APPENDIX C – DEVELOPMENT PLANS

MORPETH AGED CARE FACILITY

PROPOSED LOT PART 3 ON DP272740
MORPETH, NSW 2321

ARCHITECTURAL DRAWINGS - DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWING LIST

SHEET NUMBER	SHEET NAME
000-00	COVER SHEET
000-01	LOCALITY PLAN
000-02	SITE ANALYSIS
000-03	SITE PLAN
100-00	DEMOLITION PLAN - SHEET 1
100-01	DEMOLITION PLAN - SHEET 2
100-10	PERSPECTIVE
200-00	FLOOR PLAN - LOWER GROUND
201-00	FLOOR PLAN - GROUND
301-00	FLOOR PLAN - FIRST
303-00	FLOOR PLAN - ROOF
400-00	ELEVATIONS (WITH TREES) – SHEET 1
400-01	ELEVATIONS (WITH TREES) – SHEET 2
400-10	ELEVATIONS (WITHOUT TREES) – SHEET 1
400-11	ELEVATIONS (WITHOUT TREES) – SHEET 2
400-12	ELEVATIONS (WITHOUT TREES) – SHEET 3
500-00	SECTIONS - SHEET 1
900-01	SHADOW DIAGRAM
900-10	PERSPECTIVE
900-31	AREA PLANS - FSR CALCULATION (SEPP HPSD2004)
900-54	8m BUILDING HEIGHT LIMIT (SEPP HSPD 2004)

ABBREVIATIONS	FULL TEXT
AC	Airconditioning
ACCESS	Accessible
BOH	Back of House
COMMS	Communications Room
CPD	Cupboard
CW	Cold Water
EDB	Electrical Distribution Board
ELEC	Electric / Electrical
EXT	Exterior External
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FOH	Front Of House
GRD	Ground
GRL	Ground Level
HWS	Hot Water System
m.	Metres
MECH	Mechanical
MH	Manhole
MIN	Minimum
mm	millimetres
MSB	Main Switchboard
No.	Number
NTS	Not to Scale
SEW	Sewer
SRZ	Structural Root Zone
TBA	To Be Advised
TBC	To Be Confirmed
TOK	Top of Kerb
TOP	Top of Parapet
TOW	Top of Wall
TPZ	Tree Protection Zone

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/08/19
3	HERITAGE COUNCIL RFI	JL	19/09/19
4	HERITAGE COUNCIL RFI	JL	05/11/19
5	COUNCIL RFI	JL	07/02/20
6	COUNCIL RFI	JL	13/02/20

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COVER SHEET

DATE	SCALE @ A1	DRAWN
12/11/15	As indicated	PL

PROJECT No.	DISCP. DRAWING No.	ISSUE
253824-MO-A-	000-00	6

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8162), John Gow (6790), Daniel Hudson (8315)

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BUS STOP TIMETABLES

184 - Stockland Green Hills to Morpeth via East Maitland & Tenambit
Edward Close Bvd after St Johns Dr
09:20 11:17 13:23

Tank St opposite High St

184 - Morpeth to Stockland Green Hills via East Maitland & Tenambit
Edward Close Bvd after St Johns Dr
11:49 13:22

Tank St opposite High St
07:02 09:22 11:19 13:26

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/08/19
3	HERITAGE COUNCIL RFI	JL	15/09/19

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LOCALITY PLAN

DATE	SCALE @ A1	DRAWN
11/29/17	1 : 2000	PL

PROJECT No.	DISCP. DRAWING No.	ISSUE
253824	MO-A-000-01	3

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
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E sydney@jacksonteece.com
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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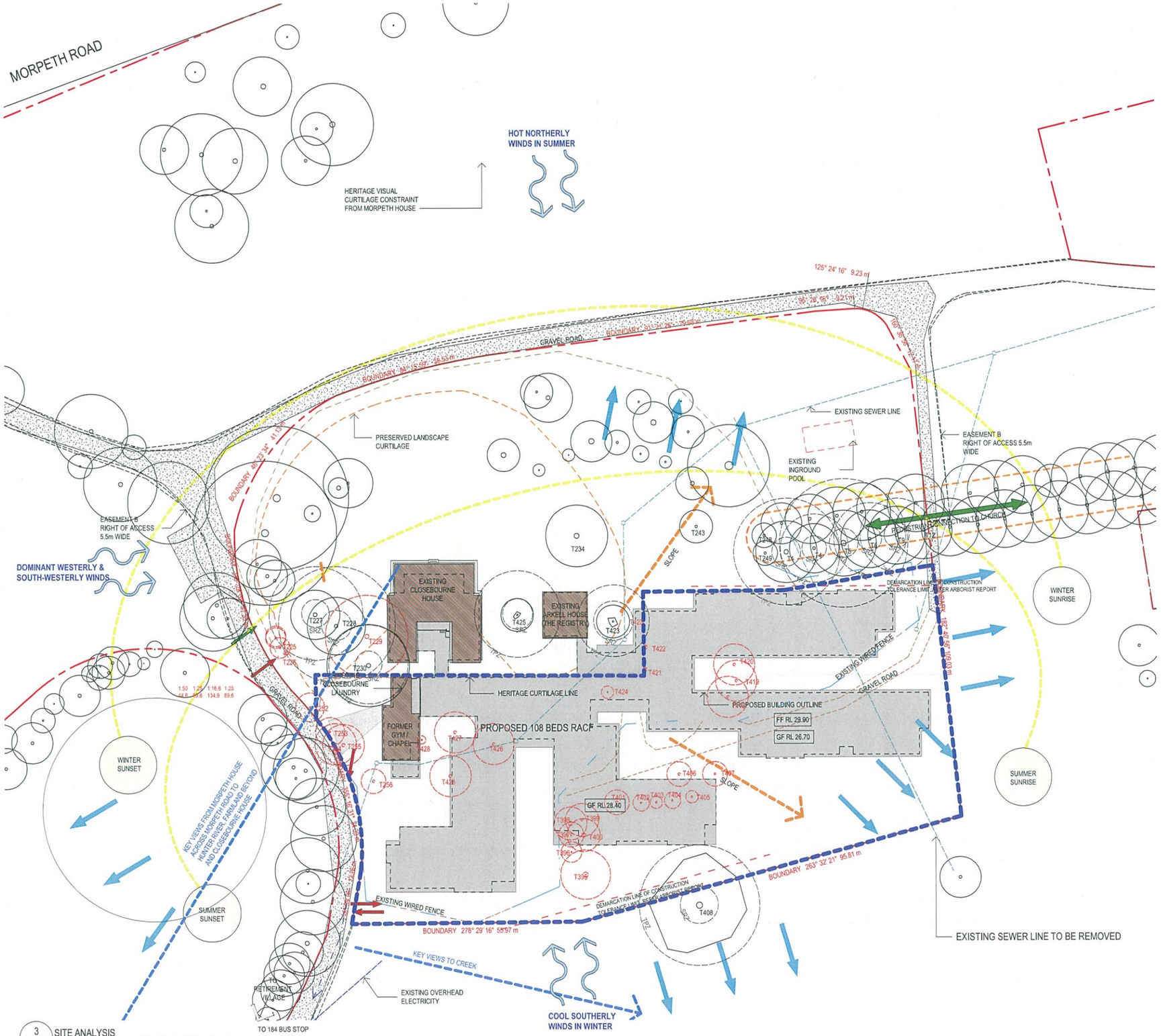
MORPETH ROAD
HOT NORTHERLY WINDS IN SUMMER
HERITAGE VISUAL CURTILAGE CONSTRAINT FROM MORPETH HOUSE
125° 24' 16" 9.23 m
GRAVEL ROAD
BOUNDARY 84° 15' 00" 56.55 m
BOUNDARY 85° 14' 25" 75.55 m
BOUNDARY 40° 23' 34" 41.13 m
PRESERVED LANDSCAPE CURTILAGE
EXISTING SEWER LINE
EXISTING INGROUND POOL
EASEMENT B RIGHT OF ACCESS 5.5m WIDE
EASEMENT B RIGHT OF ASCESS 5.5m WIDE
DOMINANT WESTERLY & SOUTH-WESTERLY WINDS
PEDESTRIAN CONNECTION TO CHURCH
EXISTING CLOSEBOURNE HOUSE
EXISTING ARKELL HOUSE (THE REGISTRY)
CLOSEBOURNE LAUNDRY
FORMER GYM / CHAPEL
HERITAGE CURTILAGE LINE
PROPOSED 108 BEDS RACF
PROPOSED BUILDING OUTLINE
FF RL 29.90
GF RL 26.70
GF RL 28.40
EXISTING WIRED FENCE
GRAVEL ROAD
SLOPE
DEMARCATION LINE OF CONSTRUCTION TOLERANCE LIMIT - REFER ARBORIST REPORT
BOUNDARY 263° 32' 21" 95.81 m
BOUNDARY 278° 29' 16" 55.97 m
WINTER SUNRISE
SUMMER SUNRISE
WINTER SUNSET
SUMMER SUNSET
KEY VIEWS FROM MORPETH HOUSE ACROSS MORPETH ROAD TO HUNTER RIVER, FARMLAND BEYOND AND CLOSEBOURNE HOUSE
KEY VIEWS TO CREEK
TO RETIREMENT VILLAGE
TO 184 BUS STOP
EXISTING OVERHEAD ELECTRICITY
COOL SOUTHERLY WINDS IN WINTER
EXISTING SEWER LINE TO BE REMOVED
T234
T243
T423
T408
T227
T228
T229
T230
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T426
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T399
T400
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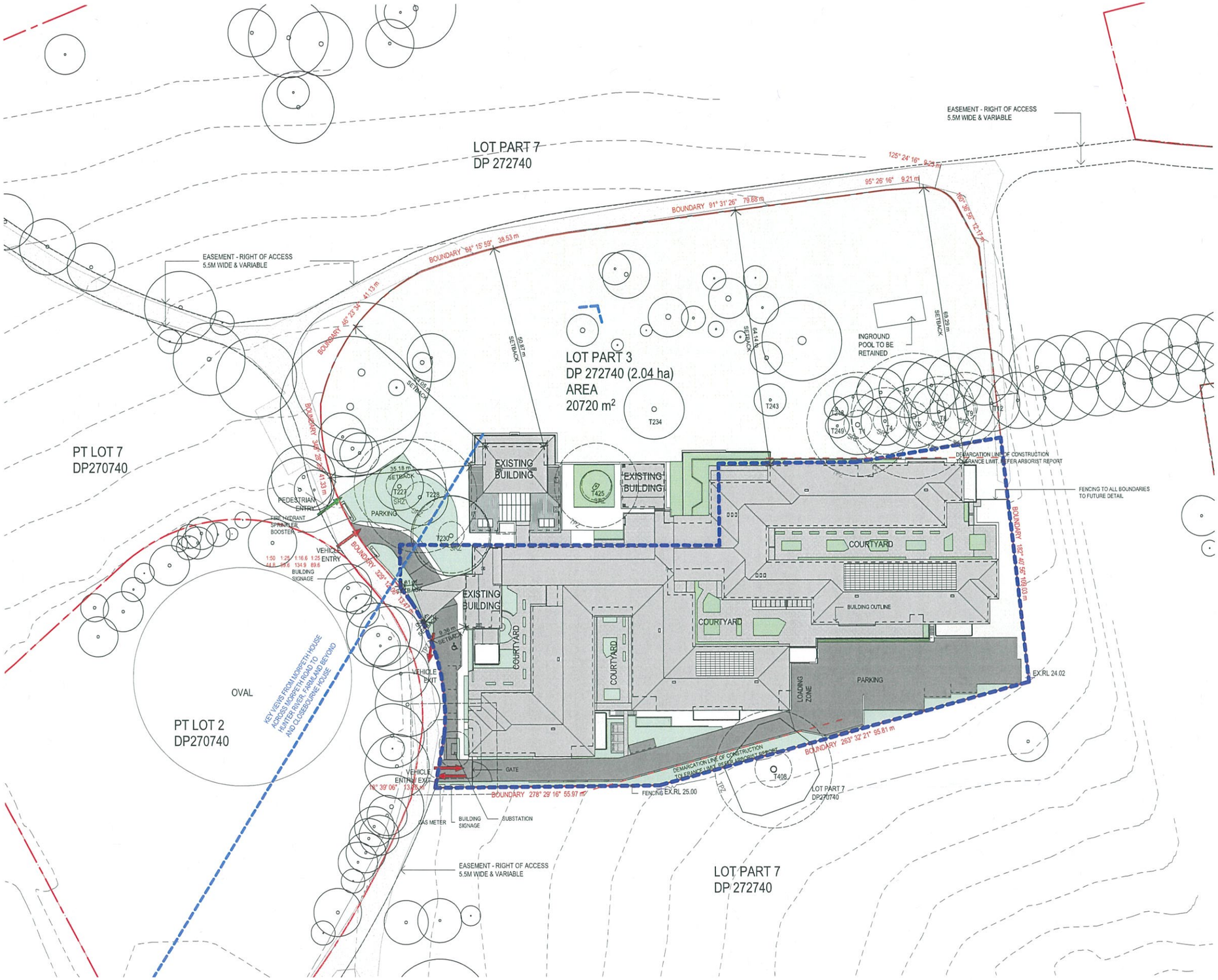

LEGEND:

- SITE BOUNDARY
- LANDSCAPE / DEVELOPMENT CURTILAGE
- EXISTING TREES NOT SHOWN IN SURVEY TO BE RETAINED. REFER ARBORIST AND LANDSCAPE REPORT
- VEHICULAR ACCESS TO SITE
- PEDESTRIAN ACCESS TO SITE

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/08/19
3	HERITAGE COUNCIL RFI	JL	19/09/19
4	HERITAGE COUNCIL RFI	JL	01/11/19
5	HERITAGE COUNCIL RFI	JL	06/11/19
6	COUNCIL RFI	JL	12/12/19

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SITE PLAN

DATE	SCALE @ A1	DRAWN
06/02/16	As indicated	PL

PROJECT No.	DISCP. DRAWING No.	ISSUE
253824	MO-A-000-03	6

PROJECT
AGED CARE
MORPETH

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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 299
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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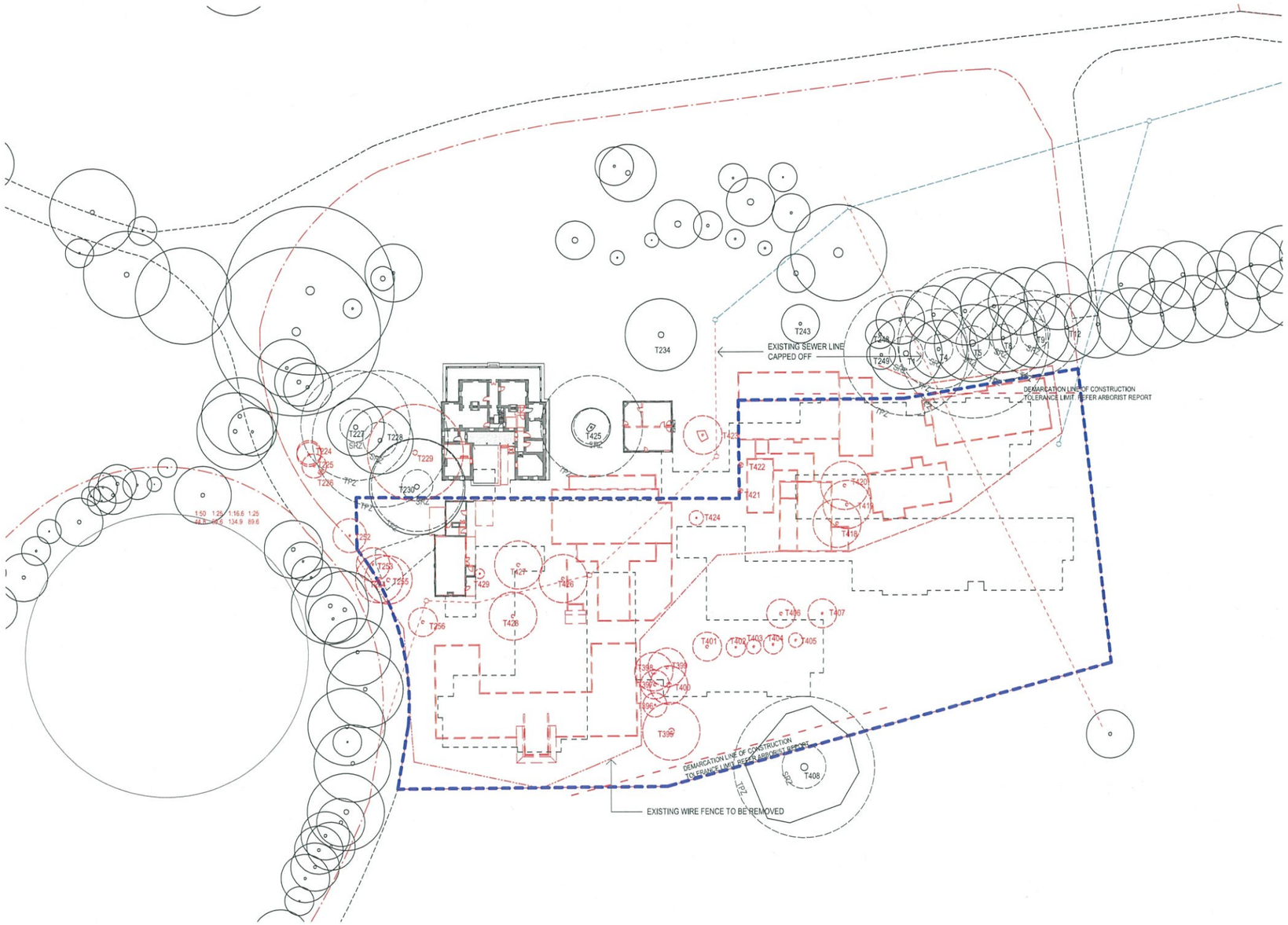

1 DEMOLITION PLAN - SITE
SCALE 1 : 500

LEGEND:

- SITE BOUNDARY
- LANDSCAPE / DEVELOPMENT CURTILAGE
- EXISTING SITE OR BUILDING ELEMENTS TO BE REMOVED. REFER TO HERITAGE REPORT.
- EXISTING BUILDING TO BE RETAINED AND ADAPTIVE REUSED. REFER TO CONSERVATION MANAGEMENT PLAN.
- EXISTING TREES TO BE RETAINED. REFER ARBORIST AND LANDSCAPE REPORT
- EXISTING TREES TO BE REMOVED. REFER ARBORIST AND LANDSCAPE REPORT
- EXISTING TREES TO BE REMOVED NOT PART OF SURVEY. REFER ARBORIST AND LANDSCAPE REPORT

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/08/19
3	HERITAGE COUNCIL RFI	JL	15/09/19
4	COUNCIL RFI	JL	12/12/19

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DEMOLITION PLAN - SHEET 1

DATE	SCALE @ A1	DRAWN
06/08/18	As indicated	PL

PROJECT No.	DISCP.	DRAWING No.	ISSUE
253824	-MO-A-	100-00	4

PROJECT
AGED CARE
MORPETH

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ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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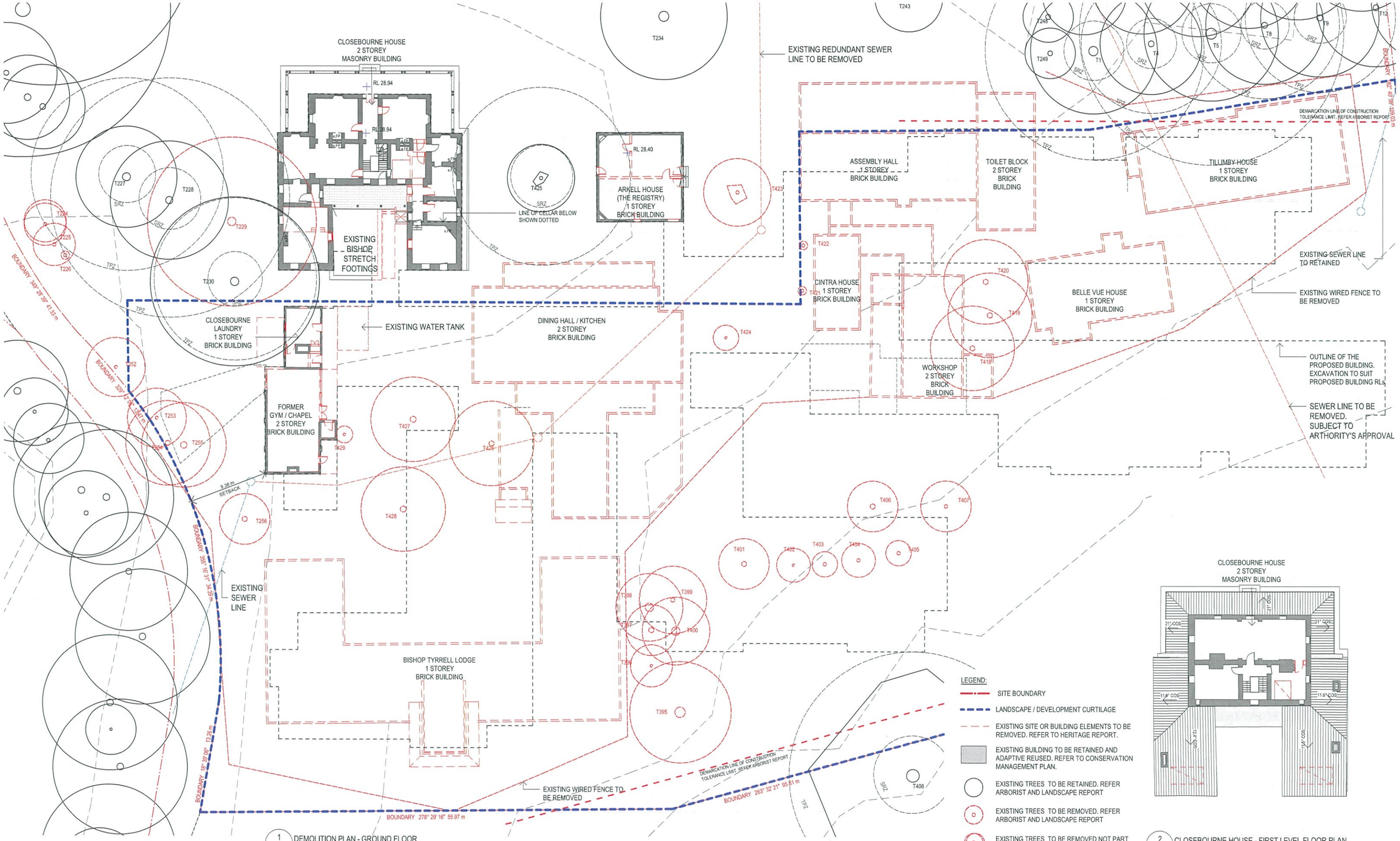

1 DEMOLITION PLAN - GROUND FLOOR
SCALE 1 : 200

2 CLOSEBOURNE HOUSE - FIRST LEVEL FLOOR PLAN
SCALE 1 : 200

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/08/19
3	HERITAGE COUNCIL RFI	JL	19/09/19
4	HERITAGE COUNCIL RFI	JL	01/11/19
5	COUNCIL RFI	JL	12/12/19

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DEMOLITION PLAN - SHEET 2

DATE	SCALE @ A1	DRAWN
06/08/18	1 : 200	JL

PROJECT No.	DISCP. DRAWING No.	ISSUE
253824-MO-A-100-01		5

PROJECT
AGED CARE
MORPETH

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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)
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VIEW OF ENTRY AND CLOSEBOURNE HOUSE FROM DRIVEWAY

