

BEVERLEY PARK SENIORS LIVING

123 ROCKY POINT ROAD, BEVERLEY PARK

ARCHITECTURAL DRAWINGS

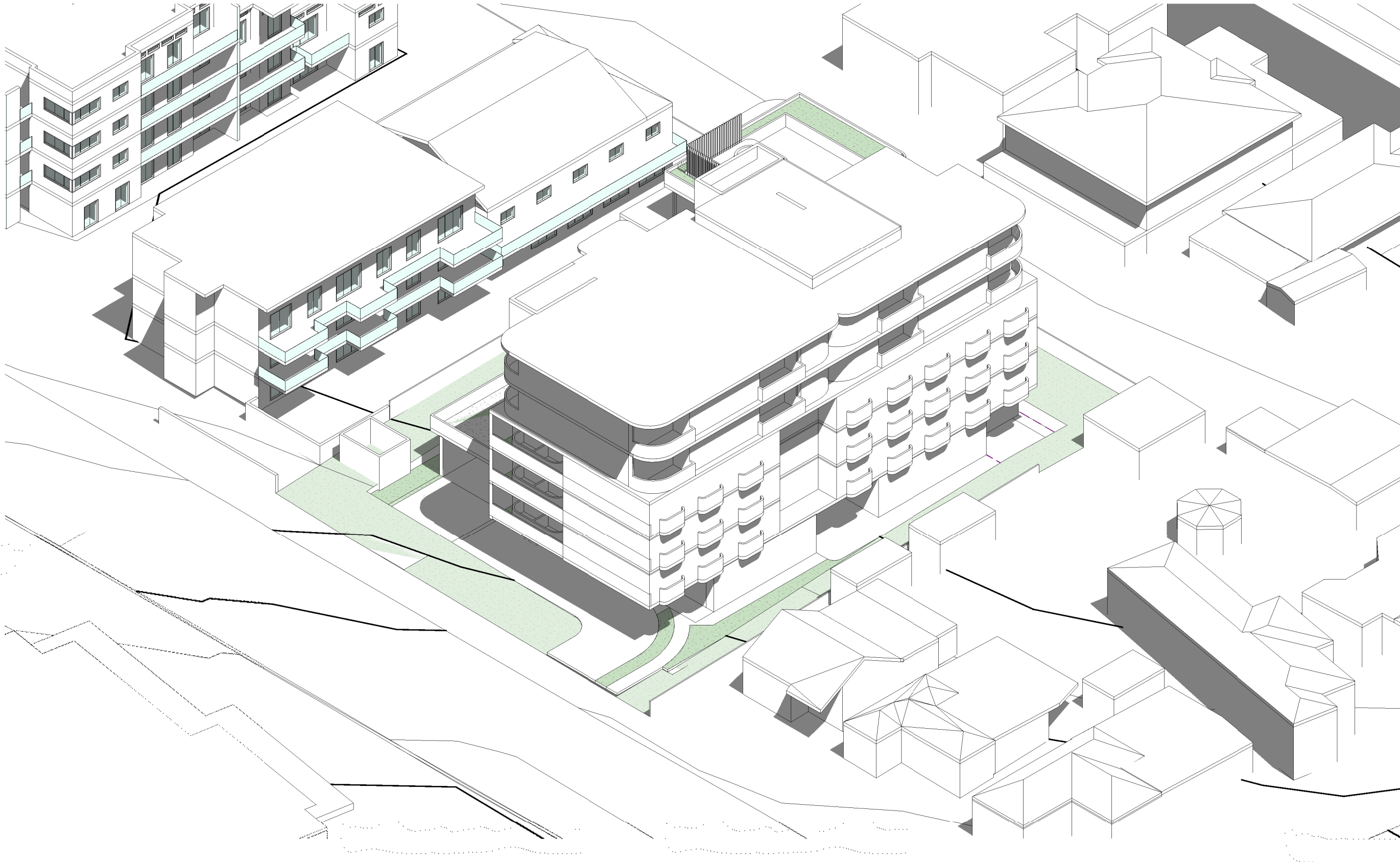
Demolition of existing structures on site.
Construction of a 5 storey seniors living development that includes:
2 basement levels (1 car park and 1 support communal facilities);
1 ground level of communal facilities;
3 levels of a Residential Aged Care Facility (RACF) of 14 beds/16residents at each floor;
2 levels of Independent Living Units for a total of 14;
Landscaping and planting.

DRAWING SCHEDULE

DRAWING	LIST
SHEET NO	SHEET NAME
DA-000	COVER SHEET
DA-030	SITE PLAN
DA-108	FLOOR PLAN - BASEMENT 2
DA-109	FLOOR PLAN - BASEMENT 1
DA-110	FLOOR PLAN - GROUND FLOOR
DA-111	FLOOR PLAN - LEVEL 1
DA-112	FLOOR PLAN - LEVEL 2
DA-113	FLOOR PLAN - LEVEL 3
DA-114	FLOOR PLAN - LEVEL 4
DA-115	FLOOR PLAN - LEVEL 5
DA-300	SECTIONS - 01
DA-600	GFA - AREA PLANS
DA-620	AREA PLANS - LANDSCAPE AND DEEP SOIL
DA-630	COMMUNAL OPEN SPACE - SOLAR ACCESS
DA-854	DIRECT SUN ANALYSIS DIAGRAM 21 JUN 9AM-12PM
DA-855	DIRECT SUN ANALYSIS DIAGRAM 21 JUN 13PM-15PM
DA-860	BUILDING HEIGHT PLANE DIAGRAM

ABBREVIATION

ABBREVIATION	KEY
BAL	BALUSTRADE
BAL-G	BALUSTRADE GLASS
BCA	BUILDING CODE OF AUSTRALIA
BOL	BOLLARD - TRAFFIC
BY	BICYCLE
CONC	CONCRETE
ENS	ENSUITE
EX	EXISTING
FEN	FENCE
FFL	FINISHED FLOOR LEVEL
FSR	FLOOR SPACE RATIO
GBA	GROSS BUILDING AREA
GC	GARBAGE CHUTE
GFA	GROSS FLOOR AREA
HR	HANDRAIL
LDRY	LAUNDRY
MC	MOTORCYCLE SPACE
RL	REDUCED LEVEL
SC	STORAGE CAGE
SC-O	STORAGE CAGE - OVERHEAD
SKL	SKYLIGHT
TOW	TOP OF WALL
Txx	TREE NUMBER (REFER TO ARBORIST REPORT)
W-H	HIGHLIGHT WINDOW



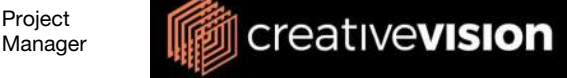
1 3D VIEW



2 LOCATION PLAN

Amendments			
Rev.	Description	Issued By	Date
1	SEARS	SC	02/04/26

0	2	5 M
SCALE 1:100		



Client
SYDNEY WIDE BUILDING SUPPLIES

Project
**BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK**

TBC
Drawing Title
COVER SHEET

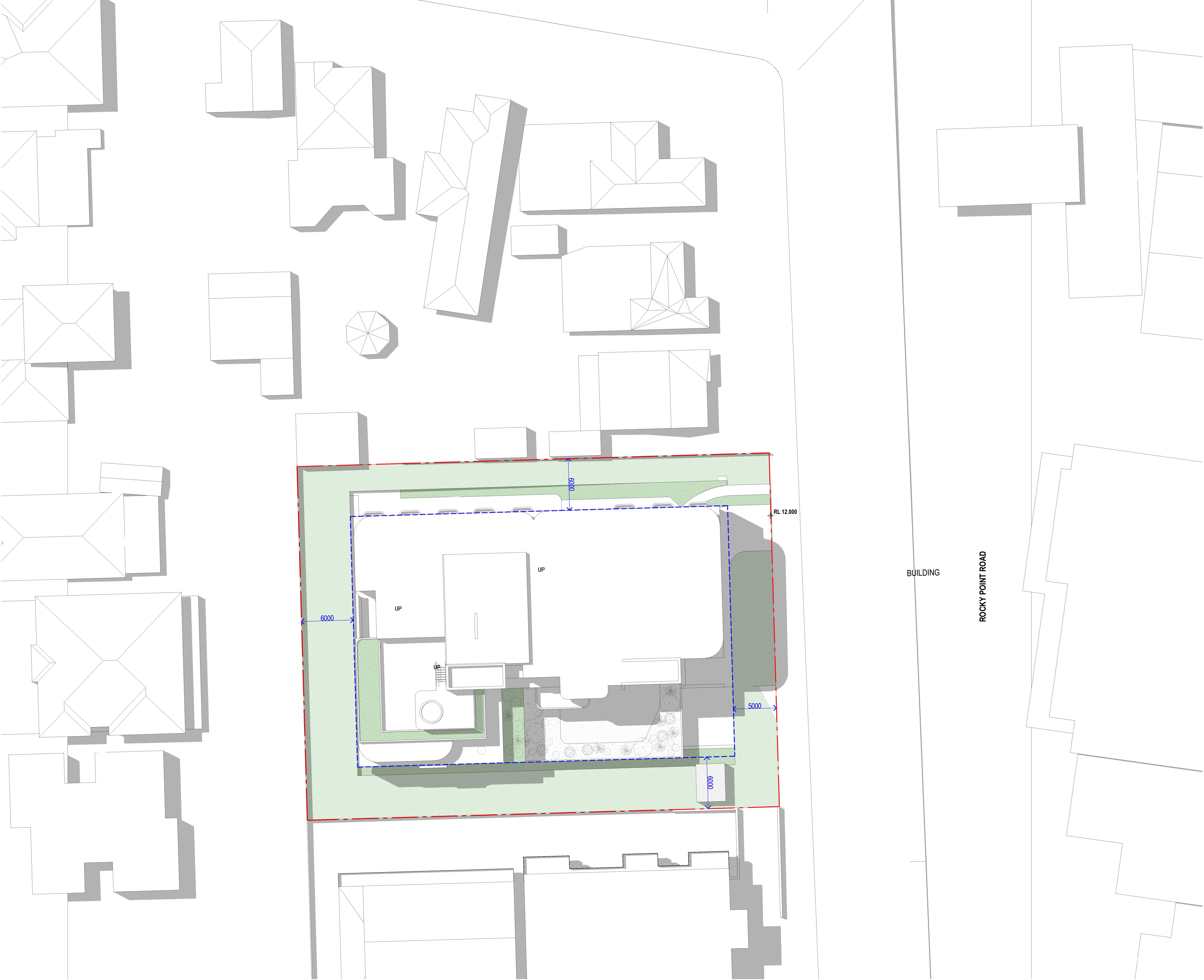
Scale @ A1 1 : 100		Project Phase SEARS	
Sheet Created	Checked By SC	Approved By DB	Drawn By EM
Project No. 2026001	Discipline A	Drawing Number DA-000	Revision 1

JACKSON TEECE

Sydney Lot 1, Plot 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (8192), John Gow (8790), Daniel Hudson (8315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.

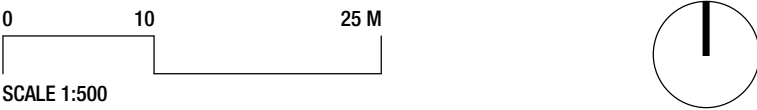


Amendments			
Rev.	Description	Issued By	Date
1	SEARS	SC	02/04/26

Legend	
SITE PLAN	
	PROPOSED DRIVEWAY
	PROPOSED PEDESTRIAN LINK
	PROPOSED BUILDING OUTLINE
	STAGE / PRECINCT
	EXISTING MAIN ROAD
	EXISTING MAIN ROAD
	POTENTIAL FOOT BRIDGE
	SITE ENTRY
	TREE TP BE RETAINED
	TREE TO BE REMOVED

Notes

Key Plan



Client

SYDNEY WIDE BUILDING SUPPLIES

Project Manager

creativevision

Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

SITE PLAN

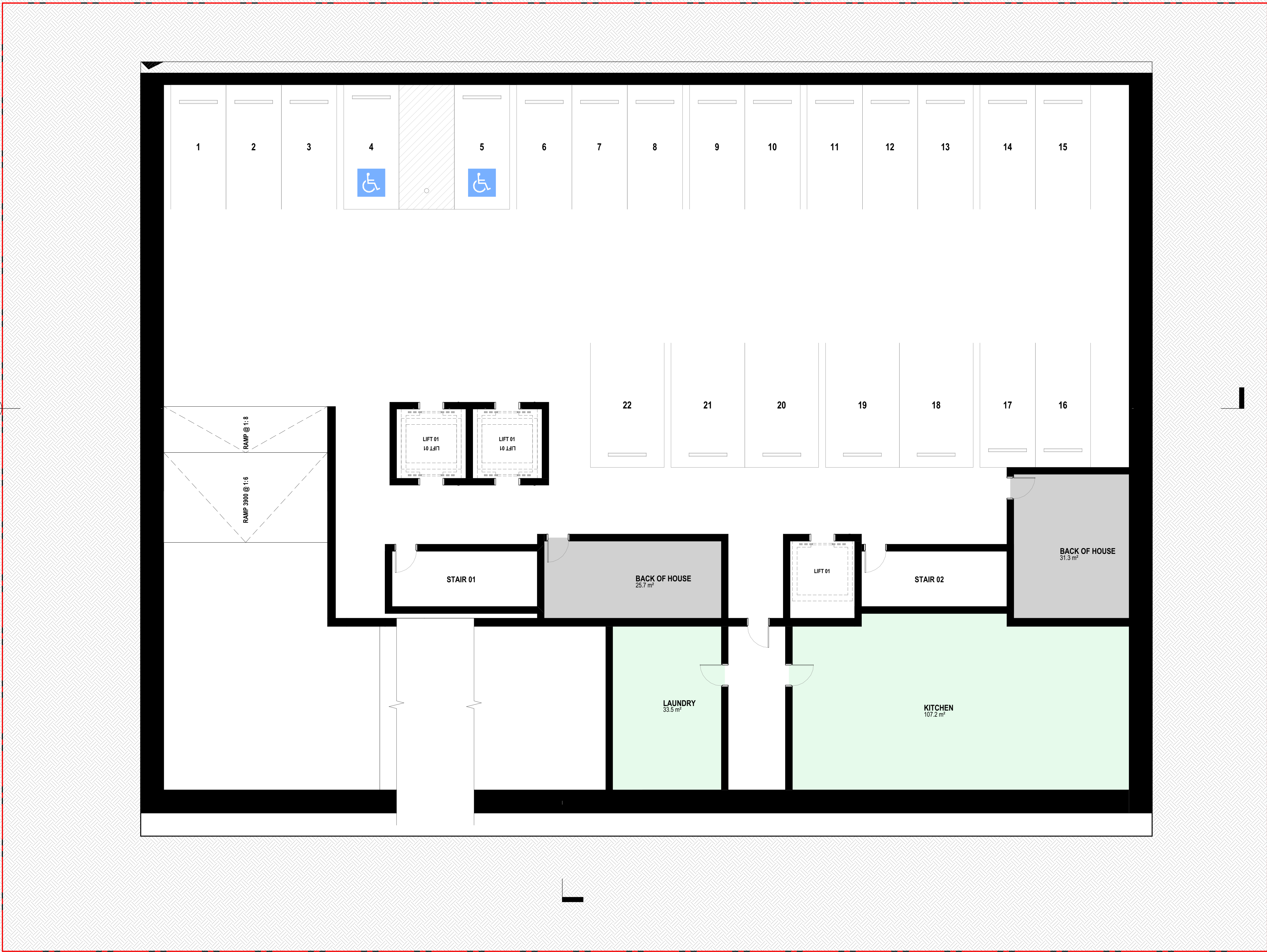
Scale @ A1		Project Phase	
As indicated		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
	SC	DB	EM
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-030	1

