

# Stage 2.3 The Dardanelles - SECTION 96

## SCHEDULE OF APARTMENTS

| Block No. |     | Unit No. | GROUND LEVEL | FIRST FLOOR LEVEL | FLOOR PLAN TYPE |
|-----------|-----|----------|--------------|-------------------|-----------------|
| A         | 95  | A 95     | 6.130        |                   | FF1             |
|           |     | A 96     | 5.616        |                   | GF3             |
|           |     | A 97     | 5.616        |                   | GF3             |
|           |     | A 98     | 5.444        |                   | GF3             |
|           |     | A 99     | 5.444        |                   | GF3             |
|           |     | A 100    | 5.358        |                   | GF3             |
|           |     | A 101    | 5.186        |                   | GF2             |
|           |     | A 102    | 5.186        |                   | GF4             |
|           |     | A 66     | 5.186        |                   | FF1             |
|           |     | A 67     | 5.100        |                   | GF7             |
| B         | 68  | B 68     | 5.100        |                   | GF6             |
|           |     | B 69     | 5.100        |                   | GF3             |
|           |     | B 70     | 5.186        |                   | GF3             |
|           |     | B 71     | 5.186        |                   | GF3             |
|           |     | B 72     | 5.272        |                   | GF3             |
|           |     | B 73     | 5.272        |                   | GF3             |
|           |     | C 42     | 5.400        |                   | GF3             |
|           |     | C 43     | 5.400        |                   | GF3             |
|           |     | C 44     | 5.572        |                   | GF3             |
|           |     | C 45     | 5.572        |                   | GF3             |
| C         | 46  | C 46     | 5.588        |                   | GF3             |
|           |     | D 47     | 5.700        |                   | FF4             |
|           |     | D 48     | 5.700        |                   | FF4             |
|           |     | E 49     | 5.800        |                   | FF4             |
|           |     | E 50     | 5.800        |                   | FF1             |
|           |     | E 51     | 5.628        |                   | FF1             |
|           |     | F 52     | 6.271        |                   | GF5             |
|           |     | F 53     | 6.57         |                   | FF4             |
|           |     | F 54     | 7.000        |                   | FF4             |
|           |     | G 55     | 7.664        |                   | FF4             |
| D         | 56  | G 56     | 7.560        |                   | FF4             |
|           |     | G 57     | 7.350        |                   | FF4             |
|           |     | H 58     | 7.078        |                   | GF5             |
|           |     | H 59     | 7.078        |                   | GF2             |
|           |     | H 60     | 6.649        |                   | GF2             |
|           |     | H 61     | 6.648        |                   | GF5             |
|           |     | H 62     |              | 10.078            | FF2             |
|           |     | H 63     |              | 10.078            | FF1             |
|           |     | H 64     |              | 9.649             | FF1             |
|           |     | H 65     |              | 9.649             | FF2             |
| E         | 74  | J 74     | 5.514        |                   | GF3             |
|           |     | J 75     | 5.514        |                   | GF3             |
|           |     | J 76     | 5.271        |                   | GF3             |
|           |     | J 77     | 5.271        |                   | GF3             |
|           |     | J 78     | 6.028        |                   | GF3             |
|           |     | J 79     | 6.028        |                   | GF3             |
|           |     | J 80     | 6.200        |                   | GF3             |
|           |     | K 81     | 7.200        |                   | GF5             |
|           |     | K 82     | 7.288        |                   | GF5             |
|           |     | L 83     | 6.223        |                   | GF1             |
| F         | 84  | L 84     | 6.223        |                   | GF2             |
|           |     | L 85     | 5.704        |                   | GF2             |
|           |     | L 86     | 5.704        |                   | GF2             |
|           |     | L 87     | 5.522        |                   | GF1             |
|           |     | L 88     | 5.450        |                   | GF1             |
|           |     | L 89     |              | 9.223             | FF1             |
|           |     | L 90     |              | 9.223             | FF1             |
|           |     | L 91     |              | 8.794             | FF1             |
|           |     | L 92     |              | 8.794             | FF1             |
|           |     | L 93     |              | 8.822             | FF1             |
| G         | 94  | L 94     |              | 8.450             | FF1             |
|           |     | M 103    | 5.580        |                   | GF5             |
|           |     | M 104    | 5.507        |                   | GF2             |
|           |     | M 105    | 5.507        |                   | GF2             |
|           |     | M 106    | 5.307        |                   | GF2             |
|           |     | M 107    | 5.564        |                   | GF2             |
|           |     | M 108    | 5.564        |                   | GF2             |
|           |     | M 109    | 6.764        |                   | GF2             |
|           |     | M 110    | 6.764        |                   | GF1             |
|           |     | M 111    |              | 9.784             | FF1             |
| H         | 112 | M 112    |              | 9.764             | FF1             |
|           |     | M 113    |              | 8.564             | FF1             |
|           |     | M 114    |              | 8.564             | FF1             |
|           |     | M 115    |              | 8.307             | FF1             |
|           |     | M 116    |              | 8.307             | FF1             |
|           |     | M 117    |              | 8.050             | FF1             |
|           |     | M 118    |              | 8.050             | FF3             |
|           |     | N 119    | 8.078        |                   | GF5             |
|           |     | N 120    | 8.078        |                   | GF2             |
| N         | 121 | N 121    | 8.421        |                   | GF2             |
|           |     | N 122    | 8.421        |                   | GF2             |
|           |     | N 123    | 8.550        |                   | GF2             |
|           |     | N 124    | 8.550        |                   | GF1             |
|           |     | N 125    |              | 11.850            | FF4             |
|           |     | N 126    |              | 11.850            | FF1             |
|           |     | N 127    |              | 11.421            | FF1             |
|           |     | N 128    |              | 11.421            | FF1             |
|           |     | N 129    |              | 11.078            | FF1             |
| N 130     |     | 11.078   | FF2          |                   |                 |

