DEVELOPMENT APPLICATION

372 Moore Creek Rd, NORTH TAMWORTH

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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

Cover Page

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

1633 - master file - 180309.vwx

project number	drawing number
1633	DA 00 B

date	
9/3/18	revised DA submission

Browns Ln

Moore Creek Rd

boundary 14.43m

boundary 191.04 m

boundary 199.73 m

boundary 186.61m

boundary 208.82 m

5m future road widening

5m future road widening

Lot 1
D.P. 868365

20m

10m

10m

20m

riparian waterway

easement for sewer & drainage purposes

SEWER MAIN

TELSTRA CABLE

UNDERGROUND ELECTRICITY

SEPTIC TANK

SEWAGE RUBBLE PIT

TANKS & CLOTHESLINE

SHEDS

TREE

TRACK & FENCING

EXISTING RESIDENCE & GARAGE

Lot 147
D.P. 567234

site legend

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

demoliton & excavation legend

- building to be demolished
- zone of excavation

tree legend

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

Summary

	encroachment in riparian corridor	799 sq m
	area offset for riparian corridor	800 sq m

TN
winter set
winter rise
summer set
summer rise

0 10 20 50m
1:1000 @ A3

1633 - master file - 180411.vwx

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Site Analysis

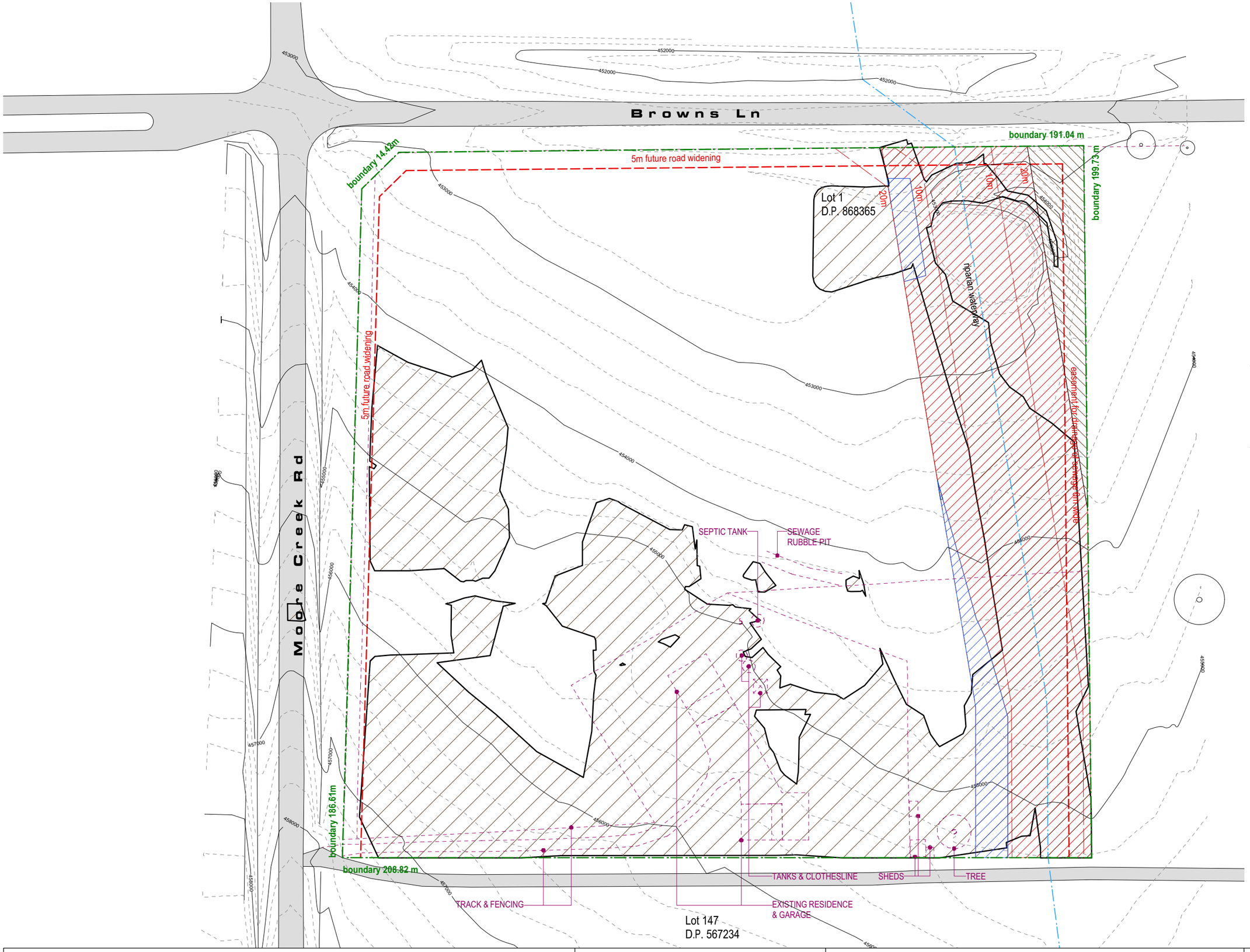
new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	DA 01 C

date

11/4/18 revised riparian alignment



site legend

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

demoliton & excavation legend

- building to be demolished
- zone of excavation

tree legend

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

Summary

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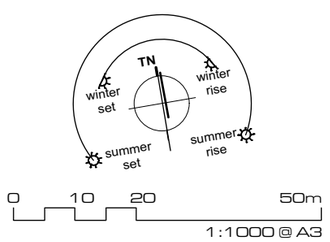
	area offset for riparian corridor	800 sq m



1633 - master file - 180411.vwx

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Site Plan - demolition & excavation

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	DA 02 C

date	
11/4/18	revised riparian alignment

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
- RACF dementia area
- RACF non-dementia area
- community centre
- B3 / 52 ILU type / ILU number

Summary

encroachment in riparian corridor	**799 sq m**
area offset for riparian corridor	**800 sq m**
ILUs Type A	20
ILUs Type B	37
ILUs Type A + B	**57**
RACF	**62 Places**
Parking	**15 spaces**
Community Centre	**260 sqm**
Parking	**4 spaces**

TN
winter set
winter rise
summer set
summer rise

0 10 20 50m
1:1000 @ A3

1633 - master file - 180411.vwx

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Site Plan - proposed

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 03 C**

date	
11/4/18	revised riparian alignment

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 / 52 ILU type / ILU number

Summary

	encroachment in riparian corridor	799 sq m
	area offset for riparian corridor	800 sq m
ILUs Type A		20
ILUs Type B		37
ILUs Type A + B		**57**
RACF		**62 Places**
Parking		**15 spaces**
Community Centre		**260 sqm**
Parking		**4 spaces**