JACKSON TEECE

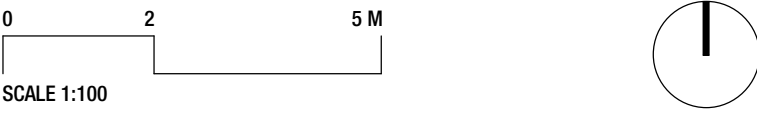
Sydney Lot 1, Plot 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 244 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



Key Plan



Client

Project Manager

Client
SYDNEY WIDE BUILDING SUPPLIES

Project
BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC
Drawing Title
FLOOR PLAN - BASEMENT 2

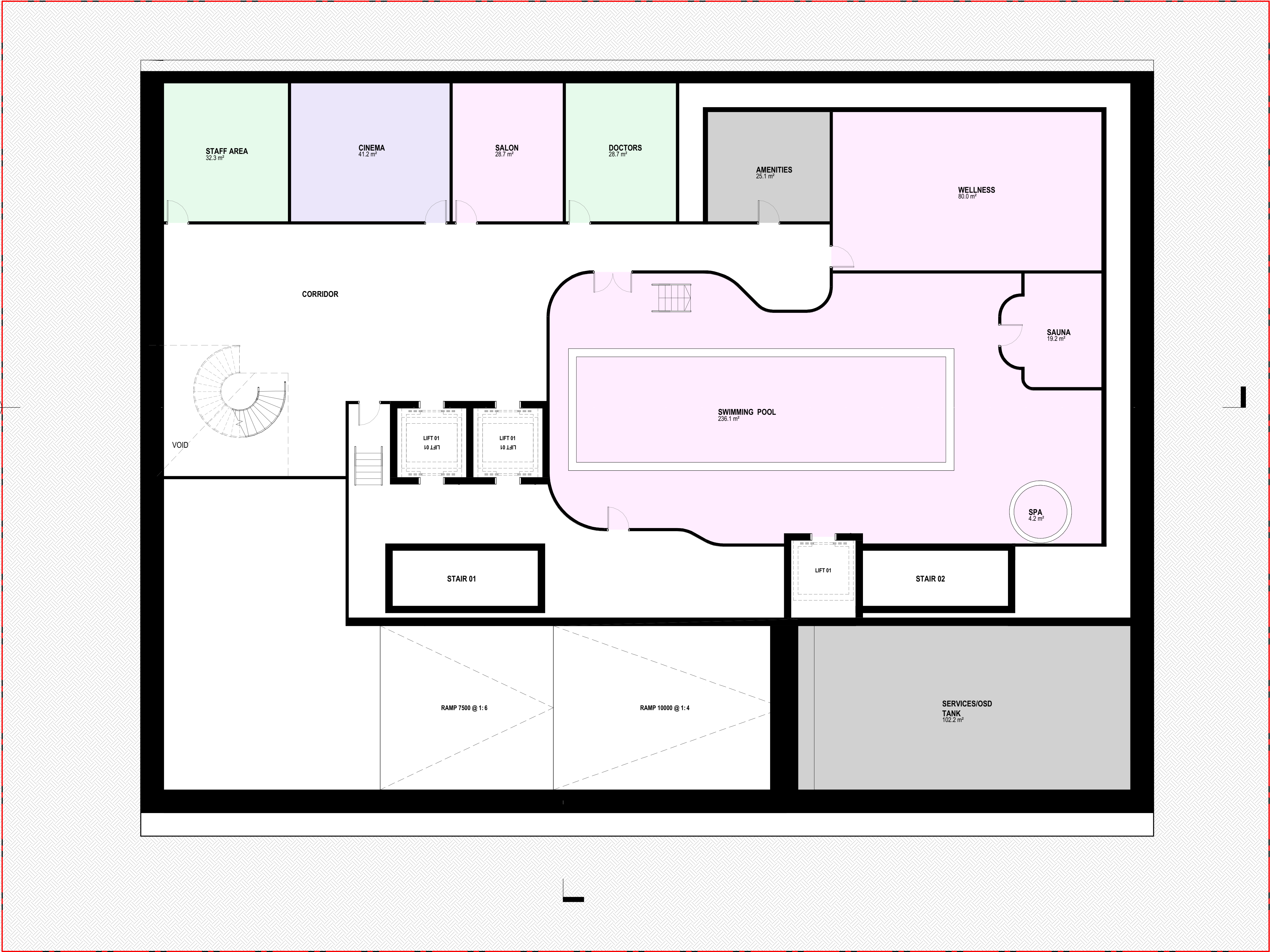
Scale @ A1		Project Phase	
1 : 100		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
	SC	DB	EM
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-108	1

JACKSON TEECE

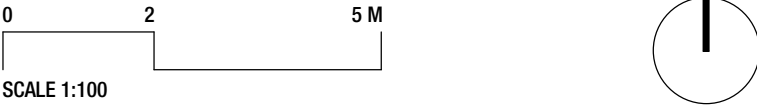
Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



Key Plan



Client

SYDNEY WIDE BUILDING SUPPLIES

Project Manager

creativevision

Client
SYDNEY WIDE BUILDING SUPPLIES

Project
BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title
FLOOR PLAN - BASEMENT 1

Scale @ A1		Project Phase	
1 : 100		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
	SC	DB	EM
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-109	1

JACKSON TEECE

Sydney
Lvl 1, Pter 5-9, 23 Hickson Road
Sydney, NSW 2000 Australia
T +61 2 9290 2722
F +61 2 9290 1150
sydney@jacksonteece.com

Brisbane
Level 20, 344 Queen Street
Brisbane, QLD 4000 Australia
T +61 7 3236 2771
F +61 7 3236 2338
brisbane@jacksonteece.com

Jackson Teece Chesterman
Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290

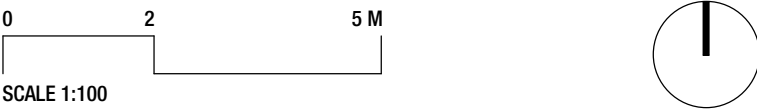
Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.

Legend

Notes

Key Plan



Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

FLOOR PLAN - GROUND
FLOOR

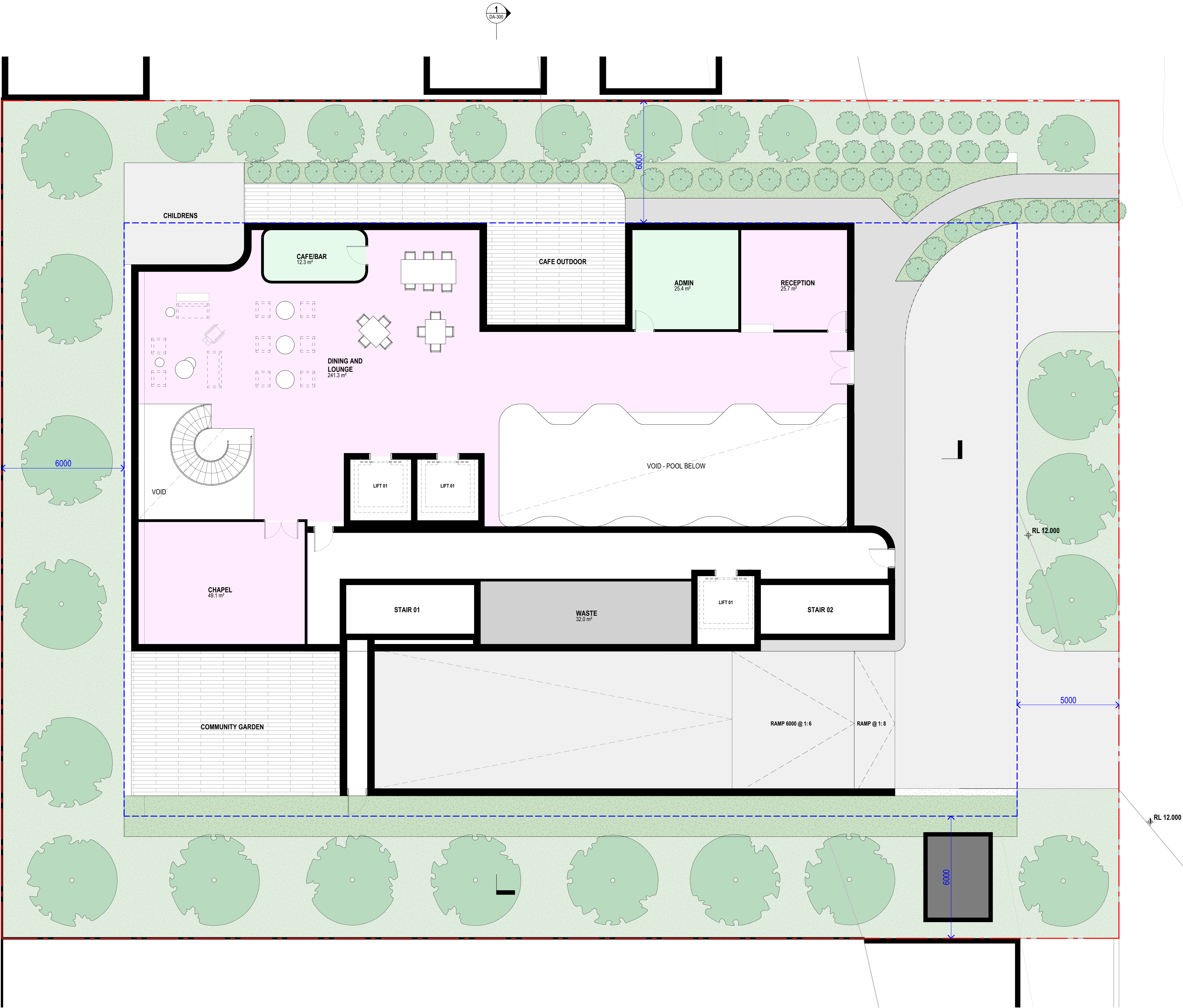
Scale @ A1		Project Phase	
1 : 100		SEARS	
Sheet Created	Checked By SC	Approved By DB	Drawn By EM
Project No. 2026001	Discipline A	Drawing Number DA-110	Revision 1

JACKSON TEECE

Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.

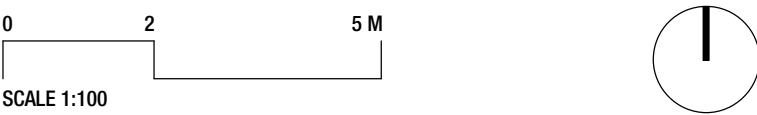


1 GROUND FLOOR
1 : 100

Legend

Notes

Key Plan



Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

FLOOR PLAN - LEVEL 1

Scale @ A1		Project Phase	
1 : 100		SEARS	
Sheet Created	Checked By SC	Approved By DB	Drawn By EM
Project No. 2026001	Discipline A	Drawing Number DA-111	Revision 1

JACKSON TEECE

Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (8192), John Gow (8790), Daniel Hudson (8315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



2
DA-201

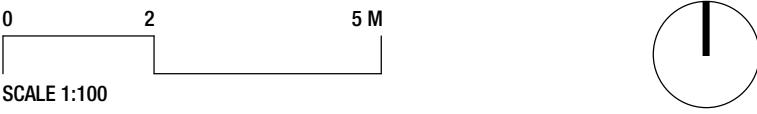
1 LEVEL 01
1 : 100

Amendments			
Rev.	Description	Issued By	Date
1	SEARS	SC	02/04/26

Legend

Notes

Key Plan



Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

FLOOR PLAN - LEVEL 2

Scale @ A1		Project Phase	
1 : 100		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
	SC	DB	EM
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-112	1

JACKSON TEECE

Sydney Lot 1, Plot 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



2
DA-201

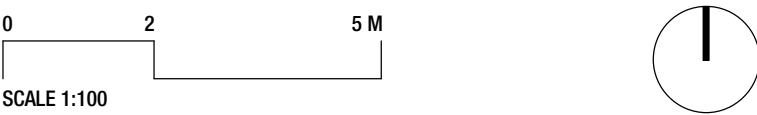
1 LEVEL 02
1 : 100

Amendments			
Rev.	Description	Issued By	Date
1	SEARS	SC	02/04/26

Legend

Notes

Key Plan



Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

FLOOR PLAN - LEVEL 3

Scale @ A1		Project Phase	
1 : 100		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
	SC	DB	EM
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-113	1

