

JOHNS ROAD VILLAGE

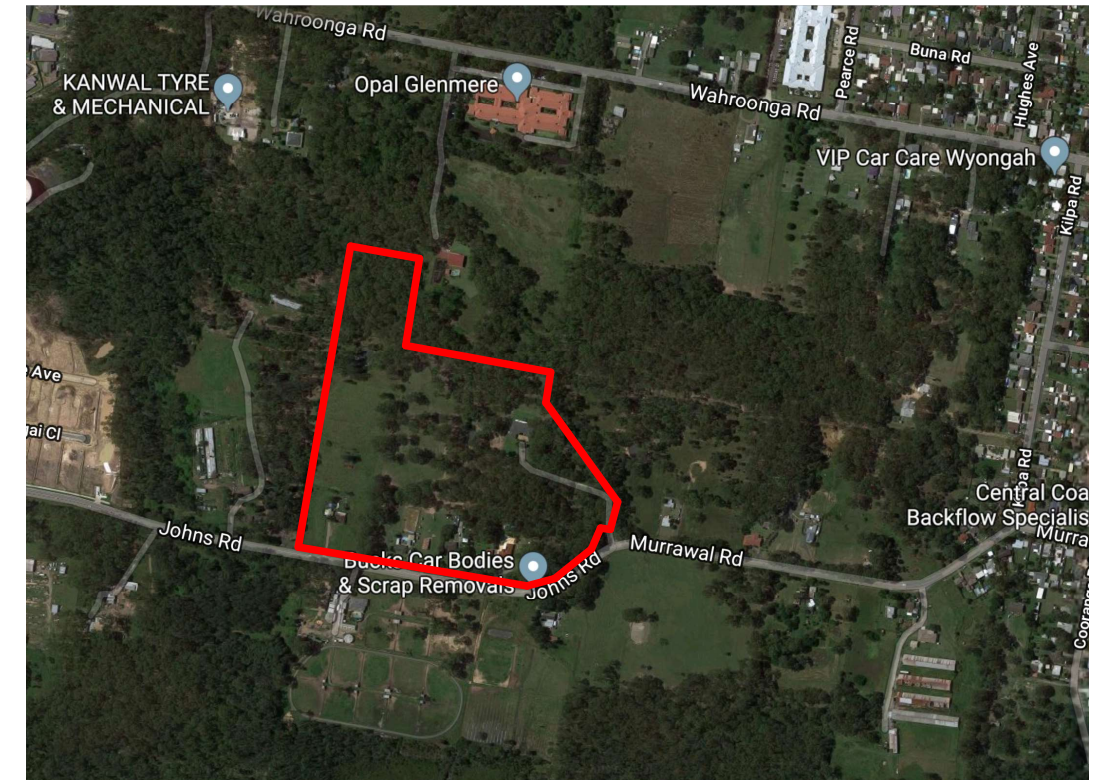
135 JOHNS ROAD WADALBA



ISSUE DA - 16 / 11 / 19

DRAWING SCHEDULE









DWG No.	DWG	ISSUE	SHEET
001	TITLE SHEET	DA	A3
002	STAGING PLAN	DA	A3
003	FULL SITE PLAN	DA	A3
004	DETAIL SITE PLAN LEGEND	DA	A3
005	DETAIL SITE PLAN 1	DA	A3
006	DETAIL SITE PLAN 2	DA	A3
007	DETAIL SITE PLAN 3	DA	A3
008	DETAIL SITE PLAN 4	DA	A3
009	DETAIL SITE PLAN 5	DA	A3
010	DETAIL SITE PLAN 6	DA	A3
011	DETAIL SITE PLAN 7	DA	A3
012	COMM CENTRE PLAN 1	DA	A3
013	COMM CENTRE PLAN 2	DA	A3
014	COM CENTRE ELEV 1	DA	A3
015	COM CENTRE ELEV 2	DA	A3
016	COM CENTRE SECTION	DA	A3
017	KITCHEN DETAILS	DA	A3
018	ACCESSIBILTY DETAILS	DA	A3
019	WASTE AREA	DA	A3
020	9AM SHADOWS	DA	A3
021	12PM SHADOWS	DA	A3
022	3PM SHADOWS	DA	A3
023	UP/DOWN PLANS	DA	A3
024	UP/DOWN ELEV	DA	A3
025	MULTI. RES BASEMENT PLAN	DA	A3
026	MULTI. RES LEVEL 1 PLAN	DA	A3
027	MULTI. RES LEVEL 2 PLAN	DA	A3
028	APARTMENTS LEVEL 1 PLAN	DA	A3
029	APARTMENTS PART LEVEL 1 PLAN 1	DA	A3
030	APARTMENTS PART LEVEL 1 PLAN 2	DA	A3
031	APARTMENTS PART LEVEL 1 PLAN 3	DA	A3
032	APARTMENTS LEVEL 2 PLAN	DA	A3
033	APARTMENTS PART LEVEL 2 PLAN 1	DA	A3
034	APARTMENTS PART LEVEL 2 PLAN 2	DA	A3
035	APARTMENTS PART LEVEL 2 PLAN 3	DA	A3
036	APARTMENTS PART LEVEL 2 PLAN 4	DA	A3
037	APARTMENTS LEVEL 3 PLAN	DA	A3
038	APARTMENTS PART LEVEL 3 PLAN 1	DA	A3
039	APARTMENTS PART LEVEL 3 PLAN 2	DA	A3
040	APARTMENTS PART LEVEL 3 PLAN 3	DA	A3
041	APARTMENTS PART LEVEL 3 PLAN 4	DA	A3
042	TYP. APARTMENT PLAN	DA	A3
043	APARTMENTS COMPLEX ELEV & SECTION	DA	A3
044	STREETSCAPES 1	DA	A3
045	STREETSCAPES 2	DA	A3
046	MENS SHED PLAN	DA	A3
047	MENS SHED ELEVATIONS	DA	A3
048	MENS SHED ELEVATION & SECTION	DA	A3



 **LOCATION PLAN**
NOT TO SCALE

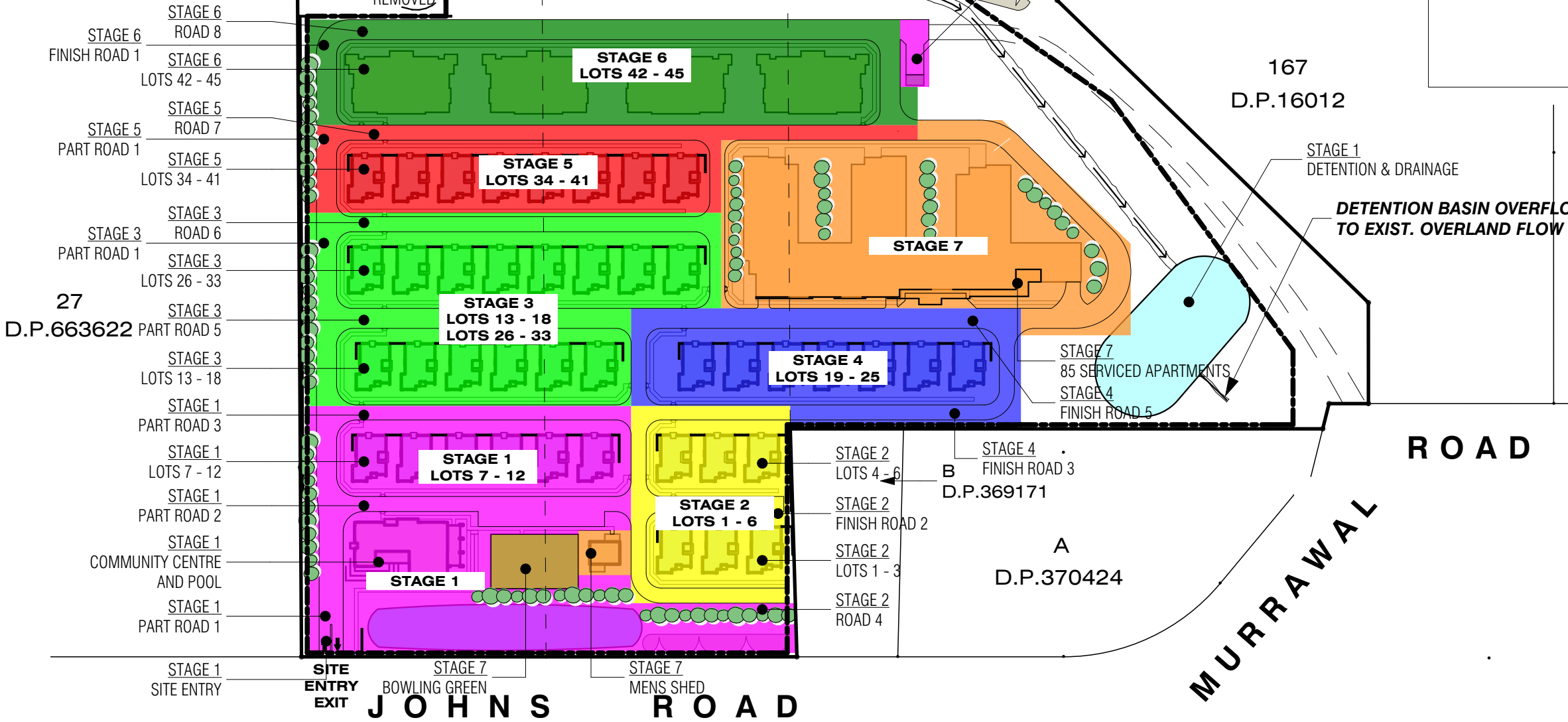
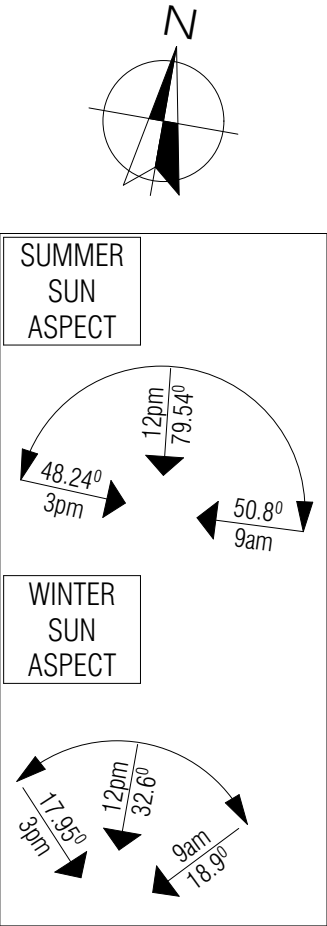
DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT	JOHNS ROAD RETIREMENT VILLAGE	
LOCATION	135 JOHNS ROAD WADALBA	
CLIENT	TOCAE GROUP	
DRAWING	TITLE SHEET	
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	001	
SHEET	001 / 48	JOB No. TOC 1901

STAGING LEGEND

 STAGE 1 ALL ROAD EARTHWORKS ALL SITE EARTHWORKS INCL. BENCHING, BATTERING, RETAINING & ALL SERVICES DETENTION BASINS & DIVERSION CHANNELS	 STAGE 1 SITE ENTRY PART ROADS 1/2/3 COMMUNITY CENTRE WASTE STORAGE AREA MAINTANANCE SHED UP/DOWN CONSTRUCTION LOTS 7-12	 STAGE 2 ROADS 4 FINISH ROAD 2 UP/DOWN CONSTRUCTION LOTS 1-6	 STAGE 3 ROAD 6 PART ROADS 1 UP/DOWN CONSTRUCTION LOTS 13-18 & 26-33	 STAGE 4 FINISH ROADS 3 & 4 UP/DOWN CONSTRUCTION LOTS 19-25
	 STAGE 5 ROAD 7 PART ROAD 1 UP/DOWN CONSTRUCTION LOTS 34-41	 STAGE 6 ROAD 8 PART ROAD 1 8 UNIT CONSTRUCTION LOTS 42-45	 STAGE 7 FINISH ROAD 1 MENS SHED SERVICED UNITS CONSTRUCTION	

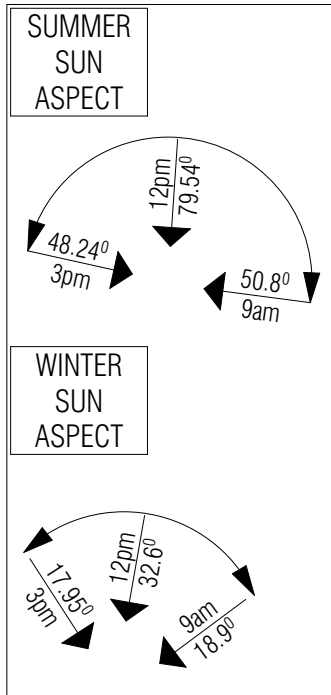
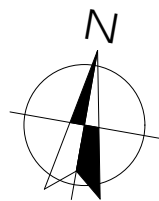
SITE CALCULATIONS

SITE AREA	10.7 ha 107000m ²	AMENITIES	
		COMMUNITY CENTRE	
		SITE COVERAGE	669 m ²
		FSR	0.004 : 1
		WASTE AREA	
		SITE COVERAGE	28.7 m ²
		FSR	0.000 : 1
		MAINTANANCE SHED	
		SITE COVERAGE	9.0 m ²
		FSR	0.000 : 1
		MENS SHED	
		SITE COVERAGE	108 m ²
		FSR	0.001 : 1
		TOTALS	
		SITE COVERAGE	11.7 % 16267 m ²
		FSR	0.29 : 1



DA ISSUE	26/02/20 DATE	ISSUED FOR COUNCIL SUBMISSION AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT JOHNS ROAD RETIREMENT VILLAGE		
LOCATION 135 JOHNS ROAD WADALBA		
CLIENT TOCAE GROUP		
DRAWING STAGING PLAN		
SCALE AS SHOWN	DRAWN MLB	
DATE 26 / 02 / 20	ISSUE DA	
DWG No. 002		
SHEET 002 / 48	JOB No. TOC 1901	

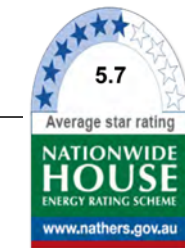
STAGING PLAN
SCALE 1 : 2000



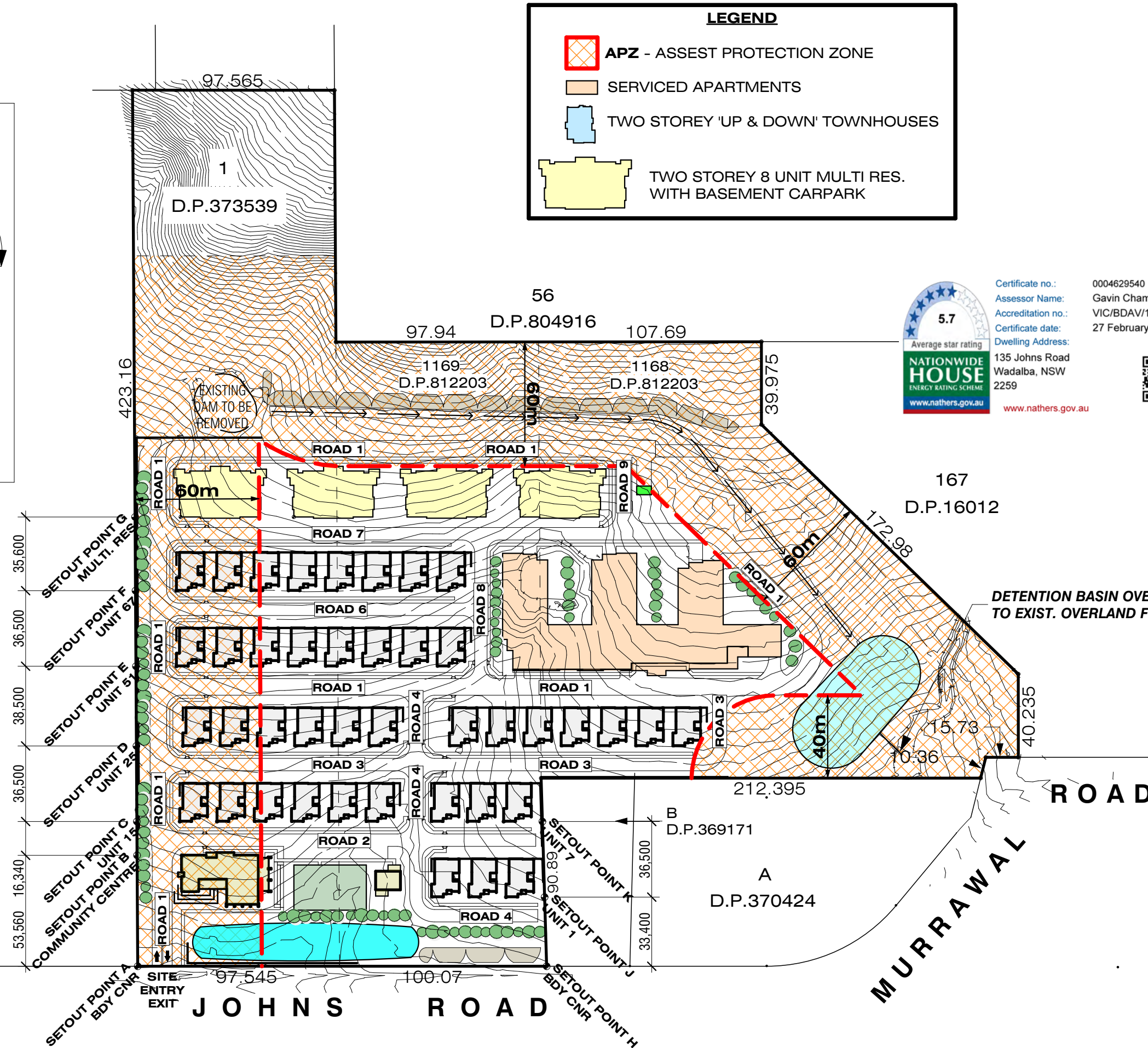
DEVELOPMENT CALCULATIONS	
TWO STOREY 'UP & DOWN' TOWNHOUSES	
STRUCTURES	41
UNITS	82
TWO STOREY 8 UNIT MULTI RES.	
STRUCTURES	4
UNITS	32
SERVICED APARTMENTS	
STRUCTURES	1
UNITS	85
TOTALS	
STRUCTURES	46
UNITS	199

