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Assessor name Christie Woinarski
Accreditation No. DMN/19/1903
Property Address 19-25 College Crescent, St Ives, NSW, 2075
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MONTEFIORE ST IVES

19 - 25 COLLEGE CRESCENT, ST IVES

APPENDIX D - ARCHITECTURAL DRAWINGS

DRAWING SCHEDULE

DRAWING LIST

SHEET NO	SHEET NAME
DA-000	COVER SHEET
DA-011	SITE CONTEXT
DA-012	SITE ANALYSIS
DA-020	DEMOLITION PLANS
DA-030	SITE PLAN
DA-108-1	FLOOR PLAN - BASEMENT 02 - NORTH
DA-108-2	FLOOR PLAN - BASEMENT 02 - SOUTH
DA-109-1	FLOOR PLAN - BASEMENT 01 - NORTH
DA-109-2	FLOOR PLAN - BASEMENT 01 - SOUTH
DA-110-1	FLOOR PLAN - GROUND FLOOR - NORTH
DA-110-2	FLOOR PLAN - GROUND FLOOR - SOUTH
DA-110-3	FLOOR PLAN - GROUND FLOOR - LINK ROAD ACCESS
DA-111-1	FLOOR PLAN - LEVEL 01 - NORTH
DA-111-2	FLOOR PLAN - LEVEL 01 - SOUTH
DA-112-1	FLOOR PLAN - LEVEL 02 - NORTH
DA-112-2	FLOOR PLAN - LEVEL 02 - SOUTH
DA-113-1	FLOOR PLAN - LEVEL 03 - NORTH
DA-113-2	FLOOR PLAN - LEVEL 03 - SOUTH
DA-114-1	FLOOR PLAN - LEVEL 04 - NORTH
DA-114-2	FLOOR PLAN - LEVEL 04 - SOUTH
DA-115-1	FLOOR PLAN - LEVEL 05 - NORTH
DA-115-2	FLOOR PLAN - LEVEL 05 - SOUTH
DA-116-1	FLOOR PLAN - LEVEL 06 - NORTH
DA-116-2	FLOOR PLAN - LEVEL 06 - SOUTH
DA-117-1	FLOOR PLAN - LEVEL 07 - NORTH
DA-117-2	FLOOR PLAN - LEVEL 07 - SOUTH
DA-120-1	FLOOR PLAN - ROOF - NORTH
DA-120-2	FLOOR PLAN - ROOF - SOUTH
DA-201	ELEVATIONS - 01
DA-202	ELEVATIONS - 02
DA-203	ELEVATIONS - 03
DA-204	ELEVATIONS - 04
DA-205	ELEVATIONS - 05
DA-206	ELEVATIONS - 06
DA-300	SECTIONS - 01
DA-301	SECTIONS - 02
DA-302	SECTIONS - 03
DA-303	SECTIONS - 04
DA-304	SECTIONS - 05
DA-500	TYPICAL ILU PLANS 1 BED
DA-501	TYPICAL ILU PLANS 2 BED
DA-502	TYPICAL ILU PLANS 2 BED + STUDY AND 3 BED ILU
DA-503	TYPICAL ILU PLANS 3 BED
DA-505	TYPICAL ILU PLANS 2 BED - BUILDING A
DA-506	TYPICAL ILU PLAN 3 BED - BUILDING A
DA-510	SMOKE COMPARTMENT PLAN - RESIDENTIAL CARE FACILITY
DA-600	GFA PLANS
DA-602	ADG TOTAL COMMUNAL OPEN SPACE
DA-603	SEPP (HOUSING) 2021 RCF LANDSCAPED AREA
DA-700	ADG CROSS VENTILATION
DA-701	ADG AND SEPP SOLAR ACCESS
DA-702	ADG COMPLIANCE MATRIX
DA-750	DEVELOPMENT SUMMARY
DA-800	SHADOW DIAGRAMS 21 JUNE 9-10AM
DA-801	SHADOW DIAGRAMS 21 JUNE 11AM-12PM
DA-802	SHADOW DIAGRAMS 21 JUNE 1-2PM
DA-803	SHADOW DIAGRAMS 21 JUNE 3PM
DA-804	ELEVATIONAL SHADOW DIAGRAMS - COLLEGE CRESCENT HOUSES 21 JUNE
DA-805	ELEVATIONAL SHADOW DIAGRAMS - CHABAD BUILDING 21 JUNE
DA-806	SHADOW DIAGRAMS 21 MARCH 9AM, 12PM
DA-807	SHADOW DIAGRAMS 21 MARCH 3PM
DA-808	SHADOW DIAGRAMS 21 SEPTEMBER 9AM, 12PM
DA-809	SHADOW DIAGRAMS 21 SEPTEMBER 3PM
DA-850	DIRECT SUN ANALYSIS DIAGRAM 21 JUN 9AM-12PM
DA-851	DIRECT SUN ANALYSIS DIAGRAM 21 JUN 1PM-3PM
DA-860	ADG PRINCIPLE COMMUNAL OPEN SPACE SOLAR ANALYSIS - VILLAGE GREEN
DA-861	ADG PRINCIPLE COMMUNAL OPEN SPACE SOLAR ANALYSIS - VILLAGE HEART
DA-862	ADG PRINCIPLE COMMUNAL OPEN SPACE SOLAR ANALYSIS - LEVEL 01 TERRRACE
DA-863	ADG PRINCIPLE COMMUNAL OPEN SPACE SOLAR ANALYSIS - TOTAL

ABBREVIATION KEY:

BAL	BALUSTRADE
BAL-G	BALUSTRADE - GLASS
BCA	BUILDING CODE OF AUSTRALIA
BO	BOLLARD
FFL	FINISHED FLOOR LEVEL
FSR	FLOOR SPACE RATIO
GFA	GROSS FLOOR AREA
HR	HAND RAIL
RL	REDUCED LEVEL
SC	STORAGE CAGE
TXX	TREE NUMBER - REFER ARBORIST REPORT
SD	SMOKE DOOR
WC	BATHROOM
ACC WC	ACCESSIBLE WC
S WC	STAFF BATHROOM
R WC	RESIDENT BATHROOM
ST	STORE



1 VIEW THROUGH VILLAGE HEART



2 LOCATION PLAN

BASIX Commitments

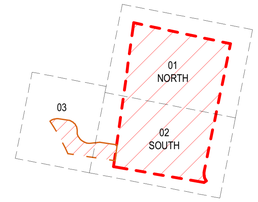
Element	Material / Parameter
Construction and Insulation Details	
Floor construction	200 mm concrete slab, cavity with plasterboard ceiling lining below
Exposed floors	Floors above open and/or non-conditioned space. R2.0 added insulation to soffit or within framed cavity
External walls ground level, and upper level walls where face brick indicated on elevations.	Brick veneer MEDIUM wall colour (SA=0.50) R2.5 added insulation + R0.2 thermal break
External walls adjacent to balconies.	Lightweight fibre cement/composite board clad MEDIUM wall colour R2.5 added insulation + R0.2 thermal break
External walls on top floor.	Metal clad DARK wall colour (SA=0.70) R2.5 added insulation + R0.2 thermal break
Party walls	Shaft liner and studs each side with plasterboard lining R2.0 added insulation
Internal partition walls	Lightweight cavity stud, plasterboard lining
Ceilings/Roof	Flat concrete slab roof with cavity and plasterboard ceiling lining. MEDIUM roof colour (SA=0.65) R3.57 added insulation
Floor coverings	•Entry, Kitchen/Living/Dining, Study - timber floors •Bedrooms, Hall - carpet •Wet areas - tiles
Window coverings	Holland blinds (by occupant)
Shading	All eaves, balconies, balustrades, wall extensions/wing walls, vertical shade louvres and window reveals as shown on plans and elevations.
Downlights	No downlights modelled. If downlights are to be fitted, they are to be sealed and rated compliant to allow for continuous installation of insulation over the fitting without resultant penetrations in the insulation or air transfer to the ceiling cavity. An IC-4 fitting rating must be sought in accordance with AS/NZS 60598.2.2 for this purpose.
Exhaust Fans	Provision for exhaust fans - 1 per kitchen, laundry, bathroom and ensuite. 250x250 opening, sealed.
Glazing Details	
Glazing details for all dwellings excluding those listed below	High solar gain low-e double glazing, aluminium frame windows Whole of window system parameters: •Sliding doors and windows, fixed windows: U=4.3, SHGC=0.53 •Awnings and other window types: U=4.3, SHGC=0.47
Glazing details of the following dwellings: A01-04, A06-01, D05-02, D06-02.	High solar gain low-e double glazing, thermally broken frame windows Whole of window system parameters: •Sliding doors and windows, fixed windows: U=3.1, SHGC=0.49 •Awnings and other window types: U=3.1, SHGC=0.39
Skylights	No skylights in dwellings.

Note on colours and solar absorptance (SA) - LIGHT: SA < 0.48, MEDIUM: SA 0.48 - 0.6, DARK: SA > 0.7
Any substitution of building construction materials needs to be of similar mass (lightweight/heavyweight) and ensure required total R-value of the construction meets or exceeds that of the constructions and added insulation described above.
Any change in glazing areas that exceed +/- 5% of those modelled will require re-certification of this BASIX assessment.
Any substitution of glazing needs to ensure the system ***U-value is less than or equal to the glazing system values described above****.*
Insulation must be installed in accordance with the thermal construction requirements of part J4D3 of the NCC

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Drawing Numbering Key:



Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
COVER SHEET

Scale @ A1			Project Phase
NTS			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-000	1

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Nominated Architects
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

LEGEND - SITE SYMBOLS

- VEHICLE ACCESS
- PEDESTRIAN ACCESS
- EXISTING TREE TO BE RETAINED - REFER ARBORIST REPORT
- EXISTING TREE TO BE REMOVED
- MAPPED HIGH BIODIVERSITY VALUE AREA - APPROX

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Notes

REFER TO ARBORIST REPORT FOR ALL TREES TO BE RETAINED, PROTECTED OR REMOVED.

REFER LANDSCAPE DOCUMENTATION FOR FENCING STRATEGY.

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0 10 25 M
SCALE 1:500

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
SITE PLAN

Scale @ A1			Project Phase
1 : 500			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-030	1

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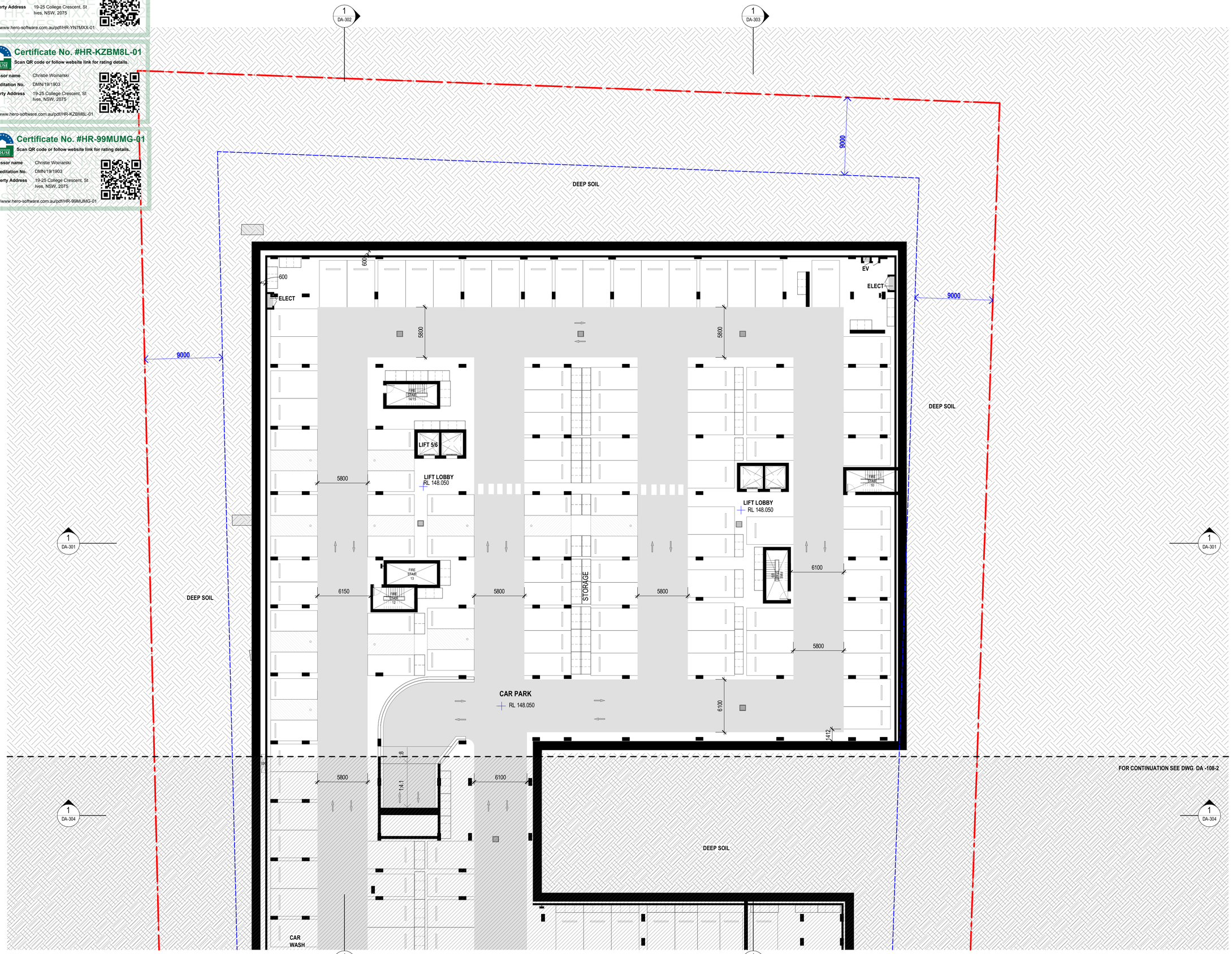
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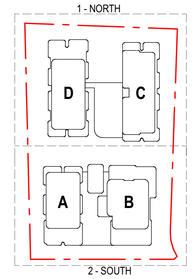
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Notes

PARKING SUMMARY B2

PARKING TYPE	NO.
	0
ILU RESIDENT 3.2 WIDE	59
ILU RESIDENT ACCESSIBLE	22
ILU RESIDENT STANDARD	56
ILU VISITOR	4
STAFF	4
STAFF - RCF	13
	158

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - BASEMENT 02 - NORTH

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	**Checked By**	**Approved By**	**Drawn By**
NOV 25	SF	SF	SF
Project No.	**Discipline**	**Drawing Number**	**Revision**
2022089	A	DA-108-1	1

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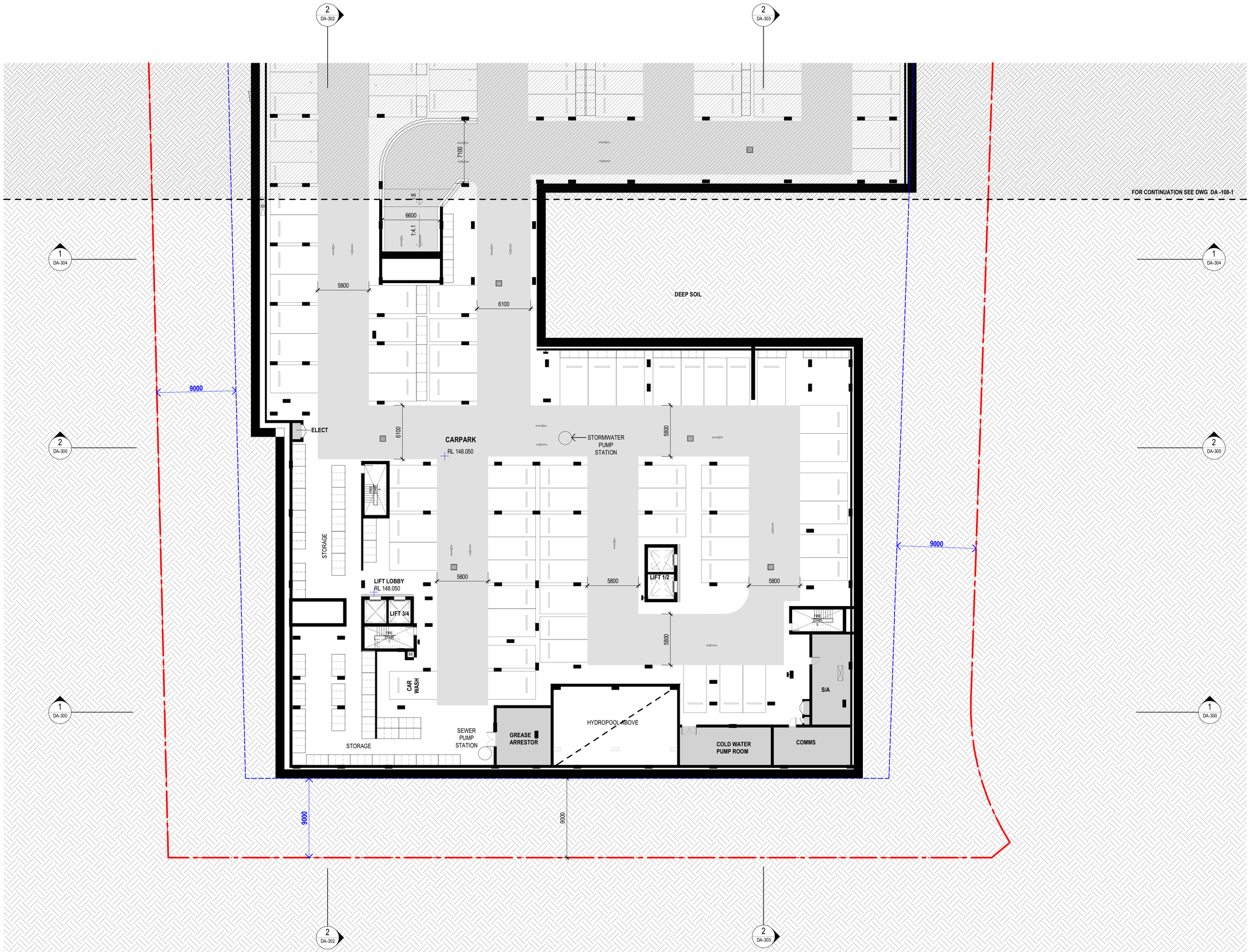
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Amendments

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1	ISSUED FOR SSDA	SF	25/05/26

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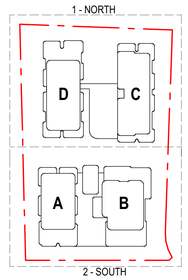
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Notes

PARKING SUMMARY B2

PARKING TYPE	NO.
	0
ILU RESIDENT 3.2 WIDE	59
ILU RESIDENT ACCESSIBLE	22
ILU RESIDENT STANDARD	56
ILU VISITOR	4
STAFF	4
STAFF - RCF	13
	158

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - BASEMENT 02 - SOUTH

Scale @ A1			Project Phase
As indicated			SSDA
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NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-108-2	1

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Nominated Architects
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Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

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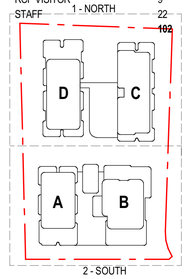
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Notes

PARKING SUMMARY B1

PARKING TYPE	NO.
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ALLIED HEALTH VISITOR	3
ALLIED HEALTH VISITOR ACCESSIBLE	2
AMBULANCE	1
EV CHARGING	3
ILU RESIDENT 3.2 WIDE	30
ILU RESIDENT ACCESSIBLE	5
ILU RESIDENT STANDARD	6
ILU VISITOR	19
ILU VISITOR ACCESSIBLE	2
RCF VISITOR	9
STAFF	22
	~~102~~

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - BASEMENT 01 - NORTH

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-109-1	1

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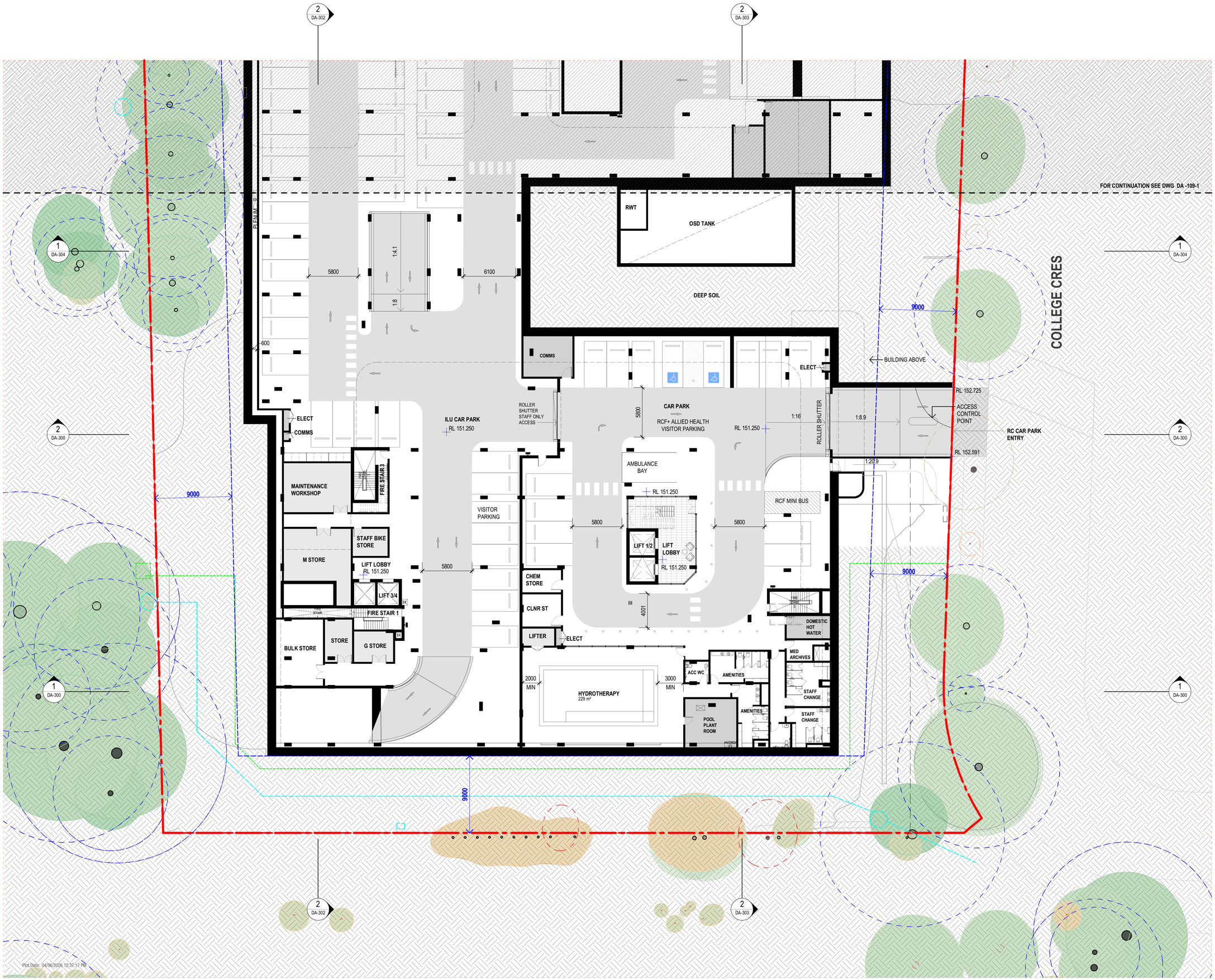
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Amendments

Rev.	Description	Issued By	Date
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http://www.hero-software.com.au/pdf/HR-99MUMG-01

Notes

PARKING SUMMARY B1

PARKING TYPE	NO.
ALLIED HEALTH VISITOR	0
ALLIED HEALTH VISITOR ACCESSIBLE	3
AMBULANCE	2
EV CHARGING	1
ILU RESIDENT 3.2 WIDE	3
ILU RESIDENT ACCESSIBLE	30
ILU RESIDENT STANDARD	5
ILU VISITOR	6
ILU VISITOR ACCESSIBLE	19
RCF VISITOR	2
STAFF	9
	22
	102

KEY PLAN
1 - NORTH
D C A B
2 - SOUTH

0 5 10 M
SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - BASEMENT 01 - SOUTH

Scale @ A1	Project Phase
As indicated	SSDA

Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF

Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-109-2	1

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Trading as Jackson Teece
ABN 15 083 837 290

Nominated Architects
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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Amendments

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1	ISSUED FOR SSDA	SF	25/05/26

Legend

LEGEND

- BOUNDARY
- HIGH RETENTION VALUE TREE
- MODERATE RETENTION VALUE TREE
- LOW RETENTION VALUE TREE
- TREE TO BE REMOVED
- HIGH VALUE DIVERSITY AREA

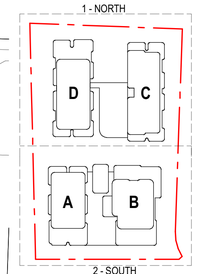
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REFER LANDSCAPE DOCUMENTATION FOR FENCING STRATEGY.

