WARNERS BAY - BUPA AGED CARE
VISUAL ASSESSMENT REPORT

FOR BUPA

1ST JULY 2016

ISSUE C

GROUPGSA

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VISUAL ASSESSMENT REPORT

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FEBRUARY 2016

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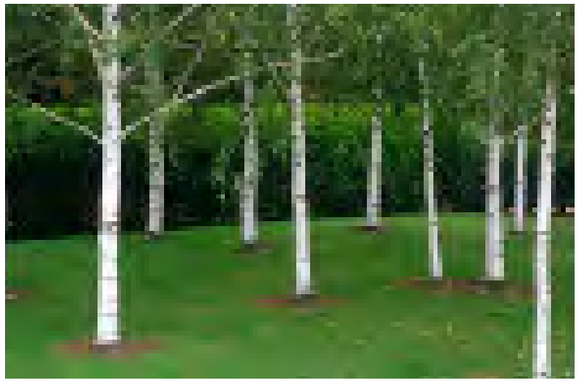

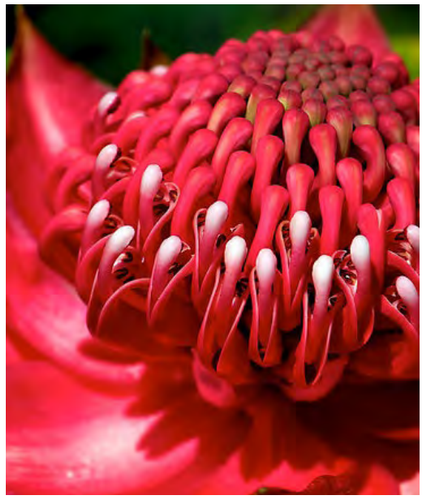

EXECUTIVE SUMMARY

THE DEVELOPMENT

The primary goal of this report is to assess the landscape and visual impact for the proposed BUPA Aged Care Development at Warners Bay Road, Warners Bay. BUPA have commissioned Group GSA to prepare the visual assessment report identifying key viewpoints from the surrounding residential development and analysing the impact of each of these.

The landscape and visual assessment report accompanies the landscape masterplan report and landscape plans submitted as part of the development application for the aged care facility to Lake Macquarie City Council. The landscape and visual assessment has been prepared to comply with the requirements of Lake Macquarie City Council's DCP and the Scenic Management Guidelines (LMCC, 2013) which states that "seniors living developments and hospitals with more than 30 beds" require such an assessment.

1.0
INTRODUCTION & METHOD

1.1 INTRODUCTION

1.1.1 INTRODUCTION

The Lake Macquarie City Council (LMCC) Scenic Management Guidelines (LMCC, 2013) states the following;

"landscape and visual impact assessment measures and assesses potential landscape and visual effects or impacts"…….

The Landscape Institute and the Institute of Environmental Management and Assessment (LIIEMA, 2002) define these two effects as:

"Landscape effects derive from changes to the physical landscape, which may give rise to changes in its character and how it is experienced. This may in turn affect the perceived value ascribed to the landscape." (LIIEMA, 2002)

"Visual effects relate to the changes that arise from the composition of available views as a result of changes to the landscape, to people's response to the changes, and to the overall effects with respect to visual amenity." (LIIEMA, 2002)

A landscape and visual impact assessment is concerned with both of these effects or impacts.

Site survey work was carried out on Wednesday the 27th January. The weather was fine, humid but overcast for the majority of the day. The survey was carried out in accordance with the LMCC Scenic Management Guidelines (LMCC, 2013). The report documents field survey/photographic analysis, assesses potential future impacts and provides recommendations.

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1.1.2 OBJECTIVES

1. To define the relative importance of the site in terms of its scenic management zone and landscape setting as defined by the LMCC Scenic Management Guidelines (LMCC, 2013)
2. To describe the existing scenic and landscape values of the site
3. To identify local & regional viewpoints which may be impacted by site development
4. To determine the likely visual impacts the development will have on the surrounding environment
5. To make recommendations for the mitigation on any likely impacts on the existing area.

1.2 METHODOLOGY

1.2.1 METHODOLOGY

The method adopted to carry out the visual assessment is structured on the approach outlined in the LMCC Scenic Management Guidelines (LMCC, 2013) for relevance, consistency and ease of interpretation.

The methodology can be best described in diagram, refer figure 1.1 and as set out as follows:

1. Define the landscape and visual context
2. Describe the site and type of development relative to the scenic management guidelines.
3. Identify visibility and related visual sensitivity of landscape and viewpoints
4. Describe and assess likely visual change through viewpoint analysis and graphic illustrations
5. Make recommendations and summarise landscape and visual impacts.

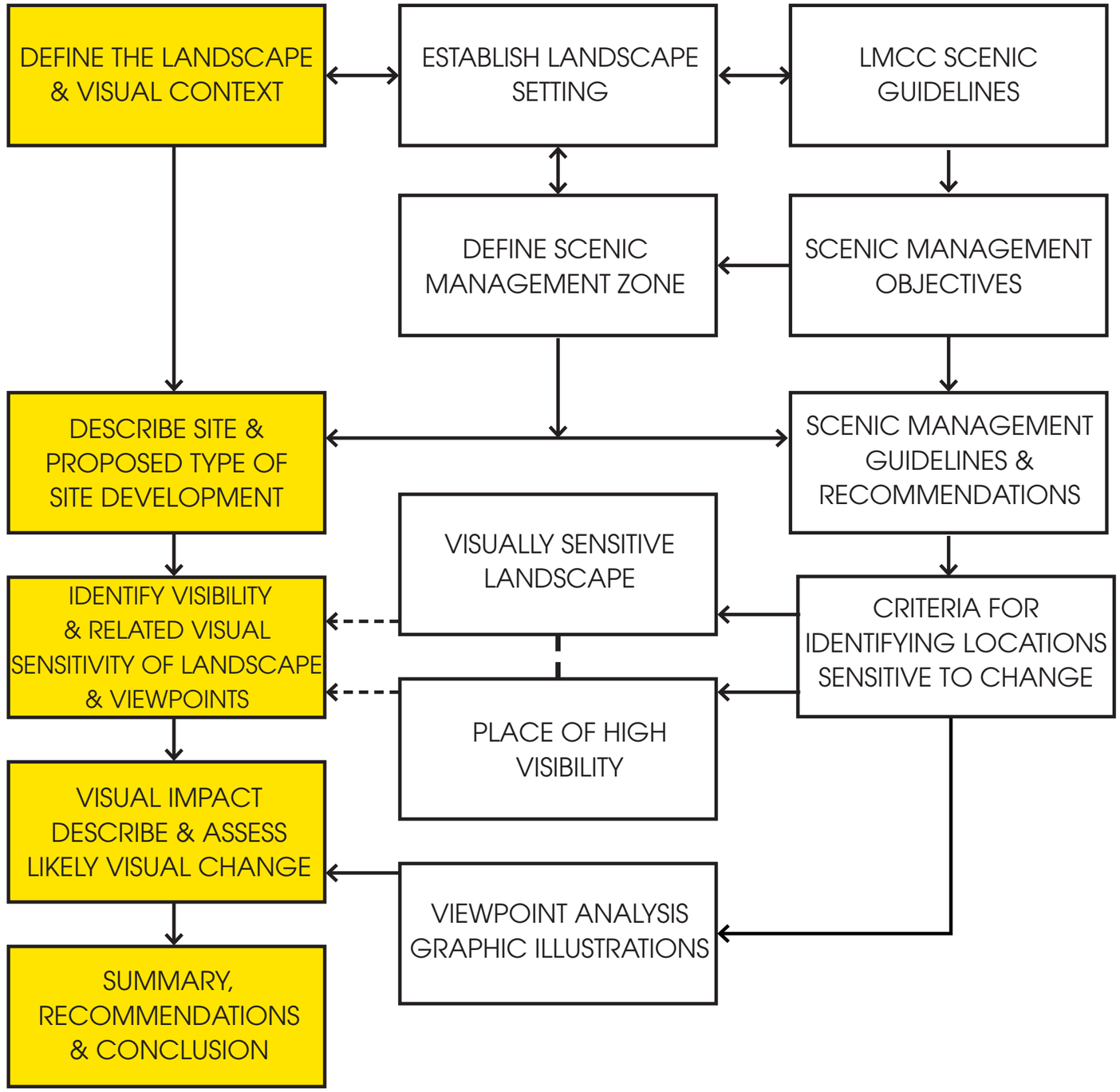

FIGURE 1.1 – METHODOLOGY FLOW CHART

2.0 SITE DEVELOPMENT

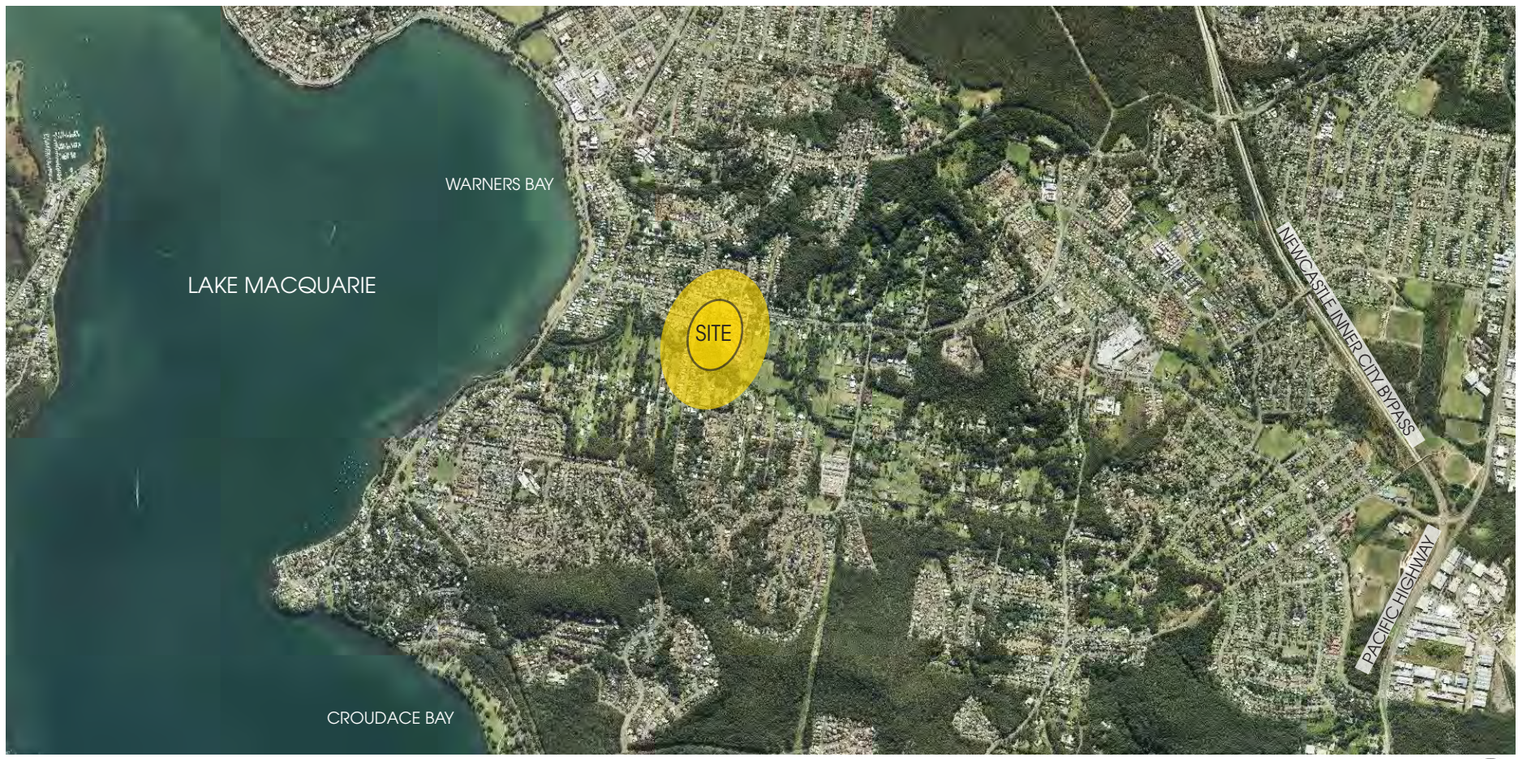

FIGURE 2.1 – REGIONAL CONTEXT PLAN

2.1 REGIONAL CONTEXT

The Warners Bay BUPA Aged Care Facility occurs within the Lake Macquarie local government region, within the scenic lakeside suburb of Warners Bay. Warner's Bay itself is part of the broader expanse of coastal waters known as Lake Macquarie. The lake lies approximately 15 km's south of Newcastle.

The suburb of Warners Bay is a distinct coastal village on the foreshore of the lake and is a popular destination for holidaymakers and caters for a wide range of recreational activities both onshore and offshore. It supports a population of over 7,000 and includes a local high school. Approximately 34% of the local population are aged 55 and over.

Warners Bay enjoys excellent road connections to Newcastle to the north and the M1 to the west, via the Newcastle Inner City By-Pass (A37). The A37 allows for easy access to both the M1 and Newcastle. Newcastle is within a convenient travelling distance of 15km. Likewise, it is possible to connect to the M1 (and beyond to Sydney) within 20 minutes.

Warners Bay is also well serviced by regular buses. A major bus route occurs along Warners Bay Road, where the proposed development is located.

2.2 SITE DESCRIPTION

The site is less than 1km from the shores of Lake Macquarie and approximately 1.4 km from the village of Warners Bay. It is situated within a broad, low-lying valley characterised by residential development ranging from rural alotments to traditional low density housing.

It is immediately bounded by 11 residential properties on its western boundary, South Creek and associated riparian corridor on its southern boundary and Lymington Village, an age-exclusive independent living development (on its eastern boundary). Directly across the road occur other residential properties, some of which address the street.

The site falls gently from Warner Bay Road frontage towards the rear of the site (from North to South) draining towards South Creek along the rear property boundary. The site is largely cleared, comprising of exotic grasses. There are a few mature remnant trees, both exotic and native scattered throughout the site. An open stormwater swale occurs on the eastern site border. The South Creek and associated riparian corridor forms a vegetated backdrop along its southern border. The creek flows into Lake Macquarie.

Due to its northerly orientation, the site benefits from good solar access. Prevailing winds come from a south westerly direction.

Since it occurs in a relatively low-lying area of the visual catchment, outward views from the site are limited and localised to the immediate surrounds with no opportunities for views to the lake nearby.

