

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

DA

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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	01/12/2023	CONCEPT UPDATE	PJH
B	30/08/2024	ISSUE FOR DA	PJH
C	7/05/2025	DA RESUBMISSION	PJH
D	2/07/2025	RFI UPDATE	PJH

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FORESTVILLE RSL

PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
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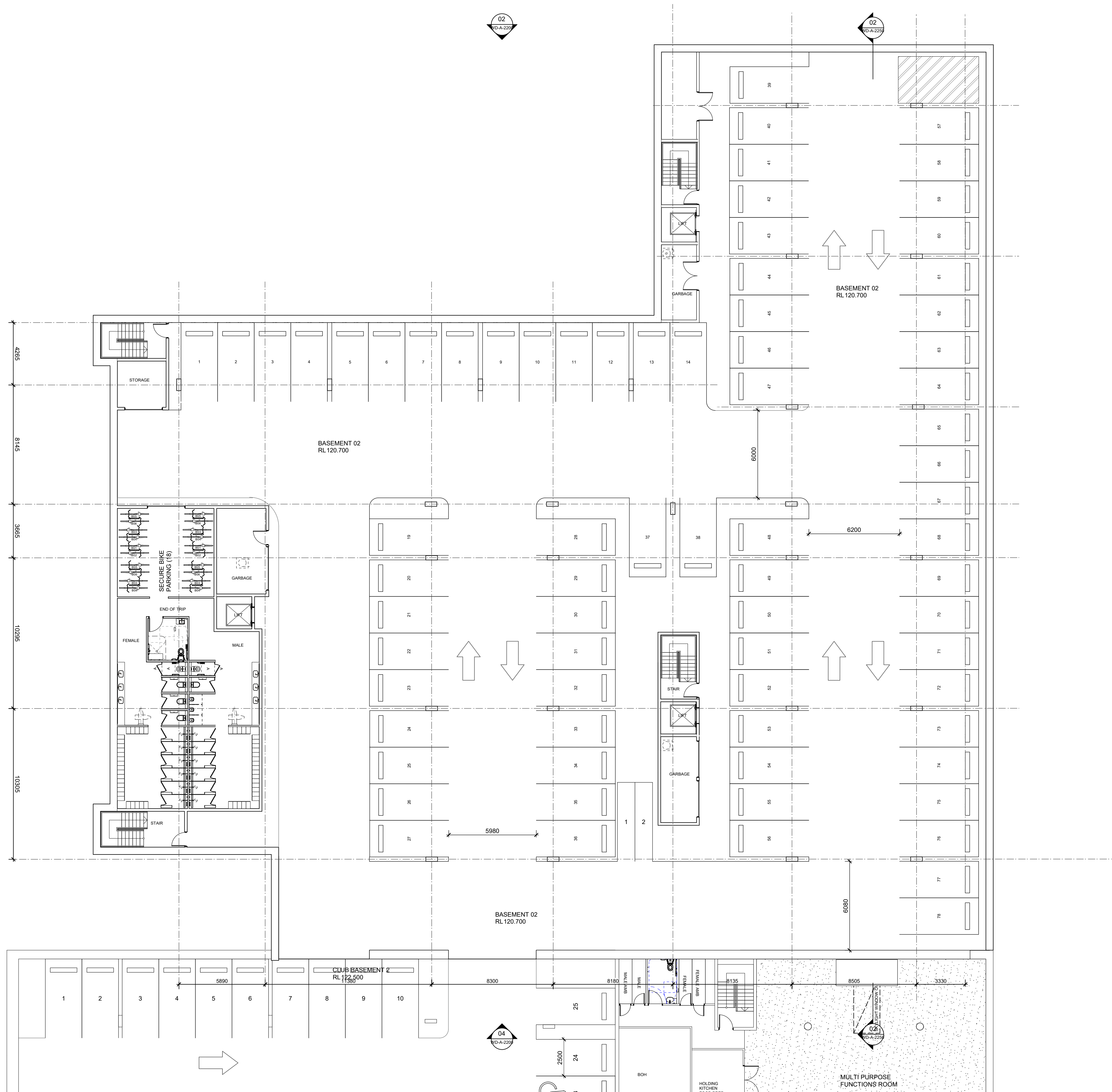


DRAWING
COVER SHEET

2. SENIORS LIVING

DRAWN	DATE	CHKD
PJH	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_2000	D

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01 BASEMENT
scale 1:150

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FORESTVILLE RSL

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



DRAWING
BASEMENT FLOOR PLAN 2

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

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DRAWN PJH	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_2098	REVISION # D

2. SENIORS LIVING



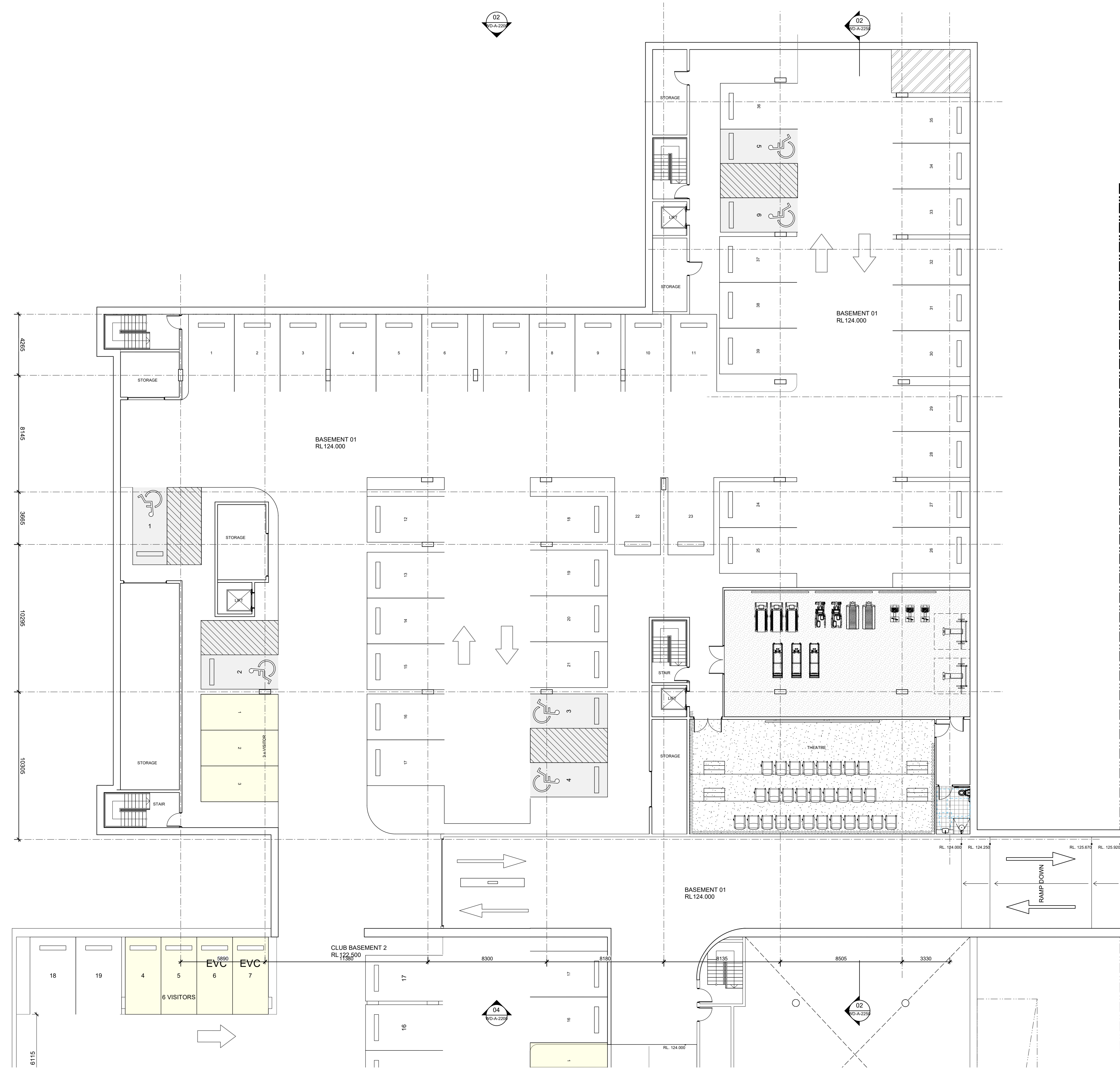
01 BASEMENT
scale 1:150



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03
01

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CLUB REDEVELOPMENT
22 MELWOOD AVE
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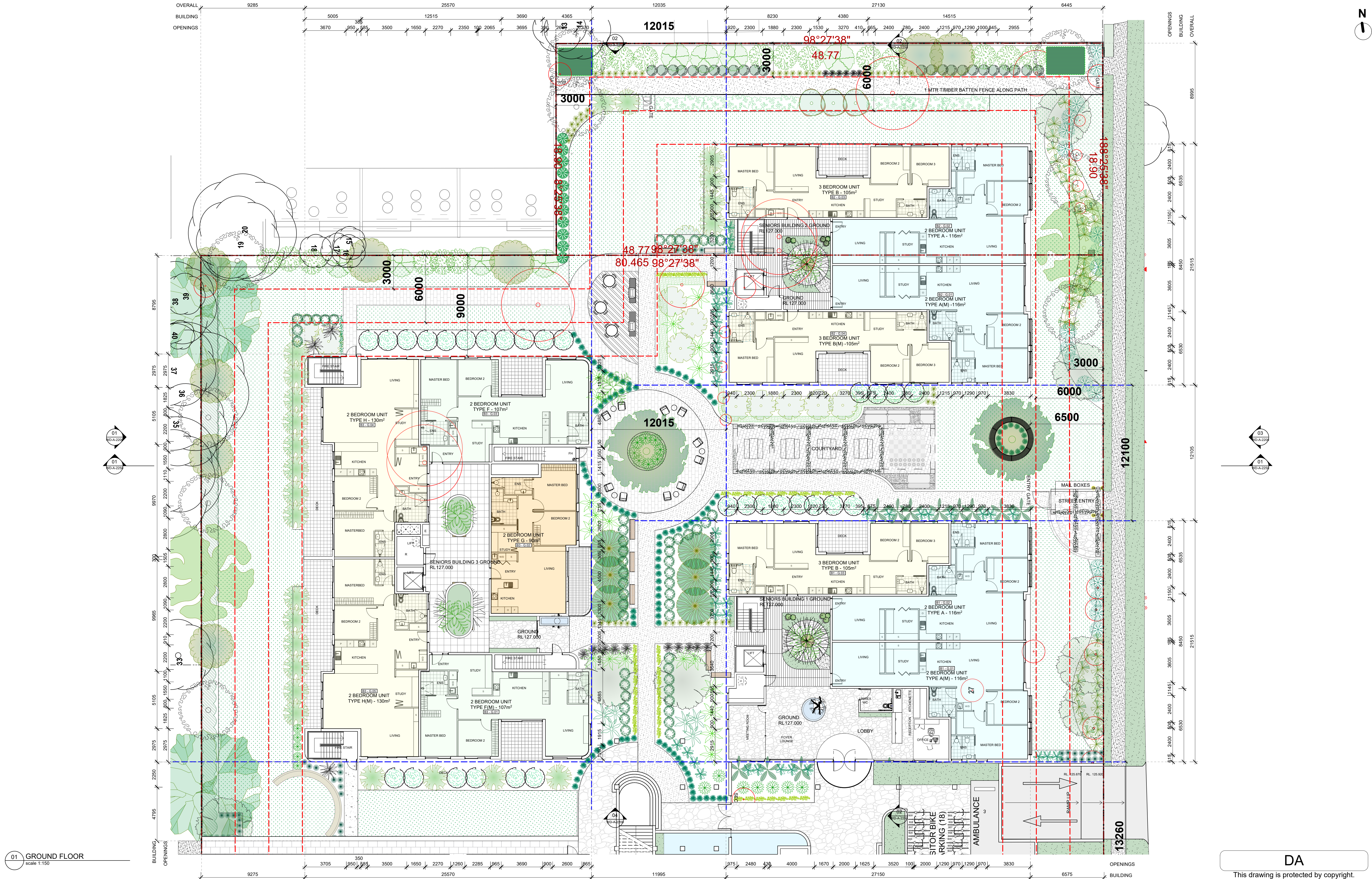
DRAWING
BASEMENT FLOOR PLAN 1

