

FORESTVILLE RSL REDEVELOPMENT

LOT 2589 & LOT 31
DP752038 & DP 366454
22 MELWOOD AVE, FORESTVILLE NSW 2087

1. MASTERPLAN SET - SITE ANALYSIS

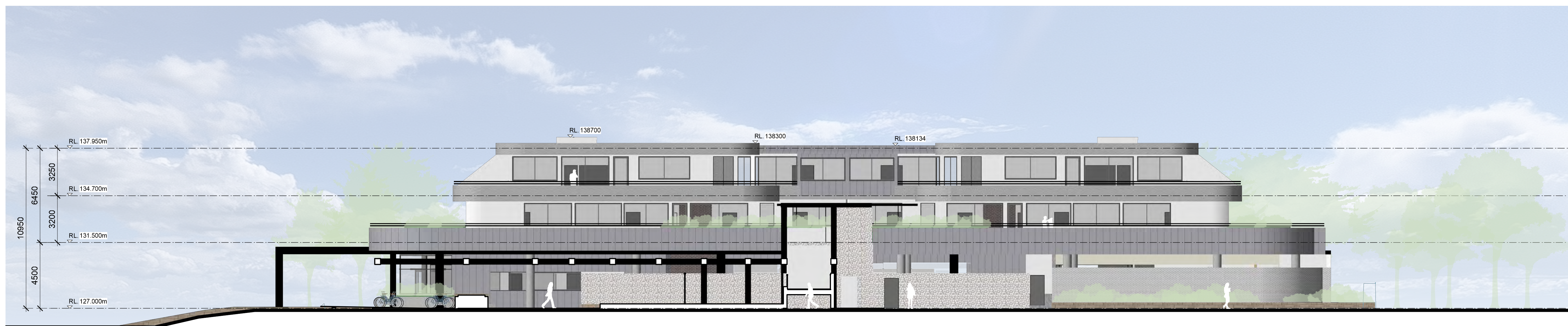
2. CLUB AND SENIORS LIVING - ADG / SHDG ANALYSIS

3. SENIORS LIVING - 3 X BUILDINGS - ADG / SHDG ANALYSIS

4. ADG SOLAR STUDY

5. SENIORS LIVING APARTMENT LAYOUTS

Sheet Revision Log	
	Project
Name:	CLUB REDEVELOPMENT 22 MELWOOD AVE LOT 2589 & LOT 31 DP752038 & DP 366454
Address:	22 MELWOOD AVE LOT 2589 & LOT 31 DP752038 & DP 366454
Project ID:	22-0716
Page:	1 of 1
Sheet ID	Sheet Title
DA_A_1000	CLUB - COVER SHEET
DA_A_1060	CLUB - SITE PLAN
DA_A_1097	CLUB - BASEMENT 4/5
DA_A_1098	CLUB - BASEMENT 3/4
DA_A_1099	CLUB - BASEMENT 1/2
DA_A_1100	CLUB - GROUND FLOOR
DA_A_1101	CLUB - LEVEL 1
DA_A_1103	CLUB - LEVEL 2
DA_A_1102	CLUB - ROOF PLAN
DA_A_1104	CLUB - UNIT TYPE PLANS
DA_A_1200	CLUB - ELEVATIONS - SHEET 1
DA_A_1201	CLUB - ELEVATIONS - SHEET 2
DA_A_1250	CLUB - SECTIONS
DA_A_1700	CLUB - SMOKERS CALCS
DA_A_1850	SEPP ANALYSIS - CLUB - LEVEL 1
DA_A_1851	SEPP ANALYSIS - CLUB - LEVEL 2
DA_A_1852	CLUB BUILDING FINISHES



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Tim Zuber Registered Architect - 2384

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Rev. No.	Date	Revision	By
A	16/11/2022	CLIENT MEETING	PJH
B	01/12/2023	CONCEPT UPDATE	PJH
D	30/08/2024	ISSUE FOR DA	PJH
E	6/05/2025	DA RESUBMISSION	PJH
F	2/07/2025	RFI UPDATE	PJH

CLIENT
FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
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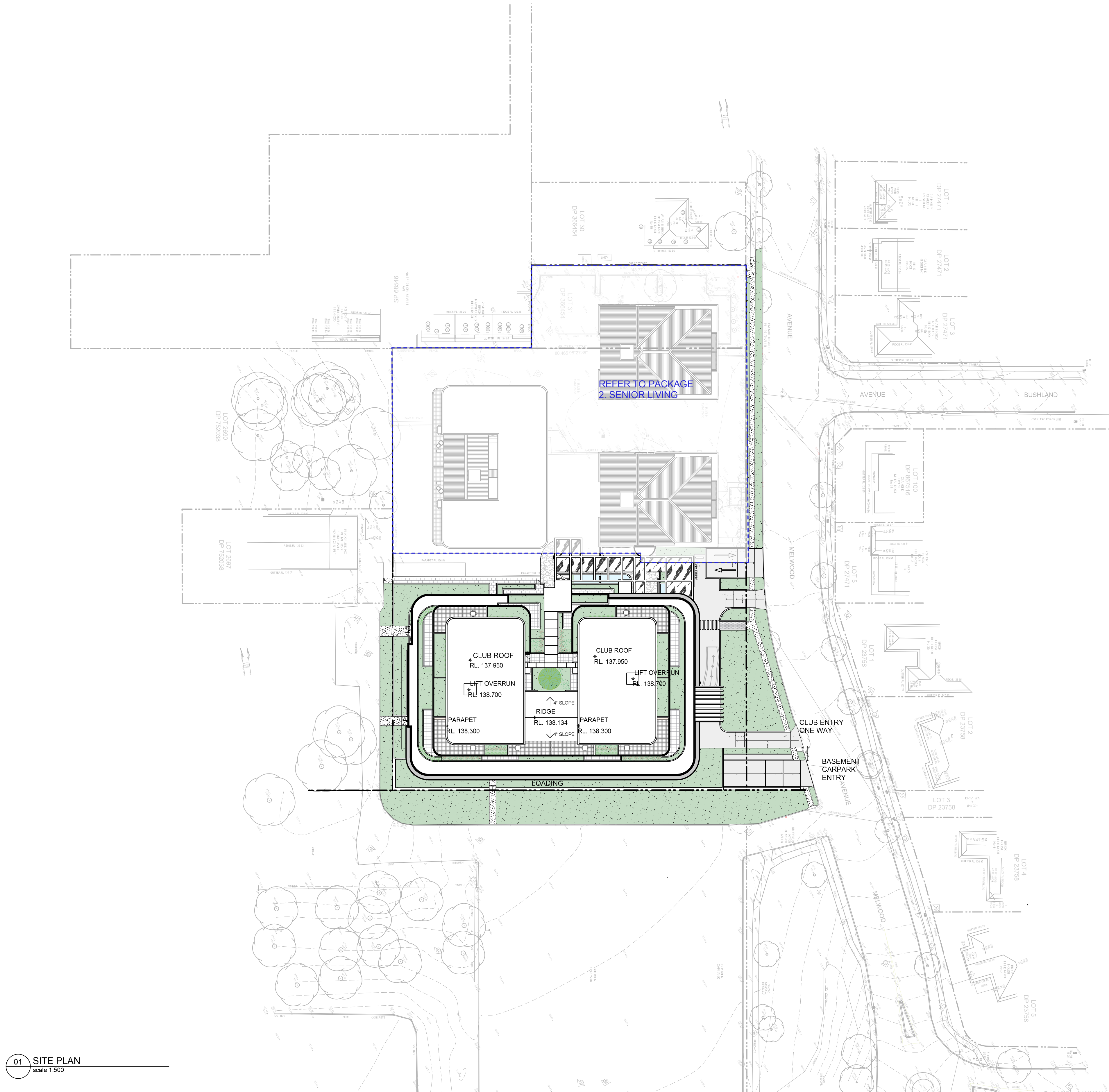


DRAWING
CLUB - COVER SHEET

1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_1000	F

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.



01 SITE PLAN
scale 1:500

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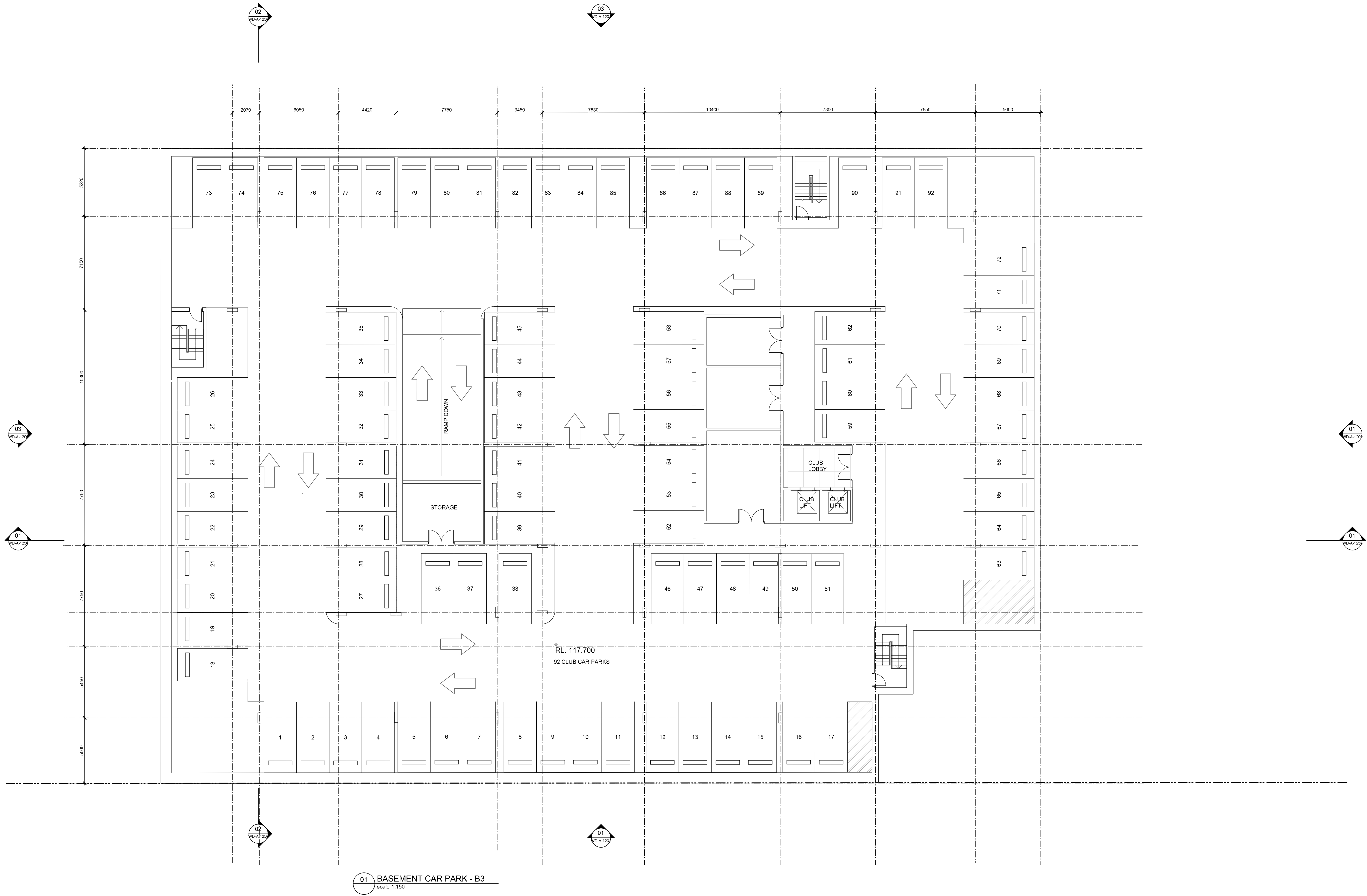


