

[illegible]

B	AMENDED	29/11/2016
	DA/SEAR ISSUE	
A	DA / SEAR Issue	18/11/2016
1	DA / SEAR ISSUE	01.09.2016
REV		
ARCHITECTS		

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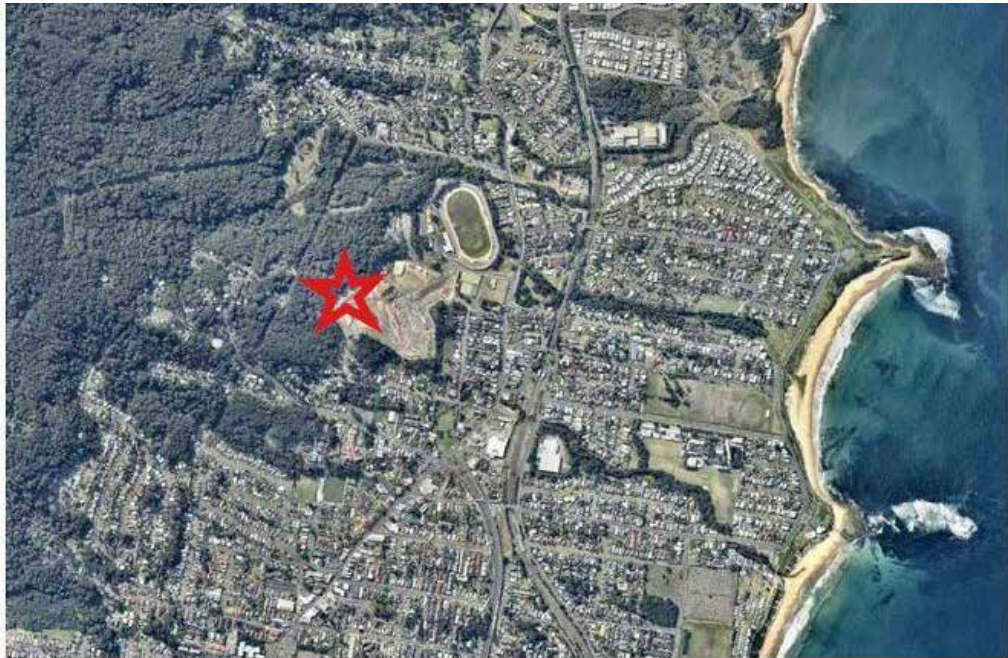
77 Pacific Highway
North Sydney
NSW 2060

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PROJECT
BULLI AGED CARE CENTRE
OF EXCELLENCE

DRAWING TITLE
SITE MONTAGE

Project No	15617
Scale 1 : 4@A1	Date 16/11/2016
Drawn By MJ	Checked By LG
Drawing No DA.01.0401	Revision B



Site Context and Location



Local Connections

- KEY
- Bulli ACCOE
 - Existing Hospital
 - Town Centre
 - Train Line
 - - - - - Bus Route
 - Road (Princes Highway)



Existing Local Context

- KEY
- RESIDENTIAL
 - EXISTING HOSPITAL
 - PROPOSED SITE



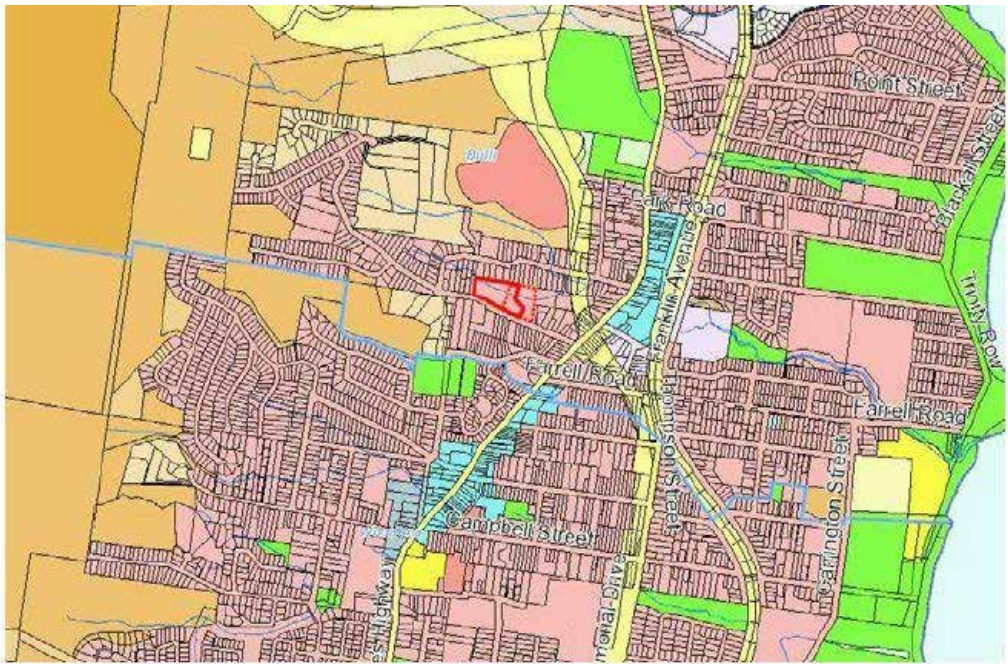
Title/Ownership Boundaries

- KEY
- PROJECT BOUNDARY
 - TITLE BOUNDARY



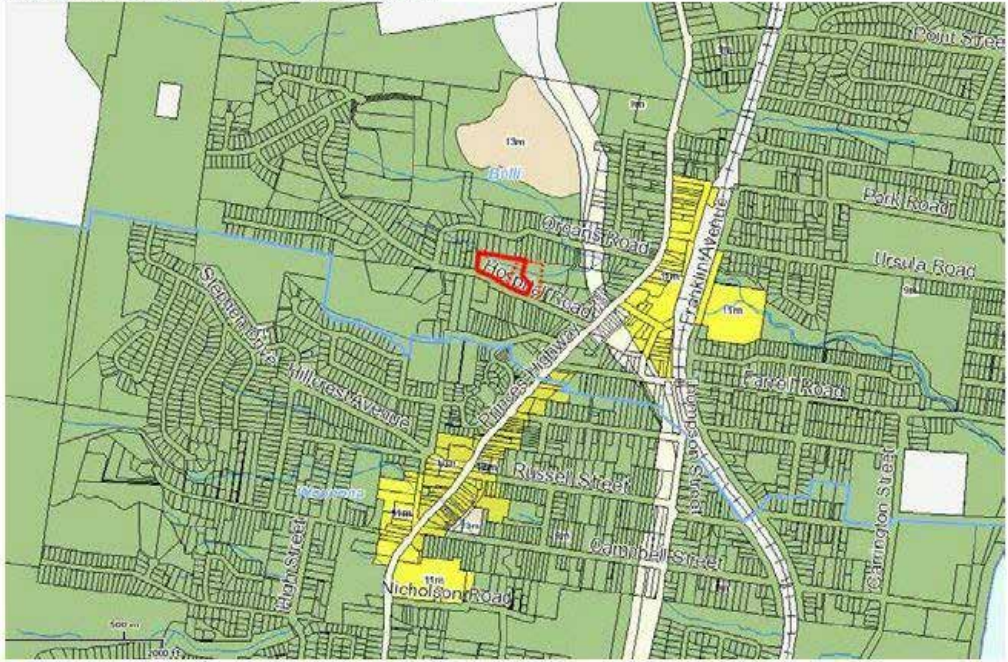
Billard Leese Partnership Pty Ltd
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Description SITE ANALYSIS 1	
Project No. 15617	Date 16/11/2016
Scale	
Drawing Number DA.01.0501	Revision B



