

FORESTVILLE RSL REDEVELOPMENT

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

1. MASTERPLAN SET - SITE ANALYSIS
2. CLUB AND SENIORS LIVING - ADG / SHDG ANALYSIS
3. SENIORS LIVING - 3 X BUILDINGS - ADG / SHDG ANALYSIS
4. ADG SOLAR STUDY
5. SENIORS LIVING APARTMENT LAYOUTS

Name: Project	
Address: CLUB REDEVELOPMENT 22 MELWOOD AVE LOT 2589 & LOT 31 DP752038 & DP 366454	
Project ID: 22 MELWOOD AVE LOT 2589 & LOT 31 DP752038 & DP 366454	
Page: 22-0716	
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DA_A_048	SURVEY & SURROUNDINGS
DA_A_049	SURVEY PHOTOS
DA_A_050	SITE ANALYSIS
DA_A_051	SITE ANALYSIS
DA_A_052	SITE ANALYSIS - CAR PARKING
DA_A_053	SITE ANALYSIS - OPEN SPACE
DA_A_054	SITE ANALYSIS - AREA CALCS
DA_A_055	SITE PLAN - EXISTING
DA_A_098	SITE PLAN - BASEMENT 3/4/5
DA_A_099	SITE PLAN - BASEMENT 1/2
DA_A_100	SITE PLAN - GROUND
DA_A_101	SITE PLAN - LEVEL 1
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DA_A_200	ELEVATIONS
DA_A_201	3D MONTAGE
DA_A_250	SECTIONS
DA_A_300	HEIGHT ENVELOPE STUDY
DA_A_301	HEIGHT ENVELOPE STUDY 9.5m
DA_A_302	HEIGHT ENVELOPE STUDY 11.5m
DA_A_400	SHADOW DIAGRAMS



01 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
 scale 1:200

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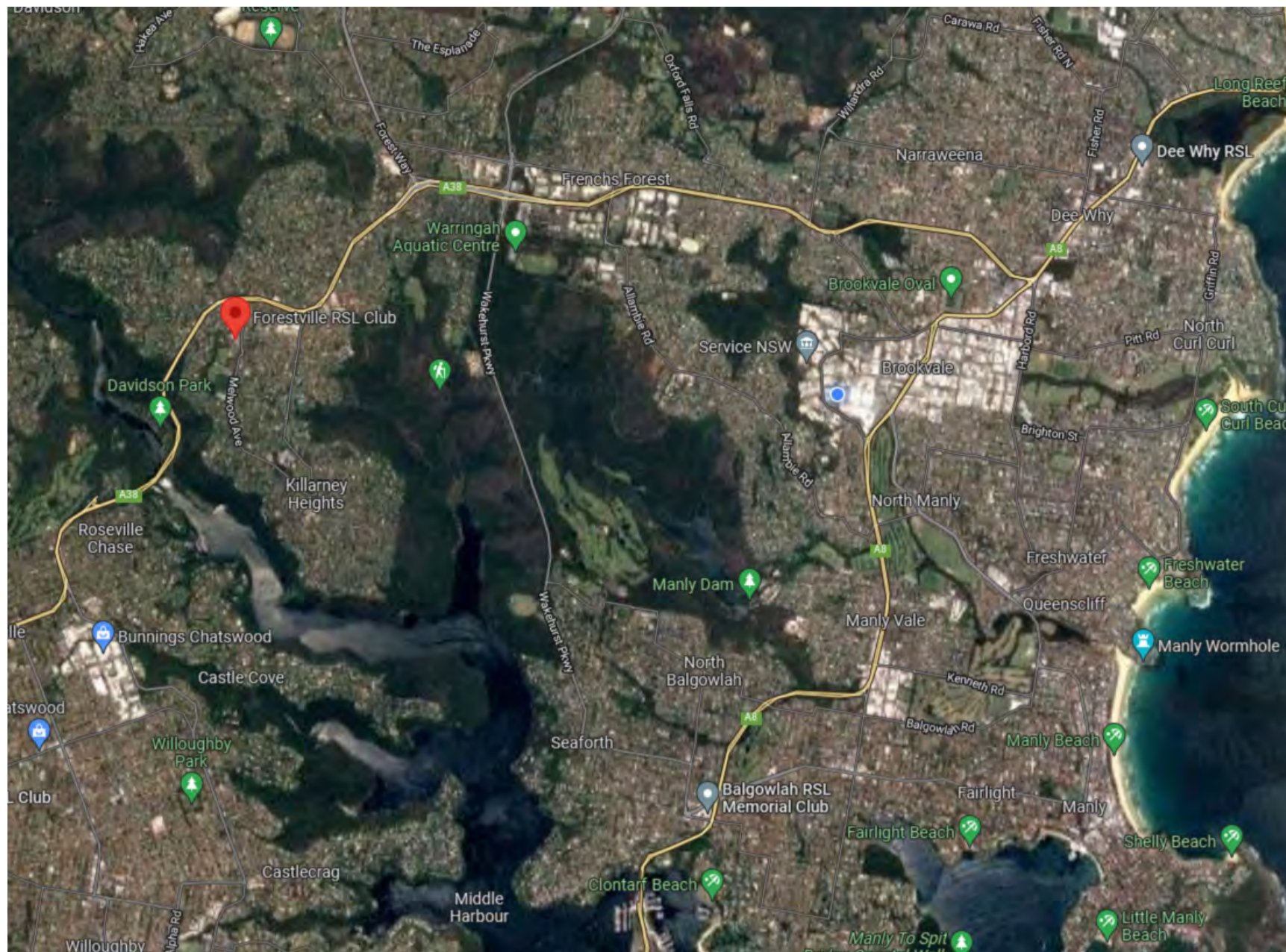
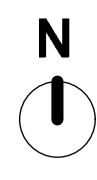
Quattro ARCHITECTURE
 Sydney F: 61 2 9091 0190
 Suite 129, 117 Old Pittwater Road
 Brookvale NSW 2100
 Peter Hosking (Director) Registered Architect - 6854
 Canberra F: 61 2 6239 4044
 Unit 5, 71 Leichhardt Street
 Kingston ACT 2604
 Tim Zuber Registered Architect - 2384
 ACN 150 198 842 W: www.qarch.com.au

Rev. No.	Date	Revision	By
A	16/11/2022	CLIENT MEETING	PJH
B	01/12/2023	CONCEPT UPDATE	PJH
C	12/04/2024	B5 ADDED	PJH
D	30/08/2024	DA	PH

CLIENT
 FORESTVILLE RSL
 PROJECT
 CLUB REDEVELOPMENT
 22 MELWOOD AVE
 LOT 2589 & LOT 31
 DP752038 & DP 366454



DRAWING
 COVER SHEET
 MASTERPLAN SET
 DRAWN AL DATE 20/04/2023 CHKD PH
 PROJECT # 22-0716 SHEET # DA_A_000 REVISION # D
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01 REGIONAL MAP
scale 1:NTS



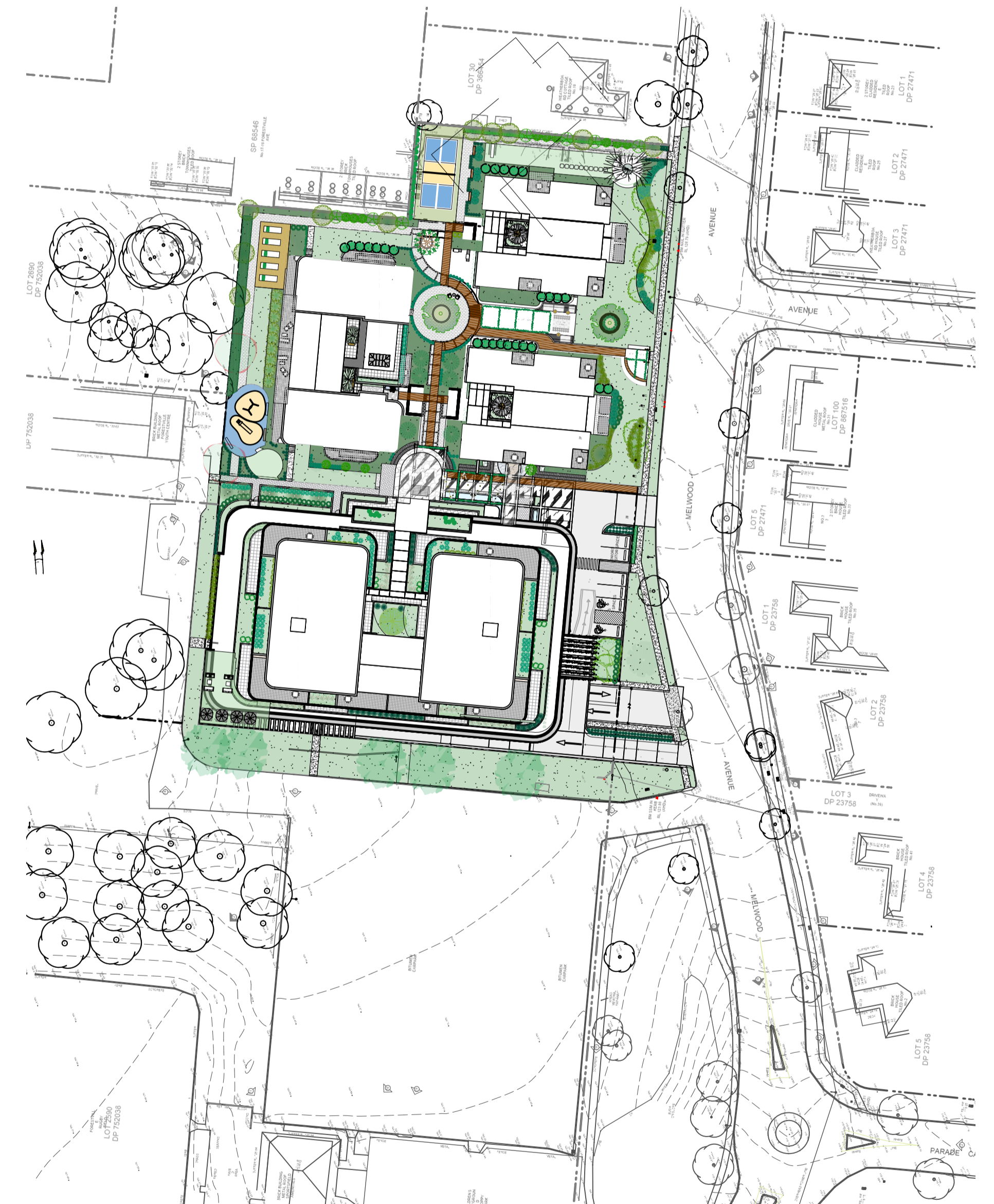
03 LOCAL MAP
scale 1:NTS

Documentation	Required information	Provided	
		Yes (✓)	No (x)
Site location	Broad map or aerial photo showing site location in relation to surrounding centres, shops, civic/community facilities and transport	✓	
Aerial photograph	Colour aerial photographs of site in its context	✓	
Local context plan	Plan(s) of the existing features of the wider context including adjoining properties and the other side of the street, that show:	✓	
	• pattern of buildings, proposed building envelopes, setbacks and subdivision pattern	✓	
	• land use and building typologies of adjacent and opposite buildings in the street	✓	
	• movement and access for vehicles, servicing, pedestrians and cyclists	✓	
	• topography, landscape, open spaces and vegetation	✓	
	• significant views to and from the site	✓	
	• significant noise sources in the vicinity of the site, particularly vehicular traffic, train, aircraft and industrial noise	✓	

02 PRE-DA REQUIREMENTS
scale 1:



04 SITE PLAN PHOTO EXISTING
scale 1:750



05 PROPOSED SITE PLAN
scale 1:750

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FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
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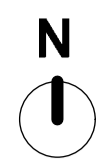


DRAWING
REGIONAL SITE PLAN

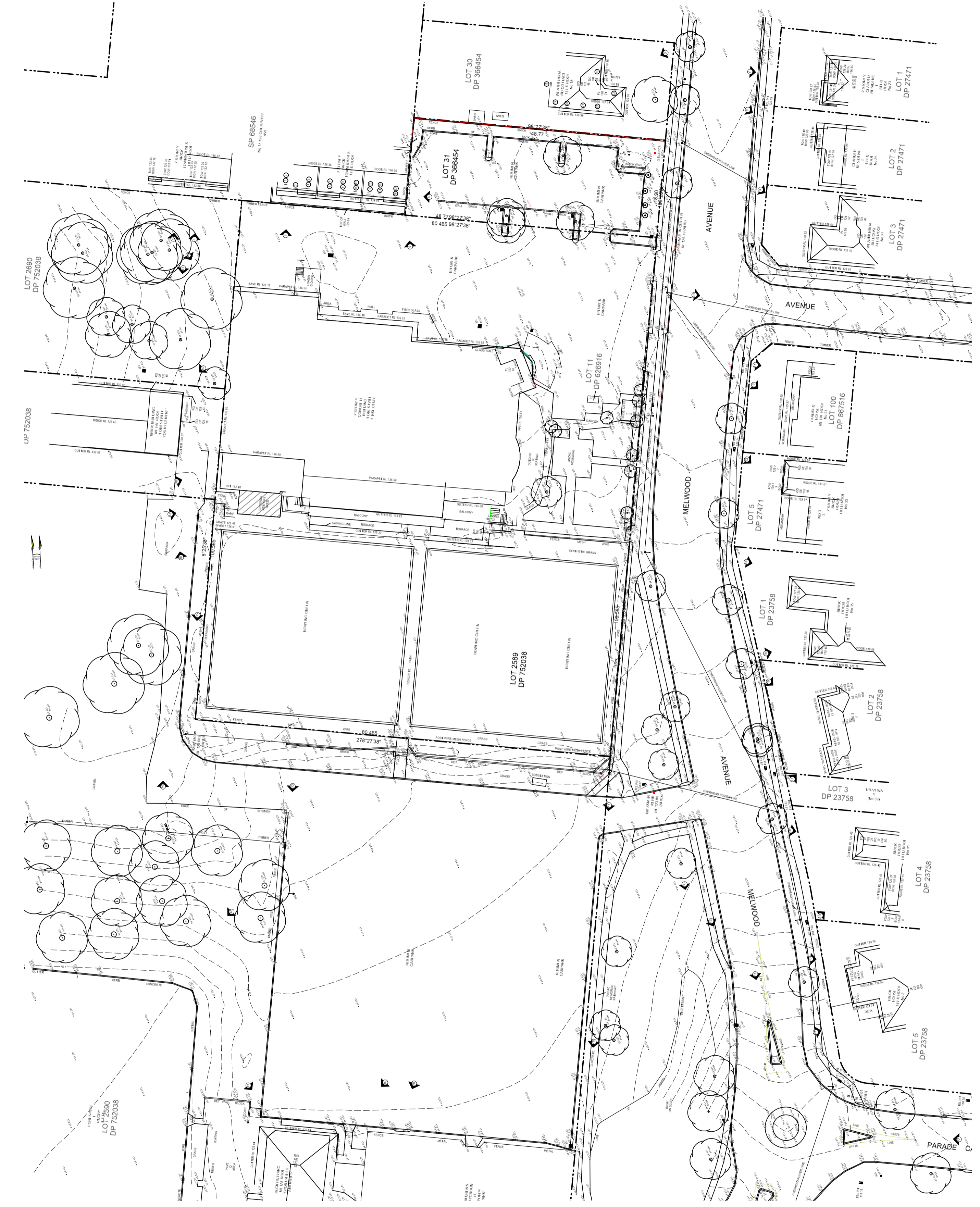
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Scale at A3 1:1500
0m 5 10 20 30 40 50 60

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DRAWN	DATE	CHKD
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_047	D



Documentation	Required information	Provided	
		Yes (✓)	No (x)
Site context and survey plan	Plan(s) of the existing site based on a survey drawing showing the features of the immediate site including:	✓	
	• boundaries, site dimensions, site area, north point	✓	
	• topography, showing relative levels and contours at 0.5 metre intervals for the site and across site boundaries where level changes exist, any unique natural features such as rock outcrops, watercourses, existing cut or fill, adjacent streets and sites	✓	
	• location and size of major trees on site and relative levels where relevant, on adjacent properties and street trees	✓	
	• location and use of existing buildings or built features on the site	✓	
	• location and important characteristics of adjacent public, communal and private open spaces	✓	
	• location and height of existing windows, balconies, walls and fences on adjacent properties facing the site, as well as parapet and ridge lines	✓	
	• pedestrian and vehicular access points, driveways and features such as service poles, bus stops, fire hydrants etc.	✓	
	• location of utility services, including easements and drainage	✓	
	• location of any other relevant features	✓	



01 PRE-DA REQUIREMENTS
scale 1:-

02 EXISTING RSL CLUB PHOTO
scale 1:-



03 FORESTVILLE YOUTH CENTRE PHOTO
scale 1:-

04 EXISTING RSL CLUB ENTRY PHOTO
scale 1:-



05 MELWOOD AVENUE PHOTO
scale 1:-

01 SITE SURVEY
scale 1:500

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DRAWING
SURVEY & SURROUNDINGS
 Scale at A1 1:500
 Scale at A3 1:1000
 0m 5 10 25 40
 Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

MASTERPLAN SET
 DRAWN AL DATE 20/04/2023 CHKD PH
 PROJECT # 22-0716 SHEET # DA_A_048 REVISION # D



PHOTOGRAPH LOCATION 1
17-19 FORESTVILLE AVE



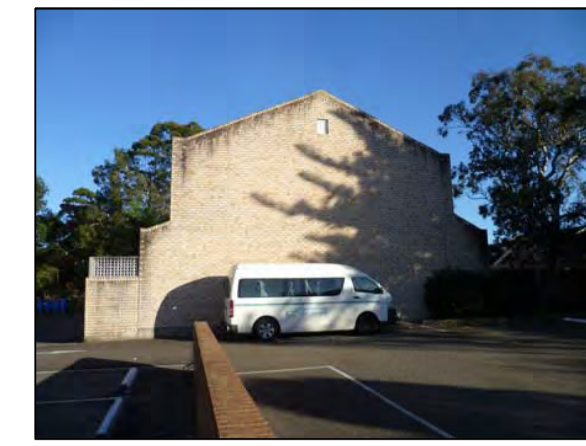
PHOTOGRAPH LOCATION 2
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 3
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 4
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 5
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 6
No.18 MELWOOD AVE



