

FORESTVILLE RSL REDEVELOPMENT

LOT 2589 & LOT 31
DP752038 & DP 366454
22 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 REDEVELOPMENT22 MELWOOD AVELOT 2589 & LOT 31 DP752038 & DP 366454
Address:	22 MELWOOD AVELOT 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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Sydney F: 61 2 9091 0190
Suite 129, 117 Old Pittwater Road
Brookvale NSW 2100
Peter Hosking (Director) Registered Architect - 6854
Canberra F: 61 2 6239 4044
Unit 5, 71 Leichhardt Street
Kingston ACT 2604
Tim Zuber Registered Architect - 2384

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
E	6/05/2025	DA RESUBMISSION	PJH

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



DRAWING
CLUB - COVER SHEET

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 PH
PROJECT # 22-0716 SHEET # DA_A_1000 REVISION # E



01 SITE PLAN
scale 1:500

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A	16/11/2022	CLIENT MEETING	PJH
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DRAWING
CLUB - SITE PLAN

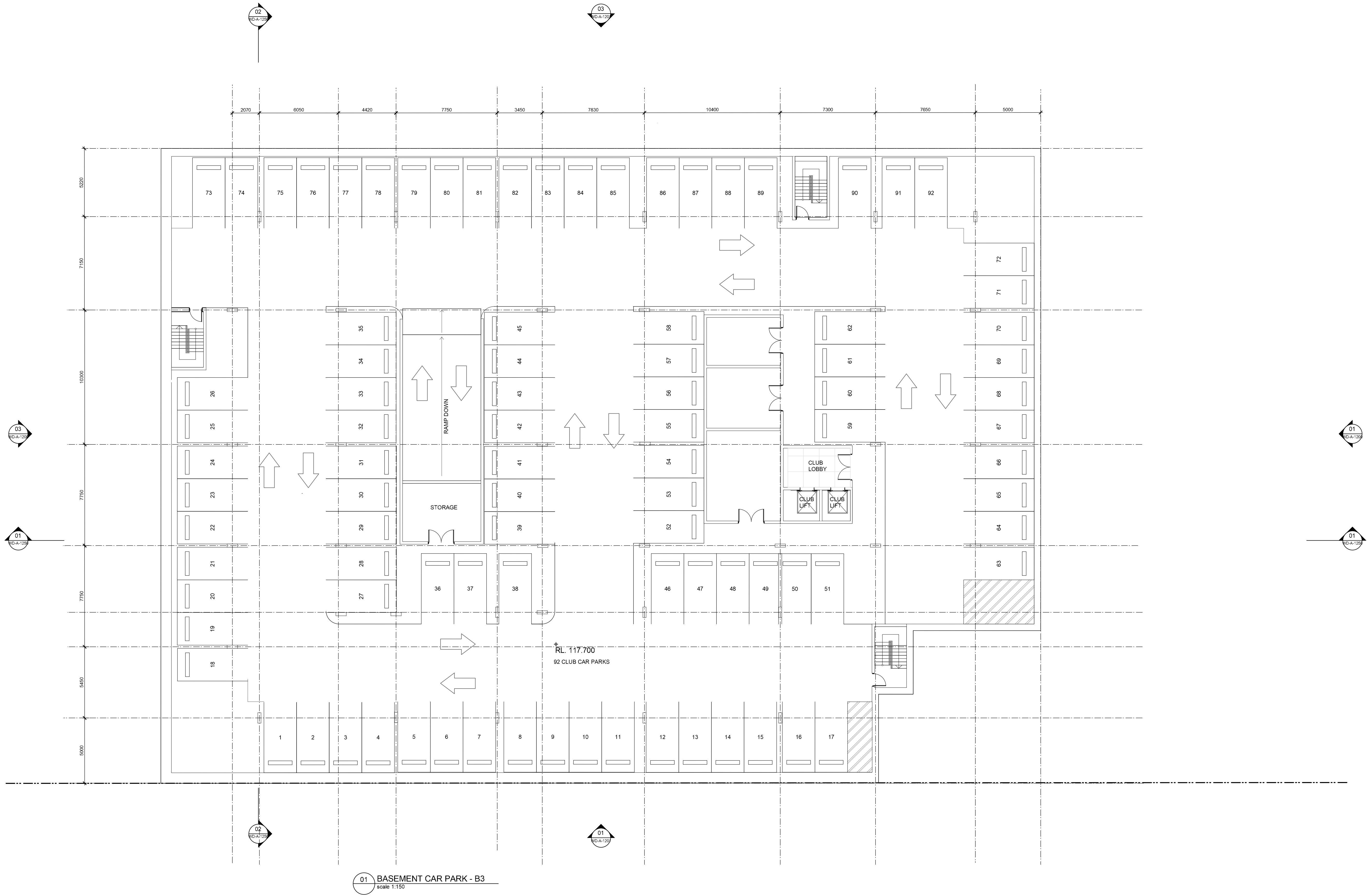
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Scale of A3 1:1000
0m 5 10 25 40
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1. FORESTVILLE RSL CLUB

DRAWN	DATE	CHKD
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_1060	E

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01 BASEMENT CAR PARK - B3
scale 1:150

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CLIENT
FORESTVILLE RSL

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



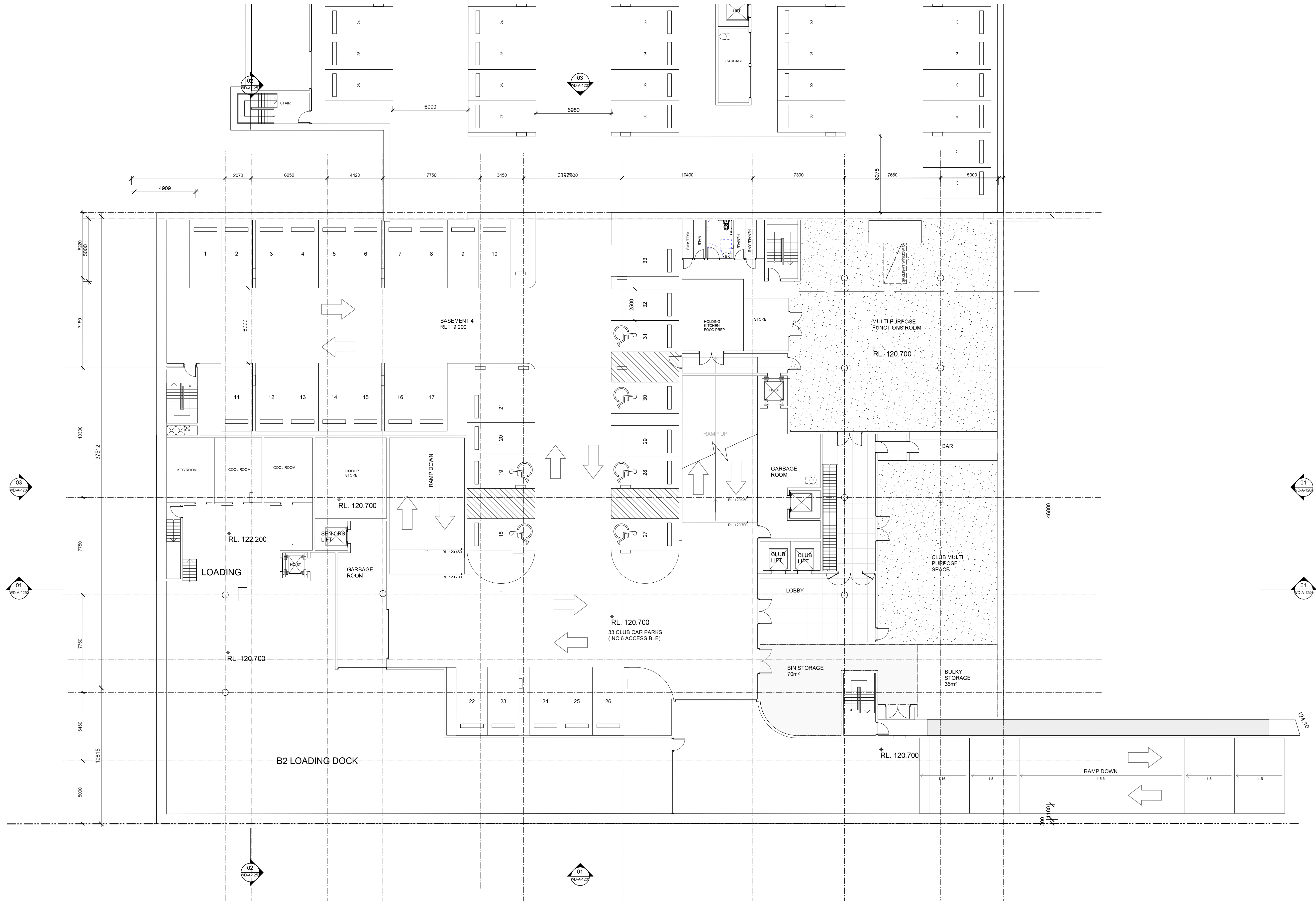
DRAWING
CLUB - BASEMENT 3

Scale of A1 1:150
Scale of 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
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_1097	E