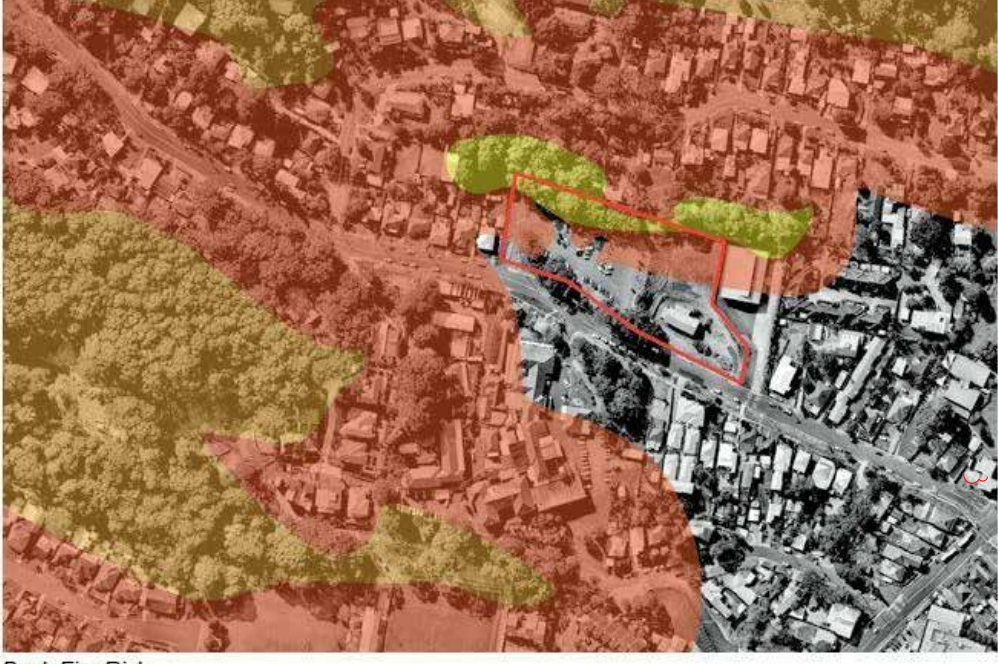
Local Environment Plan - Land Zoning Map

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Enterprise Corridor
- B7 Business Park
- B8 National Parks & Nature Reserves
- B9 Environmental Conservation
- B10 Environmental Management
- B11 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- IN4 Working Waterfront
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Rural Small Holdings
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- VT1 Natural Waterways
- VY2 Recreational Waterways
- VB Working Waterways
- MD Major Development SEPP



Local Environment Plan - Height of Buildings Map

- Maximum Height of Buildings (m)
- 4
 - 9
 - 11
 - 12
 - 13
 - 15
 - 16
 - 18
 - 20
 - 24
 - 30
 - 32
 - 48
 - 60
 - 80
 - 120



Bush Fire Risk

- KEY
- VEGETATION BUFFER
 - VEGETATION CATEGORY 1
 - VEGETATION CATEGORY 2



Flood Risk

- KEY
- FLOOD RISK - HIGH RISK
 - FLOOD RISK - MEDIUM RISK



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Description SITE ANALYSIS 2	
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Scale @A3	
Drawing Number DA.01.0502	Revision B



