

KINCUMBER - AGED CARE FACILITY

PROPOSED LOT 1, LOT 103 DP 707503
290 AVOCA DRIVE, KINCUMBER, NSW

ARCHITECTURAL DRAWINGS - DEVELOPMENT APPLICATION

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019
3	COUNCIL RFI	JL	18/03/2020

DRAWING LIST		
NAME	SHEET NO.	REVISION
COVER SHEET	000-00	3
LOCALITY PLAN	000-01	2
SITE ANALYSIS	000-02	2
SITE PLAN	000-03	2
LOWER GROUND FLOOR PLAN	200-00	2
GROUND FLOOR PLAN	200-01	2
FLOOR PLAN - FIRST FLOOR	301-00	2
FLOOR PLAN - SECOND FLOOR	302-00	2
FLOOR PLAN - ROOF	303-00	1
ELEVATIONS WITH TREES	400-00	2
ELEVATION	400-01	2
SECTIONS	500-00	3
SECTIONS	501-00	1
SHADOW DIAGRAMS SHEET 1	900-02	2
SHADOW DIAGRAMS SHEET 2	900-03	2
SHADOW DIAGRAM SHEET 3	900-04	2
SHADOW DIAGRAM SHEET 4	900-05	2
SHADOW DIAGRAM SHEET 5	900-06	2
SHADOW DIAGRAM SHEET 6	900-07	2
PHOTOMONTAGE 1	900-09	1
PHOTOMONTAGE 2	900-10	1
PHOTOMONTAGE 3	900-11	1
AREA PLANS - FSR CALCULATION (SEPP HPSD 2004)	900-31	2
8m BUILDING HEIGHT LIMIT (SEPP HSPD 2004)	900-54	2

50mm on original


THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DA APPLICATION

APPROVED BY:
GA

CHECKED BY:
JL

CLIENT
LENDLEASE



DRAWING
COVER SHEET

DATE
12/21/17

SCALE A1

DRAWN
BP

PROJECT No.
253824-KI-AD-000-00

DISCP

DRAWING No.
3

ISSUE

PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

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

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1 LOCALITY PLAN
SCALE 1 : 750

NOTES:



PHOTOGRAPHS VIEW ANGLES

INDICATES E3 ZONE BOUNDARY



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10

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DRAWING
LOCALITY PLAN

DATE
01/04/18

SCALE A1
As indicated

DRAWN
BP

PROJECT No. 253824-KIAD-000-01

ISSUE
2

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KINCUMBER - RESIDENTIAL AGED
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64 - Gosford to Woy Woy via Empire Bay & Kincumber
Melville St near Scaysbrook Dr, Kincumber
08:32 09:41 10:41 11:36 12:36 13:36 14:36 15:47 16:20 16:38 17:38 18:08

64 - Woy Woy to Gosford via Empire Bay & Kincumber
Melville St near Scaysbrook Dr, Kincumber
07:45 08:09 09:06 10:06 11:06 12:06 13:06 14:06 14:36 16:11 16:44K17:14 17:44 18:10

66A - Gosford to Avoca Beach & Copacabana via Kincumber & Green Pt (Loop Service)
Kincumber Village, Avoca Dr, Kincumber
06:13 06:42 09:04 10:06 11:06 12:06
Avoca Dr opp Kincumber Village, Kincumber
05:05 05:35 05:50 06:30 06:55 07:26 07:40 08:01 08:46 09:46 10:47 11:47 12:47

 **BUS TIMETABLES**

LEGEND:

- INDICATIVE NEIGHBOUR'S BOUNDARY
- PEDESTRIAN ROUTE TO LOCAL AMENITIES (BUS STOPS)
- ACCESS TO LOCAL RECREATION AND COMMUNITY FACILITIES AT EXISTING LEND LEASE RETIREMENT VILLAGE
- SUBJECT SITE BOUNDARY
- EXISTING SITE ELEMENTS TO BE DEMOLISHED
- BUS STOPS LESS THAN 400M FROM SITE
- EXISTING TREES SHOWN IN REAL SERVE SURVEY REF. 51152DM DATED 08/11/13 TO BE REMOVED. REFER ARBORIST AND LANDSCAPE REPORT
- EXISTING TREES SHOWN IN REAL SERVE SURVEY REF. 51152DM DATED 08/11/13 AND IDENTIFIED ADDITIONALLY IN ARBORIST PLANS TO BE REMOVED. REFER ARBORIST AND LANDSCAPE REPORT
- EXISTING TREES SHOWN IN REAL SERVE SURVEY REF. 71947 DATED 03/07/19 TO BE REMOVED. REFER ARBORIST AND LANDSCAPE REPORT
- INDICATES APPROXIMATE ZONES OF PRIVATE OPEN SPACE IN ADJACENT PROPERTIES
- VEHICULAR ACCESS TO SITE
- PEDESTRIAN ACCESS TO SITE
- PRECINCT VIEWS
- NOISE SOURCE

50mm on original
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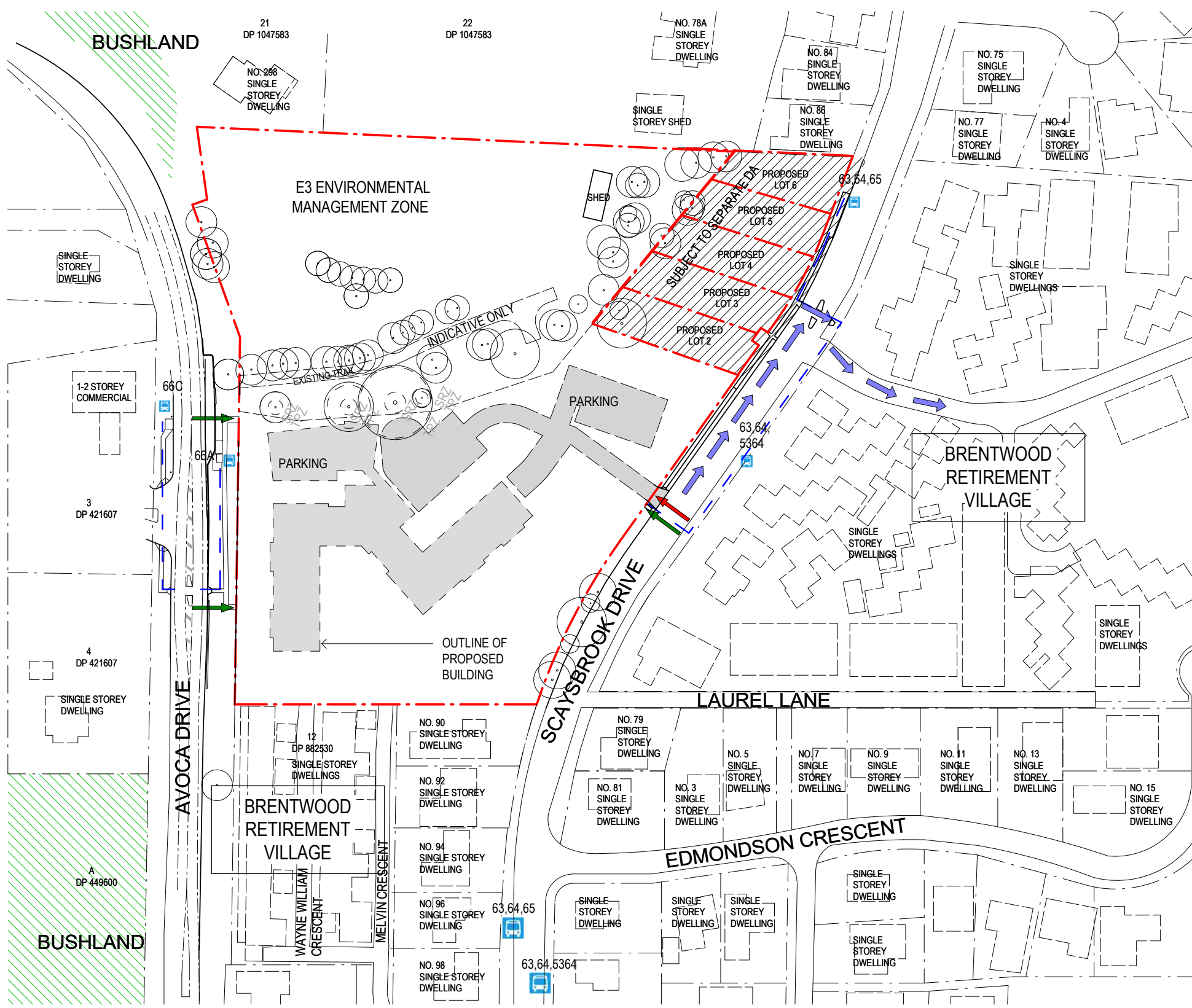
DRAWING
SITE ANALYSIS

DATE	SCALE	DRAWN
12/21/17	A1 As indicated	BP
PROJECT No.	DISC.	DRAWING No.
253824-KI-AD-000-02		2
ISSUE		

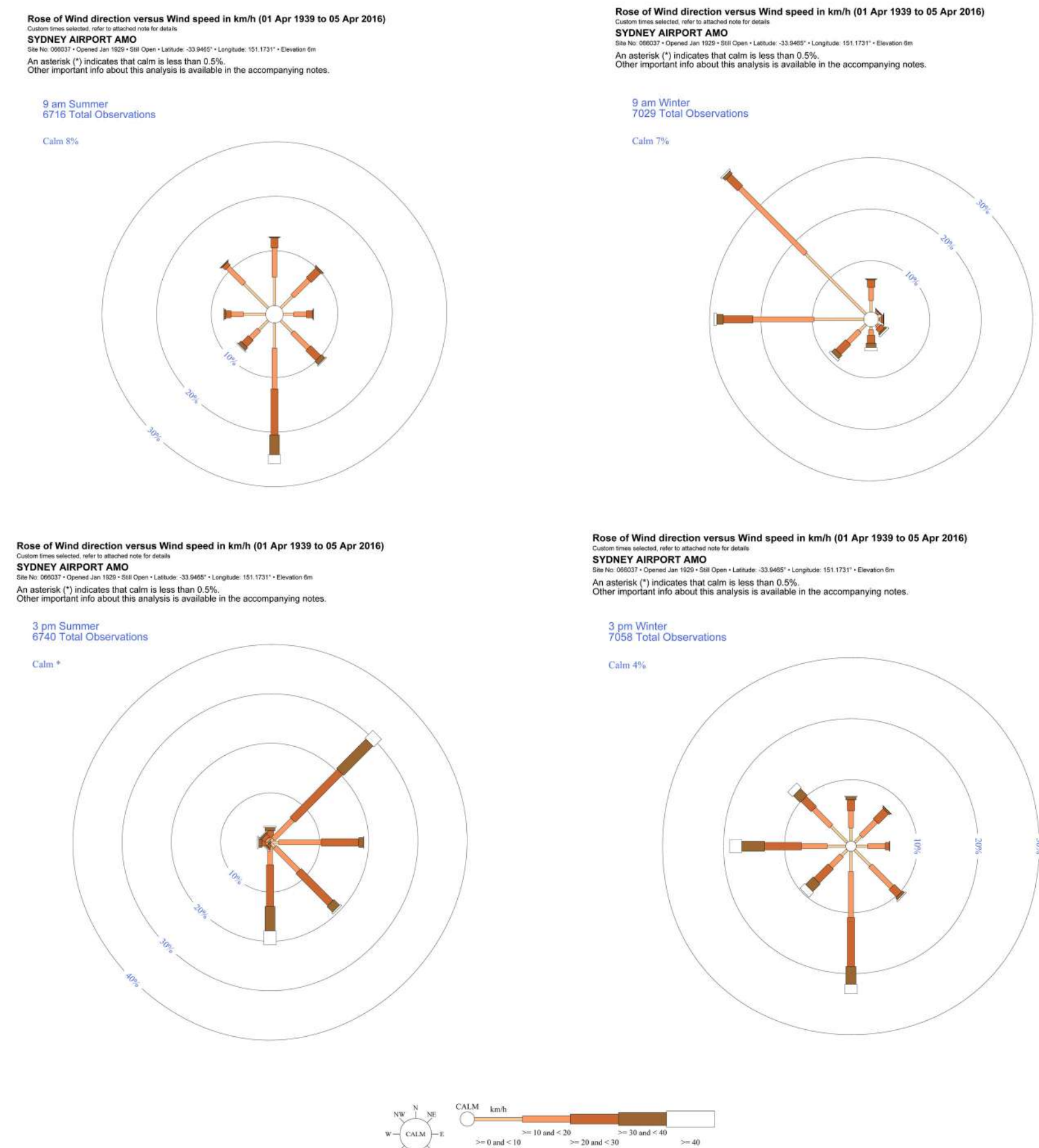
PROJECT
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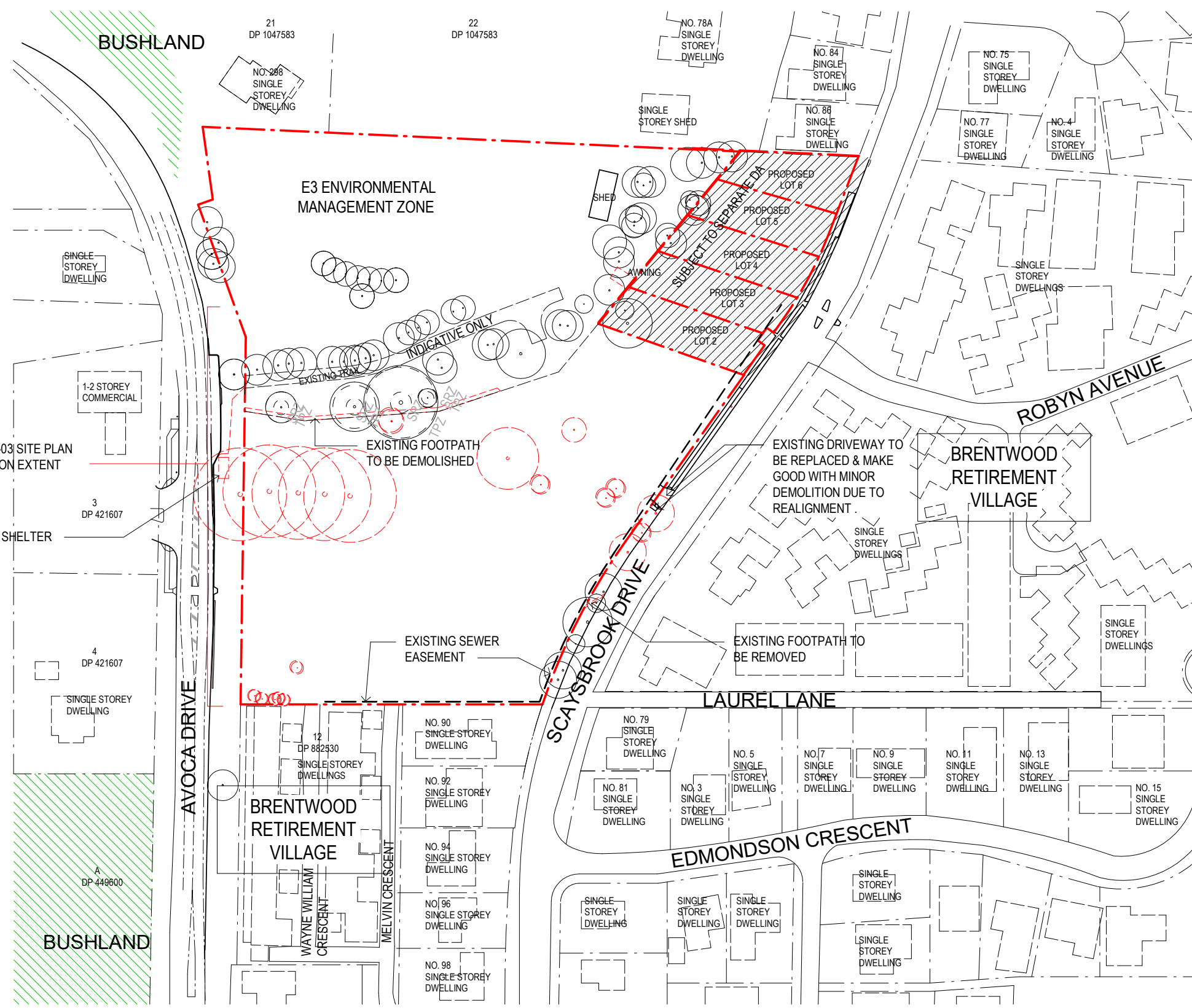
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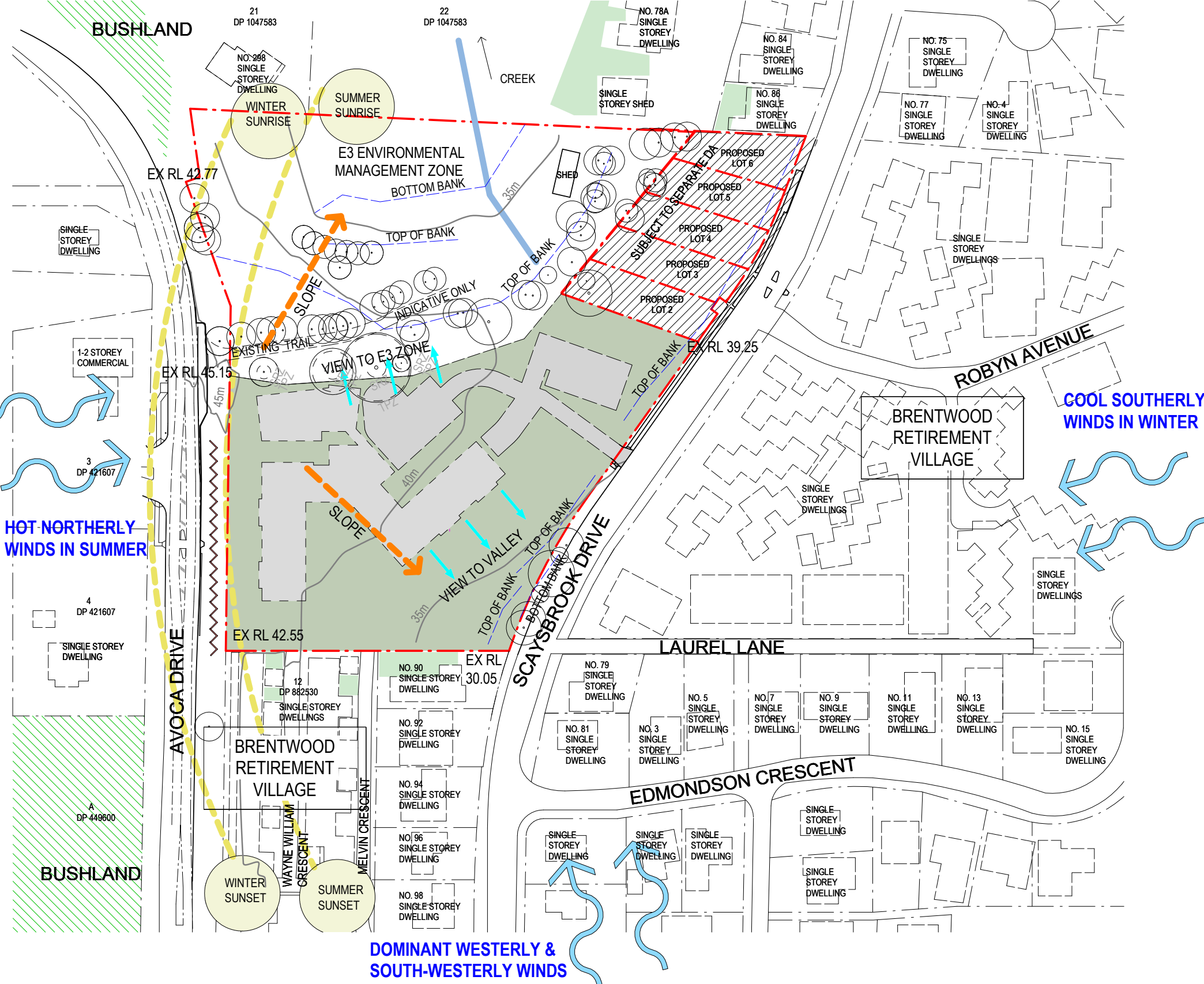
2 ACCESS PLAN



4 WIND ROSE DIAGRAM



1 DEMOLITION PLAN



3 OPPORTUNITIES AND CONSTRAINTS

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RPT	JL	02/10/2019

LEGEND:

- INDICATES EXISTING SEWER LINE AS PER SURVEY
- EXISTING TREES SHOWN IN REAL SERVE SURVEY REF. 51152DM DATED 08/11/13 TO BE REMOVED. REFER ARBORIST AND LANDSCAPE REPORT
- EXISTING TREES SHOWN IN REAL SERVE SURVEY REF. 51152DM DATED 08/11/13 AND IDENTIFIED ADDITIONALLY IN ARBORIST PLANS TO BE REMOVED. REFER ARBORIST AND LANDSCAPE REPORT
- EXISTING TREES SHOWN IN REAL SERVE SURVEY REF. 71947 DATED 03/07/19 TO BE REMOVED. REFER ARBORIST AND LANDSCAPE REPORT
- INDICATES SURROUNDING APPROXIMATE SITE BOUNDARIES
- INDICATES E3 ZONE BOUNDARY
- INDICATES PROJECT BOUNDARY
- INDICATES SEWER EASEMENT TBC
- INDICATES EXISTING FENCE
- INDICATES VEHICLE ACCESS TO SITE
- INDICATES PEDESTRIAN ACCESS TO SITE
- INDICATES APPROXIMATE ZONES OF BUSHLAND
- INDICATES SURROUNDING APPROXIMATE BUILDING OUTLINES

NOTES:

- SERVICES LOCATION AND SITE SERVICES ELEMENTS REFER TO SURVEYOR'S DOCUMENTATION FOR DETAILS AND LOCATION. LOCATION SHOWN ON SITE PLAN IS INDICATIVE ONLY.
- BOUNDARY FENCES DETAILS, LOCATIONS AND EXTENTS REFER TO LANDSCAPE DRAWINGS
- ALL OTHER SITE ELEMENTS NOT SHOWN TO BE CONFIRMED ON SITE FOR RELOCATION / REMOVAL / REPLACEMENT / ETC TO FUTURE DETAILS.
- THE EXACT LOCATION AND ENGINEERING DESIGN SPECIFICATIONS OF THE ADDITIONAL FOOTPATH AND PEDESTRIAN ACCESS POINTS ON BOTH THE AVOCA DRIVE AND SCAYSBROOK DRIVE ROAD RESERVES WILL BE DETAILED IN THE SECTION 138 APPLICATION TO BE SUBMITTED TO COUNCIL PRIOR TO CONSTRUCTION WORKS COMMENCING. REFER PLANNER'S LETTER.

