



85-87 BLACKBUTTS ROAD, FRENCHS FOREST

3 x 3 BEDROOM SENIORS DWELLINGS

SITE INFORMATION				
ADDRESS	85-87 BLACKBUTTS ROAD, FRENCHS FOREST			
SITE AREA	936m ²			
LOT	.LOT 2413 OF DP 752038			
ZONING	R2 - LOW DENSITY RESIDENTIAL			
YIELD	3 X 3 BEDROOM SENIORS DWELLINGS			
		CONTROL	ACTUAL	COMPLIES OR NOT
SITE AREA	SEPP SENIORS LIVING	1000m ² MINIMUM	936m ²	NON-COMPLIANCE
SITE FRONTAGE	SEPP SENIORS LIVING	20m	23m	COMPLIES
IF THE DEVELOPMENT COMPLIES WITH THE BELOW STANDARDS, THEY CANNOT BE USED AS MEANS TO REFUSE				
		CONTROL	PROPOSED	COMPLIES OR NOT
HEIGHT	SEPP SENIORS LIVING	8.0m	7.0m	COMPLIES
DENSITY AND SCALE	SEPP SENIORS LIVING	FSR 0.5:1	FSR 0.5:1	COMPLIES
LANDSCAPED AREA	SEPP SENIORS LIVING	30% OF THE SITE AREA IS TO BE LANDSCAPED	31.7%	COMPLIES
DEEP SOIL ZONES	SEPP SENIORS LIVING	15% OF THE SITE AREA, MINIMUM DIMENSION OF 3 METRES	27.4%	COMPLIES
SOLAR ACCESS	SEPP SENIORS LIVING	70% OF LIVING ROOMS RECEIVE 3 HOURS 9AM-3PM	100% RECEIVE 3 HOURS	COMPLIES
PRIVATE OPEN SPACE	SEPP SENIORS LIVING	15m ² PER DWELLING, NOT LESS THAN 3 METRES WIDE AND 3 METRES LONG	ALL ARE GREATER THAN 15m ²	COMPLIES
PARKING	SEPP SENIORS LIVING	0.5 CARS PER ROOM	4.5 SPACES REQUIRED 6 SPACES PROVIDED NO REQUIREMENT FOR VISITORS	COMPLIES
THE BELOW CONTROLS ARE NOT REQUIRED AS SEPP SENIORS LIVING OVERRIDES THE DCP; HOWEVER, WE HAVE INCLUDED THE BELOW TO SHOW WE HAVE ALSO MADE EVERY EFFORT TO MEET LOCAL GUIDELINES				
FRONT SETBACK	WARRINGAH DCP	6.5m	6.6m	COMPLIES
SIDE SETBACK 1	WARRINGAH DCP	0.9m	3-4m	COMPLIES
SIDE SETBACK 2	WARRINGAH DCP	0.9m	6.4-8.5m	COMPLIES
REAR SETBACK	WARRINGAH DCP	6m	3.12m	AVERAGE COMPLIES
SIDE ENVELOPE	WARRINGAH DCP	4m		COMPLIES
WALL HEIGHT	WARRINGAH DCP	7.2m		COMPLIES

Project: SENIORS HOUSING
85-87 BLACKBUTTS RD, FRENCHS FOREST

Client: ATAIL INVESTMENTS

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COVER PAGE & COMPLIANCE

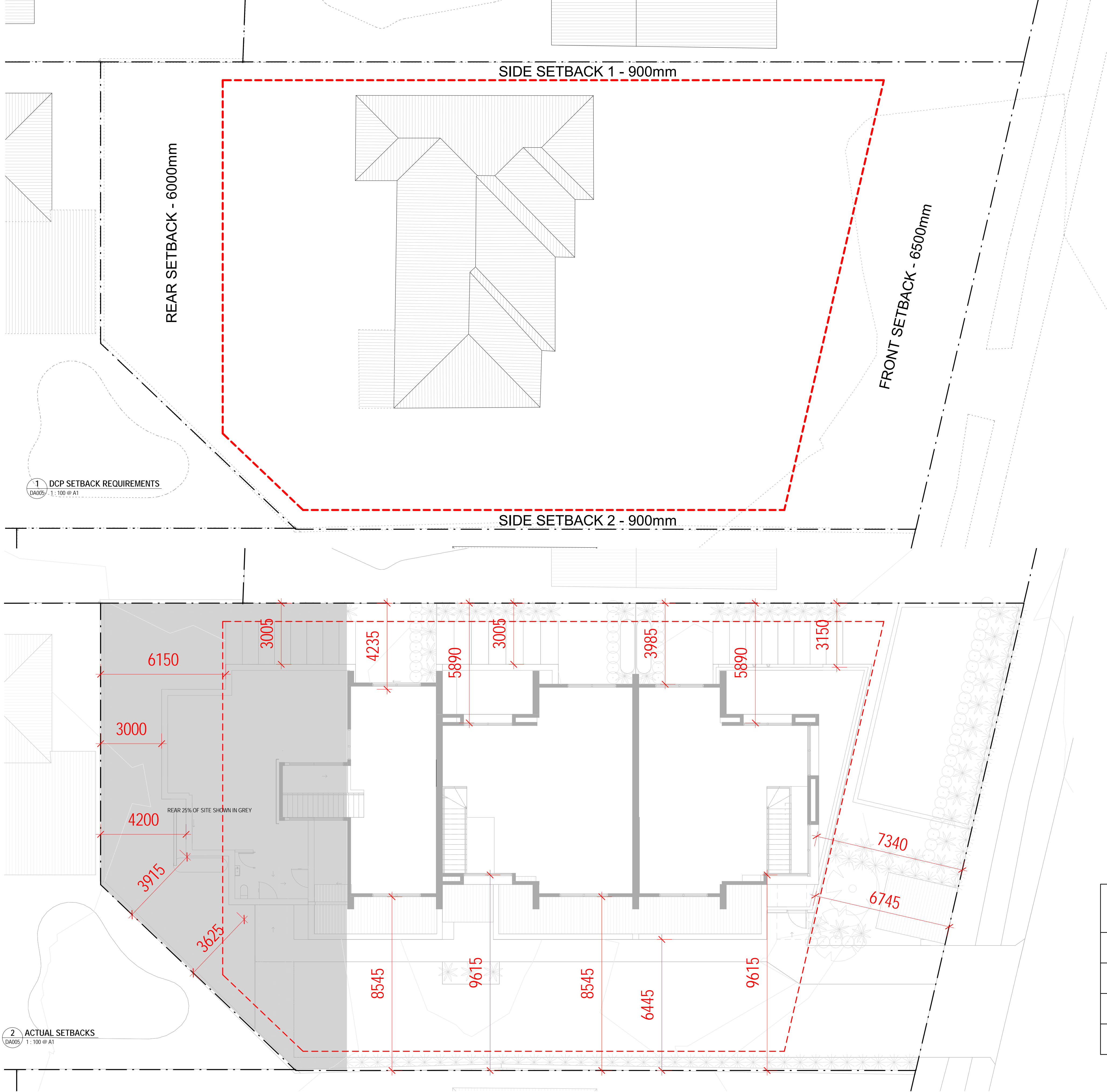
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DA000

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	DCP SETBACK	PROPOSED SETBACK
FRONT SETBACK	6.5m	6.6m
SIDE SETBACK 1	3.5m	3-4m
SIDE SETBACK 2	0.9m	6.4-8.5m
REAR SETBACK	0.9m	3-12.1m

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DA SETBACK ANALYSIS

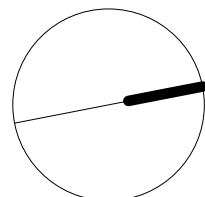
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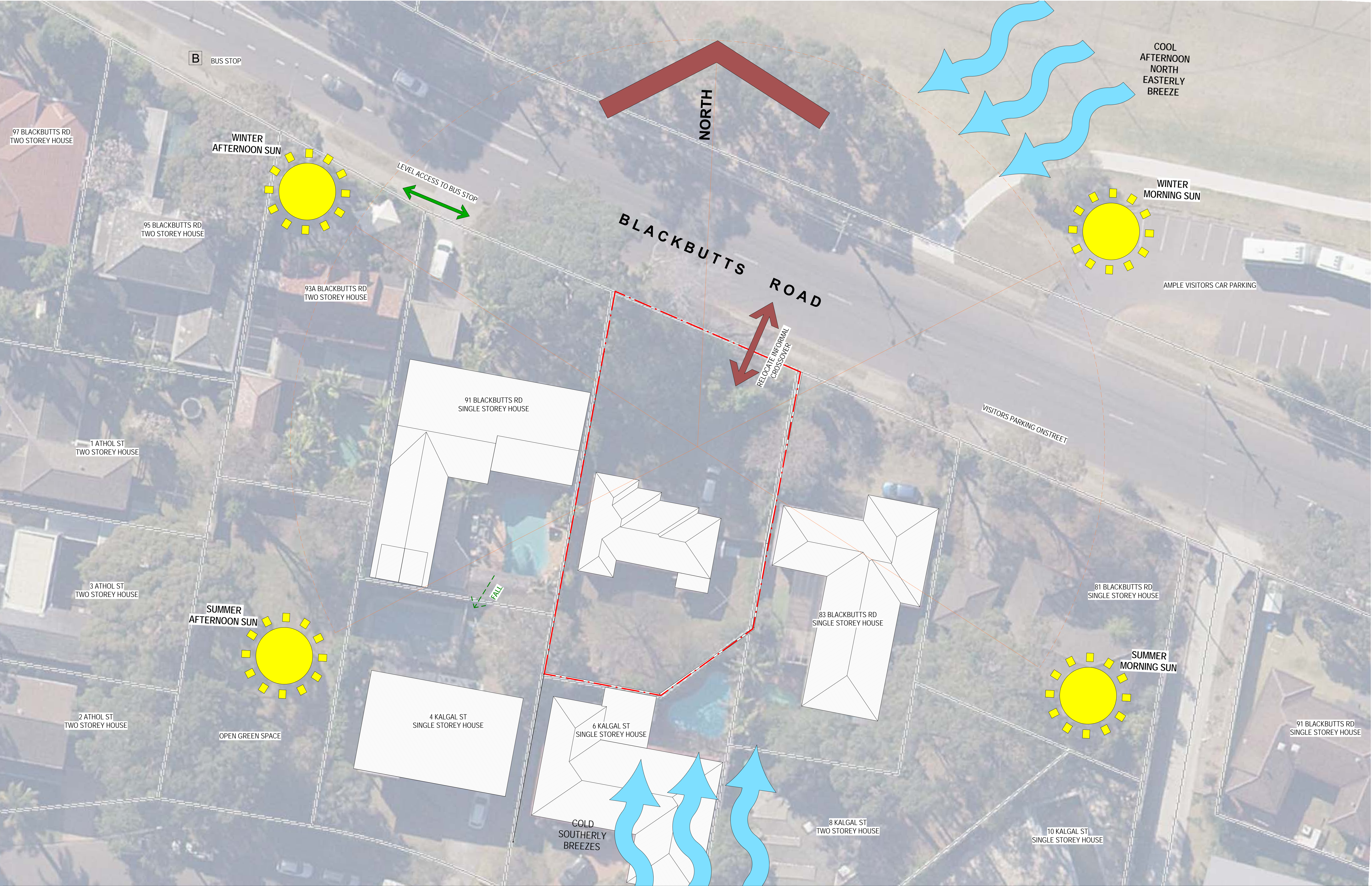
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SITE ANALYSIS

