

NOTE: A1 SHEET

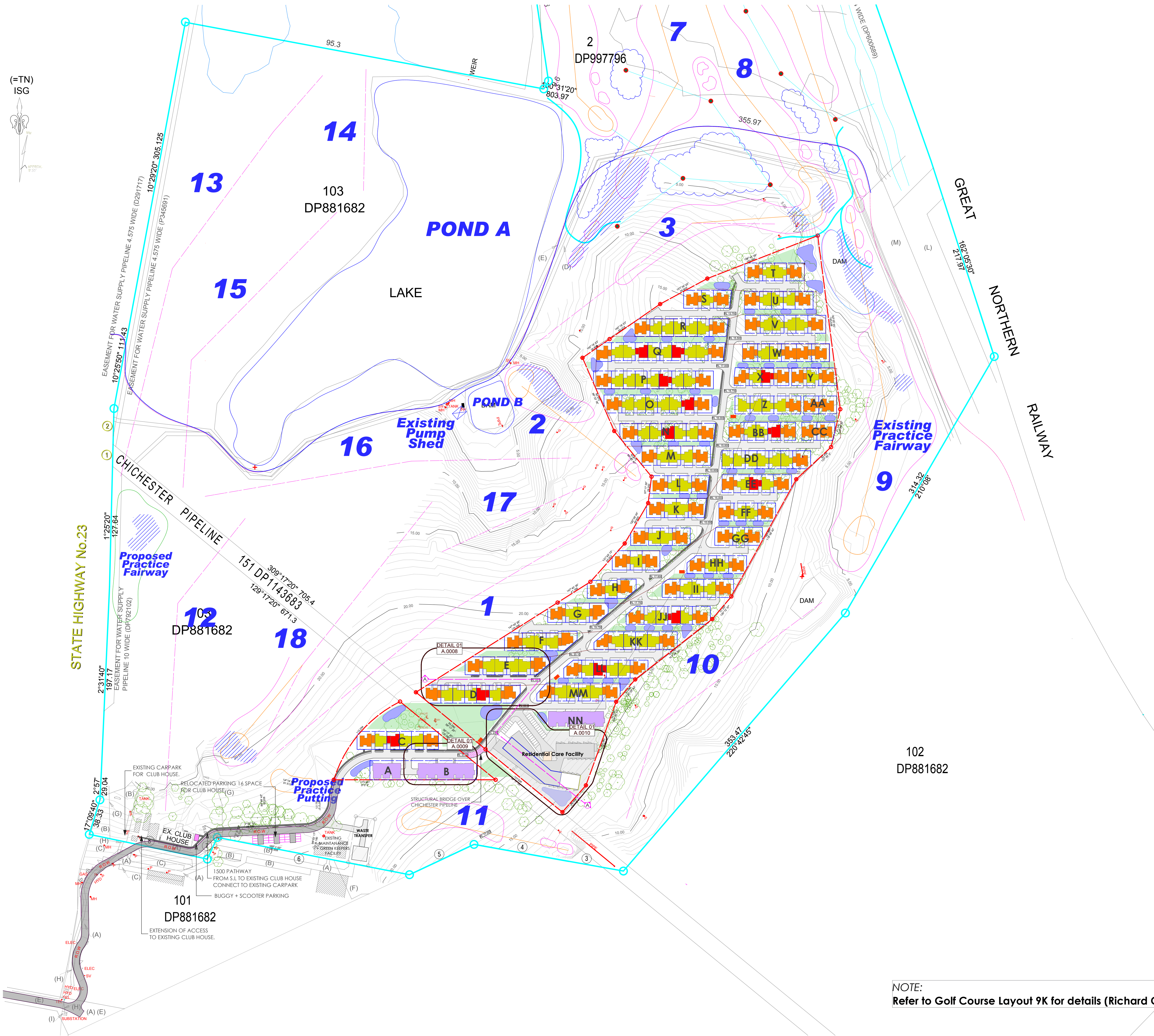
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SLP WIND TERRAIN CATEGORY.
2. PROVIDE CERTIFIED TERMITE BARRIER SYSTEM TO AS 3660.
3. SELECTED WINDOWS AND DOORS TO SLP DESIGNATED WIND TERRAIN CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
5. DO NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

No	DATE	AMENDMENT
A	11/03/2012	REVISED CONCEPT MASTER PLAN
B	27/03/2012	REVISED CONCEPT MASTER PLAN
C	05/04/2012	REVISED CONCEPT MASTER PLAN

bhi	ARCHITECTURE	ALEXANDRIA
	INTERIORS	BATEMANS BAY
	URBAN DESIGN	NOWRA
	HERITAGE	WOLLONGONG
	SUSTAINABLE	SHANGHAI

PROJECT: SENIORS HOUSING
SITE: 2/90 Vale St Birmingham Gardens Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING: OVERALL SITE CONCEPT PLAN.

	SCALE: AS NOTED	STATUS: CD
	DATE: 20/01/2012	REVISION: C
	DRAWN: RB,JK	
	CHECKED: AP	
	PLOT DATE: 5/04/2012	
JOB No: 7762	SHEET A.0002	



NOTE: A1 SHEET

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUPPLY WIND TERRAIN CATEGORY.
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3. SELECTED WINDOWS AND DOORS TO SUPPLY WIND TERRAIN CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
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VILLA/APARTMENT COLOUR CODES	
	4 BED VILLA ON 2 LEVELS.
	3 BED VILLA ON 1 LEVEL.
	2 BED VILLA ON 1 LEVEL.
	APARTMENT BLOCKS ON 3/4 LEVELS

No	DATE	AMENDMENT
A	03/02/2012	PRELIMINARY CONCEPT MASTERPLAN
B	01/03/2012	REVISED CONCEPT MASTER PLAN
C	20/03/2012	REVISED CONCEPT MASTER PLAN
D	27/03/2012	REVISED CONCEPT MASTER PLAN

