

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



01 EASTERN BUILDING ELEVATION - MELWOOD AVENUE
Scale 1:200

DA

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Rev. No.	Date	Revision	By
A	16/11/2022	CLIENT MEETING	PJH
B	01/12/2023	CONCEPT UPDATE	PJH
C	12/04/2024	B5 ADDED	PJH
D	30/08/2024	DA	PH
E	14/02/2025	DA UPDATE	PH
F	11/04/2025	ISSUE TO CONSULTANTS	PJH
G	5/05/2025	DA RESUBMISSION	pjh

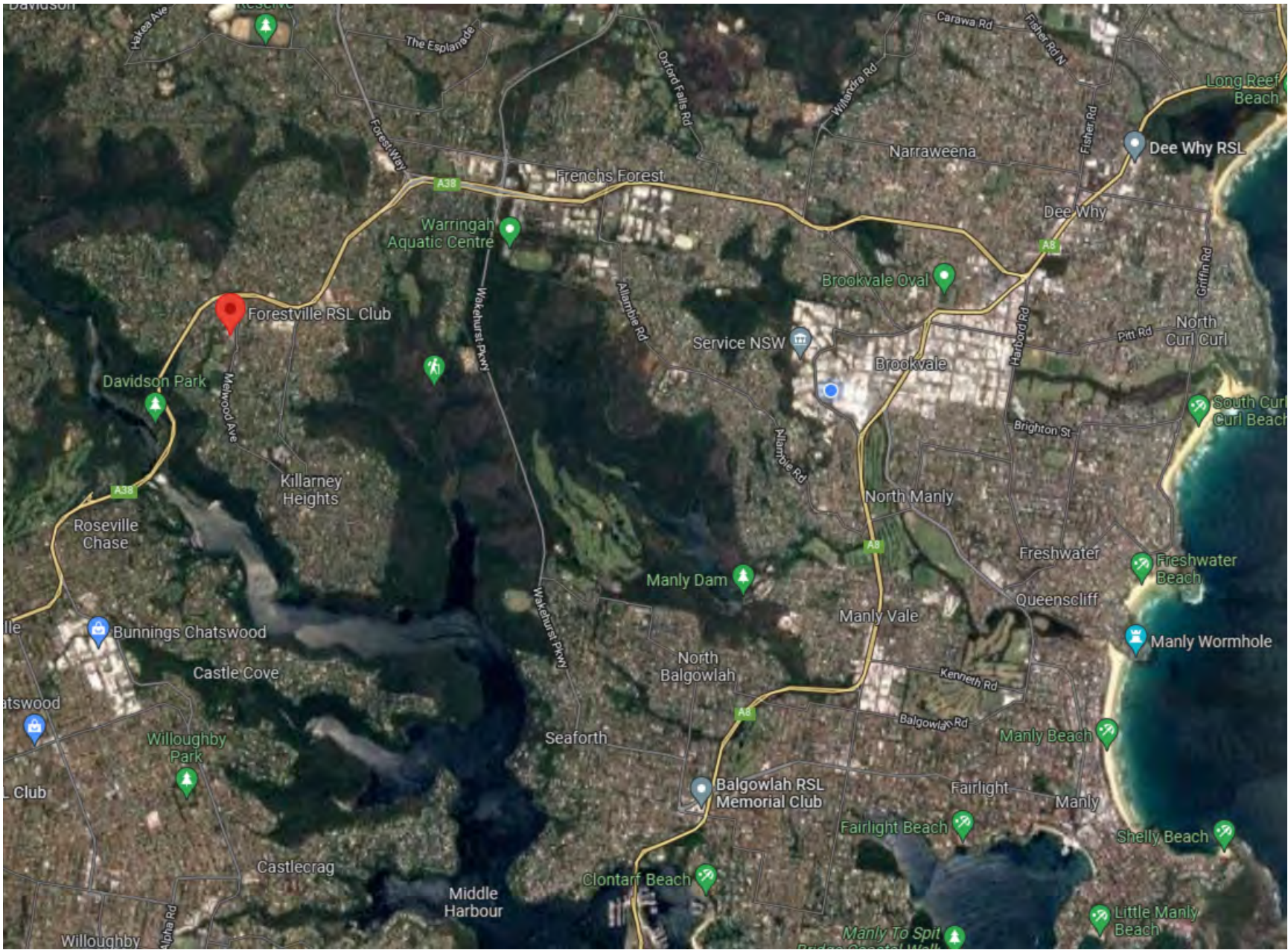
CLIENT
FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454



DRAWING
COVER SHEET

DRAWN	DATE	CHKD
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_000	G

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



01 REGIONAL MAP
scale 1:NTS



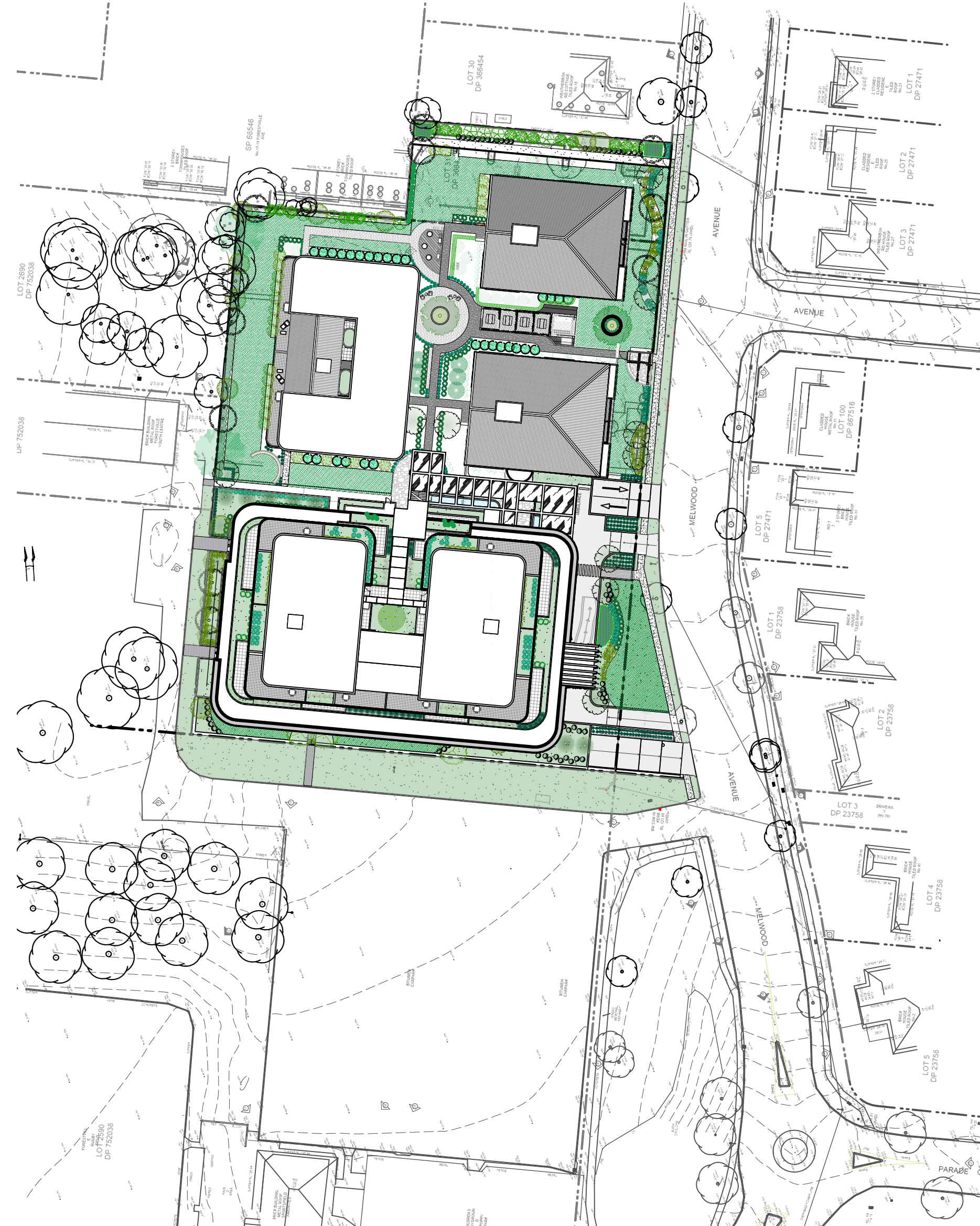
03 LOCAL MAP
scale 1:NTS

Documentation	Required information	Provided	
		Yes (✓)	No (x)
Site location	Broad map or aerial photo showing site location in relation to surrounding centres, shops, civic/community facilities and transport	✓	
Aerial photograph	Colour aerial photographs of site in its context	✓	
Local context plan	Plan(s) of the existing features of the wider context including adjoining properties and the other side of the street, that show:	✓	
	• pattern of buildings, proposed building envelopes, setbacks and subdivision pattern	✓	
	• land use and building typologies of adjacent and opposite buildings in the street	✓	
	• movement and access for vehicles, servicing, pedestrians and cyclists	✓	
	• topography, landscape, open spaces and vegetation	✓	
	• significant views to and from the site	✓	
	• significant noise sources in the vicinity of the site, particularly vehicular traffic, train, aircraft and industrial noise	✓	

02 PRE-DA REQUIREMENTS
scale 1:-



04 SITE PLAN PHOTO EXISTING
scale 1:750



05 PROPOSED SITE PLAN
scale 1:750

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Documentation	Required information	Provided	
		Yes (✓)	No (x)
Site context and survey plan	Plan(s) of the existing site based on a survey drawing showing the features of the immediate site including:	✓	
	• boundaries, site dimensions, site area, north point	✓	
	• topography, showing relative levels and contours at 0.5 metre intervals for the site and across site boundaries where level changes exist, any unique natural features such as rock outcrops, watercourses, existing cut or fill, adjacent streets and sites	✓	
	• location and size of major trees on site and relative levels where relevant, on adjacent properties and street trees	✓	
	• location and use of existing buildings or built features on the site	✓	
	• location and important characteristics of adjacent public, communal and private open spaces	✓	
	• location and height of existing windows, balconies, walls and fences on adjacent properties facing the site, as well as parapet and ridge lines	✓	
	• pedestrian and vehicular access points, driveways and features such as service poles, bus stops, fire hydrants etc.	✓	
	• location of utility services, including easements and drainage	✓	
	• location of any other relevant features	✓	



01 PRE-DA REQUIREMENTS

scale 1:-

02 EXISTING RSL CLUB PHOTO

scale 1:-



03 FORESTVILLE YOUTH CENTRE PHOTO

scale 1:-



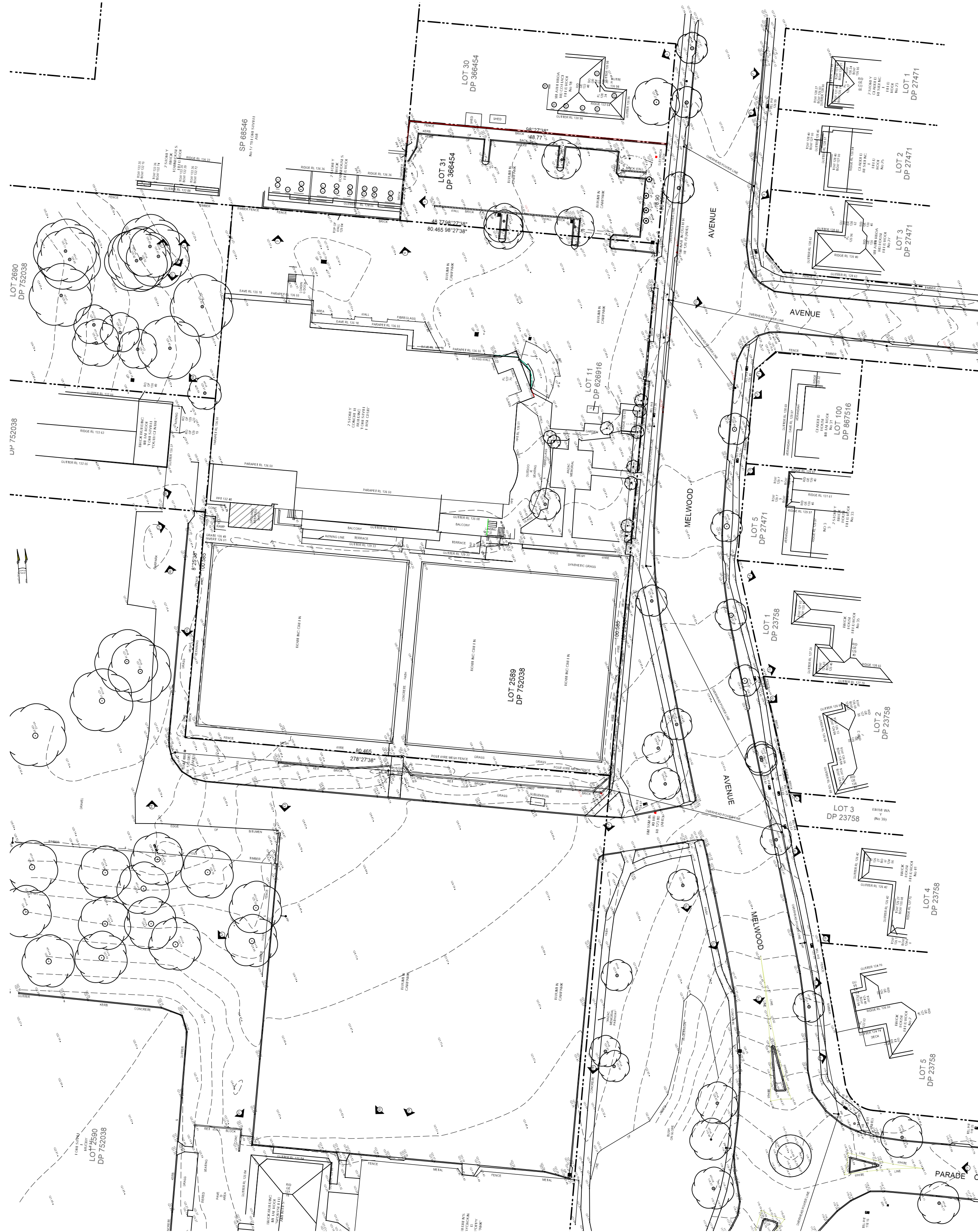
04 EXISTING RSL CLUB ENTRY PHOTO

scale 1:-



05 MELWOOD AVENUE PHOTO

scale 1:-



01 SITE SURVEY

scale 1:500

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PHOTOGRAPH LOCATION 1
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 2
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 3
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 4
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 5
17-19 FORESTVILLE AVE