Riparian Corridor

RIPARIAN CORRIDOR



Biodiversity

BIODIVERSITY



Existing Trees

EXISTING TREE
PROTECTION BOUNDARY



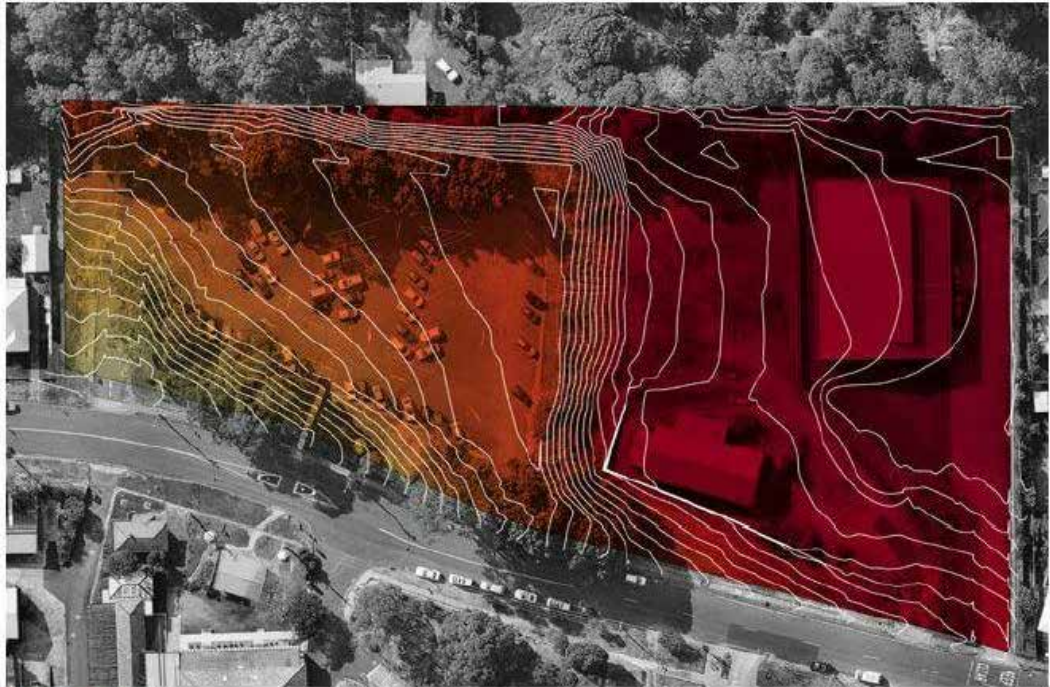
Soil Contamination

ACID SULFATE SOILS

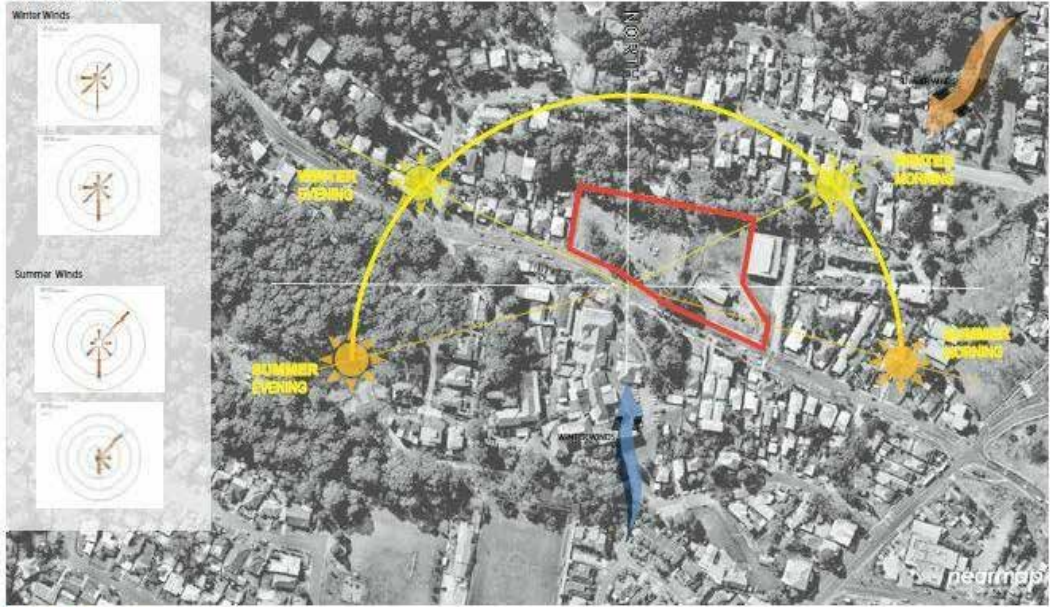


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Description SITE ANALYSIS 3	
Project No. 15617	Date 16/11/2016
Scale @A3	
Drawing Number DA.01.0503	Revision B



