DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 08-Dec-2020

FILE SDAU-024-20



DUNCAN STREET NURSING HOME

FOR BURSWOOD CARE PTY LTD

No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA

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DATE 08-Dec-2020

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PROJECT	**DUNCAN STREET NURSING HOME**	**DEVELOPMENT APPLICATION**	DATE 31/8/20	DRAWING **Montage**	DRAWING ID **SK23**
			SCALE: @A3		
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014	REV 03

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING	DRAWING ID
			SCALE: @ A3	Perspective from corner	SK01
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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DATE 08-Dec-2020

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PROJECT	**DUNCAN STREET NURSING HOME**	**DEVELOPMENT APPLICATION**	DATE 31/8/20	DRAWING **Montage Duncan Street**	DRAWING ID **SK25**
			SCALE: @ A3		
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014	REV 03

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING Perspective from slot	DRAWING ID SK03
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: @ A3		
			DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING	DRAWING ID
			SCALE: @ A3	Perspective from corner	SK08
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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PROJECT **DUNCAN STREET NURSING HOME**

ADDRESS No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA

DEVELOPMENT APPLICATION

CLIENT BURSWOOD CARE PTY LTD

DATE 31/8/20

SCALE: @A3

DRAWN MP/MA

DRAWING **Montage Shepperton Road**

PROJECT NO. 18014

REV 03

DRAWING ID **SK24**

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PROJECT	**DUNCAN STREET NURSING HOME**	**DEVELOPMENT APPLICATION**	DATE 31/8/20	DRAWING **Perspective from above**	DRAWING ID **SK02**
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: @ A3		
			DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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PROJECT **DUNCAN STREET NURSING HOME**	**DEVELOPMENT APPLICATION**	DATE 31/8/20	DRAWING **Perspective from courtyard**	DRAWING ID **SK04**
ADDRESS No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: @ A3		
		DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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PROJECT	**DUNCAN STREET NURSING HOME**	**DEVELOPMENT APPLICATION**	DATE 31/8/20	DRAWING **Perspective in playground**
			SCALE: @A3	DRAWING ID **SK05**
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03

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PROJECT **DUNCAN STREET NURSING HOME**

ADDRESS No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA

DEVELOPMENT APPLICATION

CLIENT BURSWOOD CARE PTY LTD

DATE 31/8/20

SCALE: @ A3

DRAWN MP/MA

DRAWING **Internal Perspective**

PROJECT NO. 18014 REV 03

DRAWING ID **SK06**

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING Perspective from bridge	DRAWING ID SK07
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: @ A3		
			DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING	DRAWING ID
			SCALE: @ A3	Perspectives of Entry	SK09
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING Location Plan	DRAWING ID SK26
			SCALE: 1:2000@ A3		
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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DATE 08-Dec-2020
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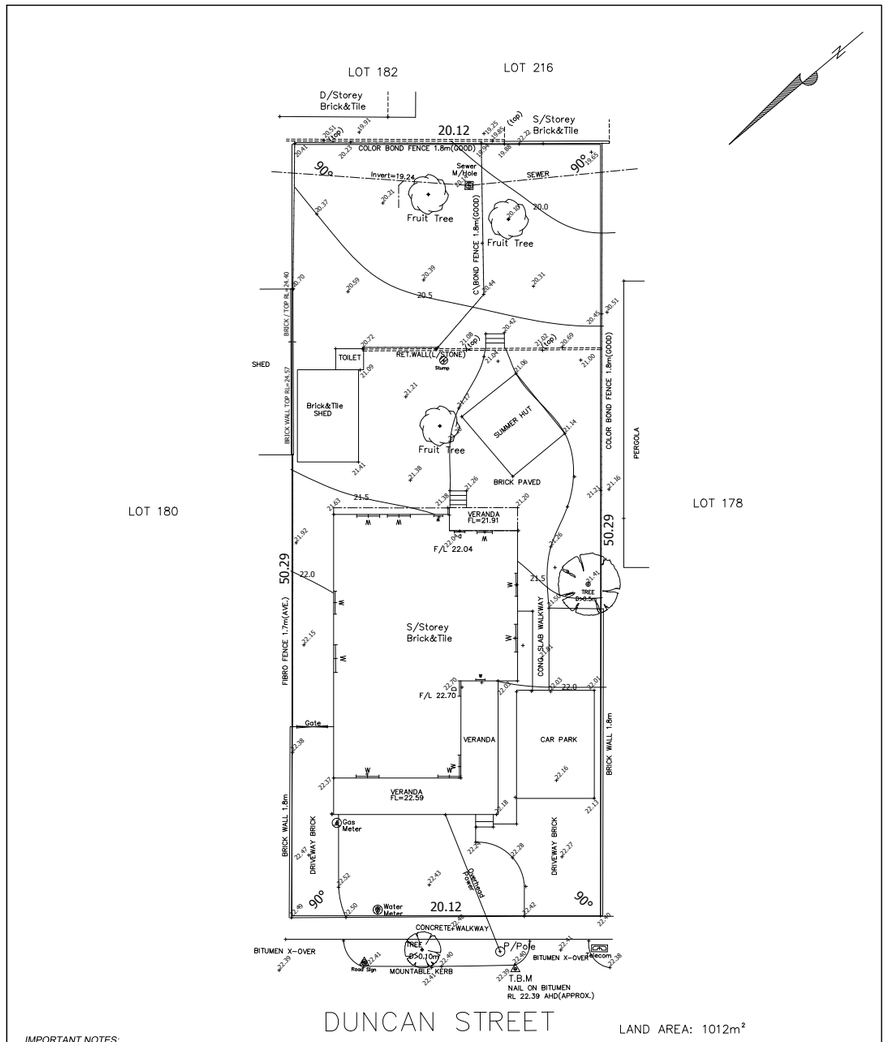
Combined Lots 177, 178 & 179



LAND AREA: 1012m²

IMPORTANT NOTES:

- THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.
- SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.
- THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES.
- CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

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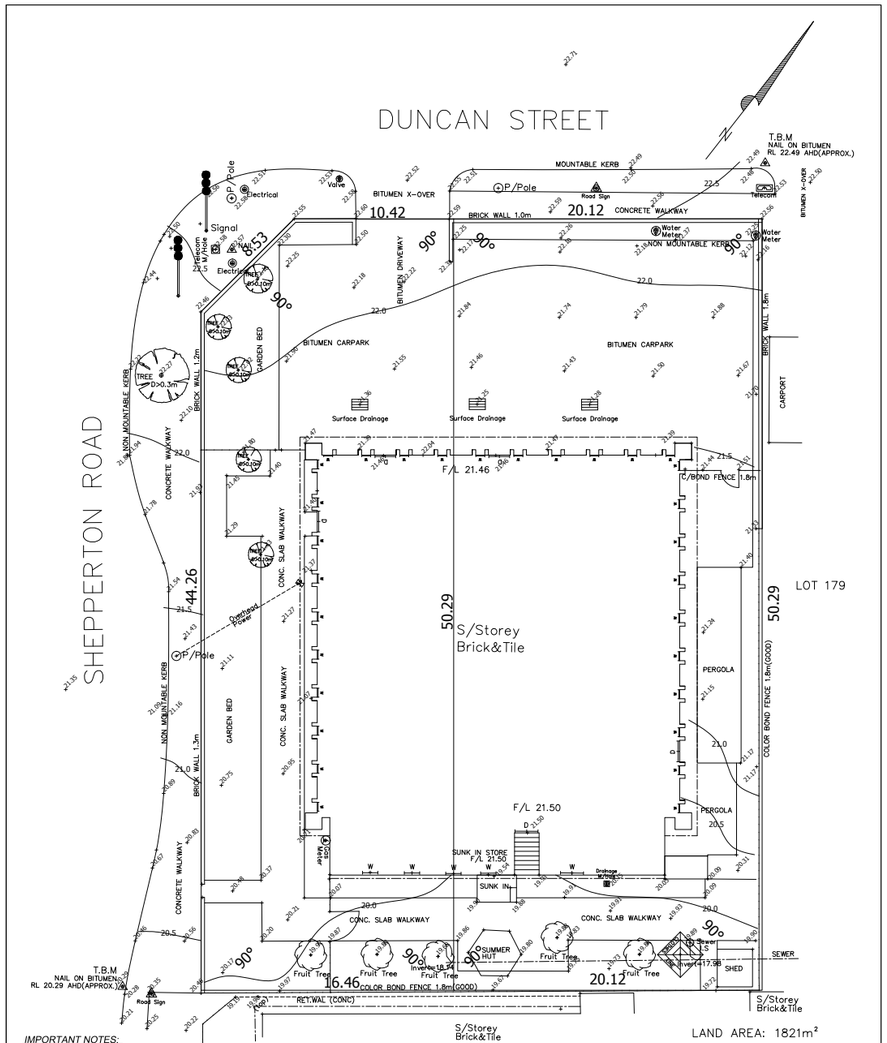
Surveyor: M.S.Van Drafter: M.S.Van Drg No: DV 900 F 01

FEATURE SURVEY OF LOT 176(20) DUNCAN STREET VICTORIA PARK				DATE: 06/06/2019
SCALE: 1:400	PLAN:	C/T:	LOCAL AUTHORITY: TOWN OF VIC PARK	DATUM: AHD(APPROX.)

Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed



LAND AREA: 1821m²

IMPORTANT NOTES:

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Surveyor: M.S.Van Drafter: M.S.Van Drg No: DV 692 F 01

FEATURE SURVEY OF LOT 177&178 (16&18) DUNCAN STREET VICTORIA PARK				DATE: 20/10/2017
SCALE: 1:400	PLAN: 2916(1)	C/T:	LOCAL AUTHORITY: TOWN OF VICTORIA PARK	DATUM: AHD(APPROX.)

Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING	DRAWING ID
			SCALE: 1:2@A3	Feature Survey	SK29
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014	REV 03

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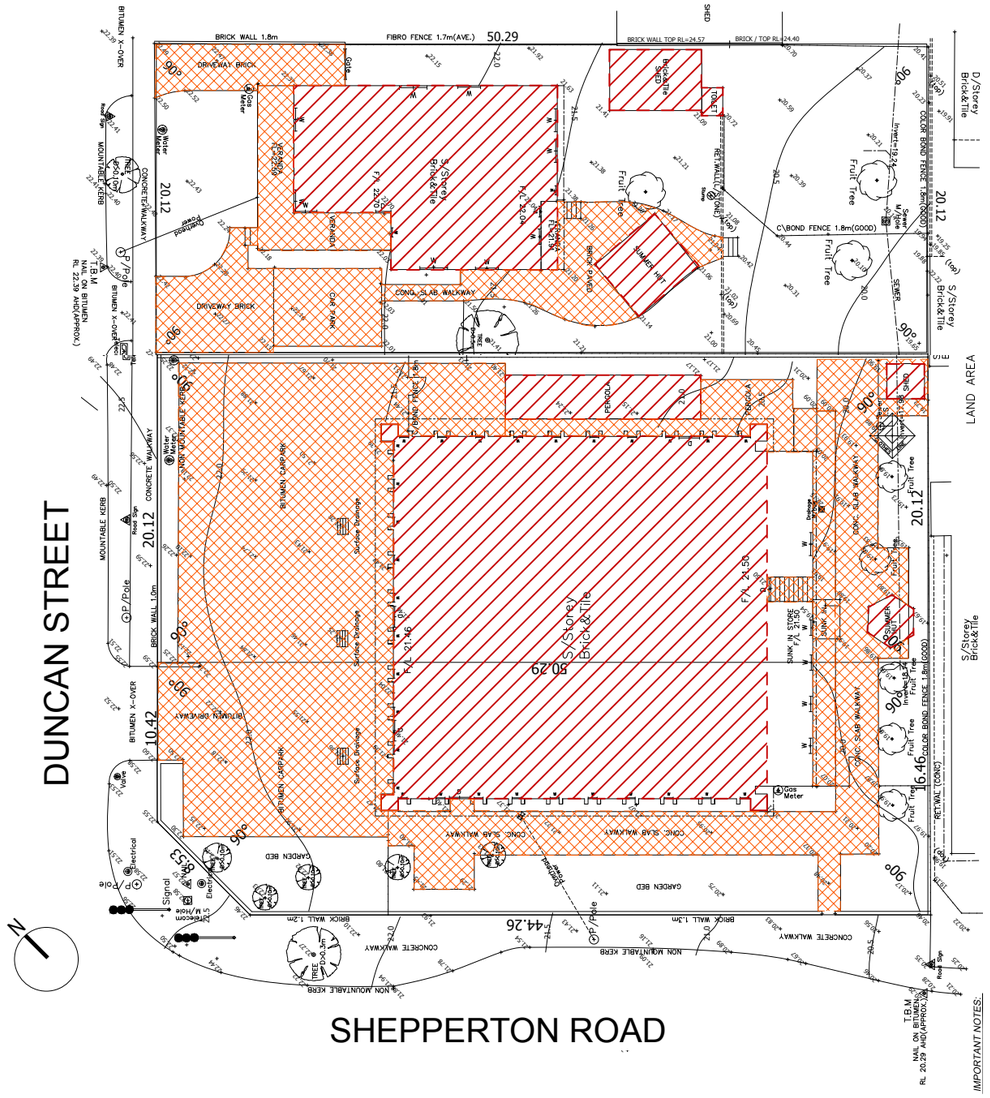
DATE 08-Dec-2020

FILE SDAU-024-20

Combined Lots 177, 178 & 179



EXISTING STRUCTURE TO BE DEMOLISHED

EXISTING CONCRETE SLAB/ BITUMEN/PAVING TO BE DEMOLISHED

IMPORTANT NOTES:

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PROJECT **DUNCAN STREET NURSING HOME**	**DEVELOPMENT APPLICATION**	DATE 28/10/20	DRAWING **DEMOLITION PLAN**	DRAWING ID **SK30**
		SCALE: @ A3		
ADDRESS No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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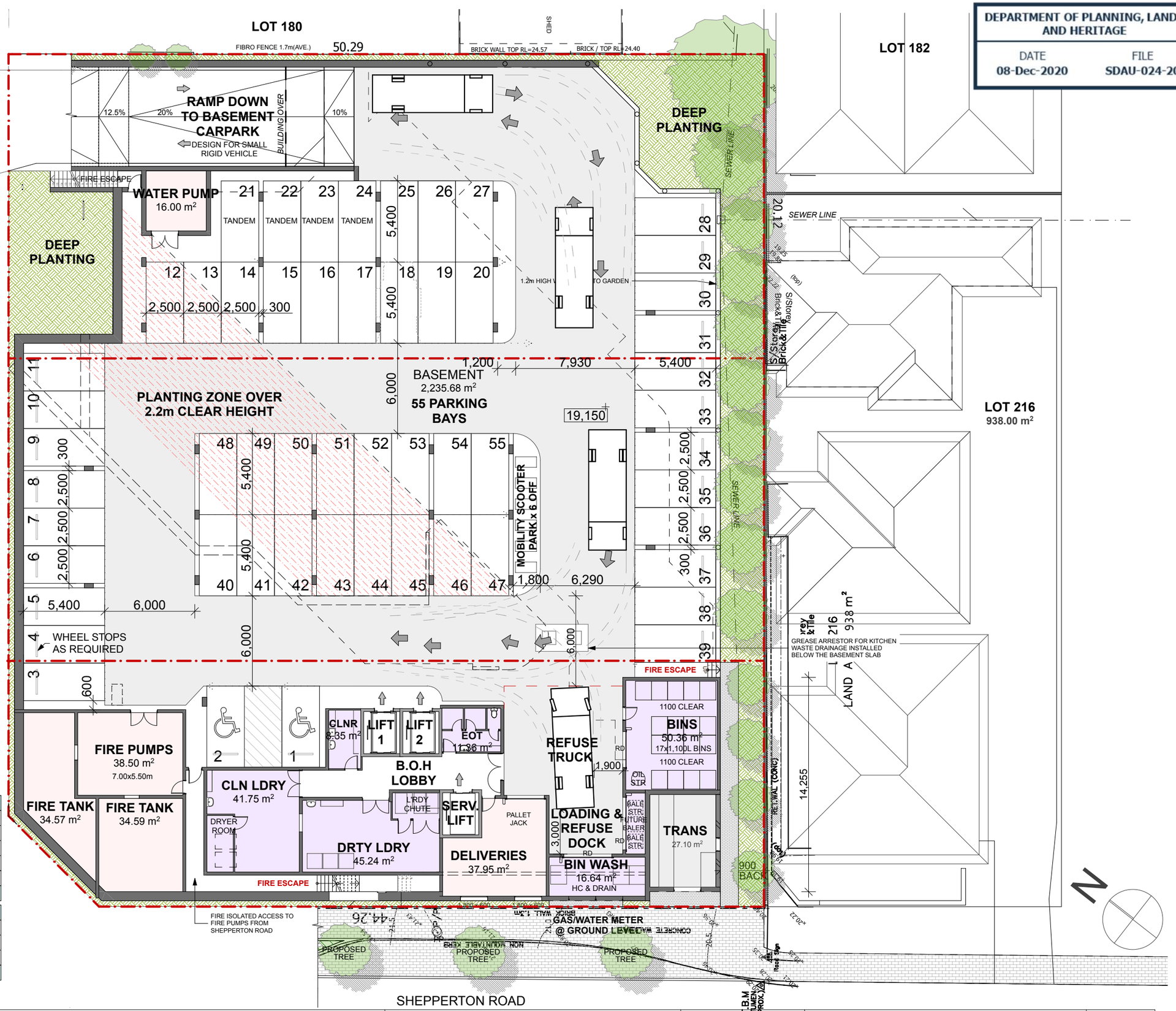

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
08-Dec-2020	SDAU-024-20

GROSS BUILDING AREA CALCULATION		
	GFA	BALCONY
GROUND FLOOR	1411.00 m²	
BASEMENT	2235.00 m²	
FIRST FLOOR	1656.00 m²	46.95 m²
SECOND FLOOR	1565.00 m²	39.67 m²
THIRD FLOOR	1491.00 m²	53.35 m²
ROOF TOP	148.00 m²	255m²
TOTAL BUILDING AREA	**8506.00 m²**	**394.97 m²**

LOT AREA CALCULATION	
LOT 177+178 (16+18)	1821.00 m²
LOT 176 (26)	1012.00 m²
TOTAL SITE AREA	**2833.00 m²**

PLOT RATIO AREA CALCULATION	
AGE CARE BEDROOMS	2617.00 m²
NURSE BASE	79.00 m²
MED PREP	75.00 m²
KITCHEN	107.00 m²
OFFICES	90.00 m²
CAFE	89.00 m²
TOTAL PLOT RATIO AREA	3057.00 m²
PLOT RATIO	**1.08**

1

SITE COVER AT GROUD FLOOR	
SITE AREA	2833.00 m²
GROUND FLOOR	1414.00 m²
PERCENTAGE	**50%**

LANDSCAPE AREA	
SITE AREA	2833.00 m²
PODIUM LANDSCAPING	298 m²
ROOF LANDSCAPING	110 m²
DEEP PLANTING AREA	270.00 m²/9.5%
TOTAL LANDSCAPING	**683m² / 24%**

BEDS	SINGLE	ACC	SHARED
GROUND FLOOR	8 BEDS	0 BEDS	6 BEDS (3 ROOMS)
FIRST FLOOR	29 BEDS	2 BEDS	8 BEDS (4 ROOMS)
SECOND FLOOR	27 BEDS	2 BEDS	6 BEDS (3 ROOMS)
THIRD FLOOR	26 BEDS	2 BEDS	4 BEDS (2 ROOMS)
TOTAL	**90 BEDS**	**6 BEDS**	**24 BEDS (12 ROOMS)**
TOTAL BEDS	**120 BEDS**		

