3362 ST. CLAIR RESIDENTIAL AGED CARE FACILITY

ST. CLAIR, NSW 2759
OPAL HEALTHCARE

DA DRAWING LIST

SHEET NO	SHEET NAME	CURRENT REVISION
DA0.01	COVER SHEET & PROJECT DATA	A
DA0.05	LOCATION & SURVEY PLAN	A
DA0.10	SITE ANALYSIS	A
DA0.15	DEMOLITION PLAN	A
DA0.20	SITE PLAN	A
DA1.20	GROUND FLOOR	A
DA1.21	LEVEL 1	A
DA1.22	ROOF PLAN	A
DA3.00	EXTERNAL ELEVATIONS 1	A
DA3.01	EXTERNAL ELEVATIONS 2	A
DA3.10	BUILDING SECTIONS	A
DA3.11	BUILDING SECTIONS	A
DA3.12	BOUNDARY CONDITION SECTIONS - SHEET 1	A
DA3.13	BOUNDARY CONDITION SECTIONS - SHEET 2	A
DA5.20	3D ISOMETRIC VIEW	A
DA5.21	3D ISOMETRIC VIEW (8.5M HEIGHT PLANE)	A
DA11.00	SHADOW DIAGRAMS - NEIGHBOURING PROPERTIES PRIVATE OPEN SPACE	A
DA11.01	SHADOW DIAGRAMS - PROPOSED DEVELOPMENT PRIVATE OPEN SPACE	A
DA12.00	MATERIAL + FINISHES SCHEDULE	A
DA12.10	PERSPECTIVE VIEWS	A
DA20.01	NOTIFICATION SITE PLAN	A
DA20.02	NOTIFICATION ELEVATIONS	A

PROPOSED DEVELOPMENT DATA

SITE AREA	10,569.5 m2
TITLE DESCRIPTION	LOT 36 in DP 239502
EXISTING LOTS	1
NO. OF BEDS	154 aged care beds (high care & dementia specific beds)
NO. OF ROOMS	124
NO. OF STOREYS	2
FLOOR SPACE RATIO	0.7921:1 (8,372.08 m²)
SITE COVERAGE	3,846.23 m²
BUILDING HEIGHT	9.84 m
PARKING SPACES	37 formal parking spaces. incl. 1 accessible space, 4 drop off spaces, 1 ambulance & 1 bus space. (*Refer to Parking & Traffic Report)*
LANDSCAPING	5513m² (Ground) + 25m² (Level 1)
DEEP SOIL AREA	27.5% of site ie. 2,910.711 m2
SETBACKS	Front (South): 8.1m Rear (North): 20m Side (East): 3.9m Side (West): 7.5m
GROSS FLOOR AREA	Ground Floor: 4418.67 m² Level 1: 3953.41 m² Total: 8372.08 m²

13/08/2021 8:49:55 AM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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PJ	RW	

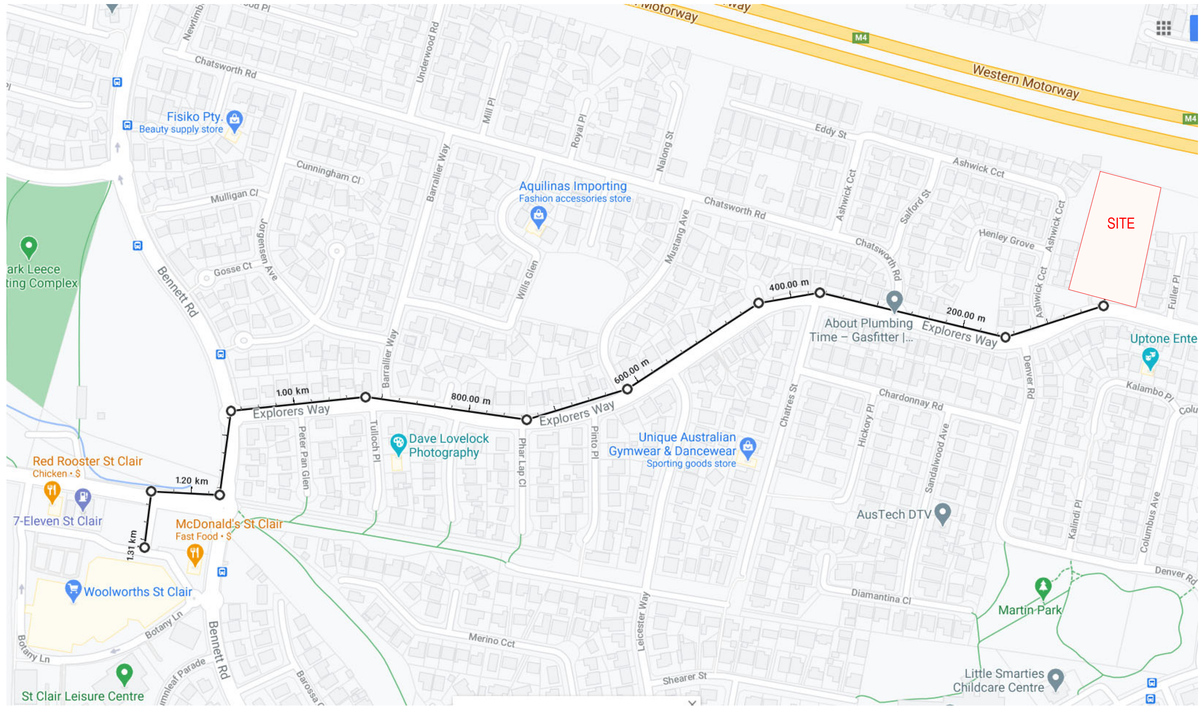
Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
COVER SHEET & PROJECT DATA

Project No.	Sheet No.	Revision
3362	DA0.01	A

LOCATION PLAN (NTS)



LOCATION MAP (NTS)

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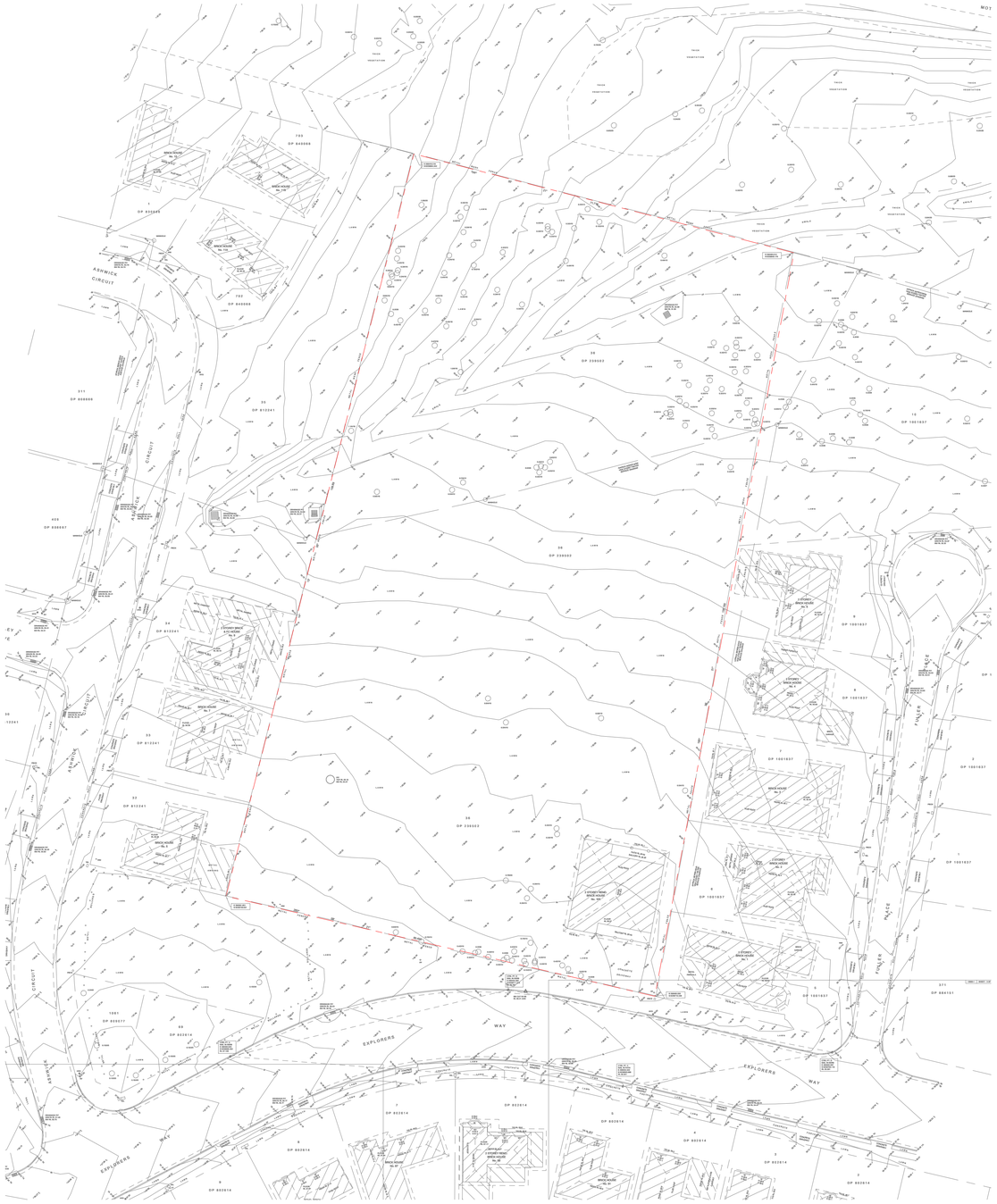

