

OPAL SEASIDE

184-194 GARDEN STREET, WARRIEWOOD, NSW



DRAWING LIST - GROUPGSA	
Sheet Number	Sheet Name
DA-000	TITLE PAGE / LOCATION PLAN
DA-1100	DEMOLITION PLAN - STAGE 1
DA-1100.1	DEMOLITION PLAN - STAGE 2
DA-1101	SITE PLAN
DA-1102	SITE ANALYSIS-EXISTING
DA-1401	SHADOWS DIAGRAMS
DA-2000	GROUND FLOOR PLAN
DA-2001	LEVEL 1 FLOOR PLAN
DA-2002	ROOF PLAN
DA-3000	ELEVATIONS - SHEET 1
DA-3001	ELEVATIONS - SHEET 2
DA-3002	ELEVATIONS - SHEET 3
DA-3003	SOUTH ELEVATION DESIGN INTENT
DA-3100	SECTIONS 1
DA-3200	PHOTOMONTAGES
DA-3201	PERSPECTIVES - SHEET 1
DA-3202	PERSPECTIVES - SHEET 2
DA-4000	GFA CALCULATION
DA-4001	STAGING DIAGRAM
DA-8300	MATERIALS & FINISHES

- 1 - STAGING LINE ADJUSTED TO ALLOW FOR EGRESS DURING CONSTRUCTION
- 2 - PROPOSED TEMPORARY CARPARK TO PROVIDE CARSPACE DURING STAGE 1 CONSTRUCTION
- 3 - DEMOLITION PLAN DIVIDED INTO TWO DRAWINGS TO REFLECT STAGING
- 4 - PLAY AREA INCLUDED. ROOF EXTENDED TO COVER
- 5 - FIRE ISOLATED STAIR RELOCATED TO THIS LOCATION IN LIEU OF OPEN ENTRY STAIRS
- 6 - ACTIVITY ROOM LOCATED ON GROUND FLOOR AND LEVEL 1 IN LIEU OF OPEN ENTRY STAIRS
- 7 - ALLIED HEALTH KIT INCLUDED. REMOVAL OF 6 BEDROOMS.
- 8 - STAFF COURTYARD FFL ALIGNED WITH STAFF ROOM FFL
- 9 - INTERCONNECTING DOORS ADDED
- 10 - TERRACE AND BALCONIES WITH ROOF ADDED TO COURTYARD 5. REVISED DESIGN AND LAYOUT
- 11 - ROOM SIZE DECREASED TO ACCOMMODATE FIRE ISOLATED STAIRS. PURPOSE FOR STAFF TRAINING ROOM
- 12 - ACTIVITY ROOM AND FUNCTION ROOM COMBINED TO BE MULTI-PURPOSE ROOM
- 13 - ROOF TERRACE DESIGN REVISED
- 14 - PERGOLA ADDED TO COURTYARD 1
- 15 - AUDIO ROOM LOCATION TO MATCH WITH GROUND LEVEL
- 16 - SOLAR PANELS INCLUDED
- 17 - ADDITIONAL CARPARKING ADDED FOR ALLIED HEALTH
- 18 - PERGOLA ADDED TO COURTYARD 4 AND 5
- 19 - MINOR ADJUSTMENTS TO INTERNAL ADMIN. LAYOUT
- 20 - ESCAPE STAIRS ADJUSTED TO SUIT LEVELS
- 21 - PLANTER BED LAYOUT ADJUSTED
- 22 - ADJUSTMENTS TO WINDOW FENESTRATION DUE TO ADDITION OF ALLIED HEALTH

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	S4.55 SUBMISSION	25/06/19

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2019/0342

S4.55 SUBMISSION

Project Management
Midson Group
Suite 7, 33 Alexandra Street
Hunters Hill NSW 2110
Tel. 02 9868 6923
eghall@midsongroup.com.au
www.midsongroup.com.au

midson

Building Engineering Services
Northrop
Level 11, 345 George Street,
Sydney NSW 2000
Tel. 9241 4188
yogesh@sydney.northrop.com.au
www.northrop.com.au

Civil and Structural Consultant
H&H Consulting
Level 5, 79 Victoria Ave,
Cherrybrook NSW 2067
Tel. 9417 8400
afarrica@hnhconsult.com.au
www.henryandhymas.com.au

Landscape Architect
TAYLOR BRAMMER
218 Oxford Street
Woolahra NSW 2025
Tel. 9387 8855
CKratovich@taylorbrammer.com.au
www.taylorbrammer.com.au

Traffic Engineer
TTW
48 Chandos Street
St Leonards NSW 2065
Tel. 9439 7288
Paul.Yannoulatos@ttw.com.au
www.ttw.com.au

Bushfire Consultant
BCBHS
Unit 16, 2 Marina Close
MT KURING-GAI NSW 2080
Tel. 9457 6530
Wayne@bcbhs.com.au
www.bushfirehazardsolutions.com.au

Arboret
Arterra Design
Suite 602, 51 Rawson Street
Epping, NSW, 2121, Australia
Tel. 9957 2466
rsmart@arterra.com.au
www.arterra.com.au

Land Surveyor
Bee & Lethbridge
First floor Suite 2-14 Starkey Street
Forestville, NSW, 2087
Tel. 9451 6757
warren@beeeth.com.au
www.beeeth.com.au/

Client
OPAL SEASIDE
Level 27, 135 King Street,
Sydney NSW 2000
www.opalagedcare.com.au
communications@opalagedcare.com.au



GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

OPAL SEASIDE
184 - 194 Garden Street Warriewood NSW

Drawing Title

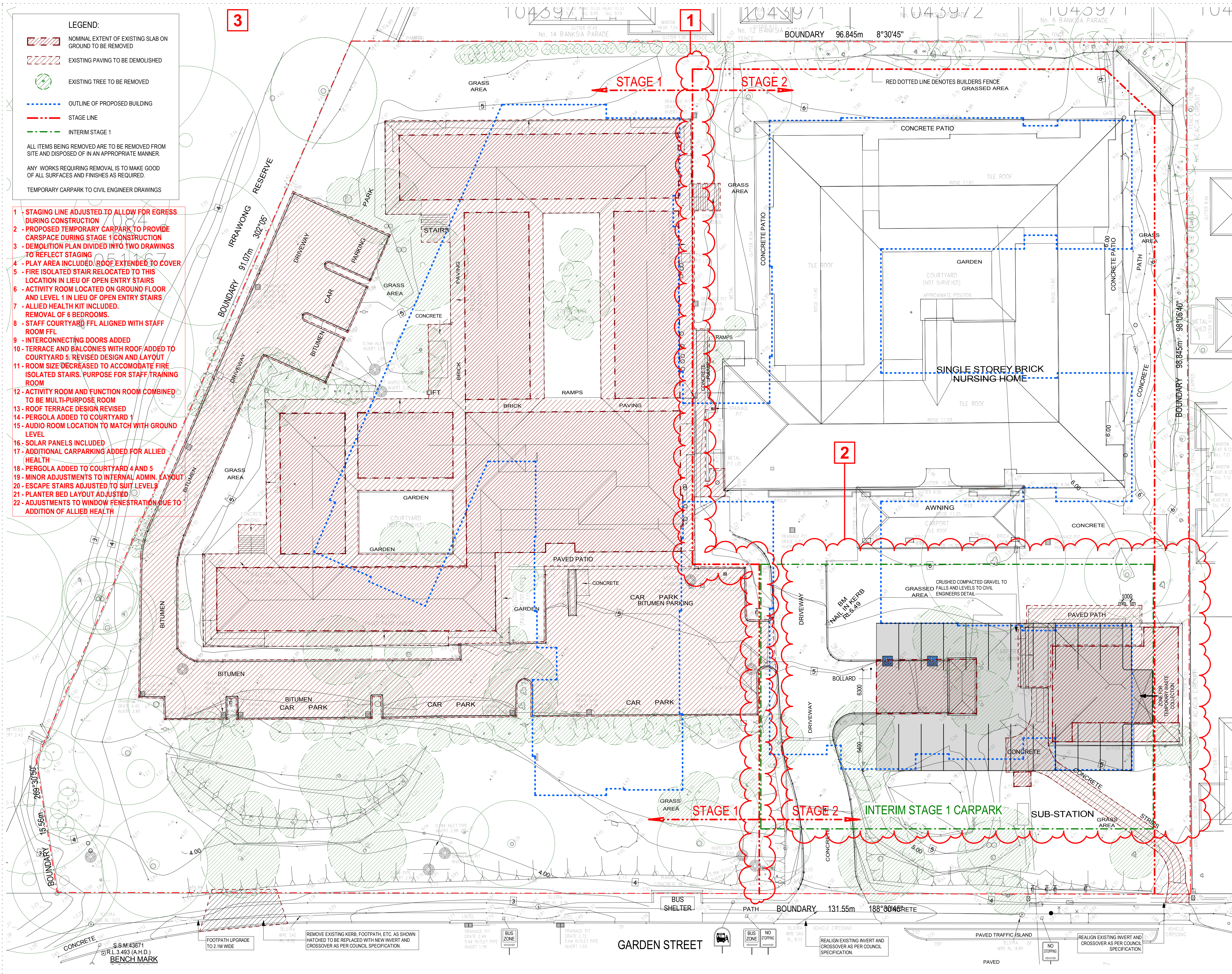
TITLE PAGE / LOCATION PLAN

Scale	
Drawing Created (date)	01/18/17
Drawing Created (by)	KM
Plotted and checked by	AY
Verified	GB
Approved	BG

Project No	Drawing No	Issue
160760	DA-0000	B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

25/06/2019 4:05:57 PM



Amendments

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	S4.55 SUBMISSION	25/06/19

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2019/0342

S4.55 SUBMISSION

Project Management

Midson Group
Suite 7, 33 Alexandra Street
Hunters Hill NSW 2110
Tel. 02 8688 6923
e:ghall@midsongroup.com.au
www.midsongroup.com.au

Northrop
Level 11, 345 George Street,
Sydney NSW 2000
Tel. 9241 4188
yogesh@sydney.northrop.com.au
www.northrop.com.au

Civil and Structural Consultant
H&H Consulting
Level 5, 79 Victoria Ave,
Cherrybrook NSW 2067
Tel. 9417 8400
afrancis@hconsult.com.au
www.henryandthomas.com.au

Landscape Architect
TAYLOR BRAMMER
218 Oxford Street
Woolahra NSW 2025
Tel. 9387 8855
Ckratochvil@taylorbrammer.com.au
www.taylorbrammer.com.au

Traffic Engineer
TTW
48 Chandos Street
St Leonards NSW 2065
Tel. 9439 7288
Paul.Yamoulatos@ttw.com.au
www.ttw.com.au

Bushfire Consultant
BCBHS
Unit 16, 2 Marina Close
MT KURUNG-GAI NSW 2080
Tel. 9457 6530
Warren@bcbsolutions.com.au
www.bushfirehazardsolutions.com.au

Arborist
Arterra Design
Suite 602, 51 Rawson Street
Epping, NSW, 2121, Australia
Tel. 9557 2466
sman@arterra.com.au
www.arterra.com.au

Land Surveyor
Bee & Lethbridge
First floor Suite 2-14 Starkey Street
Forestville, NSW, 2087
Tel. 9451 6757
warren@beeleth.com.au
www.beeleth.com.au

Client
OPAL SEASIDE
Level 27, 135 King Street,
Sydney NSW 2000
www.opalagedcare.com.au
communications@opalagedcare.com.au

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
town architect M. Sheldon 3990

Project Title

OPAL SEASIDE
184 - 194 Garden Street Warriewood NSW

Drawing Title

DEMOLITION PLAN - STAGE 1

Scale

Drawing Created (date)

01/18/17

Drawing Created (by)

KM

Plotted and checked by

AY

Verified

GB

Approved

BG

Project No

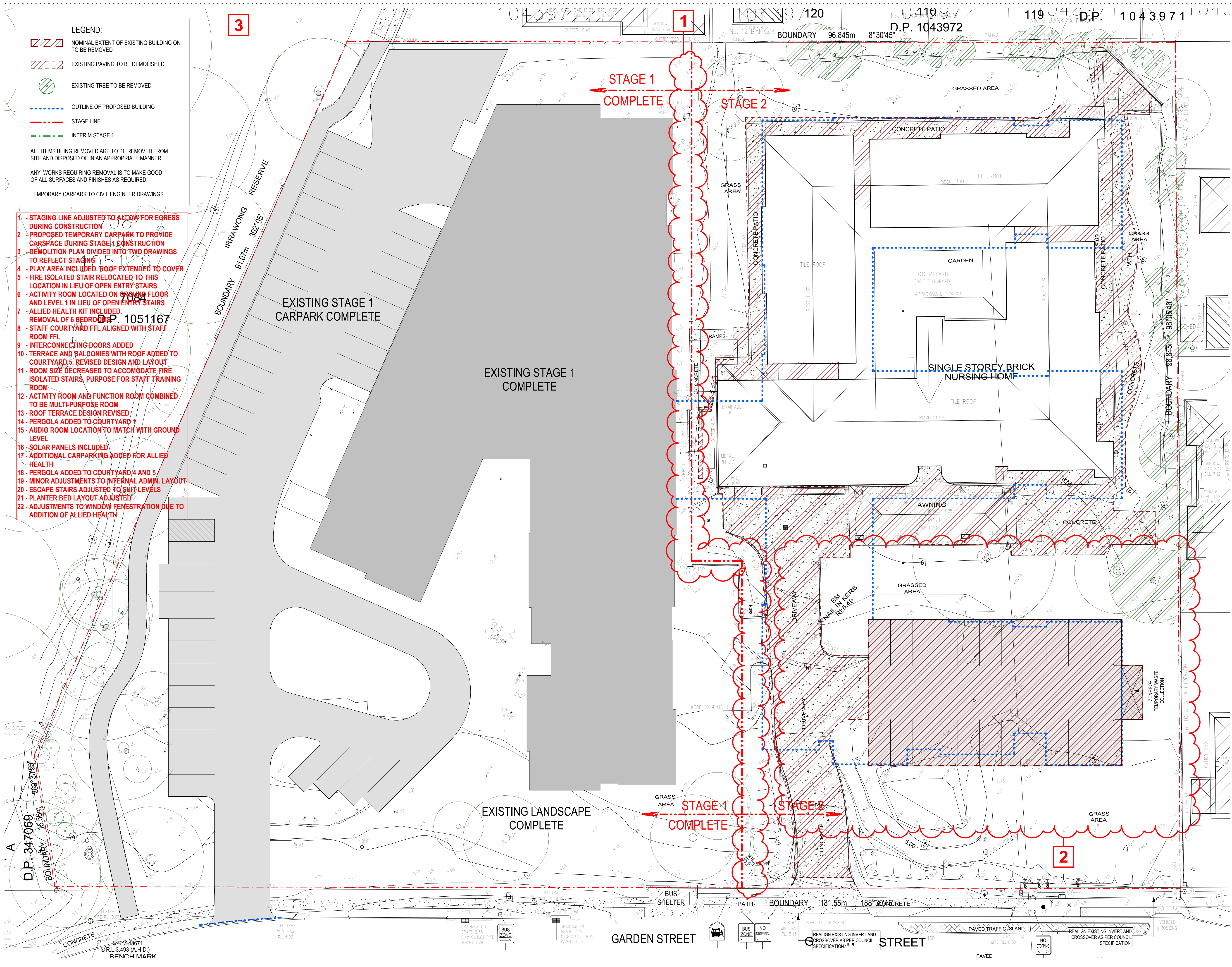
Drawing No

Issue

160760 DA-1100 B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

25/06/2019 4:07:06 PM



Amendments
Issue Description Date
A S4.55 SUBMISSION 25/06/19

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2019/0342

S4.55 SUBMISSION

Project Management
Midson Group
Suite 7, 33 Alexandra Street
Hunters Hill NSW 2110
Tel. 02 9868 6923
eghall@midsongroup.com.au
www.midsongroup.com.au

Building Engineering Services
Northrop
Level 11, 345 George Street,
Sydney NSW 2000
Tel. 9241 4188
yogesh@sydney.northrop.com.au
www.northrop.com.au

Civil and Structural Consultant
H&H Consulting
Level 5, 79 Victoria Ave,
Cherrywood NSW 2067
Tel. 9417 8400
afancis@hiconsult.com.au
www.henryandhymas.com.au

Landscape Architect
TAYLOR BRAMMER
218 Oxford Street
Woolahra NSW 2025
Tel. 9387 8855
CKratovich@taylorbrammer.com.au
www.taylorbrammer.com.au

