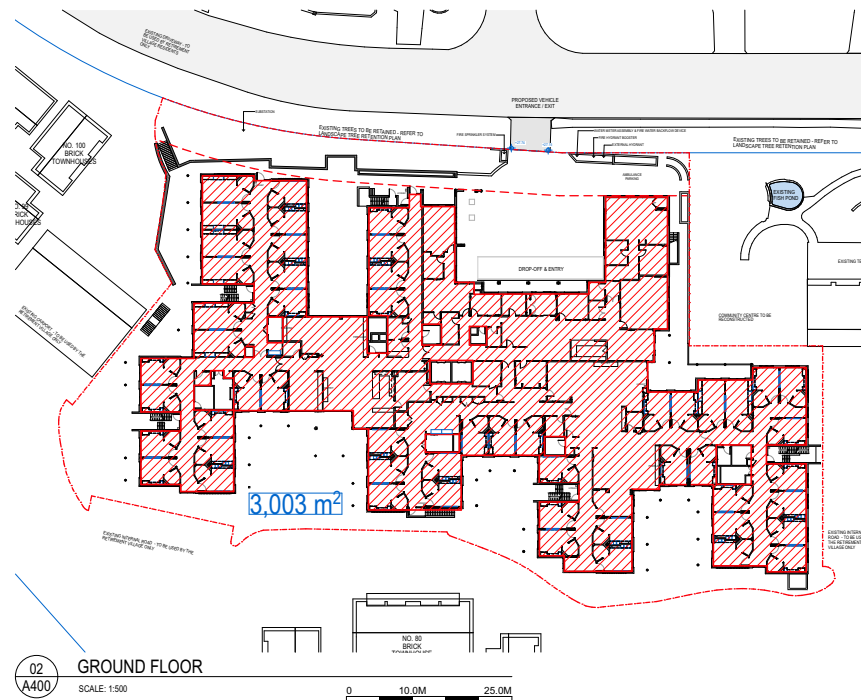
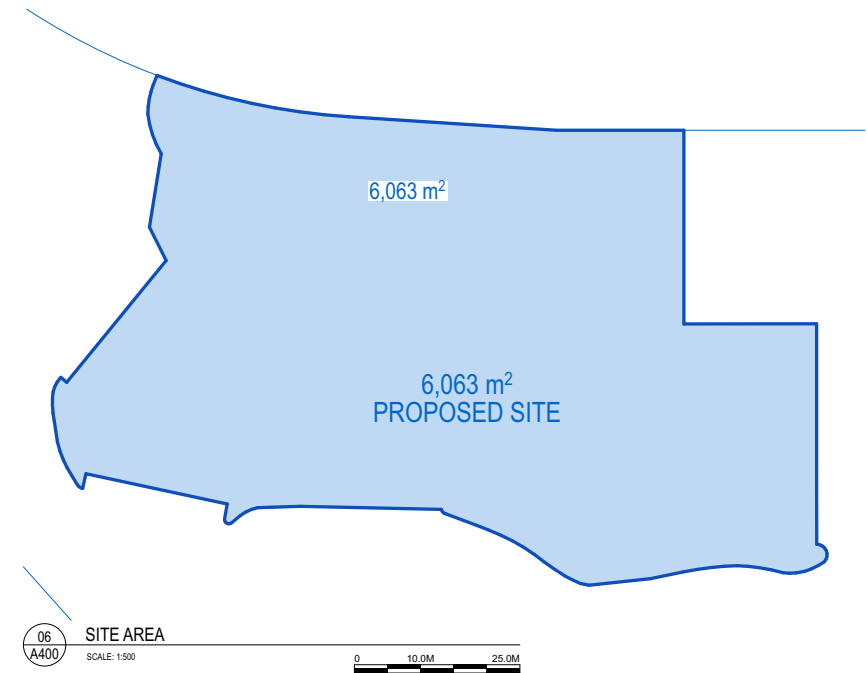
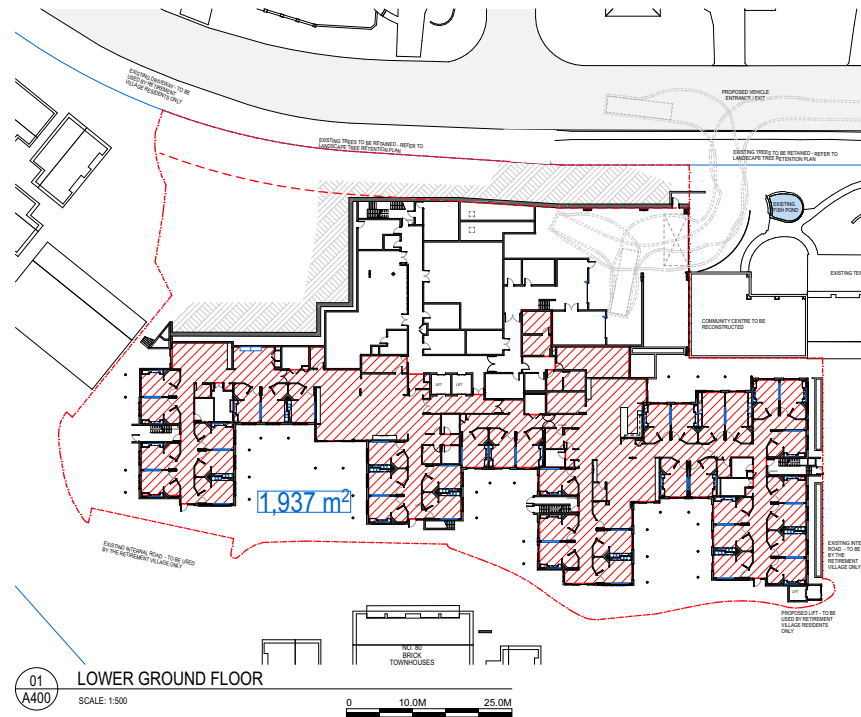
ARCHITECTURAL DRAWINGS

SECTIONS 07, 08 & 09



ARCHITECTURAL DRAWINGS

GROSS FLOOR AREA CALCULATIONS



GFA - RACF	
Home Story Name	Area
LOWER GRND FLOOR	1,937.33
GROUND FLOOR	3,003.22
LEVEL 1	2,431.35
LEVEL 2	1,410.05
	8,781.95 m²