PARKING	
AGED CARE BEDS 120/ 1 BAY PER 3 BEDS	40 BAYS
OFFICE/ADMIN 600m² / 40m² PER BAY	15 BEDS
TOTAL REQUIRED CARPARKING	55 BAYS
TOTAL PROVIDED BAYS	**55 BAYS**

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 3/11/20
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: 1:250@ A3
			DRAWN MP/MA

DRAWING	DRAWING ID
Basement Floor Plan	SK11
PROJECT NO. 18014 REV 03	

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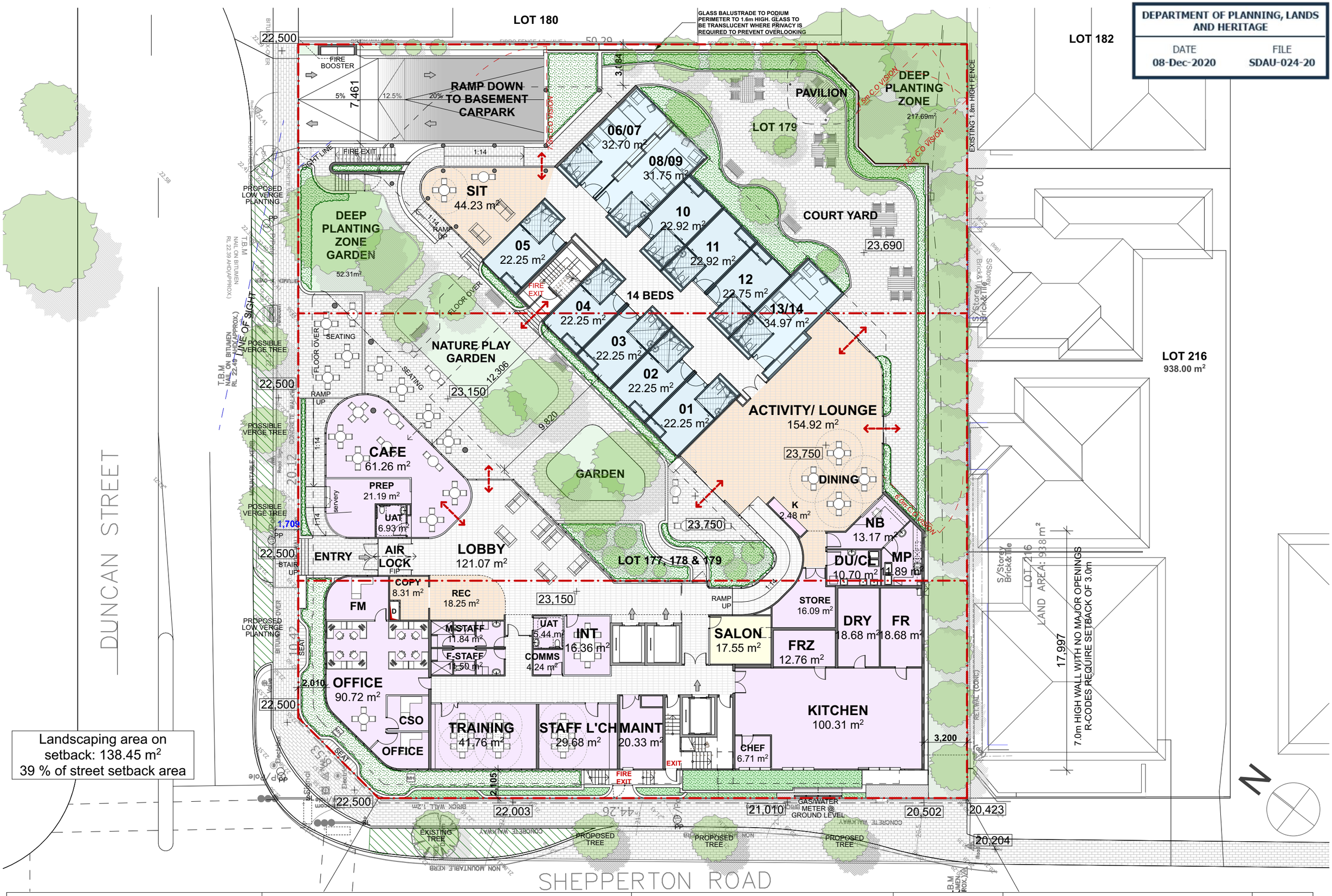

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	ADDRESS No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING First Floor Plan
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: 1:250@ A3	DRAWING ID SK12
			DRAWN MP/MA	PROJECT NO. 18014 REV 03

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	ADDRESS No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING	DRAWING ID
			SCALE: 1:250@ A3	Third Floor Plan	SK14
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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DATE	FILE
08-Dec-2020	SDAU-024-20

LOT 180

LOT 182

LOT 216
938.00 m²

SOLAR PANELS

MECH PLANT AREA

FIRE STAIR

SCREENING

37,650

1m HIGH WALL WITH 600mm CLEAR GLASS SCREEN ABOVE TO PERIMETER OF ROOF GARDEN

ROOF GARDEN
110m²

UNDERCOVER AREA
PAVING

LIFT

LIFT OVER RUN

MECH PLANT AREA

LIFT OVER RUN

SCREENING

SOLAR PANELS

LEGEND	
1	CARPARK EXHAUST
2	KITCHEN EXHAUST
3	STAIR PRESSURISATION DROPPER
4	TEMPERED OUTSIDE AIR
5	TOILET EXHAUST/STAIR PRESSURISATION RELIEF

N

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PROJECT: DUNCAN STREET NURSING HOME

ADDRESS: No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA

DEVELOPMENT APPLICATION

CLIENT: BURSWOOD CARE PTY LTD

DATE: 31/8/20

SCALE: 1:250@ A3

DRAWN: MP/MA

DRAWING: Roof Garden

PROJECT NO.: 18014

REV: 03

DRAWING ID: SK15

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PLANT PALETTE | GROUND FLOOR

Code	Species	Common Name	Size (m)	Sun/Shade	Pot Size
Trees					
Ein	*Erythrina indica*	Coral Tree	8	◯	100L
Hfl	*Hymenosporum flavum*	Native Frangipani	10	◑	100L
Jmi	*Jacaranda mimosifolia*	Jacaranda	10	◑	100L
Lai	*Lagerstromia indica*	Crepe Myrtle	6	◑	150L
Shrubs					
Ala	*Acacia lasiocarpa*	Modong	0.5	◯	130mm
Ade	*Alternanthera dentata*	Little Ruby	0.4	◑	140mm
Ama	*Anigozanthos manglesii*	Kangaroo Paw	0.5	◯	140mm
Cpe	*Crinum pedunculatum*	Spider lily	1.5	◑	140mm
Cov	*Crassula ovata*	Jade Plant	0.25	◑	140mm
Hpu	*Hemiandra pungens*	Snake Bush	0.1	◯	140mm
Lgl	*Lepidosperma gladiatum*	Sword sedge	2.5	◑	tube
Leg	*Liriope muscari 'Evergreen Giant'*	Evergreen Giant	0.5	◑	140mm
Lta	*Lomandra longifolia 'Tanika'*	Tanika Lomandra	0.6	◑	140mm
Sae	*Scaevola aemula 'Aussie Crawl'*	Fan Flower	0.5	◑	140mm
Sre	*Strelitzia reginae*	Bird of Paradise	1.5	◑	140mm

PLANT PALETTE | PODIUM

Code	Species	Common Name	Size (m)	Sun/Shade	Pot Size
Trees					
Bat	*Bambusa textilis 'Gracilis'*	Slender Weaver	4	●	300mm
Cco	*Cyathea cooperi*	Rough Tree Fern	6	●	100L
Cla	*Citrus latifolia*	Lime Tree	4	◑	100L
Cli	*Citrus limon*	Lemon Tree	4	◑	100L
Csi	*Citrus sinensis*	Orange Tree	4	◑	100L
Dma	*Dracena marginata*	Dragon Tree	4	◑	100L
Lai	*Lagerstromia indica*	Crepe Myrtle	6	◑	150L
Mgr	*Magnolia grandiflora 'Exmouth'*	Magnolia	8	◑	1500L
Ole	*Olea europa*	Olive	6	◯	100L
Pal	*Plumeria alba*	White Frangipani	5	◑	400L
Pce	*Prunus cerasifera 'Nigra'*	Flowering Plum	5	◑	200L
Pdu	*Prunus dulci 'Purperea'*	Flowering Almond	6	◑	100L
Ppe	*Prunus persica 'Anzac Peach'*	Anzac Peach	4	◑	75L
Shrubs					
Ajr	*Ajuga reptans*	Bugleherb	0.6	●	140mm
Asn	*Asplenium nidus*	Bird's-nest fern	0.6	●	300mm
Cja	*Citrus japonica*	Kumquat	4	◑	45L
Cfr	*Cordyline fruticosa*	Ti Plant	1.2	◑	10L
Cpe	*Crinum pedunculatum*	Spider lily	1.5	●	140mm
Dex	*Doryanthes excelsa*	Gymea lily	1	◑	45L
Drf	*Dracena fragrans 'Massangeana'*	Mass cane	3	●	300mm
Leg	*Liriope muscari 'Evergreen Giant'*	Evergreen Giant	0.5	◑	140mm
Llo	*Lomandra longifolia*	Basket Grass	0.8	◑	140mm
Nel	*Nastus elatus*	New Guinea Green	12	●	45L
Oja	*Ophiopogon japonicus variegata*	Variegated Mondo	0.3	●	140mm
Str	*Sansevieria trifasciata*	Mother-in-Law Tongue	0.5	●	30L
Sre	*Strelitzia reginae*	Bird of Paradise	1.5	◑	140mm
Ade	*Alternanthera dentata*	Little Ruby	0.4	◑	140mm
Climbers, Groundcovers & Herbs					
Cap	*Capsicum sp*	Chilli	0.6	◯	tube
Csa	*Coriandrum sativum*	Coriander	0.4	◑	tube
Dsf	*Dichondra repens 'Silver Falls'*	Silver Falls	0.1	●	tube
Eau	*Epipremnum aureum*	Devil's Ivy	0.3	●	140mm
Hsc	*Hibbertia scandens*	Snake Creeper	0.2	◑	140mm
Mpa	*Myoporum parvifolium*	Creeping Boobialla	0.2	◑	140mm
Ovu	*Origanum vulgare*	Oregano	0.1	◑	tube
Pne	*Petroselinum neapolitanum*	Parsley	0.3	◯	tube
Rof	*Rosmarinus officinalis*	Rosemary	1.2	◯	tube
Sof	*Salvia officianalis*	Sage	0.3	◑	tube
Tvu	*Thymus vulgaris*	Thyme	0.2	◑	tube
Tja	*Trachelospermum jasminoides*	Star Jasmine	climb	◑	140mm
Vih	*Viola hederacea*	Native Violet	0.2	●	140mm



