

NO.	TITLE	REV
A000	TITLE PAGE	C
A001	EXISTING SITE PLAN IMAGE	C
A002	EXISTING SITE PLAN	C
A003	PROPOSED SITE WITH EXISTING BUILDINGS	C
A004	SITE ANALYSIS - TOPOGRAPHY AND SLOPE	C
A005	SITE ANALYSIS DIAGRAMS	C
A006	DEMOLITION PLAN	C
A007	DEMOLITION 3D VIEWS	C
A008	SITE PLAN	C
A100	FLOOR PLAN- BASEMENT	C
A101	FLOOR PLAN-LOWER GROUND FLOOR	C
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A103	FLOOR PLAN-LEVEL 1	C
A104	FLOOR PLAN-LEVEL2	C
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A200	NORTH ELEVATIONS	C
A201	EAST ELEVATIONS	C
A202	SOUTH ELEVATIONS	C
A203	WEST ELEVATIONS	C
A210	SECTIONS	C
A211	SECTIONS	C
A212	SECTIONS	C
A400	GROSS FLOOR AREAS	C
A401	SMOKE COMPARTMENTS	C
A700	SHADOW DIAGRAMS	C
A701	SHADOW DIAGRAMS	C
A800	MATERIALS	C
A900	PHOTOMONTAGE	C
A901	PHOTOMONTAGE	C
A1001	9.5M HEIGHT PLANE	C
A1002	9.5M HEIGHT PLANE	C
A1003	11.5M HEIGHT PLANE	C
A1004	SETBACK DRAWINGS- 45 DEGREE -BOUNDARY	C
A1005	SETBACK DRAWINGS- 45 DEGREE -BOUNDARY	C
A1101	EXISTING AND PROPOSED ENVELOPE	C
A1102	EXISTING AND PROPOSED ENVELOPE	C
NP00	NOTIFICATION PLAN	C
NP01	NOTIFICATION PLAN	C

OPAL BAYVIEW GARDENS

NEW RESIDENTIAL AGED CARE FACILITY

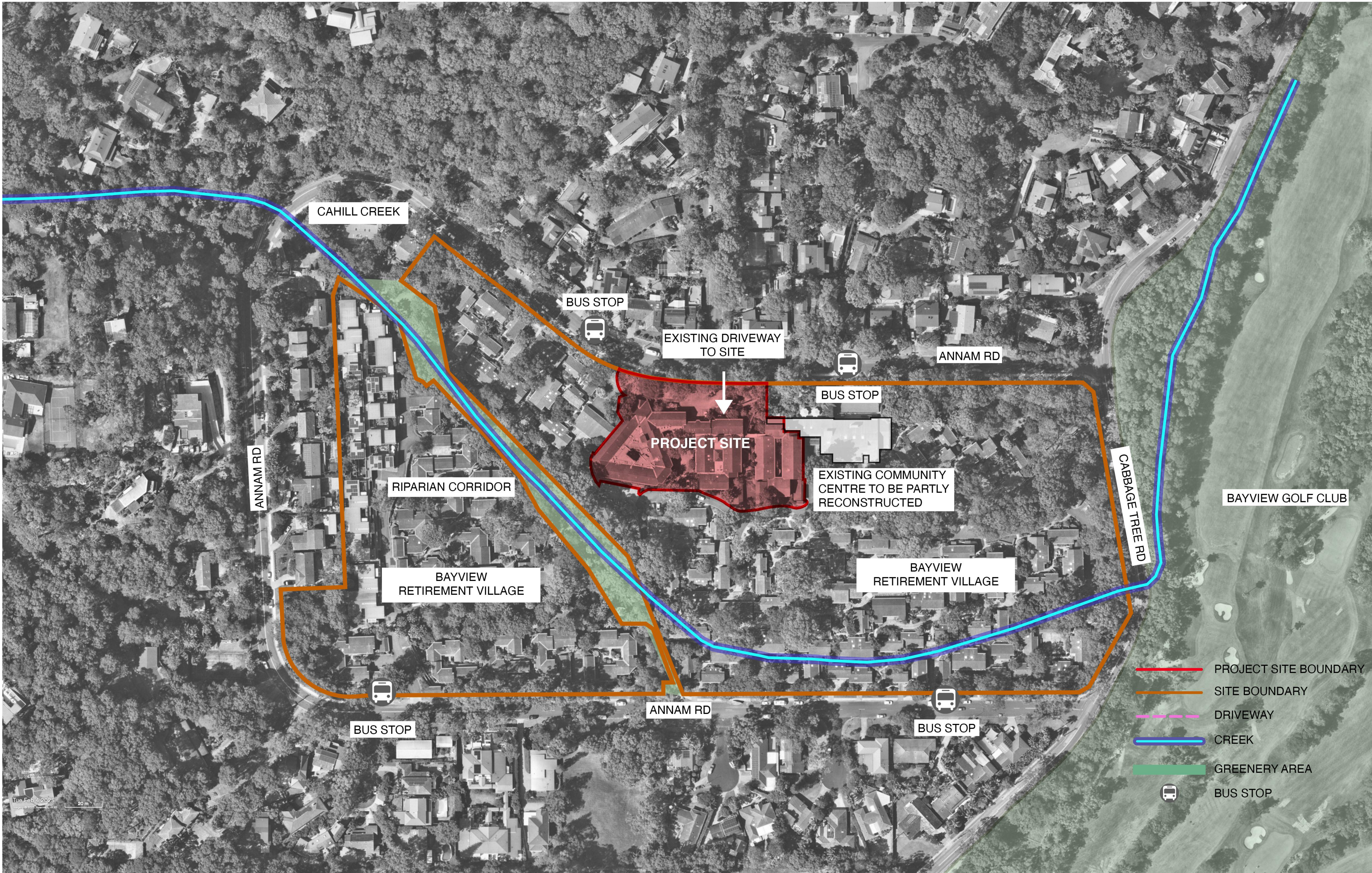
LOT 202 DP789400
ANNAM ROAD, BAYVIEW NSW 2104



HealthCare

CALDERFLOWER
architecture





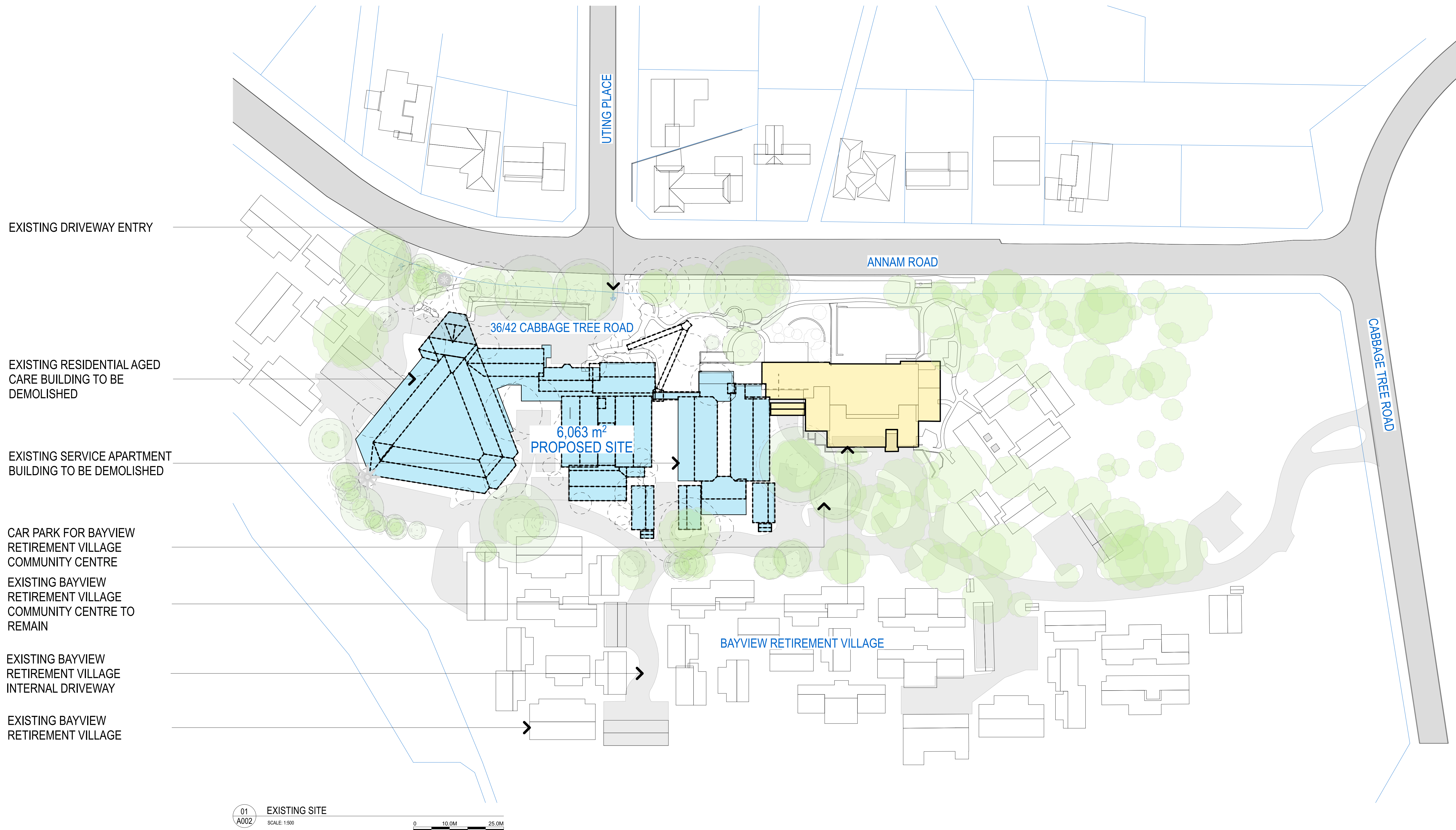
01
A001 MICRO SITE ANALYSIS

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			5/9/2025	SSQA DRAFT	A	CFA	PJ

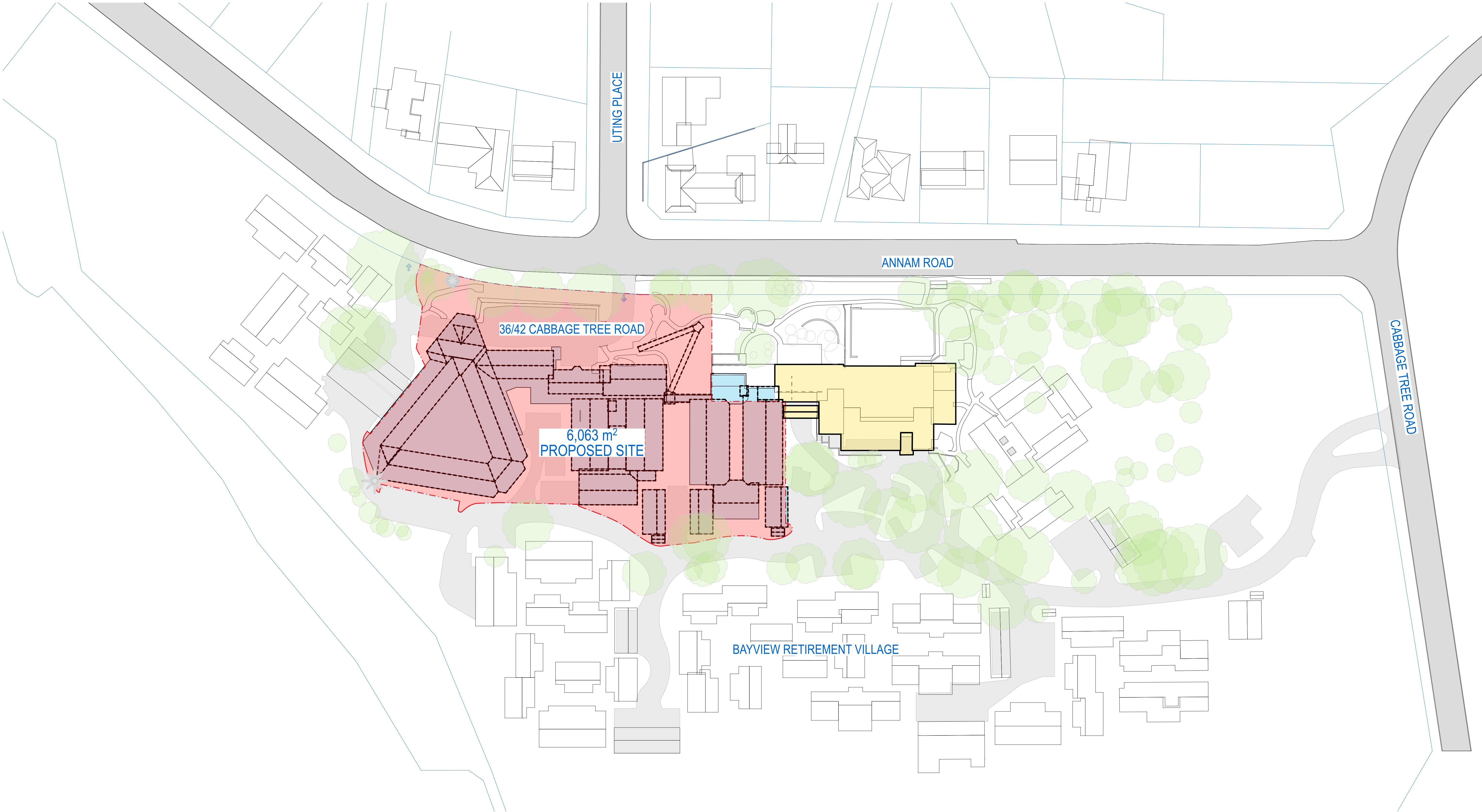
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PROJECT:
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DRAWING TITLE:
EXISTING SITE PLAN IMAGE

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DRAWING NO.
A001



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



01
A003
EXISTING SITE WITH AREA
SCALE: 1:500



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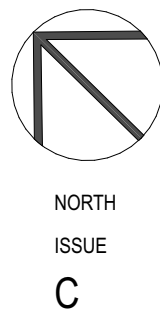


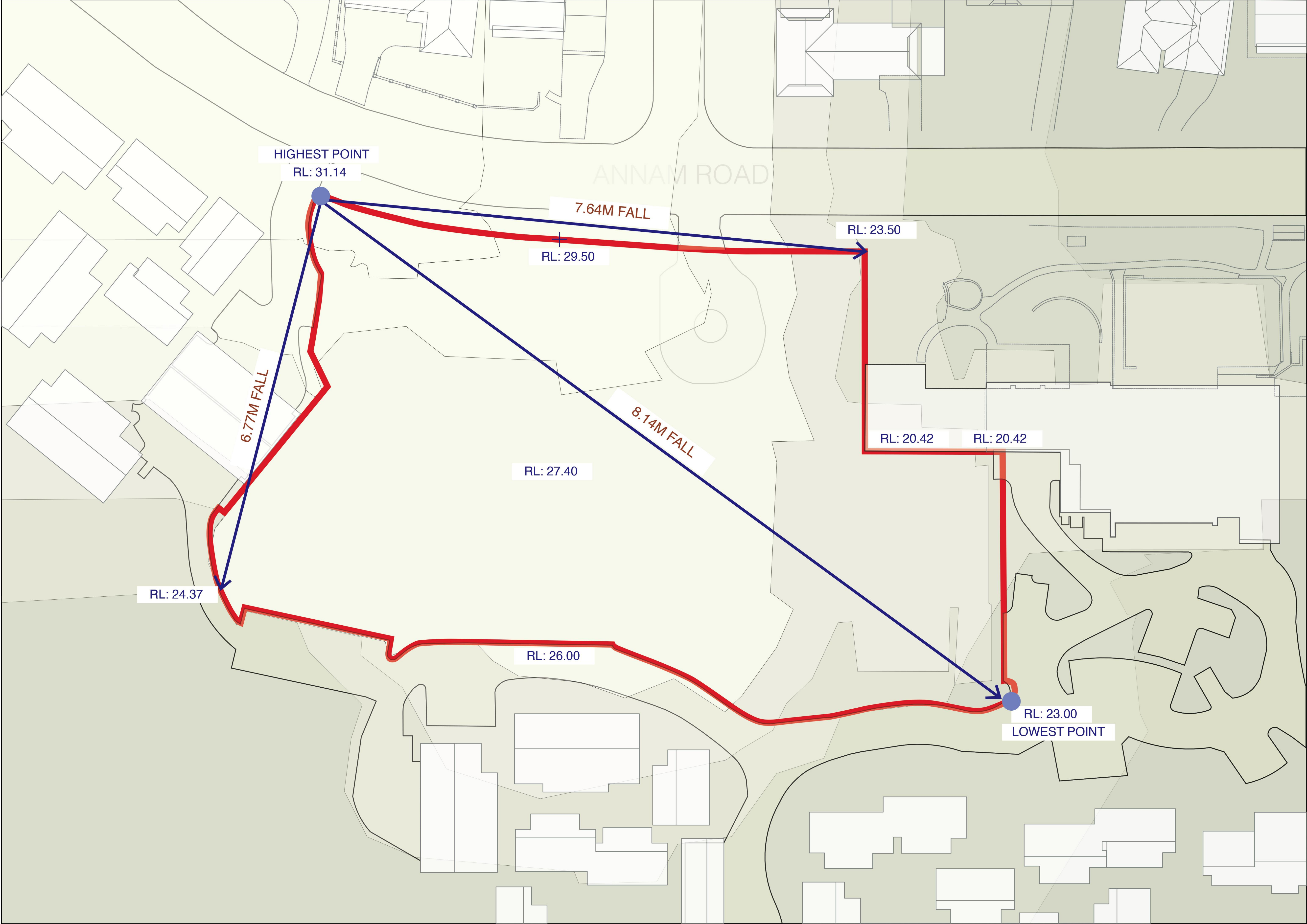
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			24/9/2025	SSQA ISSUE FOR QS	B	CFA	BW
			5/9/2025	SSQA DRAFT	A	CFA	PJ

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DRAWING TITLE:
PROPOSED SITE WITH EXISTING BUILDINGS

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PROJECT NO. 24110
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A003





01 A004 TOPOGRAPHY & SLOPE

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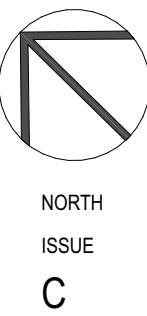
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				5/9/2025	SSQA DRAFT	A	CFA	PJ

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ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
SITE ANALYSIS - TOPOGRAPHY AND SLOPE

SCALE:
PROJECT NO. 24110
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DRAWING NO.
A004



PREVAILING NORTH-EASTERLY
HOT SUMMER WINDS



01
A005 SOLAR PATH DIAGRAM

PREVAILING SOUTH-WESTERLY
COLD WINTER WINDS



02
A005 RIPARIAN CORRIDOR DIAGRAM



03
A005 SUBJECT SITE DIAGRAM

BUILDINGS TO BE
DEMOLISHED SHOWN IN RED

EXISTING RESIDENTIAL
AGED CARE DRIVEWAY
ENTRY OFF ANNAM ROAD

EXISTING DRIVEWAY USED
BY EXISTING AGED CARE
AND RETIREMENT VILLAGE
RESIDENTS

BAYVIEW RETIREMENT
VILLAGE RESIDENT
CARPORT

MAIN RETIREMENT
VILLAGE ENTRY

BAYVIEW RETIREMENT
VILLAGE COMMUNITY
CENTRE TO BE
RETAINED

BAYVIEW RETIREMENT
VILLAGE COMMUNITY
CENTRE CARPARK

BAYVIEW RETIREMENT
VILLAGE

EXISTING BAYVIEW
RETIREMENT VILLAGE
INTERNAL ROADWAY

RIPARIAN CORRIDOR

04
A005 DEMOLITION DIAGRAM

SCALE: 1:1.0

ARCHITECT:

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architecture

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		5/9/2025	SSDA DRAFT	A	CFA	PJ

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OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:

SITE ANALYSIS DIAGRAMS

SCALE:

PROJECT NO.

24110

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A005

REFER DRAWING TITLES

24110

DATE PRINTED:

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ORIGINAL PAPER SIZE: A1

DRAWING NO.

A005

ISSUE

C

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

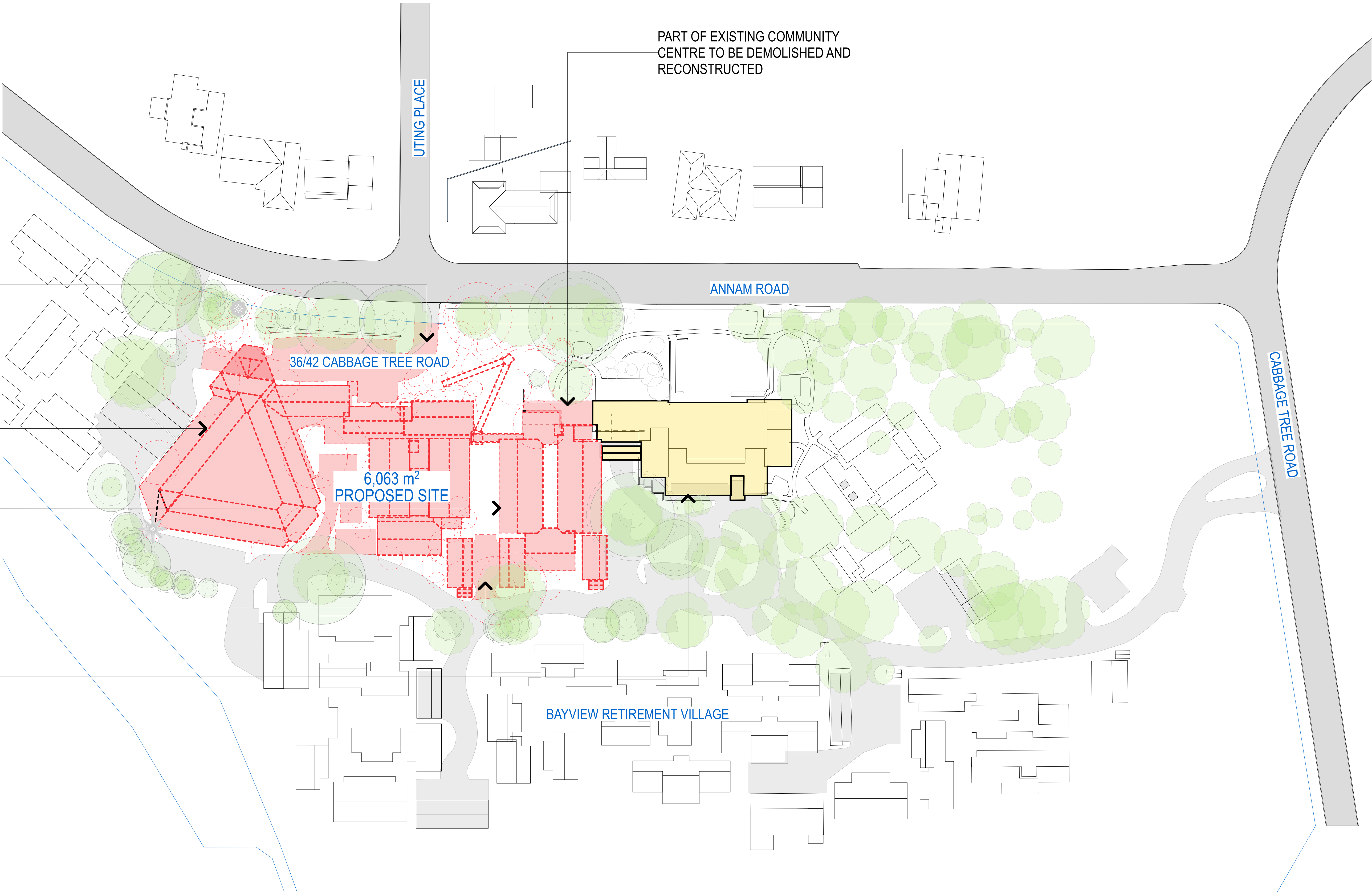
EXISTING INTERNAL DRIVEWAY TO BE DEMOLISHED

EXISTING RESIDENTIAL AGED CARE BUILDING TO BE DEMOLISHED

EXISTING SERVICE APARTMENT BUILDING TO BE DEMOLISHED

EXISTING INTERNAL CARPORTS TO BE DEMOLISHED

EXISTING BAYVIEW RETIREMENT VILLAGE COMMUNITY CENTRE TO REMAIN & RECONSTRUCT



01
A006
DEMOLITION PLAN
SCALE: 1:500
0 10.0M 25.0M

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			20/10/2025	ISSUE FOR SSQA	C	CFA	LC
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			5/9/2025	SSQA DRAFT	A	CFA	PJ

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DRAWING TITLE:
DEMOLITION PLAN

SCALE:
PROJECT NO. 24110
DATE PRINTED:
DATE: 21/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.
A006

