

# Statement of Environmental Effects

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## Residential Care Facility Extension

13 Beverley Street and 23-29 Murray Street,  
Wentworth, NSW, 2648

## EXECUTIVE SUMMARY

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Proposal	Construction of an extension to an existing Residential Care Facility
Street Address	13 Beverley Street and 23-29 Murray Street, Wentworth
Formal Land Description	Lot 1 and 2 in Deposited Plan 1227871
Zone	RU5 – Village
Miscellaneous Provisions	Nil
Relevant State Environmental Planning Policies	SEPP (Housing) 2021 – Chapter 3, Part 5 - Housing for seniors and people with a disability

## SUBJECT SITE AND SURROUNDING AREA

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### Site Description

The subject site comprises two parcels of land commonly known as 13 Beverley Street and 23-29 Murray Street, Wentworth and more formally as Lot 1 and 2 in Deposited 1227871. It has a combined area of approx. 1.02 hectares (ha), and abuts Murray Street to the south, Beverley Street to the west, Short Street to the east and a laneway to the north. 13 Beverley Street contains an existing aged care facility (Murray House Aged Care) and 23-29 Murray Street contains an existing office (WSC council chambers and Library), however the buildings are now unused. No environmental constraints or natural hazards affect the land, and all reticulated services are available as the site is within an urban area.

The site is situated in an established mixed-use area of Wentworth, approximately 230m to the south west of the main commercial street. The surrounding area predominantly contains existing single storey dwellings, but several churches and vacant administration buildings are also observed.

An aerial image of the site and surrounding area and site photos are contained below.



Figure 1: Aerial Image of the subject site and surrounding area





*Figure 2: Part view of the site from Short Street*



*Figure 3: Part view of the site from Murray Street*





*Figure 4: Part view of the site from the west*



*Figure 5: Part view of the site from the laneway*





*Figure 6: View of the existing residential care facility from the east*

## PROPOSAL

# DESCRIPTION

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This application is for the extension of an existing residential care facility (Murray House Wentworth Aged Care), as described in detail under the following points:

- The proposed extension comprises a new building located at 23-29 Murray Street, Wentworth, linked to the existing facility by external walkways.
- The new building comprises 15 new bedrooms each with an ensuite, two kitchen and pantry areas, a number of internal and external lounge, dining and activity areas, a central outdoor courtyard, cleaning facilities, staff facilities and storage.
- The building is single storey and will consist of brick wall cladding and colorbond iron roofing to match the existing building.
- A colorbond shed measuring 7.2m long by 4m wide will be located to the north west of the proposed building for additional outdoor storage.
- Colorbond fencing will be located on the northern boundary with the laneway and open style tubular fencing will be located on the other street frontages, to match existing fencing.
- Landscaping will be included in all open areas of the site.
- Stormwater will be directed to the legal point of discharge within the laneway and a concept drainage design has been included with this application.
- The building will cater for 15 additional residents and 5 additional staff are required. This will bring the total number of funded beds within Murray House Aged Care to 80. No other operational aspects such as doctor visits, ambulance pick up, waste storage and collection and deliveries will change as a result of this proposal.

- No new signage, vehicle access or car parking spaces are proposed. Pedestrian access is achieved from Murray Street and Short Street or via the new internal walkway from the existing facility.



## PLANNING

# CONTROLS AND ASSESSMENT

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### Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU5 – Village

The objectives of the zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To promote development in existing towns and villages in a manner that is compatible with their urban function.*
- *To encourage well-serviced sustainable development.*
- *To ensure there are opportunities for economic development.*
- *To deliver new residential and employment growth in Buronga and Gol Gol.*
- *To ensure business and retail land uses are grouped within and around existing activity centres.*

The proposal includes an extension to an existing residential care facility that will support the local Wentworth community and strengthen the local economy by way of providing additional services and employment opportunities. The extension is of an appropriate scale taking into account the size of existing buildings within the surrounding area and will be designed to blend in with the existing residential care facility.

All reticulated services are available to support the development, and no unreasonable economic burdens are identified. The development is unlikely to unreasonably impact the amenity of the surrounding area as it is largely residential in nature and care staff will be on site 24 hours a day. Taking this into account, the proposal positively addresses the objectives of the RU5 Zone.

## State Environmental Planning Polices (SEPP)

The SEPP (Housing) 2021 applies to this proposal, particularly, Chapter 3, Part 5 which relates to housing for seniors and people with a disability. The proposal is for an extension to an existing residential care facility, therefore, only the clauses relating to residential care facilities will be assessed. An assessment against the relevant clauses of Part 5 is contained in the following table.

Part 5 Housing for seniors and people with a disability	
Clause 84 Development Standards – General	Assessment
<p>(1) <i>This section applies to development for the purposes of seniors housing involving the erection of a building.</i></p> <p>(2) <i>Development consent must not be granted for development to which this section applies unless—</i></p> <p>(a) <i>the site area of the development is at least 1,000m<sup>2</sup>, and</i></p> <p>(b) <i>the frontage of the site area of the development is at least 20m measured at the building line, and</i></p> <p>(c) <i>for development on land in a residential zone where residential flat buildings are not permitted—</i></p> <p>(i) <i>the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and</i></p> <p>(ii) <i>if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m—the servicing equipment complies with subsection (3), and</i></p> <p>(iii) <i>if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.</i></p> <p>(3) <i>The servicing equipment must—</i></p>	<p>2a – The site has an area of approx. 1.02 ha over two allotments.</p> <p>2b – The frontages are at least 50m wide.</p> <p>2c – N/A</p> <p>3 – There will be no servicing equipment on the roof and all ground level servicing equipment will be either hidden or screened from view from the street.</p>



<p>(a) <i>be fully integrated into the design of the roof or contained and suitably screened from view from public places, and</i></p> <p>(b) <i>be limited to an area of no more than 20% of the surface area of the roof, and</i></p> <p>(c) <i>not result in the building having a height of more than 11.5m.</i></p> <p>(4) <i>Subsection (2)(a) and (b) do not apply to development if the development application is made by a social housing provider or Landcom.</i></p>	
<p><b>Clause 86</b></p> <p><b>Development standards for seniors housing—Zones RE2, SP1, SP2 and RU5</b></p>	<p><b>Assessment</b></p>
<p>(1) <i>Development consent must not be granted for development for the purposes of seniors housing unless the consent authority is satisfied as follows—</i></p> <p>(c) <i>for development on land in Zone RU5 Village—</i></p> <p>(i) <i>the development is carried out on land within 50km of a 24-hour health services facility, and</i></p> <p>(ii) <i>the land is serviced by reticulated water and sewerage.</i></p> <p>(2) <i>Nothing in this section prevents a consent authority from granting development consent for development for the purposes of seniors housing on land on which development for the purposes of seniors housing is permitted under another environmental planning instrument.</i></p>	<p>The land is located approximately 28km from Mildura Base Hospital, a 24-hour health services facility and is serviced by reticulated water and sewerage.</p>
<p><b>Clause 88</b></p> <p><b>Restrictions on occupation of seniors housing</b></p>	<p><b>Assessment</b></p>
<p>(1) <i>Development permitted under this Part may be carried out for the accommodation of only the following—</i></p> <p>(a) <i>seniors or people who have a disability,</i></p> <p>(b) <i>people who live in the same household with seniors or people who have a disability,</i></p> <p>(c) <i>staff employed to assist in the administration and provision of services to housing provided under this Part.</i></p>	<p>The proposed development will be occupied by seniors requiring care and staff employed to provide care to residents.</p>