DRAWING
CLUB - SITE PLAN

Scale of A1 1:500
Scale of A3 1:1000
0m 5 10 25 40
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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
AL	20/04/2023	PH
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22-0716	DA_A_1060	F



01 BASEMENT CAR PARK - B3
scale 1:150

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CLIENT
FORESTVILLE RSL

PROJECT
**CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454**



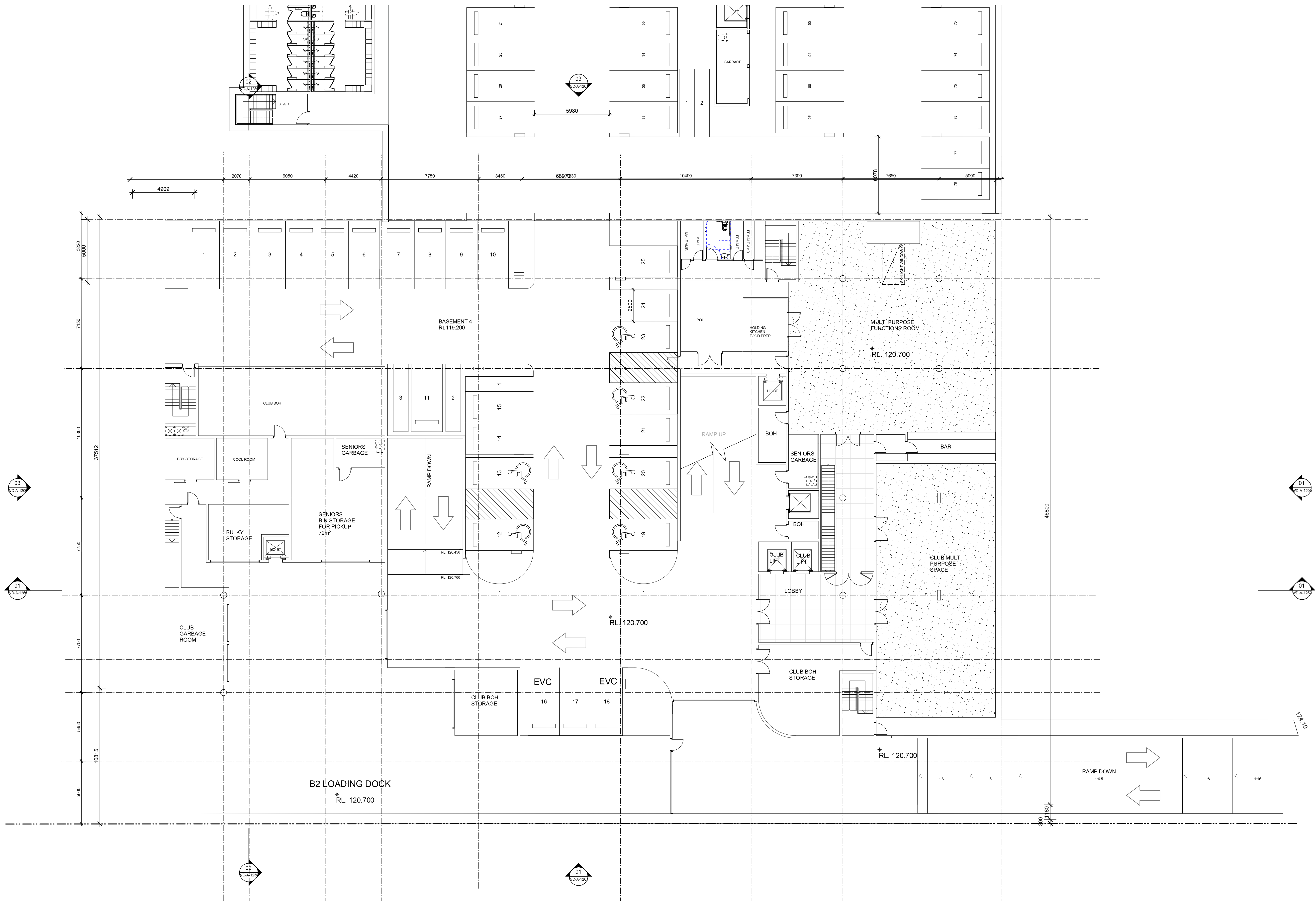
DRAWING
CLUB - BASEMENT 3

Scale of A1 1:150
Scale of A3 1:300
0m 1 2.5 5 10 12

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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
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22-0716	DA_A_1097	F



01 BASEMENT CAR PARK - B2
scale 1:150

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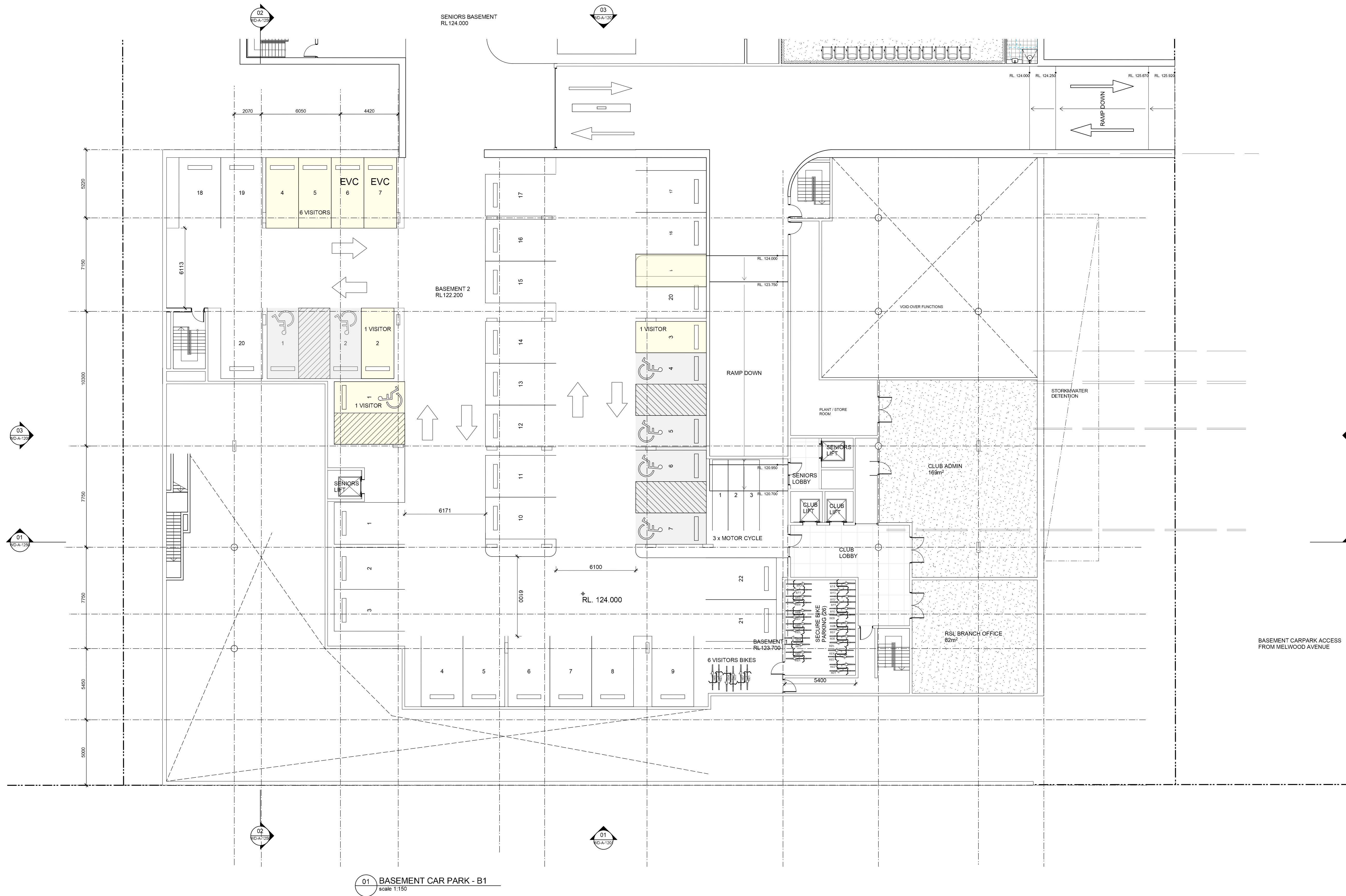


DRAWING
CLUB - BASEMENT 2

Scale of A1 1:150
Scale of A3 1:300
0m 1 2.5 5 10 12
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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
AL	20/04/2023	PH
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22-0716	DA_A_1098	F



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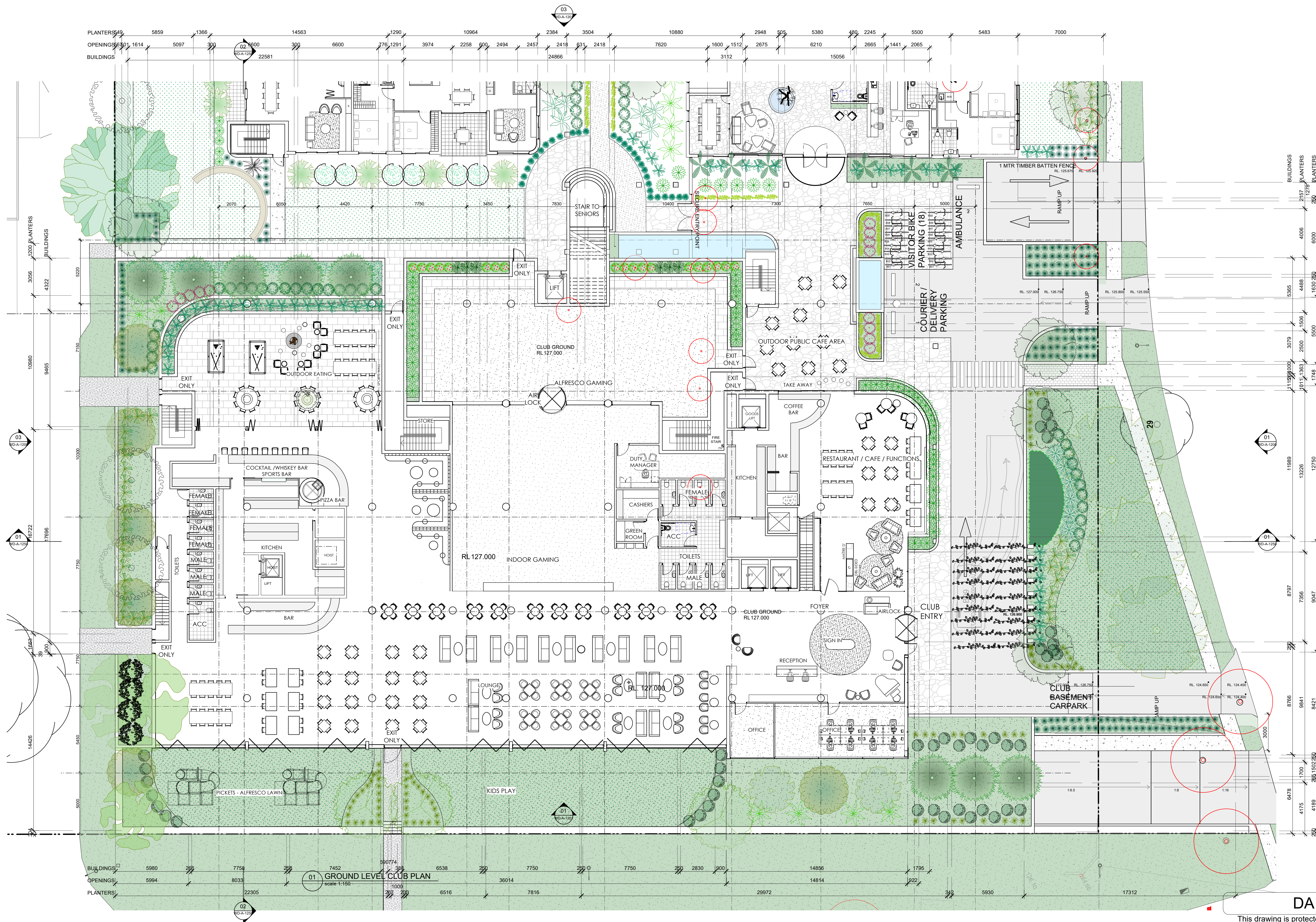
DRAWING
CLUB - BASEMENT 1

