

DEVELOPMENT APPLICATION

NEW BUILDING FOR SENIORS LIVING

45 LANTANA AVE, WHEELER HEIGHTS



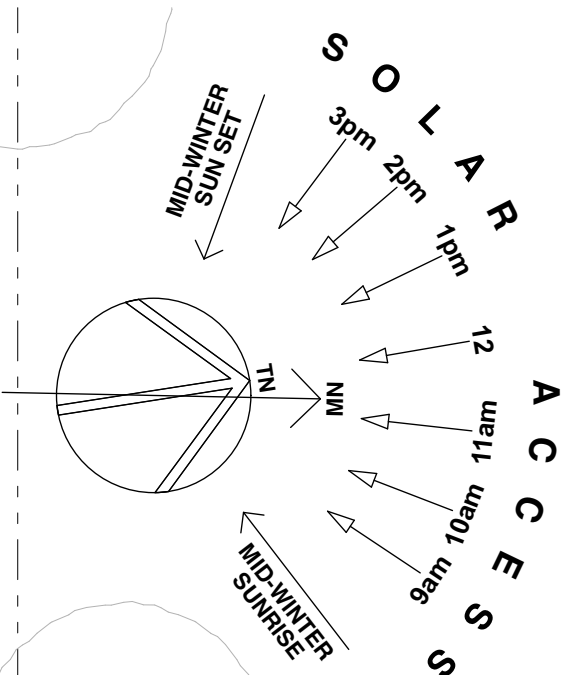
VIEW FROM ENTRANCE

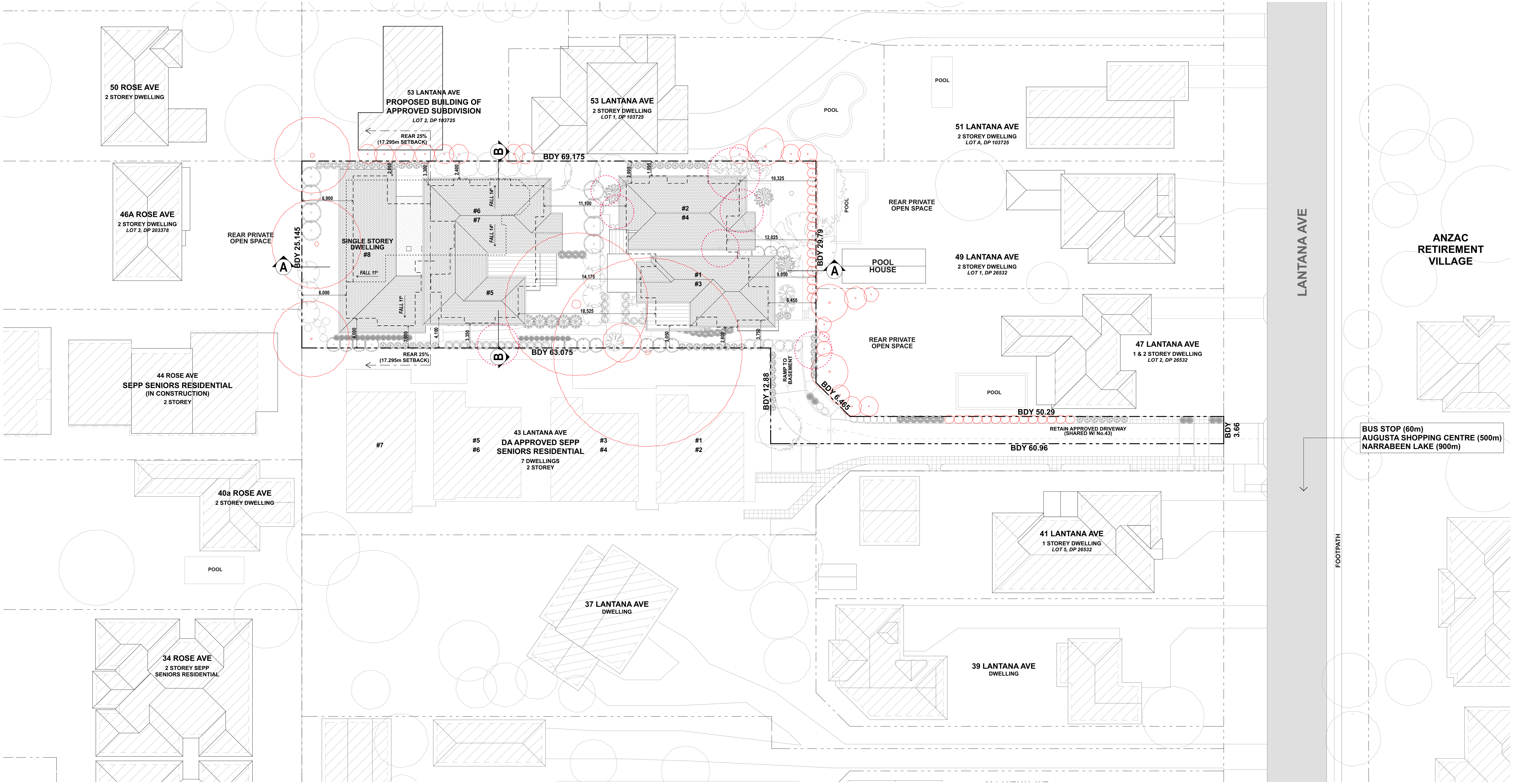


AERIAL VIEW

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):

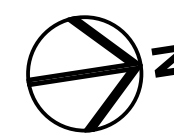
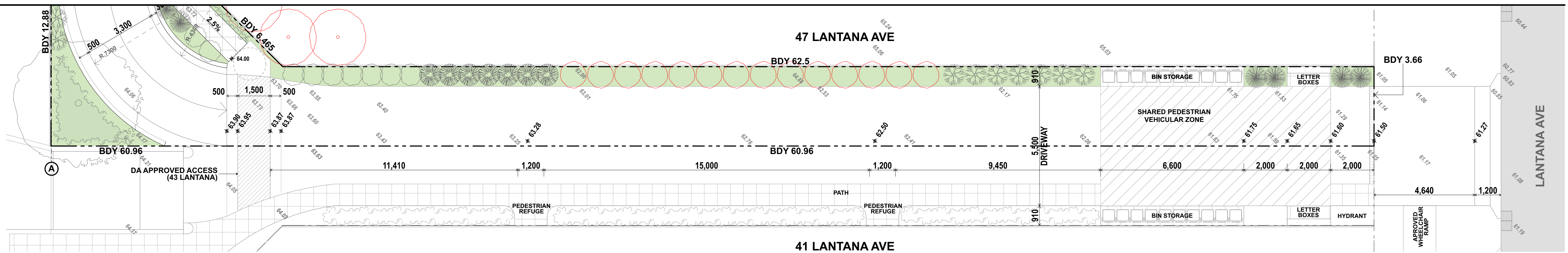
01	136.98
02	139.24
03	137.25
04	139.66
05	155.02
06	127.41
07	118.33
08	177.59