PHOTOGRAPH LOCATION 6
No.18 MELWOOD AVE



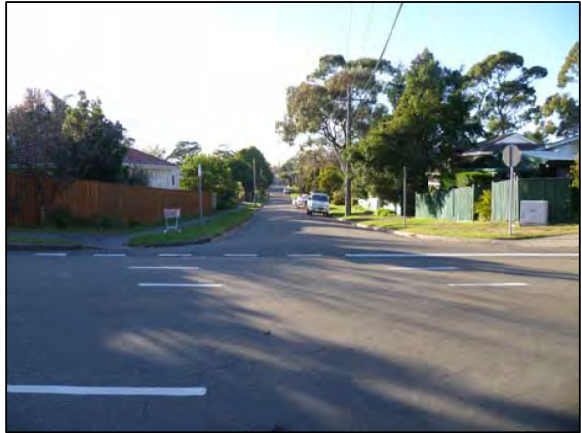
PHOTOGRAPH LOCATION 7
No.23 MELWOOD AVE



PHOTOGRAPH LOCATION 8



PHOTOGRAPH LOCATION 9
No.27 MELWOOD AVE



PHOTOGRAPH LOCATION 10
INTERSECTION BUSHLAND AVE



PHOTOGRAPH LOCATION 11
No.31 MELWOOD AVE



PHOTOGRAPH LOCATION 12
No.31 MELWOOD AVE



PHOTOGRAPH LOCATION 13
No.33 MELWOOD AVE



PHOTOGRAPH LOCATION 14
No.35 MELWOOD AVE



PHOTOGRAPH LOCATION 15
No.35 MELWOOD AVE



PHOTOGRAPH LOCATION 16
No.37 MELWOOD AVE



PHOTOGRAPH LOCATION 17
No.37 MELWOOD AVE



PHOTOGRAPH LOCATION 18
No.41 MELWOOD AVE



PHOTOGRAPH LOCATION 19
No.41 MELWOOD AVE



PHOTOGRAPH LOCATION 20
No.2 CANNONS PARADE



PHOTOGRAPH LOCATION 21
No.2 CANNONS PARADE



PHOTOGRAPH LOCATION 22



PHOTOGRAPH LOCATION 23



PHOTOGRAPH LOCATION 24



PHOTOGRAPH LOCATION 25



PHOTOGRAPH LOCATION 26



PHOTOGRAPH LOCATION 27



PHOTOGRAPH LOCATION 28



PHOTOGRAPH LOCATION 29



PHOTOGRAPH LOCATION 30



PHOTOGRAPH LOCATION 31



PHOTOGRAPH LOCATION 32



PHOTOGRAPH LOCATION 33



PHOTOGRAPH LOCATION 34



PHOTOGRAPH LOCATION 35



PHOTOGRAPH LOCATION 36



PHOTOGRAPH LOCATION 37



PHOTOGRAPH LOCATION 38



PHOTOGRAPH LOCATION 39



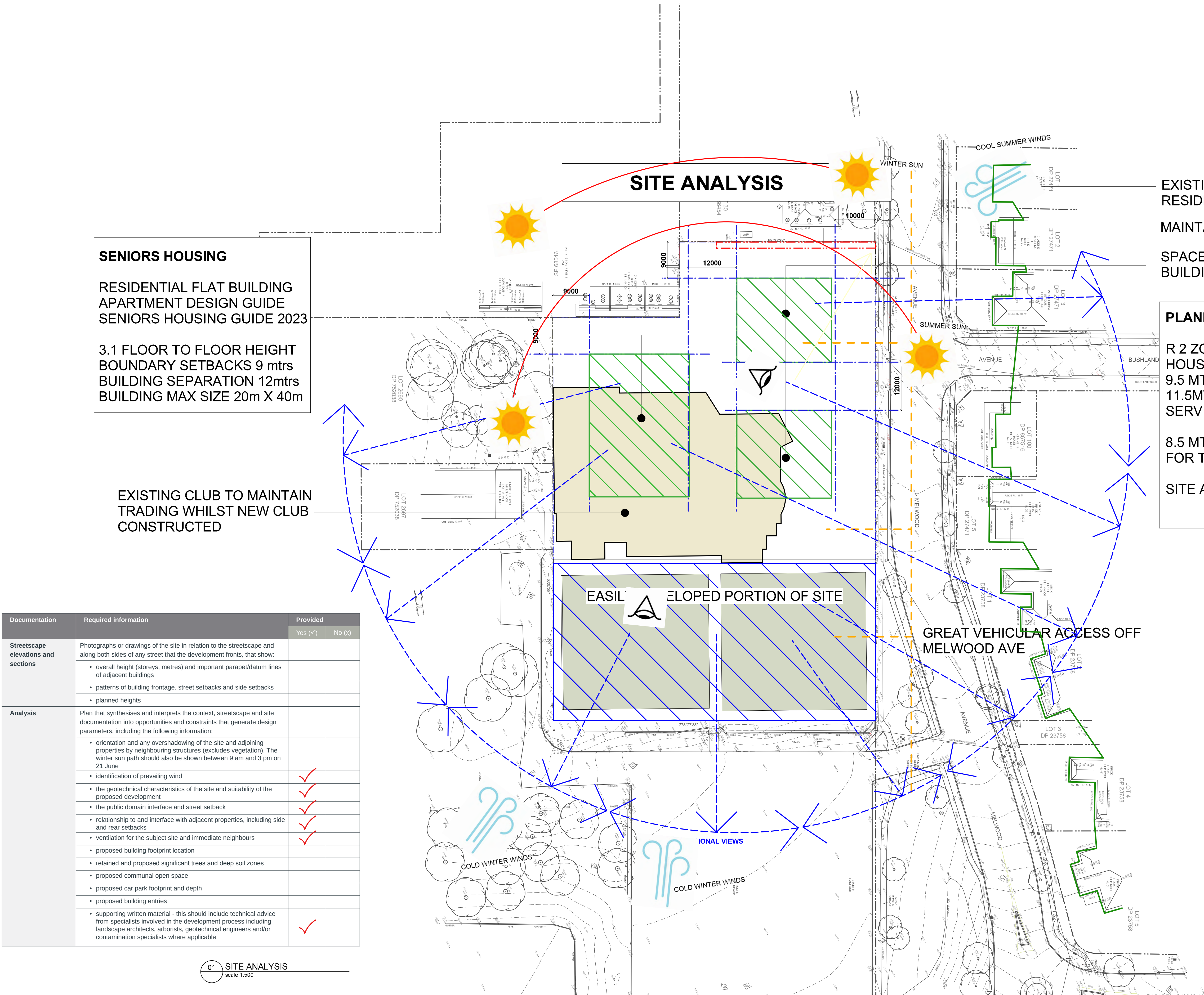
PHOTOGRAPH LOCATION 40



PHOTOGRAPH LOCATION 41
FORESTVILLE YOUTH CENTRE

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SENIORS HOUSING

RESIDENTIAL FLAT BUILDING
APARTMENT DESIGN GUIDE
SENIORS HOUSING GUIDE 2023

3.1 FLOOR TO FLOOR HEIGHT
BOUNDARY SETBACKS 9 mtrs
BUILDING SEPARATION 12mtrs
BUILDING MAX SIZE 20m X 40m

EXISTING CLUB TO MAINTAIN
TRADING WHILST NEW CLUB
CONSTRUCTED

EXISTING BUILDING LINE
RESIDENTIAL NEIGHBOURS

MAINTAIN ACCESS FOR NEIGHBOURS

SPACE AVAILABLE FOR 3 X SENIORS
BUILDINGS

PLANNING

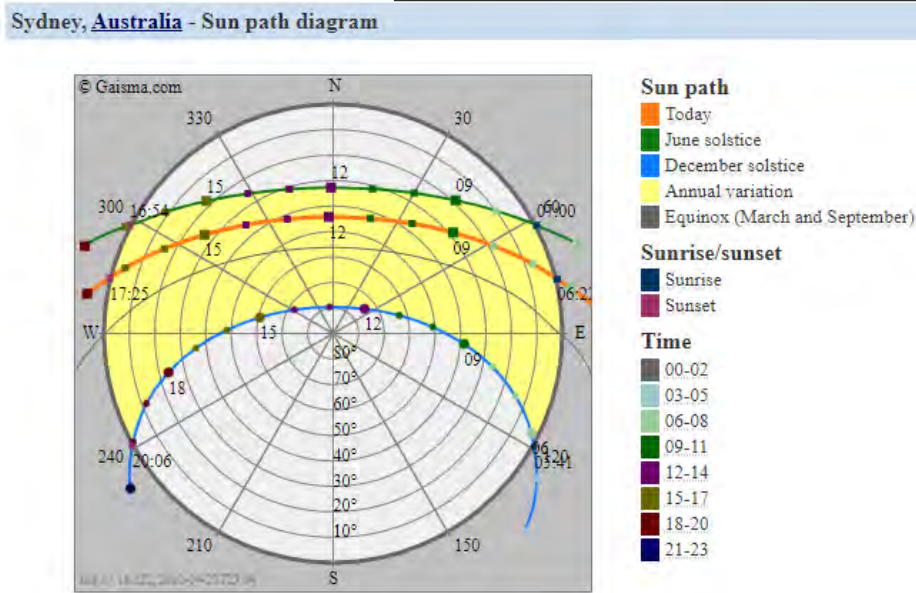
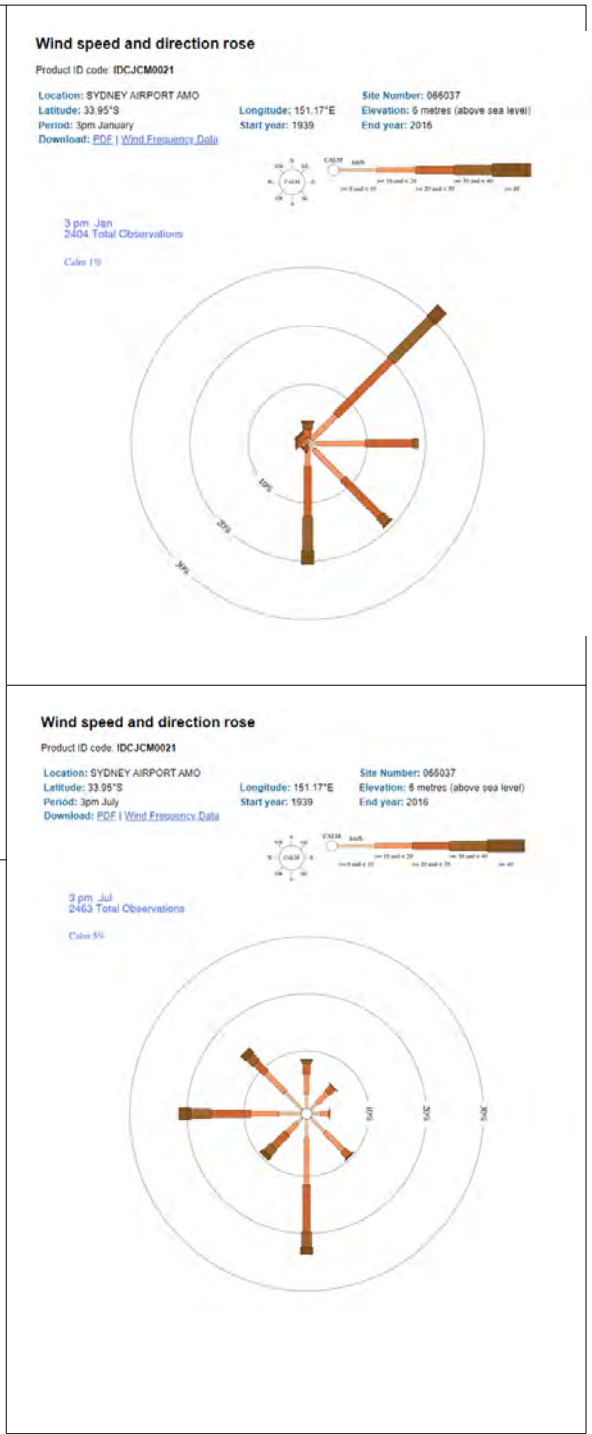
R 2 ZONE
HOUSING SEPP
9.5 MTR HEIGHT LIMIT WITH
11.5MTR MAX ALLOWED FOR
SERVICING EQUIPMENTS

8.5 MTR HEIGHT LIMIT
FOR THE CLUB FROM THE LEP

SITE AREA = 9,014m²

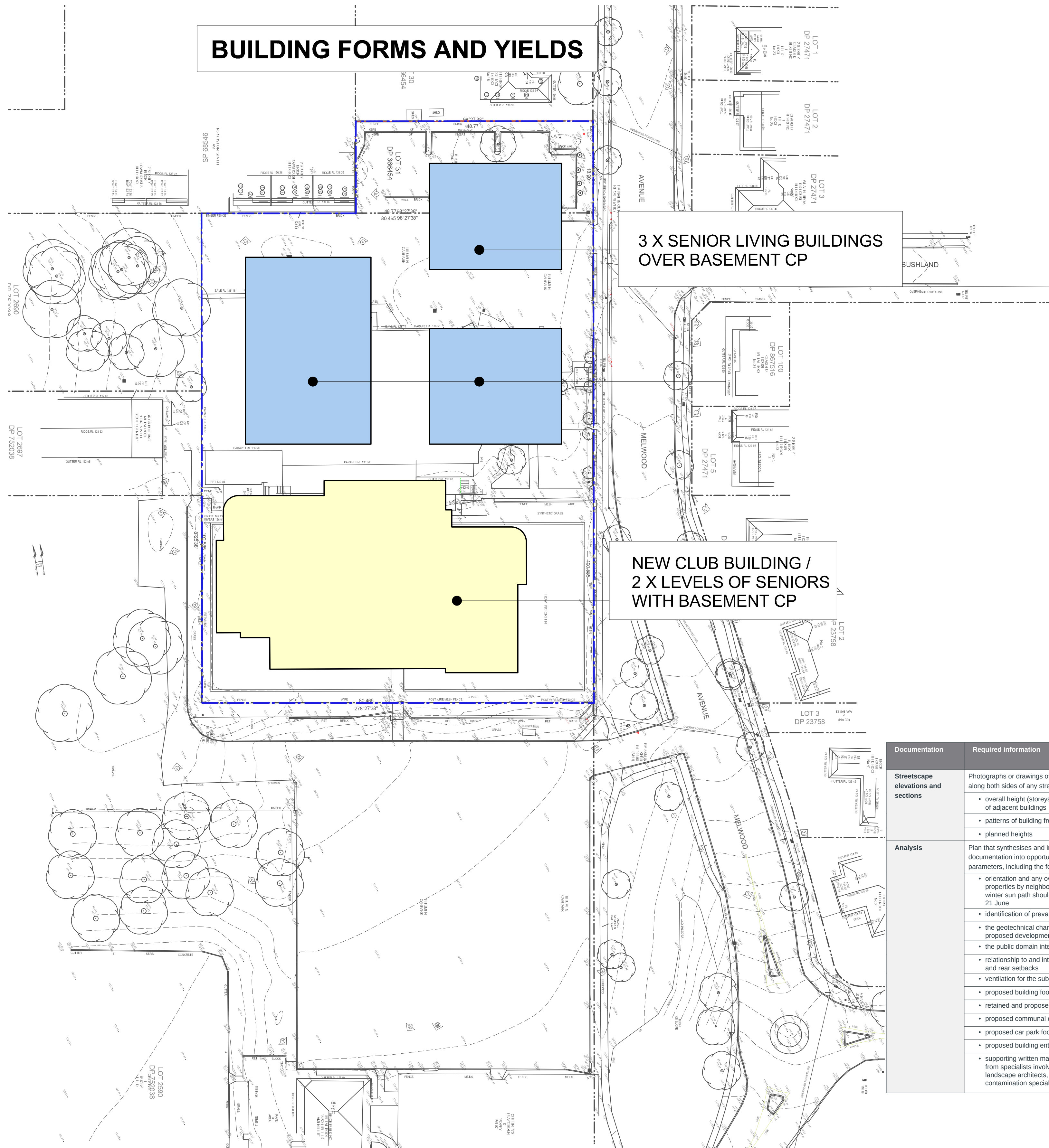
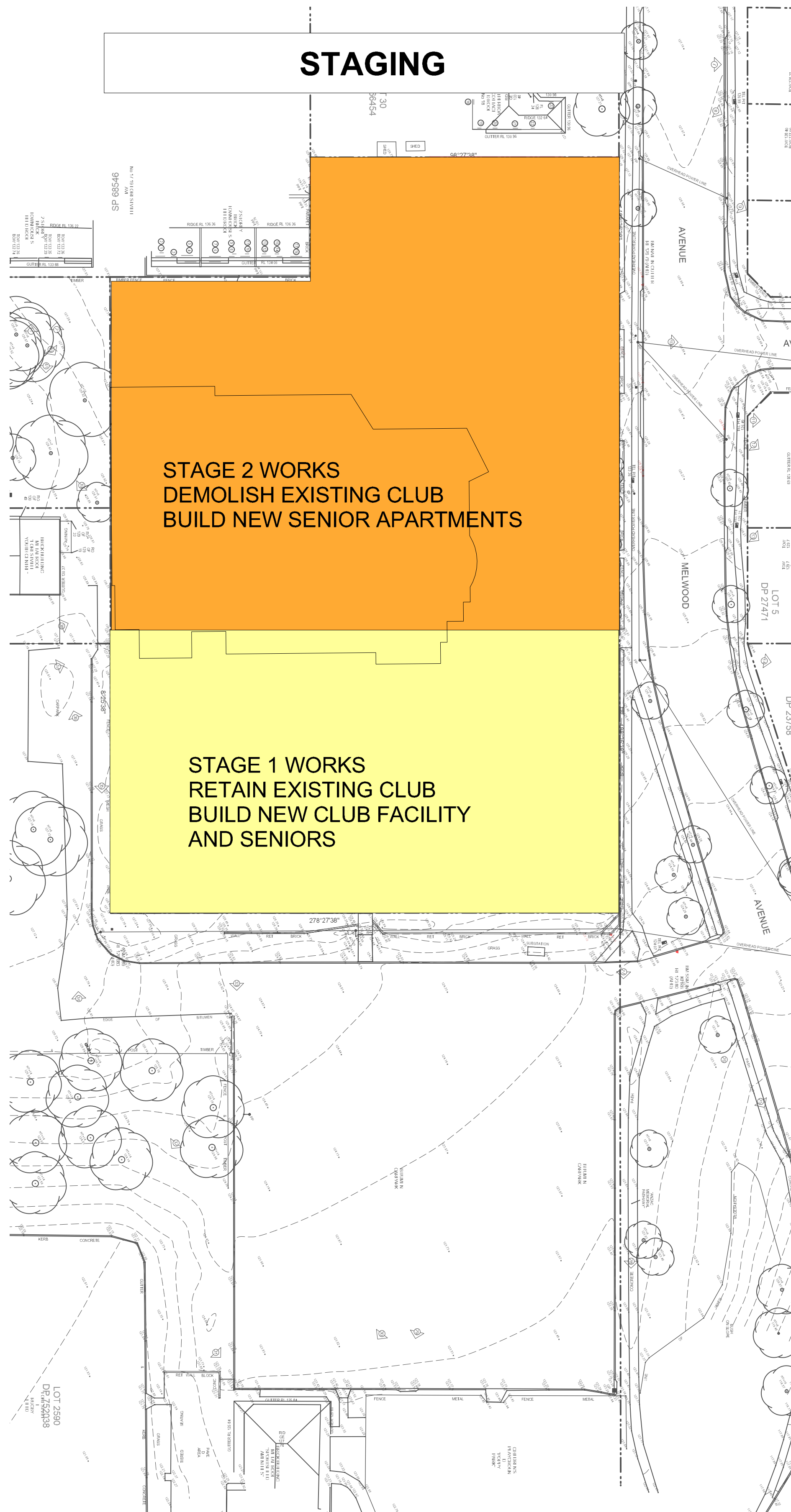
Documentation	Required information	Provided	
		Yes (✓)	No (x)
Streetscape elevations and sections	Photographs or drawings of the site in relation to the streetscape and along both sides of any street that the development fronts, that show:		
	• overall height (storeys, metres) and important parapet/datum lines of adjacent buildings		
	• patterns of building frontage, street setbacks and side setbacks		
	• planned heights		
Analysis	Plan that synthesises and interprets the context, streetscape and site documentation into opportunities and constraints that generate design parameters, including the following information:		
	• orientation and any overshadowing of the site and adjoining properties by neighbouring structures (excludes vegetation). The winter sun path should also be shown between 9 am and 3 pm on 21 June		
	• identification of prevailing wind	✓	
	• the geotechnical characteristics of the site and suitability of the proposed development	✓	
	• the public domain interface and street setback	✓	
	• relationship to and interface with adjacent properties, including side and rear setbacks	✓	
	• ventilation for the subject site and immediate neighbours	✓	
	• proposed building footprint location		
	• retained and proposed significant trees and deep soil zones		
	• proposed communal open space		
	• proposed car park footprint and depth		
	• proposed building entries		
	• supporting written material - this should include technical advice from specialists involved in the development process including landscape architects, arborists, geotechnical engineers and/or contamination specialists where applicable	✓	

01 SITE ANALYSIS
scale 1:500



DA

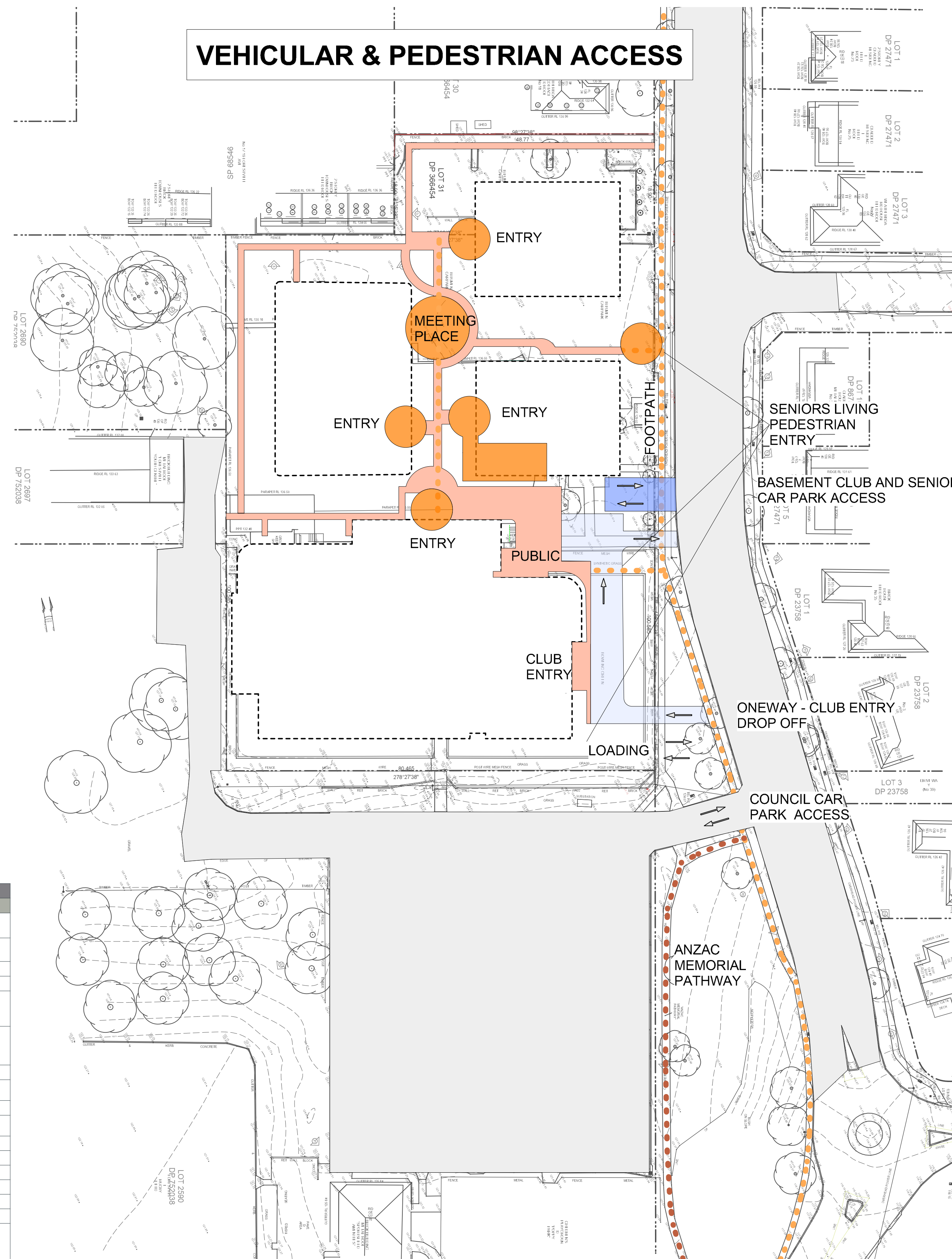
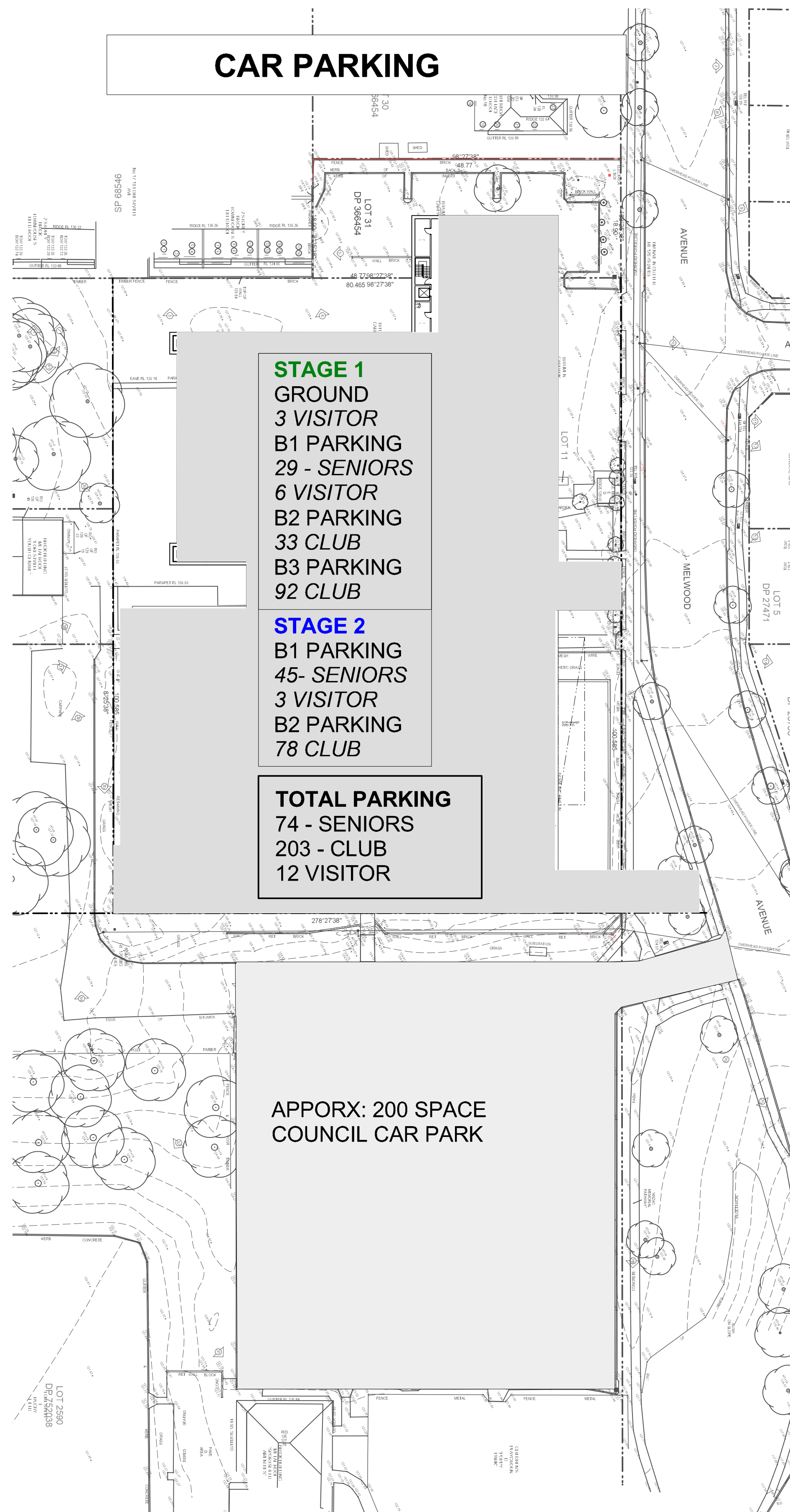
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DA

