

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

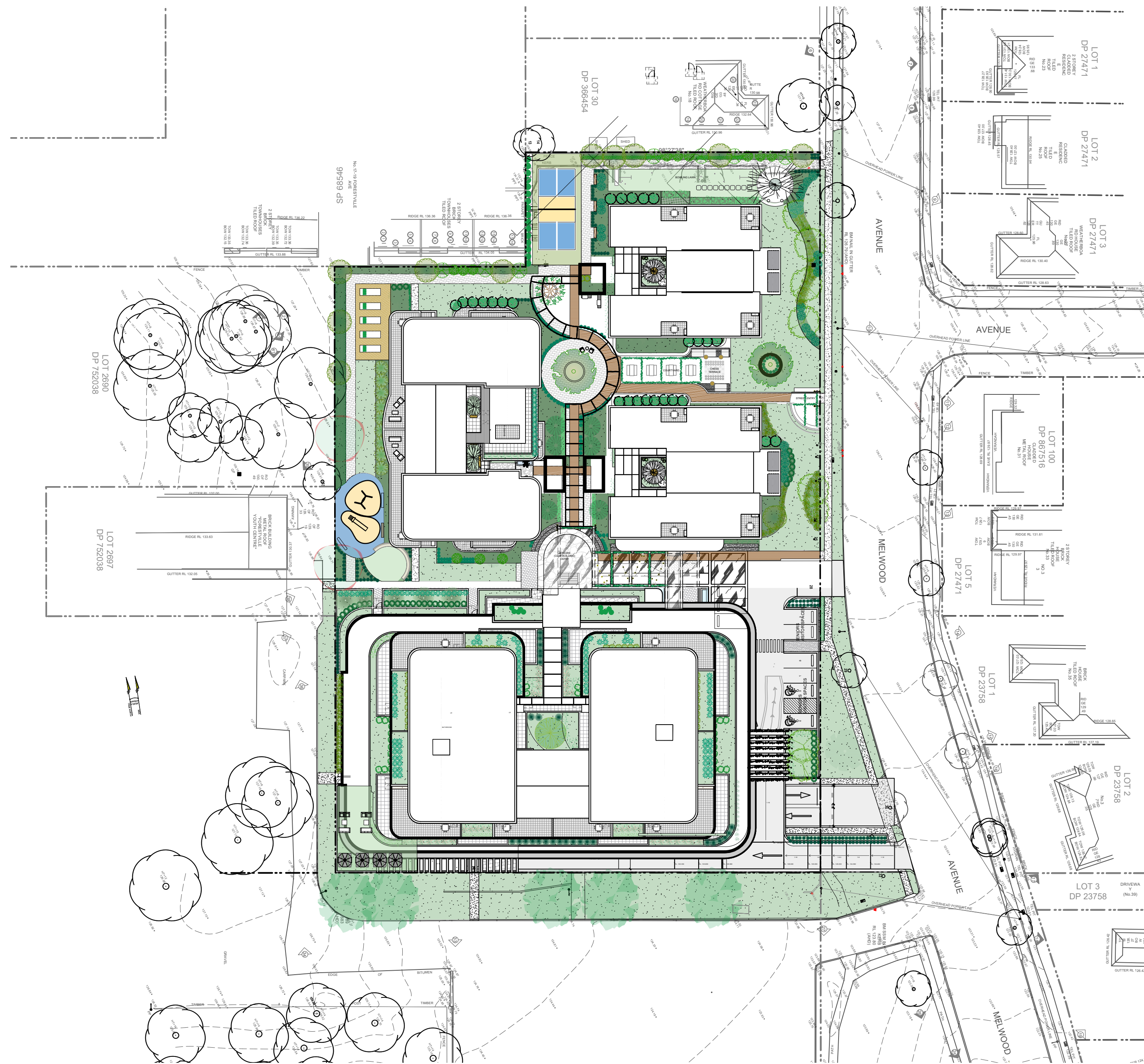


01 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
scale 1:NA

Sheet Revision Log	
	Project
Name:	CLUB REDEVELOPMENT22 MELWOOD AVELOT 2589 & LOT 31 DP752038 & DP 3
Address:	22 MELWOOD AVELOT 2589 & LOT 31 DP752038 & DP 366454
Project ID:	22-0716
	Page: 1 of 1
Sheet ID	Sheet Title
DA_A_2000	COVER SHEET
DA_A_2160	SITE PLAN
DA_A_2099	BASEMENT FLOOR PLAN
DA_A_2100	GROUND FLOOR PLAN
DA_A_2101	LEVEL 1 FLOOR PLAN
DA_A_2102	LEVEL 2 FLOOR PLAN
DA_A_2103	ROOF PLAN
DA_A_2105	UNIT TYPE PLAN
DA_A_2106	UNIT TYPE PLAN
DA_A_2200	ELEVATIONS - SHEET 1
DA_A_2201	ELEVATIONS - SHEET 2
DA_A_2250	SECTIONS
DA_A_2850	SEPP ANALYSIS - GROUND FLOOR PLAN
DA_A_2851	SEPP ANALYSIS - LEVEL 1 FLOOR PLAN
DA_A_2852	SEPP ANALYSIS - LEVEL 2 FLOOR PLAN
DA_A_2853	BUILDING FINISHES

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01 SITE PLAN
scale 1:500

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Rev. No.	Date	Revision	By
A	01/12/2023	CONCEPT UPDATE	PJH
B	30/08/2024	ISSUE FOR DA	PJH

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



DRAWING
SITE PLAN

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

DRAWN PJH	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_2160	REVISION # B

2. SENIORS LIVING



01 BASEMENT
scale 1:150

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Rev. No.	Date	Revision	By
A	01/12/2023	CONCEPT UPDATE	PJH
B	30/08/2024	ISSUE FOR DA	PJH

CLIENT
FORESTVILLE RSL

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



DRAWING
BASEMENT FLOOR PLAN

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.