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

ARCHITECT:
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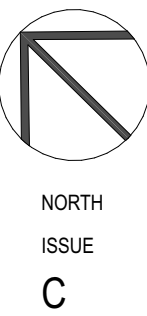
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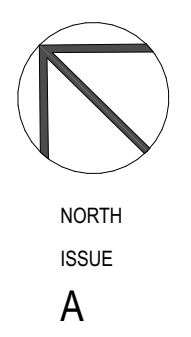
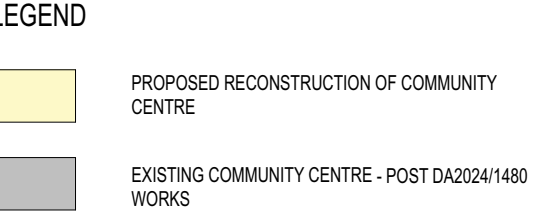
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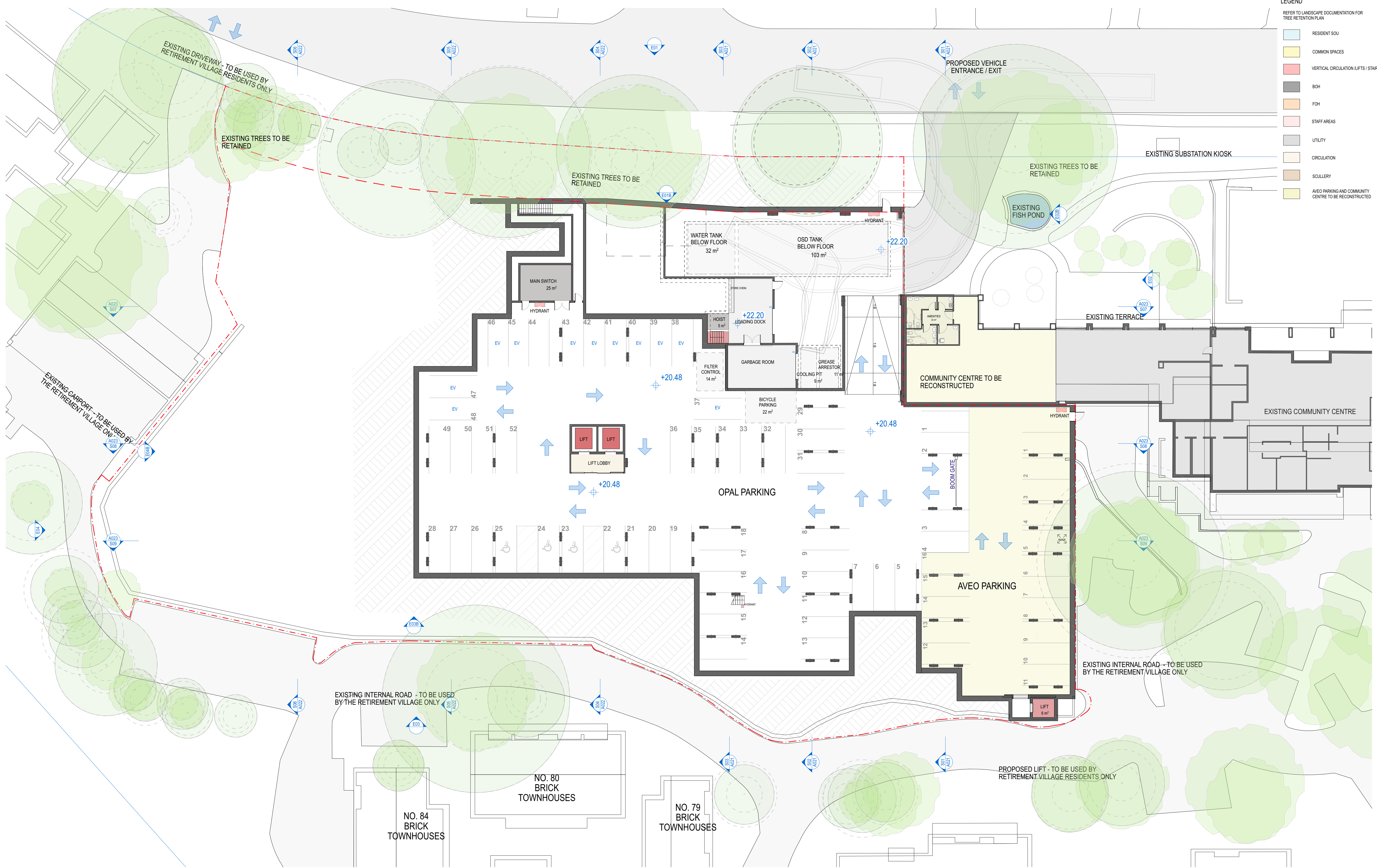
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ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
SITE PLAN

SCALE:
PROJECT NO. 24110
DATE PRINTED:
DATE: 21/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.
A008







01 BASEMENT
A100
SCALE: 1:200
0 5.0M 10.0M

ARCHITECT:
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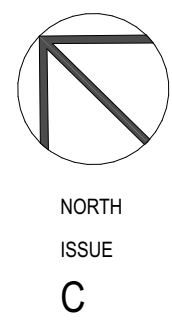


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		24/9/2025	SSOA ISSUE FOR QS	B	CFA	BW
		5/9/2025	SSOA DRAFT	A	CFA	PJ

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ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
FLOOR PLAN- BASEMENT

SCALE:
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DRAWING NO.
A100





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

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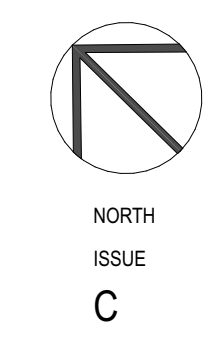


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FLOOR PLAN-LOWER GROUND FLOOR

SCALE:
PROJECT NO. 24110
DATE PRINTED:
DATE: 27/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.
A101





01 A102 GROUND FLOOR
SCALE: 1:200
0 5.0M 10.0M

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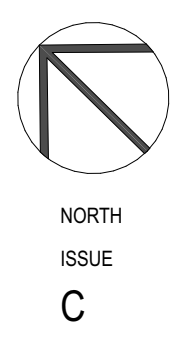


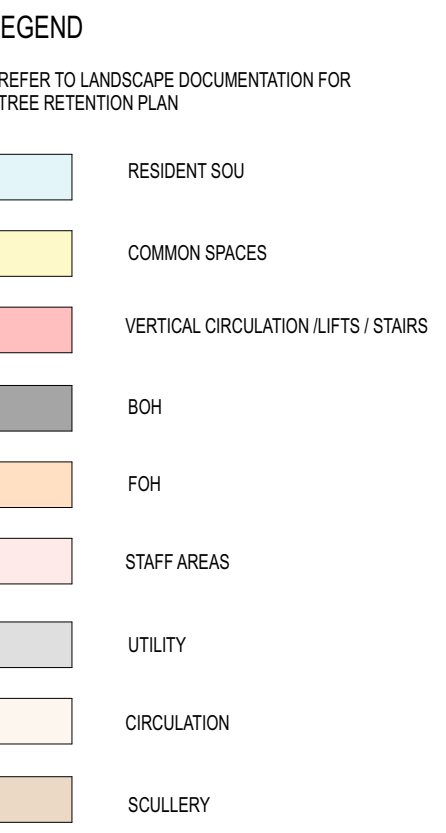
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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
FLOOR PLAN-GROUND FLOOR

SCALE: REFER DRAWING TITLES
PROJECT NO: 24110
DATE PRINTED: 27/10/2025
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DRAWING NO: A102





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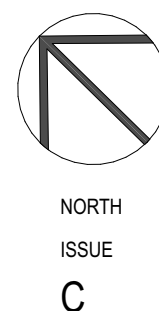
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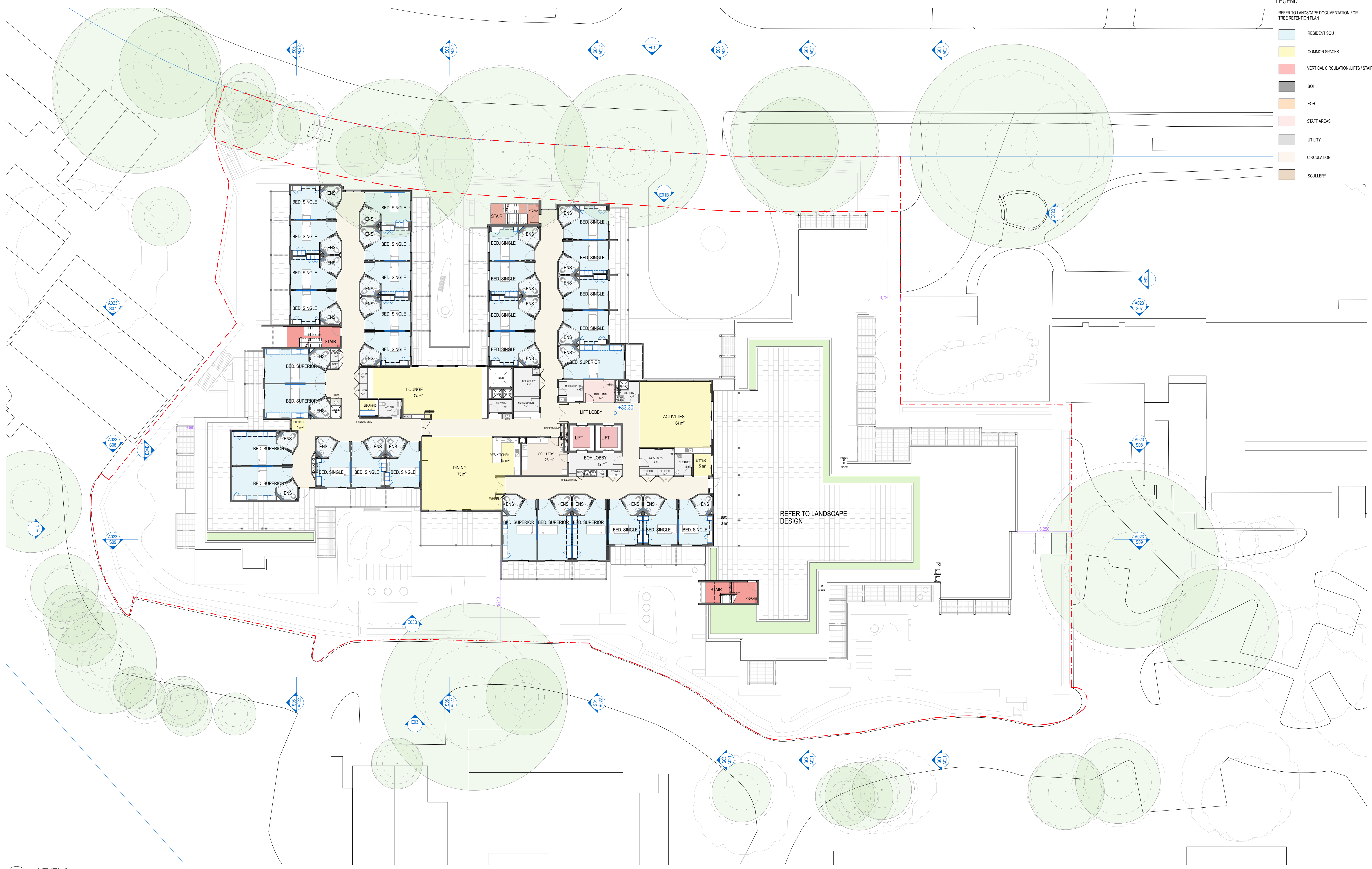
PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
FLOOR PLAN-LEVEL 1

SCALE: REFER DRAWING TITLES
PROJECT NO. 24110

DATE PRINTED:
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ORIGINAL PAPER SIZE: A1
DRAWING NO.
A103





- 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 LEVEL 2
A104 SCALE: 1:200

0 5.0M 10.0M

ARCHITECT:
CALDERFLOWER
architecture

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	3	24/9/2025	SSOA DRAFT	A	CFA	PJ

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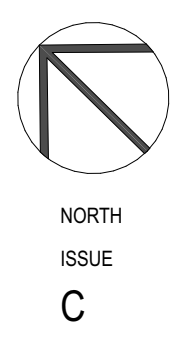
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OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

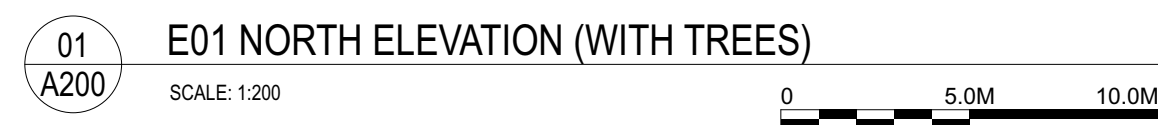
DRAWING TITLE:
FLOOR PLAN-LEVEL2

SCALE: REFER DRAWING TITLES

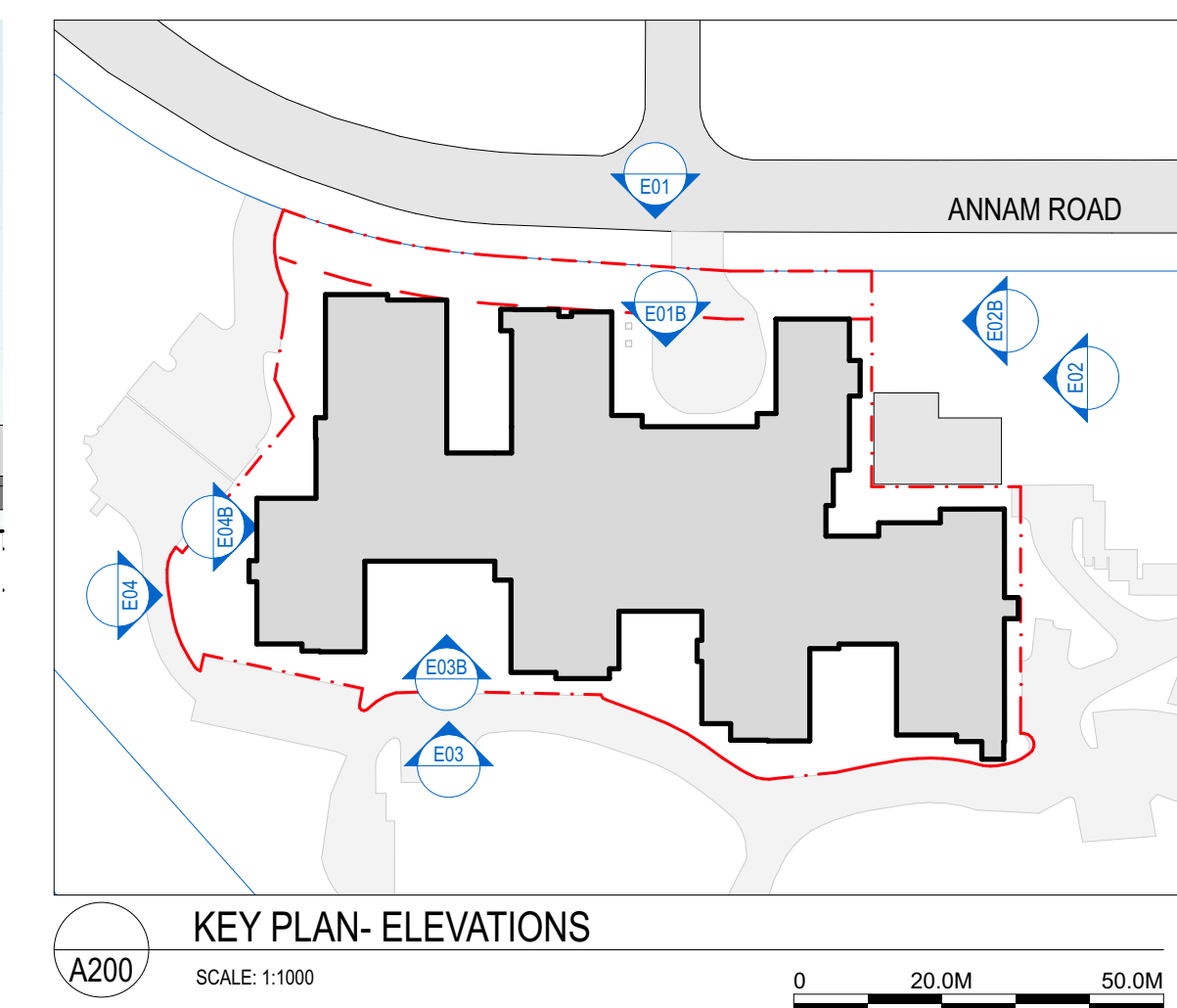
PROJECT NO: 24110

DATE PRINTED: 27/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO. A104





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

[illegible]

GENERAL NOTES:

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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
NORTH ELEVATIONS

SCALE: REFER DRAWING TITLES

PROJECT NO. 24110

DATE PRINTED:
DATE: 29/10/2025

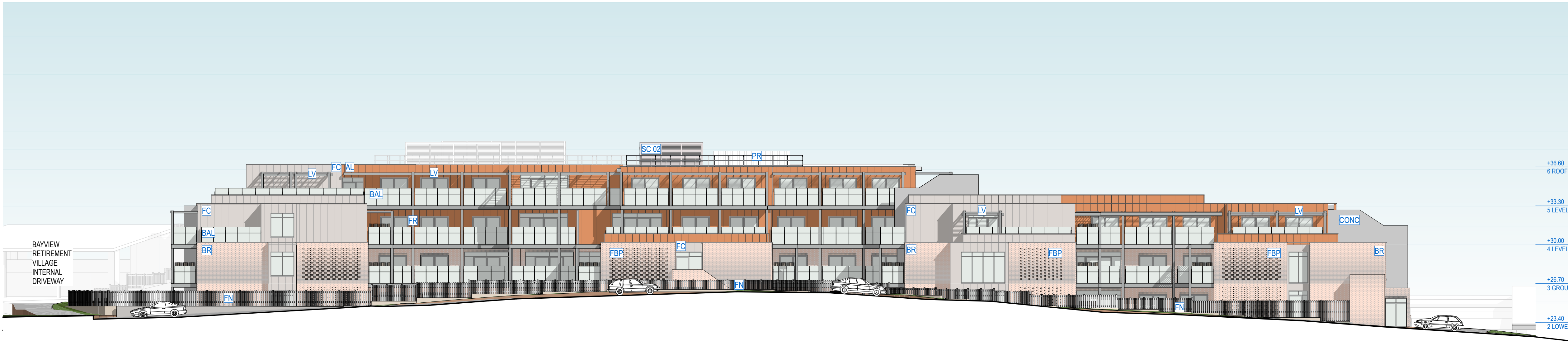
ORIGINAL PAPER SIZE: A1

DRAWING NO. ISSUE

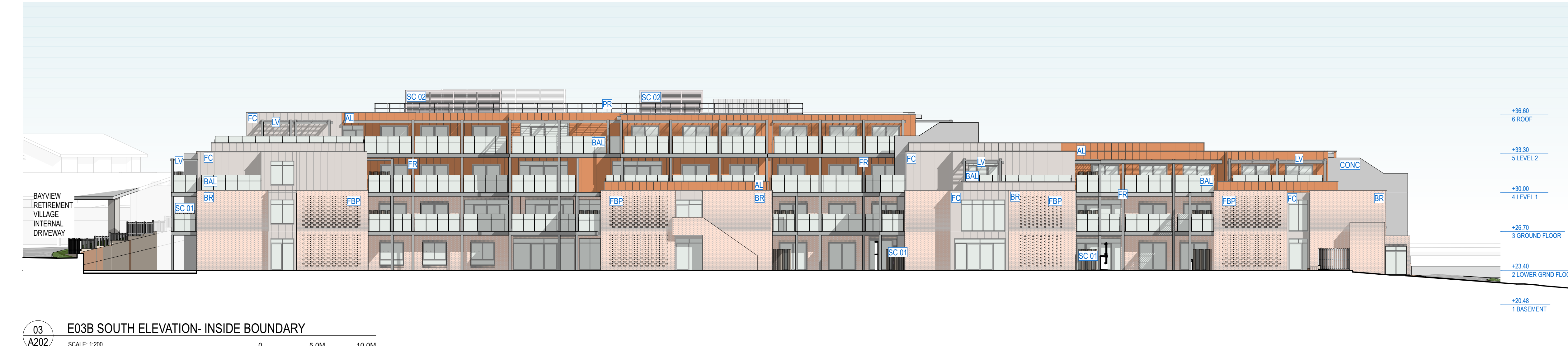
A200 C



01
A202
E03 SOUTH ELEVATION (WITH TREES)
SCALE: 1:200



02
A202
E03 SOUTH ELEVATION
SCALE: 1:200



03
A202
E03B SOUTH ELEVATION- INSIDE BOUNDARY
SCALE: 1:200

ARCHITECT:

CALDERFLOWER
architecture

CALDERFLOWER ARCHITECTS PTY LTD - ABN 66 001 900 278 - NOMINATED ARCHITECT, L CALDER 6965
LEVEL 1 44-46 CHIPPEN STREET CHIPPENDALE NSW 2008 - T (02) 9688 9622 - www.calderflower.com.au

CLIENT:

OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000



DRAWING REVISIONS	REV	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
		20/10/2025	ISSUE FOR SSDA	C	CFA	LC
		24/9/2025	SSDA ISSUE FOR QS	B	CFA	BW
		5/9/2025	SSDA DRAFT	A	CFA	PJ

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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
SOUTH ELEVATIONS

SCALE: REFER DRAWING TITLES

PROJECT NO. 24110

DATE PRINTED:

DATE: 21/10/2025

ORIGINAL PAPER SIZE: A1

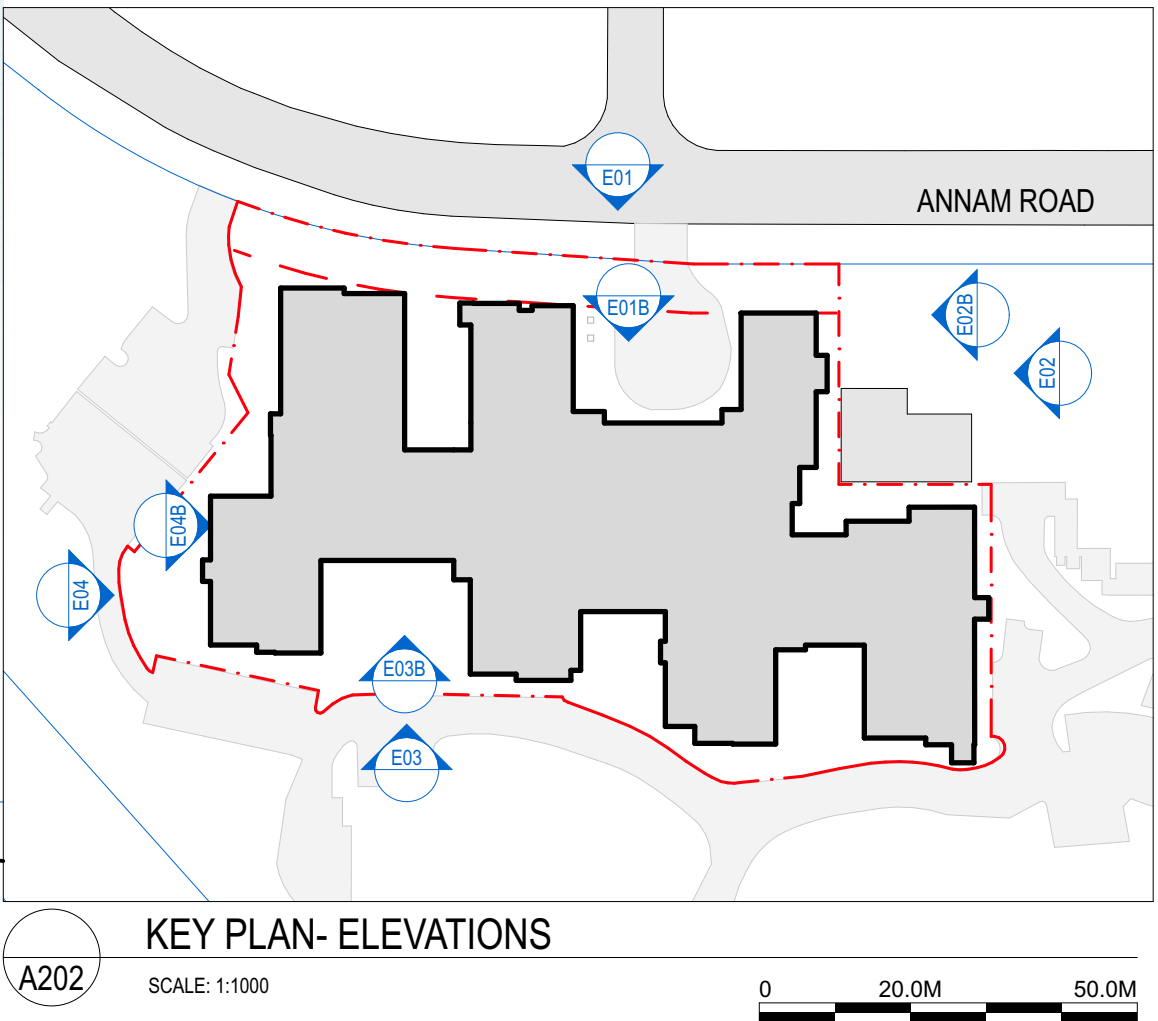
DRAWING NO.