REFER CIVIL DOCUMENATION FOR EXISTING AND PROPOSED IN GROUND SERVICES.

KEY PLAN



SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - GROUND FLOOR - NORTH

Scale @ A1			Project Phase
As indicated			SSDA
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Amendments

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1	ISSUED FOR SSDA	SF	25/05/26

Legend

LEGEND

- BOUNDARY
- NRZ — HIGH RETENTION VALUE TREE
- NRZ — MODERATE RETENTION VALUE TREE
- LOW RETENTION VALUE TREE
- TREE TO BE REMOVED
- HIGH VALUE DIVERSITY AREA

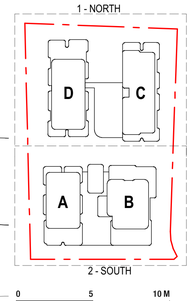
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KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - GROUND FLOOR - SOUTH

Scale @ A1	Project Phase
As indicated	SSDA

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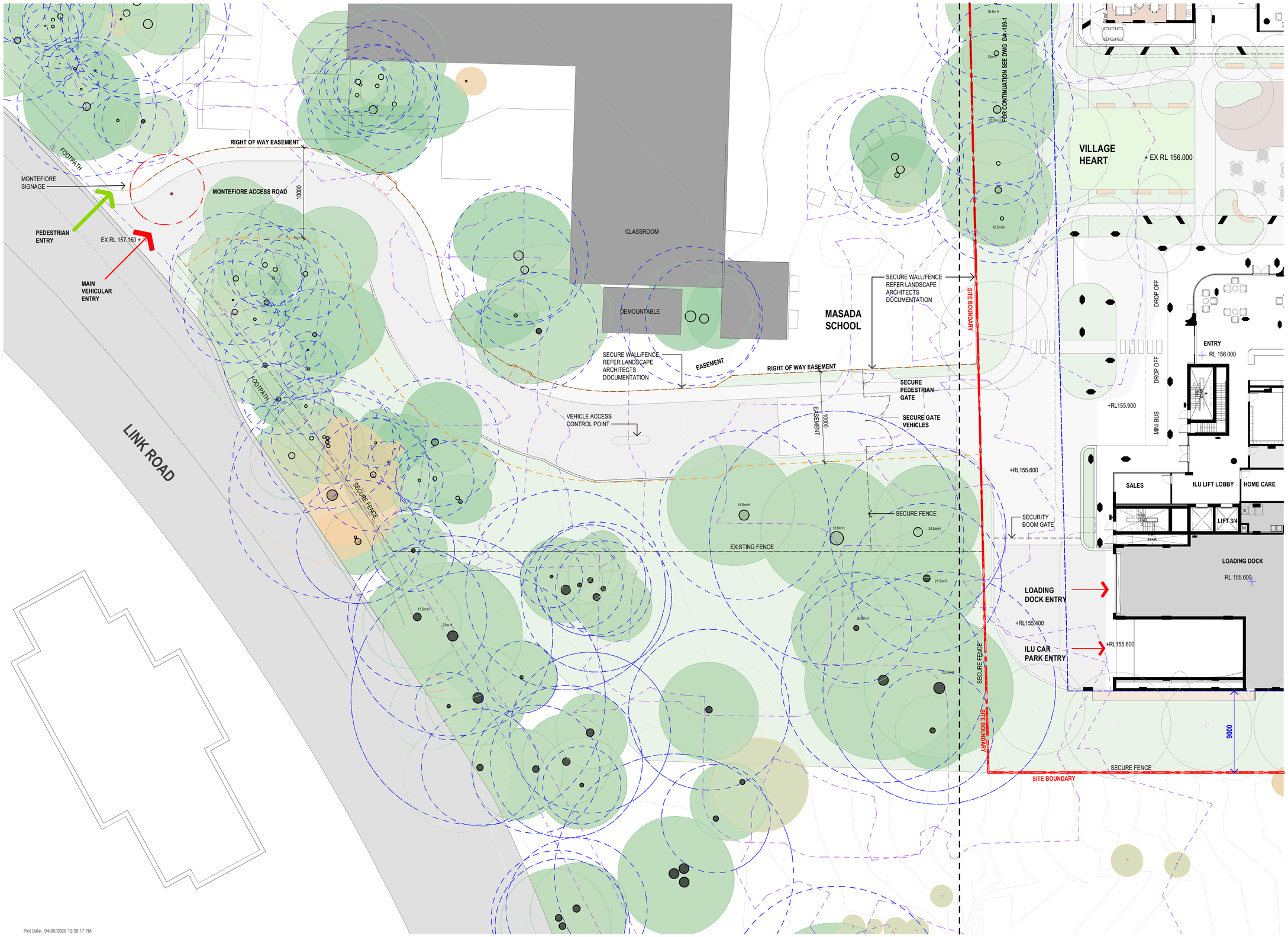
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Amendments

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1	ISSUED FOR SSDA	SF	25/05/26

Legend

LEGEND

- BOUNDARY
- NRZ → HIGH RETENTION VALUE TREE
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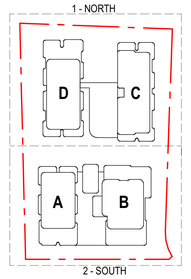
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KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - GROUND FLOOR - LINK ROAD ACCESS

Scale @ A1			Project Phase
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SITE BOUNDARY

SITE BOUNDARY

9000

9000

BUILDING D - ILU

BUILDING C - ILU

14721

11240

9000

9000

22350

3 BD D01-06 140 m²

38 m²

2 BD + S D01-07 123 m²

40 m²

2 BD + S D01-05 118 m²

18 m²

2 BD D01-08 102 m²

SMOKE DOOR

2489

27 m²

LOBBY RL 160.300

AUTO SLIDING DOOR

G 5 m²

LIFT 5/6

SMOKE DOOR

2 BD D01-01 118 m²

2600

25 m²

17 m²

2 BD D01-04 106 m²

3 BD D01-03 125 m²

3 BD D01-02 135 m²

37 m²

39 m²

12366

RL 160.300

ARBOUR CANOPY

COMMUNAL TERRACE

VOID SKYLIGHT TO POOL BELOW

26 m²

2989

3 BD C01-02 128 m²

16 m²

2500

2 BD C01-01 105 m²

G 5 m²

AUTO SLIDING DOOR

LOBBY RL 160.300

ACC WC LIFT 7/8

2 BD C01-08 100 m²

14 m²

18 m²

3 BD C01-07 142 m²

31 m²

3 BD C01-03 128 m²

2 BD + S C01-04 114 m²

22 m²

27 m²

SMOKE DOOR

2 BD + S C01-05 112 m²

2 BD + S C01-06 127 m²

17 m²

COLLEGE CRES

SITE BOUNDARY

FOR CONTINUATION SEE DWG DA -111-2

19650

15545

BUILDING A - ILU

BUILDING B - RCF

1 DA-301

1 DA-302

1 DA-303

1 DA-304

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Amendments

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Notes

KEY PLAN

1 - NORTH

D C A B

2 - SOUTH

0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 01 - NORTH

Scale @ A1			Project Phase
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Project No.	Discipline	Drawing Number	Revision
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Legend

Notes

BUILDING D - ILU

BUILDING C - ILU

FOR CONTINUATION SEE DWG ON DA -111-1

BUILDING A - ILU

BUILDING B - RCF

COLLEGE CRESCENT

19550

15756

10686

12510

9000

12000

3 BD A01-04 135 m²
3 BD A01-05 129 m²
2 BD A01-03 108 m²
3 BD A01-02 136 m²
2 BD + S A01-01 125 m²
48 m²
43 m²
20 m²
29 m²
28 m²
ILU COMMUNAL
LOBBY
RL 161.200
LIFT 3/4
SMOKE DOOR
AUTO SLIDING DOOR
ROOF ABOVE
BUILDING ABOVE
MEMORY CARE COURTYARD
RCF COMMUNAL TERRACE
MEMORY CARE UNIT
LOUNGE
COMMS
NURSE
LINEN
LIFTER
RCF ADMIN
SERVERY
RESIDENT KITCHEN
DINING
CAFE
ACC WC
S WC
RC LOBBY
LIFT 1/2
STORE
BOH
DIRTY UT
MED ROOM
CLNR
R WC
SITTING
RC BED
HR

KEY PLAN

1 - NORTH

D C A B

2 - SOUTH

0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 01 - SOUTH

Scale @ A1			Project Phase
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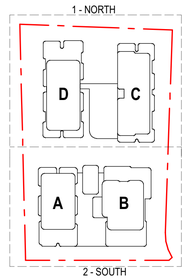
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Notes

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 02 - NORTH

Scale @ A1			Project Phase
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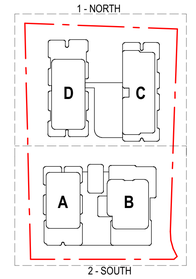
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Legend

Notes

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 02 - SOUTH

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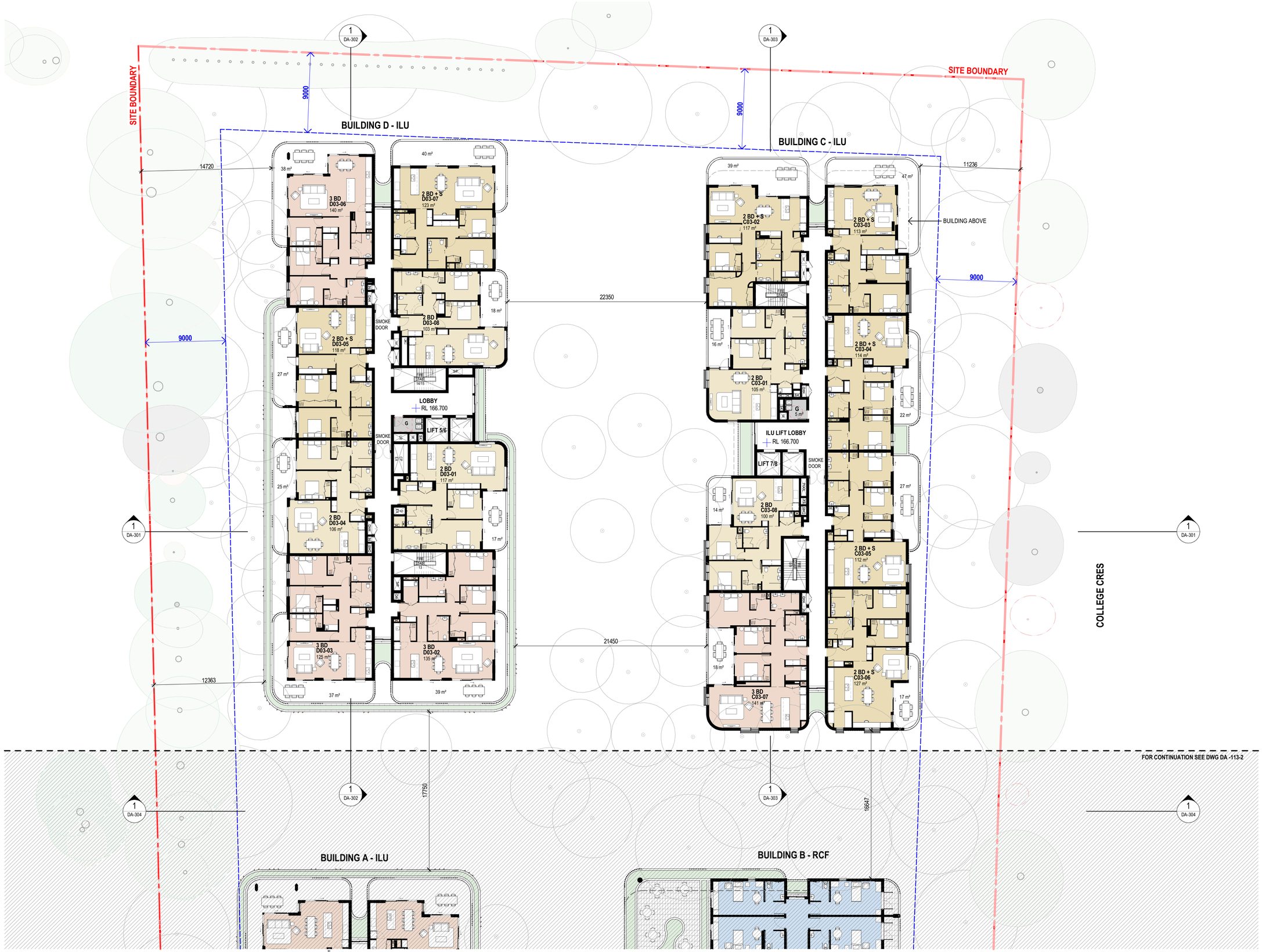
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Nominated Architects
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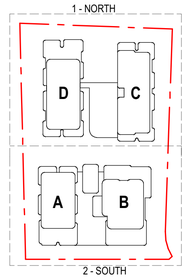
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Notes

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 03 - NORTH

Scale @ A1	Project Phase
As indicated	SSDA

Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF

Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-113-1	1

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ABN 15 083 837 290

Nominated Architects
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BUILDING D - ILU

BUILDING C - ILU

FOR CONTINUATION SEE DWG DA -113-1

BUILDING A - ILU

BUILDING B - RCF

17750

16647

16200

10686

17100

18450

12510

9000

9000

9000

9000

48 m²
3 BD
A03-04
136 m²
43 m²
3 BD
A03-05
129 m²
20 m²
2 BD
A03-03
108 m²
2 BD
A03-06
100 m²
24 m²
SMOKE DOOR
LIFT 3/4
LOBBY
RL 167.600
29 m²
3 BD
A03-02
136 m²
2 BD + S
A03-01
125 m²
28 m²

RCF TERRACE
RC BED
LOUNGE
COMMS
LINEN
LIFTER
NURSE
ADMIN
SMOKE DOOR
RL 167.600
S WC
6 m²
LIFT 1/2
SERVERY
19 m²
RESIDENT KITCHEN
DINING
RC LOBBY
STORE
R WC
ST
DIRTY UT
MED ROOM
CLNR
SITTING

SITE BOUNDARY

SITE BOUNDARY

COLLEGE CRESCENT

1 DA-304

2 DA-302

2 DA-303

1 DA-304

2 DA-300

1 DA-300

2 DA-300

1 DA-300

2 DA-302

2 DA-303

Amendments

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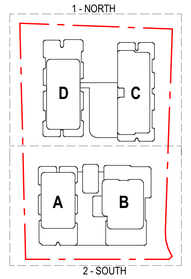
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Notes

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 03 - SOUTH

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-113-2	1

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Nominated Architects
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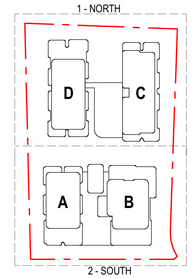
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KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 04 - NORTH

Scale @ A1	Project Phase
As indicated	SSDA

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NOV 25	SF	SF	SF

Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-114-1	1

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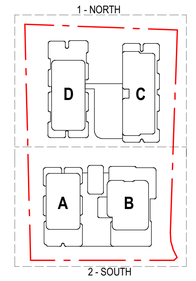
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Legend

Notes

KEY PLAN



SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 04 - SOUTH

Scale @ A1			Project Phase
As indicated			SSDA
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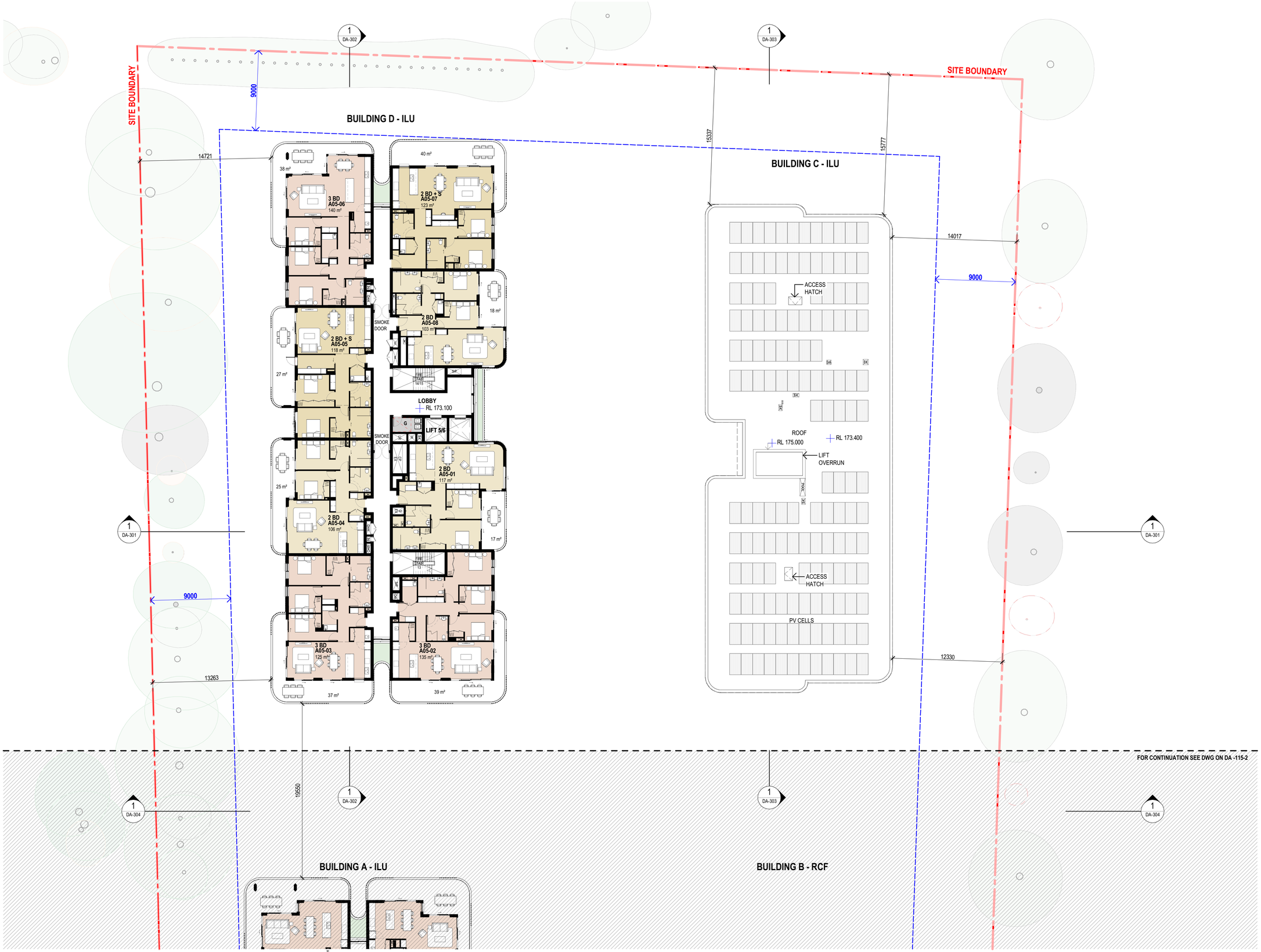
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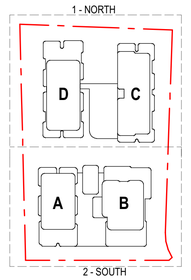
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Notes