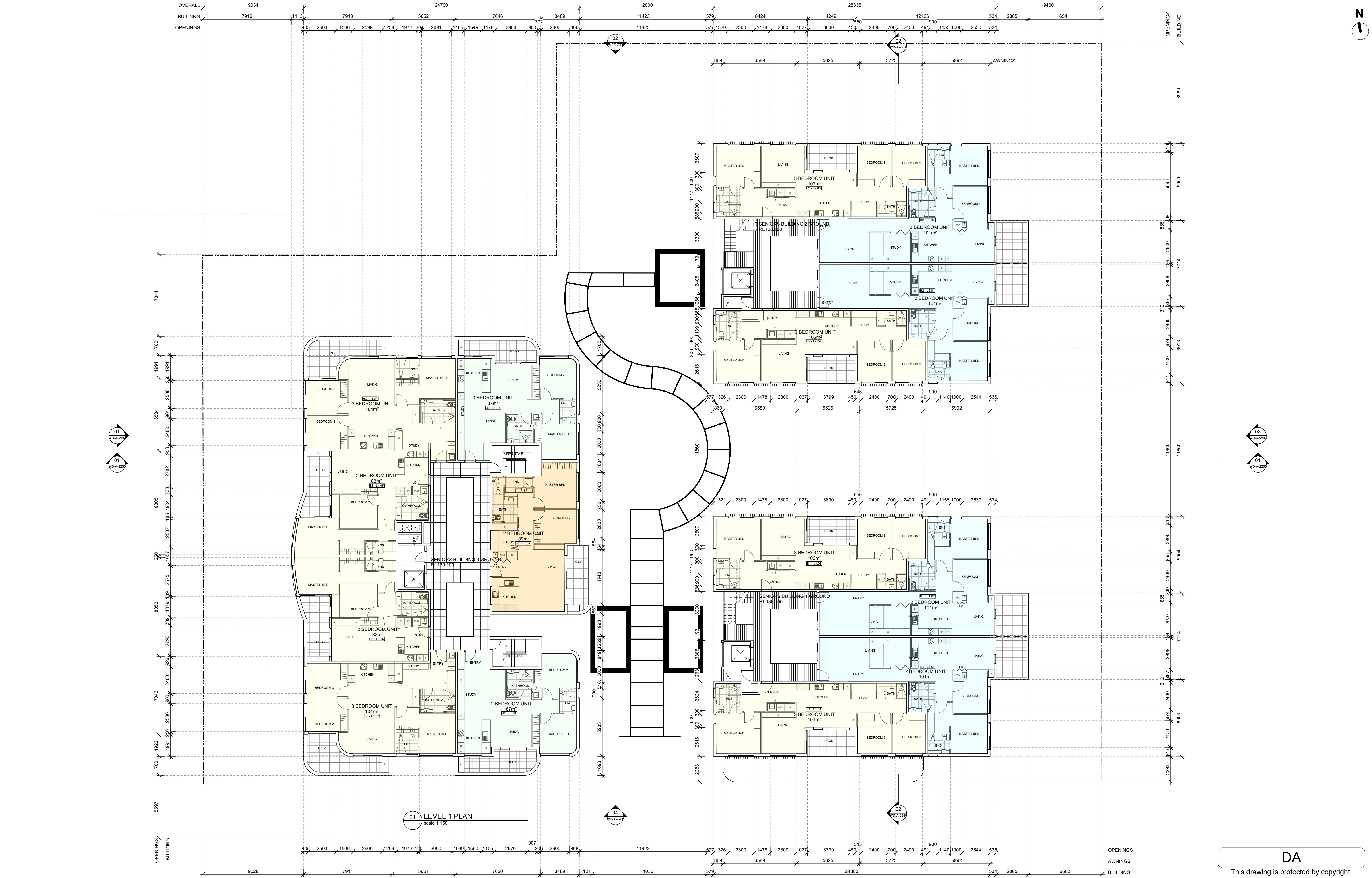
DRAWN PJH	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_2099	REVISION # B

2. SENIORS LIVING



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A	01/12/2023	CONCEPT UPDATE	PJH
B	30/08/2024	ISSUE FOR DA	PJH

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FORESTVILLE RSL

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



DRAWING
LEVEL 1 FLOOR PLAN

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.

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DRAWN PJH	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_2101	REVISION # B



01 LEVEL 2 PLAN
scale 1:150

04
WD-A-226

02
WD-A-225

03
WD-A-220

01
WD-A-225



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Rev. No.	Date	Revision	By
A	01/12/2023	CONCEPT UPDATE	PJH
B	30/08/2024	ISSUE FOR DA	PJH

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FORESTVILLE RSL

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



DRAWING
LEVEL 2 FLOOR PLAN

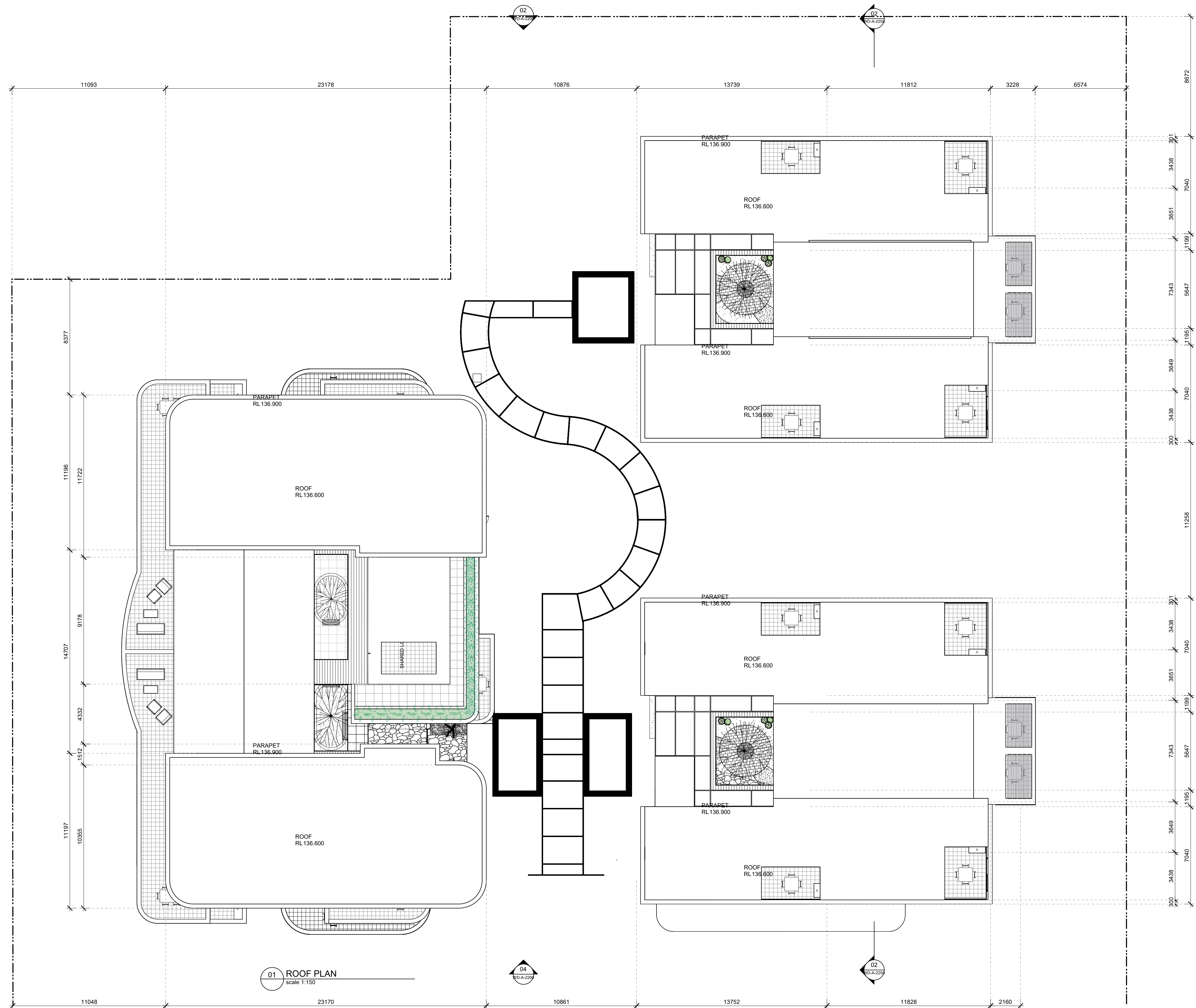
Scale at A1 1:150
Scale at A3 1:300
0m 1 2 5 10 12

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

DRAWN PJH	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_2102	REVISION # B

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01 ROOF PLAN
scale 1:150

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A	01/12/2023	CONCEPT UPDATE	PJH
B	30/08/2024	ISSUE FOR DA	PJH