bhi

ARCHITECTURE

INTERIORS

URBAN DESIGN

HERITAGE

SUSTAINABLE

ALEXANDRIA

BATEMANS BAY

NOWRA

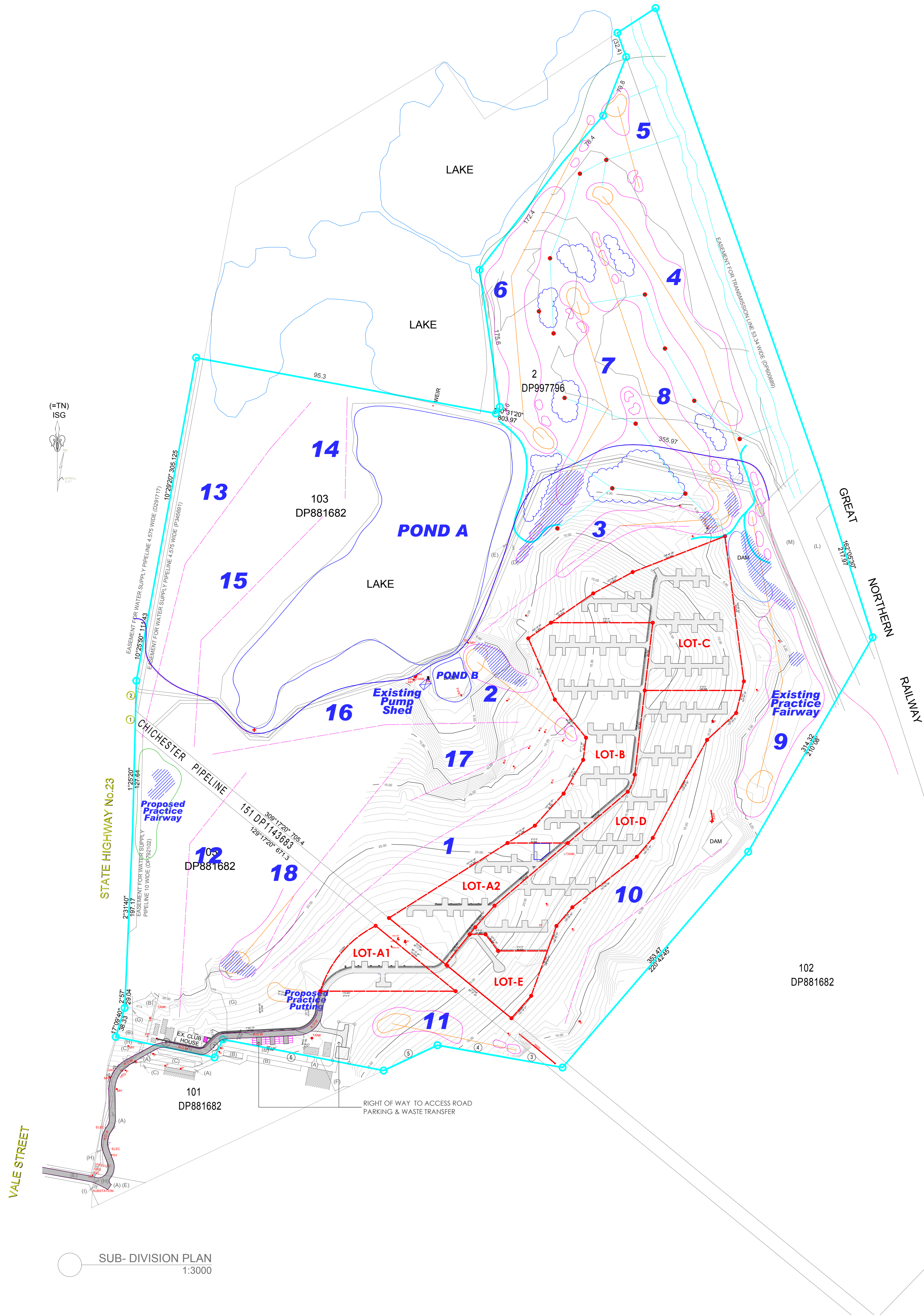
WOLLONGONG

SHANGHAI

PROJECT: SENIORS HOUSING
SITE: 2/90 Vale St Birmingham Gardens Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING: CONCEPT PLAN / URBAN STRUCTURE PLAN

	SCALE: AS NOTED	STATUS: CD
	DATE: 20/01/2012	
	DRAWN: RB,JK	REVISION: D
	CHECKED: AP	
	PLOT DATE: 29/03/2012	
JOB No: 7762	SHEET A.0003	

NOTE:
Refer to Golf Course Layout 9K for details (Richard Chamberlain Golf Design)



NOTE: A1 SHEET

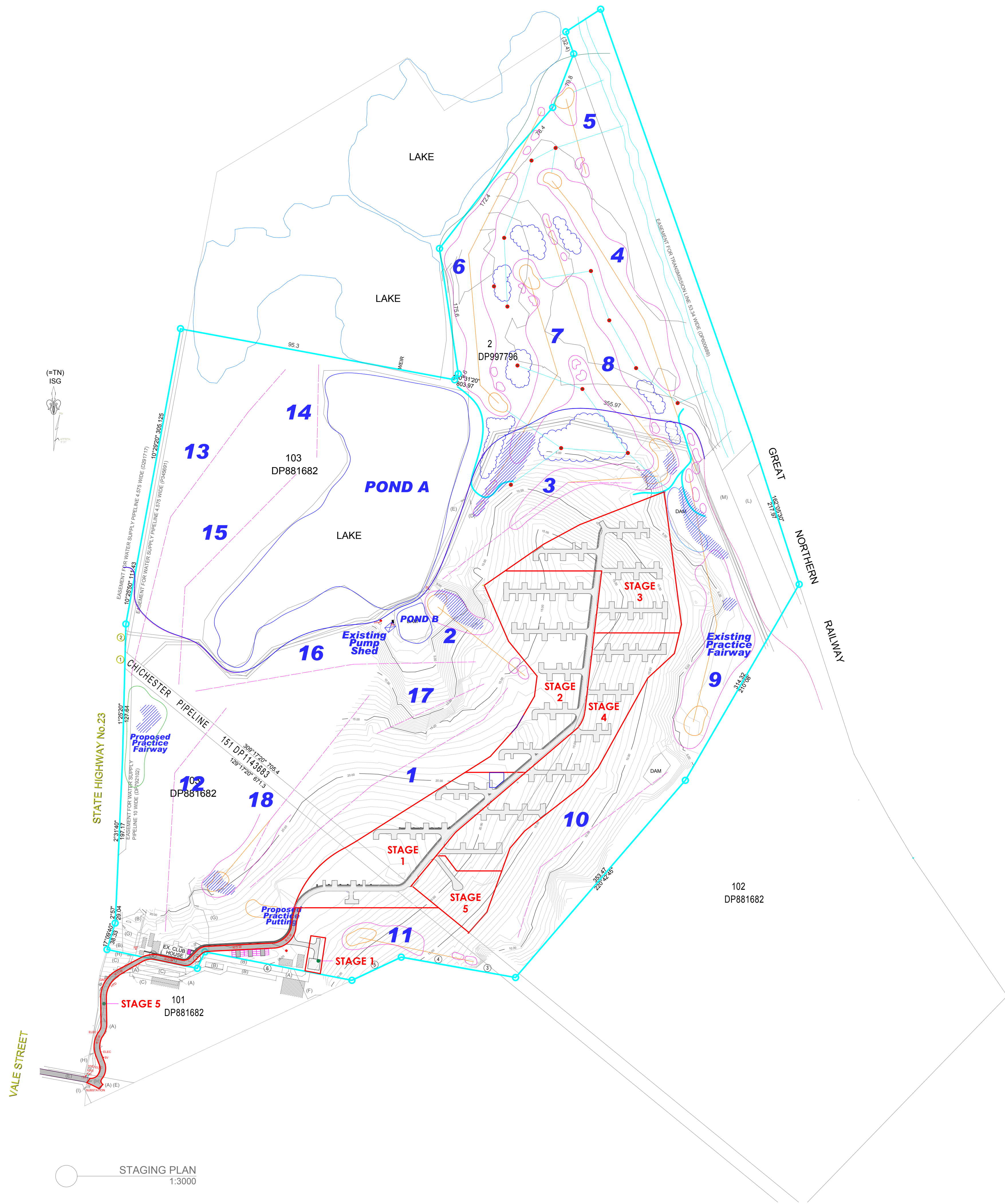
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2. PROVIDE CERTIFIED TERMITE BARRIER SYSTEM TO AS 3660.
3. SELECTED WINDOWS AND DOORS TO SUP DESIGNATED WIND TERRAIN CATEGORY.
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A	03/02/2012	PRELIMINARY CONCEPT MASTERPLAN
B	01/03/2012	REVISED CONCEPT MASTER PLAN
C	27/03/2012	REVISED CONCEPT MASTER PLAN

bhi	ARCHITECTURE	ALEXANDRIA
	INTERIORS	BATEMANS BAY
	URBAN DESIGN	N O W R A
	HERITAGE	WOLLONGONG
	SUSTAINABLE	SHANGHAI

PROJECT: SENIORS HOUSING
S I T E : 2/90 Vale St Birmingham Gardens Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING: CONCEPT PLAN - SUB-DIVISION

	SCALE: AS NOTED	STATUS: CD
	DATE: 20/01/2012	REVISION: C
	DRAWN: RB,JK	
	CHECKED: AP	
	PLOT DATE: 29/03/2012	
JOB No: 7762	SHEET A.0005	



NOTE: A1 SHEET

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A	03/02/2012	PRELIMINARY CONCEPT MASTERPLAN
B	01/03/2012	REVISED CONCEPT MASTER PLAN
C	27/03/2012	REVISED CONCEPT MASTER PLAN