FIGURE 2.2 – EXISTING SITE IMAGE 1 – VIEW TO EXISTING SITE

FIGURE 2.3 – EXISTING SITE IMAGE 2 – WARNERS BAY RD FRONTAGE

FIGURE 2.4 – EXISTING SITE IMAGE 3 – VIEW TO EXISTING SITE

FIGURE 2.5 – EXISTING SITE IMAGE 4 – SOUTH CREEK CORRIDOR

FIGURE 2.6 – KEY PLAN

FIGURE 2.7 – SITE LOCATION PLAN

3.3 PROPOSED SITE DEVELOPMENT

It is proposed by BUPA to develop the site as an aged care facility which will comprise of the following:

- 144 rooms including dementia care
- Two storey development
- Associated outdoor private & communal areas
- Vehicular access including covered drop-off zone and separate servicing
- Carpark for approximately 30 cars
- Healthcare aligned rooms

The proposed design (Figure 2.8 – Proposed Site Development Plan) can be found in the Appendix as items 7.1 and and 7.2.

PROPOSED SITE DEVELOPMENT

FIGURE 2.8 – PROPOSED SITE DEVELOPMENT PLAN

3.0
SCENIC MANAGEMENT & VISUAL SENSITIVITY

3.1 SCENIC MANAGEMENT

2.1.1 SCENIC MANAGEMENT

In terms of establishing a scenic management guideline for this type of development in this particular landscape setting and scenic management zone, the Scenic Management Guideline (LMCC, 2013) specifically states:

TOURIST ACCOMMODATION, ECO-TOURISM AND SENIORS LIVING

Issue: Scenic impact from such development

Visual impacts often result from inappropriate siting, scale and design of these types of development.

3.1.2 SCENIC MANAGEMENT RECOMMENDATION

Design measures to reduce visual impact:

> In rural areas, roadside trees and other roadside vegetation should be retained to maintain the rural character of the road landscape, with weed management where needed;
> Any proposed development is of a scale, character and colour that is compatible with the surrounding setting;
> Ensure internal site planning includes adequate provision of trees, shade, gardens and other measures to provide a high quality amenity for users; and
> Development near the coastal edge or lake foreshore, or on ridgelines or near primary transport corridors, establishes building setbacks sufficient to allow for landscape screening of the development and filtered views consistent with the relevant Scenic Management Zone.

The above recommendations give a clear direction to the development proponent in terms of measures to mitigate visual impacts.

3.2 VISIBILITY CHANGE

2.2.1 VISIBILITY CHANGE

There are two types of visually sensitive locations:

+ Visually-sensitive landscapes (the actual area of the landscape that can be potentially affected by change); and
+ Places with a high visibility (those locations that are sensitive to visual change due to visibility).

In accordance with Table 3: Criteria for identifying places with potentially a high or moderate visibility and visual sensitivity (LMCC, 2013), the site does not fit the criteria since it;

> Is not in a popular area
> Is not seen from the lake or foreshore (more than 500 metres away from edge)
> Is not visible from coastal edge (more than 500 metres away from edge)
> Does not occupy a visually prominent ridgeline or foothill
> Is not included in the Warners Bay town centre plan and associated view corridors
> Is not visible from public outlooks
> Is not in close proximity to Landscape Settings and Significant Natural Landscape Features Map.
> Is not in proximity to a railway corridor
> Does not occur within 300 metres of a main road (The Esplanade)

Subsequently, the site is neither highly or moderately sensitive to change when considering whether it is a visually sensitive landscape or a place of high visibility. Overall, it is therefore considered low in this rating.

3.3 LANDSCAPE AND VISUAL CONTEXT

3.3.1 LANDSCAPE AND VISUAL CONTEXT

In relation to the Scenic Management Guidelines (LMCC, 2013), the site sits within the Landscape Setting Unit of Warners Bay, which has an overall scenic quality rating of moderate. Warners Bay is described as a bayside residential area with the major road, The Esplanade, hugging the lake foreshore, with a small commercial/ retail town centre facing the lake. The viewing level is considered high, due to the exposed, highly visible location of the suburb on the foreshore edge. Further away from the town centre, there are industrial areas interspersed with residential development.

In a landscape context, the proposed development site occurs approximately 900 metres east of the lake foreshore within the valley floor of the local South Creek sub-catchment. Due to topography, the site is not visually connected to the lake and does not enjoy lake views.

The local topography varies, ranging from a broad valley floor with South Creek and its associated vegetated riparian corridor at its base. Low lying, low density residential development and rural alotments occur within the valley floor with smaller residential lots occurring along elevated, sloping ground and along local ridgelines. The residential development is interspersed with substantial pockets of mature bushland creating a landscape character which limits expansive views and contributes to a more intimate local landscape.

3.3.2 SCENIC MANAGEMENT OBJECTIVES

Scenic management focuses on six key objectives:

1. Protect vegetated ridgelines and upper slopes
2. Retain green breaks between urban areas
3. Protect important natural features
4. Ensure the built environment does not dominate natural landscape qualities in non-urban areas
5. New development to achieve a balance between the character of both the built and natural environment
6. Protect and enhance attractive views from highly visible viewpoints

3.3.3 SCENIC MANAGEMENT GUIDELINES

The Scenic Management Zone as described by LMCC relates common existing & desired future character types of each landscape setting. In the case of the local context, the site sits within Warners Bay, defined as Zone 5; grouping together landscape settings which have a high degree of settlement and occur on the lake. Broadly speaking, the existing character of this zone strongly correlates to its lake foreshore location. It is intended that the desirable future character reflects this unique setting, ensuring physical and visual connections to Lake Macquarie are preserved and enhanced.

4.0
VISUAL IMPACT

4.1 VISUAL IMPACT

It is also necessary to look more closely at the visual impact of the proposed development on the surrounding landscape by examining its visibility from prominent viewpoints. These viewpoints have been selected to test the overall impact of the development (Refer Figure 4.1) and have included the following locations:

> Location 1 - Corner of Warners Bay Rd & The Esplanade
> Location 2 - Warners Bay Rd opp. site (In front 55 Warners Bay road)
> Location 3 - Corner of Warners Bay Rd & Johnathan St
> Location 4 - Corner of Warners Bay Rd & Delma Pde
> Location 5 - In front of 83 Warners Bay Rd, east of Coronation St
> Location 6 - Corner of Johnathan Street & Mills St
> Location 7 - Lisa Ave (between no 5 Lisa Ave & no 7 Lisa Ave)
> Location 8 - Cherry Rd (between no 17 Cherry Rd & no 19 Cherry Rd)
> Location 9 - Corner of Alpha Cl and Vermay Cl

The visual analysis of each viewpoint contains a photograph of the existing view and a photograph of the proposed view by utilising a 3D building "mass" modelled into the landscape. This was considered the most accurate way to determine the level of landscape and visual impact.

The viewpoints were taken from surrounding roads and public footpaths at varying heights and proximity to the site including immediate views from across the road to views from surrounding ridgelines or high points. In some instances, viewpoint locations, although high, did not reveal any portion of the site due to existing bushland or residential development in the foreground. Descriptions of each visual analysis and impact are included on individual viewpoint sheets.

The level of landscape and visual impact are described as follows (in adherence with recommended terminology indicated within the Scenic Management Guidelines (LMCC, 2013)):

TABLE 4.1 – VISUAL IMPACT DECRIPTIONS

CATEGORY	DESCRIPTION
None	No part of the proposal, or work or activity associated with it, is discernible
Negligible	Only a very small part of the proposal is discernible and/or is at such a distance that it is scarcely appreciated, therefore have very little effect on the scene
Minor	The proposal constitutes only a minor component of the wider view, which might be missed by the casual observer. Awareness of the proposal would not have a marked effect on the overall quality of the scene
Moderate	The proposal may form a visible and recognisable new element within the overall scene that affects and changes its overall character
Severe	The proposal forms a significant and immediately apparent part of the scene that affects and changes its overall character
Devastating	The proposal becomes the dominant feature of the scene to which other elements become subordinate, and significantly affects and changes the character

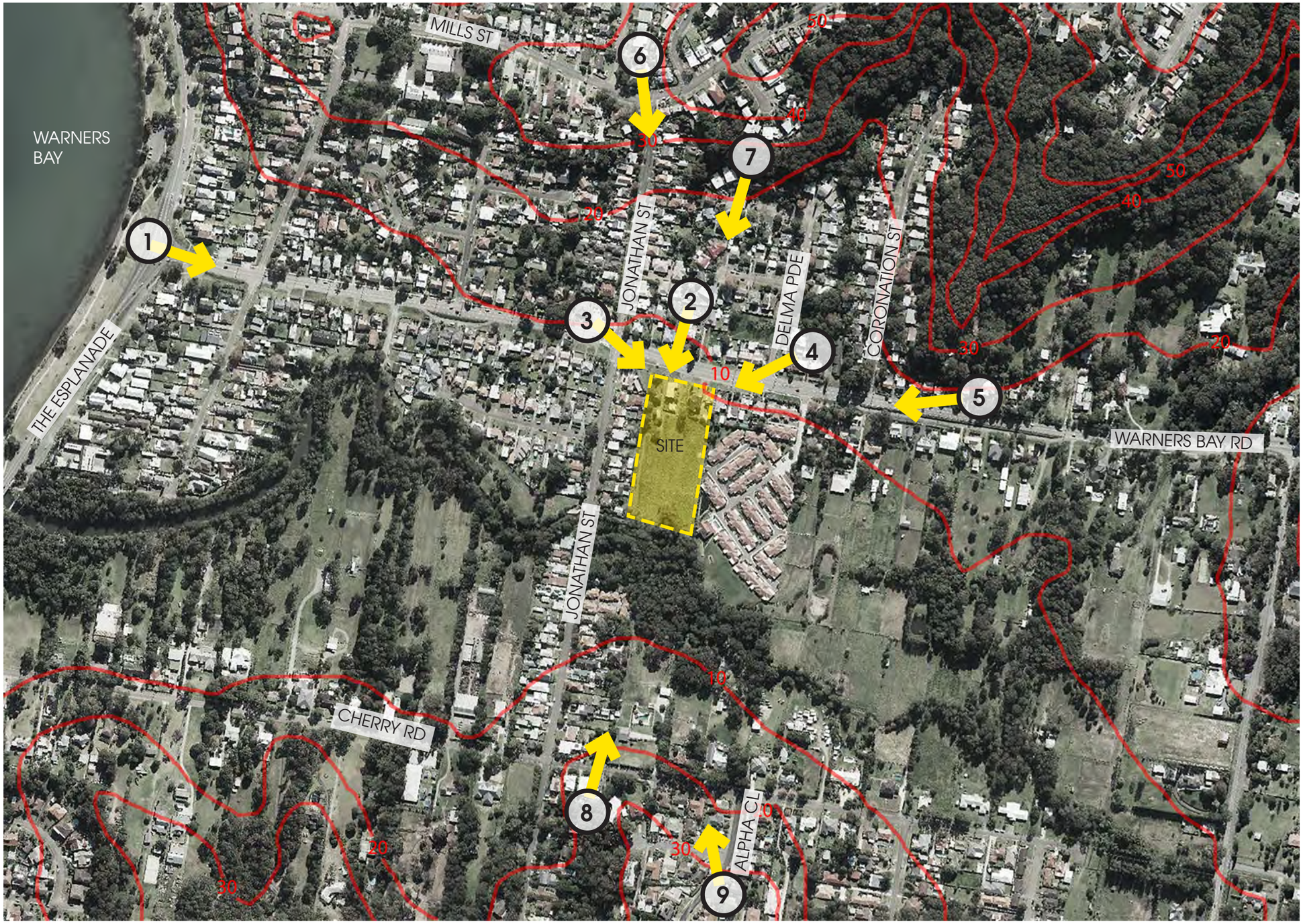

FIGURE 4.1 – VISUAL VIEWPOINT PLAN

4.2 VIEWPOINT ANALYSIS

4.2.1 VIEWPOINT ANALYSIS LOCATION 1
CORNER OF WARNERS BAY RD AND THE ESPLANADE

DESCRIPTION OF CURRENT VIEW

The photograph was taken from the intersection of Warners Bay Rd and The Esplanade looking in an easterly direction towards the site. The photo indicates a broad road reserve, with bus bays and parking accommodated at various points and a largely informal edge. Single and double storey residential development occurs along both sides of the road and is substantially setback, with fencing, mature gardens and trees along its frontage. The backdrop is vegetated.

DESCRIPTION OF PROPOSED VIEW

From this viewpoint the proposed development would not be visible. This is due to the topography with a minor undulation in the road obscuring any potential view to the proposal. In addition, distance, existing residential development and vegetation along Warners Bay Rd also block any possible views.

VIEWPOINT RANGE

Foreground 300 m – 1km

LEVEL OF IMPACT

None

FIGURE 4.2 - VISUAL VIEWPOINT LOCATION 1 PLAN

FIGURE 4.3 - VISUAL VIEWPOINT LOCATION 1 EXISTING SITE CONDITIONS

FIGURE 4.4 - VISUAL VIEWPOINT LOCATION 1 PROPOSED DESIGN

VIEWPOINT ANALYSIS

4.2.2 VIEWPOINT ANALYSIS LOCATION 2 WARNERS BAY RD OPPOSITE SITE (IN FRONT OF 55 WARNERS BAY RD)

DESCRIPTION OF CURRENT VIEW

The photograph was taken in front of 55 Warners Bay Rd south towards the proposed site development, including main building entrance. This photograph indicates the existing streetscape which the development will address. The streetscape consists of a mixture of single and double storey residential development, with a generous setback to the road.

DESCRIPTION OF PROPOSED VIEW

From this view point, the proposed development will be setback substantially from the street front. The articulated built form, helps to reduce building "mass" when addressing the street, however proposed signage, parts of the carpark and front of the building would be visible. Proposed street trees and shrubs will be used to provide adequate screening and shade to carpark areas to further reduce visual impact. The landscape treatment will also give a sense of scale appropriate to the building, highlight the entry and create a "green" address consistent with surrounding properties. This design approach will reduce the visual impact of the development, providing good visual integration with the existing streetscape.

In accordance with the rating system, the visual impact would be considered severe since the development will substantially impact on the streetfront from this particular viewpoint. However, through the combination of building setback, articulated built form and proposed landscape, every reasonable measure to mitigate any adverse effects has been applied.

In terms of context, it is also worth noting the properties immediately opposite the site do not always directly address the road, and therefore the development. Some have high fencing to this boundary while corner lots address alternative streets.