LEGEND

- APZ - ASSEST PROTECTION ZONE
- SERVICED APARTMENTS
- TWO STOREY 'UP & DOWN' TOWNHOUSES
- TWO STOREY 8 UNIT MULTI RES. WITH BASEMENT CARPARK

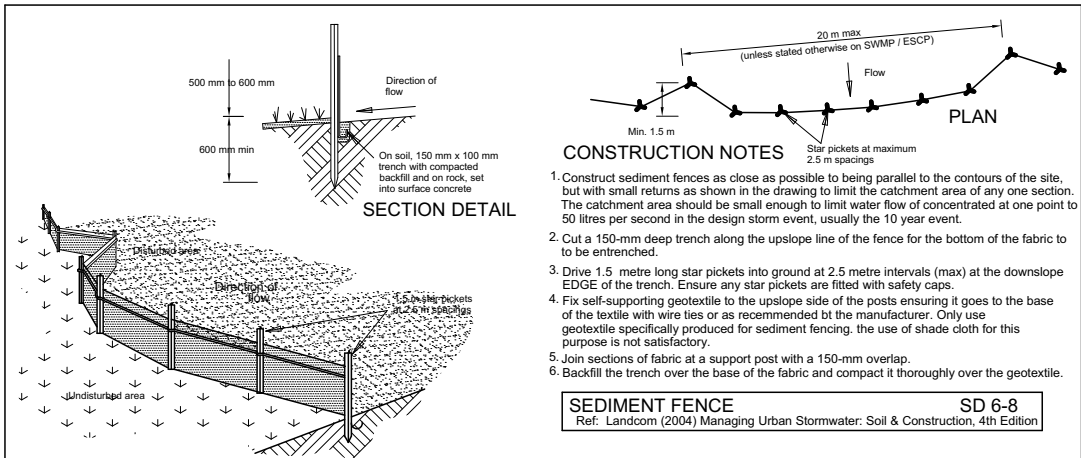
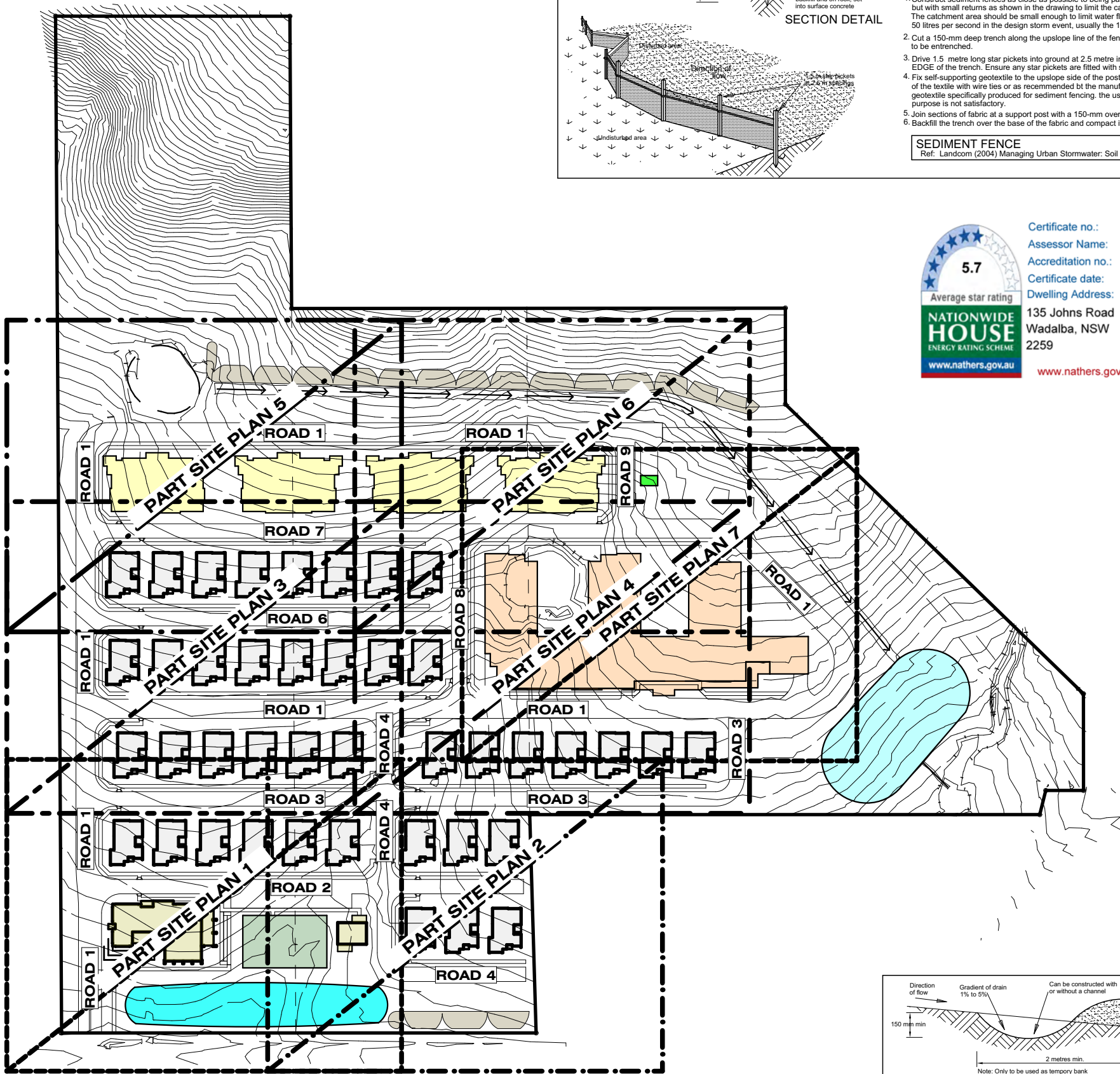
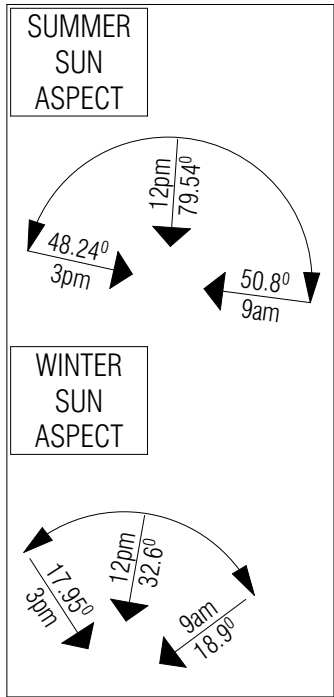
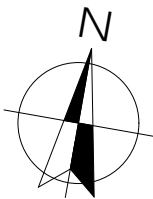


Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDV/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259



FULL SITE PLAN
SCALE 1 : 2000

DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT	JOHNS ROAD RETIREMENT VILLAGE	
LOCATION	135 JOHNS ROAD WADALBA	
CLIENT	TOCAE GROUP	
DRAWING	FULL SITE PLAN	
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	003	
SHEET	003 / 48	JOB No. TOC 1901



SEDIMENTATION NOTES

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.

ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.

TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE.

TOPSOIL IS TO BE RESPRAND AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.

THE FOOTPATH, OTHER HTAN STABILISED SITE ACCESS, IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS.

WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.

WASTE ENCLOSURE MINIMUM 1800 x 1800 x 1200 CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.

ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.

ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.

ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.



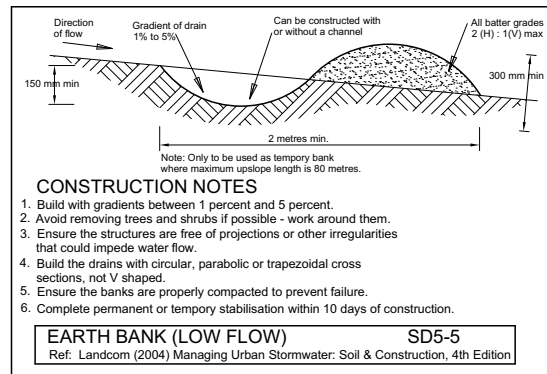
NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICES AUTHORITIES WHERE DEEMED NECESSARY.

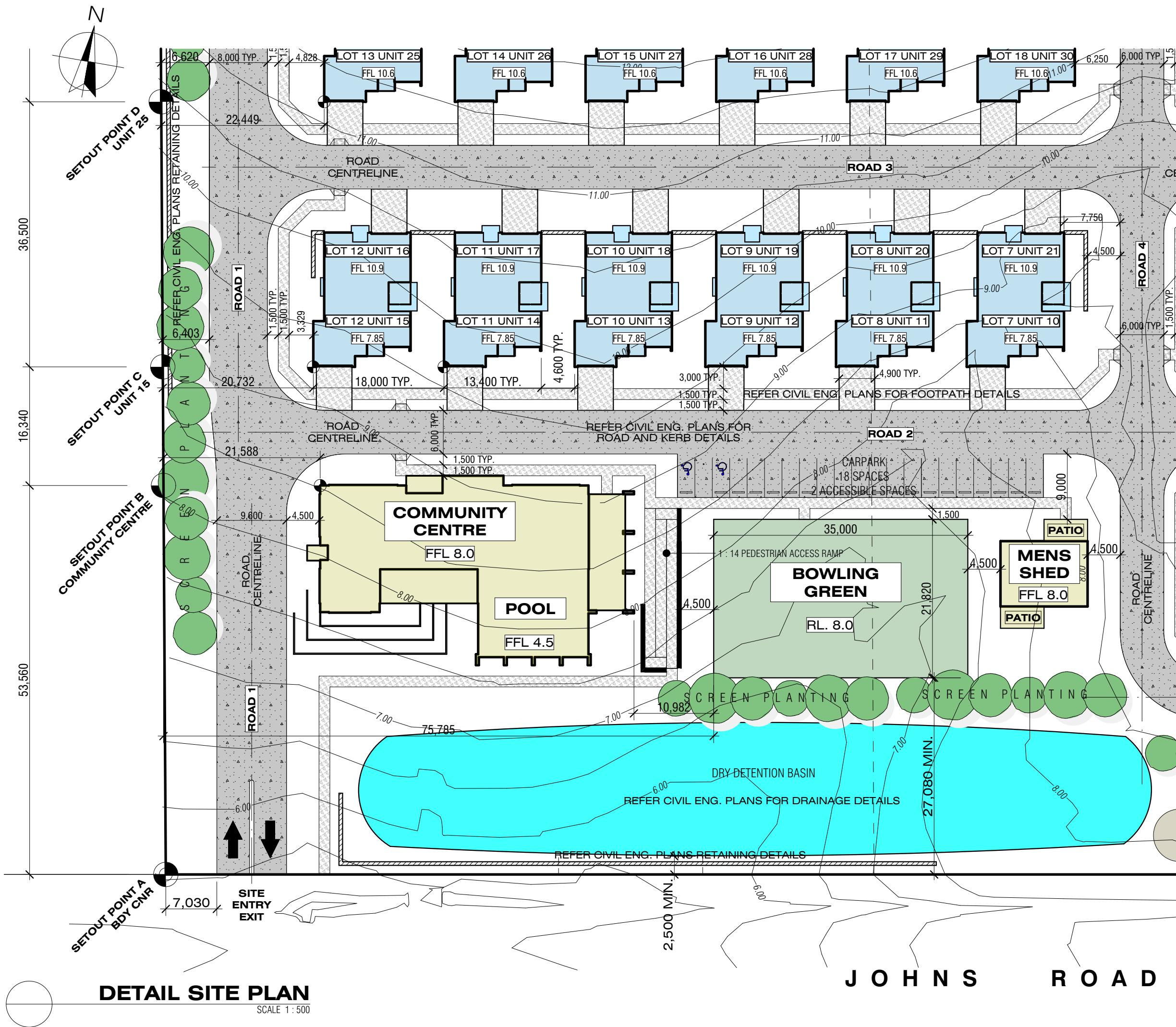
DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		

PROJECT	JOHNS ROAD RETIREMENT VILLAGE
LOCATION	135 JOHNS ROAD WADALBA
CLIENT	TOCAE GROUP

DRAWING	PART SITE LEGEND
SCALE	AS SHOWN
DRAWN	MLB
DATE	26 / 02 / 20
ISSUE	DA

DWG No.	004
SHEET	004 / 48
JOB No.	TOC 1901





SEDIMENTATION NOTES

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.
ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.
TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE.
TOPSOIL IS TO BE RESPRAND AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.
THE FOOTPATH, OTHER THAN STABILISED SITE ACCESS, IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS.
WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.
WASTE ENCLOSURE MINIMUM 1800 x 1800 x 1200 CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.
ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.
ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.



NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICES AUTHORITIES WHERE DEEMED NECESSARY.

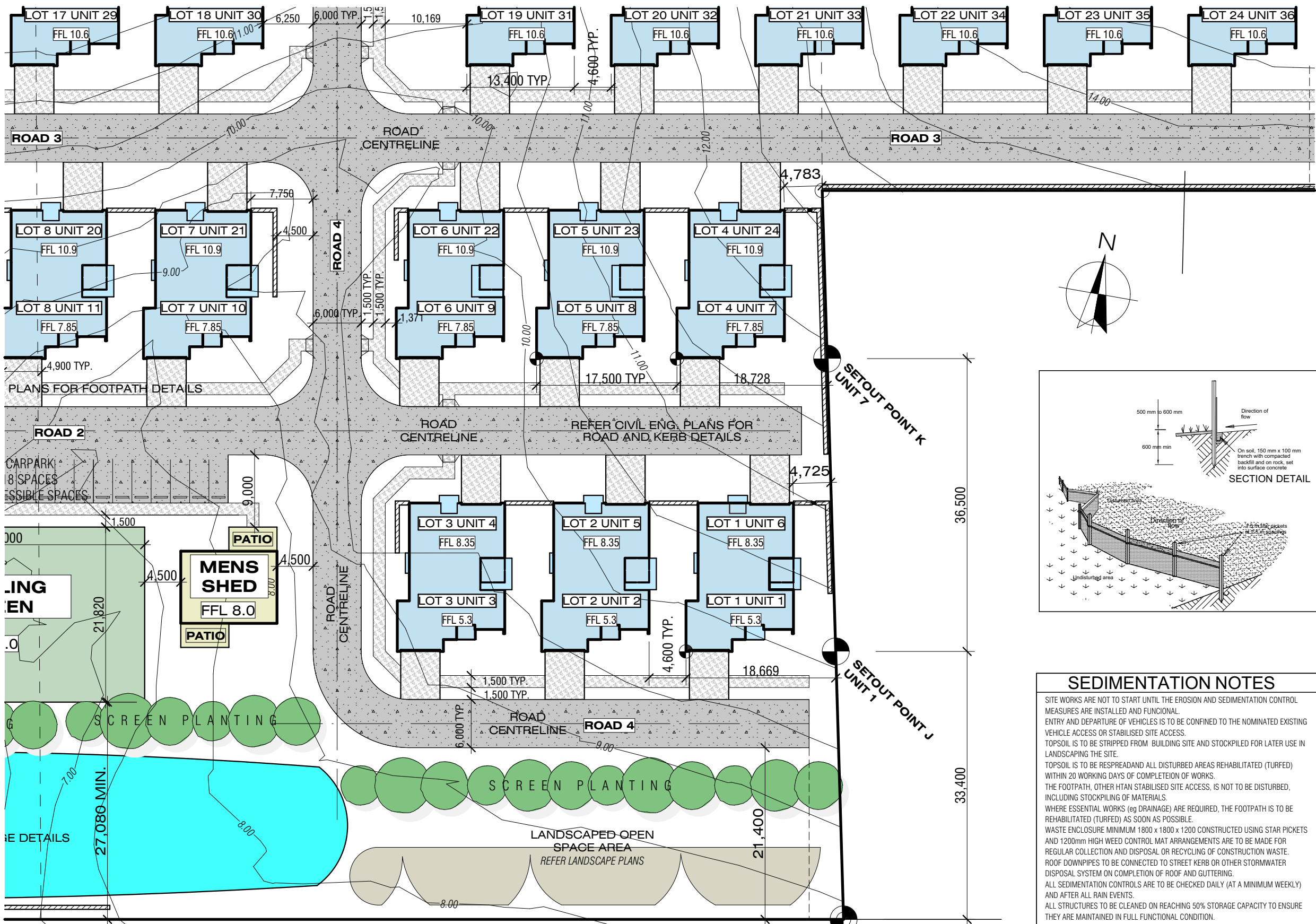
5.7
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BD4V/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259
www.nathers.gov.au



DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT
BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 758 866 abn 53 392 043 355

PROJECT	JOHNS ROAD RETIREMENT VILLAGE		
LOCATION	135 JOHNS ROAD WADALBA		
CLIENT	TOCAE GROUP		
DRAWING	DETAIL SITE PLAN 1		
SCALE	AS SHOWN	DRAWN	MLB
DATE	26 / 02 / 20	ISSUE	DA
DWG No.	005		
SHEET	005 / 48	JOB No.	TOC 1901



CONSTRUCTION NOTES

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilisation within 10 days of construction.

EARTH BANK (LOW FLOW) SD5-5
Ref: Landcom (2004) Managing Urban Stormwater: Soil & Construction, 4th Edition

SEDIMENT FENCE SD 6-8
Ref: Landcom (2004) Managing Urban Stormwater: Soil & Construction, 4th Edition

CONSTRUCTION NOTES

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow of concentrated at one point to 50 litres per second in the design storm event, usually the 10 year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope EDGE of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the textile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENTATION NOTES

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.

ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.

TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE.

TOPSOIL IS TO BE RESPREAD AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.

THE FOOTPATH, OTHER HTAN STABILISED SITE ACCESS, IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS.

WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.