JACKSON TEECE

Sydney Lot 1, Plot 5-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



2
DA-201

6000

1
DA-202

5000

6000

1
DA-203

6000

1
DA-204

6000

1
DA-205

6000

1
DA-206

6000

1
DA-207

6000

1
DA-208

6000

1
DA-209

6000

1
DA-210

6000

1
DA-211

6000

1
DA-212

6000

1
DA-213

6000

1
DA-214

6000

1
DA-215

6000

1
DA-216

6000

1
DA-217

6000

1
DA-218

6000

1
DA-219

6000

1
DA-220

6000

1
DA-221

6000

1
DA-222

6000

1
DA-223

6000

1
DA-224

6000

1
DA-225

6000

1
DA-226

6000

1
DA-227

6000

1
DA-228

6000

1
DA-229

6000

1
DA-230

6000

1
DA-231

6000

1
DA-232

6000

1
DA-233

6000

1
DA-234

6000

1
DA-235

6000

1
DA-236

6000

1
DA-237

6000

1
DA-238

6000

1
DA-239

6000

1
DA-240

6000

1
DA-241

6000

1
DA-242

6000

1
DA-243

6000

1
DA-244

6000

1
DA-245

6000

1
DA-246

6000

1
DA-247

6000

1
DA-248

6000

1
DA-249

6000

1
DA-250

6000

1
DA-251

6000

1
DA-252

6000

1
DA-253

6000

1
DA-254

6000

1
DA-255

6000

1
DA-256

6000

1
DA-257

6000

1
DA-258

6000

1
DA-259

6000

1
DA-260

6000

1
DA-261

6000

1
DA-262

6000

1
DA-263

6000

1
DA-264

6000

1
DA-265

6000

1
DA-266

6000

1
DA-267

6000

1
DA-268

6000

1
DA-269

6000

1
DA-270

6000

1
DA-271

6000

1
DA-272

6000

1
DA-273

6000

1
DA-274

6000

1
DA-275

6000

1
DA-276

6000

1
DA-277

6000

1
DA-278

6000

1
DA-279

6000

1
DA-280

6000

1
DA-281

6000

1
DA-282

6000

1
DA-283

6000

1
DA-284

6000

1
DA-285

6000

1
DA-286

6000

1
DA-287

6000

1
DA-288

6000

1
DA-289

6000

1
DA-290

6000

1
DA-291

6000

1
DA-292

6000

1
DA-293

6000

1
DA-294

6000

1
DA-295

6000

1
DA-296

6000

1
DA-297

6000

1
DA-298

6000

1
DA-299

6000

1
DA-300

6000

1
DA-301

6000

1
DA-302

6000

1
DA-303

6000

1
DA-304

6000

1
DA-305

6000

1
DA-306

6000

1
DA-307

6000

1
DA-308

6000

1
DA-309

6000

1
DA-310

6000

1
DA-311

6000

1
DA-312

6000

1
DA-313

6000

1
DA-314

6000

1
DA-315

6000

1
DA-316

6000

1
DA-317

6000

1
DA-318

6000

1
DA-319

6000

1
DA-320

6000

1
DA-321

6000

1
DA-322

6000

1
DA-323

6000

1
DA-324

6000

1
DA-325

6000

1
DA-326

6000

1
DA-327

6000

1
DA-328

6000

1
DA-329

6000

1
DA-330

6000

1
DA-331

6000

1
DA-332

6000

1
DA-333

6000

1
DA-334

6000

1
DA-335

6000

1
DA-336

6000

1
DA-337

6000

1
DA-338

6000

1
DA-339

6000

1
DA-340

6000

1
DA-341

6000

1
DA-342

6000

1
DA-343

6000

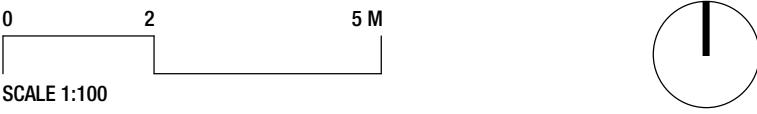
1
DA-344

6000

Legend

Notes

Key Plan



Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

FLOOR PLAN - LEVEL 4

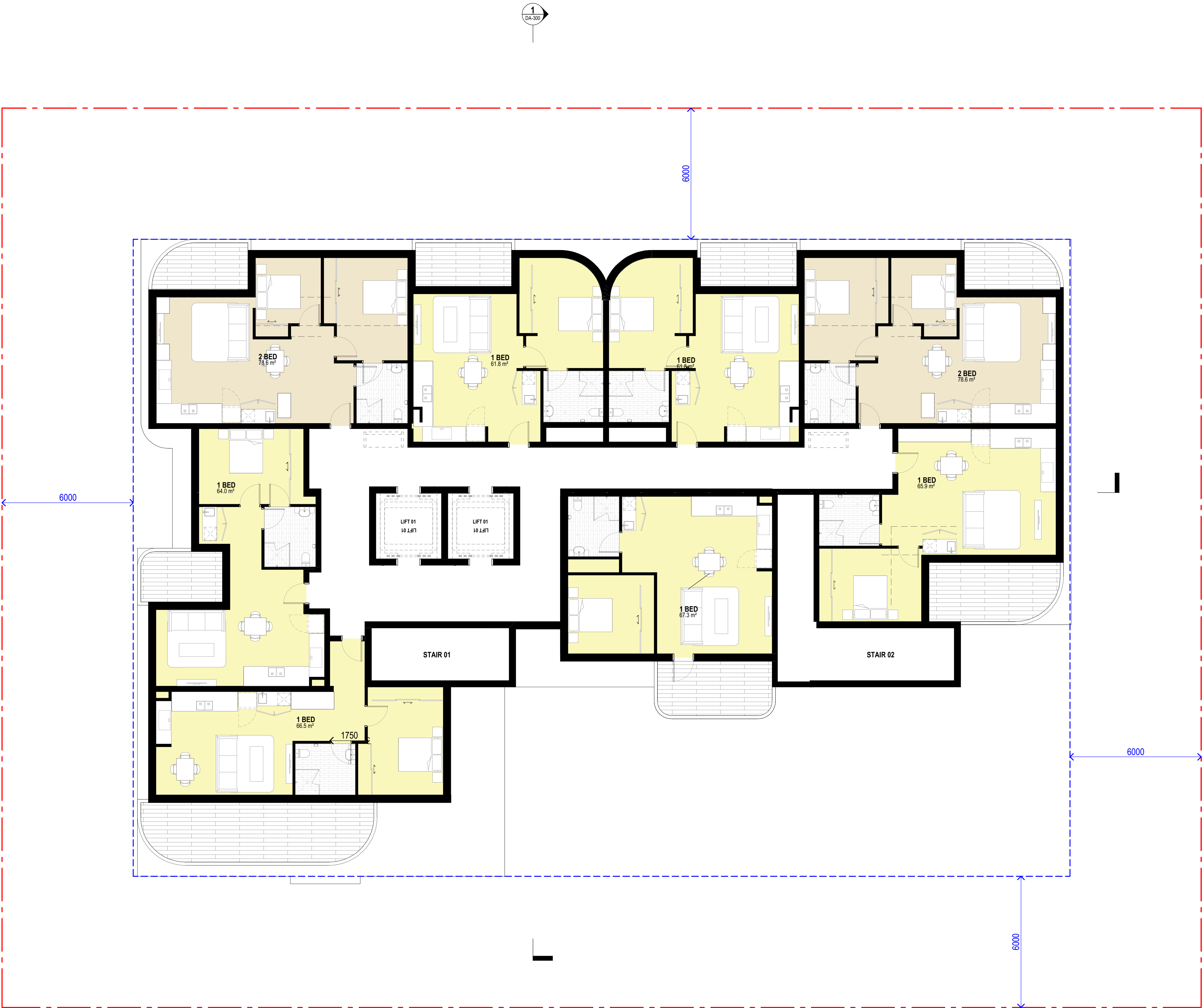
Scale @ A1		Project Phase	
1 : 100		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
	SC	DB	EM
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-114	1

JACKSON TEECE

Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 244 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (8192), John Gow (8790), Daniel Hudson (8315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



2
DA-300

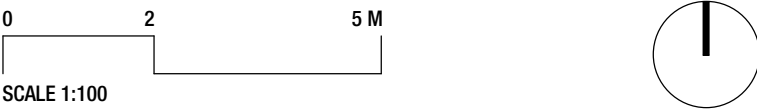
1 **DA FP 04 LEVEL 04**

Amendments			
Rev.	Description	Issued By	Date
1	SEARS	SC	02/04/26

Legend

Notes

Key Plan



Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

FLOOR PLAN - LEVEL 5

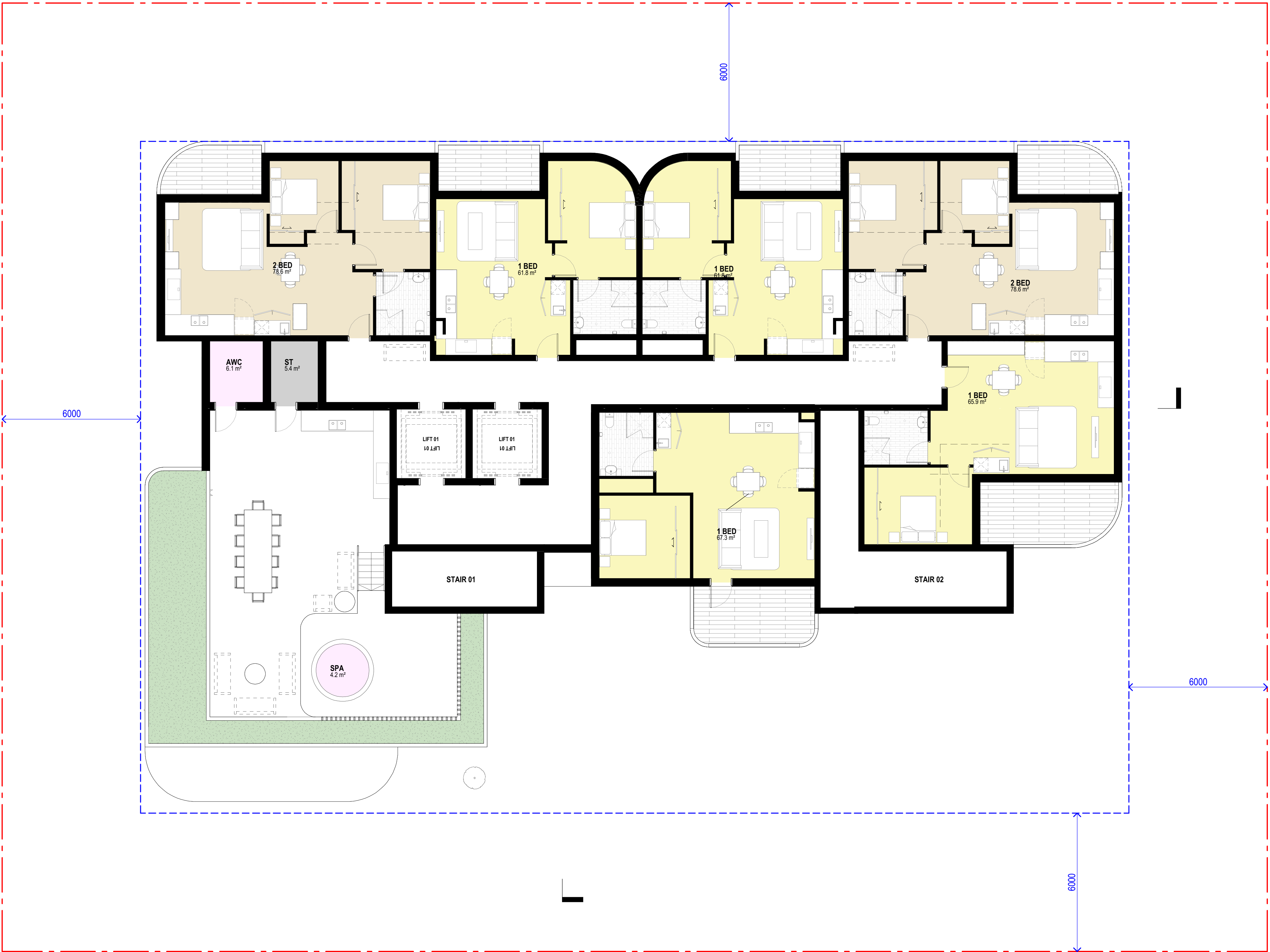
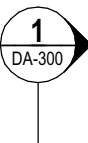
Scale @ A1		Project Phase	
1 : 100		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
	SC	DB	EM
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-115	1

JACKSON TEECE

Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 244 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (8192), John Gow (8790), Daniel Hudson (8315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



Amendments			
Rev.	Description	Issued By	Date
1	SEARS	SC	02/04/26

Legend

Notes

Key Plan



SCALE 1:100

Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

SECTIONS - 01

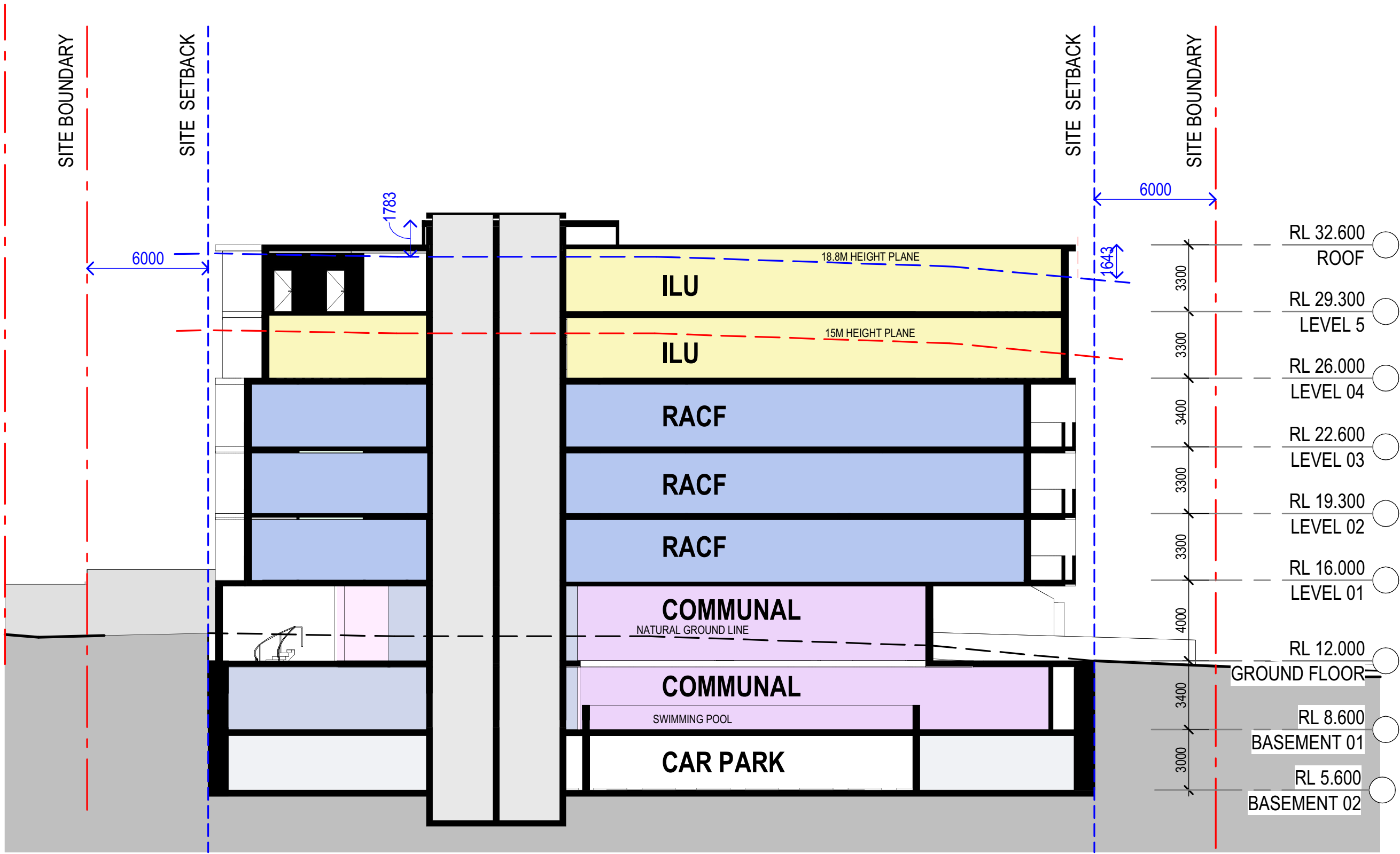
Scale @ A1		Project Phase	
1 : 200		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
MAR 20626	SC	DB	EM
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-300	1