FSR= 1.45: 1

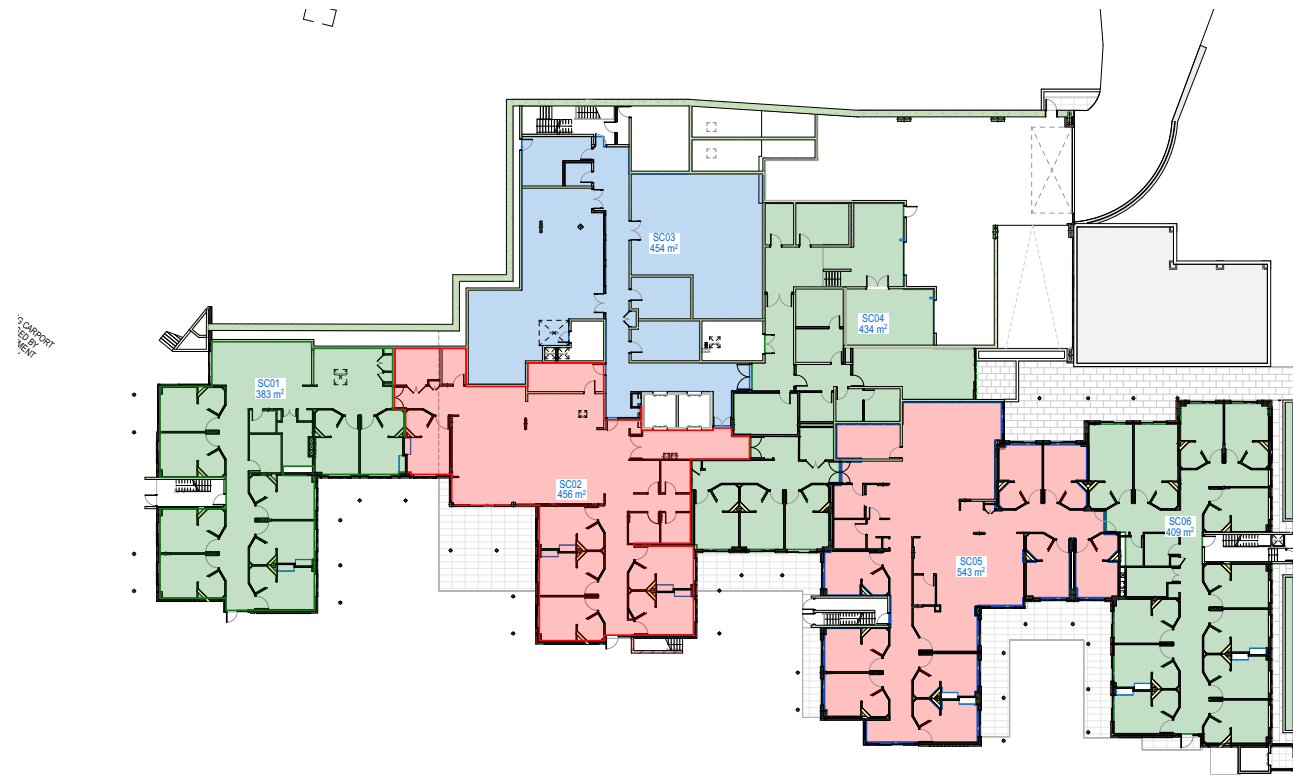
State Environmental Planning Policy (Housing) 2021 [NSW]

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from another building, measured at a height of 1.4m above the floor—

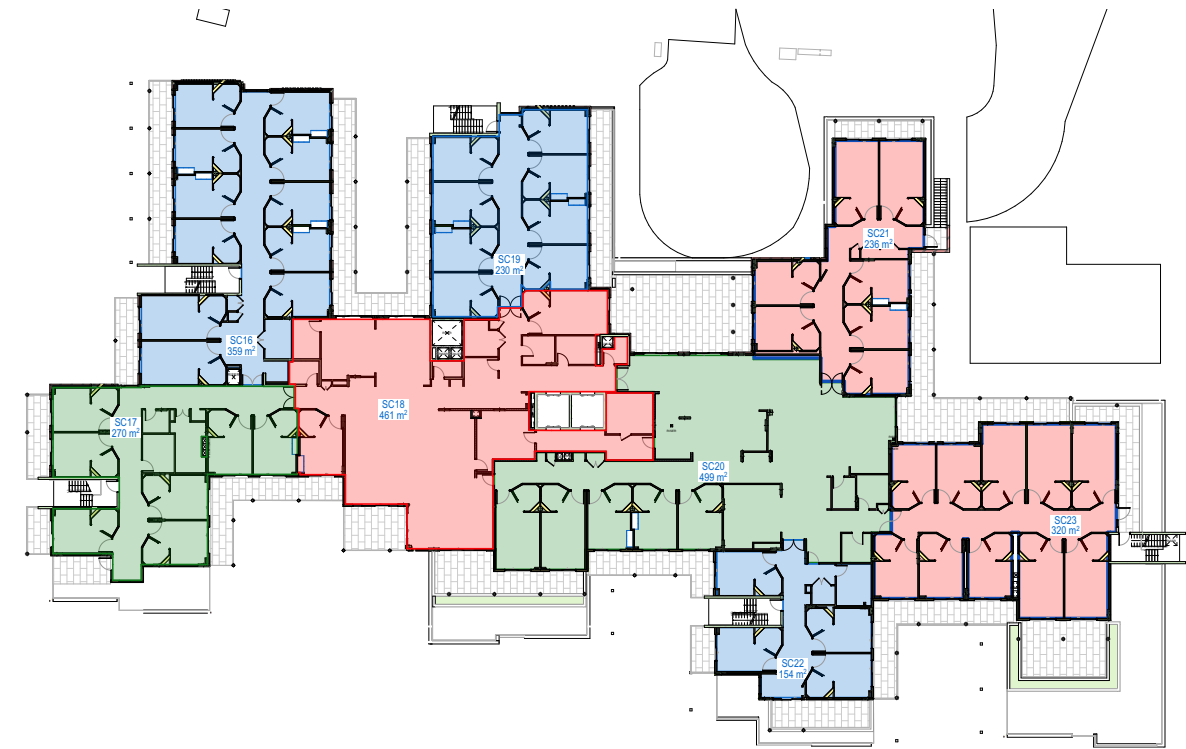
- (a) excluding the following—
 - (i) columns, fin walls, sun control devices and elements, projections or works outside the general lines of the internal face of an external wall,
 - (ii) cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts,
 - (iii) car parking and internal access to the car parking,
 - (iv) space for the loading and unloading of goods, including access to the space,
 - (v) areas for common vertical circulation, including lifts and stairs,
 - (vi) storage, vehicular access, garbage and services within the basement,
 - (vii) for a residential care facility—floor space used for service activities provided by the facility within the basement,
 - (viii) terraces and balconies with outer walls less than 1.4m high,
 - (ix) voids above a floor at the level of a storey or storey above,

