



Entry to Residential Aged Care Facility

PACIFIC CAPE

Residential Aged Care Facility Revised Design

Sheet Number	Rev	Rev Date	Sheet Name
10_000	3	04/02/2020	Cover Sheet/Drawing List
10_001	0	31/01/2013	Precinct/Site Context Plan - Refer DA-249/2013
10_002	0	31/01/2013	Site/Survey Plan - Refer DA-249/2013
10_003	0	31/01/2013	Site Analysis Plan - Refer DA-249/2013
10_004	0	31/01/2013	Site Constraints Plan - Refer DA-249/2013
10_005	0	31/01/2013	Site Opportunities Plan - Refer DA-249/2013
10_006	0	31/01/2013	Site Precincts Strategy - Refer DA-249/2013
10_007	0	31/01/2013	Site Open Space Strategy - Refer DA-249/2013
10_008	0	31/01/2013	Site Circulation Strategy - Refer DA-249/2013
10_100	3	04/02/2020	Site Masterplan
10_101	2	01/11/2018	Site Setout Plan
10_102	1	23/03/2017	Site Sections - Duplex's
10_103	3	04/02/2020	Streetscape Elevation
10_104	1	23/03/2017	Staging Plan
10_105	0	31/01/2013	Staging Plan+Bulk Excavation+Stage Planting - Refer DA-249/2013
20_001	3	04/02/2020	RACF Level 1 Floor Plan - RL 5.40
20_002	3	04/02/2020	RACF Level 2 Floor Plan - RL 8.50
20_003	3	04/02/2020	RACF Level 3 Floor Plan - RL 12.00
20_004	3	04/02/2020	RACF Level 4 Floor Plan - RL 15.20
20_005	3	04/02/2020	RACF Level 5 Floor Plan - RL 18.40
20_006	3	04/02/2020	RACF Roof plan
20_100	3	04/02/2020	RACF Elevations
20_102	3	04/02/2020	RACF Sections
20_200	0	31/01/2013	RACF Shadow Diagrams 21st June 9am - Refer DA-249/2013
20_201	0	31/01/2013	RACF Shadow Diagrams 21st June 12pm - Refer DA-249/2013
20_202	0	31/01/2013	RACF Shadow Diagrams 21st June 3pm
20_203	3	04/02/2020	Solar Study - Winter 21 June
30_100	0	31/01/2013	Duplex's Type A and Type B - Refer DA-249/2013
30_101	0	31/01/2013	Duplex's Type C and Type D - Refer DA-249/2013
30_102	0	31/01/2013	Duplex's Type A2 and Type C2 - Refer DA-249/2013
30_200	2	01/11/2018	Apartments Basement Level
30_201	1	23/03/2017	Apartments Ground Level
30_202	1	23/03/2017	Apartments Level 1 & 2
30_204	1	23/03/2017	Apartments Roof Plan
30_205	1	23/03/2017	Apartment Types
30_210	2	01/11/2018	Apartments Elevations
30_211	2	01/11/2018	Apartments Sections
30_214	1	23/03/2017	Apartments Shadows
40_100	0	31/01/2013	Clubhouse
50_100	0	31/01/2013	Site Management Plan - Refer DA-249/2013
50_101	0	31/01/2013	Waste Management Plan - Refer DA-249/2013
50_102	0	31/01/2013	RACF Height Analysis Plan
50_103	0	31/01/2013	RACF Height Analysis Elevations
50_104	0	31/01/2013	RACF Height Analysis Sections
60_100	0	31/01/2013	Entry to residential Aged Care Facility
60_101	0	31/01/2013	Entry to ILU precinct - Refer DA-249/2013
60_102	0	31/01/2013	Community Open Space - Refer DA-249/2013
60_103	0	31/01/2013	Corner of Kularoo and Karloo - Refer DA-249/2013
60_104	3	04/02/2020	Perspective Views
60_105	3	04/02/2020	Perspective Views 2
70_100	0	31/01/2013	Neighbour Notification Plan
70_101	0	31/01/2013	Neighbour Notification Plan - Refer DA-249/2013
70_102	0	31/01/2013	Neighbour Notification Plan/Section - Refer DA-249/2013
70_103	0	31/01/2013	Neighbour Notification Sectional East - Refer DA-249/2013
80_001	0	31/01/2013	RACF Level 1 Areas - Refer DA-249/2013
80_002	0	31/01/2013	RACF Level 2 Areas - Refer DA-249/2013
80_003	0	31/01/2013	RACF Level 3 Areas - Refer DA-249/2013
80_004	0	31/01/2013	RACF Level 4 Areas - Refer DA-249/2013
80_005	0	31/01/2013	RACF Level 5 Areas - Refer DA-249/2013
80_006	3	04/02/2020	Site Plan - Area Calculations