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

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2. SENIORS LIVING

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



01

GROUND FLOOR

scale 1:150

02

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Quattro

ARCHITECTURE

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FORESTVILLE RSL

PROJECT

CLUB REDEVELOPMENT

22 MELWOOD AVE

LOT 2589 & LOT 31

DP752038 & DP 366454

FROM OUR FAMILY TO YOURS

F

SINCE 1959

DRAWING

GROUND FLOOR PLAN

Scale at A1 1:150

Scale at A3 1:300

0m 1 2 3 4 5 6 7 8 9 10 11 12

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PJH

PROJECT #

22-0716

DATE

20/04/2023

SHEET #

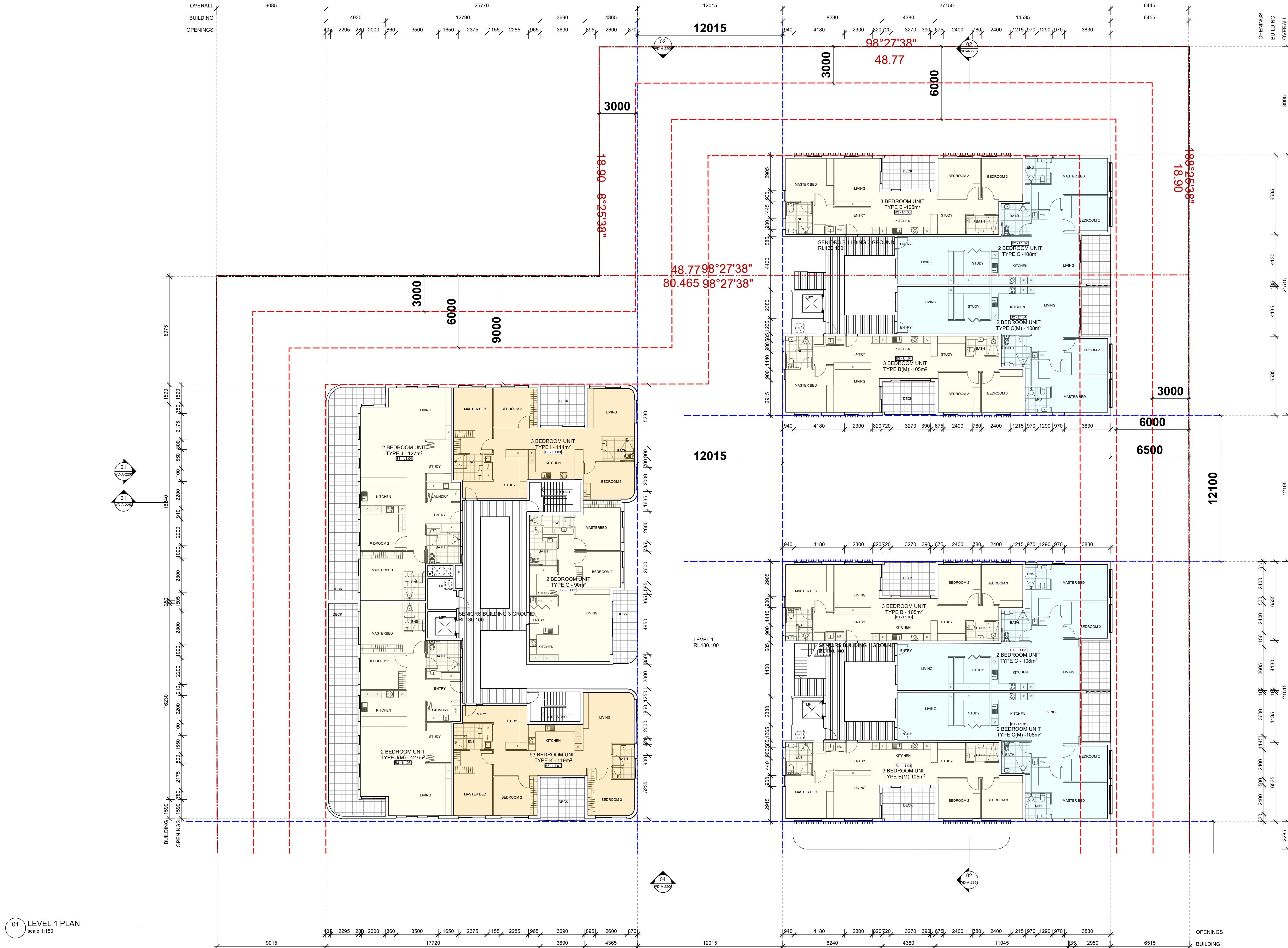
DA_A_2100

CHKD

PH

REVISION #

D



01 LEVEL 1 PLAN
scale 1:150

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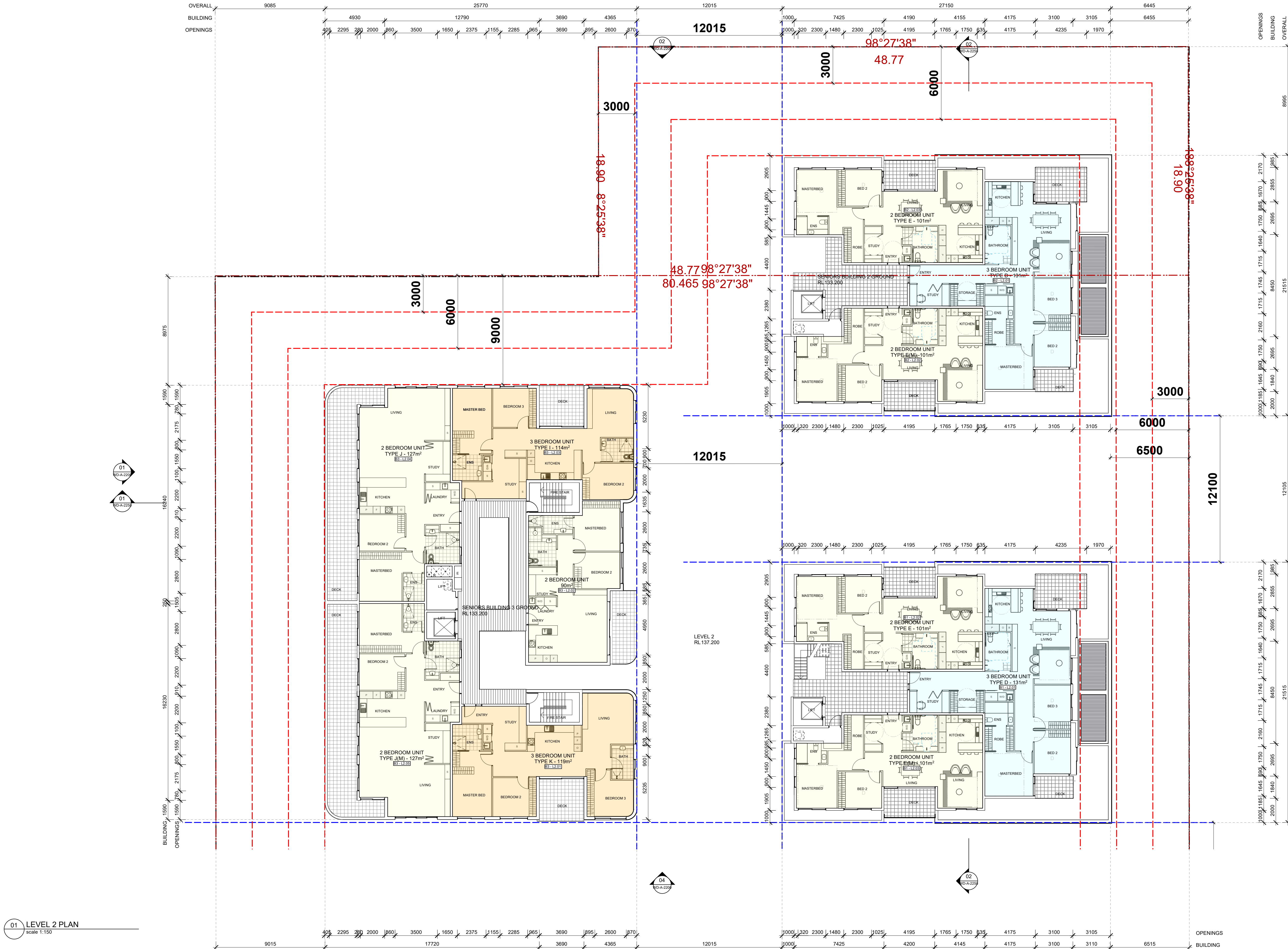
DRAWING
LEVEL 1 FLOOR PLAN

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

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2. SENIORS LIVING

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



01 LEVEL 2 PLAN
scale 1:150

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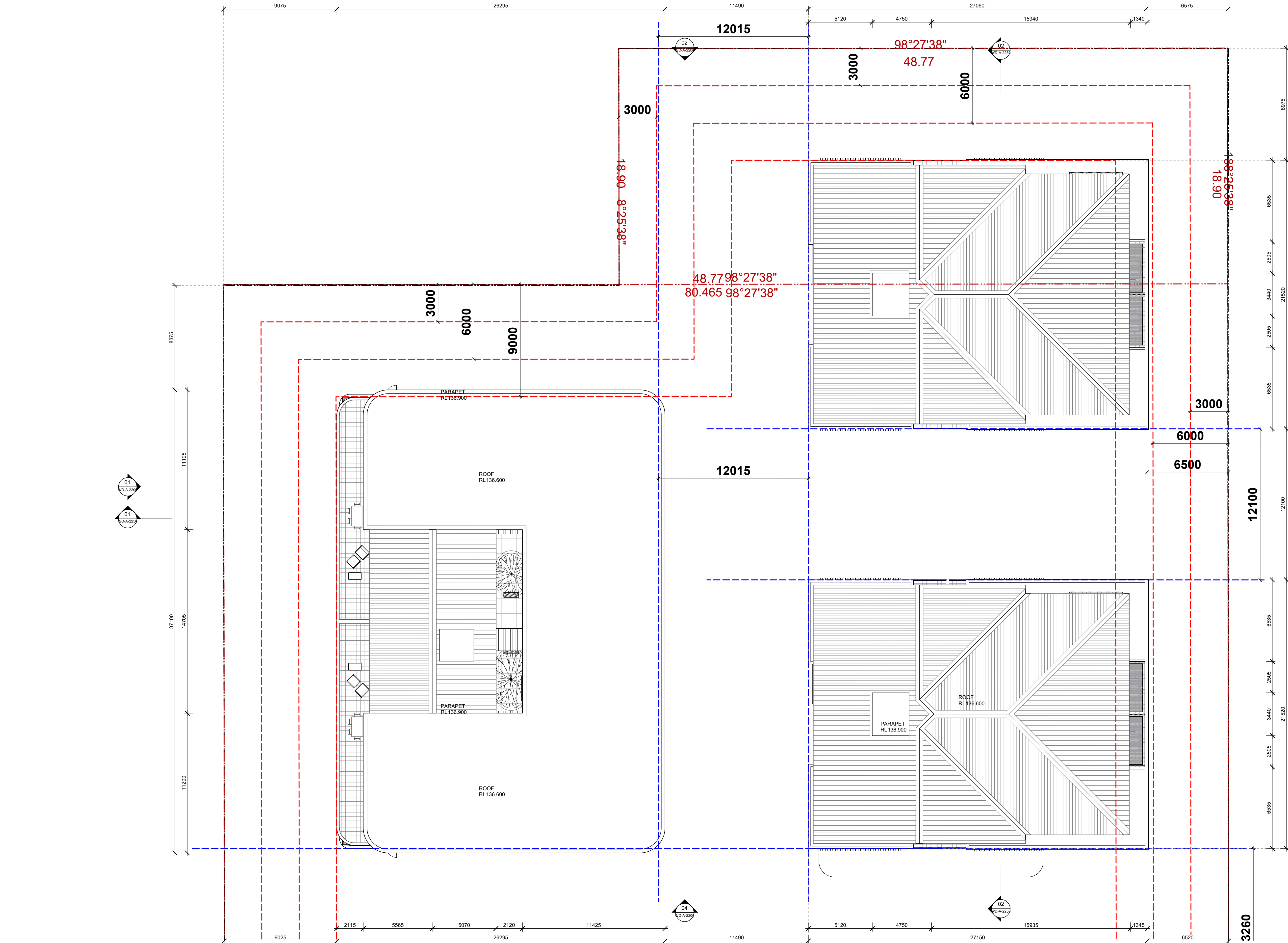


DRAWING
LEVEL 2 FLOOR PLAN

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Scale at A3 1:300
0m 1 2 5 10 12
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DRAWN	DATE	CHKD
PJH	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_2102	D

2. SENIORS LIVING



01 ROOF PLAN
scale 1:150

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ARCHITECTURE

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DRAWING
ROOF PLAN

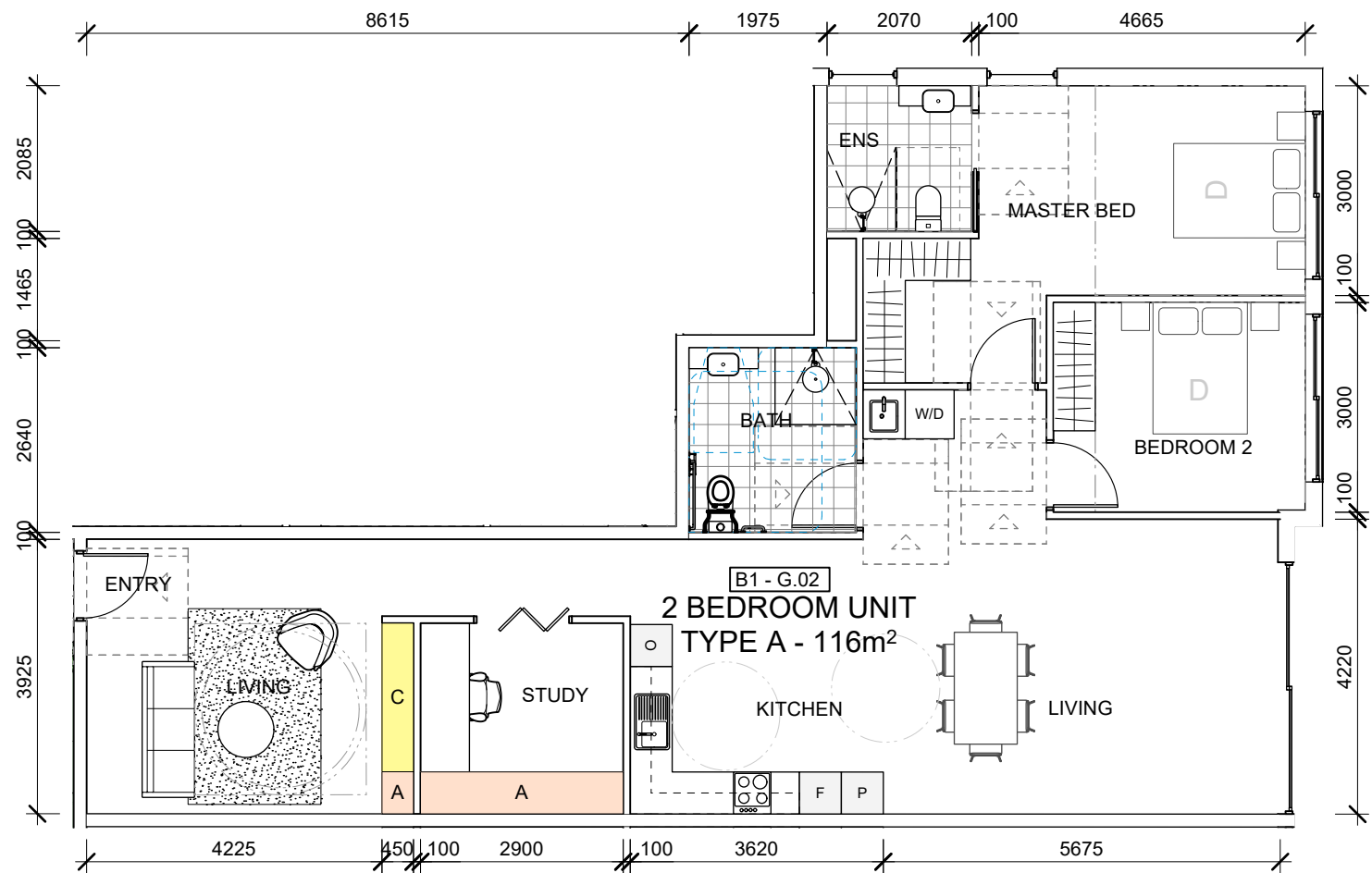
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Scale at A3 1:300
0m 1 2.5 5 10 12