GROSS FLOOR AREA = 1,131.48 m²

FLOOR SPACE RATIO = 0.55 : 1

LANDSCAPED AREA = 812.06 m² or 40%

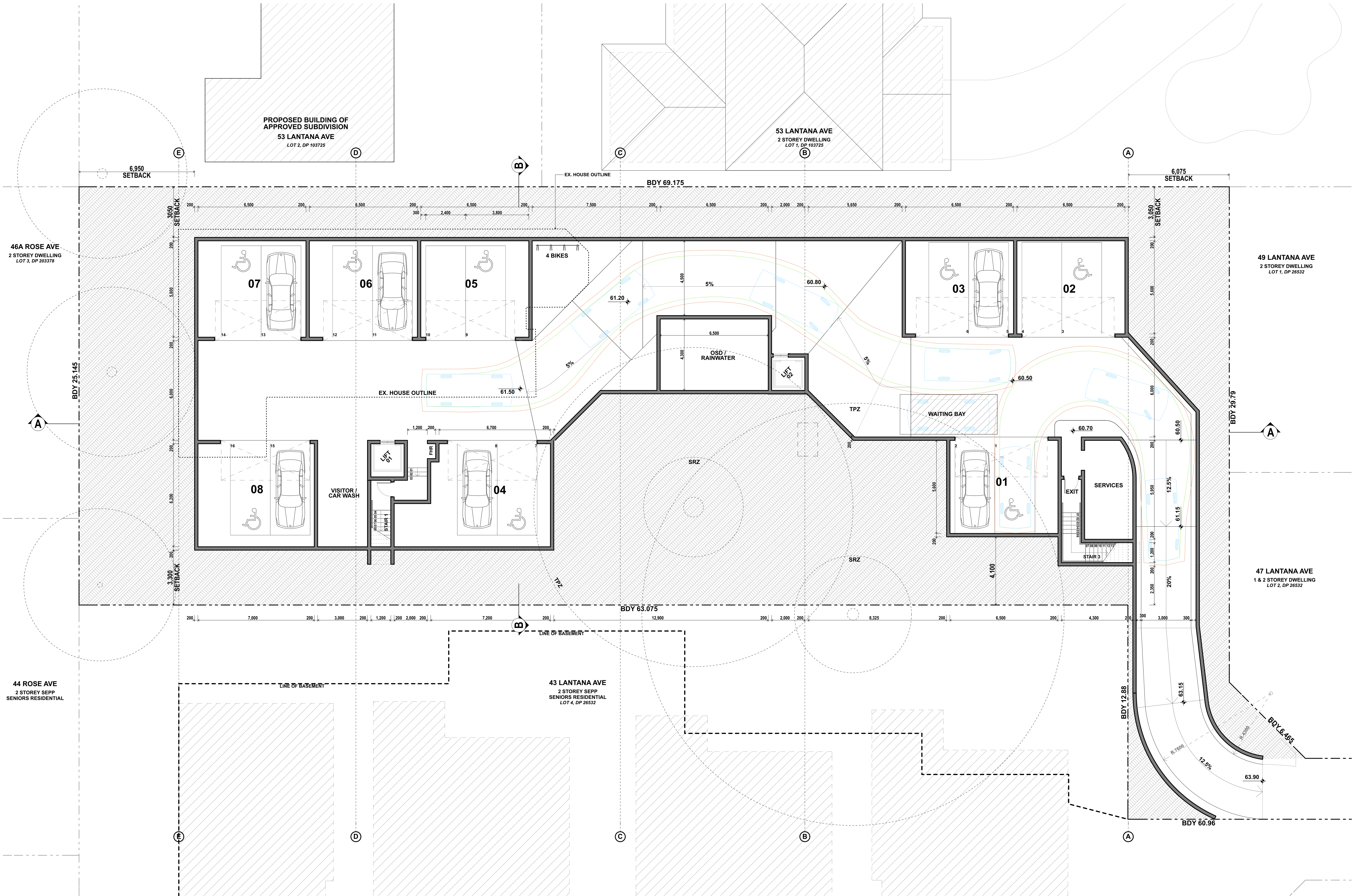
DEEP SOIL AREA = 696.08 m² or 34%



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

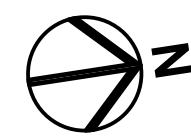
PROJECT
DEVELOPMENT APPLICATION
45 LANTANA AVE WHEELER HEIGHTS
NSW 2097
LOT 3, DP 26532
FOR WHEELER HEIGHTS SEPP HSPD

SITE PLAN
SCALE
1:250, 1:100 @ A1
PROJECT NO.
1930
DRAWN BY
SG / AB
DRAWING NO.
A.02
PLOT DATE
17/12/20
REVISION
A



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

PROJECT
DEVELOPMENT APPLICATION
45 LANTANA AVE WHEELER HEIGHTS
NSW 2097
LOT 3, DP 26532
FOR WHEELER HEIGHTS SEPP HSPD

BASEMENT

SCALE
1:100 @ A1
PROJECT NO.
1930
DRAWING NO.
A.03

DRAWN BY
SG / AB
REVISION
A
PLOT DATE
17/12/20
REVISION



SITE CALCULATIONS

SITE AREA = 2029.3m²

FLOOR AREAS (m²):

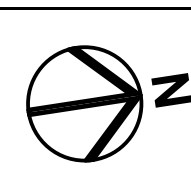
01	136.98	01	136.98
02	139.24	02	139.24
03	137.25	03	137.25
04	139.66	04	139.66
05	155.02	05	155.02
06	127.41	06	127.41
07	118.33	07	118.33
08	177.59	08	177.59