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 05 - NORTH

Scale @ A1	Project Phase
As indicated	SSDA

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Project No.	Discipline	Drawing Number	Revision
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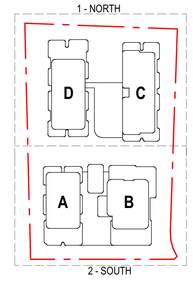
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Notes

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 05 - SOUTH

Scale @ A1			Project Phase
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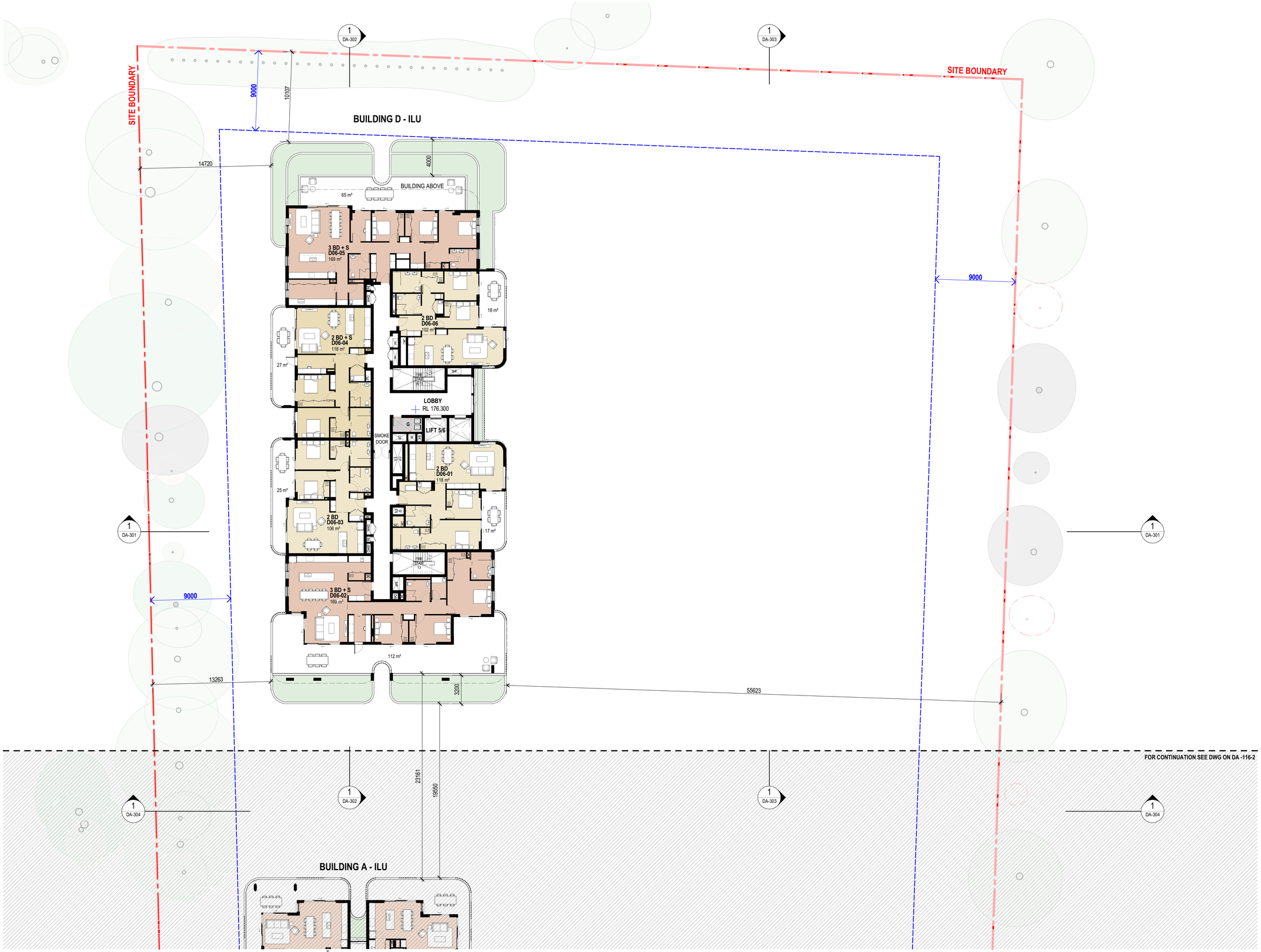
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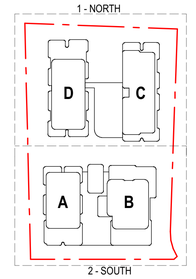
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Notes

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 06 - NORTH

Scale @ A1			Project Phase
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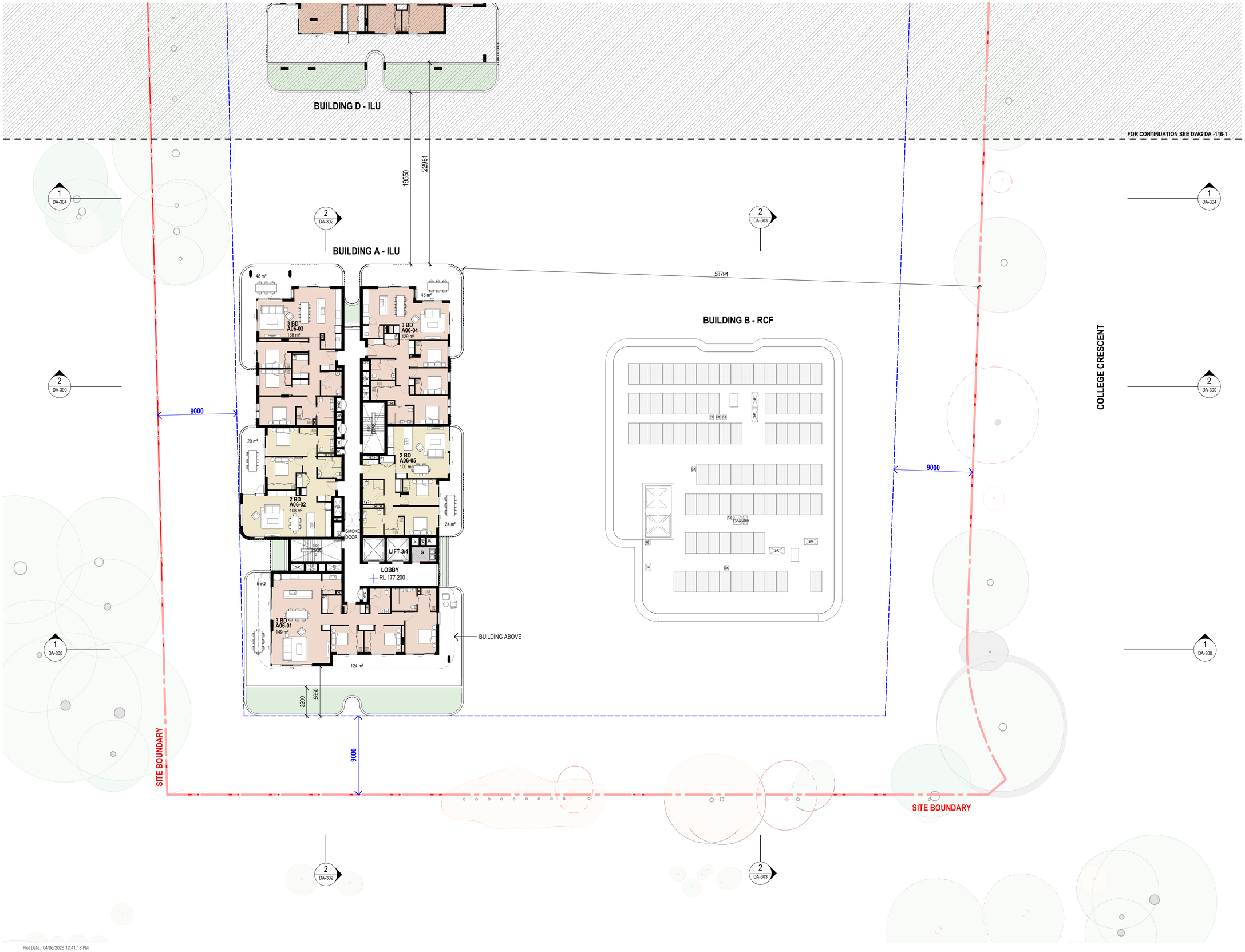
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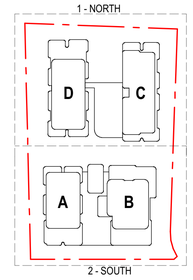
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Legend

Notes

KEY PLAN



0 10 25 M

SCALE 1:500

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 06 - SOUTH

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As indicated			SSDA
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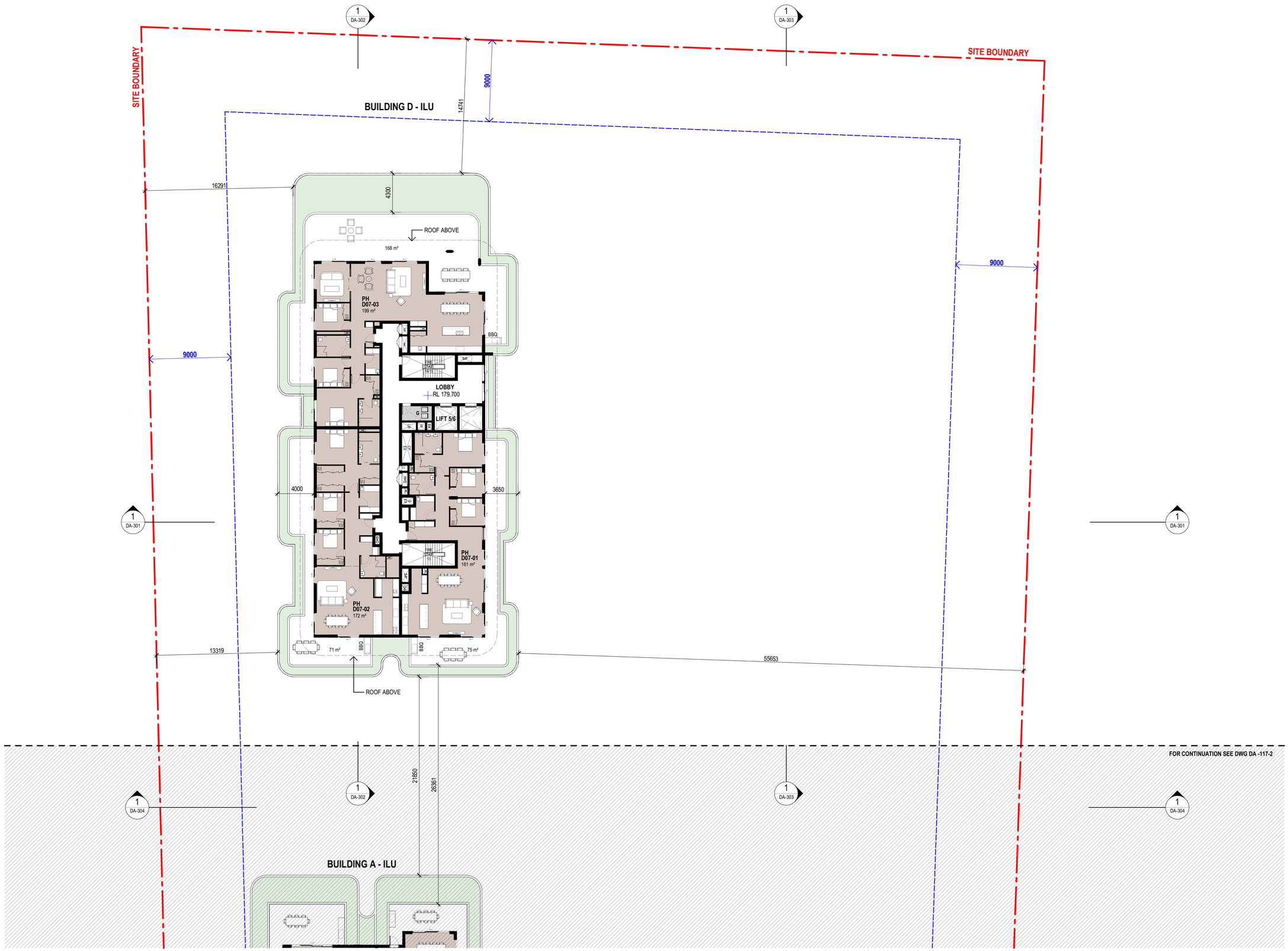
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Trading as Jackson Teece
ABN 15 083 837 290

Nominated Architects
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

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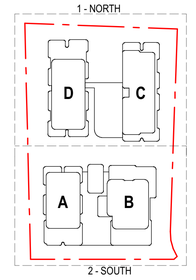
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Notes

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 07 - NORTH

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-117-1	1

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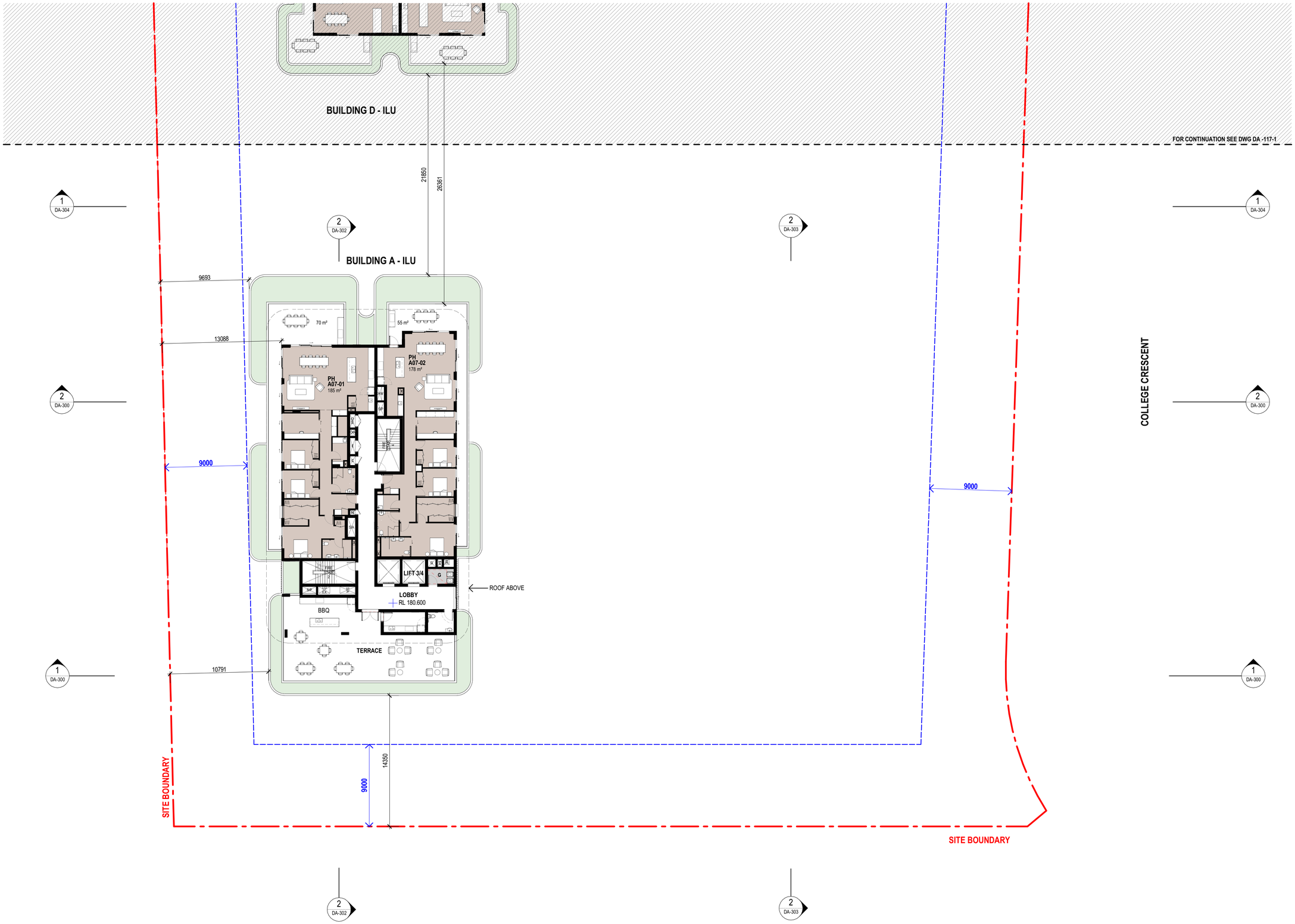
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Nominated Architects
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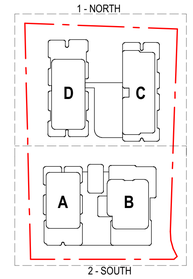
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Legend

Notes

KEY PLAN



0 10 25 M

SCALE 1:500

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - LEVEL 07 - SOUTH

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-117-2	1

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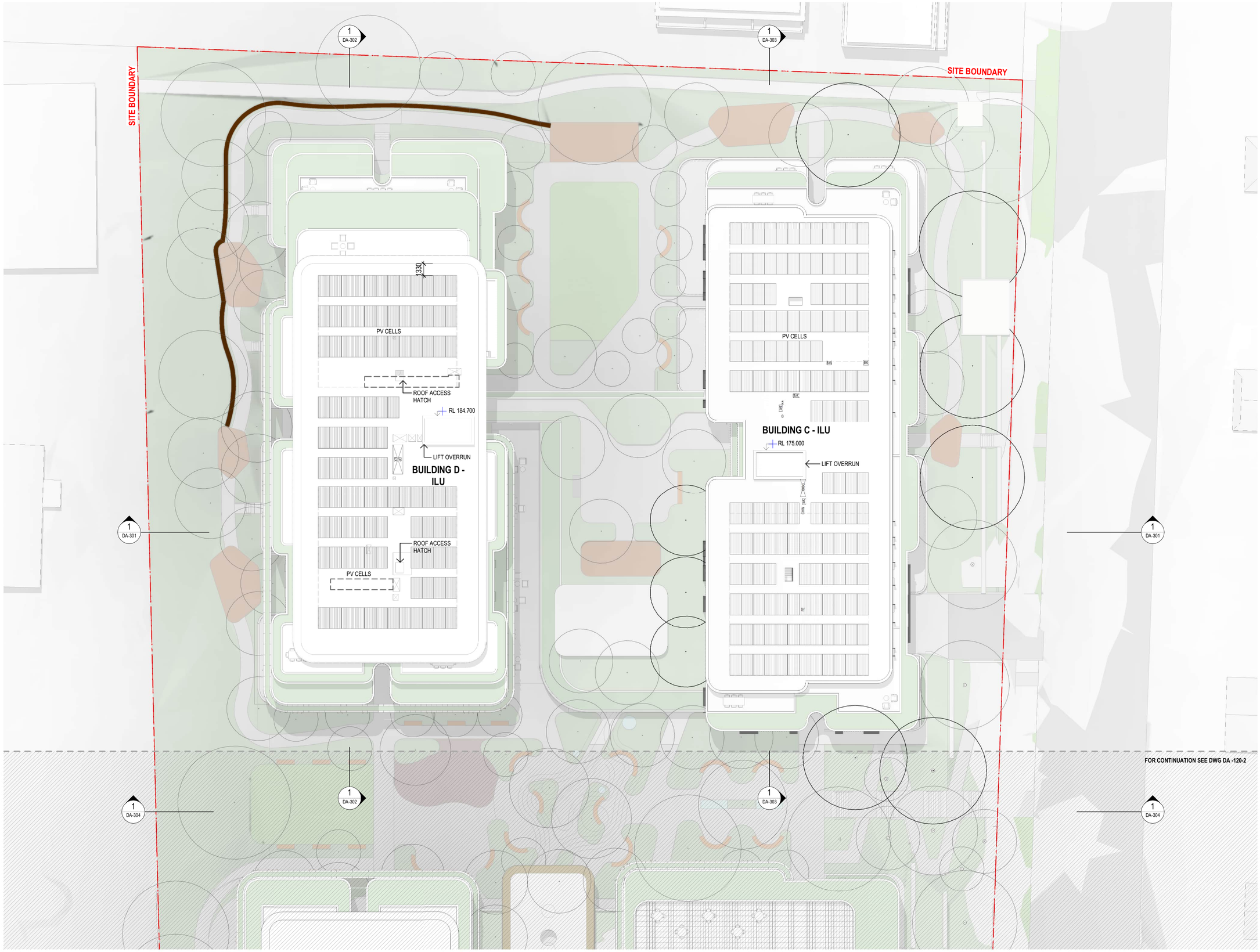
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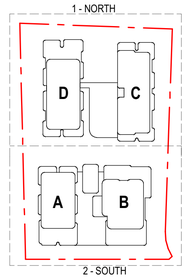
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Notes