Topography

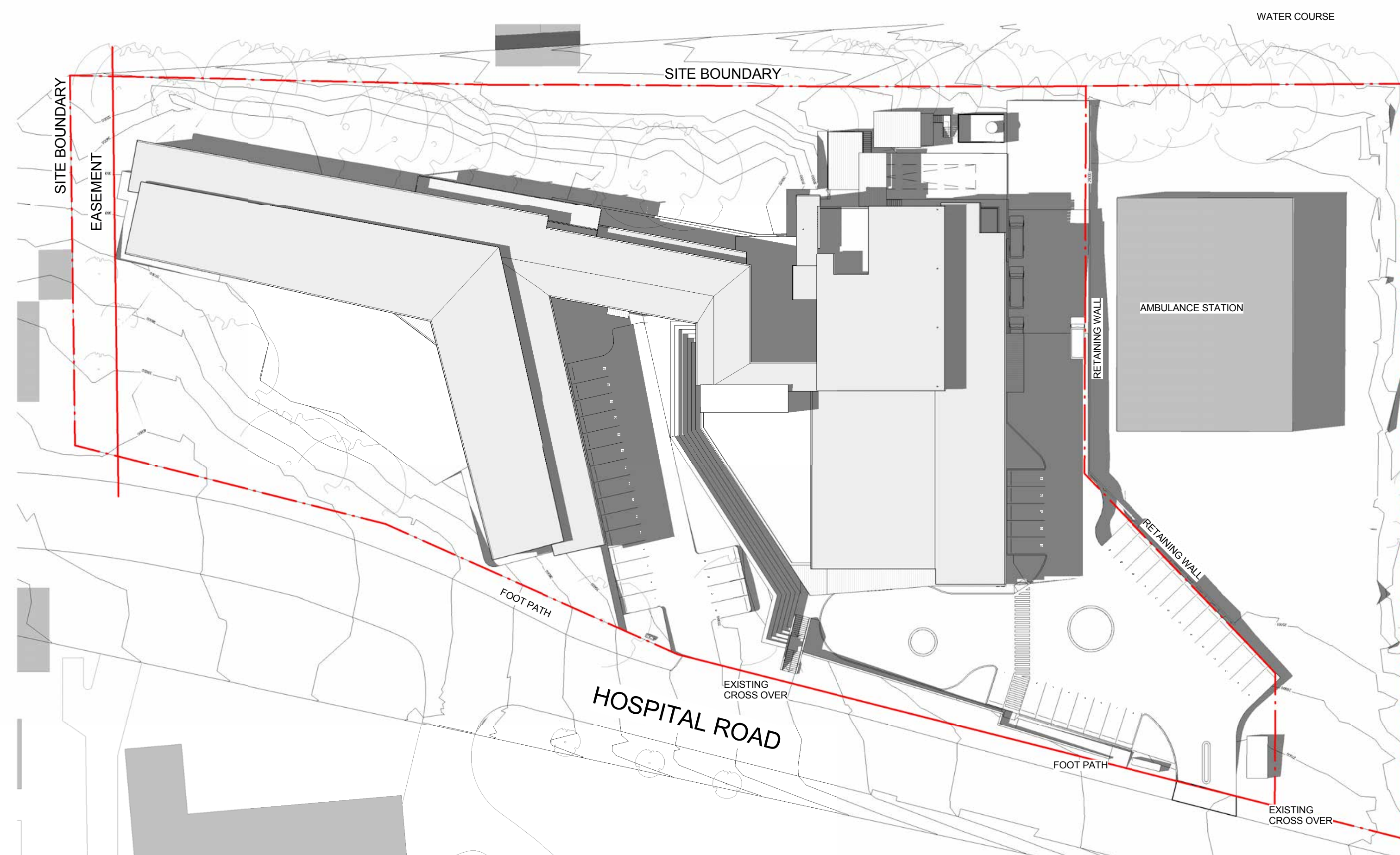
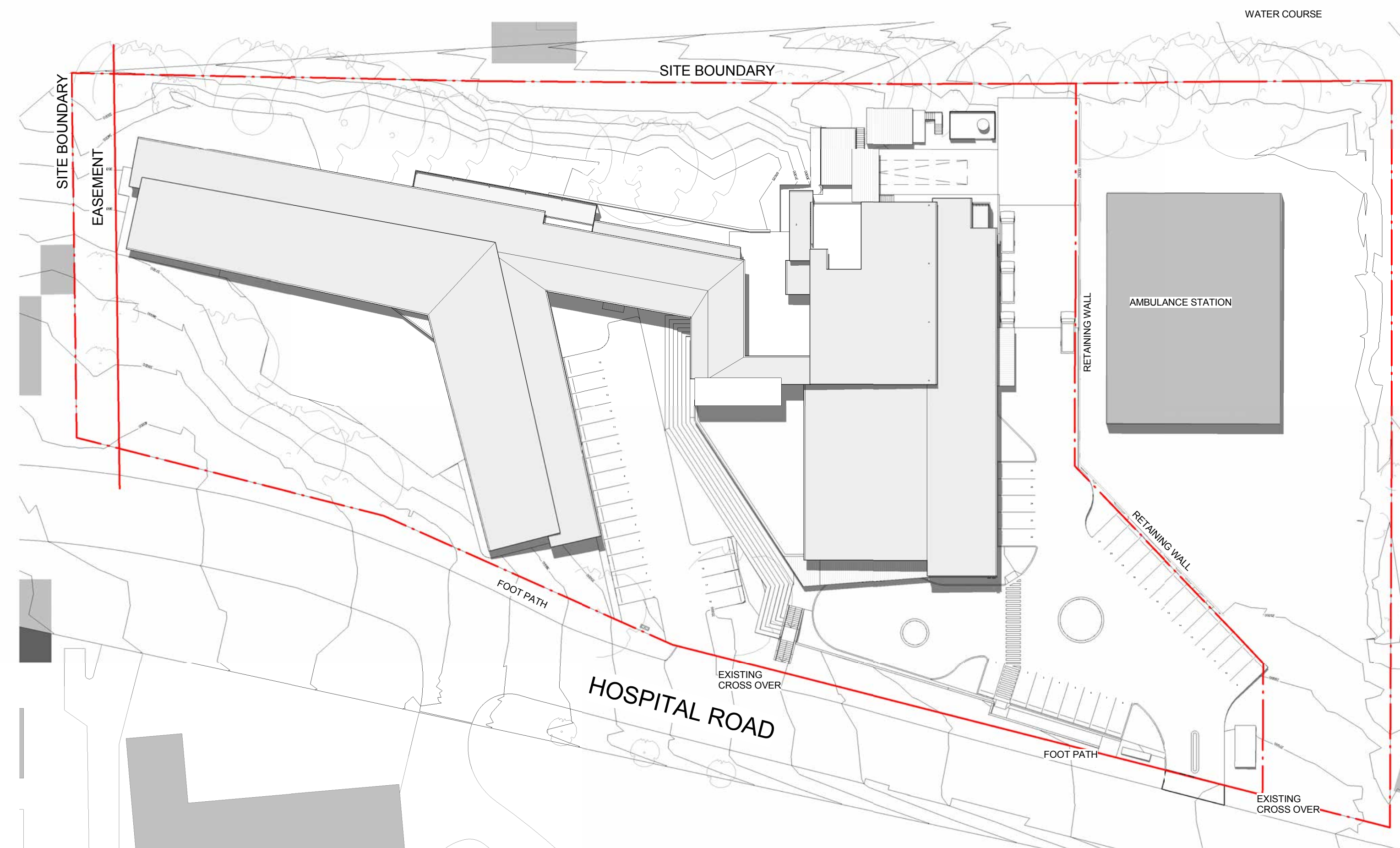
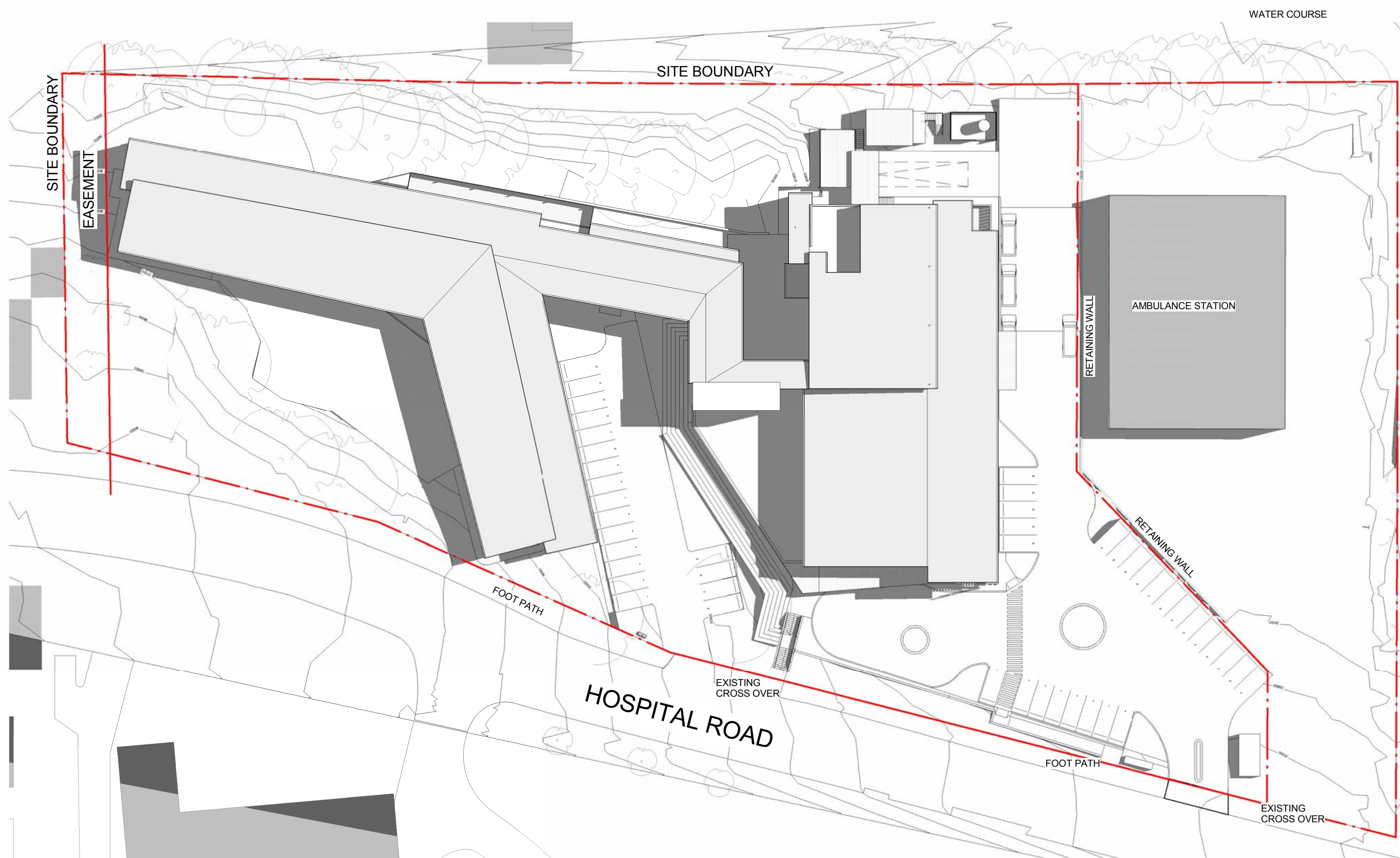