1 / A4002 SURVEY PLAN
1 : 500

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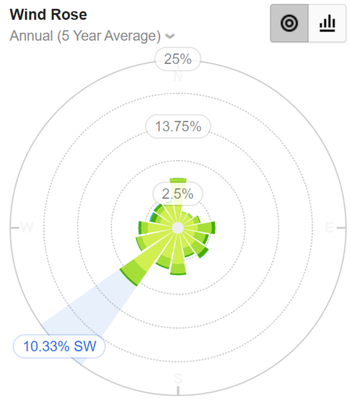
Sheet Title
LOCATION & SURVEY PLAN

Project No.	Sheet No.	Revision
3362	DA0.05	A

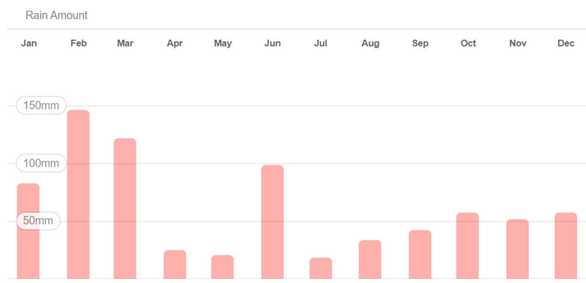
TYPICAL SITE CONTEXT

VIEW FROM ASHWICK ONTO SUBJECT SITE

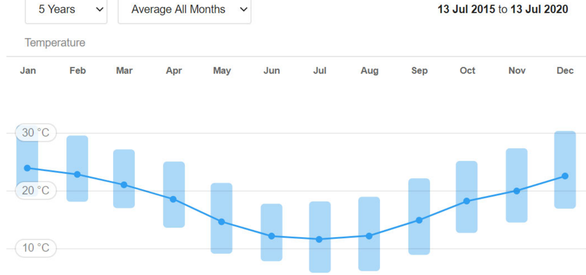
VIEW FROM EXPLORER'S WAY ONTO SUBJECT SITE



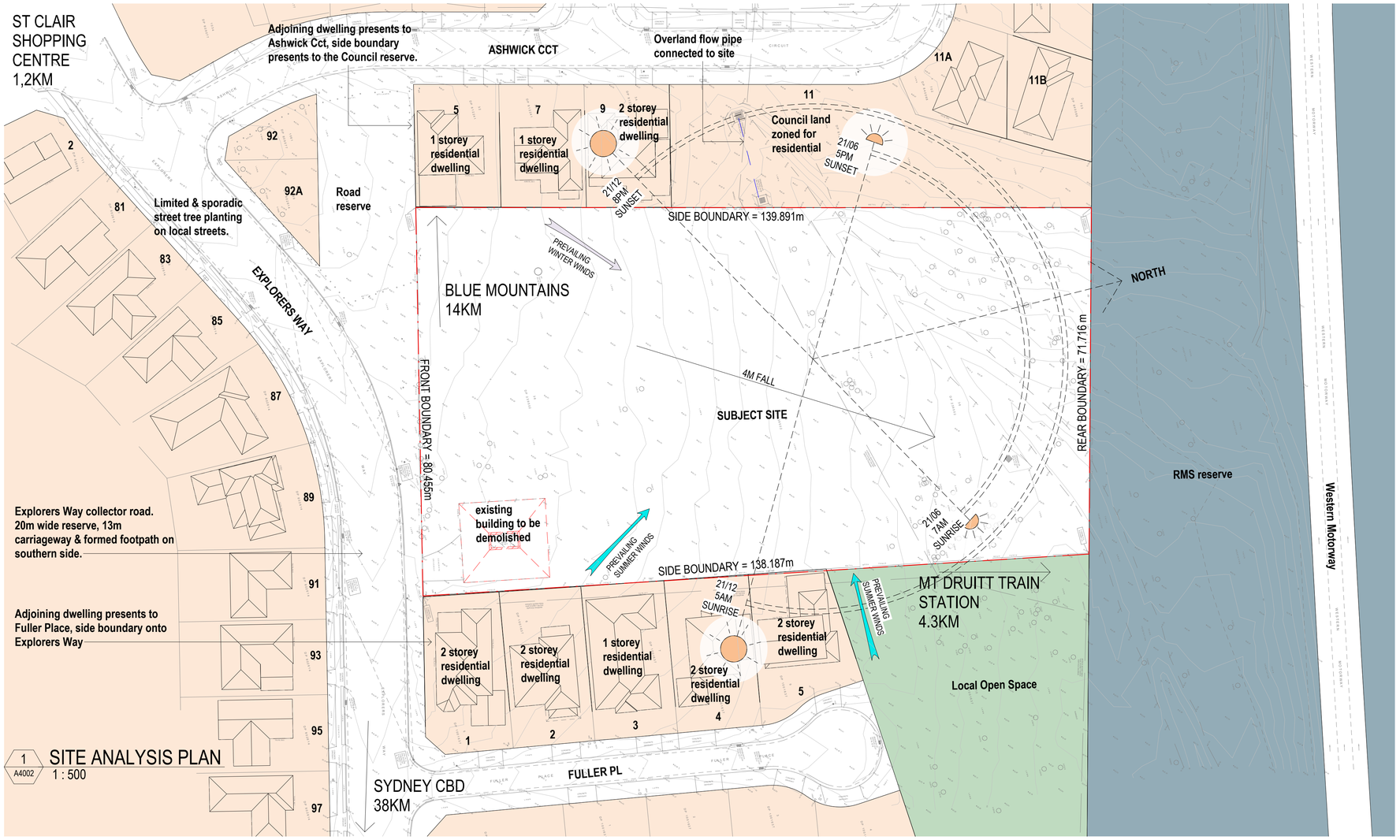
AVERAGE WIND DIRECTION OVER 5 YEARS



AVERAGE RAINFALL OVER 5 YEARS



AVERAGE TEMPERATURE OVER 5 YEARS



1 A4002 SITE ANALYSIS PLAN
1 : 500

23/06/2021 2:16:30 PM

SITE ANALYSIS LEGEND

- SUBJECT SITE
- RESIDENTIAL 1-2 STOREY
- PARK
- RMS RESERVE
- WINTER SUN
- SUMMER SUN
- PREVAILING WINTER WINDS
- PREVAILING SUMMER WINDS

NOTE:
THE ARCHITECT HAS INTERPOLATED THE LOCATION, SIZE AND FOOTPRINT OF ALL RESIDENTIAL BUILDINGS ADJACENT TO THE SUBJECT SITE FROM A SITE SURVEY

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NORTH

SCALE @ A1
1:500
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Drawn	Checked	Scale
PL	RW	As indicated @ A1

Project
OPAL ST CLAIR RACF

Project Address
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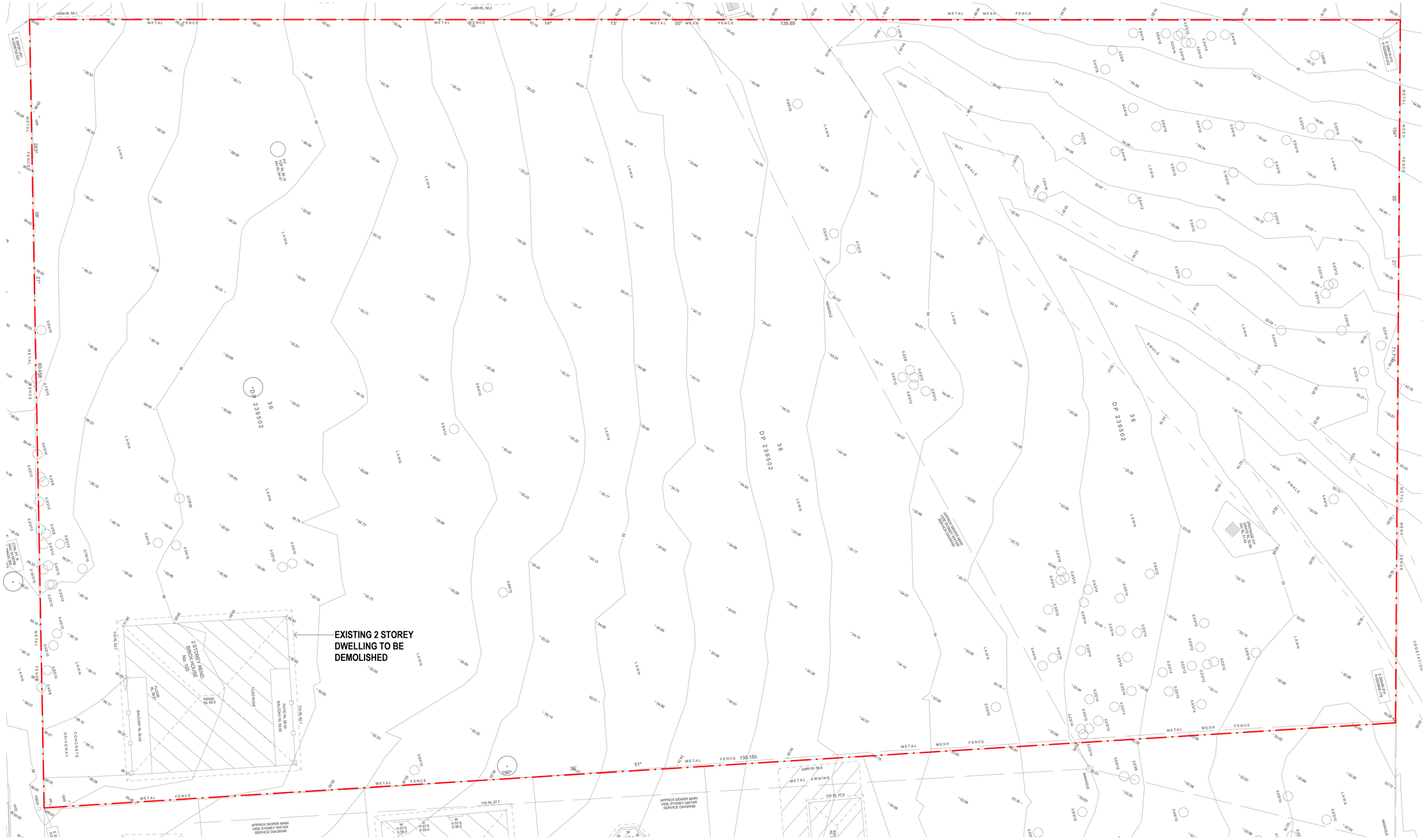
Sheet Title
SITE ANALYSIS