Traffic Engineer
TTW
48 Chandos Street
St Leonards NSW 2065
Tel. 9439 7288
Paul.Yamoulatos@ttw.com.au
www.ttw.com.au

Bushfire Consultant
BCBHS
Unit 16, 2 Marina Close
MT KURING-GAI NSW 2080
Tel. 9457 6530
Wayne@bcbs.com.au
www.bushfirehazardsolutions.com.au

Arboret
Arterra Design
Suite 602, 51 Rawson Street
Epping, NSW, 2121, Australia
Tel. 9557 2466
rsmart@arterra.com.au
www.arterra.com.au

Land Surveyor
Bee & Lethbridge
First floor Suite 2-14 Starkey Street
Forestville, NSW, 2087
Tel. 9451 6757
warren@beeleth.com.au
www.beeleth.com.au

Client
OPAL SEASIDE
Level 27, 135 King Street,
Sydney NSW 2000
www.opalagedcare.com.au
communications@opalagedcare.com.au

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title
OPAL SEASIDE
184 - 194 Garden Street Warriewood NSW

Drawing Title
DEMOLITION PLAN - STAGE 2

Scale
Drawing Created (date) 04/18/19
Drawing Created (by) KM
Plotted and checked by AY
Verified GB
Approved BG

Project No Drawing No Issue
160760 DA-1100.1 A

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

TOTAL BEDS AND ROOMS

Unit Name	Beds	Rooms
STAGE 1		
Ground Level		
DOUBLE BEDROOM	6	3
SINGLE BEDROOM	10	10
	16	13
Level 1		
DOUBLE BEDROOM	20	10
SINGLE BEDROOM	13	13
SUITE BEDROOM	2	1
	35	24
STAGE 1	51	37
STAGE 2		
Ground Level		
DOUBLE BEDROOM	4	2
SINGLE BEDROOM	44	44
	48	46
Level 1		
DOUBLE BEDROOM	4	2
SINGLE BEDROOM	40	40
SUITE BEDROOM	4	2
	48	44
STAGE 2	96	90
Grand total:	127	127
GFA AREA		
GROUND FLOOR	4,237 M2	
LEVEL 1	3,934 M2	
TOTAL	8,171 M2	
AREA OF SITE	11,675 M2	

IRRAWONG RESERVE
BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 91.07m 302°05'

BOUNDARY 96.845m 8°30'45"

BOUNDARY 98.845m 98°05'40"

BOUNDARY 131.55m 188°30'45"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

BOUNDARY 15.50m 269°30'50"

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	UPDATED DA SUBMISSION	07/08/17
C	S4.55 SUBMISSION	25/06/19

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2019/0342



S4.55 SUBMISSION

Project Management
Midson Group
Suite 7, 33 Alexandra Street
Hunters Hill NSW 2110
Tel. 02 9688 6923
eghall@midsongroup.com.au
www.midsongroup.com.au

Building Engineering Services
Northrop
Level 11, 345 George Street,
Sydney NSW 2000
Tel. 9241 4188
yogesh@sydney.northrop.com.au
www.northrop.com.au

Civil and Structural Consultant
H&H Consulting
Level 5, 79 Victoria Ave,
Cherrybrook NSW 2067
Tel. 9417 8400
afarrica@hnhconsult.com.au
www.henryandhymas.com.au

Landscape Architect
TAYLOR BRAMMER
218 Oxford Street
Woolahra NSW 2025
Tel. 9387 8855
CKratovich@taylorbrammer.com.au
www.taylorbrammer.com.au

Traffic Engineer
TTW
48 Chandos Street
St Leonards NSW 2065
Tel. 9439 7288
Paul.Yamoulatos@ttw.com.au
www.ttw.com.au

Busifire Consultant
BCBHS
Unit 16, 2 Marina Close
MT KURING-GAI NSW 2080
Tel. 9457 6530
Warren@bcbs.com.au
www.busifireazardsolutions.com.au

Arborist
Antera Design
Suite 602, 51 Rawson Street
Epping NSW, 2121, Australia
Tel. 9557 2466
rsm@antera.com.au
www.atera.com.au

Land Surveyor
Bee & Lethbridge
First floor Suite 2-14 Starkey Street
Forestville NSW, 2087
Tel. 9457 6757
warren@beeleth.com.au
www.beeleth.com.au

Client
OPAL SEASIDE
Level 27, 135 King Street,
Sydney NSW 2000
Tel. 028241 1600
www.opalagedcare.com.au
communications@opalagedcare.com.au

Opal specialist aged care

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
from architect M. Sheldon 3990
Project Title

OPAL SEASIDE
184 - 194 Garden Street Warriewood NSW

Drawing Title

GROUND FLOOR PLAN

Scale

Drawing Created (date) 12/12/16

Drawing Created (by) KM

Plotted and checked by AY

Verified GB

Approved BG

Project No Drawing No Issue

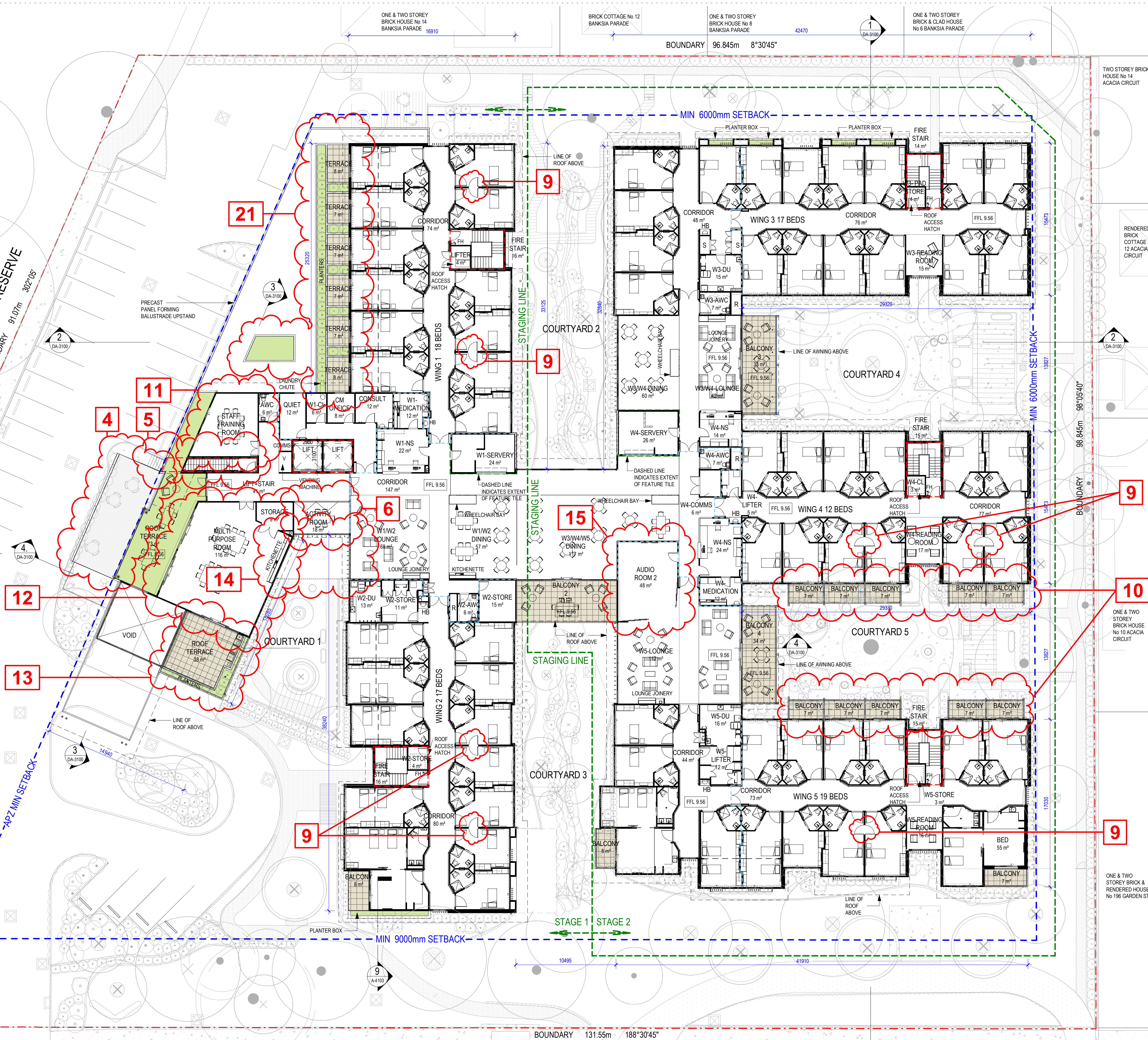
160760 DA-2000 C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

27/06/2019 5:14:44 PM

- 1 - STAGING LINE ADJUSTED TO ALLOW FOR EGRESS DURING CONSTRUCTION
- 2 - PROPOSED TEMPORARY CARPARK TO PROVIDE CARSPACE DURING STAGE 1 CONSTRUCTION
- 3 - DEMOLITION PLAN DIVIDED INTO TWO DRAWINGS TO REFLECT STAGING
- 4 - PLAY AREA INCLUDED. ROOF EXTENDED TO COVER
- 5 - FIRE ISOLATED STAIR RELOCATED TO THIS LOCATION IN LIEU OF OPEN ENTRY STAIRS
- 6 - ACTIVITY ROOM LOCATED ON GROUND FLOOR AND LEVEL 1 IN LIEU OF OPEN ENTRY STAIRS
- 7 - ALLIED HEALTH KIT INCLUDED. REMOVAL OF 6 BEDROOMS.
- 8 - STAFF COURTYARD FFL ALIGNED WITH STAFF ROOM FFL
- 9 - INTERCONNECTING DOORS ADDED
- 10 - TERRACE AND BALCONIES WITH ROOF ADDED TO COURTYARD 5. REVISED DESIGN AND LAYOUT
- 11 - ROOM SIZE DECREASED TO ACCOMMODATE FIRE ISOLATED STAIRS. PURPOSE FOR STAFF TRAINING ROOM
- 12 - ACTIVITY ROOM AND FUNCTION ROOM COMBINED TO BE MULTI-PURPOSE ROOM
- 13 - ROOF TERRACE DESIGN REVISED
- 14 - PERGOLA ADDED TO COURTYARD 1
- 15 - AUDIO ROOM LOCATION TO MATCH WITH GROUND LEVEL
- 16 - SOLAR PANELS INCLUDED
- 17 - ADDITIONAL CARPARKING ADDED FOR ALLIED HEALTH
- 18 - PERGOLA ADDED TO COURTYARD 4 AND 5
- 19 - MINOR ADJUSTMENTS TO INTERNAL ADMIN. LAYOUT
- 20 - ESCAPE STAIRS ADJUSTED TO SUIT LEVELS
- 21 - PLANTER BED LAYOUT ADJUSTED
- 22 - ADJUSTMENTS TO WINDOW FENESTRATION DUE TO ADDITION OF ALLIED HEALTH

IRRAWONG RESERVE
BOUNDARY 91.07m 302°05'



TWO STOREY BRICK HOUSE No 14 ACACIA CIRCUIT

RENDERED BRICK COTTAGE No 12 ACACIA CIRCUIT

ONE & TWO STOREY BRICK & RENDERED HOUSE No 196 GARDEN ST

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	UPDATED DA SUBMISSION	07/08/17
C	S4.55 SUBMISSION	25/06/19

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2019/0342



S4.55 SUBMISSION

Project Management
Midson Group
Suite 11, 345 George Street,
Sydney NSW 2150
Tel. 02 9868 6923
eghall@midsongroup.com.au
www.midsongroup.com.au

Building Engineering Services
Northrop
Level 11, 345 George Street,
Sydney NSW 2000
Tel. 9241 4188
yogesh@sydney.northrop.com.au
www.northrop.com.au

Civil and Structural Consultant
H&H Consulting
Level 5, 79 Victoria Ave,
Cherrywood NSW 2057
Tel. 9417 8400
afan@hnhconsult.com.au
www.hnhconsult.com.au

Landscape Architect
TAYLOR BRAMMER
218 Oxford Street,
Woolahra NSW 2025
Tel. 9387 8855
CKratovich@taylorbrammer.com.au
www.taylorbrammer.com.au

Traffic Engineer
TTW
48 Chandos Street,
St Leonards NSW 2065
Tel. 9439 7288
Paul.Yamoulatos@ttw.com.au
www.ttw.com.au

Bushfire Consultant
BCBHS
Unit 16, 2 Marina Close
MT KURUNG-GAI NSW 2080
Tel. 9457 6530
Wayne@bcbhs.com.au
www.bushfirehazardsolutions.com.au

Arboret
Arterra Design
Suite 602, 51 Rawson Street
Epping NSW, 2121, Australia
Tel. 9557 2466
smartin@arterra.com.au
www.arterra.com.au

Land Surveyor
Bee & Lethbridge
First floor Suite 2-14 Starkey Street
Forestville NSW, 2087
Tel. 9451 6757
warren@beeleth.com.au
www.beeleth.com.au

Client
OPAL SEASIDE
Level 27, 135 King Street,
Sydney NSW 2000
www.opalagedcare.com.au
communications@opalagedcare.com.au

Opal specialist aged care

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

OPAL SEASIDE

184 - 194 Garden Street Warriewood NSW

Drawing Title

LEVEL 1 FLOOR PLAN

Scale

Drawing Created (date) 11/17/16

Drawing Created (by) KM

Plotted and checked (by) AY

Verified GB

Approved BG

Project No Drawing No Issue

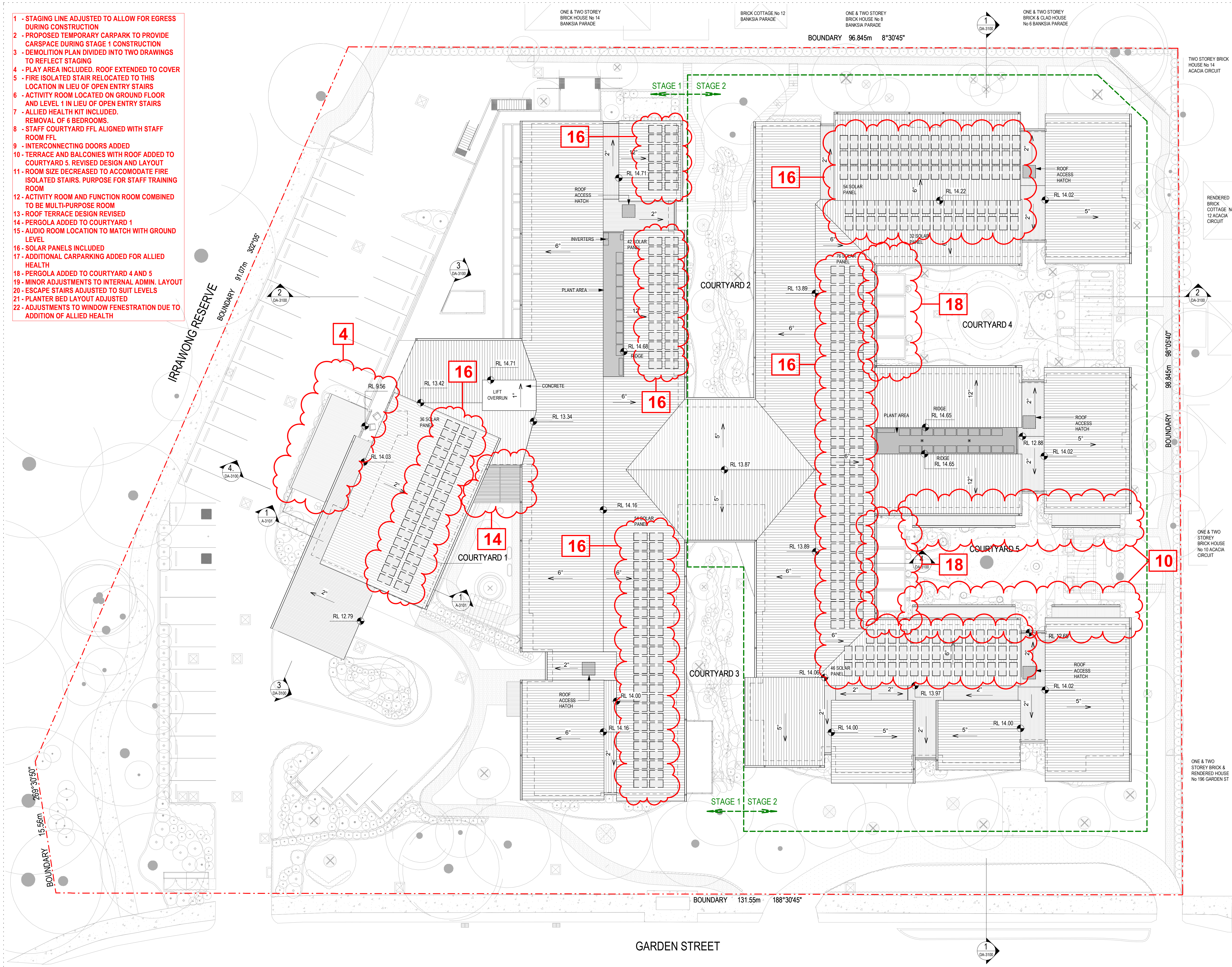
160760 DA-2001 C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.

