

**PLANNING AND NATURAL SYSTEMS**

**ATTACHMENT B**

**DA 441/2017 - SENIORS HOUSING - LOT 83  
DP 262684 KULAROO DR, FORSTER**

**DEVELOPMENT CONTROL UNIT MEETING**

**6 SEPTEMBER 2017**

# PACIFIC CAPE

## DEVELOPMENT APPLICATION ISSUE

### PROPOSED APARTMENT BUILDING ALTERATIONS & ADDITIONS TO RACF



RACF



APARTMENTS

#### Thermal notes for Lot 83 Kularoo Drive, FORSTER NSW.

Category	Items	Simulation Based on the Following Requirements
External Walls (Light)	<ul style="list-style-type: none"> <li>200mm Blockwork</li> <li>Framed (weatherboard, fibre cement, metalclad)</li> </ul>	<ul style="list-style-type: none"> <li>Lined with R2.0 bulk insulation</li> <li>Sarking plus R2.0 bulk insulation</li> </ul>
Internal Walls	<ul style="list-style-type: none"> <li>Plasterboard on studs</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
Ceilings Internal	<ul style="list-style-type: none"> <li>Suspended concrete above plasterboard</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
Ceilings External	<ul style="list-style-type: none"> <li>Timber above plasterboard</li> </ul>	<ul style="list-style-type: none"> <li>R2.5 bulk insulation</li> </ul>
Floors	<ul style="list-style-type: none"> <li>Suspended concrete slab</li> </ul>	<ul style="list-style-type: none"> <li>Foil sided F1.0 fixed to the underside of the floor slab to all ground floor units</li> </ul>
Floor Coverings	<ul style="list-style-type: none"> <li>Tiles</li> <li>Carpet</li> </ul>	<ul style="list-style-type: none"> <li>To all wet areas</li> <li>To the remainder</li> </ul>
Roof (Light)	<ul style="list-style-type: none"> <li>Metal roof cladding at 10 degrees</li> </ul>	<ul style="list-style-type: none"> <li>Sarking</li> </ul>
Category	Items	Simulation Based on the Following Requirements
Windows	<ul style="list-style-type: none"> <li>Aluminium framed single glazed clear to all windows and glass doors unless noted otherwise.</li> </ul>	<ul style="list-style-type: none"> <li>Group "A" ALM-001-01 (Awning, Bifold, Casement, Tilt'n'Turn)</li> <li>U-Value &lt; 0.70 or less and SHGC &lt; 0.37 or &lt; 0.05</li> <li>Group "B" ALM-002-01 (Double Hung, Fixed, Louvre, Sliding)</li> <li>U-Value &lt; 0.70 or less and SHGC &lt; 0.70 or &lt; 0.05</li> </ul>

**Additional Consultant Information**  
 Landscape Plan – Oculus  
 Revised Concept Stormwater Quality Control Plan – Coastplan  
 Traffic/Parking Assessment Report - Transport & Traffic Planning Associates  
 Perspective Images – 3dai  
 Basix Certificates – Basix Max  
 SOEE/Clause 4.6 Objection – McFadyen  
 Architects/Doug Betts Planner

#### Development Application

New Independent Living villas and apartments, club house and residential aged care facility

**mcfadyenarchitects**

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Project	Phase	Sheet Number	Rev	Rev Date	Sheet Name
629	DA	10_000	1	23/03/2017	Cover Sheet/Drawing List
629	DA	10_001			Precinct/Site Context Plan - Refer DA-249/2013
629	DA	10_002			Site/Survey Plan - Refer DA-249/2013
629	DA	10_003			Site Analysis Plan - Refer DA-249/2013
629	DA	10_004			Site Constraints Plan - Refer DA-249/2013
629	DA	10_005			Site Opportunities Plan - Refer DA-249/2013
629	DA	10_006			Site Precincts Strategy - Refer DA-249/2013
629	DA	10_007			Site Open Space Strategy - Refer DA-249/2013
629	DA	10_008			Site Circulation Strategy - Refer DA-249/2013
629	DA	10_100	1	23/03/2017	Site Masterplan
629	DA	10_101	1	23/03/2017	Site Setout Plan
629	DA	10_102	1	23/03/2017	Site Sections - Duplex's
629	DA	10_103	1	23/03/2017	Streetscape Elevation
629	DA	10_104	1	23/03/2017	Staging Plan
629	DA	10_105			Staging Plan+Bulk Excavation+Stage Planting - Refer DA-249/2013
629	DA	20_001	1	23/03/2017	RACF Level 1 Floor Plan
629	DA	20_002	1	23/03/2017	RACF Level 2 Floor Plan
629	DA	20_003	1	23/03/2017	RACF Level 3 Floor Plan
629	DA	20_004	1	23/03/2017	RACF Level 4 Floor Plan
629	DA	20_005	1	23/03/2017	RACF Level 5 Floor Plan
629	DA	20_006	1	23/03/2017	RACF Roof
629	DA	20_100	2	23/03/2017	RACF Elevations
629	DA	20_102	1	23/03/2017	RACF Sections
629	DA	20_200			RACF Shadow Diagrams 21st June 9am - Refer DA-249/2013
629	DA	20_201			RACF Shadow Diagrams 21st June 12pm - Refer DA-249/2013
629	DA	20_202	1	23/03/2017	RACF Shadow Diagrams 21st June 3pm
629	DA	30_100			Duplex's Type A and Type B - Refer DA-249/2013
629	DA	30_101			Duplex's Type C and Type D - Refer DA-249/2013
629	DA	30_102			Duplex's Type A2 and Type C2 - Refer DA-249/2013
629	DA	30_200	1	23/03/2017	Apartments Basement Level
629	DA	30_201	1	23/03/2017	Apartments Ground Level
629	DA	30_202	1	23/03/2017	Apartments Level 1 & 2
629	DA	30_204	1	23/03/2017	Apartments Roof Plan
629	DA	30_205	1	23/03/2017	Apartment Types
629	DA	30_210	1	23/03/2017	Apartments Elevations
629	DA	30_211	1	23/03/2017	Apartments Sections
629	DA	30_214	1	23/03/2017	Apartments Shadows
629	DA	40_100	1	23/03/2017	Clubhouse
629	DA	50_100			Site Management Plan - Refer DA-249/2013
629	DA	50_101			Waste Management Plan - Refer DA-249/2013
629	DA	50_102	1	23/03/2017	RACF Height Analysis Plan
629	DA	50_103	1	23/03/2017	RACF Height Analysis Elevations
629	DA	50_104	1	23/03/2017	RACF Height Analysis Sections
629	DA	60_100	1	23/03/2017	Entry to residential Aged Care Facility
629	DA	60_101			Entry to ILU precinct - Refer DA-249/2013
629	DA	60_102			Community Open Space - Refer DA-249/2013
629	DA	60_103			Corner of Kularoo and Karloo - Refer DA-249/2013
629	DA	70_100	1	23/03/2017	Neighbour Notification Plan
629	DA	70_101			Neighbour Notification Plan - Refer DA-249/2013
629	DA	70_102			Neighbour Notification Plan/Section - Refer DA-249/2013
629	DA	70_103			Neighbour Notification Sectional East - Refer DA-249/2013
629	DA	80_001			RACF Level 1 Areas - Refer DA-249/2013
629	DA	80_002			RACF Level 2 Areas - Refer DA-249/2013
629	DA	80_003			RACF Level 3 Areas - Refer DA-249/2013
629	DA	80_004			RACF Level 4 Areas - Refer DA-249/2013
629	DA	80_005			RACF Level 5 Areas - Refer DA-249/2013
629	DA	80_006			Masterplan Areas - Refer DA-249/2013

#### Cover Sheet/Drawing List

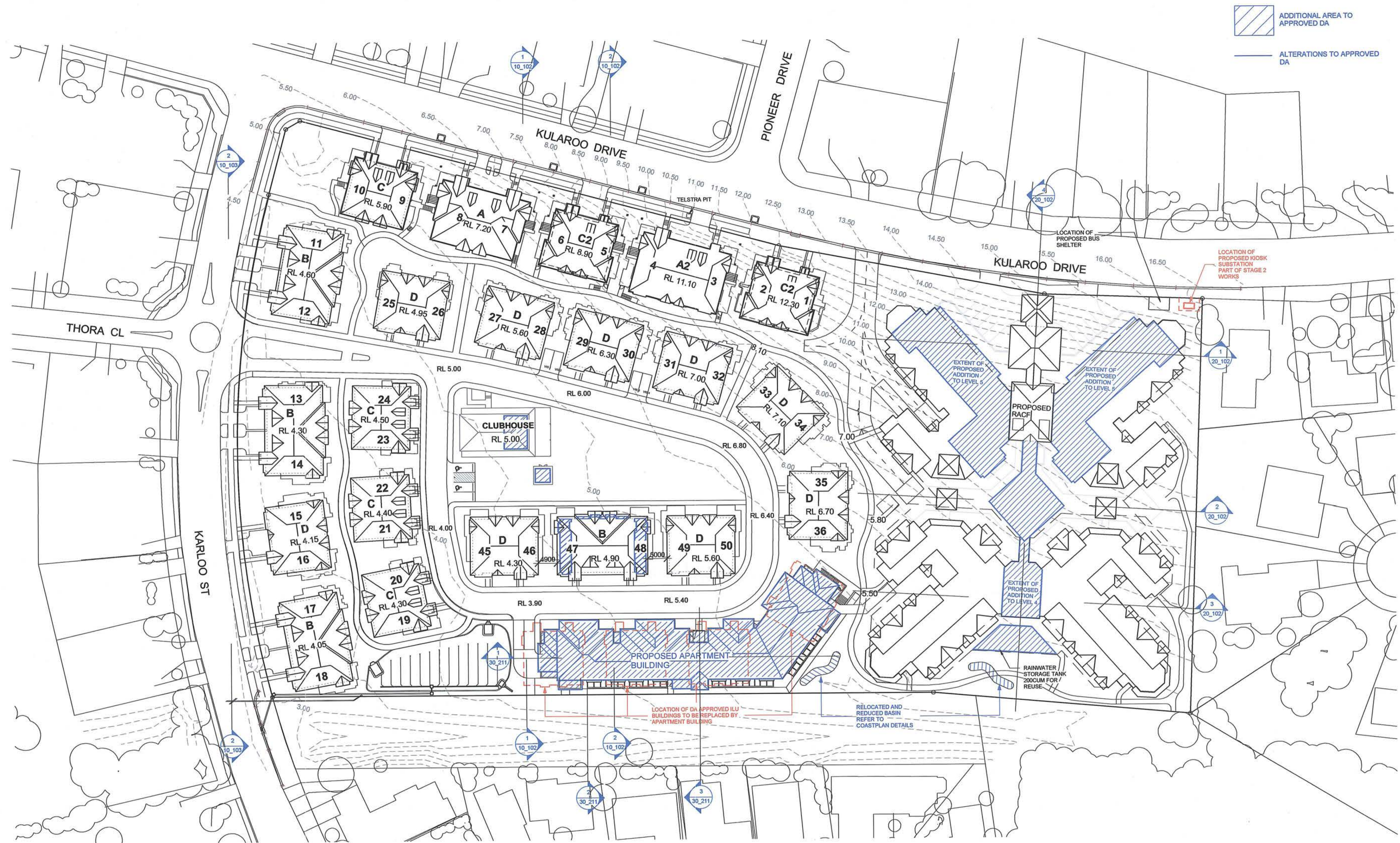
#### Pacific Cape

A project of Great Lakes Aged & Invalid Care Association Ltd  
 Lot 83 Kularoo Drive, FORSTER NSW

1 23/03/2017 MA Revised DA

09/21/16

629 DA 10\_000 1



**Site Masterplan**  
Scale 1 : 500

**Development Application**  
New Independent Living villas and apartments, club house and residential aged care facility



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**Site Masterplan**

**Pacific Cape**

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0 5m 10m 15m 25m

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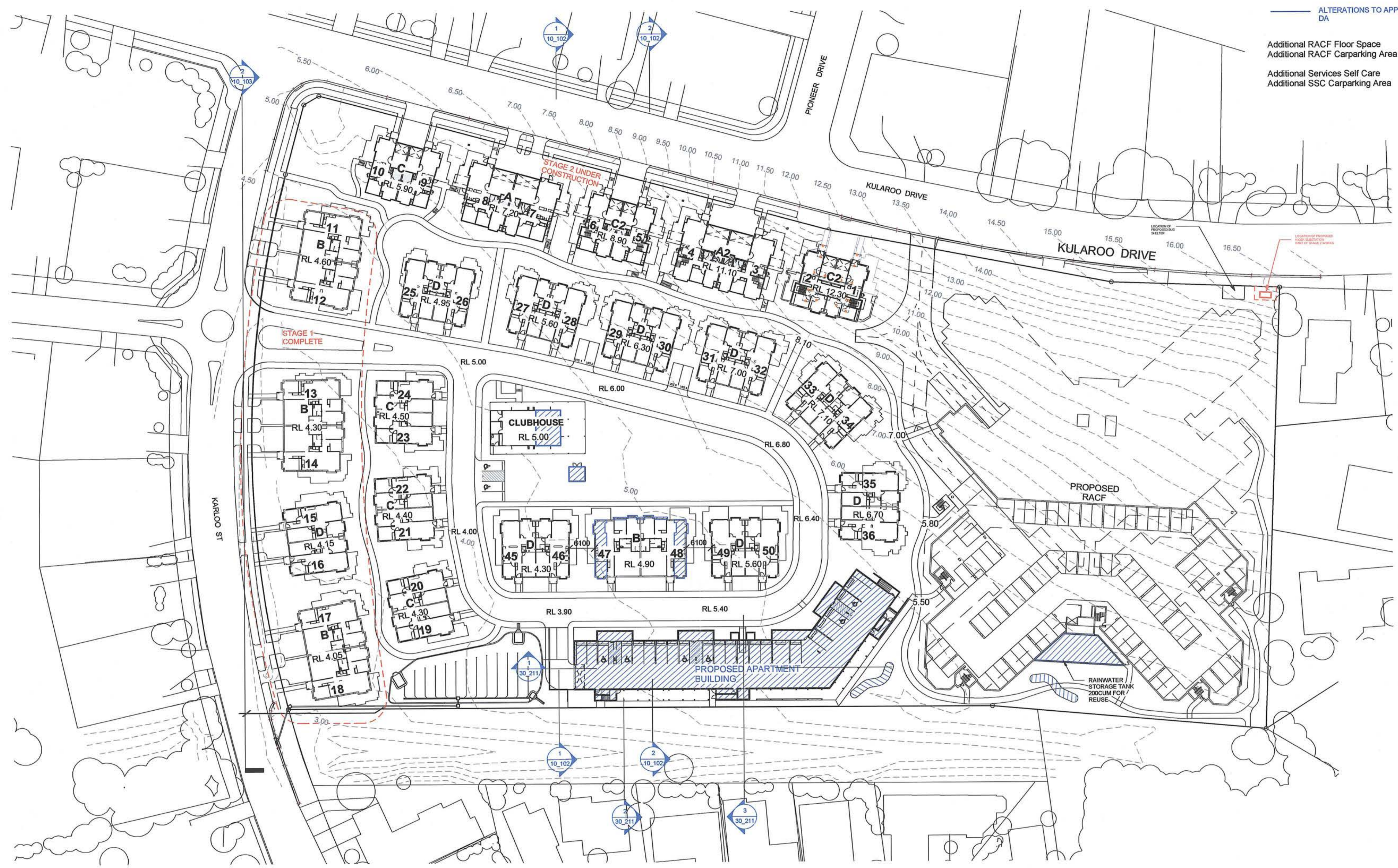
12/11/16