## ARCHITECTURAL DRAWING LIST:

| DWG No. | DESCRIPTION | TITLE                              | SCALE |
|---------|-------------|------------------------------------|-------|
| DA00    | STAGE 2.3 - | TITLE PAGE                         | N/A   |
| DA01    | STAGE 2.3 - | STAGING PLAN                       | 1/200 |
| DA02    | STAGE 2.3 - | BUILDING FOOTPRINT COMPARISON PLAN | 1/200 |
| DA03    | STAGE 2.3 - | EXISTING GROUND FLOOR SITE PLAN    | 1/200 |
| DA04    | STAGE 2.3 - | EXISTING FIRST FLOOR SITE PLAN     | 1/200 |
| DA05    | STAGE 2.3 - | TYPICAL FLOOR PLANS - APPROVED     | 1/100 |
| DA06    | STAGE 2.3 - | TYPICAL FLOOR PLANS - PROPOSED     | 1/100 |
| DA07    | STAGE 2.3 - | PROPOSED GROUND FLOOR SITE PLAN    | 1/100 |
| DA08    | STAGE 2.3 - | PROPOSED FIRST FLOOR SITE PLAN     | 1/100 |
| DA09    | STAGE 2.3 - | PROPOSED FIRST FLOOR SITE PLAN     | 1/100 |
| DA10    | STAGE 2.3 - | PROPOSED SITE ROOF PLAN            | 1/100 |
| DA11    | STAGE 2.3 - | BLOCK L FLOOR PLANS                | 1/100 |
| DA12    | STAGE 2.3 - | BLOCK L ELEVATIONS & SECTIONS      | 1/100 |
| DA13    | STAGE 2.3 - | BLOCK M FLOOR PLANS                | 1/100 |
| DA14    | STAGE 2.3 - | BLOCK M ELEVATIONS & SECTIONS      | 1/100 |
| DA15    | STAGE 2.3 - | BLOCK N FLOOR PLANS                | 1/100 |
| DA16    | STAGE 2.3 - | BLOCK N ROOFs                      | 1/100 |
| DA17    | STAGE 2.3 - | BLOCK N ELEVATIONS                 | 1/100 |
| DA18    | STAGE 2.3 - | ANCILLARY FACILITIES               | 1/100 |

## SCHEDULE OF APARTMENT AREAS & FLOOR PLANS

| FLOOR PLANT TYPE (m2) | No FLOOR PLANS | No Beds | FLOOR AREA (m2) | STORAGE/ BUNKER AREA (m2) | CHAMBER AREA (m2) | TOTAL AREA (m2) |
|-----------------------|----------------|---------|-----------------|---------------------------|-------------------|-----------------|
| GF-1A                 | 2              | 2       | 112             | 10                        | 19                | 141             |
| GF-1B                 | 2              | 2       | 112             | 10                        | 19                | 141             |
| GF-2                  | 16             | 2       | 112             | 10                        | 19                | 141             |
| GF-2A                 | 1              | 2       | 114             | 10                        | 18                | 143             |
| GF-3                  | 16             | 2       | 114             | 10                        | 18                | 143             |
| GF-3A                 | 4              | 2       | 116             | 10                        | 19                | 145             |
| GF-3-B                | 1              | 2       | 116             | 10                        | 19                | 145             |
| GF-4                  | 1              | 3       | 131             | 24                        | 20                | 175             |
| GF-5                  | 2              | 3       | 123             | 29                        | 22                | 174             |
| GF-5A                 | 1              | 3       | 123             | 15                        | 22                | 160             |
| GF-5-B                | 1              | 3       | 123             | 11                        | 22                | 160             |
| GF-5-C                | 1              | 3       | 123             | 26                        | 22                | 171             |
| GF-5-D                | 1              | 3       | 123             | 36                        | 22                | 181             |
| GF-5-E                | 1              | 3       | 112             | 112                       | 20                | 144             |
| GF-6                  | 1              | 3       | 133             | 20                        | 21                | 174             |
| GF-7                  | 1              | 3       | 134             | 10                        | 20                | 164             |
| GF-7                  | 1              | 2       | 112             | 10                        | 20                | 142             |
| FF-1A                 | 5              | 2       | 112             | 10                        | 20                | 142             |
| FF-1-B                | 3              | 2       | 112             | 10                        | 20                | 142             |
| FF-1-C                | 4              | 2       | 112             | 10                        | 20                | 142             |
| FF-2A                 | 1              | 3       | 112             | 12                        | 21                | 145             |
| FF-2-B                | 1              | 3       | 123             | 10                        | 21                | 164             |
| FF-2-C                | 1              | 3       | 123             | 23                        | 21                | 187             |
| FF-2-D                | 1              | 3       | 123             | 36                        | 21                | 180             |
| TOTAL                 | 88 units       | 182     | 10,186m2        |                           |                   |                 |

BCA '10:

|                           |                |
|---------------------------|----------------|
| CLASS 3 BUILDING          | CL A3.2 BCA    |
| TYPE 'C' CONSTRUCTION     | CL C1.1 BCA    |
| FRL AS PER TABLE 4 BCA    | SPEC. C1.1 BCA |
| DISABLED ACCESS PROVIDED  | CL D3.2 BCA    |
| DISABLED PARKING PROVIDED | CL D3.5 BCA    |
| DISABLED TOILET PROVIDED  | CL F2.4 BCA    |

LOCATION PLAN:



## TYPE 'C' CONSTRUCTIONS

CLASS 2:

## FIRE RESISTANCE OF ELEMENTS SCHEDULE:

| TYPE C - CONSTRUCTION                                     |               |
|-----------------------------------------------------------|---------------|
| <b>EXTERNAL WALLS</b>                                     |               |
| LESS THAN 1.5m TO BOUNDARY                                | FR1, 90/-/1   |
| 1.5m TO LESS THAN 3m                                      | FR1, -/-/1    |
| 3m OR MORE TO BOUNDARY                                    | FR1, -/-/2    |
| <b>EXTERNAL COLUMNS</b>                                   |               |
| LESS THAN 1.5m TO BOUNDARY                                | FR1, 90/-/1   |
| 1.5m TO LESS THAN 3m                                      | FR1, -/-/1    |
| 3m OR MORE TO BOUNDARY                                    | FR1, -/-/2    |
| <b>COMMON WALLS &amp; FIRE WALLS</b>                      |               |
|                                                           | FR1, 90/90/90 |
| <b>INTERNAL WALLS</b>                                     |               |
| BOUNDING PUBLIC CORRIDORS,<br>PUBLIC LOBBIES AND THE LIKE | FR1, 60/60/60 |
| BETWEEN OR BOUNDING<br>SOLICITACOUNTY UNITS               | FR1, 60/60/60 |
| BOUNDING TO OTHER<br>REQUIRE TO DEFERRED                  | FR1, 60/60/60 |
| <b>ROOFS</b>                                              |               |
|                                                           | FR1, -/-/1    |

## GENERAL BUILDING NOTES

All work shall comply with the relevant Australian Standards where BCA, 10 and other relevant regulations of the local Council and other controlling authorities.