Do not scale drawings. Use figured Dimensions.

27/06/2019 5:15:04 PM

- 1 - STAGING LINE ADJUSTED TO ALLOW FOR EGRESS DURING CONSTRUCTION
- 2 - PROPOSED TEMPORARY CARPARK TO PROVIDE CARSPACE DURING STAGE 1 CONSTRUCTION
- 3 - DEMOLITION PLAN DIVIDED INTO TWO DRAWINGS TO REFLECT STAGING
- 4 - PLAY AREA INCLUDED. ROOF EXTENDED TO COVER
- 5 - FIRE ISOLATED STAIR RELOCATED TO THIS LOCATION IN LIEU OF OPEN ENTRY STAIRS
- 6 - ACTIVITY ROOM LOCATED ON GROUND FLOOR AND LEVEL 1 IN LIEU OF OPEN ENTRY STAIRS
- 7 - ALLIED HEALTH KIT INCLUDED. REMOVAL OF 6 BEDROOMS.
- 8 - STAFF COURTYARD FFL ALIGNED WITH STAFF ROOM FFL
- 9 - INTERCONNECTING DOORS ADDED
- 10 - TERRACE AND BALCONIES WITH ROOF ADDED TO COURTYARD 5. REVISED DESIGN AND LAYOUT
- 11 - ROOM SIZE DECREASED TO ACCOMODATE FIRE ISOLATED STAIRS. PURPOSE FOR STAFF TRAINING ROOM
- 12 - ACTIVITY ROOM AND FUNCTION ROOM COMBINED TO BE MULTI-PURPOSE ROOM
- 13 - ROOF TERRACE DESIGN REVISED
- 14 - PERGOLA ADDED TO COURTYARD 1
- 15 - AUDIO ROOM LOCATION TO MATCH WITH GROUND LEVEL
- 16 - SOLAR PANELS INCLUDED
- 17 - ADDITIONAL CARPARKING ADDED FOR ALLIED HEALTH
- 18 - PERGOLA ADDED TO COURTYARD 4 AND 5
- 19 - MINOR ADJUSTMENTS TO INTERNAL ADMIN. LAYOUT
- 20 - ESCAPE STAIRS ADJUSTED TO SUIT LEVELS
- 21 - PLANTER BED LAYOUT ADJUSTED
- 22 - ADJUSTMENTS TO WINDOW FENESTRATION DUE TO ADDITION OF ALLIED HEALTH



Amendments

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	UPDATED DA SUBMISSION	07/08/17
C	S4.55 SUBMISSION	25/06/19

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2019/0342

S4.55 SUBMISSION

Project Management
Midson Group
Suite 7, 33 Alexandra Street
Hunters Hill NSW 2110
Tel. 02 9868 6923
eghall@midsongroup.com.au
www.midsongroup.com.au

Building Engineering Services
Northrop
Level 11, 345 George Street,
Sydney NSW 2000
Tel. 9241 4188
yogesh@sydney.northrop.com.au
www.northrop.com.au

Civil and Structural Consultant
H&H Consulting
Level 5, 79 Victoria Ave,
Cherrybrook NSW 2057
Tel. 9417 8400
afancis@hncconsult.com.au
www.henryandthomas.com.au

Landscape Architect
TAYLOR BRAMMER
218 Oxford Street
Woolahra NSW 2025
Tel. 9387 8855
CKratovich@taylorbrammer.com.au
www.taylorbrammer.com.au

Traffic Engineer
TTW
48 Chandos Street
St Leonards NSW 2065
Tel. 9439 7288
Paul.Yamoulatos@ttw.com.au
www.ttw.com.au

Bushfire Consultant
BCBHS
Unit 16, 2 Marina Close
MT KURUNG-GAI NSW 2080
Tel. 9457 6530
Wayne@bcbhs.com.au
www.bushfireazardsolutions.com.au

Arboret
Arterra Design
Suite 602, 51 Rawson Street
Epping, NSW, 2121, Australia
Tel. 9557 2466
smart@arterra.com.au
www.arterra.com.au

Land Surveyor
Bee & Lethbridge
First floor Suite 2-14 Starkey Street
Forestville, NSW, 2087
Tel. 9451 6757
warren@beeleth.com.au
www.beeleth.com.au

Client
OPAL SEASIDE
Level 27, 135 King Street,
Sydney NSW 2000
www.opalagedcare.com.au
communications@opalagedcare.com.au

Tel. 028241 1600
Fax. 08241 1690

Opal specialist aged care

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

OPAL SEASIDE
184 - 194 Garden Street Warriewood NSW

Drawing Title

ROOF PLAN

Scale

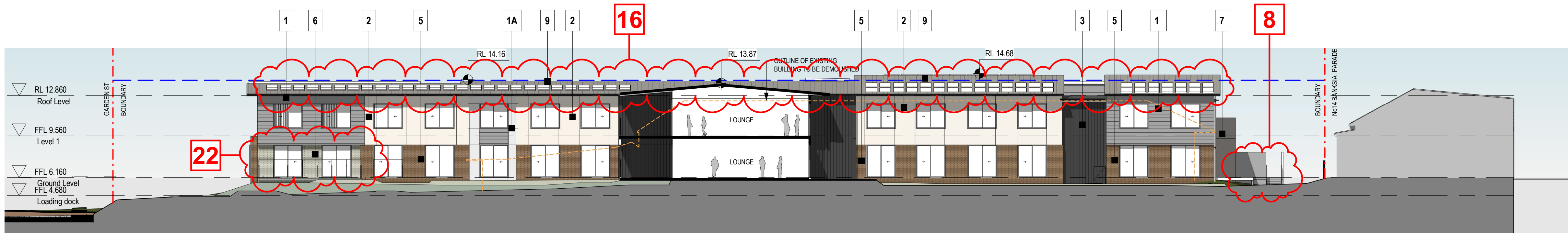
Drawing Created (date)	11/25/16
Drawing Created (by)	KM
Plotted and checked by	AY
Verified	GB
Approved	BG

Project No Drawing No Issue

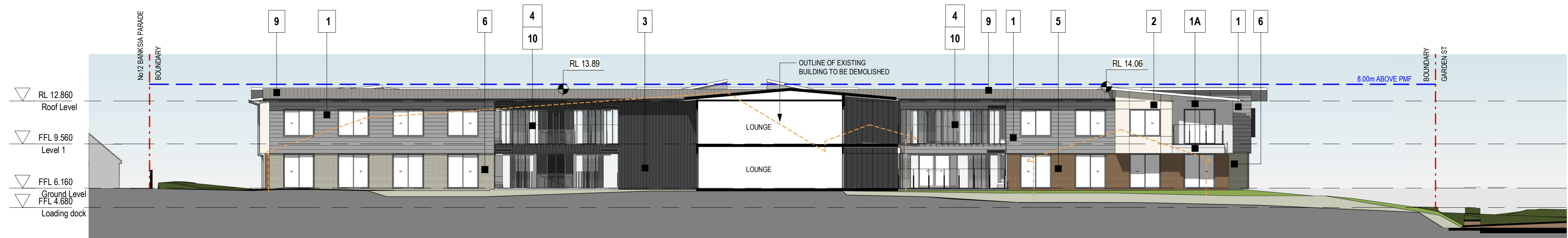
160760 DA-2002 C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

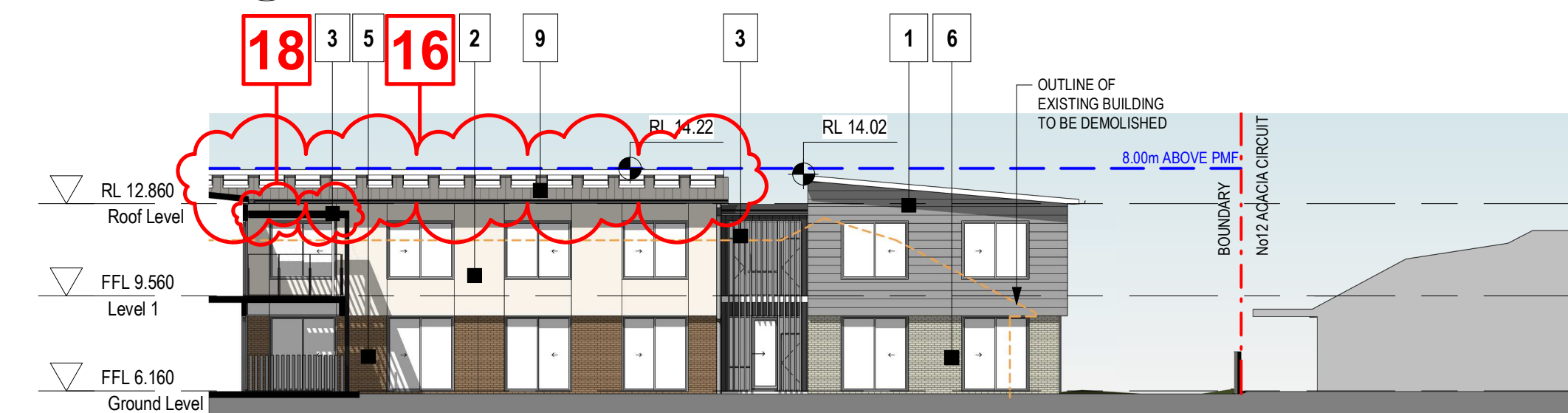
27/06/2019 5:15:11 PM



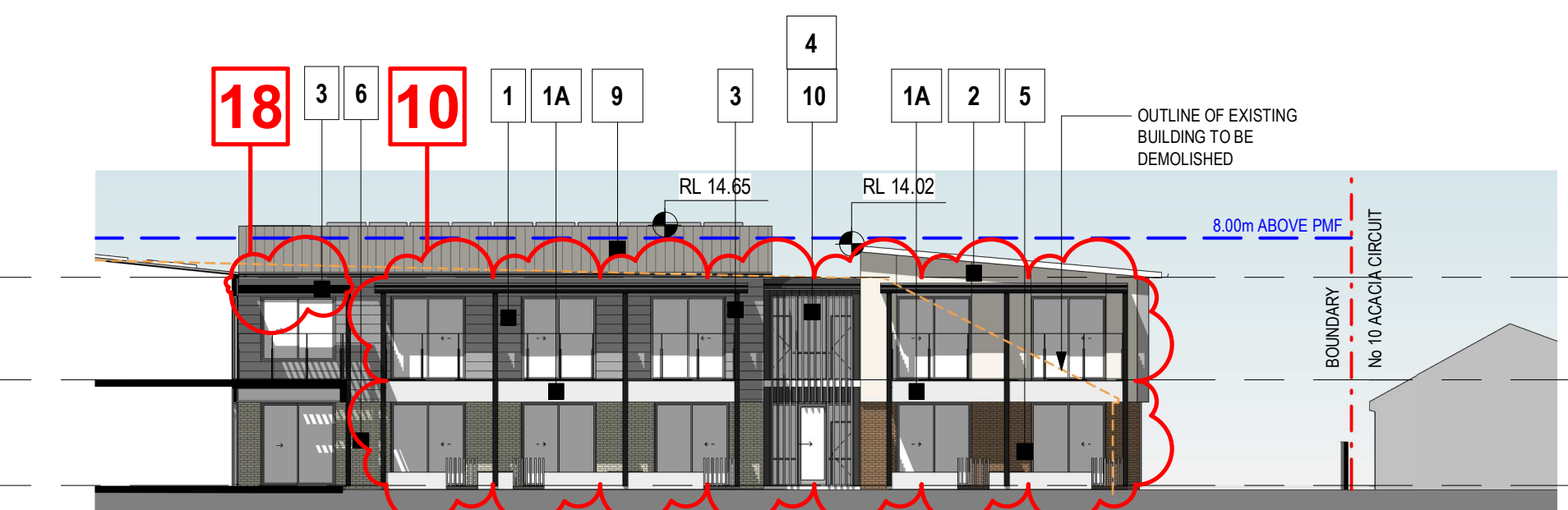
1 DA - ELEVATION - COURTYARD 2 AND 3 - NORTH
1: 200



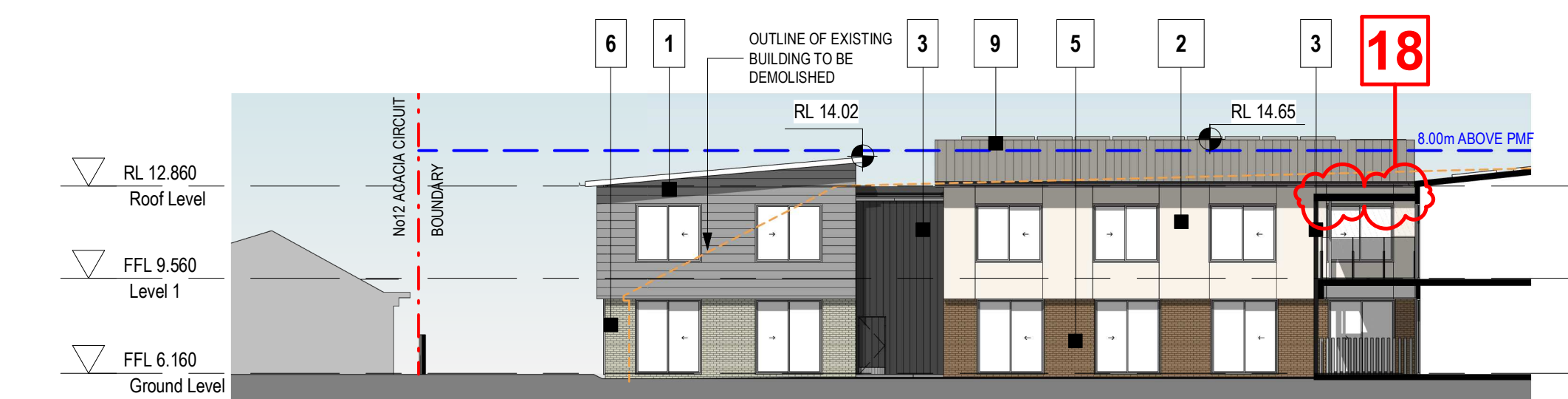
2 DA - ELEVATION - COURTYARD 2 AND 3 - SOUTH
1: 200



3 DA - ELEVATION - COURTYARD 4 - WING 3
1: 200



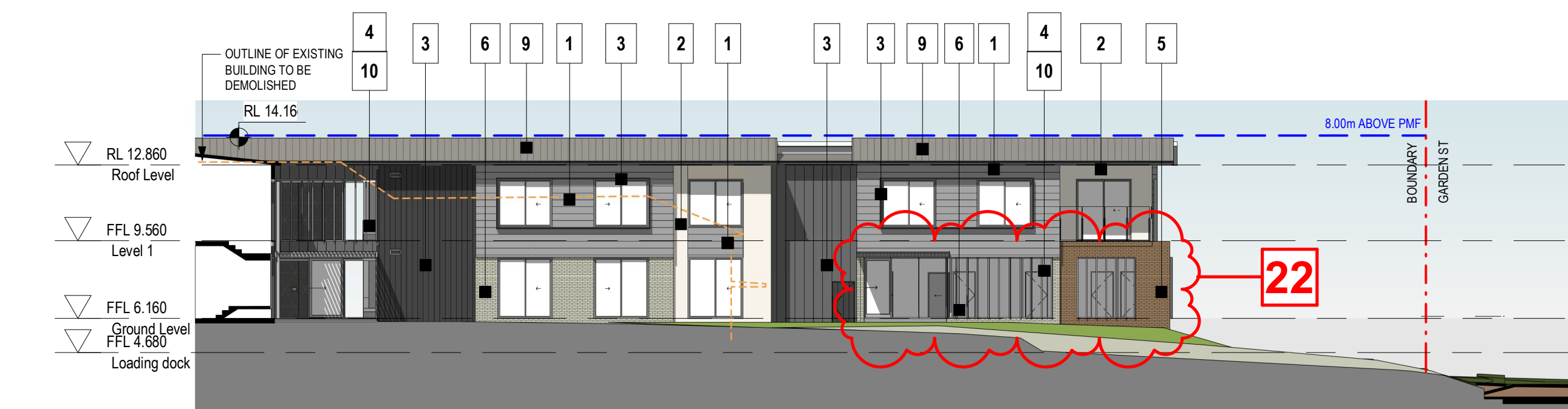
5 DA - ELEVATION - COURTYARD 5 - WING 4
1: 200



