

OPAL SEASIDE

184-194 GARDEN STREET, WARRIEWOOD, NSW



DRAWING LIST - GROUPGSA	
Sheet Number	Sheet Name
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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
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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
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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

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

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184 - 194 Garden Street Warriewood NSW

Drawing Title

TITLE PAGE / LOCATION PLAN

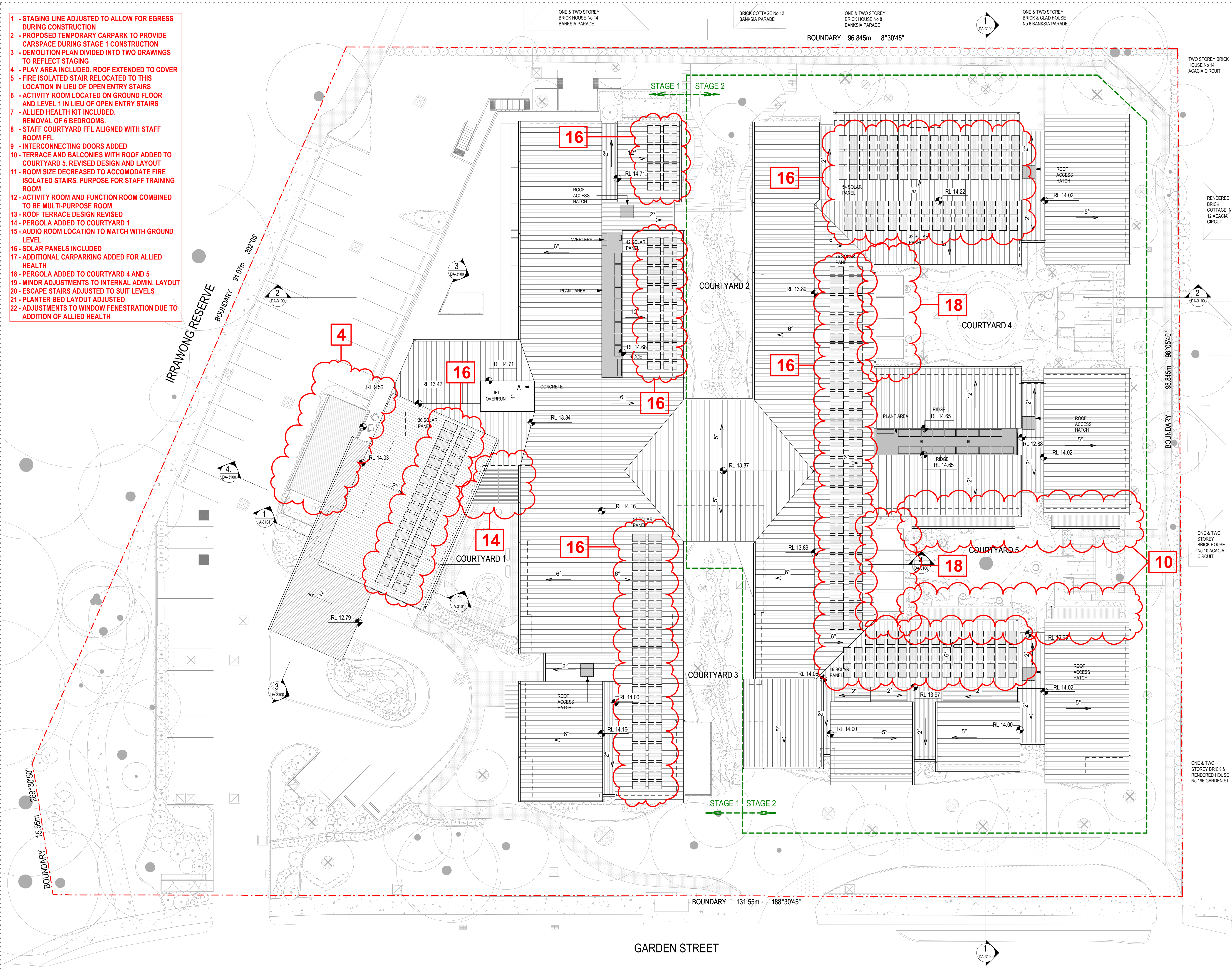
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Drawing Created (date)	01/18/17
Drawing Created (by)	KM
Plotted and checked by	AY
Verified	GB
Approved	BG

Project No	Drawing No	Issue
160760	DA-0000	B

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Amendments

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RENDERED BRICK COTTAGE No 12 ACACIA CIRCUIT

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ROOF PLAN

Scale

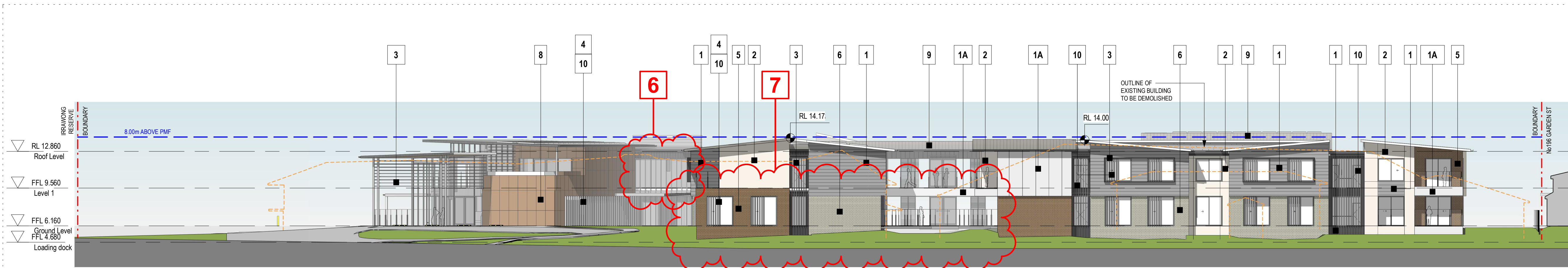
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Drawing Created (by)	KM
Plotted and checked by	AY
Verified	GB
Approved	BG