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DRAWING SITE PLAN

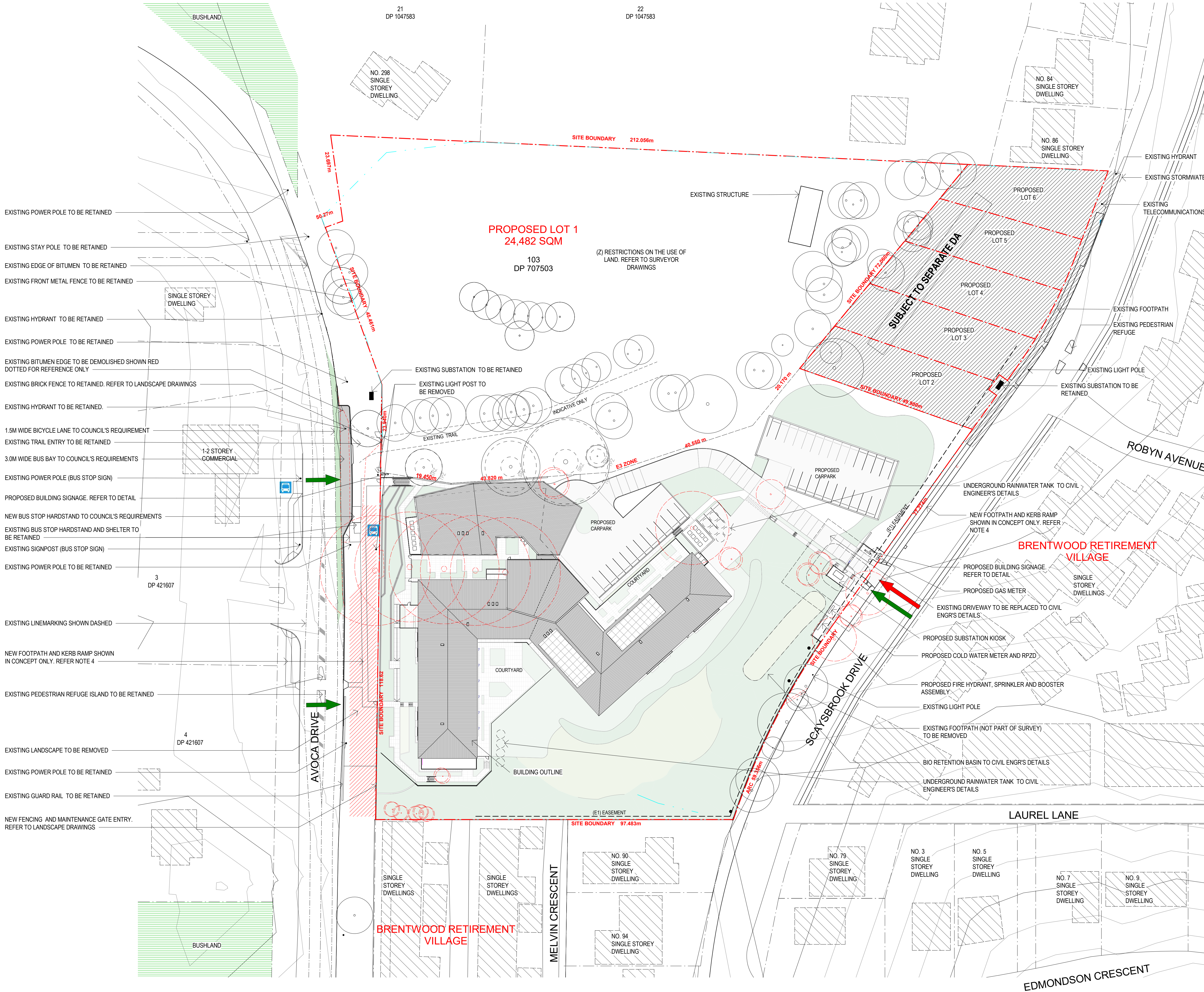
DATE: 12/21/16
SCALE: A1 1:500
DRAWN: BP

PROJECT No: 253824-KI-AD-000-03
DISC: DRAWING No: 2

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1	DA ISSUE	AK	21/03/2019
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LEGEND	
HL	HIGHLIGHT WINDOW
S	SMOKE DOOR
SK	SKYLIGHT
TPZ	TREE PROTECTION ZONE
SRZ	STRUCTURAL ROOT ZONE

NOTE:
ALL EXTERNAL RL'S SHOWN FOR DESIGN INTENT SUBJECT TO FUTURE CIVIL AND LANDSCAPE DETAILS

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DRAWING: GROUND FLOOR PLAN

DATE: 12/21/17
SCALE: A1 1:200
DRAWN: BP
PROJECT: 253824-KI-AD-200-01
DISC: DRAWING No. 2

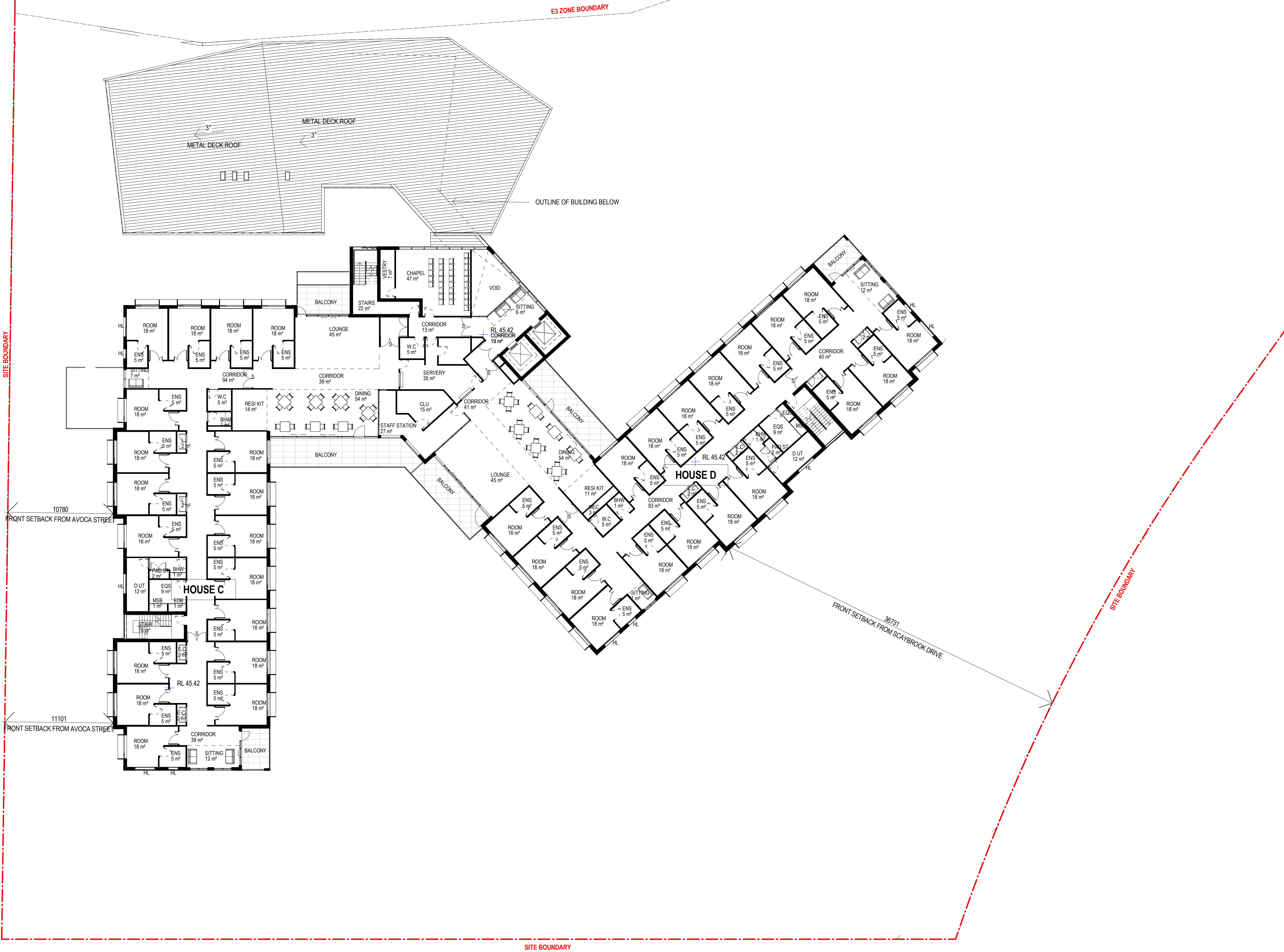
PROJECT: KINCUMBER - RESIDENTIAL AGED CARE FACILITY

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2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019



- LEGEND
- HL HIGHLIGHT WINDOW
 - S SMOKE DOOR
 - SKY SKYLIGHT
 - TPZ TREE PROTECTION ZONE
 - SRZ STRUCTURAL ROOT ZONE

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DA APPLICATION

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Approver
CLIENT
LENDELEASE



DRAWING
FLOOR PLAN - FIRST FLOOR

DATE	SCALE A1	DRAWN
12/21/17	1 : 200	BP
PROJECT No.	DISC.	DRAWING No.
253824-KI-AD-301-00		2

PROJECT
KINCUMBER - RESIDENTIAL AGED
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1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019

SITE BOUNDARY

E3 ZONE BOUNDARY

SITE BOUNDARY

- LEGEND
- HL HIGHLIGHT WINDOW
 - S SMOKE DOOR
 - SKYLIGHT SKYLIGHT
 - TPZ TREE PROTECTION ZONE
 - SRZ STRUCTURAL ROOT ZONE

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- LEGEND
- SKYLIGHT SKYLIGHT
 - HL HIGHLIGHT WINDOWS

DRAWING
FLOOR PLAN - SECOND FLOOR

DATE: 09/28/17
SCALE A1: 1 : 200
DRAWN: BP
PROJECT No: 253824-KI-AD-302-00
DISC: DRAWING No: 2
ISSUE: 2

PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

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Nominated Architect Damian Barker (8592), John Gow (6790), Daniel Hudson (8315)

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ISSUE	DESCRIPTION	APPROVED	DATE
1	DA APPLICATION	AK	21/03/2019

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APPROVED BY:  CHECKED BY: JL
CLIENT: LEND LEASE



DRAWING
FLOOR PLAN - ROOF

DATE	SCALE A1	DRAWN
12/21/16	1 : 200	BP
PROJECT No.	DISCP	DRAWING No.
253824-KI-AD-303-00		
ISSUE	1	

PROJECT
KINCUMBER - RESIDENTIAL AGED
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E3 ZONE BOUNDARY

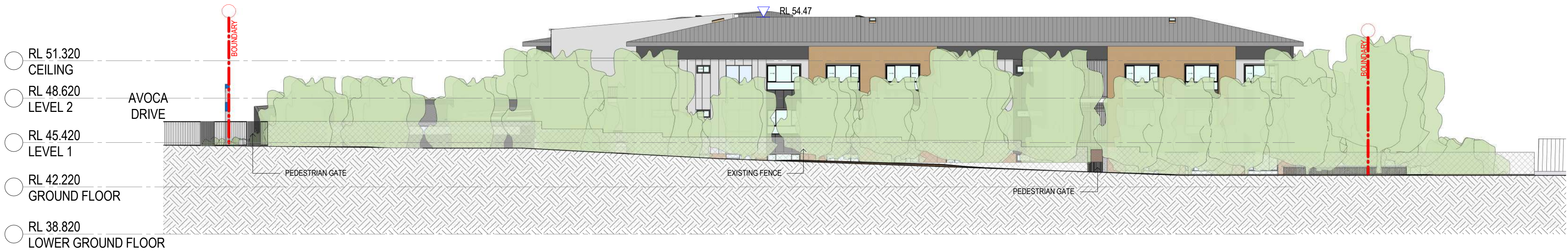
SITE BOUNDARY

SITE BOUNDARY

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1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019



1 Street Elevation - North
SCALE 1 : 200



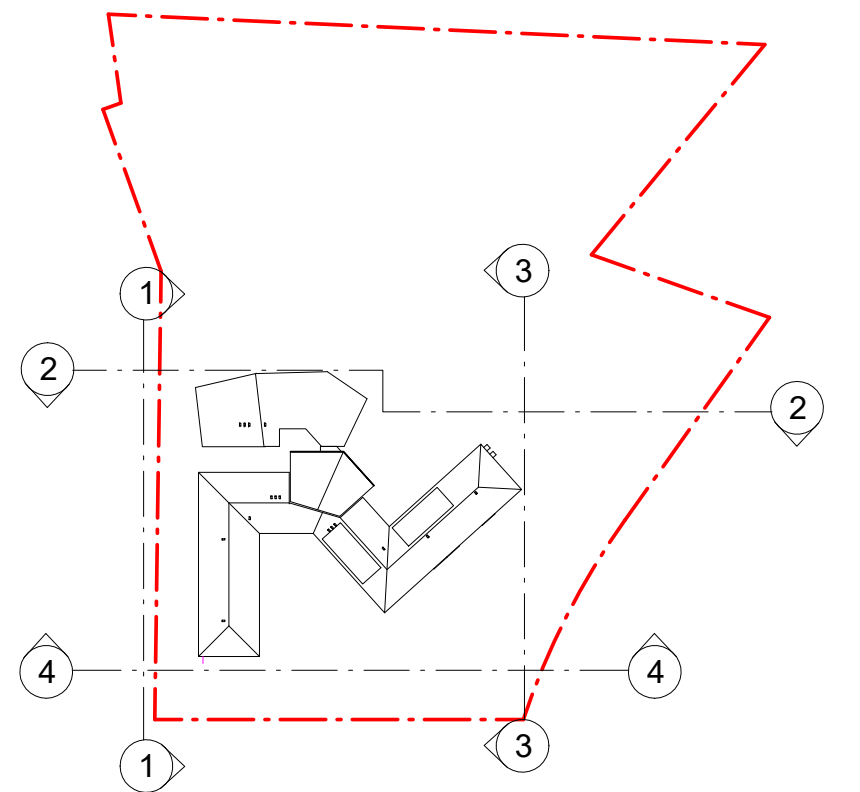
2 Elevation - East
SCALE 1 : 200



3 Elevation - South East
SCALE 1 : 200



4 Elevation - West
SCALE 1 : 200



6 KEY PLAN - ELEVATION

50mm on original

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APPROVED BY: *[Signature]* CHECKED BY: JL
APR CLIENT
LENLEASE



DRAWING
ELEVATIONS WITH TREES

DATE	SCALE A1	DRAWN
12/21/16	As indicated	BP
PROJECT No.	DISC.	DRAWING No.
253824-KI-AD-400-00		2

PROJECT
KINCUMBER - RESIDENTIAL AGED
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1 Elevation - North
SCALE 1 : 200



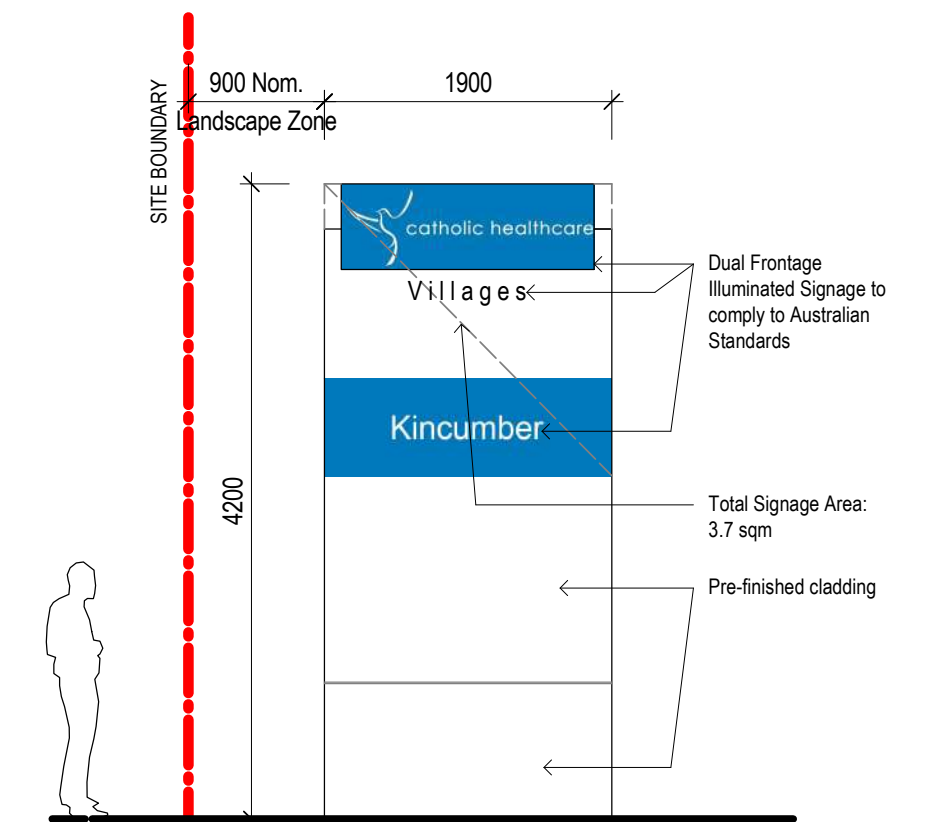
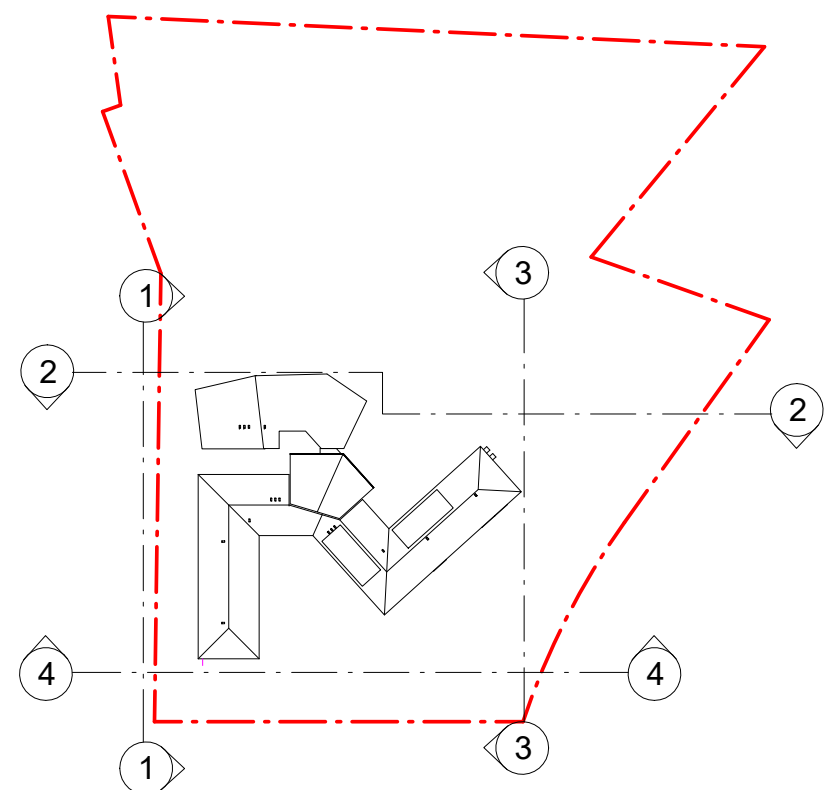
2 Elevation - East 1
SCALE 1 : 200