For all structural elements including steel or reinforced concrete, floor slabs, stairs, girders, walls, and roof framing refer to Structural Engineers drawings and details.

Building detail and boundary clearance to be verified by a Registered Surveyor before construction begins and any discrepancies related to the architect.

All construction work to be carried out to comply with the requirements of the Building Regulations and the conditions of approval issued for the project by the Local Council and Natural Boreas.

Figured dimensions to be taken in preference to scaling from drawings.

Any discrepancies or contradictions on the drawings or with the specification shall be referred to the Architect for clarification before construction.

**SHEET TITLE:**  
**TITLE PAGE + DRAWING LIST**

**TENDER ISSUE**  
**HUMMEL**  
architects

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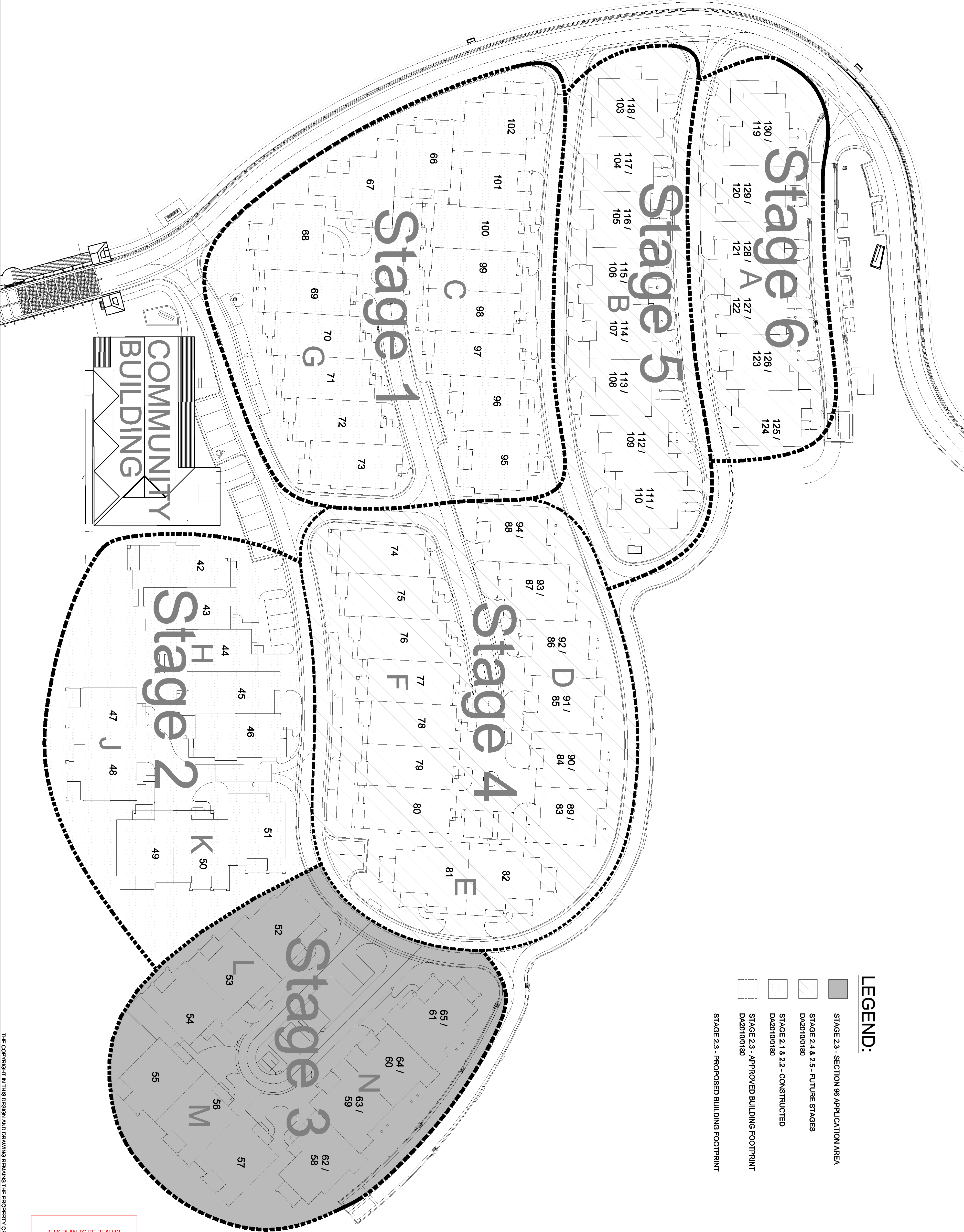
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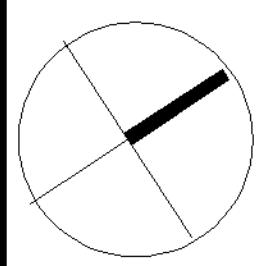
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LEGEND:

- STAGE 2.3 - SECTION 96 APPLICATION AREA
- STAGE 2.4 & 2.5 - FUTURE STAGES  
DA2010/0180
- STAGE 2.1 & 2.2 - CONSTRUCTED  
DA2010/0180
- STAGE 2.3 - APPROVED BUILDING FOOTPRINT  
DA2010/0180
- STAGE 2.3 - PROPOSED BUILDING FOOTPRINT



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| STAGE 2.3 - SECTION 96 ISSUE | A    | 23.11.2012 |
| No.                          | Date |            |

PROPRIETOR  
RSL LIFE CARE LTD  
C/O  
TSA MANAGEMENT PTY LTD

PROJECT  
STAGE: 2.3 DARDANELLES  
CONSTRUCTION OF 14  
INDEPENDENT LIVING UNITS  
@ 'THE DARDANELLES'  
RSL ANZAC VILLAGE, NARRABEEN