A202

ISSUE

C

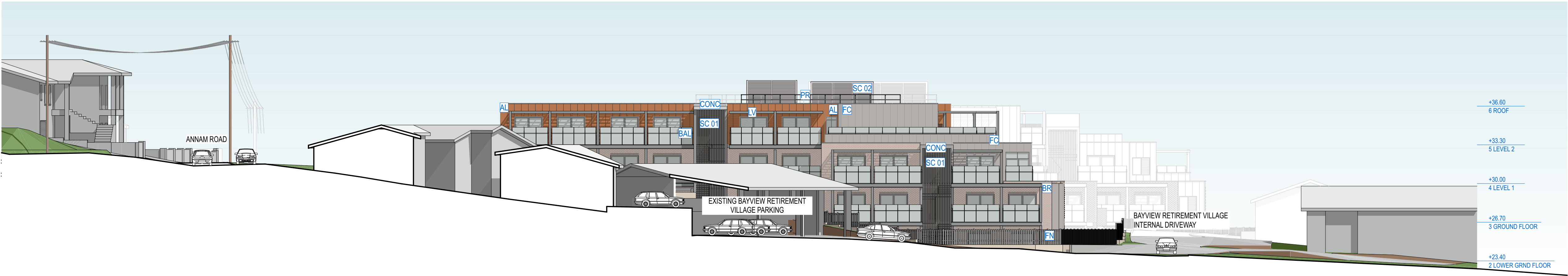
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KEY	DESCRIPTION
AL	ALUMINIUM CLADDING
BAL	BALUSTRADE
BR	BRICK
CONC	CONCRETE
FBP	FEATURE BRICK PATTERN
FC	FIBRE CEMENT CLADDING
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LV	LOUVRE AWNING
PR	PIPE RAIL BALUSTRADE
RD	ROLLER DOOR
SC 01	VERTICAL TIMBER-LOOK ALUMINIUM SCREEN
SC 02	ACOUSTIC PLANT SCREEN



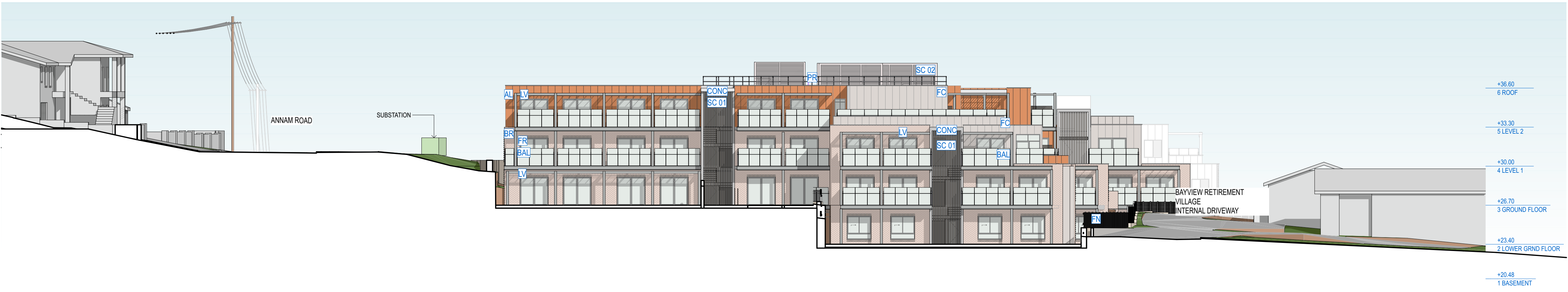
02
A202
KEY PLAN- ELEVATIONS
SCALE: 1:1000



01
A203
E04 WEST ELEVATION (WITH TREES)
SCALE: 1:200
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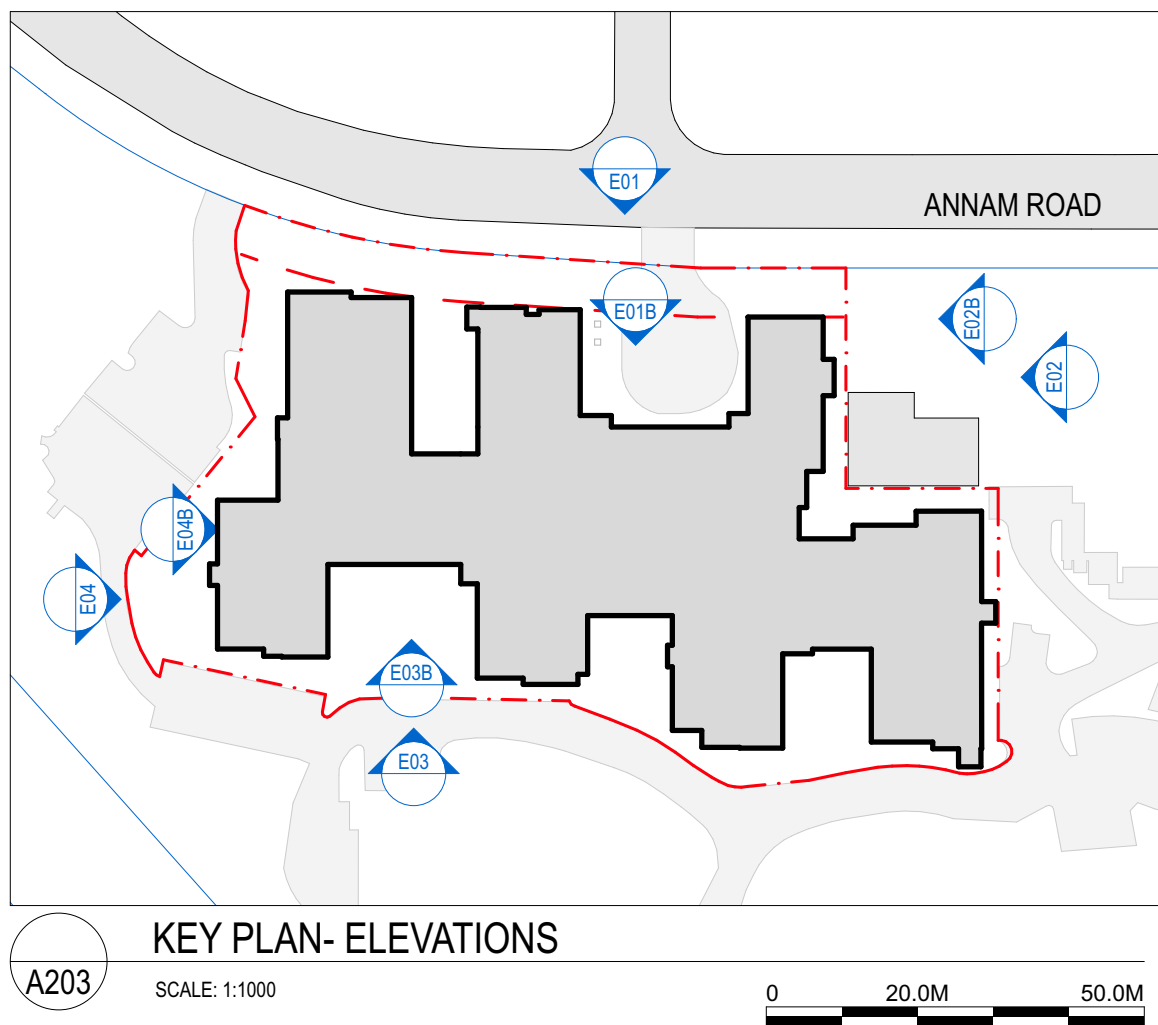


02
A203
E04 WEST ELEVATION
SCALE: 1:200
0 5.0M 10.0M



03
A203
E04B WEST ELEVATION- INSIDE BOUNDARY
SCALE: 1:200
0 5.0M 10.0M

EXTERNAL FINISHES LEGEND	
KEY	DESCRIPTION
AL	ALUMINIUM CLADDING
BAL	BALUSTRADE
BR	BRICK
CONC	CONCRETE
FBP	FEATURE BRICK PATTERN
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LV	LOUVRE AWNING
PR	PIPE RAIL BALUSTRADE
RD	ROLLER DOOR
SC 01	VERTICAL TIMBER-LOOK ALUMINIUM SCREEN
SC 02	ACOUSTIC PLANT SCREEN



ARCHITECT:
CALDERFLOWER
architecture
CALDERFLOWER ARCHITECTS PTY LTD - ABN 66 001 900 278 - NOMINATED ARCHITECT, L CALDER 6965
LEVEL 1 44-46 CHIPPEN STREET CHIPPENDALE NSW 2008 - T 02 9688 9622 - www.calderflower.com.au

CLIENT:
OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

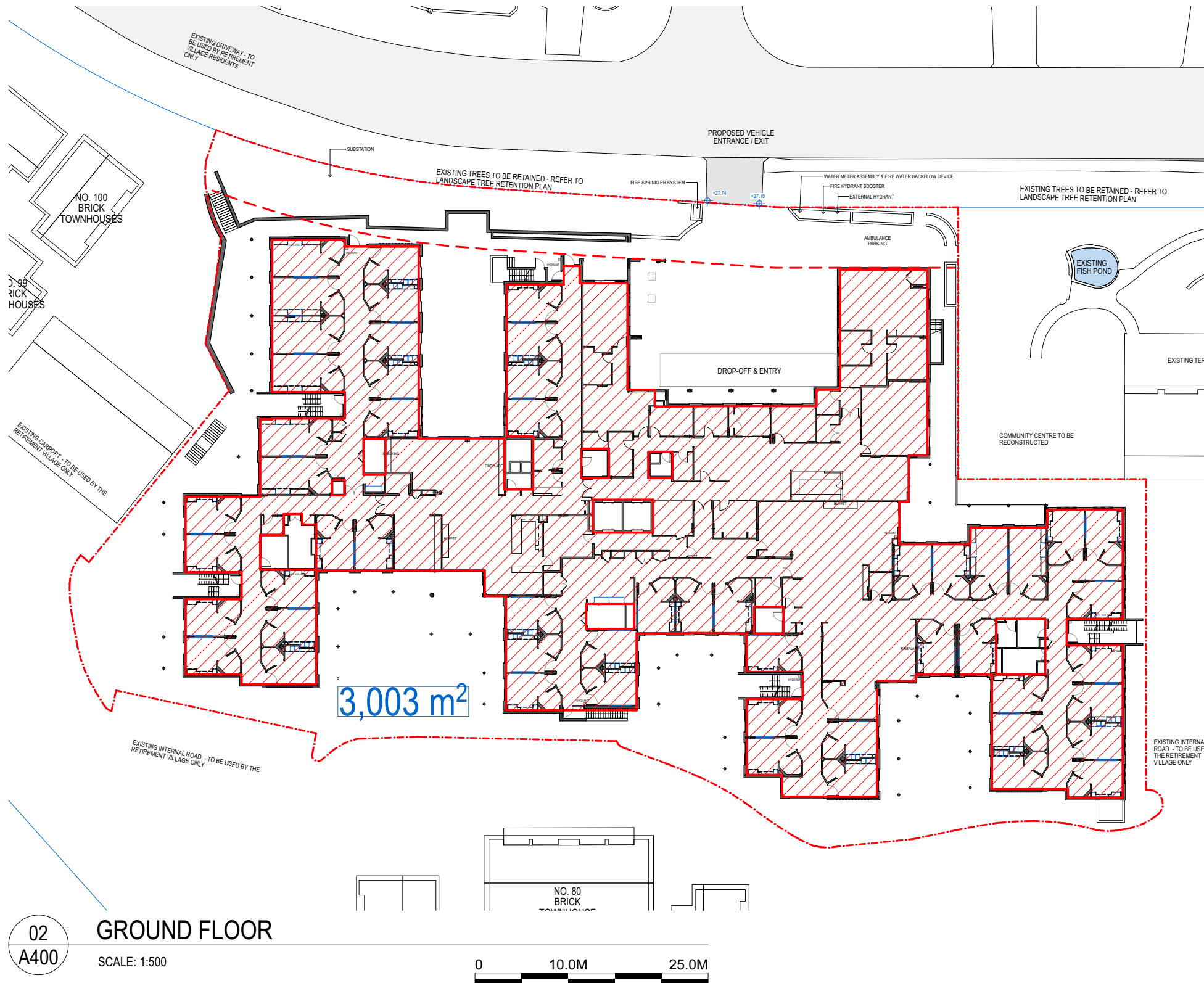
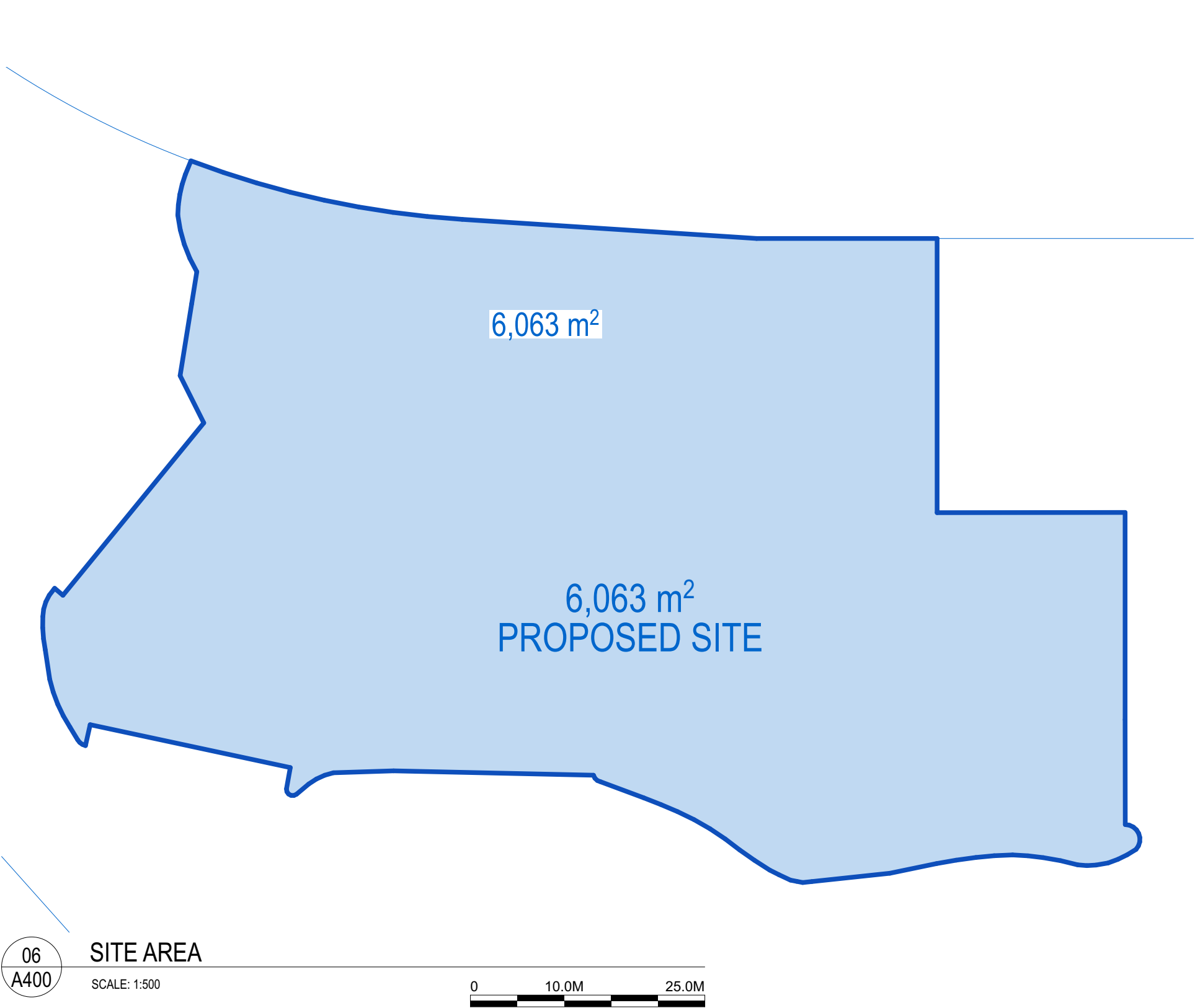
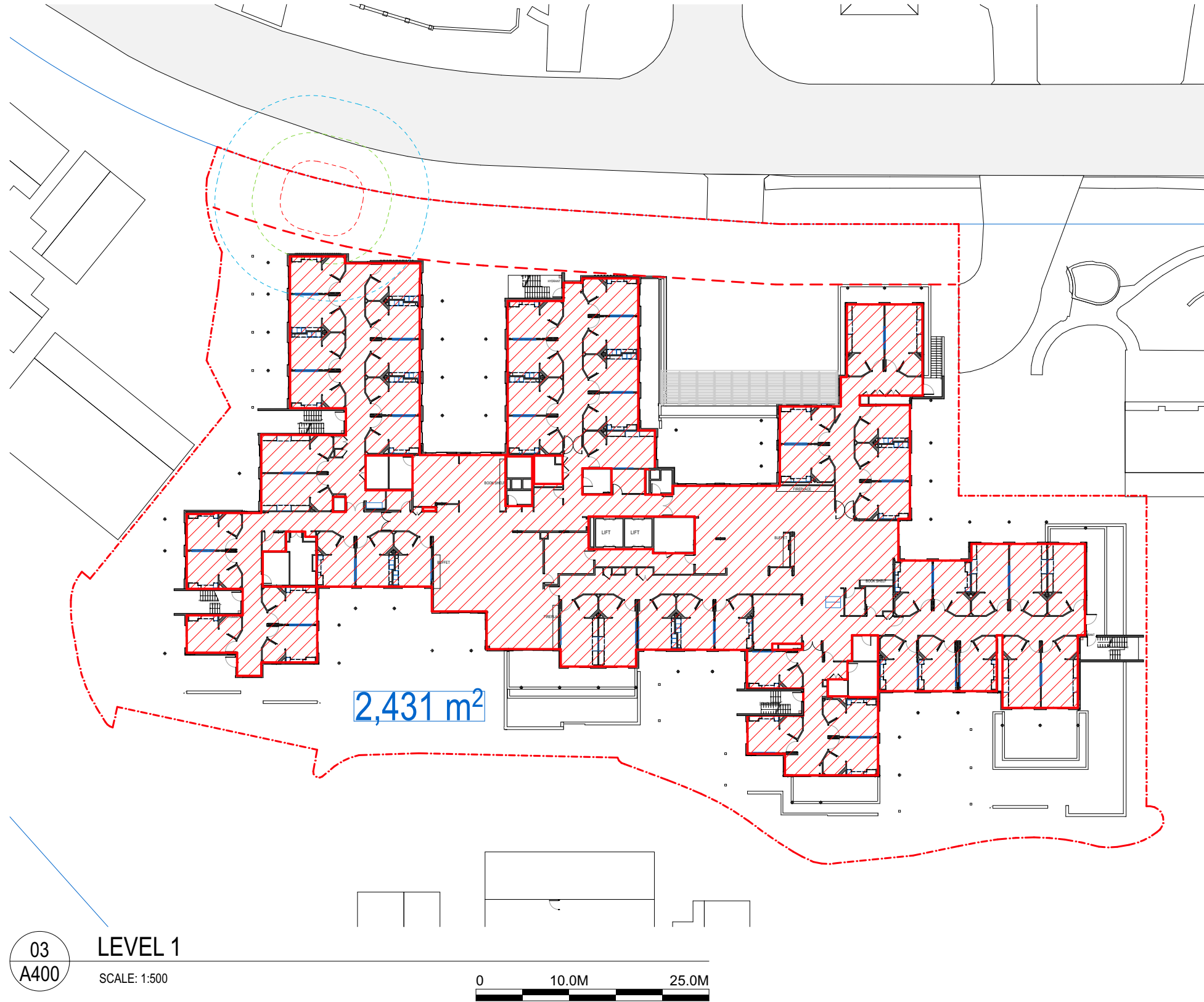
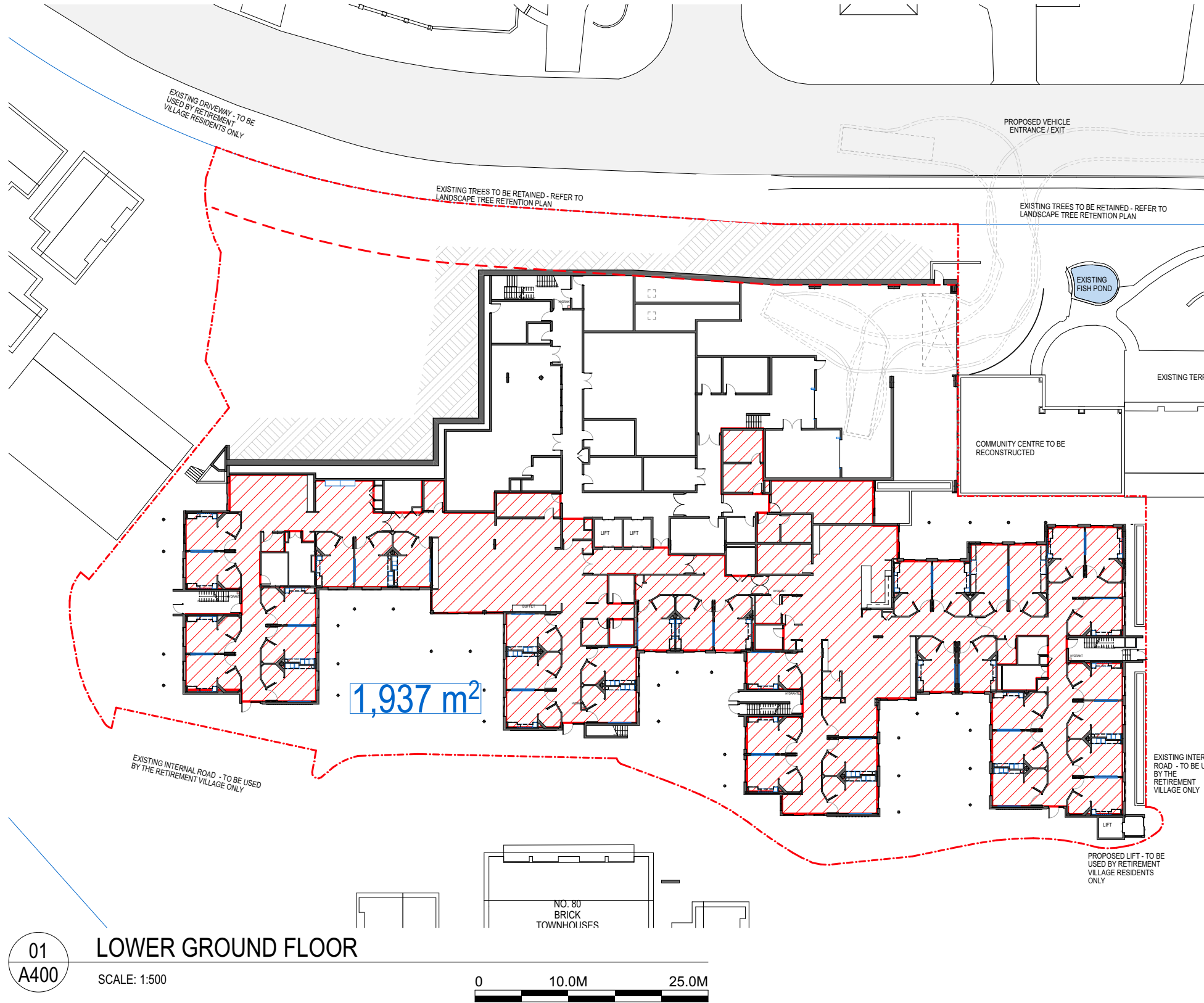


DRAWING REVISIONS	REV	DATE	DESCRIPTION	ISSUE	DRAWN	APPO
		20/10/2025	ISSUE FOR SSDA	C	CFA	LC
		24/9/2025	SSDA ISSUE FOR QS	B	CFA	BW
		5/9/2025	SSDA DRAFT	A	CFA	PJ

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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
WEST ELEVATIONS

SCALE: REFER DRAWING TITLES
PROJECT NO. 24110
DATE PRINTED:
DATE: 21/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO. A203
ISSUE C