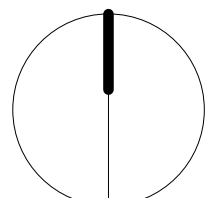
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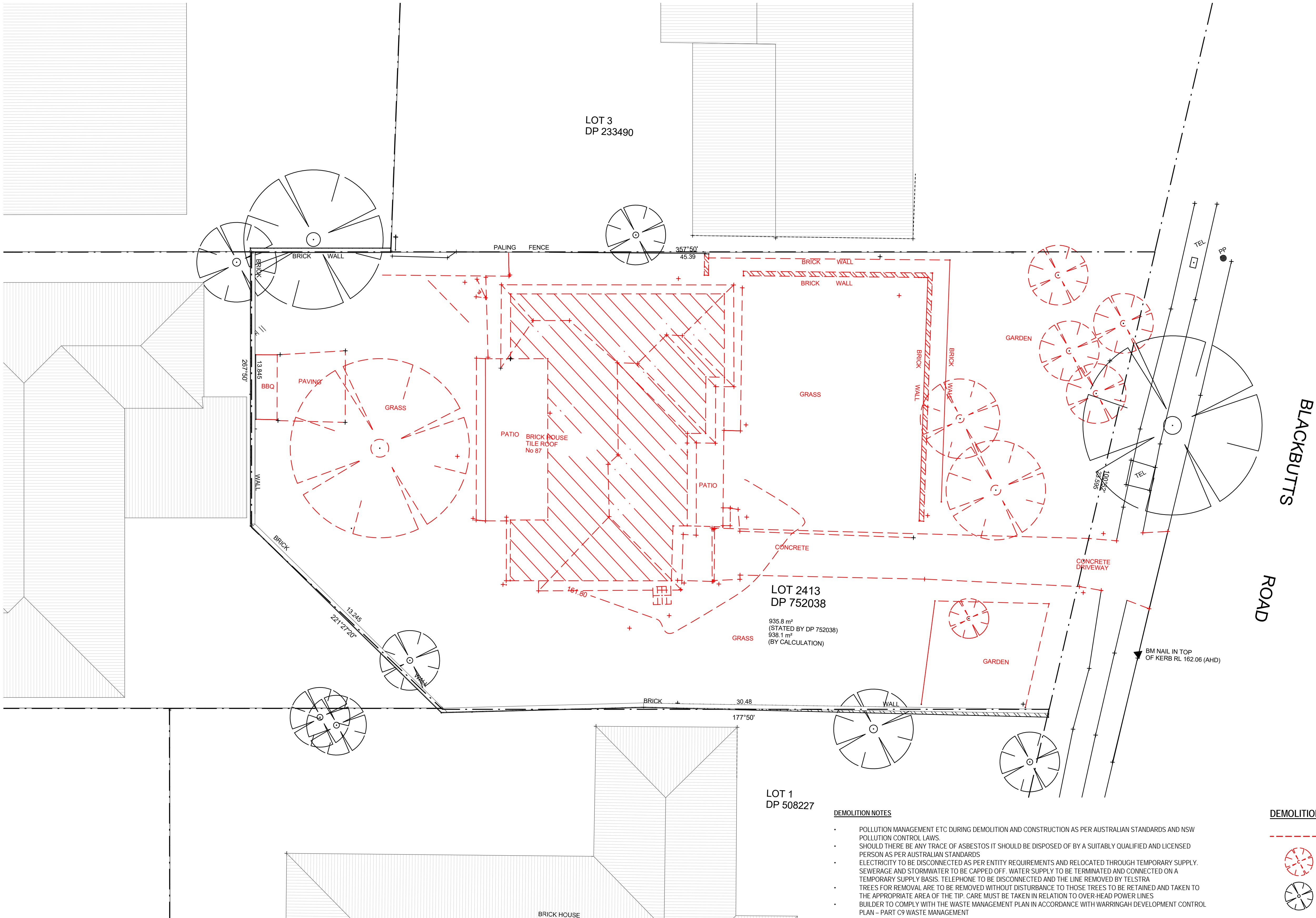
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DA010

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DEMOLITION NOTES

- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
- BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN - PART C9 WASTE MANAGEMENT

DEMOLITION LEGEND

- = DEMOLISHED STRUCTURE
- ⊗ = DEMOLISHED TREE
- ⊙ = TREE TO BE RETAINED

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DEMOLITION PLAN

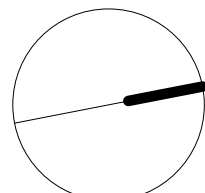
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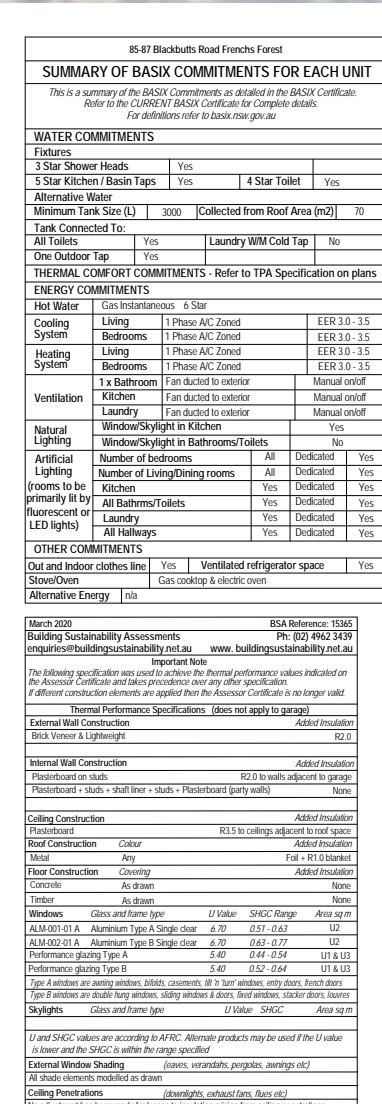
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GROUND PLAN

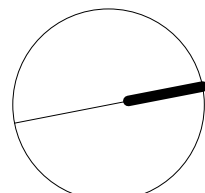
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LEVEL 1 PLAN