WASTE ENCLOSURE MINIMUM 1800 x 1800 x 1200 CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.

ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.

ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.

ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.

DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT JOHNS ROAD RETIREMENT VILLAGE		
LOCATION 135 JOHNS ROAD WADALBA		
CLIENT TOCAE GROUP		
DRAWING DETAIL SITE PLAN 2		
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	006	
SHEET	006 / 48	JOB No. TOC 1901



NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICES AUTHORITIES WHERE DEEMED NECESSARY.



DETAIL SITE PLAN
SCALE 1:500



SEDIMENTATION NOTES

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.
ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.
TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE.
TOPSOIL IS TO BE RESPIREAD AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.
THE FOOTPATH, OTHER HTAN STABILISED SITE ACCESS, IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS.
WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.
WASTE ENCLOSURE MINIMUM 1800 x 1800 x 1200 CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.
ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.
ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.



NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICES AUTHORITIES WHERE DEEMED NECESSARY.

5.7
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAY/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259
www.nathers.gov.au

DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 758 866 abn 53 392 045 355

PROJECT	JOHNS ROAD RETIREMENT VILLAGE	
LOCATION	135 JOHNS ROAD WADALBA	
CLIENT	TOCAE GROUP	
DRAWING	DETAIL SITE PLAN 3	
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	007	
SHEET	007 / 48	JOB No. TOC 1901

SEDIMENTATION NOTES

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.
ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.
TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE.
TOPSOIL IS TO BE RESPIREAD AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.
THE FOOTPATH, OTHER HTAN STABILISED SITE ACCESS, IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS.
WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.
WASTE ENCLOSURE MINIMUM 1800 x 1800 x 1200 CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.
ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.
ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.



DIAL BEFORE YOU DIG
www.1100.com.au

NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICES AUTHORITIES WHERE DEEMED NECESSARY.

5.7
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BD/AV/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259
www.nathers.gov.au

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 758 866 abn 53 392 043 355

PROJECT **JOHNS ROAD RETIREMENT VILLAGE**

LOCATION **135 JOHNS ROAD WADALBA**

CLIENT **TOCAE GROUP**

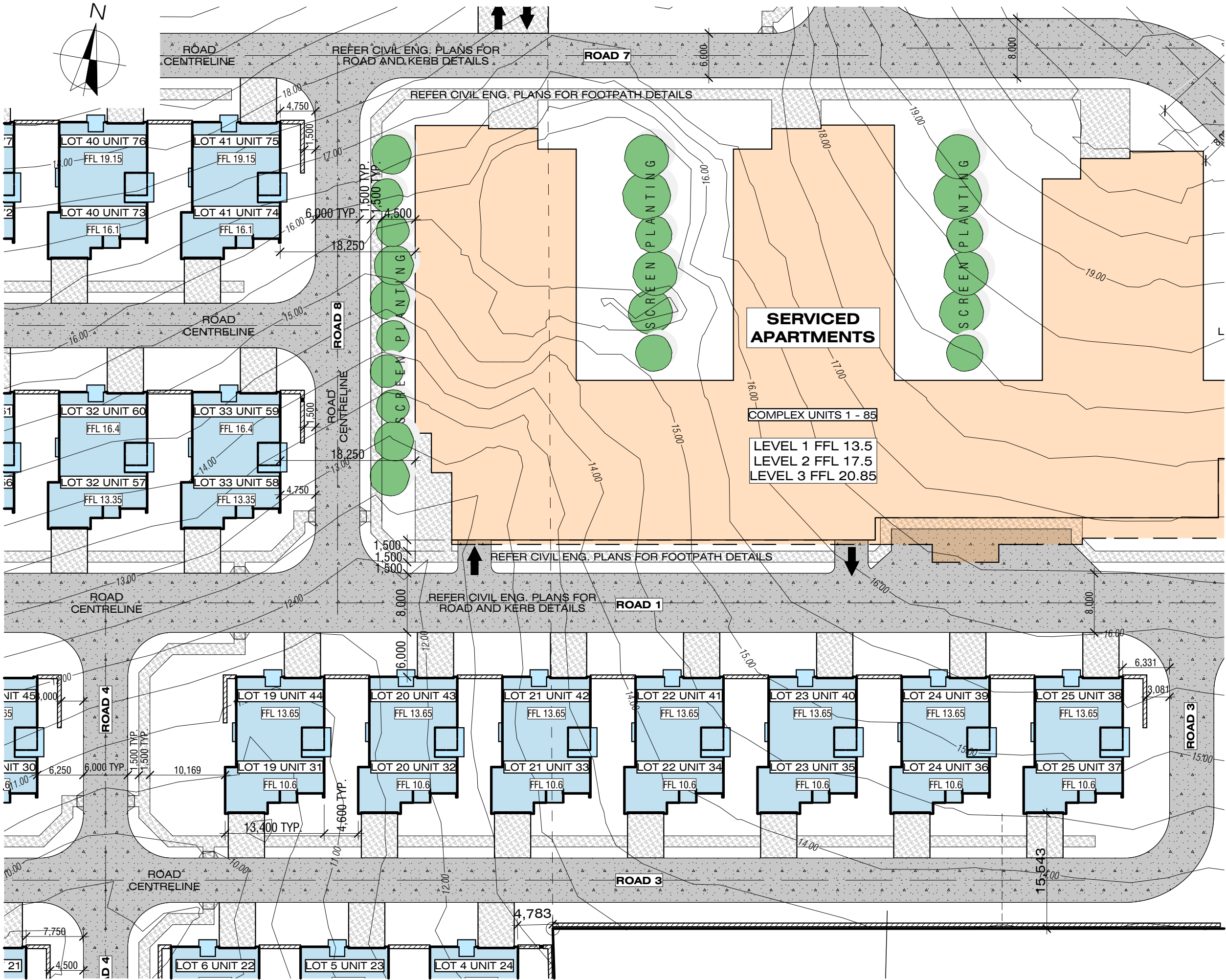
DRAWING **DETAIL SITE PLAN 4**

SCALE **AS SHOWN** DRAWN **MLB**

DATE **26 / 02 / 20** ISSUE **DA**

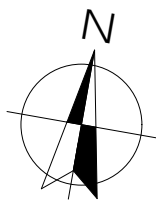
DWG No. **008**

SHEET **008 / 48** JOB No. **TOC 1901**



DETAIL SITE PLAN

SCALE 1 : 500



SEDIMENTATION NOTES

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.
ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.
TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE.
TOPSOIL IS TO BE RESPREAD AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.
THE FOOTPATH, OTHER THAN STABILISED SITE ACCESS, IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS.
WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.
WASTE ENCLOSURE MINIMUM 1800 x 1800 x 1200 CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.
ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.
ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.



DIAL BEFORE YOU DIG
www.1100.com.au

NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICES AUTHORITIES WHERE DEEMED NECESSARY.

 **5.7**
Average star rating
www.nathers.gov.au

Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDV/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259
www.nathers.gov.au



DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 758 866 abn 53 392 043 355

PROJECT **JOHNS ROAD RETIREMENT VILLAGE**

LOCATION **135 JOHNS ROAD WADALBA**

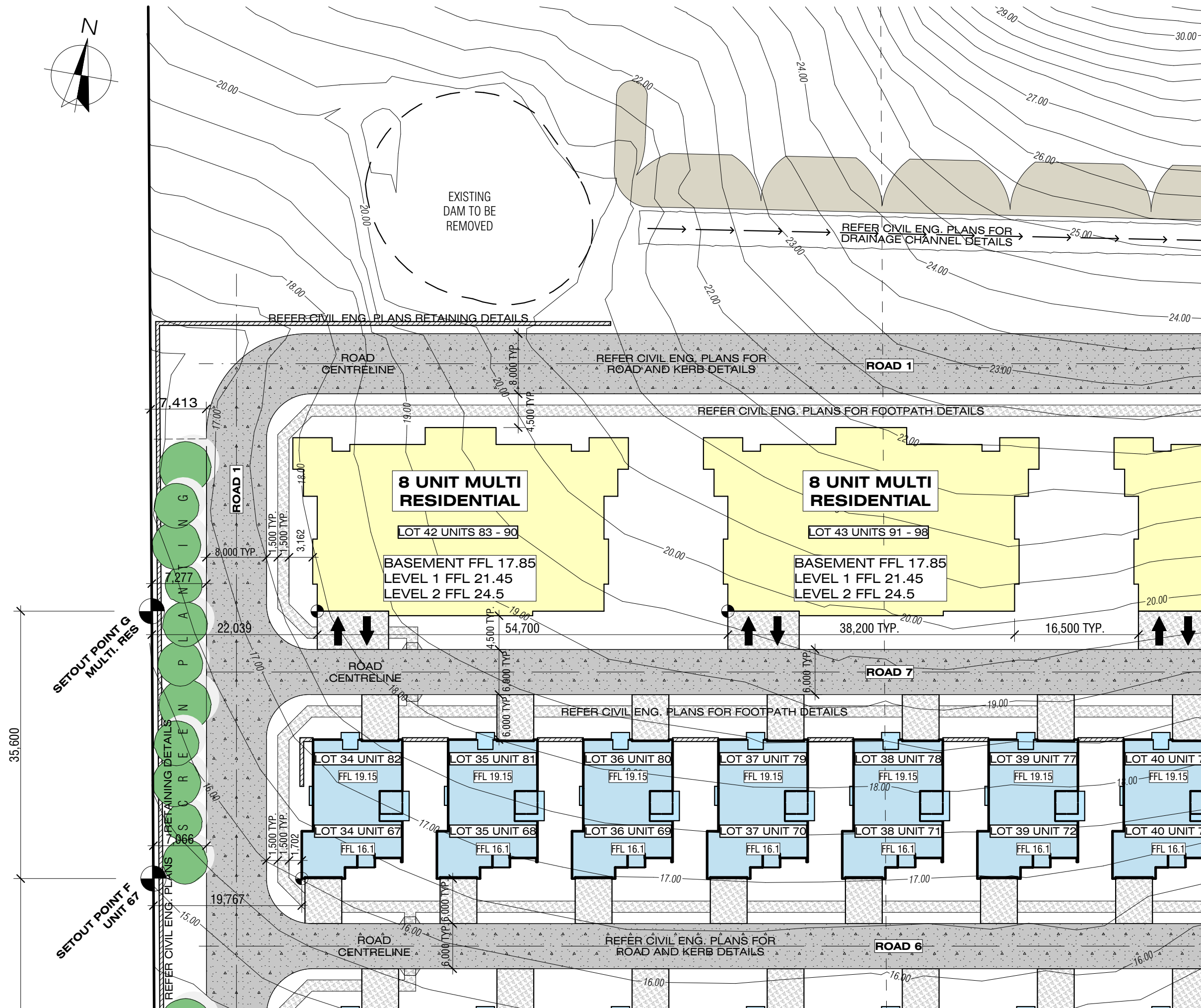
CLIENT **TOCAE GROUP**

DRAWING **DETAIL SITE PLAN 5**

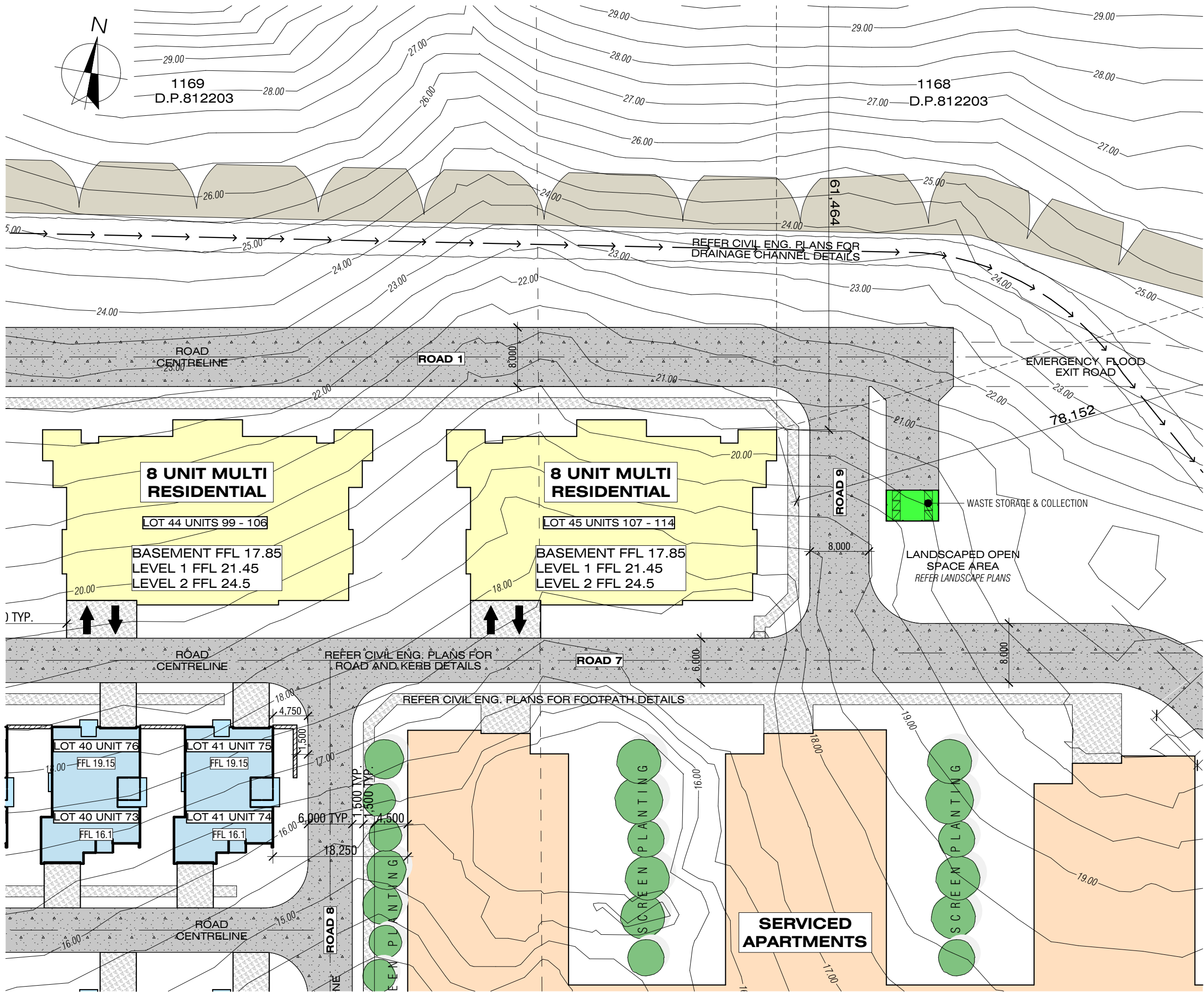
SCALE	AS SHOWN	DRAWN	MLB
DATE	26 / 02 / 20	ISSUE	DA

DWG No.	009
---------	-----

SHEET	009 / 48	JOB No.	TOC 1901
-------	----------	---------	----------



DETAIL SITE PLAN
SCALE 1:500



DETAIL SITE PLAN
SCALE 1:500



SEDIMENTATION NOTES

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.
ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.
TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE.
TOPSOIL IS TO BE RESPIREAD AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.
THE FOOTPATH, OTHER HTAN STABILISED SITE ACCESS, IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS.
WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.
WASTE ENCLOSURE MINIMUM 1800 x 1800 x 1200 CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.
ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.
ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.



NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICES AUTHORITIES WHERE DEEMED NECESSARY.