bhi

ARCHITECTURE

INTERIORS

URBAN DESIGN

HERITAGE

SUSTAINABLE

ALEXANDRIA

BATEMANS BAY

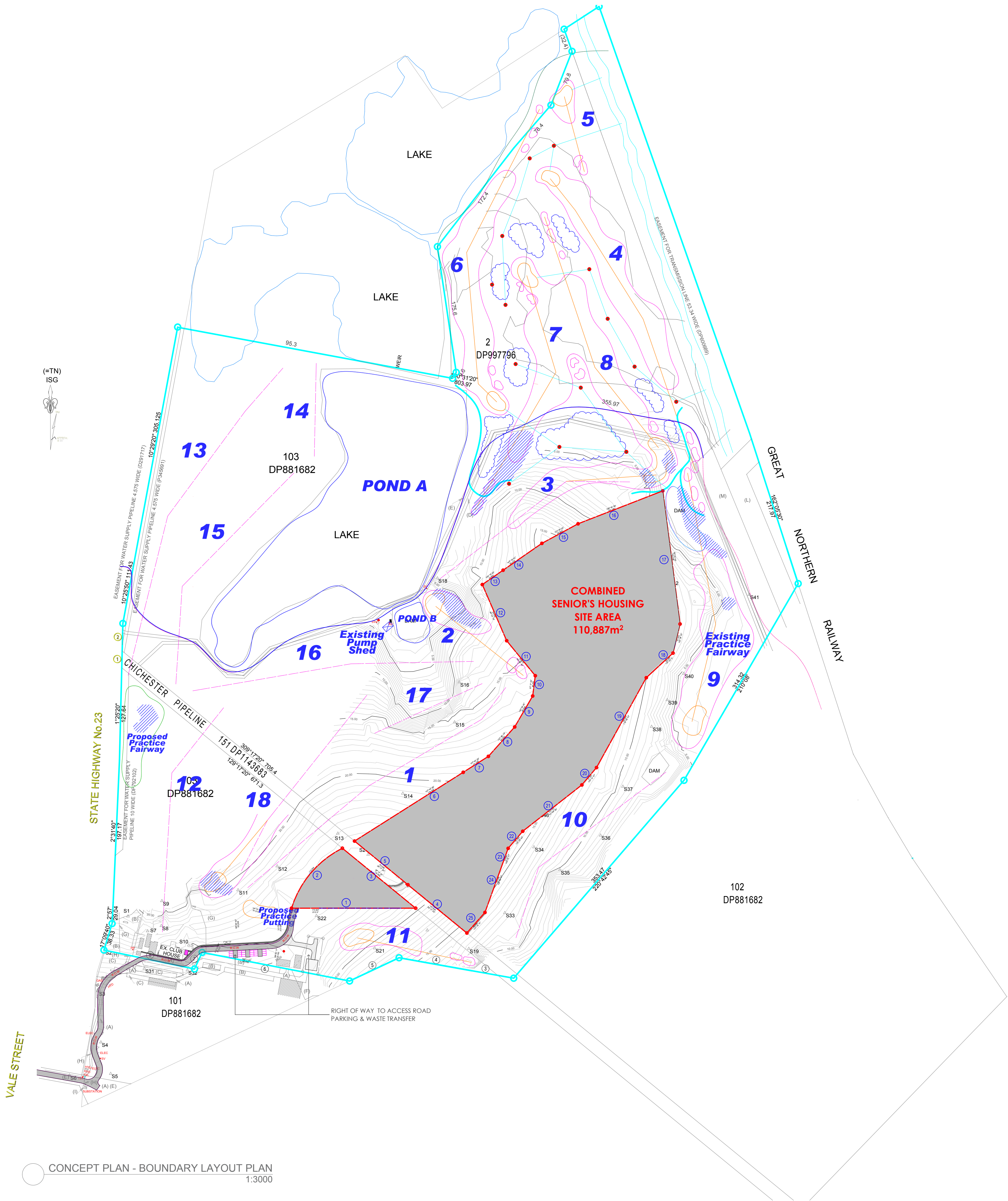
N O W R A

WOLLONGONG

SHANGHAI

PROJECT: SENIORS HOUSING
S I T E : 2/90 Vale St Birmingham Gardens Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING: CONCEPT PLAN - STAGING PLAN

	SCALE: AS NOTED	STATUS: CD
	DATE: 20/01/2012	REVISION: C
	DRAWN: RB,JK	
	CHECKED: AP	
	PLOT DATE: 29/03/2012	
JOB No: 7762	SHEET A.0006	



BOUNDARY DEFINITIONS		
NUMBER	BEARING	DISTANCE
1	00° 0' 0"	173.927
2	r = 138576	113.294
3	39° 17' 20"	132.069
4	39° 17' 20"	107.826
5	39° 17' 20"	93.280
6	147° 40' 26"	179.306
7	147° 40' 26"	41.188
8	131° 49' 13"	54.552
9	120° 09' 45"	49.500
10	97° 17' 39"	28.250
11	50° 43' 40"	62.475
12	66° 33' 16"	84.570
13	145° 18' 53"	34.903
14	145° 18' 53"	65.214
15	151° 36' 25"	56.805
16	158° 45' 56"	102.340
17	70° 19' 28"	198.711
18	137° 20' 0"	92.430
19	118° 58' 42"	141.997
20	130° 12' 57"	31.397
21	141° 54' 59"	103.767
22	130° 29' 42"	31.090
23	109° 53' 07"	33.620
24	109° 53' 07"	60.585
25	131° 18' 31"	39.335

NOTE:

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SLP WIND TERRAIN CATEGORY.
2. PROVIDE CERTIFIED TERABITE BARBER SYSTEM TO AS 3660.
3. SELECTED WINDOWS AND DOORS TO SLP DESIGNATED WIND TERRAIN CATEGORY.
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B	01/03/2012	REVISED CONCEPT MASTER PLAN
C	27/03/2012	REVISED CONCEPT MASTER PLAN

bhi

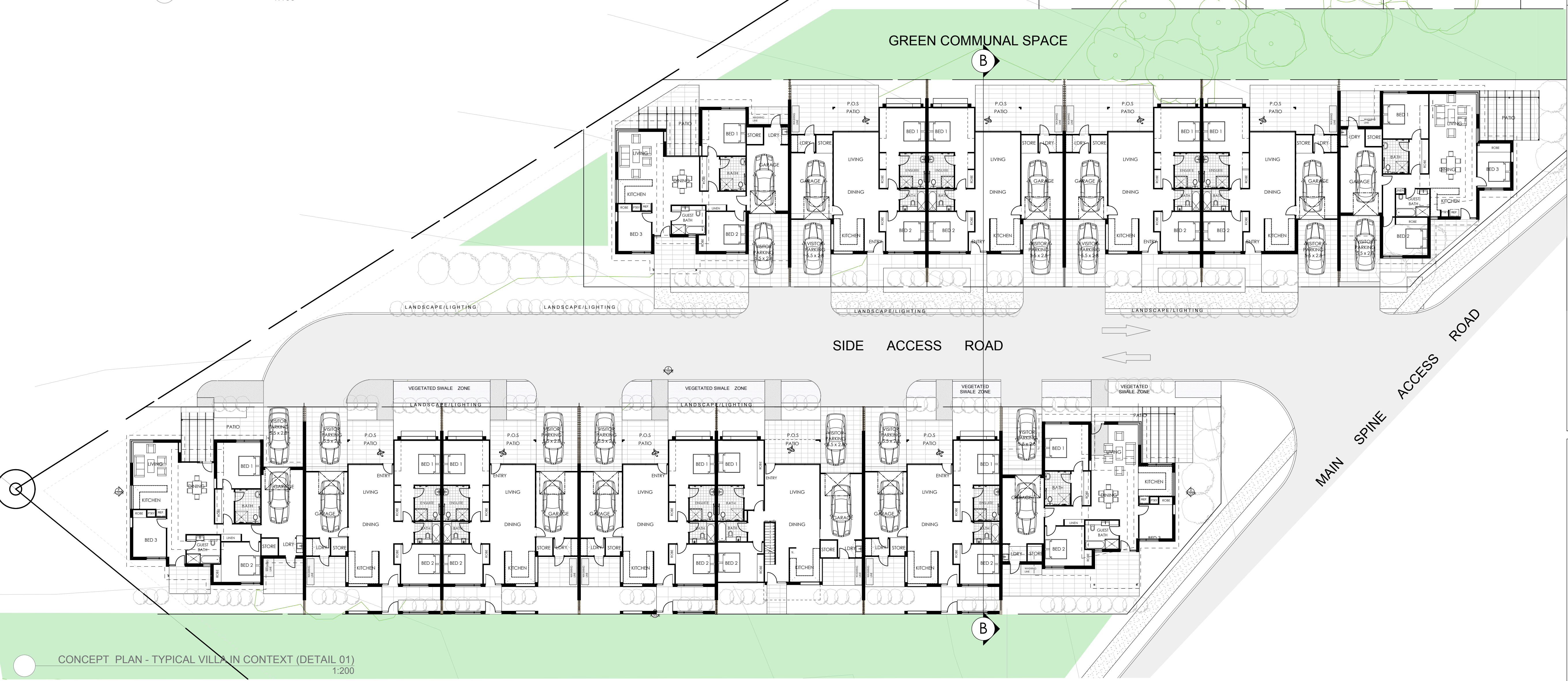
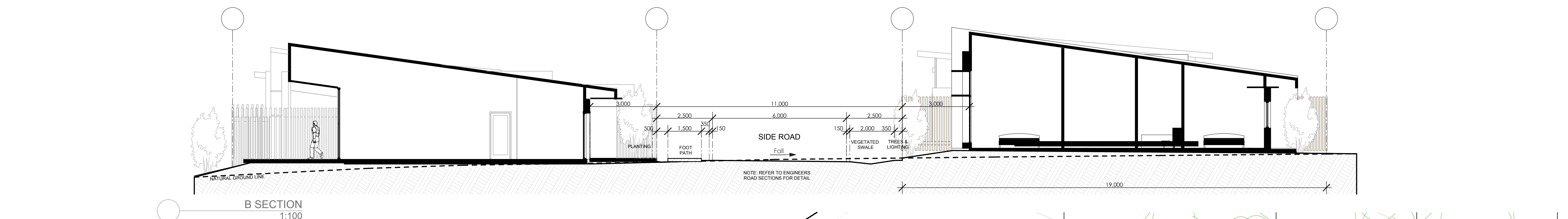
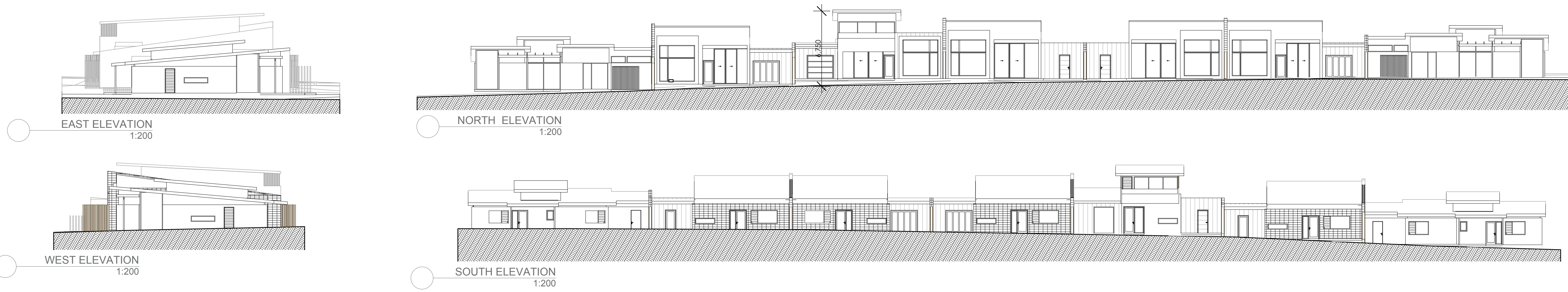
ARCHITECTURE
INTERIORS
URBAN DESIGN
HERITAGE
SUSTAINABLE