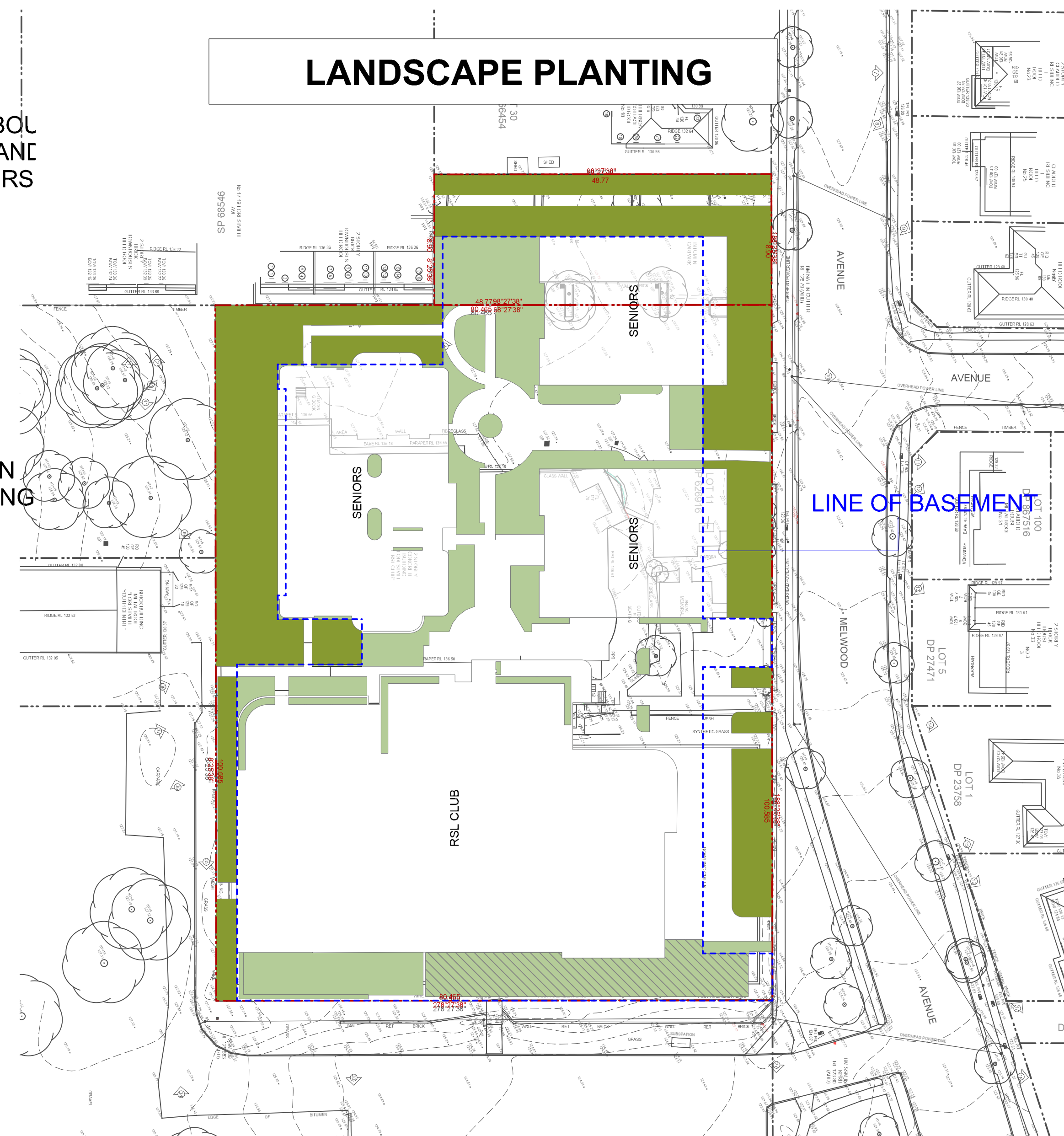
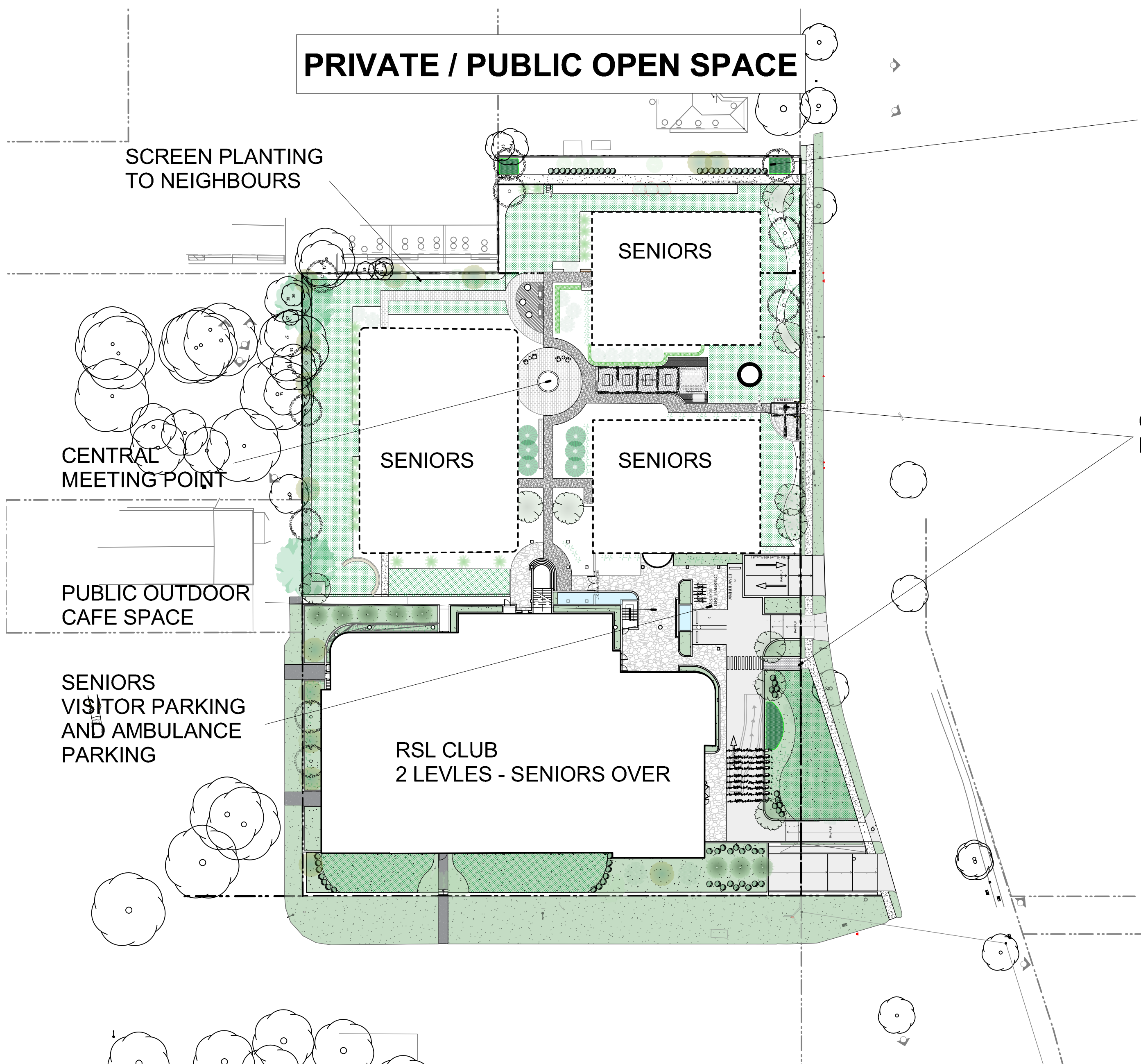
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A	16/11/2022	CLIENT MEETING	PJH
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G	5/05/2025	DA RESUBMISSION	pjh

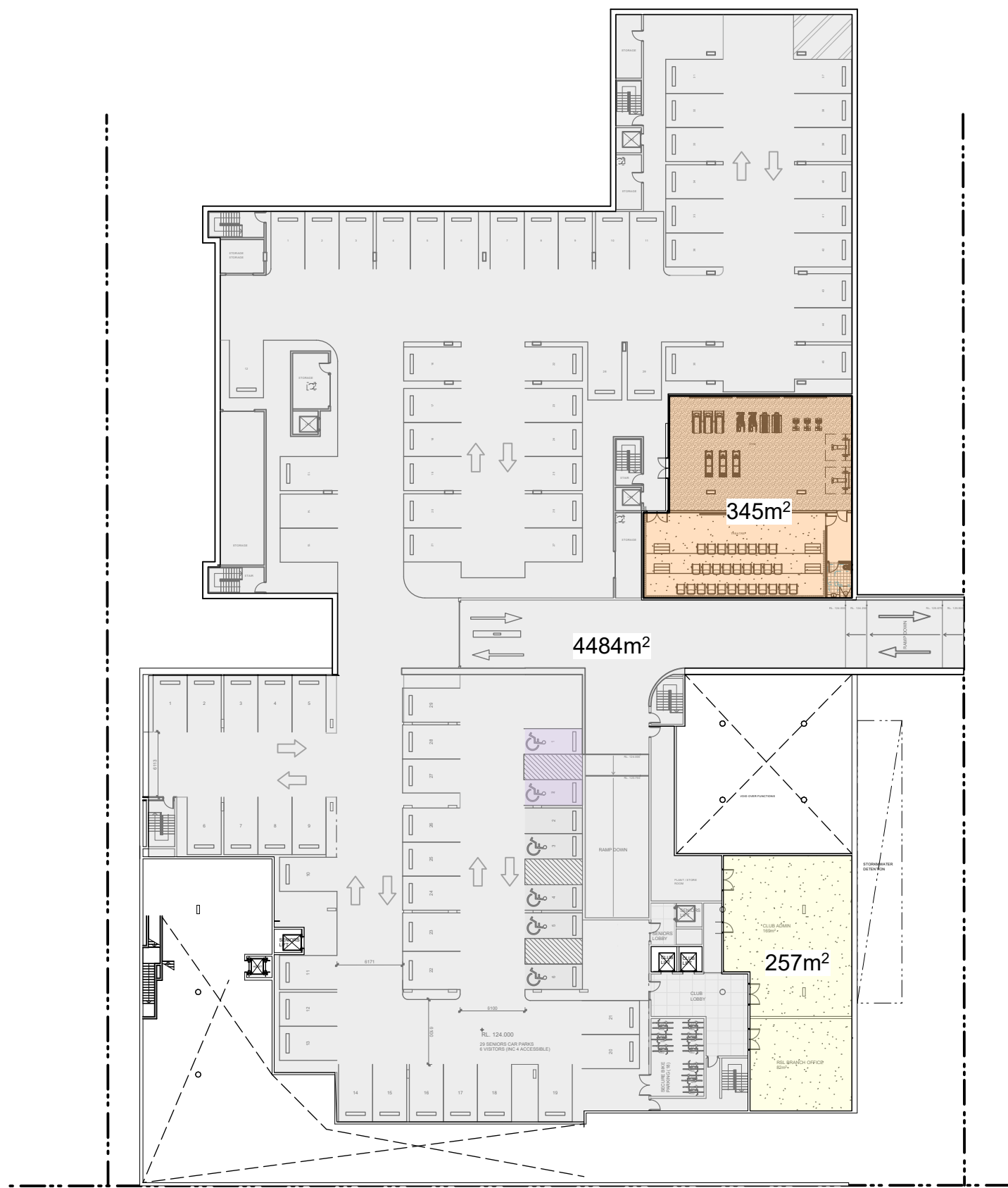
CLIENT
FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454



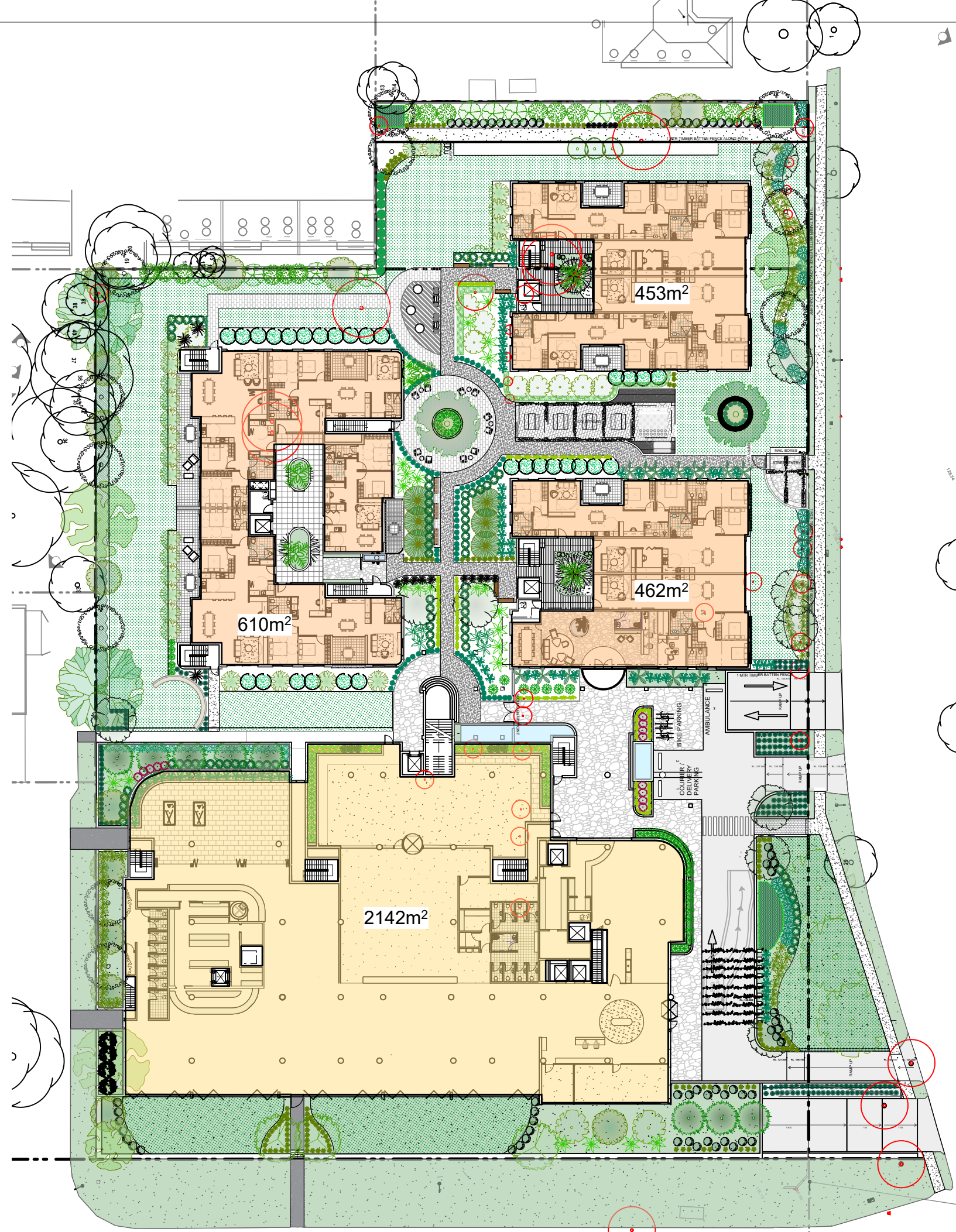
DRAWING
SITE ANALYSIS - OPEN SPACE
Scale at A1 1:500
Scale at A3 1:1000
0m 5 10 25 40
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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AL
PROJECT #
22-0716
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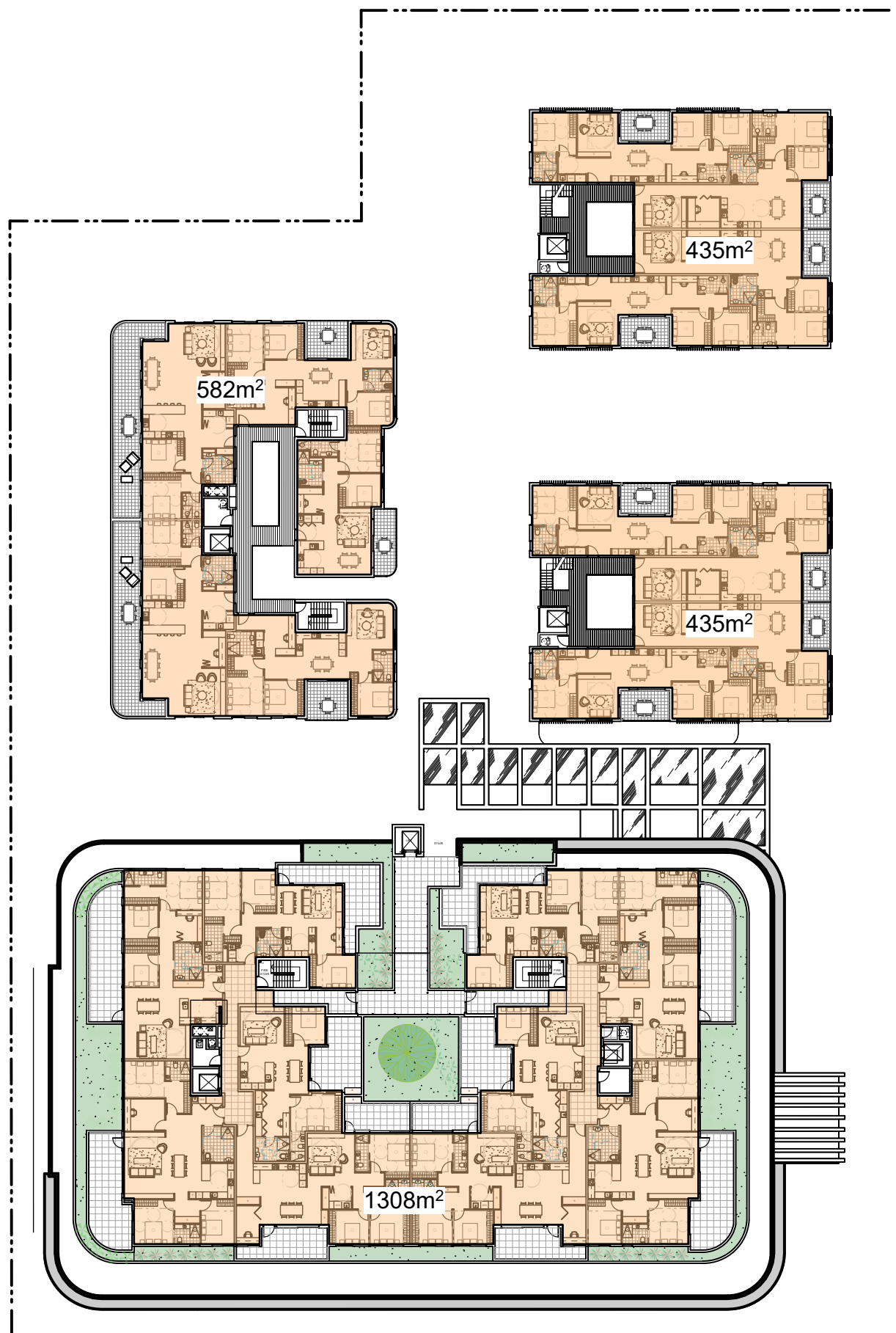
MASTERPLAN SET



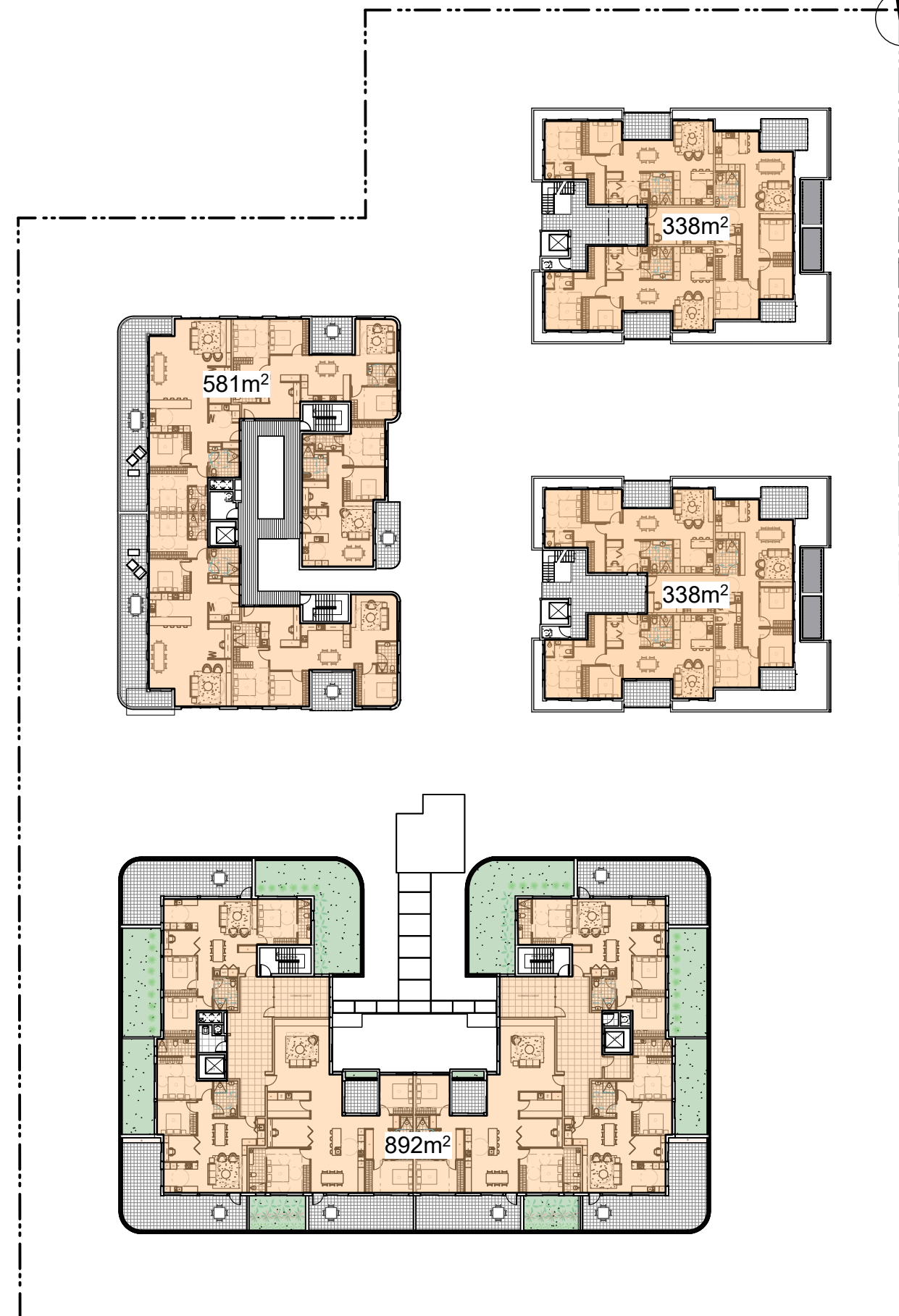
02 AREA CALCULATIONS - BASEMENT 1
scale 1:500



