

DEVELOPMENT APPLICATION

NEW BUILDING FOR SENIORS LIVING

45 LANTANA AVE, WHEELER HEIGHTS



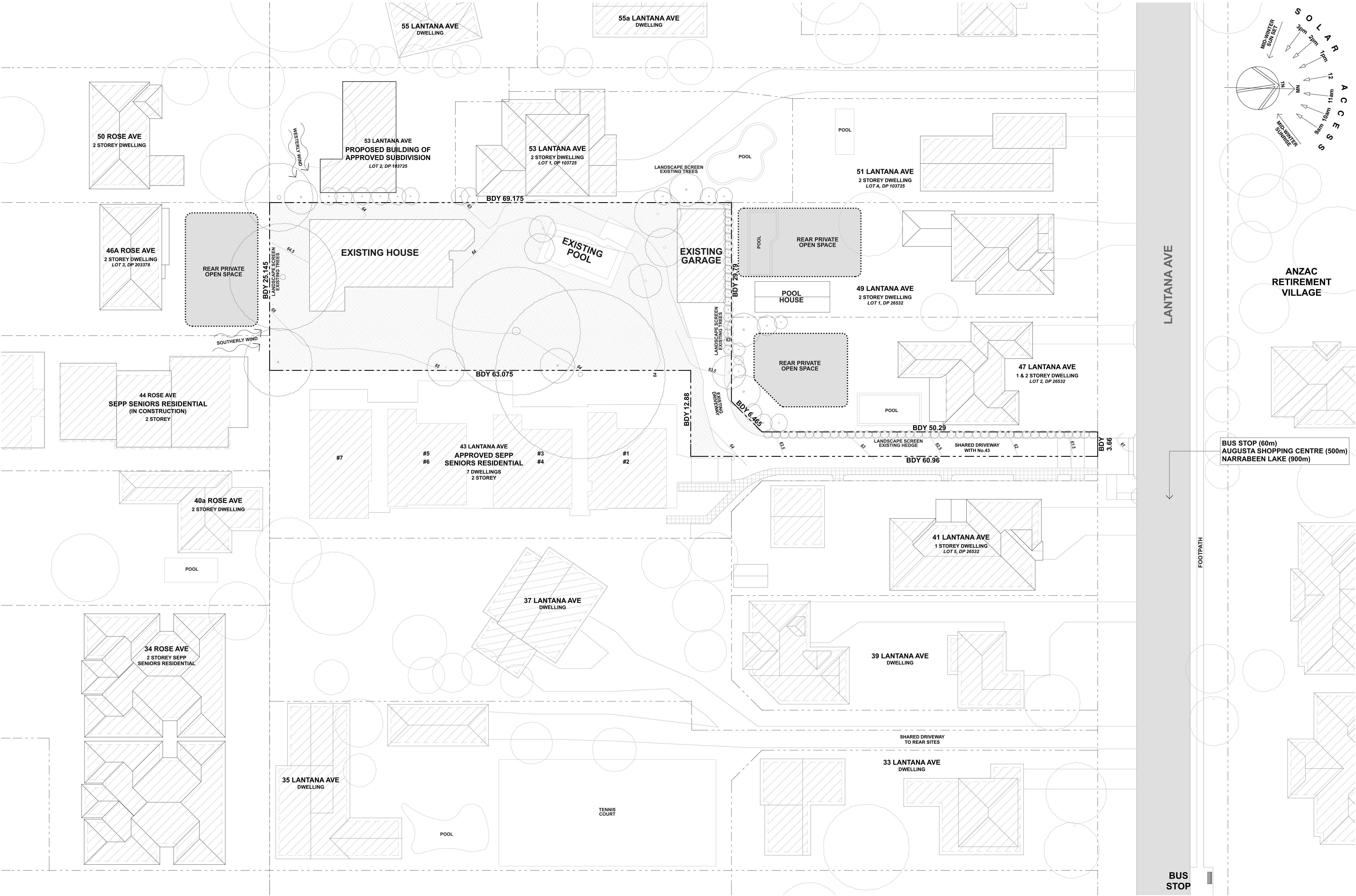
VIEW FROM ENTRANCE

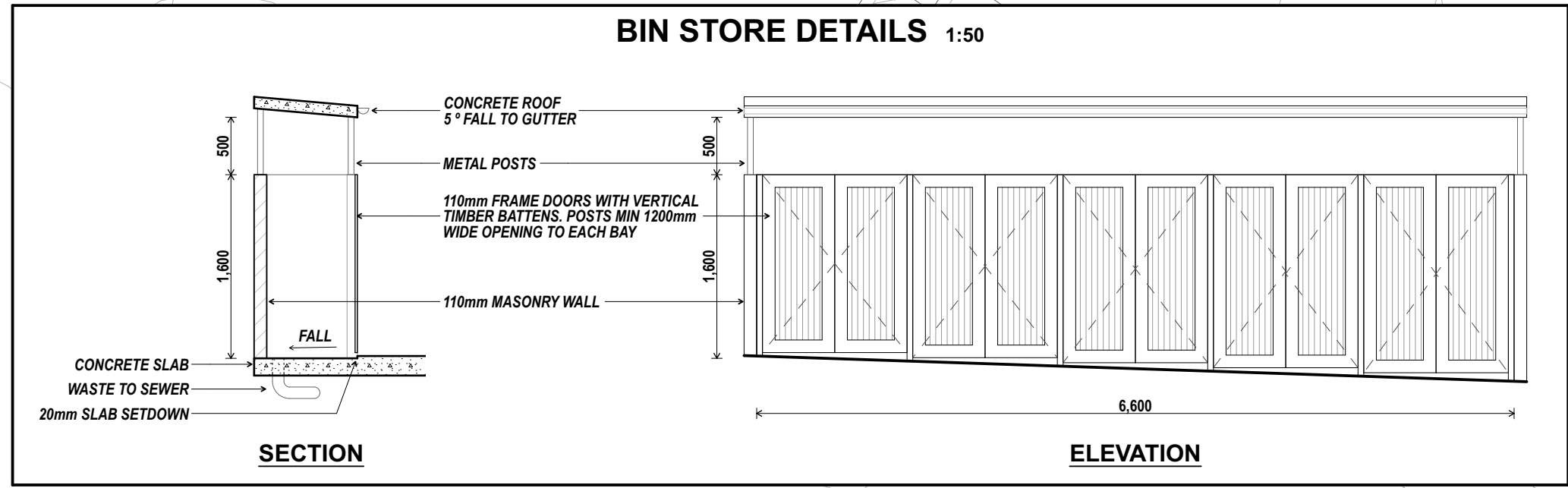
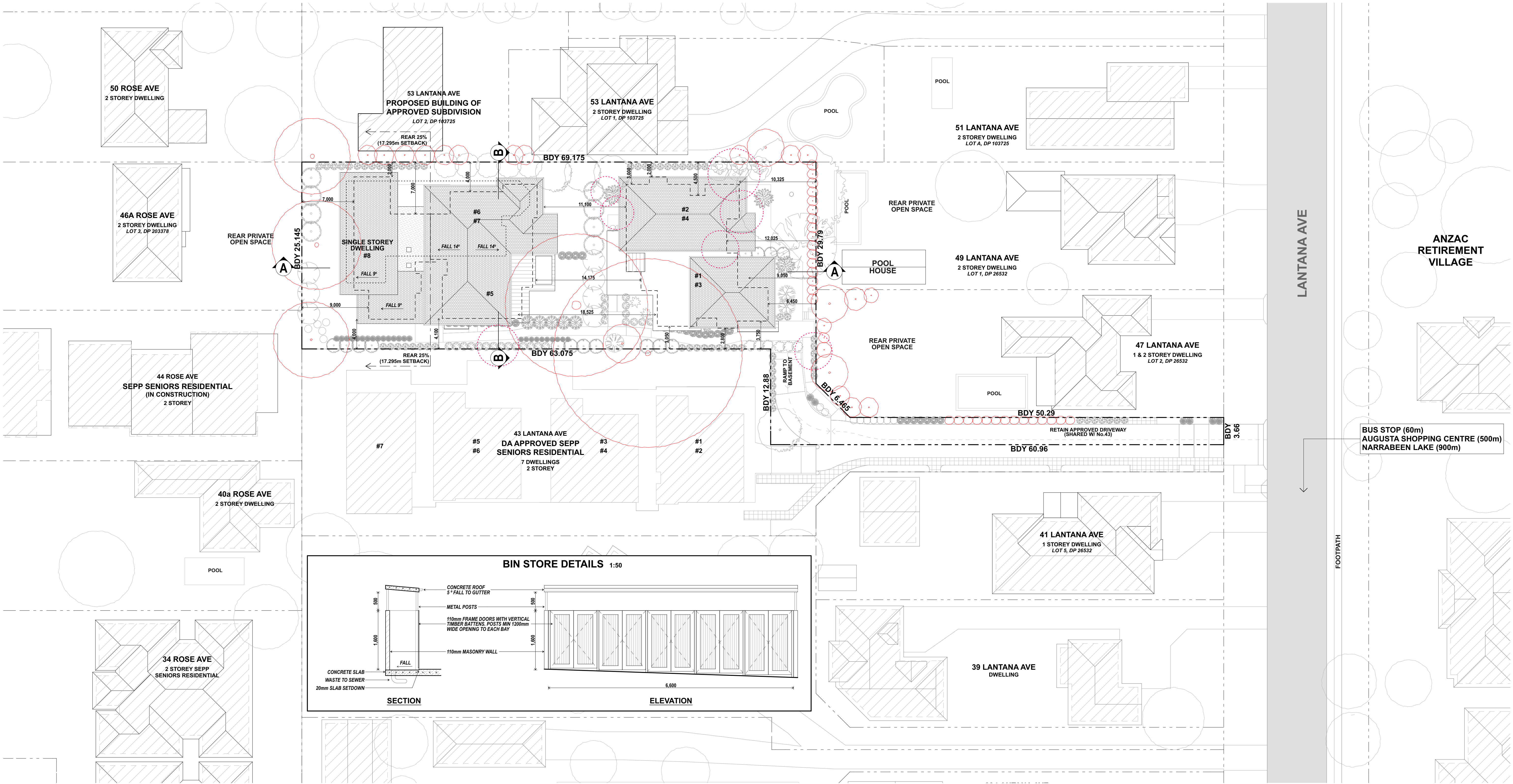


AERIAL VIEW

