



DEVELOPMENT INFORMATION
LOT NO. 1
DP603483

LAND ZONING	R1 - GENERAL RESIDENTIAL (UNDER REZONING TBC)	
SITE AREA	7710.57 SQM	
	PERMISSIBLE	PROPOSED
FSR	0.65:1	1.41:1
GROUND GFA		3225 SQM
LEVEL 1 GFA		3491 SQM
LEVEL 2 GFA		2,930 SQM
LEVEL 3 GFA		1172 SQM
BUILDING GFA	5011.87 SQM	10,818 SQM
LANDSCAPE		1335 SQM (APPROX.)
MAX. HEIGHT	8.5M	14.5M
PARKING NO.	REQUIRED	PROVIDED
STAFF	1 PER 2 EMPLOYEES = 15	15 SPACES (30 STAFF APPROX.)
PER RESIDENT	1 PER 10 BEDS = 14 PARKS	1 PER 10 BEDS = 14 PARKS
	= 29 PARKS	= 52 SPACES
TYPICAL UNITS		
LEVEL	NO. BEDS	NO. ROOMS
GROUND LEVEL	36	20
LEVEL 1	85	58
LEVEL 2	61	39
TOTAL	182 POTENTIAL BED SPACES	128

LOT A
DP 157092

LAND ZONING	R1 - GENERAL RESIDENTIAL (UNDER REZONING TBC)	
SITE AREA	2347 SQM	
	PERMISSIBLE	PROPOSED
FSR	0.65:1	1.41:1
GROUND GFA		747 SQM
LEVEL 1 GFA		1027 SQM
LEVEL 2 GFA		890 SQM
LEVEL 3 GFA		642 SQM
COMBINED GFA	1,525.55 SQM	3,306 SQM
LANDSCAPE		645 SQM (APPROX.)
MAX. HEIGHT	8.5M	14.5M
PARKING NO.	REQUIRED	PROVIDED
STAFF	1 PER 2 EMPLOYEES = 4	4 SPACES (8 STAFF APPROX.)
PER RESIDENT	1 PER 10 BEDS = 4 PARKS	1 PER 10 BEDS = 4 PARKS
VISITOR	6 PARKS	6 VISITOR SPACES
	= 14 PARKS	= 14 SPACES
TYPICAL UNITS		
LEVEL	NO. BEDS	NO. ROOMS
GROUND LEVEL	13	9
LEVEL 1	29	20
LEVEL 2	12	12
LEVEL 3	6	6
TOTAL	60 POTENTIAL BED SPACES	47

Proposed Health Care Precinct

Issue	Description	Date	Chk	Auth
E	GENERAL UPDATES	08.12.17		
D	PROJECT TITLE AMENDED	06.12.17		
C	SUBMITTE TO 14M HGH	27.11.17		
B	CLIENT ISSUE	23.11.17	IS	AK
A	PROPOSED MEDICAL AND EDUCATIONAL PRECINCT AREA	08.11.17	AK	JU

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Client
BUNDALÉER

Drawing Status
HEIGHT RE-ZONING APPLICATION

ADG architects

PH:0243 125 110 FAX: 02 43 123 113
SUITE 3.04, LEVEL 3, 107-109 MANN ST GOSFORD 2250
E: info@adgarchitects.com.au

Bundaleer

Drawing
PROPOSED PRECINCT PLAN

Project
140 BED AGE CARE FACILITY

Project Address
4-8 JOHNSTONE STREET, WAUCHOPE

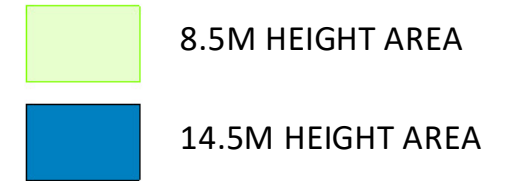
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Project Number
16_025

Drawing Number
A1000

Issue
E

Scale
As indicated @ A3
Date Printed
08/12/2017 16:27:21



PROPOSED 14.5M HEIGHT AREAS
1 : 100

A GENERAL UPDATES		08.12.17	
Issue Description	Date	Chk	Auth

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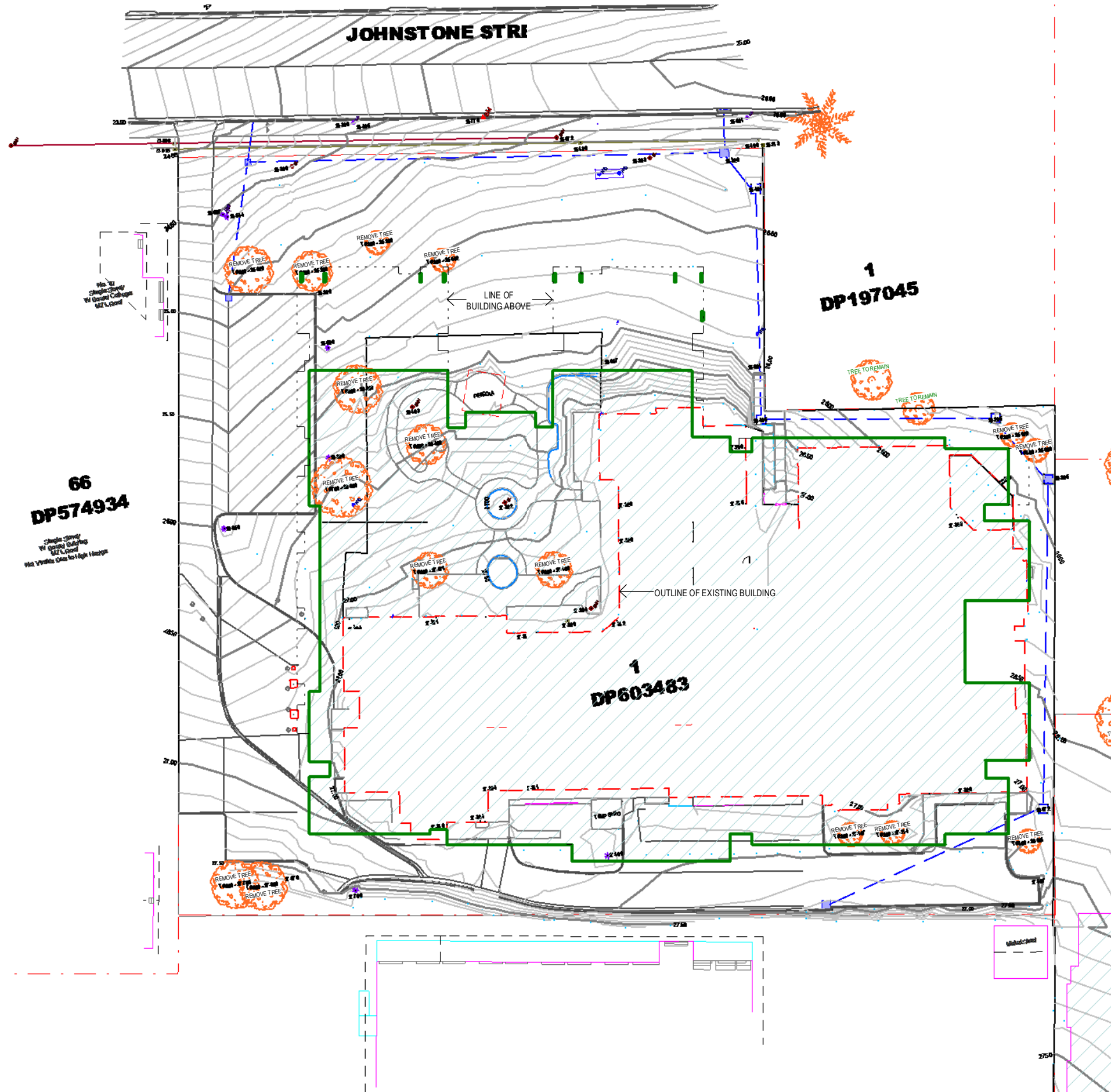
Client BUNDALEER
Drawing Status HEIGHT RE-ZONING APPLICATION