TN
winter set
winter rise
summer set
summer rise

0 10 20 50m
1 : 1000 @ A3

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Site Roof Plan - proposed

new aged care housing

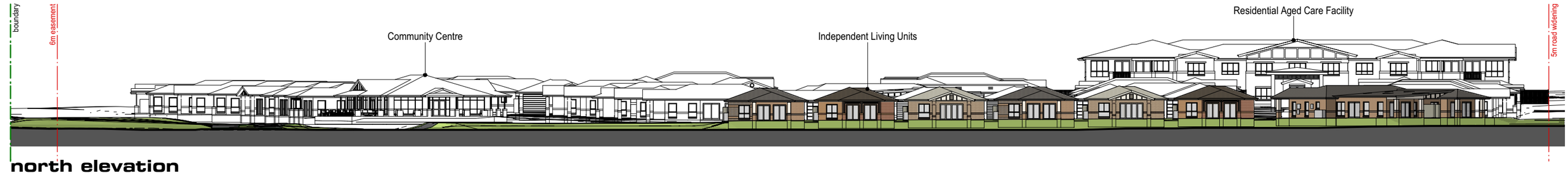
372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 04 C**

date

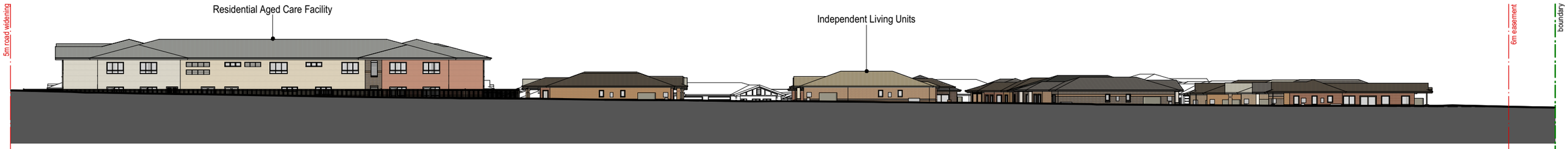
11/4/18 revised riparian alignment

west elevation



north elevation

east elevation



south elevation

site legend

boundary

setback

0 5 10 25m

1 :500 @ A3

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Site Elevations

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

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1633	**DA 05 B**

date	
9/3/18	revised DA submission

Browns Ln

Moore Creek Rd

boundary 14.43m

boundary 191.04 m

boundary 199.73 m

boundary 186.61m

boundary 208.82 m

5m future road widening

Lot 1
D.P. 868365

OSD LOCATION

riparian waterway

easement for drainage & sewerage work

Lot 147
D.P. 567234

STAGE 3

STAGE 3

STAGE 3

STAGE 1B

STAGE 1B

STAGE 2

STAGE 1A

STAGE 1B

STAGE 2

STAGE 2

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

Summary

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

staging legend

- Stage 1A
- Stage 1B
- Stage 2
- Stage 3

TN
winter set
winter rise
summer set
summer rise

0 10 20 50m
1:1000 @ A3

1633 - master file - 180309.vwx

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Site Staging Plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	DA 06 B

date	
9/3/18	revised DA submission

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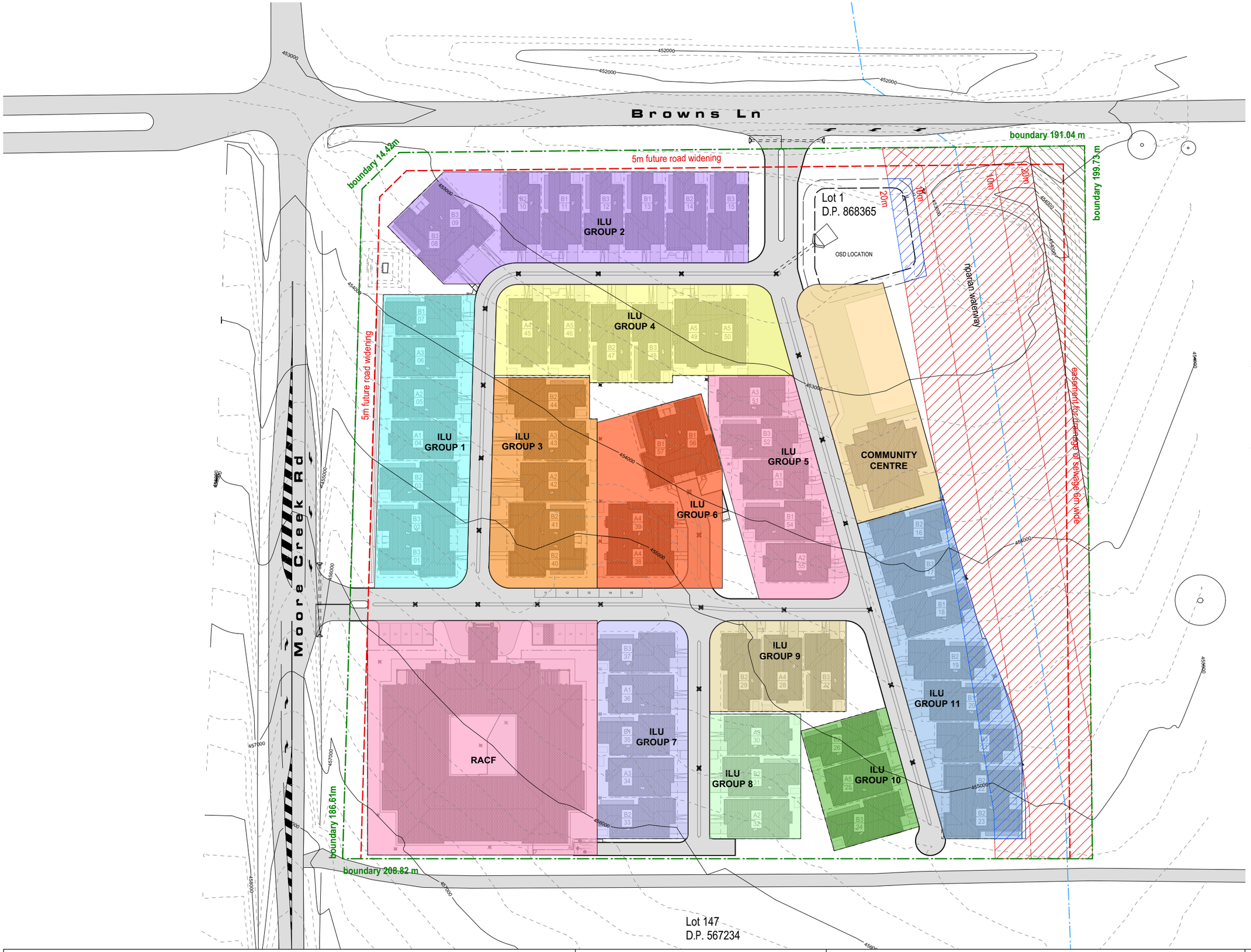
Site Perspective