Project No Drawing No Issue

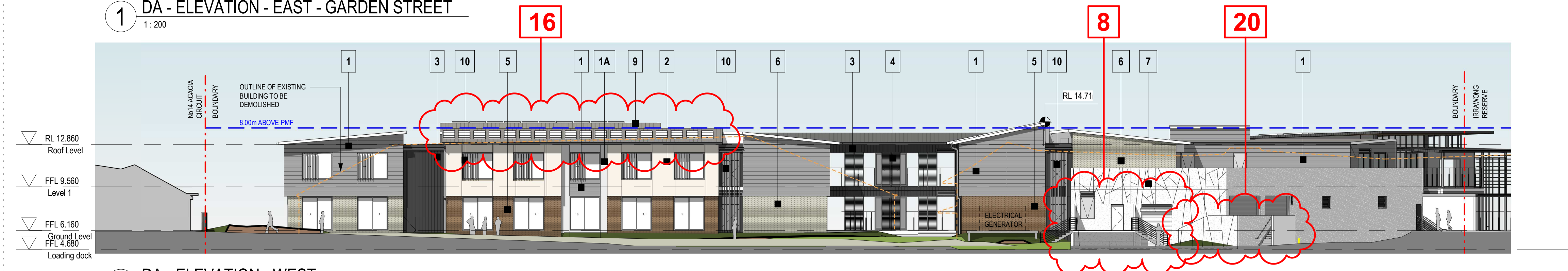
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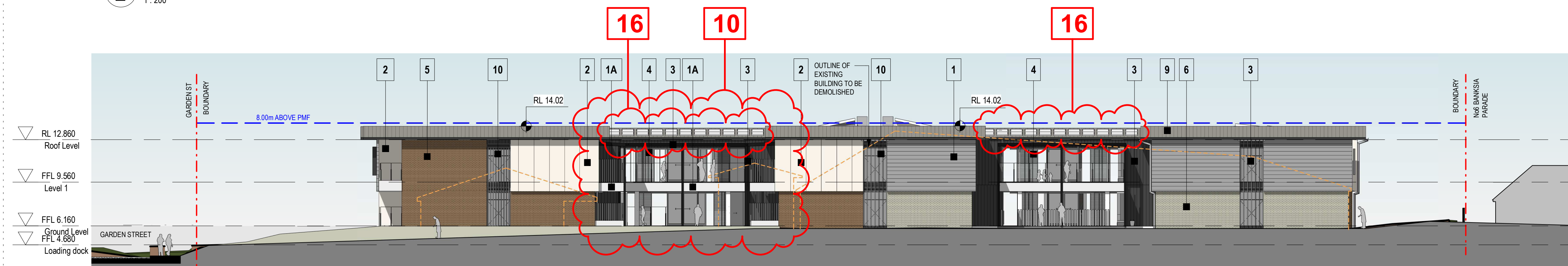
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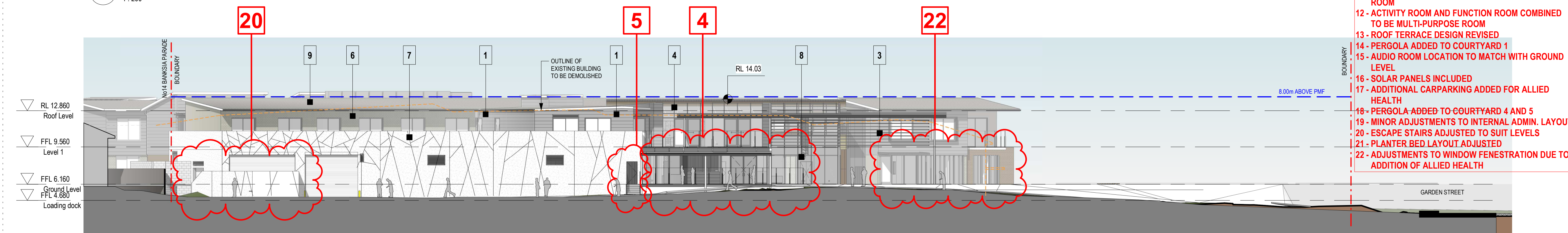
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1:200