3 Elevation - South East 1
SCALE 1 : 200



4 Elevation - West 1
SCALE 1 : 200



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DRAWING
ELEVATION

DATE: 12/14/18 SCALE: A1
PROJECT No: 253824-KI-AD-400-01 DISC: As indicated DRAWING No: 2
PROJECT: KINCUMBER - RESIDENTIAL AGED CARE FACILITY

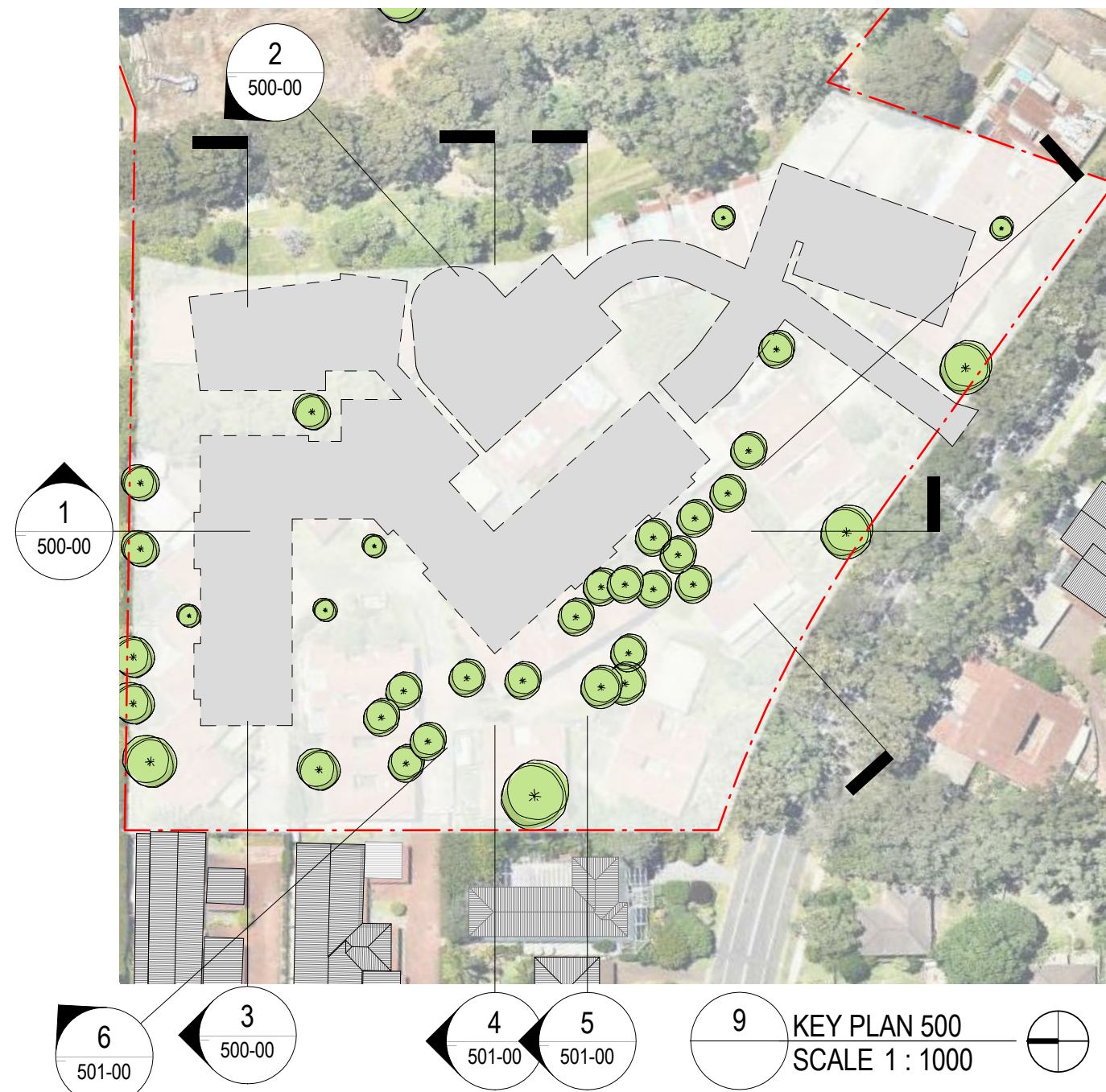
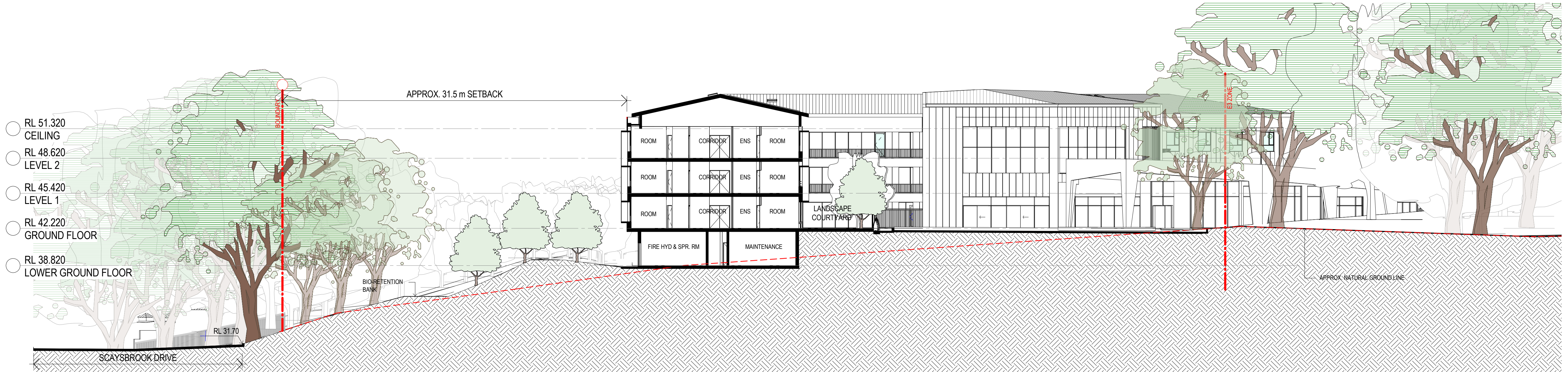
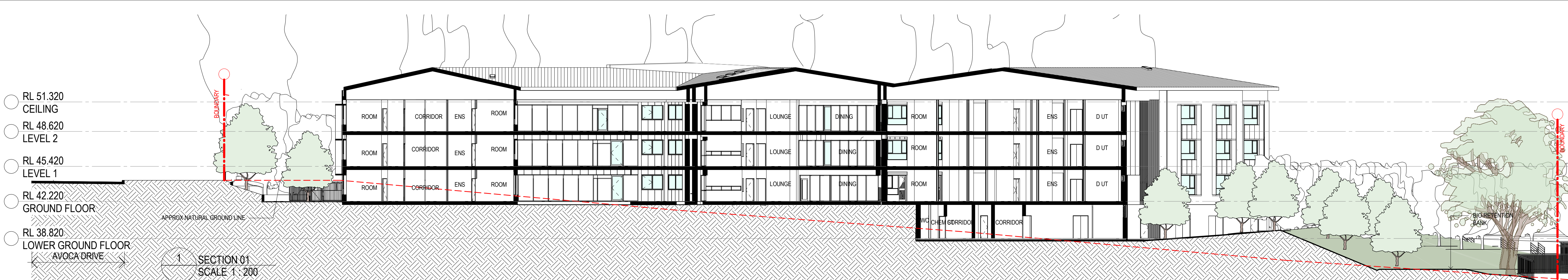
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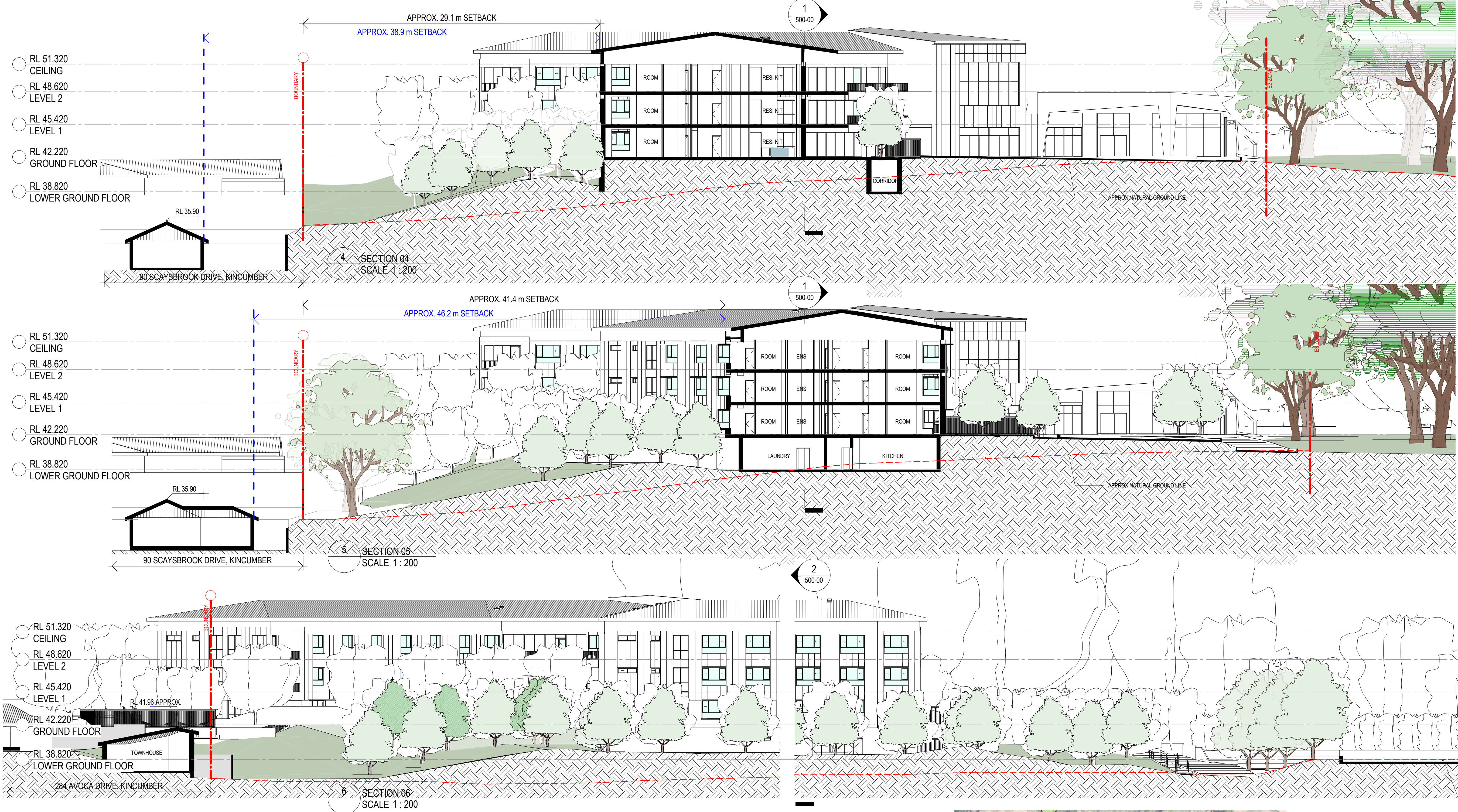
DRAWING SECTIONS

DATE: 12/21/17
SCALE A1: As indicated
DRAWN: BP
PROJECT No: 253824-KI-AD-500-00
DISC: DRAWING No: 3
ISSUE: 3

PROJECT: KINCUMBER - RESIDENTIAL AGED CARE FACILITY

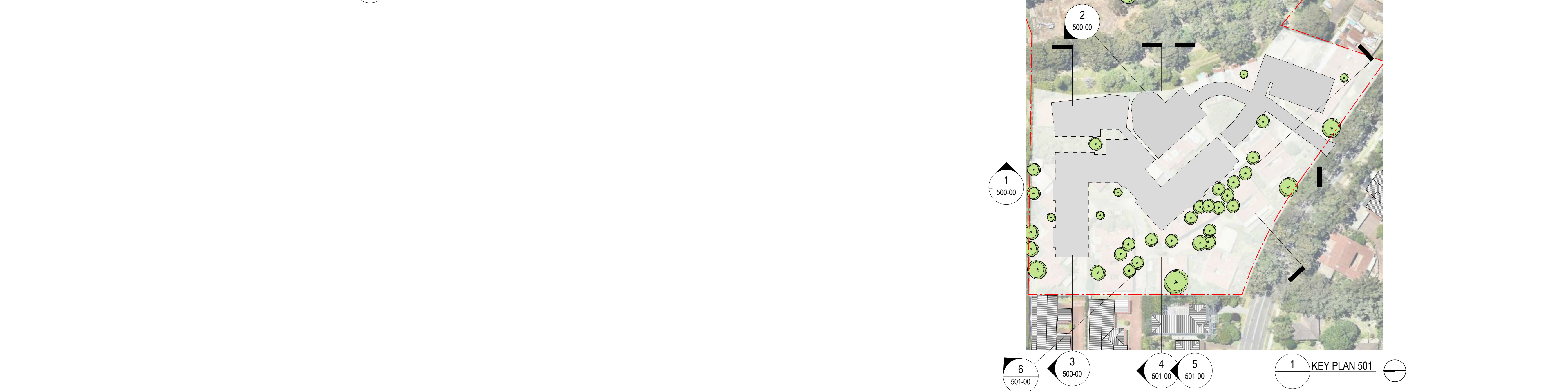
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1	COUNCIL RFI	JL	18/03/2020



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DA APPLICATION

APPROVED BY: GA
CLIENT: LENDLEASE

CHECKED BY: SC

DRAWING SECTIONS

DATE	03/10/20	SCALE A1	As indicated	DRAWN	JL
PROJECT No.	253824-KI-AD-501-00	DISC.	DRAWING No.	ISSUE	1

PROJECT: KINCUMBER - RESIDENTIAL AGED CARE FACILITY

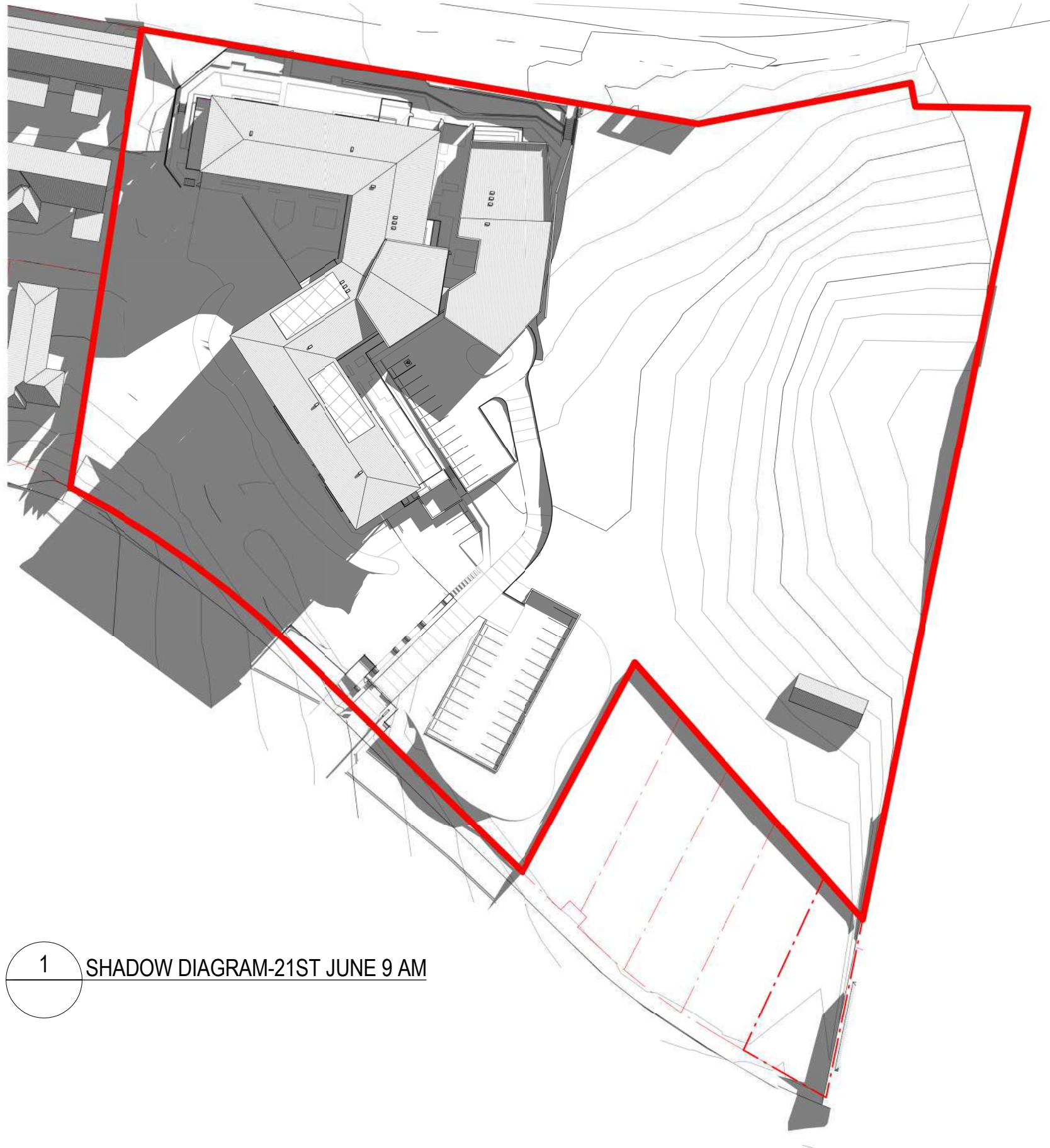
Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Damian Barker (8592), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE

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AMENDMENTS

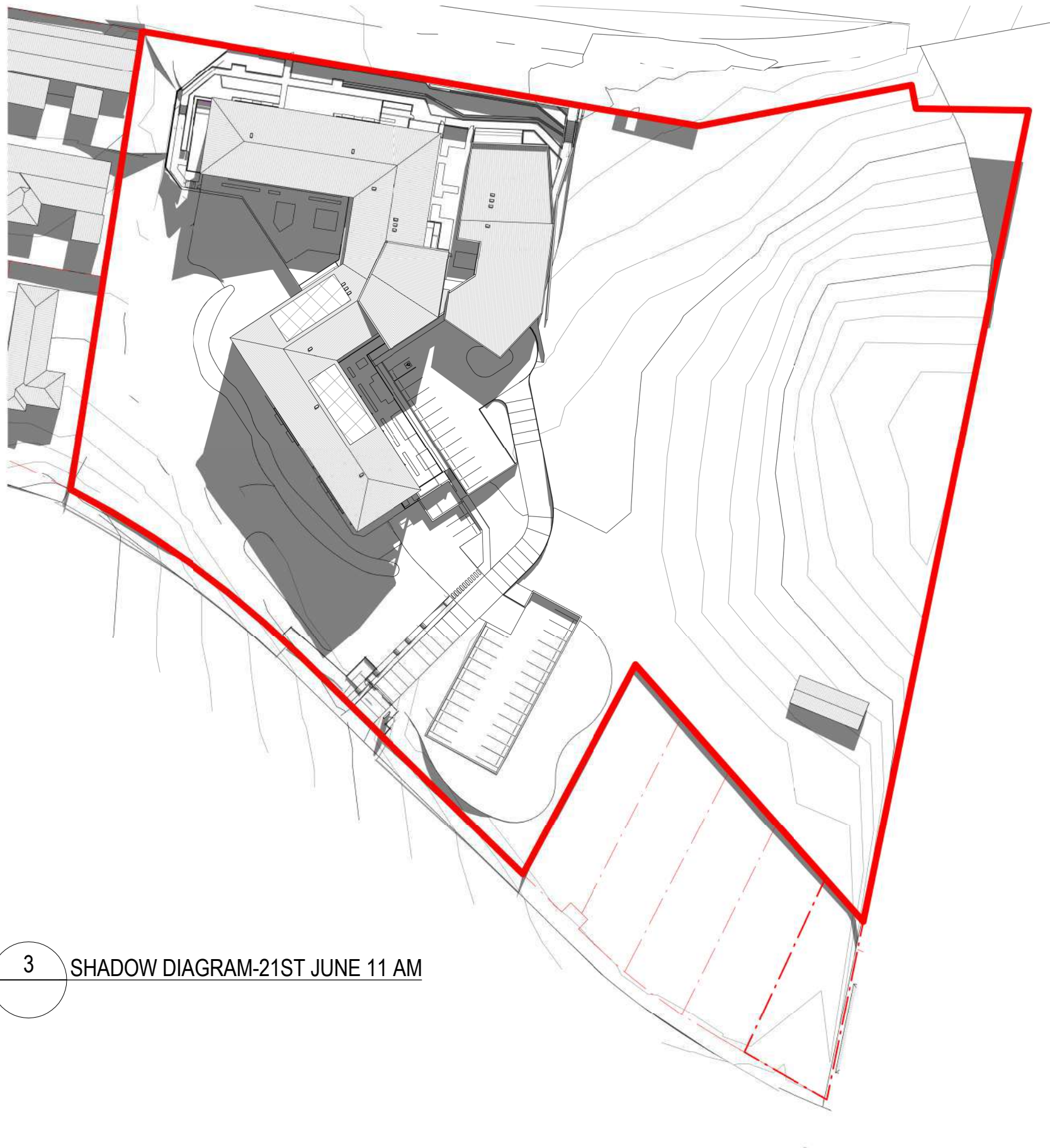
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1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFP	JL	02/10/2019