Project No.	Sheet No.	Revision
3362	DA0.10	A



1 A4002 DEMOLITION PLAN
1 : 200

refer to Landscape Architects TREE RETENTION AND REMOVAL PLAN for details of tree removal

23/06/2021 2:16:40 PM

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1:200
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Sheet Title
DEMOLITION PLAN

Project No.	Sheet No.	Revision
3362	DA0.15	A

1 / A4002 SITE PLAN
1 : 500

23/06/2021 2:17:45 PM

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Sheet Title
SITE PLAN

Project No.	Sheet No.	Revision
3362	DA0.20	A

ALLIED HEALTH
BALCONY
BOH
CIRCULATION
COMMUNAL
COMPANION BED
ELECTRICAL
ENSUITE
EXTERNAL
FRONT OF HOUSE
SERVICES
SINGLE BED
SINGLE BED [LARGE] - GROUND LEVEL
STAFF
SUPPORT
WC

124 Bedrooms - 154 Beds
- 94 single bedrooms
- 30 companion rooms

37 car spaces

11/08/2021 2:41:55 PM

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1:200
0 5 10M

Drawn	Checked	Scale
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Sheet Title
GROUND FLOOR

Project No.	Sheet No.	Revision
3362	DA1.20	A

ALLIED HEALTH
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CIRCULATION
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25/06/2021 4:50:41 PM

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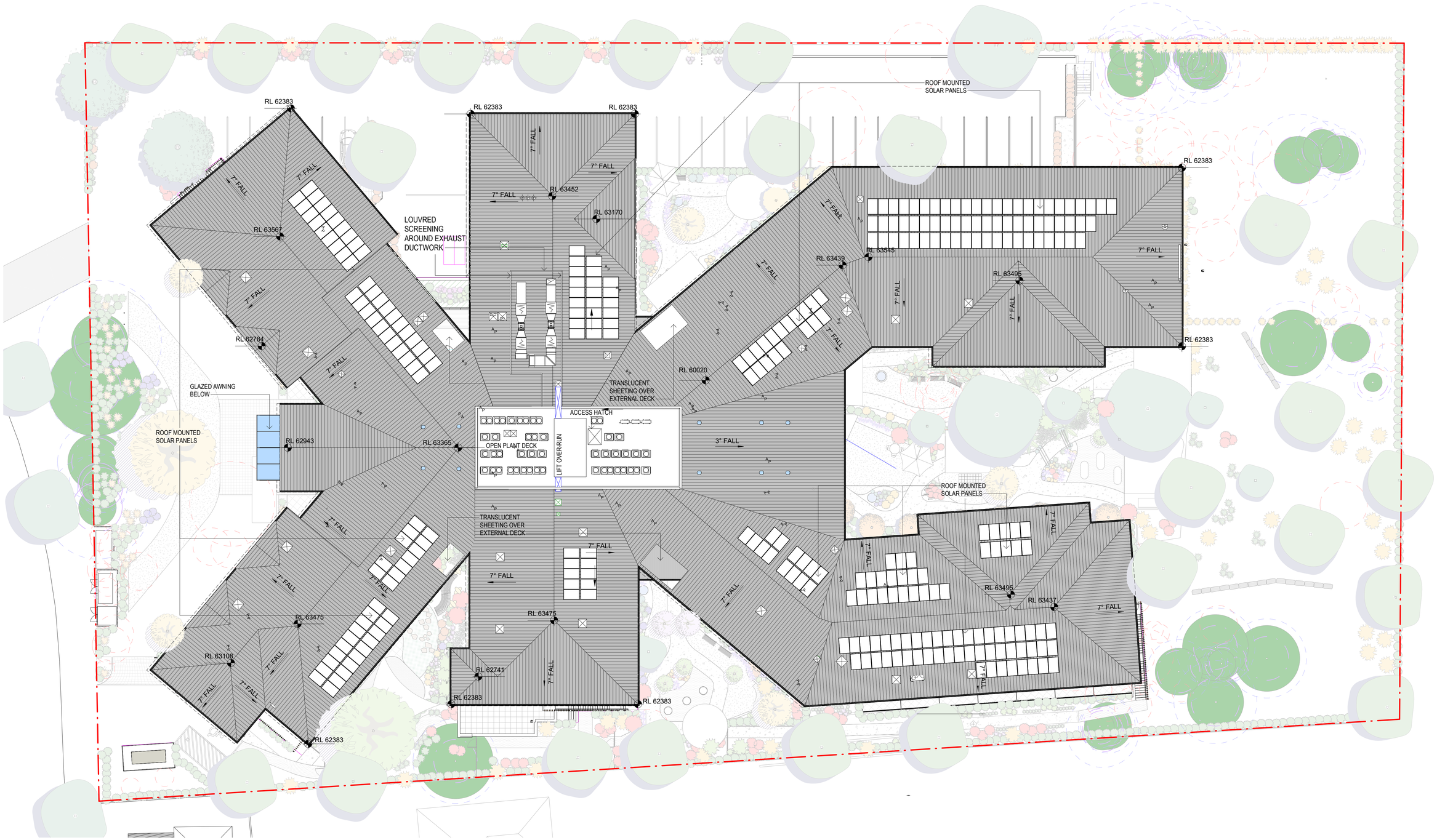
Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
LEVEL 1

Project No.	Sheet No.	Revision
3362	DA1.21	A



23/06/2021 2:22:47 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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PRELIMINARY
WORK-IN-PROGRESS

NORTH

SCALE @ A1
1:200
0 5 10M

Drawn	Checked	Scale
PJ	JP	As indicated @ A1

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

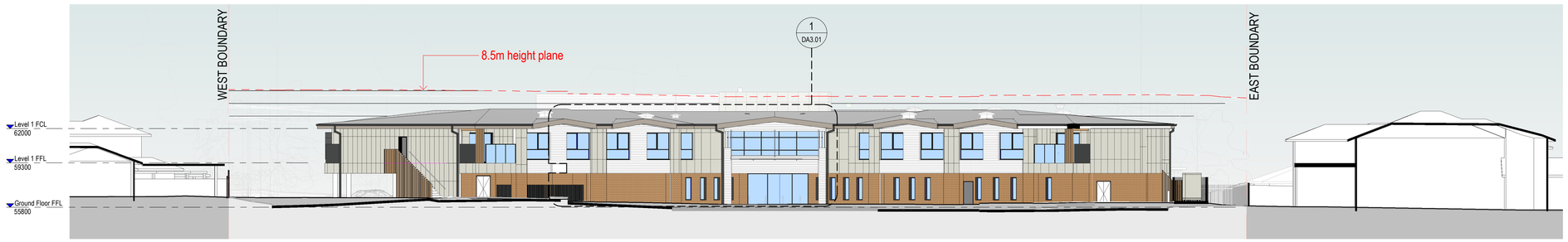
Sheet Title
ROOF PLAN

Project No.	Sheet No.	Revision
3362	DA1.22	A

1 DA ELEVATION (EAST)
1 : 200

2 DA ELEVATION (WEST)
1 : 200

3 DA ELEVATION (NORTH)
1 : 200



4 DA ELEVATION (SOUTH)
1 : 200

25/06/2021 6:18:39 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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DA ISSUE

