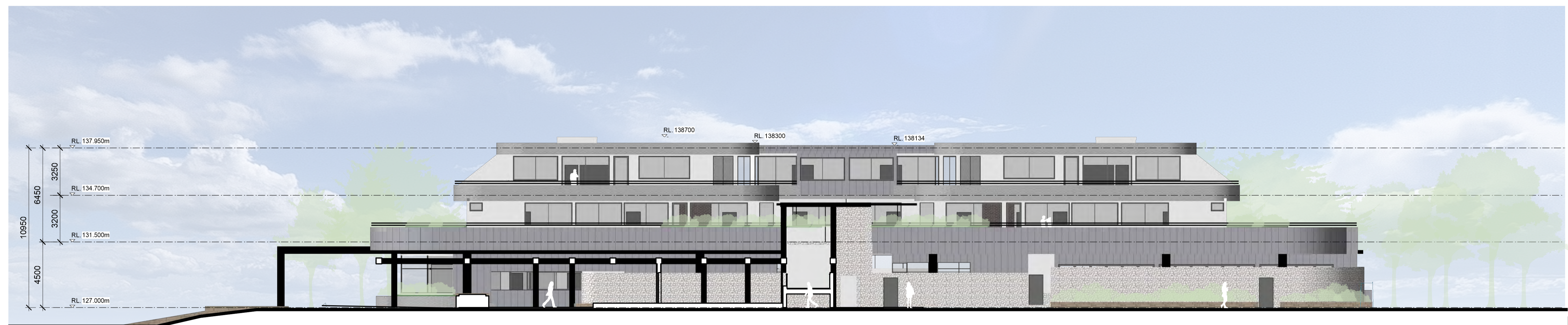


FORESTVILLE RSL REDEVELOPMENT

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

Sheet Revision Log	
Project	
Name:	CLUB REDEVELOPMENT 22 MELWOOD AVE LOT 2589 & LOT 31 DP752038 & DP 366454
Address:	22 MELWOOD AVE LOT 2589 & LOT 31 DP752038 & DP 366454
Project ID:	22-0716
Page: 1 of 1	
Sheet ID	Sheet Title
DA_A_1000	CLUB - COVER SHEET
DA_A_1060	CLUB - SITE PLAN
DA_A_1097	CLUB - BASEMENT 4/5
DA_A_1098	CLUB - BASEMENT 3/4
DA_A_1099	CLUB - BASEMENT 1/2
DA_A_1100	CLUB - GROUND FLOOR
DA_A_1101	CLUB - LEVEL 1
DA_A_1103	CLUB - LEVEL 2
DA_A_1102	CLUB - ROOF PLAN
DA_A_1104	CLUB - UNIT TYPE PLANS
DA_A_1200	CLUB - ELEVATIONS - SHEET 1
DA_A_1201	CLUB - ELEVATIONS - SHEET 2
DA_A_1250	CLUB - SECTIONS
DA_A_1700	CLUB - SMOKERS CALCS
DA_A_1850	SEPP ANALYSIS - CLUB - LEVEL 1
DA_A_1851	SEPP ANALYSIS - CLUB - LEVEL 2
DA_A_1852	CLUB BUILDING FINISHES



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

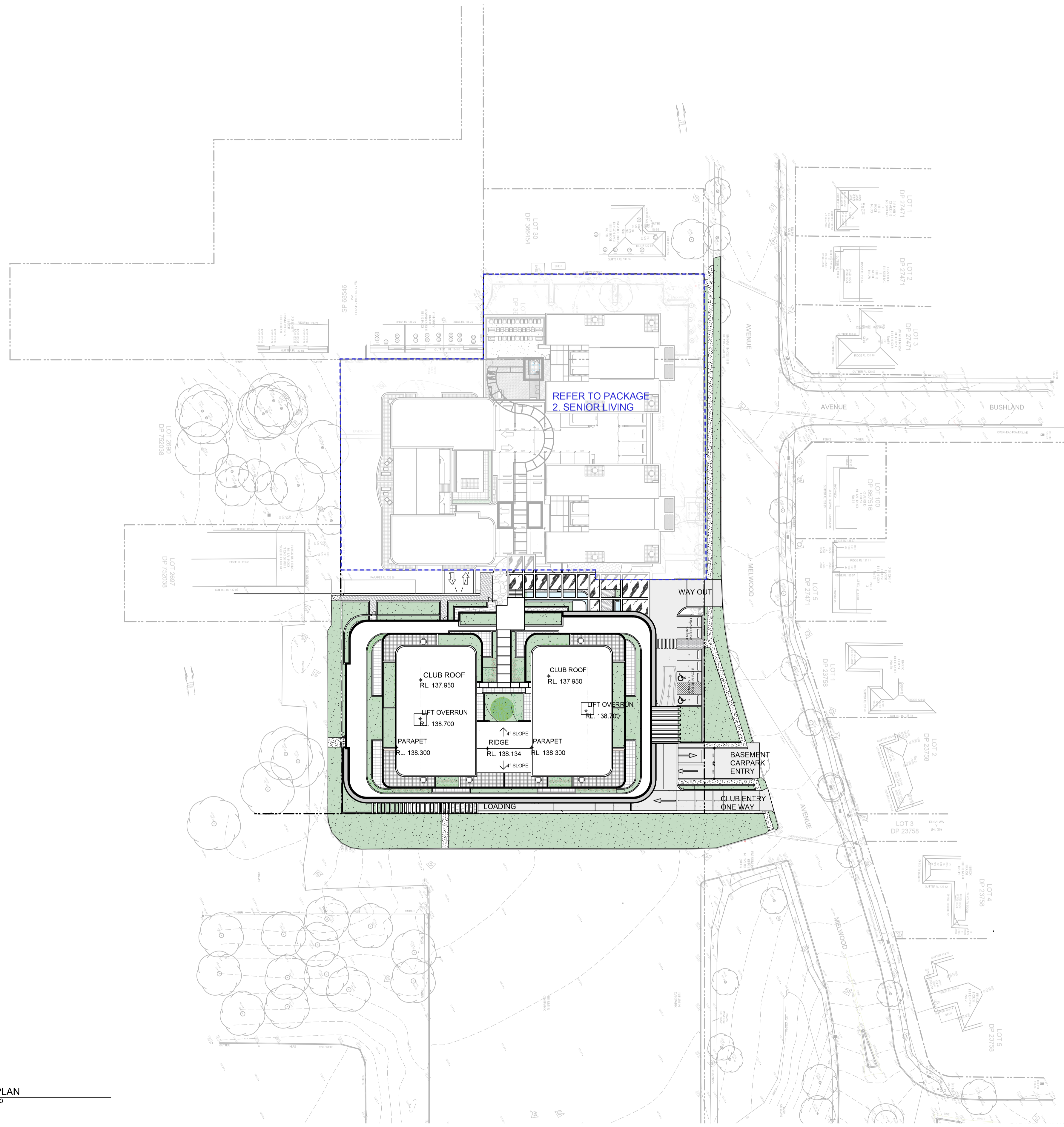


DRAWING
CLUB - COVER SHEET

1. FORESTVILLE RSL CLUB

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PROJECT #	SHEET #	REVISION #
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01 SITE PLAN
scale 1:500

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22 MELWOOD AVE
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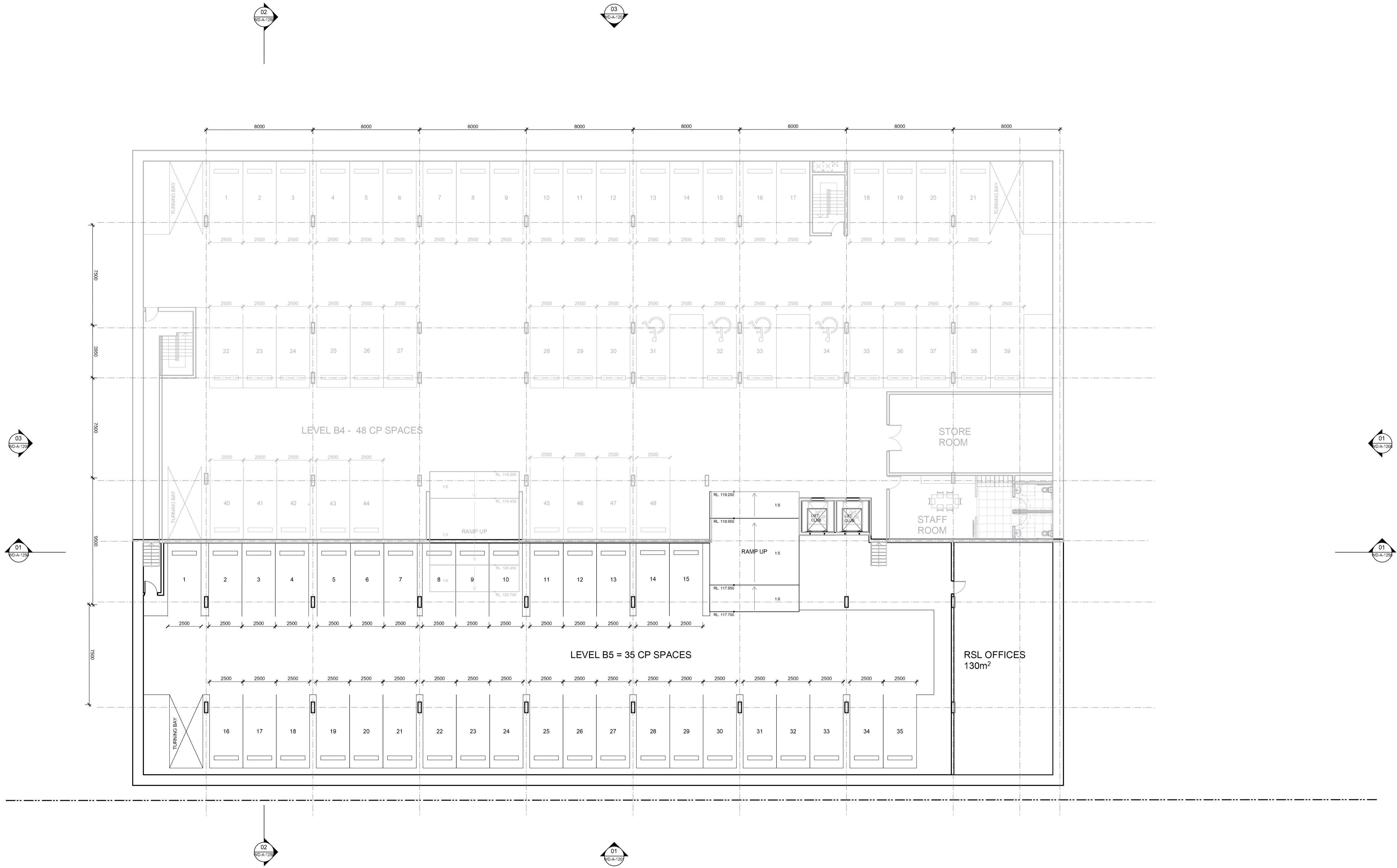
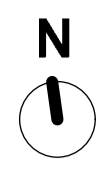
DRAWING
CLUB - SITE PLAN

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

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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
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01 BASEMENT CAR PARK - B5
scale 1:150