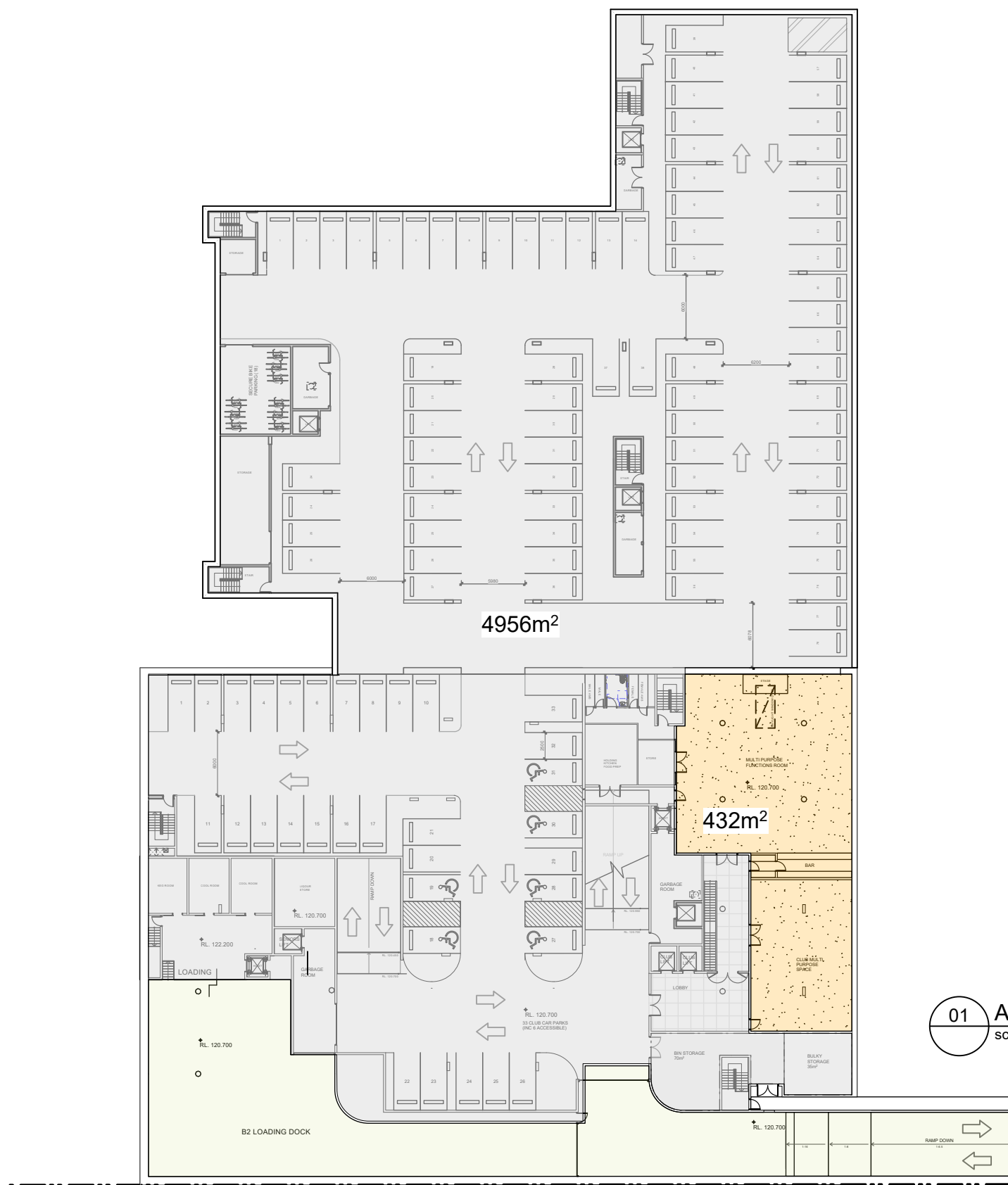
03 AREA CALCULATIONS - GROUND FLOOR
scale 1:500



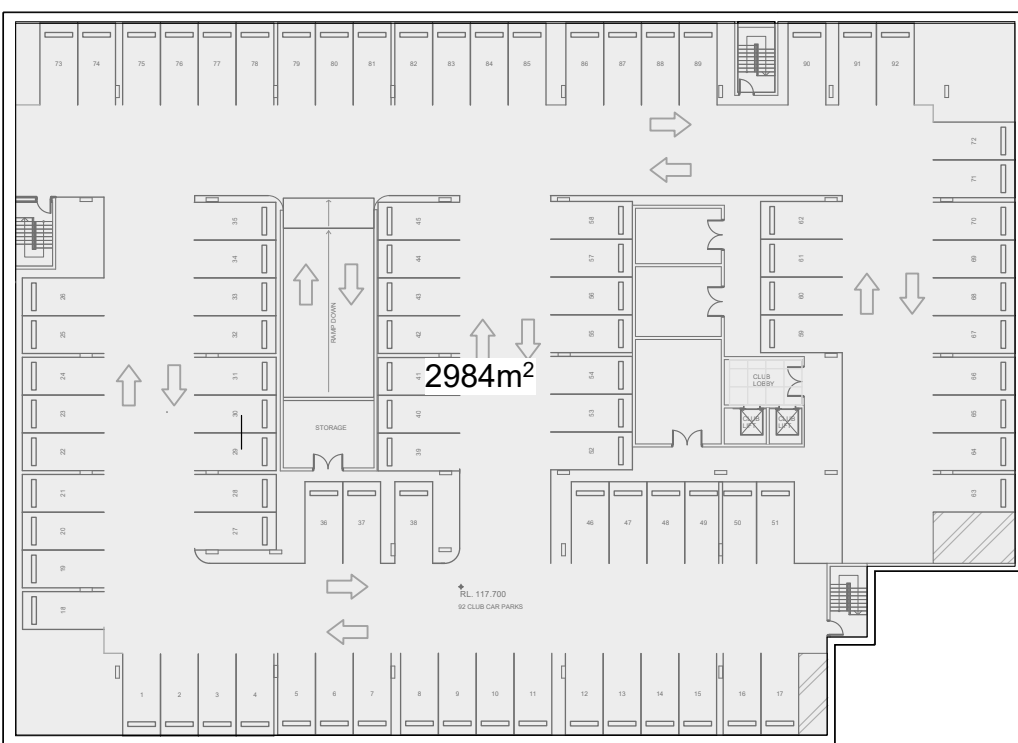
04 AREA CALCULATIONS - LEVEL 1
scale 1:500



05 AREA CALCULATIONS - LEVEL 2
scale 1:500



01 AREA CALCULATIONS - BASEMENT 2
scale 1:500

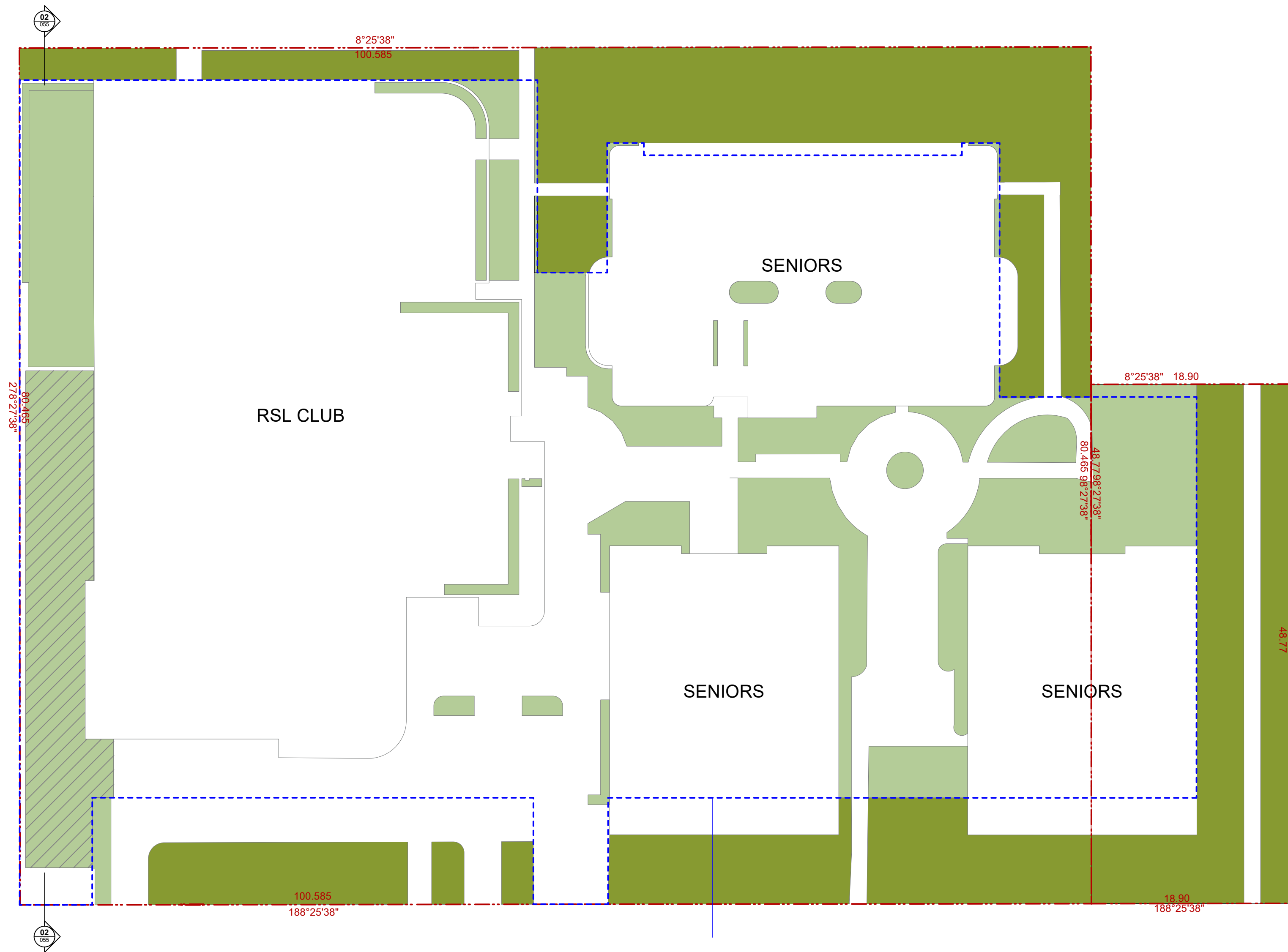


06 AREA CALCULATIONS - BASEMENT 3
scale 1:500

Forestville RSL - Building AREAS		
	GFA	FSR
	m²	
SITE AREA	9014	
SENIOR TOTAL GFA	6770	0.753:1
CLUB AREA GFA	2831	0.31:1
TOTAL	9601	1:07
Club Building		
	GFA	
B 2	432	
B1	257	
G	2142	
	2831	
Retirement Living - Club	GFA	
1	1308	
2	892	
	2200	
Retirement Living - Building1 - GFA	GFA	
B1	345	
G	453	
1	435	
2	338	
	1571	
Retirement Living - Building 2	GFA	
G	453	
1	435	
2	338	
	1226	
Retirement Living - Building 3	GFA	
G	610	
1	582	
2	581	
	1773	

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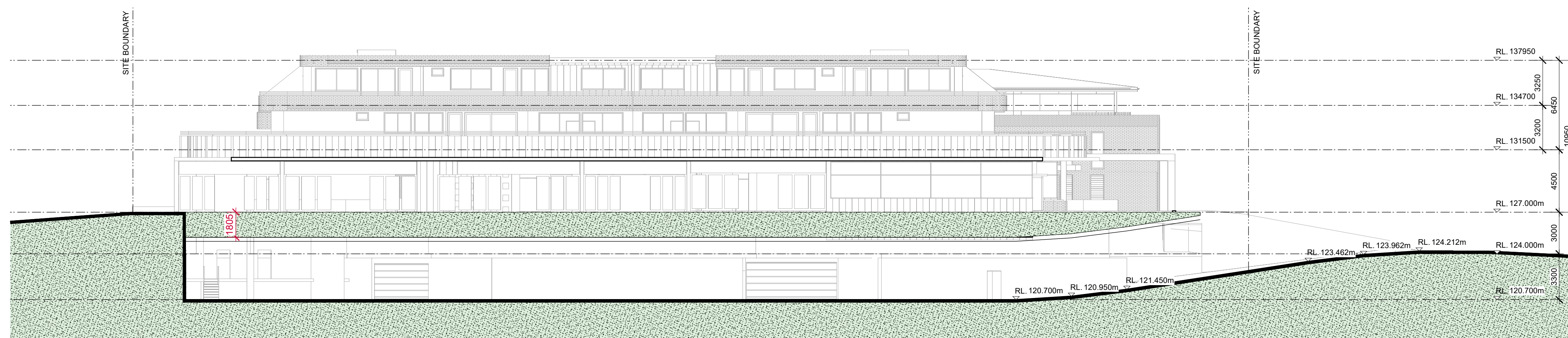
SITE AREA
9014sqm

DEEP SOIL
(3m) 1740sqm

PLANTING
1617sqm

TOTAL
3357sqm

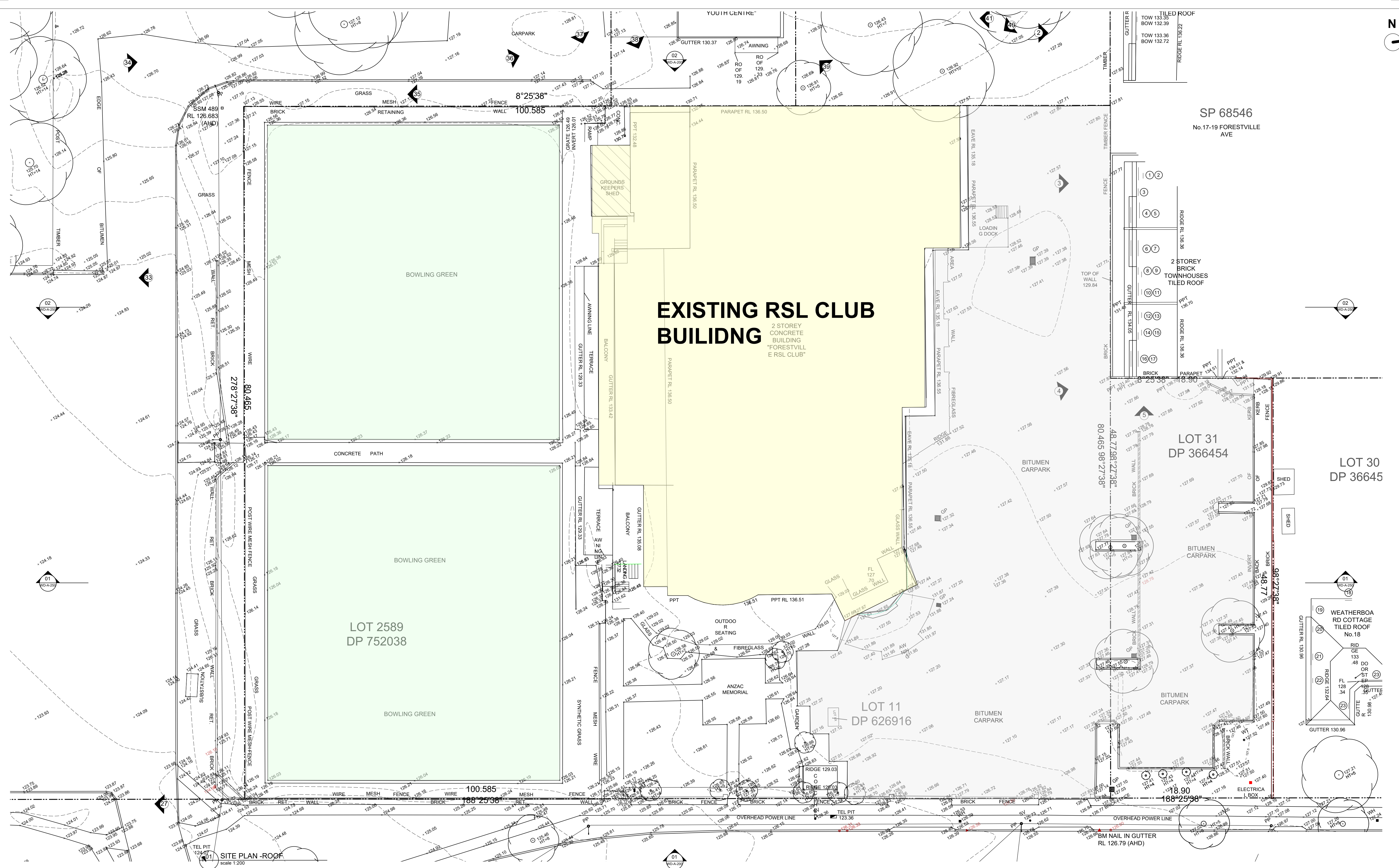
01 SITE PLAN - LANDSCAPING
scale 1:300

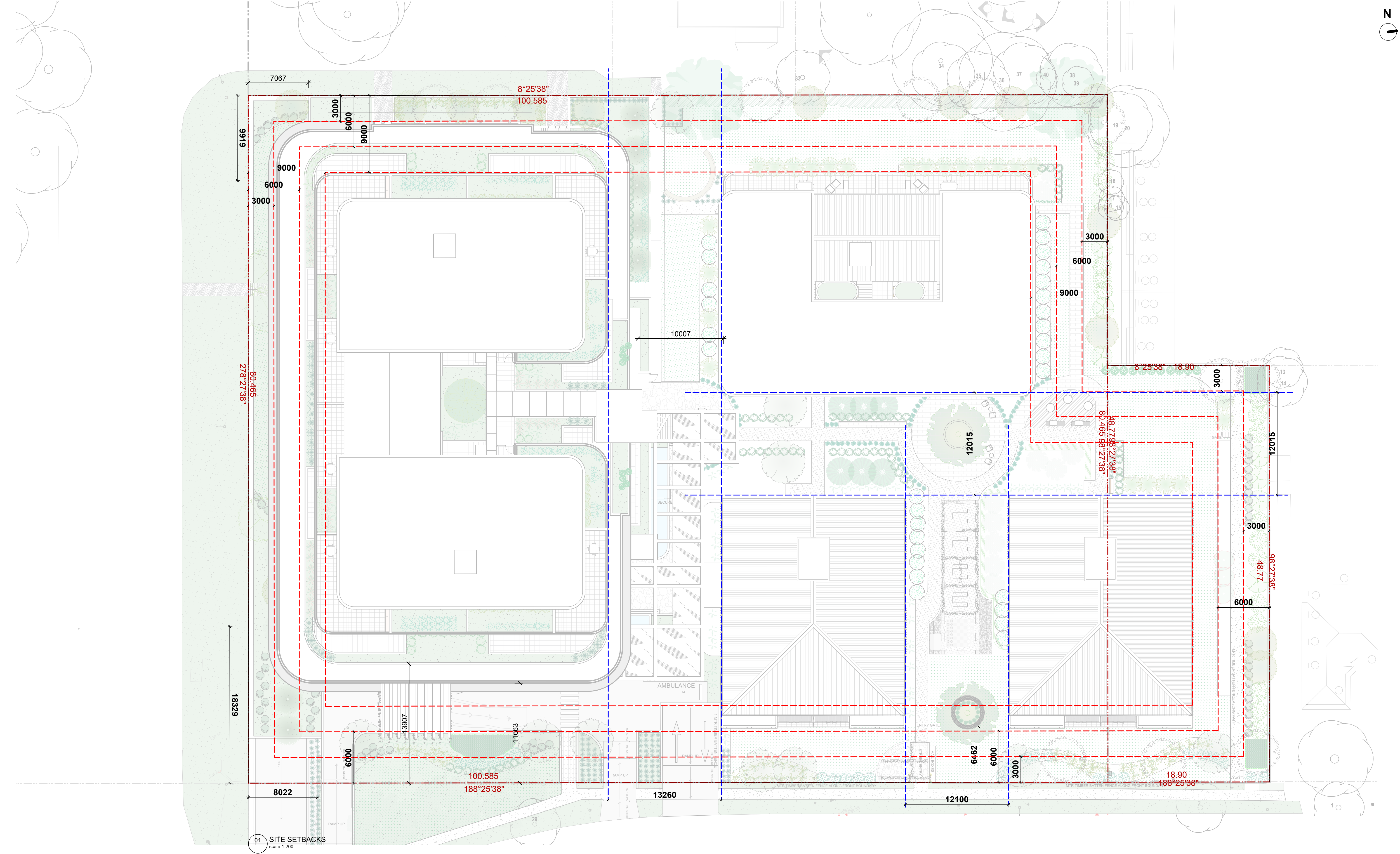


02 CLUB SECTION - LANDSCAPING
scale 1:200

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01 SITE SETBACKS
scale 1:200