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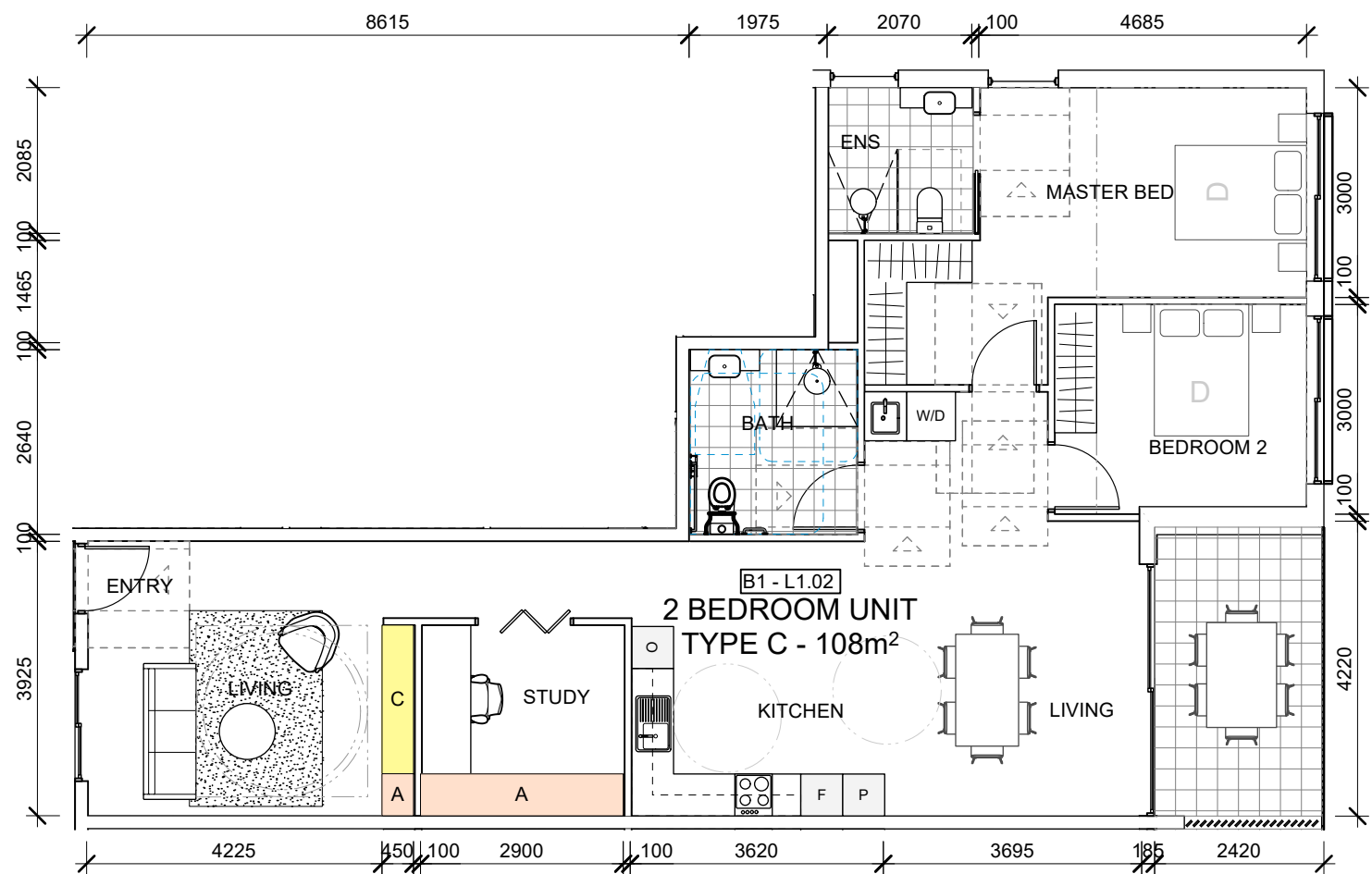
2. SENIORS LIVING

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

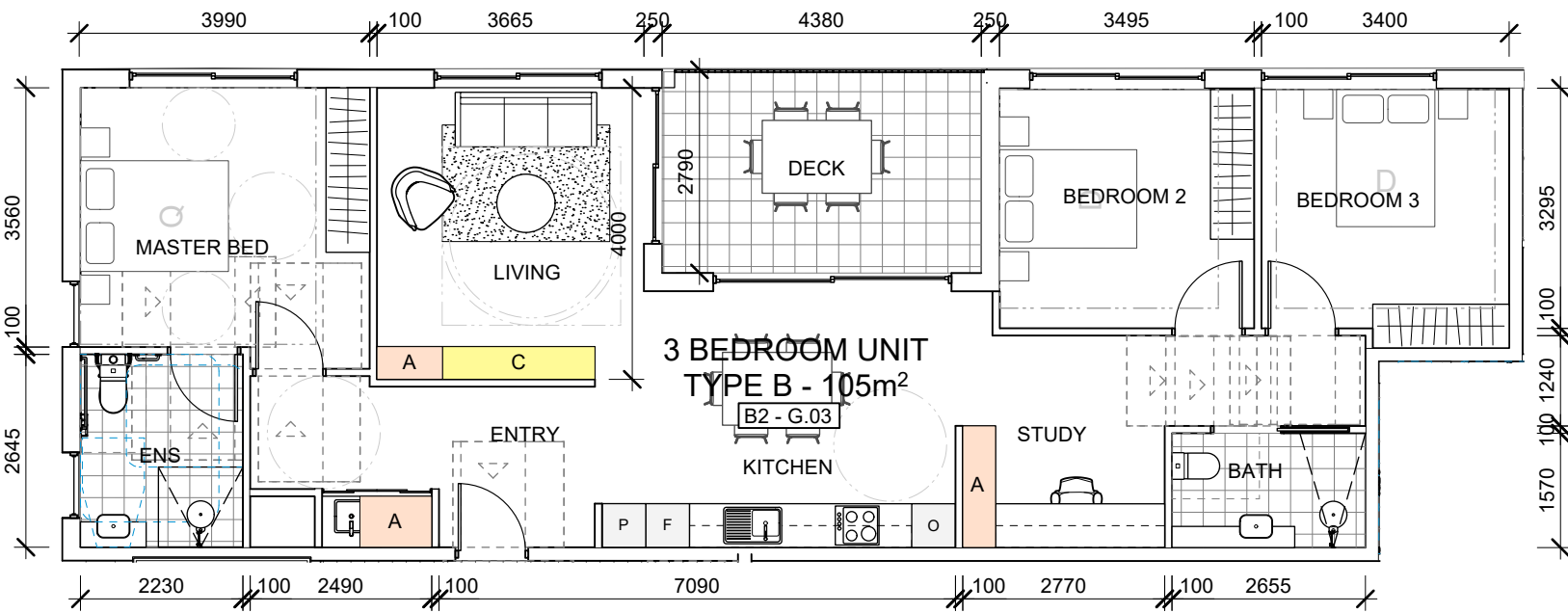
TYPE A - 2 BEDROOM UNIT - 116 m2			
UNITS :B1-G.02, B2-G.02, MIRROR B1-G.01, B2-G.01			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2	2.7	5.4m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	0.9	0.45	0.5m3
INTERNAL TOTAL			5.9m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			2.4m3
UNIT STORAGE TOTAL			8.3m3



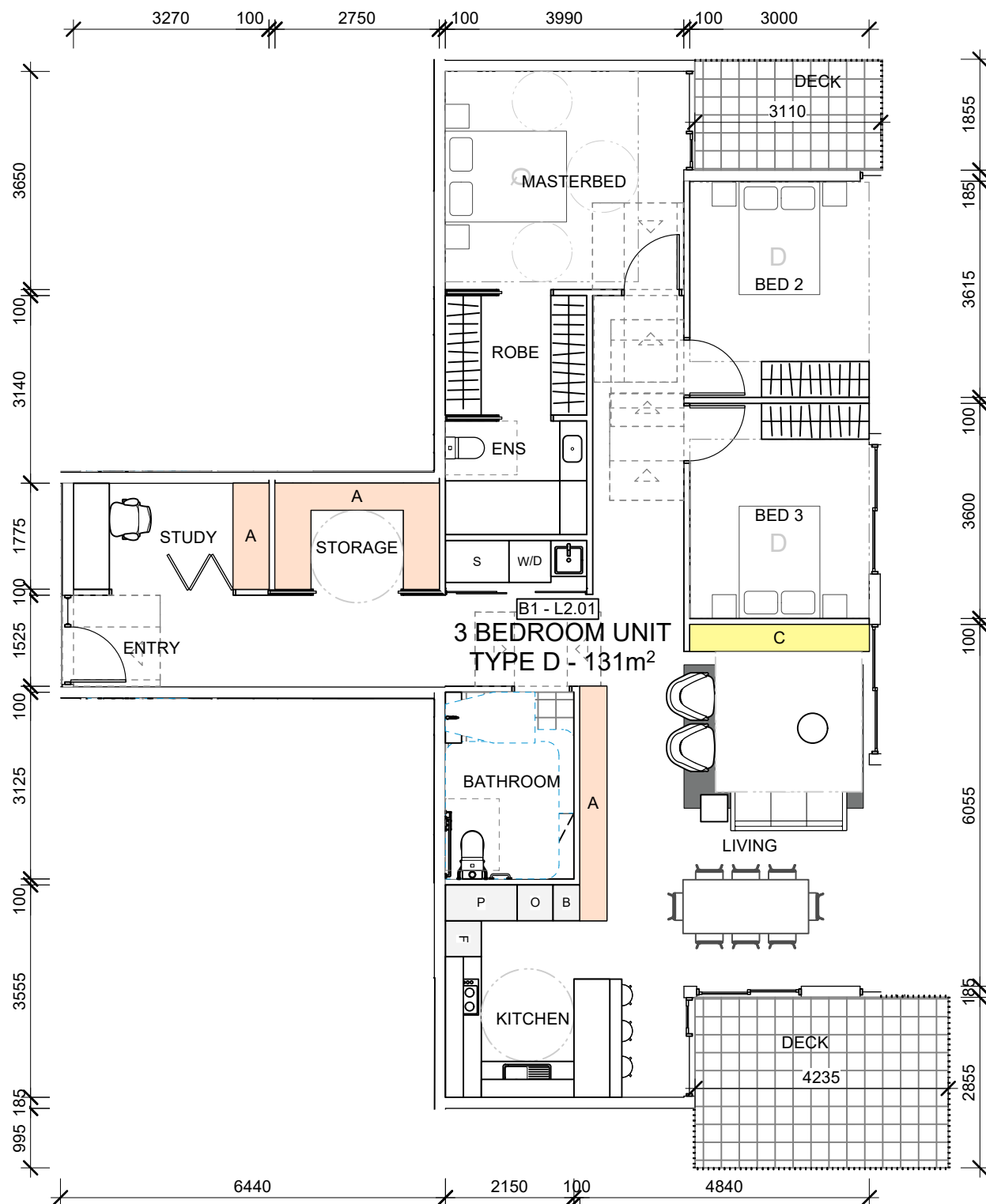
TYPE C - 2 BEDROOM UNIT - 108 m2			
UNITS : B1-L1.02, B2-L1.02 MIRROR B1-L1.01, B2-L1.01			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2	2.7	5.4m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	0.9	0.45	0.5m3
INTERNAL TOTAL			5.9m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			2.4m3
UNIT STORAGE TOTAL			8.3m3



TYPE B - 3 BEDROOM UNIT - 102 m2			
B1-G.03, B2-G.03, B1-L1.03, B2-L1.03 MIRROR B2-G0.4, B1-L1.04, B2-L1.04			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	1.9	2.7	5.2m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.3	0.45	0.6m3
INTERNAL TOTAL			5.8m3
S.G GARAGE BOX SMALL x2	4.7	1	4.7m3
EXTERNAL TOTAL			4.7m3
UNIT STORAGE TOTAL			10.5m3



TYPE D - 2 BEDROOM UNIT - 88 m2			
UNITS : B1-L2.01, B2-L2.01			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	5.7	2.7	15.4m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.3	0.45	0.6m3
INTERNAL TOTAL			16m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			2.4m3
UNIT STORAGE TOTAL			18.4m3