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PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
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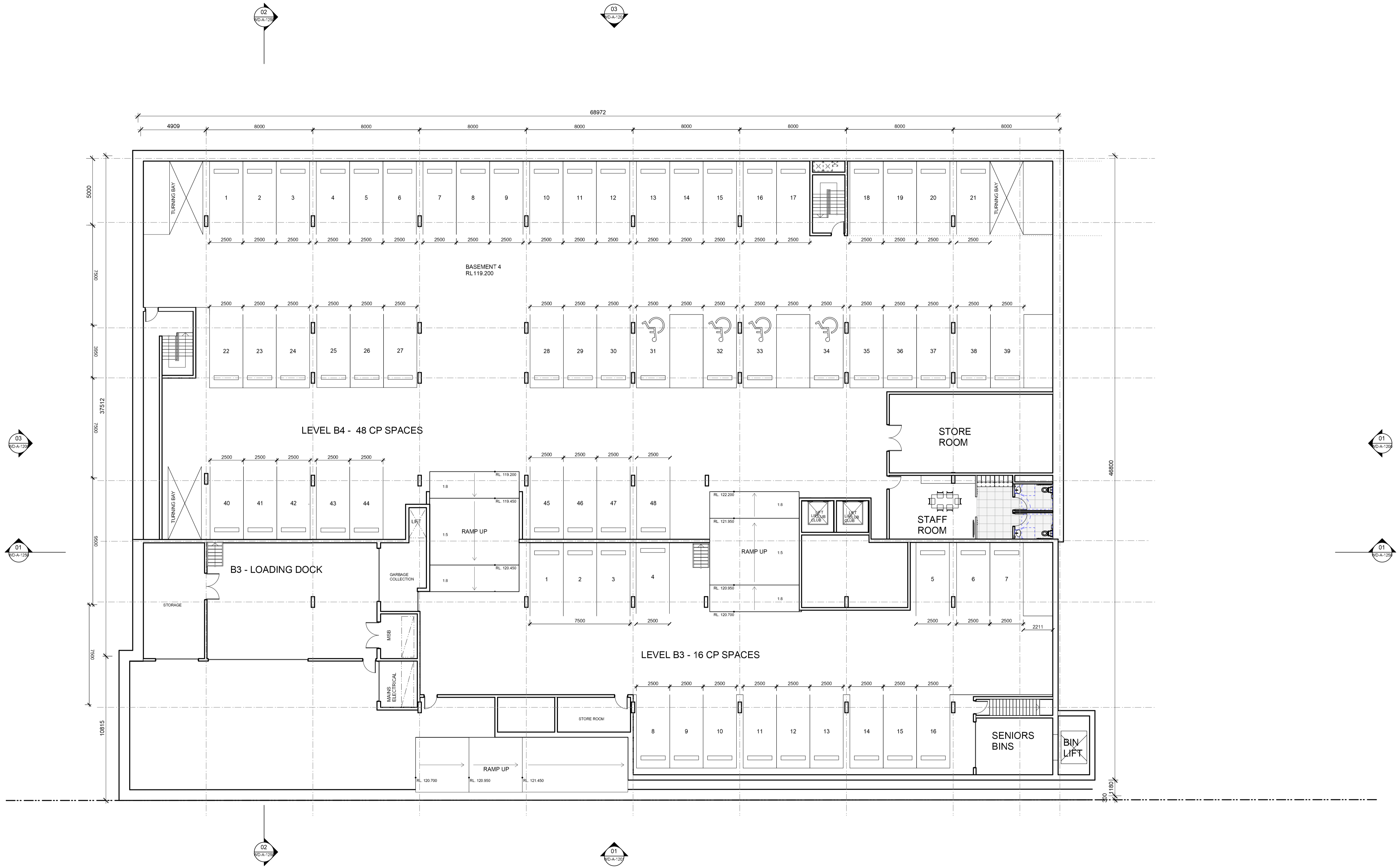
DRAWING
CLUB - BASEMENT 5

Scale of A1 1:150
Scale of A3 1:300
0m 1 2.5 5 10 15

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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
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01 BASEMENT CAR PARK - B3/B4
scale 1:150

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



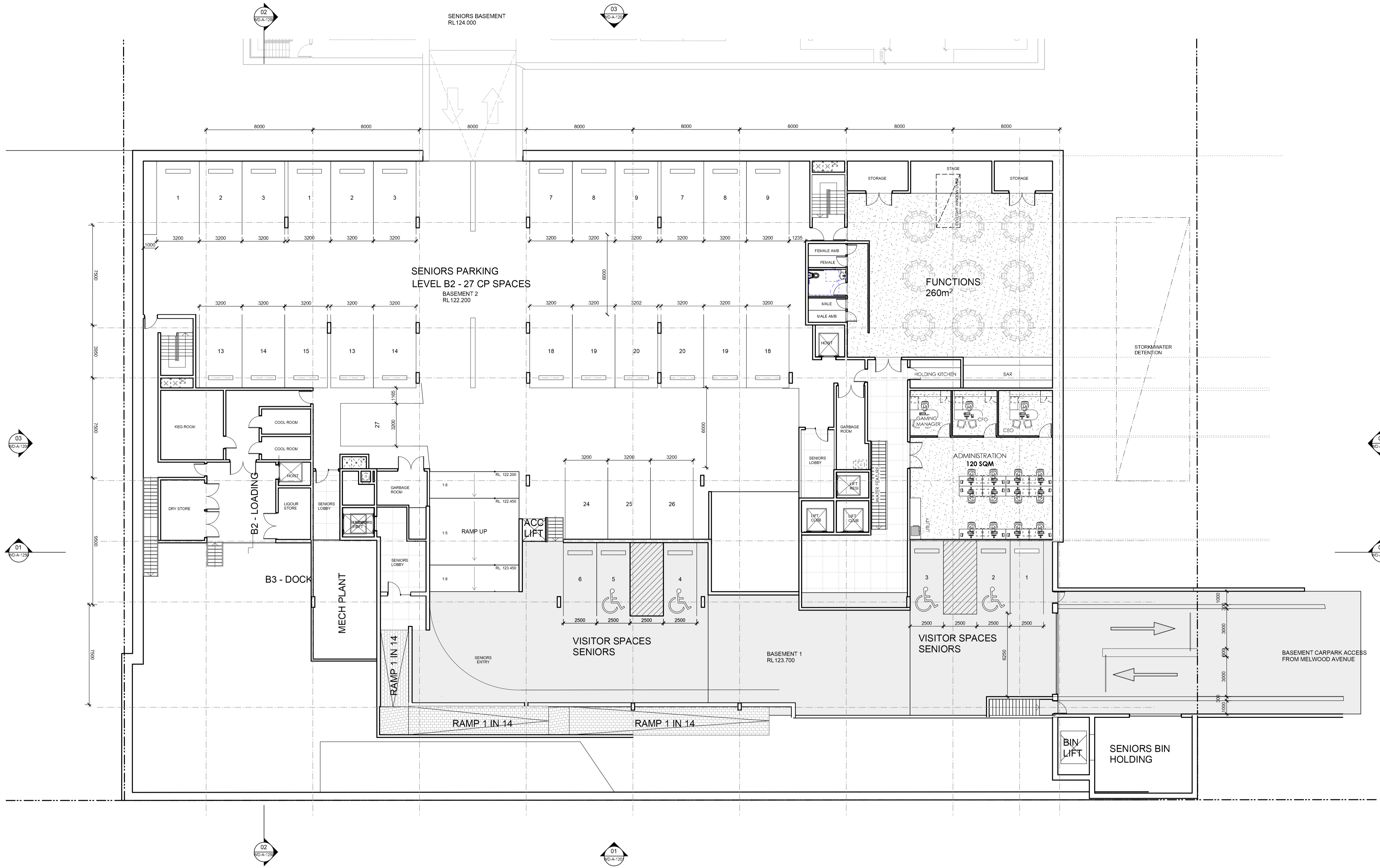
DRAWING
CLUB - BASEMENT 3/4

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 15

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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
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01 BASEMENT CAR PARK - B1/B2
scale 1:150

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



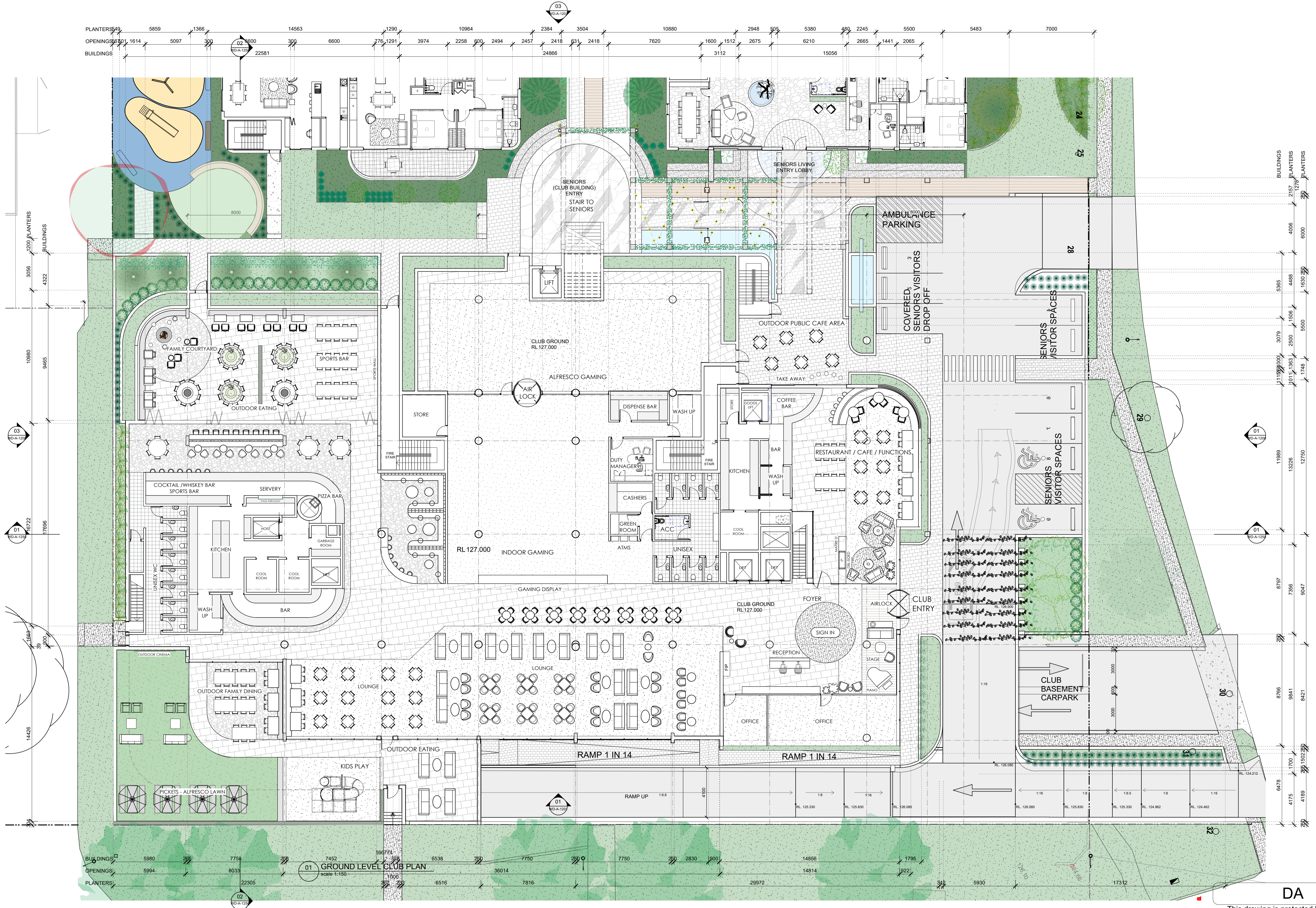
DRAWING
CLUB - BASEMENT 1/2

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 15

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1. FORESTVILLE RSL CLUB

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B	01/12/2023	CONCEPT UPDATE	PJH
C	10/04/2024	FOR REVIEW	PJH
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PROJECT
CLUB REDEVELOPMENT
 22 MELWOOD AVE
 LOT 2589 & LOT 31
 DP752038 & DP 366454



