



-  boundary
-  setback
-  riparian corridor
-  encroachment in riparian corridor
-  area offset for riparian corridor

tree legend

- T1** arborist report tree number
-  tree to be retained
-  tree protection zone

landscape & building legend

-  road / driveway
 soft landscape area
 ILU type A
 ILU type B
- | | |
|----|------------|
| B3 | ILU type |
| 52 | ILU number |

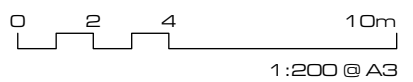
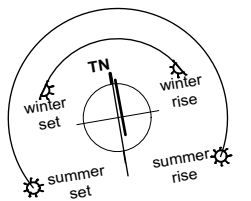
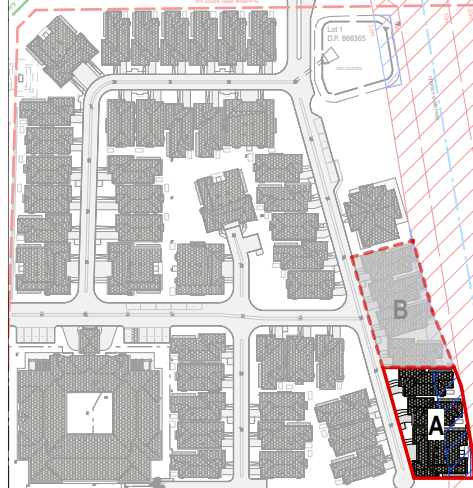
levels legend

- | | |
|-------------|-----------------------|
| FFL / 10000 | finished floor level |
| E / 100000 | existing ground level |
| P / 100000 | proposed ground level |
| RL / 100000 | relative level |

symbol legend

-
- skylight
- door circulation areas shown in dotted

plan legend



project number	drawing number
----------------	----------------

1633 **DA 48 B**

date _____

9/3/18 revised DA submission

notes

01. Finished floor levels (FFL) taken from NORTHROP civil engineering drawings DA3.01 - DA3.06

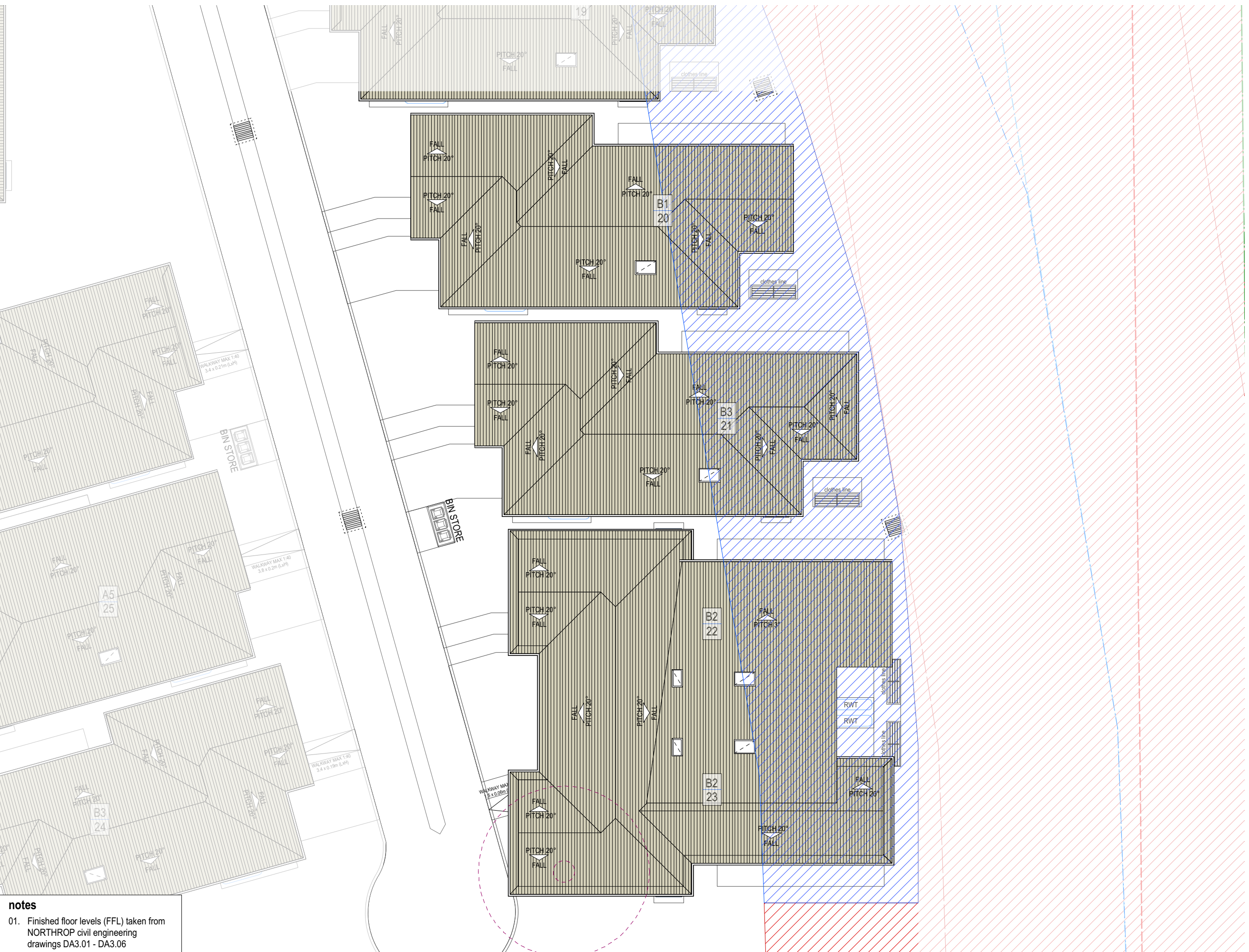
KENNEDY ASSOCIATES ARCHITECTS

level.3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477

ILU Group 11A - roof plan

new aged care housing

**372 Moore Creek Rd,
NORTH TAMWORTH**





site legend

- boundary
- setback
- riparian corridor
- encroachment in riparian corridor
- area offset for riparian corridor

tree legend

- T1 arborist report tree number
- tree to be retained
- tree protection zone

landscape & building legend

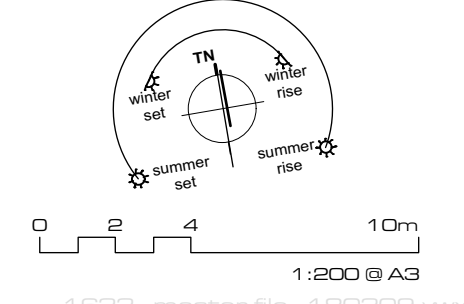
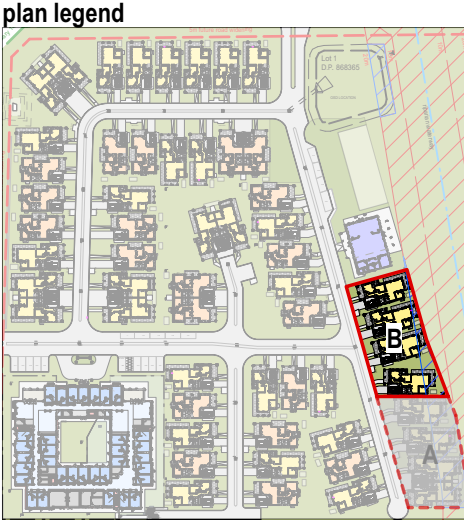
- road / driveway
- soft landscape area
- ILU type A
- ILU type B
- B3 ILU type
- 52 ILU number

levels legend

- FFL / 10000 finished floor level
- E / 100000 existing ground level
- P / 100000 proposed ground level
- RL / 100000 relative level

symbol legend

- skylight
- door circulation areas shown in dotted



notes
01. Finished floor levels (FFL) taken from NORTHROP civil engineering drawings DA3.01 - DA3.06

KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Group 11B - floor plan	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	<table><tr><td>project number</td><td>drawing number</td></tr><tr><td>1633</td><td>DA 49 B</td></tr><tr><td>date</td><td></td></tr><tr><td>9/3/18</td><td>revised DA submission</td></tr></table>	project number	drawing number	1633	DA 49 B	date		9/3/18	revised DA submission
project number	drawing number											
1633	DA 49 B											
date												
9/3/18	revised DA submission											



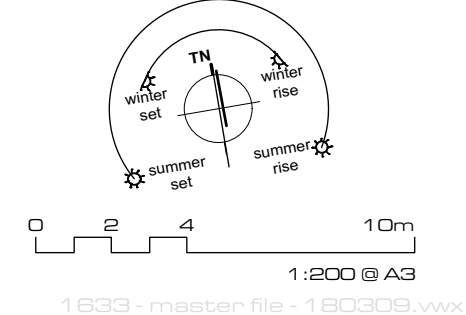
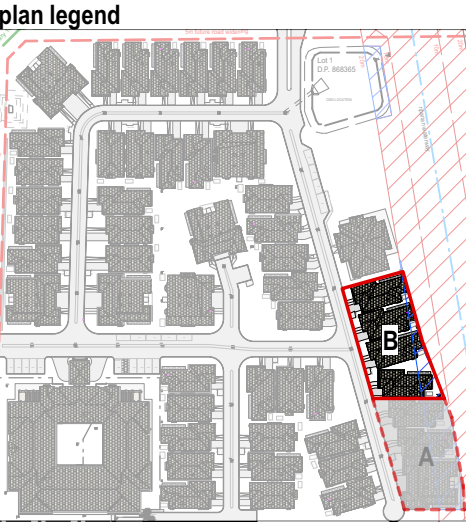
- site legend**
- boundary
 - setback
 - riparian corridor
 - encroachment in riparian corridor
 - area offset for riparian corridor

- tree legend**
- T1 arborist report tree number
 - tree to be retained
 - tree protection zone

- landscape & building legend**
- road / driveway
 - soft landscape area
 - ILU type A
 - ILU type B
 - B3 ILU type
 - 52 ILU number

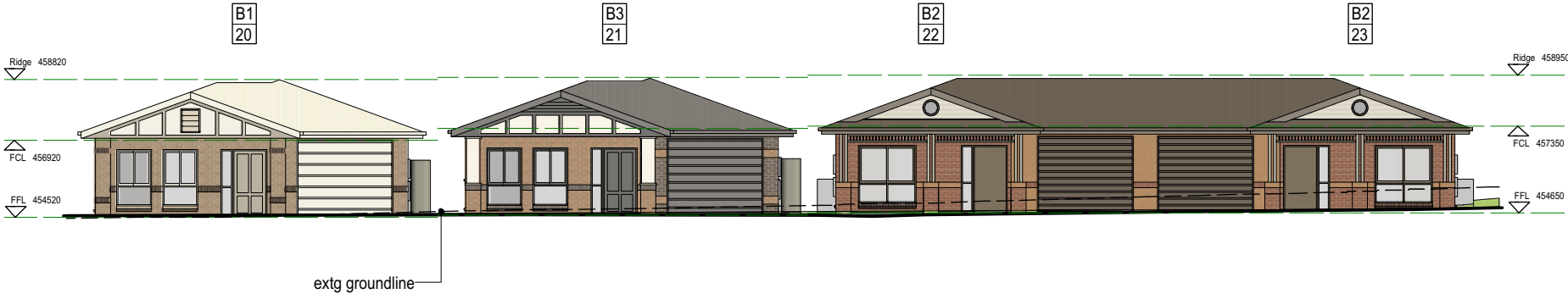
- levels legend**
- FFL / 10000 finished floor level
 - E / 100000 existing ground level
 - P / 100000 proposed ground level
 - RL / 100000 relative level

- symbol legend**
- skylight
 - door circulation areas shown in dotted

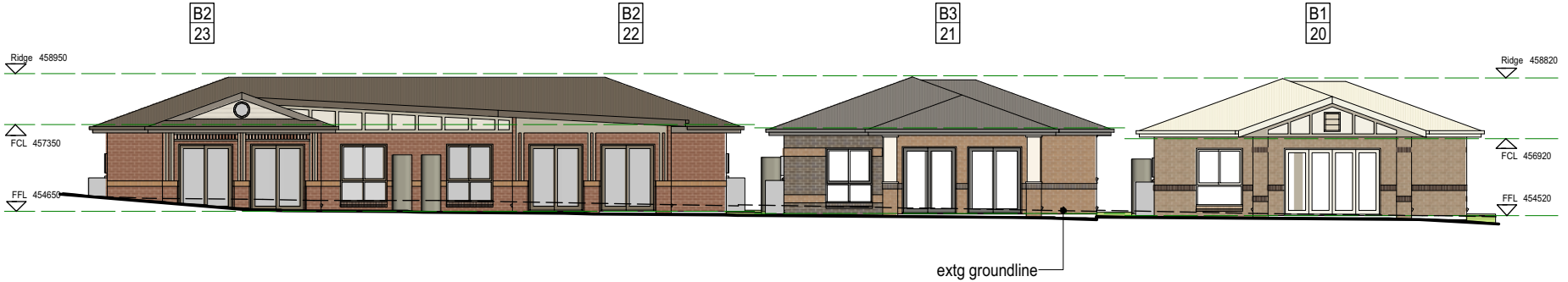


notes

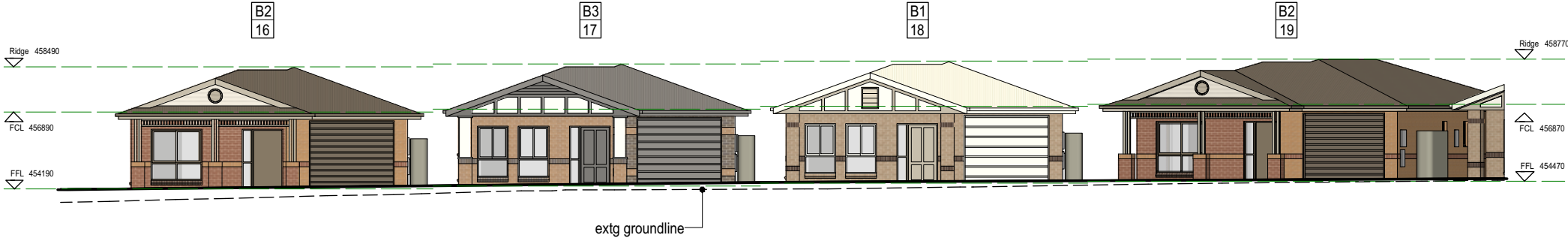
01. Finished floor levels (FFL) taken from NORTHROP civil engineering drawings DA3.01 - DA3.06



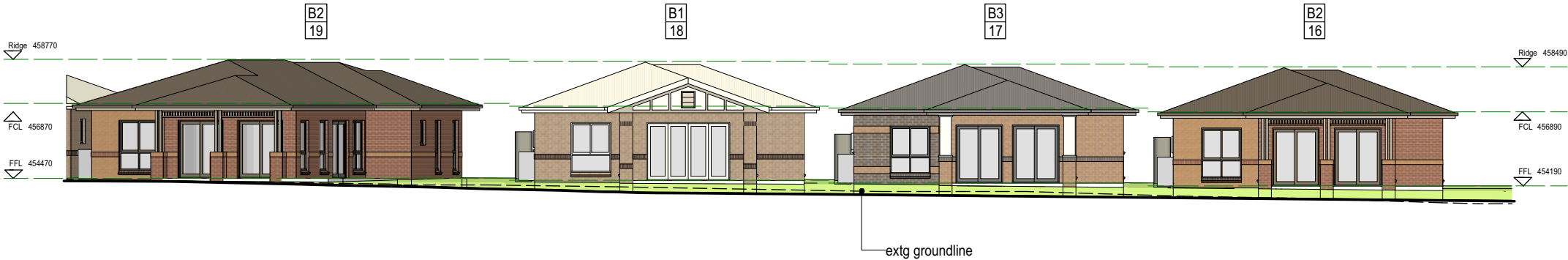
street elevation A



rear elevation A



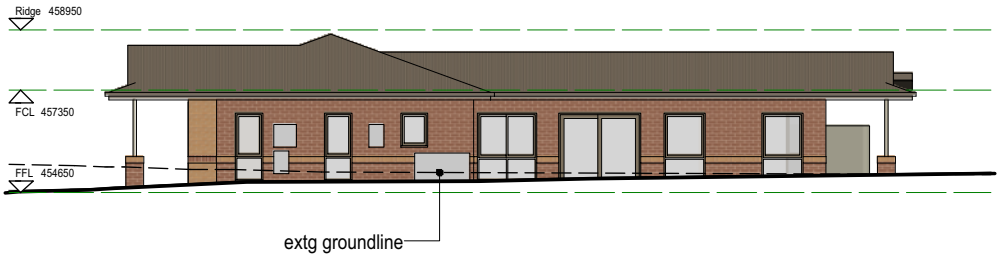
street elevation B



rear elevation B

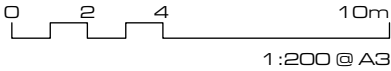


section 1



section 2

KENNEDY ASSOCIATES ARCHITECTS
level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477



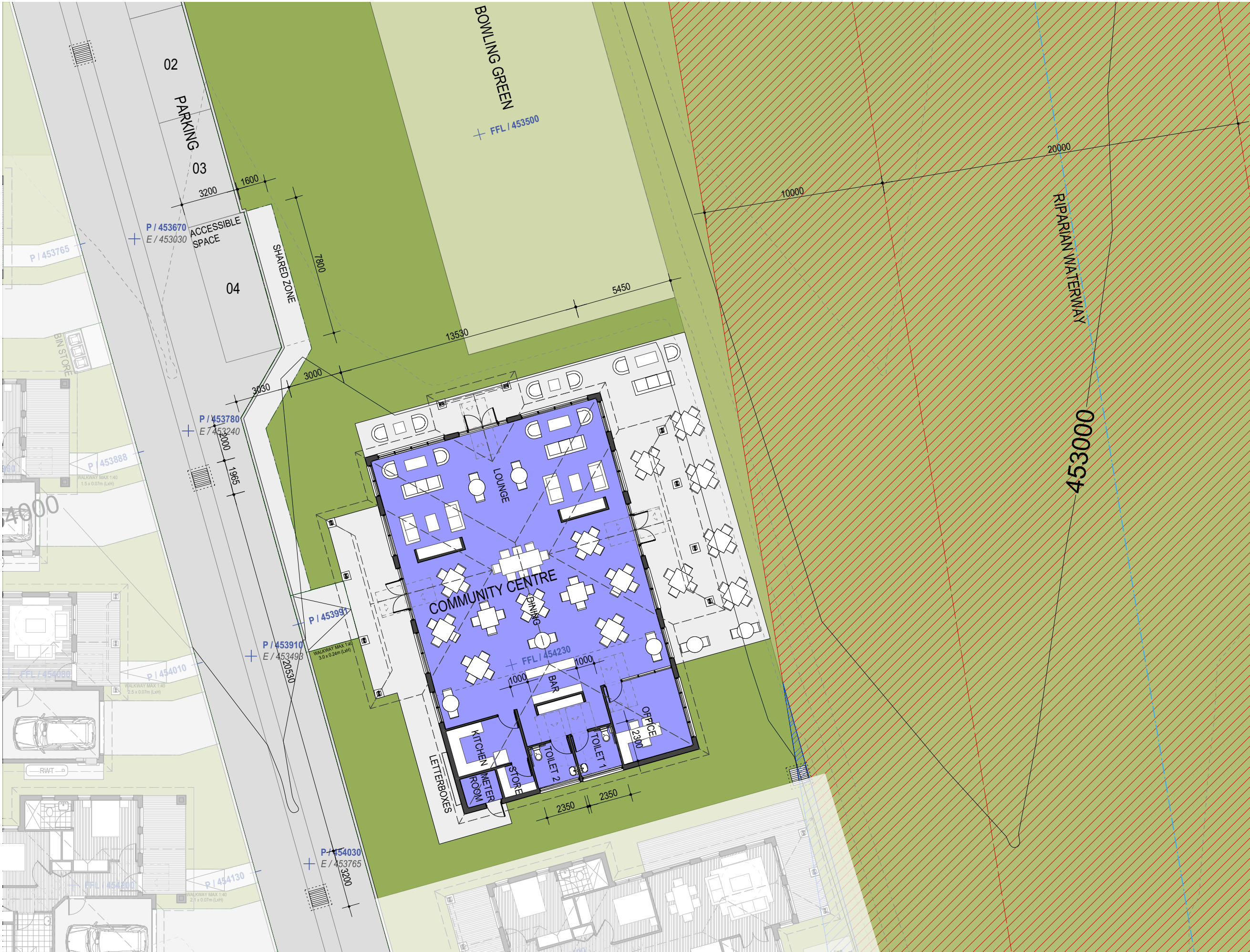
**ILU Group 11 - elevations
and sections**

new aged care housing

**372 Moore Creek Rd,
NORTH TAMWORTH**

1633 - master file - 180309.vwx

project number	drawing number
1633	DA 51 B
date	
9/3/18	revised DA submission



site legend

- boundary
- setback
- riparian corridor
- encroachment in riparian corridor
- area offset for riparian corridor

tree legend

- T1 arborist report tree number
- tree to be retained
- tree protection zone

landscape & building legend

- road / driveway
- soft landscape area
- community centre
- B3 ILU type
- 52 ILU number

levels legend

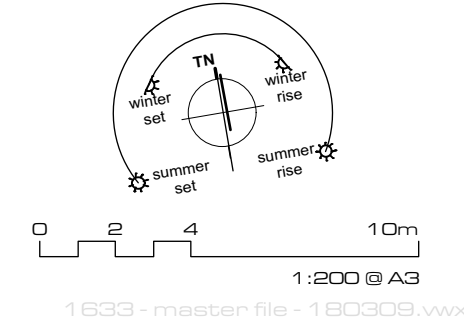
- FFL / 10000 finished floor level
- E / 100000 existing ground level
- P / 100000 proposed ground level
- RL / 100000 relative level

