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REFERENCES

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B 21/03/2023 DA AMENDMENTS

A 5/12/2022 DA SUBMISSION

Rev.	Date	Description
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Nominated Architect: Lijana Ermilova 7887, ABN 24 243 205 327



Drawing Title

COVER SHEET

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1001	B

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

PROPOSED SENIOR HOUSING DEVELOPMENT

69 MELWOOD AVENUE, FORESTVILLE

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

SITE AREA	1421m ²
ZONING	R2 - LOW DENSITY RESIDENTIAL
COUNCIL	NORTHERN BEACHES COUNCIL
FLOOR SPACE RATIO	0.5 : 1
HEIGHT OF BUILDING	8.5m
MINIMUM LOT SIZE	600m ²
HERITAGE	NA
ACID SULPHATE SOILS	NA
KEY SITE	NA
FLOOD PLANNING AREA	NA

CAR PARKING SCHEDULE FOR WARRINGAH DCP 2011

UNITS (7)	RATE	REQUIRED	PROPOSED
RESIDENTIAL NON-ADAPTABLE (5 UNITS)			
3 BED (5)	1.5 SPACE / 1 UNIT	6	8
2 BED (2)	1.2 SPACE / 1 UNITS	3.6	4
VISITORS	1 SPACE / 5 UNITS	1.4	1
TOTAL		10.6	13

VENTILATION LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING NATURAL CROSS VENTILATION
7 UNITS	4.2 UNITS (60%)	7 UNITS (100%)

← → NATURAL CROSS VENTILATED APARTMENTS

■ NATURAL CROSS VENTILATED APARTMENTS

■ NATURAL CROSS VENTILATED CORRIDOR

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

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	R2
SITE AREA	1421m ²
PERMISSIBLE FLOOR SPACE RATIO	0.5 : 1
PERMISSIBLE GFA	710.5m ²
PROPOSED FLOOR SPACE RATIO	0.598
PROPOSED GFA	850m ²

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

SOLAR ACCESS LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm
7 UNITS	4.9 UNITS (70%)	6 UNITS (85.7%)

■ APARTMENTS / BALCONIES RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21ST BETWEEN 9am - 3pm

■ APARTMENTS / BALCONIES RECEIVING UNDER 2 HOURS SOLAR ACCESS ON JUNE 21ST BETWEEN 9am - 3pm

■ APARTMENTS / BALCONIES RECEIVING NO SOLAR ACCESS ON JUNE 21ST BETWEEN 9am - 3pm

Apartment Design Guide (ADG) Compliance Table

ADG DESIGN CRITERIA	%	DESCRIPTION	TARGET	PROPOSED	COMPLY		
Overall Sunlight Access to Living Rooms & Private Open Space	70%	70% min. 2 hours direct sunlight between 9 am and 3 pm at mid-winter Sydney Metropolitan Area and in the Newcastle and Wollongong LGA	5 apartments out of 7	6 out of 7 units (85%) receiving 2 hours of solar access	Yes ✓		
	15%	Maximum 15% no direct sunlight between 9 am and 3 pm at mid-winter	1 apartments out of 7	0 out of 7 units (0%)	Yes ✓		
Natural Cross Ventilation	60%	60% of units should be naturally cross ventilated	4 apartments out of 7	7 out of 7 units (100%)	Yes ✓		
		Units at 10 storeys and above with balcony which allows adequate natural ventilation				Deemed to be cross ventilated	
		Cross-Over & Cross-Through units:				Maximum 18m depth	
Accessibility	20%	Min. 20% of units require incorporating the Livable Housing Guideline's silver level universal design features	2 apartments out of 7	7 out of 7 units (100%)	Yes ✓		
Minimum Apartment Sizes	100%	Studio	35m ²	To Comply	Yes ✓		
		1 Bed	50m ²				
		2 Bed	70m ² + 5m ² per extra bath				
		3 Bed	90m ² + 5m ² per extra bath				
Habitable room depths	-	Maximum 2.5 x the ceiling height	Max. 8m	Max. 8m	Yes ✓		
		Open plan layouts: 8m from a window					
Living rooms internal width	100%	Studio and 1 Bed units	3.6m	To Comply	Yes ✓		
		2 Bed and 3 Bed units	4.0m				
		Cross-Over/Through units	4.0m				
Bedroom Dimension/Area (excluding wardrobe)	100%	Min. Dimension	3.0m	To Comply	Yes ✓		
		Master Bed Minimum Area	10m ²				
		Other Bed(s) Minimum Area	9.0m ²				
Minimum Ceiling Heights	100%	Habitable rooms:	2.7m	min. 2.7m	Comply		
		Non-habitable rooms	2.4m			min. 2.4m	
		Mixed use Ground Floor	3.3m				N/A
		Studio	4.0m ²				
Primary Balcony/Private Open Space Minimum Area & Dimension	100%	1 Bed	8.0m ² (min. 2m Dimension)	All balconies and P.O.S. to be provided with min requirements	Yes ✓		
		2 Bed	10.0m ² (min. 2m Dimension)				
		3+ Bed	12.0m ² (min. 2.4m Dimension)				
		Private Open Space on Ground Floor or on a podium	15.0m ² (min. 3.0m Dimension)				
		Min. Balcony depth as contributing to the balcony area	1m				
Minimum Storage Requirements	-	Studio	4.0m ²	min. 4.0m ²	Yes ✓		
		1 Bed	6.0m ²			min. 6.0m ²	
		2 Bed	8.0m ²				min. 8.0m ²
		3 Bed	10.0m ²				
Common circulation	-	Max. units off a circulation core on a single level	8 Units /Core Proffered 12 Units/Core Max.	8 Units.	Max 3 Units. / Core		
		Min. units sharing a single lift for building 10 storeys and over	40 Units per Lift			40 units	
Building Depth	-	Max. 18m Building Depth Glass line to Glass Line	12-18m Pref.	N/A	Yes ✓		
Building Separation	-	Up to 4 storeys (approx. 12m):	12m hab. and hab. (6m to side & rear boundary) 9m hab. and non-hab. 6m non-hab rooms. (3m to side & rear boundary)	To Comply	COMPLY	Yes ✓	
		5 to 8 storeys (approx. 25m):	18m hab. and hab. (9m to side & rear boundary) 12m hab. and non-hab. 9m non-hab rooms. (4.5m to side & rear boundary)				
		9 storeys and above (over 25m):	24m hab. and hab. (12m to side & rear boundary) 18m hab. and non-hab. 12m non-hab rooms. (6m to side & rear boundary)				
		Lower density at next door	Additional 3m setback from the next door boundary				
Deep Soil Zone	7%	7% of site area on site	Site area 650m - 1500m ² ; 3m Site area > 1500m ; 6m	Recommended DSZ = 99.5m ² (7%)	413.3m ² (29%) has been proposed as deep soil zone with more than 3m depth	Yes ✓	
		Minimum dimensions					
Communal Open Space (C.O.S.)	25%	25% of site area on site	N/A	N/A	N/A	Yes ✓	
		(50% of C.O.S. should receive sunlight access for a 2 hours between 9 am and 3 pm on 21 June)	N/A	N/A	N/A	Yes ✓	
RMS Car parking rates are applied for development on sites:	-	Within 800m of a railway station or light rail stop in the Sydney Metropolitan Area	Within 800m radius of railway station	Refer to traffic report	Yes ✓		
		On land zoned, and within 400m of land zoned, B3, B4 or equivalent in a nominated Regional Centre					

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B 21/03/2023 DA AMENDMENTS
A 5/12/2022 DA SUBMISSION
Rev. Date Description

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
Forestville

Drawing Title
COMPLIANCE TABLE

DA SUBMISSION

Job no. Drawing no. Rev.

J22558D DA 1002 B

Drawn by Checked by Approved by Date
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Room Schedule

CD_Room Number	UNIT AREA	BALCONY AREA	TOTAL AREA	DESCRIPTION	SOLAR ACCESS	VENTILATION	ROOM NUMBER	UNIT STORAGE	BASEMENT STORAGE	TOTAL STORAGE
G01	111 m ²	47 m ²	158 m ²	THREE BEDROOM RESIDENTIAL UNIT	Under 2Hrs	Yes	G01	7.70 m ³	70.00 m ³	77.71 m ³
G02	112 m ²	41 m ²	152 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	G02	5.29 m ³	40.00 m ³	45.30 m ³
U101	114 m ²	35 m ²	149 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U101	6.64 m ³	40.00 m ³	46.64 m ³
U201	95 m ²	15 m ²	109 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U201	6.08 m ³	40.00 m ³	46.08 m ³
U202	120 m ²	15 m ²	135 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U202	15.51 m ³	40.00 m ³	55.51 m ³
U203	106 m ²	16 m ²	122 m ²	TWO BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U203	4.41 m ³	40.00 m ³	44.41 m ³
U301	115 m ²	65 m ²	181 m ²	THREE BEDROOM RESIDENTIAL UNIT	Over 2Hrs	Yes	U301	5.32 m ³	66.00 m ³	71.31 m ³

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville

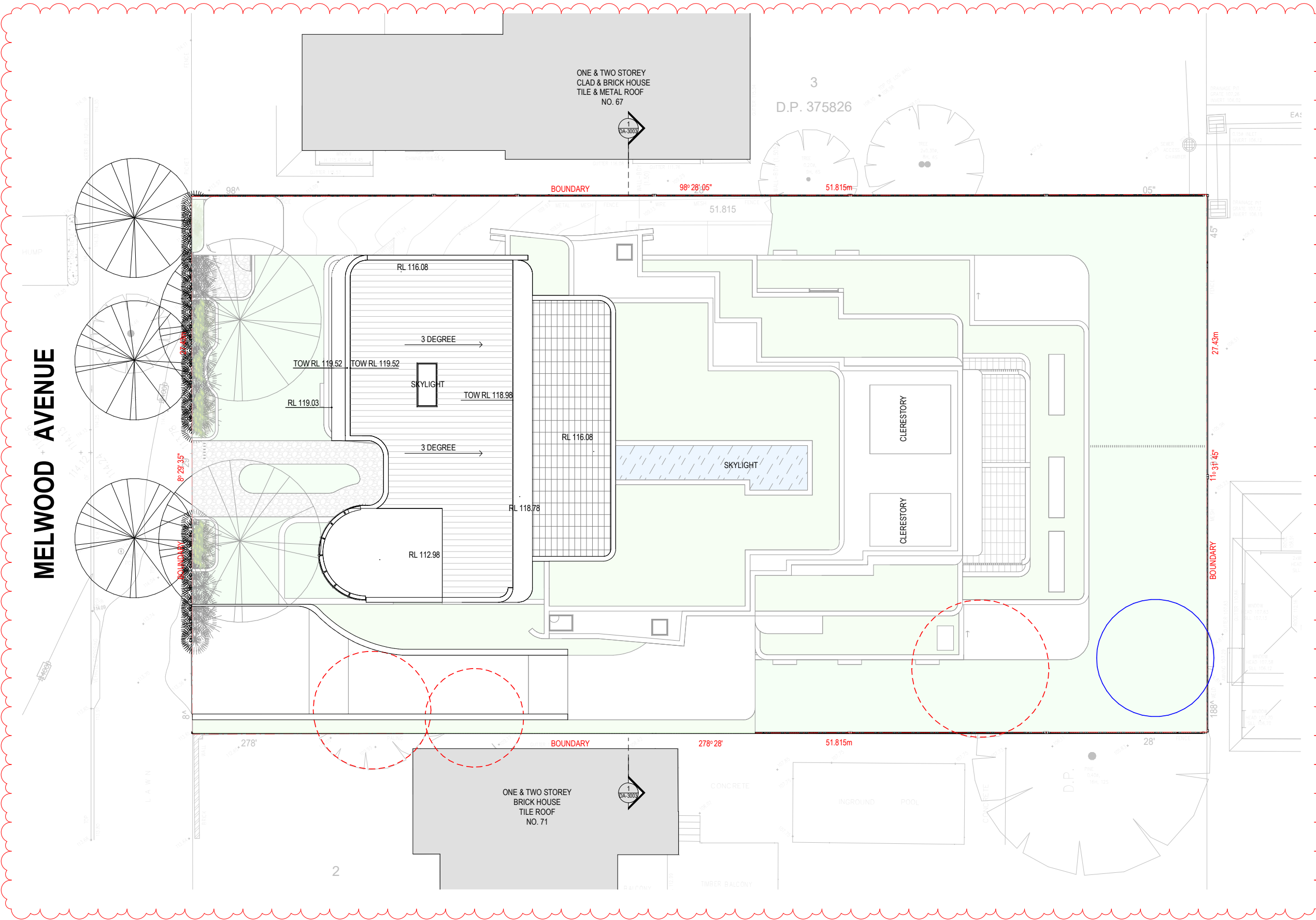
Drawing Title
UNIT SCHEDULE

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1003	B

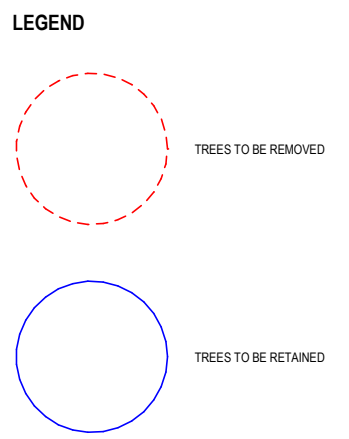
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MELWOOD AVENUE



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

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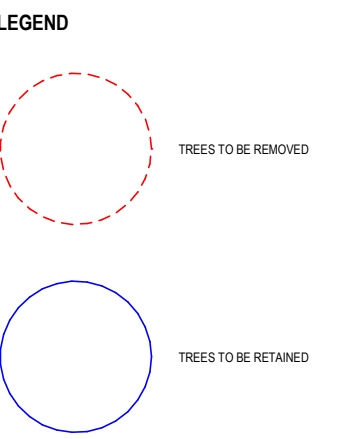
Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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Drawing Title
SITE PLAN

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Rev.	Date	Description

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

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Project
SENIOR HOUSING DEVELOPMENT

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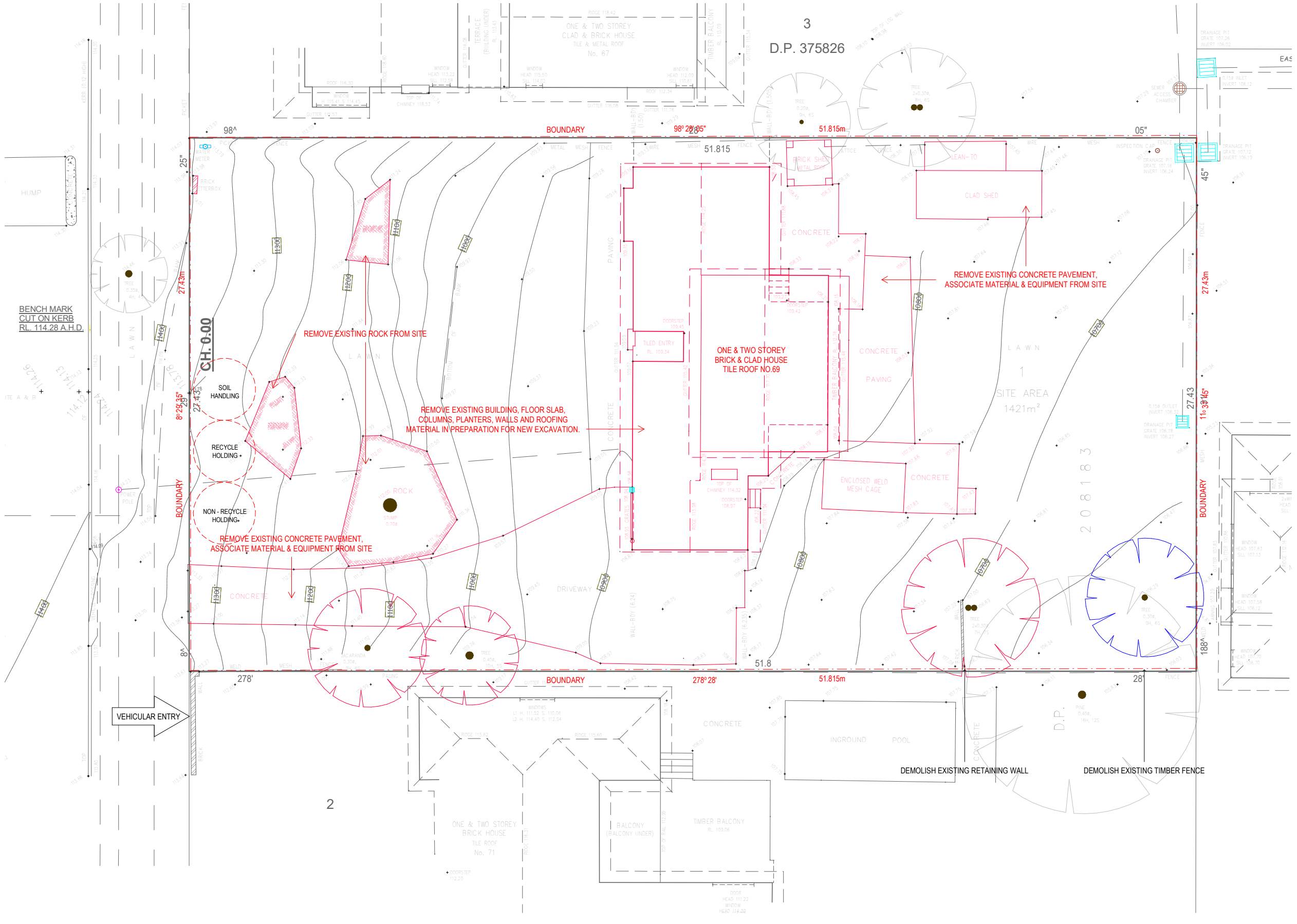
Drawing Title
DEMOLITION PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1007	A

Drawn by	Checked by	Approved by	Date
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MELWOOD AVENUE



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

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- LEGEND
- SUBJECT SITE
 - T TRAIN STATION
 - B BUS STOP
 - BUS ROUTE
 - ARTERIAL ROADS
 - COLLECTOR ROADS
 - PARKS / GREEN SPACES
 - WATERWAYS
 - PRECINCTS / LOCAL CENTRES
 - H HOSPITAL / MEDICAL CENTRES
 - E EDUCATIONAL INSTITUTIONS SCHOOL / TAFE
 - C CHILDCARE CENTRES