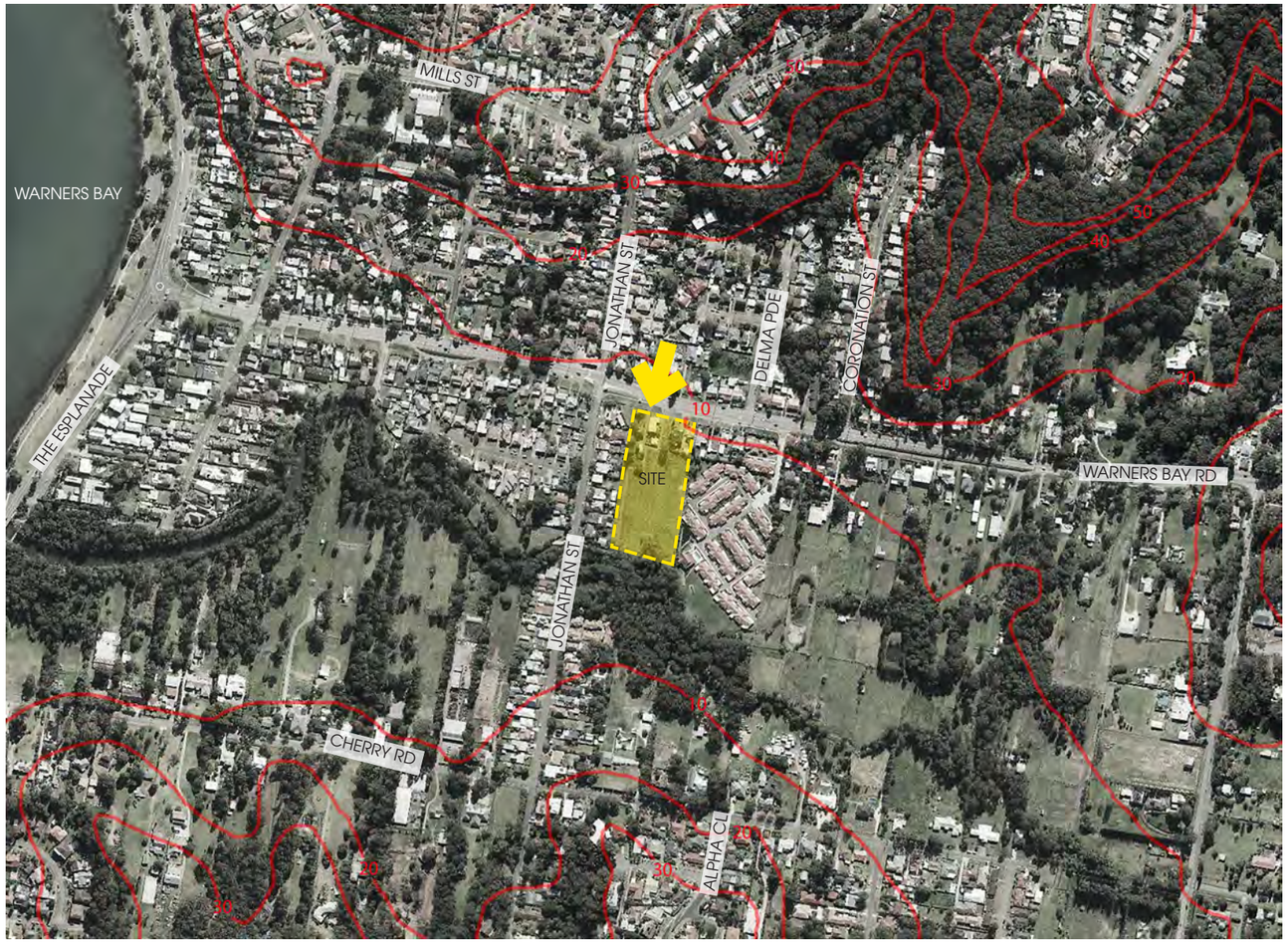

FIGURE 4.5 - VISUAL VIEWPOINT LOCATION 2 PLAN

VIEWPOINT RANGE

Close Foreground < 300m

LEVEL OF IMPACT

Severe. Refer to adjacent 'DESCRIPTION OF PROPOSED VIEW' regarding mitigation.

FIGURE 4.6 - VISUAL VIEWPOINT LOCATION 2 EXISTING SITE CONDITIONS

FIGURE 4.7 - VISUAL VIEWPOINT LOCATION 2 PROPOSED DESIGN

VIEWPOINT ANALYSIS

4.2.3 VIEWPOINT ANALYSIS LOCATION 3 CORNER OF WARNERS BAY RD AND JONATHAN ST

DESCRIPTION OF CURRENT VIEW

The photograph was taken from the corner of Warners Bay Rd and Jonathan Street looking south east towards the proposed development. It is similar to viewpoint 2, but further away from the site. The broad, informal verge, power lines and mature existing vegetation dominate this viewpoint. This photograph typifies the landscape and visual character of Warners Bay Rd.

DESCRIPTION OF PROPOSED VIEW

From this view point, the development will be setback from the road to reduce its visual dominance, as with location 2, proposed signage, parts of the carpark and parts of the building would be visible. However, substantial landscape treatment to the street front including trees, screening shrubs and feature planting to the entry will significantly contribute to the continuation of a "green" frontage, provide visual relief and contrast to built form and overall enhance the proposed development.

VIEWPOINT RANGE

Close Foreground < 300m

LEVEL OF IMPACT

Moderate

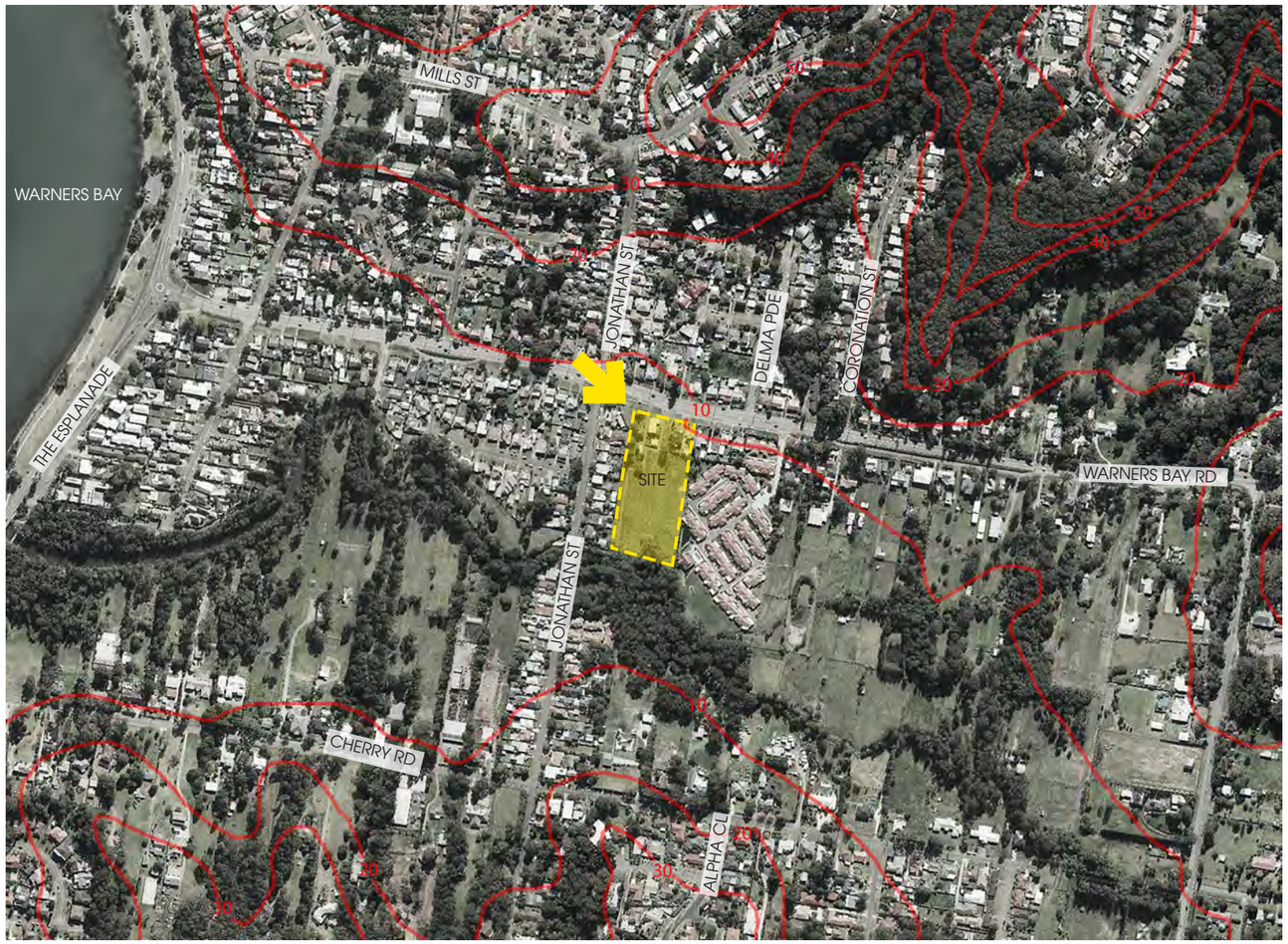

FIGURE 4.8 - VISUAL VIEWPOINT LOCATION 3 PLAN

FIGURE 4.9 - VISUAL VIEWPOINT LOCATION 3 EXISTING SITE CONDITIONS

FIGURE 4.10 - VISUAL VIEWPOINT LOCATION 3 PROPOSED DESIGN

VIEWPOINT ANALYSIS

4.2.4 VIEWPOINT ANALYSIS LOCATION 4 CORNER OF WARNERS BAY RD AND DELMA PARADE

DESCRIPTION OF CURRENT VIEW

The photograph was taken on the corner of Warners Bay and Delma Parade looking in a South Western direction towards the site. It indicates the broad road reserve, the informal edge to the roadway itself and the visually dominant power lines overhead. The majority of the residential development is interspersed with mature gardens and trees.

DESCRIPTION OF PROPOSED VIEW

From this viewpoint, only a small portion of the development would be visible, due to the building setback. The most significant feature visible would be the main entry and sections of the carpark. As with other viewpoints close by, the landscape treatment to the street front will play an important role in creating a consistent green frontage to the road.

VIEWPOINT RANGE

Close Foreground < 300m

LEVEL OF IMPACT

Minor

FIGURE 4.11 - VISUAL VIEWPOINT LOCATION 4 PLAN

FIGURE 4.12 - VISUAL VIEWPOINT LOCATION 4 EXISTING SITE CONDITIONS

FIGURE 4.13 - VISUAL VIEWPOINT LOCATION 4 PROPOSED DESIGN

VIEWPOINT ANALYSIS

4.2.5 VIEWPOINT ANALYSIS LOCATION 5 IN FRONT OF 83 WARNERS BAY RD, EAST OF CORONATION ST

DESCRIPTION OF CURRENT VIEW

The photograph was taken in front of 83 Warners Bay Rd, east of Coronation St looking in a South Western direction towards the site. This view point occurs on a local elevated high point on the road verge. The viewpoint indicates a substantially vegetated street front with distant backdrop of vegetated hills beyond. Power lines along the street front are visually prominent.

DESCRIPTION OF PROPOSED VIEW

From this viewpoint, higher parts of the proposed development would be partially visible. Once again, building setback helps to reduce its visual dominance and landscape treatment will create an attractive street address. Over time, as existing and proposed trees mature and screen planting grows, visibility will be reduced further.

VIEWPOINT RANGE

Foreground 300 m – 1km

LEVEL OF IMPACT

Minor

FIGURE 4.14 - VISUAL VIEWPOINT LOCATION 5 PLAN

FIGURE 4.15 - VISUAL VIEWPOINT LOCATION 5 EXISTING SITE CONDITIONS

FIGURE 4.16 - VISUAL VIEWPOINT LOCATION 5 PROPOSED DESIGN

VIEWPOINT ANALYSIS

4.2.6 VIEWPOINT ANALYSIS LOCATION 6 CORNER OF JONATHAN ST AND MILLS ST

DESCRIPTION OF CURRENT VIEW

The photograph was taken from the corner of Jonathan St and Mills St looking in a southerly direction towards the site. The elevated view (approximately on the 35 metre contour) close to a local ridgeline is dominated by residential rooves stepping down the slope, road and power lines contained within a bushland backdrop.

DESCRIPTION OF PROPOSED VIEW

Due to its elevation, the proposed development would be visible, but this viewshed would be contained to sections of the roof and higher parts of the built form. Given that the proposed development contains a large, landscaped central courtyard (including trees) and substantial tree cover at the front, the built form will be visually reduced by taller, mature vegetation over time. The distance from the actual site also helps obscure site development.