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D	2/07/2025	RFI UPDATE	PJH

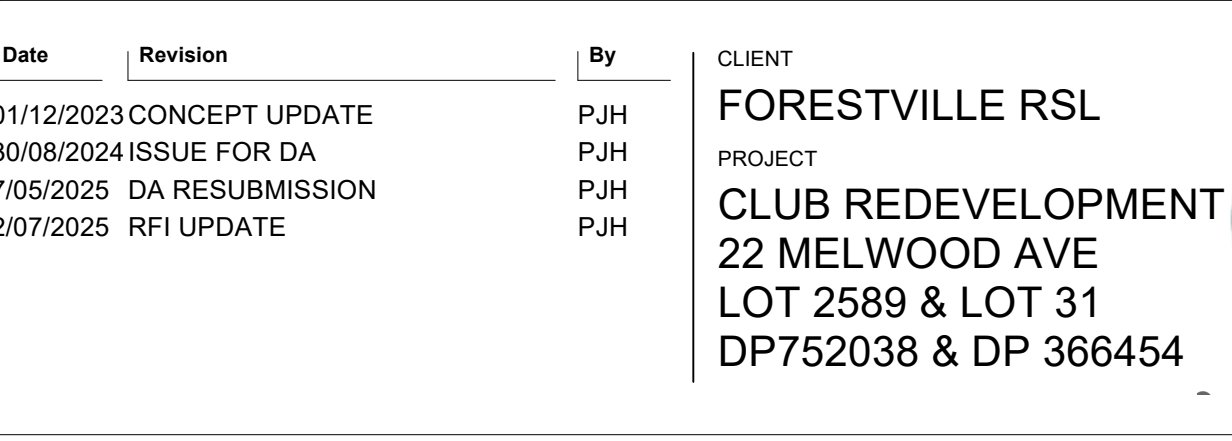
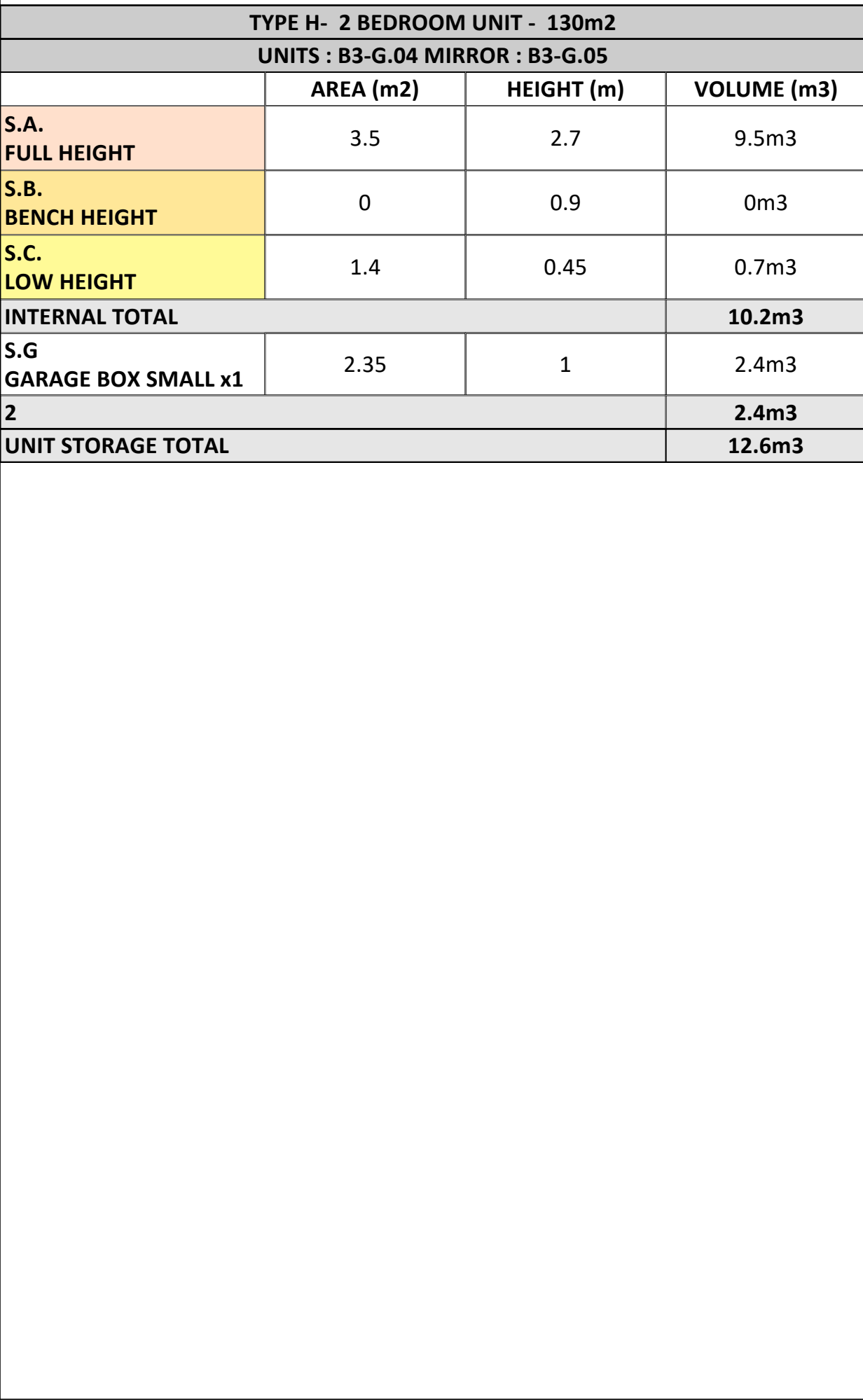
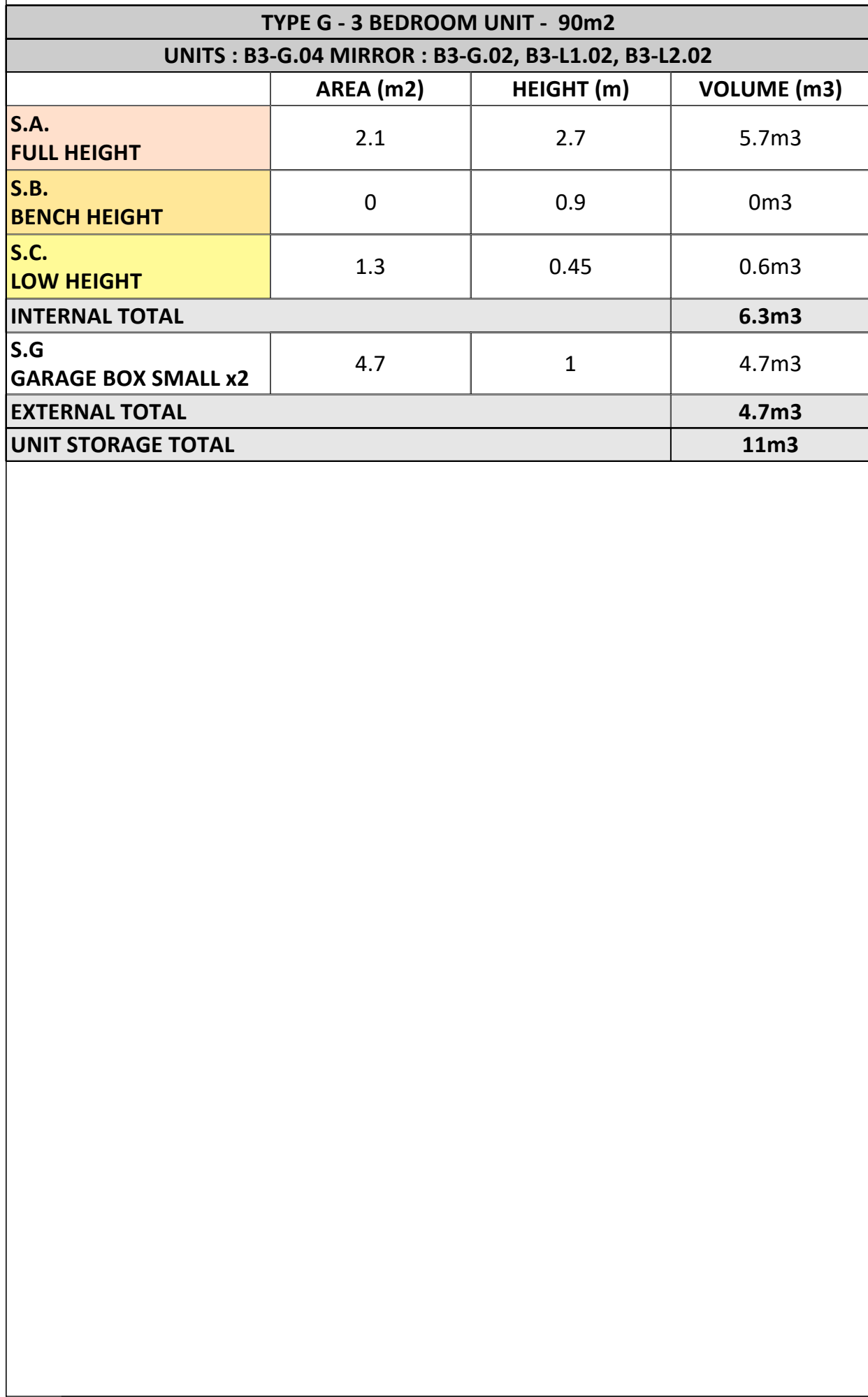
CLIENT
FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454



DRAWING
UNIT TYPE PLAN

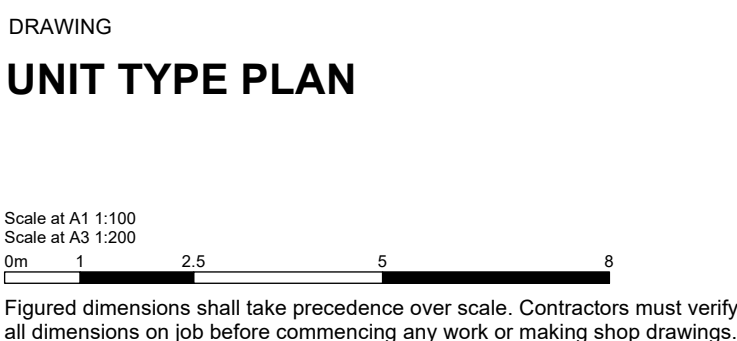
Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8
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DRAWN PJH	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_2105	REVISION # D

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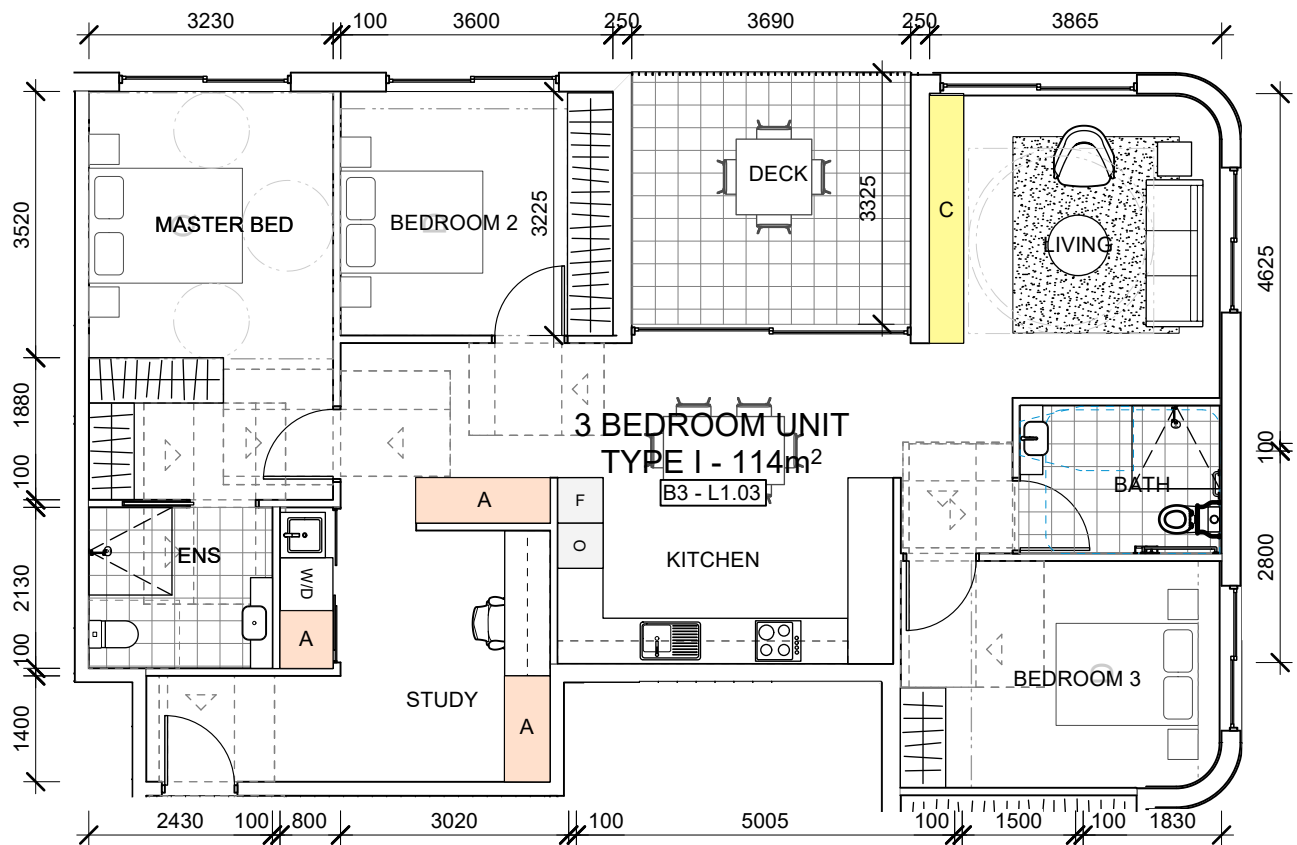
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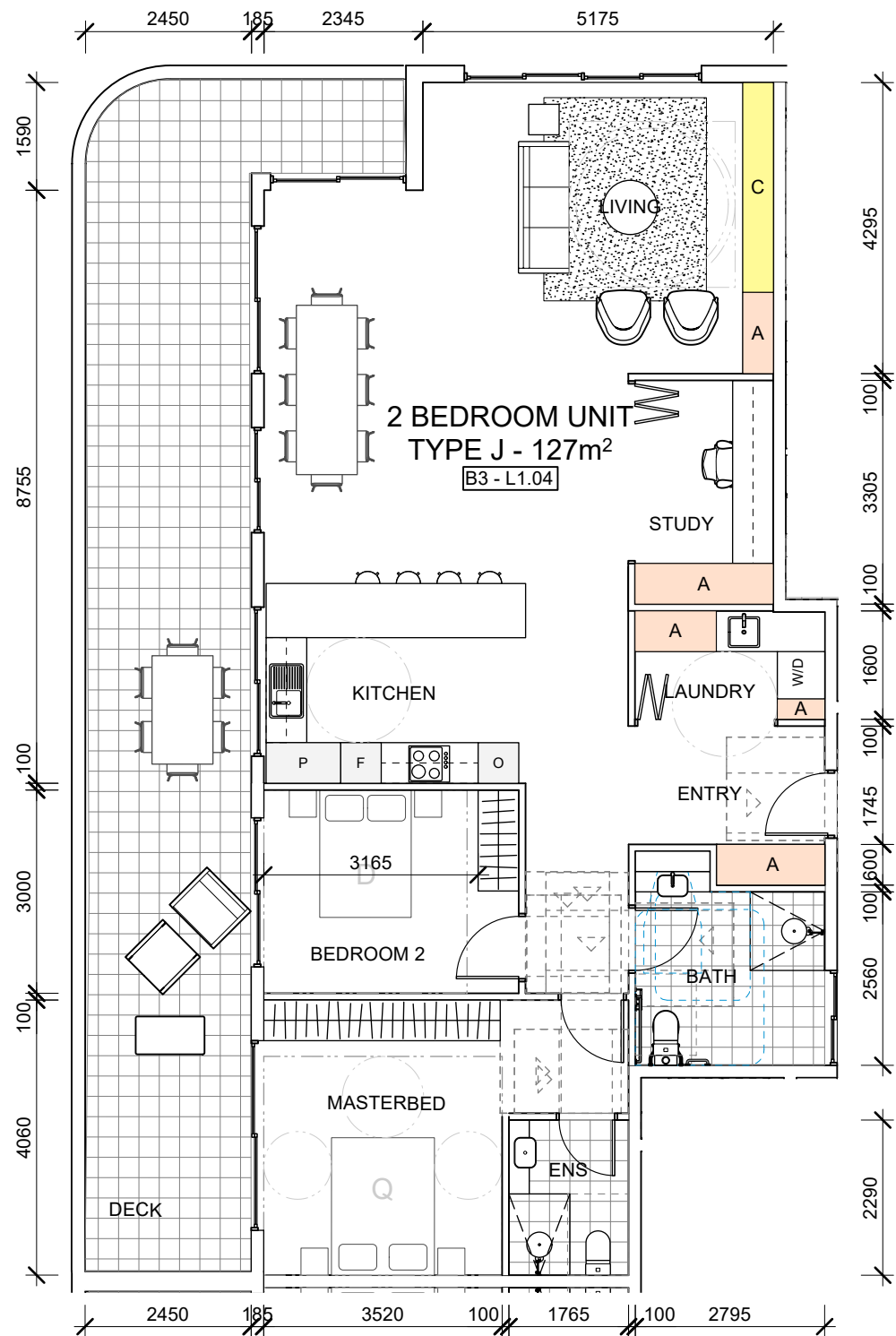


