

**SKETCHES PROVIDED BY THE
APPLICANT TO NSW HERITAGE
(SUBJECT TO DISCUSSIONS
UNDERTAKEN WITH NSW
HERITAGE COMMITTEE, NSW
HERITAGE STAFF, COUNCIL AND
THE APPLICANT) AND PRIOR TO
FINAL HERITAGE GENERAL TERMS
OF APPROVAL BEING ISSUED.**

Numa Miller
Senior Development Project Manager
Lendlease
Level 14, Tower Three, International Towers Sydney
300 Barangaroo Avenue,
Barangaroo, NSW 200

**Re: Response to Heritage Council Comments, IDA/2019/009
Residential Aged Care Facility
Closebourne House, Morpeth**

Dear Mr Miller,

AMAC Group have reviewed the Heritage Council letter and assessment report comments regarding the proposed redevelopment of Closebourne House. The historical archaeological component of this IDA application is broadly discussed in Section 6.2.49 - 6.2.63 of the accompanying assessment report which draws upon the archaeological significance and heritage impact provided in the AMAC Group Archaeological Assessment for the site (November 2019), as well as the original Archaeological Assessment (Thorpe 1998) and refers to the policies provided in the CMP (Design 5, Endorsed 2005 - Expired 2010).

AMAC Group has determined that while the site has potential for State significant relics associated with the early occupation of Closebourne House, these have largely been assessed as undocumented relics: while being predicted by the assessment, their precise location cannot be known without archaeological excavation. The assessment proposes that a research design and archaeological excavation methodology be formulated in order to manage archaeological relics at the site which may include test excavation as well as open area monitoring and recording. During the process of the IDA, AMAC Group consulted with the Specialist Services team of Heritage NSW regarding what aspects of the historical archaeology needed to be included within the report and as part of these discussions, test excavation was addressed as a possible future management option for the site, the timing of which was not discussed.

As the only potentially locatable relics of State significance at this stage, should they survive, are the underfloor deposits of Closebourne House, the tank and the 1830s-1840s Timber Cottage (Building 1b-D), the latter likely heavily disturbed, there is limited opportunity to test for relics of State significance based on the current design which seeks to make minor changes to the floor levels within Closebourne House and does not seek to impact the tank. In this way, based on the current design of the development, there is no identifiable impact to known relics of State significance.

While predictive test excavation can occur at any time based on the current preliminary designs and limited by the standing late 20th century buildings, in order to avoid the unnecessary exposure of relics via an untargeted test excavation programme, it is recommended that an archaeological management framework be implemented when the final designs are available, and the precise location of impacts are known.

AMAC

Archaeological

**Archaeological
Management &
Consulting**

**AEGIS
HERITAGE P/L
T/A**

N.S.W.
Sydney - Inner West
122c-d Percival Rd
Stanmore 2048
(02) 95686093

Parramatta – Hills
Blue Mountains
8 Keene Street
Baulkham Hills 2153
(02) 96867115

Hunter – New England
Central Coast
21 Brown St
Wallsend NSW 2387
(02) 49297583

Victoria– Tasmania
Hobart- Melbourne
2/244 Macquarie Street
P.O. Box 505
Hobart 7001
(03) 6243-1144

EMAIL
amac@archaeological.com.au

WEB
www.archaeological.com.au

ESTABLISHED *1989*

ACN 121 655 020

AMAC *group*

Such a framework would involve the preparation of an archaeological excavation and recording methodology, guided by an appropriate research design, which would respond to the policies of the expired 2005 CMP, and may include a targeted test excavation programme which are specific to the areas of impact. This methodology can also provide a management strategy for the discovery of unexpected relics of State significance: this will take into consideration retention in situ as well as provide for further consultation with the Heritage Council or its delegate regarding the management of State significant relics.

If you have any questions, please feel free to contact me,

Kind regards



Ivana Vetta
Excavation Director
ivanavetta@archaeological.com.au



Martin Carney
Company Director
martincarney@archaeological.com.au

Pauline McKenzie
Executive Director, Heritage NSW
Dept of Premier and Cabinet
Level 6, 10 Valentine Ave
Parramatta NSW 2150



Dear Pauline

Residential Aged Care at Closebourne House, Morpeth - IDA/2019/009

Thank you to the Heritage NSW team and the Approvals Committee Chair and Deputy Chair for meeting with us last week, along with the Maitland City Council General Manager and representatives, to discuss the Committee's considerations from its 3rd March meeting on the above proposal.

We appreciate the time and willingness of the Committee representatives for the extended discussions on the background to the site and project, and for the practical and positive ways of moving the project forward.

The attached information and plans are submitted for the Committee's further consideration. These show how we propose to address the items as discussed, including design options and solutions that demonstrate the project's suitability for approval with appropriate conditions.

Lendlease and Catholic Healthcare acknowledge the Committee's in-principle support for the use and adaptive reuse of Closebourne House, and express our thanks to the Committee for assisting us to achieve the significant heritage outcomes and social benefits this project will deliver for the site, and for Morpeth and the wider Maitland area.

We look forward to the Committee's consideration of the design solutions submitted.

If you have any queries in the meantime, please contact me on 0417 420 145 or Karen Armstrong, National Planning Manager on 0409 990 172.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Martin Cloeraine". The signature is written in a cursive, flowing style.