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 07 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
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Summary

	encroachment in riparian corridor	796 sq m
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winter set
winter rise
summer set
summer rise

0 10 20 50m
1:1000 @ A3

1633 - master file - 180309.vwx

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Site Grouping Plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	DA 08 B

date	
9/3/18	revised DA submission

notes

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

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 / 52 ILU type / ILU number

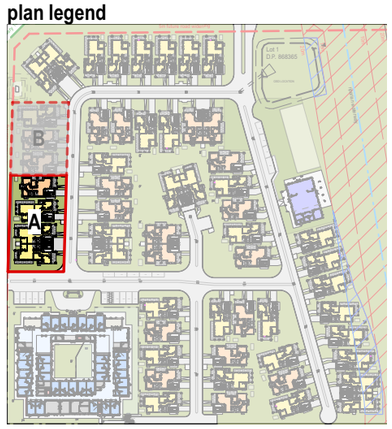
levels legend

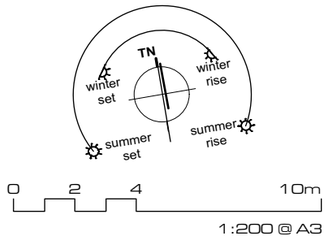
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





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

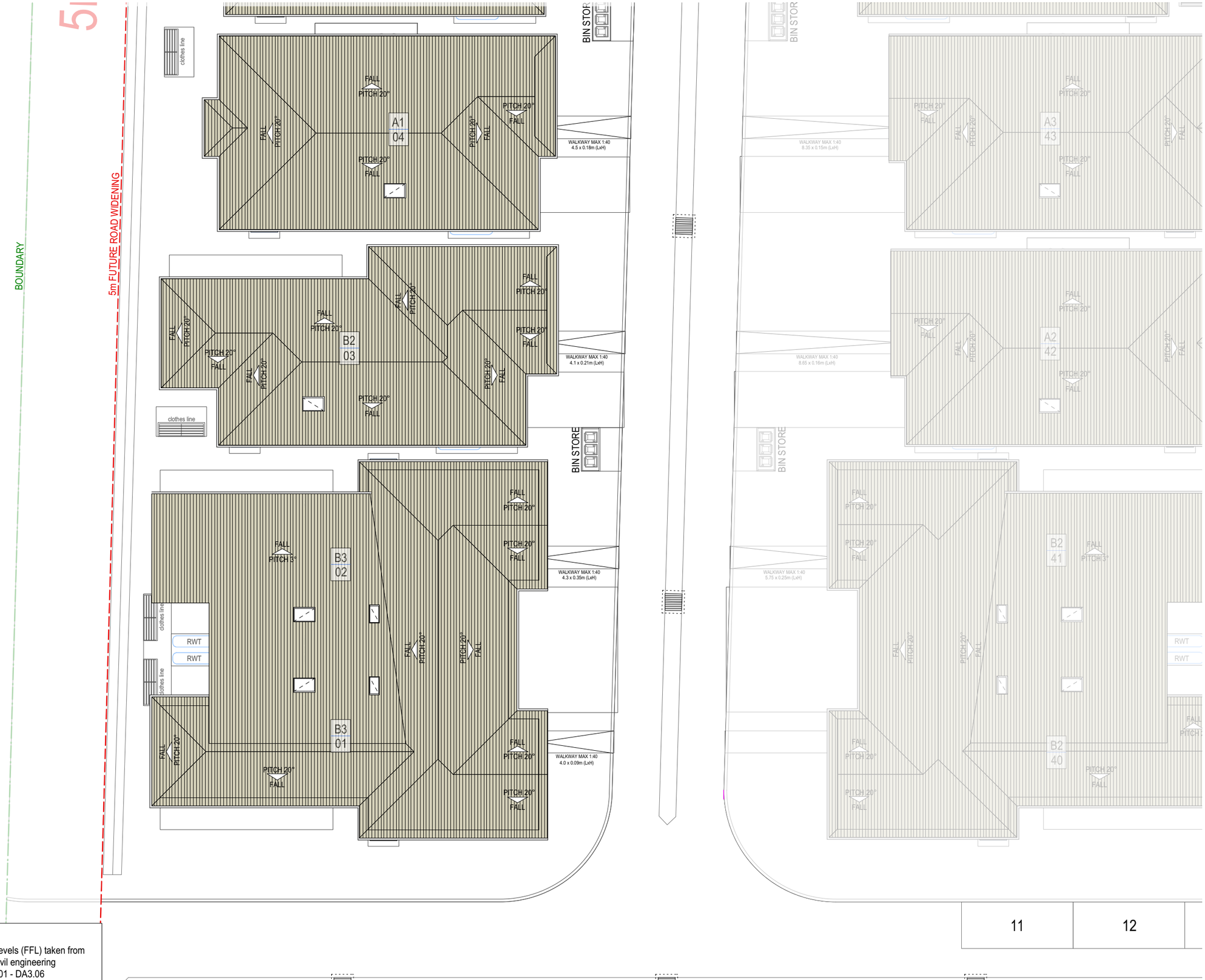
ILU Group 1A - floor plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	DA 09 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 / 52 ILU type / ILU number

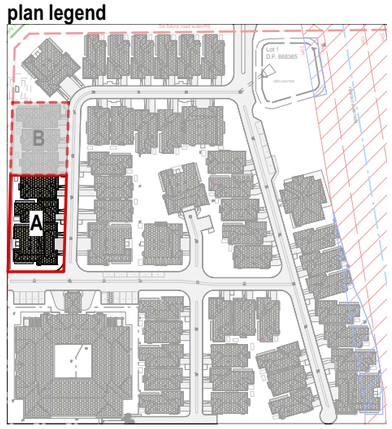
levels legend

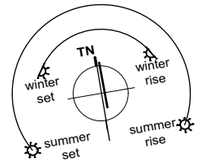
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





0 2 4 10m

1:200 @ A3

1633 - master file - 180309.vwx

notes

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

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

ILU Group 1A - roof plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 10 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 / 52 ILU type / 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

notes

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

1633 - master file - 180309.vwx

KENNEDY ASSOCIATES ARCHITECTS
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p + 61 2 9557 6466 f + 61 2 9557 6477