ADG architects

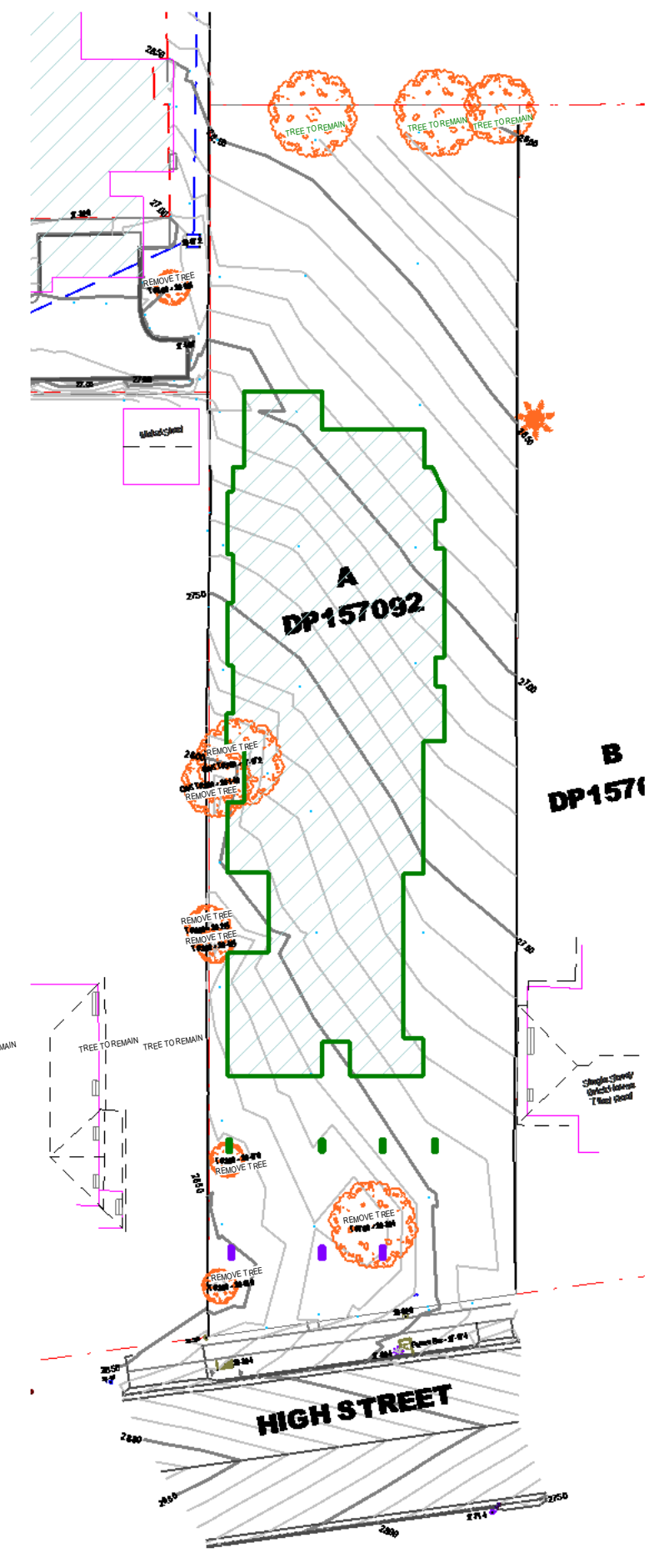
PH:0243 125 110 FAX: 02 43 123 113
SUITE 3.04, LEVEL 3, 107-109 MANN ST GOSFORD 2250
E: info@adgarchitects.com.au

Bundaleer

Drawing PROPOSED 14.5M HEIGHT AREAS	Project Number 16_025	Drawing Number A1002	Issue A
Project 140 BED AGE CARE FACILITY	Scale 1:100 @ A3	Date Printed 08/12/2017 16:27:21	
Project Address 4-8 JOHNSTONE STREET_WAUCHOPE	File Name C:\Users\jason.ADG\Documents\Wauchope JOHNSTONE STREET opt 3 CENTRAL_DA_20170830_jason.rvt		



1 GROUND LEVEL EXISTING
DA102 1:500



2 GROUND LEVEL EXISTING - 2
DA102 1:500

A GENERAL UPDATES		08.12.17	Chk	Auth
Issue	Description	Date	Chk	Auth

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Client
BUNDALEER

Drawing Status
HEIGHT RE-ZONING APPLICATION

ADG architects

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SUITE 3.04, LEVEL 3, 107-109 MANN ST GOSFORD 2250
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Drawing
EXISTING SITE ANALYSIS

Project
140 BED AGE CARE FACILITY

Project Address
4-8 JOHNSTONE STREET_WAUHOPE

File Name
C:\Users\jason.ADG\Documents\Wauchope JOHNSTON STREET opt 3 CENTRAL_DA 20170830_jason.rvt