GROSS FLOOR AREA = 1,131.48 m²

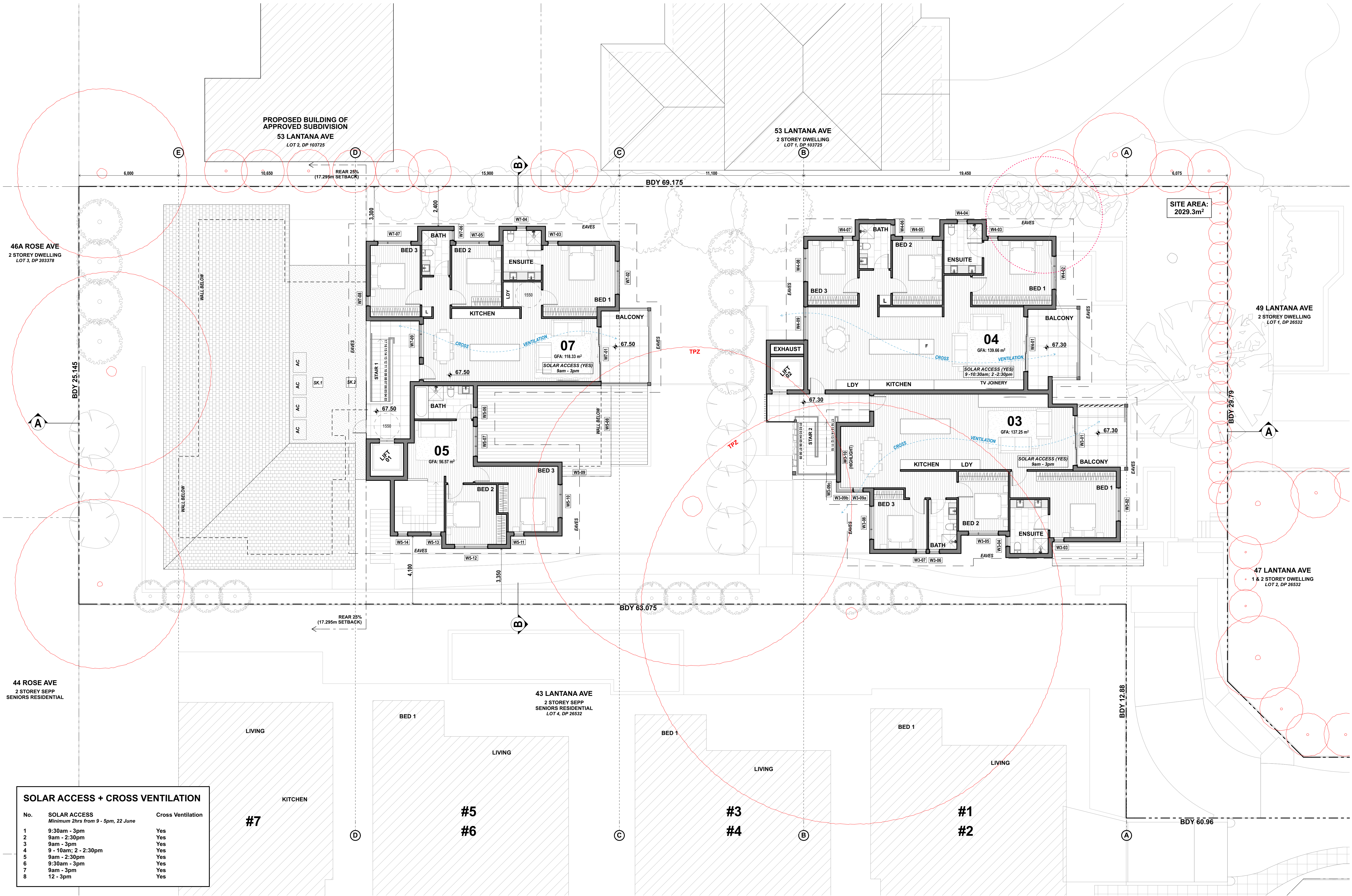
FLOOR SPACE RATIO = 0.55 : 1

LANDSCAPED AREA = 812.06 m² or 40%

DEEP SOIL AREA = 696.08 m² or 34%

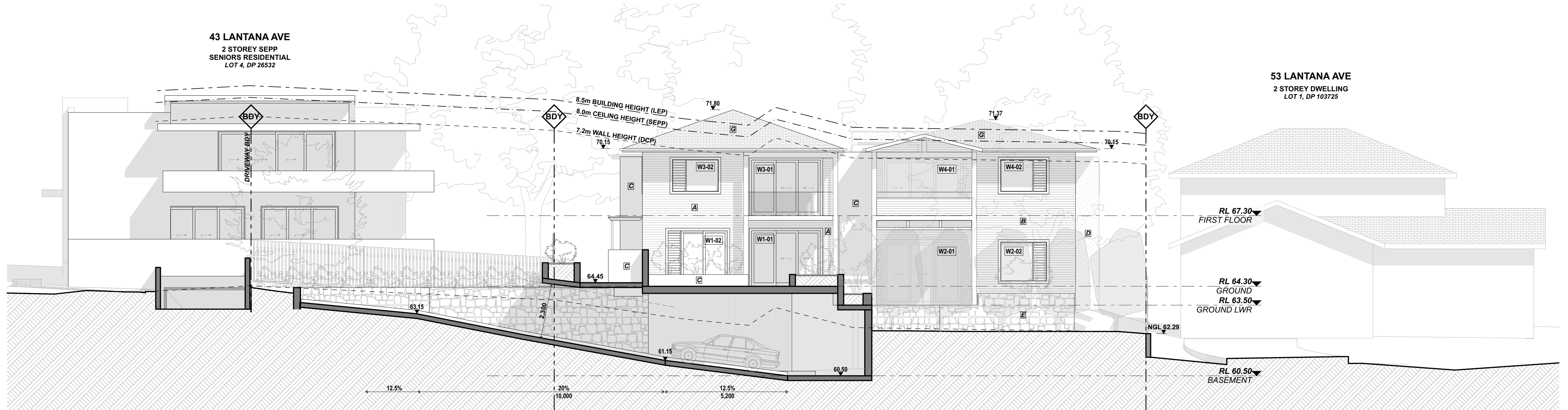


DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
17/12/20	A	DA			



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

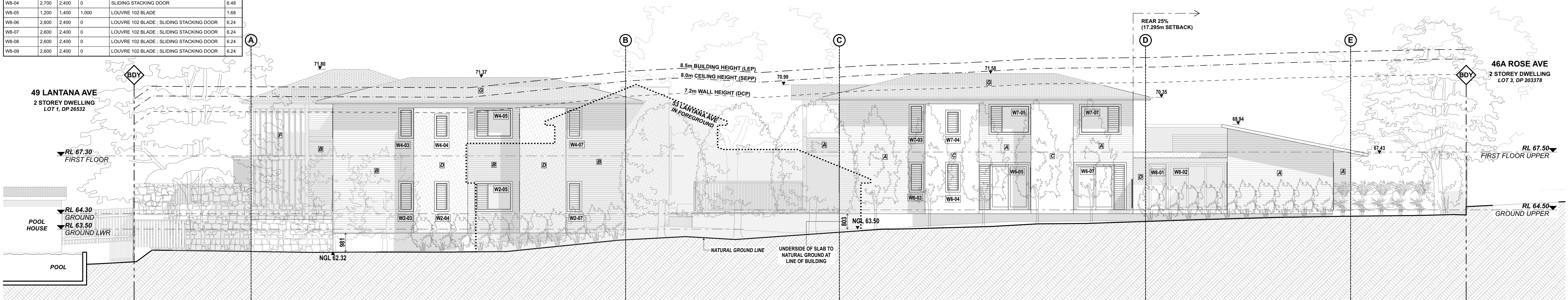
WINDOW SCHEDULE					
Window No.	Width	Height	Sill Height	Window Type	Area
W1-01	3,000	2,400	0	SLIDING STACKING DOOR	7.20
W1-02	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W1-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W1-04	1,800	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.52
W1-05	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W1-06	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	450	1,800	600	FIXED WINDOW	0.81
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	1,800	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.52
W2-06	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-07	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-08	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
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	600	FIXED WINDOW	1.53
W3-09c	450	1,800	600	FIXED WINDOW	0.81
W3-10	3,700	950	2700	FIXED WINDOW	7.10
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	1,100	1,000	LOUVRE 102 BLADE	0.66
W4-05	1,800	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.52
W4-06	600	1,100	1,000	LOUVRE 102 BLADE	0.66
W4-07	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W4-08	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W4-09	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-01	4,100	2,700	0	SLIDING STACKING DOOR	11.07
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	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-06	600	600	2,100	LOUVRE 102 BLADE	0.36
W5-07	1,800	600	2,100	LOUVRE 102 BLADE	1.08
