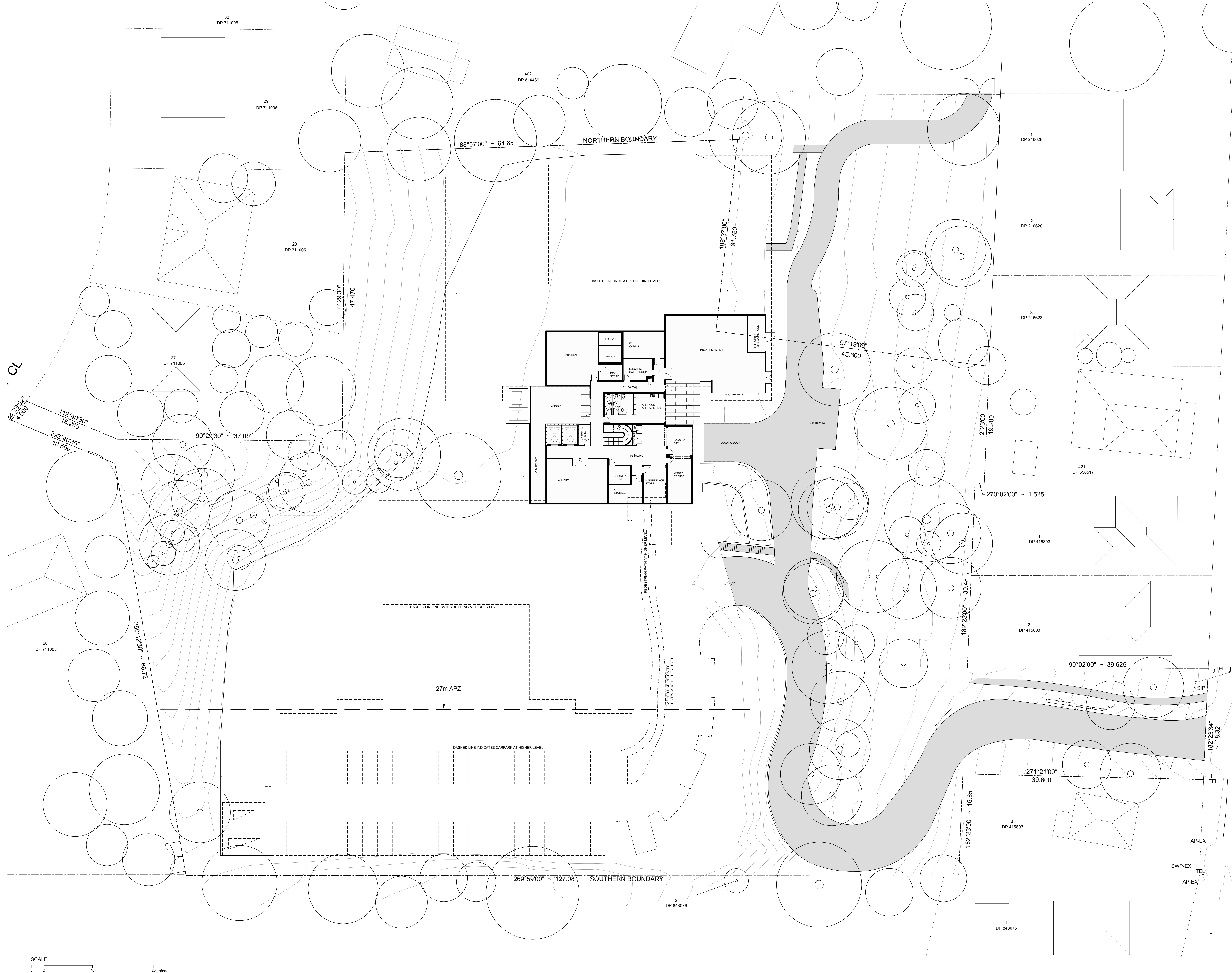




| AMENDMENTS |                         |            |
|------------|-------------------------|------------|
| ISSUE      | DESCRIPTION             | DATE       |
| P1         | ISSUED FOR COORDINATION | 15-12-2015 |
| P2         | ISSUED FOR COORDINATION | 15-12-2015 |
| P3         | ISSUED FOR COORDINATION | 15-12-2015 |
| P4         | PRE-CA ISSUE            | 15-12-2015 |
| P5         | COMMUNITY CONSULTATION  | 27-01-2016 |
| A          | REVIEW                  | 29-01-2016 |
| A          | DEVELOPMENT APPLICATION | 29-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING CONSTRUCTION. CONSULT THE REGULATORY AUTHORITY FOR ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION

*[Signature]*  
DIRECTOR

*[Signature]*  
PROJECT ARCHITECT

LEAD CONSULTANT  
**RPS Group**  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [steve.griffiths@rpsgroup.com.au](mailto:steve.griffiths@rpsgroup.com.au)

TRAFFIC AND ACCESS ENGINEERING  
**Better Transport Futures**  
PO BOX 114 LAMINGTON NSW 2305  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [mark@bettertransport.com.au](mailto:mark@bettertransport.com.au)

GEOTECHNICAL ENGINEERING  
**Douglas Partners**  
PO BOX 114 LAMINGTON NSW 2305  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [Scott.McFarlane@douglaspartners.com.au](mailto:Scott.McFarlane@douglaspartners.com.au)

LANDSCAPE ARCHITECTURE  
**Moir Landscape Architecture**  
PO BOX 114 LAMINGTON NSW 2305  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [david@moirlandscape.com.au](mailto:david@moirlandscape.com.au)

ARCHITECT  
**Tattersall Lander**  
PO BOX 201 RAYMOND TERRACE NSW 2334  
T: (02) 4951 6794 F: (02) 4951 6794  
E: [lan@tattersall.com.au](mailto:lan@tattersall.com.au)

CONSULTING ENGINEERING  
**RPS Group**  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [matthew.watson@rpsgroup.com.au](mailto:matthew.watson@rpsgroup.com.au)

SURVEYING  
**RPS Group**  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [jane.polic@rpsgroup.com.au](mailto:jane.polic@rpsgroup.com.au)

QUANTITY SURVEYING  
**RPS Group**  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [todd.cornhill@rpsgroup.com.au](mailto:todd.cornhill@rpsgroup.com.au)

FIRE ENGINEERING  
**Innova Services Pty Ltd**  
PO BOX 171 LAMINGTON NSW 2305  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [jane@innovaservices.com.au](mailto:jane@innovaservices.com.au)

SEWER AND WATER MAIN DESIGN  
**RPS Group**  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [ian.murphy@rpsgroup.com.au](mailto:ian.murphy@rpsgroup.com.au)

LANDSCAPE THREAT ASSESSMENT  
**RPS Group**  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [steve.griffiths@rpsgroup.com.au](mailto:steve.griffiths@rpsgroup.com.au)

SOCIAL IMPACT ASSESSMENT  
**RPS Group**  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [matthew.watson@rpsgroup.com.au](mailto:matthew.watson@rpsgroup.com.au)

STORMWATER MANAGEMENT  
**RPS Group**  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [matthew.watson@rpsgroup.com.au](mailto:matthew.watson@rpsgroup.com.au)

ACOUSTIC ENGINEERING  
**Spectrum Acoustics Pty Ltd**  
1 KENT STREET, CHERRYBROOK NSW 2205  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [david@blackettmaguire.com.au](mailto:david@blackettmaguire.com.au)

BCA CONSULTATION / PRINCIPAL CERTIFYING AUTHORITY  
**Blackett Maguire & Goldsmith**  
PO BOX 107 BRISBANE NSW 4001  
T: (02) 4946 4208 F: (02) 4951 6794  
E: [david@blackettmaguire.com.au](mailto:david@blackettmaguire.com.au)

ACOUSTIC ENGINEERING  
**Acoustic Consultants Pty Ltd**  
LEVEL 1, 10 ALAN STREET, CROWS NEST NSW 2085  
T: (02) 9438 6988 F: (02) 9438 6988  
E: [Neeraj@acoustic.com.au](mailto:Neeraj@acoustic.com.au)

CLIENT  
REGIS AGED CARE  
1300 998 100

**BASEMENT FLOOR PLAN**

DATE  
DECEMBER 2015

SCALE @ A0  
1:200

DRAWN  
CT

PROJECT NUMBER  
2015096

DRAWING No.  
DA05

ISSUE  
A

PROJECT  
REGIS AGED CARE  
156 CARDIFF ROAD  
ELERMORE VALE

Jackson Teece Architecture  
734 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4999 3199 F 61 2 4999 6177  
E: [jteerce@jacksonteece.com](mailto:jteerce@jacksonteece.com)  
Jackson Teece Architecture  
734 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4999 3199 F 61 2 4999 6177  
E: [jteerce@jacksonteece.com](mailto:jteerce@jacksonteece.com)

**JACKSON TEECE**

# REGIS AGED CARE

## PROPOSED 120 BED RESIDENTIAL AGED CARE HOME - ELMERMORE VALE - NEW SOUTH WALES

### DRAWING LIST

|      |                                                         |
|------|---------------------------------------------------------|
| DA00 | DRAWING LIST, KEY TO ABBREVIATIONS & SITE LOCALITY PLAN |
| DA01 | SITE ANALYSIS PLAN                                      |
| DA02 | DETAIL SURVEY                                           |
| DA03 | DEMOLITION PLAN                                         |
| DA04 | SITE PLAN                                               |
| DA05 | BASEMENT FLOOR PLAN                                     |
| DA06 | GROUND FLOOR PLAN                                       |
| DA07 | FIRST FLOOR PLAN                                        |
| DA08 | ROOF PLAN                                               |
| DA09 | SECTIONS                                                |
| DA10 | ELEVATIONS                                              |
| DA11 | OVER SHADOWING PLANS                                    |
| DA12 | PUBLIC NOTIFICATION PLAN - SITE PLAN (A3 SHEET)         |
| DA20 | PUBLIC NOTIFICATION PLAN - ELEVATIONS (A3 SHEET)        |

### KEY TO ABBREVIATIONS

|          |                                |
|----------|--------------------------------|
| ACC      | ACCESSIBLE                     |
| APZ      | ASSET PROTECTION ZONE          |
| CL       | CEILING LEVEL - FINISHED       |
| COMMS    | COMMUNICATIONS                 |
| EXIST    | EXISTING CONTOUR (WHOLE METRE) |
| EXIST    | EXISTING CONTOUR (HALF METRE)  |
| COURT    | COURTYARD                      |
| CPD      | CUPBOARD                       |
| EDB      | ELECTRICAL DISTRIBUTION BOARD  |
| ENS      | ENSUITE                        |
| EX       | EXISTING                       |
| FD       | FIRE DOOR                      |
| FH       | FIRE HYDRANT                   |
| FIP      | FIRE INDICATOR PANEL           |
| FSR      | FLOOR SPACE RATIO              |
| GFA      | GROSS FLOOR AREA               |
| KIP      | KERB INLET PIT                 |
| KIP - EX | KERB INLET PIT EXISTING        |
| LP       | LIGHT POLE                     |
| OHD      | OVERHEAD                       |
| PP       | POWER POLE                     |
| RL       | REDUCED LEVEL                  |
| RW       | RETAINING WALL                 |
| SD       | SMOKE DOOR                     |
| SIP      | SEWER INSPECTION PIT           |
| SPR      | SPRINKLER                      |
| ST       | STORE                          |
| SWP      | STORMWATER PIT                 |
| SWP - EX | STORMWATER PIT EXISTING        |
| TAP - EX | TAP EXISTING                   |
| TEL      | TELECOMMUNICATIONS PIT         |
| WC       | WATER CLOSET                   |

### AREA CALCULATIONS

|                                             |                                  |
|---------------------------------------------|----------------------------------|
| SITE = 14,100 m <sup>2</sup>                |                                  |
| EXISTING GFA                                |                                  |
| - GROUND FLOOR                              | = 2,869m <sup>2</sup> (estimate) |
| - FIRST FLOOR                               | = 732m <sup>2</sup> (estimate)   |
| - TOTAL                                     | = 3,601m <sup>2</sup>            |
| EXISTING FSR                                |                                  |
| = 0.26 : 1                                  |                                  |
| PROPOSED GFA                                |                                  |
| - BASEMENT                                  | = 722m <sup>2</sup>              |
| - GROUND FLOOR                              | = 3,154m <sup>2</sup>            |
| - FIRST FLOOR                               | = 3,007m <sup>2</sup>            |
| - TOTAL                                     | = 6,883m <sup>2</sup>            |
| OVERALL GFA INCREASE OF 3,281m <sup>2</sup> |                                  |
| PROPOSED FSR                                |                                  |
| = 0.49 : 1                                  |                                  |
| PROPOSED LANDSCAPE AREA                     |                                  |
| - LANDSCAPE AREA                            | = 4015m <sup>2</sup>             |



| AMENDMENTS |                               | APPROVED | SIGNED | DATE       |
|------------|-------------------------------|----------|--------|------------|
| ISSUE      | DESCRIPTION                   |          |        |            |
| P1         | PRE-DA ISSUE                  | RW       |        | 22-12-2015 |
| P2         | COMMUNITY CONSULTATION REVIEW | RW       |        | 27-01-2016 |
| A          | DEVELOPMENT APPLICATION       | RW       |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION

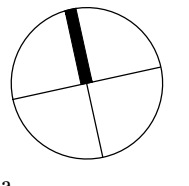
 DIRECTOR

 PROJECT ARCHITECT

|                                                                                                       |
|-------------------------------------------------------------------------------------------------------|
| LEAD CONSULTANT                                                                                       |
| RPS Group                                                                                             |
| PO BOX 428, HAMILTON NSW 2303                                                                         |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:stuart.griville@rpsgroup.com.au">stuart.griville@rpsgroup.com.au</a>               |
| TRAFFIC AND ACCESS ENGINEERING                                                                        |
| Better Transport Futures                                                                              |
| PO BOX 114, NEW LAMBTON NSW 2305                                                                      |
| M: 0400 250 773                                                                                       |
| E: <a href="mailto:mwaugh@bettertransport.com.au">mwaugh@bettertransport.com.au</a>                   |
| GEOTECHNICAL ENGINEERING                                                                              |
| Douglas Partners                                                                                      |
| 15 CALISTEMON CLOSE, WARABROOK NSW 2310                                                               |
| T: (02) 4940 8000 F: (02) 4960 9001                                                                   |
| E: <a href="mailto:Scott.McFarlane@douglaspartners.com.au">Scott.McFarlane@douglaspartners.com.au</a> |
| LANDSCAPE ARCHITECTURE                                                                                |
| Moir Landscape Architecture                                                                           |
| PO BOX 111, ISLINGTON NSW 2206                                                                        |
| T: (02) 4985 3500 F: (02) 4985 3555                                                                   |
| E: <a href="mailto:david@moirlandscapearchitecture.com.au">david@moirlandscapearchitecture.com.au</a> |
| ARCHITECT                                                                                             |
| Tattersall Lander                                                                                     |
| PO BOX 580, RAYMOND TERRACE NSW 2324                                                                  |
| T: (02) 4987 1500 F: (02) 4987 1733                                                                   |
| E: <a href="mailto:ben@tatlnd.com.au">ben@tatlnd.com.au</a>                                           |
| CIVIL ENGINEERING                                                                                     |
| RPS Group                                                                                             |
| PO BOX 428, HAMILTON NSW 2303                                                                         |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:mathew.watson@rpsgroup.com.au">mathew.watson@rpsgroup.com.au</a>                   |
| SURVEYING                                                                                             |
| RPS Group                                                                                             |
| PO BOX 428, HAMILTON NSW 2303                                                                         |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:jason.poltack@rpsgroup.com.au">jason.poltack@rpsgroup.com.au</a>                   |
| QUANTITY SURVEYING                                                                                    |
| RPS Group                                                                                             |
| PO BOX 428, HAMILTON NSW 2303                                                                         |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:todd.corbett@rpsgroup.com.au">todd.corbett@rpsgroup.com.au</a>                     |
| FIRE ENGINEERING                                                                                      |
| Innova Services Pty Ltd                                                                               |
| PO BOX 1134, HAYMARKET NSW 1240                                                                       |
| T: 1300 88 22 62 M: 0409 887 929                                                                      |
| E: <a href="mailto:jason@innovaservices.com.au">jason@innovaservices.com.au</a>                       |
| SEWER AND WATER MAIN DESIGN                                                                           |
| RPS Group                                                                                             |
| PO BOX 428, HAMILTON NSW 2303                                                                         |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:ian.murphy@rpsgroup.com.au">ian.murphy@rpsgroup.com.au</a>                         |
| BUSHFIRE THREAT ASSESSMENT                                                                            |
| RPS Group                                                                                             |
| PO BOX 428, HAMILTON NSW 2303                                                                         |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:stuart.griville@rpsgroup.com.au">stuart.griville@rpsgroup.com.au</a>               |
| SOCIAL IMPACT ASSESSMENT                                                                              |
| RPS Group                                                                                             |
| PO BOX 428, HAMILTON NSW 2303                                                                         |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:louise.bockner@rpsgroup.com.au">louise.bockner@rpsgroup.com.au</a>                 |
| STORMWATER MANAGEMENT                                                                                 |
| RPS Group                                                                                             |
| PO BOX 428, HAMILTON NSW 2303                                                                         |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:mathew.watson@rpsgroup.com.au">mathew.watson@rpsgroup.com.au</a>                   |
| ACOUSTIC ENGINEERING                                                                                  |
| Spectrum Acoustics Pty Ltd                                                                            |
| 1 ROATH STREET, CARDIFF NSW 2285                                                                      |
| T: (02) 4940 4200 F: (02) 4961 6794                                                                   |
| E: <a href="mailto:neil@spectrumacoustics.com.au">neil@spectrumacoustics.com.au</a>                   |
| ADA CONSULTATION / PRINCIPAL CERTIFYING AUTHORITY                                                     |
| Blackett Maguire & Goldsmith                                                                          |
| PO BOX 161, BROADWAY NSW 2007                                                                         |
| T: (02) 912 1777 F: (02) 912 1774                                                                     |
| E: <a href="mailto:david@blackettmaguire.com.au">david@blackettmaguire.com.au</a>                     |
| HYDRAULIC ENGINEERING                                                                                 |
| Acor Consultants Pty Ltd                                                                              |
| LEVEL 1, 24 FALCON STREET, CROWS NEST NSW 2085                                                        |
| T: (02) 9438 5995 F: (02) 9438 5396                                                                   |
| E: <a href="mailto:Nsoden@acor.com.au">Nsoden@acor.com.au</a>                                         |

|                                                         |             |       |
|---------------------------------------------------------|-------------|-------|
| CLIENT                                                  |             |       |
| REGIS AGED CARE                                         |             |       |
| 1300 998 100                                            |             |       |
| DRAWING LIST, KEY TO ABBREVIATIONS & SITE LOCALITY PLAN |             |       |
| DATE                                                    | SCALE @ B1  | DRAWN |
| NOVEMBER 2015                                           | 1:1000      | CT    |
| PROJECT NUMBER                                          | DRAWING No. | ISSUE |
| 2015096                                                 | DA00        | A     |

|                                                                              |  |
|------------------------------------------------------------------------------|--|
| PROJECT                                                                      |  |
| REGIS AGED CARE                                                              |  |
| 156 CARDIFF ROAD                                                             |  |
| ELERMORE VALE                                                                |  |
| Jackson Teece Architecture                                                   |  |
| 744 Hunter Street                                                            |  |
| Newcastle West New South Wales 2302 Australia                                |  |
| T 61 2 4969 5199 F 61 2 4969 6177                                            |  |
| E <a href="mailto:newcastle@jacksonteece.com">newcastle@jacksonteece.com</a> |  |
| Jackson Teece Charismatic Wills Pty Ltd                                      |  |
| Trading as Jackson Teece                                                     |  |
| AFS 12 July 2015                                                             |  |
| Nominated Architect Ian Brodie (4275)                                        |  |



**JACKSON TEECE**



| AMENDMENTS |                         |    | APPROVED | SIGNED | DATE       |
|------------|-------------------------|----|----------|--------|------------|
| ISSUE      | DESCRIPTION             | RW |          |        |            |
| P1         | PRE-DEVELOPMENT         | RW |          |        | 27-01-2016 |
| P2         | COMMUNITY CONSULTATION  | RW |          |        | 27-01-2016 |
| A          | DEVELOPMENT APPLICATION | RW |          |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND NOT TO BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURES, DIMENSIONS, ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING WORK. ON SITE, VERIFY ALL DIMENSIONS. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION

 DIRECTOR

 PROJECT ARCHITECT

LEGAL CONSULTANT  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4946 4794  
E: steve.griffiths@rpsgroup.com.au

TRAFFIC AND ACCESS ENGINEERING  
Better Transport Futures  
PO BOX 114 LAMINGTON NSW 2305  
T: (02) 4946 4206 F: (02) 4946 4794  
E: mario@bettertransport.com.au

GEOTECHNICAL ENGINEERING  
Douglas Partners  
PO BOX 111 LAMINGTON NSW 2305  
T: (02) 4946 4206 F: (02) 4946 4794  
E: Scott.McFarlane@douglaspartners.com.au

LANDSCAPE ARCHITECTURE  
Moir Landscape Architecture  
PO BOX 111 LAMINGTON NSW 2305  
T: (02) 4946 4206 F: (02) 4946 4794  
E: david@moirlandscape.com.au

ARBOREST  
Tattersall Lander  
PO BOX 301 RAYMOND TERRACE NSW 2334  
T: (02) 4946 4206 F: (02) 4946 4794  
E: lan@tattersall.com.au

SOIL REMEDIATION ENGINEERING  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4946 4794  
E: matt.watson@rpsgroup.com.au

SURVEYING  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4946 4794  
E: jason.parker@rpsgroup.com.au

QUANTITY SURVEYING  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4946 4794  
E: toad.connor@rpsgroup.com.au

PIPE ENGINEERING  
Innova Services Pty Ltd  
PO BOX 176 LAMINGTON NSW 2305  
T: (02) 4946 4206 F: (02) 4946 4794  
E: jason@innovaservices.com.au

SEWER AND WATER MAIN DESIGN  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4946 4794  
E: lan.murphy@rpsgroup.com.au

ENVIRONMENTAL ASSESSMENT  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4946 4794  
E: matt.watson@rpsgroup.com.au

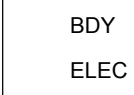
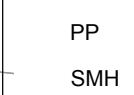
SOCIAL IMPACT ASSESSMENT  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4946 4794  
E: louise.buchanan@rpsgroup.com.au

STORMWATER MANAGEMENT  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4946 4794  
E: matt.watson@rpsgroup.com.au

ACOUSTIC ENGINEERING  
Spectrum Acoustics Pty Ltd  
16/17 STREET, CHERRYBROOK NSW 2205  
T: (02) 4946 4206 F: (02) 4946 4794  
E: david@spectrumacoustics.com.au

BCA CONSULTANT / PRINCIPAL CERTIFYING AUTHORITY  
Blackett Maguire & Goldsmith  
PO BOX 107 BRISBANE QLD 4001  
T: (02) 4946 4206 F: (02) 4946 4794  
E: david@blackettmaguire.com.au

AGRICULTURAL ENGINEERING  
ACOT Consultants Pty Ltd  
1/10 ALFRED STREET, CROWS NEST NSW 2085  
T: (02) 4946 4206 F: (02) 4946 4794  
E: Neeraj@acot.com.au

- DRAWING KEY
-  EXISTING TREE TO BE RETAINED
  -  EXISTING TREE TO BE RETAINED WITH TREE PROTECTION ZONE INDICATED
  -  EXISTING TREE TO BE RETAINED WITH TREE PROTECTION ZONE & STRUCTURAL ROOT ZONE INDICATED
  -  TREE TO BE REMOVED
  -  BUILDING OR STRUCTURE TO BE REMOVED
  -  BODY
  -  BOUNDARY
  -  ELEC ELECTRICAL
  -  LP LIGHT POLE
  -  PP POWER POLE
  -  SMH SEWER MANHOLE
  -  SIP SEWER INSPECTION POINT

CLIENT  
REGIS AGED CARE  
1300 998 100

DEMOLITION PLAN

DATE  
DECEMBER 2015

SCALE @ A0  
1:200

DRAWN  
CT

PROJECT NUMBER  
2015096

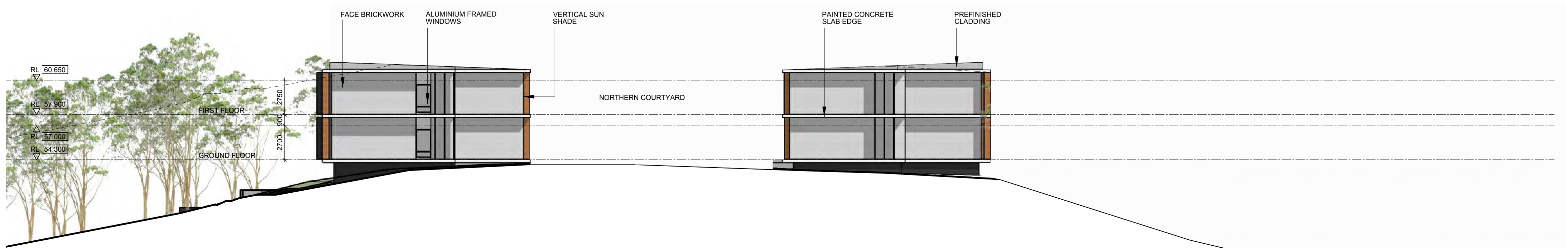
DRAWING No.  
DA03

ISSUE  
A

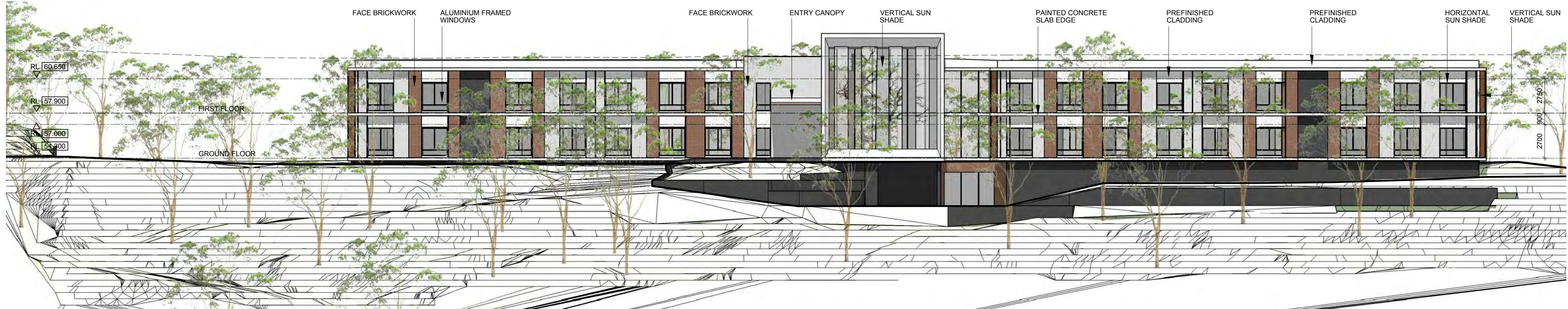
PROJECT  
REGIS AGED CARE  
156 CARDIFF ROAD  
ELMORE VALE

Jackson Teece Architecture  
7/4 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4999 3199 F 61 2 4999 6177  
E: newcastle@jacksonteece.com  
Jackson Teece Architecture Pty Ltd  
Trading as Jackson Teece  
ABN 61 616 166 166  
Surreybank Australia (see details page 12)

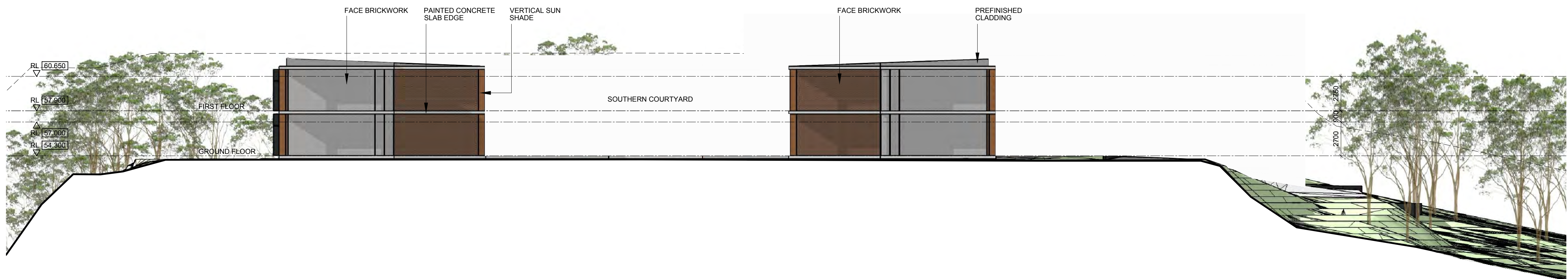
**JACKSON TEECE**



1 NORTH ELEVATION  
1:200



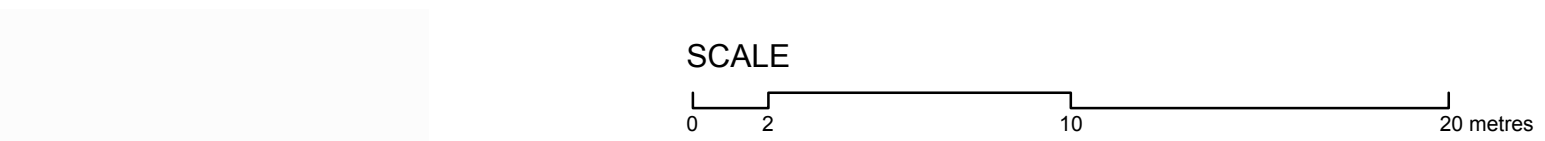
2 EAST ELEVATION  
1:200



3 SOUTH ELEVATION  
1:200



4 WEST ELEVATION  
1:200



5 PALETTE OF COLOURS AND FINISHES  
1:100

| AMENDMENTS |                               |    |  | APPROVED | SIGNED | DATE       |
|------------|-------------------------------|----|--|----------|--------|------------|
| P1         | ISSUED FOR COORDINATION       | RW |  |          |        | 09-12-2015 |
| P2         | PRE DA ISSUE                  | RW |  |          |        | 22-12-2015 |
| P3         | COMMUNITY CONSULTATION REVIEW | RW |  |          |        | 27-01-2016 |
| A          | DEVELOPMENT APPLICATION       | RW |  |          |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION

 DIRECTOR

 PROJECT ARCHITECT

LEAD CONSULTANT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [stuart.griville@rpsgroup.com.au](mailto:stuart.griville@rpsgroup.com.au)

TRAFFIC AND ACCESS ENGINEERING  
Better Transport Futures  
PO BOX 114, NEW LAMBTON NSW 2305  
M: 0400 250 773  
E: [mwaugh@bettertransport.com.au](mailto:mwaugh@bettertransport.com.au)

SCOTTECHNICAL ENGINEERING  
Douglas Partners  
15 CALLISTEMON CLOSE, WARABROOK NSW 2310  
T: (02) 4940 9500 F: (02) 4961 6794  
E: [Scott.McFarlane@douglasparkers.com.au](mailto:Scott.McFarlane@douglasparkers.com.au)

LANDSCAPE ARCHITECTURE  
Moir Landscape Architecture  
PO BOX 111, ISLINGTON NSW 2286  
T: (02) 4968 3500 F: (02) 4968 3555  
E: [david@moirlandscapearchitecture.com.au](mailto:david@moirlandscapearchitecture.com.au)

ARCHITECT  
Tattersall Lander  
PO BOX 580, RAYMOND TERRACE NSW 2324  
T: (02) 4987 1500 F: (02) 4987 1733  
E: [ben@talland.com.au](mailto:ben@talland.com.au)

CIVIL ENGINEERING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [mathew.watson@rpsgroup.com.au](mailto:mathew.watson@rpsgroup.com.au)

SURVEYING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [jason.poltack@rpsgroup.com.au](mailto:jason.poltack@rpsgroup.com.au)

QUANTITY SURVEYING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [todd.cornett@rpsgroup.com.au](mailto:todd.cornett@rpsgroup.com.au)

FIRE ENGINEERING  
Innova Services Pty Ltd  
PO BOX 1154, HAYMARKET NSW 1240  
T: 1300 88 22 62 M: 0409 887 929  
E: [jason@innovaservices.com.au](mailto:jason@innovaservices.com.au)

SEWER AND WATER MAIN DESIGN  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [ian.murphy@rpsgroup.com.au](mailto:ian.murphy@rpsgroup.com.au)

BUSHFIRE THREAT ASSESSMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [stuart.griville@rpsgroup.com.au](mailto:stuart.griville@rpsgroup.com.au)

SOCIAL IMPACT ASSESSMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [louise.bochner@rpsgroup.com.au](mailto:louise.bochner@rpsgroup.com.au)

STORMWATER MANAGEMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [mathew.watson@rpsgroup.com.au](mailto:mathew.watson@rpsgroup.com.au)

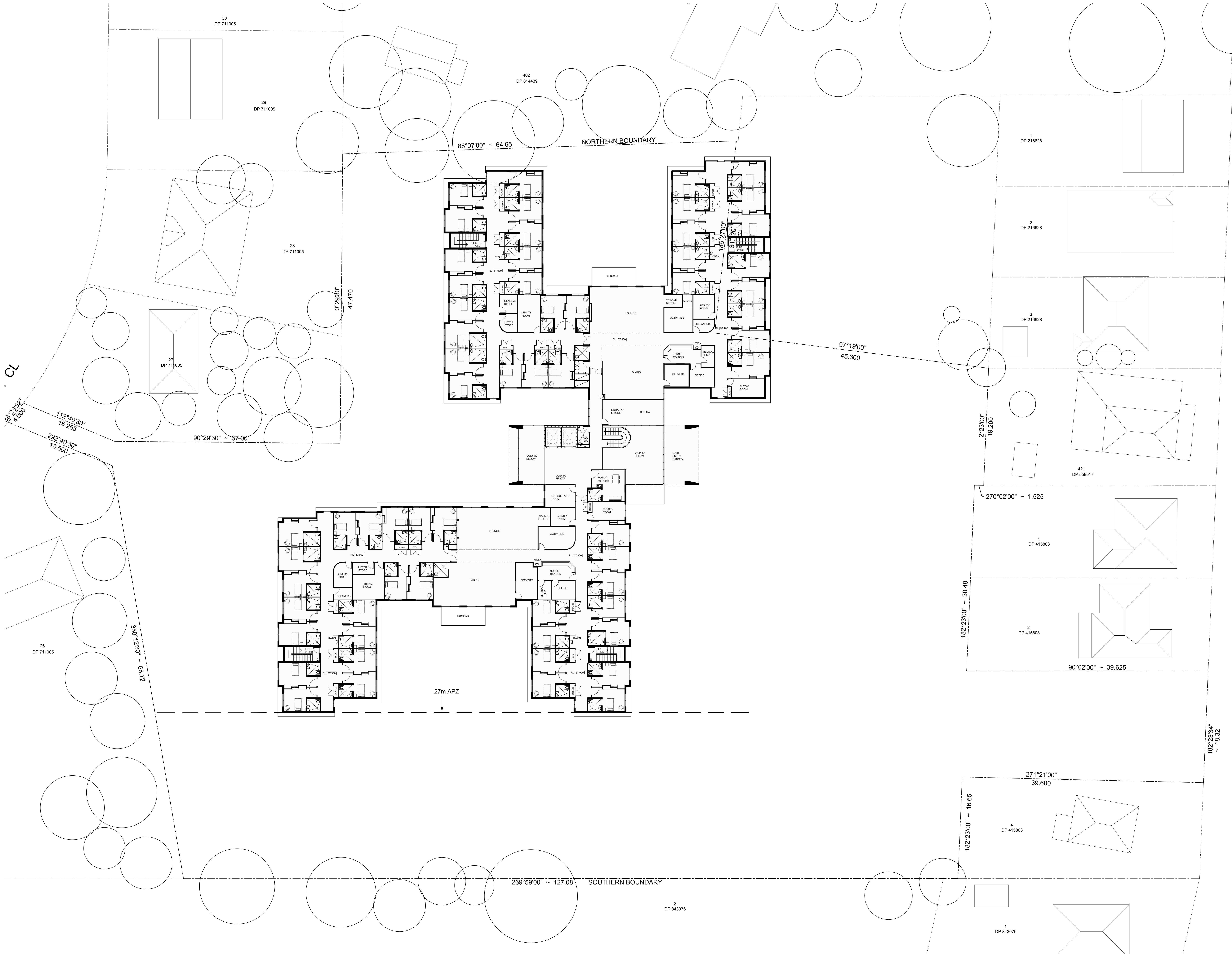
ACOUSTIC ENGINEERING  
Spectrum Acoustics Pty Ltd  
1 ROATH STREET, CARDIFF NSW 2285  
T: (02) 4944 2278 F: (02) 4944 2257  
E: [neil@spectrumacoustics.com.au](mailto:neil@spectrumacoustics.com.au)

RIA CONSULTATION / PRINCIPAL CERTIFYING AUTHORITY  
Blackett Maguire & Goldsmith  
PO BOX 167, BROADWAY NSW 2007  
T: (02) 9211 7777 F: (02) 9211 7774  
E: [david@blacketmaguire.com.au](mailto:david@blacketmaguire.com.au)

HYDRAULIC ENGINEERING  
Acor Consultants Pty Ltd  
LEVEL 1, 24 FALCON STREET, CROWS NEST NSW 2085  
T: (02) 9438 5995 F: (02) 9438 5396  
E: [Nsoeden@acor.com.au](mailto:Nsoeden@acor.com.au)

|                                                                              |             |       |
|------------------------------------------------------------------------------|-------------|-------|
| CLIENT                                                                       |             |       |
| REGIS AGED CARE                                                              |             |       |
| 1300 998 100                                                                 |             |       |
| ELEVATIONS                                                                   |             |       |
| DATE                                                                         | SCALE @ B1  | DRAWN |
| DECEMBER 2015                                                                | 1:200       | CT    |
| PROJECT NUMBER                                                               | DRAWING No. | ISSUE |
| 2015096                                                                      | DA10        | A     |
| PROJECT                                                                      |             |       |
| REGIS AGED CARE                                                              |             |       |
| 156 CARDIFF ROAD                                                             |             |       |
| ELERMORE VALE                                                                |             |       |
| Jackson Teece Architecture                                                   |             |       |
| 744 Hunter Street                                                            |             |       |
| Newcastle West New South Wales 2302 Australia                                |             |       |
| T 61 2 4969 5193 F 61 2 4969 6177                                            |             |       |
| E <a href="mailto:newcastle@jacksonteece.com">newcastle@jacksonteece.com</a> |             |       |
| Jackson Teece Charismatic Willy Pty Ltd                                      |             |       |
| Trading as Jackson Teece                                                     |             |       |
| ABN 12 461 827 391                                                           |             |       |
| Nominated Architect (in Broder (4275))                                       |             |       |

**JACKSON TEECE**



AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | SIGNED | DATE       |
|-------|-------------------------|----------|--------|------------|
| P1    | ISSUED FOR COORDINATION | RW       |        | 09-12-2015 |
| P2    | ISSUED FOR COORDINATION | CH       |        | 15-12-2015 |
| P3    | ISSUED FOR APPROVAL     | RW       |        | 15-12-2015 |
| P4    | PRIE DA ISSUE           | RW       |        | 22-12-2015 |
| P5    | COMMUNITY CONSULTATION  | RW       |        | 23-01-2016 |
| A     | DEVELOPMENT APPLICATION | RW       |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. THIS DRAWING, INCLUDING THE FIGURES, DIMENSIONS, AND/OR SCALE, IS NOT TO BE USED FOR ANY OTHER PROJECT. DIMENSIONS, BEHOLDERS, AND/OR SCALE, SHALL BE THE RESPONSIBILITY OF THE CLIENT. JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

DIRECTOR

PROJECT ARCHITECT

LEAD CONSULTANT  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: steve.griffiths@rpsgroup.com.au

TRAFFIC AND ACCESS ENGINEERING  
Better Transport Futures  
PO BOX 114 HAMILTON NSW 2303  
M: 0493 280 773  
E: marnie@bettertransport.com.au

GEOTECHNICAL ENGINEERING  
Douglas Partners  
PO BOX 111 HAMILTON NSW 2303  
T: (02) 4982 8000 F: (02) 4981 8600  
E: Scott.McFarlane@douglaspartners.com.au

LANDSCAPE ARCHITECTURE  
Moir Landscape Architecture  
PO BOX 111 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: david@moirlandscapearchitecture.com.au

ARCHITECT  
Tattersall Lander  
PO BOX 320 RAYMOND TERRACE NSW 2334  
T: (02) 4987 4500 F: (02) 4987 4733  
E: lan@tattersall.com.au

DATA ENGINEERING  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: matthew.watson@rpsgroup.com.au

SURVEYING  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: jason.palmer@rpsgroup.com.au

QUANTITY SURVEYING  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: tobie.cornhill@rpsgroup.com.au

FILE ENGINEERING  
Innova Services Pty Ltd  
PO BOX 678 HAMILTON NSW 2303  
T: 1300 88 22 42 M: 0499 887 828  
E: jason@innovaservices.com.au

SEWER AND WATER MAIN DESIGN  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: ian.murphy@rpsgroup.com.au

ASBESTOS RISK ASSESSMENT  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: steve.griffiths@rpsgroup.com.au

SOCIAL IMPACT ASSESSMENT  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: louise.bonhoeffer@rpsgroup.com.au

STORMWATER MANAGEMENT  
RPS Group  
PO BOX 426 HAMILTON NSW 2303  
T: (02) 4946 4206 F: (02) 4981 6794  
E: matthew.watson@rpsgroup.com.au

ACOUSTIC ENGINEERING  
Spectrum Acoustics Pty Ltd  
1/10 SOUTH STREET, CHERRYBROOK NSW 2026  
T: (02) 4944 2278 F: (02) 4944 2257  
E: nigel@spectrumacoustics.com.au

BCA CONSULTATION / PRINCIPAL CERTIFYING AUTHORITY  
Blackett Maguire & Goldsmith  
PO BOX 107 HERACLIUM NSW 2007  
T: (02) 9511 1777 F: (02) 9511 1774  
E: david@blackettmaguire.com.au

AGRICULTURAL ENGINEERING  
ACOR Consultants Pty Ltd  
LEVEL 1, 16 ALAN STREET, CROWS NEST NSW 2085  
T: (02) 9438 6086 F: (02) 9438 6396  
E: Neeraj@acor.com.au

CLIENT  
REGIS AGED CARE  
1300 998 100  
**FIRST FLOOR PLAN**

DATE  
DECEMBER 2015

SCALE @ A0  
1:200

DRAWN  
CT

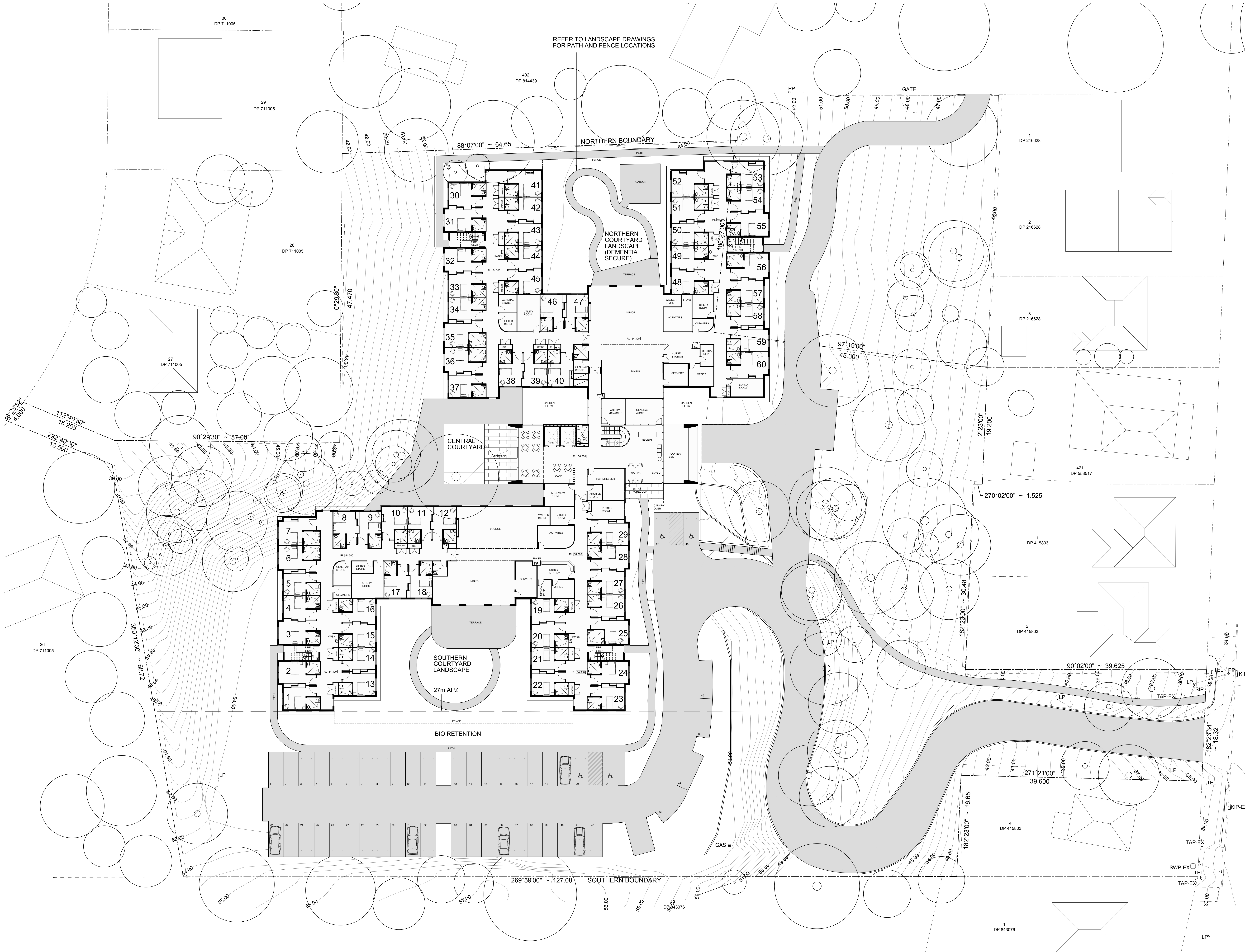
PROJECT NUMBER  
**2015096**

DRAWING No.  
**DA07**

ISSUE  
**A**

PROJECT  
REGIS AGED CARE  
156 CARDIFF ROAD  
ELERMORE VALE

Jackon Teece Architecture  
734 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4999 3199 F 61 2 4999 6177  
E: newcastle@jacksonteece.com  
Jackson Teece Architecture Wills Pty Ltd  
1561-1563 Sydney Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4999 3199 F 61 2 4999 6177  
E: newcastle@jacksonteece.com



AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | SIGNED | DATE       |
|-------|-------------------------|----------|--------|------------|
| P1    | ISSUED FOR COORDINATION | RW       |        | 08-12-2015 |
| P2    | ISSUED FOR COORDINATION | CH       |        | 15-12-2015 |
| P3    | ISSUED FOR COORDINATION | RW       |        | 15-12-2015 |
| P4    | PRIE DA ISSUE           | RW       |        | 22-12-2015 |
| P5    | COMMUNITY CONSULTATION  | RW       |        | 23-01-2016 |
| A     | DEVELOPMENT APPLICATION | RW       |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING CONSTRUCTION. ON SITE VERIFICATION OF DIMENSIONS MUST BE MADE. ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

DIRECTOR

PROJECT ARCHITECT

LEGAL CONSULTANT

RPS Group

PO BOX 426 HAMILTON NSW 2303

T: (02) 4946 4208 F: (02) 4951 6794

E: steve.griffiths@rpsgroup.com.au

TRAFFIC AND ACCESS ENGINEERING

Better Transport Futures

PO BOX 114 LAMINGTON NSW 2305

T: (02) 4946 4208 F: (02) 4951 6794

E: mario@bettertransport.com.au

GEOTECHNICAL ENGINEERING

Douglas Partners

15 CULLUM STREET, WARRABROOK NSW 2310

T: (02) 4951 6794 F: (02) 4951 6794

E: Scott.McFarlane@douglaspartners.com.au

LANDSCAPE ARCHITECTURE

Moir Landscape Architecture

PO BOX 111 LAMINGTON NSW 2305

T: (02) 4946 4208 F: (02) 4951 6794

E: david@moirlandscape.com.au

ARCHITECT

Taitlerall Lander

PO BOX 301 RAYMOND TERRACE NSW 2334

T: (02) 4951 6794 F: (02) 4951 6794

E: ben@talland.com.au

COASTAL ENGINEERING

RPS Group

PO BOX 426 HAMILTON NSW 2303

T: (02) 4946 4208 F: (02) 4951 6794

E: matthew.watson@rpsgroup.com.au

SURVEYING

RPS Group

PO BOX 426 HAMILTON NSW 2303

T: (02) 4946 4208 F: (02) 4951 6794

E: jason.parker@rpsgroup.com.au

QUANTITY SURVEYING

RPS Group

PO BOX 426 HAMILTON NSW 2303

T: (02) 4946 4208 F: (02) 4951 6794

E: tobie.cornhill@rpsgroup.com.au

POE ENGINEERING

Innova Services Pty Ltd

PO BOX 678 LAMINGTON NSW 2305

T: (02) 4946 4208 F: (02) 4951 6794

E: jason@innovaservices.com.au

SEWER AND WATER MAIN DESIGN

RPS Group

PO BOX 426 HAMILTON NSW 2303

T: (02) 4946 4208 F: (02) 4951 6794

E: ian.murphy@rpsgroup.com.au

ASBESTOS RISK ASSESSMENT

RPS Group

PO BOX 426 HAMILTON NSW 2303

T: (02) 4946 4208 F: (02) 4951 6794

E: steve.griffiths@rpsgroup.com.au

SOCIAL IMPACT ASSESSMENT

RPS Group

PO BOX 426 HAMILTON NSW 2303

T: (02) 4946 4208 F: (02) 4951 6794

E: louise.buchanan@rpsgroup.com.au

STORMWATER MANAGEMENT

RPS Group

PO BOX 426 HAMILTON NSW 2303

T: (02) 4946 4208 F: (02) 4951 6794

E: matthew.watson@rpsgroup.com.au

ACOUSTIC ENGINEERING

Spectrum Acoustics Pty Ltd

1 KILPATRICK STREET, CHARLES STURT NSW 2305

T: (02) 4946 4208 F: (02) 4951 6794

E: david@spectrumacoustics.com.au

BCA CONSULTATION / PRINCIPAL CERTIFYING AUTHORITY

Blackett Maguire & Goldsmith

PO BOX 107 HERACLYA NSW 2307

T: (02) 4946 4208 F: (02) 4951 6794

E: david@blackettmaguire.com.au

AGRICULTURAL ENGINEERING

ACOR Consultants Pty Ltd

LEVEL 1, 24 ALAN STREET, CROWS NEST NSW 2085

T: (02) 4946 4208 F: (02) 4951 6794

E: Neeraj@acor.com.au

CLIENT

REGIS AGED CARE

1300 998 100

GROUND FLOOR PLAN

DATE

DECEMBER 2015

SCALE @ A0

1:200

DRAWN

CT

PROJECT NUMBER

2015096

DRAWING No.

DA06

ISSUE

A

PROJECT

REGIS AGED CARE

156 CARDIFF ROAD

ELMORE VALE

Jackson Teece Architecture

734 Hunter Street

Newcastle West New South Wales 2302 Australia

T 02 4951 3199 F 02 4951 6177

E: john@jacksonteece.com

Approved: Steve Griffiths (RPS Group)

Drawn: Ian Murphy (RPS Group)

Reviewed: David Griffiths (RPS Group)

Reviewed: Andrew Lee (RPS Group)

JACKSON TEECE

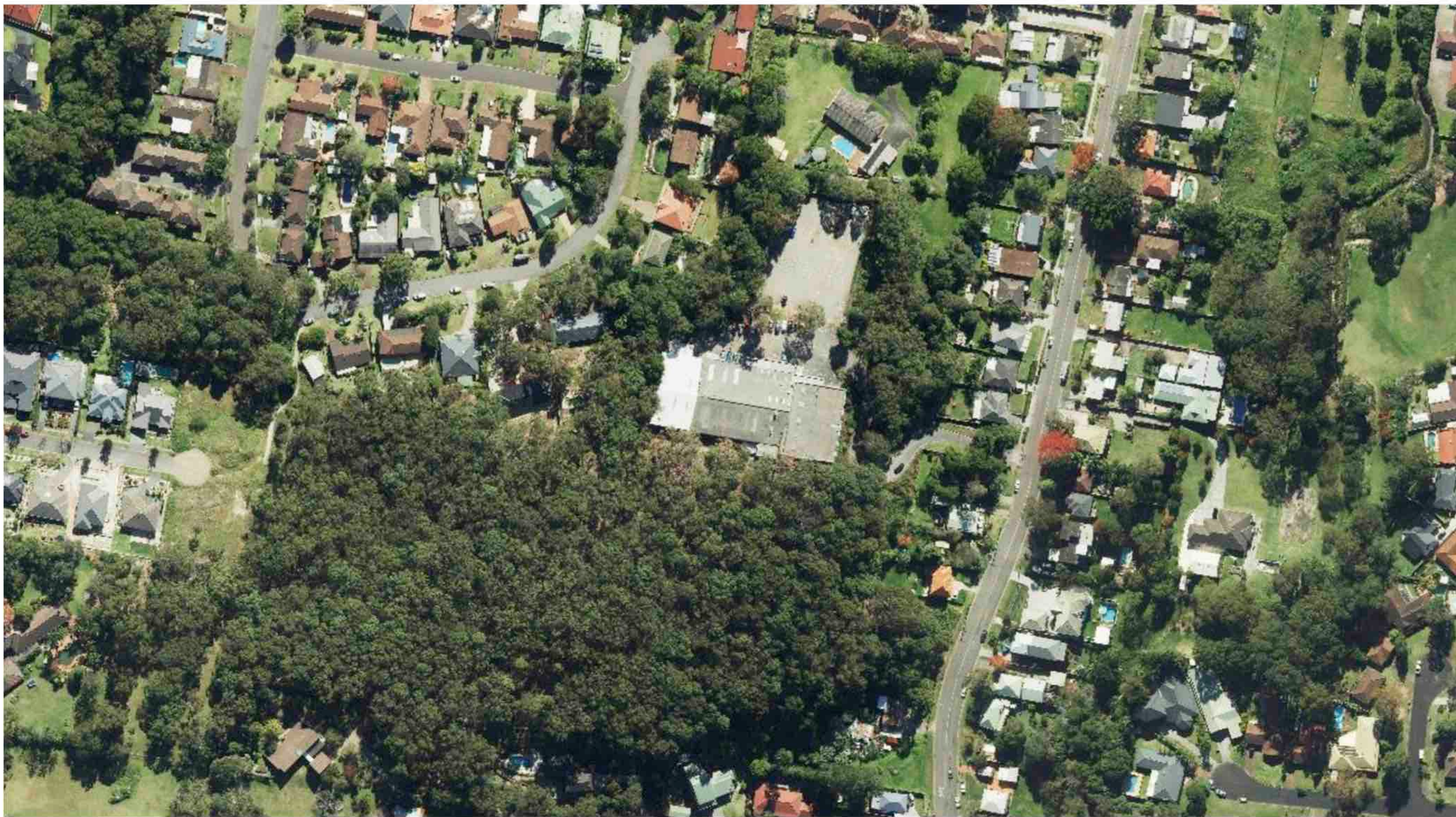
# AGED CARE FACILITY, ELMORE VALE

## LANDSCAPE DEVELOPMENT APPLICATION DOCUMENTATION (DA)

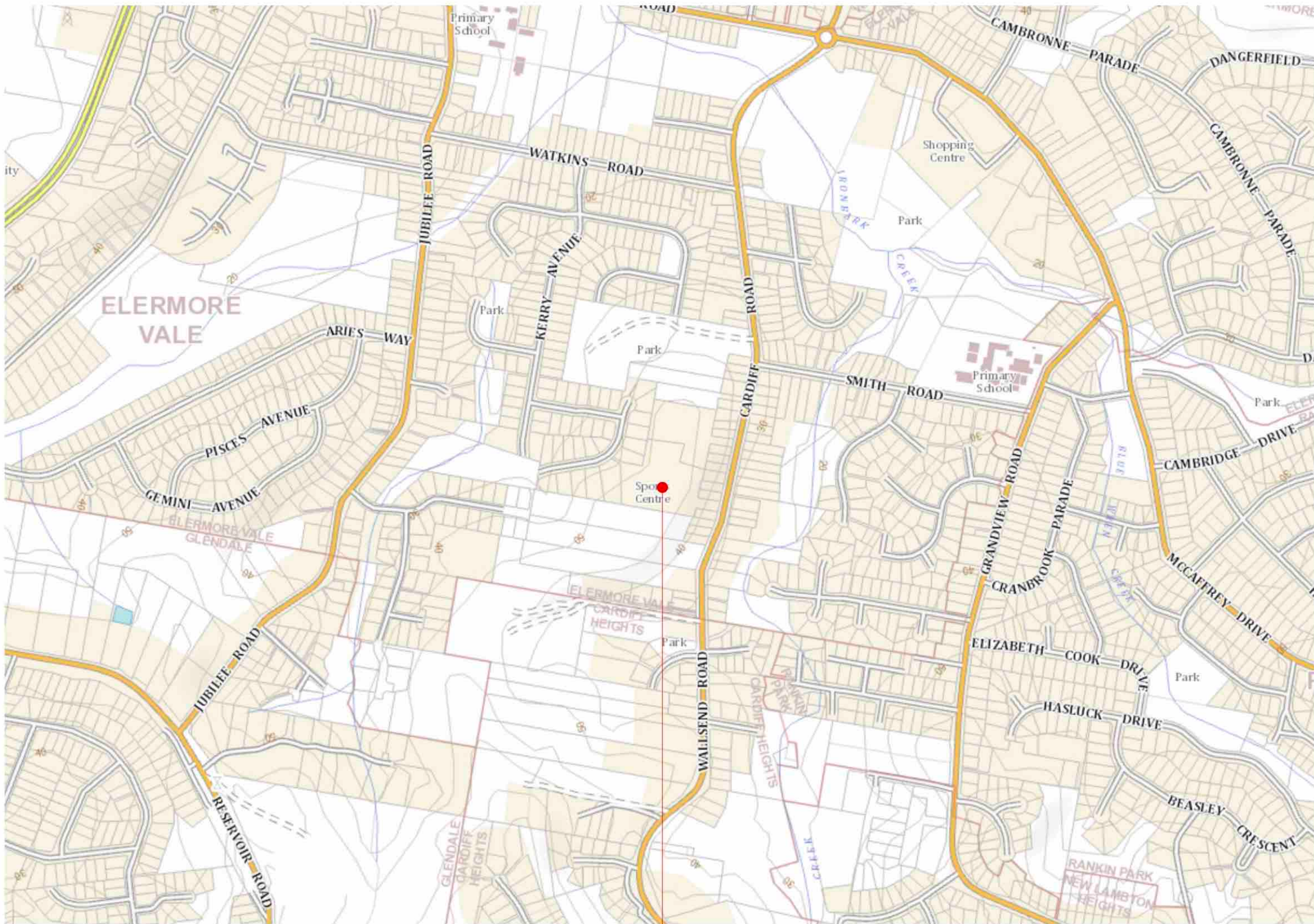
156 CARDIFF ROAD, ELMORE VALE, NSW

DRAWING SCHEDULE

| DWG NO. | DRAWING TITLE        | ISSUE | DATE     |
|---------|----------------------|-------|----------|
| LP01    | Cover Sheet          | C     | 28.01.16 |
| LP02    | Site Photography     | C     | 28.01.16 |
| LP03    | Site Analysis        | C     | 28.01.16 |
| LP04    | Landscape Masterplan | C     | 28.01.16 |
| LP05    | Dementia Courtyard   | C     | 28.01.16 |
| LP06    | Central Courtyard    | C     | 28.01.16 |
| LP07    | Southern Courtyard   | C     | 28.01.16 |
| LP08    | Theming & Montages   | C     | 28.01.16 |
| LP09    | Plant Schedule       | C     | 28.01.16 |