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	HERITAGE COUNCIL RFI	JL	21/08/19
2	HERITAGE COUNCIL RFI	JL	19/09/19

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PERSPECTIVE

DATE 08/21/19

SCALE @ A1

DRAWN JL

PROJECT No. 253824

DISCP. -MO-

DRAWING No. A-100-10

ISSUE 2

PROJECT
AGED CARE
MORPETH

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ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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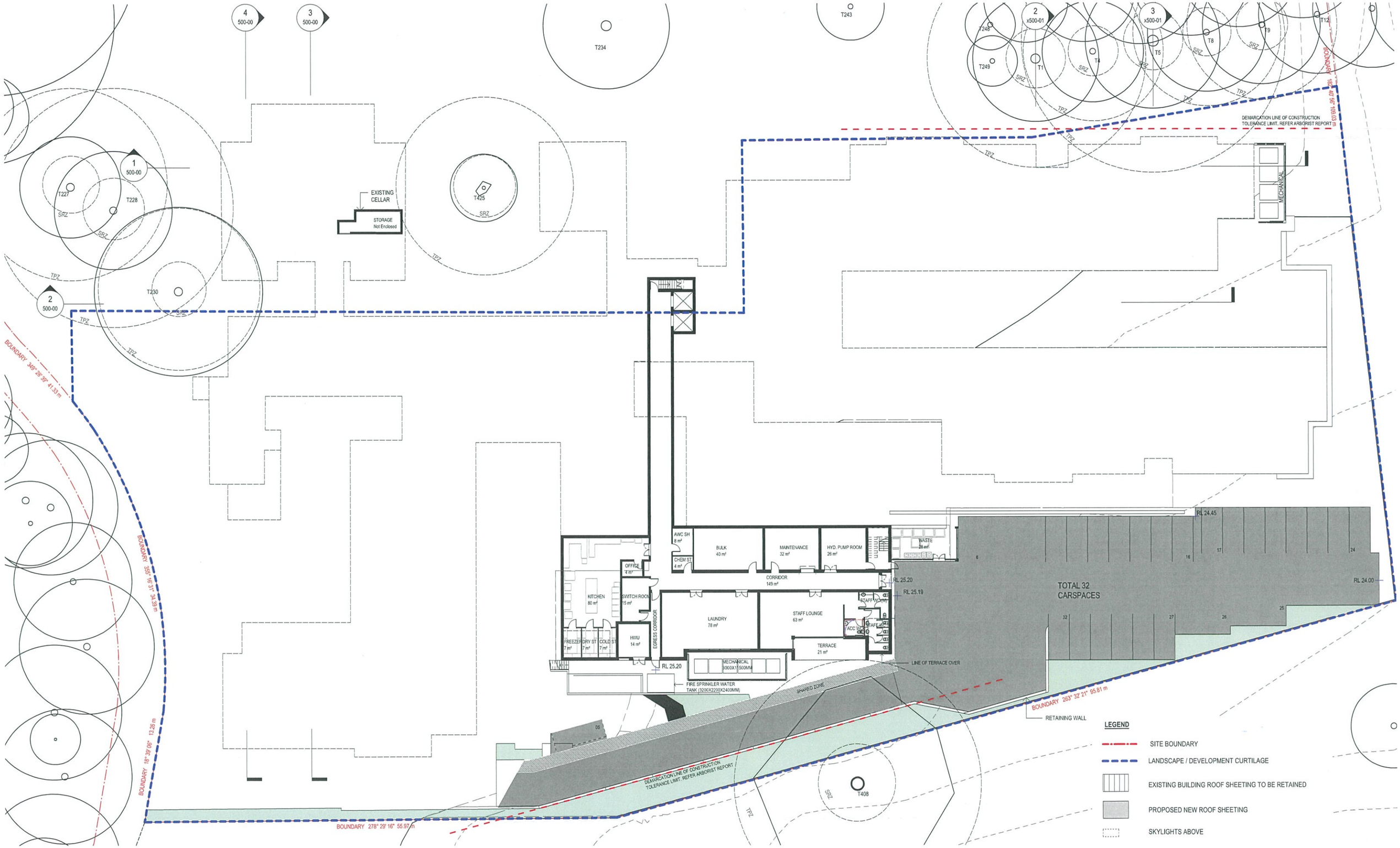

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/06/19
3	HERITAGE COUNCIL RFI	JL	19/09/19
4	HERITAGE COUNCIL RFI	JL	01/11/19
5	COUNCIL RFI	JL	12/12/19

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FLOOR PLAN - LOWER GROUND

DATE	SCALE @ A1	DRAWN
03/20/18	1 : 200	PL

PROJECT No.	DISCP. DRAWING No.	ISSUE
253824	MO-A-200-00	5

PROJECT
AGED CARE
MORPETH

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ABN 15 083 837 290
Nominated Architects: Damian Barker (8492), John Gow (6790), Daniel Hudson (8315)

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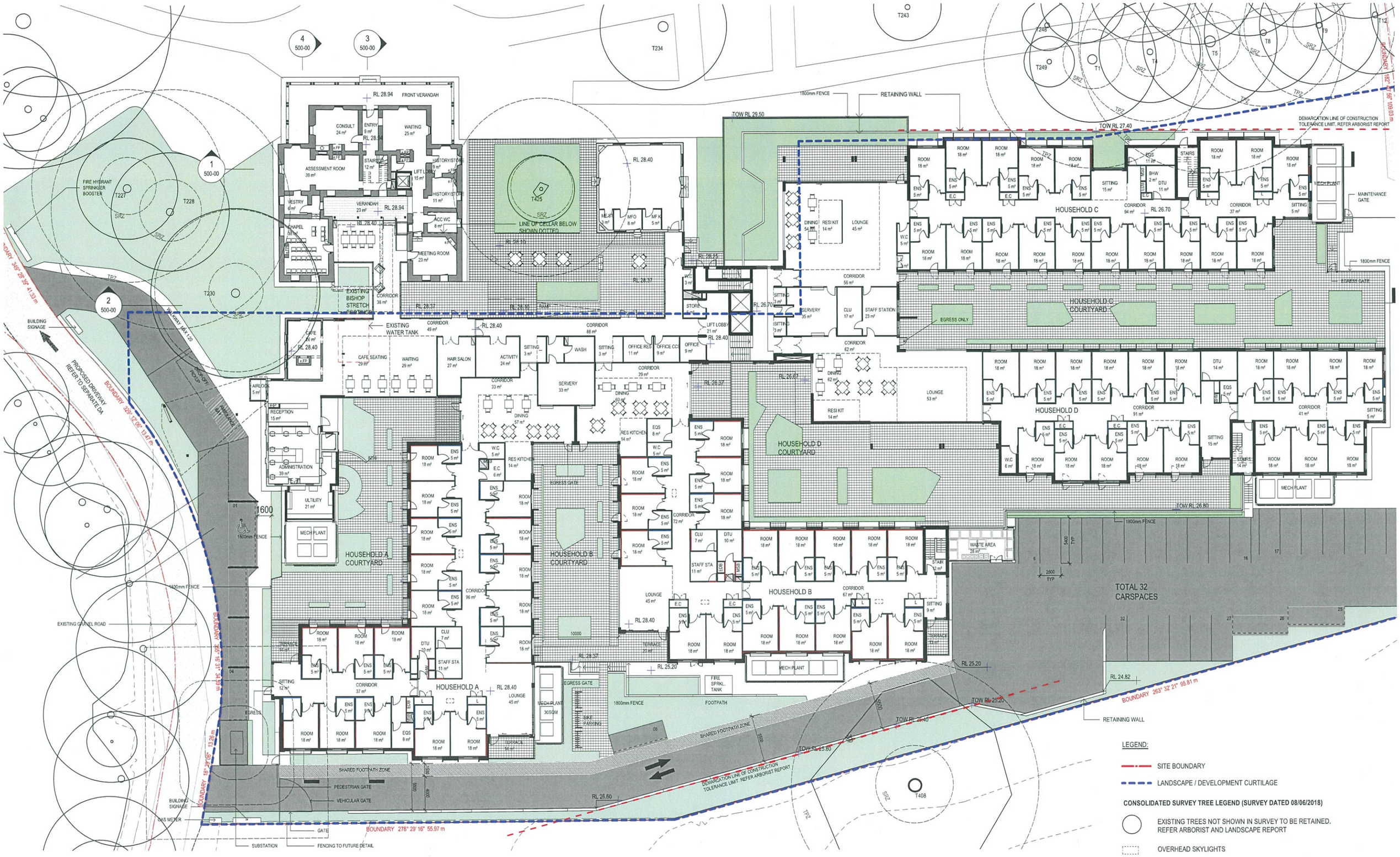

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/06/19
3	HERITAGE COUNCIL RFI	JL	19/09/19
4	HERITAGE COUNCIL RFI	JL	06/11/19
5	COUNCIL RFI	JL	12/12/19

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CLIENT
LENDLEASE

FLOOR PLAN - GROUND

DATE	SCALE @ A1	DRAWN
06/02/16	1 : 200	PL

PROJECT No.	DISCP.	DRAWING No.	ISSUE
253824	MO	A-201-00	5

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
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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)

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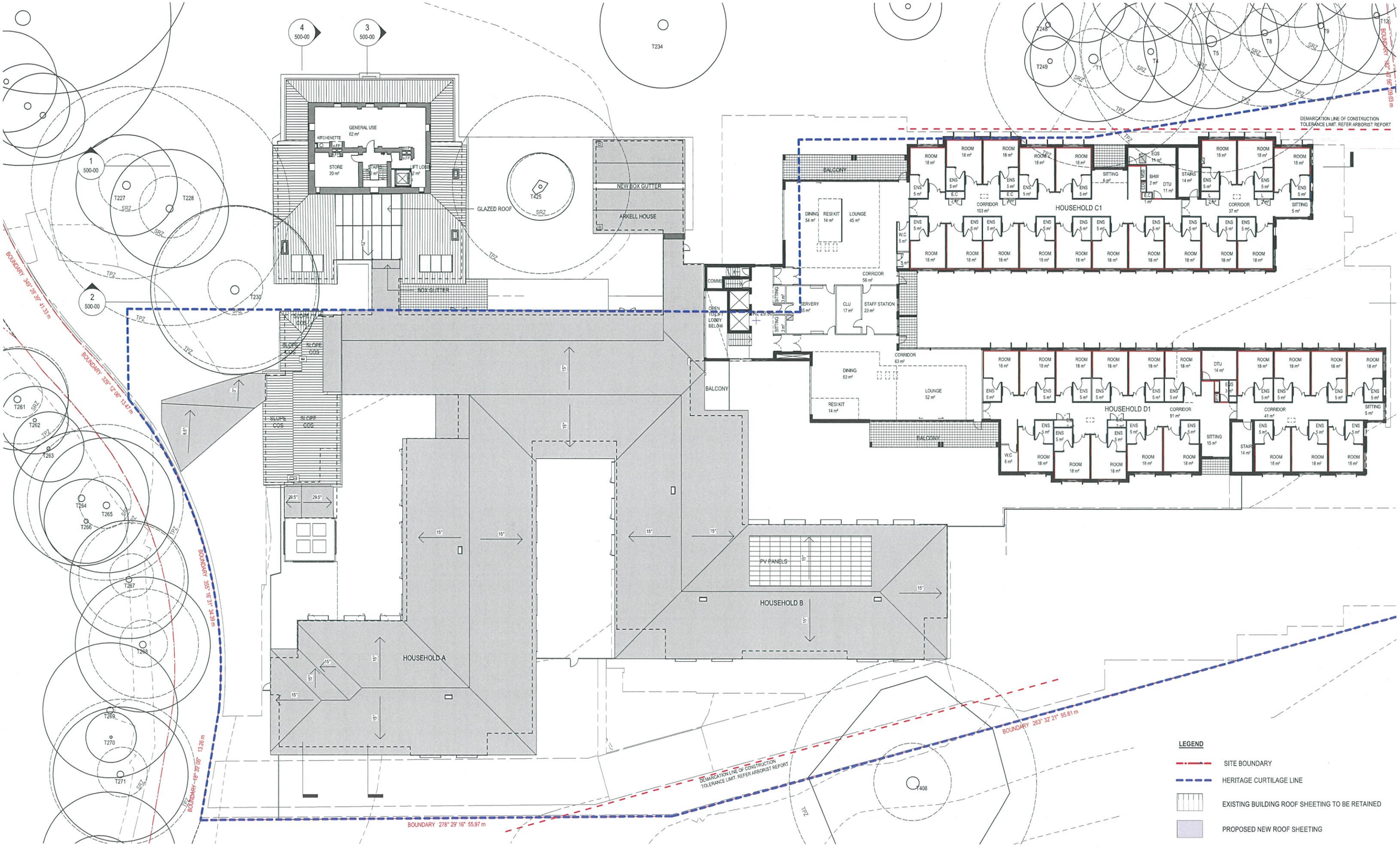

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/06/19
3	HERITAGE COUNCIL RFI	JL	13/09/19

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LENDLEASE

FLOOR PLAN - FIRST

DATE	SCALE @ A1	DRAWN
22/11/17	1 : 200	PL

PROJECT No.	DISCP.	DRAWING No.	ISSUE
253824	MO	A-301-00	3

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
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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)

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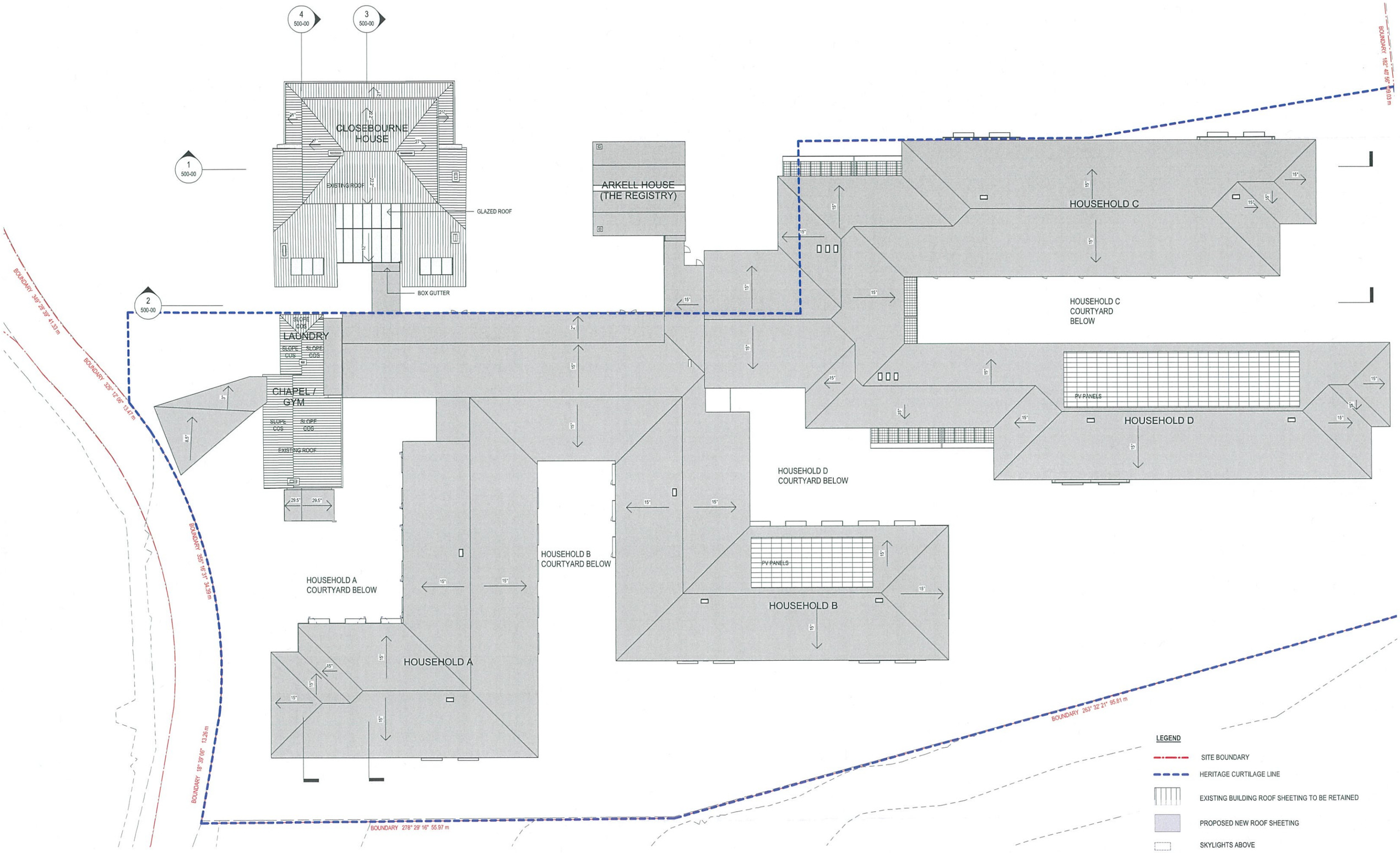

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ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/09/19
3	HERITAGE COUNCIL RFI	JL	18/09/19

50mm on original

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Date generated:23/09/2019 6:00:10 C:\REVIT_LOCAL\2016013-JT-0-SHT-AR-_-17_V01_jligadu.rvt

CLIENT
LENDLEASE

FLOOR PLAN - ROOF

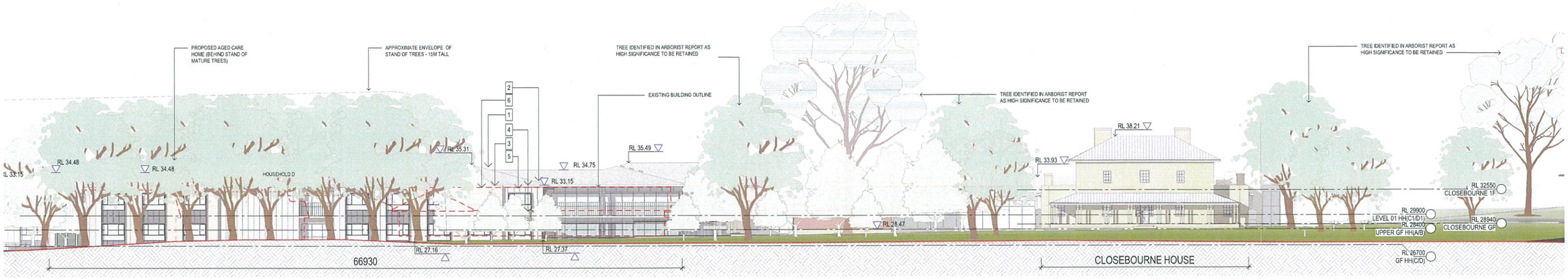
DATE	SCALE @ A1	DRAWN
06/02/16	1 : 200	PL

PROJECT No.	DISCP.	DRAWING No.	ISSUE
253824	MO	A-303-00	3

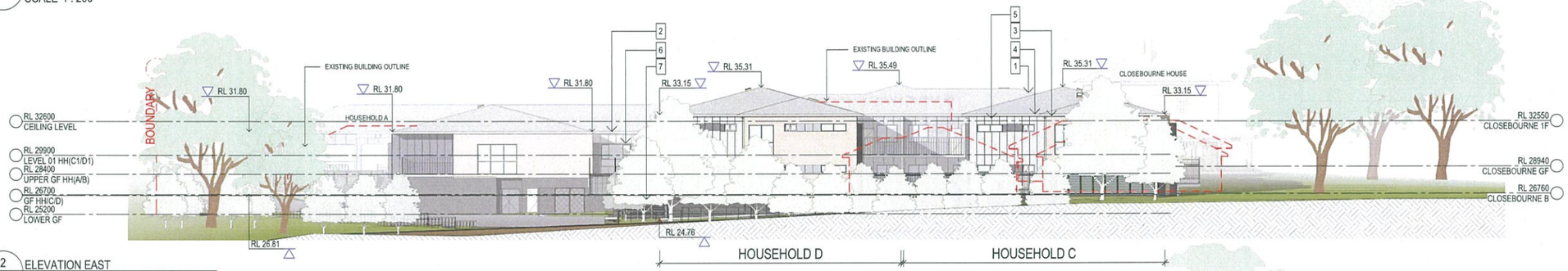
PROJECT
AGED CARE
MORPETH

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)

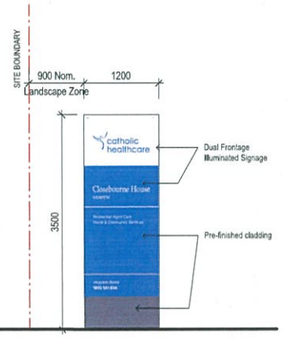
JACKSON TEECE



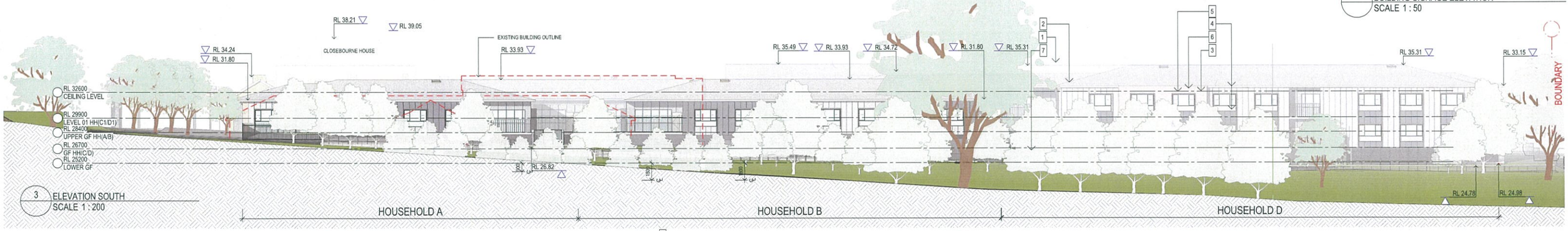
1 NORTH ELEVATION
SCALE 1 : 200



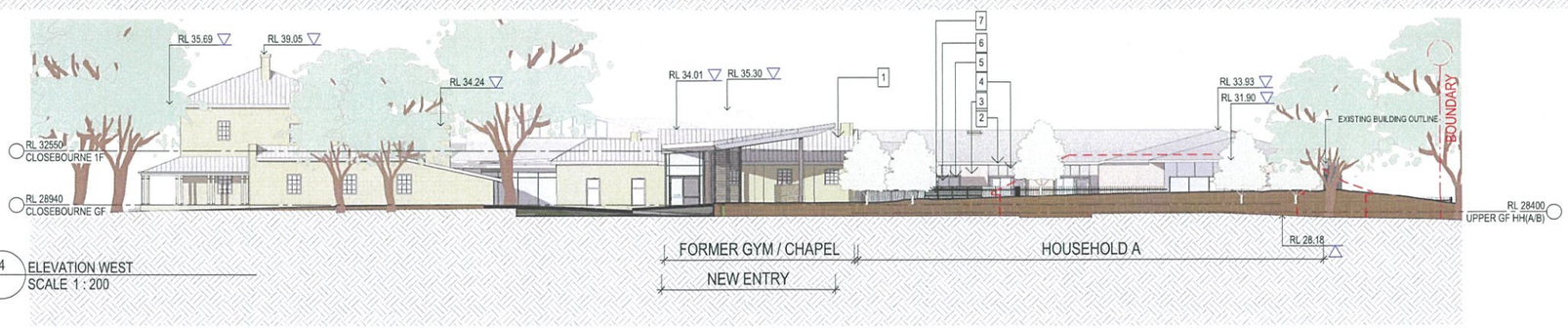
2 ELEVATION EAST
SCALE 1 : 200



- BUILDING SIGNAGE ELEVATION
SCALE 1 : 50



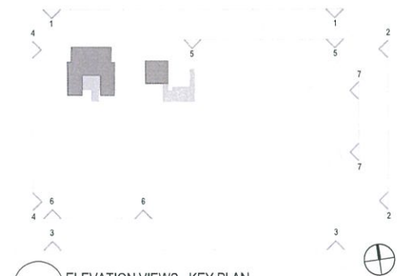
3 ELEVATION SOUTH
SCALE 1 : 200



4 ELEVATION WEST
SCALE 1 : 200

LEGEND

1. METAL ROOFING
2. METAL GUTTERS, EAVES, DOWNPIPES
3. MASONRY
4. CLADDING
5. ALUMINIUM WINDOWS
6. SHADING ELEMENT - VARIABLE SIZES SUBJECT TO BCA SECTION J REQUIREMENTS
7. METAL LOUVERS
8. FEATURE CLADDING