ARCHITECTURAL DRAWINGS

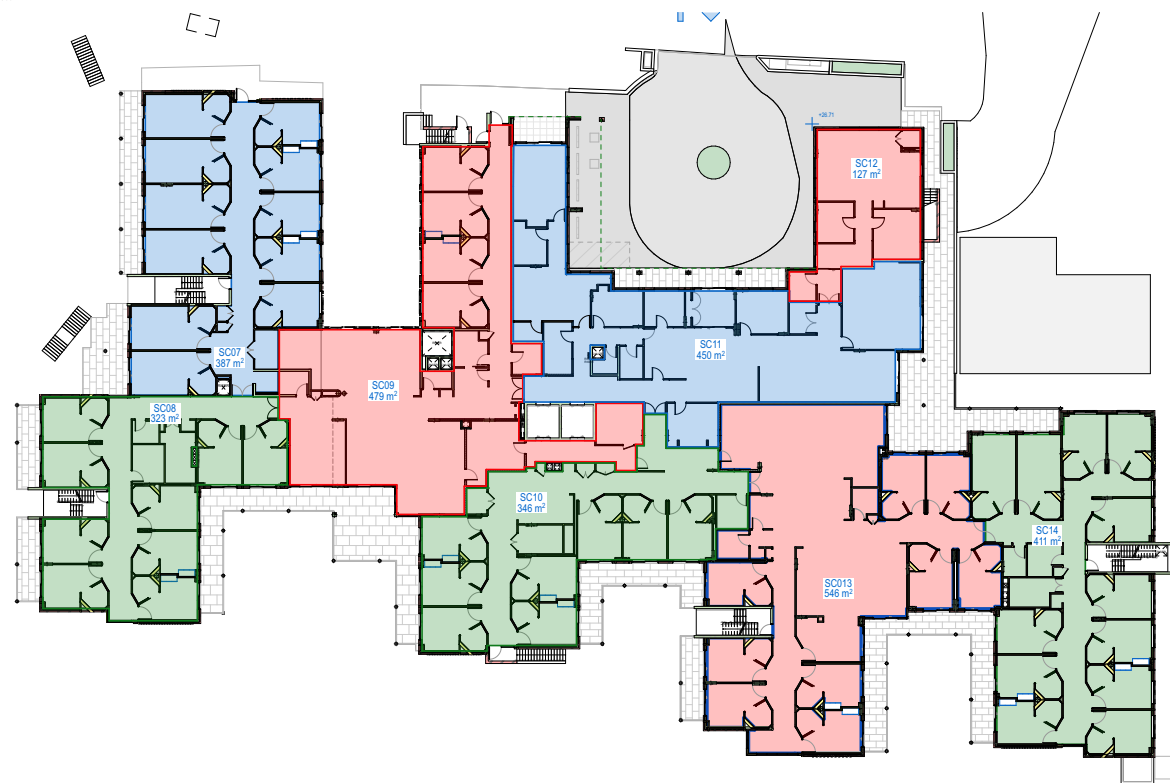
SMOKE COMPARTMENT DIAGRAMS



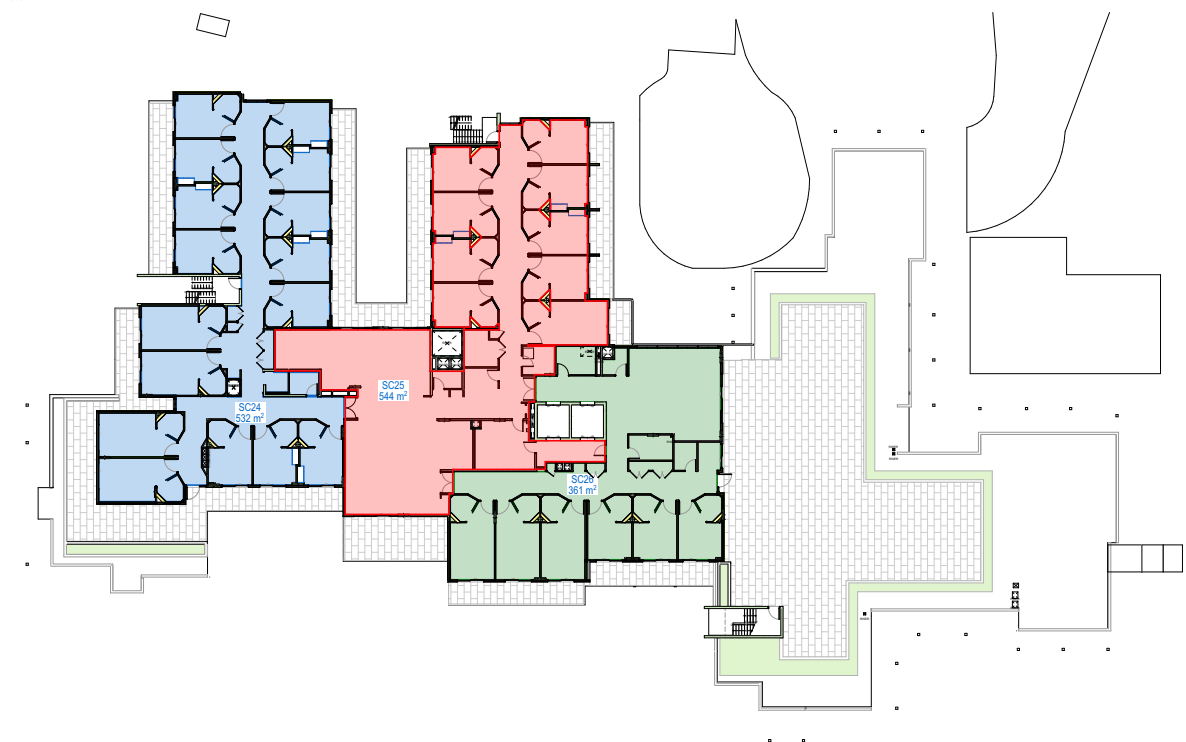
01 SMOKE COMP. LOWER GROUND FLOOR
A401 SCALE: 1:300