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



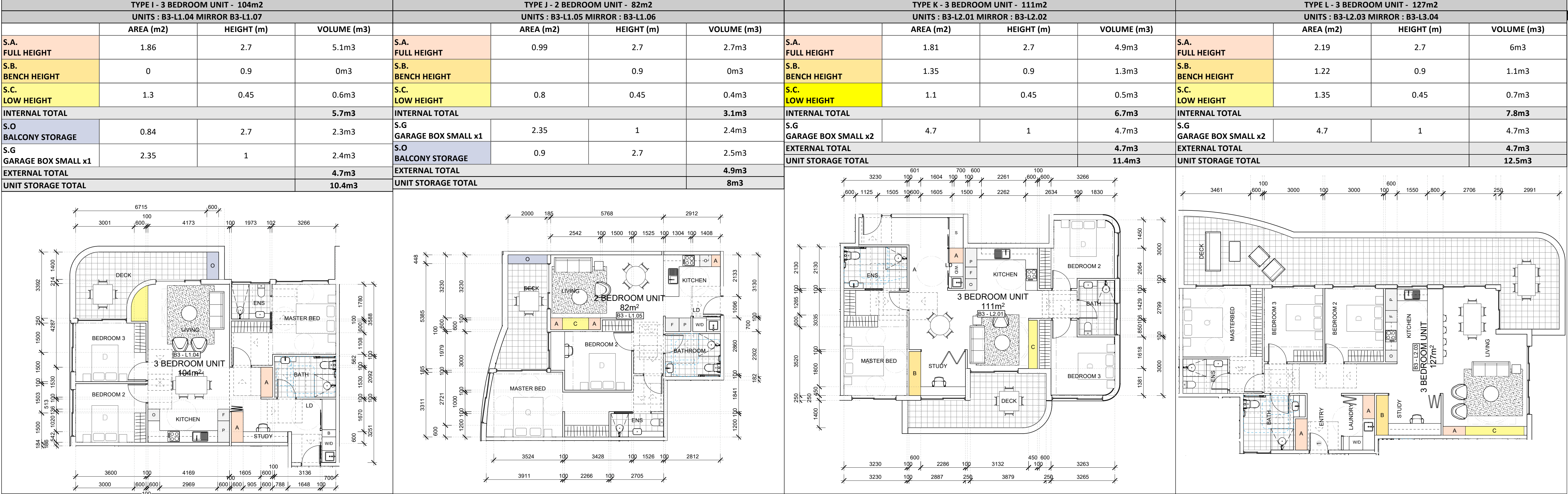
DRAWING
ROOF PLAN

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.

DRAWN	DATE	CHKD
PJH	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_2103	B





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Rev. No.	Date	Revision	By
A	01/12/2023	CONCEPT UPDATE	PJH
B	30/08/2024	ISSUE FOR DA	PJH

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



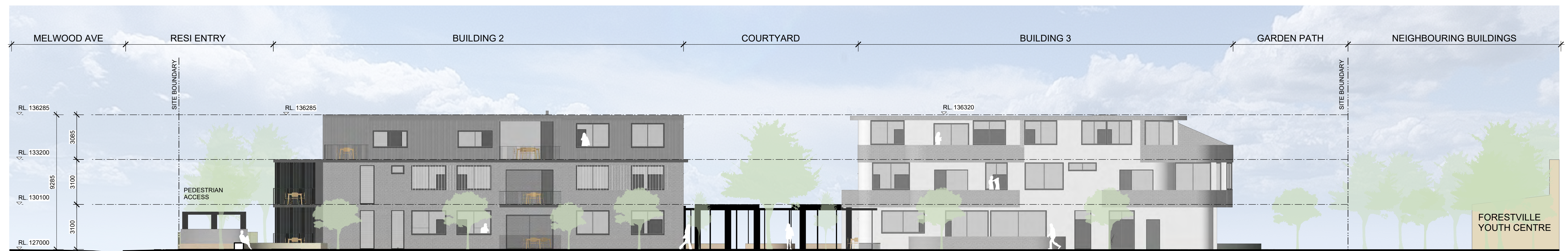
DRAWING
UNIT TYPE PLAN

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8
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DRAWN PJH	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_2106	REVISION # B



01 WESTERN BUILDING ELEVATION
scale 1:150



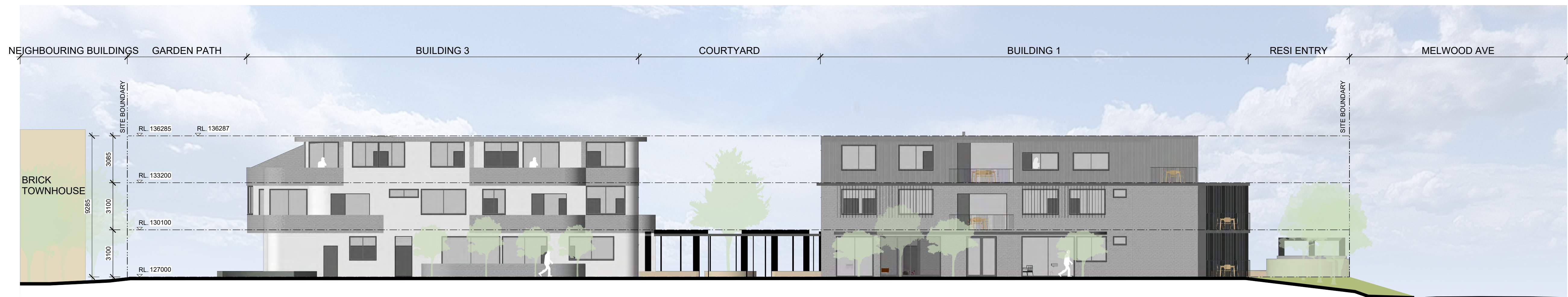
02 NORTHERN BUILDING ELEVATION
scale 1:150

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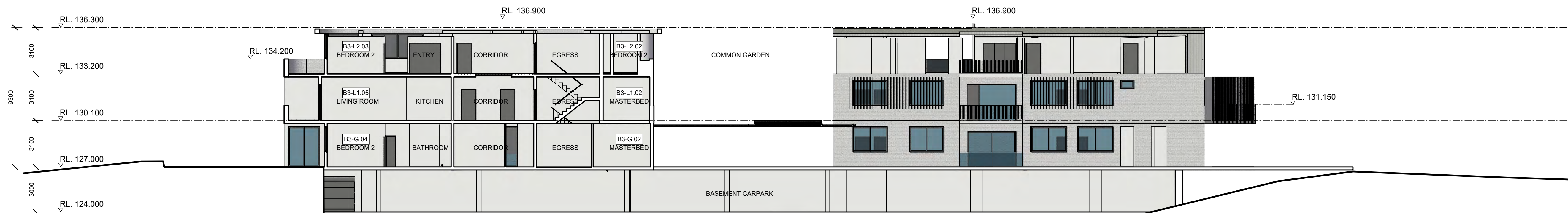
03 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
scale 1:150



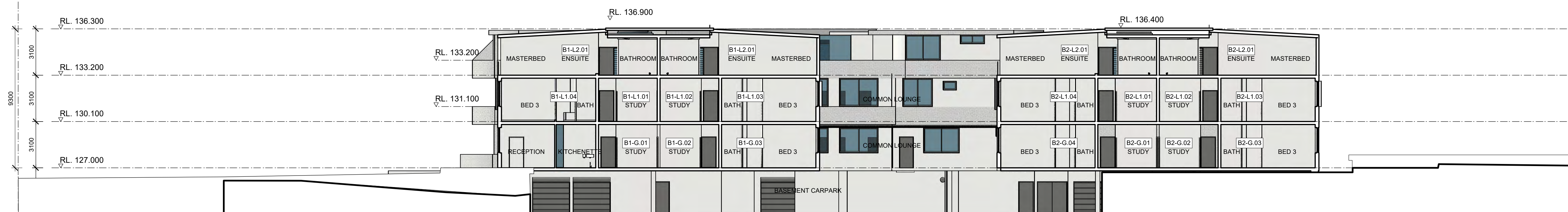
04 SOUTHERN BUILDING ELEVATION - FACING CLUB
scale 1:150