2 DA - ELEVATION - WEST
1:200



3 DA - ELEVATION - NORTH
1:200

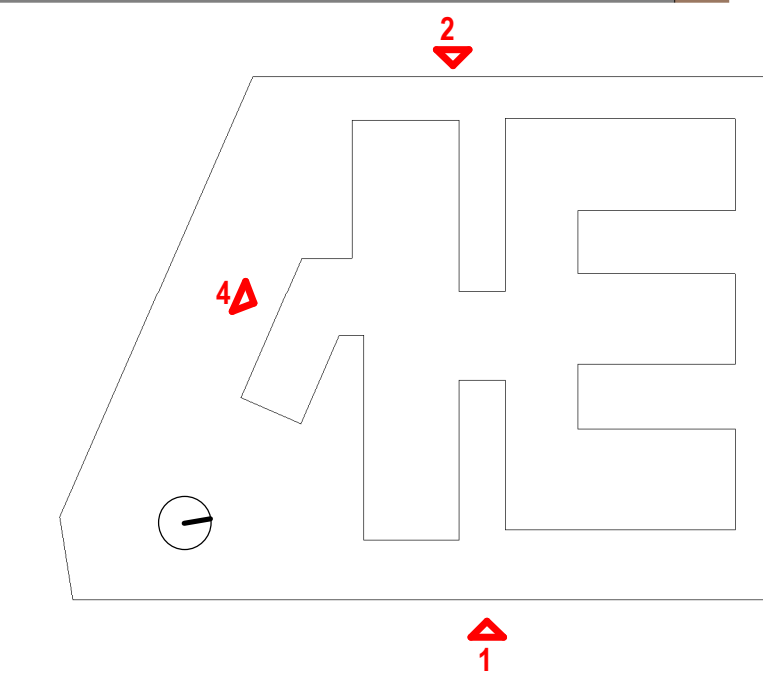


4 DA - ELEVATION - SOUTH - CAR PARK
1:200

- LEGEND**
1. FC CLADDING - DARK GREY
 - 1A. FC CLADDING - MID GREY
 2. FC CLADDING - OFF WHITE
 3. METAL CLADDING / METAL LOUVRES / ...WINDOWS SURROUNDS - "CHARCOAL BLACK"
 4. CLEAR GLASS
 5. FACE BRICK - VOLCANIC
 6. FACE BRICK - OFF-WHITE
 7. PRECAST CONCRETE - WHITE COLOUR
 8. METAL CLADDING TIMBER LOOK - "MAPLE"
 9. CORRUGATED METAL ROOF - "MAPLE"
 10. LOUVRES TIMBER EFFECT

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



Issue	Description	Date
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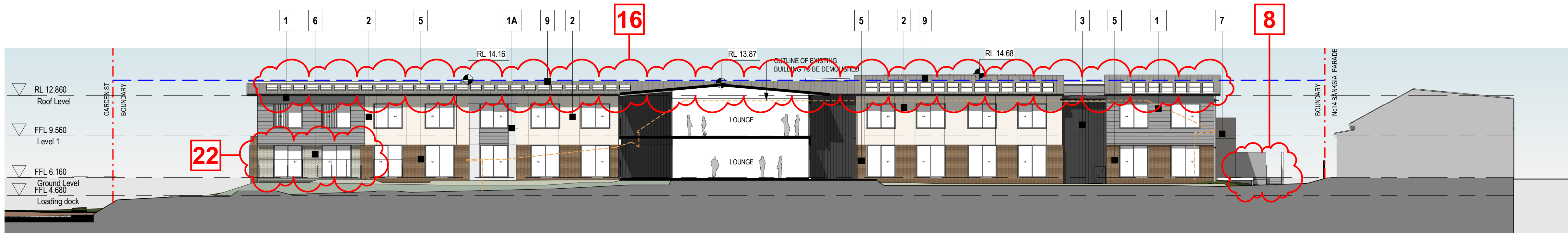
architecture interior design urban design landscape
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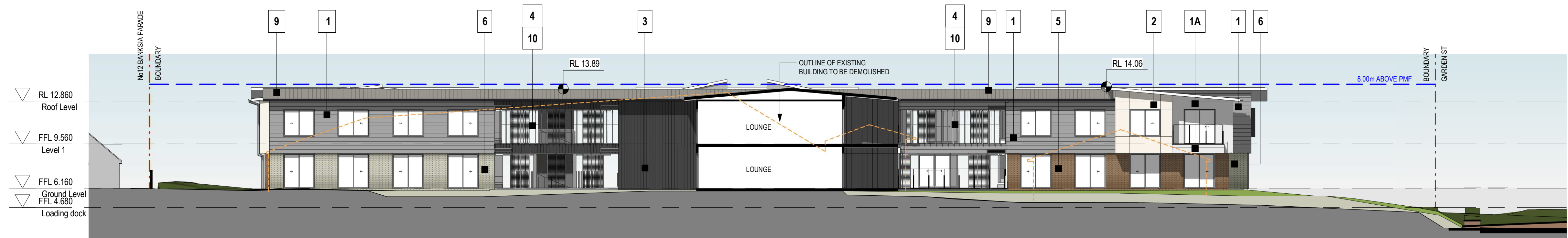
ELEVATIONS - SHEET 1