SCALE @ A1
1:200
0 5 10M

Drawn	Checked	Scale
JP	RW	As indicated @ A1

Project
OPAL ST CLAIR RACF

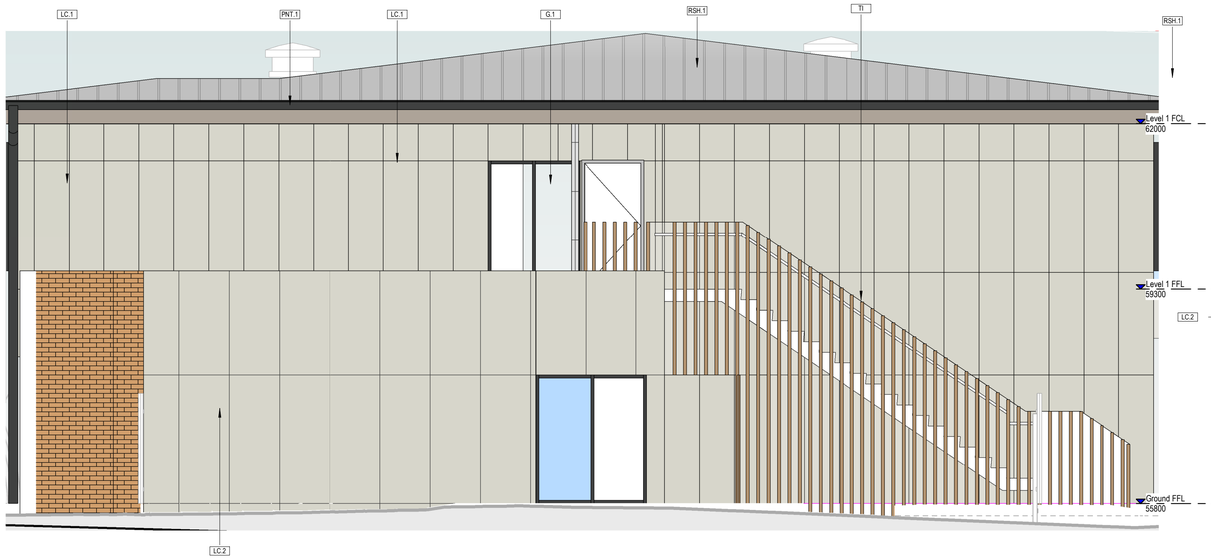
Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
EXTERNAL ELEVATIONS 1

Project No.	Sheet No.	Revision
3362	DA3.00	A

1 DA3.00 SOUTH ELEVATION - MAIN ENTRY
1 : 50

2 DA3.00 EAST ELEVATION - NORTH EAST WING
1 : 50

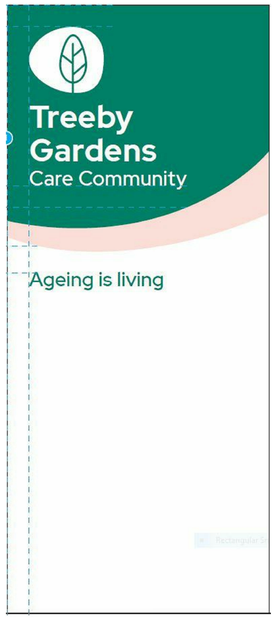


3 DA3.00 EAST ELEVATION - MIDDLE WING
1 : 50

5 A2000 WINDOW PRIVACY SCREENS
1 : 50

S2 - WALL MOUNTED SIGNAGE - 1500 wide x 750 high

S3 - POST MOUNTED DIRECTIONAL SIGNAGE - 1200 wide x 900 high



S1 - SOUTH BOUNDARY PYLON SIGNAGE - 900 wide x 2100 high

4 A2000 SOUTH BOUNDARY ELEVATION
1 : 200

S1 - SOUTH BOUNDARY PYLON SIGNAGE - 900 wide x 2100 high
S2 - WALL MOUNTED SIGNAGE - 1500 wide x 750 high
S3 - POST MOUNTED DIRECTIONAL SIGNAGE - 1200 wide x 900 high
HYDRANT & SPRINKLER BOOSTER ENCLOSURE AT SOUTH BOUNDARY

23/06/2021 2:25:00 PM

CODE LEGEND

Key Value	Keynote Description
FB.1	BOWRAL "PICTON" PR SIMILAR FACE BRICK
G.1	CLEAR GLASS
LC.1	COLORBOND FLAT METAL CLADDING('DUNE' OR SIMILAR)
LC.2	PAINTED FC PANEL CLADDING ('SURFMIST' OR SIMILAR)
PNT.1	COLORBOND MONUMENT WINDOW HOODS; GUTTERS, DOWNPIPES
RSH.1	ROOF SHEETING TYPE 1
TI	TIMBER LOOK ALUMINIUM BATTENS

Revision	Description	Date
A	Development Application Issue	23/06/2021

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DA ISSUE

SCALE @ A1
1:50
0 1.25 2.5M

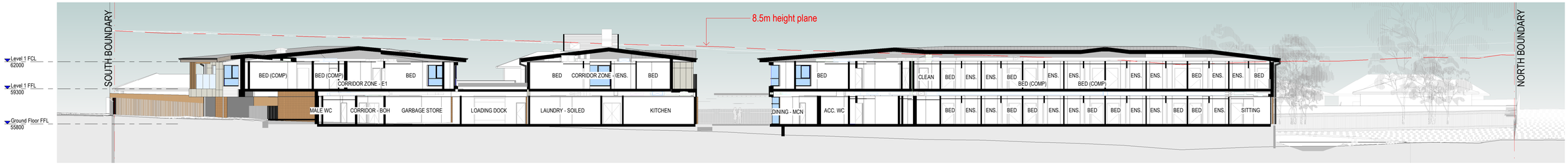
Drawn	Checked	Scale
JP	RW	As indicated @ A1

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
EXTERNAL ELEVATIONS 2

Project No.	Sheet No.	Revision
3362	DA3.01	A



1 A2000 LONGITUDINAL SECTION - 1
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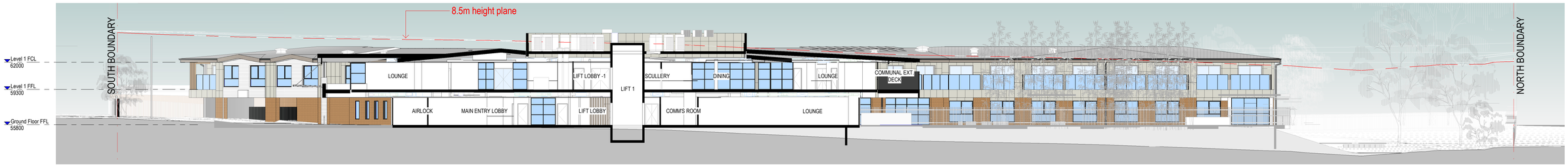
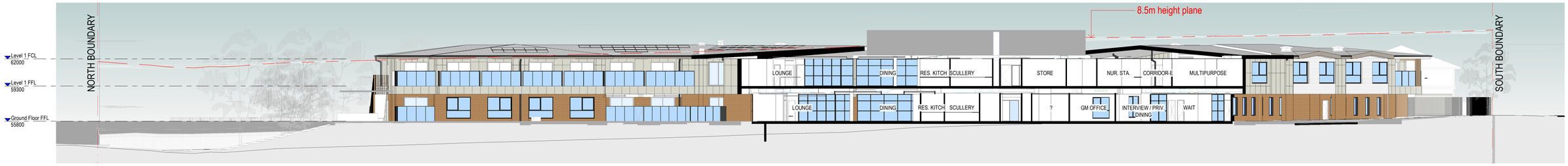
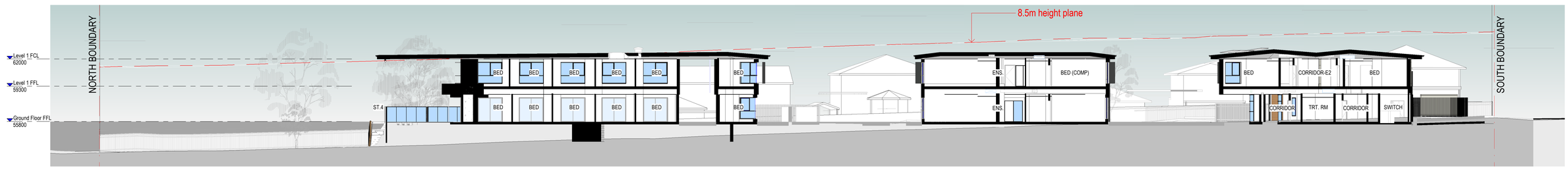


2 A2000 LONGITUDINAL SECTION - 2
1 : 200



3 A2000 LONGITUDINAL SECTION - 3
1 : 200



4 A2000 LONGITUDINAL SECTION - 4
1 : 200

23/06/2021 2:25:35 PM

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SCALE @ A1
1:200
0 5 10M

Drawn	Checked	Scale
PJ	RW	As indicated @ A1

Project
OPAL ST CLAIR RACF

Project Address
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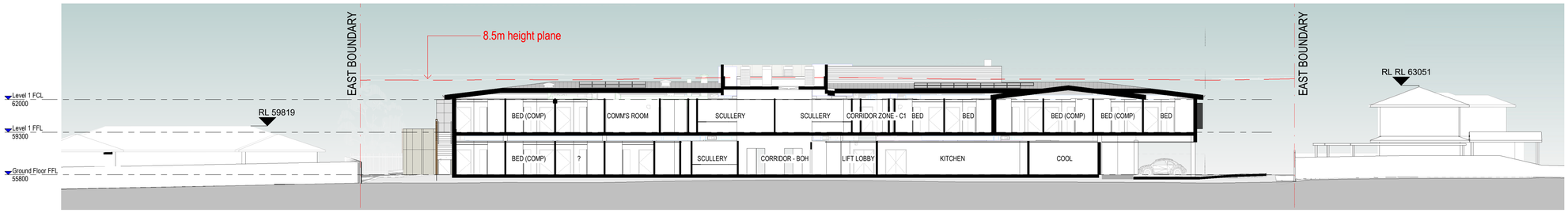
NSW 2759