VIEWPOINT RANGE

Foreground 300 m – 1km

LEVEL OF IMPACT

Moderate

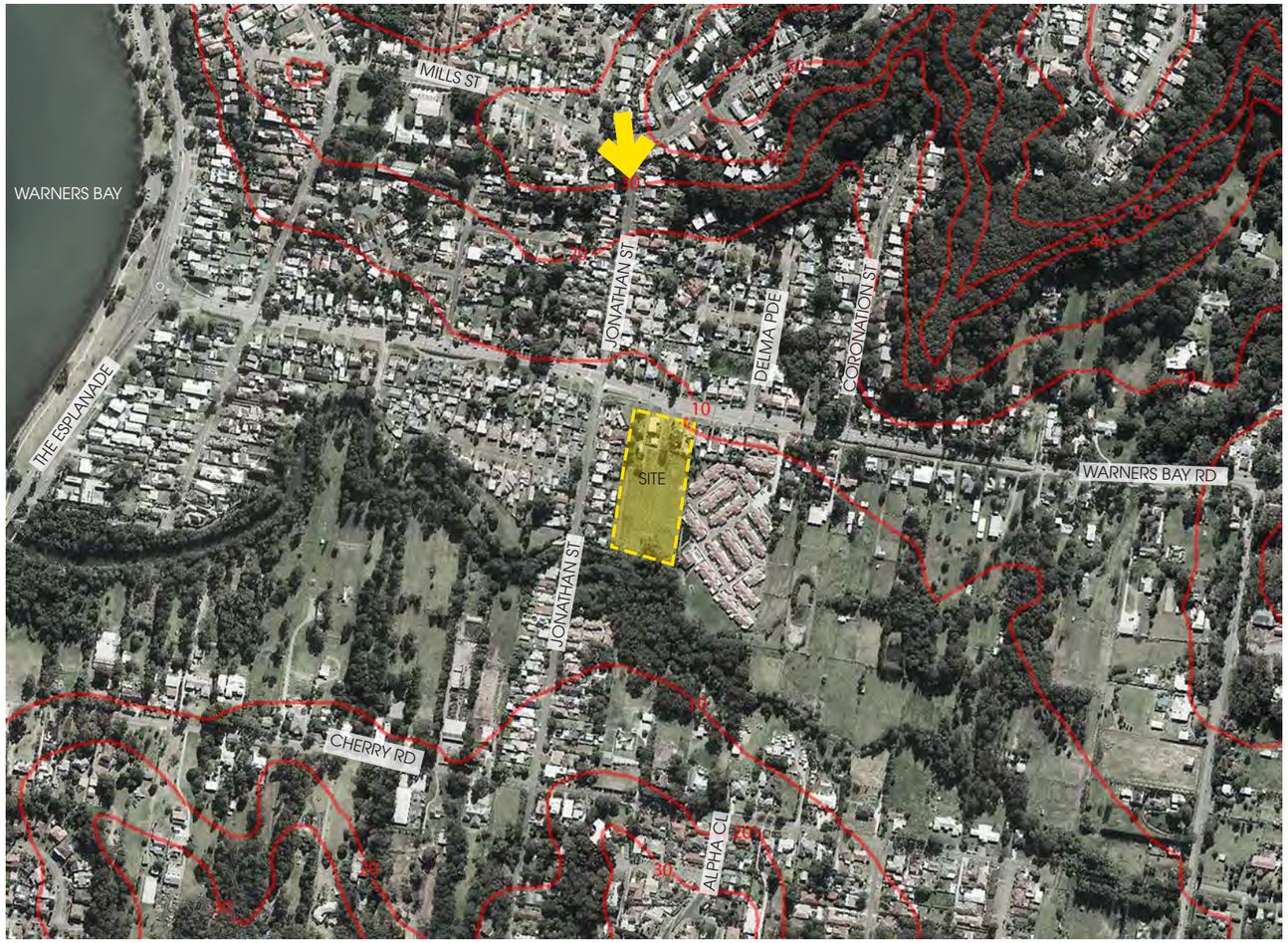

FIGURE 4.17 - VISUAL VIEWPOINT LOCATION 6 PLAN

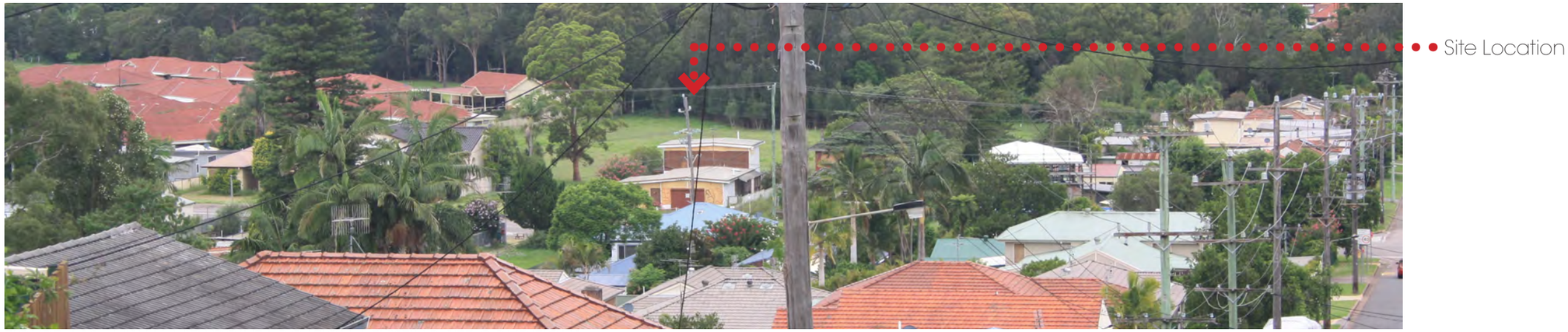

FIGURE 4.18 - VISUAL VIEWPOINT LOCATION 6 EXISTING SITE CONDITIONS

FIGURE 4.19 - VISUAL VIEWPOINT LOCATION 6 PROPOSED DESIGN

VIEWPOINT ANALYSIS

4.2.7 VIEWPOINT ANALYSIS LOCATION 7
LISA AVENUE
(BETWEEN NO 5 LISA AVE AND NO 7 LISA AVE)

DESCRIPTION OF CURRENT VIEW

The photograph was taken on Lisa Avenue between no 5 Lisa Avenue and no 7 Lisa Avenue looking in a southern direction towards the site. Lisa Avenue is a low density, established residential street elevated above the site.

DESCRIPTION OF PROPOSED VIEW

There are only limited viewsheds of the proposed site development, often occurring as glimpses between houses themselves. The narrrow view corridor would therefore only offer restricted views to limited portions of the site development. Over time the majority of the development would be obscured by the combination of distance, existing dwellings and mature vegetation.

VIEWPOINT RANGE

Close Foreground < 300m

LEVEL OF IMPACT

Negligible

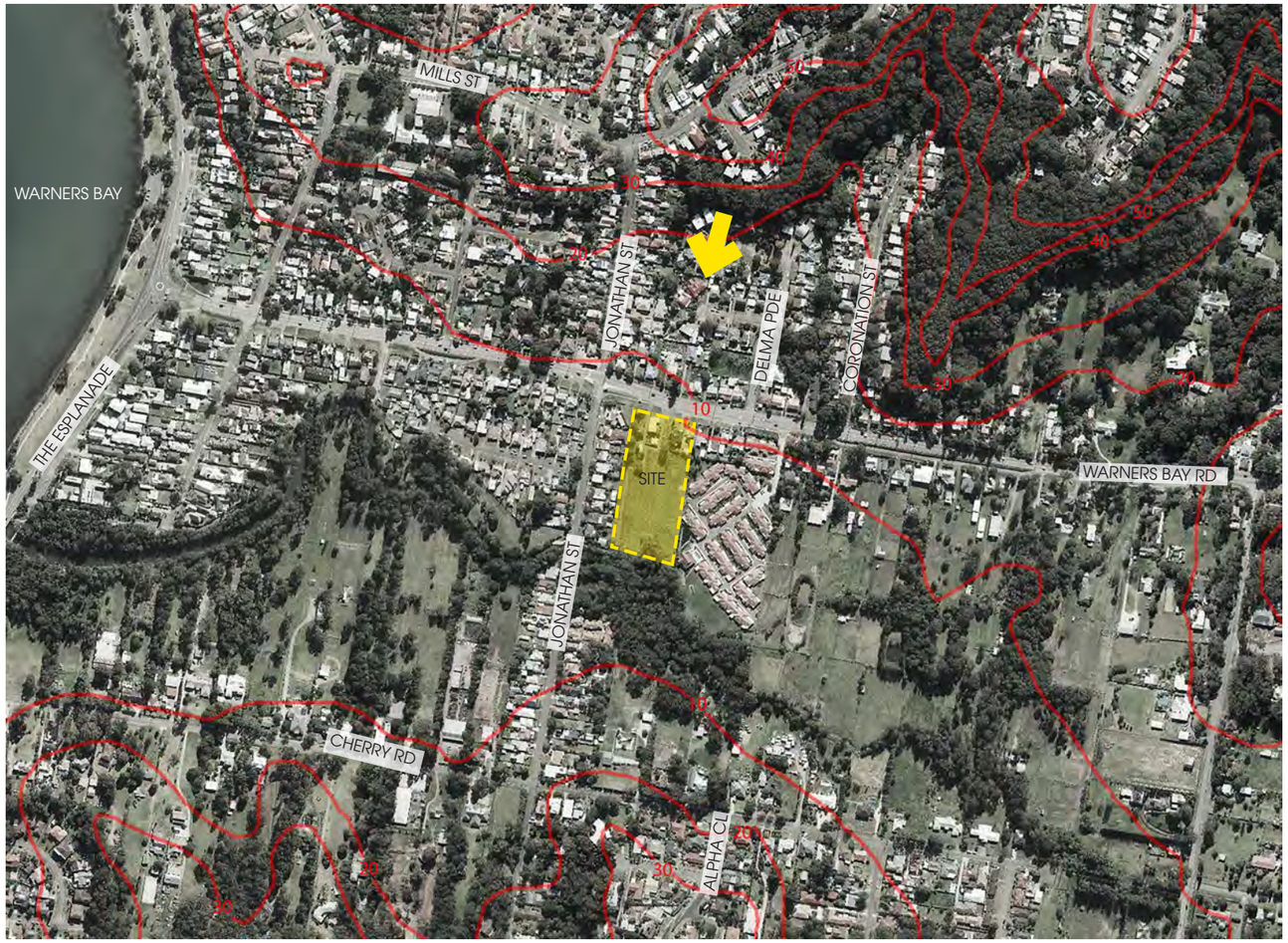

FIGURE 4.20 - VISUAL VIEWPOINT LOCATION 7 PLAN

FIGURE 4.21 - VISUAL VIEWPOINT LOCATION 7 EXISTING SITE CONDITIONS

FIGURE 4.22 - VISUAL VIEWPOINT LOCATION 7 PROPOSED DESIGN

VIEWPOINT ANALYSIS

4.2.8 VIEWPOINT ANALYSIS LOCATION 8 CHERRY ROAD (BETWEEN NO 17 CHEERY RD AND NO 19 CHERRY RD)

DESCRIPTION OF CURRENT VIEW

The photograph was taken along Cherry Road between no 17 Cherry Road and no 19 Cherry Road looking in a Northern direction towards the site. Cherry Rd is characterised by semi-rural large scale residential alotments within an informal bushland setting.

DESCRIPTION OF PROPOSED VIEW

From this viewpoint the proposed development would be obscured due to the local topography, existing residential dwellings, and substantial mature vegetation associated with the South Creek Riparian Corridor.

VIEWPOINT RANGE

Foreground 300 m – 1km

LEVEL OF IMPACT

None

FIGURE 4.23 - VISUAL VIEWPOINT LOCATION 8 PLAN

FIGURE 4.24 - VISUAL VIEWPOINT LOCATION 8 EXISTING SITE CONDITIONS

FIGURE 4.25 - VISUAL VIEWPOINT LOCATION 8 PROPOSED DESIGN

VIEWPOINT ANALYSIS

4.2.9 VIEWPOINT ANALYSIS LOCATION 9 CORNER OF ALPHA CLOSE AND VERMAY CLOSE

DESCRIPTION OF CURRENT VIEW

The photograph was taken from the intersection of Alpha Close and Vermay Close looking in a Northern direction towards the site. These established residential streets occur on sloping ground with a northerly aspect elevated well above the site. Views north offer a mixture of distant residential development with a bushland outlook in the immediate foreground.

DESCRIPTION OF PROPOSED VIEW

Due to the density of the existing mature bushland and distance from site, the proposed development would be fully obscured from the local high point.

VIEWPOINT RANGE

Foreground 300 m – 1km

LEVEL OF IMPACT

None

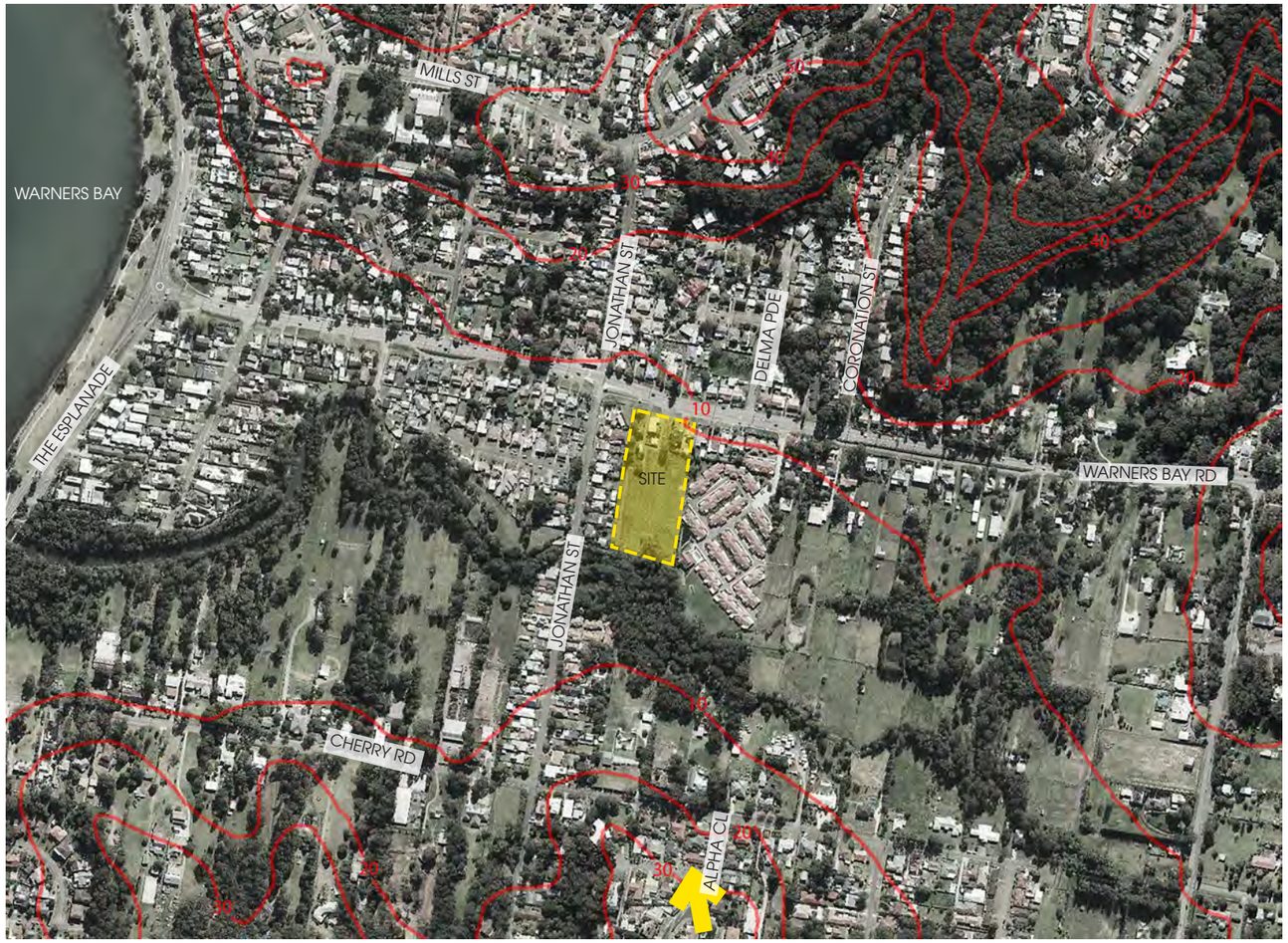

FIGURE 4.26 - VISUAL VIEWPOINT LOCATION 9 PLAN

FIGURE 4.27 - VISUAL VIEWPOINT LOCATION 9 EXISTING SITE CONDITIONS

FIGURE 4.28 - VISUAL VIEWPOINT LOCATION 9 PROPOSED DESIGN

5.0
CONCLUSIONS

5.1 SUMMARY

In summary, overall the proposed development would result in a level of landscape and visual impact considered to be minor. This takes into consideration the range of impact levels as assessed at the particular viewpoints. It is also due to;

> the limited opportunities for expansive views of the site as a result of the local undulating topography,
> existing residential development which restricts viewsheds to the site
> mature tree cover which also obscures views

As anticipated, the proposal has the most impact on immediately adjoining properties. There is only one viewpoint which deviates substantially from this overall rating and that correlates to the immediate change in the streetscape from across the road, where it is deemed that "*the proposal forms a significant and immediately apparent part of the scene that affects and changes its overall character*" (as defined by the "*severe*" rating, (LMCC, 2013)). However, it is worth noting that not all of the residential properties immediately across the road from the site address the road frontage or the site, opting to use high fencing or address alternate roads in the case of corner lots. Additionally, the area is showing signs of change, evidenced by the existence of Lymington Village (a higher density age -exclusive development), occurring immediately on the sites eastern boundary.