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160760	DA-3000	C
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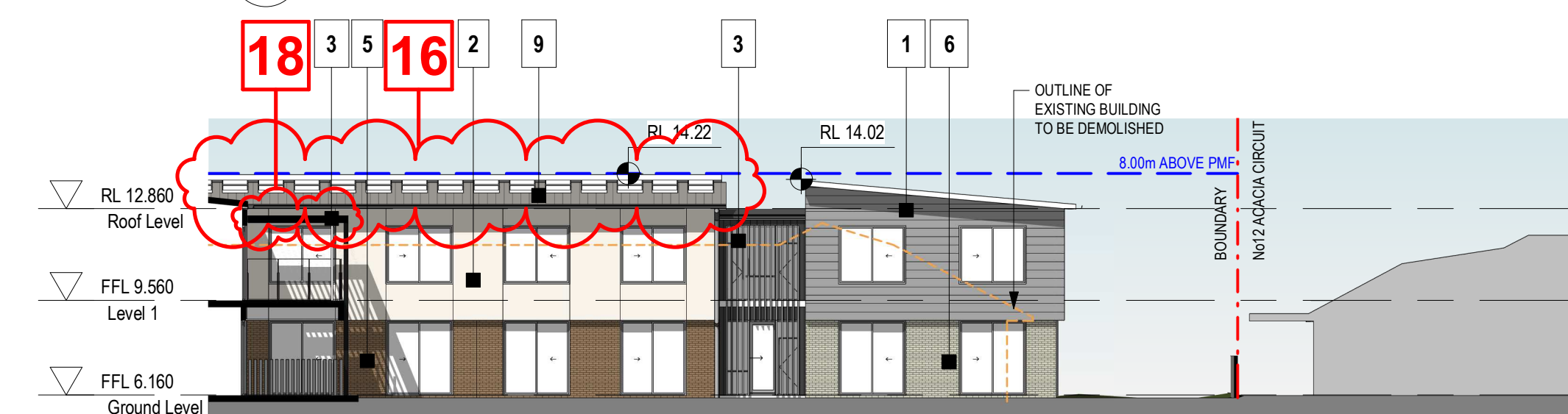
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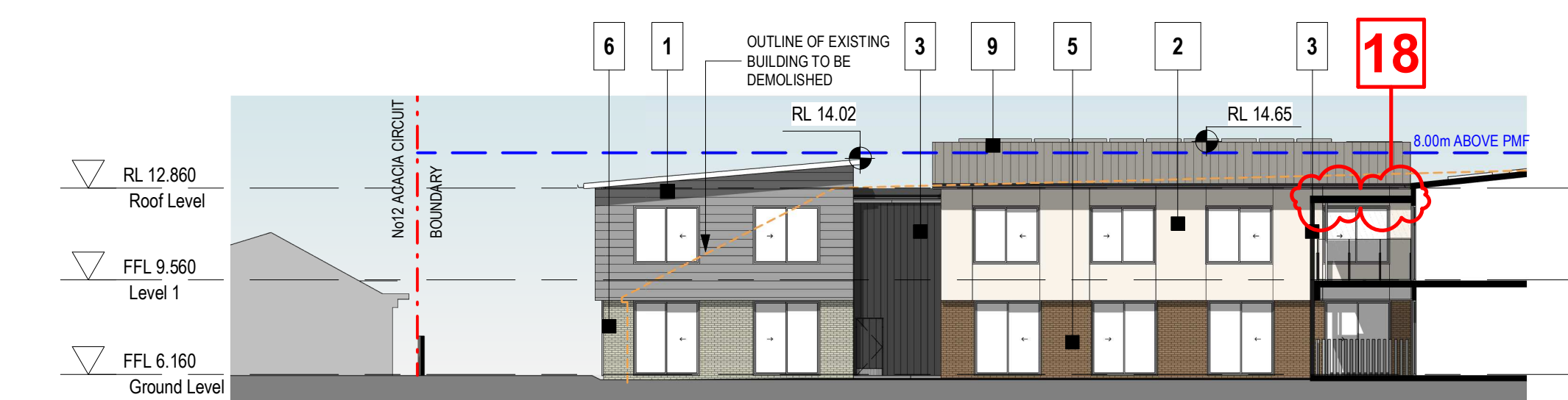
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1: 200