Rev.	Date	Description
A	5/12/2022	DA SUBMISSION

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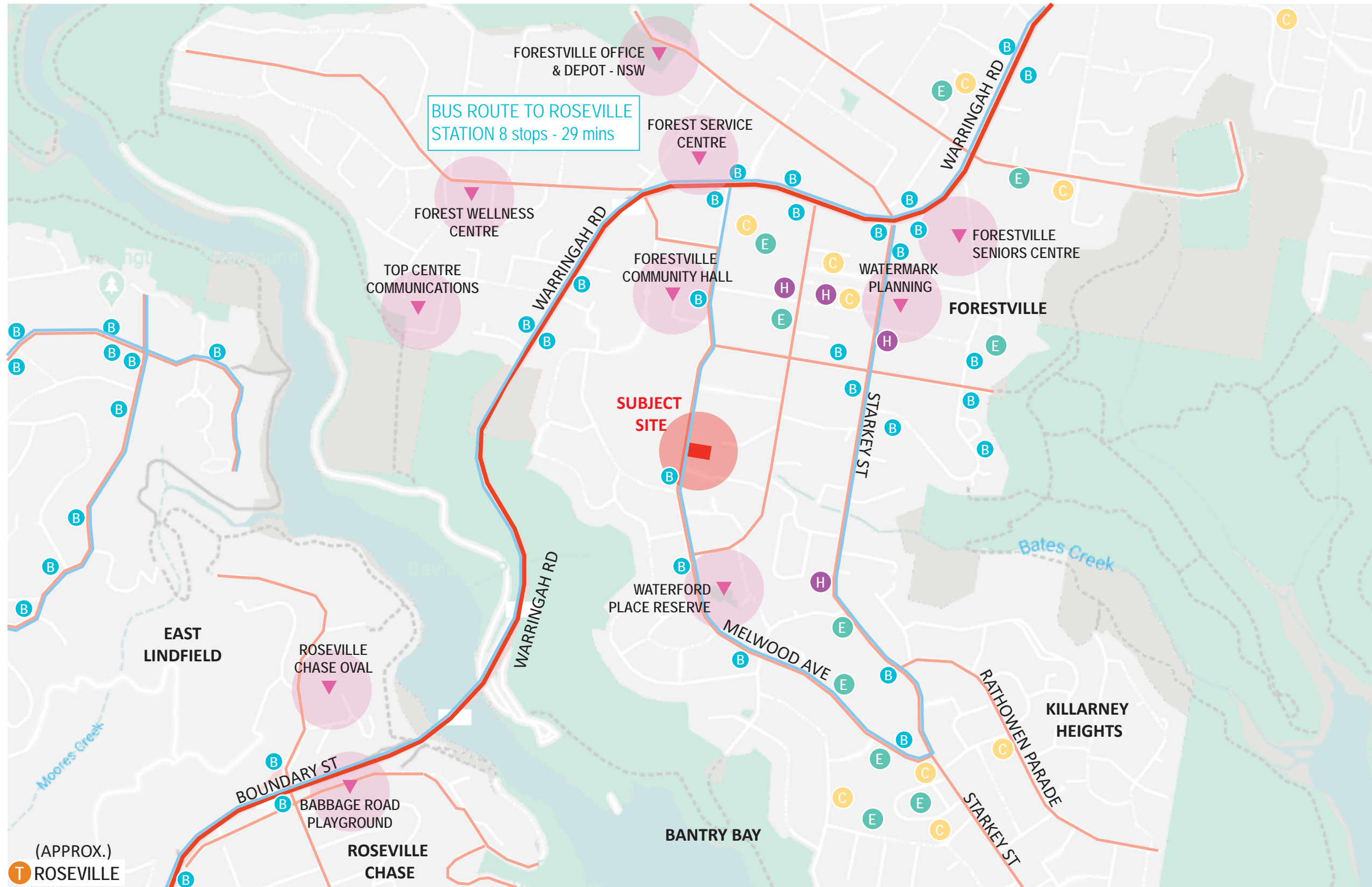
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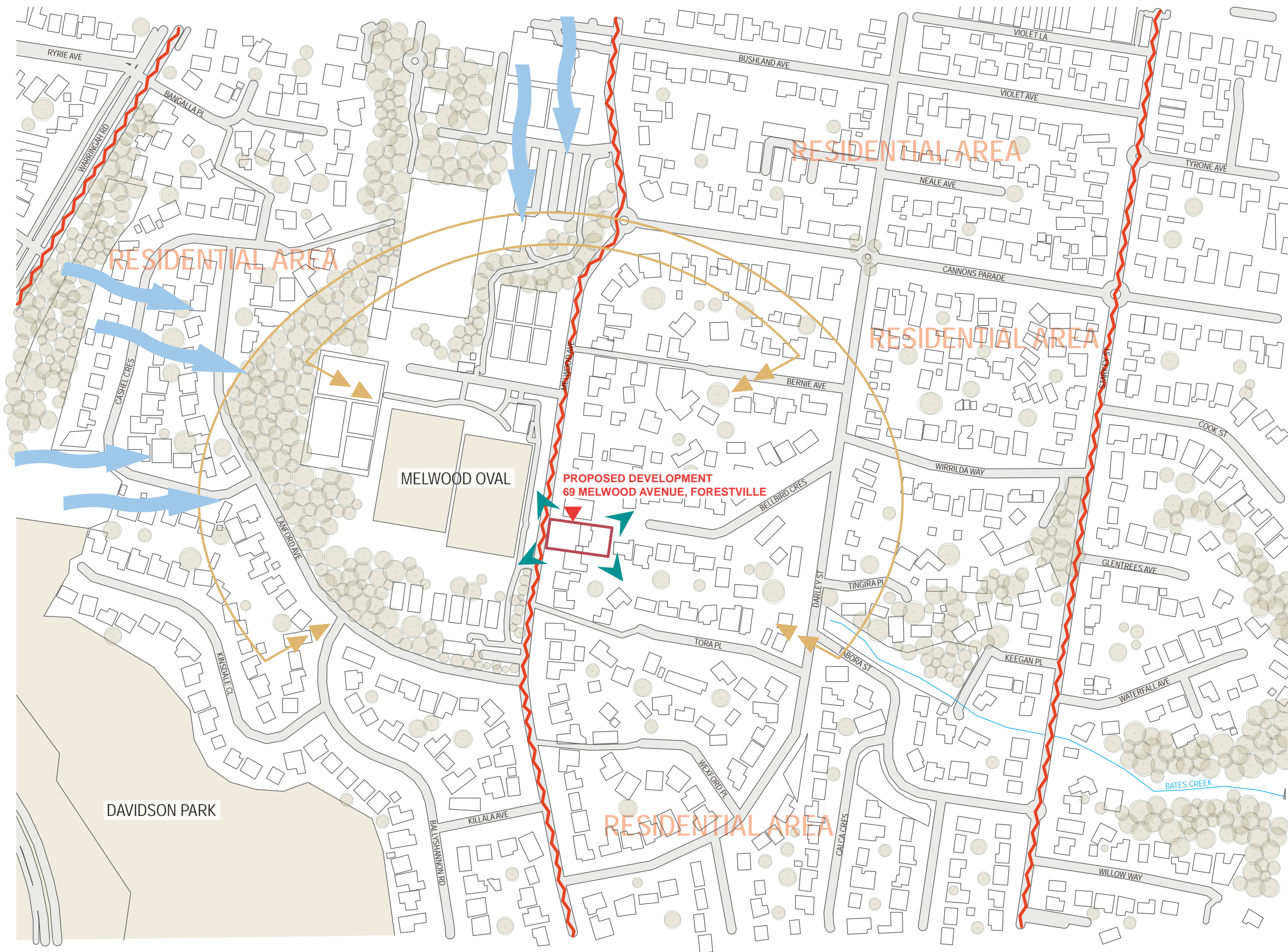
Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue, Forestville, NSW 2087
 Drawing Title
SITE ANALYSIS - TRANSPORT, AMENITY & NETWORK ANALYSIS

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J22558D	DA 1011	A
Drawn by HF	Checked by RJ	Approved by ZC
Date SEP. 2022		








(APPROX.)
T ROSEVILLE



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- LEGEND**
-  WIND PATHS
 -  SOLAR PATHS
 -  VEHICULAR NOISE
 -  GREEN SPACE
 -  VIEW CORRIDORS

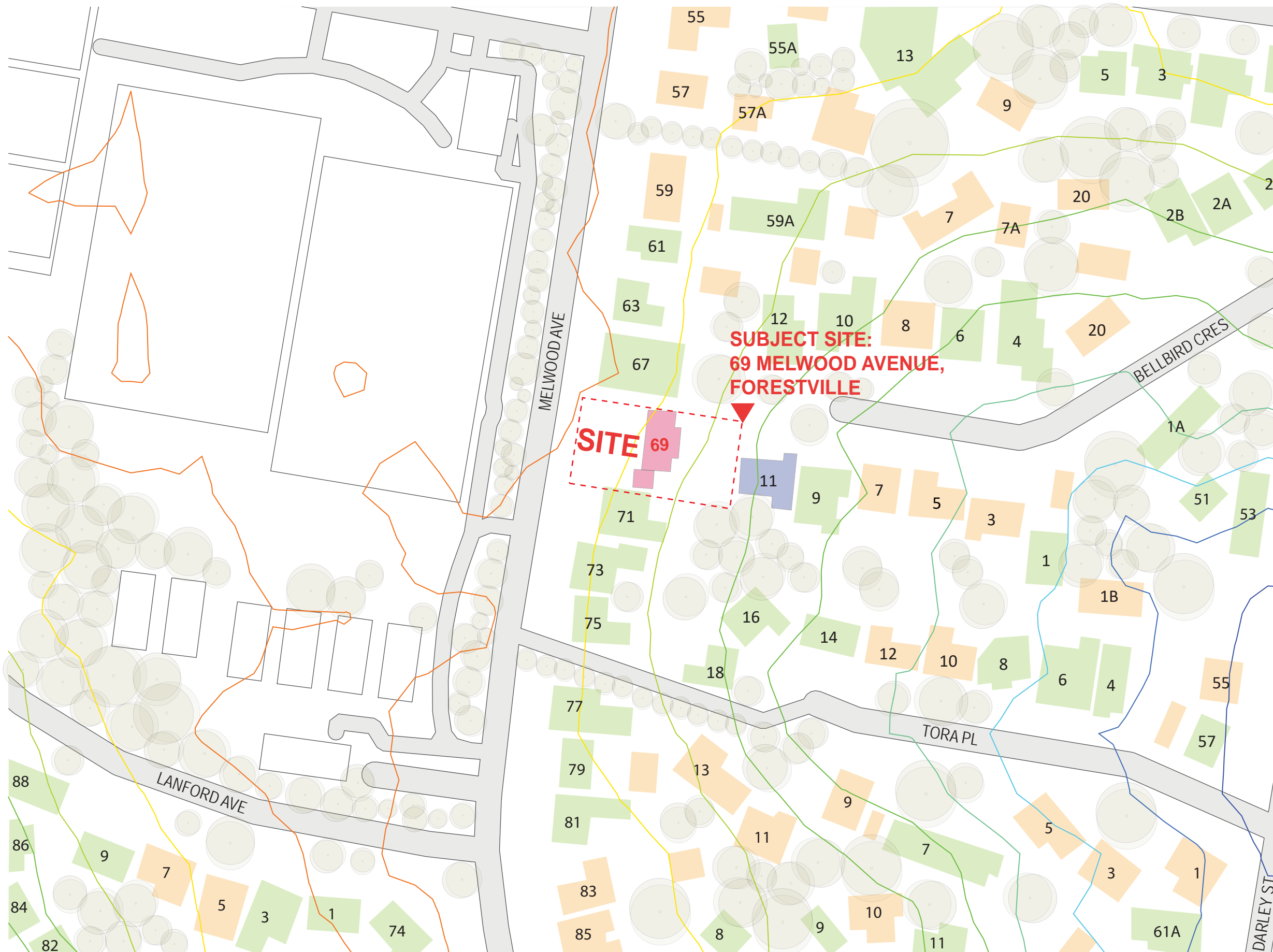
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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue, Forestville, NSW 2087
 Drawing Title
SITE ANALYSIS PLAN

Job no.	Drawing no.	Rev.
J22558D	DA 1012	A
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HF	RJ	ZC
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		SEP. 2022



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N

LEGEND

- 94 m
- 97 m
- 99 m
- 102 m
- 105 m
- 107 m
- 110 m
- 113 m
- 115 m
- SINGLE STOREY
- TWO STOREYS
- THREE STOREYS
- EXISTING BUILDINGS

Rev.	Date	Description
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69 Melwood Avenue, Forestville, NSW 2087

Drawing Title
SITE ANALYSIS - BUILT FORM

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57 MELWOOD AVENUE

59 MELWOOD AVENUE

61 MELWOOD AVENUE

63 MELWOOD AVENUE

67 MELWOOD AVENUE



71 MELWOOD AVENUE

73 MELWOOD AVENUE

75 MELWOOD AVENUE

77 MELWOOD AVENUE

79 MELWOOD AVENUE

VIEWS ALONG MELWOOD AVENUE

Rev.	Date	Description
A	5/12/2022	SITE ANALYSIS UPDATED

NOT TO SCALE



FORESTVILLE TENNIS CENTRE

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue, Forestville, NSW 2205
Drawing Title
SITE ANALYSIS - EXISTING STREETSCAPE

Job no.	Drawing no.	Rev.	
J22558D	DA 1014	A	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

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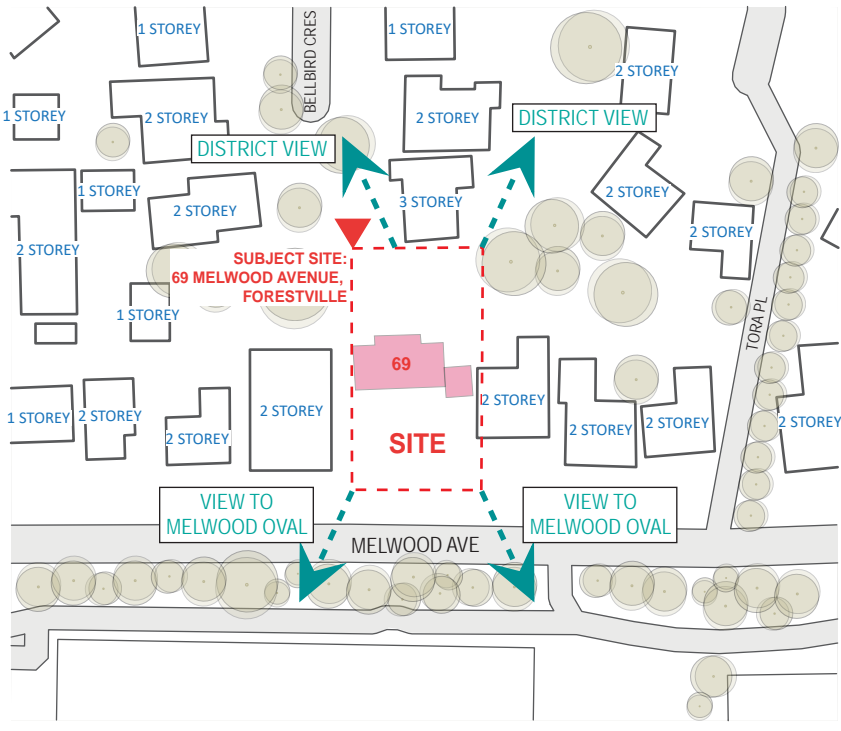
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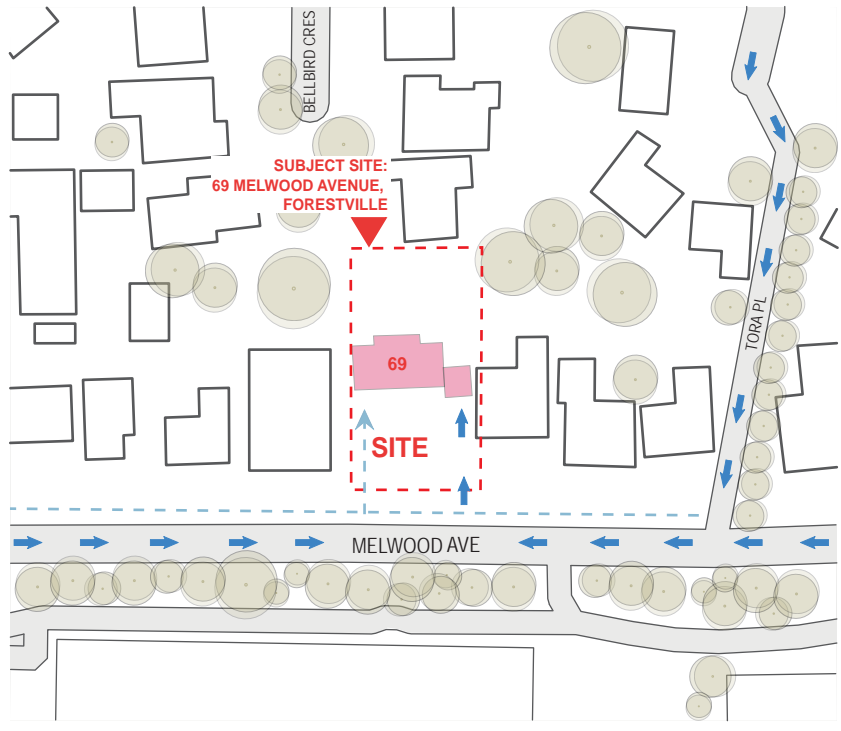
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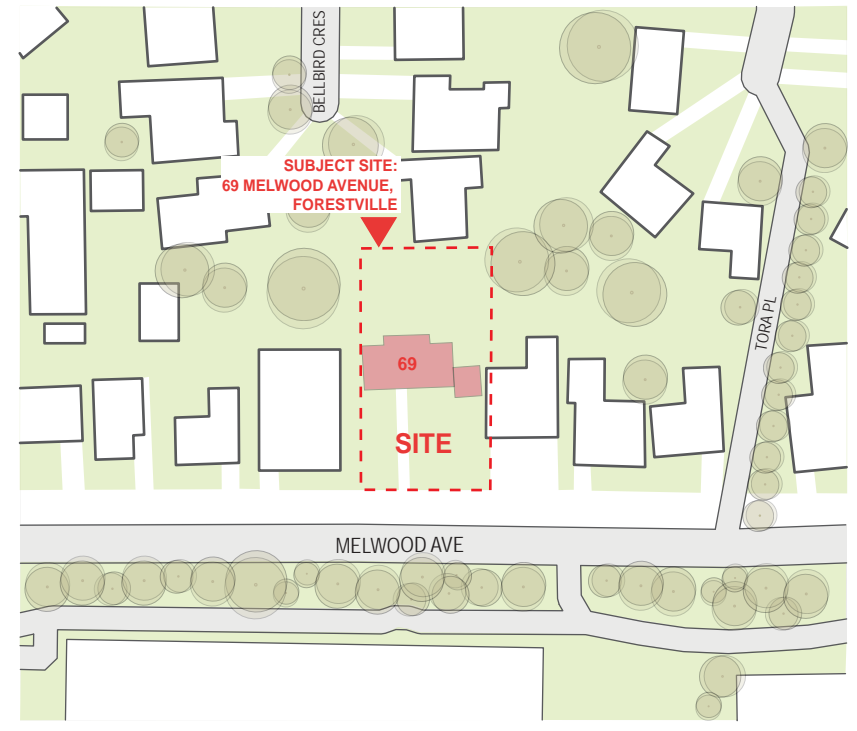
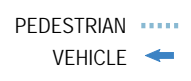
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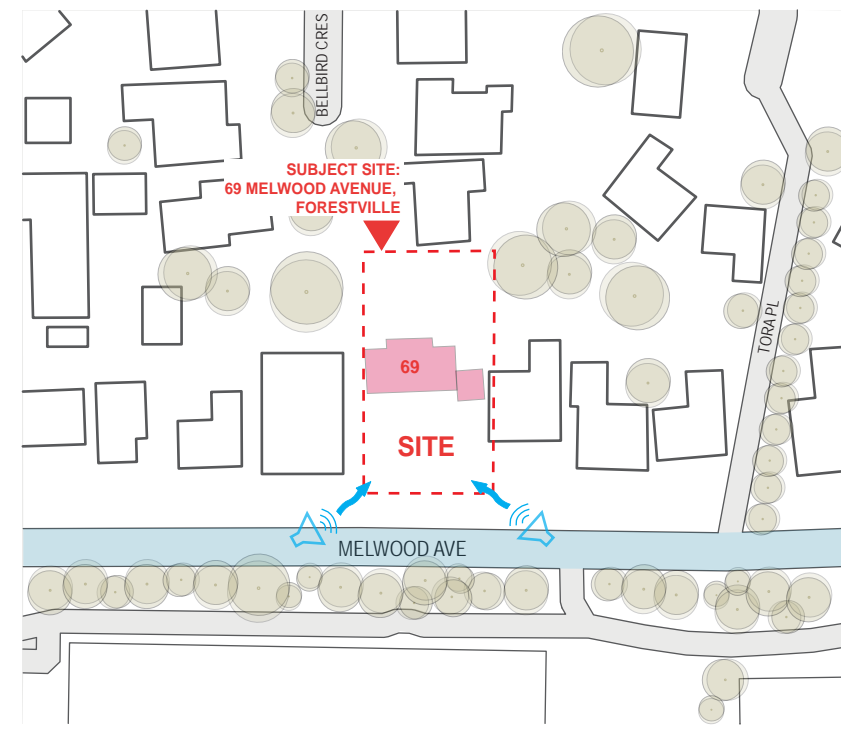
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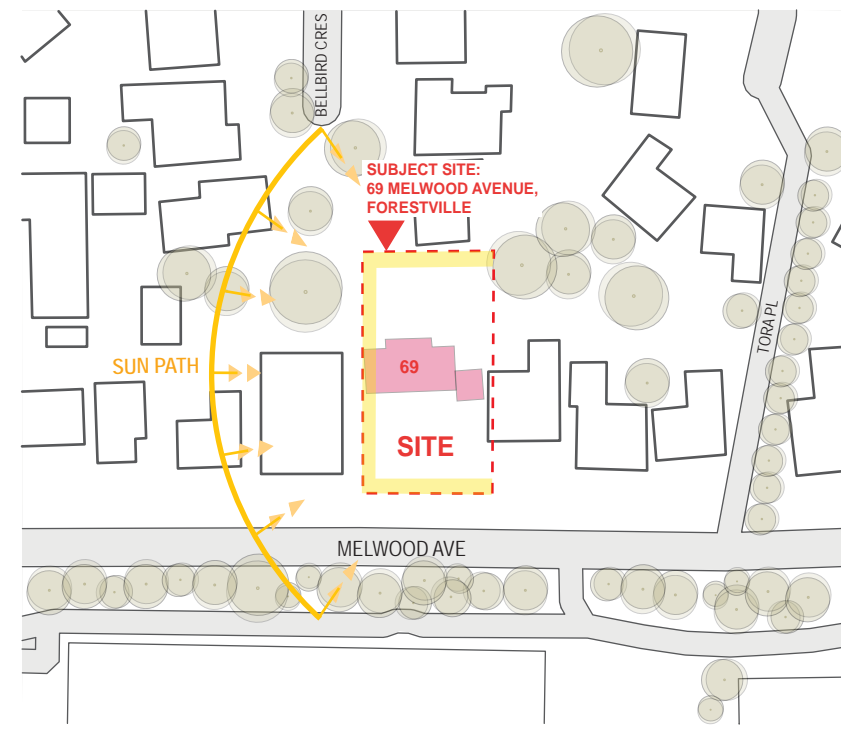
ACCESS