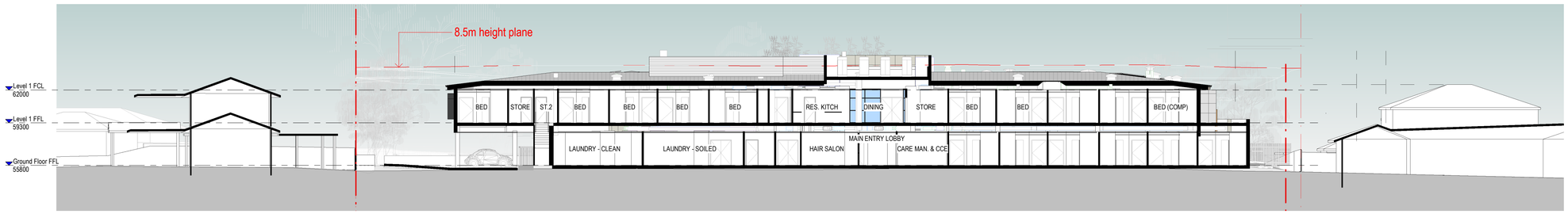
Sheet Title
BUILDING SECTIONS

Project No.	Sheet No.	Revision
3362	DA3.10	A



1 A2000 CROSS SECTION - 1
1 : 200

2 A2000 CROSS SECTION - 2
1 : 200



3 A2020 CROSS SECTION - 3
1 : 200

23/06/2021 2:26:06 PM

Revision	Description	Date
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1:100
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Drawn	Checked	Scale
JP	RW	As indicated @ A1

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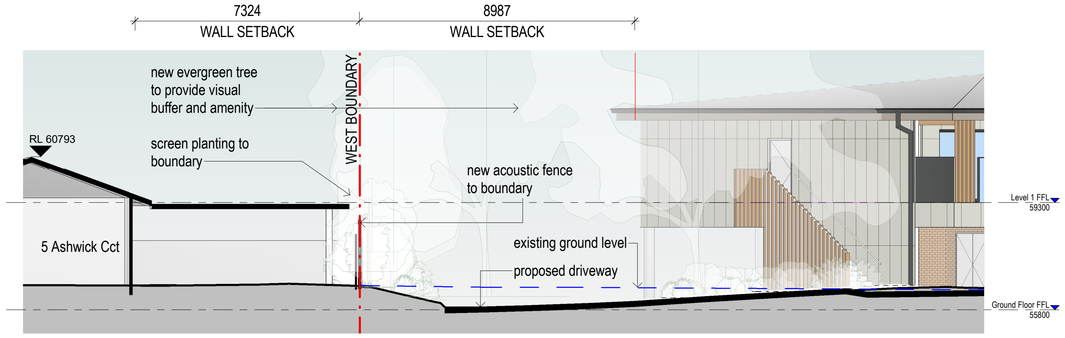
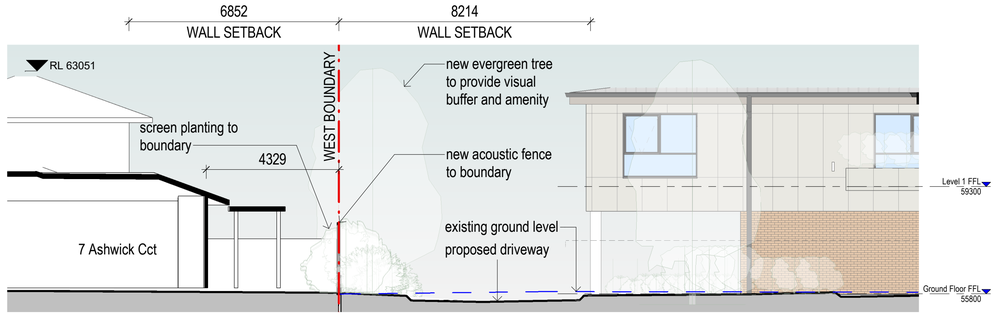
Sheet Title
BUILDING SECTIONS

Project No.	Sheet No.	Revision
3362	DA3.11	A



1 A2000 WEST BOUNDARY CONDITION - 5 ASHWICK CCT
1 : 100



2 A2000 WEST BOUNDARY CONDITION - 7 ASHWICK CCT
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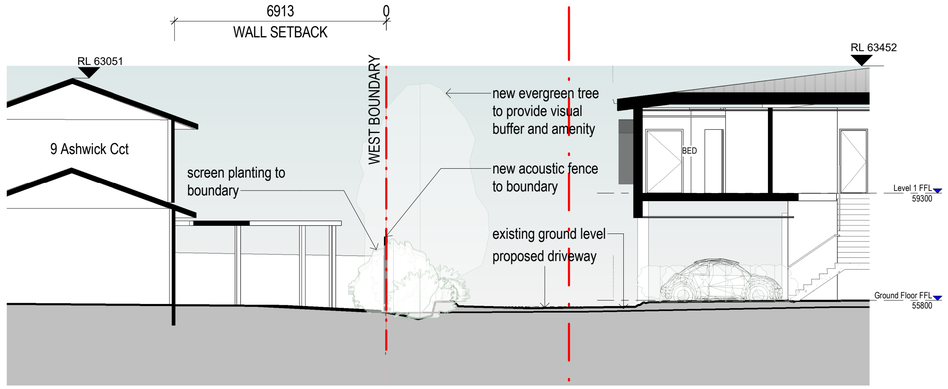
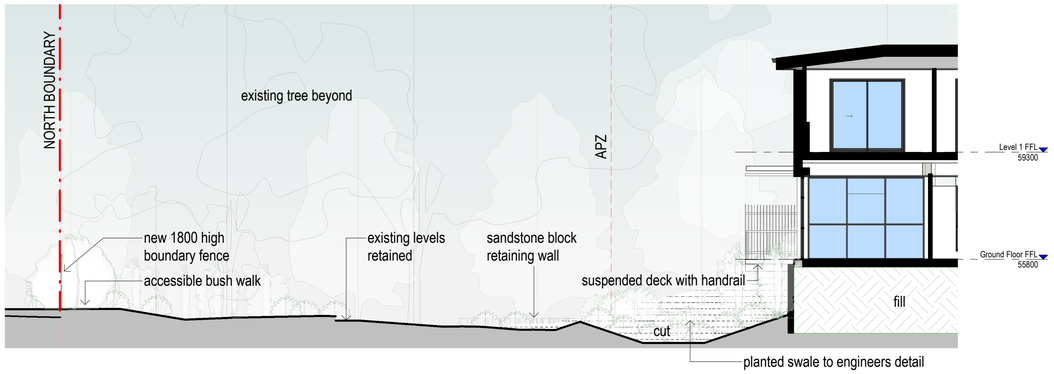


3 A2000 WEST BOUNDARY CONDITION - 9 ASHWICK CCT
1 : 100



5 A2000 NORTH BOUNDARY CONDITION - NORTH BOUNDARY
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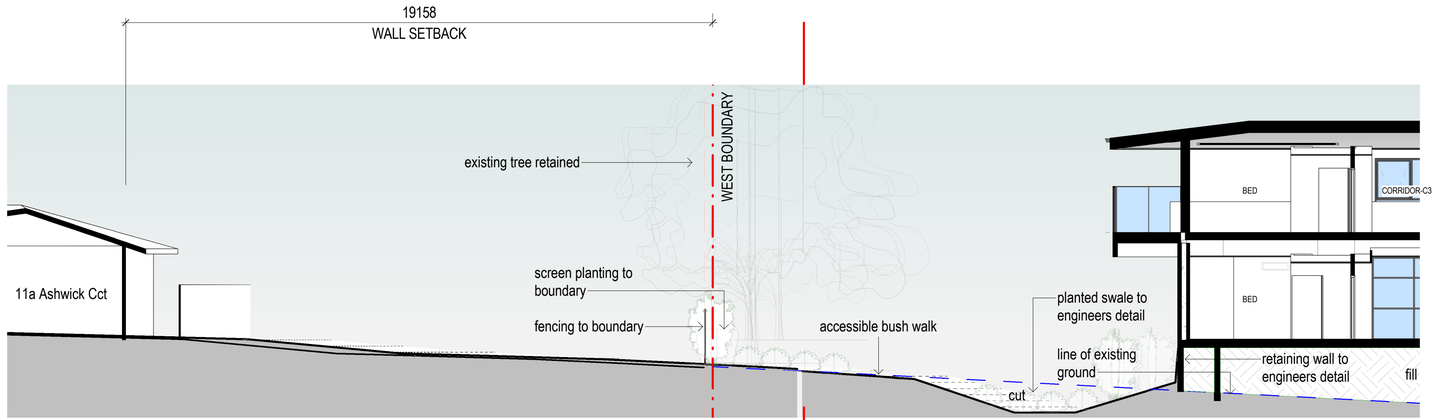
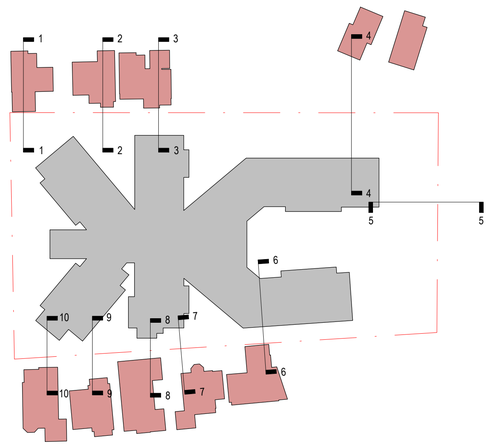