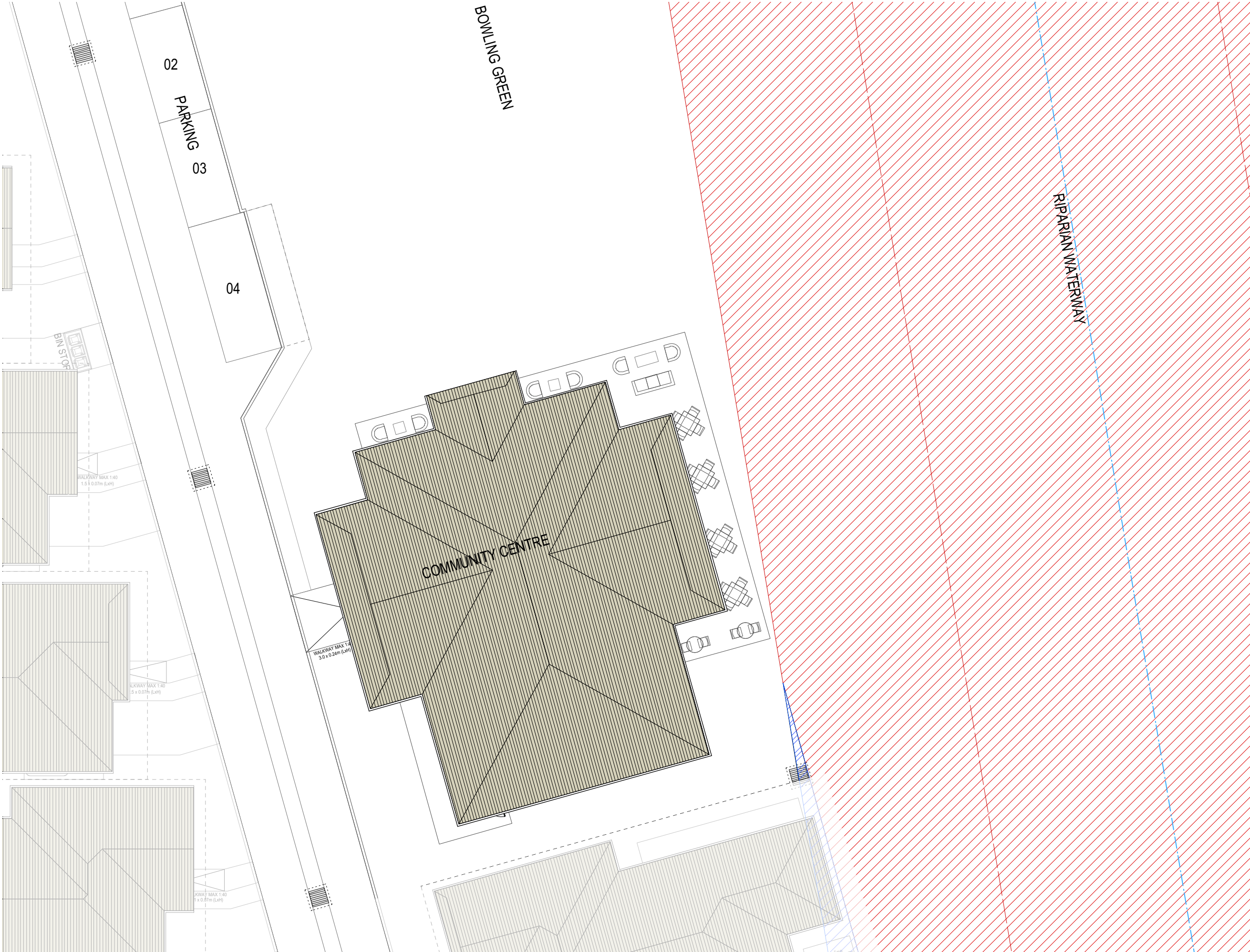
symbol legend

- skylight
- door circulation areas shown in dotted

Summary

Ground Floor Area	260m2
Parking	4 spaces





site legend

boundary

setback

riparian corridor

encroachment in riparian corridor

area offset for riparian corridor

tree legend

T1

arborist report tree number

tree to be retained

tree protection zone

landscape & building legend

road / driveway

soft landscape area

community centre

B3

ILU type

52

ILU number

levels legend

FFL / 10000

finished floor level

E / 100000

existing ground level

P / 100000

proposed ground level

RL / 100000

relative level

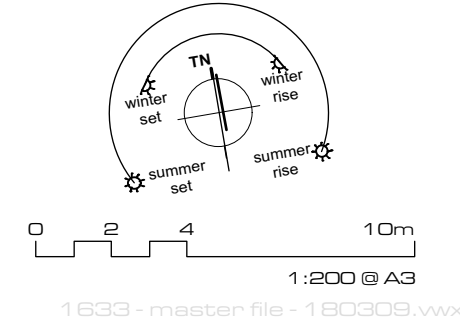
symbol legend

skylight

door circulation areas shown in dotted

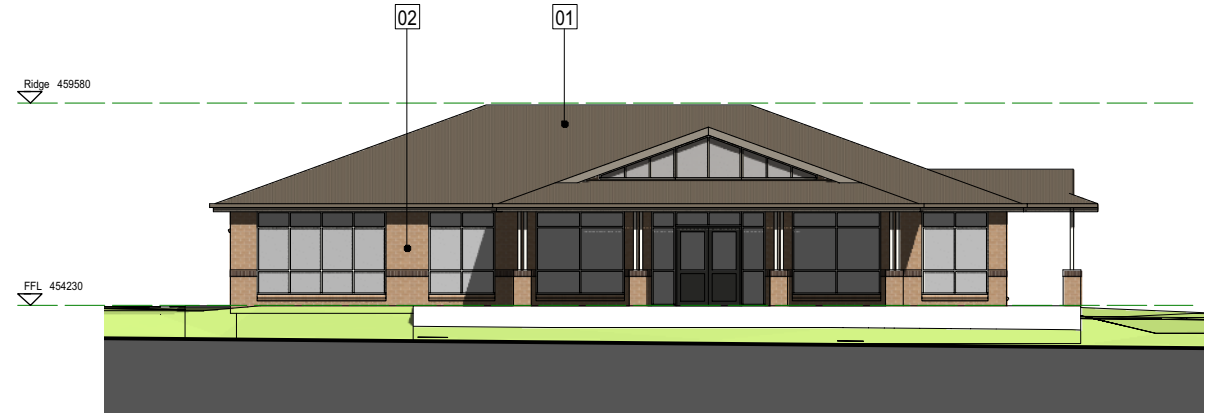
Summary

Ground Floor Area	260m2
Parking	4 spaces

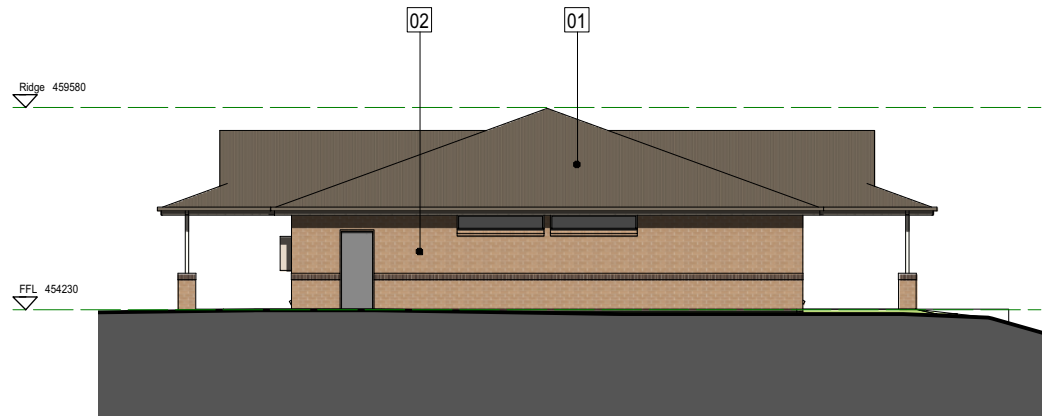




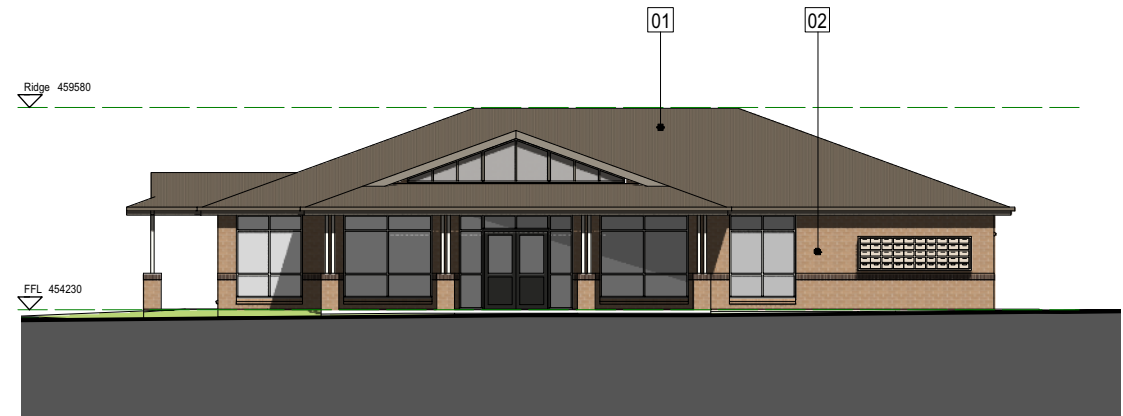
north elevation



east elevation



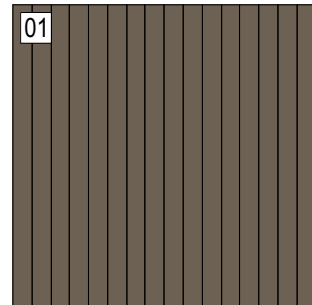
south elevation



west elevation

external finishes

01



ROOF SHEETING
COLORBOND
CustomOrb
Jasper

02



FACE BRICK
PGH
Pearl Grey

03



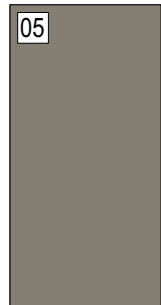
BRICK BAND
PGH
Volcanic

04



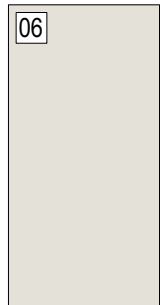
**WINDOW &
DOOR FRAMES**
DULUX DURALLOY
Malt Grey

05

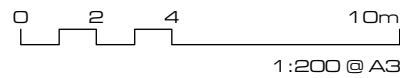


**FASCIA, GUTTERS
& DOWNPIPES**
COLORBOND
Gully

06

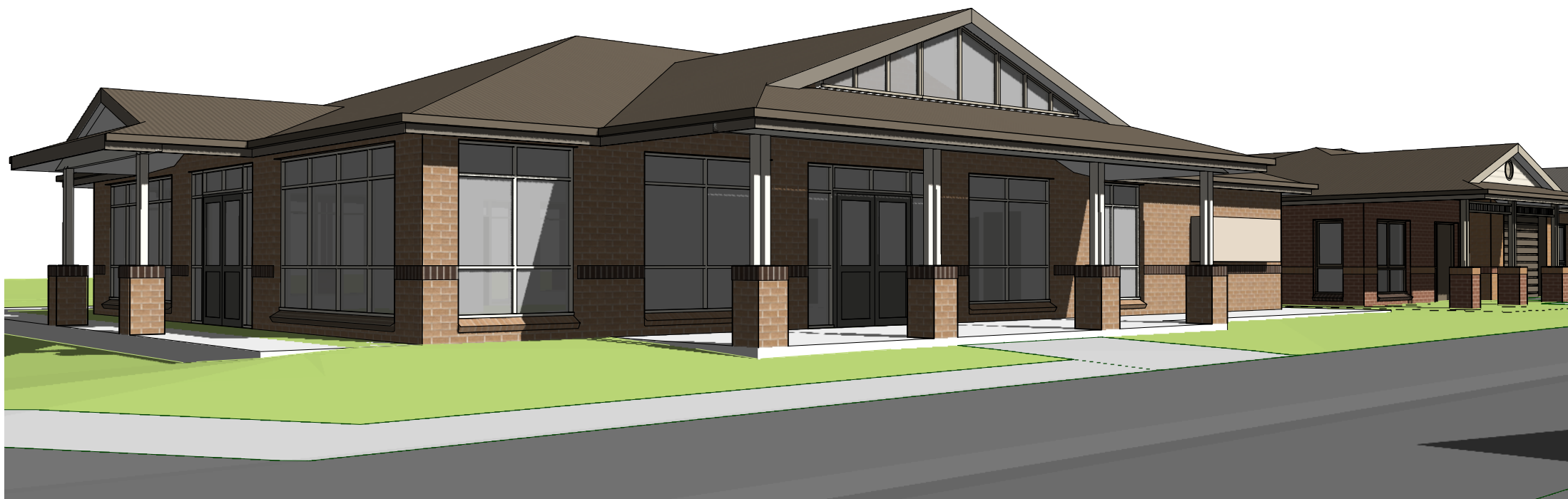


TIMBER POST
DULUX
White Duck Quarter



1633-master file - 180309.vwx

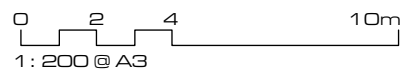
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	Community Centre - elevations	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project numberdrawing number	
				1633	DA 56 B
				date	
				9/3/18	revised DA submission



perspective

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477



**Community Centre -
perspective**

new aged care housing

**372 Moore Creek Rd,
NORTH TAMWORTH**

1633-master file-180309.vwx

project number	drawing number
1633	DA 57 B
date	
9/3/18	revised DA submission



site legend

- boundary
- setback
- riparian corridor
- encroachment in riparian corridor
- area offset for riparian corridor

tree legend

- T1 arborist report tree number
- tree to be retained
- tree protection zone

landscape & building legend

- road / driveway
- soft landscape area
- RACF dementia area
- RACF non-dementia area
- community centre
- B3 ILU type
- 52 ILU number

levels legend

- FFL / 10000 finished floor level
- E / 100000 existing ground level
- P / 100000 proposed ground level
- RL / 100000 relative level

symbol legend

- skylight
- door circulation areas shown in dotted

RACF legend

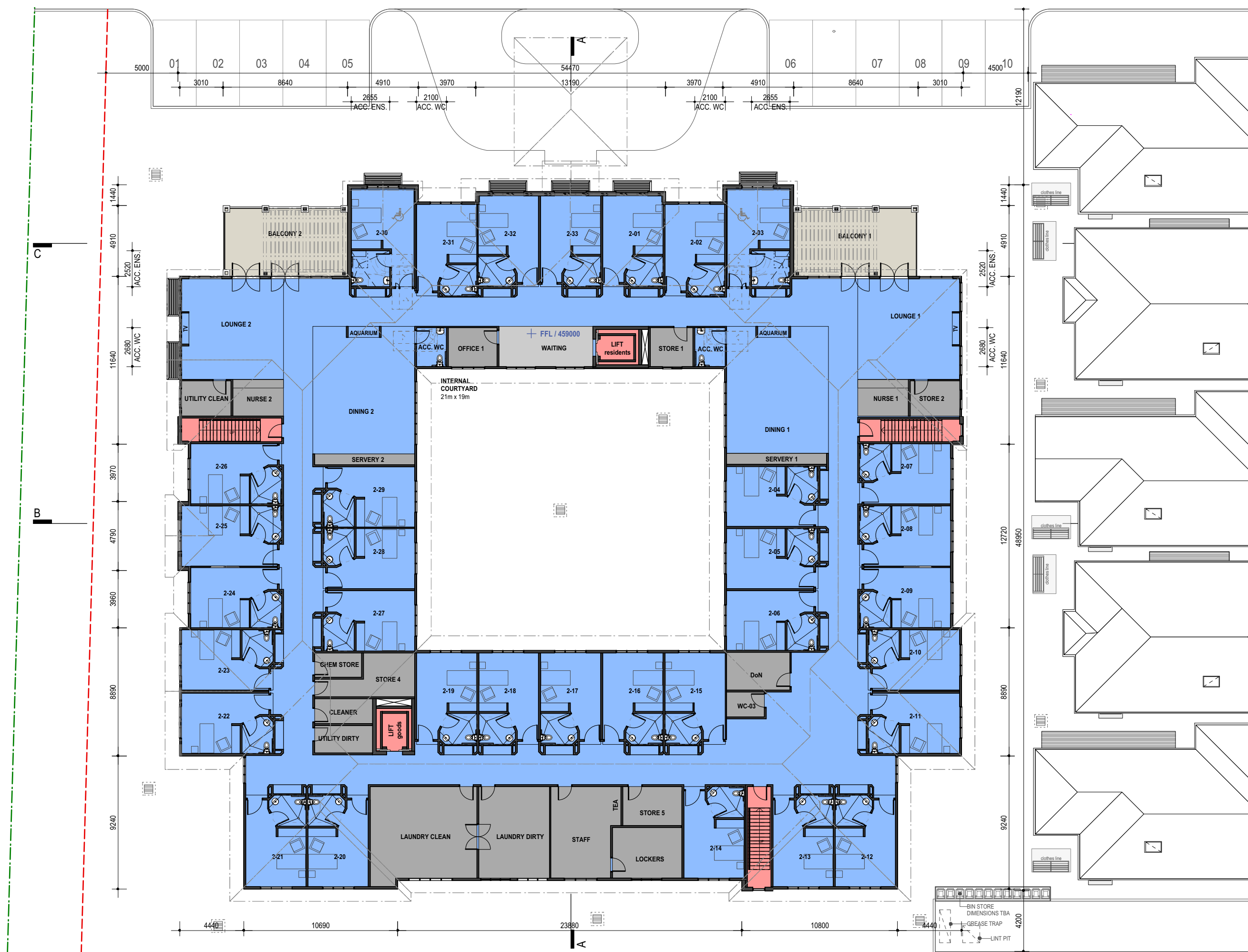
- staff areas
- waiting area
- vertical circulation

Summary

Ground Floor GFA	29 bedrooms 1942m2
First Floor GFA	33 bedrooms 1857m2
TOTAL Bedrooms GFA	62 bedrooms 3799m2
Parking	15 spaces

1:250 @ A3

1633 - master file - 180309.vwx



site legend

- boundary
- setback
- riparian corridor
- encroachment in riparian corridor
- area offset for riparian corridor

tree legend

- T1 arborist report tree number
- tree to be retained
- tree protection zone

landscape & building legend

- road / driveway
- soft landscape area
- RACF dementia area
- RACF non-dementia area
- community centre
- B3 ILU type
- 52 ILU number

levels legend

- FFL / 10000 finished floor level
- E / 100000 existing ground level
- P / 100000 proposed ground level
- RL / 100000 relative level

symbol legend

- skylight
- door circulation areas shown in dotted

RACF legend

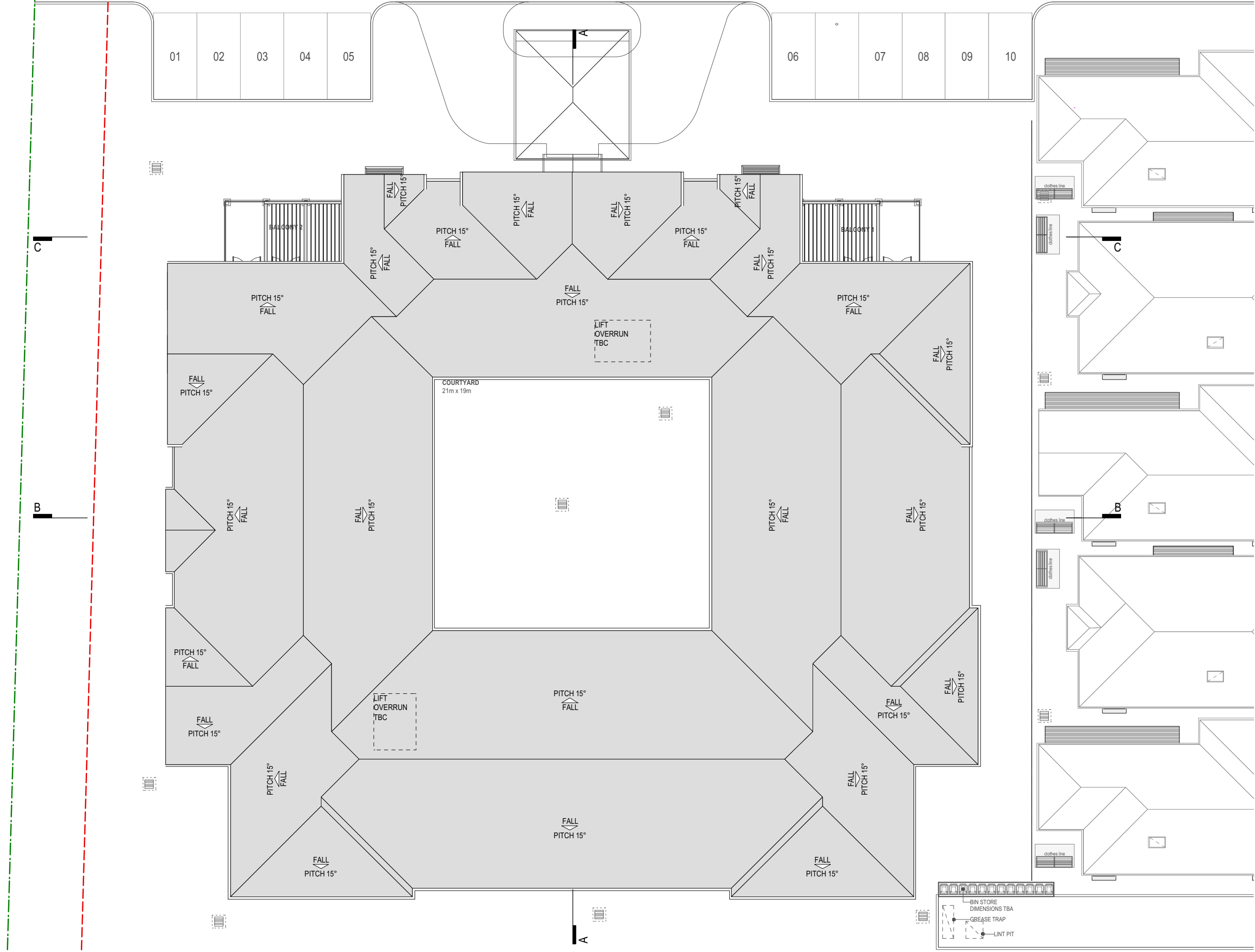
- staff areas
- waiting area
- vertical circulation

