

DEVELOPMENT APPLICATION

NEW BUILDING FOR SENIORS LIVING

45 LANTANA AVE, WHEELER HEIGHTS

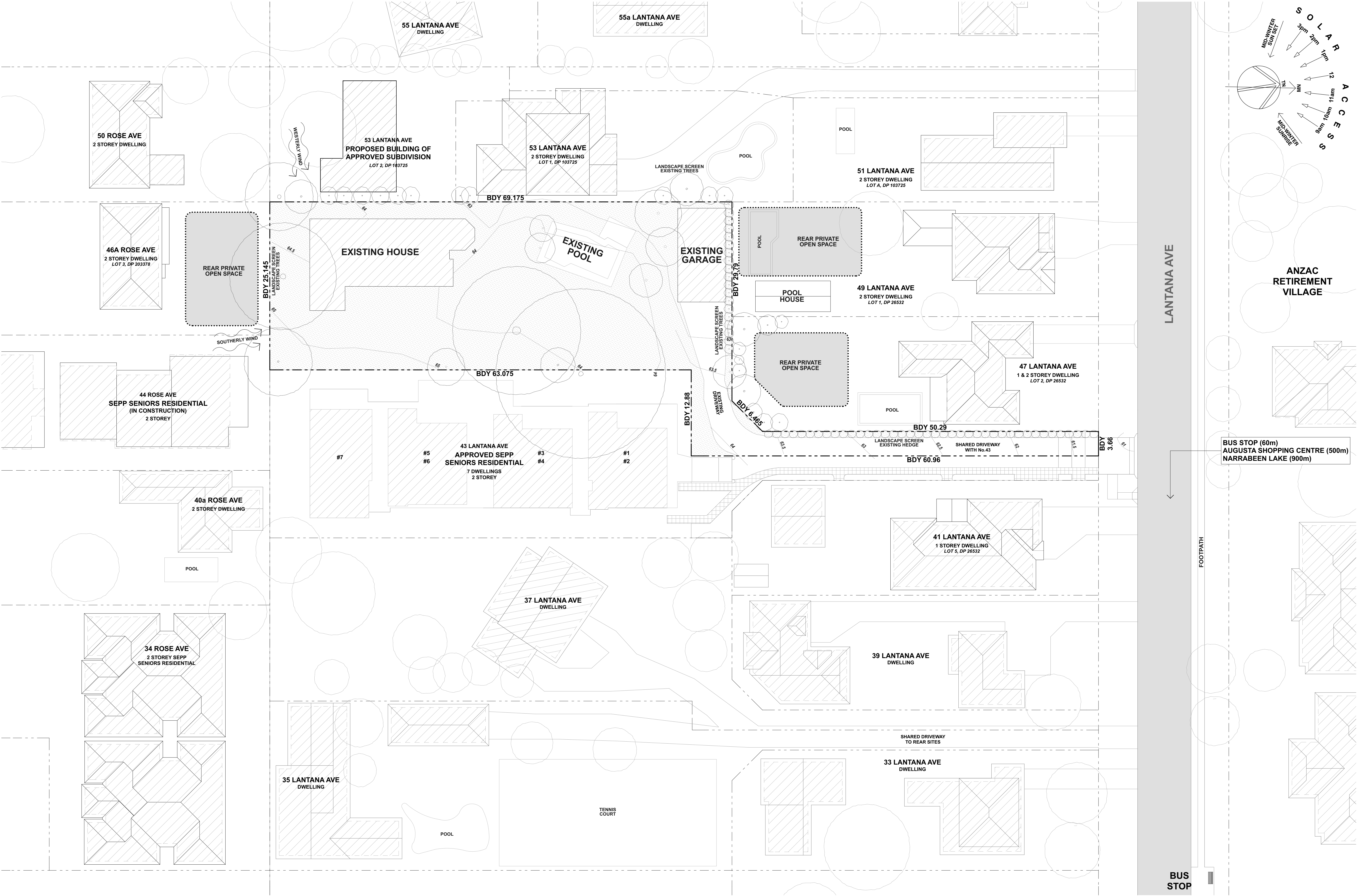


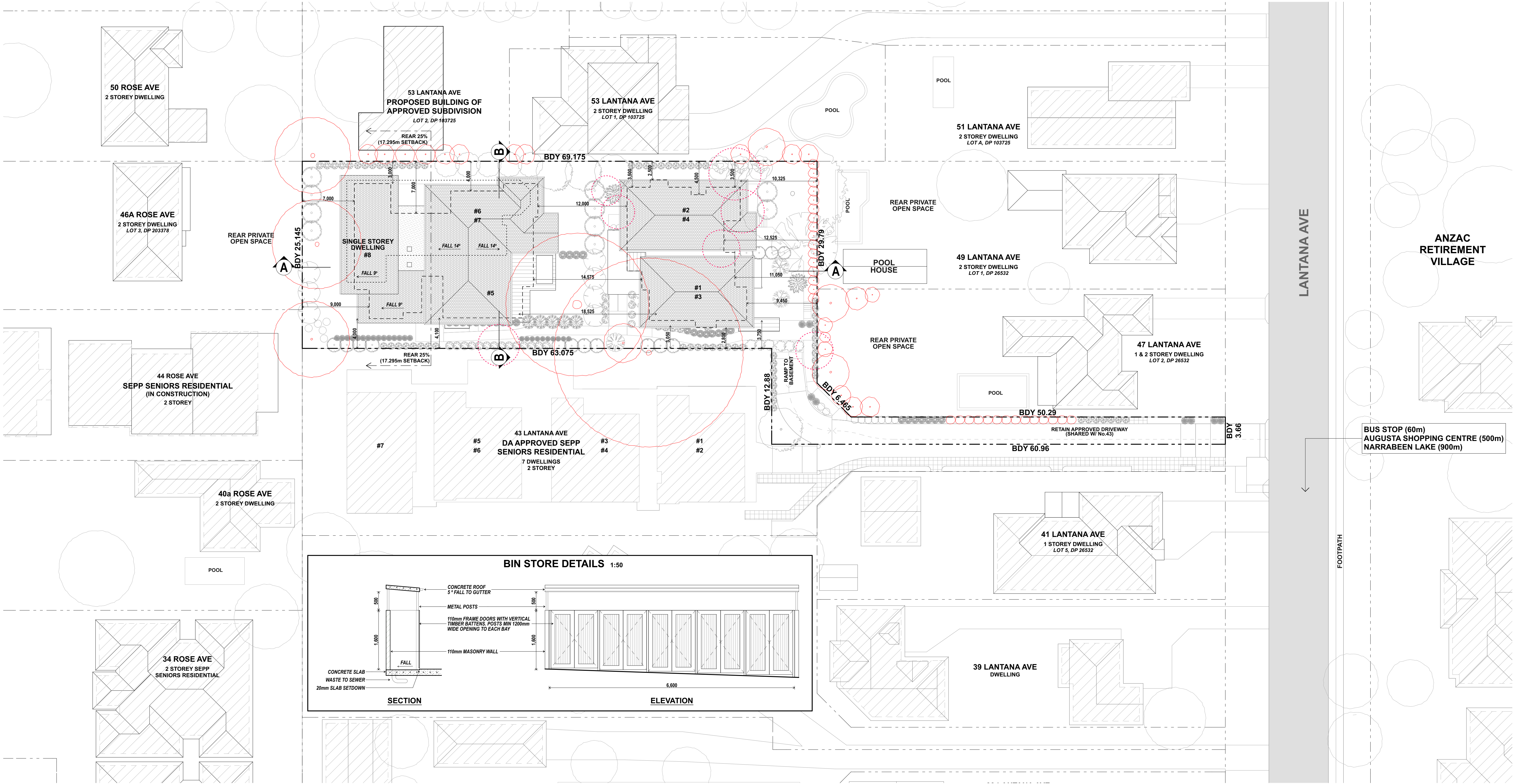
VIEW FROM ENTRANCE



AERIAL VIEW

DRAWING LIST	
DWG No:	DESCRIPTION
A.00	COVER SHEET
A.01	SITE ANALYSIS
A.02	SITE PLAN
A.03	BASEMENT
A.04	GROUND FLOOR
A.05	FIRST FLOOR
A.06	ELEVATIONS
A.07	SECTIONS + EAST ELEVATION
A.08	SHADOW DIAGRAMS
A.09	FSR PLANS
A.10	EXTERNAL FINISHES
L.01	LANDSCAPE PLAN