Martin Cloeraine
National Manager, Land Acquisitions and Aged Care Development
Lendlease Retirement Living



ATTACHMENT 1 - Table responding to Heritage Council Advisory Committee comments

	Approvals Committee comments	Proponent response/revisions
1	<p>Connections to CBH</p> <p>Connections of the new building to Closebourne House (CBH) need to be reconsidered, including connection to the courtyard</p>	<p>Response: See attached sketch plans with the suggested revisions to this connection.</p> <p>Background: Noting discussions of 20th March that the weather protected connection is essential for the adaptive re-use of Closebourne House for aged care, these revisions retain this connection while further minimising its impact via 2 options, as follows:</p> <ul style="list-style-type: none"> - <i>Option 1 - centres the connection within the CBH rear courtyard</i> <ul style="list-style-type: none"> - This option provides symmetry of the connection, equidistant between rear wings; - Provides for a landscaped connection adjacent to each rear wing; - Some Bishops stretch foundations will need to be incorporated into the design. - <i>Option 2 - retains the connection on the eastern side of the CBH rear courtyard</i> <ul style="list-style-type: none"> - This option provides a direct alignment with the existing veranda stairs to the rear of CBH and the adjacent platform lift - The Bishops Stretch foundations are more intact/apparent <p><i>For both options:</i></p> <ul style="list-style-type: none"> - Increases the landscaped area at the rear of CBH; - Enhances the green view between CBH and laundry building, when viewing CBH from the west; - As discussed in more detail below, internal rooms in the new adjacent building have been swapped (hairdresser and café) with the café now open plan, enhancing the views/visual connections between the courtyard east of the laundry/gym to the rear of CBH <p>Suggested GTA condition: Add to the following draft condition in the HNSW report:</p>



		<p>3. Details to be submitted for approval with the S60 application <i>Amended architectural drawings for the connection between Closebourne House and the new building with options for either centring the connection between the rear wings or aligning it along the eastern wing, generally as demonstrated in sketch plans submitted on 25 March 2020;</i></p>
2	<p>Lift in CBH</p> <p>The proposed use needs to fit the CBH building. Consider whether the room upstairs can be repurposed/redesigned to be more sympathetic to CBH without need for a lift</p>	<p>Response: As discussed at the 20 March meeting, a lift is essential due to:</p> <ul style="list-style-type: none"> - the nature of this facility for elderly residents; - DDA/BCA accessibility requirements; - the requirements of both Lendlease and Catholic Health Care to meet our respective corporate values and responsibilities in delivering/operating retirement and aged care facilities for seniors and those with a disability, - a change of use or no use of the upstairs for the facility is contradictory to the Committee's support for adaptive reuse. <p>The original DA has been amended in response to HNSW requests to minimise the intensity of use of the upper level and impact/design of the lift. Changes included:</p> <ul style="list-style-type: none"> - catering facilities were replaced with a small kitchenette, - lower intensity of use of the space while still vital to the function of the facility, - the upper level front room offers spectacular views over the rural and river landscape to the north and will be universally available to all residents, visitors, staff and the public, - The lift type and scale has been revised to lighten its impact and is located within largely modified fabric, with interpretation/education potential for the floor level impacted, - there will be no change to the existing stairwell and door fabric changes are to be limited to DDA/BCA requirements. <p>Suggested GTA Condition: <i>No changes needed to the draft GTA conditions</i></p>

3	<p>Porte Cochere</p> <p>The scale, form and location for the Porte Cochere needs to be reconsidered. Consider if entrance to RACF can be relocated</p>	<p>Response: See attached sketch plans with revisions to the Porte Cochere, including:</p> <ul style="list-style-type: none"> - Simplified form and lower pitch with significantly reduced prominence, bulk and scale; - This provides for better views to CBH and the laundry/gym buildings; - A minimal, low pitch only which allows for run-off; - Roof extends over the ambulance drop-off area only; - A void extends for the remainder of the structure; - Better respects views of CBH and the laundry building. <p>Suggested GTA condition: Add to the following draft condition in the HNSW report:</p> <p>3. Details to be submitted for approval with the S60 application <i>Amended architectural drawings to reduce the scale, form and location of the Porte Cochere; generally as demonstrated in sketch plans submitted on 25 March 2020</i></p>
4	<p>Plant/substation</p> <p>The separation of plant and utility room from the rear of the former gym needs to be considered, as does the substation near Household A</p>	<p>Response: See attached sketch plans with the suggested revisions to relocate the substation and two options for relocating the Condensers as follows:</p> <ul style="list-style-type: none"> - Substation to be relocated from street front to a discrete location in the southern elevation of the new building, adjacent to the rear of building and car park access; - Condensers to be relocated from street front/adjacent to former gymnasium building with 2 options for a discrete part of the new building roof, which would not be visible from the surrounds, including: <ul style="list-style-type: none"> - Option 1 - east of courtyard on roof level/flat roof area below the roof pitch - Option 2 - Household B roof area sloping towards the south <p>Suggested GTA condition: Add to the following draft condition in the HNSW report:</p> <p>3. Details to be submitted for approval with the S60 application <i>Amended architectural drawings to relocate the substation and options for the location of the condensers; generally as demonstrated in sketch plans submitted on 25 March 2020</i></p>