4 A2000 WEST BOUNDARY CONDITION - 11A ASHWICK CCT
1 : 100



BOUNDARY SECTION KEYPAN
1 : 1000

23/06/2021 2:26:34 PM

Revision	Description	Date
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SCALE @ A1
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0 2.5 5M

Drawn	Checked	Scale
JP	JP	As indicated @ A1

Project
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Project Address
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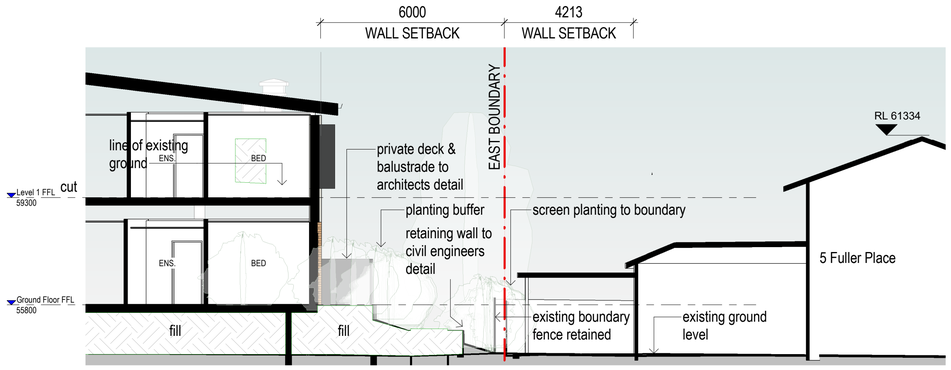
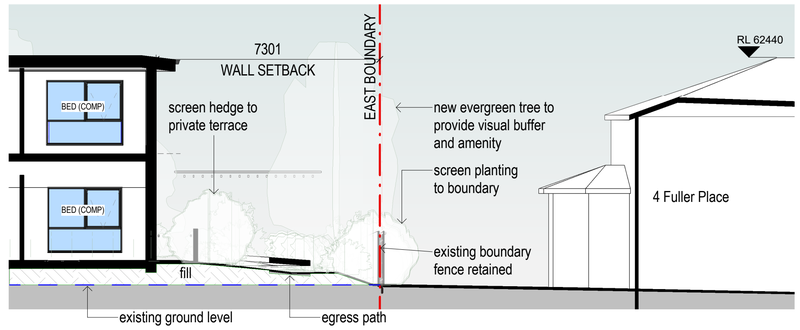
Sheet Title
BOUNDARY CONDITION SECTIONS - SHEET 1

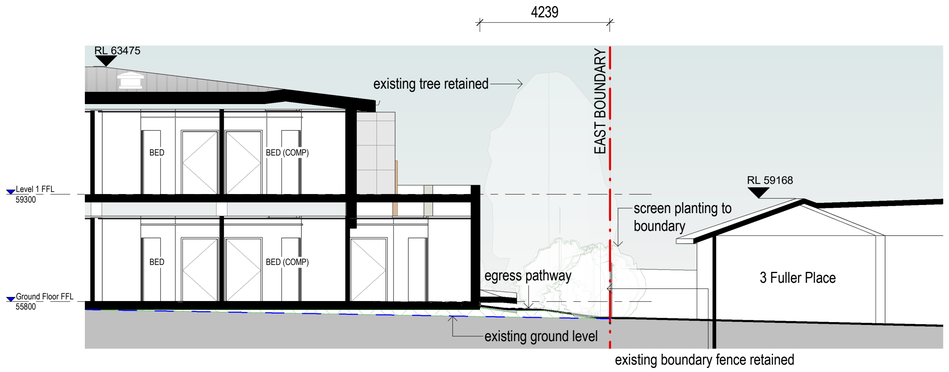
Project No.	Sheet No.	Revision
3362	DA3.12	A



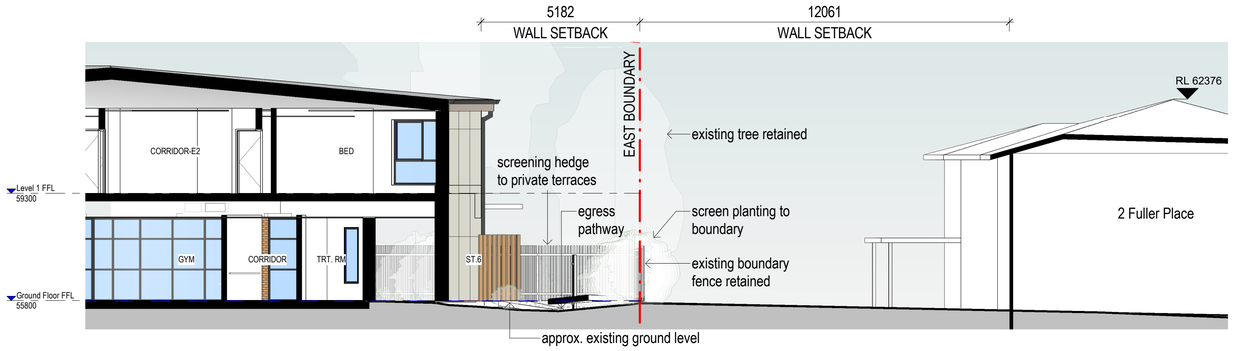
6 A2000 EAST BOUNDARY CONDITION - 5 FULLER PLACE
1 : 100



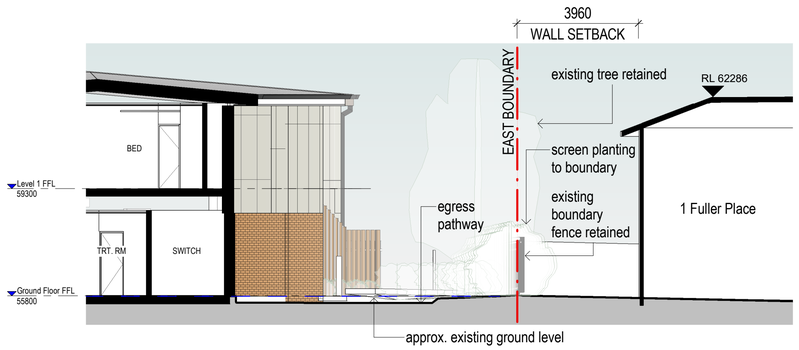
7 A2000 EAST BOUNDARY CONDITION - 4 FULLER PLACE
1 : 100



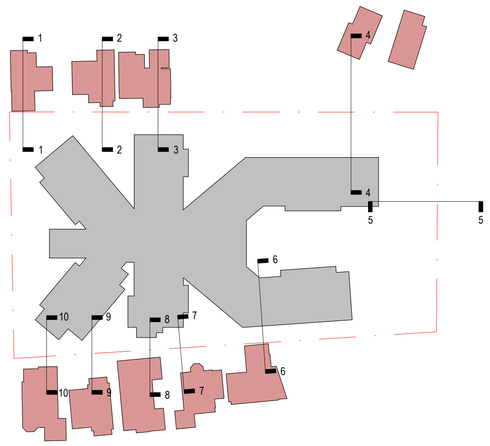
8 A2000 EAST BOUNDARY CONDITION - 3 FULLER PLACE
1 : 100



9 A2000 EAST BOUNDARY CONDITION - 2 FULLER PLACE
1 : 100



10 A2000 EAST BOUNDARY CONDITION - 1 FULLER PLACE
1 : 100



BOUNDARY SECTION KEYPAN
1 : 1000

23/06/2021 2:27:00 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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DA ISSUE

SCALE @ A1
1:100
0 2.5 5M

Drawn	Checked	Scale
JP	JP	As indicated @ A1

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
BOUNDARY CONDITION SECTIONS - SHEET 2

Project No.	Sheet No.	Revision
3362	DA3.13	A

23/06/2021 2:27:20 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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DA ISSUE