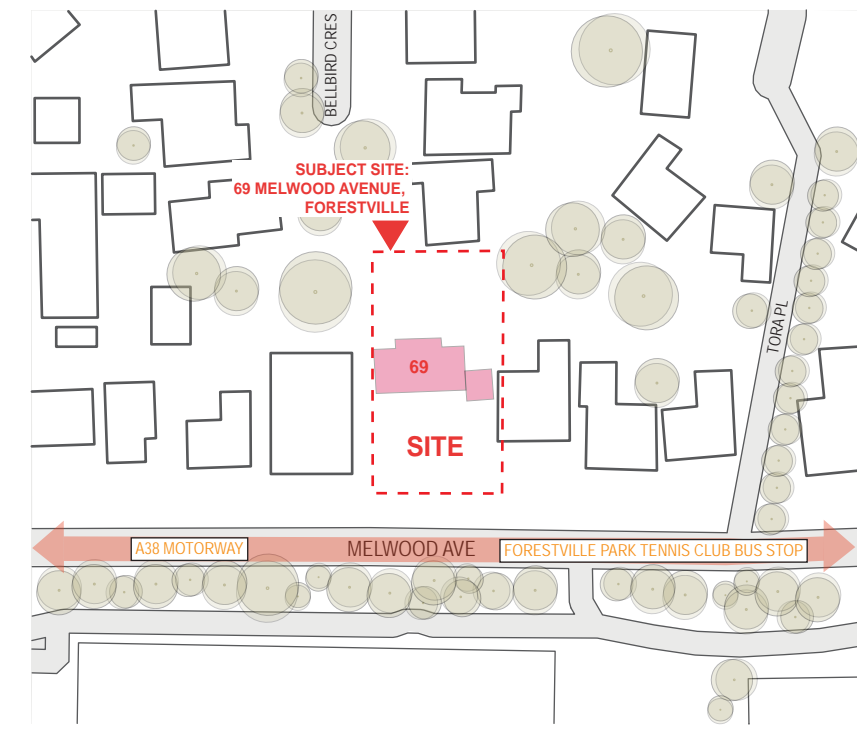
LANDSCAPE



TRAFFIC NOISE



SOLAR



PUBLIC ACCESS

Rev.	Date	Description
A	5/12/2022	DA SUBMISSION

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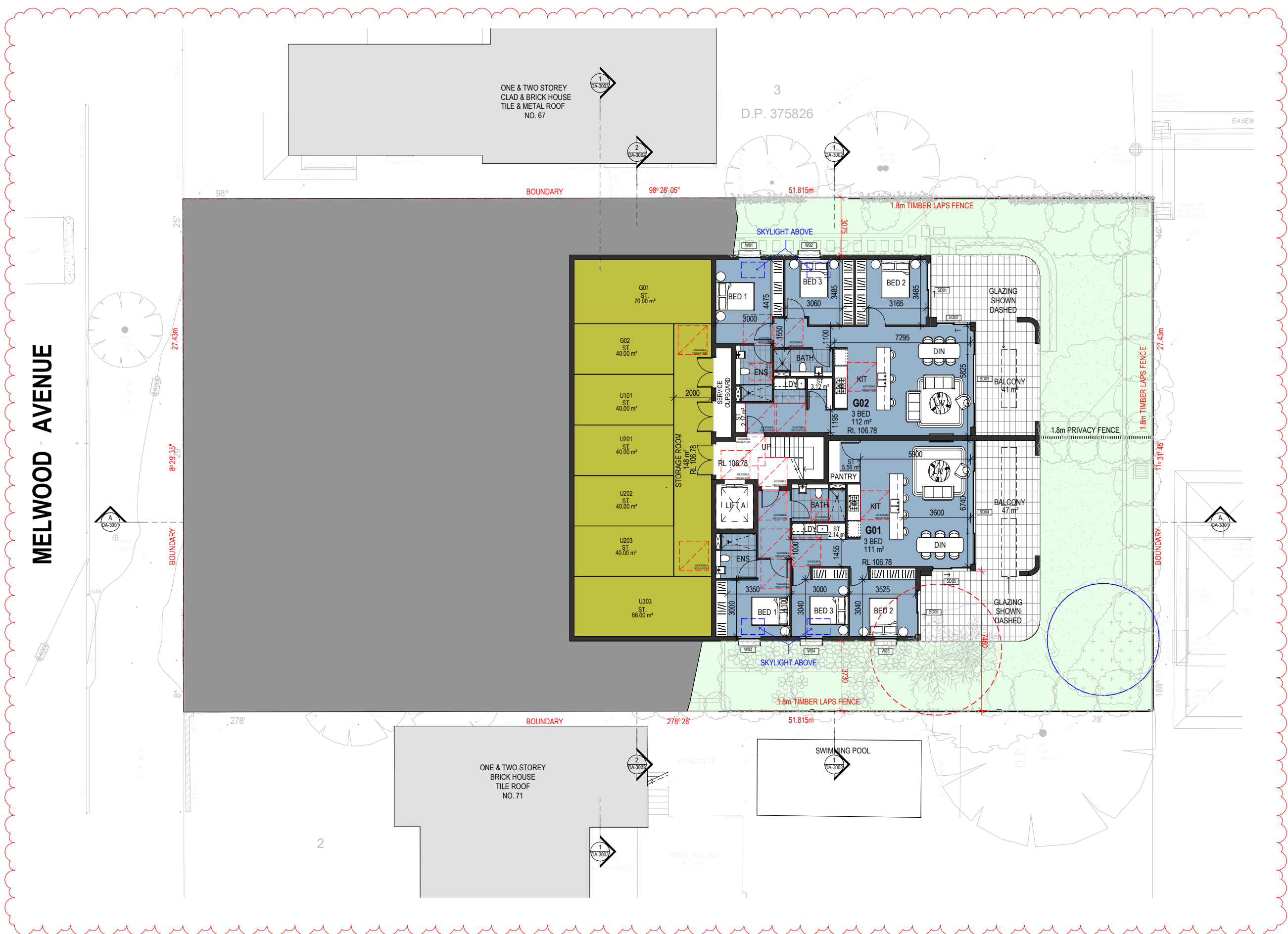
Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue, Forestville, NSW 2205
 Drawing Title
SITE ANALYSIS - OPPORTUNITIES & CONSTRAINTS

Job no.	Drawing no.	Rev.
J22558D	DA 1015	A

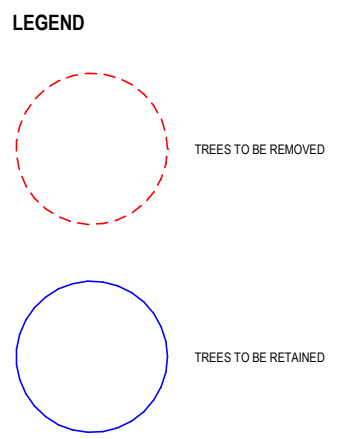
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MELWOOD AVENUE



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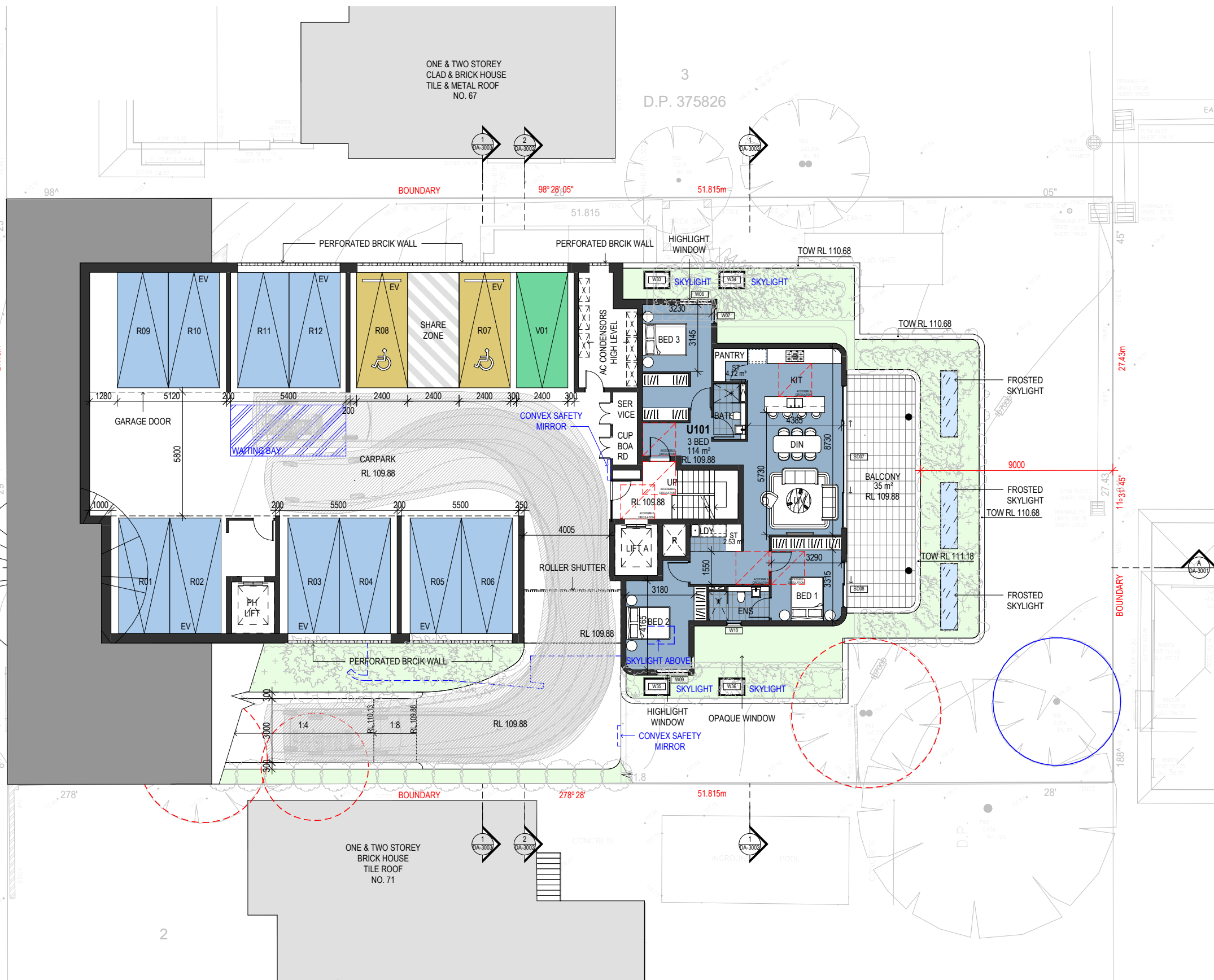
Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
GROUND FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1101	B

Drawn by: HF
 Checked by: RJ
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 Date: SEP. 2022

MELWOOD AVENUE



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PARKING SCHEDULE

- RESIDENTIAL PARKING 2400x5400, U.N.O.
- VISITOR PARKING 2400x5400

LEGEND

- TREES TO BE REMOVED (indicated by a red dashed circle)
- TREES TO BE RETAINED (indicated by a blue solid circle)

B 21/03/2023 DA AMENDMENTS
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Rev.	Date	Description

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

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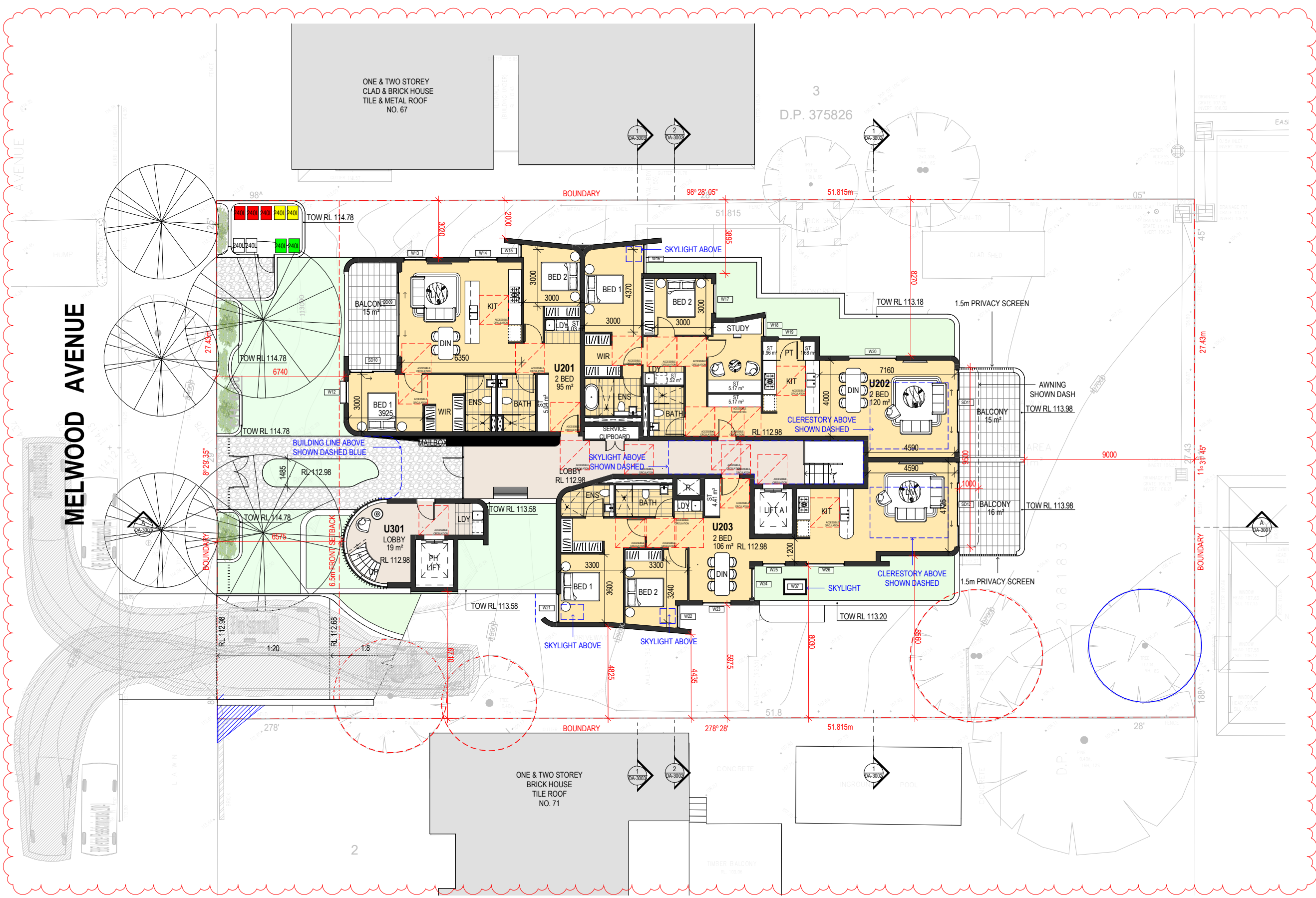


Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
LEVEL 1 FLOOR PLAN

DA SUBMISSION

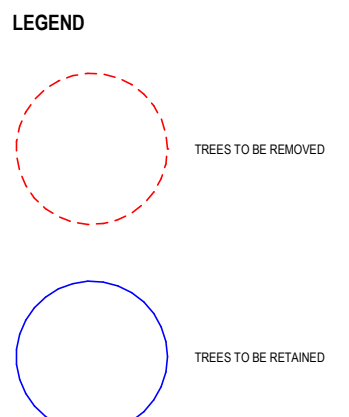
Job no.	Drawing no.	Rev.
J22558D	DA 1102	B

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Rev.	Date	Description

Scale
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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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 Drawing Title
LEVEL 2 FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1103	B

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

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

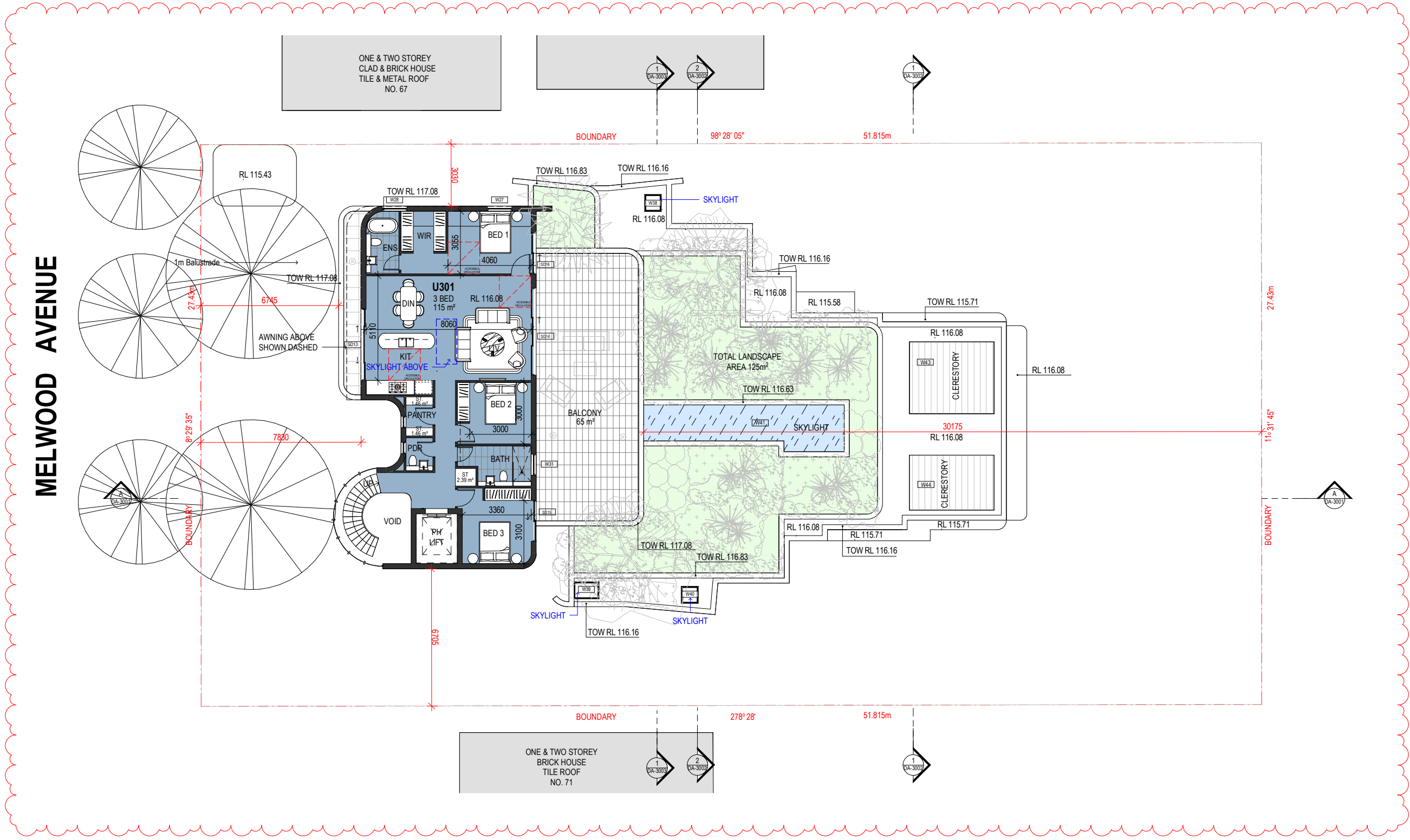
WASTE CALCULATION

	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

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Project
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 69 Melwood Avenue,
 Forestville
 Drawing Title
LEVEL 3 FLOOR PLAN