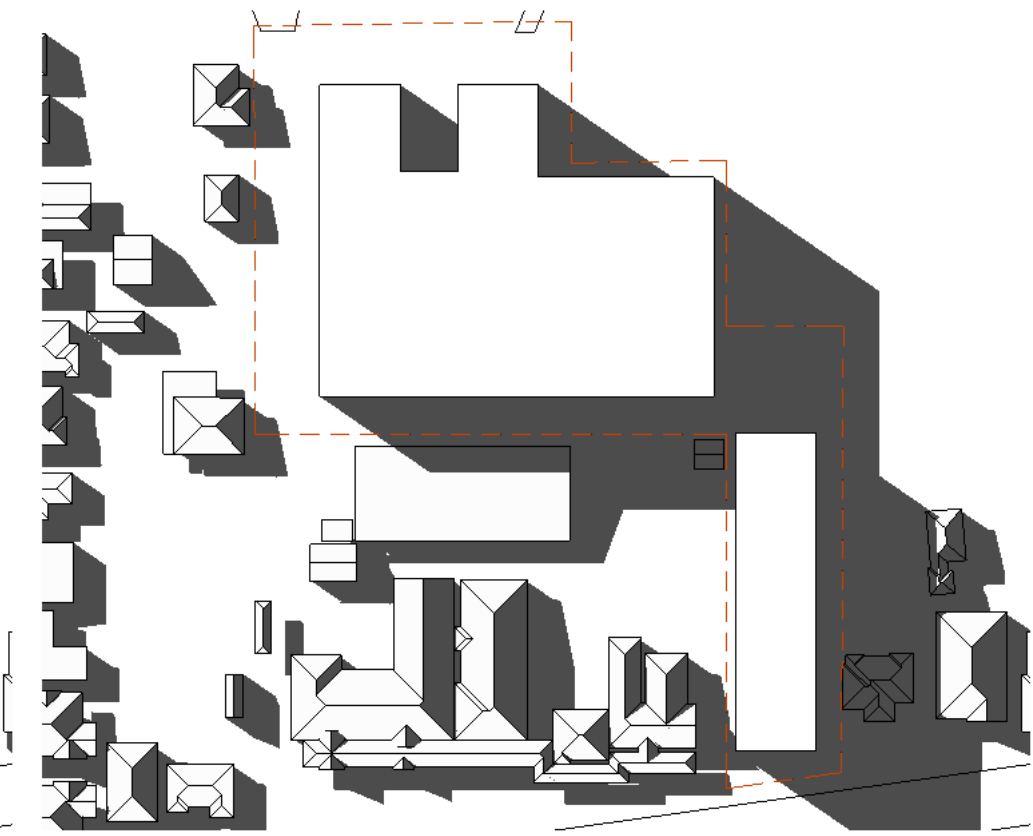
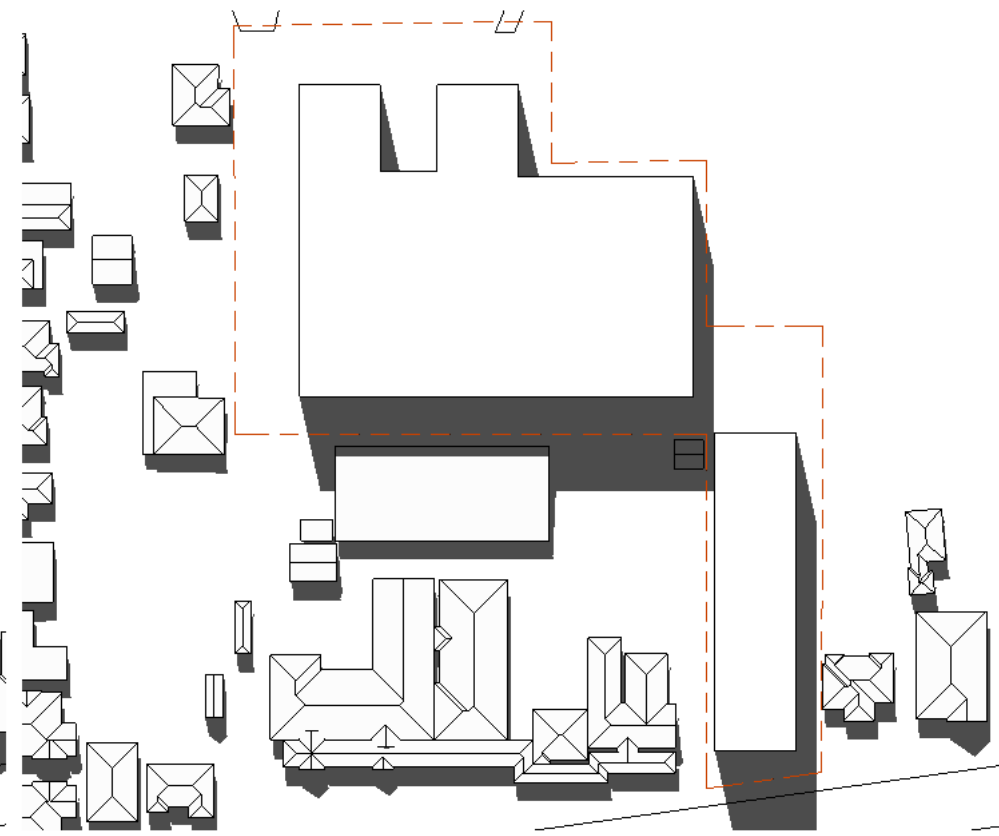
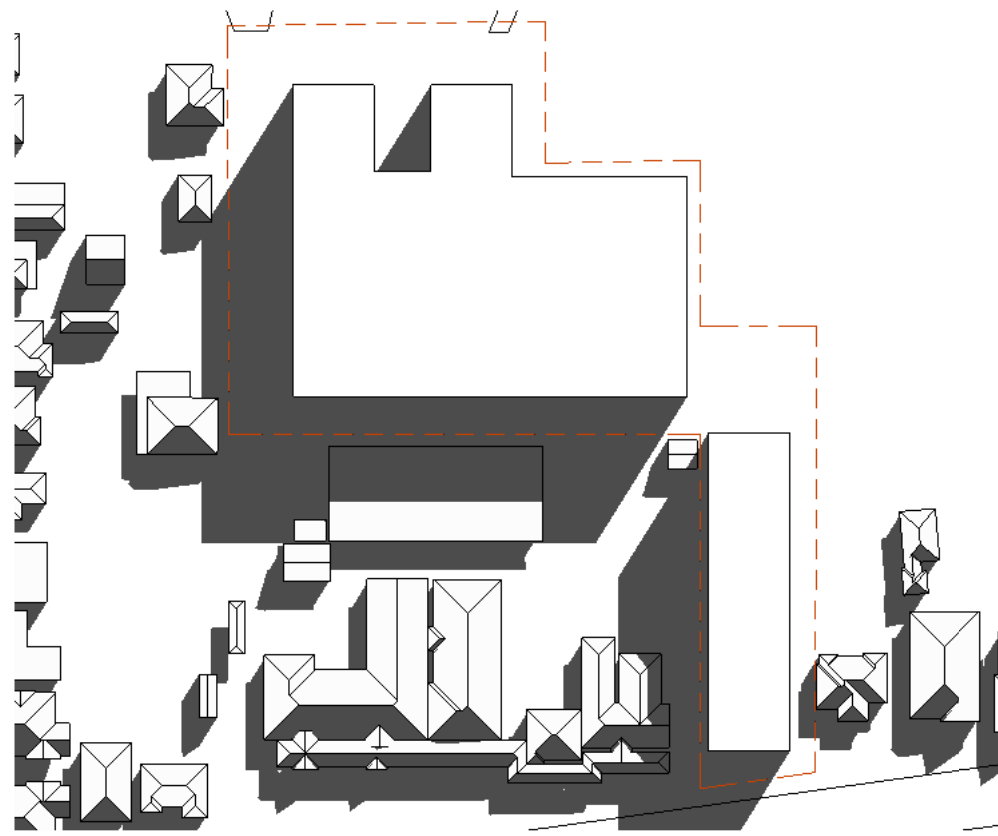
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16_025