**629 DA 10\_100 1**

 ADDITIONAL AREA TO APPROVED DA


 ALTERATIONS TO APPROVED DA

Additional RACF Floor Space 1412 sqm  
 Additional RACF Carparking Area 629 sqm (Level 2)  
 Additional Services Self Care 2103 sqm  
 Additional SSC Carparking Area 1134 sqm



**Site Setout Plan**  
 Scale 1 : 500

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**Site Setout Plan**

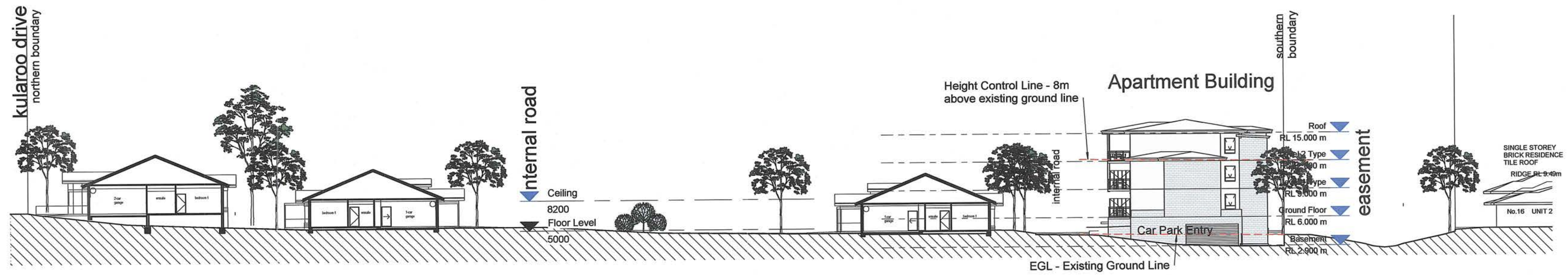
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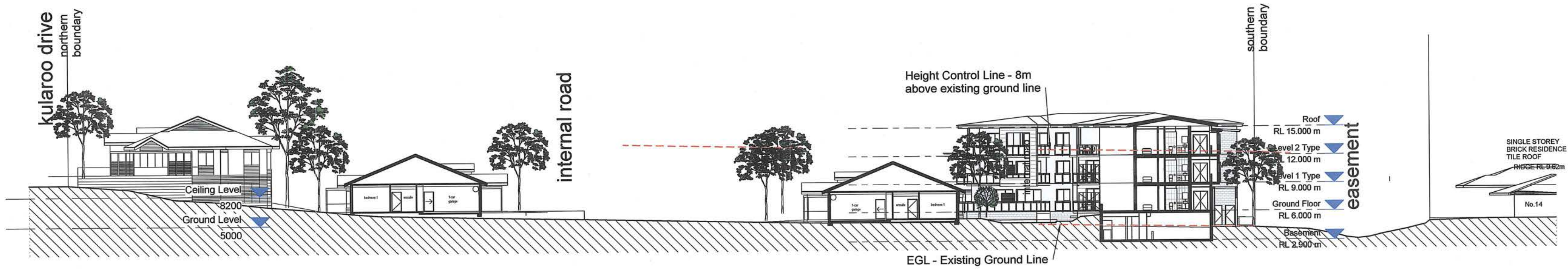
1 23/03/2017 MA Revised DA  
 02/28/17

**629 DA 10\_101 1**



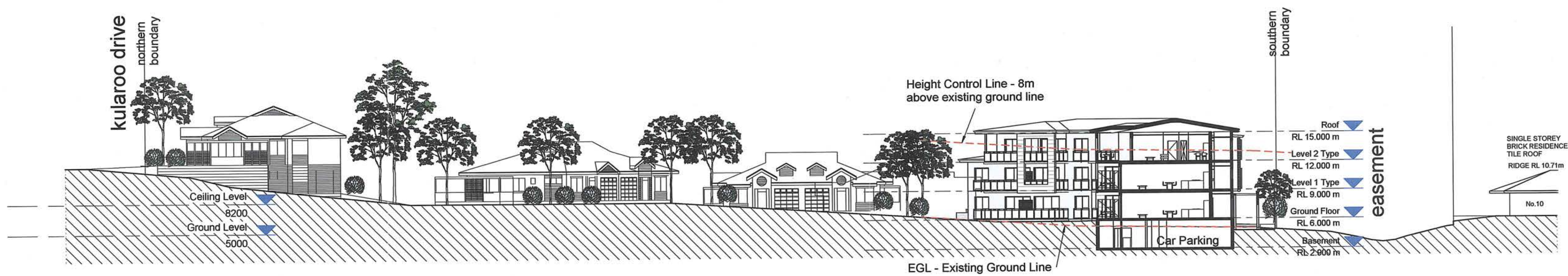
**Site Section C**

Scale 1 : 250



**Site Section B**

Scale 1 : 250

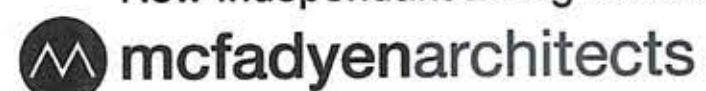


**Site Section A**

Scale 1 : 250

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**Site Sections - Duplex's**

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03/01/17



**Streetscape Elevation (Kularoo Drive)**

Scale 1 : 300



**Streetscape Elevation (Karlo Street)**

Scale 1 : 300



**South Boundary Elevation**

Scale 1 : 300

**Development Application**

New Independent Living villas and apartments, club house and residential aged care facility



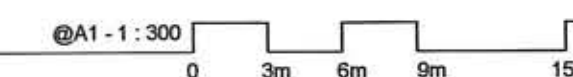
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**Streetscape Elevation**

**Pacific Cape**

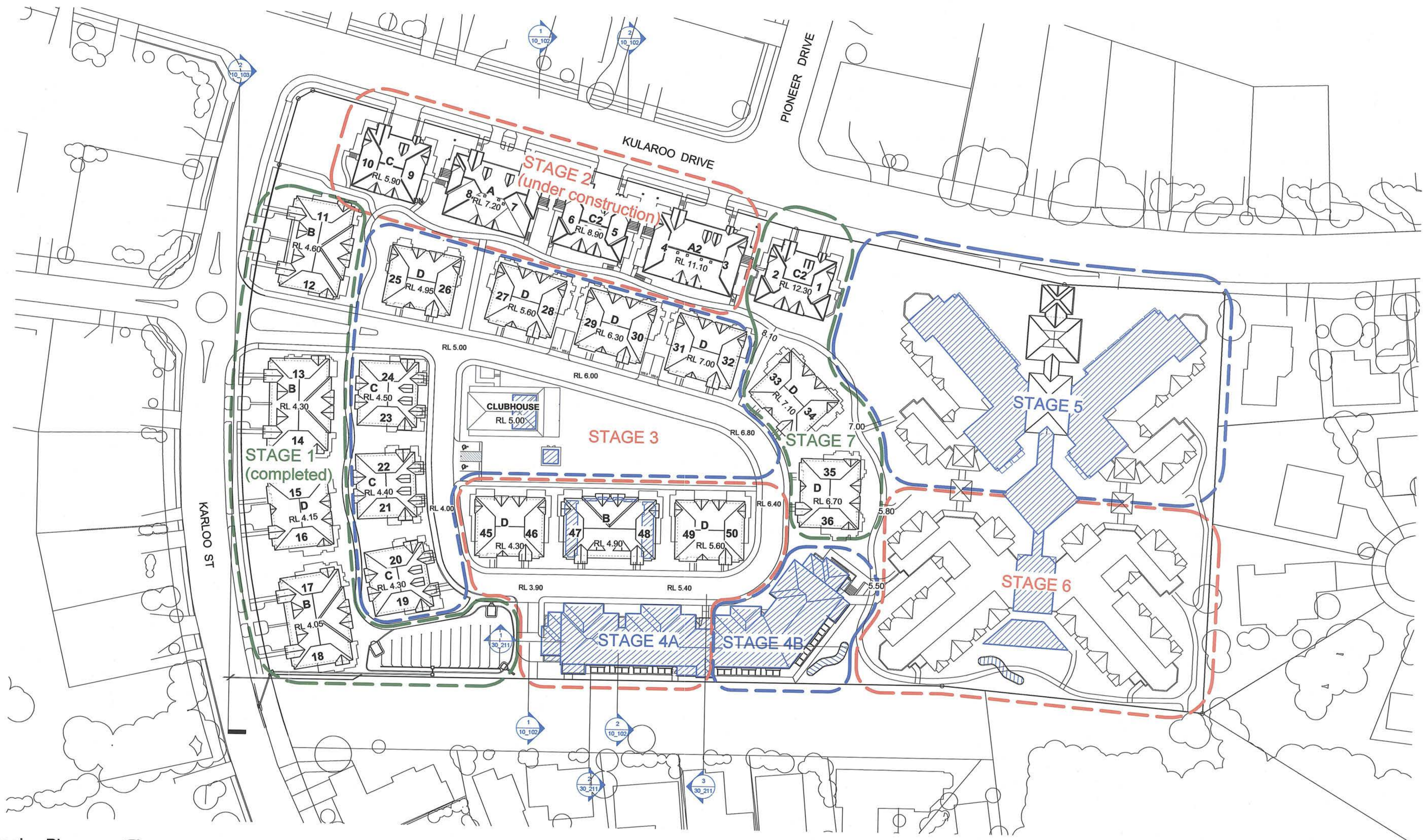
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1 23/03/2017 MA Revised DA

09/2016

**629 DA 10\_103 1**



**Staging Plan**  
Scale 1 : 500



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**Staging Plan**

**Pacific Cape**

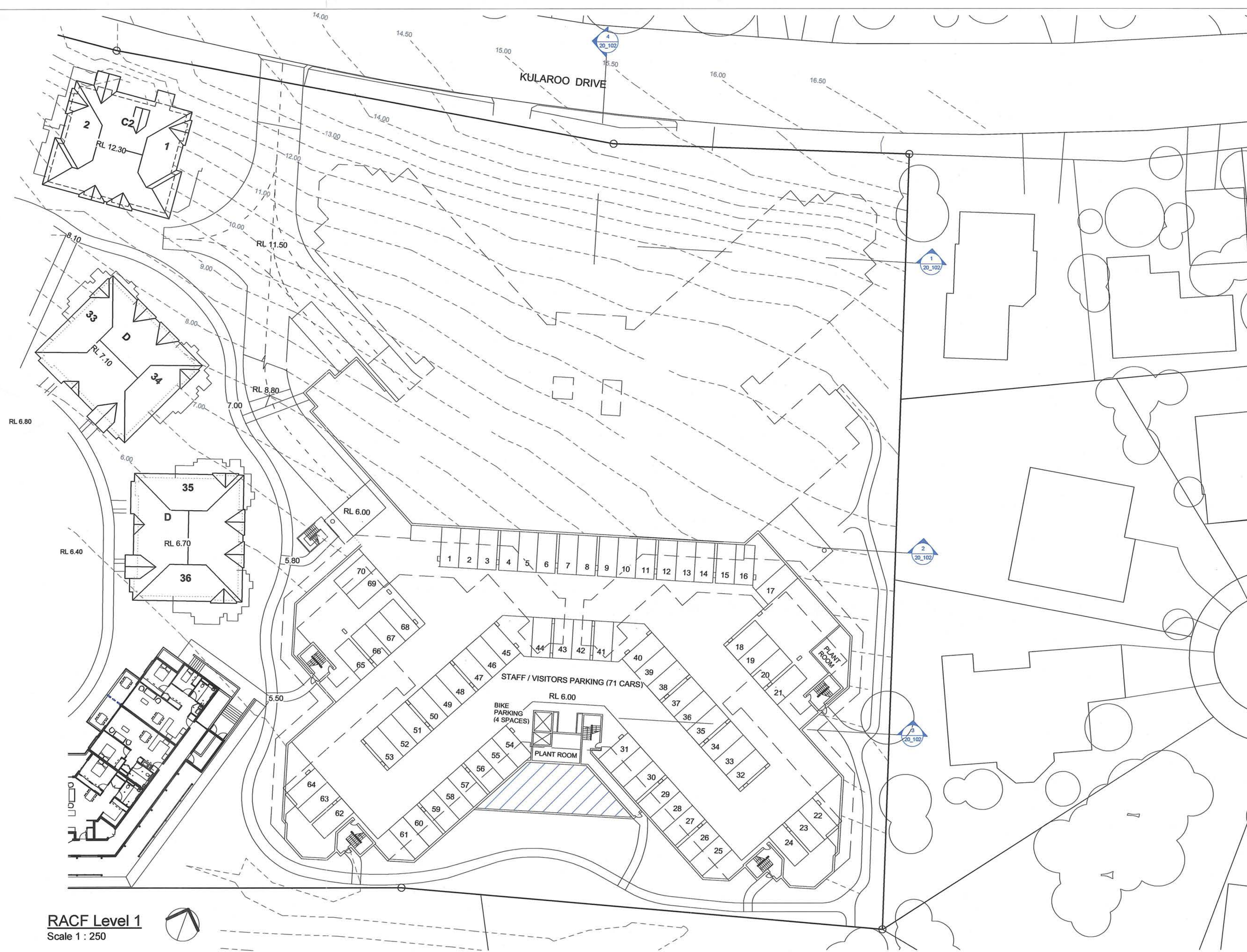
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@A1 - 1:500  
0 5m 10m 15m 25m

1 23/03/2017 MA Revised DA

09/20/16

 ADDITIONAL AREA TO APPROVED DA  
 ALTERATIONS TO APPROVED DA



**RACF Level 1**  
 Scale 1 : 250



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**RACF Level 1 Floor Plan**

**Pacific Cape**

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@A1 - 1 : 250  
 0 2.5m 5m 7.5m 12.5m

1 23/03/2017 MA Revised DA

03/01/17

**629 DA 20\_001 1**





 ADDITIONAL AREA TO APPROVED DA  
 ALTERATIONS TO APPROVED DA

**RACF Level 2**  
 Scale 1 : 250



**Development Application**  
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**RACF Level 2 Floor Plan**

**Pacific Cape**

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 Lot 83 Kularoo Drive, FORSTER NSW

