

DRAWING LIST		
DRAWING No.	DRAWING NAME	REVISION
DA 1001	COVER SHEET	K
DA 1002	COMPLIANCE TABLE	H
DA 1003	UNIT SCHEDULE	H
DA 1005	SITE PLAN	J
DA 1101	GROUND FLOOR PLAN	J
DA 1102	LEVEL 1 FLOOR PLAN	J
DA 1103	LEVEL 2 FLOOR PLAN	L
DA 1104	LEVEL 3 FLOOR PLAN	K
DA 1105	ROOF PLAN	J
DA 2001	NORTH & SOUTH ELEVATION	J
DA 2002	EAST & WEST ELEVATION	L
DA 3001	LONG SECTION	I
DA 3002	CROSS SECTION	H
DA 3003	CROSS SECTION	G
DA 3006	G02 BEDROOM SECTIONS	E
DA 7001	GFA CALCULATION	H
DA 7002	AREA PLANS	D
DA 7035	3D VIEW - LANDSCAPE SHEET 1	F
DA 7061	3 STOREY 45 DEGREE BLANKET - 1	I
DA 7062	3 STOREY 45 DEGREE BLANKET - 2	I
DA 7063	3 STOREY 45 DEGREE BLANKET - 3	I



LIST OF CHANGES 1001	
Mark #	Comment
1	DRAWING LIST UPDATED AS PER DRAWING CHANGES

REFERENCES

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.

REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES

ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.

FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

K	02/12/2024	S4.55
J	02/09/2024	GENERAL AMENDMENTS
I	28/08/2024	GENERAL AMENDMENTS
H	19/06/2024	GENERAL AMENDMENTS
G	05/06/2024	GENERAL AMENDMENTS
F	02/02/2024	GENERAL AMENDMENTS
E	03/10/2023	GENERAL AMENDMENTS
D	01/08/2023	DA AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Project Architect

DDA
CDARCHITECTS

LEVEL 2, 60 PARK STREET
SYDNEY NSW 2000
P: 02 9267 2000
W: www.cdarchitects.com.au

© Copyright

The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.

Nominated Architect: Lijana Ermilova 7887, ABN 24 243 205 327



Drawing Title
COVER SHEET

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 1001	K
Drawn by	Checked by	Approved by
HF	RJ	ZC
Date	SEP. 2022	

PROPOSED SENIOR HOUSING DEVELOPMENT

69 MELWOOD AVENUE, FORESTVILLE

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	R2
SITE AREA	1421m ²
MUST NOT REFUSE FLOOR SPACE RATIO	0.5 : 1
GFA	710.5m ²
PROPOSED FLOOR SPACE RATIO	0.55: 1
PROPOSED GFA	795.00m ²

DA APPROVAL

S4.55 AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	R2
SITE AREA	1421 m ²
MUST NOT REFUSE FLOOR SPACE RATIO	0.5 : 1
GFA	710.5 m ²
PROPOSED FLOOR SPACE RATIO	0.59 : 1
PROPOSED GFA	844.31 m ²

1

CAR PARKING SCHEDULE FOR WARRINGAH DCP 2011

UNITS (7)	RATE	REQUIRED	PROPOSED
RESIDENTIAL NON-ADAPTABLE (5 UNITS)			
3 BED (3)	0.5 SPACE / BEDROOM	4.5	/
2 BED (4)	0.5 SPACE / BEDROOM	4	/
TOTAL		8.5	9

DA APPROVAL

UNIT MIX	COUNT
2 BED	4
3 BED	3
TOTAL: 7	

DA APPROVAL

CAR PARKING SCHEDULE FOR WARRINGAH DCP 2011

UNITS (7)	RATE	REQUIRED	PROPOSED
RESIDENTIAL NON-ADAPTABLE (5 UNITS)			
3 BED (4)	0.5 SPACE / BEDROOM	6	/
2 BED (3)	0.5 SPACE / BEDROOM	3	/
TOTAL		9	11

2

UNIT MIX	COUNT
2 BED	3
3 BED	4
TOTAL: 7	

3

4

LIST OF CHANGES 1002

Mark #	Comment
1	GFA UPDATED AS PER FLOOR PLAN CHANGES
2	NUMBERS OF PROPOSED PARKING UPDATED
3	UNIT BEDROOMS UPDATED
4	ADG, WASTE, VENTILATION, SOLAR LEGEND, LEP REMOVED

REFERENCES
DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.
NOTES
ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
FIGURED DIMENSIONS TO BE USED AT ALL TIME.
DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

Rev.	Date	Description
H	02/12/2024	S4.55
G	02/09/2024	GENERAL AMENDMENTS
F	28/08/2024	GENERAL AMENDMENTS
E	19/06/2024	GENERAL AMENDMENTS
D	05/06/2024	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Project Architect



LEVEL 2, 60 PARK STREET
SYDNEY NSW 2000
P: 02 9267 2000
W: www.cdarchitects.com.au

© Copyright
The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
Forestville

Drawing Title
COMPLIANCE TABLE

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1002	H

Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.
NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND TO THE ARCHITECT.
 ALL DIMENSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

SCHEDULE									
UNIT #	UNIT AREA	BALCONY AREA	DESCRIPTION	SOLAR ACCESS	VENTILATION	ROOM NUMBER	UNIT STORAGE	BASEMENT STORAGE	TOTAL STORAGE
G01	108 m ²	23 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	G01	8.57 m ³	13.79 m ³	22.35 m ³
G02	109 m ²	23 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	G02	5.26 m ³	13.80 m ³	19.06 m ³
U101	128 m ²	35 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U101	9.17 m ³	13.76 m ³	22.93 m ³
U201	91 m ²	19 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U201	7.58 m ³	14.89 m ³	22.47 m ³
U202	87 m ²	30 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U202	6.17 m ³	13.08 m ³	19.25 m ³
U203	92 m ²	27 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U203	6.21 m ³	13.40 m ³	19.62 m ³
U301	119 m ²	21 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U301	9.33 m ³	15.04 m ³	24.37 m ³



DA APPROVAL

UNIT #	UNIT AREA	BALCONY AREA	DESCRIPTION	SOLAR ACCESS	VENTILATION	ROOM NUMBER	UNIT STORAGE	BASEMENT STORAGE	TOTAL STORAGE
G01	106 m ²	25 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	G01	10.76 m ³	13.79 m ³	24.54 m ³
G02	106 m ²	25 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	G02	7.33 m ³	13.80 m ³	21.13 m ³
U101	118 m ²	38 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U101	6.76 m ³	13.76 m ³	20.52 m ³
U201	89 m ²	18 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U201	7.58 m ³	16.73 m ³	24.31 m ³
U202	90 m ²	30 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U202	6.31 m ³	13.14 m ³	19.46 m ³
U203	96 m ²	27 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U203	6.08 m ³	14.32 m ³	20.39 m ³
U301	103 m ²	25 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U301	4.85 m ³	16.16 m ³	21.01 m ³

DA APPROVAL

Rev.	Date	Description
H	02/12/2024	S4.55
G	02/09/2024	GENERAL AMENDMENTS
F	28/08/2024	GENERAL AMENDMENTS
E	19/06/2024	GENERAL AMENDMENTS
D	05/06/2024	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

LIST OF CHANGES 1003	
Mark #	Comment
1	OVERALL SCHEDULE UPDATED AS PER CHANGES

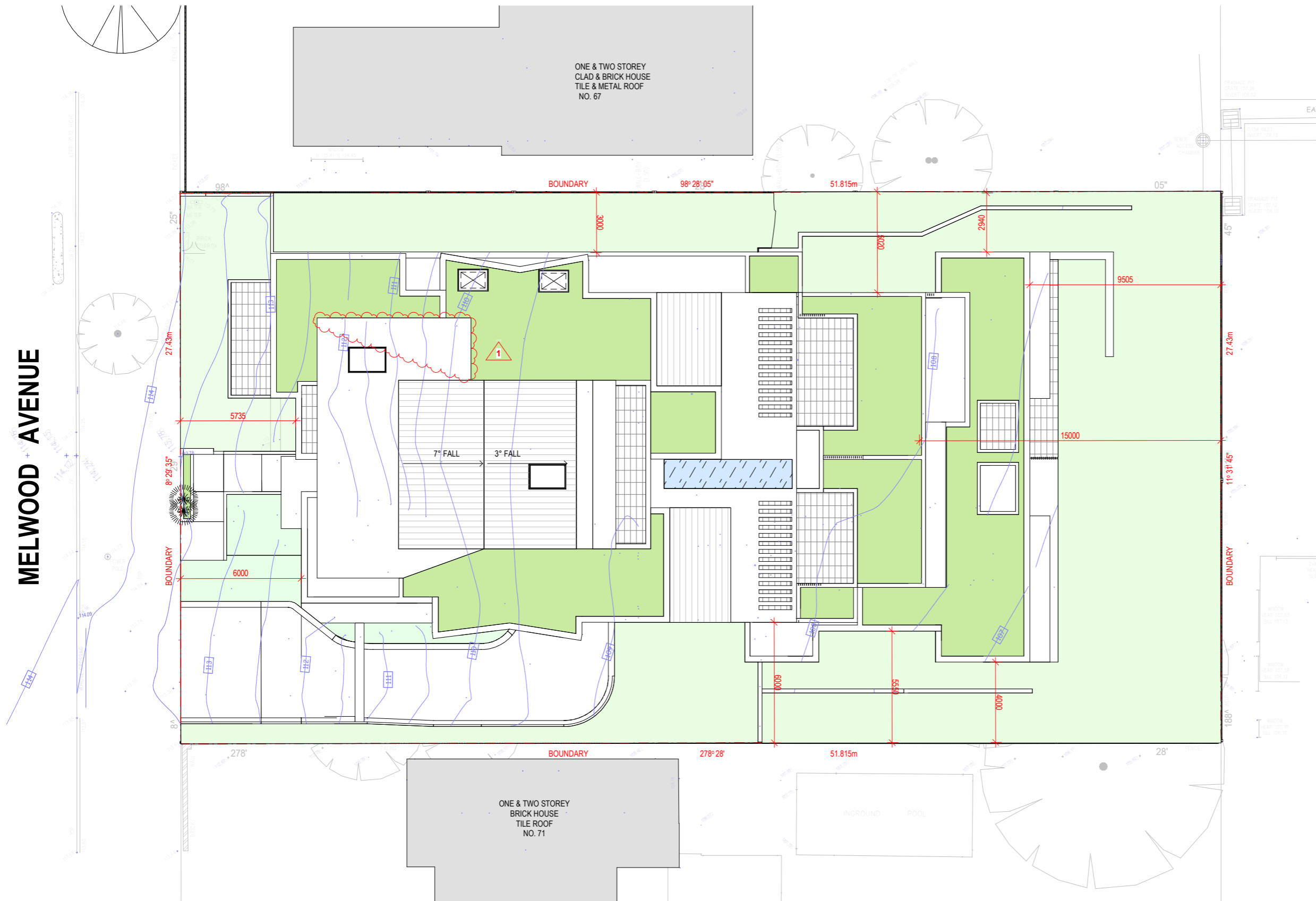
Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
UNIT SCHEDULE

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 1003	H
Drawn by	Checked by	Approved by
HF	RJ	ZC
Date	SEP. 2022	

MELWOOD AVENUE



REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

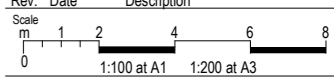
NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



LEGEND

- EXISTING CONTOUR AND LEVELS
- APPROVED DA SHOWN PURPLE DASHED

Rev.	Date	Description
J	02/12/2024	S4.55
I	02/09/2024	GENERAL AMENDMENTS
H	28/08/2024	GENERAL AMENDMENTS
G	19/06/2024	GENERAL AMENDMENTS
F	05/06/2024	GENERAL AMENDMENTS
E	16/04/2024	GENERAL AMENDMENTS
D	02/02/2024	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION



Project Architect
DDA
 CDARCHITECTS

LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au

© Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
 Forestville

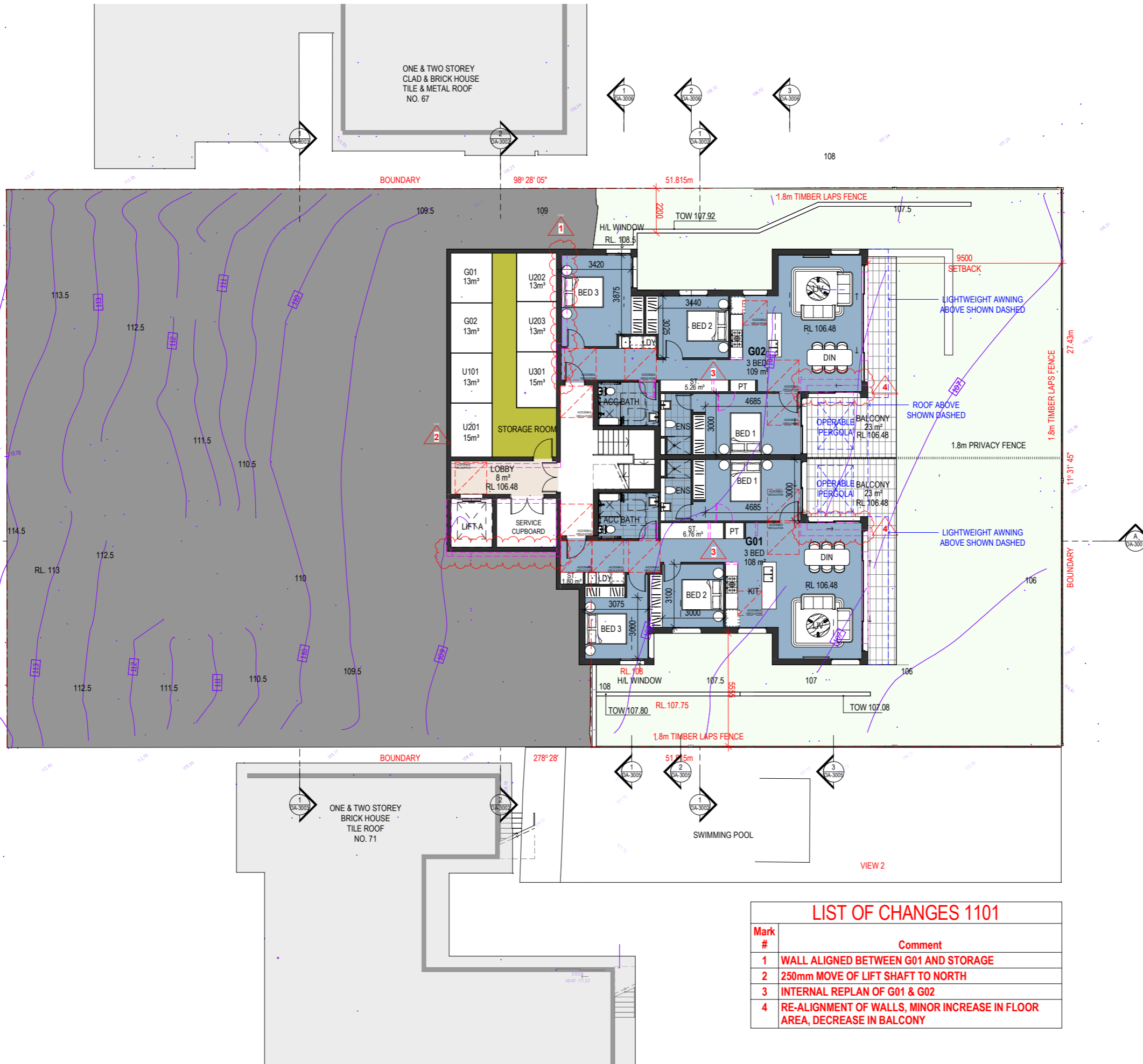
Drawing Title
SITE PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1005	J
Drawn by HF	Checked by RJ	Approved by ZC
Date SEP. 2022		

LIST OF CHANGES 1005	
Mark #	Comment
1	SITE PLAN UPDATED AS PER DESIGN CHANGES

MELWOOD AVENUE



LIST OF CHANGES 1101	
Mark #	Comment
1	WALL ALIGNED BETWEEN G01 AND STORAGE
2	250mm MOVE OF LIFT SHAFT TO NORTH
3	INTERNAL REPLAN OF G01 & G02
4	RE-ALIGNMENT OF WALLS, MINOR INCREASE IN FLOOR AREA, DECREASE IN BALCONY

REFERENCES
DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
FIGURED DIMENSIONS TO BE USED AT ALL TIME.
DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



LEGEND

- EXISTING CONTOUR AND LEVELS
- APPROVED DA SHOWN PURPLE DASHED

Rev.	Date	Description
J	02/12/2024	S4.55
I	02/09/2024	GENERAL AMENDMENTS
H	28/08/2024	GENERAL AMENDMENTS
G	19/06/2024	GENERAL AMENDMENTS
F	05/06/2024	GENERAL AMENDMENTS
E	16/04/2024	GENERAL AMENDMENTS
D	22/01/2024	GENERAL AMENDMENTS
C	03/10/2023	GENERAL AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
0 1 2 4 6 8
1:100 at A1 1:200 at A3

Project Architect
DDA
CDARCHITECTS

LEVEL 2, 60 PARK STREET
SYDNEY NSW 2000
P: 02 9267 2000
W: www.cdarchitects.com.au

© Copyright
The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



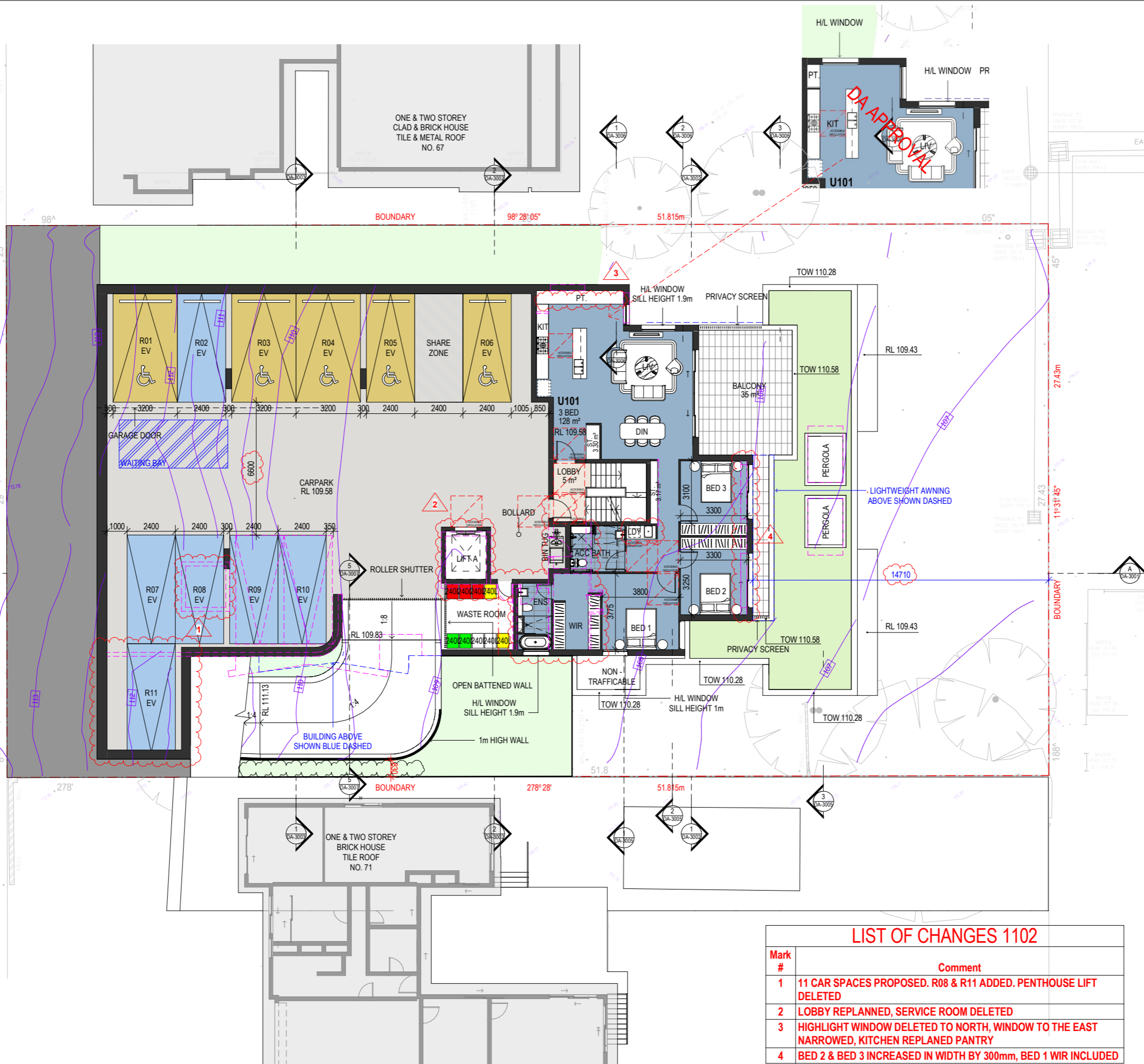
Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
Forestville
Drawing Title
GROUND FLOOR PLAN

DA SUBMISSION
Job no. Drawing no. Rev.
J22558D DA 1101 J
Drawn by Checked by Approved by Date
HF RJ ZC SEP. 2022

1 GROUND LEVEL
1:100 at A1 1:200 at A3

MELWOOD AVENUE



REFERENCES
DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS. REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT. FIGURED DIMENSIONS TO BE USED AT ALL TIME. DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

PARKING SCHEDULE
RESIDENTIAL PARKING 2400x5400, U.N.O.

LEGEND

- EXISTING CONTOUR AND LEVELS
- APPROVED DA SHOWN PURPLE DASHED

Rev. Date Description

J	02/12/2024	S4.55
I	02/09/2024	GENERAL AMENDMENTS
H	28/08/2024	GENERAL AMENDMENTS
G	05/06/2024	GENERAL AMENDMENTS
F	16/04/2024	GENERAL AMENDMENTS
E	22/01/2024	GENERAL AMENDMENTS
D	03/10/2023	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
0 1 2 4 6 8
1:100 at A1 1:200 at A3

Project Architect
DDA
CDARCHITECTS
LEVEL 2, 60 PARK STREET
SYDNEY NSW 2000
P: 02 9267 2000
W: www.cdarchitects.com.au

© Copyright
The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



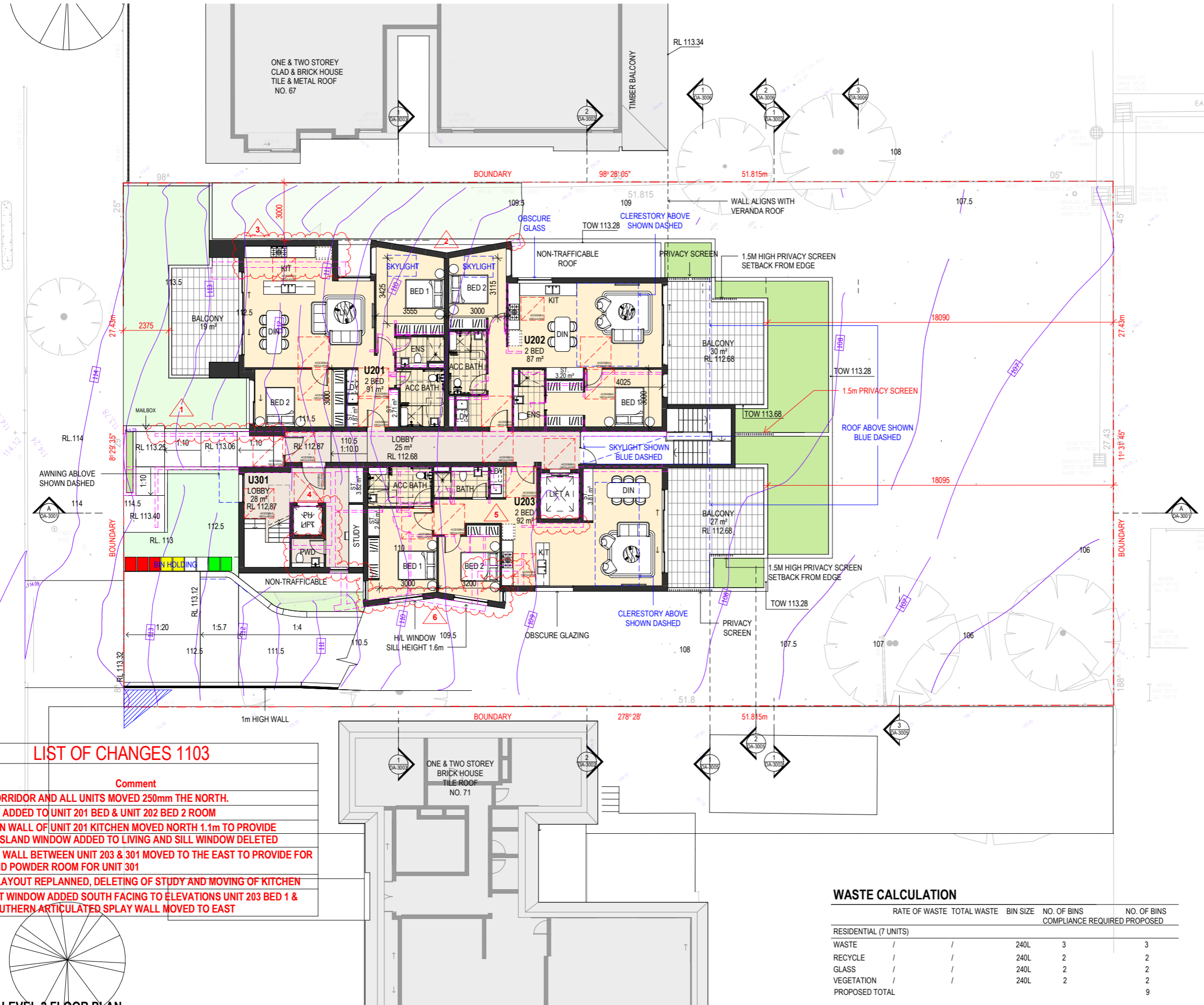
Project
SENIORS LIVING DEVELOPMENT
69 Melwood Avenue,
Forestville
Drawing Title
LEVEL 1 FLOOR PLAN