SITE CALCULATIONS

SITE AREA = 2029.3m²

FLOOR AREAS (m²):

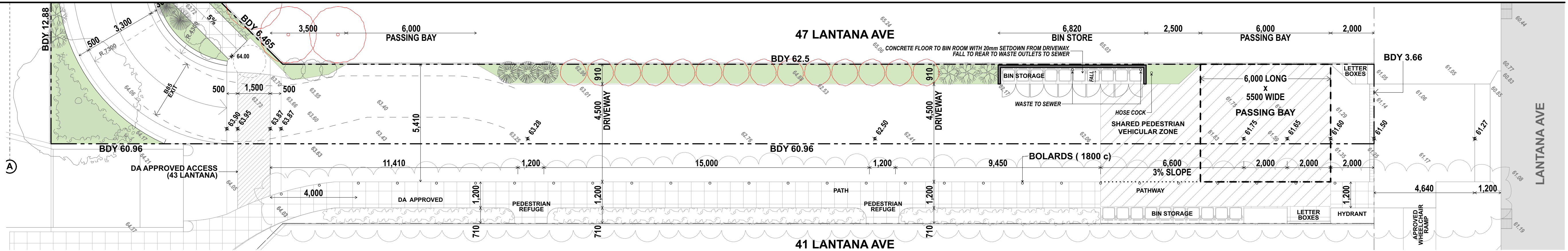
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02	133.87
03	131.46
04	133.87
05	138.79
06	127.34
07	123.51
08	147.08

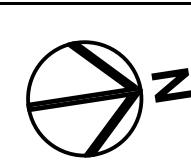
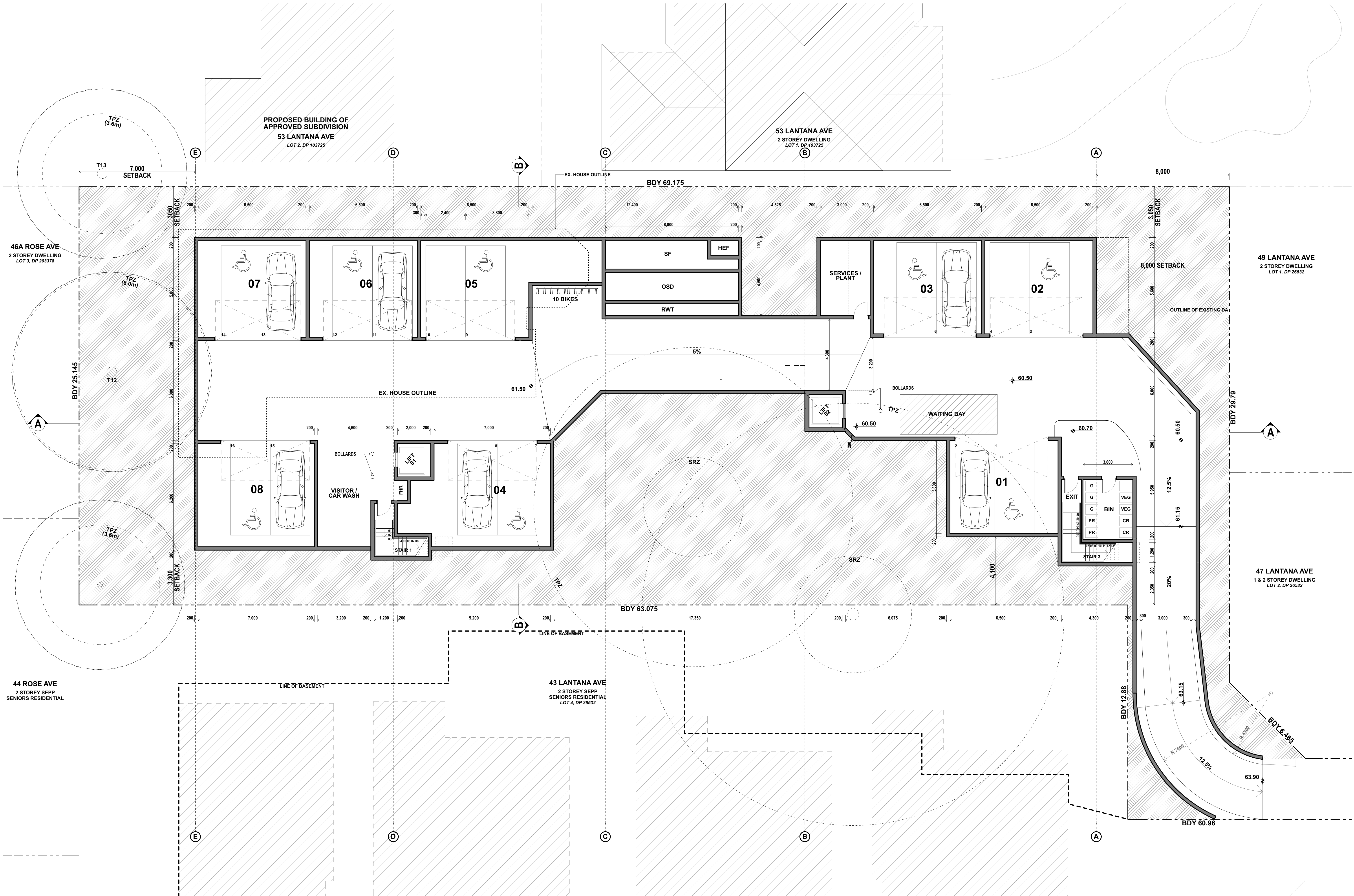
GROSS FLOOR AREA = 1,067.38 m²

FLOOR SPACE RATIO = 0.52 : 1

LANDSCAPED AREA = 870.59 m² or 42%

DEEP SOIL AREA = 787.33 m² or 38%





DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
17/12/20	A	DA			
16/02/21	B	AMENDED DA			
8/7/21	C	AMENDED DA			
29/7/21	D	AMENDED DA			



SITE CALCULATIONS

SITE AREA = 2029.3m²

FLOOR AREAS (m²):

