

THE WHIDDON GROUP

PROPOSED 113 BED RESIDENTIAL AGED CARE HOME - GRAFTON - NEW SOUTH WALES

DRAWING LIST		KEY TO ABBREVIATIONS	AREA CALCULATIONS
DA00	COVER SHEET: DRAWING LIST, KEY TO ABBREVIATIONS & SITE LOCALITY PLAN	ARC ARCHIVE (STORE)	SITE = 9,269 m ² EXISTING GFA - GROUND FLOOR = 2,973m ² EXISTING FSR = 1.0/32
DA01	SITE ANALYSIS PLAN	BCA BUILDING CODE OF AUSTRALIA	
DA02	DEMOLITION PLAN	BO (TRAFFIC) BOLLARD	PROPOSED GFA - GROUND FLOOR = 3,301m ² - FIRST FLOOR = 2,969m ² - TOTAL = 6,270m ²
DA03	SITE PLAN	B3 BOLLARD	
DA04	GROUND FLOOR PLAN	CL CEILING LEVEL	PROPOSED LANDSCAPE AREA - LANDSCAPE AREA = 4,786m ² PROPOSED FSR = 0.681 OVERALL GFA INCREASE OF 3,301m ²
DA05	FIRST FLOOR PLAN	COMMS COMMUNICATIONS	
DA06	ROOF PLAN	EXISTING CONTOUR (WHOLE METRE)	
DA07	SECTIONS	EXISTING CONTOUR (HALF METRE)	
DA08	ELEVATIONS	CPD CUPBOARD	
DA11	SHADOW DIAGRAMS	EDB ELECTRICAL DISTRIBUTION BOARD	
DA20	NOTIFICATION PLAN 1 - SITE PLAN (A3 SHEET)	EG (QUAD) EAVES GUTTER	
DA21	NOTIFICATION PLAN 2 - BUILDING ELEVATIONS (A3 SHEET)	ELEC ELECTRICAL	
		FD FIRE DOOR	
		FH FIRE HYDRANT	
		FL FLOOR LEVEL	
		FSR FLOOR SPACE RATIO	
		GFA GROSS FLOOR AREA (MEASURED TO OUTSIDE FACE OF EXTERIOR WALL)	
		GTD GRATED TRENCH DRAIN	
		HWSN (CLINICAL) HANDWASH STATION	
		KB (NEW) KERB	
		m metres	
		m ² square metres	
		RL REDUCED LEVEL	
		RS ROLLER SHUTTER	
		SD SMOKE DOOR	
		ST STORE	
		SVP STORMWATER PIT	
		SVR SERVICE RISER	
		W WINDOW	
		WID WINDOW (GLAZED SLIDING DOOR)	
		WC WATER CLOSET	



SITE LOCALITY PLAN
SCALE 1:2000

ARCHITECTURAL DOCUMENTATION FOR AUTHORITY APPROVAL PURPOSES ONLY

AMENDMENTS		APPROVED	SIGNED	DATE
ISSUE	DESCRIPTION	PD		28-11-2014
A	DEVELOPMENT APPLICATION			

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES

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COVER SHEET
DRAWING LIST, KEY TO ABBREVIATIONS
& SITE LOCALITY PLAN

DATE
JULY 2014

PROJECT NUMBER
2013008

SCALE @ B1
1:2000

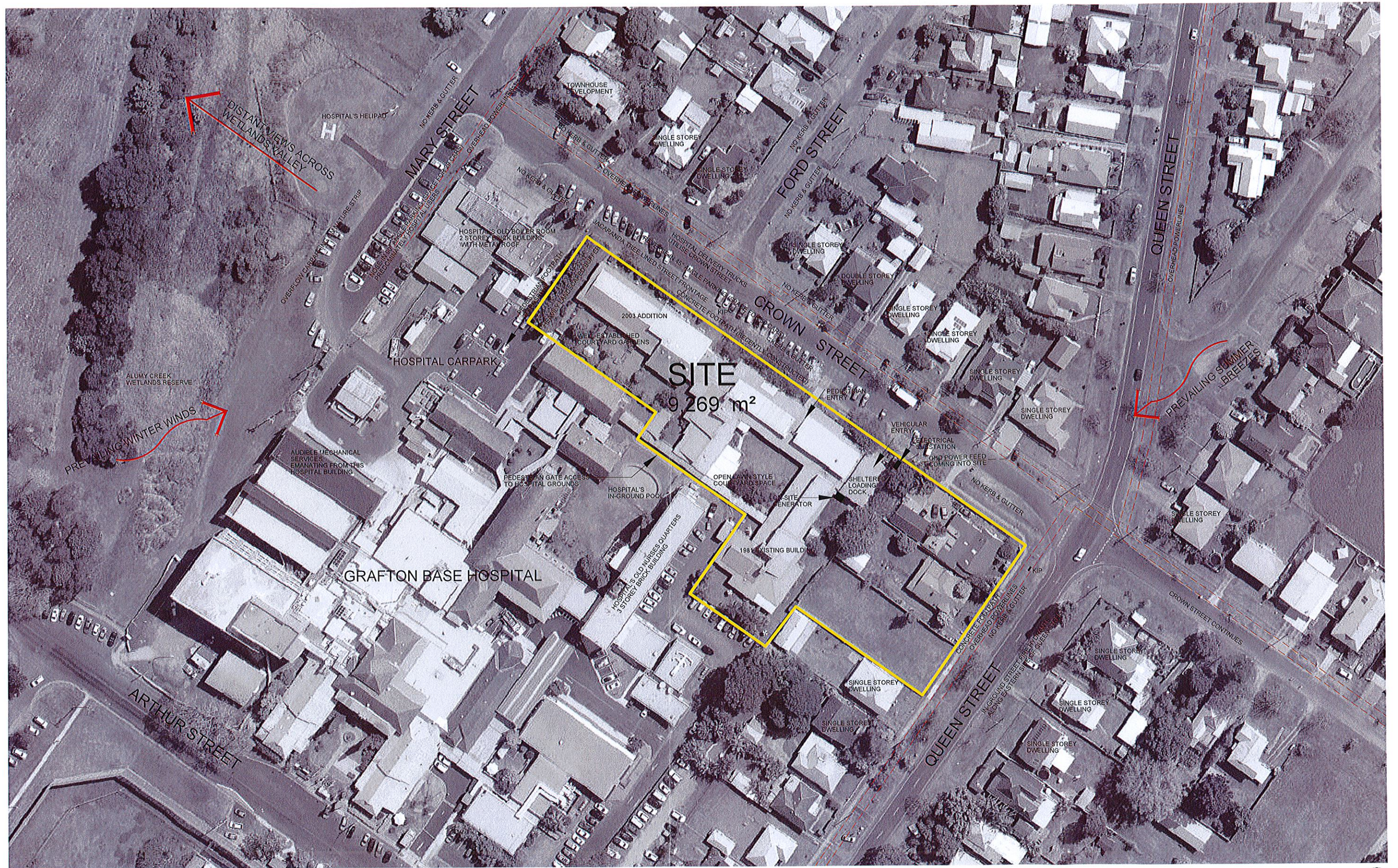
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ISSUE
A