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By
PJH
PJH
PJH
PH
PH
PJH
pjh

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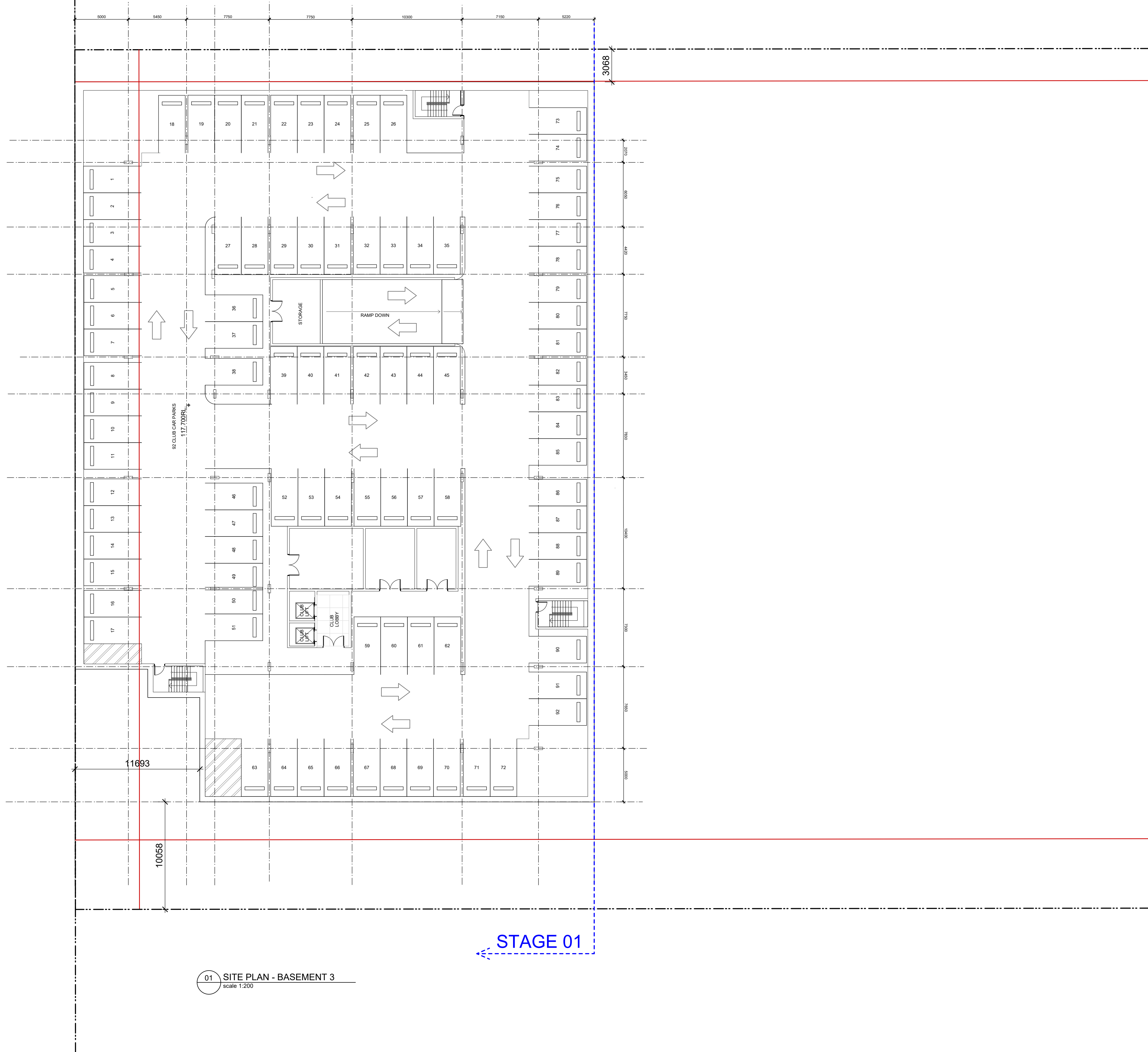
DRAWING
SITE PLAN - SETBACKS

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16

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DRAWN AL	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_057	REVISION # G

MASTERPLAN SET



01 SITE PLAN - BASEMENT 3
scale 1:200

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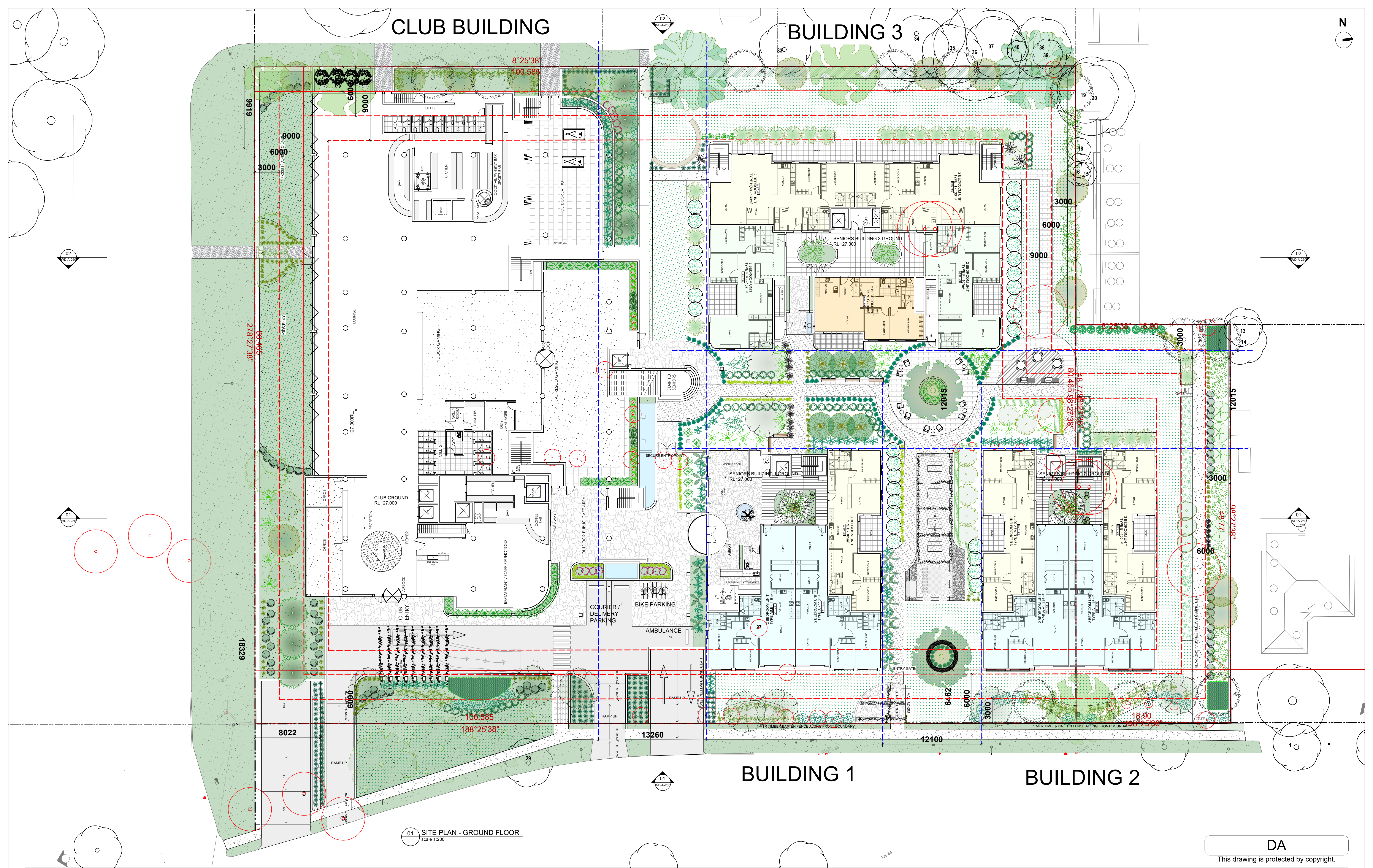


DRAWING
SITE PLAN - BASEMENT 3

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16
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MASTERPLAN SET



01 SITE PLAN - GROUND FLOOR
scale 1:200



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DRAWING
SITE PLAN - GROUND
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 20
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MASTERPLAN SET

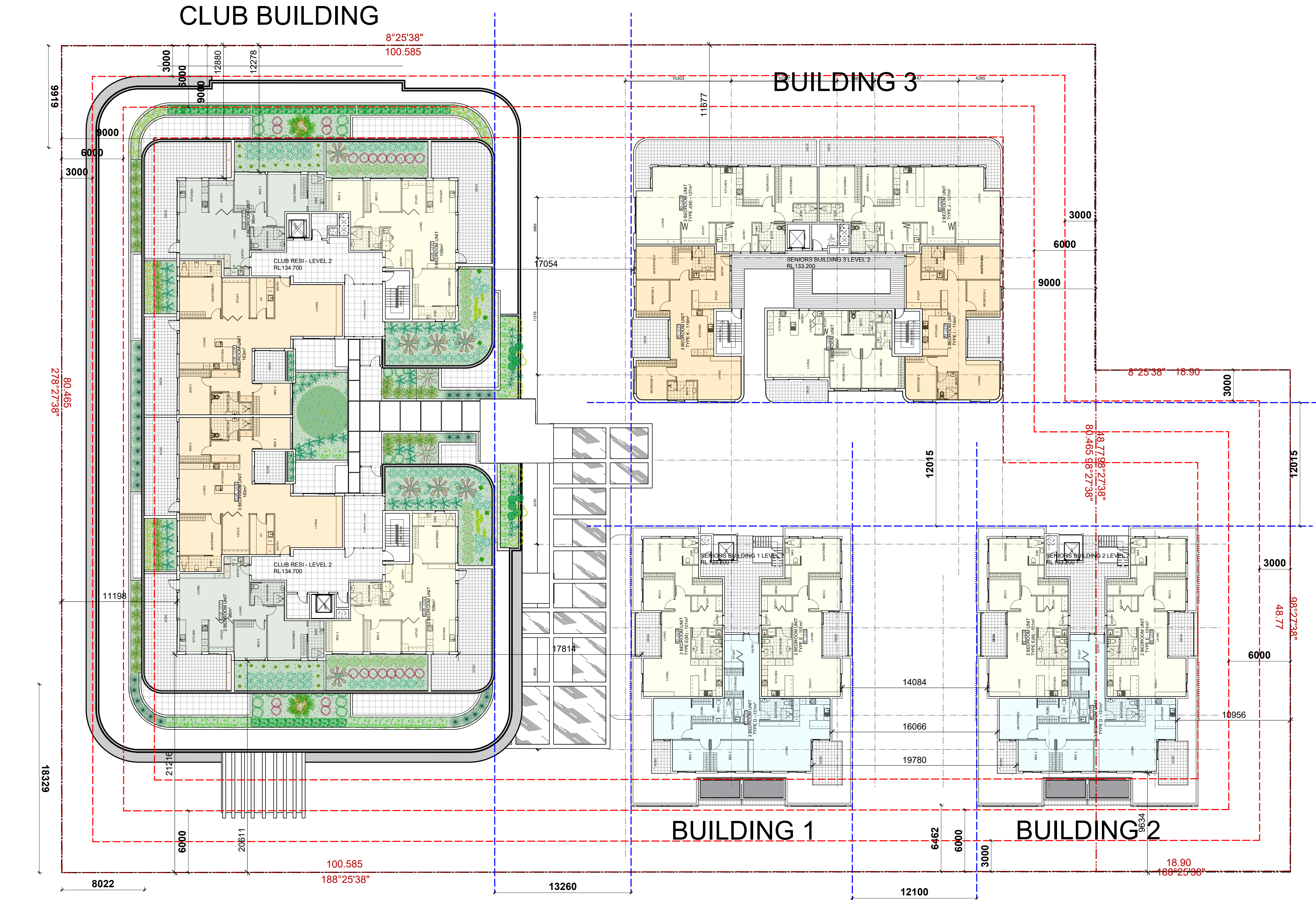
~~BUILDING 3~~

BUILDING 1

BUILDING 2

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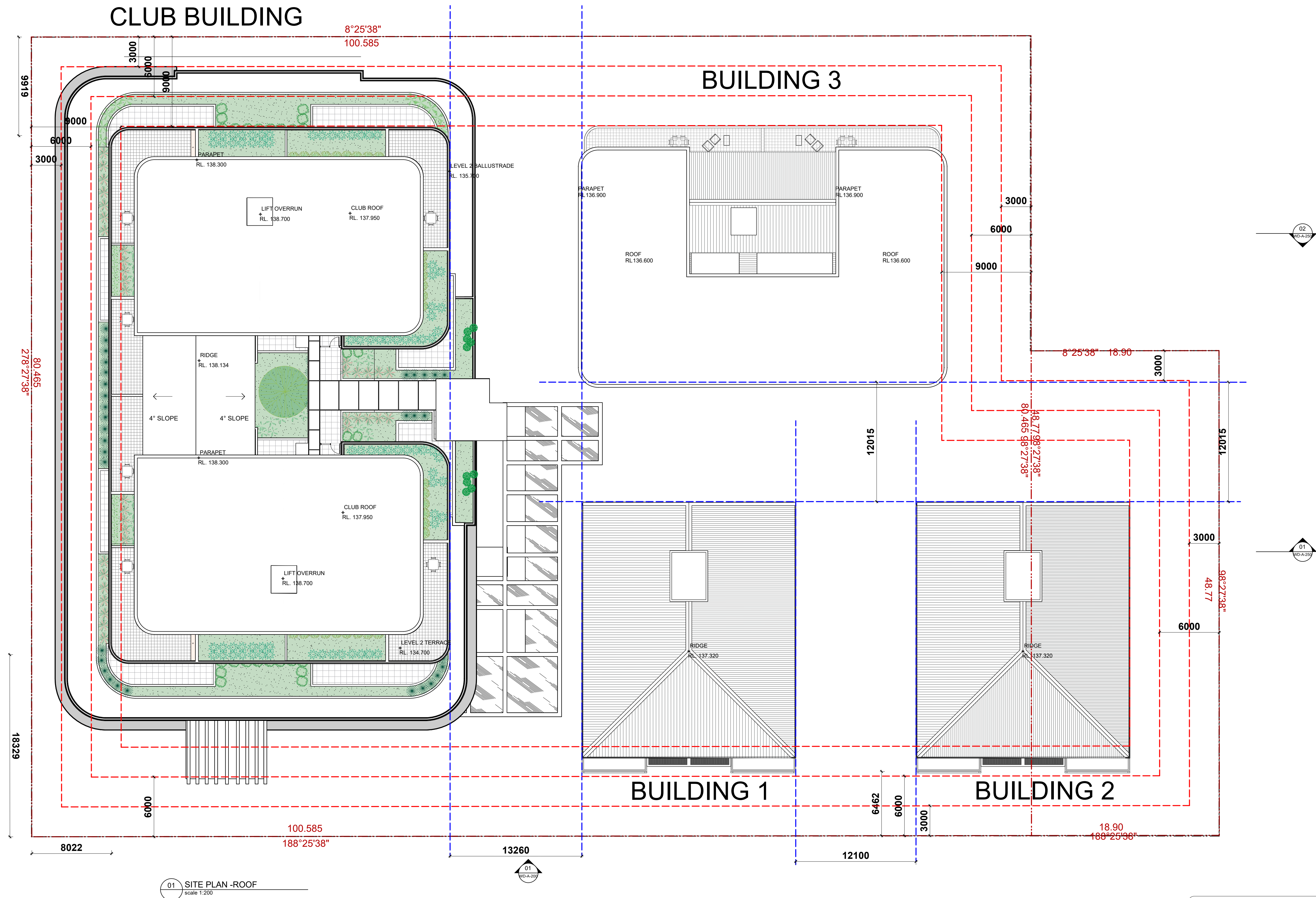
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E	14/02/2025	DA UPDATE	PHH
F	11/04/2025	ISSUE TO CONSULTANTS	PJH
G	5/05/2025	DA RESUBMISSION	



01 SITE PLAN - LEVEL 2
scale 1:200

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Rev. No.	Date	Revision	By
A	16/11/2022	CLIENT MEETING	PJH
B	01/12/2023	CONCEPT UPDATE	PJH
C	12/04/2024	B5 ADDED	PJH
D	30/08/2024	DA	PH
E	14/02/2025	DA UPDATE	PH
F	11/04/2025	ISSUE TO CONSULTANTS	PJH
G	5/05/2025	DA RESUBMISSION	pjh

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

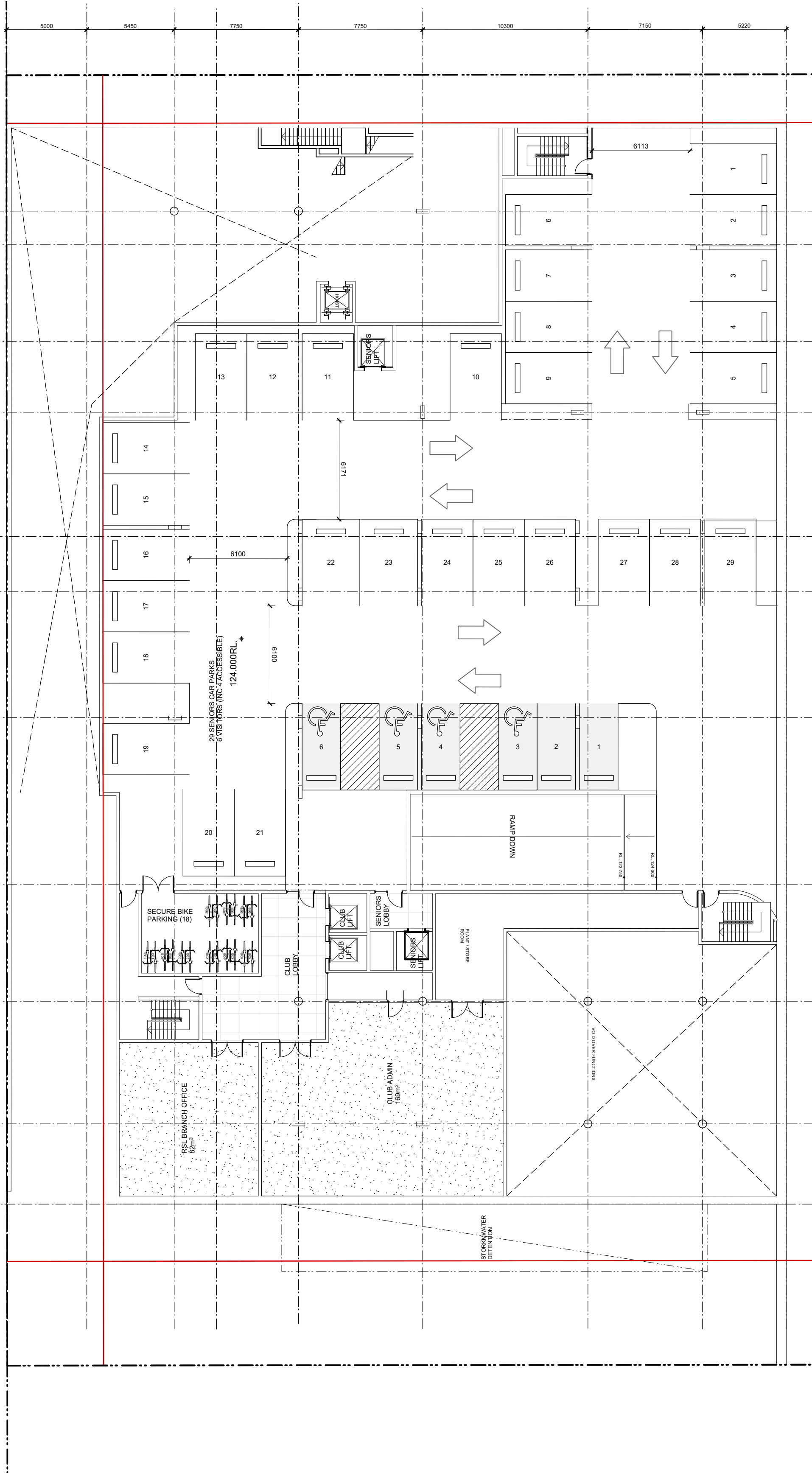


DRAWING
SITE PLAN - ROOF

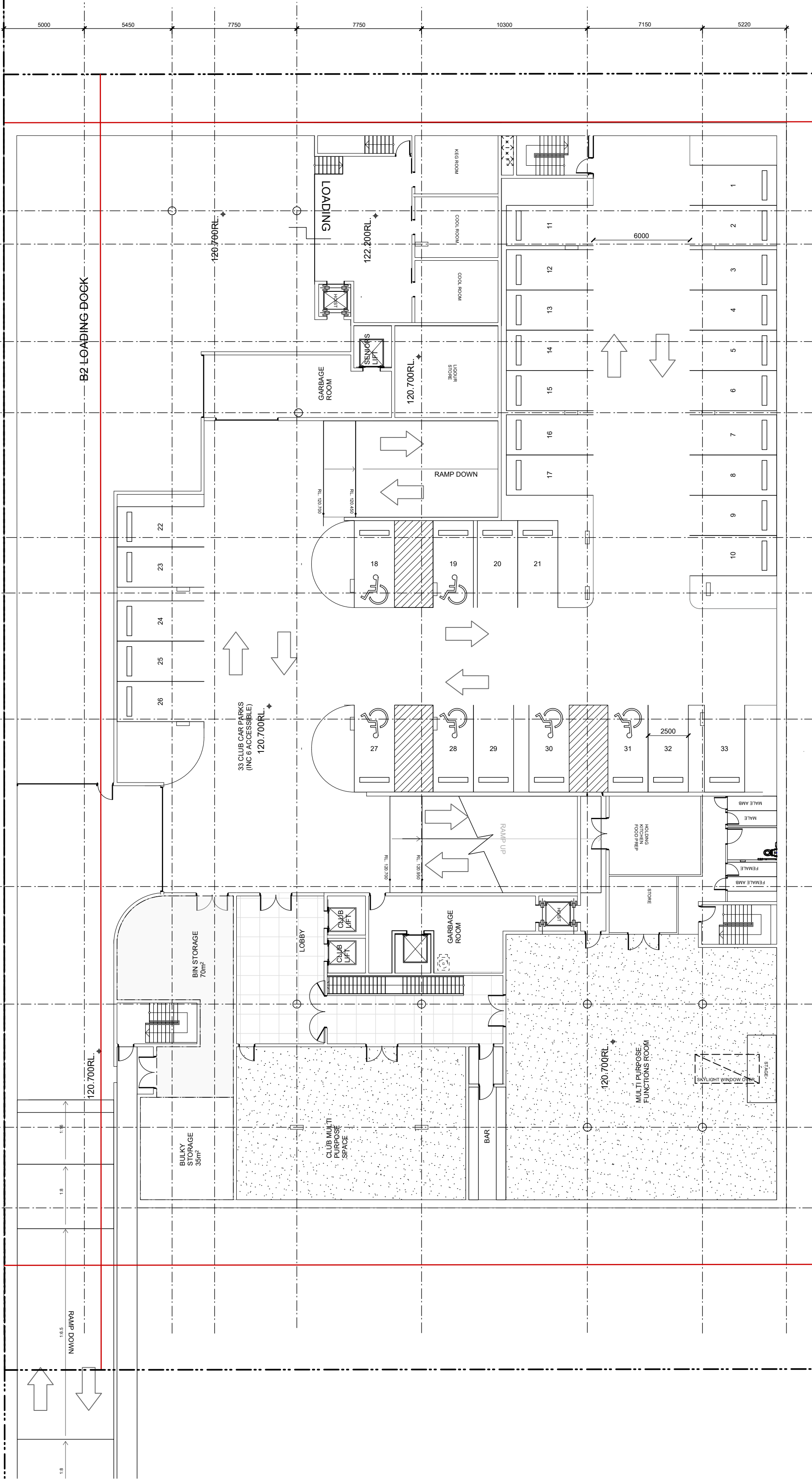
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 20
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