03 SMOKE COMP. LEVEL-1
A401 SCALE: 1:300



02 SMOKE COMP. GROUND FLOOR
A401 SCALE: 1:300



04 SMOKE COMP. LEVEL-2
A401 SCALE: 1:300

ARCHITECTURAL DRAWINGS

9.5M HEIGHT PLANE DIAGRAMS

LEGEND
HEIGHT PLANE
HEIGHT PLANE BREACH



3D - 9.5M HEIGHT PLANE 1

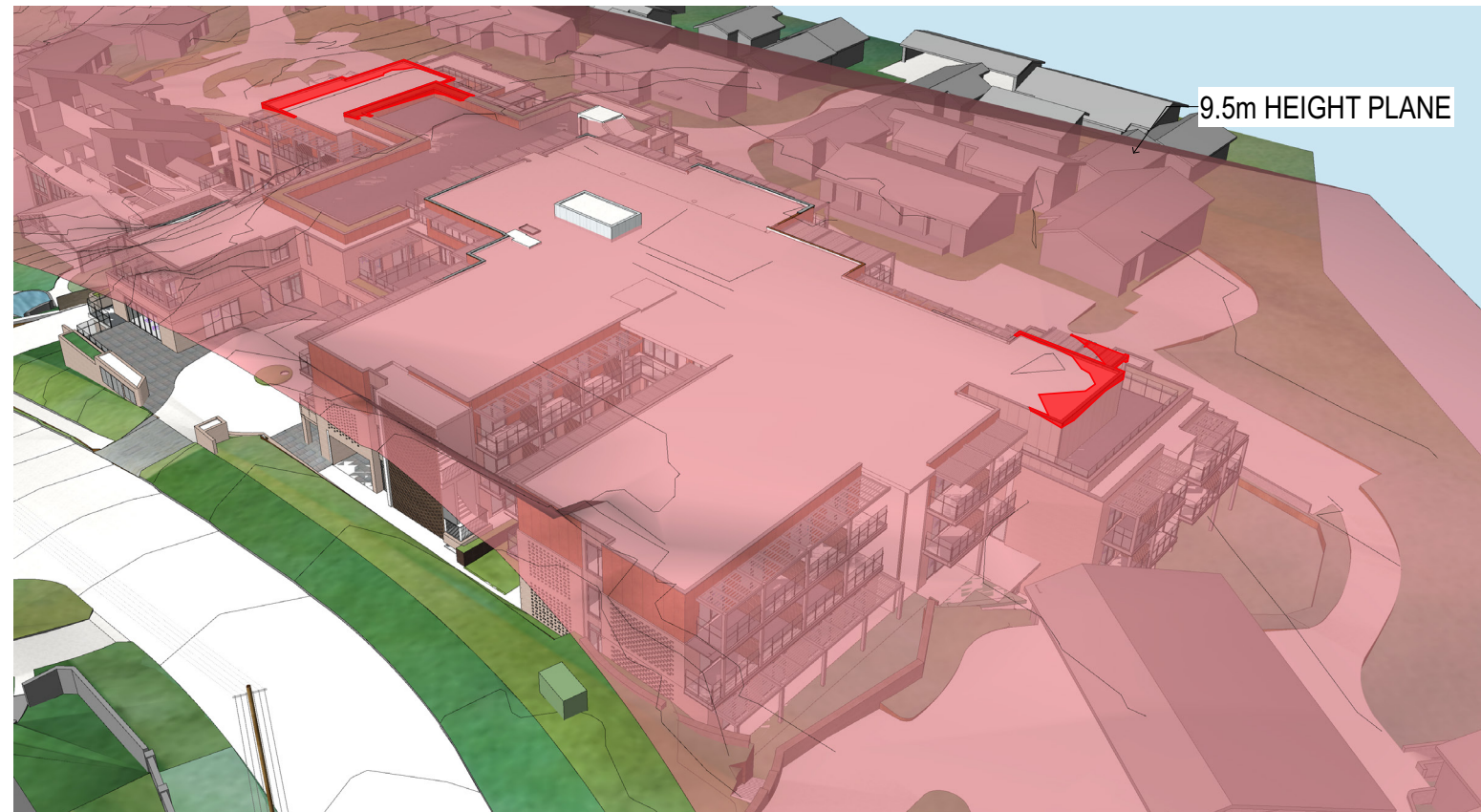


3D - 9.5M HEIGHT PLANE 2

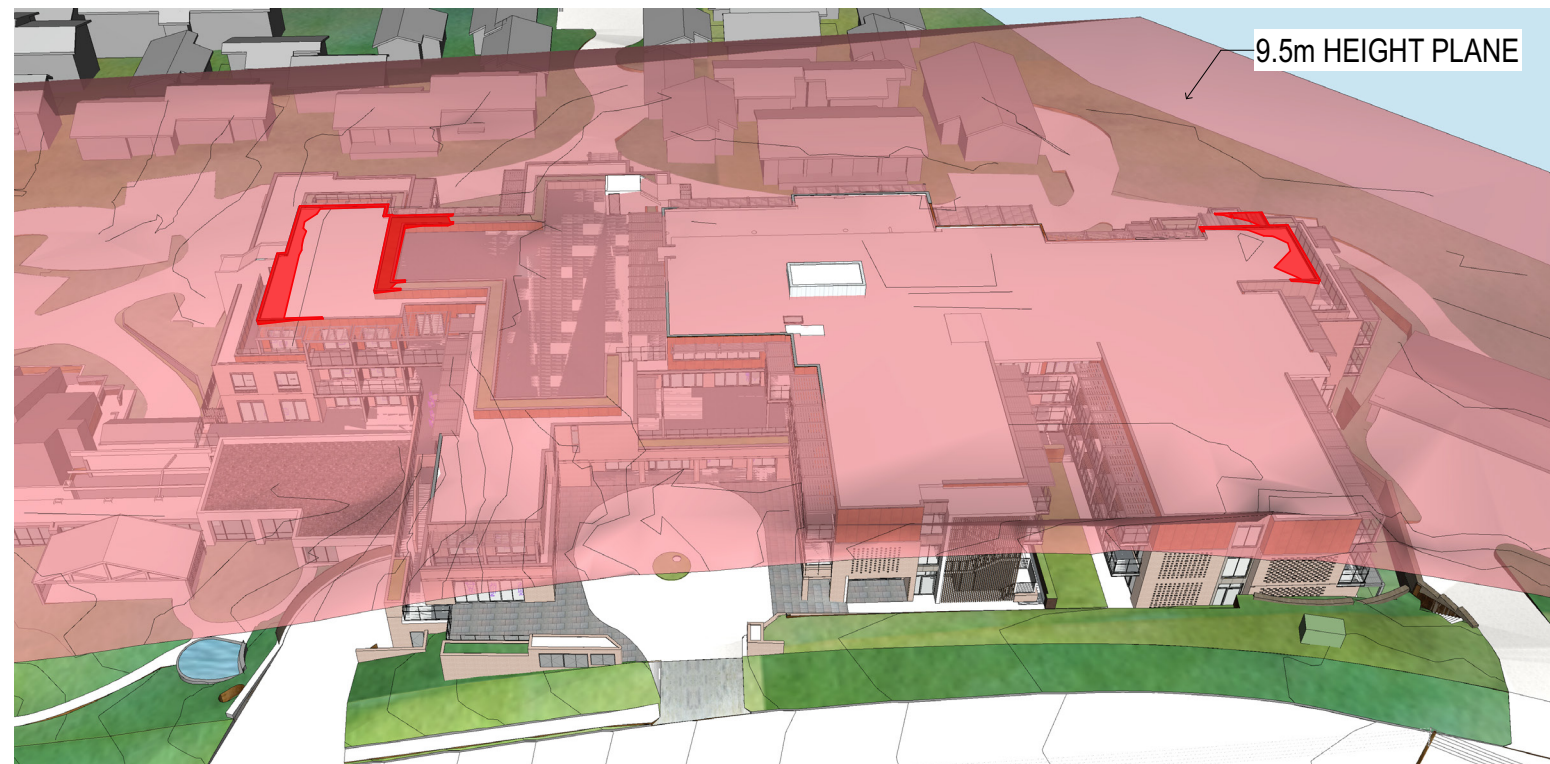
ARCHITECTURAL DRAWINGS

9.5M HEIGHT PLANE DIAGRAMS

LEGEND
HEIGHT PLANE
HEIGHT PLANE BREACH



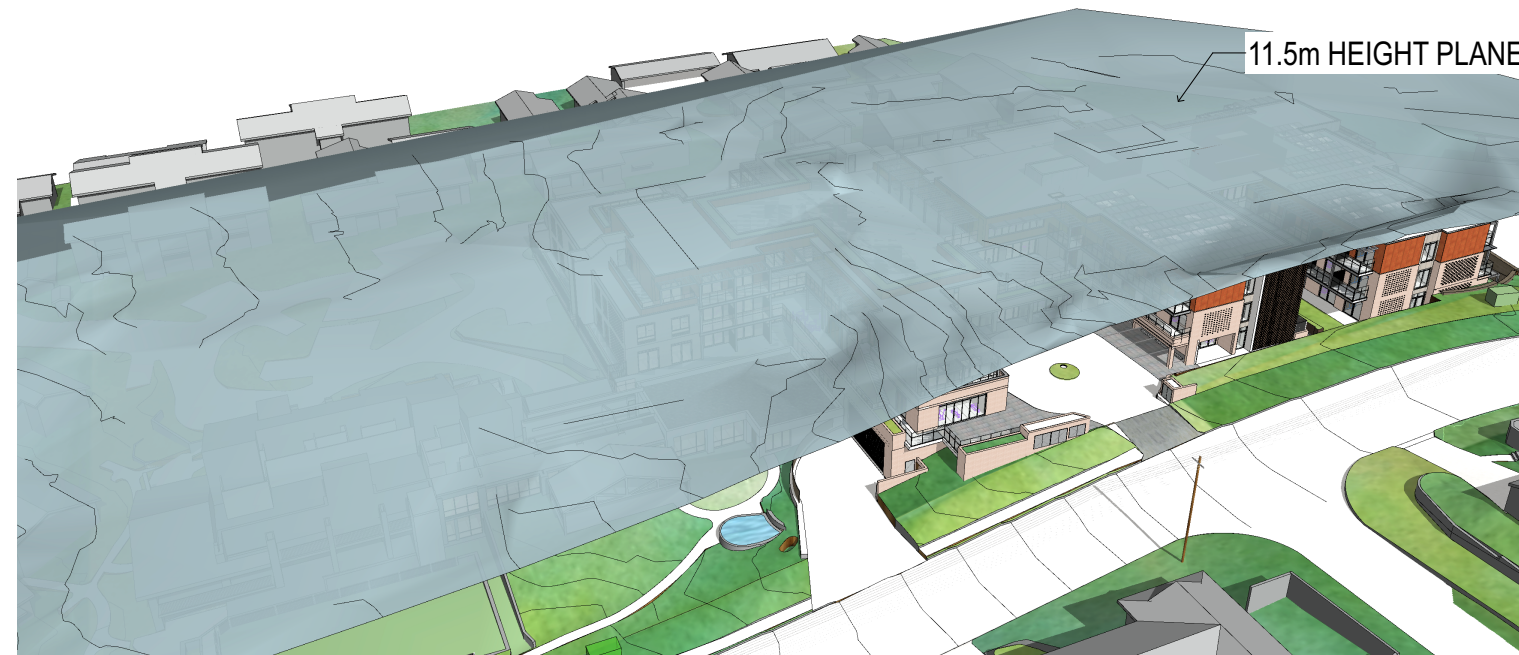