<p>5</p>	<p>Café</p> <p>Reconsider the Café size, scale and location. Consider possibility of locating inside CBH</p>	<p>Response: See attached sketch plans with revised location of the café as follows:</p> <ul style="list-style-type: none"> - Relocate café from laundry building, switching with hairdressers' room - Café redesigned for an open plan within the new building, to maximise views within and between the courtyard and the rear of CBH. - (Note that a café location within CBH was considered in previous schemes and was rejected as requiring much greater intervention than the currently proposed uses) <p>Suggested GTA condition: Add to the following draft condition in the HNSW report:</p> <p>3. Details to be submitted for approval with the S60 application <i>Amended architectural drawings to relocate and reconfigure the café within the new building; generally as demonstrated in sketch plans submitted on 25 March 2020</i></p>
<p>6</p>	<p>Archaeological Testing</p> <p>Undertake Archaeological testing to inform any redesign (if required)</p>	<p>Response: See attached letter of advice from Archaeological consultants, AMAC, regarding the proposed testing.</p> <p>Background:</p> <ul style="list-style-type: none"> - Archaeological testing can be done, however, during the process of the IDA, our consultant, AMAC Group, consulted with the Specialist Services team of Heritage NSW regarding what aspects of the historical archaeology needed to be included within the report. As part of these discussions, test excavation was addressed as a possible future management option for the site. - In order to avoid the unnecessary exposure of relics via an untargeted test excavation programme, it was recommended by our consultant Archaeologist that an archaeological management framework be implemented when the final designs are available, and the precise location of impacts are known. - The Archaeological testing is proposed to be following Concept Design/DA approval and part of the Design Development and s60 application and approval. <p>Suggested GTA condition: Delete Condition 2 and include the following in Condition 3:</p> <p><i>Details of proposed Archaeological testing to be submitted for approval with the S60 application based on approved DA Design.</i></p>



<p>7</p>	<p>Amend development footprint</p> <p>Consider whether overall start of development footprint can align with eastern wall of CBH</p>	<p>Response: See attached sketch plans with revised footprint as follows:</p> <ul style="list-style-type: none"> - The new building (Household A) has been moved east by approx. 1m - Increased set back of Household A to the street front, which enhances the prominence of the former gymnasium/laundry heritage buildings. - This courtyard south of CBH is increased, with increased landscaped area - The courtyard is better connected with CBH with a wider view corridor (which is further improved given the above-mentioned café relocation within the building) - The 9m wide courtyard (reduced from 10m) at Household B, retains its amenity <p>Suggested GTA condition: Add to the following draft condition in the HNSW report:</p> <p>3. Details to be submitted for approval with the S60 application <i>Amended architectural drawings to move the new building footprint to the east; generally as demonstrated in sketch plans submitted on 25 March 2020</i></p>
<p>8</p>	<p>Car parking</p> <p>Consider whether parking can be moved SW or whether SE building can be constructed over an at grade car park</p>	<p>Response: As discussed at the 20 March meeting, the car parking cannot be moved to the SW or provided as under croft parking given:</p> <ul style="list-style-type: none"> - SW relocation would extend the development beyond the CMP and Masterplan approved development area, - A previous 2017 presentation to the Heritage Council seeking to extend the development area to the south was rejected due to anticipated visual impacts, - With an increased gradient to the south, greater excavation would be required, - SE building over parking, or under croft style parking would similarly require greater excavation and an increased building height and resulting bulk/scale and visual impacts given service vehicle height requirements - Both these considerations would require major redesign and a poor visual outcome when viewing the site from the south. <p>Suggested GTA Condition: <i>No changes needed to the draft GTA conditions</i></p>



9	Door details Door widening within CBH must be minimised to essential requirements only	<p>Response: See attached sketch plan which demonstrates the single path of accessible travel within CBH. As discussed on 20 March 2020, doorway changes have been minimised so that there is only one path of accessible travel within CBH.</p> <p>Suggested GTA condition: Delete draft Condition 3 (b) and replace with:</p> <p>3. Details to be submitted for approval with the S60 application <i>Details of the door widening to be confirmed for essential accessibility requirements only; generally as demonstrated in sketch plans submitted on 25 March 2020</i></p>
10	Skylights Skylights in rear wings of CBH are acceptable	<p>Response: noted</p> <p>Suggested GTA condition: <i>Delete draft condition 3(a) in the HNSW report</i></p>
11	Fence Fence adjacent to Arkell House must be redesigned	<p>Response: See attached sketch plan with revisions as follows:</p> <ul style="list-style-type: none"> - reduction of 1.8m fence to 1m - this retains safety/security from the internal courtyard or externally which slopes away from Arkell House - minimal and reduced impact on Arkell House <p>Suggested GTA condition: Replace Condition 3 (r) in the HNSW report with:</p> <p>3. Details to be submitted for approval with the S60 application <i>Details of the amended fencing adjacent to Arkell House to be provided; generally as demonstrated in sketch plans submitted on 25 March 2020</i></p>



<p>12</p>	<p>Cultural Landscape Setting</p> <p>Cultural landscape setting of CBH in the wider landscape not adequately considered, including Household A obscures southern views and limits relationship to landscape setting</p>	<p>Response: See sketch plans which make changes, as noted in above comments, to enhance the southern aspect of CBH, including:</p> <ul style="list-style-type: none"> - Moving the eastern alignment of the new building (Household A) - Expanding the courtyard east of the laundry/gym building - Relocating the café and improving the visual connection to CBH - Removed the condensers which has also opened up this space <p>As discussed at the 20 March meeting, the CMP and Masterplan approval specifically allow for development to the south of CBH while recognising the courtyard setting of the rear of CBH, which has been enhanced through the above changes.</p> <p>Suggested GTA Condition: <i>No changes needed to the draft GTA conditions</i></p>
<p>13</p>	<p>Materials/finishes details</p> <p>To further consider materials, finishes, detailed design and landscaping</p>	<p>Response: As discussed at on 20th March, these details can be requested via conditions</p> <p>Suggested GTA condition: <i>No changes needed to the draft GTC conditions - requirements for further details are covered in Conditions 3(o) - New building, and 3(q) - Landscaping.</i></p>

PROPOSED DESIGN CHANGES IN RESPONSE TO HCAC CONSIDERATIONS

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

AMENDMENTS		ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR INFORMATION	JL			25/03/20

1. CBH and Café Connection Option 1, connection centred and landscape introduced

4. Cafe/Hair Salon switched location, allows wall to be removed & open up view corridor

6. 1.8m fence replaced with 1m high balustrade

2. Porte Cochere redesigned to a lighter, simplified roof structure and reduced extent. Refer roof plan and sketch 3d views.