DA SUBMISSION
Job no. Drawing no. Rev.
J22558D DA 1102 J
Drawn by HF Checked by RJ Approved by ZC Date SEP. 2022

LIST OF CHANGES 1102

Mark #	Comment
1	11 CAR SPACES PROPOSED. R08 & R11 ADDED. PENTHOUSE LIFT DELETED
2	LOBBY REPLANNED, SERVICE ROOM DELETED
3	HIGHLIGHT WINDOW DELETED TO NORTH, WINDOW TO THE EAST NARROWED, KITCHEN REPLANNED PANTRY
4	BED 2 & BED 3 INCREASED IN WIDTH BY 300mm, BED 1 WIR INCLUDED

MELWOOD AVENUE



REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

LEGEND

- EXISTING CONTOUR AND LEVELS
- APPROVED DA SHOWN PURPLE DASHED

Rev. Date Description

L	02/12/2024	S4.55
K	02/09/2024	GENERAL AMENDMENTS
J	28/08/2024	GENERAL AMENDMENTS
I	19/06/2024	GENERAL AMENDMENTS
H	05/06/2024	GENERAL AMENDMENTS
G	16/04/2024	GENERAL AMENDMENTS
F	22/01/2024	GENERAL AMENDMENTS
E	03/10/2023	GENERAL AMENDMENTS
D	19/09/2023	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

Project Architect
CD ARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
 Forestville
 Drawing Title
LEVEL 2 FLOOR PLAN

DA SUBMISSION
 Job no. Drawing no. Rev.
J22558D DA 1103 L
 Drawn by Checked by Approved by Date
 HF RJ ZC SEP. 2022

LIST OF CHANGES 1103

Mark #	Comment
1	ENTRY CORRIDOR AND ALL UNITS MOVED 250mm THE NORTH.
2	SKYLIGHT ADDED TO UNIT 201 BED & UNIT 202 BED 2 ROOM
3	NORTHERN WALL OF UNIT 201 KITCHEN MOVED NORTH 1.1m TO PROVIDE KITCHEN ISLAND WINDOW ADDED TO LIVING AND SILL WINDOW DELETED
4	INTERNAL WALL BETWEEN UNIT 203 & 301 MOVED TO THE EAST TO PROVIDE FOR STUDY AND POWDER ROOM FOR UNIT 301
5	UNIT 203 LAYOUT REPLANNED, DELETING OF STUDY AND MOVING OF KITCHEN
6	HIGHLIGHT WINDOW ADDED SOUTH FACING TO ELEVATIONS UNIT 203 BED 1 & BED 2, SOUTHERN ARTICULATED SPLAY WALL MOVED TO EAST

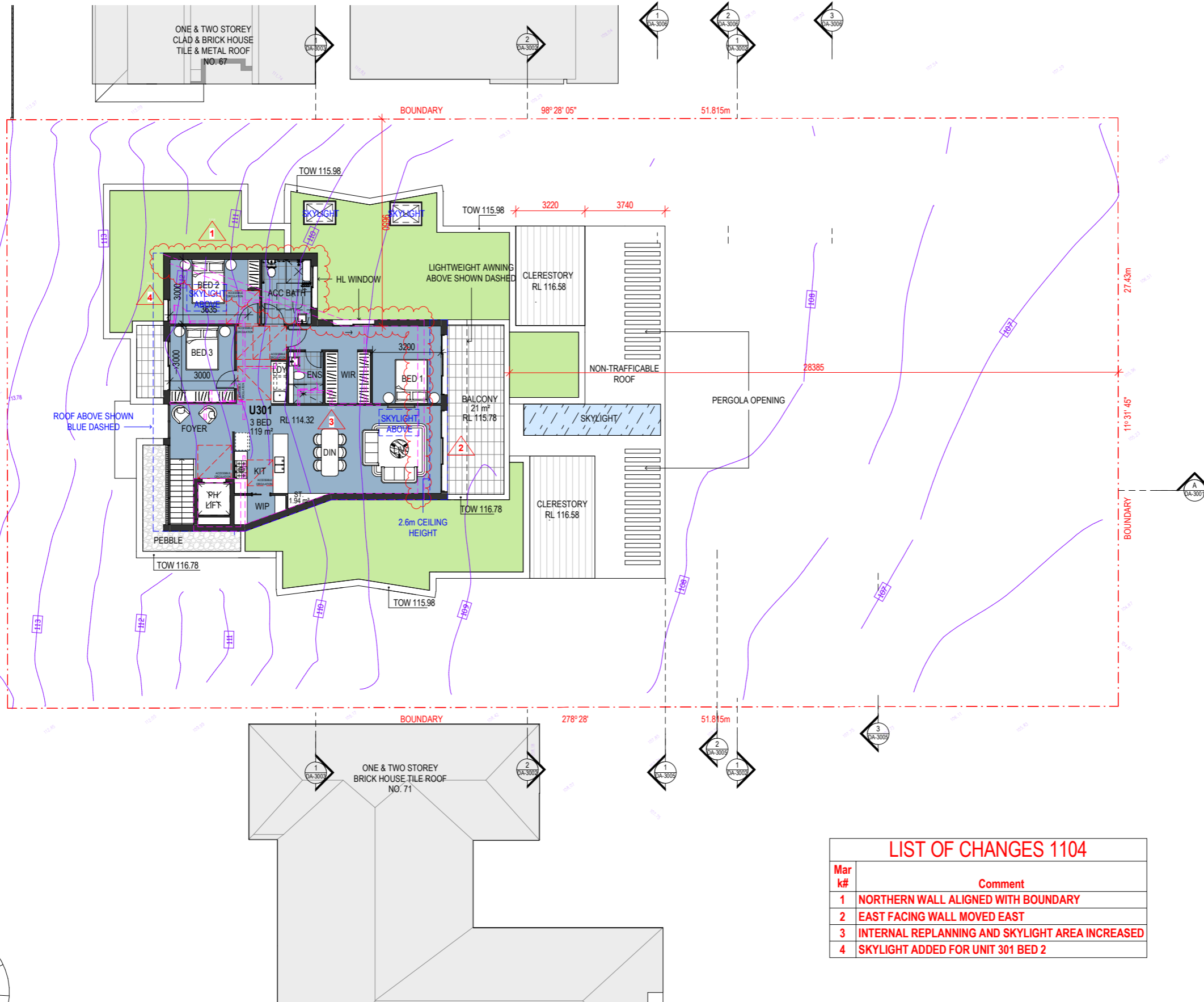
WASTE CALCULATION

	RATE OF WASTE	TOTAL WASTE	BIN SIZE	NO. OF BINS COMPLIANCE REQUIRED	NO. OF BINS PROPOSED
RESIDENTIAL (7 UNITS)					
WASTE	/	/	240L	3	3
RECYCLE	/	/	240L	2	2
GLASS	/	/	240L	2	2
VEGETATION	/	/	240L	2	2
PROPOSED TOTAL					9

■ GENERAL WASTE BIN
 ■ RECYCLE BIN
 ■ VEGETATION BIN
 GLASS BIN

1 LEVEL 2 FLOOR PLAN
 1:100 at A1 1:200 at A3

MELWOOD AVENUE



REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

LEGEND

- EXISTING CONTOUR AND LEVELS
- APPROVED DA SHOWN PURPLE DASHED

K 02/12/2024 S4.55
 J 02/09/2024 GENERAL AMENDMENTS
 I 28/08/2024 GENERAL AMENDMENTS
 H 19/06/2024 GENERAL AMENDMENTS
 G 05/06/2024 GENERAL AMENDMENTS
 F 22/01/2024 GENERAL AMENDMENTS
 E 03/10/2023 GENERAL AMENDMENTS
 D 19/09/2023 GENERAL AMENDMENTS
 C 13/07/2023 DA AMENDMENTS
 B 21/03/2023 DA AMENDMENTS
 A 5/12/2022 DA SUBMISSION

Rev.	Date	Description
1	02/12/2024	S4.55
2	02/09/2024	GENERAL AMENDMENTS
3	28/08/2024	GENERAL AMENDMENTS
4	19/06/2024	GENERAL AMENDMENTS
5	05/06/2024	GENERAL AMENDMENTS
6	22/01/2024	GENERAL AMENDMENTS
7	03/10/2023	GENERAL AMENDMENTS
8	19/09/2023	GENERAL AMENDMENTS
9	13/07/2023	DA AMENDMENTS
10	21/03/2023	DA AMENDMENTS
11	5/12/2022	DA SUBMISSION

Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



LIST OF CHANGES 1104

Mar k#	Comment
1	NORTHERN WALL ALIGNED WITH BOUNDARY
2	EAST FACING WALL MOVED EAST
3	INTERNAL REPLANNING AND SKYLIGHT AREA INCREASED
4	SKYLIGHT ADDED FOR UNIT 301 BED 2

1 LEVEL 3 FLOOR PLAN
 1 : 100 at A1 1:200 at A3

Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
 Forestville

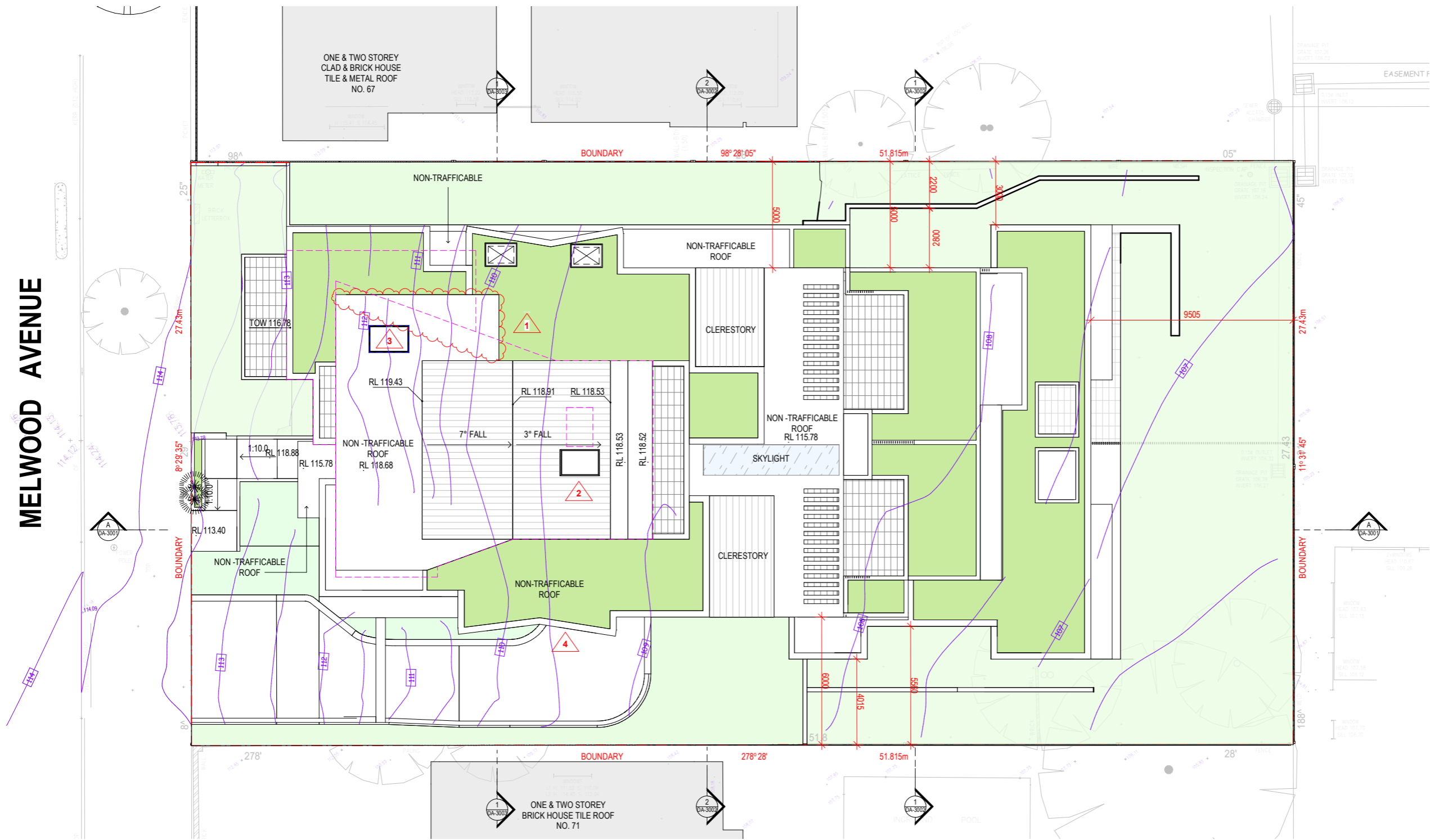
Drawing Title
LEVEL 3 FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1104	K

Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

MELWOOD AVENUE



REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



LEGEND

- EXISTING CONTOUR AND LEVELS
- - - APPROVED DA SHOWN PURPLE DASHED

Rev.	Date	Description
J	02/12/2024	S4.55
I	02/09/2024	GENERAL AMENDMENTS
H	28/08/2024	GENERAL AMENDMENTS
G	19/06/2024	GENERAL AMENDMENTS
F	05/06/2024	GENERAL AMENDMENTS
E	22/01/2024	GENERAL AMENDMENTS
D	03/10/2023	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



LIST OF CHANGES 1105	
Mar k#	Comment
1	ROOF PLAN UPDATED AS PER FLOOR PLAN CHANGES
2	SKYLIGHT LOCATION UPDATED AS PER SOLAR COMPLIANCE
3	SKYLIGHT ADDED FOR UNIT 301 BED 2
4	SOUTHERN ARTICULATED SPLAY WALL MOVED TO EAST

1 ROOF PLAN
 1:100 at A1 1:200 at A3

Project
SENIORS LIVING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
ROOF PLAN
 DA SUBMISSION
 Job no. Drawing no. Rev.
J22558D DA 1105 J
 Drawn by Checked by Approved by Date
 HF RJ ZC SEP. 2022

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

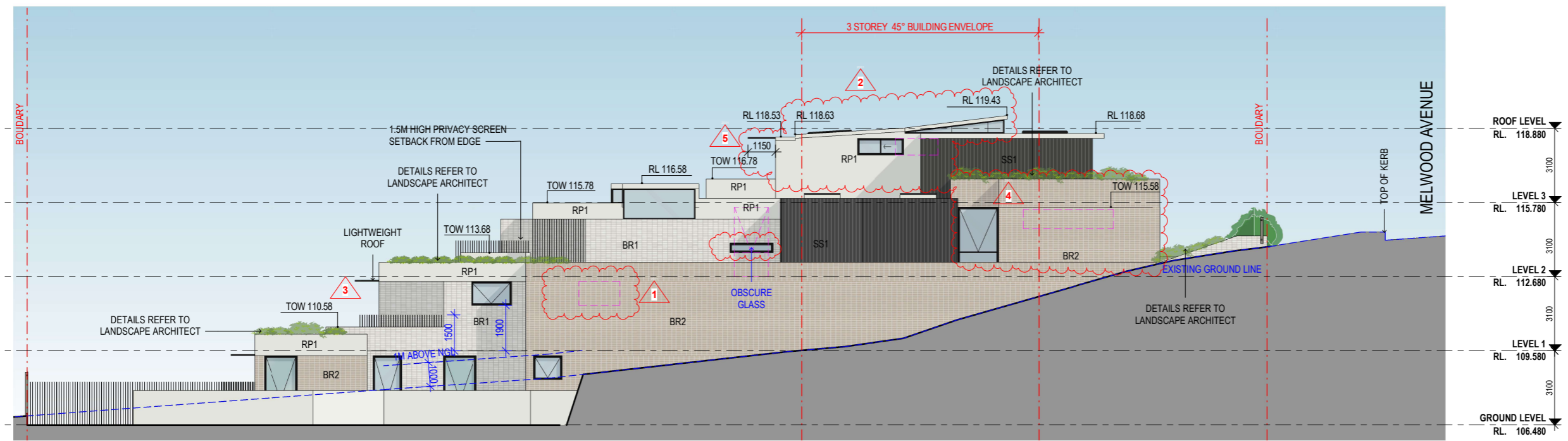
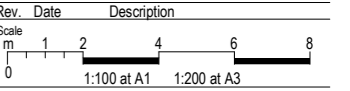
NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

MATERIAL LEGEND

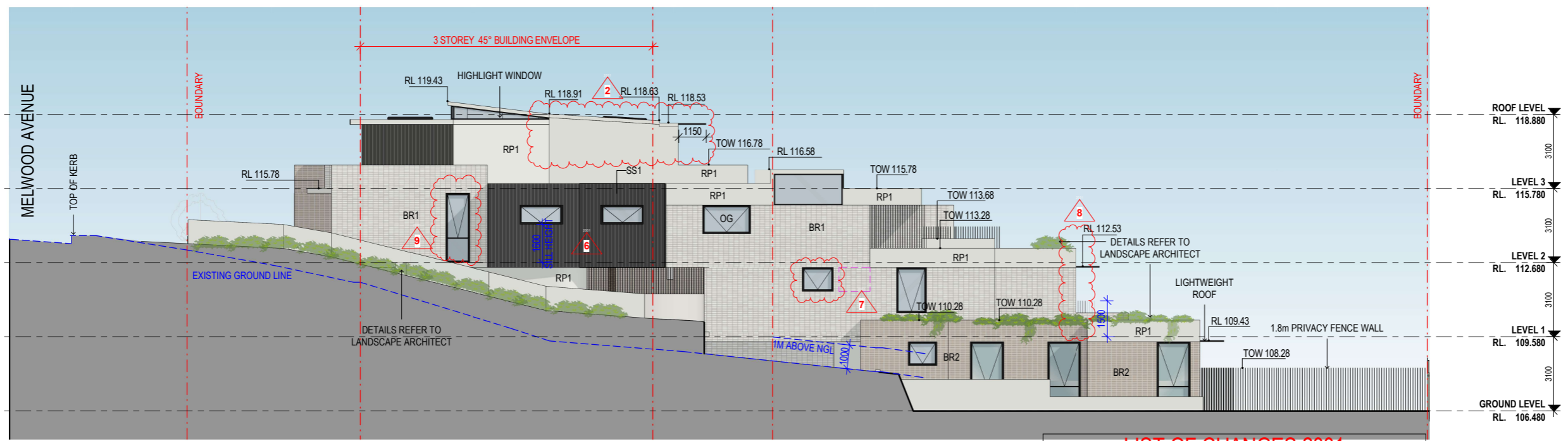
BR1	PGH MORADA BLANCO - STACK BOND
BR2	PGH MORADA ARES - STACK BOND
CG	CLEAR GLASS
OG	OBSURE GLASS
RP1	RENDER PAINTED - DULUX WHISPER WHITE
SS1	STANDING SEAM SOLID ALUMINIUM CLADDING - Duratec Zeus - Lunar Eclipse - Satin - Dulux Powder Coatings

EXISTING CONTOUR AND LEVELS
 APPROVED DA SHOWN PURPLE DASHED

Rev.	Date	Description
J	02/12/2024	S4.55
I	02/09/2024	GENERAL AMENDMENTS
H	28/08/2024	GENERAL AMENDMENTS
G	19/06/2024	GENERAL AMENDMENTS
F	05/06/2024	GENERAL AMENDMENTS
E	16/04/2024	GENERAL AMENDMENTS
D	24/01/2024	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION



1 NORTH ELEVATION
 1: 100 at A1 1:200 at A3



2 SOUTH ELEVATION
 1: 100 at A1 1:200 at A3

LIST OF CHANGES 2001

Mark #	Comment
1	WINDOW DELETED
2	ELEVATION UPDATED AS PER UNIT 301 PLAN CHANGES
3	PRIVACY SCREEN REDUCED IN HEIGHT TO 1.5m
4	ELEVATION UPDATED AS PER UNIT 201 PLAN CHANGES
5	LIGHTWEIGHT ROOF UPDATED AS PER PLAN CHANGES
6	WINDOW ADDED - UNIT 203 BED 1 & BED 2
7	WINDOW LOCATION UPDATED - UNIT 101 ENSUITE
8	WALL LOCATION UPDATED - UNIT 101 BED 2 & 3
9	WINDOW ADDED - UNIT 301 STUDY ROOM

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
NORTH & SOUTH ELEVATION

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 2001	J
Drawn by	Checked by	Approved by
HF	RJ	ZC
Date	SEP. 2022	

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.
NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

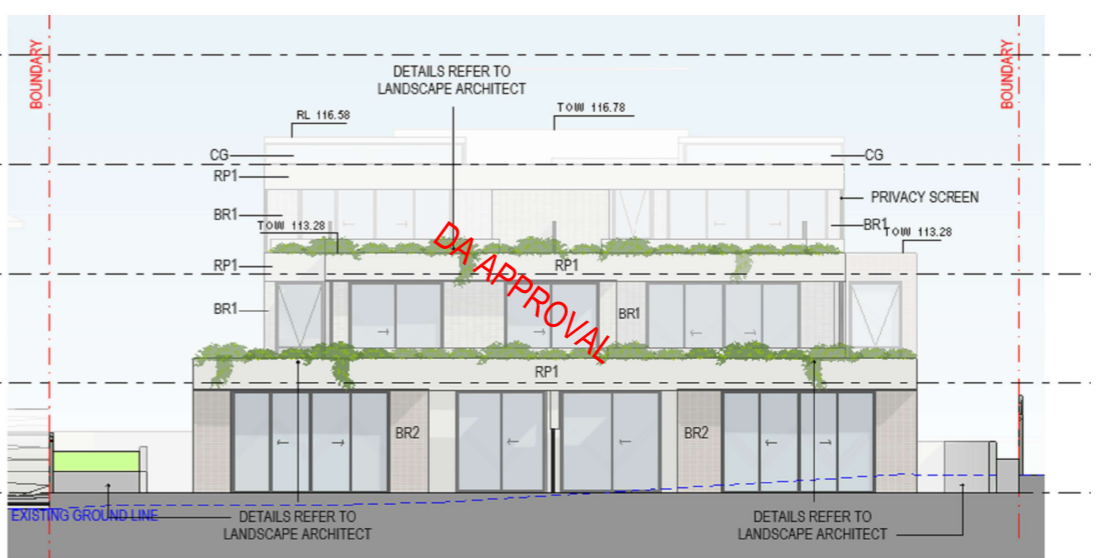
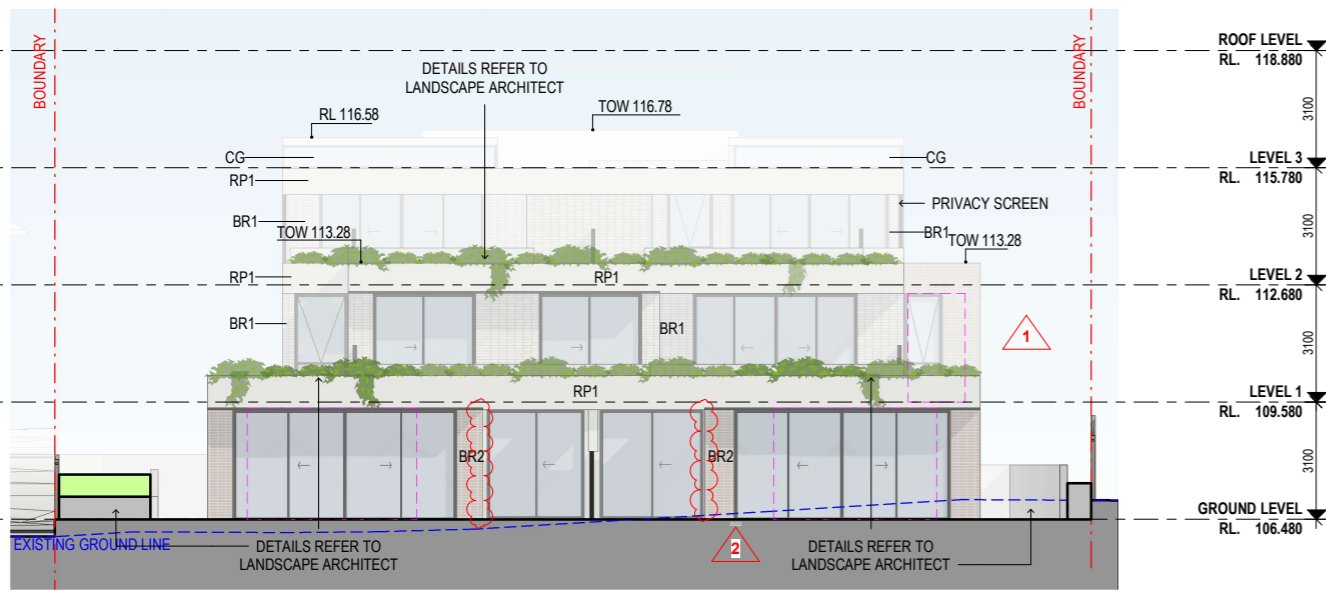
MATERIAL LEGEND