ELEVATION VIEWS - KEY PLAN
ELEVATIONS 5-7 IN SHEET 400-01

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/06/19
3	HERITAGE COUNCIL RFI	JL	19/09/19
4	COUNCIL RFI	JL	12/12/19

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CHECKED BY: SC

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CLIENT
LENDLEASE

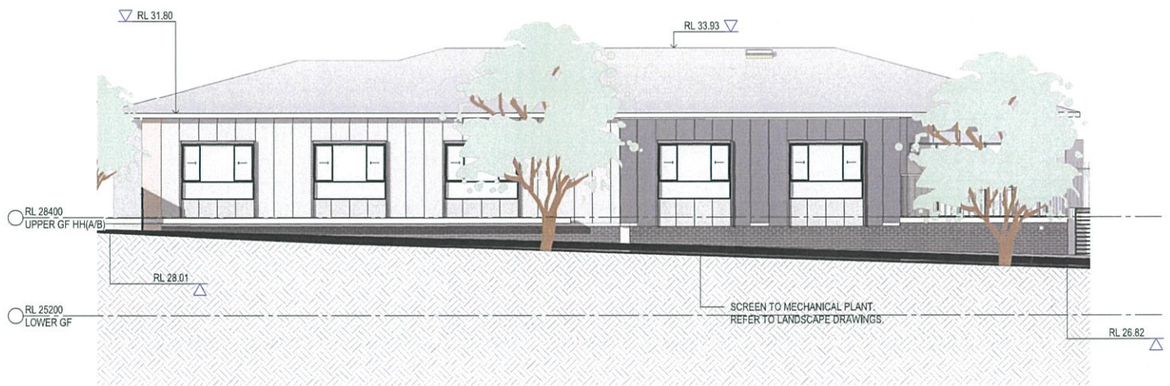
ELEVATIONS (WITH TREES) – SHEET 1

DATE 06/02/16
SCALE @ A1 As indicated
DRAWN PL
PROJECT No. 253824
DISCP. DRAWING No. MO-A-400-00
ISSUE 4

PROJECT
AGED CARE
MORPETH

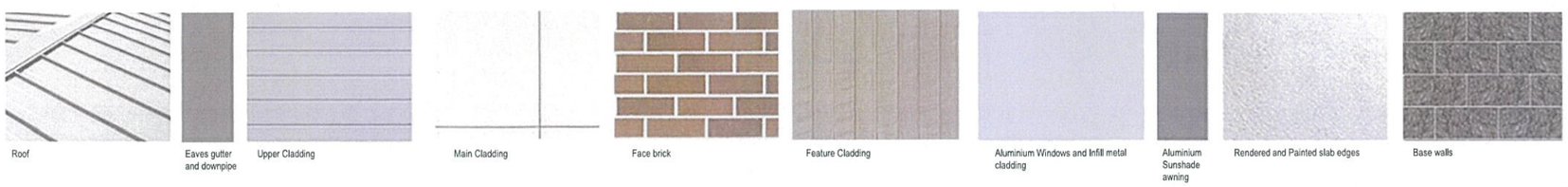
Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willer Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE

5 PART ELEVATION - NORTH OF HOUSEHOLD C
SCALE 1 : 100



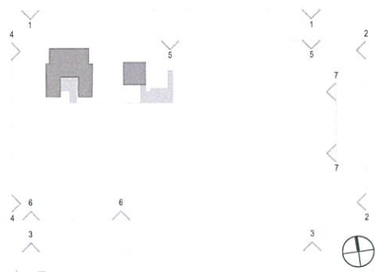
6 PART ELEVATION - SOUTH OF HOUSEHOLD A
SCALE 1 : 100

7 PART ELEVATION - EAST OF HOUSEHOLD D
SCALE 1 : 100



LEGEND

1. METAL ROOFING
2. METAL GUTTERS, EAVES, DOWNPIPES
3. MASONRY
4. CLADDING
5. ALUMINIUM WINDOWS
6. SHADING ELEMENT - VARIABLE SIZES SUBJECT TO BCA SECTION J REQUIREMENTS
7. METAL LOUVERS
8. FEATURE CLADDING



ELEVATION VIEWS - KEY PLAN
ELEVATIONS 1-4 IN SHEET 400-00

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/06/19
3	HERITAGE COUNCIL RFI	JL	19/09/19

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CHECKED BY: SC

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LENDLEASE

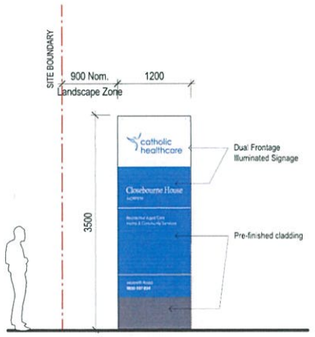
ELEVATIONS (WITH TREES) – SHEET 2

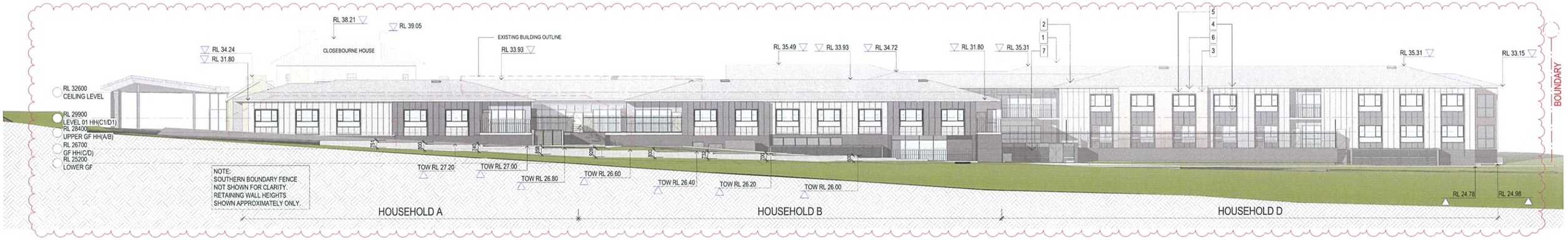
DATE	SCALE @ A1	DRAWN
28/06/18	As indicated	SC

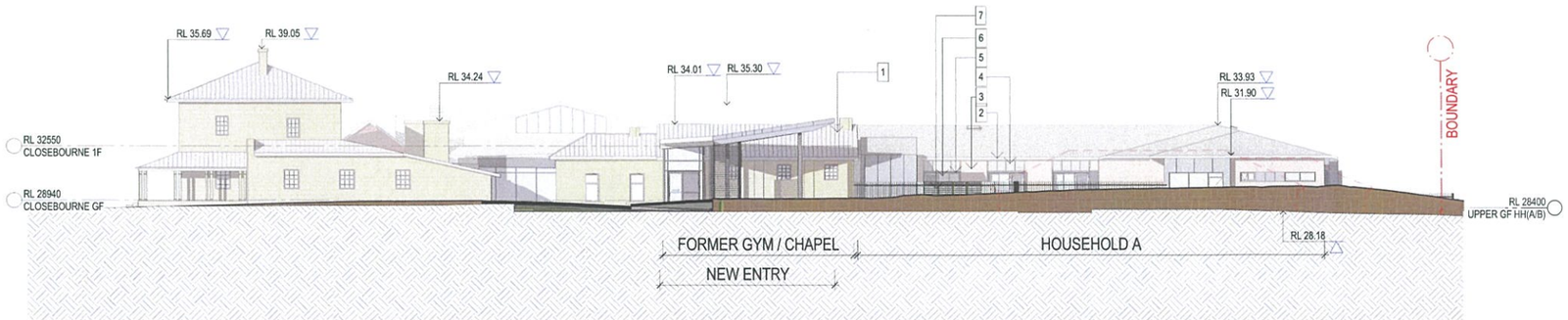
PROJECT No.	DISCP. DRAWING No.	ISSUE
253824-MO	A-400-01	3

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

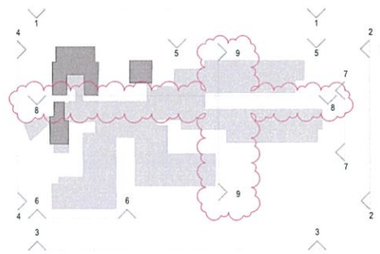






LEGEND

1. METAL ROOFING
2. METAL GUTTERS, EAVES, DOWNPIPES
3. MASONRY
4. CLADDING
5. ALUMINIUM WINDOWS
6. SHADING ELEMENT - VARIABLE SIZES SUBJECT TO BCA SECTION J REQUIREMENTS
7. METAL LOUVERS
8. FEATURE CLADDING



AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	HERITAGE COUNCIL RFI	JL	01/11/19
2	COUNCIL RFI	JL	12/12/19
3	COUNCIL RFI	JL	13/02/20

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LENDLEASE

ELEVATIONS (WITHOUT TREES) – SHEET 1

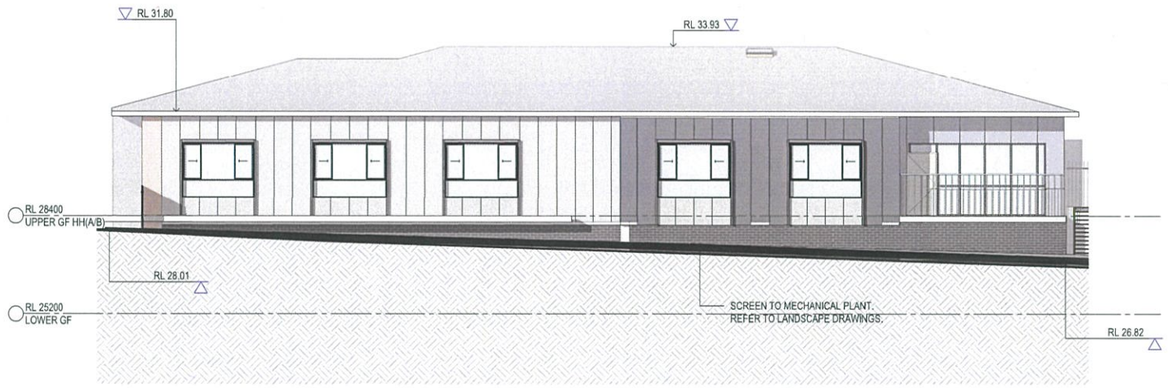
DATE	SCALE @ A1	DRAWN
10/02/19	As indicated	Author

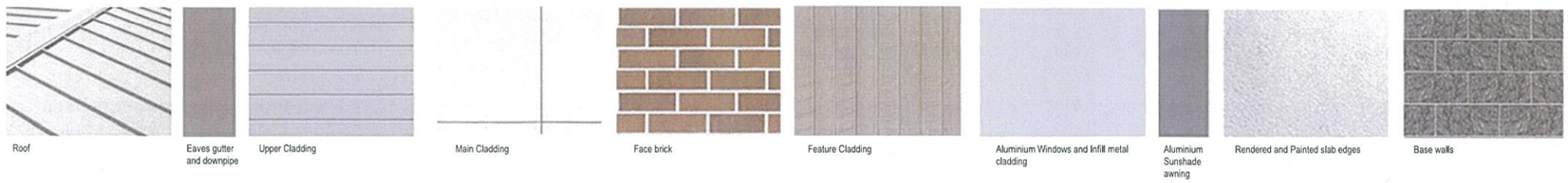
PROJECT No.	DISCP.	DRAWING No.	ISSUE
253824	MO	A-400-10	3

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 15 083 837 299
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

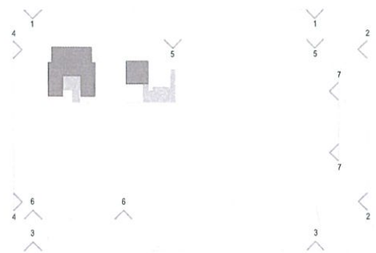
JACKSON TEECE





LEGEND

1. METAL ROOFING
2. METAL GUTTERS, EAVES, DOWNPIPES
3. MASONRY
4. CLADDING
5. ALUMINIUM WINDOWS
6. SHADING ELEMENT - VARIABLE SIZES SUBJECT TO BCA SECTION J REQUIREMENTS
7. METAL LOUVERS
8. FEATURE CLADDING



AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	HERITAGE COUNCIL RFI	JL	01/11/19

50mm on original

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APPROVED BY: Approver

CHECKED BY: Checker

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LENDLEASE

ELEVATIONS (WITHOUT TREES) – SHEET 2

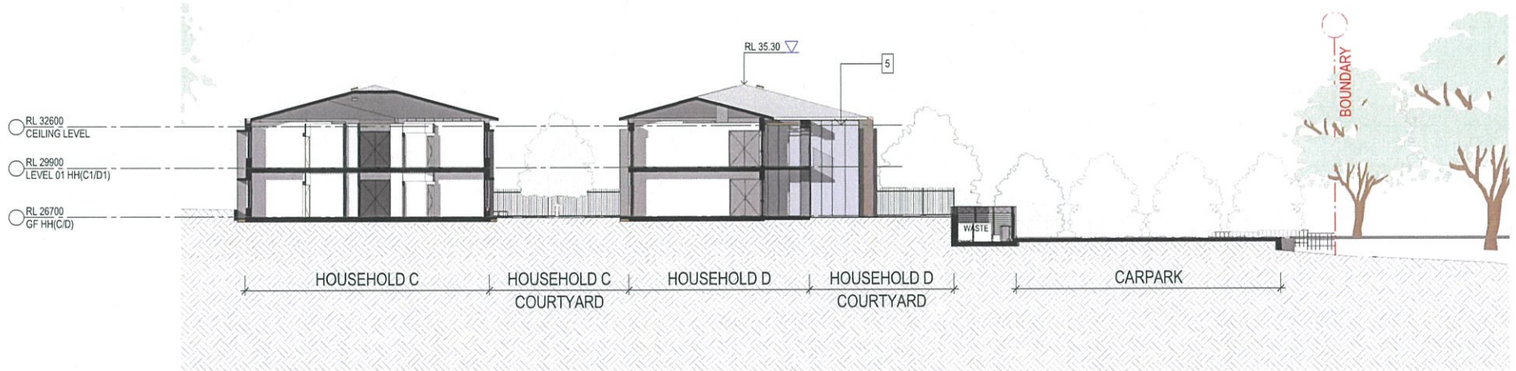
DATE	SCALE @ A1	DRAWN
10/02/19	As indicated	Author

PROJECT No.	DISCP. DRAWING No.	ISSUE
253824	MO-A-400-11	1

PROJECT
AGED CARE
MORPETH

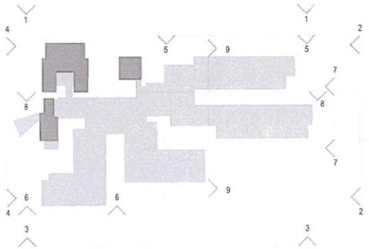
Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE



LEGEND

1. METAL ROOFING
2. METAL GUTTERS, EAVES, DOWNPIPES
3. MASONRY
4. CLADDING
5. ALUMINIUM WINDOWS
6. SHADING ELEMENT - VARIABLE SIZES SUBJECT TO BCA SECTION J REQUIREMENTS
7. METAL LOUVERS
8. FEATURE CLADDING



AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	COUNCIL RFI	JL	13/02/20

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LENDLEASE

ELEVATIONS (WITH TREES) – SHEET 3

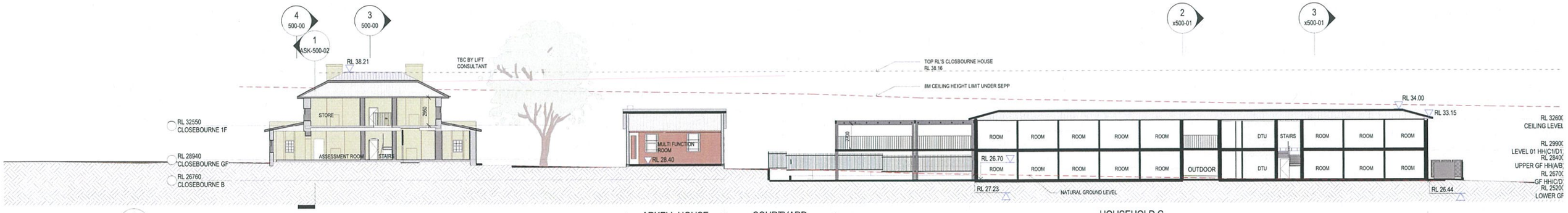
DATE	SCALE @ A1	DRAWN
13 FEB 20	As indicated	JL

PROJECT No.	DISCP. DRAWING No.	ISSUE
253824-MO-A-400-12		1

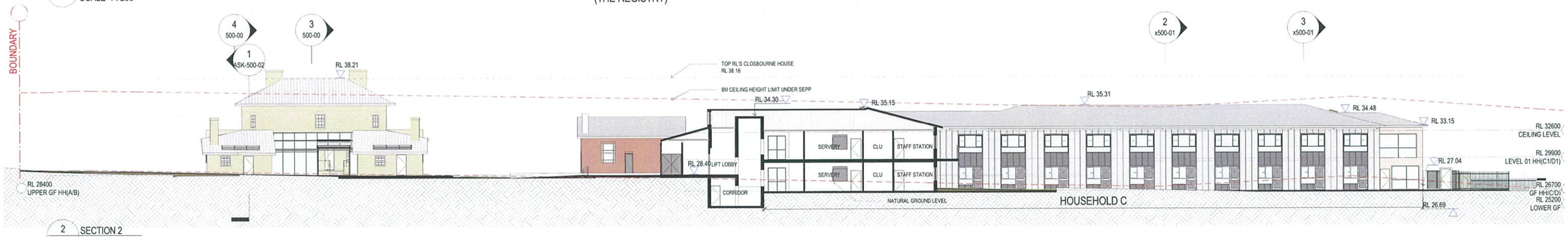
PROJECT
AGED CARE
MORPETH

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

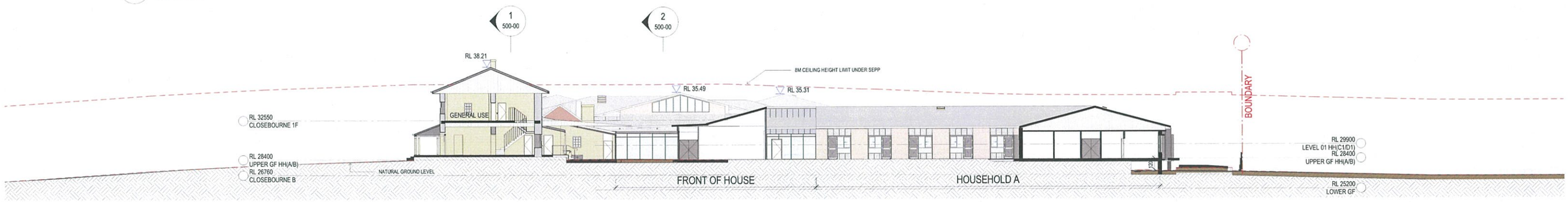
JACKSON TEECE



1 SECTION 1
SCALE 1 : 200



2 SECTION 2
SCALE 1 : 200



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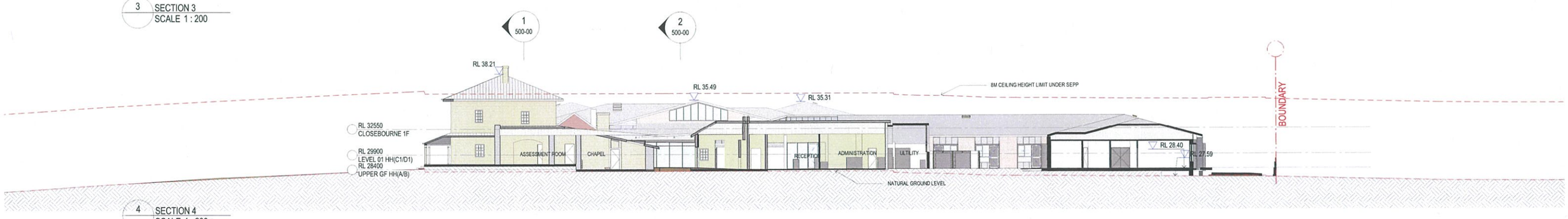
SCALE 1 : 200



4 SECTION 4
SCALE 1 : 200

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	HERITAGE COUNCIL RFI	JL	21/06/19
3	HERITAGE COUNCIL RFI	JL	19/09/19

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Date generated:23/09/2019 6:00:36 C:\REVIT_LOCAL\2016013-JT-0-SHT-AR-_-17_V01_jligadu.rvt

CLIENT
LENDLEASE

SECTIONS - SHEET 1

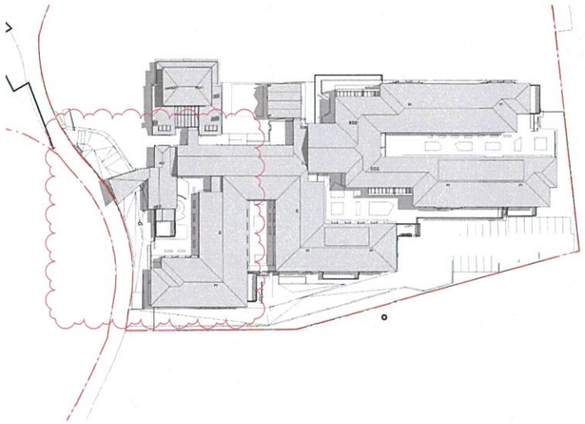
DATE	SCALE @ A1	DRAWN
06/02/16	1 : 200	RP

PROJECT No.	DISCP. DRAWING No.	ISSUE
253824-MO-A-	500-00	3

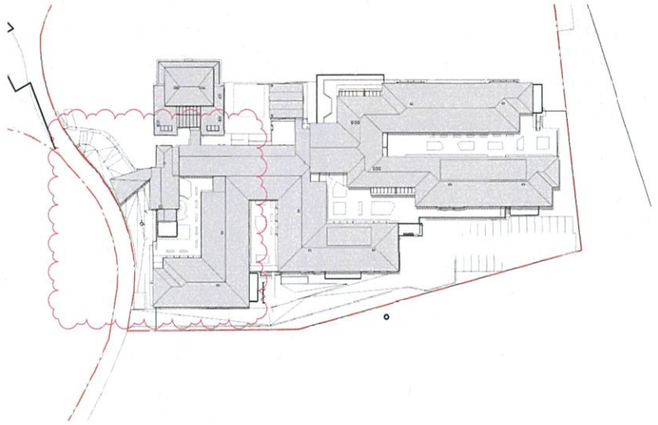
PROJECT
AGED CARE
MORPETH

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 15 083 837 291
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