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1 23/03/2017 MA Revised DA

11/09/16

**629 DA 20\_002 1**

 ADDITIONAL AREA TO APPROVED DA  
 ALTERATIONS TO APPROVED DA



**RACF Level 3**  
 Scale 1 : 250



**Development Application**

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**RACF Level 3 Floor Plan**

**Pacific Cape**

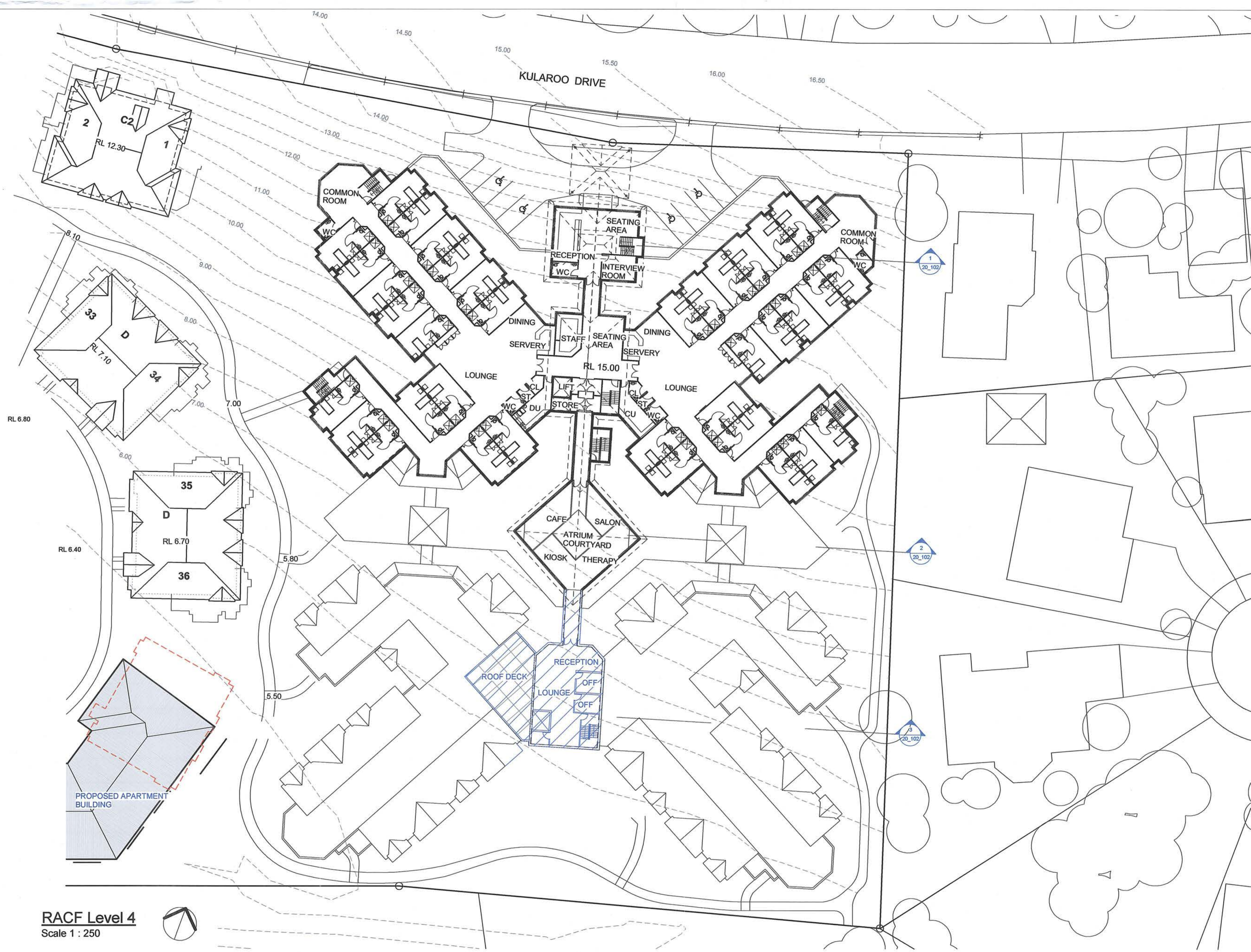
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1 23/03/2017 MA Revised DA

12/12/16


 ADDITIONAL AREA TO APPROVED DA  
 ALTERATIONS TO APPROVED DA



**RACF Level 4**  
 Scale 1 : 250



**Development Application**  
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**RACF Level 4 Floor Plan**

**Pacific Cape**

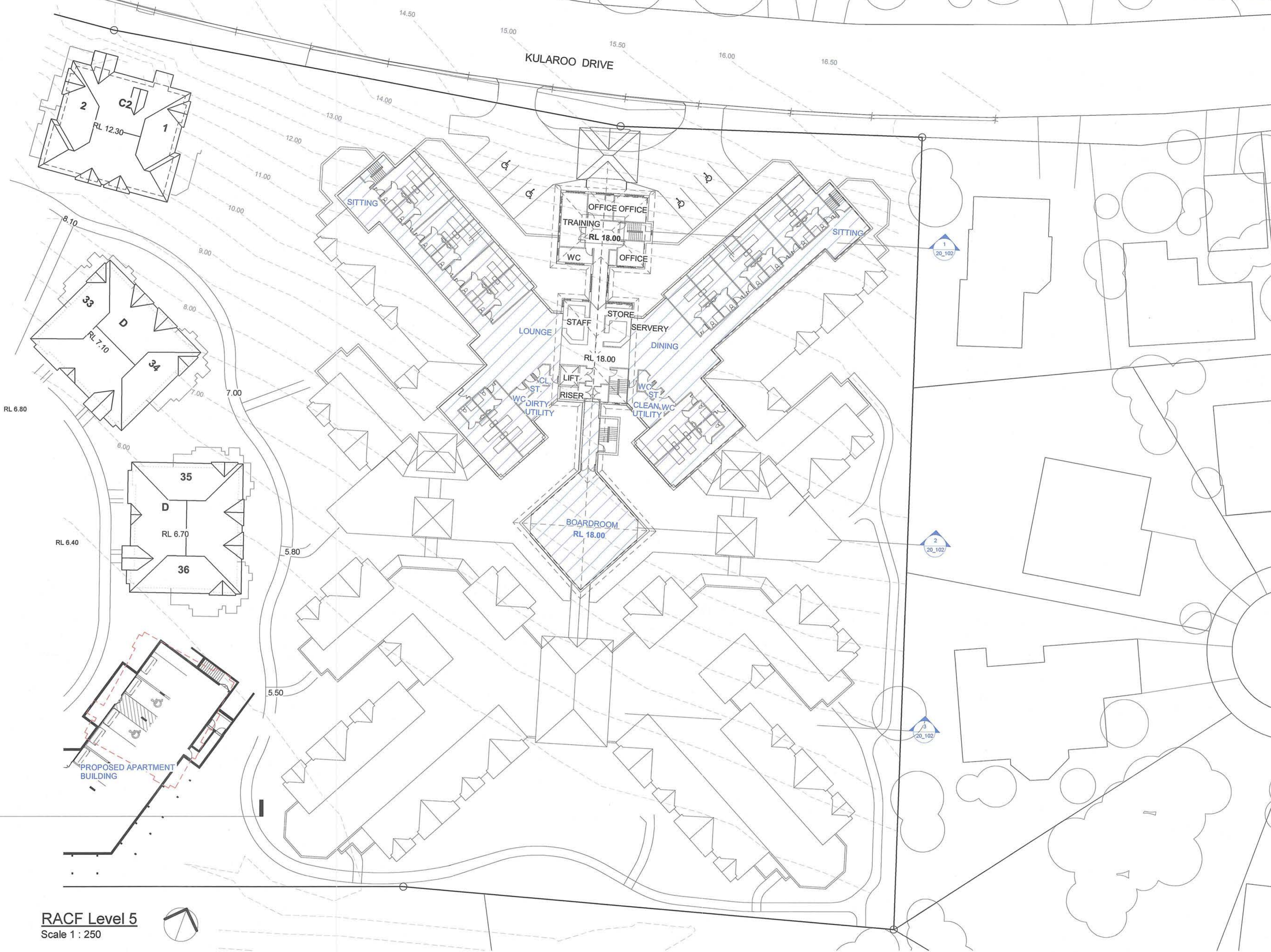
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 Lot 83 Kularoo Drive, FORSTER NSW

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1 23/03/2017 MA Revised DA 12/12/16

**629 DA 20\_004 1**

 ADDITIONAL AREA TO APPROVED DA  
 ALTERATIONS TO APPROVED DA



**RACF Level 5**  
 Scale 1 : 250



**Development Application**  
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**RACF Level 5 Floor Plan**

**Pacific Cape**

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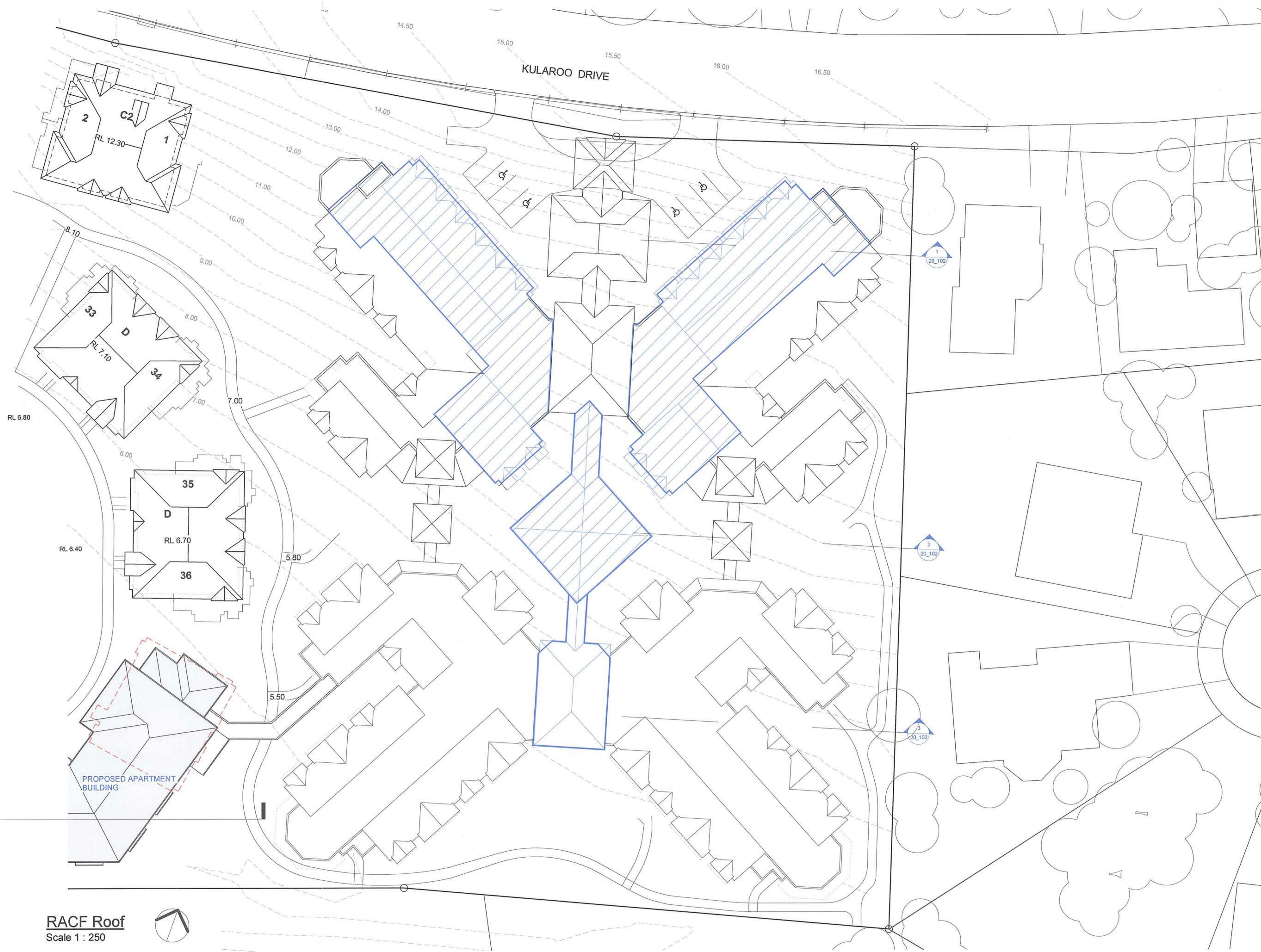
1 23/03/2017 MA Revised DA

09/13/16

**629 DA 20\_005 1**

ADDITIONAL AREA TO APPROVED DA

ALTERATIONS TO APPROVED DA



RACF Roof  
Scale 1 : 250



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RACF Roof

### Pacific Cape

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@A1 - 1 : 250 0 2.5m 5m 7.5m 12.5m

1 23/03/2017 MA Revised DA

12/11/16

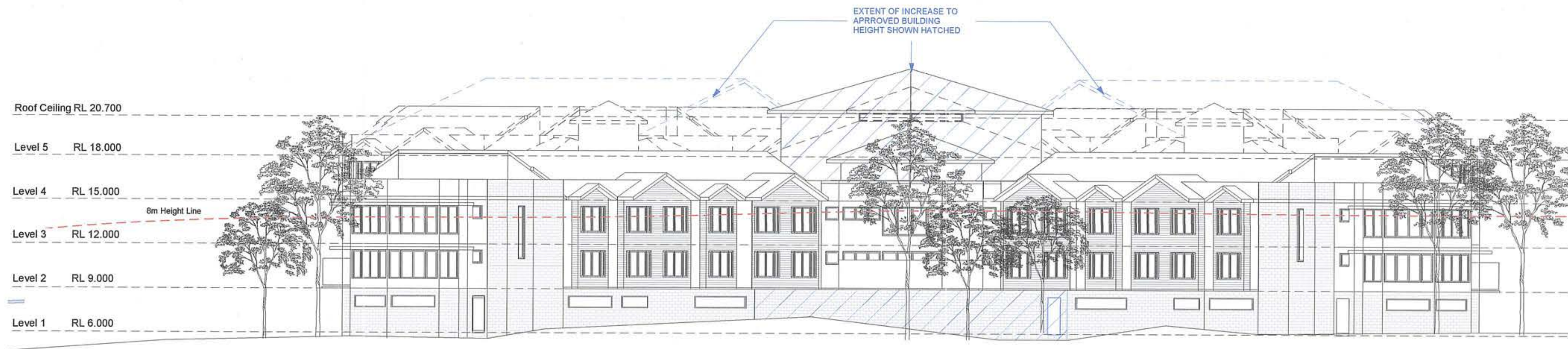
**629 DA 20\_006 1**

ADDITIONAL AREA TO APPROVED DA

ALTERATIONS TO APPROVED DA

RACF - Colour Scheme

- CMC Composite metal external cladding on reverse brickwork - Dulux 'Tangent'
- WBC FC weatherboard external cladding - Dulux 'Soft Suede'
- SFB Split face blockwork - Bowral 'Almond'
- CR Custom orb roofing - Colorbond 'Surfmist'
- GW Glass window on aluminium frame powdercoat - Dulux 'White'
- GB Glass balustrade on aluminium frame (1800mm high)
- MP Metal pergola & support selected rhs steel sections powdercoat - Dulux 'White'
- SC Steel columns selected shs steel sections powdercoat - Dulux 'White'
- MRD Metal roller door to service/delivery level & staff parking
- MLW Metal louvered window powdercoat - Dulux 'White'
- FRD Fire rated egress door - selected colour