DRAWN	DATE	CHKD
PJH	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA A 2106	D

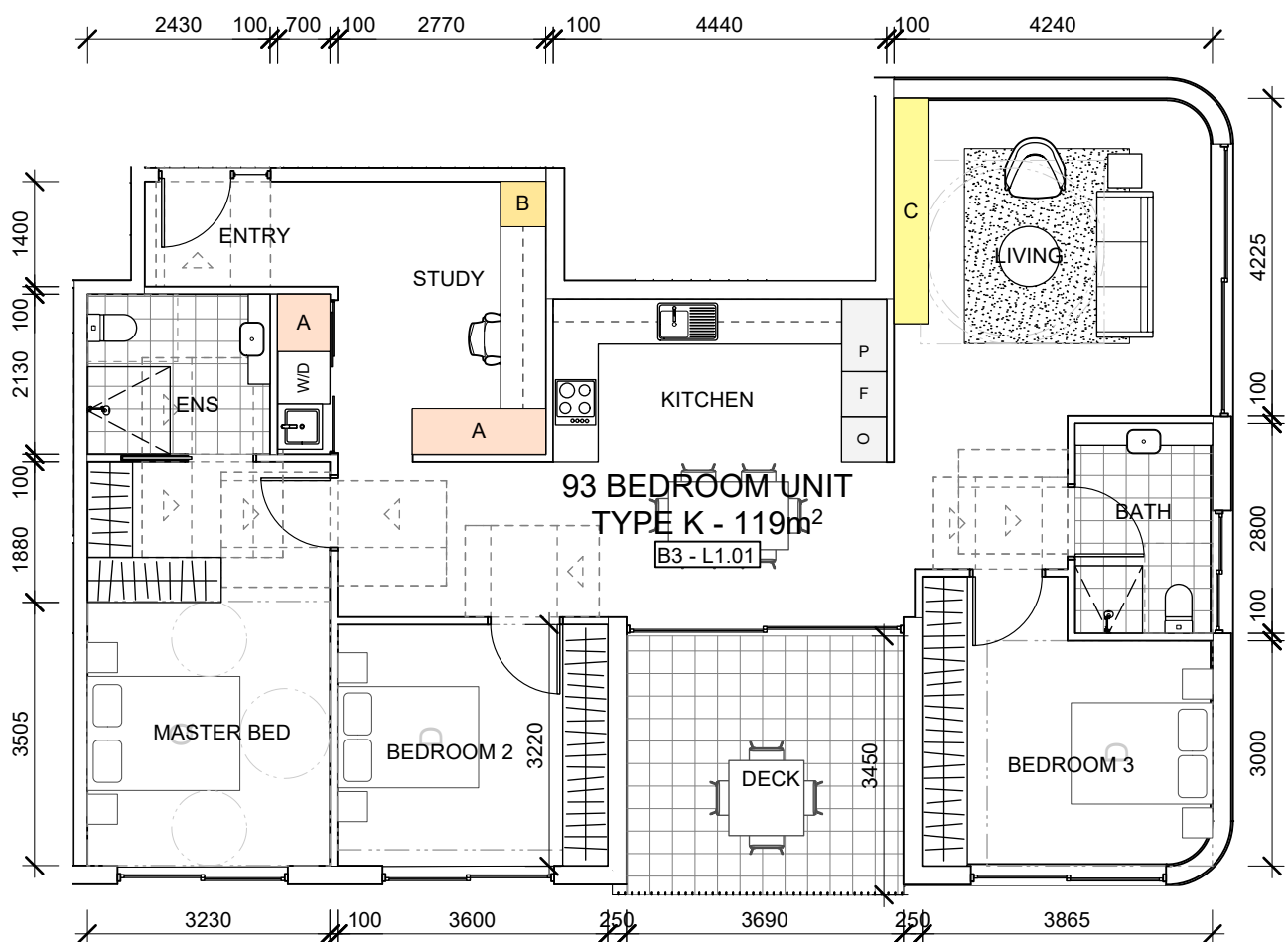
TYPE I - 3 BEDROOM UNIT - 114m2			
UNITS : B3-L1.04 B3-L2.03			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.5	2.7	6.8m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.6	0.45	0.8m3
INTERNAL TOTAL			7.6m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			2.4m3
UNIT STORAGE TOTAL			10m3



TYPE J - 2 BEDROOM UNIT - 127m2			
UNITS : B3-L1.05 MIRROR : B3-L1.03, B3-L1.03 MIRROR: B3-L1.05, B3-L2.05			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	2.9	2.7	7.9m3
S.B. BENCH HEIGHT	0	0.9	0m3
S.C. LOW HEIGHT	1.4	0.45	0.7m3
INTERNAL TOTAL			8.6m3
S.G GARAGE BOX SMALL x1	2.35	1	2.4m3
EXTERNAL TOTAL			2.4m3
UNIT STORAGE TOTAL			11m3



TYPE K - 3 BEDROOM UNIT - 119m2			
UNITS : B3-L1.01, B3-L2.01			
	AREA (m2)	HEIGHT (m)	VOLUME (m3)
S.A. FULL HEIGHT	1.6	2.7	4.4m3
S.B. BENCH HEIGHT	0.4	0.9	0.4m3
S.C. LOW HEIGHT	1.4	0.45	0.7m3
INTERNAL TOTAL			5.5m3
S.G GARAGE BOX SMALL x2	4.7	1	4.7m3
EXTERNAL TOTAL			4.7m3
UNIT STORAGE TOTAL			10.2m3



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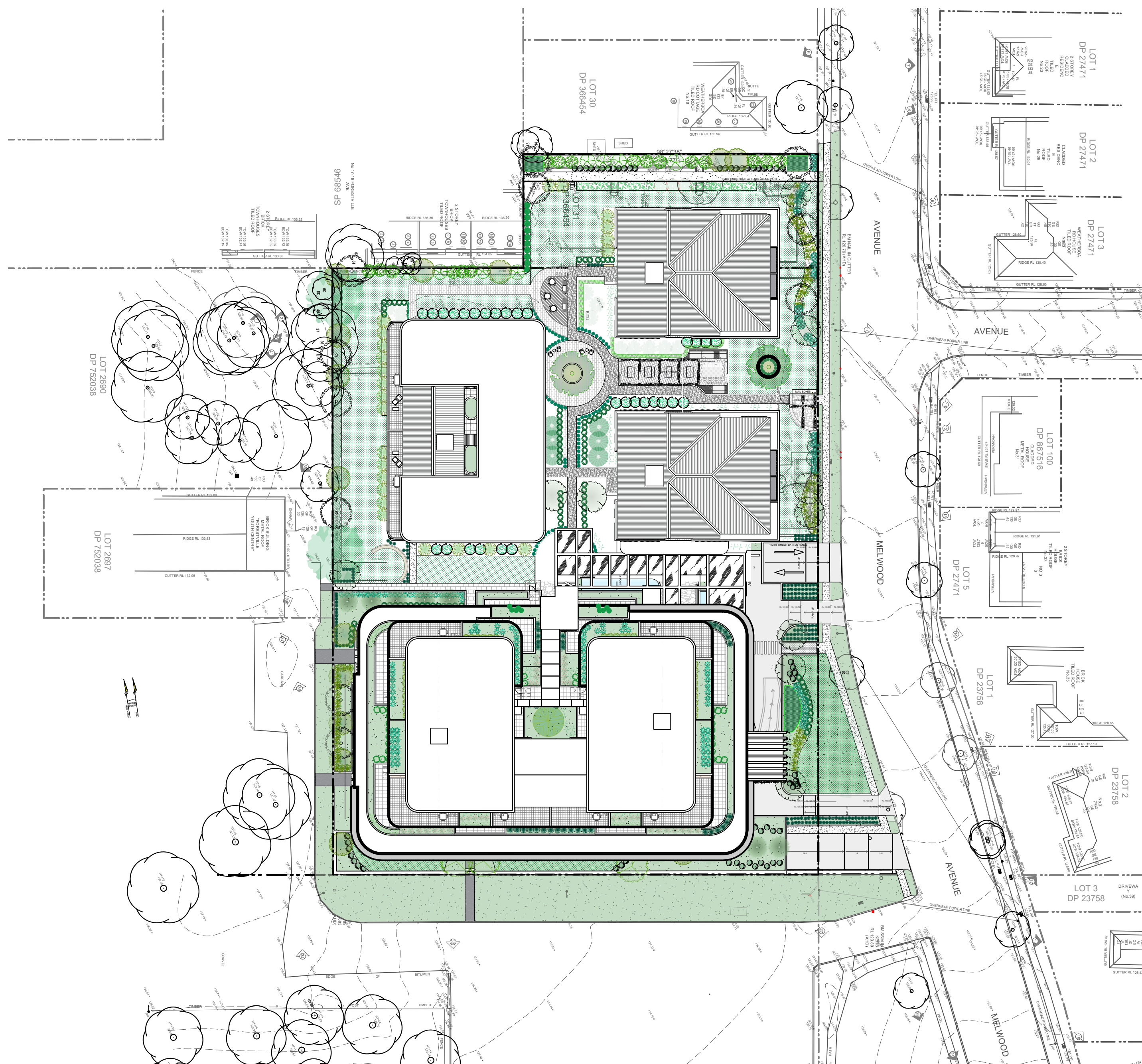
DRAWING
UNIT TYPE PLAN

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_2107	REVISION # D

2. SENIORS LIVING



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CLUB REDEVELOPMENT
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DRAWING
SITE PLAN

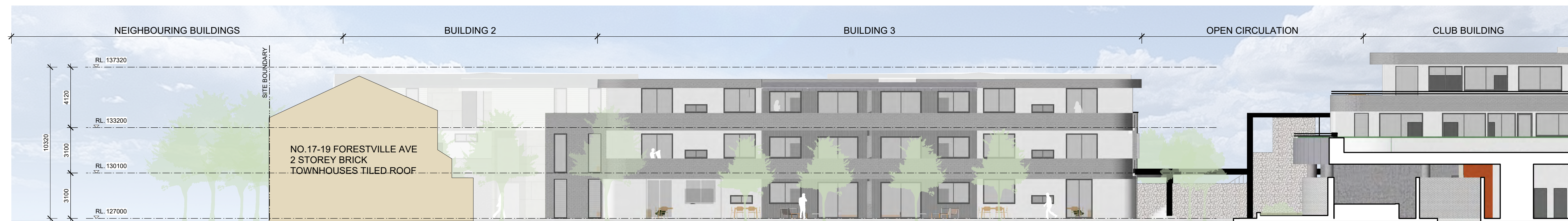
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Scale at A3 1:1000
0m 5 10 25 40
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DA

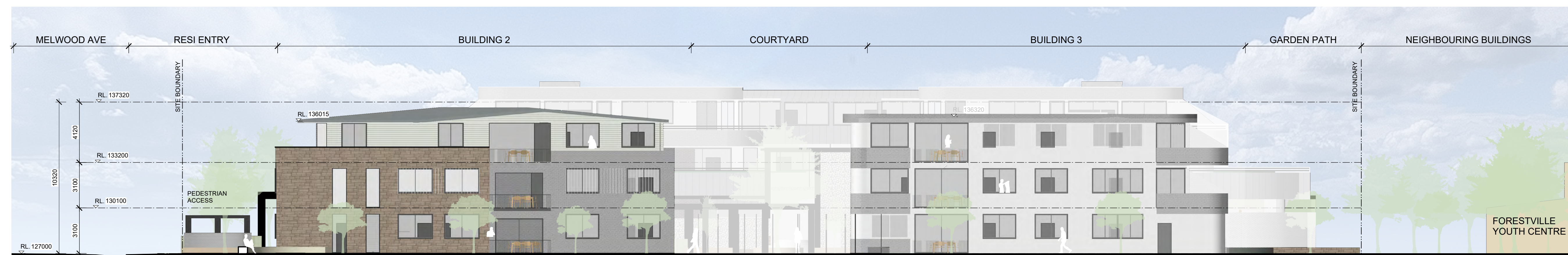
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2. SENIORS LIVING

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



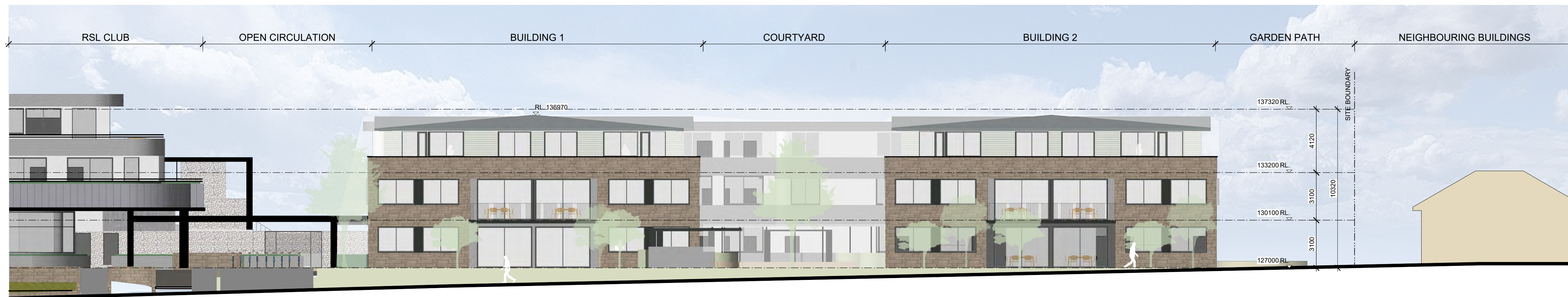
01 WESTERN BUILDING ELEVATION
scale 1:150