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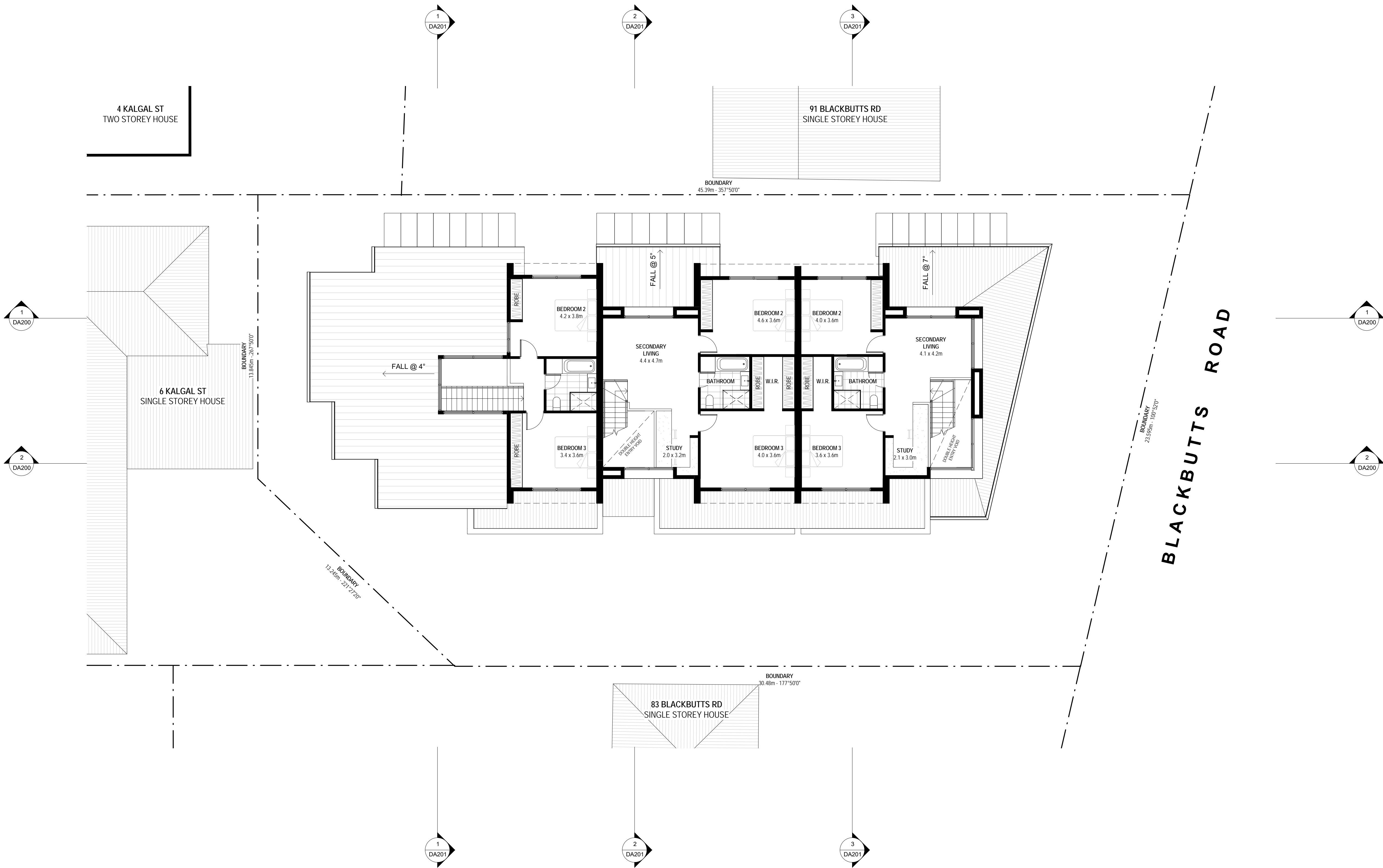
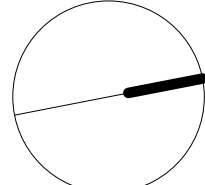
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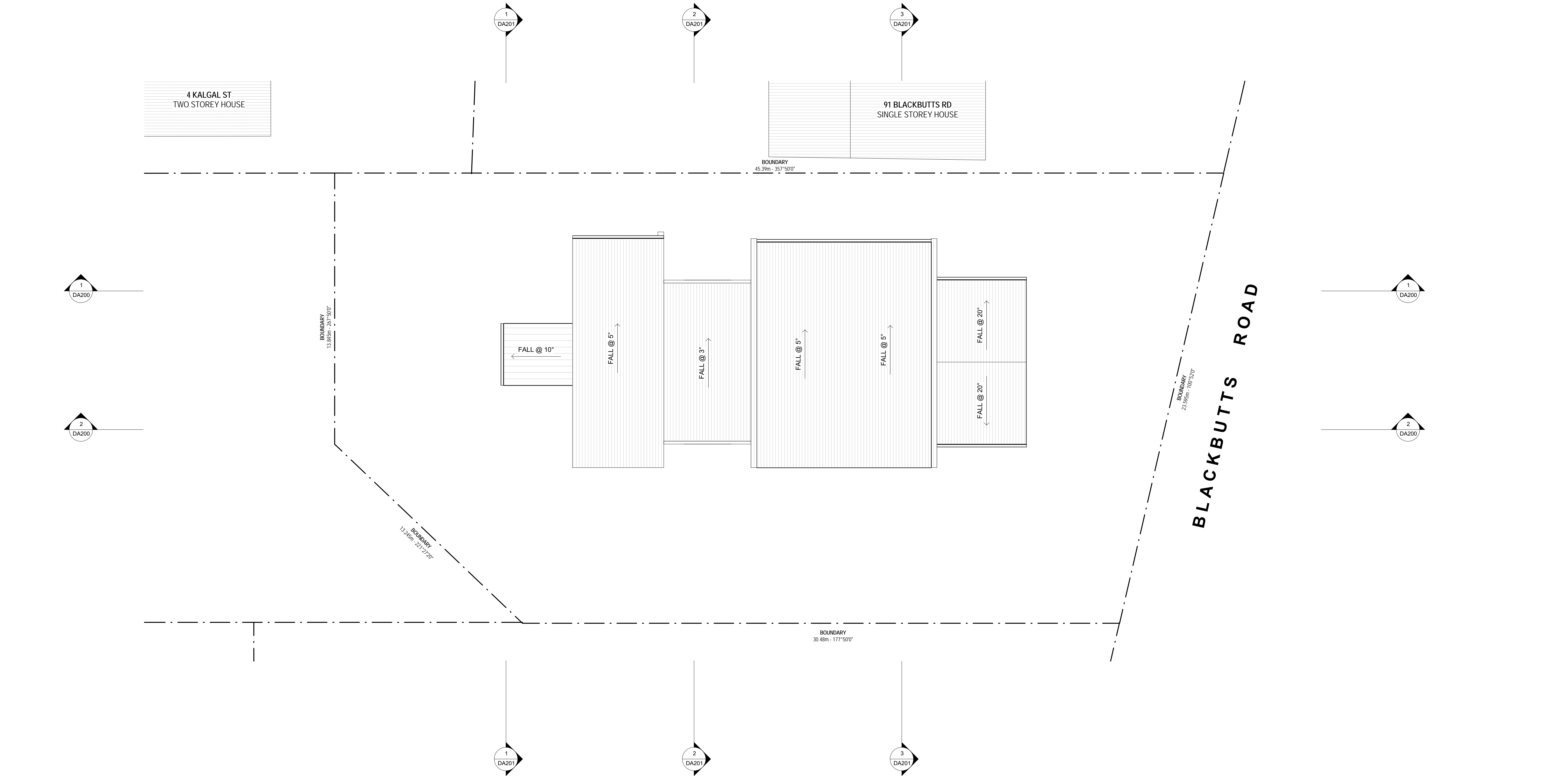
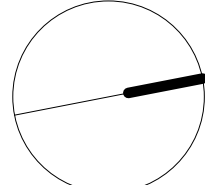
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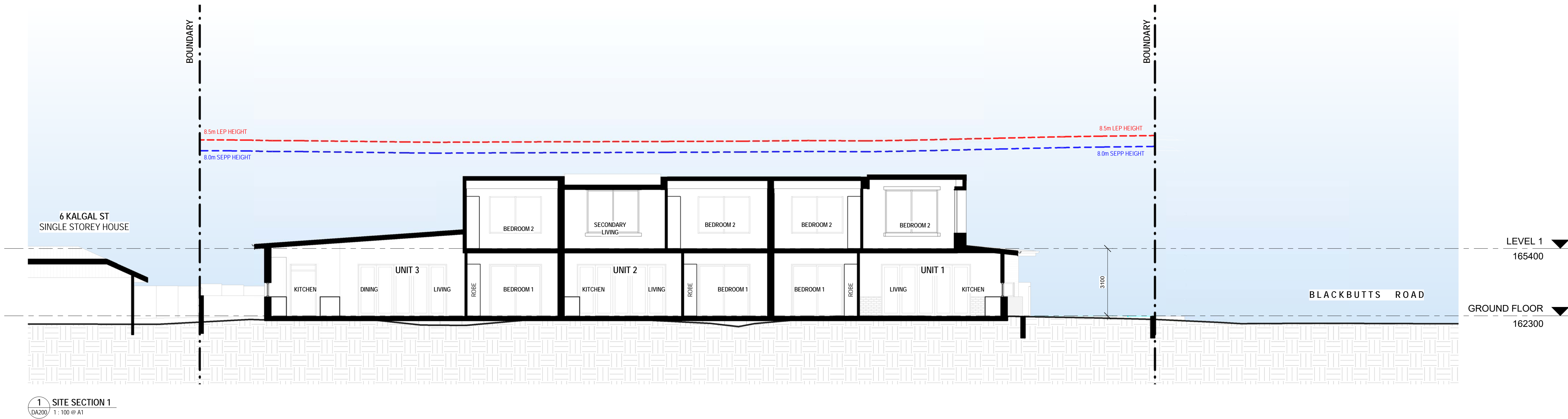
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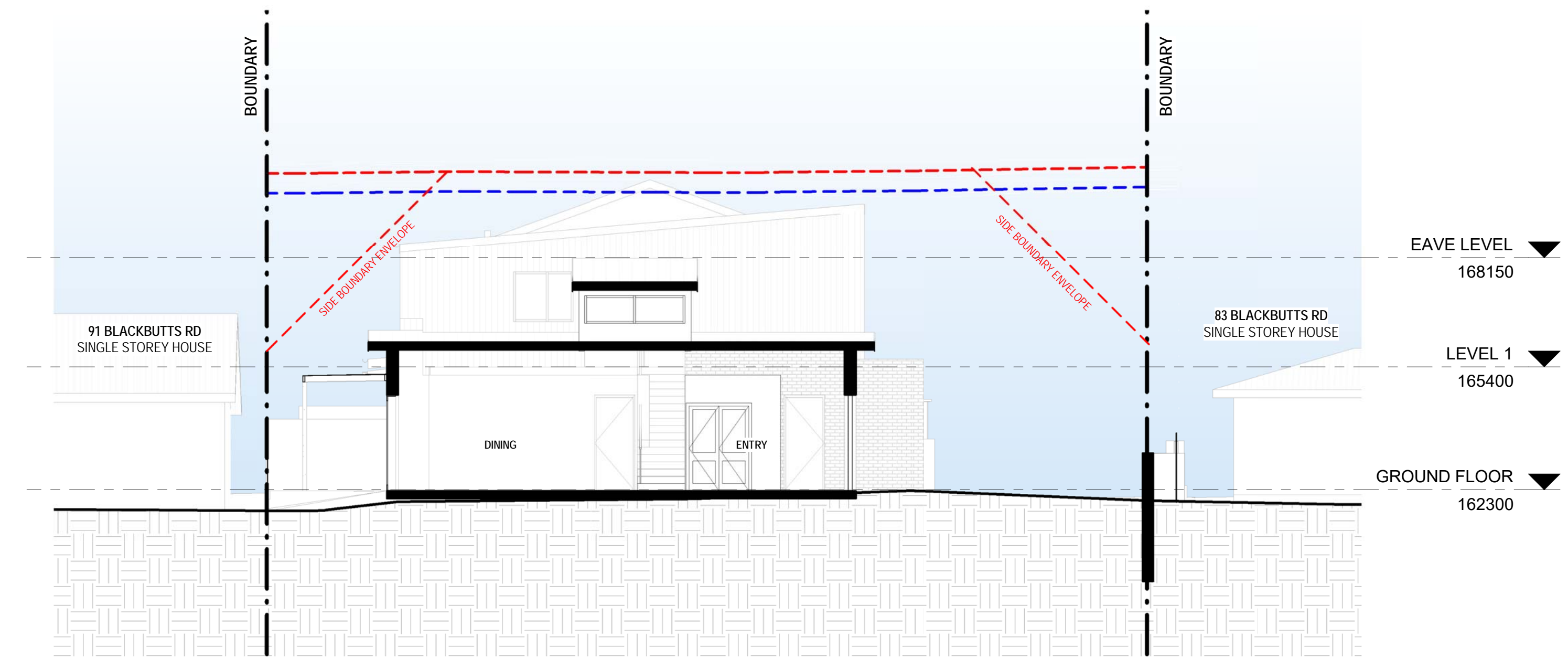