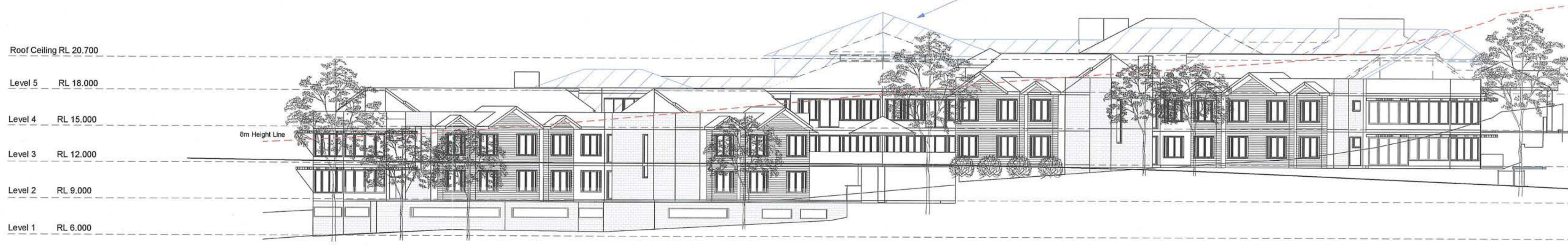
**South Elevation**  
Scale 1 : 200



**West Elevation**  
Scale 1 : 200



**North Elevation (Kularoo Drive)**  
Scale 1 : 200



**East Elevation**  
Scale 1 : 200

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**RACF Elevations**

**Pacific Cape**

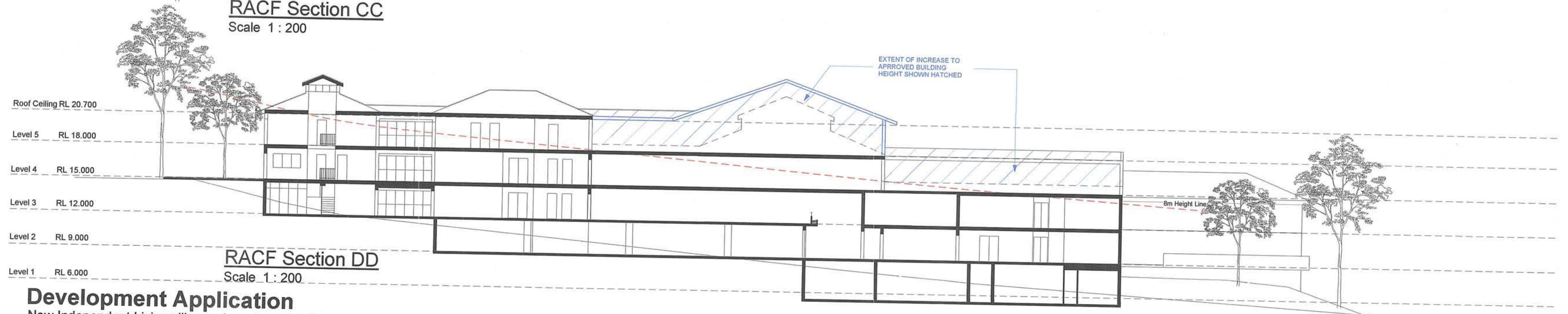
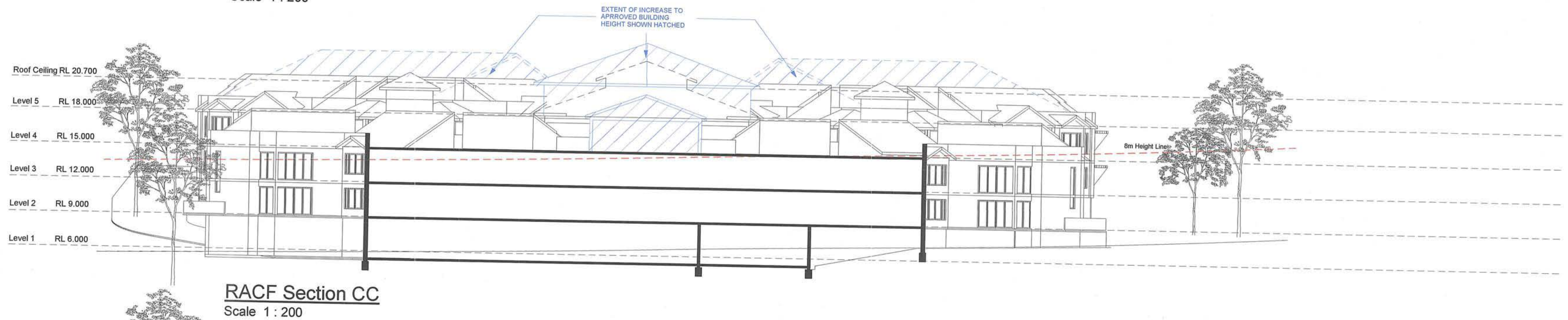
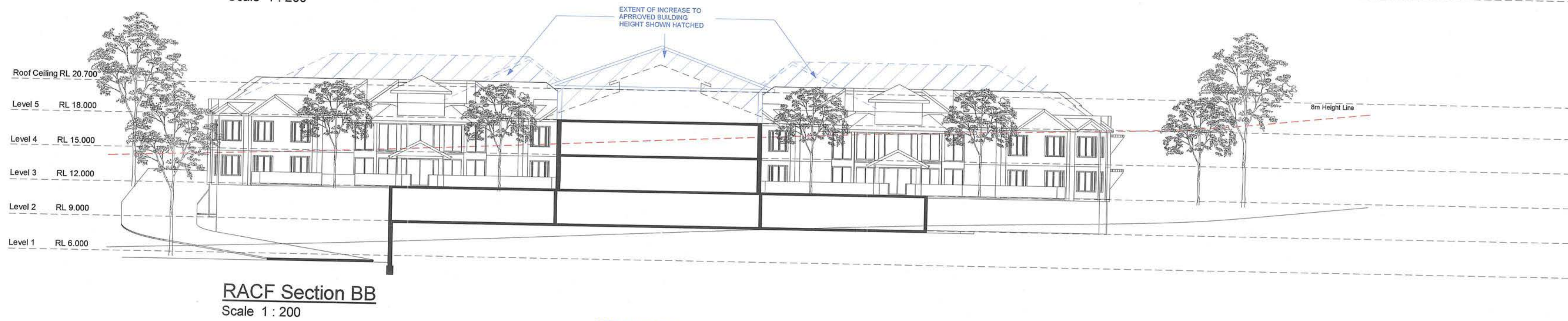
A project of Great Lakes Aged & Invalid Care Association Ltd  
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2 23/03/2017 MA Revised DA  
1 13/09/2016 MA Pre-DA Issue


09/13/16

 ADDITIONAL AREA TO APPROVED DA  
 ALTERATIONS TO APPROVED DA



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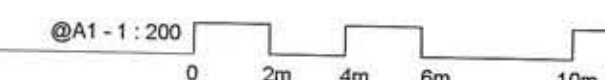
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**RACF Sections**

**Pacific Cape**

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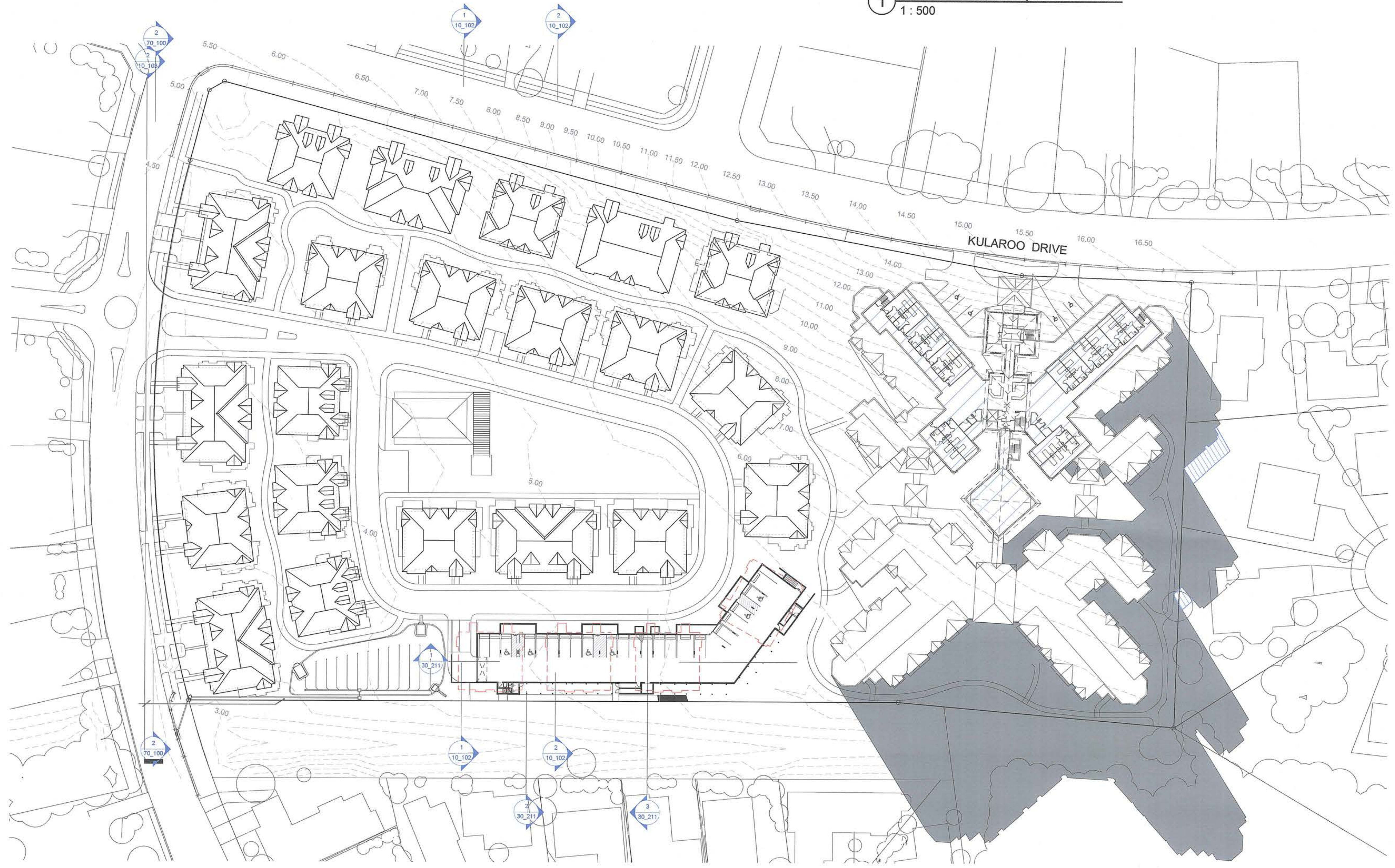
1 23/03/2017 MA Revised DA

09/20/16

 ADDITIONAL AREA TO APPROVED DA  
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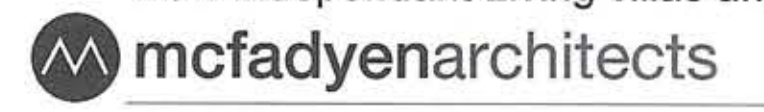
**1 West Elevation 3pm shadows**  
 1 : 500



**2 RACF Level 5 Shadows 3pm**  
 1 : 500

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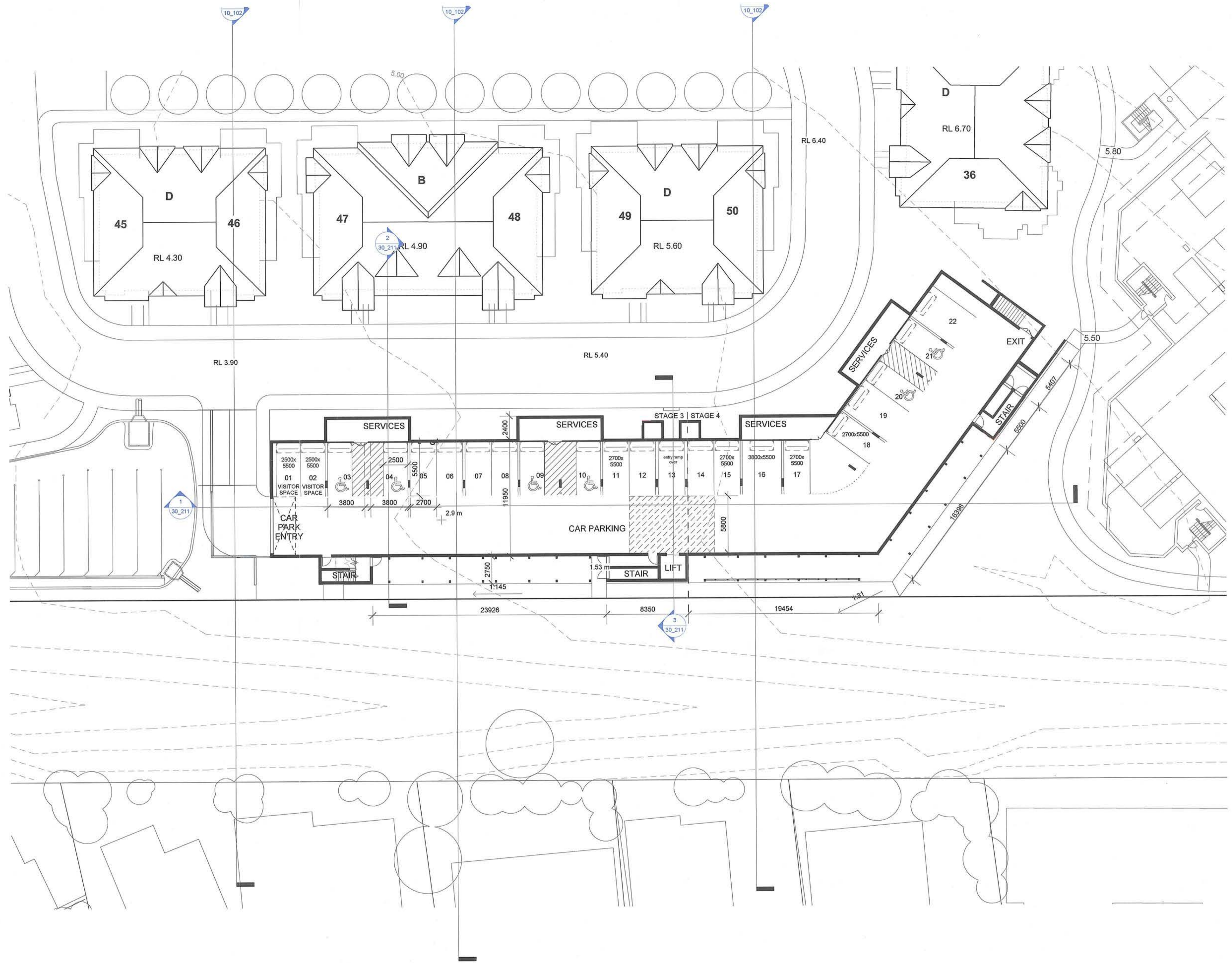
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**RACF Shadow Diagrams 21st June 3pm**

**Pacific Cape**

A project of Great Lakes Aged & Invalid Care Association Ltd  
 Lot 83 Kularoo Drive, FORSTER NSW





**Apartments Basement Level**  
Scale 1 : 200



**Development Application**

New Independent Living villas and apartments, club house and residential aged care facility



Peter McFadyen Nominated Registered Architect No.5041  
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**Apartments Basement Level**