JACKSON TEECE

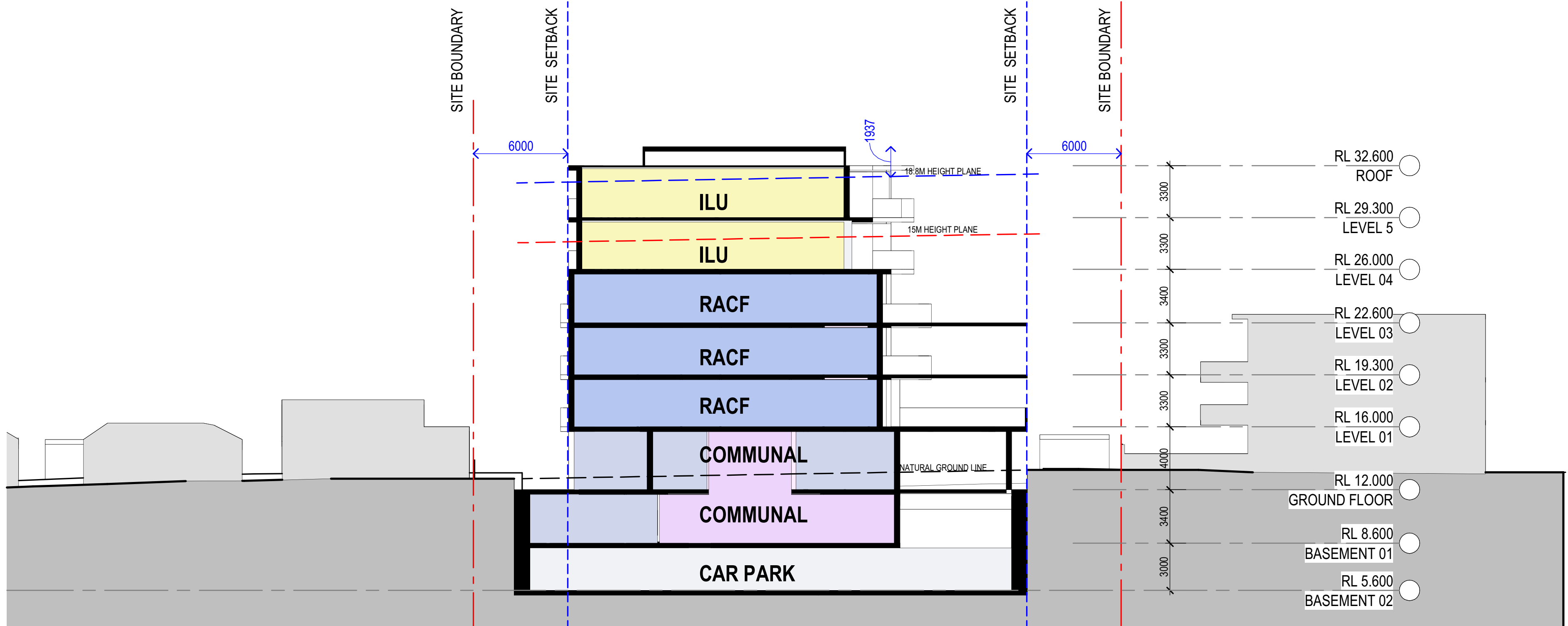
Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9250 2722 F +61 2 9250 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

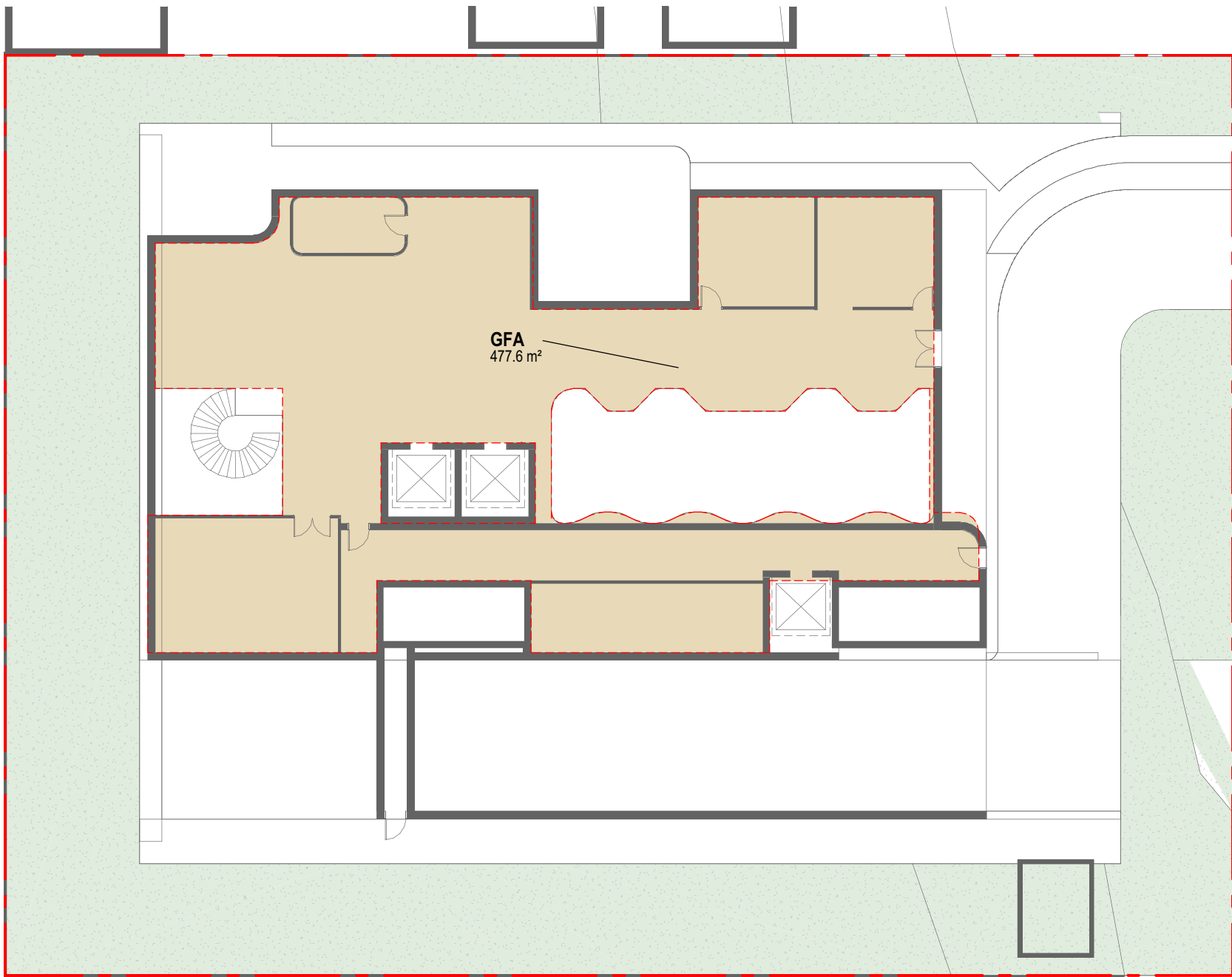
Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