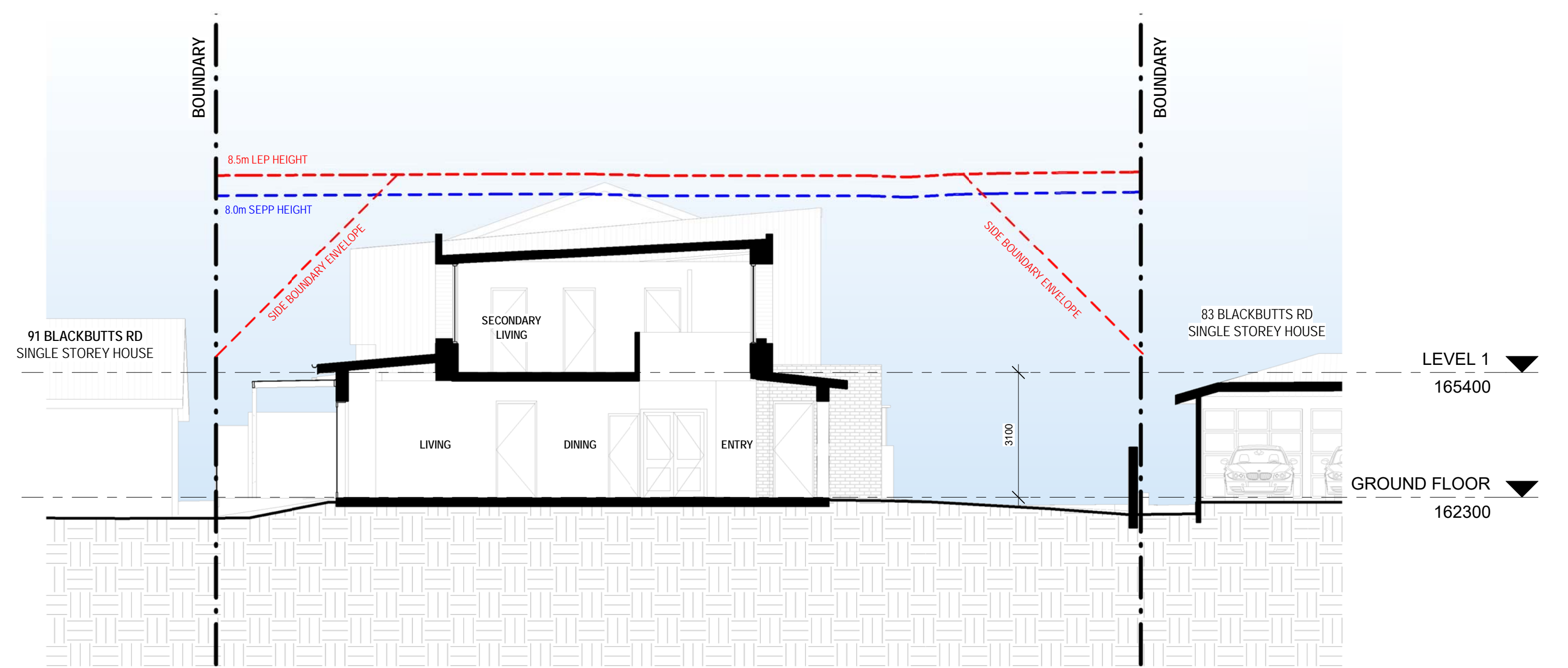
1 SITE SECTION 1
DA200/ 1:100 @ A1



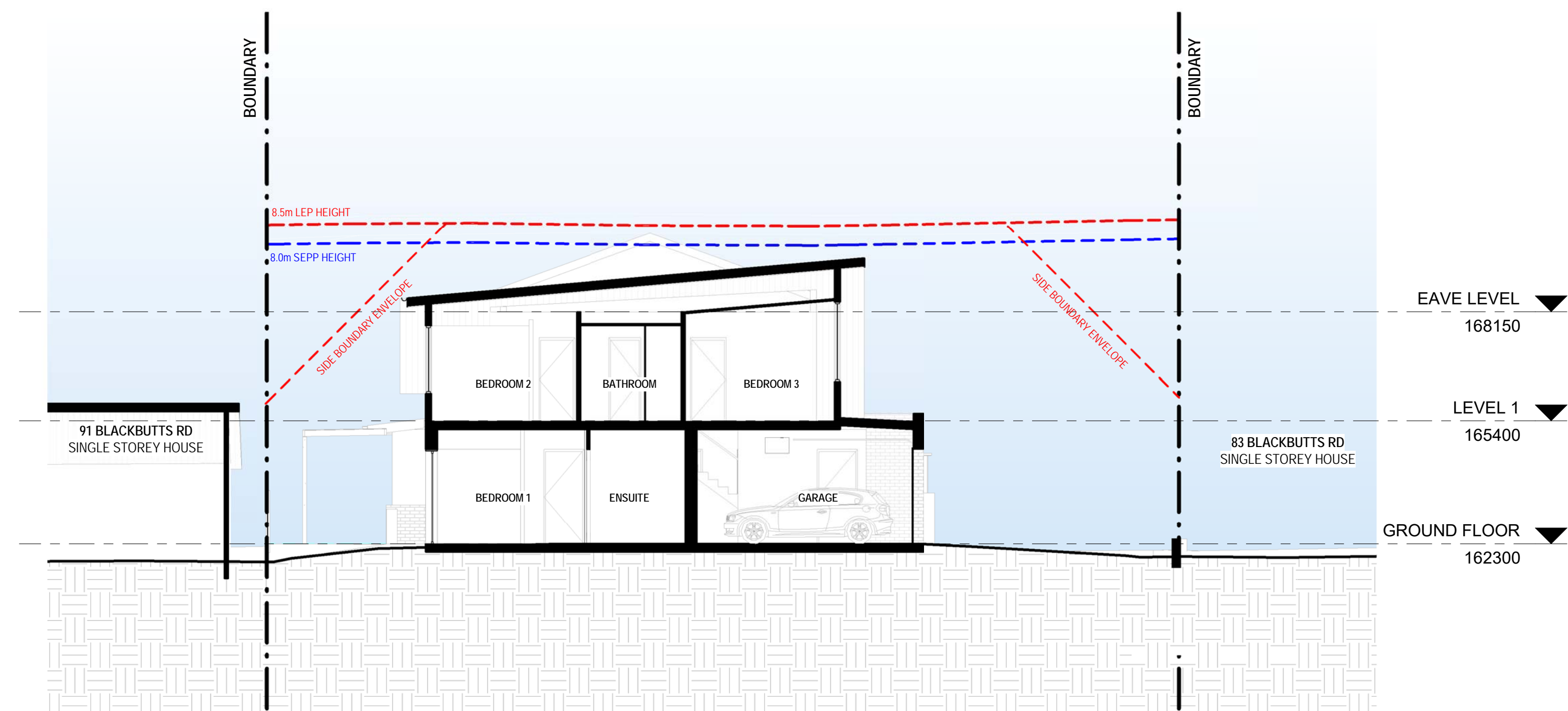
2 SITE SECTION 2
DA200/ 1:100 @ A1



1 CROSS SECTION 1
DA201 1:100 @ A1



2 CROSS SECTION 2
DA201 1:100 @ A1



3 CROSS SECTION 3
DA201 1:100 @ A1

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SECTIONS

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1 EAST ELEVATION
DA300/ 1: 100 @ A1



2 WEST ELEVATION
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1 NORTH ELEVATION
DA301/ 1:100 @ A1



2 SOUTH ELEVATION
DA301/ 1:100 @ A1

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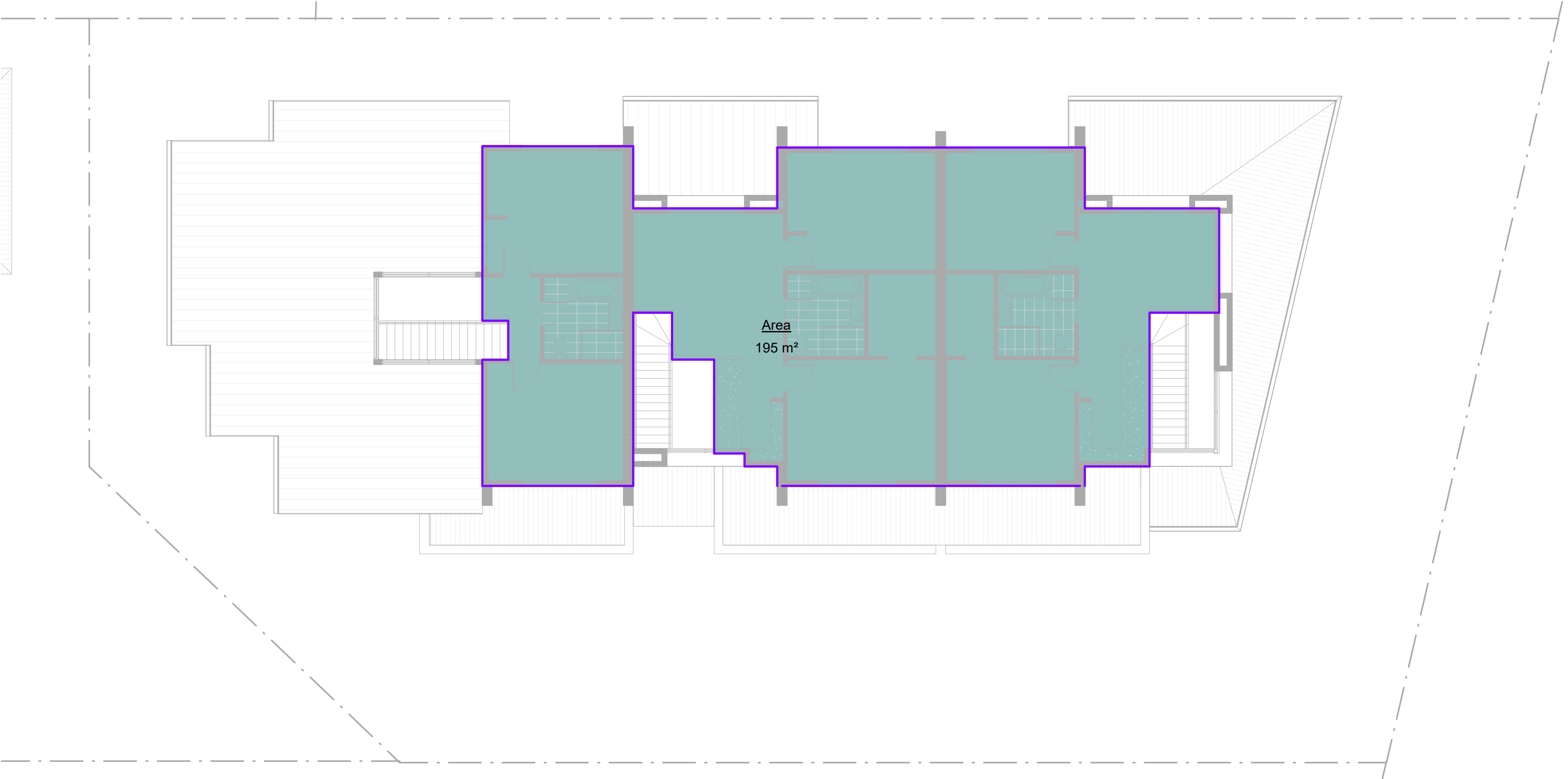
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1 GFA - GROUND FLOOR
DA400 1:100 @ A1



2 GFA - LEVEL 1
DA400 1:100 @ A1

Area Schedule (Gross Building)		
Area	Level	FSR
278.1 m²	GROUND FLOOR	0.30
195.2 m²	LEVEL 1	0.21
473.3 m²		0.50