**Pacific Cape**

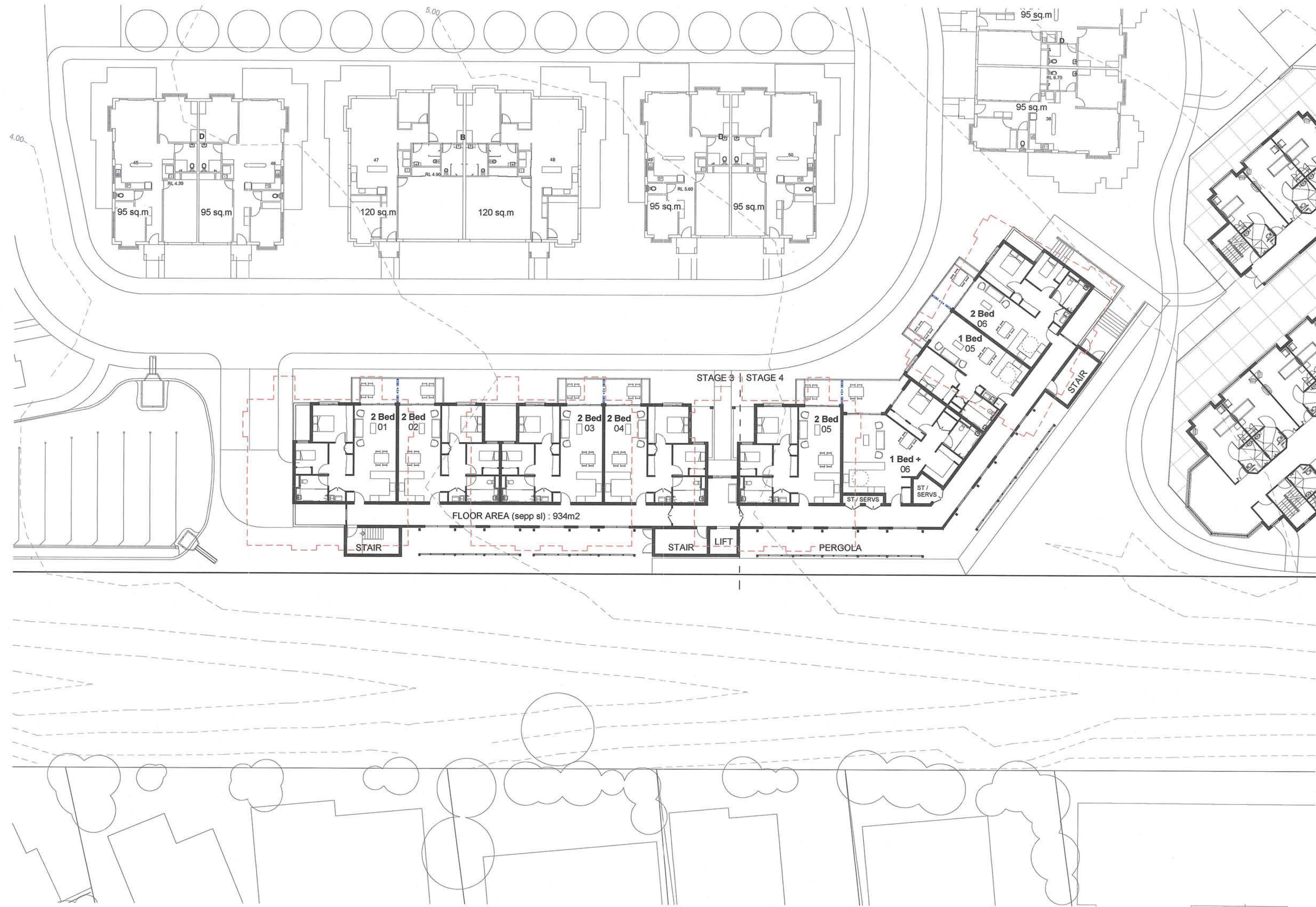
A project of Great Lakes Aged & Invalid Care Association Ltd  
Lot 83 Kularoo Drive, FORSTER NSW

@A1 - 1 : 200 0 2m 4m 6m 10m

1 23/03/2017 MA Revised DA

03/17/17

**629 DA 30\_200 1**



**Apartments Ground Level**  
Scale 1 : 200



**Development Application**

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**Apartments Ground Level**

**Pacific Cape**

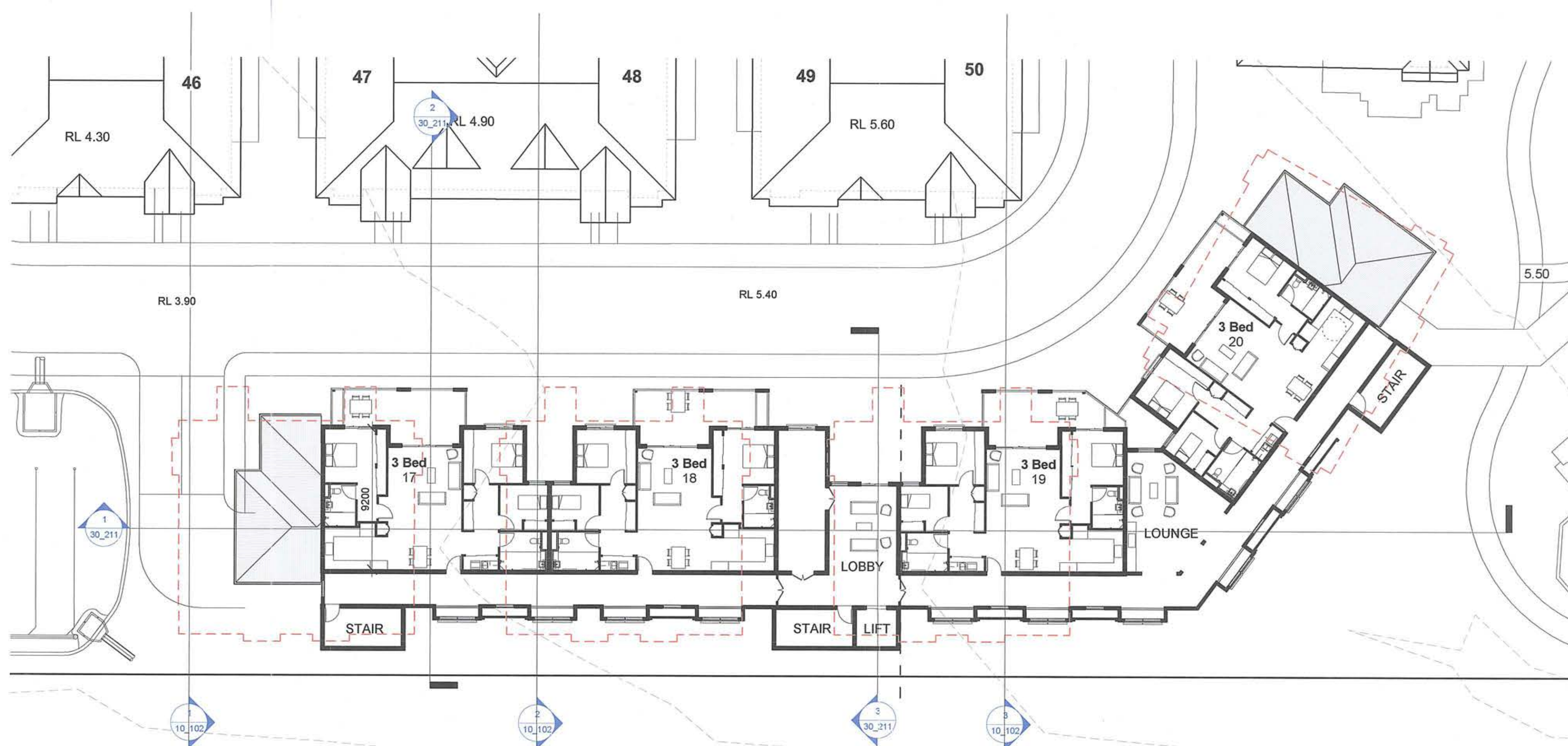
A project of Great Lakes Aged & Invalid Care Association Ltd  
Lot 83 Kularoo Drive, FORSTER NSW

@A1 - 1:200 0 2m 4m 6m 10m

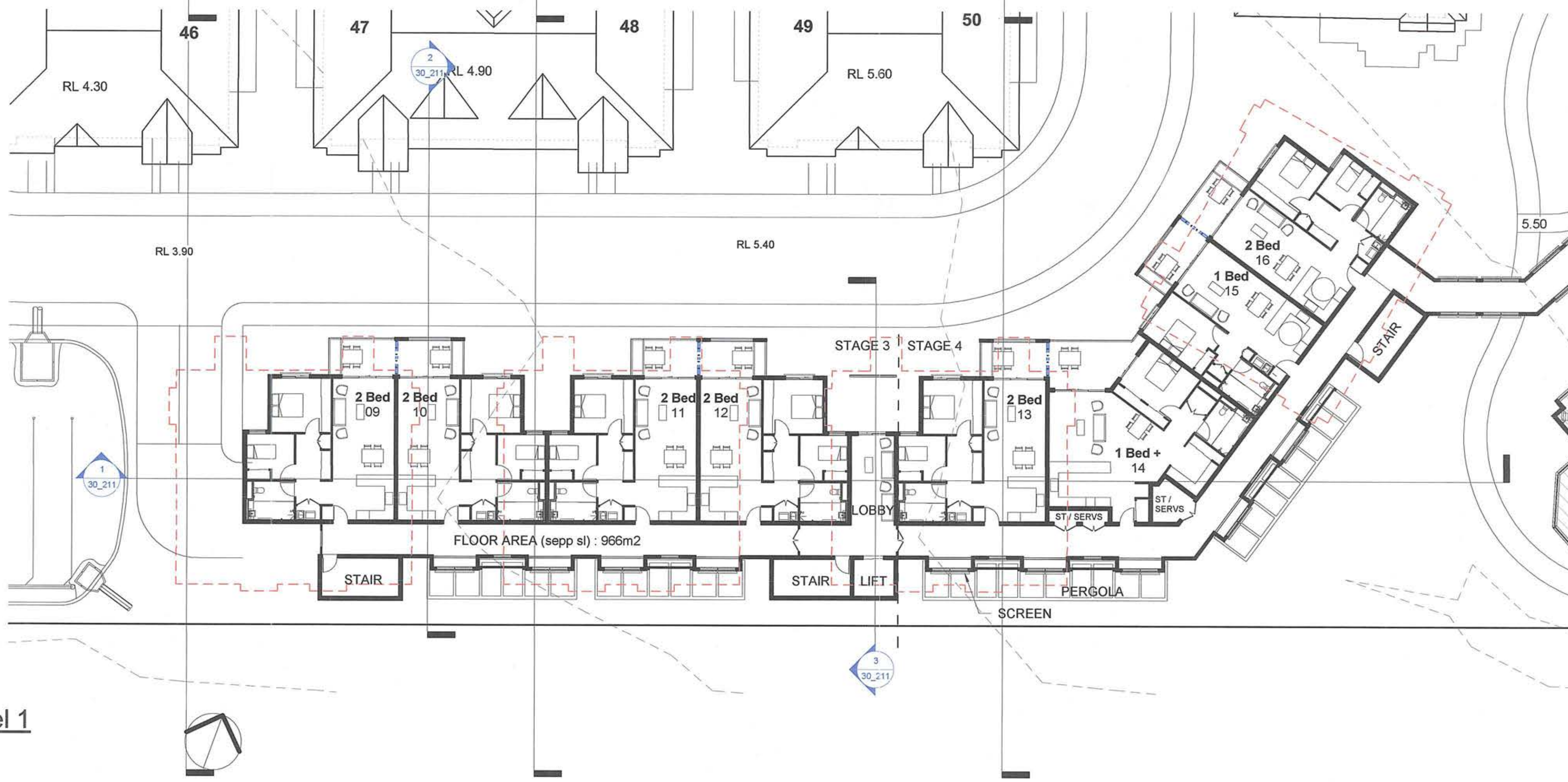
1 23/03/2017 MA Revised DA

03/17/17

**629 DA 30\_201 1**



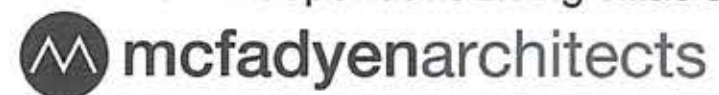
**Apartments Level 2**  
Scale 1 : 200



**Apartments Level 1**  
Scale 1 : 200

**Development Application**

New Independent Living villas and apartments, club house and residential aged care facility



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**Apartments Level 1 & 2**

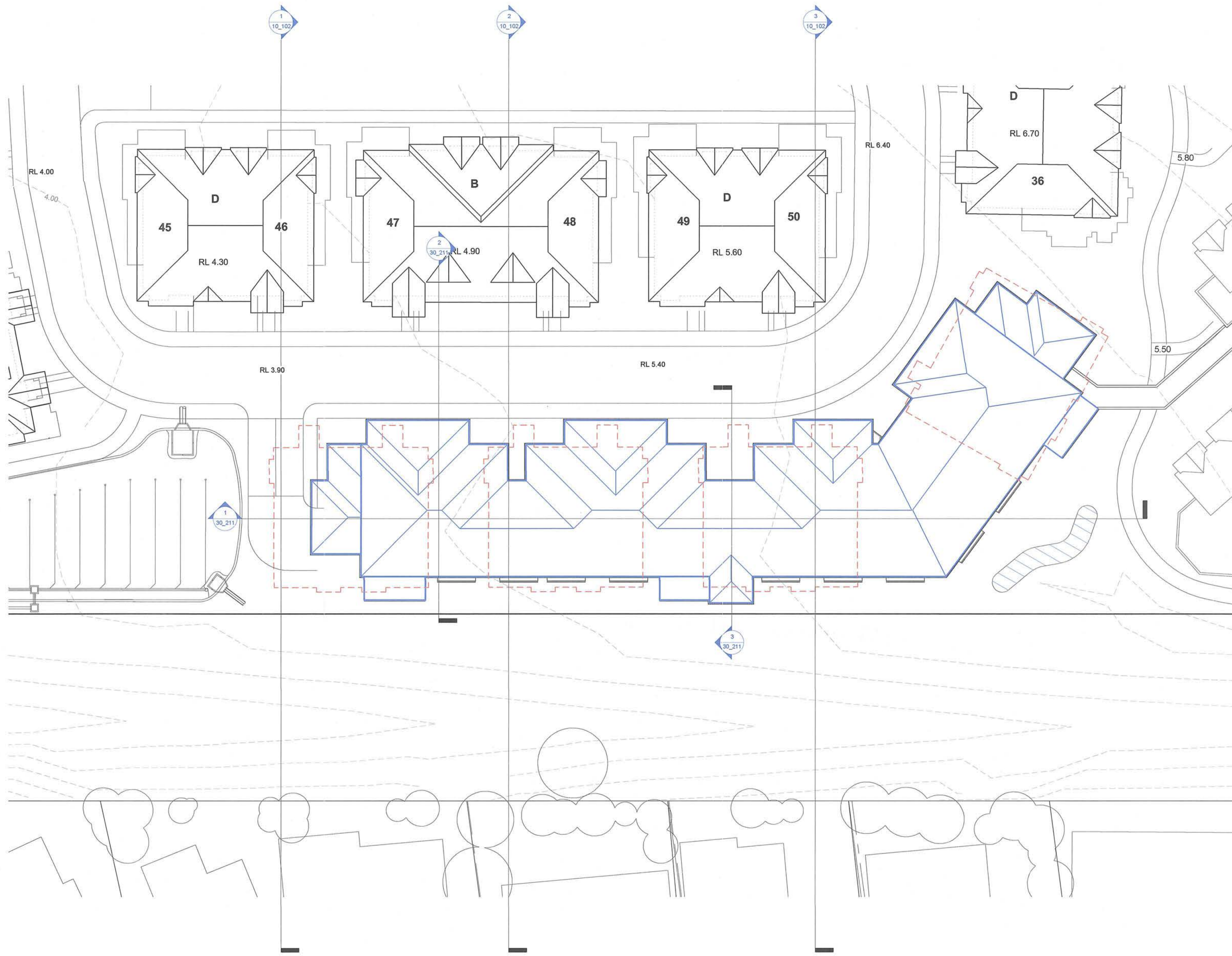
**Pacific Cape**

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©A1 - 1 : 200 0 2m 4m 6m 10m