3D - 9.5M HEIGHT PLANE 3



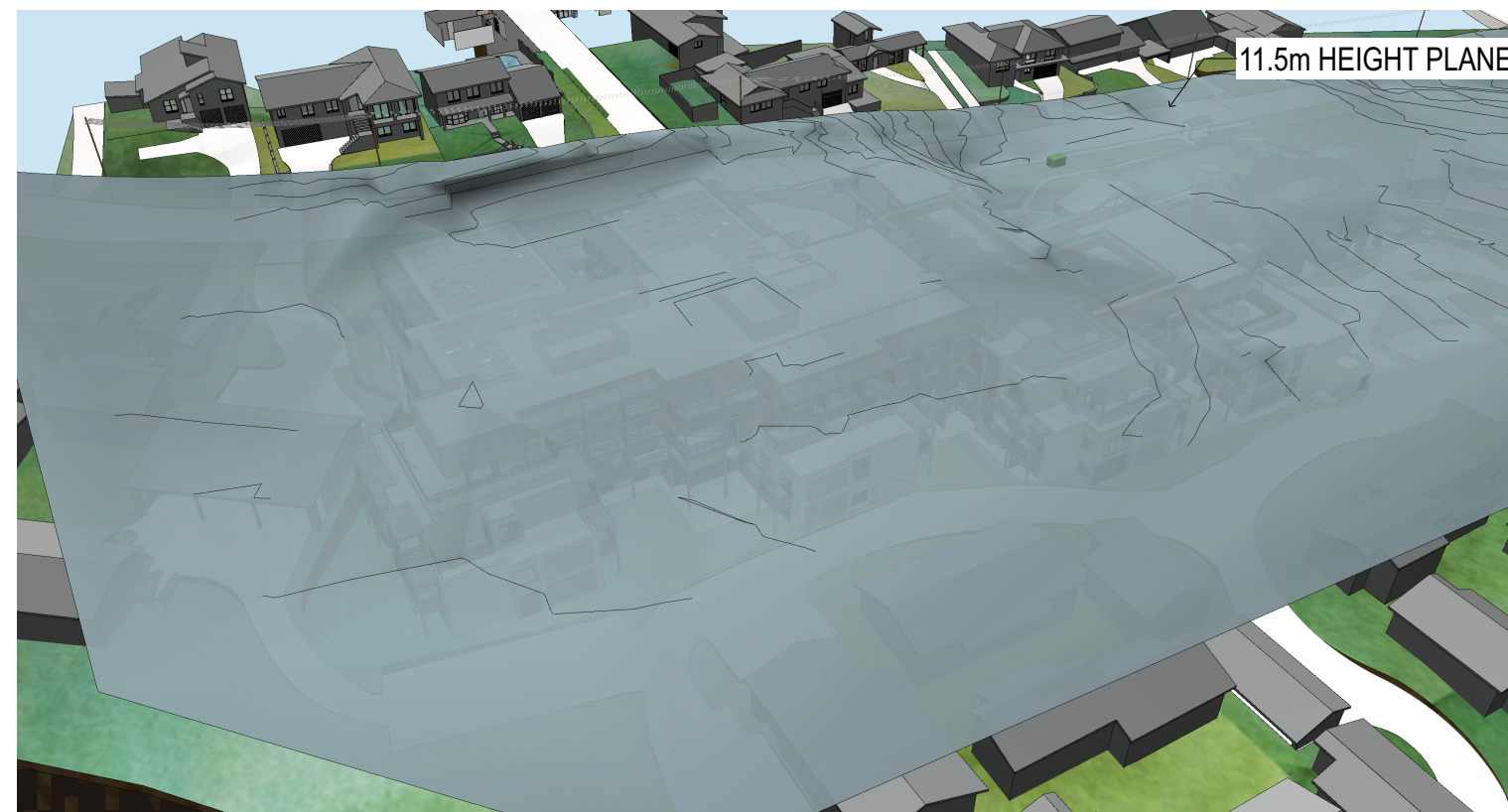
3D - 9.5M HEIGHT PLANE 4

ARCHITECTURAL DRAWINGS

11.5M HEIGHT PLANE DIAGRAMS



3D - 11.5 M HEIGHT PLANE 1

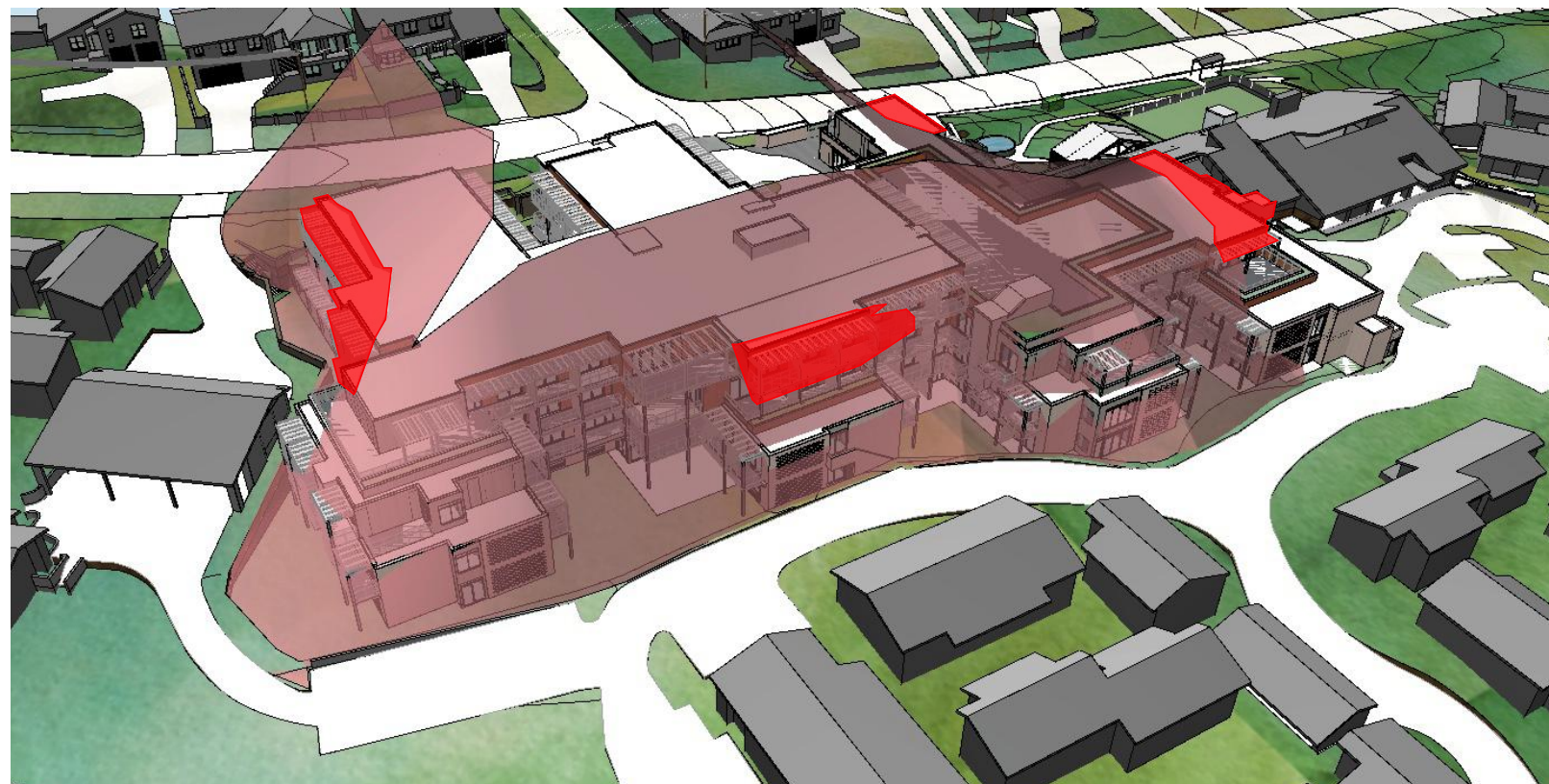
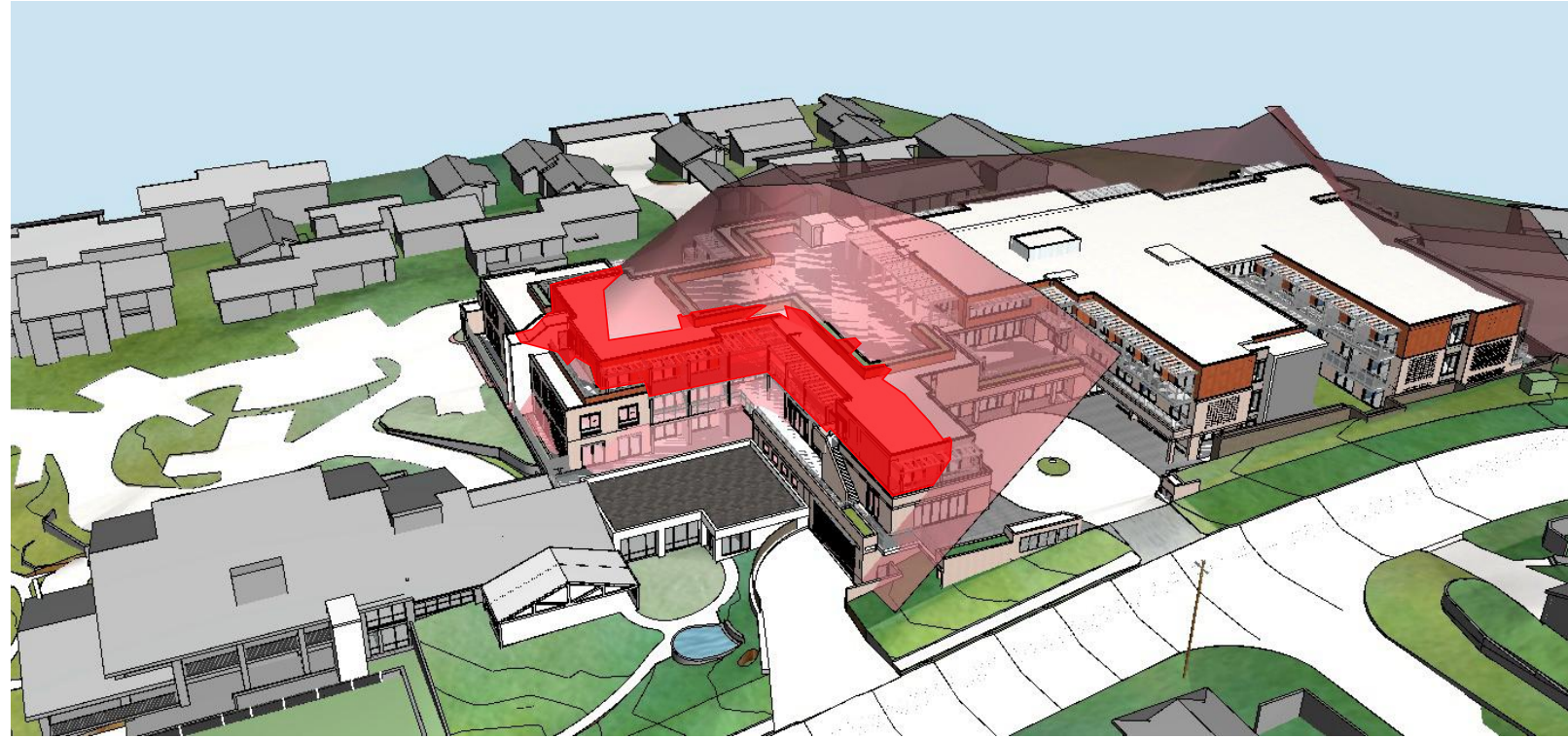