01 BASEMENT CAR PARK - B2
scale 1:150

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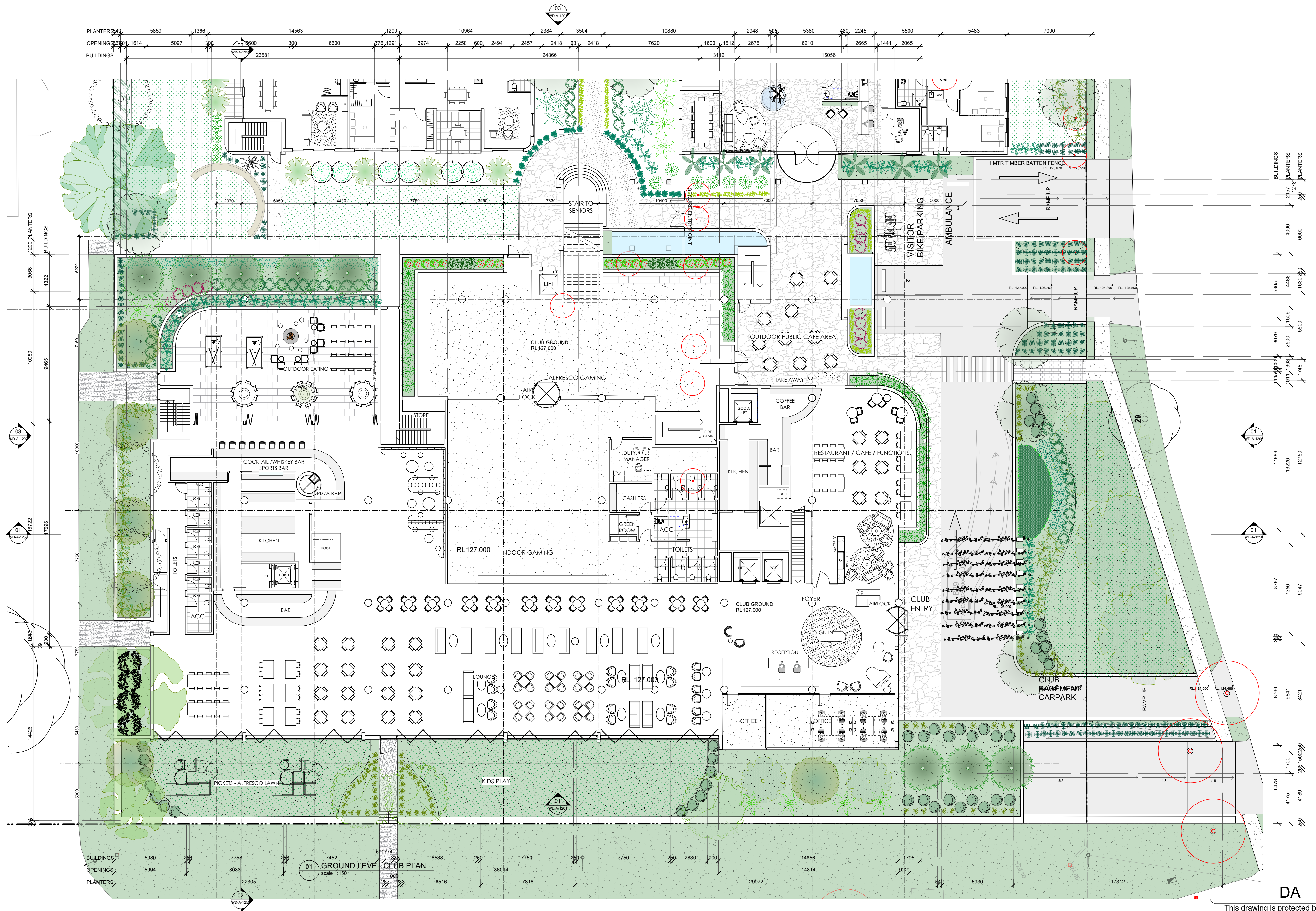
DRAWING

CLUB - BASEMENT 2

Scale of A1 1:150
Scale of 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
DATE 20/04/2023 SHEET # DA_A_1098
CHKD PH REVISION # E





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DP752038 & DP 366454**



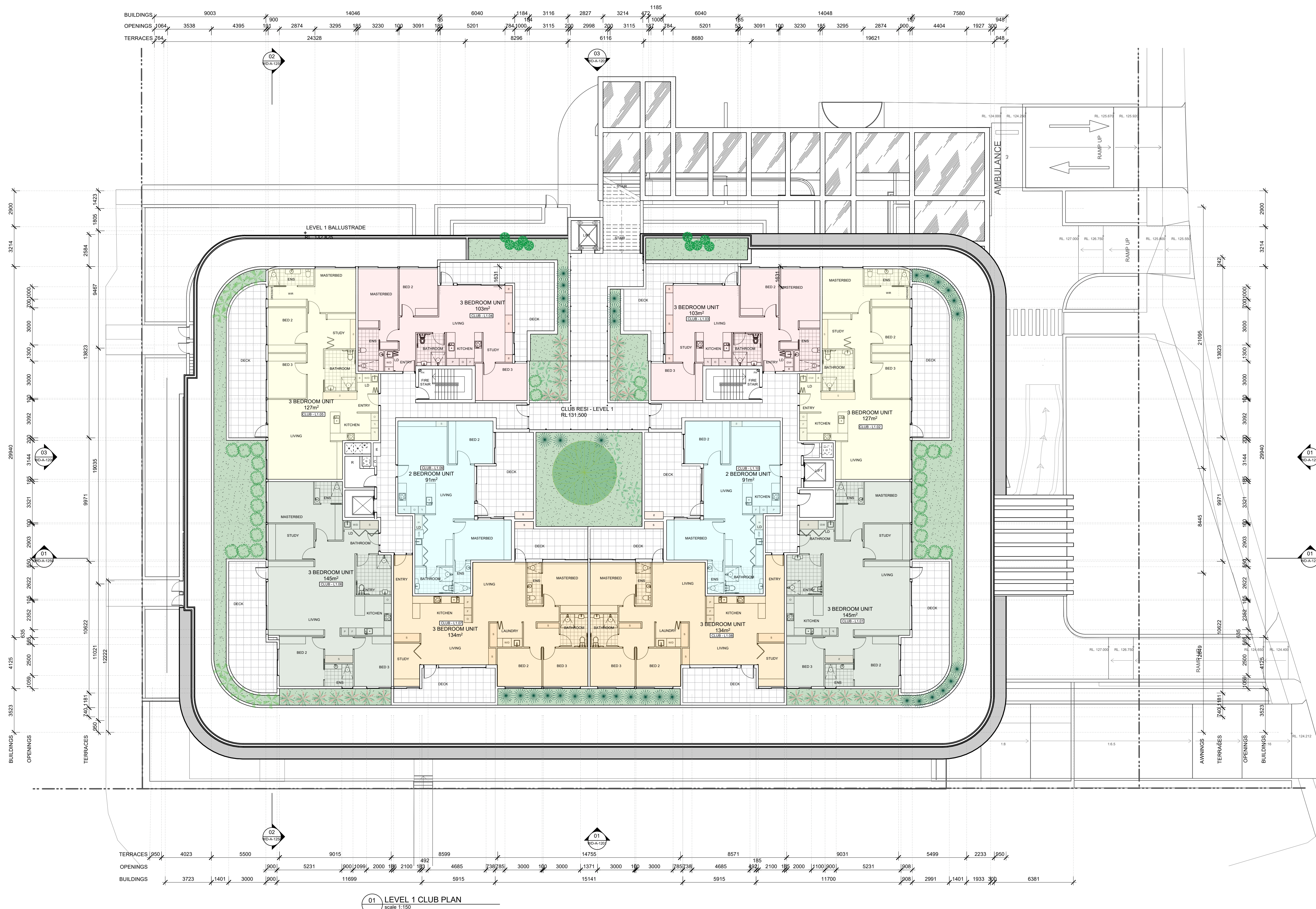
DRAWING
CLUB - GROUND FLOOR

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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22-0716	DA_A_1100	E



01 LEVEL 1 CLUB PLAN
scale 1:150

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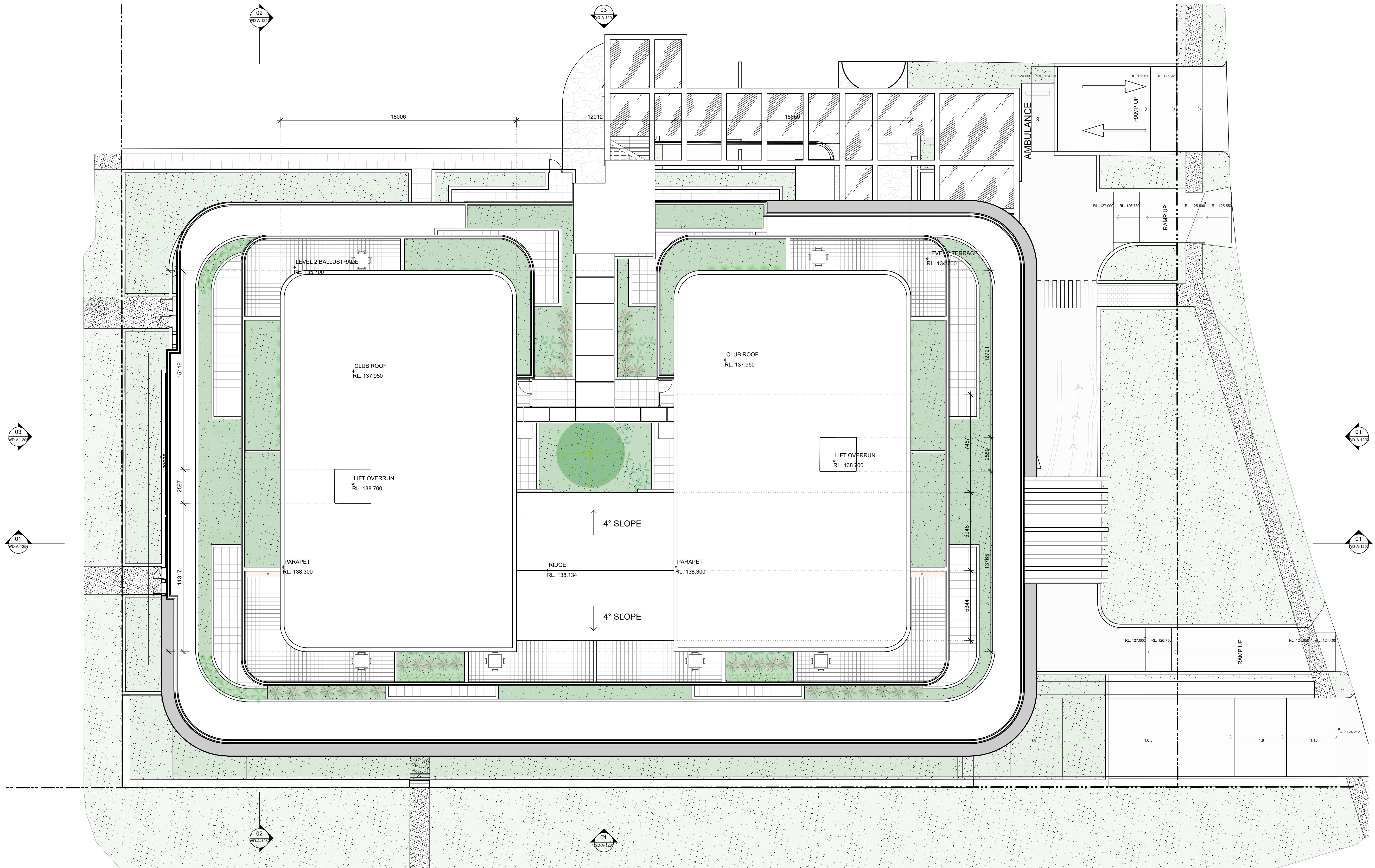
DRAWING