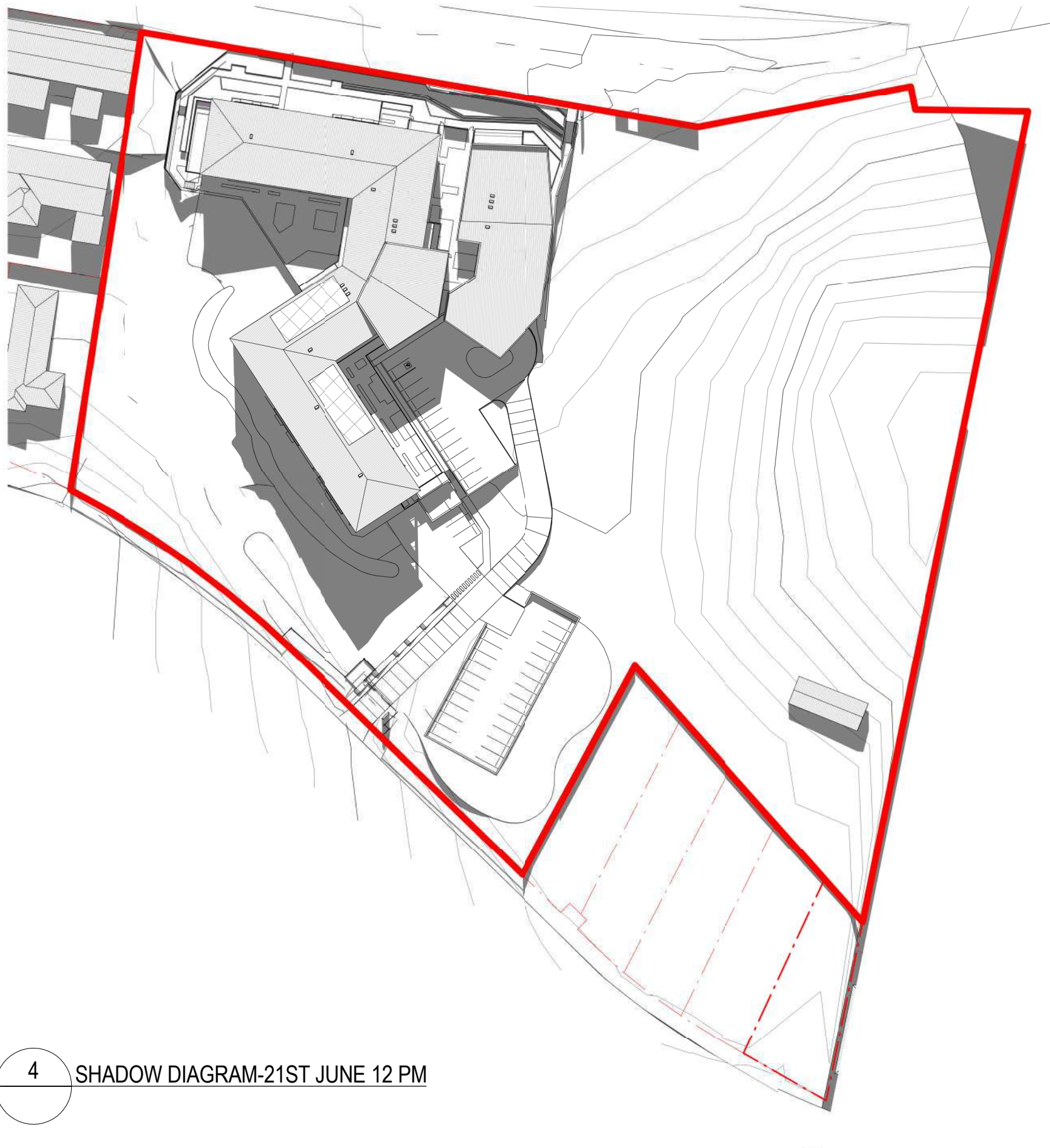
1 SHADOW DIAGRAM-21ST JUNE 9 AM



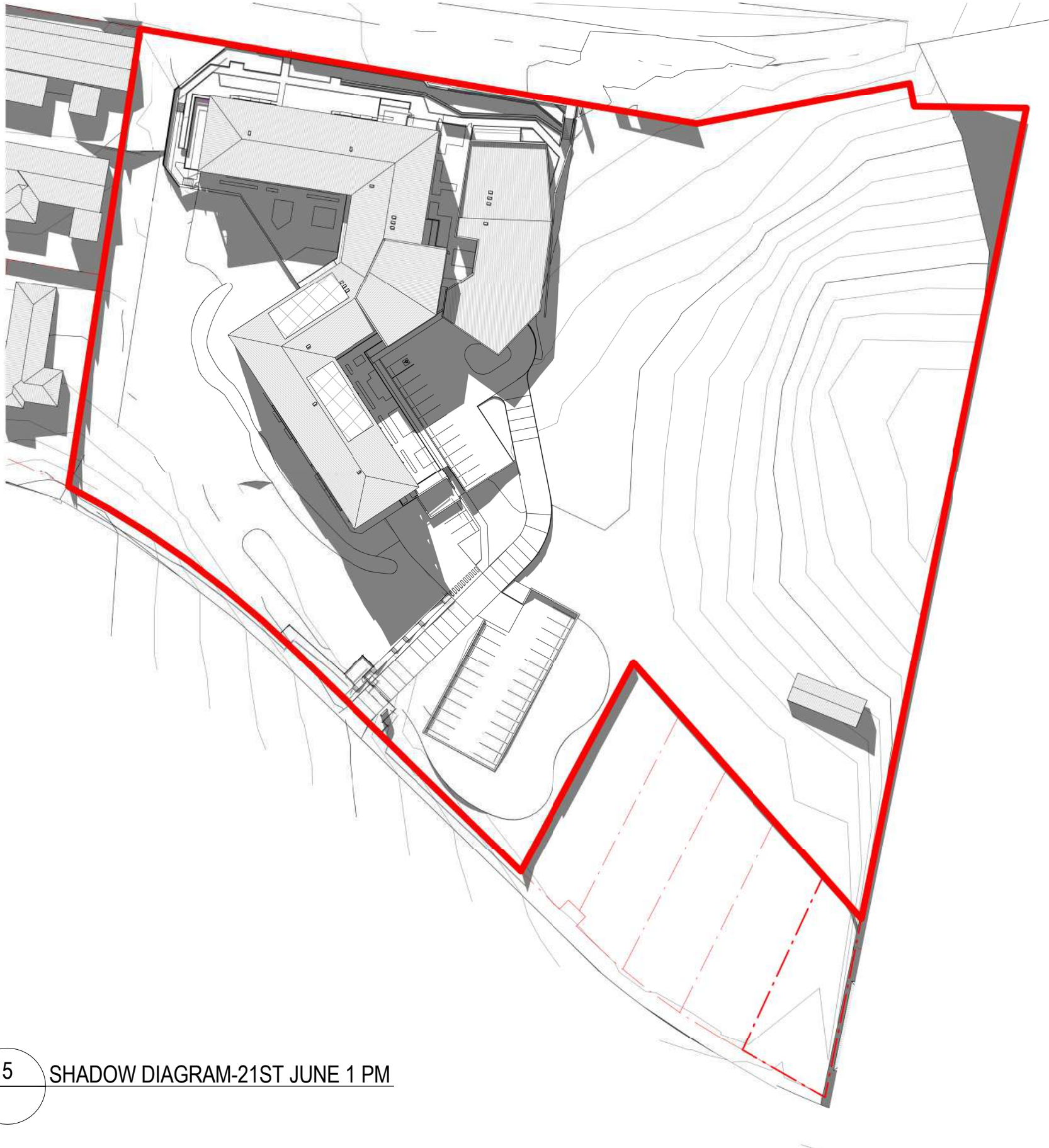
2 SHADOW DIAGRAM-21ST JUNE 10 AM



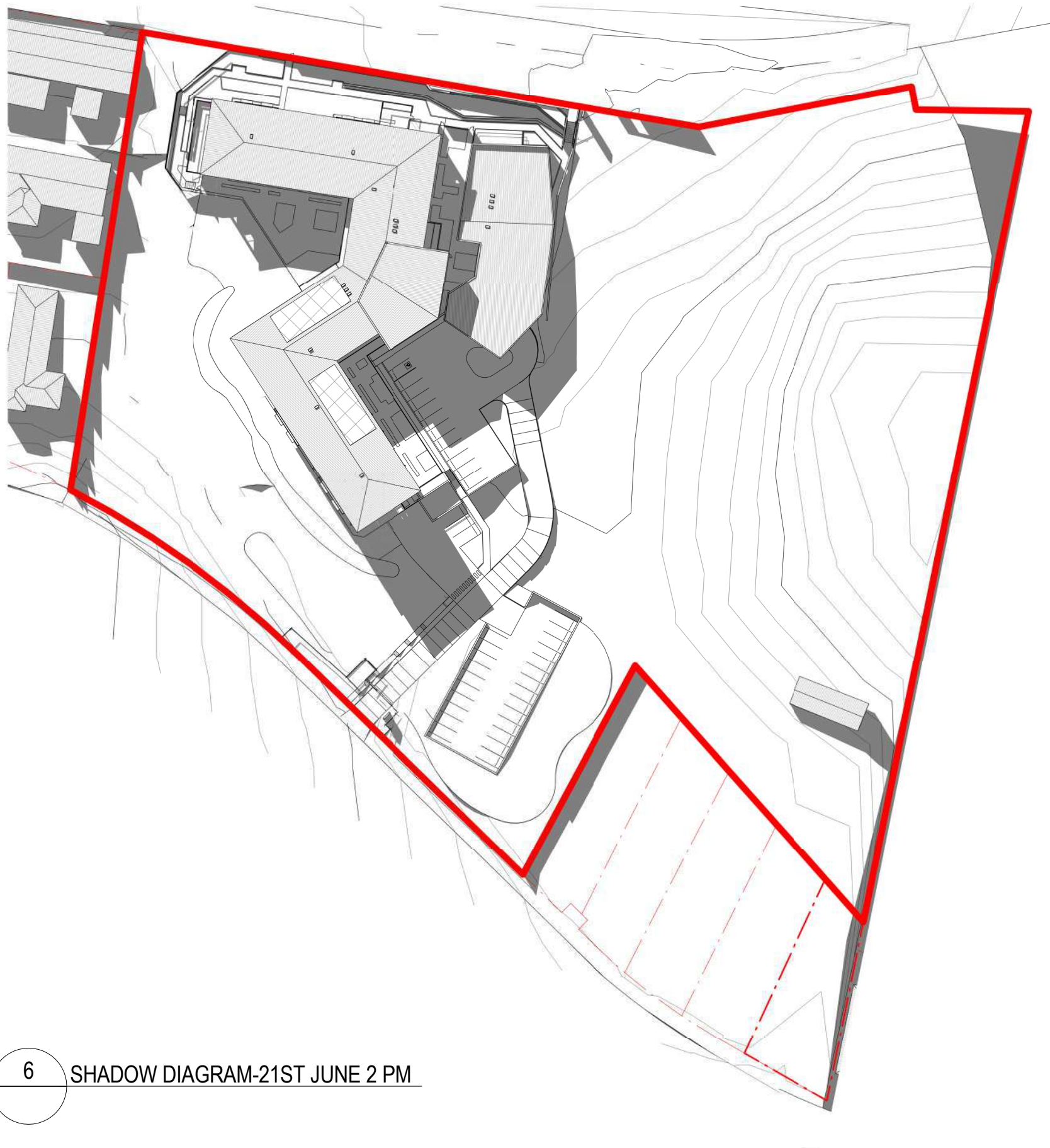
3 SHADOW DIAGRAM-21ST JUNE 11 AM



4 SHADOW DIAGRAM-21ST JUNE 12 PM



5 SHADOW DIAGRAM-21ST JUNE 1 PM



6 SHADOW DIAGRAM-21ST JUNE 2 PM

50mm on original

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DRAWING
SHADOW DIAGRAMS SHEET 1



DATE
12/21/16

SCALE A1
1 : 1000

DRAWN
BP

PROJECT No.
253824-KI-AD-900-02

DISC.
DRAWING No.

ISSUE
2

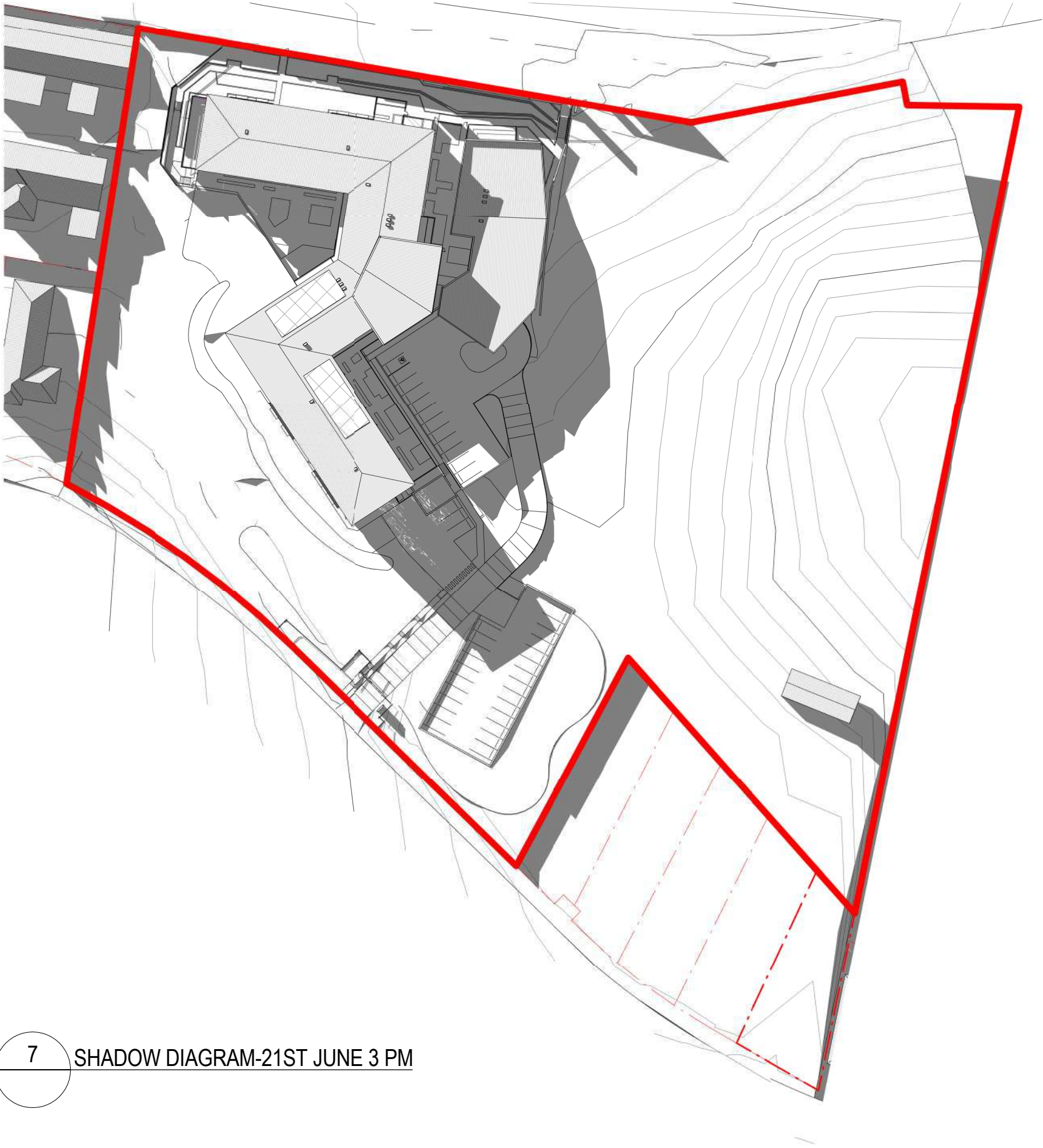
PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

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
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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019



7 SHADOW DIAGRAM-21ST JUNE 3 PM

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DRAWING
SHADOW DIAGRAMS SHEET 2