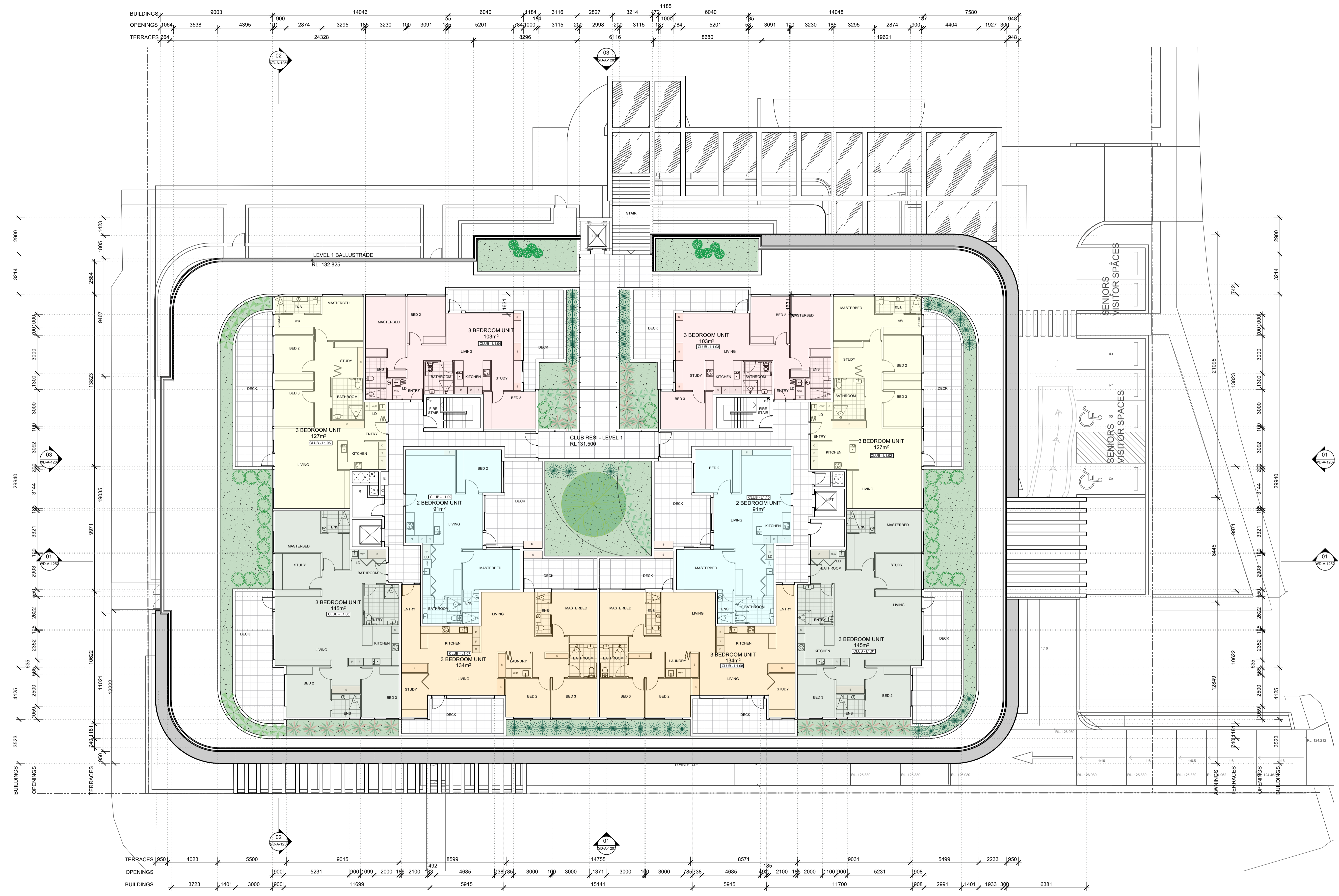
DRAWING
CLUB - GROUND FLOOR

Scale at A1 1:150
 Scale at A3 1:300
 0m 1 2.5 5 10 12

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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
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01 LEVEL 1 CLUB PLAN
scale 1:150

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



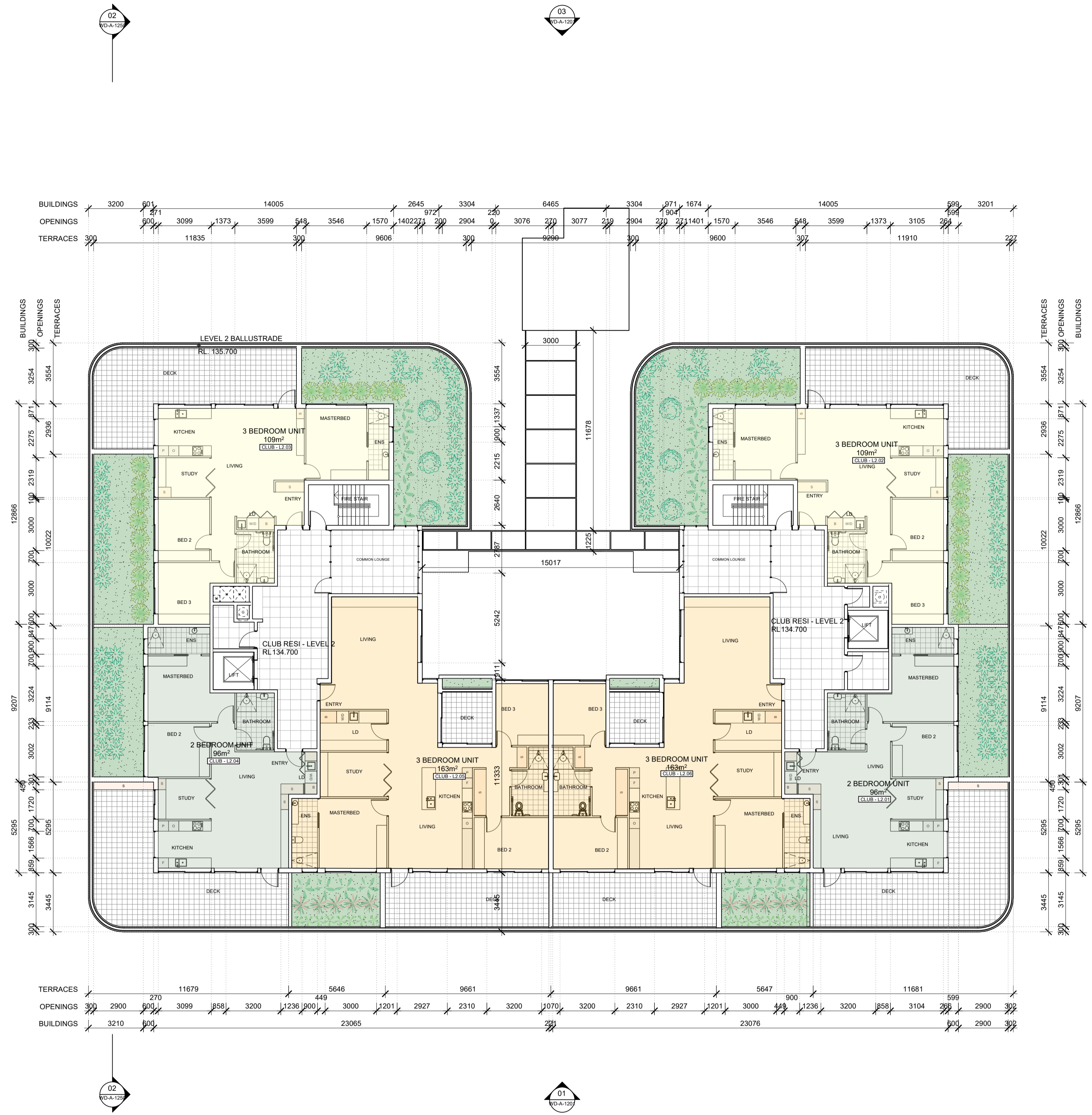
DRAWING
CLUB - LEVEL 1

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
AL	20/04/2023	PH
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01 LEVEL 1 CLUB PLAN
scale 1:150

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CLIENT
FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
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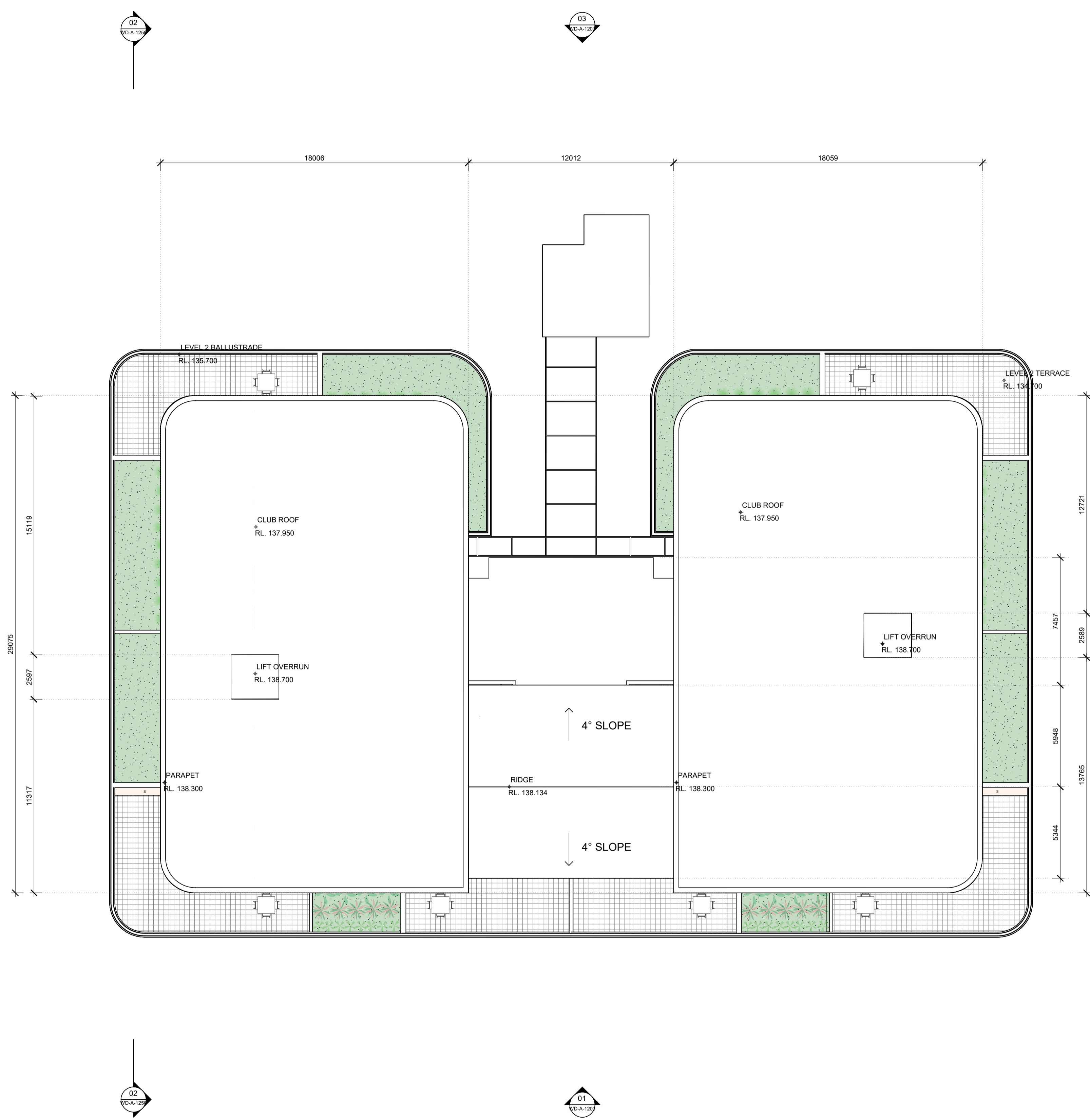
DRAWING
CLUB - LEVEL 2

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

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

1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
AL	20/04/2023	PH
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01 ROOF PLAN - CLUB
scale 1:150

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CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
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DRAWING
CLUB - ROOF PLAN