W5-08	4,600	1,400	3300	FIXED WINDOW	6.44
W5-09	2,100	1,400	3300	FIXED WINDOW	2.94
W5-10	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-11	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-12	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-13	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-14	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-01	3,300	2,400	0	SLIDING STACKING DOOR	7.92
W6-02	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
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	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W6-06	600	1,100	1,000	LOUVRE 102 BLADE	0.66
W6-07	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W7-01	3,000	2,400	0	SLIDING STACKING DOOR	7.20
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	1,100	1,000	LOUVRE 102 BLADE	0.66
W7-05	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W7-06	600	1,100	1,000	LOUVRE 102 BLADE	0.66
W7-07	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
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
W8-01	900	2,400	0	HINGE GLAZED DOOR	2.16
W8-02	3,000	2,400	0	SLIDING STACKING DOOR	7.20
W8-03	2,700	2,400	0	SLIDING STACKING DOOR	6.48
W8-04	2,700	2,400	0	SLIDING STACKING DOOR	6.48
W8-05	1,200	1,400	1,000	LOUVRE 102 BLADE	1.68
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	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W8-09	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24



NORTH ELEVATION

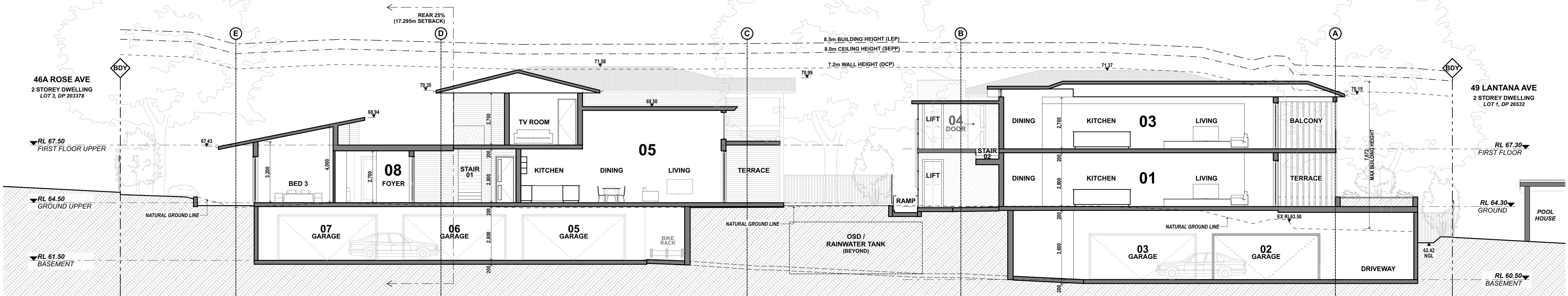


SOUTH ELEVATION



WEST ELEVATION

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	PROJECT	DEVELOPMENT APPLICATION	DRAWING TITLE	ELEVATIONS
17/12/20	A	DA					45 LANTANA AVE WHEELER HEIGHTS NSW 2097		
							LOT 3, DP 26532	SCALE	1:100, 1:1 @ A1
								DRAWN BY	SG / AB
								PLOT DATE	17/12/20
								PROJECT NO.	1930
								DRAWING NO.	A.06
							FOR WHEELER HEIGHTS SEPP HSPD	REVISION	A