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Not a registered architect (see Jackson Teece)

JACKSON TEECE



AMENDMENTS			
ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
P1: PRELIMINARY ISSUE	PD		21-07-2014
A: DEVELOPMENT APPLICATION	PD		26-11-2014
DEVELOPMENT APPLICATION PURPOSES			
			
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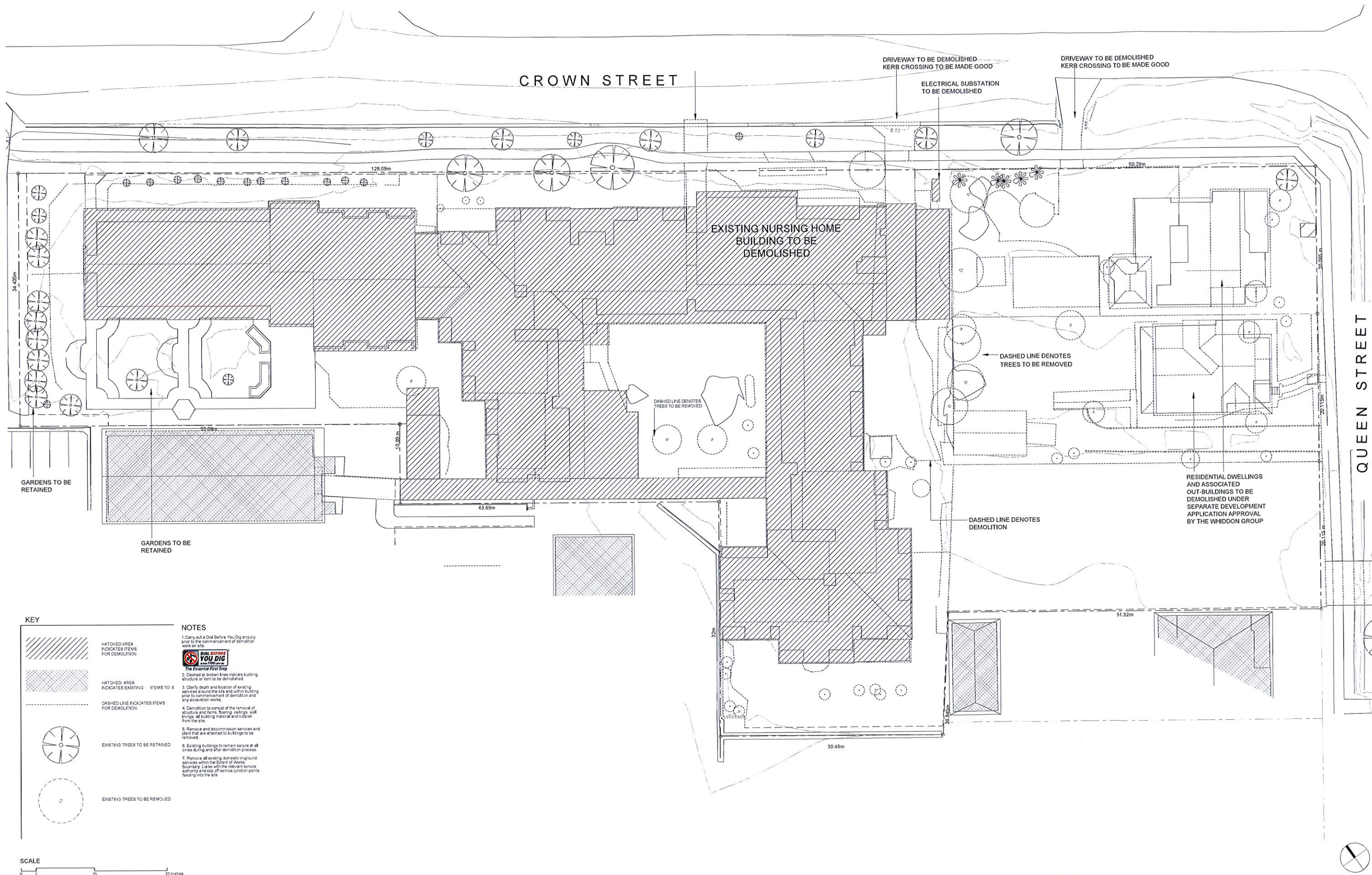
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PROJECT PROPOSED AGED CARE HOME THE WHIDDON GROUP CROWN STREET, GRAFTON			
SITE ANALYSIS PLAN			
DATE	SCALE @ B1	DRAWN	
JULY 2014	1:500	PD	
PROJECT NUMBER	DRAWING No.	ISSUE	
2013008	DA01	A	

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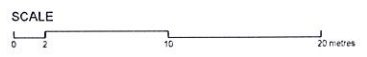
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KEY

- HATCHED AREA INDICATES ITEMS FOR DEMOLITION
- HATCHED AREA INDICATES EXISTING ITEMS TO BE DEMOLISHED
- DASHED LINE INDICATES ITEMS FOR DEMOLITION
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED

- NOTES**
1. Carry out a Dig Before You Dig survey prior to the commencement of demolition work on site.
 2. Dashed or broken lines indicate building structure or item to be demolished.
 3. Clarify depth and location of existing services around the site and within building prior to commencement of demolition and any excavation works.
 4. Demolition to consist of the removal of structure and frame, flooring, ceilings, wall linings, all building material and rubbish from the site.
 5. Remove and decommission services and plant that are attached to buildings to be removed.
 6. Existing buildings to remain secure at all times during and after demolition process.
 7. Remove all existing domestic in-ground services within the Extent of Works Boundary. Liaise with the relevant service authority and stop off service junction points feeding into the site.



AMENDMENTS		APPROVED		DATE	REVIEWED FOR
ISSUE	DESCRIPTION	BY	SIGNED		
P1	PRELIMINARY ISSUE	DM		21-11-2014	DEVELOPMENT APPLICATION PURPOSES
A	DEVELOPMENT APPLICATION	PD		28-11-2014	
					ASSOCIATE
					PROJECT ARCHITECT

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PROJECT
PROPOSED AGED CARE HOME
THE WHIDDON GROUP
CROWN STREET, GRAFTON