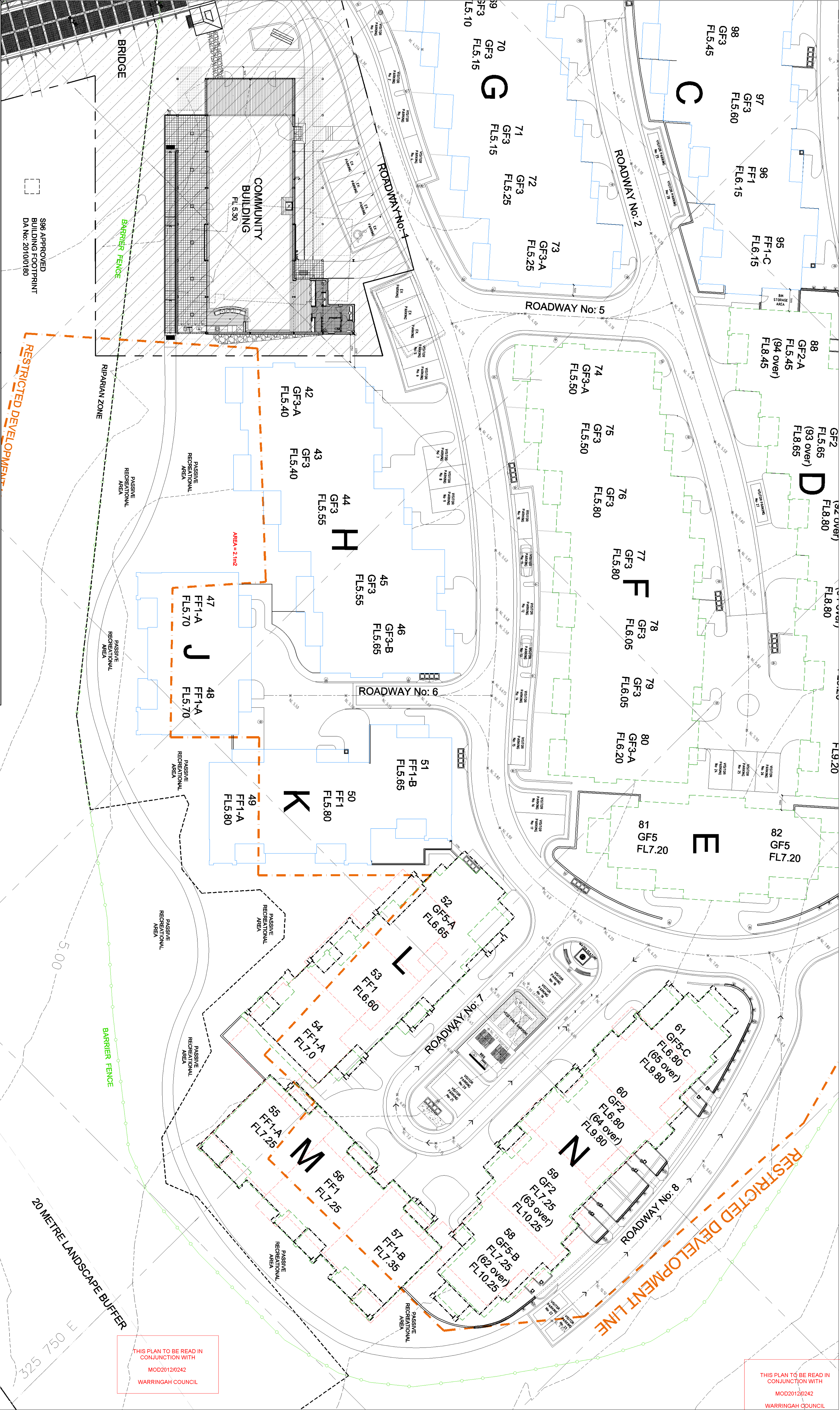
SHEET TITLE:  
STAGING & SITE BLOCK PLAN  
SECTION 96 ISSUE  
HUMEL ARCHITECTS PTY LTD  
PO BOX 966 DEE WINNAN 2269 Ph: (02) 9961 6211 Fax: (02) 9961 1913  
hmel.arch@humel.com.au  
18/05/14 14:05:54

| SCALE               | DATE    | DATE   |
|---------------------|---------|--------|
| DRAWN 90            | CHECKED | BH     |
| DRAWING NUMBER DA01 | 2008.30 | REV: A |

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PLOT DATE: 23.11.2012





LEGEND:

- DA APPROVED (LEC) BUILDING FOOTPRINT No: 60006478
- S96 APPROVED STAGE 2.3 BUILDING FOOTPRINT DA No: MOD20100180
- STAGE 2.1 & 2.2 CONSTRUCTED UNITS
- PROPOSED STAGE 2.3 S96 BUILDING FOOTPRINT

NOTES:

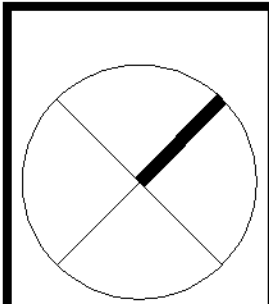
- NET 4m<sup>2</sup> REDUCTION OF BUILDING FOOTPRINT FROM WITHIN THE CROSS HATCHED AREA COMPARED TO COURT APPROVED BUILDING FOOTPRINT
- EXISTING ROADS AS APPROVED EXTEND INTO THE CROSS HATCHED AREA
- ALL BUILDING FOOTPRINT EXTENSIONS INTO THE CROSS HATCHED AREA ARE WITHIN THE EXISTING APPROVED DEVELOPMENT AREA - ROADS INCLUDED.

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## BUILDING FOOTPRINT COMPARISON PLAN

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| STAGE 2.3 - SECTION 98 ISSUE | A   | 25-11-2012 |
|------------------------------|-----|------------|
| Amendment/Issue              | No. | Date       |

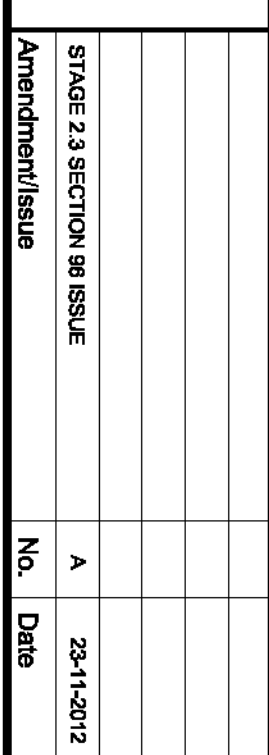
PROPRIETOR  
RSL LIFE CARE LTD  
C/O  
TSA MANAGEMENT PTY LTD

PROJECT  
STAGE 2 DEVELOPMENT  
"THE DARDANELLES"  
RSL LIFECARE LTD  
NARRABEEN NSW 2101

SHEET TITLE:  
BUILDING FOOTPRINT  
COMPARISON PLAN  
SECTION 98 ISSUE  
HUMMEL ARCHITECTS PTY LTD  
PO BOX 966 DEER WINDSW 2209 Ph: (02) 9981 6511 Fax: (02) 9981 1913  
Email: info@hummel.com.au

| SCALE   | DATE    | DATE     |
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| DRAWING | 2008.30 | NOV 2012 |
| NUMBER  | DA02    | REV:     |
|         |         | A        |