DATE	SCALE A1	DRAWN
02/23/18	1 : 1000	BP
PROJECT No.	DISCP.	DRAWING No.
253824-KI-AD-900-03		2

PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

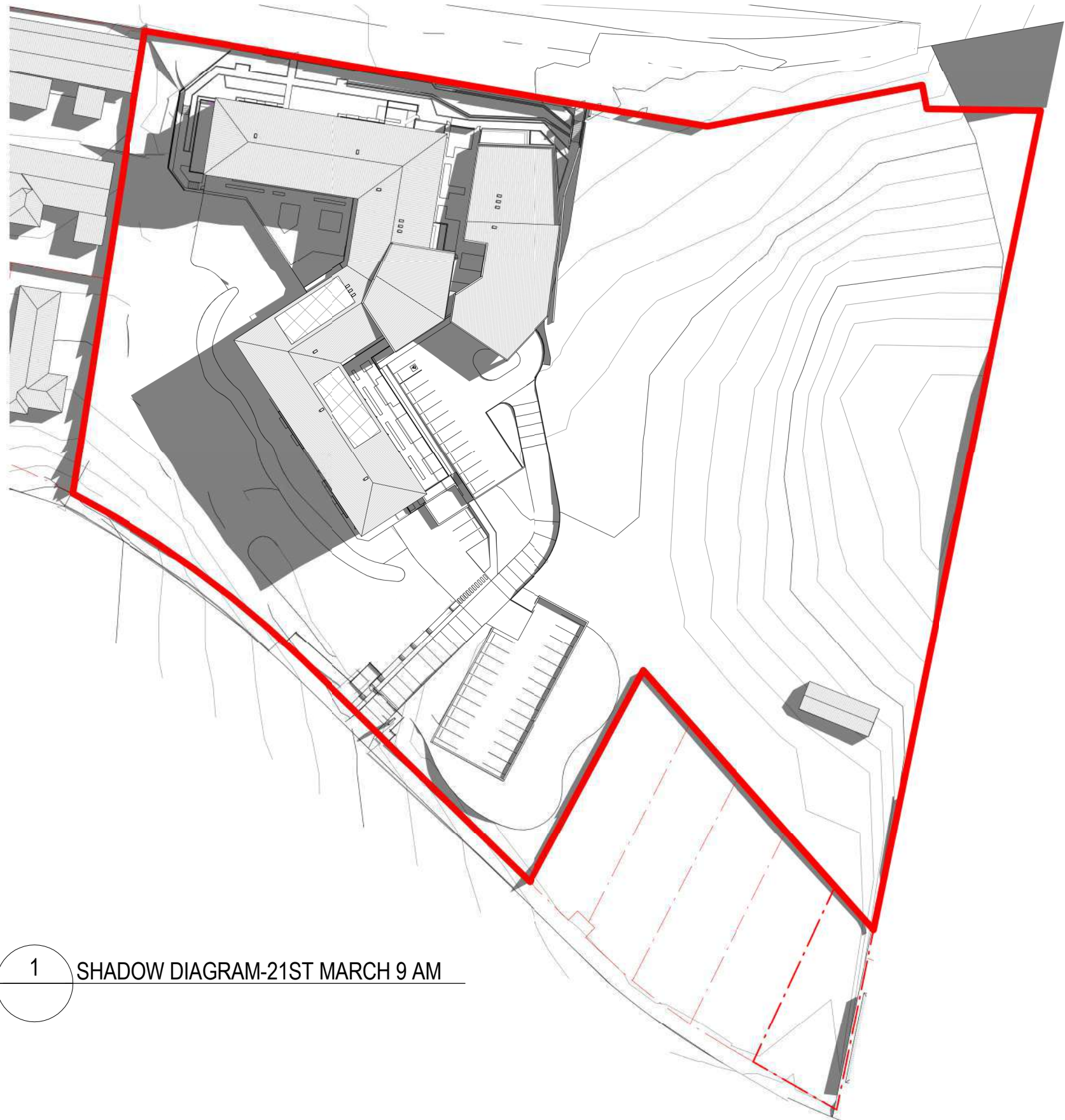
Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
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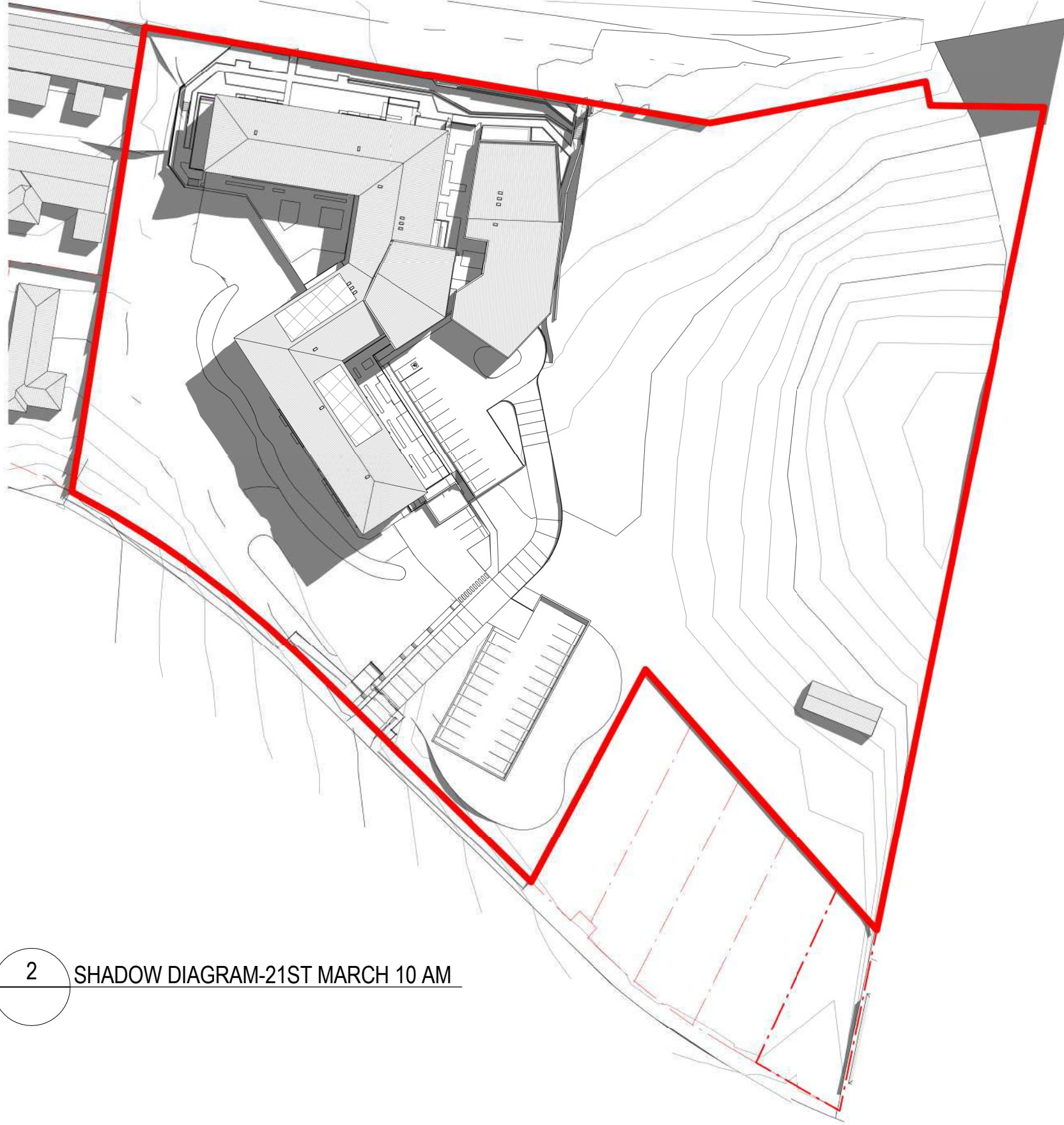
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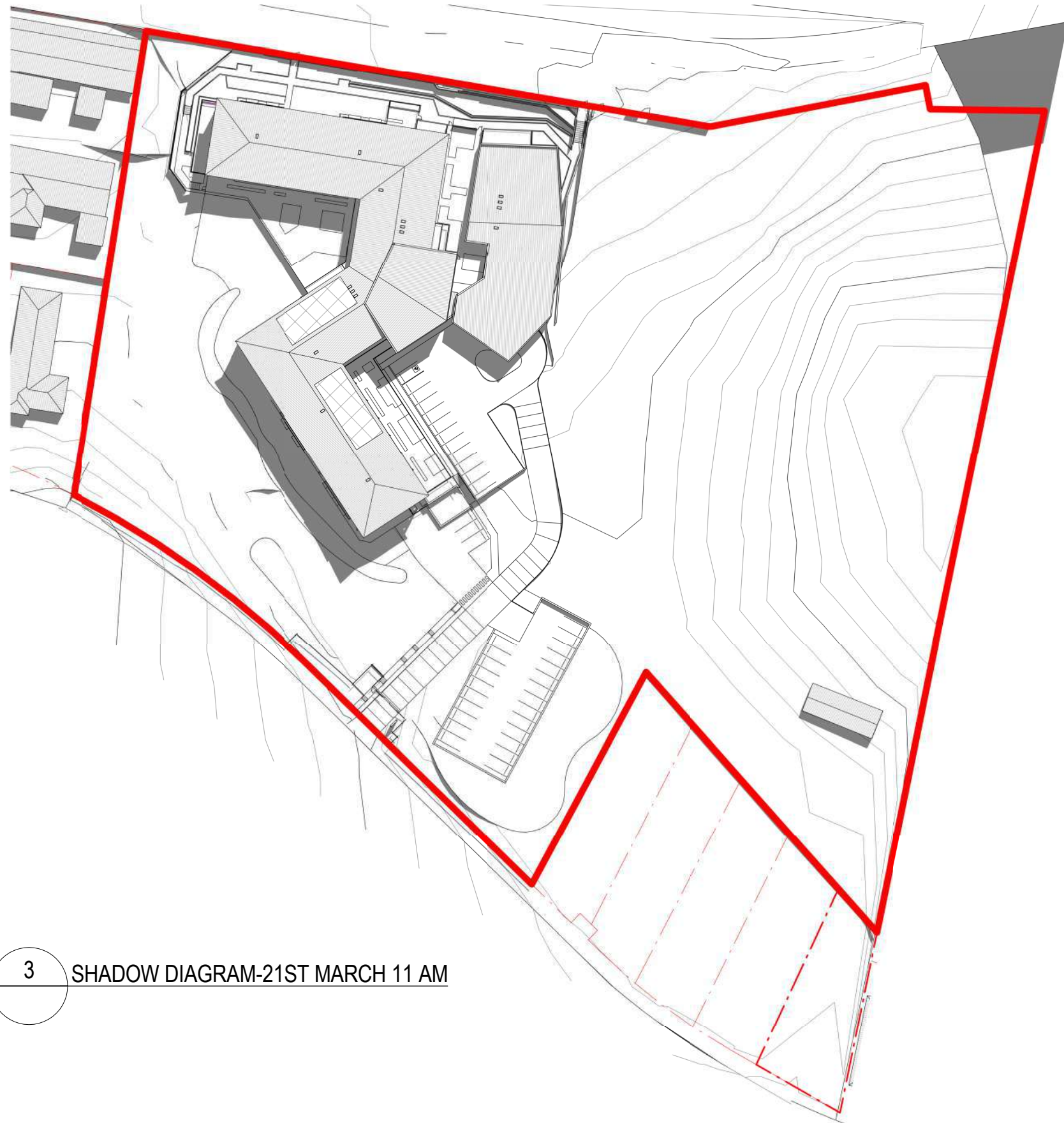
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1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019



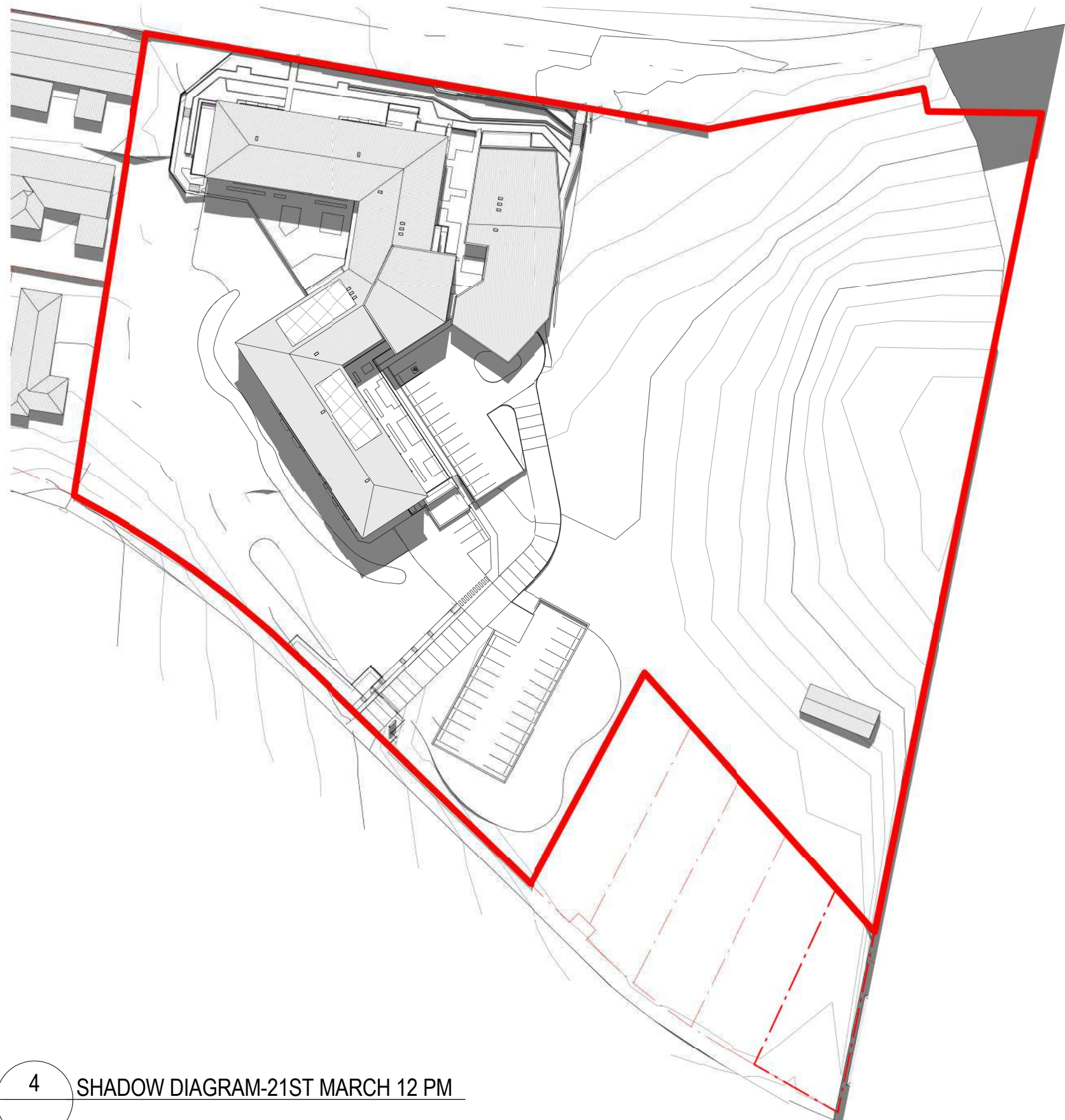
1 SHADOW DIAGRAM-21ST MARCH 9 AM



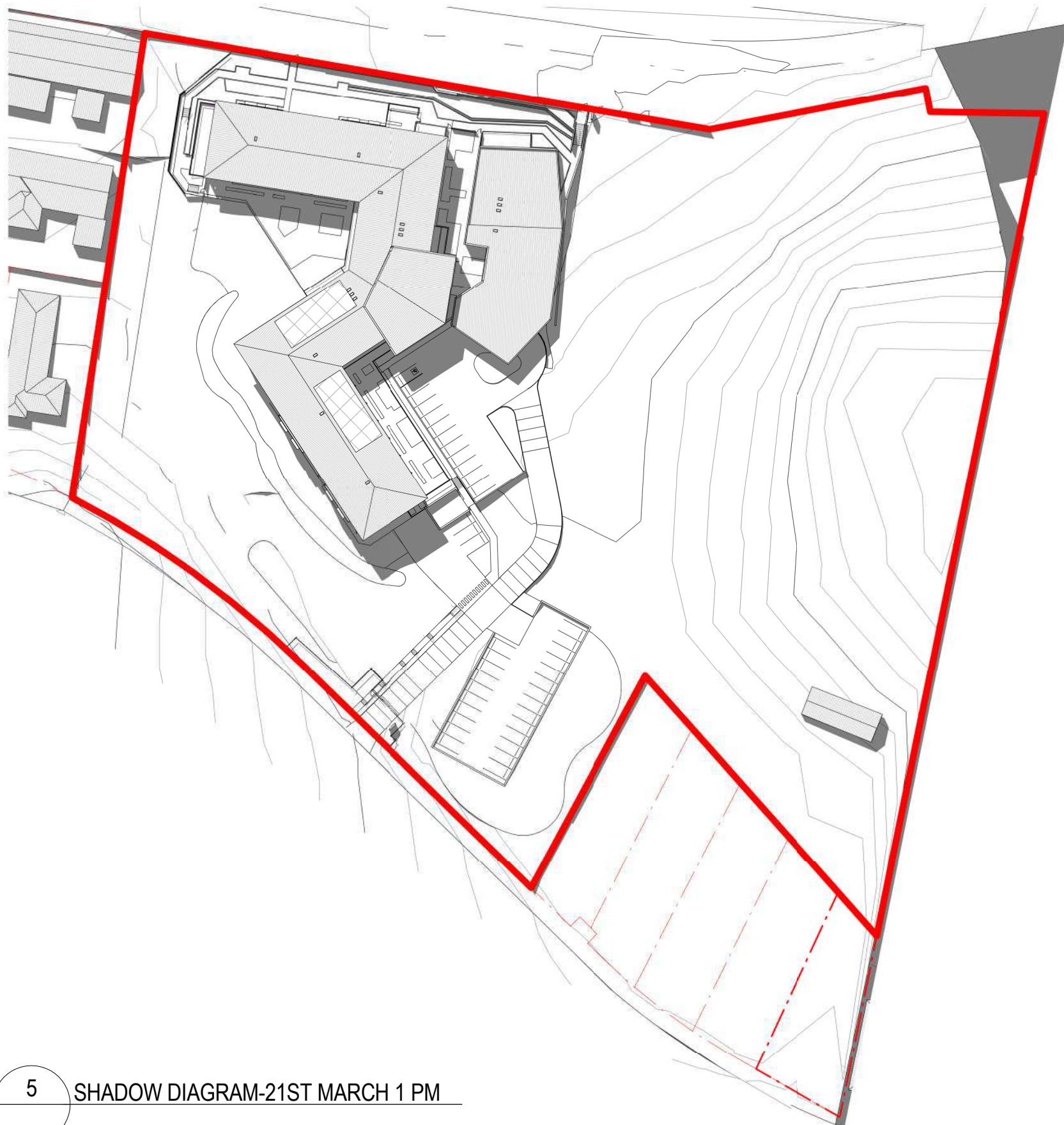
2 SHADOW DIAGRAM-21ST MARCH 10 AM



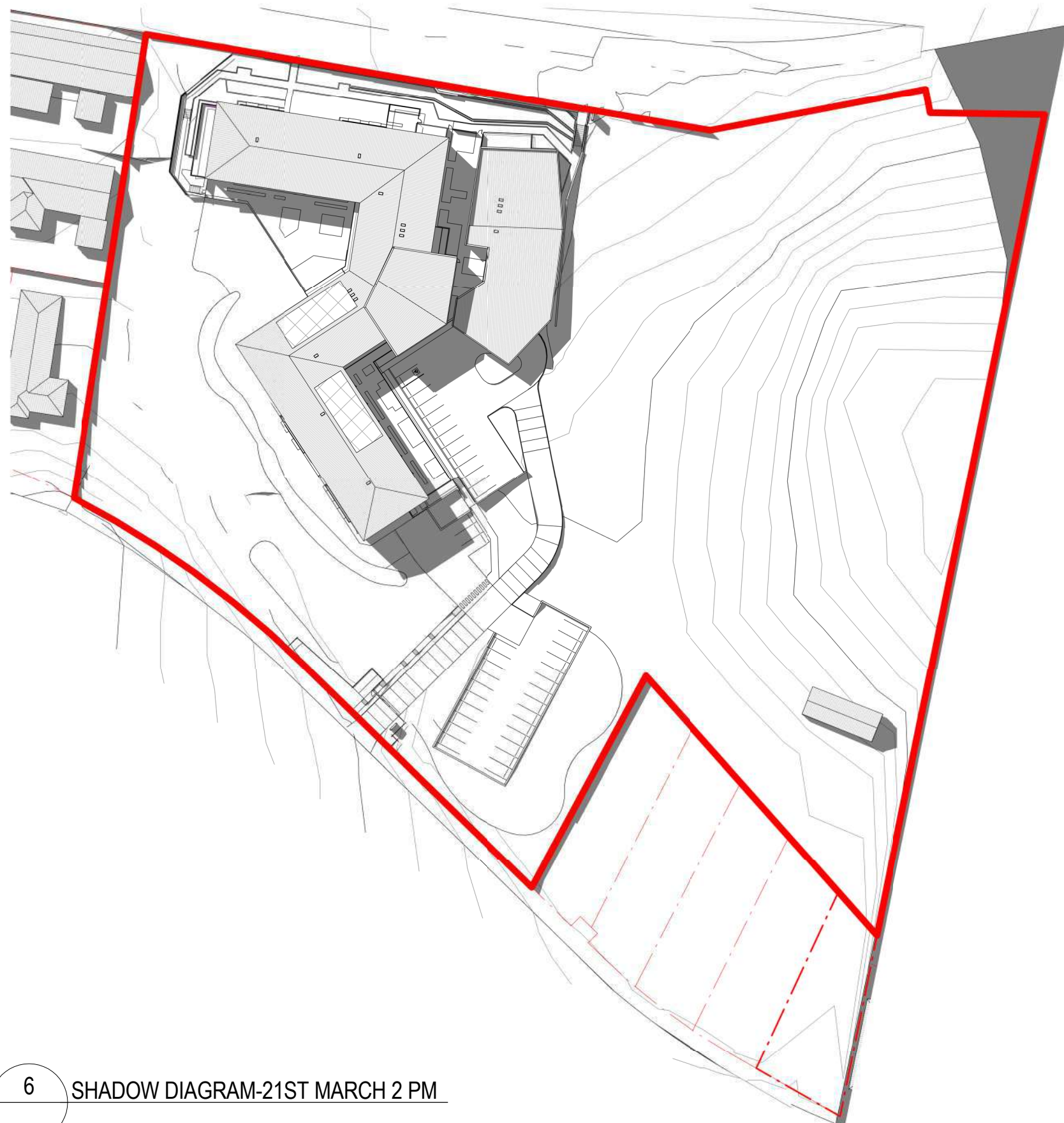
3 SHADOW DIAGRAM-21ST MARCH 11 AM



4 SHADOW DIAGRAM-21ST MARCH 12 PM



5 SHADOW DIAGRAM-21ST MARCH 1 PM



6 SHADOW DIAGRAM-21ST MARCH 2 PM

50mm on original

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DRAWING
SHADOW DIAGRAM SHEET 3