BR1	PGH MORADA BLANCO - STACK BOND
BR2	PGH MORADA ARES - STACK BOND
CG	CLEAR GLASS
OG	OBSOURE GLASS
RP1	RENDER PAINTED - DULUX WHISPER WHITE
SS1	STADNING SEAM SOLID ALUMINIUM CLADDING - Duratec Zeus - Lunar Eclipse - Satin - Dulux Powder Coatings
- - -	EXISTING CONTOUR AND LEVELS
- - -	APPROVED DA SHOWN PURPLE DASHED

L	02/12/2024	S4.55
K	02/09/2024	GENERAL AMENDMENTS
J	28/08/2024	GENERAL AMENDMENTS
I	19/06/2024	GENERAL AMENDMENTS
H	05/06/2024	GENERAL AMENDMENTS
G	16/04/2024	GENERAL AMENDMENTS
F	18/03/2024	GENERAL AMENDMENTS
E	02/02/2024	GENERAL AMENDMENTS
D	24/01/2024	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Rev. Date Description

Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3



1 EAST ELEVATION

1 : 100 at A1 1:200 at A3

LIST OF CHANGES 2002

Mark #	Comment
1	WINDOW SIZE DECREASED - UNIT 101 KITCHEN
2	WALL LOCATION UPDATED & WINDOW SIZE INCREASED AS PER FLOOR CHANGES - G01 & G02 LIVING
3	ELEVATION UPDATED AS PER UNIT 201 PLAN CHANGES
4	ELEVATION UPDATED AS PER UNIT 203 PLAN CHANGES



2 WEST ELEVATION

1 : 100 at A1 1:200 at A3

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT

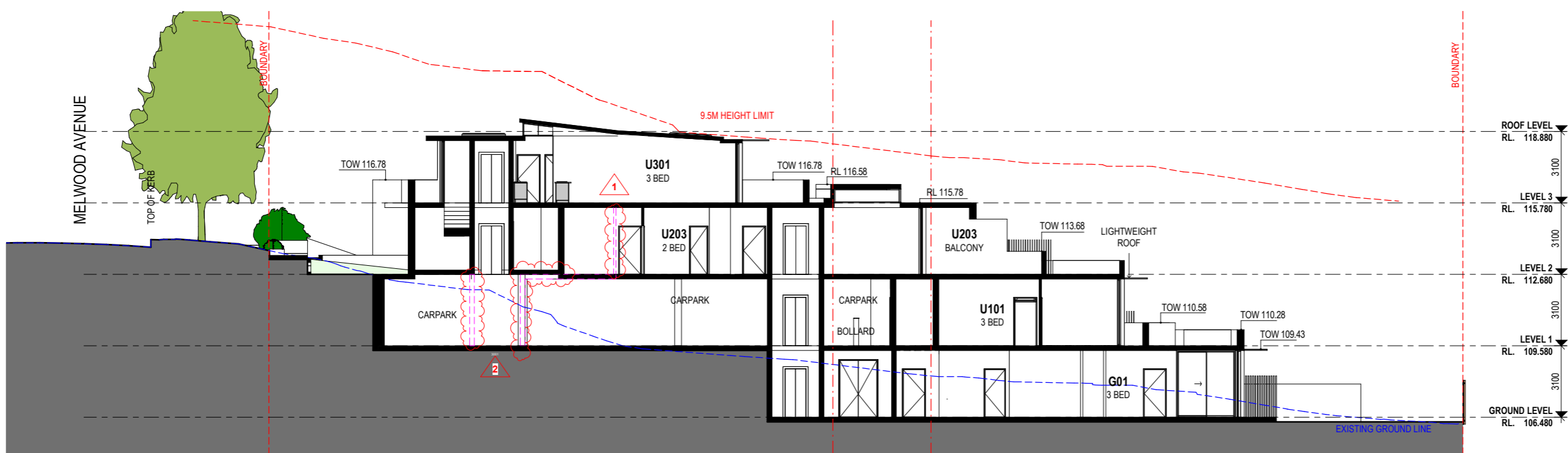
69 Melwood Avenue,
 Forestville
 Drawing Title
EAST & WEST ELEVATION

DA SUBMISSION

Job no.	Drawing no.	Rev.	
J22558D	DA 2002	L	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



— EXISTING CONTOUR AND LEVELS
 - - - - - APPROVED DA SHOWN PURPLE DASHED

Rev.	Date	Description
I	02/12/2024	S4.55
H	02/09/2024	GENERAL AMENDMENTS
G	28/08/2024	GENERAL AMENDMENTS
F	19/06/2024	GENERAL AMENDMENTS
E	05/06/2024	GENERAL AMENDMENTS
D	30/01/2024	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
LONG SECTION

DA SUBMISSION

Job no.	Drawing no.	Rev.	
J22558D	DA 3001	I	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

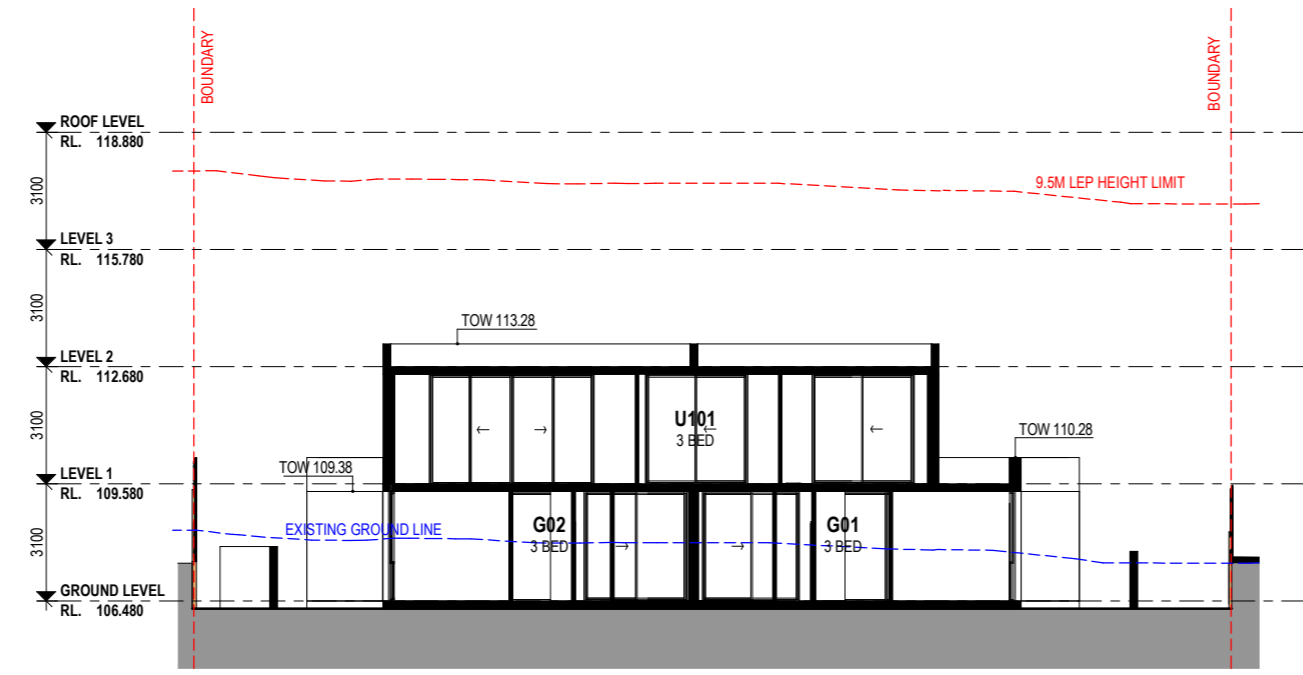
LIST OF CHANGES 3001

Mark #	Comment
1	SECTION UPDATED AS PER UNIT 301 & 203 INTERIOR CHANGES
2	PENTHOUSE LIFT DELETE

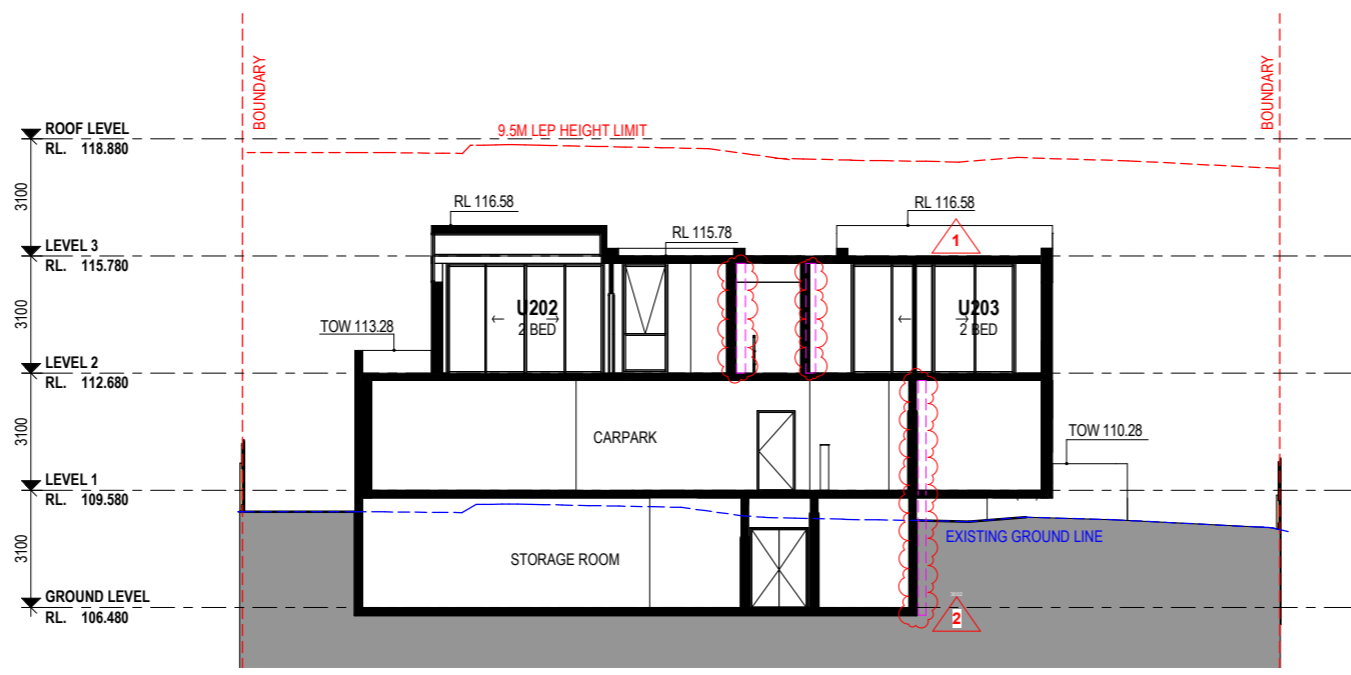
A LONG CROSS SECTION - 1
 1 : 100 at A1 1:200 at A3

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



1 CROSS SECTION - 1
 1 : 100 at A1 1:200 at A3



2 CROSS SECTION - 2
 1 : 100 at A1 1:200 at A3

Rev.	Date	Description
H	02/12/2024	S4.55
G	28/08/2024	GENERAL AMENDMENTS
F	19/06/2024	GENERAL AMENDMENTS
E	05/06/2024	GENERAL AMENDMENTS
D	30/01/2024	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