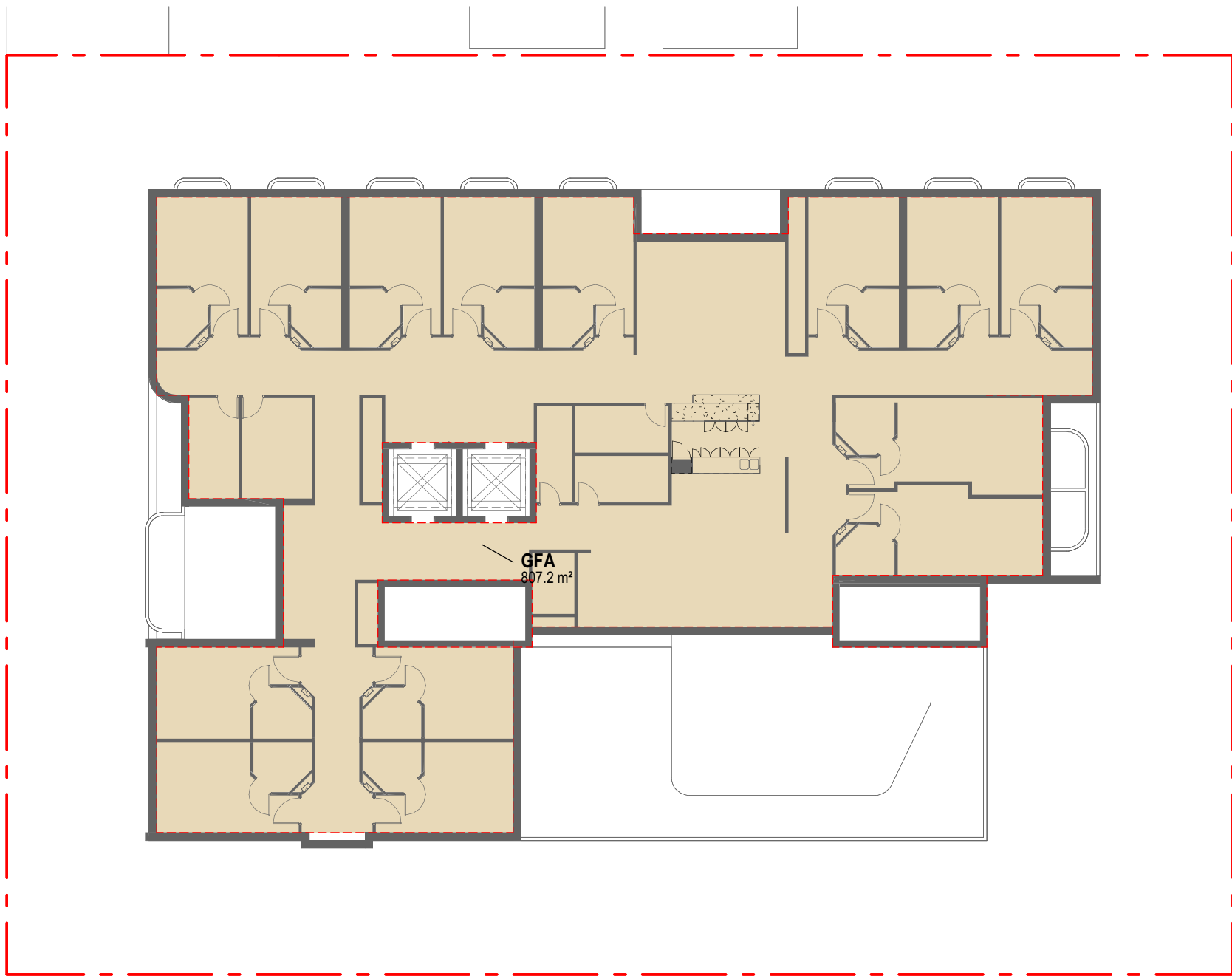
2 BUILDING SECTION 02
1 : 200



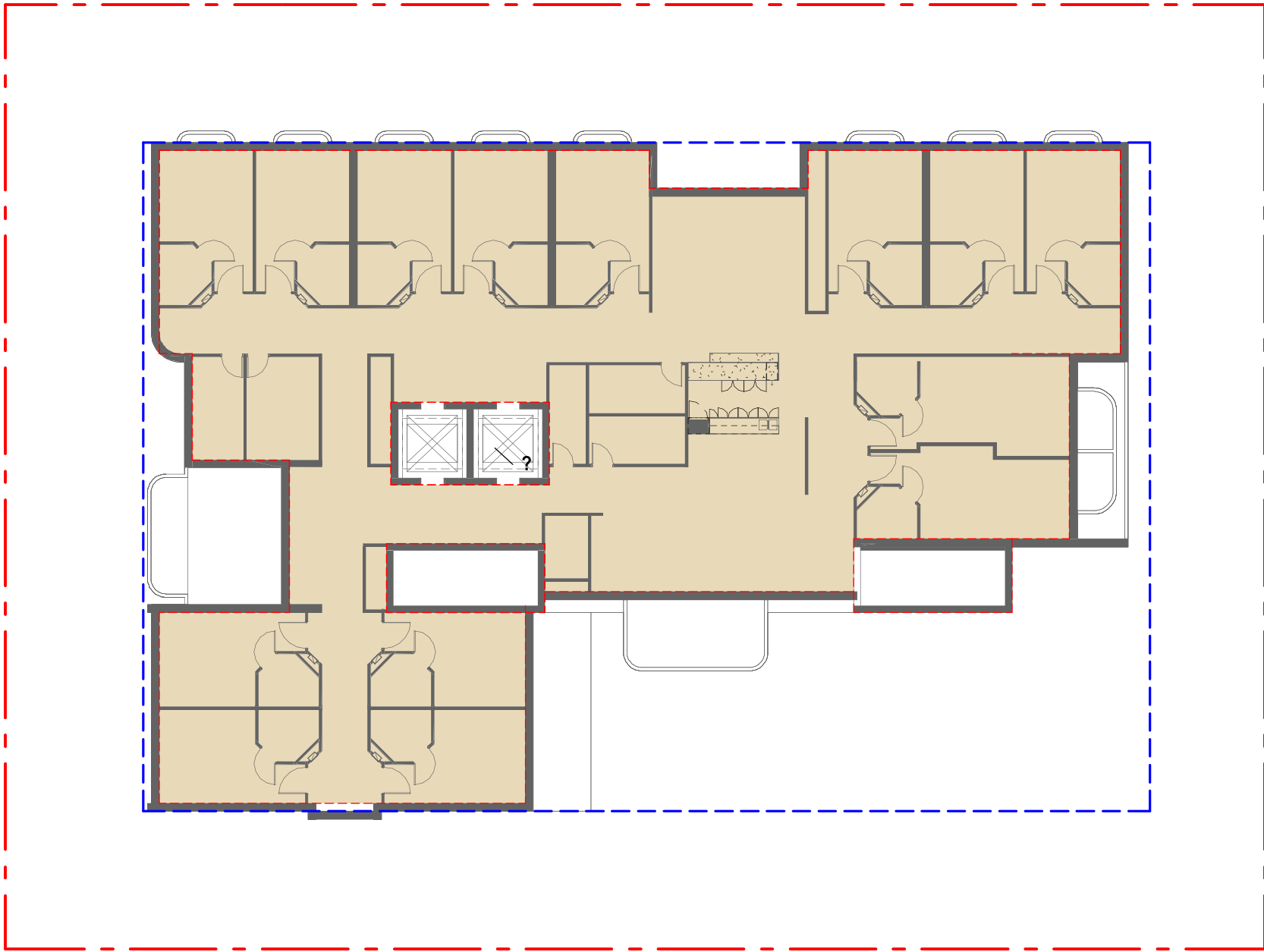
1 BUILDING SECTION 01
1 : 200



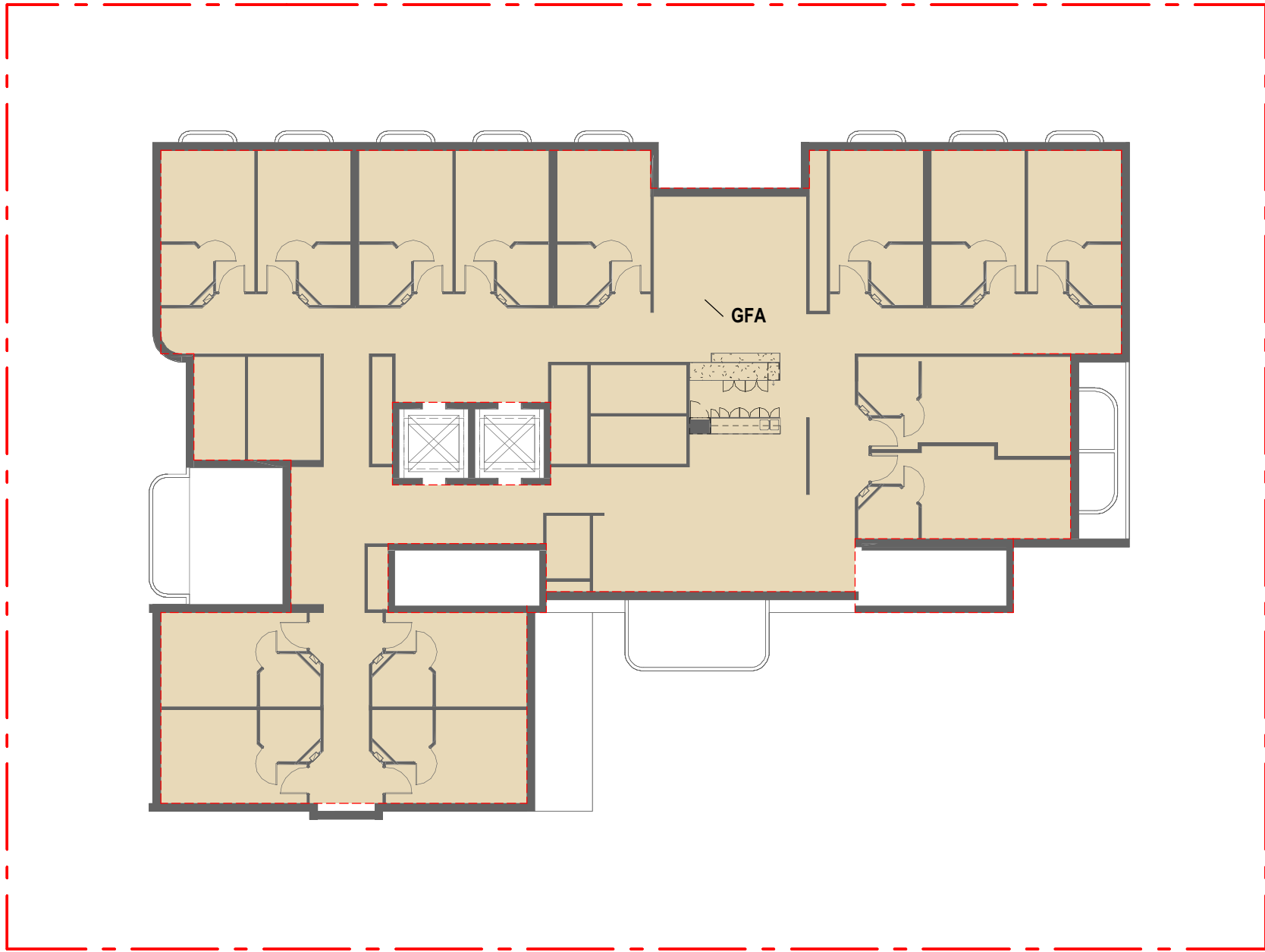
1 GFA-GROUND FLOOR



2 GFA-LEVEL 01



3 GFA-LEVEL 02



4 GFA-LEVEL 03



7 GFA-LEVEL 04



6 GFA-LEVEL 05

SITE AREA
2257.4 m²

DEFINITION - SEPP (HOUSING) 2021
GROSS FLOOR AREA (GFA) MEANS THE SUM OF THE AREAS OF EACH FLOOR OF A BUILDING, WHERE THE AREA OF EACH FLOOR IS TAKEN TO BE THE AREA WITHIN THE INNER FACE OF THE EXTERNAL ENCLOSING WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANOTHER BUILDING, MEASURED AT A HEIGHT OF 1.4M ABOVE EACH FLOOR LEVEL —
(A) EXCLUDING THE FOLLOWING -
(I) COLUMNS, FIN WALLS, SUN CONTROL DEVICES AND ELEMENTS, PROJECTIONS OR WORKS OUTSIDE THE GENERAL LINES OF THE INNER FACE OF THE 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 OUTERWALLS LESS THAN 1.4 HIGH
(XII) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE, AND
(B) FOR IN-FILL SELF-CARE HOUSING – INCLUDING CAR PARKING PROVIDED AT GROUND LEVEL, OTHER THAN FOR VISITORS, IN EXCESS OF 1 PER DWELLING.

GROSS FLOOR AREA TYPE

LEVEL	GFA
GFA	
GROUND FLOOR	477.6 m²
LEVEL 01	807.2 m²
LEVEL 02	807.2 m²
LEVEL 03	807.2 m²
LEVEL 04	679.4 m²
LEVEL 5	540.1 m²
GFA	4118.7 m²
GFA	4118.7 m²

FLOOR SPACE RATIO

GFA	/	SITE AREA	=	FSR	:	1
4118.7 m²	/	2257.4 m²	=	1.825	:	1

Amendments		Issued By	Date
Rev.	Description	SC	02/04/26
1	SEARS		

Legend

GFA	
	GFA

Key Plan



SCALE 1:500

Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

GFA - AREA PLANS

Scale @ A1

As indicated

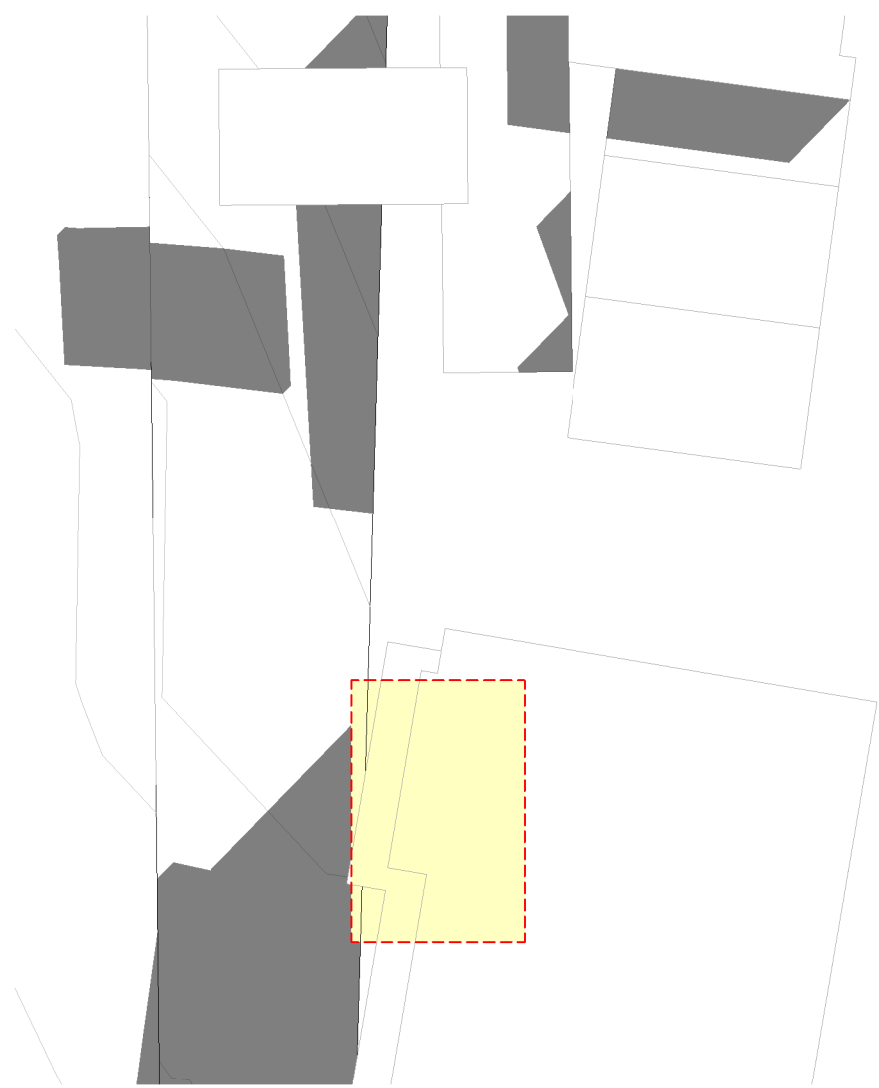
Checked By		Approved By		Drawn By	
Checker		Approver		Author	
Project No.	Discipline	Drawing Number	Revision		
2026001	A	DA-600	1		

JACKSON TEECE

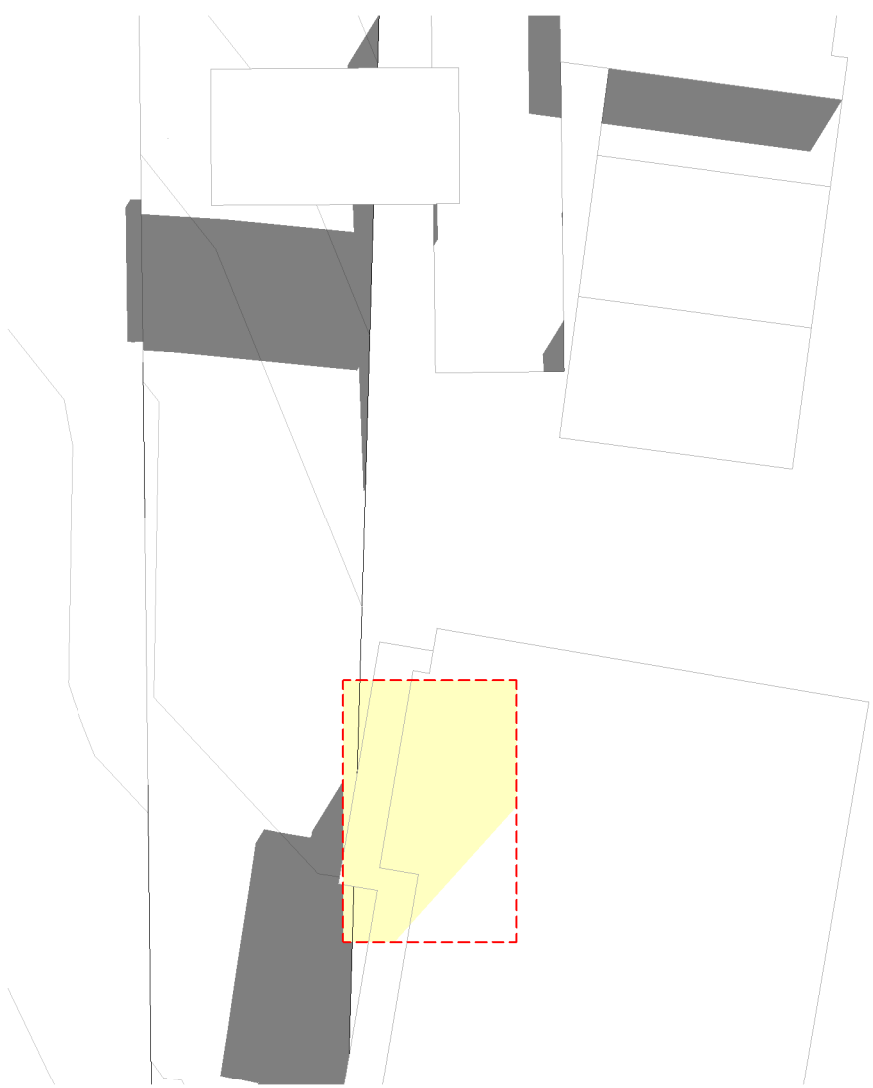
Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (8192), John Gow (8790), Daniel Hudson (8315)

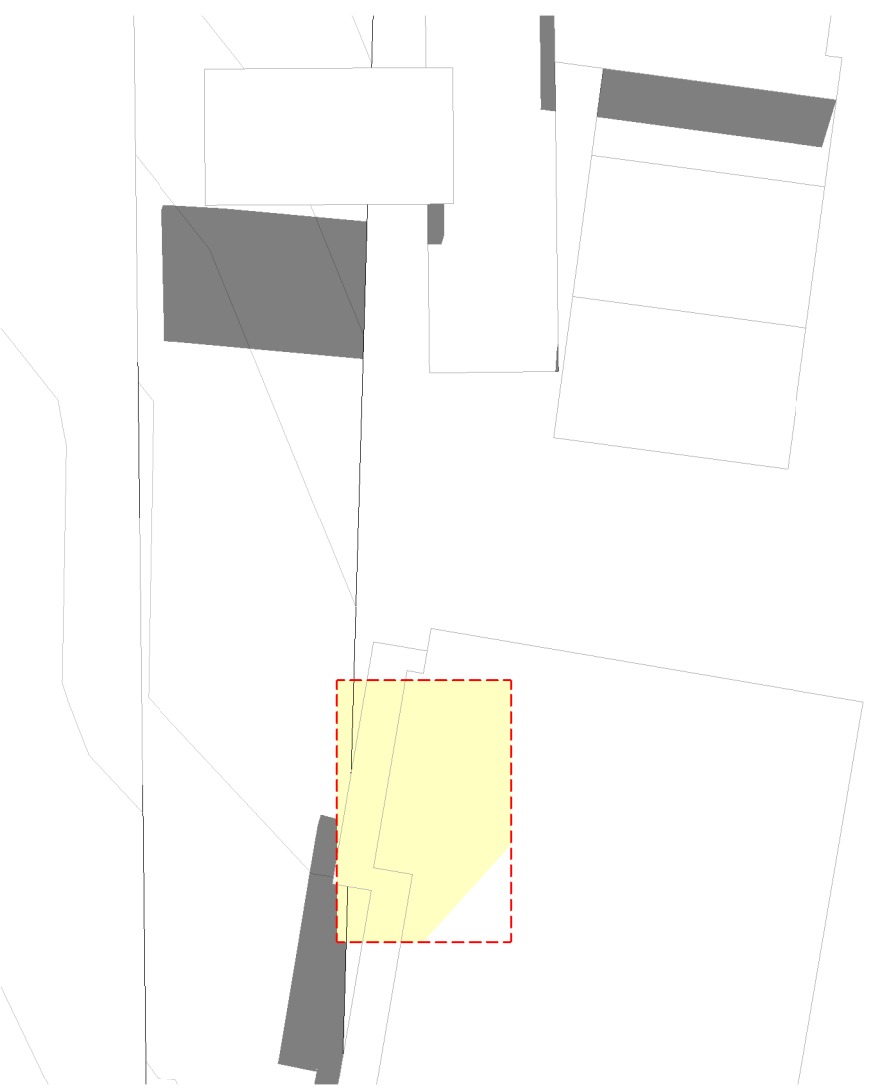
Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