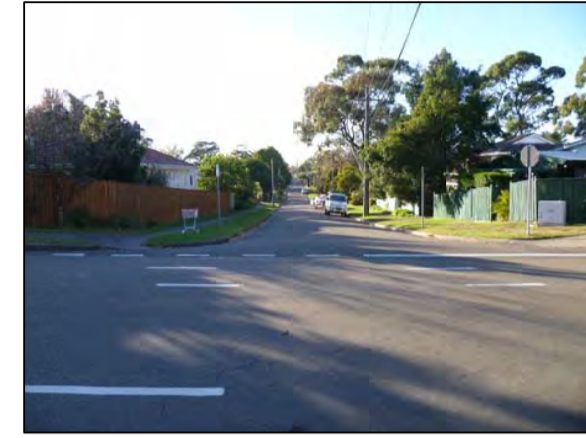
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No.23 MELWOOD AVE



PHOTOGRAPH LOCATION 8



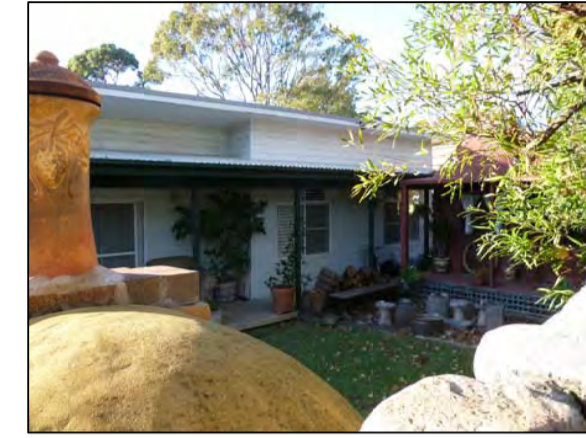
PHOTOGRAPH LOCATION 9
No.27 MELWOOD AVE



PHOTOGRAPH LOCATION 10
INTERSECTION BUSHLAND AVE



PHOTOGRAPH LOCATION 11
No.31 MELWOOD AVE



PHOTOGRAPH LOCATION 12
No.31 MELWOOD AVE



PHOTOGRAPH LOCATION 13
No.33 MELWOOD AVE



PHOTOGRAPH LOCATION 14
No.35 MELWOOD AVE



PHOTOGRAPH LOCATION 15
No.35 MELWOOD AVE



PHOTOGRAPH LOCATION 16
No.37 MELWOOD AVE



PHOTOGRAPH LOCATION 17
No.37 MELWOOD AVE



PHOTOGRAPH LOCATION 18
No.41 MELWOOD AVE



PHOTOGRAPH LOCATION 19
No.41 MELWOOD AVE



PHOTOGRAPH LOCATION 20
No.2 CANNONS PARADE



PHOTOGRAPH LOCATION 21
No.2 CANNONS PARADE



PHOTOGRAPH LOCATION 22



PHOTOGRAPH LOCATION 23



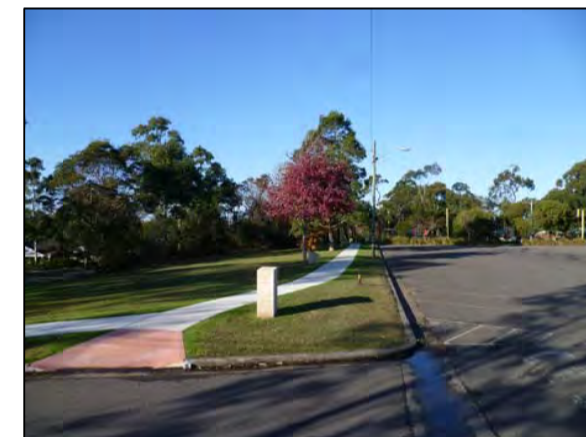
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PHOTOGRAPH LOCATION 25



PHOTOGRAPH LOCATION 26



PHOTOGRAPH LOCATION 27



PHOTOGRAPH LOCATION 28



PHOTOGRAPH LOCATION 29



PHOTOGRAPH LOCATION 30



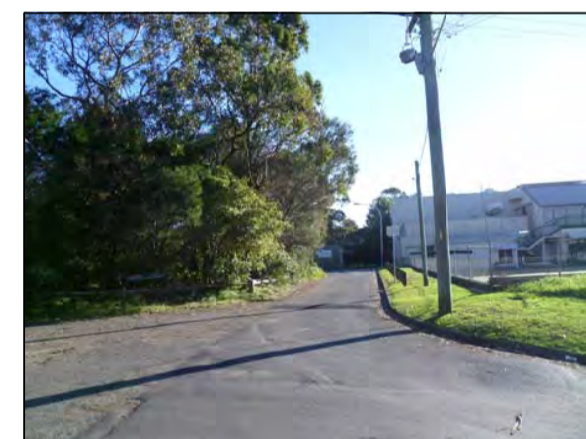
PHOTOGRAPH LOCATION 31



PHOTOGRAPH LOCATION 32



PHOTOGRAPH LOCATION 33



PHOTOGRAPH LOCATION 34



PHOTOGRAPH LOCATION 35



PHOTOGRAPH LOCATION 36



PHOTOGRAPH LOCATION 37



PHOTOGRAPH LOCATION 38



PHOTOGRAPH LOCATION 39



PHOTOGRAPH LOCATION 40



PHOTOGRAPH LOCATION 41
FORESTVILLE YOUTH CENTRE

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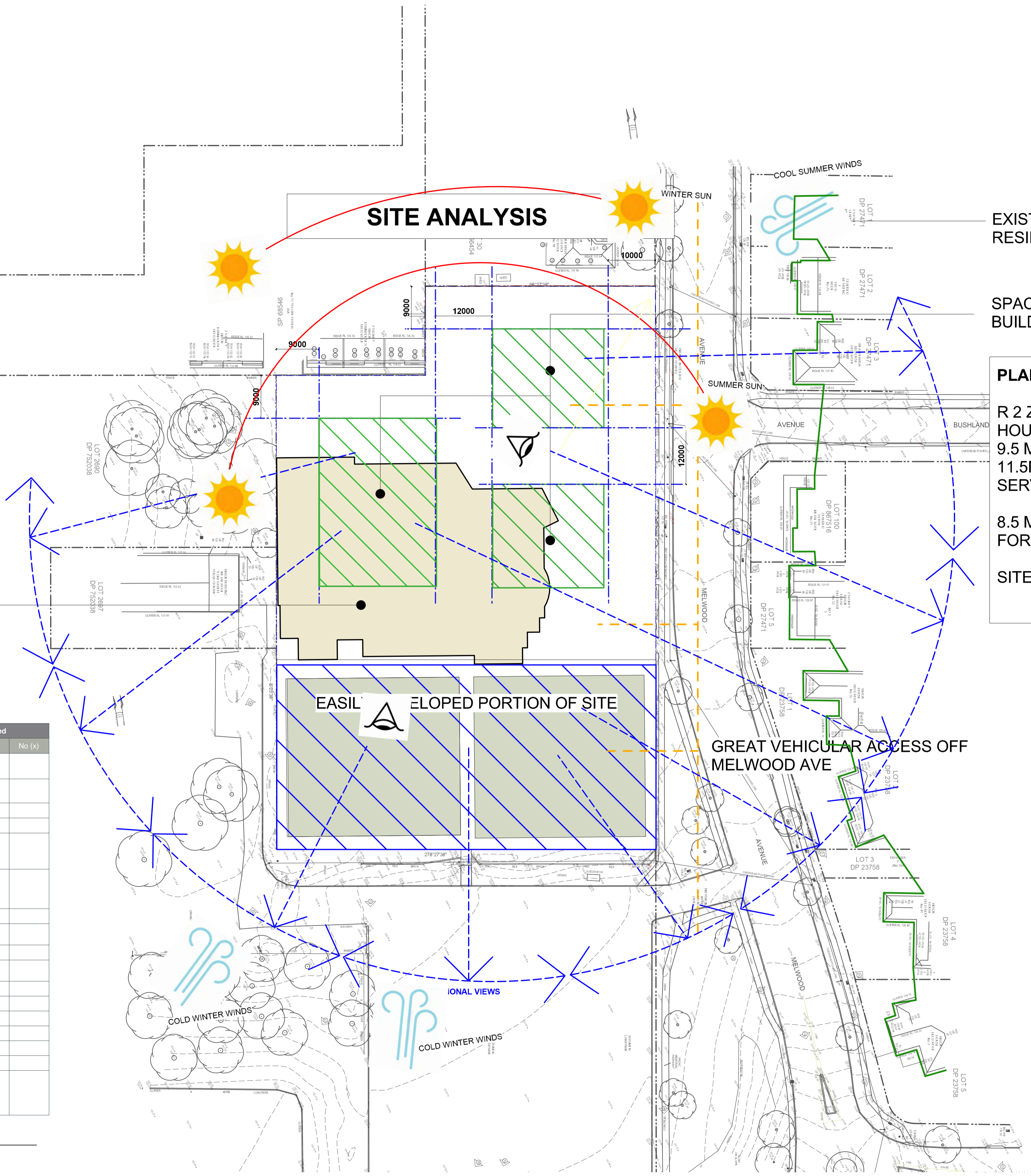
SENIORS HOUSING

RESIDENTIAL FLAT BUILDING
APARTMENT DESIGN GUIDE
SENIORS HOUSING GUIDE 2023

3.1 FLOOR TO FLOOR HEIGHT
BOUNDARY SETBACKS 9mtrs
BUILDING SEPARATION 12mtrs
BUILDING MAX SIZE 20m X 40m

EXISTING CLUB TO MAINTAIN
TRADING WHILST NEW CLUB
CONSTRUCTED

SITE ANALYSIS



EXISTING BUILDING LINE
RESIDENTIAL NEIGHBOURS

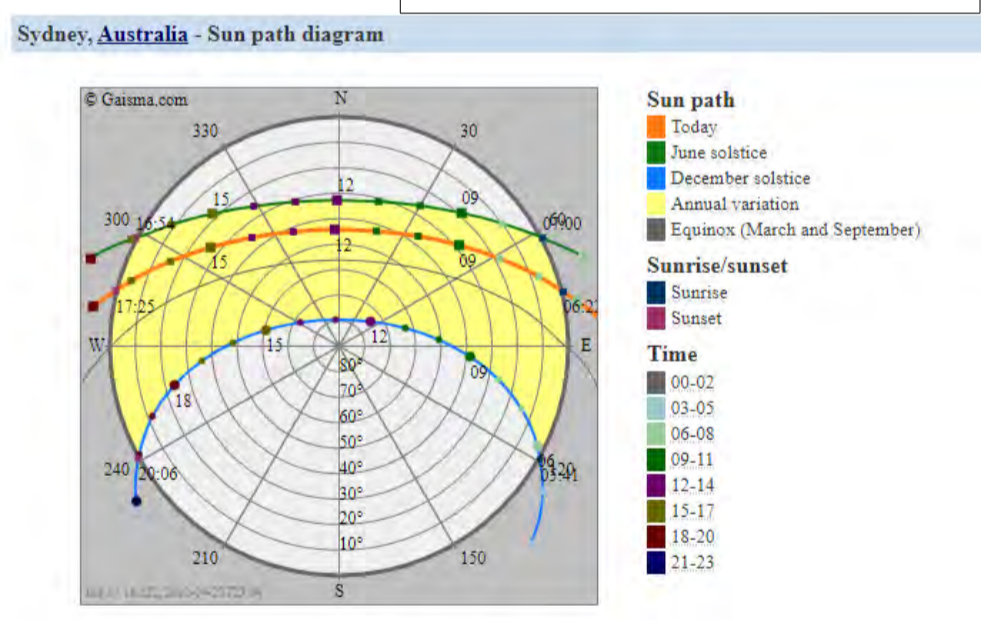
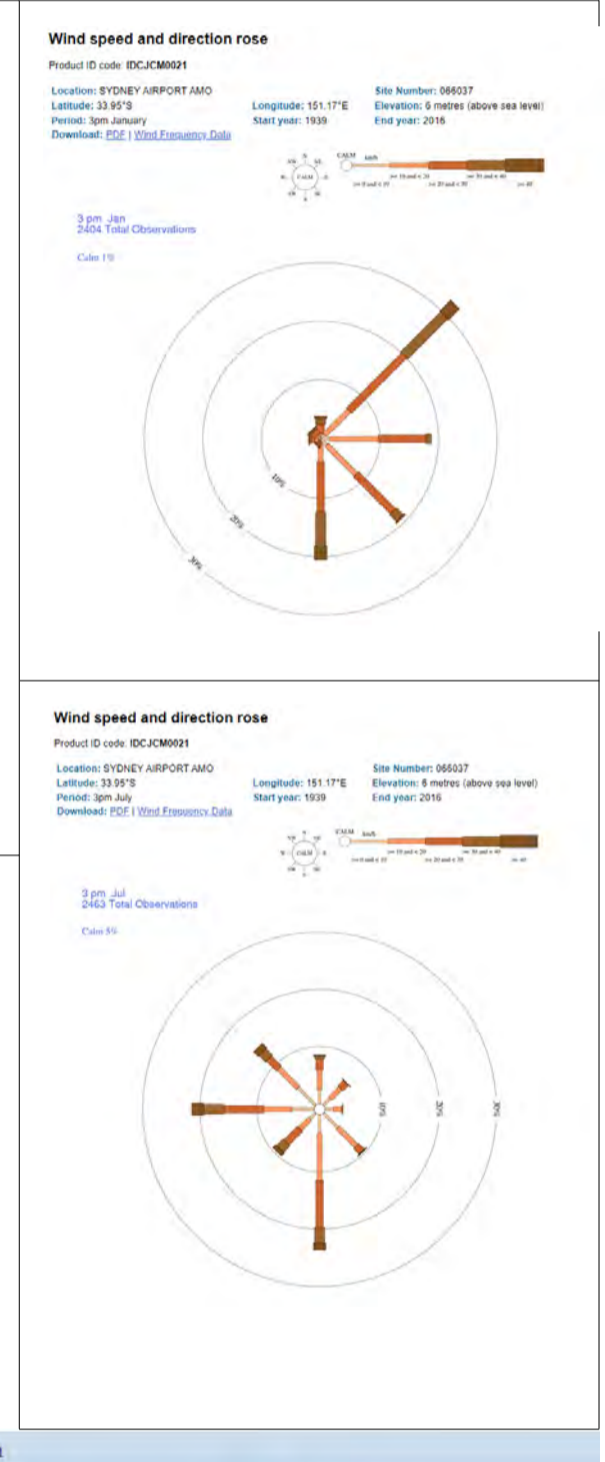
SPACE AVAILABLE FOR 3 X SENIORS
BUILDINGS