ALEXANDRIA
BATEMANS BAY
NOWRA
WOLLONGONG
SHANGHAI

PROJECT: SENIORS HOUSING
SITE: 2/90 Vale St Birmingham Gardens
Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING:
CONCEPT PLAN - BOUNDARY LAYOUT PLAN

SCALE: AS NOTED
DATE: 20/01/2012
DRAWN: RB,JK
CHECKED: AP
PLOT DATE: 29/03/2012
JOB No: 7762

STATUS:
CD
REVISION:
C
SHEET A.0007



NOTE:

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AND REFERRED TO SUPPLY WIND TERRAIN CATEGORY.
2. PROVIDE CERTIFIED TERMITES BARRIER SYSTEM TO AS 3660.
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No	DATE	AMENDMENT
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B	01/03/2012	REVISED CONCEPT MASTER PLAN

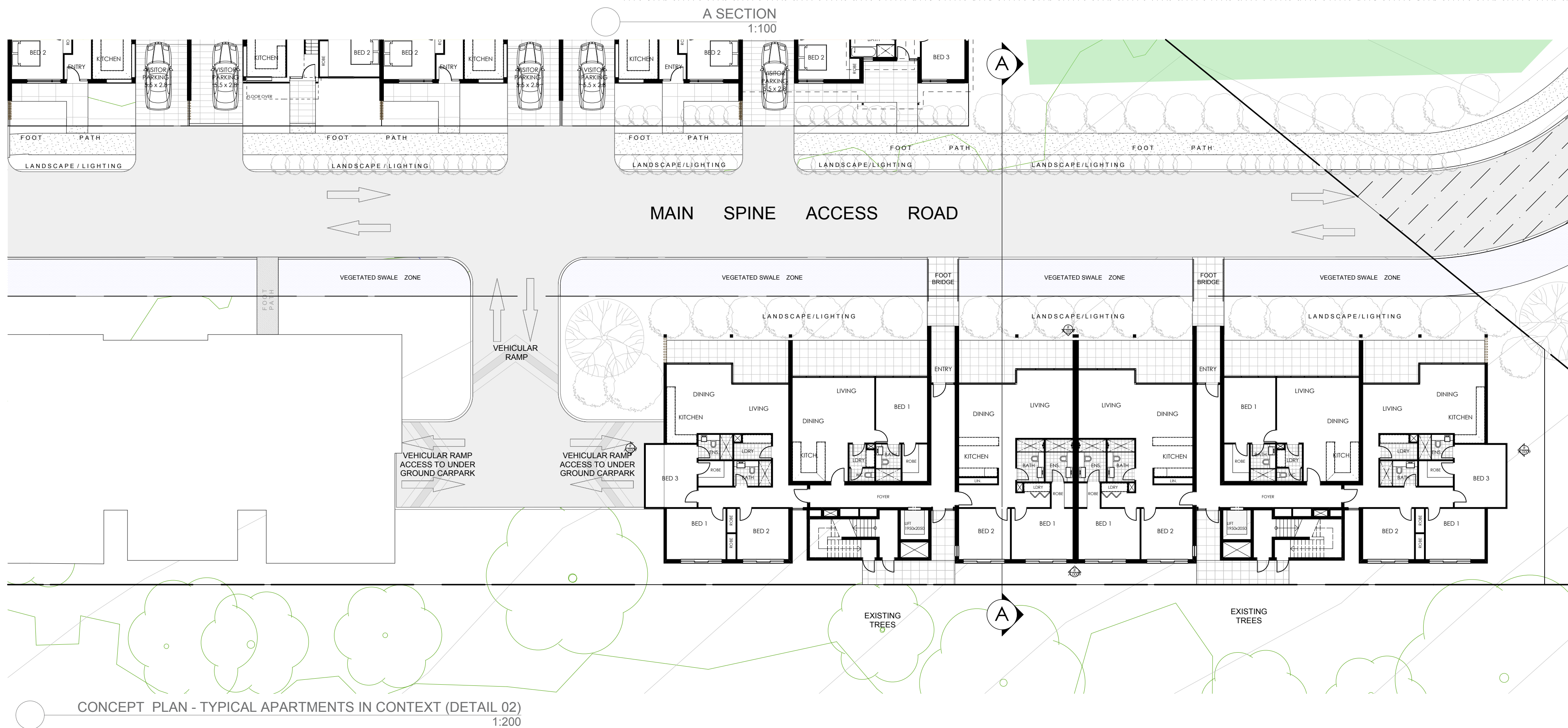
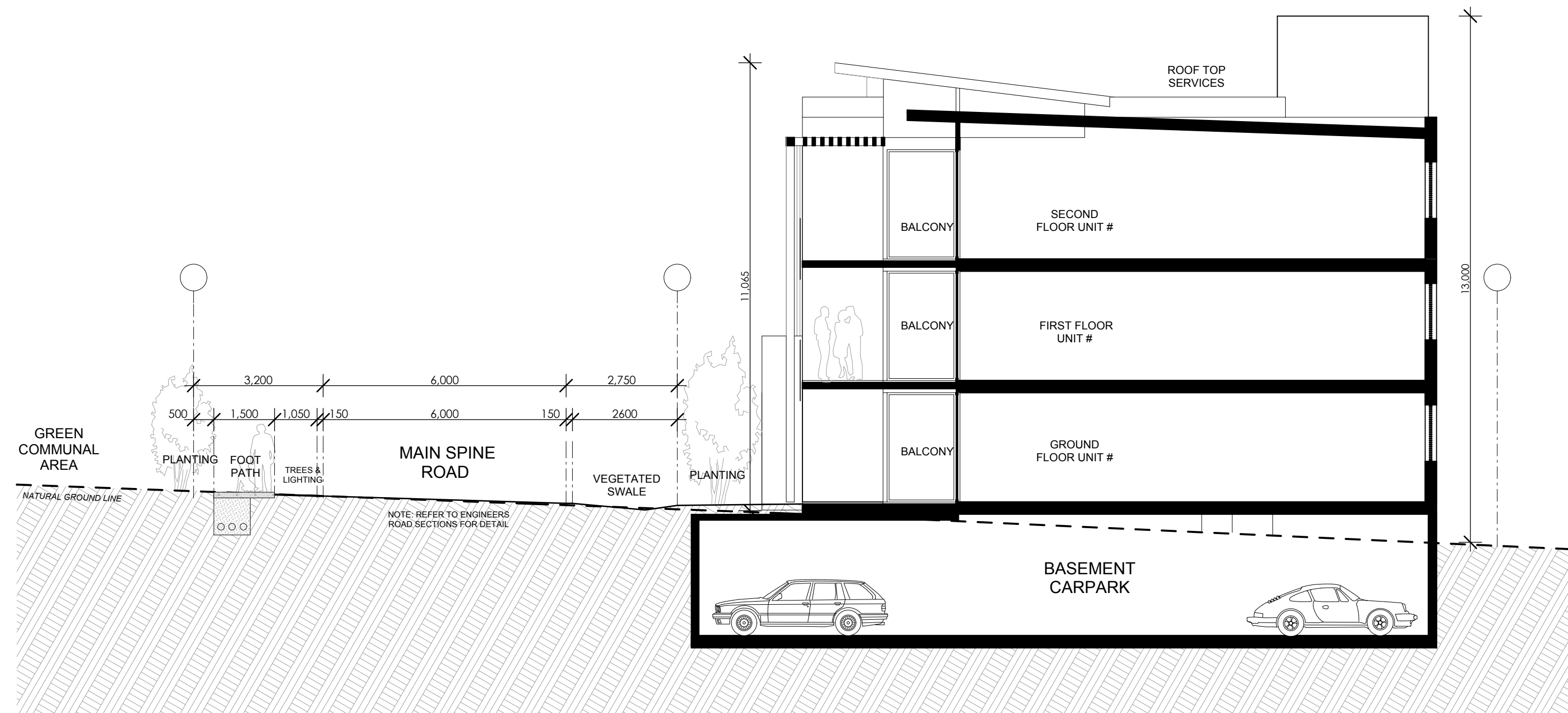
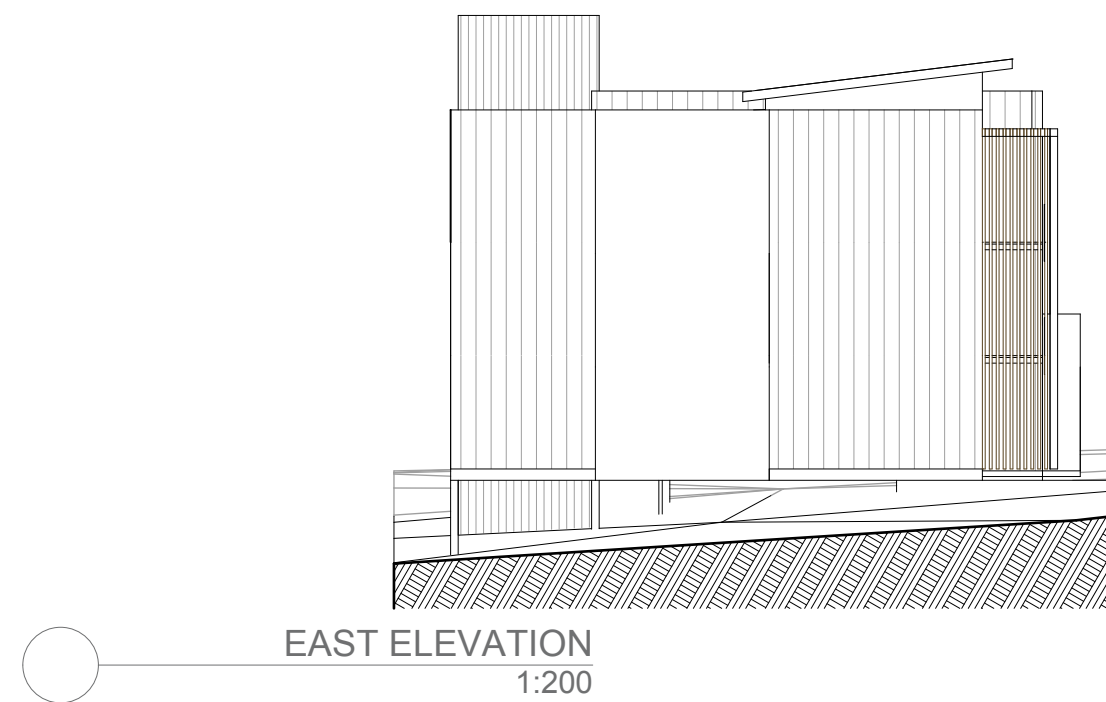
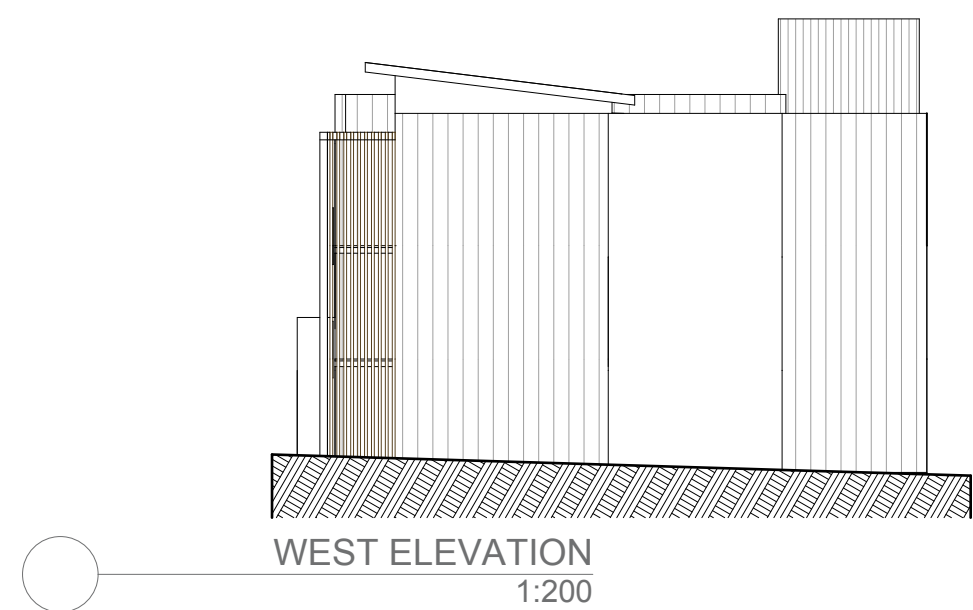
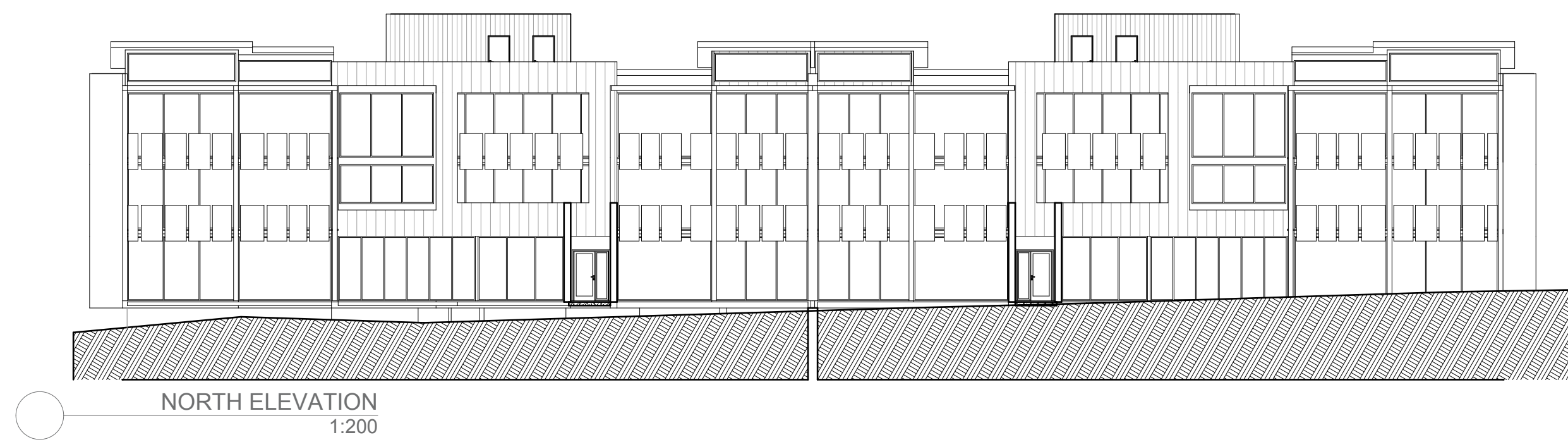
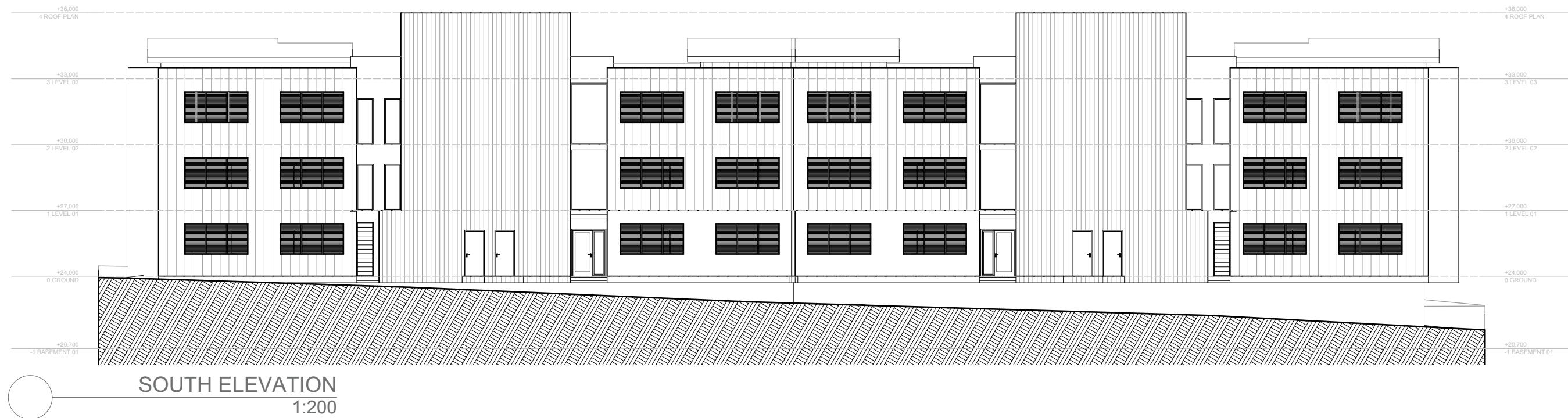
ARCHITECTURE
INTERIORS
URBAN DESIGN
HERITAGE
SUSTAINABLE