CLUB - LEVEL 1

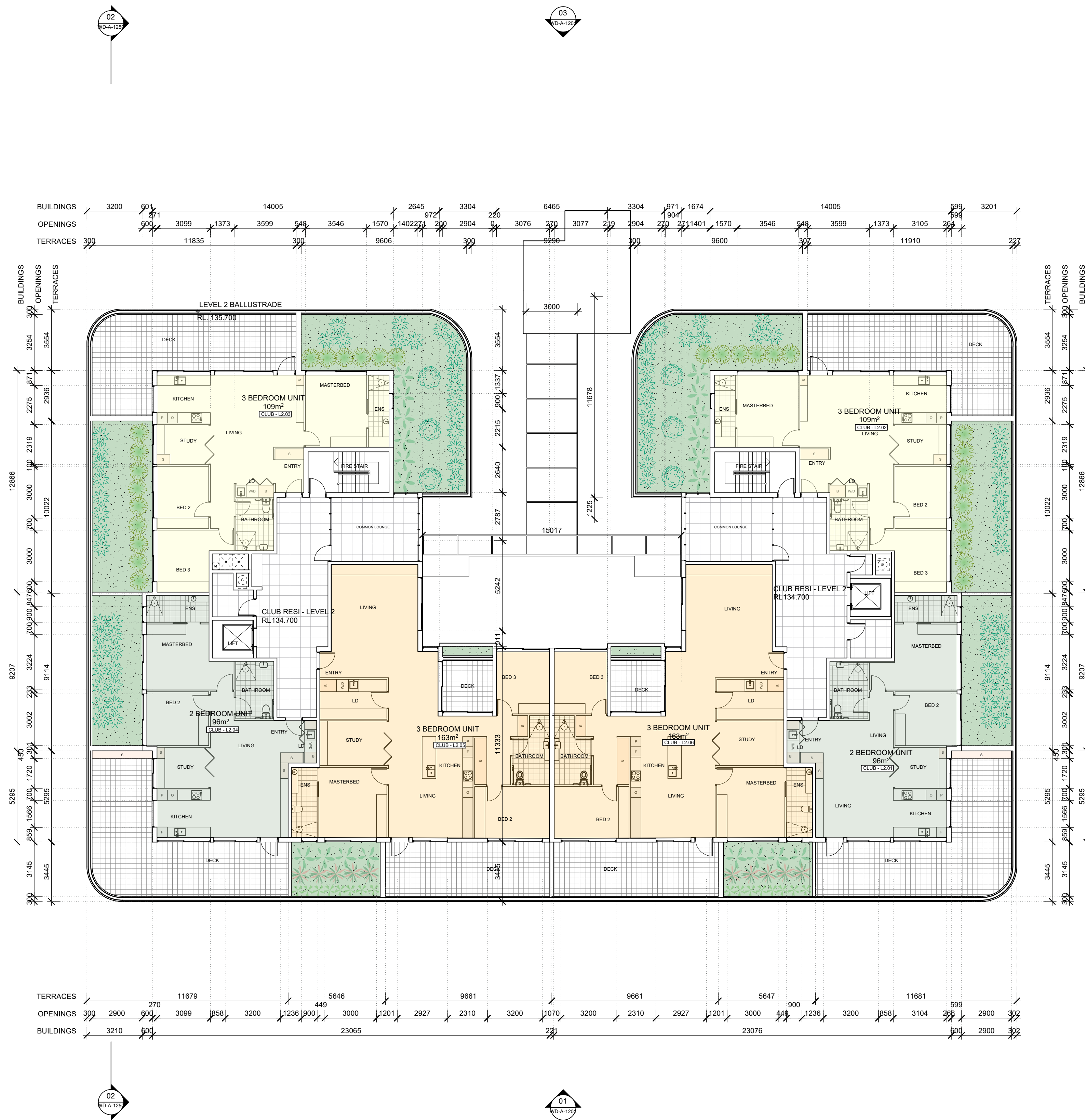
Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12
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01 LEVEL 1 CLUB PLAN
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DRAWING