Grand total: 60

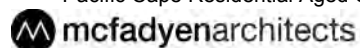
Additional Consultant Information

Landscape Plan – CSLA
 Revised Concept Stormwater Quality Control Plan – Coastplan
 Revised Traffic/Parking Assessment Report - Transport & Traffic Planning Associates
 SOEE/Clause 4.6 Objection – McFadyen Architects/Doug Betts Planner

- Drawings included in this issue

Development Application

Pacific Cape Residential Aged Care Facility, Independent Living villas, apartments, and club house



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Cover Sheet/Drawing List

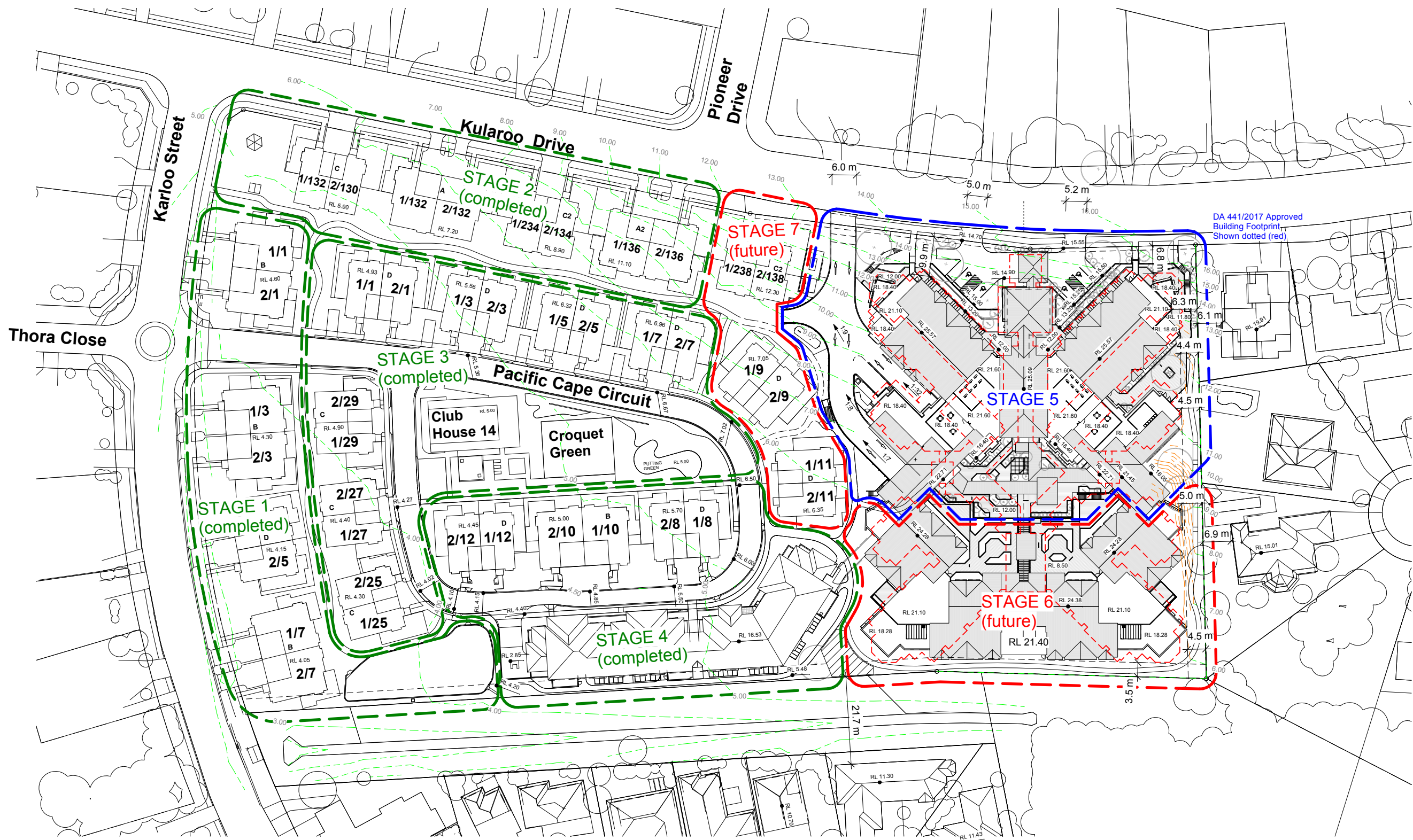
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 Lot 83 Kularoo Drive, FORSTER NSW