Broadly speaking the minor level of impact of the proposed site development is supported by the outcome of criteria within the LMCC Scenic Management Guidelines (LMCC, 2013) which rates the site as "low" in terms of its visibility and sensitivity to change.

5.2 RECOMMENDATIONS

The following recommendations relate to ways in which any negative impacts of the proposed development can be mitigated to ensure that the overall existing landscape setting and the quality of the landscape character is either maintained or enhanced. The following recommendations are reinforced by the existing architectural and landscape plans/documentation to date and include the following:

> building setback allows for substantial landscape screening of the development and filtered views consistent with the existing streetscape
> built form which includes a generous central communal courtyard for the adequate provision of trees, shade, gardens and other measures to provide a high quality amenity for users
> Articulated built form addressing the street to reduce building "bulk" and visually reduces the scale of the development in relation to surrounding neighbourhood.
> Selection of hard materials and colours sympathetic to the Warner Bay landscape setting and immediate context.
> Retention of existing mature trees on site where possible
> Maintain the existing street character by the use of tree planting consistent in theme/species
> Landscape screening of carparks, service areas and side boundaries
> Sensitive landscape interface with the South Creek and its riparian corridor on the sites southern boundary through the use of indigenous plant species for habitat integration and enhancement of ecological value.

5.3 CONCLUSION

In conclusion, the landscape and visual assessment supports the site development proposal. By using the Scenic Management Guidelines as a tool for determining and assessing the proposal in terms of landscape setting, scenic management zone, visibility, sensitivity to change and applying a rigorous viewpoint analysis, the report clearly demonstrates that the overall level of impact on the existing landscape and visual character would be minor. This is also reinforced by the recommendations stated above.

6.0
REFERENCES

6.1 REFERENCES

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7.0
APPENDIX

7.1 APPENDIX

BUPA WARNERS BAY, 64 WARNERS BAY ROAD, WARNERS BAY – DA – ARCHITECTURE- JACKSON TEECE

BUPA AGED CARE DEVELOPMENT - WARNERS BAY

144 BED AGED CARE FACILITY

64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW

DRAWING LIST

DA00	COVER SHEET & SITE PLAN
DA01	SITE ANALYSIS / DEMOLITION PLAN
DA02	PROPOSED SITE PLAN
DA09	SUB FLOOR PLAN
DA10	GROUND LEVEL FLOOR PLAN
DA11	LEVEL 1 FLOOR PLAN
DA12	ROOF PLAN
DA30	ELEVATIONS
DA40	SECTIONS
DA50	SHADOW DIAGRAMS
DA60	SIGNAGE & FENCING PLAN
PNP1	PUBLIC NOTIFICATION PLAN - SITE PLAN
PNP2	PUBLIC NOTIFICATION PLAN - ELEVATIONS

AREA CALCULATIONS

144 BED RESIDENTIAL AGED CARE FACILITY COMPRISING:

ADMINISTRATIVE / ENTRY AREA	423m²
WELL BEING AREA	144m²
HEALTH HUB	225²
36 BED SECURE COMMUNITY (2 X 18 BED DEMENTIA UNITS)	1,660m²
36 BED CARE COMMMUNITY	1,466m²
36 BED CARE COMMUNITY	1,491m²
36 BED CARE COMMUNITY	1,491m²
SUPPORT AREAS	521m²
TOTAL	7,420m²
USEABLE FLOOR AREA (UFA) (Sum of all rooms excluding wall thicknesses)	8,012m² 8,330m²
FULLY ENCLOSED COVERED AREA (FECA) (As defined by Bupa - Overall Building Footprint including external walls for each storey)	
GROSS FLOOR AREA (GFA) (Lake Macquarie City Council definition: Sum of the floor area of each floor measured from the internal face of the external walls at a height of 1.4m above the floor. Including all habitable rooms, excluding common vertical circulation, basements, plant, car parking, loading, external terraces and balconies, voids above a floor.)	7,752m²
TOTAL SITE AREA	15,307m²
TOTAL LANDSCAPED AREA	5,226m²
TOTAL LANDSCAPED AREAS AS A PERCENTAGE OF TOTAL SITE AREA	34.14%
UFA BUILDING AREA PER RESIDENT (excl PLANT)	55.7m²
FECA BUILDING AREA PER RESIDENT	57.8m²
LANDSCAPED AREA PER RESIDENT	36.3m²

SITE LOCATION PLAN

NTS

ARCHITECTURAL DOCUMENTATION FOR AUTHORITY APPROVAL PURPOSES ONLY

AMENDMENTS

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1	FOR INFORMATIN	RM	19/10/15
A	FOR DEVELOPMENT APPLICATION	RM	28/01/16
B	FOR DEVELOPMENT APPLICATION	RM	01/07/16

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinneen
24/26 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4926 7600 M: 0408 438 172 E: matthew.dinneen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
63 Lindsay Street, HAMILTON, NSW 2303
T: (02) 4940 0300 M: 0421 317 478 E: mark.hocking@rlb.com

TOWN PLANNING
de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewitconsulting.com.au

LANDSCAPE ARCHITECTURE
GROUP GSA
John Holland
7/80 William Street, SYDNEY, NSW 2011
T: (02) 9361 4144 E: jholland@groupgsa.com

TRAFFIC ENGINEERING
SECA SOLUTIONS
Cathy Thomas
2/65 King Street, NEWCASTLE, NSW 2300
T: (02) 4926 7795 M: 0425 250 031 E: cthomas@secasolutions.com.au

GEOTECHNICAL / ENVIRONMENTAL ENGINEERING
DOUGLAS PARTNERS
John Niland
13 Callistemon Close, WARABROOK, NSW 2310
T: (02) 4960 9600 E: newcastle@douglaspartners.com.au

CIVIL / STRUCTURAL ENGINEERING
MPC CONSULTING ENGINEERS
Matthew Stokkum
Suite 3, Level 1, 16 Telford Street, NEWCASTLE, NSW 2300
T: (02) 4927 5566 M: 0437 866 152 E:matthew@mpceng.com.au

MECHANICAL / ELECTRICAL / HYDRAULIC ENGINEERING
WOOD AND GRIEVE ENGINEERS
David Stebbins
6/257 Pacific Highway, ST LEONARDS, NSW 2065
T: (02) 9484 7000 M: 0413 398 202 E: david.stebbins@wge.com.au

BCA CONSULTATION
NEW CERT PTY LTD
Antony Ridgeway
2 Portside Crescent, MARYVILLE, NSW 2293
T: (02) 4944 3101 M: 0412 642 837 E: antony@newcert.com.au

KITCHEN & LAUNDRY DESIGN
UNIVERSAL FOOD SERVICE DESIGNS
Brian Lennox
16 Donna Close, LISAROW, NSW 2250
T: (02) 4329 0630 M: 0422 468 834 E: brian@ufsd.net.au

ECOLOGICAL
FIREBIRD
Sarah Jarvis
PO Box 454, NEWCASTLE, NSW 2300
T: (02) 4910 3939 M: 0414 485 990 E: sarah@firebirdeco.com.au

ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
12/4 Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9528 0276 E: hmoutrie@optusnet.com.au

ACOUSTIC ENGINEERING
SPECTRUM ACOUSTICS
Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2279 E: neil@spectrumacoustics.com.au

FLOOD ENGINEERING
NORTHROP ENGINEERS
Ben Clark
2/3 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0405 534 055 E: bclark@northrop.com.au

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CLIENT
BUPA CARE SERVICES

COVER SHEET & SITE PLAN

PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 13 003 837 290
Nominated Architects Ian Brooks (8075)

DATE	SCALE @ A0	DRAWN
AUG 2015	NTS	RM

PROJECT No.	DRAWING	ISSUE
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JACKSON TEECE

NOTES:

1. CARRY OUT A DIAL BEFORE YOU DIG ENUIRY PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK ON SITE.

DIAL BEFORE YOU DIG
www.1100.com.au
The Essential First Step.

2. RED 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 BUIDLING PRIOR TO COMMENCEMENT OF DEMOLITION AND ANY EXCAVATION WORKS.

4. DEMOLITION TO CONSIST OF THE REMOVAL OF STRUCUTRE AND ITEMS, FLOORING, CEILINGS, WALL LININGS, ALL BUILDING MATERIAL AND RUBISH FROM THE SITE.

5. REMOVE AND DECOMMISSION SERVCIES 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 BOUDNARY. LIAISE WITH THE RELEVANT SERVICE AUTHORITY AND CAP OFF SERVICE JUNCTION POINTS FEEDING INTO THE SITE.

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
2/426 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dinnen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
63 Lindsay Street, HAMILTON, NSW 2303
T: (02) 4940 0000 M: 0421 317 478 E: mark.hocking@rlb.com

TOWN PLANNING
de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewittconsulting.com.au

LANDSCAPE ARCHITECTURE
GROUP GSA
John Holland
7/80 William Street, SYDNEY, NSW 2011
T: (02) 9361 4144 E: jholland@groupgsa.com

TRAFFIC ENGINEERING
SECA SOLUTIONS
Cathy Thomas
265 King Street, NEWCASTLE, NSW 2300
T: (02) 4925 7795 M: 0425 250 031 E: cthomas@secasolutions.com.au

GEOTECHNICAL / ENVIRONMENTAL ENGINEERING
DOUGLAS PARTNERS
John Niland
15 Callistemon Close, WARABROOK, NSW 2310
T: (02) 4960 9600 E: newcastle@douglaspartners.com.au

CIVIL / STRUCTURAL ENGINEERING
MPC CONSULTING ENGINEERS
Matthew Snelson
Suite 3, Level 1, 16 Telford Street, NEWCASTLE, NSW 2300
T: (02) 4927 5566 M: 0437 866 152 E:matthews@mpceng.com.au

MECHANICAL / ELECTRICAL / HYDRAULIC ENGINEERING
WOOD AND GRIEVE ENGINEERS
David Steblina
6/207 Pacific Highway, ST LEONARDS, NSW 2065
T: (02) 8484 7000 M: 0413 398 202 E: david.steblina@wge.com.au

BCA CONSULTATION
NEW CERT PTY LTD
Antony Ridgeway
2 Portside Crescent, MARYVILLE, NSW 2293
T: (02) 4944 2031 M: 0412 842 837 E: antony@newcert.com.au

KITCHEN & LAUNDRY DESIGN
UNIVERSAL FOOD SERVICE DESIGNS
Brian Lennox
16 Donna Close, LISAROW, NSW 2250
T: (02) 4329 0630 M: 0422 468 834 E: brian@ufd.net.au

ECOLOGICAL
FIREBIRD
Sarah Jones
PO Box 354, NEWCASTLE, NSW 2300
T: (02) 4910 3939 M: 0414 465 990 E: sarah@firebirdeco.com.au

ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
124 Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9528 0276 E: hmoutrie@optusnet.com.au

ACOUSTIC ENGINEERING
SPECTRUM ACOUSTICS
Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2276 E: neil@spectrumacoustics.com.au

FLOOD ENGINEERING
NORTHROP ENGINEERS
Ben Clark
323 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0405 534 055 E: bclark@northrop.com.au

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BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)
JACKSON TEECE

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
2/426 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dinnen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
63 Lindsay Street, HAMILTON, NSW 2303
T: (02) 4940 0000 M: 0421 317 478 E: mark.hocking@rlb.com

TOWN PLANNING
de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewittconsulting.com.au

LANDSCAPE ARCHITECTURE
GROUP GSA
John Holland
7/80 William Street, SYDNEY, NSW 2011
T: (02) 9361 4144 E: jholland@groupgsa.com

TRAFFIC ENGINEERING
SECA SOLUTIONS
Cathy Thomas
265 King Street, NEWCASTLE, NSW 2300
T: (02) 4925 7795 M: 0425 250 031 E: cthomas@secasolutions.com.au

GEOTECHNICAL / ENVIRONMENTAL ENGINEERING
DOUGLAS PARTNERS
John Niland
15 Callistemon Close, WARABROOK, NSW 2310
T: (02) 4960 9600 E: newcastle@douglaspartners.com.au

CIVIL / STRUCTURAL ENGINEERING
MPC CONSULTING ENGINEERS
Matthew Snelson
Suite 3, Level 1, 16 Telford Street, NEWCASTLE, NSW 2300
T: (02) 4927 5566 M: 0437 866 152 E:matthews@mpceng.com.au

MECHANICAL / ELECTRICAL / HYDRAULIC ENGINEERING
WOOD AND GRIEVE ENGINEERS
David Steblina
6/207 Pacific Highway, ST LEONARDS, NSW 2065
T: (02) 8484 7000 M: 0413 398 202 E: david.steblina@wge.com.au

BCA CONSULTATION
NEW CERT PTY LTD
Antony Ridgeway
2 Portside Crescent, MARYVILLE, NSW 2293
T: (02) 4944 2031 M: 0412 842 837 E: antony@newcert.com.au

KITCHEN & LAUNDRY DESIGN
UNIVERSAL FOOD SERVICE DESIGNS
Brian Lennox
16 Donna Close, LISAROW, NSW 2250
T: (02) 4329 0630 M: 0422 468 834 E: brian@ufd.net.au

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Sarah Jones
PO Box 354, NEWCASTLE, NSW 2300
T: (02) 4910 3939 M: 0414 465 990 E: sarah@firebirdeco.com.au

ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
124 Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9528 0276 E: hmoutrie@optusnet.com.au

ACOUSTIC ENGINEERING
SPECTRUM ACOUSTICS
Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2276 E: neil@spectrumacoustics.com.au