Legend

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - ROOF - NORTH

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
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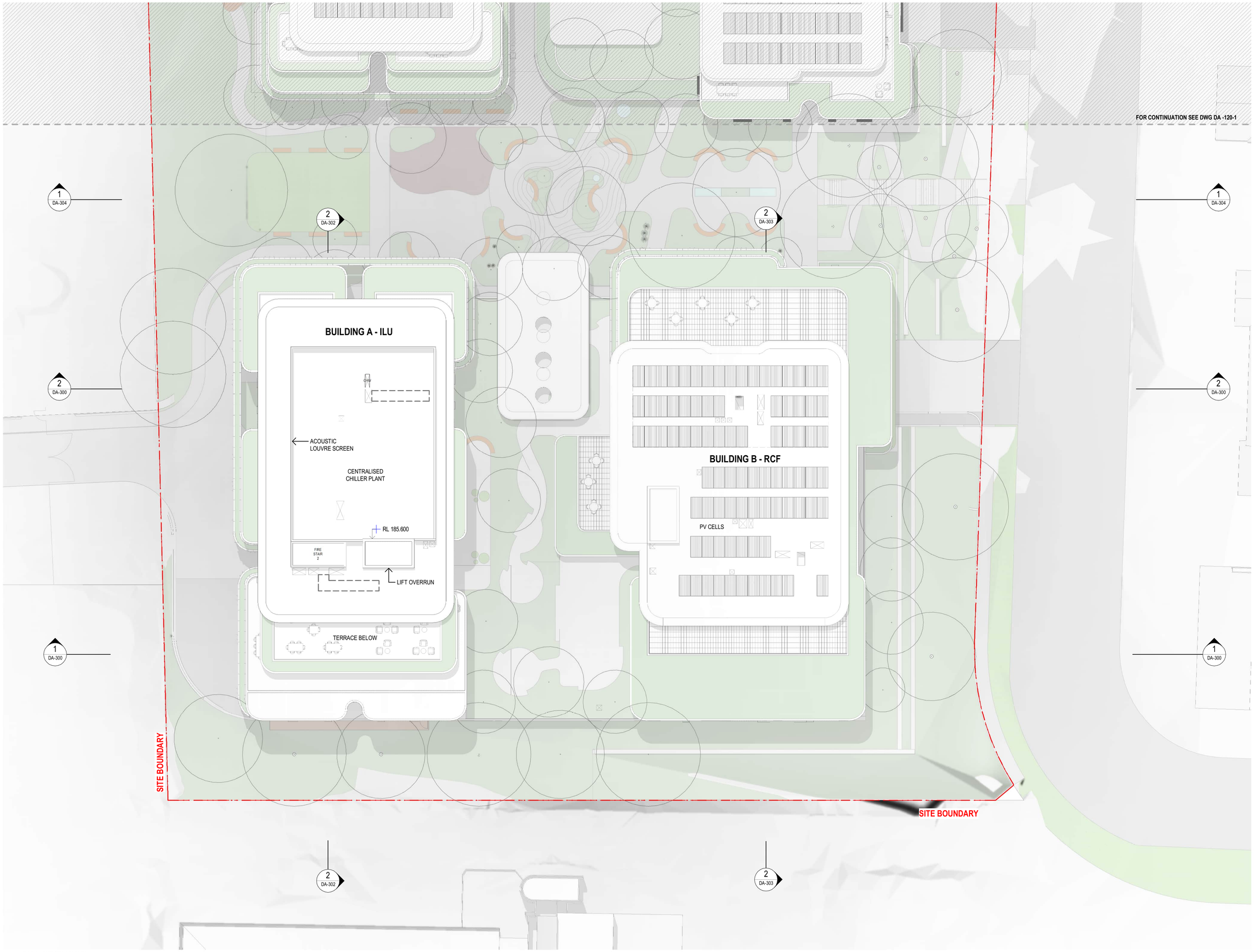
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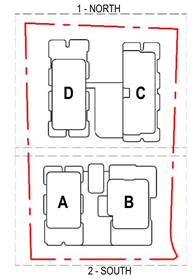
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Legend

Notes

KEY PLAN



0 10 25 M

SCALE 1:500

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
FLOOR PLAN - ROOF - SOUTH

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
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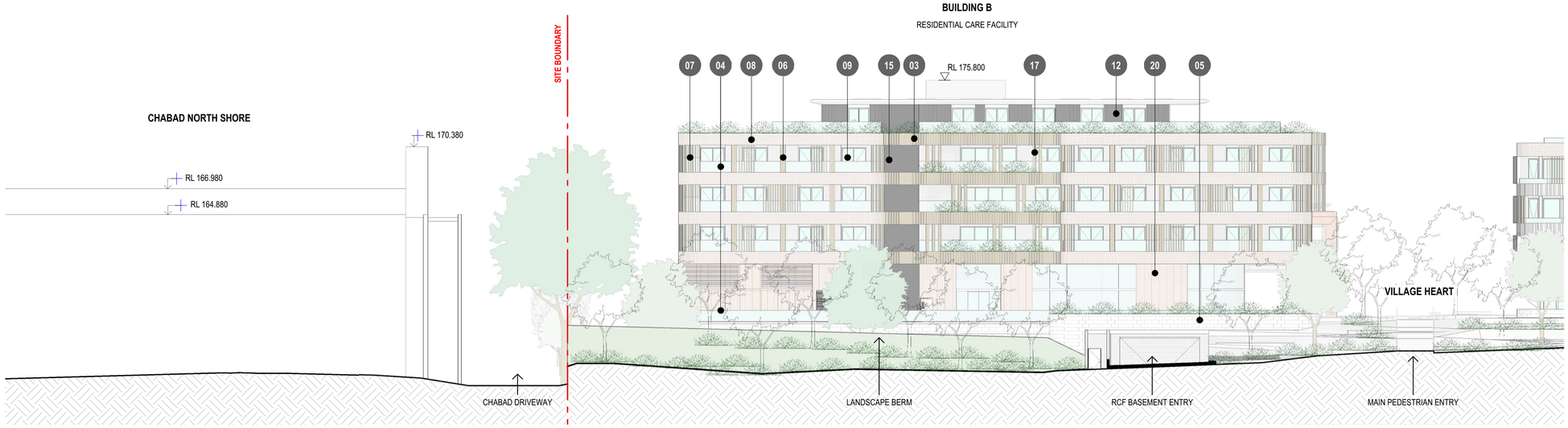
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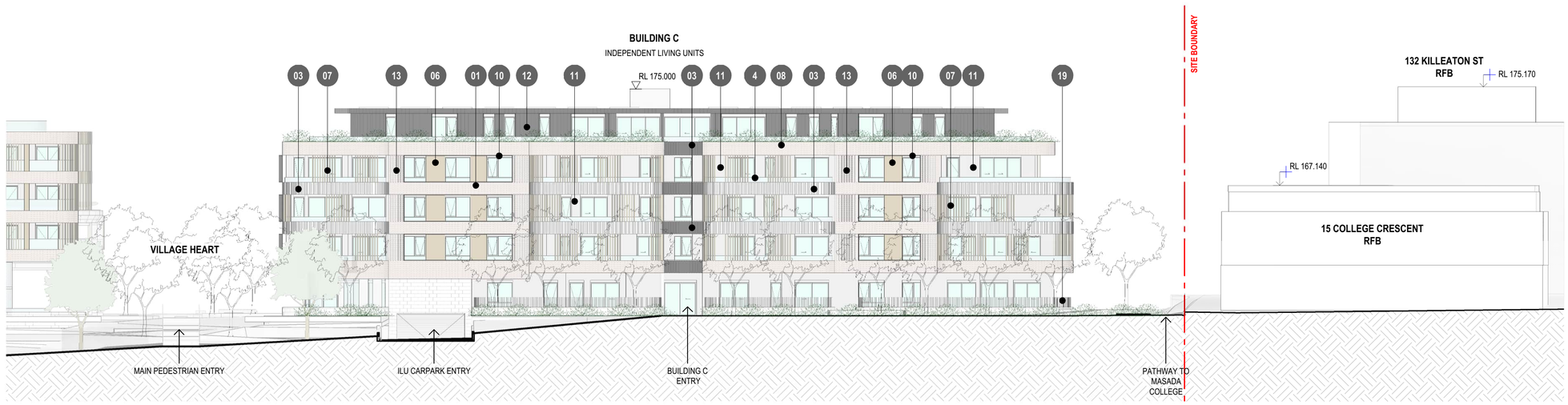
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1 BUILDING B - COLLEGE CRESCENT (EAST) ELEVATION - 01
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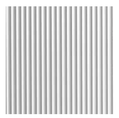


2 BUILDING C - COLLEGE CRESCENT (EAST) ELEVATION - 01
1 : 200

MATERIALS PALETTE


01 BRICK - LIGHT


02 BRICK - MEDIUM


03 PROFILED CLADDING


04 GLAZED BALUSTRADE


05 SANDSTONE LOOK CLADDING


06 METAL CLADDING


07 VERTICAL SCREENING


08 MASONRY UPSTAND


09 GLAZING WITH ALUMINIUM FRAME


10 GLAZING WITH BOX FRAME


11 GREY CLADDING


12 METAL CLADDING - DARK


13 FEATURE BRICK - LIGHT


14 FEATURE BRICK - MEDIUM

15 CONCRETE


16 TILE


17 VERTICAL BLADES


18 TERRACOTTA COLOURED CLADDING


19 METAL FENCING


20 LIGHT CLADDING

Plot Date: 05/06/2026 3:33:40 PM

Amendments

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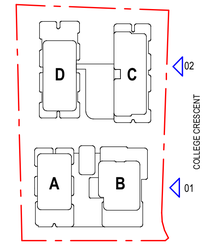
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KEY PLAN



0 5 10 M
SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
ELEVATIONS - 01

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
	SF	SF	KC
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-201	1

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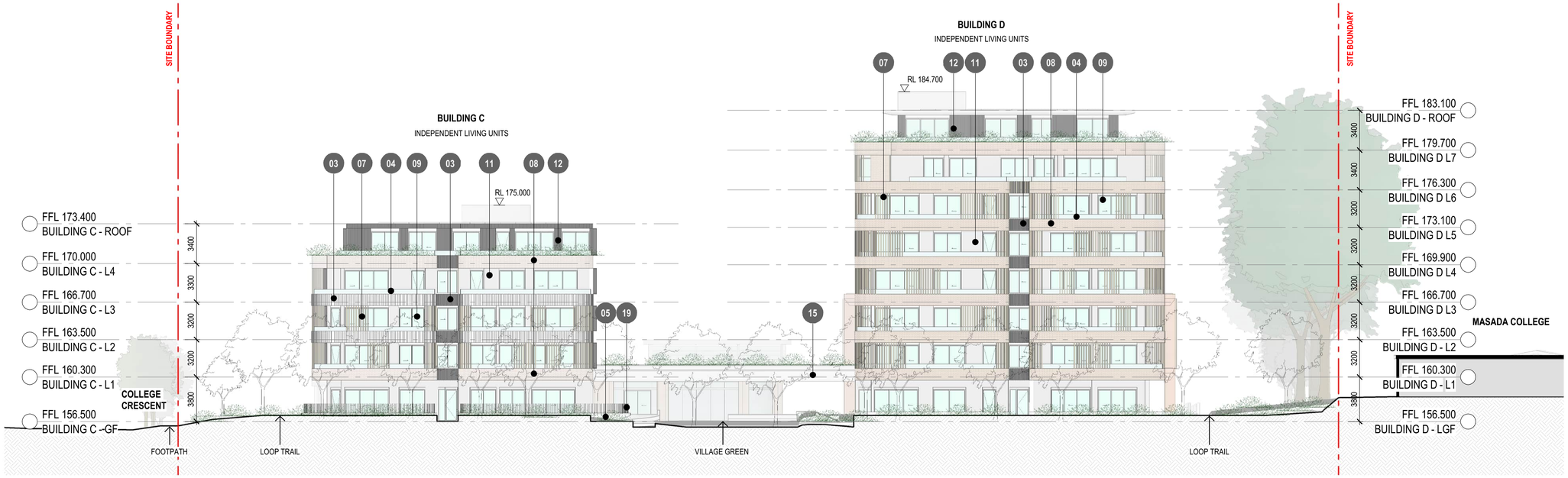
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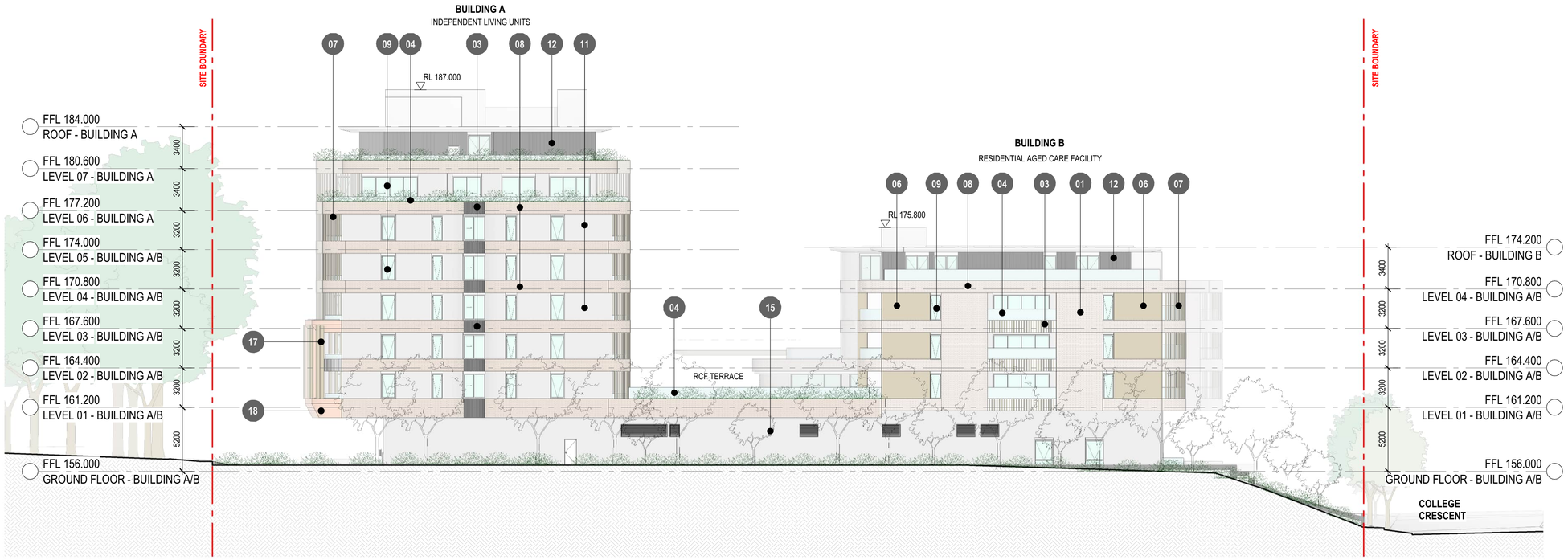
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1 BUILDING C AND D - NORTH ELEVATION - 02

1 : 200



2 BUILDING A AND B - SOUTH ELEVATION - 03

1 : 200

MATERIALS PALETTE


01 BRICK - LIGHT


02 BRICK - MEDIUM


03 PROFILED CLADDING


04 GLAZED BALUSTRADE


05 SANDSTONE LOOK CLADDING


06 METAL CLADDING


07 VERTICAL SCREENING


08 MASONRY UPSTAND


09 GLAZING WITH ALUMINIUM FRAME


10 GLAZING WITH BOX FRAME


11 GREY CLADDING


12 METAL CLADDING - DARK


13 FEATURE BRICK - LIGHT


14 FEATURE BRICK - MEDIUM

15 CONCRETE


16 TILE


17 VERTICAL BLADES


18 TERRACOTTA COLOURED CLADDING


19 METAL FENCING


20 LIGHT CLADDING

Plot Date: 05/06/2026 3:36:26 PM

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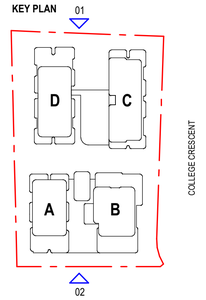
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KEY PLAN 01



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
ELEVATIONS - 02

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
	SF	SF	KC
Project No.	Discipline	Drawing Number	Revision
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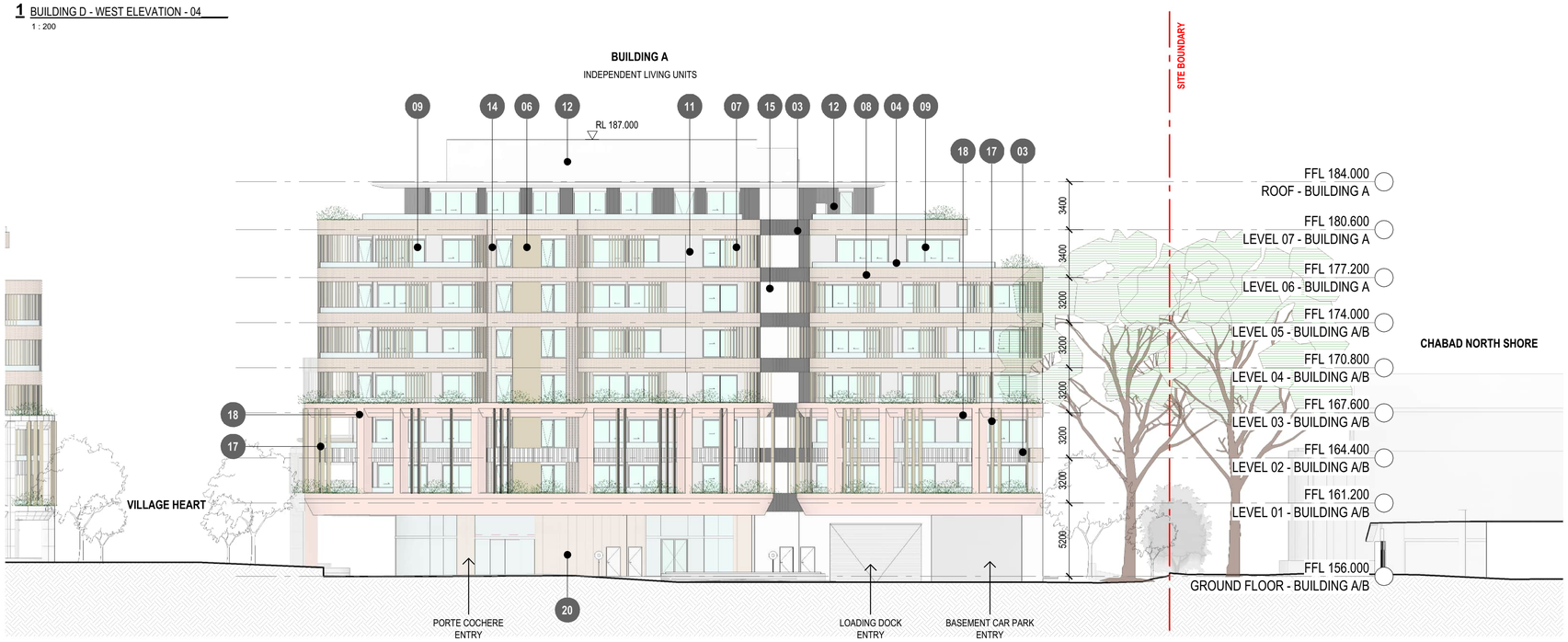
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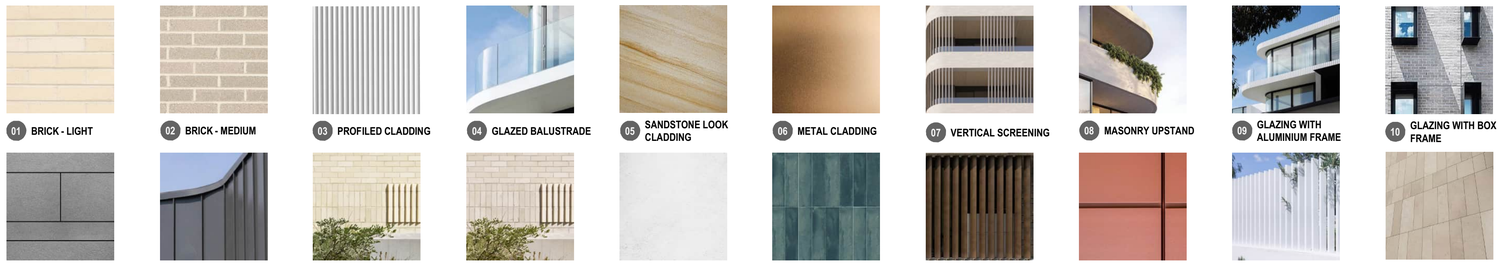


1 BUILDING D - WEST ELEVATION - 04
1 : 200



2 BUILDING A - WEST ELEVATION - 04
1 : 200

MATERIALS PALETTE



Plot Date: 05/06/2026 3:39:20 PM

Amendments

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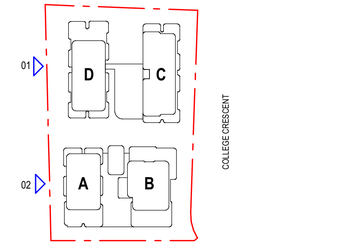
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Notes

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KEY PLAN



0 5 10 M
SCALE 1:200

Client Logo
Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
ELEVATIONS - 03

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
	SF	SF	KC
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-203	1