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

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1. FORESTVILLE RSL CLUB

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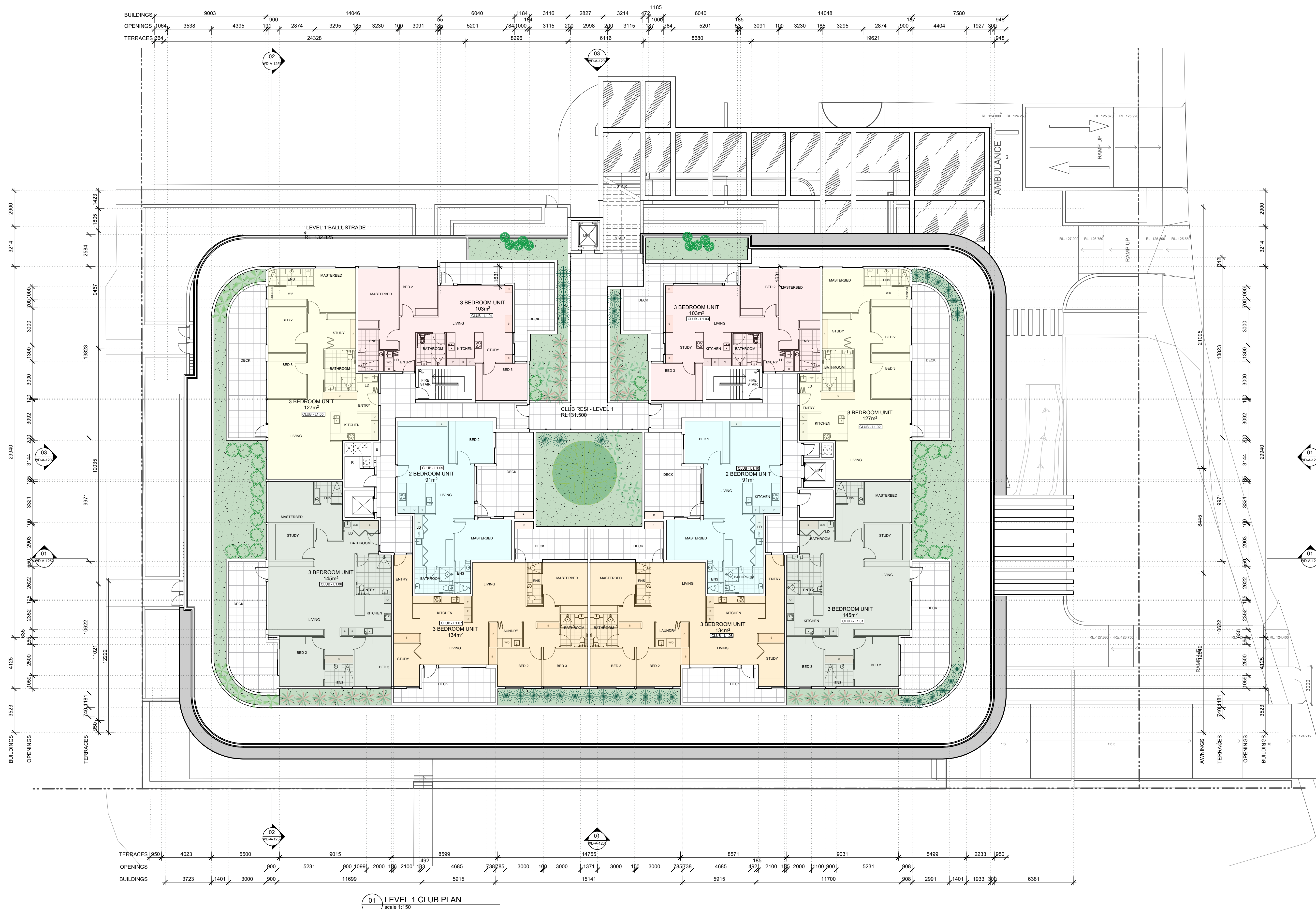
Rev. No.	Date	Revision	By
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DRAWING
CLUB - GROUND FLOOR
Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12
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1. FORESTVILLE RSL CLUB
DRAWN
AL
DATE
20/04/2023
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CHKD
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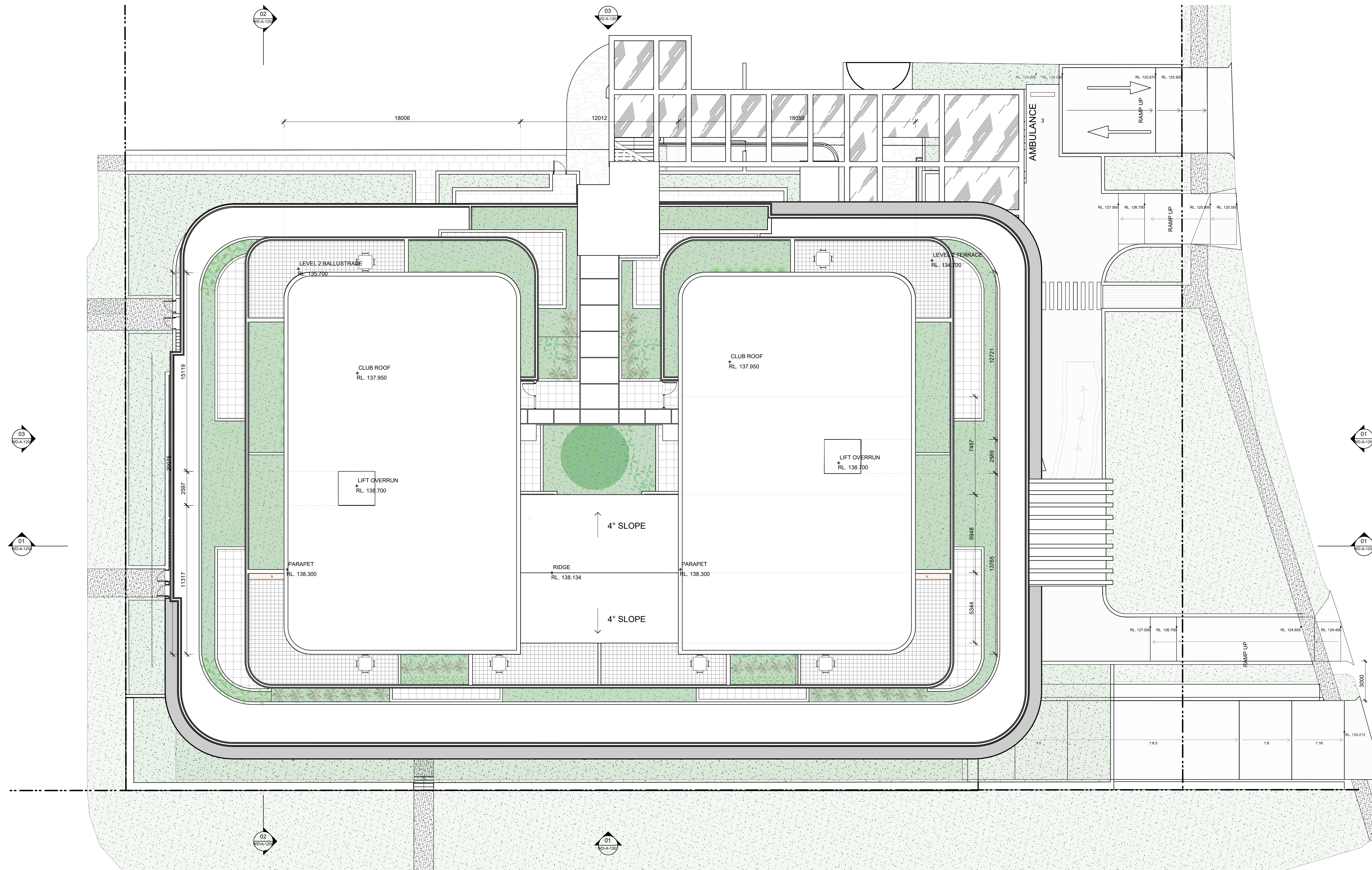
DRAWING

CLUB - LEVEL 1

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12
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01 ROOF PLAN - CLUB
scale 1:150

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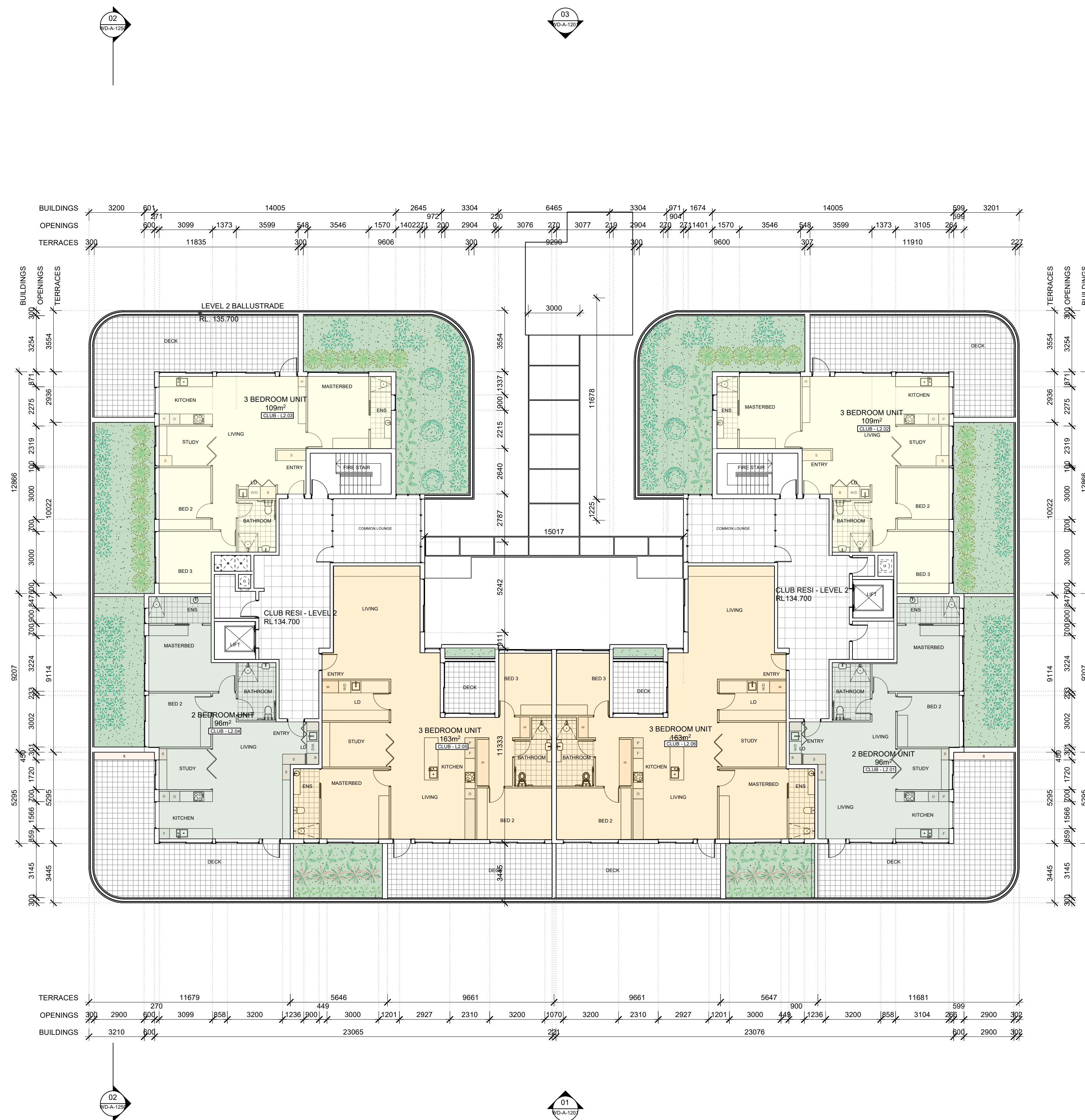
DRAWING