5.7
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDV/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259
www.nathers.gov.au

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 758 866 abn 53 392 043 355

JOHNS ROAD RETIREMENT VILLAGE

LOCATION
135 JOHNS ROAD WADALBA

CLIENT
TOCAE GROUP

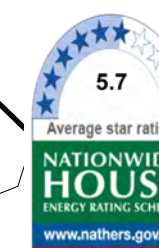
DETAIL SITE PLAN 6

SCALE **AS SHOWN** DRAWN **MLB**

DATE **26 / 02 / 20** ISSUE **DA**

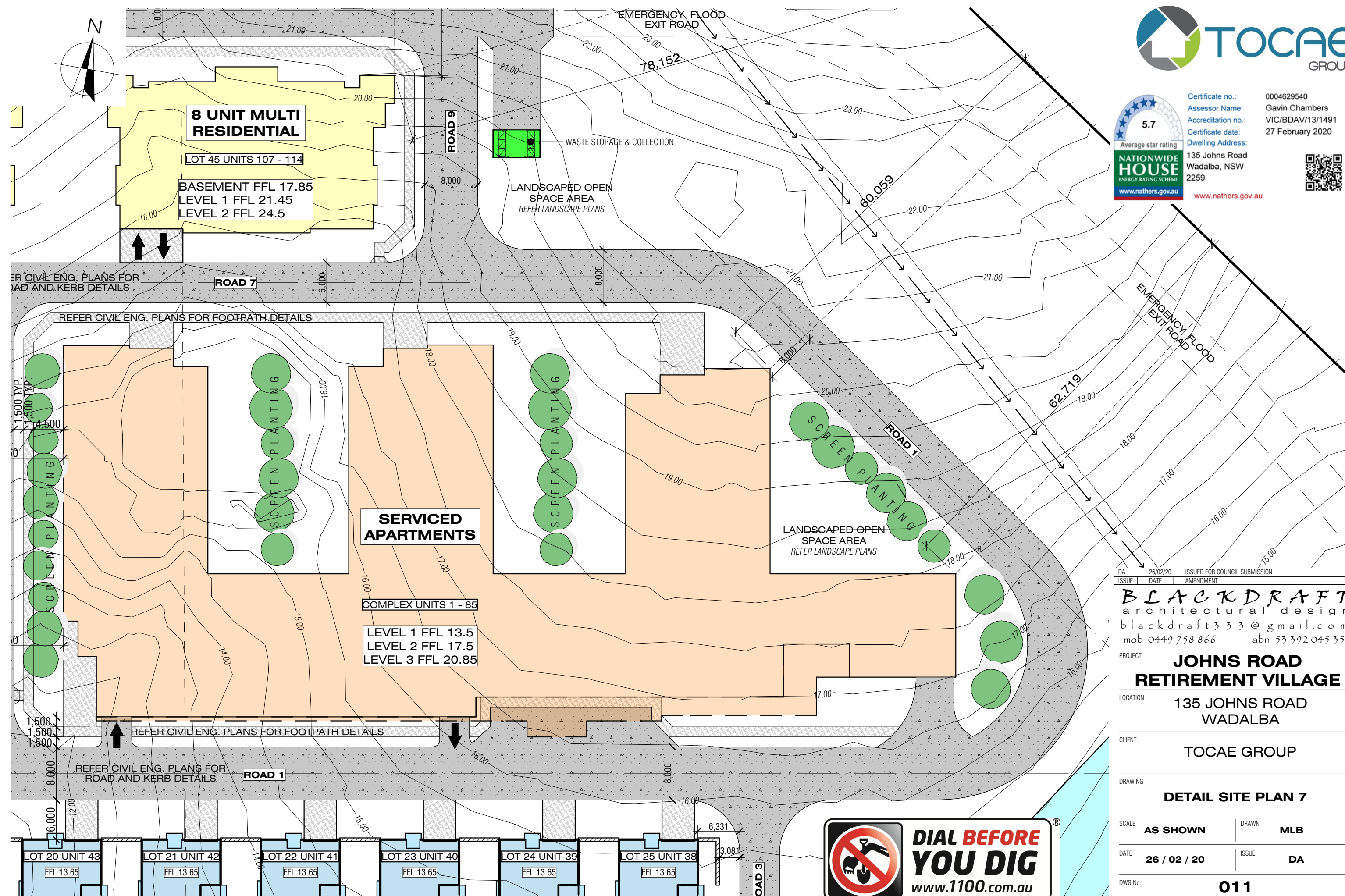
DWG No. **010**

SHEET **010 / 48** JOB No. **TOC 1901**



Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 27 February 2020

Dwelling Address:
135 Johns Road
Wadalba, NSW
2259
www.nathers.gov.au



DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 758 866 abn 53 392 043 355

PROJECT **JOHNS ROAD RETIREMENT VILLAGE**

LOCATION **135 JOHNS ROAD WADALBA**

CLIENT **TOCAE GROUP**

DRAWING **DETAIL SITE PLAN 7**

SCALE **AS SHOWN** DRAWN **MLB**

DATE **26 / 02 / 20** ISSUE **DA**

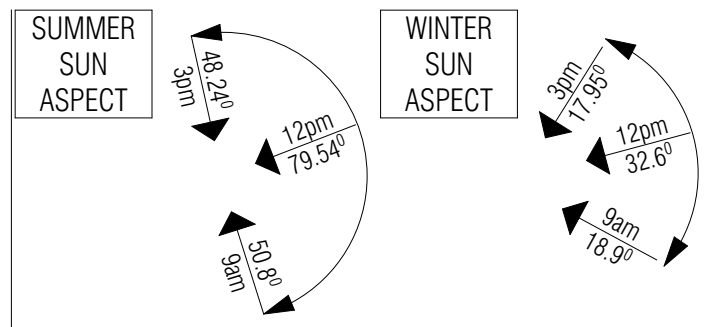
DWG No. **011**

SHEET **011 / 48** JOB No. **TOC 1901**

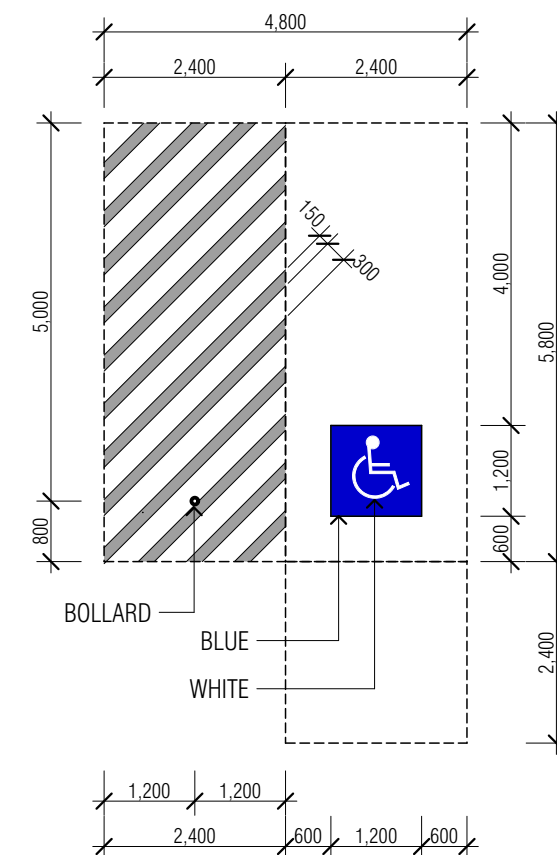
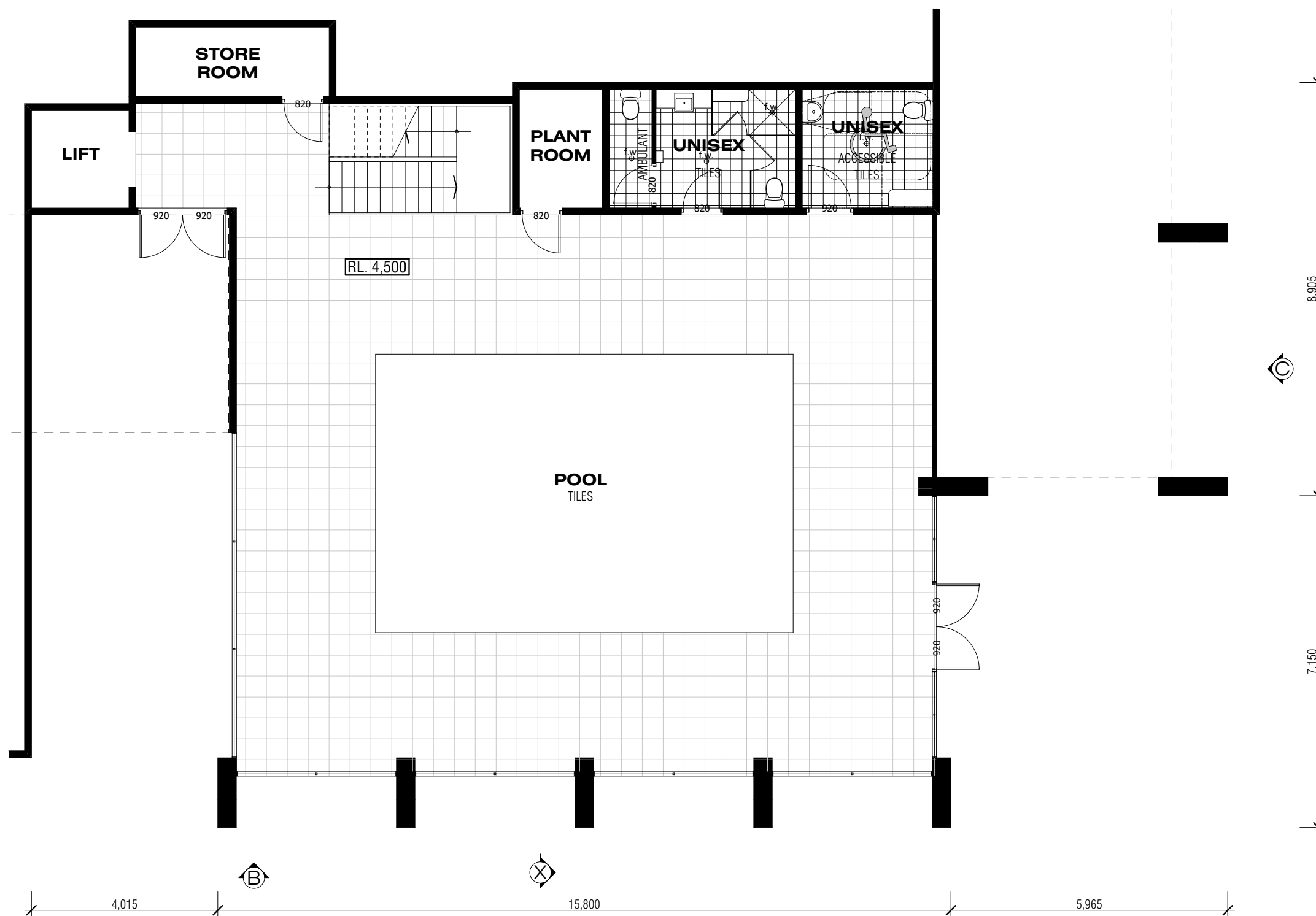


NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICES AUTHORITIES WHERE DEEMED NECESSARY.

DETAIL SITE PLAN
SCALE 1 : 500



NOTE: HARDWIRED SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3786



ACCESSIBLE CARPARK DETAILS

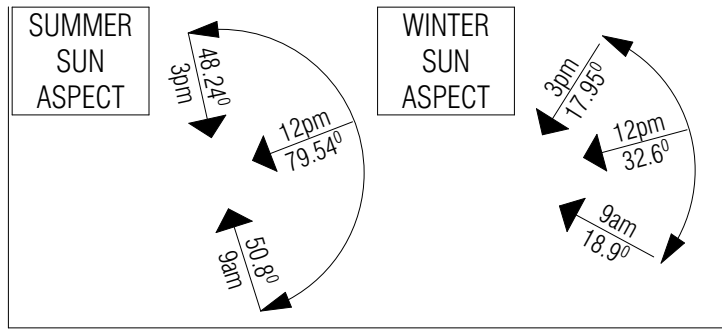
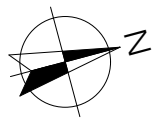
SCALE 1 : 100

DA		26/02/20		ISSUED FOR COUNCIL SUBMISSION	
ISSUE	DATE	AMENDMENT			
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355					
PROJECT JOHNS ROAD RETIREMENT VILLAGE					
LOCATION 135 JOHNS ROAD WADALBA					
CLIENT TOCAE					
DRAWING COMM. CENTRE PLAN 1					
SCALE AS SHOWN			DRAWN MLB		
DATE 26 / 02 / 20			ISSUE DA		
DWG No.			012		
SHEET			JOB No.		
012 / 48			TOC 1901		

© COPYRIGHT BLACKDRAFT A3

COMMUNITY CENTRE LOWER LEVEL

SCALE 1 : 100



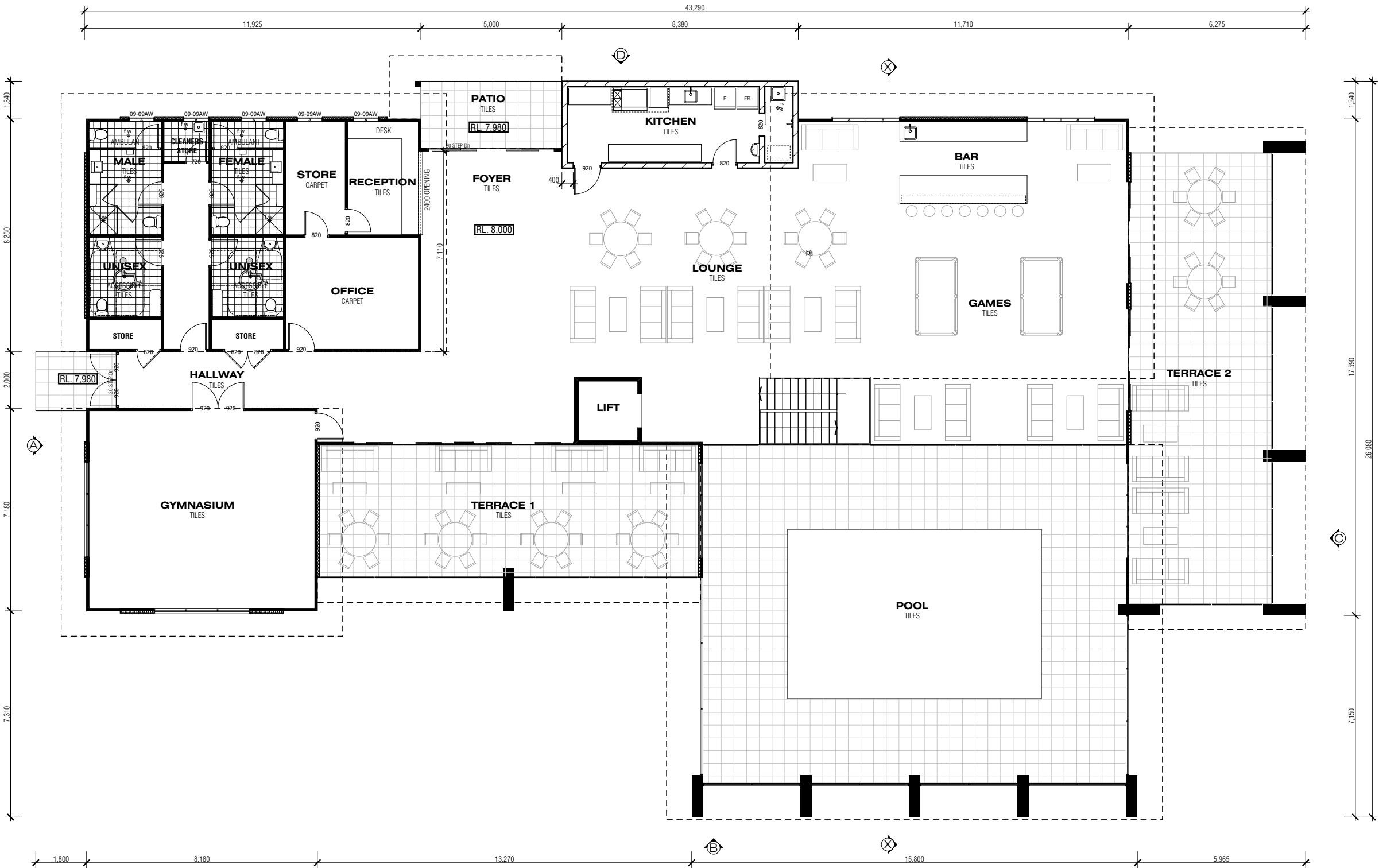
NOTE: THRESHOLD RAMPS TO BE PROVIDED AT ALL EXTERNAL ENTRANCES & TO BE IN ACCORDANCE WITH AS 1428.1 - 2009

MECHANICAL VENTILATION NOTE: AMENITIES MECHANICAL VENTILATION TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE B.C.A



AREA CALCULATIONS

COMMUNITY CENTRE			
NOM FLOOR AREA	=	669	m ²
PATIO	=	12	m ²
TERRACES	=	144	m ²
MENS SHED	=	108	m ²



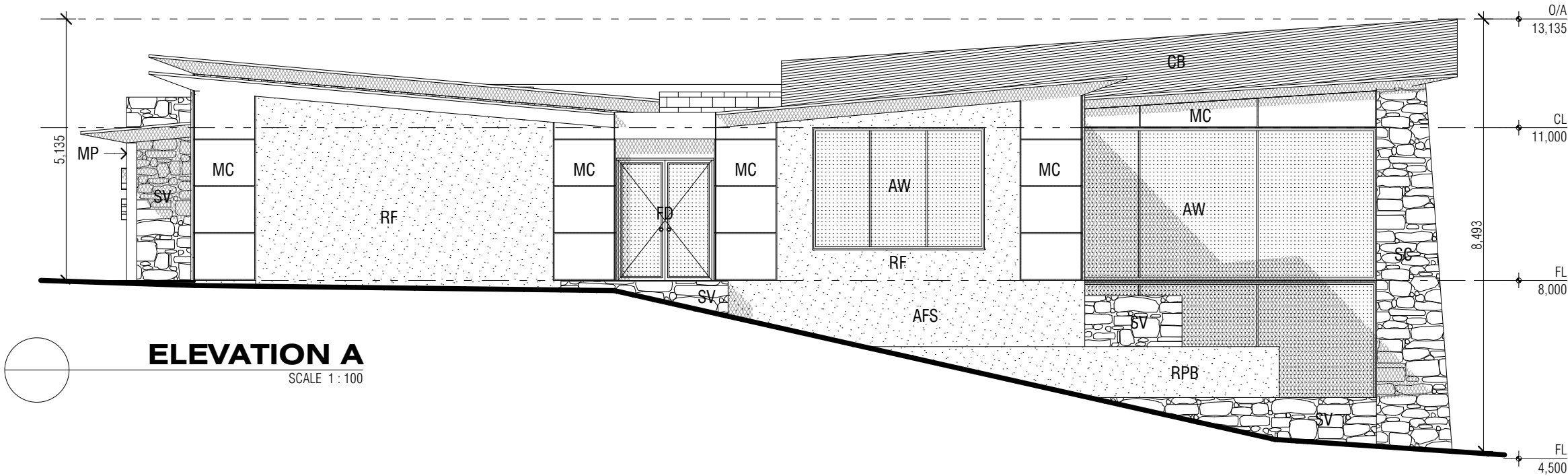
NOTE: HARDWIRED SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3786

COMMUNITY CENTRE UPPER LEVEL

SCALE 1 : 150

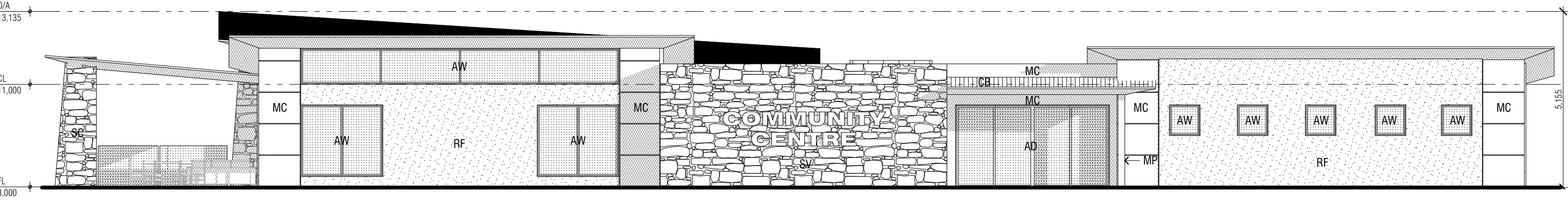
DA		26/02/20		ISSUED FOR COUNCIL SUBMISSION	
ISSUE		DATE		AMENDMENT	
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355					
PROJECT JOHNS ROAD RETIREMENT VILLAGE					
LOCATION 135 JOHNS ROAD WADALBA					
CLIENT TOCAE					
DRAWING COMM. CENTRE PLAN 2					
SCALE		AS SHOWN		DRAWN MLB	
DATE		26 / 02 / 20		ISSUE DA	
DWG No.		013			
SHEET		013 / 48		JOB No. TOC 1901	