AERIAL PHOTOGRAPH SOURCE: SIXMAPS



SITE LOCATION SOURCE: SIXMAPS

THE SITE



Studio 1, 88 Fern Street | PO Box 111  
Islington NSW 2296  
Phone (02) 4965 3500 Fax (02) 4965 3555  
admin@moirlandscapearchitecture.com.au  
www.moirlandscapearchitecture.com.au

|       |          |                                      |
|-------|----------|--------------------------------------|
| REV A | 17.12.15 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
| REV B | 20.01.16 | TREE NUMBER ADJUSTMENTS              |
| REV C | 28.01.16 | LANDSCAPE MASTER PLAN FOR SUBMISSION |

|                                                    |  |                                |                    |                    |                   |                    |
|----------------------------------------------------|--|--------------------------------|--------------------|--------------------|-------------------|--------------------|
| PROJECT:<br><b>AGED CARE FACILITY, ELMORE VALE</b> |  | DRAWING:<br><b>COVER SHEET</b> |                    | DRAWN BY:<br>HT/ML | CHECKED BY:<br>DM | APPROVED BY:<br>DM |
| CLIENT:<br><b>REGIS GROUP</b>                      |  | STATUS:<br>FOR SUBMISSION      |                    | SCALE:<br>NTS      | REV:<br>C         |                    |
|                                                    |  | PROJECT NUMBER:<br>1265        | SHEET:<br>01 OF 09 | DATE:<br>28.01.16  | DRAWING:<br>LP01  |                    |



SITE PANORAMA A



SITE PANORAMA B



SITE PANORAMA C



SITE PANORAMA D

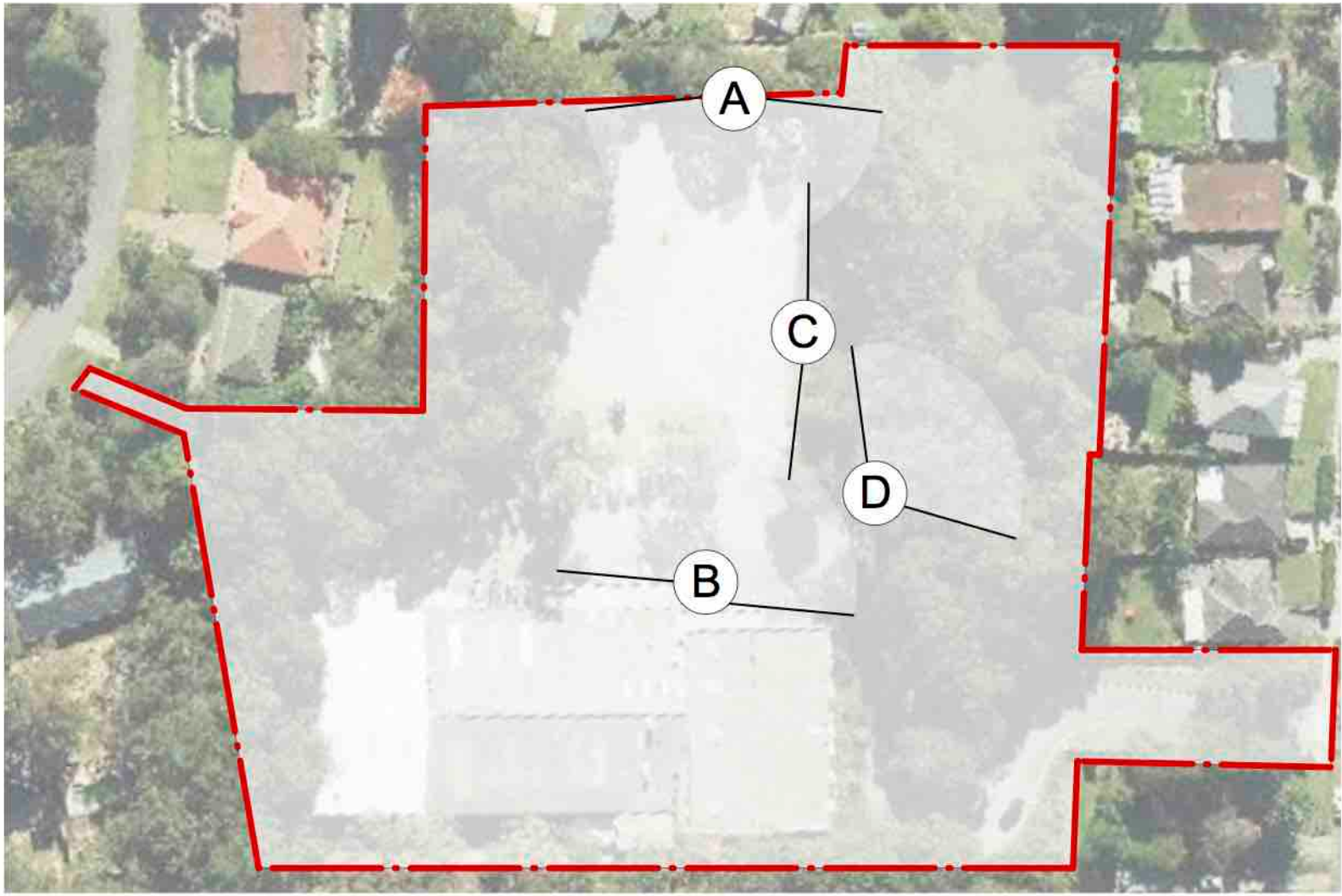


IMAGE LOCATOR





**LEGEND**

Extent of work

Existing site cross fall

Vehicular Access point

Pedestrian Access point

Major Road

Minor Road

Local Road

Existing trees

Existing contour lines

**LANDUSE:**The SiteExisting ResidentialExisting Open Space / Recreational

Studio 1, 88 Fern Street | PO Box 111  
Islington NSW 2296  
Phone (02) 4965 3500 Fax (02) 4965 3555  
admin@moirlandscapearchitecture.com.au  
www.moirlandscapearchitecture.com.au

|       |          |                                      |
|-------|----------|--------------------------------------|
| REV A | 17.12.15 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
| REV B | 20.01.16 | TREE NUMBER ADJUSTMENTS              |
| REV C | 28.01.16 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
|       |          |                                      |
|       |          |                                      |

|                                                    |                           |
|----------------------------------------------------|---------------------------|
| PROJECT:<br><b>AGED CARE FACILITY, ELMORE VALE</b> |                           |
| CLIENT:<br><b>REGIS GROUP</b>                      | STATUS:<br>FOR SUBMISSION |

|                                  |                    |
|----------------------------------|--------------------|
| DRAWING:<br><b>SITE ANALYSIS</b> |                    |
| PROJECT NUMBER:<br>1265          | SHEET:<br>03 OF 09 |

|                       |                   |                    |
|-----------------------|-------------------|--------------------|
| DRAWN BY:<br>HT/ML    | CHECKED BY:<br>DM | APPROVED BY:<br>DM |
| SCALE:<br>1:1000 @ A1 |                   | REV:<br>C          |
| DATE:<br>28.01.16     | DRAWING:<br>LP03  |                    |



LEGEND

- Site Boundary
- Proposed buildings
- Existing buildings
- Concrete footpath
- Drive way
- Sandstone Log Retaining wall
- Fencing
- Existing courtor
- Existing tree to be retained

TREES

- Acacia falcata* (Sickle Wattle)
- Acacia dealbata* (Silver Wattle)
- Angophora costata* (Sydney Red Gum)
- Citrus X limon* (Lemon Tree)
- Eucalyptus punctata* (Grey Gum)
- Lagerstroemia indica* (Crepe Myrtle)
- Phoenix canariensis* (Canary Palm)
- Pyrus calleryana* 'Chanticleer' (Flowering Pear)
- Tristaniopsis laurina* 'Luscious' (Water Gum)
- Waterhousea floribunda* (Weeping Lily Pilly)
- Hymenosporum flavum* (Native Frangipani)

SHRUBS

- Acmena smithii* 'Minor' (Dwarf Lily Pilly)
- Lavandula x intermedia* 'Grosso' (Lavender 'Grosso')
- Murraya paniculata* (Orange Blossom)
- Syzygium* 'Cascade' (Lilly Pilly Cascade)
- Westringia fruticosa* 'Jervis Gem' (Coastal Rosemary)

ACCENT PLANTS

- Cyathea cooperi* (Australian Tree Fern)
- Doryanthes excelsa* (Gymea Lily)
- Agapanthus orientalis* (Agapanthus)
- Cycas revoluta* (Cycad)
- Hymenocallis littoralis* (Spider Lilly)
- Philodendron* 'Xanadu' (Philodendron)
- Dichorisandra thrysiflora* (Blue Ginger)
- Asplenium nidus* (Bird's Nest Fern)
- Asplenium australasicum* (Crow's Nest Fern)
- Cyathea cooperi* (Australian Tree Fern)
- Cycas revoluta* (Cycad)

GROUNDCOVERS

- Grevillea poorinda* 'Royal Mantle' (Prostrate Grevillea)
- Liriope muscari* 'Evergreen Giant' (Evergreen Giant)
- Lomandra longifolia* (Spiny Headed Mat Rush)
- Myoporum parvifolium* (Creeping Boobialla)
- Scaevola albida* (Pale Fanflower)
- Trachelospermum jasminoides* 'Tricolour' (Star jasmin)

ARTIFICIAL TURF

- Artificial turf.

TURF

- Make good to any damage of existing turf grass or replace if necessary.

EXISTING VEGETATION TO BE RETAINED

- Vegetation to be protected and retained.

ENTRANCE FEATURE AVENUE

- Avenue of Canary Island Palms lining the road creates a distinct entrance character with an inviting presence to the street.

TOTAL TREES (OVER 40L) = 90



Studio 1, 88 Fern Street | PO Box 111  
Islington NSW 2296  
Phone (02) 4965 3500 Fax (02) 4965 3555  
admin@moirlandscapearchitecture.com.au  
www.moirlandscapearchitecture.com.au

|       |          |                                      |
|-------|----------|--------------------------------------|
| REV A | 17.12.15 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
| REV B | 20.01.16 | TREE NUMBER ADJUSTMENTS              |
| REV C | 28.01.16 | LANDSCAPE MASTER PLAN FOR SUBMISSION |

PROJECT: **AGED CARE FACILITY, ELMORE VALE**

CLIENT: **REGIS GROUP**

STATUS: **FOR SUBMISSION**

DRAWING: **LANDSCAPE MASTERPLAN**

PROJECT NUMBER: **1265**

SHEET: **04 OF 09**

DRAWN BY: **HT/ML** CHECKED BY: **DM** APPROVED BY: **DM**

SCALE: **1:300 @ A1** REV: **C**

DATE: **28.01.16** DRAWING: **LP04**

**BOUNDARY SCREEN PLANING**  
Shrub planting provides privacy screening to neighbouring residences.

**EGRESS PATH FOR WESTERN SIDE**  
Egress path for fire evacuation. Path will be separated from

**SEATING AREA**  
Shaded seating built into raised planter areas around the circuit enable rest and reflection space.

**RECOGNISABLE FEATURE**  
Sculpture creates an identifiable turning point in the path whilst stimulating touch and sight senses.

**VEGETABLE GARDEN**  
Vegetable garden enables community activity and engagement. The garden is separated by fence and gate from the rest of the courtyard.

**SCREEN PLANTING**  
Garden beds surrounding the courtyard support trees and shrubs to establish privacy screening for adjoining rooms whilst enabling solar access and views out.

**SMALL PERGOLA**  
Small pergola provides interactive and identifiable room.

**MAINTENANCE CLEARANCE ZONE**  
1m clear zone to proved ease of maintenance on building.

**DIFFERING GROUND SURFACE**  
Coloured concrete establishes a clear loop path.

**TURF**  
Open turfed areas create potential for both passive and organised recreation.

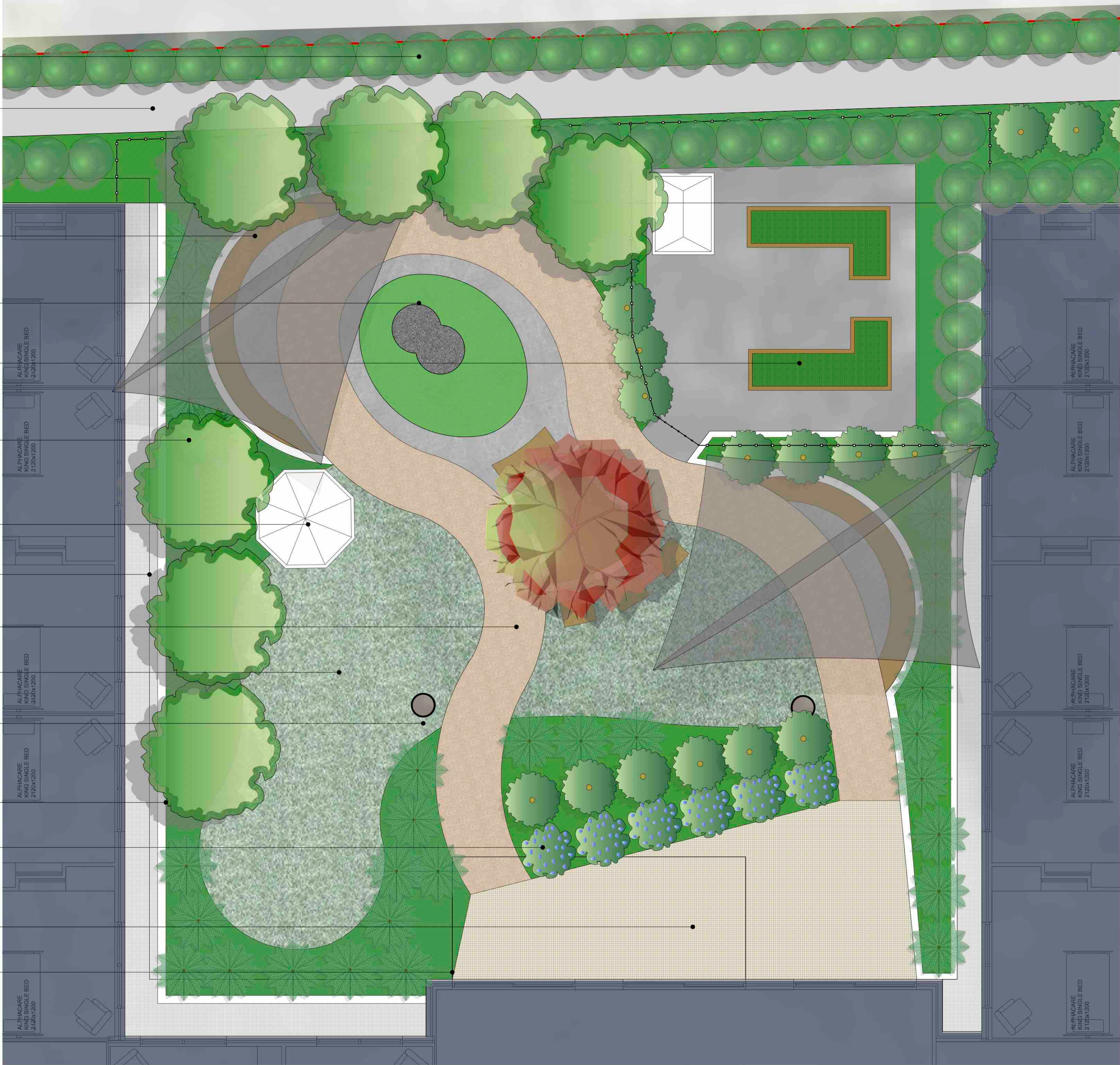
**RECOGNISABLE FEATURES**  
Bird baths / Sun dials help identify the beginning and end of circuit.