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PROJECT  
STAGE: 2 DEVELOPMENT  
"THE DARDANELLES"  
RSL LIFECARE LTD  
NARRABEEN NSW 21

**SHEET TITLE:**  
**EXISTING GROUND FLOOR SITE PLAN**  
**DA No: 20/10/0180**  
**SECTION 98 ISSUE**

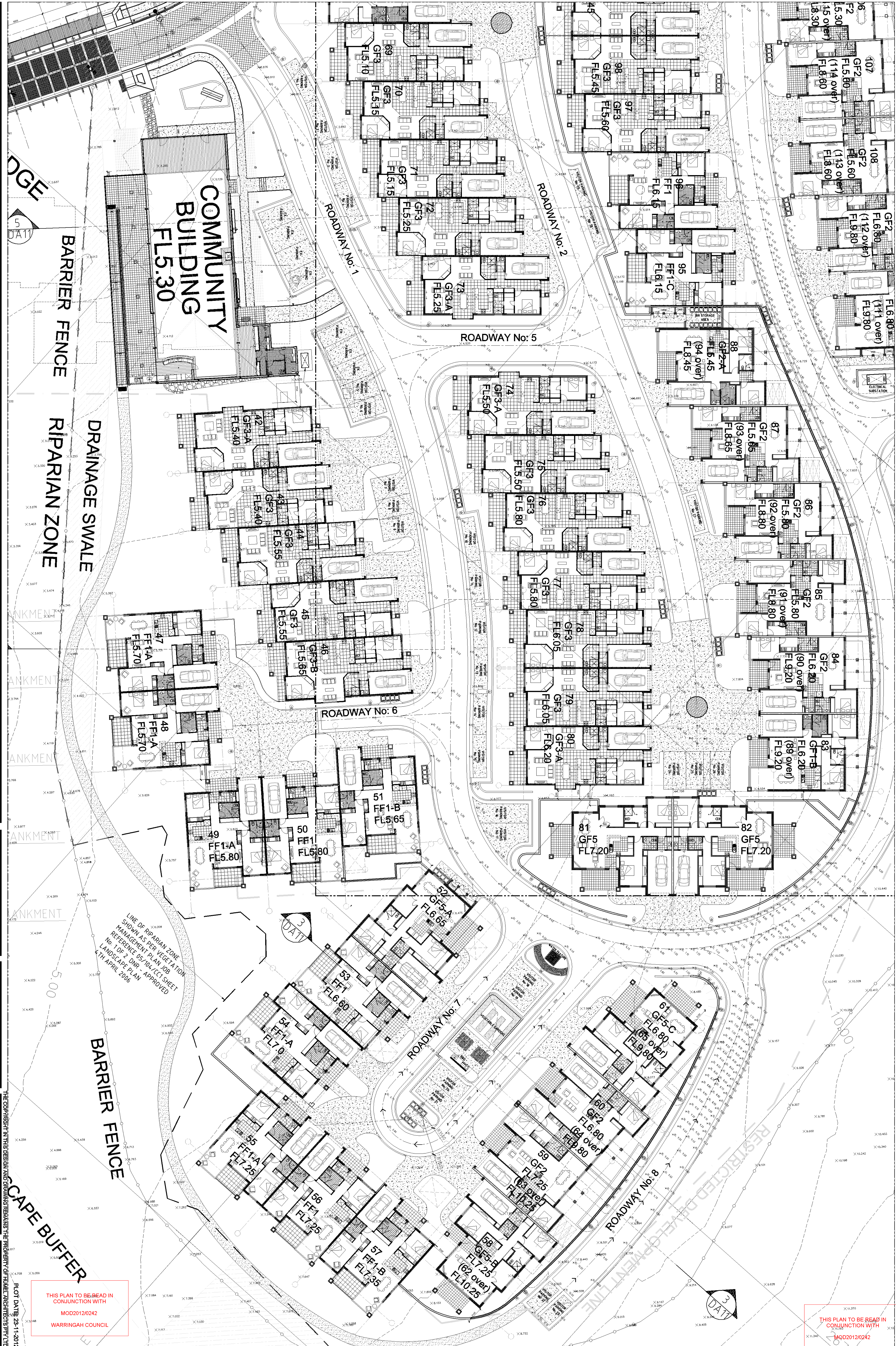
**HUMEL ARCHITECTS PTY LTD**  
PO BOX 1666 DEE WHYAW NSW 2089 PH (02) 866 6511 FAX (02) 966 2003  
MO 0418 04 68 64 EMAIL: info@humel.com.au

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| SCALE    | 1:200 | DATE    | NOV 2012 |
| DRAWN BY |       | CHECKED | BH       |

|                |                 |      |   |
|----------------|-----------------|------|---|
| DRAWING NUMBER | 2008.30<br>DA03 | REV: | A |
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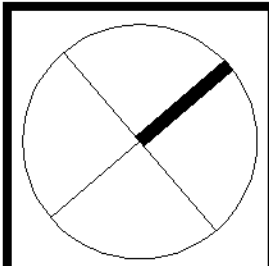
11



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| STAGE 2.3 SECTION 88 ISSUE |     |            |
|----------------------------|-----|------------|
| Amendment/Issue            | No. | Date       |
|                            | A   | 25-11-2012 |