SECTION A

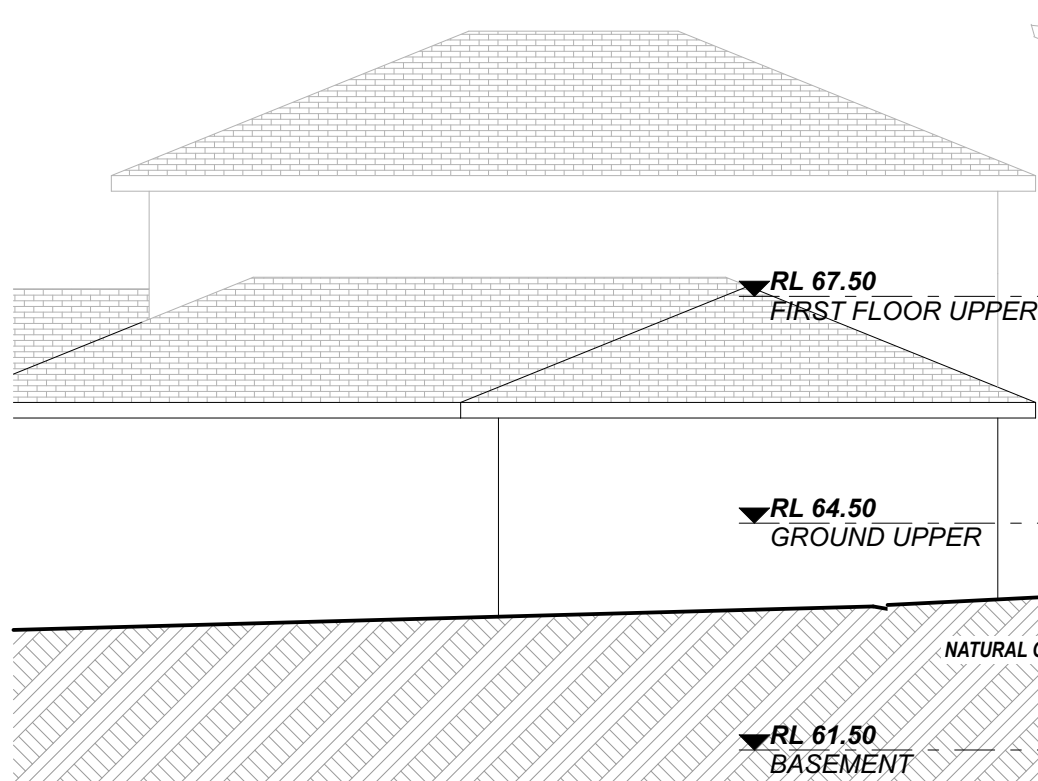
THERMAL PERFORMANCE REQUIREMENTS

- 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

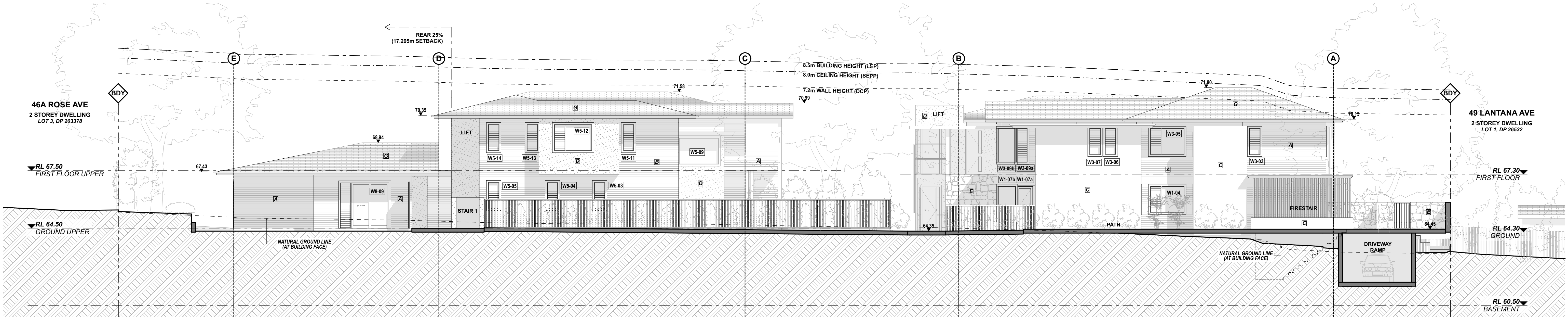
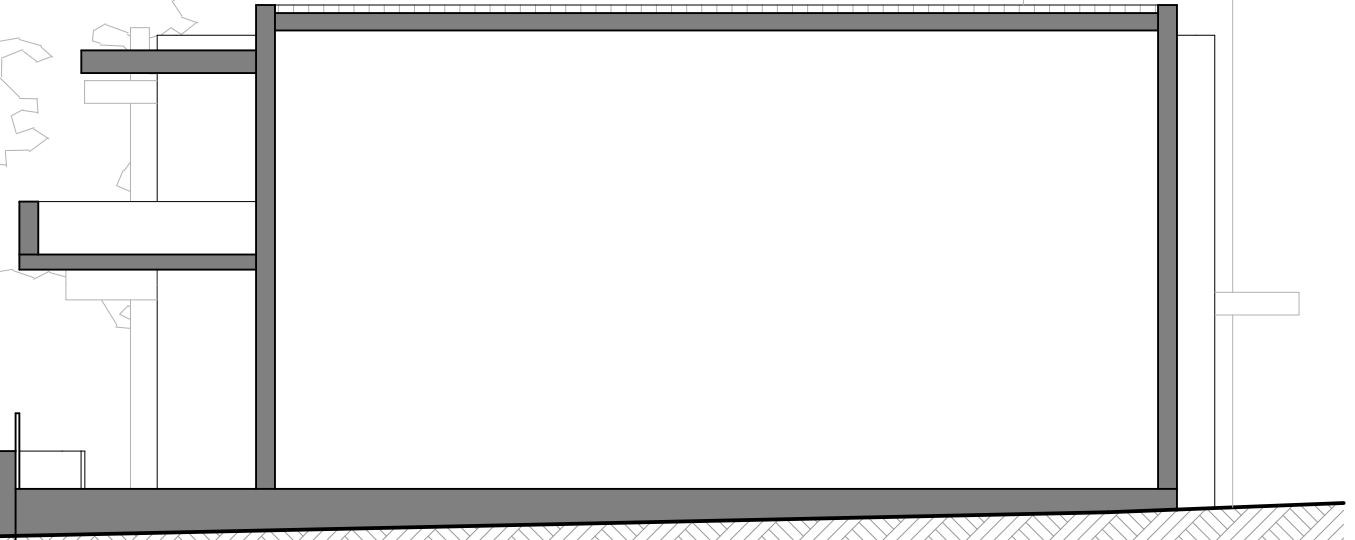
- A FC CLADDING HORIZONTAL, PAINT FINISH LIGHT GREY
- B FC CLADDING HORIZONTAL, PAINT FINISH DARK GREY
- C RENDER, PAINT FINISH DARK GREY
- D RENDER, PAINT FINISH LIGHT
- E SANDSTONE CLADDING
- F WHITE PAINT FINISH
- G SHINGLE ROOFING, MID GREY