- EXTERNAL FINISHES LEGEND**
- AD - SOLID CORE ACCESS DOOR
 - AW - ALUMINIUM FRAMED WINDOWS
 - AD - ALUMINIUM FRAMED SOLID DOOR
 - AFS - AFS WALL SYSTEM
 - RPB - RENDERED & PAINTED BLOCKWORK
 - CC - CONCRETE COLUMNS
 - PS - PRIVACY SCREEN
 - CB - COLORBOND 'CUSTOM ORB ROOF SHEETING
 - CG - COLORBOND FASCIA & QUAD GUTTERING
 - DP - PVC DOWNPIPES
 - FD - GLAZED ALUMINIUM FRAMED FRENCH DOORS
 - GD - GARAGE ROLLER DOORS
 - MP - 200sq. MERBAU TIMBER POSTS
 - RF - RENDERED FOAM WALL CLADDING
 - TD - SOLID CORE TIMBER FRONT DOOR
 - WB - SCYON 'STRIA' WEATHERBOARD CLADDING
 - MC - SCYON 'MATRIX' CLADDING
 - SC - STONE VENEERED AFS COLUMNS
 - SV - STONE VENEERED WALLS
 - GB - FRAMELESS GLASS BALUSTRADE



ELEVATION A
SCALE 1 : 100

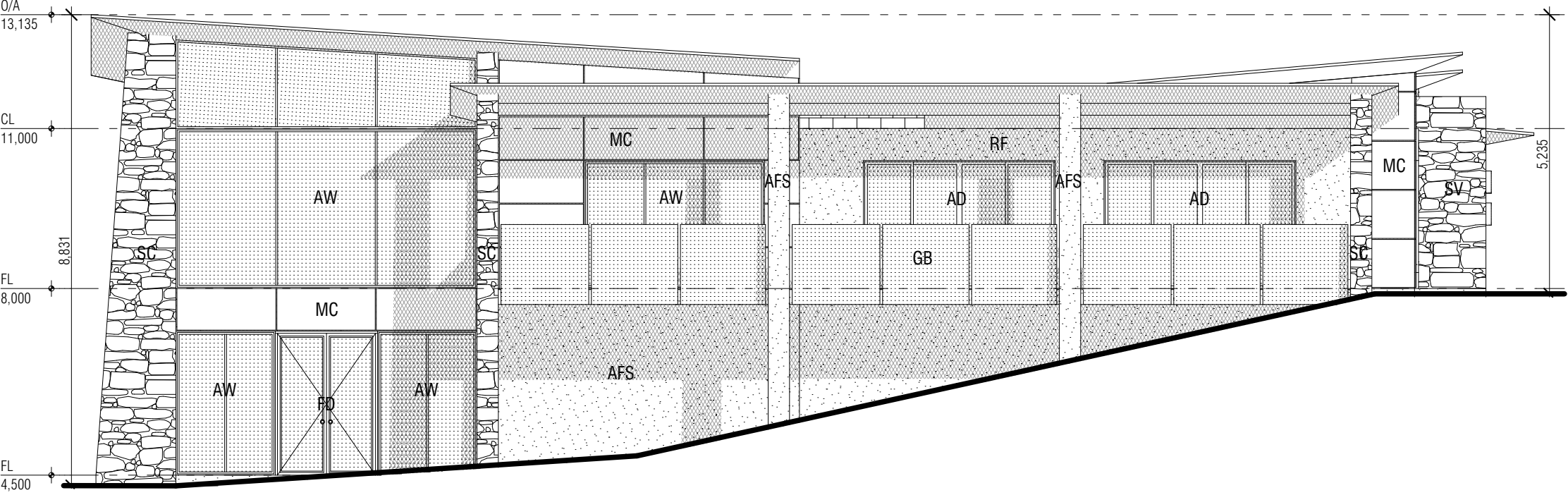
NOTE: SHADOWS DO NOT REPRESENT ACTUAL
SUN POSITION, THEY ARE COSMETIC ONLY.



ELEVATION D
SCALE 1 : 100

EXTERNAL FINISHES LEGEND

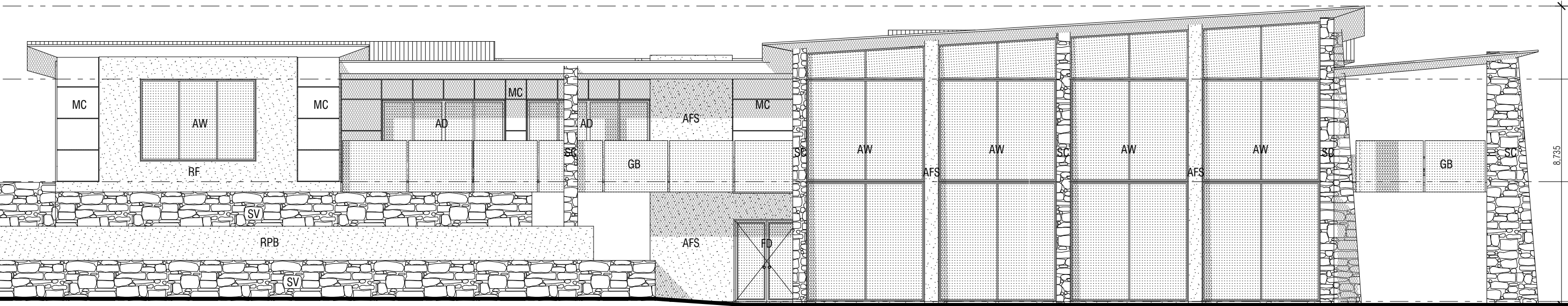
- AD - SOLID CORE ACCESS DOOR
- AW - ALUMINIUM FRAMED WINDOWS
- AD - ALUMINIUM FRAMED SOLID DOOR
- AFS - AFS WALL SYSTEM
- RPB - RENDERED & PAINTED BLOCKWORK
- CC - CONCRETE COLUMNS
- PS - PRIVACY SCREEN
- CB - COLORBOND 'CUSTOM ORB ROOF SHEETING
- CG - COLORBOND FASCIA & QUAD GUTTERING
- DP - PVC DOWNPIPES
- FD - GLAZED ALUMINIUM FRAMED FRENCH DOORS
- GD - GARAGE ROLLER DOORS
- MP - 200sq. MERBAU TIMBER POSTS
- RF - RENDERED FOAM WALL CLADDING
- TD - SOLID CORE TIMBER FRONT DOOR
- WB - SCYON 'STRIA' WEATHERBOARD CLADDING
- MC - SCYON 'MATRIX' CLADDING
- SC - STONE VENEERED AFS COLUMNS
- SV - STONE VENEERED WALLS
- GB - FRAMELESS GLASS BALUSTRADE



ELEVATION C

SCALE 1 : 100

NOTE: SHADOWS DO NOT REPRESENT ACTUAL
SUN POSITION, THEY ARE COSMETIC ONLY.



ELEVATION B

SCALE 1 : 100

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT

© COPYRIGHT BLACKDRAFT A3

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT **JOHNS ROAD RETIREMENT VILLAGE**
LOCATION **135 JOHNS ROAD
WADALBA**

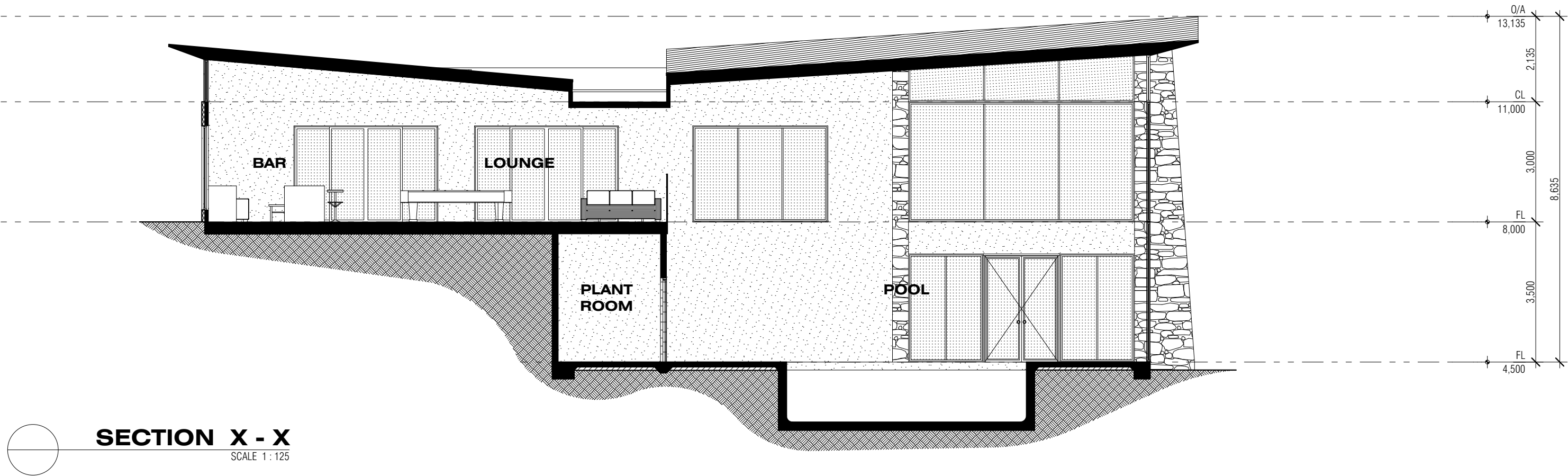
CLIENT **TOCAE**
DRAWING **COMMUNITY
CENTRE ELEV 2**

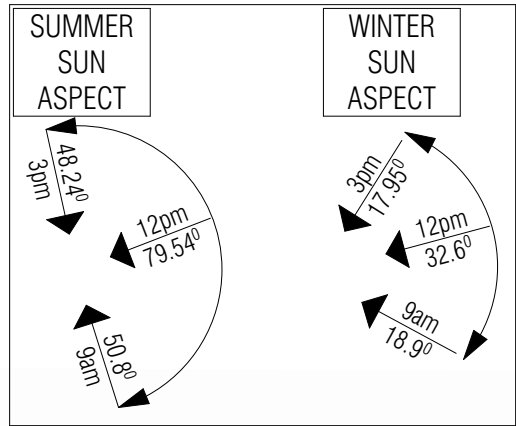
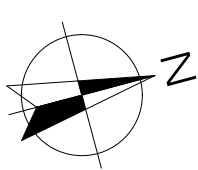
DRAWN **MLB**
SCALE **AS SHOWN**

DATE **26 / 02 / 20**
ISSUE **DA**

DWG No. **015**

SHEET **015 / 48**
JOB No. **TOC 1901**





VENTILATION TO GARBAGE STORE IN ACCORDANCE WITH AS 4674-2004

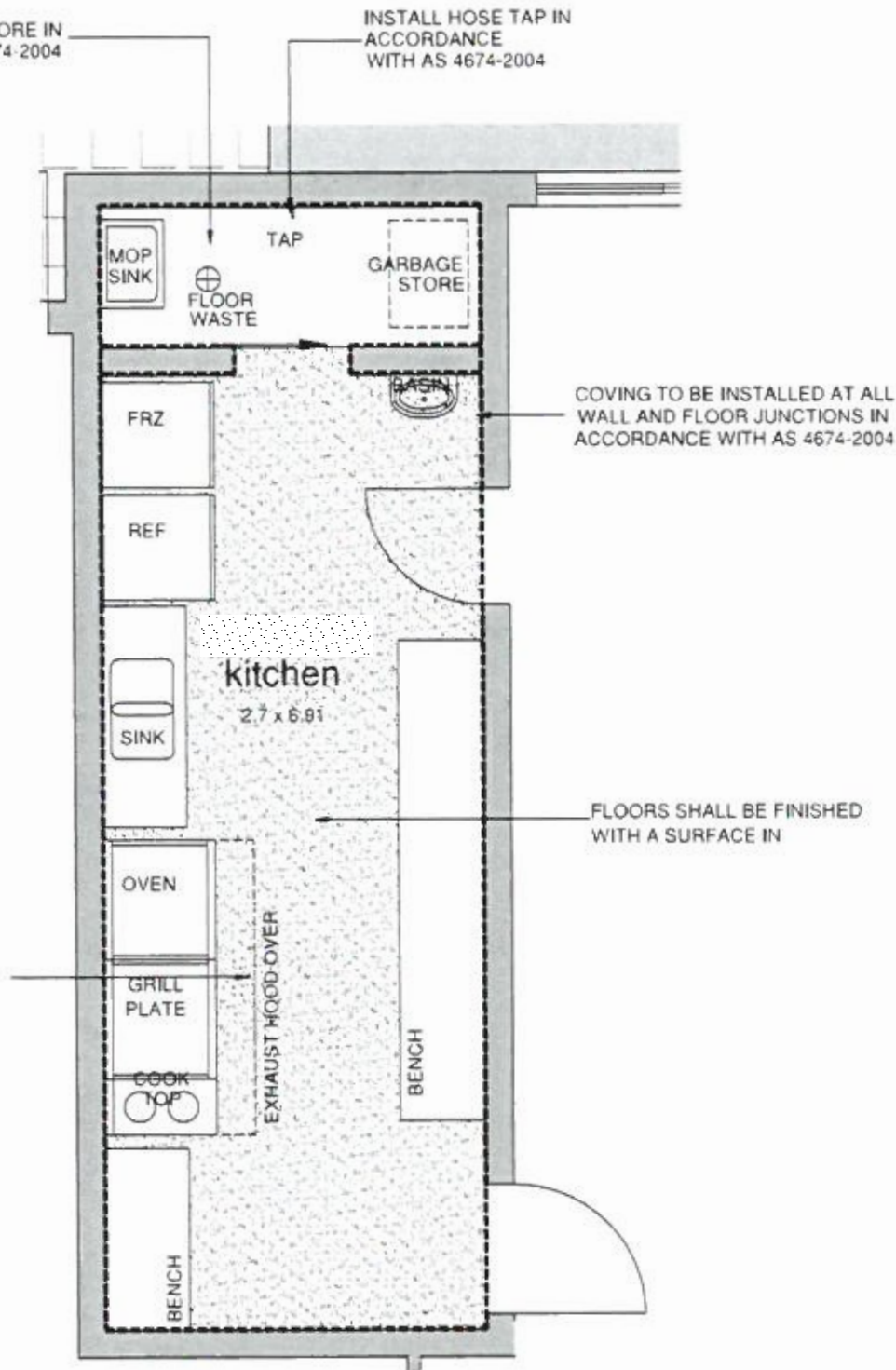
INSTALL HOSE TAP IN ACCORDANCE WITH AS 4674-2004

ALL WALL SURFACES TO BE MADE TO BE IMPERVIOUS IN ACCORDANCE WITH AS4674-2004

ALL WALLS TO COMMERCIAL KITCHEN TO BE OF SOLID CONSTRUCTION (NO CAVITY) IN ACCORDANCE WITH AS4674-2004

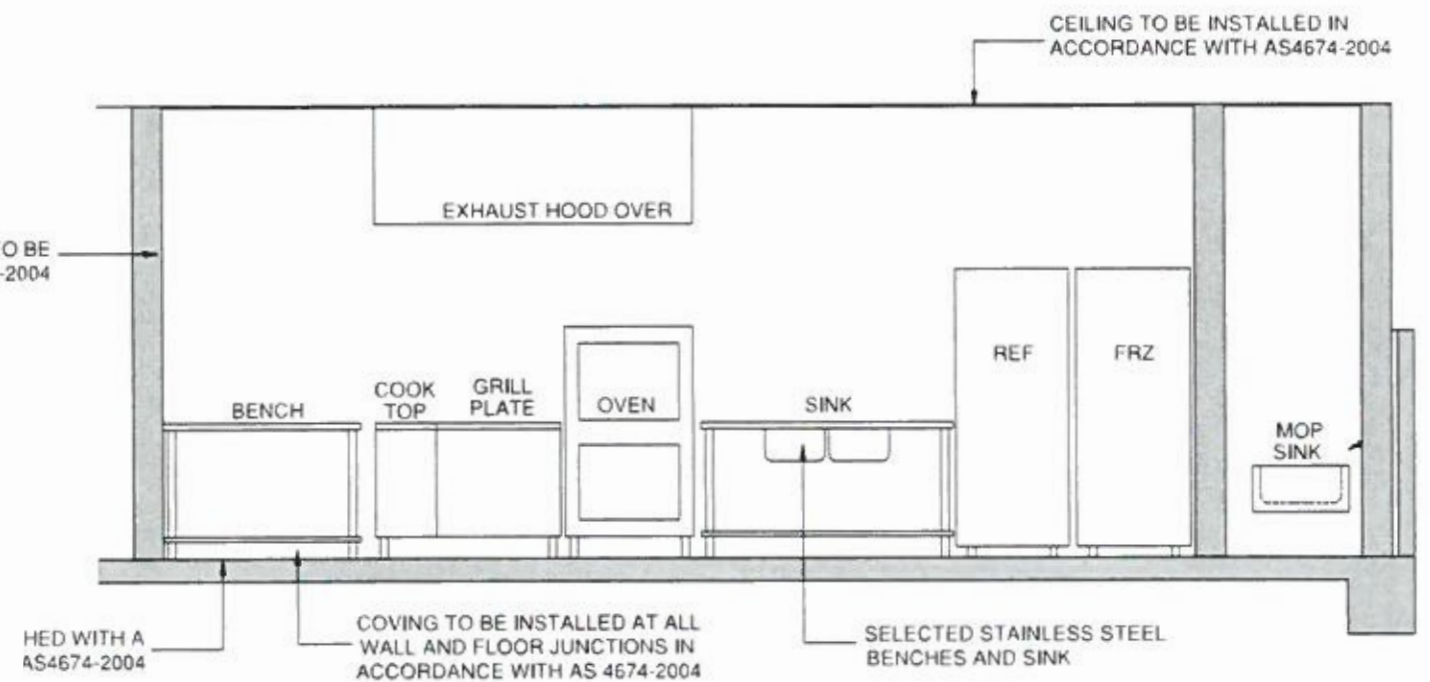
COVING TO BE INSTALLED AT ALL WALL AND FLOOR JUNCTIONS IN ACCORDANCE WITH AS 4674-2004