Drawing Number
A1003

Scale
1:500 @ A3

Date Printed
08/12/2017 16:27:22

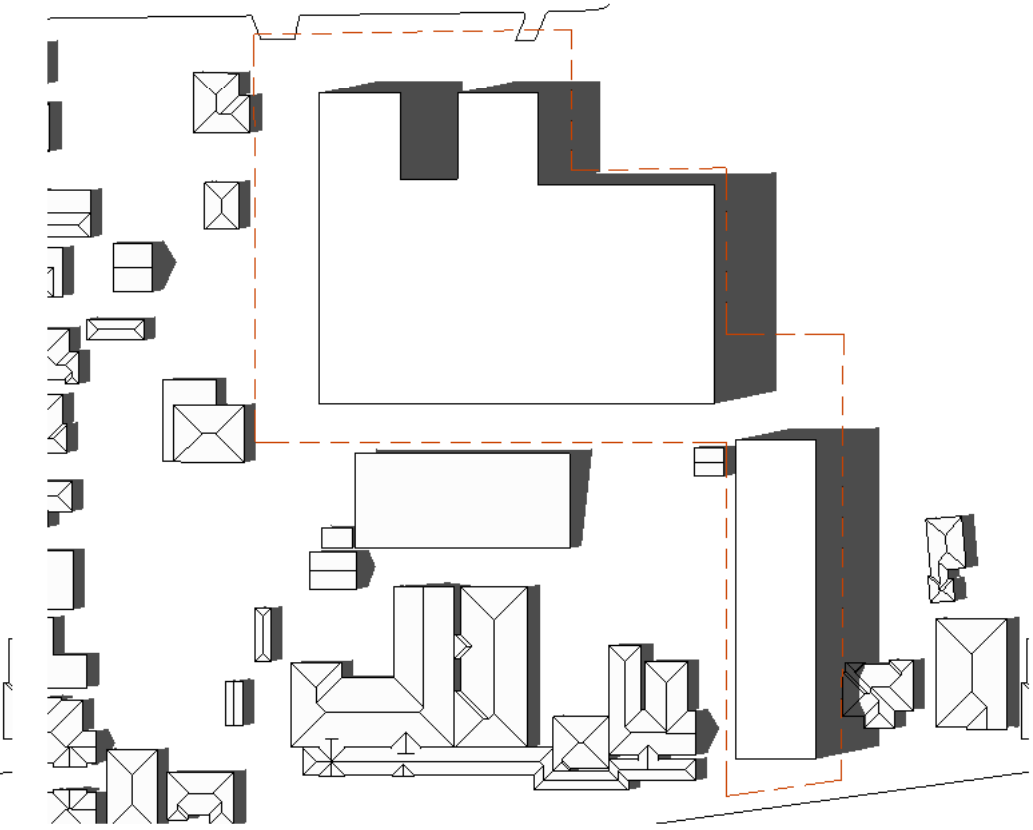
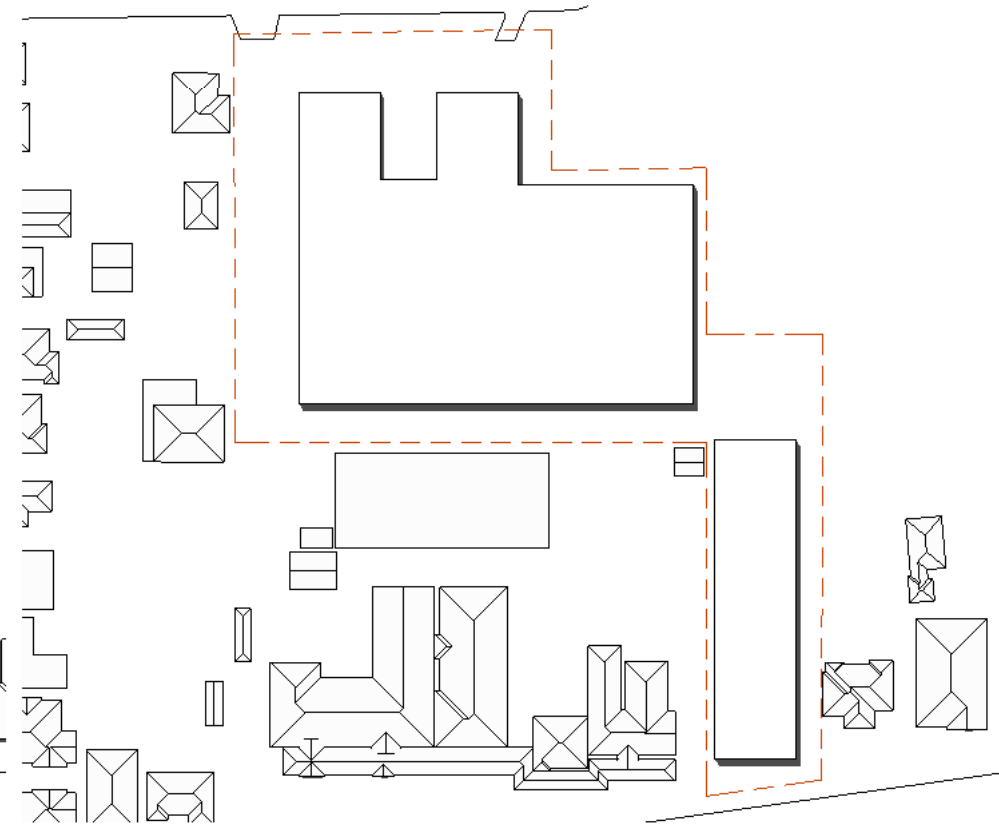
Issue
A



1 SHADOW DIAGRAM JUNE 22 9AM GENERIC

2 SHADOW DIAGRAM JUNE 22 12PM GENERIC

3 SHADOW DIAGRAM JUNE 22 3PM GENERIC



4 SHADOW DIAGRAM DECEMBER 22 9AM GENERIC

5 SHADOW DIAGRAM DECEMBER 22 12PM GENERIC

6 SHADOW DIAGRAM DECEMBER 22 3PM GENERIC

A GENERAL UPDATES		08.12.17
Issue Description	Date	Chk Auth

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Client
BUNDALÉER

Drawing Status

HEIGHT RE-ZONING APPLICATION

ADG architects

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SUITE 3.04, LEVEL 3, 107-109 MANN ST GOSFORD 2250
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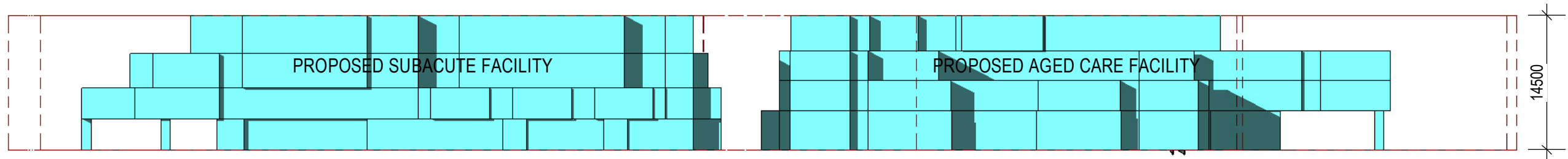
Drawing
GENERIC 14.5M SHADOW DIAGRAMS

Project
140 BED AGE CARE FACILITY

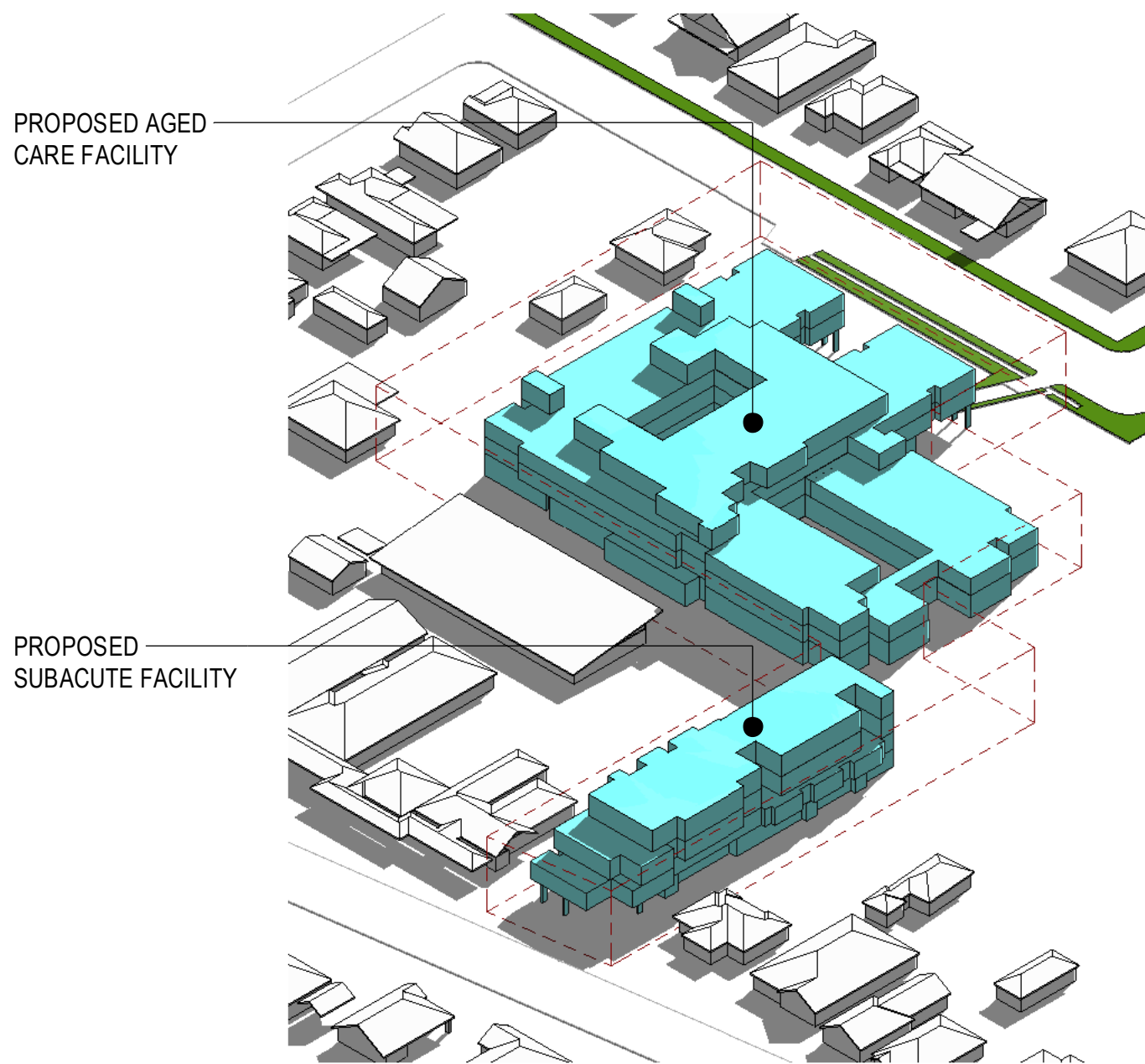
Project Address
4-8 JOHNSTONE STREET_WAUCHOPE