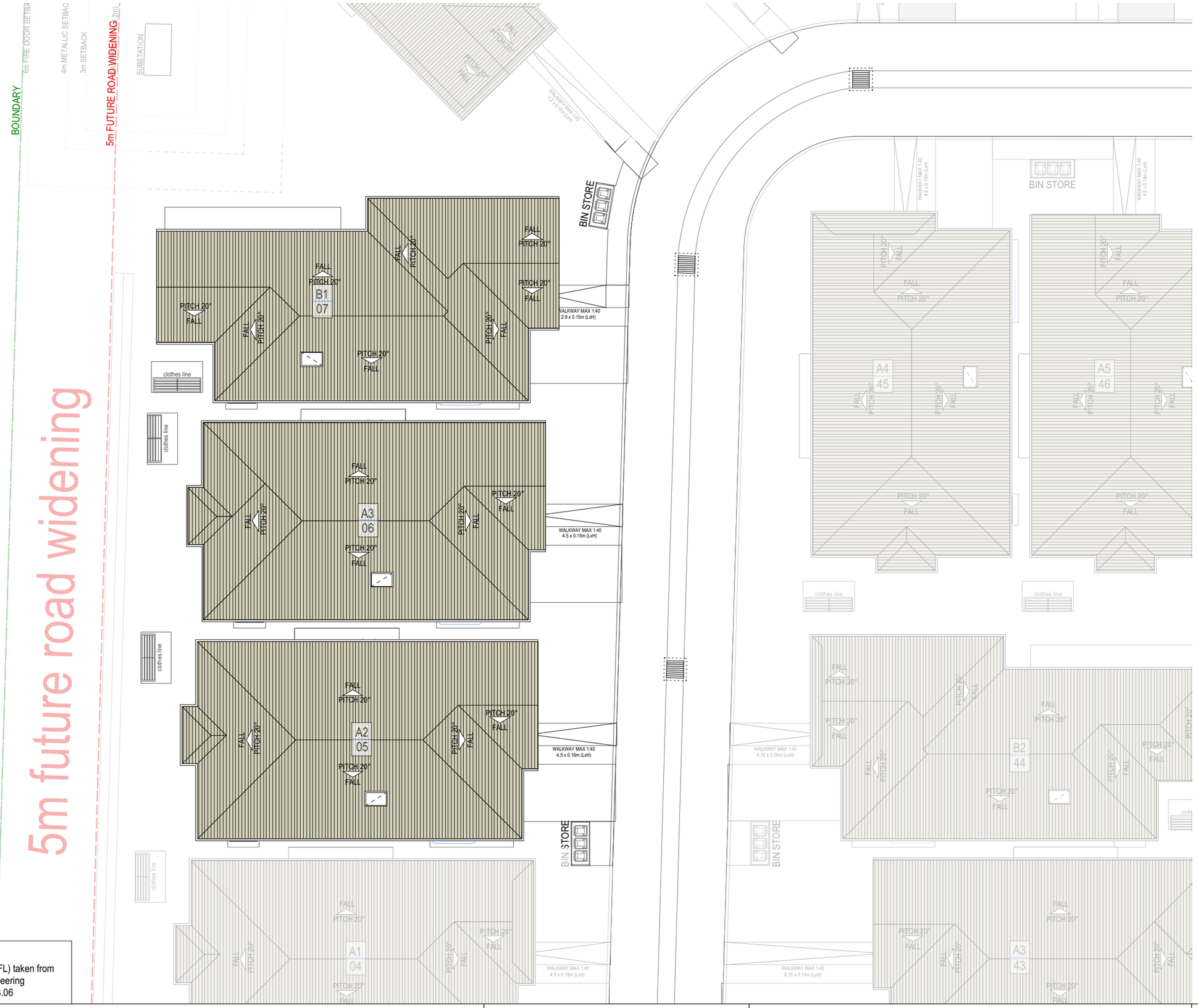
ILU Group 1B - floor plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 11 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 / 52 — ILU type / ILU number

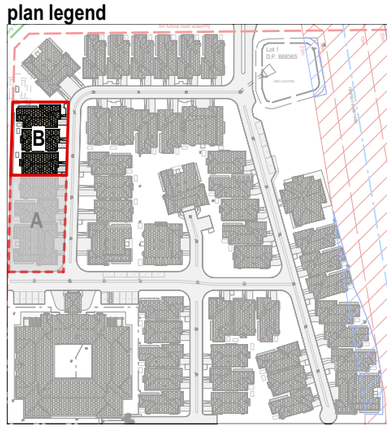
levels legend

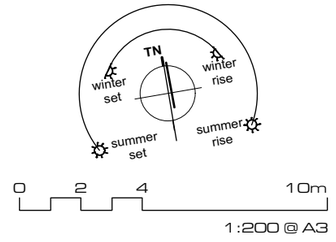
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





1633 - master file - 180309.vwx

notes

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

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

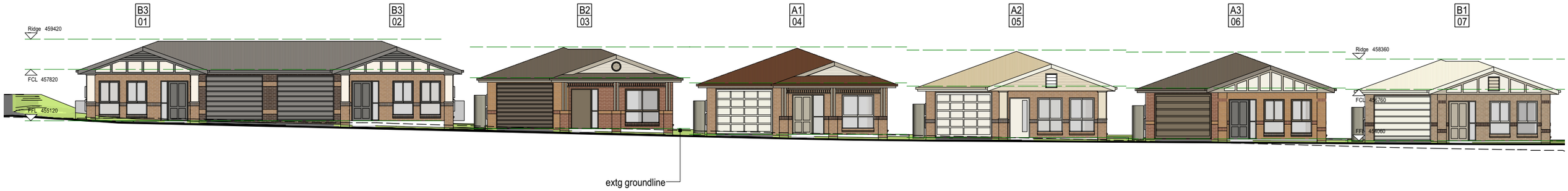
ILU Group 1B - roof plan

new aged care housing

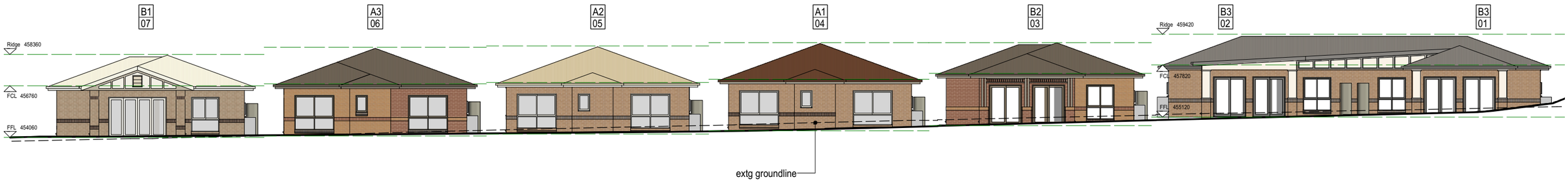
372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 12 B**

date	
9/3/18	revised DA submission



street elevation



rear elevation

section 1

section 1

1633 - master file - 180309.vwx

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

0 2 4 10m
1:200 @ A3

ILU Group 1 - elevations and sections

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	DA 13 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 / 52 ILU type / ILU number