DRAWN AL	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_103	REVISION # G

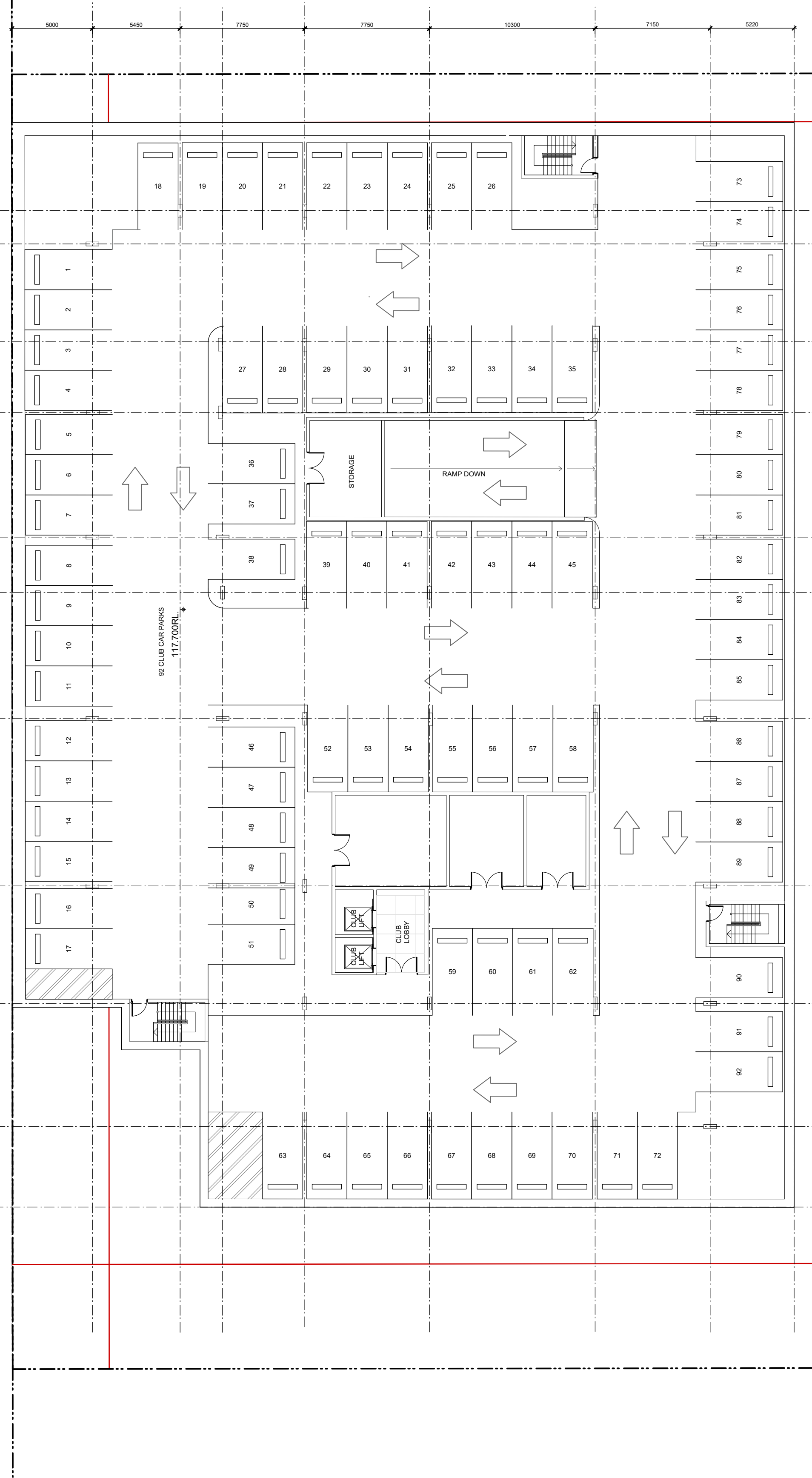
MASTERPLAN SET



01 STAGE 1 - BASEMENT 1 - SENIORS PARKING
scale 1:200



02 STAGE 1 - BASEMENT 2 - CLUB PARKING
scale 1:200



02 STAGE 1 - BASEMENT 3 - CLUB PARKING
scale 1:200



Architectural elevation drawing of a proposed development on Forestville Ave. The drawing shows a long, low-rise building with multiple sections. From left to right, the sections are: "NO. 17-19 FORESTVILLE AVE 2 STOREY BRICK TOWNHOUSES TILED ROOF", "SENIORS LIVING", "PUBLIC OPEN SPACE", "RSL CLUB - SENIORS LIVING UNITS", and "FORESTVILLE YOUTH CENTRE BRICK BUILDING METAL ROOF". The drawing includes various elevation markers (RL 127.000m, RL 130.100m, RL 133.200m, RL 137.320m, RL 138.300m, RL 138.700m, RL 139.500m) and dimensions (10520, 4120, 3100, 3100, 10950, 6450, 4200, 4500). The drawing is set against a background of a blue sky with white clouds.

DA A 200 G



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

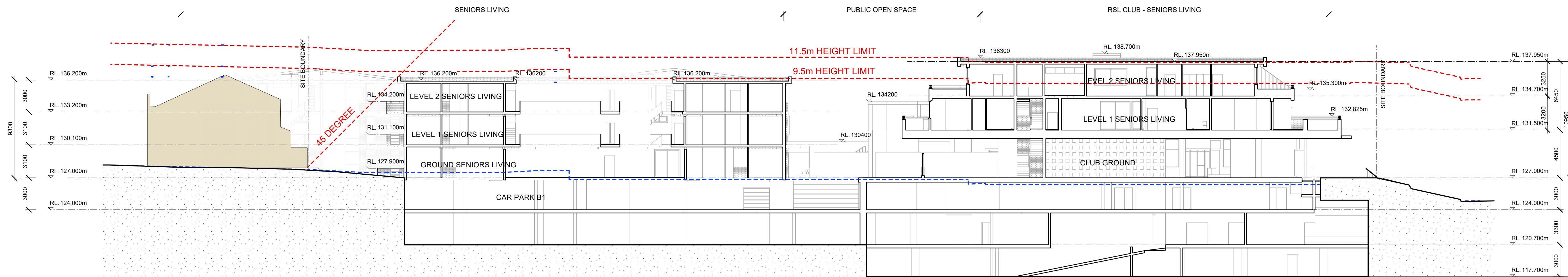


DRAWING
3D MONTAGE

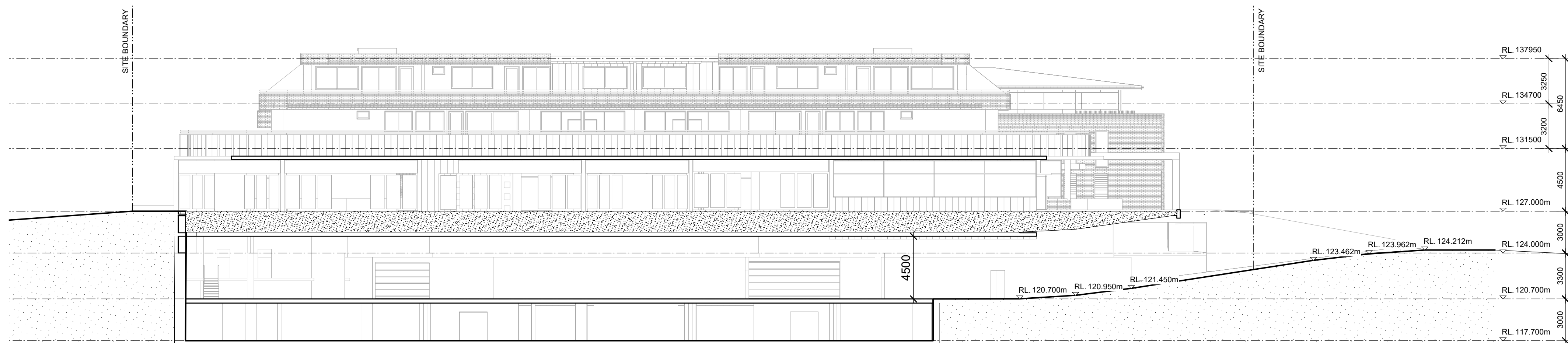
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

DRAWN	DATE	CHKD
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_201	G

MASTERPLAN SET



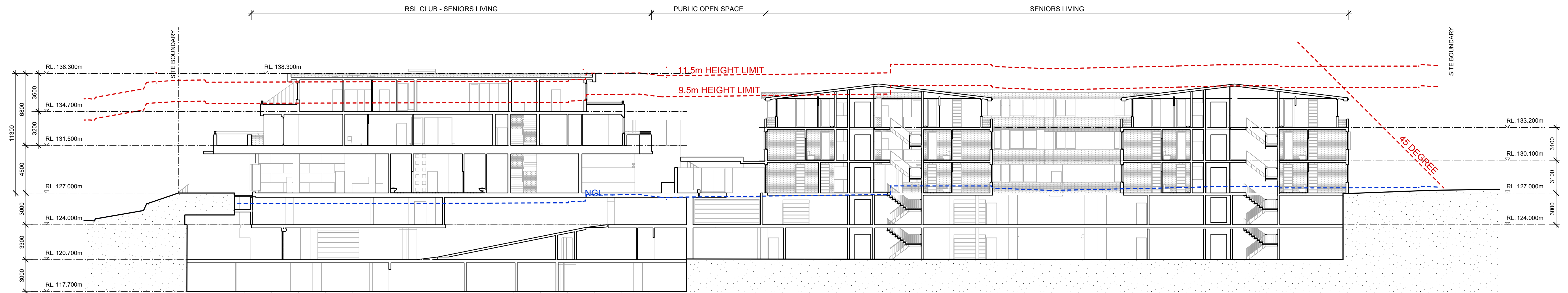
01 SITE SECTION
scale 1:200



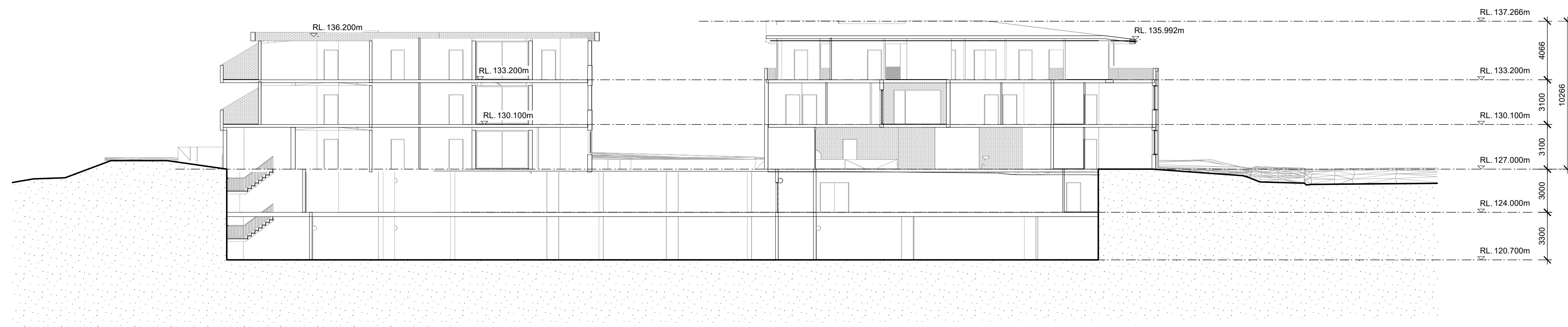
02 SITE SECTION
scale 1:200

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01 SITE SECTION
scale 1:200



02 SITE SECTION
scale 1:200

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

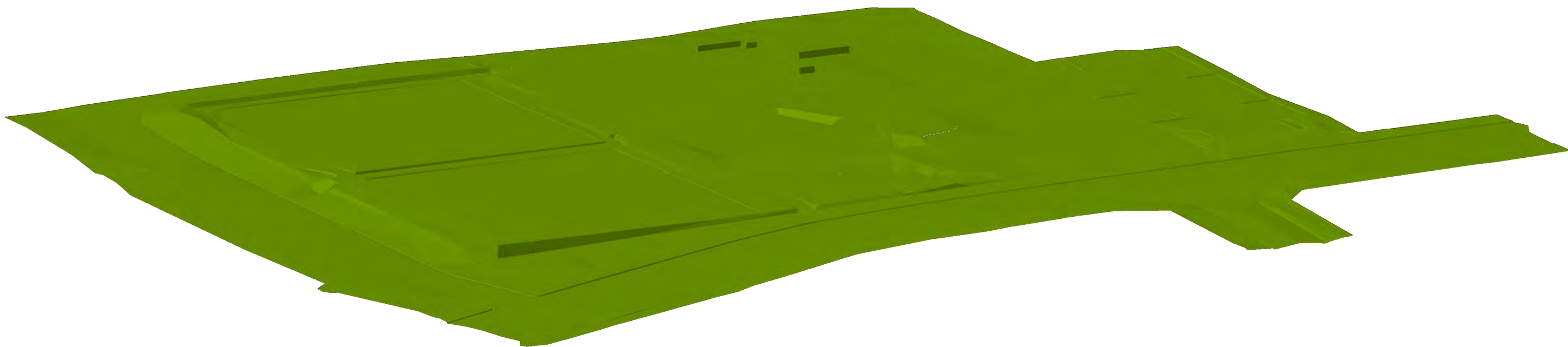


DRAWING
SECTIONS

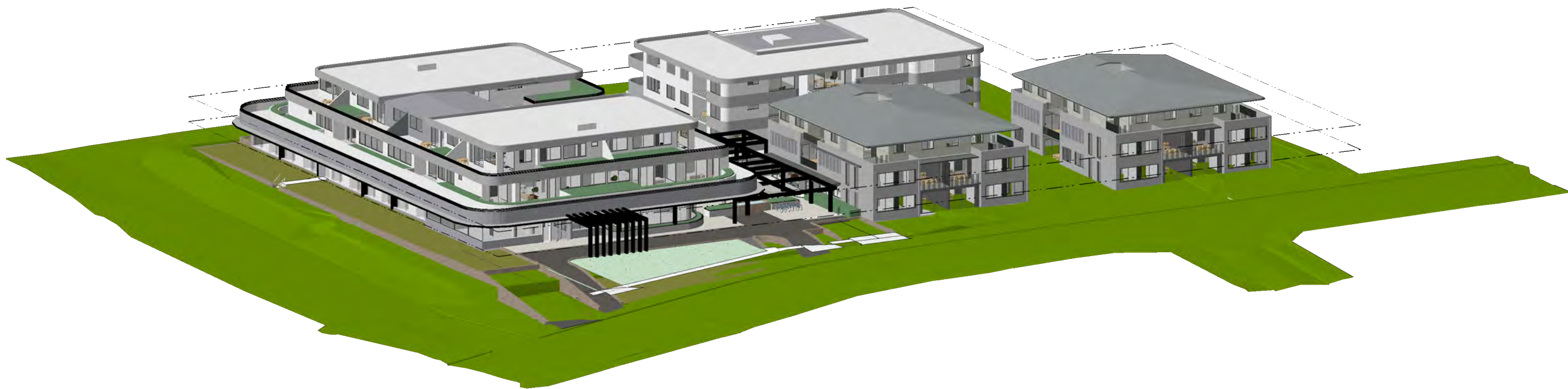
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

MASTERPLAN SET

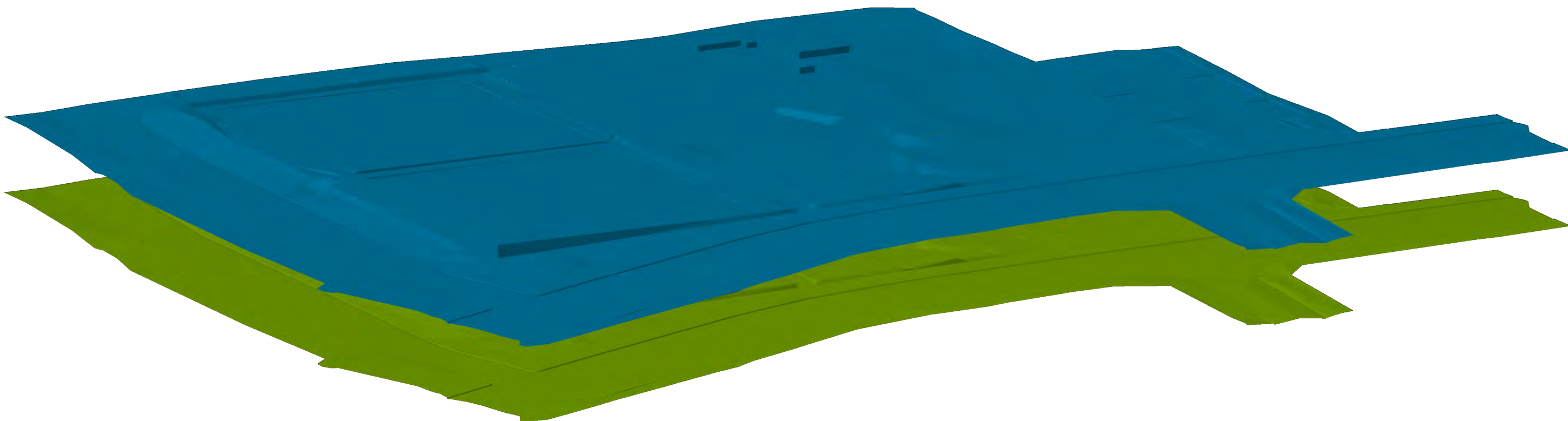
DRAWN	DATE	CHKD
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_251	G



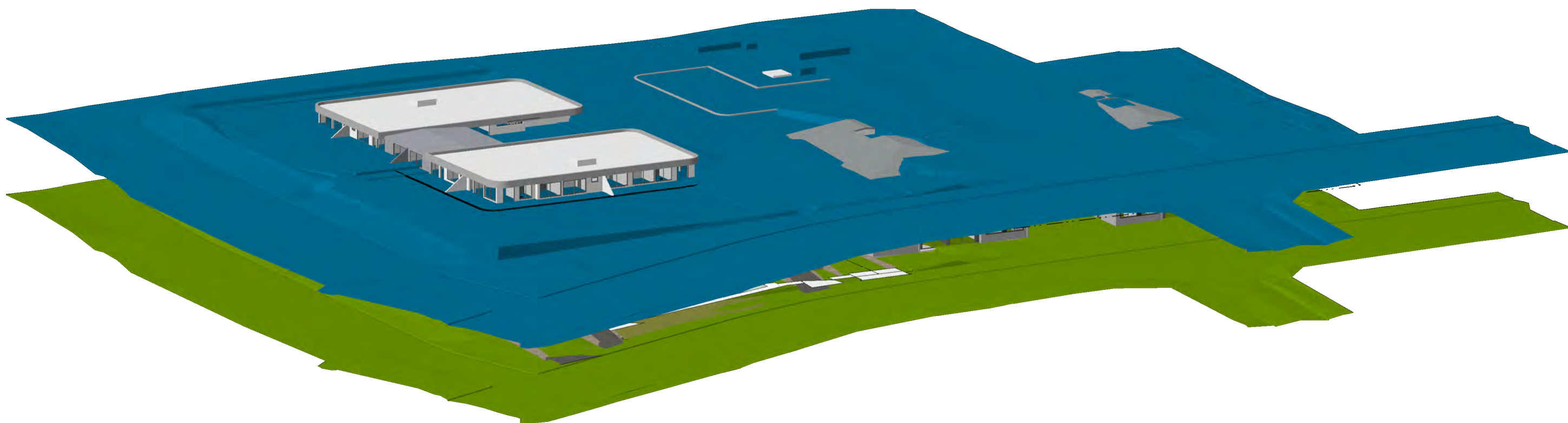
3D SITE SURVEY -REFERENCE LTS SURVEY: 52165002DT (GREEN)