File Name
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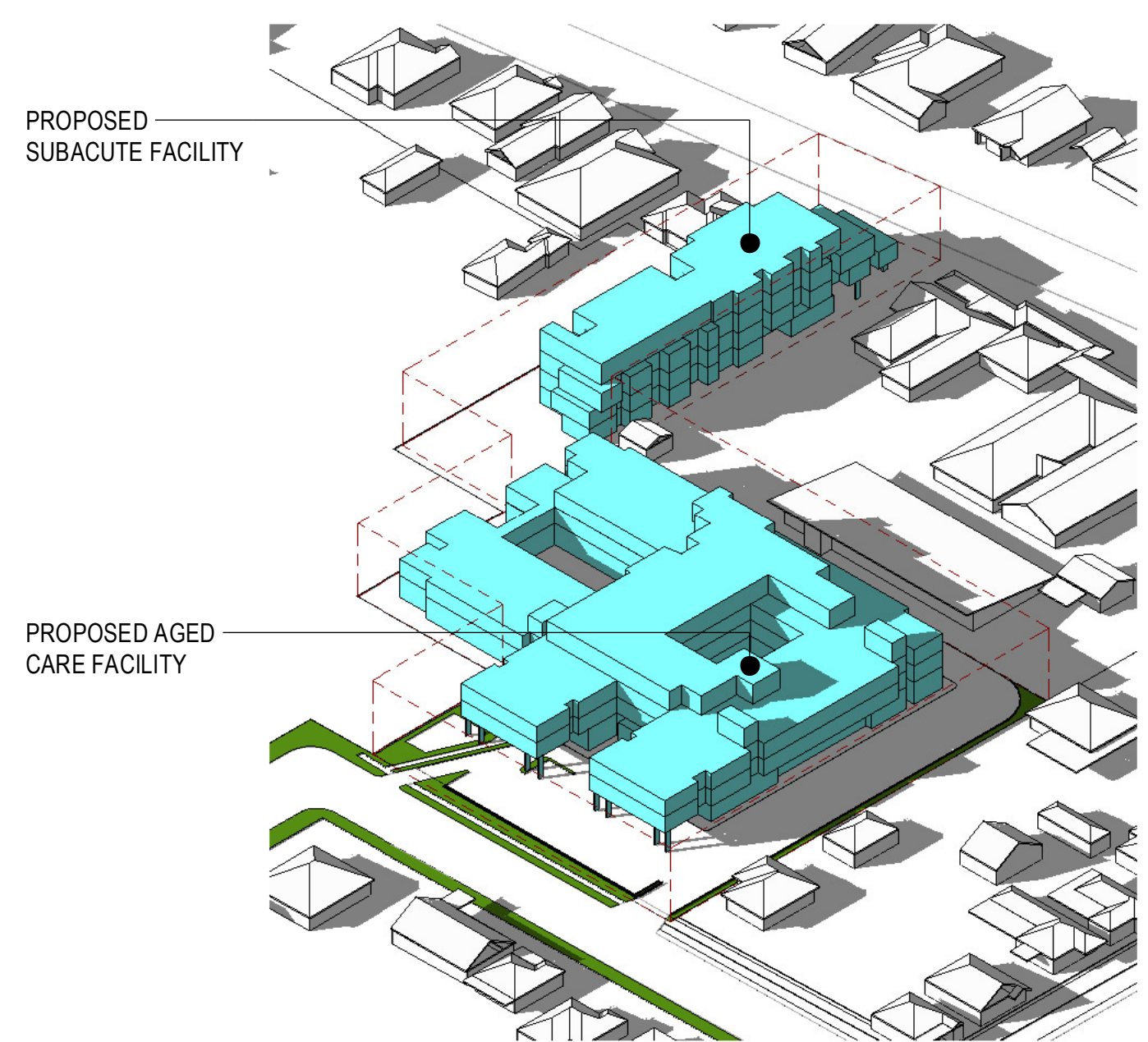
Project Number 16_025	Drawing Number A1004	Issue A
Scale @ A3		
Date Printed 08/12/2017 16:27:23		



1 EAST ELEVATION MASSING
1:500



2 MASSING SOUTH EAST VIEW



3 MASSING NORTH WEST VIEW

Proposed Health Care Precinct

Issue Description	Date	Chk	Auth
E GENERAL UPDATES	08.12.17		
D PROJECT TITLE AMENDED	08.12.17		
C SUBACUTE TO 14M HIGH	27.11.17		
B CLIENT ISSUE	23.11.17	IS	AK
A PROPOSED MEDICAL AND EDUCATIONAL PRECINCT AREA	08.11.17	AK	JU

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Client
BUNDALÉER

Drawing Status
HEIGHT RE-ZONING APPLICATION

ADG architects

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SUITE 3.04, LEVEL 3, 107-109 MANN ST GOSFORD 2250
E: info@adgarchitects.com.au

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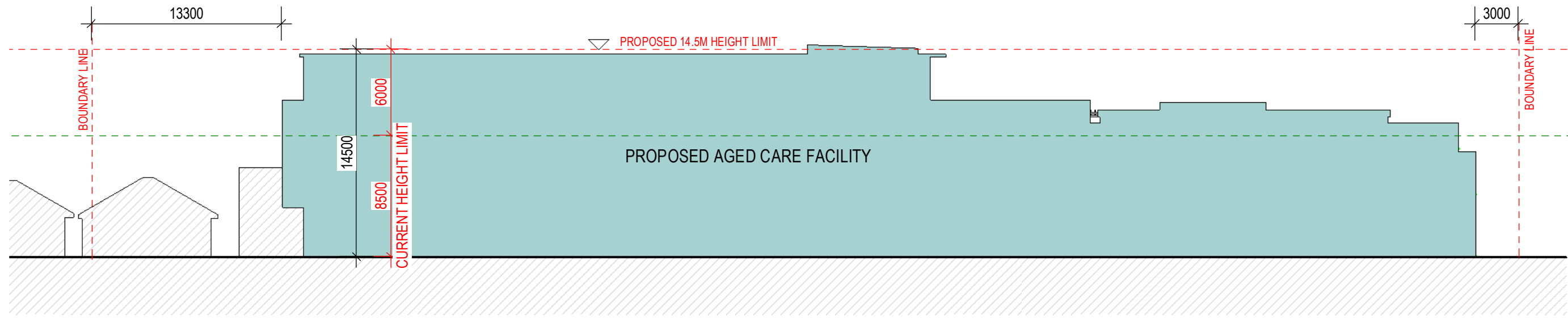
Drawing
PROPOSED HEIGHT RE-ZONING