Scale at A1 1:150
Scale at A3 1:300

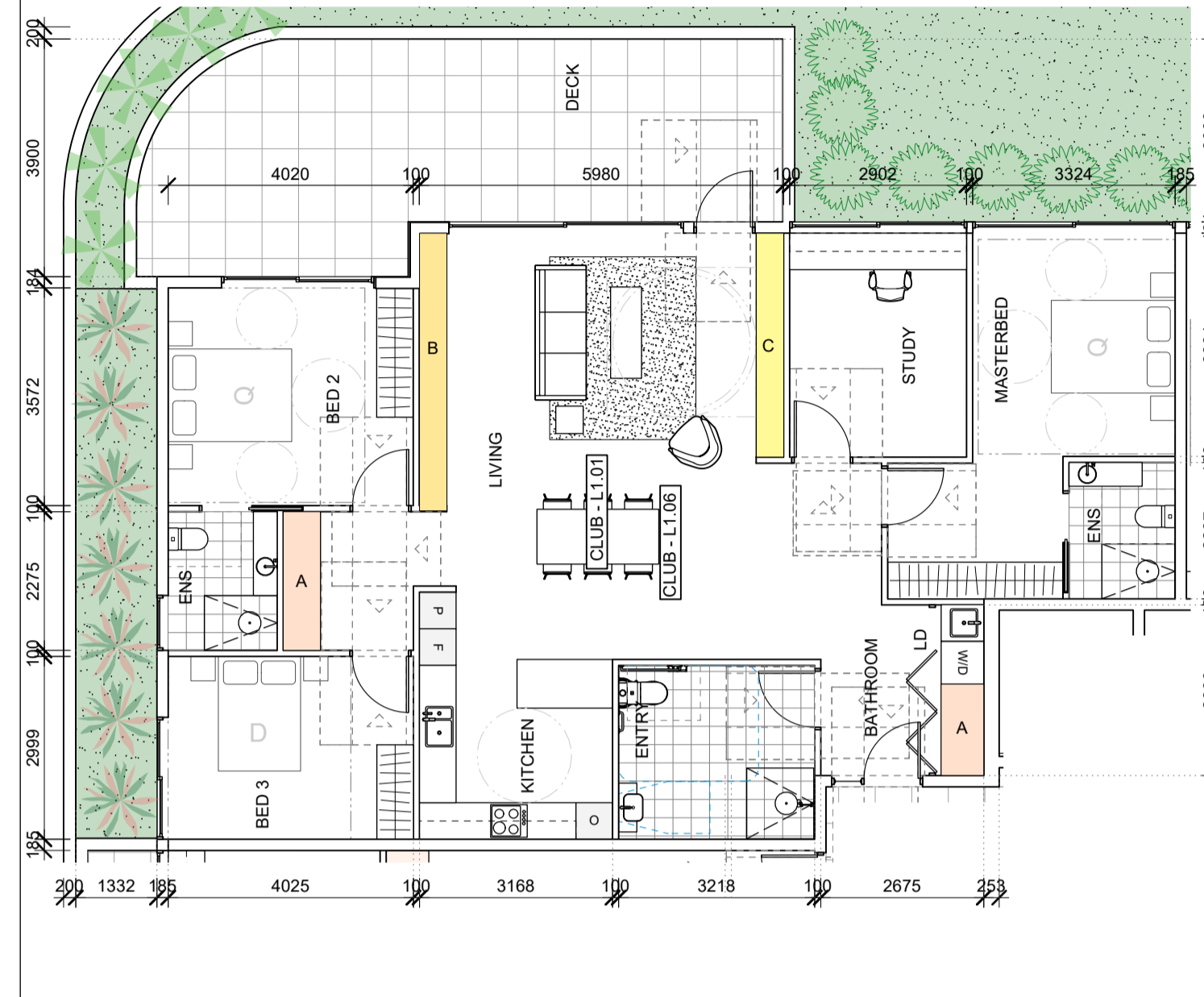
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Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

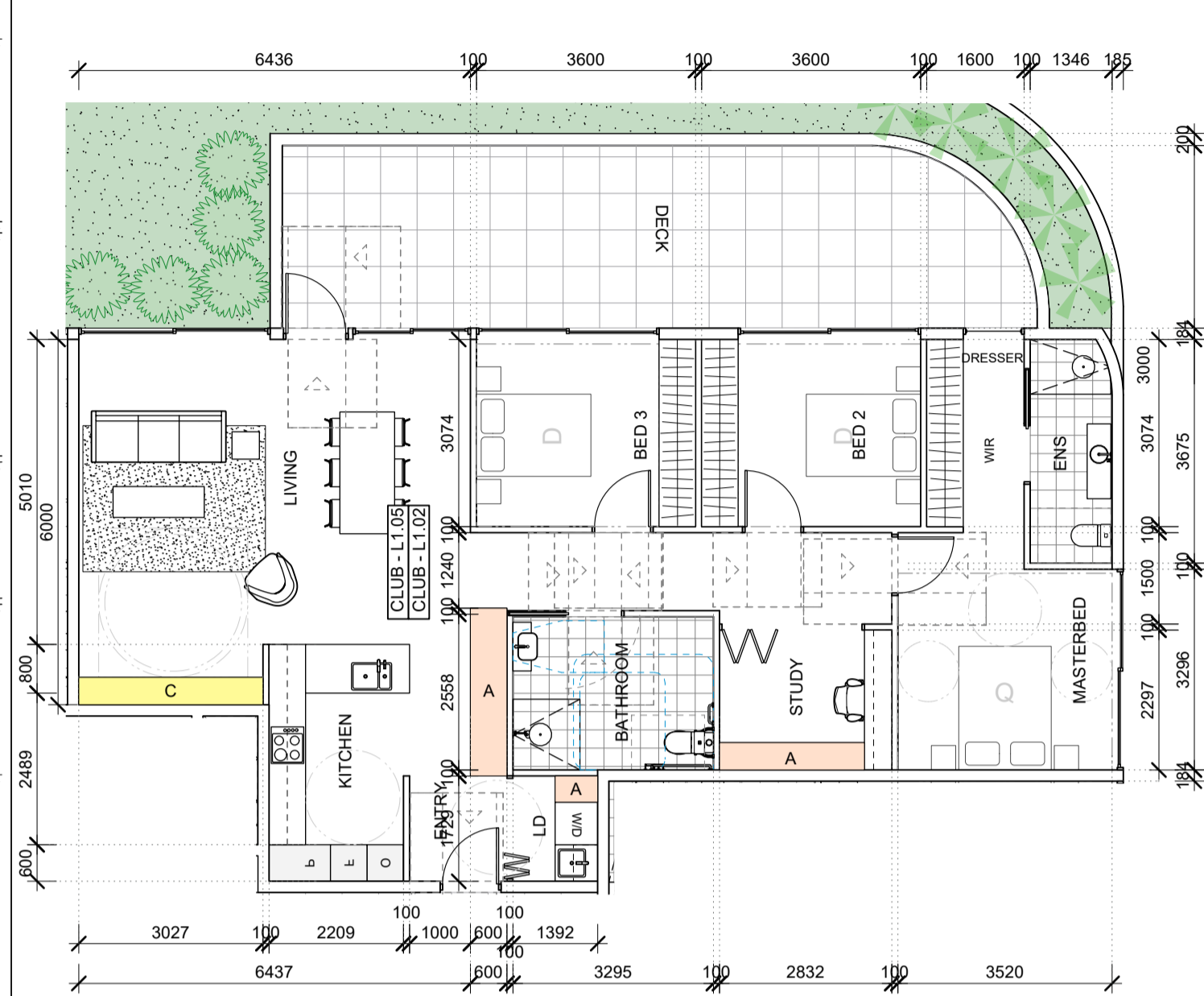
1. FORESTVILLE RSL CLUB

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AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
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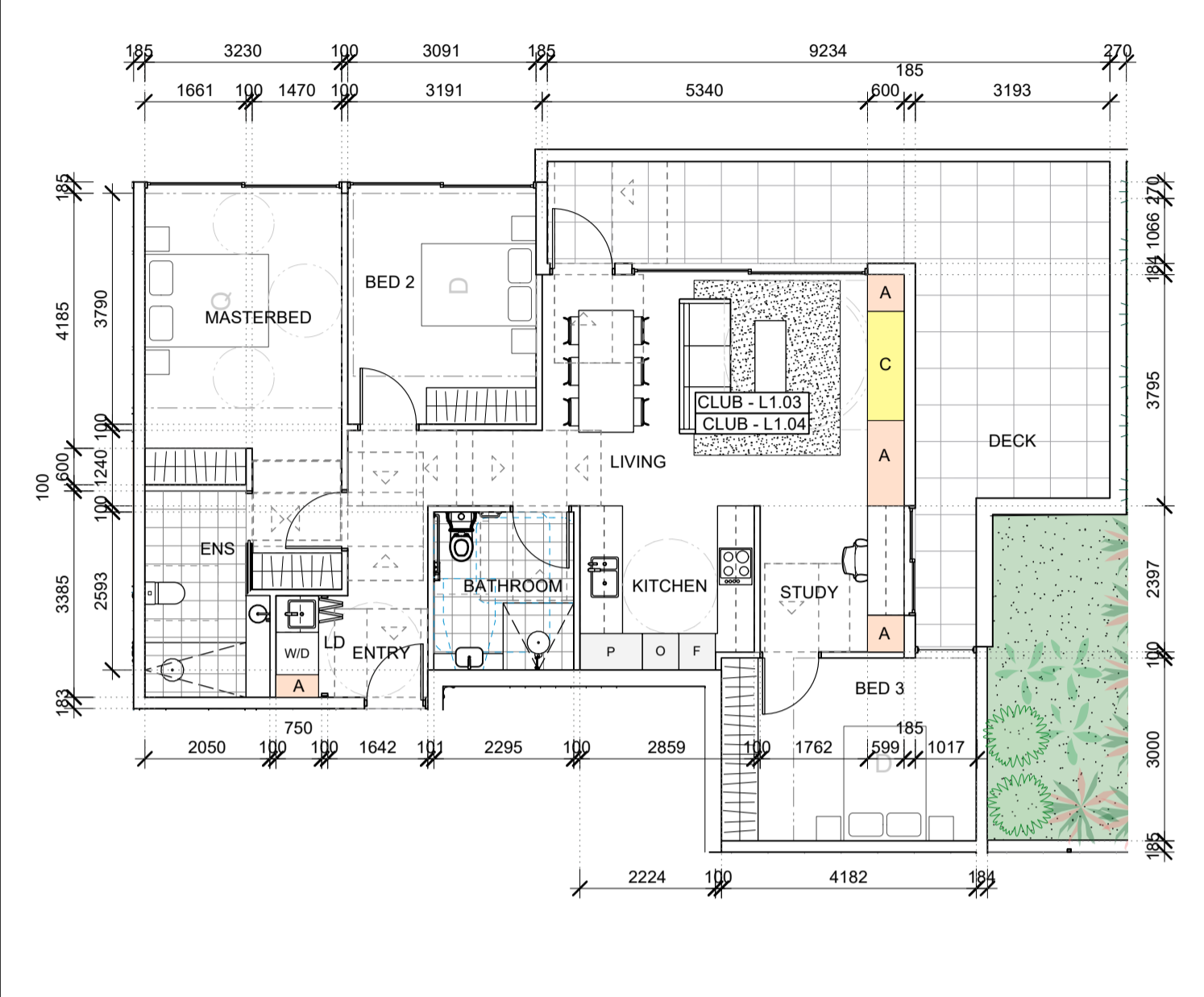
3 BEDROOM UNIT - 145 m ²			
UNITS : C-L1.06, MIRROR : C-L1.01			
	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)
S.A. FULL HEIGHT	2.44	2.7	6.6m ³
S.B. BENCH HEIGHT	2.05	0.9	1.9m ³
S.C. LOW HEIGHT	1.65	0.45	0.8m ³
INTERNAL TOTAL			9.3m ³
S.G GARAGE BOX SMALL x2	4.7	1	4.7m ³
EXTERNAL TOTAL			4.7m ³
UNIT STORAGE TOTAL			14m ³