ROOF TERRACE 1:500@A3



DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
08-Dec-2020	SDAU-024-20

LEGEND TYPICAL MATERIAL SELECTIONS

- **TRAFFICABLE PAVING** red asphalt | black asphalt
- **CONCRETE PAVING** exposed aggregate coloured concrete
- **DECORATIVE UNIT PAVING** concrete | stone | clay pavers
- **TILED PAVING** 600 x 900 x 20 stone | ceramic tiles
- **DECKING | TIMBER SEATING** composite boards | non-slip
- **SYNTHETIC TURF** with permeable rubber underlay
- **SCULPTURAL PLAY ELEMENTS** Feng Shui theme | mulch + rubber softfall
- **EXISTING TREE** retained | removed
- **PROPOSED TREE (100L)** flowering | fruiting | bird attraction
- **MASS PLANTING | SHADE** 130mm pots
- **MASS PLANTING | PART SHADE** 130mm pots
- **MASS PLANTING | FULL SUN** 130mm pots

PAVING MATERIALS



Stone / Ceramic Tiles

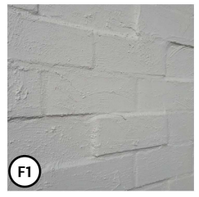


Exposed Aggregate Concrete



Decorative Unit Paving

TYPICAL FENCING



Bag Rendered Masonry



Aluminium Battens



Colorbond Panels | Limestone Retaining

0 2.5 5 7.5 10 12.5m

propagule

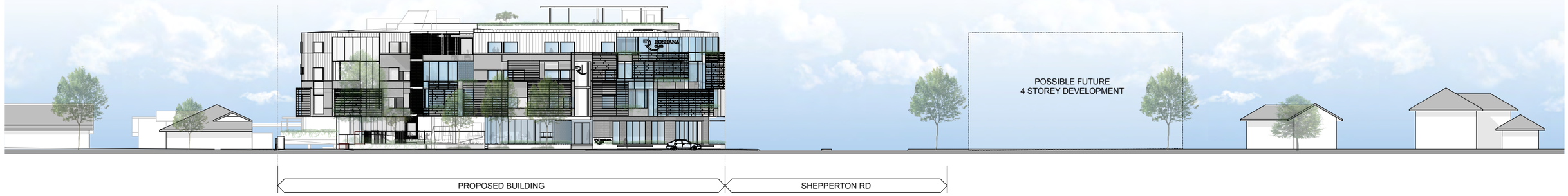
BURSWOOD CARE

DUNCAN STREET NURSING HOME
16 - 20 DUNCAN STREET, VICTORIA PARK, WA

LANDSCAPE DEVELOPMENT APPLICATION

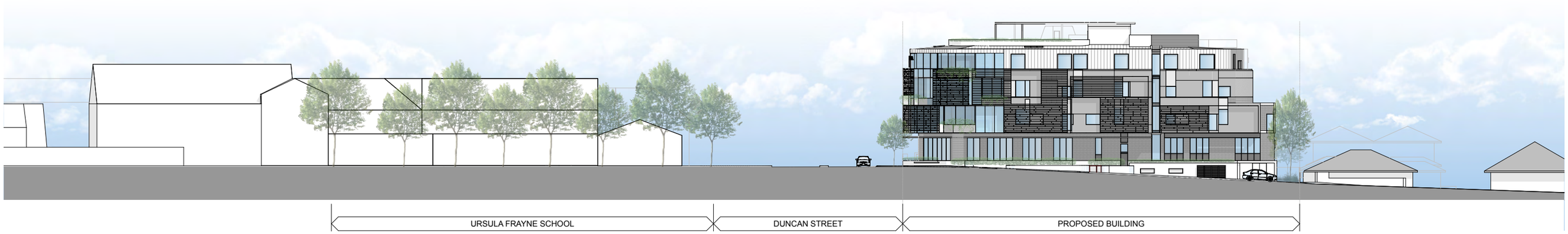
AUTHOR:	JC
CHECKED:	MC
PROJECT NO:	P19-028
SCALE:	1:250 @ A3
DATE:	13.11.2019

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 08-Dec-2020
FILE SDAU-024-20



1 DUNCAN STREET ELEVATION

Scale 1:500



2 SHEPPERTON ROAD ELEVATION

Scale 1:500



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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 9/9/20	DRAWING Streetscape Elevations	DRAWING ID SK16
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: 1:500@A3	PROJECT NO. 18014 REV 03	
			DRAWN MP/MA		

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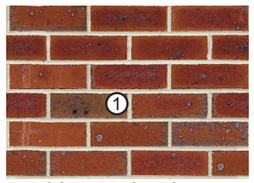
FILE SDAU-024-20

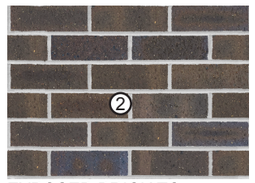


3 NORTH-WEST ELEVATION

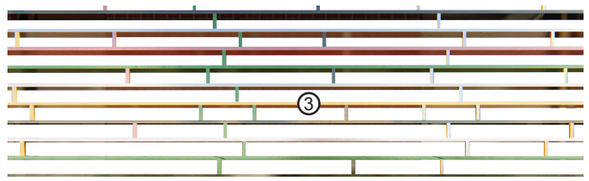
Scale 1:250



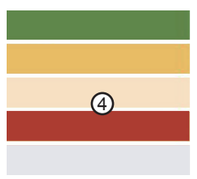
EXPOSED BRICK TO APPROVED SAMPLE



EXPOSED BRICK TO APPROVED SAMPLE



PAINTED METAL SCREEN



METAL SCREEN & PANEL COLOURS



METAL CLADDING IN APPROVED COLOUR



FC CLADDING IN APPROVED COLOUR



4 SOUTH-WEST ELEVATION

Scale 1:250

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 9/9/20	DRAWING Elevations	DRAWING ID SK17
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: 1:250@ A3	PROJECT NO. 18014 REV 03	
			DRAWN MP/MA		

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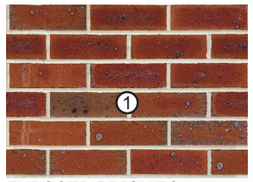
DATE 08-Dec-2020
FILE SDAU-024-20

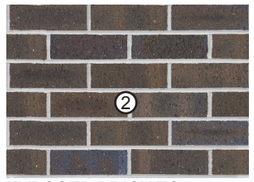


5 SOUTH-EAST ELEVATION

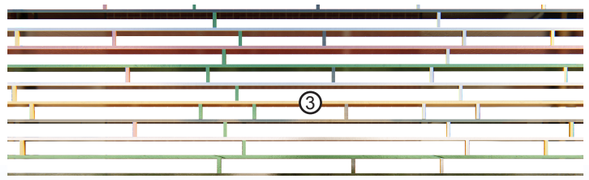
Scale 1:250



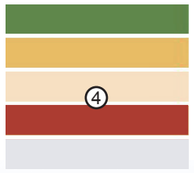
EXPOSED BRICK TO APPROVED SAMPLE



EXPOSED BRICK TO APPROVED SAMPLE



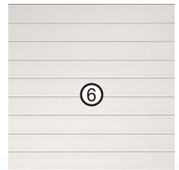
PAINTED METAL SCREEN



METAL SCREEN & PANEL COLOURS



METAL CLADDING IN APPROVED COLOUR



FC CLADDING IN APPROVED COLOUR



6 NORTH-EAST ELEVATION

Scale 1:250

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 9/9/20	DRAWING Elevations	DRAWING ID SK18
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: 1:250@ A3	PROJECT NO. 18014	REV 03
			DRAWN MP/MA		

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DATE 08-Dec-2020

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EXISTING BRICKWORK FROM HERITAGE BUILDING TO BE RE-USED ON FACADE

EXISTING BRICKWORK FROM HERITAGE BUILDING TO BE RE-USED ON FACADE

NOTE: LOUVRE SCREENING REMOVED FROM DIAGRAM FOR CLARITY



EXISTING BRICKWORK FROM HERITAGE BUILDING TO BE RE-USED ON FACADE

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PROJECT	**DUNCAN STREET NURSING HOME**		DATE 9/11/20	DRAWING **RECYCLED BRICKWORK INTENT**	DRAWING ID **SK32**
		DEVELOPMENT APPLICATION	SCALE: @ A3		
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014	REV 03