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01 BUILDING SECTION
scale 1:150

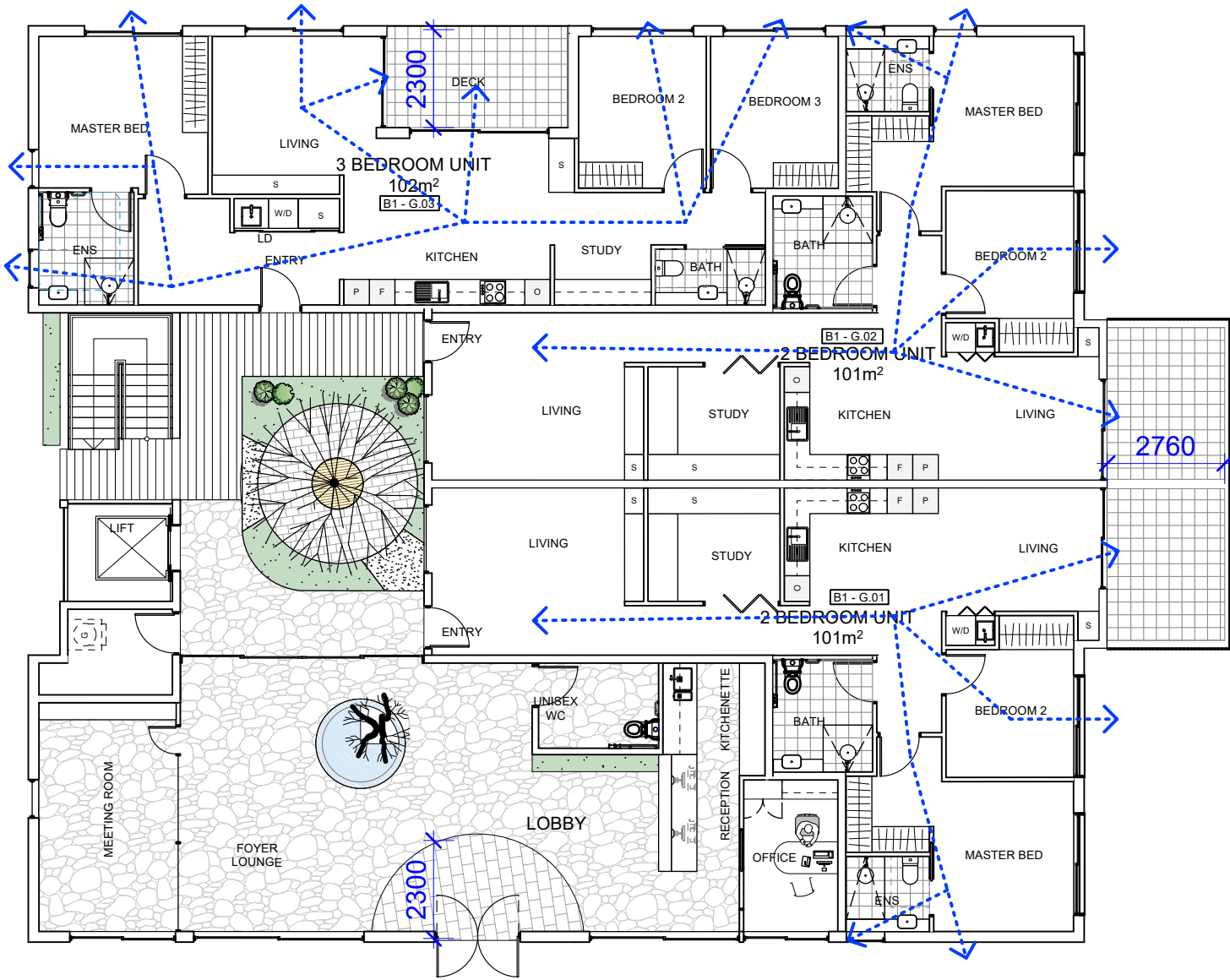
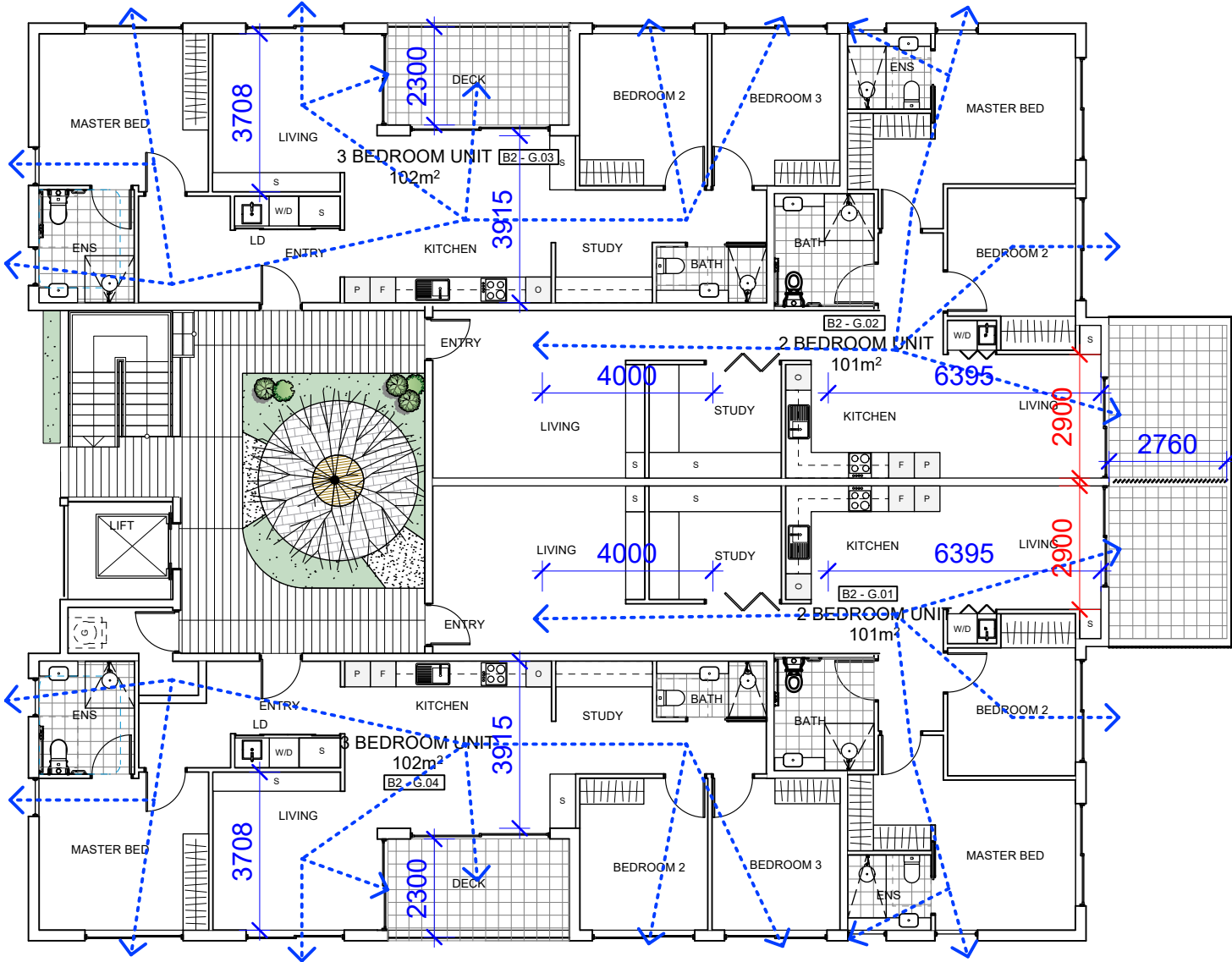
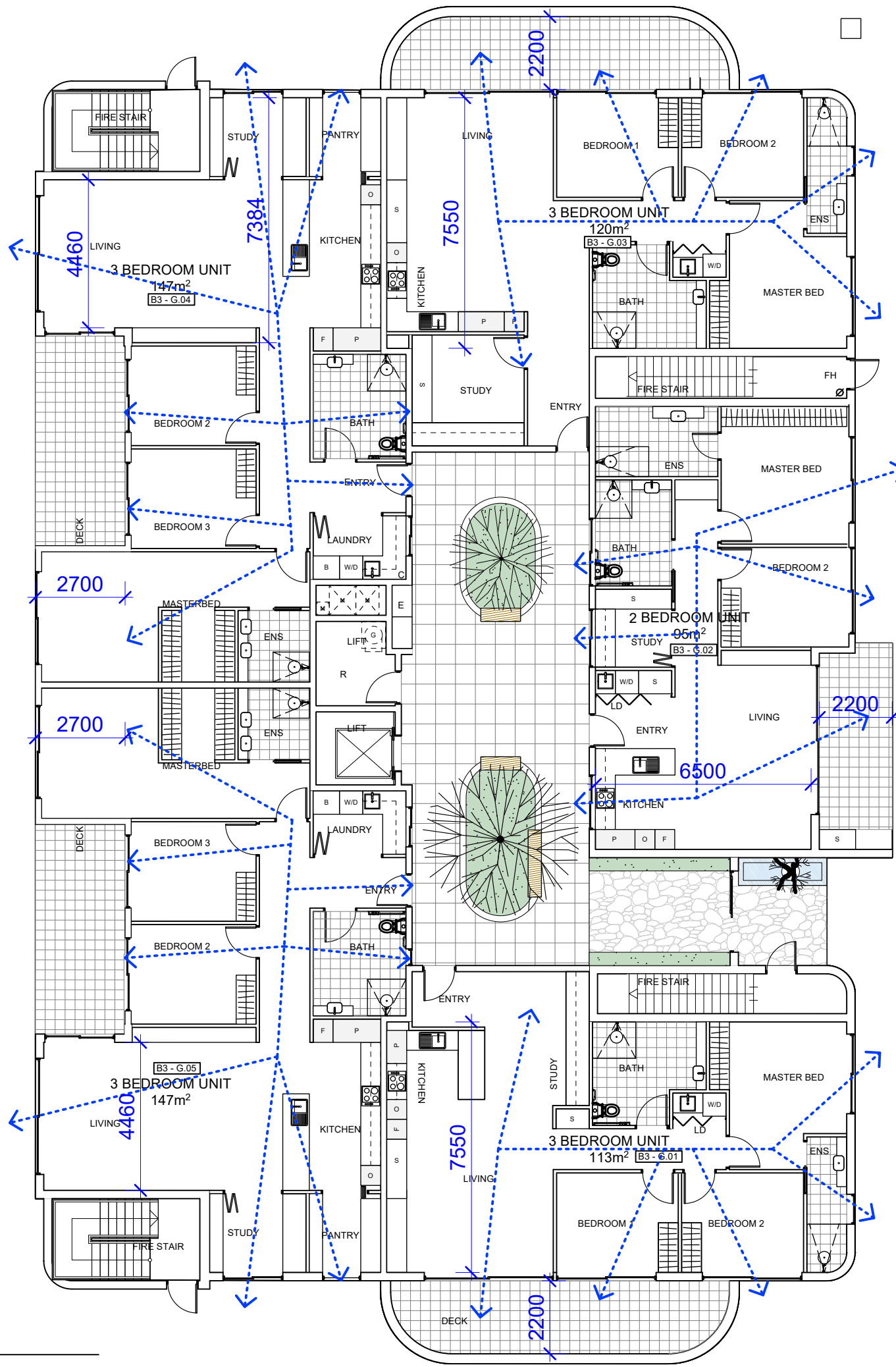