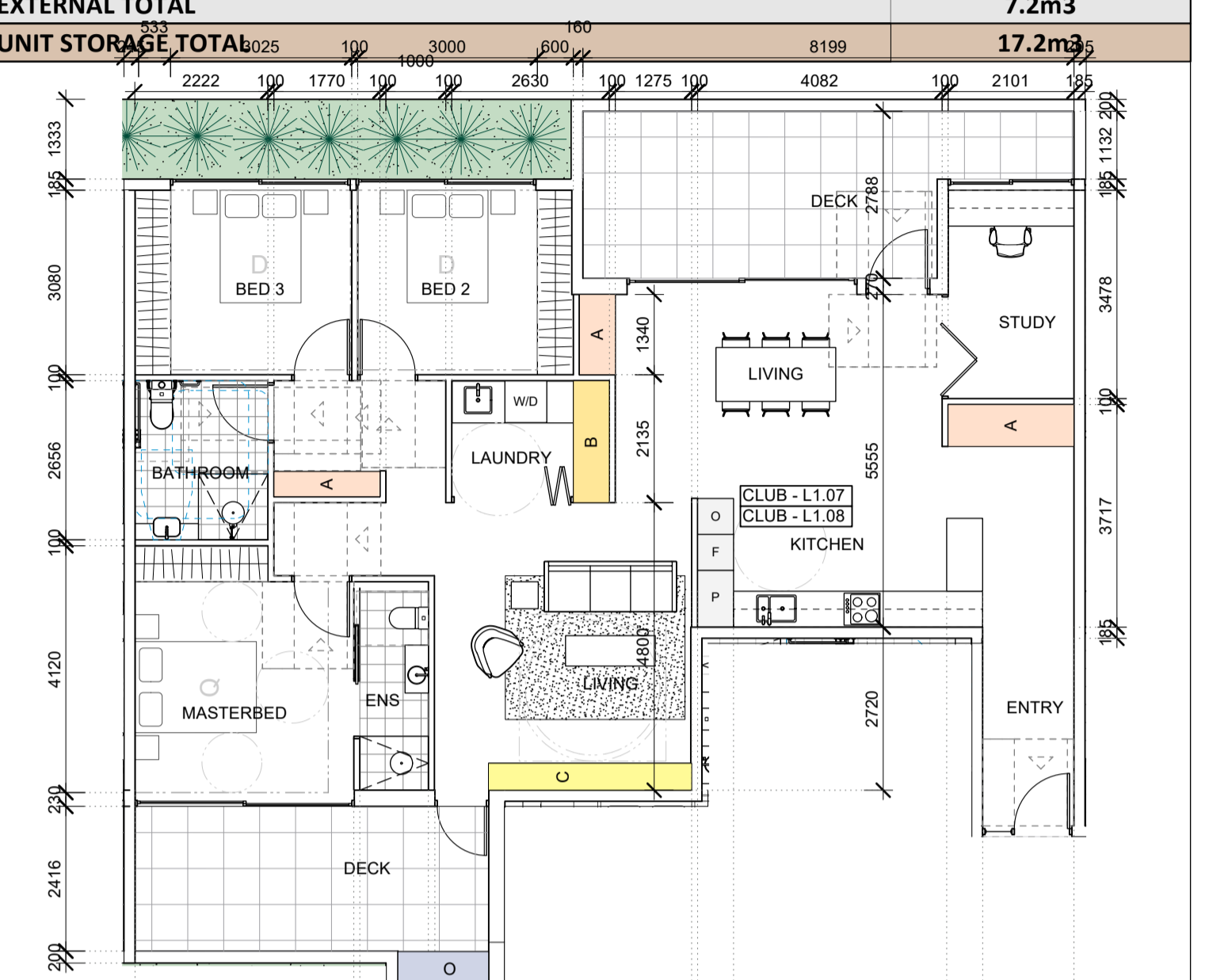
3 BEDROOM UNIT -127 m ²			
UNITS : C-L1.05, MIRROR : C-L1.02			
	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)
S.A. FULL HEIGHT	3.03	2.7	8.2m ³
S.B. BENCH HEIGHT	0	0.9	0m ³
S.C. LOW HEIGHT	1.36	0.45	0.7m ³
INTERNAL TOTAL			8.9m ³
S.G GARAGE BOX SMALL x2	4.7	1	4.7m ³
EXTERNAL TOTAL			4.7m ³
UNIT STORAGE TOTAL			13.6m ³



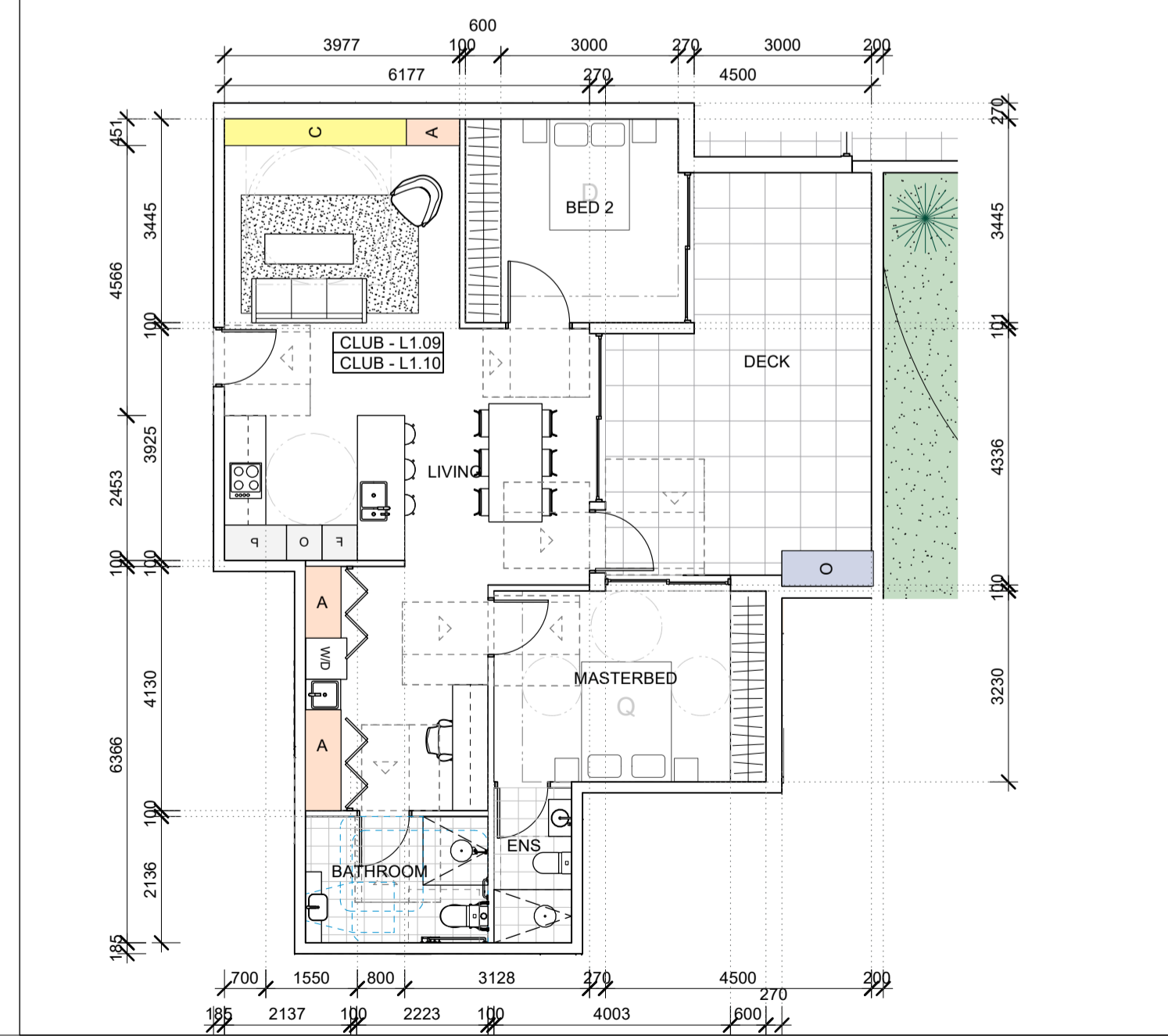
3 BEDROOM UNIT - 103 m ²			
UNITS : C-L1.04, MIRROR : C-L1.03			
	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)
S.A. FULL HEIGHT	1.82	2.7	5m ³
S.B. BENCH HEIGHT	0	0.9	0m ³
S.C. LOW HEIGHT	1.07	0.45	0.5m ³
INTERNAL TOTAL			5.5m ³
S.G GARAGE BOX SMALL x2	4.7	1	4.7m ³
EXTERNAL TOTAL			4.7m ³
UNIT STORAGE TOTAL			10.2m ³



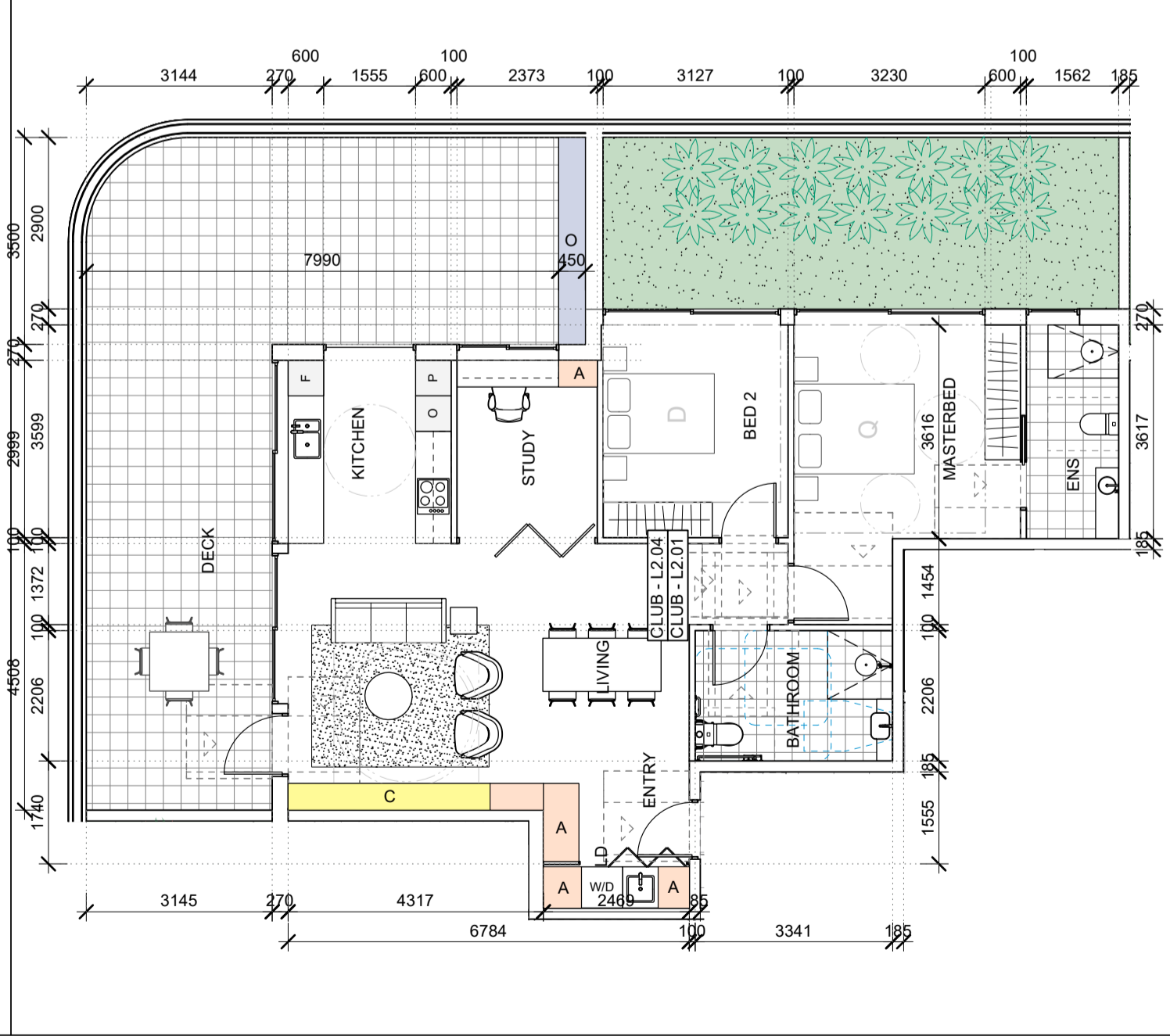
3 BEDROOM UNIT - 134 m ²			
UNITS : C-L1.07, MIRROR : C-L1.08			
	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)
S.A. FULL HEIGHT	3.02	2.7	8.2m ³
S.B. BENCH HEIGHT	1.22	0.9	1.1m ³
S.C. LOW HEIGHT	1.53	0.45	0.7m ³
INTERNAL TOTAL			10m ³
S.O BALCONY STORAGE	0.91	2.7	2.5m ³
S.G GARAGE BOX SMALL x2	4.7	1	4.7m ³
EXTERNAL TOTAL			7.2m ³
UNIT STORAGE TOTAL			17.2m ³