DEMOLITION PLAN

DATE
JULY 2014

SCALE @ B1
1:200

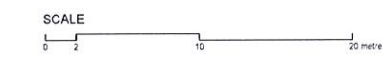
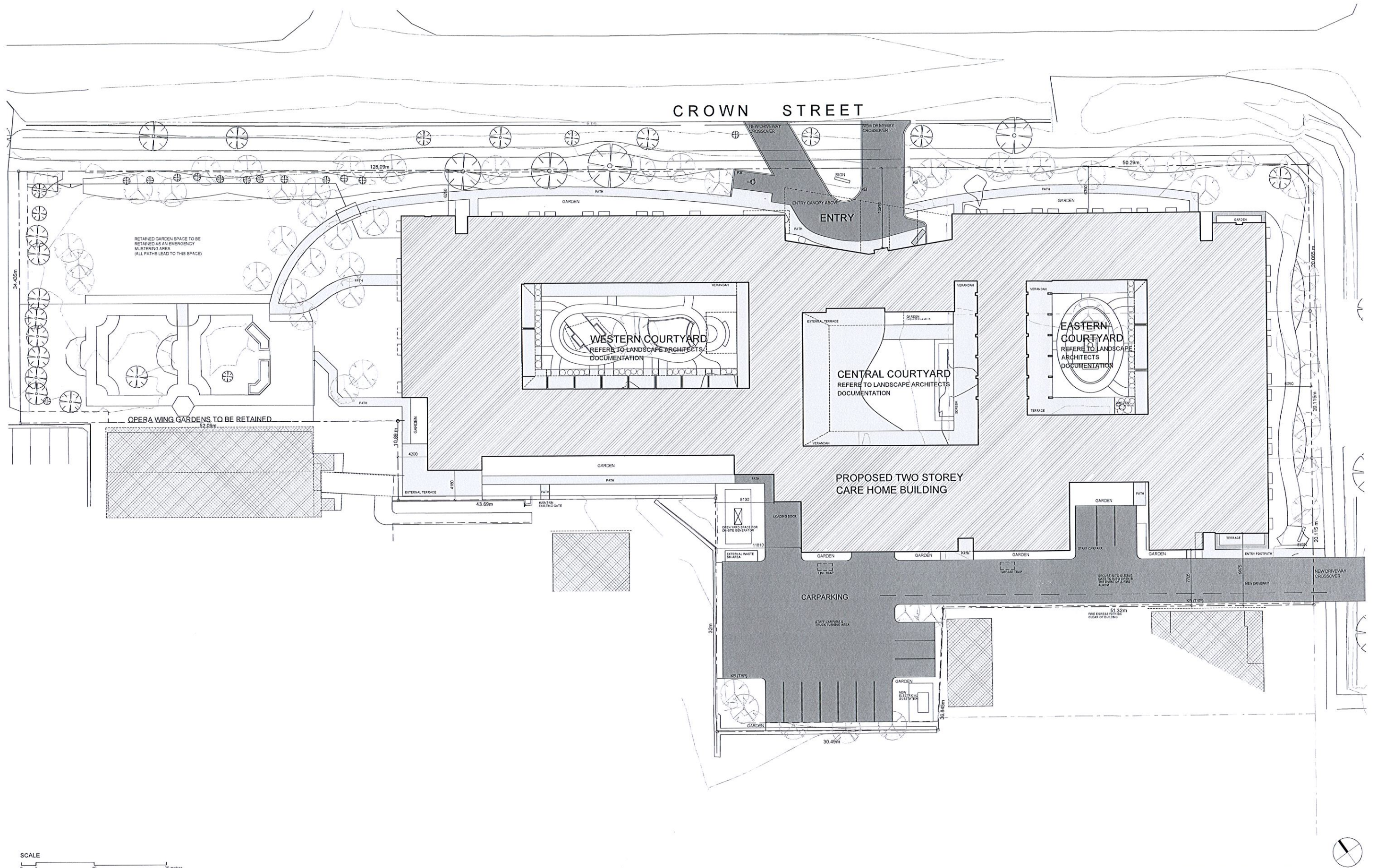
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PROJECT NUMBER
2013008

DRAWING No.
DA02

ISSUE
A

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AMENDMENTS		
ISSUE DESCRIPTION	APPROVED SIGNED	DATE
A DEVELOPMENT APPLICATION	PD	29-11-2014
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR		
DEVELOPMENT APPLICATION PURPOSES		
ASSOCIATE		
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SITE PLAN

DATE
JULY 2014

PROJECT NUMBER
2013008

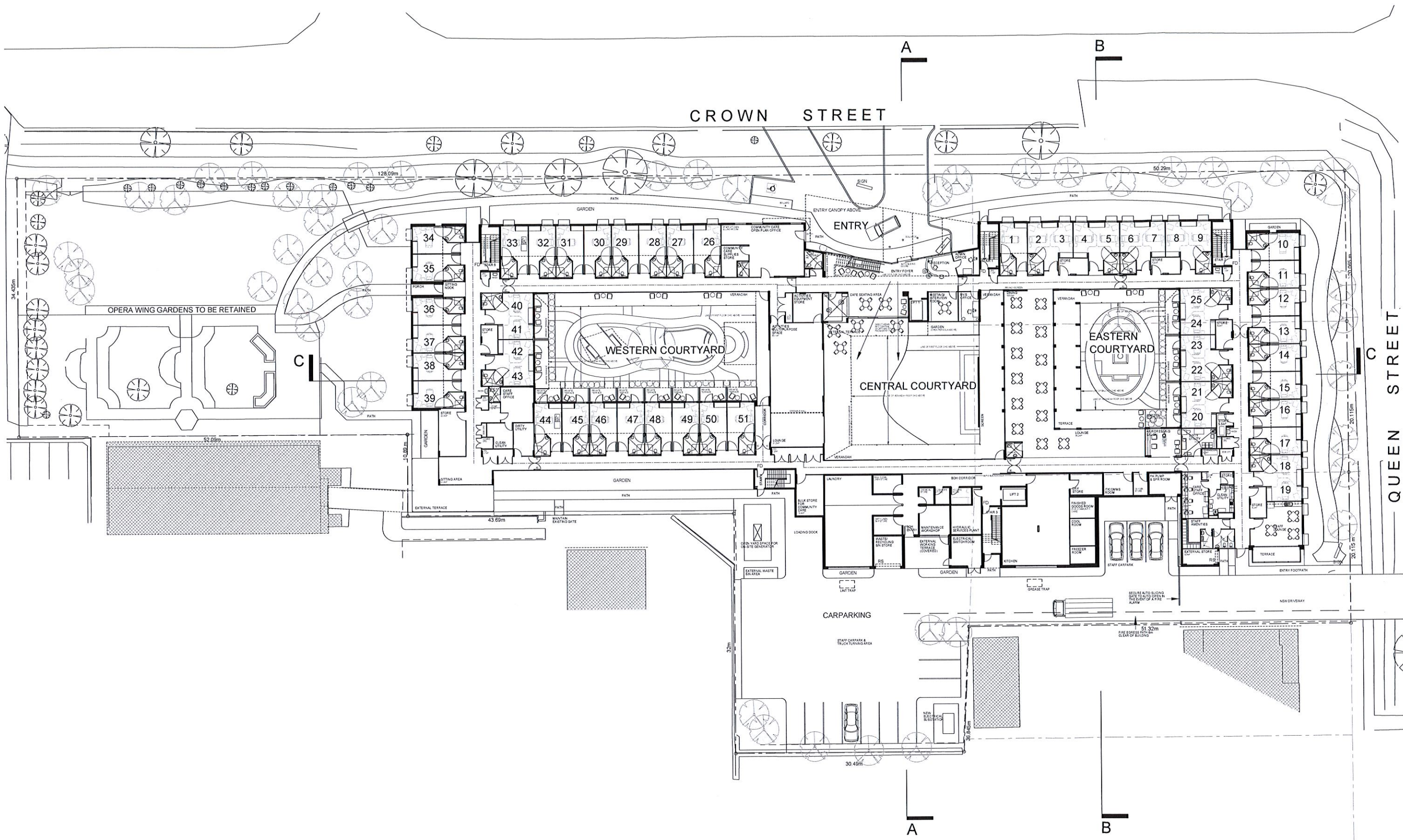
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DRAWING No.
DA03