4 DA - ELEVATION - COURTYARD 4 - WING 4
1: 200



6 DA - ELEVATION - COURTYARD 5 - WING 5
1: 200

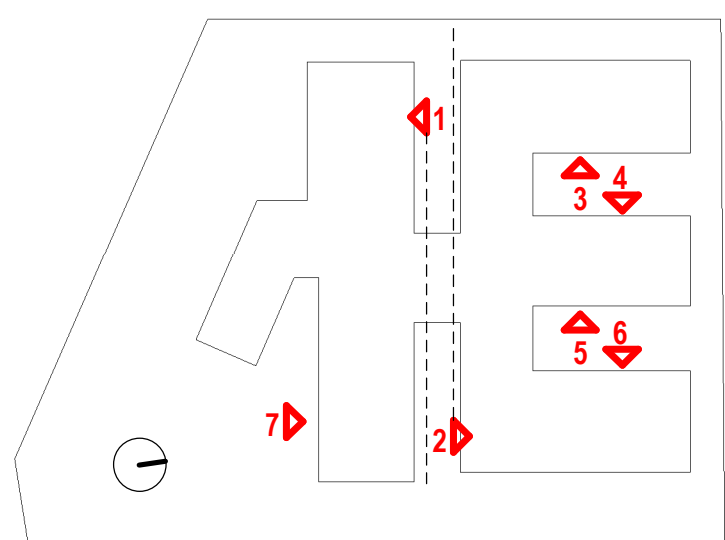


7 DA - ELEVATION - WING 2 - COURTYARD 1
1: 200

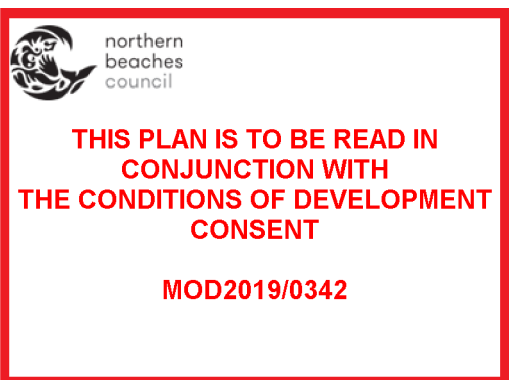
- LEGEND**
- FC CLADDING - DARK GREY
 - FC CLADDING - OFF WHITE
 - METAL CLADDING / METAL LOUVRES/WINDOWS SURROUNDS - "CHARCOAL BLACK"
 - CLEAR GLASS
 - FACE BRICK - VOLCANIC
 - FACE BRICK - OFF-WHITE
 - PRECAST CONCRETE - WHITE COLOUR
 - METAL CLADDING TIMBER LOOK - "MAPLE"
 - CORRUGATED METAL ROOF - "WALLABY"
 - LOUVRES TIMBER EFFECT

- BOUNDARY
--- EXISTING BUILDING OUTLINE
--- 8m ABOVE PMF
--- EXISTING GROUND LINE

- STAGING LINE ADJUSTED TO ALLOW FOR EGRESS DURING CONSTRUCTION
- PROPOSED TEMPORARY CARPARK TO PROVIDE CARSPACE DURING STAGE 1 CONSTRUCTION
- DEMOLITION PLAN DIVIDED INTO TWO DRAWINGS TO REFLECT STAGING
- PLAY AREA INCLUDED, ROOF EXTENDED TO COVER LOCATION IN LIEU OF OPEN ENTRY STAIRS
- FIRE ISOLATED STAIR RELOCATED TO THIS AND LEVEL 1 IN LIEU OF OPEN ENTRY STAIRS
- ACTIVITY ROOM LOCATED ON GROUND FLOOR
- ALLIED HEALTH KIT INCLUDED. REMOVAL OF 6 BEDROOMS.
- STAFF COURTYARD FFL ALIGNED WITH STAFF ROOM FFL
- INTERCONNECTING DOORS ADDED
- TERRACE AND BALCONIES WITH ROOF ADDED TO COURTYARD 5. REVISED DESIGN AND LAYOUT
- ROOM SIZE DECREASED TO ACCOMMODATE FIRE ISOLATED STAIRS. PURPOSE FOR STAFF TRAINING ROOM
- ACTIVITY ROOM AND FUNCTION ROOM COMBINED TO BE MULTI-PURPOSE ROOM
- ROOF TERRACE DESIGN REVISED
- PERGOLA ADDED TO COURTYARD 1
- AUDIO ROOM LOCATION TO MATCH WITH GROUND LEVEL
- SOLAR PANELS INCLUDED
- ADDITIONAL CARPARKING ADDED FOR ALLIED HEALTH
- PERGOLA ADDED TO COURTYARD 4 AND 5
- MINOR ADJUSTMENTS TO INTERNAL ADMIN. LAYOUT
- ESCAPE STAIRS ADJUSTED TO SUIT LEVELS
- PLANTER BED LAYOUT ADJUSTED
- ADJUSTMENTS TO WINDOW FENESTRATION DUE TO ADDITION OF ALLIED HEALTH



Amendments		
Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	S4.55 SUBMISSION	25/06/19



S4.55 SUBMISSION

Project Management Midson Group Suite 7, 33 Alexandra Street Hunters Hill NSW 2110 Tel. 02 9868 6923 eghall@midsongroup.com.au www.midsongroup.com.au	midson
Building Engineering Services Northrop Level 11, 345 George Street, Sydney NSW 2000 Tel. 9241 4188 yogesh@sydney.northrop.com.au www.northrop.com.au	
Civil and Structural Consultant H&H Consulting Level 5, 79 Victoria Ave, Cherrywood, NSW, 2067 Tel. 9417 8400 afancic@hhsconsult.com.au www.henryandhymas.com.au	
Landscape Architect TAYLOR BRAMMER 218 Oxford Street Woolahra NSW 2025 Tel. 9387 8855 CKratovich@taylorbrammer.com.au www.taylorbrammer.com.au	
Traffic Engineer TTW 48 Chandos Street St Leonards NSW 2065 Tel. 9439 7288 Paul.Yannoulatos@ttw.com.au www.ttw.com.au	
Bushfire Consultant BCBHS Unit 16, 2 Marina Close MT KURING-GAI NSW 2080 Tel. 9457 6530 Wayne@bcbhs.com.au www.bushfirehazardsolutions.com.au	
Arboret Arterra Design Suite 602, 51 Rawson Street Epping, NSW, 2121, Australia Tel. 9957 2466 sman@arterra.com.au www.arterra.com.au	
Land Surveyor Bee & Lethbridge First floor Suite 2-14 Starkey Street Forestville, NSW, 2087 Tel. 9451 6757 warren@beeleth.com.au www.beeleth.com.au/	
Client OPAL SEASIDE Level 27, 135 King Street, Sydney NSW 2000 www.opalagedcare.com.au communications@opalagedcare.com.au	Tel. 028241 1600 Fax. 088241 1690

specialist aged care GROUP GSA Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011 www.groupgsa.com T +612 9361 4144 F +612 9332 3458	
architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title	
OPAL SEASIDE 184 - 194 Garden Street Warriewood NSW	
Drawing Title	

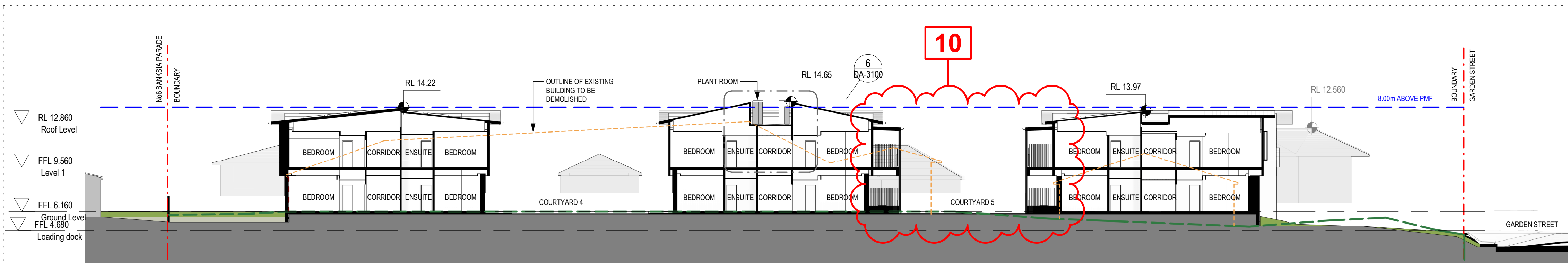
ELEVATIONS - SHEET 2

Scale		
Drawing Created (date)	01/18/17	
Drawing Created (by)	KM	
Plotted and checked by	AY	
Verified	GB	
Approved	BG	
Project No	Drawing No	Issue

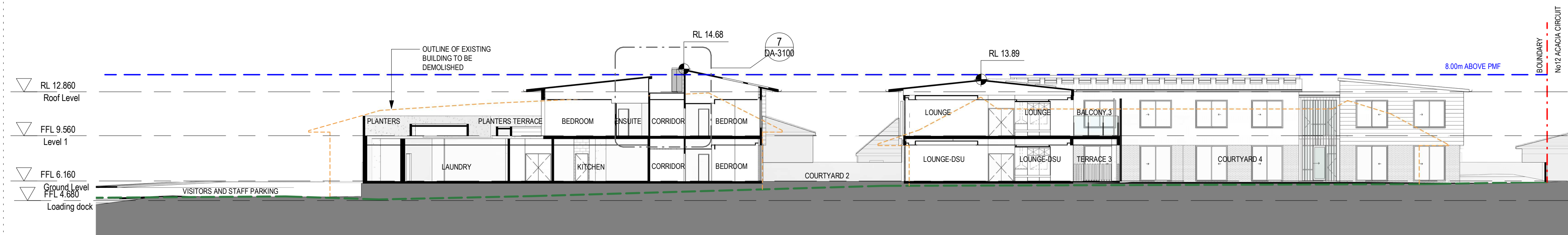
160760 DA-3001 B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