3. Condensers moved from rear of Chapel/ Gym to roof area on House A, refer options on roof plan

VIEW CORRIDOR FROM THE ENTRY APPROACH AND REAR OF CLOSEBOURNE HOUSE TO THE OLIVE TREE COURTYARD

5. Household A shifted 1m to the east to open up courtyard and increased landscape at the approach.

7. Substation relocated from SW corner of site to a discreet location

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

FOR INFORMATION

APPROVED BY: GA
CLIENT: LENDLEASE

DRAWING: PLAN CHANGES- GROUND FLOOR (OPTION 1)

DATE: 20/03/2023

PROJECT No. 253824-MO DISCP. DRAWING No. ASK-600-00 1

PROJECT: AGED CARE MORPETH

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 (4275)

JACKSON TEECE

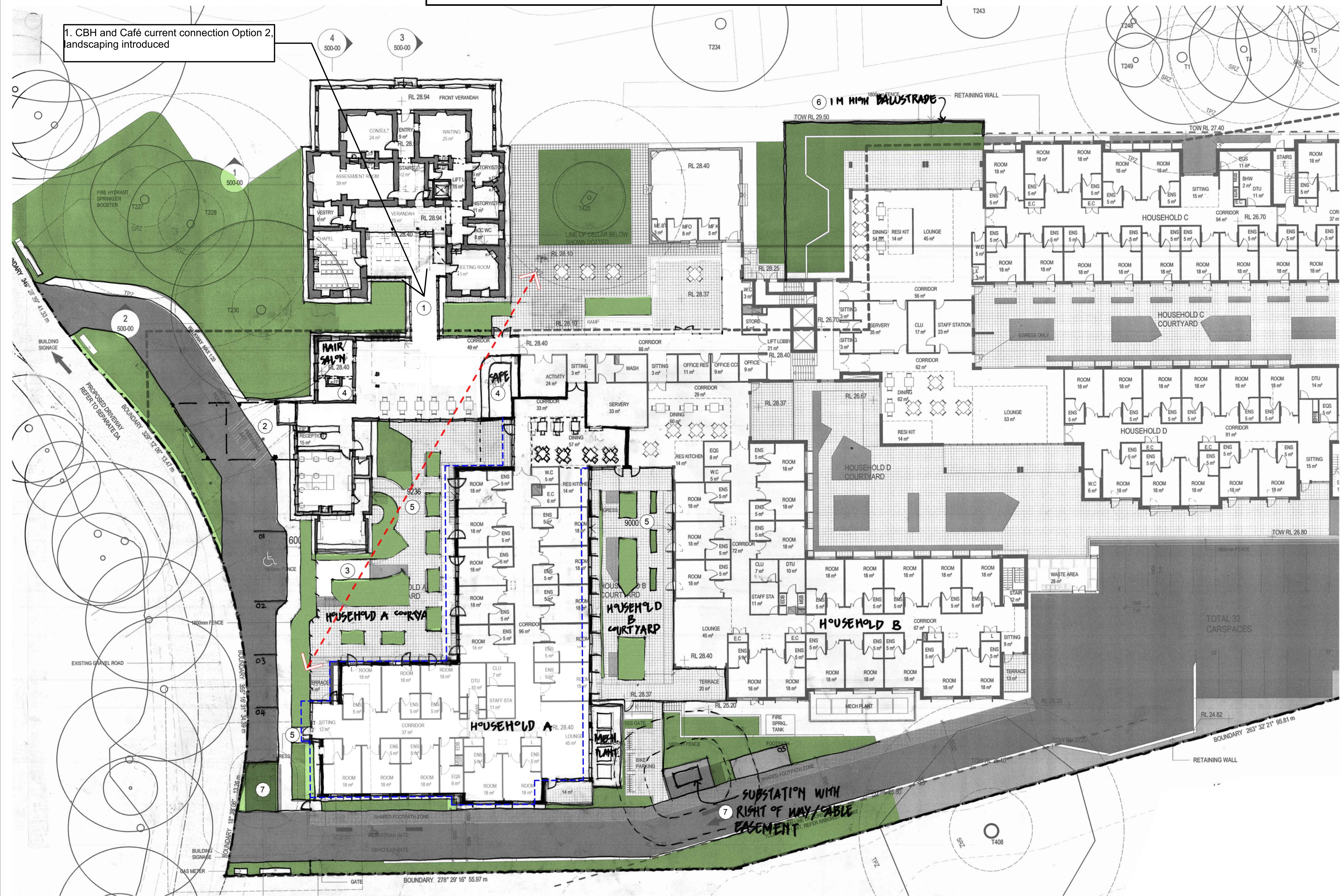
CBH & CAFE CONNECTION - OPTION 2

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

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR INFORMATION	JL	25/03/20

1. CBH and Café current connection Option 2, landscaping introduced



50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

FOR INFORMATION

APPROVED BY: GA
CLIENT: LENDLEASE
CHECKED BY: SC

DRAWING: PLAN CHANGES- GROUND FLOOR (OPTION 2)

DATE: 20/03/23

SCALE @ A1

DRAWN: JL

PROJECT No. 253824-MO
DISC. DRAWING No. ASK-601-00
ISSUE 1

PROJECT: AGED CARE MORPETH

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 (4275)