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AREA CALCULATIONS - FSR

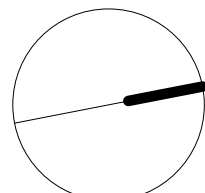
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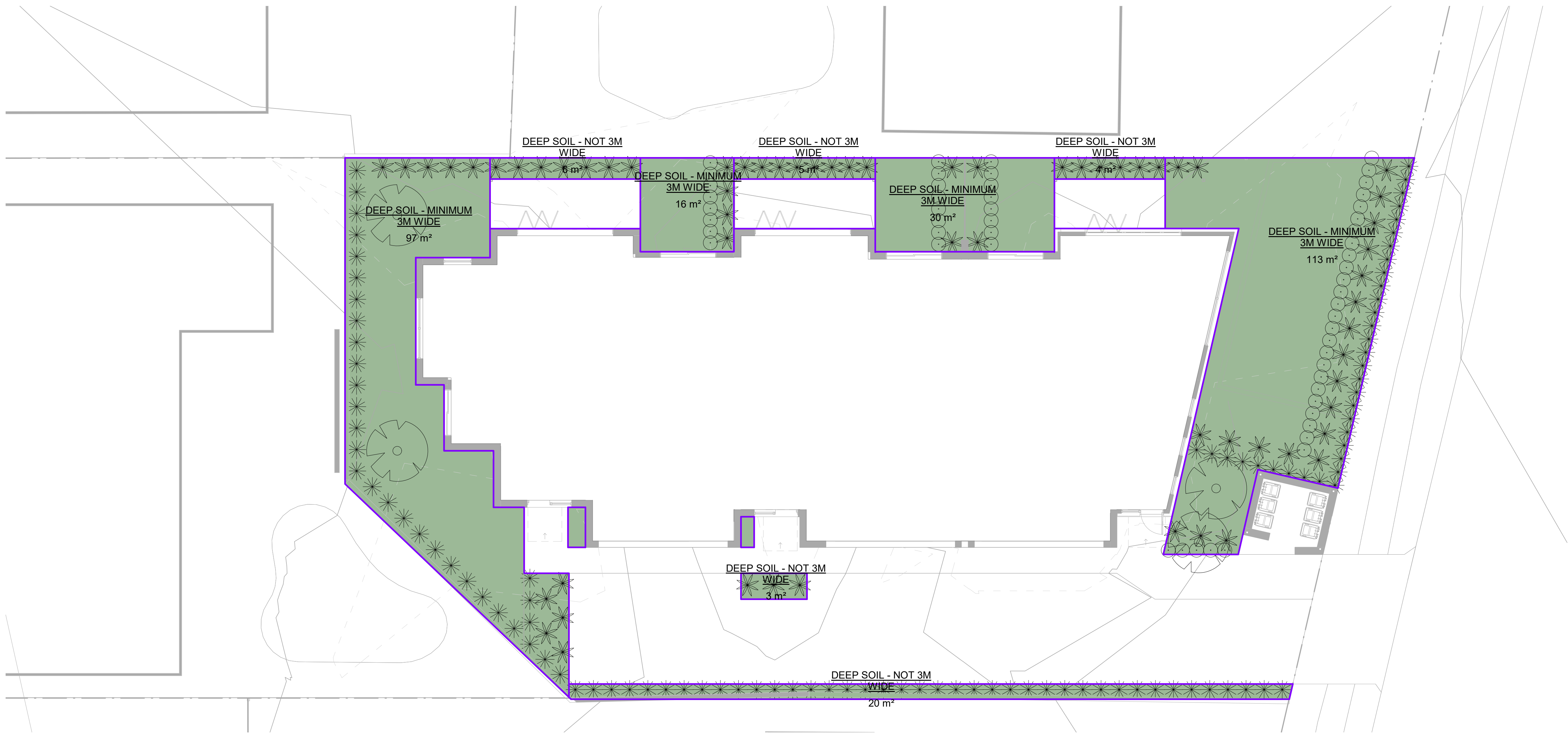
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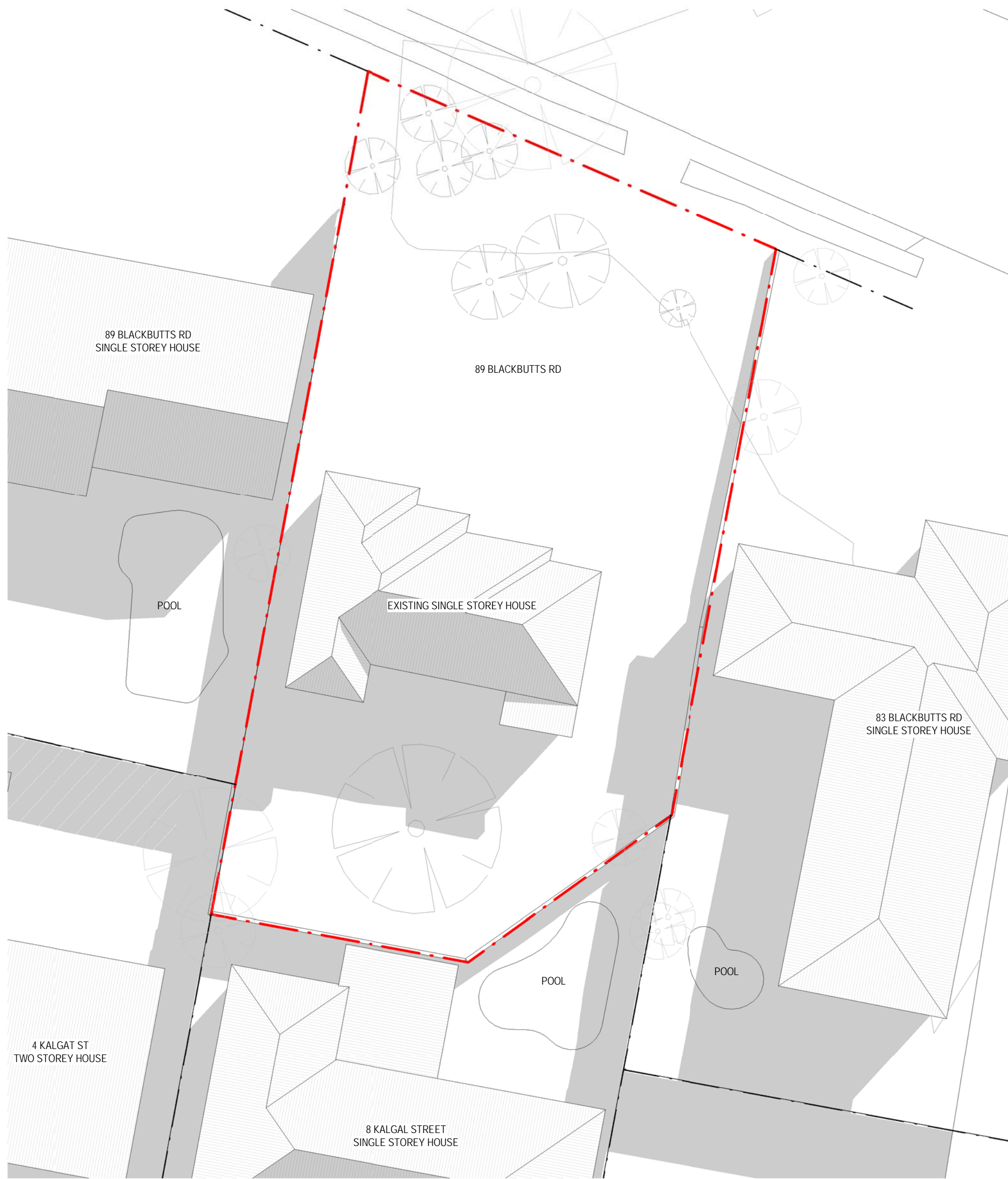
1 OPEN SPACE AREAS
DA401 / 1 : 100 @ A1

LANDSCAPE AREA CALCULATIONS		
NAME	AREA	PERCENTAGE
DEEP SOIL - MINIMUM 3M WIDE	256 m²	27.4%
DEEP SOIL - NOT 3M WIDE	40 m²	4.3%
	296 m²	31.7%

SEPP SENIORS HOUSING LANDSCAPE DEFINITION

LANDSCAPED AREA MEANS THAT PART OF THE SITE AREA THAT IS NOT OCCUPIED BY ANY BUILDING AND INCLUDES SO MUCH OF THAT PART AS IS USED OR TO BE USED FOR RAINWATER TANKS, SWIMMING POOLS OR OPEN-AIR RECREATION FACILITIES, BUT DOES NOT INCLUDE SO MUCH OF THAT PART AS IS USED OR TO BE USED FOR DRIVEWAYS OR PARKING AREAS.

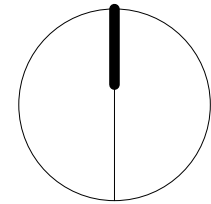
SEPP DEEP SOIL REQUIREMENT = 15% COMPLIES
SEPP LANDSCAPE AREA = 30% COMPLIES



1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1 : 200 @ A1

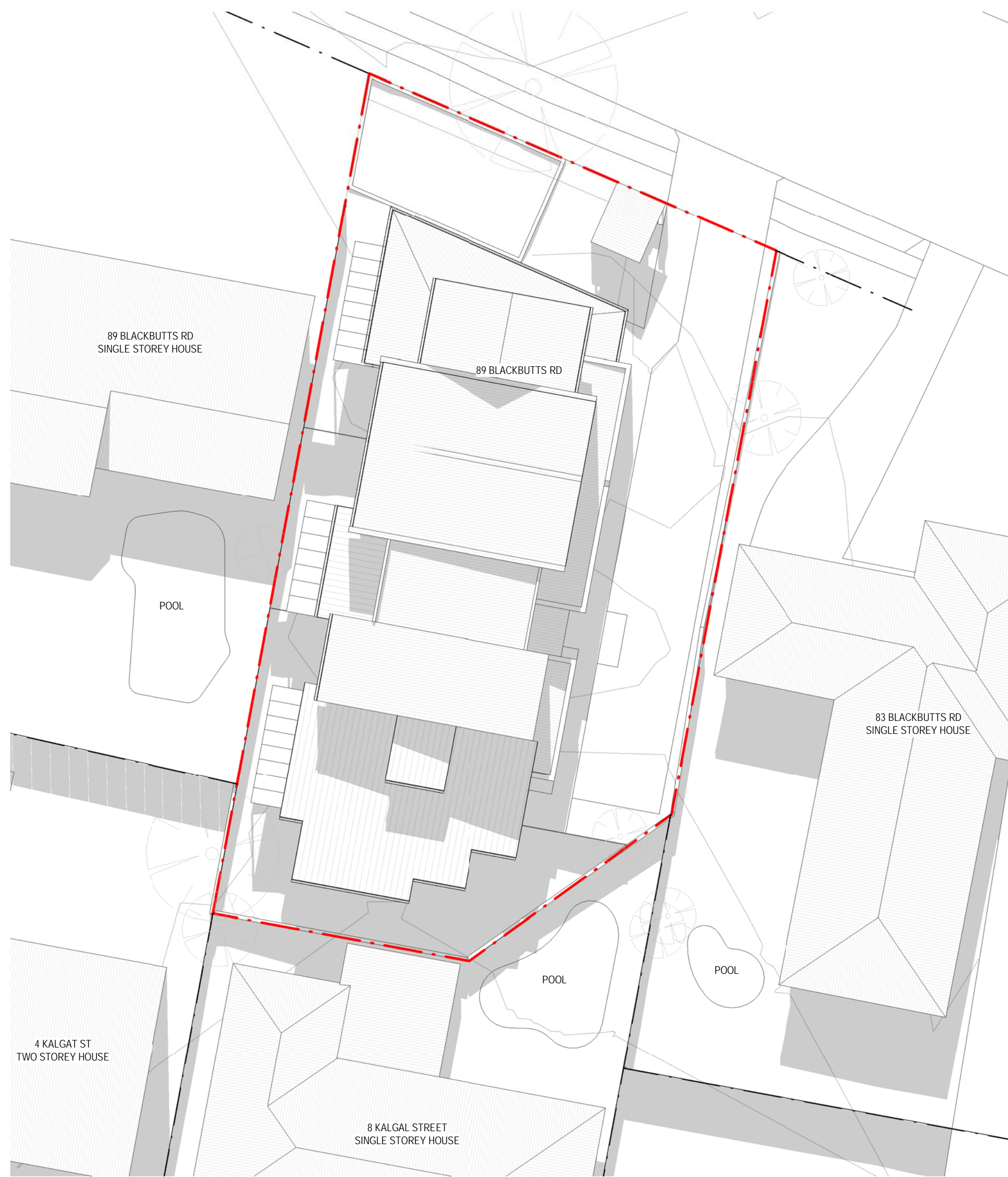


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1 : 200 @ A1





1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1 : 200 @ A1



2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1 : 200 @ A1

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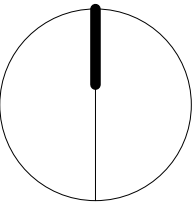
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SHADOW DIAGRAMS - 12PM JUNE 21ST
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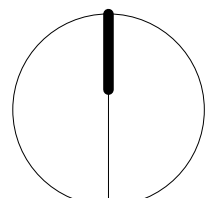