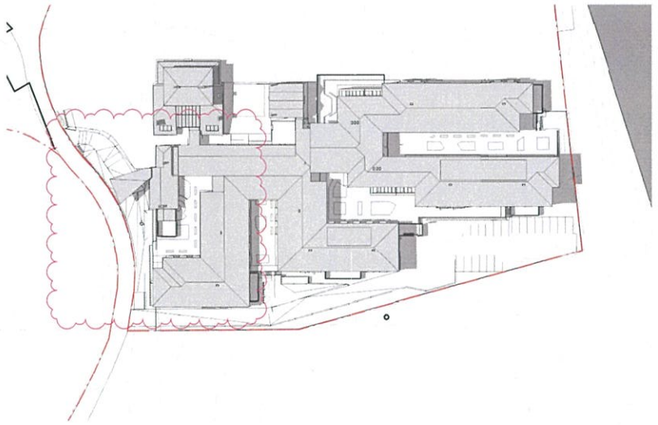
JACKSON TEECE



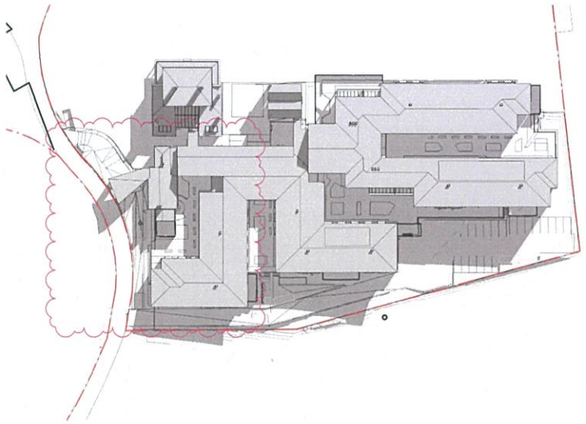
1 SUN ANALYSIS 21ST DECEMBER 1200h
SCALE 1 : 1000



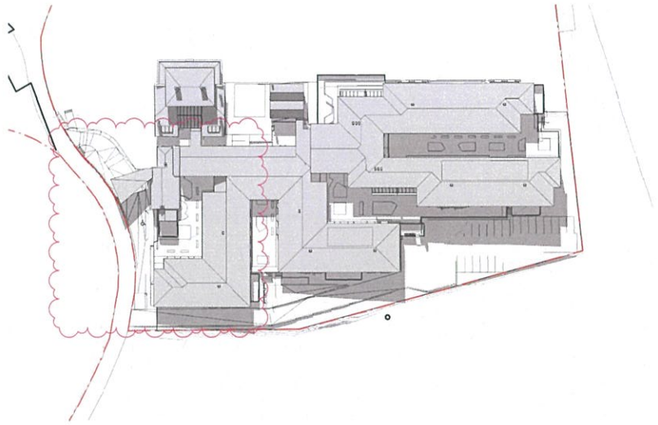
2 SUN ANALYSIS 21ST DECEMBER 1200h
SCALE 1 : 1000



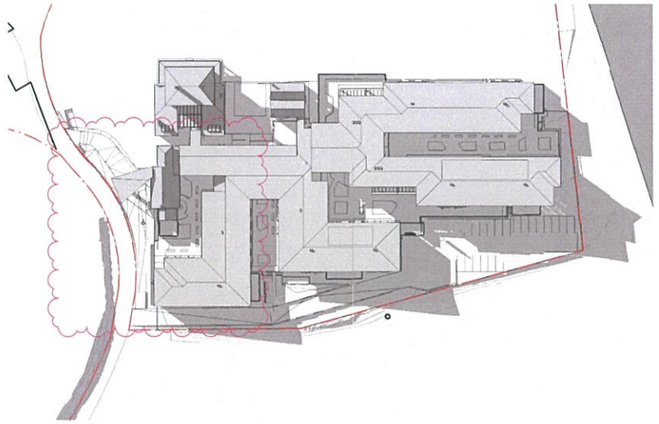
3 SUN ANALYSIS 21ST DECEMBER 1500h
SCALE 1 : 1000



4 SUN ANALYSIS 21ST JUNE 0900h
SCALE 1 : 1000



5 SUN ANALYSIS 21ST JUNE 1200h
SCALE 1 : 1000



6 SUN ANALYSIS 21ST JUNE 1500h
SCALE 1 : 1000

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	COUNCIL RFI	JL	07/02/20

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SHADOW DIAGRAM

DATE	SCALE @ A1	DRAWN
06/02/16	1 : 1000	AK

PROJECT No.	DISCP.	DRAWING No.	ISSUE
253824	MO	A-900-01	2

PROJECT
AGED CARE
MORPETH

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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)

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BIRD'S EYE VIEW OF CLOSEBOURNE HOUSE

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	HERITAGE COUNCIL RFI	JL	21/06/19
2	HERITAGE COUNCIL RFI	JL	19/09/19

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PERSPECTIVE

DATE	SCALE @ A1	DRAWN
06/08/18		BP

PROJECT No.	DISCP.	DRAWING No.	ISSUE
253824-MO-A-900-10			2

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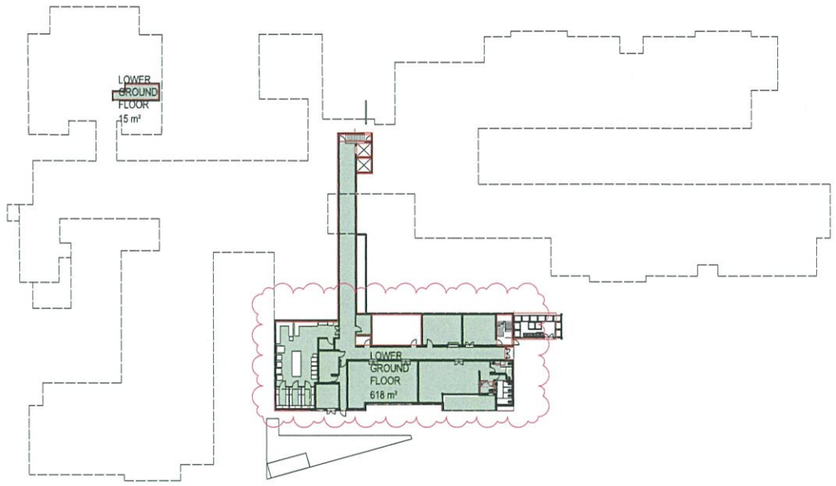
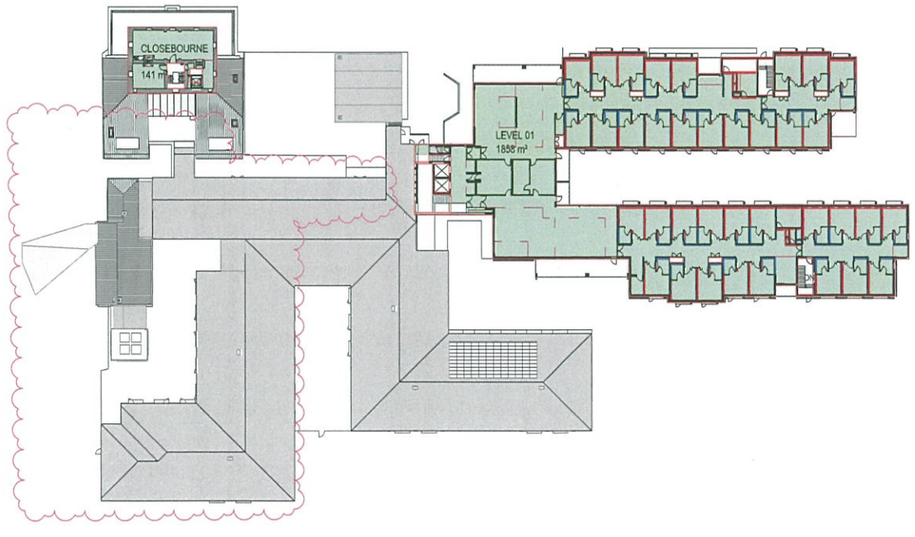


1 LOWER GROUND FLOOR
SCALE 1 : 500

3 UPPER GROUND FLOOR (HH 1/2)
SCALE 1 : 500

By Area Type (Gross Areas)

Building Common Area



2 LEVEL 01 (HH (5/6)
SCALE 1 : 500

FSR CALCULATIONS (SEPP 2004)

SERVICES AND VERTICAL RISERS ARE NOT CALCULATED IN FSR CALCULATION
STAIRS, LIFTS AND VOID ARE CALCULATED ONCE

TOTAL GFA = 7350 m²
SITE AREA = 20720m²

PROPOSED FSR = 0.35 : 1

GFA CALCULATION		
Name	Area	FSR
CLOSEBOURNE 1F	141 m²	0.01
GROUND LEVEL	4717 m²	0.23
LEVEL 01	1858 m²	0.09
LOWER GROUND FLOOR	634 m²	0.03
	7350 m²	0.35

CARPARKING CALCULATIONS

TOTAL PARKING PROVIDED = 32

- ACCESSIBLE PARKING = 1
- CAR SPACES = 31

AMBULANCE BAY = 1

DEVELOPMENT NUMBERS

TOTAL BEDROOMS = 108
TOTAL DEMENTIA ROOMS = 36

LANDSCAPE CALCULATION

TOTAL LANDSCAPED AREA =11,279.318 m²

- HOUSE A / COURTYARD SPACE = 322.02m²
- HOUSE B / COURTYARD SPACE = 277.94m²
- HOUSE C / COURTYARD SPACE = 574.42m²
- HOUSE D / COURTYARD SPACE = 605.57m²

LANDSCAPE AREA PER RESIDENT = 104 m²

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	COUNCIL RFI	JL	07/02/20

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AREA PLANS - FSR CALCULATION (SEPP HPSD2004)

DATE 11/29/17
SCALE @ A1 1 : 500
DRAWN JL

PROJECT No. 253824
DISCP. DRAWING No. MO-A-900-31
ISSUE 2

PROJECT
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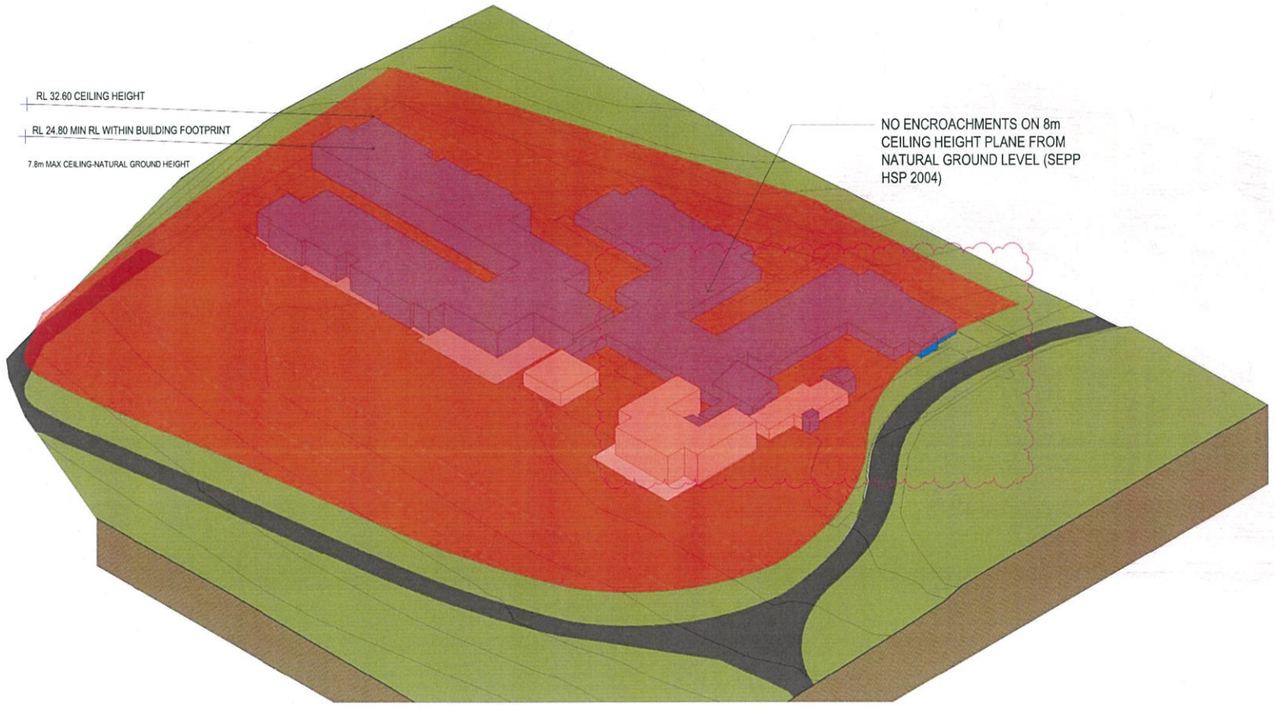
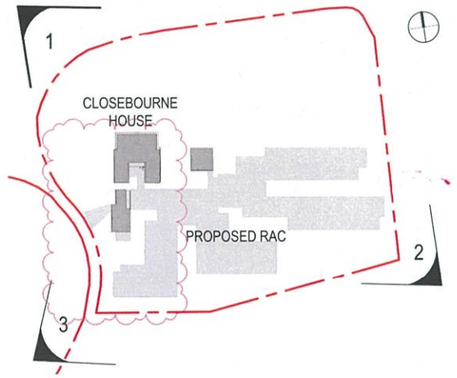
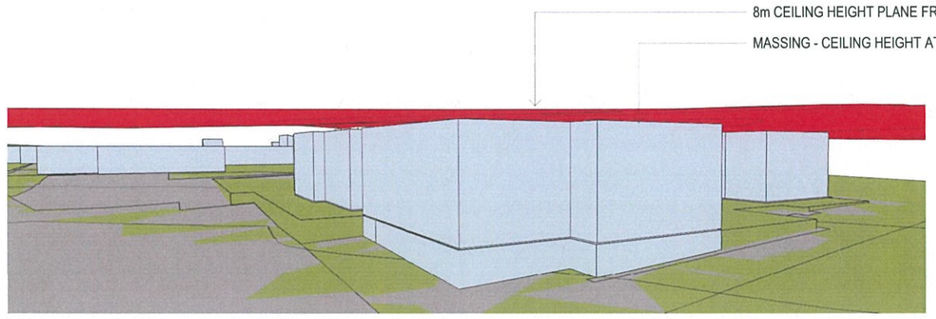


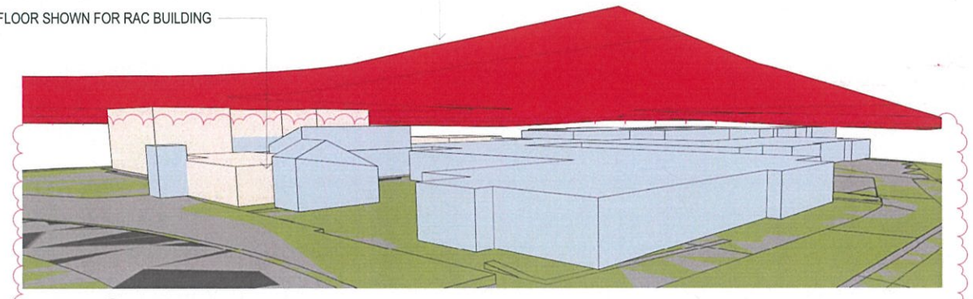
1 3D VIEW 1



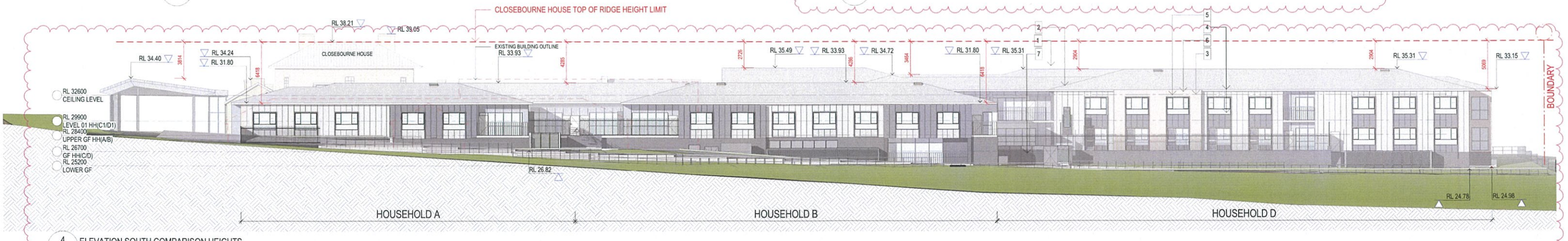
- KEY PLAN
SCALE 1 : 1500



2 3D VIEW 2



3 3D VIEW 3



4 ELEVATION SOUTH COMPARISON HEIGHTS
SCALE 1 : 200

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	13/12/18
2	COUNCIL RFI	JL	07/02/20

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8m BUILDING HEIGHT LIMIT
(SEPP HSPD 2004)

DATE	SCALE @ A1	DRAWN
07/02/18	As indicated	PL
PROJECT No.	DISCP. DRAWING No.	ISSUE
253824	MO-A-900-54	2

PROJECT
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
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Drawing List

Sheet Number	Sheet Name
ASK-000-00	COVER SHEET
ASK-000-50	DOOR SCHEDULE
ASK-200-00	FLOOR PLAN - GROUND
ASK-200-01	FLOOR PLAN - GROUND
ASK-301-00	FLOOR PLAN - FIRST
ASK-302-00	FLOOR PLAN - ROOF - SHEET 1
ASK-302-01	FLOOR PLAN - ROOF - SHEET 2
ASK-400-00	ELEVATIONS – SHEET 1
ASK-400-01	ELEVATIONS – SHEET 2
ASK-400-02	ELEVATIONS – SHEET 3
ASK-400-03	ELEVATIONS – SHEET 4
ASK-500-00	SECTIONS - SHEET 1
ASK-500-01	SECTIONS - SHEET 2
ASK-500-02	SECTIONS - SHEET 3
ASK-550-00	SECTION - DETAIL SHEET 1
ASK-550-01	SECTION - DETAIL - SHEET 2
ASK-550-02	SECTION - DETAIL - SHEET 3
ASK-550-03	SECTION - DETAIL - SHEET 4
ASK-550-04	SECTION - DETAIL - SHEET 5

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AMENDMENTS

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

50mm on original

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COVER SHEET

DATE	SCALE @ A3	DRAWN
06/08/18		PL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-000-00	8

PROJECT
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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	HERITAGE COUNCIL RFI	JL	19/09/19
2	HERITAGE COUNCIL RFI	JL	01/11/19

CLOSEBOURNE HOUSE – DOOR SCHEDULE

Legend

E.D-XX – Existing Doors Numbering D-XX – New Doors Numbering

General notes

1. **All** the door heights do not comply, unobstructed height min. 1980mm BCA D1.6(a).
2. **All** the door widths do not comply being less than min. 870mm for resident use areas (9c).
3. **All** doorways which formed part of corridor widths for BCA purpose is deemed non-compliant (min 1.5m clear). Doorways/ door arches affected

Fabric Code	Door number	Location	Door Height (mm)*	Door Width (mm)*	Grading Code ***	Changes Proposed Y/ N **	Summary	Comments *****
EXISTING DOORS								
GF								
D.02	**e.D-01**	Meeting Room	1860	855	*DR03 Moderate significance*	N	Original	Locked
D.03	**e.D-02**	Meeting Room	1797	850	*DR03 High Significance*	N	Original	Locked
D.19	**e.D-03**	Accessible WC	1765	848	*DR02 High Significance*	Y, Removed	New	Door to be removed with care for storage/ display. Modify existing door frame/ architrave to insert new complying door **D-08.**
D.15	**e.D-04**	History/ Store	1800	850	*DR02 High Significance*	N	Original	Locked or require access for exhibition space/ store room
D.04	**e.D-05**	Verandah	1845	845	*DR03 Moderate Significance*	Option 1 Y Option 2 N	Option 1 New Option 2 Original	Option 1 – Verandah with ramp - Door and door frame to be removed with care for storage. To be made 2500mm high x 2000mm wide clear opening in existing 1980s wall. Option 2 – Verandah without ramp - Door remain Locked and window removed for new lift opening
D.14	**e.D-06**	History/ Store	1835	844	*DR02-3 High to Moderate Significance*	N	Original	Locked or require access for exhibition space/ store room
D.13	**e.D-07**	History/ Store	1820	830	*DR02 High Significance*	N	Original	Locked or require access for exhibition space/ store room
D.16	**e.D-08**	Exist. Toilet	1927	823	*DR05 No Significance*	Y, Removed	New	Non-structural, remove wall/ door to ceiling level
D.12	**e.D-09**	Lift Lobby	1929	795	*DR02 High Significance*	Y, Removed	New opening no door	Door and door frame to be removed with care for storage. To be made 2500mm high clear opening in existing wall. New doorway architrave surround to match existing and merge adjoining timber joineries. (eg. skirting)
D.17	**e.D-10**	Lift / Services Core	1892	860	*DR02-3 High to Moderate Significance*	N	Original	Locked
D.05	**e.D-11**	Verandah to Stairs Lobby	1900	811	*DR02-3 High to Moderate Significance*	N	Original	Locked
D.11	**e.D-12**	Waiting to Hallway	1963	845	*DR02 High Significance*	Y, Door leaf Removed	Modified	Door leaf to be removed with care for storage/ display. Retain reveals, frames and architraves
D.01	**e.D-13**	Main Door	1930	845	*DR02 High Significance*	Y	Modified	Nominated Egress Door - Front Door to be replaced with **D-01.** Restore and protect fan light over. Repair frame, install one new solid leaf door with the panelled appearance of a pair of equal leafs replicating existing appearance.
D.10	**e.D-14**	Consultation Room	1920	812	*DR02 High Significance*	Y, Door leaf Removed	Modified	Door leaf to be removed with care for storage/ display. Retain reveals, frames and architraves and insert new complying door **D-09**
D.18	**e.D-15**	Assessment Room	1900	820	*DR02 High Significance*	Y, Door leaf Removed	Modified	Door to be removed with care for storage/ display. Retain reveals, frames and architraves and insert new complying door **D-10**
Opening to be infilled	**e.D-16 Doorway**	Exist. Doorway opening	1985	1000	N/A	Y	Modified	Doorway opening to be infilled forming a new wall with hydraulic riser below the existing opening head height.
D.09	**e.D-17**	Assessment Room to Vestry	1942	797	*DR03 Moderate Significance*	N	Original	Locked
D06	**e.D-18**	To Verandah Back door	1815	862	*DR02*	N	Original	Locked
D08	**e.D-19**	Vestry	1799	802	*DR03 Moderate Significance*	N	Original	Remains staff use only
Opening to be restored	**e.D-20 Opening**	Vestry	1900	1015	N/A	N	Original	Existing floor to be modified and new stairs inserted to provide headroom as required

CLOSEBOURNE HOUSE – DOOR SCHEDULE

Fabric Code	Door number	Location	Door Height (mm)*	Door Width (mm)*	*Grading Code ******	Changes Proposed Y/ N **	Summary	Comments *****
D.07	**e.D-21**	Chapel	1828	865	*DR03 Moderate Significance*	N	Original	Locked.
Opening of significance	**e.D-22 Archway**	Stairs	2157	979	*DR07*	N	Original	Retain unchanged
FF								
D.22	**e.D-23**	Storage	1883	850	*DR03 Moderate Significance*	Y	Modified by additional hardware	Smoke sealed and new door closer added
D.21	**e.D-24**	Access to front room	1883	833	*DR03 Moderate Significance*	Y	Modified by additional hardware	Nominated Egress Door - Fitted with smoke seals, door closer and complying single action egress door lever
D.23	**e.D-25**	Lift Lobby	1803	850	*DR03 Moderate Significance*	Y, Removed	New opening no door	Door and door frame to be removed with care for storage. To be made 2500mm high clear opening in existing wall. New doorway architrave surround to match existing and merge adjoining timber joineries. (eg. skirting)
D.24	**e.D-26**	From lift foyer room to Stairs	1879	847	*DR03 Moderate Significance*	Y	Modified by additional hardware	Smoke sealed and new door closer added
NEW DOORS								
GF								
D.01	**D-01**	Main Door/ Hallway	1930	845	*DR02 High Significance*	Refer **e.D-13**	Refer **e.D-13**	Existing double leaf door to be modified into single leaf. Restore and protect fan light over. Repair frame, install one new solid leaf door with the panelled appearance of a pair of equal leafs replicating existing appearance. Door to have hold open device, pull to open signage and 'D' handle to inside face of door as per BCA report.
W.09	**D-02**	Meeting Room	**** 1970	**** 949	*WD03 Moderate Significance*		Modified	New single leaf solid timber panel door with glazing infill in stained finish to match exist. Note: Existing window **W-09** to be removed to safe storage. New door to be fitted into existing window opening width.
W.13	**D-03**	Chapel	**** 2030	**** 847	*WD03 Moderate Significance*		Modified	New single leaf timber panel door with glazing infill in stained finish to match exist Note: Existing window **W-13** to be removed to safe storage. New door to be fitted into existing window opening.
	D-07	Lift Panel C'pbd	-	-				New single leaf flush cupboard door
D.19	**D-08**	Accessible WC	-	-	*DR02 High Significance*	Refer **e.D-03**	Refer **e.D-03**	New complying door dimensions single leaf solid timber panel door in stained finish to match existing
D-10	**D-09**	Consultation Room	-	-	*DR02 High Significance*	Refer **e.D-14**	Refer **e.D-14**	New complying door dimensions single pivot frameless glazed door. Door leaf to be removed with care for storage/ display. Retain reveals, frames and architraves.
D.18	**D-10**	Assessment Room	-	-	*DR02 High Significance*	Refer **e.D-15**	Refer **e.D-15**	New complying door dimensions single pivot frameless glazed door. Door leaf to be removed with care for storage/ display. Retain reveals, frames and architraves

* Clear door dimensions referenced from Door survey received from LL dated 29/05/18

** Existing Door current conditions suitability has not been considered

*** Refer separate *Closebourne House 1829 Fabric Analysis* prepared by Placemark Issue date 31.07.19 Revision A:-

Code DR01 – A door leaf and reveal set that is of Exceptional significance.
DR02 – A door leaf and reveal set that is of High significance.
DR03 – A door leaf and reveal set that is of Moderate significance.
DR04 – A door leaf and reveal set that is of Little significance.
DR05 – A door leaf and reveal set that is of no significance.
DR06 – A door leaf and reveal set that is of intrusive or inappropriate
DR07 – A doorway reveal (jambs and head) opening that is of High significance.
DR08 – A doorway reveal (jambs and head) opening that is of Moderate significance.