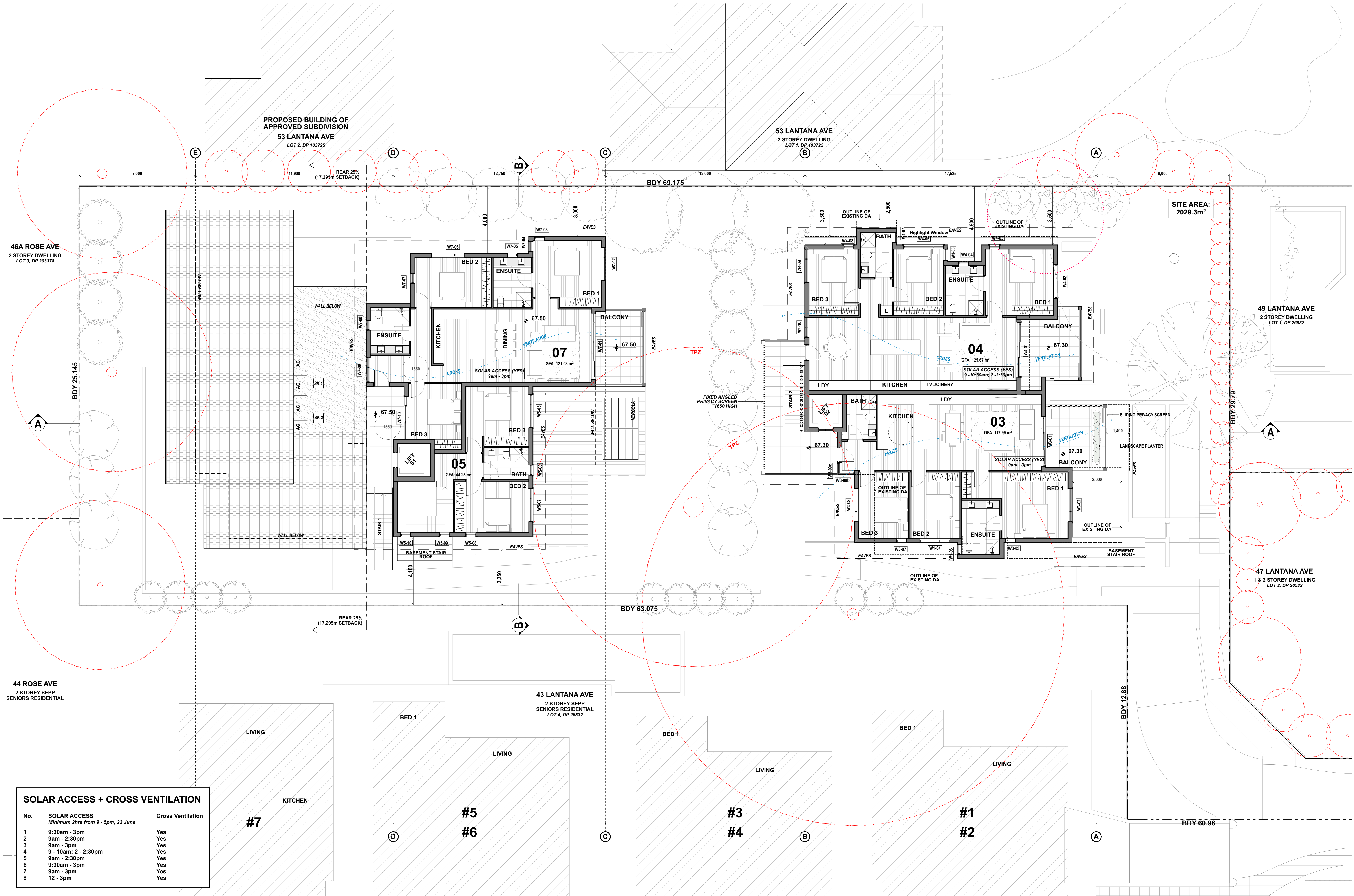
01	117.99
02	125.67
03	117.99
04	125.67
05	136.79
06	127.34
07	121.03
08	140.18

GROSS FLOOR AREA = 1,014.66 m²

FLOOR SPACE RATIO = 0.50 : 1

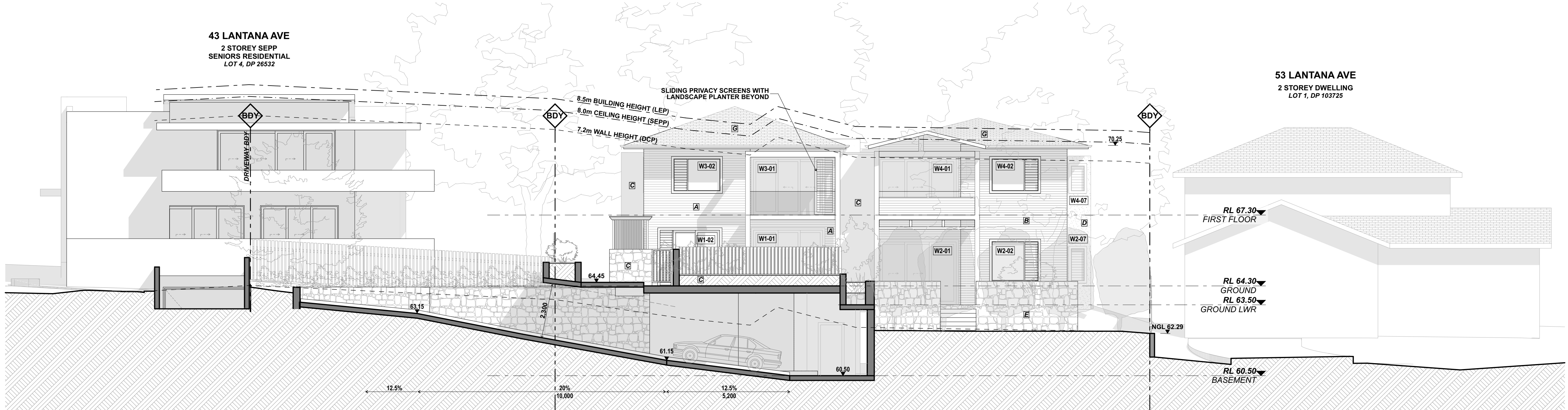
LANDSCAPED AREA = 889.79 m² or 43%

DEEP SOIL AREA = 786.73 m² or 38%

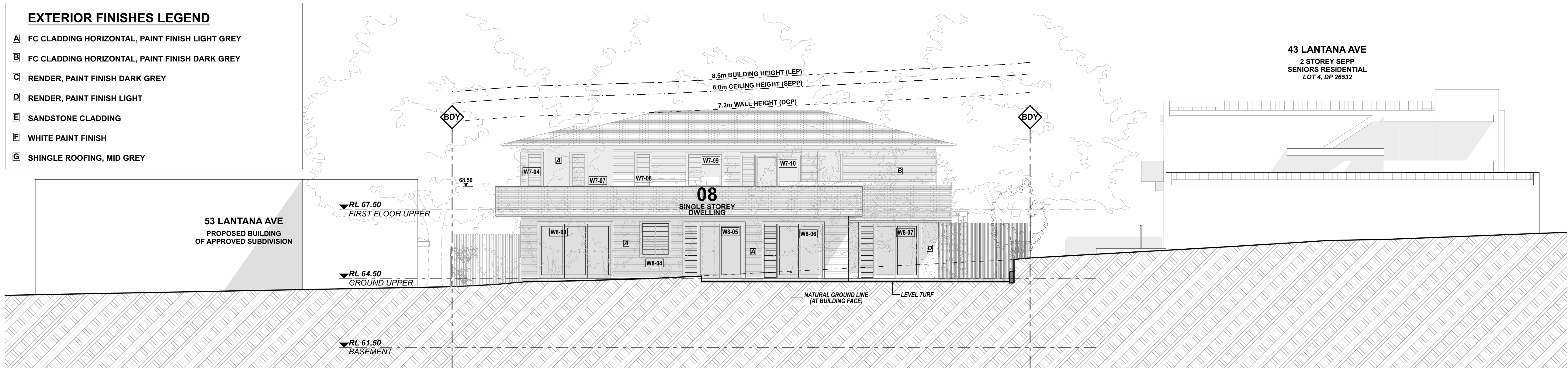


SOLAR ACCESS + CROSS VENTILATION		
No.	SOLAR ACCESS Minimum 2hrs from 9 - 5pm, 22 June	Cross Ventilation
1	9:30am - 3pm	Yes
2	9am - 2:30pm	Yes
3	9am - 3pm	Yes
4	9 - 10am; 2 - 2:30pm	Yes
5	9am - 2:30pm	Yes
6	9:30am - 3pm	Yes
7	9am - 3pm	Yes
8	12 - 3pm	Yes