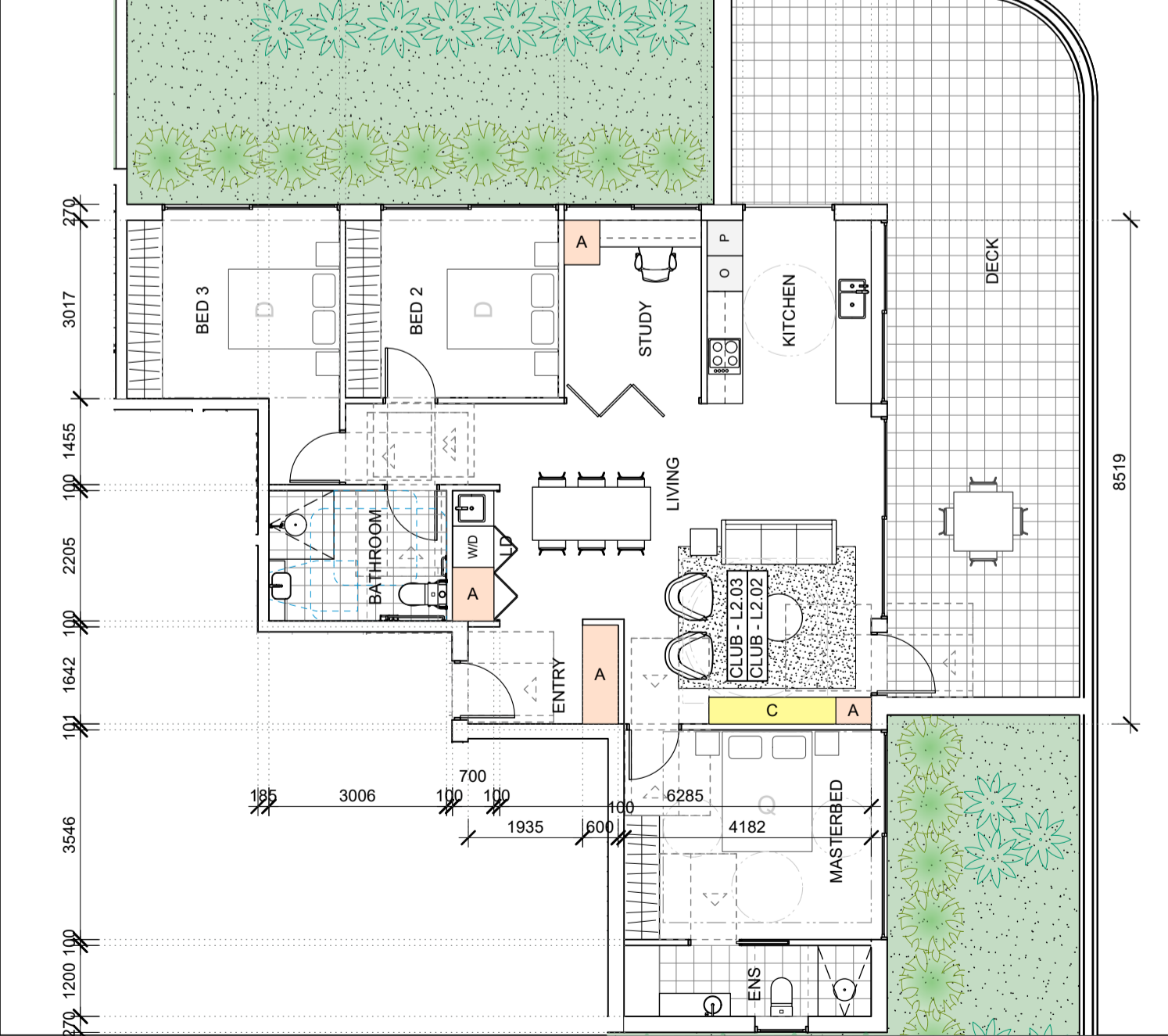
2 BEDROOM UNIT - 91 m ²			
UNITS : C-L1.09, MIRROR : C-L1.10			
	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)
S.A. FULL HEIGHT	2.15	2.7	5.9m ³
S.B. BENCH HEIGHT	0	0.9	0m ³
S.C. LOW HEIGHT	1.38	0.45	0.7m ³
INTERNAL TOTAL			6.6m ³
S.O BALCONY STORAGE	0.93	2.7	2.6m ³
S.G GARAGE BOX SMALL x1	2.35	1	2.4m ³
EXTERNAL TOTAL			5m ³
UNIT STORAGE TOTAL			11.6m ³



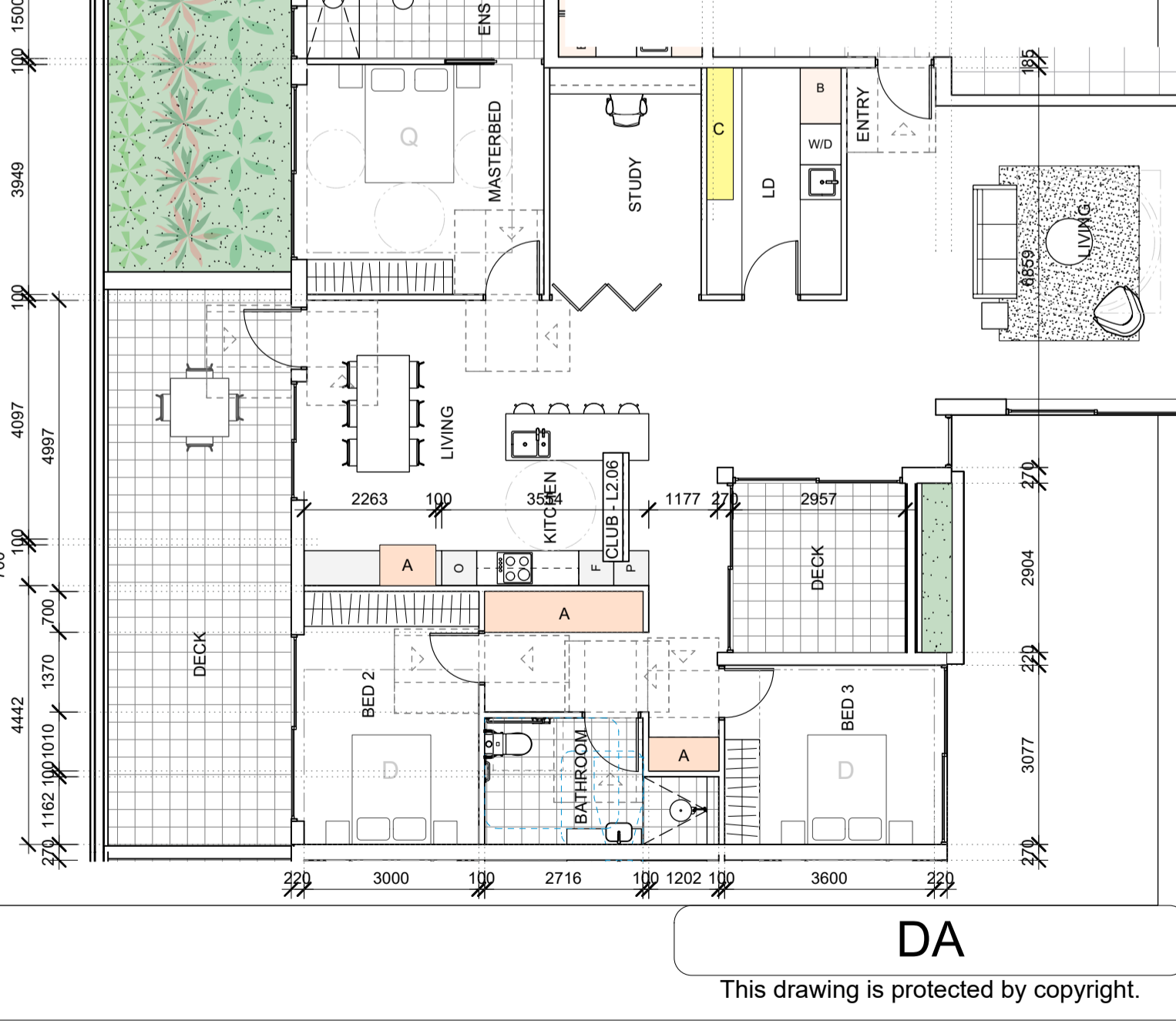
TYPE Y - 2 BEDROOM UNIT - 96 m ²			
UNITS : C-L2.04, MIRROR : C-L2.01			
	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)
S.A. FULL HEIGHT	2.31	2.7	6.3m ³
S.B. BENCH HEIGHT	0	0.9	0m ³
S.C. LOW HEIGHT	1.54	0.45	0.7m ³
INTERNAL TOTAL			7m ³
S.O BALCONY STORAGE	1.58	0.9	1.5m ³
S.G GARAGE BOX SMALL x1	2.35	1	2.4m ³
EXTERNAL TOTAL			3.9m ³
UNIT STORAGE TOTAL			10.9m ³



3 BEDROOM UNIT - 109 m ²			
UNITS : C-L2.03, MIRROR : C-L2.02			
	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)
S.A. FULL HEIGHT	2.35	2.7	6.4m ³
S.B. BENCH HEIGHT	0	0.9	0m ³
S.C. LOW HEIGHT	0.97	0.45	0.5m ³
INTERNAL TOTAL			6.9m ³
S.G GARAGE BOX SMALL x2	4.7	1	4.7m ³
EXTERNAL TOTAL			4.7m ³
UNIT STORAGE TOTAL			11.6m ³



3 BEDROOM UNIT - 138 m ²			
UNITS : C-L2.05, MIRROR : C-L2.06			
	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)
S.A. FULL HEIGHT	3.27	2.7	8.9m ³
S.B. BENCH HEIGHT	0	0.9	0m ³
S.C. LOW HEIGHT	1.02	0.45	0.5m ³
INTERNAL TOTAL			9.4m ³
S.G GARAGE BOX SMALL x2	4.7	1	4.7m ³
EXTERNAL TOTAL			4.7m ³
UNIT STORAGE TOTAL			14.1m ³



Quattro ARCHITECTURE
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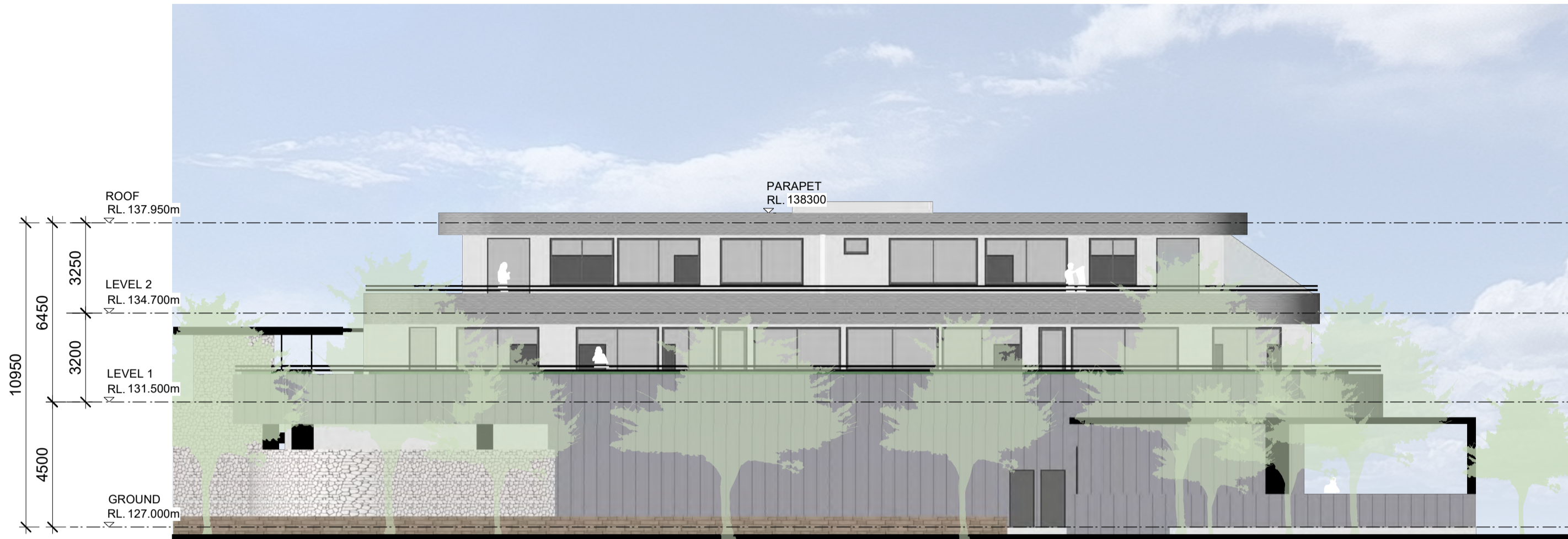
CLIENT
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 PROJECT
CLUB REDEVELOPMENT
 22 MELWOOD AVE
 LOT 2589 & LOT 31
 DP752038 & DP 366454