(2) <i>Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will occupy accommodation to which the development relates.</i>	
<b>Clause 91</b> <b>Fire sprinkler systems in residential care facilities</b>	<b>Assessment</b>
<p>(1) <i>A consent authority must not grant consent for development for the purposes of a residential care facility unless the facility will include a fire sprinkler system.</i></p> <p>(2) <i>Development for the purposes of the installation of a fire sprinkler system in a residential care facility may be carried out with development consent.</i></p> <p>(3) <i>In this section— fire sprinkler system means a system designed to automatically control the growth and spread of fire that may include components like sprinklers, valves, pipework, pumps, boosters and water supplies.</i></p>	<p>The appropriate fire sprinkler systems will be installed in accordance with any mandatory fire safety provisions in the <i>National Construction Code</i>.</p>
<b>Clause 94</b> <b>Location and access to facilities and services— residential care facilities</b>	<b>Assessment</b>
<p>(1) <i>Development consent must not be granted for development for the purposes of a residential care facility unless the consent authority is satisfied that residents of the facility will have access to facilities and services—</i></p> <p>(a) <i>on-site, or</i></p> <p>(b) <i>by a transport service other than a passenger service.</i></p>	<p>All necessary facilities and services are located on site, including kitchen, laundry and cleaning facilities, nursing and doctor care and 24 hour staff care. If any services are not provided on site, formal transportation will be arranged by the facility operators, as per existing arrangements.</p>
<b>Clause 95</b> <b>Water and sewer</b>	<b>Assessment</b>
<p>(1) <i>A consent authority must not consent to development under this Part unless the consent authority is satisfied the seniors housing will—</i></p> <p>(a) <i>be connected to a reticulated water system, and</i></p> <p>(b) <i>have adequate facilities for the removal or disposal of sewage.</i></p>	<p>Reticulated water and sewer services are available, and Wentworth Shire Council are the servicing authority. Given that the site is located in the centre of Wentworth, it is likely that existing infrastructure has the capacity to service the proposed development.</p>



<p>(2) <i>If the water and sewerage services will be provided by a person other than the consent authority, the consent authority—</i></p> <p>(a) <i>must consider the suitability of the site in relation to the availability of reticulated water and sewerage infrastructure, or</i></p> <p>(b) <i>if reticulated services are not available—must satisfy the responsible authority that the provision of water and sewerage infrastructure, including environmental and operational considerations, is satisfactory for the development.</i></p>	
<p><b>Clause 97</b></p> <p><b>Design of seniors housing</b></p>	<p><b>Assessment</b></p>
<p>(1) <i>In determining a development application for development for the purposes of seniors housing, a consent authority must consider the Seniors Housing Design Guide, published by the Department in December 2023.</i></p> <p>(2) <i>Development consent must not be granted to development for the purposes of seniors housing unless the consent authority is satisfied the design of the seniors housing demonstrates that adequate consideration has been given to the design principles for seniors housing set out in Schedule 8.</i></p>	<p>The architect has designed the proposed extension with the <i>Seniors Housing Design Guide</i> in mind. An assessment against the relevant design principles outlined in Schedule 8 is contained at the bottom of this table.</p>
<p><b>Clause 107</b></p> <p><b>Non-discretionary development standards for hostels and residential care facilities—the Act, s 4.15</b></p>	<p><b>Assessment</b></p>
<p>(1) <i>The object of this section is to identify development standards for particular matters relating to development for the purposes of hostels and residential care facilities that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</i></p> <p><i>Note— See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</i></p> <p>(2) <i>The following are non-discretionary development standards in relation to</i></p>	<p>2a – The proposed building has a maximum height of 6 metres.</p> <p>2b – N/A (The building is not higher than 9.5m and there will be no services located on the roof).</p> <p>2c – The floor space ratio of the existing and proposed development is 0.54.</p> <p>2d – For 80 beds, 800sqm of communal open space is required and approximately 2900sqm is achieved.</p> <p>2e – For 80 beds, 1200sqm of landscaped area is required and approximately 1200sqm is achieved.</p>

<p><i>development for the purposes of hostels or residential care facilities—</i></p> <ul style="list-style-type: none"> <li><i>(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,</i></li> <li><i>(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—</i> <ul style="list-style-type: none"> <li><i>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</i></li> <li><i>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</i></li> <li><i>(iii) does not result in the building having a height of more than 11.5m,</i></li> </ul> </li> <li><i>(c) the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,</i></li> <li><i>(d) internal and external communal open spaces with a total area of at least—</i> <ul style="list-style-type: none"> <li><i>(i) for a hostel—8m<sup>2</sup> for every bed, or</i></li> <li><i>(ii) for a residential care facility—10m<sup>2</sup> for every bed,</i></li> </ul> </li> <li><i>(e) at least 15m<sup>2</sup> of landscaped area for every bed,</i></li> <li><i>(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,</i></li> <li><i>(g) for a hostel—at least 1 parking space for every 10 beds in the hostel,</i></li> <li><i>(h) for a residential care facility—at least 1 parking space for every 15 beds in the facility,</i></li> <li><i>(i) at least 1 parking space for every 2 employees who are on duty at the same time,</i></li> <li><i>(j) at least 1 parking space for the purpose of ambulance parking.</i></li> </ul>	<p>2f – A maximum of 15% of the site area or 1530 sqm is required to be a deep soil zone and approximately 10.5% or 1080sqm is achieved (which meets the minimum dimension of 6m). It should be noted that the total landscaped area of the site well exceeds the minimum requirements, and the site has a number of deep soil areas that have a dimension less than 6m which can still provide suitable landscaping outcomes for the facility.</p> <p>2g – N/A</p> <p>2h – No additional car parking spaces are proposed. There is sufficient on street car parking spaces available along Murray Street to cater for the expected demand generated by the extension (visitors and staff). Furthermore, car parking is available at the rear of 32 Adelaide Street, Wentworth for staff to use. This is an existing situation which will continue to occur.</p> <p>2i – As above.</p> <p>2j – Existing ambulance parking arrangements will be maintained. There is space reserved at the entrance to the original building along Murray Street.</p>
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Schedule 8 Design principles for seniors housing	
1 Neighbourhood amenity and streetscape	Assessment
<p><i>Seniors housing should be designed as follows—</i></p> <ul style="list-style-type: none"> <li>(a) <i>to recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation,</i></li> <li>(b) <i>to recognise the desirable elements of—</i> <ul style="list-style-type: none"> <li>(i) <i>the location's current character, or</i></li> <li>(ii) <i>for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area,</i></li> </ul> </li> <li>(c) <i>to complement heritage conservation areas and heritage items in the area,</i></li> <li>(d) <i>to maintain reasonable neighbourhood amenity and appropriate residential character by—</i> <ul style="list-style-type: none"> <li>(i) <i>providing building setbacks to reduce bulk and overshadowing, and</i></li> <li>(ii) <i>using building form and siting that relates to the site's land form, and</i></li> <li>(iii) <i>adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</i></li> <li>(iv) <i>considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours,</i></li> </ul> </li> <li>(e) <i>to set back the front building on the site generally in line with the existing building line,</i></li> <li>(f) <i>to include plants reasonably similar to other plants in the street,</i></li> <li>(g) <i>to retain, wherever reasonable, significant trees,</i></li> <li>(h) <i>to prevent the construction of a building in a riparian zone.</i></li> </ul>	<p>As discussed above, the proposed extension has been designed with the <i>Seniors Housing Design Guide</i> in mind and contains the necessary facilities and services to support residents within the facility. The height and scale of the extension will be consistent with the existing facility and complementary external colours and materials will be used. The extension will be setback in line with the existing building and will incorporate landscaping along the road frontages. This ensures a positive impact on the streetscape and character of the area. There are no heritage sensitivities or environmental constraints that would impact the development as proposed. No off site amenity impacts are identified as there are no sensitive land uses located in close proximity to the proposed addition (discussed further below).</p>
2 Visual and acoustic privacy	Assessment
<p><i>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent</i></p>	<p>The proposed extension will be bound by three road frontages to the north, east and south and</p>