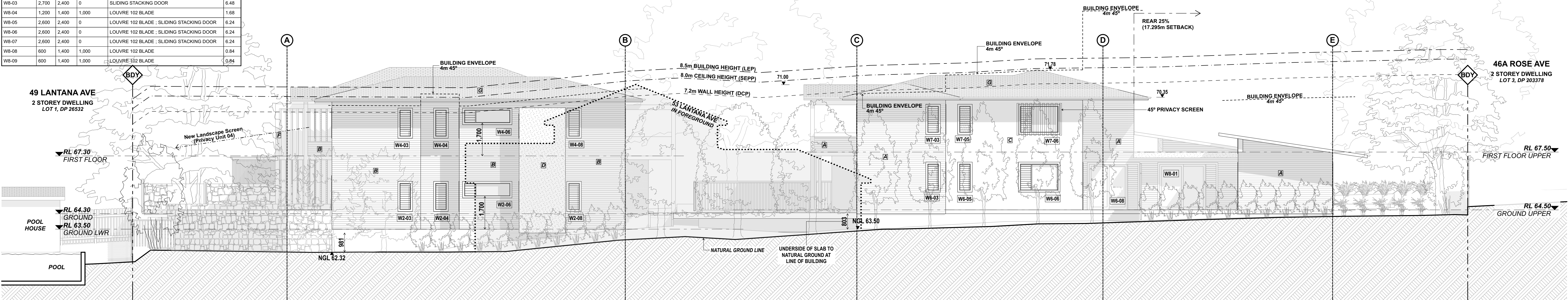
WINDOW SCHEDULE					
Window No.	Width	Height	Sill Height	Window Type	Area
W1-01	3,000	2,400	0	SLIDING STACKING DOOR	7.20
W1-02	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W1-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W1-04	1,800	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.52
W1-05	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W1-06a	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W1-07a	850	1,800	600	HINGE GLAZED WINDOW	1.53
W1-07c	633	1,800	600	FIXED WINDOW	1.11
W2-01	3,300	2,700	0	SLIDING STACKING DOOR	8.94
W2-02	2,000	1,700	1,000	FIXED WINDOW; LOUVRE 102 BLADE	3.40
W2-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-05	1,000	1,400	1,000	LOUVRE 102 BLADE	1.40
W2-06	2,400	700	1,700	FIXED WINDOW; LOUVRE 102 BLADE	1.68
W2-07	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-09	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W2-10	2,400	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	3.36
W3-01	3,000	2,400	0	SLIDING STACKING DOOR	7.20
W3-02	2,000	1,400	-2,200	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W3-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W3-04	600	1,100	1,000	LOUVRE 102 BLADE	0.66
W3-05	1,800	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.52
W3-06	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W3-07	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W3-08	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W3-09a	600	1,800	600	LOUVRE 102 BLADE	1.08
W3-09b	850	1,800	2700	FIXED WINDOW	2.10
W3-09c	450	1,800	600	FIXED WINDOW	0.81
W4-01	3,300	2,400	0	SLIDING STACKING DOOR	7.92
W4-02	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W4-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W4-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W4-05	1,000	1,400	1,000	LOUVRE 102 BLADE	1.40
W4-06	2,400	700	1,700	FIXED WINDOW; LOUVRE 102 BLADE	1.68
W4-07	600	1,100	1,000	LOUVRE 102 BLADE	0.66
W4-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W4-09	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W4-10	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-01	4,100	3,200	0	SLIDING STACKING DOOR	13.12
W5-02	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W5-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-05	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-06	600	1,400	3300	LOUVRE 102 BLADE	0.84
W5-07	2,000	1,400	3300	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-09	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-10	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-01	4,000	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	9.60
W6-02	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W6-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-05	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-06	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W6-07	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W6-08	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W7-01	4,000	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	9.60
W7-02	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W7-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-05	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-06	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W7-07	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-09	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W7-10	1,100	2,400	0	SLIDING STACKING DOOR	5.04
W8-01	2,300	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	7.20
W8-02	4,000	2,400	0	SLIDING STACKING DOOR	9.60
W8-02a	4,000	600	0	FIXED WINDOW	2.40
W8-03	2,700	2,400	0	SLIDING STACKING DOOR	6.48
W8-04	1,200	1,400	1,000	LOUVRE 102 BLADE	1.68
W8-05	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W8-06	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W8-07	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W8-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W8-09	600	1,400	1,000	LOUVRE 102 BLADE	0.84



NORTH ELEVATION

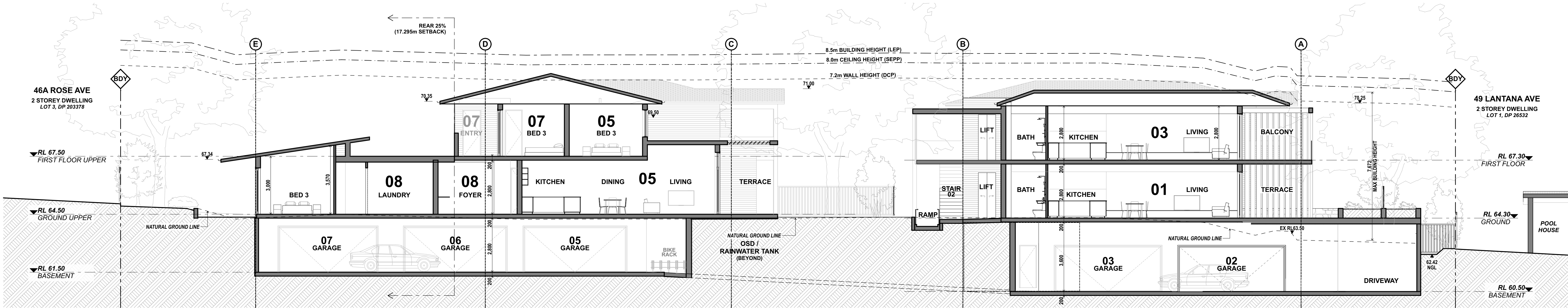


SOUTH ELEVATION



WEST ELEVATION

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	PROJECT	DRAWING TITLE
17/12/20	A	DA				DEVELOPMENT APPLICATION	ELEVATIONS
16/6/21	B	AMENDED DA				45 LANTANA AVE WHEELER HEIGHTS NSW 2097	SHEET NO.
29/7/21	C	AMENDED DA				LOT 3, DP 26532	SCALE
							1:100 @ A1
							DRG DATE
							SG / AB
							PLOT DATE
							28/7/21
							REVISION
							FOR WHEELER HEIGHTS SEPP HSPD
							1930
							A.06
							C