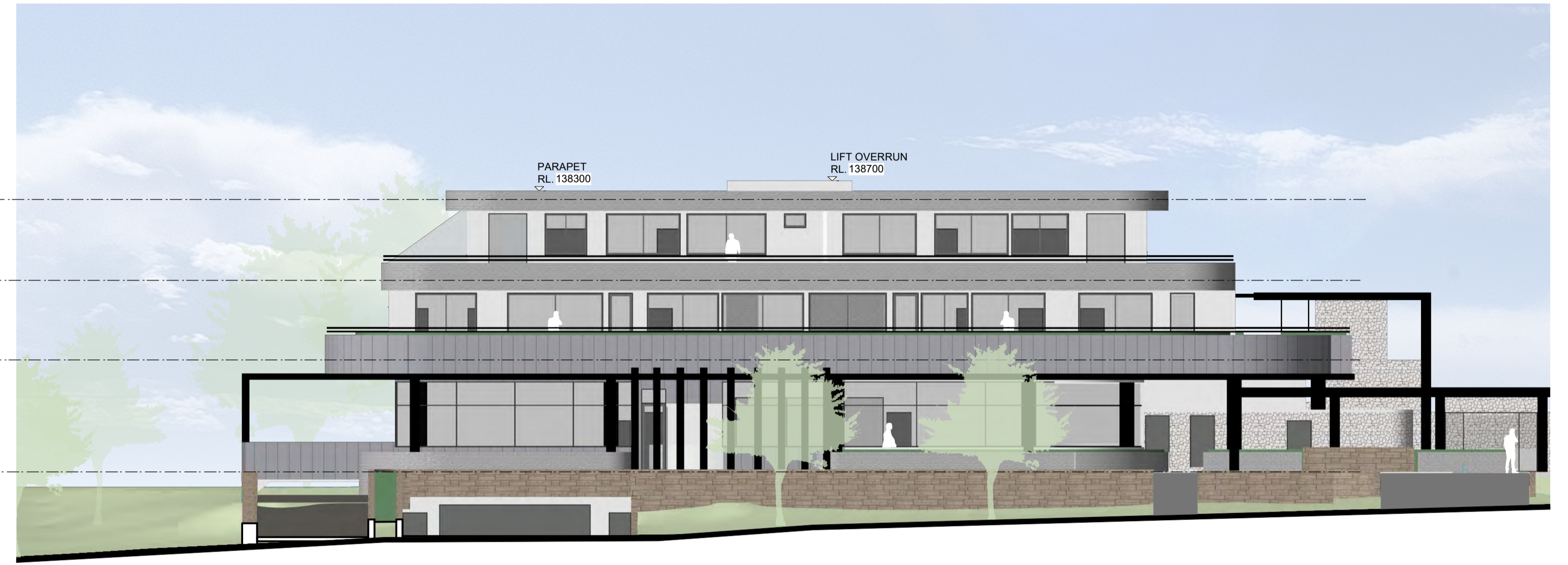
DRAWING
CLUB - UNIT TYPE PLANS
 Scale at A1 1:100
 Scale at A3 1:200
 0m 1 2.5 5 8
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1. FORESTVILLE RSL CLUB
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22-0716 DA_A_1104 D

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01 WESTERN BUILDING ELEVATION
scale 1:150



02 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
scale 1:150



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CLIENT
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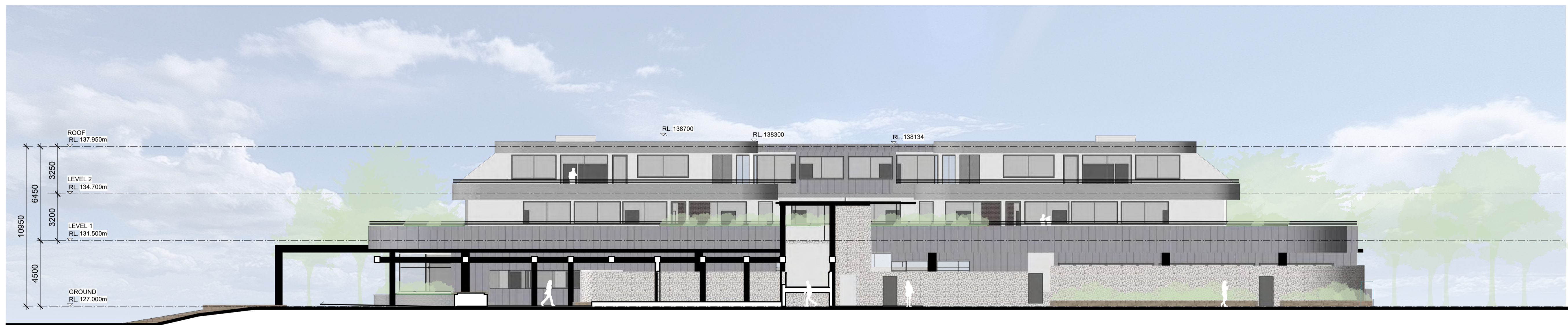


DRAWING
CLUB - ELEVATIONS - SHEET 1
Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

1. FORESTVILLE RSL CLUB
DRAWN: AL DATE: 20/04/2023 CHKD: PH
PROJECT # SHEET # REVISION #
22-0716 DA_A_1200 D



01 SOUTHERN BUILDING ELEVATION - FACING CAR PARK
scale 1:150



03 NORTHERN BUILDING ELEVATION - FACING SENIORS
scale 1:150

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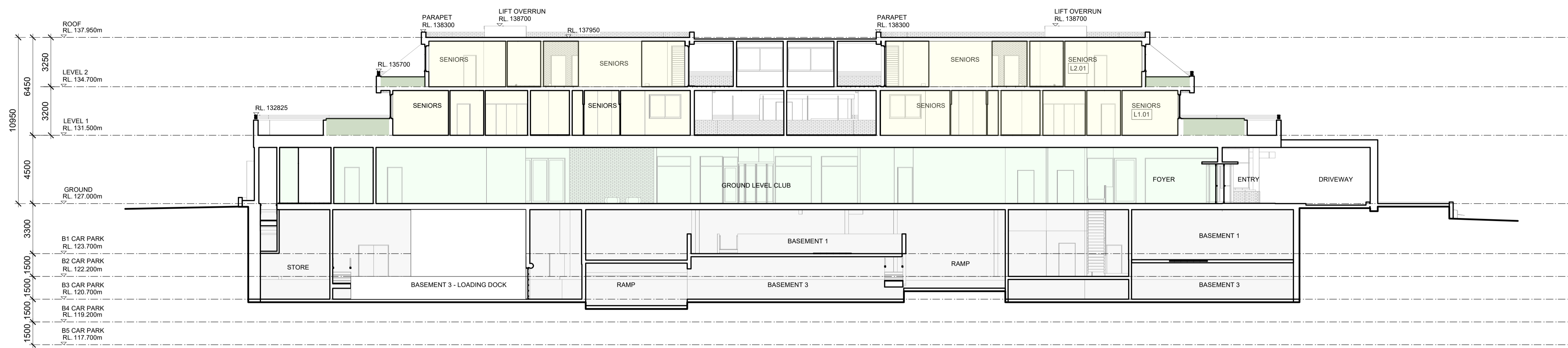
Rev. No.	Date	Revision	By
A	16/11/2022	CLIENT MEETING	PJH
B	01/12/2023	CONCEPT UPDATE	PJH
D	30/08/2024	ISSUE FOR DA	PJH

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

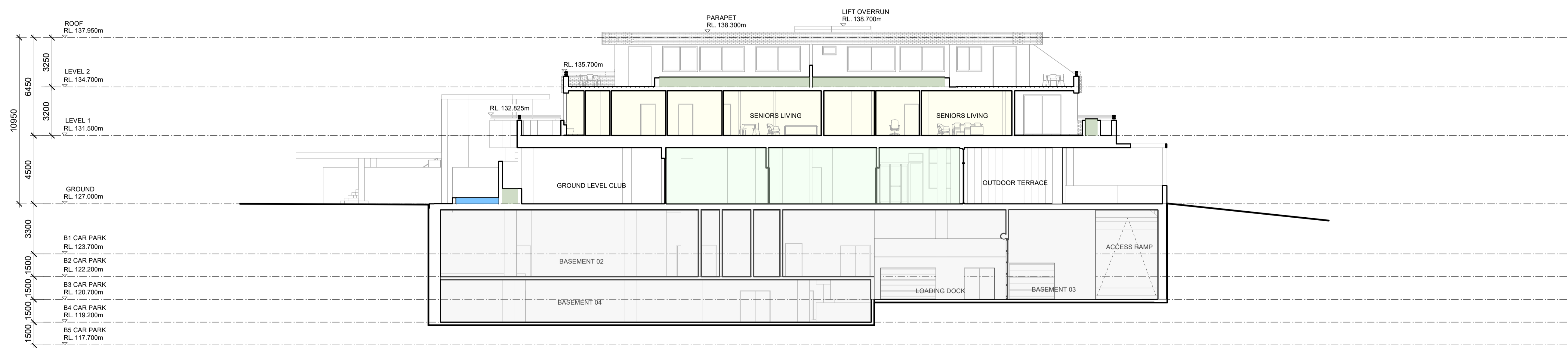


DRAWING
CLUB - ELEVATIONS - SHEET 2
Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12
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1. FORESTVILLE RSL CLUB
DRAWN AL DATE 20/04/2023 SHEET # PROJECT # 22-0716 DA_A_1201 CHKD PH REVISION # D



01 BUILDING SECTION - CLUB LONG DIRECTION
scale 1:150



02 BUILDING SECTION - CLUB SHORT DIRECTION
scale 1:150

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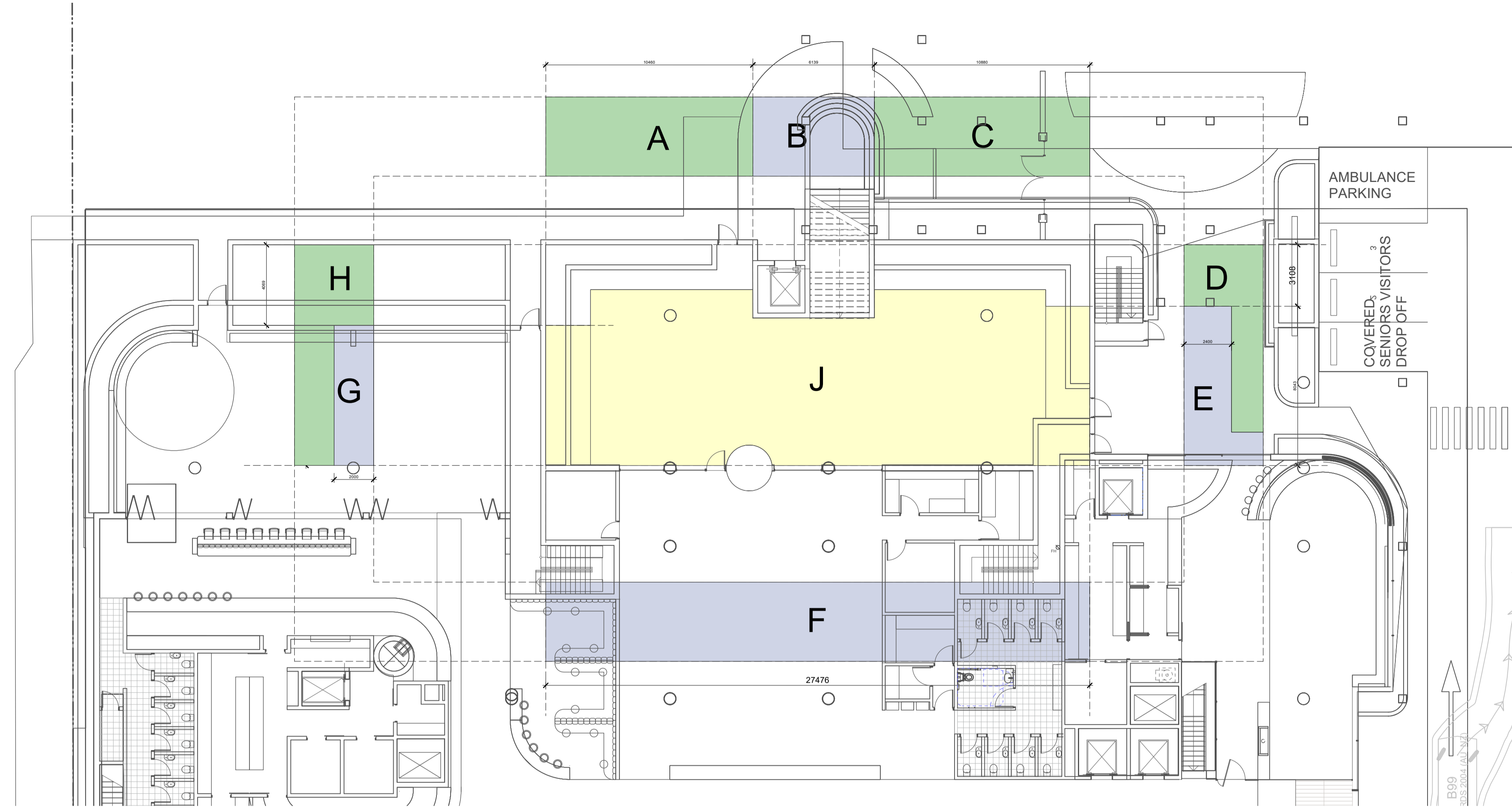
DRAWING
CLUB - SECTIONS