EXHAUST HOOD AND EXTRACTION TO BE FITTED TO COMPLY WITH CURRENT BCA REQUIREMENTS, AS4674-2004 AND AUSTRALIAN FOOD STANDARDS CODE 3.2.3 FOOD PREMISES AND EQUIPMENT



COMMERCIAL KITCHEN - FLOOR PLAN

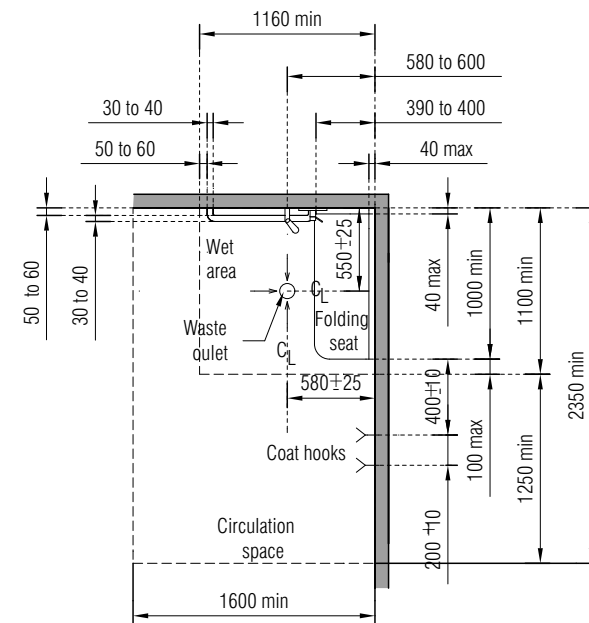
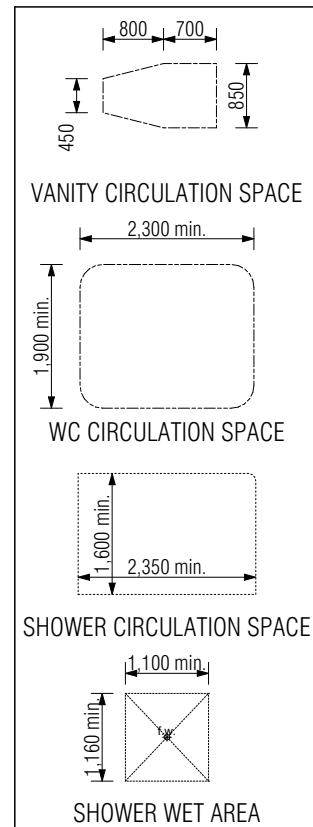
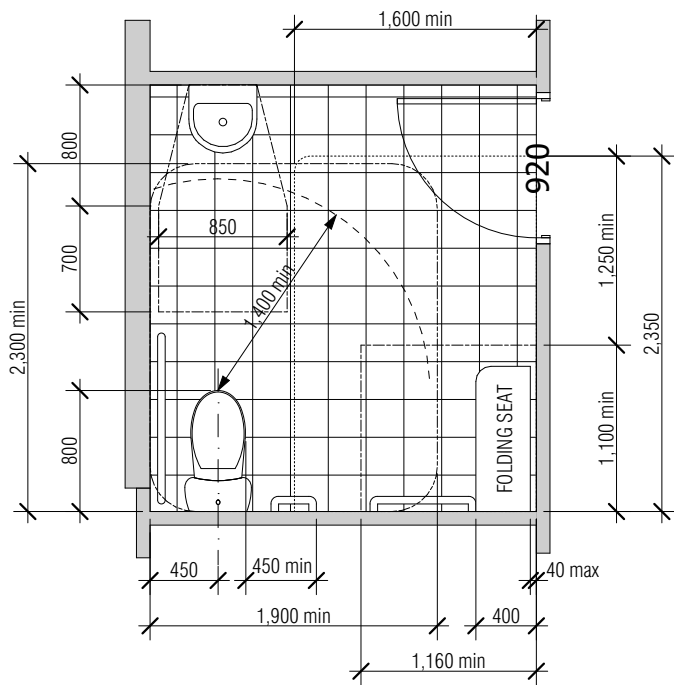
SCALE 1 : 50



COMMERCIAL KITCHEN - TYP. SECTION

SCALE 1 : 50

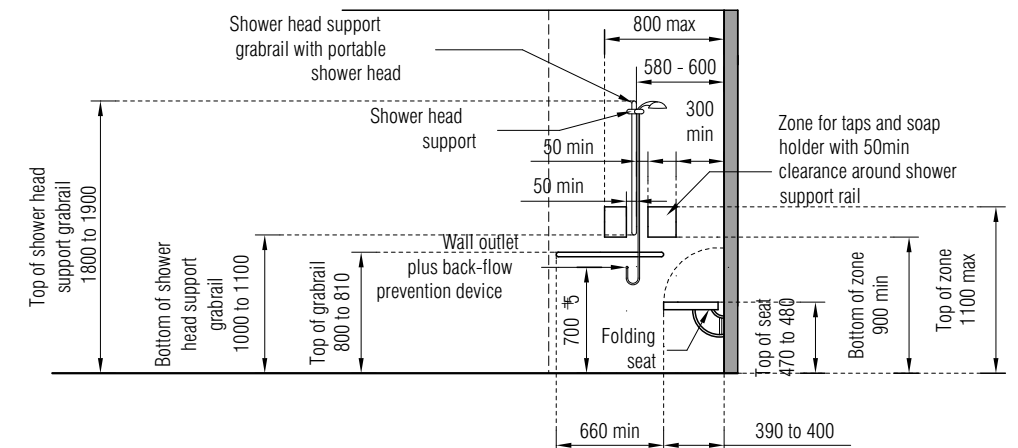
DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT JOHNS ROAD RETIREMENT VILLAGE		
LOCATION 135 JOHNS ROAD WADALBA		
CLIENT TOCAE		
DRAWING KITCHEN DETAILS		
SCALE AS SHOWN	DRAWN MLB	
DATE 26 / 02 / 20	ISSUE DA	
DWG No. 017		
SHEET 017 / 48	JOB No. TOC 1901	



(a) Shower recess with two walls

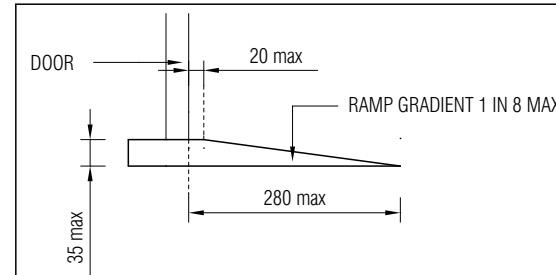
DIMENSIONS IN MILLIMETRES

FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE - PLAN



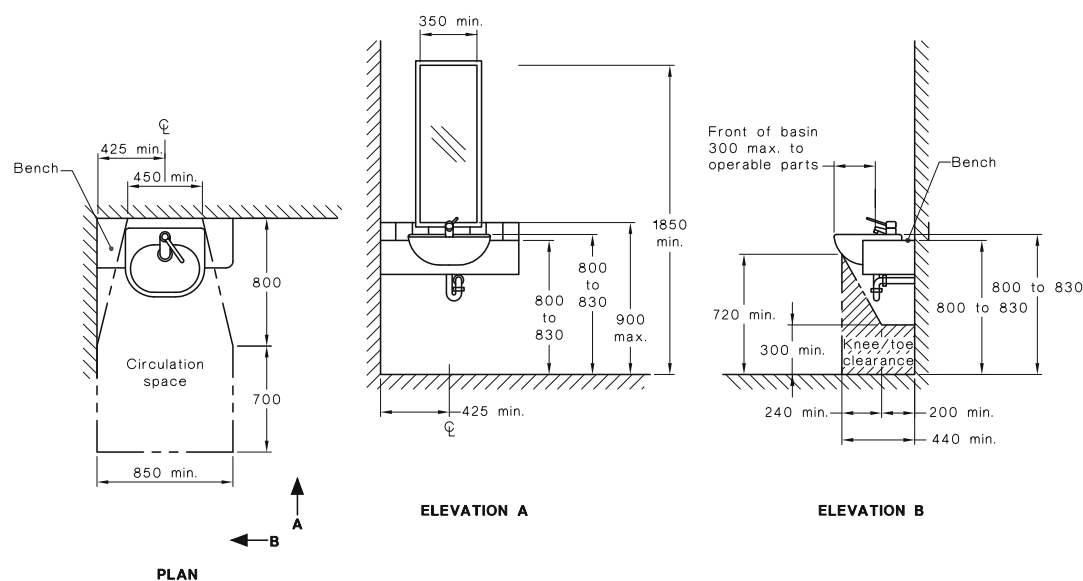
DIMENSIONS IN MILLIMETRES

FIGURE 48 SHOWER RECESS FITTINGS - ELEVATION



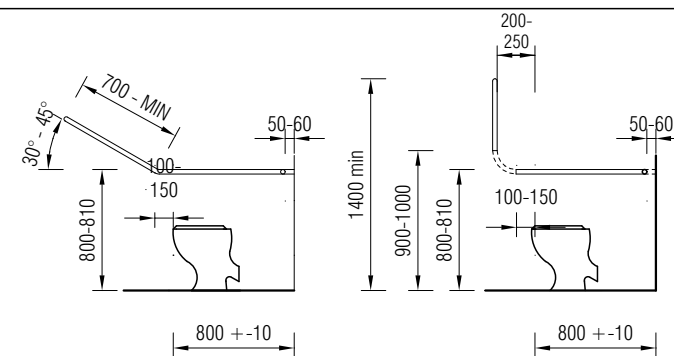
DIMENSIONS IN MILLIMETRES

FIGURE 21 THRESHOLD RAMP



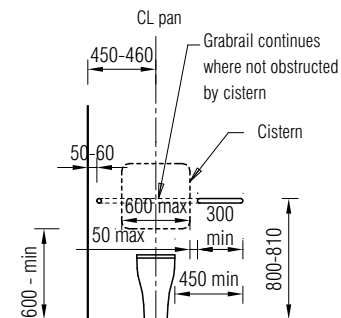
DIMENSIONS IN MILLIMETRES

FIGURE 44(A) SEMI-RECESSED WASHBASIN INSTALLATION —OTHER THAN FOR SOLE-OCCUPANCY UNIT



(i) OPTION A (ii) OPTION B

(a) Side view showing optional systems for grabrail at sides of pan



(b) Grabrail at back of pan and sectional view of grabrail at side of pan

DIMENSIONS IN MILLIMETRES

FIGURE 42 POSITIONS OF GRABRAIL IN WATER CLOSET

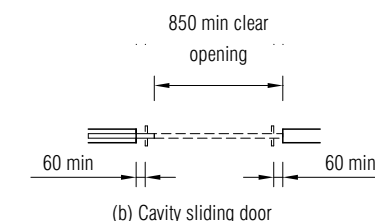
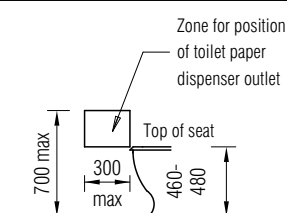


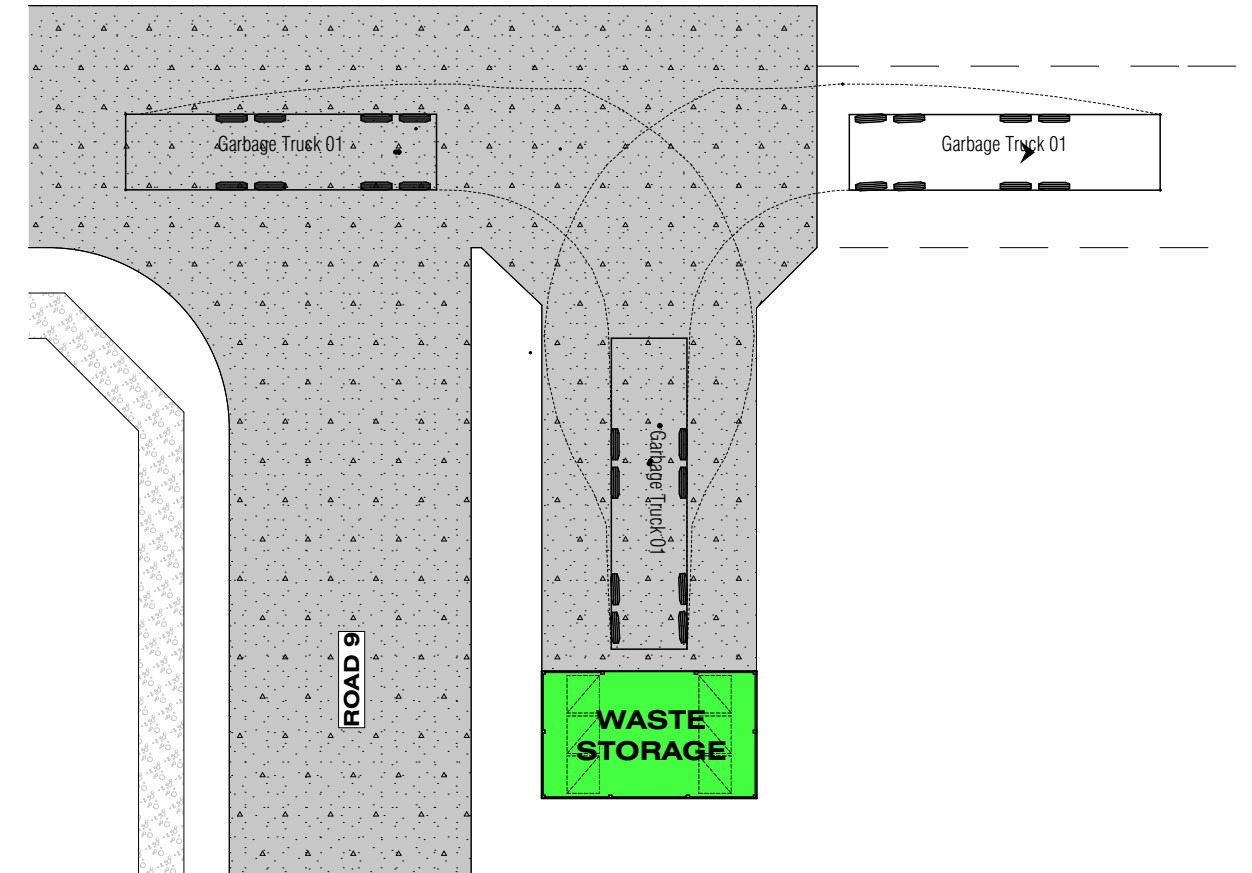
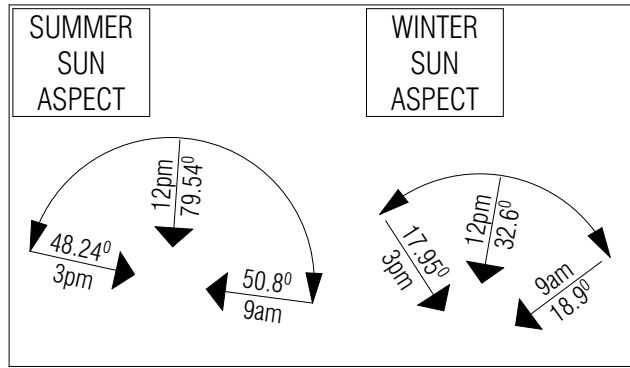
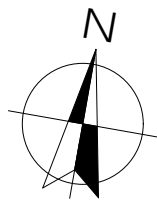
FIGURE 30 CLEAR OPENING OF DOORWAYS