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

[illegible]





SITE CALCULATIONS

SITE AREA = 2029.3m²

FLOOR AREAS (m²):

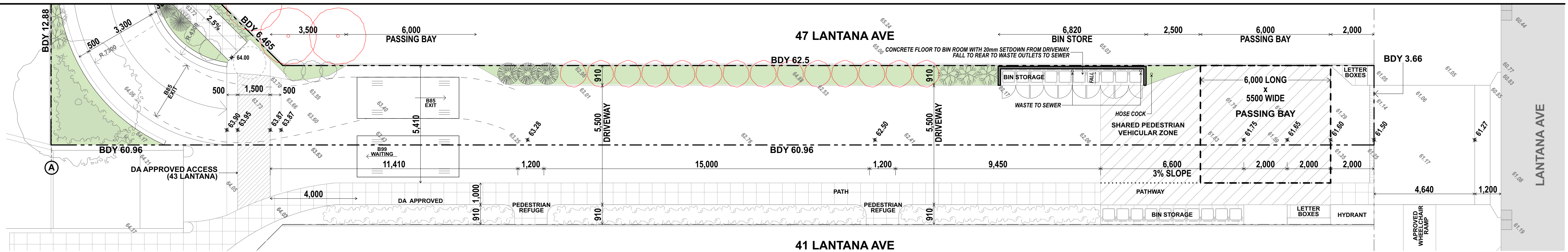
01	131.46
02	133.87
03	131.46
04	133.87
05	138.79
06	127.34
07	123.51
08	147.08