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PD

ISSUE
A

JACKSON TEECE



SCALE
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AMENDMENTS	ISSUE	DESCRIPTION	DATE	APPROVED	SIGNED	DATE
P1	PRELIMINARY ISSUE	PO	25-08-2014			
P2	PRELIMINARY ISSUE	PO	27-08-2014			
P3	DESIGN COORDINATION	PO	08-09-2014			
P4	DESIGN COORDINATION	PO	12-09-2014			
P5	DESIGN COORDINATION	PO	18-09-2014			
P6	DESIGN COORDINATION	PO	08-10-2014			
P7	DESIGN COORDINATION	PO	08-10-2014			
P8	DESIGN COORDINATION	PO	03-11-2014			
P9	DESIGN COORDINATION	PO	25-11-2014			
A	DEVELOPMENT APPLICATION	PO				

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THE WHIDDON GROUP

GROUND FLOOR PLAN

DATE
AUGUST 2014

PROJECT NUMBER
2013008

SCALE @ B1
1:200

DRAWN
PD

ISSUE
DA04

PROJECT
PROPOSED AGED CARE HOME
THE WHIDDON GROUP
CROWN STREET, GRAFTON

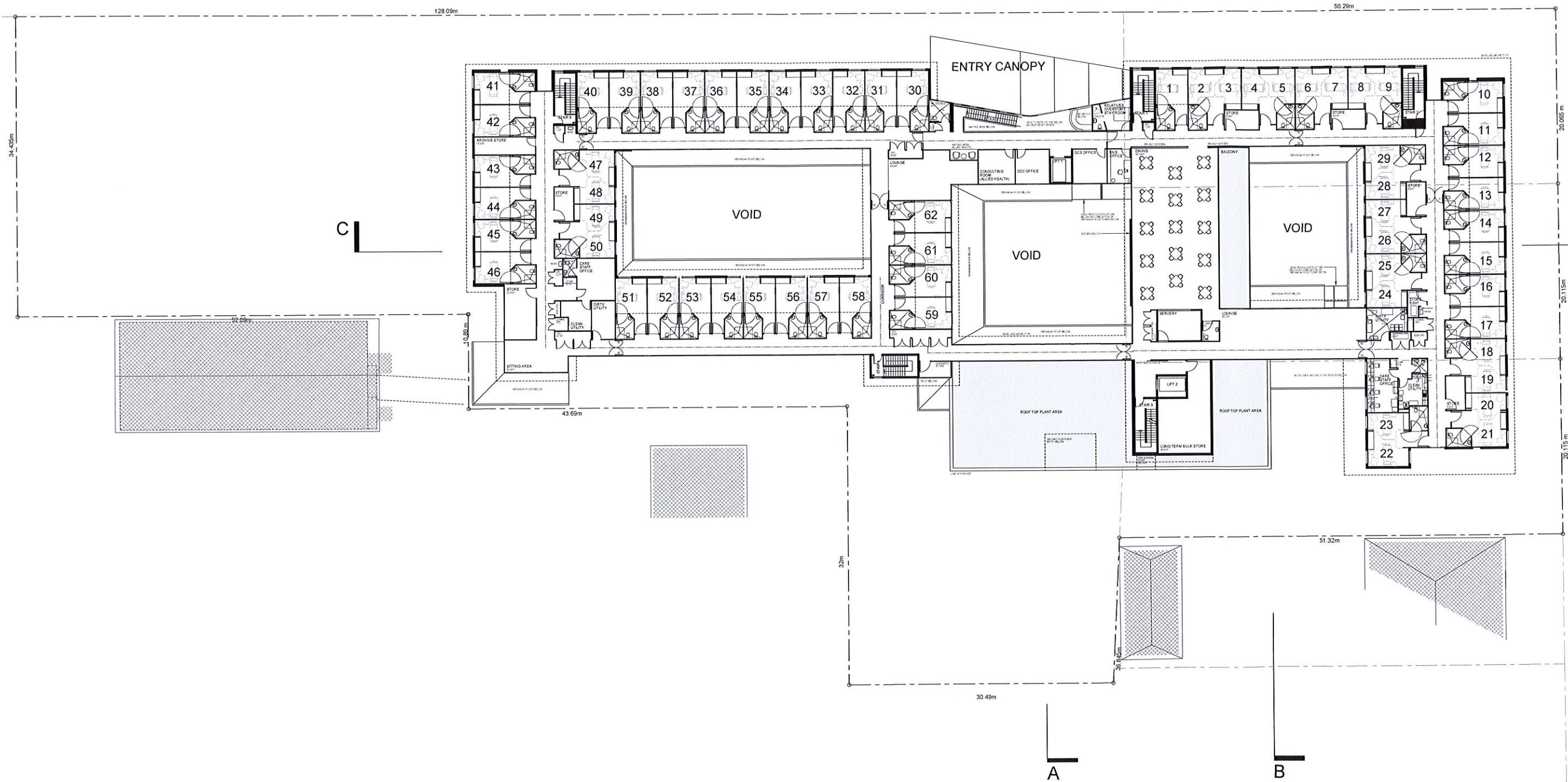
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CROWN STREET

A

B



QUEEN STREET

C



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
P1	PRELIMINARY ISSUE	PO	25-08-2014
P2	PRELIMINARY ISSUE	PO	27-08-2014
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P6	DESIGN COORDINATION	PO	08-10-2014
P7	DESIGN COORDINATION	PO	26-10-2014
P8	DESIGN COORDINATION	PO	03-11-2014
A	DEVELOPMENT APPLICATION	PO	26-11-2014