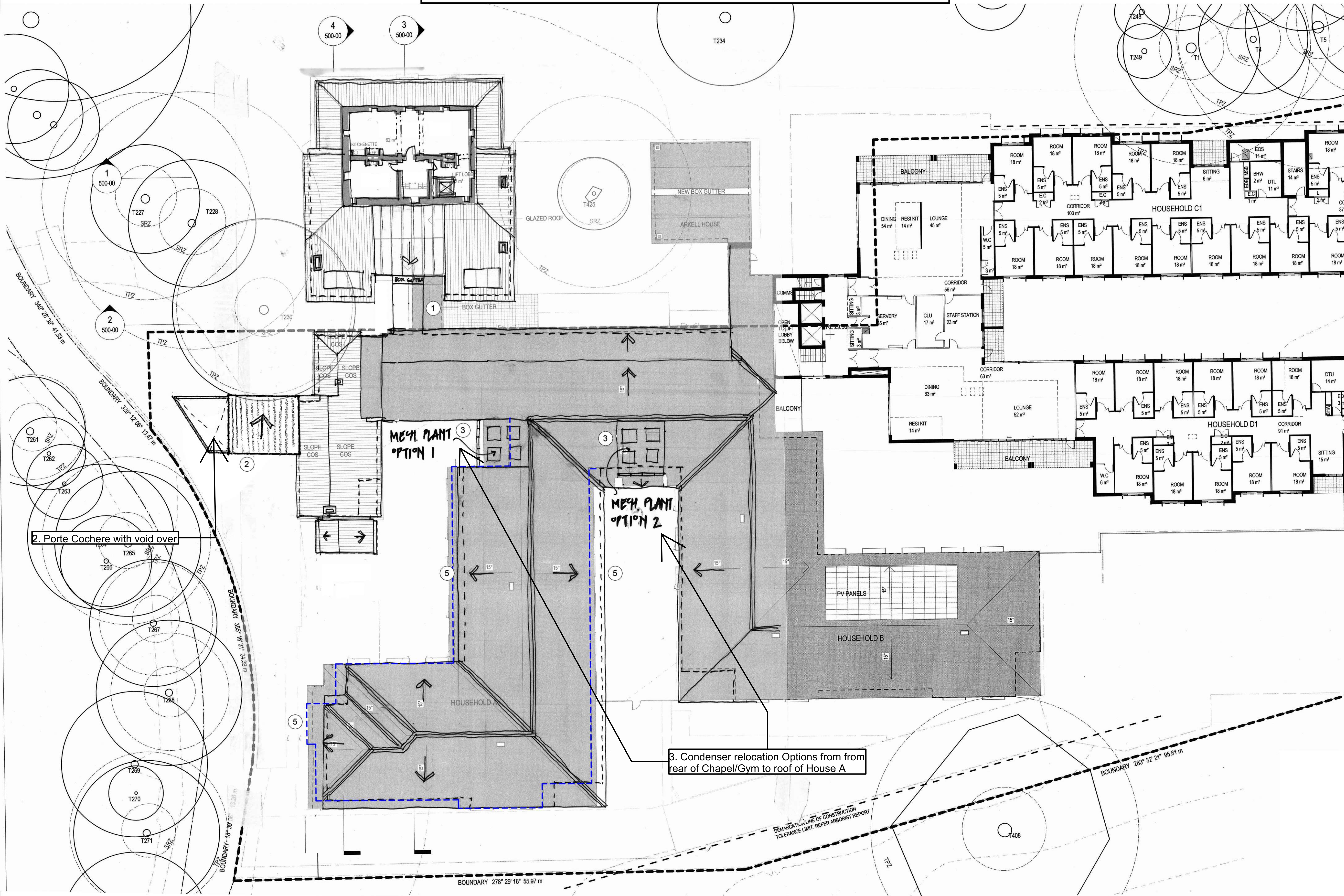
JACKSON TEECE

CONDENSER RELOCATION TO HOUSE-A ROOF OPTIONS 1 & 2

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

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR INFORMATION	JL	25/03/20



50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

FOR INFORMATION

APPROVED BY: GA
CLIENT: LENDLEASE
CHECKED BY: SC

DRAWING PLAN CHANGES- 1ST FLOOR

DATE: 20/03/23 SCALE @ A1 DRAWN: JL

PROJECT No. 253824-MO DISCP. DRAWING No. ASK-602-00 1

PROJECT AGED CARE MORPETH

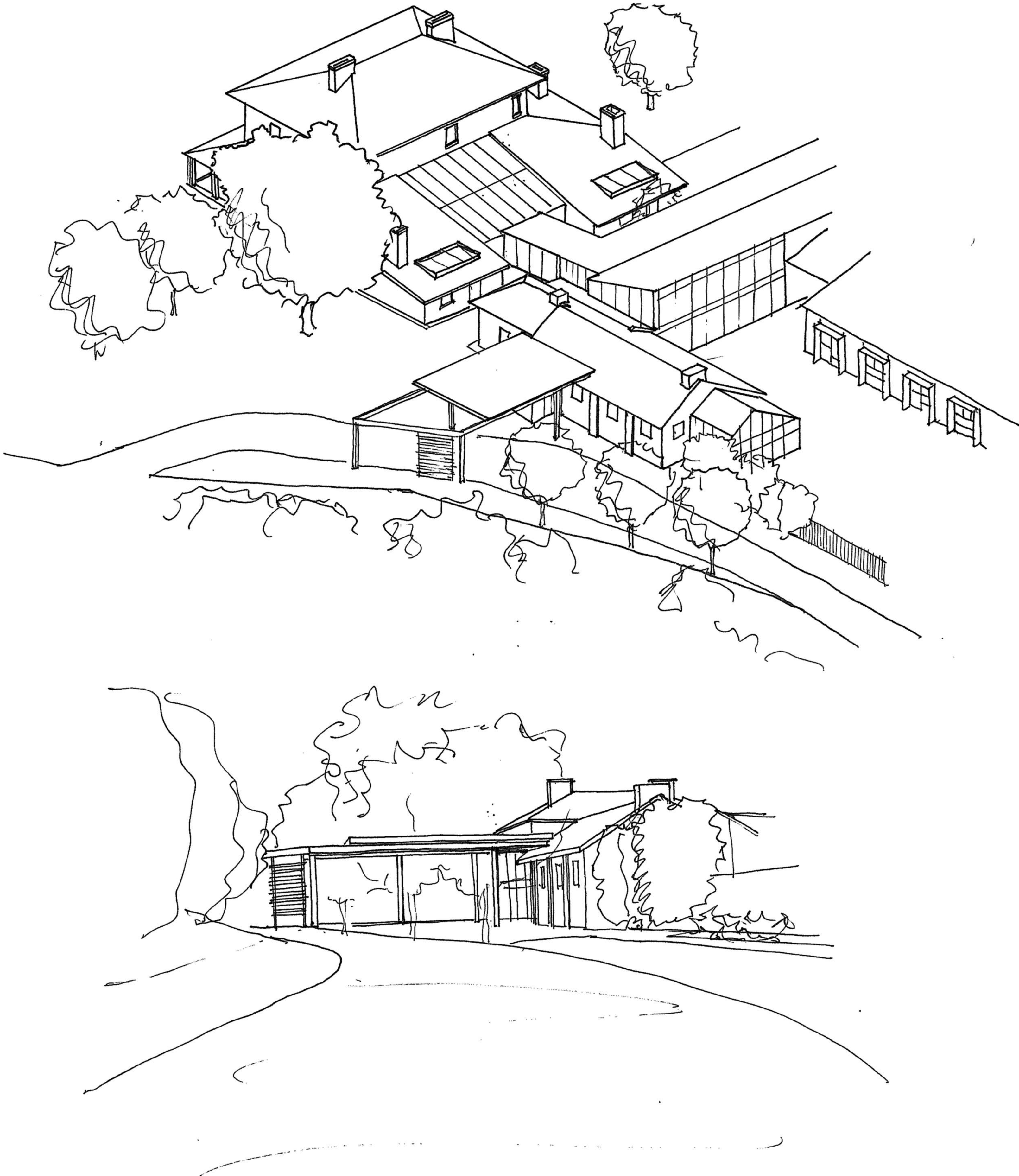
Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE

PORTE COCHERE - LIGHTER STRUCTURE & FORM/ SIZE

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

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR INFORMATION	JL	25/03/20



50mm on original
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

FOR INFORMATION

APPROVED BY: GA CHECKED BY: SC
CLIENT
LENLEASE

DRAWING