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,

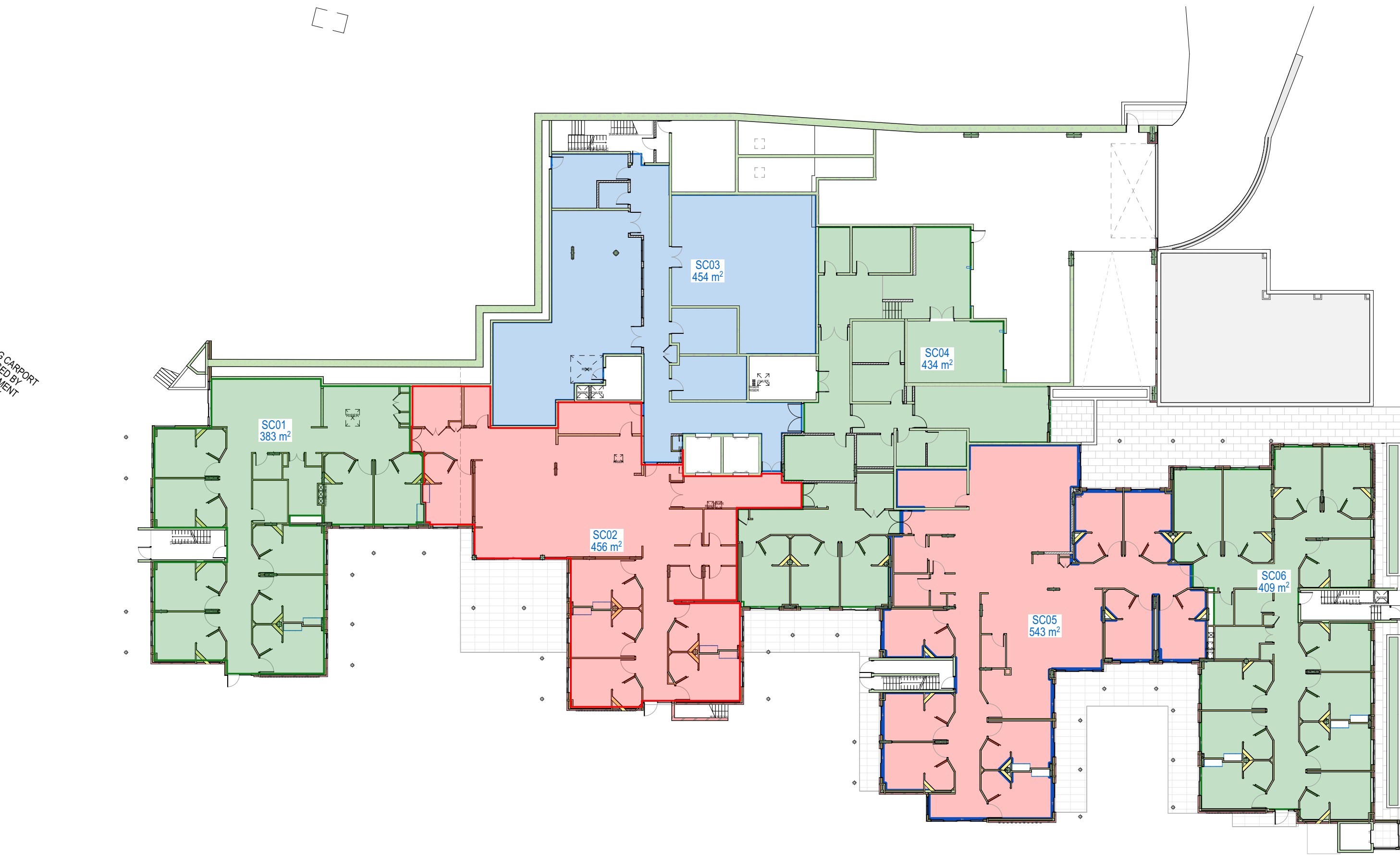
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		5/9/2025	SSOA DRAFT	A	CFA	PJ

GENERAL NOTES:

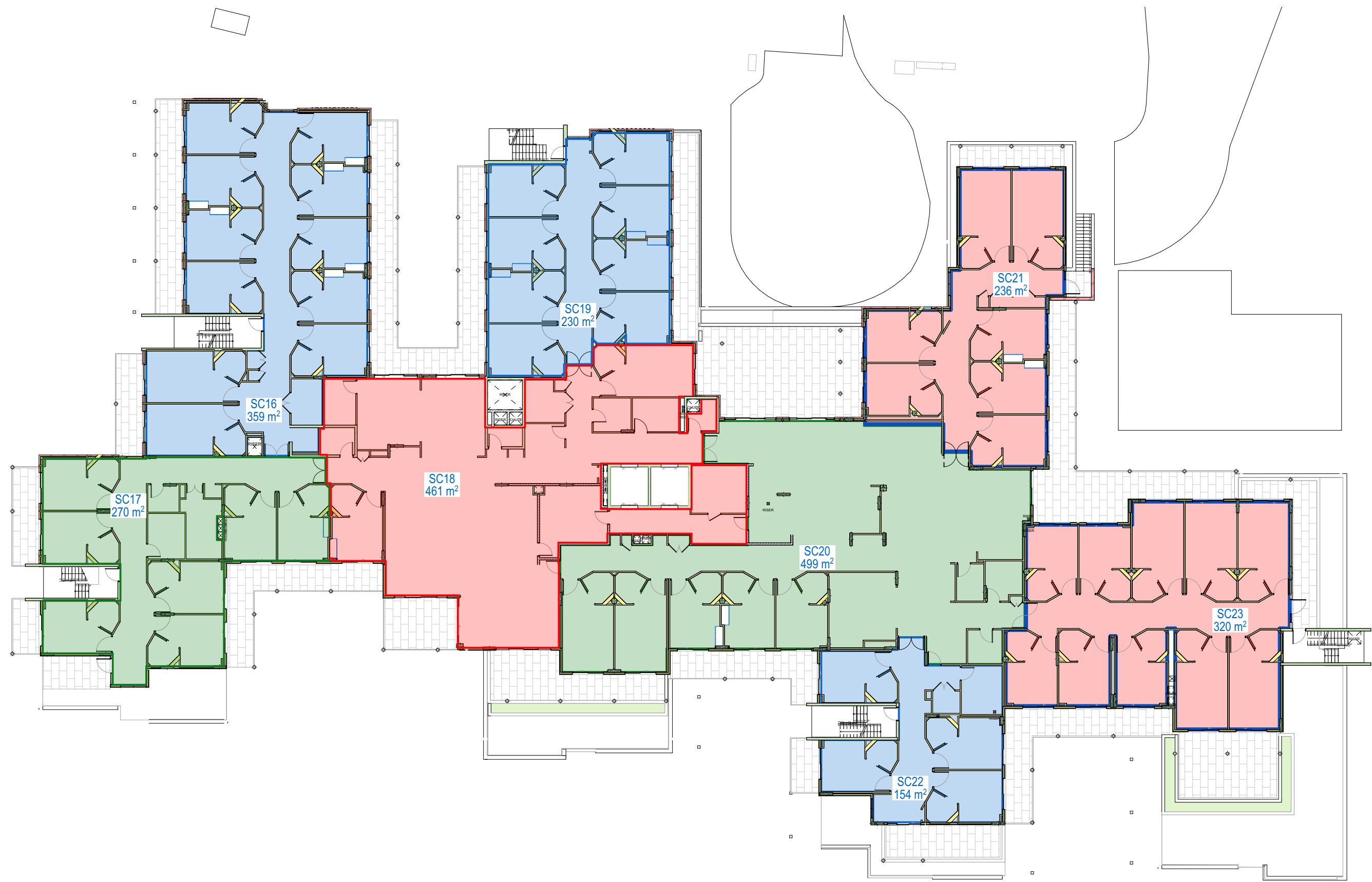
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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

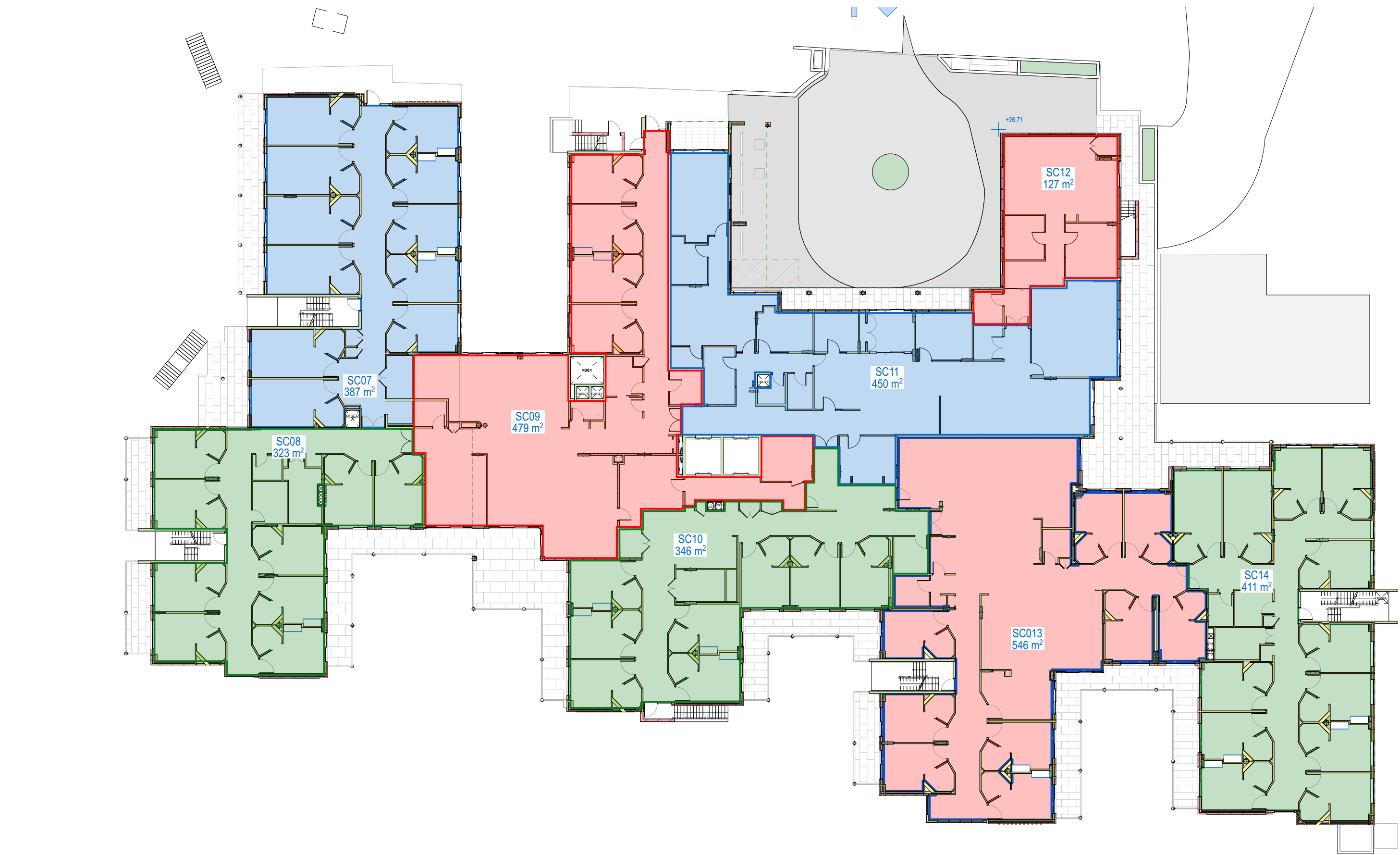
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GROSS FLOOR AREAS



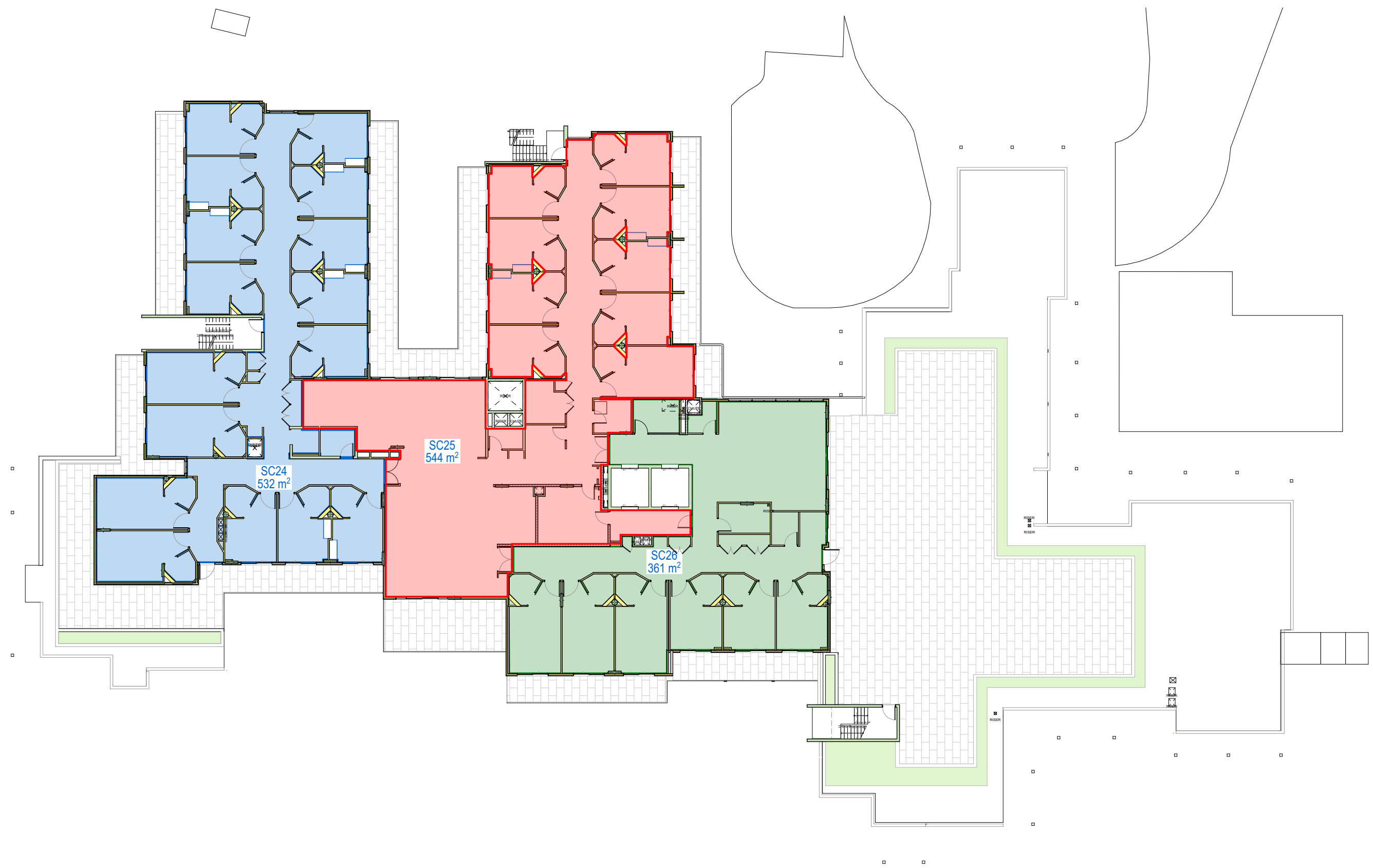
01 SMOKE COMP. LOWER GROUND FLOOR
A401 SCALE: 1:300



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

ARCHITECT:
CALDERFLOWER
architecture
CALDER FLOWER ARCHITECTS PTY LTD - ABN 66 001 900 278 - NOMINATED ARCHITECT, L CALDER 6955
LEVEL 1 44-46 CHIPPEN STREET CHIPPENDALE NSW 2008 - T (02) 9688 9622 - www.calderflower.com.au

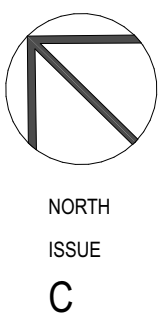
CLIENT:
Opal
HealthCare
OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

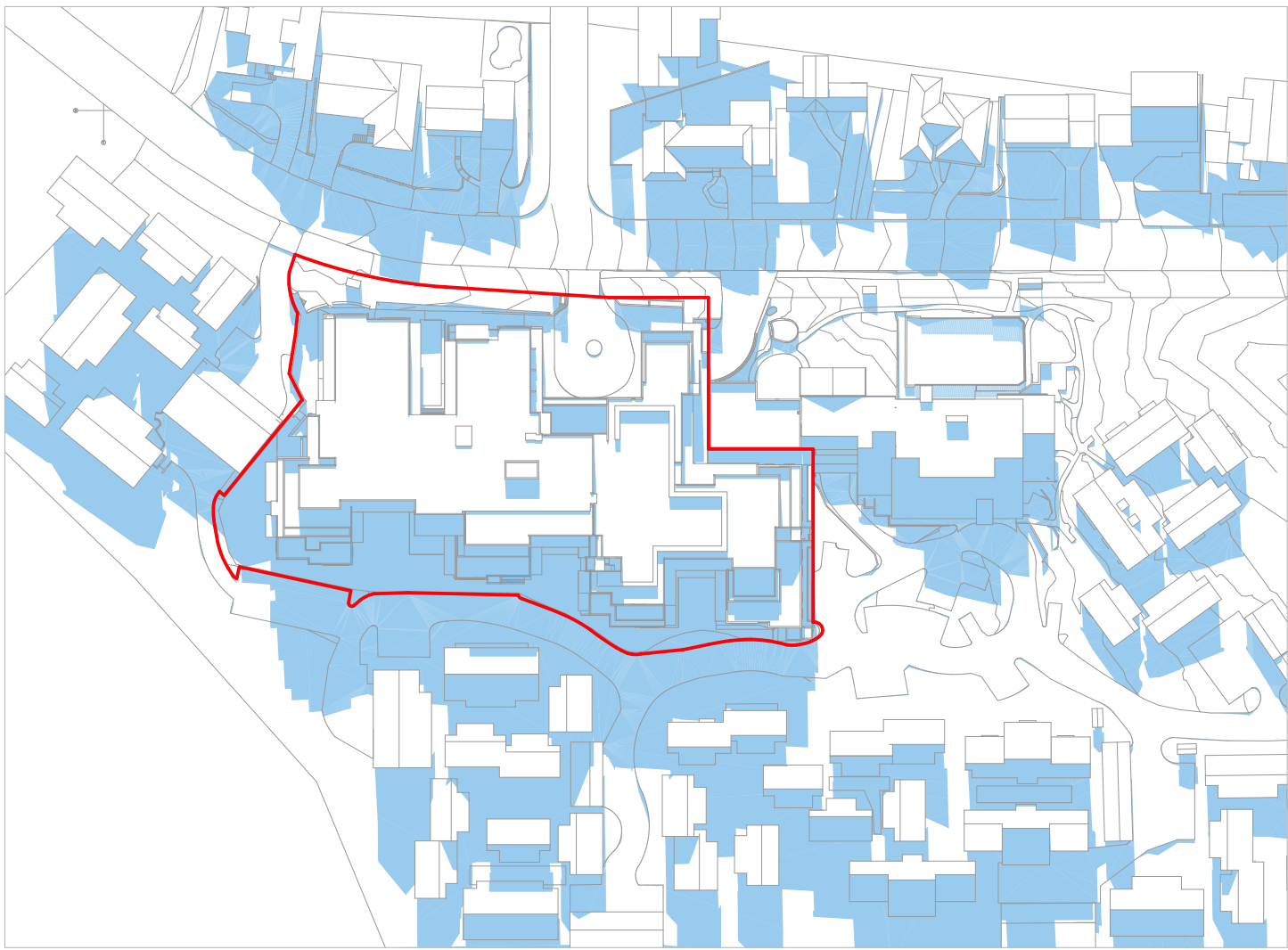
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				24/9/2025	SSDA ISSUE FOR QS	B	CFA	BW
				5/9/2025	SSDA DRAFT	A	CFA	PJ

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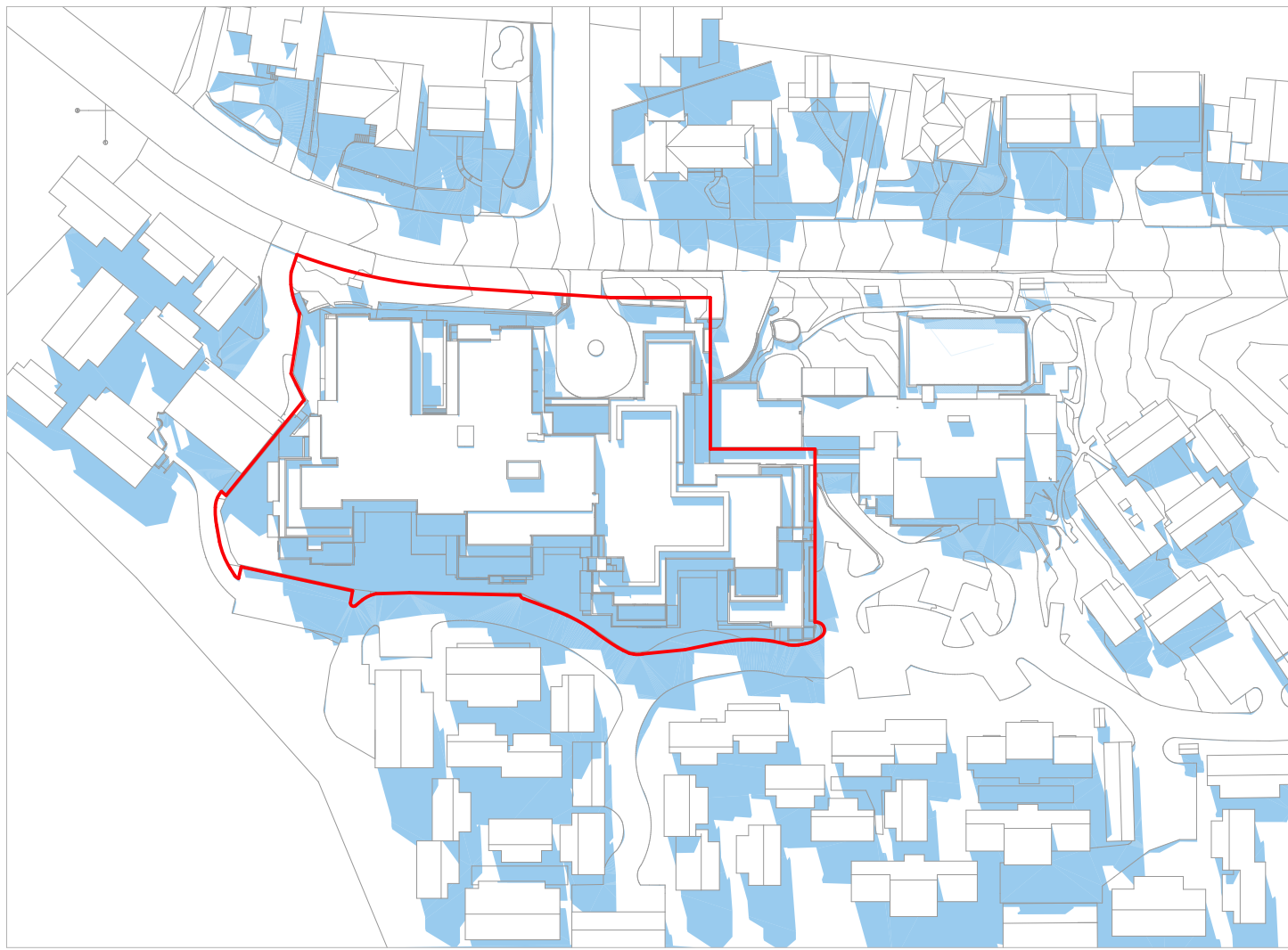
PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
SMOKE COMPARTMENTS

SCALE:
PROJECT NO. 24110
DATE PRINTED:
DATE: 21/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.
A401