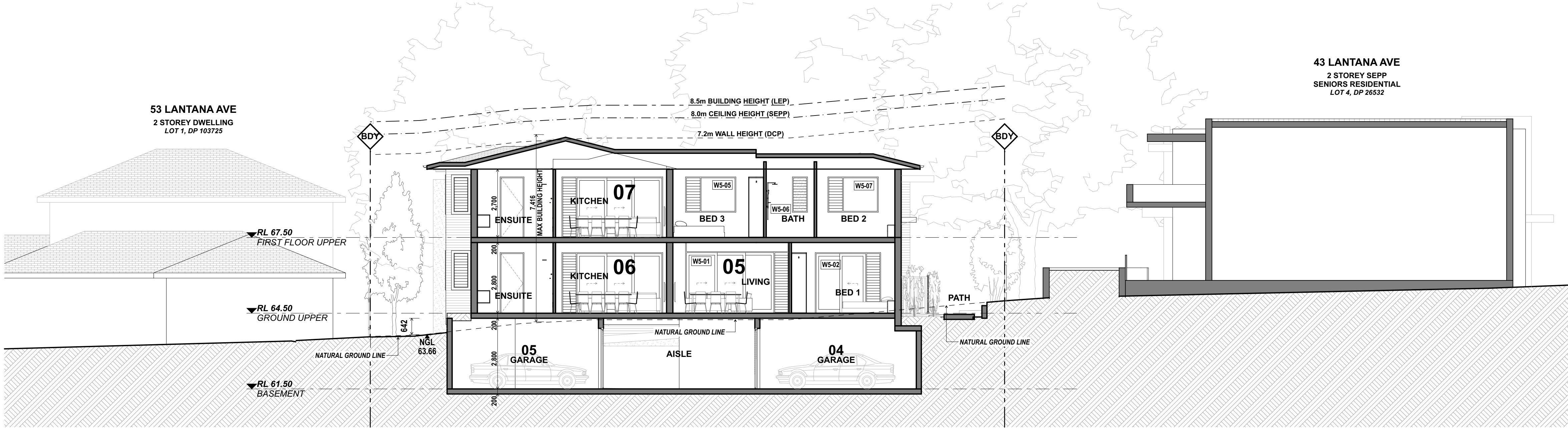
SECTION A

THERMAL PERFORMANCE REQUIREMENTS

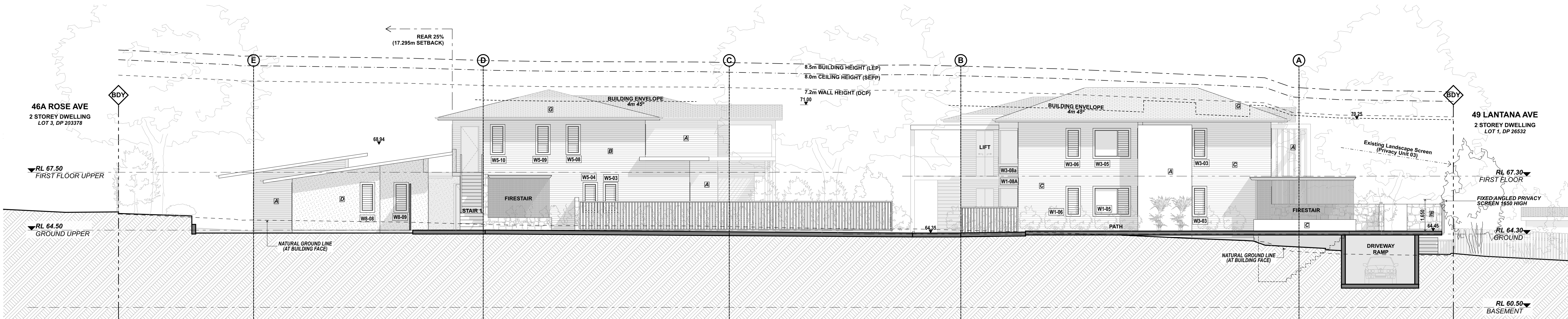
- Metal roof + 55mm foil lined blanket (roof medium colour), Shingle roof + sarking (roof medium colour).
- R3.0 insulation batts to all ceilings adjacent to roof and internal walls adjacent to roofspace.
- External walls and internal walls between units/stair/lobby 150mm concrete + R2.0 insulation batts.
- Concrete slab floors all units.
- Unit 08 to have R1.5 underslab insulation to floors adjacent to basement carpark (R1.0 all other units adjacent to basement carpark).
- W8-02, W8-03, W8-04 & W8-06 sliding doors aluminium framed/DG/clear U=4.8 SHGC=0.59 (+/-10%).
- All other windows/doors are aluminium framed/SG/clear U=6.7 SHGC=0.57 +/-10% (hinged door) SHGC=0.7 +/-10% (all others).
- All windows/doors are weather sealed.
- All recessed downlights are sealed and to allow for uninterrupted ceiling insulation.
- All exhaust fans sealed.
- Skylights double glazed/clear U=4.2 SHGC=0.72 (+/-10%).