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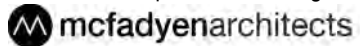


Site Plan
1 : 500



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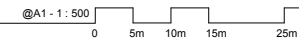
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Site Masterplan

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Streetscape Elevation (Kularoo Drive)

1 : 300

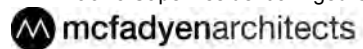


South Boundary Elevation

1 : 300

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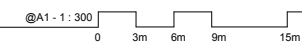
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Streetscape Elevation

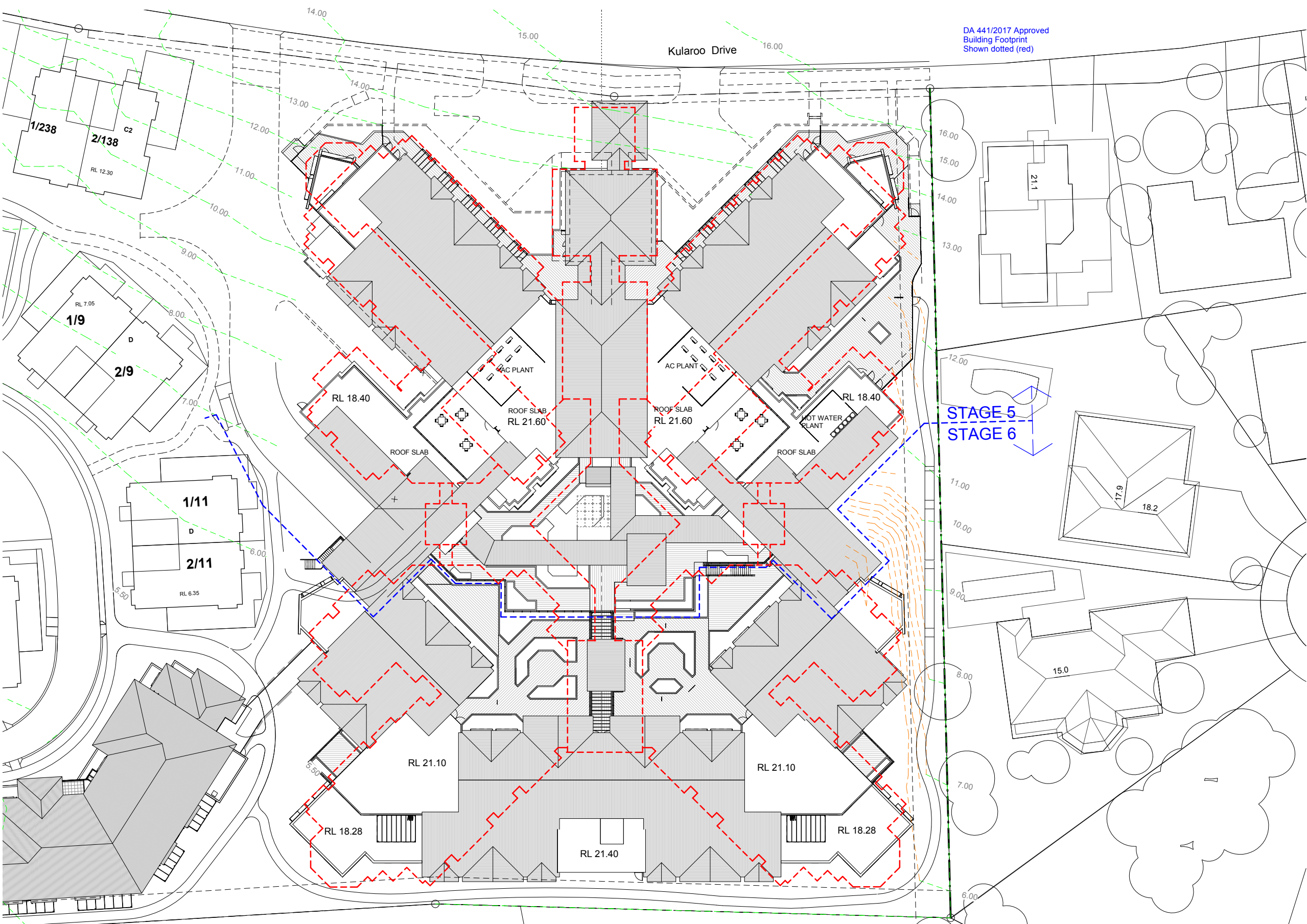
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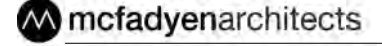
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RACF Roof plan
1 : 250