LIST OF CHANGES 3002	
1	SECTION UPDATED AS PER UNIT 203 INTERIOR CHANGES
2	WALL LOCATION UPDATE

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
CROSS SECTION

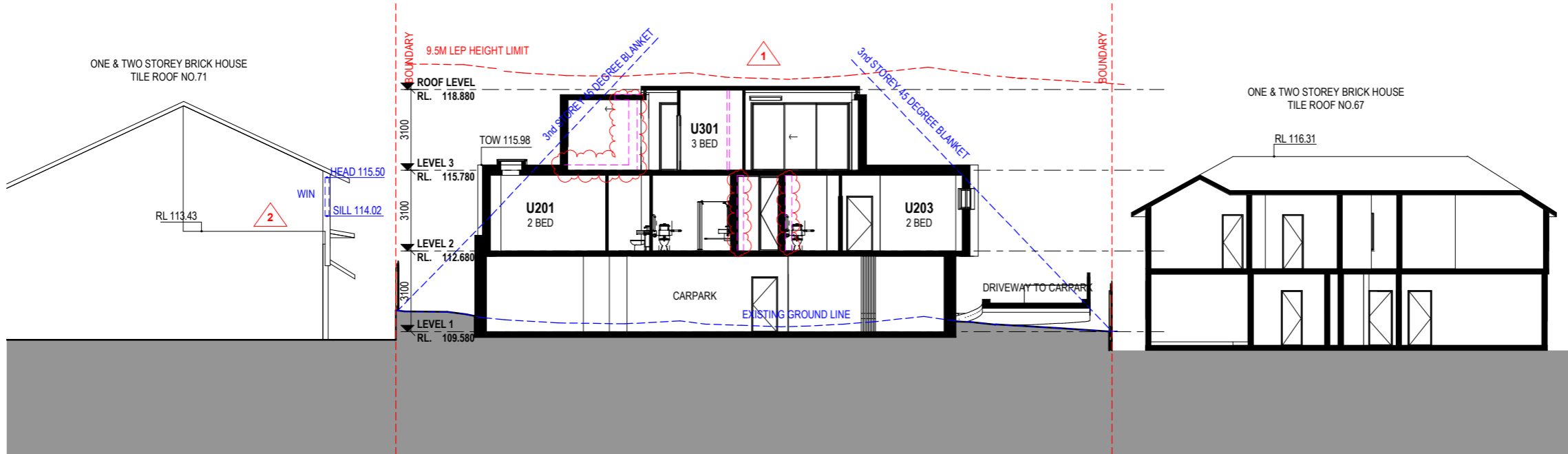
DA SUBMISSION

Job no.	Drawing no.	Rev.	
J22558D	DA 3002	H	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

— EXISTING CONTOUR AND LEVELS
 - - - APPROVED DA SHOWN PURPLE DASHED



Rev.	Date	Description
G	02/12/2024	S4.55
F	28/08/2024	GENERAL AMENDMENTS
E	19/06/2024	GENERAL AMENDMENTS
D	05/06/2024	GENERAL AMENDMENTS
C	30/01/2024	GENERAL AMENDMENTS
B	13/07/2023	DA AMENDMENTS
A	21/03/2023	DA AMENDMENTS

Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

1 CROSS SECTION - 3
 1:100 at A1 1:200 at A3

LIST OF CHANGES 3003	
Mark #	Comment
1	SECTION UPDATED AS PER UNIT 301 & 203 INTERIOR CHANGES
2	WINDOW UPDATED AS PER SURVERY- 71 MELWOOD AVE

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Ermilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
CROSS SECTION

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 3003	G
Drawn by	Checked by	Approved by
HF	ZC	ZC
		Date
		SEP. 2022

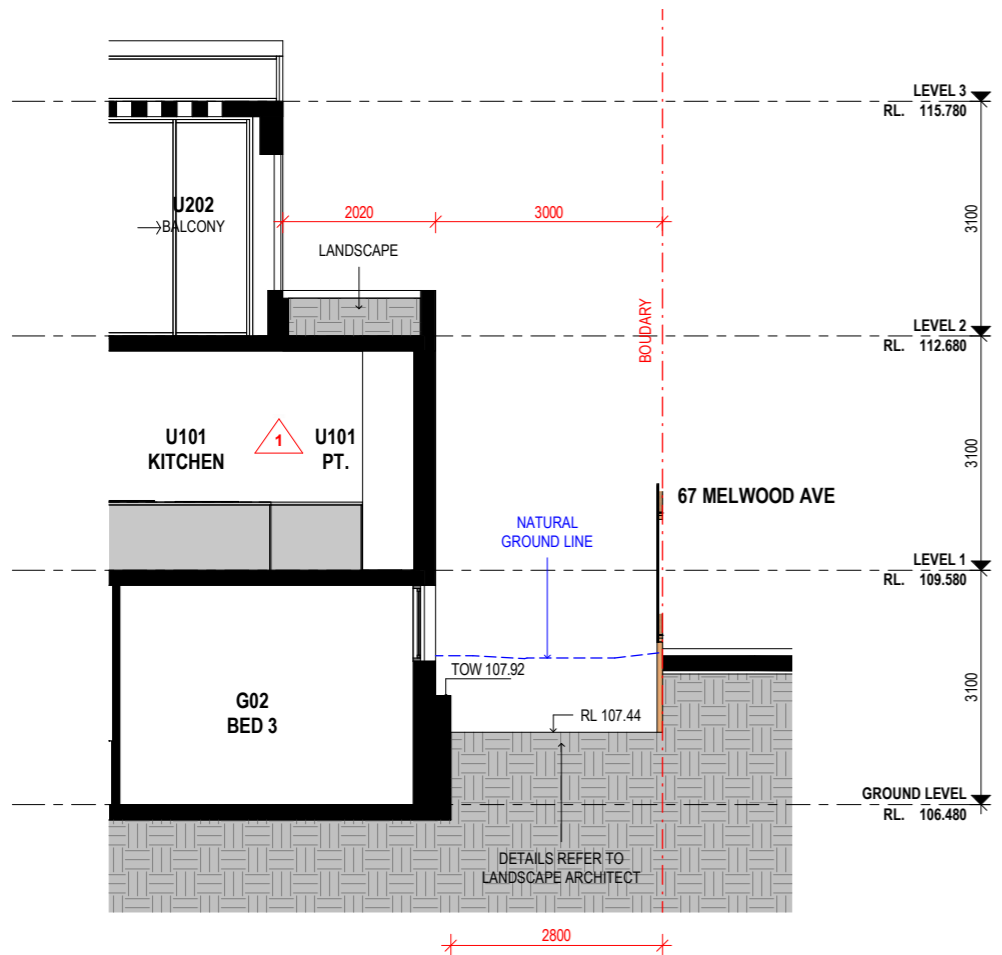
REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

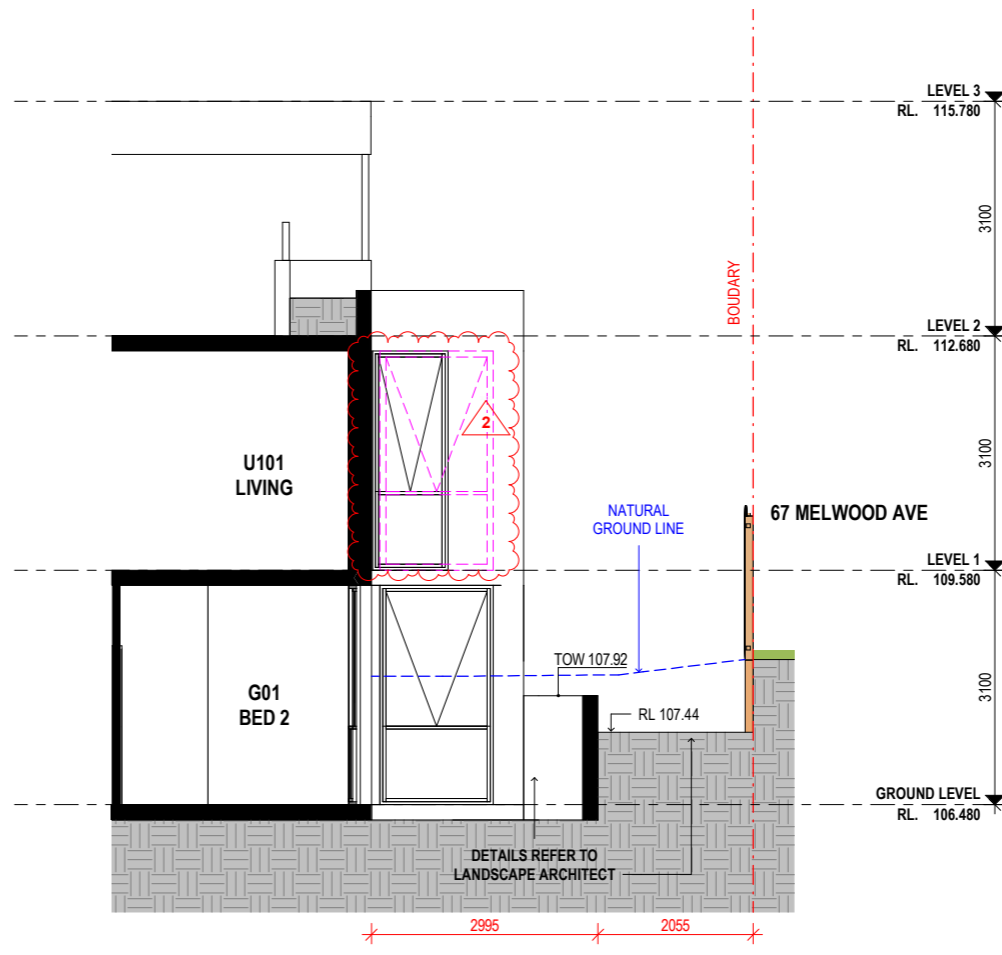
— EXISTING CONTOUR AND LEVELS
 - - - APPROVED DA SHOWN PURPLE DASHED

Rev.	Date	Description
E	02/12/2024	S4.55
D	02/09/2024	GENERAL AMENDMENTS
C	28/08/2024	GENERAL AMENDMENTS
B	19/06/2024	GENERAL AMENDMENTS
A	05/06/2024	GENERAL AMENDMENTS

Scale
 m 0 0.5 1 2 3 4
 0 1:50 at A1 1:100 at A3

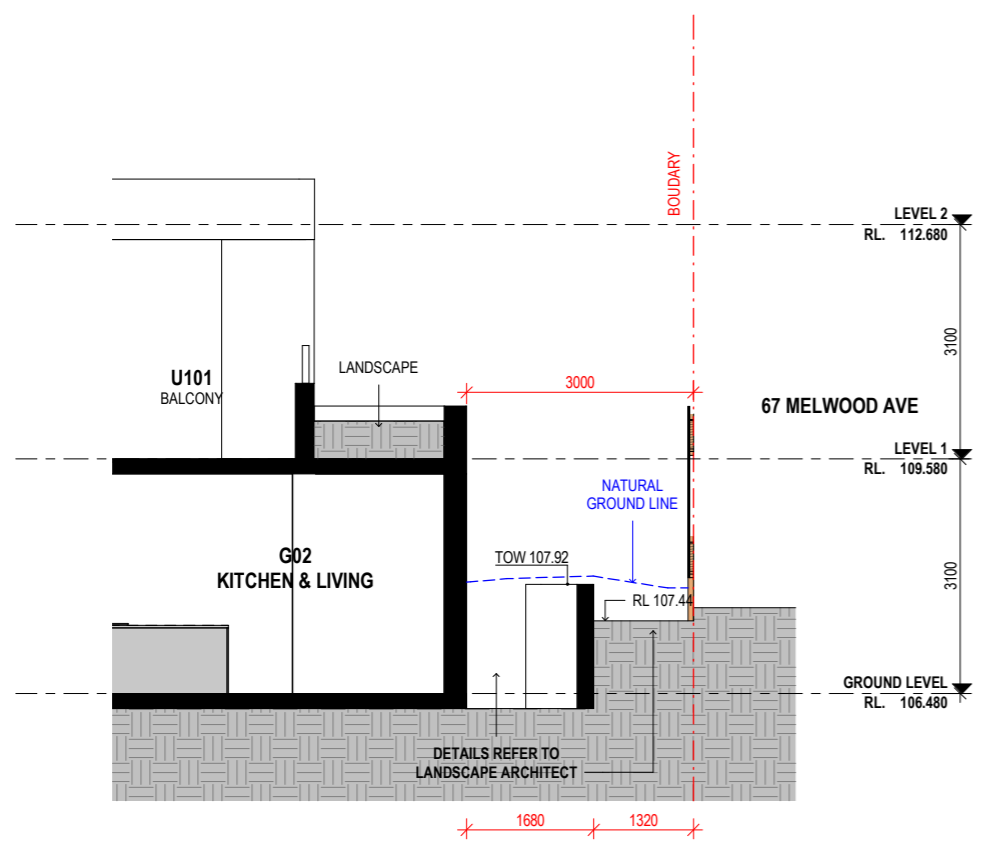


1 UNIT G02 BED 3 SECTION
 1: 50 at A1 1:100 at A3



2 UNIT G02 BED 2 SECTION
 1: 50 at A1 1:100 at A3

LIST OF CHANGES 3006	
Mark #	Comment
1	SECTION UPDATED AS PER UNIT 101 KITCHEN DESIGN
2	WINDOW SIZE DECREASED - UNIT 101 KITCHEN