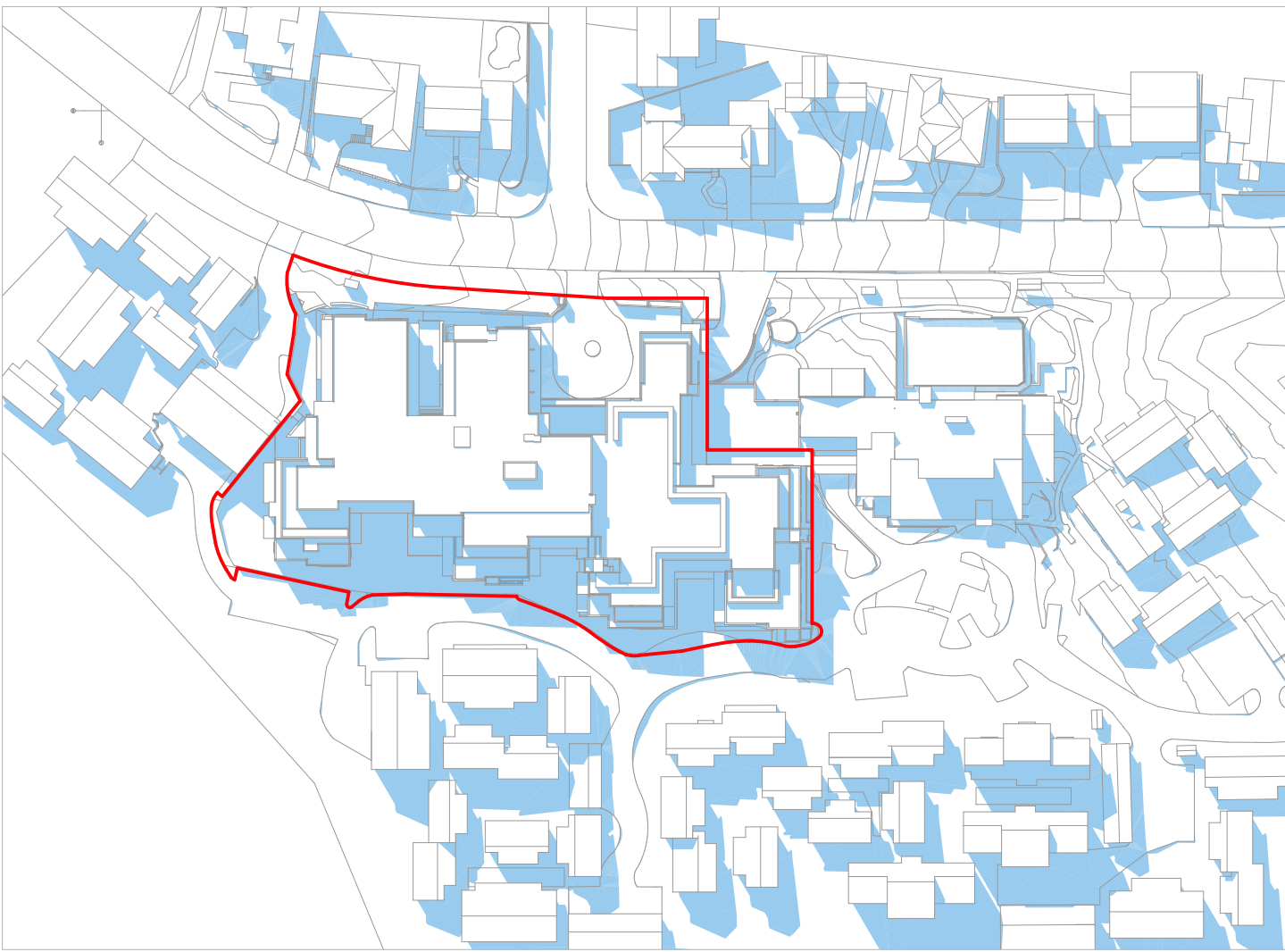




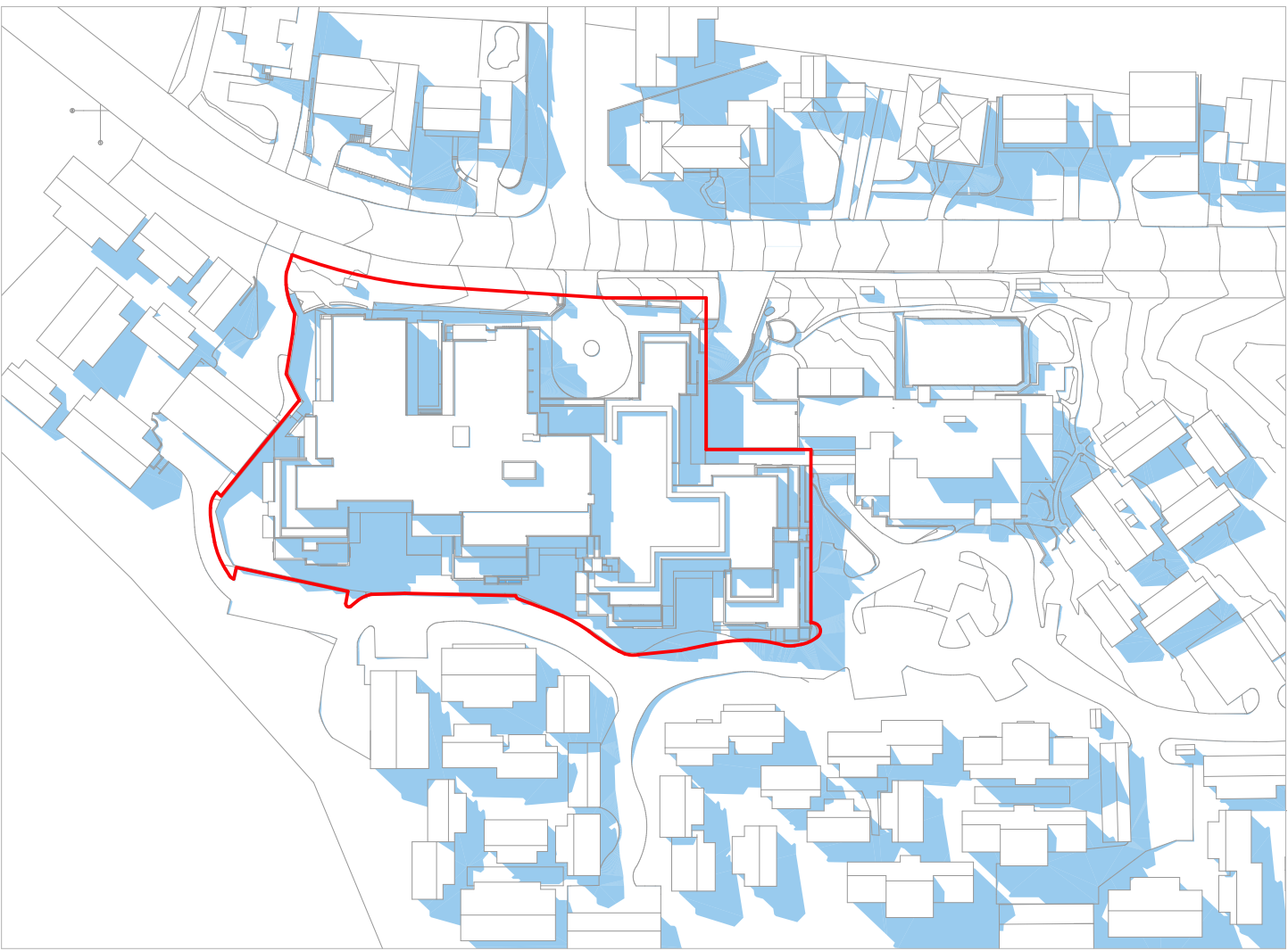
PROPOSED SHADOW DIAGRAM 21JUNE 9AM



PROPOSED SHADOW DIAGRAM 21JUNE 10AM



PROPOSED SHADOW DIAGRAM 21JUNE 11AM



PROPOSED SHADOW DIAGRAM 21JUNE 12PM



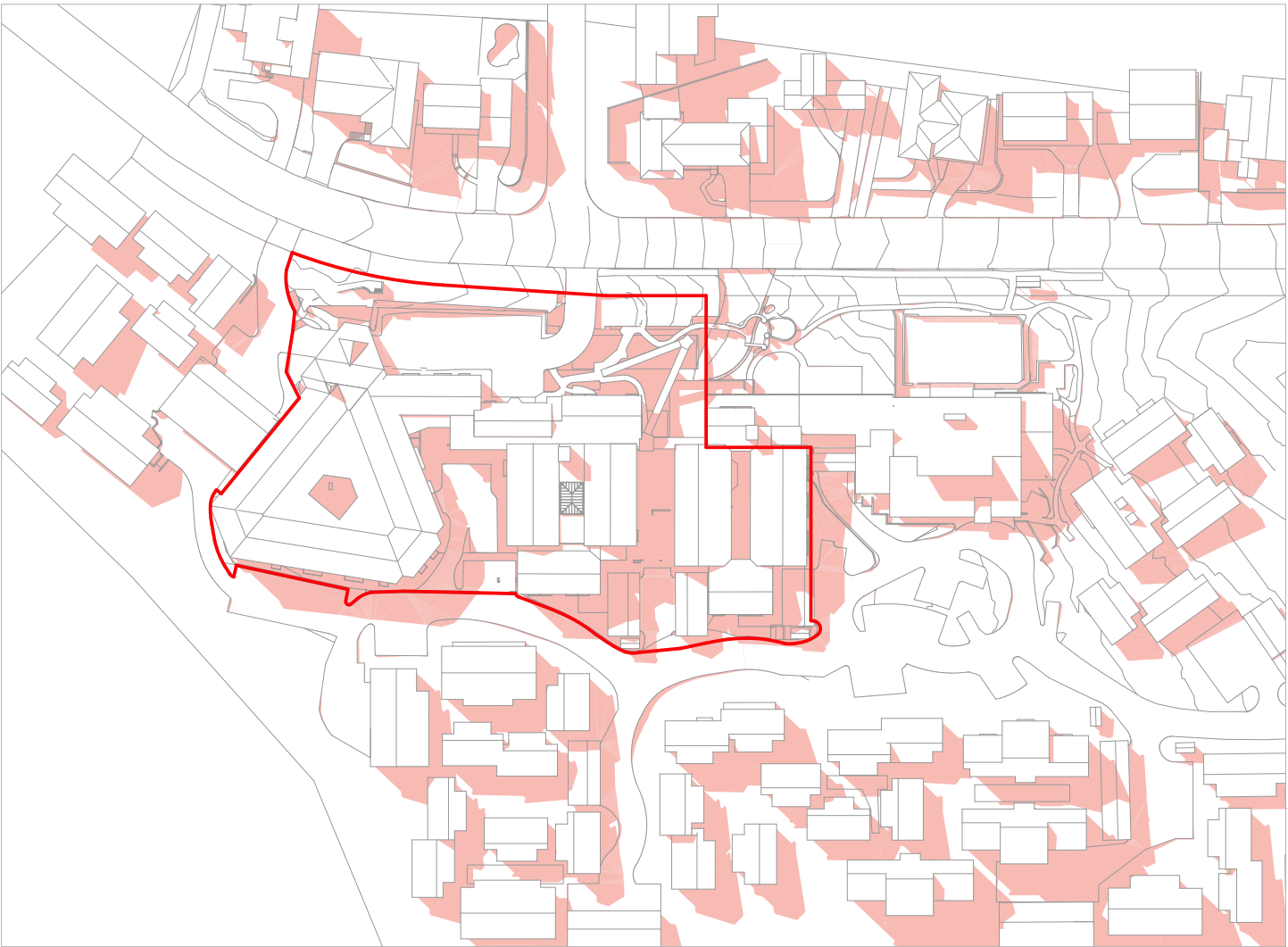
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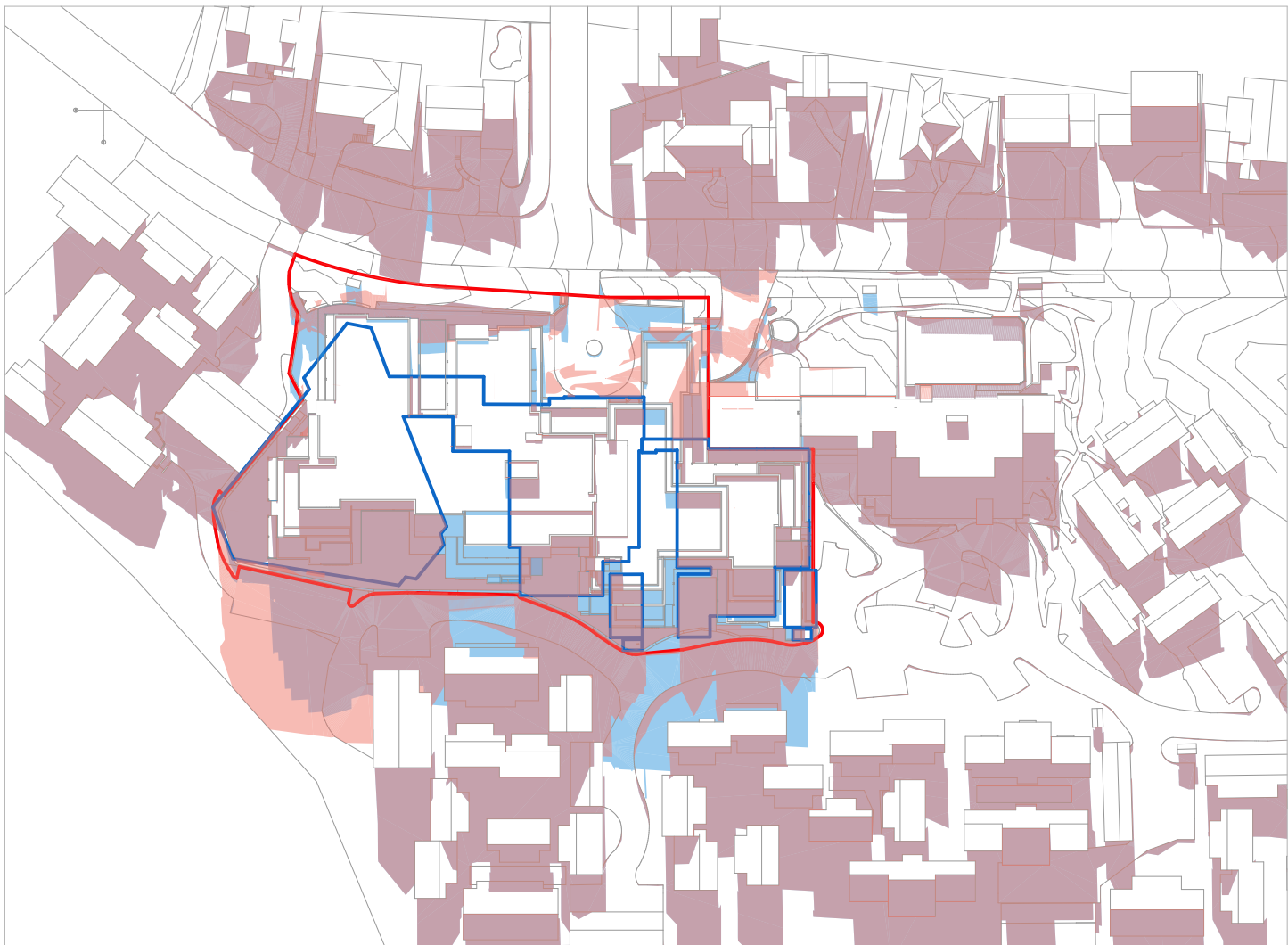
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EXISTING SHADOW DIAGRAM 21JUNE 11AM



EXISTING SHADOW DIAGRAM 21JUNE 12PM



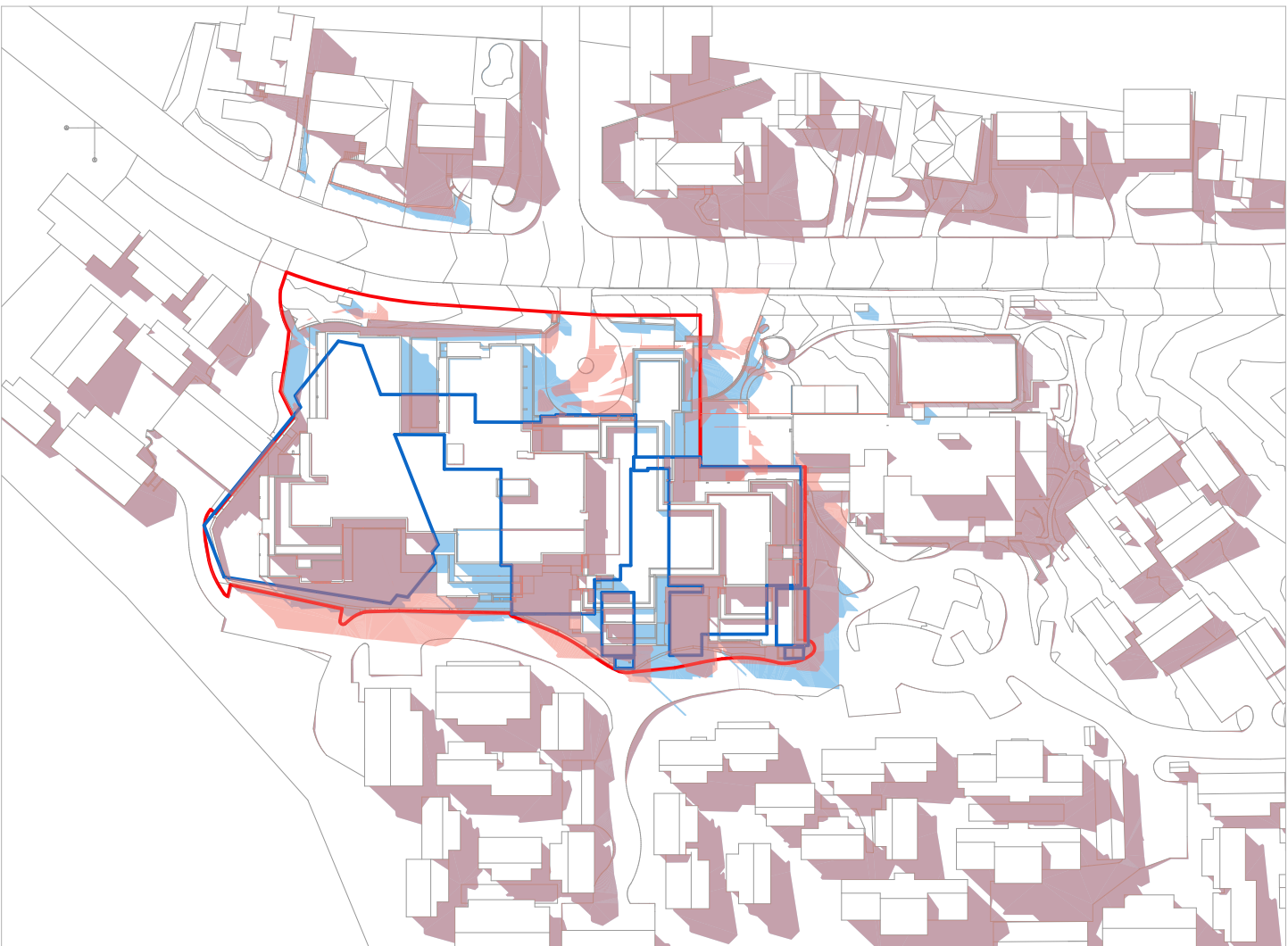
COMPARISON SHADOW DIAGRAM 21JUNE 9AM



COMPARISON SHADOW DIAGRAM 21JUNE 10AM



COMPARISON SHADOW DIAGRAM 21JUNE 11AM



COMPARISON SHADOW DIAGRAM 21JUNE 12PM

PROPOSED SHADOWS

EXISTING SHADOWS

NO CHANGE IN SHADOWS

EXISTING BUILDING FOOTPRINT

SITE BOUNDARY

ARCHITECT:
CALDERFLOWER
architecture
CALDER FLOWER ARCHITECTS PTY LTD - ABN 66 001 900 278 - NOMINATED ARCHITECT, L CALDER 695
LEVEL 11/44-6 CHIPPEN STREET CHIPPENDALE NSW 2008 - T (02) 9698 9622 - www.calderflower.com.au

CLIENT:
Opal
HealthCare
OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

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		24/9/2025	SSDA ISSUE FOR QS	B	CFA	BW
		5/9/2025	SSDA DRAFT	A	CFA	PJ

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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

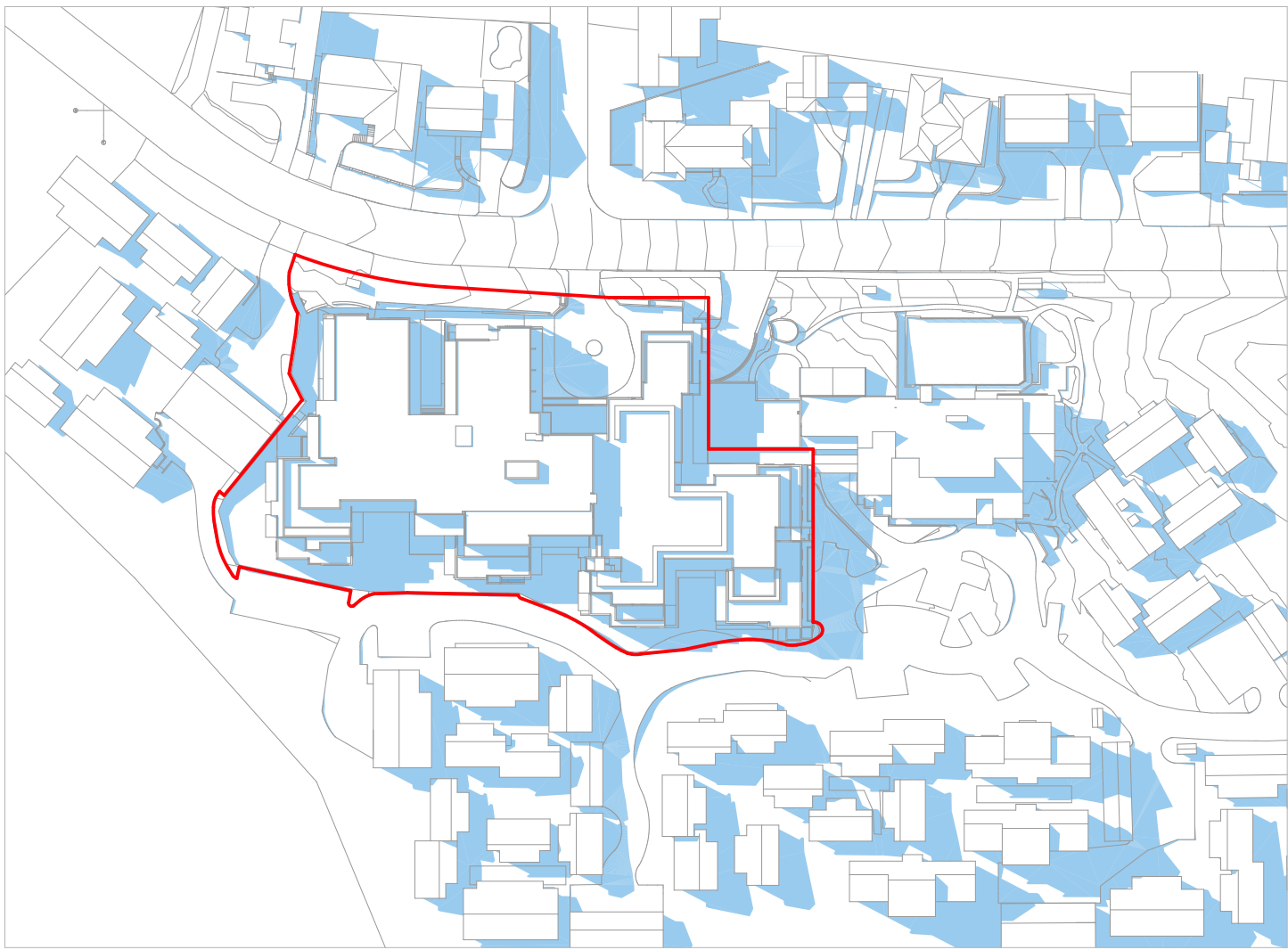
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SHADOW DIAGRAMS

SCALE:
PROJECT NO. 24110

DATE PRINTED:
DATE: 21/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.
A700