1 23/03/2017 MA Revised DA

03/17/17



**Apartments Roof Level**  
Scale 1 : 200



**Development Application**

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**Apartments Roof Plan**

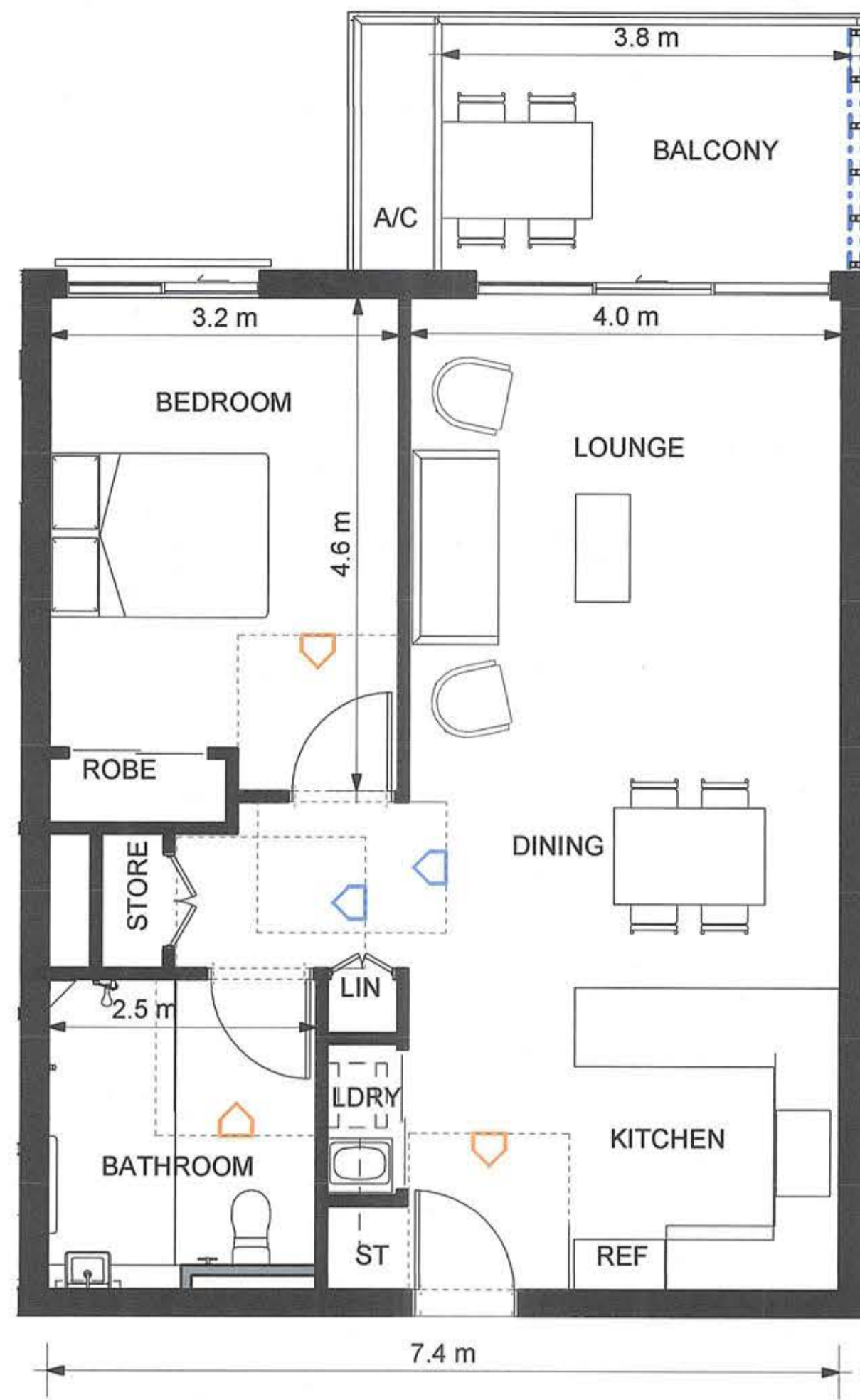
**Pacific Cape**

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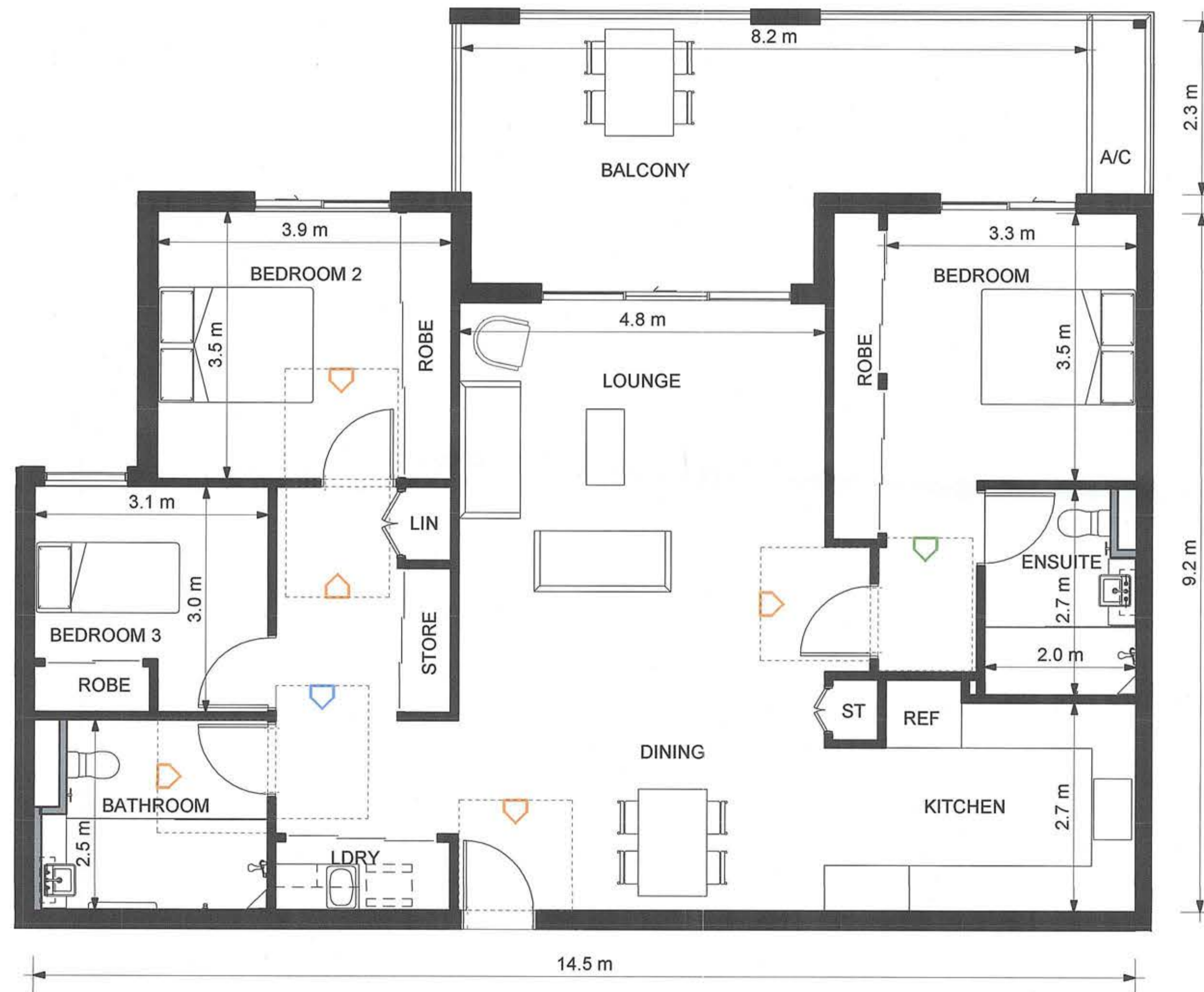
@A1 - 1:200  
0 2m 4m 6m 10m

1 23/03/2017 MA Revised DA

03/17/17



**One Bed Apartment**  
Scale 1 : 50

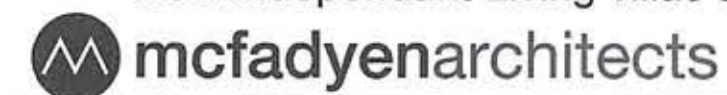


**Three Bed Apartment**  
Scale 1 : 50



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New Independent Living villas and apartments, club house and residential aged care facility



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**Apartment Types**

**Pacific Cape**

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Lot 83 Kularoo Drive, FORSTER NSW

©A1 - 1:50 0 0.5m 1m 1.5m 2.5m

1 23/03/2017 MA Revised DA

03/17/17

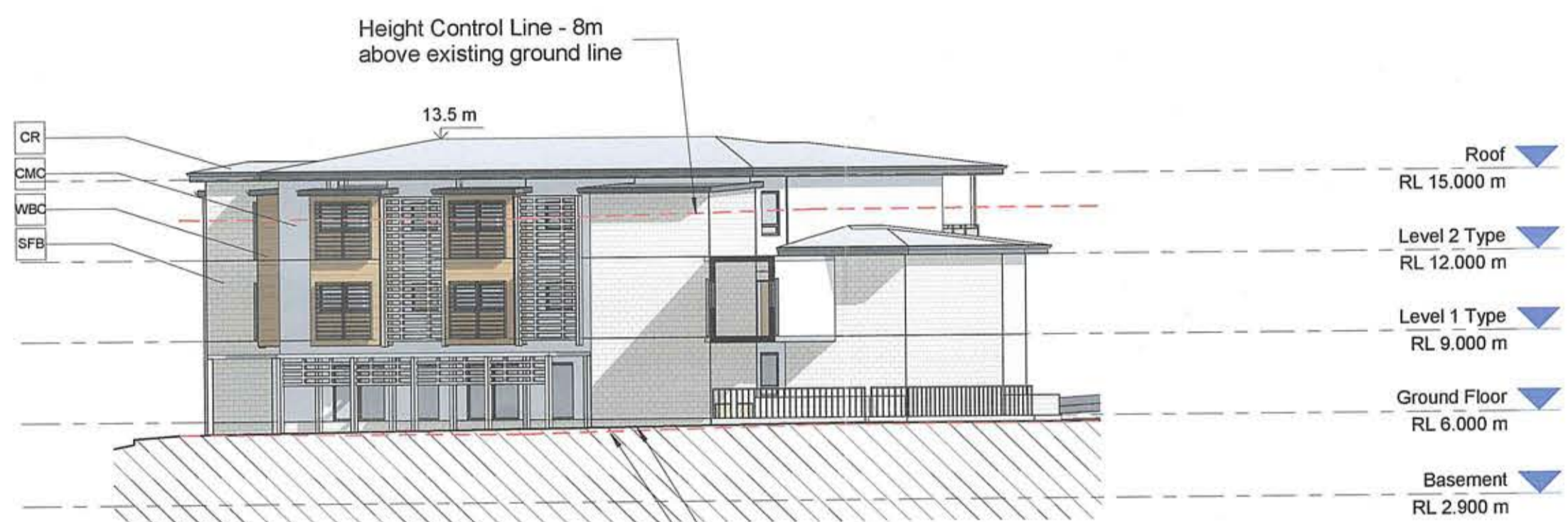
KEY - MATERIALS		
CODE	DESCRIPTION	Material: Name



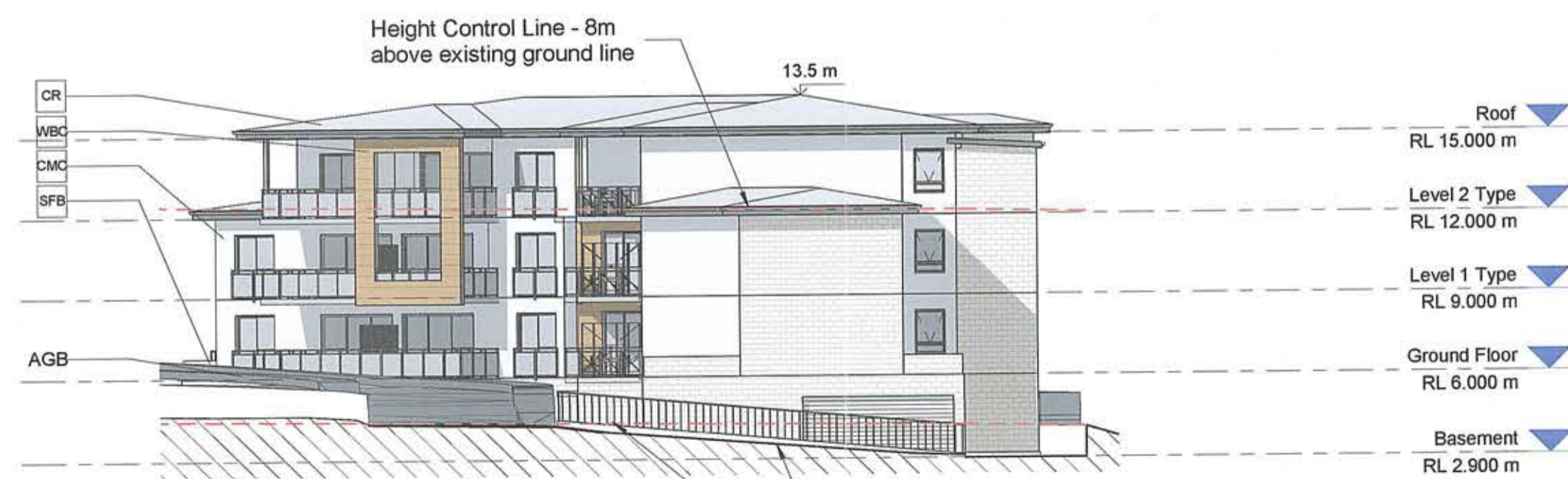
**North Elevation**  
Scale 1 : 200



**South Elevation**  
Scale 1 : 200



**East Elevation**  
Scale 1 : 200



**West Elevation**  
Scale 1 : 200

**Development Application**

New Independent Living villas and apartments, club house and residential aged care facility