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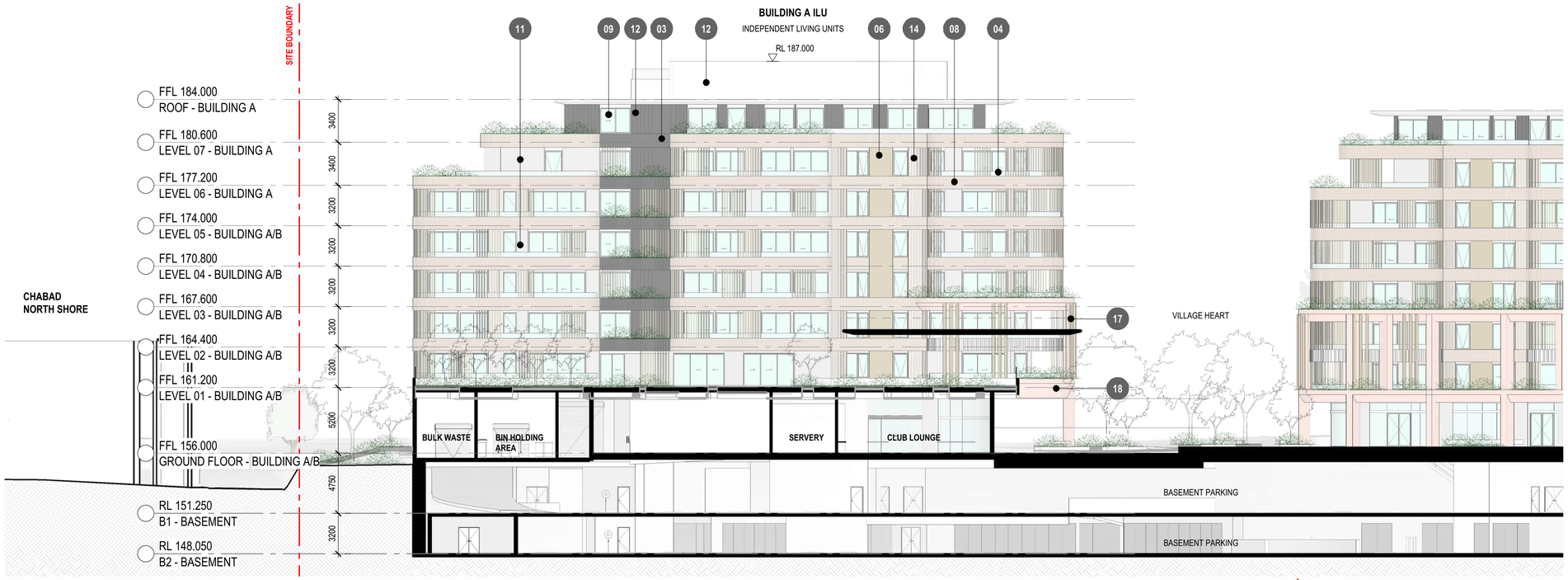
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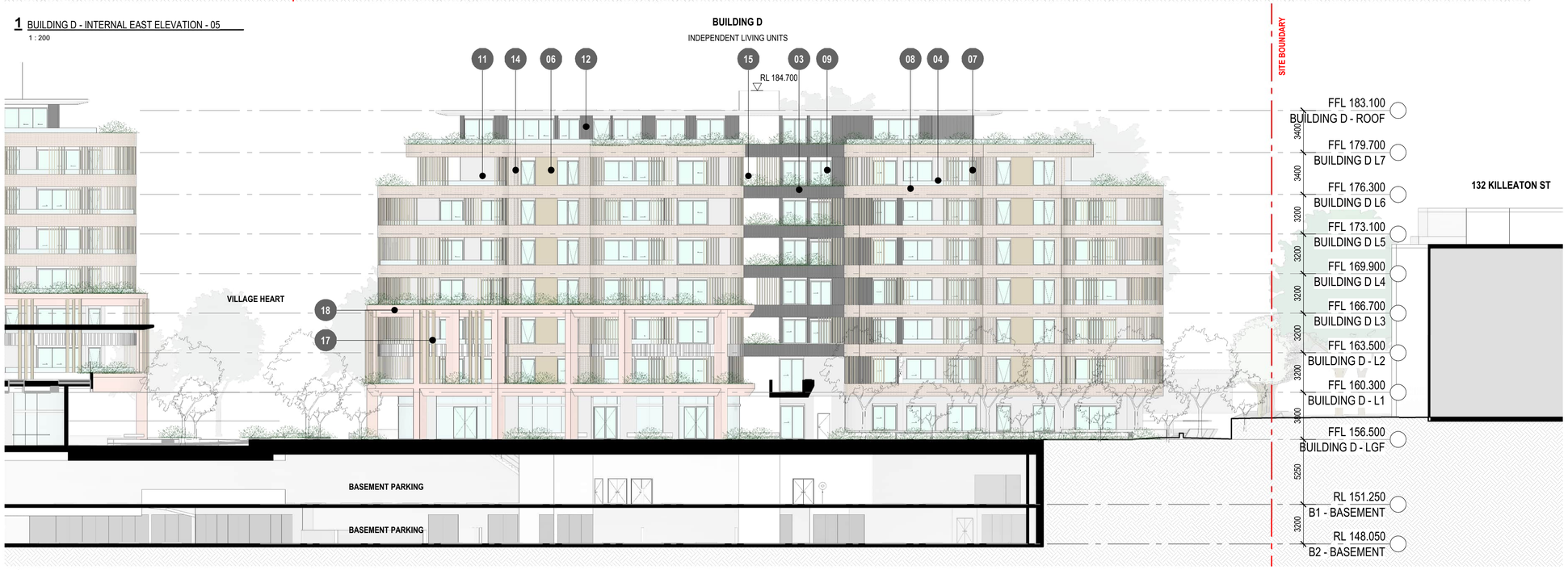
Nominated Architects
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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1 BUILDING D - INTERNAL EAST ELEVATION - 05

1 : 200



2 BUILDING D - INTERNAL EAST ELEVATION - 05

1 : 200

MATERIALS PALETTE


01 BRICK - LIGHT


02 BRICK - MEDIUM


03 PROFILED CLADDING


04 GLAZED BALUSTRADE


05 SANDSTONE LOOK CLADDING


06 METAL CLADDING


07 VERTICAL SCREENING


08 MASONRY UPSTAND


09 GLAZING WITH ALUMINIUM FRAME


10 GLAZING WITH BOX FRAME


11 GREY CLADDING


12 METAL CLADDING - DARK


13 FEATURE BRICK - LIGHT


14 FEATURE BRICK - MEDIUM

15 CONCRETE


16 TILE


17 VERTICAL BLADES


18 TERRACOTTA COLOURED CLADDING


19 METAL FENCING


20 LIGHT CLADDING

Plot Date: 05/06/2026 3:42:27 PM

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

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Accreditation No.: DMN/19/1903
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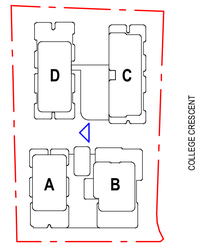
Certificate No. #HR-YN7MXX-01
Scan QR code or follow website link for rating details.
Assessor name: Christie Woinarski
Accreditation No.: DMN/19/1903
Property Address: 19-25 College Crescent, St Ives, NSW, 2075
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Legend

Notes

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KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
ELEVATIONS - 04

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
	SF	SF	KC
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-204	1

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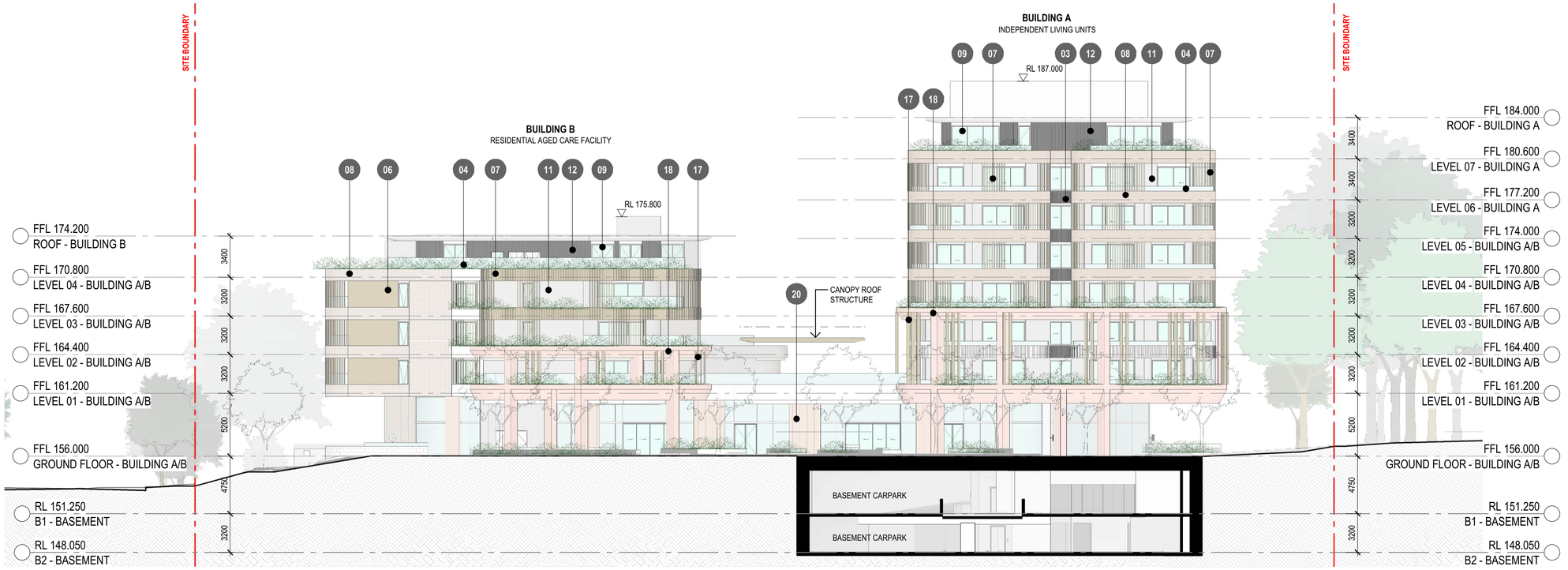
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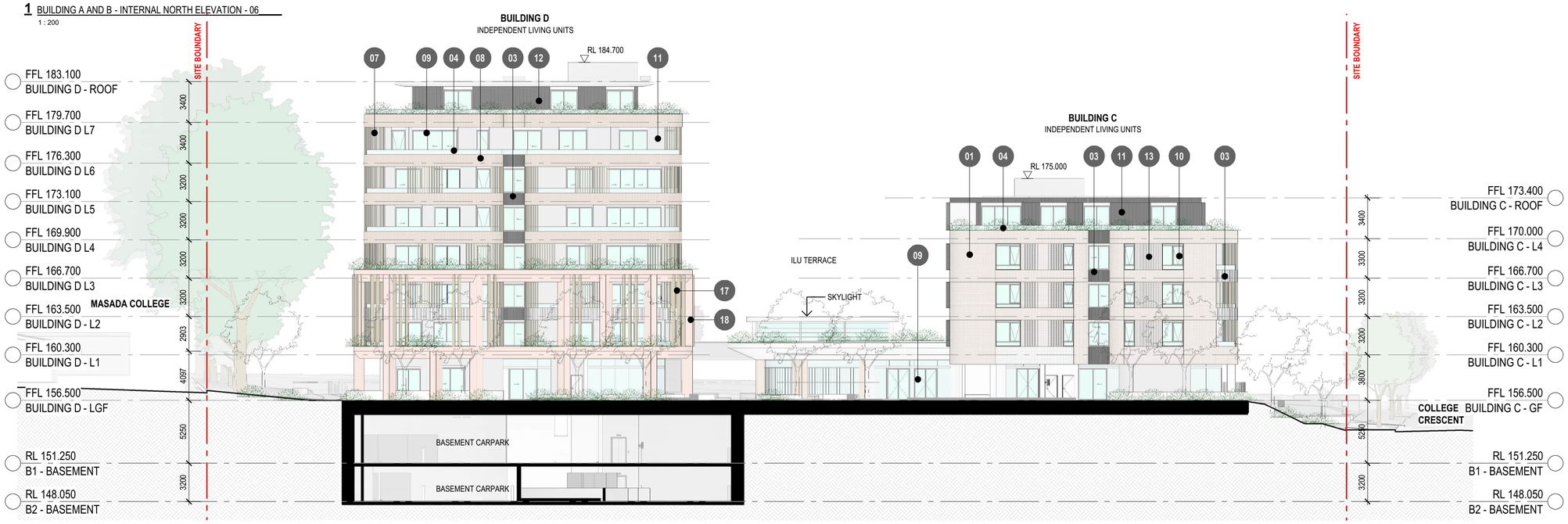
Nominated Architects
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1 BUILDING A AND B - INTERNAL NORTH ELEVATION - 06

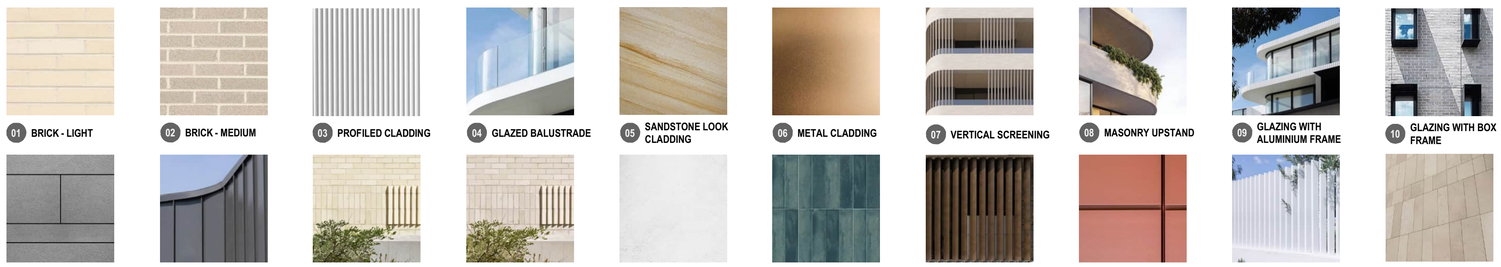
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2 BUILDING C AND D - INTERNAL SOUTH ELEVATION - 07

1 : 200

MATERIALS PALETTE



Plot Date: 05/06/2026 3:46:04 PM

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

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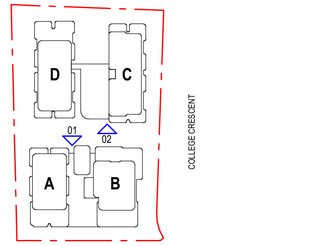
Assessor name	Christie Woinarski
Accreditation No.	DMN/19/1903
Property Address	19-25 College Crescent, St Ives, NSW, 2075

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KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
ELEVATIONS - 05

Scale @ A1			Project Phase
As indicated			SSDA
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	SF	SF	KC
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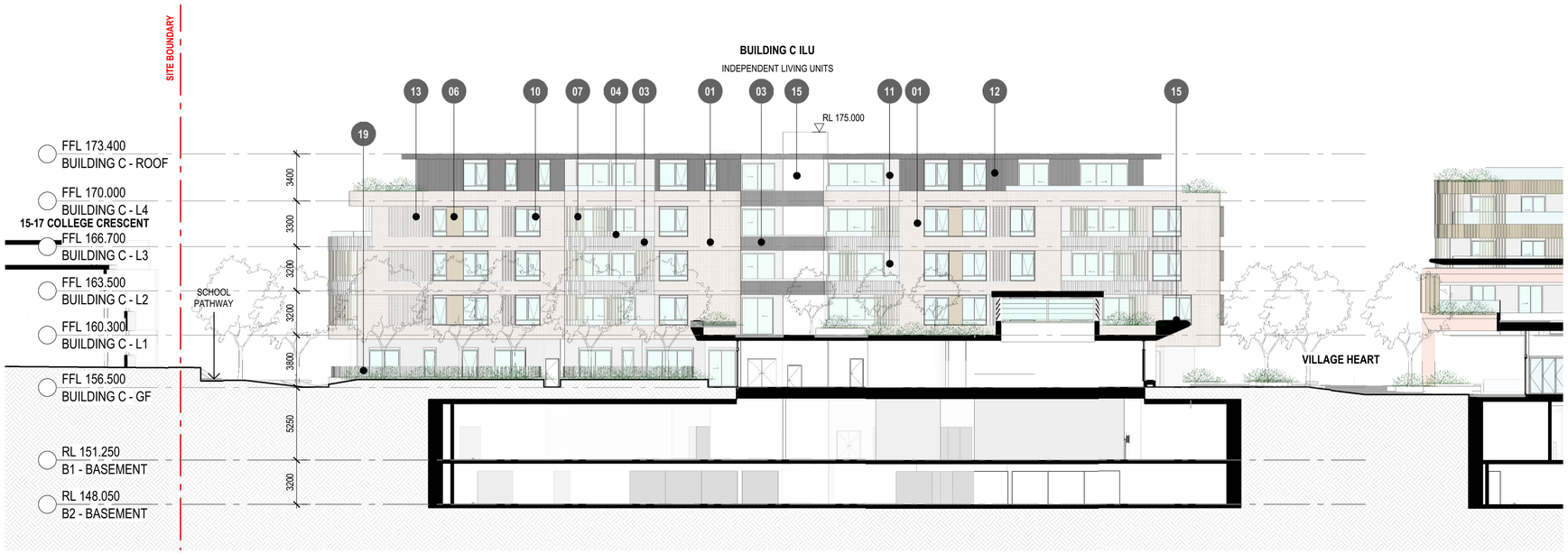
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Nominated Architects
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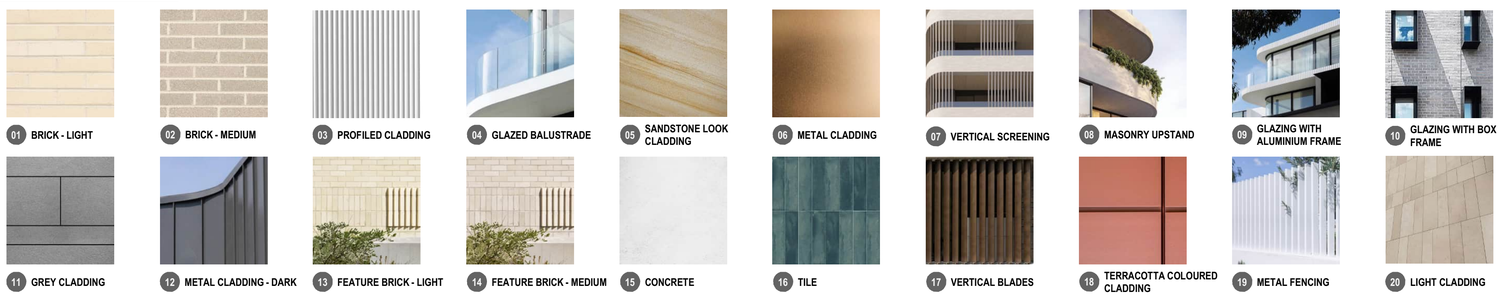


1 BUILDING C - INTERNAL WEST ELEVATION - 08
1 : 200



2 BUILDING B - INTERNAL WEST ELEVATION - 08
1 : 200

MATERIALS PALETTE



Plot Date: 05/06/2026 3:48:03 PM

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

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Legend

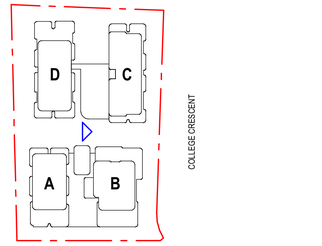
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KEY PLAN



0 5 10 M
SCALE 1:200

Client Logo
Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
ELEVATIONS - 06

Scale @ A1			Project Phase
As indicated			SSDA
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	SF	SF	KC
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-206	1

JACKSON TEECE

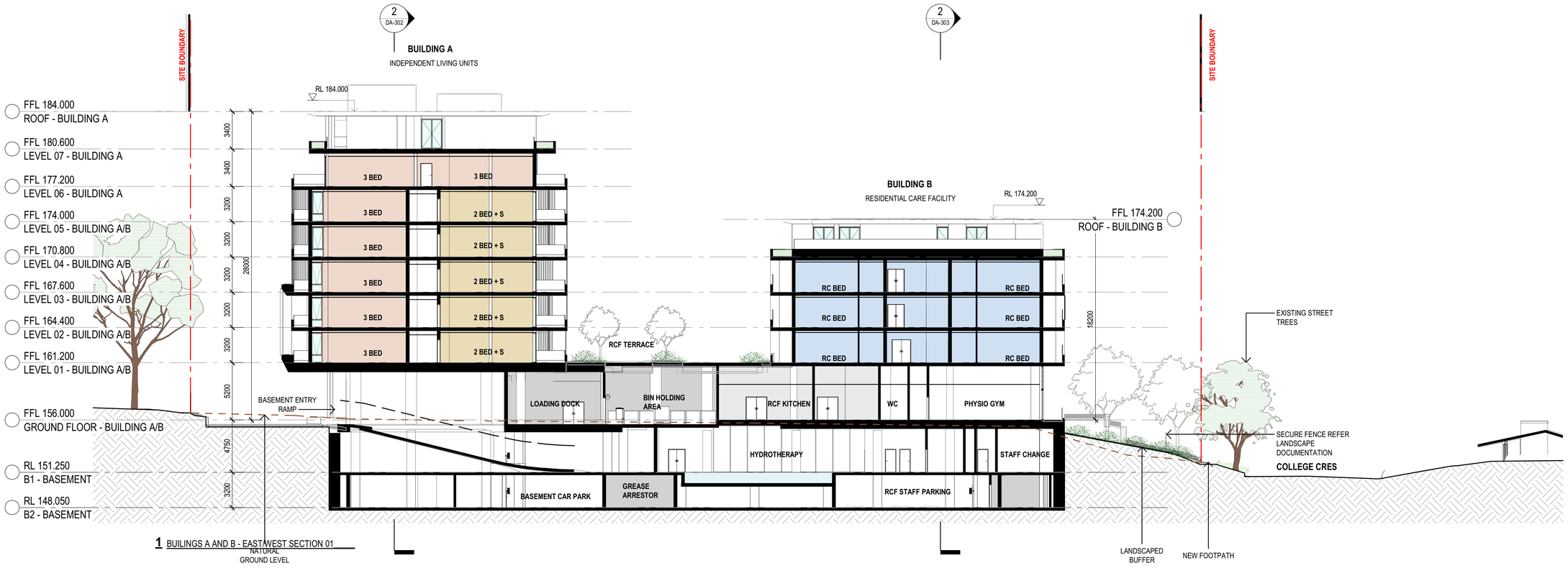
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sydney@jacksonteece.com