CLUB - ROOF PLAN

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Scale at A3 1:300
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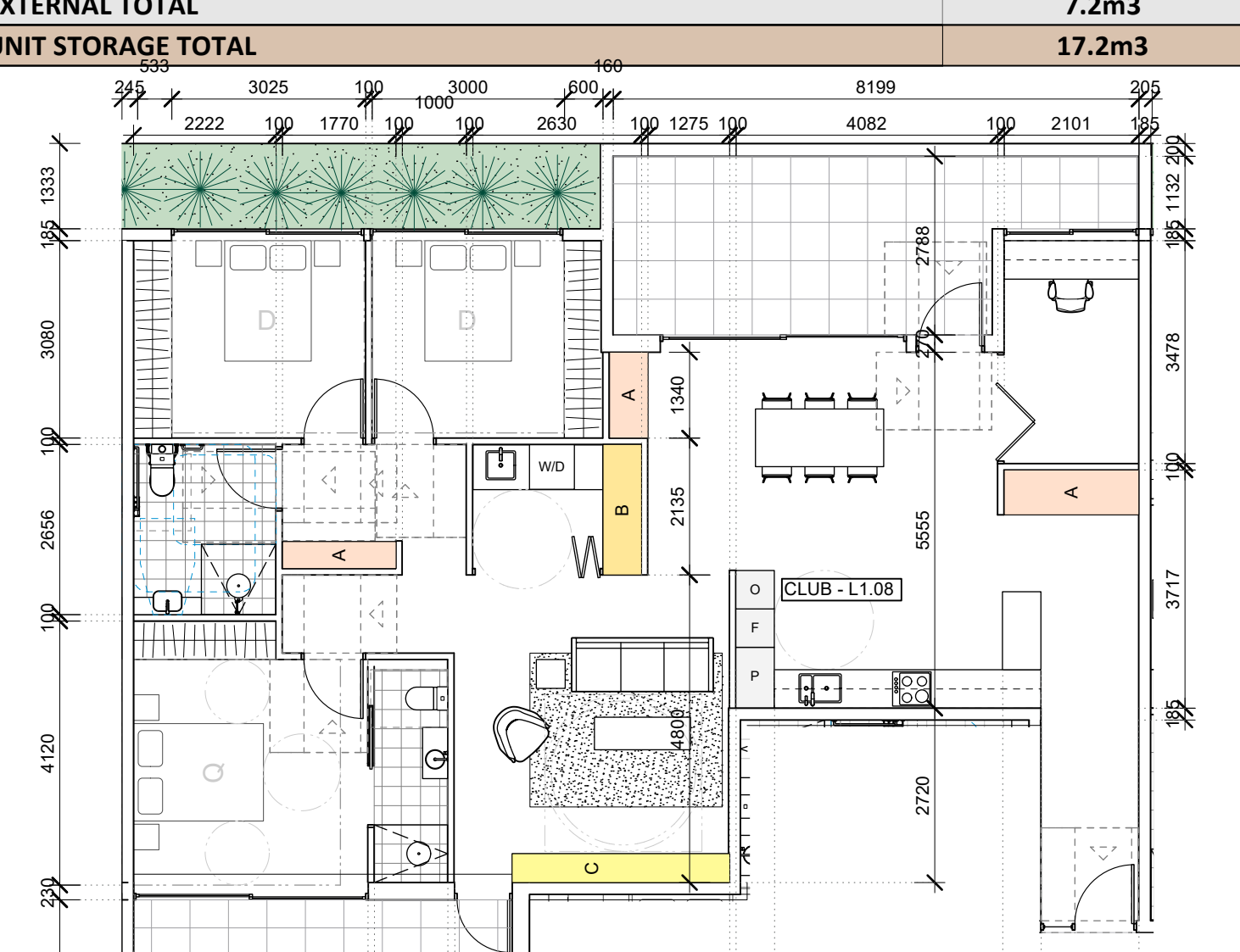
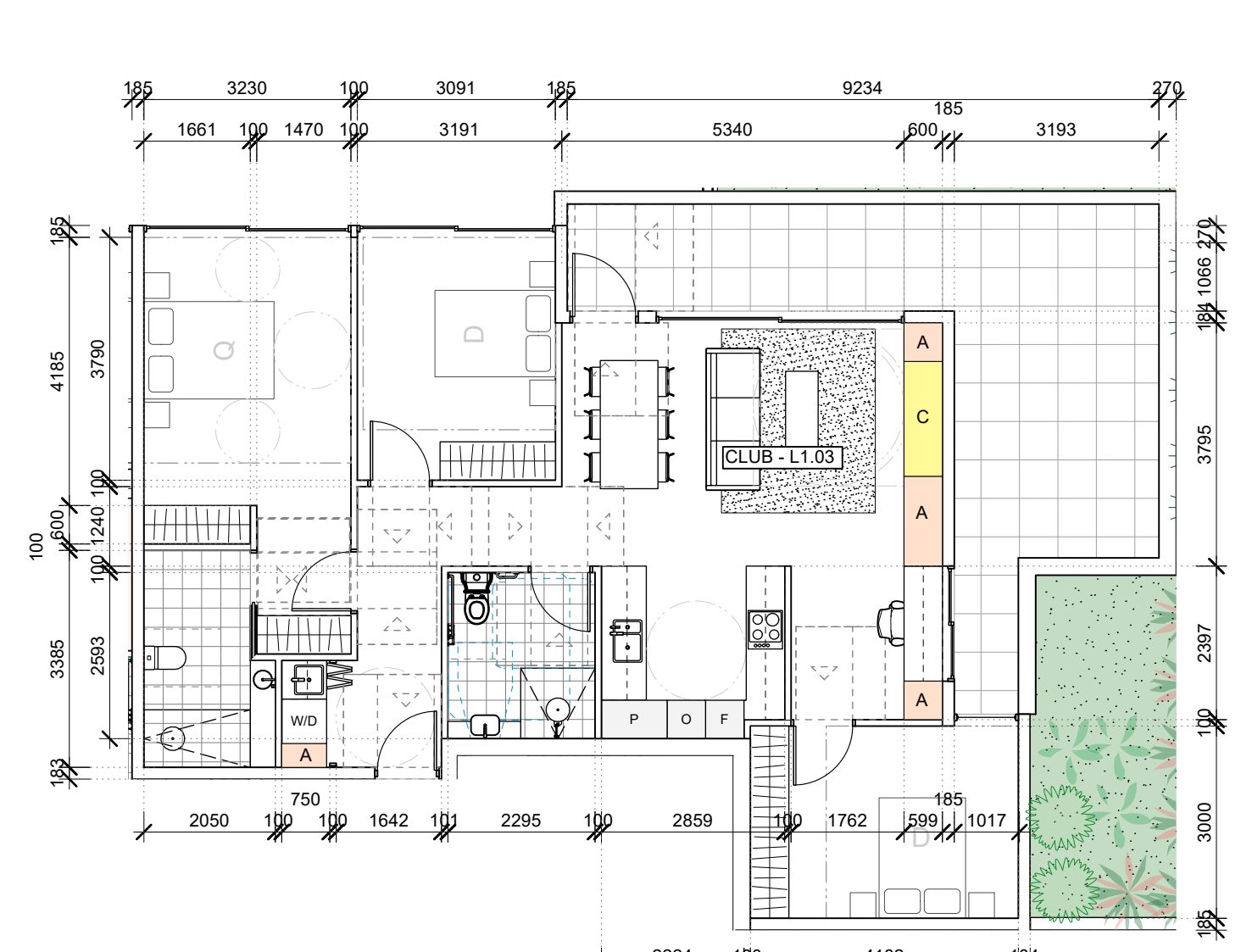
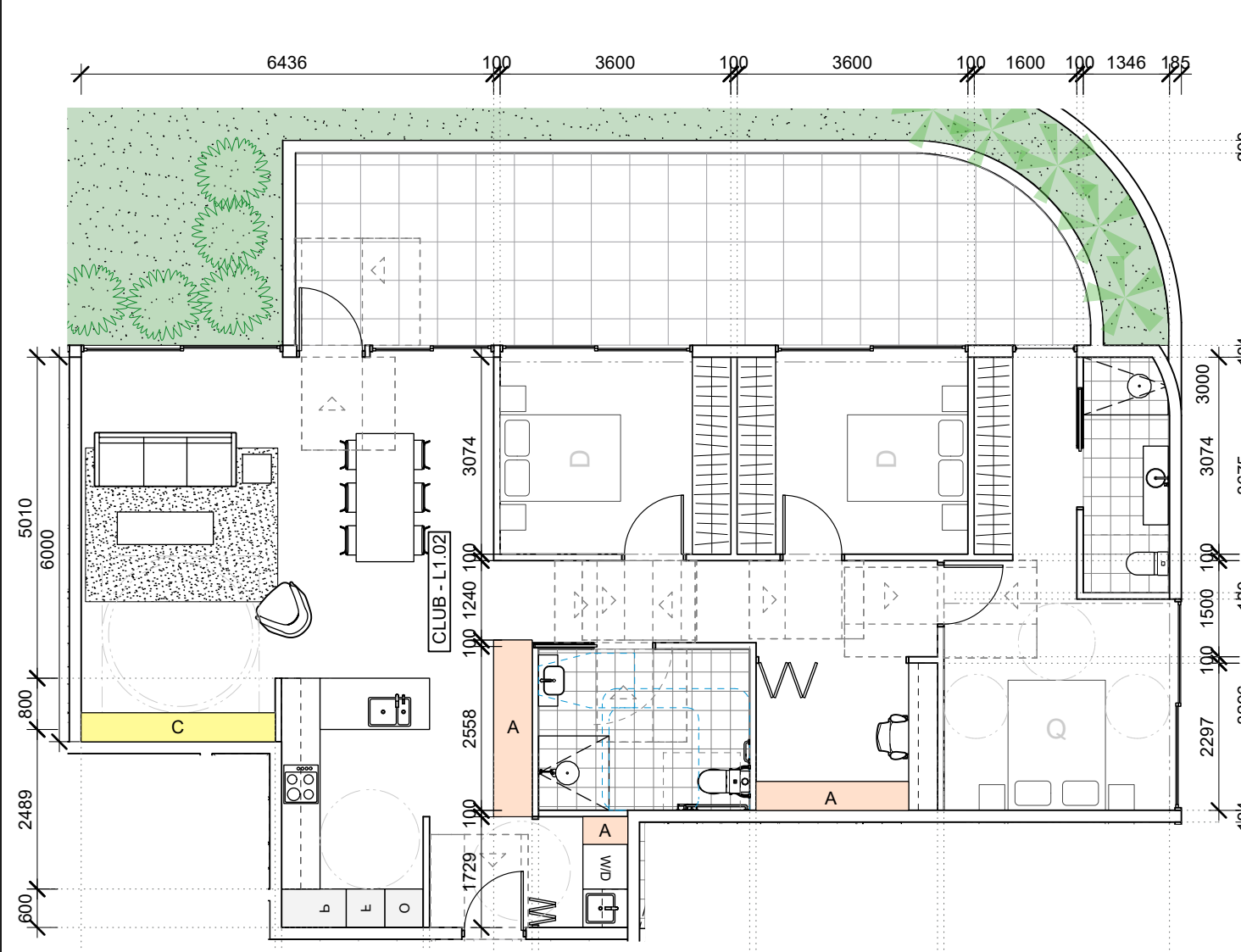
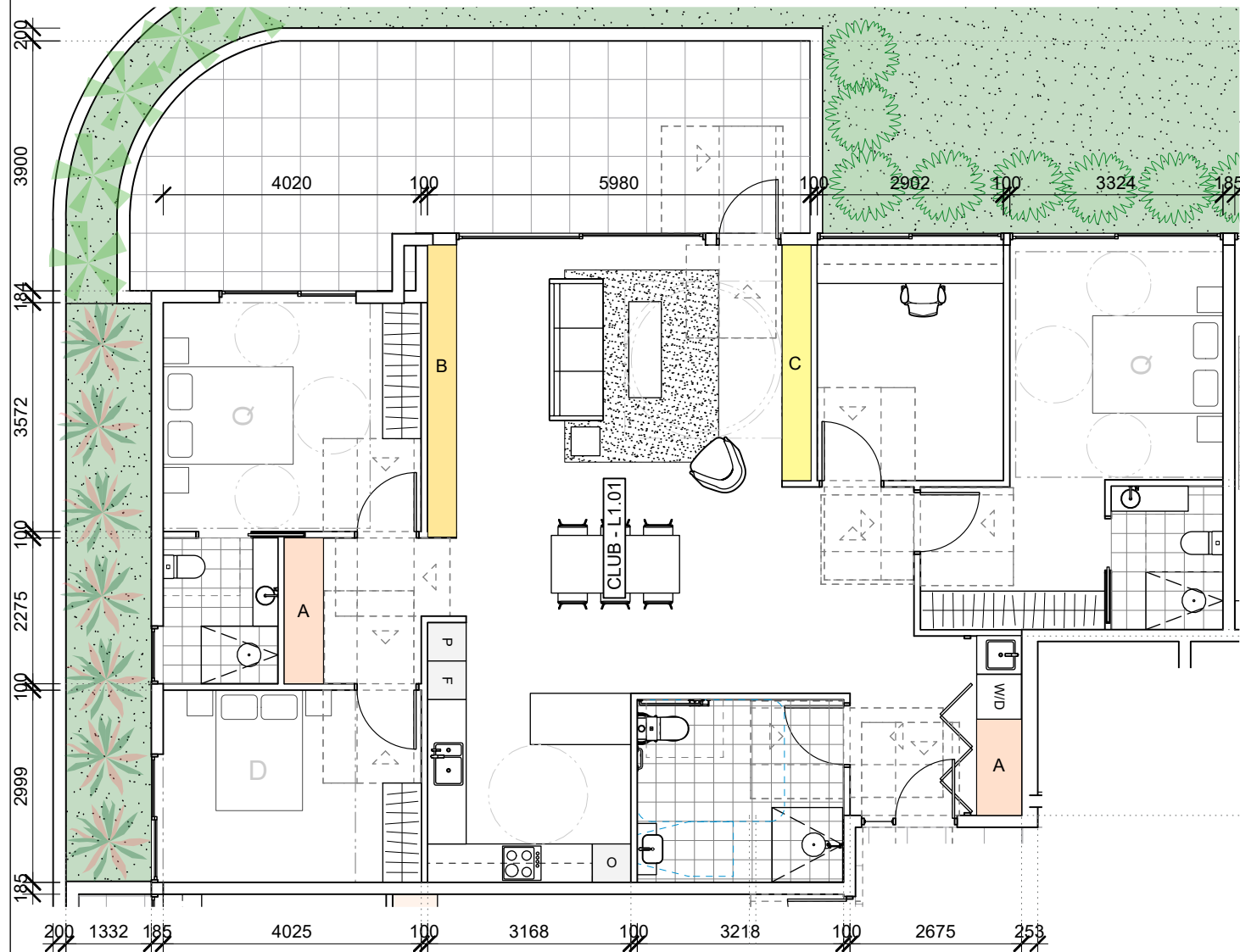
1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_1102	F