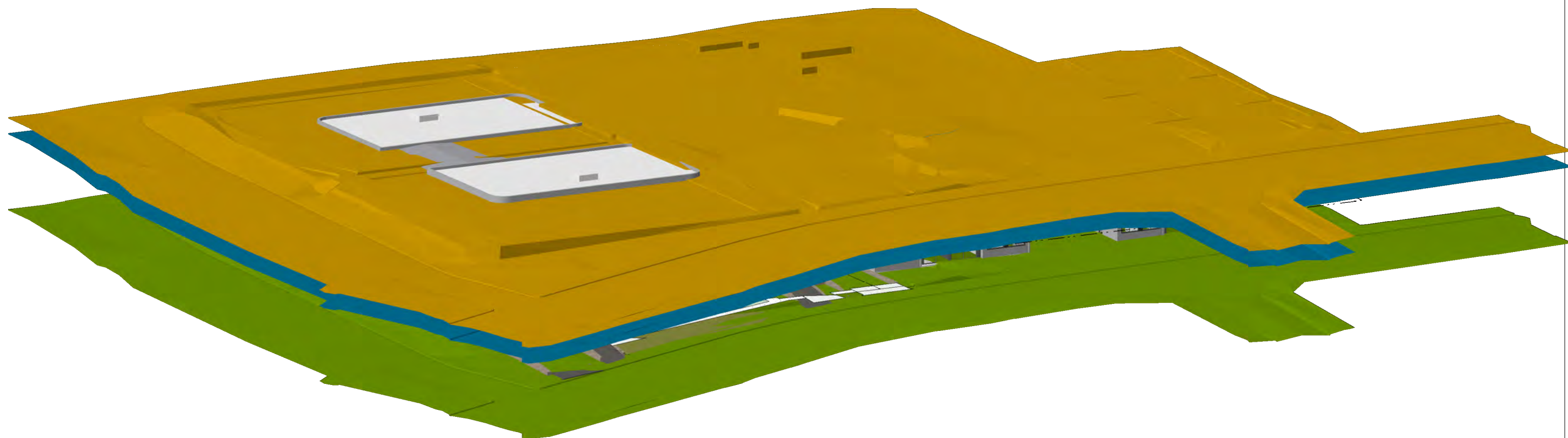
PROJECT OVERLAY - 3D SITE SURVEY -REFERENCE LTS SURVEY: 52165002DT



SENIORS HEIGHT LIMIT (9.5) - 3D SITE SURVEY -REFERENCE LTS SURVEY: 52165002DT



PROJECT OVERLAY WITH 9.5MTR HEIGHT PLANE



PROJECT OVERLAY WITH 11.5MTR HEIGHT PLANE

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E	14/02/2025	DA UPDATE	PH
F	11/04/2025	ISSUE TO CONSULTANTS	PJH
G	5/05/2025	DA RESUBMISSION	pjh

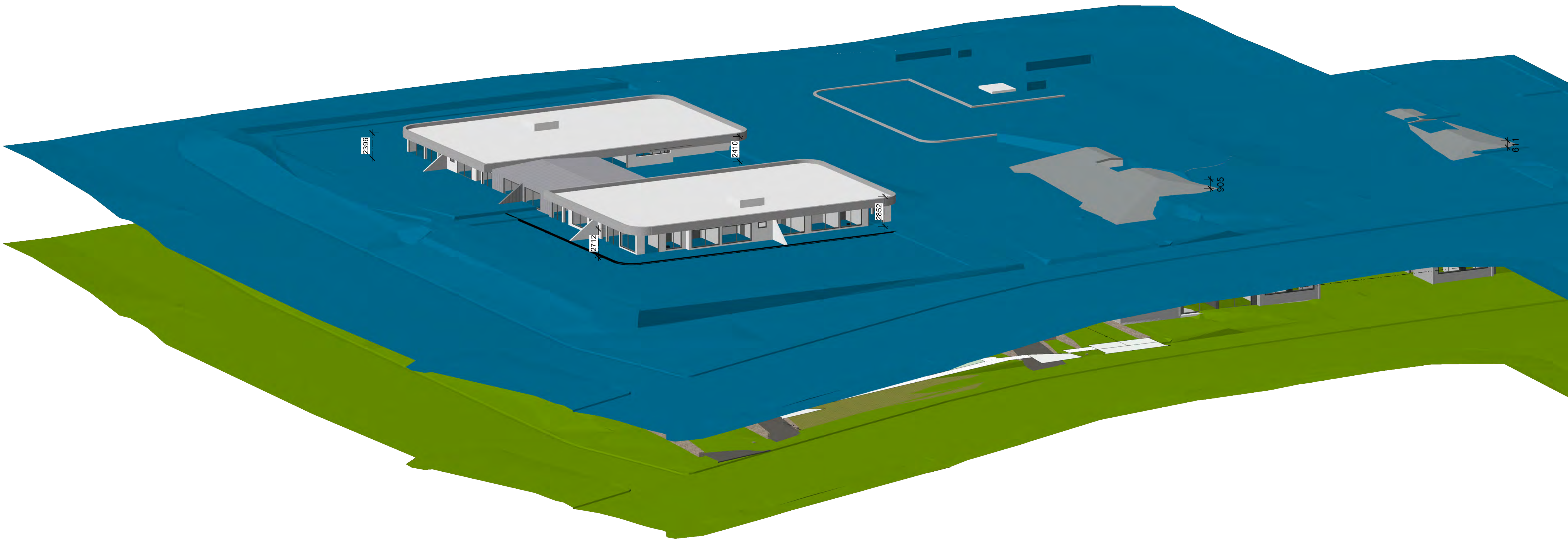
CLIENT
FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454



DRAWING
HEIGHT ENVELOPE STUDY
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16
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
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_300	G

MASTERPLAN SET



PROJECT OVERLAY WITH 9.5MTR HEIGHT PLANE



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E	14/02/2025	DA UPDATE	PH
F	11/04/2025	ISSUE TO CONSULTANTS	PJH
G	5/05/2025	DA RESUBMISSION	pjh

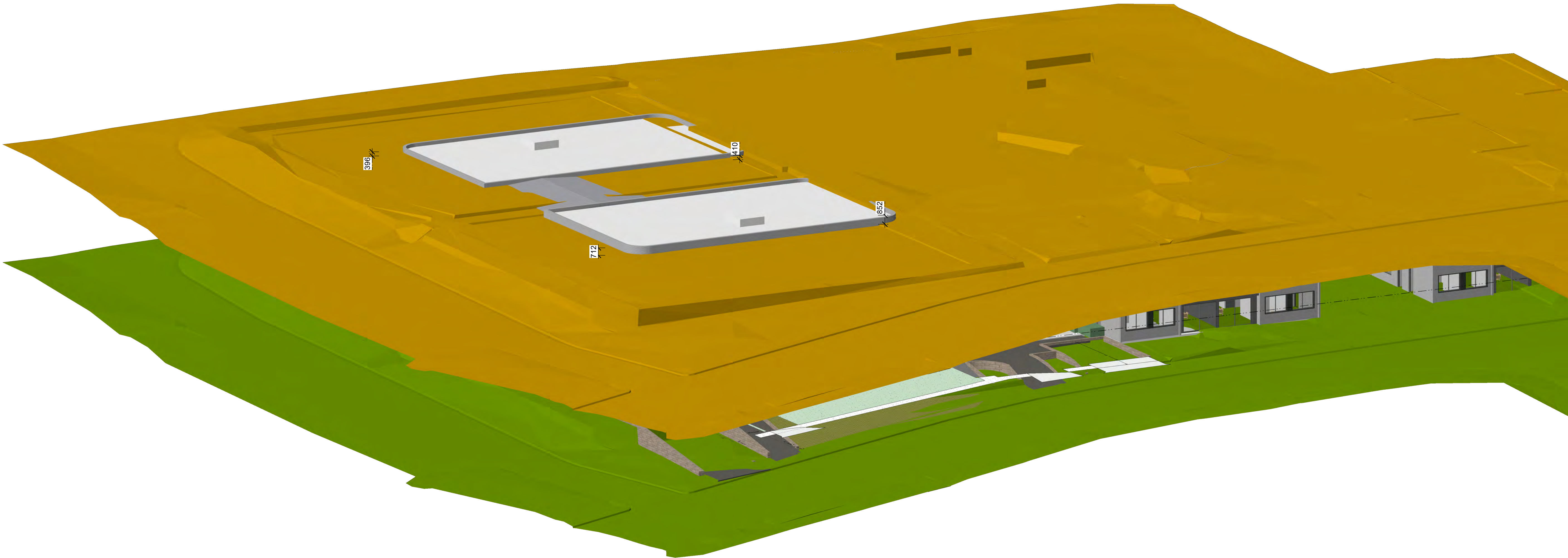
CLIENT
FORESTVILLE RSL
PROJECT
CLUB REDEVELOPMENT
22 MELWOOD AVE
LOT 2589 & LOT 31
DP752038 & DP 366454



DRAWING
HEIGHT ENVELOPE STUDY 9.5m
Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16
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
AL	20/04/2023	PH
PROJECT #	SHEET #	REVISION #
22-0716	DA_A_301	G

MASTERPLAN SET



PROJECT OVERLAY WITH 11.5MTR HEIGHT PLANE



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CLIENT
FORESTVILLE RSL

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



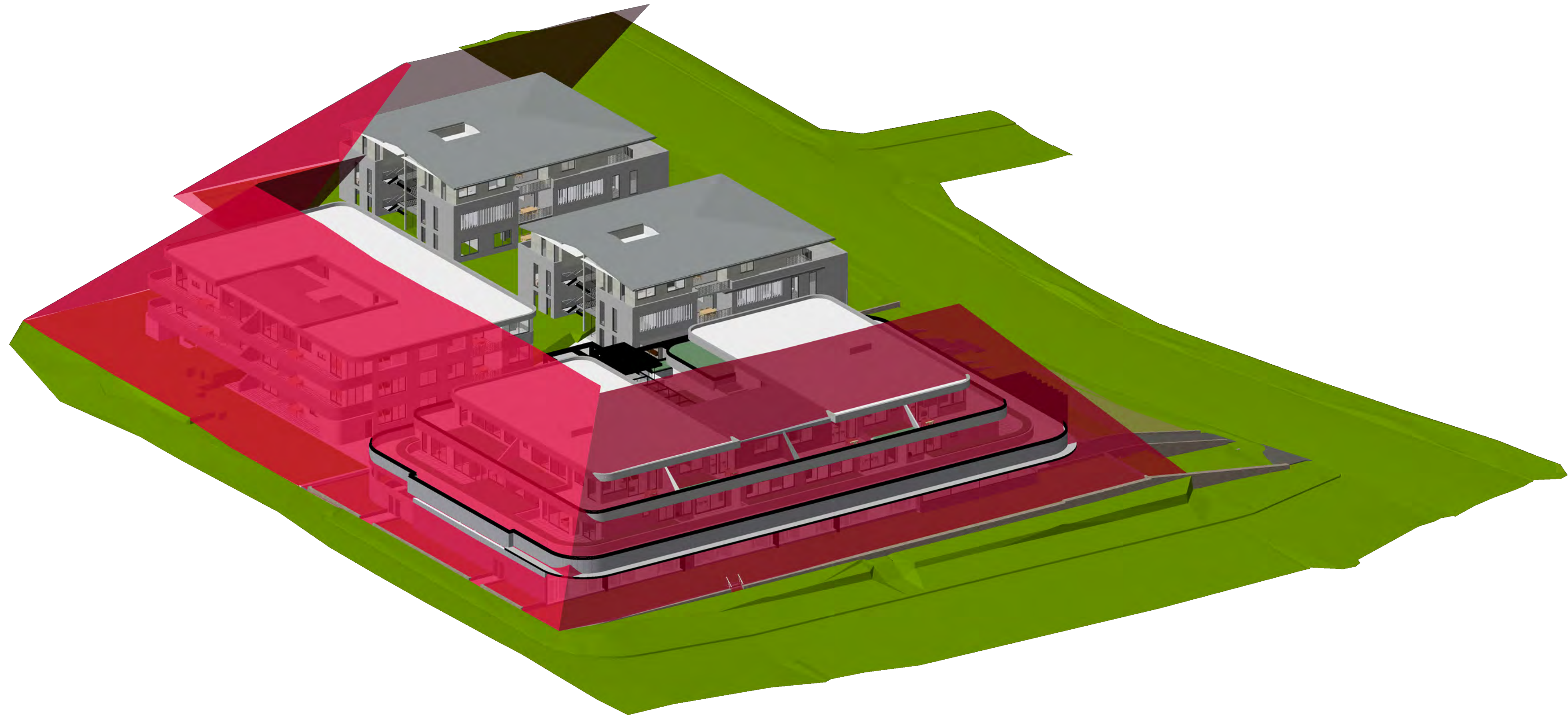
DRAWING
HEIGHT ENVELOPE STUDY 11.5m

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16

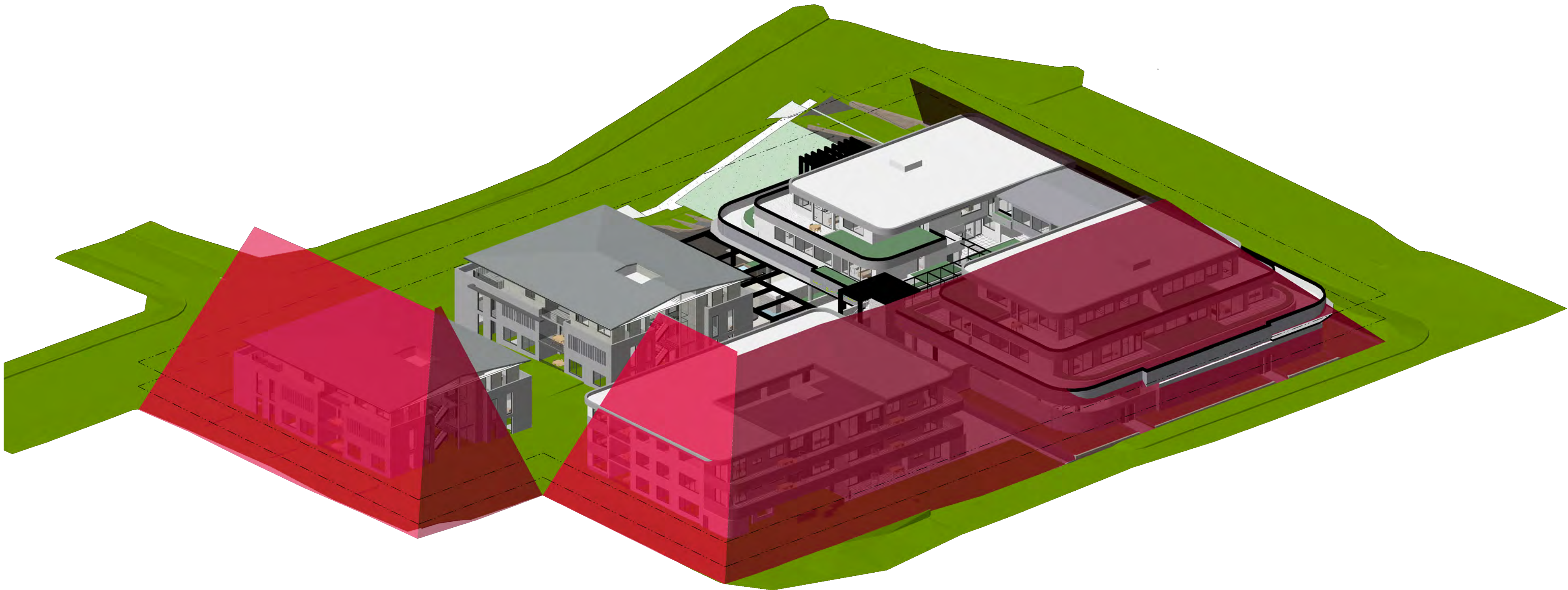
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