3D - 11.5 M HEIGHT PLANE 2

ARCHITECTURAL DRAWINGS

45 DEGREE SETBACK DIAGRAMS

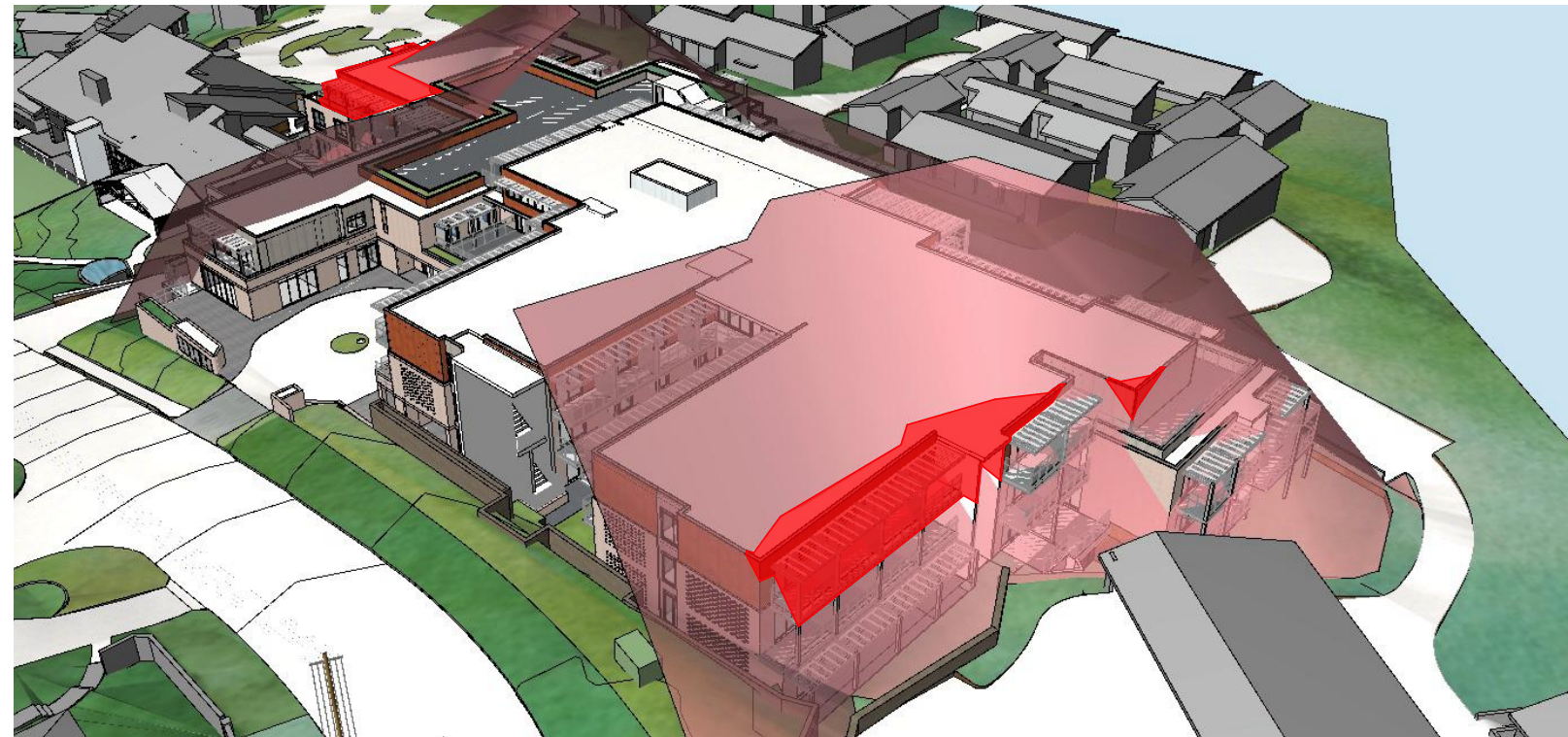
LEGEND
45 DEGREE SETBACK
SETBACK BREACH



ARCHITECTURAL DRAWINGS

45 DEGREE SETBACK DIAGRAMS

LEGEND
45 DEGREE SETBACK
SETBACK BREACH



01 SEPP-45 DEGREE ANGLE FROM BOUNDARY 3
A1005 NOT TO SCALE



02 SEPP-45 DEGREE ANGLE FROM BOUNDARY 4
A1005 NOT TO SCALE

ARCHITECTURAL DRAWINGS

EXISTING & PROPOSED ENVELOPE DIAGRAMS



1 3D-DEMOLITION ENVELOPE 1
A1107



4 3D-DEMOLITION ENVELOPE 2
A1107



2 3D-PROPOSED ENVELOPE 1
A1107



5 3D-PROPOSED ENVELOPE 2
A1107



3 3D-DEMOLITION & PROPOSED ENVELOPE 1
A1107

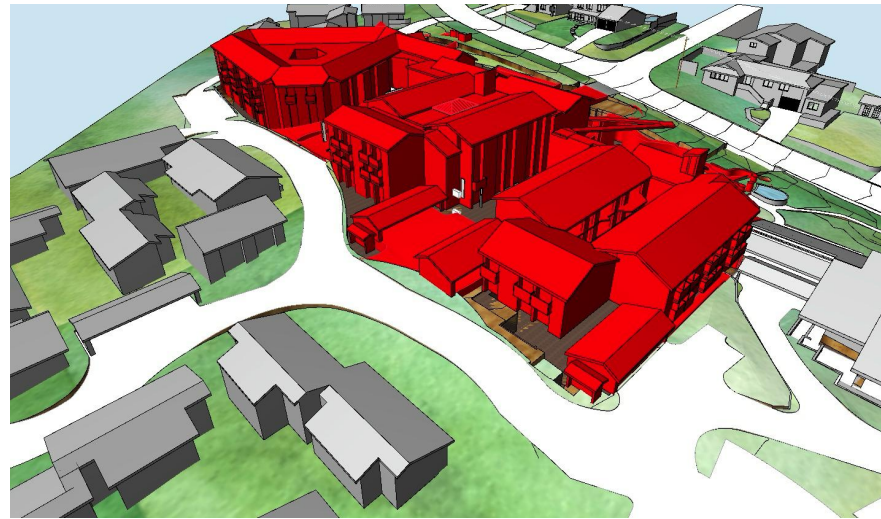


6 3D-DEMOLITION & PROPOSED ENVELOPE 2
A1107

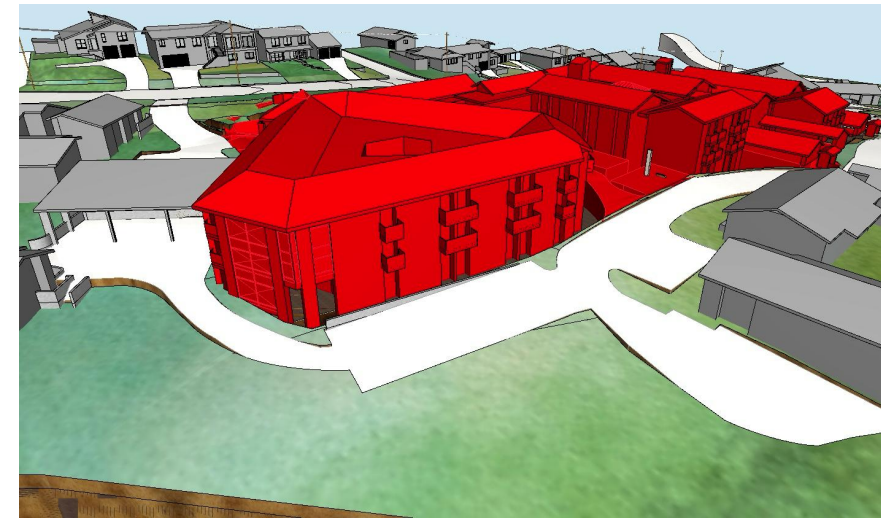
LEGEND
EXISTING RESIDENTIAL CARE TO BE DEMOLISHED