WD03 – A window opening and window that is of Moderate significance.

**** Based on dimensions extrapolated from *Survey 2016043 Internal Survey* Dated 28/02/17 – To Be Verified on-site

***** Refer separate BCA report dated 24/04/18 for Scope for proposed Alternative Solutions for Doors and Corridor Widths.

50mm on original

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DOOR SCHEDULE

DATE	SCALE @ A3	DRAWN
09/23/19		JL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-000-50	2

PROJECT
AGED CARE
MORPETH

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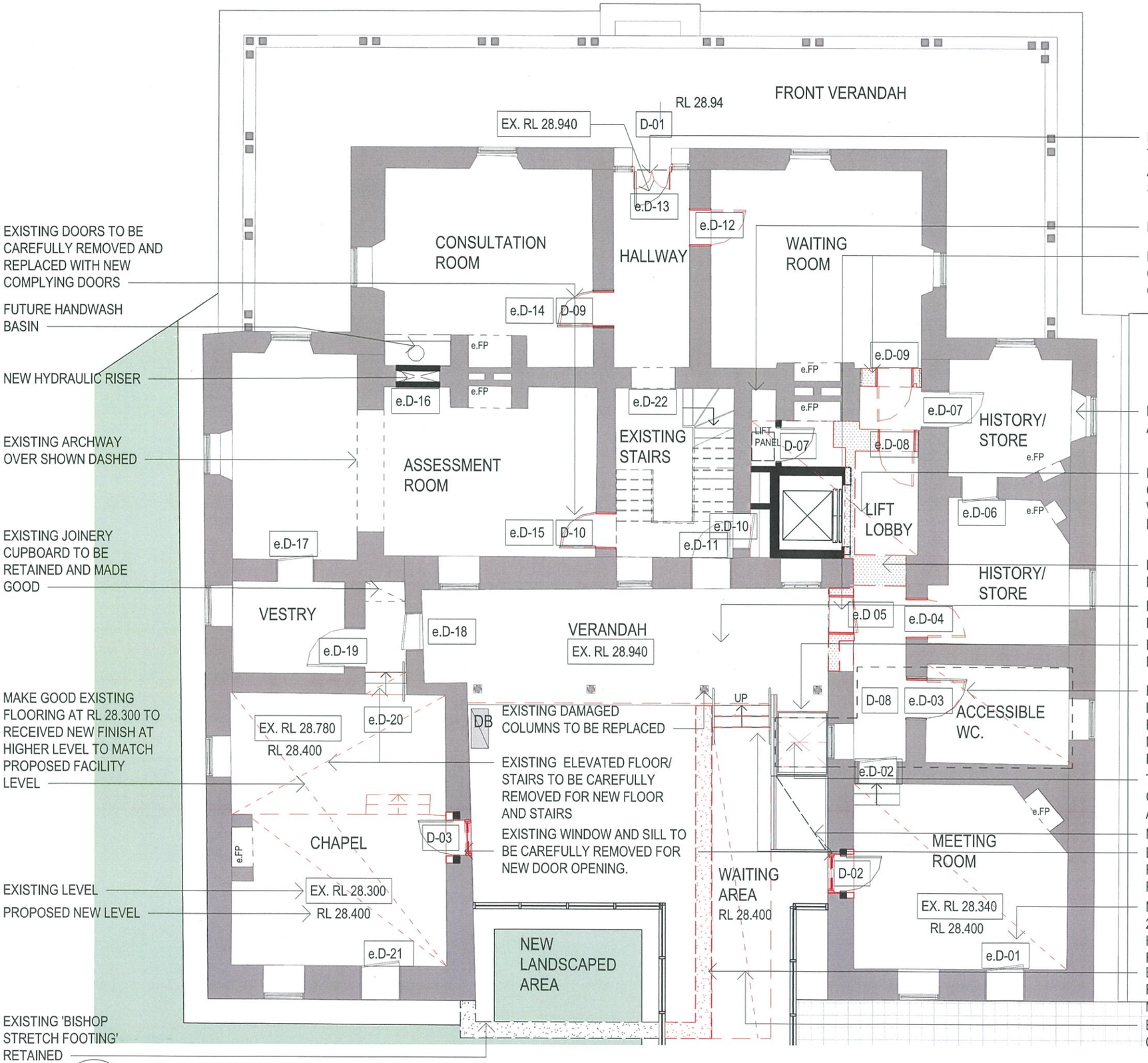

EXISTING DOORS TO BE CAREFULLY REMOVED AND REPLACED WITH NEW COMPLYING DOORS

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

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

EXISTING DAMAGED COLUMNS TO BE REPLACED

EXISTING ELEVATED FLOOR/ STAIRS TO BE CAREFULLY REMOVED FOR NEW FLOOR AND STAIRS

EXISTING WINDOW AND SILL TO BE CAREFULLY REMOVED FOR NEW DOOR OPENING.

1 FLOOR PLAN - GROUND LEVEL - CLOSEBOURNE

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AMENDMENTS

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	06/11/19

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

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LENDLEASE

FLOOR PLAN - GROUND

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

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

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
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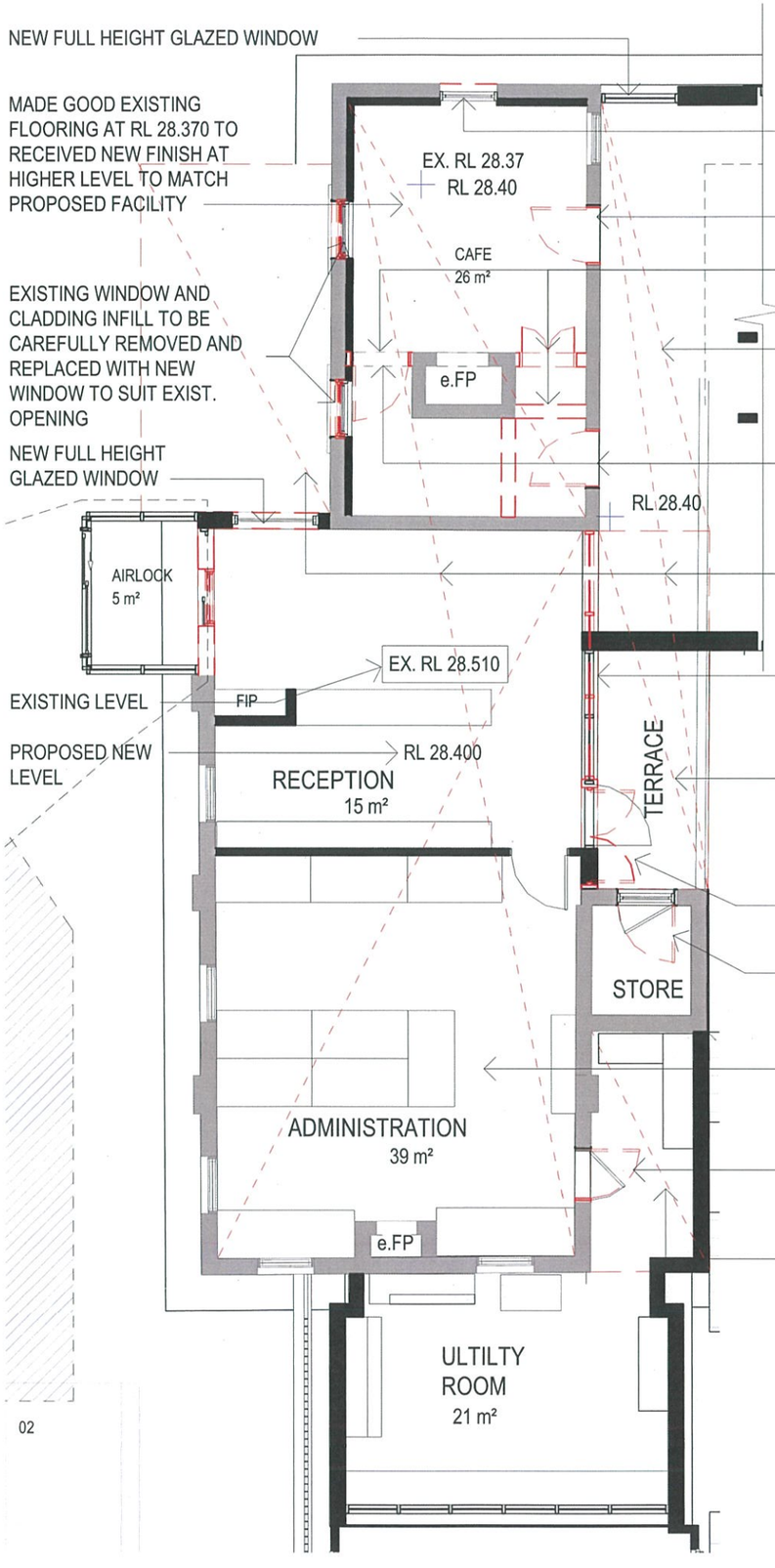
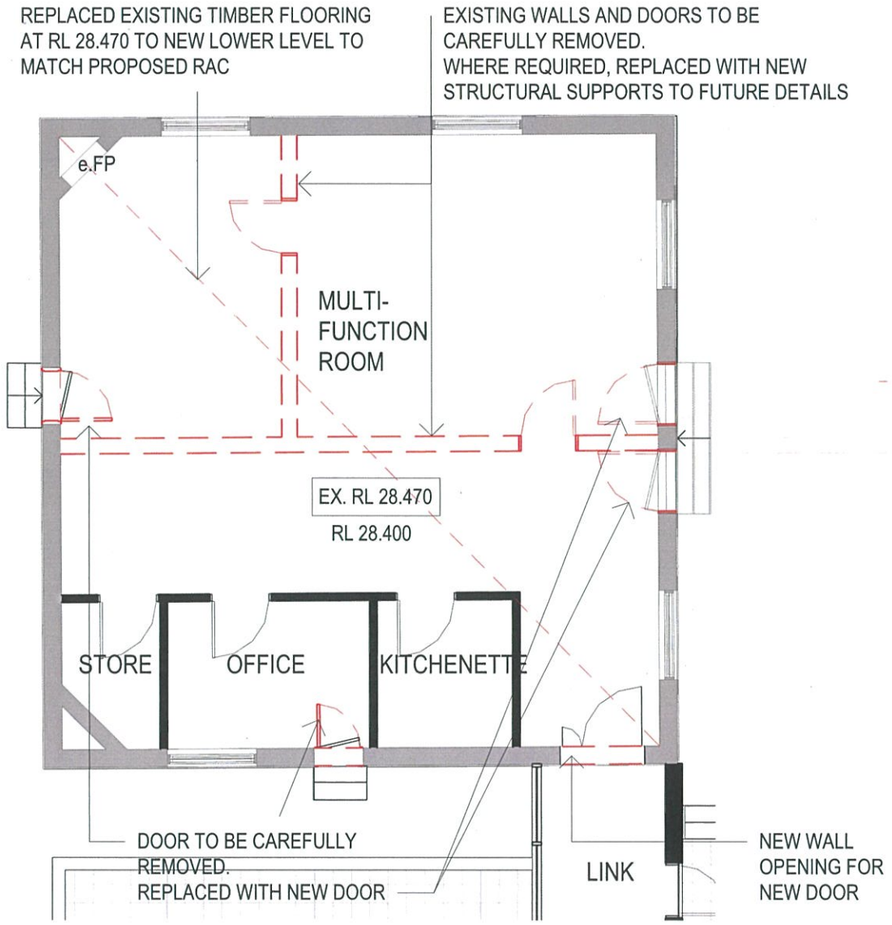
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE



02

1 FLOOR PLAN - LAUNDRY



2 FLOOR PLAN - ARKELL HOUSE

GENERAL NOTES:

1. ALL EXISTING INTERNAL LININGS INCLUDING RENDER TO BE REPLACED WITH NEW LINING TO FUTURE DETAILS
2. ALL EXISTING WINDOWS MISSING/ POOR CONDITION ETC TO BE MADE GOOD AND/ OR REPLACED AS REQUIRED TO MATCH EXISTING TO FUTURE DETAILS
3. ALL EXISTING EXTERNAL DOORS INCLUDING LINTELS TO BE REPLACED WITH NEW TO FUTURE DETAILS.
4. PLEASE REFER TO STRUCTURAL REPORT REV 02 DATED 12.07.18 PREPARED BY WG&E FOR EXISTING DEFECTS TO BE REMEDIATED SUBJECT TO FUTURE DETAILS

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AMENDMENTS

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

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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

HERITAGE FABRIC

APPROVED BY: GA
CHECKED BY: GA/JL

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FLOOR PLAN - GROUND

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

PROJECT No.	PHASE DRAWING	ISSUE
253824-MO	DA ASK-200-01	6

PROJECT
AGED CARE
MORPETH

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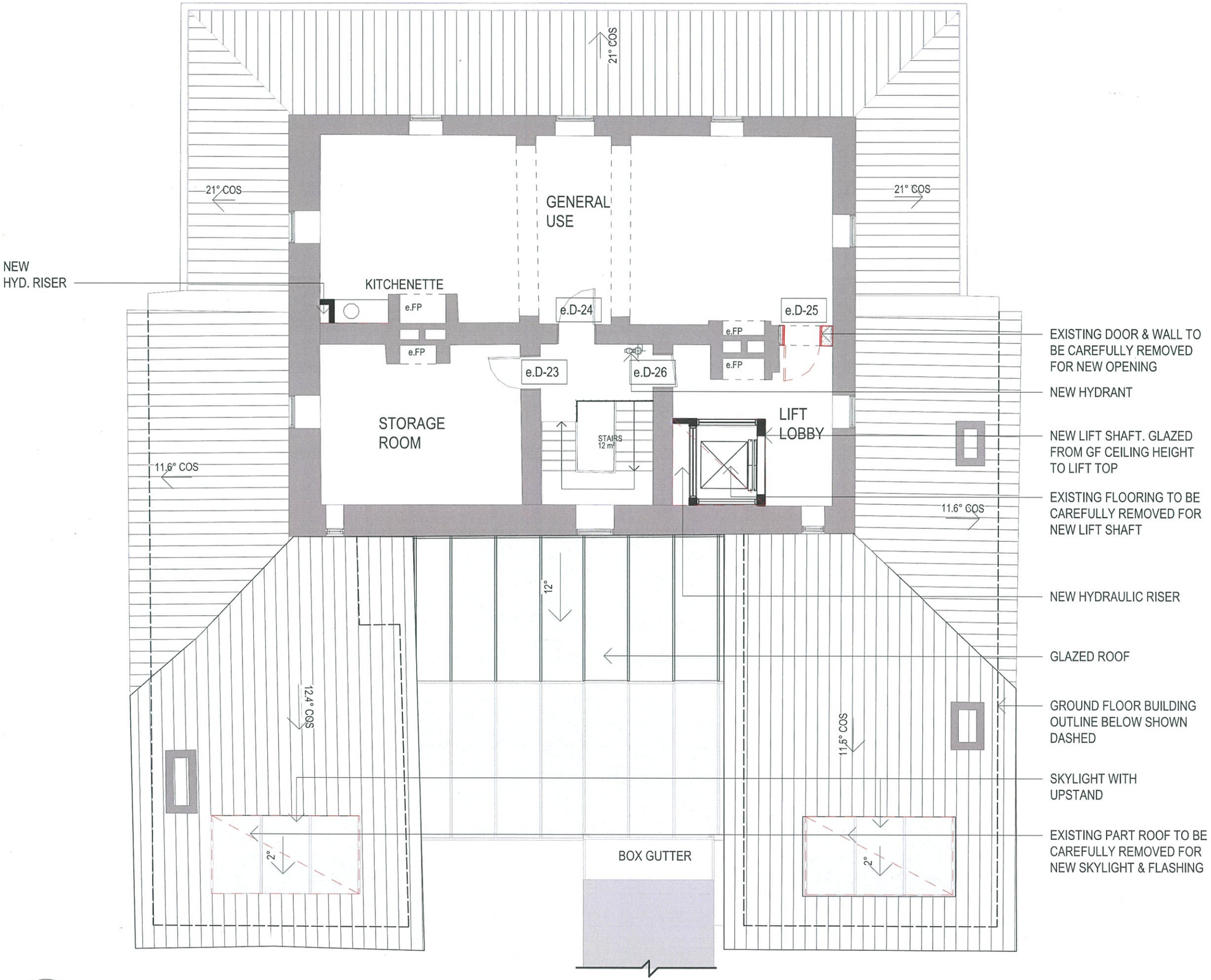
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE



1 FLOOR PLAN - LEVEL 1 - CLOSEBOURNE

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	06/07/18
2	FOR INFORMATION	JL	12/07/18
3	ISSUE FOR INFORMATION	JL	25/03/18
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

LEGEND

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

50mm on original

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LENDLEASE

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
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E sydney@jacksonteece.com
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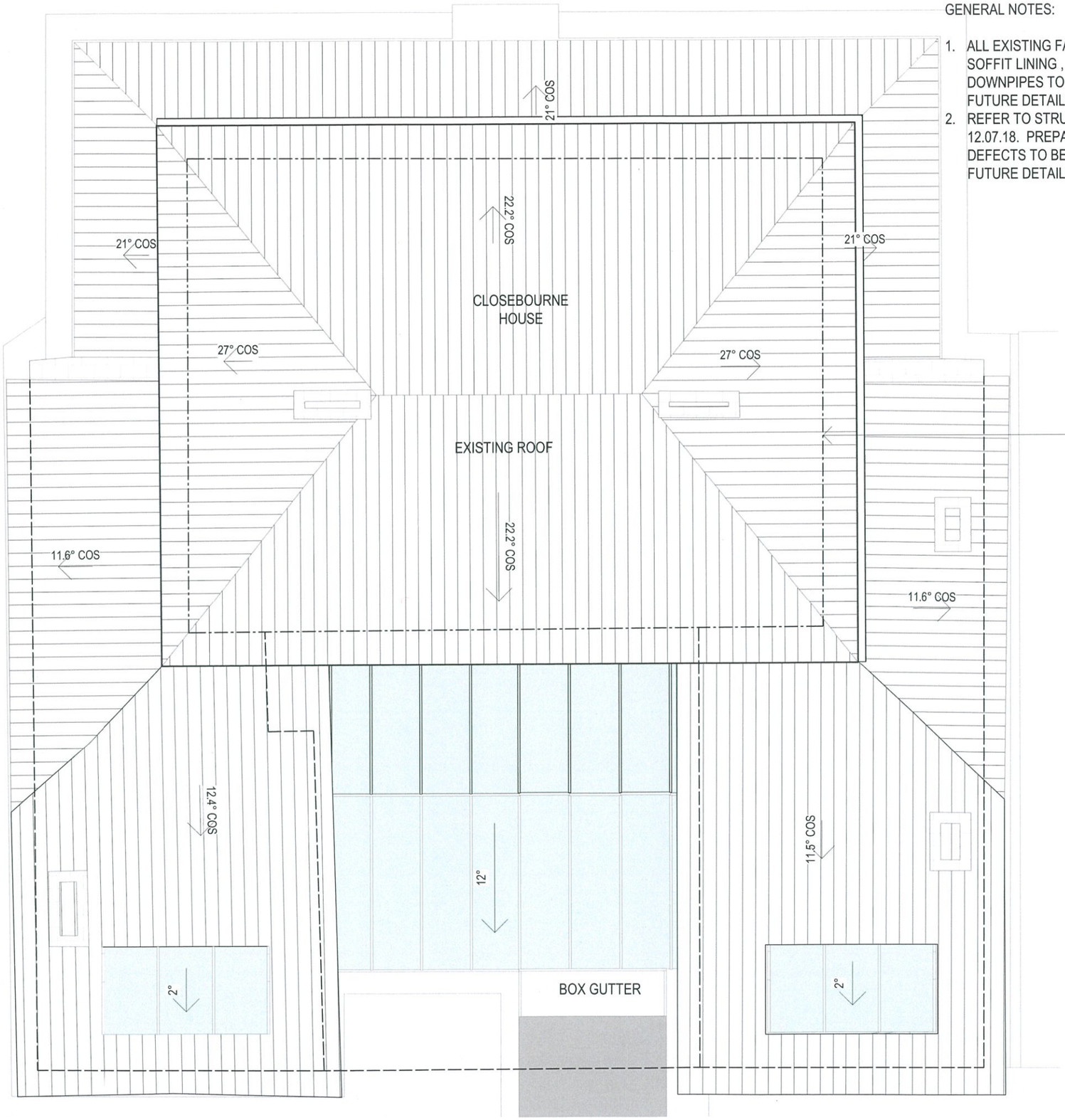
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE