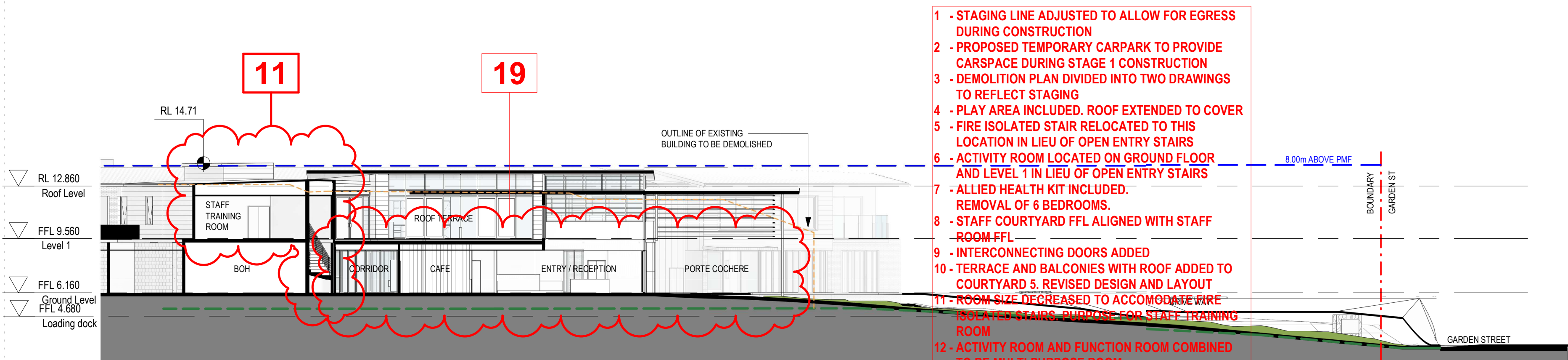
25/06/2019 4:02:05 PM



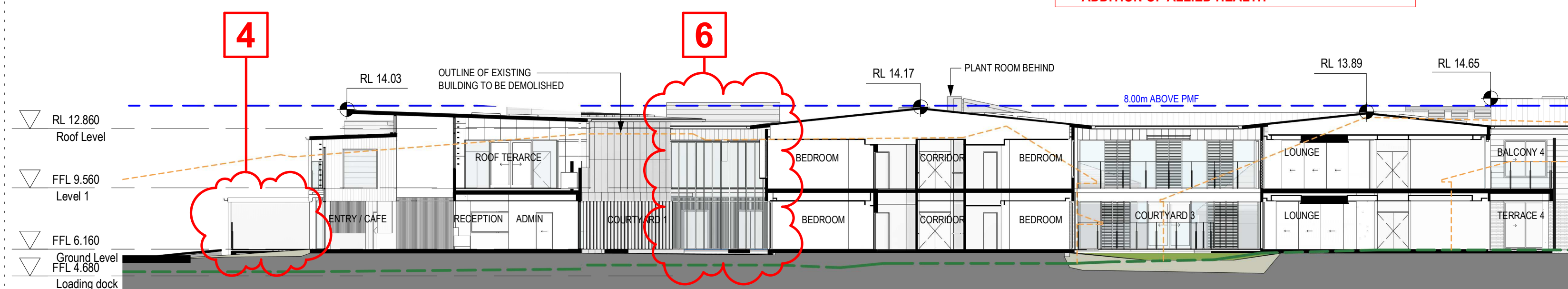
1 SECTION A
1:200



2 SECTION B
1:200

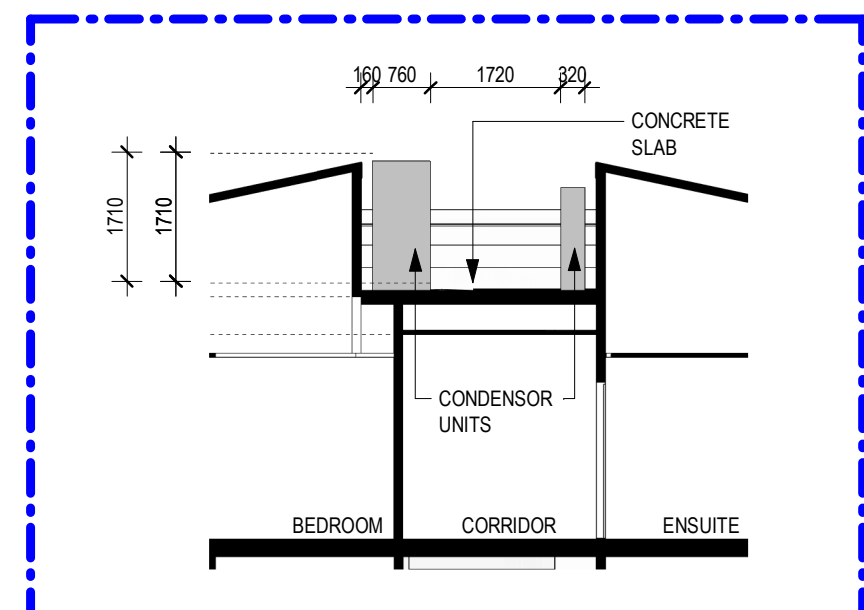


3 SECTION C
1:200

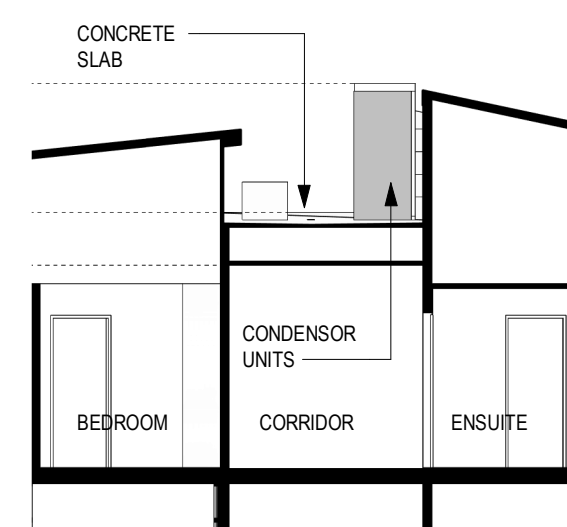


4 SECTION D
1:200

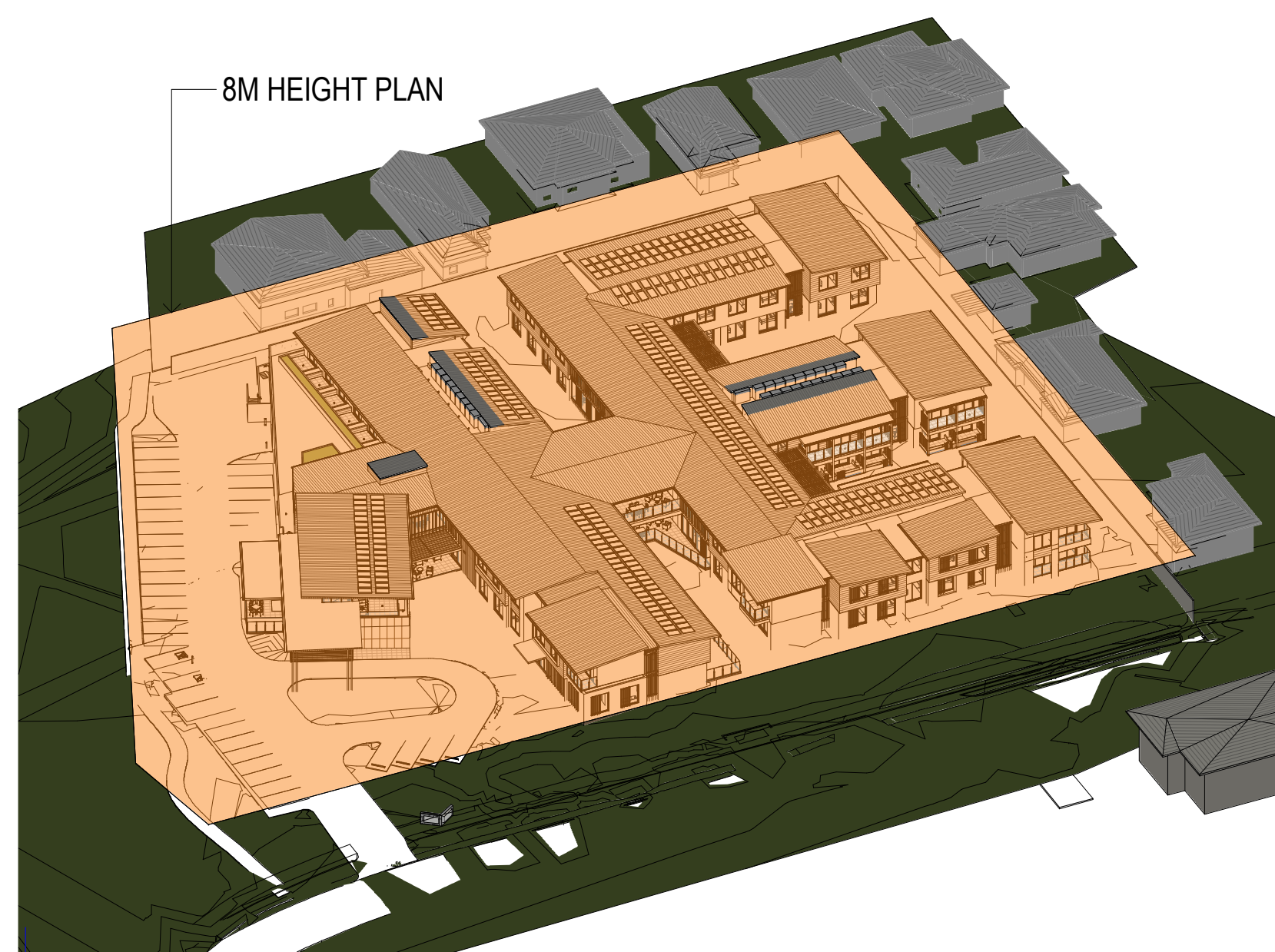
- 1 - STAGING LINE ADJUSTED TO ALLOW FOR EGRESS DURING CONSTRUCTION
- 2 - PROPOSED TEMPORARY CARPARK TO PROVIDE CARSPACE DURING STAGE 1 CONSTRUCTION
- 3 - DEMOLITION PLAN DIVIDED INTO TWO DRAWINGS TO REFLECT STAGING
- 4 - PLAY AREA INCLUDED. ROOF EXTENDED TO COVER
- 5 - FIRE ISOLATED STAIR RELOCATED TO THIS LOCATION IN LIEU OF OPEN ENTRY STAIRS
- 6 - ACTIVITY ROOM LOCATED ON GROUND FLOOR AND LEVEL 1 IN LIEU OF OPEN ENTRY STAIRS
- 7 - ALLIED HEALTH KIT INCLUDED. REMOVAL OF 6 BEDROOMS.
- 8 - STAFF COURTYARD FFL ALIGNED WITH STAFF ROOM FFL
- 9 - INTERCONNECTING DOORS ADDED
- 10 - TERRACE AND BALCONIES WITH ROOF ADDED TO COURTYARD 5. REVISED DESIGN AND LAYOUT
- 11 - ROOM SIZE DECREASED TO ACCOMMODATE WIRE ISOLATED STAIRS. PURPOSE FOR STAFF TRAINING ROOM
- 12 - ACTIVITY ROOM AND FUNCTION ROOM COMBINED TO BE MULTIPURPOSE ROOM
- 13 - ROOF TERRACE DESIGN REVISED
- 14 - PERGOLA ADDED TO COURTYARD 1
- 15 - AUDIO ROOM LOCATION TO MATCH WITH GROUND LEVEL
- 16 - SOLAR PANELS INCLUDED
- 17 - ADDITIONAL CARPARKING ADDED FOR ALLIED HEALTH
- 18 - PERGOLA ADDED TO COURTYARD 4 AND 5
- 19 - MINOR ADJUSTMENTS TO INTERNAL ADMIN. LAYOUT
- 20 - ESCAPE STAIRS ADJUSTED TO SUIT LEVELS
- 21 - PLANTER BED LAYOUT ADJUSTED
- 22 - ADJUSTMENTS TO WINDOW FENESTRATION DUE TO ADDITION OF ALLIED HEALTH



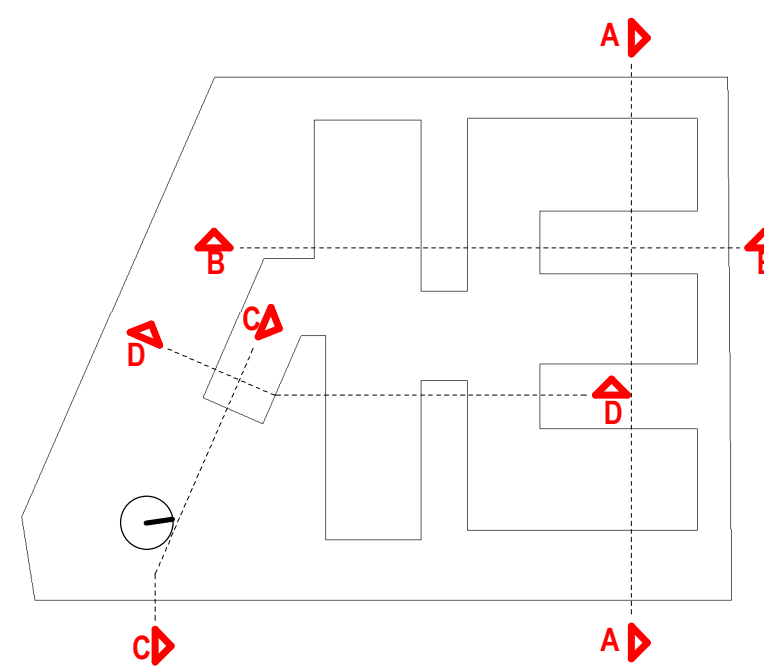
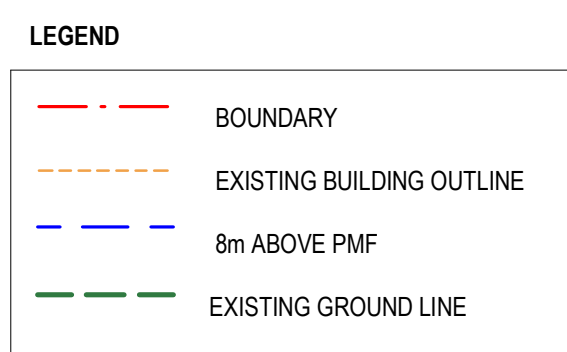
6 PLANT ROOM WING 4
1:100



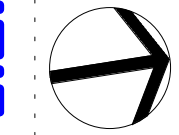
7 PLANT ROOM WING 1
1:100



5 3D HEIGHT DIAGRAM



Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	S4.55 SUBMISSION	25/06/19



S4.55 SUBMISSION

Project Management
Midson Group
Suite 7, 33 Alexandra Street
Hunters Hill NSW 2110
Tel. 02 9868 6923
eghall@midsongroup.com.au
www.midsongroup.com.au

midson

Building Engineering Services
Northrop
Level 11, 345 George Street,
Sydney NSW 2000
Tel. 9241 4188
yogesh@sydney.northrop.com.au
www.northrop.com.au

Civil and Structural Consultant
H&H Consulting
Level 5, 79 Victoria Ave,
Cherrybrook NSW, 2067
Tel. 9417 8400
affrancis@hconsult.com.au
www.henryandhymas.com.au

Landscape Architect
TAYLOR BRAMMER
218 Oxford Street
Woolahra NSW 2025
Tel. 9387 8855
CKratovich@taylorbrammer.com.au
www.taylorbrammer.com.au

Traffic Engineer
TTW
48 Chandos Street
St Leonards NSW 2055
Tel. 9439 7288
Paul.Yamoulatos@ttw.com.au
www.ttw.com.au

Bushfire Consultant
BCBHS
Unit 16, 2 Marina Close
MT KURUNG-GAI NSW 2080
Tel. 9457 6530
Wayne@bcbhs.com.au
www.bushfirehazardolutions.com.au

Arboret
Arterra Design
Suite 602, 51 Rawson Street
Epping, NSW, 2121, Australia
Tel. 9957 2466
rsmart@arterra.com.au
www.arterra.com.au

Land Surveyor
Bee & Lethbridge
First floor Suite 2-14 Starkey Street
Forestville, NSW, 2087
Tel. 9451 6757
warren@beeleth.com.au
www.beeleth.com.au

Client
OPAL SEASIDE
Level 27, 135 King Street,
Sydney NSW 2000
www.opalagedcare.com.au
communications@opalagedcare.com.au

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

OPAL SEASIDE
184 - 194 Garden Street Warriewood NSW

Drawing Title

SECTIONS 1

Scale		
Drawing Created (date)		01/18/17
Drawing Created (by)		KM
Plotted and checked by		AY
Verified		GB
Approved		BG
Project No	Drawing No	Issue

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

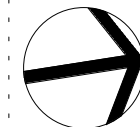
20/06/2019 11:44:13 AM

Amendments		
Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	S4.55 SUBMISSION	25/06/19



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2019/0342



S4.55 SUBMISSION

Project Management

Midson Group
Suite 7, 33 Alexandra Street
Hunters Hill NSW 2110
Tel. 02 9868 6923
eghall@midsongroup.com.au
www.midsongroup.com.au

midson

Building Engineering Services

Northrop
Level 11, 345 George Street,
Sydney NSW 2000
Tel. 9241 4188
yogesh@sydney.northrop.com.au
www.northrop.com.au

Civil and Structural Consultant

H&H Consulting
Level 5, 79 Victoria Ave,
Cherrywood NSW 2067
Tel. 9417 8400
afancis@hiconsult.com.au
www.henryandhymas.com.au

Landscape Architect

TAYLOR BRAMMER
218 Oxford Street
Woolahra NSW 2025
Tel. 9387 8855
CKratovich@taylorbrammer.com.au
www.taylorbrammer.com.au

Traffic Engineer

TTW

48 Chandos Street
St Leonards NSW 2055
Tel. 9439 7288
Paul.Yamoulatos@ttw.com.au
www.ttw.com.au

Bushfire Consultant

BCBHS

Unit 16, 2 Marina Close
MT KURUNG-GAI NSW 2080
Tel. 9457 6530
Wayne@bcbhs.com.au
www.bushfirehazardolutions.com.au

Arborist

Arterra Design
Suite 602, 51 Rawson Street
Epping, NSW, 2121, Australia
Tel. 9557 2466
s.mart@arterra.com.au
www.arterra.com.au

Land Surveyor

Bee & Lethbridge
First floor Suite 2-14 Starkey Street
Forestville, NSW, 2087
Tel. 9451 6757
warren@beeeth.com.au
www.beeeth.com.au

Client

OPAL SEASIDE
Level 27, 135 King Street,
Sydney NSW 2000
www.opalagedcare.com.au
communications@opalagedcare.com.au