ALEXANDRIA
BATEMANS BAY
NOWRA
WOLLONGONG
SHANGHAI

PROJECT: SENIORS HOUSING
SITE: 2/90 Vale St Birmingham Gardens
Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING:
TYPICAL VILLA IN CONTEXT (DETAIL 01)

SCALE: AS NOTED
DATE: 20/01/2012
DRAWN: RB,JK
CHECKED: AP
PLOT DATE: 29/03/2012
JOB No: 7762

STATUS:
CD
REVISION:
B
SHEET A.0008



NOTE: A1 SHEET

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUPPLY WIND TERRAIN CATEGORY.
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No	DATE	AMENDMENT
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A	03/02/2012	PRELIMINARY CONCEPT MASTERPLAN
B	01/03/2012	REVISED CONCEPT MASTER PLAN

bhi ARCHITECTURE
INTERIORS
URBAN DESIGN
HERITAGE
SUSTAINABLE

ALEXANDRIA
BATEMANS BAY
NOWRA
WOLLONGONG
SHANGHAI

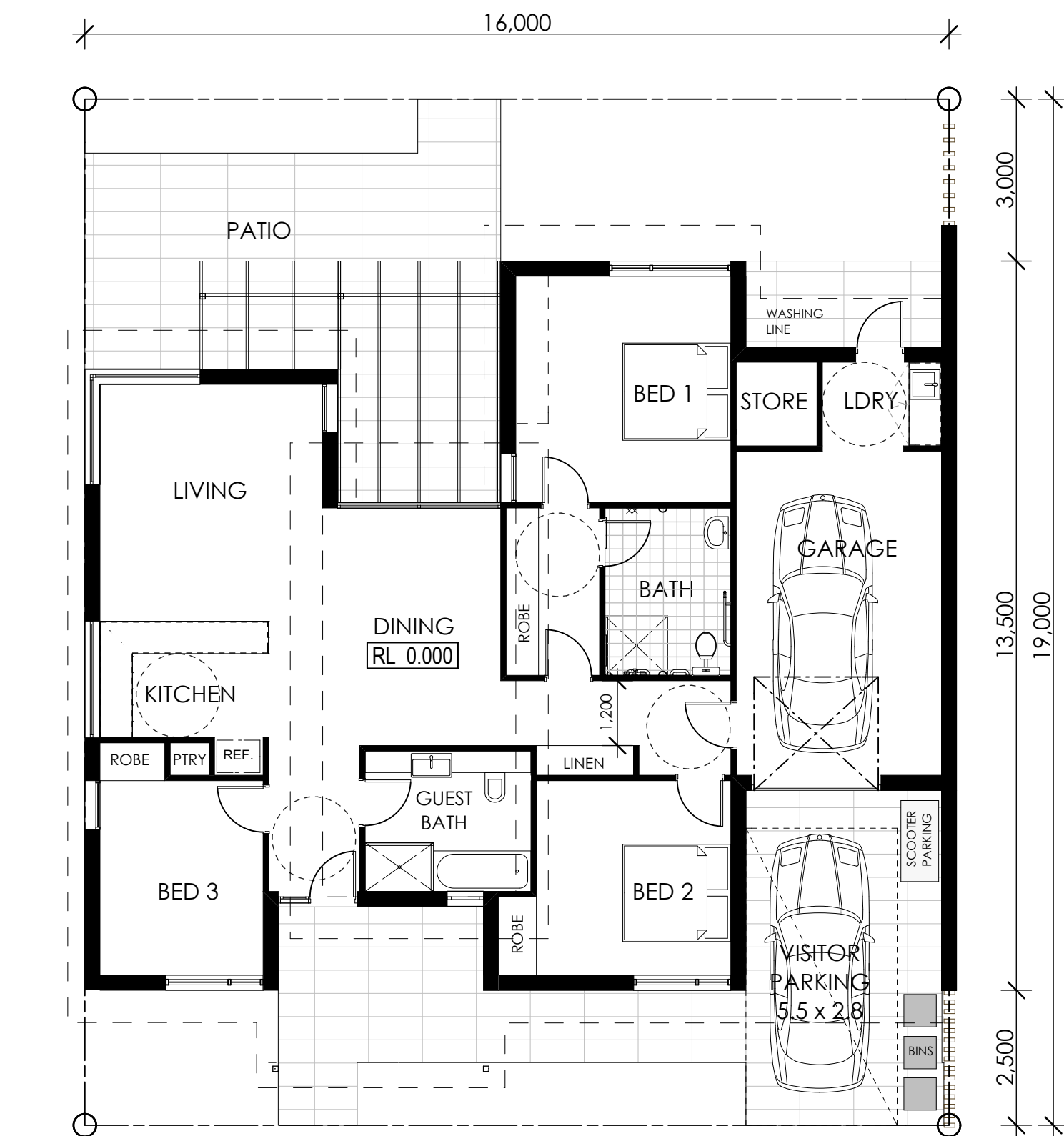
PROJECT: SENIORS HOUSING
SITE: 2/90 Vale St Birmingham Gardens
Shortland NSW 2307

CLIENT: CHAMBER DEVELOPMENTS

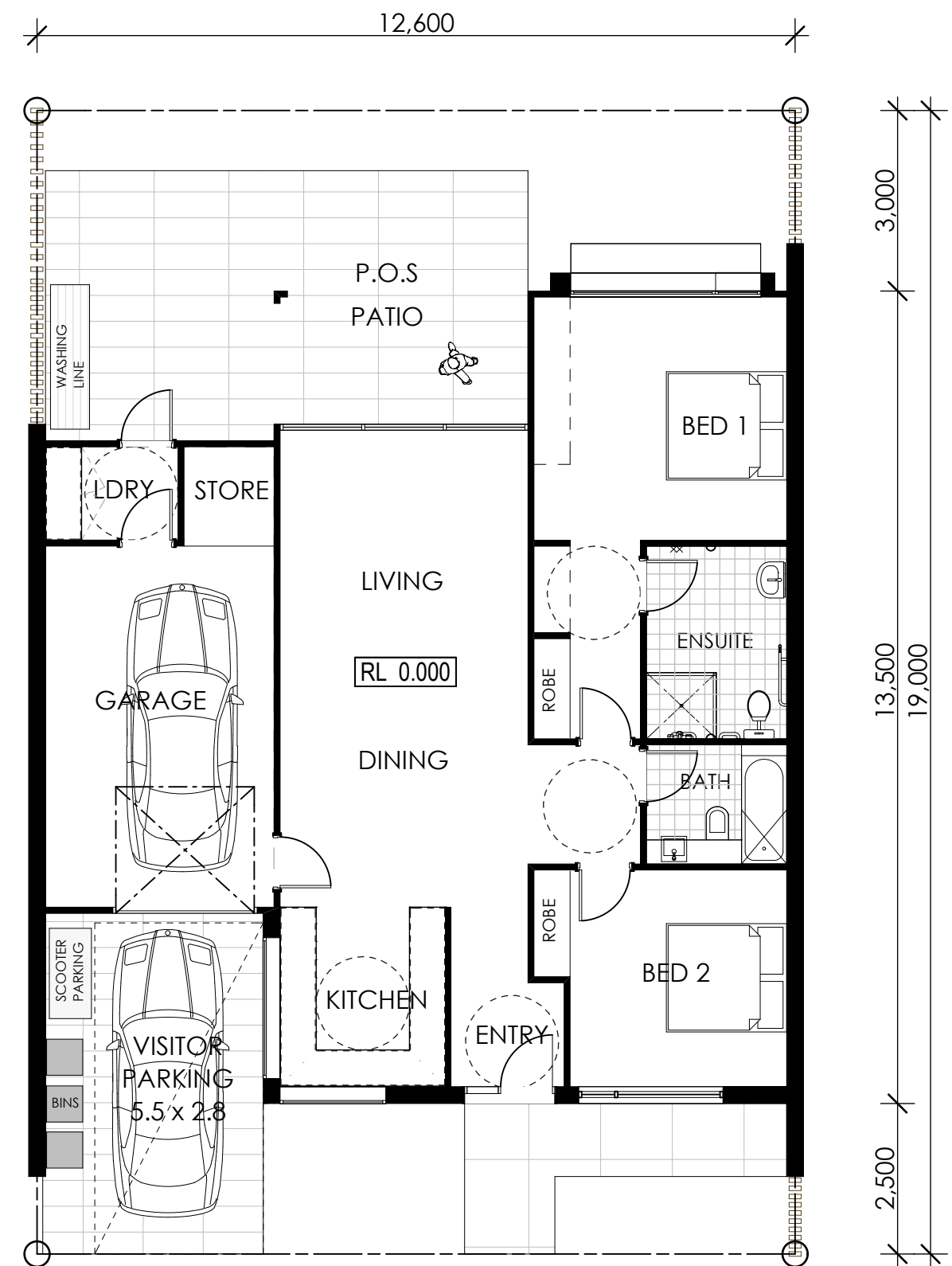
DRAWING:
TYPICAL APARTMENTS IN CONTEXT (DETAIL 02)