53 LANTANA AVE
2 STOREY DWELLING
LOT 1, DP 103725



SECTION B

43 LANTANA AVE
2 STOREY SEPP
SENIORS RESIDENTIAL
LOT 4, DP 26532



EAST ELEVATION

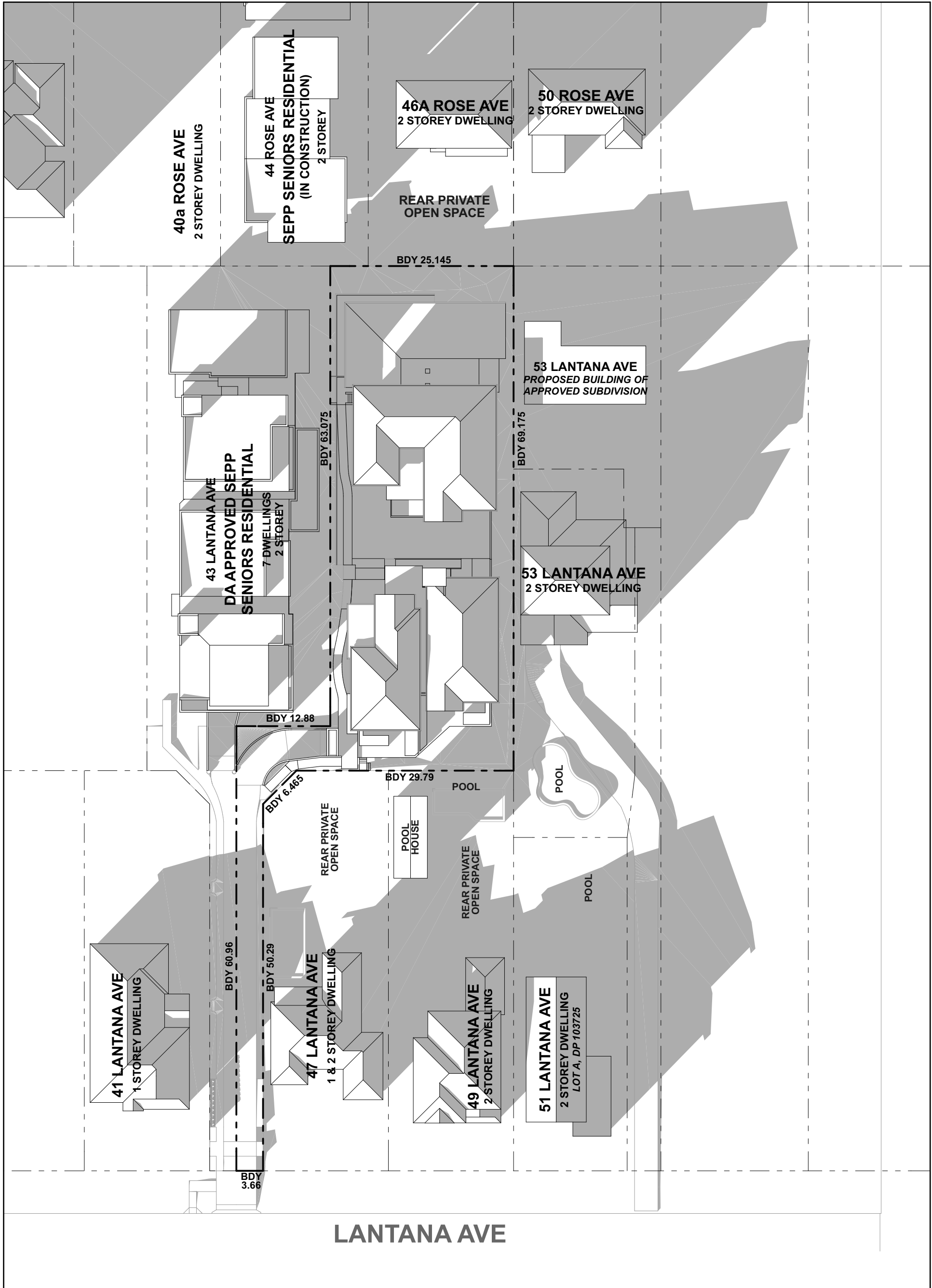
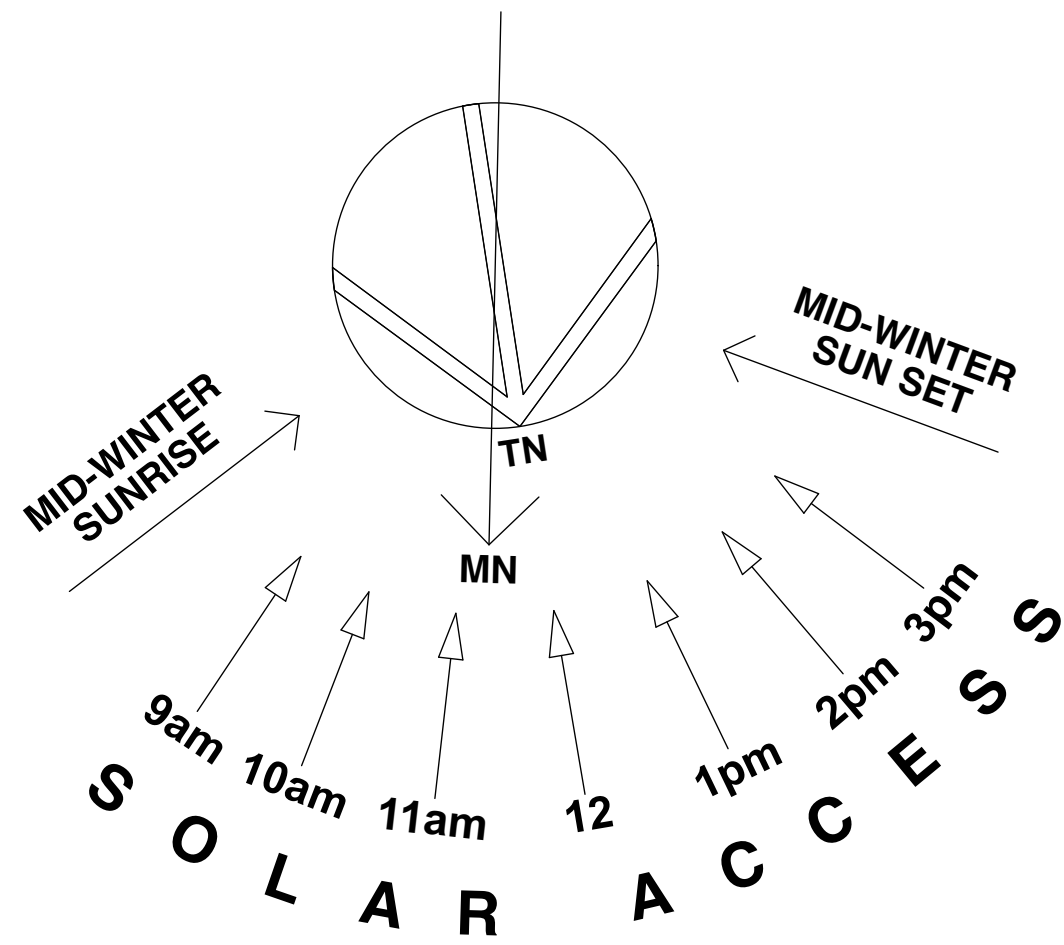