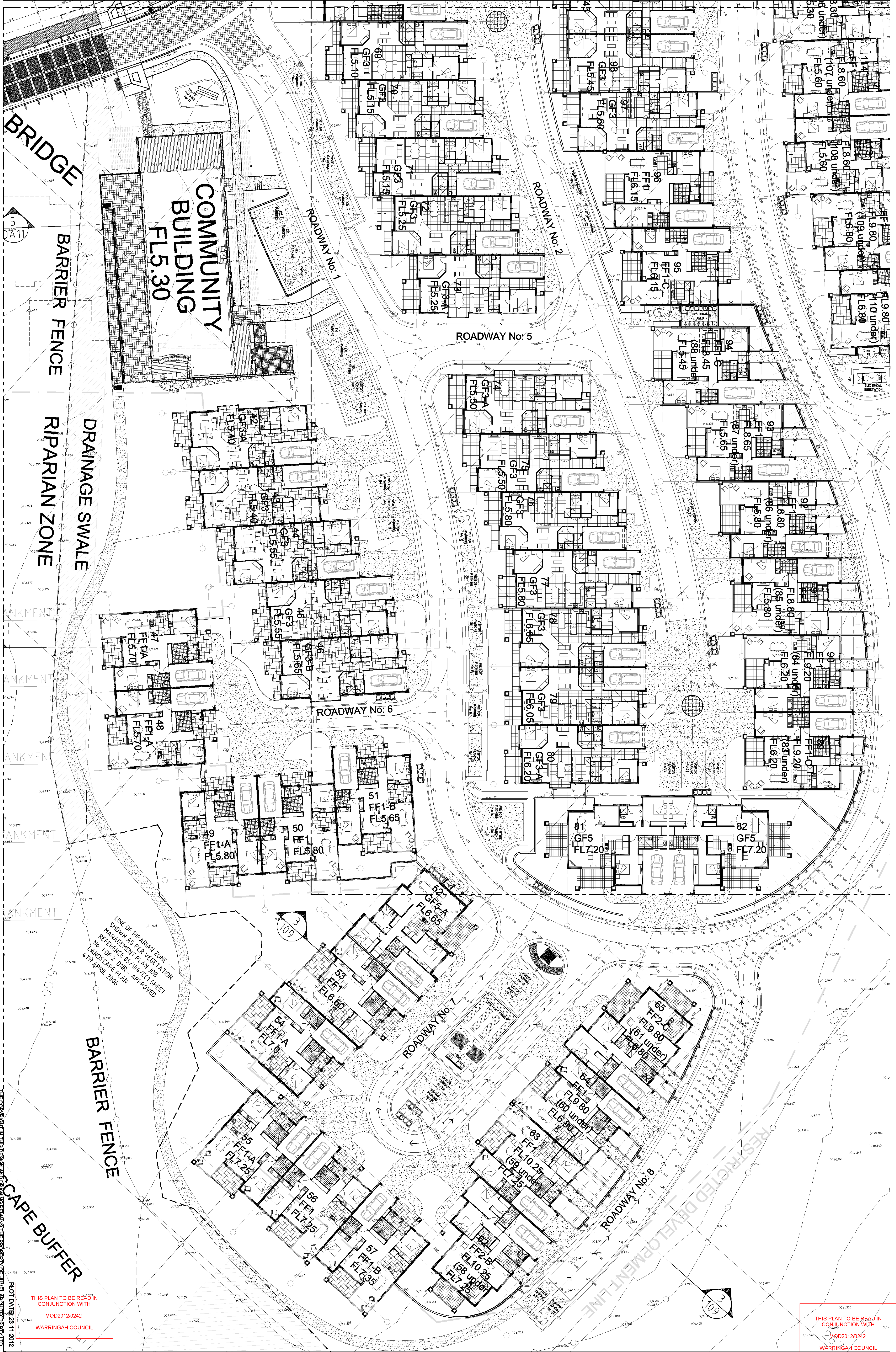
| PROPRIETOR             |  |
|------------------------|--|
| RSL LIFE CARE LTD      |  |
| TSA MANAGEMENT PTY LTD |  |

| PROJECT             |  |
|---------------------|--|
| STAGE 2 DEVELOPMENT |  |
| THE D'ARONDELLES    |  |
| RSL LIFE CARE LTD   |  |
| NARRABEEN NSW 2101  |  |

| SHEET TITLE                                                        |  |
|--------------------------------------------------------------------|--|
| EXISTING FIRST FLOOR SITE PLAN                                     |  |
| DA No. 2010/0180                                                   |  |
| SECTION 88 ISSUE                                                   |  |
| HUMEL ARCHITECTS PTY LTD                                           |  |
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| Mod 14/14 05/04                                                    |  |