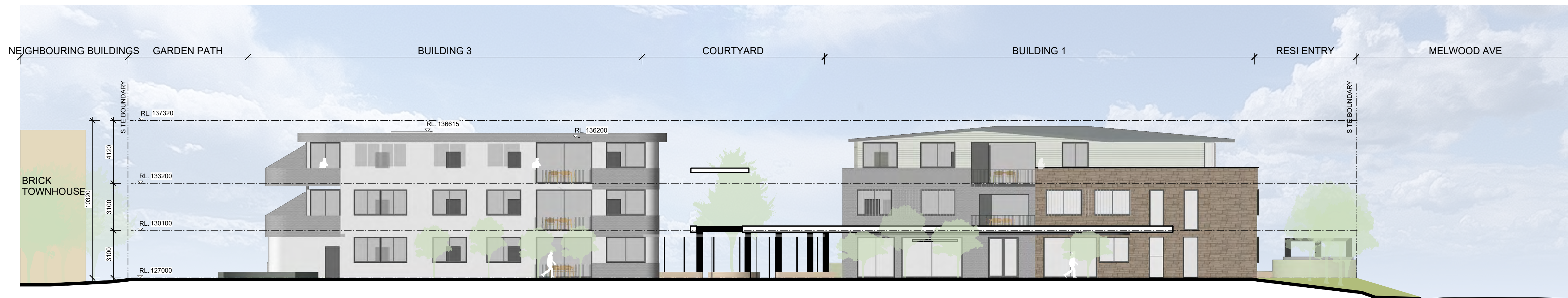
02 NORTHERN BUILDING ELEVATION
scale 1:150

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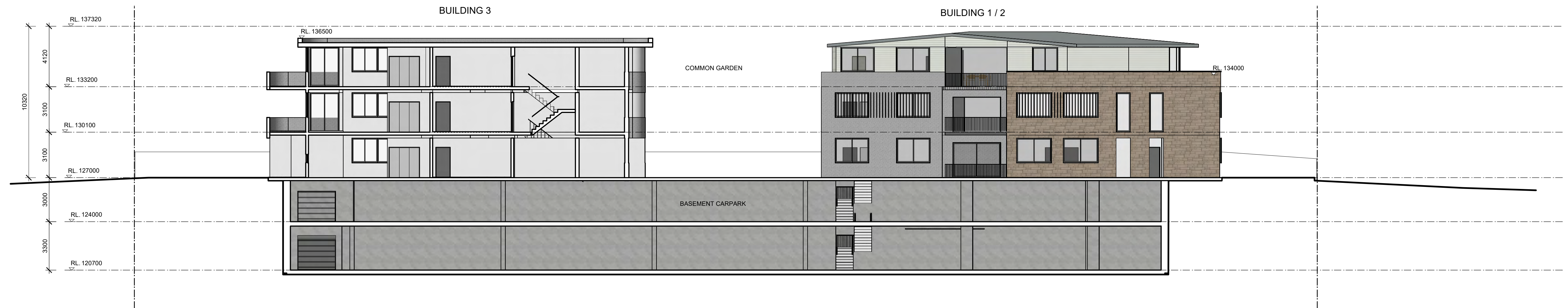
03 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
scale 1:150



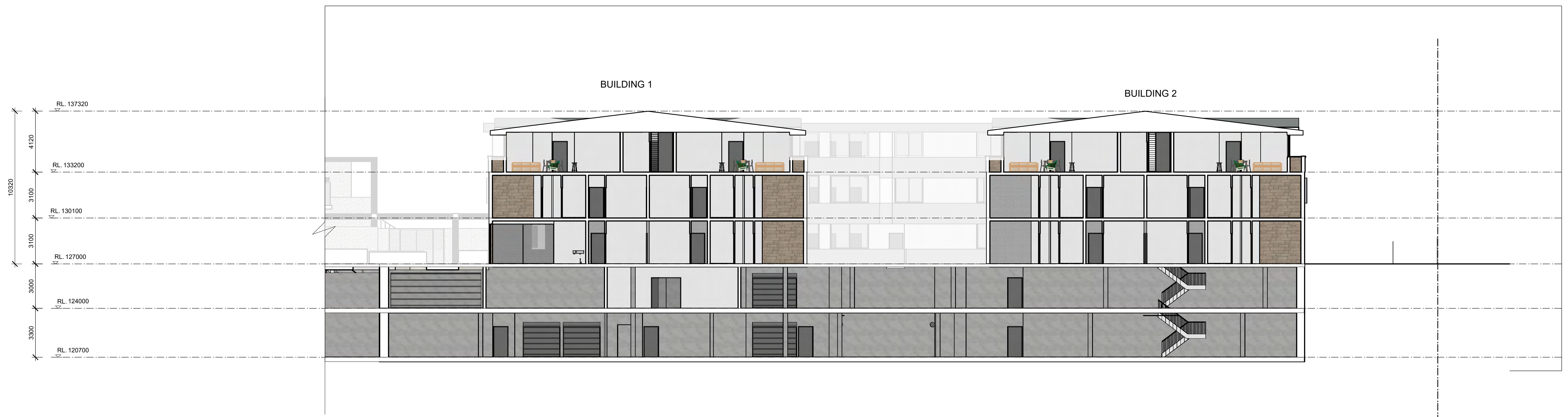
04 SOUTHERN BUILDING ELEVATION - FACING CLUB
scale 1:150

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01 BUILDING SECTION
scale 1:150

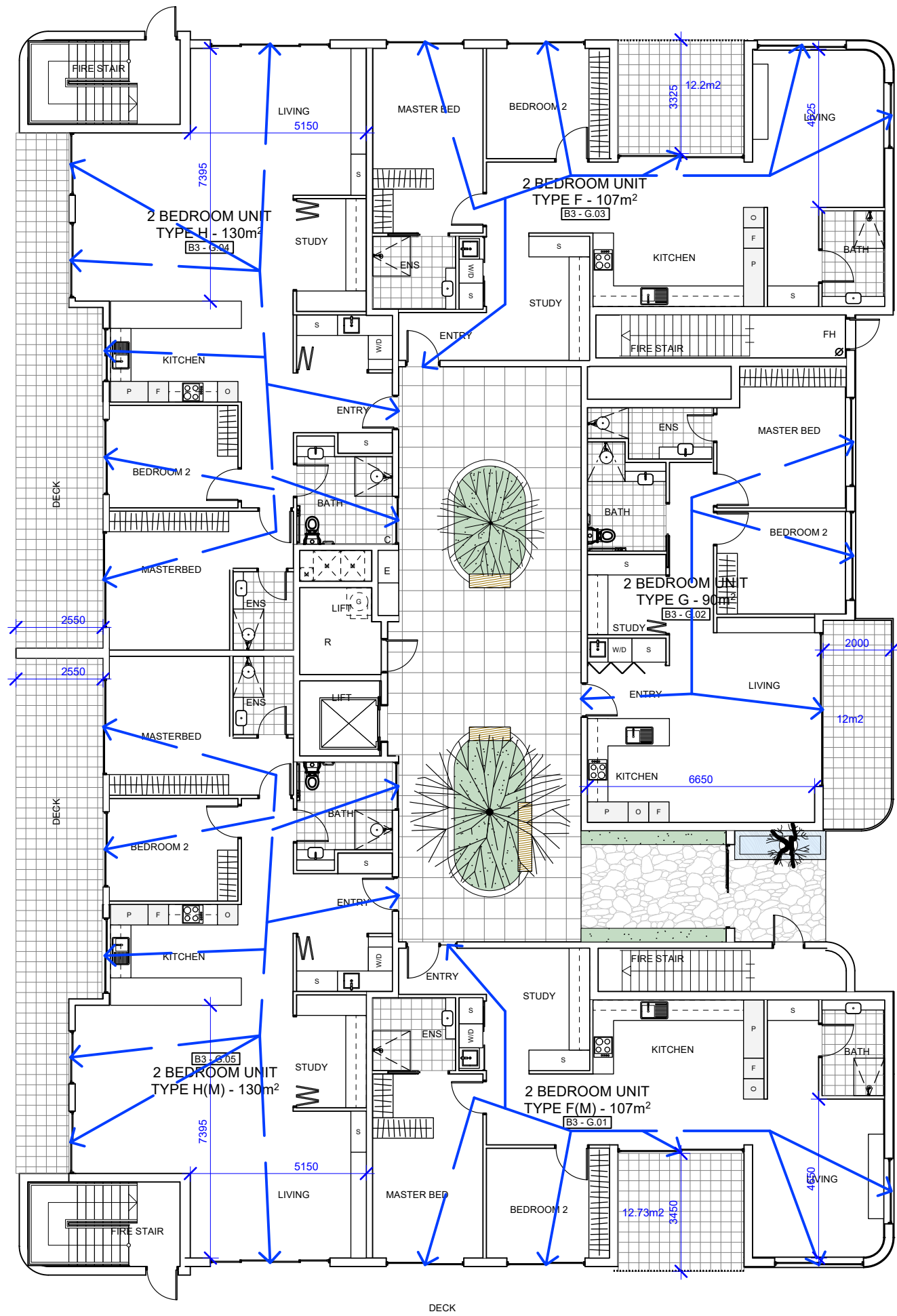


02 BUILDING SECTION
scale 1:150

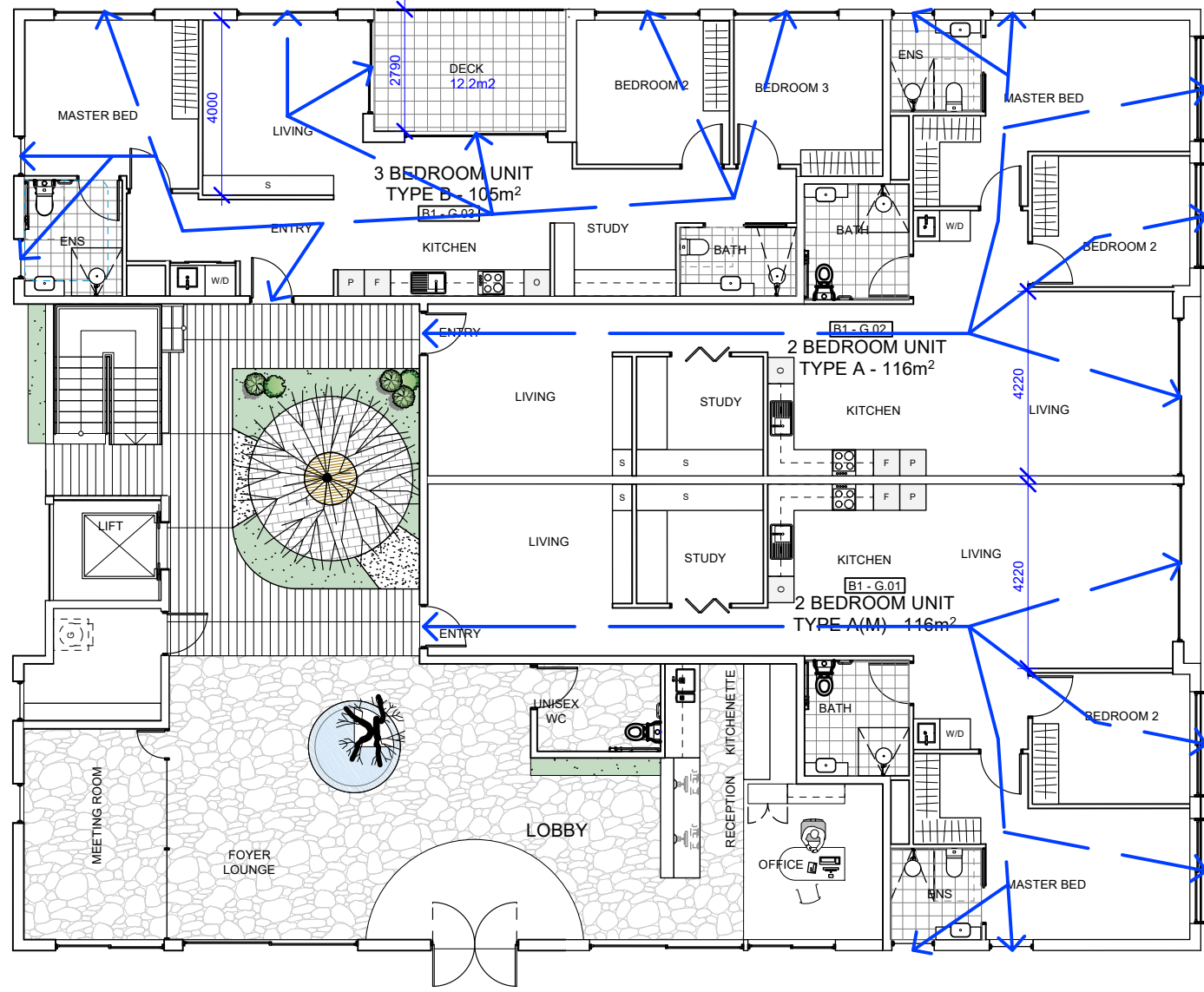
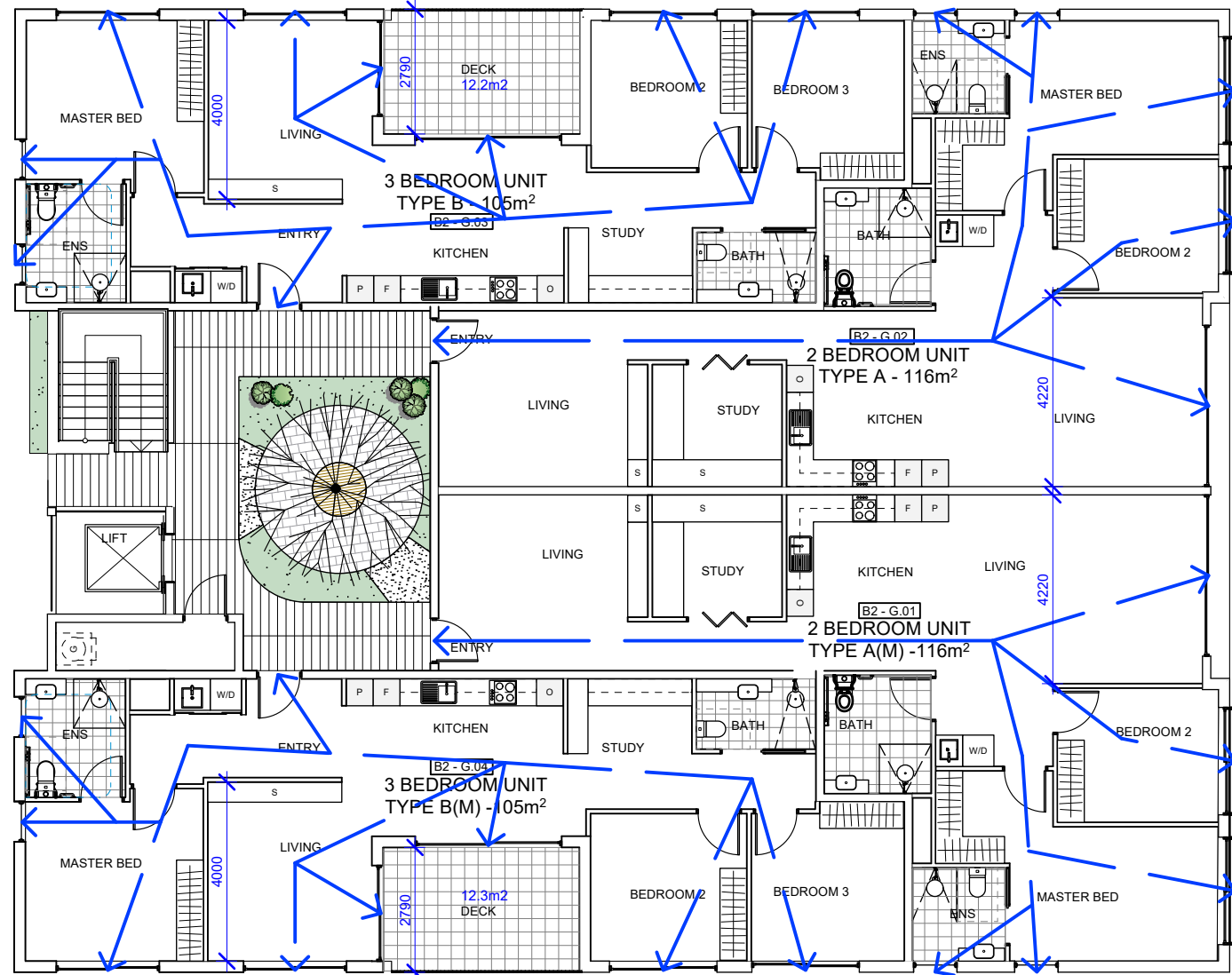
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COMPLIANCE SCHEDULE - GROUND					
	B3 - G.01	B3 - G.02	B3 - G.03	B3 - G.04	B3 - G.05
MINIMUM UNIT AREAS	✓	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓	✓