PLANNING

R 2 ZONE
HOUSING SEPP
9.5 MTR HEIGHT LIMIT WITH
11.5MTR MAX ALLOWED FOR
SERVICING EQUIPMENTS

8.5 MTR HEIGHT LIMIT
FOR THE CLUB FROM THE LEP

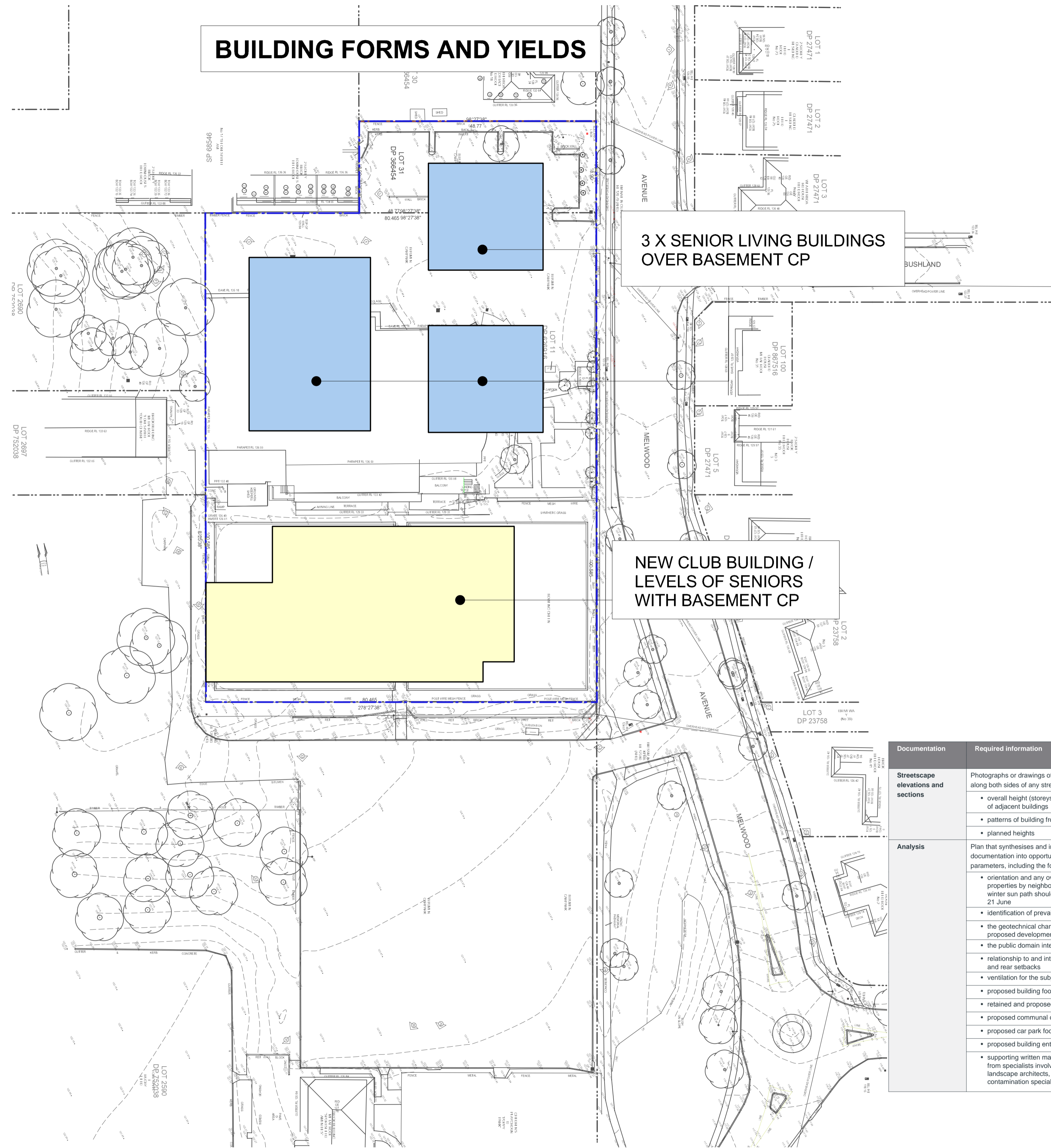
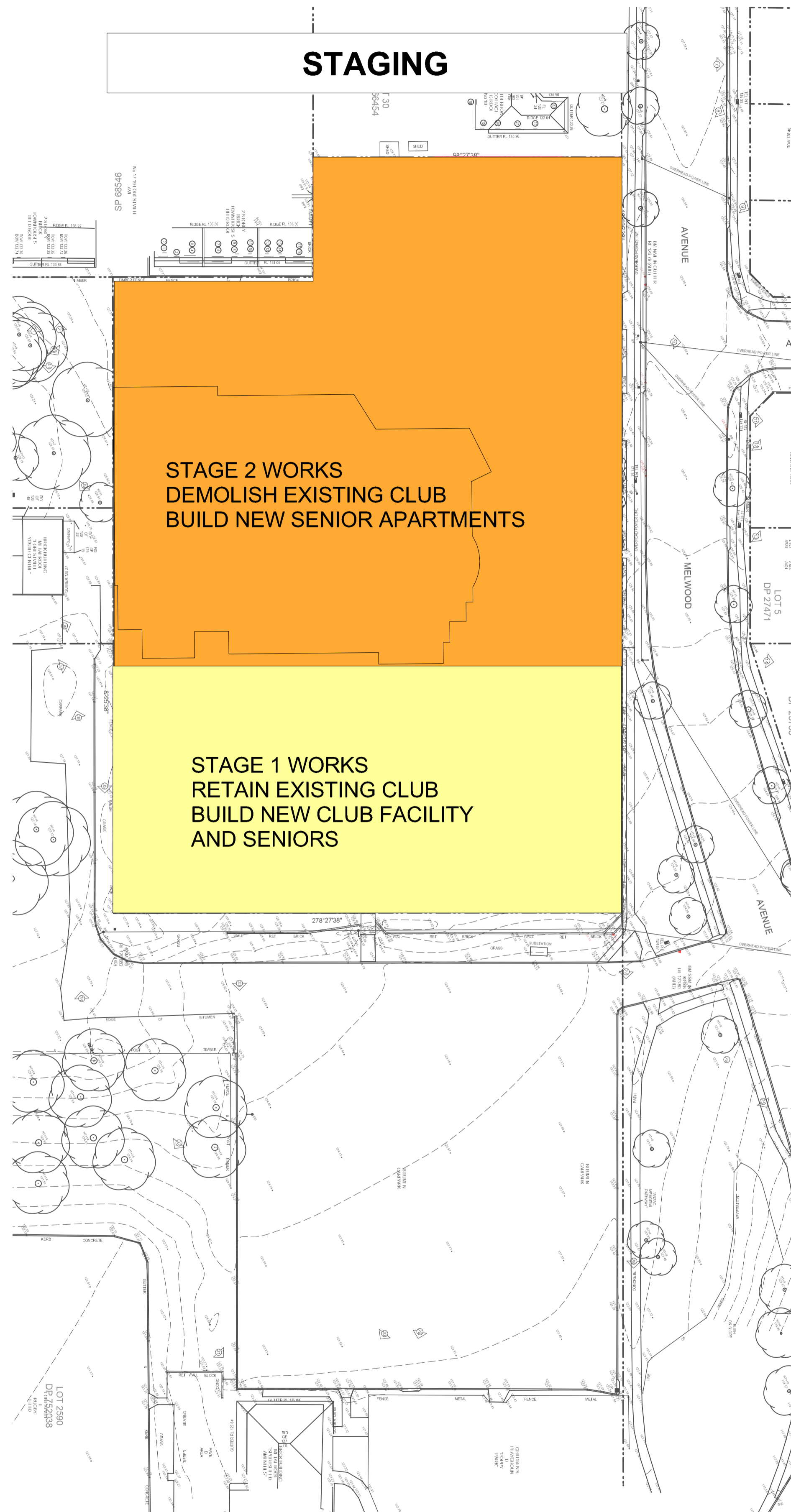
SITE AREA = 9,014m²



Documentation	Required information	Provided	
		Yes (✓)	No (x)
Streetscape elevations and sections	Photographs or drawings of the site in relation to the streetscape and along both sides of any street that the development fronts, that show:		
	• overall height (storeys, metres) and important parapet/datum lines of adjacent buildings		
	• patterns of building frontage, street setbacks and side setbacks		
	• planned heights		
Analysis	Plan that synthesises and interprets the context, streetscape and site documentation into opportunities and constraints that generate design parameters, including the following information:		
	• orientation and any overshadowing of the site and adjoining properties by neighbouring structures (excludes vegetation). The winter sun path should also be shown between 9 am and 3 pm on 21 June		
	• identification of prevailing wind	✓	
	• the geotechnical characteristics of the site and suitability of the proposed development	✓	
	• the public domain interface and street setback	✓	
	• relationship to and interface with adjacent properties, including side and rear setbacks	✓	
	• ventilation for the subject site and immediate neighbours	✓	
	• proposed building footprint location		
	• retained and proposed significant trees and deep soil zones		
	• proposed communal open space		
	• proposed car park footprint and depth		
	• proposed building entries		
	• supporting written material - this should include technical advice from specialists involved in the development process including landscape architects, arborists, geotechnical engineers and/or contamination specialists where applicable	✓	

01 SITE ANALYSIS
scale 1:500

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Documentation	Required information	Provided	
		Yes (✓)	No (x)
Streetscape elevations and sections	Photographs or drawings of the site in relation to the streetscape and along both sides of any street that the development fronts, that show: <ul style="list-style-type: none"> overall height (storeys, metres) and important parapet/datum lines of adjacent buildings patterns of building frontage, street setbacks and side setbacks planned heights 		
Analysis	Plan that synthesises and interprets the context, streetscape and site documentation into opportunities and constraints that generate design parameters, including the following information: <ul style="list-style-type: none"> orientation and any overshadowing of the site and adjoining properties by neighbouring structures (excludes vegetation). The winter sun path should also be shown between 9 am and 3 pm on 21 June identification of prevailing wind the geotechnical characteristics of the site and suitability of the proposed development the public domain interface and street setback relationship to and interface with adjacent properties, including side and rear setbacks ventilation for the subject site and immediate neighbours proposed building footprint location retained and proposed significant trees and deep soil zones proposed communal open space proposed car park footprint and depth proposed building entries supporting written material - this should include technical advice from specialists involved in the development process including landscape architects, arborists, geotechnical engineers and/or contamination specialists where applicable 	✓ ✓ ✓	

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CLIENT
FORESTVILLE RSL
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CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454

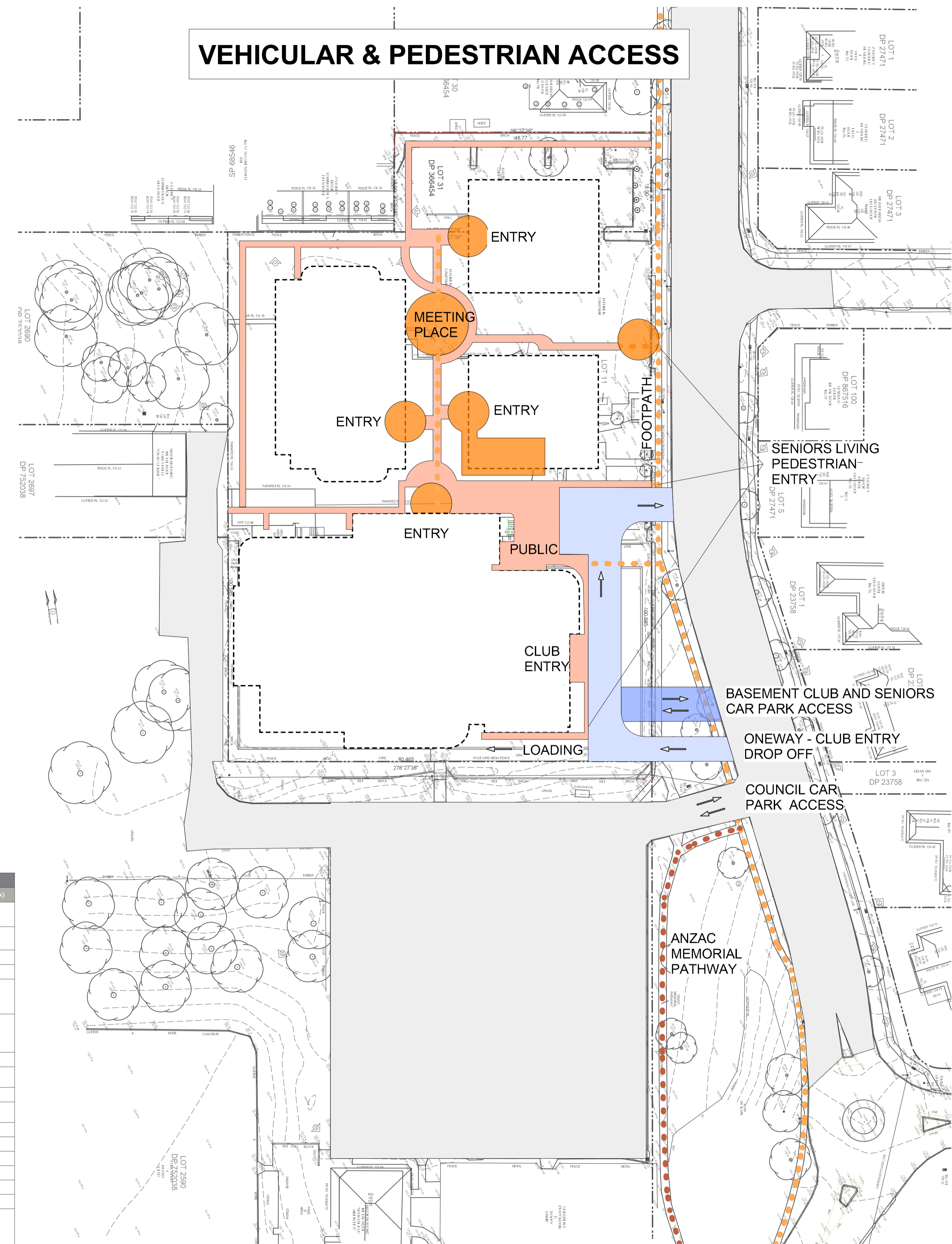
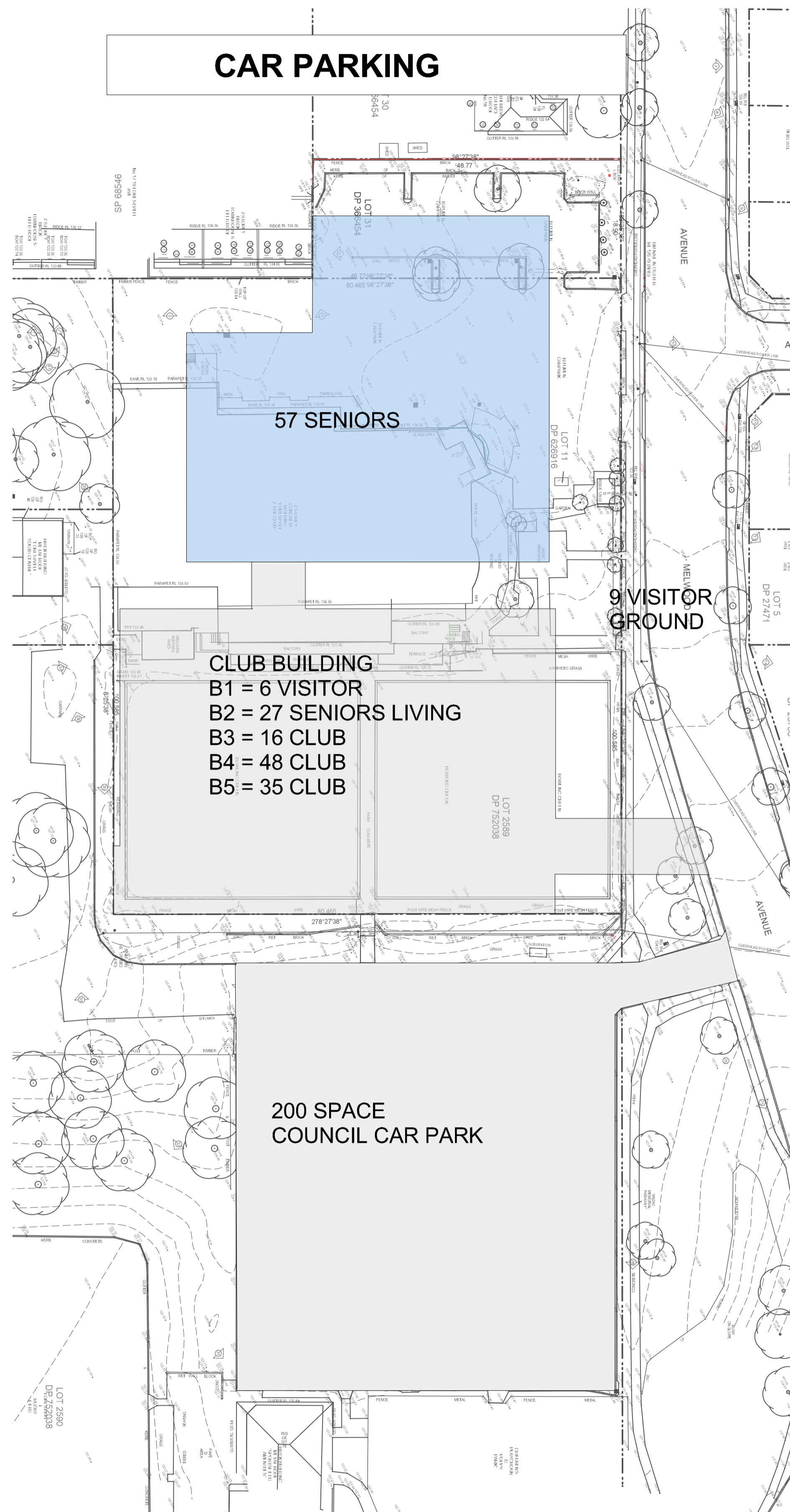


DRAWING
SITE ANALYSIS
 Scale at A1 1:500
 Scale at A3 1:1000
 0m 5 10 25 40
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DRAWN
AL
 DATE
20/04/2023
 PROJECT #
22-0716
 CHKD
PH
 REVISION #
D

MASTERPLAN SET

DATE
20/04/2023
 SHEET #
DA_A_051
 REVISION #
D



Documentation	Required information	Provided	
		Yes (✓)	No (x)
Streetscape elevations and sections	Photographs or drawings of the site in relation to the streetscape and along both sides of any street that the development fronts, that show:		
	• overall height (storeys, metres) and important parapet/datum lines of adjacent buildings		
	• patterns of building frontage, street setbacks and side setbacks		
Analysis	• planned heights		
	Plan that synthesises and interprets the context, streetscape and site documentation into opportunities and constraints that generate design parameters, including the following information:		
	• orientation and any overshadowing of the site and adjoining properties by neighbouring structures (excludes vegetation). The winter sun path should also be shown between 9 am and 3 pm on 21 June		
	• identification of prevailing wind		
	• the geotechnical characteristics of the site and suitability of the proposed development		
	• the public domain interface and street setback		
	• relationship to and interface with adjacent properties, including side and rear setbacks		
	• ventilation for the subject site and immediate neighbours		
	• proposed building footprint location		
	• retained and proposed significant trees and deep soil zones		
	• proposed communal open space		
	• proposed car park footprint and depth		
	• proposed building entries		✓
• supporting written material - this should include technical advice from specialists involved in the development process including landscape architects, arborists, geotechnical engineers and/or contamination specialists where applicable		✓	