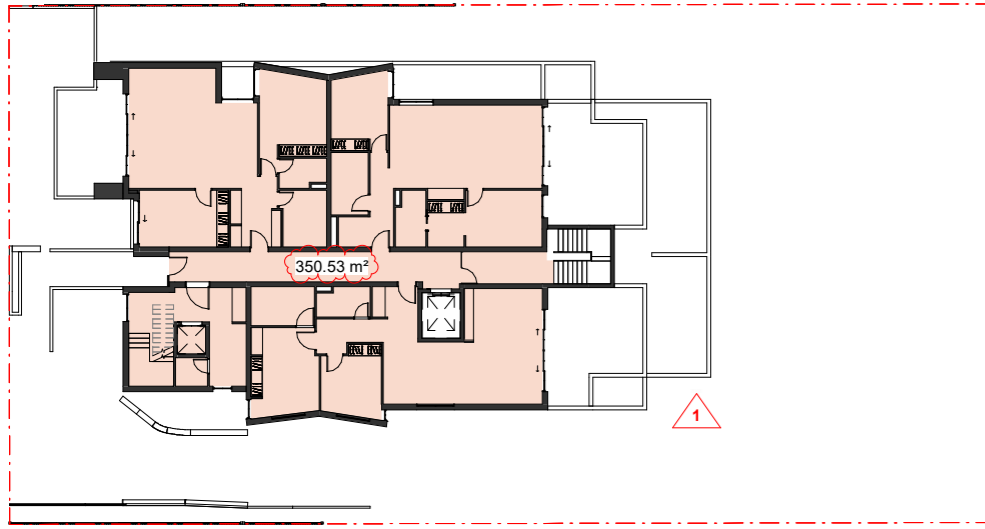
3 UNIT G02 LIVING SECTION
 1: 50 at A1 1:100 at A3

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327

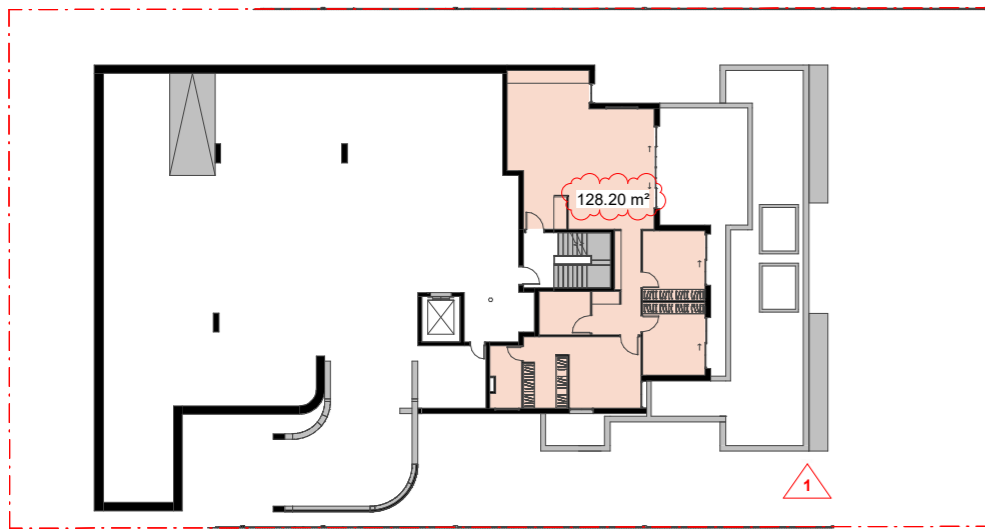


Project
SENIORS LIVING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
G02 BEDROOM SECTIONS

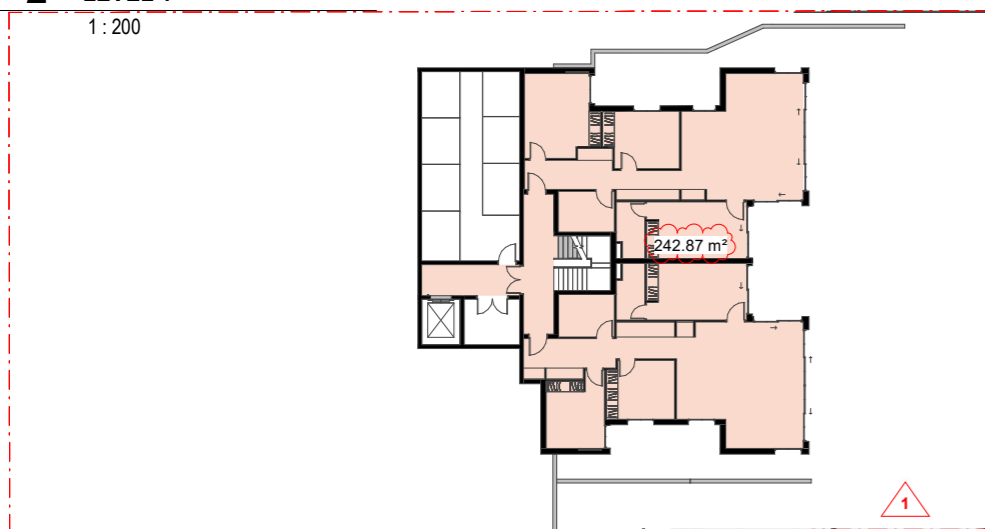
DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J22558D	DA 3006	E	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022



3 LEVEL 2
1 : 200



2 LEVEL 1
1 : 200



1 GROUND LEVEL
1 : 200

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

SITE AREA	1421m ²
ZONING	R2 - LOW DENSITY RESIDENTIAL
COUNCIL	NORTHERN BEACHES COUNCIL
HEIGHT OF BUILDING	8.5m
MINIMUM LOT SIZE	600m ²
HERITAGE	NA
ACID SULPHATE SOILS	NA
KEY SITE	NA
FLOOD PLANNING AREA	NA

AREA SCHEDULE	
Level	Area
GROUND LEVEL	238.03 m ²
LEVEL 1	117.75 m ²
LEVEL 2	338.49 m ²
LEVEL 3	100.74 m ²
	795.00 m ²

AREA SCHEDULE	
Level	Area
GROUND LEVEL	242.87 m ²
LEVEL 1	128.20 m ²
LEVEL 2	350.53 m ²
LEVEL 3	122.70 m ²
	844.31 m ²

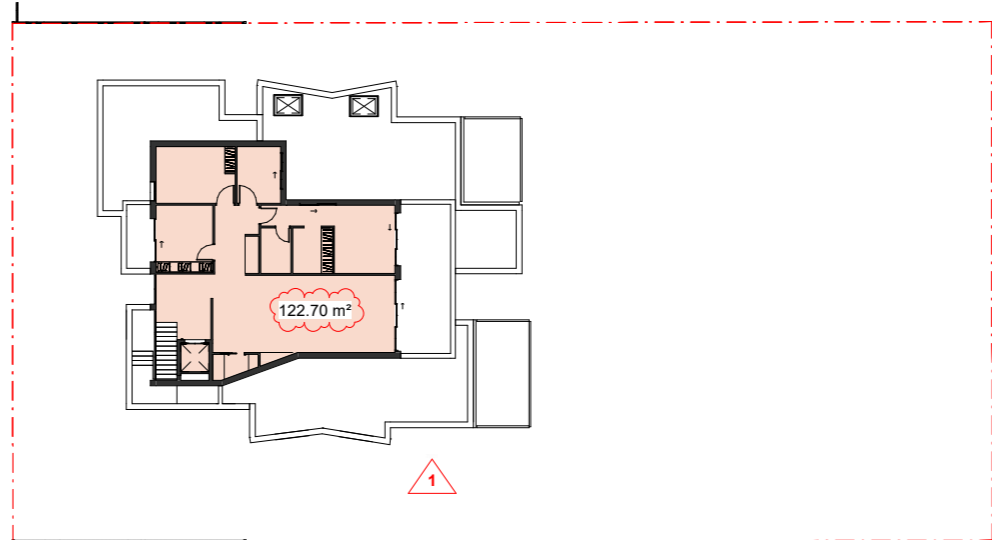
LIST OF CHANGES 7001	
Mark #	Comment
1	GFA UPDATED AS PER FLOOR PLAN CHANGES

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	R2
SITE AREA	1421m ²
MUST NOT REFUSE FLOOR SPACE RATIO	0.5 : 1
GFA	710.5m ²
PROPOSED FLOOR SPACE RATIO	0.55 : 1
PROPOSED GFA	795.00m ²

S4.55 AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	R2
SITE AREA	1421 m ²
MUST NOT REFUSE FLOOR SPACE RATIO	0.5 : 1
GFA	710.5 m ²
PROPOSED FLOOR SPACE RATIO	0.59 : 1
PROPOSED GFA	844.31 m ²



4 LEVEL 3
1 : 200

REFERENCES
DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
FIGURED DIMENSIONS TO BE USED AT ALL TIME.
DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



H	02/12/2024	S4.55
G	02/09/2024	GENERAL AMENDMENTS
F	28/08/2024	GENERAL AMENDMENTS
E	05/06/2024	GENERAL AMENDMENTS
D	22/01/2024	GENERAL AMENDMENTS
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Rev.	Date	Description

Scale
m 0 2 4 8 12 16
1:200 at A1 1:400 at A3

Project Architect
DDA
CDARCHITECTS
LEVEL 2, 60 PARK STREET
SYDNEY NSW 2000
P: 02 9267 2000
W: www.cdarchitects.com.au

© Copyright
The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT

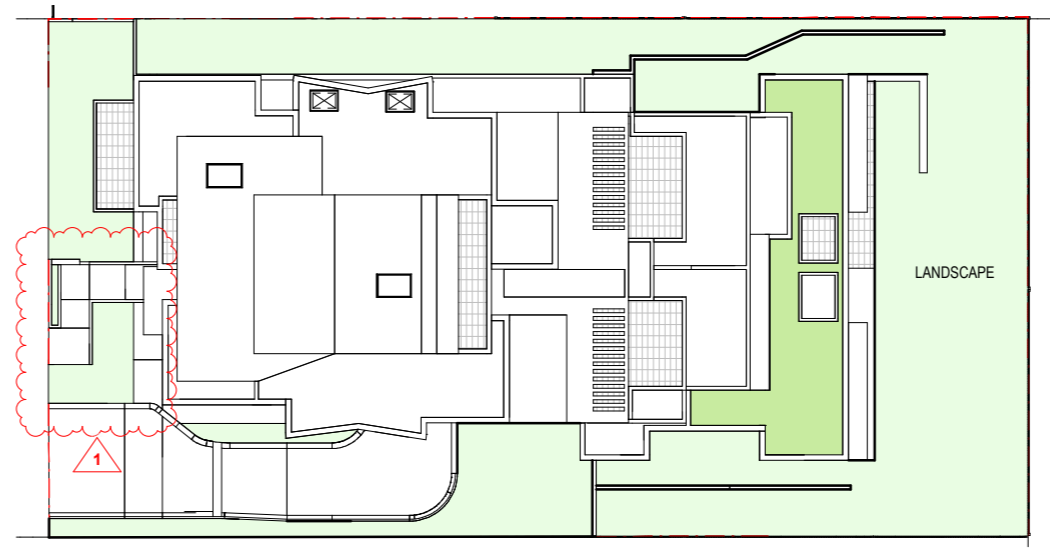
69 Melwood Avenue,
Forestville

Drawing Title
GFA CALCULATION

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 7001	H
Drawn by	Checked by	Approved by
HF	RJ	ZC
Date	SEP. 2022	

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



LANDSCAPE AREA REQUIRED: 497.35sqm (35% of SITE AREA)
 TOTAL LANDSCAPE AREA PROVIDED: 543.1sqm (38.2% of SITE AREA) ▲ 2

As per State Environmental Planning Policy (Housing) 2021

Landscaped Area means that part of the site area that is not occupied by any building

(a) for a development application made by a social housing provider -- at least 35m² of landscaped area per dwelling.

(b) if paragraph (d) does not apply -- at least 30% of the site area is landscaped.