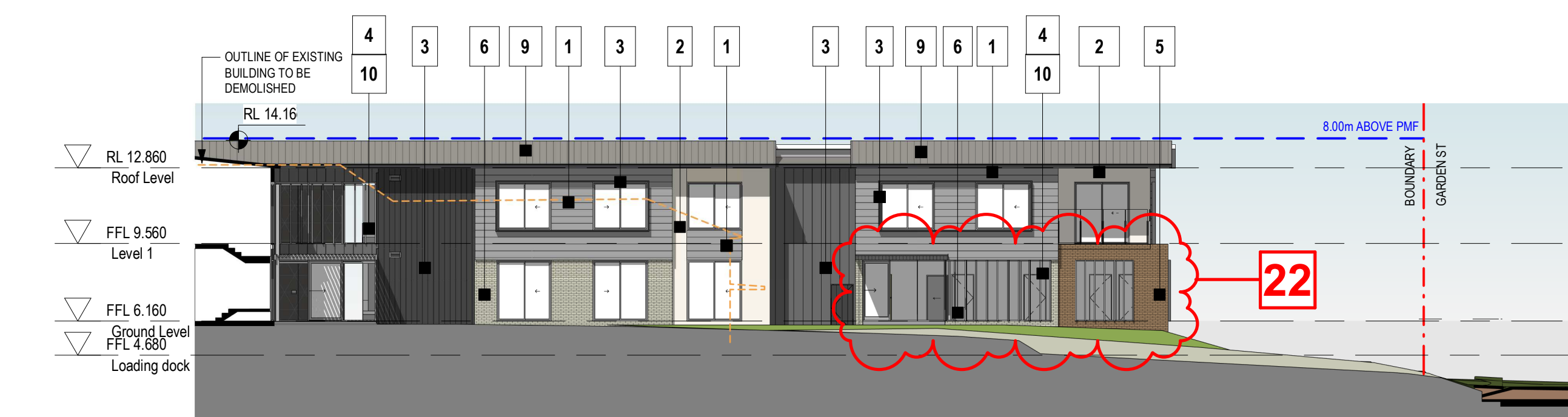
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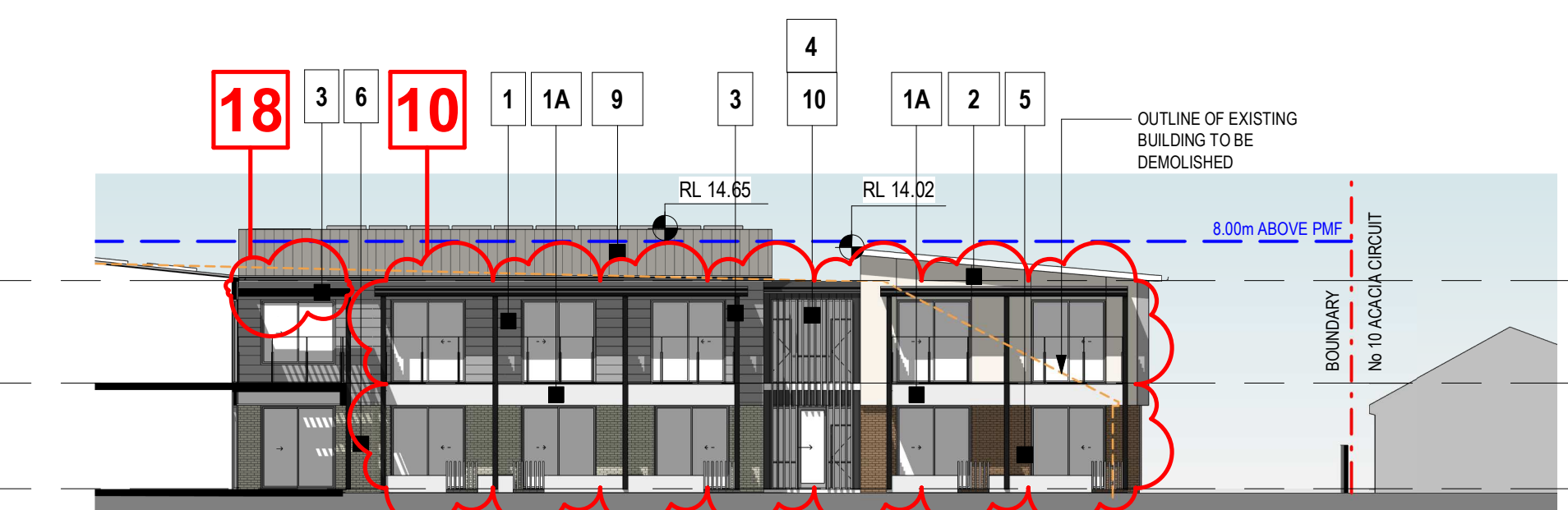
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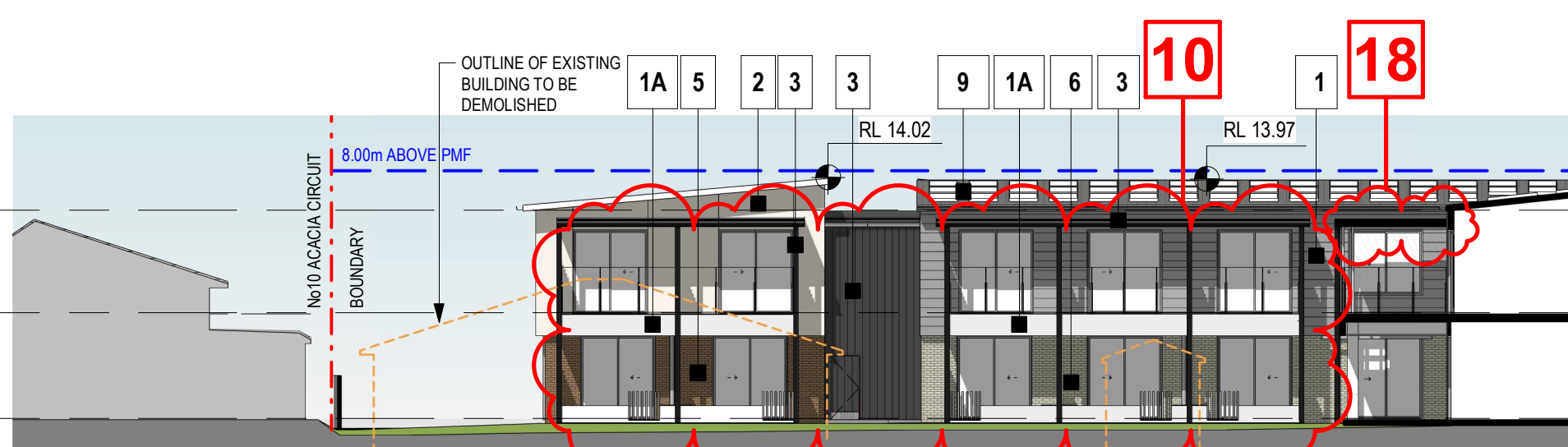
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5 DA - ELEVATION - COURTYARD 5 - WING 4