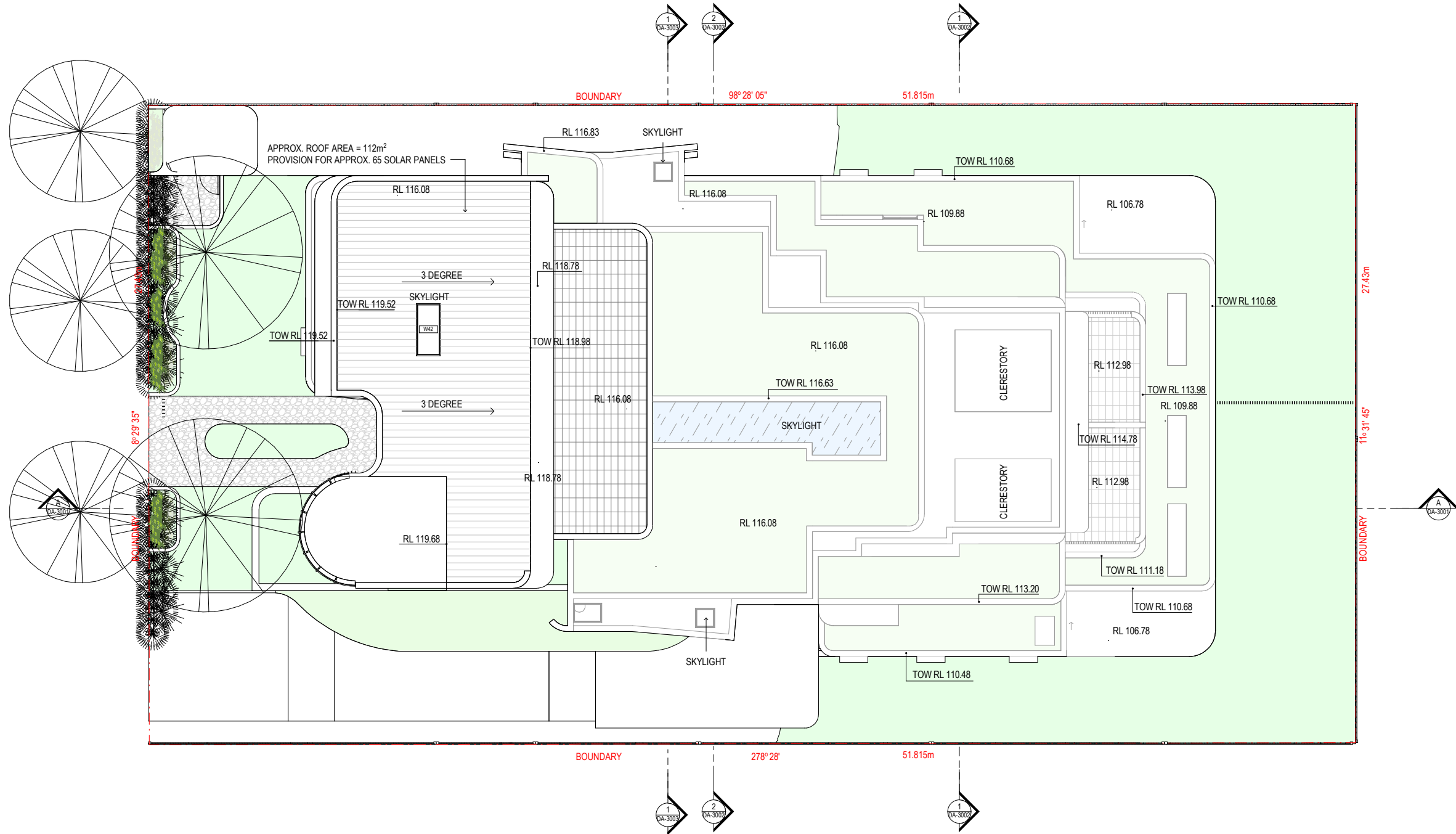
DA SUBMISSION

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

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

MELWOOD AVENUE



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A	5/12/2022	DA SUBMISSION

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

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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Drawing Title
ROOF PLAN

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 1105	B
Drawn by HF	Checked by RJ	Approved by ZC
Date SEP. 2022		

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- MATERIAL LEGEND**
- AWD1 ALUMINIUM FRAME WINDOWS & DOORS 1
 - BR1 PGH MORADA BLANCO - STACK BOND
 - RP1 RENDER PAINTED - DULUX WHISPER WHITE
 - SS1 STADNING SEAM SOLID ALUMINIUM CLADDING - Duratec Zeus - Lunar Eclipse - Satin - Dulux Powder Coatings



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



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

B 21/03/2023 DA AMENDMENTS
 A 5/12/2022 DA SUBMISSION

Rev.	Date	Description

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

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Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
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 Drawing Title
NORTH & SOUTH ELEVATION

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 2001	B

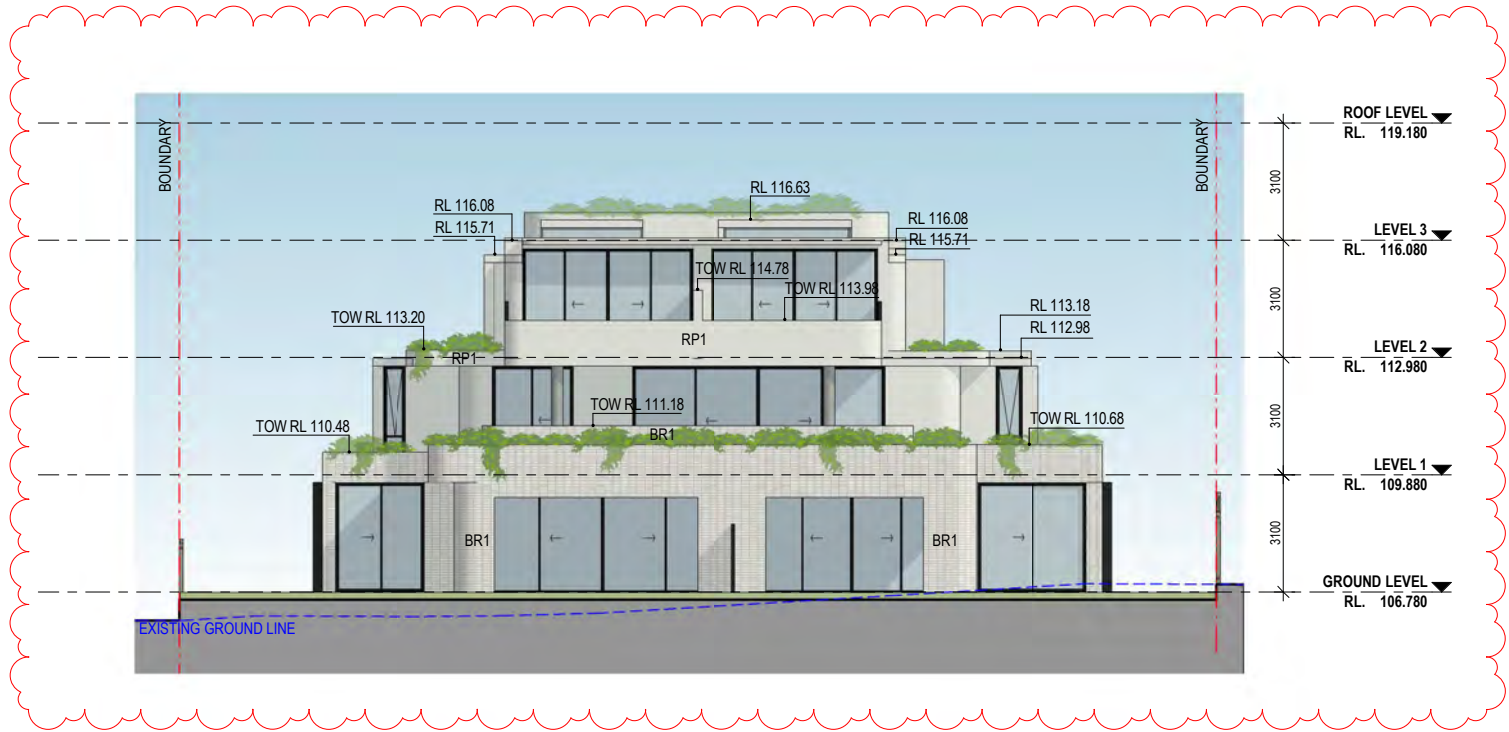
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MATERIAL LEGEND

AWD1	ALUMINIUM FRAME WINDOWS & DOORS 1
BR1	PGH MORADA BLANCO - STACK BOND
RP1	RENDER PAINTED - DULUX WHISPER WHITE
SS1	STANDING SEAM SOLID ALUMINIUM CLADDING - Duratec Zeus - Lunar Eclipse - Satin - Dulux Powder Coatings



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



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

B 21/03/2023 DA AMENDMENTS
 A 5/12/2022 DA SUBMISSION

Rev.	Date	Description

Scale
 0 1 2 4 6 8
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Project
SENIOR HOUSING DEVELOPMENT
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 Drawing Title
EAST & WEST ELEVATION

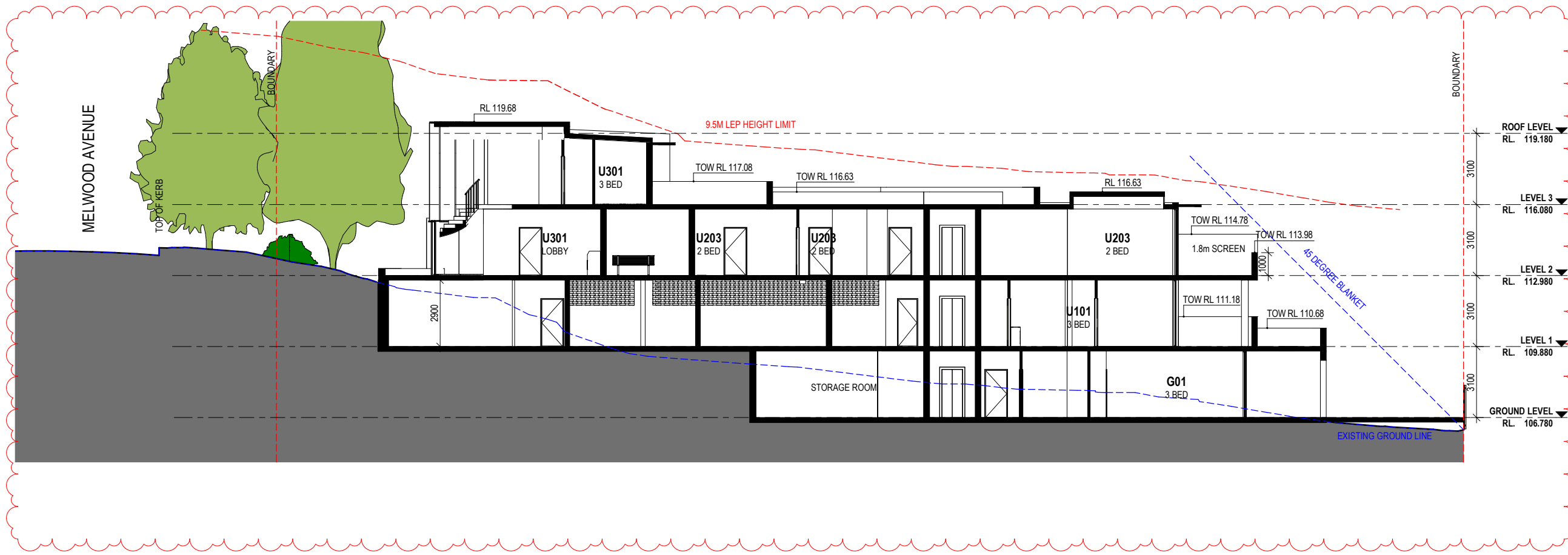
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Rev.	Date	Description
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
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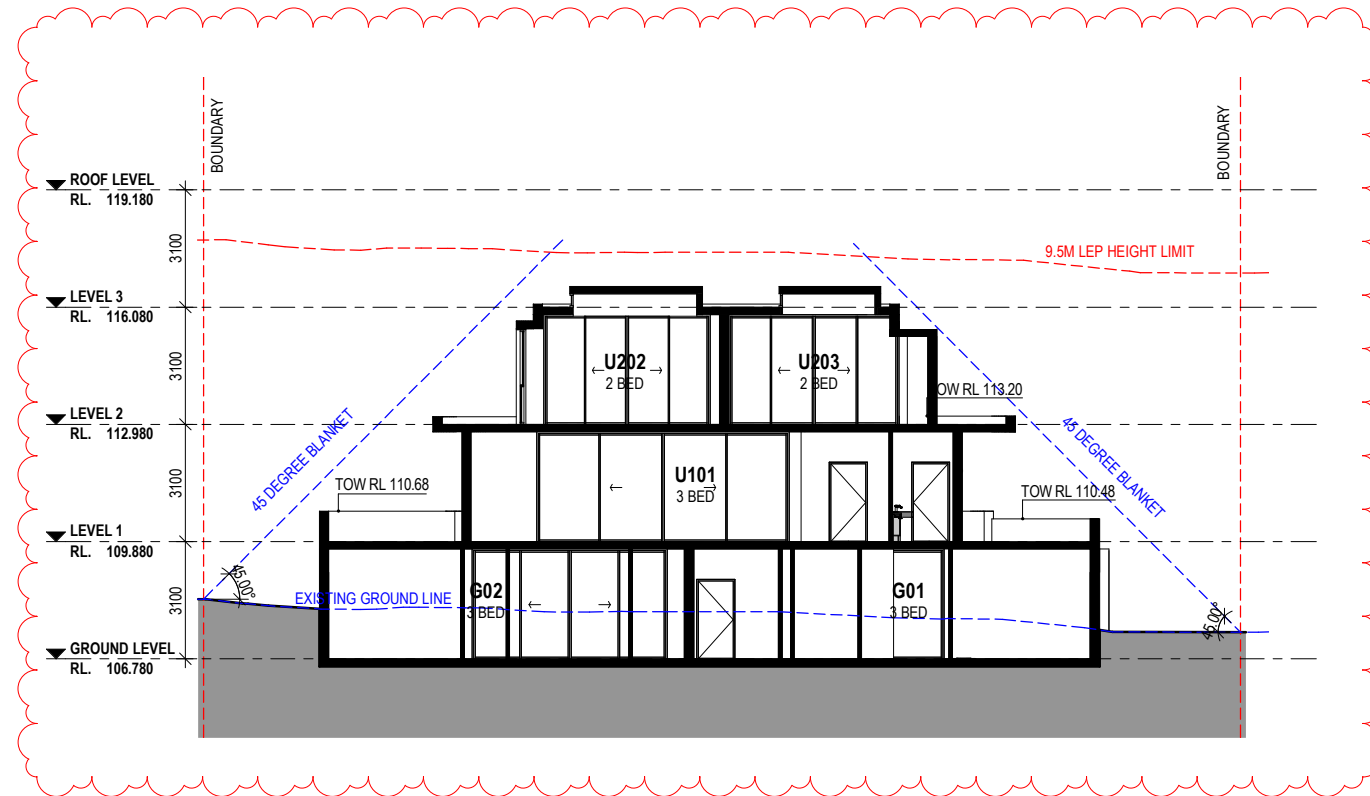
Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
LONG SECTION

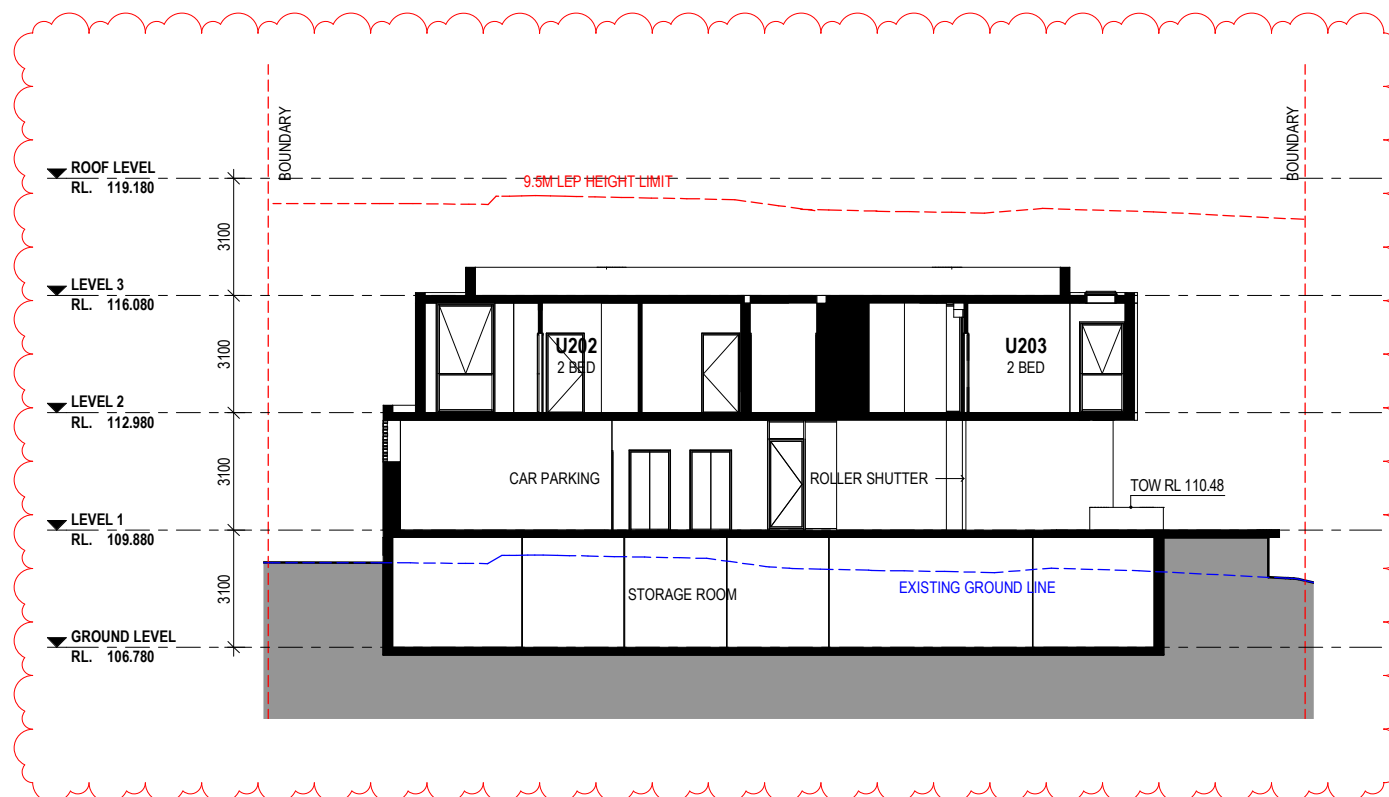
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Job no.	Drawing no.	Rev.
J22558D	DA 3001	B
Drawn by HF	Checked by RJ	Approved by ZC
		Date SEP. 2022

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



1 CROSS SECTION - 1

1 : 100 at A1 1:200 at A3

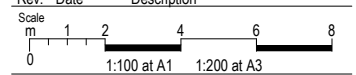


2 CROSS SECTION - 2

1 : 100 at A1 1:200 at A3

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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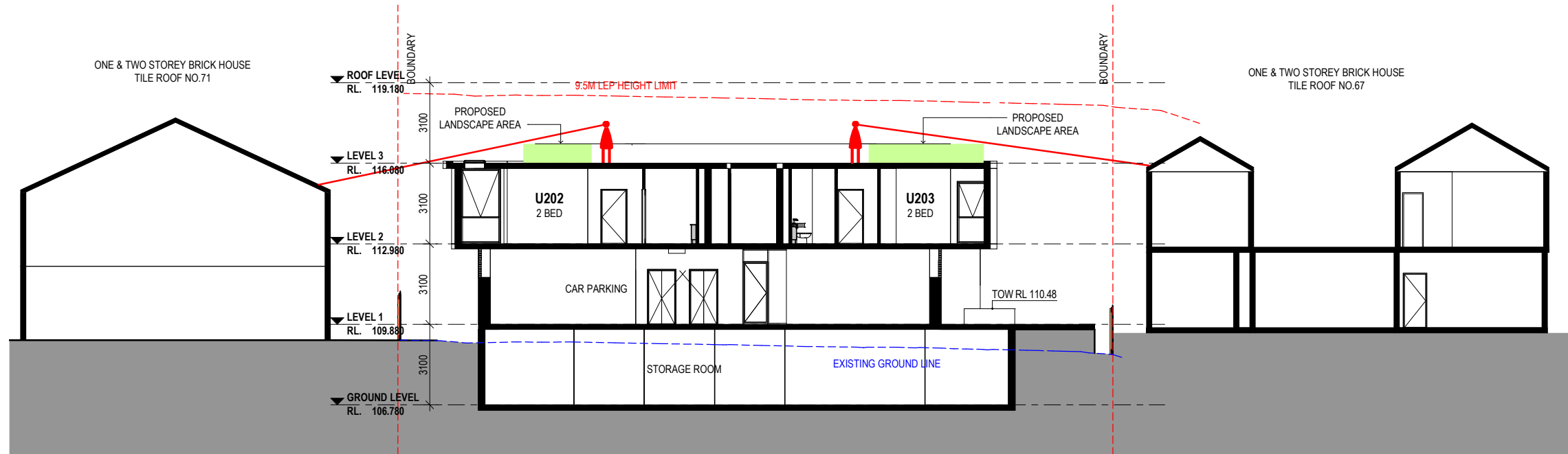
Drawing Title
CROSS SECTION

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 3002	B
Drawn by	Checked by	Approved by
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1 CROSS SECTION - 3
 1:100 at A1 1:200 at A3