**SEMI RAISED PLANTER**  
Low raised planter with overflowing planting.

**FEATURE PLANTING**  
Feature planting (ie, Coastal Rosemary) stimulates senses of sight, touch and smell, further establishing a recognisable start and finish to the circuit.

**PAVED AREA**  
Shaded paved area for passive social activity.

**BALCONY ABOVE**  
Balcony above will provide shaded area to courtyard pavement.



**LEGEND**

- Site Boundary
- Proposed buildings
- Existing buildings
- Concrete footpath
- Drive way
- Sandstone Log Retaining wall
- Fencing
- Existing courtor
- Existing tree to be retained

**TREES**

- Angophora costata* (Sydney Red Gum)
- Citrus X limon* (Lemon Tree)
- Eucalyptus punctate* (Grey Gum)
- Pyrus calleryana* 'Chanticleer' (Flowering Pear)
- Waterhousea floribunda* (Weeping Lily Pilly)

**SHRUBS**

- Acmena smithii* 'Minor' (Dwarf Lily Pilly)
- Lavandula x intermedia* 'Grosso' (Lavender 'Grosso')
- Murraya paniculata* (Orange Blossom)
- Westringia fruticosa* 'Jervis Gem' (Coastal Rosemary)

**ACCENT PLANTS**

- Agapanthus orientallis* (Agapanthus)
- Hymenocallis littoralis* (Spider Lilly)
- Philodendron* 'Xanadu' (Philodendron)

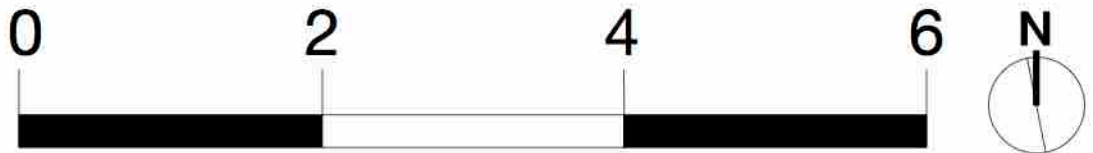
**GROUNDCOVERS**

- Liriope muscari* 'Evergreen Giant' (Evergreen Giant)
- Myoporum parvifolium* (Creeping Boobialla)
- Scaevola albida* (Pale Fanflower)
- Trachelospermum jasminoides* 'Tricolour' (Star jasmine)

**TURF**

- Turf lawn.

**TOTAL TREES (OVER 40L) = 8**



|       |          |                                      |
|-------|----------|--------------------------------------|
| REV A | 17.12.15 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
| REV B | 20.01.16 | TREE NUMBER ADJUSTMENTS              |
| REV C | 28.01.16 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
|       |          |                                      |
|       |          |                                      |

|                                                    |                           |
|----------------------------------------------------|---------------------------|
| PROJECT:<br><b>AGED CARE FACILITY, ELMORE VALE</b> |                           |
| CLIENT:<br><b>REGIS GROUP</b>                      | STATUS:<br>FOR SUBMISSION |

|                                       |                    |
|---------------------------------------|--------------------|
| DRAWING:<br><b>DEMENTIA COURTYARD</b> |                    |
| PROJECT NUMBER:<br>1265               | SHEET:<br>05 OF 09 |

|                     |                   |                    |
|---------------------|-------------------|--------------------|
| DRAWN BY:<br>HT/ML  | CHECKED BY:<br>DM | APPROVED BY:<br>DM |
| SCALE:<br>1:50 @ A1 |                   | REV:<br>C          |
| DATE:<br>28.01.16   |                   | DRAWING:<br>LP05   |

**RETAINED BUSHLAND**  
Existing bushland to be protected and retained.

**SCREEN PLANTING**  
Garden beds surrounding the courtyard support low shrubs and grasses to establish privacy screening for adjoining rooms.

**SUNKEN GARDEN**  
Atrium planting at basement level will be visible from above. Taller trees will grow up past ground floor level.

**FEATURE PLANTING**  
Feature planting of Palms shades courtyard whilst creating visual amenity.

**SEATING / ENTERTAINMENT AREA**  
Large shaded area can be used for entertaining or casual social activities.

**RETAINED BUSHLAND**  
Existing bushland to be protected and retained.

**ALFRESCO AREA**  
Alfresco area adjoining the cafe.

**FUNCTION SPACE**  
Potential function and entertainment space. Small performances, gatherings, etc.

**RAISED WOODEN PODIUM**  
Raised wooden platforms create recreation and seating opportunities

**PASSIVE RECREATIONAL SPACE**  
Artificial turf with raised wooden platforms / seating creates potential passive recreational space, particularly for visiting children.

**SANDSTONE BENCH+RAISED PLANTER**  
Sandstone bench with raised planter as backrest.

**PAVED AREA**  
Pavers to be in stalled to pathways and alfresco area.

**SCREEN PLANTING**  
Garden beds surrounding the courtyard support low shrubs and grasses to establish privacy screening for adjoining rooms.

- LEGEND**
  - Site Boundary
  - Proposed buildings
  - Existing buildings
  - Concrete footpath
  - Drive way
  - Sandstone Log Retaining wall
  - Fencing
  - Existing countor
  - Existing tree to be retained

- TREES**
  - Phoenix canariensis* (Canary Palm)
  - Hymenosporum flavum* (Native Frangipani)**SHRUBS**
  - Acmena smithii* 'Minor' (Dwarf Lily Pilly)
  - Syzygium* 'Cascade' (Lilly Pilly Cascade)
  - Westringia fruticosa* 'Jervis Gem' (Coastal Rosemary)

- ACCENT PLANTS**
  - Cyathea cooperi* (Australian Tree Fern)
  - Agapanthus orientallis* (Agapanthus)
  - Cycas revoluta* (Cycad)
  - Hymenocallis littoralis* (Spider Lilly)
  - Philodendron* 'Xanadu' (Philodendron)
  - Dichorisandra thrysiflora* (Blue Ginger)
  - Asplenium nidus* (Bird's Nest Fern)
  - Asplenium australasicum* (Crow's Nest Fern)
  - Cyathea cooperi* (Australian Tree Fern)

- GROUNDCOVERS**
  - Grevillea poorinda* 'Royal Mantle' (Prostrate Grevillea)
  - Liriope muscari* 'Evergreen Giant' (Evergreen Giant)
  - Myoporum parvifolium* (Creeping Boobialla)

- ARTIFICIAL TURF**
  - Artificial turf.**EXISTING VEGETATION TO BE RETAINED**
  - Vegetation to be protected and retained.

TOTAL TREES (OVER 40L) = 11

**SANDSTONE BENCH SEAT**  
Sandstone bench built into raised planter bed.



Studio 1, 88 Fern Street | PO Box 111  
Islington NSW 2296  
Phone (02) 4965 3500 Fax (02) 4965 3555  
admin@moirlandscapearchitecture.com.au  
www.moirlandscapearchitecture.com.au

|       |          |                                      |
|-------|----------|--------------------------------------|
| REV A | 17.12.15 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
| REV B | 20.01.16 | TREE NUMBER ADJUSTMENTS              |
| REV C | 28.01.16 | LANDSCAPE MASTER PLAN FOR SUBMISSION |

|                                                    |                           |                                      |                    |
|----------------------------------------------------|---------------------------|--------------------------------------|--------------------|
| PROJECT:<br><b>AGED CARE FACILITY, ELMORE VALE</b> |                           | DRAWING:<br><b>CENTRAL COURTYARD</b> |                    |
| CLIENT:<br><b>REGIS GROUP</b>                      | STATUS:<br>FOR SUBMISSION | PROJECT NUMBER:<br>1265              | SHEET:<br>06 OF 09 |

|                     |                   |                    |
|---------------------|-------------------|--------------------|
| DRAWN BY:<br>HT/ML  | CHECKED BY:<br>DM | APPROVED BY:<br>DM |
| SCALE:<br>1:50 @ A1 |                   | REV:<br>C          |
| DATE:<br>28.01.16   | DRAWING:<br>LP06  |                    |



**LEGEND**

Site Boundary

Proposed buildings

Existing buildings

Concrete footpath

Drive way

Sandstone Log Retaining wall

Fencing

-27.0-

Existing contour

Existing tree to be retained

**TREES**

*Acacia falcata* (Sickle Wattle )  
*Acacia dealbata* (Silver Wattle)  
*Lagerstroemia indica* (Crepe Myrtle)  
*Pyrus calleryana* 'Chanticleer' (Flowering Pear)  
*Tristaniopsis laurina* 'Luscious' (Water Gum)  
*Waterhousea floribunda* (Weeping Lily Pilly)

**SHRUBS**

*Acmena smithii* 'Minor' (Dwarf Lily Pilly)  
*Murraya paniculata* (Orange Blossom)  
*Syzygium* 'Cascade' (Lilly Pilly Cascade)  
*Westringia fruticosa* 'Jervis Gem' (Coastal Rosemary)

**ACCENT PLANTS**

*Cyathea cooperi* (Australian Tree Fern)  
*Cycas revoluta* (Cycad)  
*Hymenocallis littoralis* (Spider Lilly)  
*Cyathea cooperi* (Australian Tree Fern)

**GROUNDCOVERS**

*Grevillea poorinda* 'Royal Mantle' (Prostrate Grevillea)  
*Linope muscari* 'Evergreen Giant' (Evergreen Giant)  
*Myoporum parvifolium* (Creeping Boobialla)

**ARTIFICIAL TURF**

Artificial turf.

**TURF**Make good to any damage of existing turf grass or replace if necessary.

**TOTAL TREES (OVER 40L) = 20**

**PAVED SEATING / ENTERTAINMENT AREA**  
Large shaded area can be used for entertaining or casual social activities.

**1m ACCESS AND MAINTENANCE AREA**  
Low groundcover planting only, leaving 1m clear area surrounding building for access and maintenance.

**SCREEN PLANTING**  
Garden beds surrounding the courtyard support trees and shrubs to establish privacy screening for adjoining rooms.

**ARTIFICIAL TURF**  
Open artificial turfed areas create potential for both passive and organised recreation.

**PICNIC SHELTERS**  
Outdoor picnic shelters for small social gatherings and picnics.

**BIORETENTION**  
160sqm of bioretention capturing and treating water runoff from the carpark and surrounds to be planted with *Carex appressa* and *Poa libillardieri*.



Studio 1, 88 Fern Street | PO Box 111  
Islington NSW 2296  
Phone (02) 4965 3500 Fax (02) 4965 3555  
admin@moirlandscapearchitecture.com.au  
www.moirlandscapearchitecture.com.au

|       |          |                                      |
|-------|----------|--------------------------------------|
| REV A | 17.12.15 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
| REV B | 20.01.16 | TREE NUMBER ADJUSTMENTS              |
| REV C | 28.01.16 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
|       |          |                                      |
|       |          |                                      |
|       |          |                                      |

|                                                    |  |                                       |  |                         |                   |                    |
|----------------------------------------------------|--|---------------------------------------|--|-------------------------|-------------------|--------------------|
| PROJECT:<br><b>AGED CARE FACILITY, ELMORE VALE</b> |  | DRAWING:<br><b>SOUTHERN COURTYARD</b> |  | DRAWN BY:<br>HT/ML      | CHECKED BY:<br>DM | APPROVED BY:<br>DM |
| CLIENT:<br><b>REGIS GROUP</b>                      |  | STATUS:<br>FOR SUBMISSION             |  | PROJECT NUMBER:<br>1265 |                   | SHEET:<br>07 OF 09 |
|                                                    |  |                                       |  | SCALE:<br>1:50 @ A1     |                   | REV:<br>C          |
|                                                    |  |                                       |  | DATE:<br>28.01.16       |                   | DRAWING:<br>LP07   |



Studio 1, 88 Fern Street | PO Box 111  
Islington NSW 2296  
Phone (02) 4965 3500 Fax (02) 4965 3555  
admin@moirlandscapearchitecture.com.au  
www.moirlandscapearchitecture.com.au

|       |          |                                      |
|-------|----------|--------------------------------------|
| REV A | 17.12.15 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
| REV B | 20.01.16 | TREE NUMBER ADJUSTMENTS              |
| REV C | 28.01.16 | LANDSCAPE MASTER PLAN FOR SUBMISSION |
|       |          |                                      |
|       |          |                                      |

|                                                    |                                  |
|----------------------------------------------------|----------------------------------|
| PROJECT:<br><b>AGED CARE FACILITY, ELMORE VALE</b> |                                  |
| CLIENT:<br><b>REGIS GROUP</b>                      | STATUS:<br><b>FOR SUBMISSION</b> |

|                                           |                           |
|-------------------------------------------|---------------------------|
| DRAWING:<br><b>THEMING &amp; MONTAGES</b> |                           |
| PROJECT NUMBER:<br><b>1265</b>            | SHEET:<br><b>08 OF 09</b> |

|                           |                          |                           |
|---------------------------|--------------------------|---------------------------|
| DRAWN BY:<br><b>HT/ML</b> | CHECKED BY:<br><b>DM</b> | APPROVED BY:<br><b>DM</b> |
| SCALE:<br><b>NTS</b>      | REV:<br><b>C</b>         |                           |
| DATE:<br><b>28.01.16</b>  | DRAWING:<br><b>LP08</b>  |                           |

- PLANT SCHEDULE -

| Code:         | Botanical Name:                          | Common Name:          | Pot Size: | Spacing: |
|---------------|------------------------------------------|-----------------------|-----------|----------|
| <b>Trees:</b> |                                          |                       |           |          |
| ACA fal       | <i>Acacia falcata</i>                    | Sickle Wattle         | 75L       | As Shown |
| ACA dea       | <i>Acacia dealbata</i>                   | Silver Wattle         | 75L       | As Shown |
| ANG cos       | <i>Angophora costata</i>                 | Sydney Red Gum        | 75L       | As Shown |
| CIT lem       | <i>Citrus X limon</i>                    | Lemon Tree            | 45L       | As Shown |
| EUC pun       | <i>Eucalyptus punctate</i>               | Grey Gum              | 75L       | As Shown |
| HYM fla       | <i>Hymenosporum flavum</i>               | Native Frangipani     | 45L       | As Shown |
| PYR cal       | <i>Pyrus calleryana</i> 'Chanticleer'    | Flowering Pear        | 75L       | As Shown |
| MAG gra       | <i>Magnolia grandiflora</i> 'Little Gem' | Magnolia 'Little Gem' | 75L       | As Shown |
| LAG ind       | <i>Lagerstroemia indica</i> 'Tuscarora'  | Crepe Myrtle          | 75L       | As Shown |
| PHO can       | <i>Phoenix canariensis</i>               | Canary Palm           | 75L       | As Shown |
| TRI lau       | <i>Tristaniopsis laurina</i> 'Luscious'  | Water Gum             | 75L       | As Shown |