01 GROUND FLOOR
scale 1:150



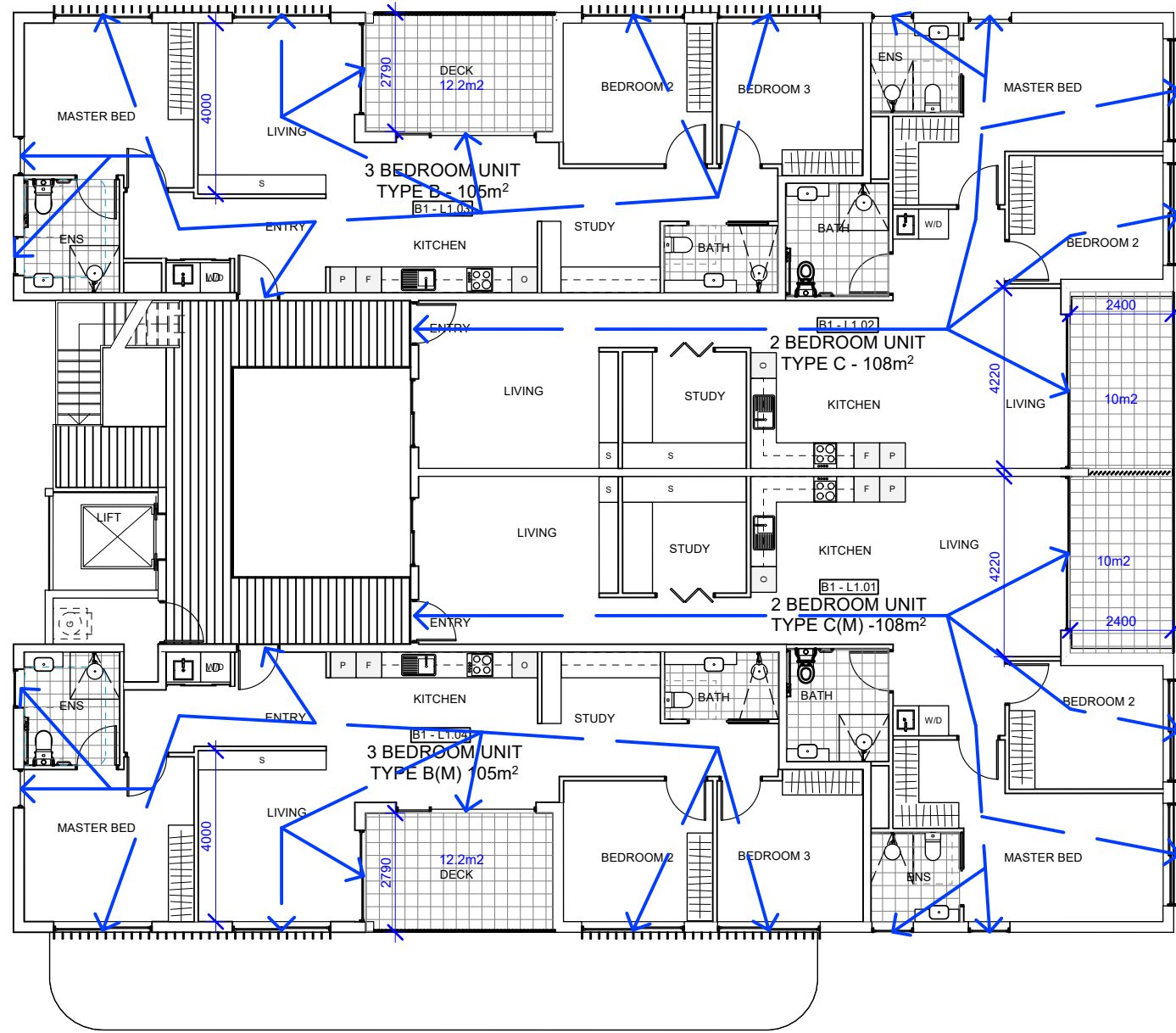
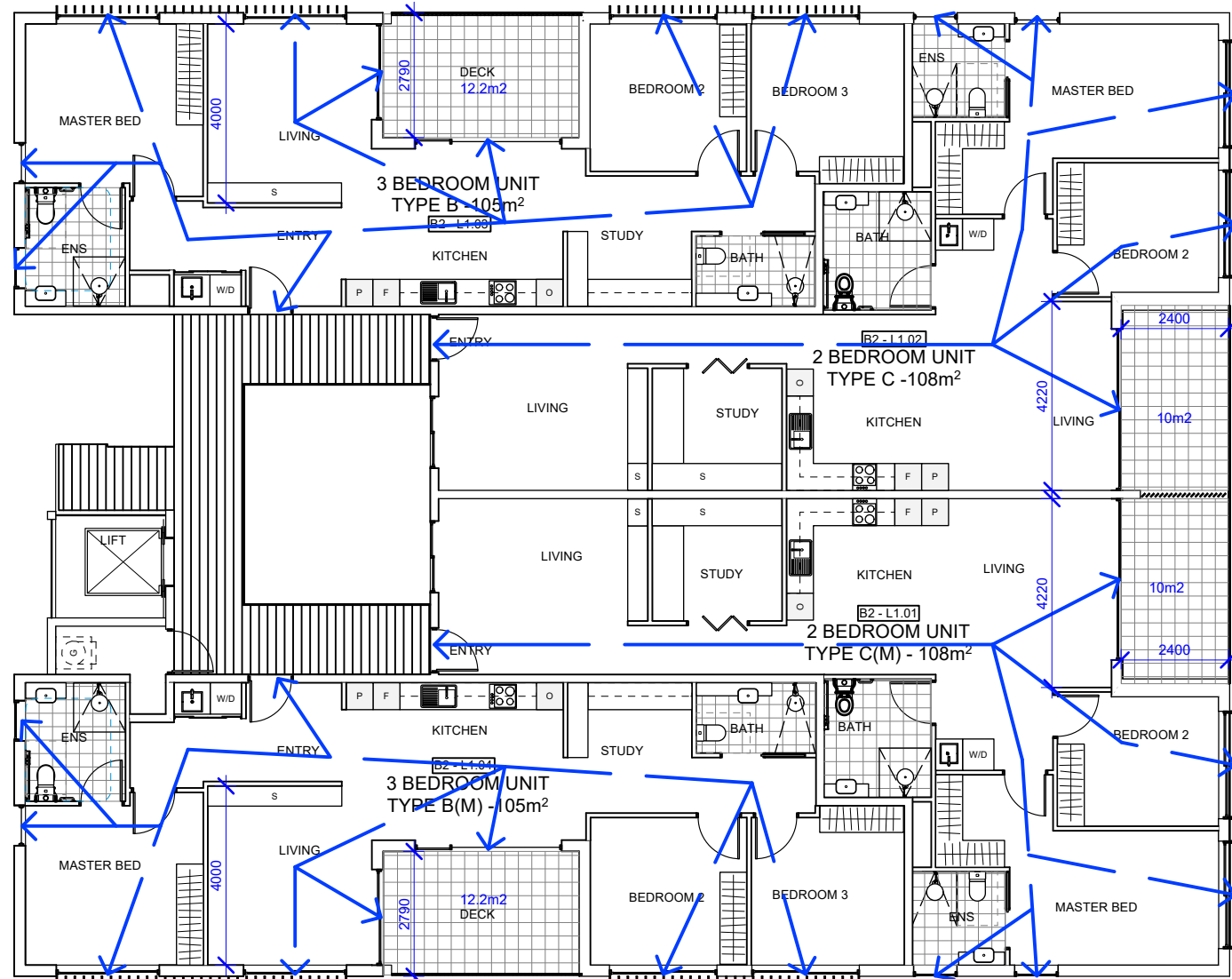
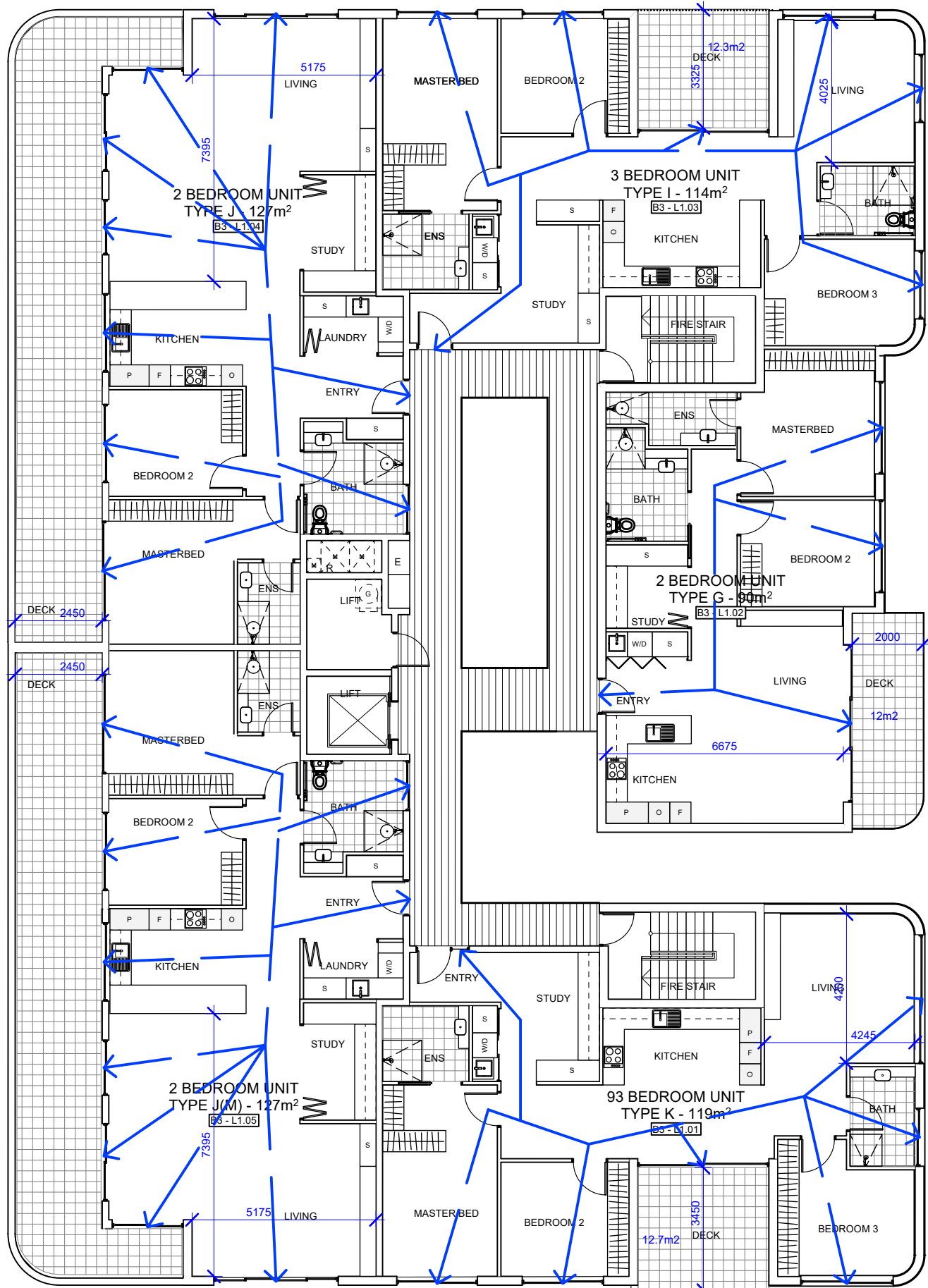
COMPLIANCE SCHEDULE - GROUND				
	B2 - G.01	B2 - G.02	B2 - G.03	B2 - G.04
MINIMUM UNIT AREAS	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓
MINIMUM 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	✓	✓	✓