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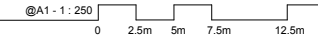
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RACF Roof plan

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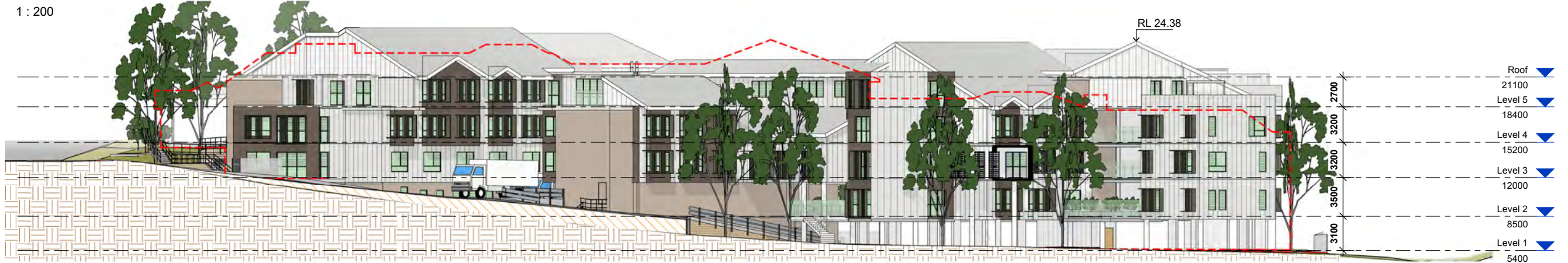


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South Elevation - Revised DA
 1 : 200



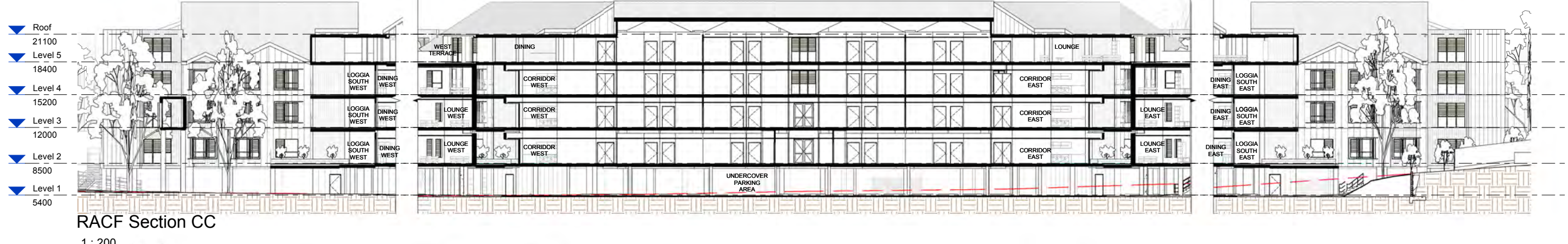
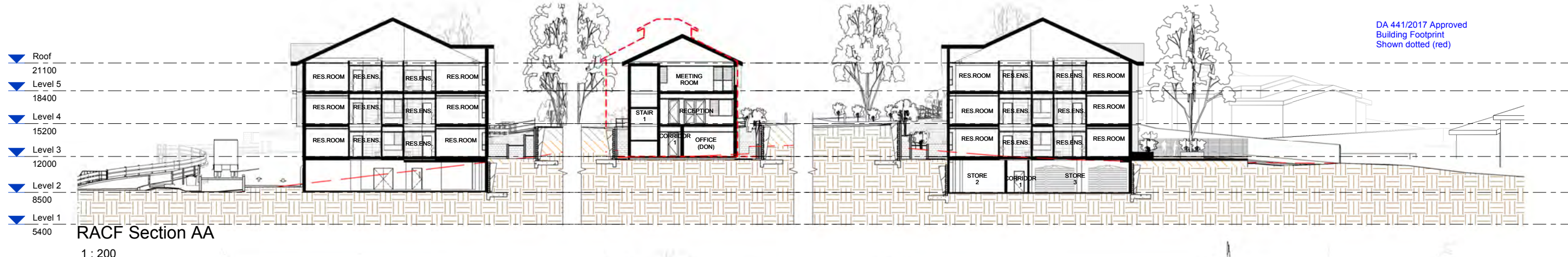
West Elevation - Revised DA
 1 : 200