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Nominated Architects
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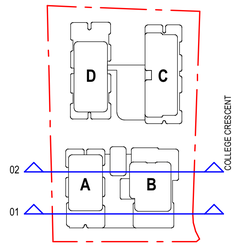
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Notes

KEY PLAN



0 5 10 M
SCALE 1:200

Client Logo
Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
SECTIONS - 01

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
	SF	APR	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-300	1

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Nominated Architects
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1 BUILINGS C AND D - EAST/WEST SECTION

1 : 200

Amendments

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1	ISSUED FOR SSDA	SF	25/05/26

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Certificate No. #HR-99MUMG-01

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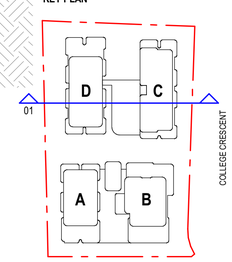
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Notes

Legend

KEY PLAN



0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client

SIR MOSES MONTEFIORE JEWISH HOME

Project

MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title

SECTIONS - 02

Scale @ A1			Project Phase
As indicated			SSDA
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	SF	APR	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-301	1

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Nominated Architects
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Property Address	19-25 College Crescent, St Ives, NSW, 2075

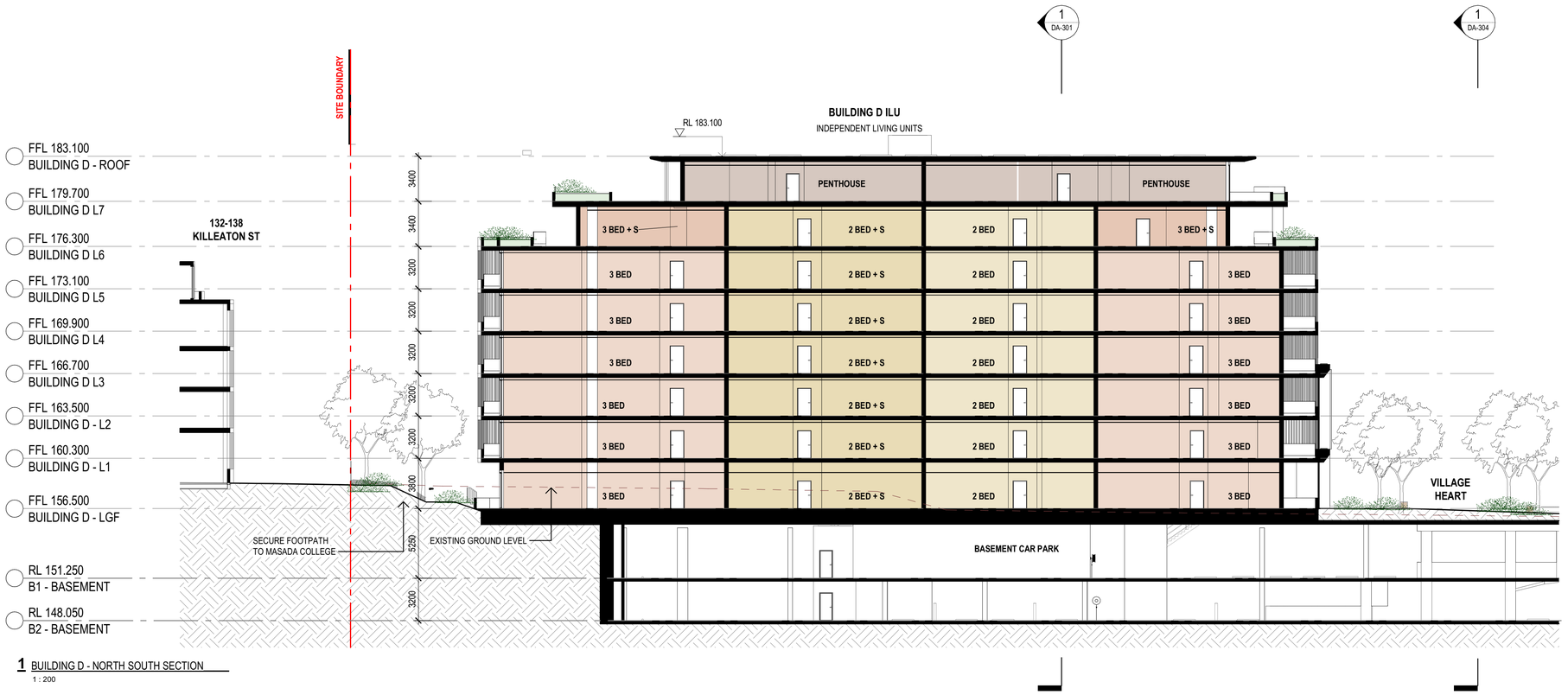
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1 BUILDING D - NORTH SOUTH SECTION
1 : 200



2 BUILDING A - NORTH/SOUTH SECTION
1 : 200

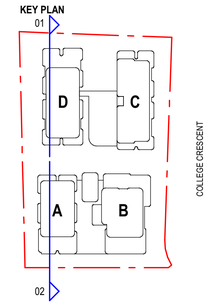
Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

Notes

KEY PLAN
01



0 5 10 M
SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
SECTIONS - 03

Scale @ A1			Project Phase
As indicated			SSDA
Sheet Created	Checked By	Approved By	Drawn By
	SF	APR	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-302	1

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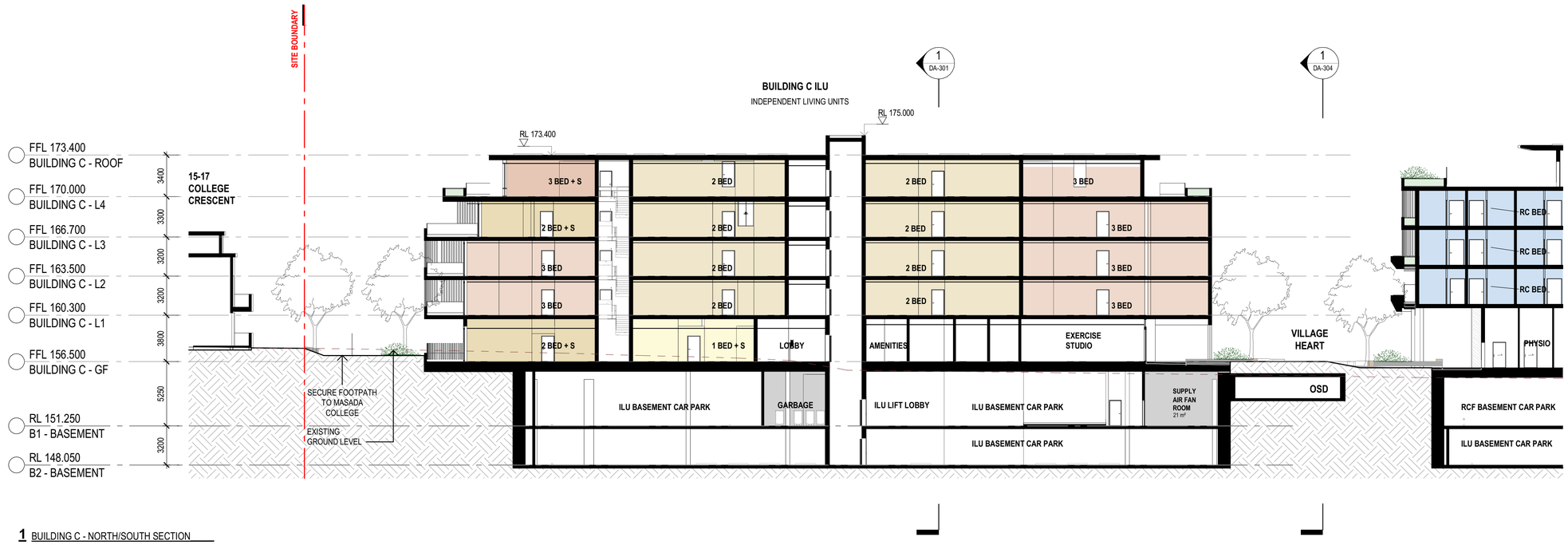
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1 BUILDING C - NORTH/SOUTH SECTION
1 : 200



2 BUILDING B - NORTH/SOUTH SECTION
1 : 200

Plot Date: 04/06/2026 12:59:05 PM

Amendments

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1	ISSUED FOR SSDA	SF	25/05/26

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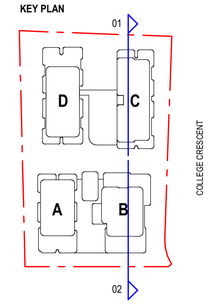
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Property Address: 19-25 College Crescent, St Ives, NSW, 2075
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Legend

Notes

KEY PLAN



0 5 10 M
SCALE 1:200

Client Logo
Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
SECTIONS - 04

Scale @ A1			Project Phase
As indicated			SSDA
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	SF	APR	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-303	1

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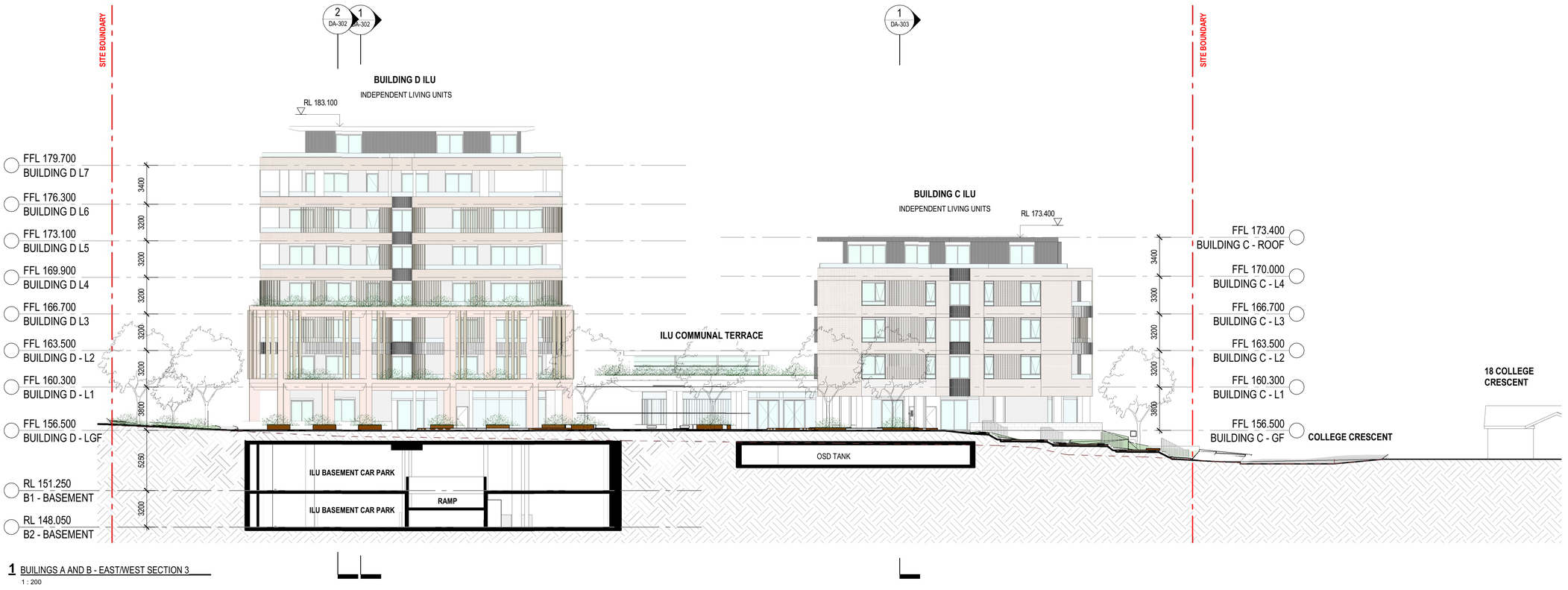
Nominated Architects
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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1 BUILINGS A AND B - EAST/WEST SECTION 3
1 : 200

Plot Date: 04/06/2026 12:59:18 PM

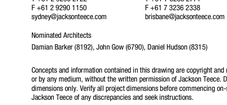
Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

Notes

KEY PLAN



0 5 10 M
SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
SECTIONS - 05

Scale @ A1			Project Phase
As indicated			SSDA
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	SF	APR	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-304	1

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Nominated Architects
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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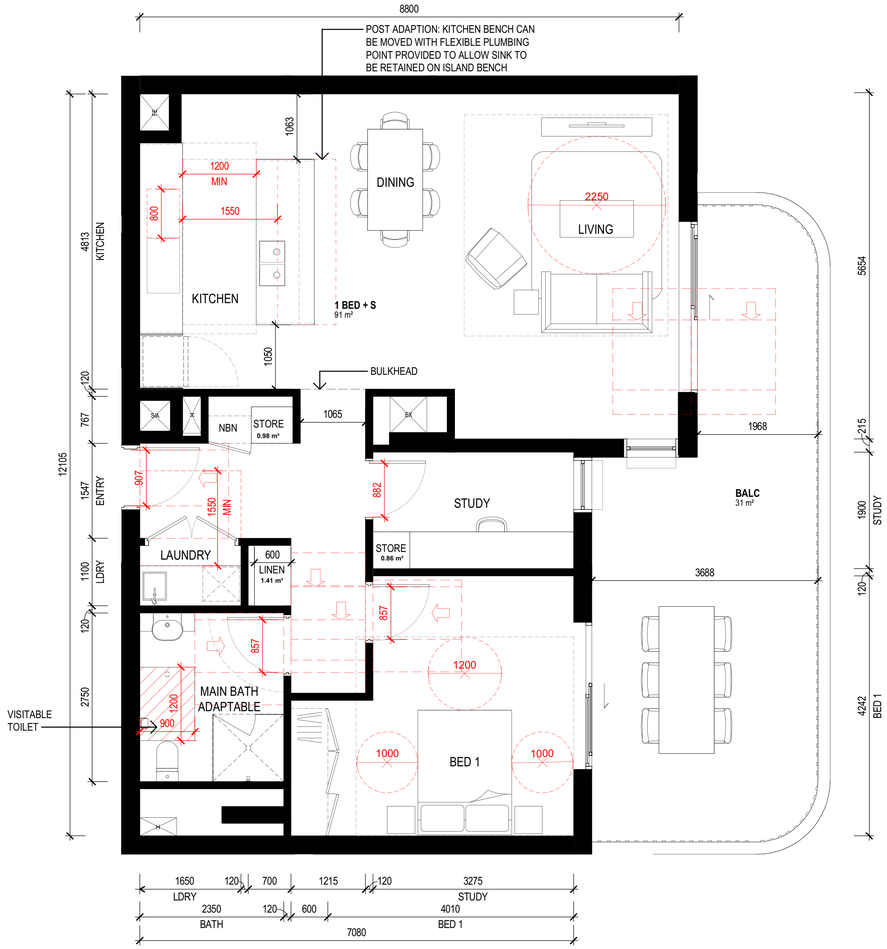
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Property Address	19-25 College Crescent, St Ives, NSW, 2075

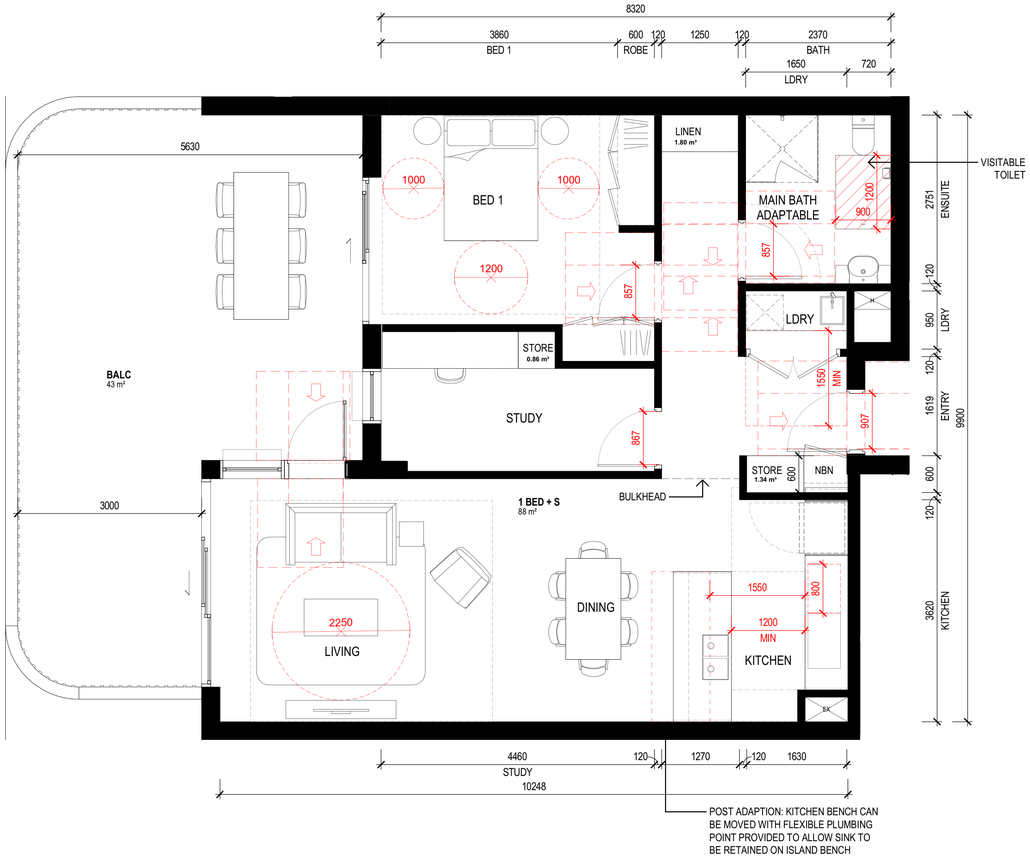
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1 TYPICAL 1 BED + STUDY ILU

APARTMENT TYPE : 1 BED - TYPE 01
BUILDING : BUILDING C
INSTANCES : 1
INTERNAL STORAGE : 3.25 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.



2 TYPICAL 1 BED + STUDY ILU

APARTMENT TYPE : 1 BED - TYPE 02
BUILDING : BUILDING C
INSTANCES : 1
INTERNAL STORAGE : 4.0 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.

Plot Date: 04/06/2026 12:47:48 PM

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

Notes

ADG STORAGE DESIGN REQUIREMENT:
1 BED - 6m³
2 BED - 8m³
3 BED - 10m³

A MINIMUM OF 50% OF THE REQUIRED STORAGE IS TO BE PROVIDED IN THE APARTMENT.

Key Plan

0 1 2.5 M
SCALE 1:50

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
TYPICAL ILU PLANS 1 BED

Scale @ A1			Project Phase
1 : 50			SSDA
Sheet Created	Checked By	Approved By	Drawn By
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Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-500	1