| DRAWING |  |
|---------|--|
| NUMBER  |  |
| DA04    |  |
| REV.    |  |
| A       |  |

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| 1:200      |  |
| DATE       |  |
| NOV 2012   |  |
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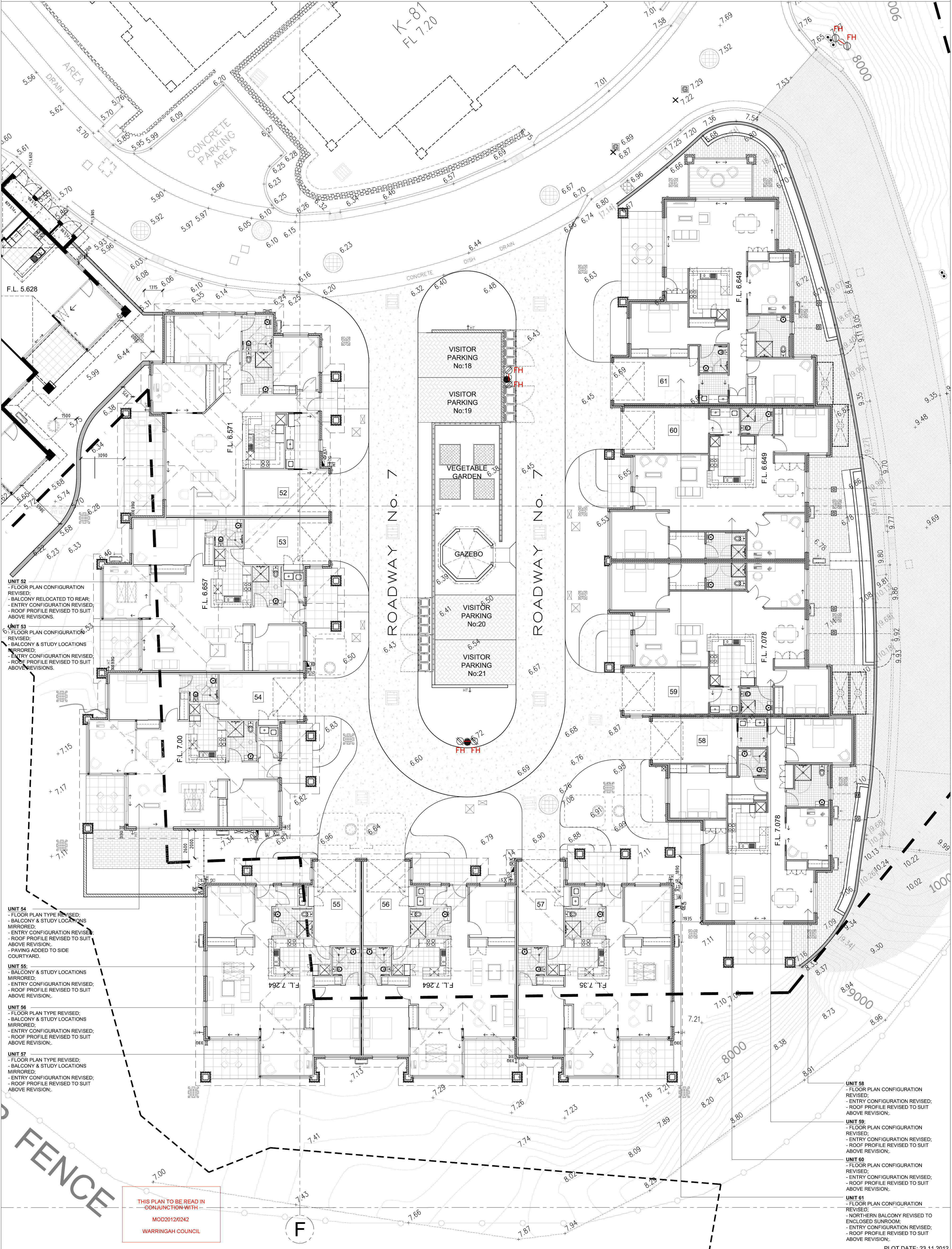
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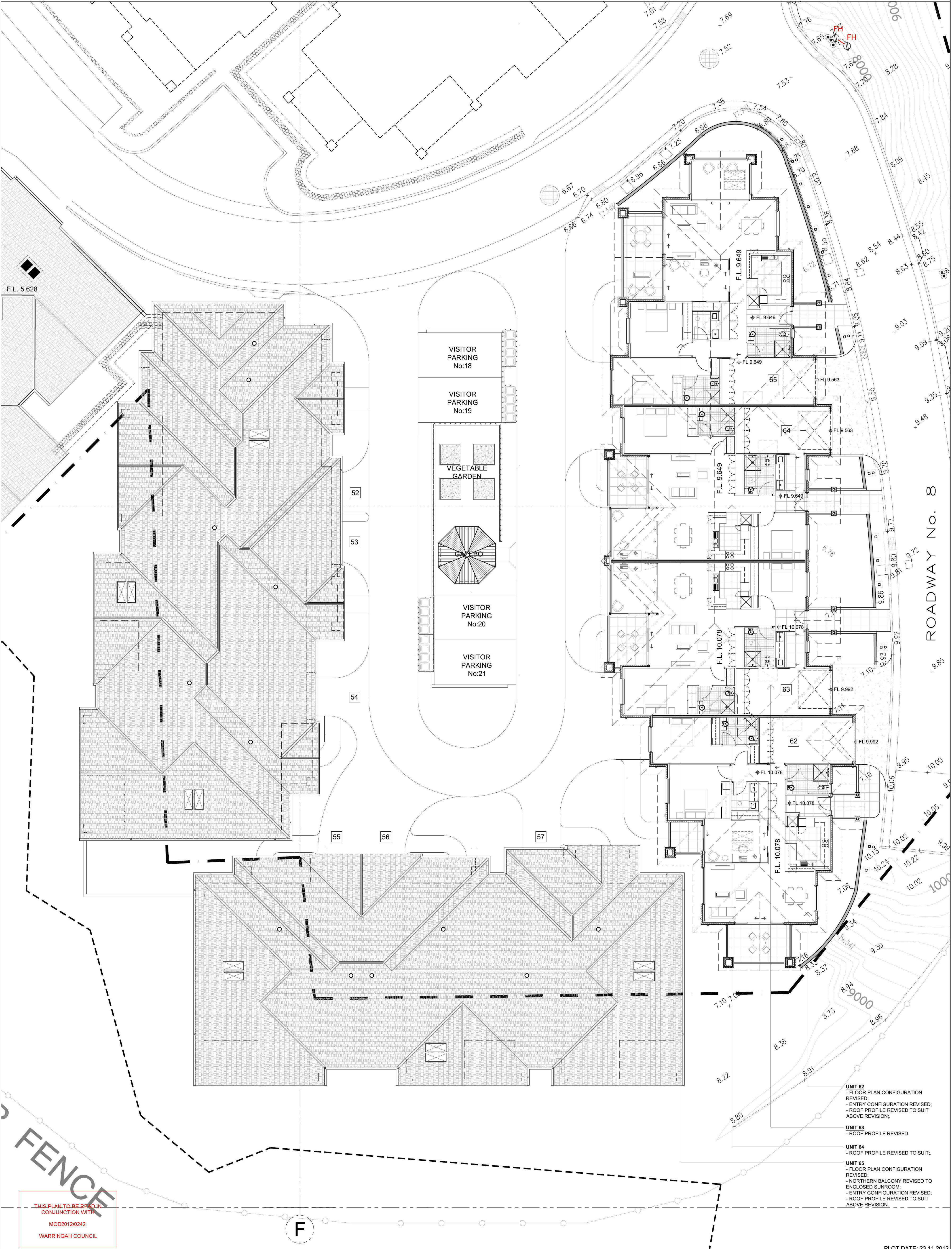
- PERMEABLE PAVEMENT (HERRINGBONE PATTERN) COLOURED CONCRETE EARTH  
PERMEABLE PAVEMENT (STRETCHER BOND PATTERN) TILING TILING  
FIRE HYDRANT  
BIN BAY + RET. WALL & FENCE  
EX. RET. WALL  
RET. WALL & FENCE  
LOW LEVEL RET. WALL  
EX. BOLLARD + STREET LIGHT  
EX. BOLLARD  
VEGETABLE GARDEN





LEGEND:

- PERMEABLE PAVER (HERRINGBONE PATTERN)
- PERMEABLE PAVER (STRETCHER BOND PATTERN)
- COLOURED CONCRETE
- TILING
- EARTH
- TILING
- FIRE HYDRANT
- BIN BAY + RET. WALL & FENCE
- EX. RET. WALL
- RET. WALL & FENCE
- LOW LEVEL RET. WALL
- EX. BOLLARD + STREET LIGHT
- EX. BOLLARD
- VEGETABLE GARDEN

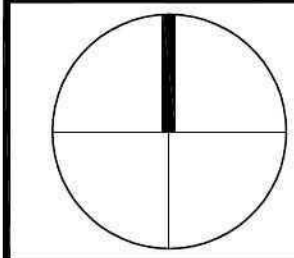


- UNIT 62**  
- FLOOR PLAN CONFIGURATION REVISED;  
- ENTRY CONFIGURATION REVISED;  
- ROOF PROFILE REVISED TO SUIT ABOVE REVISION;
- UNIT 63**  
- ROOF PROFILE REVISED.
- UNIT 64**  
- ROOF PROFILE REVISED TO SUIT;
- UNIT 65**  
- FLOOR PLAN CONFIGURATION REVISED;  
- NORTHERN BALCONY REVISED TO ENCLOSED SUNROOM;  
- ENTRY CONFIGURATION REVISED;  
- ROOF PROFILE REVISED TO SUIT ABOVE REVISION.