Summary

Ground Floor GFA	29 bedrooms 1942m2
First Floor GFA	33 bedrooms 1857m2
TOTAL Bedrooms GFA	62 bedrooms 3799m2
Parking	15 spaces

1:250 @ A3

1633 - master file - 180309.vwx



site legend

boundary

setback

riparian corridor

encroachment in riparian corridor

area offset for riparian corridor

T1

arborist report tree number

tree to be retained

tree protection zone

landscape & building legend

road / driveway

soft landscape area

RACF dementia area

RACF non-dementia area

community centre

B3

ILU type

52

ILU number

levels legend

FFL / 10000

finished floor level

E / 100000

existing ground level

P / 100000

proposed ground level

RL / 100000

relative level

symbol legend

skylight

door circulation areas shown in dotted

RACF legend

staff areas

waiting area

vertical circulation

Summary

Ground Floor

GFA

29 bedrooms

1942m2

First Floor

GFA

33 bedrooms

1857m2

TOTAL

Bedrooms

GFA

62 bedrooms

3799m2

Parking

15 spaces

TN

winter set

summer set

winter rise

summer rise

0

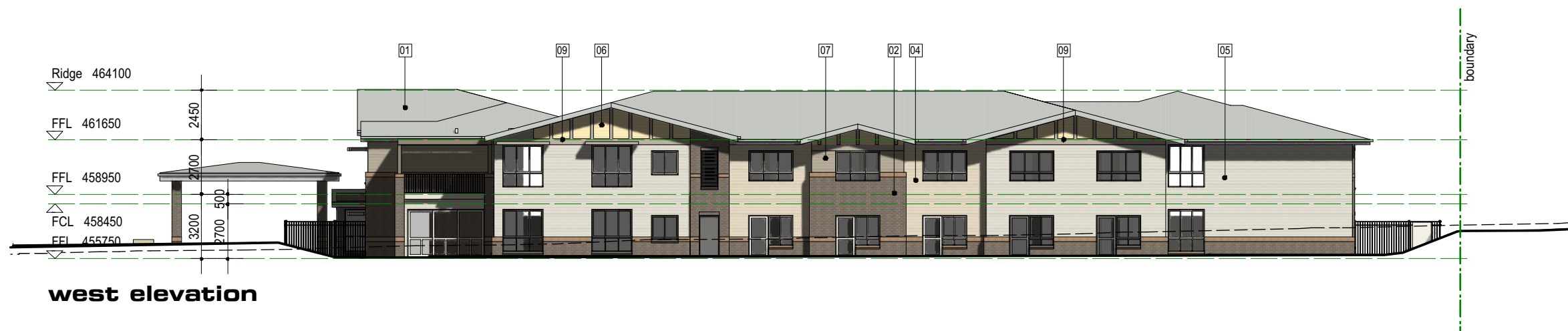
5

10m

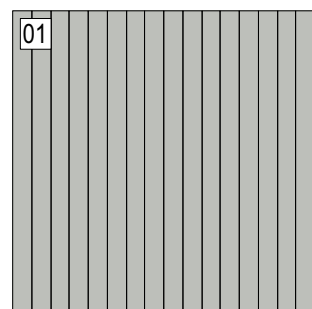
1:250 @ A3

1633 - master file - 180309.vwx

KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477 RACF - roof plan new aged care housing 372 Moore Creek Rd, NORTH TAMWORTH project number 1633 drawing number DA 60 B date 9/3/18 revised DA submission



external finishes



ROOF SHEETING
COLORBOND
CustomOrb
Shale Grey



FACE BRICK
PGH
Volcanic



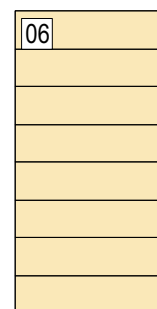
BRICK BAND & PANEL INFILL
PGH
Pearl Grey



HORIZONTAL CLADDING
DULUX
Ecu



HORIZONTAL CLADDING
DULUX
White Duck Half



HORIZONTAL CLADDING
DULUX
Solar



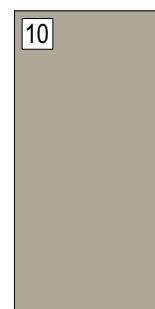
HORIZONTAL CLADDING
DULUX
Linseed



HORIZONTAL CLADDING
DULUX
Potters Pink



GABLE DETAIL & PERGOLA
DULUX
Linseed



BALUSTRADES
DULUX
Linseed



WINDOW & DOOR FRAMES
DULUX DURALLOY
Malt Grey



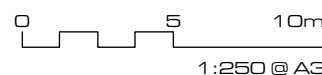
FASCIA, GUTTERS & DOWNPIPES
COLORBOND
Shale Grey



ENTRY SIGNAGE
Sandstone

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477



RACF - elevations 01

new aged care housing

**372 Moore Creek Rd,
NORTH TAMWORTH**

1633-master file - 180309.vwx

project number drawing number

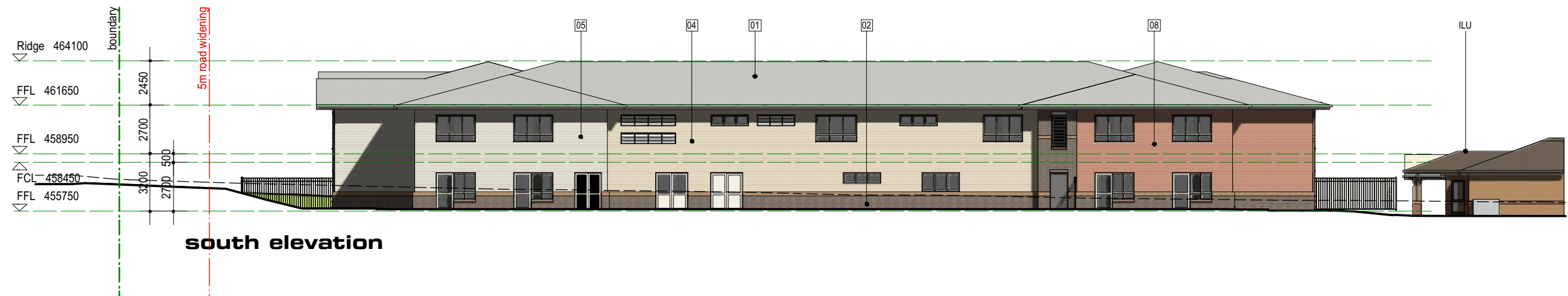
1633 DA 61 B

date

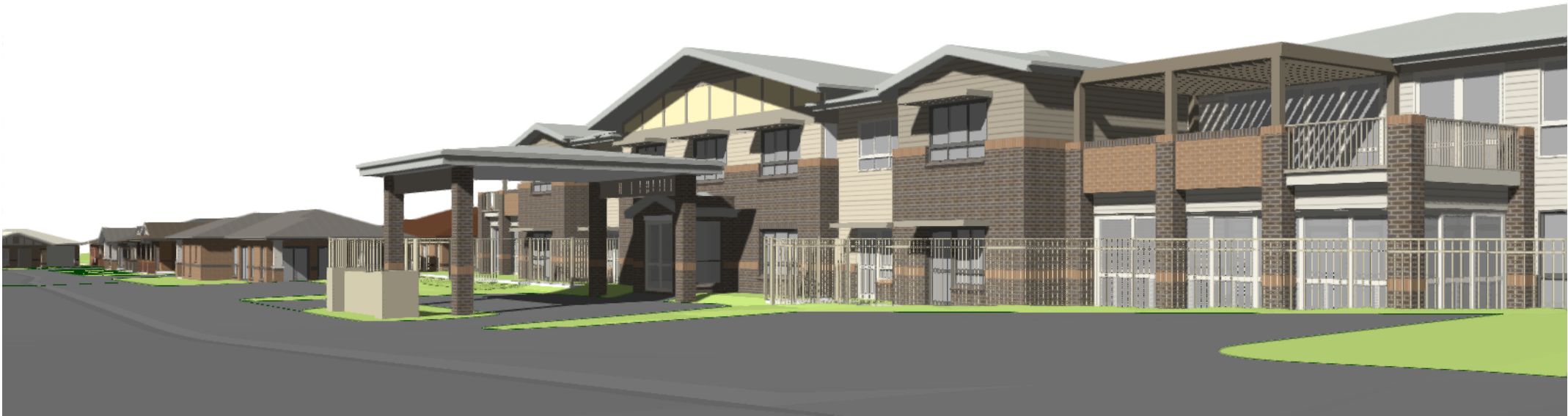
9/3/18 revised DA submission



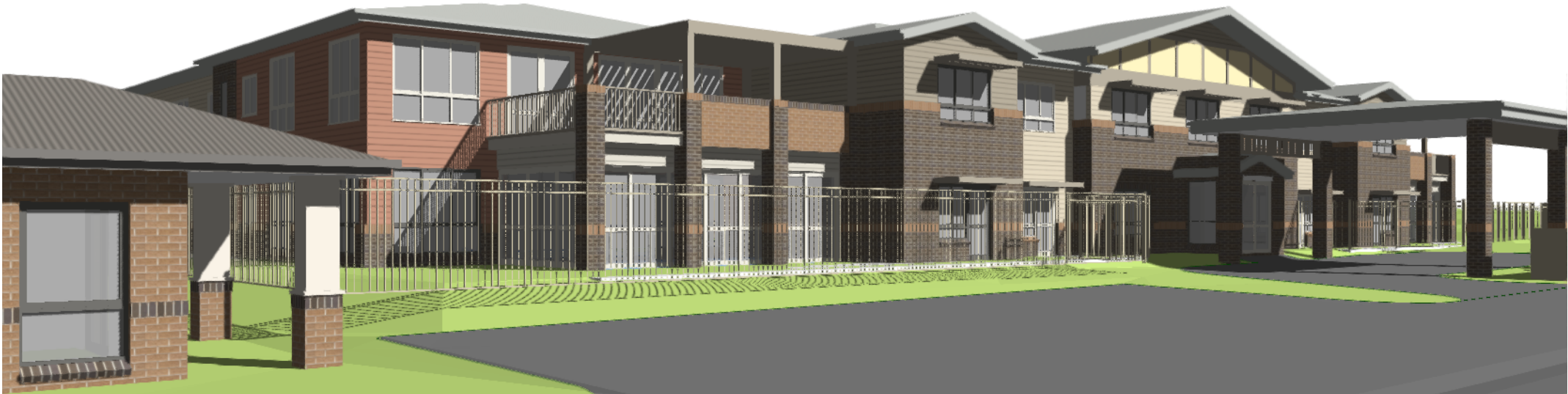
east elevation



south elevation

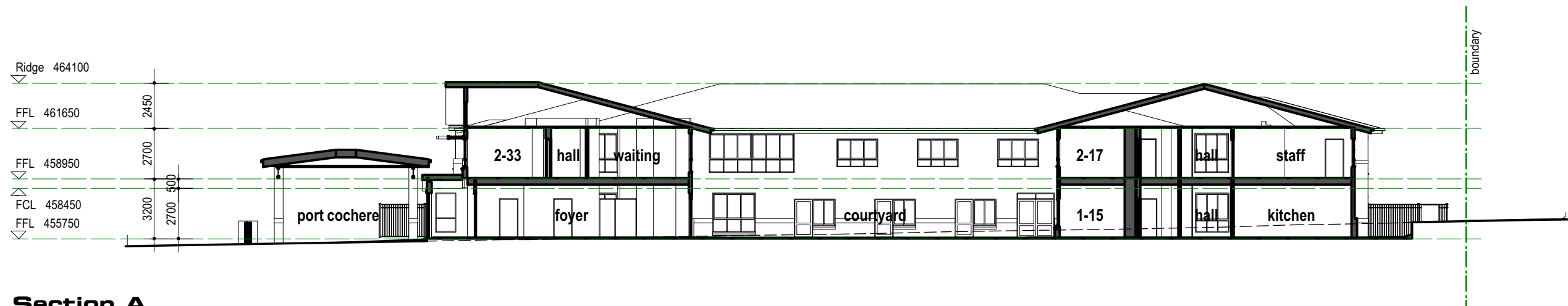


view from moore creek rd entry

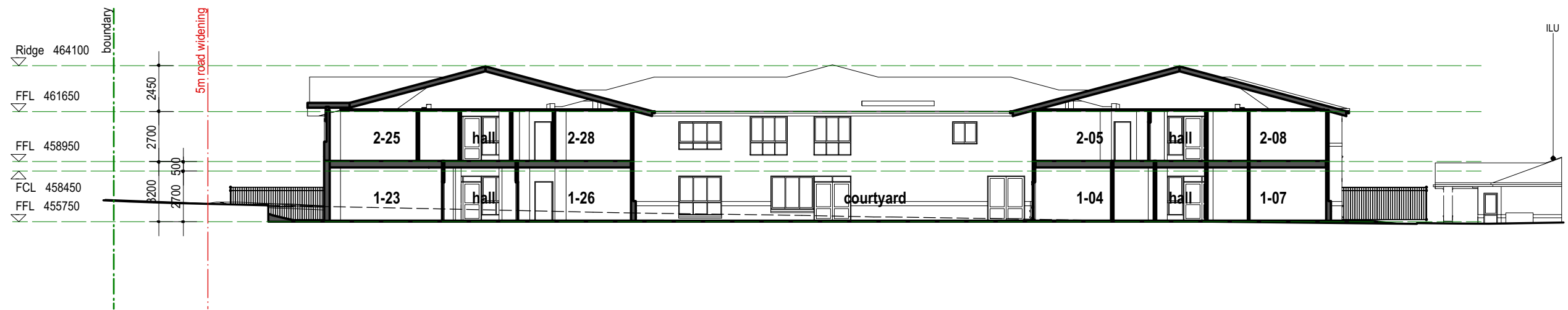


view from west

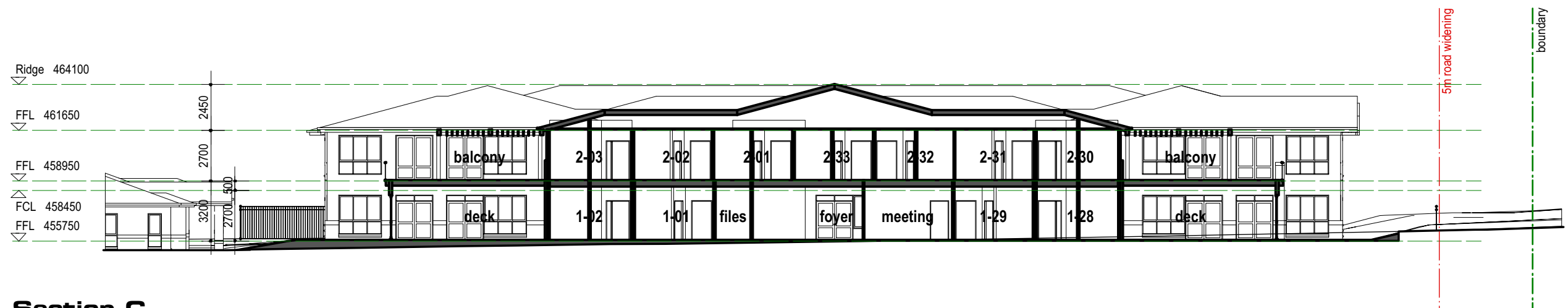
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	RACF - perspectives	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project number drawing number	
				1633	DA 63 B
				date	
				9/3/18 revised DA submission	



Section A



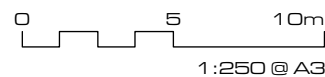
Section B



Section C

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477



RACF - sections

new aged care housing

**372 Moore Creek Rd,
NORTH TAMWORTH**

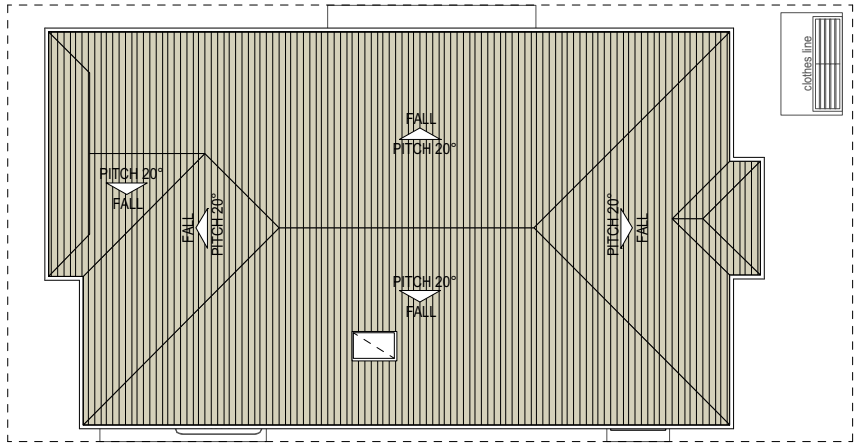
1633 - master file - 180309.vwx

project number drawing number

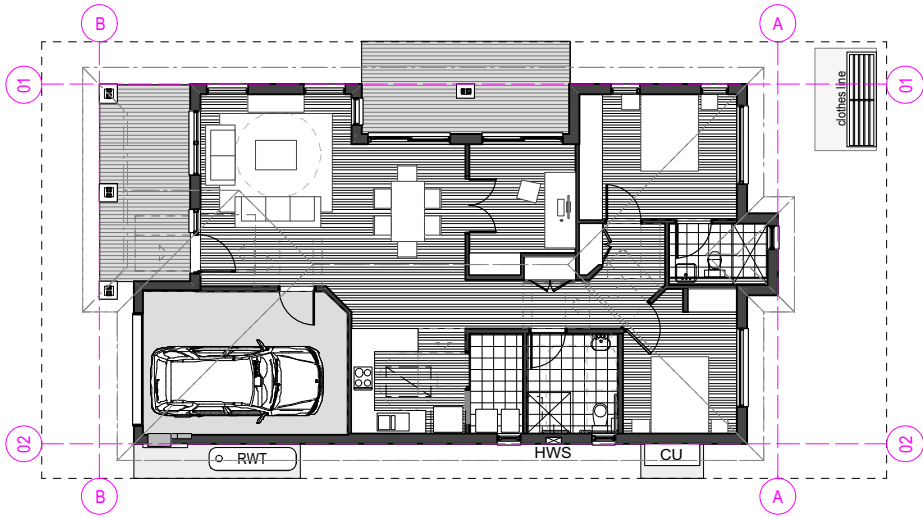
1633 DA 64 B

date

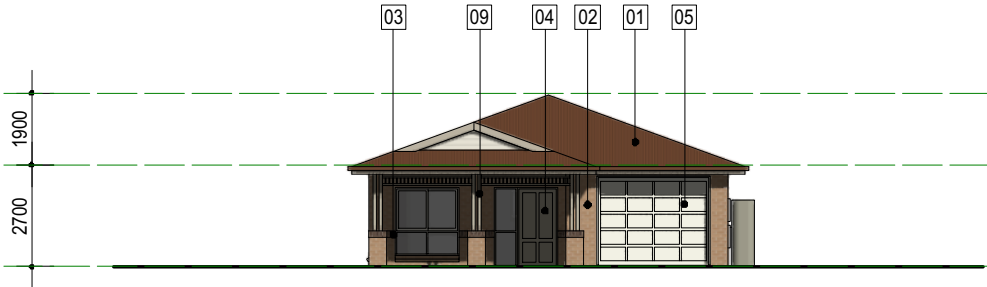
9/3/18 revised DA submission



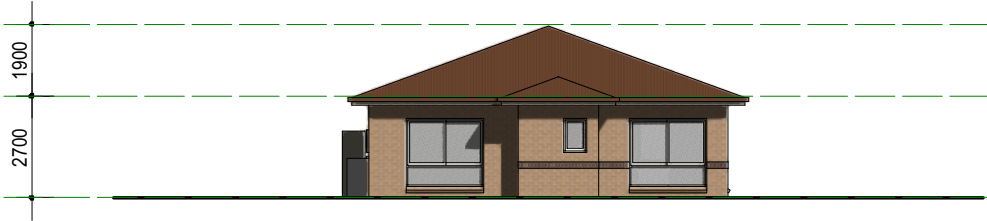
roof plan



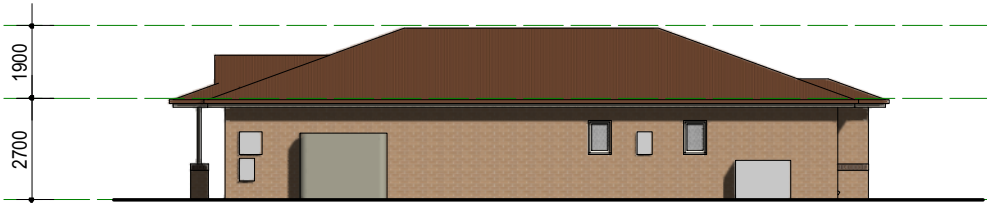
floor plan



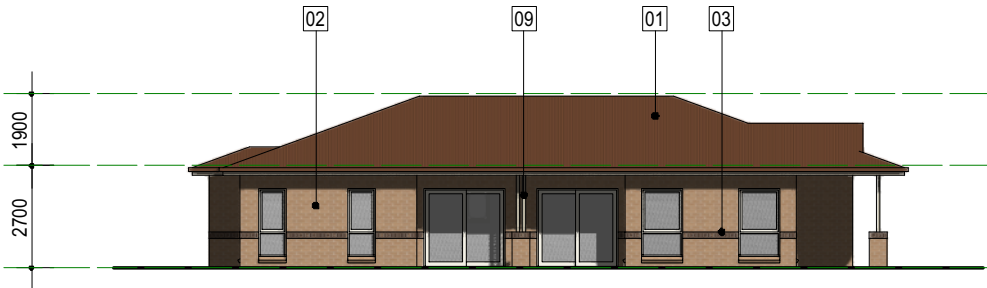
front elevation



rear elevation

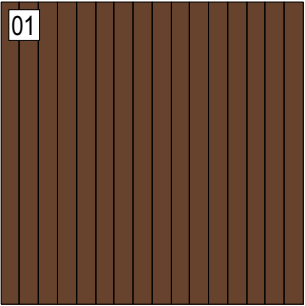


side elevation



side elevation

external finishes



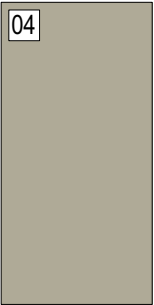
ROOF SHEETING
COLORBOND
CustomOrb
Terrain