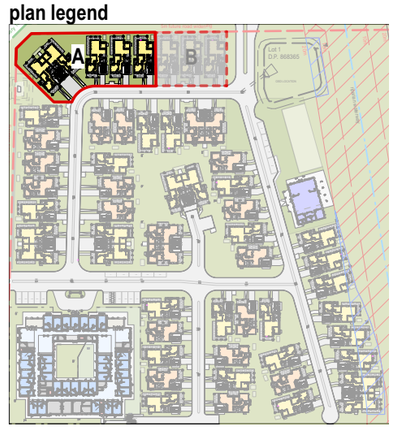
levels legend

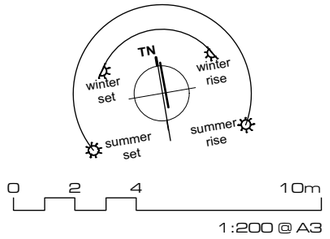
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





notes

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

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ILU Group 2A - floor plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 14 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 / 52 ILU type / ILU number

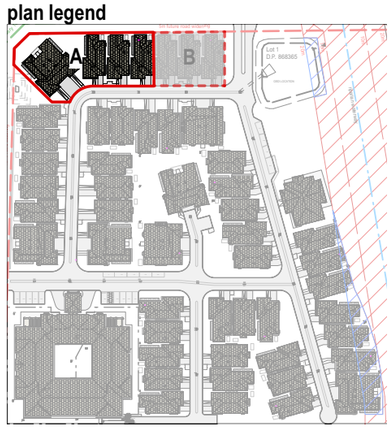
levels legend

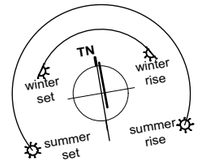
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





0 2 4 10m

1:200 @ A3

1633 - master file - 180309.vwx

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 2A - roof plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 15 B**

date	
9/3/18	revised DA submission

notes

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

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 / 52 — ILU type / ILU number

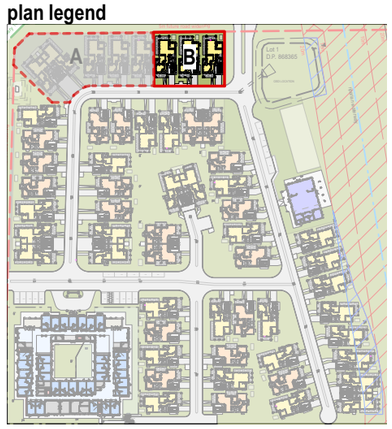
levels legend

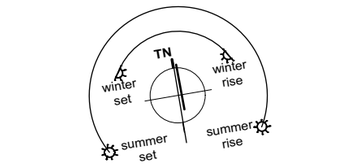
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





0 2 4 10m

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

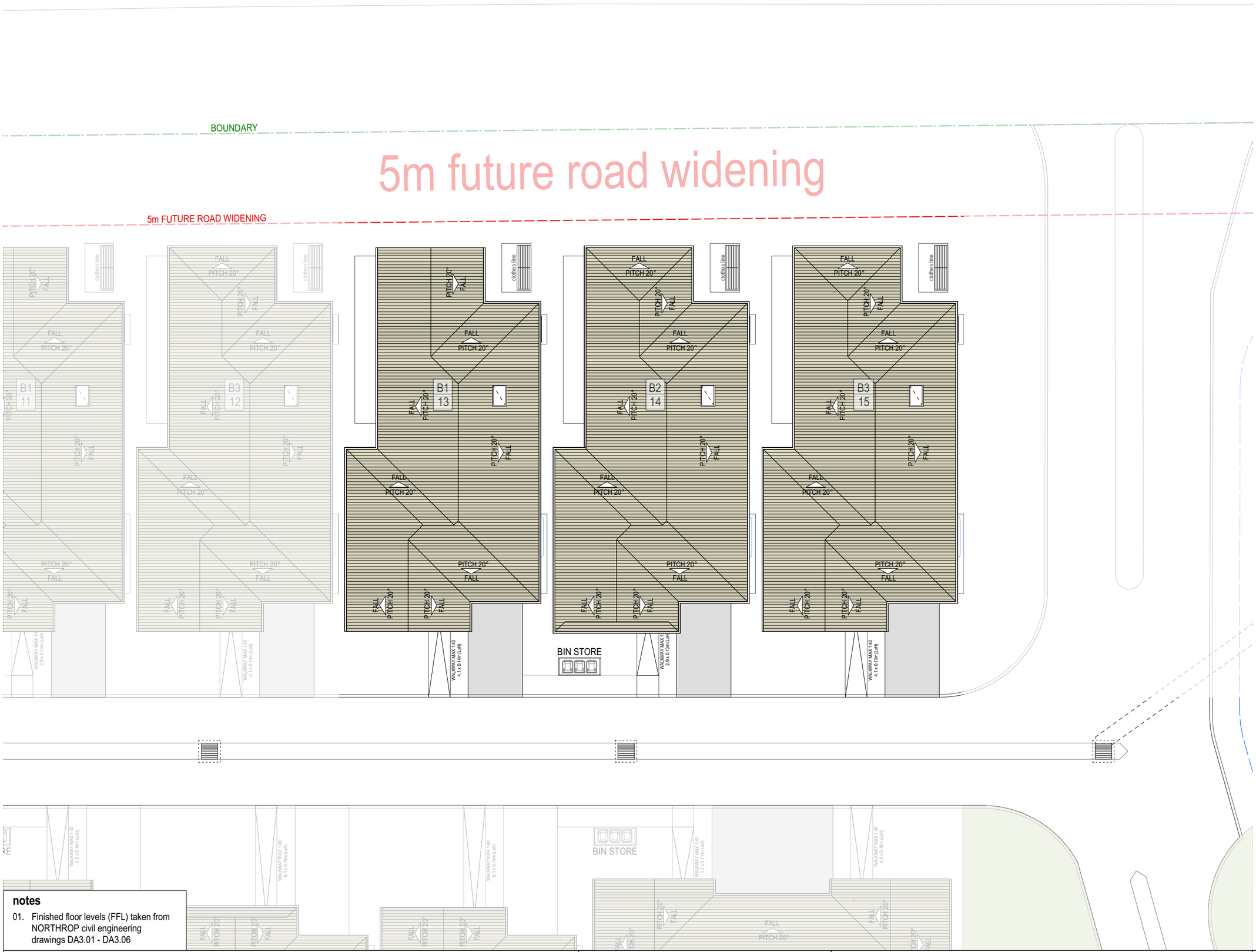
ILU Group 2B - floor plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 16 B**

date	
9/3/18	revised DA submission



notes

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

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 / 52 — ILU type / ILU number