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION PURPOSES

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DATE
AUGUST 2014

SCALE @ B1
1:200

DRAWN
PD

PROJECT NUMBER
2013008

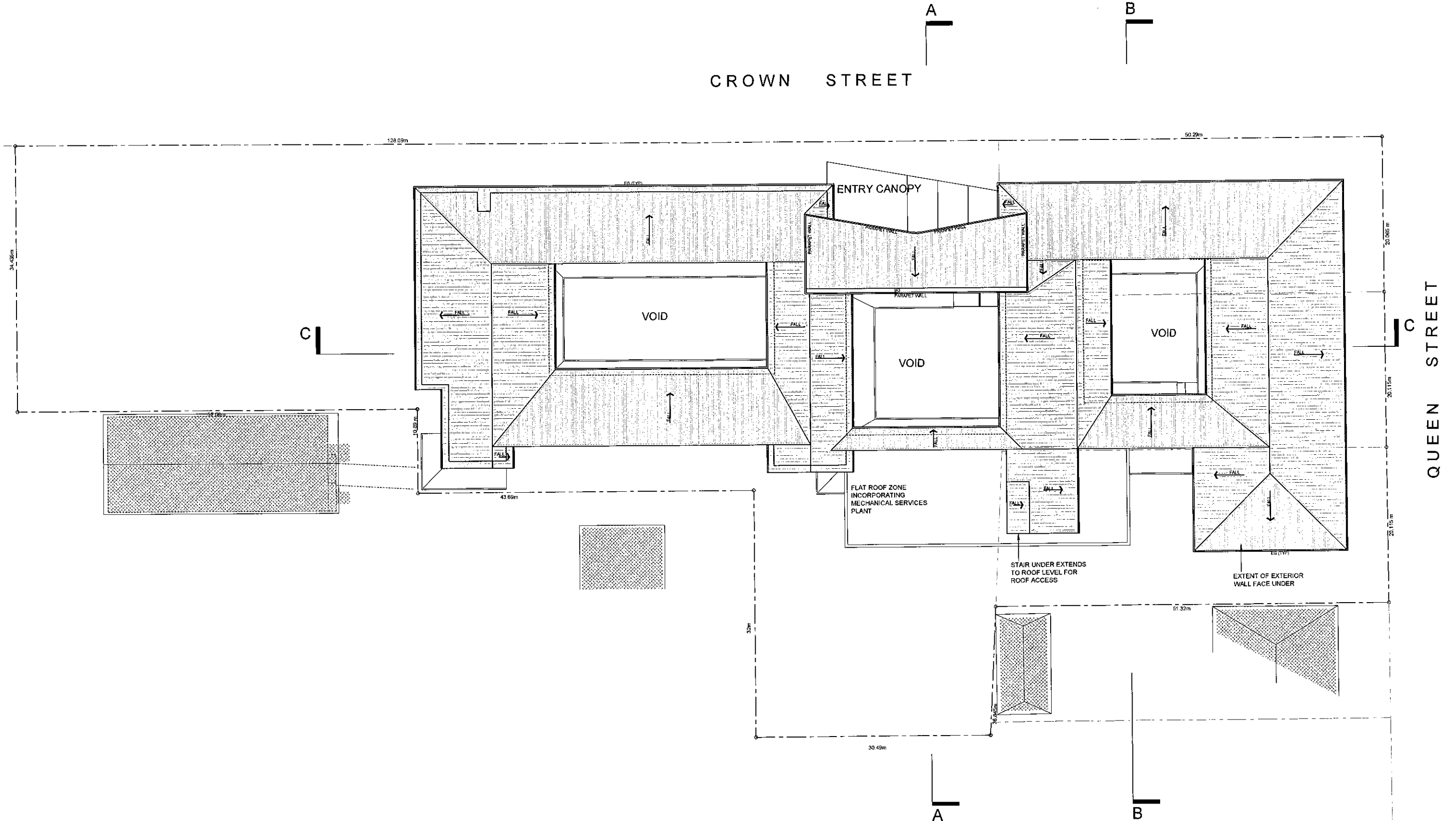
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DA05

ISSUE
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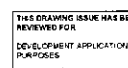
JACKSON TEECE

CROWN STREET

QUEEN STREET



SCALE
0 2 10 20 metres

AMENDMENTS			APPROVED SIGNED	DATE	THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES
ISSUE	DESCRIPTION	DATE			
P1	PRELIMINARY ISSUE	PD	15-06-2014		THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES
P2	DESIGN COORDINATION	PD	25-10-2014		
P3	DESIGN COORDINATION	PD	25-10-2014		
P4	DESIGN COORDINATION	PD	25-11-2014		
A	DEVELOPMENT APPLICATION	PD	25-11-2014		

ASSOCIATE


PROJECT ARCHITECT


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HYDRAULIC ENGINEERING & FIRE PREVENTION
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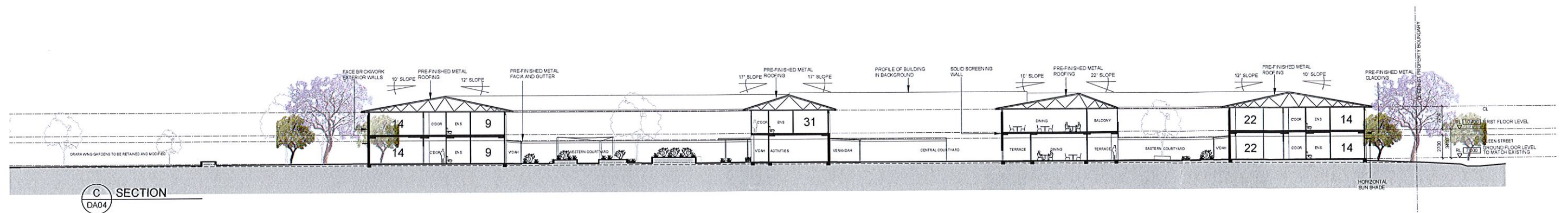
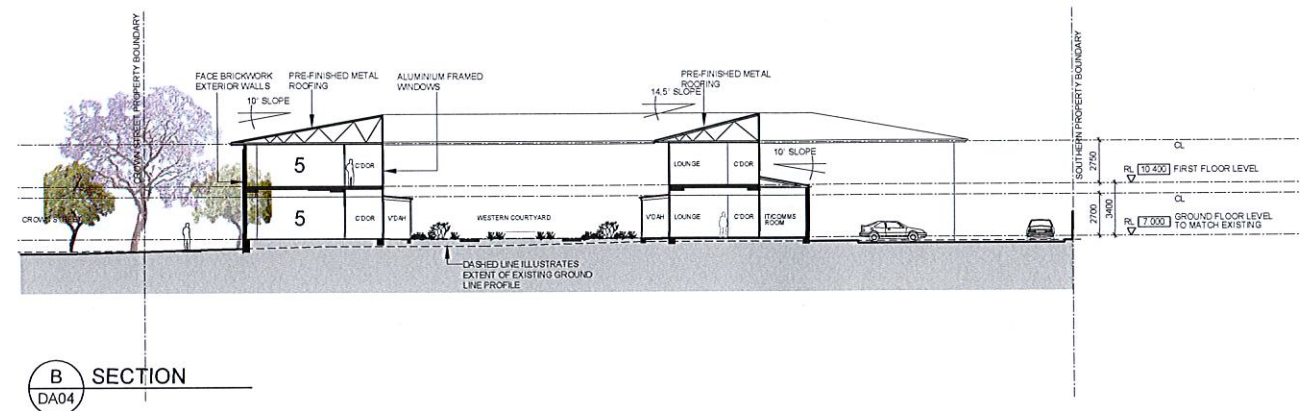
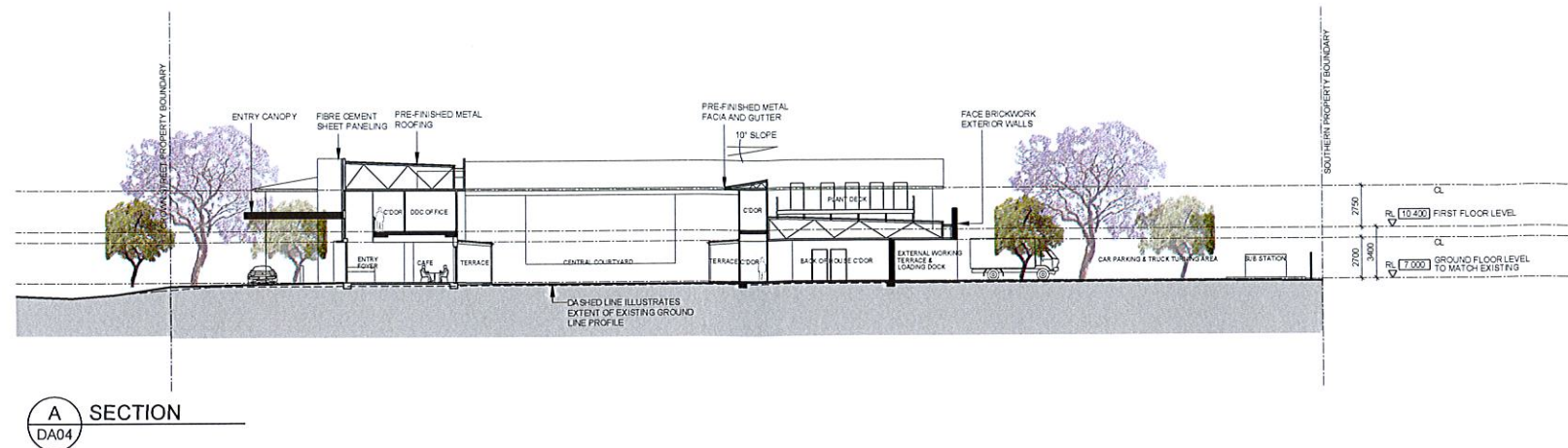
ROOF PLAN