Project
140 BED AGE CARE FACILITY

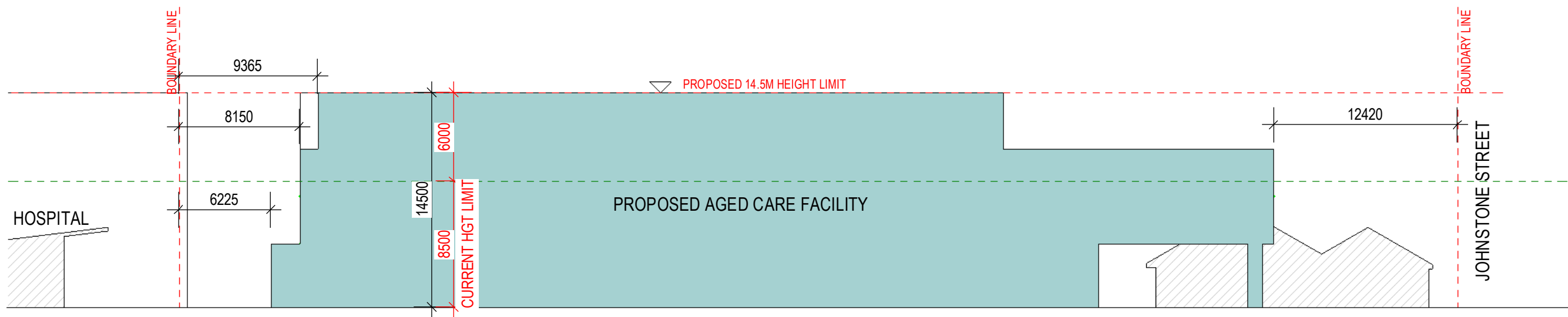
Project Address
4-8 JOHNSTONE STREET_WAUCHOPE

File Name
C:\Users\jason.ADG\Documents\Wauchope JOHNSON STREET opt 3 CENTRAL_DA_20170830_jason.rvt

Project Number 16_025	Drawing Number A1010	Issue E
Scale 1:500 @ A3		
Date Printed 08/12/2017 16:27:25		



1 CROSS SECTION HEIGHT ANALYSIS - PROPOSED AGED CARE FACILITY
DA100 1:300



2 LONGITUDINAL SECTION HEIGHT ANALYSIS - PROPOSED AGED CARE FACILITY
DA100 1:300

Proposed Health Care Precinct

Issue Description	Date	Chk	Auth
F GENERAL UPDATES	08.12.17		
E PROJECT TITLE AMENDED	08.12.17		
D SUBMIT TO 14M HGH	27.11.17		
C 4M HEIGHT PROPOSAL	24.11.17		
B CLIENT ISSUE	23.11.17	IS	AK
A HEIGHT TO 12.8M HGH	21.11.17		

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Client
BUNDALEER

Drawing Status
HEIGHT RE-ZONING APPLICATION

ADG architects

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E: info@adgarchitects.com.au

Bundaleer

Drawing
SECTIONS_4-8 JOHNSTONE ST_HOB

Project
140 BED AGE CARE FACILITY

Project Address
4-8 JOHNSTONE STREET_WAUCHOPE

File Name
C:\Users\jason.ADG\Documents\Wauchope JOHNSTONE STREET opt_3_CENTRAL_DA_20170830_jason.rvt