<p>neighbours and all residents of the seniors housing by—</p> <ul style="list-style-type: none"> <li>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</li> <li>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</li> </ul>	<p>the existing facility to the west (i.e. no close interfaces with any existing dwellings in the surrounding area). As such, the proposed extension will not result in any unreasonable off-site acoustic or overlooking impacts.</p> <p>There will be no disruptive noise sources located near any bedroom windows and there will be landscaping and open style fencing along the road frontages to maintain residents privacy.</p>
<b>3 Solar access and design for climate</b>	<b>Assessment</b>
<p>The design of seniors housing should—</p> <ul style="list-style-type: none"> <li>(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</li> <li>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</li> </ul>	<p>The proposed extension has been designed so that all bedrooms and living areas have an external outlook, ensuring that adequate daylight, natural ventilation, solar heating and enjoyment of the outdoors is achieved. The proposed extension will not be located adjacent to any existing buildings that do not form part of the facility. As such, the proposal will not adversely impact the amount of daylight to neighbouring buildings.</p>
<b>4 Stormwater</b>	<b>Assessment</b>
<p>The design of seniors housing should aim to—</p> <ul style="list-style-type: none"> <li>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</li> <li>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</li> </ul>	<p>A concept drainage design has been included to demonstrate that stormwater from the proposed extension will be appropriately managed.</p>
<b>5 Crime prevention</b>	<b>Assessment</b>
<p>Senior's housing should—</p> <ul style="list-style-type: none"> <li>(a) be designed in accordance with environmental design principles relating to crime prevention, and</li> <li>(b) provide personal property security for residents and visitors, and</li> <li>(c) encourage crime prevention by—</li> </ul>	<p>The proposed extension will have suitable crime prevention outcomes. All bedrooms and lounge areas have been designed with an external outlook to provide passive surveillance of the street and communal areas. The facility will be appropriately secured, and staff will have the necessary training to respond to any security concerns.</p>

<ul style="list-style-type: none"> <li>(i) <i>site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</i></li> <li>(ii) <i>providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</i></li> <li>(iii) <i>providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</i></li> </ul>	
<b>6 Accessibility</b>	<b>Assessment</b>
<p><i>Seniors housing should—</i></p> <ul style="list-style-type: none"> <li>(a) <i>have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</i></li> <li>(b) <i>provide safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.</i></li> </ul>	<p>The proposed extension will have a number of pedestrian links to the existing facility as well as Murray Street and Short Street. These pedestrian links will provide a direct route for visitors and residents to car parking along Murray Street and Short Street.</p>
<b>7 Waste management</b>	<b>Assessment</b>
<p><i>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</i></p>	<p>Existing waste management facilities and practices will be utilised by the proposed extension. The existing waste storage area is highlighted on the Site Plan.</p>

## General Assessment

### Visual Impacts

Visual impacts have been discussed in the SEPP assessment above.

### Open Space

As discussed in the SEPP assessment above, sufficient communal open space is proposed.

### Overshadowing and Privacy

Overshadowing and privacy have been discussed in the SEPP assessment above.



## **Noise**

Noise has been discussed in the SEPP assessment above.

## **Erosion Control Measures**

It is anticipated that erosion control measures will be included as conditions on any decision issued.

## **Economic and Social Impacts**

The proposal will provide for increased aged care services and facilities which will have both social and economic benefits for the local community.

## **Environmental Benefits**

Due to the nature of this development, no significant environmental benefits are envisaged.

## **Disabled Access**

The proposed development will be fully compliant with all disability access requirements specified within the National Construction Code and will cater for the needs of residents with varying degrees of mobility.

## **Security, Site Facilities and Safety**

The development does not present any unreasonable security and safety concerns. All rooms will overlook the street and internal pedestrian paths to provide for passive surveillance. Furthermore, the facility will be staffed 24 hours a day to respond to any unexpected security concerns. All buildings are secure and lockable and any external lighting will be installed should the need arise in the future.

## **Waste Management**

Waste will be collected by private contractor, as per existing arrangements associated with the existing residential care facility.

### **National Construction Code**

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

### **Traffic**

The proposed extension is unlikely to generate a notable increase in traffic. Car parking and access has been discussed in the SEPP assessment above.

### **Stormwater/flooding**

Stormwater will be directed to the legal point of discharge in the laneway. A drainage concept plan has been included with this application.

## CONCLUSION

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This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011*, the Wentworth DCP and the Housing SEPP 2021.

The proposed works are appropriate for the site as it:

- Supports the objectives of the Zone RU5 - Village;
- Appropriately responds to the matters specified in Chapter 3, Part 5 of the Housing SEPP 2021.
- Will have positive social and economic impacts on the local community;
- Will have an acceptable impact on the character and amenity of the area; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the development as described in this report at 13 Beverley Street and 23-29 Murray Street, Wentworth.