GENERAL NOTES:

1. ALL EXISTING FASCIA BOARD, EAVES GUTTER, SOFFIT LINING , RAINHEAD GUTTER AND DOWNPIPES TO BE REPLACED SUBJECT TO FUTURE DETAILS
2. REFER TO STRUCTURAL REPORT REV 02 DATED 12.07.18. PREPARED BY WG&E FOR EXISTING DEFECTS TO BE REMEDIATED SUBJECT TO FUTURE DETAILS

FIRST FLOOR BUILDING OUTLINE BELOW SHOWN DOT DASHED

1 ROOF PLAN- CLOSEBOURNEHOUSE

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AMENDMENTS

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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

LEGEND

EXISTING / ROOF TO BE CAREFULLY REMOVED

EXISTING BUILDING ROOF SHEETING TO BE RETAINED

PROPOSED NEW ROOF SHEETING

50mm on original

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CHECKED BY: GA/JL

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FLOOR PLAN - ROOF - SHEET 1

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	PL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-302-00	7

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE

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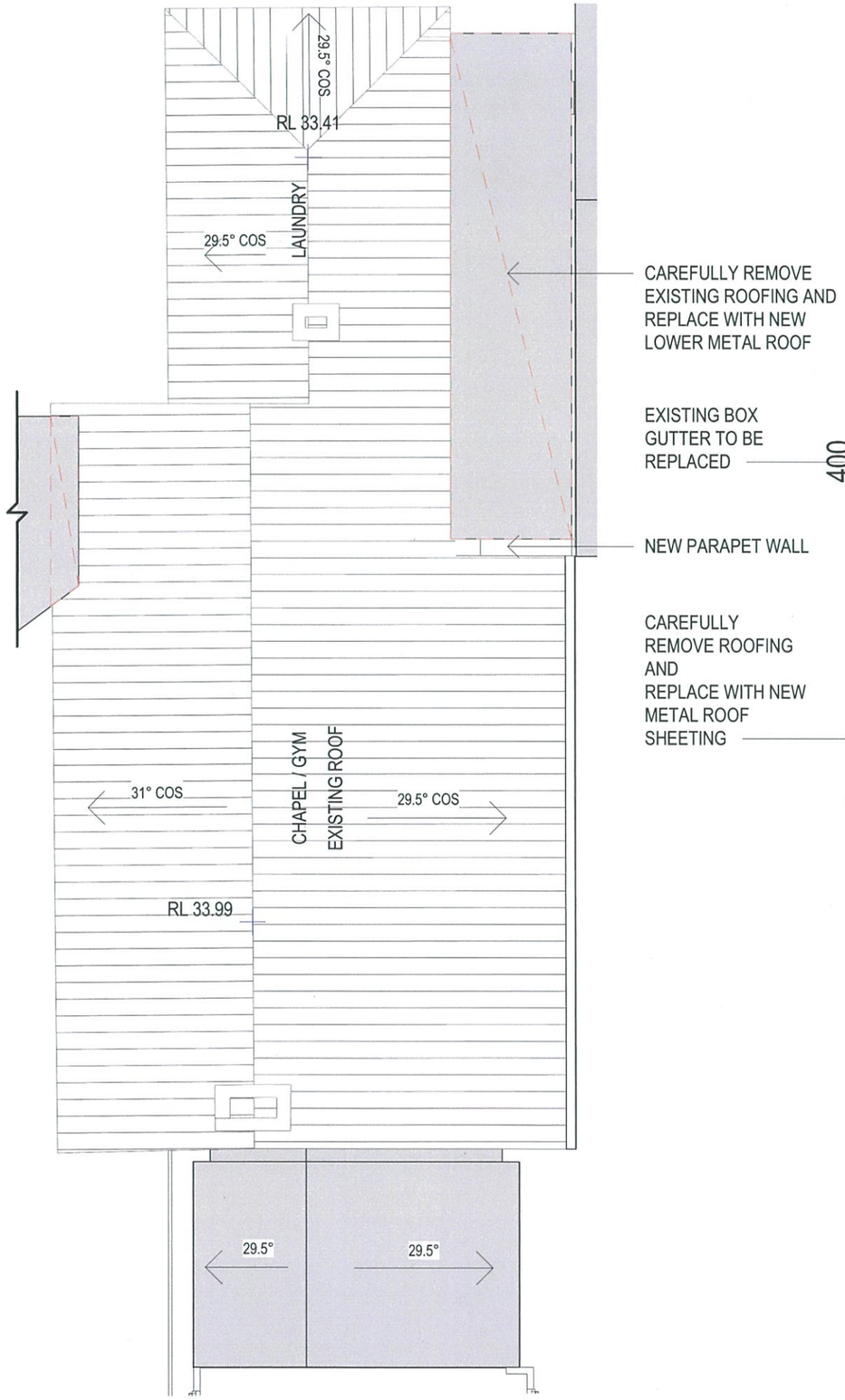

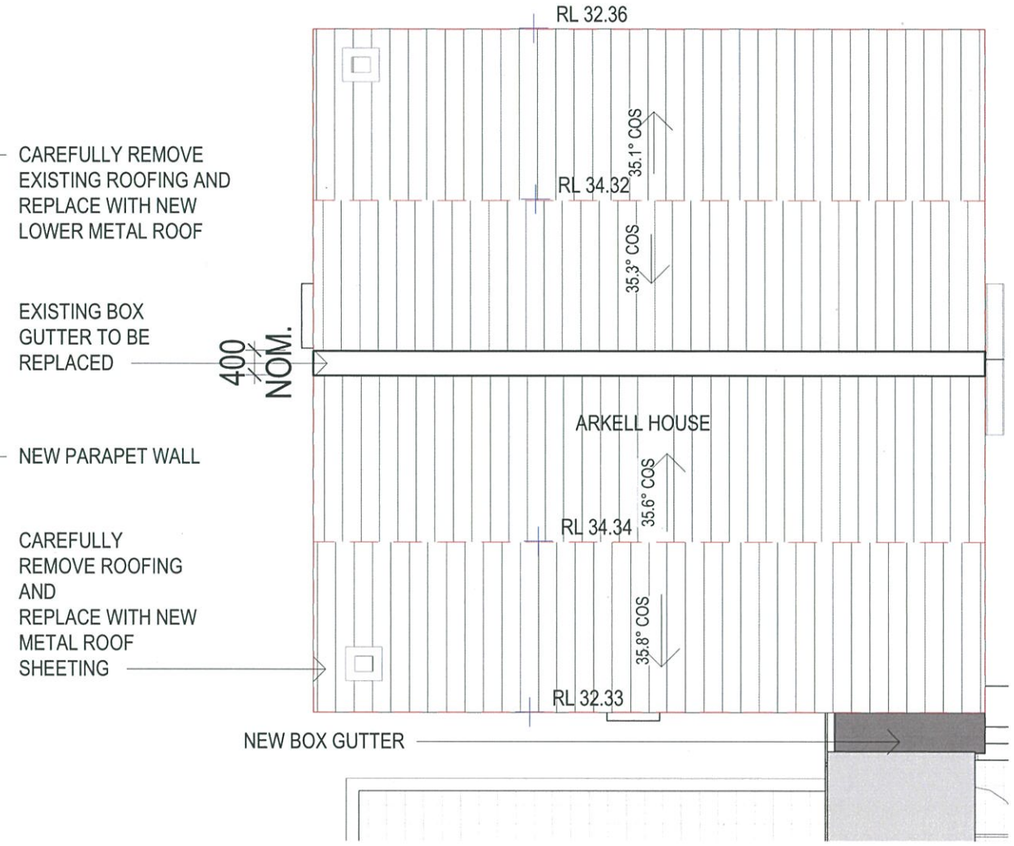

CAREFULLY REMOVE EXISTING ROOFING AND REPLACE WITH NEW LOWER METAL ROOF

EXISTING BOX GUTTER TO BE REPLACED

NEW PARAPET WALL

CAREFULLY REMOVE ROOFING AND REPLACE WITH NEW METAL ROOF SHEETING

GENERAL NOTES:

1. ALL EXISTING FASCIA BOARD, EAVES GUTTER, SOFFIT LINING , RAINHEAD GUTTER AND DOWNPIPES TO BE REPLACED SUBJECT TO FUTURE DETAILS
2. REFER TO STRUCTURAL REPORT REV 02 DATED 12.07.18 PREPARED BY WG&E FOR EXISTING DEFECTS TO BE REMEDIATED SUBJECT TO FUTURE DETAILS

1 ROOF PLAN - LAUNDRY

2 ROOF PLAN - ARKELL HOUSE

Date generated: 23/09/2019 5:41:32 PM C:\REVIT_LOCAL\2016013-JT-0-SHT-AR-_-17_V01_jligadu.rvt

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2	ISSUE FOR INFORMATION	JL	25/09/18
3	ISSUE FOR INFORMATION	JL	14/12/18
4	HERITAGE COUNCIL RFI	JL	21/08/19
5	HERITAGE COUNCIL RFI	JL	19/08/19

LEGEND

EXISTING / ROOF TO BE CAREFULLY REMOVED

EXISTING BUILDING ROOF SHEETING TO BE RETAINED

PROPOSED NEW ROOF SHEETING

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HERITAGE FABRIC

APPROVED BY: GA

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FLOOR PLAN - ROOF - SHEET 2

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	PL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-302-01	5

PROJECT
AGED CARE
MORPETH

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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE

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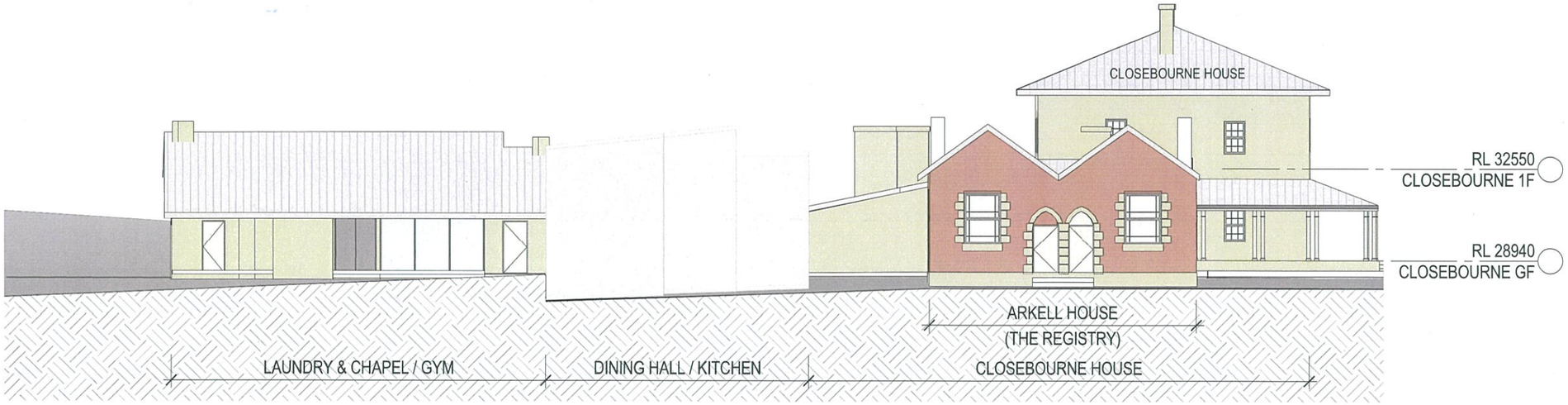
AMENDMENTS

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	14/12/18
5	HERITAGE COUNCIL RFI	JL	21/08/19
6	HERITAGE COUNCIL RFI	JL	19/08/19



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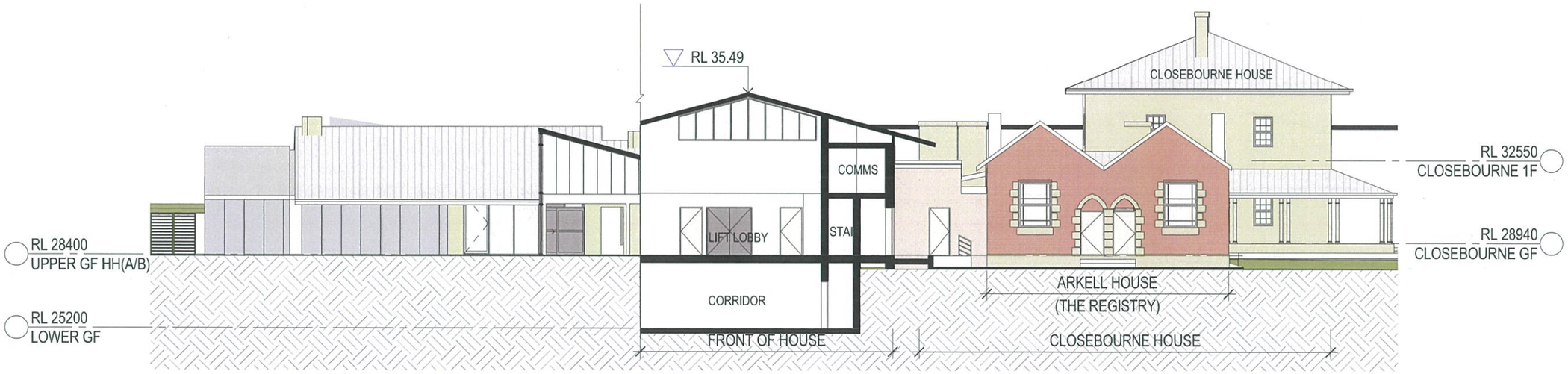
SCALE 1 : 200



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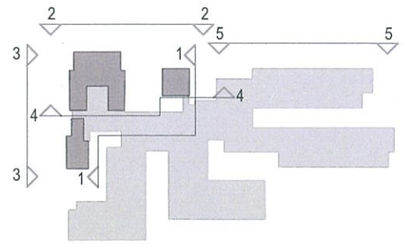
SCALE 1 : 200



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CHECKED BY: GA/JL

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LENDLEASE

ELEVATIONS – SHEET 1

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	Author

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-400-00	6

PROJECT
AGED CARE
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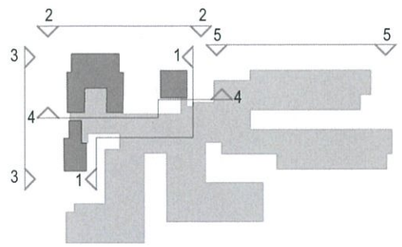
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE

1 ELEVATION 2 -EXISTING
SCALE 1 : 200

2 ELEVATION 2 - PROPOSED
SCALE 1 : 200



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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
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2	FOR INFORMATION	JL	12/07/18
3	ISSUE FOR INFORMATION	JL	25/09/18
4	ISSUE FOR INFORMATION	JL	14/12/18
5	HERITAGE COUNCIL RFI	JL	21/08/19
6	HERITAGE COUNCIL RFI	JL	19/09/19

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ELEVATIONS – SHEET 2

DATE	SCALE @ A3	DRAWN
06/26/18	As indicated	Author

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-400-01	6

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
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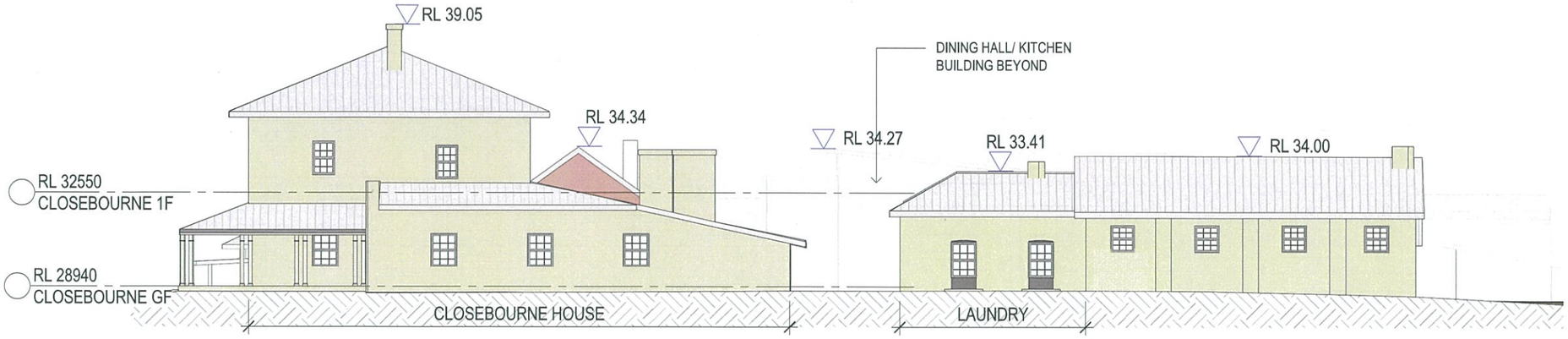
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
2	ISSUE FOR INFORMATION	JL	25/09/18
3	ISSUE FOR INFORMATION	JL	14/12/18
4	HERITAGE COUNCIL RFI	JL	21/08/19
5	HERITAGE COUNCIL RFI	JL	19/09/19



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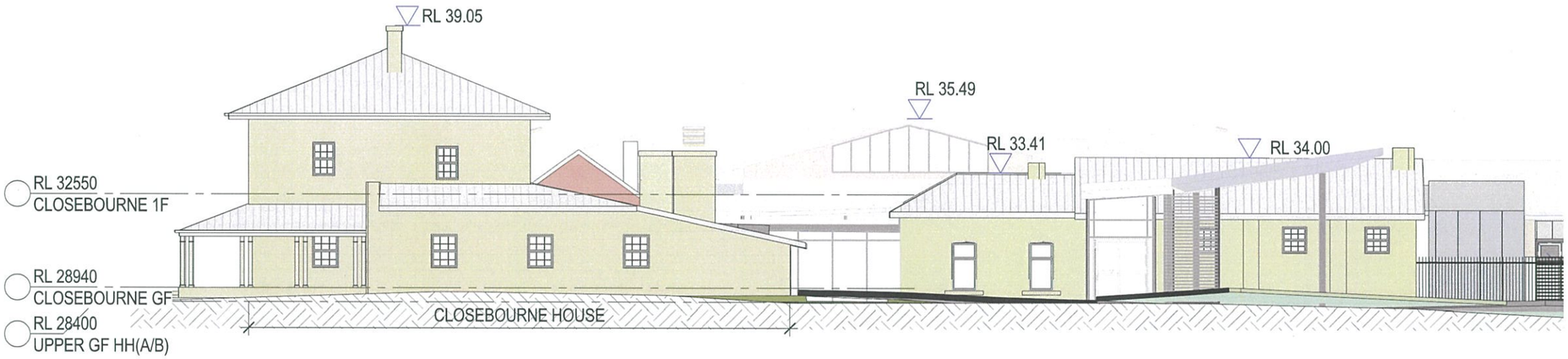

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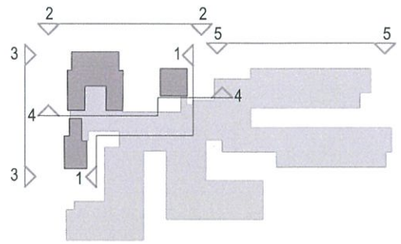

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APPROVED BY: GA

CHECKED BY: GA/JL

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LENDLEASE

ELEVATIONS – SHEET 3

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	JL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-400-02	5

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
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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

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
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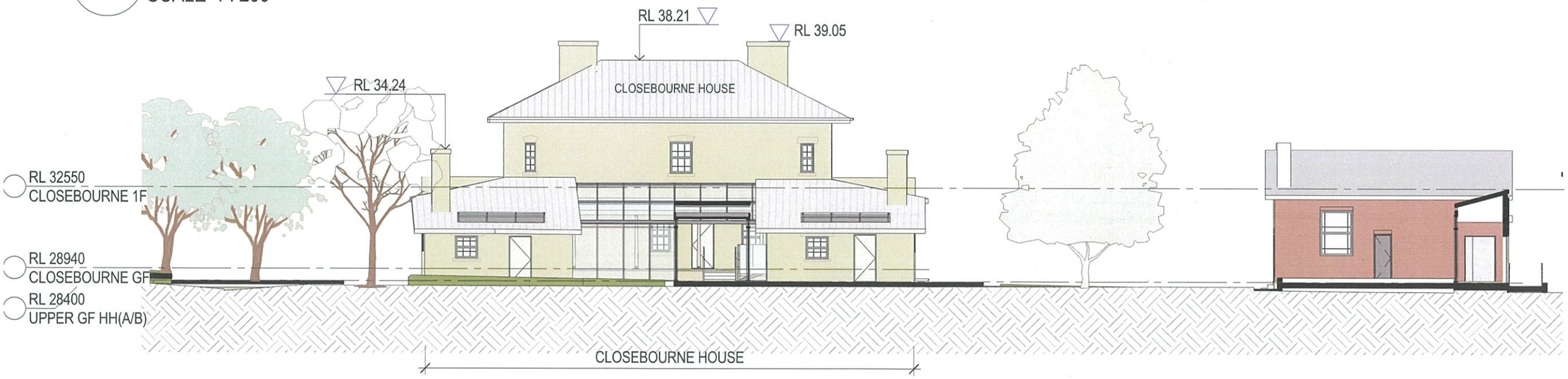
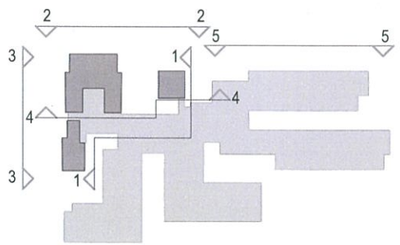
3	ISSUE FOR INFORMATION	JL	14/12/18
4	HERITAGE COUNCIL RFI	JL	21/08/19
5	HERITAGE COUNCIL RFI	JL	19/08/19