ARCHITECTURAL DRAWINGS

EXISTING & PROPOSED ENVELOPE DIAGRAMS



1 3D-DEMOLITION ENVELOPE 3
A1102



4 3D-DEMOLITION ENVELOPE 4
A1102



2 3D-PROPOSED ENVELOPE 3
A1102



5 3D-PROPOSED ENVELOPE 4
A1102



3 3D-DEMOLITION & PROPOSED ENVELOPE 3
A1102



6 3D-DEMOLITION & PROPOSED ENVELOPE 4
A1102

ARCHITECTURAL DRAWINGS

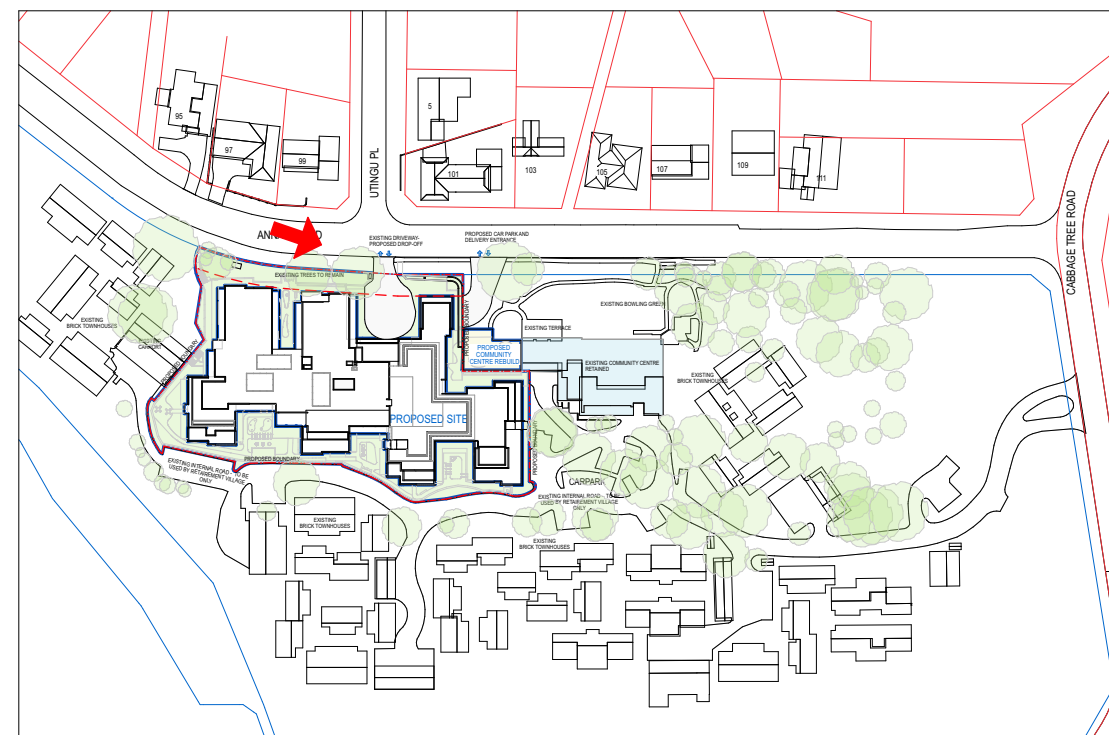
STREET PERSPECTIVE VIEWS



STREET VIEW 2- WITH TREES
NOT TO SCALE



STREET VIEW 2- WITH TREES EXISTING
NOT TO SCALE



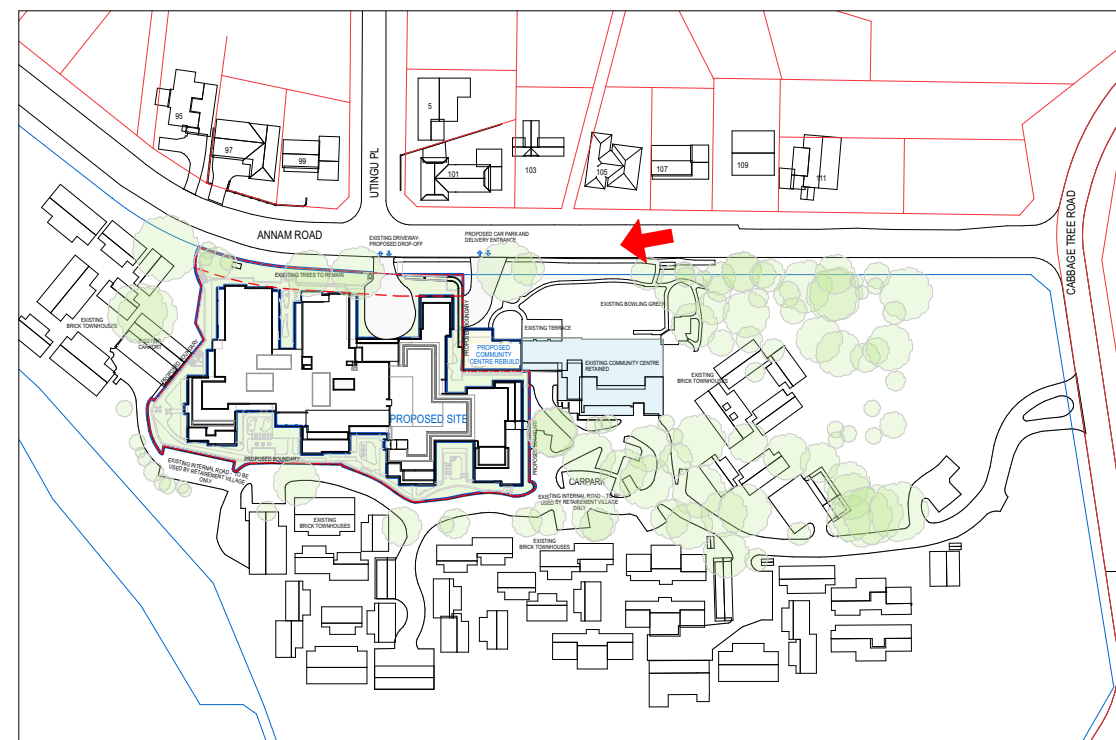
SITE PLAN
SCALE: 1:1000

ARCHITECTURAL DRAWINGS

STREET PERSPECTIVE VIEWS



STREET VIEW 3- WITH TREES
NOT TO SCALE



SITE PLAN
SCALE: 1:1000
0 20.0M 50.0M



STREET VIEW 3- WITH TREES EXISTING
NOT TO SCALE

ARCHITECTURAL DRAWINGS

STREET PERSPECTIVE VIEWS



INTERNAL STREET 3D- TREES 3
NOT TO SCALE



INTERNAL STREET 3D- TREES 3 EXISTING
NOT TO SCALE



SITE PLAN
SCALE: 1:1000
0 20.0M 50.0M

ARCHITECTURAL DRAWINGS

BIRD'S EYE VIEWS



BIRD'S EYE VIEW WITH TREES FROM ANNAM RD 1
NOT TO SCALE



BIRD'S EYE VIEW WITH TREES FROM ANNAM RD 2
NOT TO SCALE

CALDERFLOWER

architecture