DATE
AUGUST 2014
PROJECT NUMBER
2013008
SCALE @ B1
1:200
DRAWN
PD
ISSUE
DA06
A

PROJECT
PROPOSED AGED CARE HOME
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JACKSON TEECE



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	DEVELOPMENT APPLICATION	PO	26-11-2014
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES			
 ASSOCIATE PROJECT ARCHITECT			

CONSULTANTS

PROJECT MANAGEMENT
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GEO-TECHNICAL ENGINEERING
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 E: info@douglaspartners.com.au

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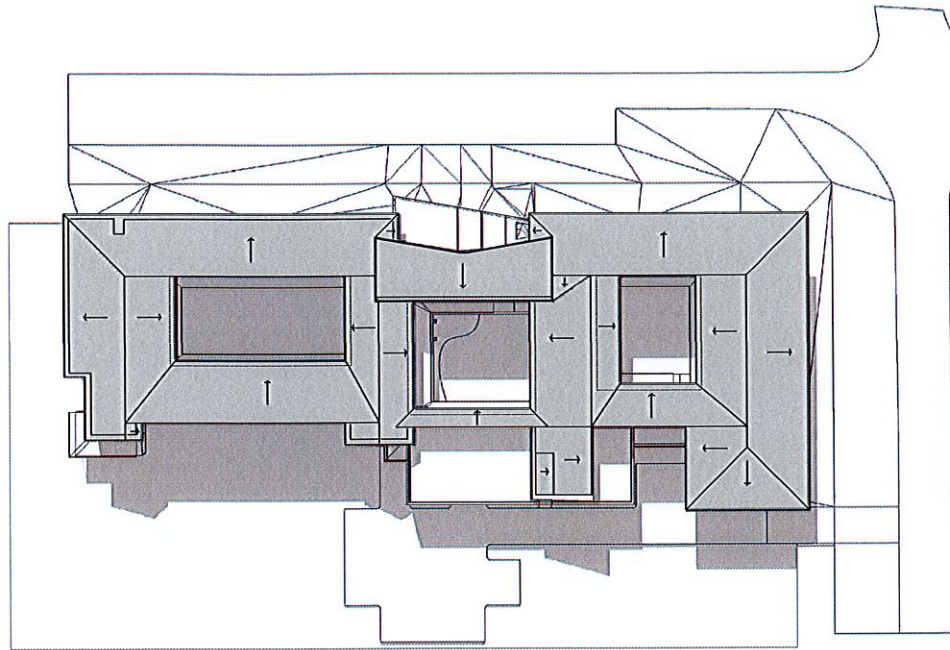
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AUGUST 2014	1:200	GM
PROJECT NUMBER	DRAWING No.	ISSUE
2013008	DA07	A

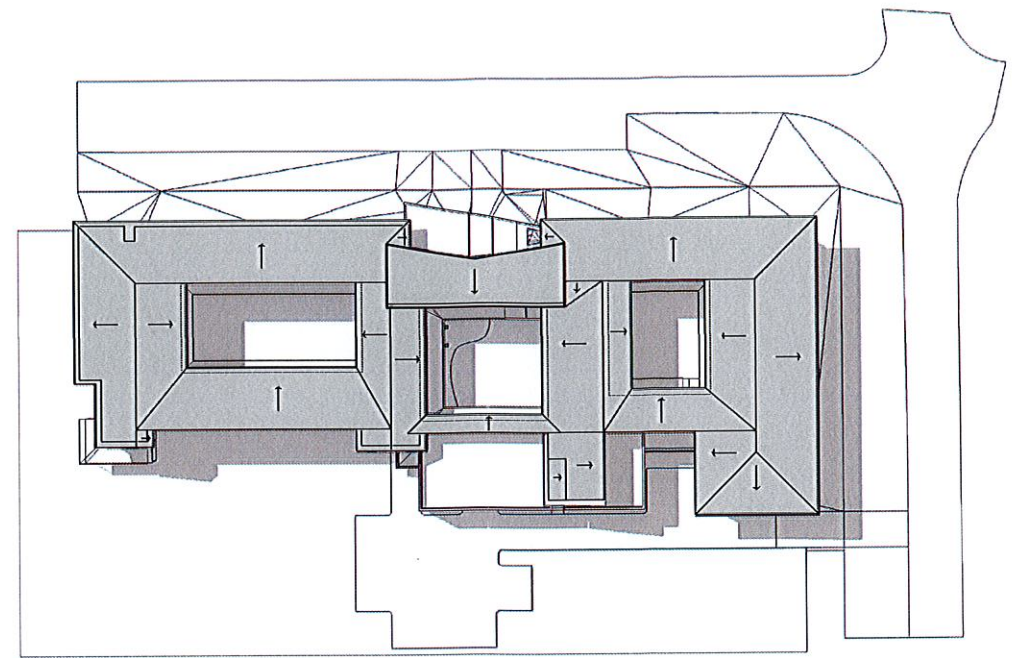
PROJECT
 PROPOSED AGED CARE HOME
 THE WHIDDON GROUP
 CROWN STREET, GRAFTON

Jackson Teece Architecture
 74 Hunter Street
 Newcastle West New South Wales 2302 Australia
 T 61 2 4959 5199 F 61 2 4959 6177
 E newcastle@jacksonteece.com
 Jackson Teece, Christchurch, New Zealand
 T 61 2 4959 5199 F 61 2 4959 6177
 E newcastle@jacksonteece.com