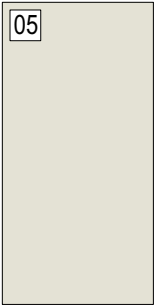
FACE BRICK
PGH
Pearl Grey



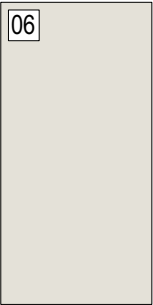
BRICK BAND
PGH
Choc Tan



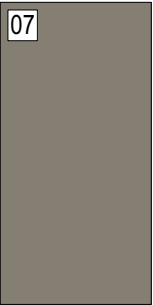
FRONT DOOR
DULUX
Oyster Linen



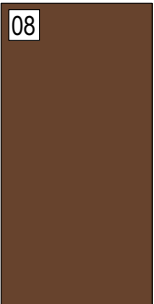
GARAGE DOOR
COLORBOND
Surfmist



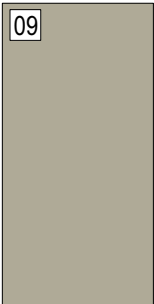
WINDOWS
DULUX DURALLOY
White Duck Quarter



FASCIA
BARGE BOARDS
COLORBOND
Gully



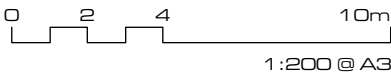
GUTTERS
COLORBOND
Terrain



TIMBER POSTS
DULUX
Oyster Linen



GABLE CLADDING
DULUX
White Duck Half



1633-master file-180309.vwx

KENNEDY ASSOCIATES ARCHITECTS

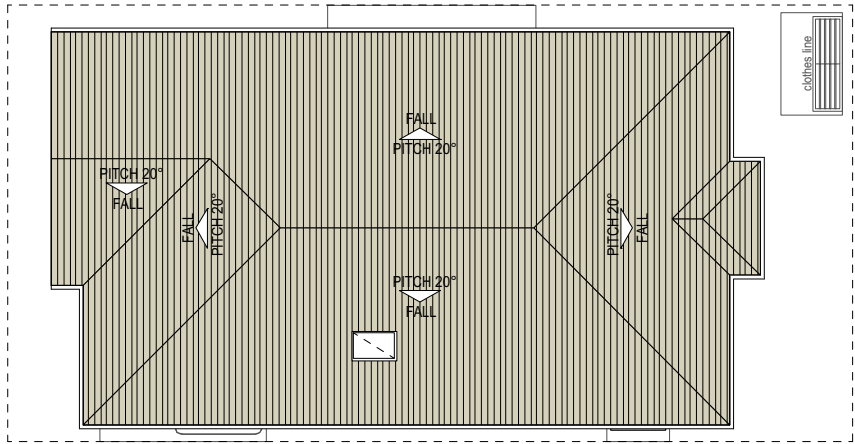
level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477

ILU Type A1

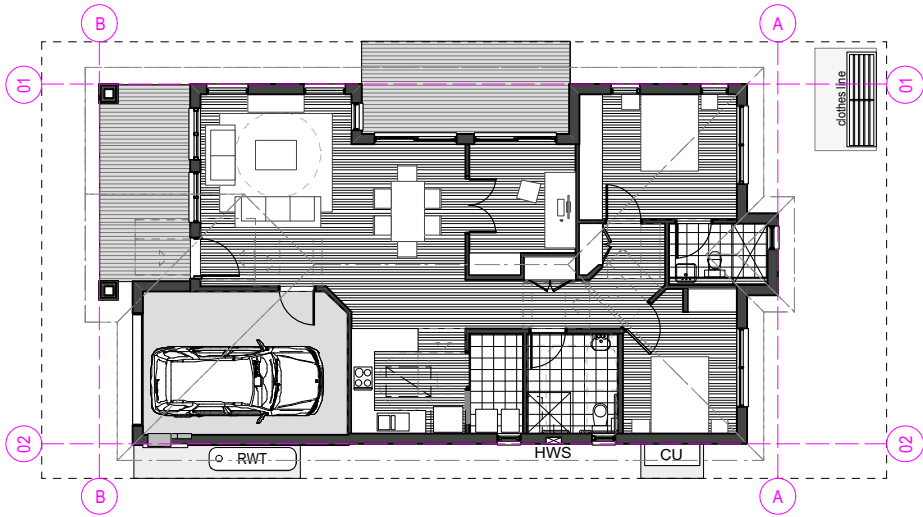
new aged care housing

372 Moore Creek Rd,
NORTH TAMWORTH

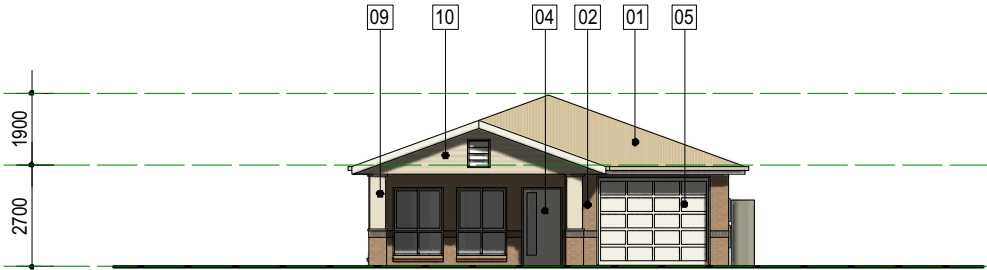
project number	drawing number
1633	DA 65 B
date	
9/3/18	revised DA submission



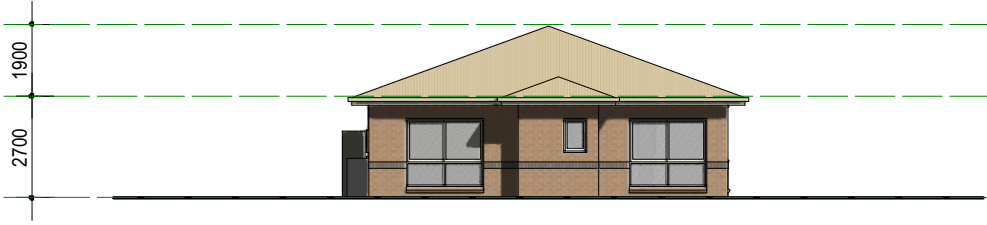
roof plan



floor plan



front elevation



rear elevation

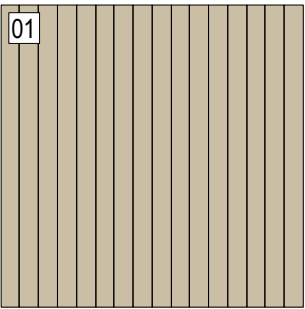


side elevation



side elevation

external finishes



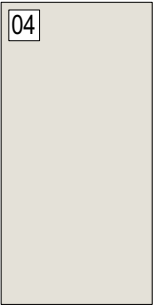
ROOF SHEETING
COLORBOND
CustomOrb
Paperbark



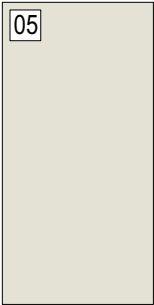
FACE BRICK
PGH
Pearl Grey



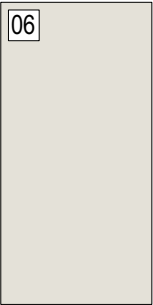
BRICK BAND
PGH
Volcanic



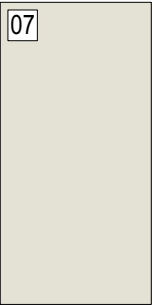
FRONT DOOR
DULUX
White Duck Quarter



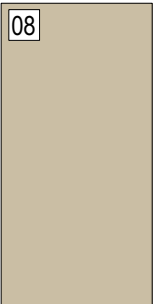
GARAGE DOOR
COLORBOND
Surfmist



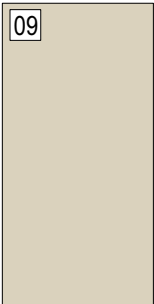
WINDOWS
DULUX DURALLOY
White Duck Quarter



FASCIA
BARGE BOARDS
COLORBOND
Surfmist



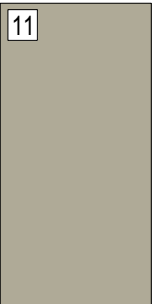
GUTTERS
COLORBOND
Paperbark



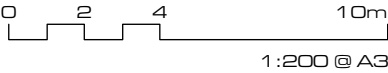
FC COLUMNS
DULUX
Ecrú



GABLE CLADDING
DULUX
Ecrú

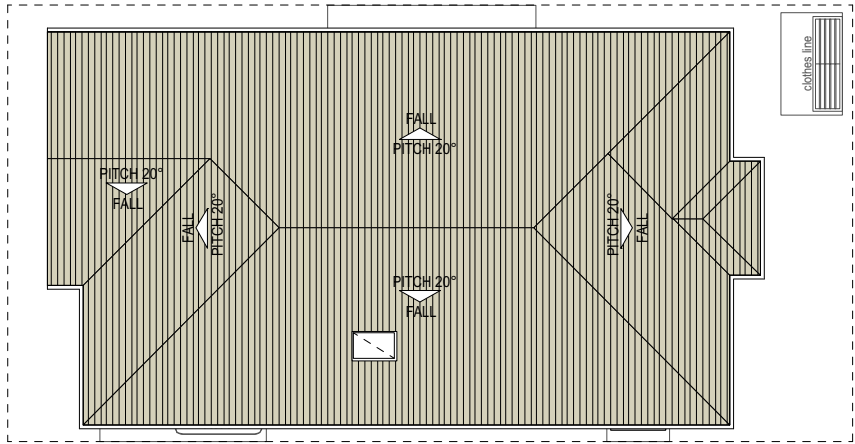


GABLE WALL VENT
DULUX
Oyster Linen

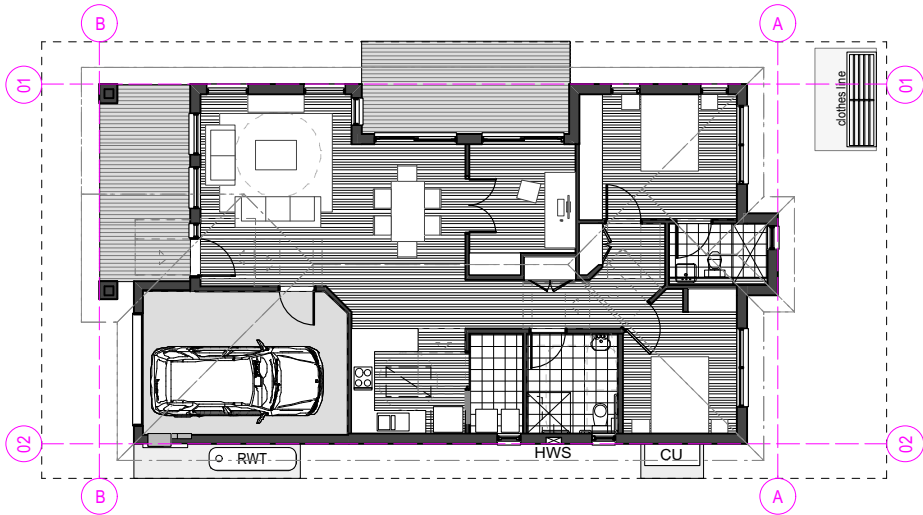


1633-master file-180309.vwx

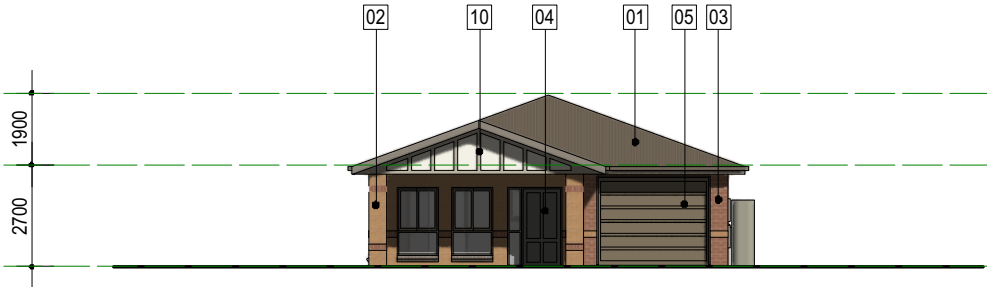
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Type A2	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project number	drawing number
				1633	DA 66 B
				date	
				9/3/18	revised DA submission



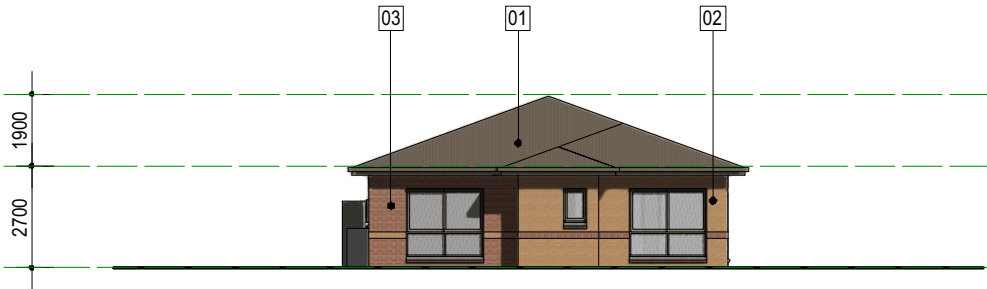
roof plan



floor plan



front elevation



rear elevation

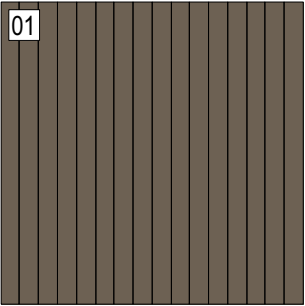


side elevation



side elevation

external finishes



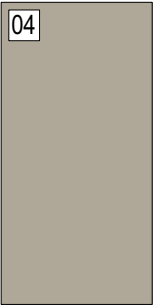
ROOF SHEETING
COLORBOND
CustomOrb
Jasper



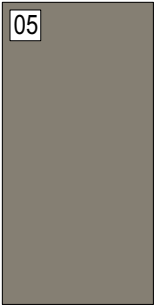
FACE BRICK - HOUSE
PGH
Cream



FACE BRICK - GARAGE
PGH
Brown



FRONT DOOR
DULUX
Linseed



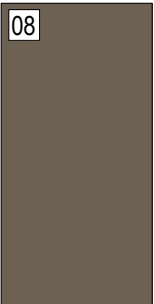
GARAGE DOOR
COLORBOND
Gully



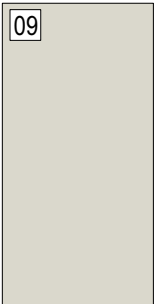
WINDOWS
DULUX DURALLOY
Malt Grey



FASCIA
BARGE BOARDS
COLORBOND
Gully



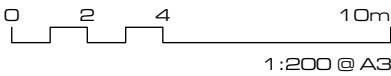
GUTTERS
COLORBOND
Jasper



GABLE WALL
BASE
DULUX
White Duck Half

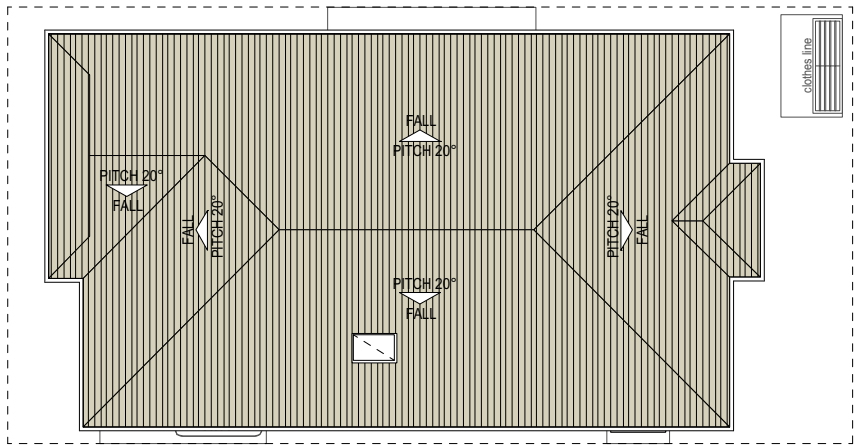


GABLE WALL TRIM
DULUX
Linseed

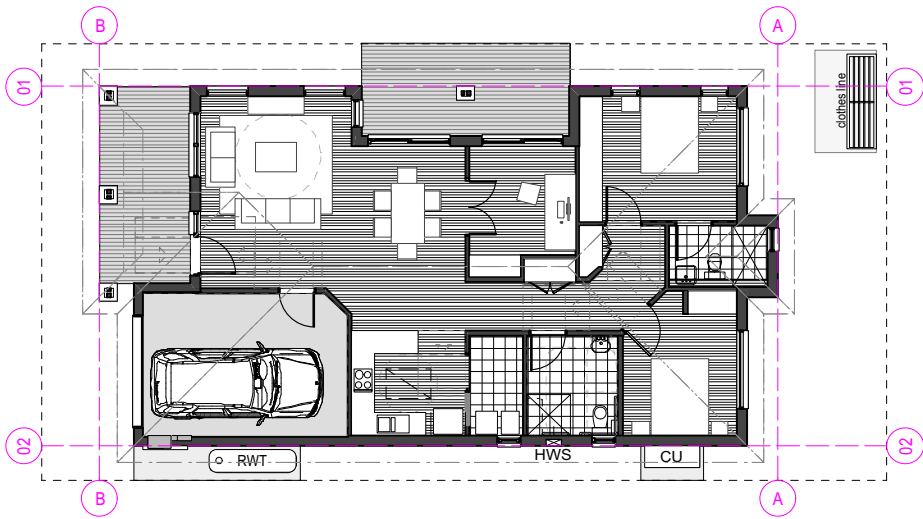


1633-master file - 180309.vwx

KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Type A3	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project number	drawing number
				1633	DA 67 B
				date	
				9/3/18	revised DA submission



roof plan



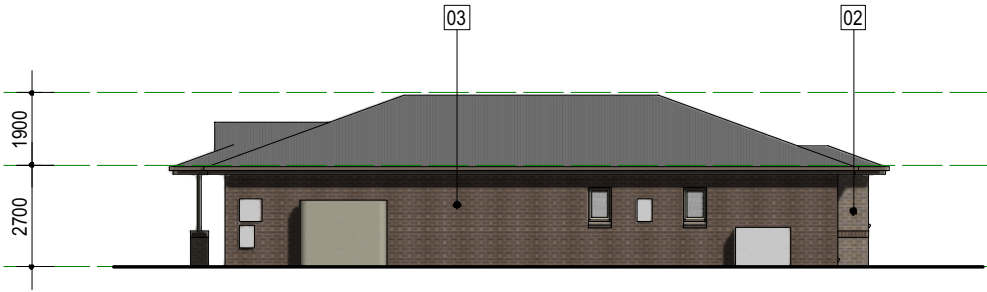
floor plan



front elevation



rear elevation

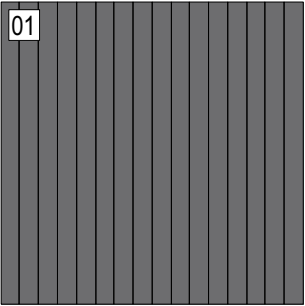


side elevation

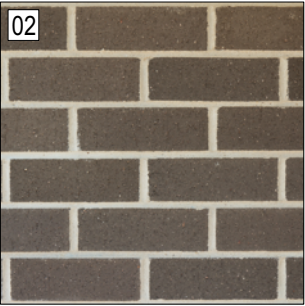


side elevation

external finishes



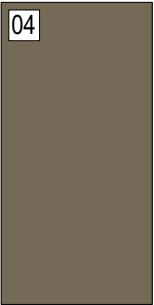
ROOF SHEETING
COLORBOND
CustomOrb
Basalt