Tel. 028241 1600

Fax. 0882411690



GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

OPAL SEASIDE

184 - 194 Garden Street Warriewood NSW

Drawing Title

STAGING DIAGRAM

Scale

Drawing Created (date) 02/23/17

Drawing Created (by) KM

Plotted and checked by AY

Verified GB

Approved BG

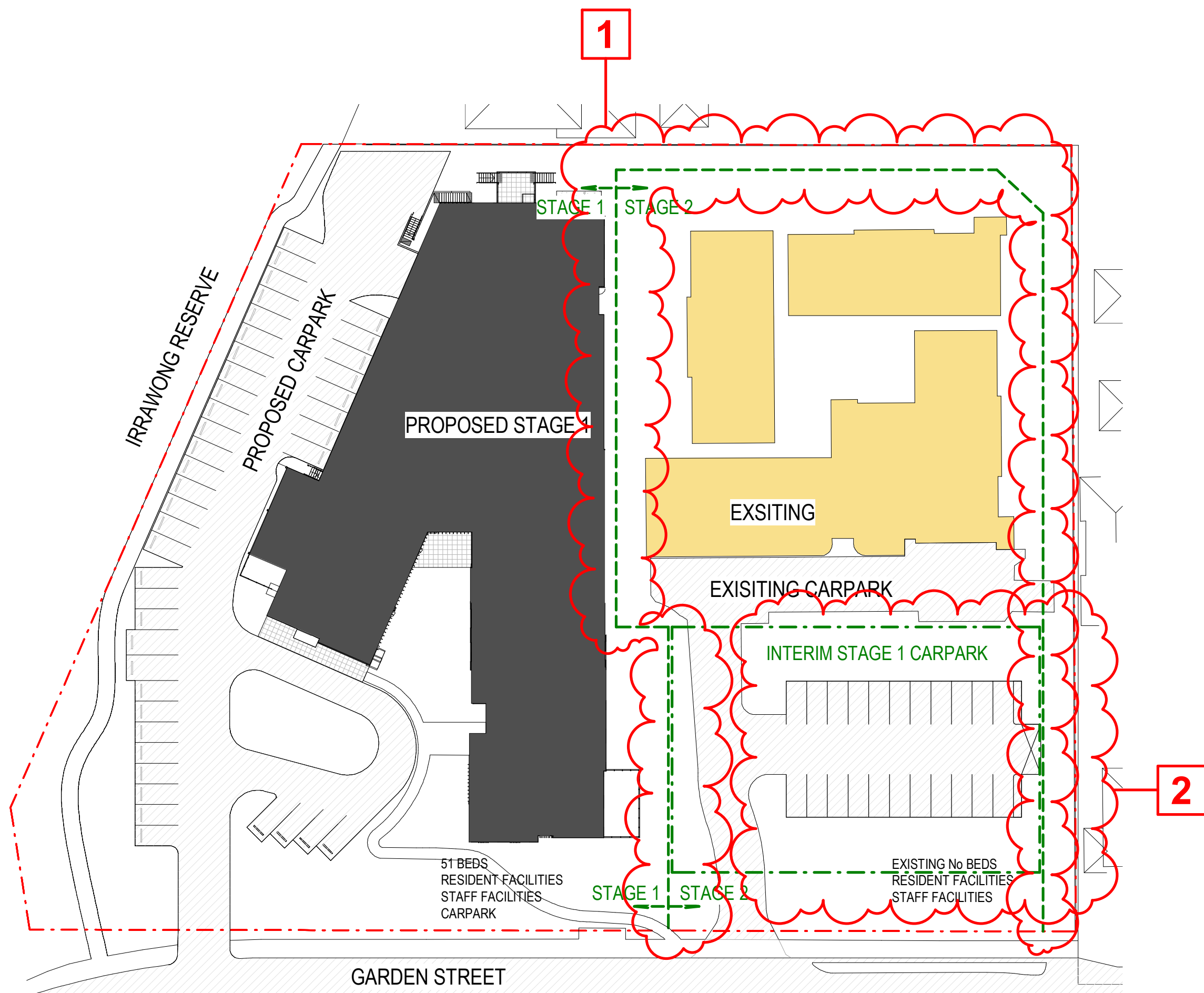
Project No Drawing No Issue

160760 DA-4001 B

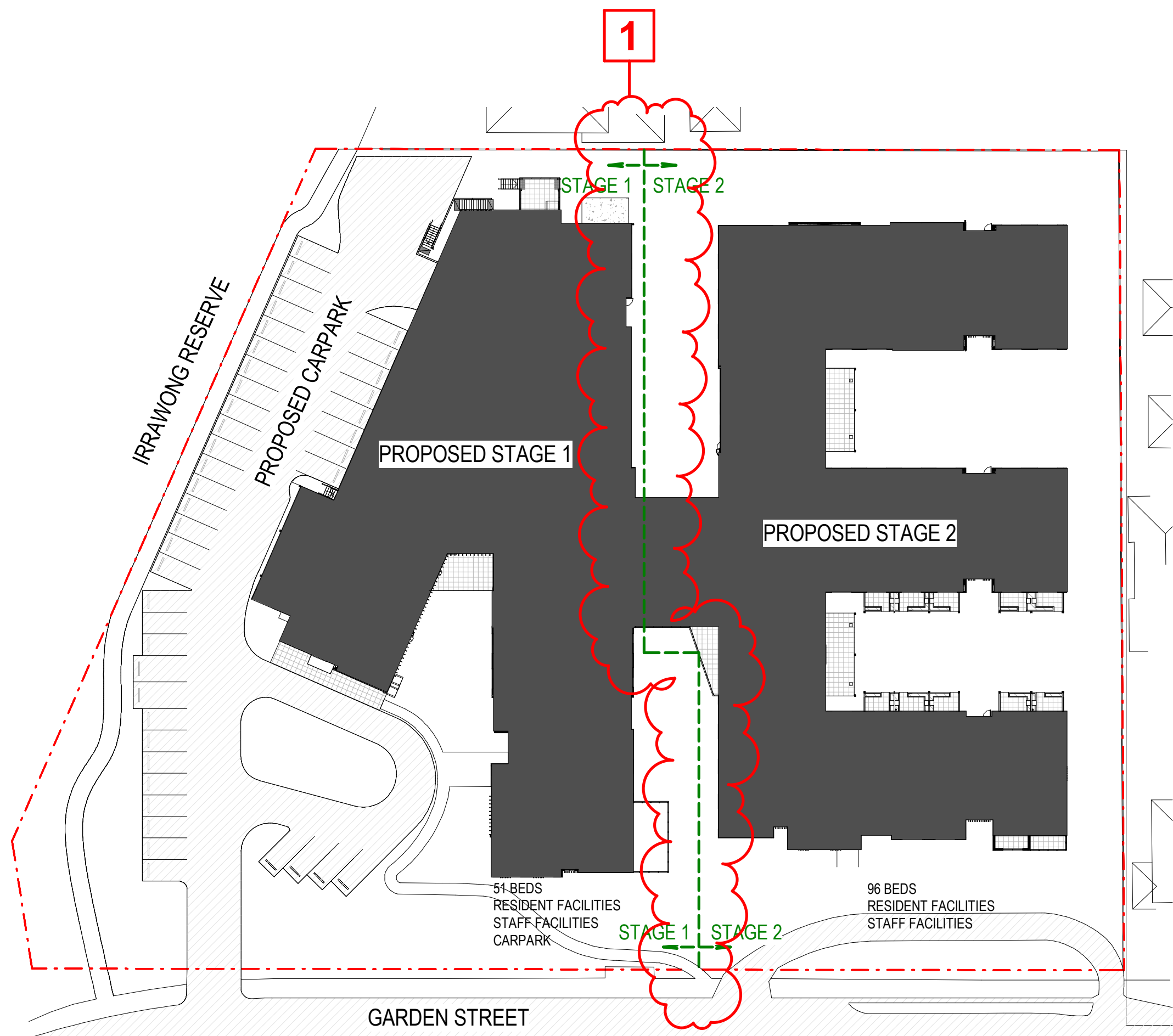
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.

Do not scale drawings. Use figured Dimensions.

1/07/2019 3:24:34 PM



1 STAGE 1 DIAGRAM
1: 500



2 STAGE DIAGRAM 2
1: 500

- 1 - STAGING LINE ADJUSTED TO ALLOW FOR EGRESS DURING CONSTRUCTION
- 2 - PROPOSED TEMPORARY CARPARK TO PROVIDE CARSPACE DURING STAGE 1 CONSTRUCTION
- 3 - DEMOLITION PLAN DIVIDED INTO TWO DRAWINGS TO REFLECT STAGING
- 4 - PLAY AREA INCLUDED. ROOF EXTENDED TO COVER
- 5 - FIRE ISOLATED STAIR RELOCATED TO THIS LOCATION IN LIEU OF OPEN ENTRY STAIRS
- 6 - ACTIVITY ROOM LOCATED ON GROUND FLOOR AND LEVEL 1 IN LIEU OF OPEN ENTRY STAIRS
- 7 - ALLIED HEALTH KIT INCLUDED. REMOVAL OF 6 BEDROOMS.
- 8 - STAFF COURTYARD FFL ALIGNED WITH STAFF ROOM FFL
- 9 - INTERCONNECTING DOORS ADDED
- 10 - TERRACE AND BALCONIES WITH ROOF ADDED TO COURTYARD 5. REVISED DESIGN AND LAYOUT
- 11 - ROOM SIZE DECREASED TO ACCOMMODATE FIRE ISOLATED STAIRS. PURPOSE FOR STAFF TRAINING ROOM
- 12 - ACTIVITY ROOM AND FUNCTION ROOM COMBINED TO BE MULTI-PURPOSE ROOM
- 13 - ROOF TERRACE DESIGN REVISED
- 14 - PERGOLA ADDED TO COURTYARD 1
- 15 - AUDIO ROOM LOCATION TO MATCH WITH GROUND LEVEL
- 16 - SOLAR PANELS INCLUDED
- 17 - ADDITIONAL CARPARKING ADDED FOR ALLIED HEALTH
- 18 - PERGOLA ADDED TO COURTYARD 4 AND 5
- 19 - MINOR ADJUSTMENTS TO INTERNAL ADMIN. LAYOUT
- 20 - ESCAPE STAIRS ADJUSTED TO SUIT LEVELS
- 21 - PLANTER BED LAYOUT ADJUSTED
- 22 - ADJUSTMENTS TO WINDOW FENESTRATION DUE TO ADDITION OF ALLIED HEALTH

OPAL SEASIDE

DEVELOPMENT APPLICATION S4.55

PREPARED FOR:
OPAL AGED CARE

PREPARED BY:
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

DRAWING LIST

DRAWING NO.	DRAWING TITLE	SCALE
LA00	COVER SHEET, PLANTING SCHEDULE, EXISTING TREE SCHEDULE	1:500 @ A1
LA02	LANDSCAPE PLAN- GROUND FLOOR	1:200 @ A1
LA03	PLANTING PLAN- GROUND FLOOR	1:200 @ A1
LA04	LANDSCAPE SECTIONS	1:200 @ A1
LA05	LANDSCAPE SECTIONS	1:200 @ A1
LA06	LANDSCAPE PLAN - LEVEL 1	1:200 @ A1
LD02	STANDARD DETAILS	NTS @ A1

PLANT SCHEDULE - OPAL SEASIDE					
Code	Species	Common Name	Height	Size	Qty
TREES					
An-co	Angophora costata	Sydney Red Gum	7m	100L	5
Co-su	Corymbia 'Summer red'	Red flow ering gum	5m	100L	6
Cy-co	Cyathea cooperii	Coin Spot Tree Fern	5m	75L	8
B-eu	Elaeocarpus Reticulatus	Eumndi quandong	15m	400L	1
B-re	Elaeocarpus Reticulatus	Blueberry Ash	12m	75L	7
Eu-ca	Eucalyptus caesia	Silver Princess	6-9m	100L	3
Eu-pu	Eucalyptus punctata	Grey Gum	12m	100L	4
La-in	Lagerstroemia indica	Crepe Myrtle	4m	100L	6
Pl-ch	Pistacia chinensis	Chinese Pistachio	15m	400L	4
Pl-ru	Plumeria rubra	Frangipani	6m	75L	3
Tr-la	Tristanopsis laurina 'Luscious'	Water Gum	7-12m	100L	1
U-lo	Ulmus parvifolia	Ulmus parvifolia	10m	400L	1
Wa-fl	Waterhousia floribunda	Weeping Lilly Pilly	11-15m	100L	3
SHRUBS					
Ac-ho	Acacia howittii	sticky wattle	2m	300mm	38
Ad-se	Adenanthos sericeus	Wooly Bush	3m	300mm	20
As-au	Asplenium australasicum	Birds Nest Fern	1.7m	300mm	12
Ca-sa	Camelia sasanqua	Camelia	2M	300MM	9
Co-fr	Cordyline fruticosa 'rubra'	Pink Cordyline	1.5m	300mm	40
Cy-re	Cycas revoluta	Cycad	1.4m	45L	2
Ec-ca	Echium candicans	Pride of Madeira	1.5m	45L	17
Ga-fl	Gardenia florida	Cape Jasmine	1.5m	300mm	140
Lo-ka	Lomandra 'Katie Bells'	Lomandra	1.5m	200mm	361
Lo-pl	Loropetalum chinense 'Plum Delight'	Chinese Fringe Flower	1.8m	200mm	22
Mu-pa	Murraya 'Min-a-min'	Orange Jessamine	1m	300mm	43
Sy-au	Syzygium Australe 'Bronze Hedgemaster'	Hedge Master Lilly Pilly	3m	300mm	231
Sy-bb	Syzygium australe 'Baby Boomer'	Lilly Pilly	1.5m	300mm	275
Sy-ca	Syzygium 'Cascade'	Lilly Pilly	2-3m	300mm	71
We-fr	Westringia fruticosa	Coastal rosemary	1.5m	300mm	104
We-na	Westringia Naringa	Coastal rosemary	1.5m	45L	87
Yu-el	Yucca elephantipes	Spineless yucca	2.5m	300mm	20
Za-fu	Zamia fururacea	Cardboard Palm	1m	45L	34
GROUNDCOVERS					
Sc-ae	Scaevola aemula' Bombay White'	Scaevola	0.3m	300mm	144
Al-nu	Atriplex nummularia	Old Man Saltbush	0.4m	150mm	177
Ca-gl	Carpobrotus glaucescens	Pig face	0.2m	150mm	268
Cr-pe	Crinum pedunculatum	Sw amp Lily	0.8m	150mm	221
De-sp	Dendrobium speciosum	Rock Lilly	0.3m	300mm	18
D-ca	Dianella 'Tassie Red'	Dianella var	0.3m	150mm	509
D-mo	Diplarrena moraea	White iris	0.5	200mm	15
D-si	Dichondra 'Silver Falls'	Kidney weed	0.5m	150mm	437
Gr-su	Grevillea juniperina x rhyolitica 'Sunkissed'	Mounding grevillea		150mm	250
Ha-me	Hardenbergia violacea 'Meema'	False Sarsparilla	0.5m	150mm	250
Li-mu	Liriope Muscari	Lilyturf	0.5m	150mm	304
Ma-sa	Mandevilla sanderi	Rock Trumpet	climber	150mm	40
M-st	Microlaena stipoides	Wheeping grass	0.7m	150mm	15
Pe-le	Persoonia levis	Broad-leaved Geebung	1m	300mm	10
St-vi	Stackhousia viminea	Creany candles	0.7m	300mm	27
NOTE:					
* Plant quantities on planting plan take precedence over quantities identified in this schedule.					

Landscape Character



Timber walkway



Signs reused from existing courtyards



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

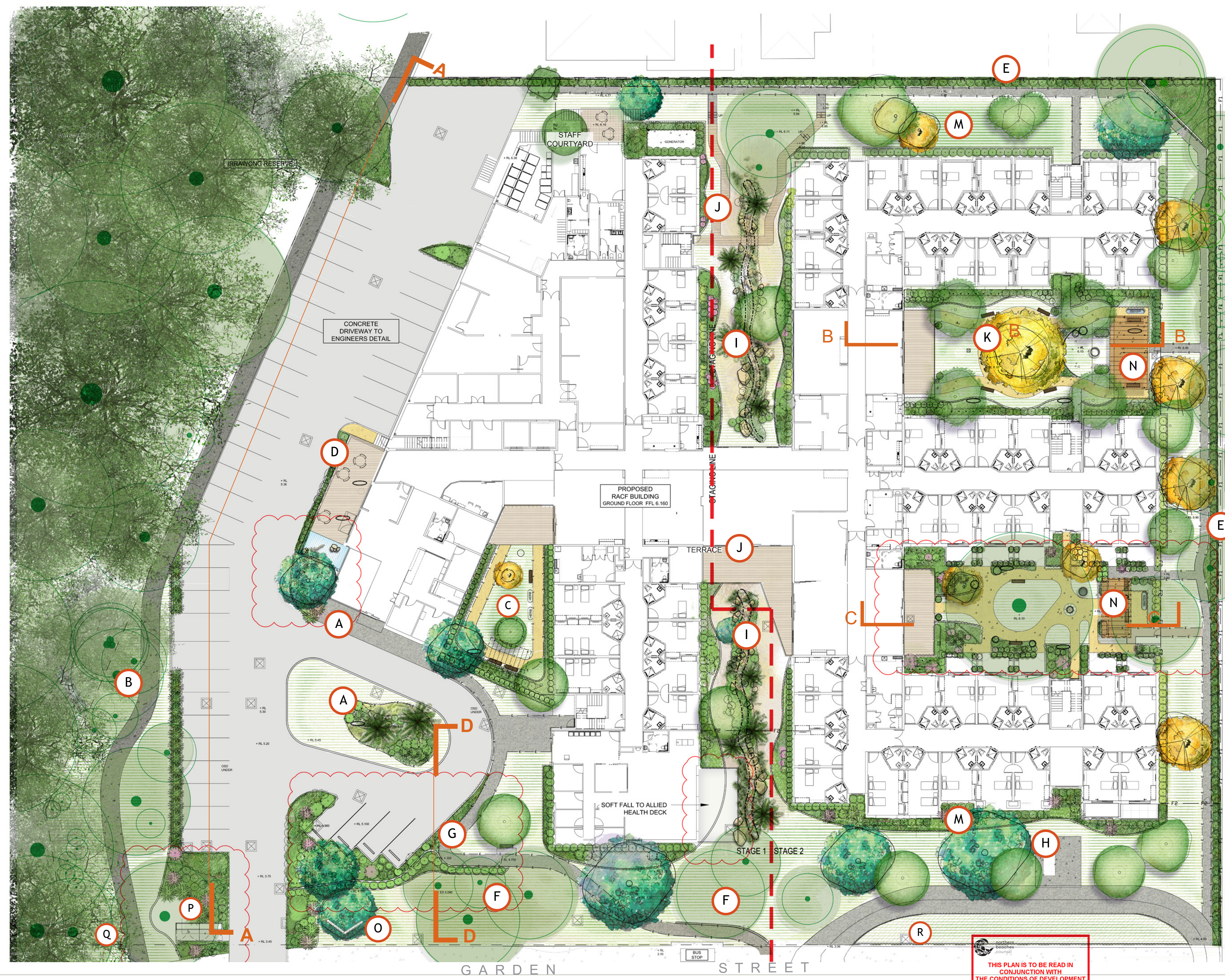
MOD2019/0342

Design Elements

- A** Feature planting to Port Cochere
- B** Buffer Landscape to provide barrier between Carpark and Retained vegetation
- C** Stage 1 secure courtyard to be permanent
- D** Cafe outdoor deck with arbor
- E** New vegetation screening buffer along boundary fence
- F** Retention of mature trees along garden street + supplementary tree planting
- G** Accessible bus stop path
- H** Existing substation location
- I** Dry creek bed with Bio-retention basin
- J** Raised timber walkway/deck
- K** Secured dementia courtyard
- M** Buffer planting to mitigate visual impact of building
- N** Timber arbors to seating areas
- O** Opal signage on low sandstone wall
- P** Booster & Sprinkler Valve
- Q** Gas meter
- R** Infiltration pit by Civil Engineer