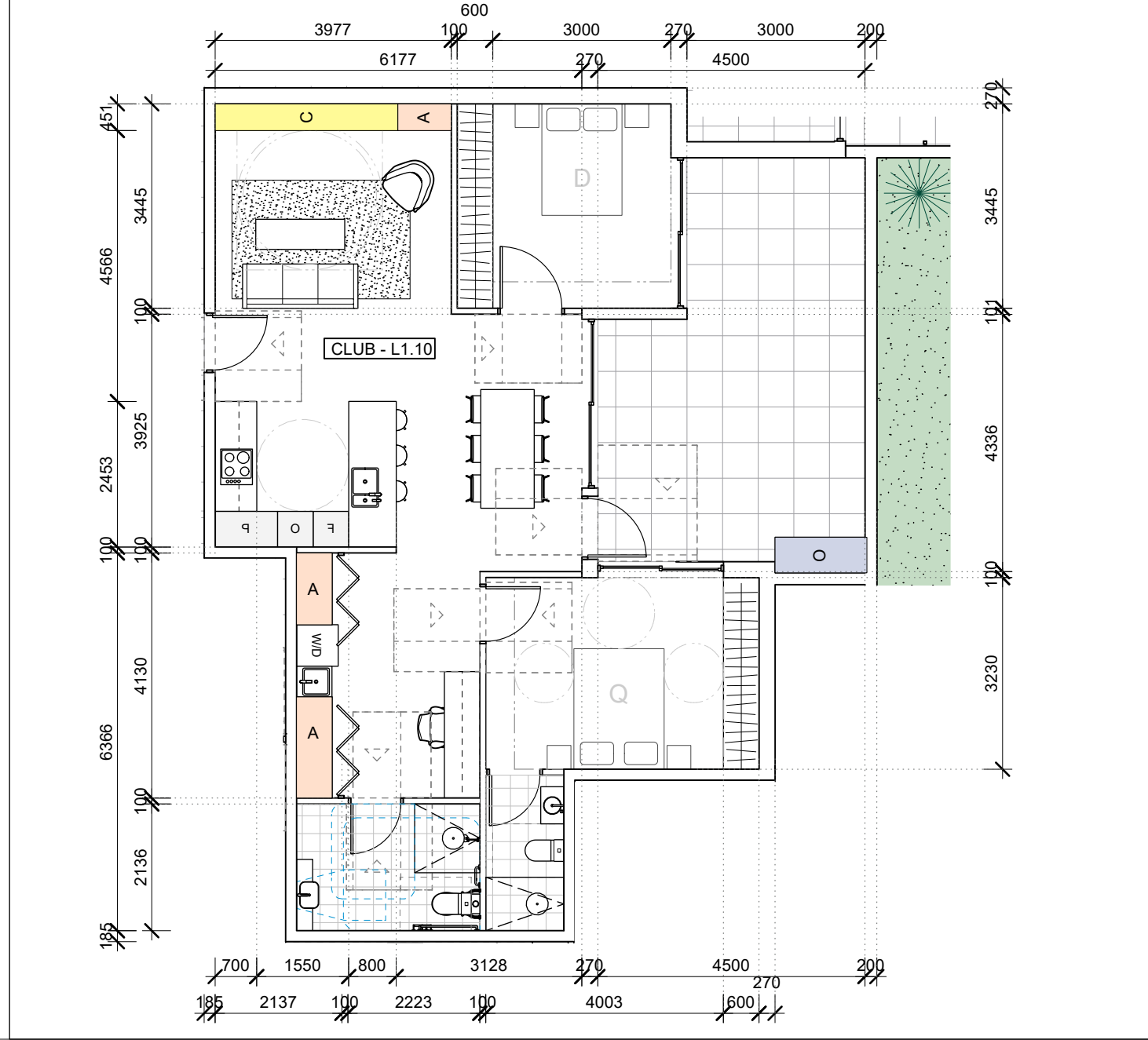


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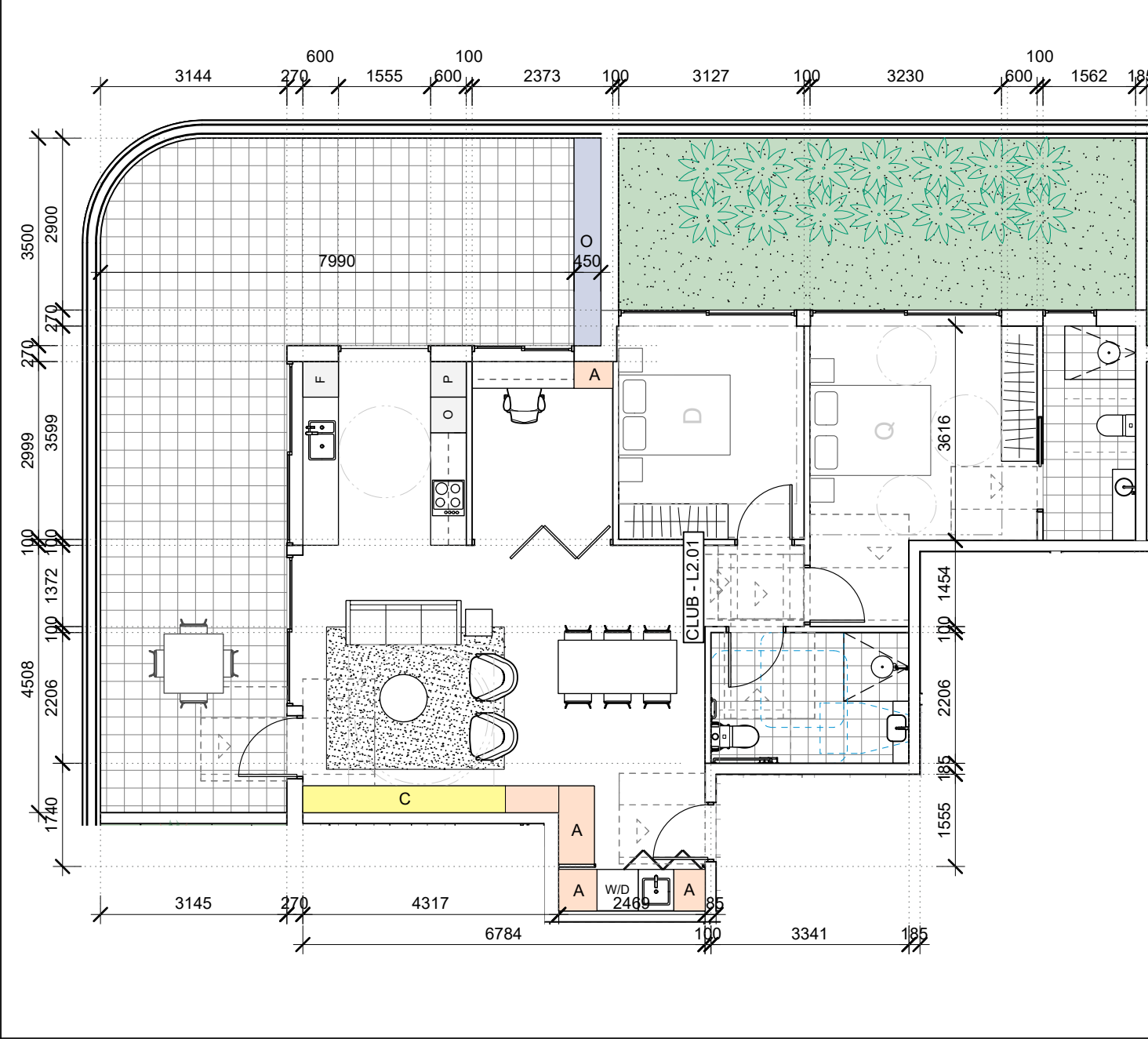
3 BEDROOM UNIT - 145 m2				3 BEDROOM UNIT -127 m2				3 BEDROOM UNIT - 103 m2				3 BEDROOM UNIT - 134 m2			
UNITS : C-L1.06 , MIRROR : C-L1.01				UNITS : C-L1.05 , MIRROR : C-L1.02				UNITS : C-L1.04 , MIRROR : C-L1.03				UNITS : C-L1.07 , MIRROR : C-L1.08			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)		AREA (m2)	HEIGHT (m)	VOLUME (m3)		AREA (m2)	HEIGHT (m)	VOLUME (m3)		AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.44	2.7	6.6m3	S.A. FULL HEIGHT	3.03	2.7	8.2m3	S.A. FULL HEIGHT	1.82	2.7	5m3	S.A. FULL HEIGHT	3.02	2.7	8.2m3
S.B. BENCH HEIGHT	2.05	0.9	1.9m3	S.B. BENCH HEIGHT	0	0.9	0m3	S.B. BENCH HEIGHT	0	0.9	0m3	S.B. BENCH HEIGHT	1.22	0.9	1.1m3
S.C. LOW HEIGHT	1.65	0.45	0.8m3	S.C. LOW HEIGHT	1.36	0.45	0.7m3	S.C. LOW HEIGHT	1.07	0.45	0.5m3	S.C. LOW HEIGHT	1.53	0.45	0.7m3
INTERNAL TOTAL			9.3m3	INTERNAL TOTAL			8.9m3	INTERNAL TOTAL			5.5m3	INTERNAL TOTAL			10m3
S.G GARAGE BOX SMALL x2	4.7	1	4.7m3	S.G GARAGE BOX SMALL x2	4.7	1	4.7m3	S.G GARAGE BOX SMALL x2	4.7	1	4.7m3	S.O BALCONY STORAGE	0.91	2.7	2.5m3
EXTERNAL TOTAL			4.7m3	EXTERNAL TOTAL			4.7m3	EXTERNAL TOTAL			4.7m3	S.G GARAGE BOX SMALL x2	4.7	1	4.7m3
UNIT STORAGE TOTAL			14m3	UNIT STORAGE TOTAL			13.6m3	UNIT STORAGE TOTAL			10.2m3	EXTERNAL TOTAL			7.2m3