GARTNER & TROVATO

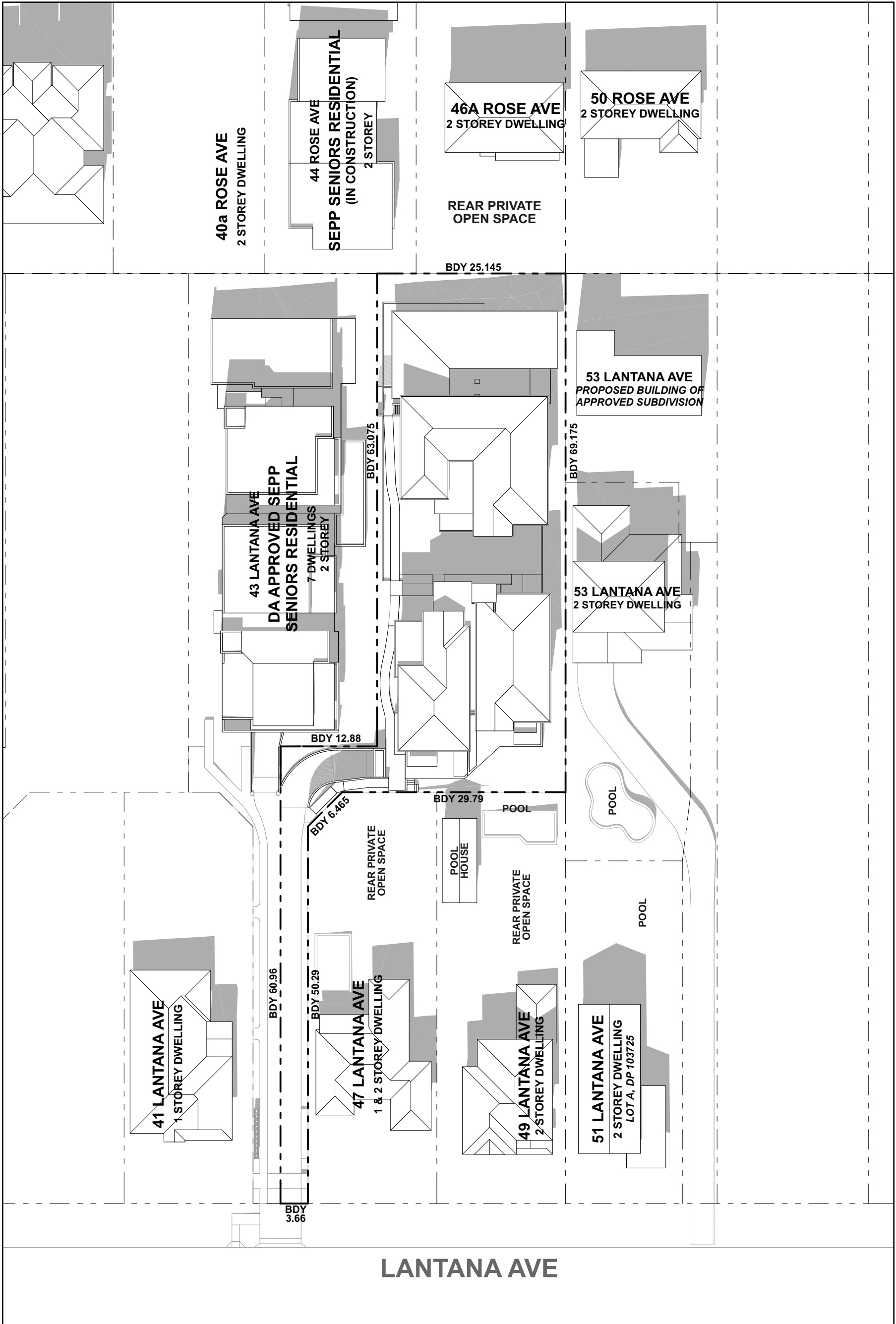
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DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
17/12/20	A	DA			

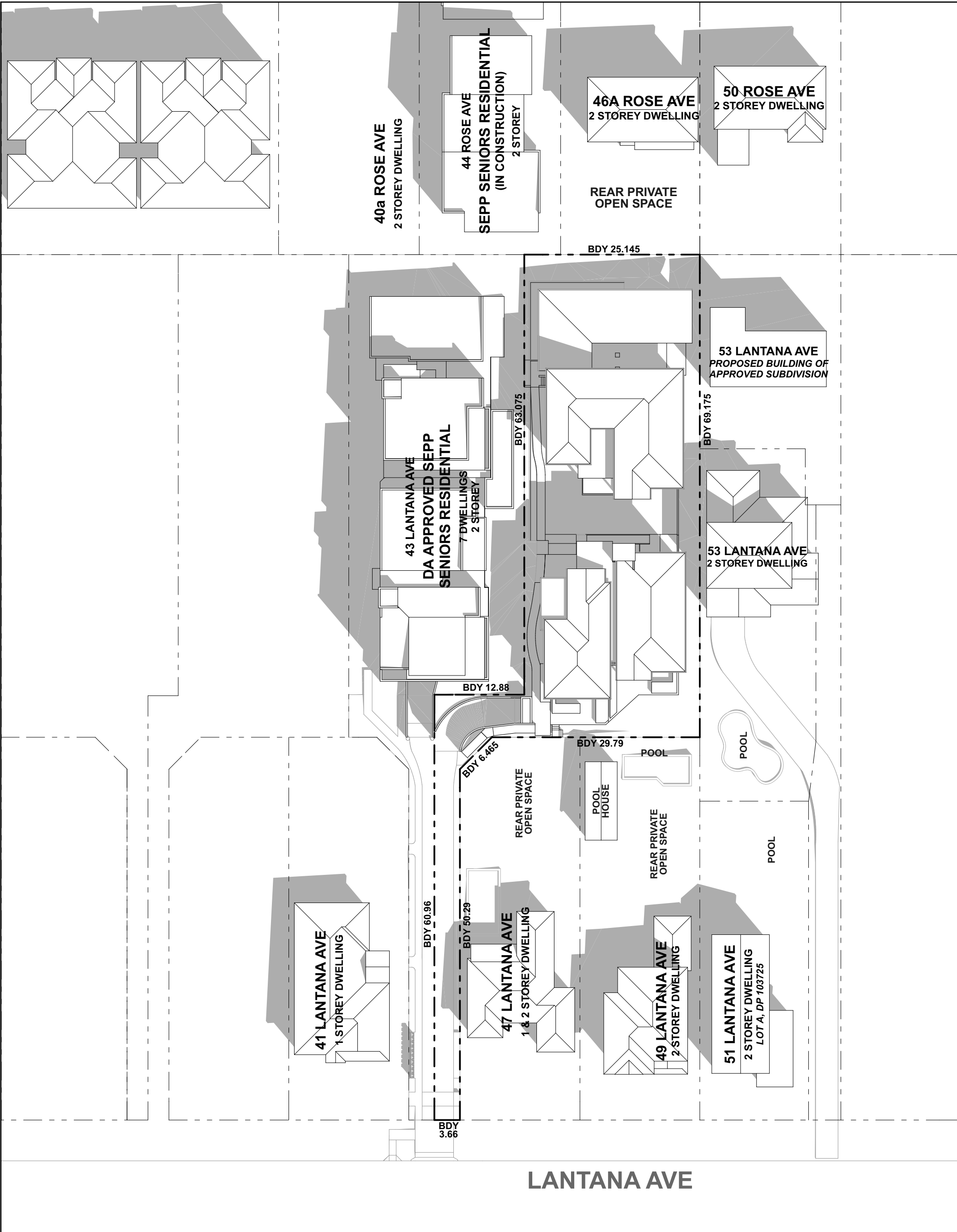
PROJECT		DRAWING TITLE	
DEVELOPMENT APPLICATION		SECTIONS + EAST ELEVATION	
45 LANTANA AVE WHEELER HEIGHTS NSW			
2097			
LOT 3, DP 26532			
FOR WHEELER HEIGHTS SEPP HSPD			
SCALE	DRAWN BY	PLOT DATE	
1:100, 1:2.07 @ A1	SG / AB	17/12/20	
PROJECT NO.	DRAWING NO.	REVISION	
1930	A.07	A	