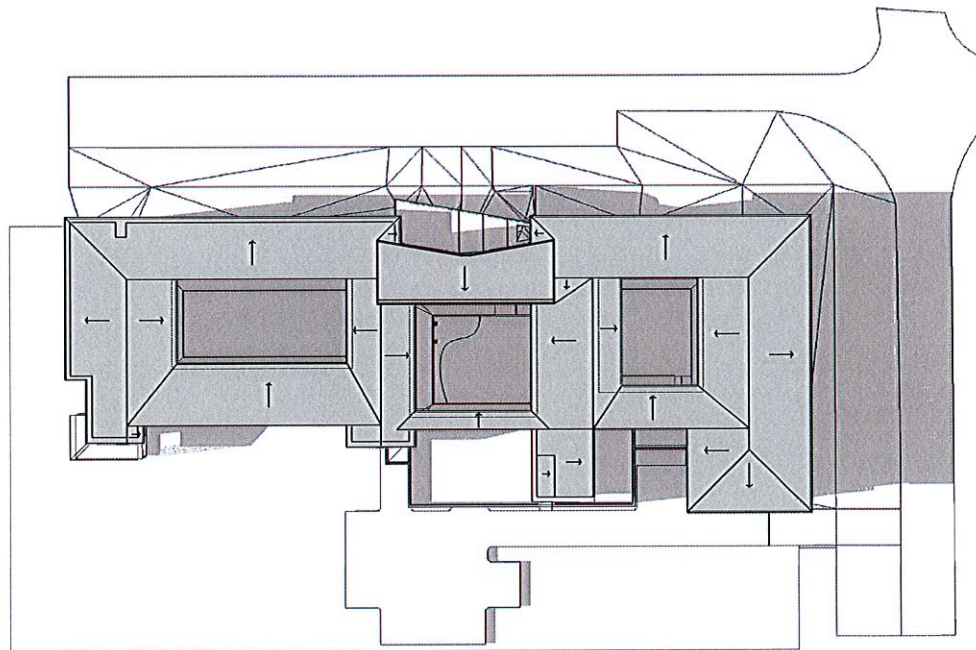
JACKSON TEECE



1 SUN STUDY - 9am
21 JUNE - WINTER SOLSTICE



2 SUN STUDY - MIDDAY
21 JUNE - WINTER SOLSTICE



3 SUN STUDY - 3pm
21 JUNE - WINTER SOLSTICE

SCALE
0 5 25 50 metres

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A.	DEVELOPMENT APPLICATION	PO	28-11-2014
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES			
 ASSOCIATE PROJECT ARCHITECT			

CONSULTANTS

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Crown Project Services
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E: gary.hamilton@douglasparkers.com.au

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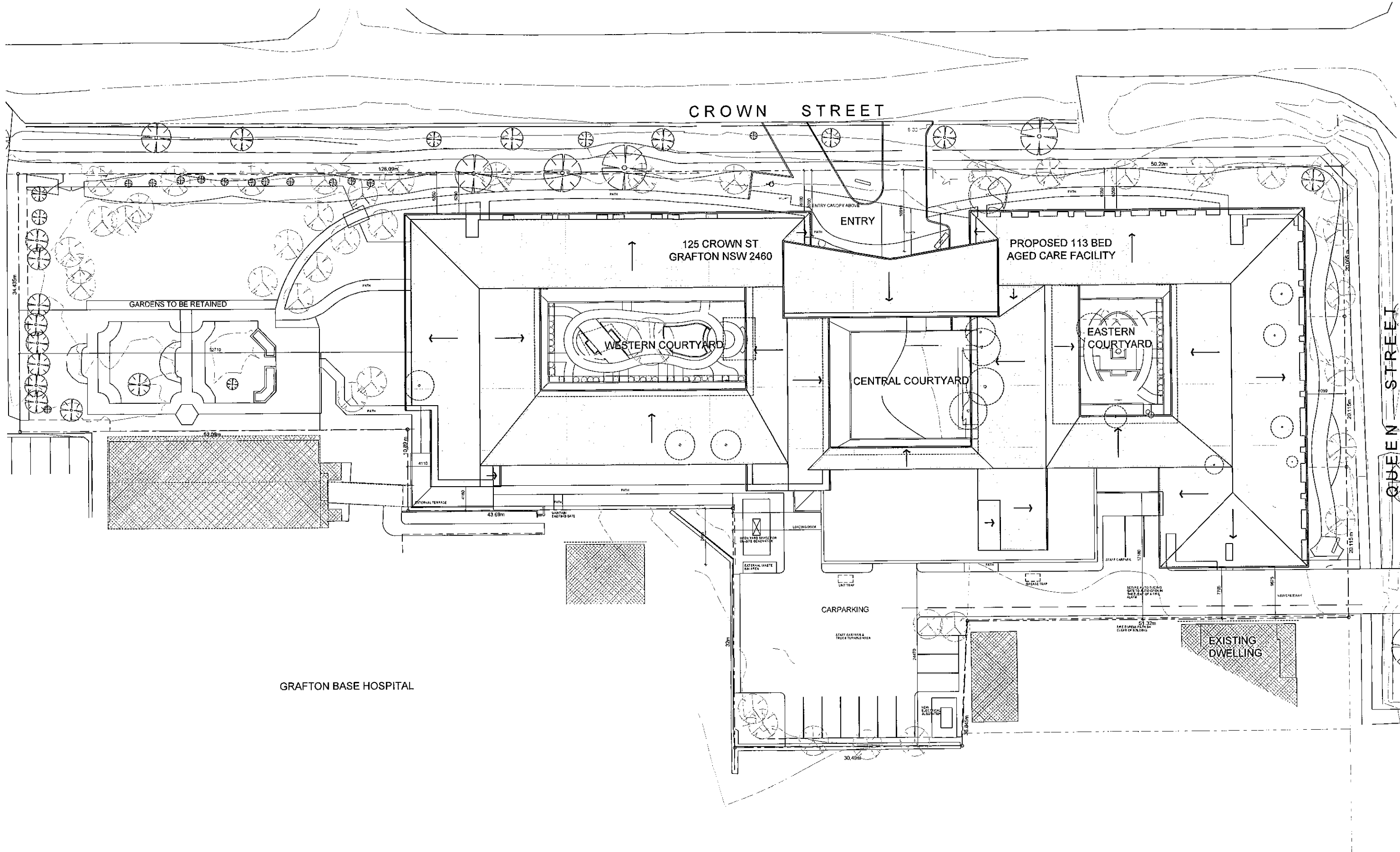
SHADOW DIAGRAMS