02 BUILDING SECTION
scale 1:150

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COMPLIANCE SCHEDULE - GROUND					
	B3 - G.01	B3 - G.02	B3 - G.03	B3 - G.04	B3 - G.05
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	✓	✓	✓	✓	✓



COMPLIANCE SCHEDULE - GROUND				
	B2 - G.01	B2 - G.02	B2 - G.03	B2 - G.04
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	✓	✓	✓	✓

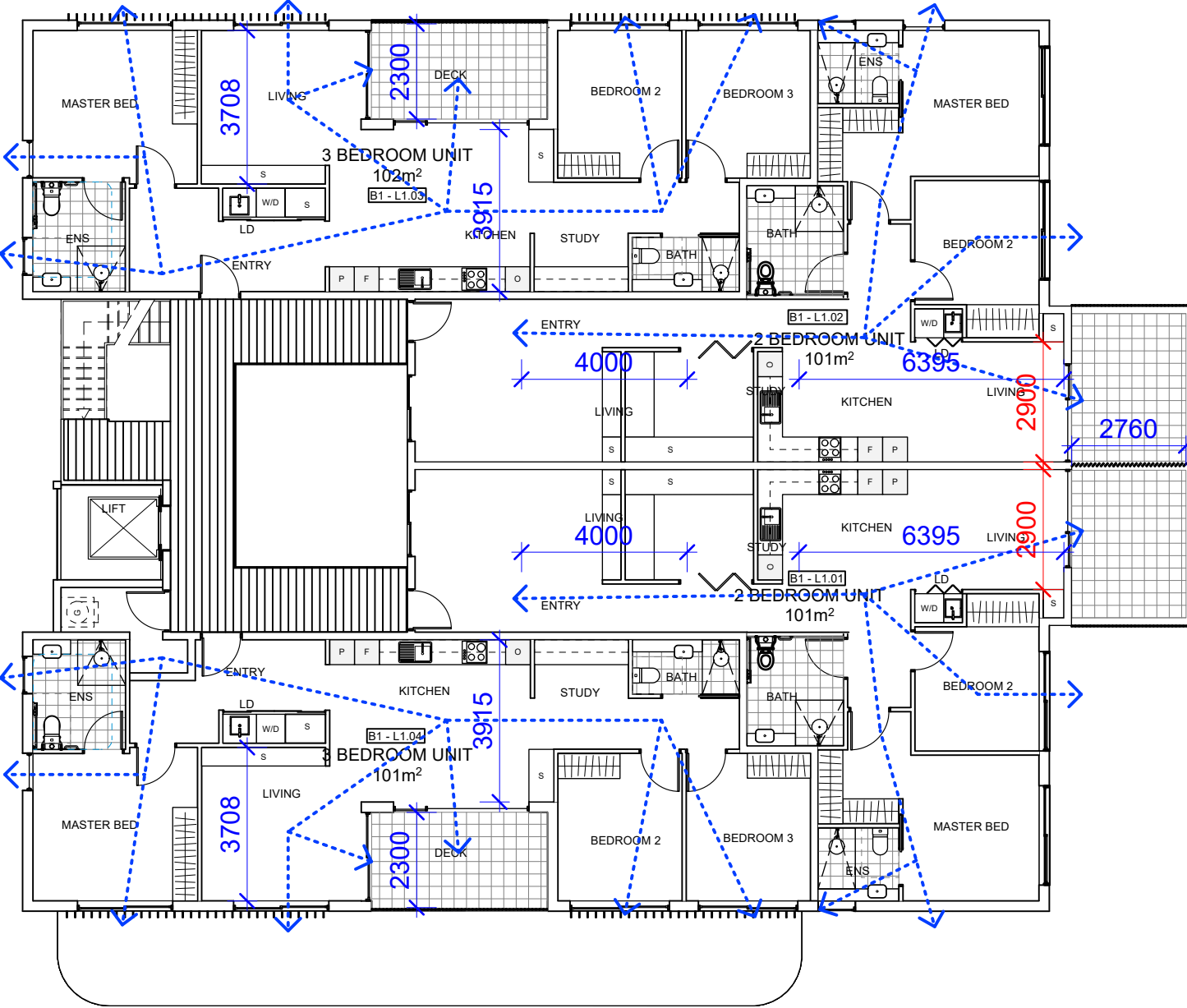