Rev.	Date	Description
A	21/03/2023	DA AMENDMENTS

Scale
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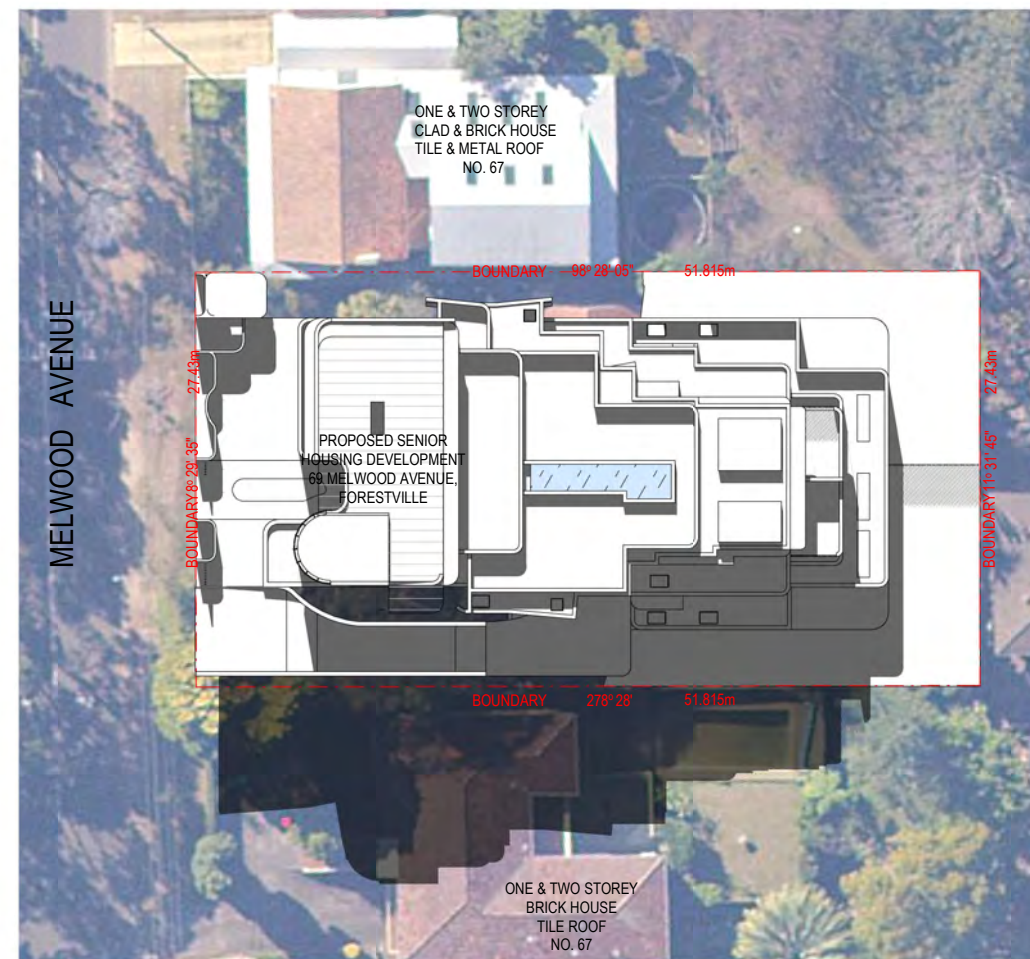


Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
CROSS SECTION

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



1 SHADOW DIAGRAM - 9AM, 21 JUNE
1 : 250



2 SHADOW DIAGRAM - 12PM, 21 JUNE
1 : 250



3 SHADOW DIAGRAM - 15PM, 21 JUNE
1 : 250

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Scale
m 0 2.5 5 10 15 20
1:250 at A1 1:500 at A3

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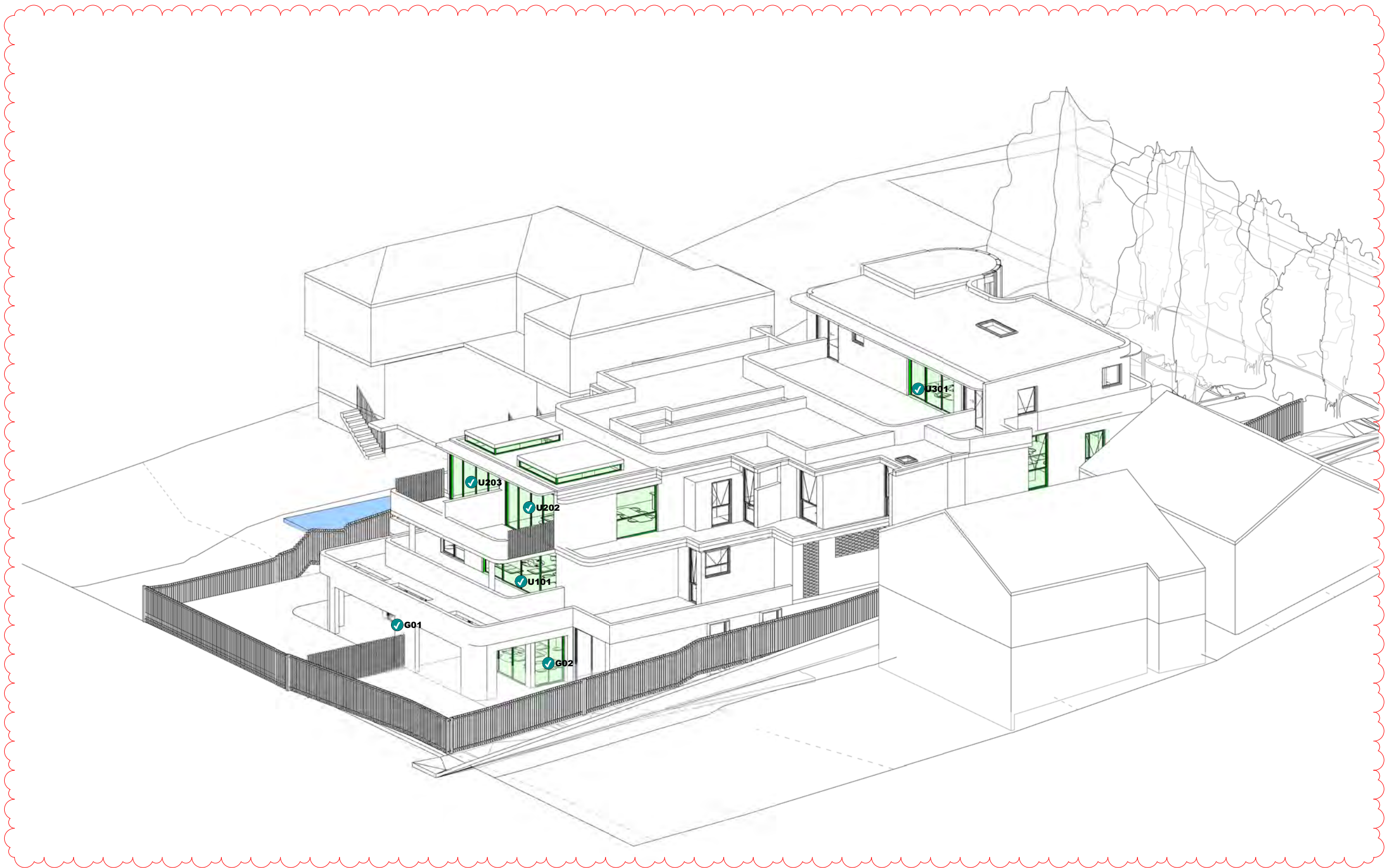


Project
SENIOR HOUSING DEVELOPMENT
69 Melwood Avenue,
Forestville
Drawing Title
SHADOW DIAGRAMS

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 6001	A
Drawn by HF	Checked by RJ	Approved by ZC
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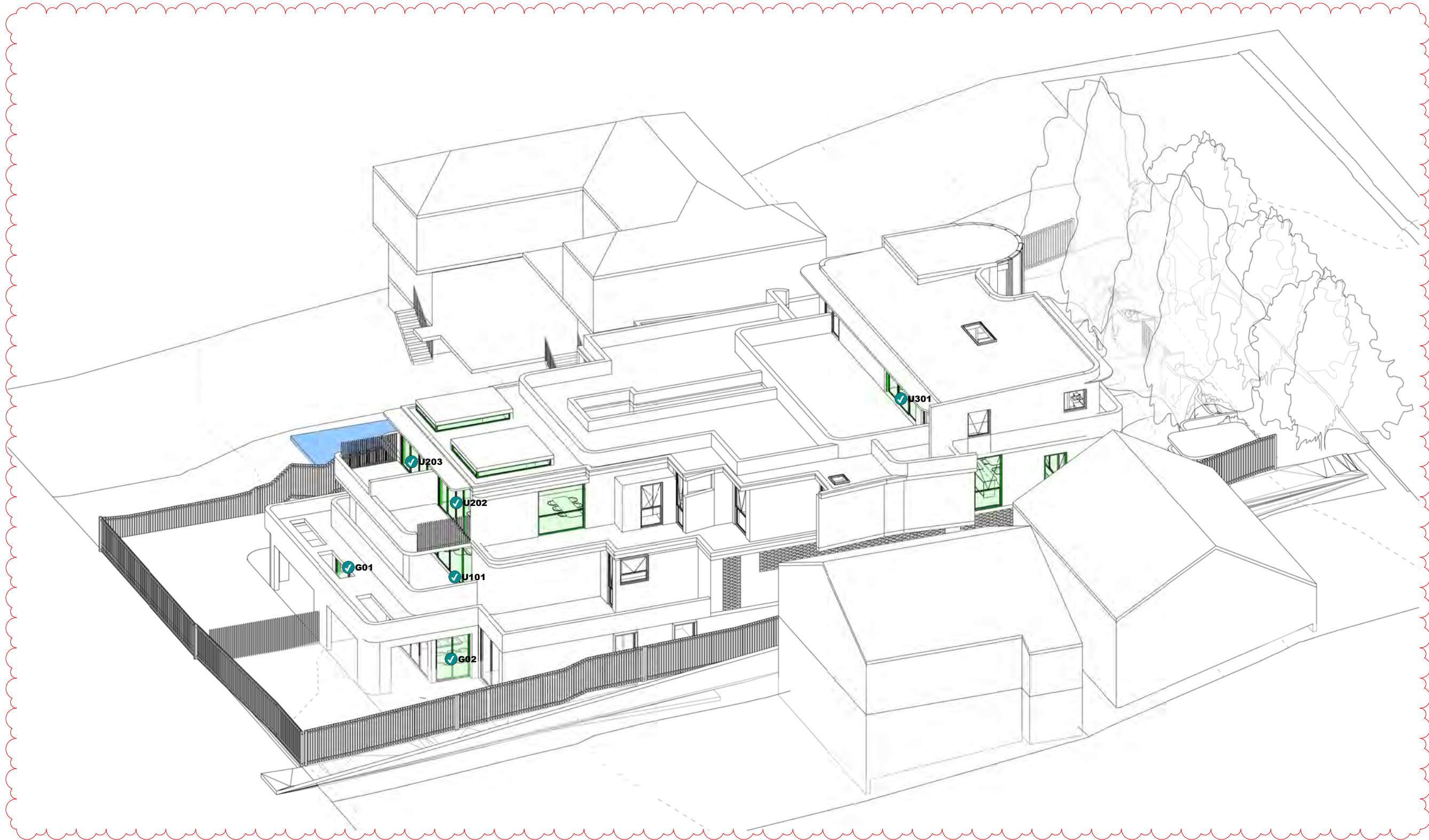
Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
SUN ANGLE VIEWS 9AM - 21 JUNE

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 6021	B
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Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
SUN ANGLE VIEWS 10AM - 21 JUNE

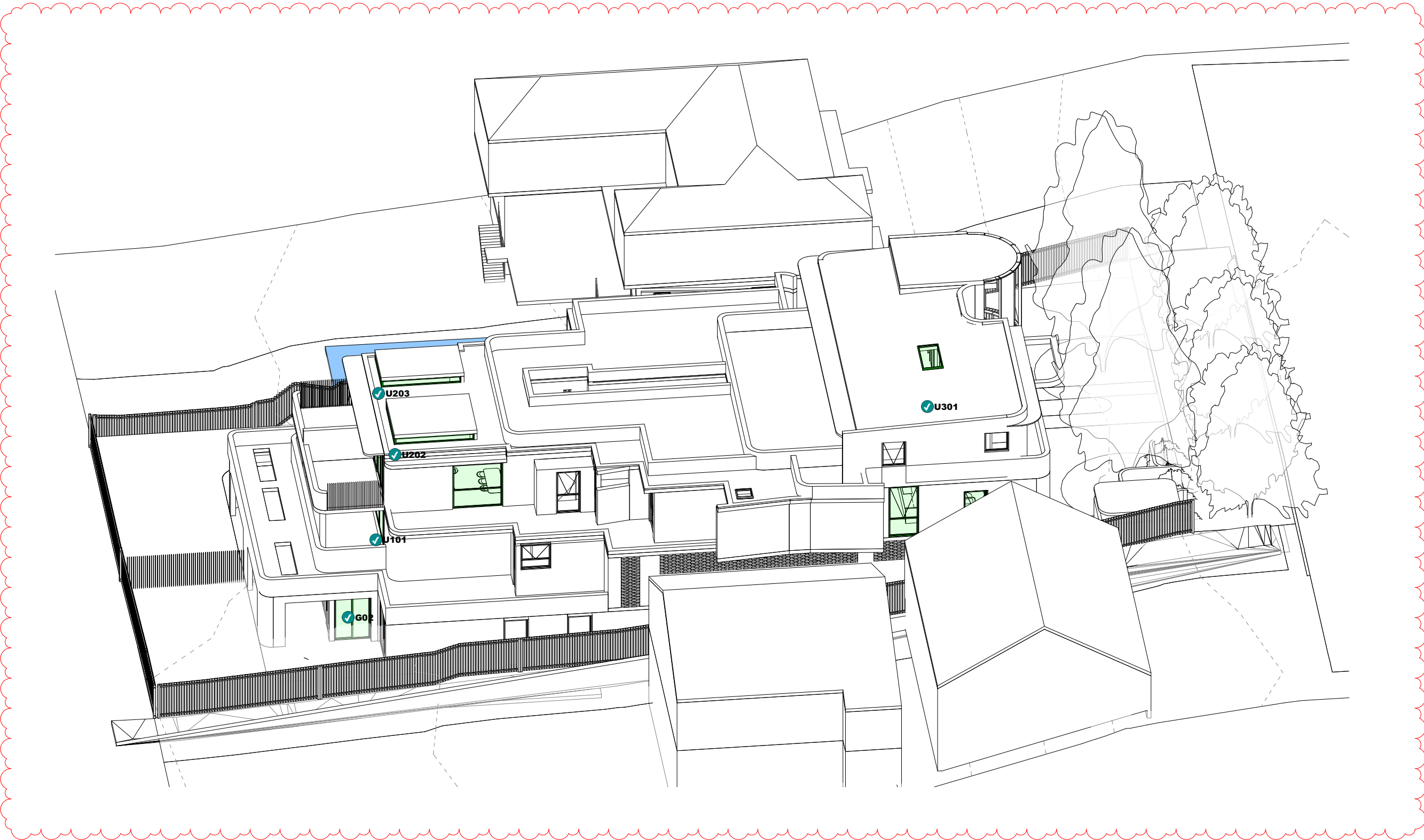
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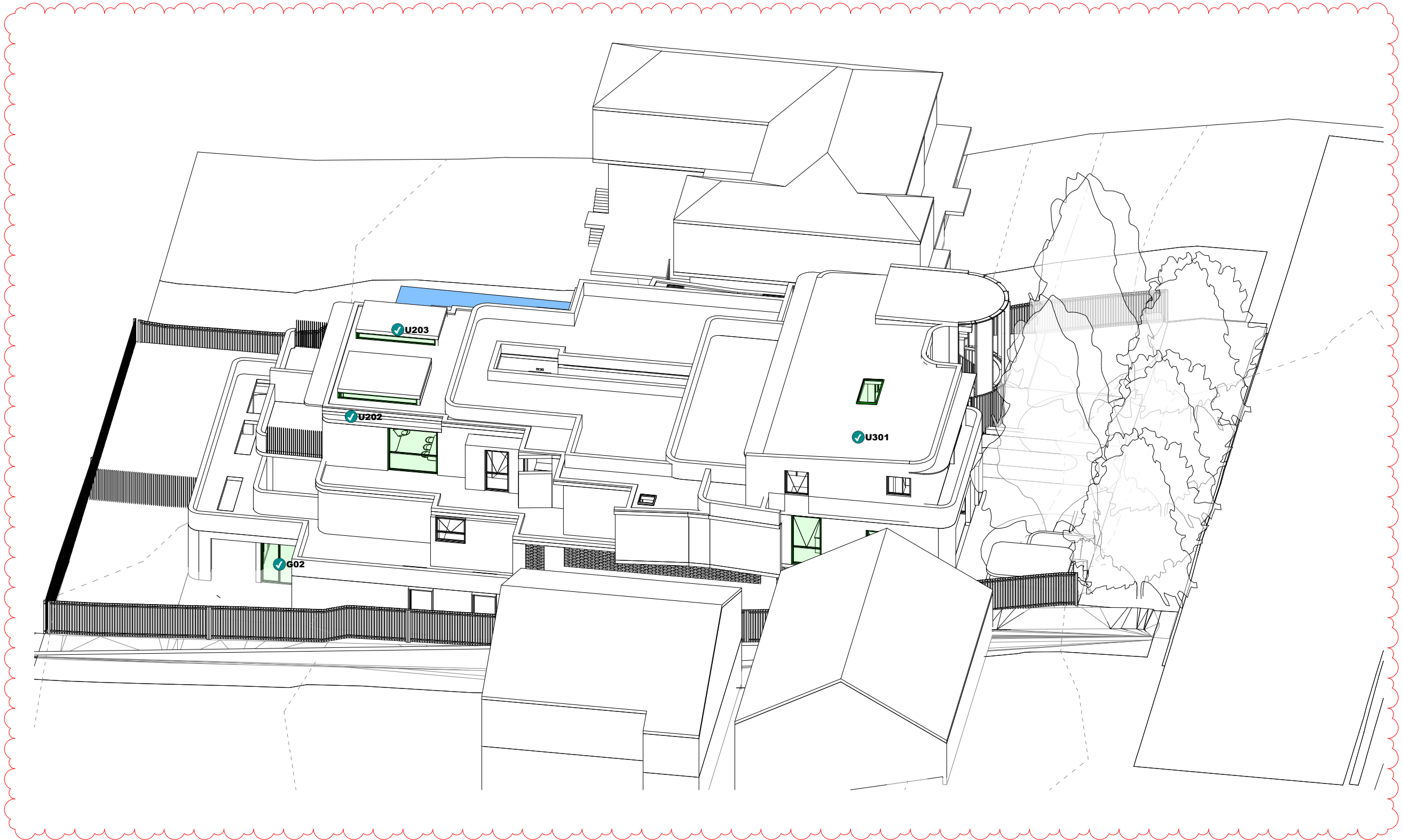


Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
SUN ANGLE VIEWS 11AM - 21 JUNE

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Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
SUN ANGLE VIEWS 12PM - 21 JUNE