# PROPOSED EXTENSION TO EXISTING AGED CARE FACILITY

23 - 29 MURRAY STREET

WENTWORTH NSW

FOR

MURRAY HOUSE AGED CARE

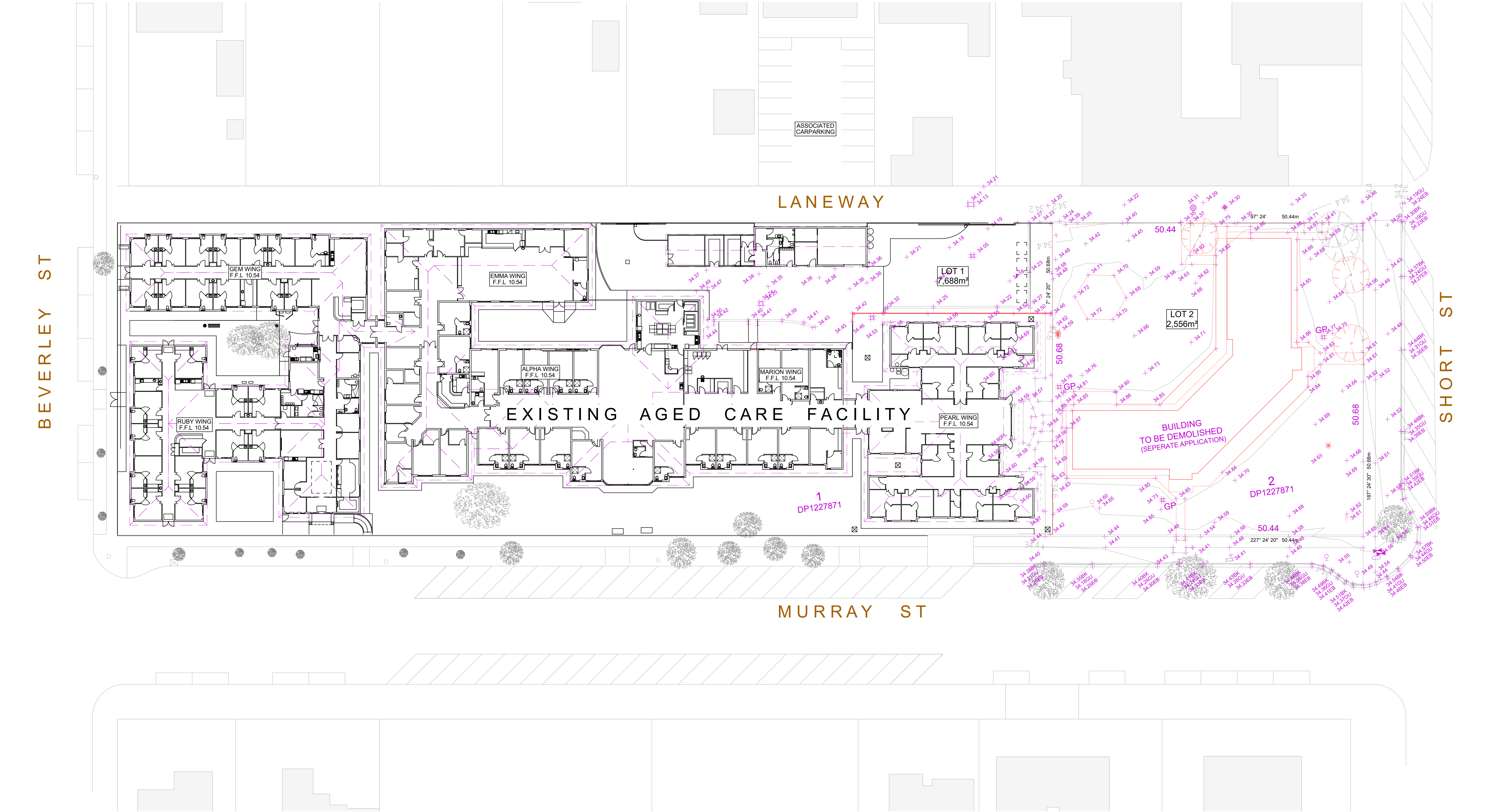


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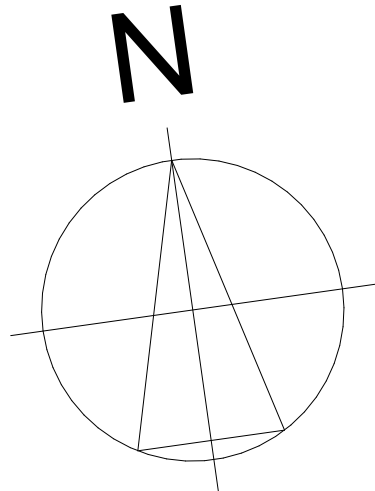




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IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY GSD ARCHITECTS OF ANY DISCREPANCIES WHICH MAY HINDER CONSTRUCTION.  
PLANS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND/OR ATTACHED DOCUMENTATION.  
ALL GLAZING IS TO COMPLY WITH AS 1288-2006.

REV.	DATE	REV. DETAILS

AREAS	
LOT 1 SITE AREA	7,688m <sup>2</sup>
LOT 2 SITE AREA	2,556m <sup>2</sup>
EXISTING FACILITY AREA:	4,129.1m <sup>2</sup>



**GSD**  
ARCHITECTS

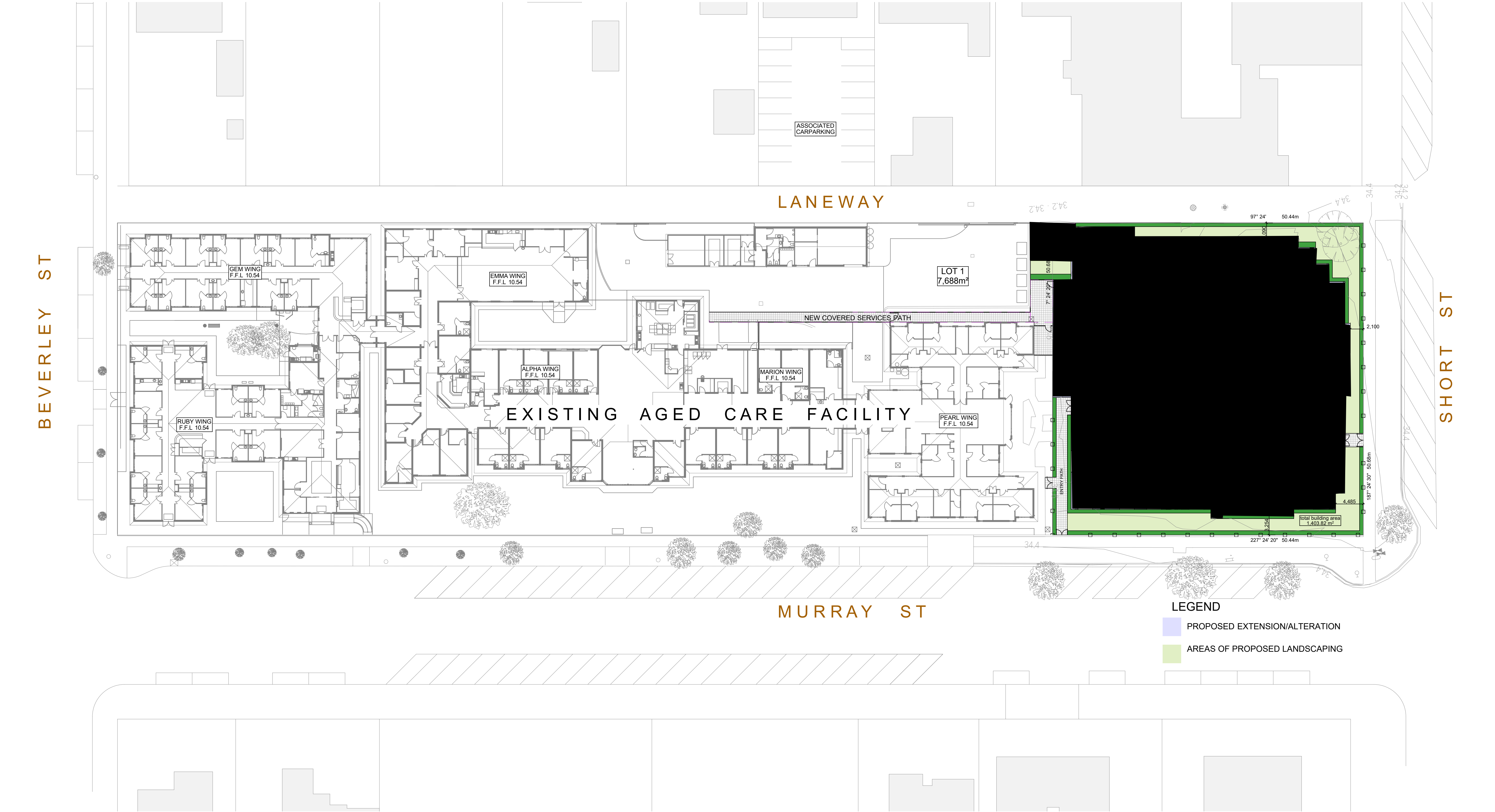
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ABN: 53 642 201 581 ACN: 642 201 581