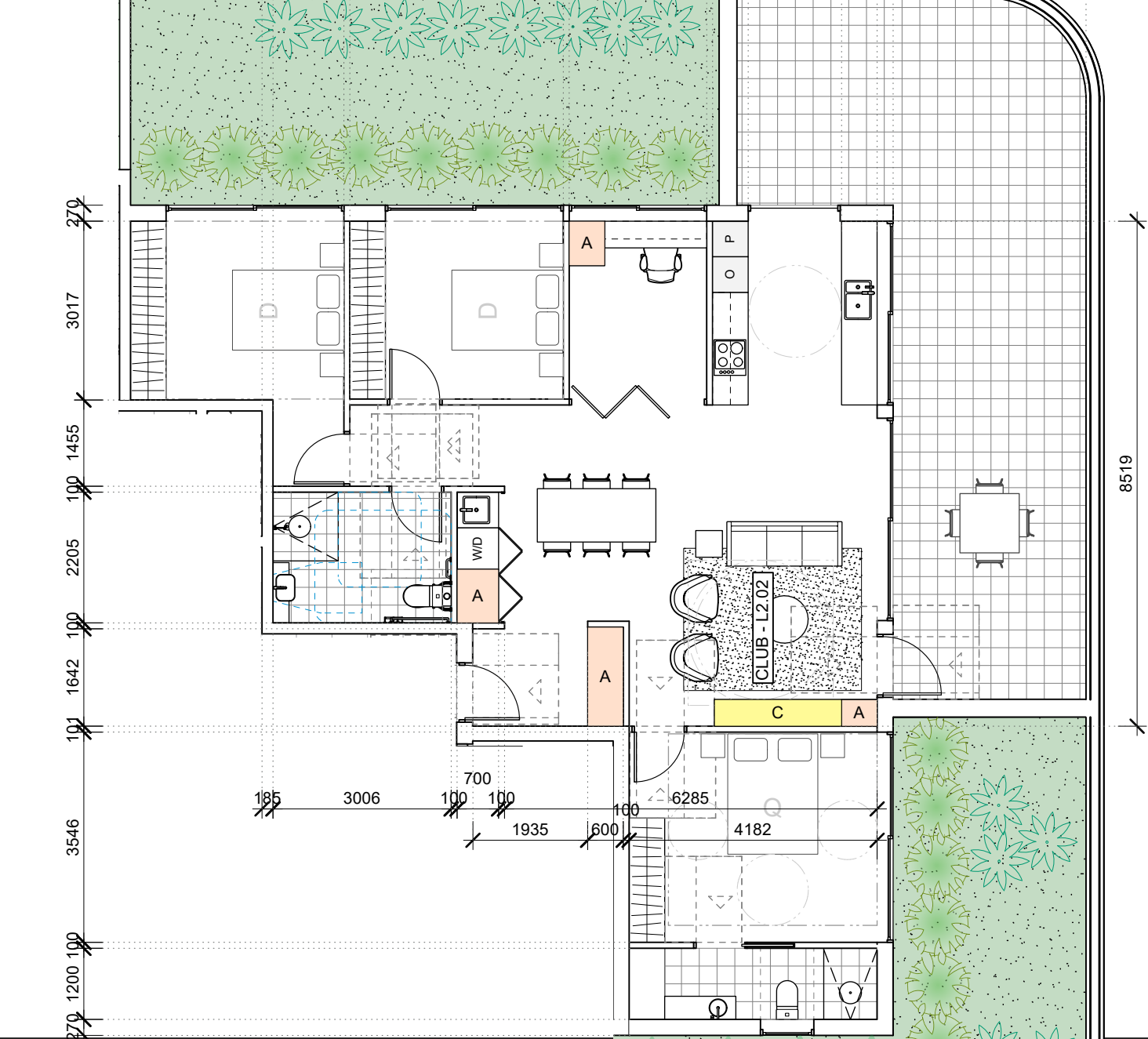
2 BEDROOM UNIT - 91 m2			
UNITS : C-L1.09 , MIRROR : C-L1.10			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.15	2.7	5.9m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.38	0.45	0.7m3
INTERNAL TOTAL			6.6m3
S.O BALCONY STORAGE	0.93	2.7	2.6m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			5m3
UNIT STORAGE TOTAL			11.6m3



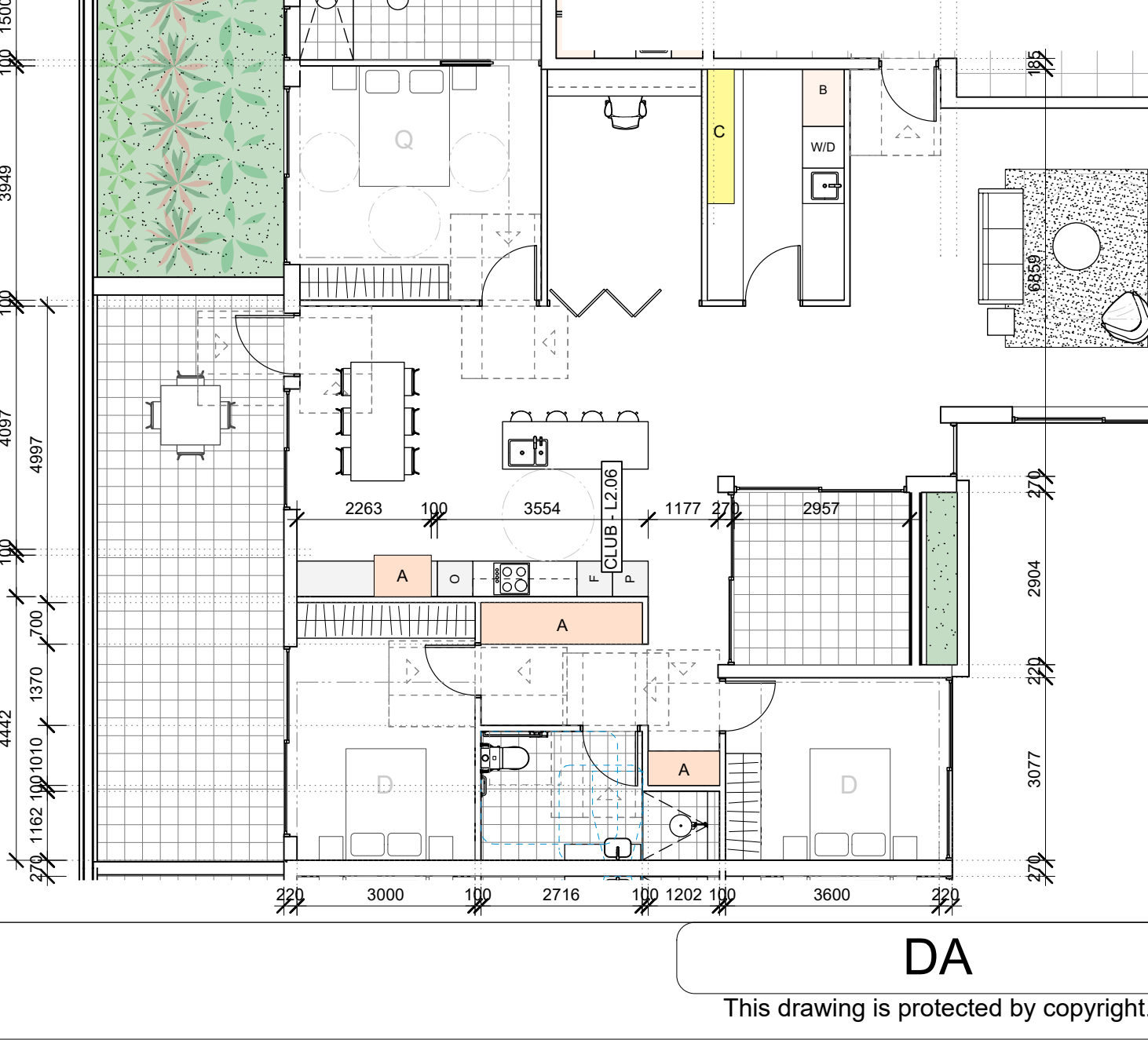
TYPE Y - 2 BEDROOM UNIT - 96 m2			
UNITS : C-L2.04 , MIRROR : C-L2.01			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.31	2.7	6.3m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.54	0.45	0.7m3
INTERNAL TOTAL			7m3
S.O BALCONY STORAGE	1.58	0.9	1.5m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			3.9m3
UNIT STORAGE TOTAL			10.9m3



3 BEDROOM UNIT - 109 m2			
UNITS : C-L2.03 , MIRROR : C-L2.02			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.35	2.7	6.4m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	0.97	0.45	0.5m3
INTERNAL TOTAL			6.9m3
S.G GARAGE BOX SMALL x2	4.7	1	4.7m3
EXTERNAL TOTAL			4.7m3
UNIT STORAGE TOTAL			11.6m3



ROOM UNIT - 138 m2			
UNITS : C-L2.05 , MIRROR : C-L2.06			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	3.27	2.7	8.9m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.02	0.45	0.5m3
INTERNAL TOTAL			9.4m3
S.G GARAGE BOX SMALL x2	4.7	1	4.7m3
EXTERNAL TOTAL			4.7m3
UNIT STORAGE TOTAL			14.1m3



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CLIENT

FORESTVILLE RSL

PROJECT

CLUB REDEVELOPMENT

22 MELWOOD AVE

LOT 2589 & LOT 31

DP752038 & DP 366454

DRAWING

CLUB - UNIT TYPE PLANS

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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1. FORESTVILLE RSL CLUB