FLOOD ENGINEERING
NORTHROP ENGINEERS
Ben Clark
323 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0405 534 055 E: bclark@northrop.com.au

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PROPOSED SITE PLAN

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64 WARNERS BAY ROAD, WARNERS BAY

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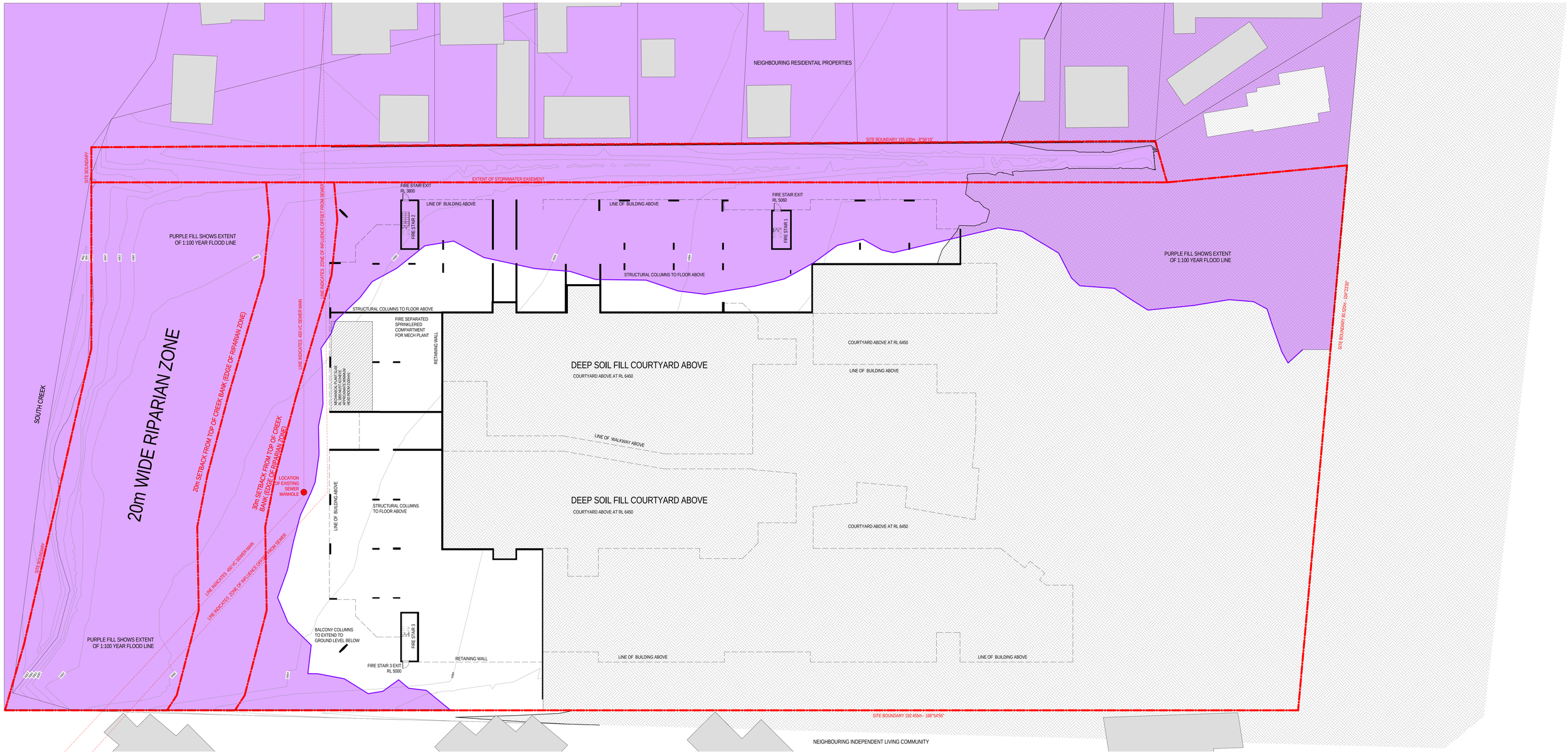
744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)
JACKSON TEECE



AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	CONSULTANT COORDINATION	RM	08/11/15
2	CONSULTANT COORDINATION	RM	09/12/15
3	PRESENTATION TO BUPA	RM	18/01/16
4	CONSULTANT COORDINATION	RM	22/01/16
A	FOR DEVELOPMENT APPLICATION	RM	28/01/16
B	FOR DEVELOPMENT APPLICATION	RM	02/02/16
C	FOR DEVELOPMENT APPLICATION	RM	05/02/16
D	FOR COORDINATION	RM	20/06/16
E	FOR FINAL DA COORDINATION	RM	27/06/16
F	FOR DEVELOPMENT APPLICATION	RM	01/07/16

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
24/26 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dinnen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
63 Lindsay Street, HAMILTON, NSW 2303
T: (02) 4940 0000 M: 0421 317 478 E: mark.hocking@rlb.com

TOWN PLANNING
de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewittconsulting.com.au

LANDSCAPE ARCHITECTURE
GROUP GSA
John Holland
7/80 William Street, SYDNEY, NSW 2011
T: (02) 9361 4144 E: jholland@groupgsa.com

TRAFFIC ENGINEERING
SECA SOLUTIONS
Cathy Thomas
265 King Street, NEWCASTLE, NSW 2300
T: (02) 4925 7795 M: 0425 250 031 E: cthomas@secasolutions.com.au

GEOTECHNICAL / ENVIRONMENTAL ENGINEERING
DOUGLAS PARTNERS
John Niland
15 Callistemon Close, WARABROOK, NSW 2310
T: (02) 4960 9600 E: newcastle@douglaspartners.com.au

CIVIL / STRUCTURAL ENGINEERING
MPC CONSULTING ENGINEERS
Matthew Snelson
Suite 3, Level 1, 16 Telford Street, NEWCASTLE, NSW 2300
T: (02) 4927 5566 M: 0437 866 152 E:matthewes@mpceng.com.au

MECHANICAL / ELECTRICAL / HYDRAULIC ENGINEERING
WOOD AND GRIEVE ENGINEERS
David Siskhina
6/307 Pacific Highway, ST LEONARDS, NSW 2065
T: (02) 9484 7600 M: 0413 398 202 E: david.siskhina@wge.com.au

BCA CONSULTATION
NEW CERT PTY LTD
Antony Ridgeway
2 Portsdo Crescent, MARYVILLE, NSW 2293
T: (02) 4944 2333, M: 0412 642 837 E: antony@newcert.com.au

KITCHEN & LAUNDRY DESIGN
UNIVERSAL FOOD SERVICE DESIGNS
Brian Lennox
16 Donna Close, LISAROW, NSW 2250
T: (02) 4329 0630 M: 0422 468 834 E: brian@ufd.net.au

ECOLOGICAL
FIREBIRD
Sarah Jones
PO Box 354, NEWCASTLE, NSW 2300
T: (02) 4910 3939 M: 0414 465 990 E: sarah@firebirdeco.com.au

ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
12A Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9529 0276 E: hmoutrie@optusnet.com.au

ACOUSTIC ENGINEERING
SPECTRUM ACOUSTICS
Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2276 E: neil@spectrumacoustics.com.au

FLOOD ENGINEERING
NORTHROP ENGINEERS
Ben Clark
323 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0406 534 055 E: bclark@northrop.com.au

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SUB FLOOR PLAN

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PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
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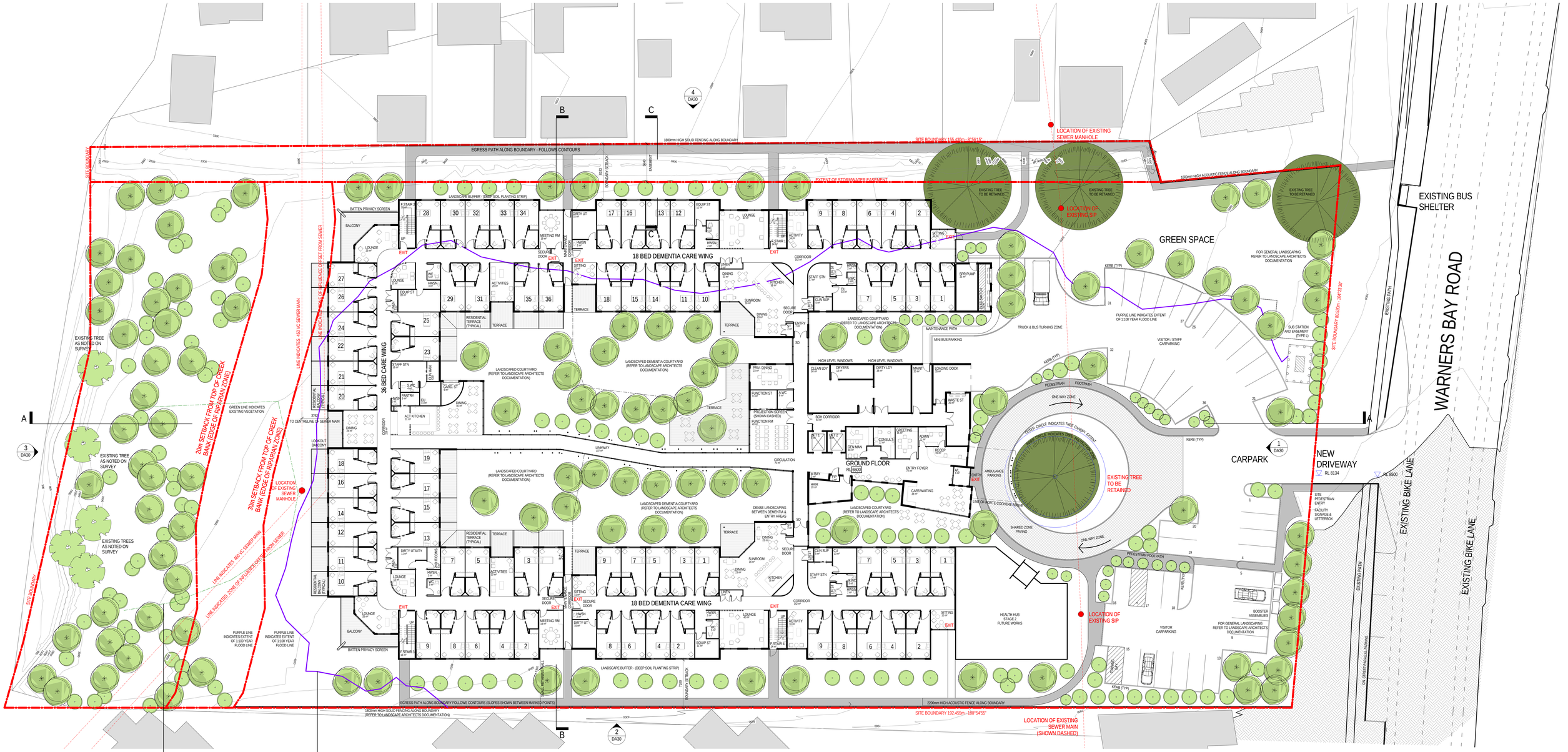
JACKSON TEECE



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C	FOR DEVELOPMENT APPLICATION	RM	04/05/16
D	FOR CLIENT MARK UP	RM	29/05/16
E	FOR COMMENT	RM	14/06/16
F	FOR COORDINATION	RM	14/06/16
G	FOR COORDINATION	RM	20/06/16
H	FOR FINAL DA COORDINATION	RM	27/06/16
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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
24/26 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dinnen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
63 Lindsay Street, HAMILTON, NSW 2303
T: (02) 4940 0000 M: 0421 317 478 E: mark.hocking@rlb.com

TOWN PLANNING
de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewittconsulting.com.au

LANDSCAPE ARCHITECTURE
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7/80 William Street, SYDNEY, NSW 2011
T: (02) 9361 4144 E: jholland@groupgsa.com

TRAFFIC ENGINEERING
SECA SOLUTIONS
Cathy Thomas
2/85 King Street, NEWCASTLE, NSW 2300
T: (02) 4925 7795 M: 0425 250 031 E: cthomas@secasolutions.com.au

GEOTECHNICAL / ENVIRONMENTAL ENGINEERING
DOUGLAS PARTNERS
John Niland
15 Callistemon Close, WARABROOK, NSW 2310
T: (02) 4960 9600 E: newcastle@douglaspartners.com.au

CIVIL / STRUCTURAL ENGINEERING
MPC CONSULTING ENGINEERS
Matthew Snelson
Suite 3, Level 1, 16 Telford Street, NEWCASTLE, NSW 2300
T: (02) 4027 5566 M: 0437 866 152 E:matthewsc@mpceng.com.au

MECHANICAL / ELECTRICAL / HYDRAULIC ENGINEERING
WOOD AND GRIEVE ENGINEERS
David Siekkinx
6/207 Pacific Highway, ST LEONARDS, NSW 2065
T: (02) 9484 7000 M: 0413 398 202 E: david.siekkinx@wge.com.au

BCA CONSULTATION
NEW CERT PTY LTD
Antony Ridgeway
2 Portside Crescent, MAYFIELLE, NSW 2303
T: (02) 4944 2333, M: 0412 642 837 E: antony@newcert.com.au

KITCHEN & LAUNDRY DESIGN
UNIVERSAL FOOD SERVICE DESIGNS
Brian Lennox
16 Donna Close, LISAROW, NSW 2250
T: (02) 4329 0630 M: 0422 468 834 E: brian@ufd.net.au

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PO Box 354, NEWCASTLE, NSW 2300
T: (02) 4910 3939 M: 0414 465 990 E: sarah@firebirdeco.com.au

ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
12A Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9529 0276 E: hmoutrie@optusnet.com.au

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SPECTRUM ACOUSTICS
Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2276 E: neil@spectrumacoustics.com.au

FLOOD ENGINEERING
NORTHROP ENGINEERS
Ben Clark
323 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0405 534 055 E: bclark@northrop.com.au

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CLIENT
BUPA CARE SERVICES

GROUND FLOOR PLAN

PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

DATE: AUG 2015 | SCALE @ A0: 1 : 200 | DRAWN: RM

PROJECT No. 2014126 | DRAWING: DA10 | ISSUE: J

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4375)