	SCALE: AS NOTED	STATUS: CD
	DATE: 20/01/2012	REVISION: B
	DRAWN: RB,JK	
	CHECKED: AP	
	PLOT DATE: 29/03/2012	
	JOB No: 7762	SHEET A.0009

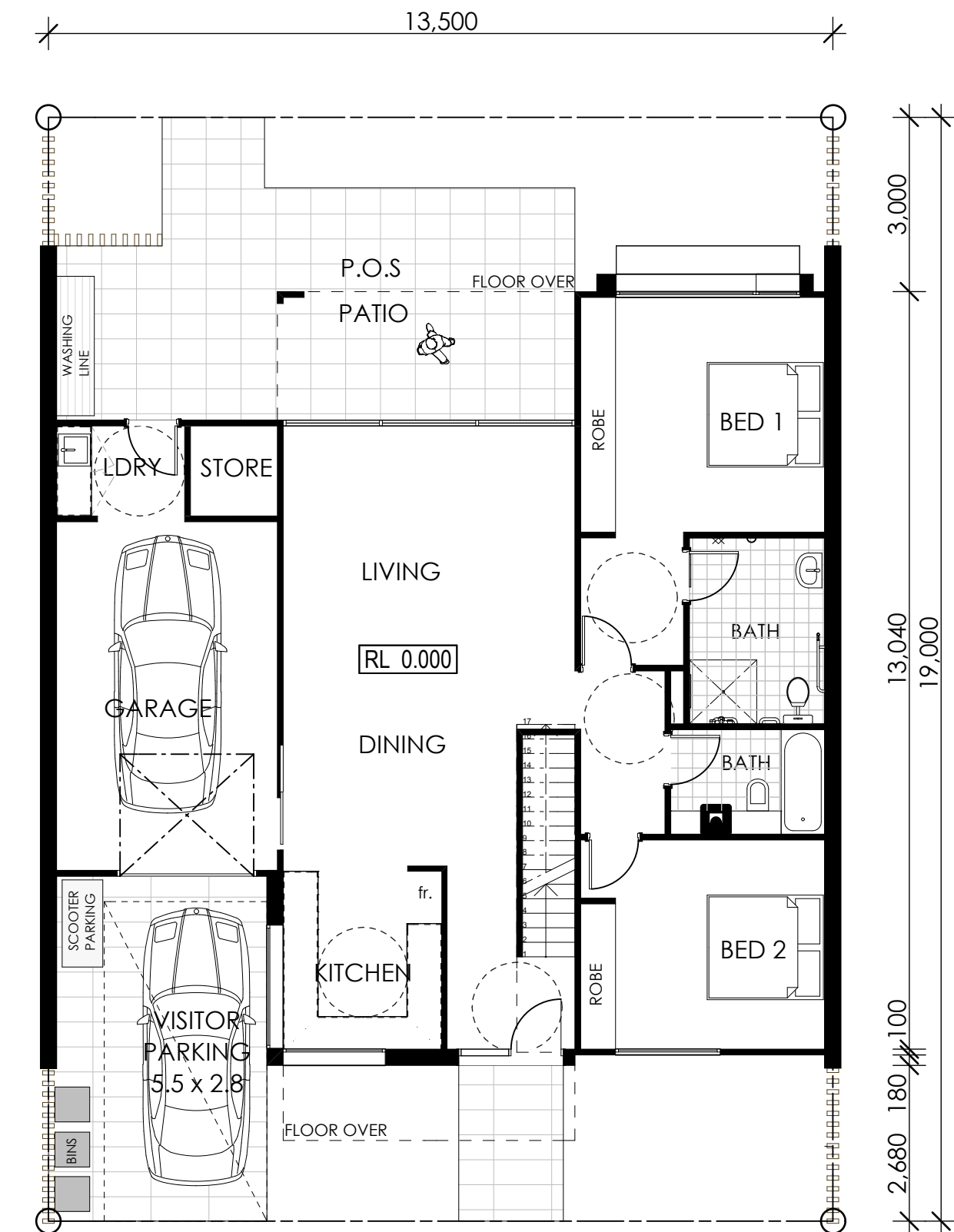
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SLP WIND TERRAIN CATEGORY.
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3 BED VILLA - GROUND FLOOR PLAN
1:100



2 BED VILLA - GROUND FLOOR PLAN
1:100



4 BED VILLA - GROUND FLOOR
1:100



4 BED VILLA - FIRST FLOOR PLAN
1:100

ARCHITECTURE
INTERIORS
URBAN DESIGN
HERITAGE
SUSTAINABLE

ALEXANDRIA
BATEMANS BAY
NOWRA
WOLLONGONG
SHANGHAI

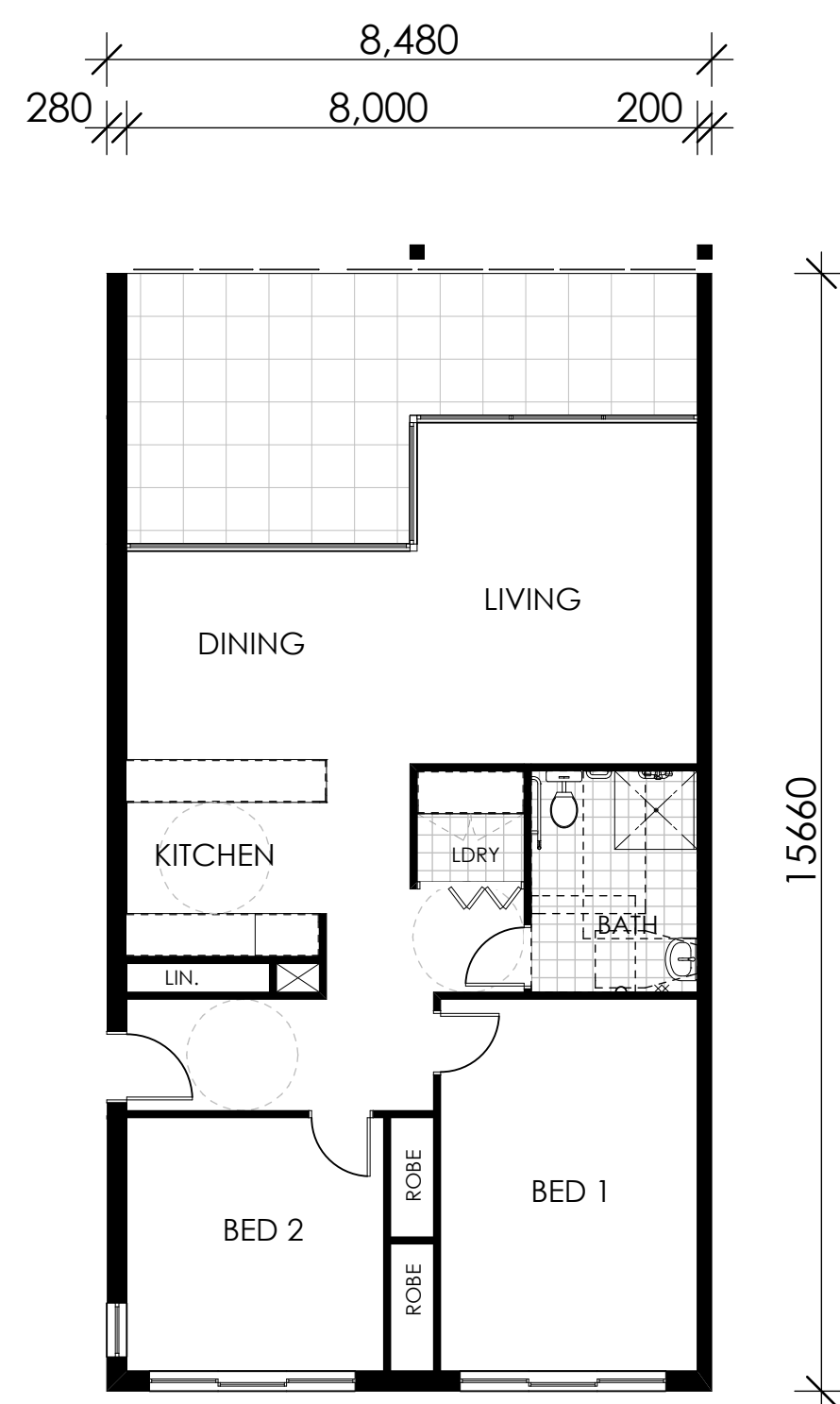
PROJECT: SENIORS HOUSING
SITE: 2/90 Vale St Birmingham Gardens
Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING:
PRECINCT A - CONCEPT VILLA PLANS