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**Apartments Elevations**

**Pacific Cape**

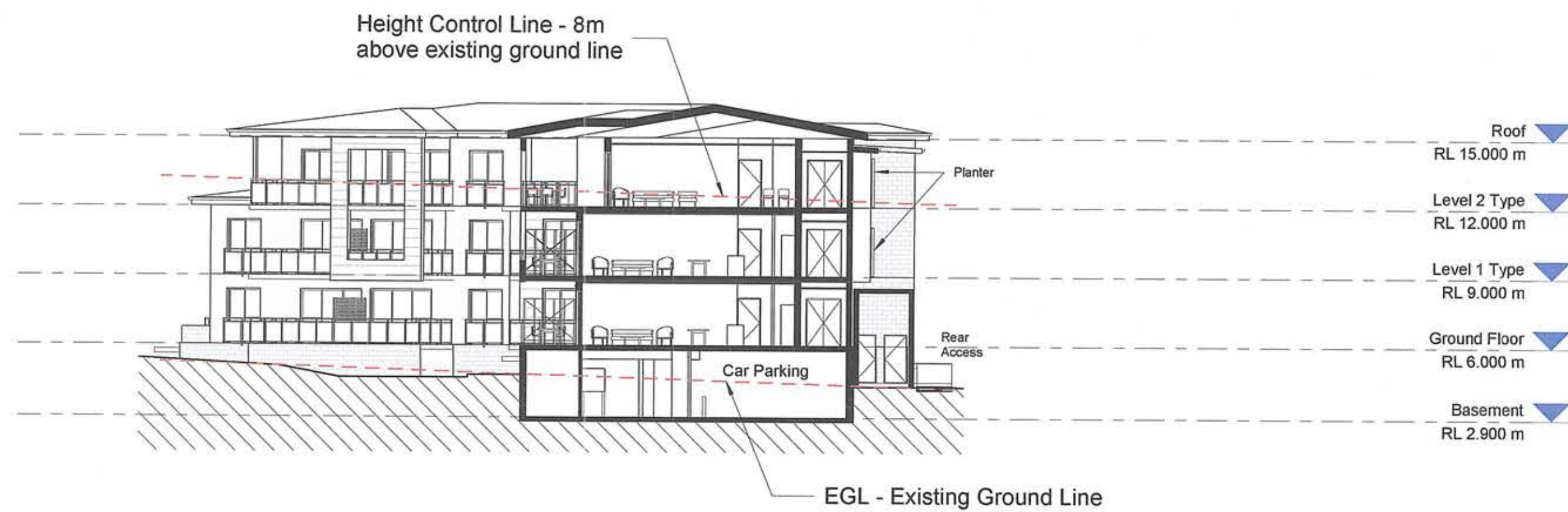
A project of Great Lakes Aged & Invalid Care Association Ltd  
Lot 83 Kularoo Drive, FORSTER NSW



**Section 10 DA**  
Scale 1 : 200



**Section 3 DA**  
Scale 1 : 200



**Section 6 DA**  
Scale 1 : 200

**Development Application**

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**Apartments Sections**

**Pacific Cape**

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Lot 83 Kularoo Drive, FORSTER NSW

@A1-1:200 0 2m 4m 6m 10m

1 23/03/2017 MA Revised DA

03/17/17

9.00am shadow projection - winter solstice

SITE PERSPECTIVE - looking south east



12.00noon shadow projection - winter solstice

SITE PERSPECTIVE - looking south east



3.00pm shadow projection - winter solstice

SITE PERSPECTIVE - looking south east



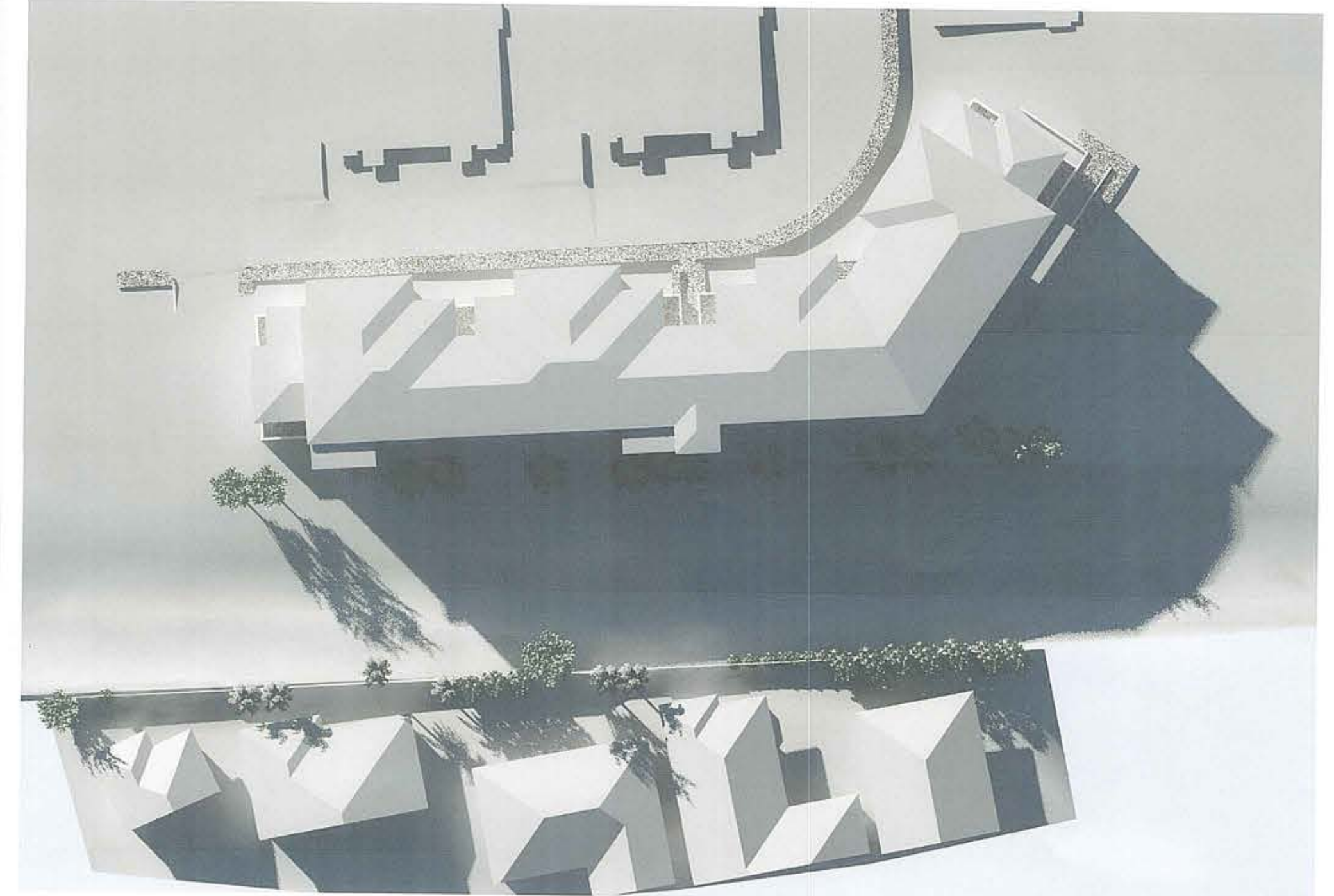
SATELLITE VIEW



SATELLITE VIEW




SATELLITE VIEW



\*Shadows relative to Apartment Building with Level One at RL: 6.00m

### Development Application

New Independent Living villas and apartments, club house and residential aged care facility

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### Apartments Shadows

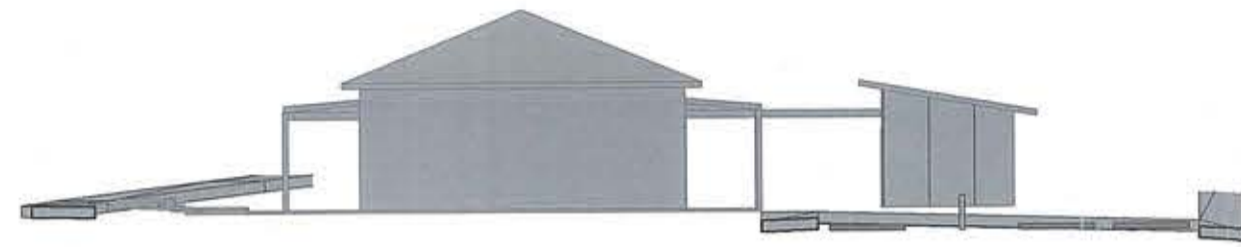
### Pacific Cape

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Lot 83 Kularoo Drive, FORSTER NSW

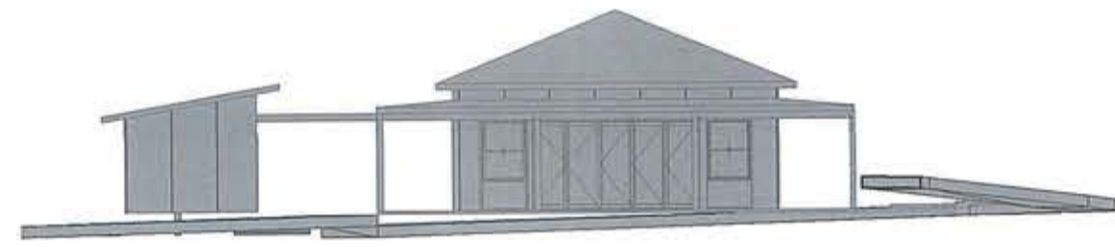
1 23/03/2017 MA Revised DA

03/17/17





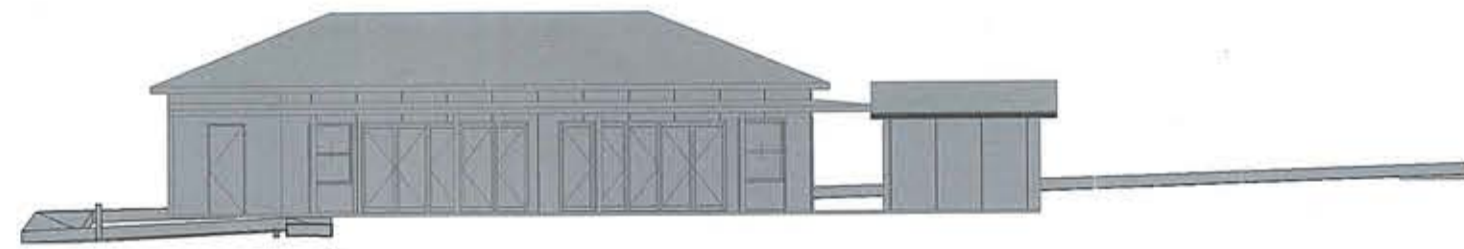
5 Clubhouse 3 - c  
1 : 200



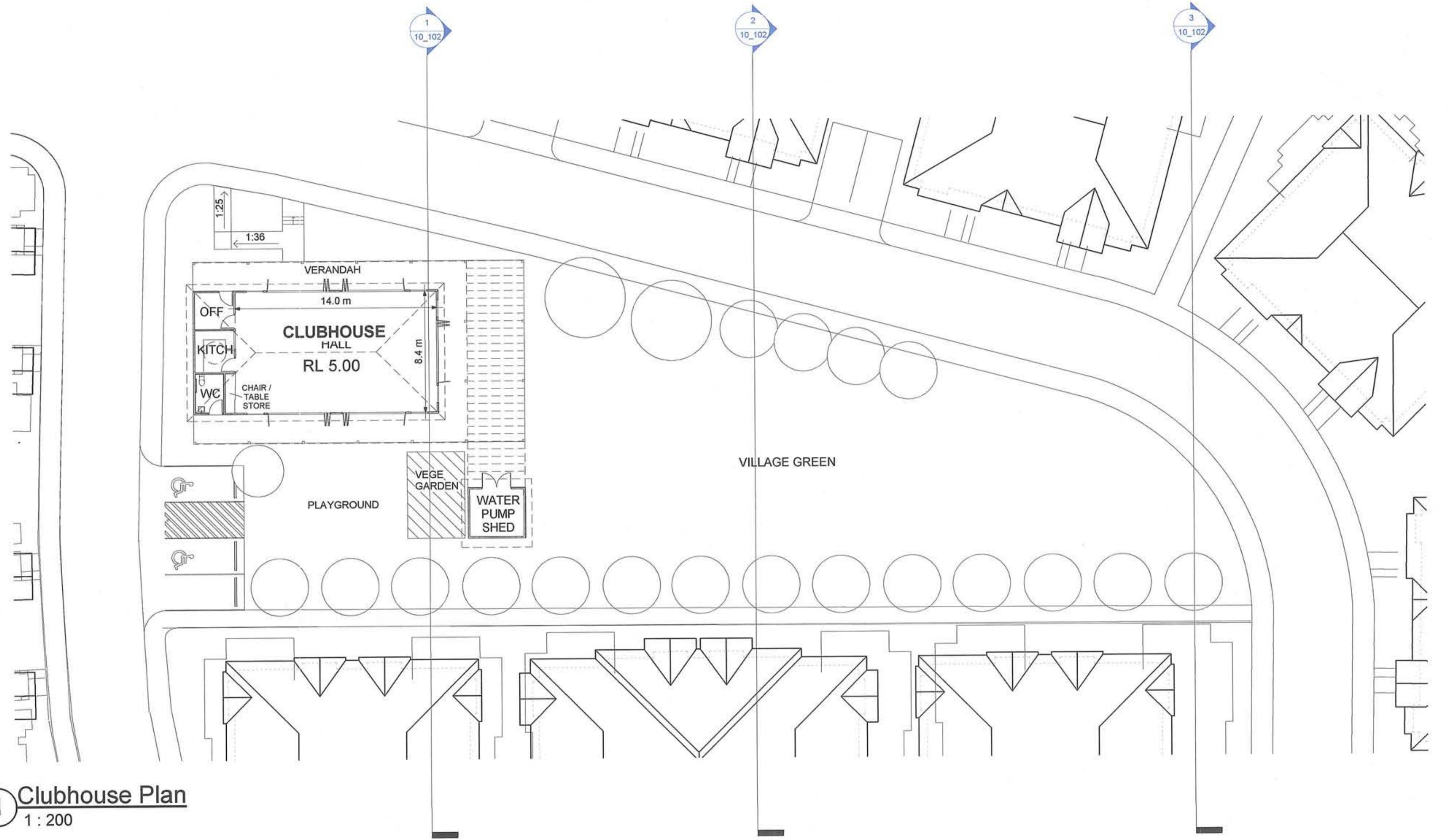
2 Clubhouse 1 - a  
1 : 200



4 Clubhouse 2 - d  
1 : 200



3 Clubhouse 1 - b  
1 : 200



1 Clubhouse Plan  
1 : 200

## Development Application

New Independent Living villas and apartments, club house and residential aged care facility