CLUB - LEVEL 2

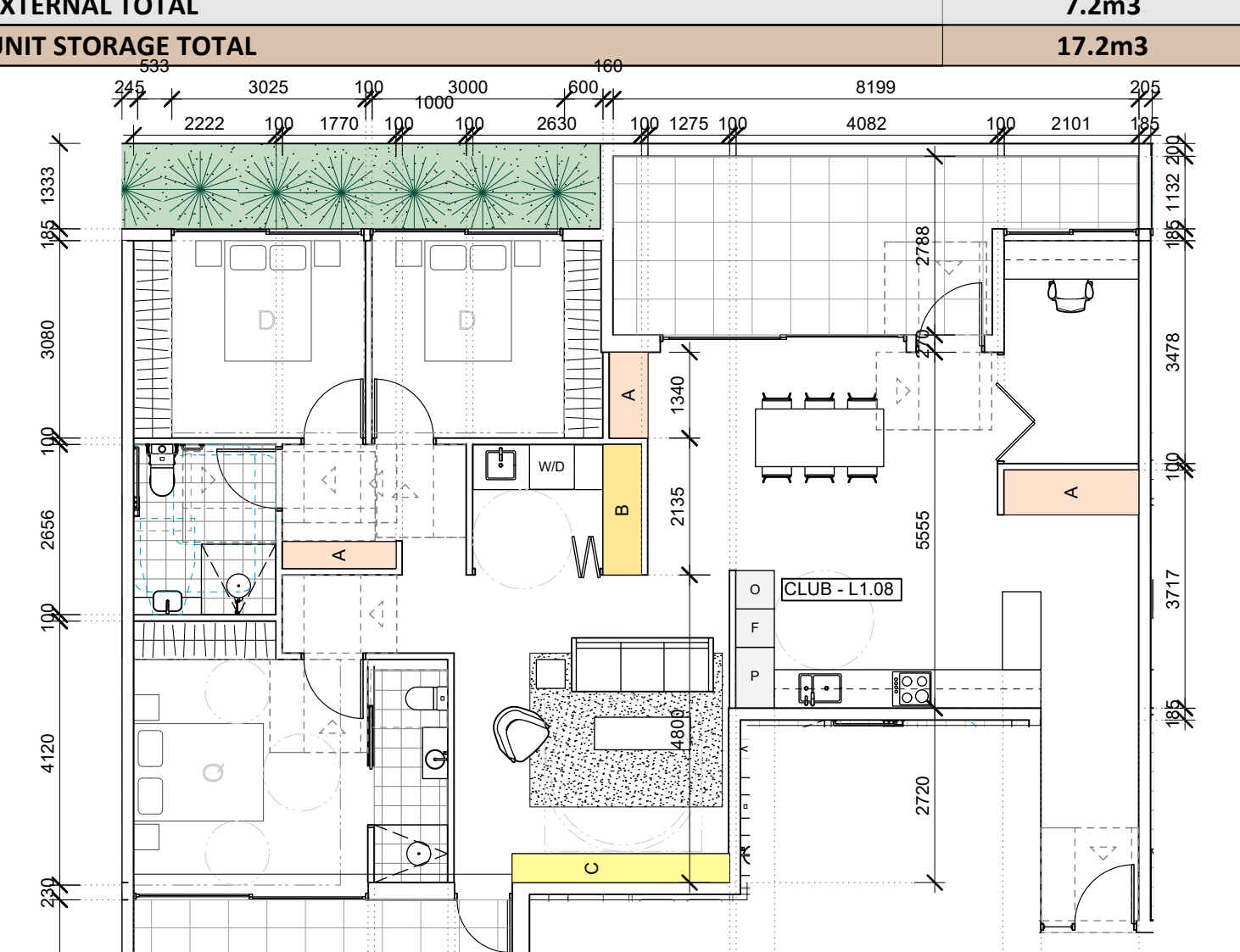
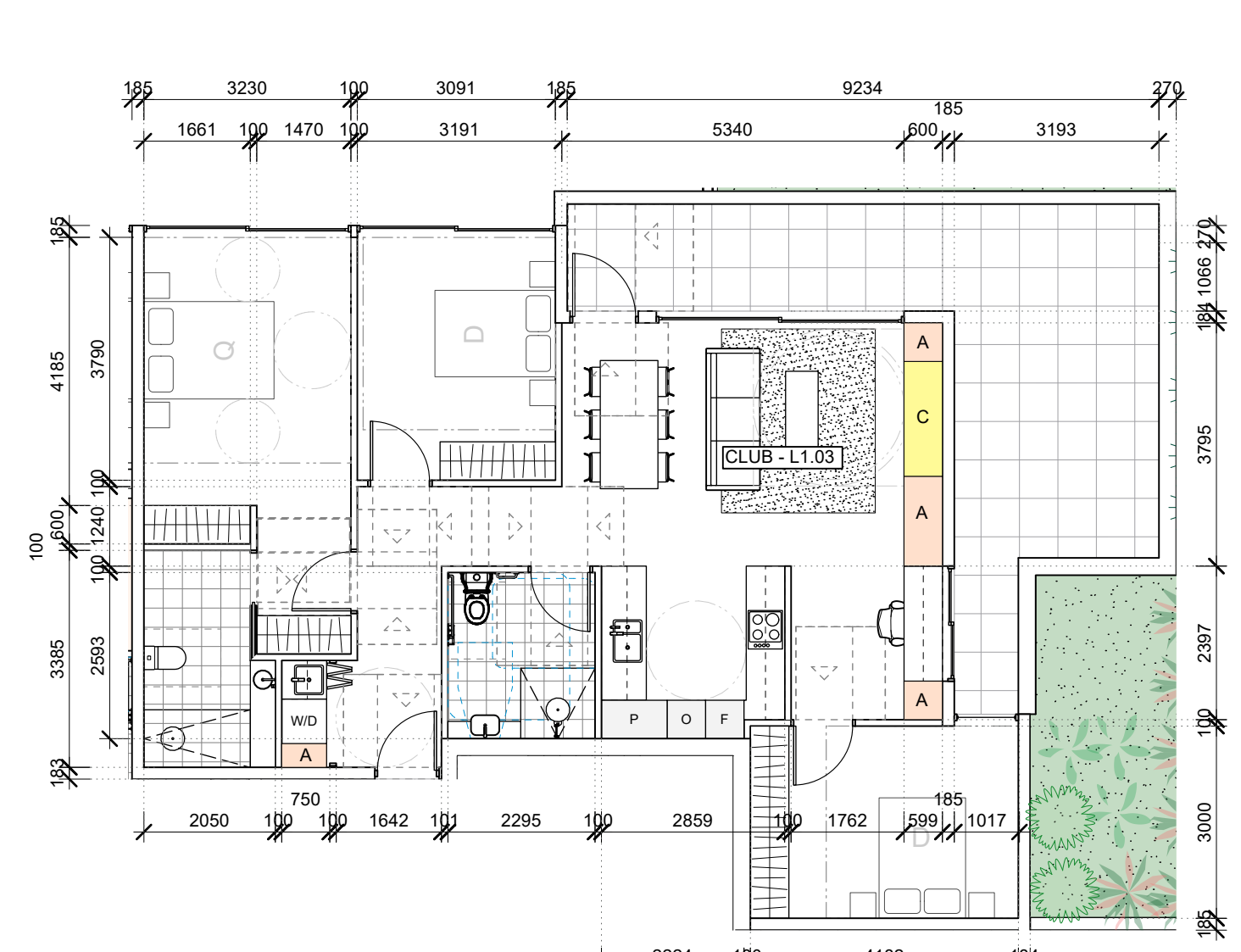
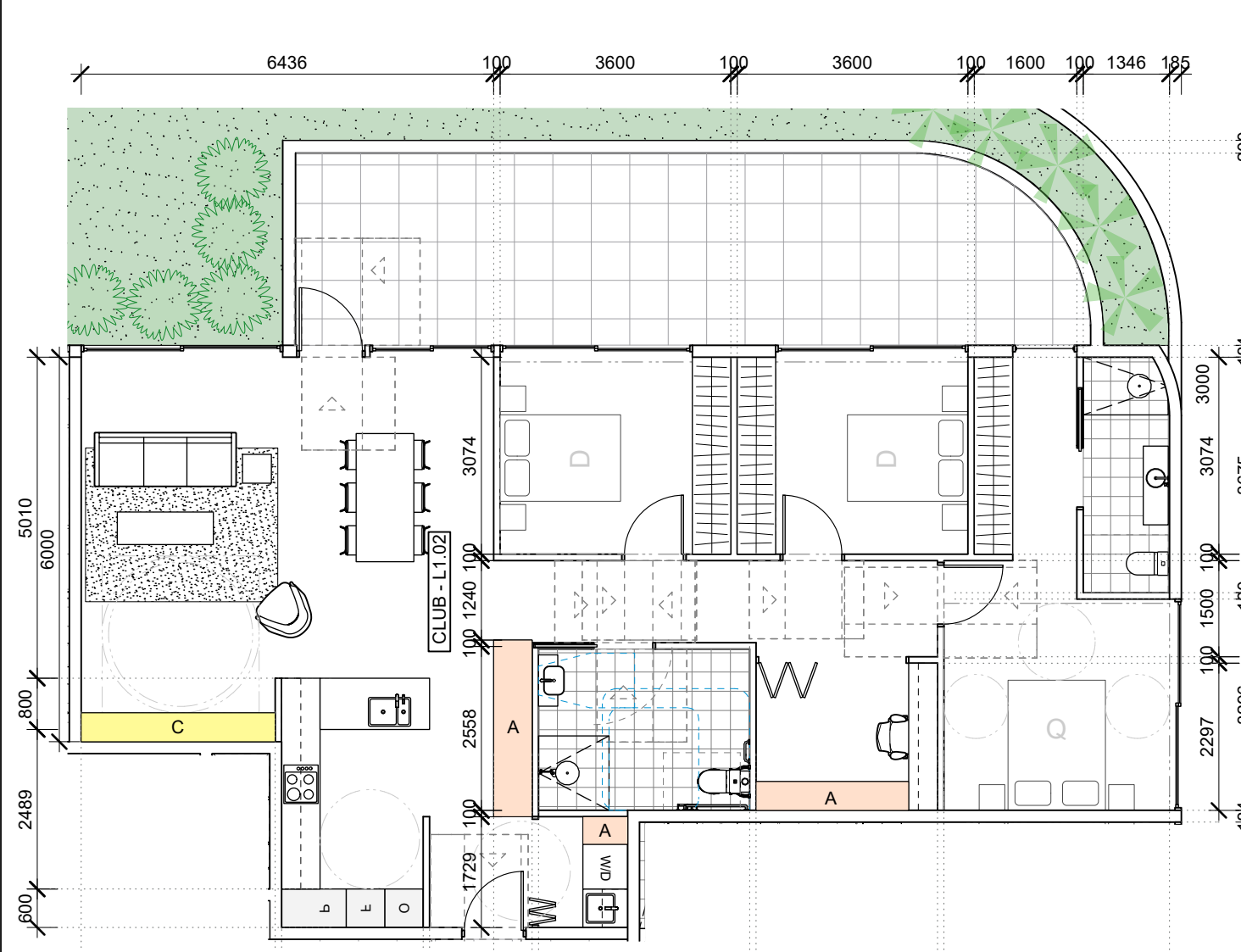
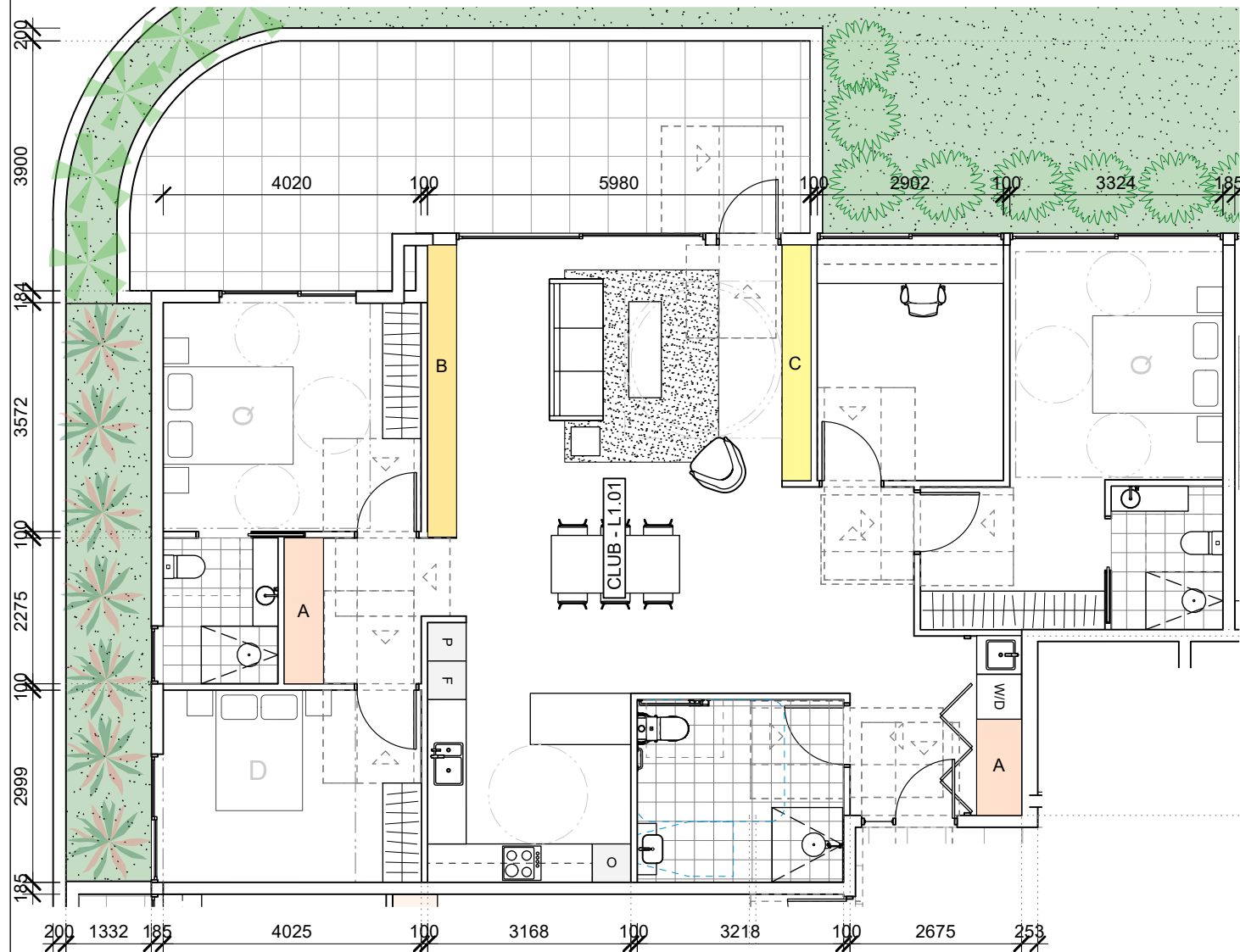
Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