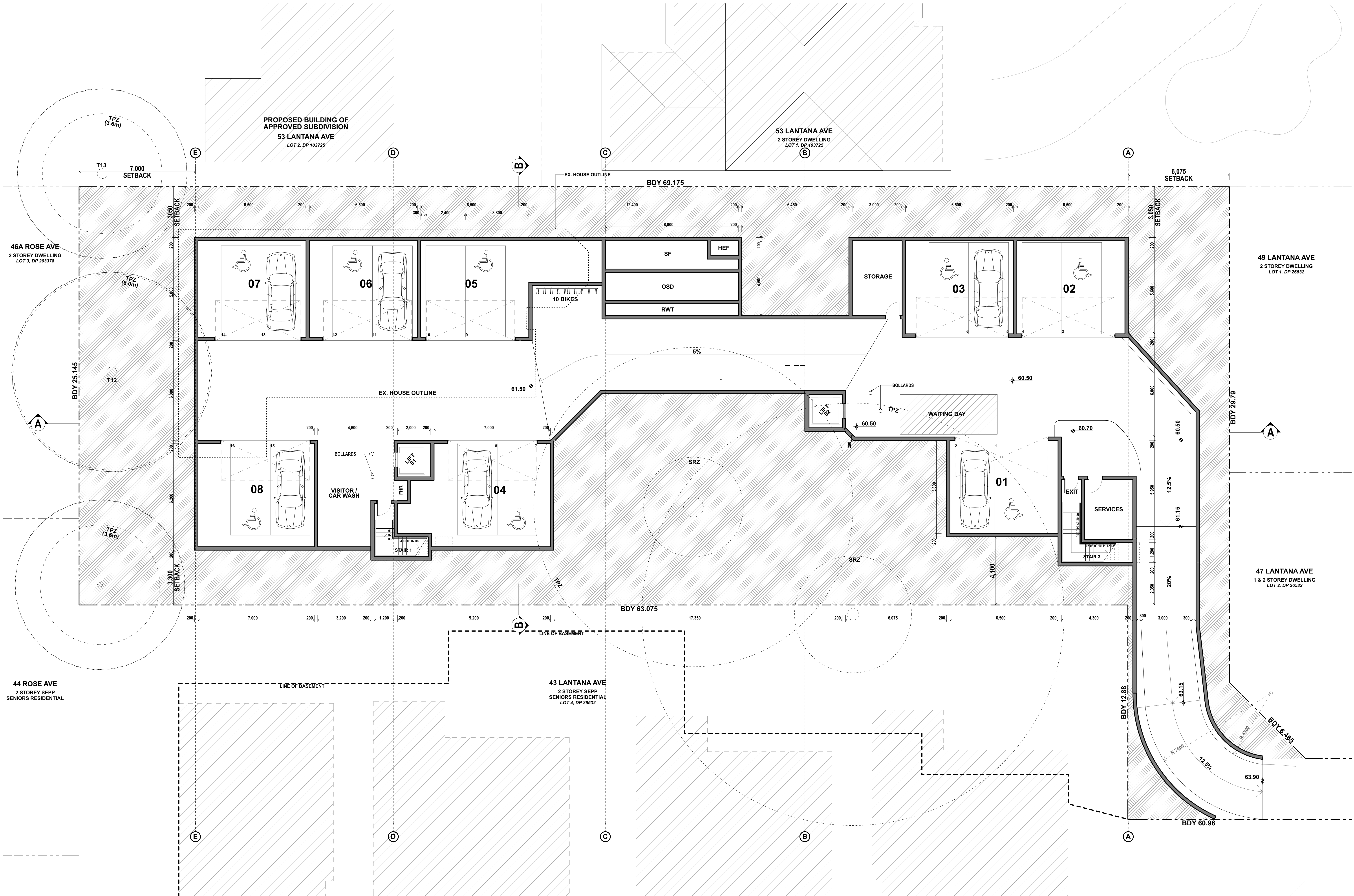
GROSS FLOOR AREA = 1,067.38 m²

FLOOR SPACE RATIO = 0.52 : 1

LANDSCAPED AREA = 870.59 m² or 42%

DEEP SOIL AREA = 787.33 m² or 38%







SITE CALCULATIONS

SITE AREA = 2029.3m²

FLOOR AREAS (m²):