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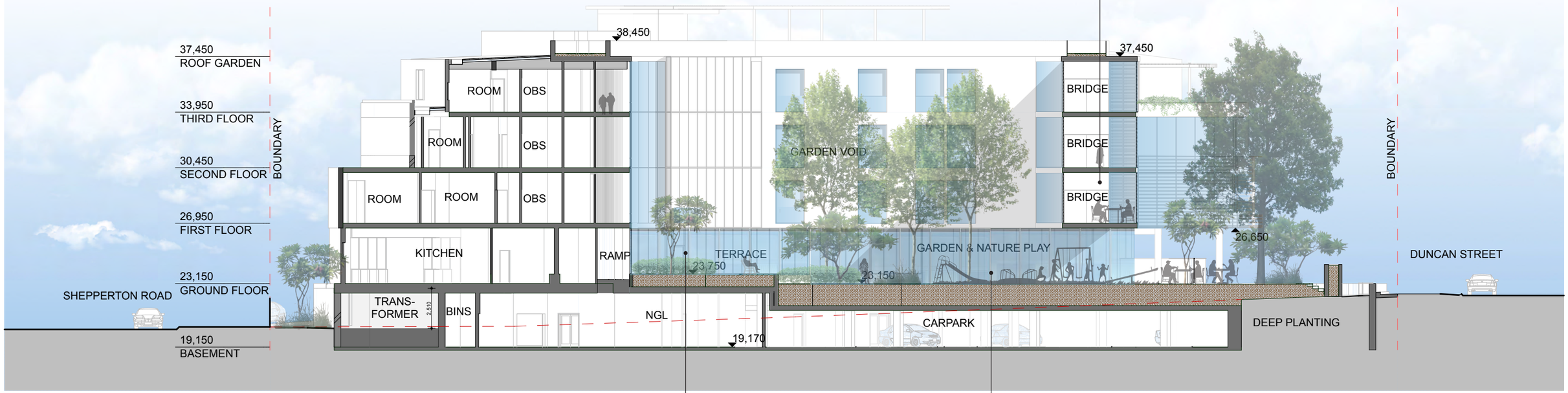
DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 08-Dec-2020 | FILE SDAU-024-20





Section A

Scale 1:250





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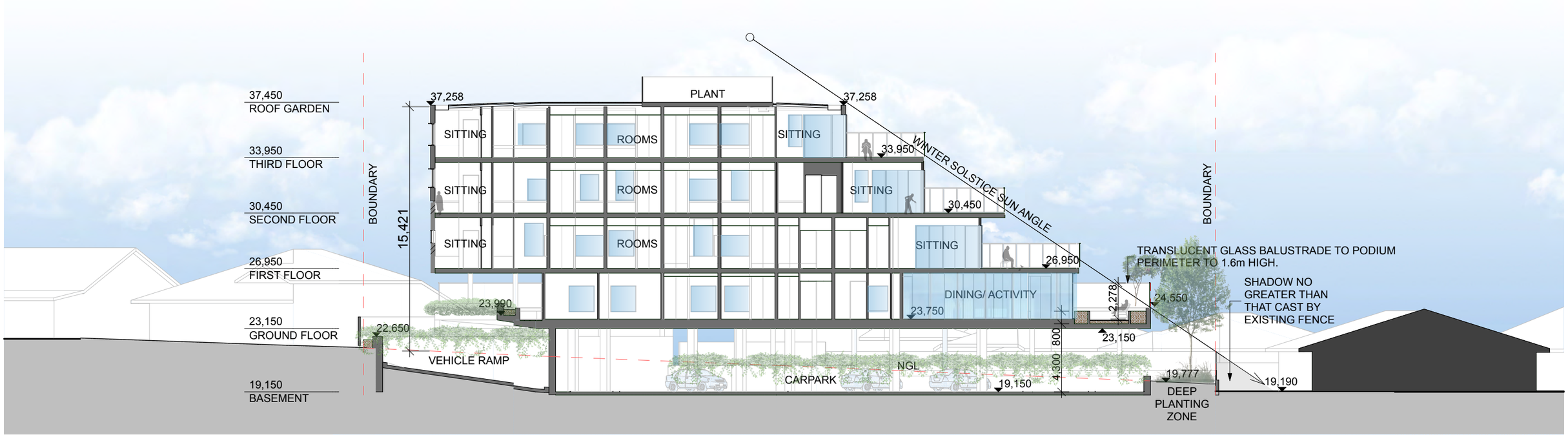
DATE 08-Dec-2020

FILE SDAU-024-20



Section B

Scale 1:250

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	ADDRESS No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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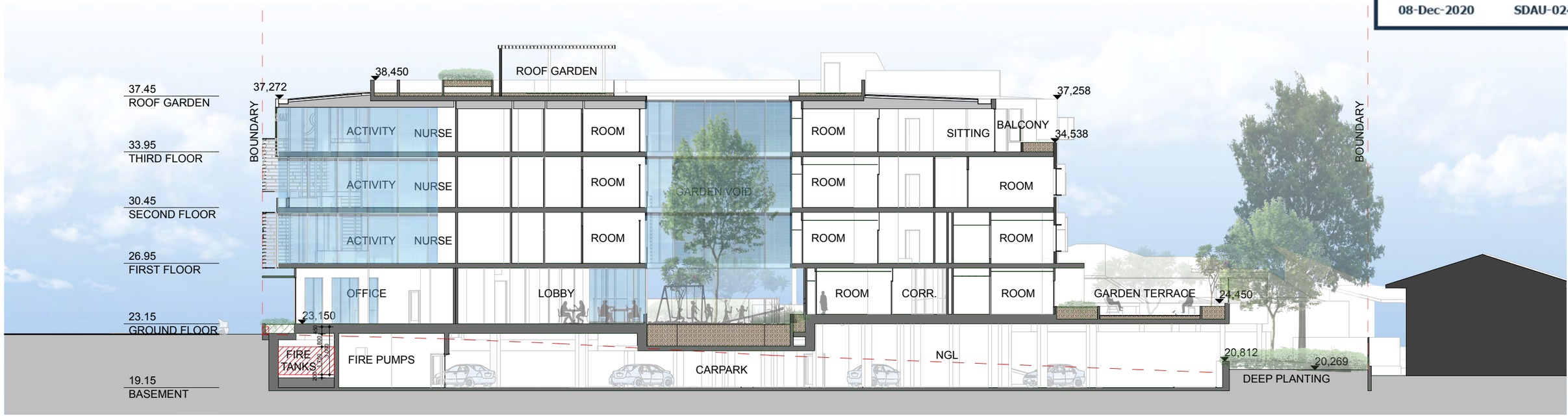
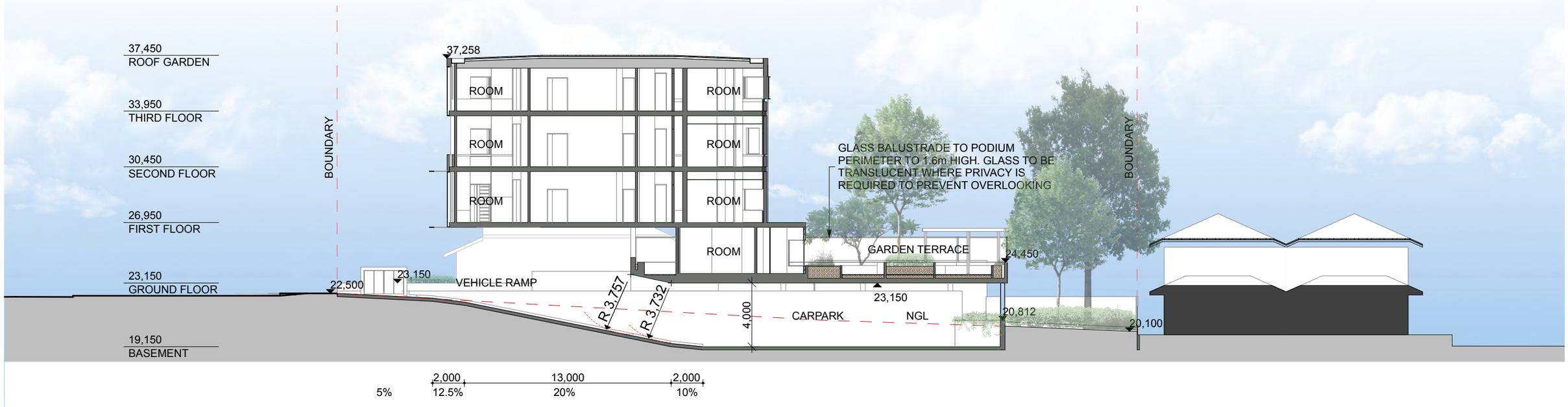
DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 08-Dec-2020 | FILE SDAU-024-20



Section C

Scale 1:250



Section D

Scale 1:250

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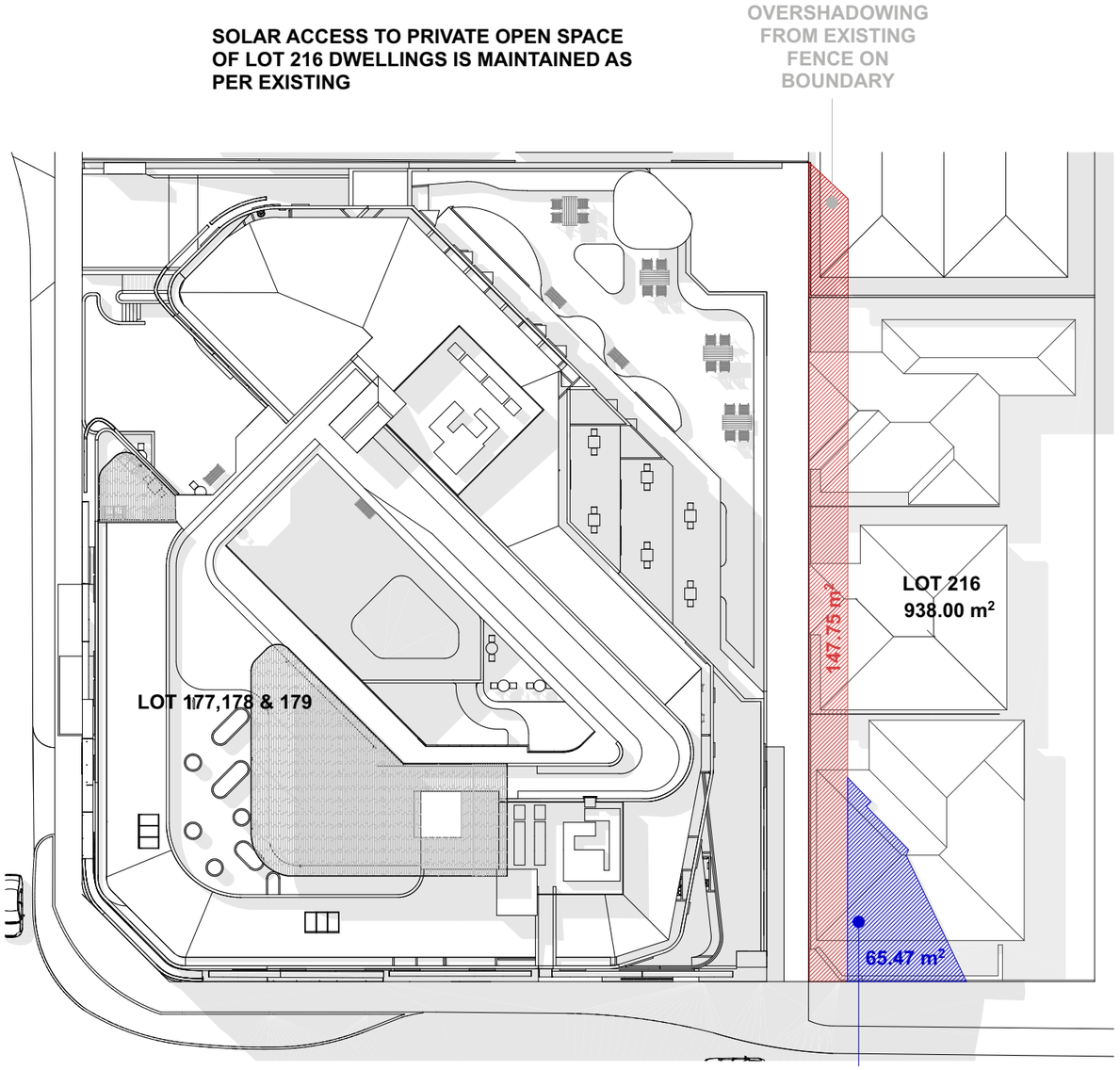
DATE 08-Dec-2020
FILE SDAU-024-20