JACKSON TEECE

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
5	FOR INFORMATION	RM	13/10/15
6	FOR INFORMATIN	RM	19/10/15
7	CONSULTANT COORDINATION	RM	09/11/15
8	CONSULTANT COORDINATION	RM	09/12/15
9	PRESENTATION TO BUPA	RM	18/01/16
10	CONSULTANT COORDINATION	RM	22/01/16
A	FOR DEVELOPMENT APPLICATION	RM	28/01/16
B	FOR DEVELOPMENT APPLICATION	RM	02/02/16
C	FOR DEVELOPMENT APPLCIATION	RM	05/02/16
D	FOR CLIENT MARK UP	RM	24/05-16
E	FOR COMMENT	RM	14/06/16
F	FOR COORDINATION	RM	14/06/16
G	FOR COORDINATION	RM	20/06/16
H	FOR FINAL DA COORDINATION	RM	27/06/16
J	FOR DEVELOPMENT APPLICATION	RM	01/07/16

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: RM
CHECKED BY: RW

Date generated: 1/07/2016 12:39:07 PM C:\Revit_LOCAL\2014126-JT-0-SHT-AR--15_rmartin.rvt

CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
2/426 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dinnen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
63 Lindsay Street, HAMILTON, NSW 2303
T: (02) 4940 0000 M: 0421 317 478 E: mark.hocking@rlb.com

TOWN PLANNING
de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewittconsulting.com.au

LANDSCAPE ARCHITECTURE
GROUP GSA
John Holland
7/80 William Street, SYDNEY, NSW 2011
T: (02) 9361 4144 E: jholland@groupgsa.com

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Cathy Thomas
265 King Street, NEWCASTLE, NSW 2300
T: (02) 4925 7795 M: 0425 250 031 E: cthomas@secasolutions.com.au

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DOUGLAS PARTNERS
John Niland
15 Callistemon Close, WARABROOK, NSW 2310
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David Steblina
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BCA CONSULTATION
NEW CERT PTY LTD
Antony Ridgeway
2 Portside Crescent, MARYVILLE, NSW 2293
T: (02) 4944 2031 M: 0412 842 837 E: antony@newcert.com.au

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Howard Moutrie
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SPECTRUM ACOUSTICS
Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2276 E: neil@spectrumacoustics.com.au

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Ben Clark
323 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0405 534 055 E: bclark@northrop.com.au

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CLIENT
BUPA CARE SERVICES

LEVEL 1 FLOOR PLAN

DATE	SCALE @ A0	DRAWN
AUG 2015	1 : 200	RM

PROJECT No.	DRAWING	ISSUE
2014126	DA11	J

PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	RM	25/09/15
2	FOR INFORMATION	RM	01/10/15
3	FOR INFORMATIN	RM	19/10/15
4	CONSULTANT COORDINATION	RM	09/11/15
5	CONSULTANT COORDINATION	RM	09/12/15
6	PRESENTATION TO BUPA	RM	18/01/16
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A	FOR DEVELOPMENT APPLICATION	RM	28/01/16
B	FOR DEVELOPMENT APPLICATION	RM	02/02/16
C	FOR COORDINATION	RM	20/06/16
D	FOR FINAL DA COORDINATION	RM	27/06/16
E	FOR DEVELOPMENT APPLICATION	RM	01/07/16

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DEVELOPMENT APPLICATION

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
2/426 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dinnen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
63 Lindsay Street, HAMILTON, NSW 2303
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de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewittconsulting.com.au

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T: (02) 9361 4144 E: jholland@groupgsa.com

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John Niland
15 Callistemon Close, WARABROOK, NSW 2310
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ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
124 Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9528 0276 E: hmoutrie@optusnet.com.au

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Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2276 E: neil@spectrumacoustics.com.au

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NORTHROP ENGINEERS
Ben Clark
323 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0405 534 055 E: bclark@northrop.com.au

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BUPA CARE SERVICES

ROOF PLAN

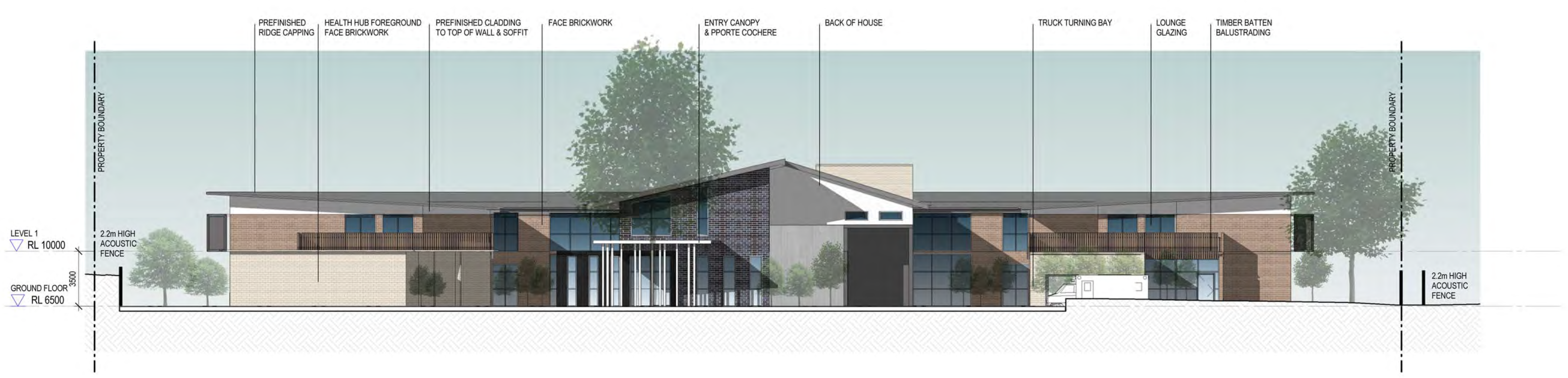
DATE	SCALE @ A0	DRAWN
AUG 2015	1 : 200	RM

PROJECT No.	DRAWING	ISSUE
2014126	DA12	E

PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE



1 NORTH ELEVATION

2 SOUTH ELEVATION

3 EAST ELEVATION

4 WEST ELEVATION

PALETTE OF COLOURS AND FINISHES
(NOT TO SCALE)

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	RM	17/12/15
2	CONSULTANT COORDINATION	RM	22/01/16
A	FOR DEVELOPMENT APPLICATION	RM	28/01/16
B	FOR DEVELOPMENT APPLCIATION	RM	05/02/16
C	FOR DEVELOPMENT APPLICATION	RM	01/07/16

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DEVELOPMENT APPLICATION

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
2/426 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dinnen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
63 Lindsay Street, HAMILTON, NSW 2303
T: (02) 4940 0000 M: 0421 317 478 E: mark.hocking@rlb.com

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de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewittconsulting.com.au

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DOUGLAS PARTNERS
John Niland
15 Callistemon Close, WARABROOK, NSW 2310
T: (02) 4960 9600 E: newcastle@douglaspartners.com.au

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WOOD AND GRIEVE ENGINEERS
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Antony Ridgeway
2 Portside Crescent, MARYVILLE, NSW 2293
T: (02) 4944 2031 M: 0412 842 837 E: antony@newcert.com.au

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Brian Lennox
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FIREBIRD
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PO Box 354, NEWCASTLE, NSW 2300
T: (02) 4910 3939 M: 0414 465 990 E: sarah@firebirdeco.com.au

ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
124 Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9528 0276 E: hmoutrie@optusnet.com.au

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Neil Pennington
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NORTHROP ENGINEERS
Ben Clark
323 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0405 534 055 E: bclark@northrop.com.au

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ELEVATIONS

DATE	SCALE @ A0	DRAWN
AUG 2015	1 : 200	RM

PROJECT No.	DRAWING	ISSUE
2014126	DA30	C

PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
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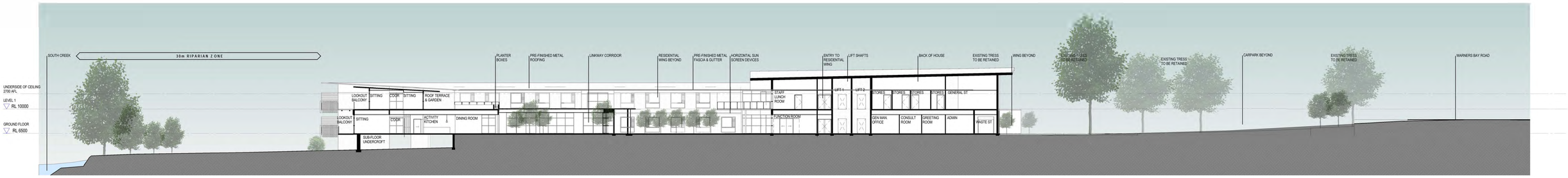
JACKSON TEECE

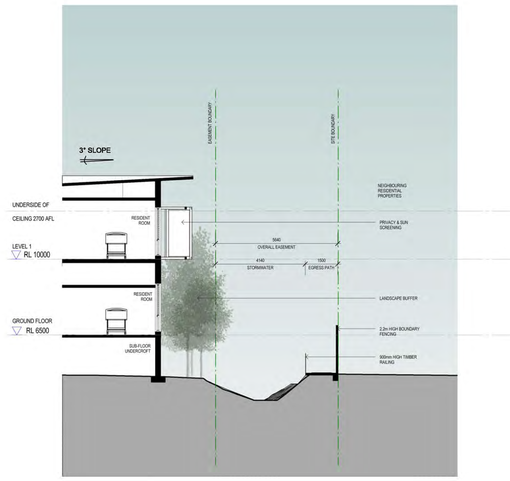


SECTION A

1:200

SECTION B

1:200



SECTION C - EASEMENT & EGRESS PATH

1:100

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATIN	RM	19/10/15
2	CONSULTANT COORDINATION	RM	22/01/16
A	FOR DEVELOPMENT APPLICATION	RM	28/01/16
B	**FOR DEVELOPMENT APPLICATION**	**RM**	**01/07/16**

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DEVELOPMENT APPLICATION

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
2/425 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0406 436 172 E: matthew.dinnen@apc.com.au

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CLIENT
BUPA CARE SERVICES

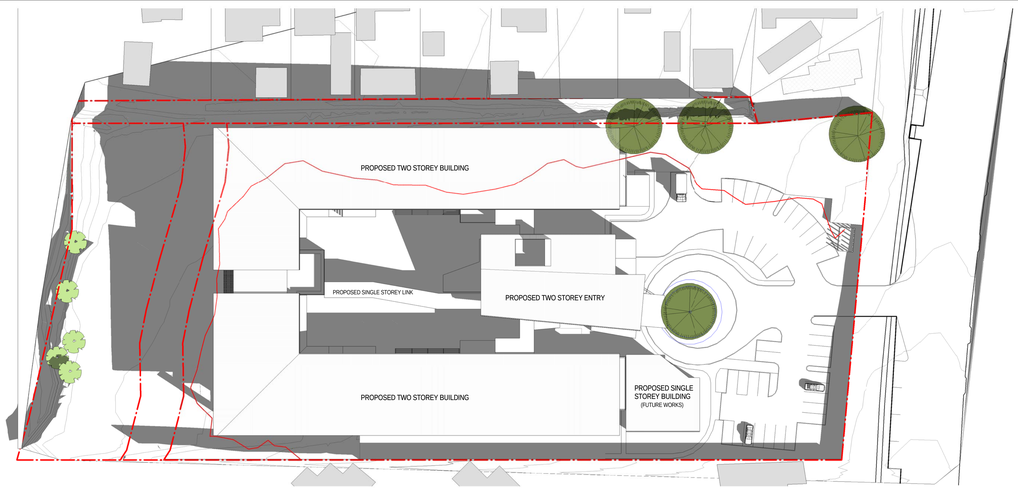
SECTIONS

DATE	SCALE @ A0	DRAWN
OCT 2015	As indicated	RM
PROJECT No.	DRAWING	ISSUE
2014126	DA40	B

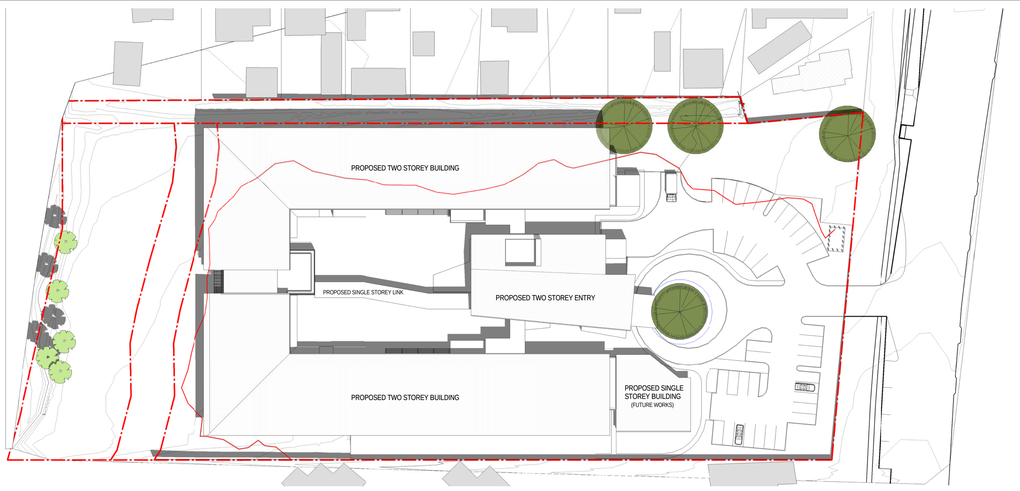
PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 085 837 290
Nominated Architect Ian Brodie (4775)