Micro-climate



View towards the ocean

Existing Carpark View



D	AMENDED	29/11/2016
	DA/SEAR ISSUE	
C	DA / SEAR Issue	18/11/2016
B	Amended	31/10/2016
	DA/SEAR Issue,	
	Substation reloc,	
	Generator & O2	
	Store reloc.	
A	Amended SEAR	21.10.2016
	Issue	
1	DA / SEAR ISSUE	01.09.2016
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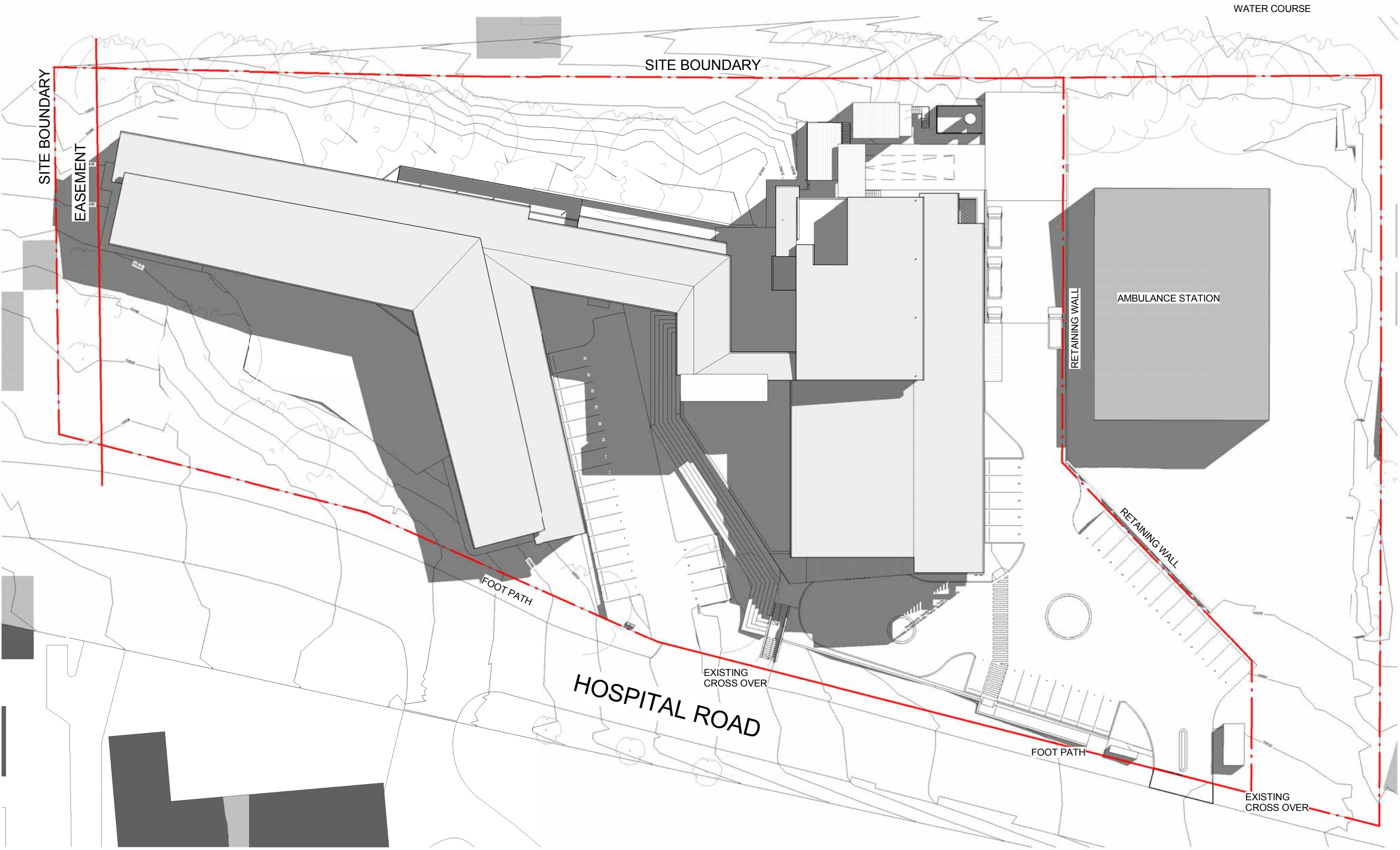
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PROJECT
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OF EXCELLENCE