EXTERIOR FINISHES LEGEND

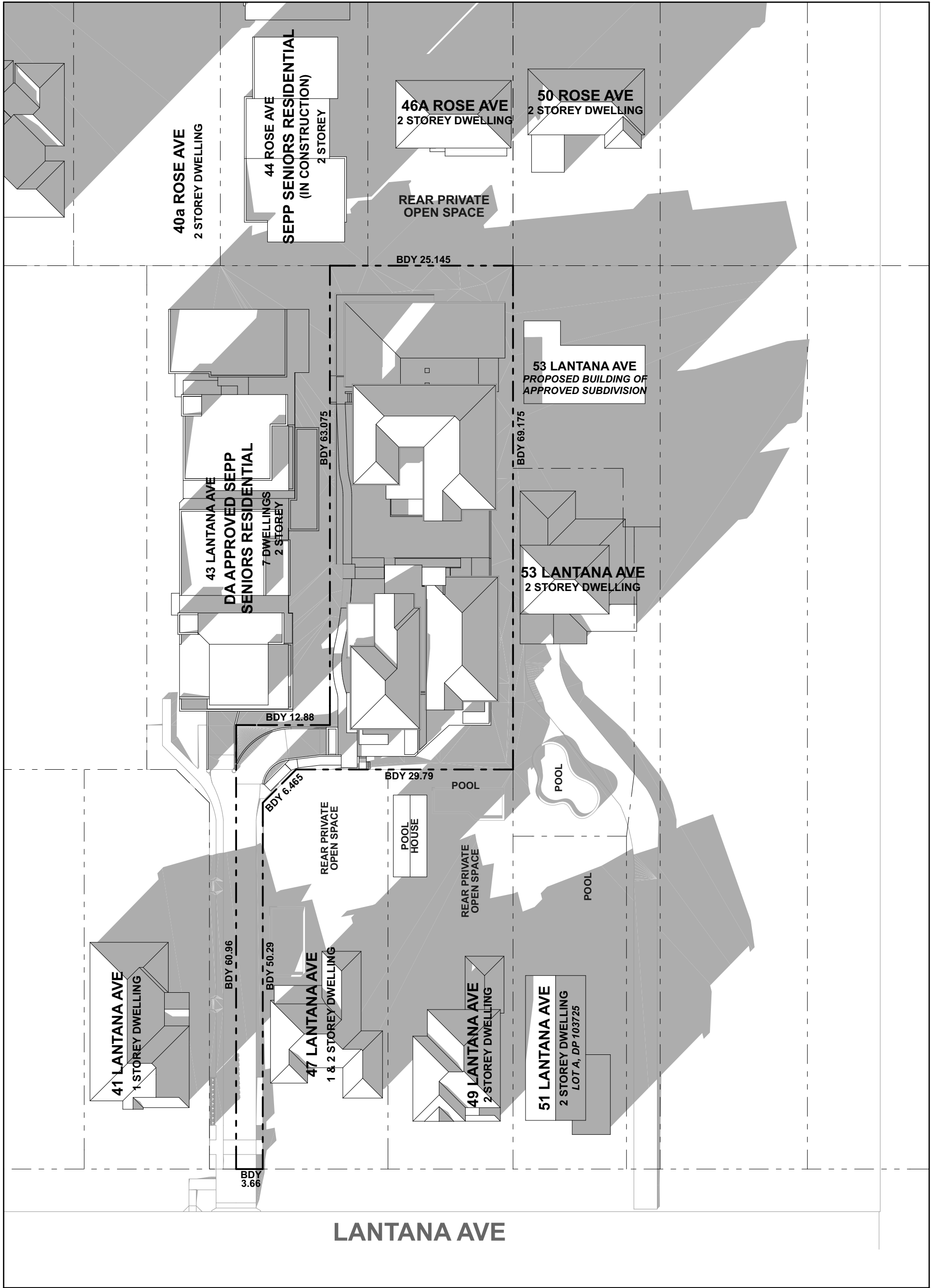
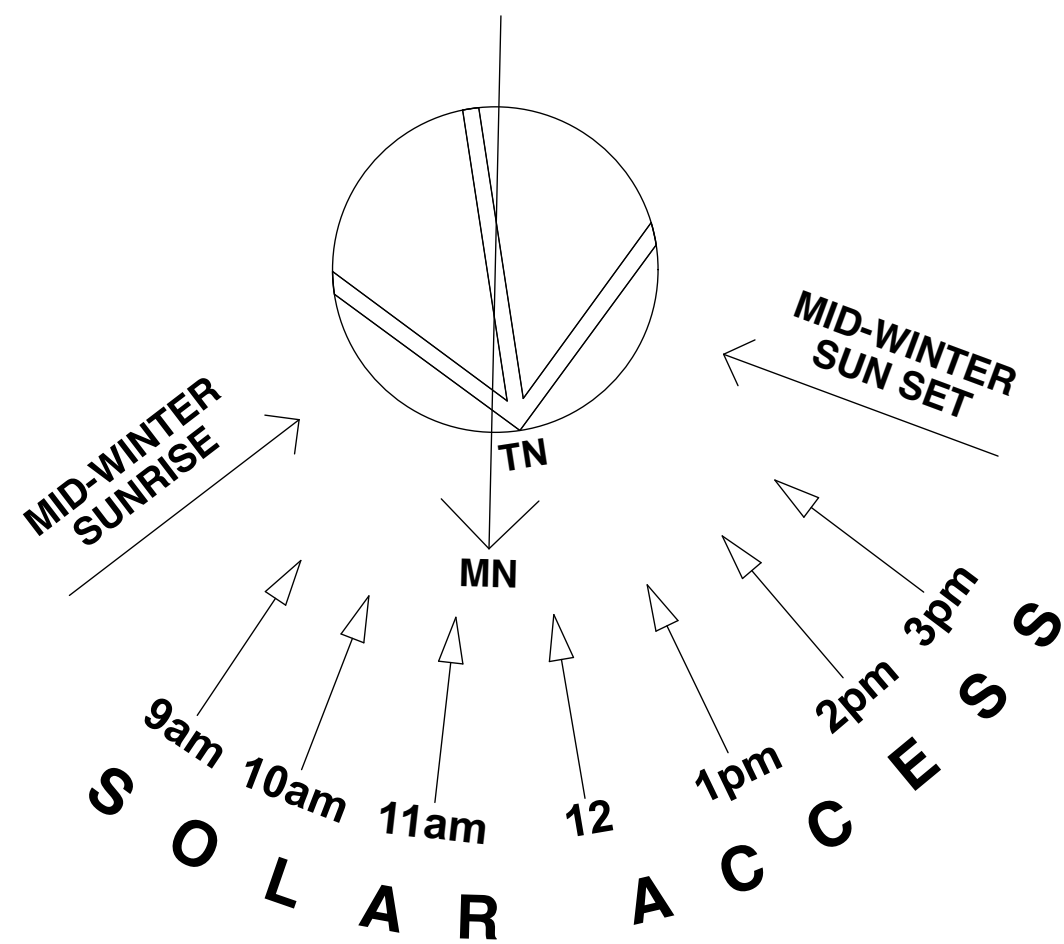
- A FC CLADDING HORIZONTAL, PAINT FINISH LIGHT GREY
- B FC CLADDING HORIZONTAL, PAINT FINISH DARK GREY
- C RENDER, PAINT FINISH DARK GREY
- D RENDER, PAINT FINISH LIGHT
- E SANDSTONE CLADDING
- F WHITE PAINT FINISH
- G SHINGLE ROOFING, MID GREY