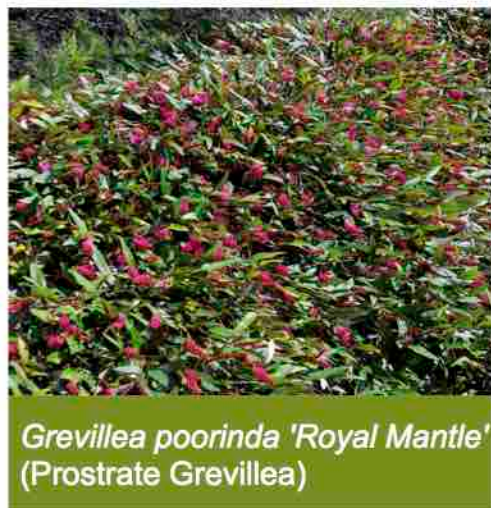
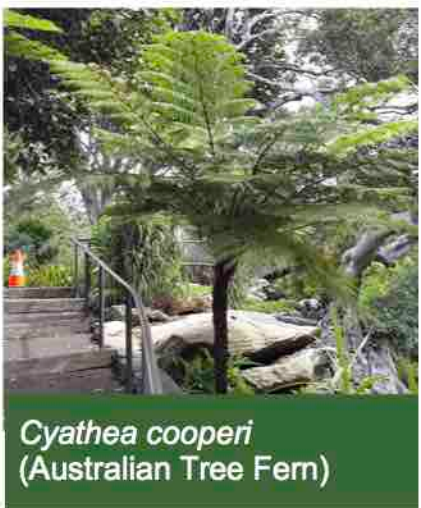
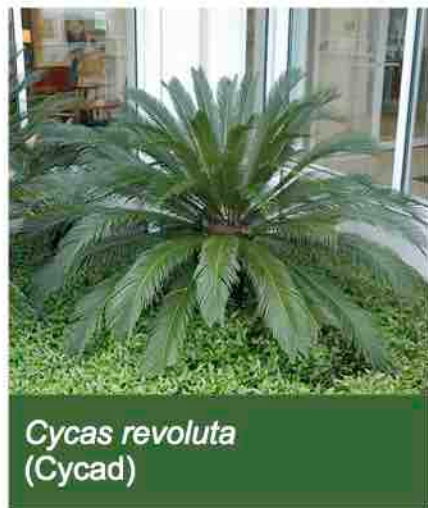
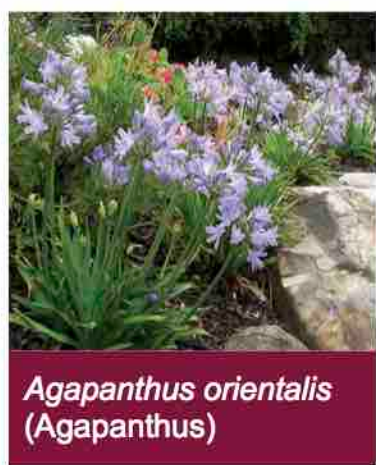
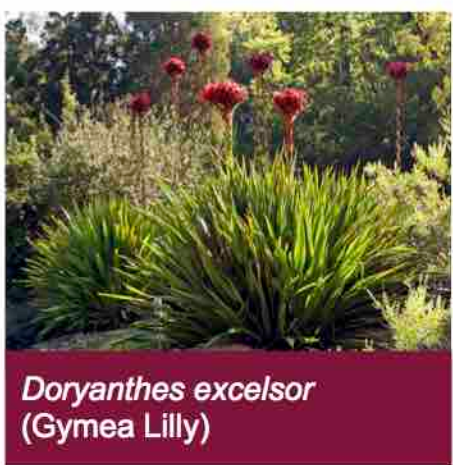
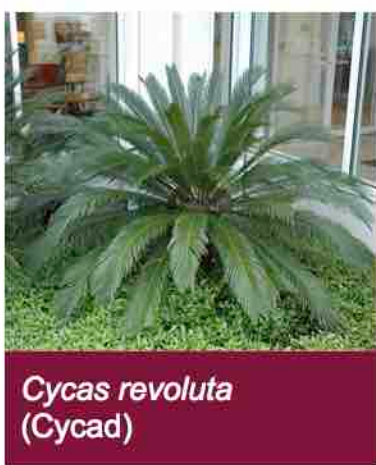
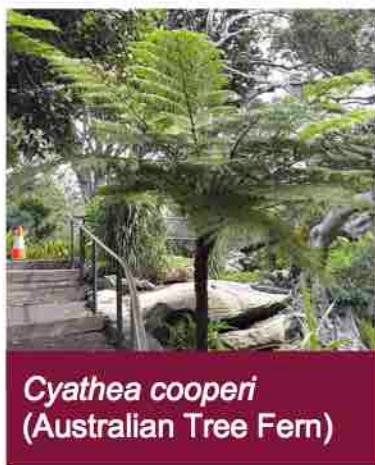
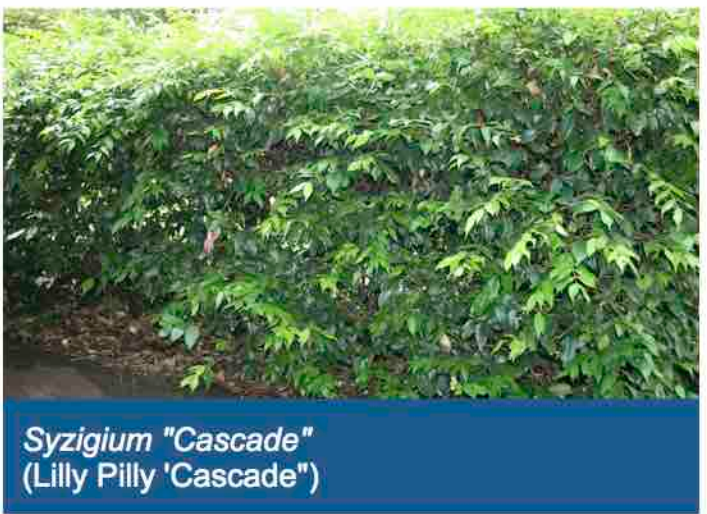
|                |                                          |                       |       |          |
|----------------|------------------------------------------|-----------------------|-------|----------|
| <b>Shrubs:</b> |                                          |                       |       |          |
| ACM smi        | <i>Acmena smithii</i> 'Firescreen'       | Lilly Pilly Cv.       | 200mm | As Shown |
| LAV int        | <i>Lavandula x intermedia</i> 'Grosso'   | Lavender 'Grosso'     | 200mm | As Shown |
| MUR pan        | <i>Murraya paniculata</i>                | Orange Blossom        | 200mm | As Shown |
| SYZ cas        | <i>Syzygium</i> 'Cascade'                | Lilly Pilly "Cascade" | 200mm | As Shown |
| WES jer        | <i>Westringia fruticosa</i> 'Jervis Gem' | Coastal Rosemary cv.  | 200mm | As Shown |

|                       |                                |                      |       |          |
|-----------------------|--------------------------------|----------------------|-------|----------|
| <b>Accent Plants:</b> |                                |                      |       |          |
| CYA coo               | <i>Cyathea cooperi</i>         | Australian Tree Fern | 200mm | As Shown |
| DOR exc               | <i>Doryanthes excelsa</i>      | Gynea Lily           | 200mm | 1/3m2    |
| AGA ori               | <i>Agapanthus orientallis</i>  | Agapanthus           | 200mm | 4/m2     |
| CYC rev               | <i>Cycas revoluta</i>          | Cycad                | 200mm | 1/m2     |
| HYM lit               | <i>Hymenocallis littoralis</i> | Spider Lilly         | 200mm | 4/m2     |
| PHI xan               | <i>Philodendron</i> 'Xanadu'   | Philodendron         | 200mm | 1/m2     |

|                                             |                                                |                          |       |      |
|---------------------------------------------|------------------------------------------------|--------------------------|-------|------|
| <b>Groundcovers &amp; Low Lying Plants:</b> |                                                |                          |       |      |
| GRE poo                                     | <i>Grevillea poorinda</i> 'Royal Mantle'       | Prostrate Grevillea      | 140mm | 1/m2 |
| LIR eve                                     | <i>Liriope muscari</i> 'Evergreen Giant'       | Evergreen Giant          | 140mm | 2/m2 |
| MYO por                                     | <i>Myoporum parvifolium</i>                    | Creeping Boobialla       | 140mm | 1/m2 |
| SCA alb                                     | <i>Scaevola albida</i>                         | Pale Fanflower           | 140mm | 4/m2 |
| TRA jat                                     | <i>Trachelospermum jasminoides</i> 'Tricolour' | Chinese star jasmine Cv. | 140mm | 2/m2 |

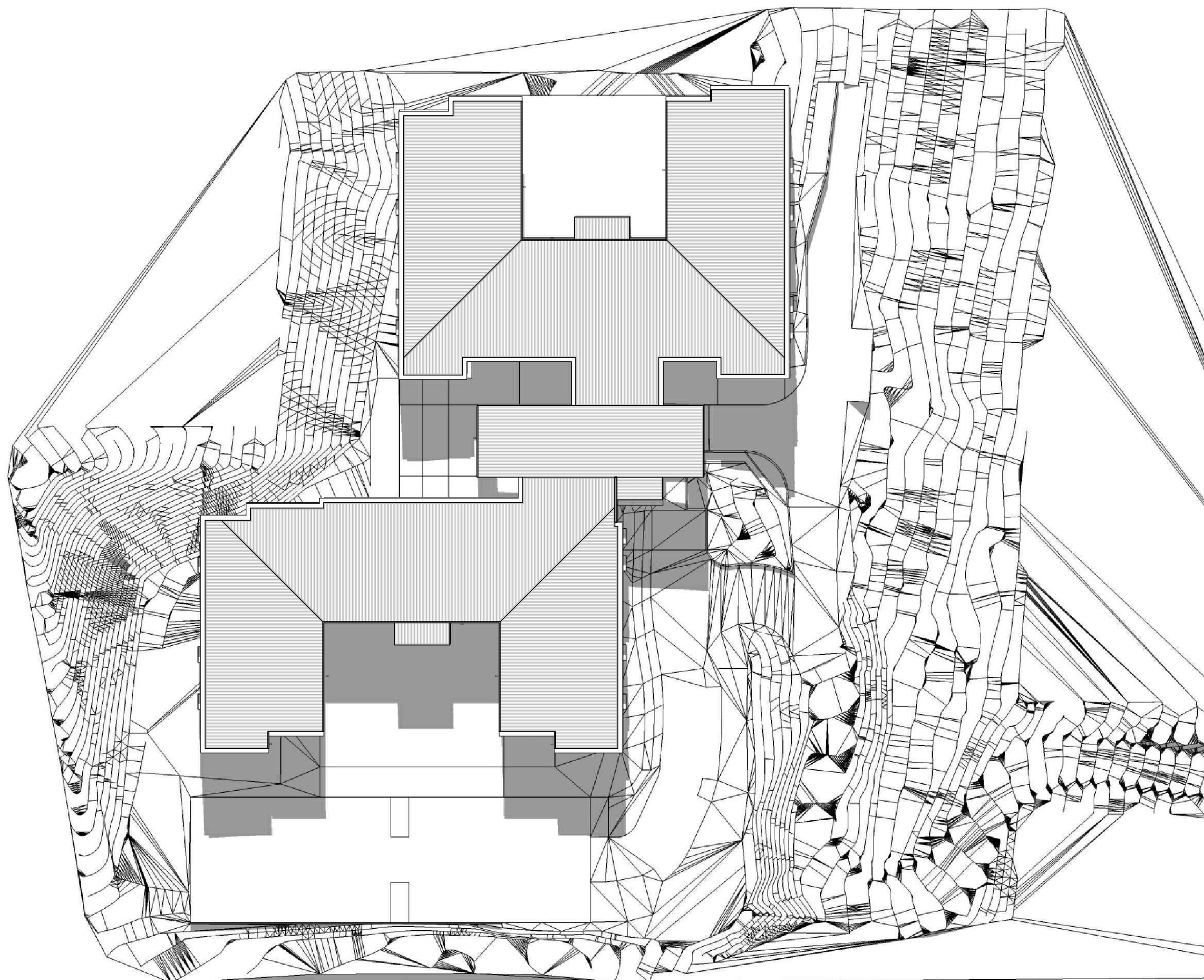
|                          |                                  |                      |       |      |
|--------------------------|----------------------------------|----------------------|-------|------|
| <b>Rainforest Shrubs</b> |                                  |                      |       |      |
| DIS thr                  | <i>Dichorisandra thrysiflora</i> | Blue Ginger          | 200mm | 1/m2 |
| ASP nid                  | <i>Asplenium nidus</i>           | Birds Nest Fern      | 200mm | 2/m2 |
| ASP aus                  | <i>Asplenium australasicum</i>   | Crows Nest Fern      | 200mm | 2/m2 |
| CYA coo                  | <i>Cyathea cooperi</i>           | Australian Tree Fern | 200mm | 1/m2 |
| CYC rev                  | <i>Cycas revoluta</i>            | Cycad                | 200mm | 1/m2 |

\*TOTAL TREES OVER 40L = 90





1 SUN STUDY - 9am  
- 21 JUNE - WINTER SOLSTICE



2 SUN STUDY - 12 NOON  
- 21 JUNE - WINTER SOLSTICE



3 SUN STUDY - 3pm  
- 21 JUNE - WINTER SOLSTICE



AMENDMENTS

| ISSUE | DESCRIPTION                   | APPROVED | SIGNED | DATE       |
|-------|-------------------------------|----------|--------|------------|
| P1    | PRE-DA ISSUE                  | RW       |        | 22-12-2015 |
| P2    | COMMUNITY CONSULTATION REVIEW | RW       |        | 27-01-2016 |
| A     | DEVELOPMENT APPLICATION       | RW       |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION

DIRECTOR

PROJECT ARCHITECT

LEAD CONSULTANT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [stuart.griville@rpsgroup.com.au](mailto:stuart.griville@rpsgroup.com.au)

TRAFFIC AND ACCESS ENGINEERING  
Better Transport Futures  
PO BOX 114, NEW LAMBTON NSW 2305  
T: (02) 4956 3500 F: (02) 4956 3555  
E: [mwaugh@bettertransport.com.au](mailto:mwaugh@bettertransport.com.au)

GEOTECHNICAL ENGINEERING  
Douglas Partners  
15 CALLISTEMON CLOSE, WARABROOK NSW 2310  
T: (02) 4887 8500 F: (02) 4860 8901  
E: [Scott.McFarlane@douglaspartners.com.au](mailto:Scott.McFarlane@douglaspartners.com.au)

LANDSCAPE ARCHITECTURE  
Moir Landscape Architecture  
PO BOX 111, ISLINGTON NSW 2286  
T: (02) 4956 3500 F: (02) 4956 3555  
E: [david@moirlandscapearchitecture.com.au](mailto:david@moirlandscapearchitecture.com.au)

ARCHITECT  
Tattersall Lander  
PO BOX 580, RAYMOND TERRACE NSW 2324  
T: (02) 4887 1500 F: (02) 4887 1733  
E: [ben@tatl.com.au](mailto:ben@tatl.com.au)

CIVIL ENGINEERING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [mathew.watson@rpsgroup.com.au](mailto:mathew.watson@rpsgroup.com.au)

SURVEYING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [jason.pollock@rpsgroup.com.au](mailto:jason.pollock@rpsgroup.com.au)

QUANTITY SURVEYING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [todd.cornett@rpsgroup.com.au](mailto:todd.cornett@rpsgroup.com.au)

FIRE ENGINEERING  
Innova Services Pty Ltd  
PO BOX 1154, HAYMARKET NSW 1240  
T: 1300 88 22 62 M: 0409 887 929  
E: [jason@innovaservices.com.au](mailto:jason@innovaservices.com.au)

SEWER AND WATER MAIN DESIGN  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [ian.murphy@rpsgroup.com.au](mailto:ian.murphy@rpsgroup.com.au)