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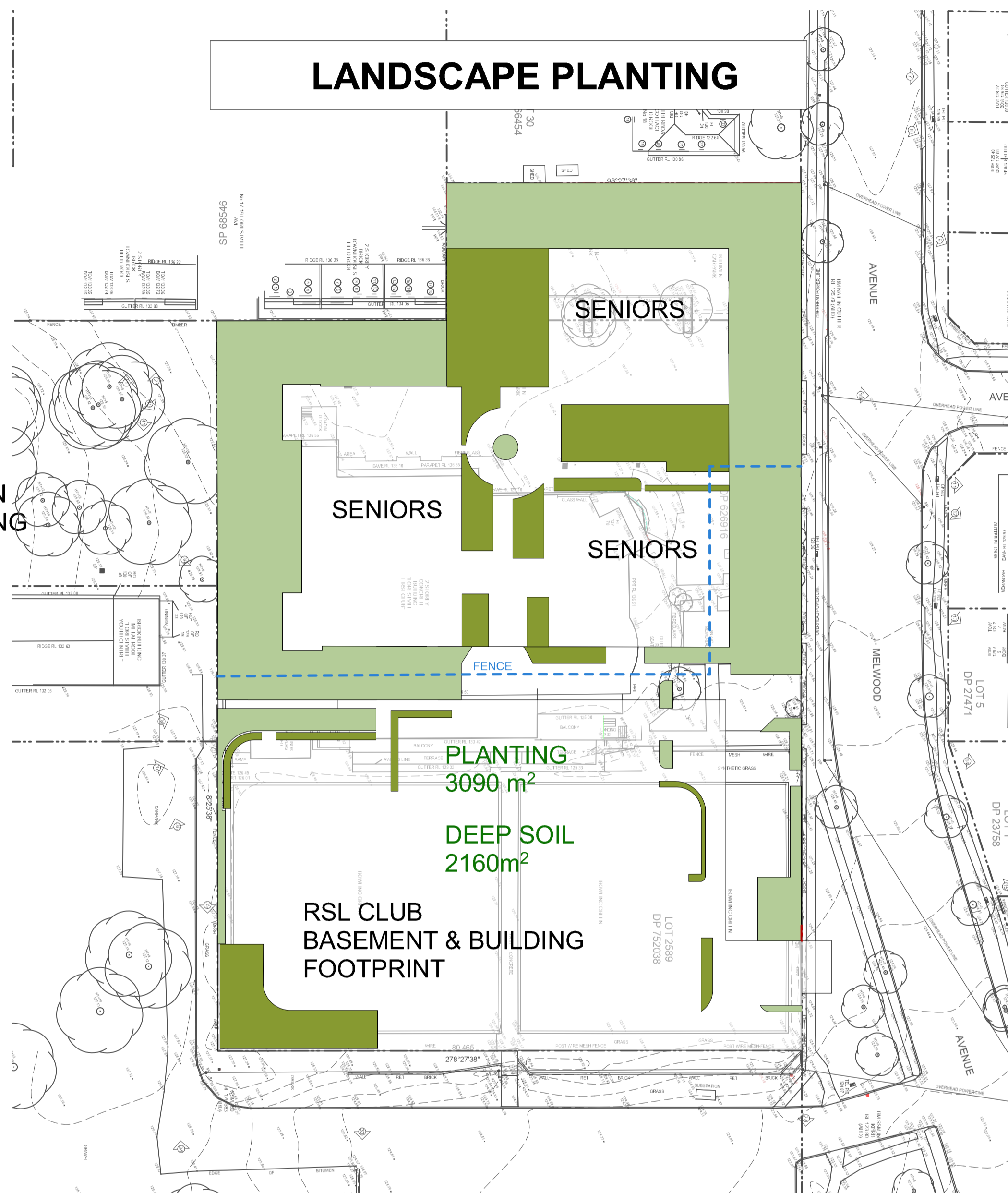
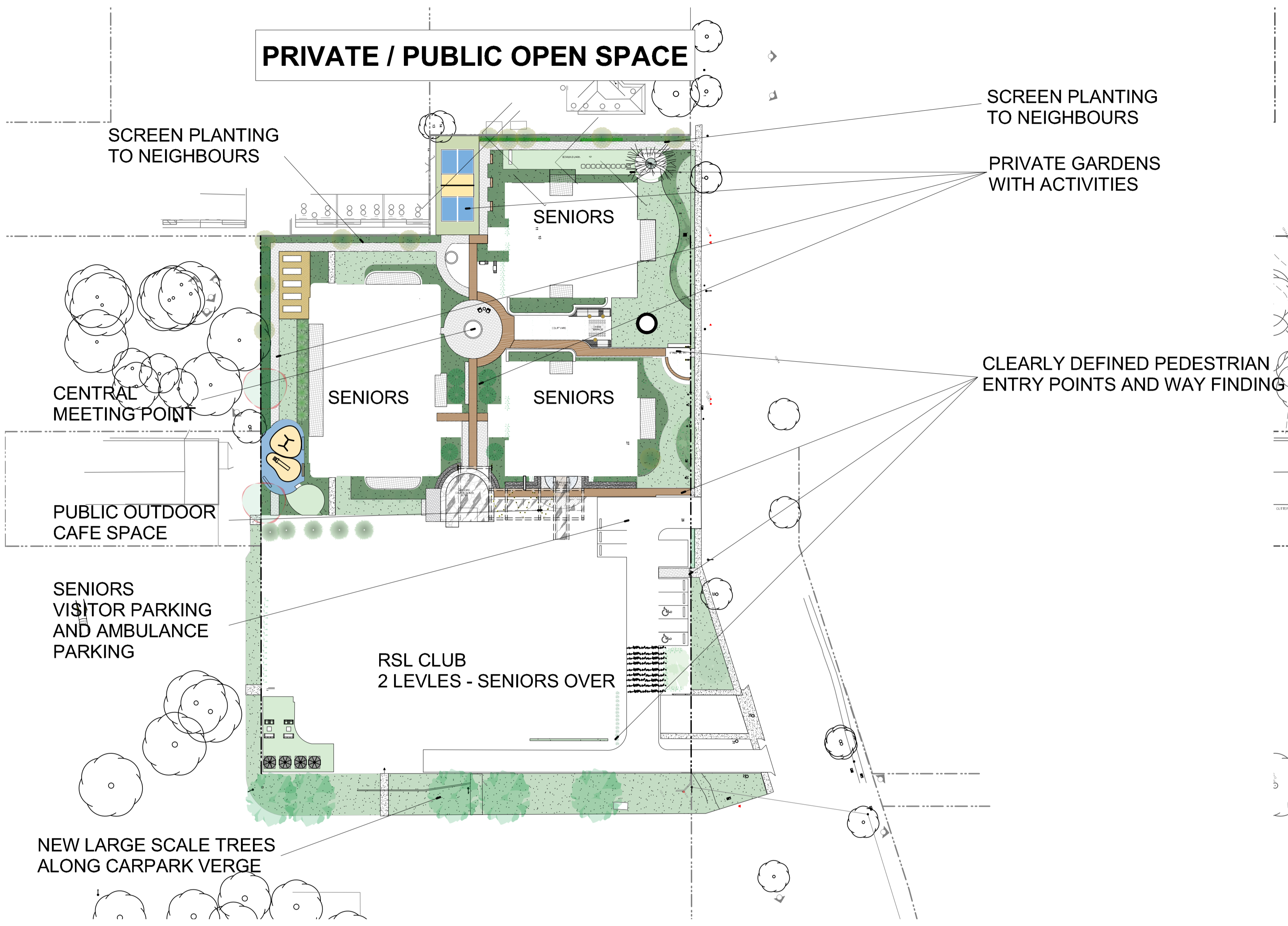
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DRAWING
SITE ANALYSIS - CAR PARKING
 Scale at A1 1:500
 Scale at A3 1:1000
 0m 5 10 25 40
 Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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 DRAWN AL DATE 20/04/2023 CHKD PH
 PROJECT # 22-0716 SHEET # DA_A_052 REVISION # D



Documentation	Required information	Provided	
		Yes (✓)	No (x)
Analysis	Plan that synthesises and interprets the context, streetscape and site documentation into opportunities and constraints that generate design parameters, including the following information:		
	• orientation and any overshadowing of the site and adjoining properties by neighbouring structures (excludes vegetation). The winter sun path should also be shown between 9 am and 3 pm on 21 June		
	• identification of prevailing wind		
	• the geotechnical characteristics of the site and suitability of the proposed development		
	• the public domain interface and street setback		
	• relationship to and interface with adjacent properties, including side and rear setbacks		
	• ventilation for the subject site and immediate neighbours		
	• proposed building footprint location		
	• retained and proposed significant trees and deep soil zones		✓
	• proposed communal open space		✓
	• proposed car park footprint and depth		
	• proposed building entries		
	• supporting written material - this should include technical advice from specialists involved in the development process including landscape architects, arborists, geotechnical engineers and/or contamination specialists where applicable		

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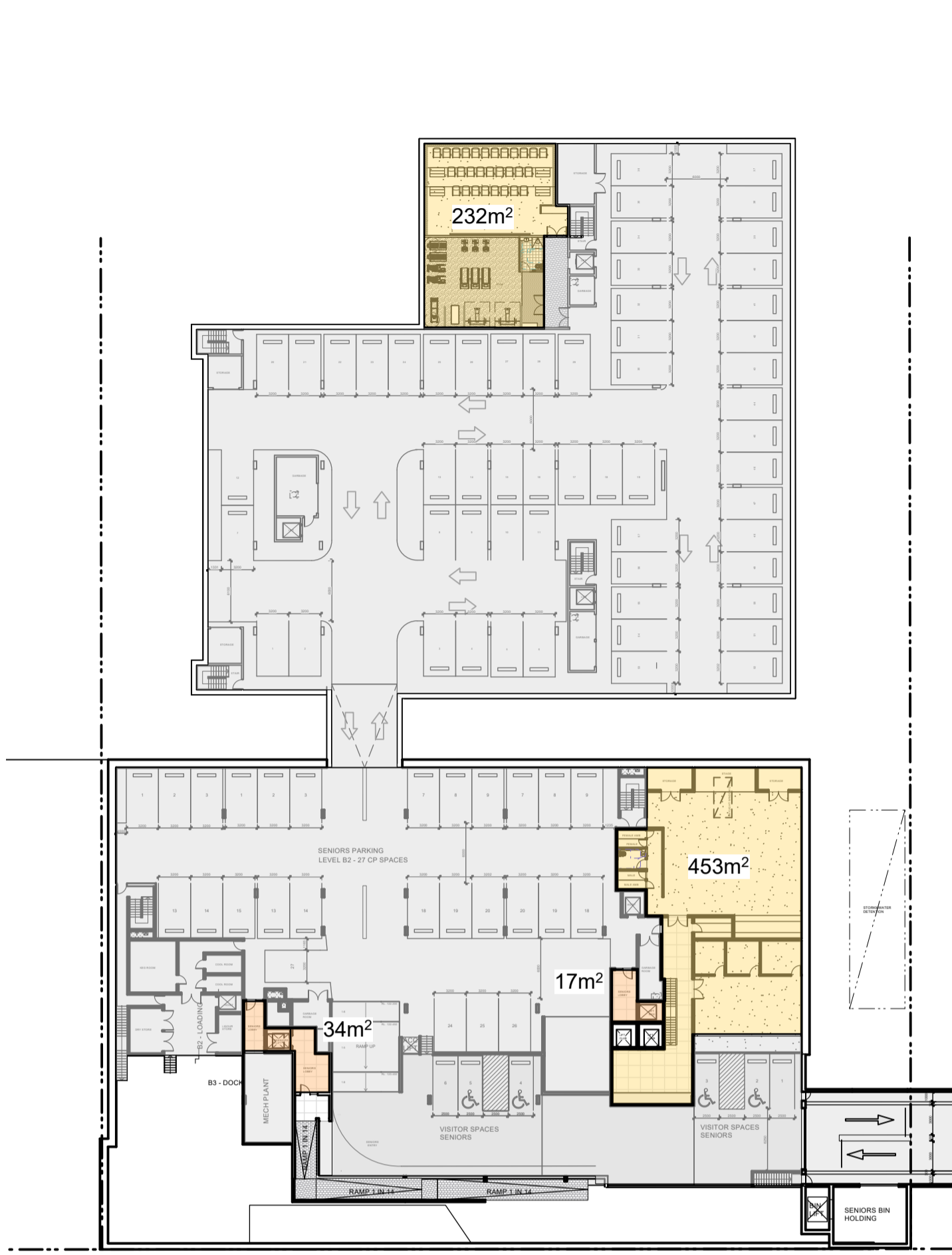
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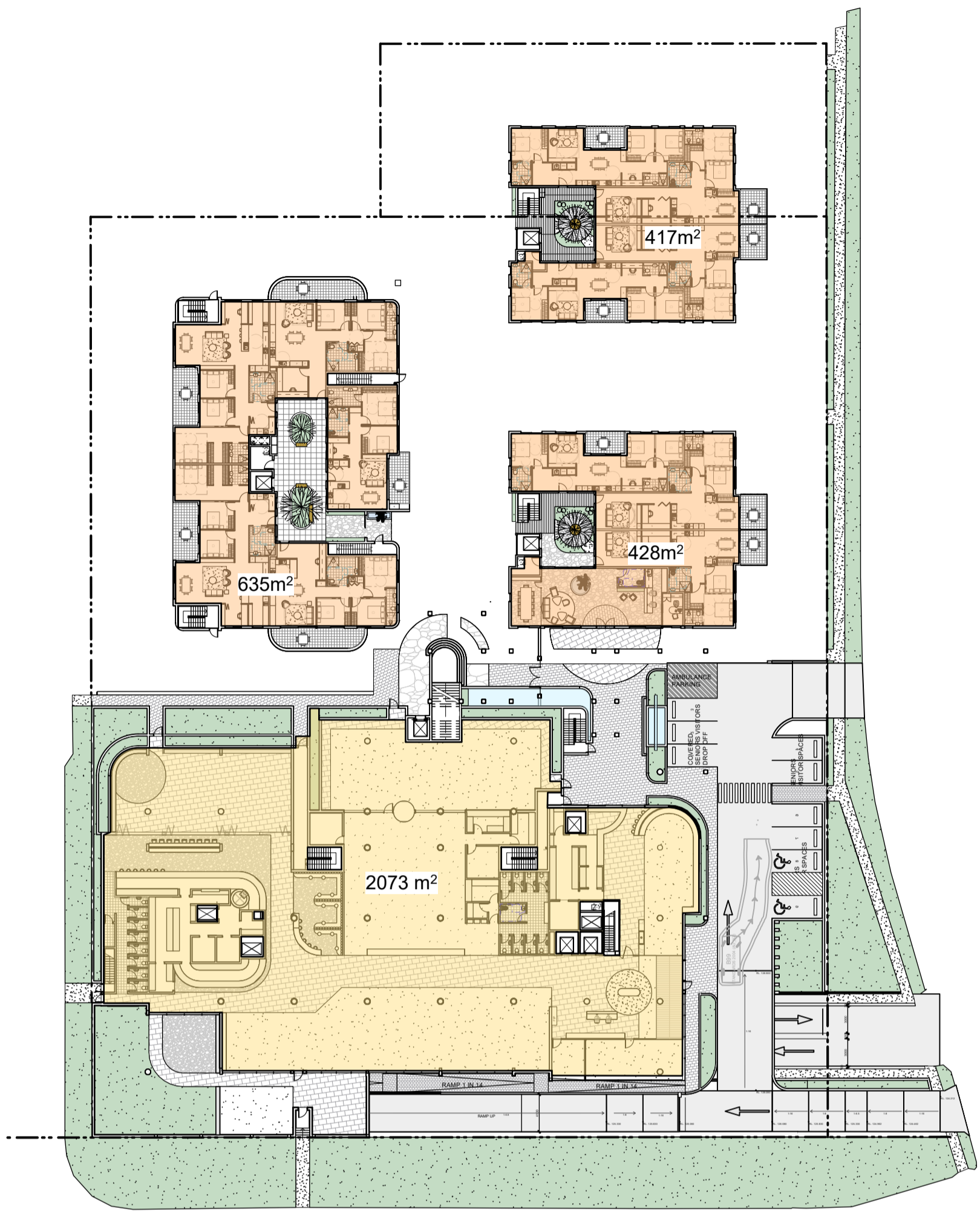


DRAWING
SITE ANALYSIS - OPEN SPACE
 Scale at A1 1:500
 Scale at A3 1:1000
 0m 5 10 25 40
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MASTERPLAN SET
 DRAWN: AL
 DATE: 20/04/2023
 PROJECT #: 22-0716
 SHEET #: DA_A_053
 CHKD: PH
 REVISION #: D



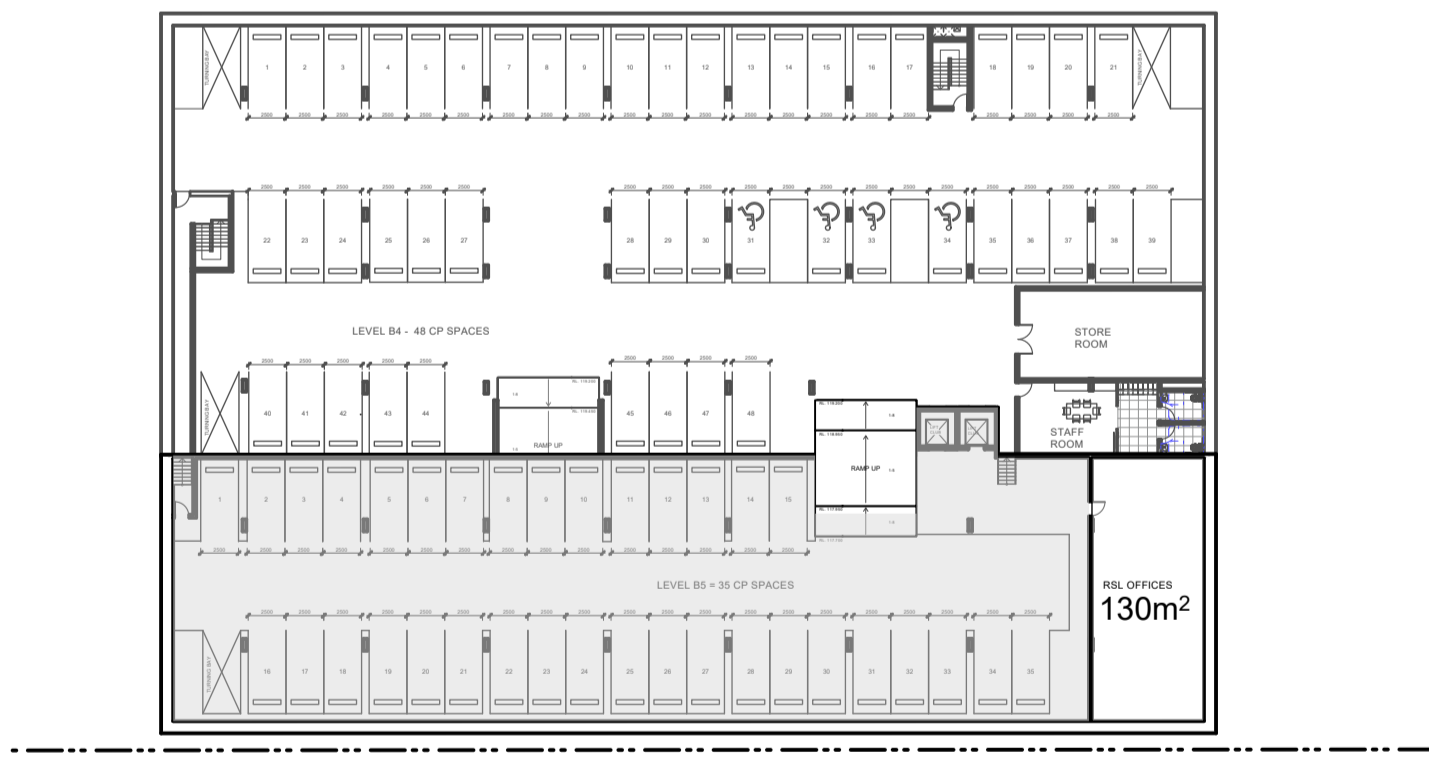
03 AREA CALCULATIONS - BASEMENT 1/2
scale 1:500