DATE	SCALE A1	DRAWN
05/18/18	1 : 1000	JL
PROJECT No.	DISC.	DRAWING No.
253824-KI-AD-900-04		2

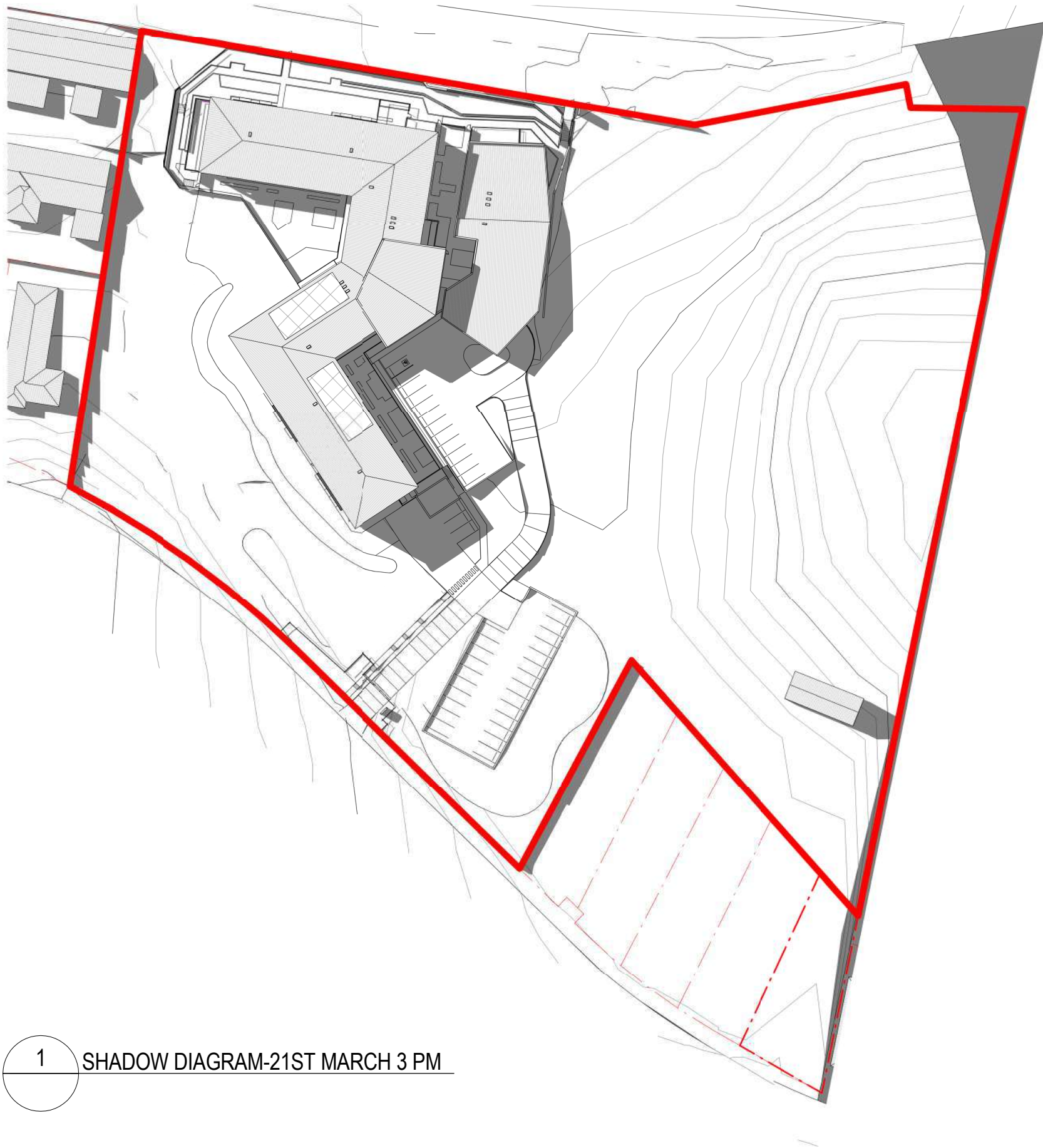
PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Damian Barker (8092), John Gow (6790), Daniel Hudson (8315)

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019



1 SHADOW DIAGRAM-21ST MARCH 3 PM

50mm on original

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Approver

CHECKED BY:
JL

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DRAWING
SHADOW DIAGRAM SHEET 4

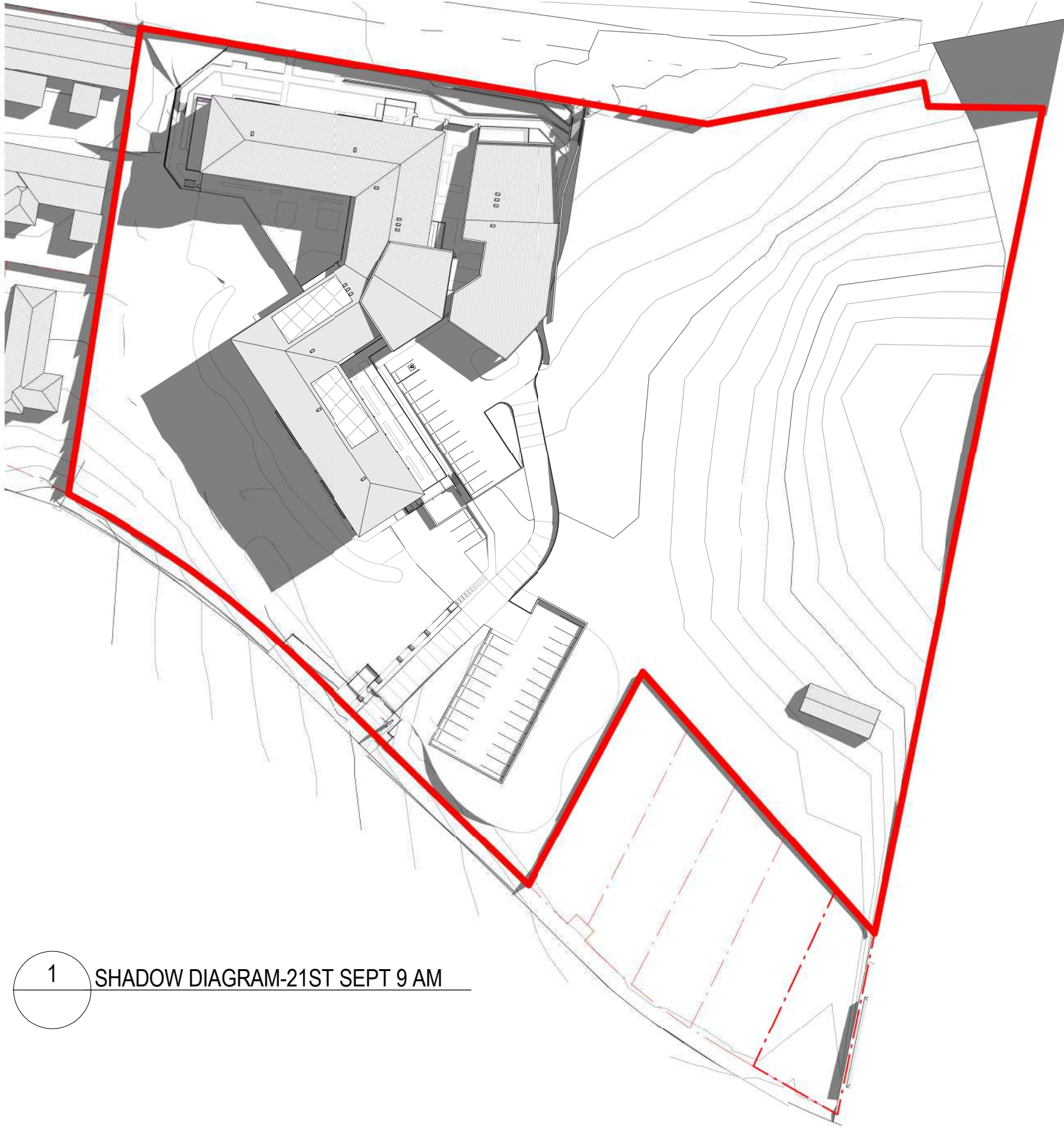
DATE	SCALE A1	DRAWN
12/21/17	1 : 1000	BP

PROJECT No.	DISCP.	DRAWING No.	ISSUE
253824-KI-AD-900-05			2

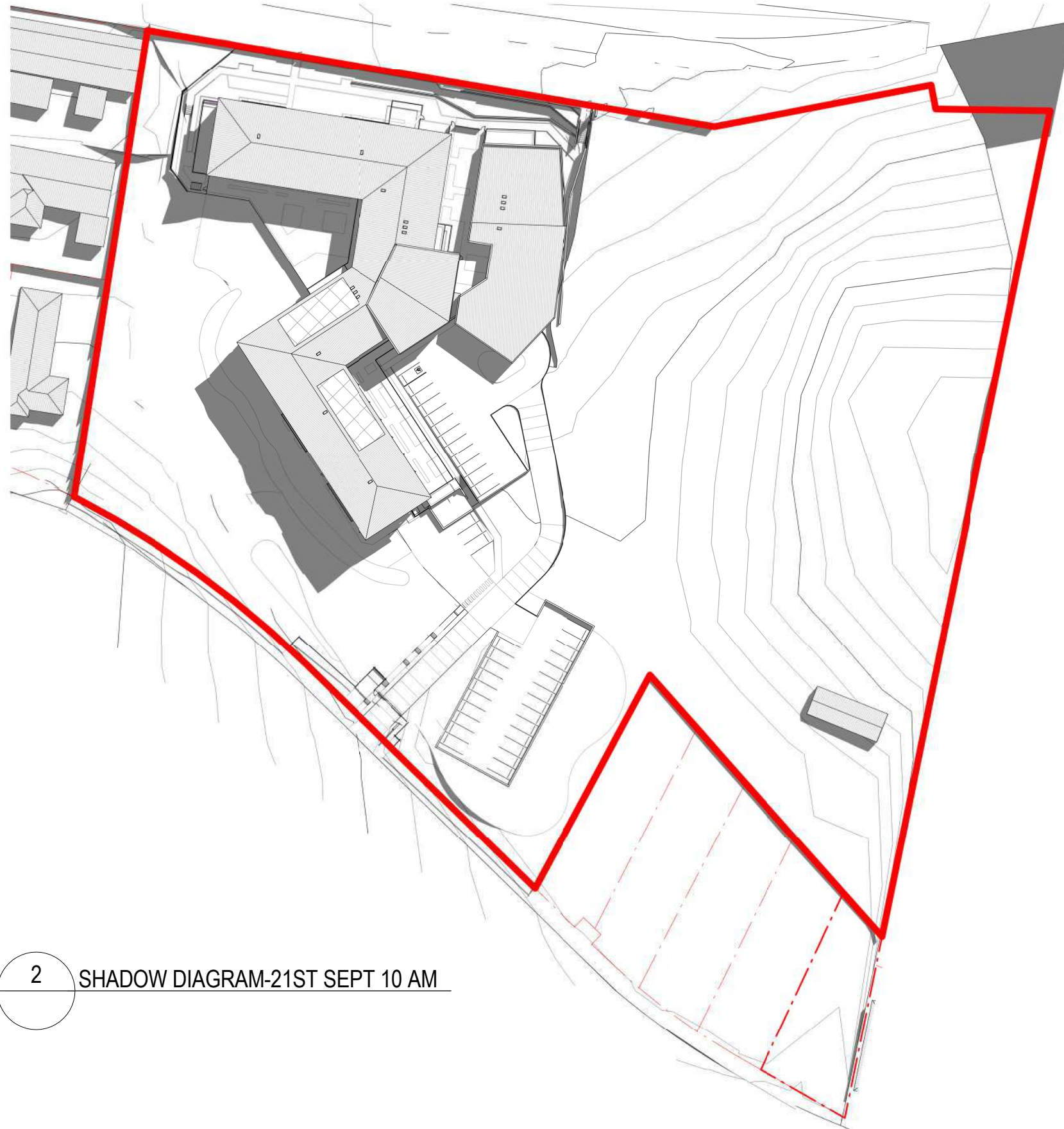
PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

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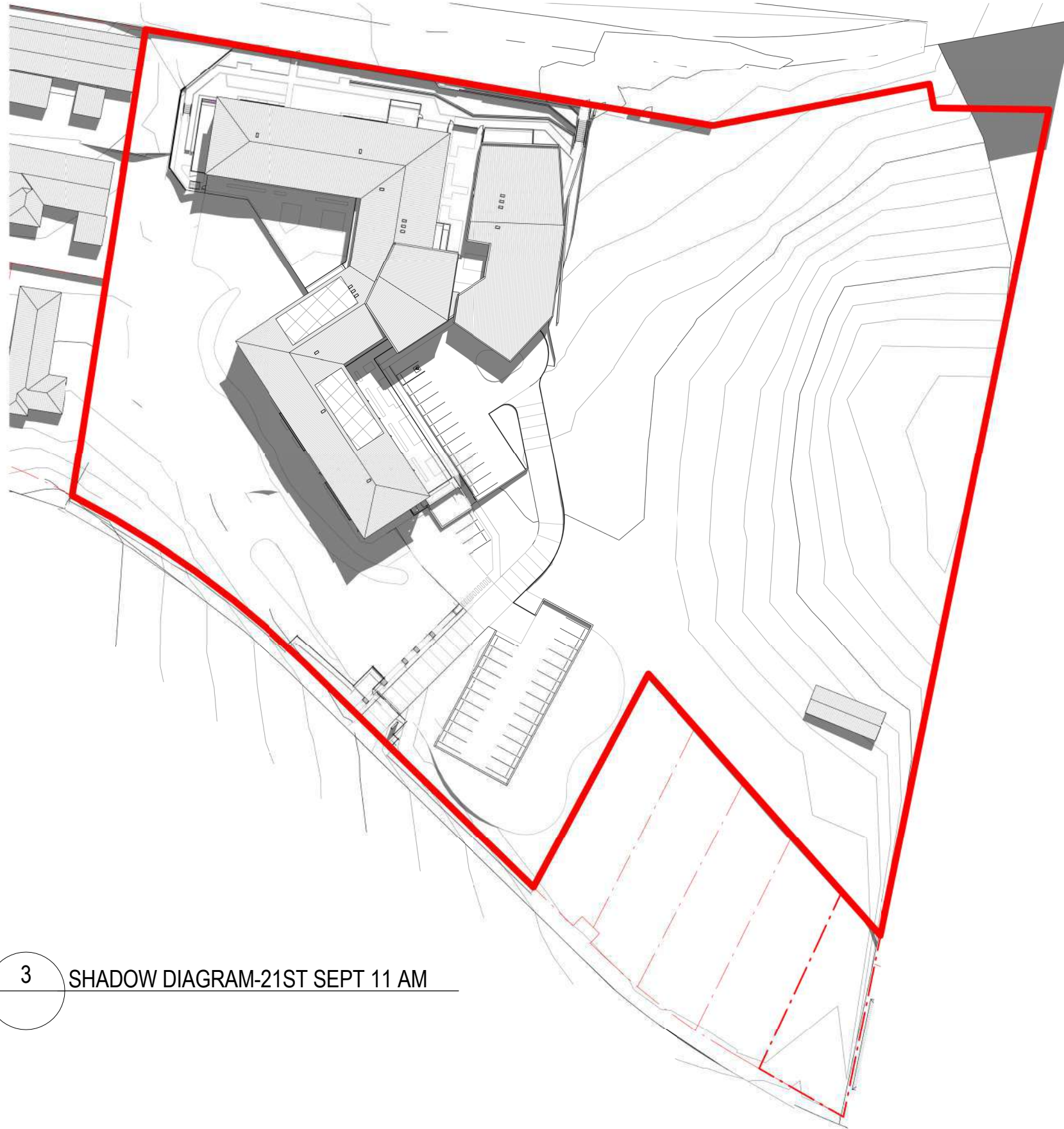
JACKSON TEECE