SOLAR ACCESS TO PRIVATE OPEN SPACE OF LOT 216 DWELLINGS IS MAINTAINED AS PER EXISTING



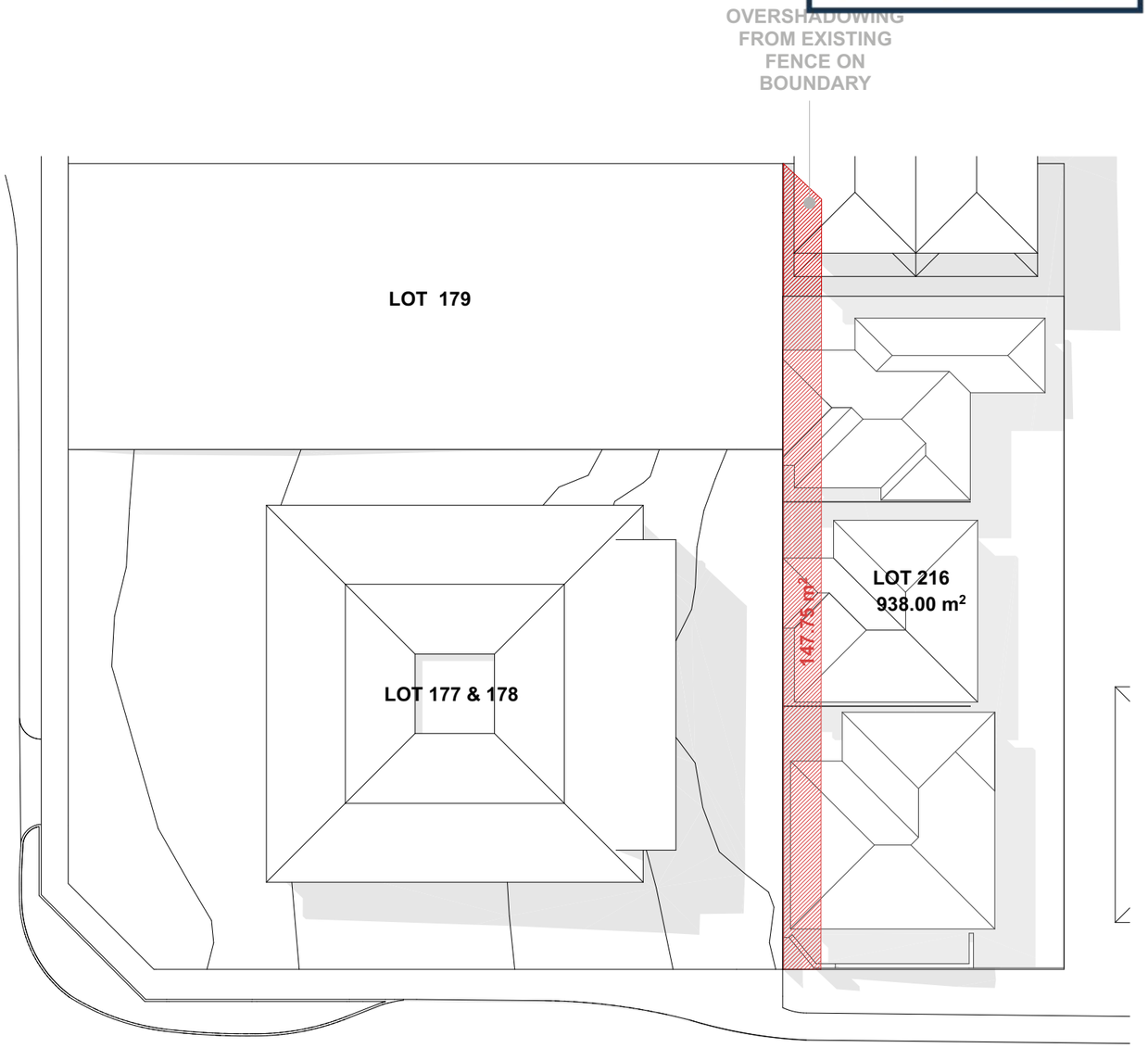
PROPOSED
21 JUNE @ 12pm

OVERSHADOWING AREA BY EXISTING 1.8m HIGH BOUNDARY FENCE ON RETAINING WALL (147.75m^2) **15.75%** OF LOT 216 (938m^2)

OVERSHADOWING AREA BY PROPOSED BUILDING IS (64.52m$^{2)}$ **6.87%** OF LOT 216 (938m^2)

TOTAL OVERSHADOWING AREA IS (212.27m^2) **22.62%** OF LOT 216 (938m^2)

R-CODE REQUIREMENT **6.4.2** SOLAR ACCESS FOR ADJOINING SITES
C2.1 - SHADOW CAST AT MIDDAY 21 JUNE ONTO ANY OTHER ADJOINING SITES DOES **NOT EXCEED 35%** OF THE SITE AREA FOR SITES ZONED R40



EXISTING
21 JUNE @ 12pm

OVERSHADOWING AREA BY EXISTING 1.8m HIGH BOUNDARY FENCE ON RETAINING WALL (147.75m^2) **15.75%** OF LOT 216 (938m^2)

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 31/8/20	DRAWING Shadow Diagram	DRAWING ID SK22
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	SCALE: 1:400@ A3		
			DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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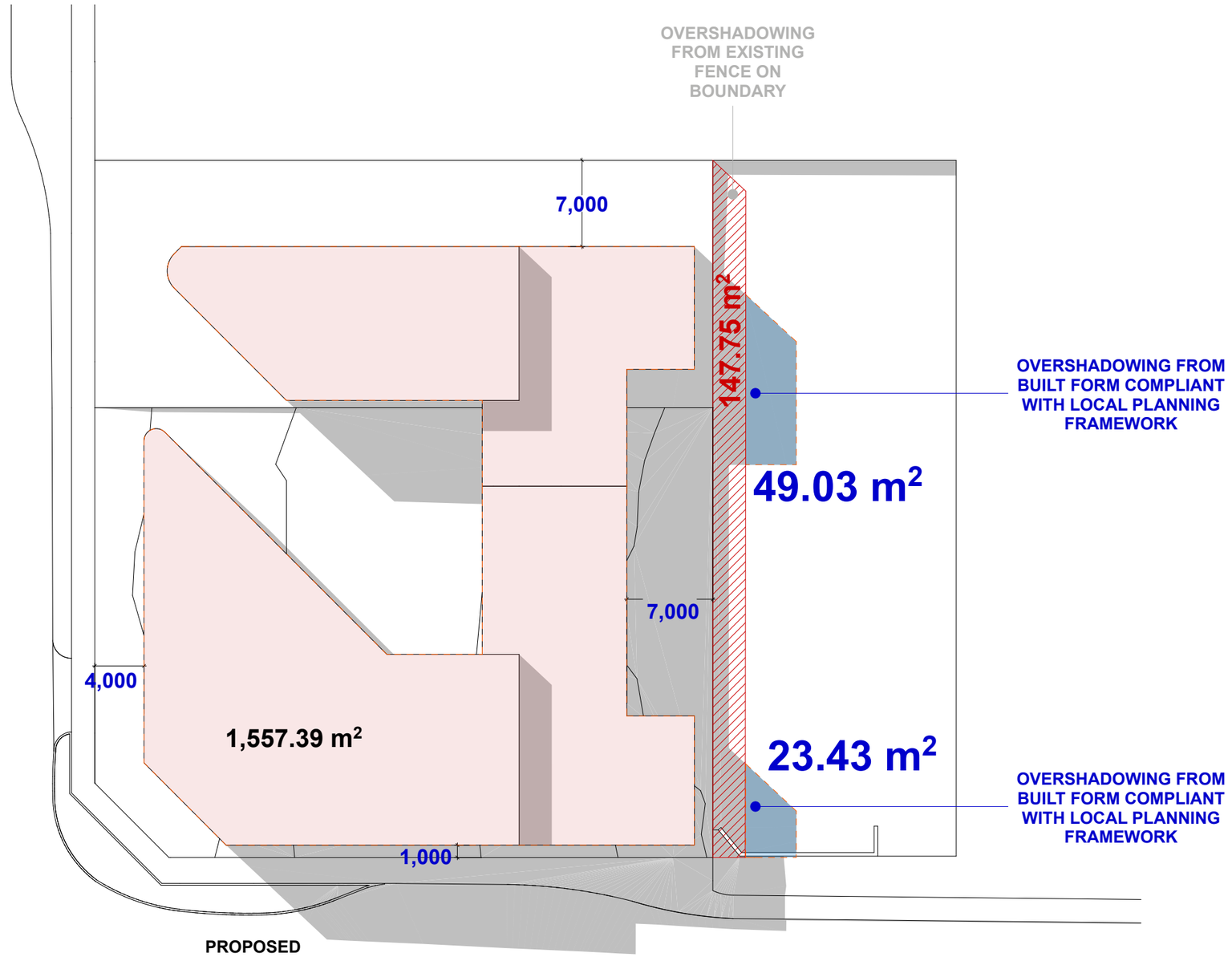
DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 08-Dec-2020 | FILE SDAU-024-20