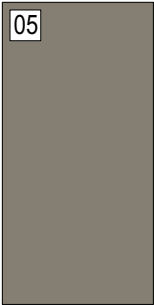
FACE BRICK - HOUSE
Austral
Leisure



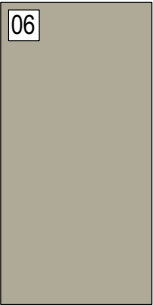
FACE BRICK - GARAGE
Austral
Freedom



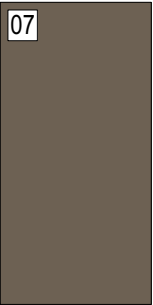
FRONT DOOR
DULUX
Irrigation



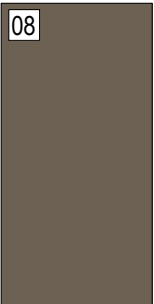
GARAGE DOOR
COLORBOND
Gully



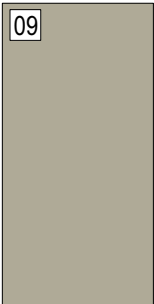
WINDOWS
DULUX DURALLOY
Oyster Linen



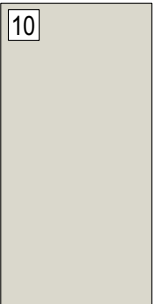
FASCIA
BARGE BOARDS
COLORBOND
Jasper



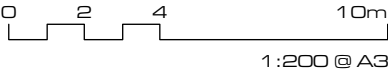
GUTTERS
COLORBOND
Jasper



TIMBER POSTS
DULUX
Oyster Linen

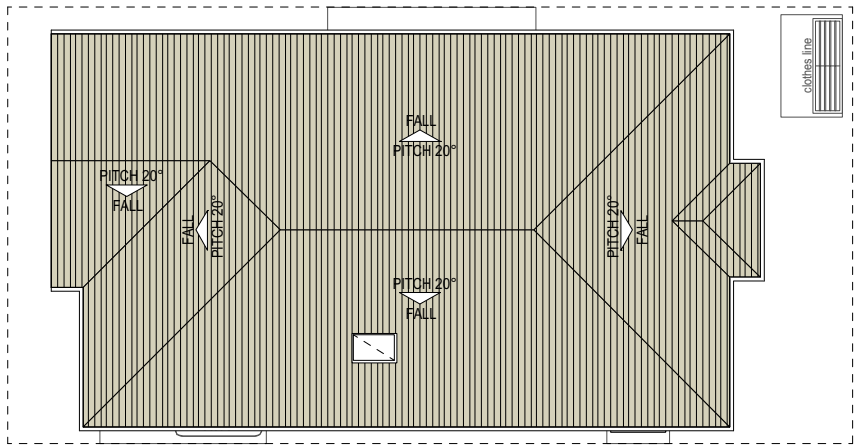


GABLE CLADDING
DULUX
White Duck Half

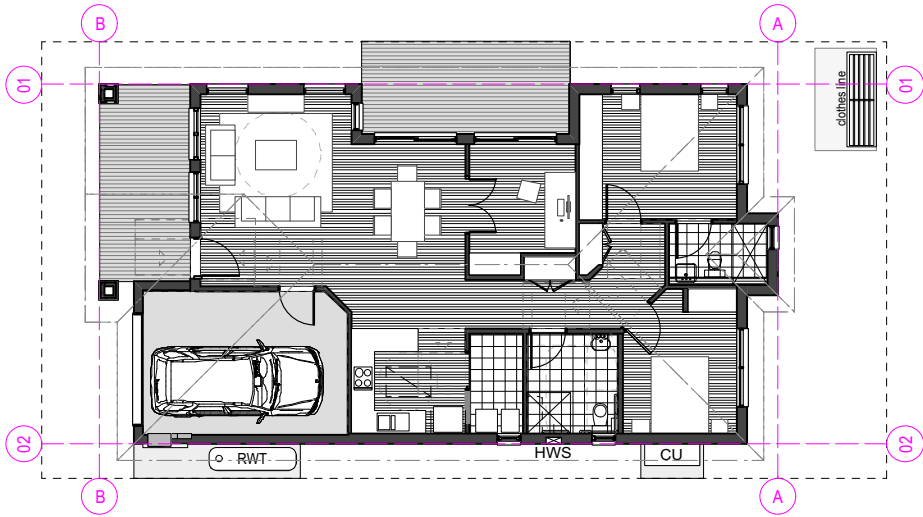


1633-master file - 180309.vwx

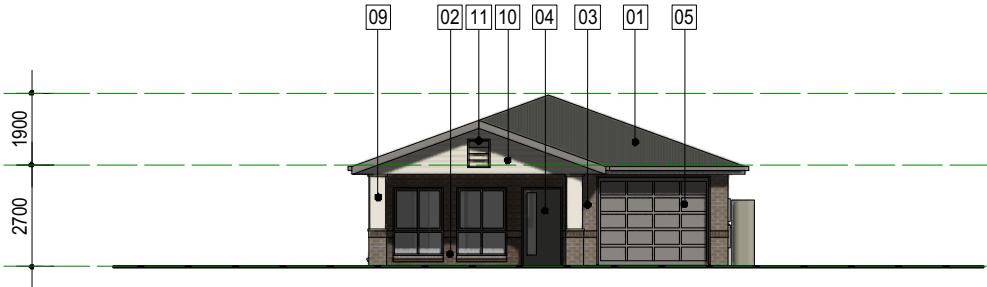
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Type A4	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project number	drawing number
				1633	DA 68 B
				date	
				9/3/18	revised DA submission



roof plan



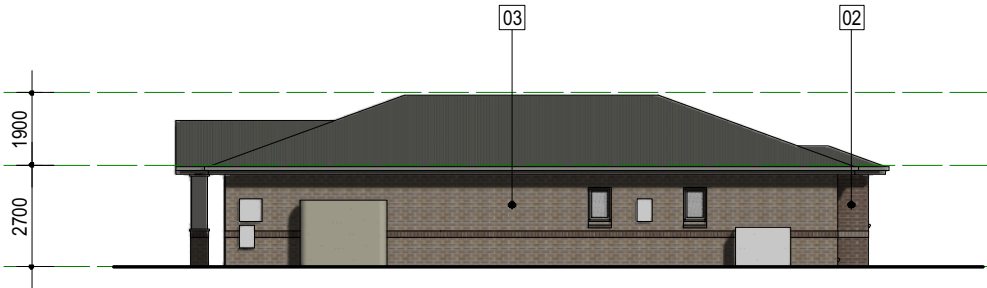
floor plan



front elevation



rear elevation

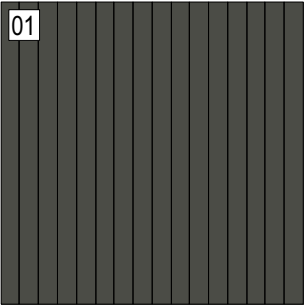


side elevation



side elevation

external finishes



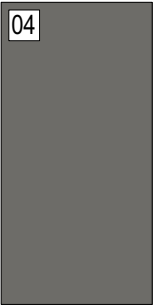
ROOF SHEETING
COLORBOND
CustomOrb
Woodland Grey



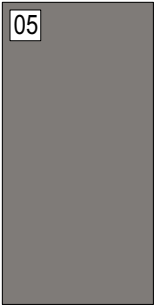
FACE BRICK - HOUSE
Austral
Freedom



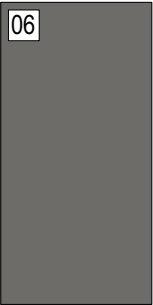
FACE BRICK - GARAGE
Austral
Leisure



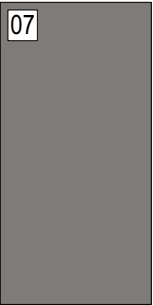
FRONT DOOR
DULUX
Malt Grey



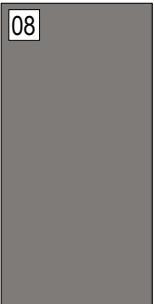
GARAGE DOOR
COLORBOND
Wallaby



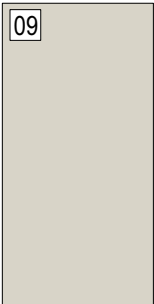
WINDOWS
DULUX DURALLOY
Malt Grey



FASCIA
BARGE BOARDS
COLORBOND
Wallaby



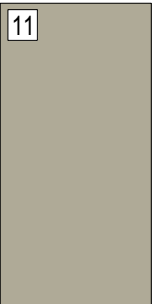
GUTTERS
COLORBOND
Wallaby



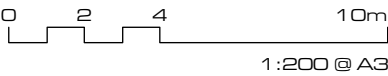
FC COLUMNS
DULUX
Beige Royal Half



GABLE WALL
CLADDING
DULUX
Beige Royal Half

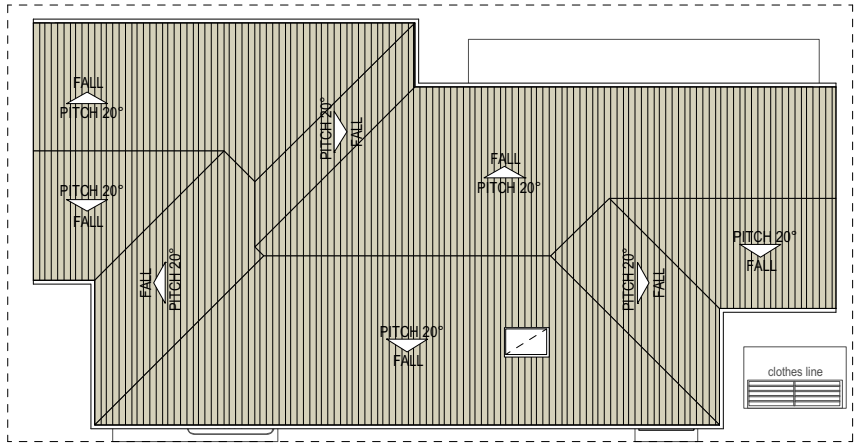


GABLE WALL VENT
DULUX
Oyster Linen

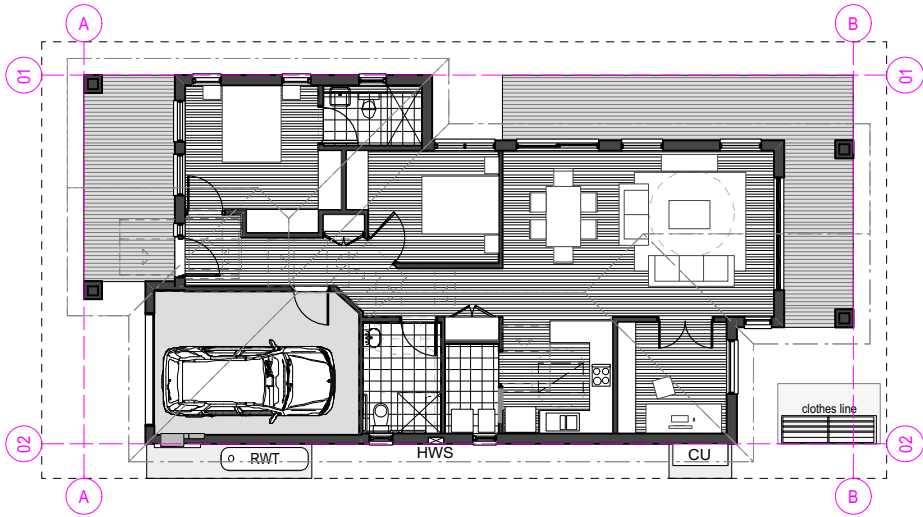


1633-master file - 180309.vwx

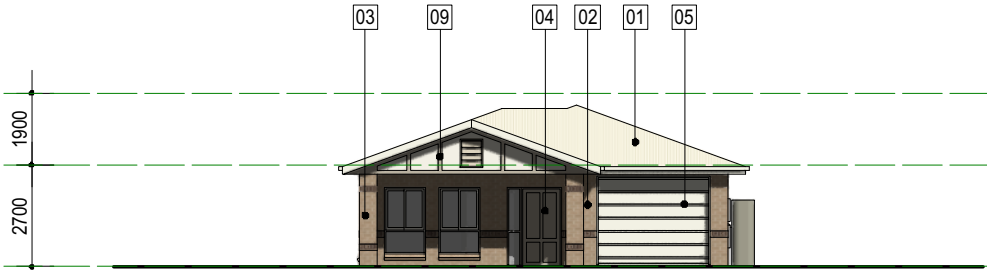
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Type A5	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project numberdrawing number	
				1633	DA 69 B
				date	
				9/3/18	revised DA submission



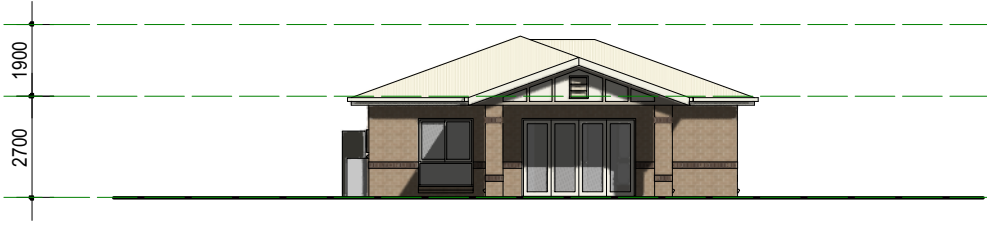
roof plan



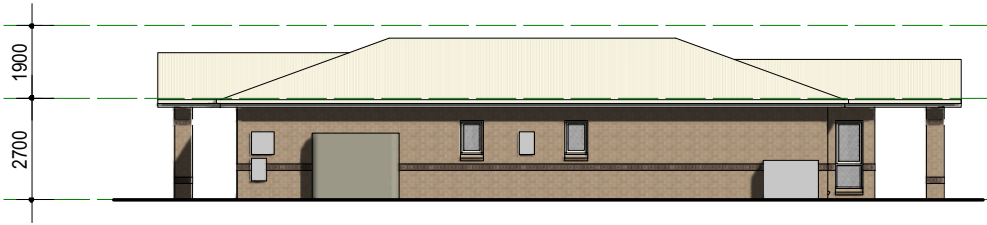
floor plan



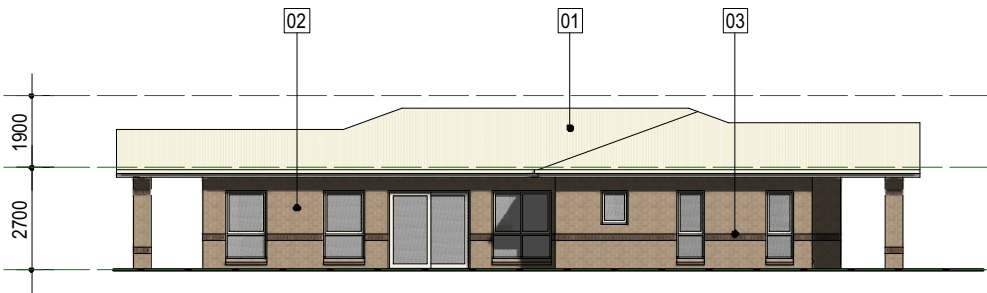
front elevation



rear elevation

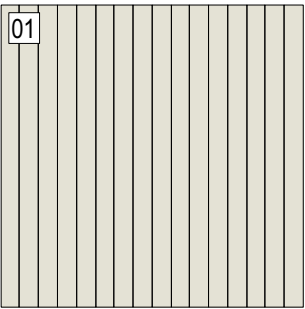


side elevation



side elevation

external finishes



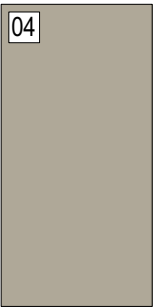
ROOF SHEETING
COLORBOND
CustomOrb
Surfmist



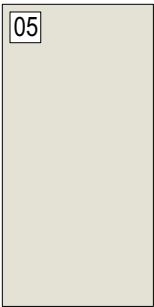
FACE BRICK
PGH
Mild Steel



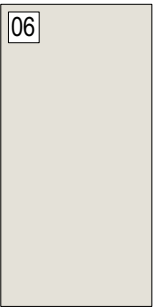
BRICK BAND
PGH
Choc Tan



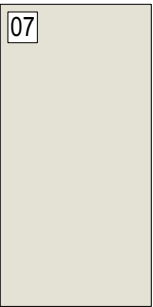
FRONT DOOR
DULUX
Linseed



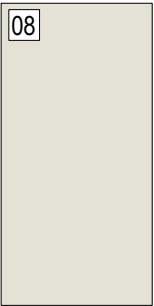
GARAGE DOOR
DULUX
Surfmist



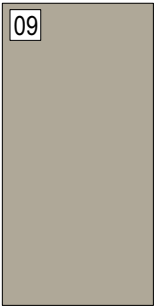
WINDOWS
DULUX DURALLOY
White Duck Quarter



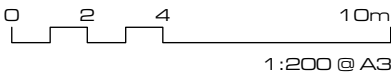
FASCIA
BARGE BOARDS
COLORBOND
Surfmist



GUTTERS
COLORBOND
Surfmist



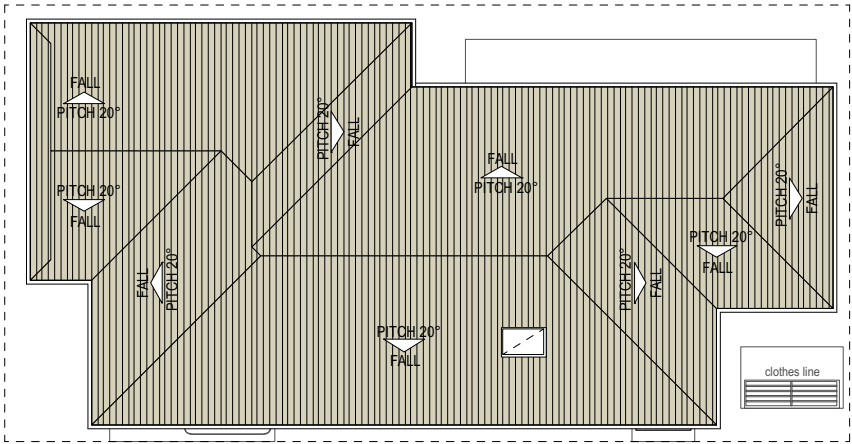
GABLE TRIM
DULUX
Linseed



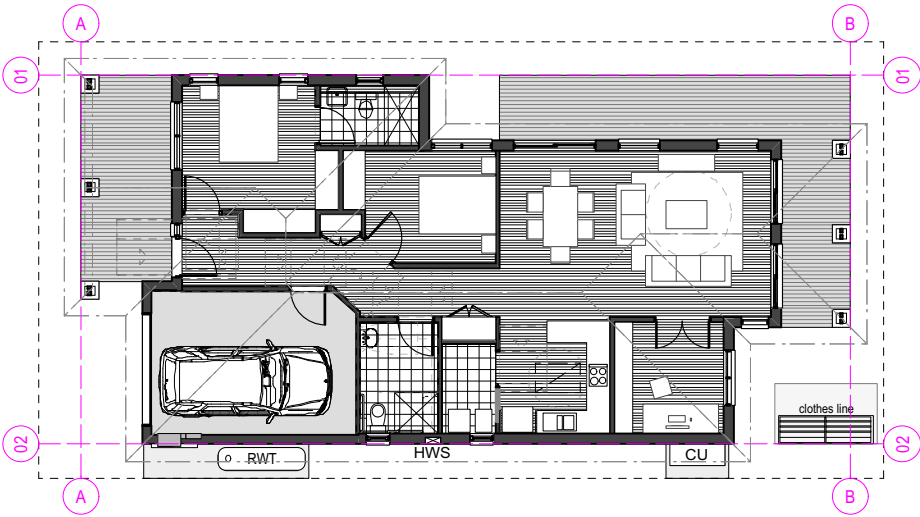
1:200 @ A3

1633-master file - 180309.vwx

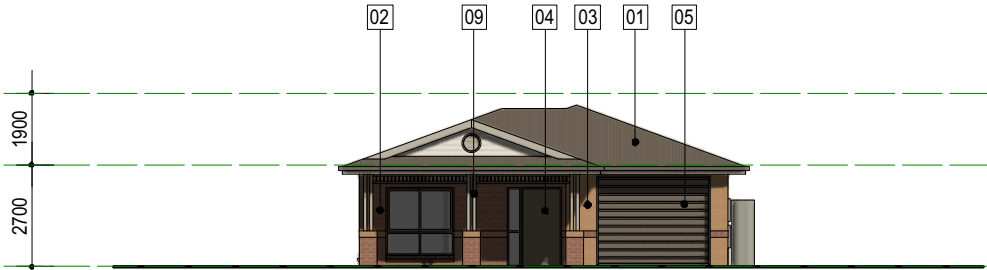
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Type B1	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project number	drawing number
				1633	DA 70 B
				date	
				9/3/18	revised DA submission



roof plan



floor plan



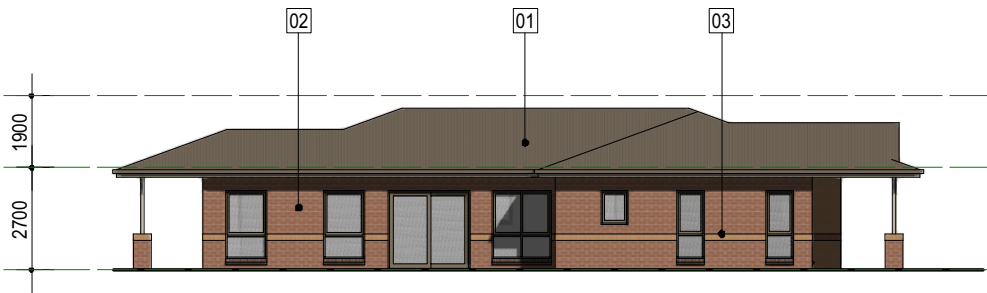
front elevation



rear elevation

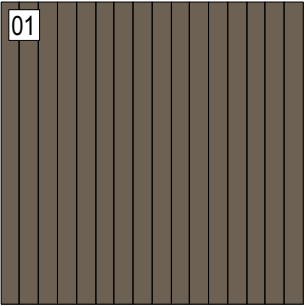


side elevation

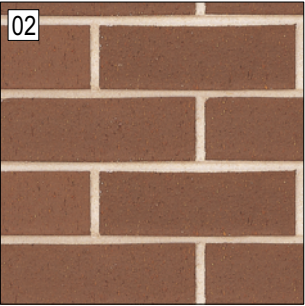


side elevation

external finishes



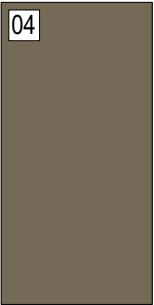
ROOF SHEETING
COLORBOND
CustomOrb
Jasper