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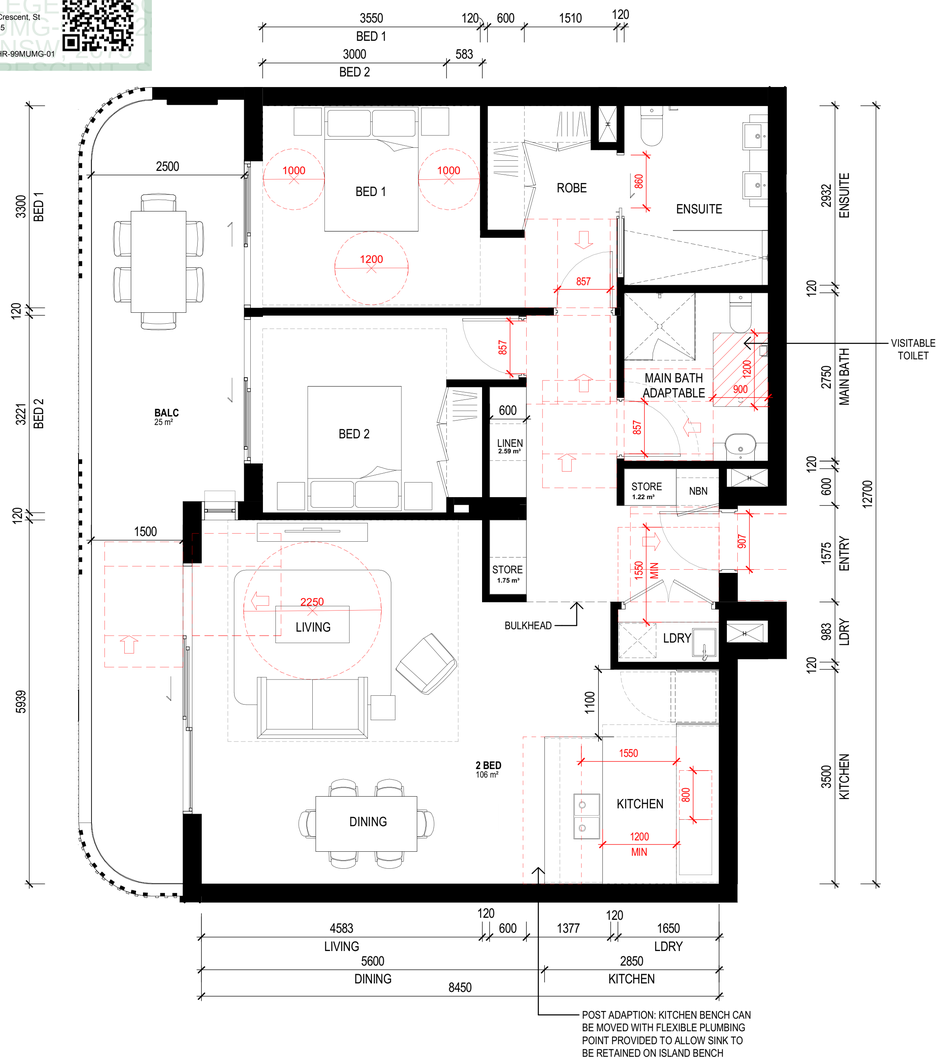
Nominated Architects
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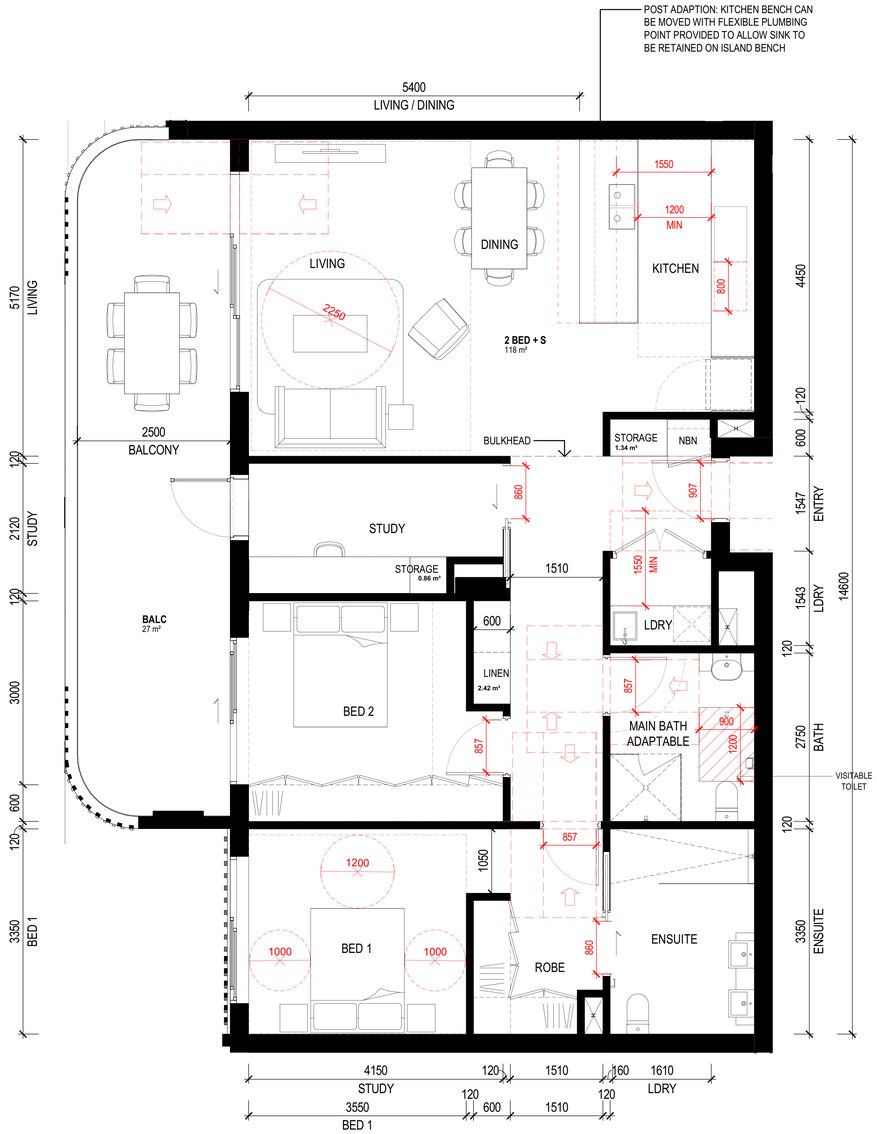
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1 TYPICAL 2 BED ILU
1 : 50

APARTMENT TYPE : 2 BED - TYPE 01
BUILDING : BUILDING D
INSTANCES : 7
INTERNAL STORAGE : 5.56 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.



2 TYPICAL 2 BED + STUDY ILU
1 : 50

APARTMENT TYPE : 2 BED + STUDY - TYPE 02
BUILDING : BUILDING D
INSTANCES : 7
INTERNAL STORAGE : 4.62 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.

BALC
25 m²

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

Notes

ADG STORAGE DESIGN REQUIREMENT:
1 BED - 6m³
2 BED - 8m³
3 BED - 10m³

A MINIMUM OF 50% OF THE REQUIRED STORAGE IS TO BE PROVIDED IN THE APARTMENT.

Key Plan

0 1 2.5 M
SCALE 1:50

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
TYPICAL ILU PLANS 2 BED

Scale @ A1			Project Phase
1 : 50			SSDA
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Project No.	Discipline	Drawing Number	Revision
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Nominated Architects
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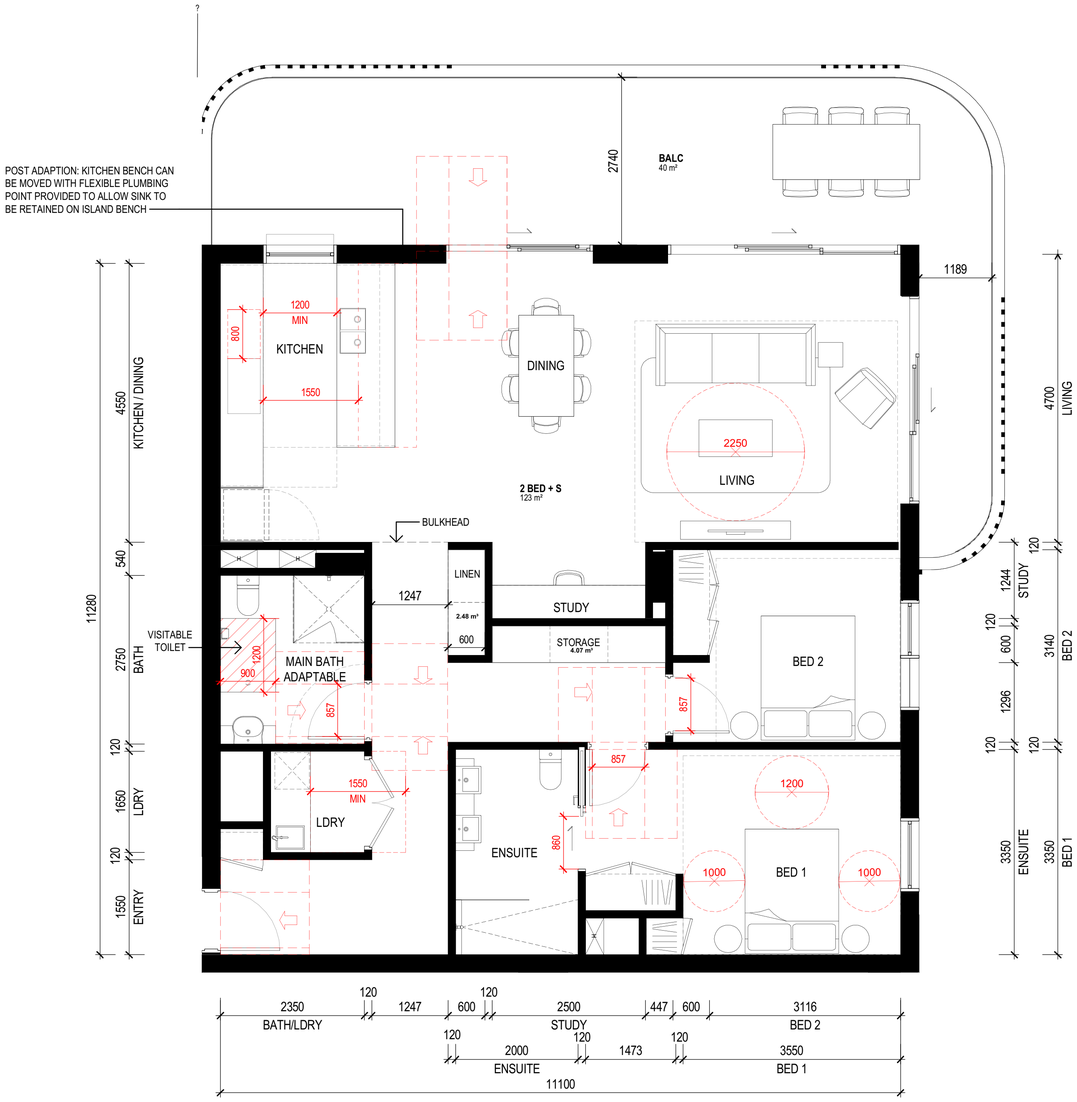
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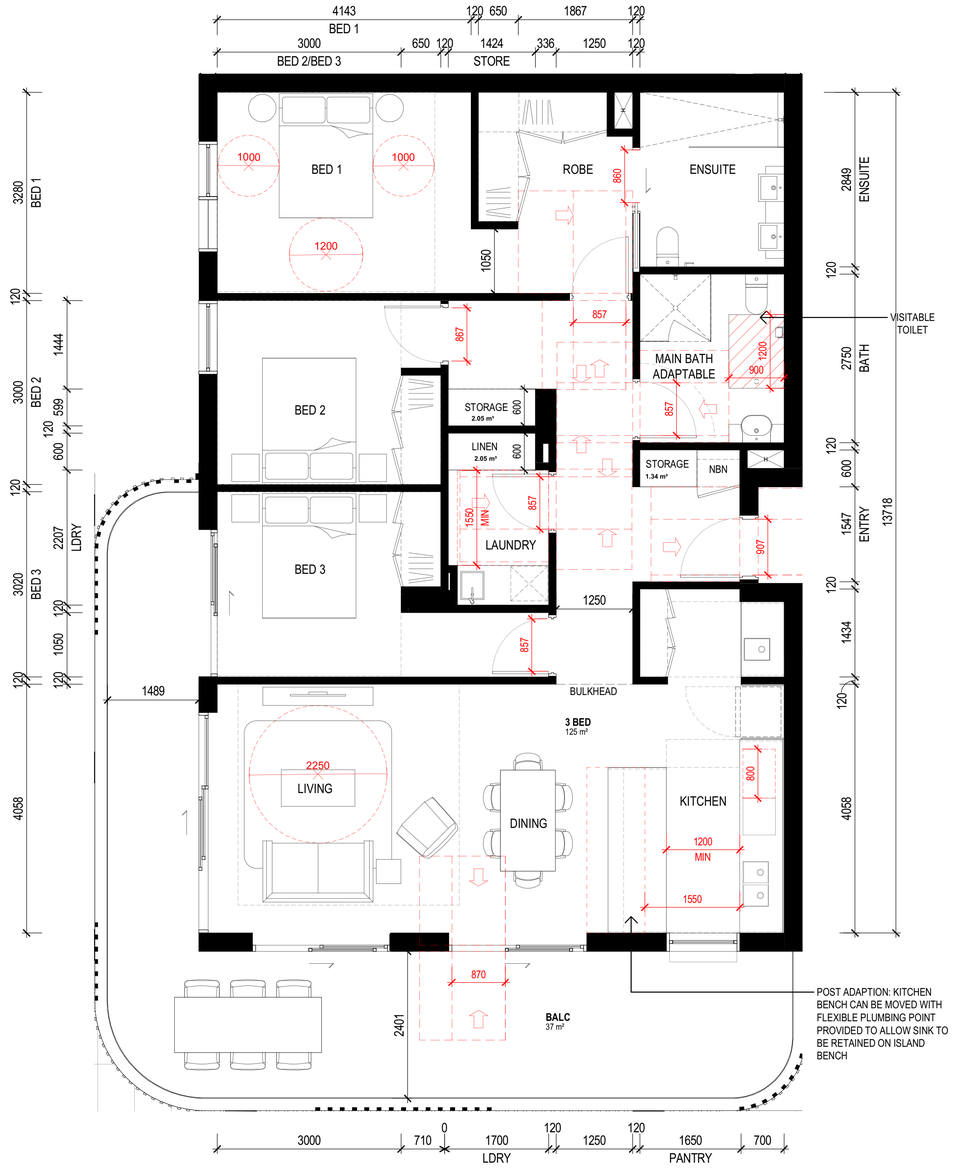


1 TYPICAL 2 BED + STUDY ILU

1 : 50

APARTMENT TYPE :	2 BED + STUDY - TYPE 01
BUILDING :	BUILDING D
INSTANCES :	6
INTERNAL STORAGE :	6.55m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.



2 TYPICAL 3 BED ILU

1 : 50

APARTMENT TYPE :	3 BED - TYPE 01
BUILDING :	BUILDING D
INSTANCES :	6
INTERNAL STORAGE :	5.44 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

Notes

ADG STORAGE DESIGN REQUIREMENT:
1 BED - 6m³
2 BED - 8m³
3 BED - 10m³

A MINIMUM OF 50% OF THE REQUIRED STORAGE IS TO BE PROVIDED IN THE APARTMENT.

Key Plan

0 1 2.5 M

SCALE 1:50

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
TYPICAL ILU PLANS 2 BED + STUDY AND 3 BED ILU

Scale @ A1			Project Phase
1 : 50			SSDA
Sheet Created	**Checked By**	**Approved By**	**Drawn By**
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2022089	A	DA-502	1

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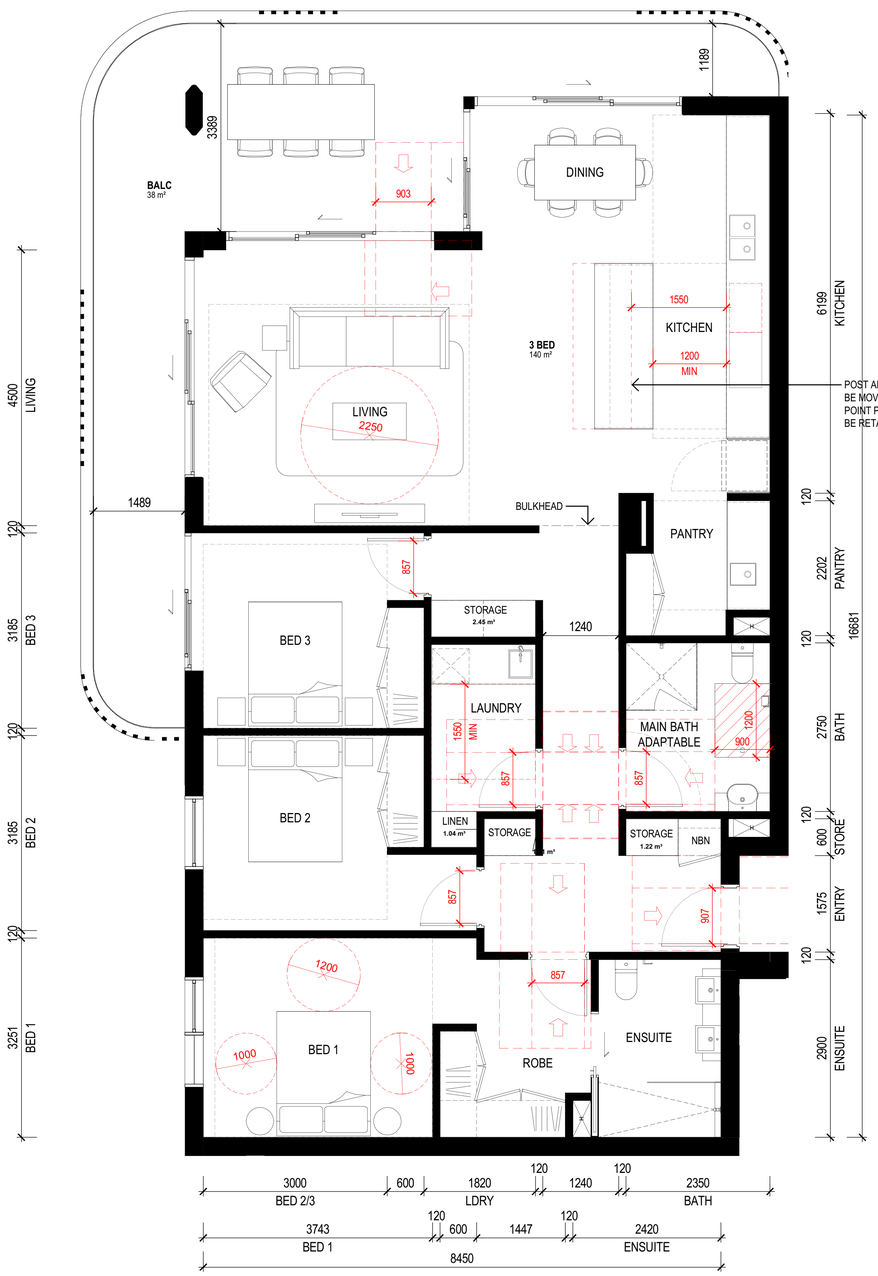
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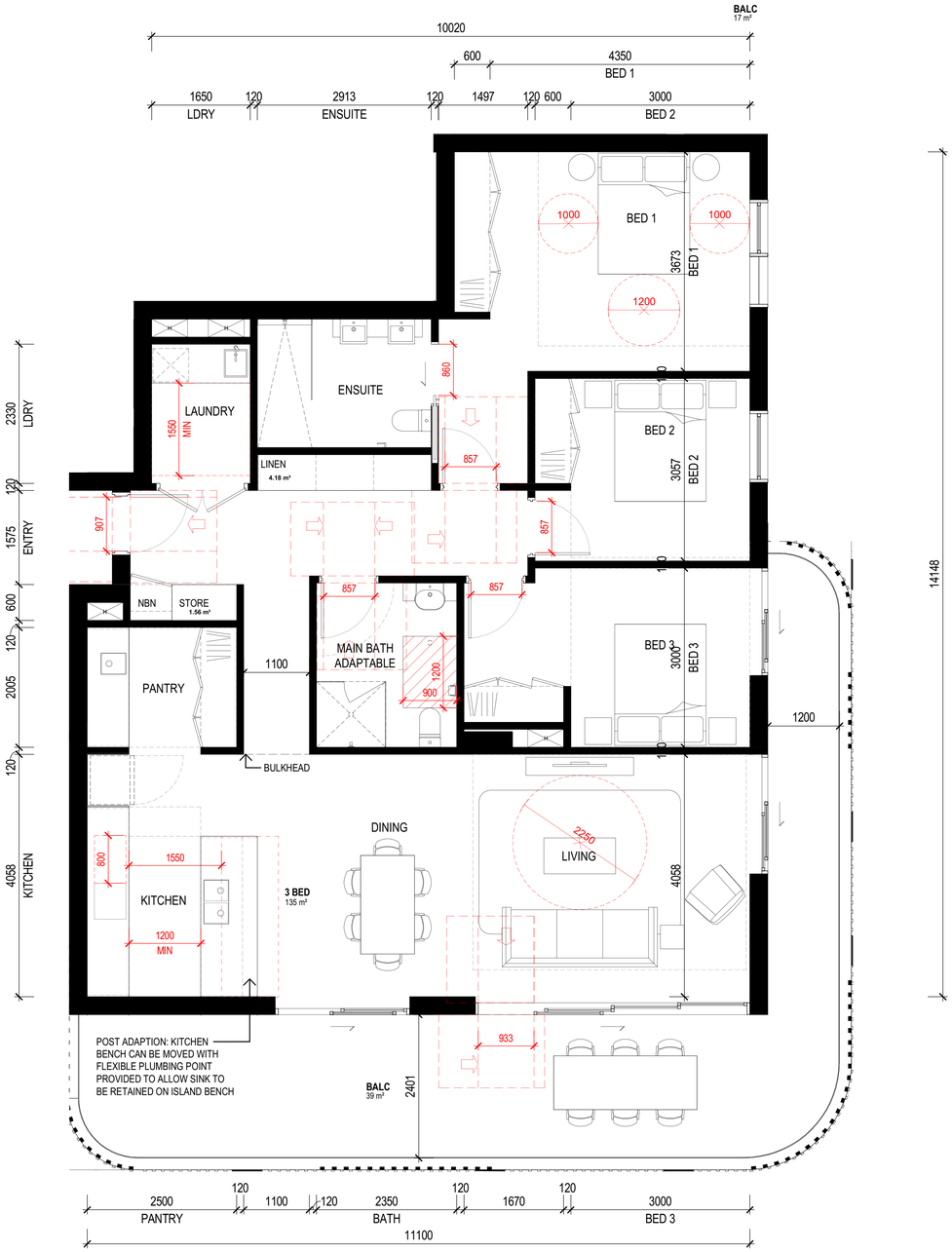
1 TYPICAL 3 BED ILU

1 : 50

APARTMENT TYPE : 3 BED - TYPE 02
BUILDING : BUILDING D
INSTANCES : 6
INTERNAL STORAGE : 4.37 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.

2 BED + S
118 m²



2 TYPICAL 3 BED + STUDY ILU

1 : 50

APARTMENT TYPE : 3 BED + STUDY -TYPE 01
BUILDING : BUILDING D
INSTANCES : 7
INTERNAL STORAGE : 5.45 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.

Plot Date: 04/06/2026 12:48:13 PM

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

Notes

ADG STORAGE DESIGN REQUIREMENT:
1 BED - 6m³
2 BED - 8m³
3 BED - 10m³

A MINIMUM OF 50% OF THE REQUIRED STORAGE IS TO BE PROVIDED IN THE APARTMENT.