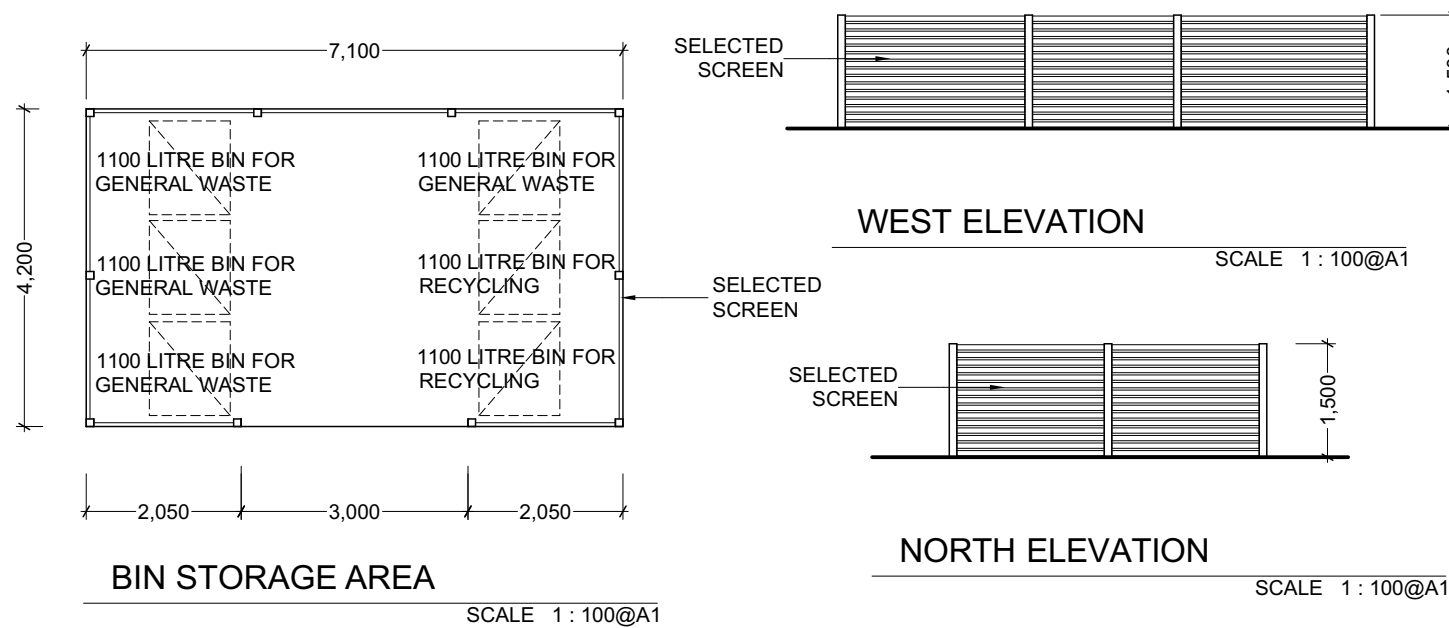
DIMENSIONS IN MILLIMETRES

FIGURE 41 ZONE FOR POSITION OF TOILET PAPER DISPENSER

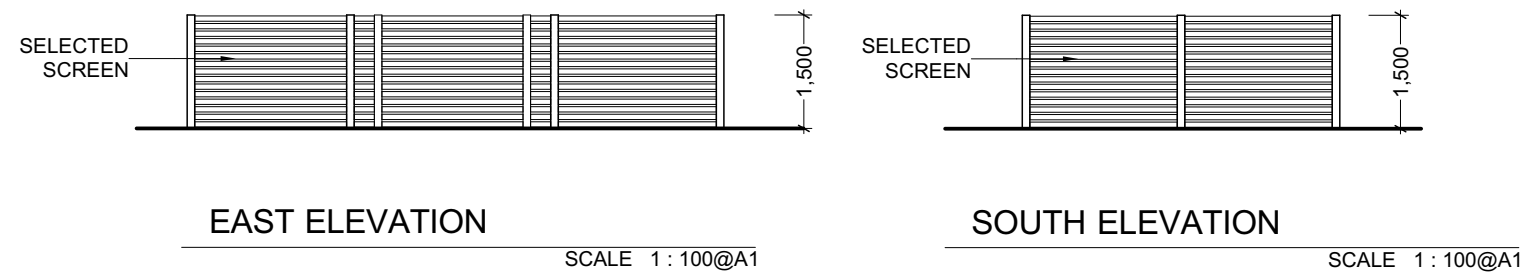
AS 1428.1: ALL ACCESSIBLE AREAS AND ELEMENTS TO BE SUPPLIED, INSTALLED & CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF AUSTRALIAN STANDARD AS 1428.1 - 2009.



WASTE STORAGE & COLLECTION AREA
SCALE 1:250



BIN STORAGE AREA
SCALE 1:100@A1

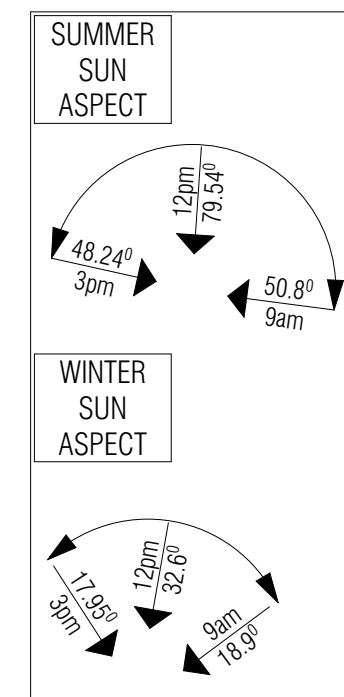
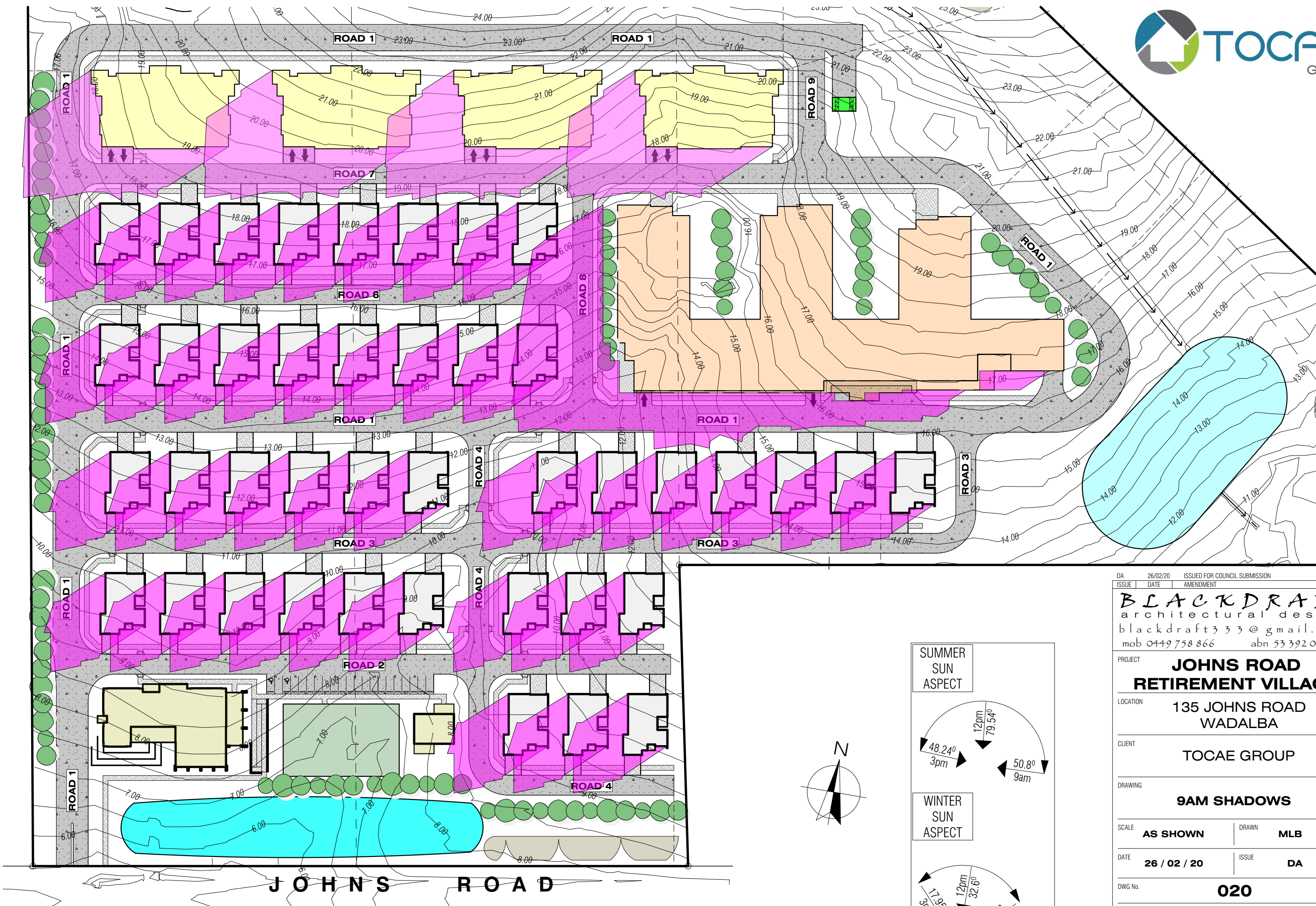


EAST ELEVATION
SCALE 1:100@A1

SOUTH ELEVATION
SCALE 1:100@A1

BIN STORAGE AREA
SCALE 1:100

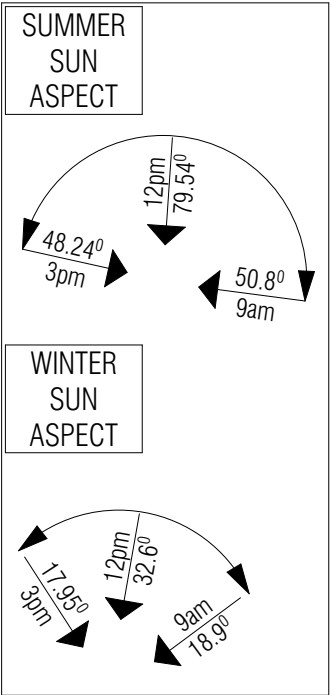
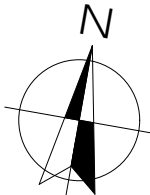
DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT	JOHNS ROAD RETIREMENT VILLAGE	
LOCATION	135 JOHNS ROAD WADALBA	
CLIENT	TOCAE GROUP	
DRAWING	WASTE AREA	
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	019	
SHEET	019 / 48	JOB No. TOC 1901



DA ISSUE	26/02/20 DATE	ISSUED FOR COUNCIL SUBMISSION AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT	JOHNS ROAD RETIREMENT VILLAGE	
LOCATION	135 JOHNS ROAD WADALBA	
CLIENT	TOCAE GROUP	
DRAWING	9AM SHADOWS	
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	020	
SHEET	020 / 48	JOB No. TOC 1901



DA		26/02/20		ISSUED FOR COUNCIL SUBMISSION	
ISSUE		DATE		AMENDMENT	
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355					
PROJECT		JOHNS ROAD RETIREMENT VILLAGE			
LOCATION		135 JOHNS ROAD WADALBA			
CLIENT		TOCAE GROUP			
DRAWING		12PM SHADOWS			
SCALE		AS SHOWN		DRAWN MLB	
DATE		26 / 02 / 20		ISSUE DA	
DWG No.		021			
SHEET		021 / 48		JOB No. TOC 1901	



DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT
BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 758 866 abn 53 392 045 355

PROJECT **JOHNS ROAD
RETIREMENT VILLAGE**

LOCATION **135 JOHNS ROAD
WADALBA**

CLIENT **TOCAE GROUP**

DRAWING **3PM SHADOWS**

SCALE **AS SHOWN** DRAWN **MLB**

DATE **26 / 02 / 20** ISSUE **DA**

DWG No. **022**

SHEET **022 / 48** JOB No. **TOC 1901**

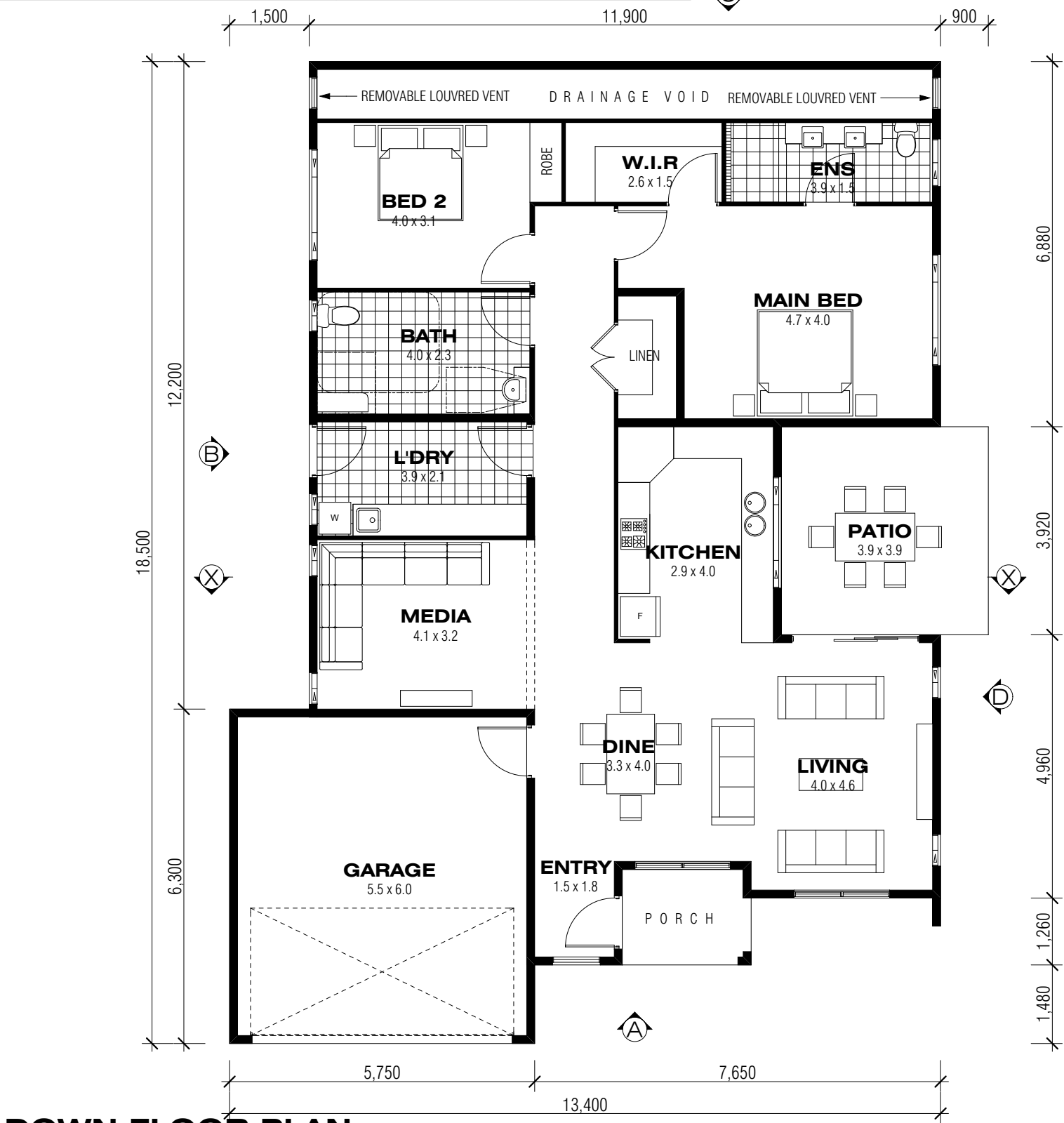
AREA CALCULATIONS					
UP & DOWN TYPE 1					
LOWER UNIT			UPPER UNIT		
LIVING	=	162.5 m²	LIVING	=	129.6 m²
GARAGE	=	35.3 m²	GARAGE	=	39.4 m²
PATIO	=	11.7 m²	TERRACE	=	27.7 m²
PORCH	=	5.2 m²	DRYING COURT	=	8.1 m²
			PORCH	=	3.2 m²

NOTE: FINAL LOCATION OF BINS, WATER TANK AND CLOTHESLINE TO BE DETERMINED ON SITE

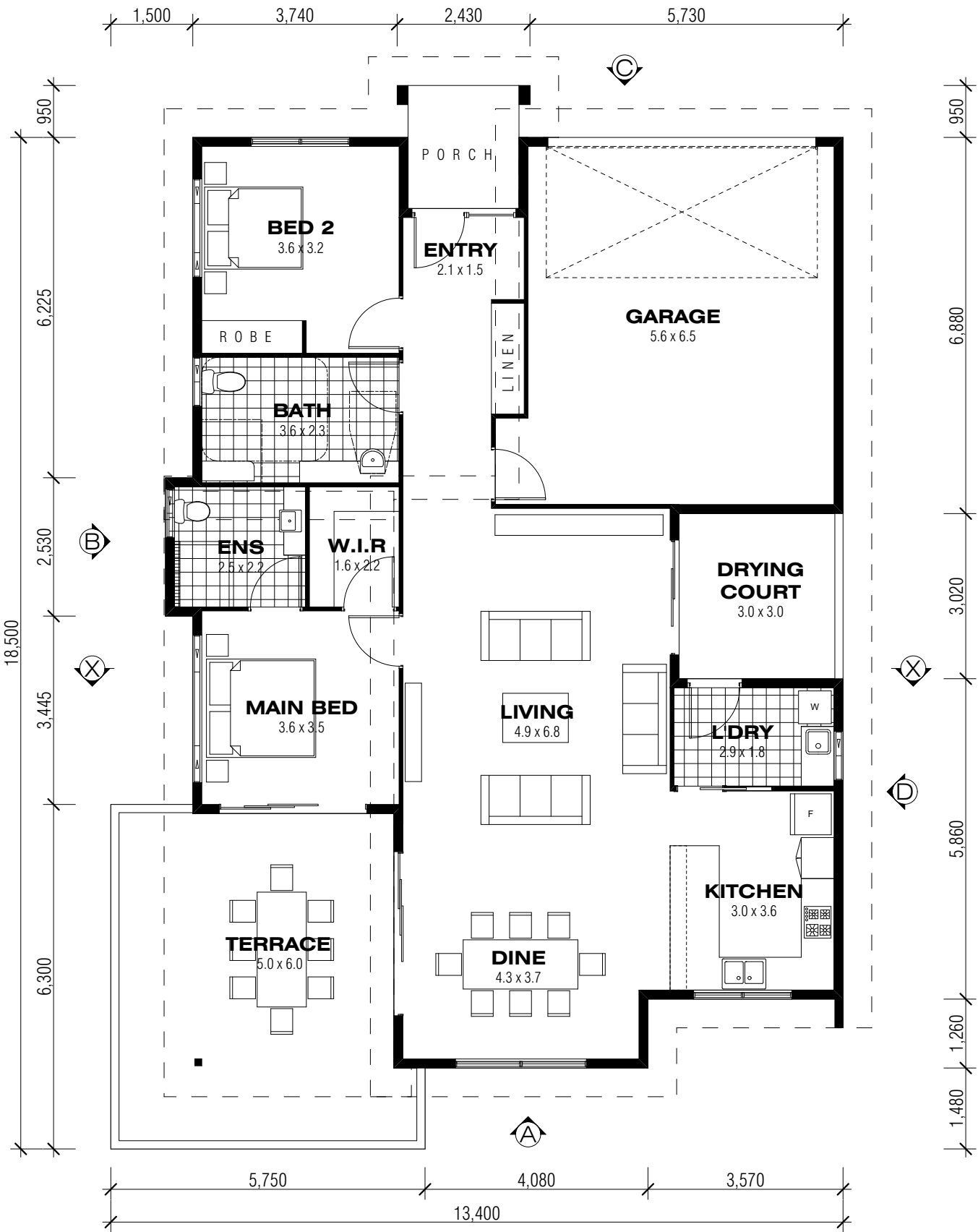
NOTE: HARDWIRED SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3786

NOTE: WALL AND CEILING INSULATION IN ACCORDANCE WITH BASIX REQUIREMENTS.