CLIENT	
MURRAY HOUSE AGED CARE	
PROJECT	
PROPOSED EXTENSION TO EXISTING AGED CARE FACILITY	
23 - 29 MURRAY STREET WENTWORTH NSW	

DRAWING		
EXISTING CONDITIONS PLAN		
0 1 2 3 4	DRAWN	M.O.
SCALE 1:300	CHECKED	G.S.
FOR DEVELOPMENT APPROVAL		
PROJECT No.	DRG. No.	REVISION
24-124	02	
ORIGINAL SHEET SIZE	A1	PRINT DATE 13/05/2025

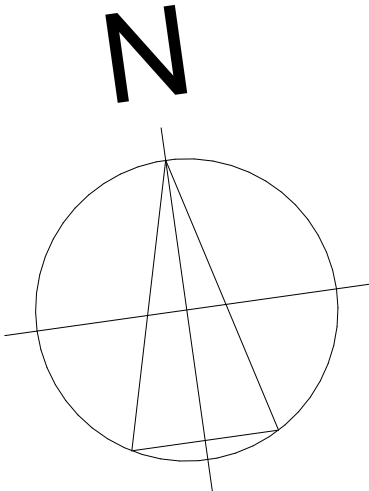




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REV.	DATE	REV. DETAILS

AREAS	
LOT 1 SITE AREA	7,688m <sup>2</sup>
LOT 2 SITE AREA	2,556m <sup>2</sup>
EXISTING FACILITY AREA:	4,129.1m <sup>2</sup>
PROPOSED EXTENSION:	1,403.8m <sup>2</sup>
TOTAL AREA:	5,532.9m <sup>2</sup>



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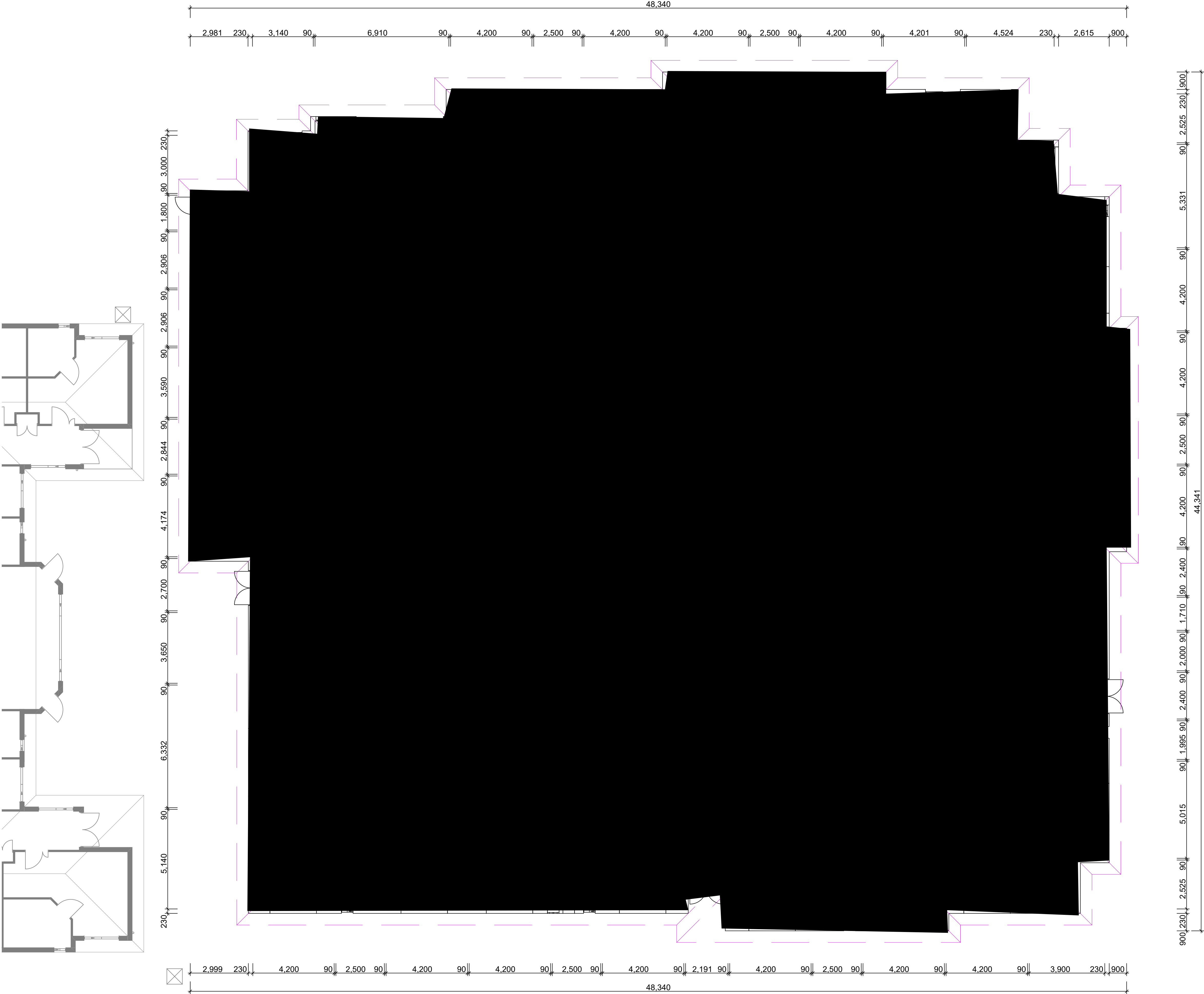
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CLIENT	
MURRAY HOUSE AGED CARE	
PROJECT	
PROPOSED EXTENSION TO EXISTING AGED CARE FACILITY	
23 - 29 MURRAY STREET WENTWORTH NSW	

DRAWING		
SITE PLAN		
0 1 2 3 4	DRAWN	M.O.
SCALE 1:300	CHECKED	G.S.
FOR DEVELOPMENT APPROVAL		
PROJECT No.	DRG. No.	REVISION
24-124	03	
ORIGINAL SHEET SIZE	A1	PRINT DATE 13/05/2025





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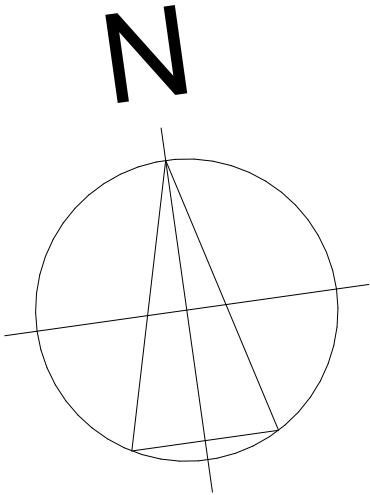
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REV.	DATE	REV. DETAILS