1 ELEVATION - 4 - EXISTING
SCALE 1 : 200



2 ELEVATION - 4 - PROPOSED
SCALE 1 : 200



50mm on original

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HERITAGE FABRIC

APPROVED BY: GA

CHECKED BY: GA/JL

CLIENT
LENDLEASE

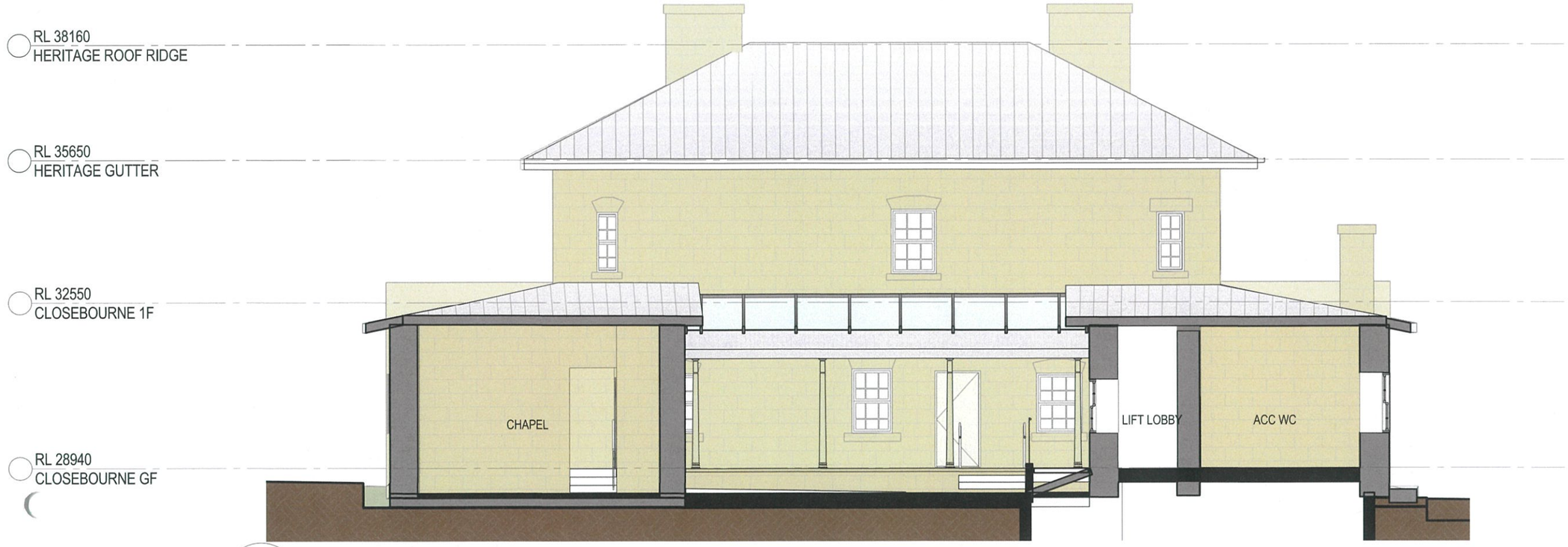
ELEVATIONS – SHEET 4

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	JL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-400-03	5

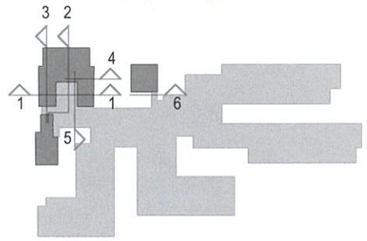
PROJECT
AGED CARE
MORPETH

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



1 SECTION 1(PROPOSED)
SCALE 1 : 100

2 SECTION 1 (EXISTING)
SCALE 1 : 100



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AMENDMENTS

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

LEGEND

- PROPOSED NEW BUILT ELEMENTS
- EXISTING BUILT ELEMENTS TO BE RETAINED

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

HERITAGE FABRIC

APPROVED BY: GA
CHECKED BY: GA/JL

CLIENT
LENDLEASE

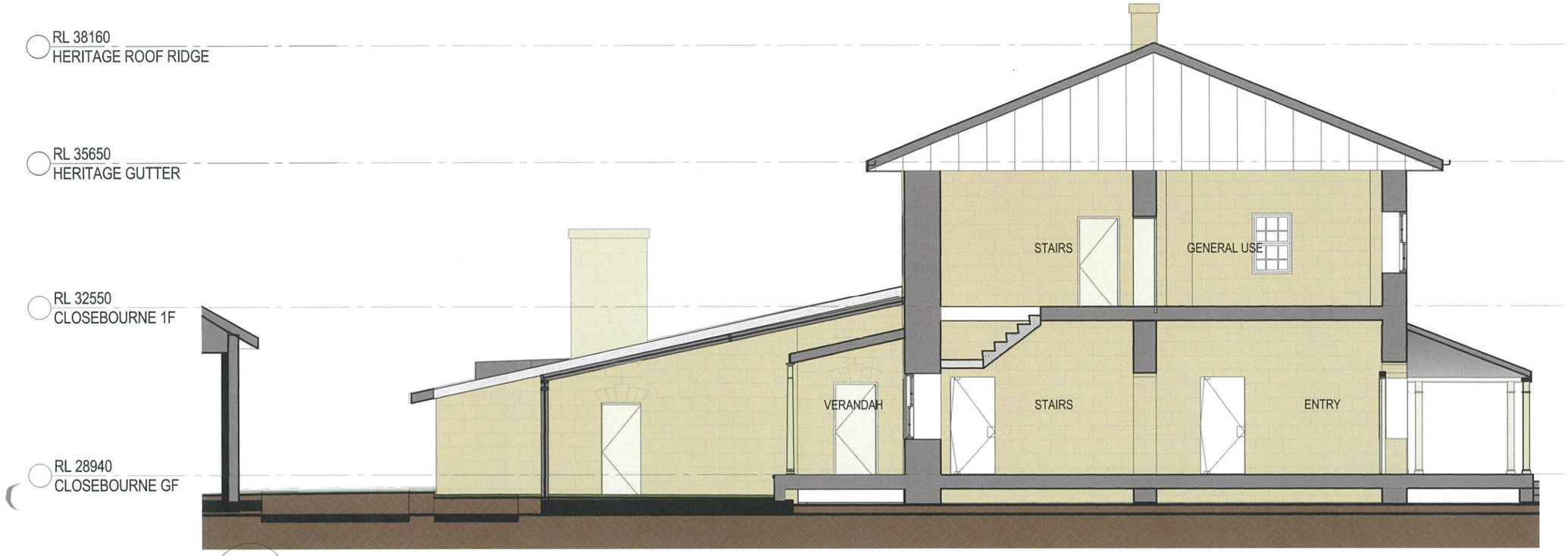
SECTIONS - SHEET 1

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	JL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-500-00	6

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



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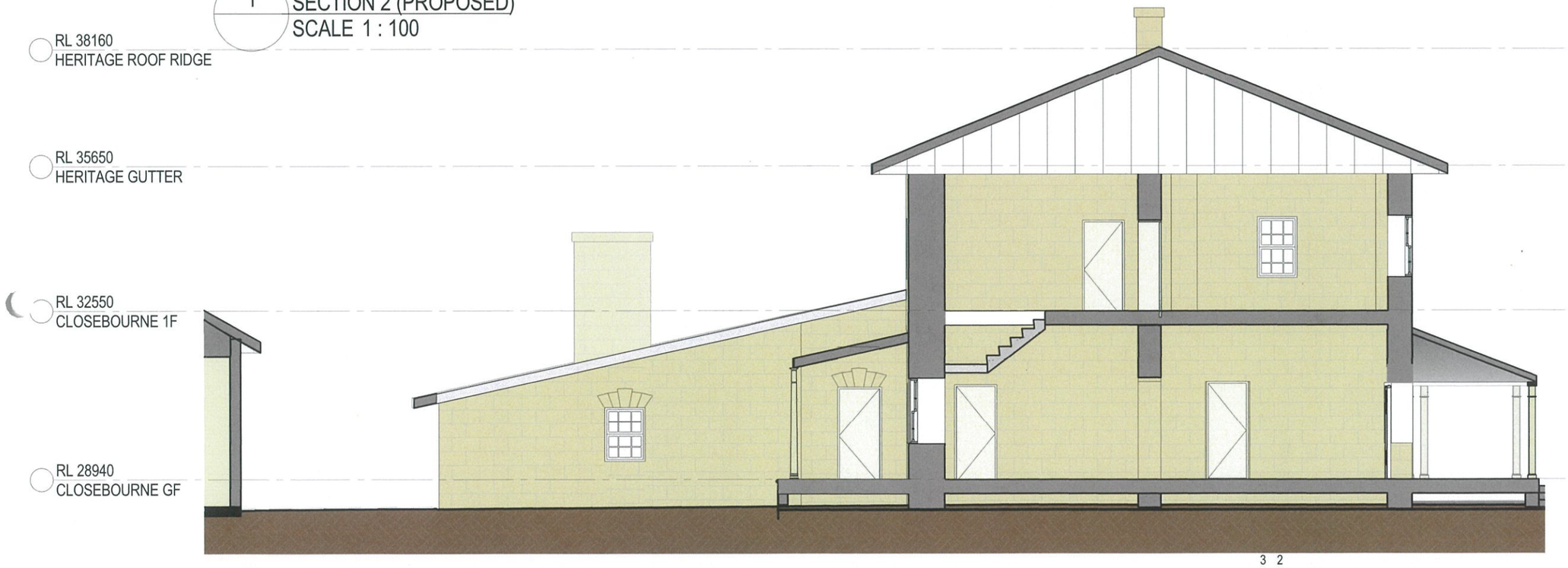
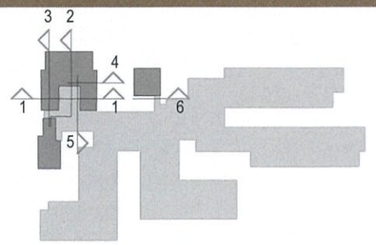


2 SECTION 2 (EXISTING)
SCALE 1 : 100



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AMENDMENTS

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

LEGEND

PROPOSED NEW BUILT ELEMENTS

EXISTING BUILT ELEMENTS TO BE RETAINED

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

HERITAGE FABRIC

APPROVED BY: GA

CHECKED BY: GA/ JL

CLIENT
LENDLEASE

SECTIONS - SHEET 2

DATE	SCALE @ A3	DRAWN
06/25/18	As indicated	JL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-500-01	6

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

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
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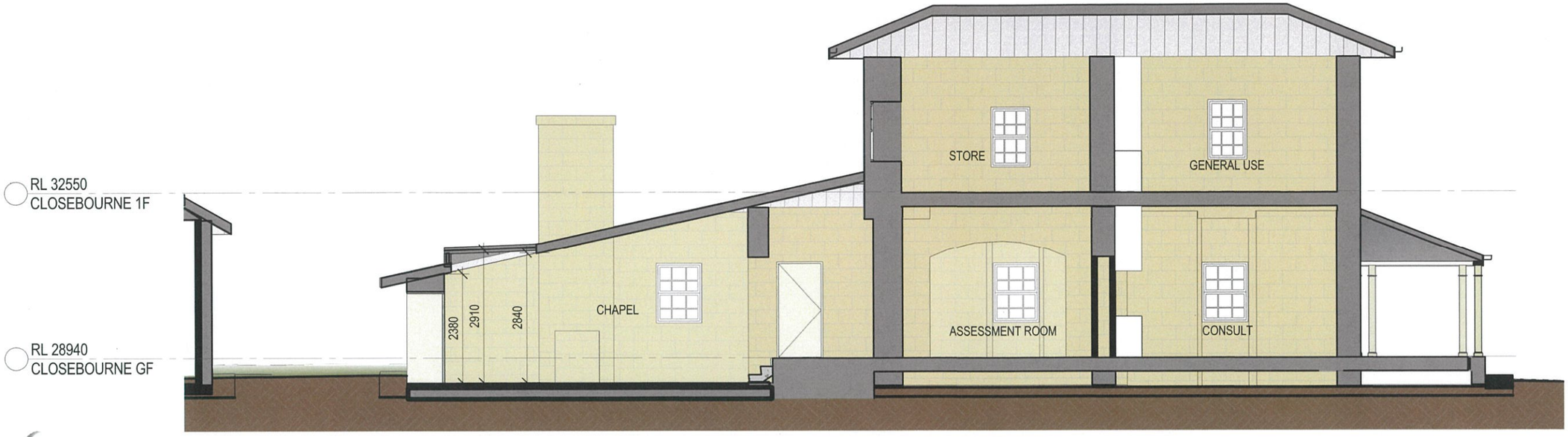
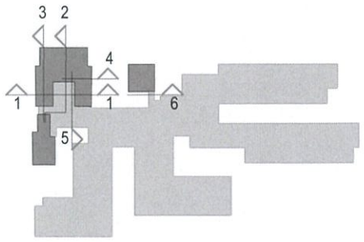
3	ISSUE FOR INFORMATION	JL	14/12/18
4	HERITAGE COUNCIL RFI	JL	21/08/19
5	HERITAGE COUNCIL RFI	JL	19/09/19
6	HERITAGE COUNCIL RFI	JL	05/11/19



1 SECTION 3 (PROPOSED)
SCALE 1 : 100

2 SECTION 3 (EXISTING)
SCALE 1 : 100



LEGEND

PROPOSED NEW BUILT ELEMENTS

EXISTING BUILT ELEMENTS TO BE RETAINED

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

HERITAGE FABRIC

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LENDLEASE

SECTIONS - SHEET 3

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	JL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-500-02	6

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
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ABN 15 081 837 290
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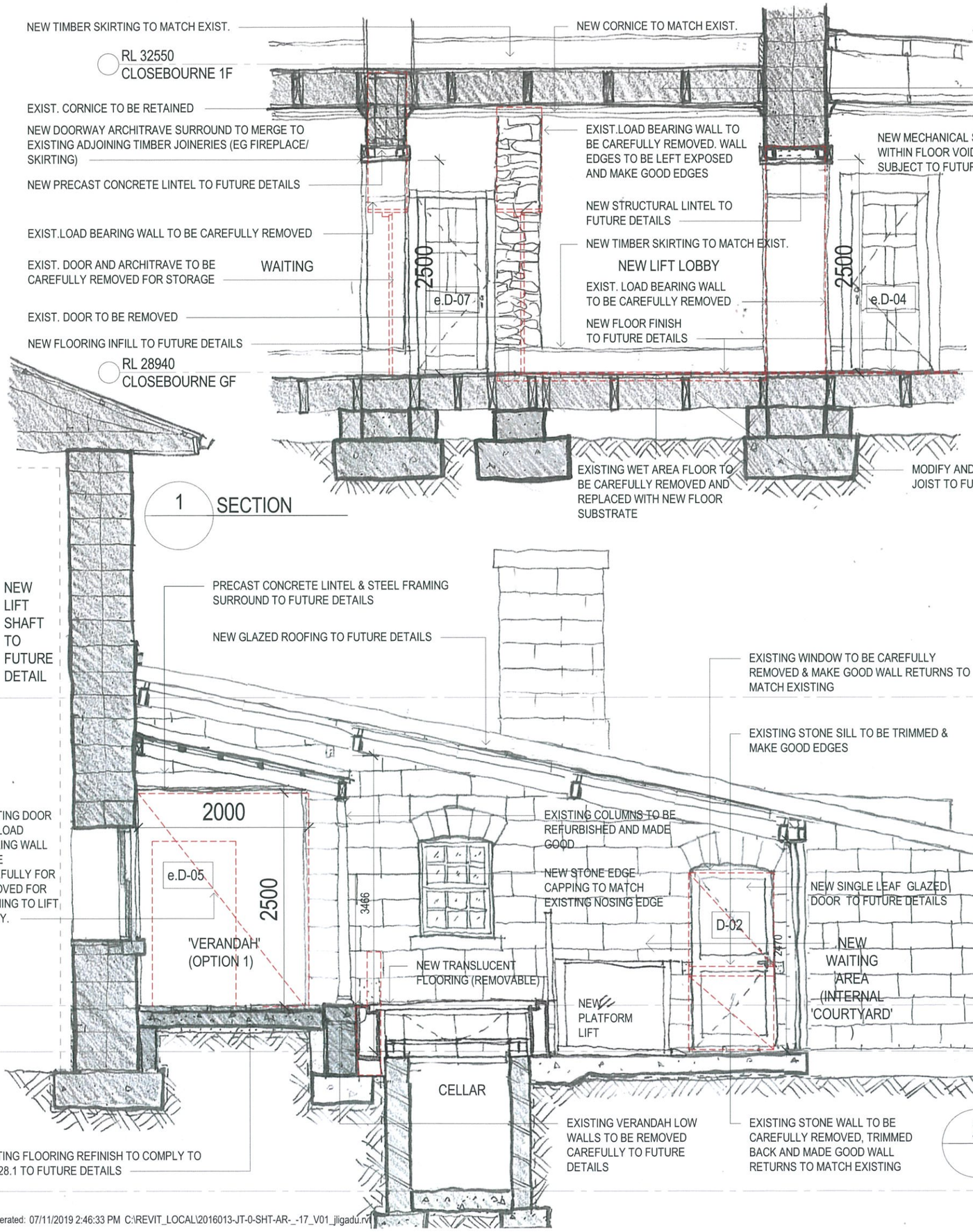
JACKSON TEECE



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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
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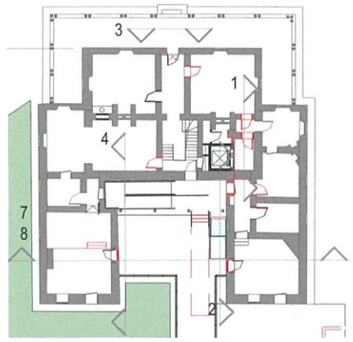
4	ISSUE FOR INFORMATION	JL	14/12/18
5	HERITAGE COUNCIL RFI	JL	21/08/19
6	HERITAGE COUNCIL RFI	JL	15/09/19
7	HERITAGE COUNCIL RFI	JL	06/11/19

LEGEND

EXISTING WALL / DOOR / WINDOW / STAIRS / ROOF TO BE CAREFULLY REMOVED

EXISTING BUILT ELEMENTS TO BE RETAINED



KEY PLAN

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APPROVED BY: GA

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CLIENT
LENDLEASE

SECTION - DETAIL SHEET 1

DATE	SCALE @ A3	DRAWN
06/26/18	As indicated	Author

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-550-00	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
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ABN 15 081 837 290
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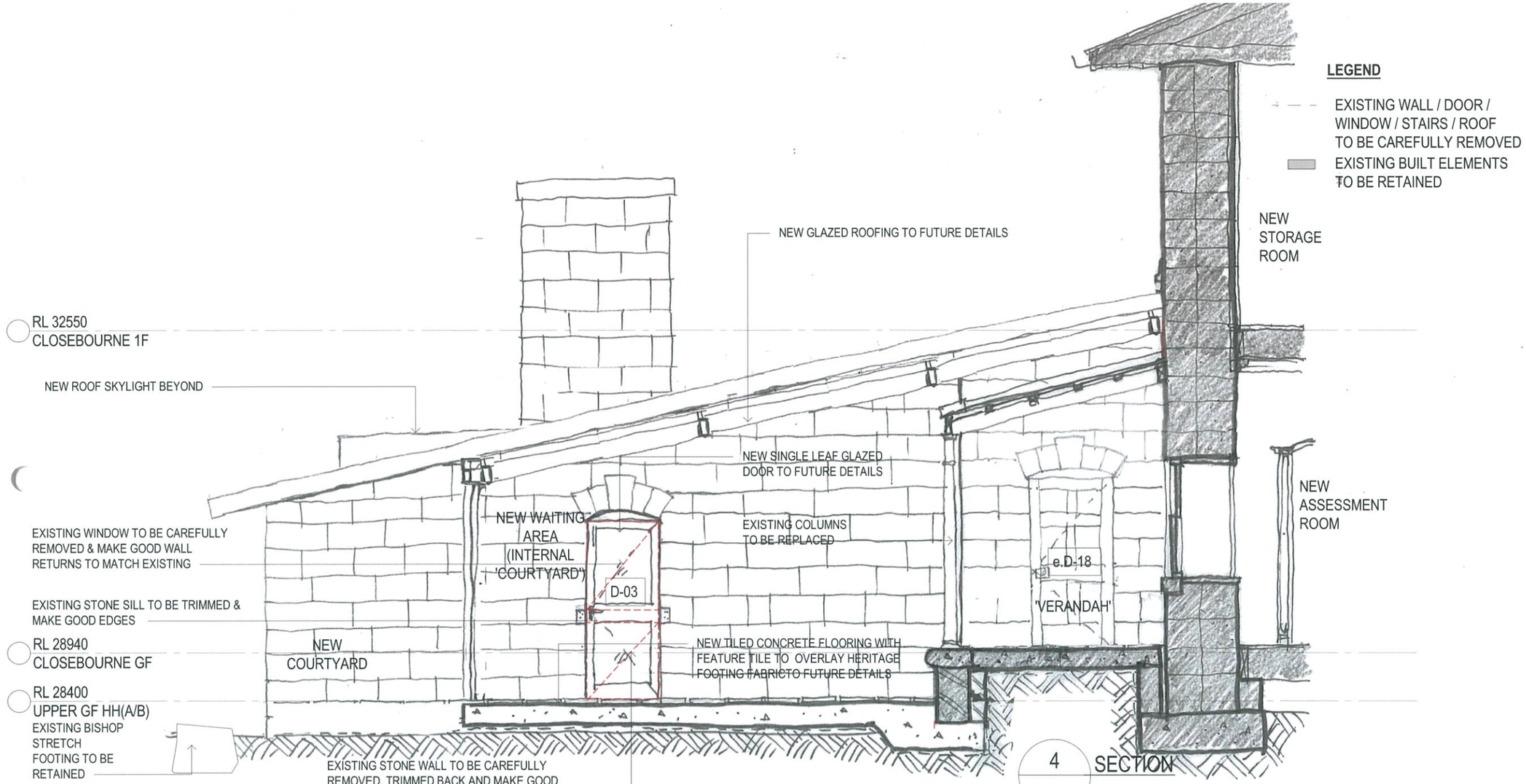
JACKSON TEECE



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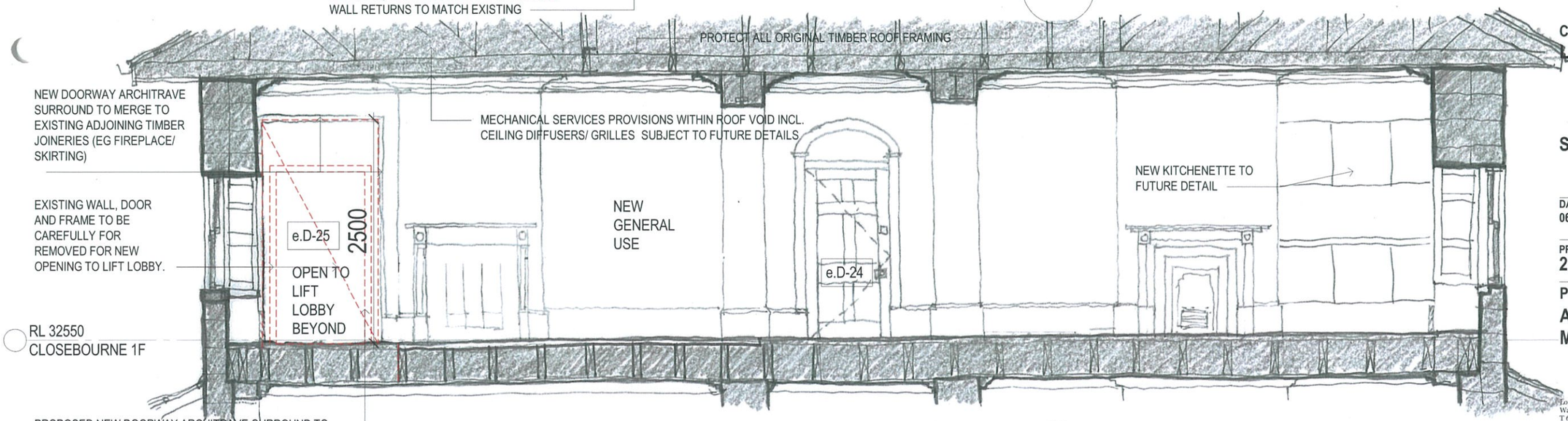