PROPOSED
21 JUNE @ 12pm

N

OVERSHADOWING AREA BY EXISTING 1.8m HIGH BOUNDARY FENCE ON RETAINING WALL (147.75m²) **15.75%** OF LOT 216 (938m²)

OVERSHADOWING AREA FROM BUILT FORM COMPLIANT WITH LPF IS (72.46m²) **7.72%** OF LOT 216 (938m²)
TOTAL OVERSHADOWING AREA (WITH BULT FORM COMPLIANT WITH LPF) IS (220.21m²) **23.47%** OF LOT 216 (938m²)

R-CODE REQUIREMENT **6.4.2** SOLAR ACCESS FOR ADJOINING SITES
C2.1 - SHADOW CAST AT MIDDAY 21 JUNE ONTO ANY OTHER ADJOINING SITES DOES **NOT EXCEED 35%** OF THE SITE AREA FOR SITES ZONED R40

OVERSHADOWING FROM BUILT FORM COMPLIANT WITH LPF IS SUBSTANTIALLY GREATER THAN OUR PROPOSED DESIGN.

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PROJECT	DUNCAN STREET NURSING HOME	DEVELOPMENT APPLICATION	DATE 3/11/20	DRAWING	DRAWING ID
			SCALE: @ A3	Overshadowing Built Form (LPF)	SK31
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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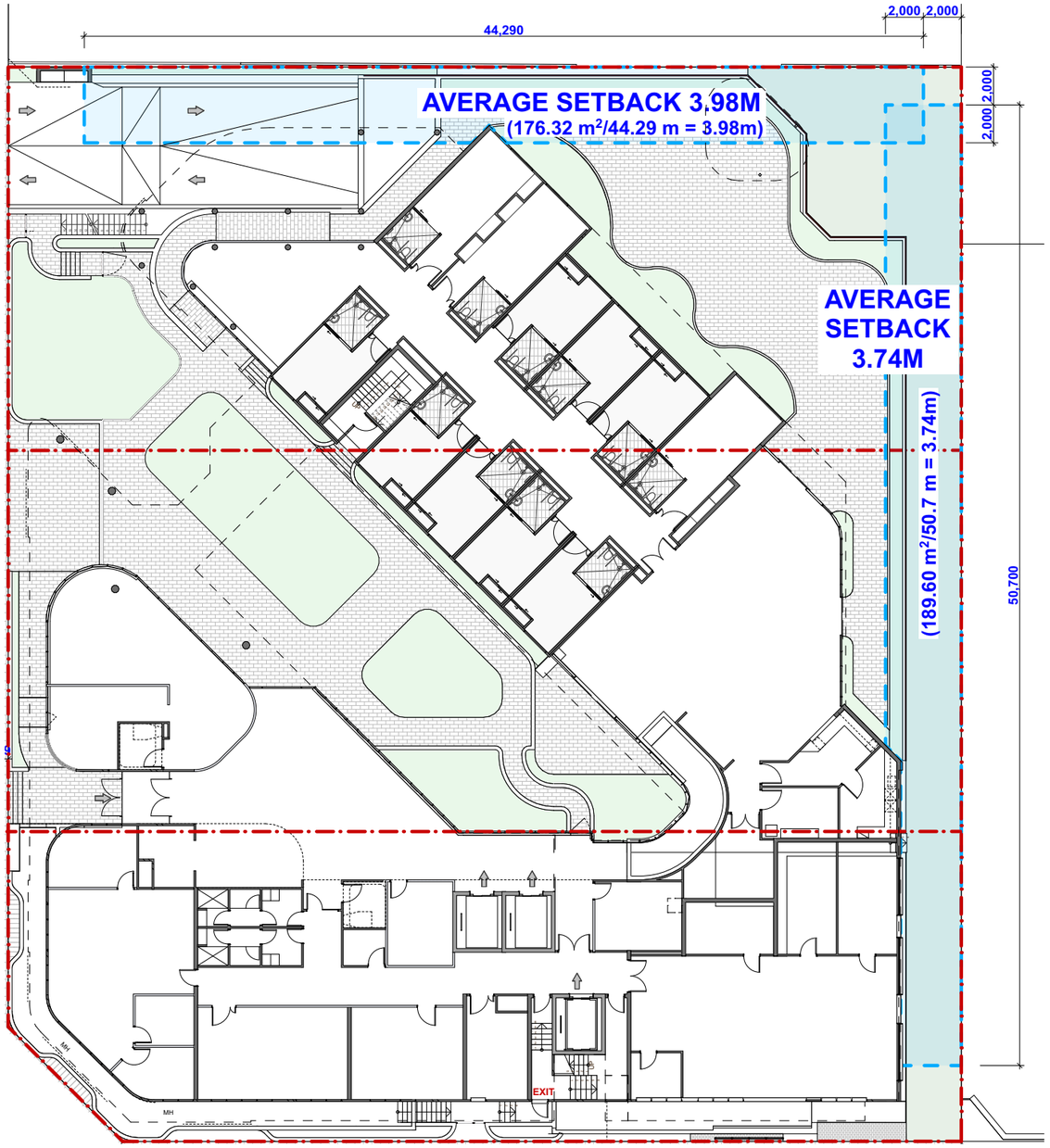
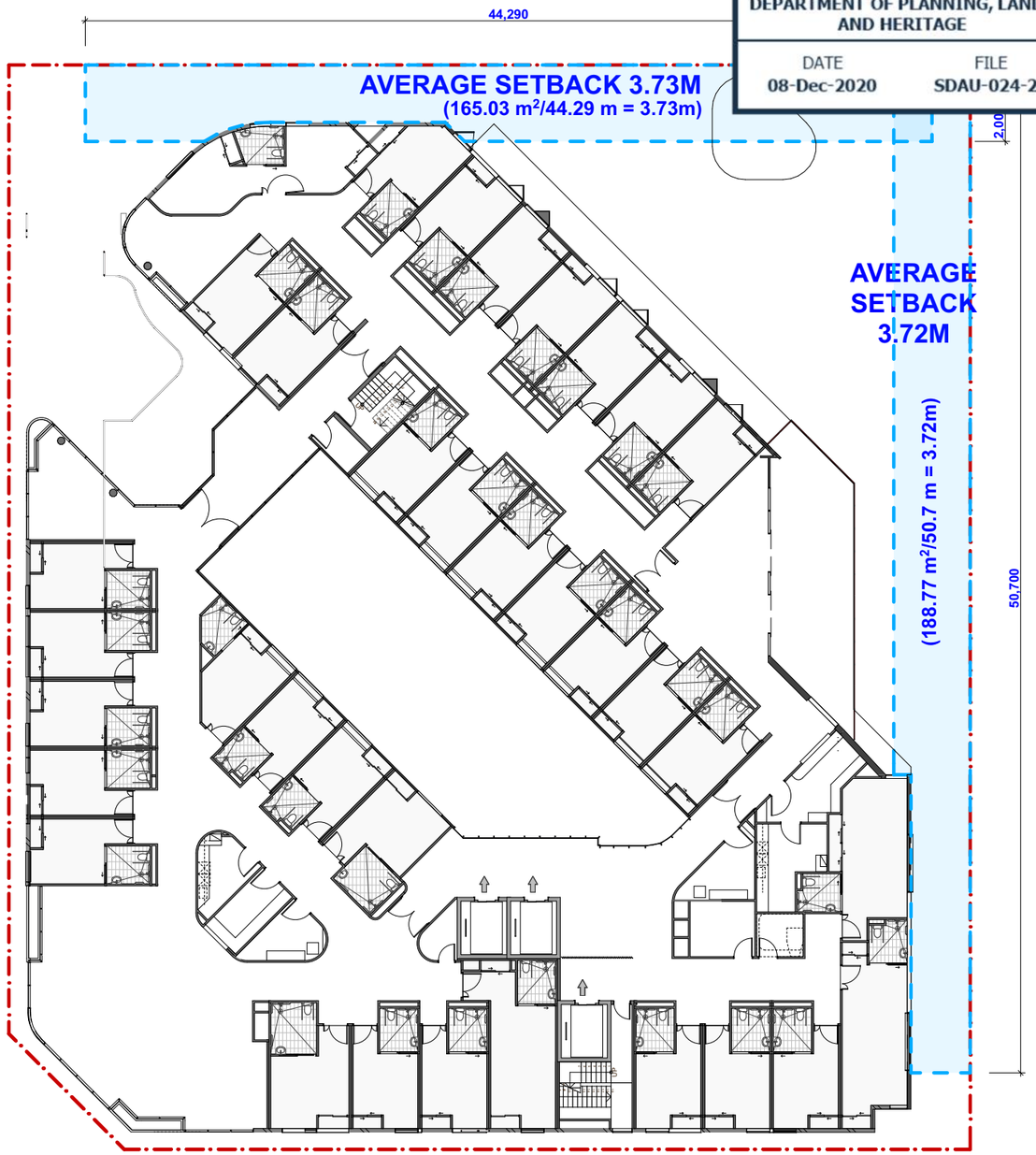