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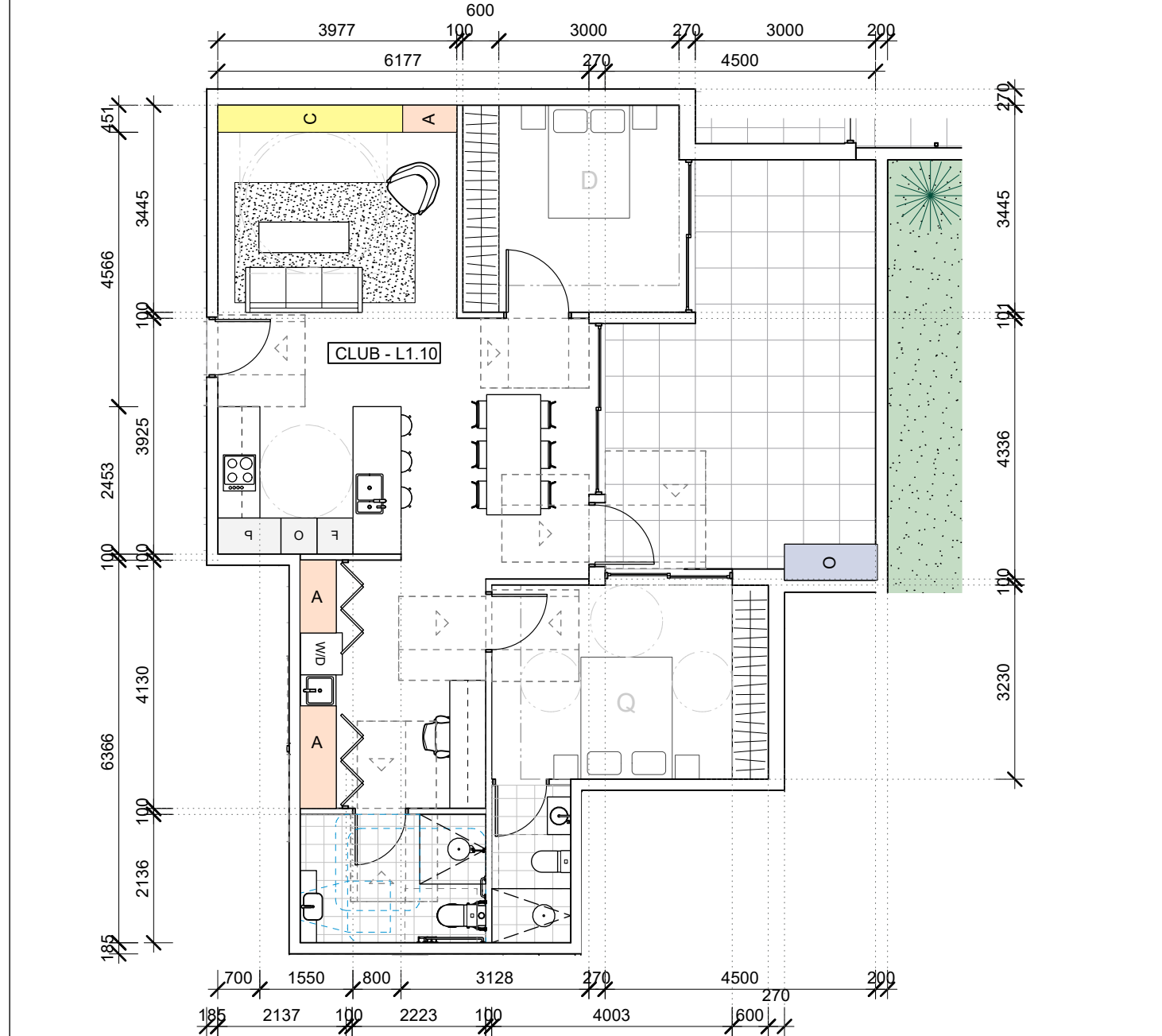
1. FORESTVILLE RSL CLUB

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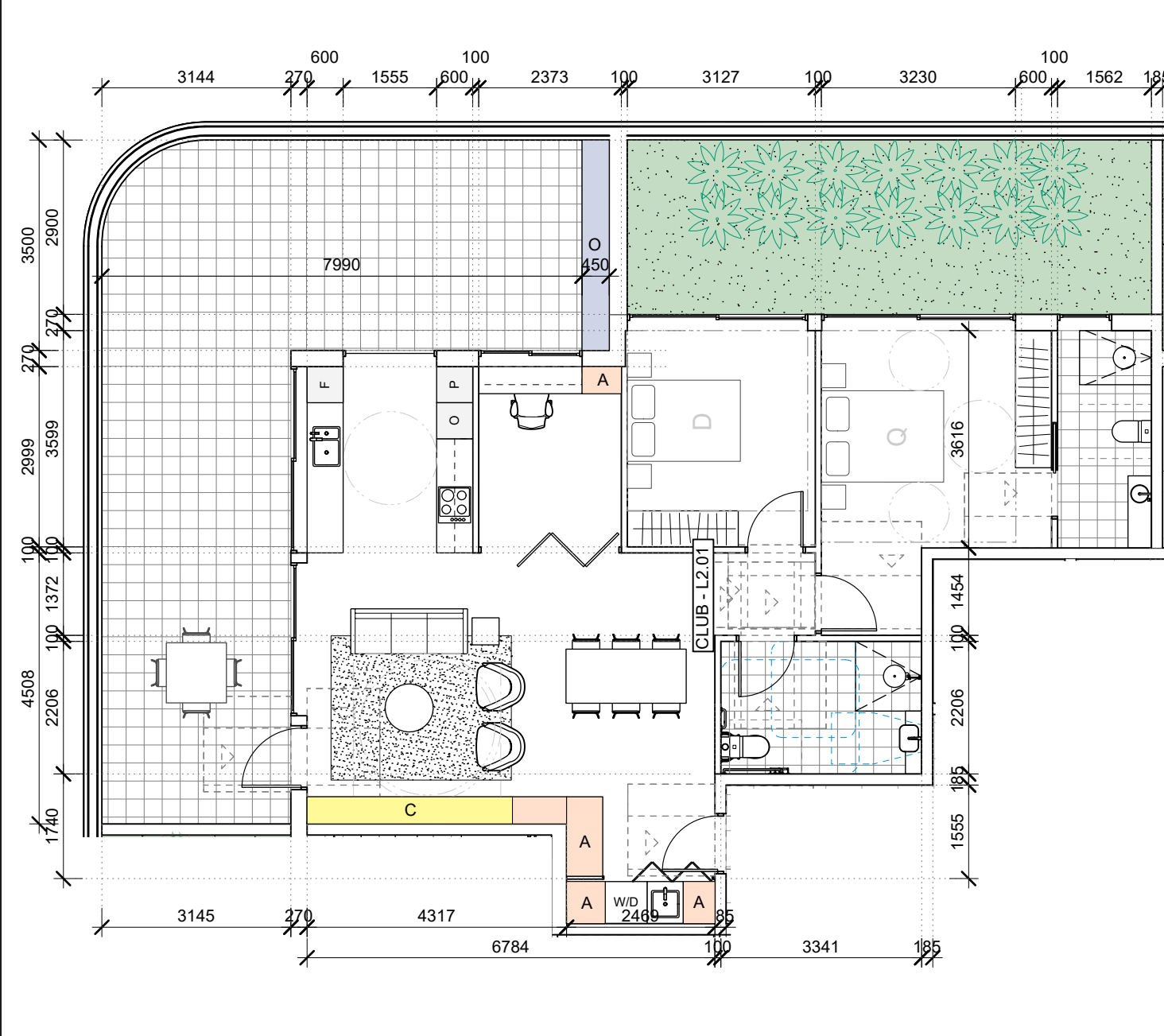
3 BEDROOM UNIT - 145 m2				3 BEDROOM UNIT -127 m2				3 BEDROOM UNIT - 103 m2				3 BEDROOM UNIT - 134 m2			
UNITS : C-L1.06 , MIRROR : C-L1.01				UNITS : C-L1.05 , MIRROR : C-L1.02				UNITS : C-L1.04 , MIRROR : C-L1.03				UNITS : C-L1.07 , MIRROR : C-L1.08			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)		AREA (m2)	HEIGHT (m)	VOLUME (m3)		AREA (m2)	HEIGHT (m)	VOLUME (m3)		AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.44	2.7	6.6m3	S.A. FULL HEIGHT	3.03	2.7	8.2m3	S.A. FULL HEIGHT	1.82	2.7	5m3	S.A. FULL HEIGHT	3.02	2.7	8.2m3
S.B. BENCH HEIGHT	2.05	0.9	1.9m3	S.B. BENCH HEIGHT	0	0.9	0m3	S.B. BENCH HEIGHT	0	0.9	0m3	S.B. BENCH HEIGHT	1.22	0.9	1.1m3
S.C. LOW HEIGHT	1.65	0.45	0.8m3	S.C. LOW HEIGHT	1.36	0.45	0.7m3	S.C. LOW HEIGHT	1.07	0.45	0.5m3	S.C. LOW HEIGHT	1.53	0.45	0.7m3
INTERNAL TOTAL			9.3m3	INTERNAL TOTAL			8.9m3	INTERNAL TOTAL			5.5m3	INTERNAL TOTAL			10m3
S.G GARAGE BOX SMALL x2	4.7	1	4.7m3	S.G GARAGE BOX SMALL x2	4.7	1	4.7m3	S.G GARAGE BOX SMALL x2	4.7	1	4.7m3	S.O BALCONY STORAGE	0.91	2.7	2.5m3
EXTERNAL TOTAL			4.7m3	EXTERNAL TOTAL			4.7m3	EXTERNAL TOTAL			4.7m3	S.G GARAGE BOX SMALL x2	4.7	1	4.7m3
UNIT STORAGE TOTAL			14m3	UNIT STORAGE TOTAL			13.6m3	UNIT STORAGE TOTAL			10.2m3	EXTERNAL TOTAL			7.2m3