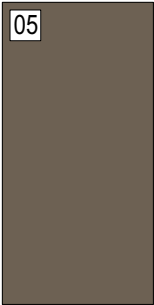
FACE BRICK
PGH
Brown



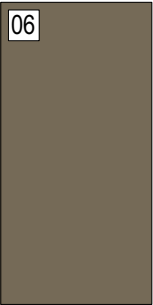
FACE BRICK
PGH
Cream



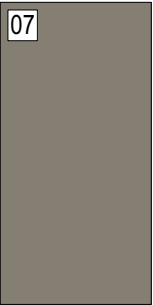
FRONT DOOR
DULUX
Irrigation



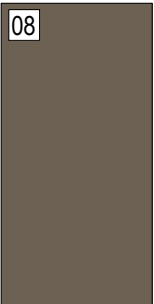
GARAGE DOOR
DULUX
Jasper



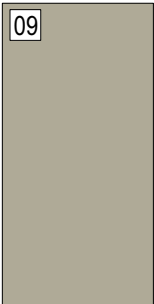
WINDOWS
DULUX DURALLOY
Irrigation



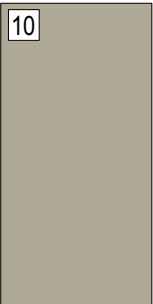
FASCIA
BARGE BOARDS
COLORBOND
Gully



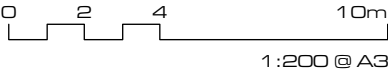
GUTTERS
COLORBOND
Jasper



TIMBER POSTS
DULUX
Oyster Linen

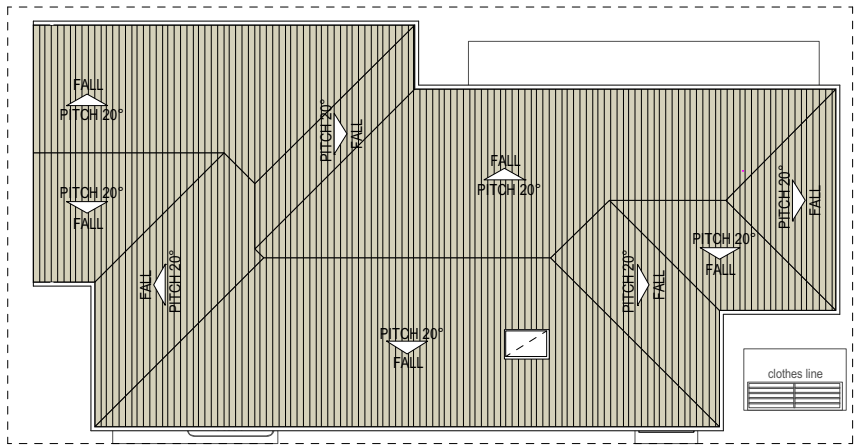


TIMBER DETAILING
DULUX
Oyster Linen

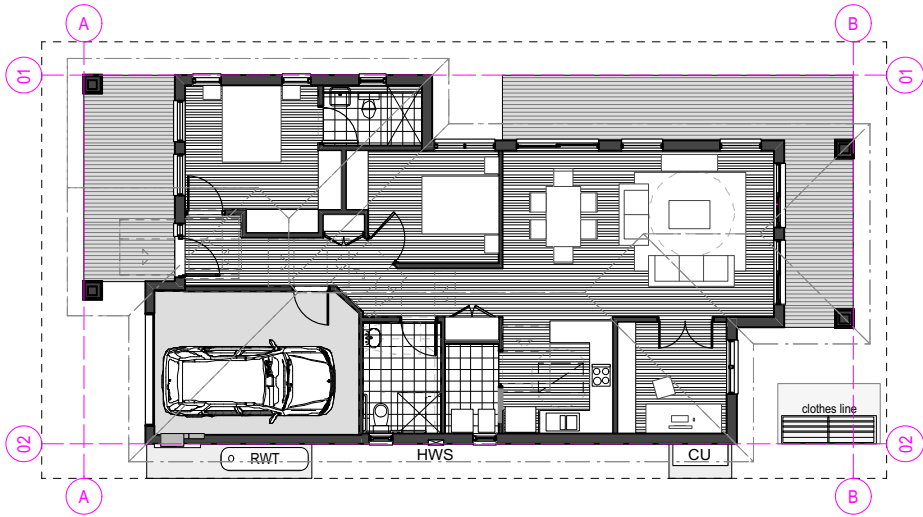


1633-master file - 180309.vwx

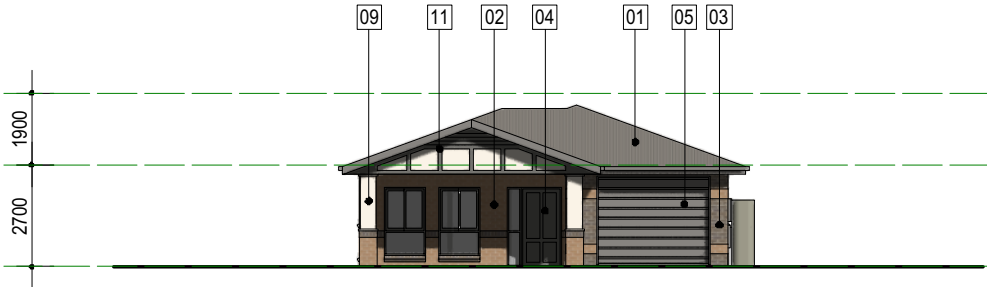
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Type B2	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project number	drawing number
				1633	DA 71 B
				date	
				9/3/18	revised DA submission



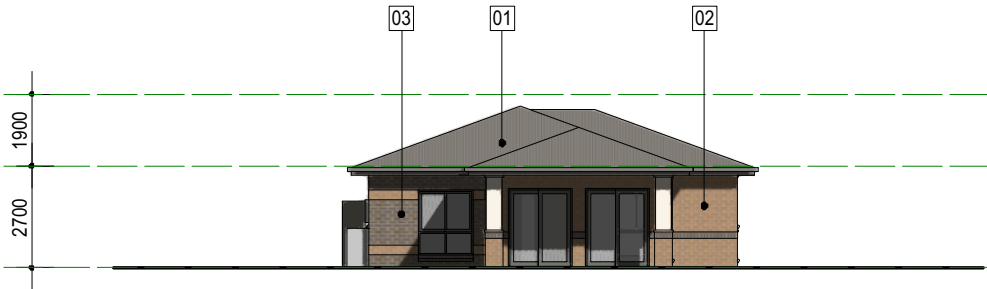
roof plan



floor plan



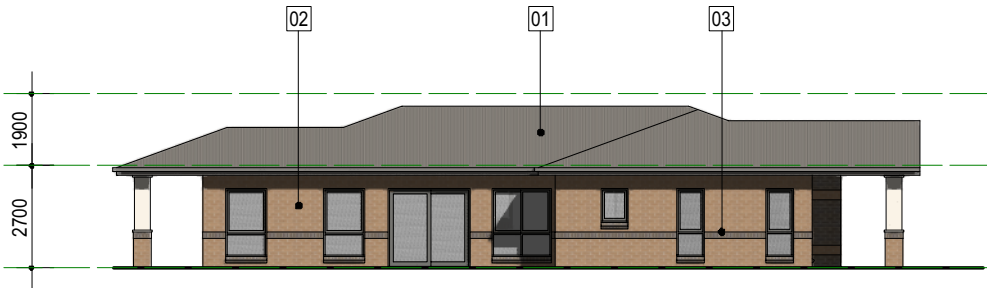
front elevation



rear elevation

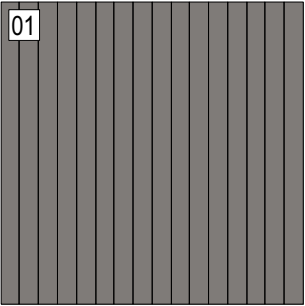


side elevation



side elevation

external finishes



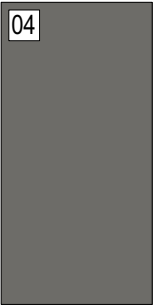
ROOF SHEETING
COLORBOND
CustomOrb
Wallaby



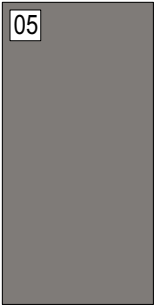
FACE BRICK - HOUSE
PGH
Pearl Grey



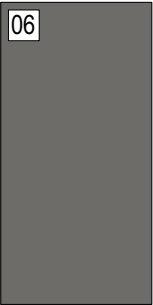
FACE BRICK - GARAGE
PGH
Volcanic



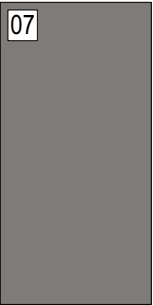
FRONT DOOR
DULUX
Malt Grey



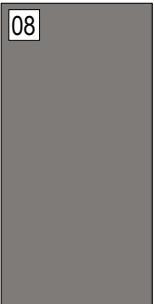
GARAGE DOOR
DULUX
Wallaby



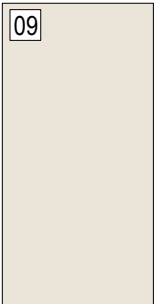
WINDOWS
DULUX DURALLOY
Malt Grey



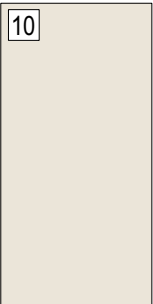
FASCIA
BARGE BOARDS
COLORBOND
Wallaby



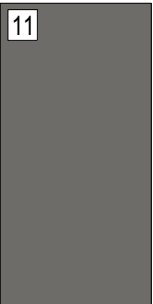
GUTTERS
COLORBOND
Wallaby



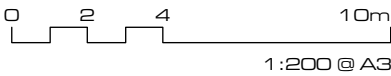
FC CLAD POSTS
DULUX
Light Rice Quarter



GABLE WALL
BASE
DULUX
Light Rice Quarter

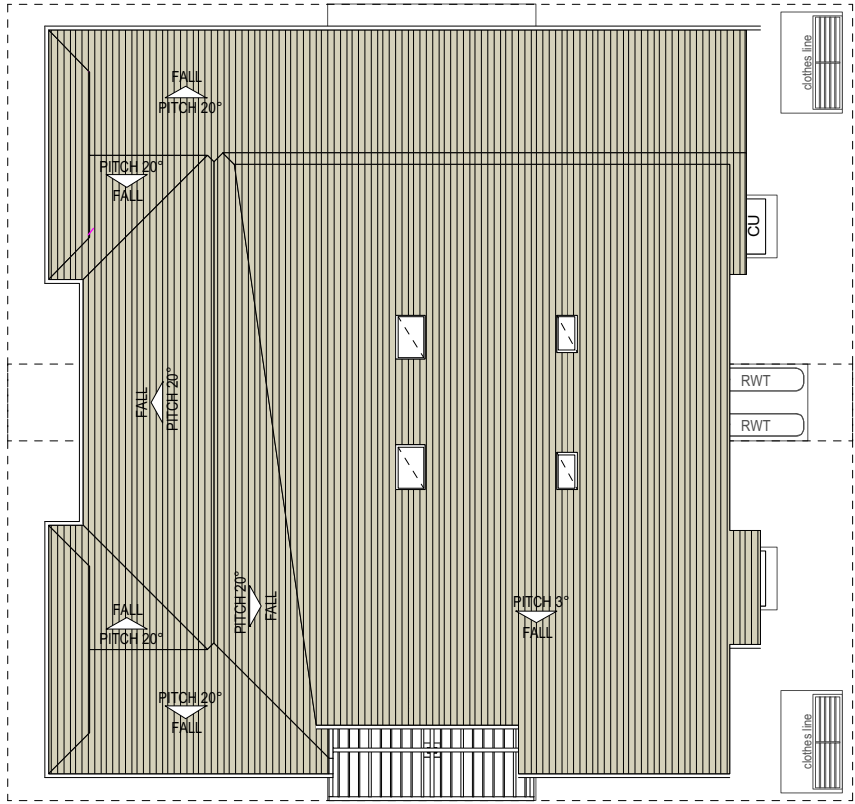


GABLE WALL TRIM
DULUX
Malt Grey

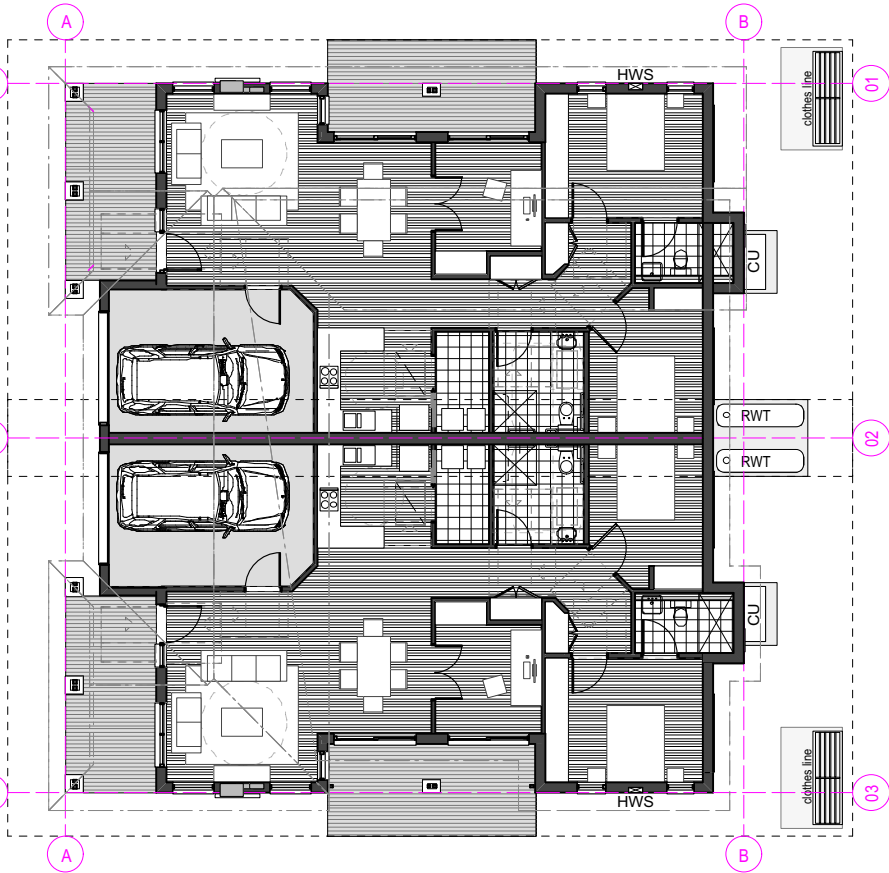


1633-master file - 180309.vwx

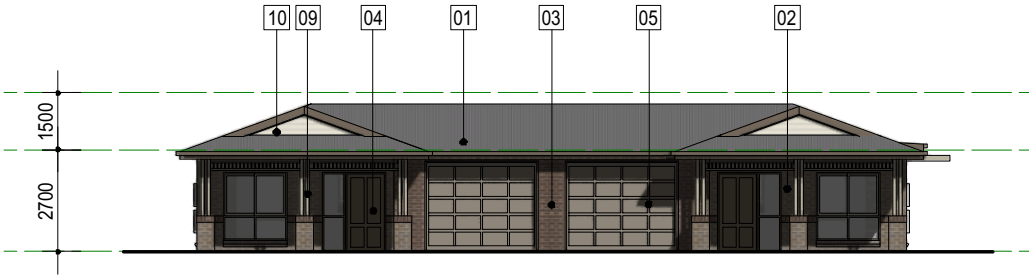
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Type B3	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project number	drawing number
				1633	DA 72 B
				date	
				9/3/18	revised DA submission



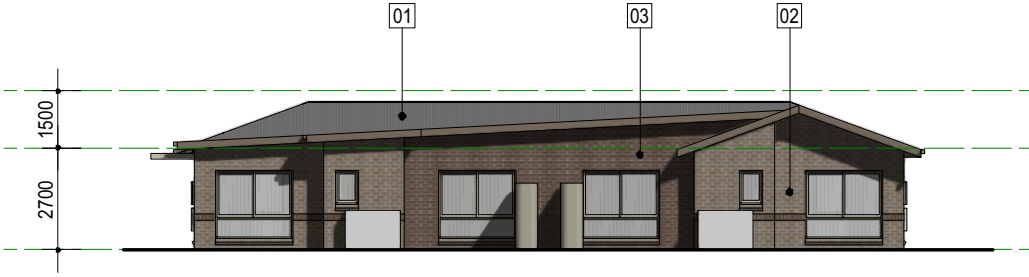
roof plan



floor plan



front elevation



rear elevation

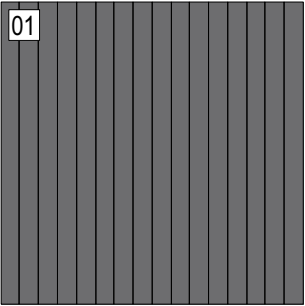


side elevation

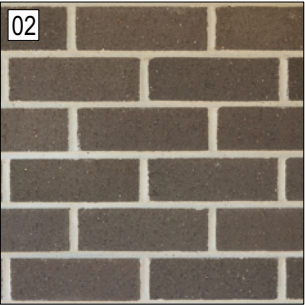


side elevation

external finishes



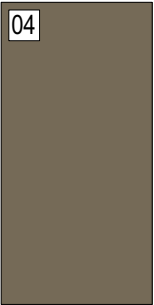
ROOF SHEETING
COLORBOND
CustomOrb
Basalt



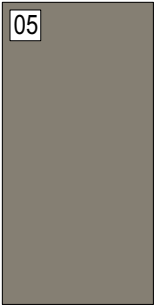
FACE BRICK - HOUSE
Austral
Leisure



FACE BRICK - GARAGE
Austral
Freedom



FRONT DOOR
DULUX
Irrigation



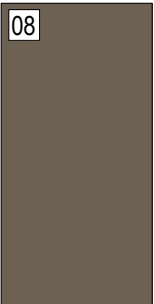
GARAGE DOOR
COLORBOND
Gully



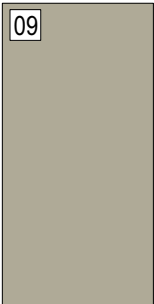
WINDOWS
DULUX DURALLOY
Oyster Linen



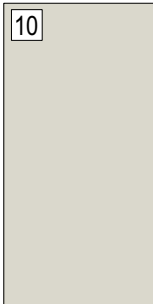
FASCIA
BARGE BOARDS
COLORBOND
Jasper



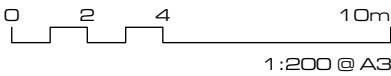
GUTTERS
COLORBOND
Jasper



TIMBER POSTS
DULUX
Oyster Linen



GABLE CLADDING
DULUX
White Duck Half



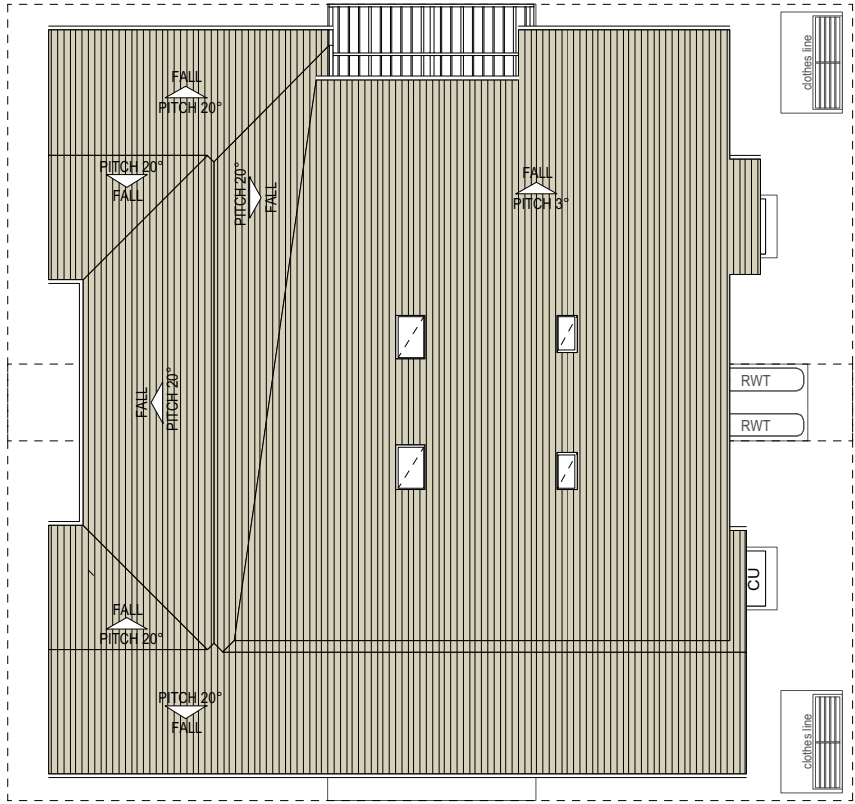
KENNEDY ASSOCIATES ARCHITECTS
level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477