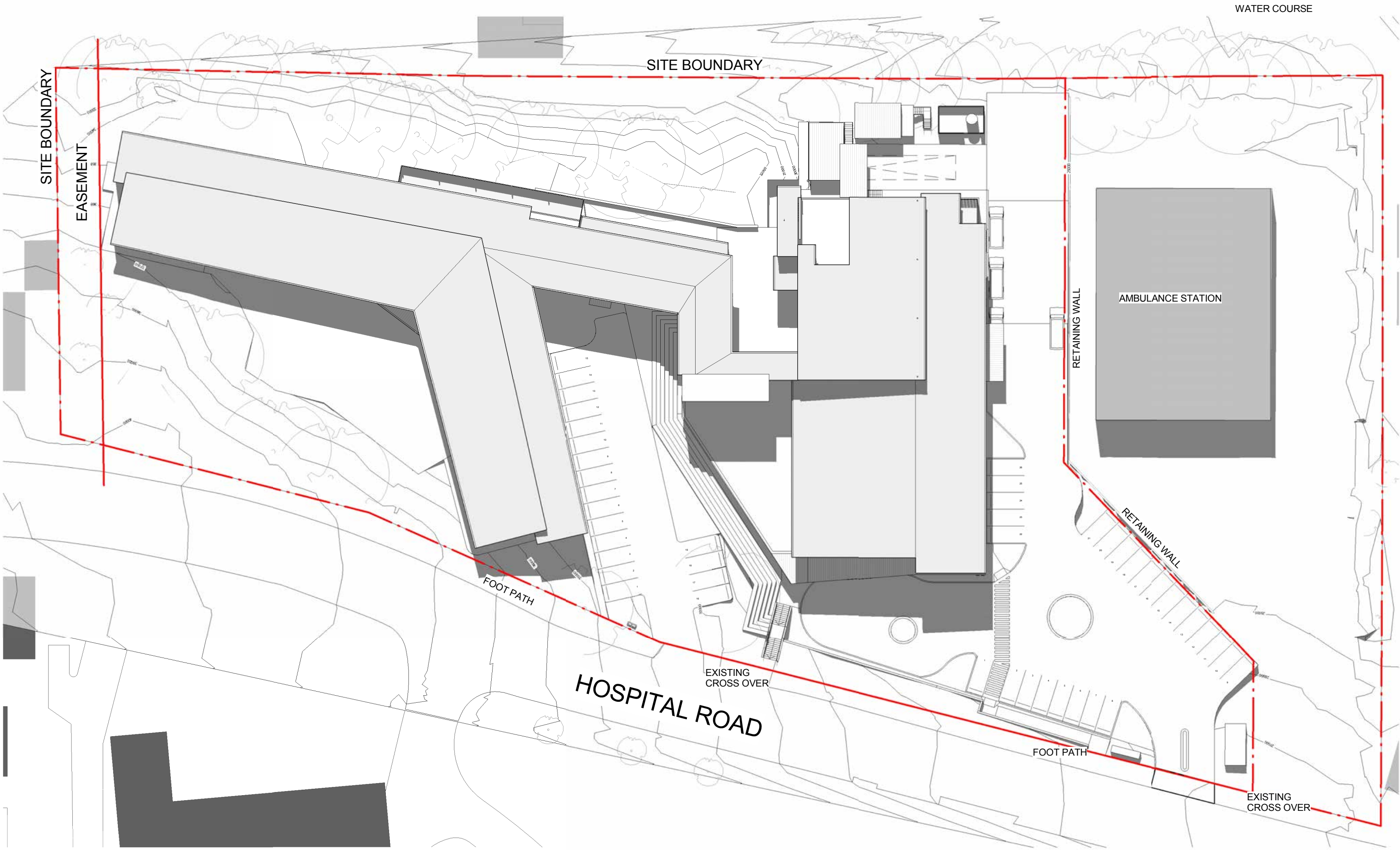
DRAWING TITLE
SHADOWS - SUMMER
SOLSTICE

Project No	15617
Scale 1 : 500@A1	Date 16/11/2016
Drawn By MJ	Checked By LG
Drawing No DA.04.0001	Revision D