PORTE COCHERE

DATE 20/03/23 SCALE @ A1 DRAWN JL

PROJECT No. 253824-MO DISCP. DRAWING No. ASK-603-00 ISSUE 1

PROJECT
AGED CARE MORPETH

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 (4275)

JACKSON TEECE

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

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	06/07/18
2	FOR INFORMATION	JL	12/07/18
3	ISSUE FOR INFORMATION	JL	25/09/18
4	ISSUE FOR INFORMATION	JL	04/12/18
5	ISSUE FOR INFORMATION	JL	14/12/18
6	HERITAGE COUNCIL RFI	JL	21/08/19
7	HERITAGE COUNCIL RFI	JL	19/09/19
8	HERITAGE COUNCIL RFI	JL	09/11/19

LEGEND

- EXISTING WALL / DOOR / WINDOW / STAIRS / ROOF TO BE CAREFULLY REMOVED
- PROPOSED NEW BUILT ELEMENTS
- EXISTING BUILT ELEMENTS TO BE RETAINED
- e.FP EXISTING FIREPLACE TO BE RETAINED AND PROTECTED TO FUTURE DETAIL
- e.D-XX DOOR NUMBERING - EXISTING DOOR AS PER SCHEDULED
- D-XX DOOR NUMBERING - NEW DOOR AS PER SCHEDULED
- DOOR TO BE RETAINED AND LOCKED AS PER SCHEDULED