REFER DRAWING TITLES
24110

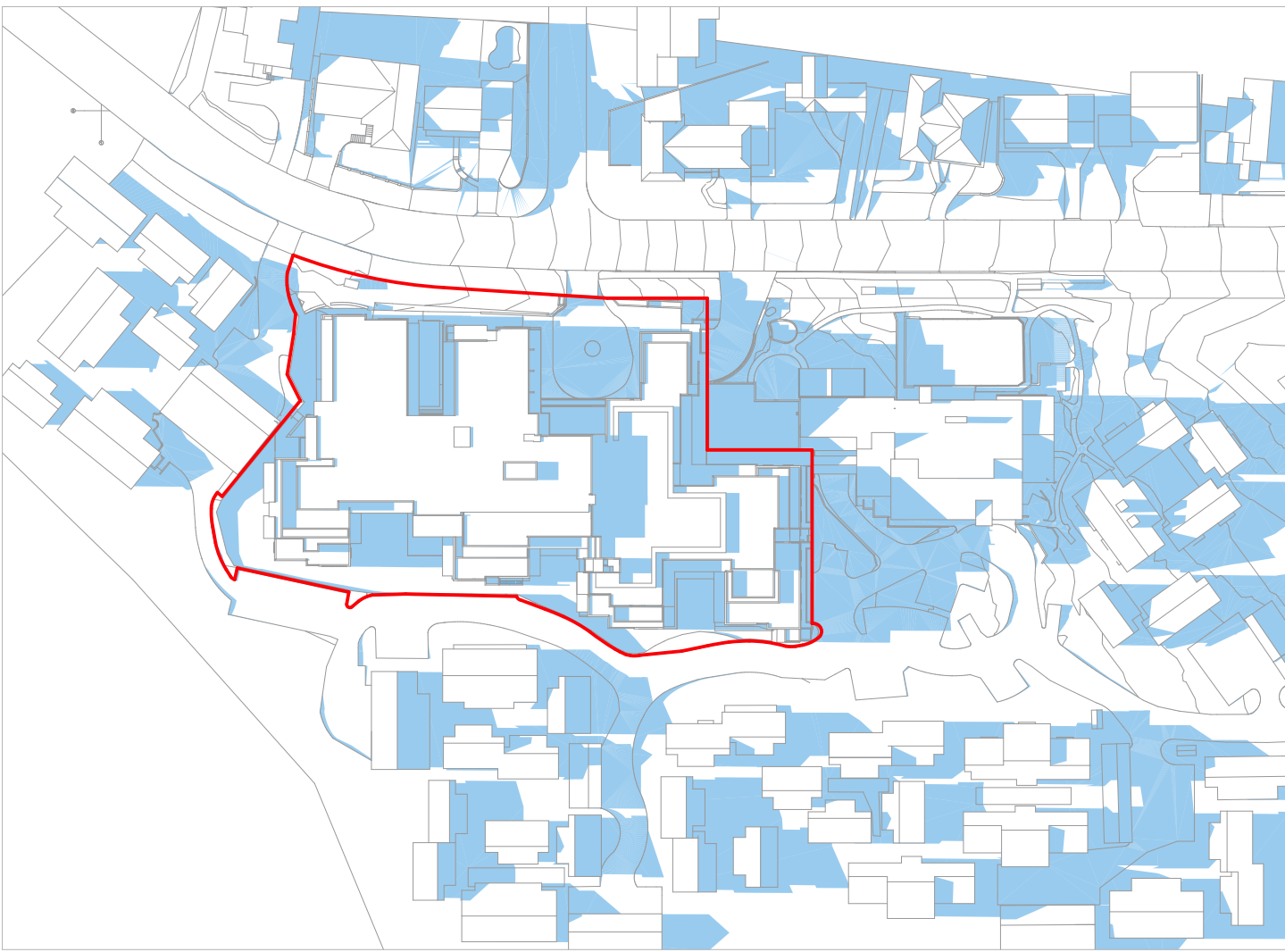
NORTH
ISSUE
C



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



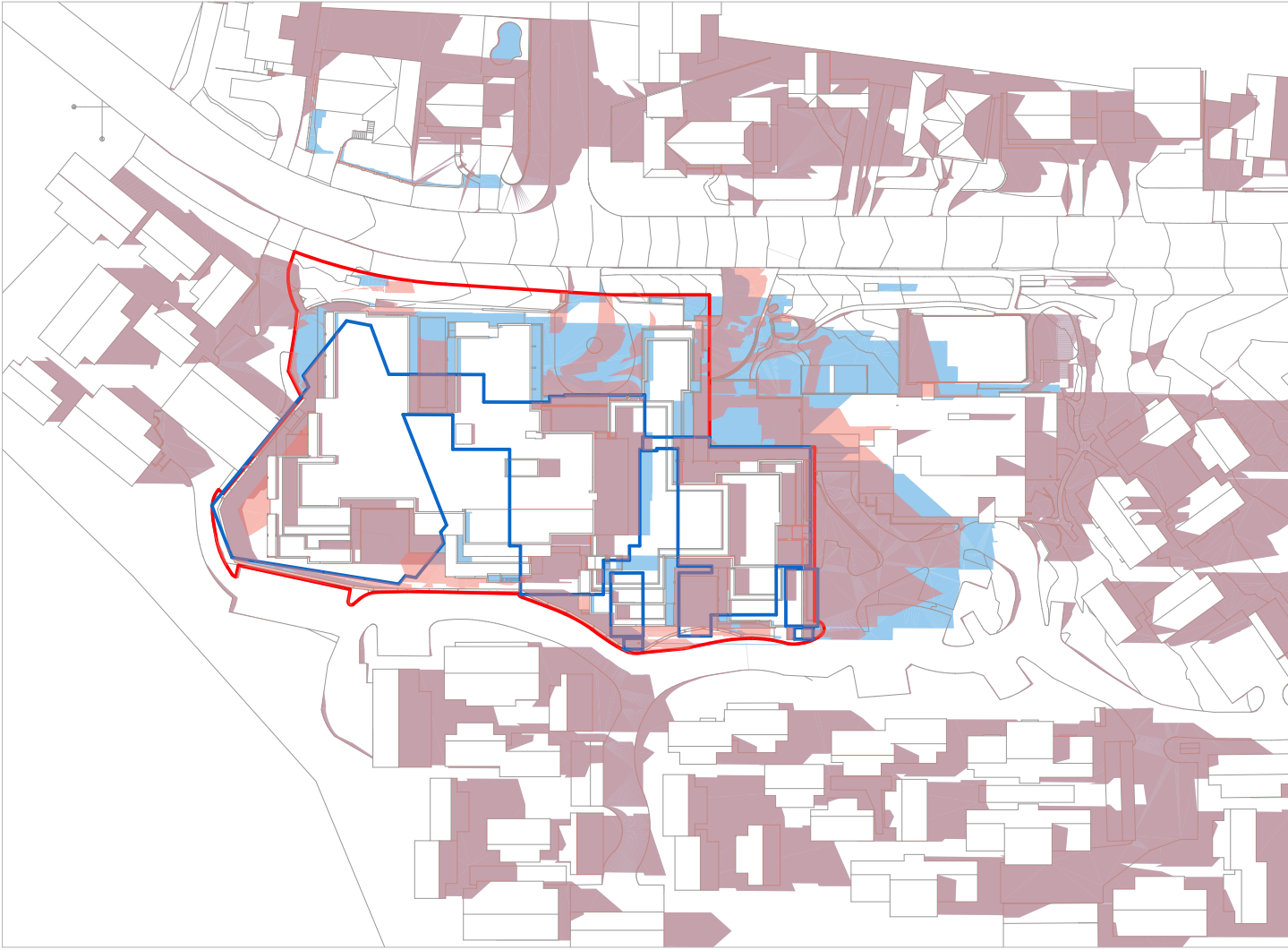
EXISTING SHADOW DIAGRAM 21JUNE 3PM



COMPARISON SHADOW DIAGRAM 21JUNE 1PM



COMPARISON SHADOW DIAGRAM 21JUNE 2PM



COMPARISON SHADOW DIAGRAM 21JUNE 3PM

PROPOSED SHADOWS

EXISTING SHADOWS

NO CHANGE
IN SHADOWS

EXISTING BUILDING
FOOTPRINT

SITE BOUNDARY

ARCHITECT:

CALDERFLOWER
architecture

CALDERFLOWER ARCHITECTS PTY LTD - ABN 66 001 900 278 - NOMINATED ARCHITECT, L CALDER 6965
LEVEL 1 44-46 CHIPPEN STREET CHIPPENDALE NSW 2008 - T (02) 9698 9622 - www.calderflower.com.au

CLIENT:

OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000



DRAWING REVISIONS	REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
			20/10/2025	ISSUE FOR SSDA	C	CFA	LC
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			5/9/2025	SSDA DRAFT	A	CFA	PJ

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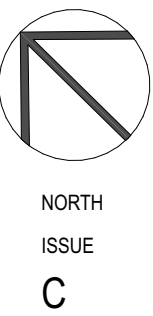
PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
SHADOW DIAGRAMS

SCALE:
PROJECT NO. 24110

DATE PRINTED:
DATE: 21/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.
A701

REFER DRAWING TITLES

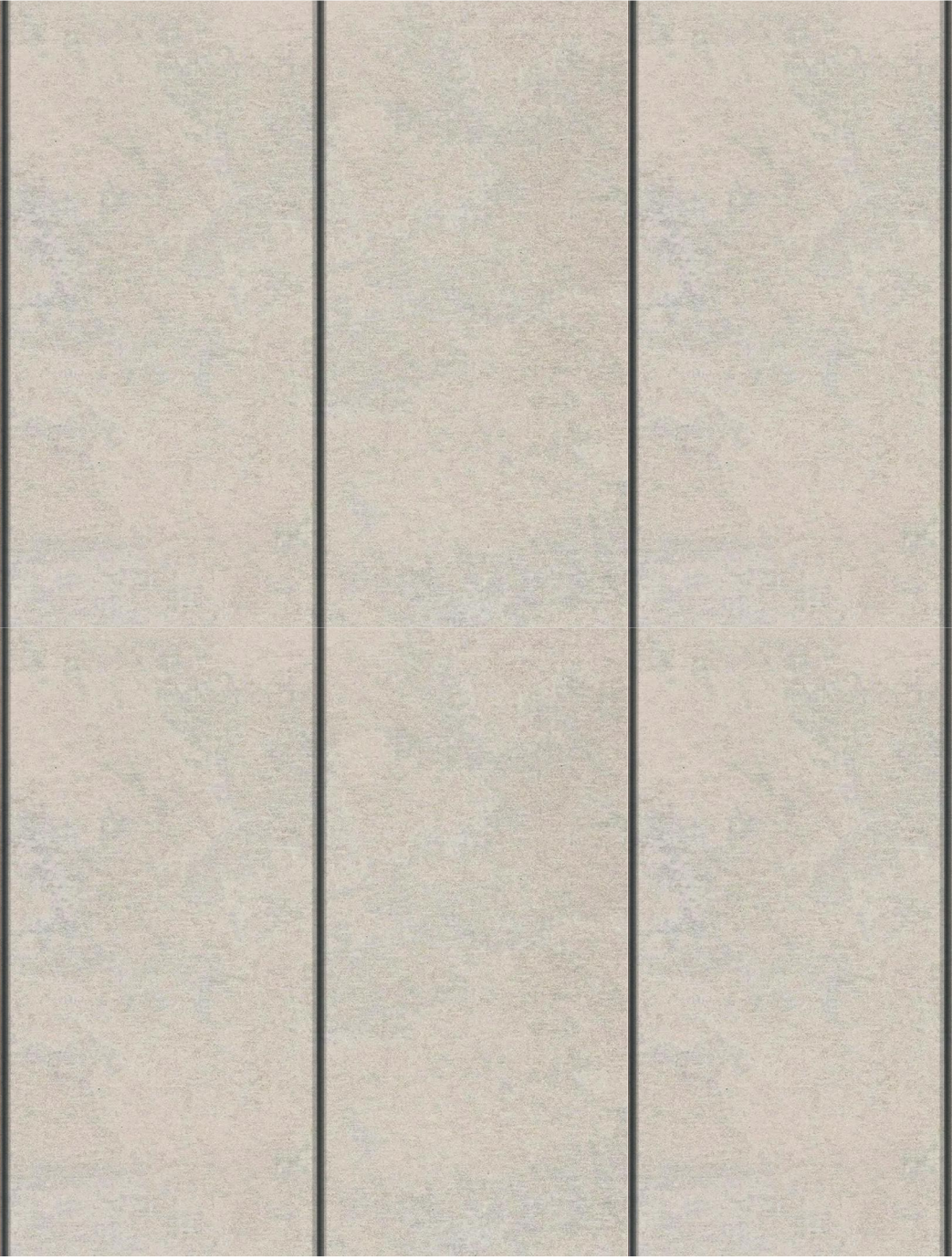




BR BRICK



FBP FEATURE BRICK PATTERN
EXTRUDED BRICK PATTERN



FC FIBRE CEMENT CLADDING



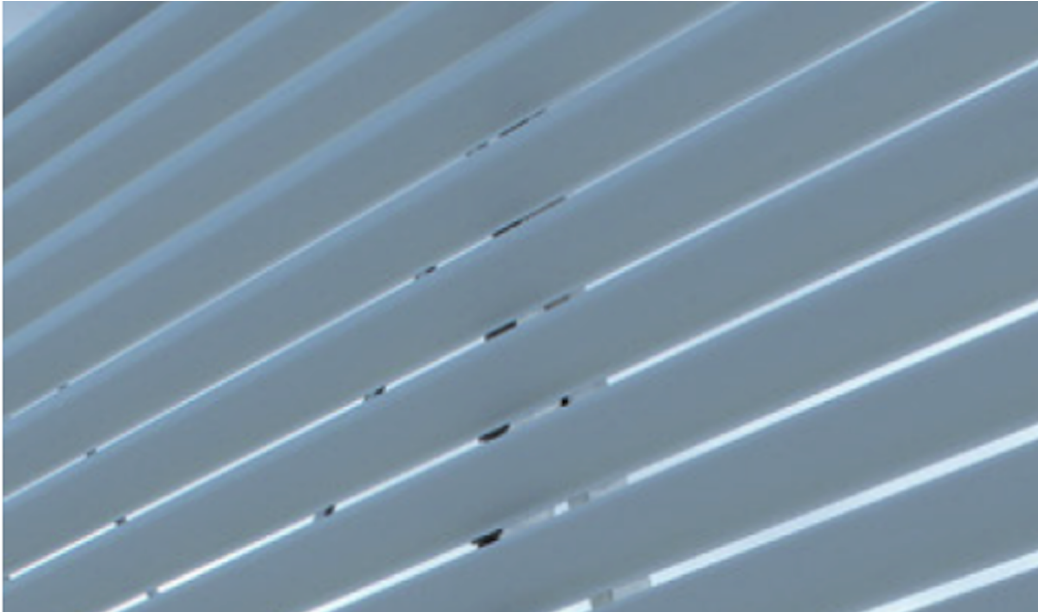
AL ALUMINIUM CLADDING



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 LOUVRE AWNING, COLOUR TO MATCH WINDOR
& 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
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LV	LOUVRE AWNING
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SC 01	VERTICAL TIMBER-LOOK ALUMINIUM SCREEN
SC 02	ACOUSTIC PLANT SCREEN

DRAWING REVISIONS		REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
				20/10/2025	ISSUE FOR SSDA	C	CFA	LC
				24/9/2025	SSDA ISSUE FOR QS	B	CFA	BW
				5/9/2025	SSDA DRAFT	A	CFA	PJ

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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
MATERIALS



01
A900

VIEW FROM ANNAM ROAD

SCALE: 1:1.7

CALDERFLOWER
architecture

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OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

[illegible]

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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
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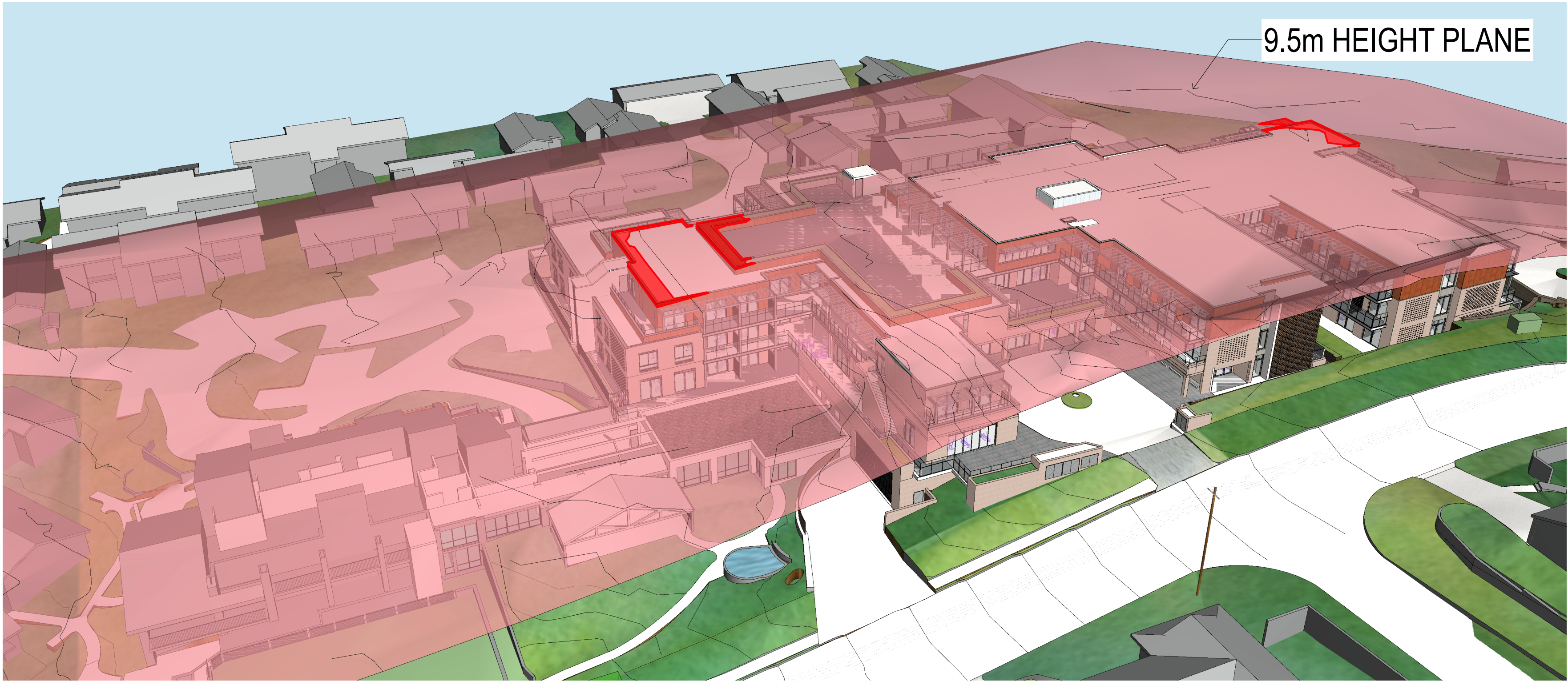
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PROJECT NO. 24110
DATE PRINTED:
DATE: 21/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.
A900

ISSUE
C



SCALE: 1:1.7

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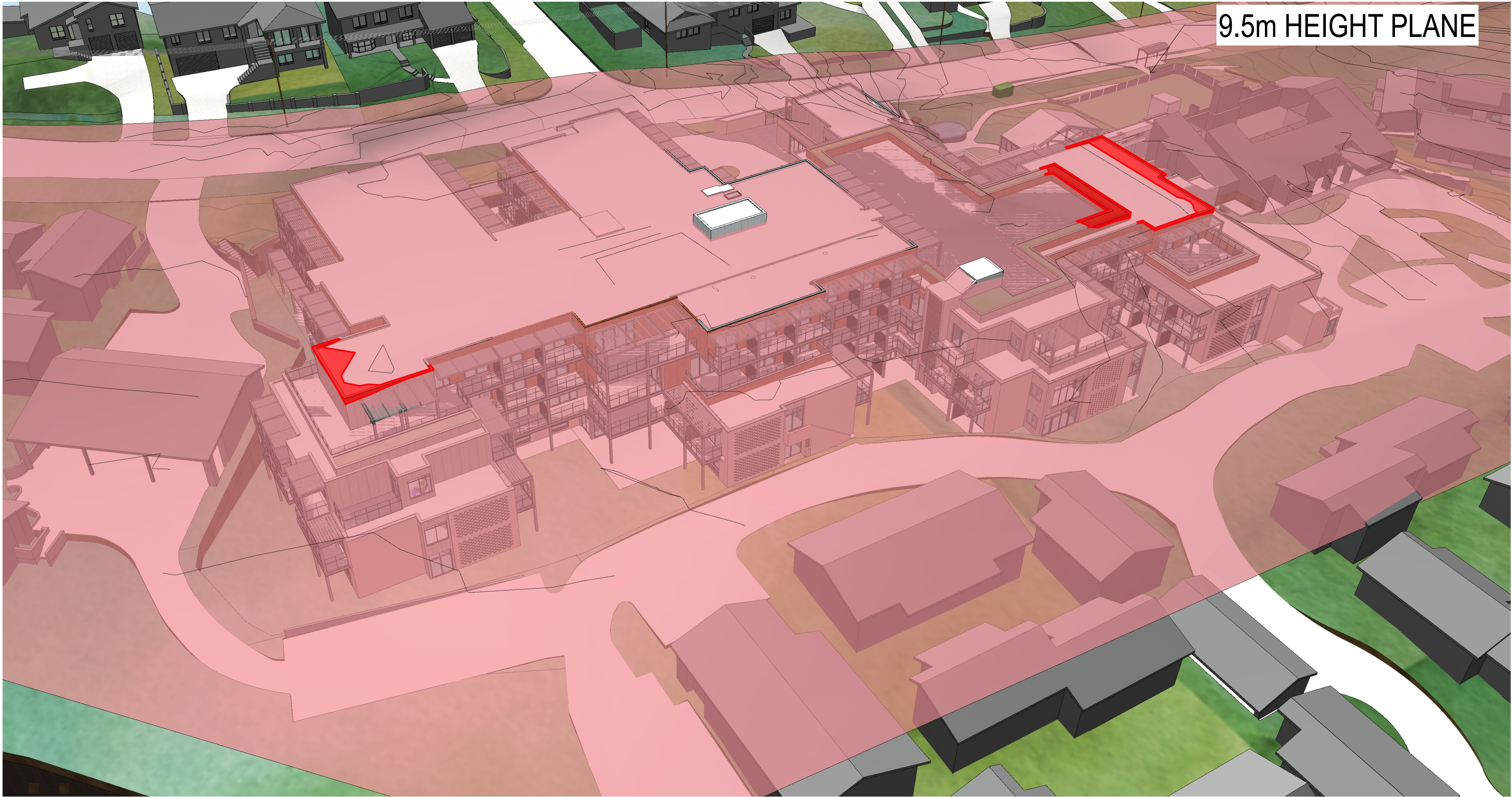


LEGEND

HEIGHT PLANE

HEIGHT PLANE BREACH

3D - 9.5M HEIGHT PLANE 1



3D - 9.5M HEIGHT PLANE 2



DRAWING REVISIONS	REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
			20/10/2025	ISSUE FOR SSQA	C	CFA	LC
			24/9/2025	SSQA ISSUE FOR QS	B	CFA	BW
			5/9/2025	SSQA DRAFT	A	CFA	PJ

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PROJECT:

OPAL BAYVIEW GARDENS

ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:

9.5M HEIGHT PLANE

SCALE:

PROJECT NO. 24110

DATE PRINTED:

DATE: 21/10/2025

ORIGINAL PAPER SIZE: A1

DRAWING NO. A1001

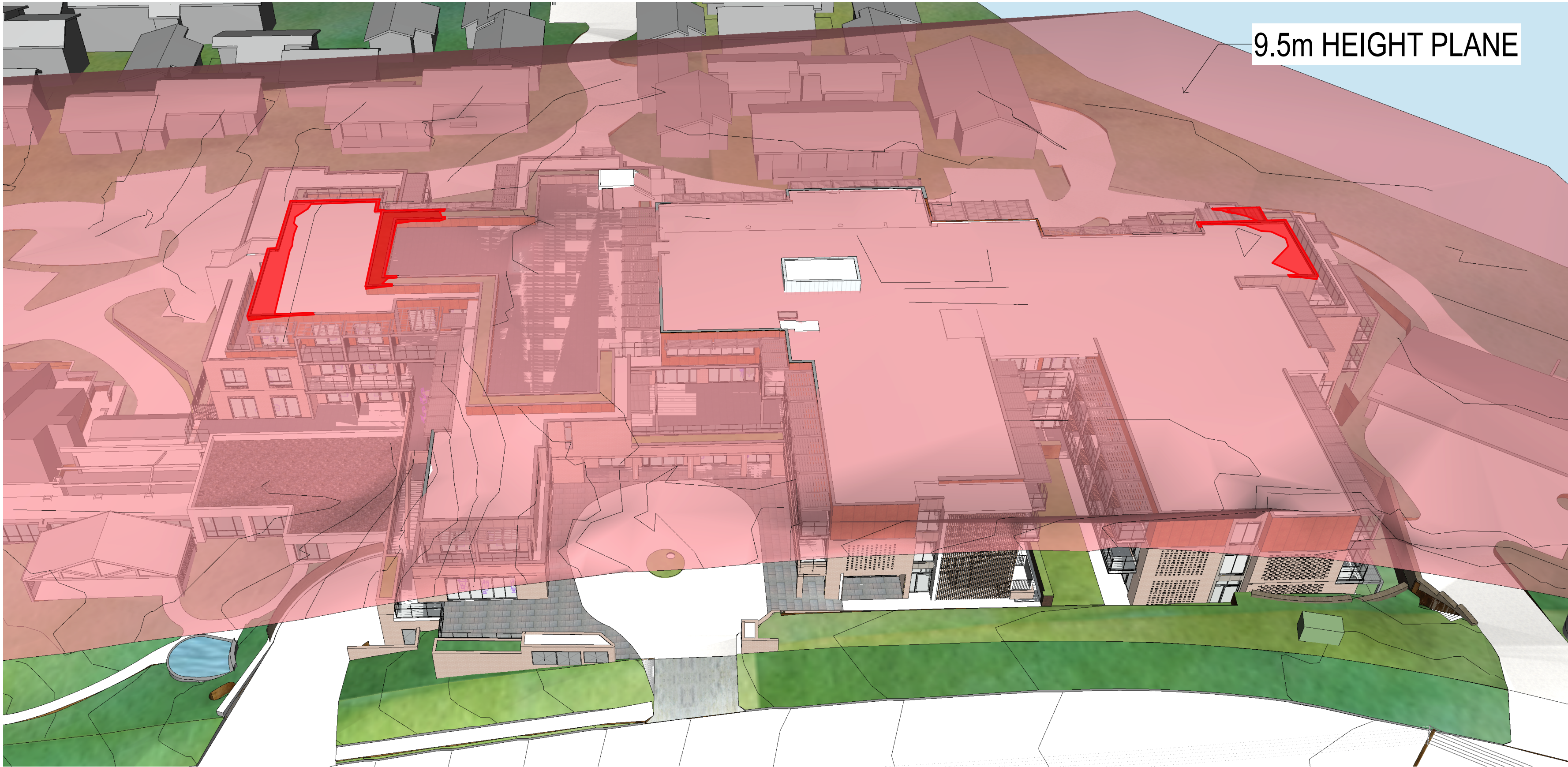


LEGEND

HEIGHT PLANE

HEIGHT PLANE BREACH

3D - 9.5M HEIGHT PLANE 3



3D - 9.5M HEIGHT PLANE 4



DRAWING REVISIONS		REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
				20/10/2025	ISSUE FOR SSQA	C	CFA	LC
			24/9/2025	24/9/2025	SSQA ISSUE FOR QS	B	CFA	BW
			5/9/2025	5/9/2025	SSQA DRAFT	A	CFA	PJ