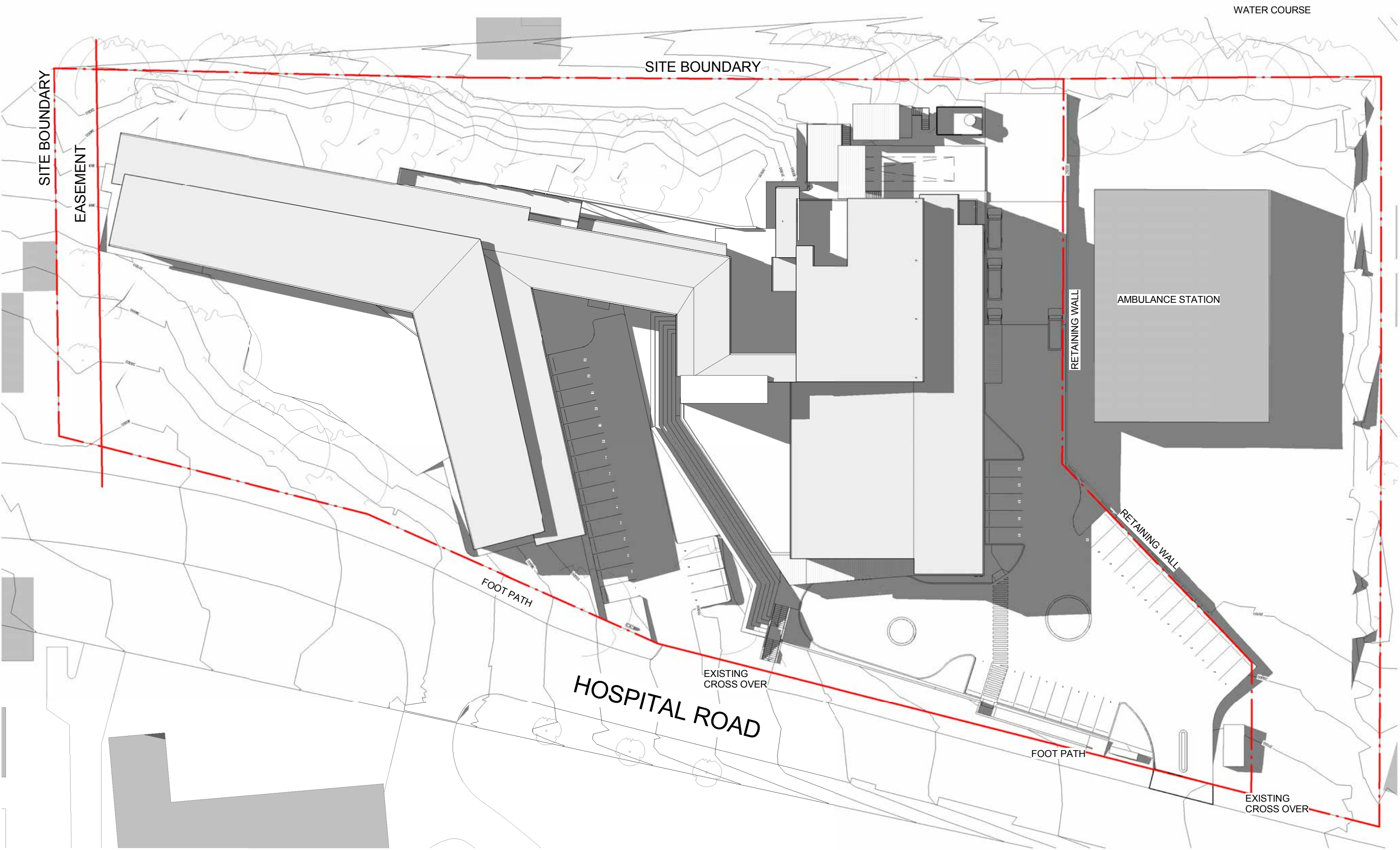
DEVELOPMENT
APPLICATION



DA SHADOW PLAN - EQUINOX,
1 9AM



DA SHADOW PLAN - EQUINOX,
2 NOON



DA SHADOW PLAN - EQUINOX,
3 3PM

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REV ARCHITECTS

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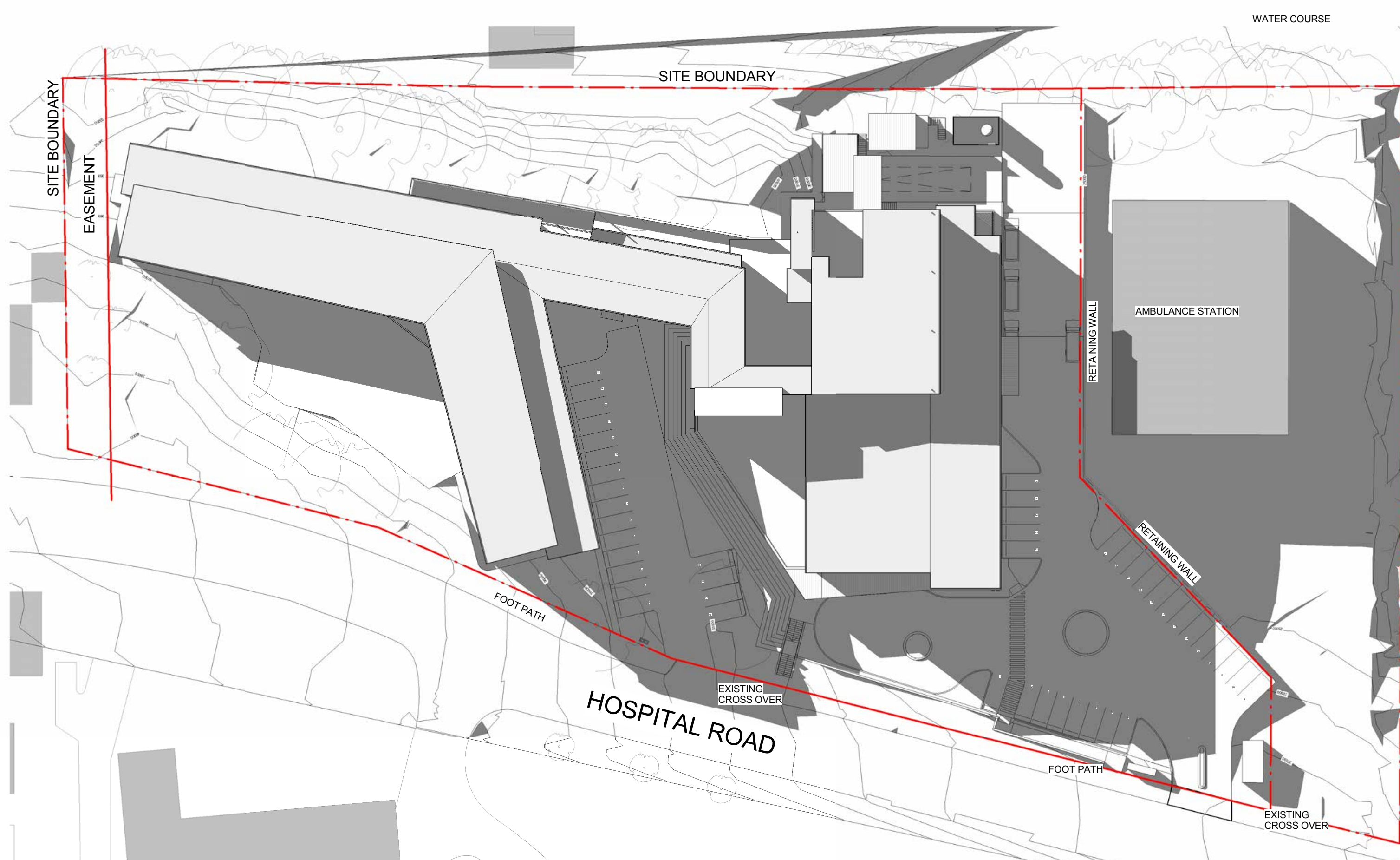
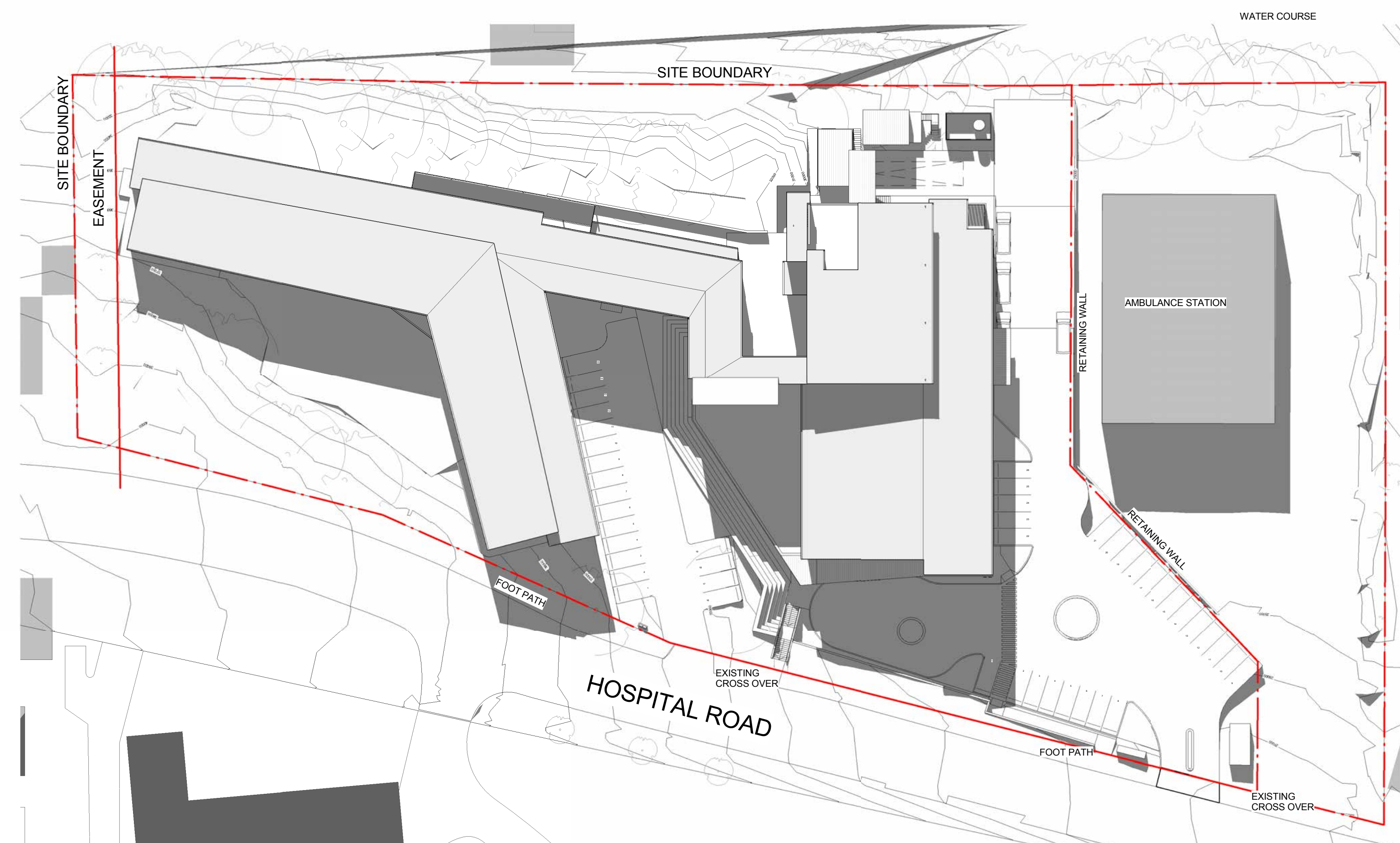
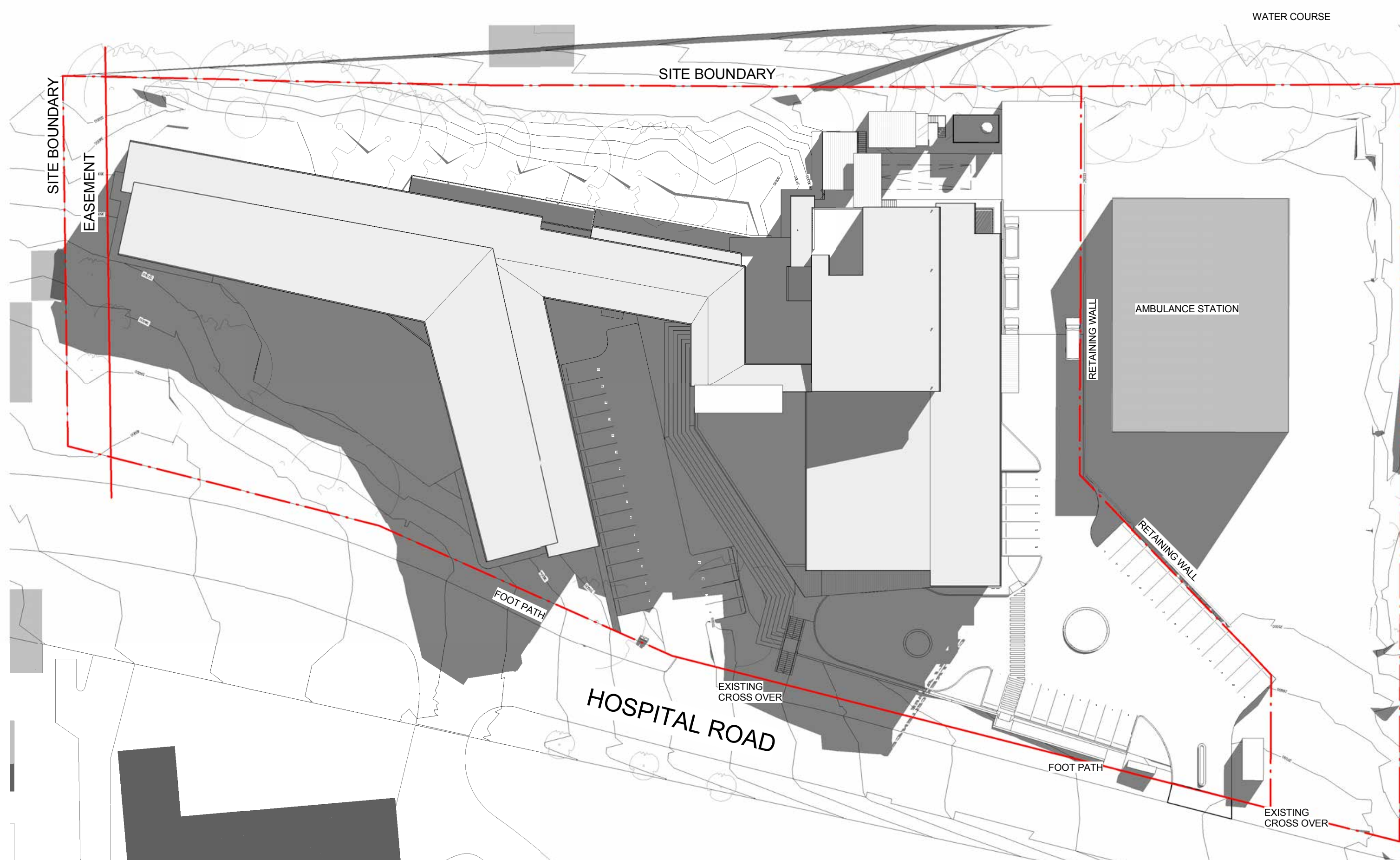
PROJECT
BULLI AGED CARE CENTRE
OF EXCELLENCE

DRAWING TITLE
SHADOWS - EQUINOX

Project No	15617
Scale	1:500@A1
Date	16/11/2016
Drawn By	LG
Checked By	LG
Drawing No	DA.04.0101
Revision	D

DEVELOPMENT
APPLICATION

29/11/2016 5:49:08 PM



D	AMENDED	29/11/2016
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REV		
APPROVED		



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PROJECT
BULLI AGED CARE CENTRE
OF EXCELLENCE

DRAWING TITLE
SHADOWS - WINTER
SOLSTICE

Project No	15617
Scale 1 : 500@A1	Date 16/11/2016
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DEVELOPMENT
APPLICATION

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