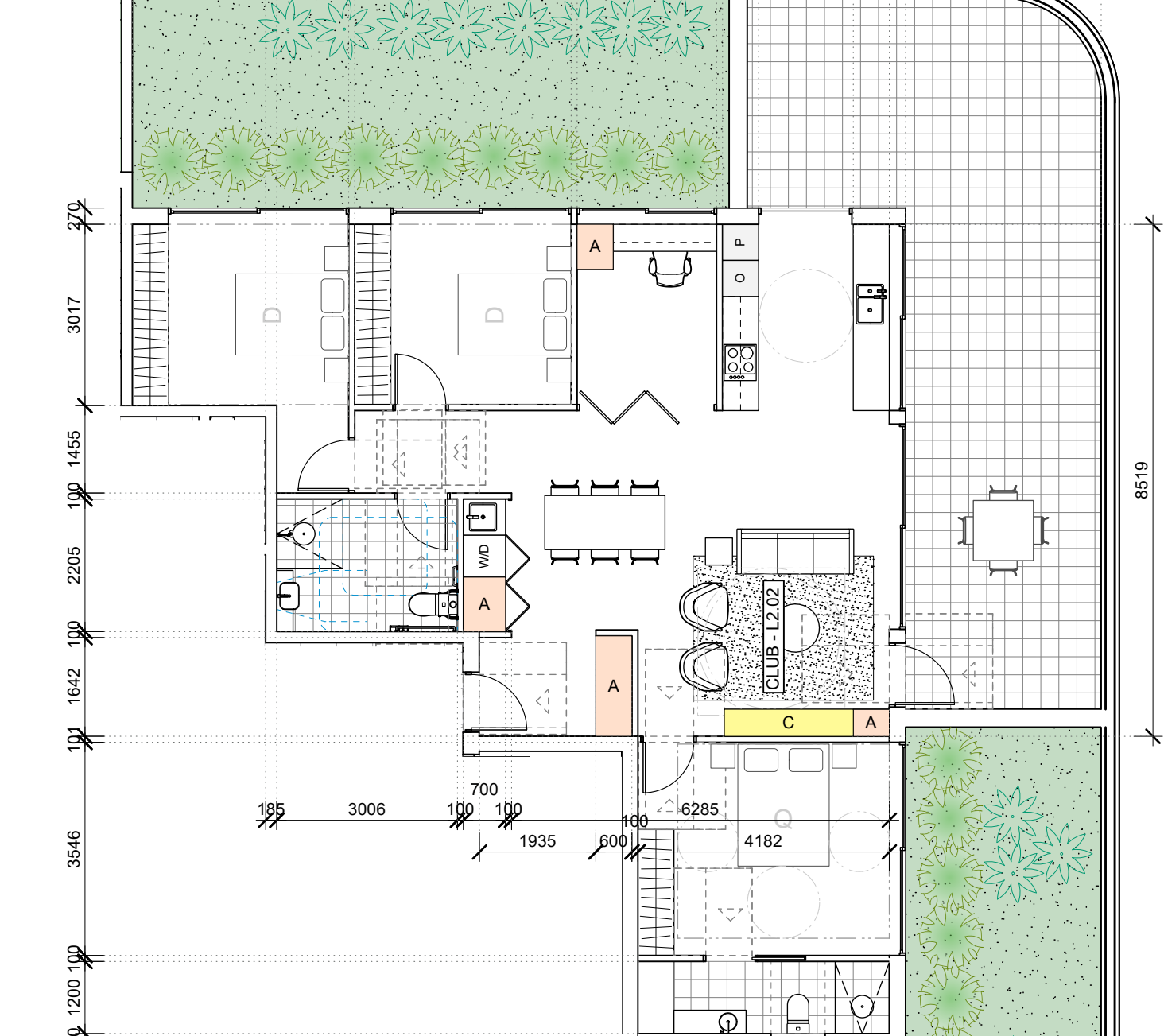
2 BEDROOM UNIT - 91 m2			
UNITS : C-L1.09 , MIRROR : C-L1.10			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.15	2.7	5.9m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.38	0.45	0.7m3
INTERNAL TOTAL			6.6m3
S.O BALCONY STORAGE	0.93	2.7	2.6m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			5m3
UNIT STORAGE TOTAL			11.6m3



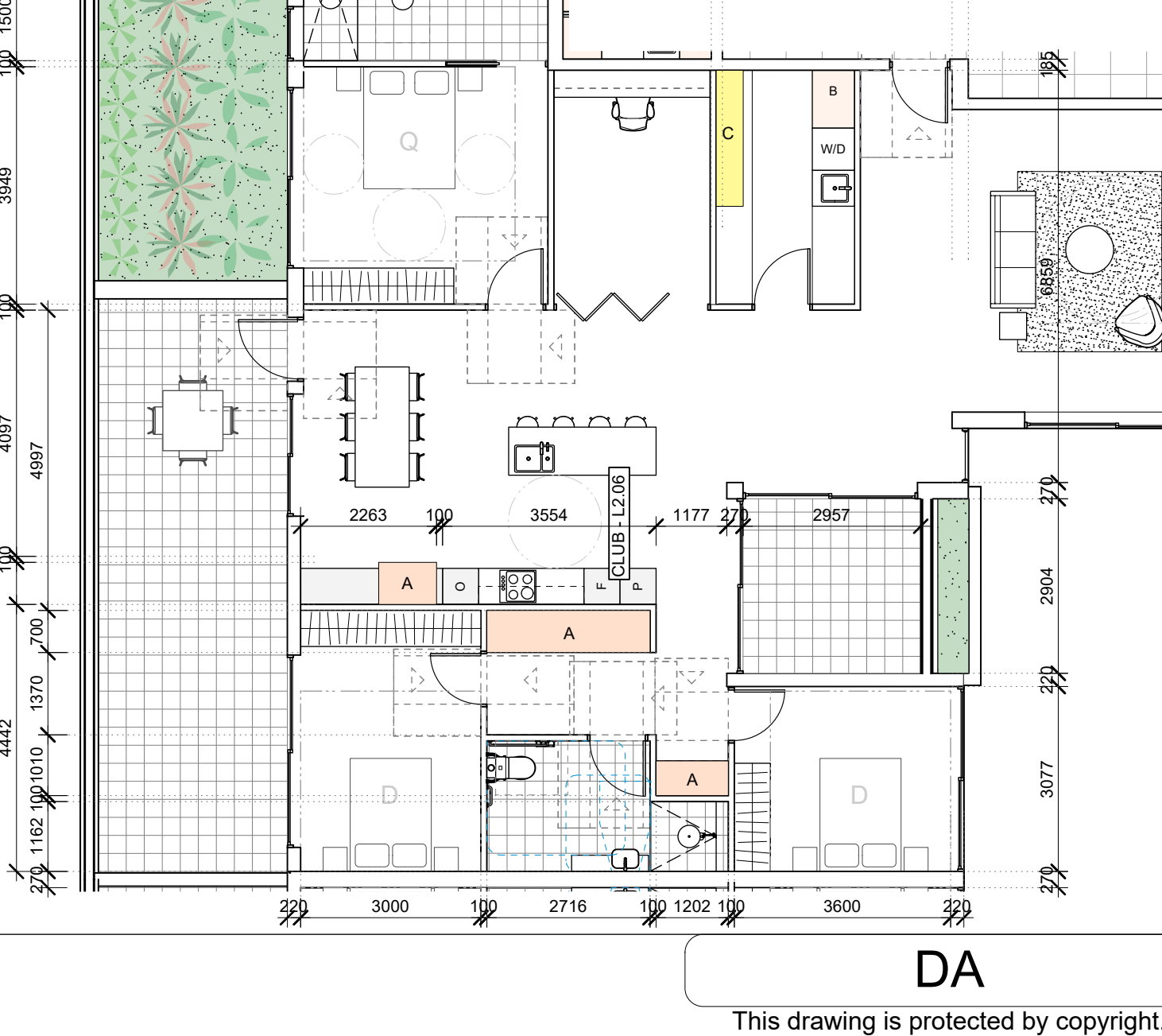
TYPE Y - 2 BEDROOM UNIT - 96 m2			
UNITS : C-L2.04 , MIRROR : C-L2.01			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.31	2.7	6.3m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.54	0.45	0.7m3
INTERNAL TOTAL			7m3
S.O BALCONY STORAGE	1.58	0.9	1.5m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			3.9m3
UNIT STORAGE TOTAL			10.9m3