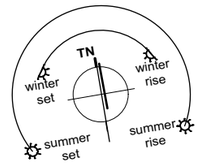
levels legend

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



0 2 4 10m

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

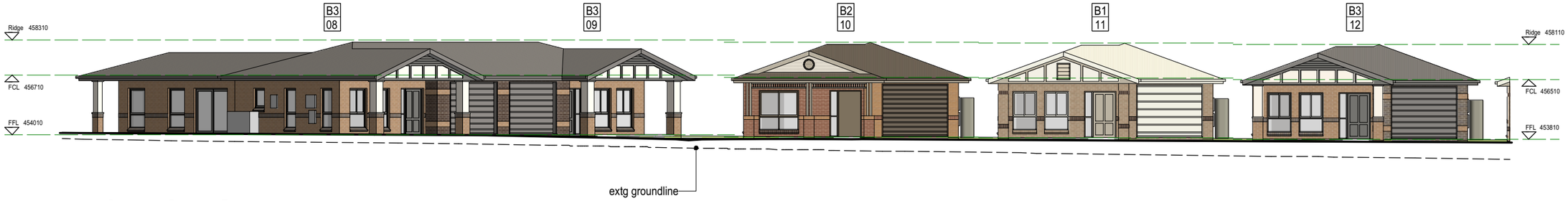
ILU Group 2B - roof plan

new aged care housing

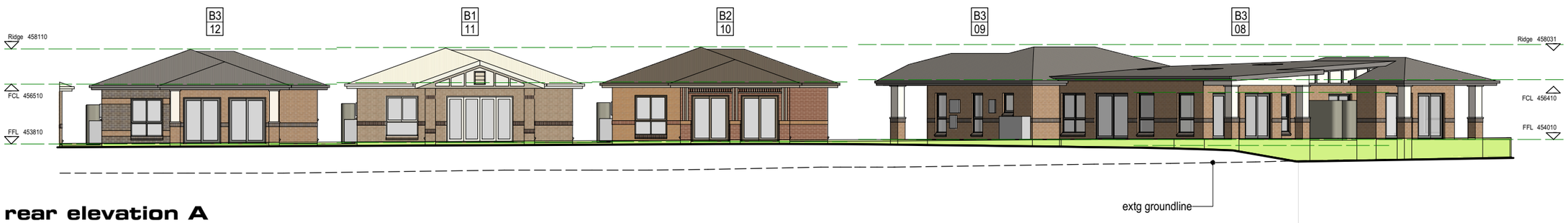
372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 17 B**