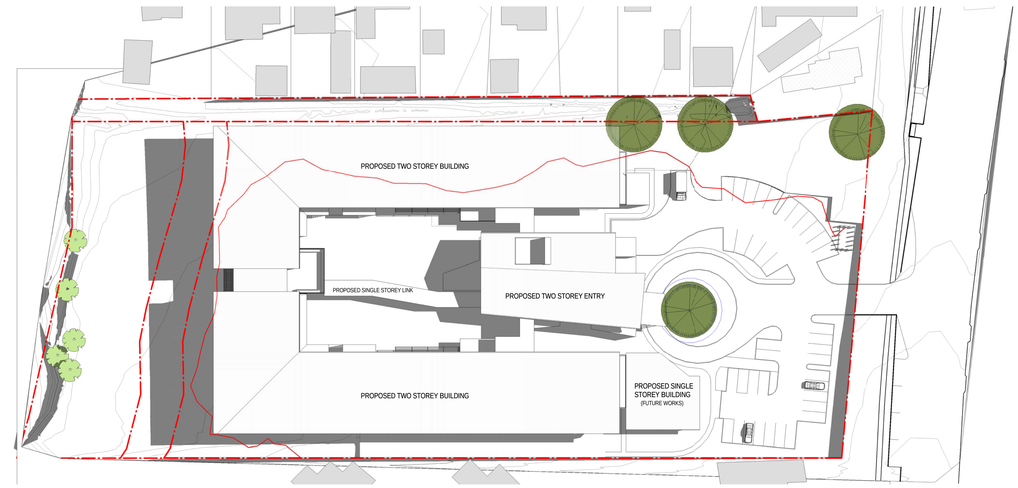
JACKSON TEECE



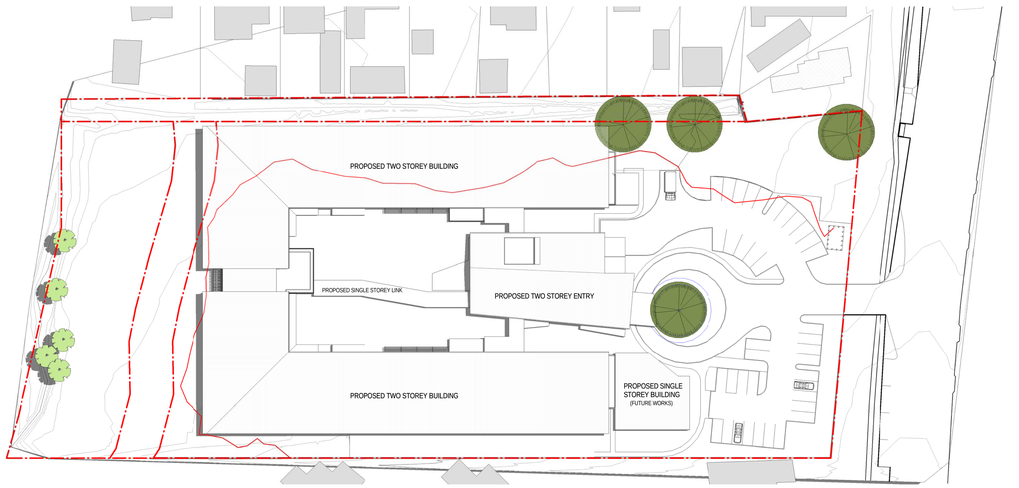
9am 21 JUNE (WINTER SOLSTICE)



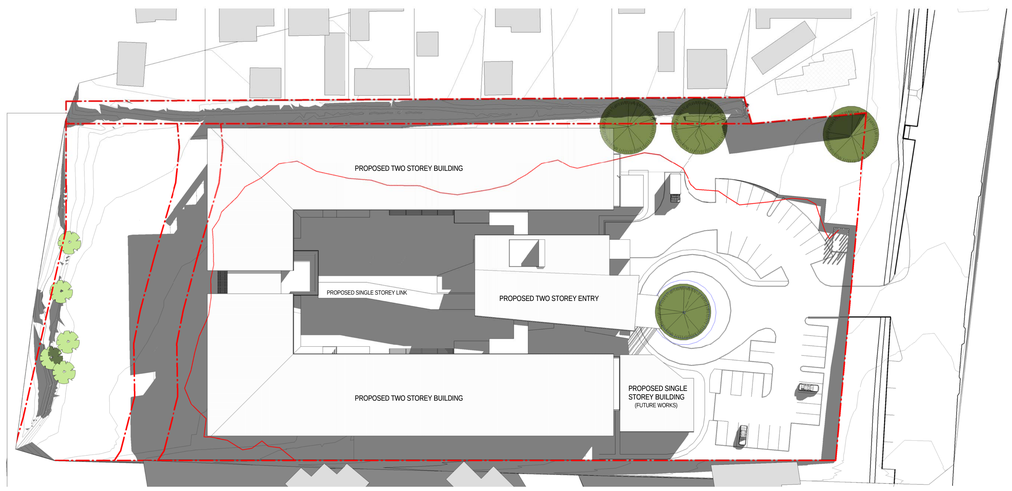
8am 21 DECEMBER (SUMMER SOLSTICE)



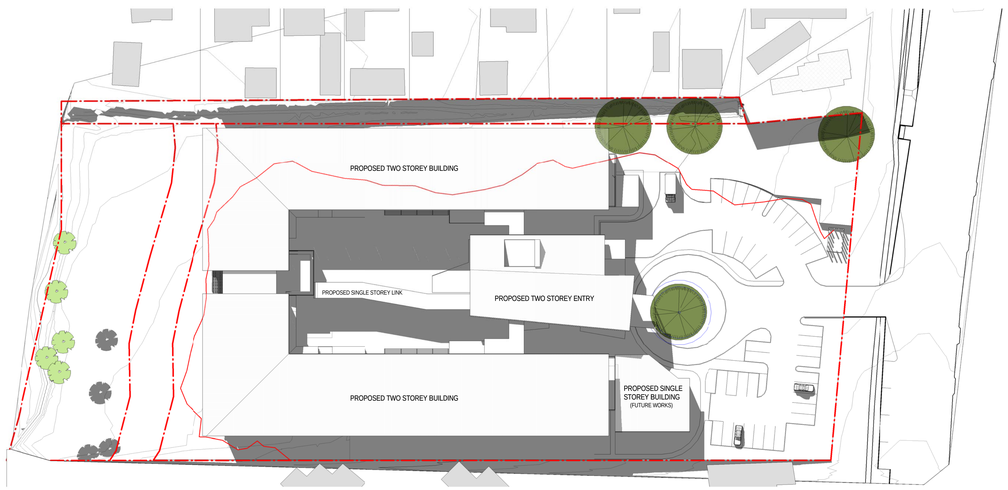
12pm 21 JUNE (WINTER SOLSTICE)



12pm 21 DECEMBER (SUMMER SOLSTICE)



3pm 21 JUNE (WINTER SOLSTICE)



5pm 21 DECEMBER (SUMMER SOLSTICE)

AMENDMENTS

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C	FOR DEVELOPMENT APPLICATION	RM	01/07/16

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: RM CHECKED BY: RW

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dinnen
2/426 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dinnen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
93 Lindsay Street, HAMILTON, NSW 2303
T: (02) 4940 0000 M: 0421 317 479 E: mark.hocking@rlb.com

TOWN PLANNING
de WITT CONSULTING
Mark Maund
7 Canberra Street, CHARLESTOWN, NSW 2290
T: (02) 4942 5441 E: mark.maund@dewittconsulting.com.au

LANDSCAPE ARCHITECTURE
GROUP GSA
John Holland
7/80 William Street, SYDNEY, NSW 2011
T: (02) 9361 4144 E: jholland@groupgsa.com

TRAFFIC ENGINEERING
SECA SOLUTIONS
Cathy Thomas
265 King Streets, NEWCASTLE, NSW 2300
T: (02) 4925 7795 M: 0425 250 031 E: cthomas@secasolutions.com.au

GEOTECHNICAL / ENVIRONMENTAL ENGINEERING
DOUGLAS PARTNERS
John Niland
15 Callistemon Close, WARABROOK, NSW 2310
T: (02) 4960 9600 E: newcastle@douglaspartners.com.au

CIVIL / STRUCTURAL ENGINEERING
WPC CONSULTING ENGINEERS
Matthew Snelson
Suite 3, Level 1, 16 Telford Street, NEWCASTLE, NSW 2300
T: (02) 4927 5566 M: 0437 866 152 E:matthews@mpceng.com.au

MECHANICAL / ELECTRICAL / HYDRAULIC ENGINEERING
WOOD AND GRIEVE ENGINEERS
David Stebbins
6/207 Pacific Highway, ST LEONARDS, NSW 2065
T: (02) 9484 7000 M: 0413 398 202 E: david.stebbins@wge.com.au

BCA CONSULTATION
NEW CERT PTY LTD
Antony Ridgeway
2 Portside Crescent, MARYVILLE, NSW 2293
T: (02) 4944 3333 M: 0412 842 807 E: antony@newcert.com.au

KITCHEN & LAUNDRY DESIGN
UNIVERSAL FOOD SERVICE DESIGNS
Brian Lennox
16 Donna Close, LISAROW, NSW 2250
T: (02) 4329 0630 M: 0422 468 834 E: brian@ufd.net.au

ECOLOGICAL
FIREBIRD
Sarah Jones
PO Box 314, MEREWETHER, NSW 2300
T: (02) 4910 3939 M: 0414 465 990 E: sarah@firebirdeco.com.au

ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
124 Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9528 0276 E: hmoutrie@optusnet.com.au

ACOUSTIC ENGINEERING
SPECTRUM ACOUSTICS
Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2276 E: neil@spectrumacoustics.com.au

FLOOD ENGINEERING
NORTHROP ENGINEERS
Ben Clark
313 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0405 534 055 E: bclark@northrop.com.au

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Bupa

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SHADOW DIAGRAMS

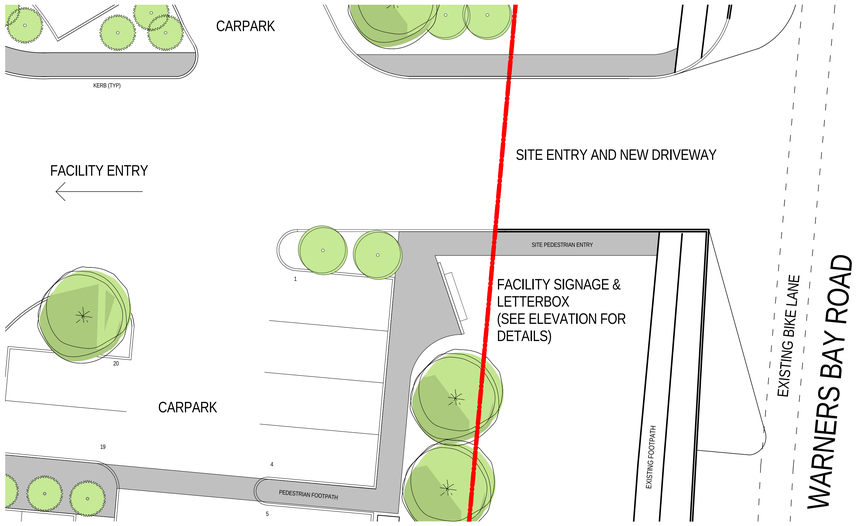
DATE AUG 2015 | SCALE @ A0 1 : 500 | DRAWN RM

PROJECT No. 2014126 | DRAWING DA50 | ISSUE C

PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

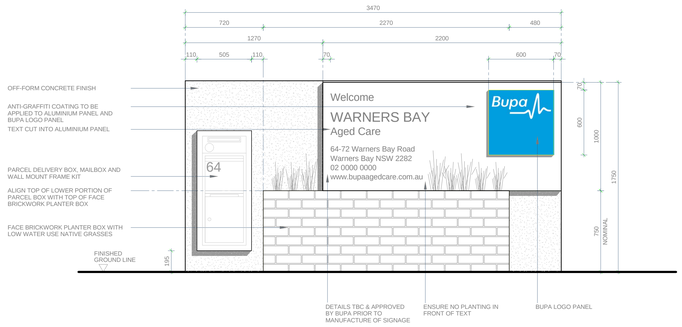
744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4177)

JACKSON TEECE



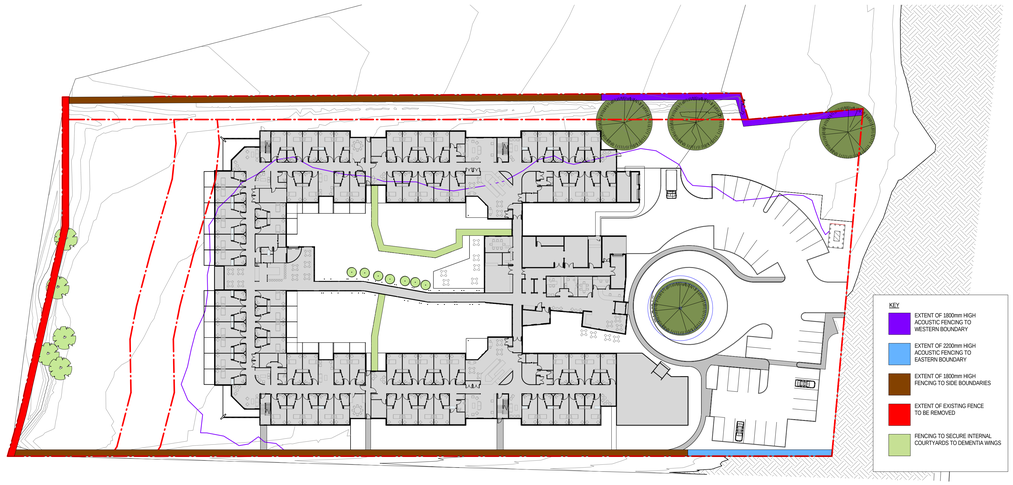
MAIN FACILITY SIGNAGE LOCATION PLAN

1:100



MAIN FACILITY SIGNAGE ELEVATION

1:50



FENCING EXTENTS PLAN

1:500

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RM	01/07/16

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: Approver
CHECKED BY: Checker

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CONSULTANTS

PROJECT MANAGEMENT
APP CORPORATION PTY LTD
Matthew Dineen
24/26 King Street, NEWCASTLE WEST, NSW 2302
T: (02) 4928 7600 M: 0408 436 172 E: matthew.dineen@app.com.au

QUANTITY SURVEYING
RIDER LEVETT BUCKNALL
Mark Hocking
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Matthew Snelson
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David Stebbins
6/207 Pacific Highway, ST LEONARDS, NSW 2065
T: (02) 8484 7000 M: 0413 398 202 E: david.stebbins@wge.com.au

BCA CONSULTATION
NEW CERT PTY LTD
Antony Ridgeway
2 Portside Crescent, MARYVILLE, NSW 2293
T: (02) 4944 2031 M: 0412 842 807 E: antony@newcert.com.au

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16 Donna Close, LISAROW, NSW 2250
T: (02) 4329 0630 M: 0422 468 834 E: brian@ufsd.net.au

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ACCESS ADVISORY
HOWARD MOUTRIE
Howard Moutrie
124 Upper Washington Drive, BONNET BAY, NSW 2226
T: (02) 9539 0276 E: hmoutrie@optusnet.com.au

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SPECTRUM ACOUSTICS
Neil Pennington
1 Roath Street, CARDIFF, NSW 2285
T: (02) 4954 2276 E: neil@spectrumacoustics.com.au

FLOOD ENGINEERING
NORTHROP ENGINEERS
Ben Clark
3/13 Charlestown Road, CHARLESTOWN, NSW 2290
T: (02) 4943 1777 M: 0406 534 055 E: bclark@northrop.com.au

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SIGNAGE & FENCING PLAN

DATE	SCALE @ A0	DRAWN
06/30/16	As indicated	RM
PROJECT No.	DRAWING	ISSUE
2014126	DA60	A

PROJECT
BUPA WARNERS BAY
64 WARNERS BAY ROAD, WARNERS BAY

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4171)

JACKSON TEECE