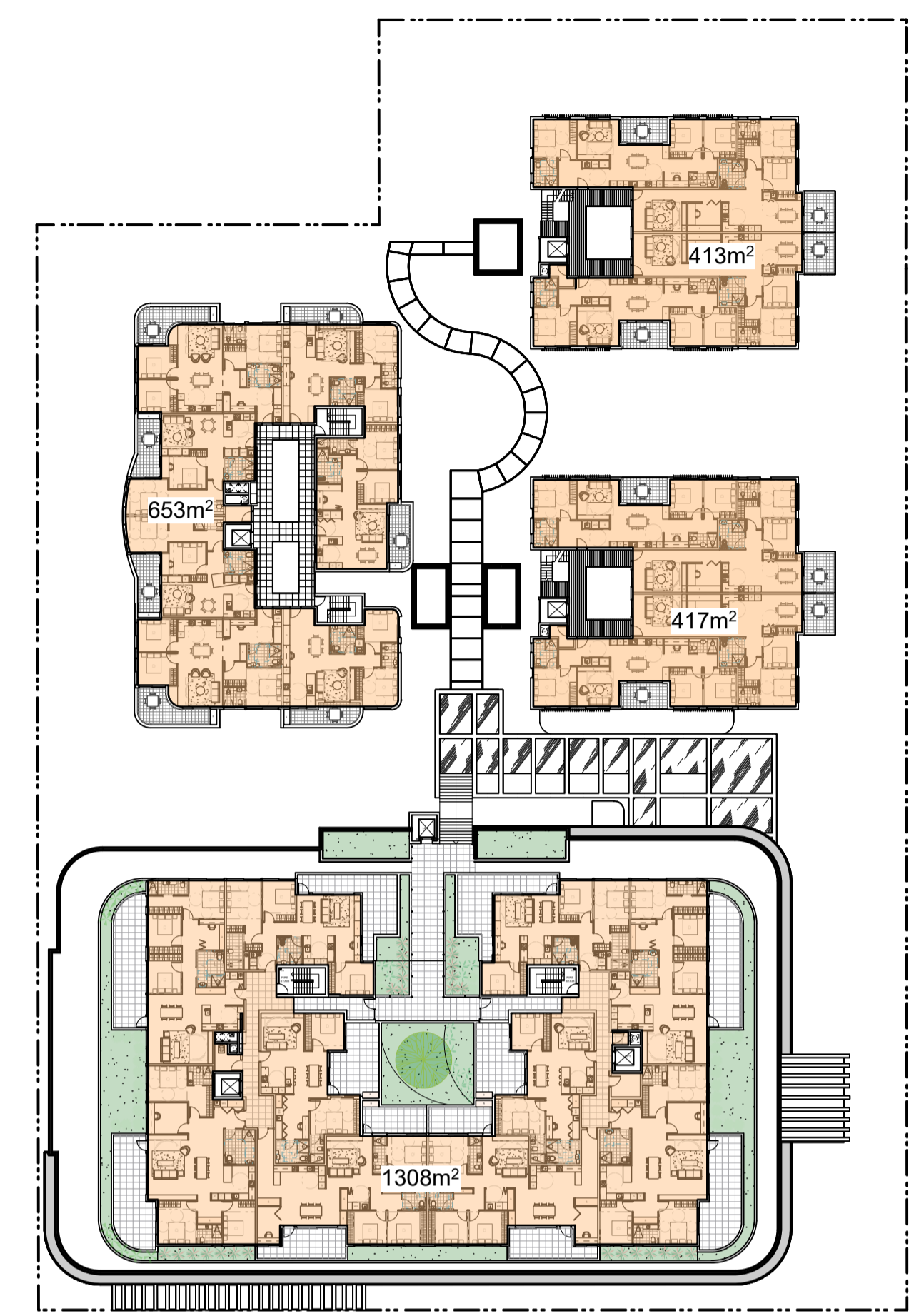
04 AREA CALCULATIONS - GROUND FLOOR
scale 1:500



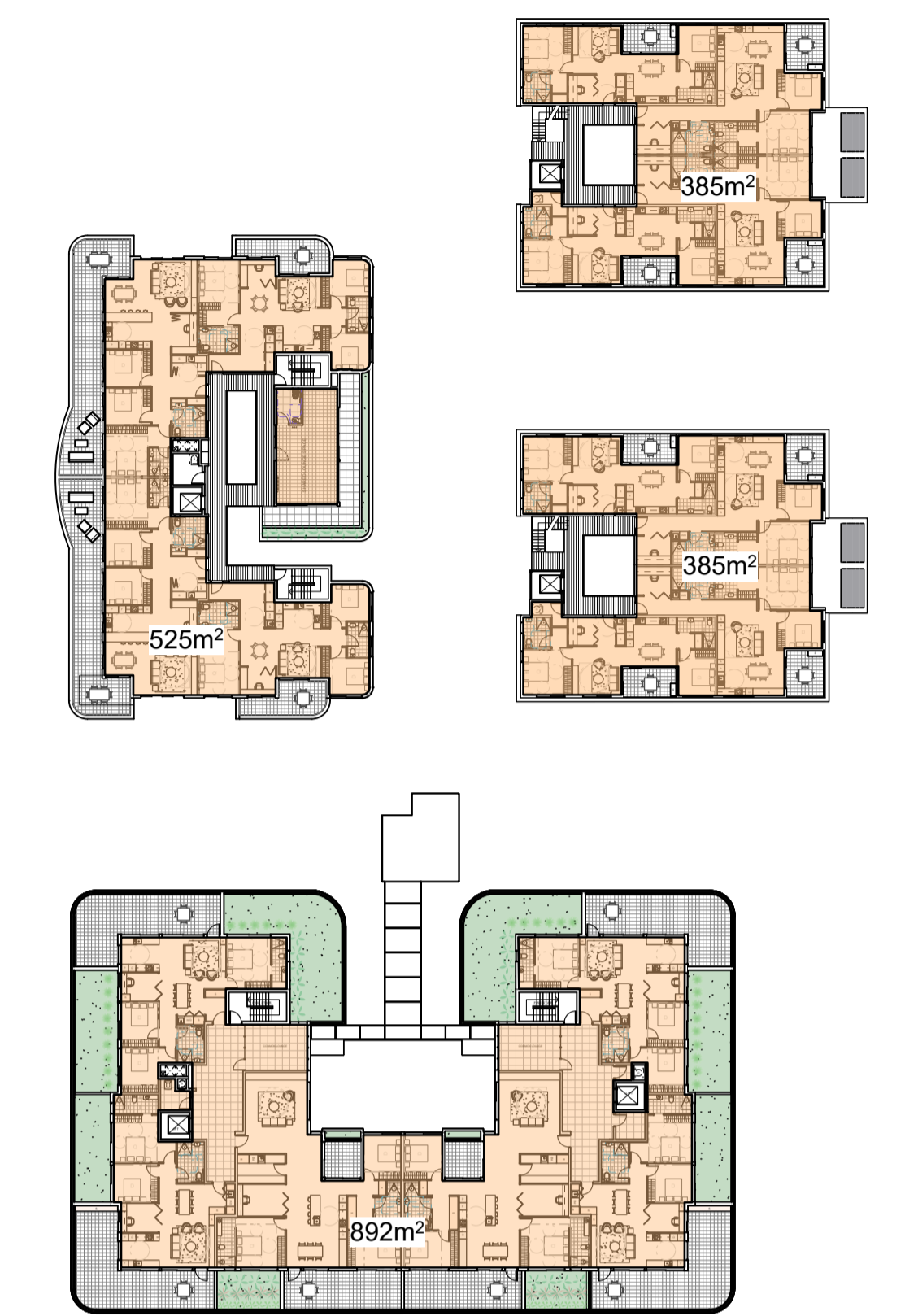
02 AREA CALCULATIONS - BASEMENT 3/4
scale 1:500



01 AREA CALCULATIONS - BASEMENT 5
scale 1:500



05 AREA CALCULATIONS - LEVEL 1
scale 1:500



06 AREA CALCULATIONS - LEVEL 2
scale 1:500

Forestville RSL - Building AREAS		
	GFA	FSR
SITE AREA	9014	
SENROR TOTAL GFA	6745	0.75:1
CLUB AREA GFA	2263	0.25:1
TOTAL	9008	1:1
Club Building	GFA	
B 5	130	
B3,B 4	60	
B1,B2	685	
G	2073	
	2263	
Retirement Living - Club	GFA	
B1	51	
1	1308	
2	892	
	2251	
Retirement Living - Building 1 - GFA	GFA	
B1	232	
G	428	
1	417	
2	385	
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Retirement Living - Building 2	GFA	
G	417	
1	417	
2	385	
	1219	
Retirement Living - Building 3	GFA	
G	635	
1	653	
2	525	
	1813	

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B	01/12/2023	CONCEPT UPDATE
C	12/04/2024	B5 ADDED
D	30/08/2024	DA

By
PJH
PJH
PJH
PH

CLIENT
FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454



DRAWING
SITE ANALYSIS - AREA CALCS

Scale at A1 1:500
Scale at A3 1:1000
0m 5 10 25 40

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

MASTERPLAN SET

DRAWN: AL
DATE: 20/04/2023
PROJECT #: 22-0716
SHEET #: DA_A_054
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REVISION #: D



EXISTING RSL CLUB BUILDING
 2 STOREY CONCRETE BUILDING
 "FORESTVILLE E RSL CLUB"

SP 68546
 No.17-19 FORESTVILLE AVE

LOT 2589
 DP 752038

LOT 11
 DP 626916

LOT 31
 DP 366454

LOT 30
 DP 36645

01 SITE PLAN - ROOF
 scale 1:200

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DRAWING
SITE PLAN - EXISTING

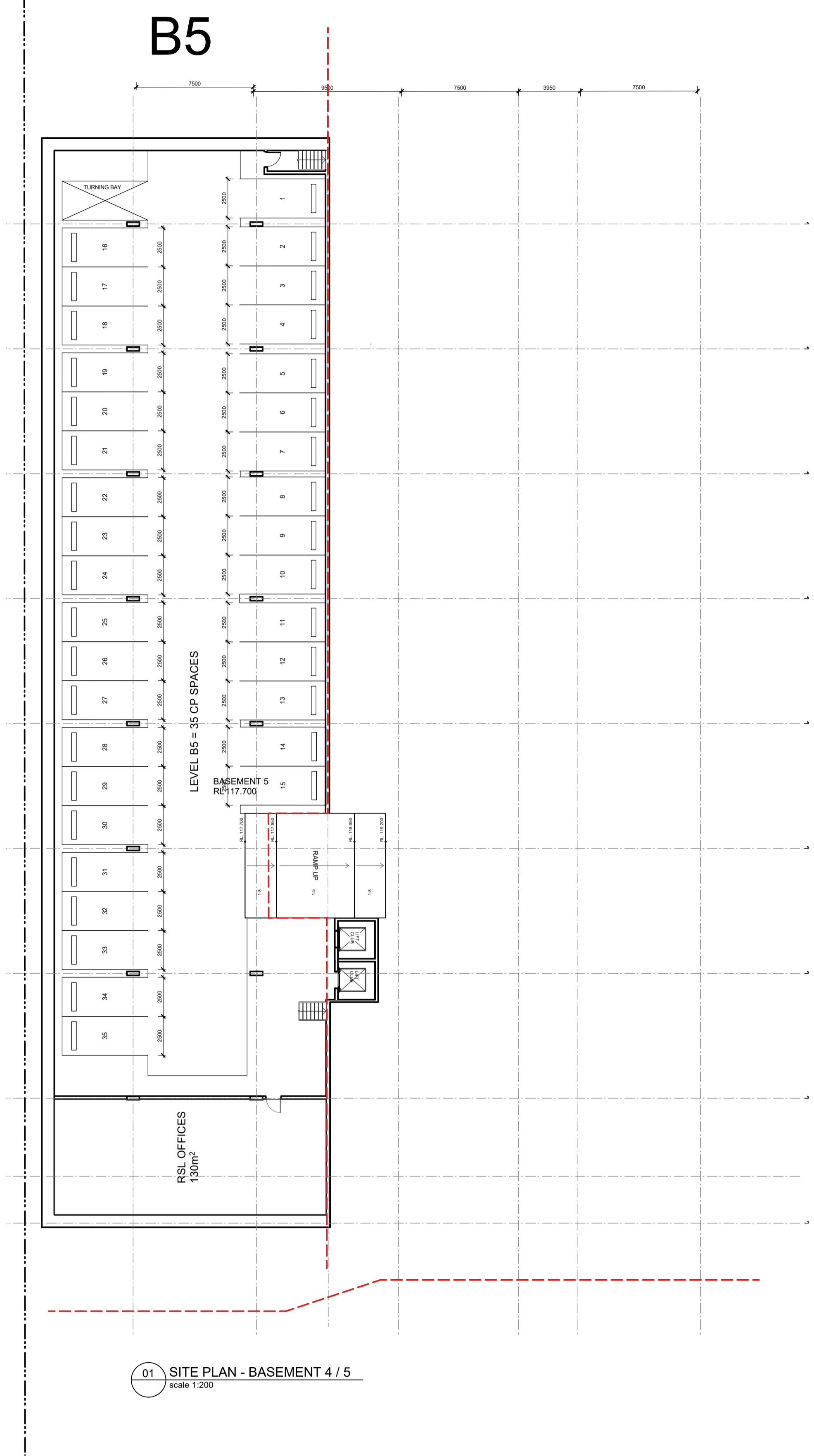
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 Scale at A3 1:400
 0m 2.5 5 10 15 20

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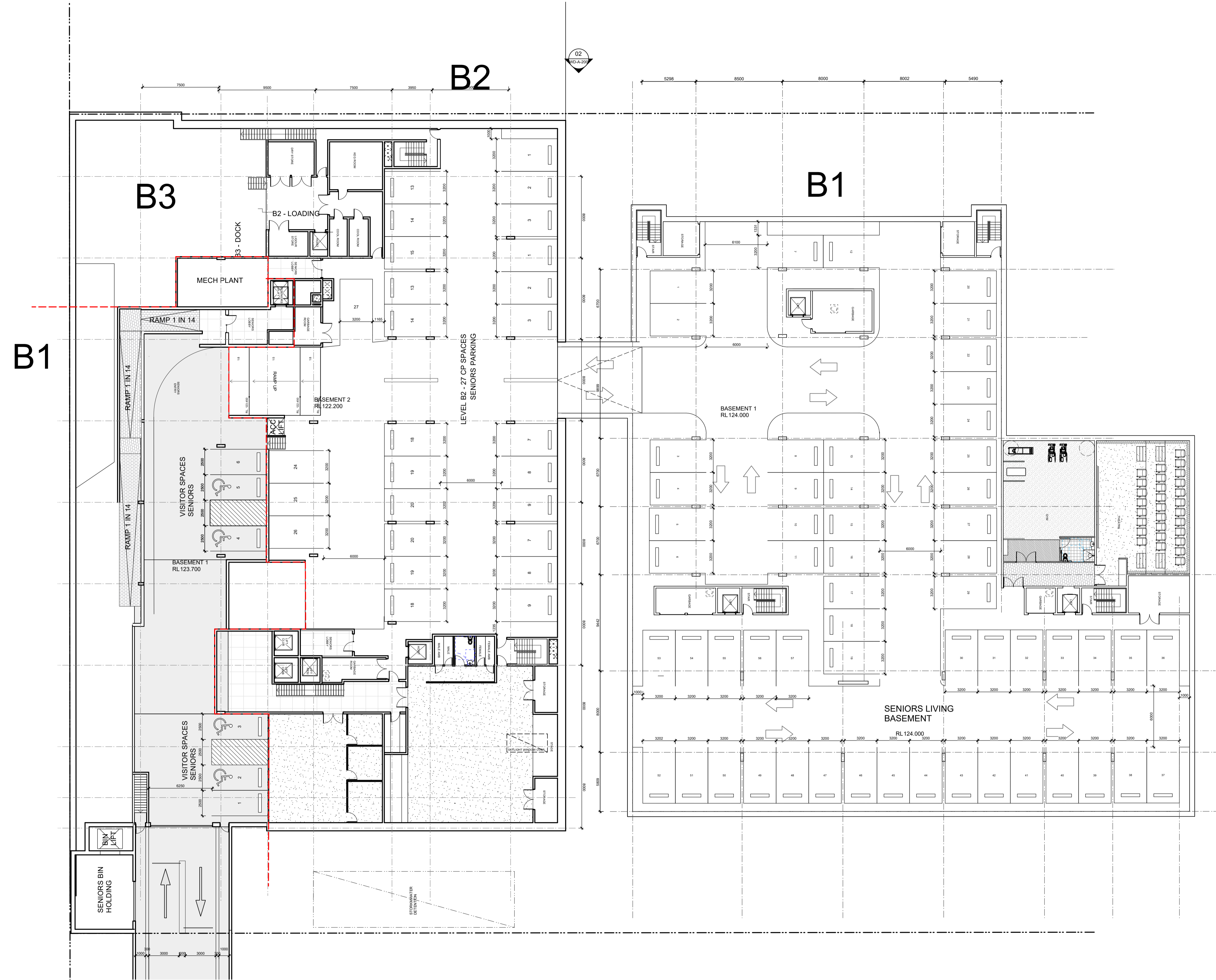
DRAWING
SITE PLAN - BASEMENT 3/4/5

Scale at A1 1:200
 Scale at A3 1:400
 0m 2.5 5 10 15 16

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01 SITE PLAN - BASEMENT 1 / 2
scale 1:200