21 JUNE 9AM



21 JUNE 12 NOON



21 JUNE 3PM

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



VIEW FROM ENTRANCE

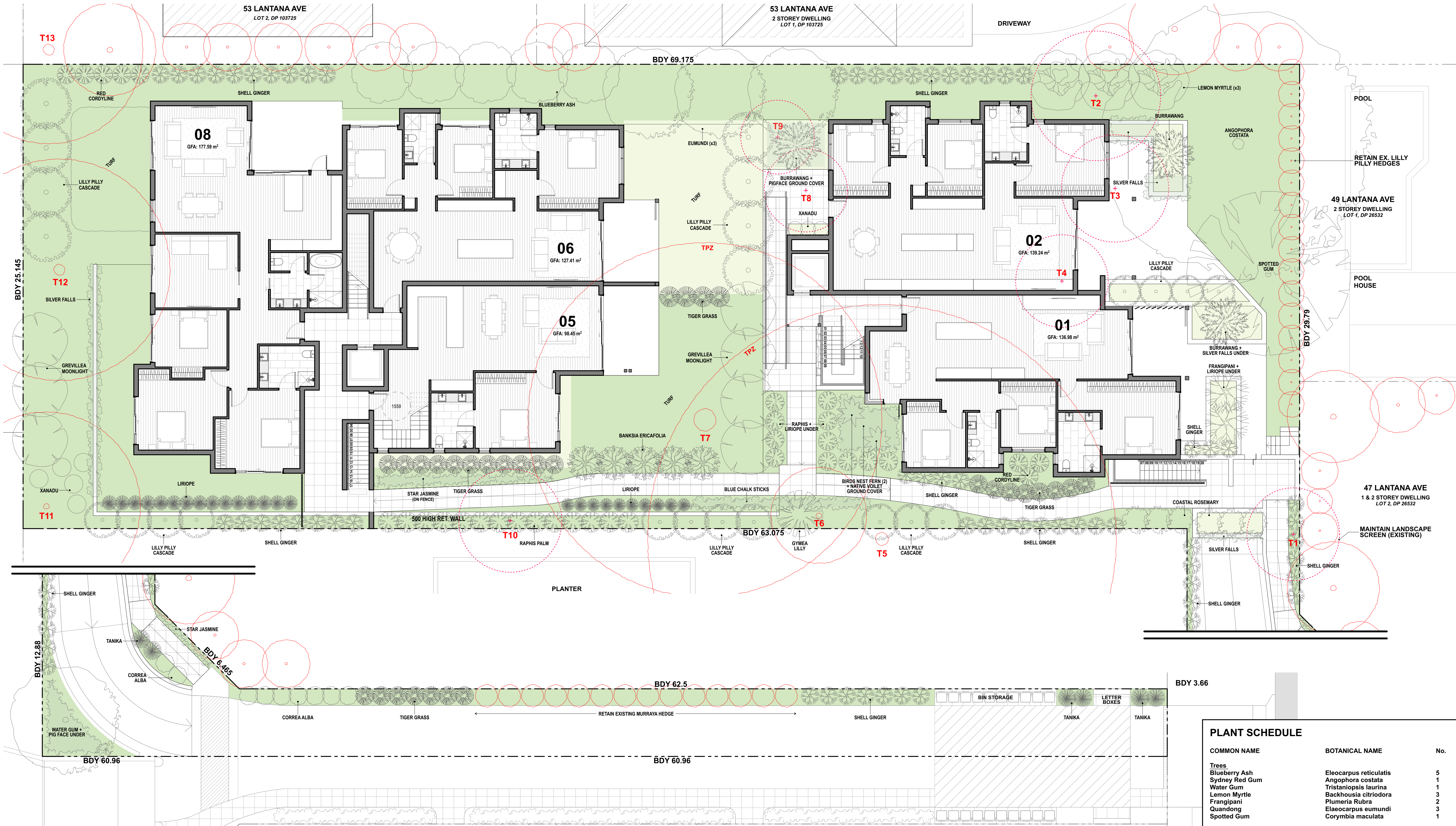


AERIAL VIEW

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					

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

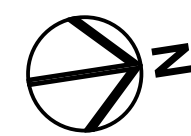
PLANT SCHEDULE			
COMMON NAME	BOTANICAL NAME	No.	POT SIZE
Trees			
Blueberry Ash	Eleocarpus reticulatus	5	45LT
Sydney Red Gum	Angophora costata	1	45LT
Water Gum	Tristanopsis laurina	1	45LT
Lemon Myrtle	Backhousia citriodora	3	45LT
Frangipani	Plumeria rubra	2	300mm
Quandong	Elaeocarpus eumundi	3	45LT
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
Gynea Lily	Doryanthus excelsa	1	300mm
Burrawang	Macrozamia communis	3	45LT
Burrawang	Asplenium australasicum	2	150mm
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
Tanka	Lomandra longifolia tanka	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

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



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