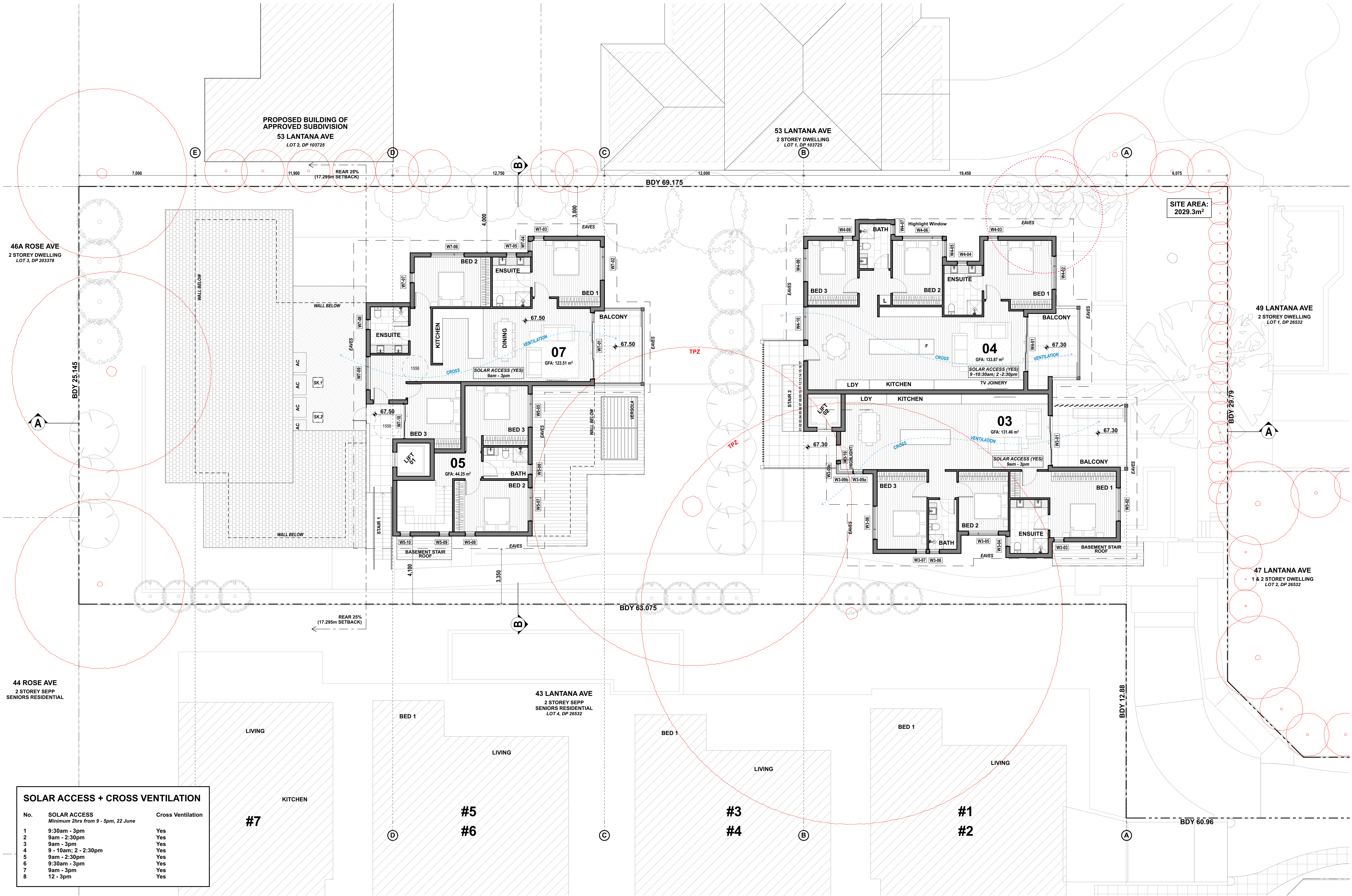
01	131.46
02	133.87
03	131.46
04	133.87
05	136.79
06	127.34
07	123.51
08	147.08