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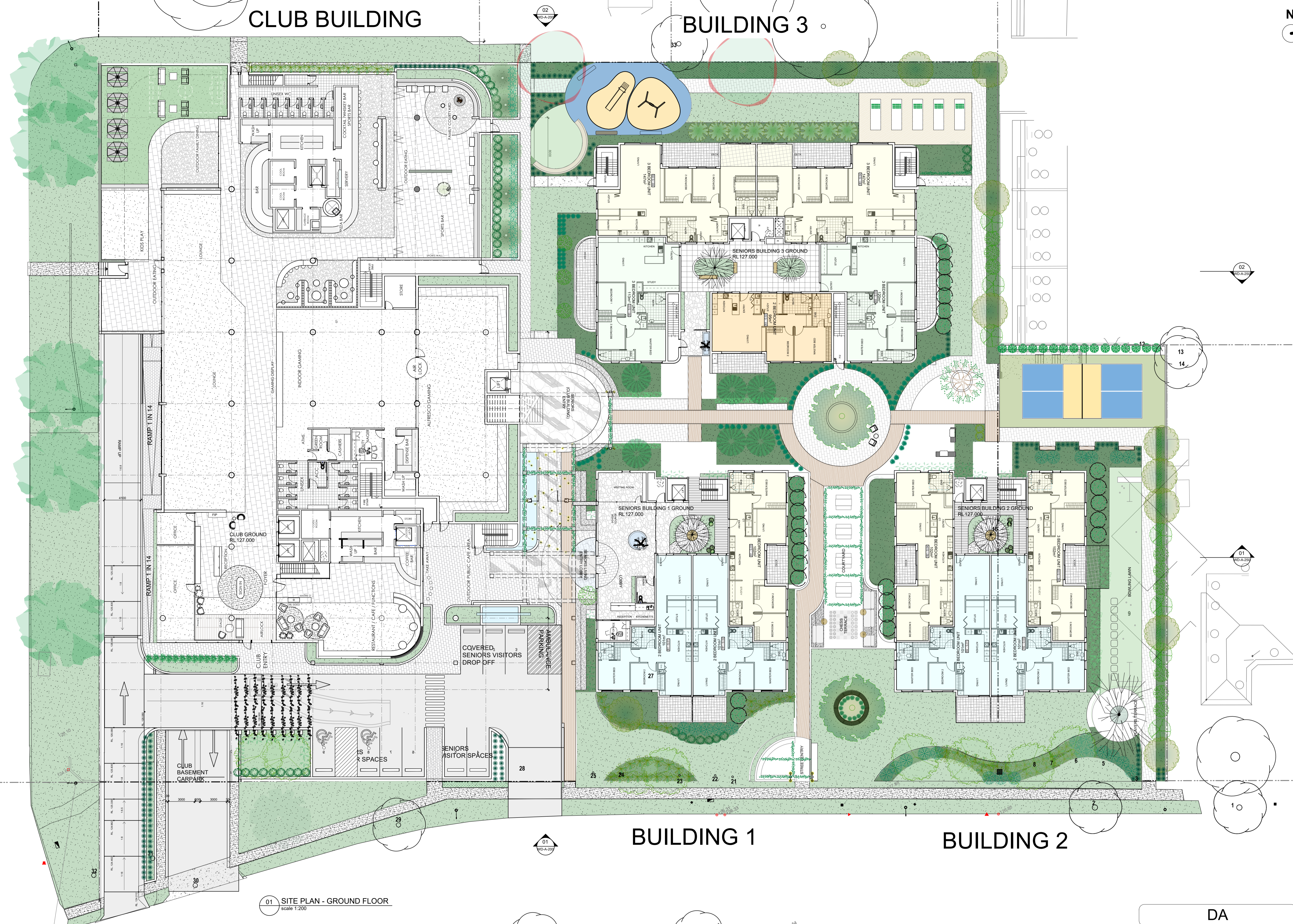
DRAWING
SITE PLAN - BASEMENT 1/2

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16

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MASTERPLAN SET



01 SITE PLAN - GROUND FLOOR
scale 1:200

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DRAWING
SITE PLAN - GROUND

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 20

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

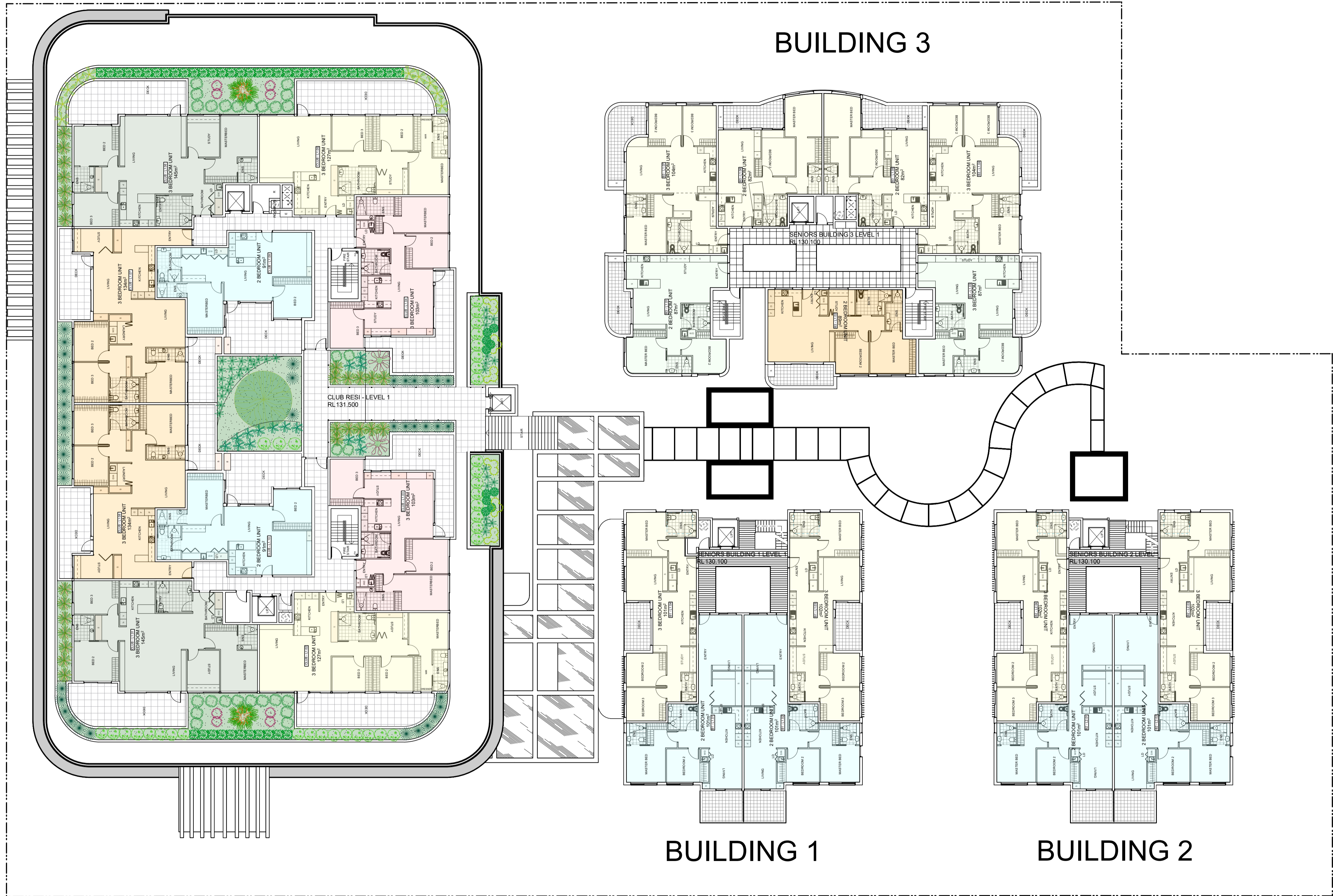
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AL	20/04/2023	PH
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CLUB BUILDING

BUILDING 3

BUILDING 1

BUILDING 2



01 SITE PLAN - LEVEL 1
scale 1:200

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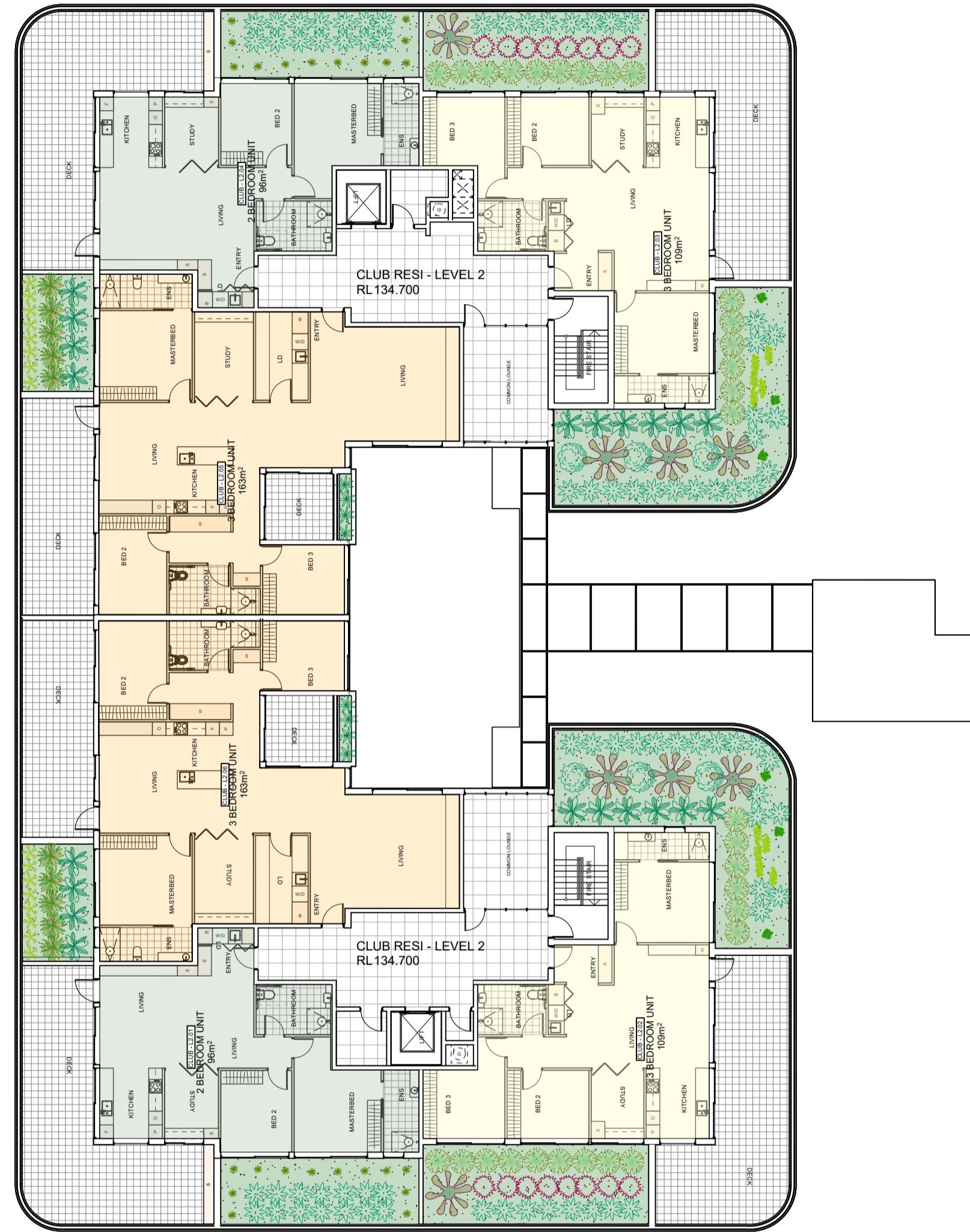
DRAWING
SITE PLAN - LEVEL 1

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 20

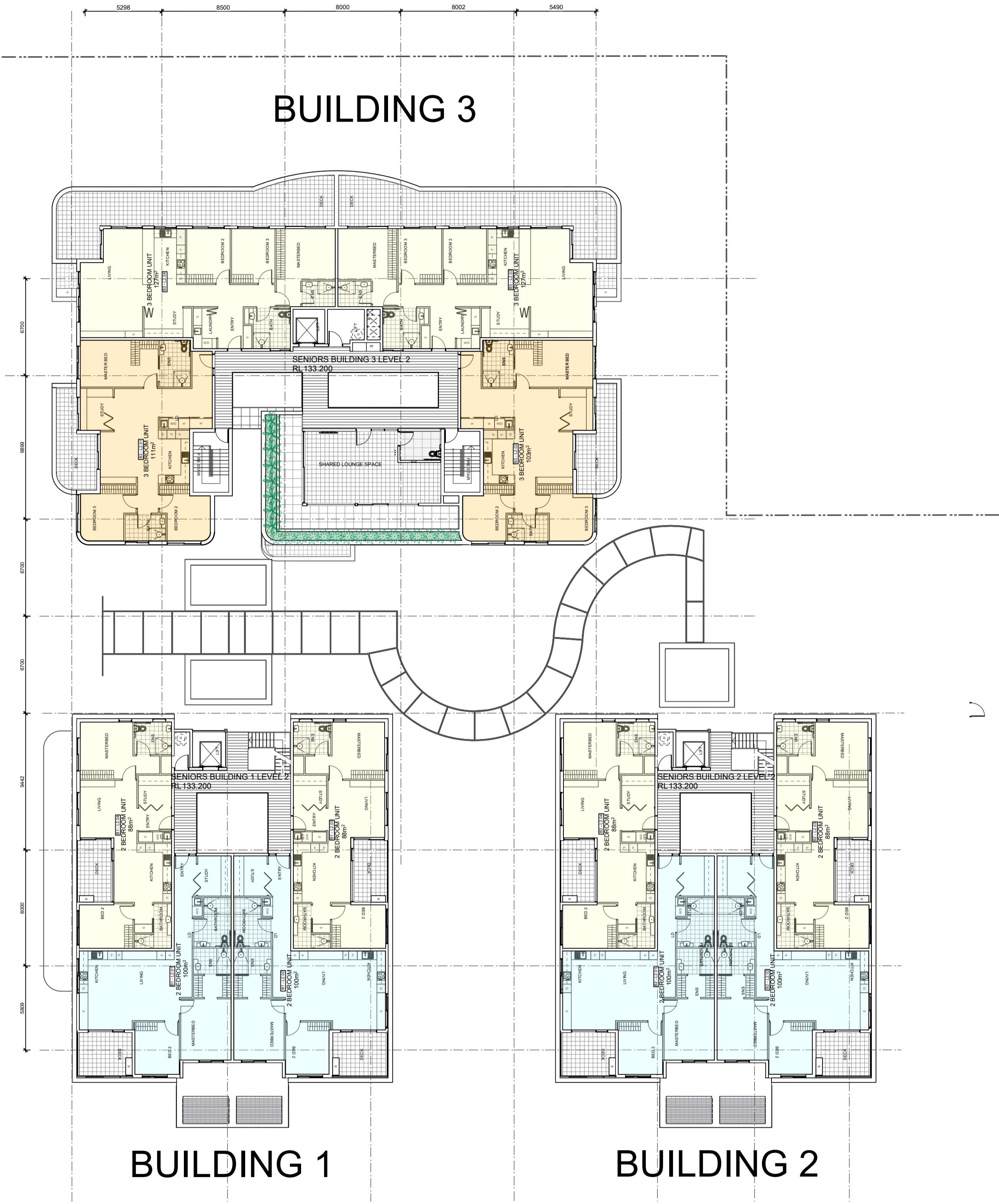
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CLUB BUILDING



BUILDING 3



BUILDING 1

BUILDING 2

01 SITE PLAN - LEVEL 2
scale 1:200

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DRAWING
SITE PLAN - LEVEL 2

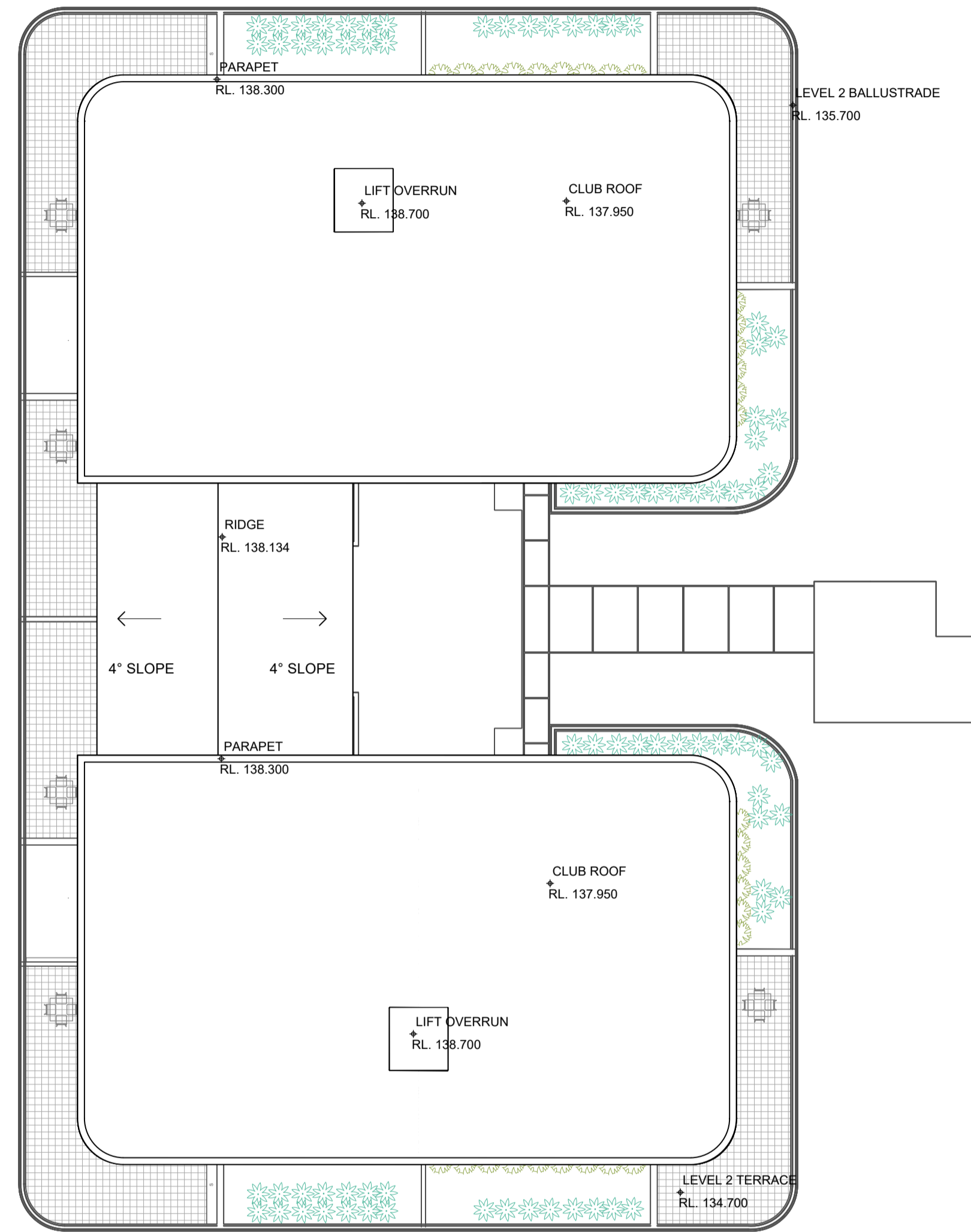
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16