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PROJECT:

OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

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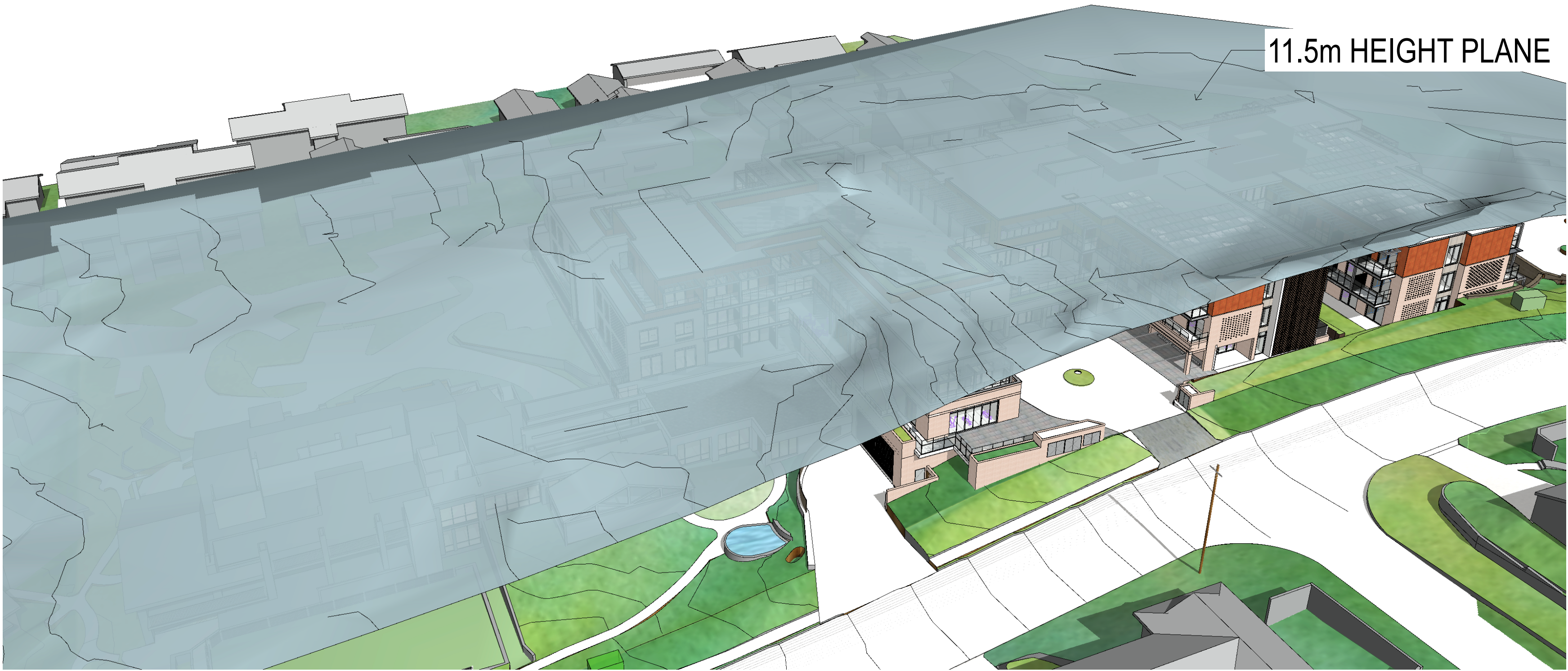
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SCALE:

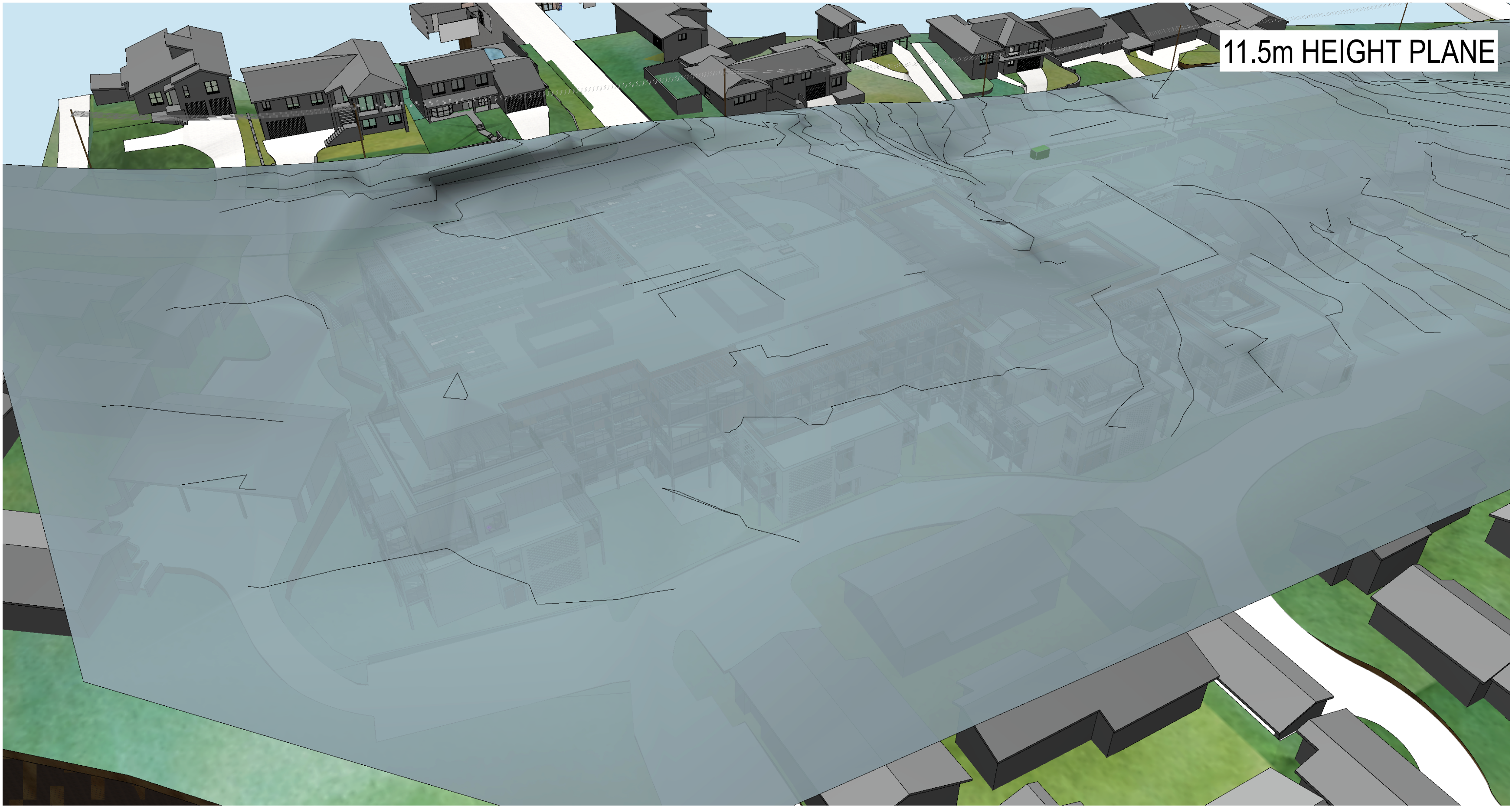
PROJECT NO. 24110

DATE PRINTED:
DATE: 21/10/2025
ORIGINAL PAPER SIZE: A1

DRAWING NO. A1002



3D - 11.5 M HEIGHT PLANE 1



3D - 11.5 M HEIGHT PLANE 2

DRAWING REVISIONS		REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
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				24/9/2025	SSQA ISSUE FOR QS	B	CFA	BW
				5/9/2025	SSQA DRAFT	A	CFA	PJ

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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
11.5M HEIGHT PLANE

LEGEND

45 DEGREE SETBACK

SETBACK BREACH

01
A1004

SEPP- 45 DEGREE ANGLE FROM BOUNDARY 1
NOT TO SCALE



02
A1004

SEPP-45 DEGREE ANGLE FROM BOUNDARY 2
NOT TO SCALE



DRAWING REVISIONS	REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
			20/10/2025	ISSUE FOR SSDA	C	CFA	LC
			24/9/2025	SSDA ISSUE FOR QS	B	CFA	BW
			24/9/2025	SSDA DRAFT	A	CFA	PJ

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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

ARCHITECT:

CALDERFLOWER
architecture

CALDER FLOWER ARCHITECTS PTY LTD - ABN 66 001 900 278 - NOMINATED ARCHITECT, L CALDER 6965
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CLIENT:

OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000



DRAWING REVISIONS		REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
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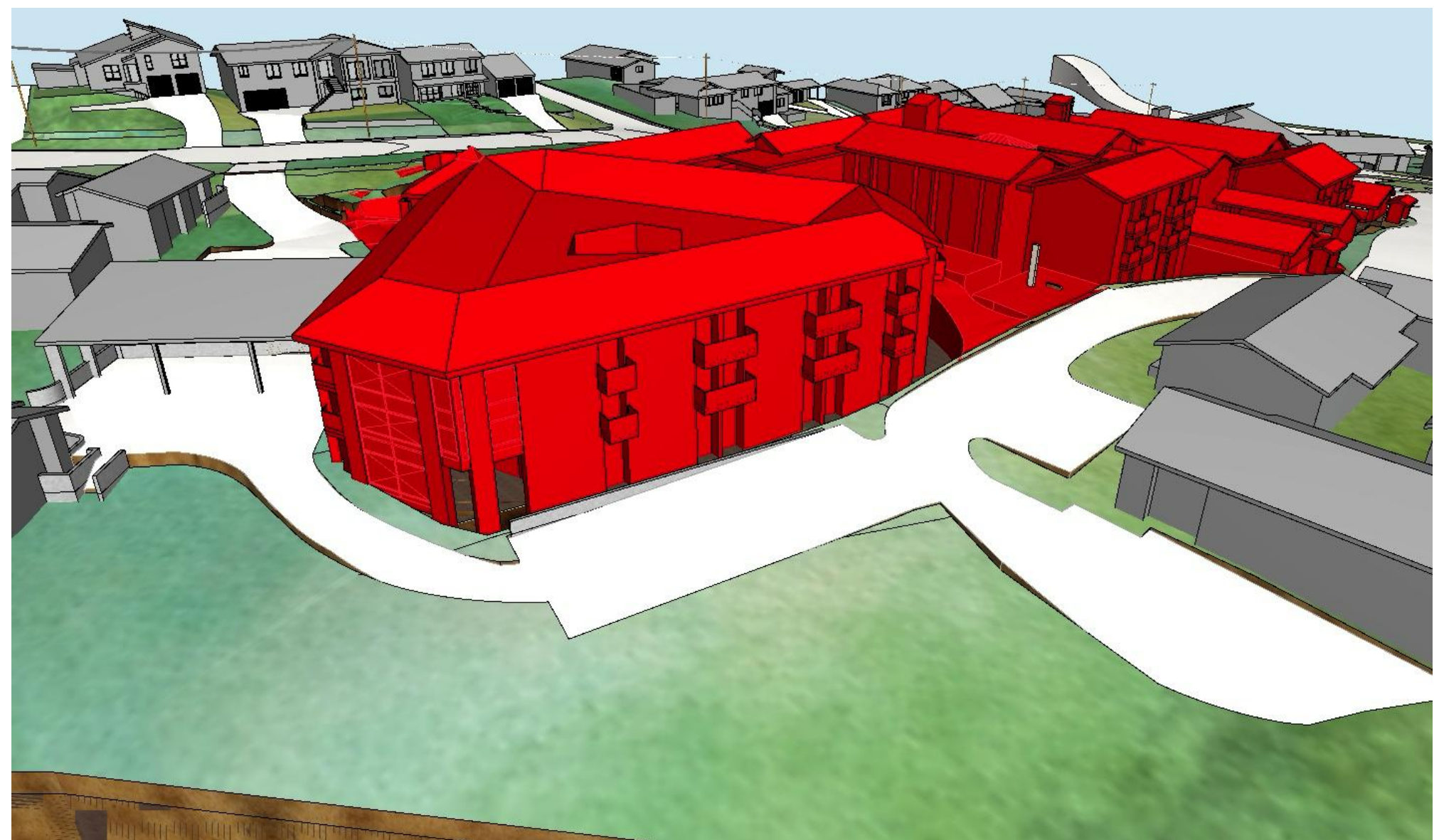
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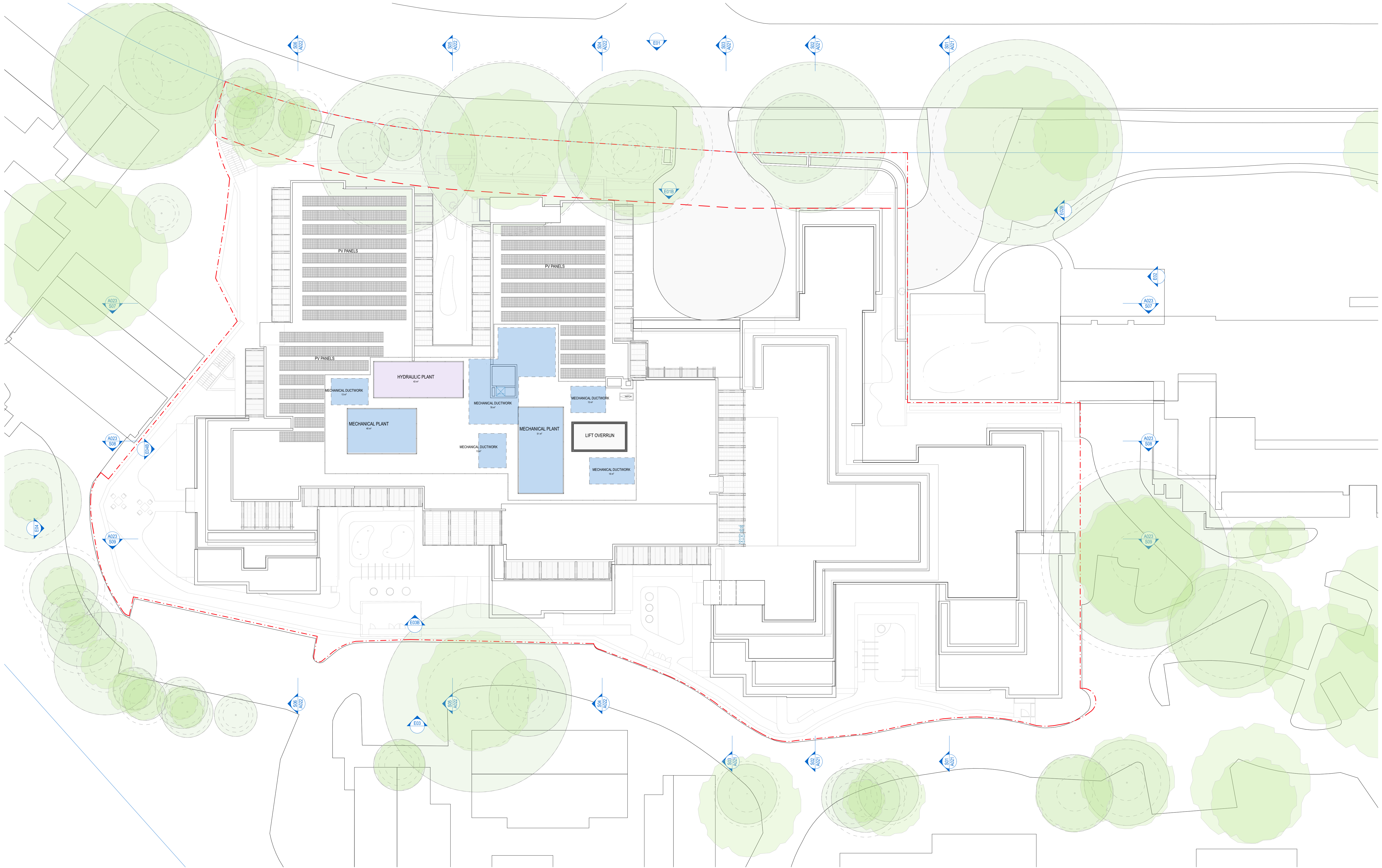
PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
SETBACK DRAWINGS- 45 DEGREE -BOUNDARY

SCALE: REFER DRAWING TITLES
PROJECT NO. 24110
DATE PRINTED: 21/10/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO. A1005

ISSUE
C

[illegible]



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

ARCHITECT:
CALDERFLOWER
architecture

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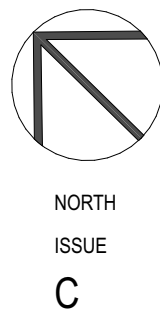
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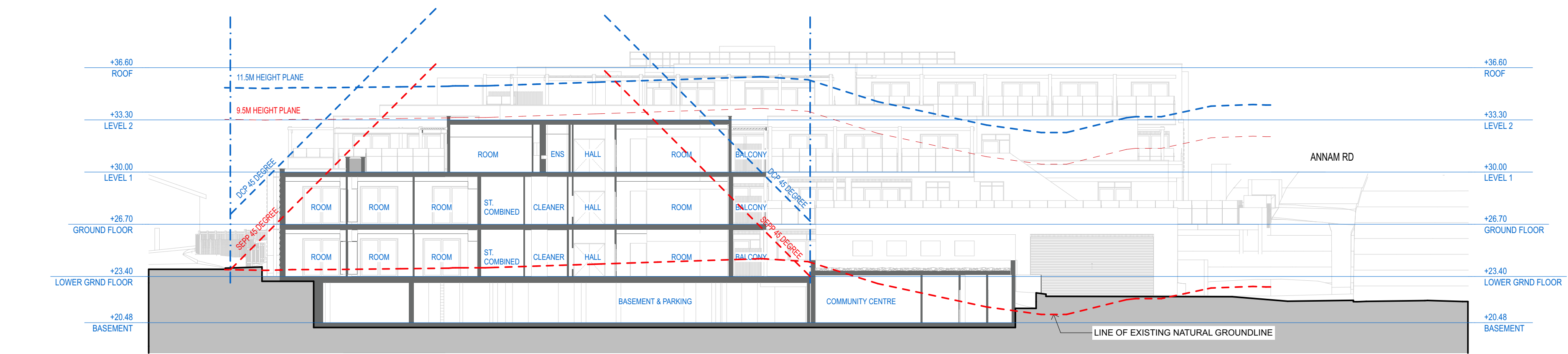
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OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
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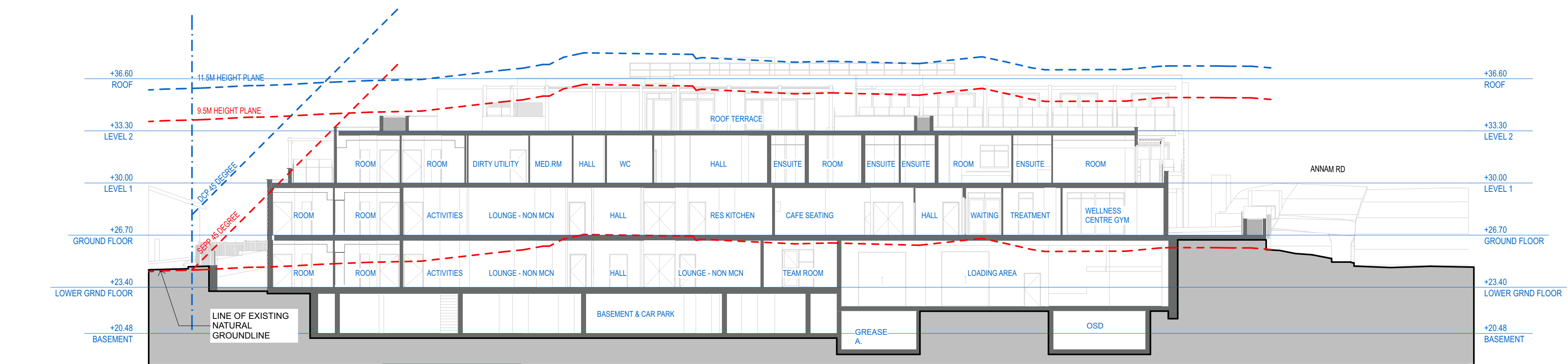
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DATE PRINTED:
DATE: 21/10/2025
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REFER DRAWING TITLES
24110

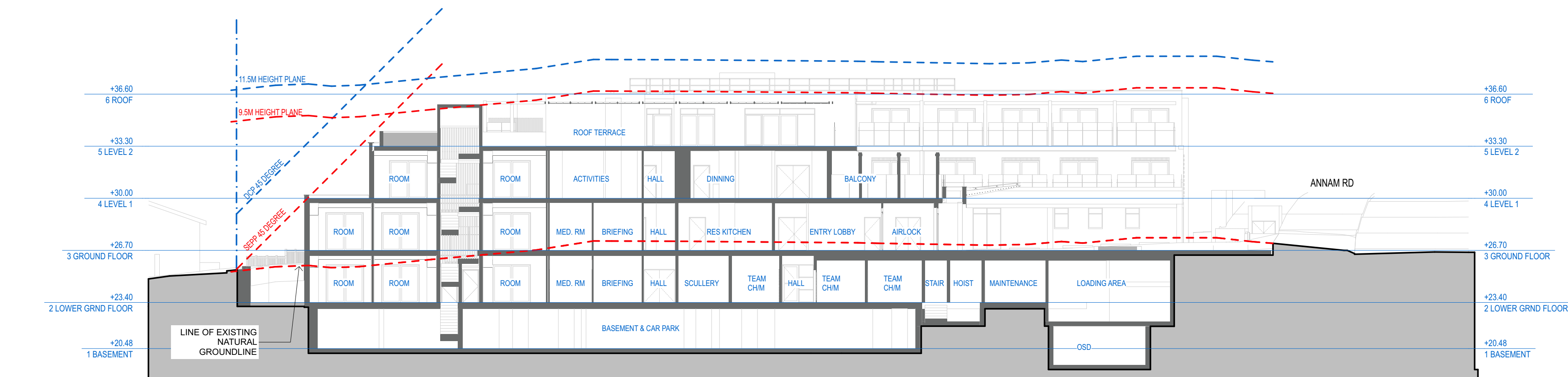




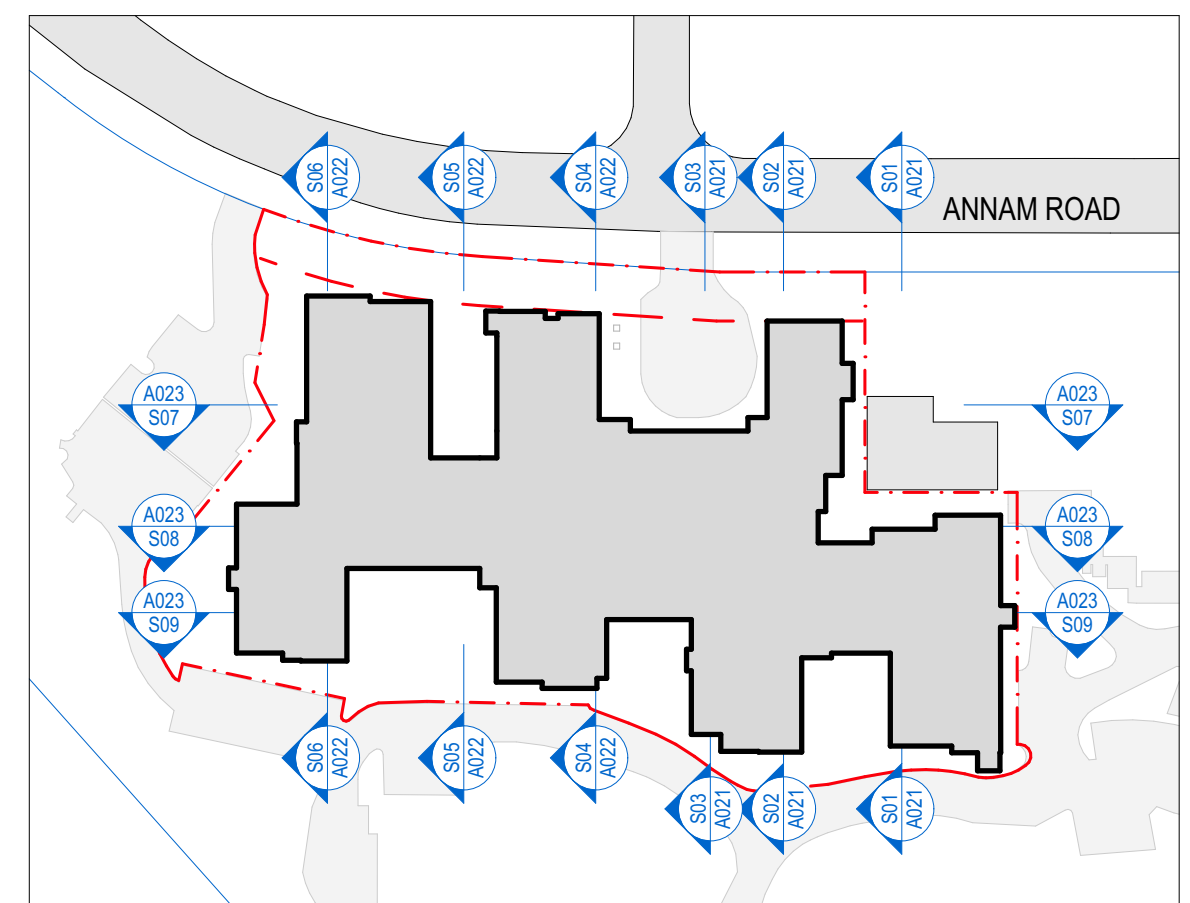
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A210
SECTION 01
SCALE: 1:200