GROSS FLOOR AREA = 1,067.38 m²

FLOOR SPACE RATIO = 0.52 : 1

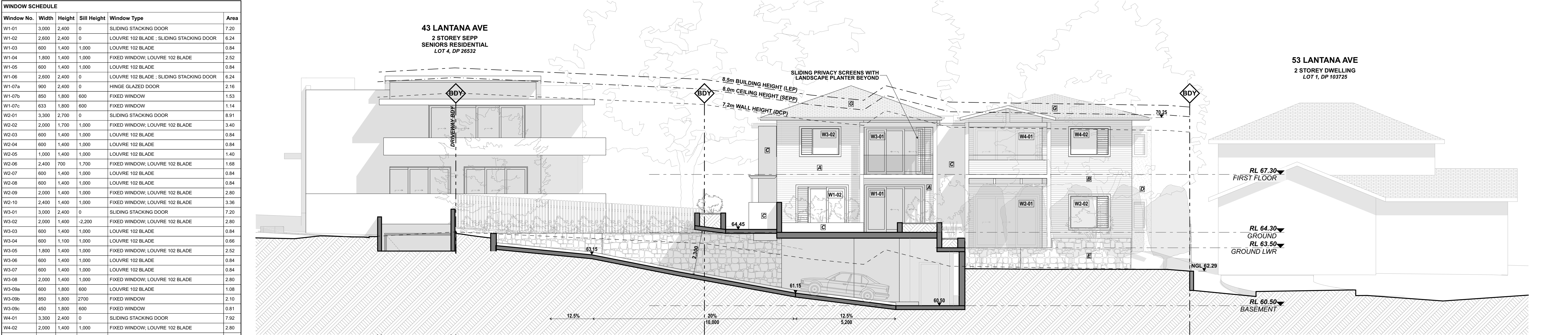
LANDSCAPED AREA = 870.59 m² or 42%

DEEP SOIL AREA = 787.33 m² or 38%

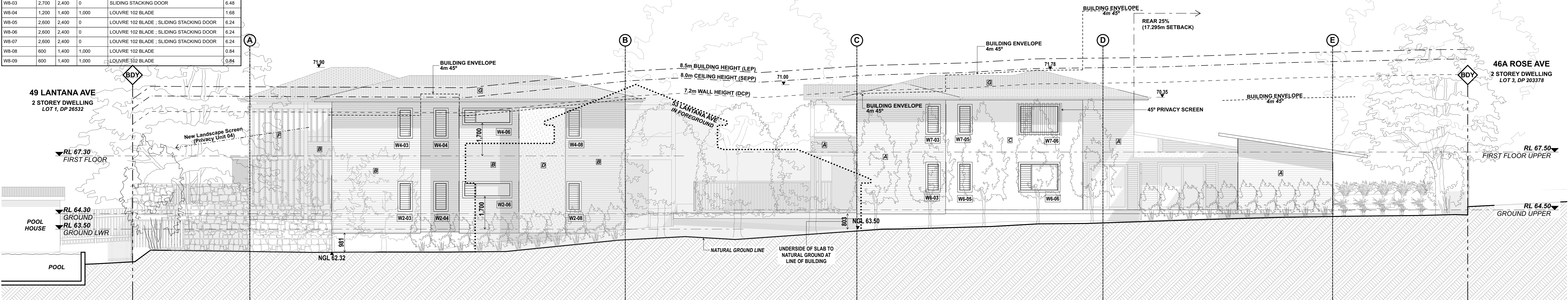
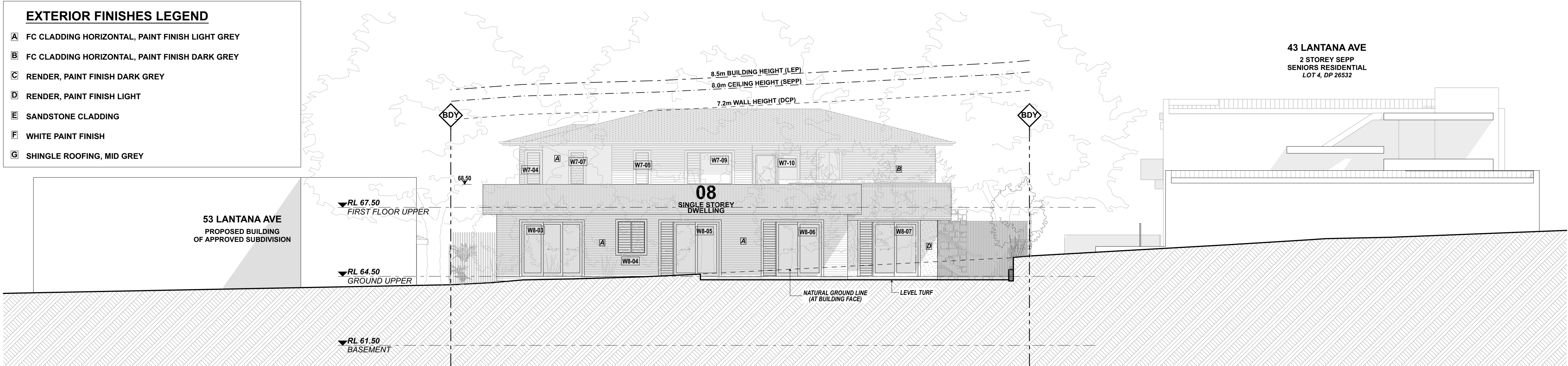


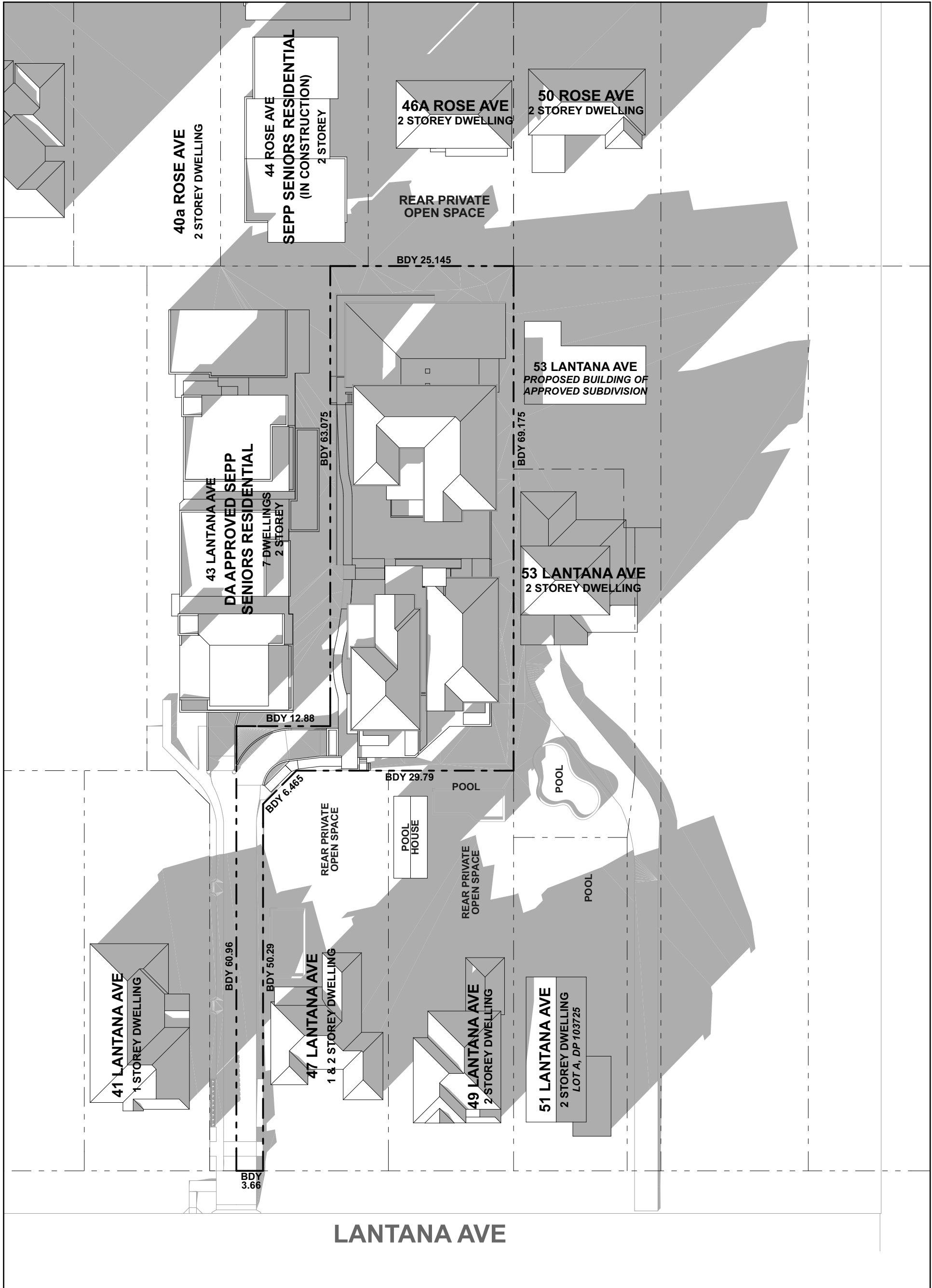