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

HERITAGE FABRIC

APPROVED BY: GA CHECKED BY: GA/JL

CLIENT LENDLEASE

FLOOR PLAN - GROUND

DATE: 06/08/18 SCALE @ A3: 1:100 DRAWN: PL

PROJECT No. 253824-MO PHASE DA ASK-200-00 ISSUE 8

PROJECT AGED CARE MORPETH

IT REVIEW BCA/ AS 1428.1 (TBC BY BM+G) 16/03/2020 1/2

ACCESS ROUTE

EXISTING DOORS TO BE CAREFULLY REMOVED AND REPLACED WITH NEW COMPLYING DOORS

FUTURE HANDWASH BASIN

NEW HYDRAULIC RISER

EXISTING ARCHWAY OVER SHOWN DASHED

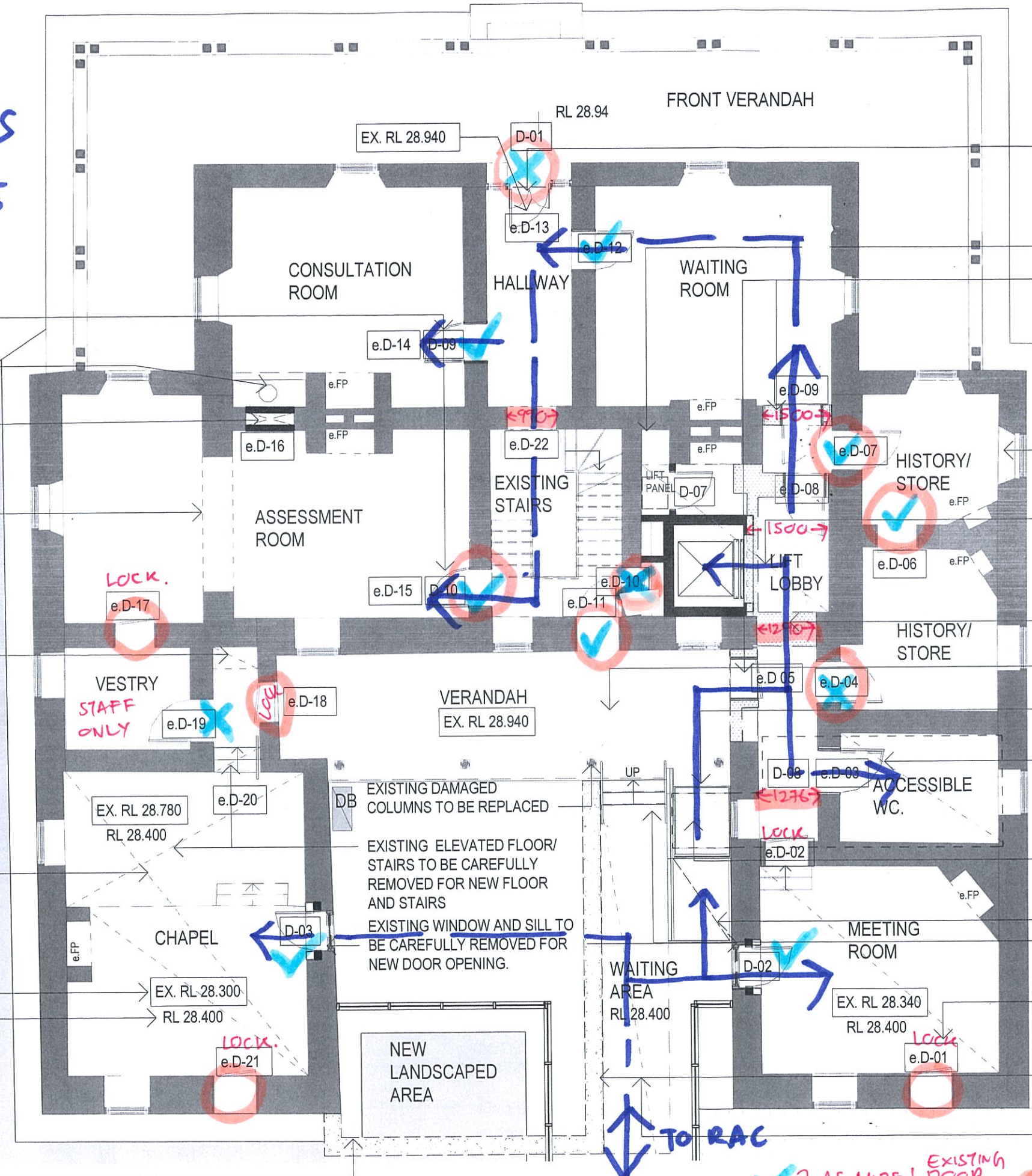
EXISTING JOINERY CUPBOARD TO BE RETAINED AND MADE GOOD

MAKE GOOD EXISTING FLOORING AT RL 28.300 TO RECEIVED NEW FINISH AT HIGHER LEVEL TO MATCH PROPOSED FACILITY LEVEL

EXISTING LEVEL PROPOSED NEW LEVEL

EXISTING 'BISHOP STRETCH FOOTING' RETAINED

1 FLOOR PLAN - GROUND LEVEL - CLOSEBOURNE



EXISTING BI-PARTING DOOR TO BE CAREFULLY REMOVED AND REPLACED WITH NEW SINGLE LEAF EGRESS DOOR

NEW HYDRAULIC RISER

EXISTING DOOR & WALL TO BE CAREFULLY REMOVED FOR NEW OPENING

EXISTING DESK TO BE RETAINED AND MADE GOOD

EXISTING WET AREA FLOOR TO BE CAREFULLY REMOVED & REPLACED WITH NEW FLOORING. EDGES RESUPPORTED FOR NEW LIFT CORE

PROVIDE NEW FLOORING TO MATCH EXISTING WHERE WALLS WERE REMOVED

EXISTING FLOOR TO BE CAREFULLY REFINISH TO COMPLY TO AS 1428.1

EXISTING LOW WALL TO BE CAREFULLY REMOVED AND MADE GOOD

EXISTING WET AREA FLOOR/ WALL LINING TO BE CAREFULLY REMOVED AND REPLACED WITH NEW WET AREA FLOORING TO FUTURE DETAILS

TRAFFICABLE TRANSLUCENT FLOORING OVER CELLAR DOOR ENTRY, MODIFIED AND MADE GOOD

NEW PLATFORM LIFT

EXISTING STAIRS TO BE CAREFULLY REMOVED AND REINSTATED TO MATCH PROPOSED FACILITY LEVEL

MAKE GOOD EXISTING FLOORING AT RL 28.340 TO RECEIVED NEW FINISH AT HIGHER LEVEL TO MATCH PROPOSED FACILITY LEVEL

EXISTING 'BISHOP STRETCH ROOM' FOOTINGS TO BE REFINISH INTO NEW FLOORING TO DETAIL

EXISTING PAVING TO BE CAREFULLY REMOVED

CORRIDOR WIDTH LESS THAN 1.5M BCA D1.6 (b)(iii)(A)

AS 1428.1 EXISTING DOOR CLEARANCES COMPLIANCE CHECKING (DEEP REVEAL NOT CONSIDERED) LOCK.