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6 DA - ELEVATION - COURTYARD 5 - WING 5

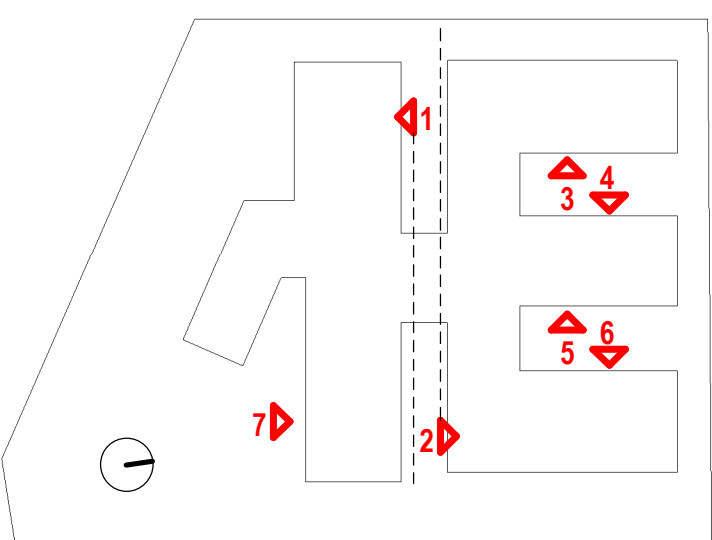
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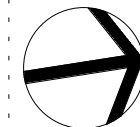
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architecture interior design urban design landscape

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

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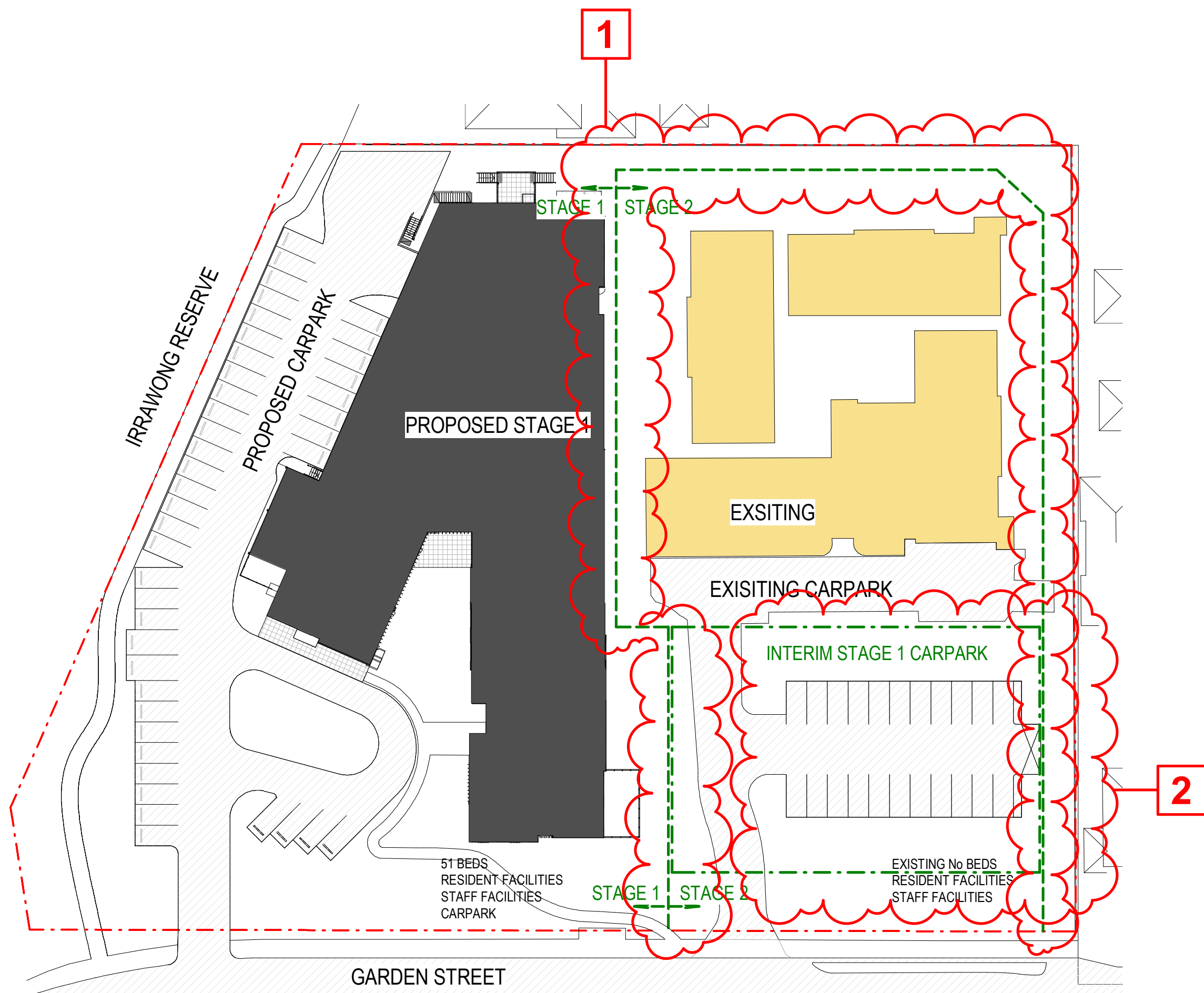
of Group GSA Pty Ltd. All levels and dimensions are to be