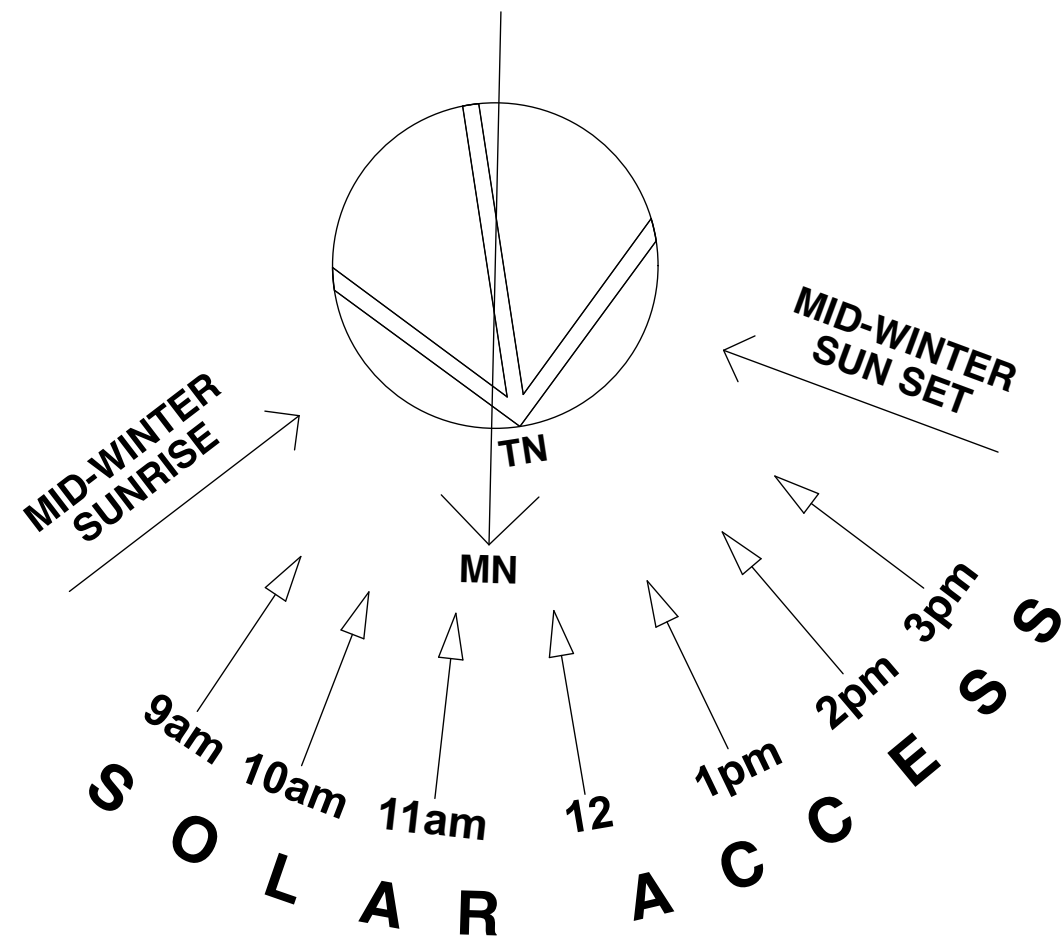
SOLAR ACCESS + CROSS VENTILATION		
No.	SOLAR ACCESS Minimum 2hrs from 9 - 3pm, 22 June	Cross Ventilation
1	9:30am - 3pm	Yes
2	9am - 2:30pm	Yes
3	9am - 3pm	Yes
4	9 - 10am; 2 - 2:30pm	Yes
5	9am - 2:30pm	Yes
6	9:30am - 3pm	Yes
7	9am - 3pm	Yes
8	12 - 3pm	Yes