LIST OF CHANGES 7002	
Mark #	Comment
1	FRONT LANDSCAPE UPDATED AS PER DESIGN CHANGES
2	TOTAL LANDSCAPE AREA UPDATED

Rev.	Date	Description
D	02/12/2024	S4.55
C	02/09/2024	GENERAL AMENDMENTS
B	28/08/2024	GENERAL AMENDMENTS
A	19/06/2024	GENERAL AMENDMENTS

Scale
 m 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
AREA PLANS

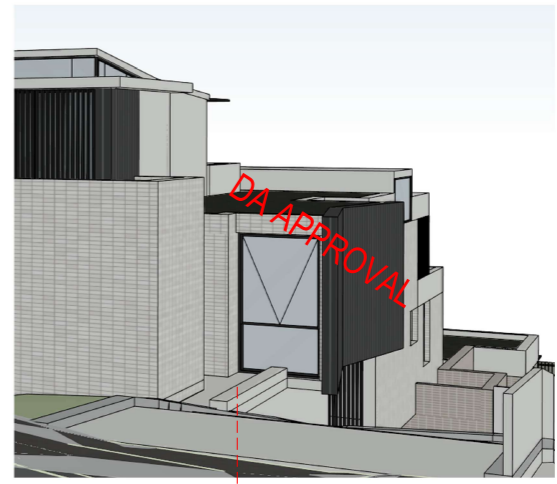
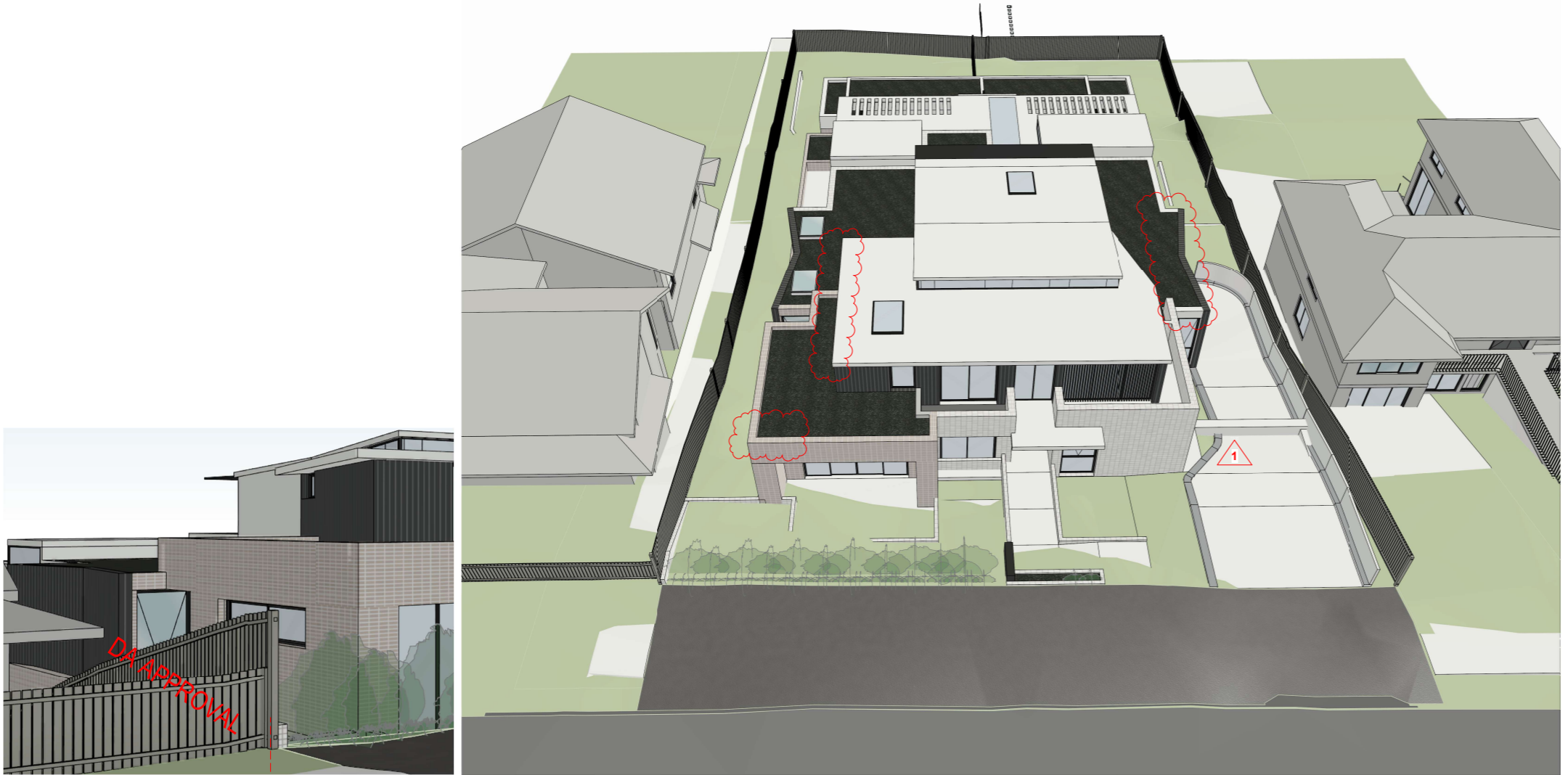
DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 7002	D
Drawn by PY	Checked by ZC	Approved by ZC
Date SEP. 2022		

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS. REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND TO THE ARCHITECT.
 ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

LIST OF CHANGES 7035	
Mark #	Comment
1	BUILDING UPDATED AS PER DESIGN CHANGES



Rev.	Date	Description
F	02/12/2024	S4.55
E	02/09/2024	GENERAL AMENDMENTS
D	19/06/2024	GENERAL AMENDMENTS
C	16/04/2024	GENERAL AMENDMENTS
B	13/07/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

NOT TO SCALE



Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au
 © Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Ermilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
3D VIEW - LANDSCAPE SHEET 1

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 7035	F
Drawn by	Checked by	Approved by
HF	RJ	ZC
		Date
		SEP. 2022



LIST OF CHANGES 7061	
Mark #	Comment
1	BLANKET UPDATED AS PER DESIGN CHANGES

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

Rev.	Date	Description
I	02/12/2024	S4.55
H	02/09/2024	GENERAL AMENDMENTS
G	28/08/2024	GENERAL AMENDMENTS
F	19/06/2024	GENERAL AMENDMENTS
E	05/06/2024	GENERAL AMENDMENTS
D	16/04/2024	GENERAL AMENDMENTS
C	01/08/2023	DA AMENDMENTS
B	13/07/2023	DA AMENDMENTS
A	21/03/2023	DA AMENDMENTS

Scale
 m 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

Project Architect
DDA
 CDARCHITECTS
 LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au

© Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327

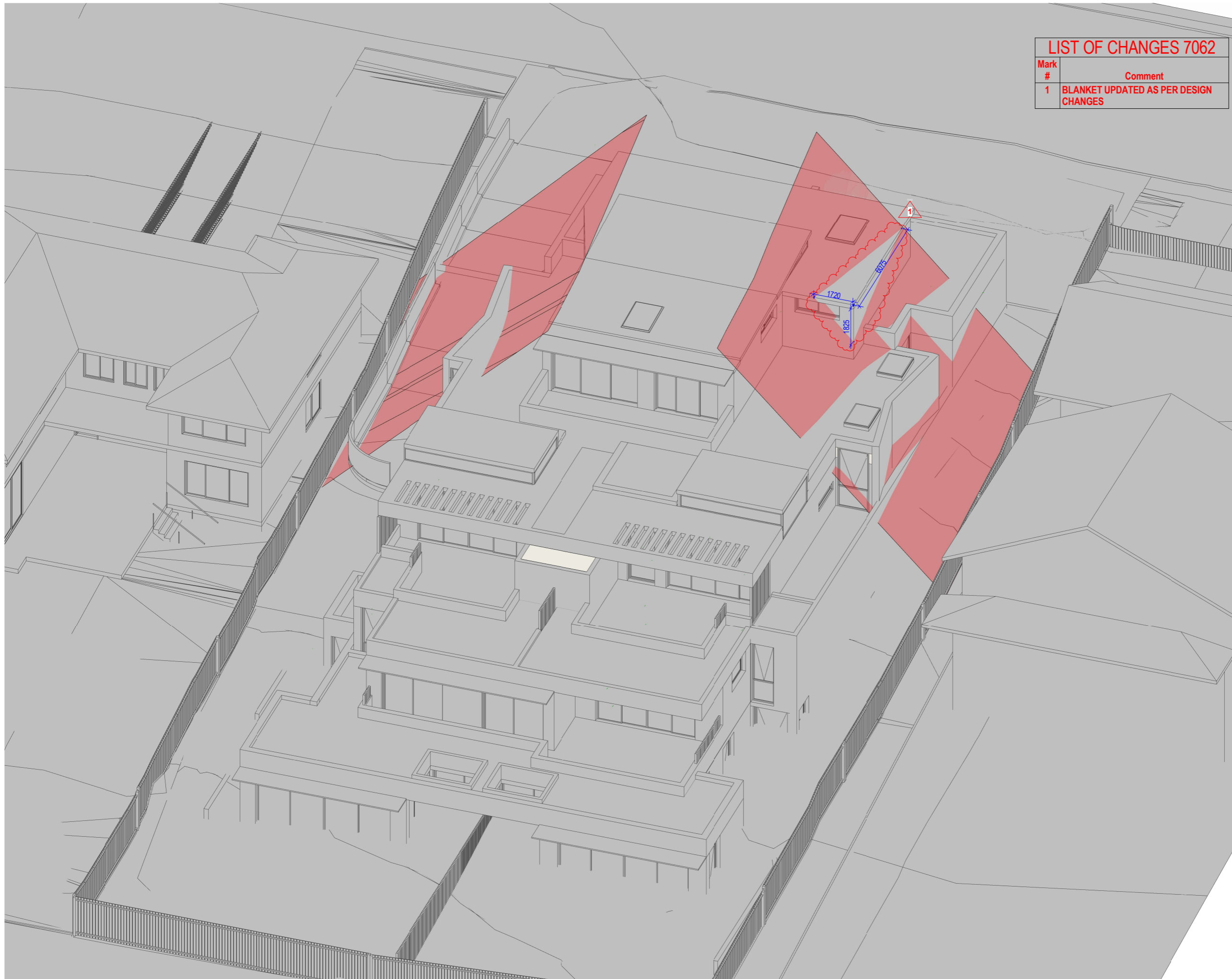


Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
3 STOREY 45 DEGREE BLANKET - 1

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J22558D	DA 7061	I	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022



LIST OF CHANGES 7062	
Mark #	Comment
1	BLANKET UPDATED AS PER DESIGN CHANGES

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND TO THE ARCHITECT.
 ALL DIMENSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

- I 02/12/2024 S4.55
- H 02/09/2024 GENERAL AMENDMENTS
- G 28/08/2024 GENERAL AMENDMENTS
- F 19/06/2024 GENERAL AMENDMENTS
- E 05/06/2024 GENERAL AMENDMENTS
- D 16/04/2024 GENERAL AMENDMENTS
- C 01/08/2023 DA AMENDMENTS
- B 13/07/2023 DA AMENDMENTS
- A 21/03/2023 DA AMENDMENTS

Rev.	Date	Description

Scale
 m 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

Project Architect

DDA
 CDARCHITECTS

LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au

© Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
3 STOREY 45 DEGREE BLANKET - 2

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J22558D	DA 7062	I	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022



LIST OF CHANGES 7063	
Mark #	Comment
1	BLANKET UPDATED AS PER DESIGN CHANGES

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS.
 REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND TO THE ARCHITECT.
 ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 FIGURED DIMENSIONS TO BE USED AT ALL TIME.
 DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

I	02/12/2024	S4.55
H	02/09/2024	GENERAL AMENDMENTS
G	28/08/2024	GENERAL AMENDMENTS
F	19/06/2024	GENERAL AMENDMENTS
E	05/06/2024	GENERAL AMENDMENTS
D	16/04/2024	GENERAL AMENDMENTS
C	01/08/2023	DA AMENDMENTS
B	13/07/2023	DA AMENDMENTS
A	21/03/2023	DA AMENDMENTS

Rev.	Date	Description
0		

Scale
 m 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

Project Architect

DDA
 CDARCHITECTS

LEVEL 2, 60 PARK STREET
 SYDNEY NSW 2000
 P: 02 9267 2000
 W: www.cdarchitects.com.au

© Copyright
 The copyright of this drawing together with any other documents prepared by CD Architects (CDA) remains the property of CDA. CDA grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without permission from CDA.
 Nominated Architect: Lijana Ermilova 7887, ABN 24 243 205 327



Project
SENIORS LIVING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
3 STOREY 45 DEGREE BLANKET - 3

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J22558D	DA 7063	I	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022