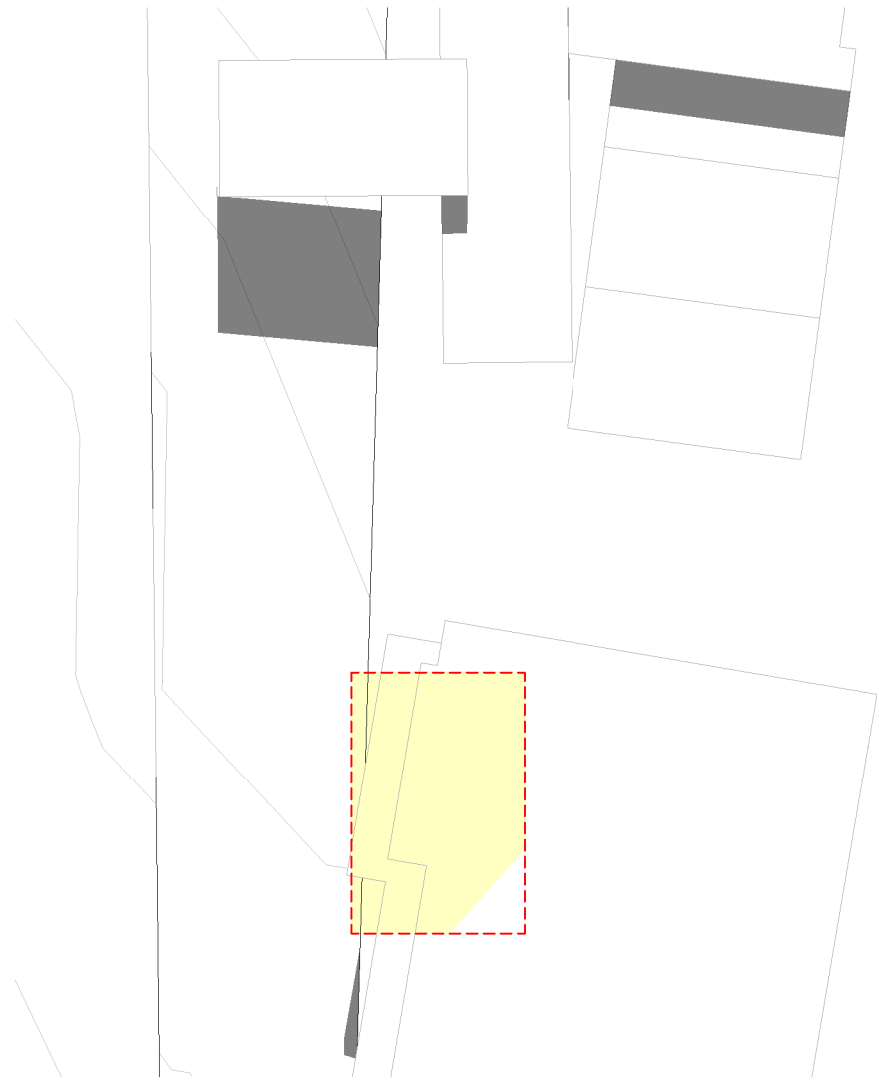
1 SOLAR ACCESS - 9AM



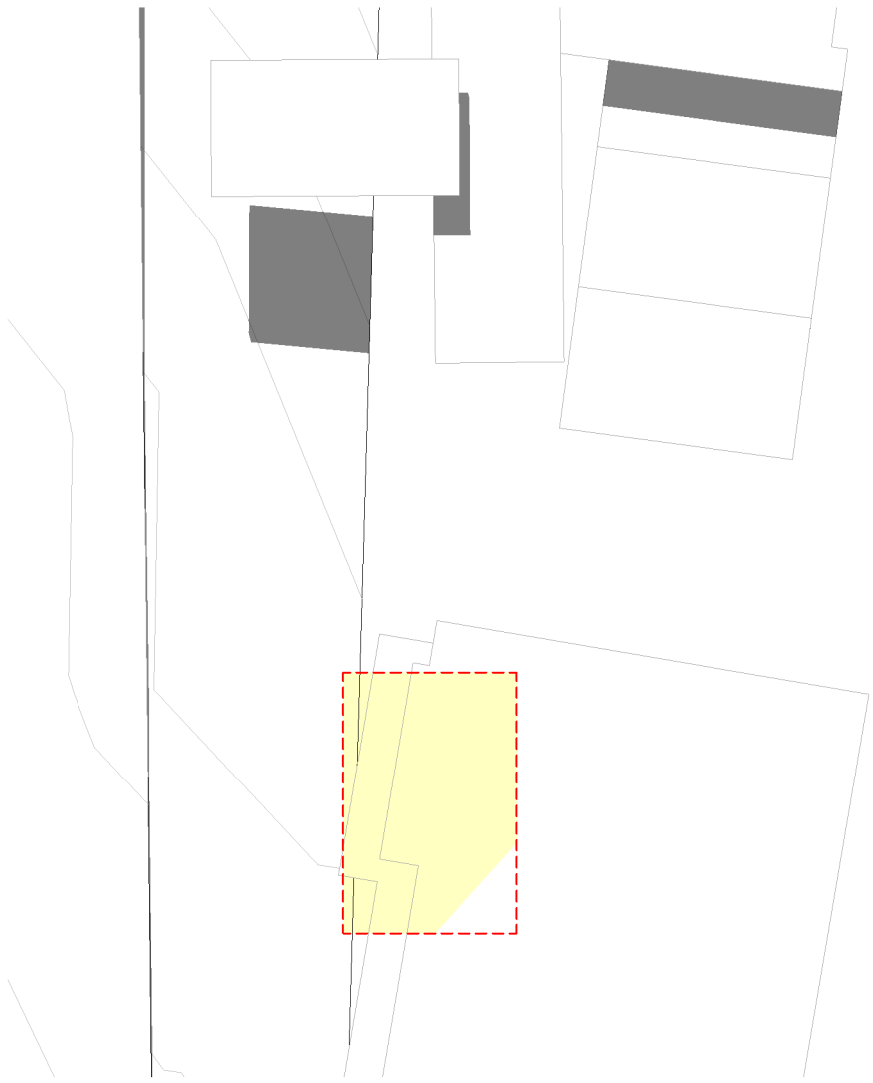
2 SOLAR ACCESS - 10AM



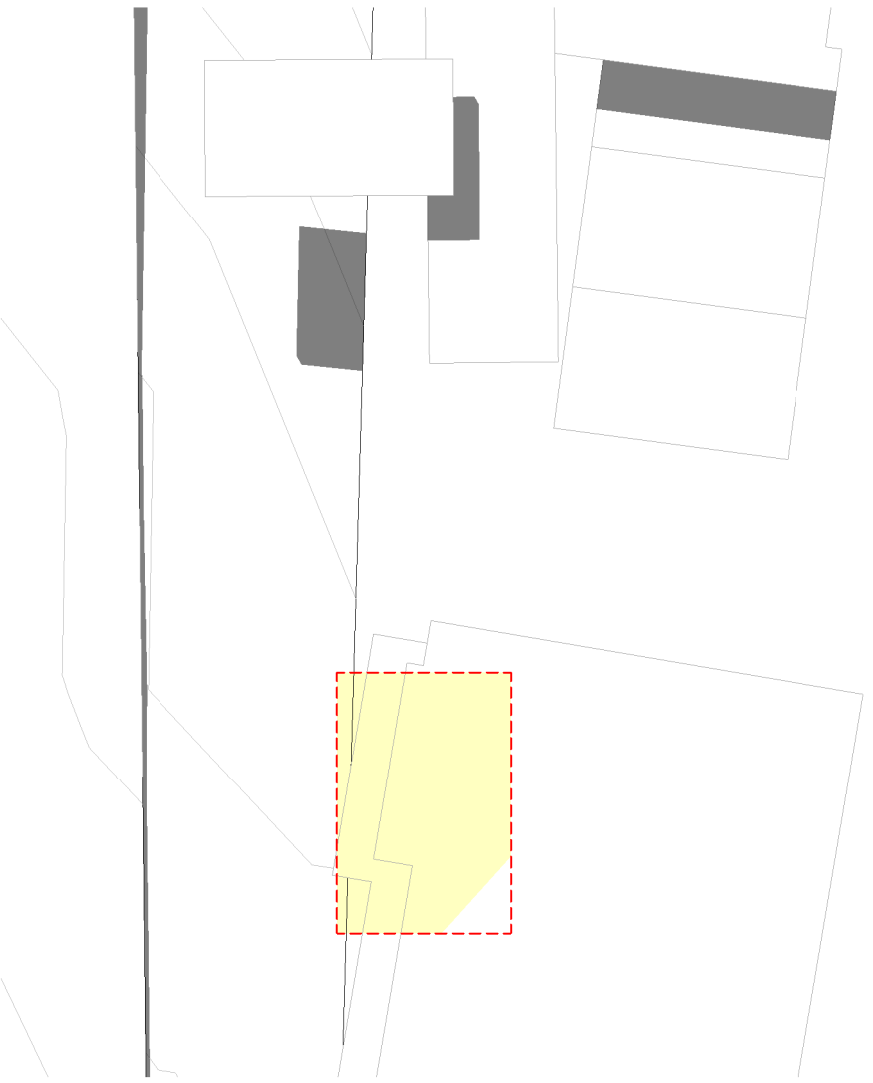
3 SOLAR ACCESS - 11AM



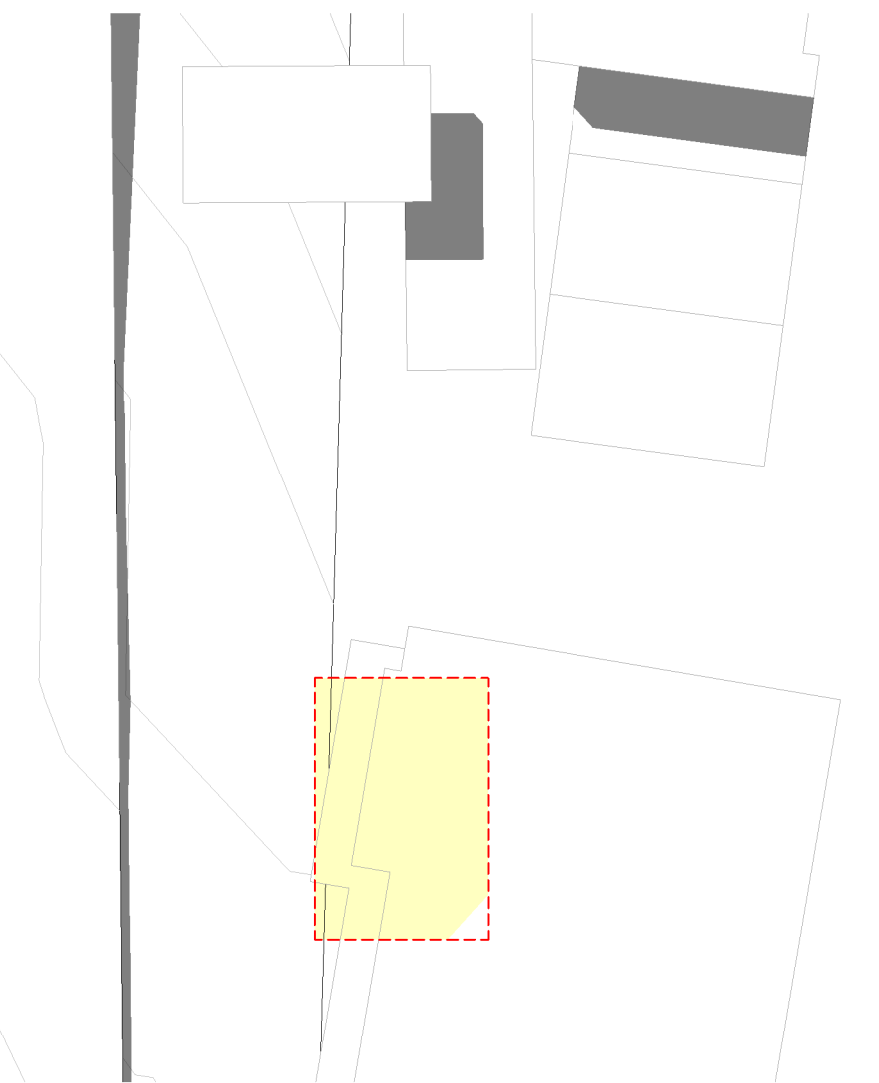
4 SOLAR ACCESS - 12PM



5 SOLAR ACCESS - 1PM



6 SOLAR ACCESS - 2PM



7 SOLAR ACCESS - 3PM

Amendments			
Rev.	Description	Issued By	Date

Legend	
	DIRECT SOLAR
	EXTENT OF AREA RECEIVING DIRECT SOLAR ACCESS
	PRINCIPLE USABLE PART OF COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE - ADG DESIGN CRITERIA
DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

COMMUNAL OPEN SPACE_TOTAL AREA	
COS NAME	198.3 m²

SOLAR ACCESS TO COMMUNAL OPEN SPACE		
TIME	SOLAR AREA	PERCENTAGE
COS NAME		
9 AM	198.3 m²	100.0%
10 AM	162.1 m²	81.7%
11 AM	179.7 m²	90.6%
12 PM	184.5 m²	93.1%
1 PM	182.2 m²	91.9%
2 PM	186.7 m²	94.1%
3 PM	194.3 m²	98.0%
RUN DYNAMO SCRIPT R#_COS_FilledRegionArea TO FILL OUT AREAS FOR %		

Key Plan

Client	
Project Manager	

Client	SYDNEY WIDE BUILDING SUPPLIES
Project	BEVERLEY PARK SENIORS LIVING 123 ROCKY POINT ROAD, BEVERLEY PARK

TBC
Drawing Title
COMMUNAL OPEN SPACE - SOLAR ACCESS

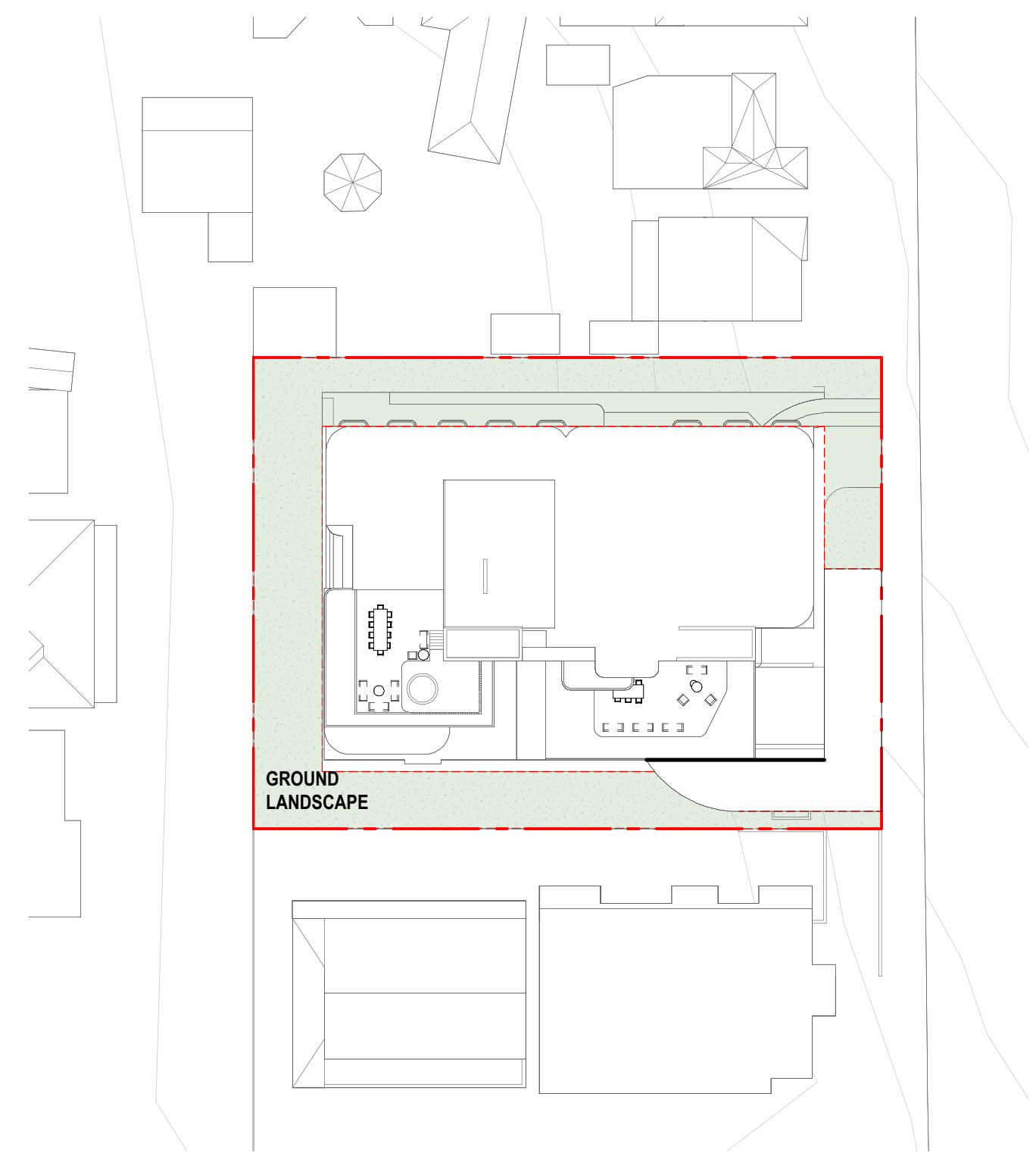
Scale @ A1		Project Phase	
As indicated		SEARS	
Sheet Created	Checked By	Approved By	Drawn By
	CHK	APR	Author
Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-630	

JACKSON TEECE

Sydney Lot 1, Plot 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 244 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.