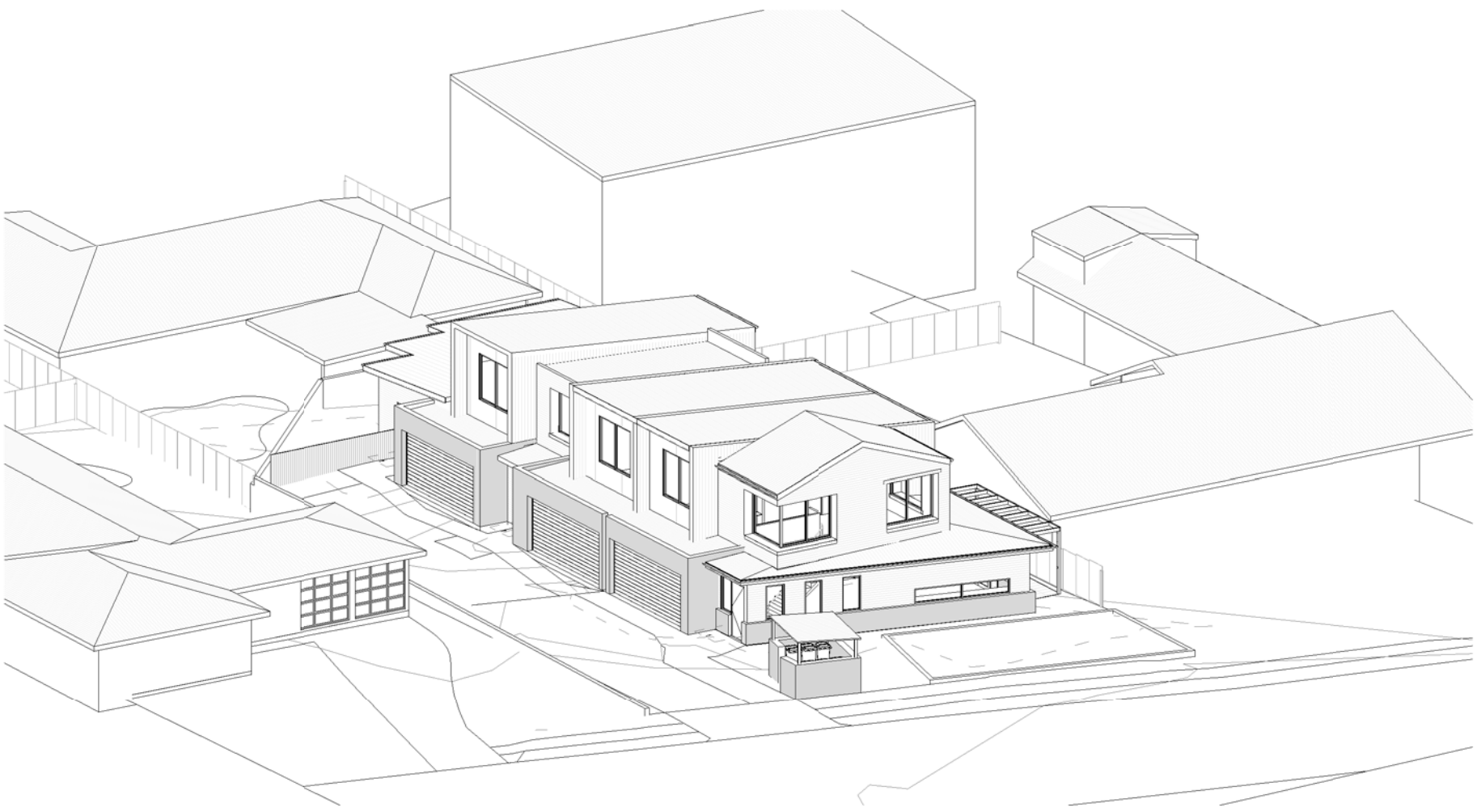


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503 1:200 @ A1

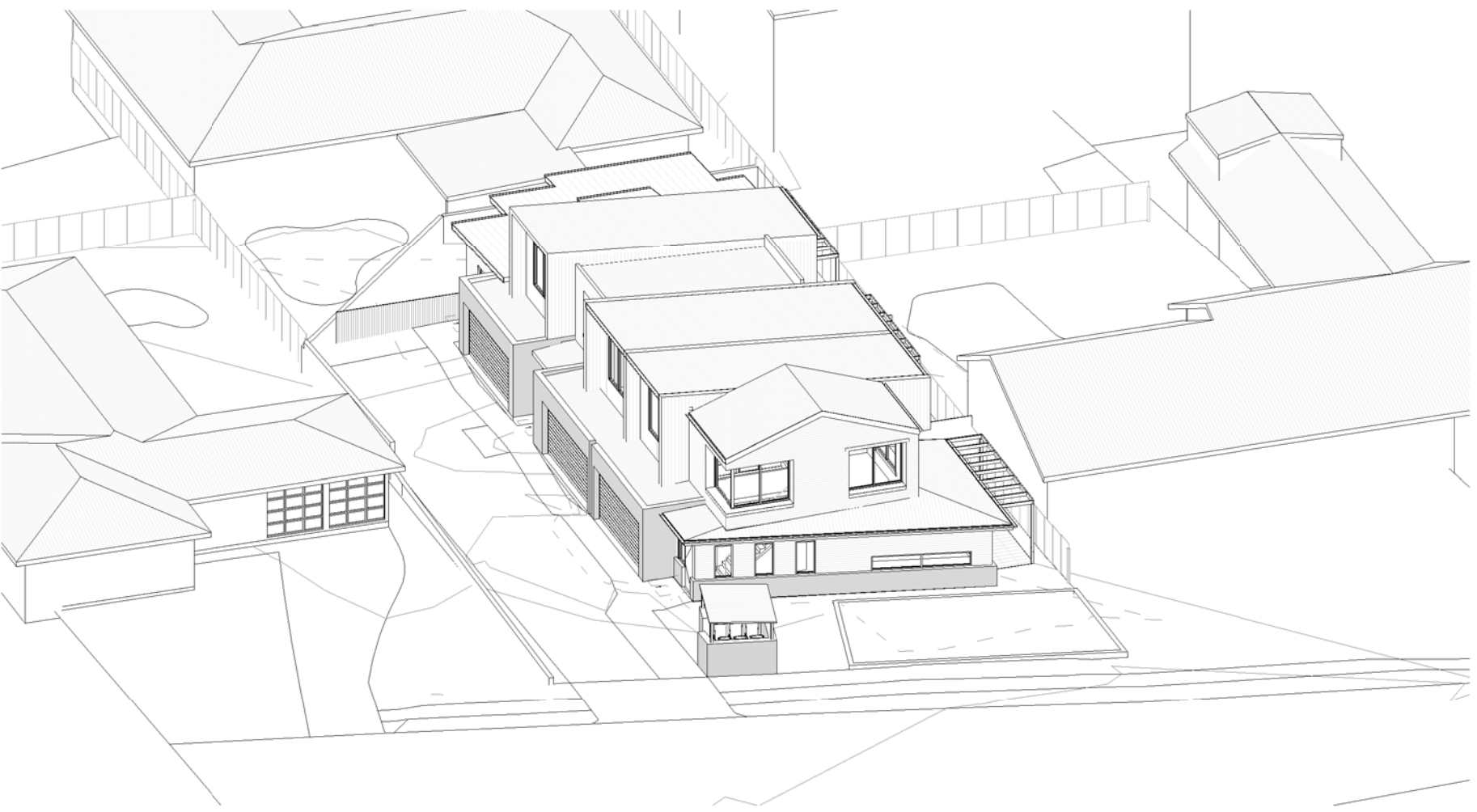


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
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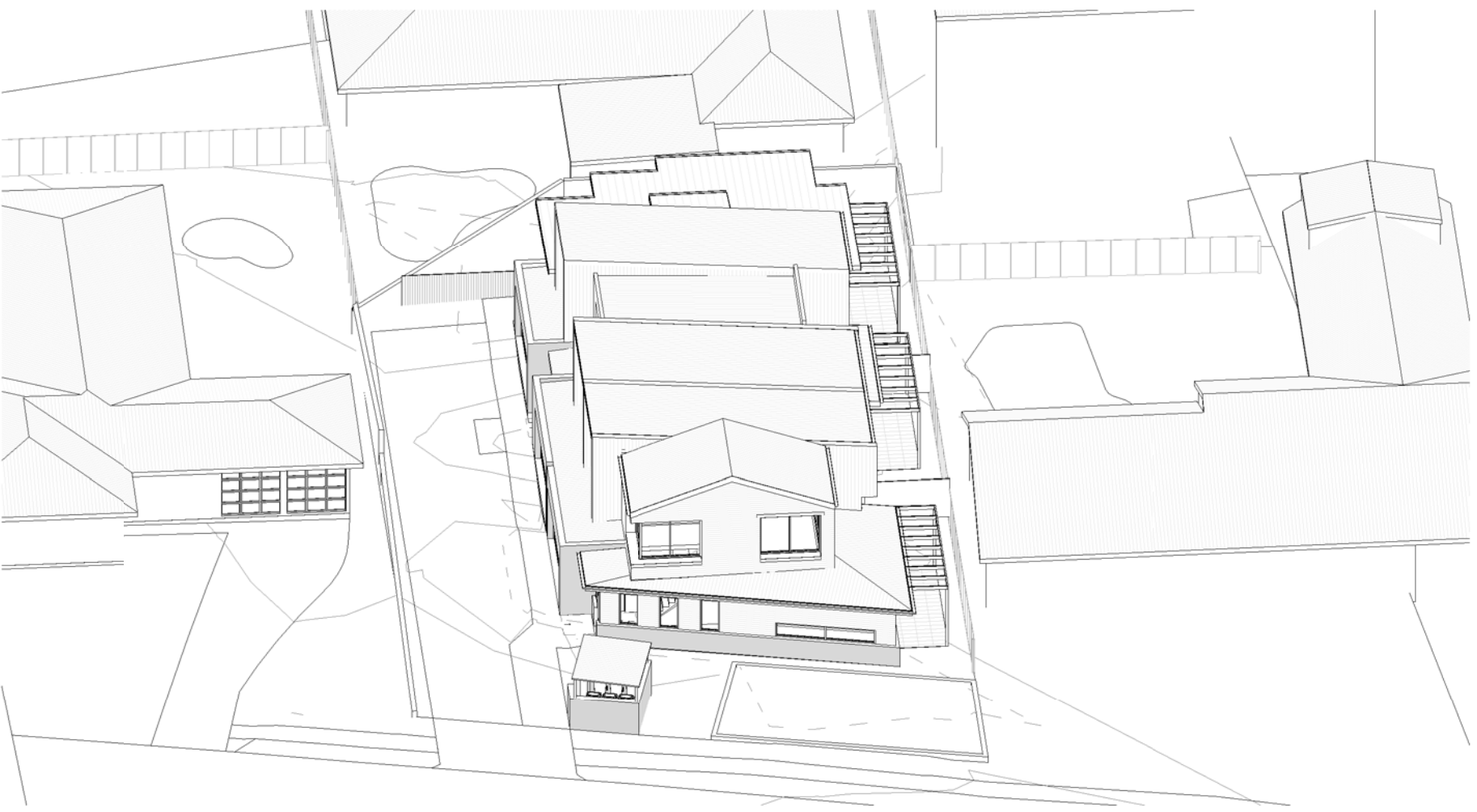