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| STAGE 2.3 - SECTION 96 ISSUE | A   | 23.11.2012 |
| Amendment/Issue              | No. | Date       |

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c/o  
TSA MANAGEMENT PTY LTD

SHEET TITLE:  
STAGE: 2.3 DARDANELLES  
CONSTRUCTION OF 14  
INDEPENDENT LIVING UNITS  
@ 'THE DARDANELLES'  
RSL ANZAC VILLAGE, NARRABEEN

SHEET TITLE:  
PROPOSED STAGE 2.3  
FIRST FLOOR SITE PLAN  
SECTION 96 ISSUE

**HUMEL**  
architects

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LEGEND:

- PERMEABLE PAVER (HERRINGBONE PATTERN)

PERMEABLE PAVER (STRETCHER BOND PATTERN)

COLOURED CONCRETE

TILING

EARTH

TILING
- FIRE HYDRANT

BIN BAY + RET. WALL & FENCE
- EX. RET. WALL

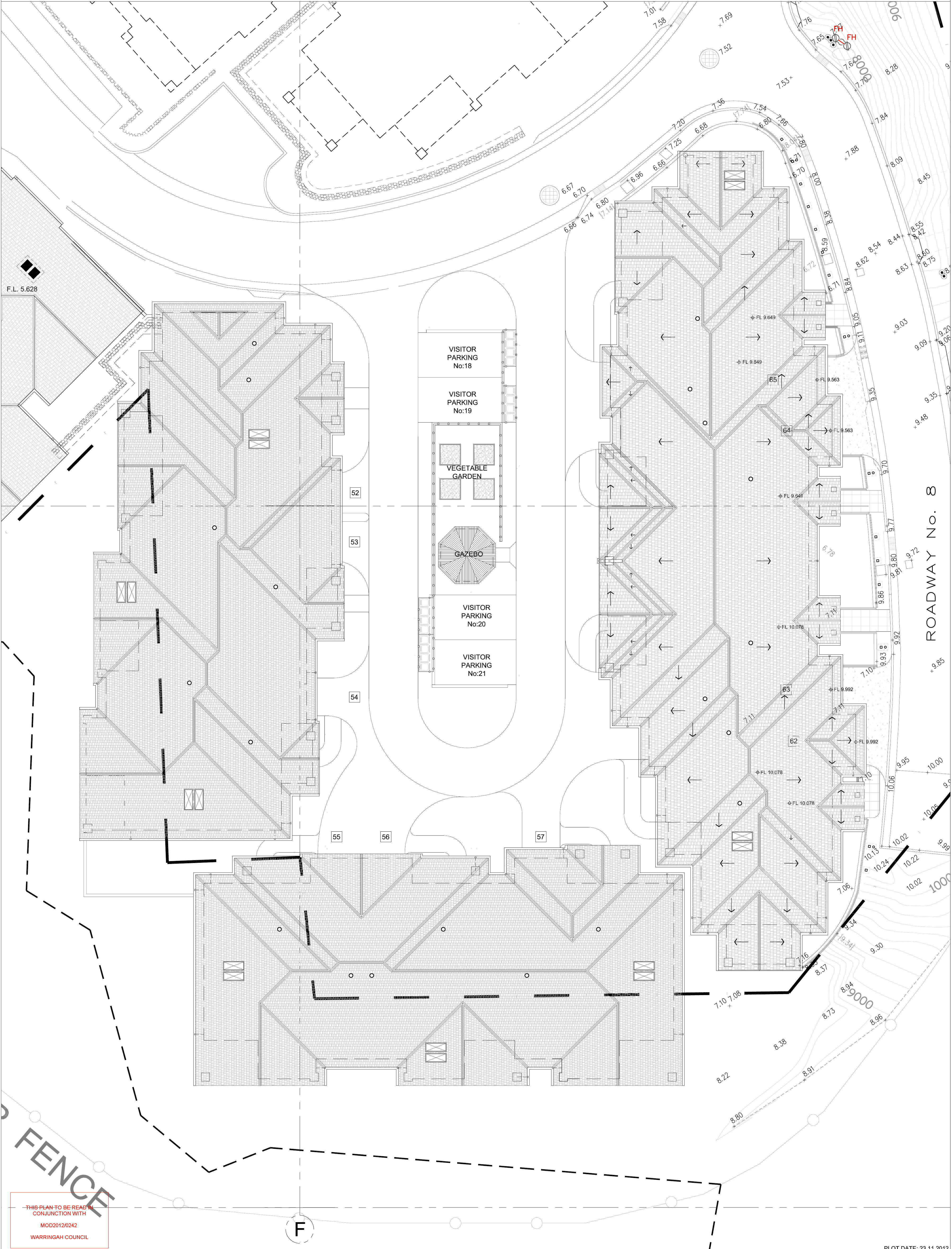
RET. WALL & FENCE

LOW LEVEL RET. WALL

EX. BOLLARD + STREET LIGHT

EX. BOLLARD

VEGETABLE GARDEN



THIS PLAN TO BE READ IN  
CONJUNCTION WITH  
MOD2012/0242  
WARRINGAH COUNCIL

F

ROADWAY No. 8

PLOT DATE: 23.11.2012

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PROPRIETOR:  
RSL LifeCare LTD  
c/o  
TSA MANAGEMENT PTY LTD

SHEET TITLE:  
STAGE: 2.3 DARDANELLES  
CONSTRUCTION OF 14  
INDEPENDENT LIVING UNITS  
@ 'THE DARDANELLES'  
RSL ANZAC VILLAGE, NARRABEEN

SHEET TITLE:  
PROPOSED STAGE 2.3  
SITE ROOF PLAN  
SECTION 96 ISSUE

SCALE 1:100 DATE NOV 2012  
DRAWN BY HIS PLANNING  
CHECKED BY  
CONSTRUCTION WITH

DRAWING  
NUMBER  
2012/0242  
REV: A  
WARRINGAH COUNCIL

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| STAGE 2.3 - SECTION 96 ISSUE | A   | 23.11.2012 |
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