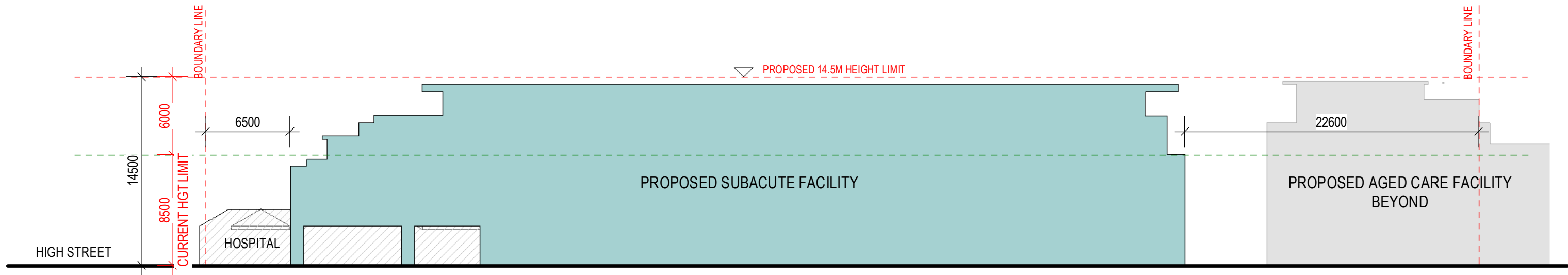
Project Number
16_025

Drawing Number
A1030

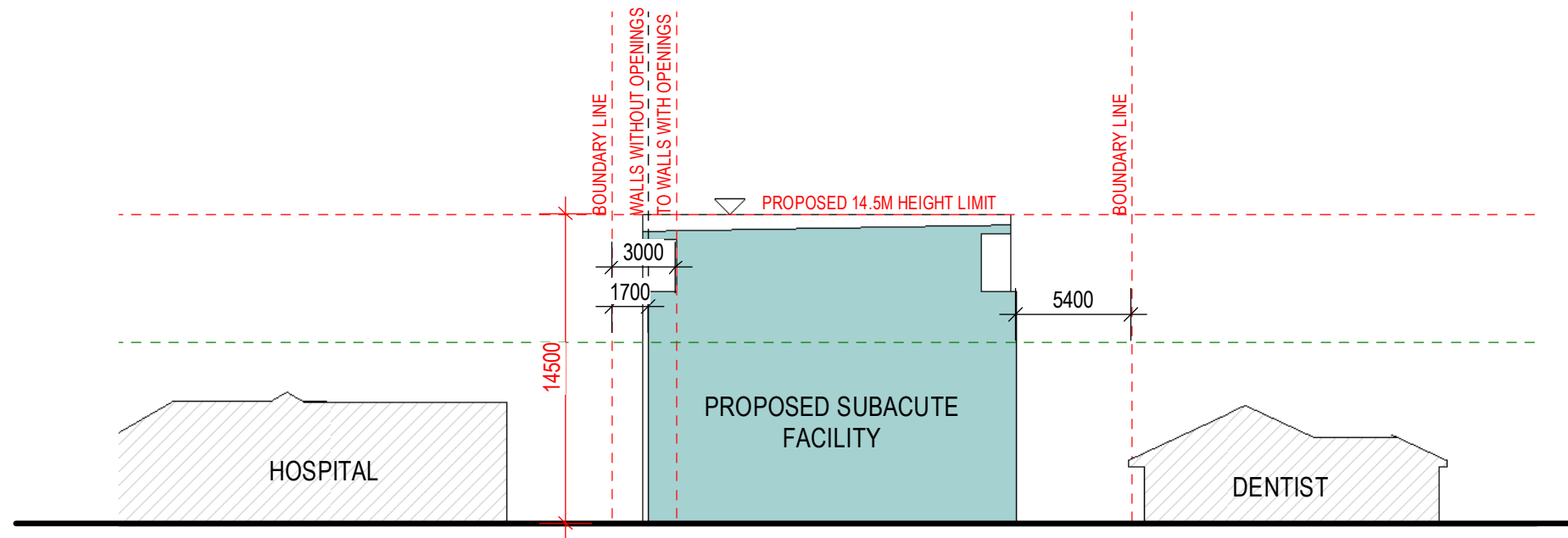
Issue
F

Scale
1:300 @ A3

Date Printed
08/12/2017 16:27:35



1 SUBACUTE LONGITUDINAL SECTION ANALYSIS
1 : 300



2 SUBACUTE CROSS SECTION ANALYSIS
1 : 300

Proposed Health Care Precinct

Issue Description	Date	Chk	Auth
G GENERAL UPDATES	08.12.17		
F PROJECT TITLE AMENDED	06.12.17		
E SUBACUTE TO 14M HIGH	27.11.17		
D NEW HEIGHT PROPOSAL	24.11.17		
C CLIENT ISSUE	23.11.17	IS	AK
B HEIGHT TO 12.8M HIGH	21.11.17		
A CORRECTED SHADOWS	14.11.17	AK	JU

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Client
BUNDALEER

Drawing Status
HEIGHT RE-ZONING APPLICATION

ADG architects

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E: info@adgarchitects.com.au

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Drawing
SECTIONS_67 HIGH STREET_HOB

Project
140 BED AGE CARE FACILITY

Project Address
4-8 JOHNSTONE STREET_WAUCHOPE

File Name
C:\Users\jason.ADG\Documents\Wauchope JOHNSON STREET opt 3_CENTRAL_DA_20170830_jason.rvt

Project Number
16_025

Drawing Number
A1040

Issue
G

Scale
1:300 @ A3
Date Printed
08/12/2017 16:27:36



Proposed Health Care Precinct

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B	PROJECT TITLE AMENDED	06.12.17																			
A	ISSUE UPDATE	27.11.17	IS	AK																	
	Issue Description	Date	Chk	Auth																	



Proposed Health Care Precinct

<p>B PROJECT TITLE AMENDED 06.12.17 A ISSUE UPDATE 27.11.17 IS AK</p> <p>Issue Description Date Chk Auth</p>	<p>Do not scale drawings. Use figured dimensions only. Check and verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components.</p> <p>This drawing is the copyright of ADG Architects and is protected under the Copyright Act 1968. It may not be altered, reproduced or transmitted in any form, or by any means without the express permission of ADG Architects.</p>	<p>Client BUNDALEER</p> <p>Drawing Status</p> <p>HEIGHT RE-ZONING APPLICATION</p>	<p>ADGarchitects</p> <p>PH:0243 125 110 FAX: 02 43 123 113 SUITE 3.04, LEVEL 3, 107-109 MANN ST GOSFORD 2250 E: info@adgarchitects.com.au</p>	<p>Bundaleer</p>	<p>Drawing STREET PERSPECTIVE FROM JONSTONE ST WEST</p> <p>Project 140 BED AGE CARE FACILITY</p> <p>Project Address 4-8 JOHNSTONE STREET_WAUCHOPE</p> <p>File Name C:\Users\jason.ADG\Documents\Wauchope JOHNSON STREET opt_3_CENTRAL_DA_20170830_jason.rvt</p>	<p>Project Number 16_025</p> <p>Drawing Number A1060</p> <p>Scale 1:100 @ A3 Date Printed 08/12/2017 16:27:37</p>	<p>Issue B</p>
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Proposed Health Care Precinct

<p>B PROJECT TITLE AMENDED 06.12.17 A ISSUE UPDATE 27.11.17 IS AK</p>	<p>Do not scale drawings. Use figured dimensions only. Check and verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components.</p> <p>This drawing is the copyright of ADG Architects and is protected under the Copyright Act 1968. It may not be altered, reproduced or transmitted in any form, or by any means without the express permission of ADG Architects.</p>	<p>Client BUNDALEER</p> <p>Drawing Status</p>	<p>ADGarchitects</p> <p>PH:0243 125 110 FAX: 02 43 123 113 SUITE 3.04, LEVEL 3, 107-109 MANN ST GOSFORD 2250 E: info@adgarchitects.com.au</p>	<p>Bundaleer</p>	<p>Drawing STREET PERSPECTIVE FROM HIGH ST EAST</p> <p>Project 140 BED AGE CARE FACILITY</p> <p>Project Address 4-8 JOHNSTONE STREET_WAUCHOPE</p>	<p>Project Number 16_025</p> <p>Drawing Number A1070</p> <p>Scale 1:100 @ A3</p> <p>Date Printed 08/12/2017 16:27:37</p>	<p>Issue B</p>
<p>Issue Description Date Chk Auth</p>		<p>HEIGHT RE-ZONING APPLICATION</p>	<p>File Name C:\Users\jason.ADG\Documents\Wauchope JOHNSTONE STREET opt_3_CENTRAL_DA_20170830_jason.rvt</p>				



Proposed Health Care Precinct

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Issue Description	Date	Chk	Auth															
B PROJECT TITLE AMENDED	06.12.17																	
A ISSUE UPDATE	27.11.17	IS	AK															

Bundaleer



- 1 PROPOSED AGED CARE FACILITY
140 ROOMS
- 2 PROPOSED SUBACUTE
50 ROOMS
- 3 WAUCHOPE DISTRICT MEMORIAL
HOSPITAL
- 4 WAUCHOPE PUBLIC SCHOOL

ADG architects

Issue Description	Date	Chk	Auth
B PROJECT TITLE AMENDED	06.12.17		
A GENERAL UPDATE	01.12.17		

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Client
BUNDALÉER

Drawing Status

HEIGHT RE-ZONING APPLICATION

ADG architects

PH:0243 125 110 FAX: 02 43 123 113
SUITE 3.04, LEVEL 3, 107-109 MANN ST GOSFORD 2250
E: info@adgarchitects.com.au

Bundaleer

Drawing
OVER ALL PLAN

Project
140 BED AGE CARE FACILITY

Project Address
4-8 JOHNSTONE STREET_WAUCHOPE

File Name C:\Users\jason.ADG\Documents\Wauchope JOHNSON STREET opt 3_CENTRAL_DA_20170830_jason.rvt

Project Number
16_025

Drawing Number
A1090

Scale
@ A3

Date Printed
08/12/2017 16:27:37

Issue
B



Issue Description	Date	Chk	Auth
B PROJECT TITLE AMENDED	06.12.17		
A GENERAL UPDATE	01.12.17		

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HEIGHT RE-ZONING APPLICATION

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E: info@adgarchitects.com.au