LEGEND

	TIMBER DECKING
	TURF
	NEW GROUNDCOVERS
	EXISTING TREE RETAINED
	NEW TREES
	NEW SHRUBS
	BENCH SEATS
	RAIN WATER TANK
	RAISED PLANTER
	TIMBER PERGOLA
	SOFT FALL
	ARTIFICIAL TURF
	DIRT PATH

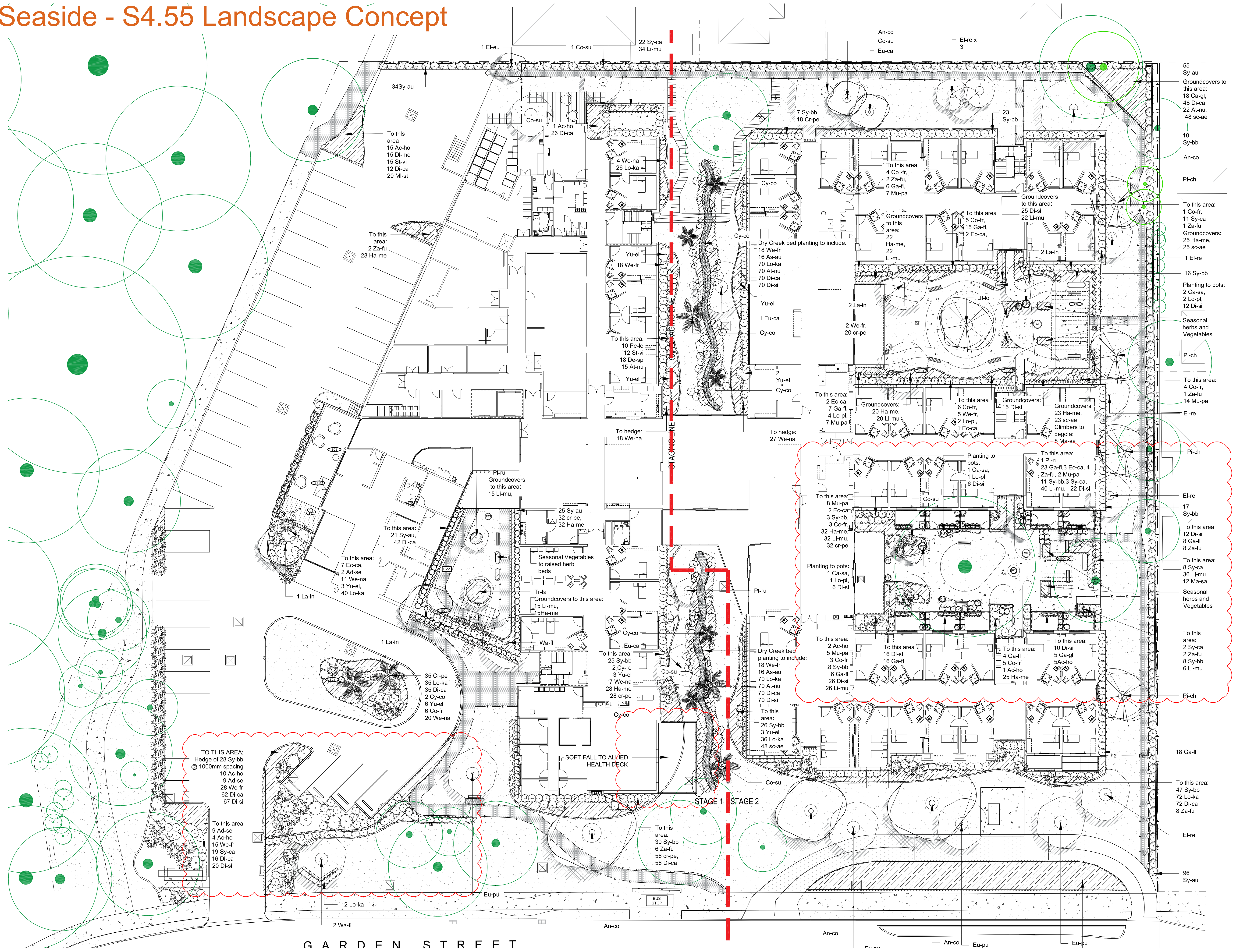


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2019/0342

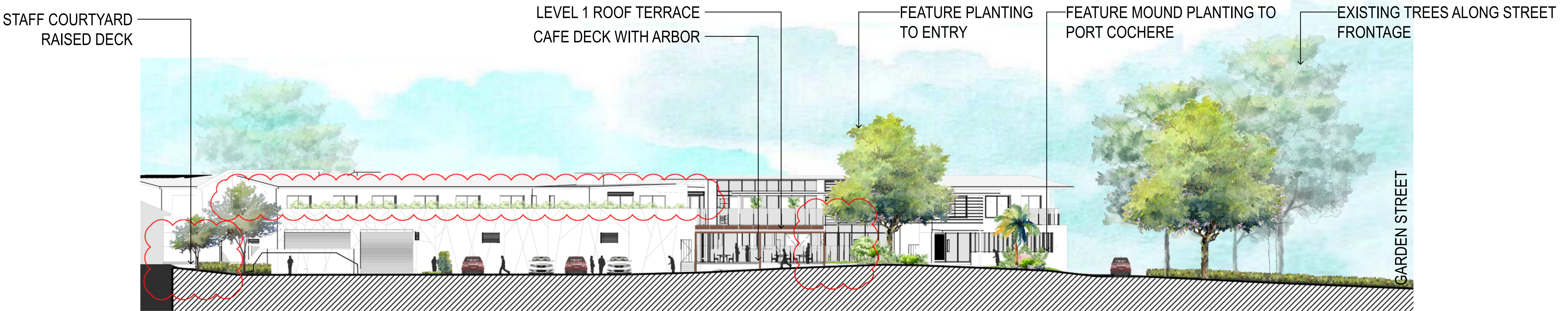
TaylorBrammer

Landscape Plan- Ground floor

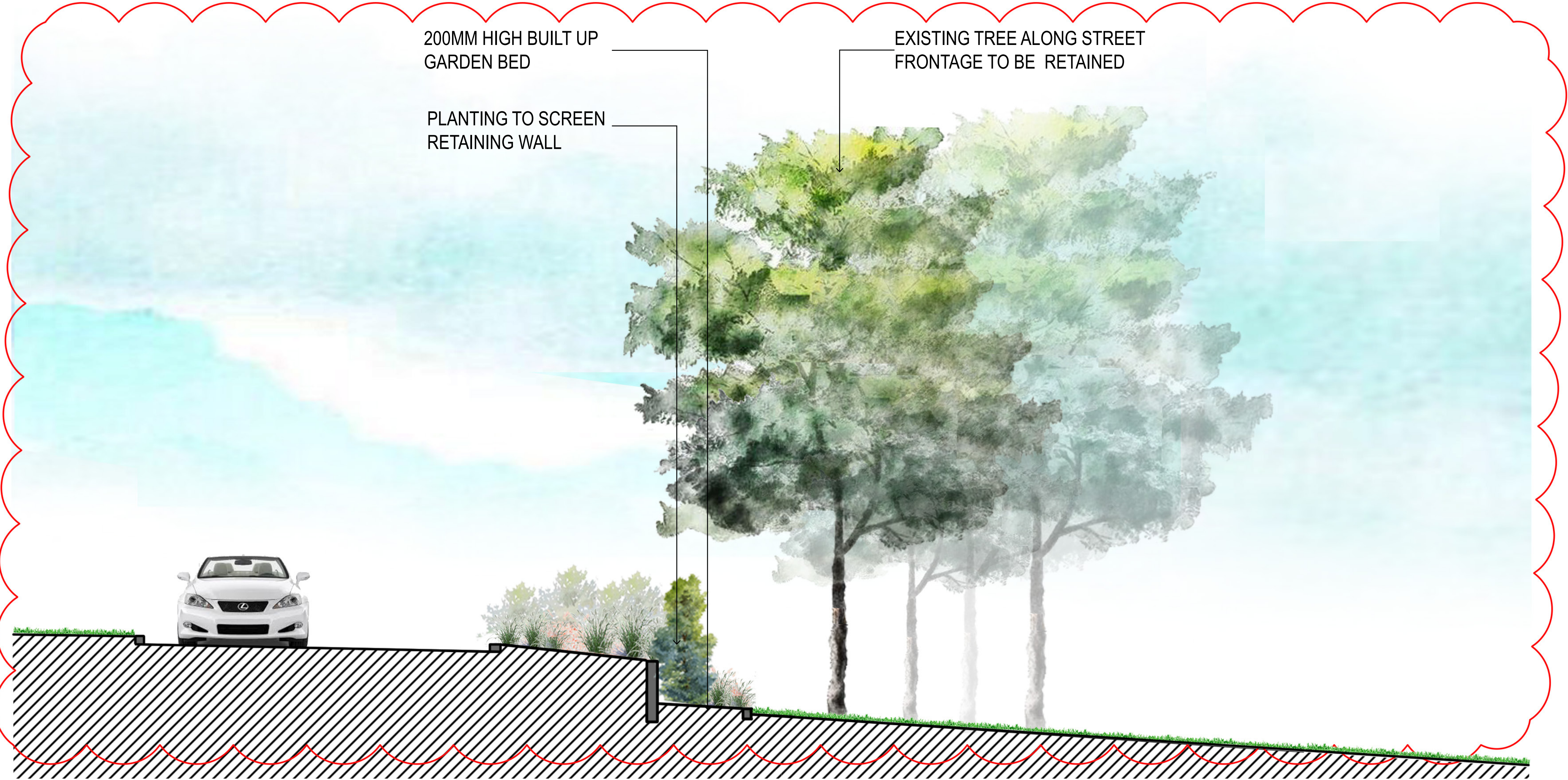
Opal Seaside - S4.55 Landscape Concept



Opal Seaside - S4.55 Landscape Concept



Section_A 1:200@A1



Section_D 1:50@A1

 northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2019/0342

Opal Seaside - S4.55 Landscape Concept



 northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2019/0342

[illegible]

- A Roof Terrace overlooking Irrawong reserve
- B Screen planting to mechanical plant area
- C Roof terraces overlooking courtyards below
- D Gravel mulch to provide visual amenity to terraces