AREAS	
LOT 1 SITE AREA	7,688m²
LOT 2 SITE AREA	2,556m²
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PROPOSED EXTENSION:	1,403.8m²
<b>TOTAL AREA:</b>	<b>5,532.9m²</b>





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**MURRAY HOUSE AGED CARE**

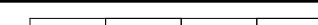
PROJECT

**PROPOSED EXTENSION TO  
EXISTING AGED CARE FACILITY**

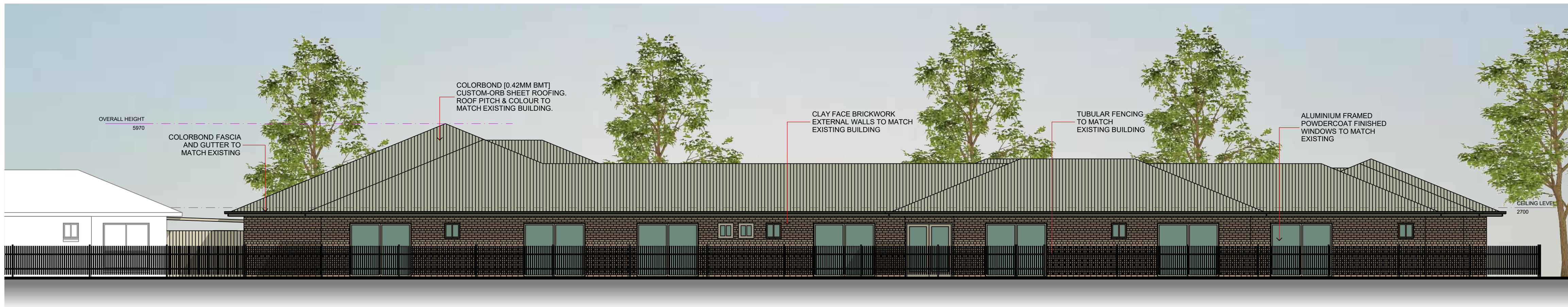
23 - 29 MURRAY STREET  
WENTWORTH NSW

DRAWING

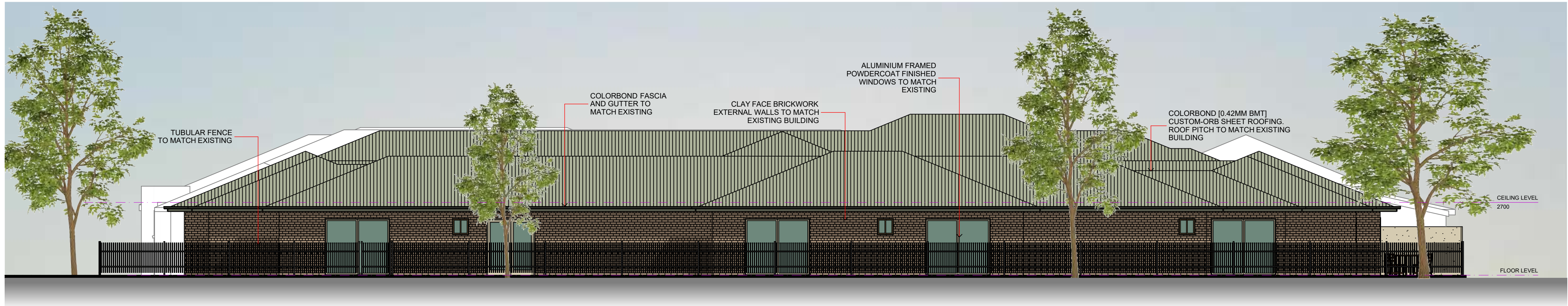
**FLOOR PLANS**

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		M.O.	
SCALE 1:100		CHECKED G.S.	
FOR DEVELOPMENT APPROVAL			
PROJECT No. <b>24-124</b>		DRG. No. <b>04</b>	REVISION
ORIGINAL SHEET SIZE <b>A1</b>		PRINT DATE	<b>13/05/2025</b>

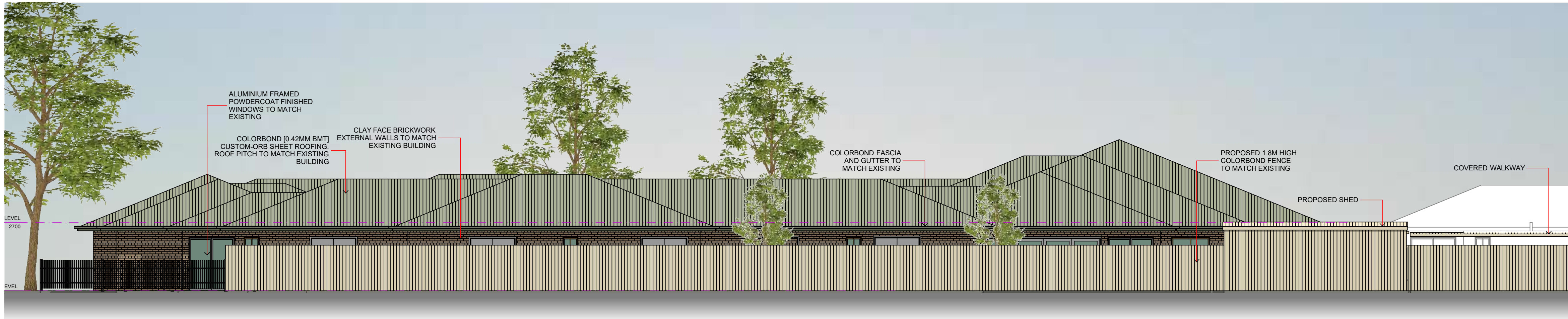




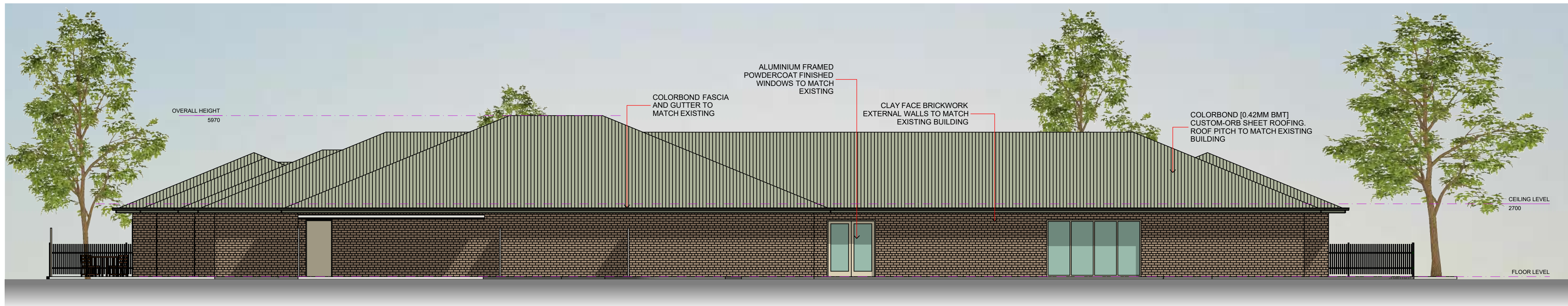
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