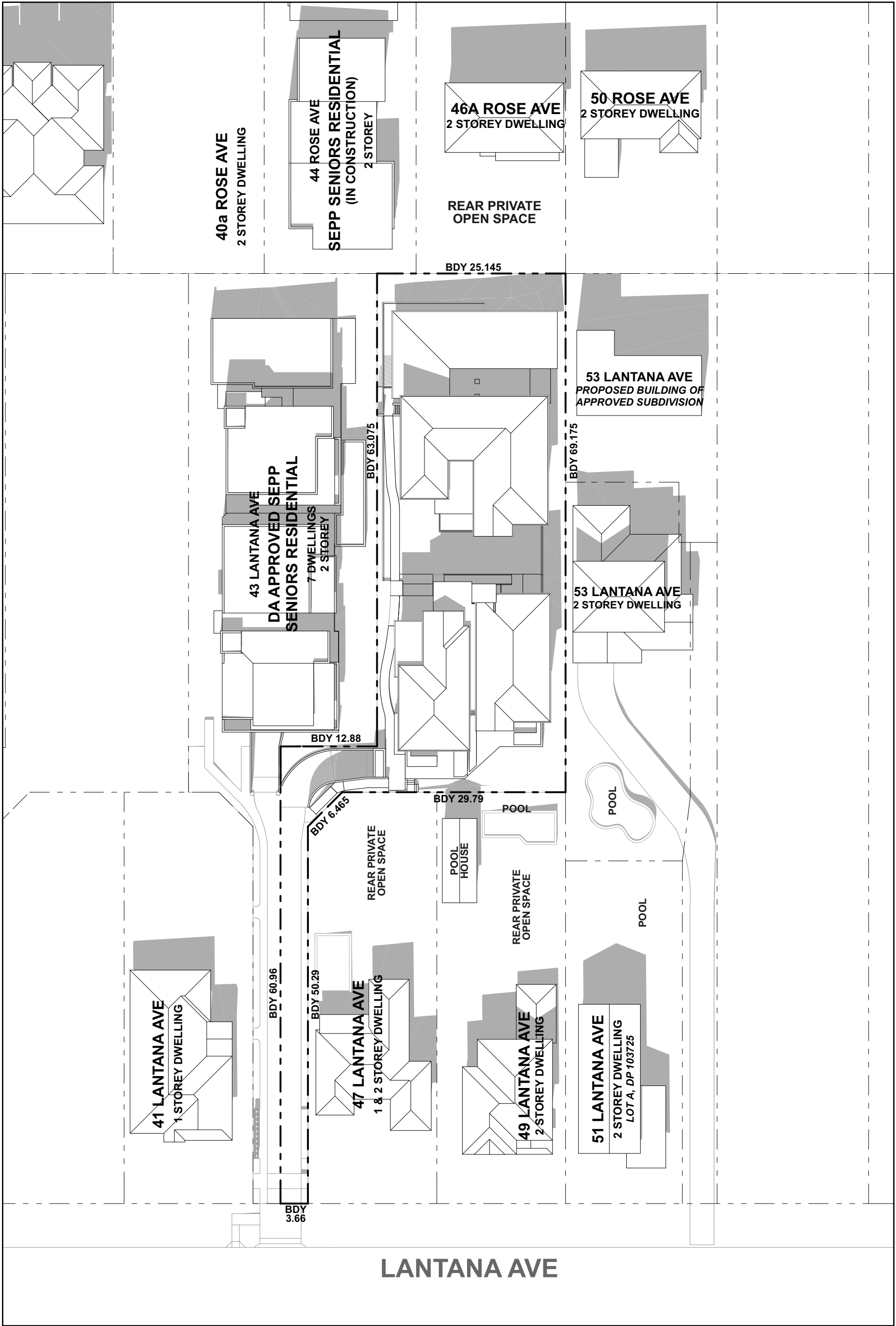
SECTION B



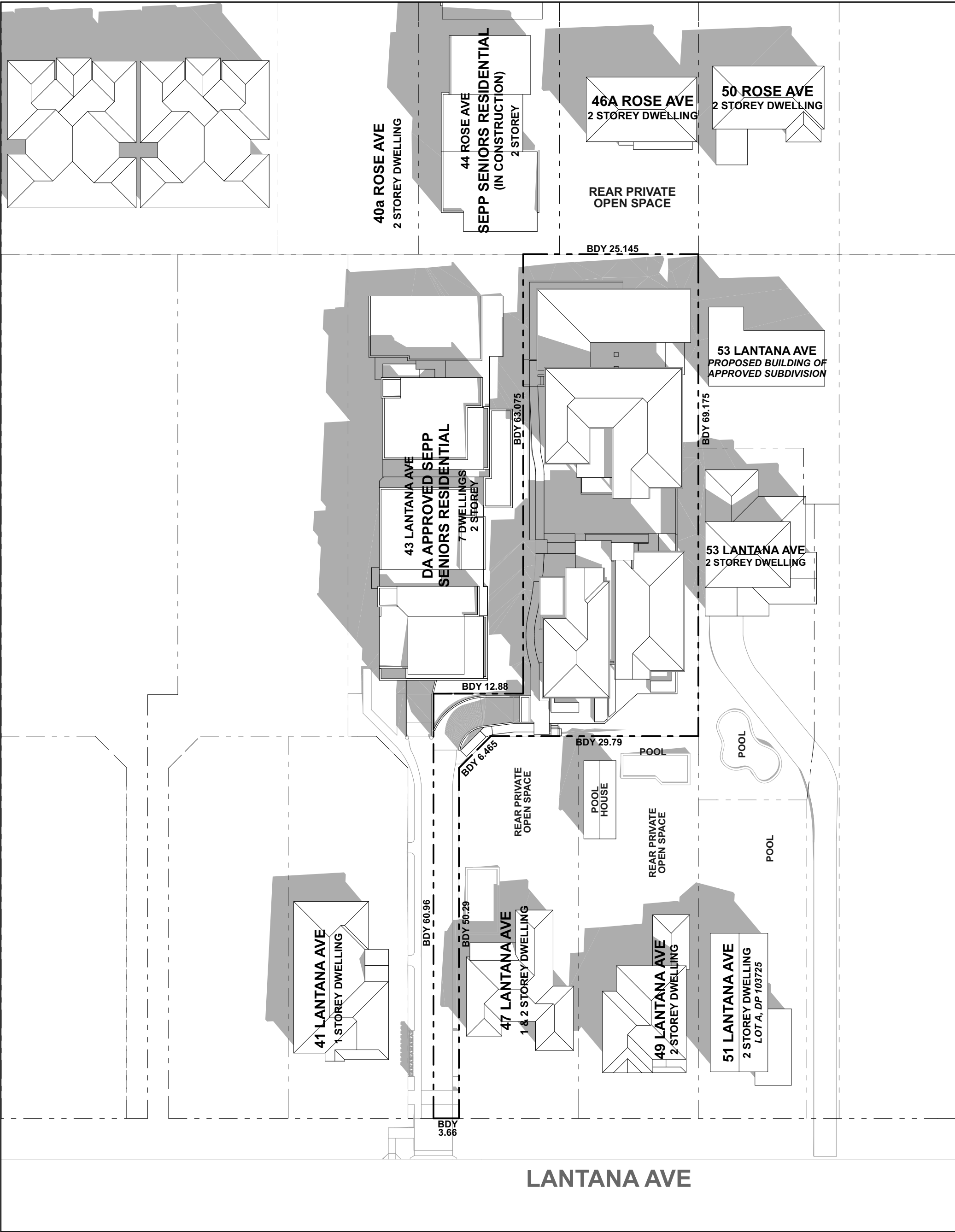
EAST ELEVATION



21 JUNE 9AM

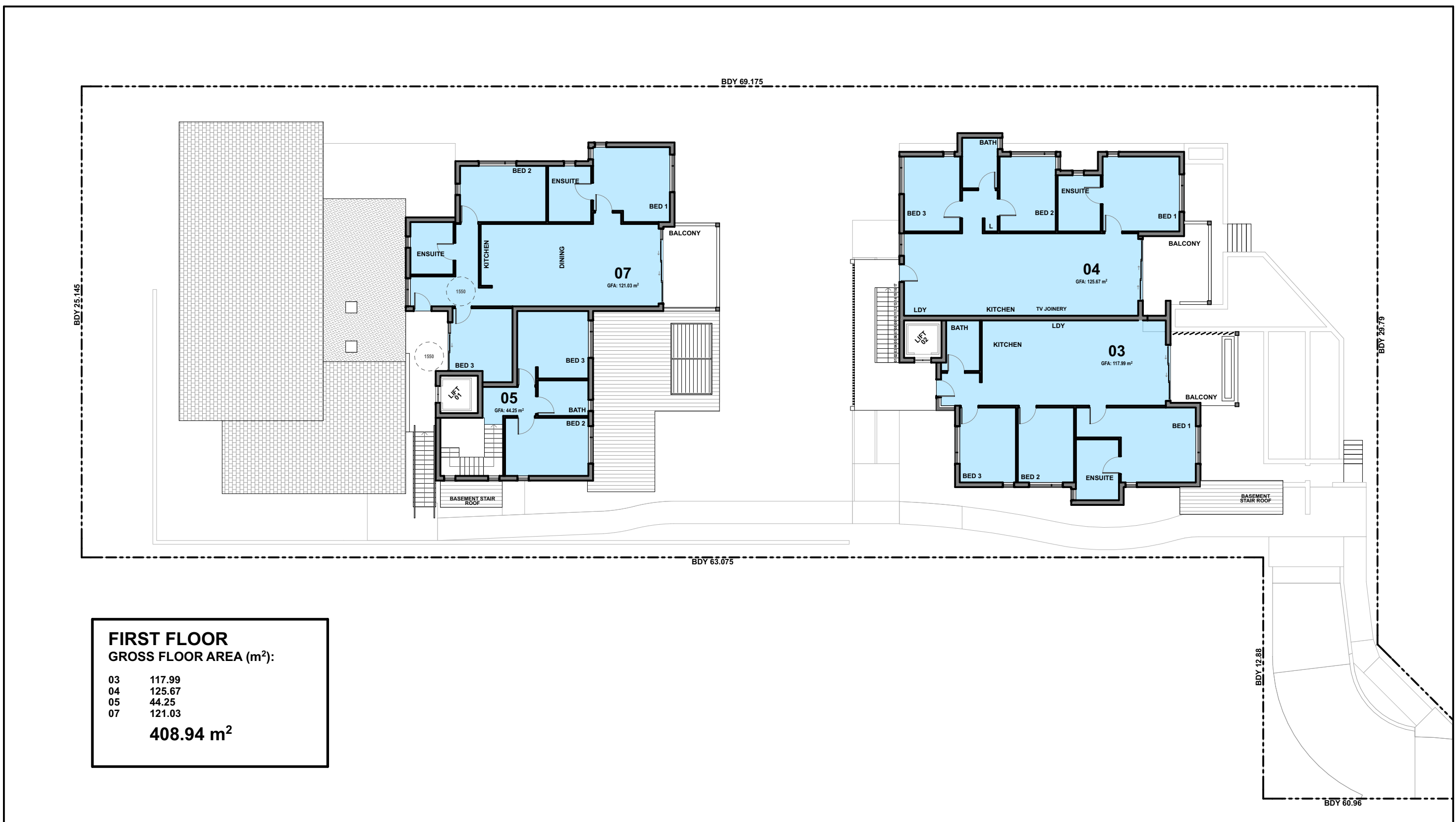
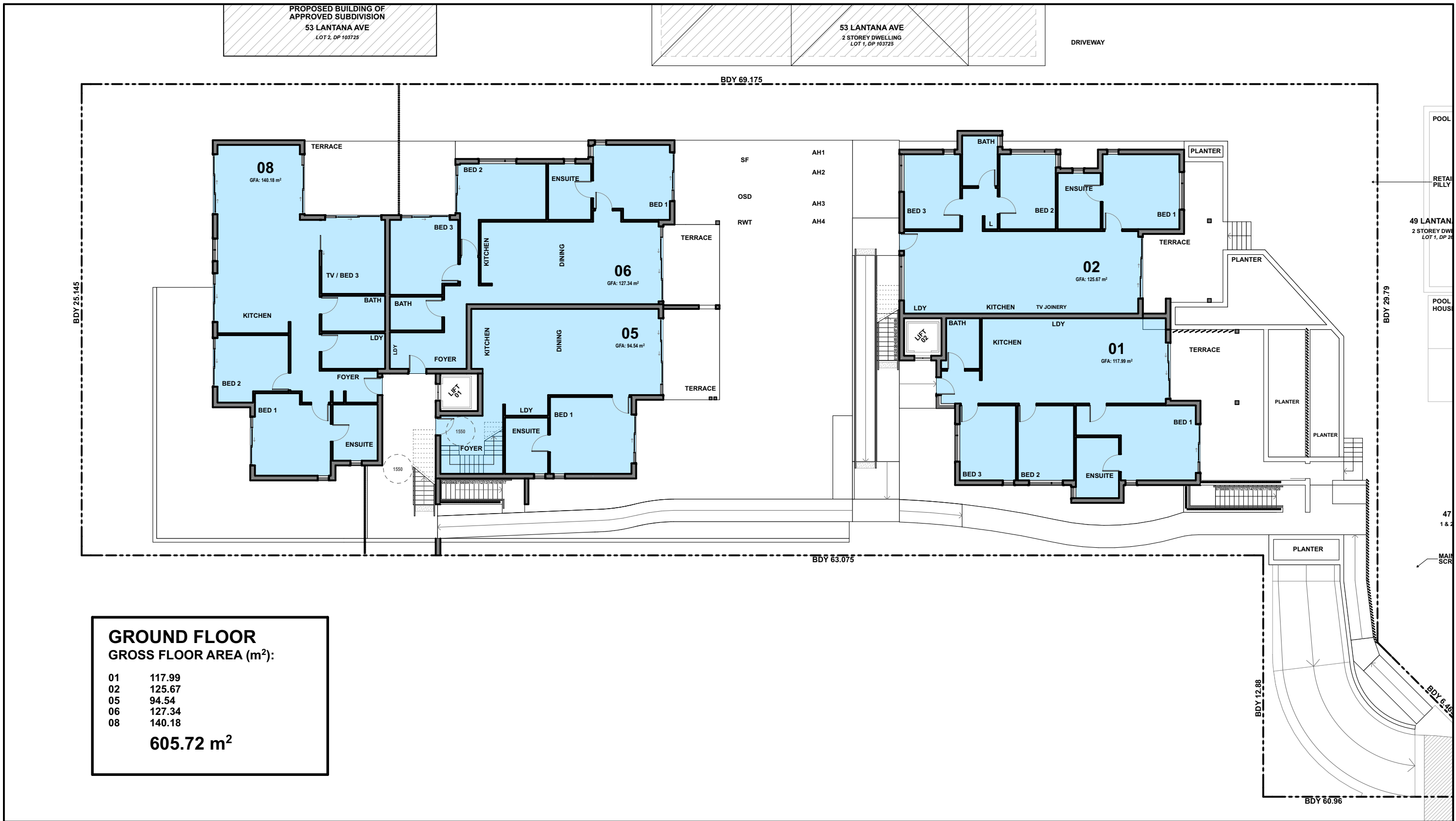


21 JUNE 12 NOON



21 JUNE 3PM

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
17/12/20	A	DA			



SITE CALCULATIONS

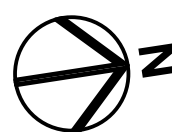
SITE AREA = 2029.3m²

FLOOR AREAS (m²):

01	117.99
02	125.67
03	117.99
04	125.67
05	138.79
06	127.34
07	121.03
08	140.18

GROSS FLOOR AREA = 1,014.66 m²

FLOOR SPACE RATIO = 0.50 : 1



DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
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16/02/21	B	AMENDED DA			
29/7/21	C	AMENDED DA			



VIEW FROM ENTRANCE



AERIAL VIEW

EXTERIOR FINISHES LEGEND

- A FC CLADDING HORIZONTAL, PAINT FINISH LIGHT GREY
- B FC CLADDING HORIZONTAL, PAINT FINISH DARK GREY
- C RENDER, PAINT FINISH DARK GREY
- D RENDER, PAINT FINISH LIGHT
- E SANDSTONE CLADDING
- F WHITE PAINT FINISH
- G SHINGLE ROOFING, MID GREY





PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	No.	POT SIZE
Trees			
Blueberry Ash	Eleocarpus reticulatus	5	45LT
Sydney Red Gum	Angophora costata	1	45LT
Water Gum	Tristania laurina	1	45LT
Lemon Myrtle	Backhousia citriodora	3	45LT
Frangipani	Plumeria rubra	2	300mm
Quandong	Eleocarpus eumundi	3	45LT
Spotted Gum	Corymbia maculata	1	45LT
Shrubs / Ferns			
Lilly Pilly Cascade	Syzygium luehmianii x wilsonii	19	300mm