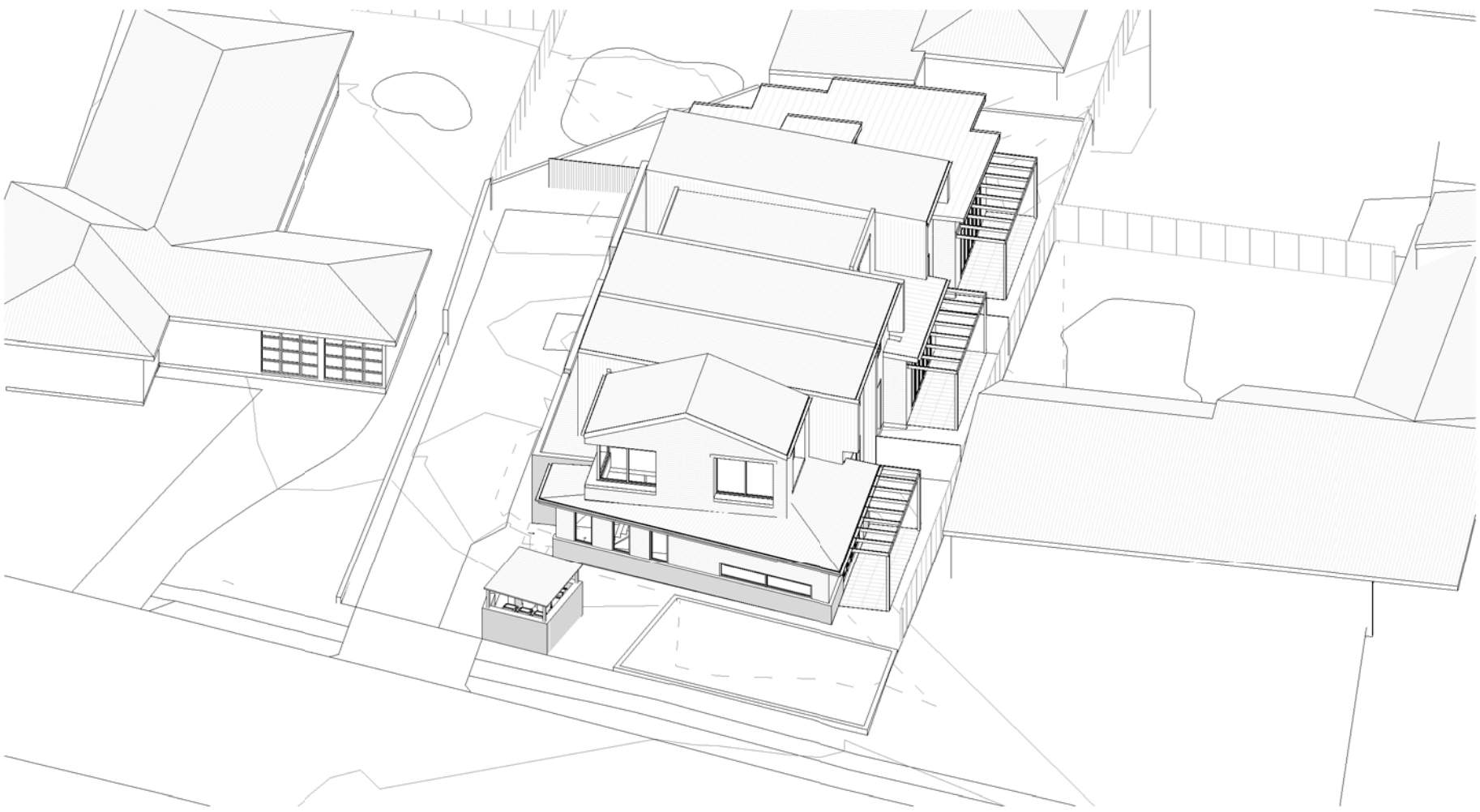
1 VIEW FROM SUN - JUNE 21 - 9AM
DA550



2 VIEW FROM SUN - JUNE 21 - 10AM
DA550



3 VIEW FROM SUN - JUNE 21 - 11AM
DA550



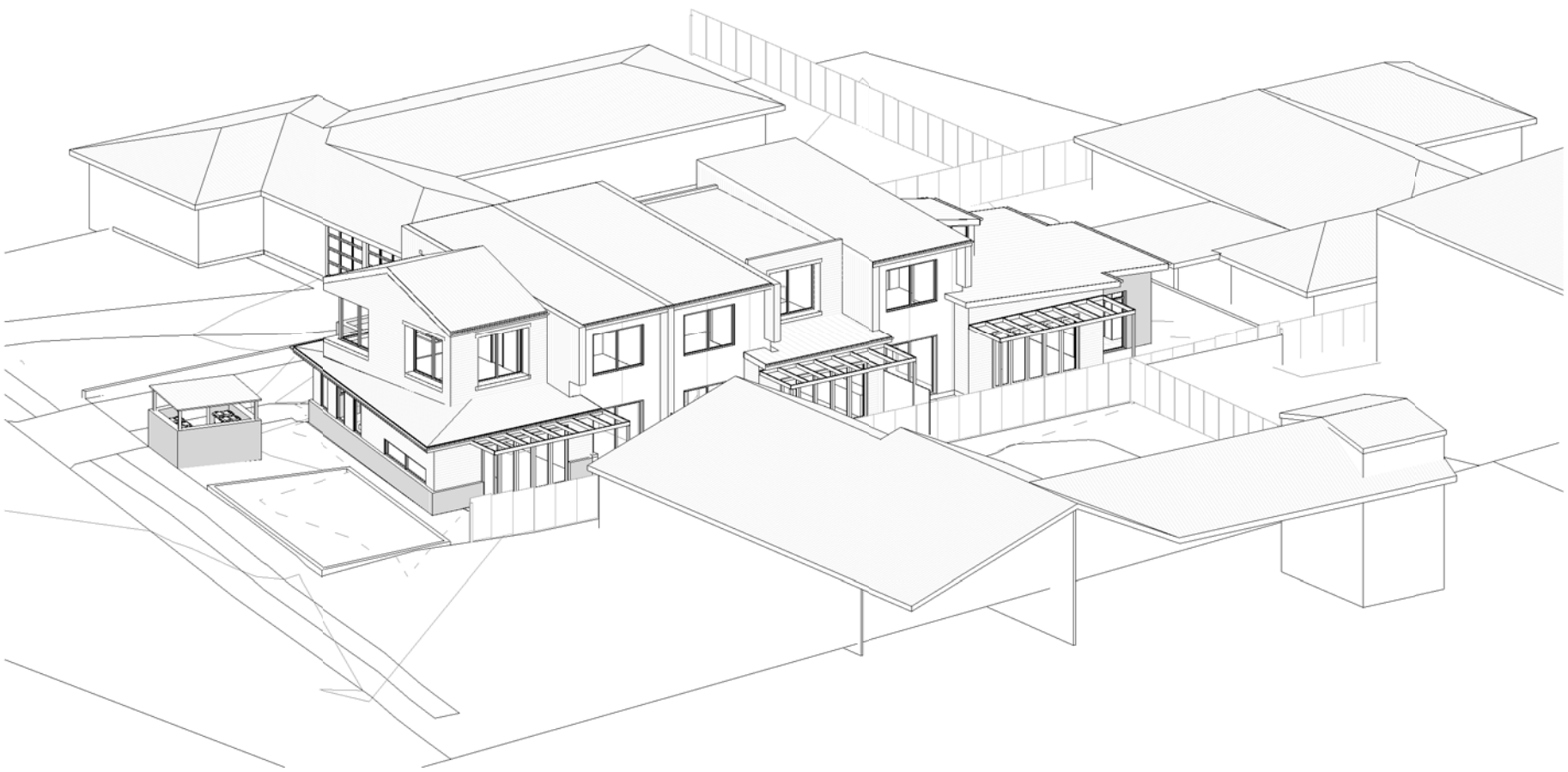
4 VIEW FROM SUN - JUNE 21 - 12PM
DA550



5 VIEW FROM SUN - JUNE 21 - 1PM
DA550



6 VIEW FROM SUN - JUNE 21 - 2PM
DA550



7 VIEW FROM SUN - JUNE 21 - 3PM
DA550

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VIEWS FROM SUN - JUNE 21ST

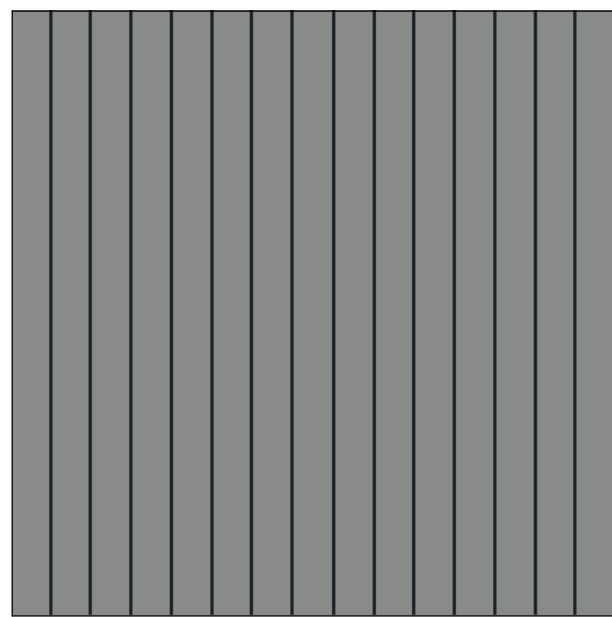
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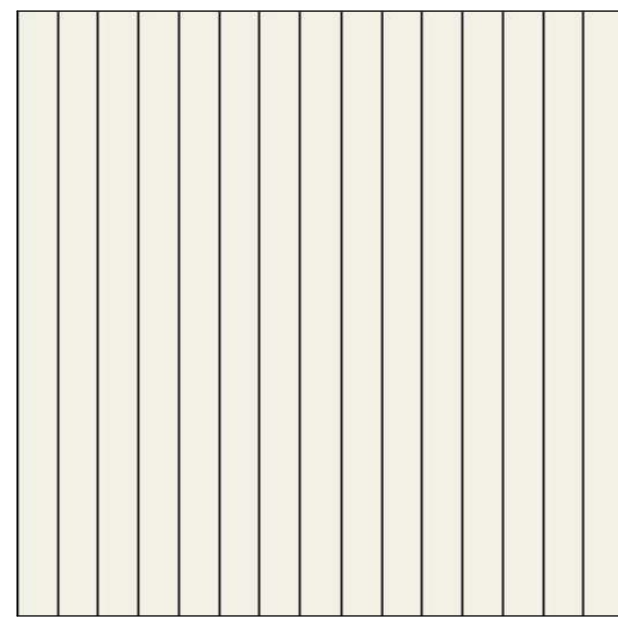
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1. JAMES HARDIE AXON 133 PROFILE WITH PAINTED FINISH.