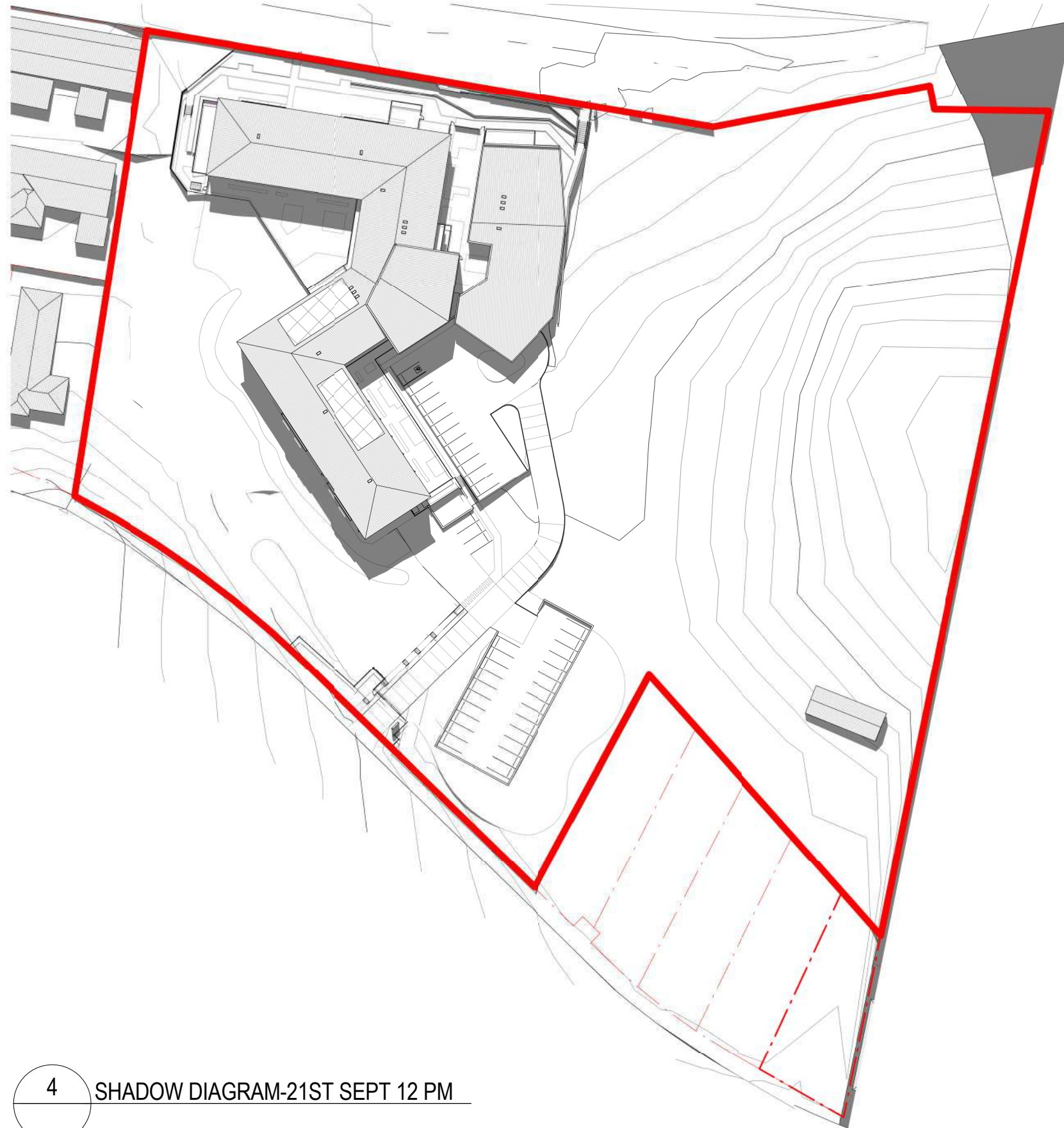
1 SHADOW DIAGRAM-21ST SEPT 9 AM



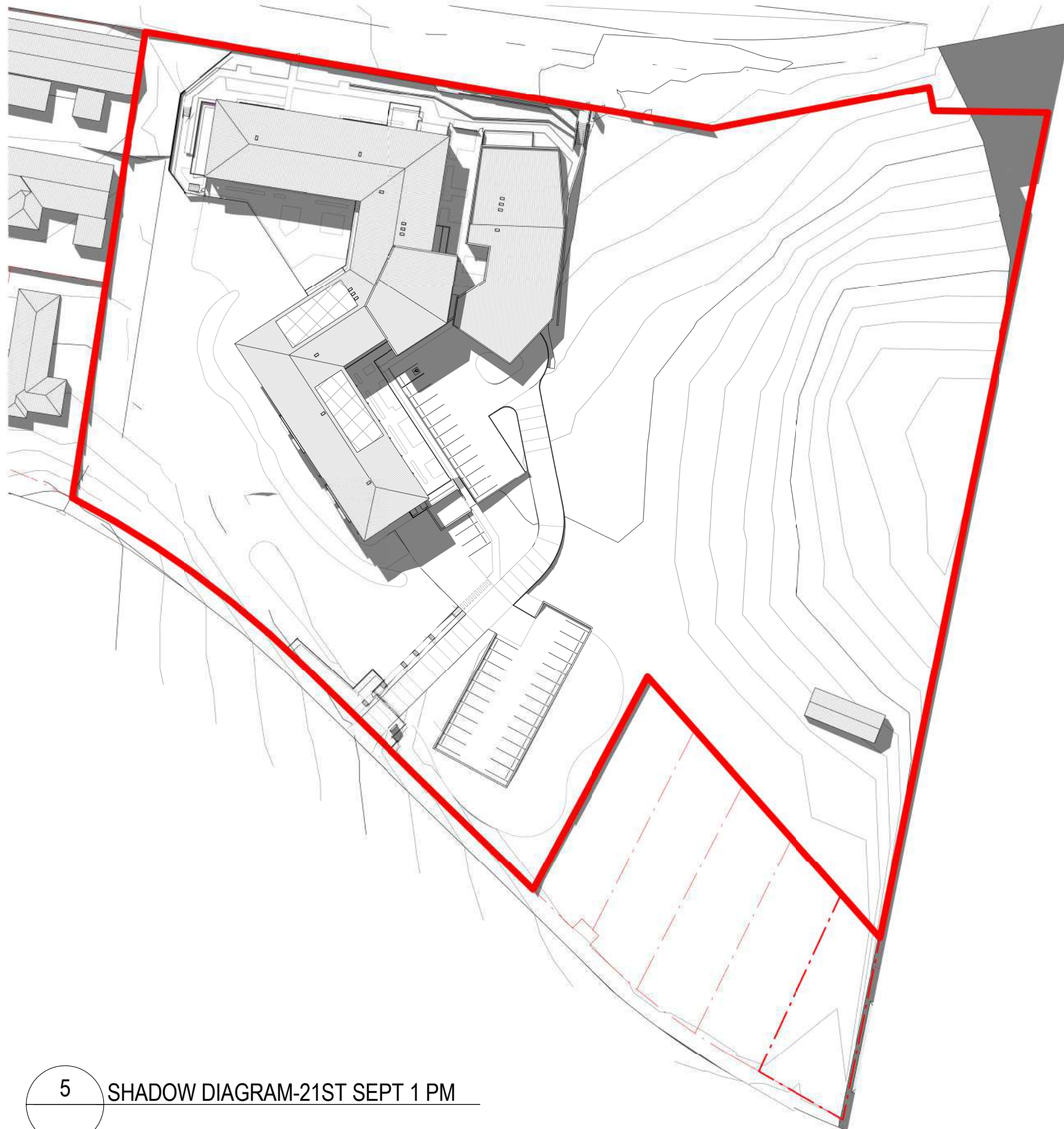
2 SHADOW DIAGRAM-21ST SEPT 10 AM



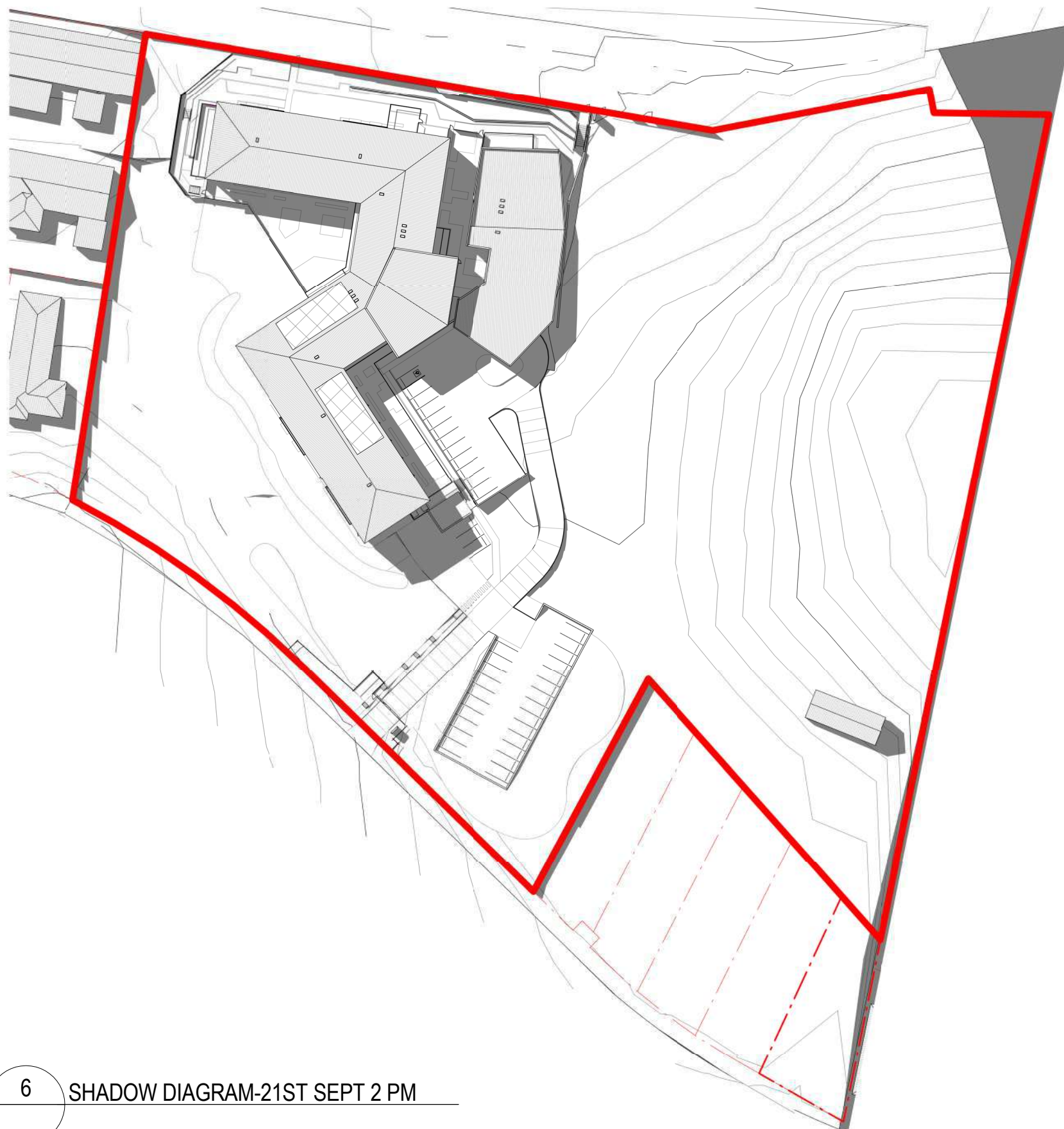
3 SHADOW DIAGRAM-21ST SEPT 11 AM



4 SHADOW DIAGRAM-21ST SEPT 12 PM



5 SHADOW DIAGRAM-21ST SEPT 1 PM



6 SHADOW DIAGRAM-21ST SEPT 2 PM

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019

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DA APPLICATION

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DRAWING
SHADOW DIAGRAM SHEET 5

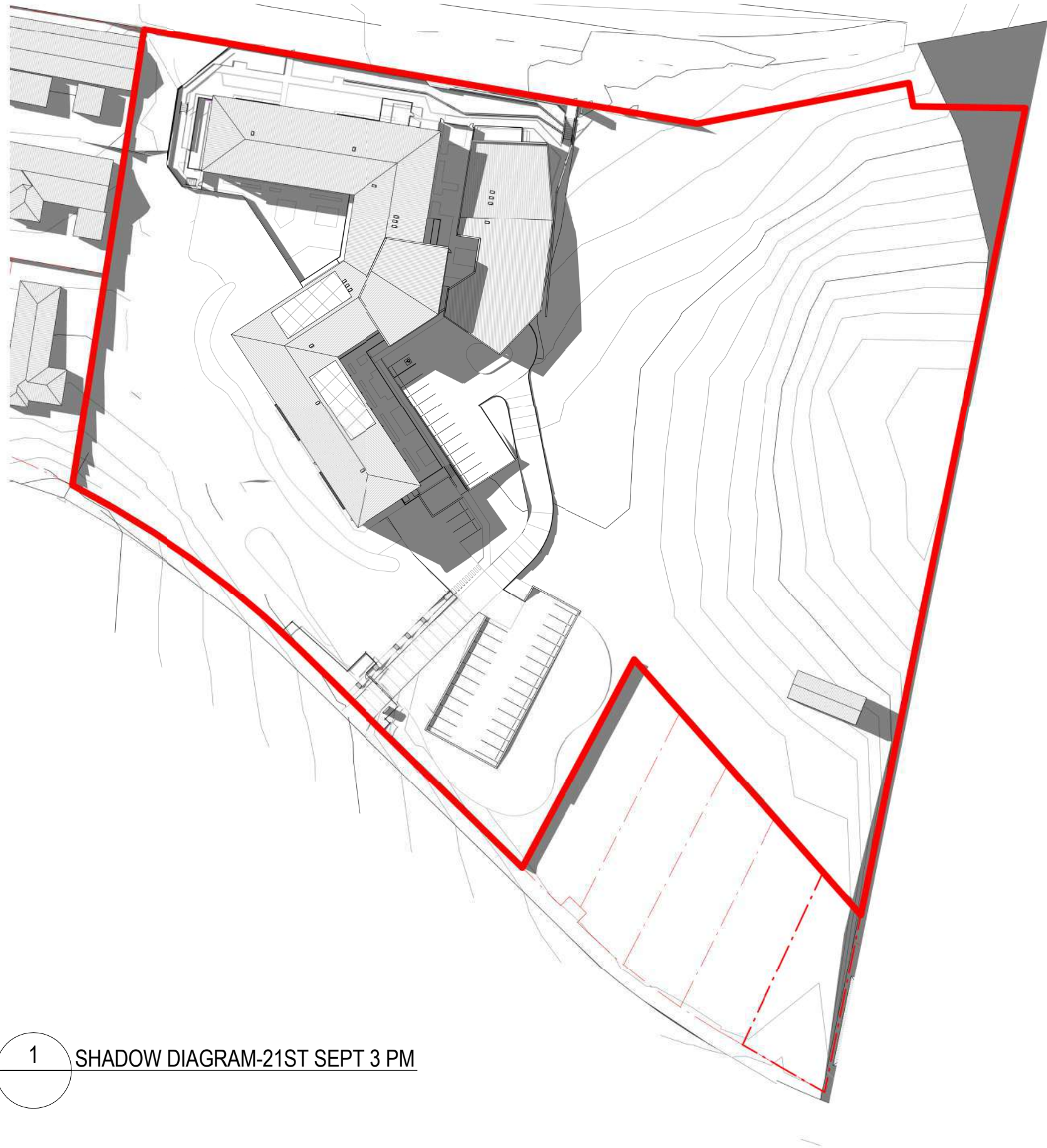
DATE 05/18/18	SCALE A1 1 : 1000	DRAWN JL
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PROJECT No. 253824-KI-AD-900-06	DISC. DRAWING No.	ISSUE 2
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PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

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
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Damian Barker (8092), John Gow (6790), Daniel Hudson (8315)

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1 SHADOW DIAGRAM-21ST SEPT 3 PM

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ISSUE	DESCRIPTION	APPROVED	DATE
1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019

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DRAWING
SHADOW DIAGRAM SHEET 6

DATE	SCALE	DRAWN
05/18/18	A1 1 : 1000	JL
PROJECT No.	DISCP.	DRAWING No.
253824-KI-AD-900-07		2

PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

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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Trading as Jackson Teece
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Nominated Architect Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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VIEW OF PREVIOUS DEVELOPMENT (BEFORE DEMOLITION) - SCAYSBROOK DRIVE



PROPOSED VIEW - SCAYSBROOK DRIVE



VIEW OF PREVIOUS DEVELOPMENT (BEFORE DEMOLITION) - SCAYSBROOK DRIVE - WESTERN SIDE OF DRIVEWAY ENTRY

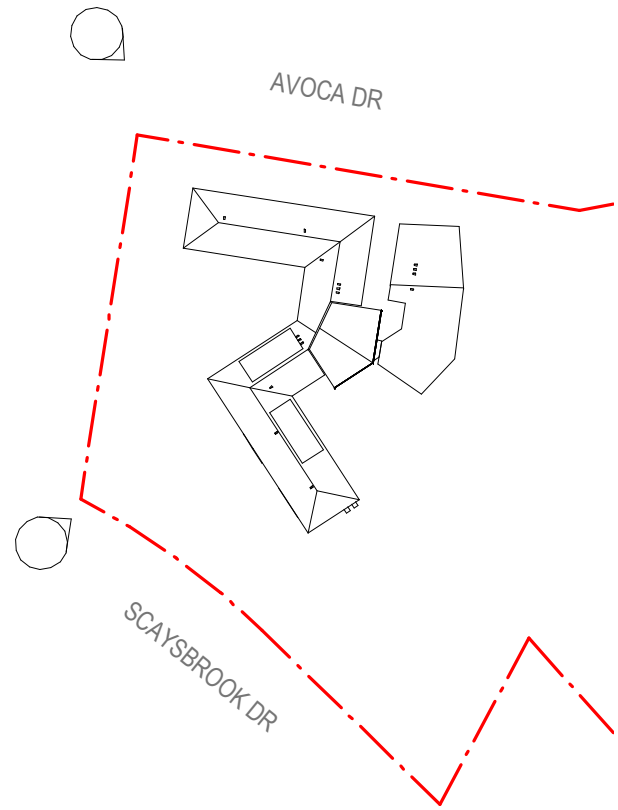


PROPOSED VIEW - SCAYSBROOK DRIVE - WESTERN SIDE OF DRIVEWAY ENTRY

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ISSUE	DESCRIPTION	APPROVED	DATE
1	DA APPLICATION	AK	21/03/2019



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CLIENT: LEND LEASE
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DRAWING PHOTOMONTAGE 1

DATE	SCALE A1	DRAWN
01/11/19	1 : 2000	ZZ
PROJECT No.	DISC.	DRAWING No.
253824-KI-AD-900-09		1

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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
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Nominated Architect Damian Barker (8192), John Gow (6790), Daniel Hudson (8316)

JACKSON TEECE



VIEW OF PREVIOUS DEVELOPMENT (BEFORE DEMOLITION) - SCAYSBROOK DRIVE - IN RELATION TO ADJACENT DEVELOPMENT



PROPOSED VIEW - SCAYSBROOK DRIVE - IN RELATION TO ADJACENT DEVELOPMENT



VIEW OF PREVIOUS DEVELOPMENT (BEFORE DEMOLITION) - SCAYSBROOK DRIVE

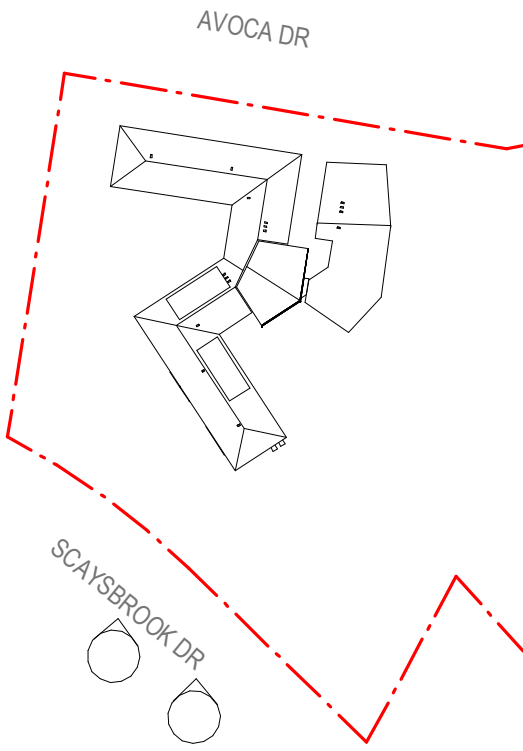


PROPOSED VIEW - SCAYSBROOK DRIVE

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ISSUE	DESCRIPTION	APPROVED	DATE
1	DA APPLICATION	AK	21/03/2019



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CLIENT: LEND LEASE

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lendlease

DRAWING PHOTOMONTAGE 2

DATE	SCALE	DRAWN
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PROJECT No.	DISCP.	DRAWING No.
253824-KI-AD-900-10		1

PROJECT KINCUMBER - RESIDENTIAL AGED CARE FACILITY

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Walsh Bay New South Wales 2000 Australia
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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
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ABN 15 083 837 290
Nominated Architect Damian Barker (8192), John Gow (6790), Daniel Hudson (8316)

JACKSON TEECE



VIEW OF PREVIOUS DEVELOPMENT (BEFORE DEMOLITION) - AVOCA DRIVE



PROPOSED VIEW - AVOCA DRIVE



VIEW OF PREVIOUS DEVELOPMENT (BEFORE DEMOLITION) - AVOCA DRIVE

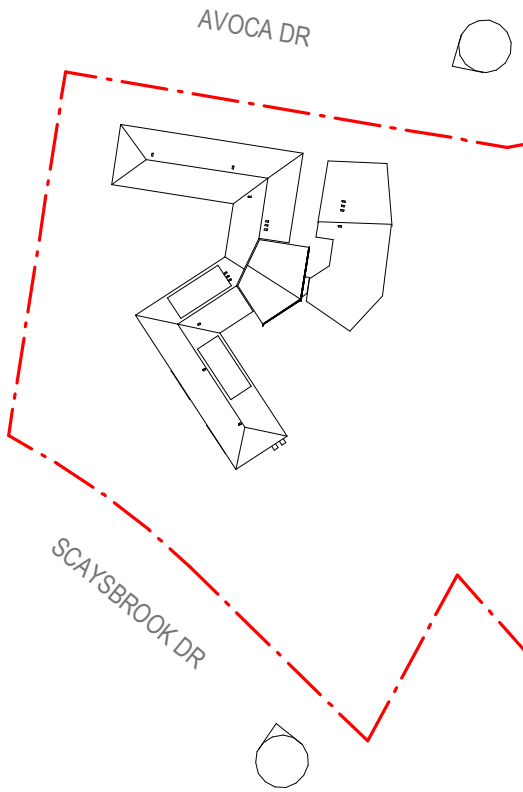


PROPOSED VIEW - AVOCA DRIVE

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DA APPLICATION	AK	21/03/2019