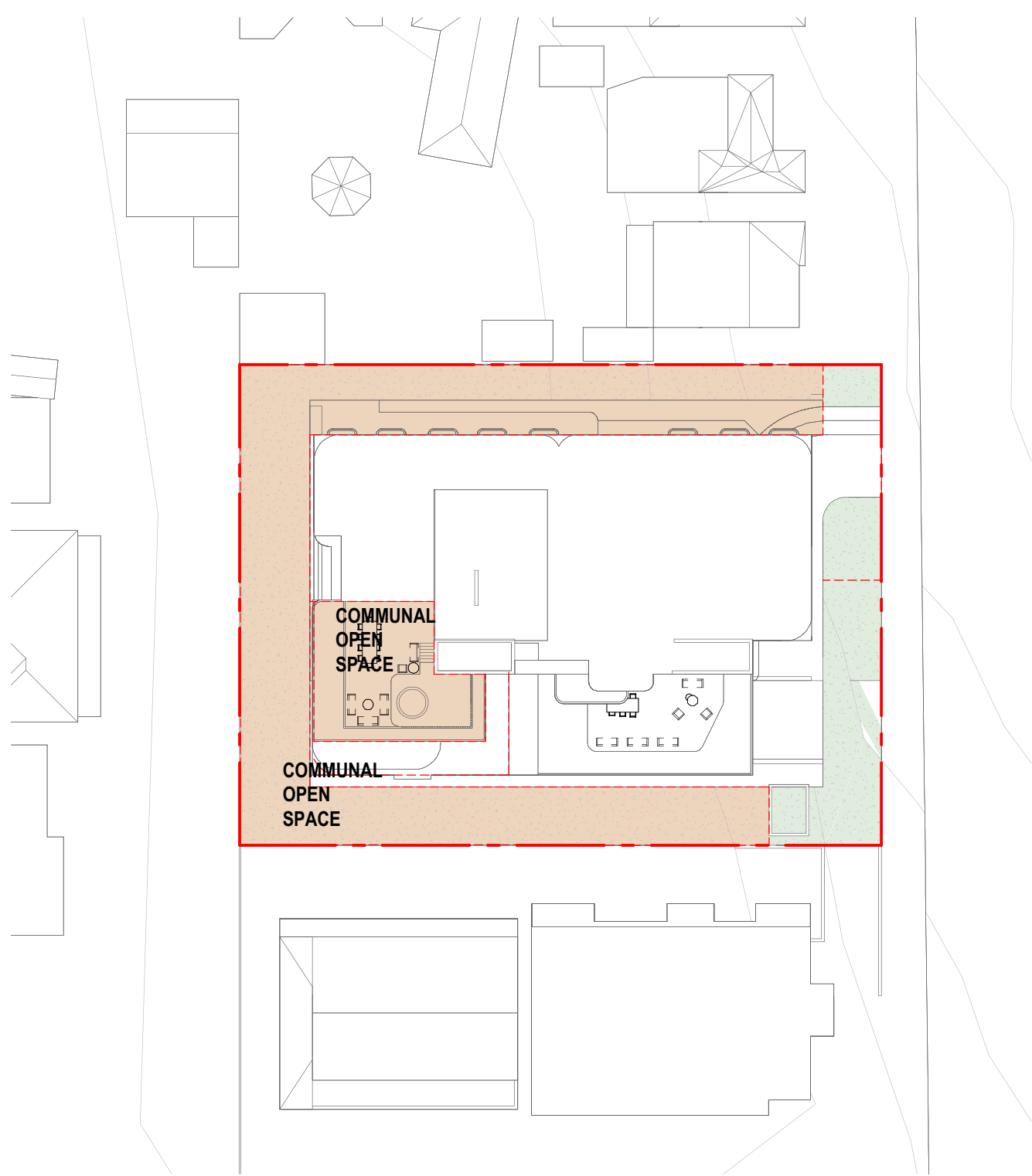


1 LANDSCAPE AREA PLAN

LANDSCAPE COVERAGE

GROUND LANDSCAPE

ROOF LANDSCAPE



2 COMMUNAL OPEN SPACE PLAN

SITE AREA

2257.4 m²

LANDSCAPED AREA DEFINITION (SEPP HOUSING 2021)

LANDSCAPED AREA MEANS THE PART OF THE SITE AREA NOT OCCUPIED BY A BUILDING AND INCLUDES A PART USED OR INTENDED TO BE USED FOR A RAINWATER TANK, SWIMMING POOL OR OPEN-AIR RECREATION FACILITY, BUT DOES NOT INCLUDE A PART USED OR INTENDED TO BE USED FOR A DRIVEWAY OR PARKING AREA.

REQUIRED LANDSCAPE AREAS:

ILU - 30% OF SITE AREA 677.2 m²

RACF - 15m² PER BED 15.0 m²

LANDSCAPE AREA CALCULATION

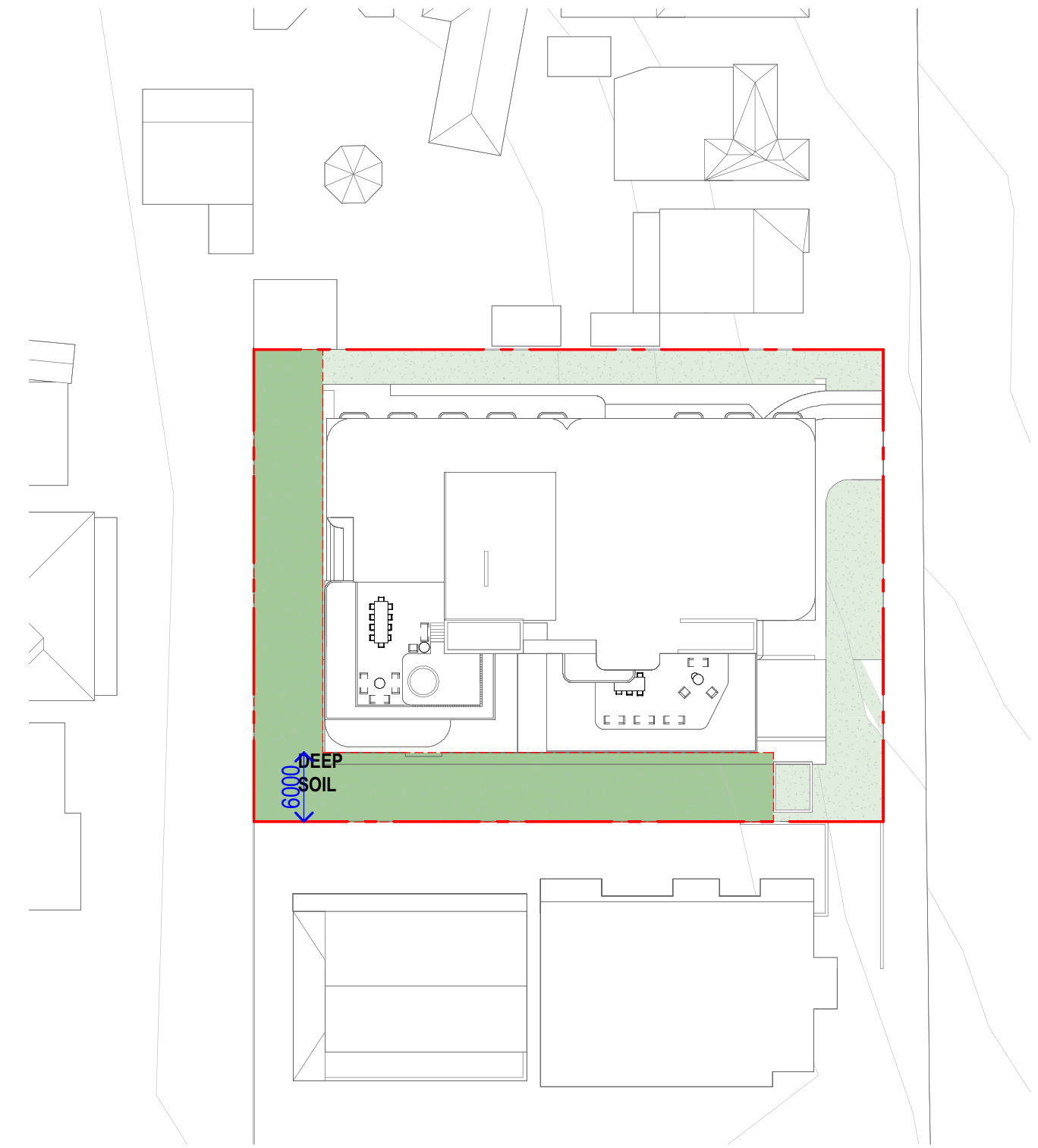
AREA NAME	AREA
GROUND LANDSCAPE	781.6 m²
TOTAL COVERAGE	781.6 m²

COMMUNAL OPEN SPACE - ADG DESIGN CRITERIA

COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE.

COMMUNAL OPEN SPACE

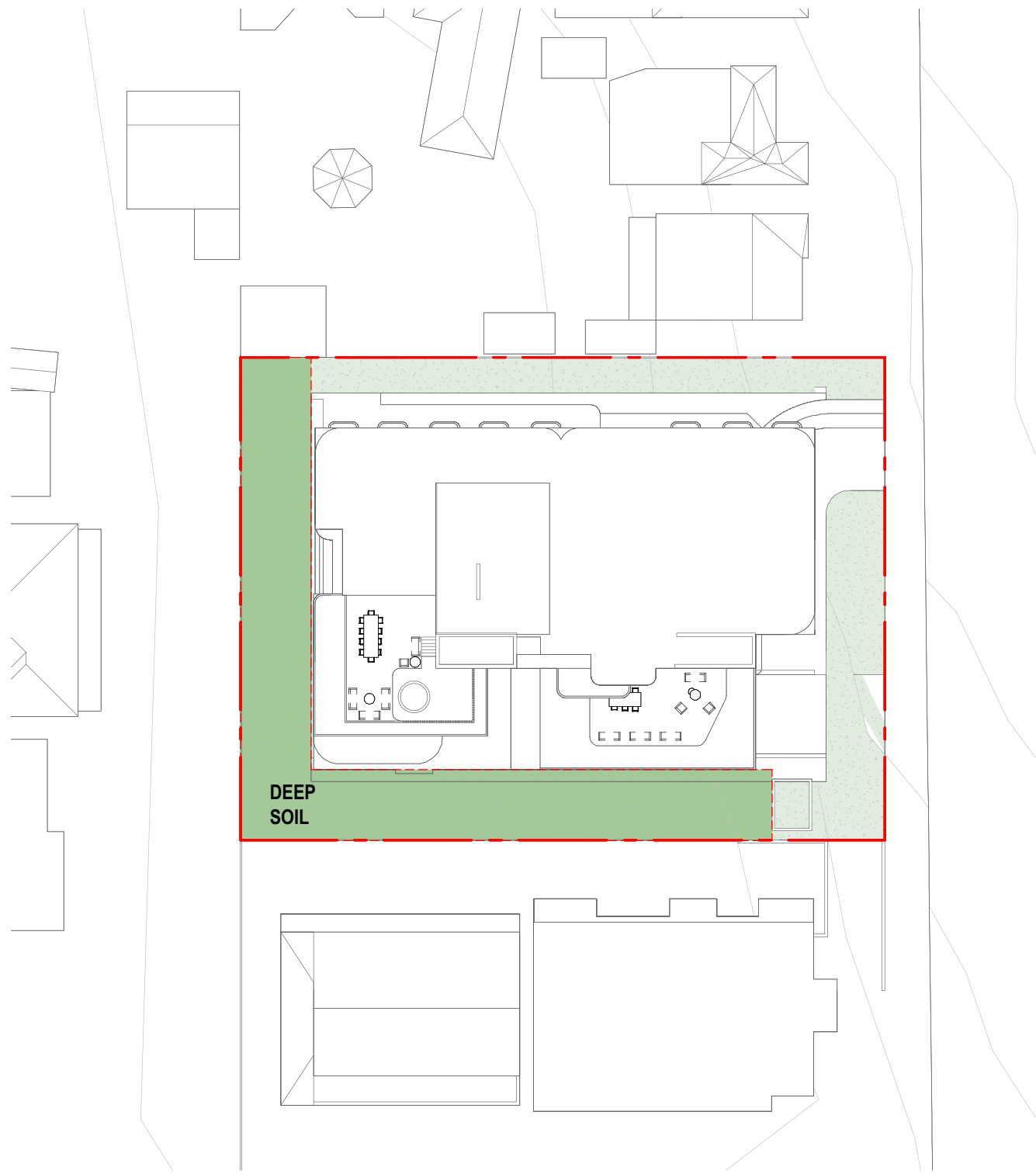
NAME	AREA	PERCENTAGE
GROUND FLOOR		
COMMUNAL OPEN SPACE	703.0 m²	31.1%
COMMUNAL OPEN SPACE	148.5 m²	6.6%
TOTAL	851.5 m²	37.7%



3 DEEP SOIL DIAGRAM - ADG

DEEP SOIL - ADG

DEEP SOIL



4 DEEP SOIL DIAGRAM - SEPP

DEEP SOIL - SEPP HOUSING

DEEP SOIL

DEEP SOIL DEFINITION (ADG)

- 7% OF THE SITE AS DEEP SOIL ON SITES GREATER THAN 1,500m2
- SITE AREA GREATER THAN 1,500m2 WITH SIGNIFICANT EXISTING TREE COVER WITH MINIMUM DIMENSION OF 6m.

DEEP SOIL (ADG)

NAME	AREA	PERCENTAGE
DEEP SOIL	484.7 m²	21.5%

DEEP SOIL DEFINITION (SEPP HOUSING 2021)

DEEP SOIL ZONE MEANS A LANDSCAPED AREA WITH NO BUILDINGS OR STRUCTURES ABOVE OR BELOW THE GROUND.

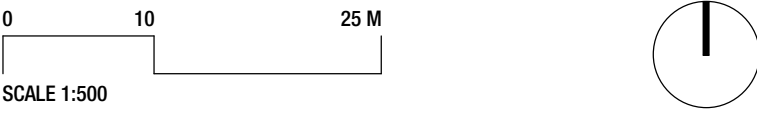
(F) A DEEP SOIL ZONE ON AT LEAST 15% OF THE SITE AREA, WHERE EACH DEEP SOIL ZONE HAS MINIMUM DIMENSIONS OF 3M AND, IF PRACTICABLE, AT LEAST 65% OF THE DEEP SOIL ZONE IS LOCATED AT THE REAR OF THE SITE.