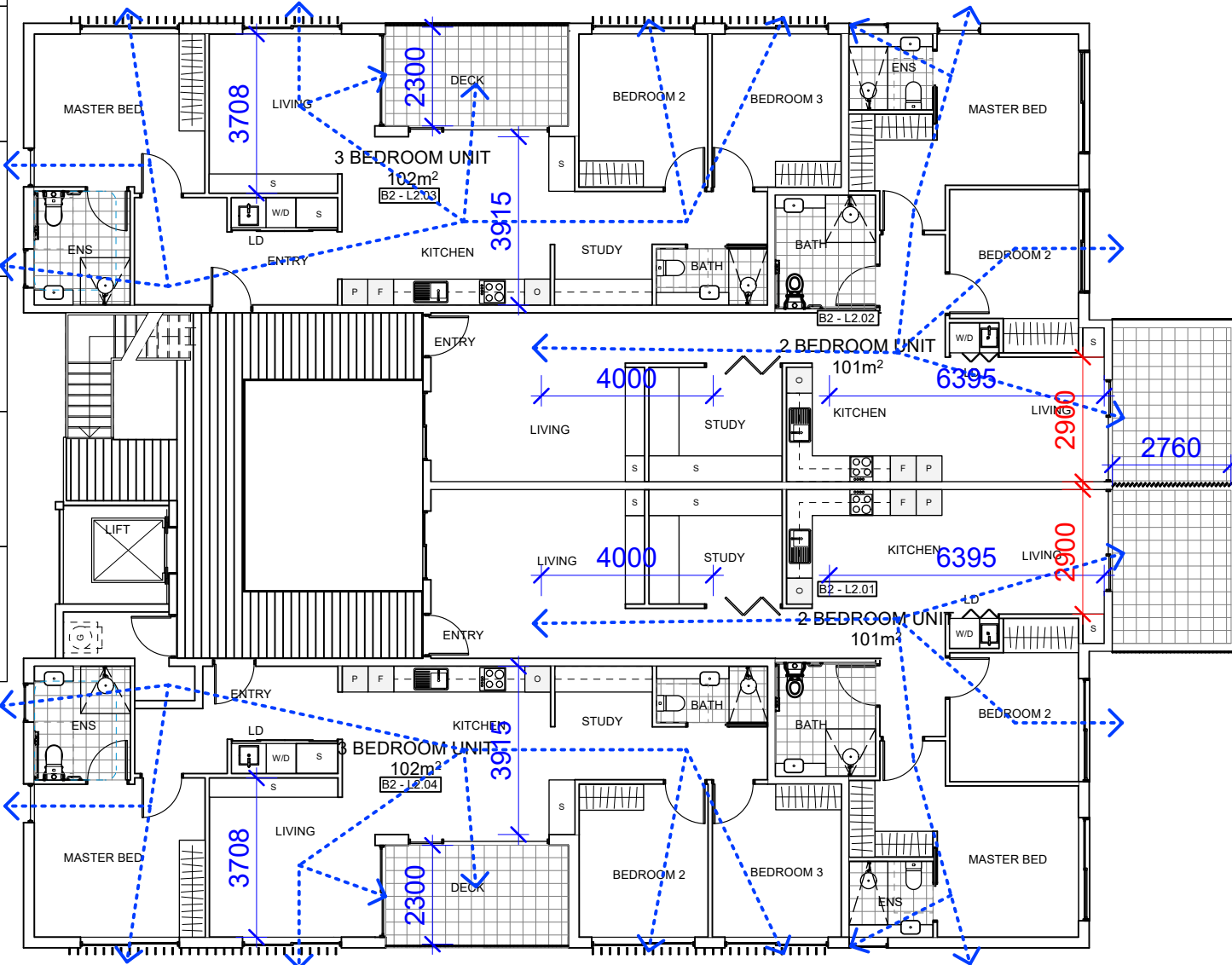
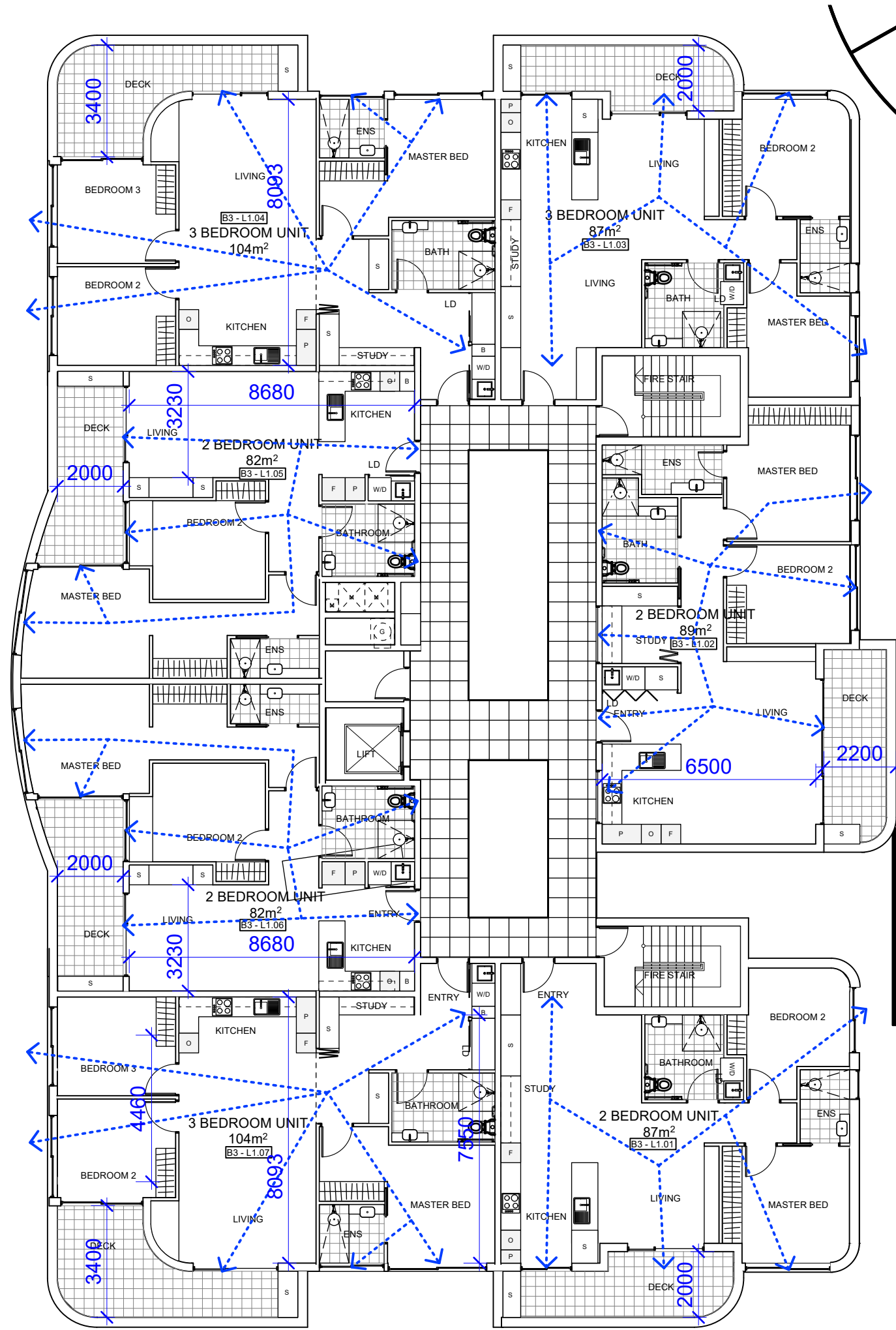
COMPLIANCE SCHEDULE - GROUND			
	B1 - G.01	B1 - G.02	B1 - G.03
MINIMUM UNIT AREAS	✓	✓	✓
CROSS VENTILATION	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓
ACCESSIBILITY	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓
TERRACE DEPTH	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓
STORAGE	✓	✓	✓