3 BEDROOM UNIT - 109 m2			
UNITS : C-L2.03 , MIRROR : C-L2.02			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.35	2.7	6.4m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	0.97	0.45	0.5m3
INTERNAL TOTAL			6.9m3
S.G GARAGE BOX SMALL x2	4.7	1	4.7m3
EXTERNAL TOTAL			4.7m3
UNIT STORAGE TOTAL			11.6m3

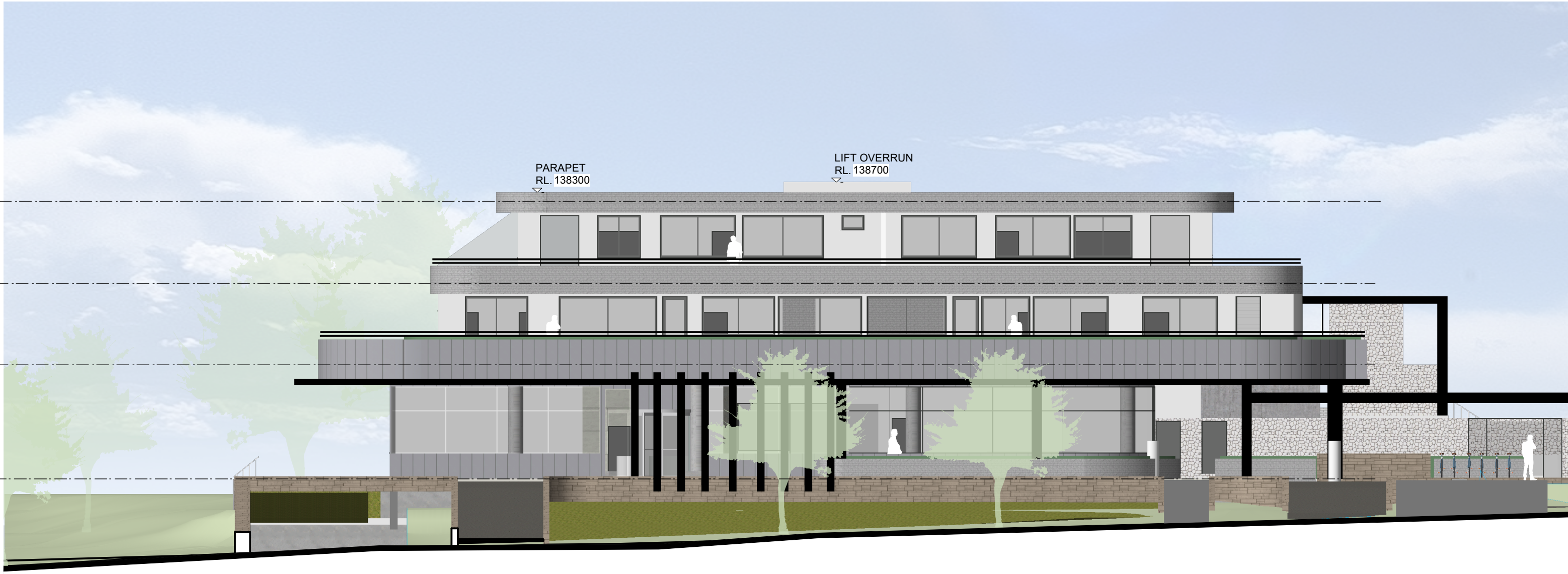


ROOM UNIT - 138 m2			
UNITS : C-L2.05 , MIRROR : C-L2.06			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	3.27	2.7	8.9m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.02	0.45	0.5m3
INTERNAL TOTAL			9.4m3
S.G GARAGE BOX SMALL x2	4.7	1	4.7m3
EXTERNAL TOTAL			4.7m3
UNIT STORAGE TOTAL			14.1m3





01 WESTERN BUILDING ELEVATION
scale 1:150



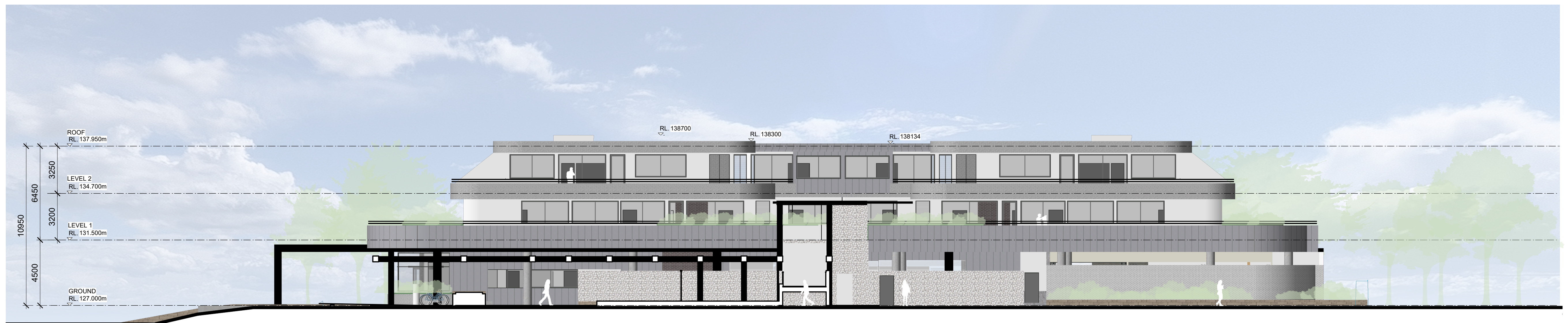
02 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
scale 1:150

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



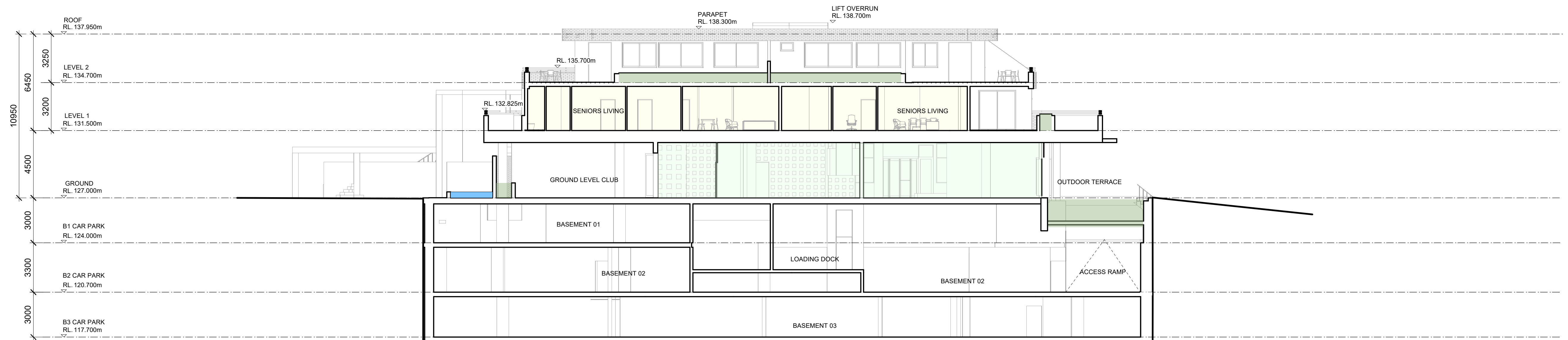
03 NORTHERN BUILDING ELEVATION - FACING SENIORS
scale 1:150

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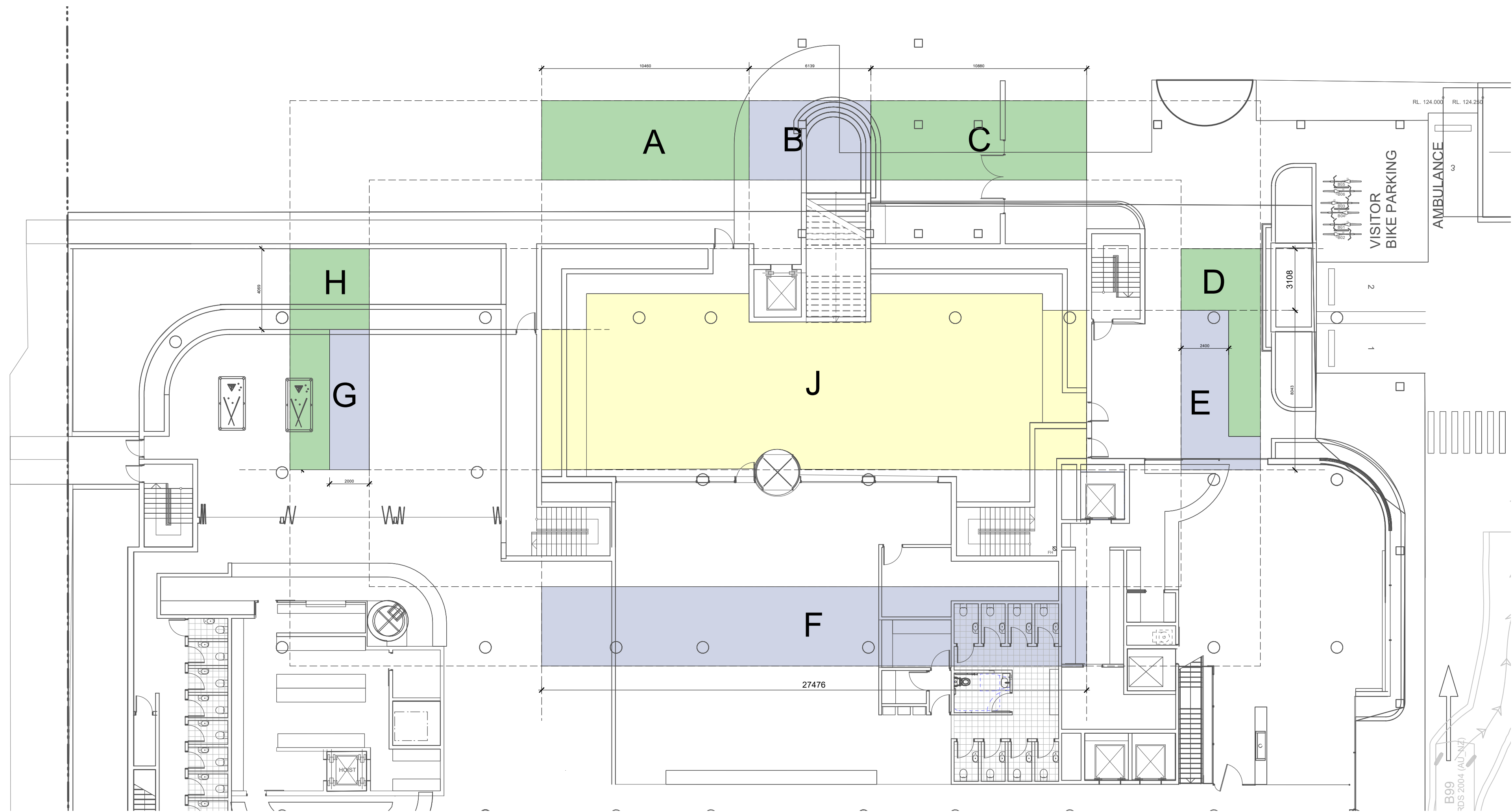
01 BUILDING SECTION - CLUB LONG DIRECTION
scale 1:150