checked and verified on site prior to the commencement of

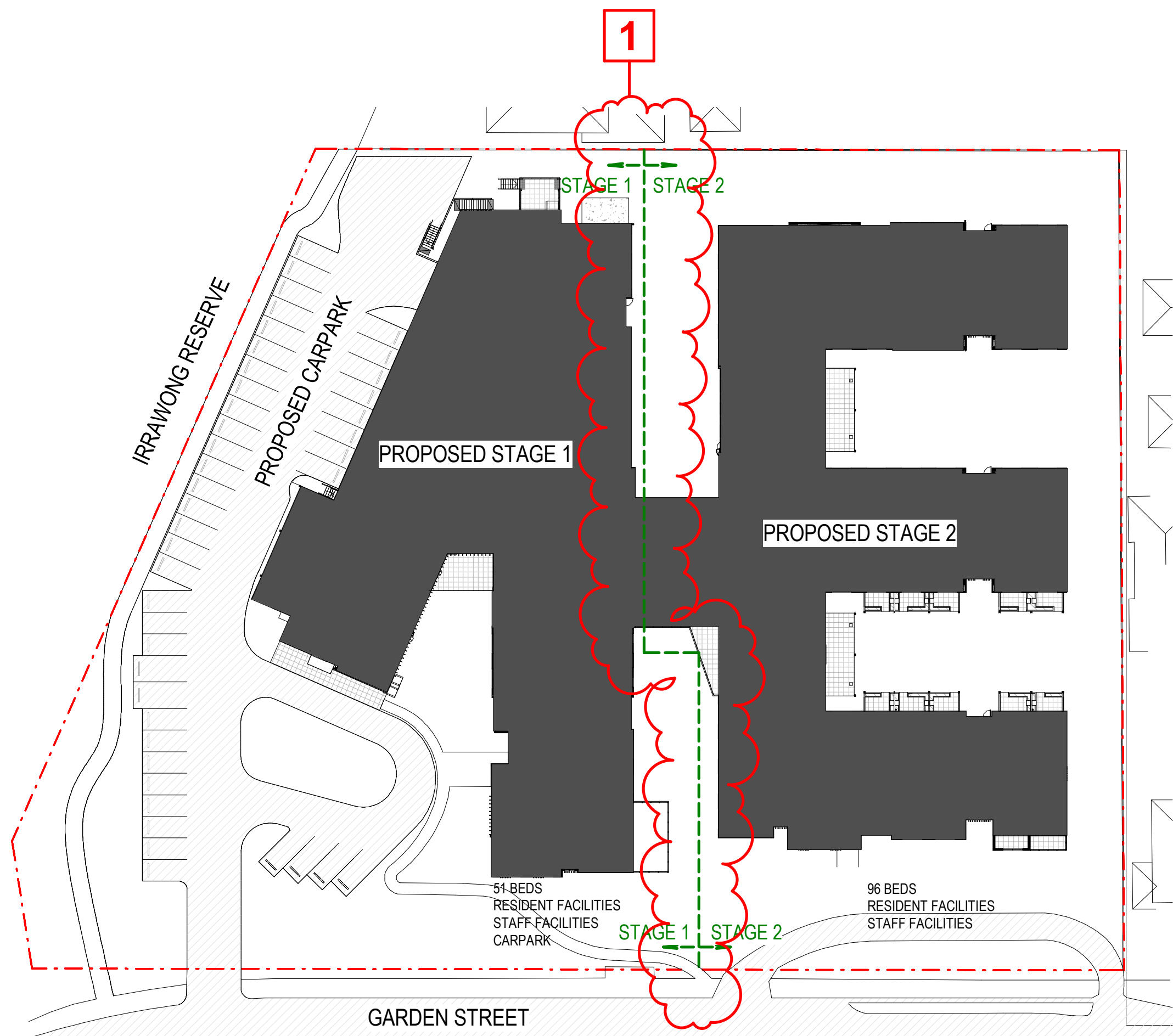
any work, making of shop drawings or fabrication of

components.

Do not scale drawings. Use figured Dimensions.



1 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	Creamy candles	0.7m	300mm	27
NOTE:					
* Plant quantities on planting plan take precedence over quantities identified in this schedule.					