BUSHFIRE THREAT ASSESSMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [stuart.griville@rpsgroup.com.au](mailto:stuart.griville@rpsgroup.com.au)

SOCIAL IMPACT ASSESSMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [louise.bochner@rpsgroup.com.au](mailto:louise.bochner@rpsgroup.com.au)

STORMWATER MANAGEMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [mathew.watson@rpsgroup.com.au](mailto:mathew.watson@rpsgroup.com.au)

ACOUSTIC ENGINEERING  
Spectrum Acoustics Pty Ltd  
1 ROATH STREET, CARDIFF NSW 2285  
T: (02) 4954 2275 F: (02) 4954 2257  
E: [neil@spectrumacoustics.com.au](mailto:neil@spectrumacoustics.com.au)

RIA CONSULTATION / PRINCIPAL CERTIFYING AUTHORITY  
Blackett Maguire & Goldsmith  
PO BOX 167, BROADWAY NSW 2007  
T: (02) 9211 7777 F: (02) 9211 7774  
E: [david@blacketmaguire.com.au](mailto:david@blacketmaguire.com.au)

HYDRAULIC ENGINEERING  
Acor Consultants Pty Ltd  
LEVEL 1, 24 FALCON STREET, CROWS NEST NSW 2085  
T: (02) 9438 5995 F: (02) 9438 5396  
E: [Nsoden@acor.com.au](mailto:Nsoden@acor.com.au)

CLIENT

REGIS AGED CARE  
1300 998 100

OVER SHADOWING PLANS

| DATE           | SCALE @ B1  | DRAWN |
|----------------|-------------|-------|
| DECEMBER 2015  | 1:500       | DH    |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 2015096        | DA11        | A     |

PROJECT

REGIS AGED CARE  
156 CARDIFF ROAD  
ELERMORE VALE

Jackson Teece Architecture  
744 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4969 5199 F 61 2 4969 6177  
E [newcastle@jacksonteece.com](mailto:newcastle@jacksonteece.com)  
Jackson Teece Charismatic Wills Pty Ltd  
Trading as Jackson Teece  
ABN 12 469 827 991  
Nominated Architect (in Broder (4275))

JACKSON TEECE



| ISSUE | DESCRIPTION             | APPROVED | SIGNED | DATE       |
|-------|-------------------------|----------|--------|------------|
| P1    | ISSUED FOR COORDINATION | RW       |        | 08-12-2015 |
| P2    | PRE-DA ISSUE            | RW       |        | 22-12-2015 |
| P3    | COMUNITY CONSULTATION   | RW       |        | 21-01-2016 |
| A     | DEVELOPMENT APPLICATION | RW       |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING CONSTRUCTION. CONSULT THE REGULATORY AUTHORITY FOR ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION

*[Signature]*  
DIRECTOR

*[Signature]*  
PROJECT ARCHITECT

LEGAL CONSULTANT  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4981 6794  
E: steve.griffith@rpsgroup.com.au

TRAFFIC AND ACCESS ENGINEERING  
Better Transport Futures  
PO BOX 114 HAMILTON NSW 2305  
T: (02) 4981 7713  
E: mae@bettertransport.com.au

GEOTECHNICAL ENGINEERING  
Douglas Partners  
74 CULLISTON CLOSE WARRABROOK NSW 2310  
T: (02) 4981 8800 F: (02) 4981 8600  
E: Scott.McFarlane@douglaspartners.com.au

LANDSCAPE ARCHITECTURE  
Moir Landscape Architecture  
PO BOX 111 HAMILTON NSW 2303  
T: (02) 4946 3300 F: (02) 4981 3355  
E: david@moirlandscapearchitecture.com.au

ARBOREST  
Tattersall Lander  
PO BOX 200 RAYMOND TERRACE NSW 2334  
T: (02) 4981 5500 F: (02) 4981 5733  
E: lan@tattersall.com.au

COASTAL ENGINEERING  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4981 6794  
E: matthew.watson@rpsgroup.com.au

SURVEYING  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4981 6794  
E: jason.parker@rpsgroup.com.au

QUANTITY SURVEYING  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4981 6794  
E: tobie.conrath@rpsgroup.com.au

PILE ENGINEERING  
Innova Services Pty Ltd  
PO BOX 678 HAMILTON NSW 2305  
T: (02) 4946 4208 F: (02) 4981 6794  
E: jason@innovaservices.com.au

SEWER AND WATER MAIN DESIGN  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4981 6794  
E: ian.murphy@rpsgroup.com.au

ASBESTOS RISK ASSESSMENT  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4981 6794  
E: steve.griffith@rpsgroup.com.au

SOCIAL IMPACT ASSESSMENT  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4981 6794  
E: louisa.boonhoe@rpsgroup.com.au

STORMWATER MANAGEMENT  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4981 6794  
E: matthew.watson@rpsgroup.com.au

ACOUSTIC ENGINEERING  
Spectrum Acoustics Pty Ltd  
1 SOUTH STREET, CHARLES STREE NSW 2305  
T: (02) 4946 2278 F: (02) 4946 2287  
E: jason@spectrumacoustics.com.au

BCA CONSULTATION / PRINCIPAL CERTIFYING AUTHORITY  
Blackett Maguire & Goldsmith  
PO BOX 107 HERNDON NSW 2307  
T: (02) 4946 2278 F: (02) 4946 2287  
E: david@blackettmaguire.com.au

AGRICULTURAL ENGINEERING  
ACOR Consultants Pty Ltd  
LEVEL 1, BALALON STREET, CROWS NEST NSW 2085  
T: (02) 9438 6988 F: (02) 9438 6398  
E: Neeraj@acor.com.au

CLIENT  
REGIS AGED CARE  
1300 998 100  
**SITE PLAN**

DATE  
DECEMBER 2015

PROJECT NUMBER  
**2015096**

PROJECT  
REGIS AGED CARE  
156 CARDIFF ROAD  
ELMORE VALE

SCALE @ A0  
1:200

DRAWN  
CT

ISSUE  
**A**

Jackson Teece Architecture  
734 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4995 3199 F 61 2 4995 6177  
E: jteece@jacksonteece.com  
Jackson Teece is a registered company in New South Wales  
Trading as Jackson Teece  
Sustainable Architecture and Interiors (Pty) Ltd

**JACKSON TEECE**



| AMENDMENTS |                         |    | APPROVED | SIGNED | DATE       |
|------------|-------------------------|----|----------|--------|------------|
| P1         | PRELIMINARY             | RW |          |        | 22-12-2015 |
| P2         | COMMUNITY CONSULTATION  | RW |          |        | 27-01-2016 |
| A          | DEVELOPMENT APPLICATION | RW |          |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING CONSTRUCTION. CONSULT THE INSULATION MEASUREMENT MEASUREMENT OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

DIRECTOR PROJECT ARCHITECT

LEAD DESIGNER  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: steve.griffiths@rpsgroup.com.au

TRAFFIC AND ACCESS ENGINEERING  
Better Transport Futures  
PO BOX 115 LAMINGTON NSW 2305  
T: (02) 4946 4208 F: (02) 4951 6794  
E: murray@bettertransport.com.au

GEOTECHNICAL ENGINEERING  
Douglas Partners  
PO BOX 115 LAMINGTON NSW 2305  
T: (02) 4946 4208 F: (02) 4951 6794  
E: Scott.McFarlane@douglaspartners.com.au

LANDSCAPE ARCHITECTURE  
Moir Landscape Architecture  
PO BOX 111 LAMINGTON NSW 2305  
T: (02) 4946 4208 F: (02) 4951 6794  
E: david@moirlandscape.com.au

ARBORESTRY  
Tallentire Lander  
PO BOX 280 RAYMOND TERRACE NSW 2334  
T: (02) 4951 6794 F: (02) 4951 6794  
E: lan@tallentire.com.au

SOIL ENGINEERING  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: matthew.watson@rpsgroup.com.au

SURVEYING  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: jason.parker@rpsgroup.com.au

QUANTITY SURVEYING  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: tobie.cornhill@rpsgroup.com.au

POLE ENGINEERING  
Innova Services Pty Ltd  
PO BOX 178 LAMINGTON NSW 2305  
T: (02) 4946 4208 F: (02) 4951 6794  
E: jason@innovaservices.com.au

SEWER AND WATER MAIN DESIGN  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: ian.murphy@rpsgroup.com.au

ENVIRONMENTAL ASSESSMENT  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: steve.griffiths@rpsgroup.com.au

SOCIAL IMPACT ASSESSMENT  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: louise.bonhoeffer@rpsgroup.com.au

STORMWATER MANAGEMENT  
RPS Group  
PO BOX 428 HAMILTON NSW 2303  
T: (02) 4946 4208 F: (02) 4951 6794  
E: matthew.watson@rpsgroup.com.au

ACOUSTIC ENGINEERING  
Spectrum Acoustics Pty Ltd  
PO BOX 107 BIRKENHEAD NSW 2057  
T: (02) 8511 7777 F: (02) 8511 7774  
E: david@blacketmaguire.com.au

BCA CONSULTANT / PRINCIPAL CERTIFYING AUTHORITY  
Blackett Maguire & Goldsmith  
PO BOX 107 BIRKENHEAD NSW 2057  
T: (02) 8511 7777 F: (02) 8511 7774  
E: david@blacketmaguire.com.au

ACOUSTIC ENGINEERING  
Acoustic Consultants Pty Ltd  
PO BOX 107 BIRKENHEAD NSW 2057  
T: (02) 8511 7777 F: (02) 8511 7774  
E: david@blacketmaguire.com.au

CLIENT  
REGIS AGED CARE  
1300 998 100

DETAIL SURVEY

DATE  
DECEMBER 2015

SCALE @ A0  
1:200

DRAWN  
CT

PROJECT NUMBER  
2015096

DRAWING No.  
DA02

ISSUE  
A

PROJECT  
REGIS AGED CARE  
156 CARDIFF ROAD  
ELMORE VALE

Jackson Teece Architecture  
734 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4999 3199 F 61 2 4999 6177  
E: newcastle@jacksonteece.com  
Jackson Teece Architecture  
734 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4999 3199 F 61 2 4999 6177  
E: newcastle@jacksonteece.com

JACKSON TEECE

NOTE: ENTIRE SITE PART OF NEWCASTLE DISTRICT MINE SUBSIDENCE DISTRICT.



| AMENDMENTS |                         | APPROVED | SIGNED | DATE       |
|------------|-------------------------|----------|--------|------------|
| ISSUE      | DESCRIPTION             |          |        |            |
| P1         | PRE-DA ISSUE            | RW       |        | 22-12-2015 |
| P2         | COMMUNITY CONSULTATION  | RW       |        | 27-01-2016 |
| A          | DEVELOPMENT APPLICATION | RW       |        | 28-01-2016 |

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR DEVELOPMENT APPLICATION

 DIRECTOR

 PROJECT ARCHITECT

LEAD CONSULTANT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [stuart.griville@rpsgroup.com.au](mailto:stuart.griville@rpsgroup.com.au)

TRAFFIC AND ACCESS ENGINEERING  
Better Transport Futures  
PO BOX 114, NEW LAMBTON NSW 2305  
T: (02) 4965 3500 F: (02) 4965 3555  
E: [mawugh@bettertransport.com.au](mailto:mawugh@bettertransport.com.au)

GEOTECHNICAL ENGINEERING  
Douglas Partners  
15 CALLISTEMON CLOSE, WARABROOK NSW 2310  
T: (02) 4940 9000 F: (02) 4961 9001  
E: [Scott.McFarlane@douglaspartners.com.au](mailto:Scott.McFarlane@douglaspartners.com.au)

LANDSCAPE ARCHITECTURE  
Moir Landscape Architecture  
PO BOX 111, ISLINGTON NSW 2286  
T: (02) 4965 3500 F: (02) 4965 3555  
E: [david@moirlandscapearchitecture.com.au](mailto:david@moirlandscapearchitecture.com.au)

ARCHITECT  
Tattersall Lander  
PO BOX 580, RAYMOND TERRACE NSW 2324  
T: (02) 4987 1500 F: (02) 4987 1733  
E: [ben@talland.com.au](mailto:ben@talland.com.au)

CIVIL ENGINEERING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [mathew.watson@rpsgroup.com.au](mailto:mathew.watson@rpsgroup.com.au)

SURVEYING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [jason.pollock@rpsgroup.com.au](mailto:jason.pollock@rpsgroup.com.au)

QUANTITY SURVEYING  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [todd.cornett@rpsgroup.com.au](mailto:todd.cornett@rpsgroup.com.au)

FIRE ENGINEERING  
Innova Services Pty Ltd  
PO BOX 1154, LAMINGTON NSW 1240  
T: 1300 88 22 62 M: 0409 887 929  
E: [jason@innovaservices.com.au](mailto:jason@innovaservices.com.au)

SEWER AND WATER MAIN DESIGN  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [ian.murphy@rpsgroup.com.au](mailto:ian.murphy@rpsgroup.com.au)

BUSHFIRE THREAT ASSESSMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [louise.boucher@rpsgroup.com.au](mailto:louise.boucher@rpsgroup.com.au)

SOCIAL IMPACT ASSESSMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [louise.boucher@rpsgroup.com.au](mailto:louise.boucher@rpsgroup.com.au)

STORMWATER MANAGEMENT  
RPS Group  
PO BOX 428, HAMILTON NSW 2303  
T: (02) 4940 4200 F: (02) 4961 6794  
E: [mathew.watson@rpsgroup.com.au](mailto:mathew.watson@rpsgroup.com.au)

ACOUSTIC ENGINEERING  
Spectrum Acoustics Pty Ltd  
1 ROATH STREET, CARDIFF NSW 2285  
T: (02) 4964 2270 F: (02) 4964 2255  
E: [nell@spectrumacoustics.com.au](mailto:nell@spectrumacoustics.com.au)

BDA CONSULTATION / PRINCIPAL CERTIFYING AUTHORITY  
Blackett Maguire & Goldsmith  
PO BOX 167, BROADWAY NSW 2007  
T: (02) 9111 7777 F: (02) 9111 7774  
E: [david@blackettmaguire.com.au](mailto:david@blackettmaguire.com.au)

HYDRAULIC ENGINEERING  
Acor Consultants Pty Ltd  
LEVEL 1, 24 FALCON STREET, CROWS NEST NSW 2085  
T: (02) 9438 5095 F: (02) 9438 5396  
E: [Nsoden@acor.com.au](mailto:Nsoden@acor.com.au)

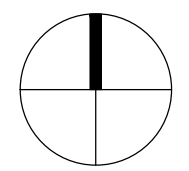
CLIENT  
REGIS AGED CARE  
1300 998 100

SITE ANALYSIS PLAN

|                |             |       |
|----------------|-------------|-------|
| DATE           | SCALE @ B1  | DRAWN |
| NOVEMBER 2015  | 1:500       | DH    |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 2015096        | DA01        | A     |

PROJECT  
REGIS AGED CARE  
156 CARDIFF ROAD  
ELERMORE VALE

Jackson Teece Architecture  
744 Hunter Street  
Newcastle West New South Wales 2302 Australia  
T 61 2 4969 5193 F 61 2 4969 6177  
E [newcastle@jacksonteece.com](mailto:newcastle@jacksonteece.com)  
Jackson Teece Chesterman Wills Pty Ltd  
Trading as Jackson Teece  
ABN 12 461 847 395  
Nominated Architect (in Broder (4275))



JACKSON TEECE