Bundaleer

Drawing
JOHNSTONE STREET AGED CARE

Project
140 BED AGE CARE FACILITY

Project Address
4-8 JOHNSTONE STREET_WAUCHOPE

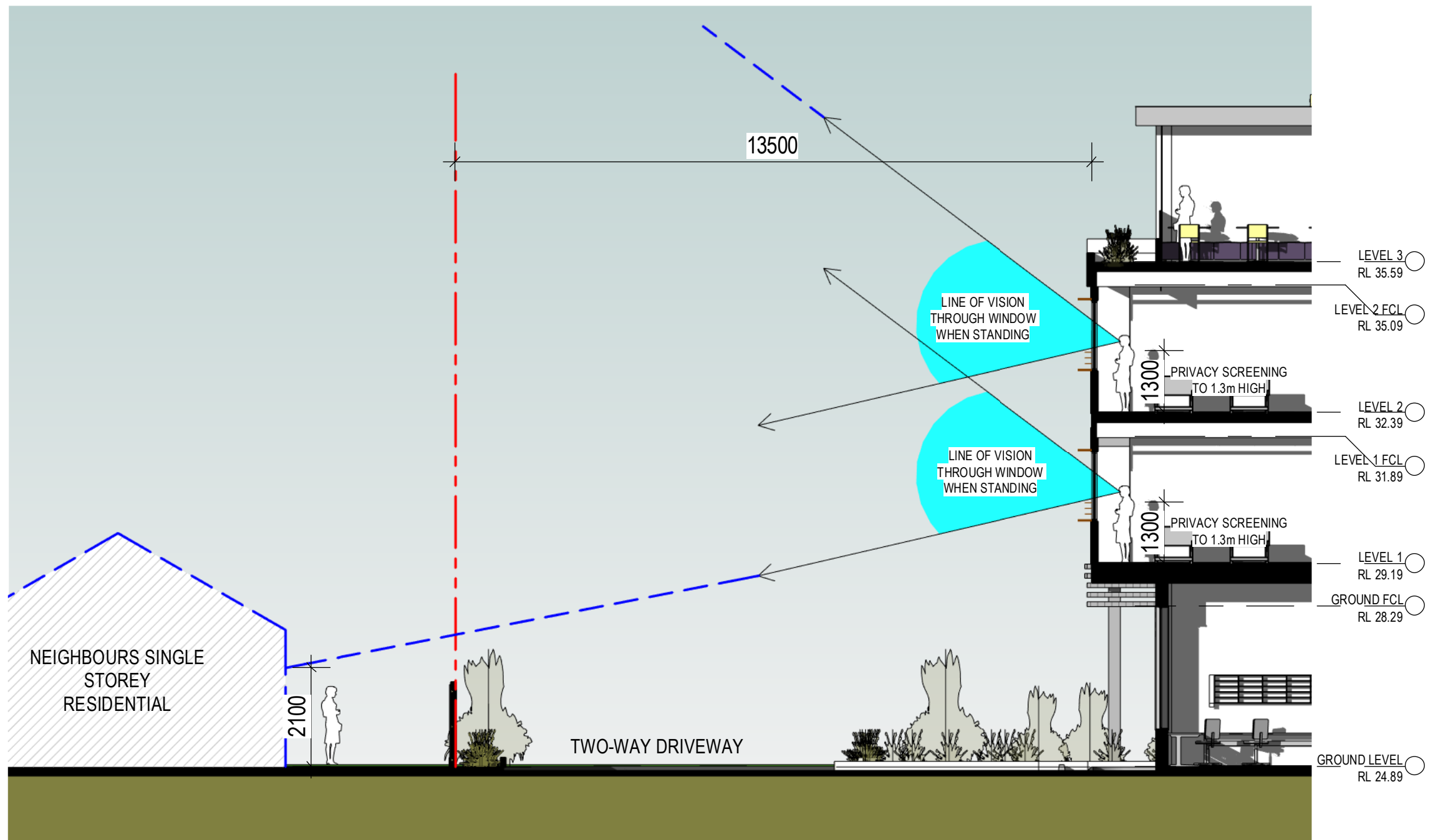
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Project Number
16_025

Drawing Number
A1100

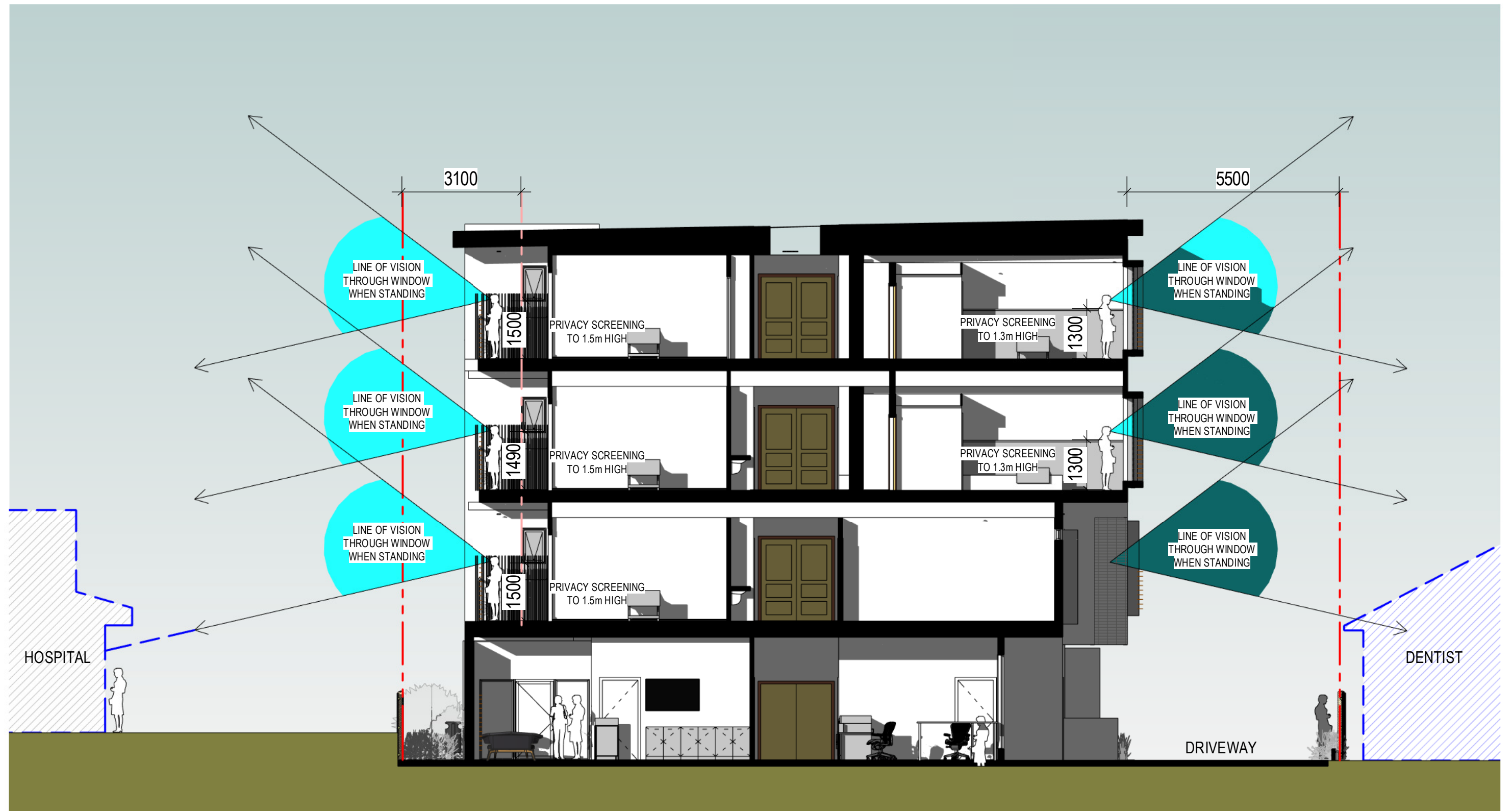
Scale
@ A3
Date Printed
08/12/2017 16:27:38

Issue
B



1 SECTION - PRIVACY- LINE OF VISION_4-8 JOHNSTONE ST
DA100 1:100

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1 SECTION_PRIVACY_LINE OF VISION_67 HIGH ST
DA100 1:100

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