DATE	SCALE @ B1	DRAWN
NOVEMBER 2014	1:500	SW
PROJECT NUMBER	DRAWING No.	ISSUE
2013008	DA11	A

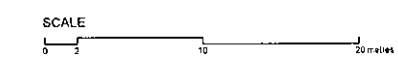
PROJECT
PROPOSED AGED CARE HOME
THE WHIDDON GROUP
CROWN STREET, GRAFTON

Jackson Teece Architecture
744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4959 5999 F 61 2 4959 6477
E newcastle@jacksonteece.com
Jackson Teece Chartered Architect Pty Ltd
Trading as Jackson Teece
ABN 62 624 877 200
Surreywood Architect Inc (Builder 14273)

JACKSON TEECE



GRAFTON BASE HOSPITAL



AMENDMENTS	ISSUE	DESCRIPTION	APPROVED	DATE
A	1	DEVELOPMENT APPLICATION	PG	25-11-2014

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES

ASSOCIATE

PROJ. SGT ARCHITECT

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THE WHIDDON GROUP
CROWN STREET, GRAFTON

NOTIFICATION PLAN 1

DATE
NOVEMBER 2014

SCALE @ B1
NOT TO SCALE

DRAWN
SW

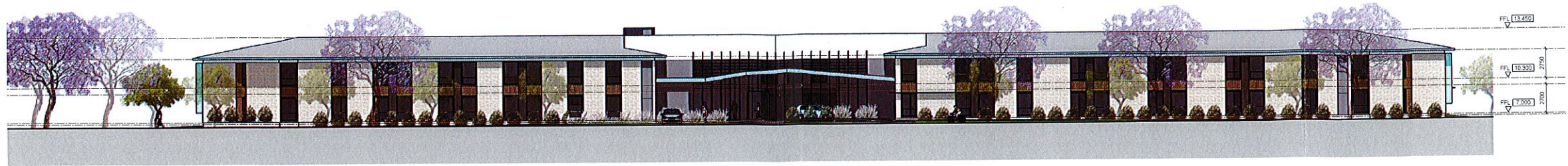
PROJECT NUMBER
2013008

DRAWING No.
DA20

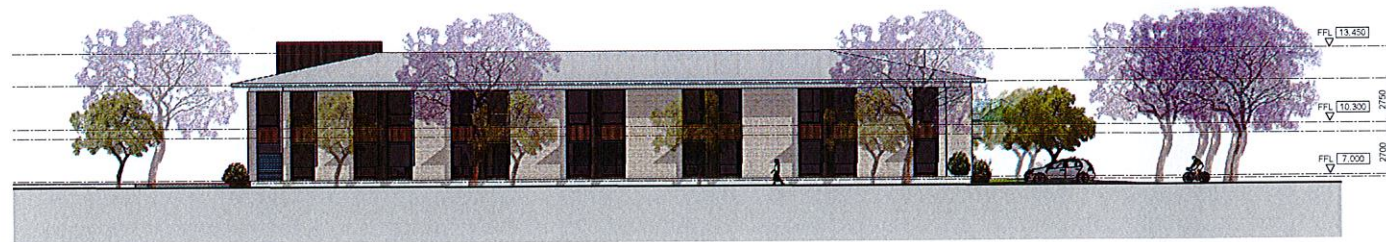
ISSUE
A

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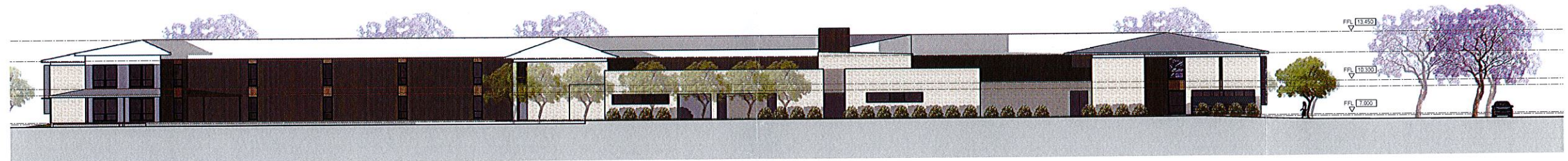
Jackson Teece Architecture
744 Hunter Street
Newcastle NSW 2300
Tel: 08 4986 3199 Fax: 08 4986 6111
Email: info@jacksonteece.com
Jackson Teece (Australia) Pty Ltd
ABN 23 608 527 000
Not a registered architect



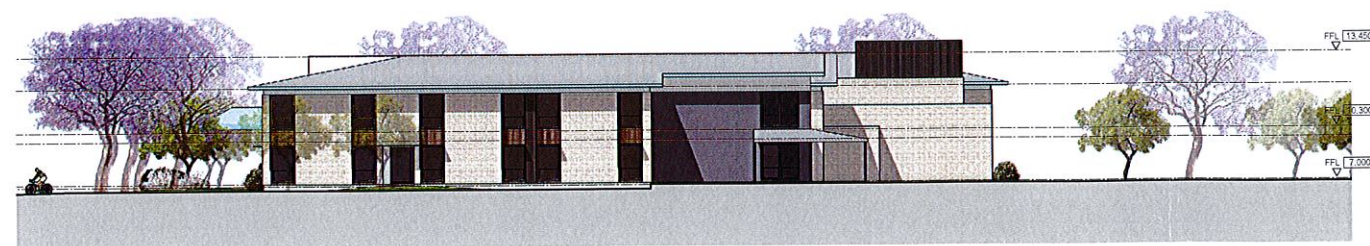
1 NORTH ELEVATION - CROWN STREET



2 EAST ELEVATION - QUEEN STREET



3 SOUTH ELEVATION



4 WEST ELEVATION

SCALE
0 5 10 20 metres

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	DEVELOPMENT APPLICATION	PG	26-11-2014
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION PURPOSES			
 ASSOCIATE  PROJECT ARCHITECT			

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NOTIFICATION PLAN 2

DATE
NOVEMBER 2014
PROJECT NUMBER
2013008

SCALE @ B1
NOT TO SCALE
DRAWN
SW
DRAWING No.
DA21

ISSUE
A

PROJECT
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ABN 62 645 847 295
Structural Architect Ian Brindley 0477

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CROWN STREET



PROJECT

**PROPOSED AGED CARE HOME
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P Jackson Tree Architects Pty Ltd
Teece & Teece
ABN 15 150 150 150
Sole traders Mr John B. Teece &
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