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## Clubhouse

### Pacific Cape

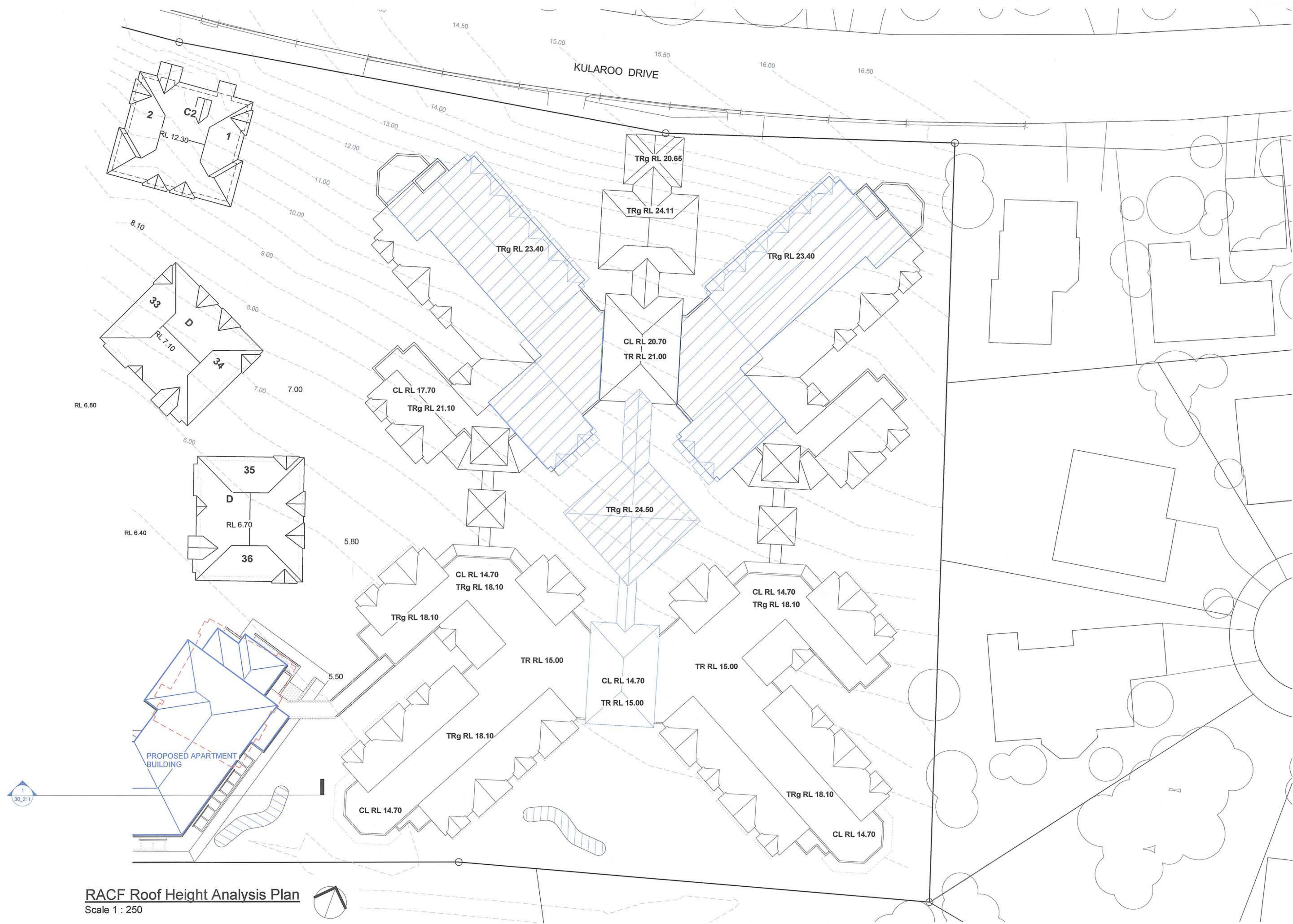
A project of Great Lakes Aged & Invalid Care Association Ltd  
Lot 83 Kularoo Drive, FORSTER NSW

@A1 - 1:200  
0 2m 4m 6m 10m

1 23/03/2017 MA Revised DA

02/28/17

629 DA 40\_100 1



**RACF Roof Height Analysis Plan**  
Scale 1 : 250

**Development Application**  
New Independent Living villas and apartments, club house and residential aged care facility

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**RACF Height Analysis Plan**

**Pacific Cape**

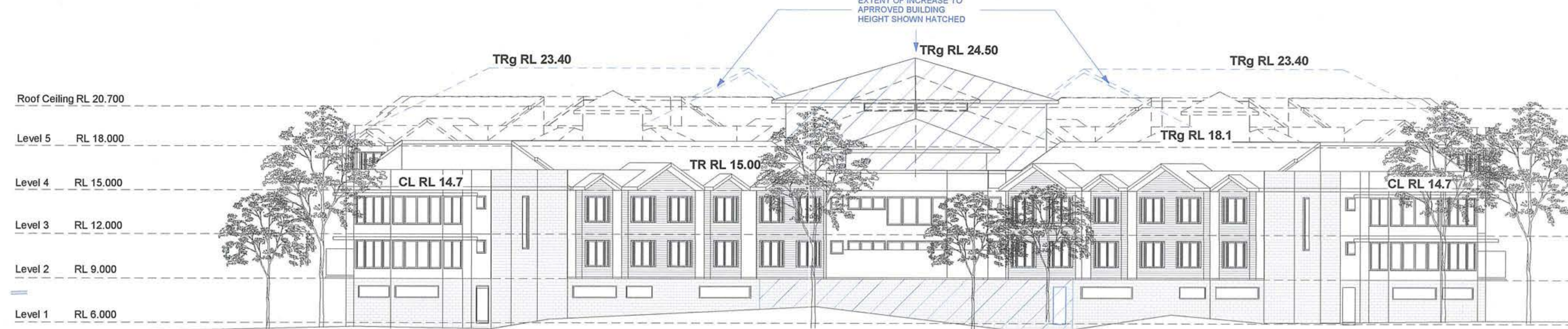
A project of Great Lakes Aged & Invalid Care Association Ltd  
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@A1 - 1:250  
0 2.5m 5m 7.5m 12.5m

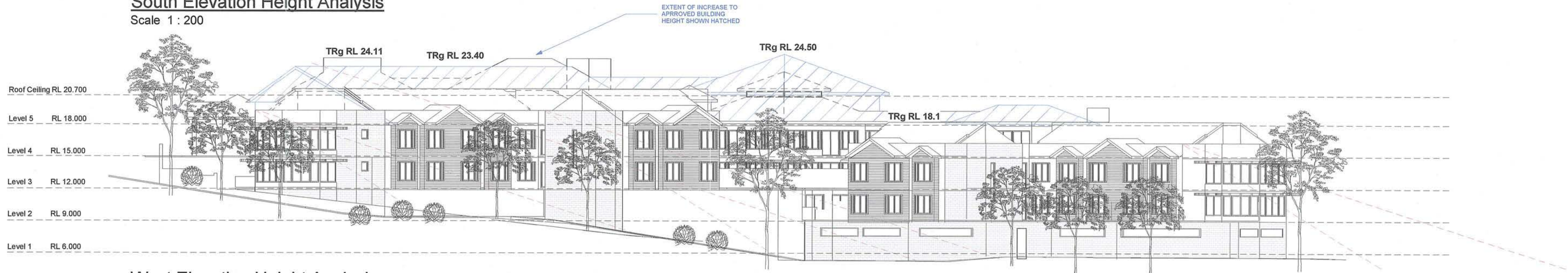
1 23/03/2017 MA Revised DA

12/02/16

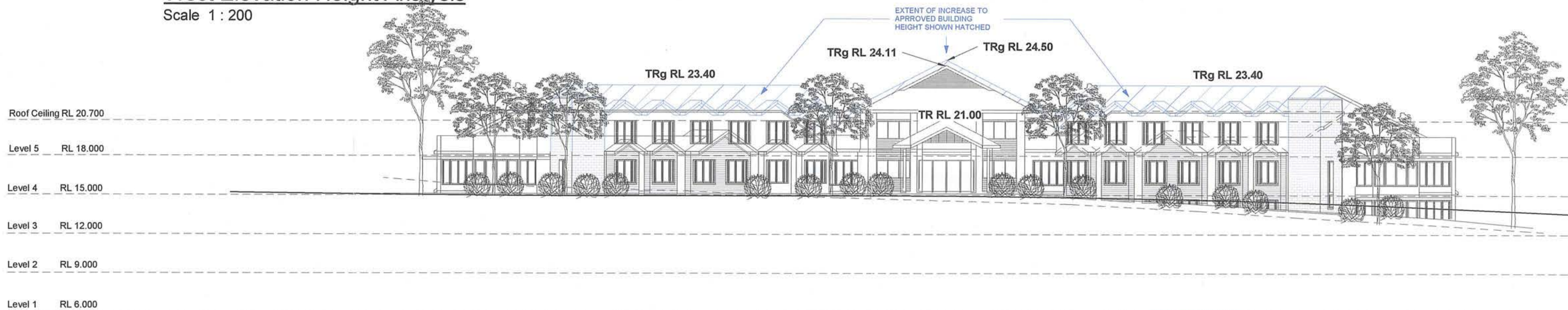
**629 DA 50\_102 1**



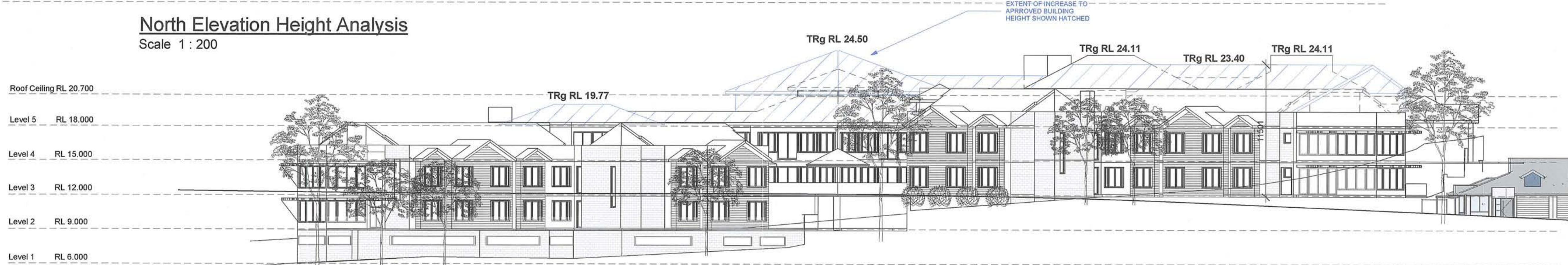
**South Elevation Height Analysis**  
Scale 1 : 200



**West Elevation Height Analysis**  
Scale 1 : 200



**North Elevation Height Analysis**  
Scale 1 : 200



**East Elevation Height Analysis**  
Scale 1 : 200

**Development Application**

New Independent Living villas and apartments, club house and residential aged care facility



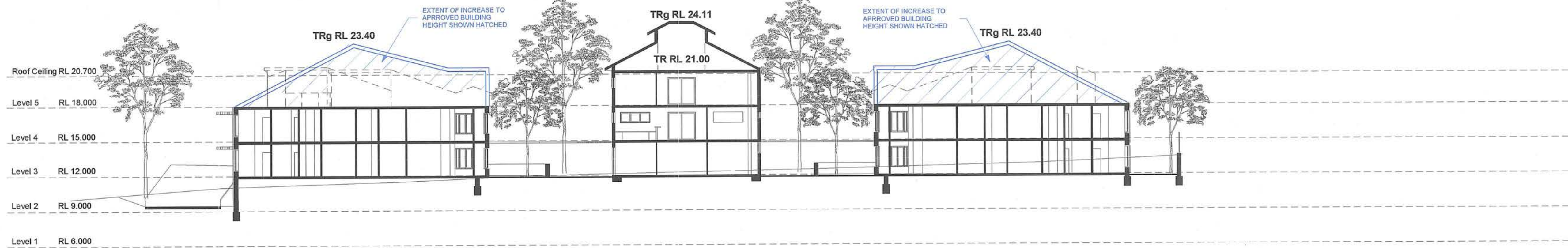
Peter McFadyen Nominated Registered Architect No.5041  
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PO Box 4052 WAGSTAFFE NSW

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t: 02 9810 5977 w: www.mcfadyen.com.au  
t: 02 4360 2220 e: sydney@mcfadyen.com.au

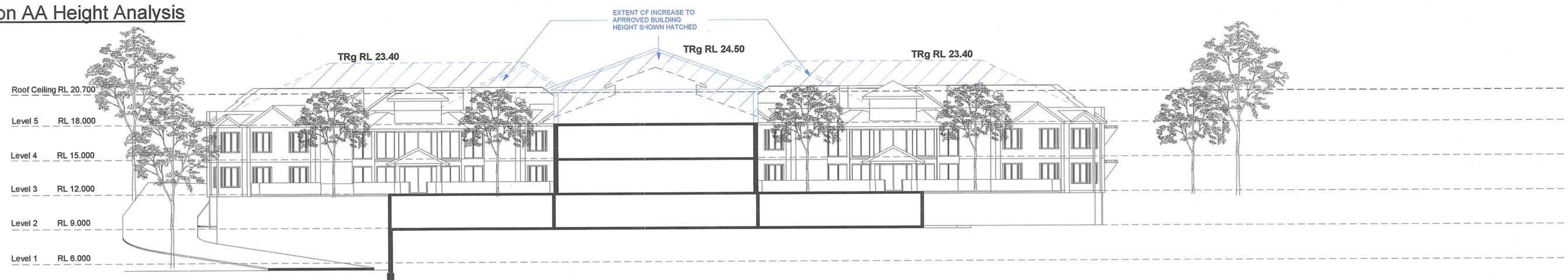
**RACF Height Analysis Elevations**

**Pacific Cape**

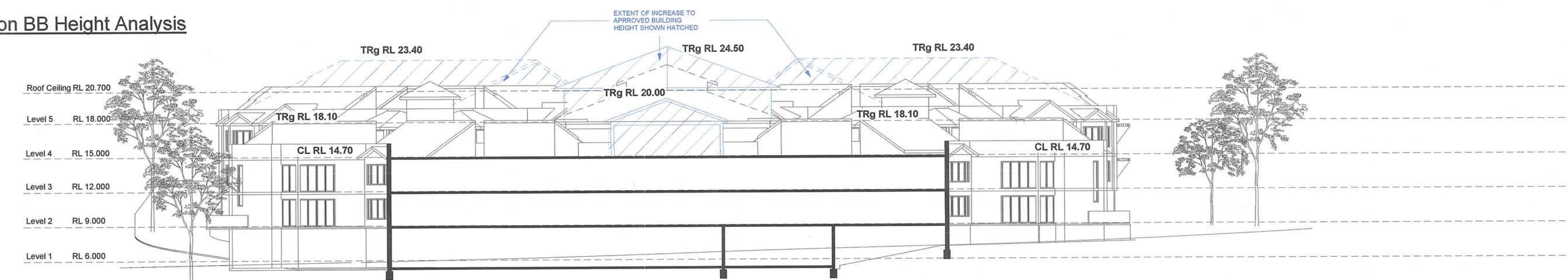
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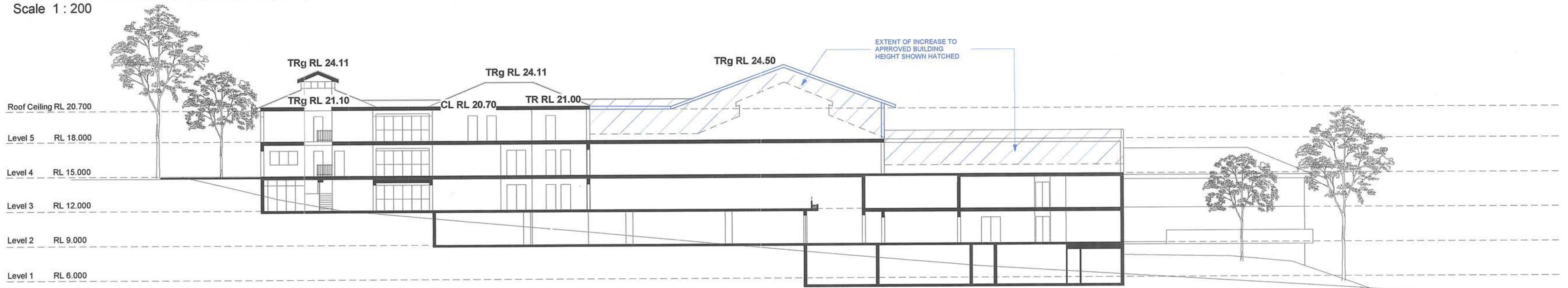
**RACF Section AA Height Analysis**  
Scale 1 : 200



**RACF Section BB Height Analysis**  
Scale 1 : 200



**RACF Section CC Height Analysis**  
Scale 1 : 200



**RACF Section DD Height Analysis**  
Scale 1 : 200

**Development Application**

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**RACF Height Analysis Sections**

**Pacific Cape**

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@A1 - 1:200 0 2m 4m 6m 10m

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03/01/17

**629 DA 50\_104 1**



**Development Application**

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**Entry to residential Aged Care Facility**

**Pacific Cape**

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03/01/17