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	800	1,400	1,000	LOUVRE 102 BLADE	0.84
W1-06	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W1-07a	900	2,400	0	HINGE GLAZED DOOR	2.16
W1-07b	850	1,800	600	FIXED WINDOW	1.53
W1-07c	633	1,800	600	FIXED WINDOW	1.14
W2-01	3,300	2,700	0	SLIDING STACKING DOOR	8.91
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	800	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	2,100	2,400	0	SLIDING STACKING DOOR	5.04
W8-01	3,000	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

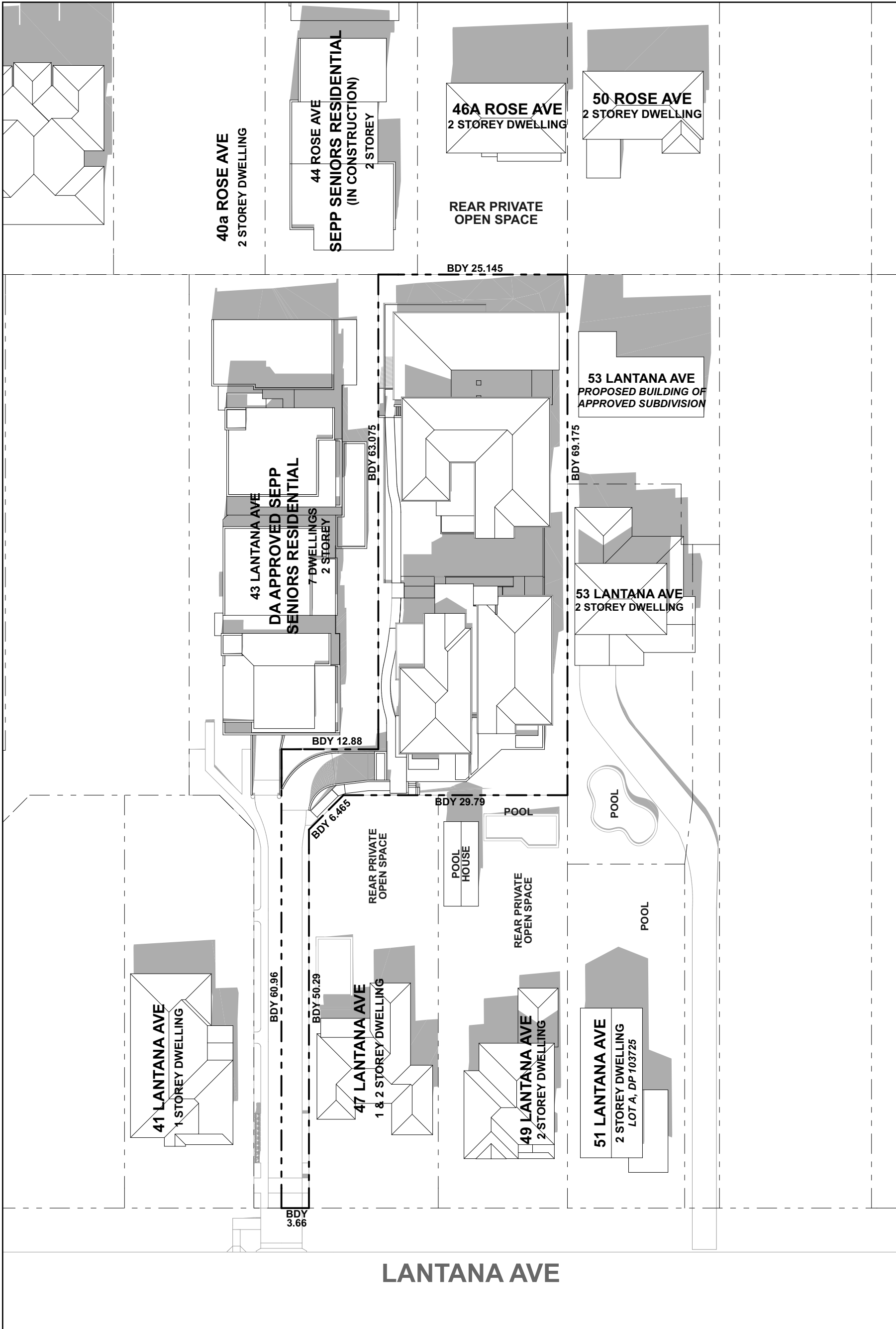


EXTERIOR FINISHES LEGEND	
A	FC CLADDING HORIZONTAL, PAINT FINISH LIGHT GREY
B	FC CLADDING HORIZONTAL, PAINT FINISH DARK GREY
C	RENDER, PAINT FINISH DARK GREY
D	RENDER, PAINT FINISH LIGHT
E	SANDSTONE CLADDING
F	WHITE PAINT FINISH
G	SHINGLE ROOFING, MID GREY