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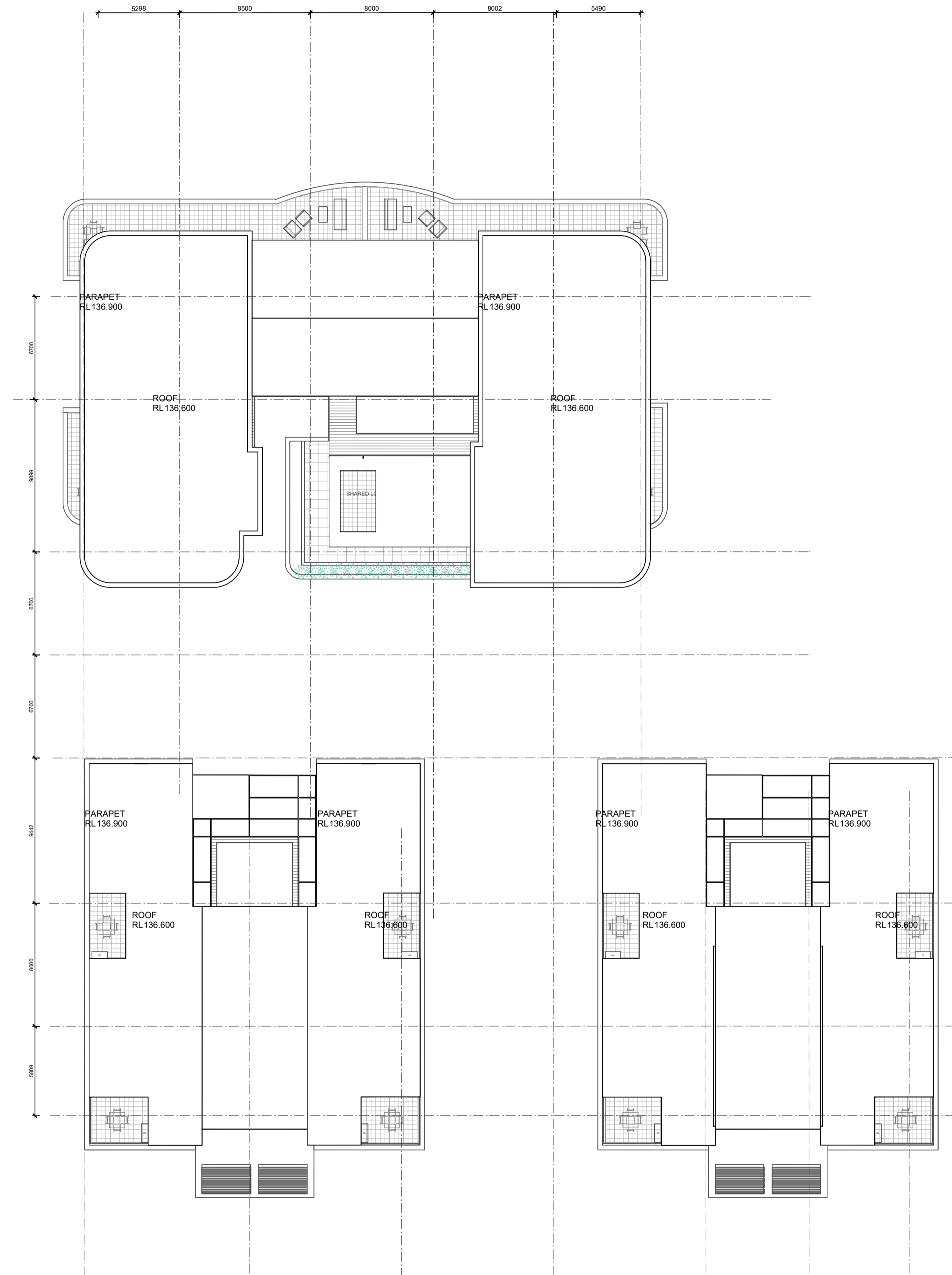
MASTERPLAN SET

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PROJECT #	SHEET #	REVISION #
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CLUB BUILDING



BUILDING 3



BUILDING 1

BUILDING 2

01 SITE PLAN - ROOF
scale 1:200

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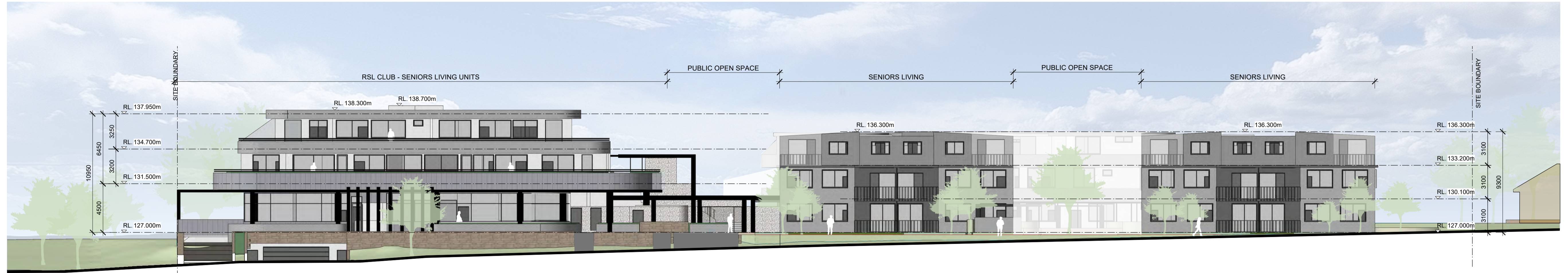
DRAWING
SITE PLAN - ROOF

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 Scale at A3 1:400
 0m 2.5 5 10 15 20

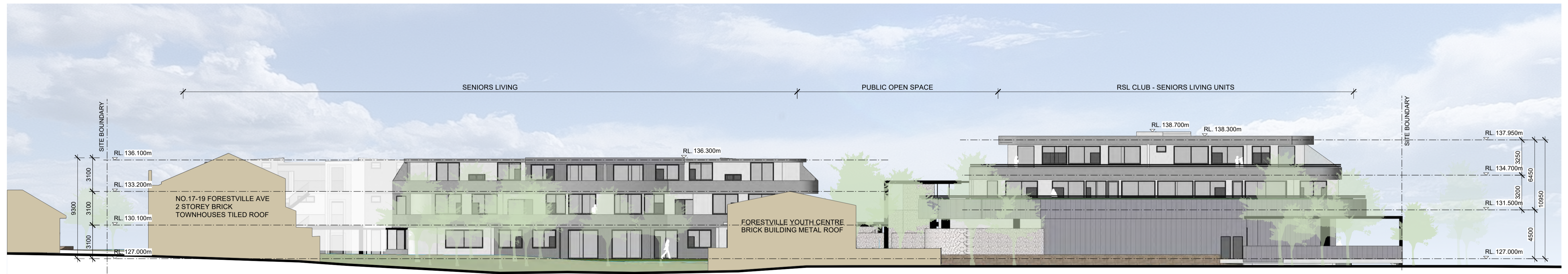
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01 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
scale 1:200



03 WESTERN BUILDING ELEVATION - BACK
scale 1:200

05 PRE-DA CHECKLIST
scale 1:-

Documentation	Required Information	Provided	
		Yes (✓)	No (x)
Streetscape elevations and sections	Photographs or drawings of the site in relation to the streetscape and along both sides of any street that the development fronts, that show:		
	• overall height (storeys, metres) and important parapet/datum lines of adjacent buildings	✓	
	• patterns of building frontage, street setbacks and side setbacks	✓	
	• planned heights		

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CLUB REDEVELOPMENT
22 MELWOOD AVE
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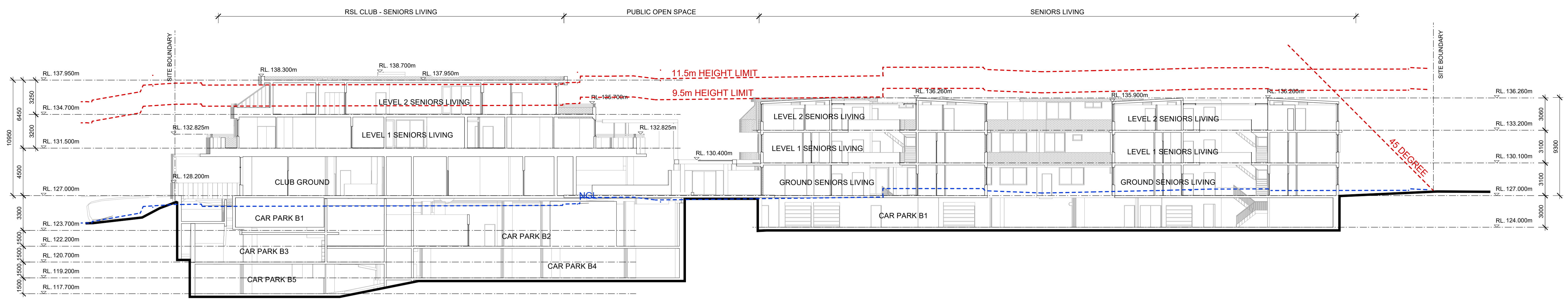
DRAWING
3D MONTAGE

Scale at A1 1:200
 Scale at A3 1:400
 0m 2.5 5 10 15 20

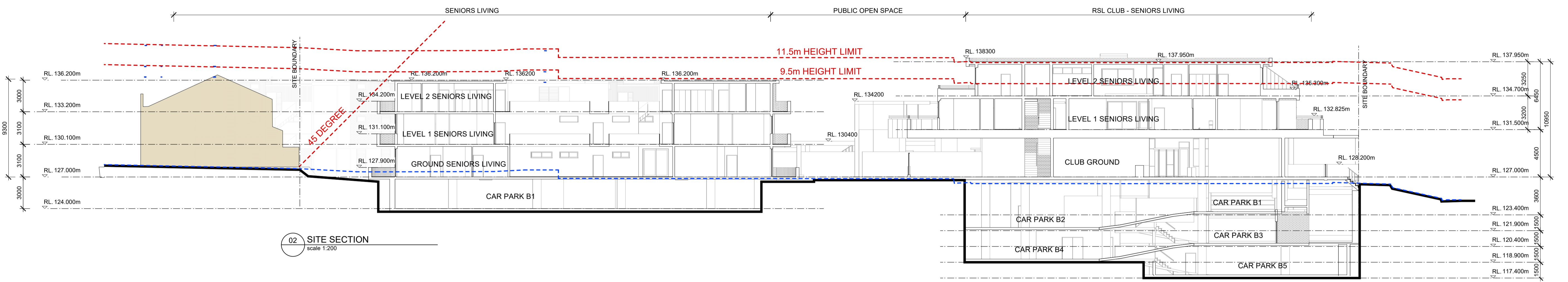
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MASTERPLAN SET

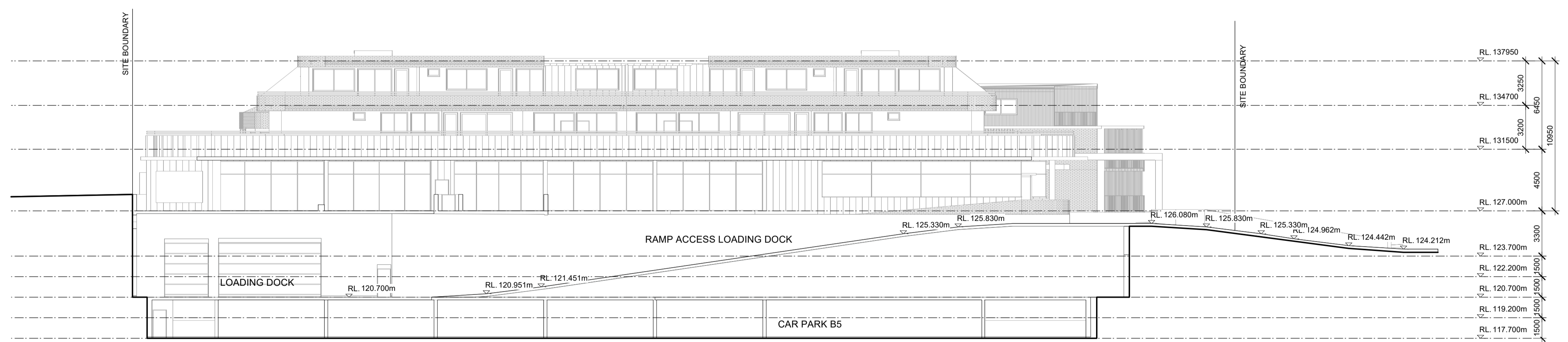
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AL	20/04/2023	PH
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01 SITE SECTION
scale 1:200



02 SITE SECTION
scale 1:200



03 SITE SECTION
scale 1:200

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FORESTVILLE RSL
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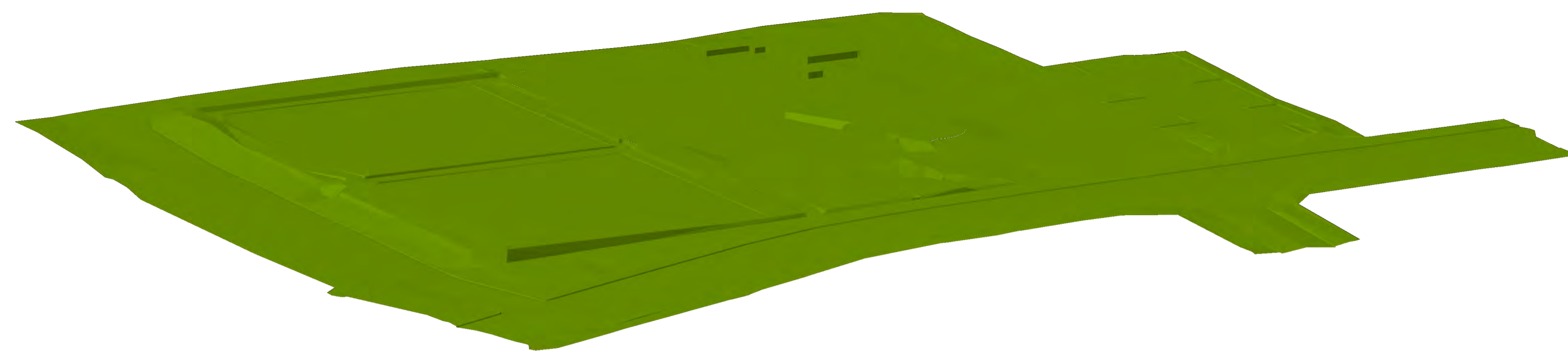
DRAWING
SECTIONS

Scale at A1 1:200
 Scale at A3 1:400
 0m 2.5 5 10 15 20

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MASTERPLAN SET

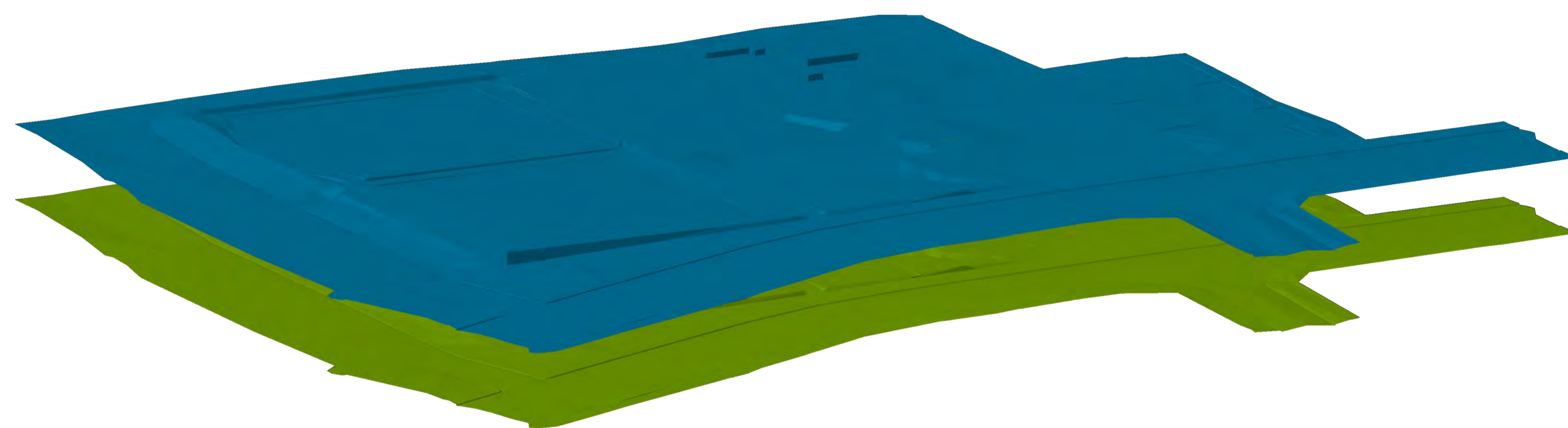
DRAWN: AL DATE: 20/04/2023 CHKD: PH
 PROJECT #: 22-0716 SHEET #: DA_A_250 REVISION #: D