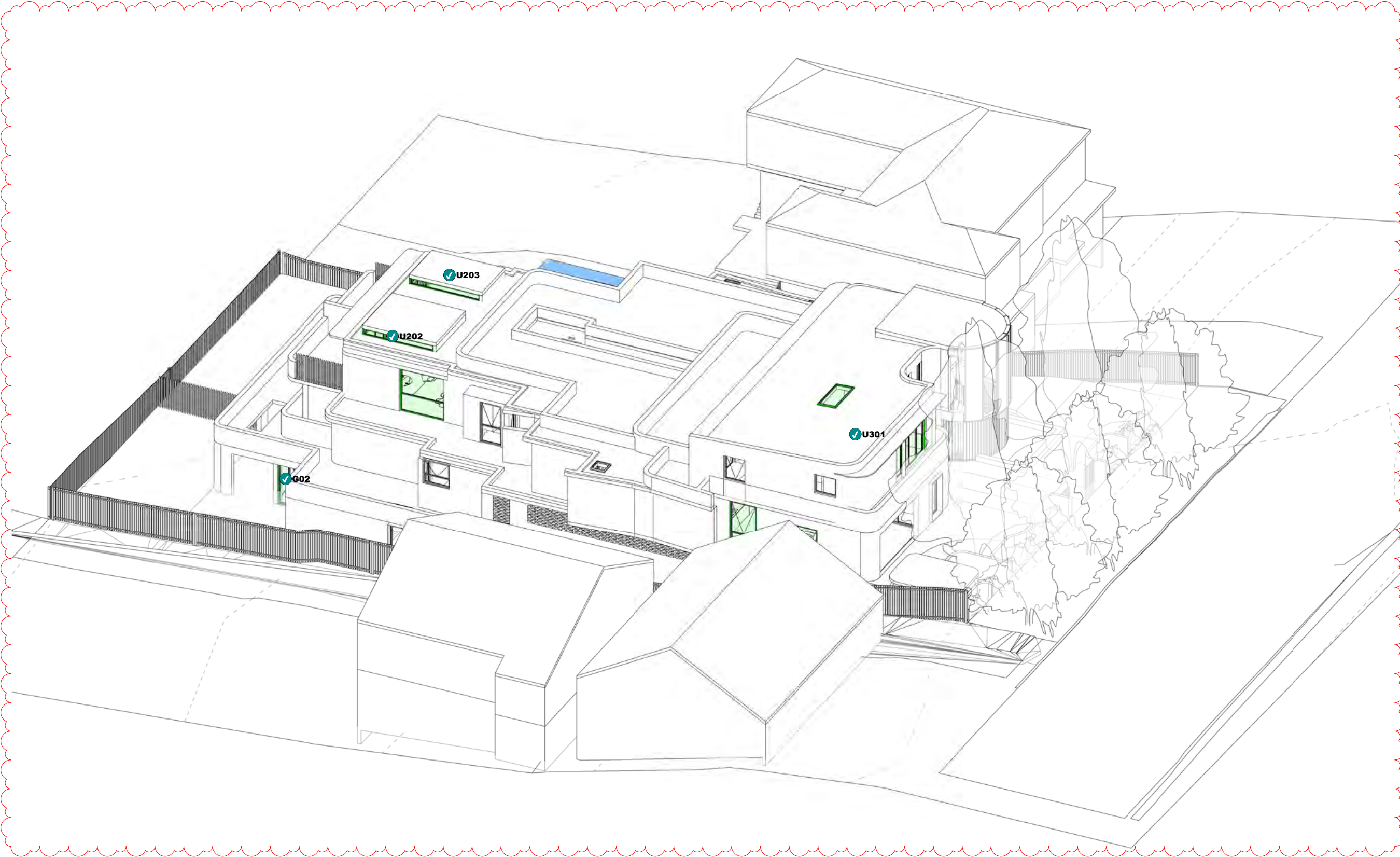
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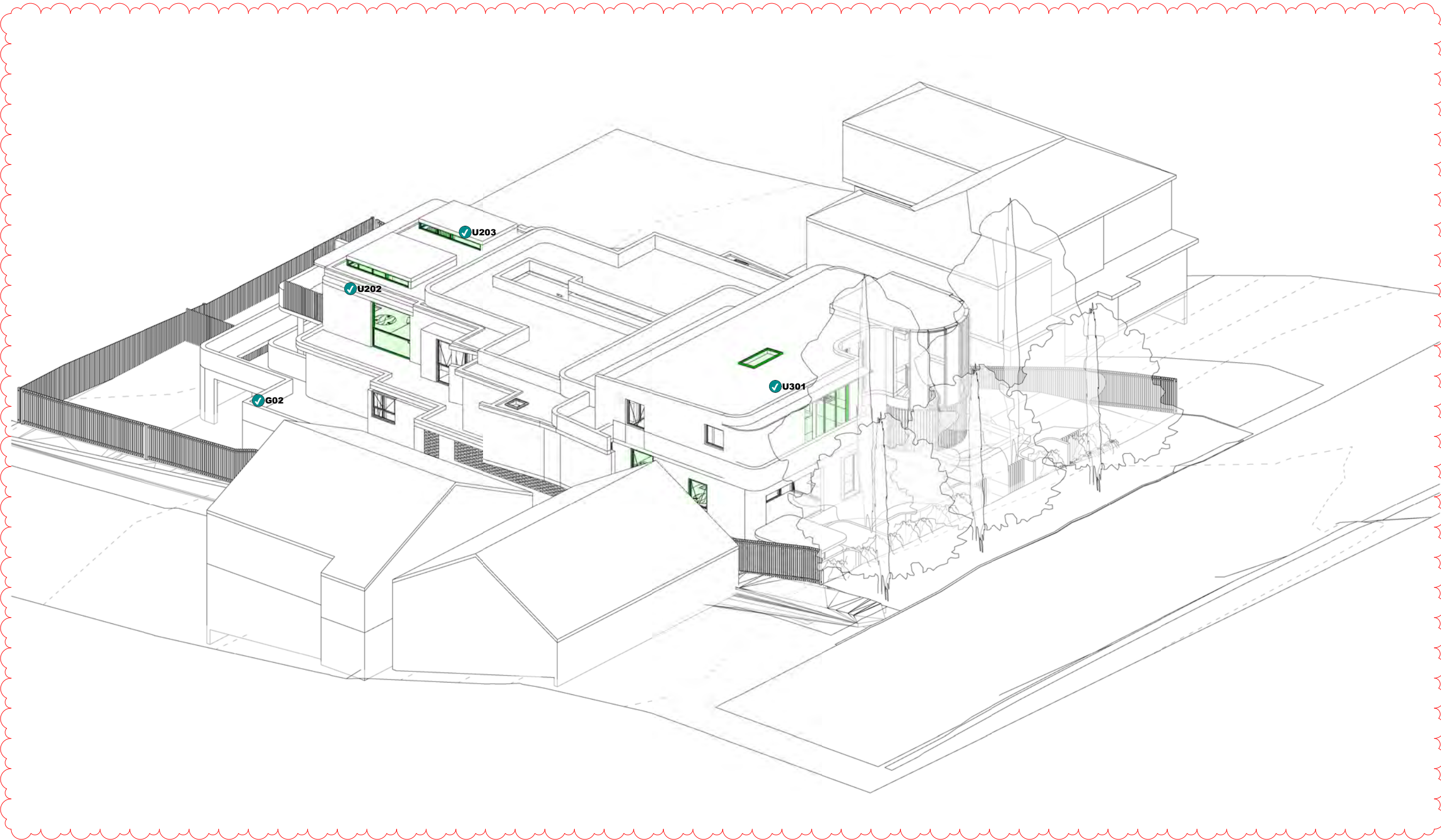


Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
SUN ANGLE VIEWS 1PM - 21 JUNE

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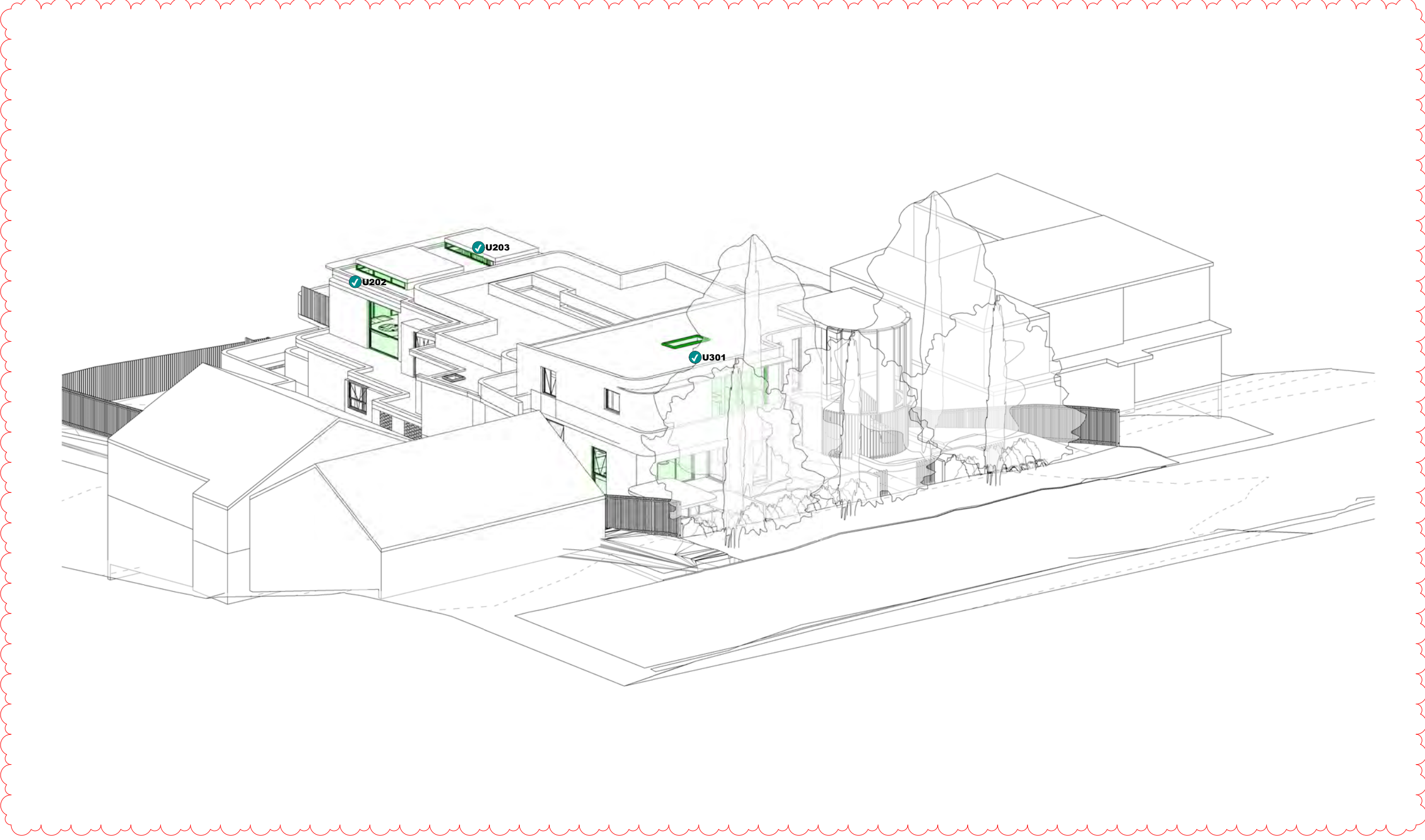


Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
SUN ANGLE VIEWS 2PM - 21 JUNE

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
SUN ANGLE VIEWS 3PM - 21 JUNE

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SOLAR SCHEDULE - RESIDENTIAL							
UNIT NUMBER	09:00	10:00	11:00	12:00	13:00	14:00	15:00
G01	Green	Green	Red	Red	Red	Red	Red
G02	Green	Green	Green	Green	Green	Green	Red
U101	Green	Green	Green	Red	Red	Red	Red
U201	Green	Green	Green	Green	Green	Green	Green
U202	Green	Green	Green	Green	Green	Green	Green
U203	Green	Green	Green	Green	Green	Green	Green
U301	Green	Green	Green	Green	Green	Green	Green

DIRECT SUN VIEW LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm	PROPOSED UNITS RECEIVING NO DIRECT SUNLIGHT ON JUNE 21st BETWEEN 9am-3pm
7 UNITS	5 UNITS (70%)	6 UNITS (85%)	0 UNIT (0%)

UNIT NUMBER
 ↑ PROPOSED UNIT NUMBER RECEIVING DIRECT SOLAR ACCESS AT THE SPECIFIC SUN ANGLE VIEWS

- LIVING RECEIVING DIRECT SOLAR ACCESS ON JUNE 21st AT SPECIFIC TIME
- LIVING RECEIVING NO DIRECT SOLAR ACCESS ON JUNE 21st AT SPECIFIC TIME
- APARTMENT RECEIVING DIRECT SOLAR ACCESS ON JUNE 21st AT SPECIFIC TIME

B 21/03/2023 DA AMENDMENTS
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Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

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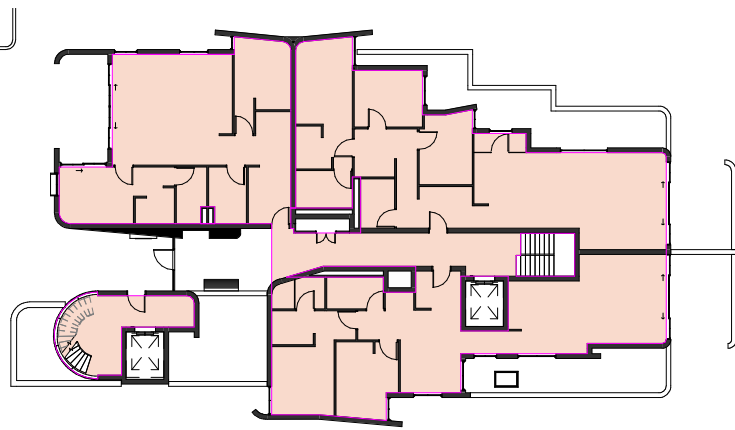


Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
SOLAR SCHEDULE

DA SUBMISSION

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3 LEVEL 2

1 : 200

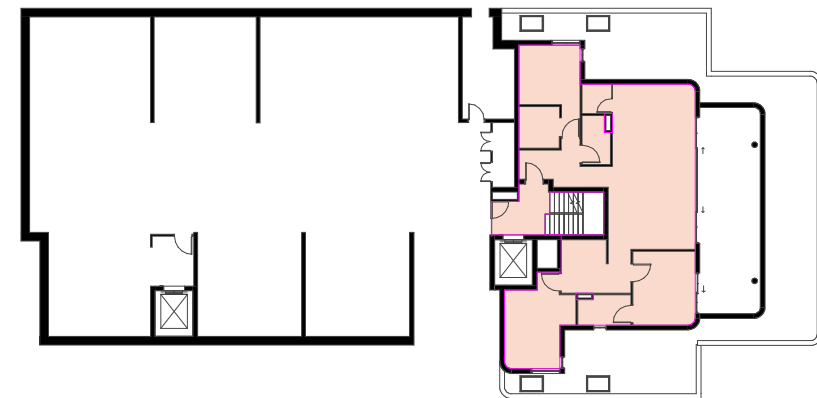
AREA SCHEDULE	
Level	Area
GROUND LEVEL	234 m ²
LEVEL 1	123 m ²
LEVEL 2	376 m ²
LEVEL 3	117 m ²
	850 m ²

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	R2
SITE AREA	1421m ²
PERMISSIBLE FLOOR SPACE RATIO	0.5 : 1
PERMISSIBLE GFA	710.5m ²
PROPOSED FLOOR SPACE RATIO	0.598
PROPOSED GFA	850m ²

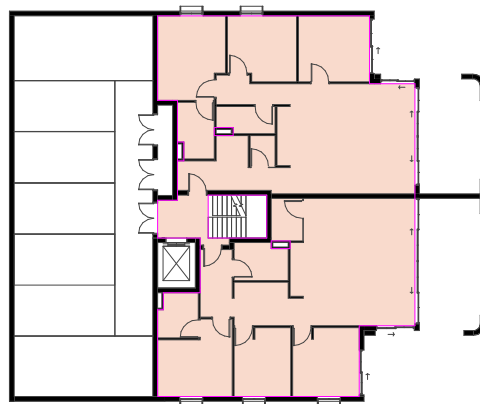
WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

SITE AREA	1421m ²
ZONING	R2 - LOW DENSITY RESIDENTIAL
COUNCIL	NORTHERN BEACHES COUNCIL
FLOOR SPACE RATIO	0.5 : 1
HEIGHT OF BUILDING	8.5m
MINIMUM LOT SIZE	600m ²
HERITAGE	NA
ACID SULPHATE SOILS	NA
KEY SITE	NA
FLOOD PLANNING AREA	NA



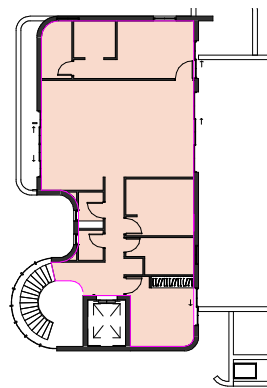
2 LEVEL 1

1 : 200



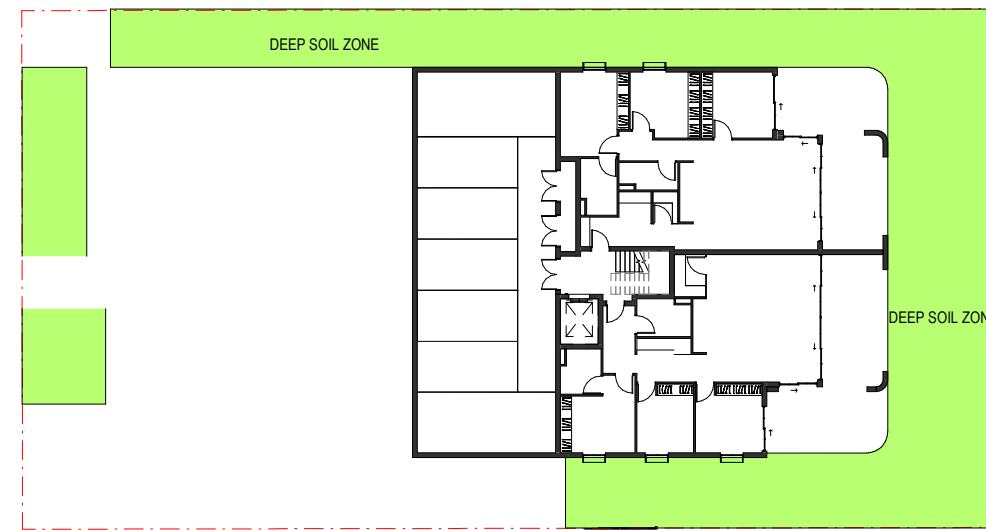
1 GROUND LEVEL

1 : 200



4 LEVEL 3

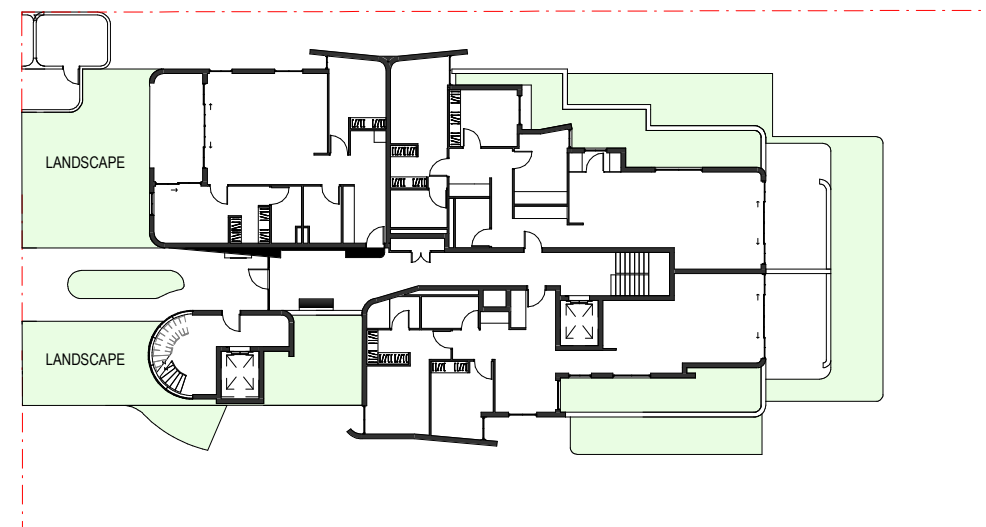
1 : 200



DEEP SOIL ZONE AREA REQUIRED: 213.2sqm (15% of SITE AREA)
 DEEP SOIL ZONE AREA PROVIDED: 413.3sqm (29% of SITE AREA)

As per State Environmental Planning Policy (Housing) 2021

Deep Soil Zones: a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site.



LANDSCAPE AREA REQUIRED: 495.6sqm (35% of SITE AREA)
 TOTAL LANDSCAPE AREA PROVIDED: 644.9sqm (45.4% of SITE AREA)

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.