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REV.	DATE	REV. DETAILS

AREAS

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MURRAY HOUSE AGED CARE		
PROJECT		
PROPOSED EXTENSION TO EXISTING AGED CARE FACILITY		
23 - 29 MURRAY STREET WENTWORTH NSW		
DRAWING		
ELEVATIONS		
0 1 2 3 4		
SCALE 1:100		DRAWN M.O.
CHECKED G.S.		FOR DEVELOPMENT APPROVAL
PROJECT No.	DRG. No.	REVISION
24-124	05	
ORIGINAL SHEET SIZE	A1	PRINT DATE 13/05/2025







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REV.	DATE	REV. DETAILS

AREAS

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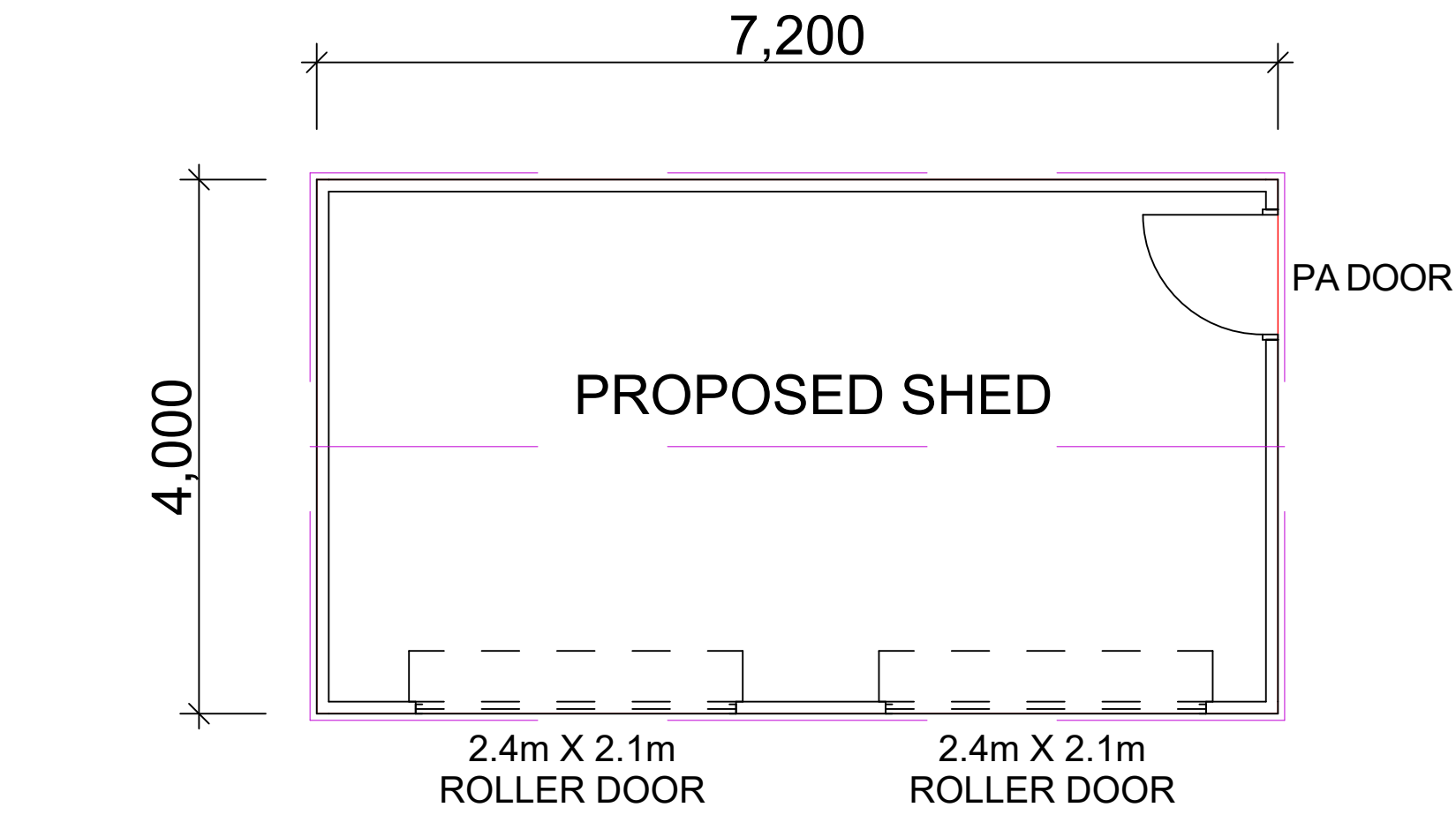
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**MURRAY HOUSE AGED CARE**