Key Plan

0 1 2.5 M
SCALE 1:50

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
TYPICAL ILU PLANS 3 BED

Scale @ A1			Project Phase
1 : 50			SSDA
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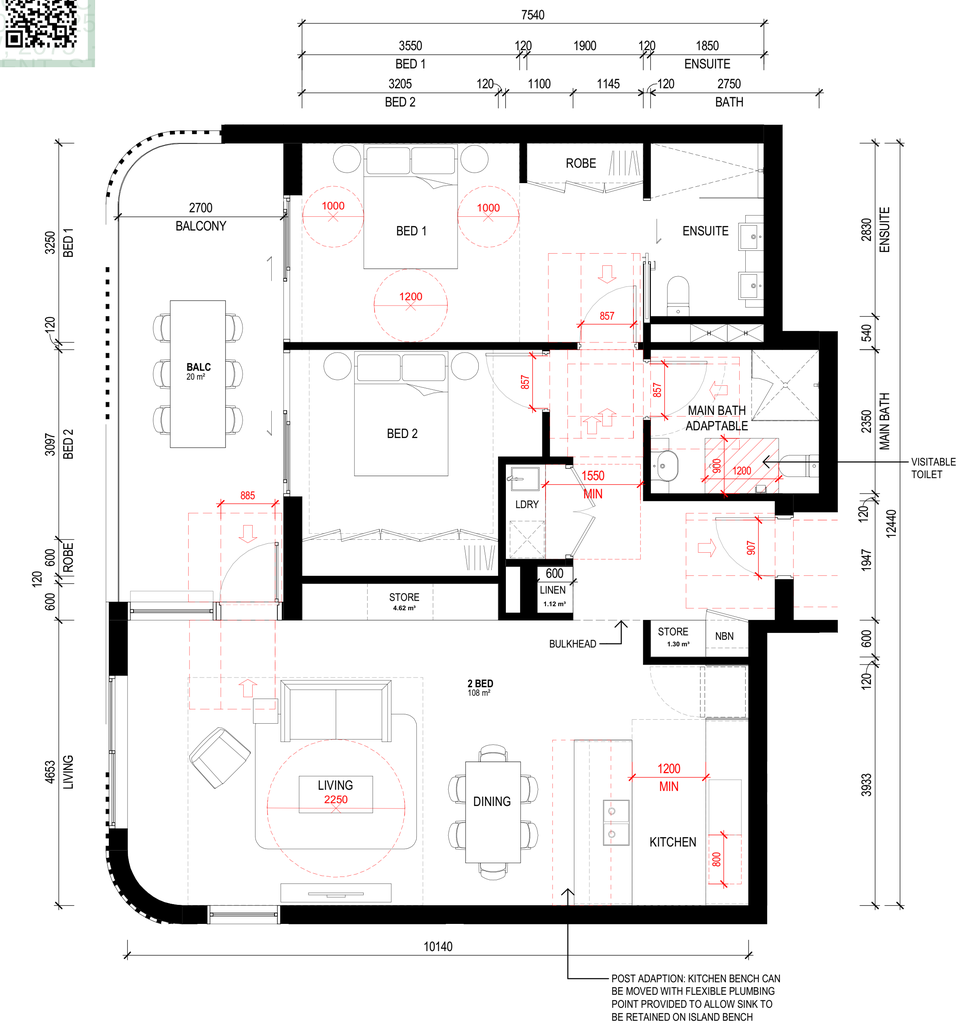
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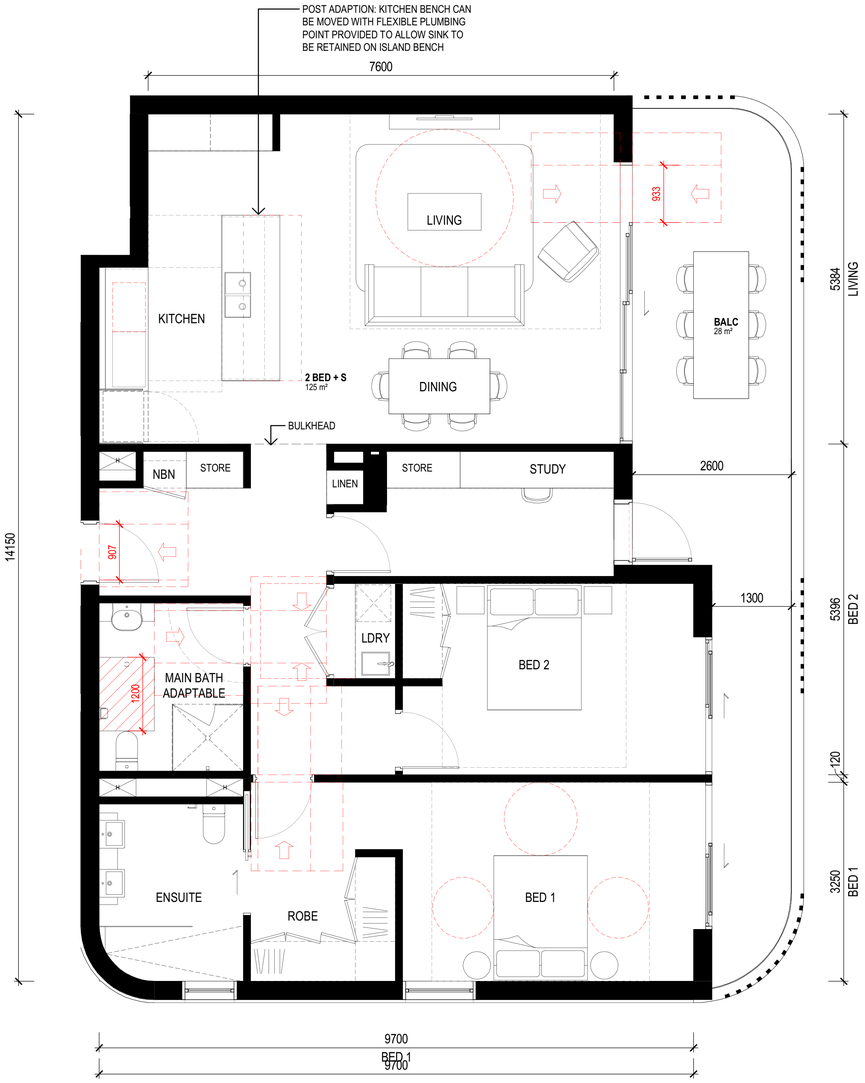


1 TYPICAL 2 BED ILU

1 : 50

APARTMENT TYPE :	2 BED - TYPE 03
BUILDING :	BUILDING A
INSTANCES :	6
INTERNAL STORAGE AREA :	7.1 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.



2 APT_TYPE A2S.A_PLAN

1 : 50

APARTMENT TYPE :	2 BED + S - TYPE 01
BUILDING :	BUILDING A
INSTANCES :	5
INTERNAL STORAGE AREA :	4.32 m³

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.

Plot Date: 04/06/2026 12:48:21 PM

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Notes

ADG STORAGE DESIGN REQUIREMENT:
1 BED - 6m³
2 BED - 8m³
3 BED - 10m³

A MINIMUM OF 50% OF THE REQUIRED STORAGE IS TO BE PROVIDED IN THE APARTMENT.

0 1 2.5 M

SCALE 1:50

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

Drawing Title
TYPICAL ILU PLANS 2 BED - BUILDING A

Scale @ A1			Project Phase
1 : 50			SSDA
Sheet Created	Checked By	Approved By	Drawn By
JAN 26	SF	APR	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-505	1

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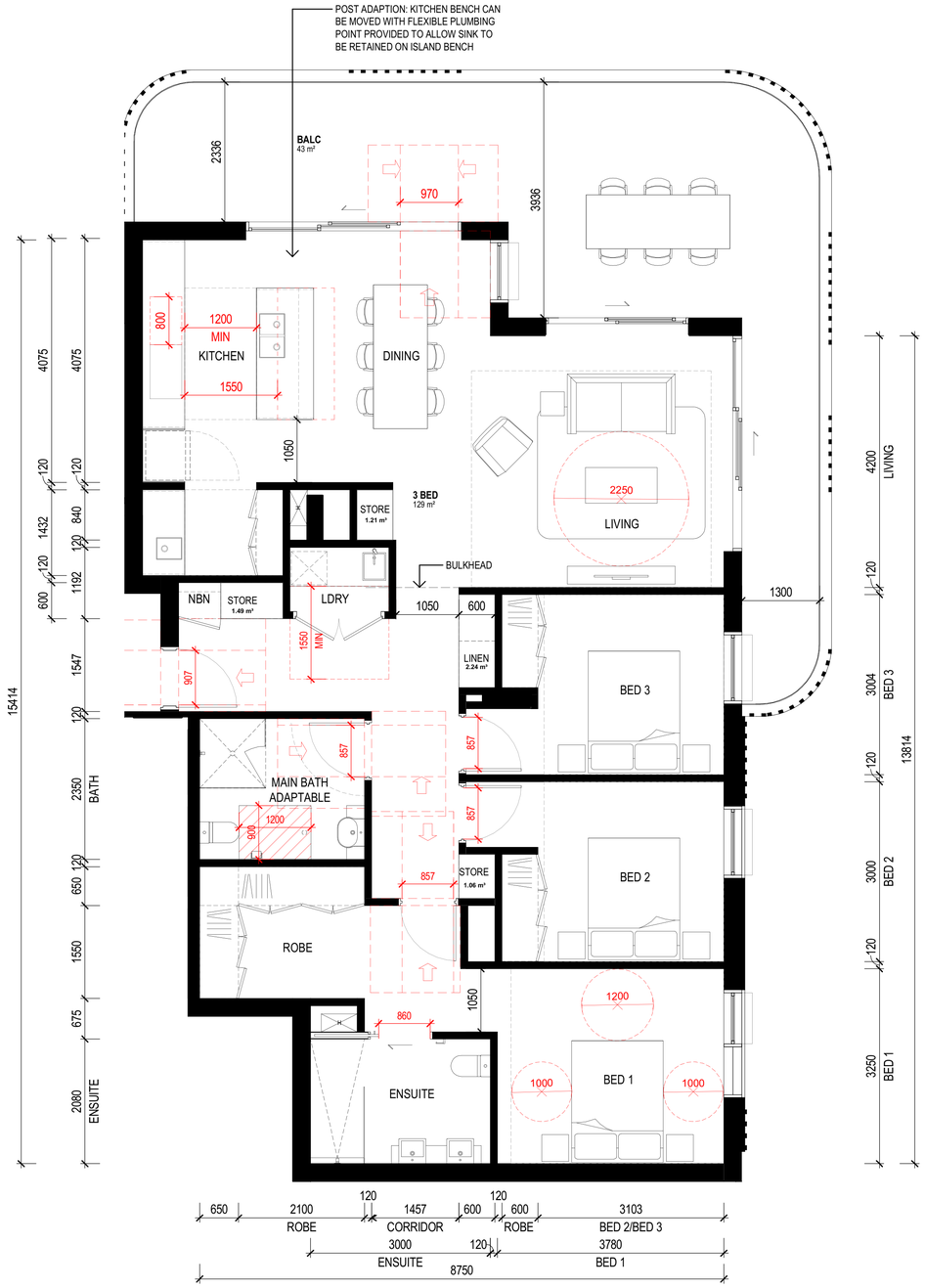
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ABN 15 083 837 290

Nominated Architects
Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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1 TYPICAL 3 BED

1 : 50

APARTMENT TYPE : 3 BED TYPE 01
BUILDING : BUILDING A
INSTANCES : 6.33m²
INTERNAL STORAGE AREA : 6

ADG STORAGE -
A MAXIMUM OF 50% OF THE REQUIRED STORAGE FOR EACH UNIT WILL BE PROVIDED IN A SECURE CAGE IN THE BASEMENT.

Plot Date: 04/06/2026 12:48:29 PM

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Certificate No. #HR-YN7MXX-01
Scan QR code or follow website link for rating details.
Assessor name: Christie Woinarski
Accreditation No.: DMN/19/1903
Property Address: 19-25 College Crescent, St Ives, NSW, 2075
http://www.hero-software.com.au/pdf/HR-YN7MXX-01

Certificate No. #HR-KZBM8L-01
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Certificate No. #HR-99MUMG-01
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Accreditation No.: DMN/19/1903
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http://www.hero-software.com.au/pdf/HR-99MUMG-01

Notes

ADG STORAGE DESIGN REQUIREMENT:
1 BED - 6m³
2 BED - 8m³
3 BED - 10m³

A MINIMUM OF 50% OF THE REQUIRED STORAGE IS TO BE PROVIDED IN THE APARTMENT.

0 1 2.5 M
SCALE 1:50

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TYPICAL ILU PLAN 3 BED - BUILDING A

Scale @ A1			Project Phase
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2022089	A	DA-506	1

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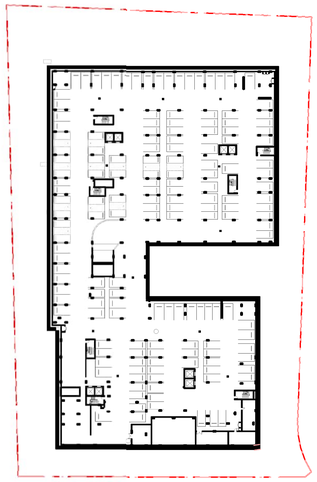
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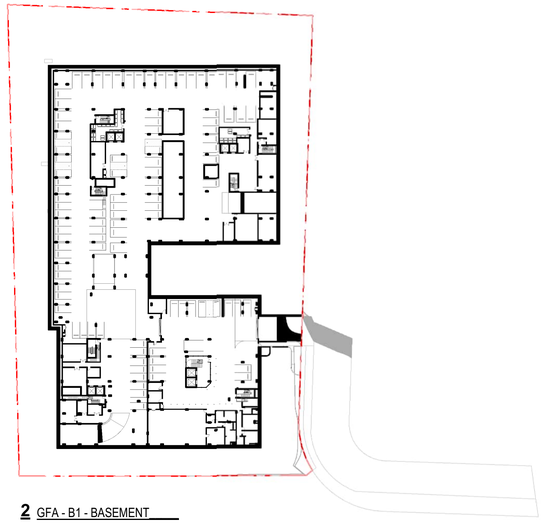
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1 GFA - B2 - BASEMENT



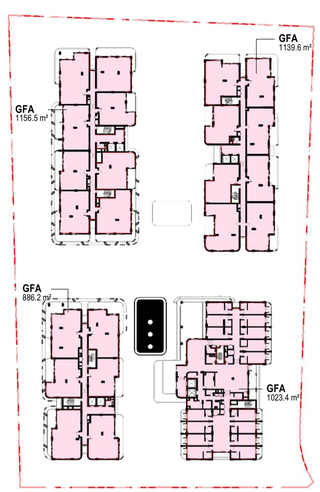
2 GFA - B1 - BASEMENT



3 GFA - GROUND FLOOR



4 GFA - LEVEL 01



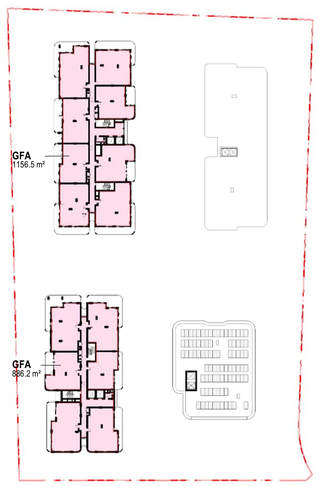
5 GFA - LEVEL 02



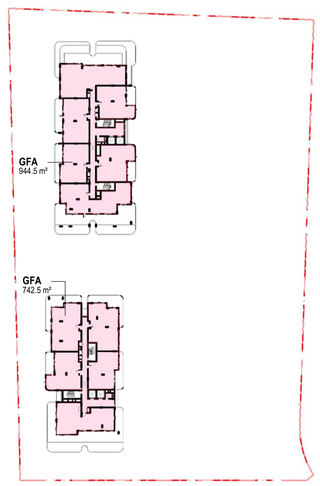
6 GFA - LEVEL 03



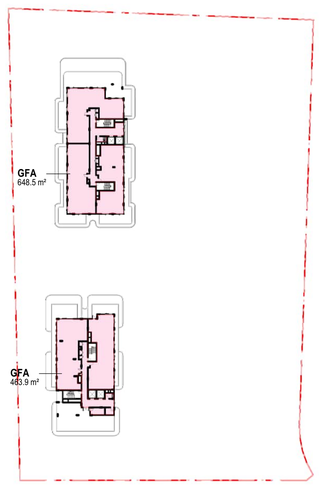
7 GFA - LEVEL 04



8 GFA - LEVEL 05



9 GFA - LEVEL 06



10 GFA - LEVEL 07

GROSS FLOOR AREA_LEVEL

LEVEL	BUILDING TYPE	GFA
BLD A		
GROUND FLOOR - BUILDING A/B	GFA	1690.2 m²
LEVEL 01 - BUILDING A/B	GFA	893.2 m²
LEVEL 02 - BUILDING A/B	GFA	886.2 m²
LEVEL 03 - BUILDING A/B	GFA	886.2 m²
LEVEL 04 - BUILDING A/B	GFA	886.2 m²
LEVEL 05 - BUILDING A/B	GFA	886.2 m²
LEVEL 06 - BUILDING A	GFA	742.5 m²
LEVEL 07 - BUILDING A	GFA	463.9 m²
		7334.6 m²
BLD B		
LEVEL 01 - BUILDING A/B	GFA	1091.9 m²
LEVEL 02 - BUILDING A/B	GFA	1023.4 m²
LEVEL 03 - BUILDING A/B	GFA	1023.4 m²
LEVEL 04 - BUILDING A/B	GFA	510.5 m²
		3649.2 m²
BLD C		
GROUND FLOOR - BUILDING A/B	GFA	1464.3 m²
LEVEL 01 - BUILDING A/B	GFA	1139.6 m²
LEVEL 02 - BUILDING A/B	GFA	1139.6 m²
LEVEL 03 - BUILDING A/B	GFA	1107.0 m²
LEVEL 04 - BUILDING A/B	GFA	880.7 m²
		5731.2 m²
BLD D		
GROUND FLOOR - BUILDING A/B	GFA	1133.7 m²
LEVEL 01 - BUILDING A/B	GFA	1165.8 m²
LEVEL 02 - BUILDING A/B	GFA	1156.5 m²
LEVEL 03 - BUILDING A/B	GFA	1156.5 m²
LEVEL 04 - BUILDING A/B	GFA	1156.5 m²
LEVEL 05 - BUILDING A/B	GFA	1156.5 m²
LEVEL 06 - BUILDING A	GFA	944.5 m²
LEVEL 07 - BUILDING A	GFA	648.5 m²
		8518.5 m²
TOTAL GFA		**25233.5 m²**

SITE AREA

14480 m²

GROSS FLOOR AREA

USE	GFA
GFA	25233.5 m²
TOTAL GFA	**25233.5 m²**

FLOOR SPACE RATIO

GFA	/	SITE AREA	=	
25233.5 m²	/	14480 m²	=	1: FSR
				1: 1.74

Amendments

Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

Notes

SEPP (HOUSING) 2021 DEFINITION

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
(xi) voids above a floor at the level of a storey or storey above, and

The floor space ratio, and maximum permissible floor space ratio, of a building for this part must be calculated using gross floor as defined for this part.

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Drawing Title
GFA PLANS

Scale @ A1			Project Phase
1 : 1000			SSDA
Sheet Created	Checked By	Approved By	Drawn By
NOV 25	SF	SF	SF
Project No.	Discipline	Drawing Number	Revision
2022089	A	DA-600	1

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ILU YIELD

BUILDING	COUNT
Building A	
2 BED	11
2 BED + S	5
3 BED	18
PENTHOUSE	2
Building A	**36**
Building C	
1 BED + S	2
2 BED	9
2 BED + S	14
3 BED	9
3 BED + S	1
Building C	**35**
Building D	
2 BED	20
2 BED + S	13
3 BED	17
3 BED + S	2
PENTHOUSE	3
Building D	**55**
TOTAL	**126**

ILU MIX

ILU TYPE	COUNT	MIX
1 BED + S	2	2%
2 BED	40	32%
2 BED + S	32	25%
3 BED	44	35%
3 BED + S	3	2%
PENTHOUSE	5	4%
TOTAL ILU	**126**	**100%**

RCF YIELD TABLE

ROOM TYPE	COUNT
RC BED	48

OVERALL PARKING SUMMARY

PARKING TYPE	COUNT
	0
ALLIED HEALTH VISITOR	3
ALLIED HEALTH VISITOR ACCESSIBLE	2
AMBULANCE	1
EV CHARGING	3
ILU RESIDENT 3.2 WIDE	89
ILU RESIDENT ACCESSIBLE	27
ILU RESIDENT STANDARD	62
ILU VISITOR	23
ILU VISITOR ACCESSIBLE	2
RCF VISITOR	9
STAFF	26
STAFF - RCF	13
TOTAL CAR SPACES	**260**

Parking for Independent Living (ILU) Residents and Residential Care Facility (RCF) staff and visitors comply with SEPP (Housing) 2021.

ILU PARKING SUMMARY

PARKING TYPE	COUNT
ILU RESIDENT 3.2 WIDE	89
ILU RESIDENT ACCESSIBLE	27
ILU RESIDENT STANDARD	62
ILU VISITOR	23
ILU VISITOR ACCESSIBLE	2
TOTAL CAR SPACES	**203**

SEPP (Housing) 2021

108 Non-discretionary development standards for independent living units—the Act, s4.15

(k) at least 0.5 parking spaces for each bedroom.

Part 1 Standards applying to hostels and independent living units

(2)
(c) for a group of 8 or more parking spaces—
(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and
(ii) at least 50% of the parking spaces must—
(A) comply with AS/NZS 2890.6, or

(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.

(3) To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in subsection (2)(b)(i) or (ii) or (c)(i) or (ii).

(4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.

(5) A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.

RCF PARKING SUMMARY

PARKING TYPE	COUNT
RCF VISITOR	9
STAFF - RCF	13
TOTAL CAR SPACES	**22**

SEPP (Housing) 2021

Division 7 Non-discretionary development standards

(h) for a residential care facility—at least 1 parking space for every 15 beds in the facility,
(i) at least 1 parking space for every 2 employees who are on duty at the same time,
(j) at least 1 parking space for the purpose of ambulance parking.

Plot Date: 04/06/2026 1:01:30 PM

Amendments

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1	ISSUED FOR SSDA	SF	25/05/26







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Drawing Title
DEVELOPMENT SUMMARY

Scale @ A1			Project Phase
			SSDA
Sheet Created	**Checked By**	**Approved By**	**Drawn By**
NOV 25	SF	SF	SF
Project No.	**Discipline**	**Drawing Number**	**Revision**
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