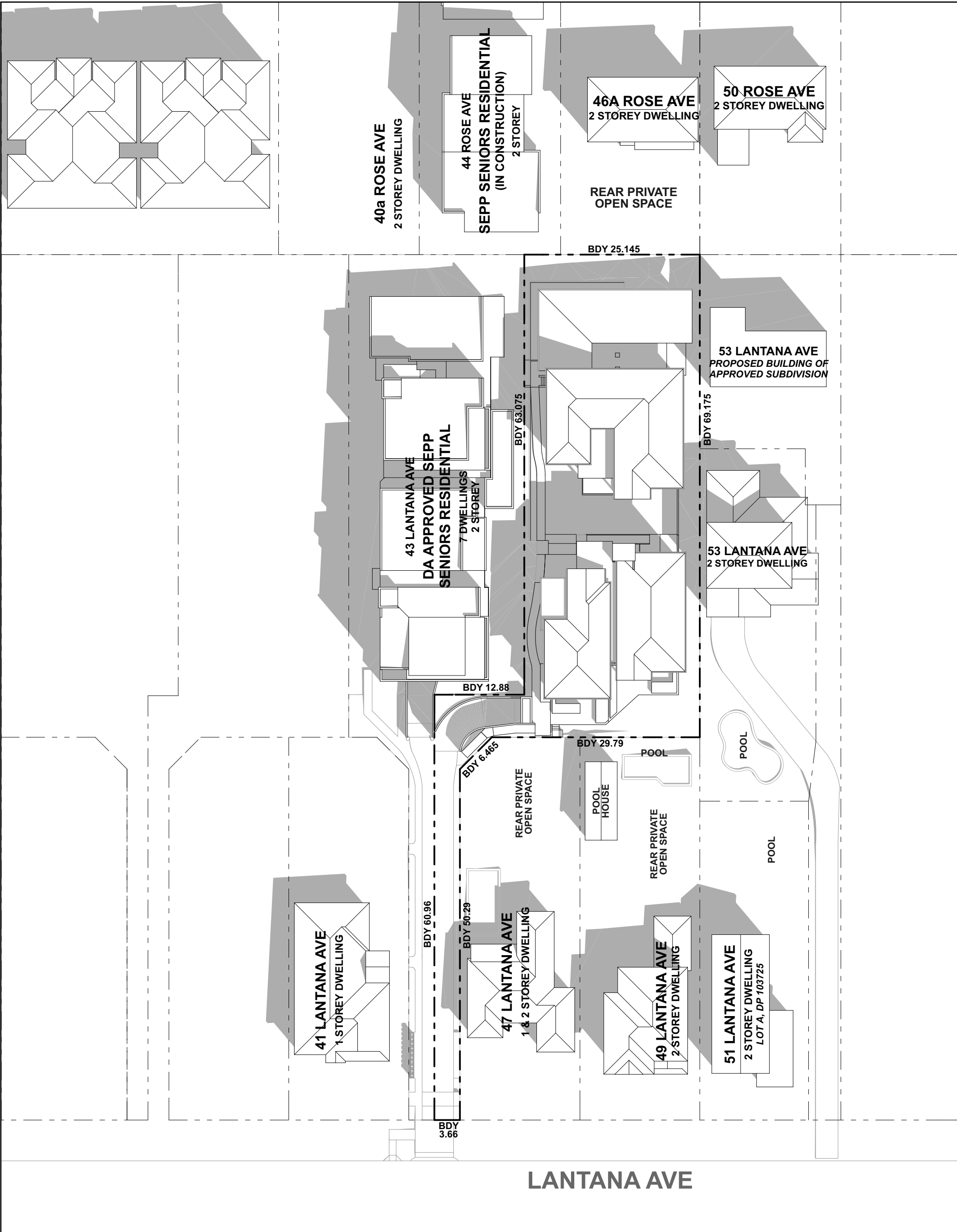




21 JUNE 9AM



21 JUNE 12 NOON



21 JUNE 3PM

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



VIEW FROM ENTRANCE

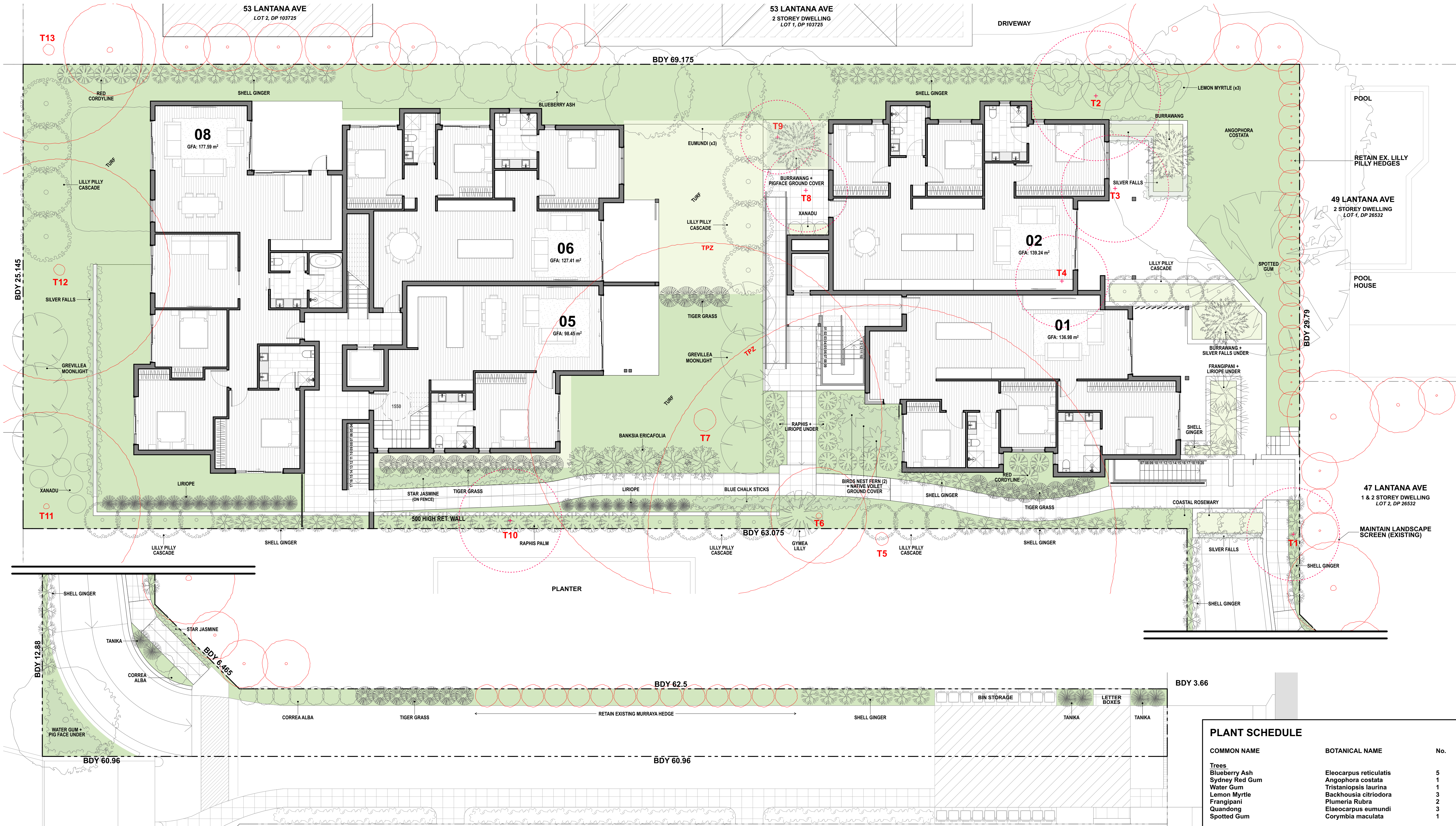


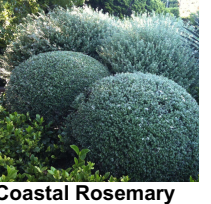
AERIAL VIEW

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





TREES	SHRUBS / FERNS	GROUNDCOVERS / GRASSES / VINES
 Spotted Gum	 Gyneria Lily	 Pig Face
 Lemon Myrtle	 Rhapis	 Blue Chalk Sticks
 Frangipani	 Lilly Pilly Cascade	 Red Cordyline
 Quandong	 Banksia	 Silver Falls
 Sydney Red Gum	 Burrawang	 Tiger Grass
 Blueberry Ash	 Grevillea Moonlight	 Tanika
 Water Gum	 Coastal Rosemary	 Xanadu
	 Shell Ginger	 Star Jasmine
	 White Correa	 Liriope
	 Birds Nest Fern	

LANDSCAPED AREAS

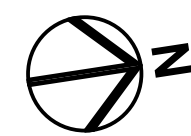
SITE AREA = 2029.3m²
LANDSCAPED AREA = 812.06 m² or 40%
DEEP SOIL AREA = 696.08 m² or 34%

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

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	Tristanopsis laurina	1	45LT
Lemon Myrtle	Backhousia citriodora	3	45LT
Frangipani	Plumeria Rubra	2	300mm
Quandong	Elaeocarpus 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
Gyneria Lily	Doryanthus excelsa	1	300mm
Burrawang	Macrozamia communis	3	45LT
Burrawang	Asplenium australasicum	2	150mm
Birds Nest Fern	Asplenium australasicum	2	300mm
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



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