ILU Duplex Type A4

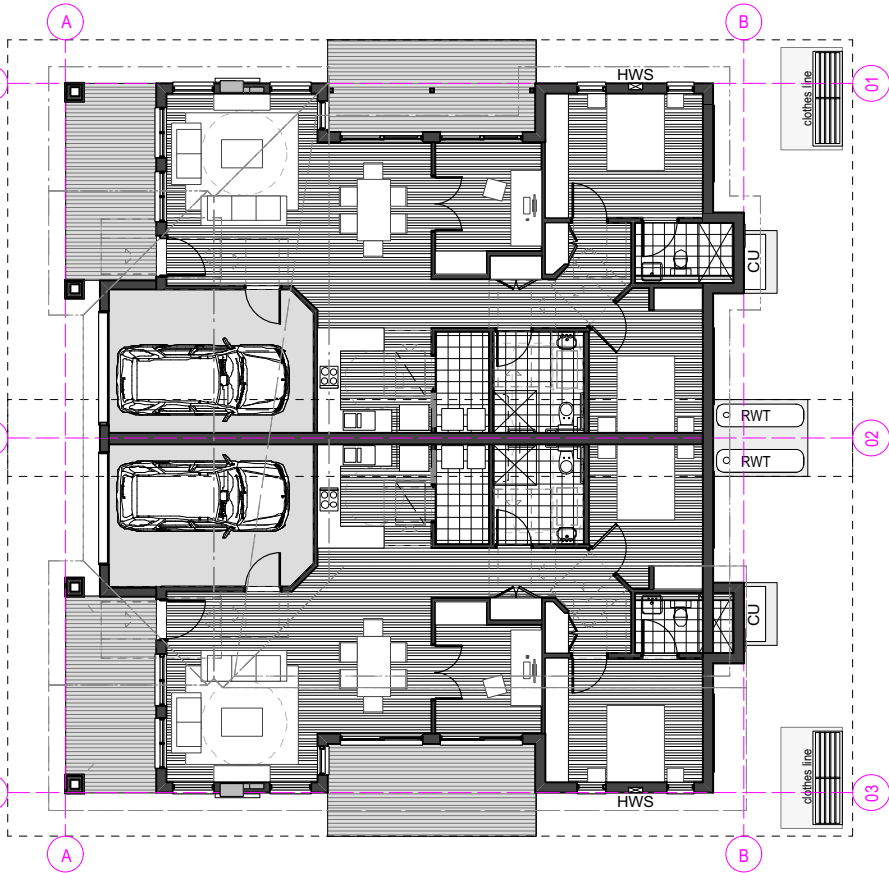
new aged care housing

**372 Moore Creek Rd,
NORTH TAMWORTH**

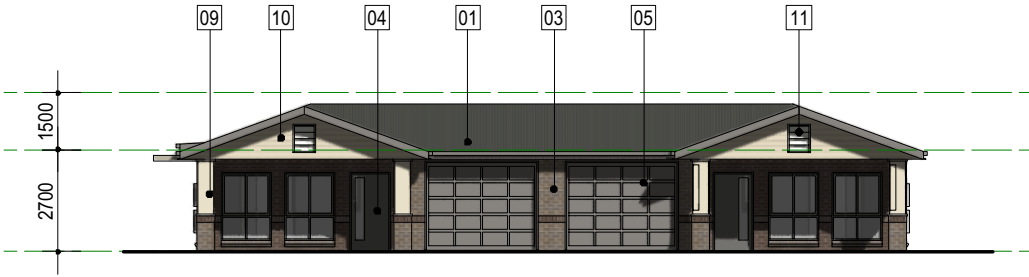
project number	drawing number
1633	DA 73 B
date	
9/3/18	revised DA submission



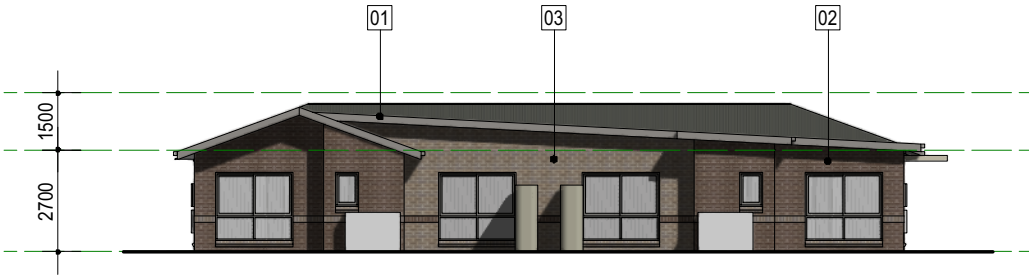
roof plan



floor plan



front elevation



rear elevation

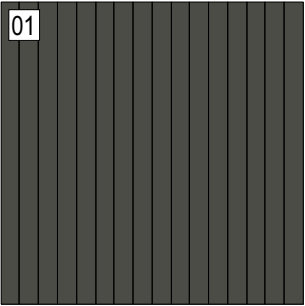


side elevation



side elevation

external finishes



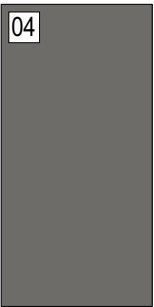
ROOF SHEETING
COLORBOND
CustomOrb
Woodland Grey



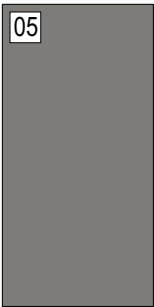
FACE BRICK - HOUSE
Austral
Freedom



FACE BRICK - GARAGE
Austral
Leisure



FRONT DOOR
DULUX
Malt Grey



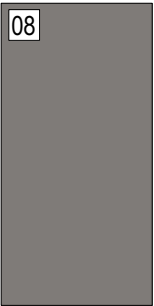
GARAGE DOOR
COLORBOND
Wallaby



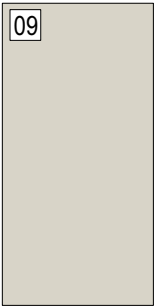
WINDOWS
DULUX DURALLOY
Malt Grey



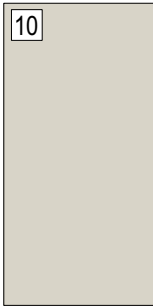
FASCIA
BARGE BOARDS
COLORBOND
Wallaby



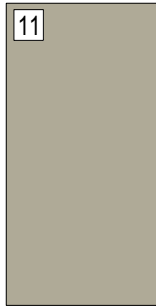
GUTTERS
COLORBOND
Wallaby



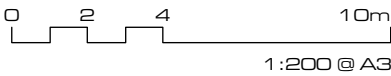
FC COLUMNS
DULUX
Ecrú



GABLE WALL
CLADDING
DULUX
Ecrú



GABLE WALL VENT
DULUX
Oyster Linen



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KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477

ILU Duplex Type A5

new aged care housing

372 Moore Creek Rd,
NORTH TAMWORTH

project number drawing number

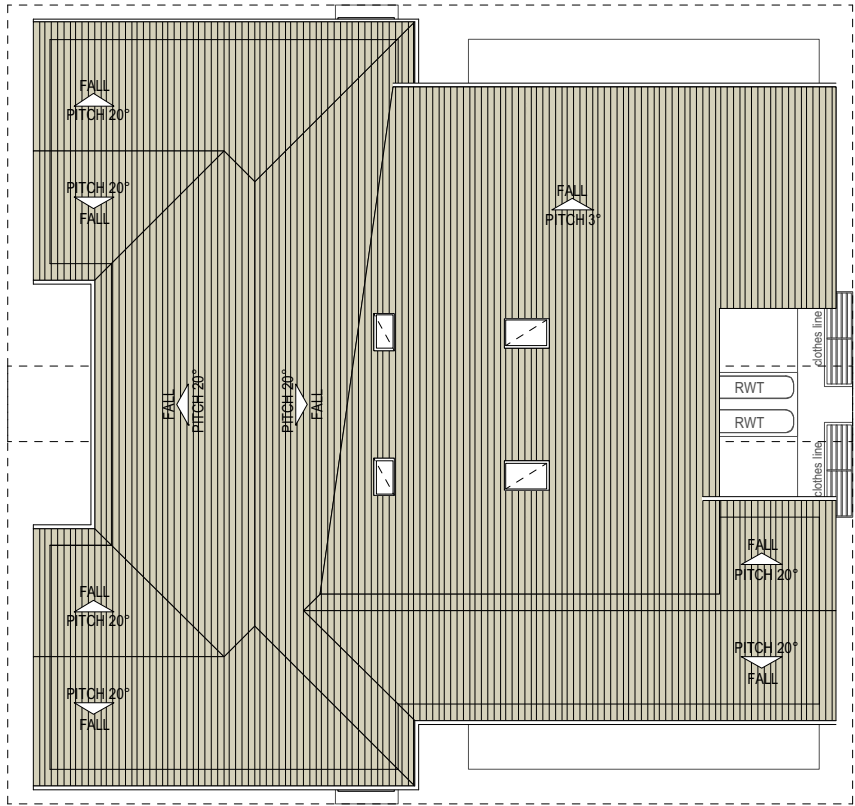
1633

DA 74 B

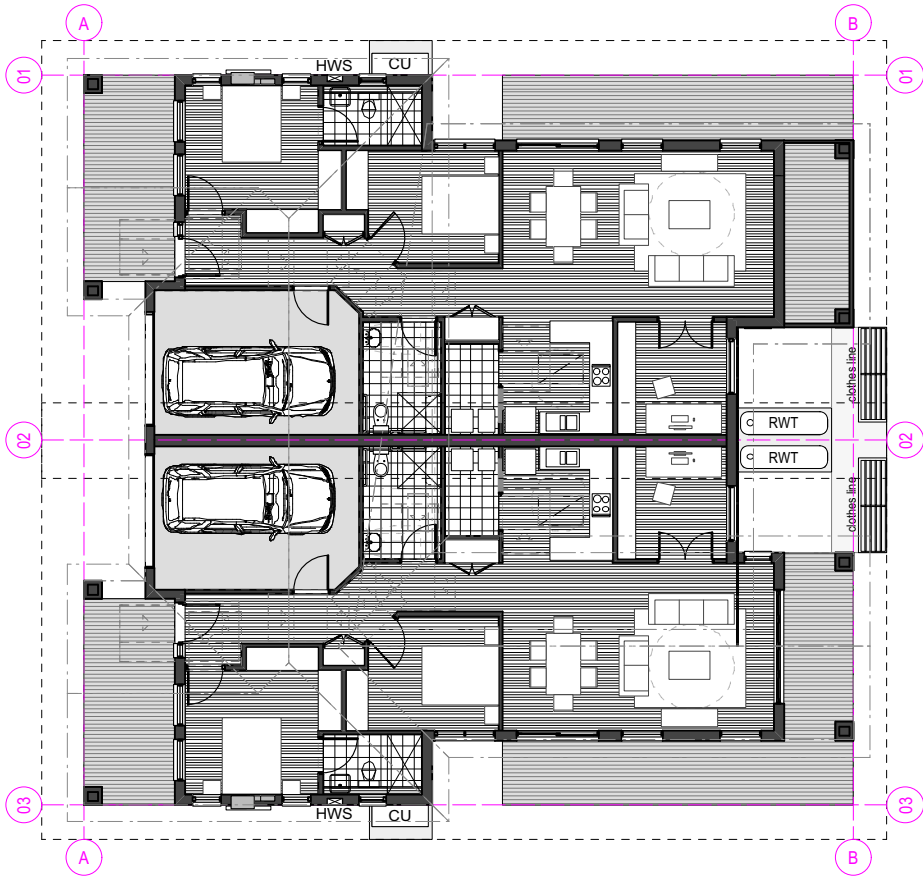
date

9/3/18

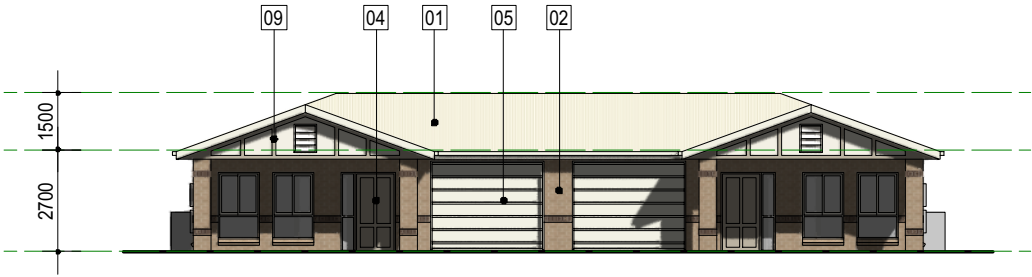
revised DA submission



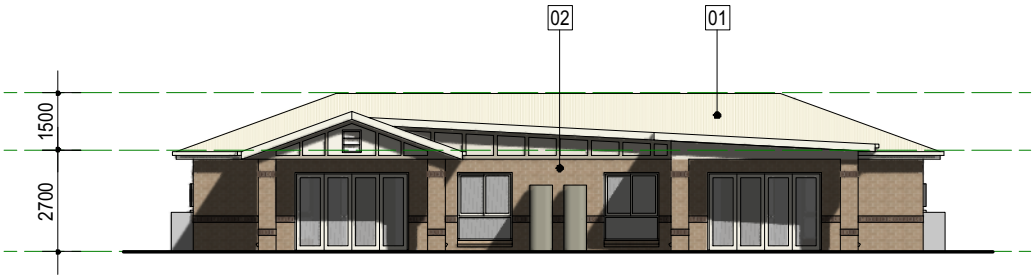
roof plan



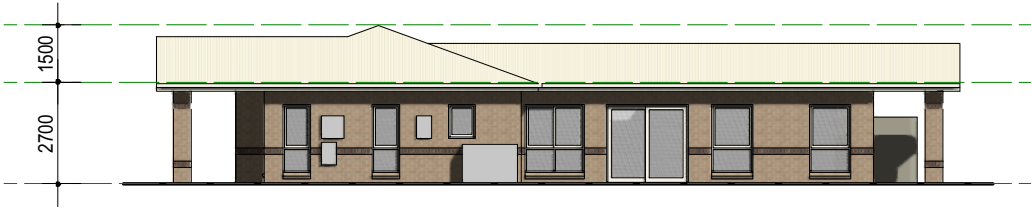
floor plan



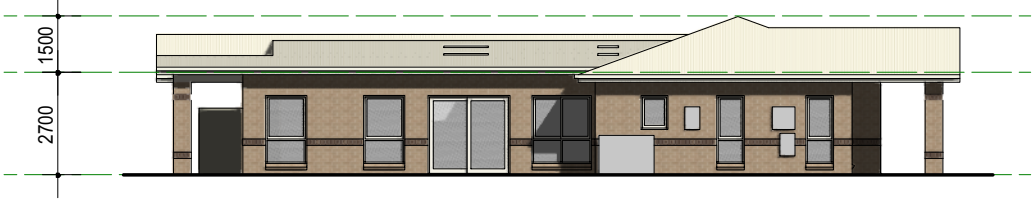
front elevation



rear elevation

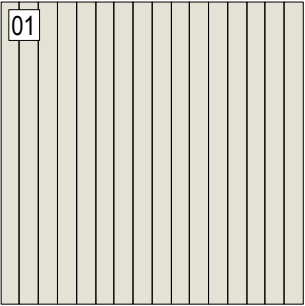


side elevation



side elevation

external finishes



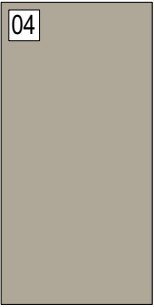
ROOF SHEETING
COLORBOND
CustomOrb
Surfmist



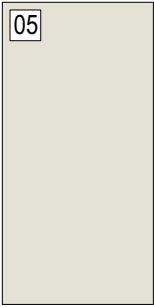
FACE BRICK
PGH
Mild Steel



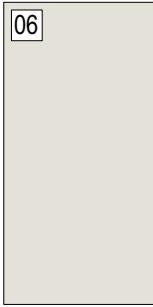
BRICK BAND
PGH
Choc Tan



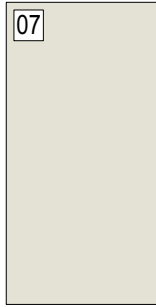
FRONT DOOR
DULUX
Linseed



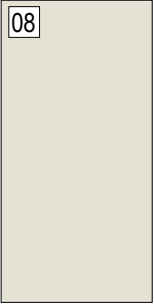
GARAGE DOOR
DULUX
Surfmist



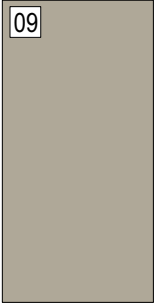
WINDOWS
DULUX DURALLOY
White Duck Quarter



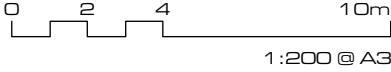
FASCIA
BARGE BOARDS
COLORBOND
Surfmist



GUTTERS
COLORBOND
Surfmist

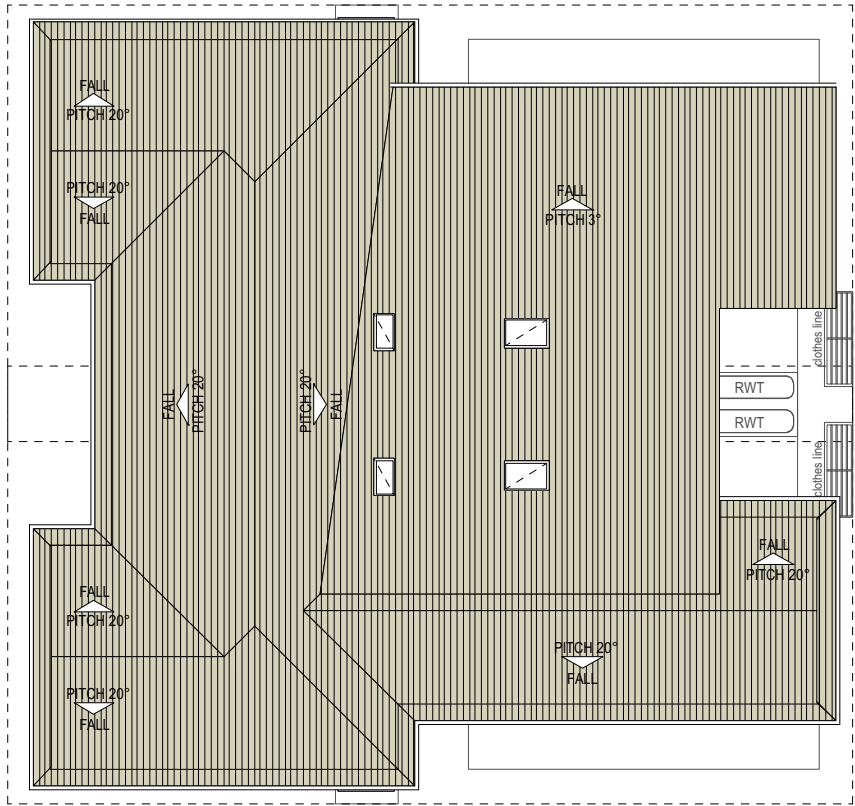


GABLE TRIM
DULUX
Linseed

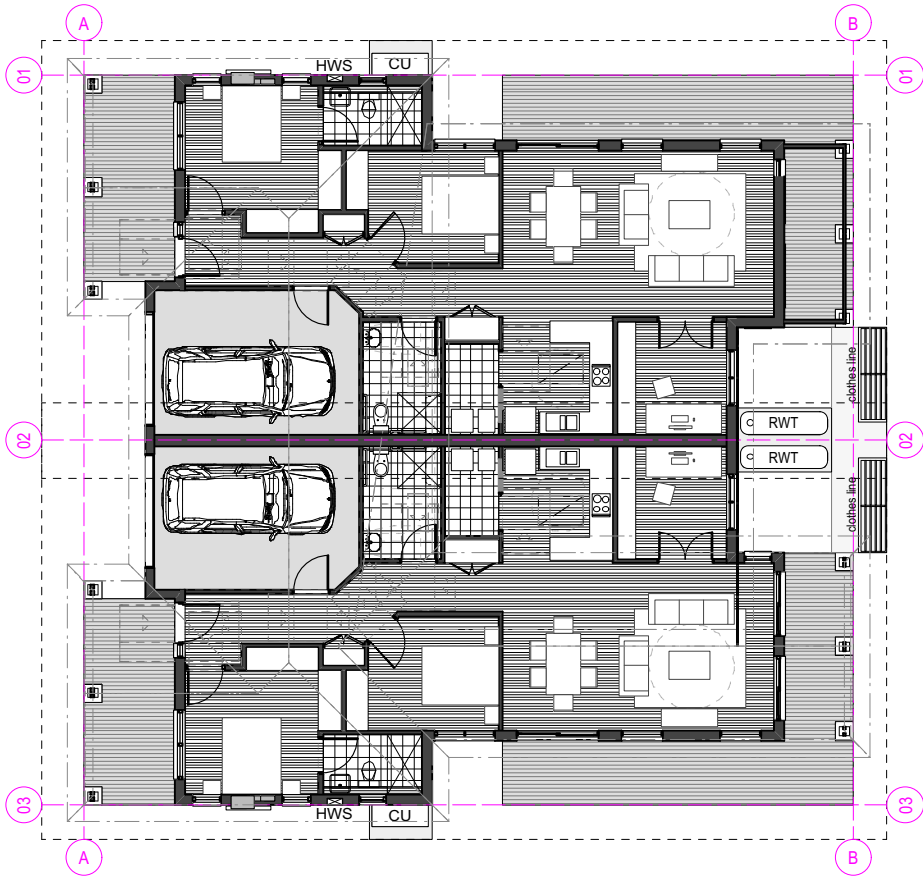


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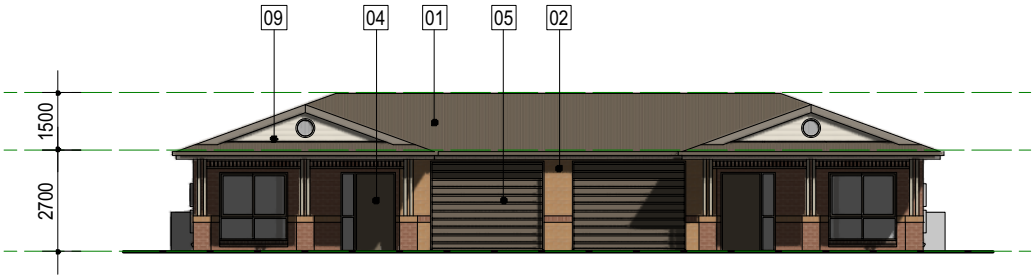
KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038 nominated architect - steve kennedy - registration no. 5828 p + 61 2 9557 6466 f + 61 2 9557 6477	ILU Duplex Type B1	new aged care housing	372 Moore Creek Rd, NORTH TAMWORTH	project number	drawing number
				1633	DA 75 B
				date	
				9/3/18	revised DA submission