DEEP SOIL (SEPP HOUSING)

NAME	AREA	PERCENTAGE
DEEP SOIL	484.7 m²	21.5%

Amendments			
Rev.	Description	Issued By	Date
1	SEARS	SC	02/04/26

Key Plan



Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

AREA PLANS - LANDSCAPE
AND DEEP SOIL

Scale @ A1				Project Phase
1 : 500				SEARS
Sheet Created	Checked By	Approved By	Drawn By	
	CHK	APR	Author	
Project No.	Discipline	Drawing Number	Revision	
2026001	A	DA-620	1	

JACKSON TEECE

Sydney
Lot 1, Pier 6-9, 23 Hickson Road
Sydney, NSW 2000 Australia
T +61 2 9290 2722
F +61 2 9290 1150
sydney@jacksonteece.com

Brisbane
Level 20, 344 Queen Street
Brisbane, QLD 4000 Australia
T +61 7 3236 2771
F +61 7 3236 2338
brisbane@jacksonteece.com

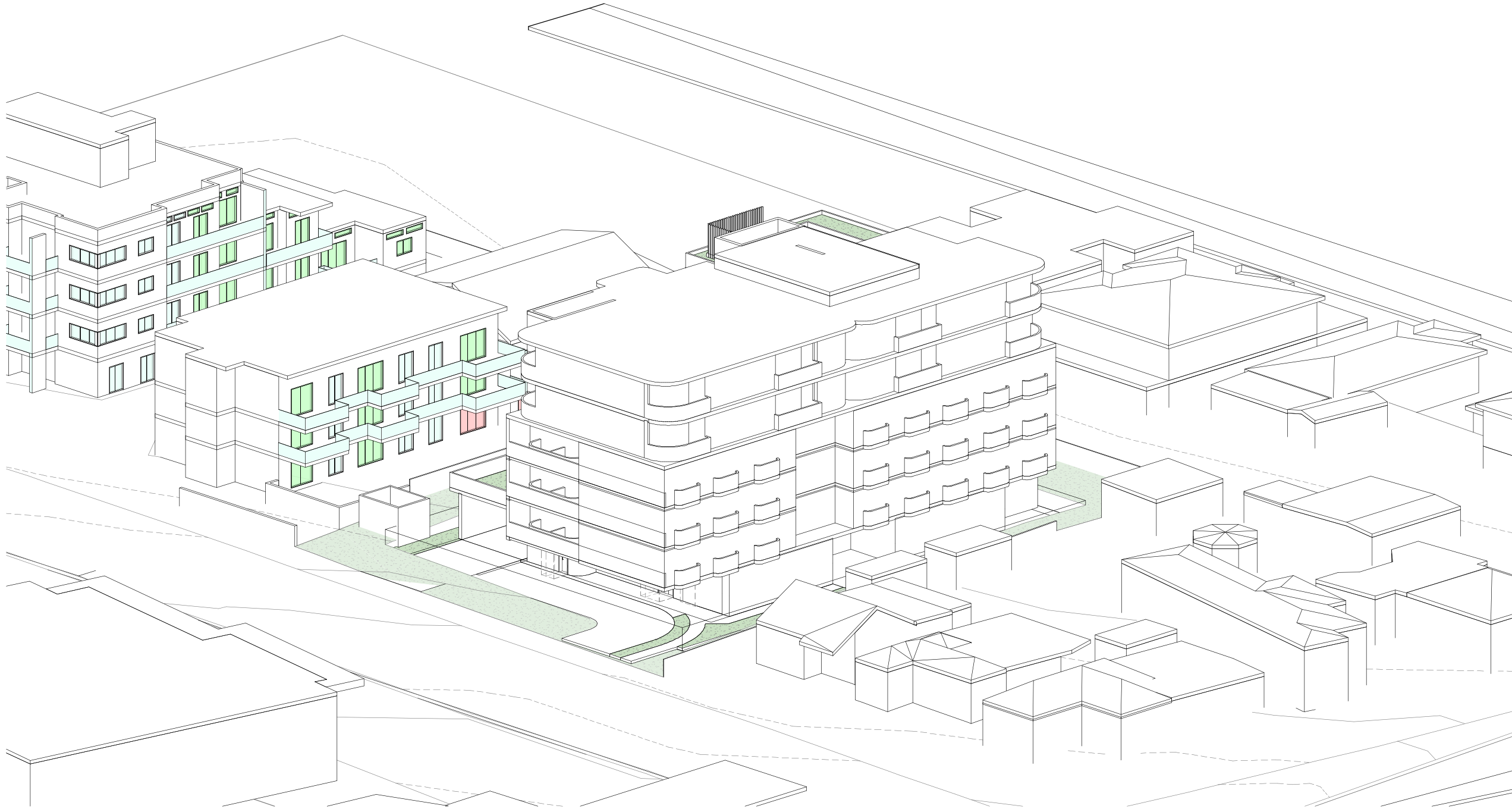
Jackson Teece Chesterman
Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.

Legend

Notes



1 **SOLAR ACCESS - 21JUN 9.00AM**



2 **SOLAR ACCESS - 21JUN 10.00AM**



3 **SOLAR ACCESS - 21JUN 11.00AM**



4 **SOLAR ACCESS - 21JUN 12.00PM**

Key Plan



SCALE 1:100

Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING | Site File
123 ROCKY POINT ROAD, BEVERLEY PARK

Drawing Title

DIRECT SUN EYE VIEWS - 9AM
- 12PM

Scale @ A1

Project Phase

DEVELOPMENT APPLICATION

Sheet Created	Checked By	Approved By	Drawn By
MAR 2026	SC	DB	EM

Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-854	1

JACKSON TEECE

Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9250 2722 F +61 2 9250 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (8192), John Gow (8790), Daniel Hudson (8315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.

Legend

Notes

Key Plan



SCALE 1:100

Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING | Site File
123 ROCKY POINT ROAD, BEVERLEY PARK

Drawing Title

DIRECT SUN EYE VIEWS - 1PM
- 3PM

Scale @ A1

Project Phase

DEVELOPMENT APPLICATION

Sheet Created	Checked By	Approved By	Drawn By
MAR 2026	SC	DB	EM

Project No.	Discipline	Drawing Number	Revision
2026001	A	DA-855	1

JACKSON TEECE

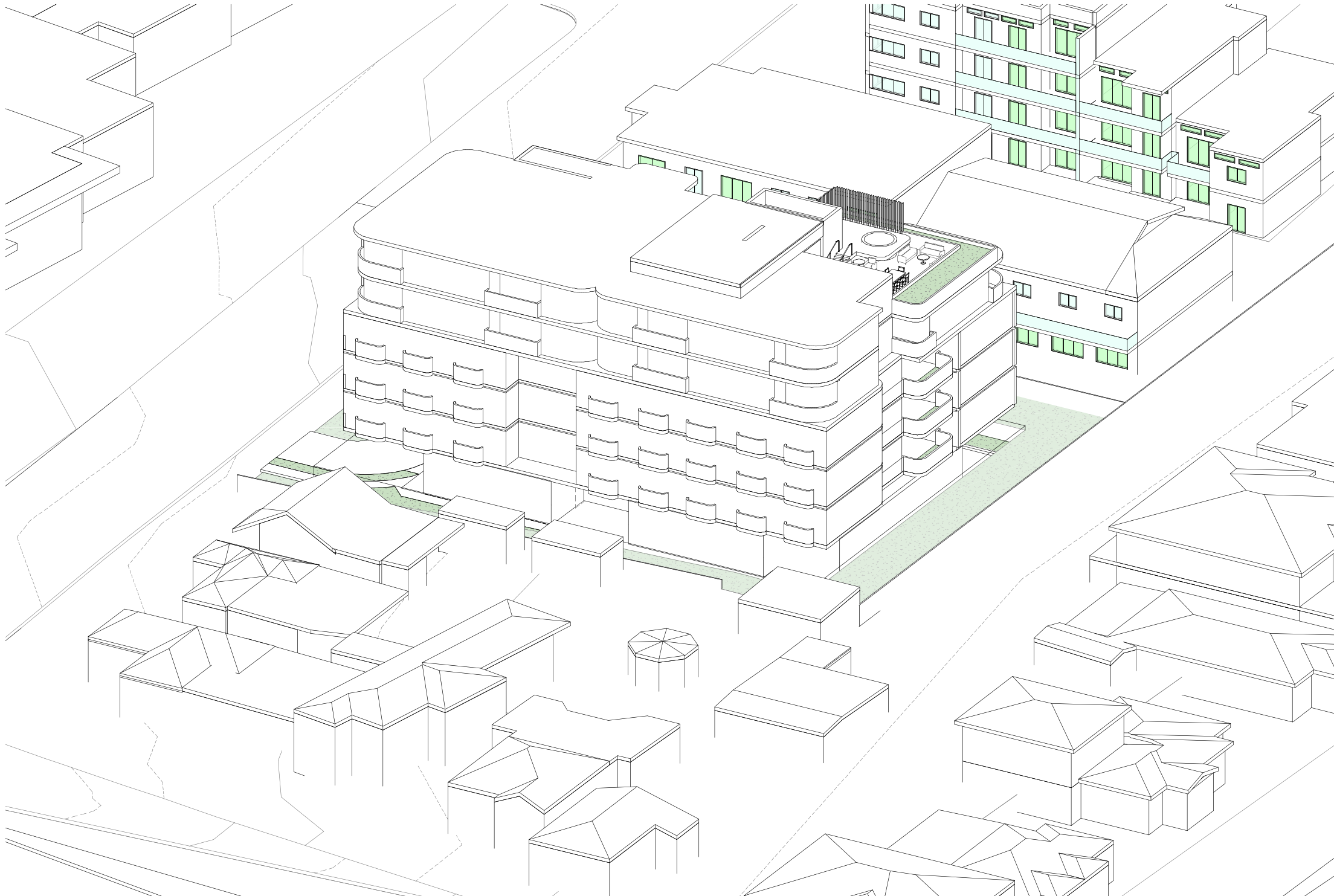
Sydney Lot 1, Pier 6-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (B192), John Gow (B790), Daniel Hudson (B315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.



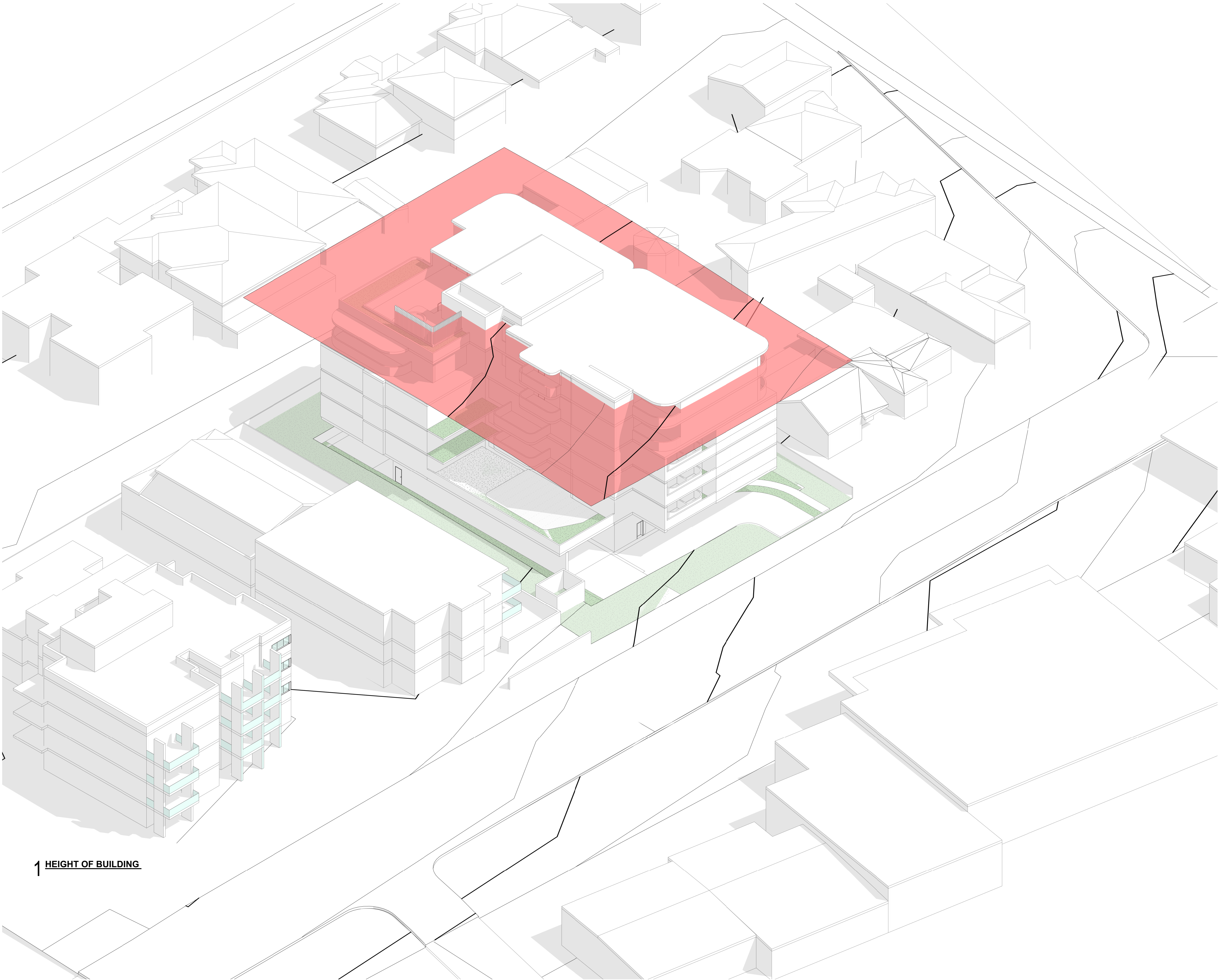
3 SOLAR ACCESS - 21JUN 1.00PM



2 SOLAR ACCESS - 21JUN 2.00PM



1 SOLAR ACCESS - 21JUN 3.00PM



1 HEIGHT OF BUILDING

Plot Date: 02/04/2026 5:41:07 PM

Amendments			
Rev.	Description	Issued By	Date
1	SEARS	SC	02/04/26

Legend

Notes

Key Plan

Client



Project Manager



Client

SYDNEY WIDE BUILDING SUPPLIES

Project

BEVERLEY PARK SENIORS LIVING
123 ROCKY POINT ROAD, BEVERLEY PARK

TBC

Drawing Title

BUILDING HEIGHT PLANE
DIAGRAM

Scale @ A1

Project Phase

SEARS

Sheet Created Checked By Approved By Drawn By

MAR 2026 SC DB EM

Project No. Discipline Drawing Number Revision

2026001 A DA-860 1

JACKSON TEECE

Sydney Lot 1, Plot 5-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 brisbane@jacksonteece.com	Jackson Teece Chesterman Willis Pty Ltd Trading as Jackson Teece ABN 15 083 837 290
---	---	--

Nominated Architects
Damian Barker (8192), John Gow (8790), Daniel Hudson (8315)

Concepts and information contained in this drawing are copyright and may not be reproduced in whole or part or by any medium, without the written permission of Jackson Teece. Do not scale this drawing, use figured dimensions only. Verify all project dimensions before commencing on-site work or off-site fabrication. Notify Jackson Teece of any discrepancies and seek instructions.