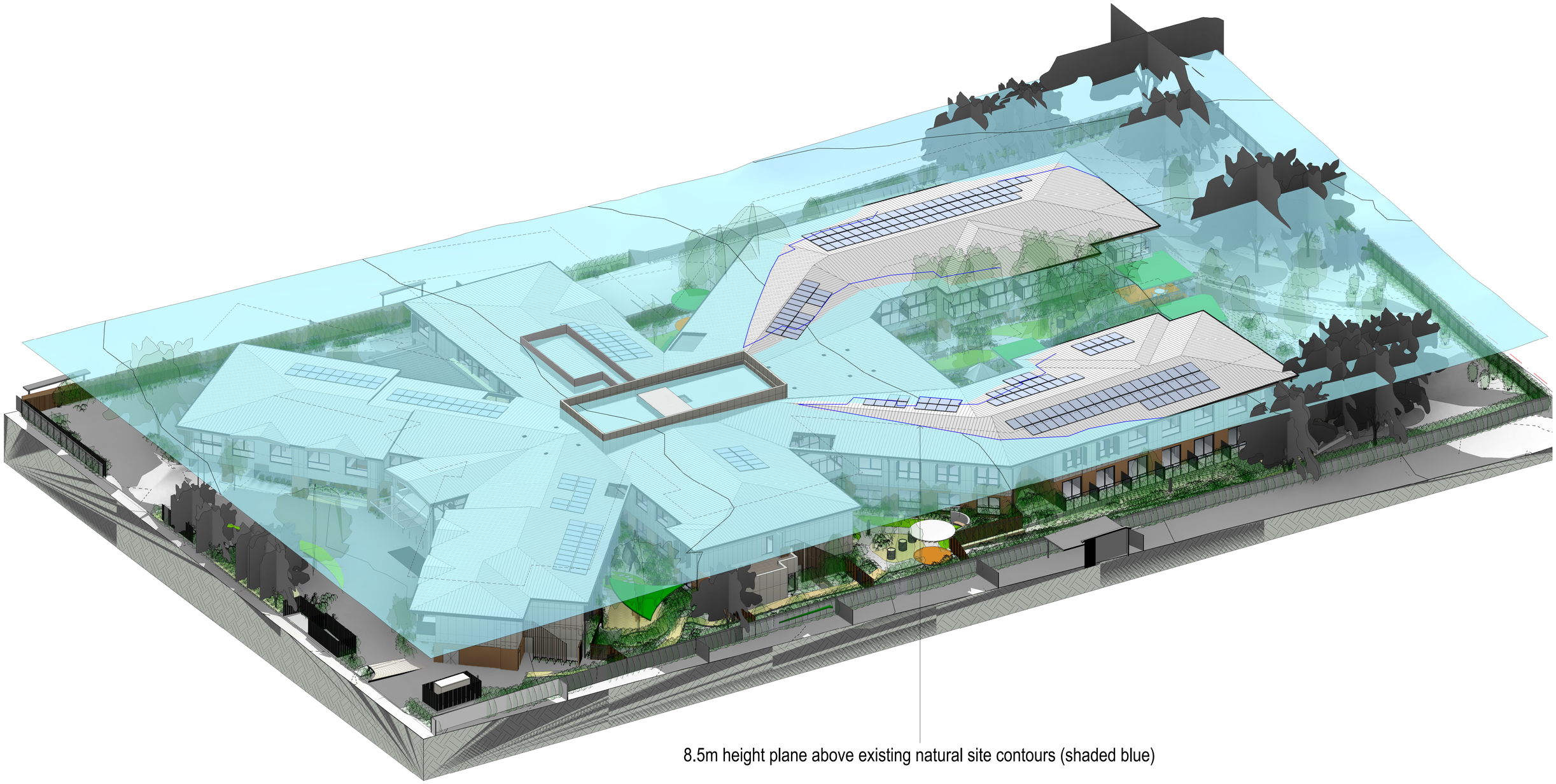
Drawn	Checked	Scale
PJ	RW	

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
3D ISOMETRIC VIEW

Project No.	Sheet No.	Revision
3362	DA5.20	A



8.5m height plane above existing natural site contours (shaded blue)

23/06/2021 2:28:47 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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Nominated Architect: Craig Shelsher (NSW #8259)

DA ISSUE

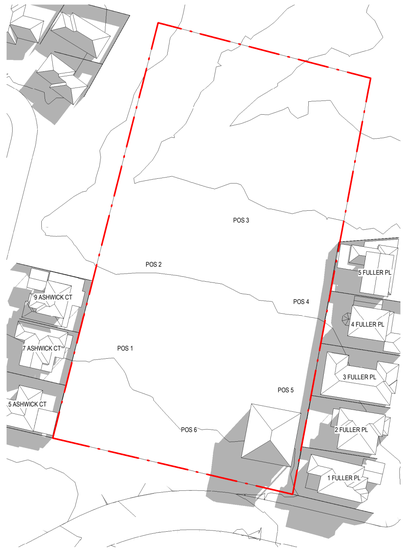
Drawn	Checked	Scale
PJ	RW	

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

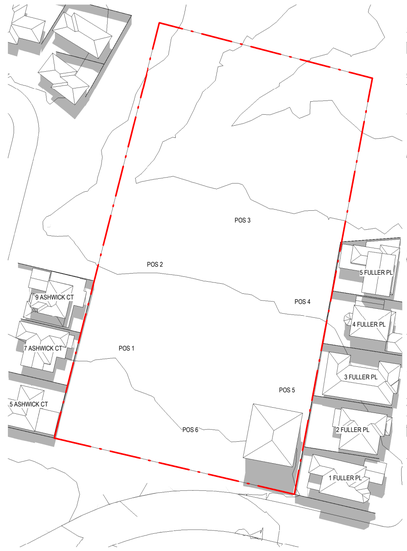
Sheet Title
3D ISOMETRIC VIEW (8.5M HEIGHT PLANE)

Project No.	Sheet No.	Revision
3362	DA5.21	A



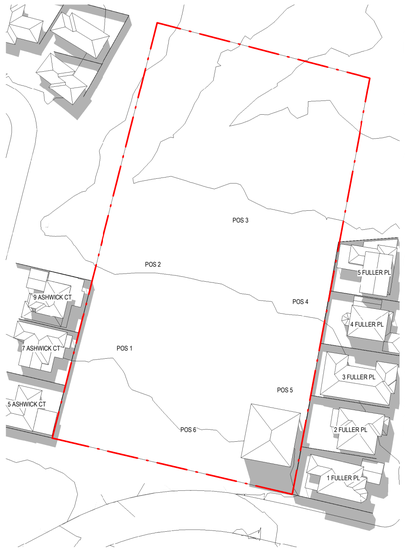
1A EXISTING SHADOWS - JUN21 - 0900
1 : 1000

1B PROPOSED SHADOWS - JUN21 - 0900
1 : 1000

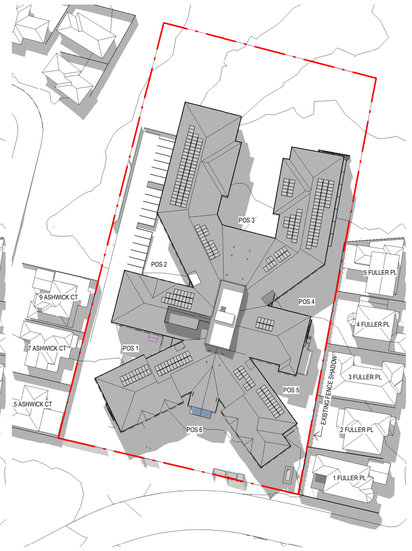


2A EXISTING SHADOWS - JUN21 - 1200
1 : 1000

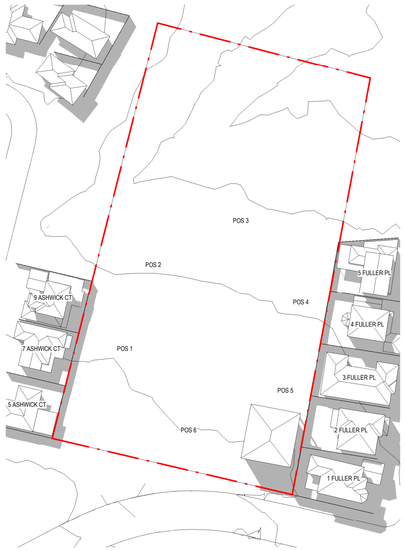
2B PROPOSED SHADOWS - JUN21 - 1200
1 : 1000



3A EXISTING SHADOWS - JUN21 - 1300
1 : 1000

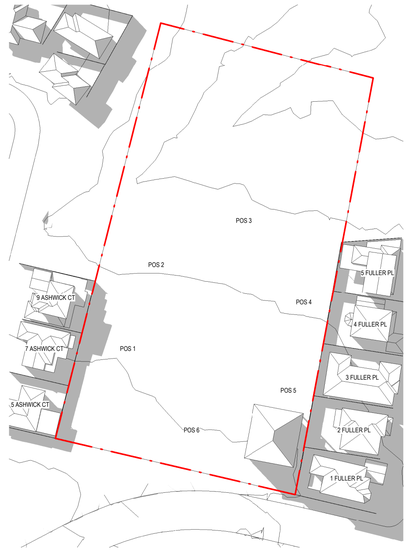


3B PROPOSED SHADOWS - JUN21 - 1300
1 : 1000



4A EXISTING SHADOWS - JUN21 - 1400
1 : 1000

4B PROPOSED SHADOWS - JUN21 - 1400
1 : 1000



5A EXISTING SHADOWS - JUN21 - 1500
1 : 1000

5B PROPOSED SHADOWS - JUN21 - 1500
1 : 1000

NEIGHBOURING PROPERTIES PRIVATE OPEN SPACE (P.O.C) SOLAR ACCESS (JUNE 21)	
5 ASHWICK CT	6+ HOURS
7 ASHWICK CT	6+ HOURS
9 ASHWICK CT	6+ HOURS
1 FULLER PL	3+ HOURS
2 FULLER PL	4+ HOURS
3 FULLER PL	3+ HOURS
4 FULLER PL	4+ HOURS
5 FULLER PL	3+ HOURS