5 SECTION

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
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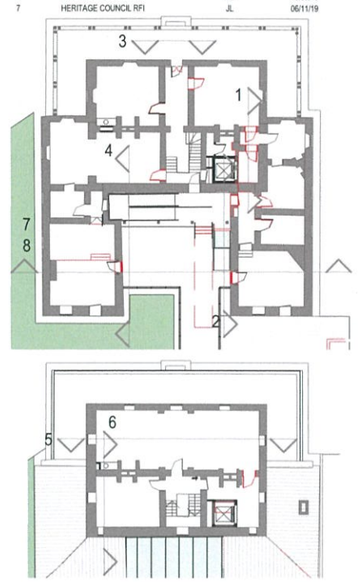
5	HERITAGE COUNCIL RFI	JL	21/08/19
6	HERITAGE COUNCIL RFI	JL	19/09/19
7	HERITAGE COUNCIL RFI	JL	06/11/19

LEGEND

- EXISTING WALL / DOOR / WINDOW / STAIRS / ROOF TO BE CAREFULLY REMOVED
- EXISTING BUILT ELEMENTS TO BE RETAINED



KEY PLAN

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APPROVED BY: GA

CHECKED BY: GA/ JL

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LENDLEASE

SECTION - DETAIL - SHEET 2

DATE	SCALE @ A3	DRAWN
06/26/18	As indicated	JL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-550-01	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

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
2	ISSUE FOR INFORMATION	JL	25/09/18
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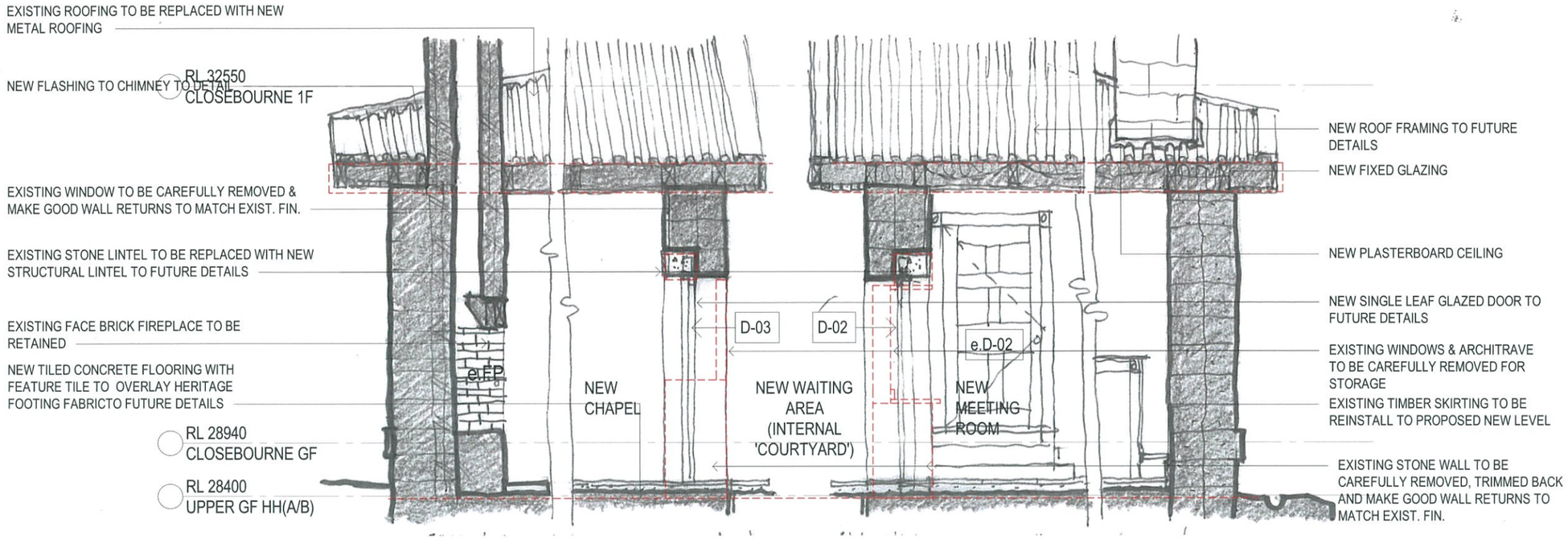
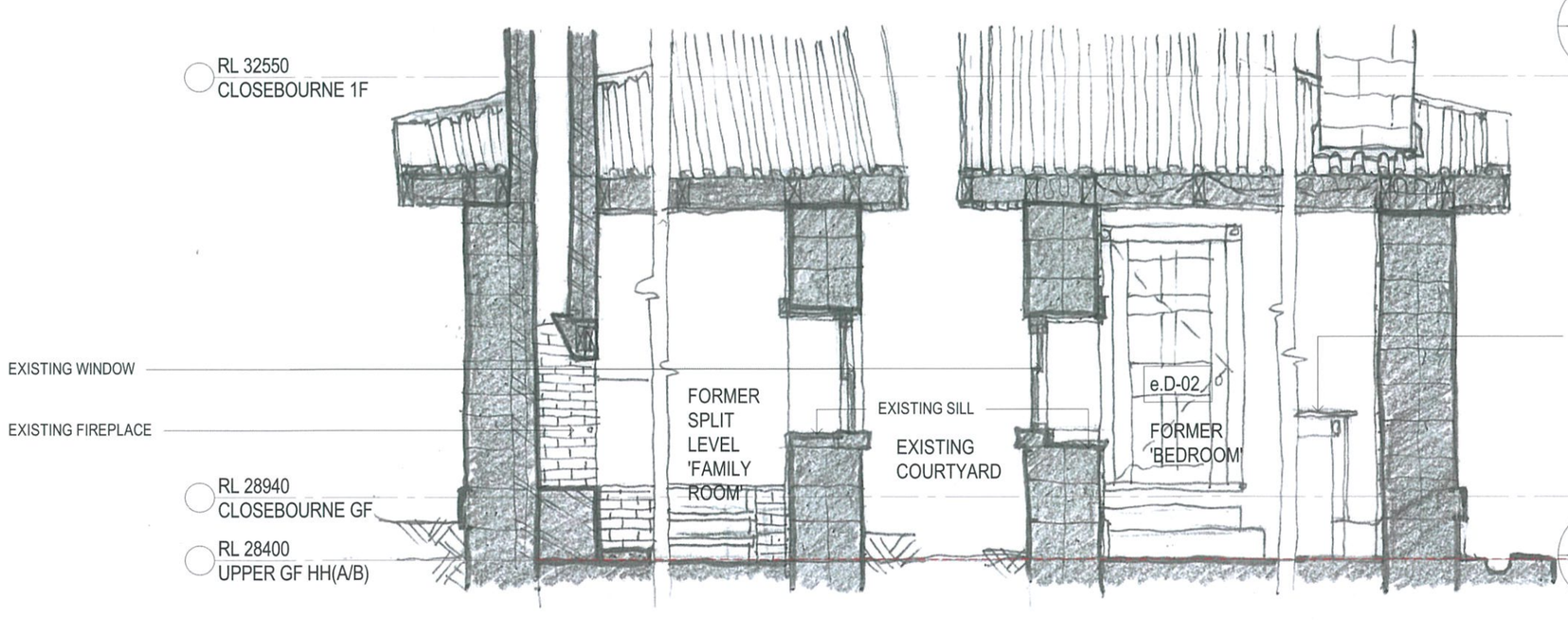
4	ISSUE FOR INFORMATION	JL	14/12/18
5	HERITAGE COUNCIL RFI	JL	21/08/19
6	HERITAGE COUNCIL RFI	JL	19/09/19



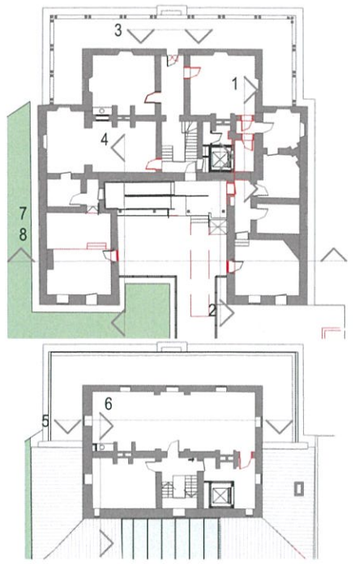
7 SECTION (PROPOSED)



8 SECTION (EXISTING)

LEGEND

- EXISTING WALL / DOOR / WINDOW / STAIRS / ROOF TO BE CAREFULLY REMOVED
- EXISTING BUILT ELEMENTS TO BE RETAINED



KEY PLAN

50mm on original

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HERITAGE FABRIC

APPROVED BY: GA

CHECKED BY: GA/JL

CLIENT
LENDLEASE

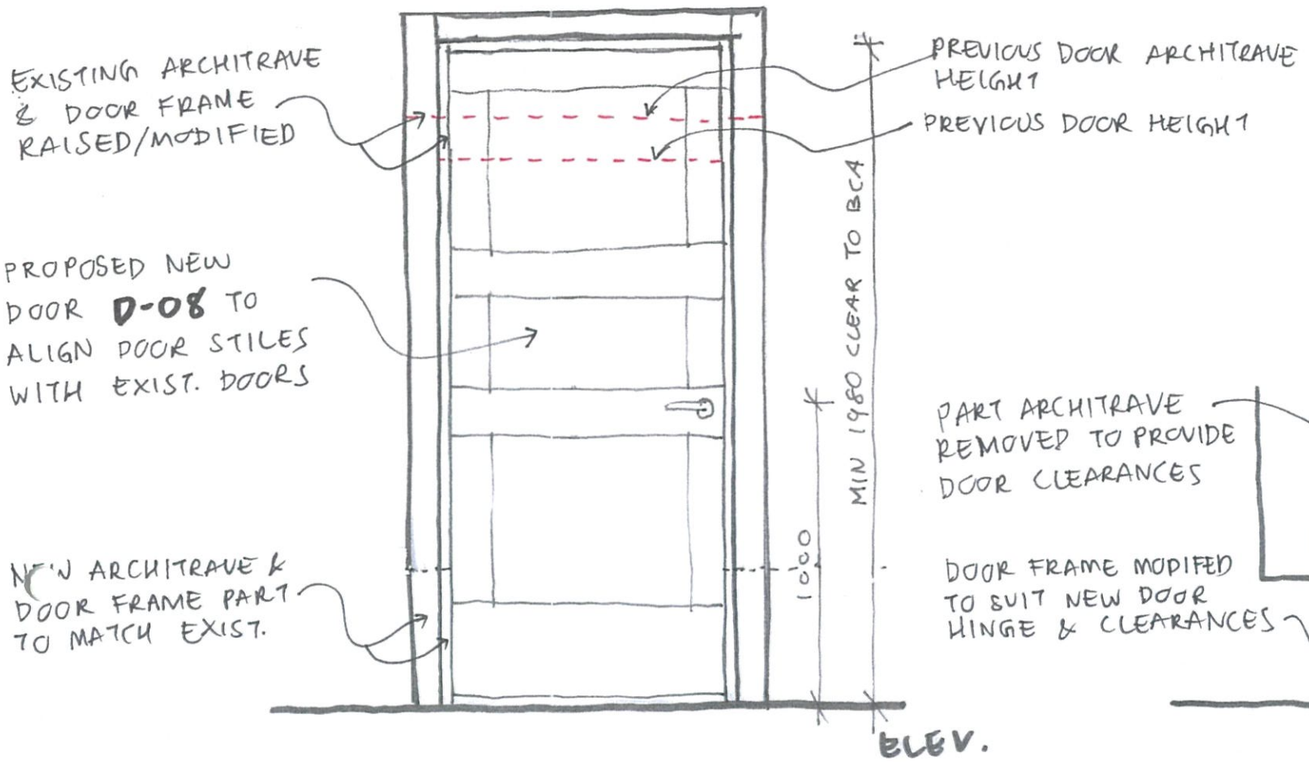
SECTION - DETAIL - SHEET 3

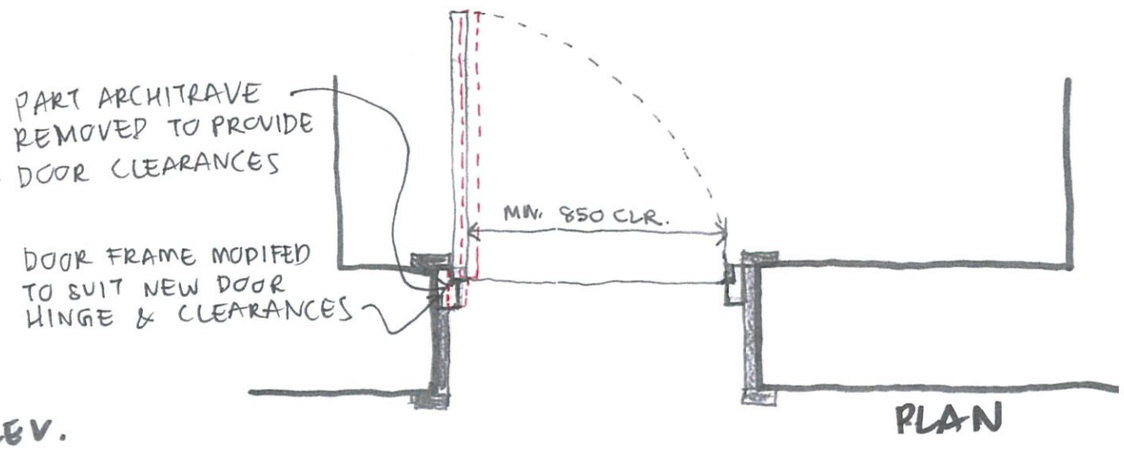
DATE	SCALE @ A3	DRAWN
06/26/18	As indicated	JL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-550-02	6

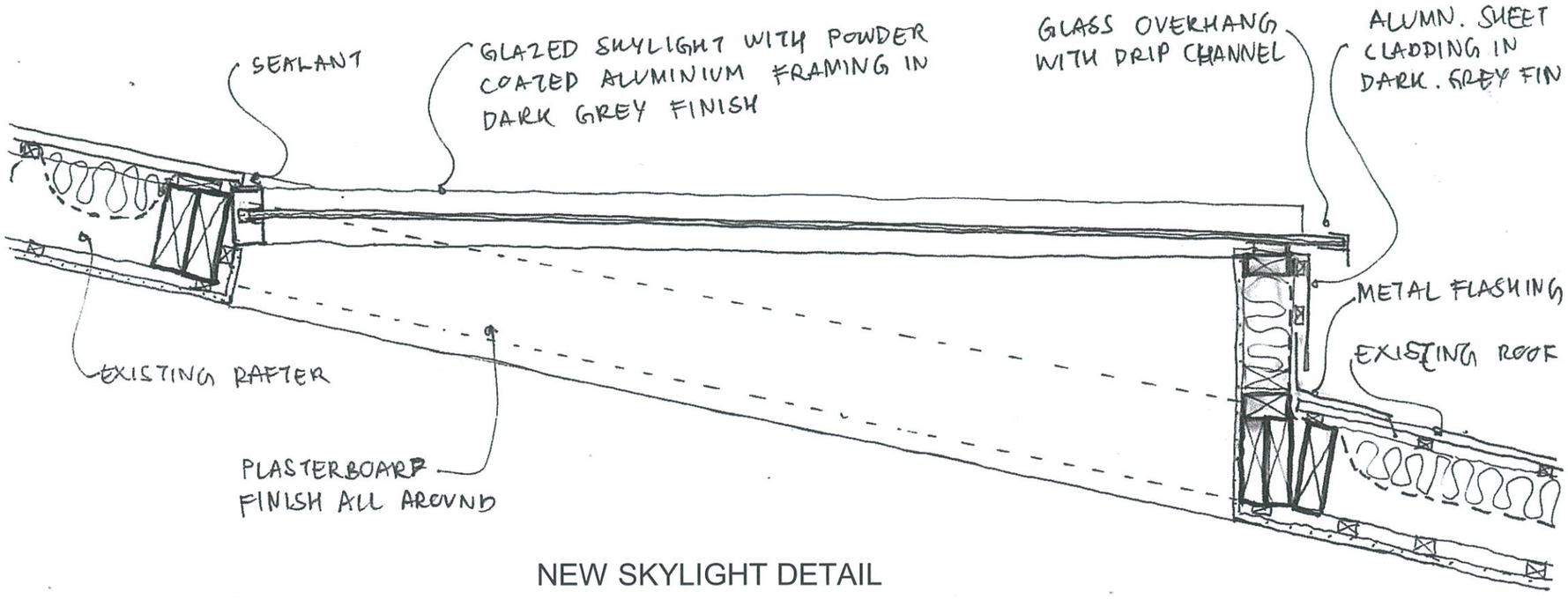
PROJECT
AGED CARE MORPETH

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 Willo Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE





e.DO3 ELEVATION AND PLAN DETAILS



NEW SKYLIGHT DETAIL

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	HERITAGE COUNCIL RFI	JL	06/11/19

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

HERITAGE FABRIC

APPROVED BY: GA
CHECKED BY: GA/JL

CLIENT
LENDLEASE

SECTION - DETAIL - SHEET 4

DATE 06/26/18
SCALE @ A3
DRAWN JL

PROJECT No. 253824-MO
PHASE DRAWING DA ASK-550-03
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
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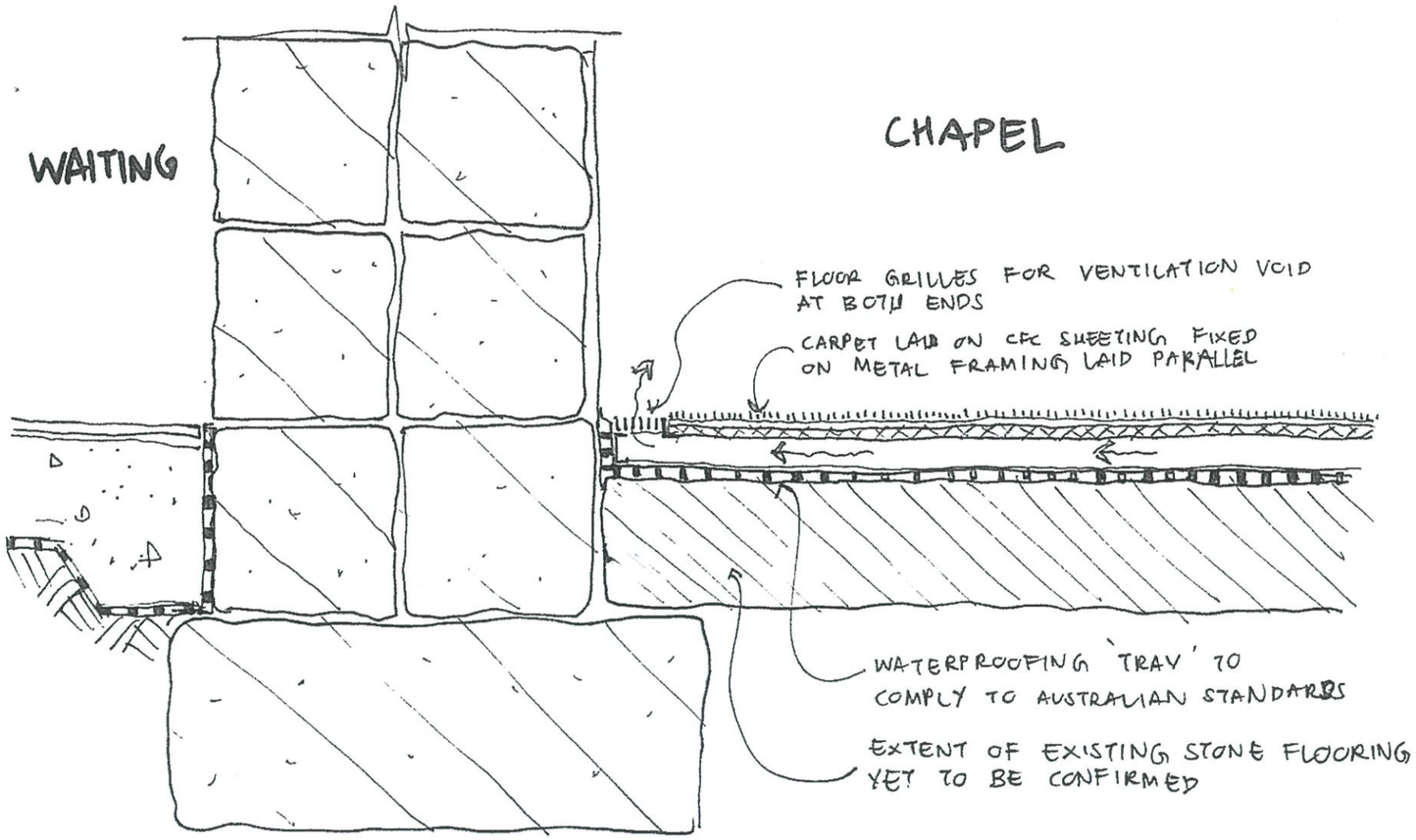
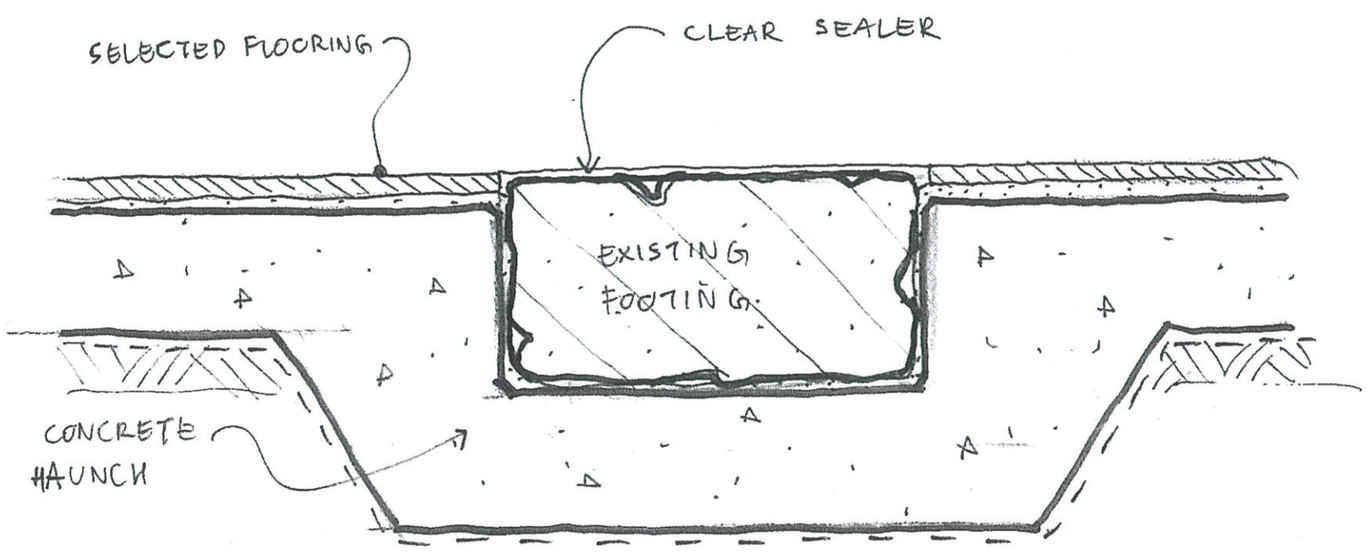


ELEVATED FLOOR DETAIL AT CHAPEL



BISHOP STRETCH FOOTING FLOOR DETAIL

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	HERITAGE COUNCIL RFI	JL	06/11/19

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

APPROVED BY: Approver

CHECKED BY: Checker

CLIENT
LENDLEASE

SECTION - DETAIL - SHEET 5

DATE	SCALE @ A3	DRAWN
06/26/18	1:10	Author

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-550-04	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
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JACKSON TEECE