SCALE: AS NOTED
DATE: 20/01/2012
DRAWN: RB,JK
CHECKED: AP
PLOT DATE: 29/03/2012
JOB No: 7762

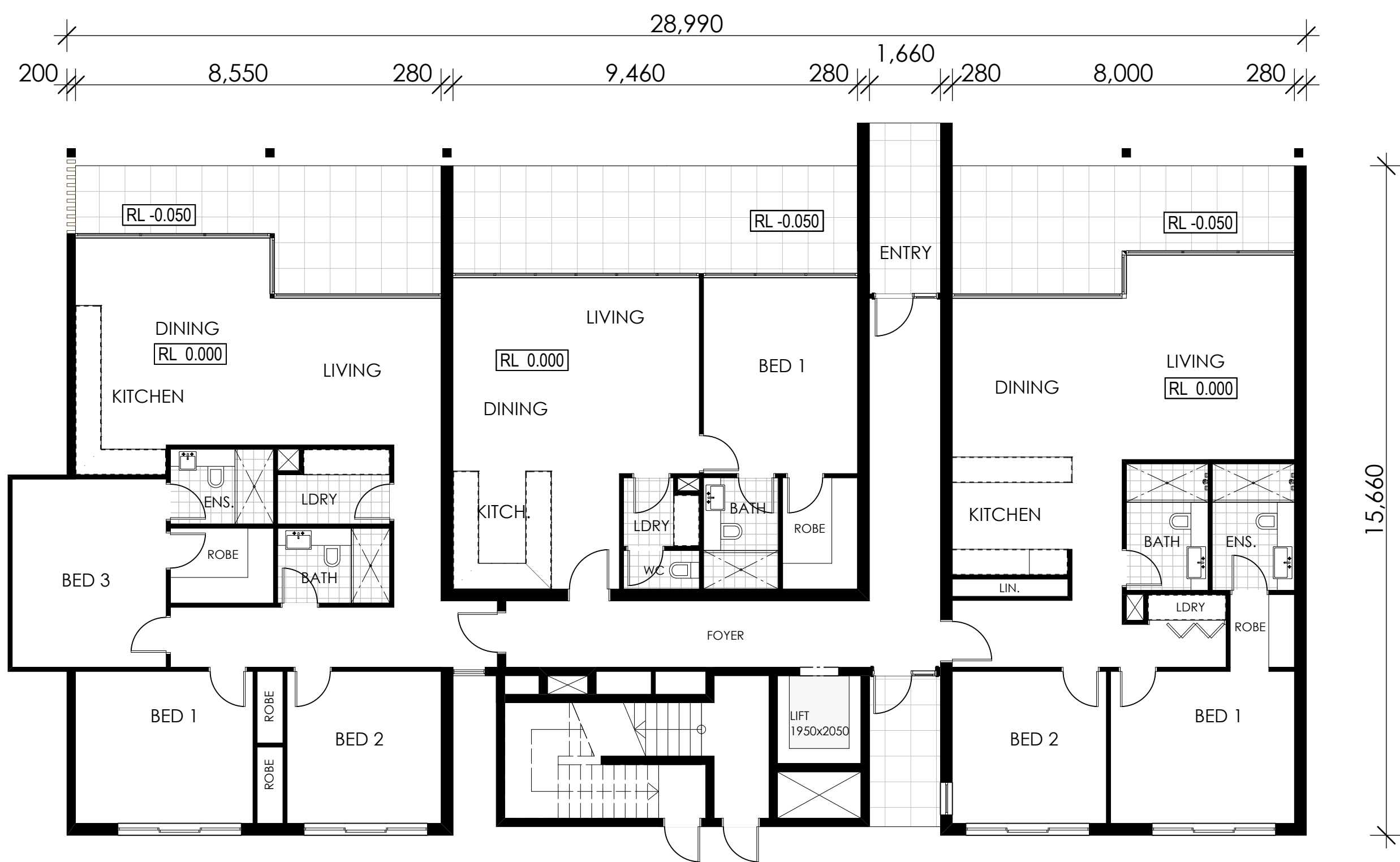
STATUS: CD
REVISION: B
SHEET A.0011



TYPICAL UPPER FLOOR PLANS - APARTMENTS
1:100



2 BED 'ACCESSIBLE' LAYOUT OPTION
1:100



TYPICAL GROUND FLOOR PLANS - APARTMENTS
1:100

NOTE: A1 SHEET

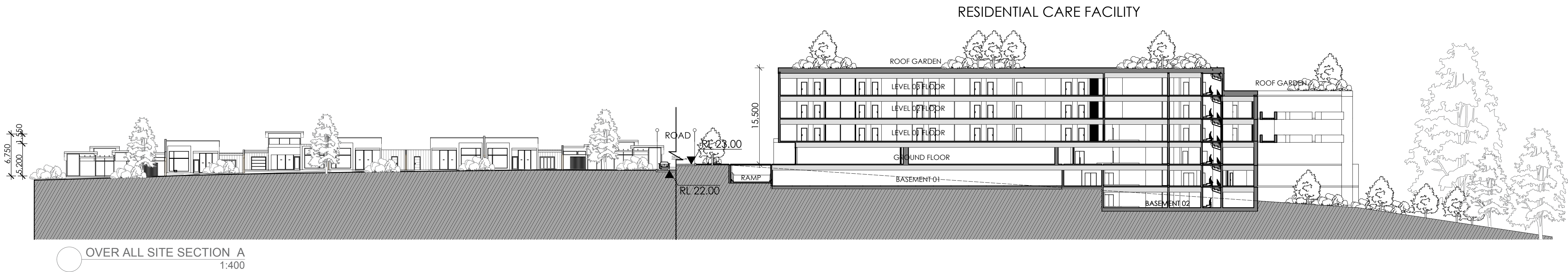
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO LIFT WIND TERRAIN CATEGORY.
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No	DATE	AMENDMENT
A	03/02/2012	PRELIMINARY CONCEPT MASTERPLAN
B	01/03/2012	REVISED CONCEPT MASTER PLAN

bhi ARCHITECTURE INTERIORS URBAN DESIGN HERITAGE SUSTAINABLE ALEXANDRIA BATEMANS BAY NOWRA WOLLONGONG SHANGHAI

PROJECT: SENIORS HOUSING
SITE: 2/90 Vale St Birmingham Gardens Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING: PRECINCT A - CONCEPT APARTMENTS PLAN

	SCALE: AS NOTED	STATUS: CD
	DATE: 20/01/2012	REVISION: B
	DRAWN: RB,JK	
	CHECKED: AP	
	PLOT DATE: 29/03/2012	
JOB No: 7762	SHEET A.0012	



NOTE: A1 SHEET

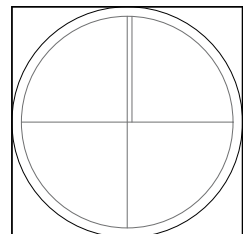
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No	DATE	AMENDMENT
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A	11/03/2012	REVISED CONCEPT MASTER PLAN
---	------------	-----------------------------

	ARCHITECTURE	ALEXANDRIA
	INTERIORS	BATEMANS BAY
	URBAN DESIGN	NOWRA
	HERITAGE	WOLLONGONG
	SUSTAINABLE	SHANGHAI

PROJECT: SENIORS HOUSING
SITE: 2/90 Vale St Birmingham Gardens Shortland NSW 2307
CLIENT: CHAMBER DEVELOPMENTS
DRAWING: OVERALL SITE CONCEPT SECTION.

	SCALE: AS NOTED	STATUS:
	DATE: 20/01/2012	CD
	DRAWN: RB,JK	REVISION:
	CHECKED: AP	B
	PLOT DATE: 29/03/2012	
	JOB No: 7762	SHEET A.0013