Landscape Character



Timber walkway



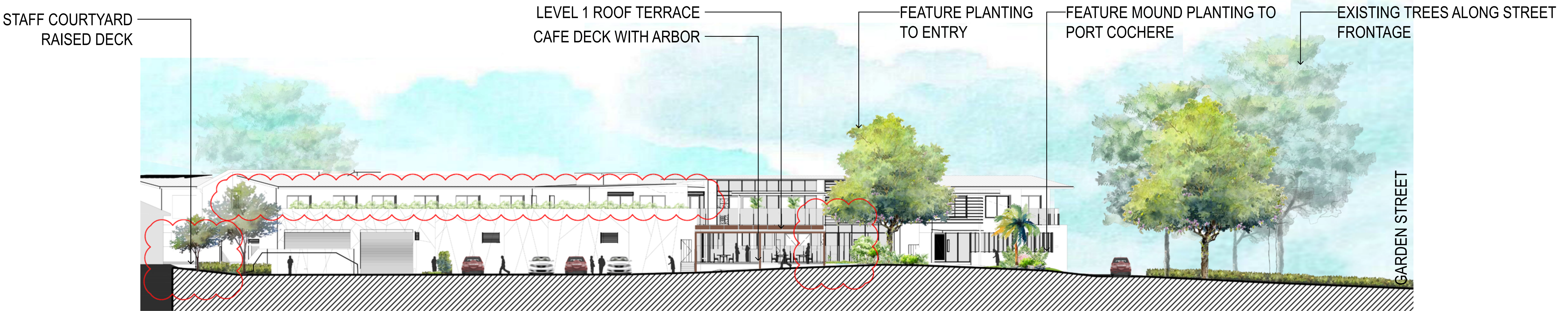
Signs reused from existing courtyards



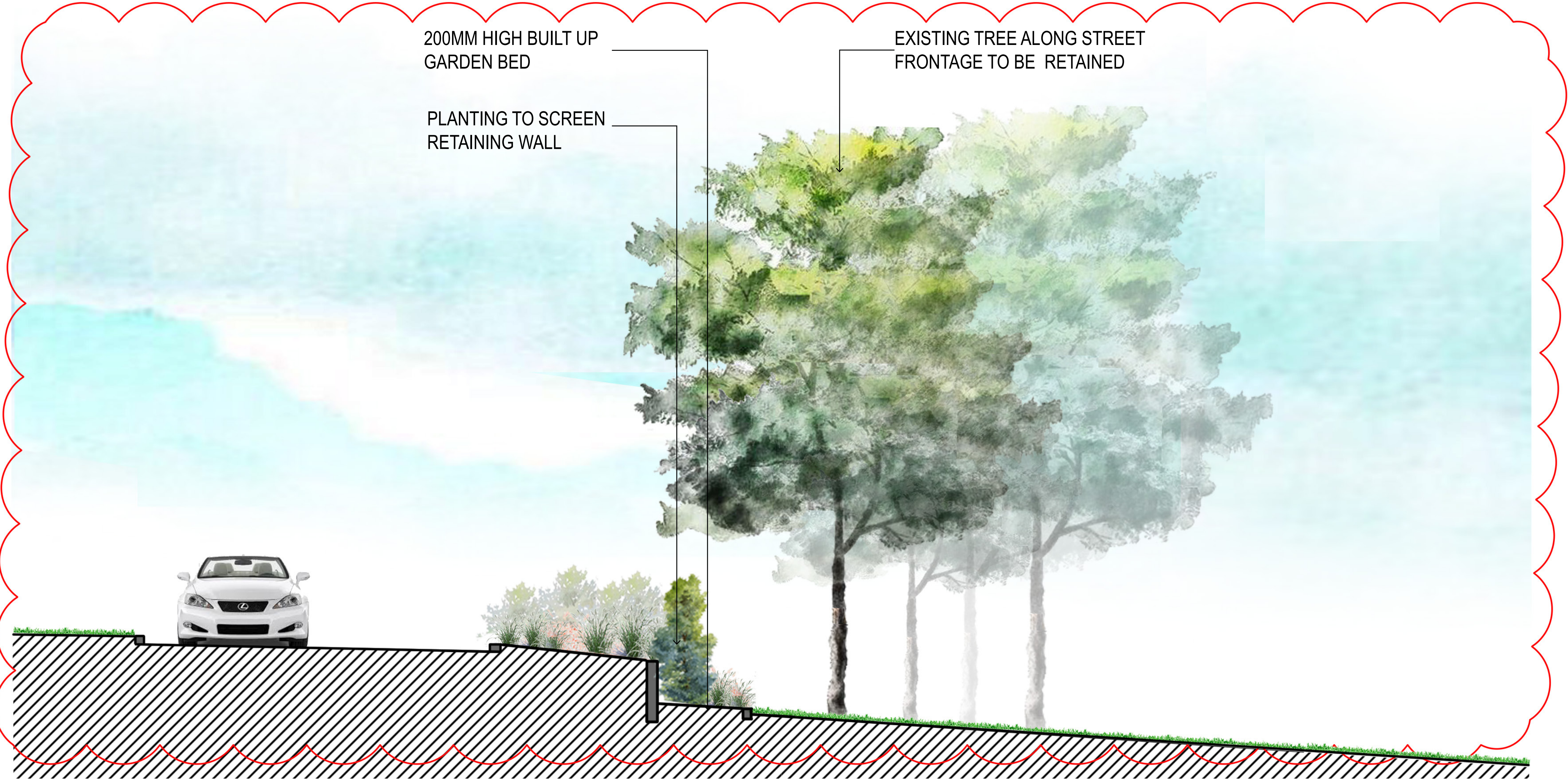
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Opal Seaside - S4.55 Landscape Concept



Section_A 1:200@A1



Section_D 1:50@A1

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