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Project
SENIOR HOUSING DEVELOPMENT
 69 Melwood Avenue,
 Forestville
 Drawing Title
GFA CALCULATION

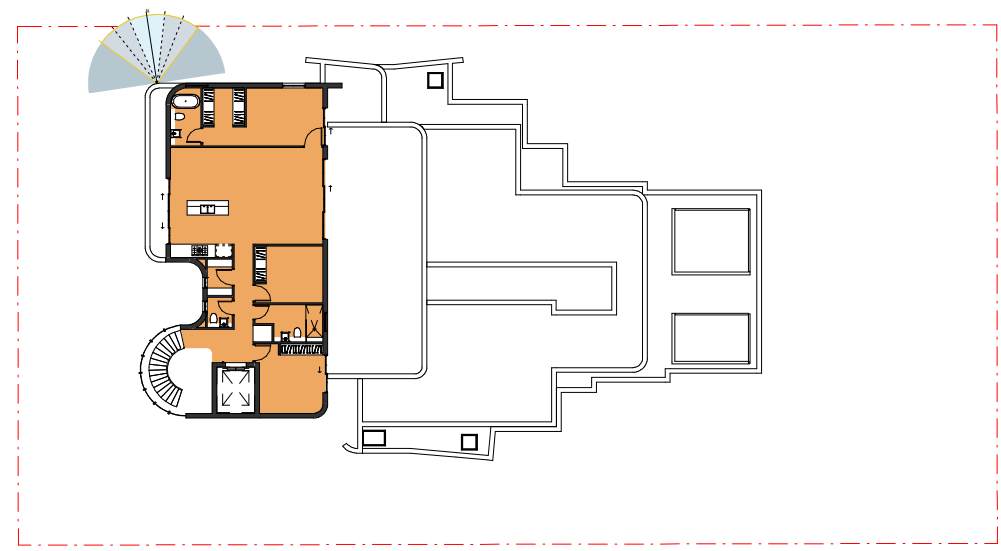
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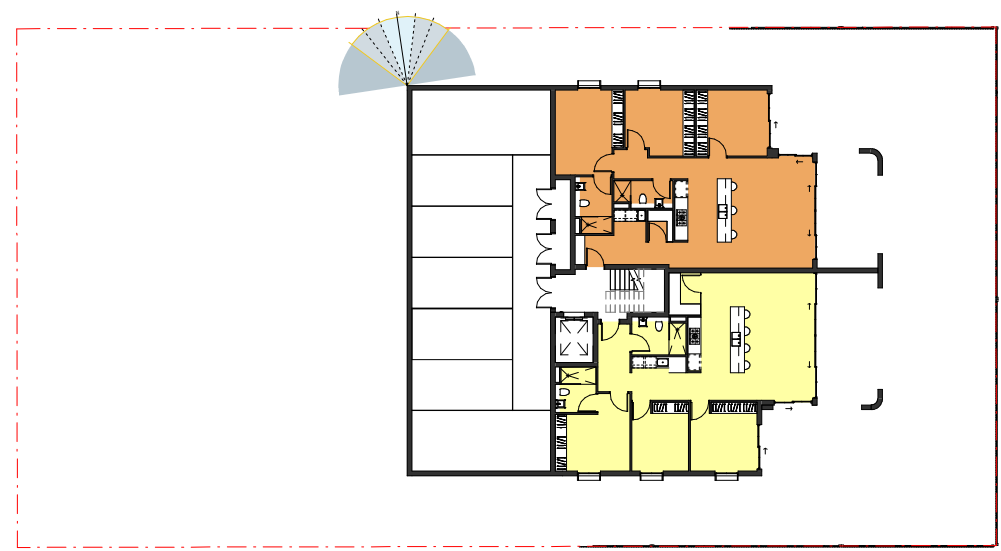
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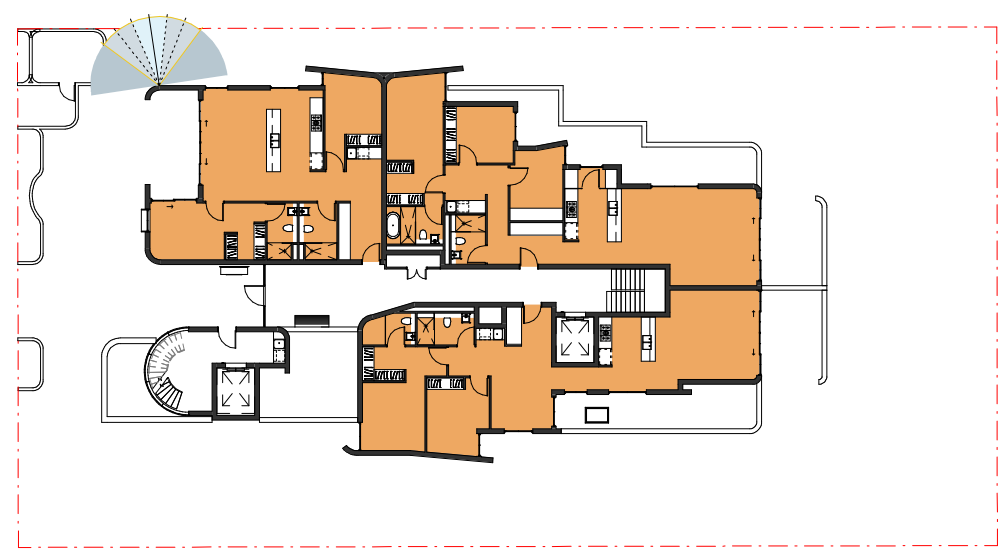
2 LEVEL 1 FLOOR PLAN
 1:200



4 LEVEL 3 FLOOR PLAN
 1:200



1 SOLAR ACCESS - GROUND LEVEL
 1:200



3 LEVEL 2 FLOOR PLAN
 1:200

SOLAR ACCESS LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm
7 UNITS	4.9 UNITS (70%)	6 UNITS (85.7%)
	APARTMENTS / BALCONIES RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm	
	APARTMENTS / BALCONIES RECEIVING UNDER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm	
	APARTMENTS / BALCONIES RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm	

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A	5/12/2022	DA SUBMISSION

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Project
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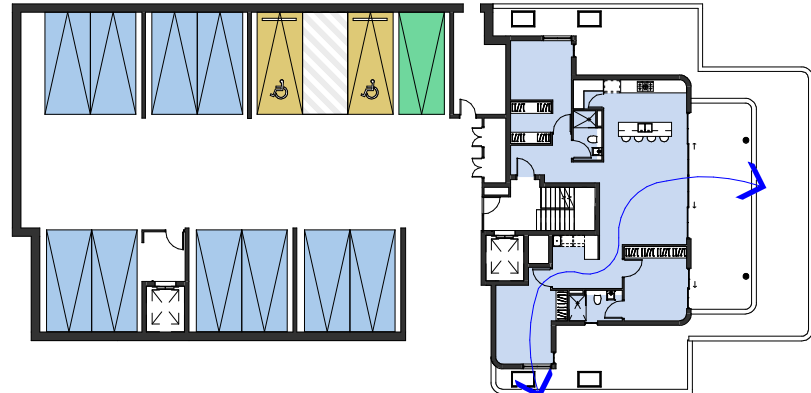
69 Melwood Avenue,
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 Drawing Title
SOLAR ACCESS PLAN

DA SUBMISSION

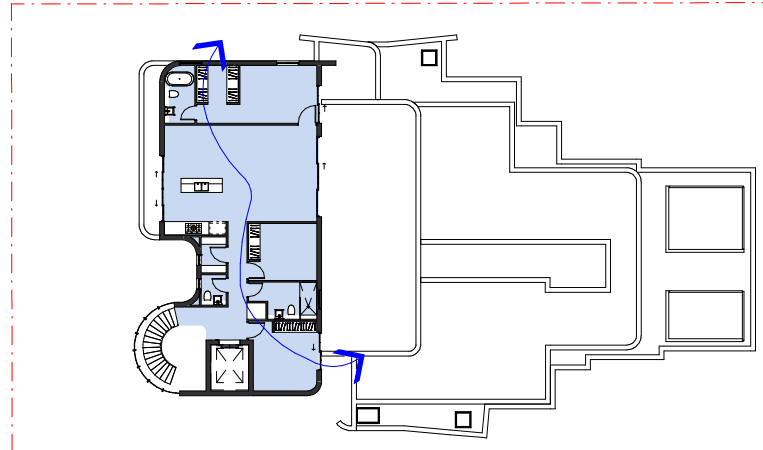
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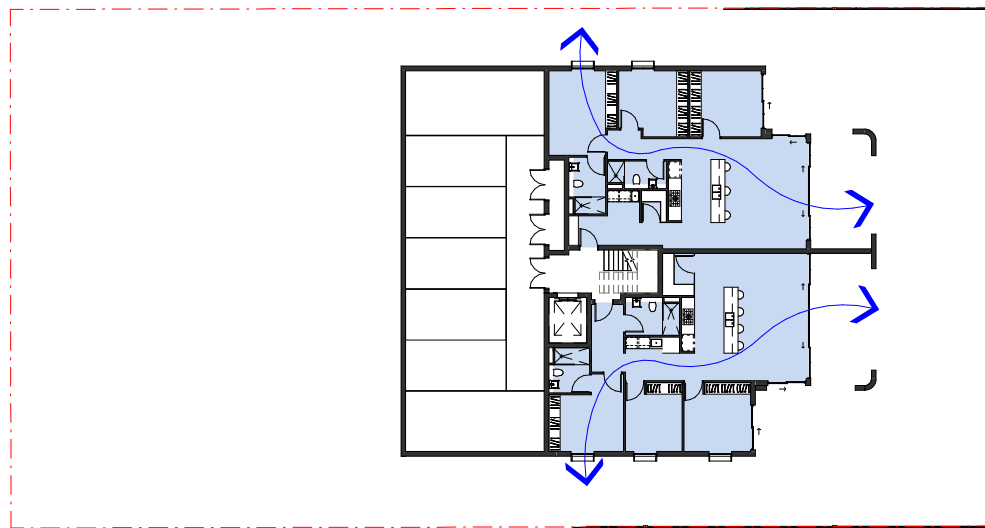
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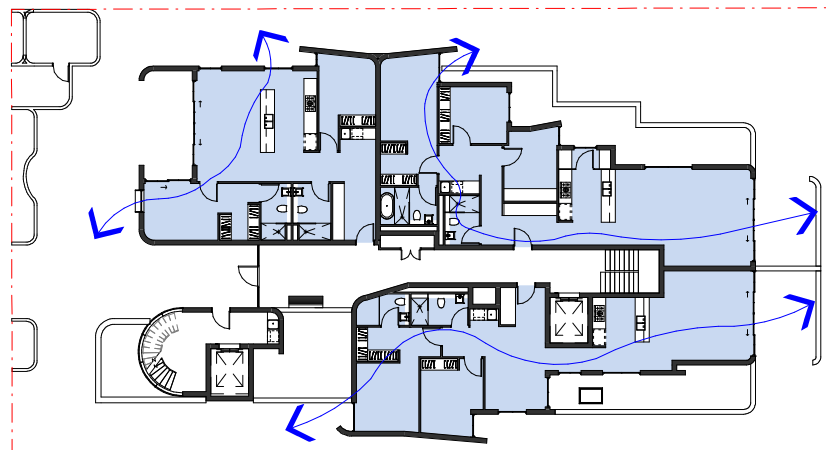
2 LEVEL 1 FLOOR PLAN
 1 : 200



4 LEVEL 3 FLOOR PLAN
 1 : 200



1 VENTILATION DIAGRAM - GROUND FLOOR
 1 : 200



3 LEVEL 2 FLOOR PLAN
 1 : 200

VENTILATION LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING NATURAL CROSS VENTILATION
7 UNITS	4.2 UNITS (60%)	7 UNITS (100%)

	NATURAL CROSS VENTILATED APARTMENTS
	NATURAL CROSS VENTILATED APARTMENTS
	NATURAL CROSS VENTILATED CORRIDOR

Rev.	Date	Description
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

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

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville
 Drawing Title
VENTILATION DIAGRAMS

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 7021	B
Drawn by HF	Checked by RJ	Approved by ZC
		Date SEP. 2022



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

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

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Rev.	Date	Description
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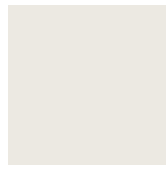

Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
3D VIEW - LANDSCAPE SHEET 2

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J22558D	DA 7036	A	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

MATERIAL LEGEND SHEET

AWD1	ALUMINIUM FRAME WINDOWS & DOORS 1
	BR1 PGH MORADA BLANCO - STACK BOND
	RP1 RENDER PAINTED - DULUX WHISPER WHITE
	SS1 STADNING SEAM SOLID ALUMINIUM CLADDING - Duratec Zeus - Lunar Eclipse - Satin - Dulux Powder Coatings



BR1

RP1

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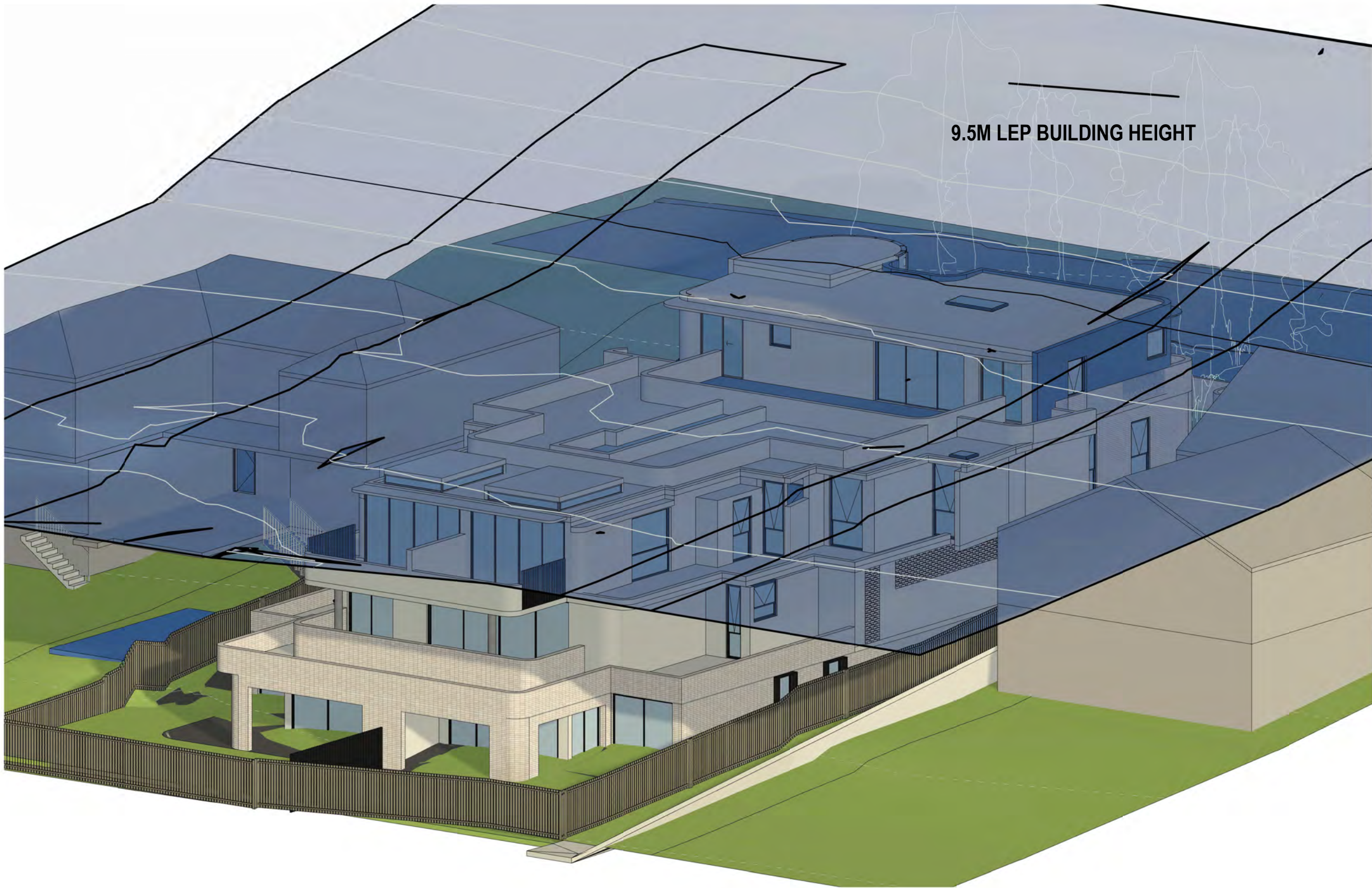
Project

SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
Forestville

Drawing Title
FINISHES SCHEDULE

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 7041	A
Drawn by	Checked by	Approved by
HF	RJ	ZC
Date	SEP. 2022	



9.5M LEP BUILDING HEIGHT

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Rev.	Date	Description
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

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Project
SENIOR HOUSING DEVELOPMENT

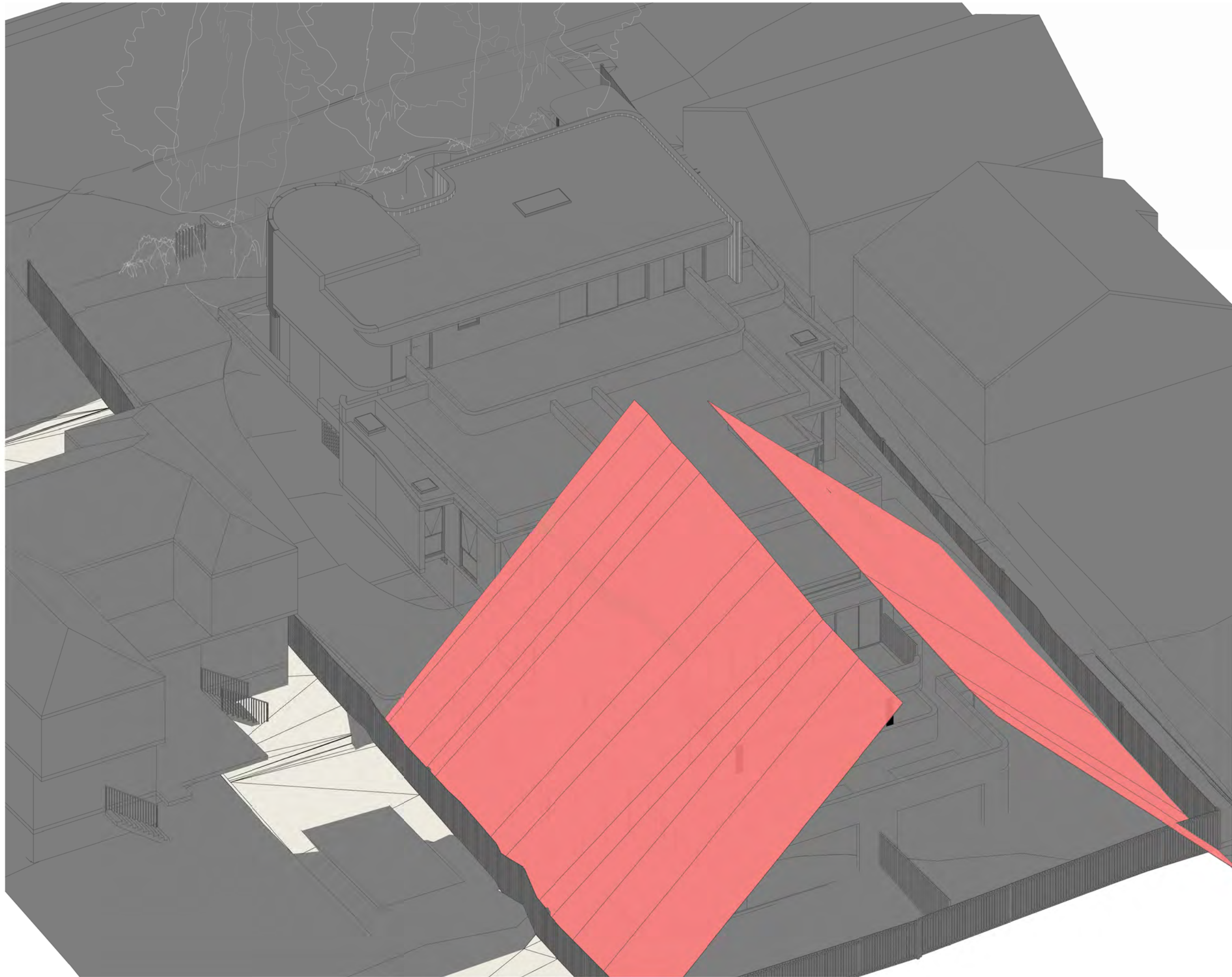
69 Melwood Avenue,
 Forestville

Drawing Title
LEP HEIGHT BLANKET

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 7051	B

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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

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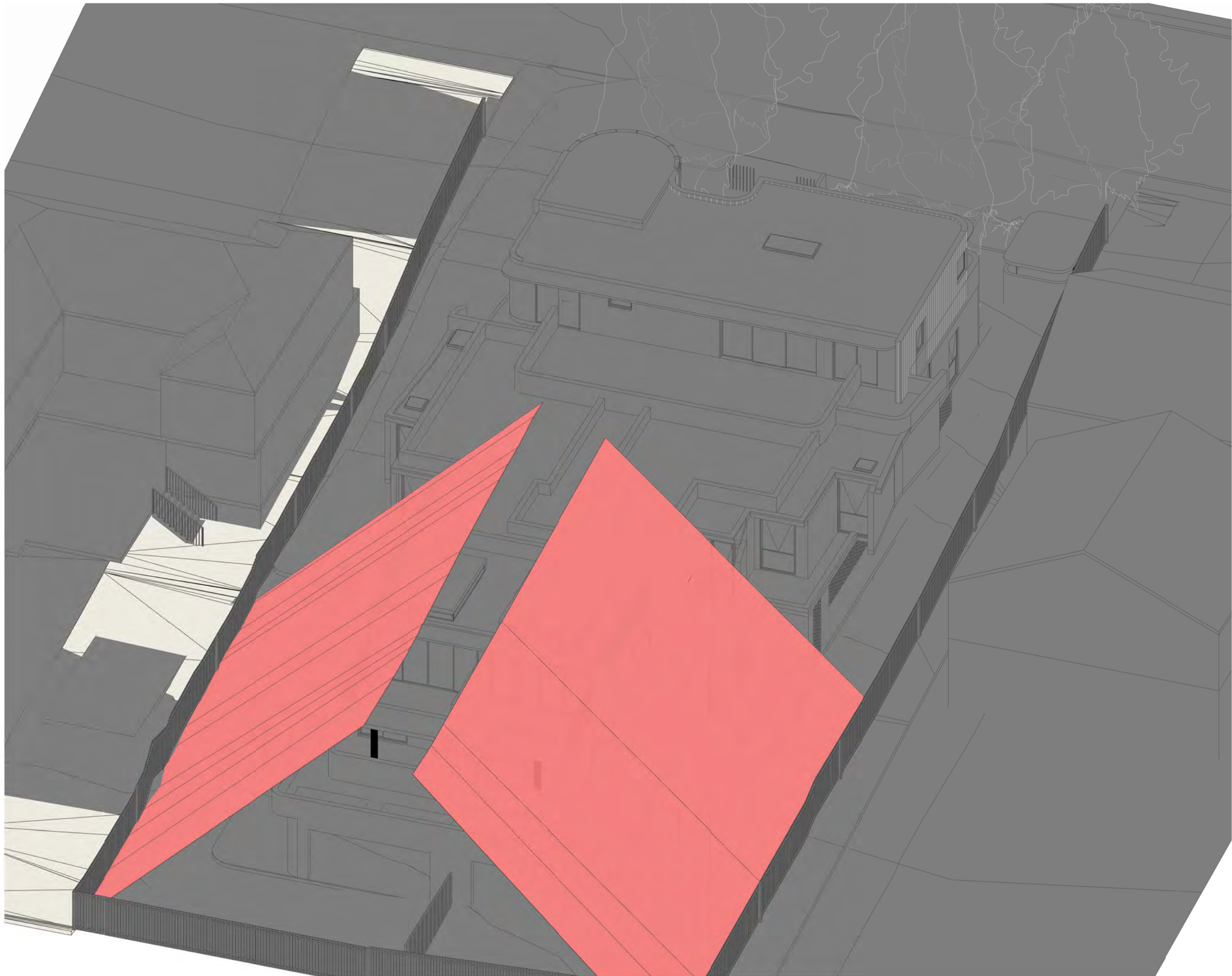
69 Melwood Avenue,
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Drawing Title
45 DEGREE BLANKET - 1