01 GROUND FLOOR
scale 1:150

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COMPLIANCE SCHEDULE - LEVEL 1							
	B3 - L1.01	B3 - L1.02	B3 - L1.03	B3 - L1.04	B3 - L1.05	B3 - L1.06	B3 - L1.07
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	✓	✓	✓	✓	✓	✓	✓



COMPLIANCE SCHEDULE - LEVEL 1				
	B2 - L1.01	B2 - L1.02	B2 - L1.03	B2 - L1.04
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	✓	✓	✓	✓

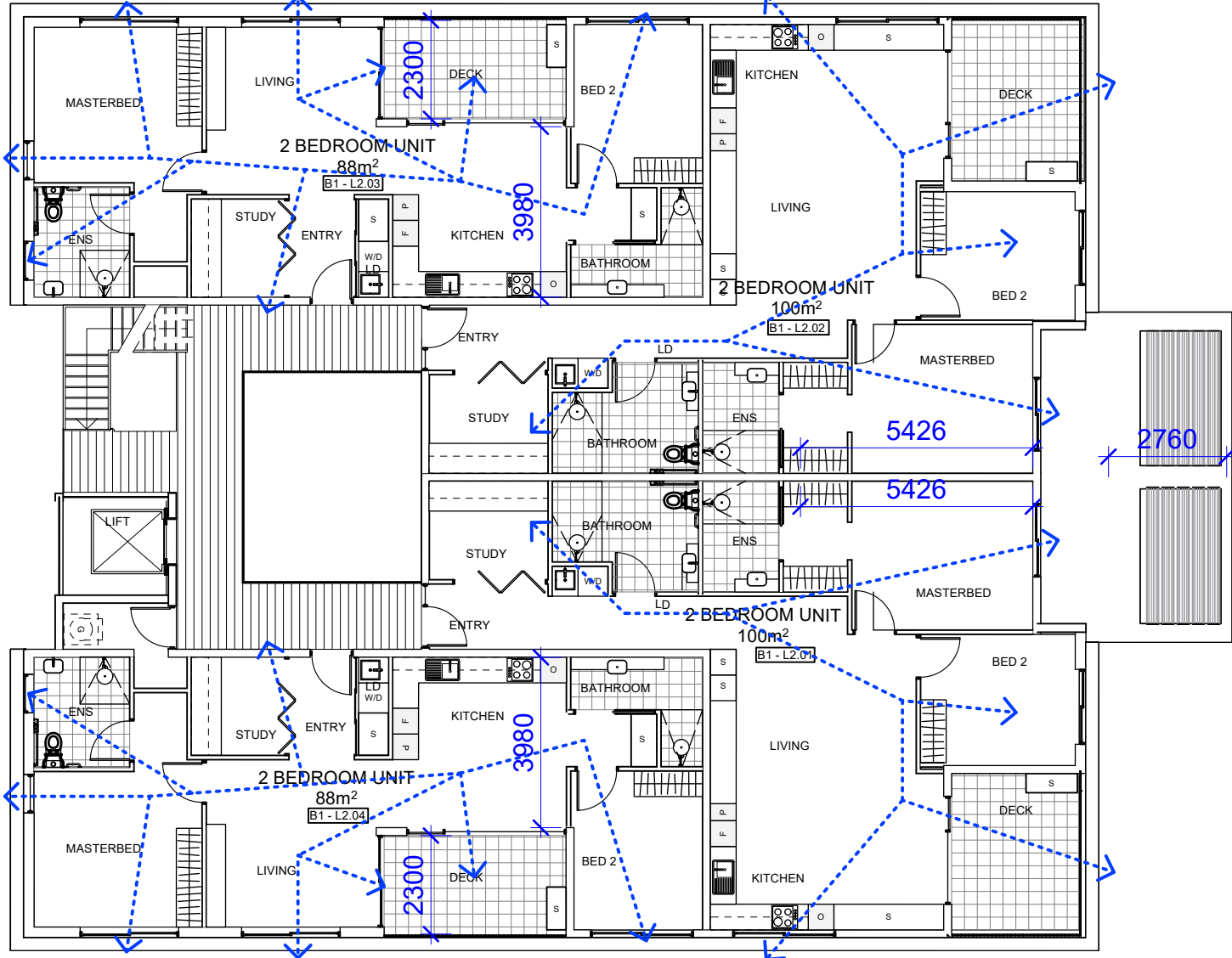
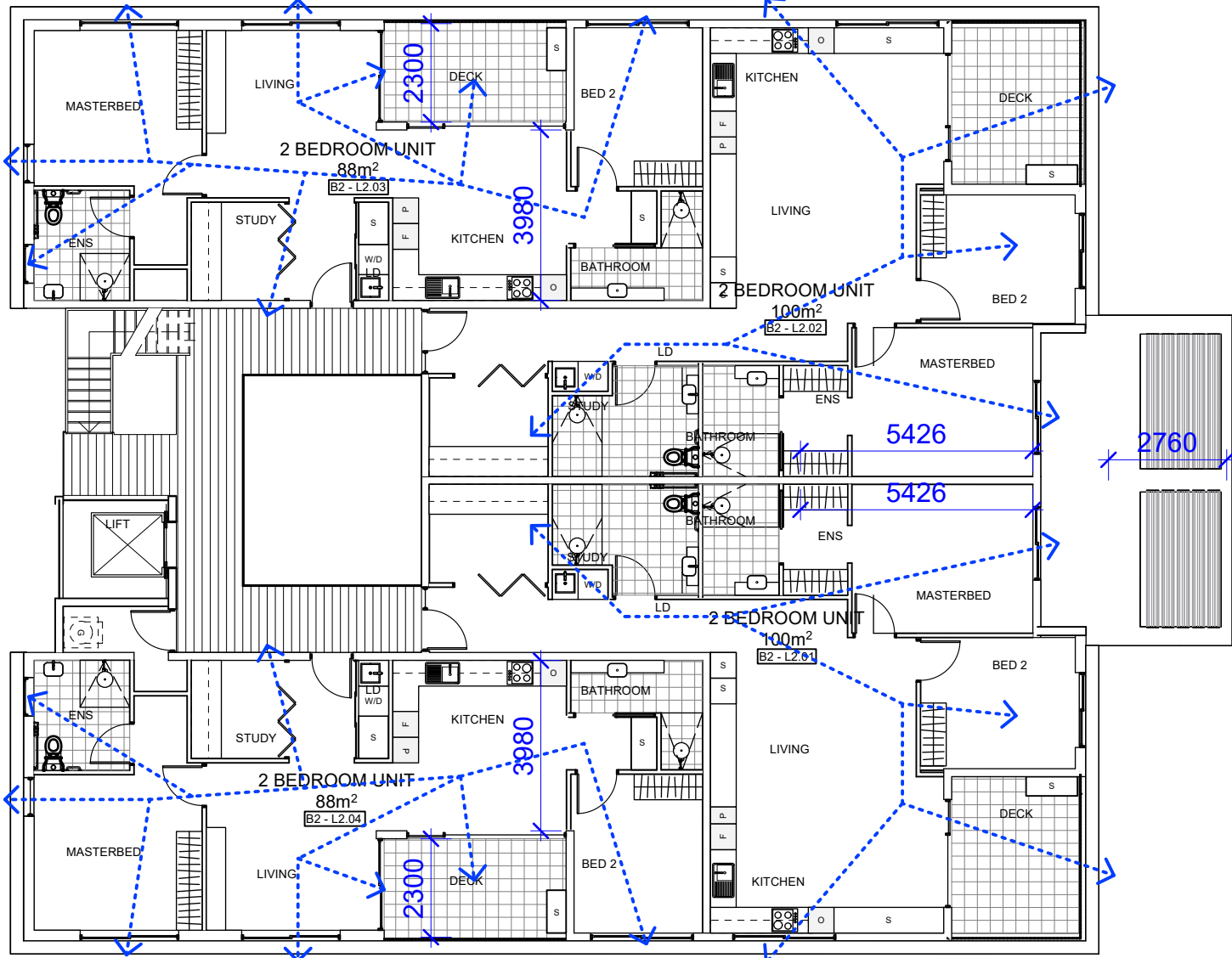
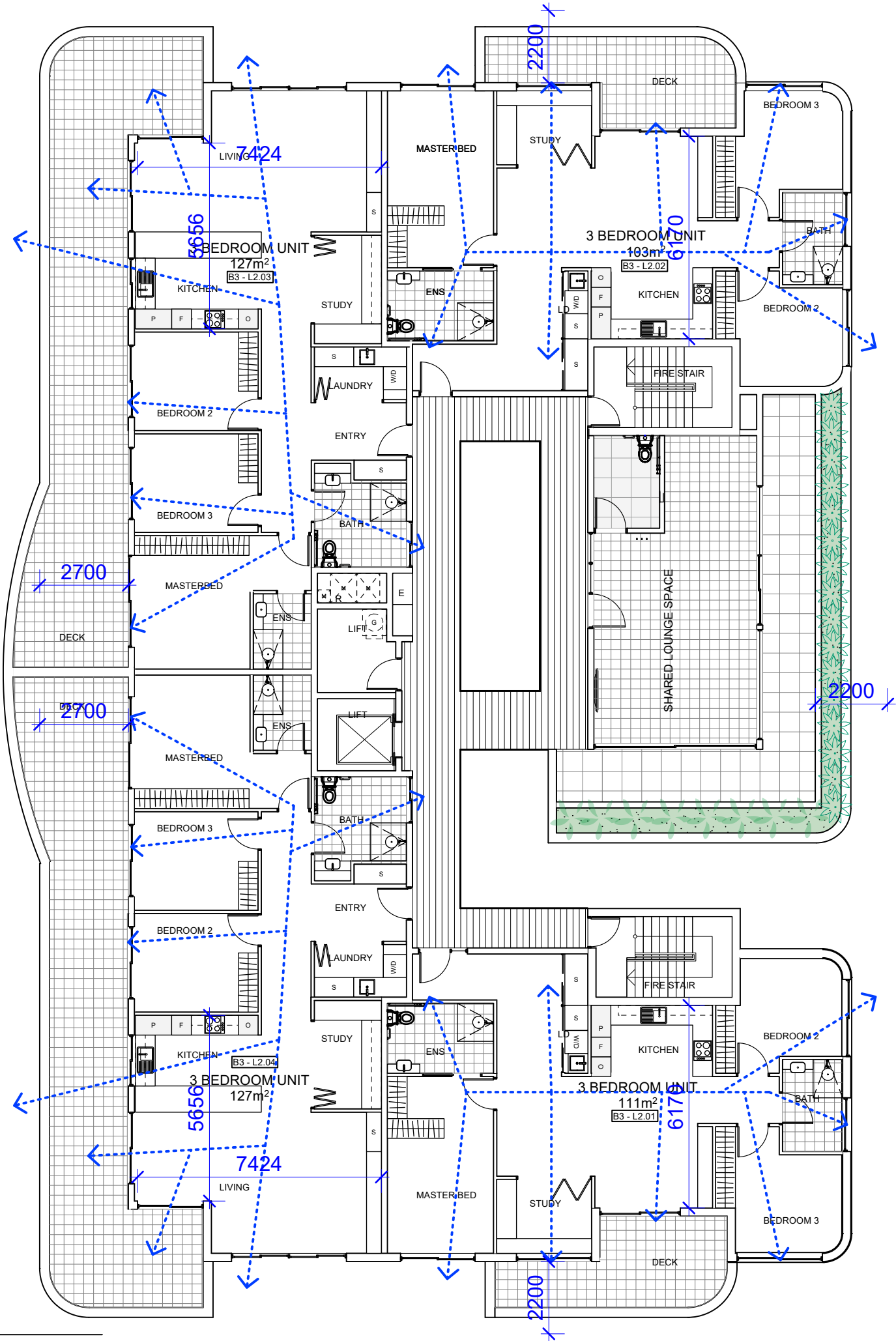
COMPLIANCE SCHEDULE - LEVEL 1				
	B1 - L1.01	B1 - L1.02	B1 - L1.03	B1 - L1.04
MINIMUM UNIT AREAS	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓

01 LEVEL 1 PLAN
scale 1:150

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COMPLIANCE SCHEDULE - LEVEL 2				
	B3 - L2.01	B3 - L2.02	B3 - L2.03	B3 - L2.04
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	✓	✓	✓	✓



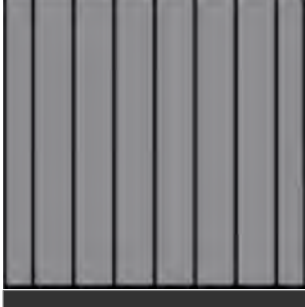
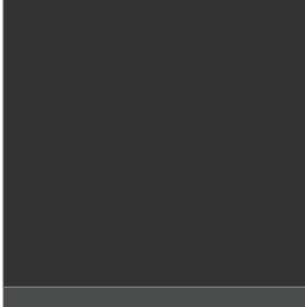
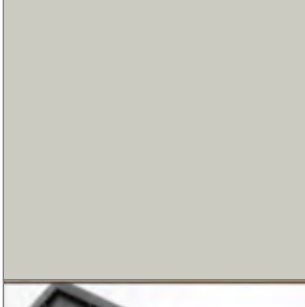
COMPLIANCE SCHEDULE - LEVEL 2				
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MINIMUM UNIT AREAS	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓

COMPLIANCE SCHEDULE - LEVEL 2				
	B1 - L2.01	B1 - L2.02	B1 - L2.03	B1 - L2.03
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	✓	✓	✓	✓

01 LEVEL 2 PLAN
scale 1:150

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	EF.01	COLORBOND 'BASALT' OR EQUIVALENT GUTTERS, DOWNPIPES, FASCIA, FLASHING, POSTS SHEET METAL ROOFING
	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
	EF.12	ROOF AND WALL CLADDING STRAMIT SHARPLINE ARCHITECTURAL COLOURBOND SHALE GREY

01 BUILDING FINISHES
scale 1:50

EF.12

EF.09

EF.04

EF.10

EF.08



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