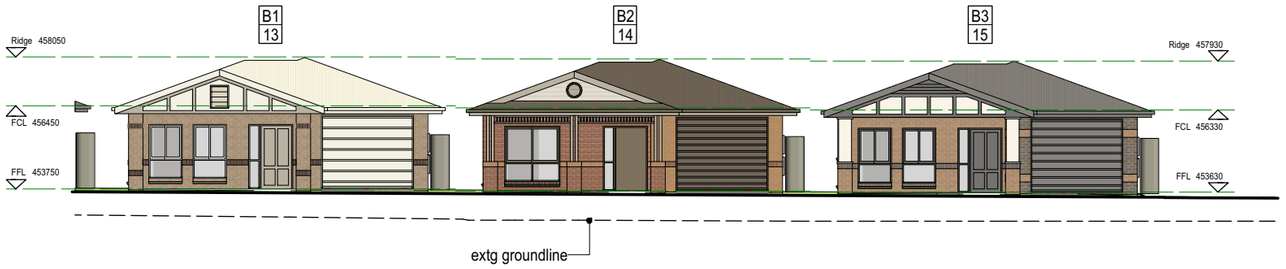
date	
9/3/18	revised DA submission



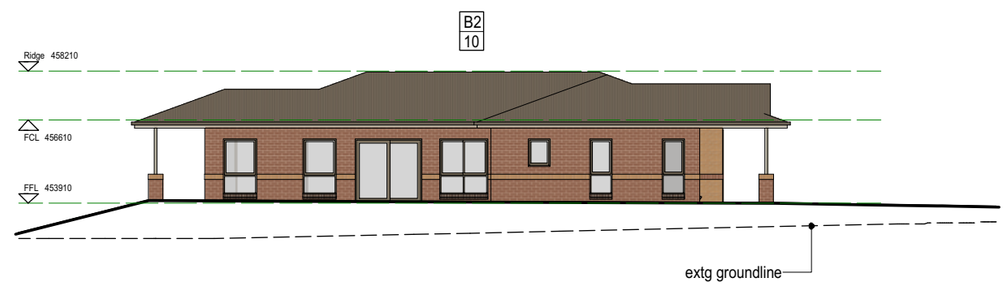
street elevation A



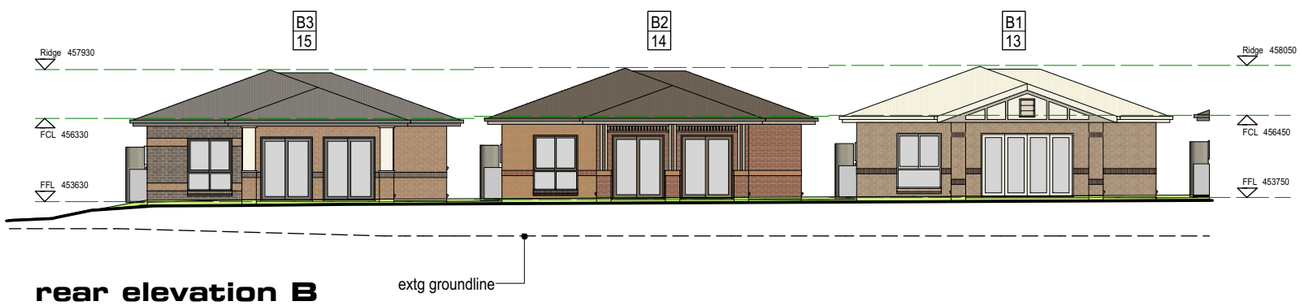
rear elevation A



street elevation B



side elevation 1



rear elevation B

side elevation 2

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

0 2 4 10m
1:200 @ A3

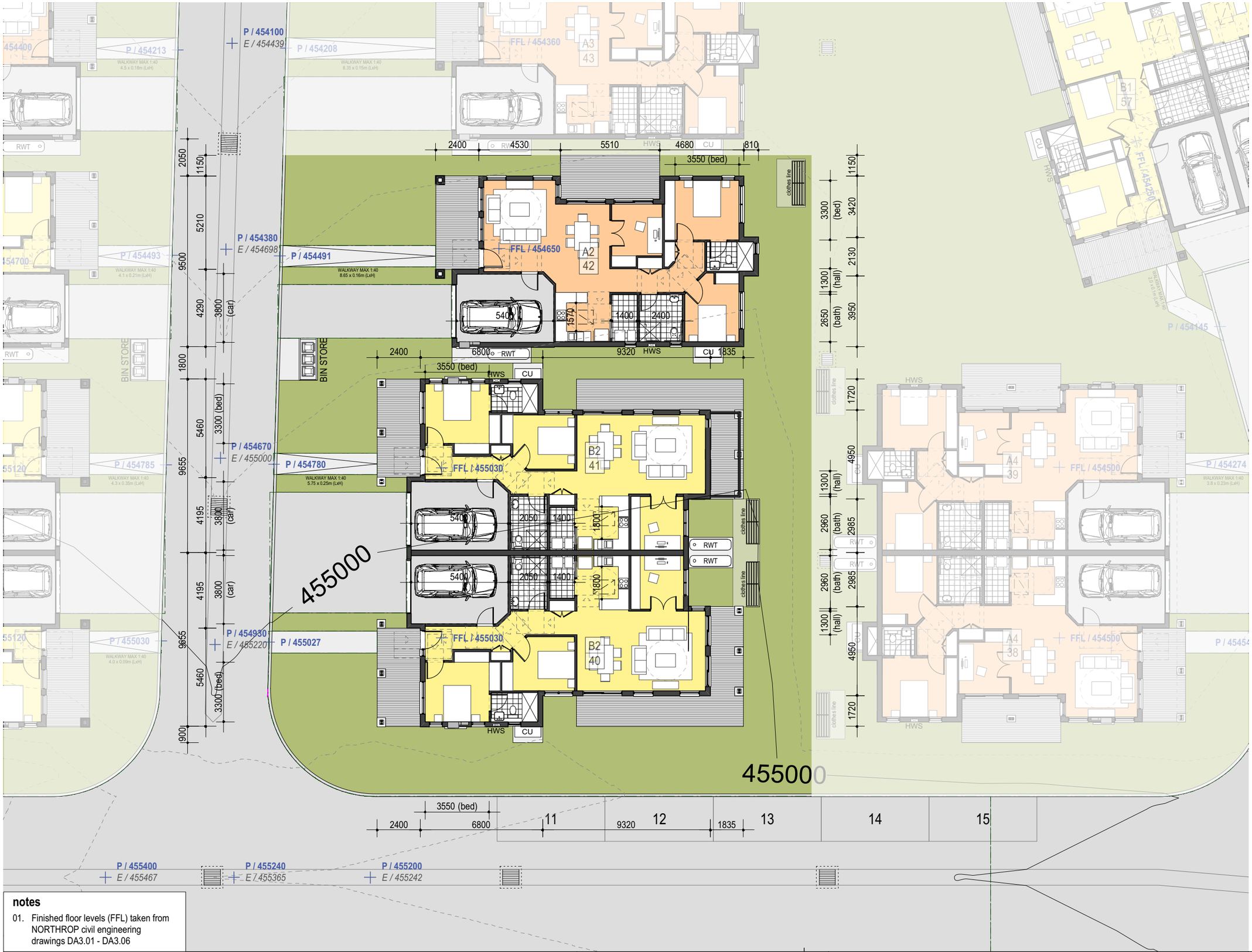
ILU Group 2 - elevations and sections

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	DA 18 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 / 52 ILU type / ILU number

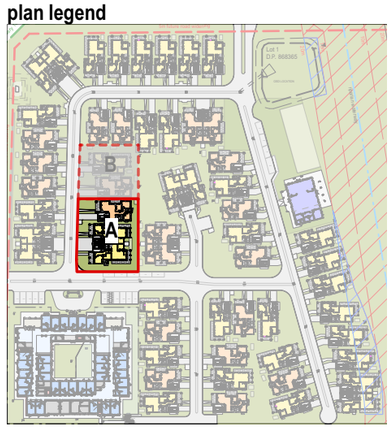
levels legend

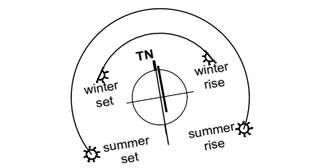
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





0 2 4 10m

1:200 @ A3

1633 - master file - 180309.vwx

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 3A - floor plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 19 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 / 52 — ILU type / ILU number

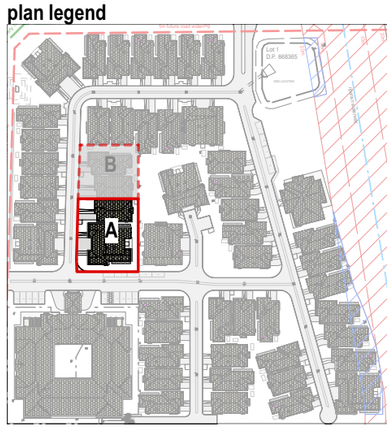
levels legend

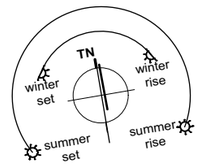
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