GROUND FLOOR



FIRST FLOOR

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
08-Dec-2020	SDAU-024-20

NORTH-EAST SETBACK AREA	
FLOOR	AREA
Ground Floor	176.32
First Floor	165.03
Second Floor	165.11
Third Floor	165.11
	671.57
BUILDING LENGTH (NE)	44.29
AVERAGE NE SETBACK 1332.64 / 4 / 44.29 =	**3.79 m**

SOUTH-EAST SETBACK AREA	
FLOOR	AREA
Ground Floor	189.60
First Floor	188.77
Second Floor	202.8
Third Floor	202.8
	783.97
BUILDING LENGTH (SE)	50.7
AVERAGE SE SETBACK 1547.65 / 4 / 50.69 =	**3.87 m**

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PROJECT	DUNCAN STREET NURSING HOME		DATE 31/8/20	DRAWING	DRAWING ID
		DEVELOPMENT APPLICATION	SCALE: 1:300@ A3	AVERAGE SETBACK DIAGRAM 1	SK27
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014 REV 03	

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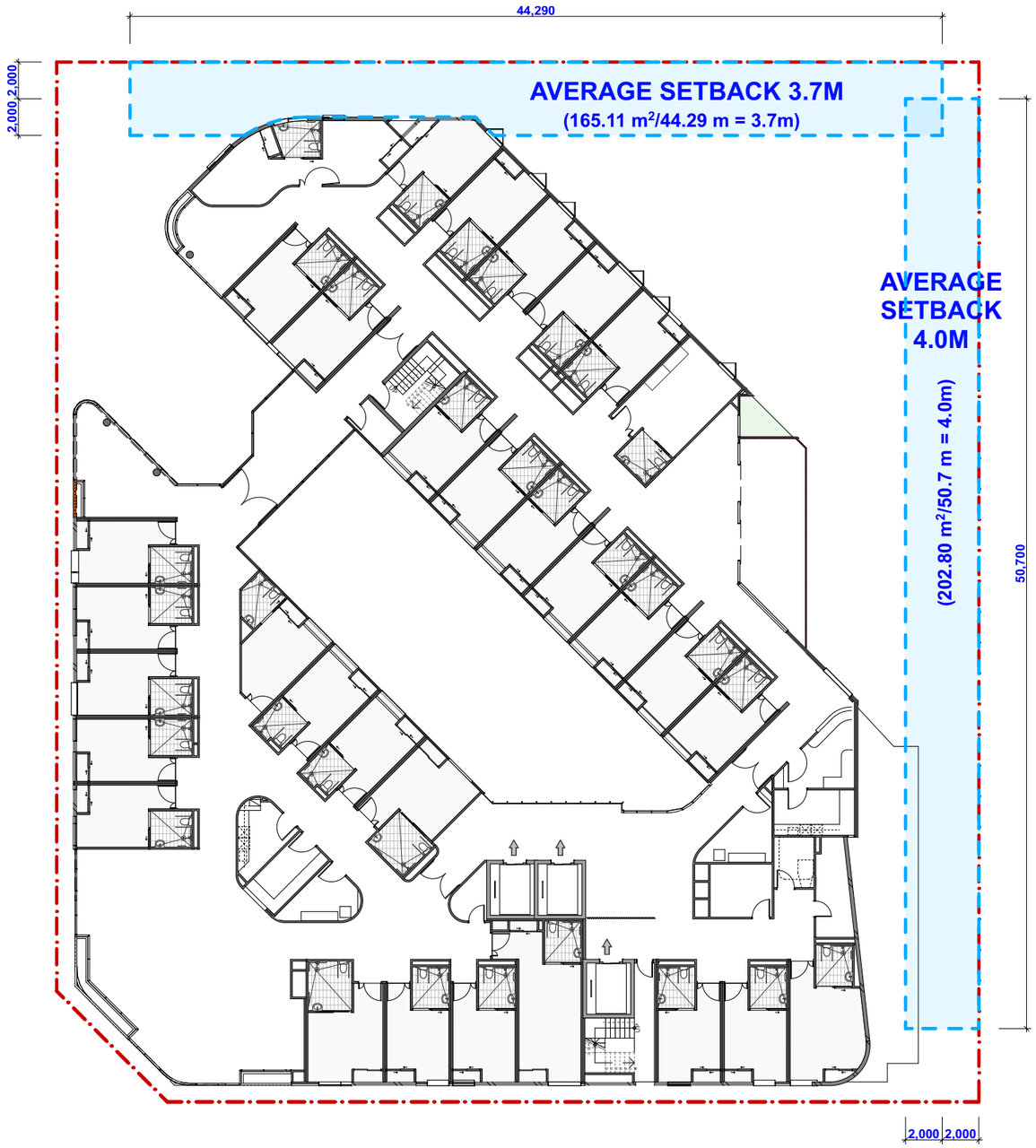
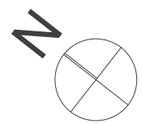
DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 08-Dec-2020

FILE SDAU-024-20

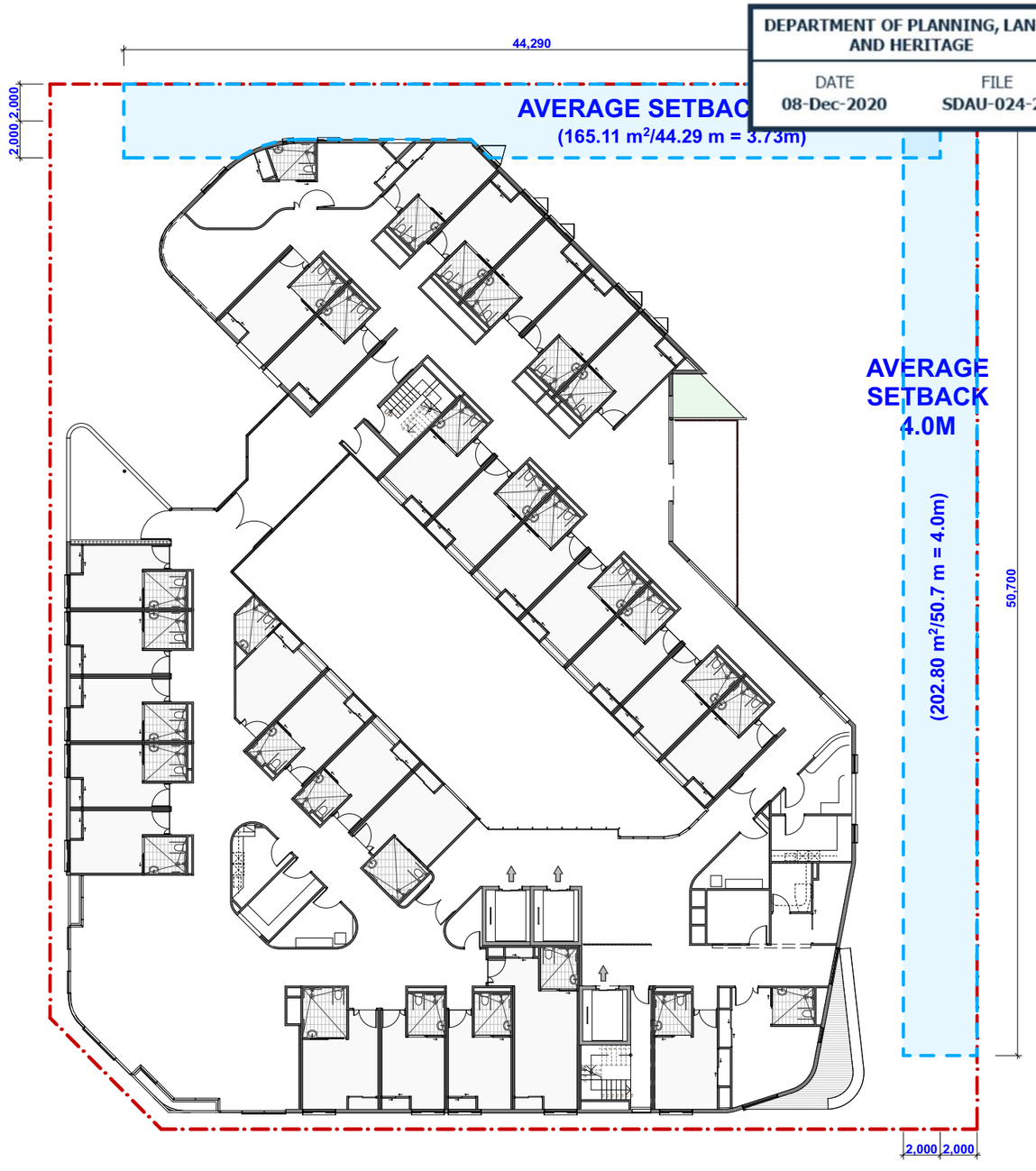


SECOND FLOOR

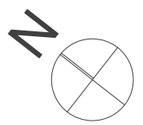


NORTH-EAST SETBACK AREA	
FLOOR	AREA
Ground Floor	176.32
First Floor	165.03
Second Floor	165.11
Third Floor	165.11
	671.57
BUILDING LENGTH (NE)	44.29
AVERAGE NE SETBACK 1332.64 / 4 / 44.29 =	**3.79 m**

SOUTH-EAST SETBACK AREA	
FLOOR	AREA
Ground Floor	189.60
First Floor	188.77
Second Floor	202.8
Third Floor	202.8
	783.97
BUILDING LENGTH (SE)	50.7
AVERAGE SE SETBACK 1547.65 / 4 / 50.69 =	**3.87 m**



THIRD FLOOR



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PROJECT	**DUNCAN STREET NURSING HOME**		DATE 31/8/20	DRAWING	DRAWING ID
		DEVELOPMENT APPLICATION	SCALE: 1:300@ A3	**AVERAGE SETBACK DIAGRAM 2**	**SK28**
ADDRESS	No.16, 18 & 20 Duncan Street (Lots 177-179) Victoria Park WA	CLIENT BURSWOOD CARE PTY LTD	DRAWN MP/MA	PROJECT NO. 18014	REV 03

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