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



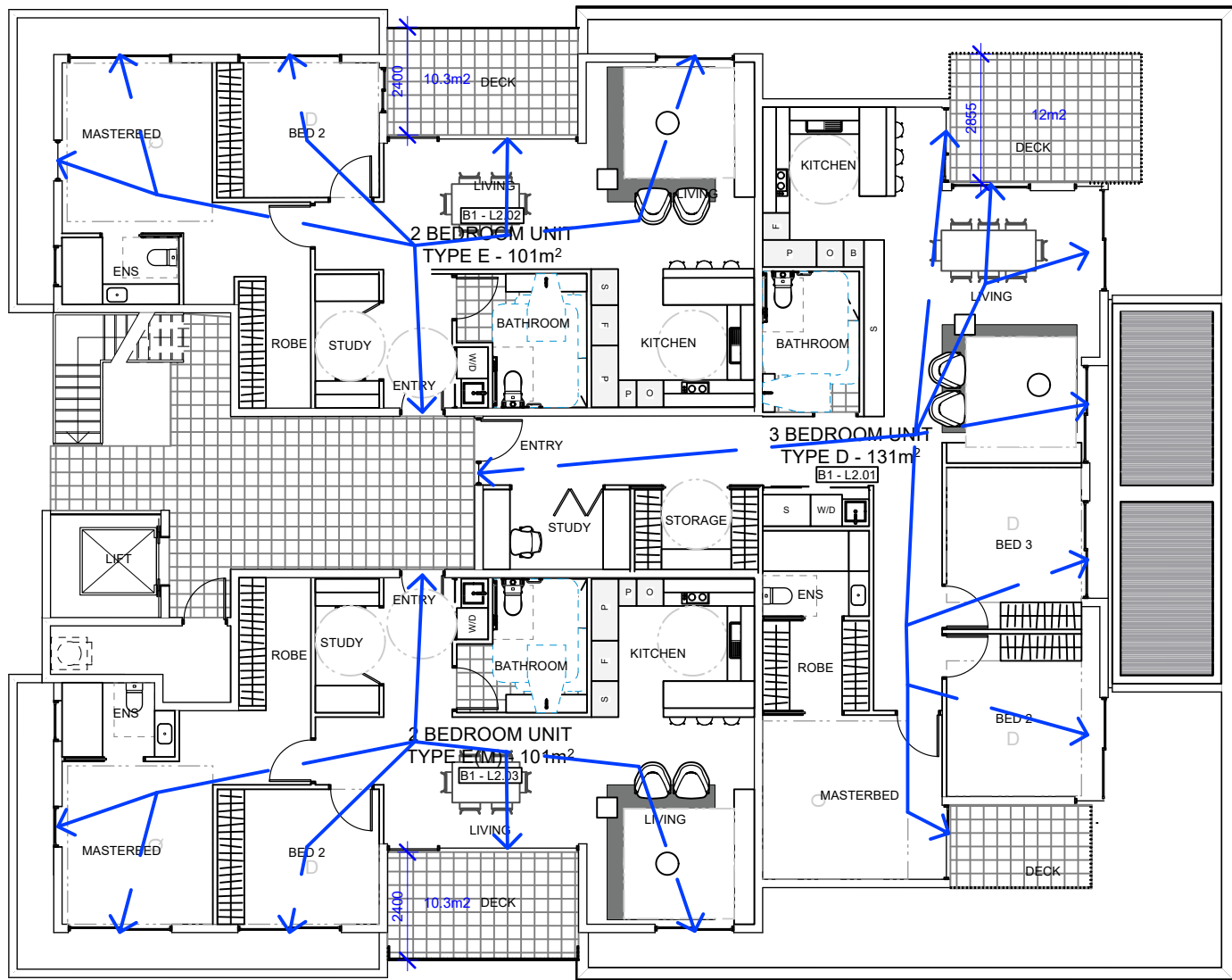
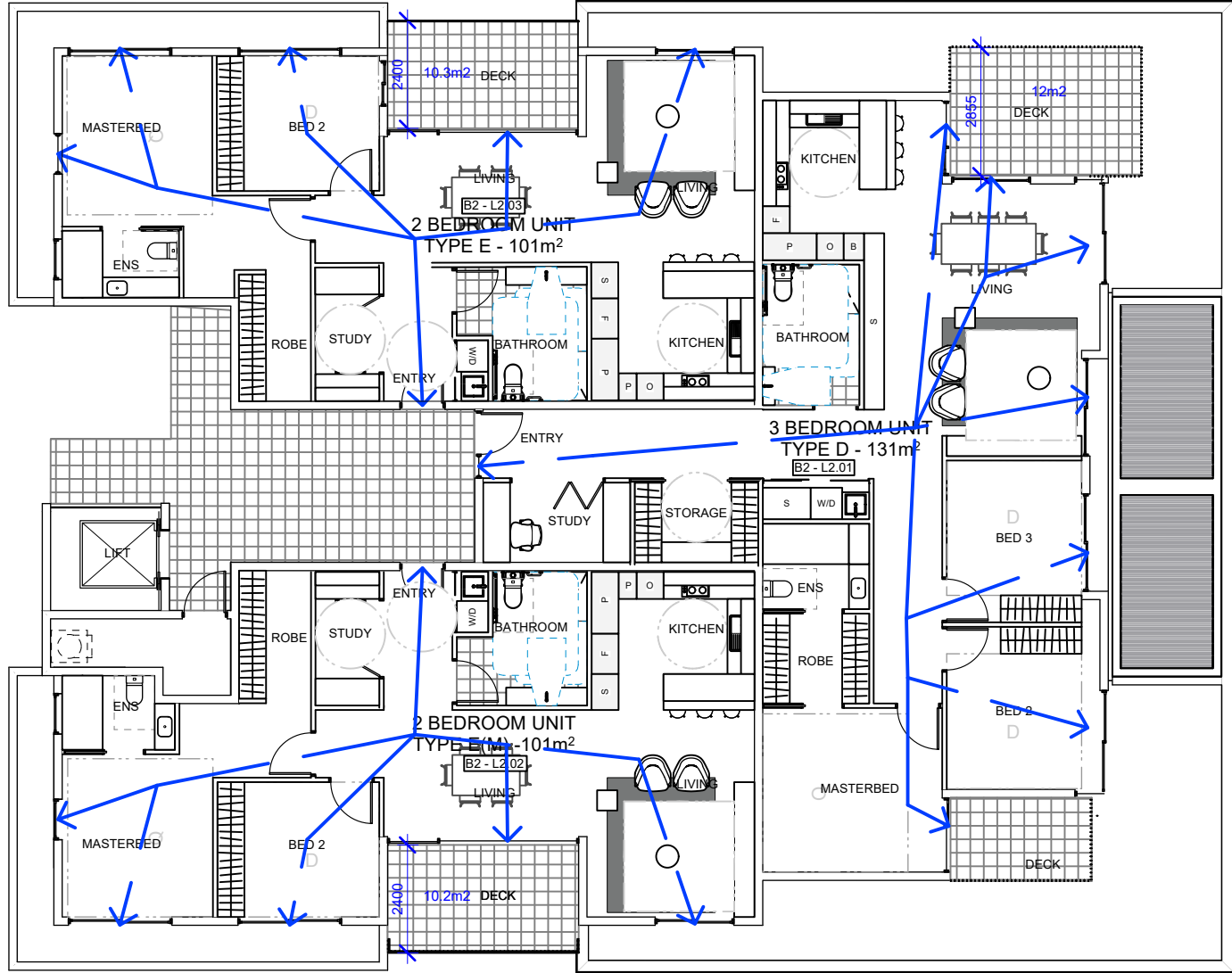
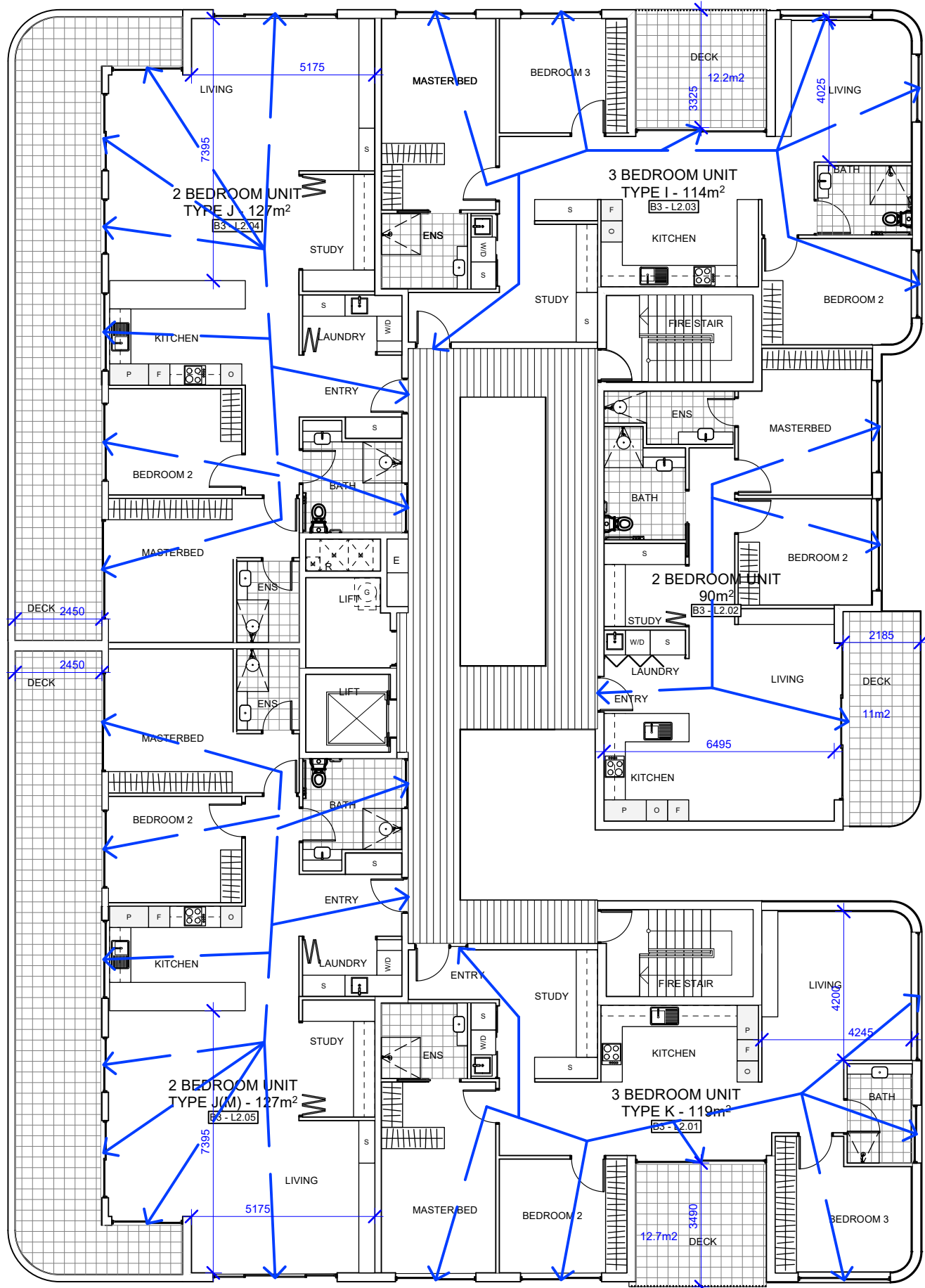
COMPLIANCE SCHEDULE - LEVEL 1				
	B2 - L1.01	B2 - L1.02	B2 - L1.03	B2 - L1.04
MINIMUM UNIT AREAS	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓
ACCESSIBILITY	✓	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓
MINIMUM 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	B3 - L2.05
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 - LEVEL 2			
	B2 - L2.01	B2 - L2.02	B2 - 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	✓	✓	✓

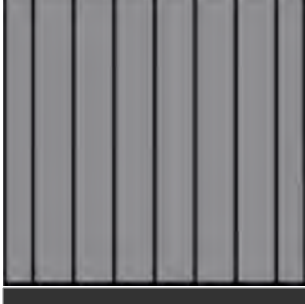
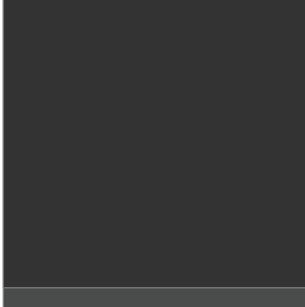
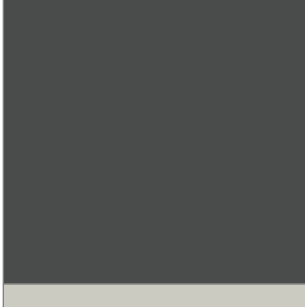
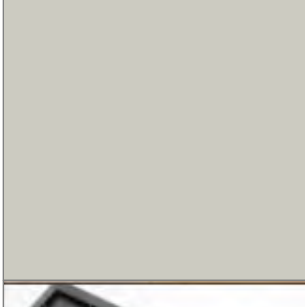
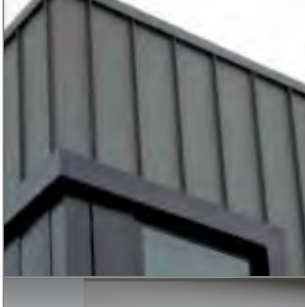
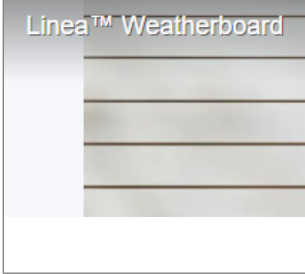
COMPLIANCE SCHEDULE - LEVEL 2			
	B1 - L2.01	B1 - L2.02	B1 - L2.03
MINIMUM UNIT AREAS	✓	✓	✓
CROSS VENTILATION	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓
ACCESSIBILITY	✓	✓	✓
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓
TERRACE DEPTH	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓
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
	EF.13	JAMES HARDIE FC WALL CLADDING LINEA WEATHERBOARD COLOURBOND SHALE GREY

EF.01

EF.13

EF.09

EF.05

EF.10

EF.04

01 BUILDING FINISHES
scale 1:50

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