DRAWN AL	DATE 20/04/2023	CHKD PH
PROJECT # 22-0716	SHEET # DA_A_302	REVISION # G

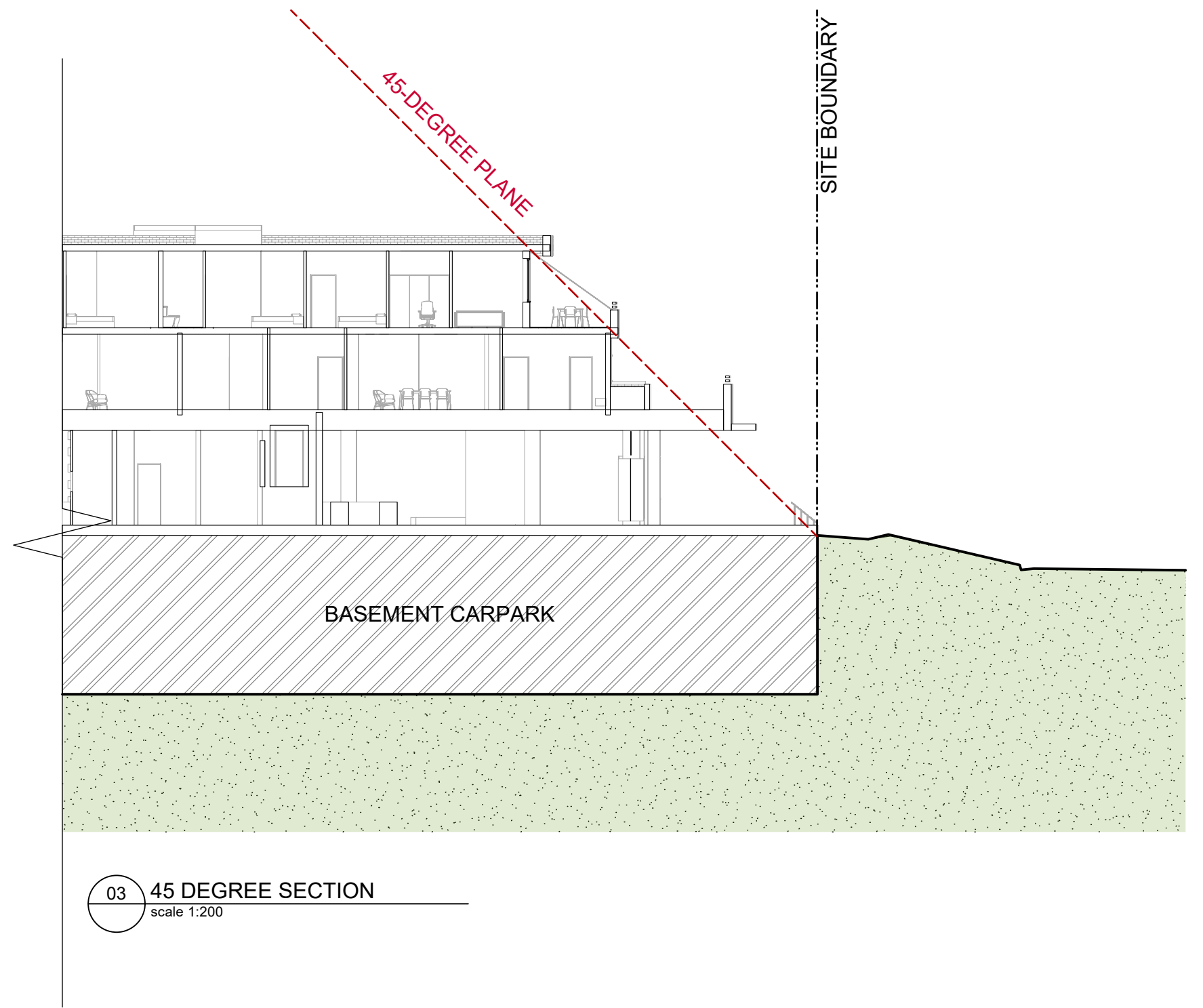
MASTERPLAN SET



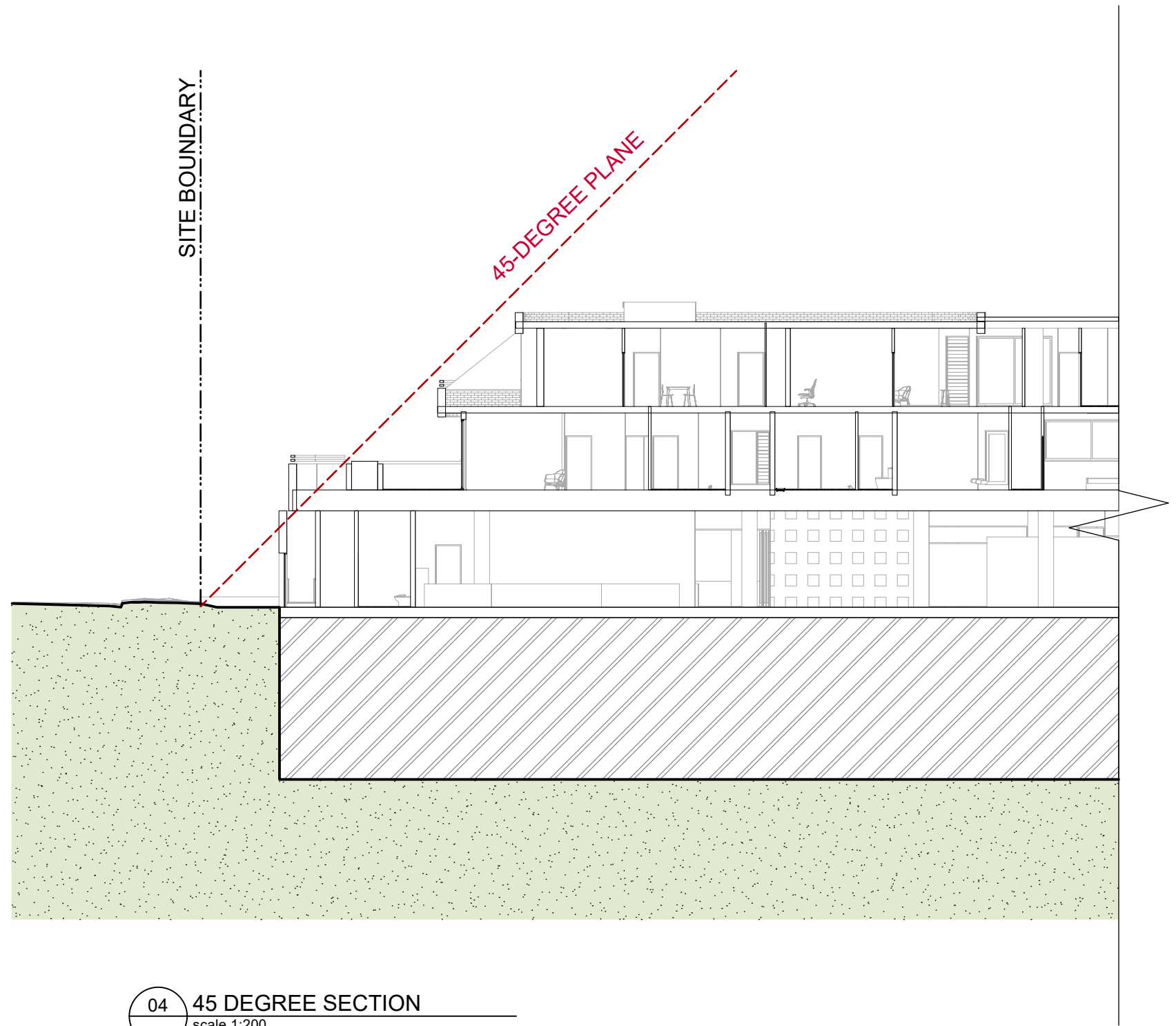
01 45 DEGREE STUDY
scale 1:350



02 45 DEGREE STUDY
scale 1:350



03 45 DEGREE SECTION
scale 1:200



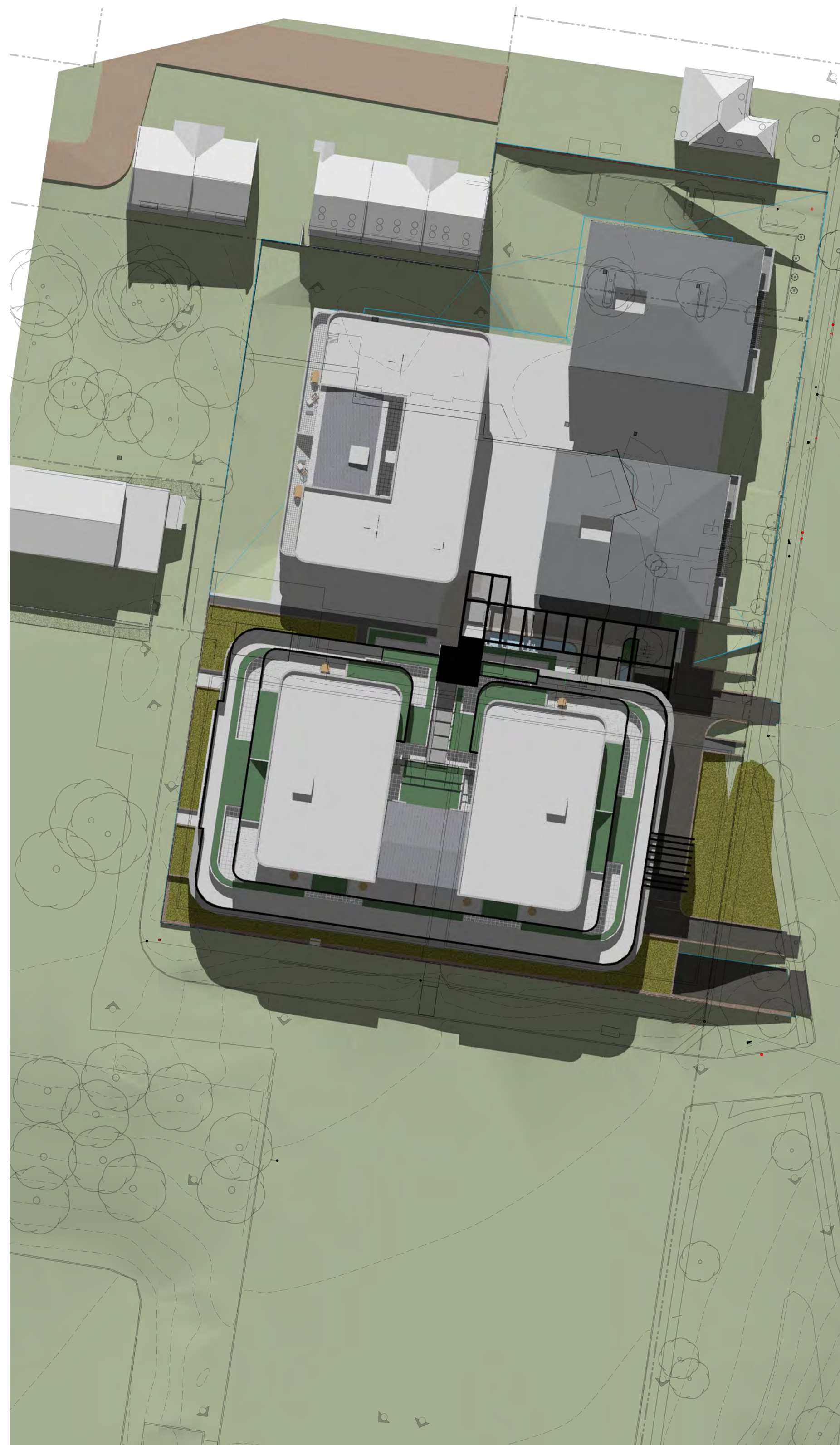
04 45 DEGREE SECTION
scale 1:200

DA

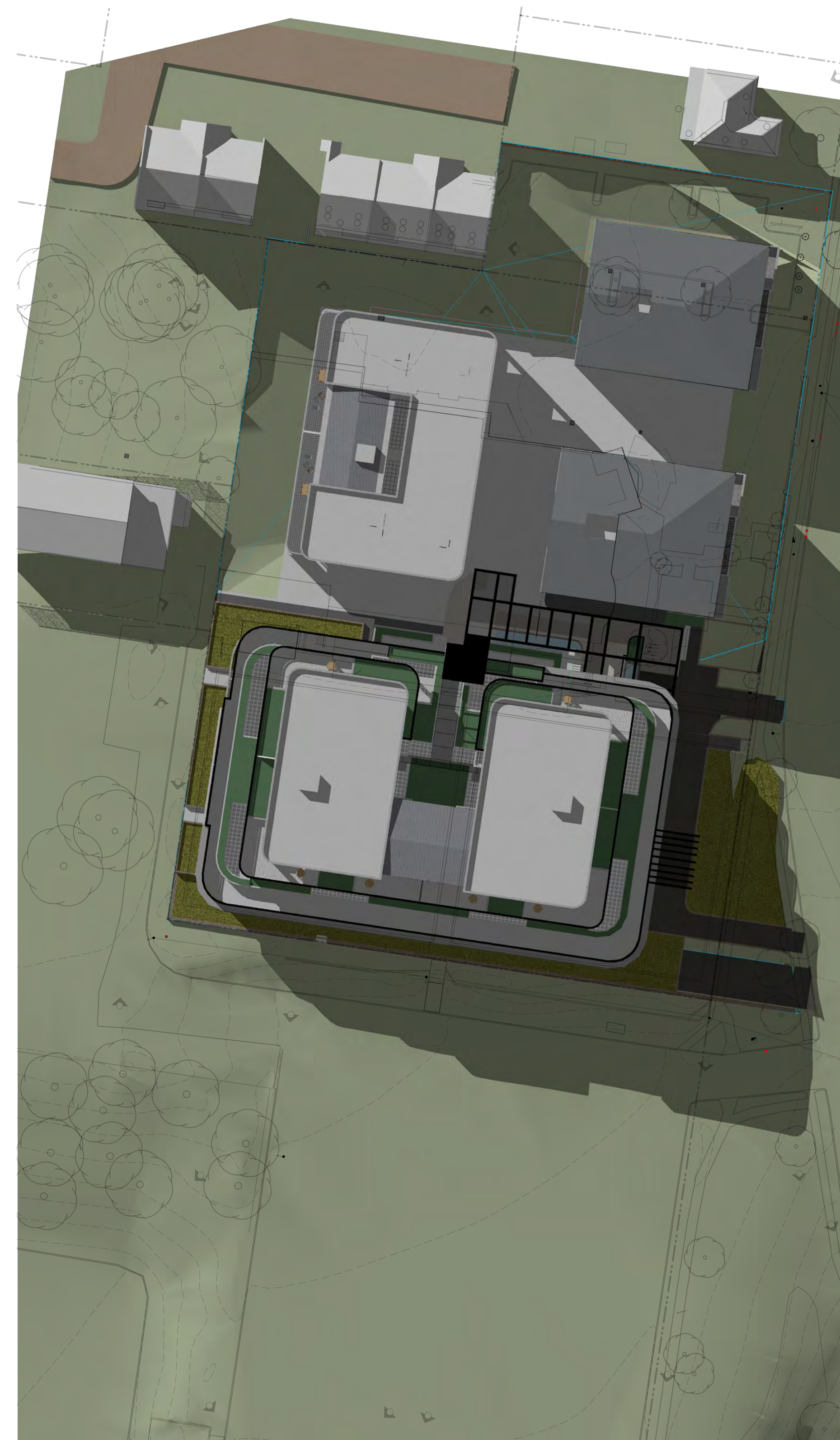
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01 SHADOWS - JUNE 21 - 9AM
scale 1:500



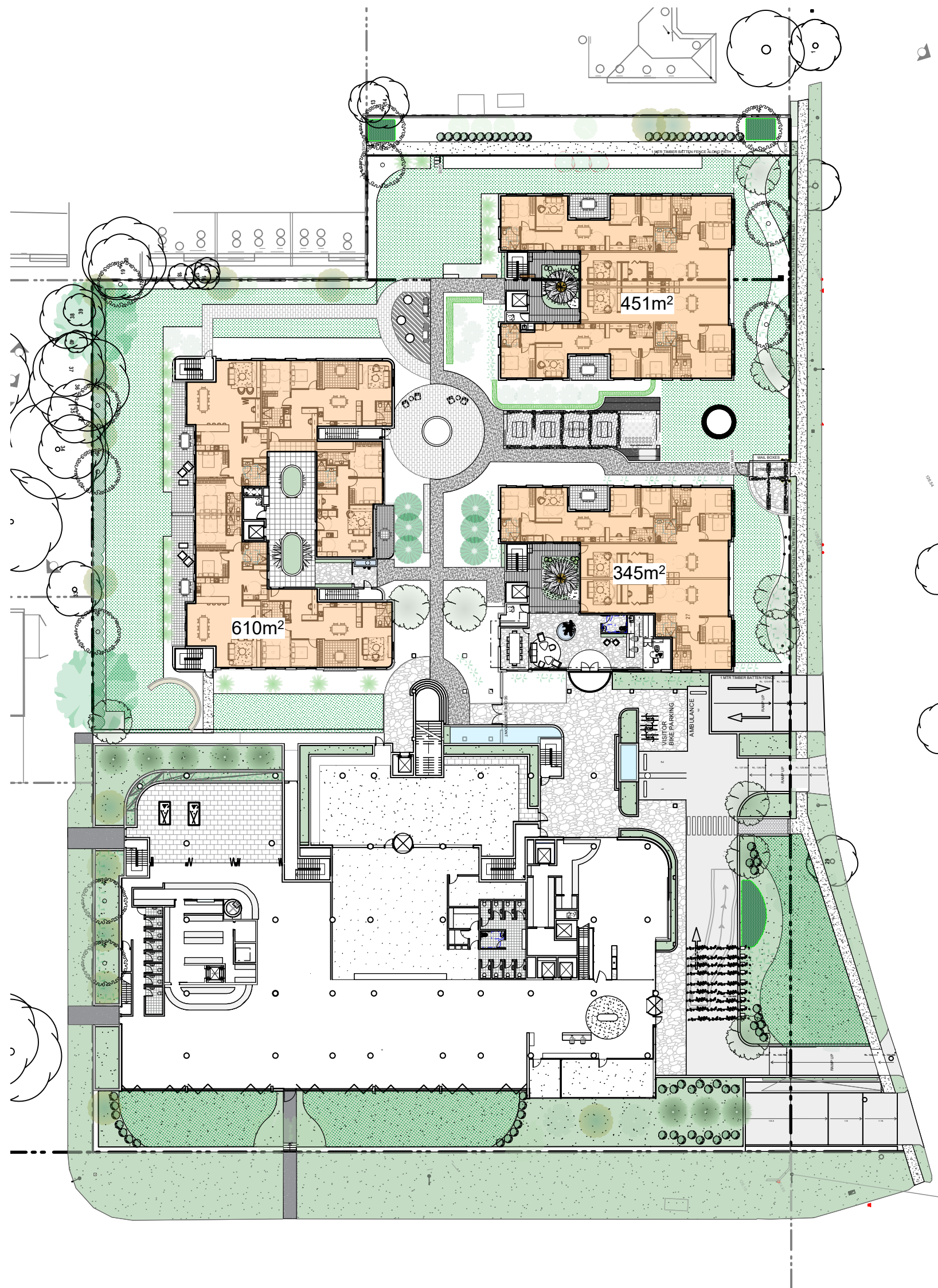
02 SHADOWS - JUNE 21 - 12PM
scale 1:500



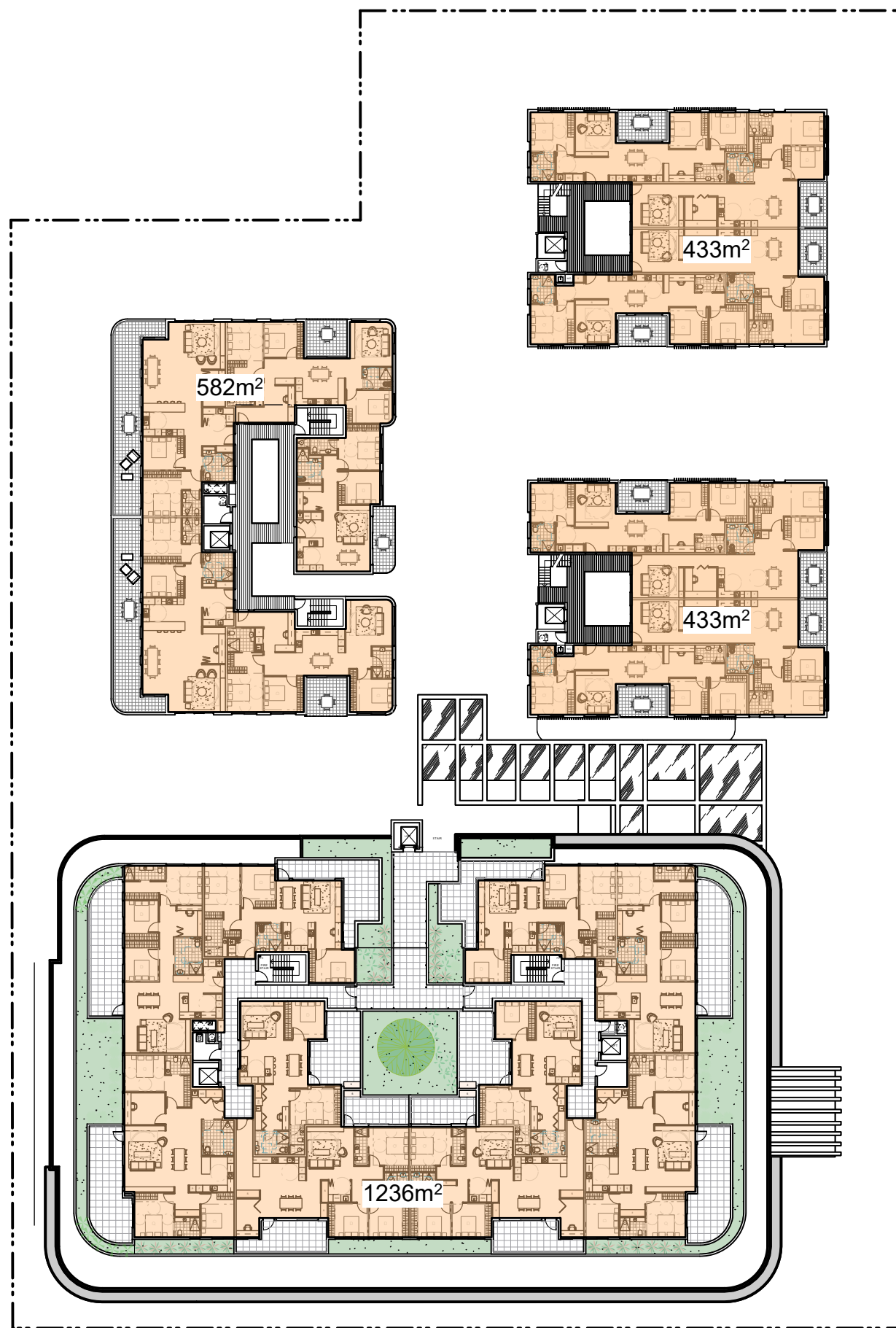
03 SHADOWS - JUNE 21 - 3PM
scale 1:500

DA

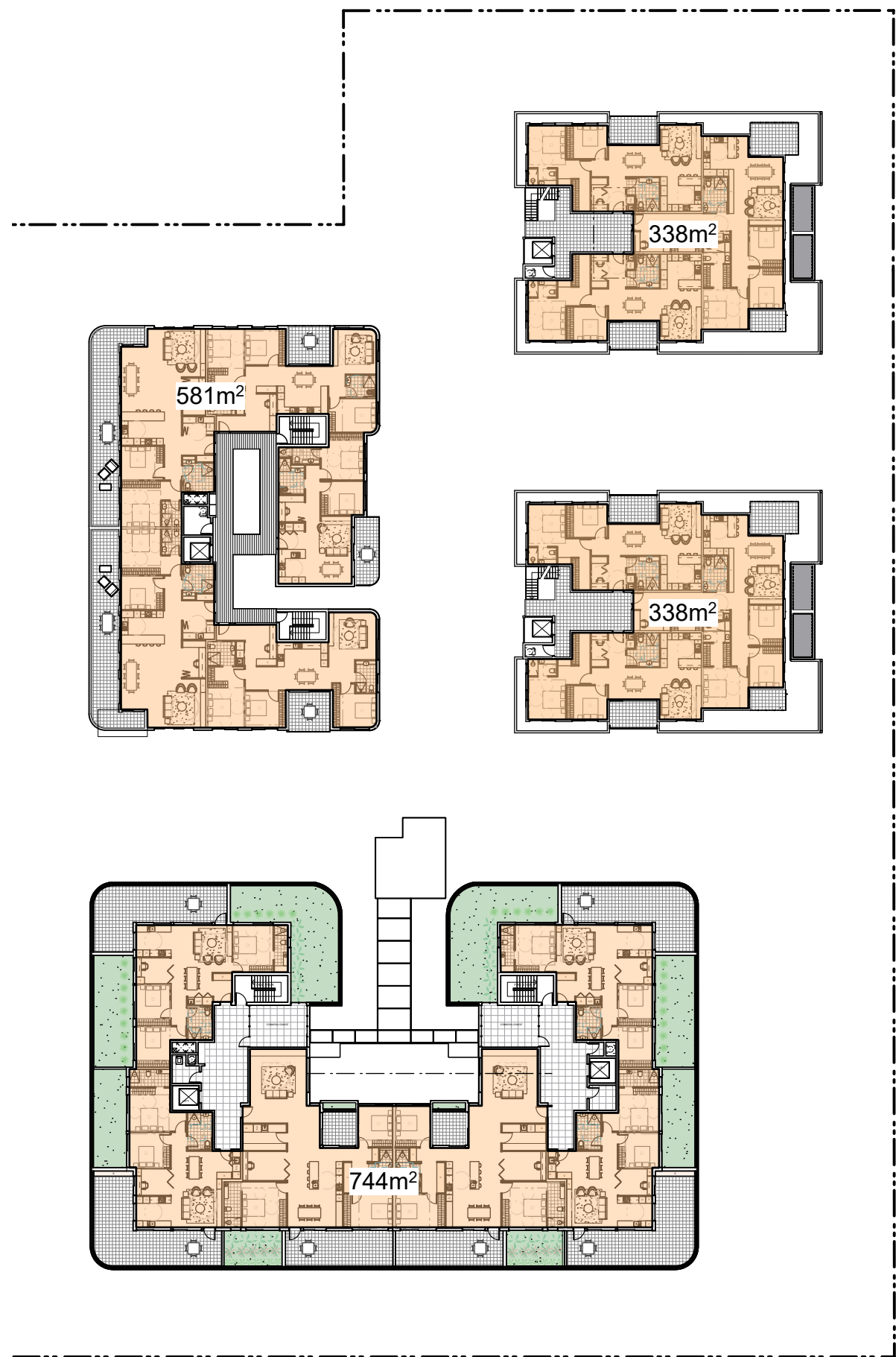
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04 AREA CALCULATIONS - GROUND FLOOR
scale 1:500



05 AREA CALCULATIONS - LEVEL 1
scale 1:500



06 AREA CALCULATIONS - LEVEL 2
scale 1:500

Retirement Living - Club Building	
1	1236
2	744
	1980
Retirement Living - Building 1	
G	345
1	433
2	338
	1116
Retirement Living - Building 2	
G	451
1	433
2	338
	1222
Retirement Living - Building 3	
G	610
1	582
2	581
	1773
SENIOR TOTAL NSA	
	6091

DA

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