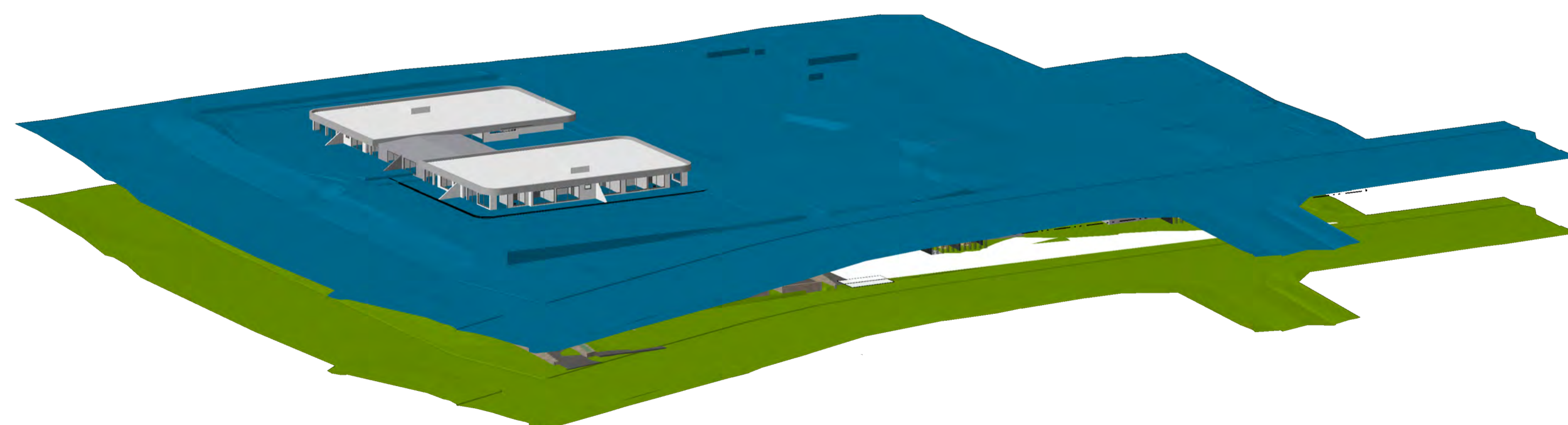
3D SITE SURVEY -REFERENCE LTS SURVEY: 52165002DT (GREEN)



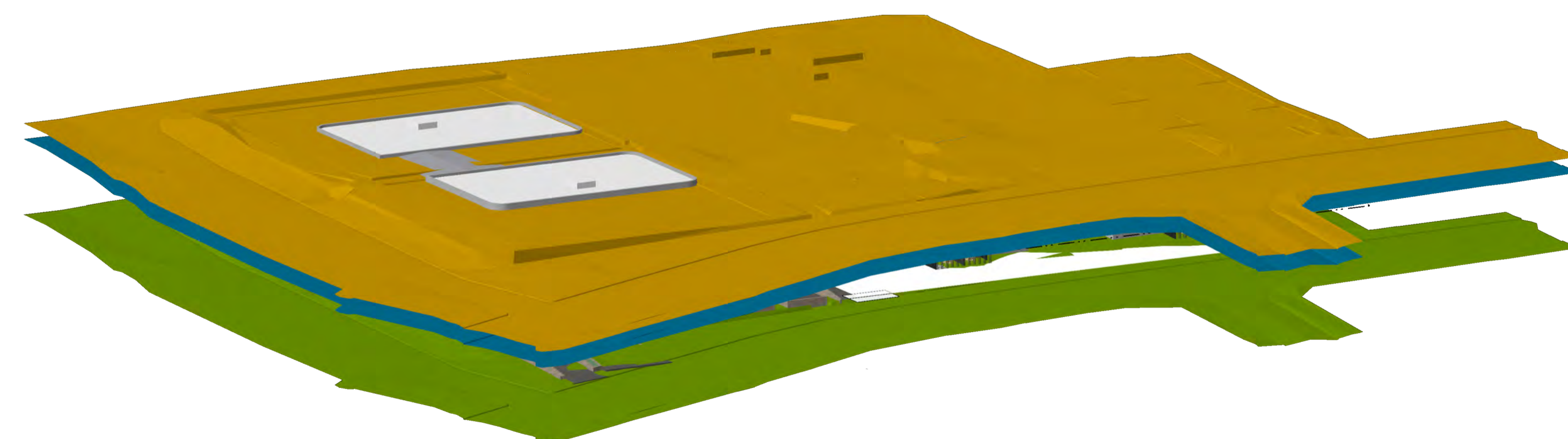
PROJECT OVERLAY - 3D SITE SURVEY -REFERENCE LTS SURVEY: 52165002DT



SENIORS HEIGHT LIMIT (9.5) - 3D SITE SURVEY -REFERENCE LTS SURVEY: 52165002DT



PROJECT OVERLAY WITH 9.5MTR HEIGHT PLANE



PROJECT OVERLAY WITH 11.5MTR HEIGHT PLANE

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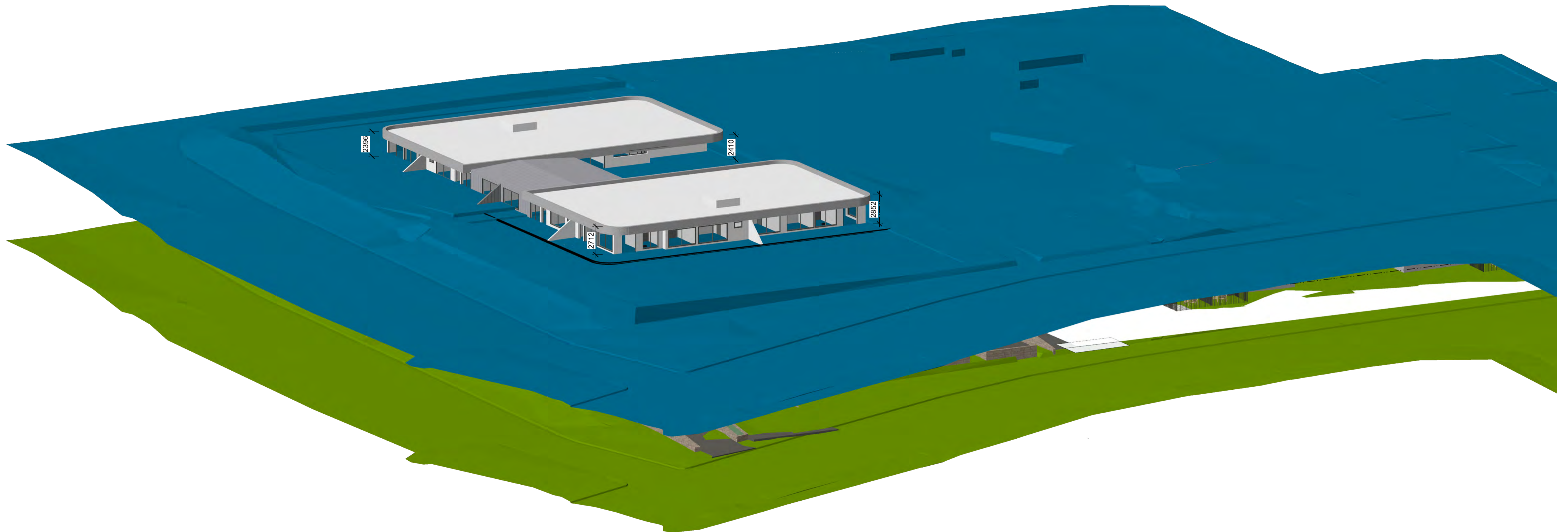
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FORESTVILLE RSL
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DRAWING
HEIGHT ENVELOPE STUDY
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16
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PROJECT OVERLAY WITH 9.5MTR HEIGHT PLANE

01 9.5 mtr HEIGHT LIMIT
scale 1:200

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FORESTVILLE RSL

PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
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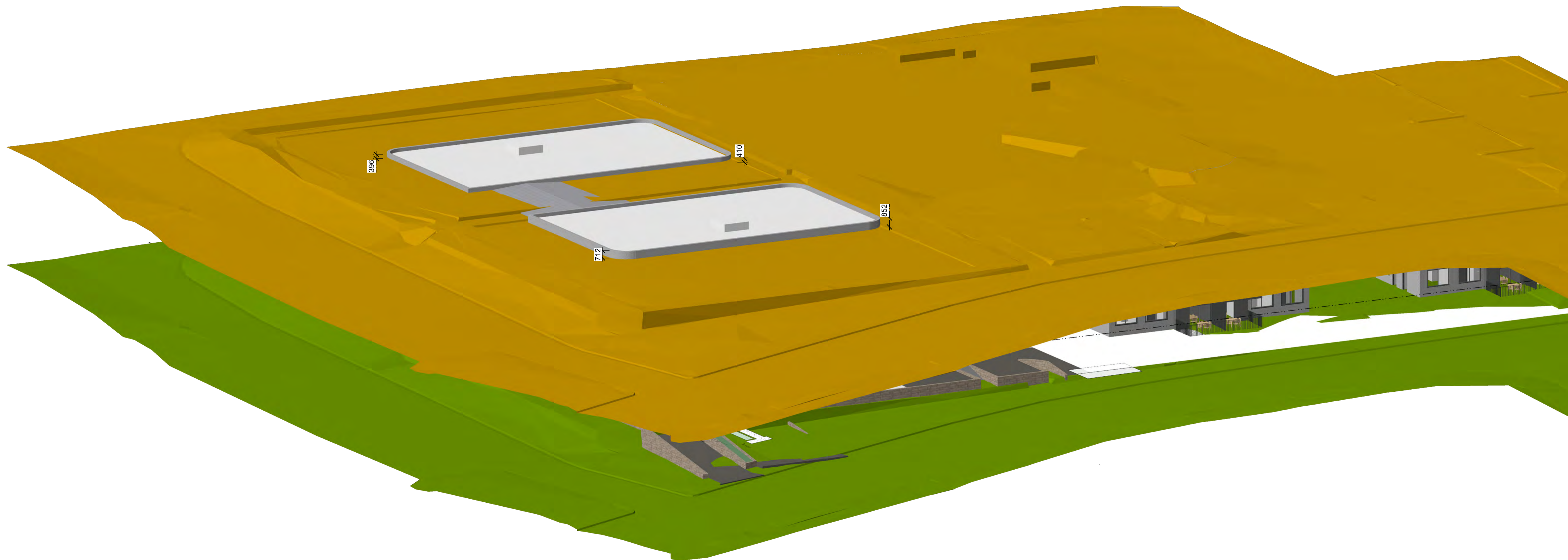
DRAWING
HEIGHT ENVELOPE STUDY 9.5m

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 20

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PROJECT OVERLAY WITH 11.5MTR HEIGHT PLANE

01 11.5 mtr HEIGHT LIMIT
scale 1:200

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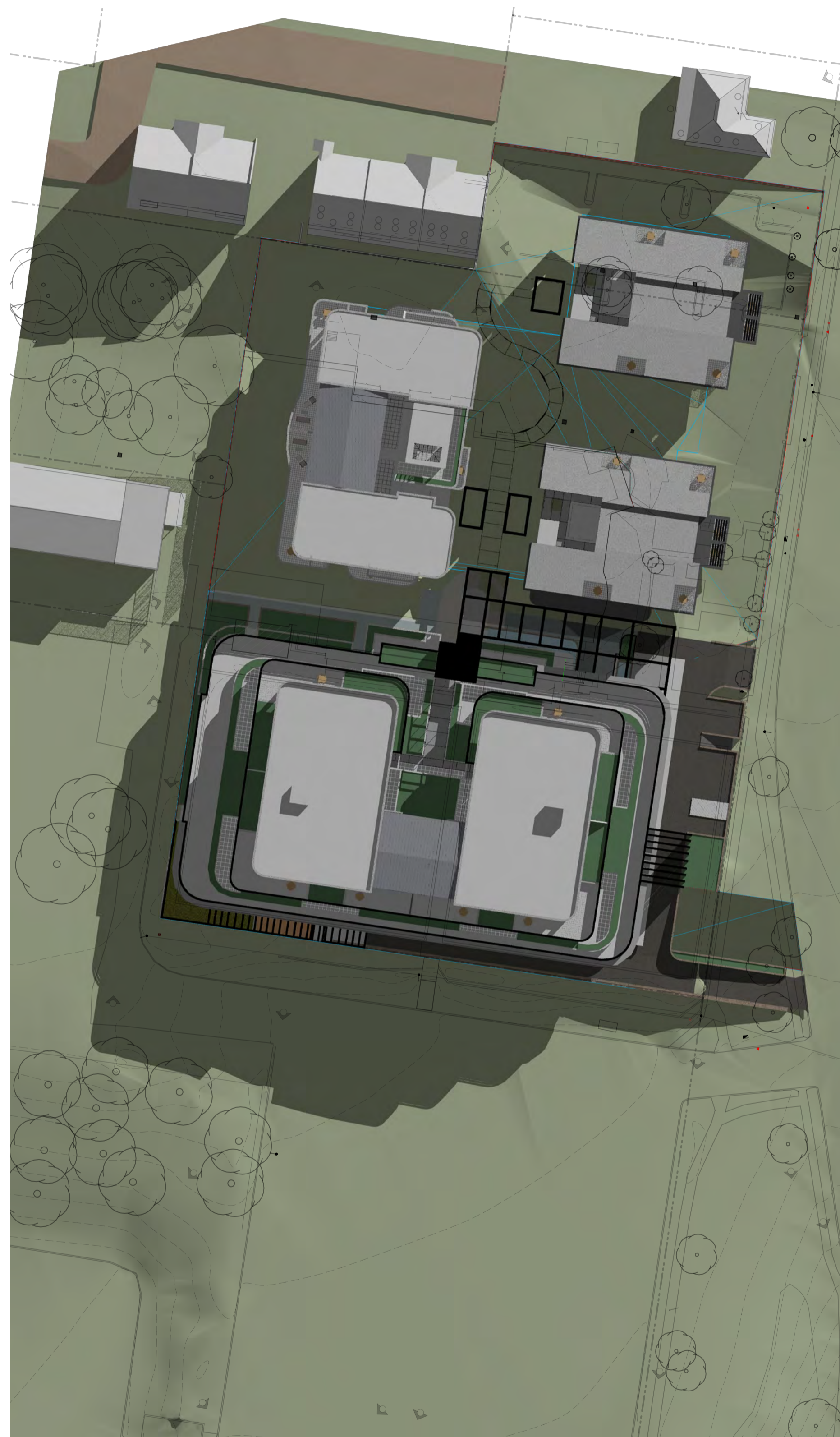
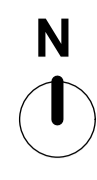
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DRAWING
HEIGHT ENVELOPE STUDY 11.5m
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16
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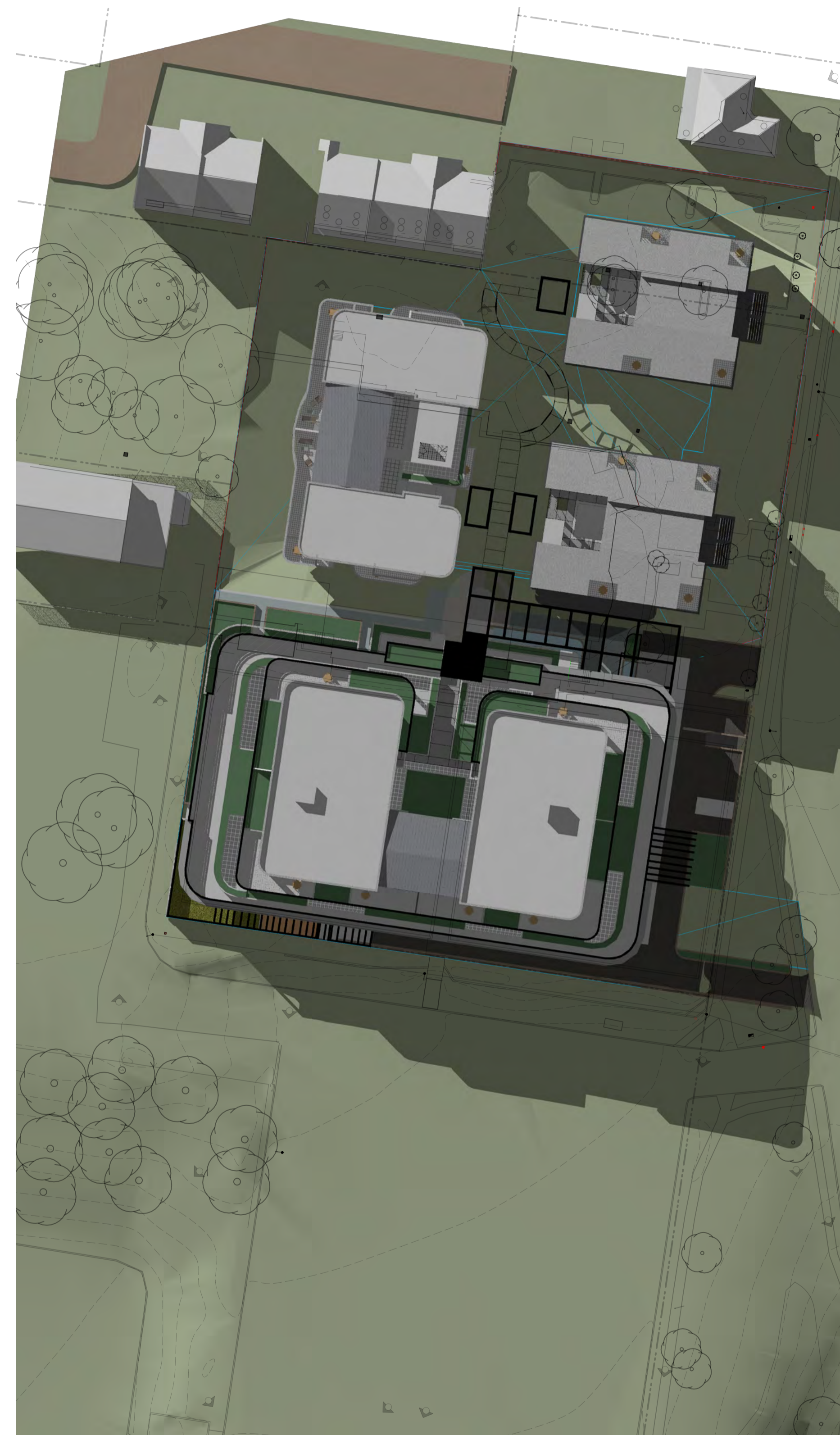
MASTERPLAN SET
DRAWN: AL DATE: 20/04/2023 CHKD: PH
PROJECT #: 22-0716 SHEET #: DA_A_302 REVISION #: D



01 SHADOWS - JUNE 21 - 9AM
scale 1:500



02 SHADOWS - JUNE 21 - 12PM
scale 1:500



03 SHADOWS - JUNE 21 - 3PM
scale 1:500

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DRAWING
SHADOW DIAGRAMS

Scale at A1 1:500
Scale at A3 1:1000
0m 5 10 25 40
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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