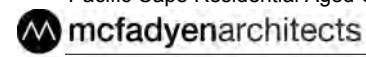
North Elevation - Revised DA
 1 : 200



East Elevation - Revised DA
 1 : 200



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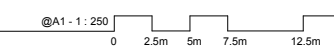
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RACF Sections

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8AM



9AM



10AM



11AM



12PM



1PM



2PM



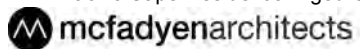
3PM



4PM

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Solar Study - Winter 21 June

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Stage 6 level 2 courtyard - looking east



Stage 6 level 2 courtyard



Stage 5 and 6 courtyard birds eye view



Stage 6 East egress path



Stage 5 Activity Room



Stage 5 L3 courtyard



Stage 5 North East wing



Stage 5 Main Entry



Stage 5 Level 3 - North Courtyard



Stage 5 East courtyard



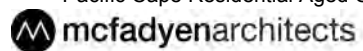
Stage 5 L3 East courtyard



Stage 5 Central courtyard

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Perspective Views 2

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Area Building footprints and impervious paving		
Name	Area	Description
Apartments	1148 m ²	Apartments
Car park	132 m ²	Car park
Clubhouse	147 m ²	Clubhouse footprint
Duplex Garage	1006 m ²	Garage
Courtyard paving A	59 m ²	Paved
Courtyard paving A2	100 m ²	Paved
Courtyard paving B	281 m ²	Paved
Courtyard paving C	242 m ²	Paved
Courtyard paving C2	192 m ²	Paved
Courtyard paving club house	134 m ²	Paved
Courtyard paving D	773 m ²	Paved
Driveway	1605 m ²	Paved
Footpaths	2280 m ²	Paved
Pacific Cape Circuit	1666 m ²	Paved
Playground	53 m ²	Paved
Stage 5 RACF driveway	711 m ²	Paved
Stage 5 RACF	2676 m ²	Stage 5 Building footprint
Stage 5 RACF centre courtyard	982 m ²	Stage 5 Courtyard
Stage 6 RACF	1936 m ²	Stage 6 Building footprint
Stage 5 RACF centre courtyard	549 m ²	Stage 6 Courtyard
Stage 6 RACF centre courtyard	0 m ²	Stage 6 Courtyard
Duplex-Type A2	415 m ²	Type A2 Building footprint
Duplex-Type A	249 m ²	Type A Building footprint
Duplex-Type B	1003 m ²	Type B Building footprint
Duplex-Type C2	619 m ²	Type C2 Building footprint
Duplex-Type C	738 m ²	Type C Building footprint
Duplex-Type D	1735 m ²	Type D Building footprint
Site area	29999 m ²	21433 m ²

LANDSCAPED AREA Required
 Landscaped area 35sqm per self care req. 35x62 = 2170sqm
 Landscaped area 25sqm per RACF bed req. 25x200 = 5000sqm
 total landscape req SEPP 7170 sqm
 Deep soil Landscape (min 3m width) req. 15% of site area = 4500

Area Landscaping provided
 536 m² Landscape bio retention
 4537 m² Landscape deep soil
 3849 m² Landscape planter
 8921 m²

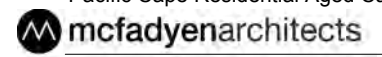
Floor area Self Care
 Duplex Garage 1006 m²
 Duplex-Type A 249 m²
 Duplex-Type A2 415 m²
 Duplex-Type B 1003 m²
 Duplex-Type C 738 m²
 Duplex-Type C2 619 m²
 Duplex-Type D 1735 m²
 5766 m²
 Clubhouse 147 m²
 Apartments 2794sqm

Floor area RACF stage 5 - As SEPP SL 2004 definition
 GFA 7013 m²
 Floor area RACF Stage 6 - As SEPP SL 2004 definition
 GFA 6954 m²
 total RACF GFA 13 967 m²

SITE AREA FSR CALCS
 Self Care duplex, Self Care apartments and clubhouse
 Total 7701 x 2 (site area req 0.5:1) = 15402sqm
 Remaining site allocated to RACF 29999-15402 = 14597sqm
 RACF FSR 13967 / 14597 = 0.95:1

- Apartments
- Car park
- Clubhouse footprint
- Garage
- Landscape bio retention
- Landscape deep soil
- Landscape planter
- Paved
- Stage 5 Building footprint
- Stage 5 Courtyard
- Stage 6 Building footprint
- Stage 6 Courtyard
- Type A2 Building footprint
- Type A Building footprint
- Type B Building footprint
- Type C2 Building footprint
- Type C Building footprint
- Type D Building footprint

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Site Plan - Area Calculations

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

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10/21/19