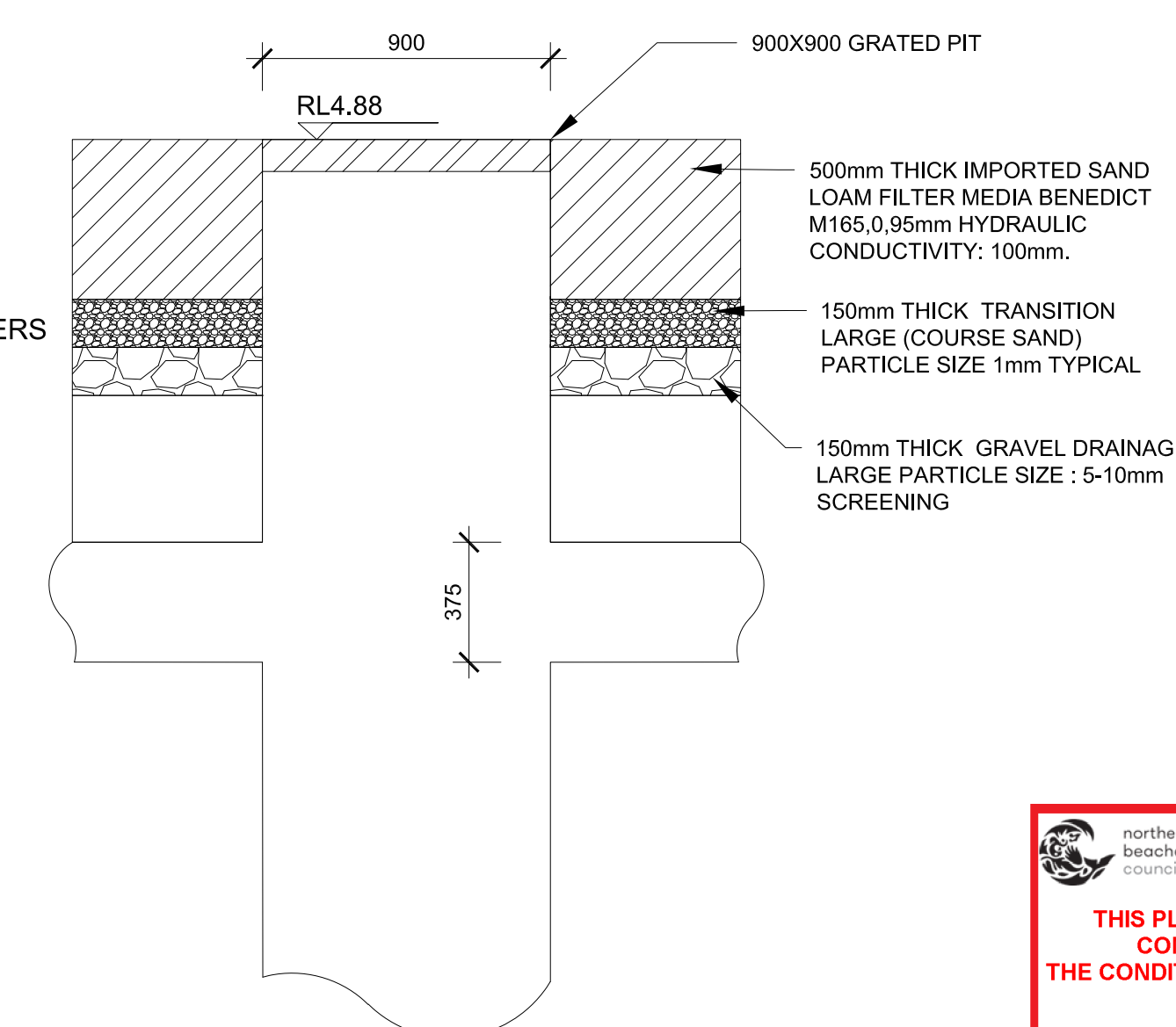
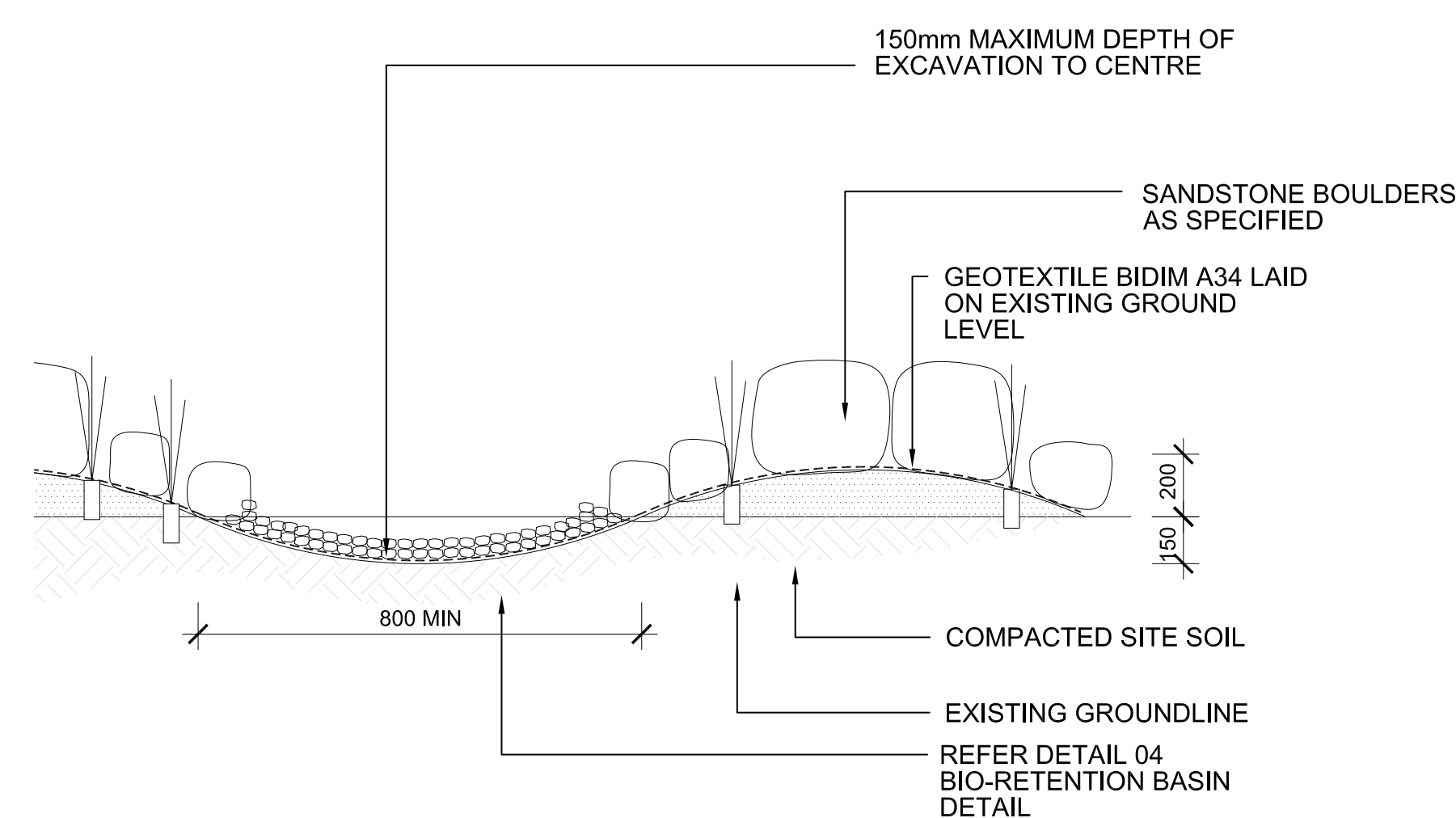
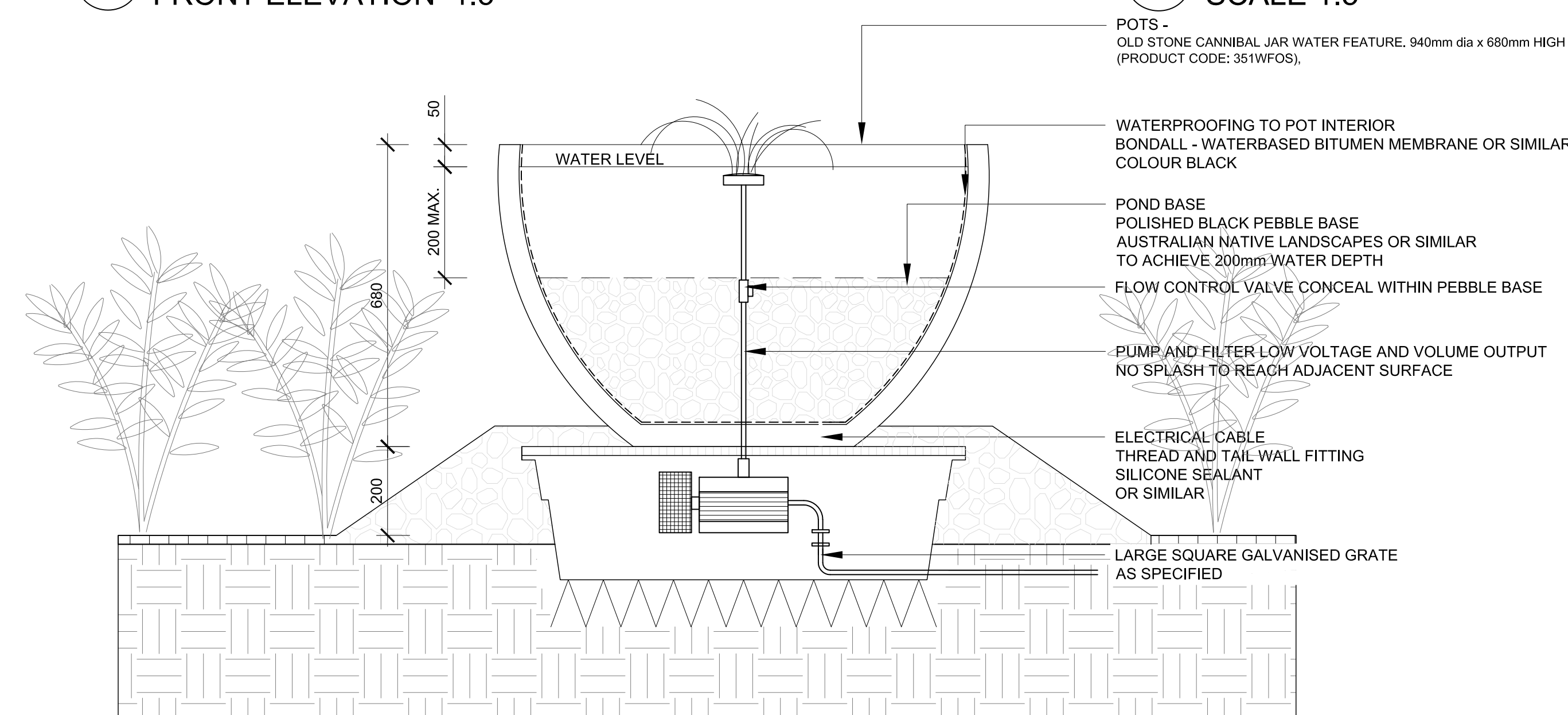
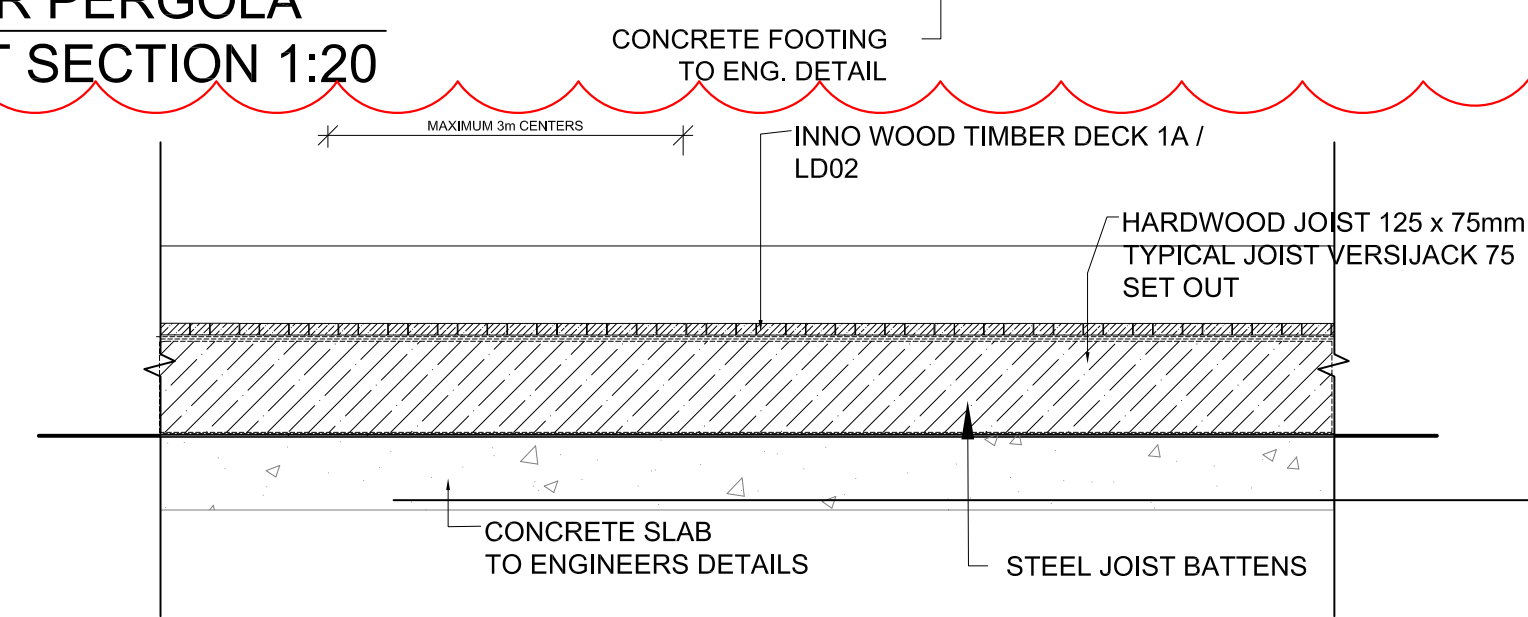
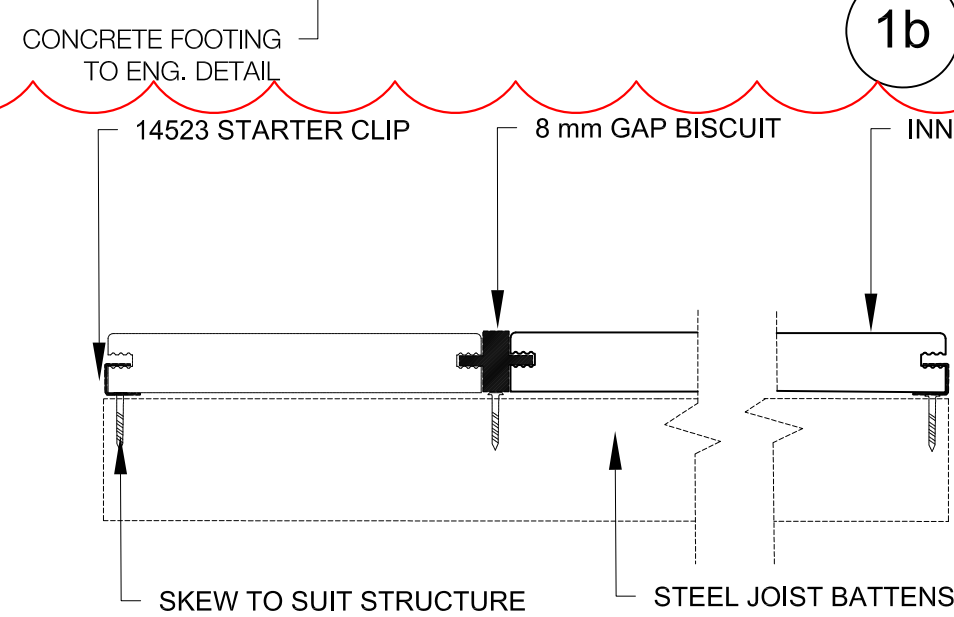
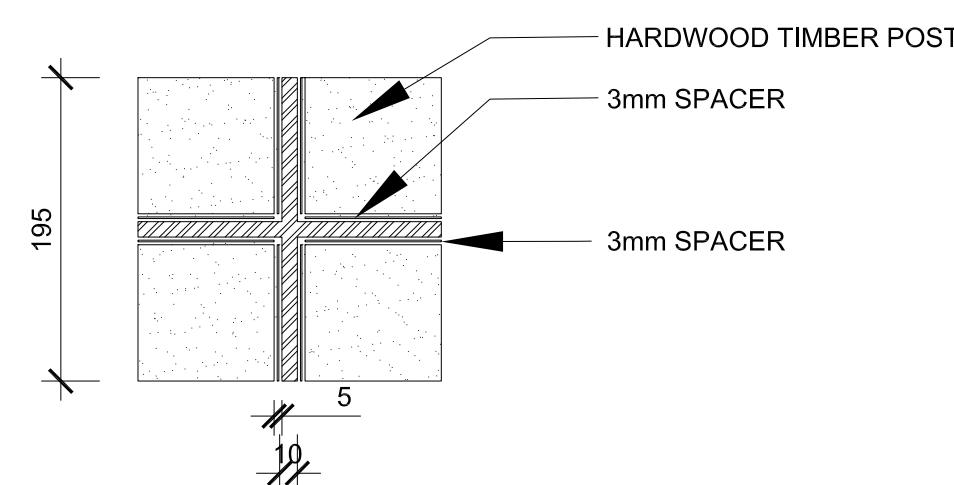
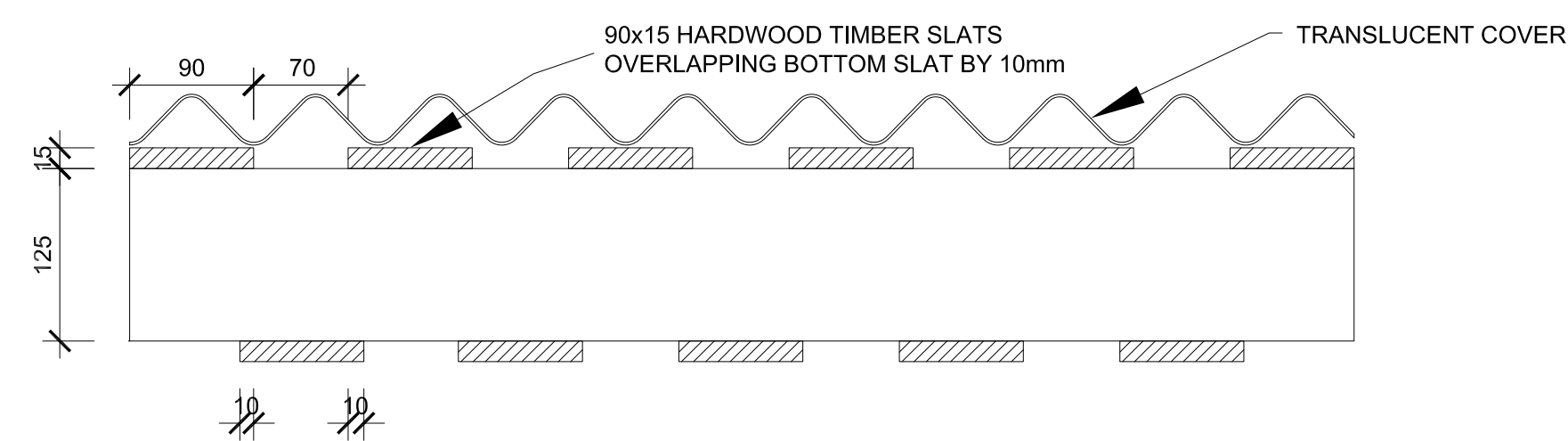
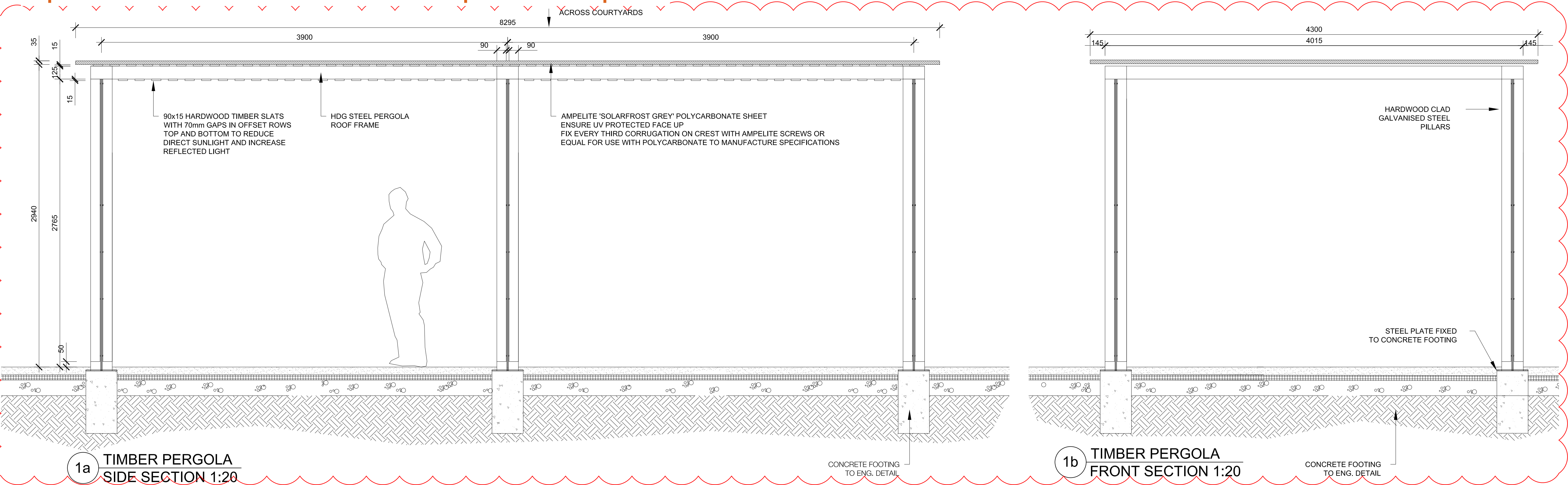


**northern
beaches
council**

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2019/0342

Opal Seaside - S4.55 Landscape Concept



 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2019/0342