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Rev.	Date	Description

Scale
 m 0 1 2 4 6 8
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SENIOR HOUSING DEVELOPMENT

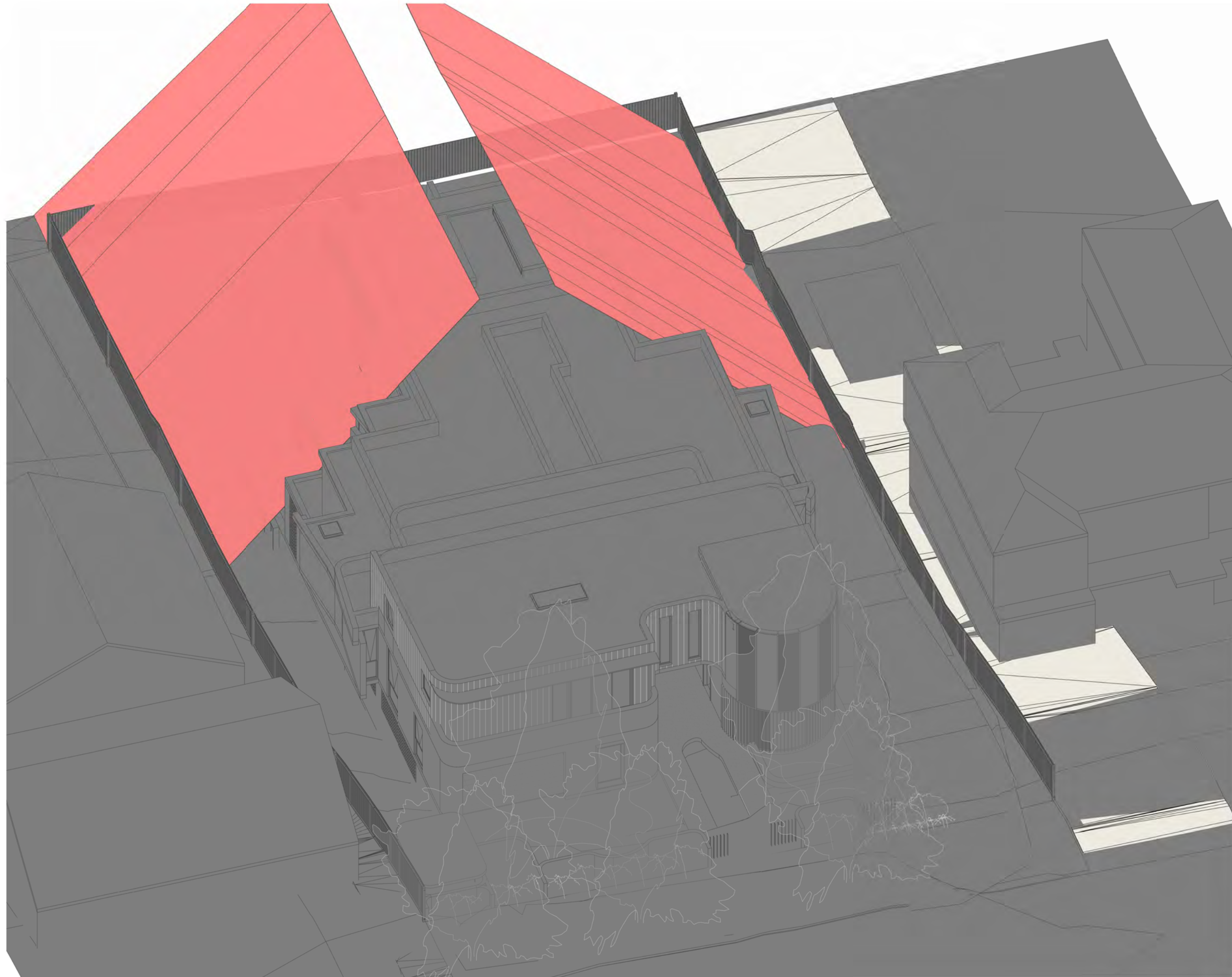
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Drawing Title
45 DEGREE BLANKET - 2

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Rev.	Date	Description
A	21/03/2023	DA AMENDMENTS

Scale
 m 0 1 2 4 6 8
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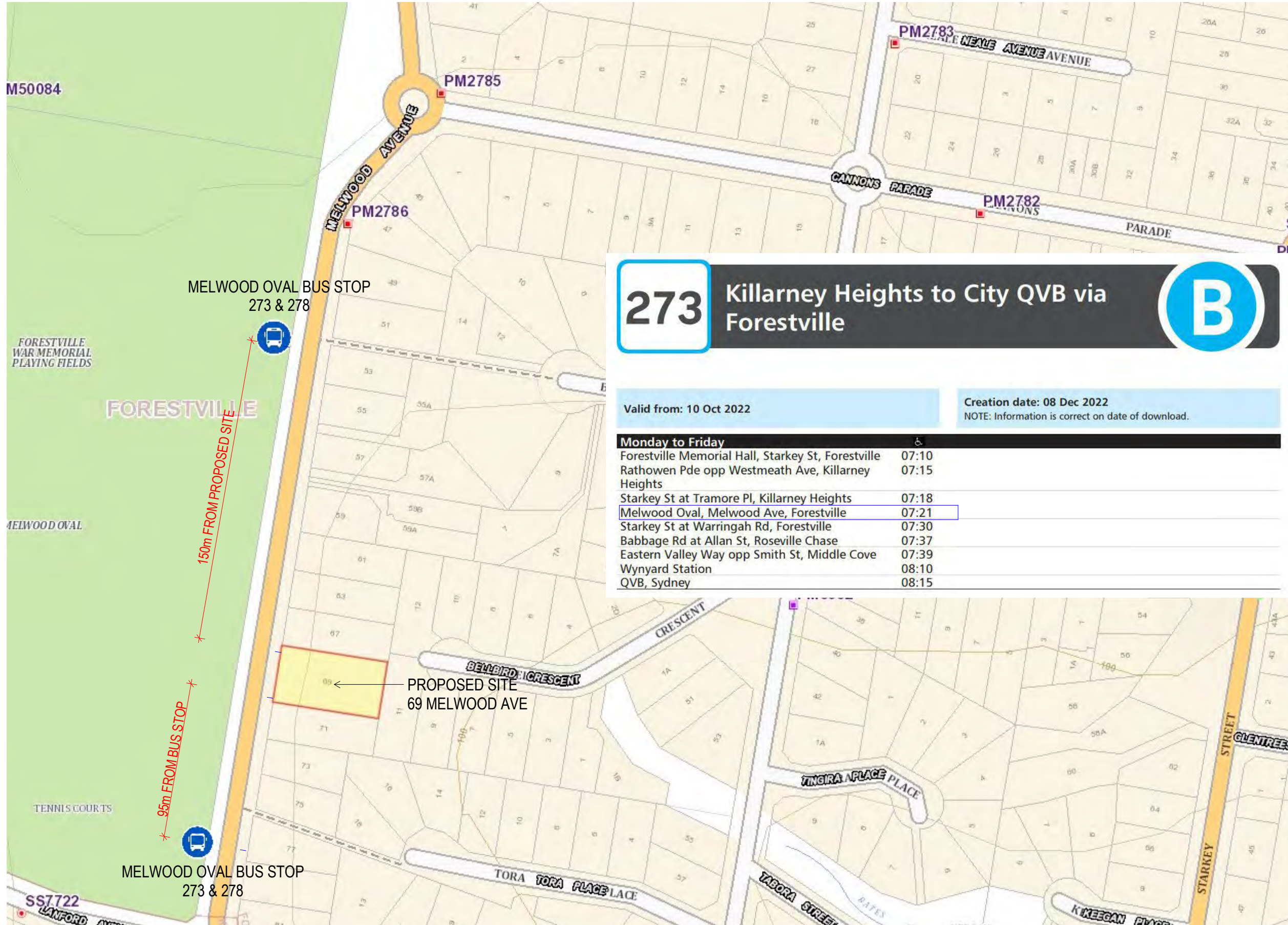


Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
45 DEGREE BLANKET - 3

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J22558D	DA 7063	A	
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HF	RJ	ZC	SEP. 2022



273 Killarney Heights to City QVB via Forestville B

Valid from: 10 Oct 2022 Creation date: 08 Dec 2022
 NOTE: Information is correct on date of download.

Monday to Friday	
Forestville Memorial Hall, Starkey St, Forestville	07:10
Rathoven Pde opp Westmeath Ave, Killarney Heights	07:15
Starkey St at Tramore Pl, Killarney Heights	07:18
Melwood Oval, Melwood Ave, Forestville	07:21
Starkey St at Warringah Rd, Forestville	07:30
Babbage Rd at Allan St, Roseville Chase	07:37
Eastern Valley Way opp Smith St, Middle Cove	07:39
Wynyard Station	08:10
QVB, Sydney	08:15

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Rev.	Date	Description
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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville


Drawing Title
**BUS LOCATION DIAGRAM & BUS 273
 TIMETABLE**

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 7080	A

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

278 Chatswood to Killarney Heights (Loop Service)



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Killarney Heights to Chatswood

Monday to Friday	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Cook Street Retirement Villages	-	-	-	-	-	-	-	-	-	16:20 16:45
Cook Street & Starkey Street	06:12	06:52	07:09	07:29	07:58	08:24	08:34	-	-	16:21 16:46
Westmeath Avenue & Rathowen Parade	06:16	06:56	07:13	07:34	08:02	08:28	08:38	-	-	16:25 16:50
Melwood Avenue & Starkey Street	06:19	06:59	07:16	07:37	08:07	08:31	08:41	-	-	16:28 16:53
Melwood Avenue & Cannons Parade	06:23	07:03	07:20	07:42	08:11	08:35	08:45	-	-	16:32 16:57
Forestville Jamieson Square	06:25	07:05	07:22	07:44	08:17	08:37	08:47	-	-	16:35 17:00
East Roseville Babbage Road	06:31	07:11	07:28	07:50	08:24	-	-	-	-	16:39 17:04
Chatswood Station Interchange	06:41	07:21	07:40	08:03	08:37	-	-	-	-	16:51 17:16

For off-peak times, see Forestville to Killarney Heights Shuttle Loop timetable

Chatswood to Killarney Heights

Monday to Friday	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Chatswood Station Interchange	-	-	-	-	07:40	08:05	08:15	-	-	16:05 16:30
East Roseville Babbage Road	-	-	-	-	07:50	08:15	08:25	-	-	16:07 16:20
Forestville Jamieson Square	06:11	06:51	07:08	07:28	07:57	08:23	08:33	-	-	16:05 16:18
Cook Street Retirement Villages	-	-	-	-	-	-	-	-	-	16:07 16:20
Cook Street & Starkey Street	06:12	06:52	07:09	07:29	07:58	08:24	08:34	-	-	16:08 16:21
Westmeath Avenue & Rathowen Parade	06:16	06:56	07:13	07:34	08:02	08:28	08:38	-	-	16:11 16:25
Melwood Avenue & Starkey Street	06:19	06:59	07:16	07:37	08:07	08:31	08:41	-	-	16:15 16:28
Melwood Avenue & Cannons Parade	06:23	07:03	07:20	07:42	08:11	08:35	08:45	-	-	16:19 -
Forestville RSL	-	-	-	-	-	-	-	-	-	16:20 16:35
Forestville Jamieson Square	06:25	07:05	07:22	07:44	08:17	08:37	08:47	-	-	-

For off-peak times, see Forestville to Killarney Heights Shuttle Loop timetable

Forestville to Killarney Heights Shuttle Loop

Monday to Friday	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Forestville Jamieson Square	08:40	08:55	09:15	09:35	09:55	10:15	10:35	10:55	11:15	11:35
Cook Street Retirement Villages	08:42	08:57	09:17	09:37	09:57	10:17	10:37	10:57	11:17	11:37
Cook Street & Starkey Street	08:43	08:58	09:18	09:38	09:58	10:18	10:38	10:58	11:18	11:38
Westmeath Avenue & Rathowen Parade	08:46	09:01	09:21	09:41	10:01	10:21	10:41	11:01	11:21	11:41
Melwood Avenue & Starkey Street	08:50	09:05	09:25	09:45	10:05	10:25	10:45	11:05	11:25	11:45
Forestville RSL	08:54	09:09	09:29	09:49	10:09	10:29	10:49	11:09	11:29	11:49
Forestville Jamieson Square	08:55	09:10	09:30	09:50	10:10	10:30	10:50	11:10	11:30	11:50

Monday to Friday (continued...)

Monday to Friday (continued...)	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Cook Street Retirement Villages	-	-	-	-	-	-	-	-	-	-
Cook Street & Starkey Street	17:14	17:44	18:09	18:29	18:54	19:38	20:33	21:28	-	-
Westmeath Avenue & Rathowen Parade	17:19	17:49	18:14	18:34	18:59	19:43	20:38	21:33	-	-
Melwood Avenue & Starkey Street	17:22	17:52	18:17	18:36	19:01	19:45	20:40	21:35	-	-
Melwood Avenue & Cannons Parade	17:26	17:56	18:21	18:39	19:04	19:49	20:44	21:38	-	-
Forestville Jamieson Square	17:32	17:59	18:24	18:42	19:07	19:51	20:46	A21:40	-	-
East Roseville Babbage Road	17:36	18:03	18:28	-	-	19:55	20:50	-	-	-
Chatswood Station Interchange	17:48	18:15	18:40	-	-	20:04	20:59	-	-	-

Monday to Friday (continued...)

Monday to Friday (continued...)	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Chatswood Station Interchange	16:25	16:55	17:25	17:50	18:10	18:35	19:25	20:20	21:15	-
East Roseville Babbage Road	16:35	17:05	17:35	18:00	18:20	18:45	19:30	20:25	21:20	-
Forestville Jamieson Square	16:43	17:13	17:43	18:08	18:28	18:53	19:37	20:32	21:27	-
Cook Street Retirement Villages	16:45	-	-	-	-	-	-	-	-	-
Cook Street & Starkey Street	16:46	17:14	17:44	18:09	18:29	18:54	19:38	20:33	21:28	-
Westmeath Avenue & Rathowen Parade	16:50	17:19	17:49	18:14	18:34	18:59	19:43	20:38	21:33	-
Melwood Avenue & Starkey Street	16:53	17:22	17:52	18:17	18:36	19:01	19:45	20:40	21:35	-
Melwood Avenue & Cannons Parade	16:57	17:26	17:56	18:21	18:39	19:04	19:49	20:44	21:38	-
Forestville RSL	-	-	-	-	-	-	-	-	-	-
Forestville Jamieson Square	17:00	17:32	17:59	18:24	18:42	19:07	19:51	20:46	A21:40	-

Monday to Friday (continued...)

Monday to Friday (continued...)	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Forestville Jamieson Square	12:35	12:55	13:15	13:35	13:55	14:15	14:35	14:55	15:40	16:05
Cook Street Retirement Villages	12:37	12:57	13:17	13:37	13:57	14:17	14:37	14:57	15:42	16:07
Cook Street & Starkey Street	12:38	12:58	13:18	13:38	13:58	14:18	14:38	14:58	15:43	16:08
Westmeath Avenue & Rathowen Parade	12:41	13:01	13:21	13:41	14:01	14:21	14:41	15:01	15:46	16:11
Melwood Avenue & Starkey Street	12:45	13:05	13:25	13:45	14:05	14:25	14:45	15:05	15:50	16:15
Forestville RSL	12:49	13:09	13:29	13:49	14:09	14:29	14:49	15:09	15:54	16:19
Forestville Jamieson Square	12:50	13:10	13:30	13:50	14:10	14:30	14:50	15:10	15:55	16:20

Killarney Heights to Chatswood

Forestville to Killarney Heights Shuttle Loop

Saturday	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Forestville Jamieson Square	07:55	08:15	08:35	08:55	09:15	09:35	09:55	10:15	10:35	10:55
Cook Street Retirement Villages	07:57	08:17	08:37	08:57	09:17	09:37	09:57	10:17	10:37	10:57
Cook Street & Starkey Street	07:58	08:18	08:38	08:58	09:18	09:38	09:58	10:18	10:38	10:58
Westmeath Avenue & Rathowen Parade	08:01	08:21	08:41	09:01	09:21	09:41	10:01	10:21	10:41	11:01
Melwood Avenue & Starkey Street	08:05	08:25	08:45	09:05	09:25	09:45	10:05	10:25	10:45	11:05
Forestville RSL	08:09	08:29	08:49	09:09	09:29	09:49	10:09	10:29	10:49	11:09
Forestville Jamieson Square	08:10	08:30	08:50	09:10	09:30	09:50	10:10	10:30	10:50	11:10

Chatswood to Killarney Heights

Forestville to Killarney Heights Shuttle Loop

Saturday (continued...)	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Forestville Jamieson Square	15:15	15:35	15:55	16:15	16:35	16:55	17:15	17:35	17:55	-
Cook Street Retirement Villages	15:17	15:37	15:57	16:17	16:37	16:57	17:17	17:37	17:57	-
Cook Street & Starkey Street	15:18	15:38	15:58	16:18	16:38	16:58	17:18	17:38	17:58	-
Westmeath Avenue & Rathowen Parade	15:21	15:41	16:01	16:21	16:41	17:01	17:21	17:41	18:01	-
Melwood Avenue & Starkey Street	15:25	15:45	16:05	16:25	16:45	17:05	17:25	17:45	18:05	-
Forestville RSL	15:29	15:49	16:09	16:29	16:49	17:09	17:29	17:49	18:09	-
Forestville Jamieson Square	15:30	15:50	16:10	16:30	16:50	17:10	17:30	17:50	18:10	-

Forestville to Killarney Heights Shuttle Loop

Forestville to Killarney Heights Shuttle Loop

Sunday & Public Holidays (continued...)	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Forestville Jamieson Square	11:35	11:55	12:15	12:35	12:55	13:15	13:35	13:55	14:15	14:35
Cook Street Retirement Villages	11:37	11:57	12:17	12:37	12:57	13:17	13:37	13:57	14:17	14:37
Cook Street & Starkey Street	11:38	11:58	12:18	12:38	12:58	13:18	13:38	13:58	14:18	14:38
Westmeath Avenue & Rathowen Parade	11:41	12:01	12:21	12:41	13:01	13:21	13:41	14:01	14:21	14:41
Melwood Avenue & Starkey Street	11:45	12:05	12:25	12:45	13:05	13:25	13:45	14:05	14:25	14:45
Forestville RSL	11:49	12:09	12:29	12:49	13:09	13:29	13:49	14:09	14:29	14:49
Forestville Jamieson Square	11:50	12:10	12:30	12:50	13:10	13:30	13:50	14:10	14:30	14:50

Saturday (continued...)

Saturday (continued...)	B	B	B	B	B	B	B	B	B	B
Route Number	278	278	278	278	278	278	278	278	278	278
Forestville Jamieson Square	11:35	11:55	12:15	12:35	12:55	13:15	13:35	13:55	14:15	14:35
Cook Street Retirement Villages	11:37	11:57	12:17	12:37	12:57	13:17	13:37	13:57	14:17	14:37
Cook Street & Starkey Street	11:38	11:58	12:18	12:38	12:58	13:18	13:38	13:58	14:18	14:38
Westmeath Avenue & Rathowen Parade	11:41	12:01	12:21	12:41	13:01	13:21				