DRAWN AL

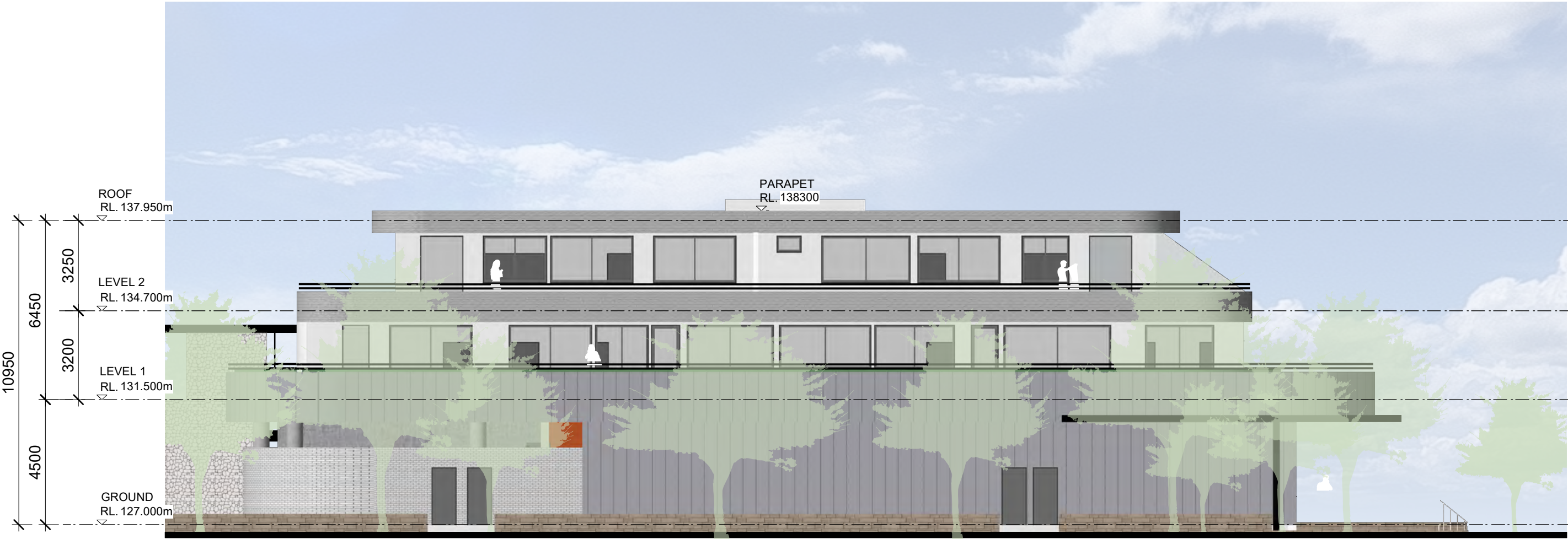
DATE 20/04/2023

PROJECT # 22-0716

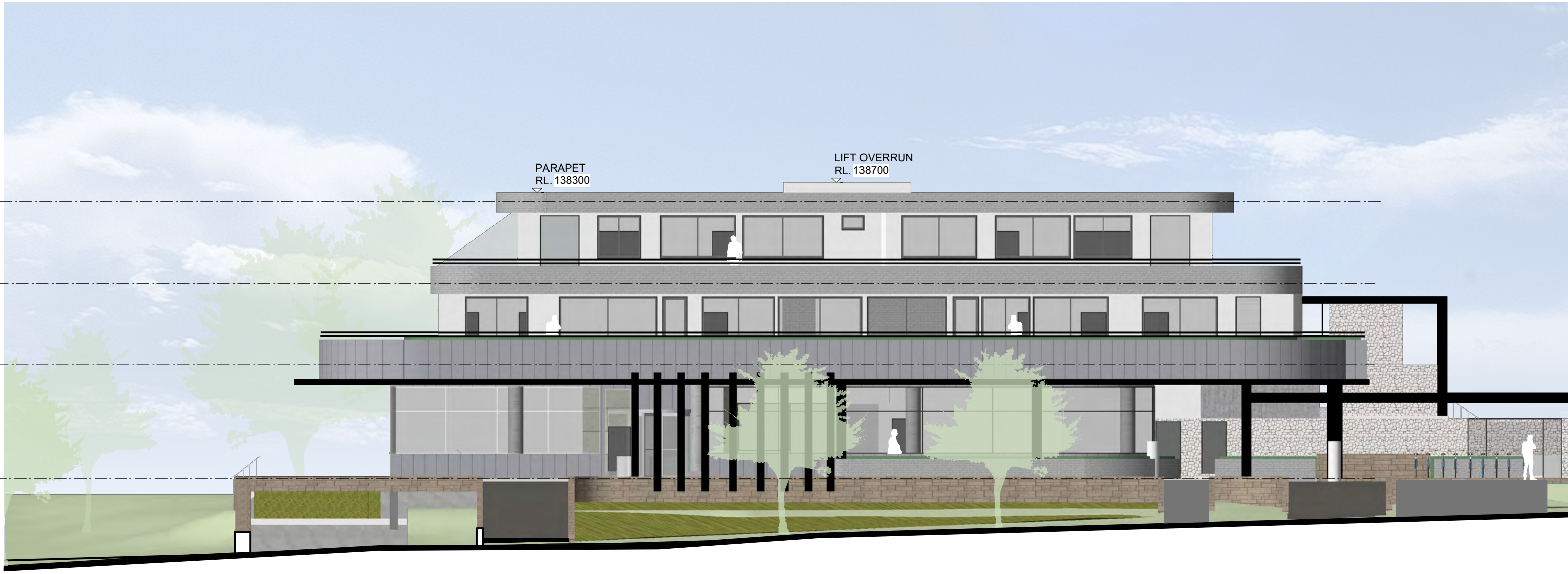
DA_A_1104

CHKD PH

REVISION # F



01 WESTERN BUILDING ELEVATION
scale 1:150



02 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
scale 1:150

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**CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454**



DRAWING
CLUB - ELEVATIONS - SHEET 1

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

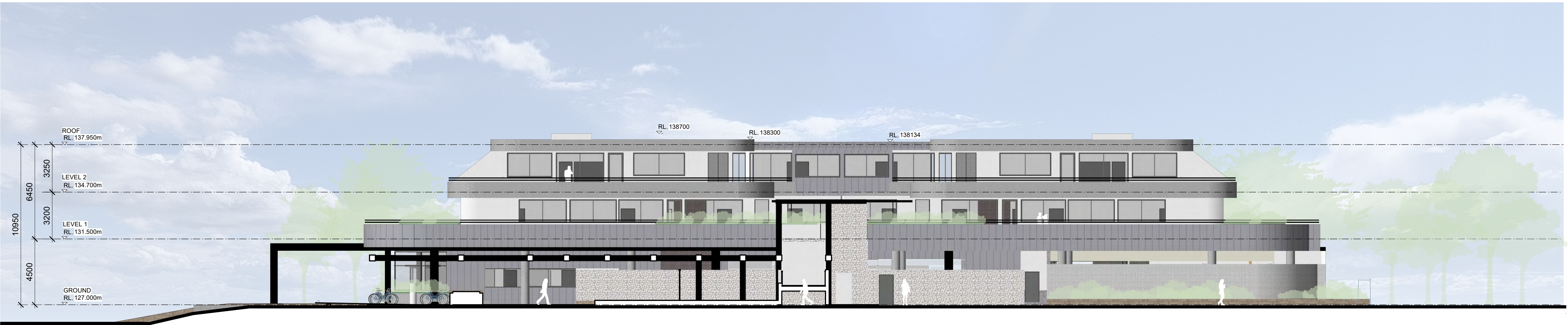
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01 SOUTHERN BUILDING ELEVATION - FACING CAR PARK
scale 1:150



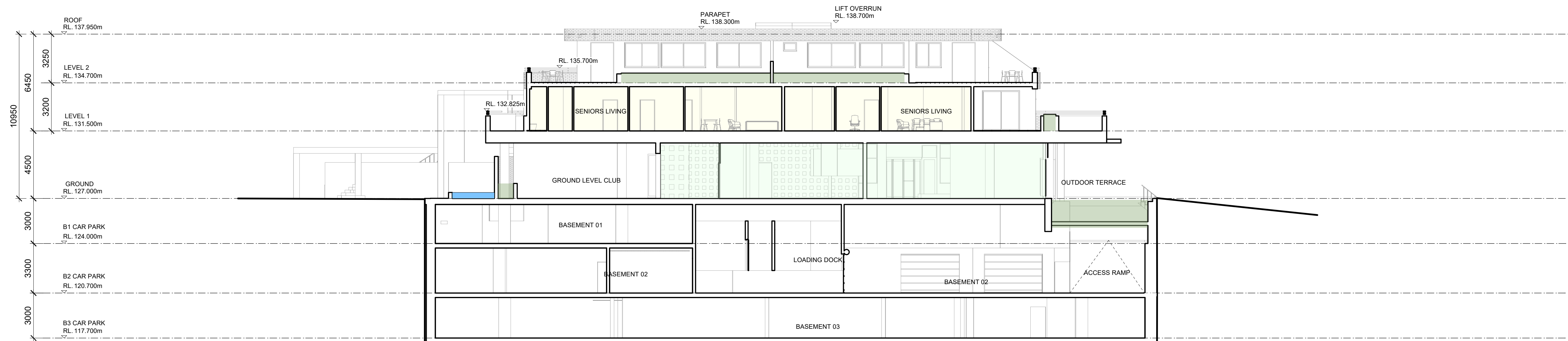
03 NORTHERN BUILDING ELEVATION - FACING SENIORS
scale 1:150

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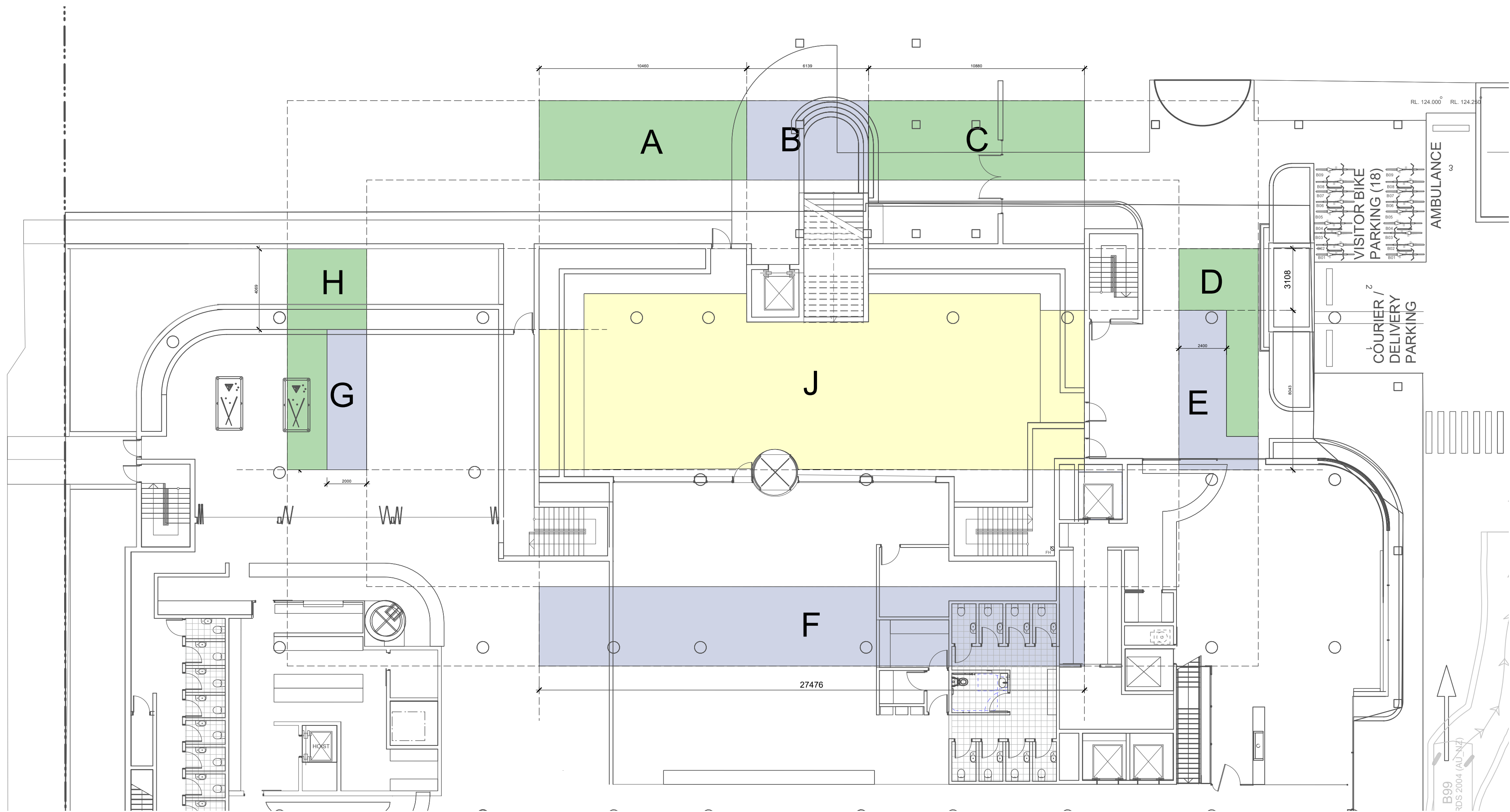
01 BUILDING SECTION - CLUB LONG DIRECTION
scale 1:150