02 BUILDING SECTION - CLUB SHORT DIRECTION
scale 1:150

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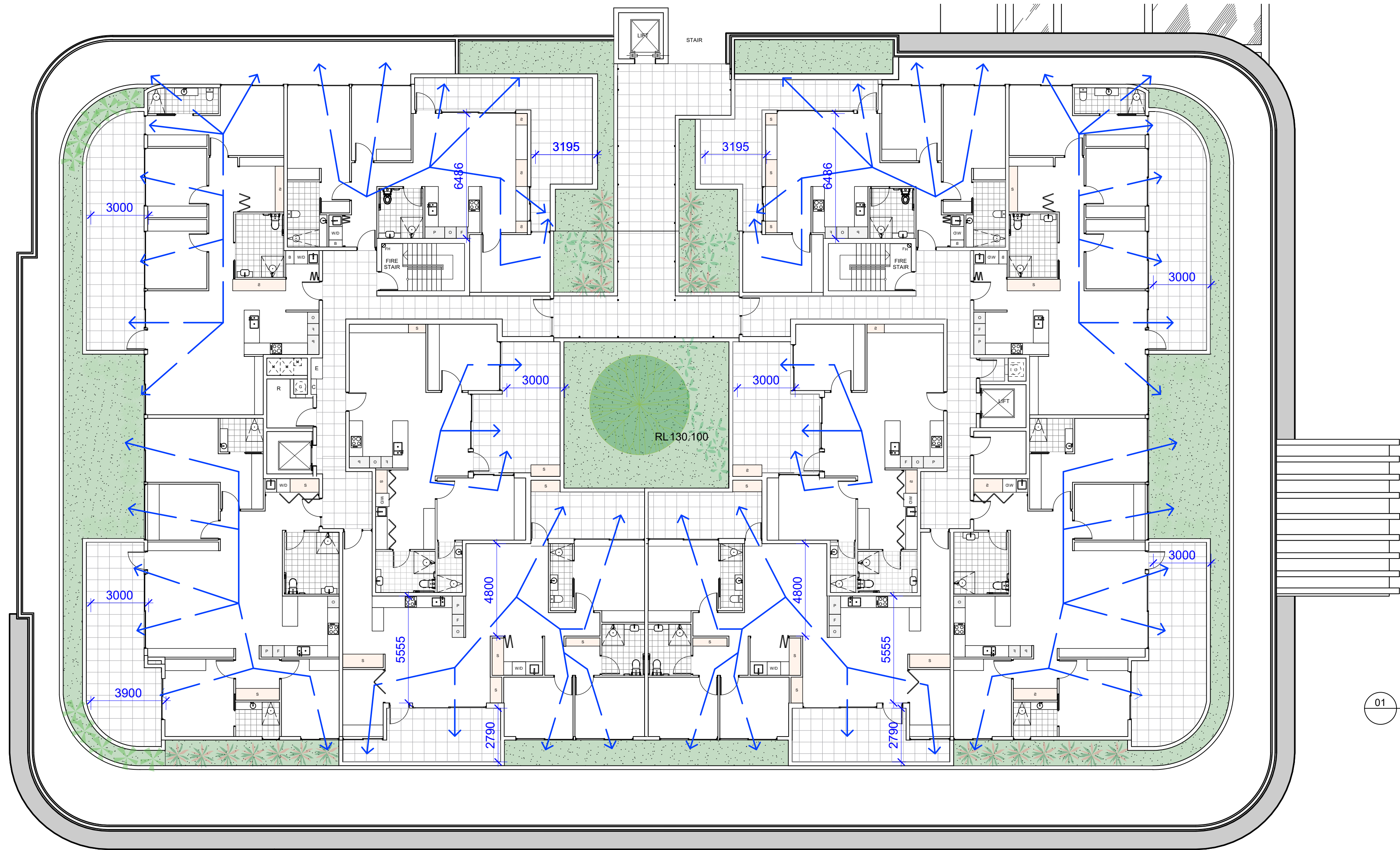
01 PLAN SMOKERS CALCULATIONS
scale 1:150

	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%
This value is required to be 75% or under to be considered as a 'unenclosed area' suitable for smoking			

02 TABLE SMOKERS CALCULATIONS
scale 1:NTS

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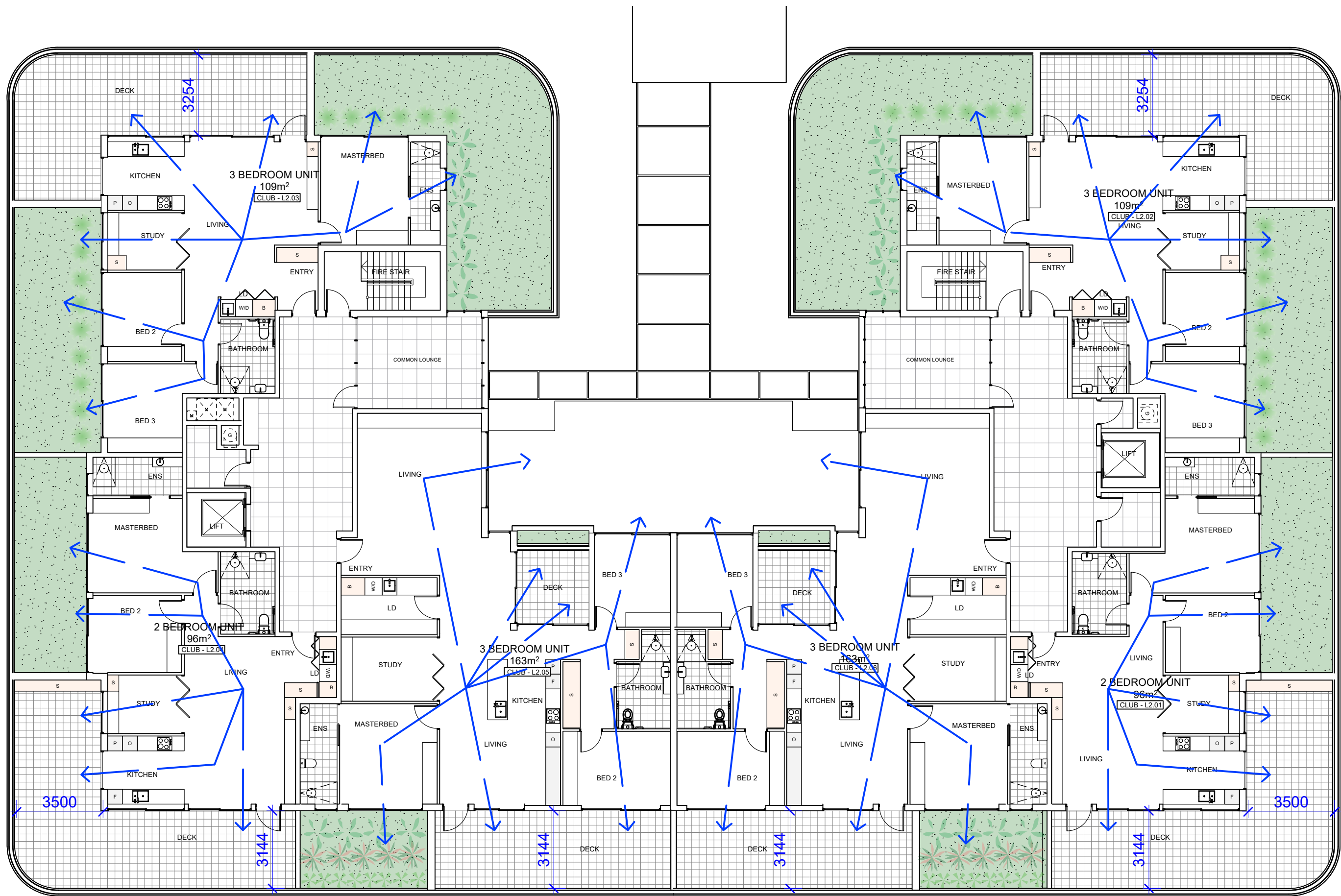


01 LEVEL 1 CLUB PLAN
scale 1:150

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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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.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