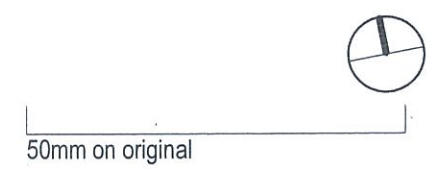
UNOBSTRUCTED HEIGHT OF DOORWAY LESS THAN 1980MM BCA D1.6(a) DOOR TO BE LOCKED INDEFINITELY

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

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	06/07/18
2	FOR INFORMATION	JL	12/07/18
3	ISSUE FOR INFORMATION	JL	25/09/18
4	ISSUE FOR INFORMATION	JL	04/12/18
5	ISSUE FOR INFORMATION	JL	14/12/18
6	HERITAGE COUNCIL RFI	JL	21/09/19
7	HERITAGE COUNCIL RFI	JL	19/09/19

LEGEND

- EXISTING WALL / DOOR / WINDOW / STAIRS / ROOF TO BE CAREFULLY REMOVED
- PROPOSED NEW BUILT ELEMENTS
- EXISTING BUILT ELEMENTS TO BE RETAINED
- e.FP EXISTING FIREPLACE TO BE RETAINED AND PROTECTED TO FUTURE DETAIL
- e.D-XX DOOR NUMBERING - EXISTING DOOR AS PER SCHEDULED
- D-XX DOOR NUMBERING - NEW DOOR AS PER SCHEDULED
- DOOR TO BE RETAINED AND LOCKED AS PER SCHEDULED



THIS DRAWING ISSUE HAS BEEN REVIEWED FOR:

HERITAGE FABRIC

APPROVED BY	CHECKED BY
GA	GA/JL

CLIENT
LENLEASE



FLOOR PLAN - FIRST

DATE	SCALE @ A3	DRAWN
06/08/18	1 : 100	PL

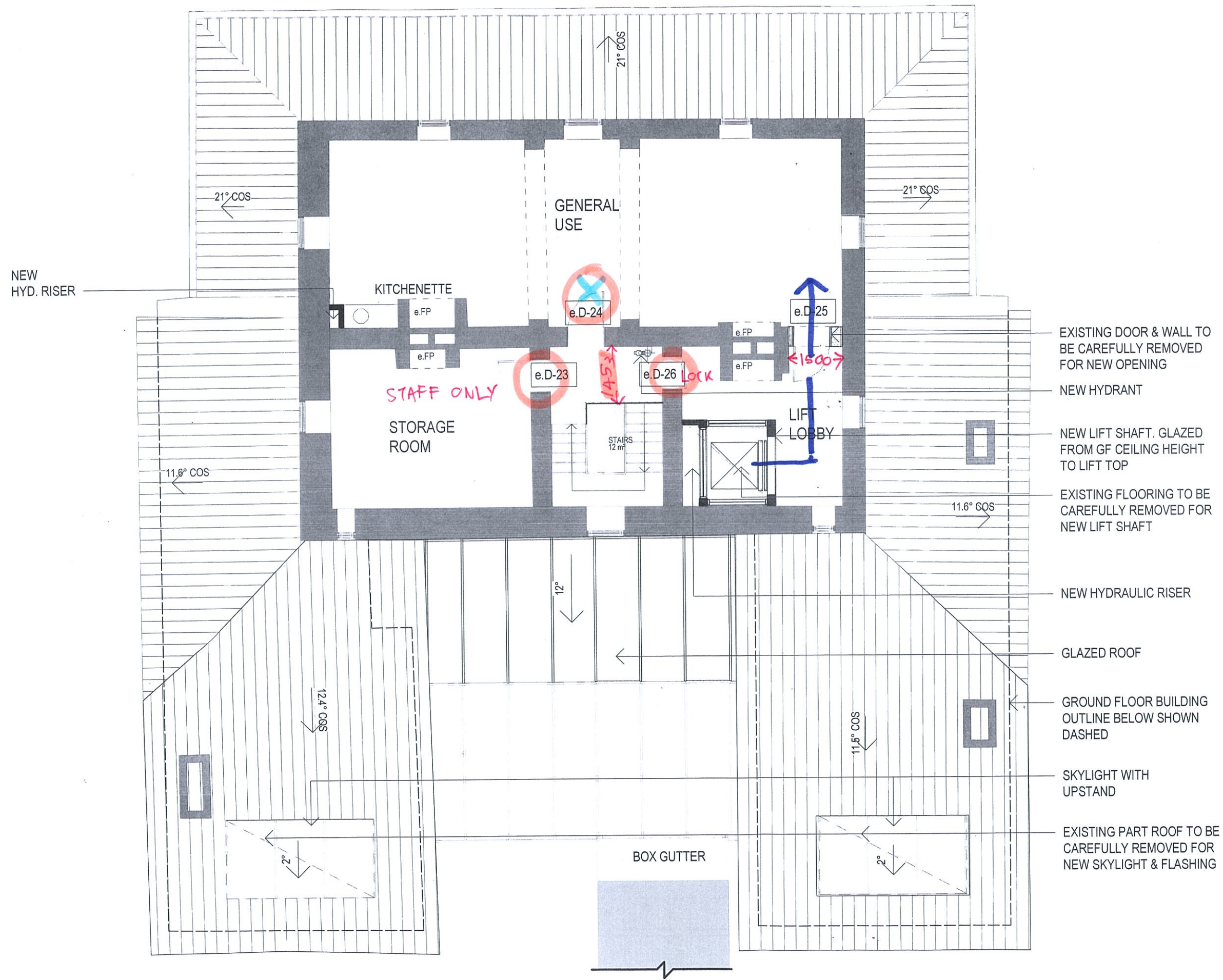
PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-301-00	7

PROJECT
AGED CARE
MORPETH

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 Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE

2/2



1 FLOOR PLAN - LEVEL 1 - CLOSEBOURNE