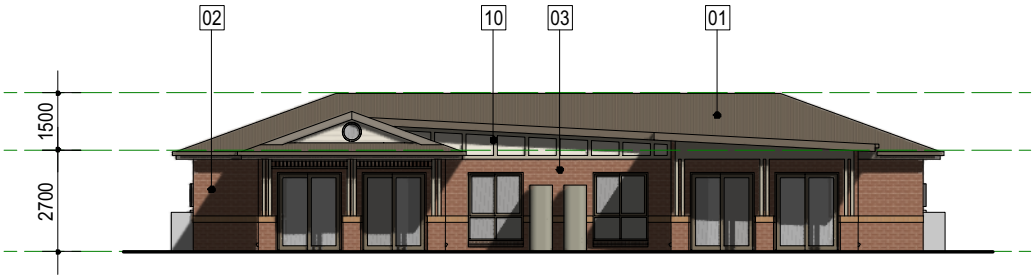
roof plan



floor plan



front elevation



rear elevation

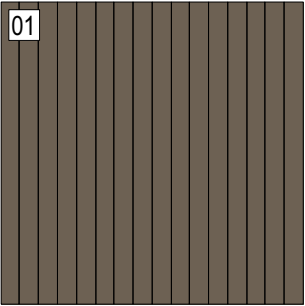


side elevation

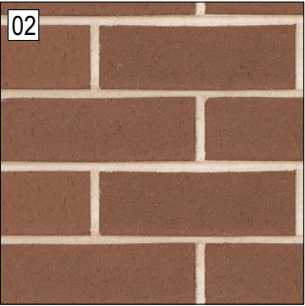


side elevation

external finishes



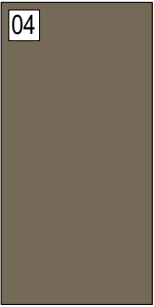
ROOF SHEETING
COLORBOND
CustomOrb
Jasper



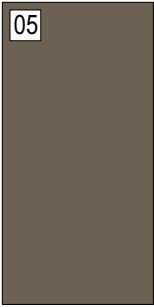
FACE BRICK - HOUSE
PGH
Brown



FACE BRICK - GARAGE
PGH
Cream



FRONT DOOR
DULUX
Irrigation



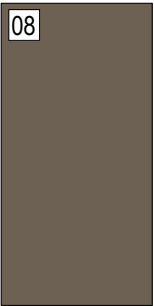
GARAGE DOOR
DULUX
Jasper



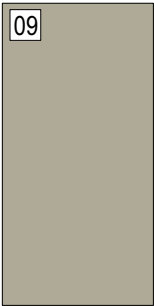
WINDOWS
DULUX DURALLOY
Irrigation



FASCIA
BARGE BOARDS
COLORBOND
Gully



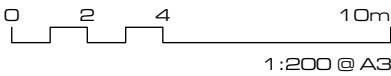
GUTTERS
COLORBOND
Jasper



TIMBER POSTS
DULUX
Oyster Linen



TIMBER DETAILING
DULUX
Oyster Linen



1633-master file - 180309.vwx

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477

ILU Duplex Type B2

new aged care housing

372 Moore Creek Rd,
NORTH TAMWORTH

project number drawing number

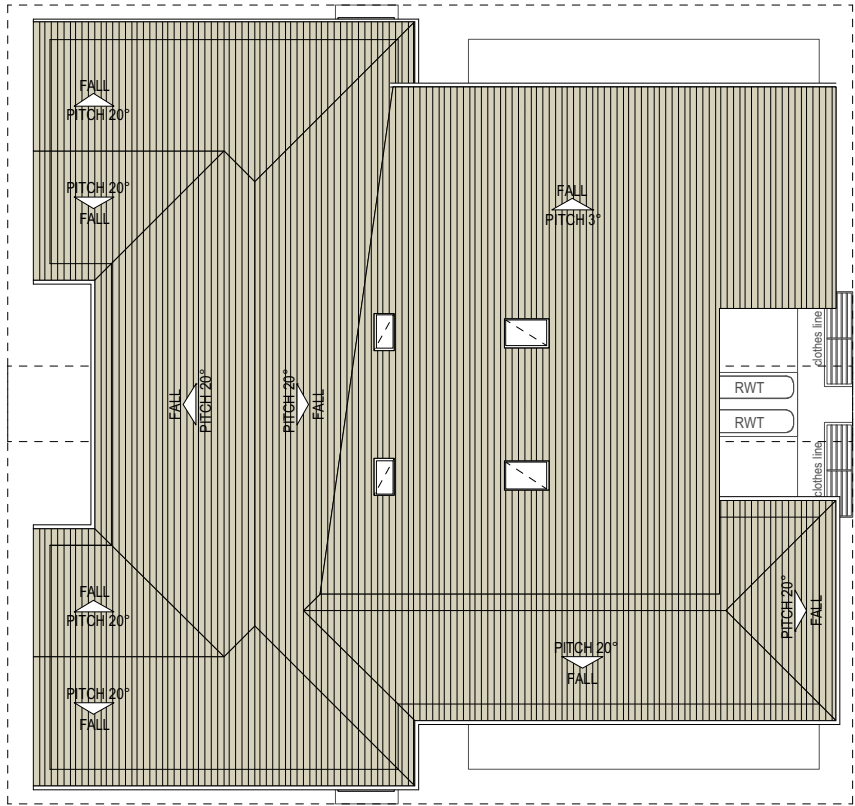
1633

DA 76 B

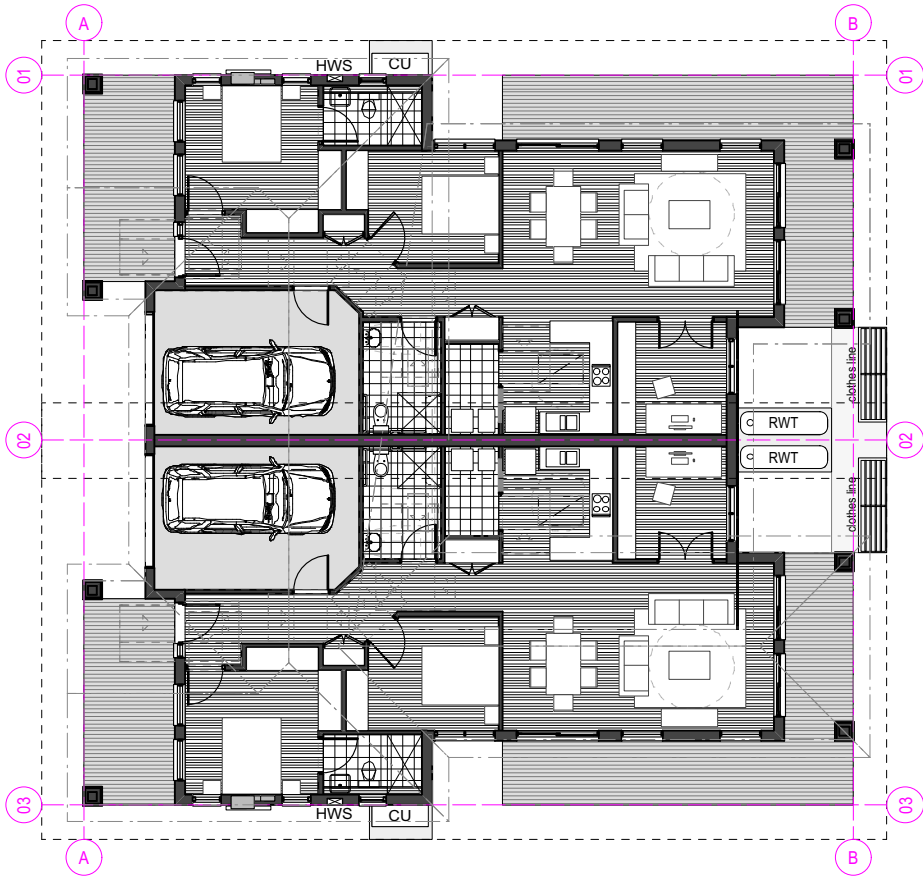
date

9/3/18

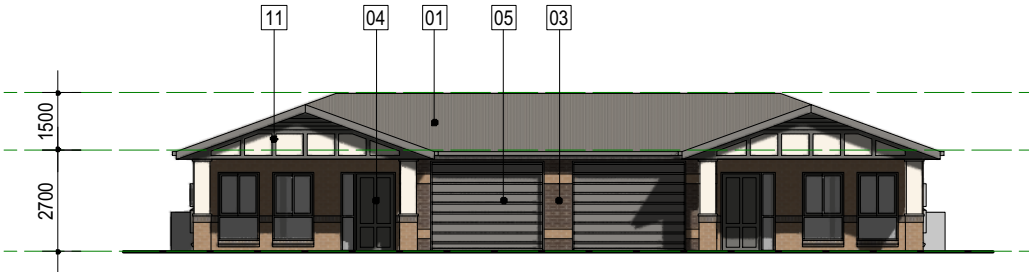
revised DA submission



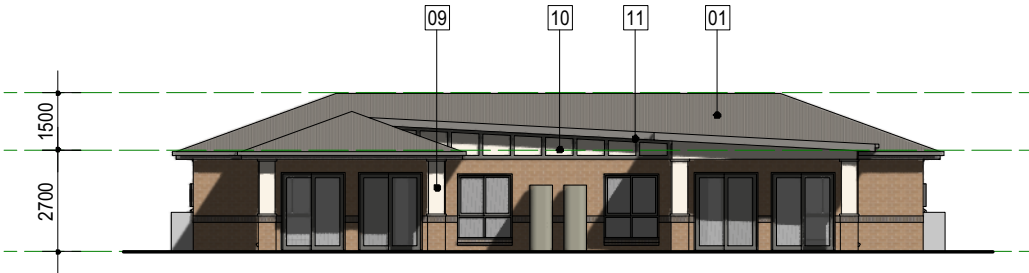
roof plan



floor plan



front elevation



rear elevation

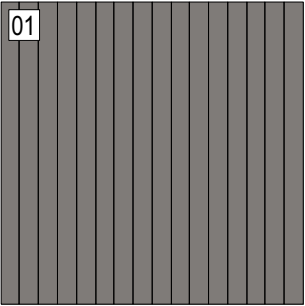


side elevation



side elevation

external finishes



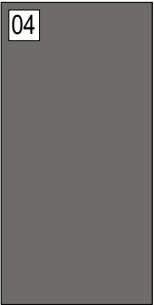
ROOF SHEETING
COLORBOND
CustomOrb
Wallaby



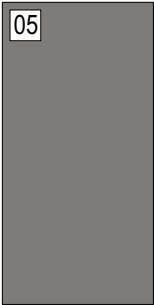
FACE BRICK - HOUSE
PGH
Pearl Grey



FACE BRICK - GARAGE
PGH
Volcanic



FRONT DOOR
DULUX
Malt Grey



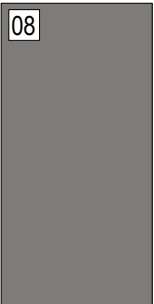
GARAGE DOOR
DULUX
Wallaby



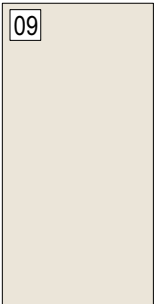
WINDOWS
DULUX DURALLOY
Malt Grey



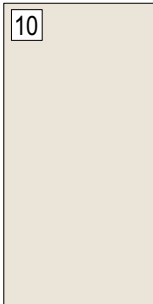
FASCIA
BARGE BOARDS
COLORBOND
Wallaby



GUTTERS
COLORBOND
Wallaby



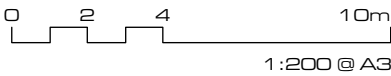
FC CLAD POSTS
DULUX
Light Rice Quarter



GABLE WALL
BASE
DULUX
Light Rice Quarter



GABLE WALL TRIM
DULUX
Malt Grey



1633 - master file - 180309.vwx

KENNEDY ASSOCIATES ARCHITECTS
level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477

ILU Duplex Type B3

new aged care housing

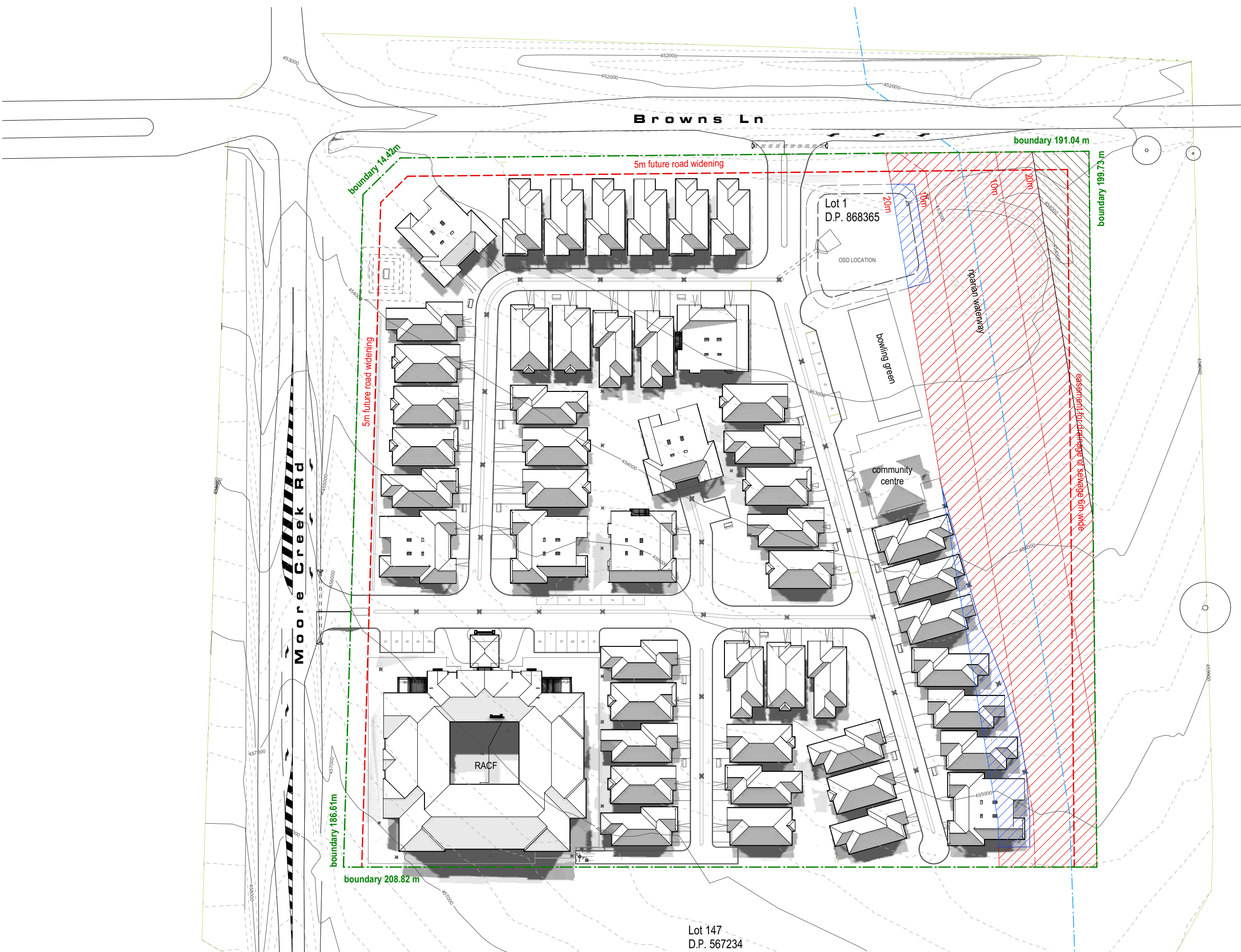
**372 Moore Creek Rd,
NORTH TAMWORTH**

project number drawing number

1633 DA 77 B

date

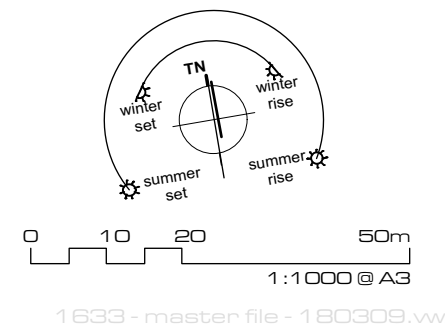
9/3/18 revised DA submission



- site legend**
- boundary
 - setback
 - riparian corridor
 - encroachment in riparian corridor
 - area offset for riparian corridor

- tree legend**
- T1 arborist report tree number
 - tree to be retained
 - tree protection zone

- landscape & building legend**
- road / driveway
 - soft landscape area
 - B3 ILU type
 - 52 ILU number



KENNEDY ASSOCIATES ARCHITECTS
level 3 / 1 booth street annandale 2038
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p + 61 2 9557 6466 f + 61 2 9557 6477

**Shadow Diagrams 22 June
9am - 3pm**

new aged care housing

**372 Moore Creek Rd,
NORTH TAMWORTH**

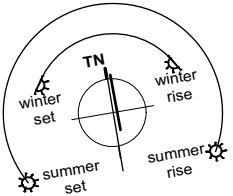
project number	drawing number
1633	DA 78 B
date	
9/3/18	revised DA submission



	encroachment in riparian corridor	796 sq m
	area offset for riparian corridor	800 sq m

site legend	
	boundary
	setback
	riparian corridor
	encroachment in riparian corridor
	area offset for riparian corridor

landscape & building legend	
	road / driveway
	soft landscape area
	ILU type A
	ILU type B
	RACF dementia area
	RACF non-dementia area
	community centre



		Permissible		Proposed		Complies
Site Area	40,450 sq m					
ILU Type A	105 sq m		20 dwellings	2,107 sq m		
ILU Type B	106 sq m		37 dwellings	3,909 sq m		
Community Centre				260 sq m		
RACF level 0			29 beds	1,941 sq m		
RACF level 1			33 beds	1,857 sq m		
Gross Floor Area		20,225 sq m	0.5 : 1 FSR	10,075 sq m	0.25 : 1 FSR	yes
Site coverage (ILUs)				12,556 sq m		
Site coverage (other)				9,652 sq m		
Site Coverage		30,338 sq m	max. 75% of site area	22,208 sq m	55 % of site area	yes
Landscaped Area		12,135 sq m	min. 30% of site area	18,242 sq m	45 % of site area	yes

KENNEDY ASSOCIATES ARCHITECTS

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p + 61 2 9557 6466 f + 61 2 9557 6477

Area Calculations

new aged care housing

372 Moore Creek Rd,
NORTH TAMWORTH

1633-master file-180309.vwx

project number	drawing number
1633	DA 79 B
date	
9/3/18	revised DA submission