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
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PROJECT #	SHEET #	REVISION #
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01 PLAN SMOKERS CALCULATIONS
scale 1:150

	Surface	open/closed	area (m ²)
walls	a	open	41.9
	b	closed	24.6
	c	open	43.5
	d	open	22.6
	e	closed	22.0
	f	closed	109.0
	g	closed	14.0
	h	open	30.5
ceiling	j	closed	227
Notional Area (combined area of all surfaces)			535.0
Actual Area (combined area of all closed surfaces)			396.6
Enclosed Area Calculation ('Actual Area'/'Notional Area)			74.119%
<i>This value is required to be 75% or under to be considered as a 'unenclosed area' suitable for smoking</i>			

02 TABLE SMOKERS CALCULATIONS
scale 1:NTS

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DRAWING
CLUB - SMOKERS CALCS

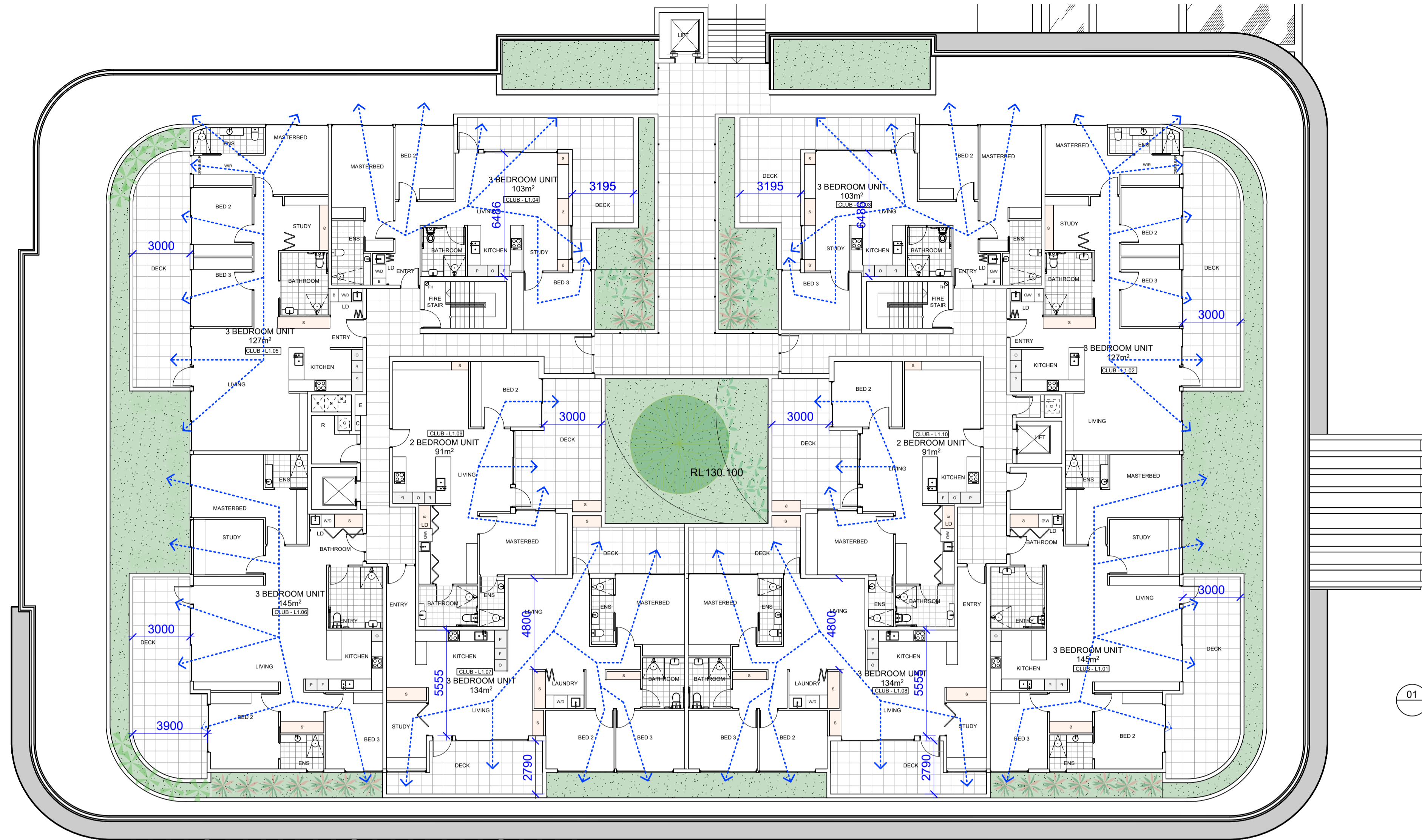
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Scale at A3 1:300
0m 1 2.5 5 10 12

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1. FORESTVILLE RSL CLUB

DRAWN AL DATE 20/04/2023 PROJECT # 22-0716

CHKD PH REVISION # DA_A_1700 D



01 LEVEL 1 CLUB PLAN
Scale 1:150

COMPLIANCE SCHEDULE - LEVEL 1										
	CLUB - L1.01	CLUB - L1.02	CLUB - L1.03	CLUB - L1.04	CLUB - L1.05	CLUB - L1.06	CLUB - L1.07	CLUB - L1.08	CLUB - L1.09	CLUB - L1.10
MINIMUM UNIT AREAS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✗	✗	✓	✓	✗	✗	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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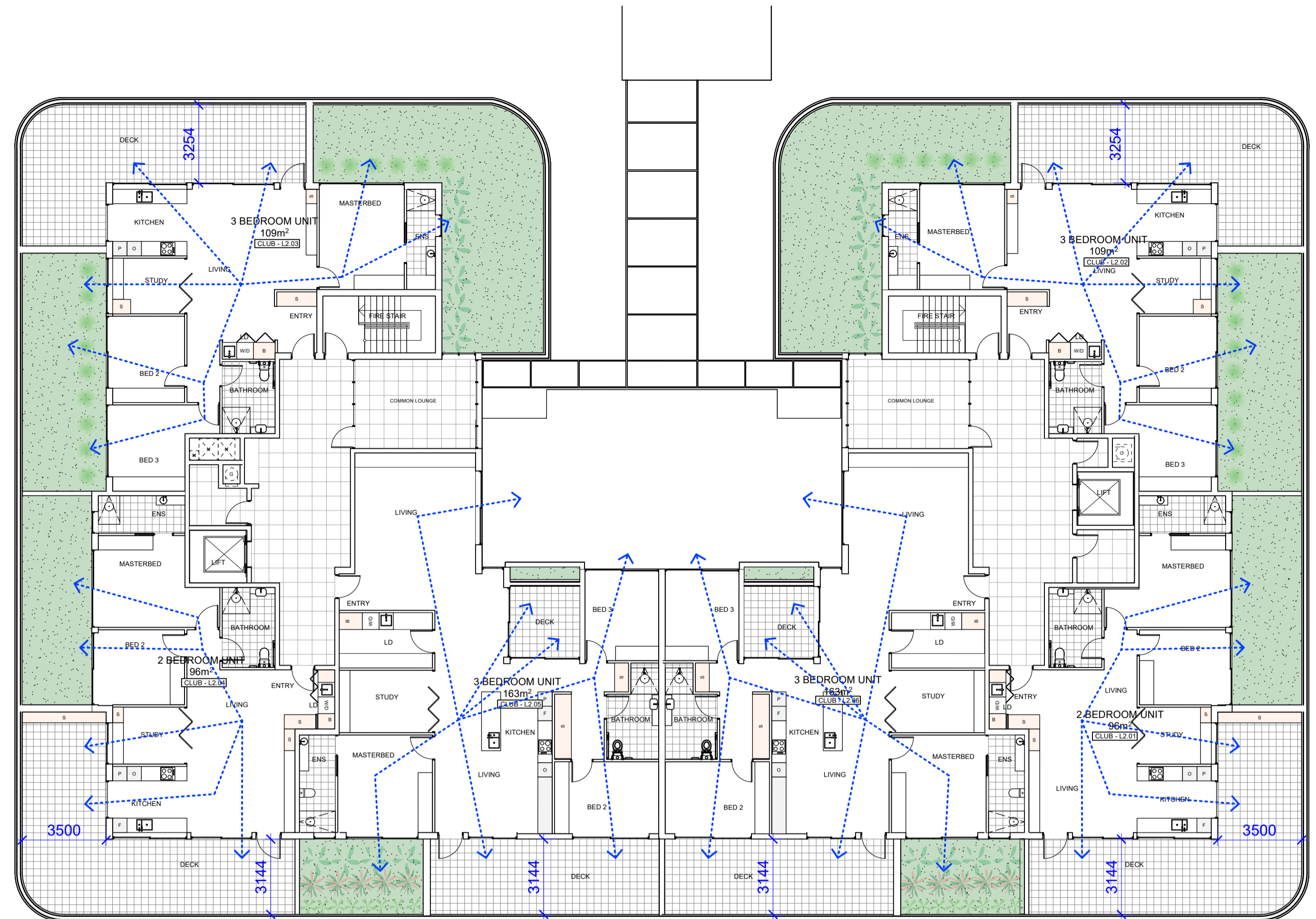
DRAWING
SEPP ANALYSIS - CLUB - LEVEL 1

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

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1. FORESTVILLE RSL CLUB

DRAWN: AL DATE: 20/04/2023 CHKD: PH
PROJECT #: SHEET # REVISION #
22-0716 DA_A_1850 D



01 LEVEL 1 CLUB PLAN
scale 1:150

COMPLIANCE SCHEDULE - LEVEL 2						
	CLUB L2.01	CLUB L2.02	CLUB L2.03	CLUB L2.04	CLUB L2.05	CLUB L2.06
MINIMUM UNIT AREAS	✓	✓	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓	✓	✓

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EF.10

EF.04



EF.04

EF.10

EF.09

EF.03

EF.01

EF.08

EF.06

EF.05

	EF.01	COLORBOND 'BASALT' OR EQUIVALENT GUTTERS, DOWNPIPES, FASCIA, FLASHING, POSTS SHEET METAL ROOFING
	EF.02	COLORBOND DULUX 'WOODLAND GREY' OR EQUIVALENT 1.5m BATTEN FENCES TO FRONT BOUNDARIES 1.8m COLOURBOND FENCES TO INTERNAL AND SIDE BOUNDARIES
	EF.03	CONCRETE FEATURE BLADE WALL, PODIUM WALL, COURTYARD WALL
	EF.04	BRICK BRICKWORKS 'SAN SELMO SMOKED'
	EF.05	SANDSTONE CLADDING ARTISAN EXTERIOR 'CHATEAU CLADDING'
	EF.06	STONE CLADDING ARTISAN EXTERIOR 'LUNA CLADDING'
	EF.07	JAMIES HARDIE HARDIE FLEX 900mm x 1800mm SMOOTH DULUX 'MILLER MOOD' OR EQUIVALENT
	EF.08	ELZINC ASTRO METALLIC FACADES PANEL VERTICAL TITANIUM ZINC
	EF.09	METAL PAINTED BLACK BALUSTRADE GREY 80%
	EF.10	POWDERCOAT DULUX 'BASALT' OR EQUIVALENT WINDOW & DOOR FRAMES, AWNINGS, LOURVES
	EF.11	DULUX 'UNFORGETTABLE' OR EQUIVALENT ACRYLIC RENDER

01 CLUB - BUILDING FINISHES
scale 1:150

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DRAWING
CLUB BUILDING FINISHES

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

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