2. JAMES HARDIE AXON 133 PROFILE WITH PAINTED FINISH.



3. LYSAGHT WALL AND ROOFING WITH MONUMENT FINISH. PROFILE 700 HI-STRENGTH (TBC)



4. BRICKWORK - GARAGE WALLS AND SOUTHERN WALL



5. METALWORK - WINDOW, PERGOLA - POWDERCOATED MONUMENT

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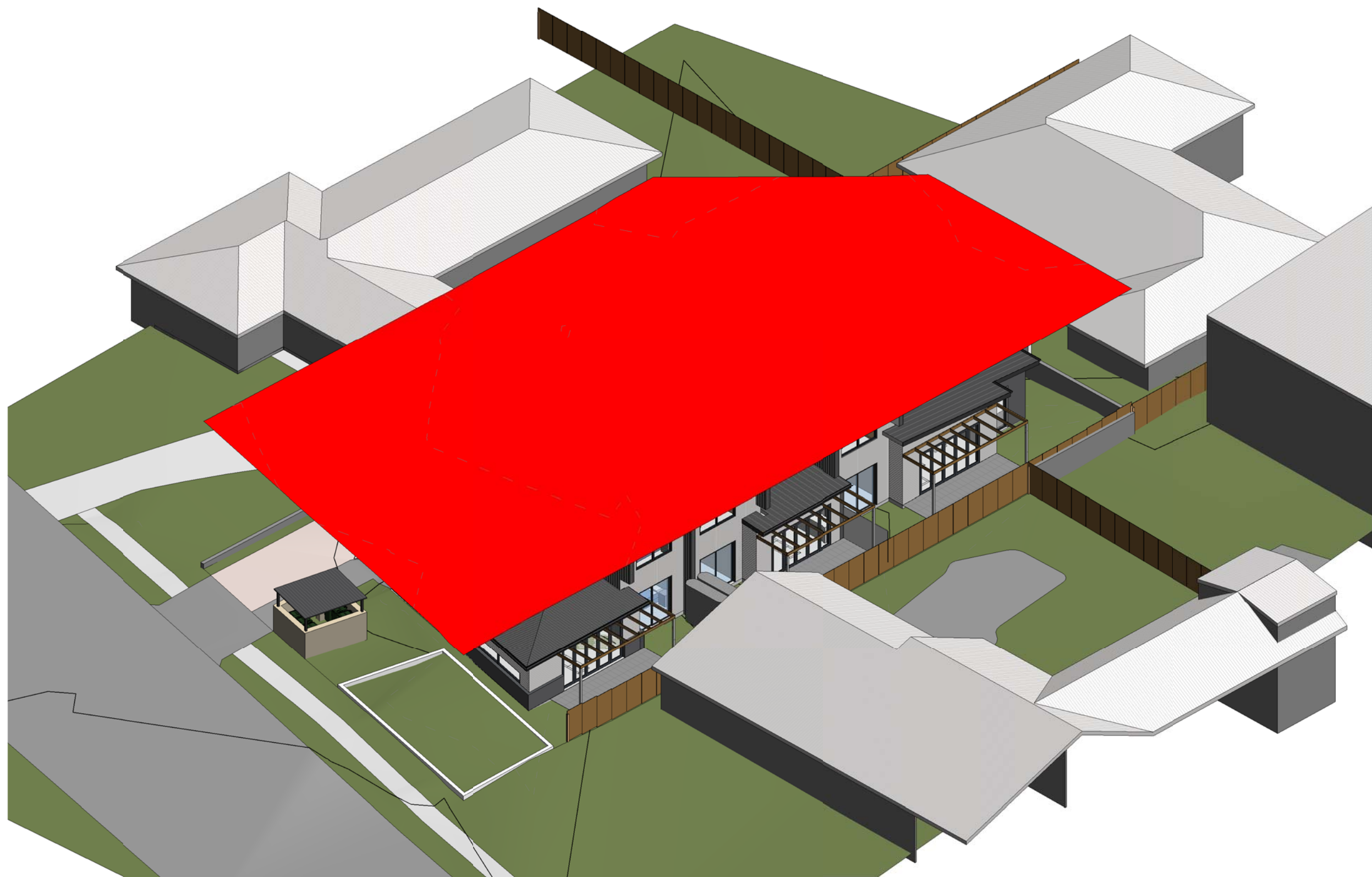
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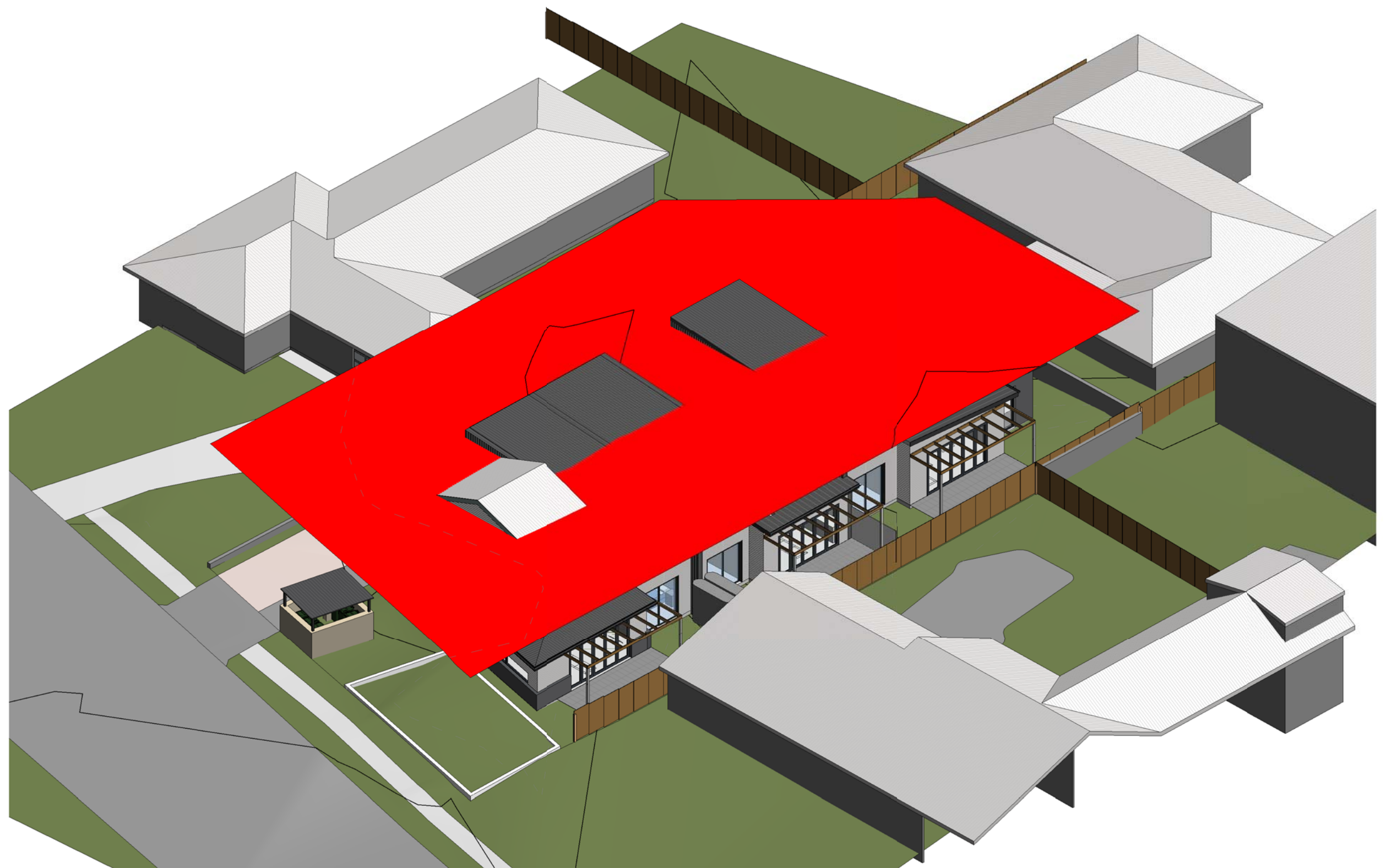
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1 8.5M HEIGHT PLANE
DA900 @ A1



2 7.2M WALL HEIGHT PLANE
DA900 @ A1

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HEIGHT PLANE DIAGRAMS

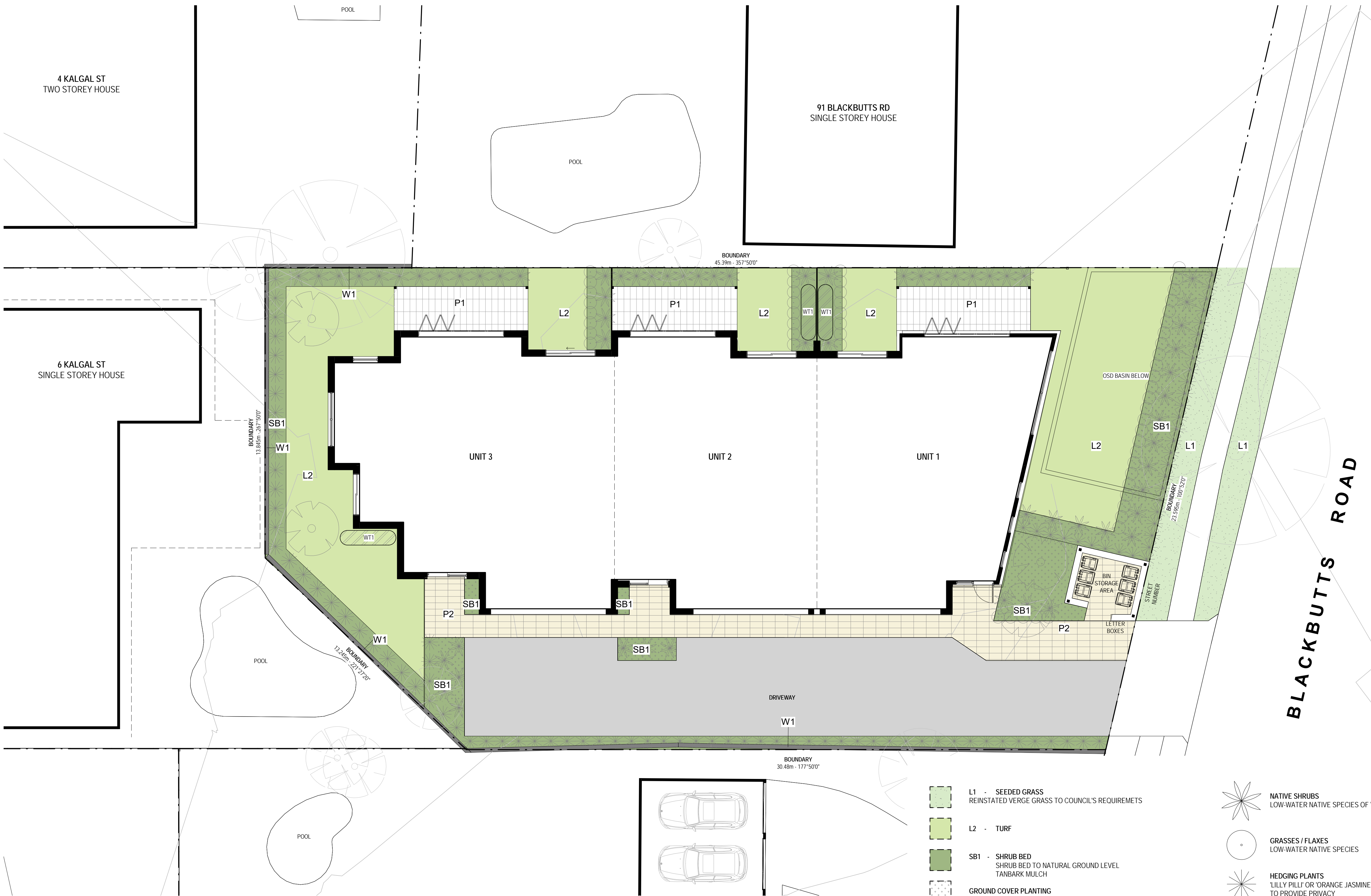
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LANDSCAPE CONCEPT PLAN

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