0 2 4 10m

1:200 @ A3

1633 - master file - 180309.vwx

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

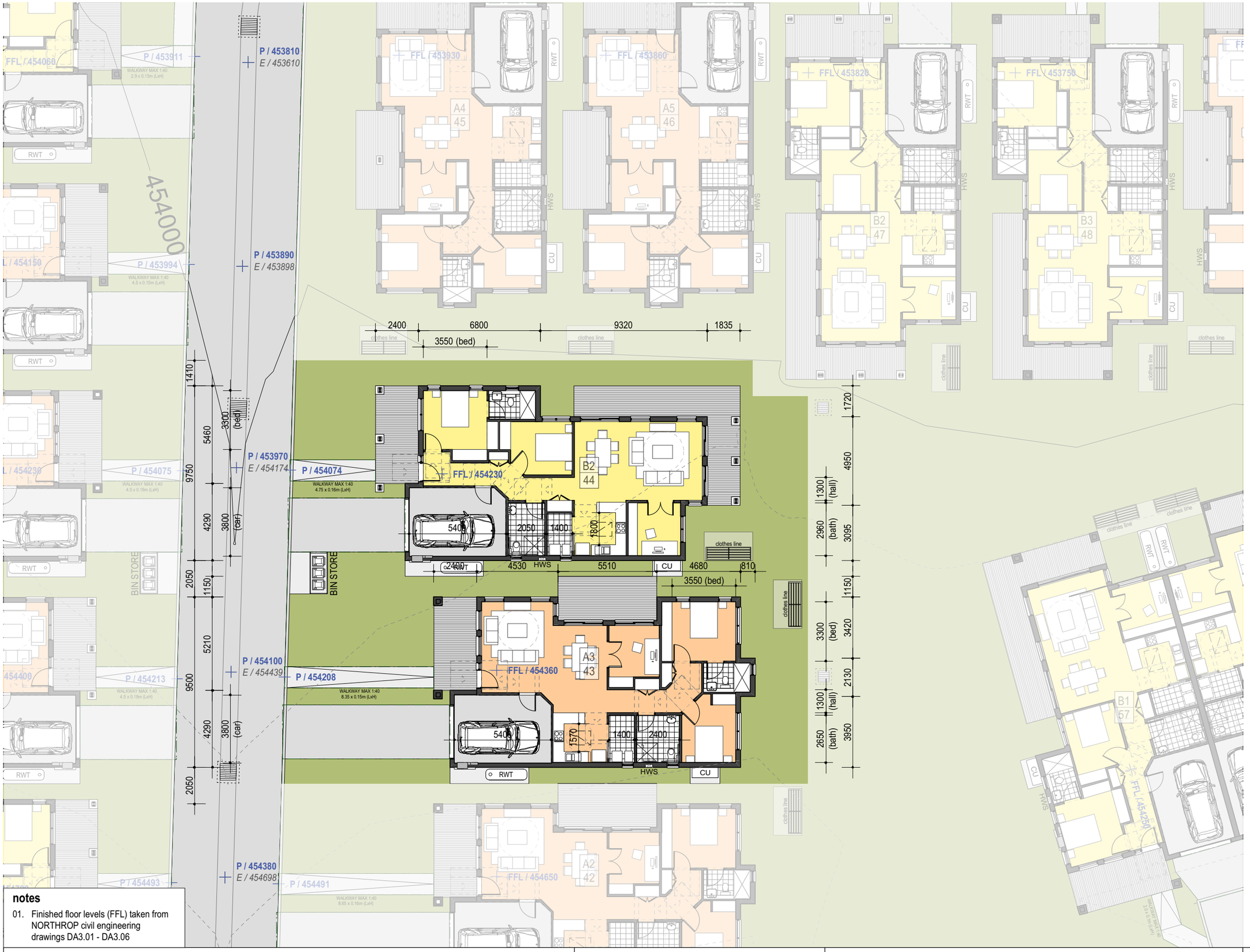
ILU Group 3A - roof plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 20 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 3B - floor plan

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	DA 21 B

date	
9/3/18	revised DA submission

notes

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

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 / 52 — ILU type / ILU number

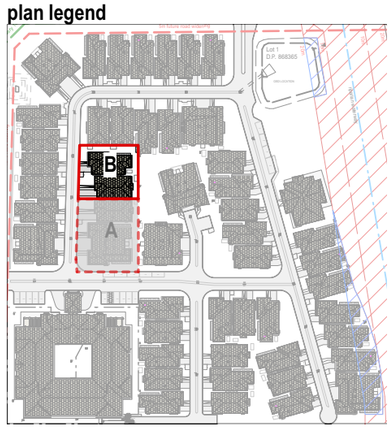
levels legend

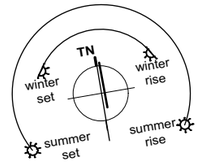
FFL / 10000	finished floor level
E / 100000	existing ground level
P / 100000	proposed ground level
RL / 100000	relative level

symbol legend

- skylight
- door circulation areas shown in dotted

plan legend





0 2 4 10m

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

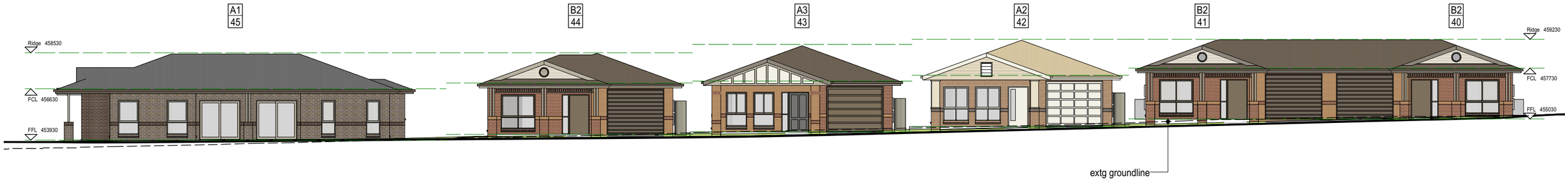
ILU Group 3B - roof plan

new aged care housing

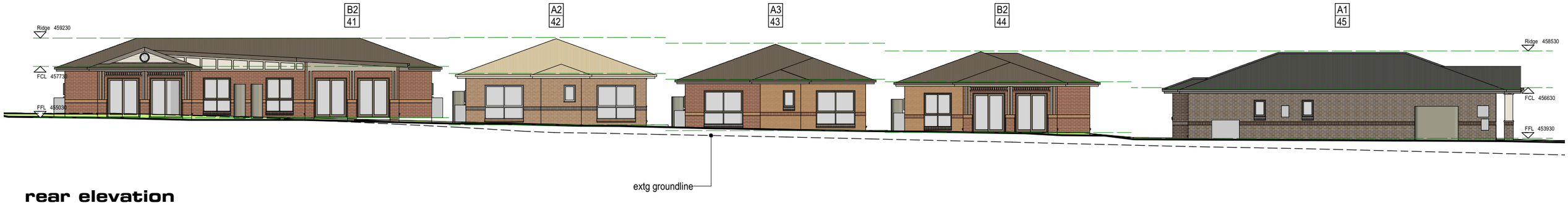
372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 22 B**

date	
9/3/18	revised DA submission

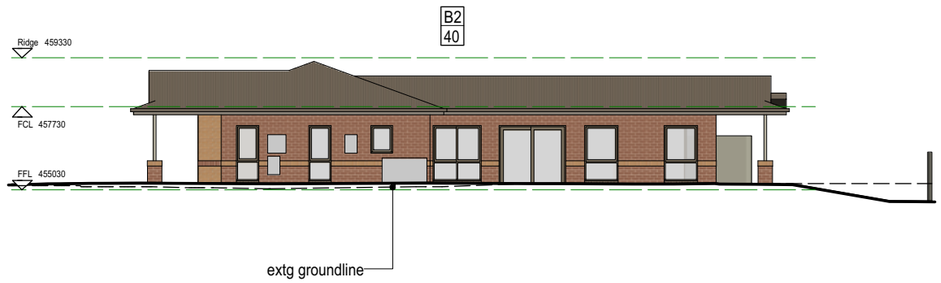


street elevation



rear elevation

section 1



section 2

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

0 2 4 10m
1:200 @ A3

ILU Group 3 - elevations and sections

new aged care housing

372 Moore Creek Rd, NORTH TAMWORTH

project number	drawing number
1633	**DA 23 B**

date	
9/3/18	revised DA submission