23/06/2021 2:31:42 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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DA ISSUE

SCALE @ A1
1:1000
0 25 50M

Drawn	Checked	Scale
PJ	RW	As indicated @ A1

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
SHADOW DIAGRAMS - NEIGHBOURING PROPERTIES PRIVATE OPEN SPACE

Project No.	Sheet No.	Revision
3362	DA11.00	A

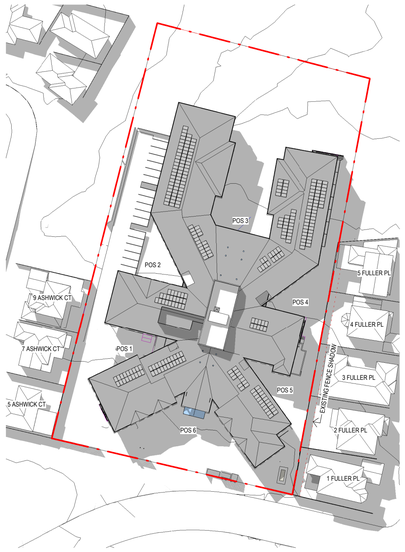
1 POS - PROPOSED SHADOWS - JUN21 - 0900
1 : 1000

2 POS - PROPOSED SHADOWS - JUN21 - 1000
1 : 1000

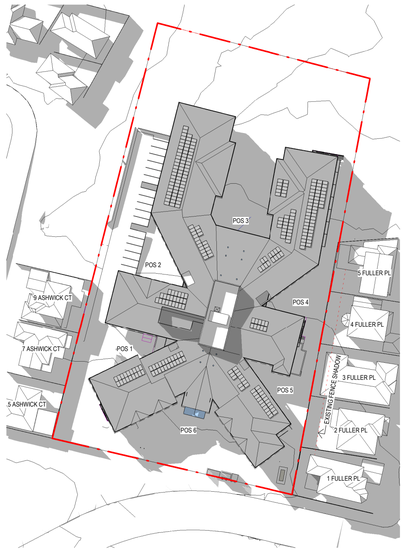
3 POS - PROPOSED SHADOWS - JUN21 - 1100
1 : 1000

4 POS - PROPOSED SHADOWS - JUN21 - 1200
1 : 1000

5 POS - PROPOSED SHADOWS - JUN21 - 1300
1 : 1000



6 POS - PROPOSED SHADOWS - JUN21 - 1400
1 : 1000



7 POS - PROPOSED SHADOWS - JUN21 - 1500
1 : 1000

PRIVATE OPEN SPACE (P.O.S.) SOLAR ACCESS (JUNE 21)	
POS 1	1+ HOURS
POS 2	4+ HOURS
POS 3	4+ HOURS
POS 4	2+ HOURS
POS 5	2+ HOURS

3+ HOURS OF SUNLIGHT WITHIN PRIVATE OPEN SPACE (P.O.S) AREAS

23/06/2021 3:12:57 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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DA ISSUE

NORTH

SCALE @ A1
1:100
0 2.5 5M

Drawn	Checked	Scale
Author	Checker	As indicated @ A1

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
SHADOW DIAGRAMS - PROPOSED DEVELOPMENT PRIVATE OPEN SPACE

Project No.	Sheet No.	Revision
3362	DA11.01	A

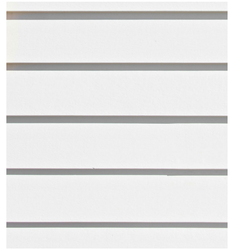
FACE BRICK (FB)

FB.1
FACE BRICK - BOWRAL PICTON OR SIMILAR
GENERALLY 2400H AROUND ALL GROUND FLOOR EXTERNAL WALLS
[MEDIUM]

LIGHT WEIGHT CLADDING (LC)

LC.1
LIGHT WEIGHT CLADDING
COLORBOND DUNE OR SIMILAR
FLAT METAL CLADDING.
[MEDIUM]

LC.2
LIGHT WEIGHT CLADDING
COLORBOND SURFMIST (MATT FINISH) OR SIMILAR
EXTERNAL FC CLADDING FOR LEVEL 1.
[LIGHT]



LC.3
LIGHT WEIGHT CLADDING
WEATHERBOARD EXTERNAL CLADDING FOR SOUTH FACING ENTRY FACADE
RESENE APRICOT WHITE OR SIMILAR
[LIGHT]

METAL ROOF (MR)

MR
COLORBOND ROOF SHEETING
COLORBOND DUNE
OVERALL BUILDING ROOF
[MEDIUM]

GUTTERS & DOWNPIPES (PNT1)

PNT.1
COLORBOND MONUMENT
DOWNPIPES & GUTTERING
[DARK]

GLAZING (G1)

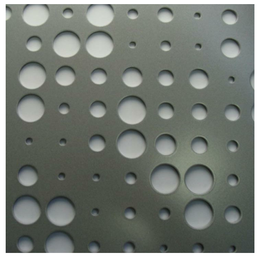
G.1
CLEAR GLASS
WINDOWS, CURTAIN WALLS, SLIDING DOORS
[CLEAR]

RENDER (REN)

REN.1
RENDER
RESENE QUARTER FOSSIL CC OR SIMILAR
EXTERNAL STAIR BLADE WALLS
[MEDIUM]

REN.2
RENDER
DULUX SNOWY MOUNTAINS WHITE OR SIMILAR
GROUND FLOOR RETAINING WALLS
[LIGHT]

FEATURE FINISHES

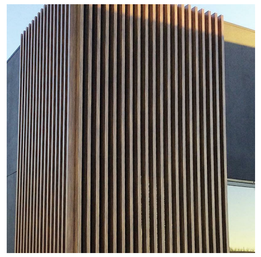


PS.1
PERFORATED PRIVACY SCREEN
DULUX MONUMENT POWDERCOAT FINISH
PRIVACY SCREENS TO SELECTED GROUND FLOOR & LEVEL 1 PRIVATE OPEN SPACES
[DARK]

SO
SOFFIT
DULUX MOLE GREY
EXTERNAL CLADDING TO UNDERSIDE OF ROOF OVERHANG
[MEDIUM]

PNT1
DULUX MONUMENT
MULLIONS, WINDOW FRAMES, SUNHOODS, PRIVACY SCREENS, BALUSTRADE STANCHIONS, SLAT FENCING.
[DARK]

SCREENING

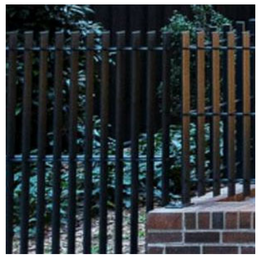


TI
ALUMINIUM BATTENS - TIMBER LOOK
(KNOTWOOD WHITE ASH OR SIMILAR)
PRIVACY SCREENS FOR SELECT LEVEL 1 PRIVAT OPEN SPACES & EXTERNAL FIRE STAIRS
[LIGHT]

VRG
OPERABLE LOUVRE VERGOLA
DULUX MOLE GREY POWDERCOAT FINISH
[TO MATCH SOFFIT COLOUR]
OVER LEVEL 1 NORTH FACING DECKS OFF LIVING AREAS
[LIGHT]

PRG
PERGOLA - TIMBER LOOK
(KNOTWOOD WHITE ASH OR SIMILAR)
OVER TO ROOF APERTURES OVER LEVEL 1 DECKS AND ENCLOSED STAIRS.
[LIGHT]

FENCING (F)



F1
1.8M PALISADE STREET FENCE
DULUX MONUMENT POWDERCOAT FINISH
FENCING ON SOUTH BOUNDARY
[DARK]

SF
COLORBOND 1.8M - 2.1M FENCE
COLORBOND MONUMENT OR SIMILAR
FENCING TO NORTH; EAST & WEST BOUNDARIES
[LIGHT]

23/06/2021 2:33:49 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

NOTES : DEVELOPMENT APPLICATION

1. DESIGN RESOLUTION
• The drawings represent general architectural intent for the purpose of this development application only.
• The internal layout is shown indicatively and is subject to further design development.
• The dimensions shown are general only and are subject to further design resolution.
• Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
• The size and position of privacy screens, louvres is indicative and shown in open and closed positions.
• Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)
• Location & sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
Colours presented on drawings are generic only and indicative of the architectural design intent.

3. EXISTING STRUCTURES AND SERVICES
Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.

THIS DRAWING IS TO BE PRINTED IN COLOUR

Nominated Architects: Craig Shelsher 8259

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DA ISSUE

Drawn: PL
Checked: RW
Scale:

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
MATERIAL + FINISHES SCHEDULE

Project No. 3362
Sheet No. DA12.00
Revision A

SOUTH WEST VIEW FROM EXPLORERS WAY

SOUTH EAST VIEW FROM EXPLORERS WAY

SOUTH VIEW FROM EXPLORERS WAY

23/06/2021 2:34:01 PM

Revision	Description	Date
A	Development Application Issue	23/06/2021

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DA ISSUE

Drawn	Checked	Scale
PJ	RW	

Project
OPAL ST CLAIR RACF

Project Address
94-100 EXPLORERS WAY, ST CLAIR
NSW 2759

Sheet Title
PERSPECTIVE VIEWS

Project No.	Sheet No.	Revision
3362	DA12.10	A