Grevillea Moonlight	Grevillea whiteana	7	300mm
Coastal Rosemary	Westringia longifolia	6	300mm
Gynea Lily	Doryanthus excelsa	1	300mm
Burrawang	Macrozamia communis	3	45LT
Birds Nest Fern	Asplenium australasicum	2	150mm
Heath Leaved Banksia	Banksia ericifolia	5	300mm
Rhapis Excelsa	Rhapis palm	25	150mm
White Correa	Correa alba	9	300mm
Shell Ginger	Alpinia zerumbet	58	150mm
Groundcovers, Grasses, Vines			
Pig Face	Carpobrotus glaucescens	19	300mm
Star Jasmine	Trachelospermum jasminoides	13	150mm
Tanika	Lomandra longifolia tanika	6	300mm
Liriope	Liriope muscari	41	150mm
Silver Falls	Dichondra argentea	21	150mm
Red Cordyline	Cordyline terminalis	8	150mm
Xanadu	Philodendron xanadu	8	300mm
Blue Chalk Sticks	Senecio mandraliscae	13	150mm
Tiger Grass	Thysanolaena latifolia	30	150mm

EXISTING TREE SCHEDULE

No.	BOTANICAL NAME	RETAIN / REMOVE
1	Leptospermum petersonii	Remove
2	Agonis flexuosa	Remove
3	Archontophoenix cunninghamiana	Remove
4	Archontophoenix cunninghamiana	Remove
5	Eucalyptus botryoides	Retain
6	Callistemon saligna	Retain
7	Eucalyptus botryoides	Retain
8	Archontophoenix cunninghamiana	Remove
9	Archontophoenix cunninghamiana	Remove
10	Eucalyptus haemastoma	Remove
11	Syzygium paniculatum	Retain
12	Eucalyptus botryoides	Retain
13	Syzygium paniculatum	Retain

LANDSCAPED AREAS

SITE AREA = 2029.3m²
LANDSCAPED AREA = 870.59 m² or 42%
DEEP SOIL AREA = 787.33 m² or 38%

TREES

SHRUBS / FERNS

GROUNDCOVERS / GRASSES / VINES