02
A210
SECTION 02
SCALE: 1:200



03
A210
SECTION 03
SCALE: 1:200



A210
KEY PLAN- SECTIONS
SCALE: 1:1000

ARCHITECT:

CALDERFLOWER
architecture

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		20/10/2025	ISSUE FOR SDOA	C	CFA	LC
		24/9/2025	SSDA ISSUE FOR QS	B	CFA	BW
		5/9/2025	SSDA DRAFT	A	CFA	PJ

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SECTIONS

SCALE:

REFER DRAWING TITLES

PROJECT NO. 24110

DATE PRINTED:

DATE: 21/10/2025

ORIGINAL PAPER SIZE: A1

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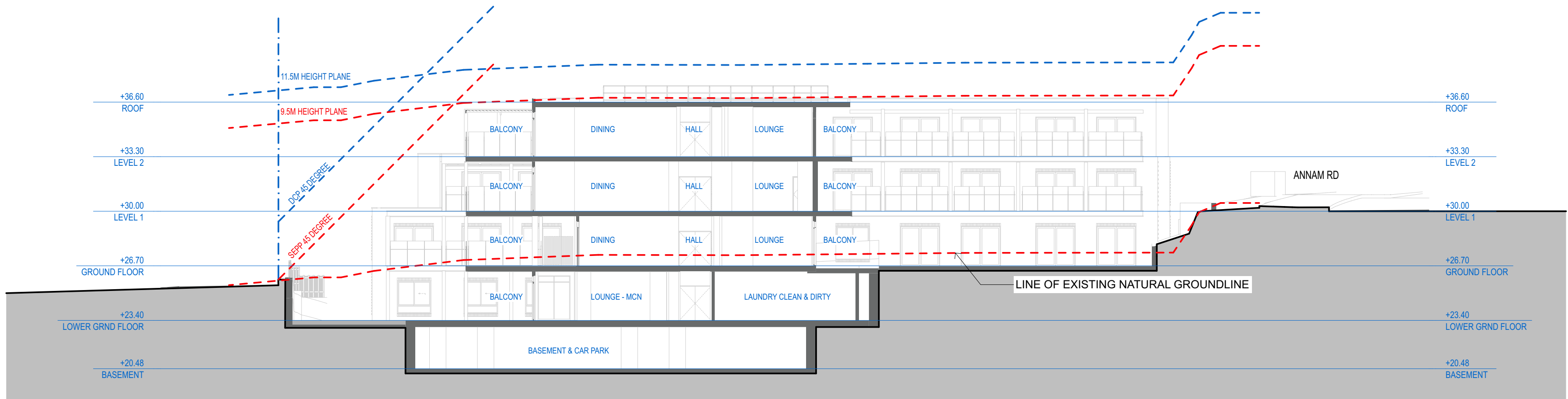
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ISSUE

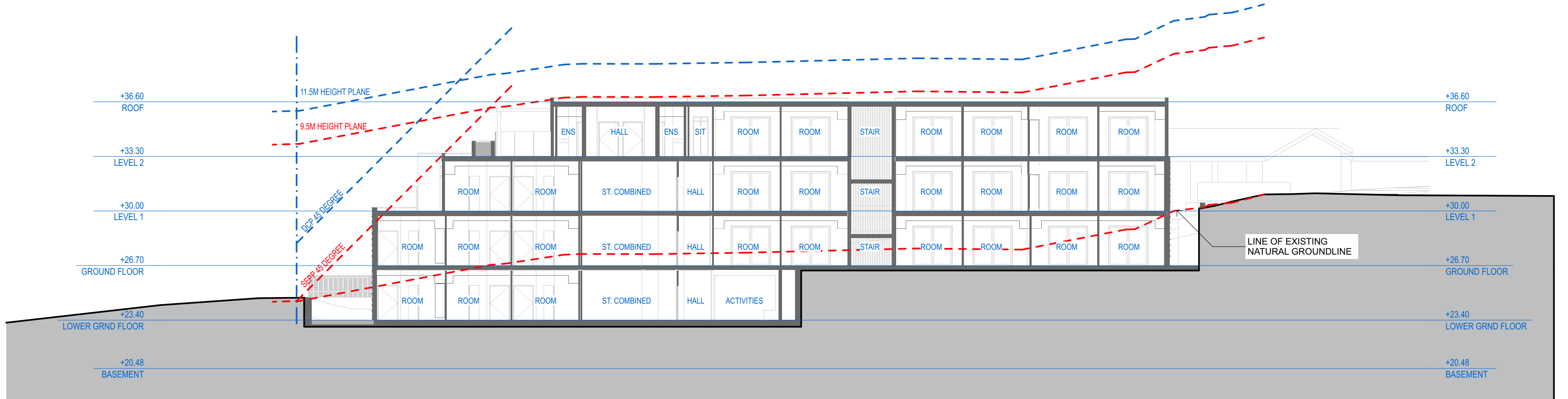
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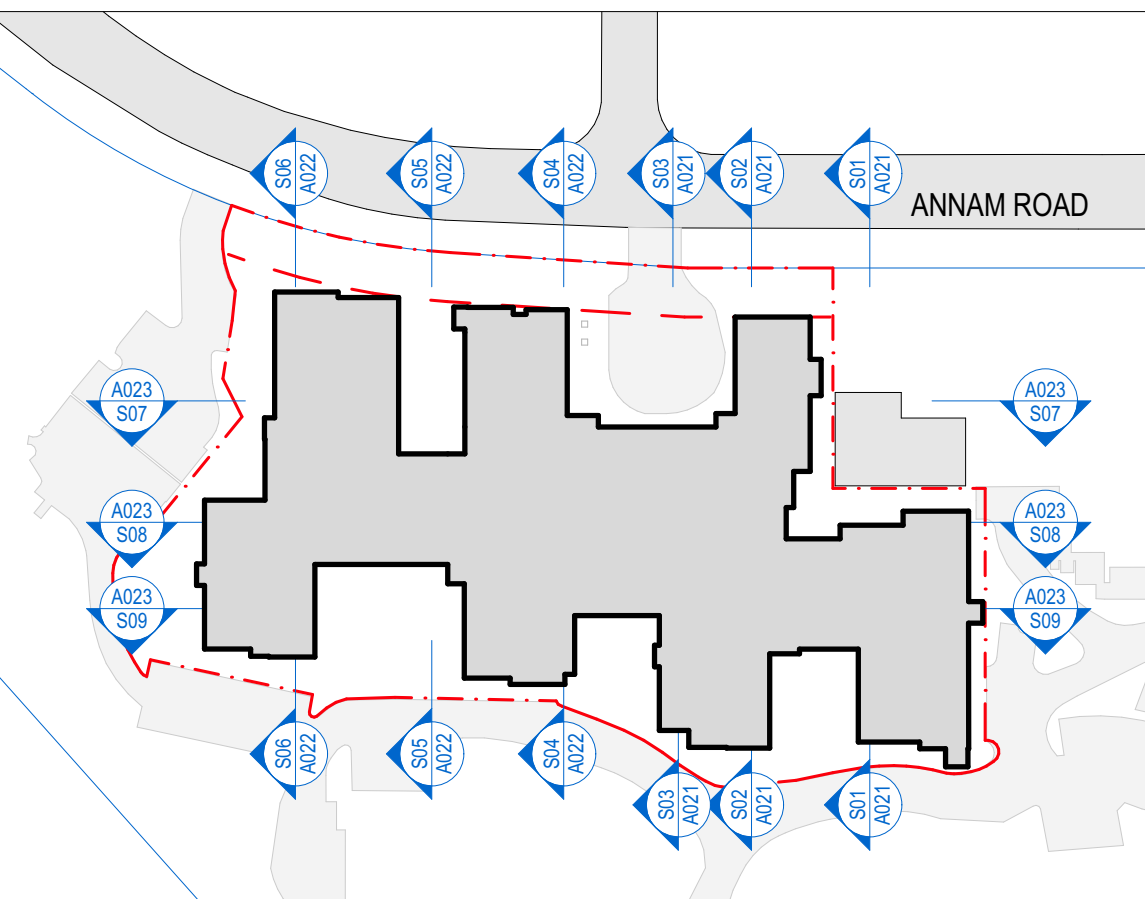
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SECTION 04
A211



02
SECTION 05
A211



03
SECTION 06
A211

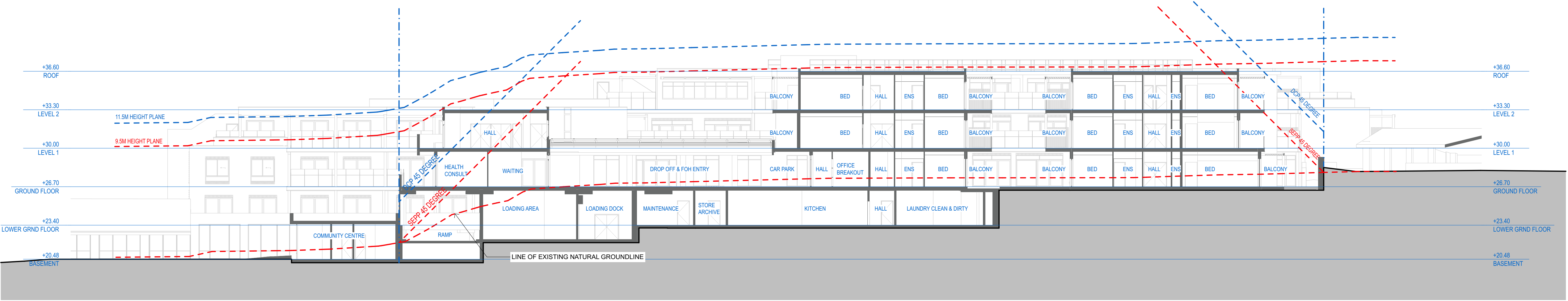


KEY PLAN- SECTIONS
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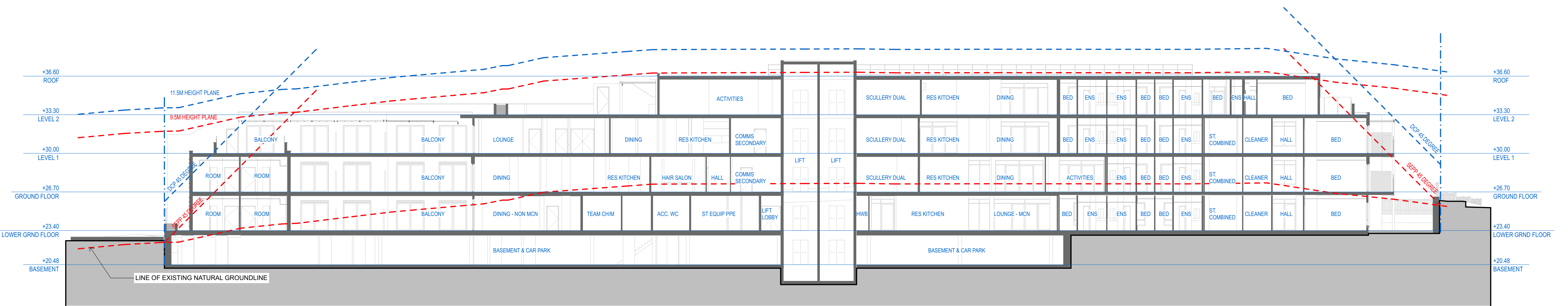
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		5/9/2025	SSOA DRAFT	A	CFA	PJ

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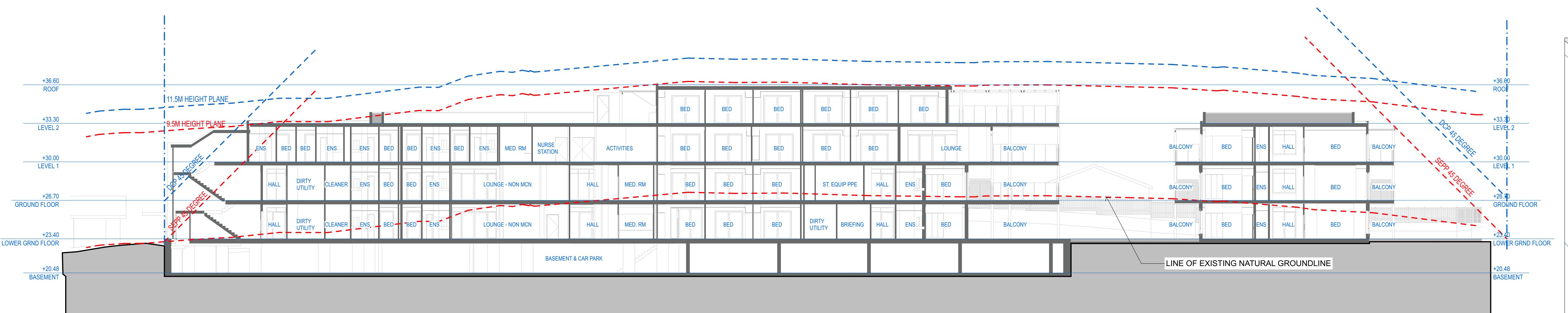
PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
SECTIONS



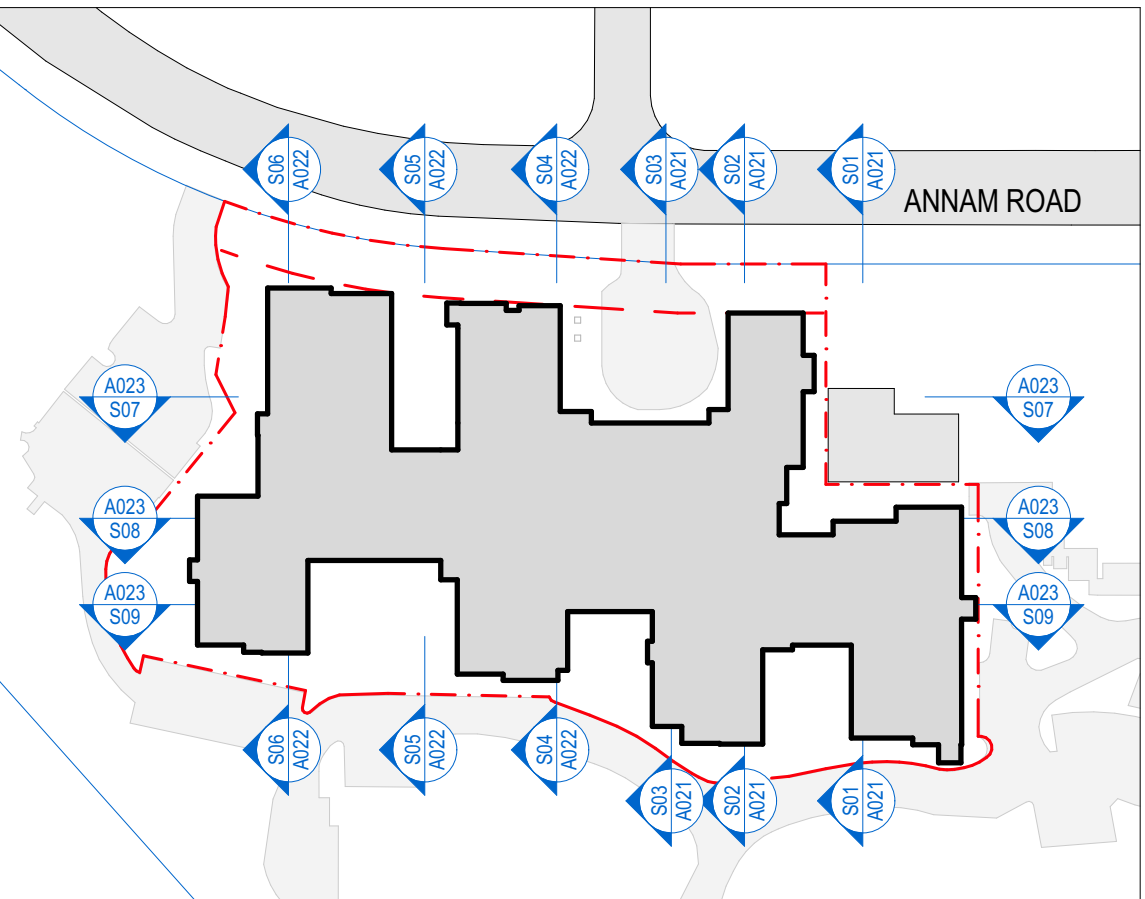
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02
A212 SECTION 08
SCALE: 1:200



03
A212 SECTION 09
SCALE: 1:200



KEY PLAN- SECTIONS
SCALE: 1:1000

ARCHITECT:
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architecture

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CLIENT:
Opal
HealthCare
OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

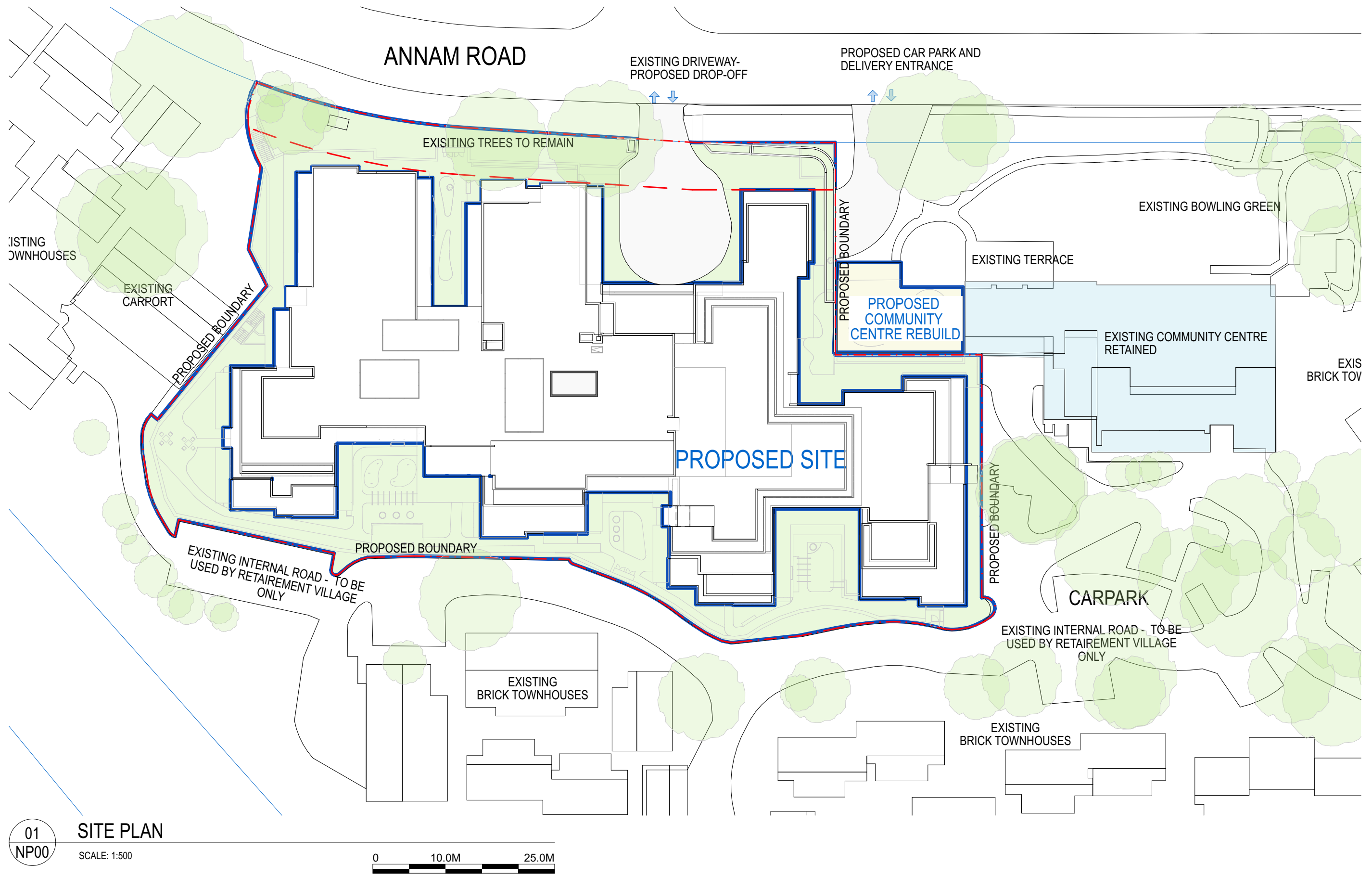


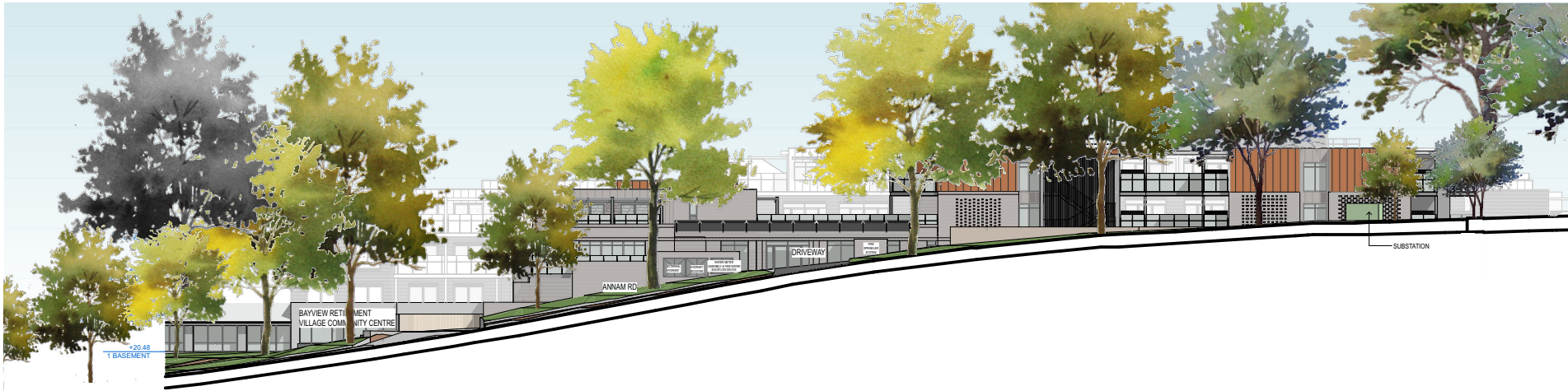
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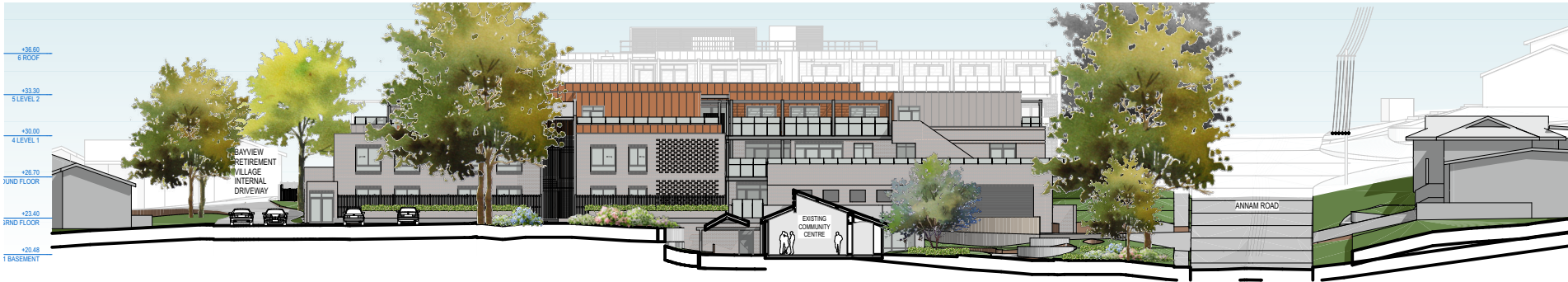
PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
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SCALE: REFER DRAWING TITLES
PROJECT NO. 24110
DATE PRINTED: 21/10/2025
ORIGINAL PAPER SIZE: A1
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ISSUE C





01
NP01 E01 NORTH ELEVATION (WITH TREES)



02
NP01 E02 EAST ELEVATION (WITH TREES)



03
NP01 E03 SOUTH ELEVATION (WITH TREES)



04
NP01 E04 WEST ELEVATION (WITH TREES)