02 BUILDING SECTION - CLUB SHORT DIRECTION
scale 1:150

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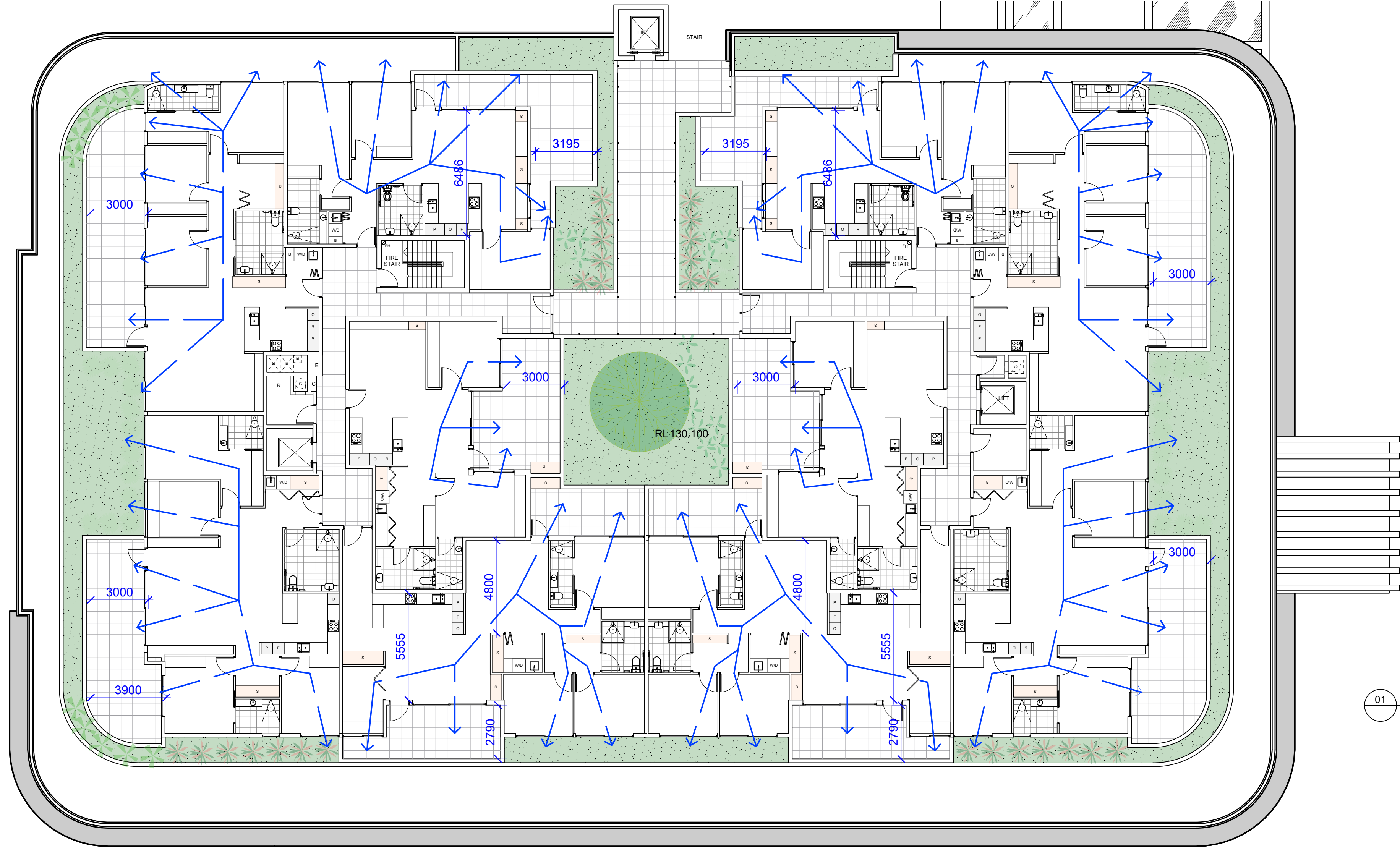
01 PLAN SMOKERS CALCULATIONS
scale 1:150

	Surface	open/closed	area (m ²)
walls	a	open	41.9
	b	closed	24.6
	c	open	43.5
	d	open	22.6
	e	closed	22.0
	f	closed	109.0
	g	closed	14.0
	h	open	30.5
ceiling	j	closed	227
Notional Area (combined area of all surfaces)			535.0
Actual Area (combined area of all closed surfaces)			396.6
Enclosed Area Calculation ('Actual Area'/'Notional Area)			74.119%
This value is required to be 75% or under to be considered as a 'unenclosed area' suitable for smoking			

02 TABLE SMOKERS CALCULATIONS
scale 1:NTS

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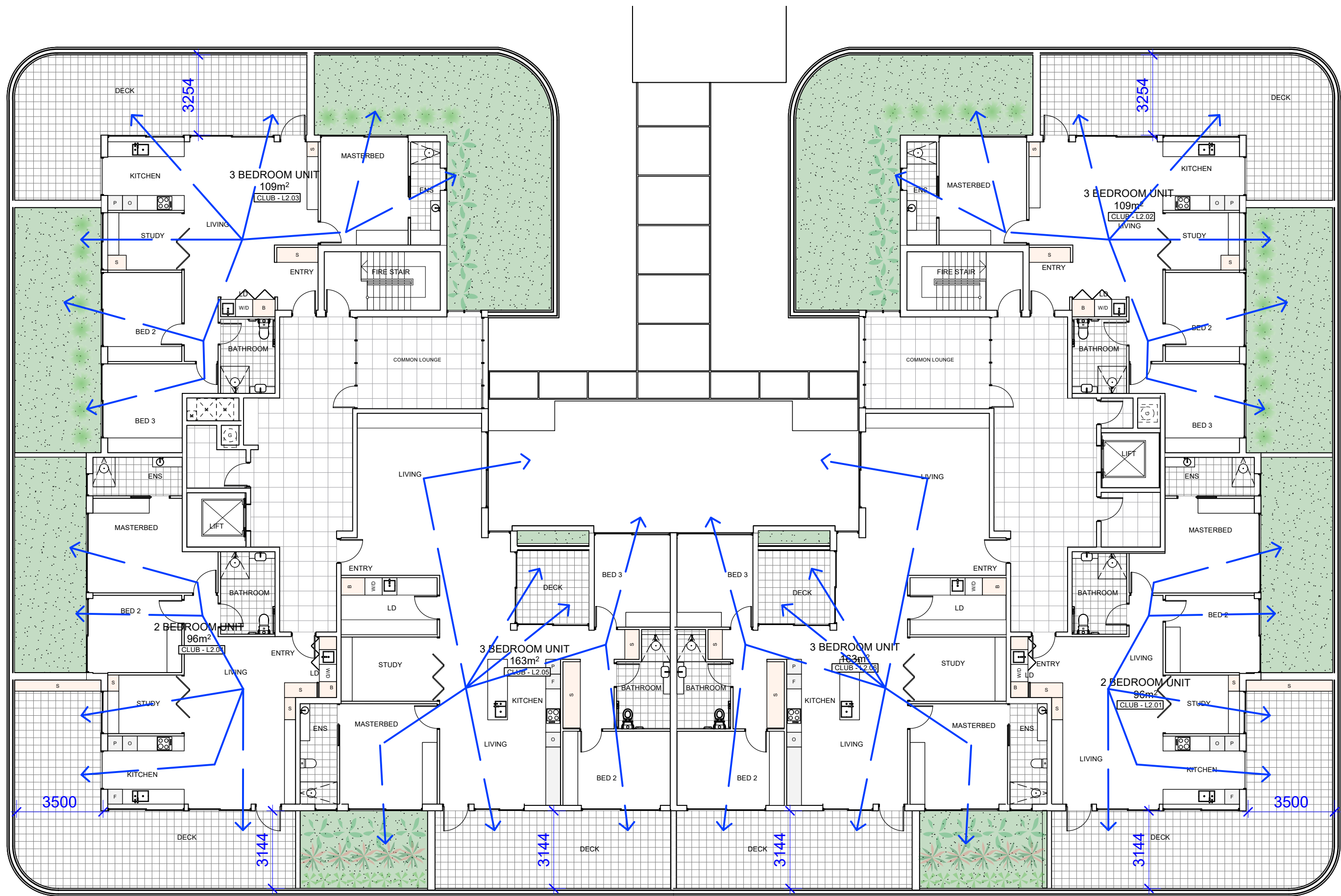


01 LEVEL 1 CLUB PLAN
scale 1:150

COMPLIANCE SCHEDULE - LEVEL 1										
	CLUB - L1.01	CLUB - L1.02	CLUB - L1.03	CLUB - L1.04	CLUB - L1.05	CLUB - L1.06	CLUB - L1.07	CLUB - L1.08	CLUB - L1.09	CLUB - L1.10
MINIMUM UNIT AREAS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✗	✗	✓	✓	✗	✗	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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01 LEVEL 1 CLUB PLAN
scale 1:150

COMPLIANCE SCHEDULE - LEVEL 2						
	CLUB L2.01	CLUB L2.02	CLUB L2.03	CLUB L2.04	CLUB L2.05	CLUB L2.06
MINIMUM UNIT AREAS	✓	✓	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓	✓	✓

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	EF.01	COLORBOND 'BASALT' OR EQUIVALENT GUTTERS, DOWNPIPES, FASCIA, FLASHING, POSTS SHEET METAL ROOFING
	EF.02	COLORBOND DULUX 'WOODLAND GREY' OR EQUIVALENT 1.5m BATTEN FENCES TO FRONT BOUNDARIES 1.8m COLOURBOND FENCES TO INTERNAL AND SIDE BOUNDARIES
	EF.03	CONCRETE FEATURE BLADE WALL, PODIUM WALL, COURTYARD WALL
	EF.04	BRICK BRICKWORKS 'SAN SELMO SMOKED'
	EF.05	SANDSTONE CLADDING ARTISAN EXTERIOR 'CHATEAU CLADDING'
	EF.06	STONE CLADDING ARTISAN EXTERIOR 'LUNA CLADDING'
	EF.07	JAMIES HARDIE HARDIE FLEX 900mm x 1800mm SMOOTH DULUX 'MILLER MOOD' OR EQUIVALENT
	EF.08	ELZINC ASTRO METALLIC FACADES PANEL VERTICAL TITANIUM ZINC
	EF.09	METAL PAINTED BLACK BALUSTRADE GREY 80%
	EF.10	POWDERCOAT DULUX 'BASALT' OR EQUIVALENT WINDOW & DOOR FRAMES, AWNINGS, LOURVES
	EF.11	DULUX 'UNFORGETTABLE' OR EQUIVALENT ACRYLIC RENDER