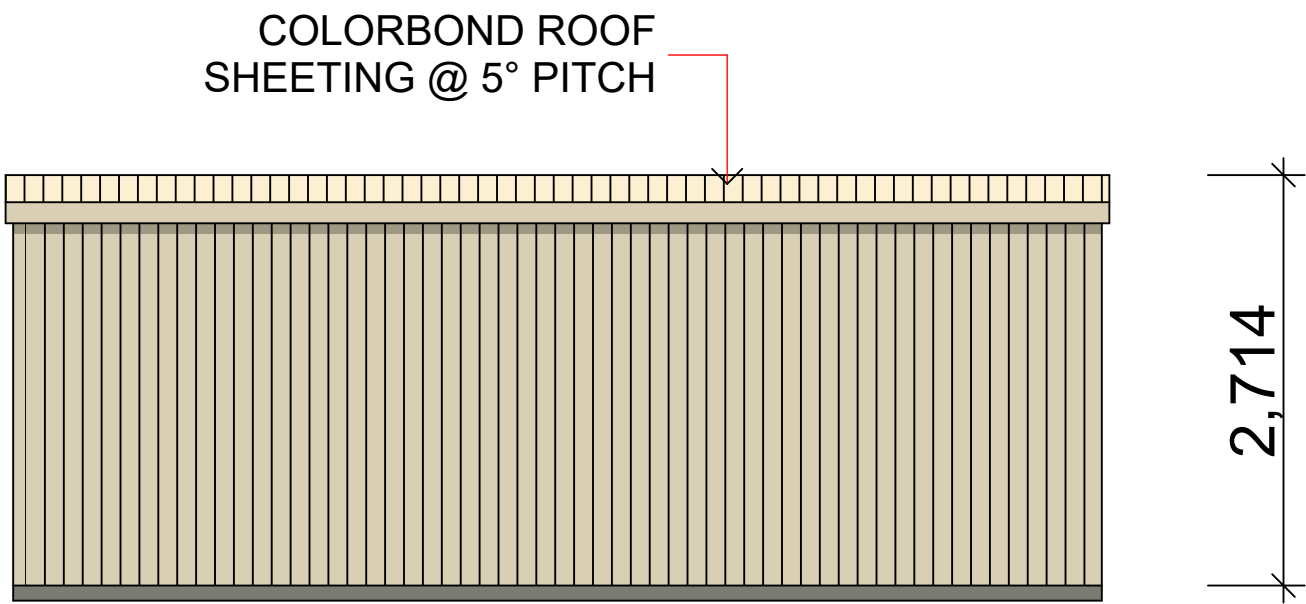
PROJECT  
**PROPOSED EXTENSION TO  
EXISTING AGED CARE FACILITY**

23 - 29 MURRAY STREET  
WENTWORTH NSW

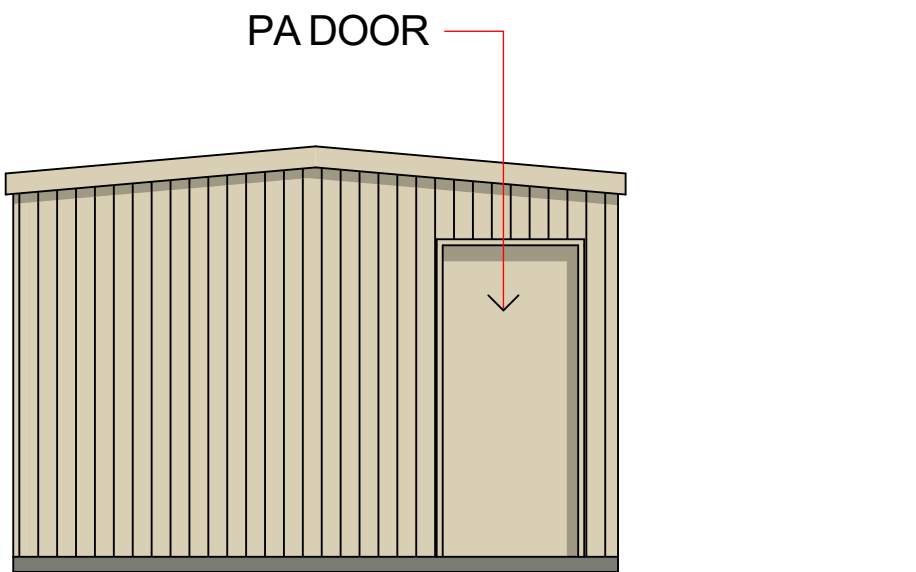
DRAWING		SHED PLAN, ELEVATIONS & FINISHES SCHEDULE	
		DRAWN	M.O.
SCALE	1:50, 1:1.33	CHECKED	G.S.
FOR DEVELOPMENT APPROVAL			
PROJECT No.		DRG. No.	REVISION
24-124		06	
ORIGINAL SHEET SIZE		A1	PRINT DATE
			13/05/2025



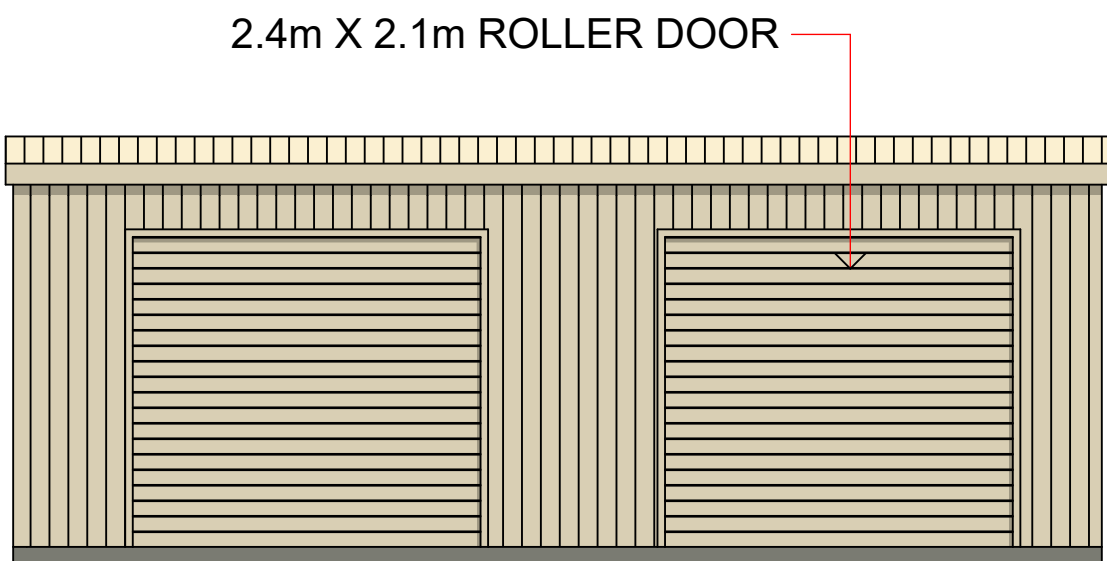
PROPOSED SHED 1:50



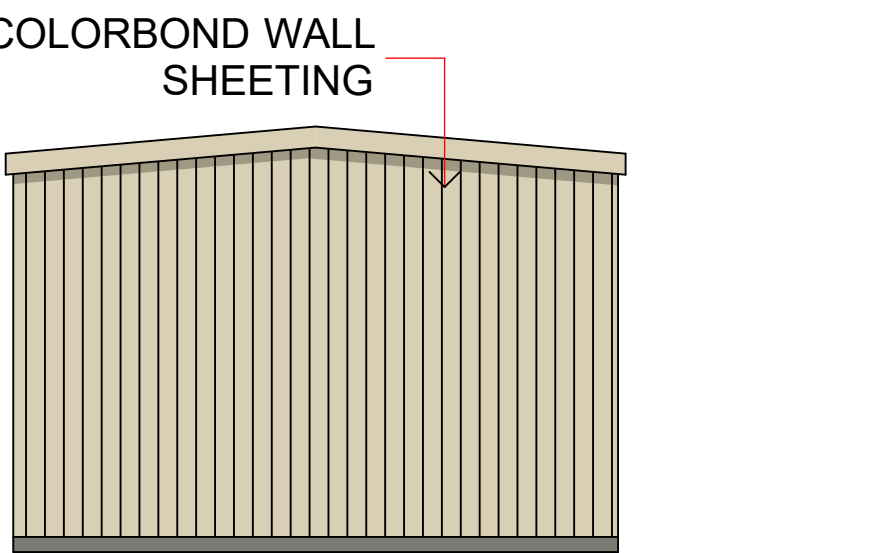
NORTH ELEVATION 1:50



EAST ELEVATION 1:50



SOUTH ELEVATION 1:50



WEST ELEVATION 1:50

FINISHES SCHEDULE - EXTERIOR

24-124

Location	Item	Material	Product	Colour/Finish	Description/Size	Supplier	Image
Exterior	Bricks		Homestead Series Brick by Austral Bricks	Mushroom	230mm x 110mm x 76mm	Buildpro	
Exterior	Roof		To match existing	Pale Eucalypt			
Exterior	Gutter		To match existing	Pale Eucalypt			

MURRAY HOUSE AGED CARE - 31-37 MURRAY STREET, WENTWORTH NSW

FINISHES SCHEDULE - EXTERIOR

24-124

Location	Item	Material	Product	Colour/Finish	Description/Size	Supplier	Image
Exterior	Fascia		To match existing	Pale Eucalypt			
Exterior	Downpipes		To match existing	Classic cream			
Exterior	Windows		To match existing	Classic cream			

MURRAY HOUSE AGED CARE - 31-37 MURRAY STREET, WENTWORTH NSW

FINISHES SCHEDULE - EXTERIOR

24-124

Location	Item	Material	Product	Colour/Finish	Description/Size	Supplier	Image
Exterior	Shed	Colourbond		Classic Cream			

MURRAY HOUSE AGED CARE - 31-37 MURRAY STREET, WENTWORTH NSW