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Approver CLIENT LEND LEASE



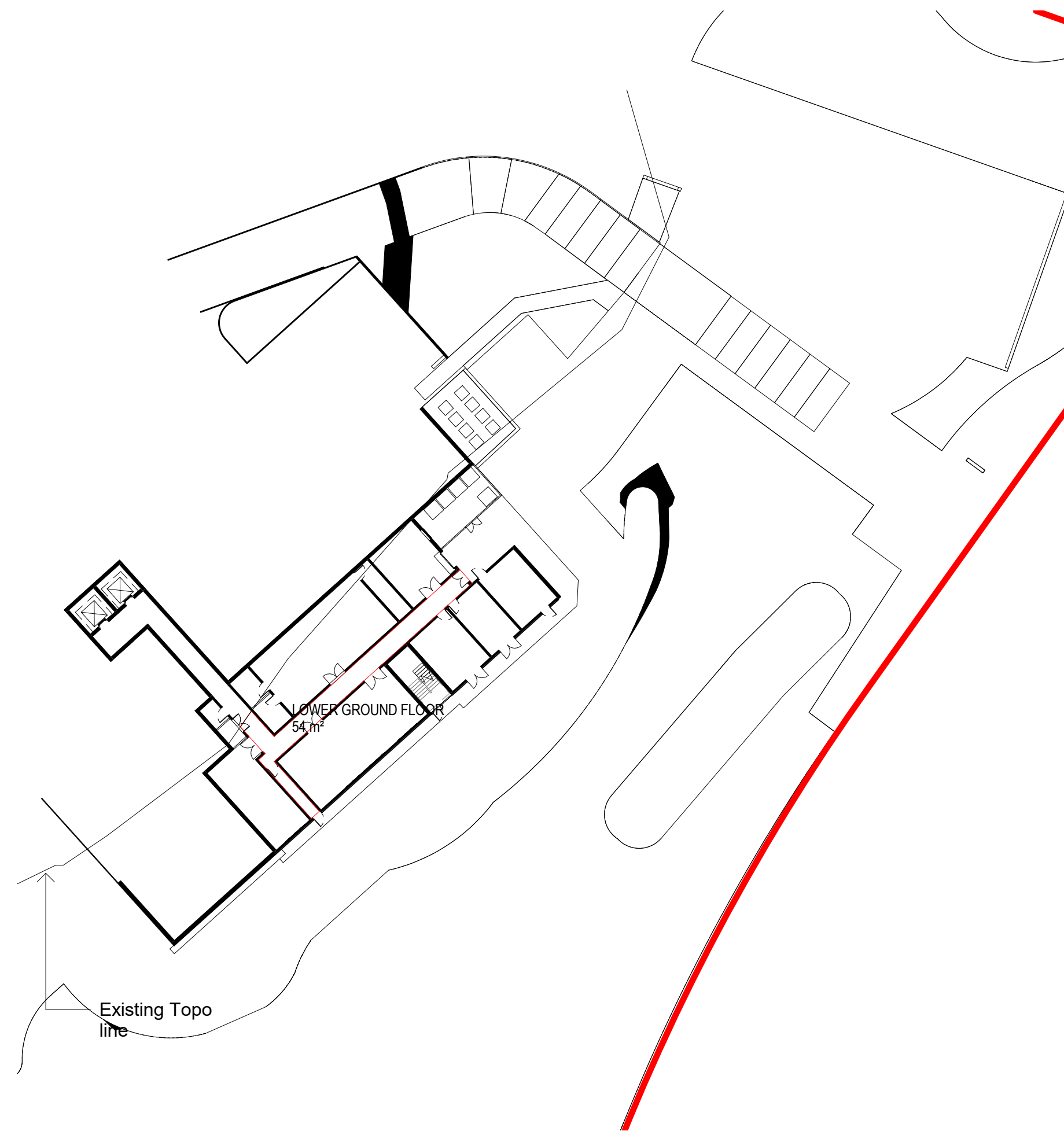
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DATE	SCALE	DRAWN
01/18/19	A1 1 : 2000	Author
PROJECT No.	DISCP	DRAWING No.
253824-KI-AD-900-11		1

KINCUMBER - RESIDENTIAL AGED CARE FACILITY

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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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Nominated Architect Dumian Barker (8192), John Gow (6790), Daniel Hudson (8316)

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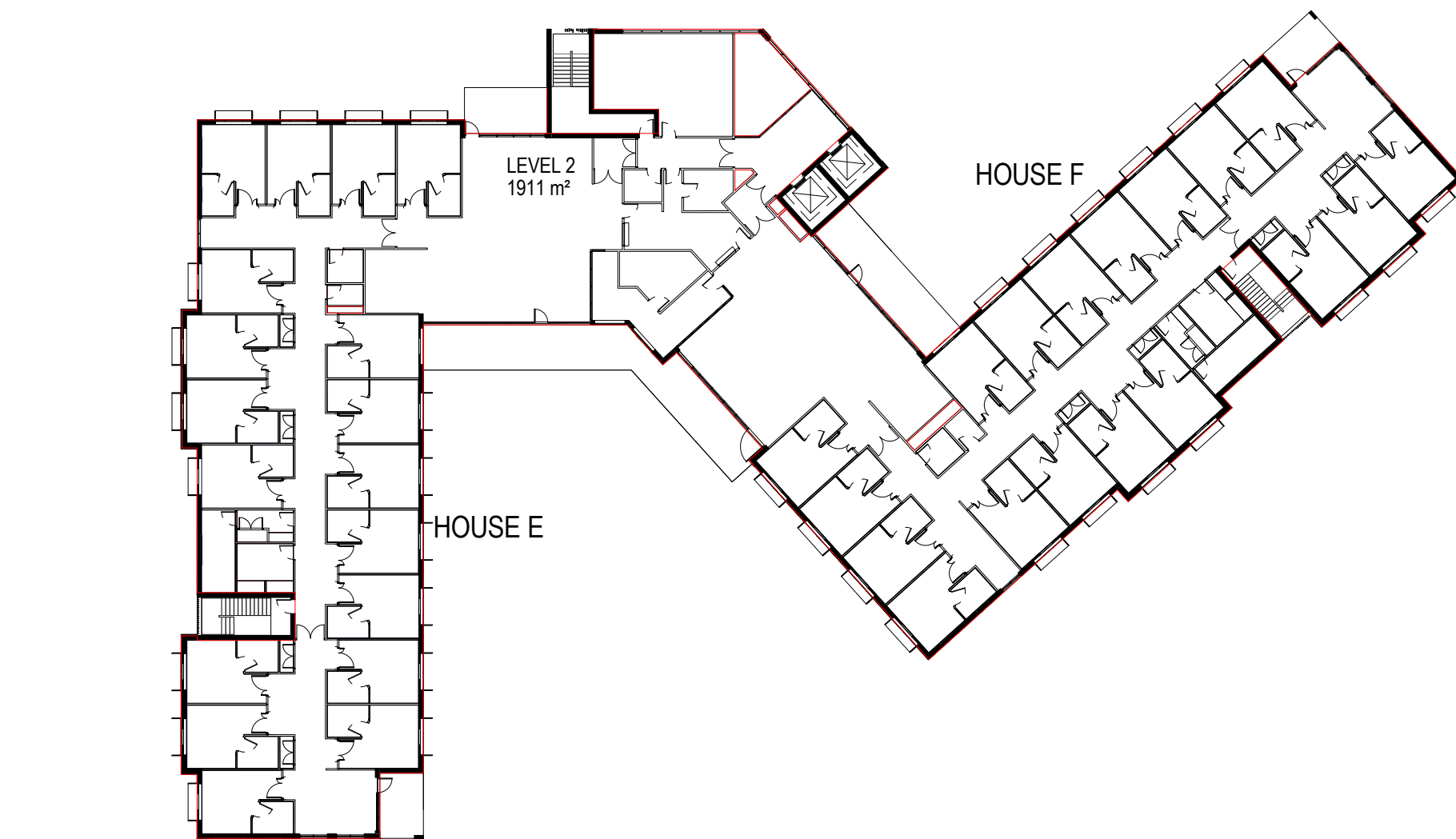
1 LOWER GROUND FLOOR-Rooms
SCALE 1 : 400



3 LEVEL 1
SCALE 1 : 400



2 GROUND FLOOR
SCALE 1 : 400



4 LEVEL 2
SCALE 1 : 400

FSR CALCULATIONS (SEPP 2004)

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

TOTAL GFA = 6447 m²
SITE AREA = 12842.3m² (EXCLUDE E3 ZONE)
PROPOSED FSR = 0.5 : 1

CARPARKING CALCULATIONS

TOTAL PARKING PROVIDED = 38
- ACCESSIBLE PARKING = 1
- CAR SPACES = 37
AMBULANCE BAY = 1

DEVELOPMENT NUMBERS

TOTAL BEDROOMS = 108
TOTAL DEMENTIA ROOMS = 36

LANDSCAPE CALCULATION

TOTAL LANDSCAPED AREA =6513.88 m² (EXCLUDE E3 ZONE, DRIVEWAY AND ACCESS WAYS)
- HOUSE A / SECURED COURTYARD SPACE = 472m²
- HOUSE B / SECURED COURTYARD SPACE = 296m²
- HOUSE C - F / SECURED COURTYARD SPACE = 227m²
- UNSECURED COURTYARD SPACE = 429m²
LANDSCAPE AREA PER RESIDENT = 60.3 m²

AREA SCHEDULE	
NAME	AREA
	Not Placed
LOWER GROUND FLOOR	54 m ²
GROUND FLOOR	2570 m ²
LEVEL 1	1911 m ²
LEVEL 2	1911 m ²
GRAND TOTAL	6447 m ²

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	PRELIMINARY	JL	13/08/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019

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DA APPLICATION

APPROVED BY:
GA
CLIENT
LENLEASE

CHECKED BY:
JL



DRAWING
AREA PLANS - FSR CALCULATION (SEPP
HPSD 2004)

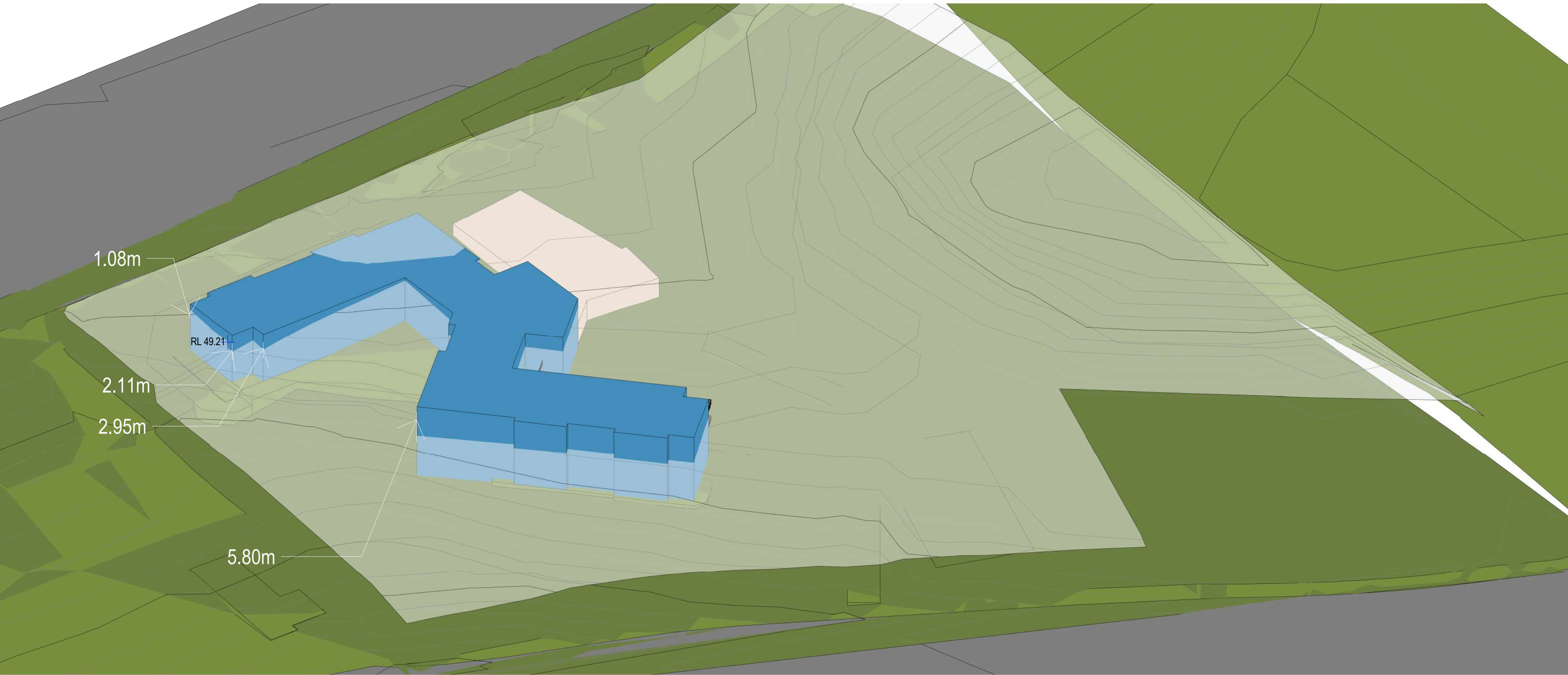
DATE 12/21/17 SCALE A1 1 : 400 DRAWN BP

PROJECT No. 253824-KI-AD-900-31 DISC. DRAWING No. 2 ISSUE 2

PROJECT
KINCUMBER - RESIDENTIAL AGED
CARE FACILITY

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E sydney@jacksonteece.com
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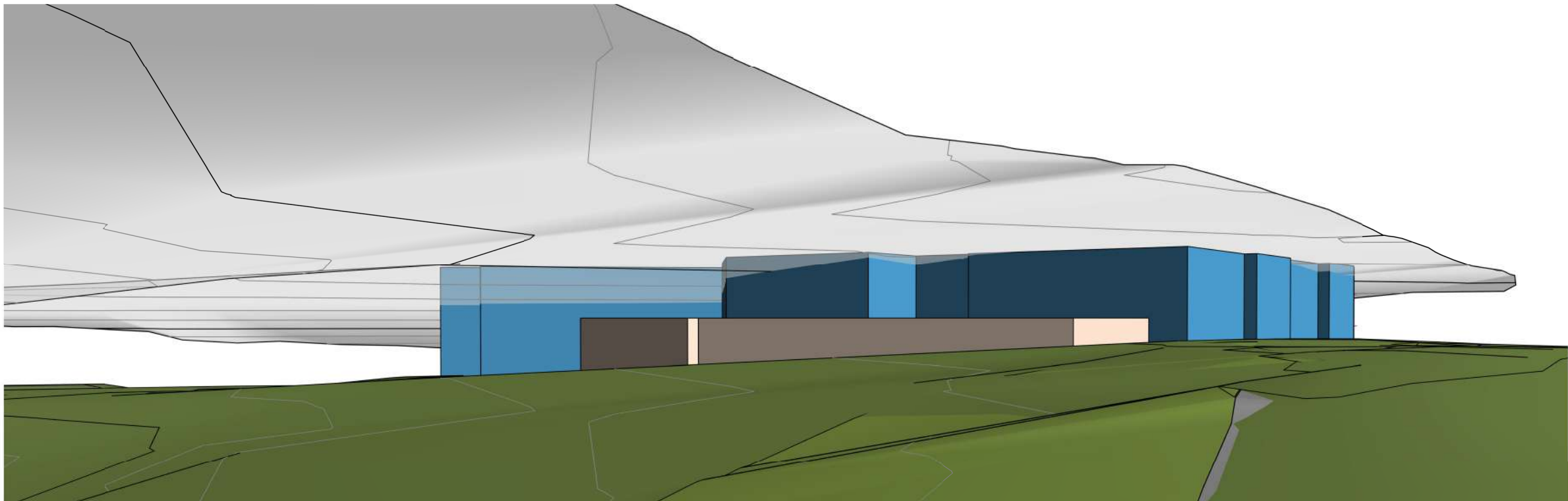
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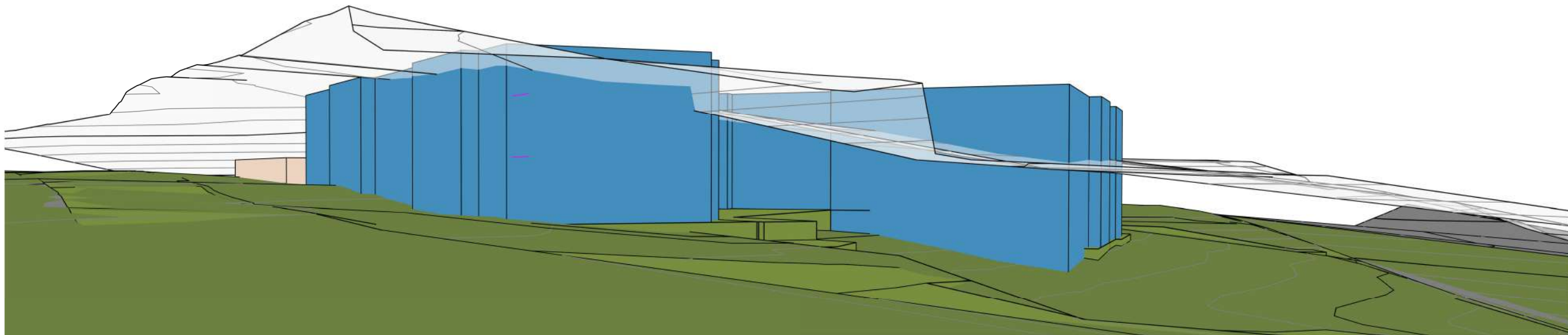
1 SOUTH - WEST BIRDS EYE VIEW -



2 SOUTH-EAST BIRDS EYE VIEW -



3 NORTH-EAST STREET VIEW -

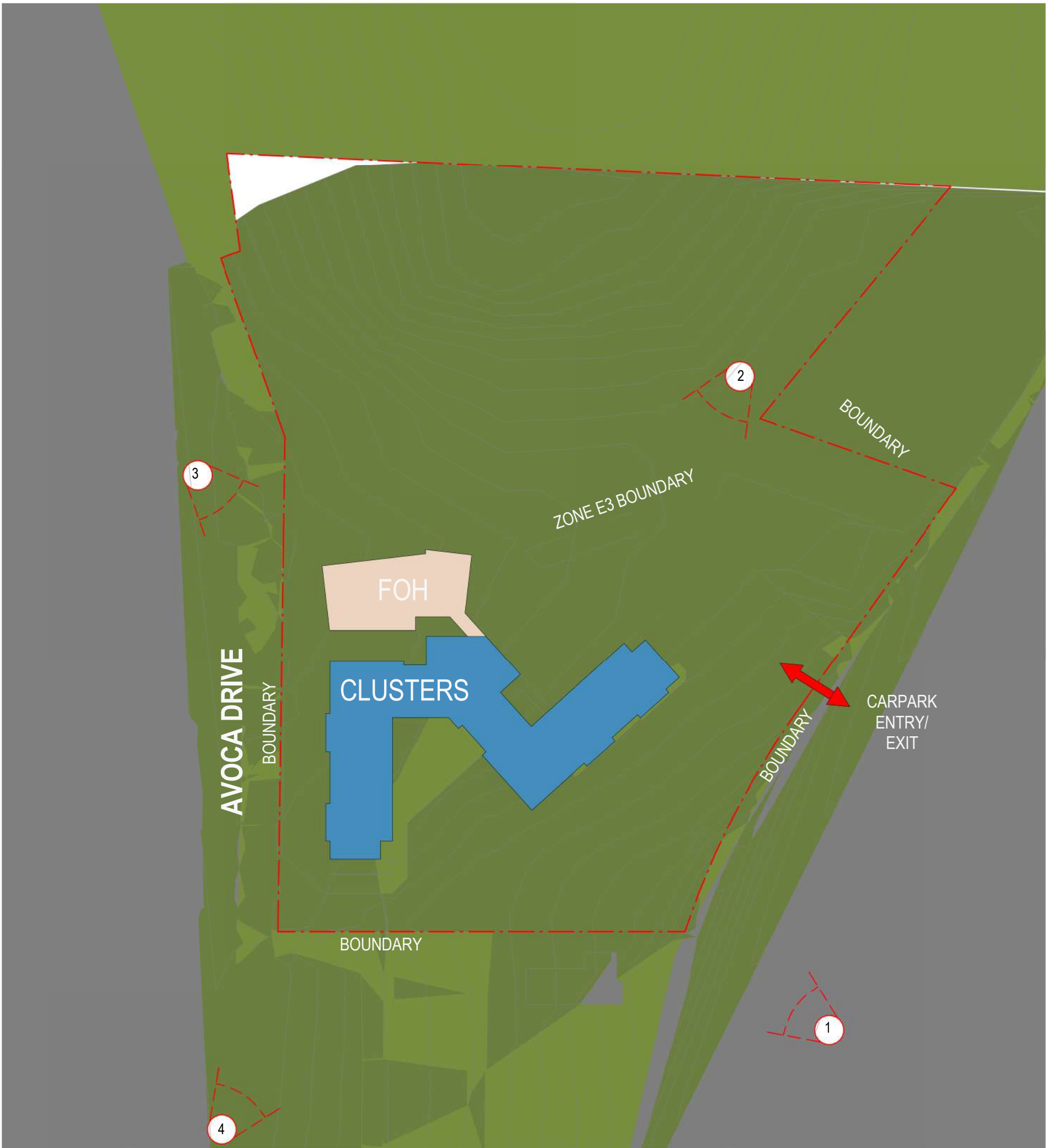


4 NORTH-WEST STREET VIEW -

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	DA ISSUE	AK	21/03/2019
2	ISSUED FOR COUNCIL'S RFI	JL	02/10/2019



5 8m CLEARANCE - KEY PLAN -

NOTE:
MASSING - CEILING HEIGHT AT 2.7m TOP MOST FLOOR SHOWN.

50mm on original

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DA APPLICATION

APPROVED BY: GA
CLIENT: LENDLEASE
CHECKED BY: JL



DRAWING
8m BUILDING HEIGHT LIMIT (SEPP HSPD 2004)

DATE: 11/27/17
SCALE: A1 @ 1:1000
DRAWN: BP

PROJECT No: 253824-KI-AD-900-54
DISC: DRAWING No: 2
ISSUE: 2

PROJECT: KINCUMBER - RESIDENTIAL AGED CARE FACILITY

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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