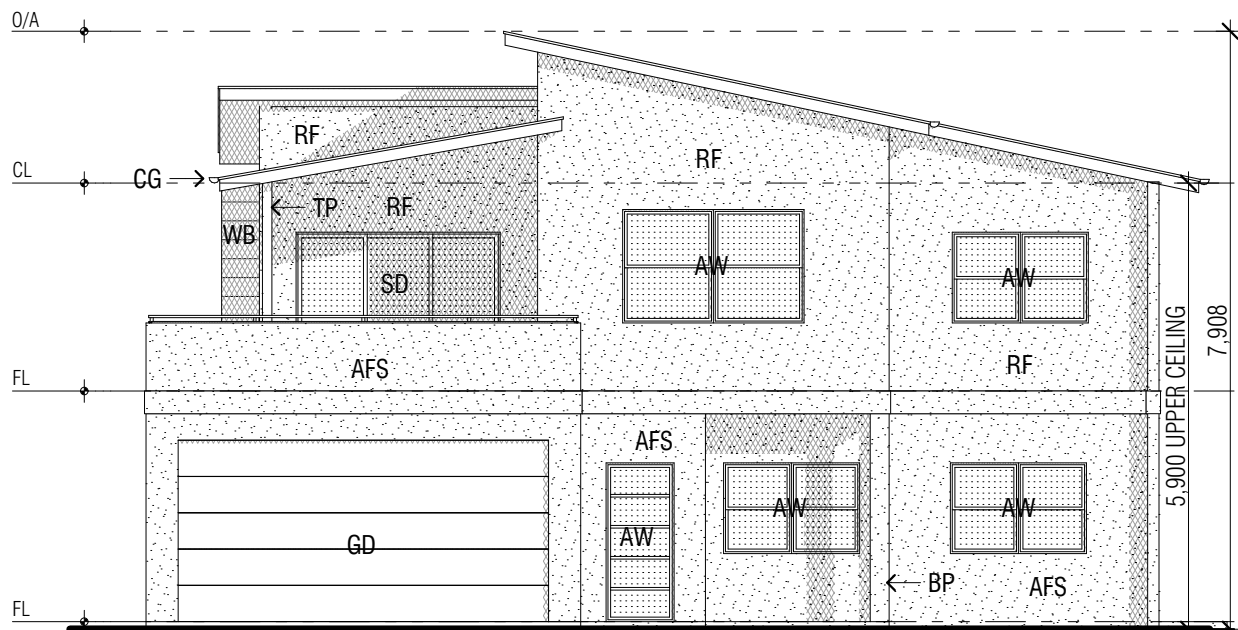
NOTE: THRESHOLD RAMPS TO BE PROVIDED AT ALL EXTERNAL ENTRANCES & TO BE IN ACCORDANCE WITH AS 1428.1 - 2009



DOWN FLOOR PLAN
SCALE 1 : 100

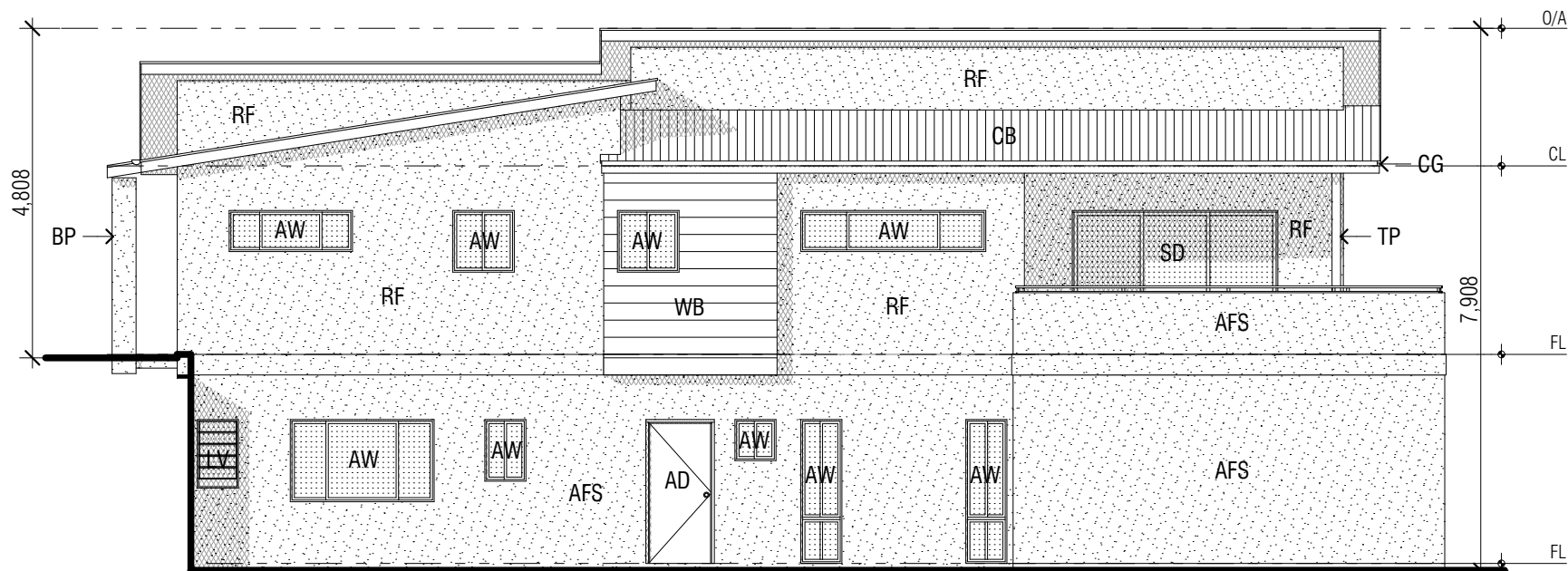


UP FLOOR PLAN
SCALE 1 : 100

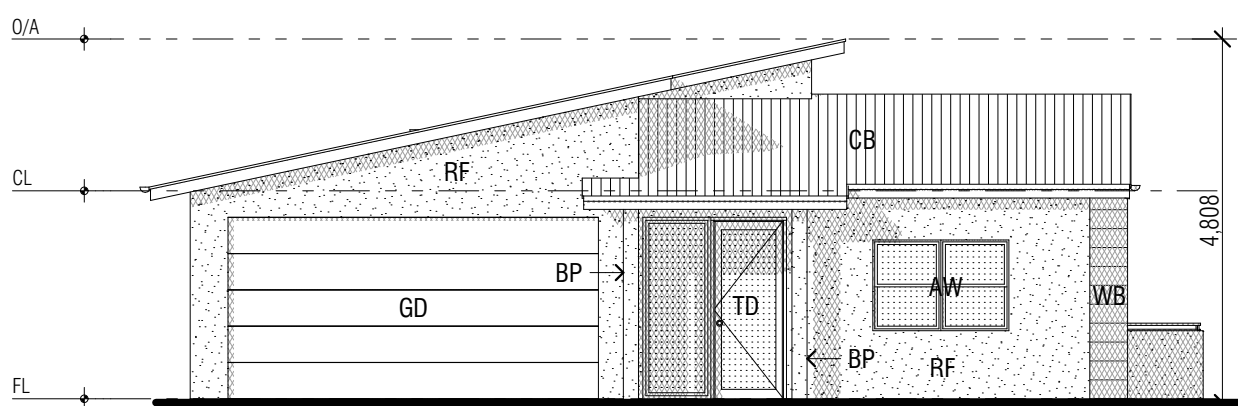


ELEVATION A
SCALE 1 : 100

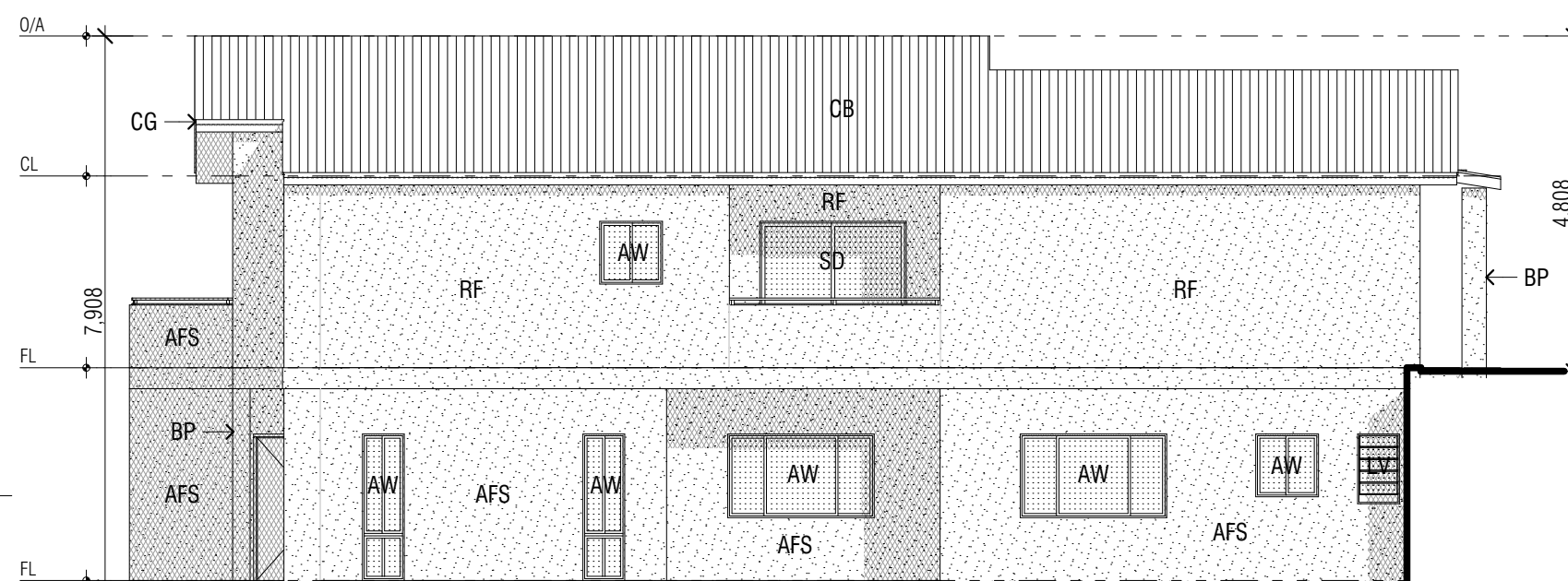
NOTE: SHADOWS DO NOT REPRESENT ACTUAL
SUN POSITION, THEY ARE COSMETIC ONLY.



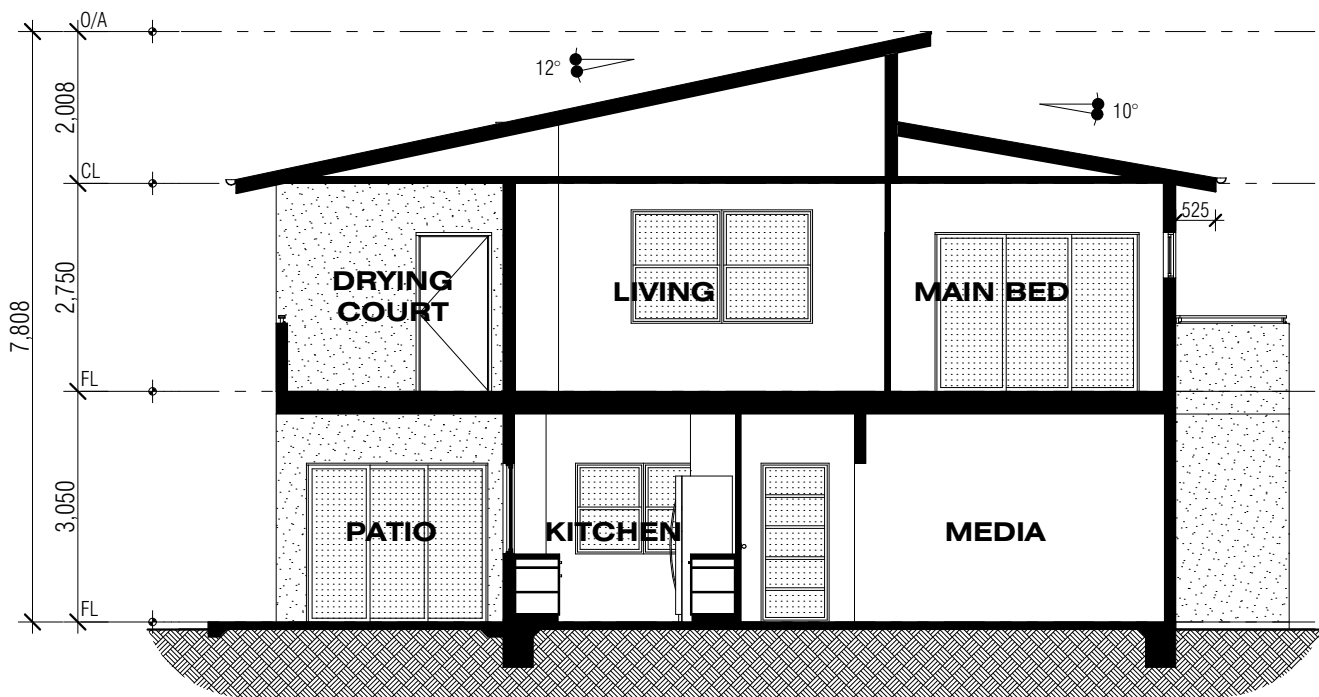
ELEVATION B
SCALE 1 : 100



ELEVATION C
SCALE 1 : 100



ELEVATION D
SCALE 1 : 100

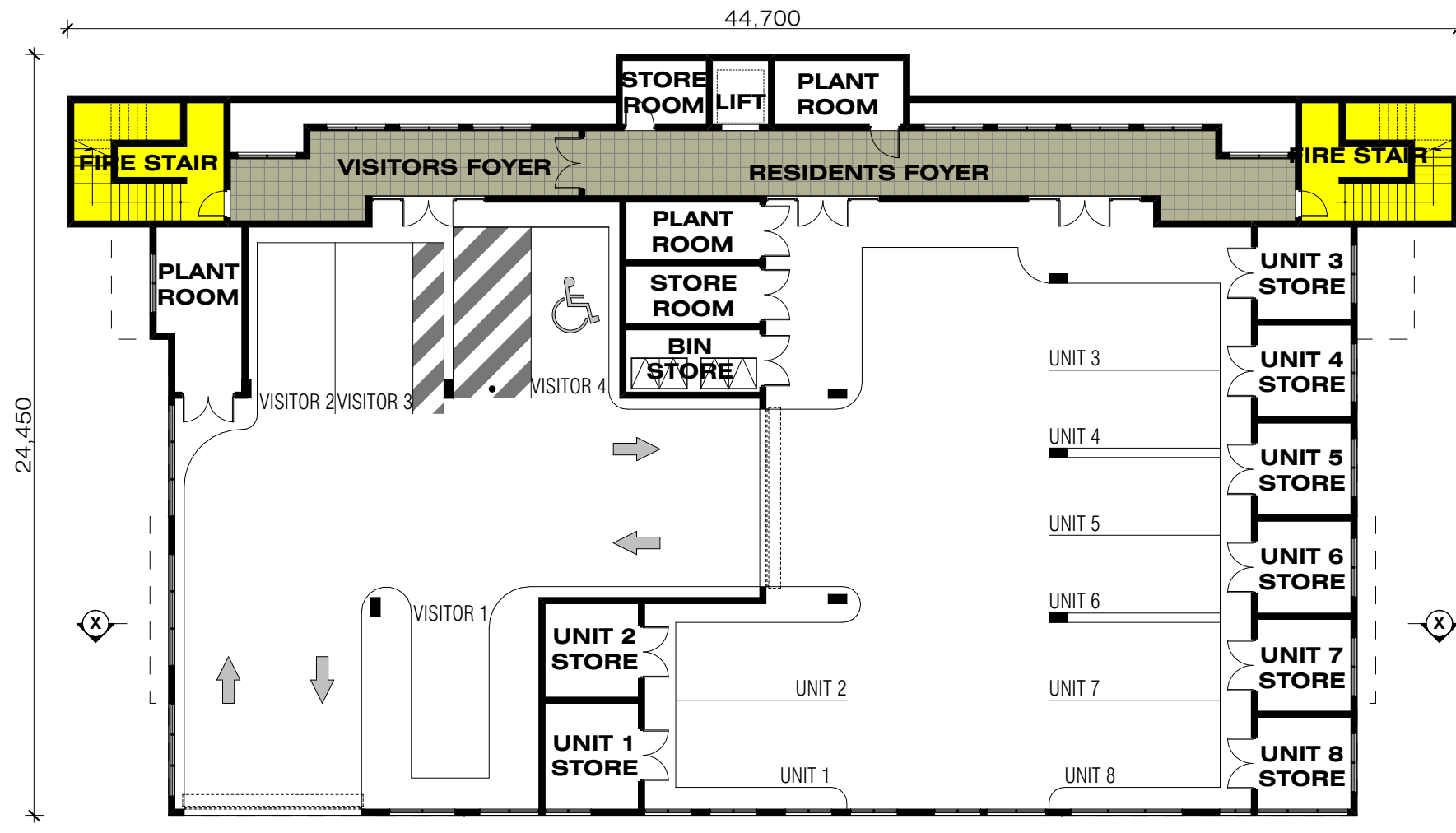
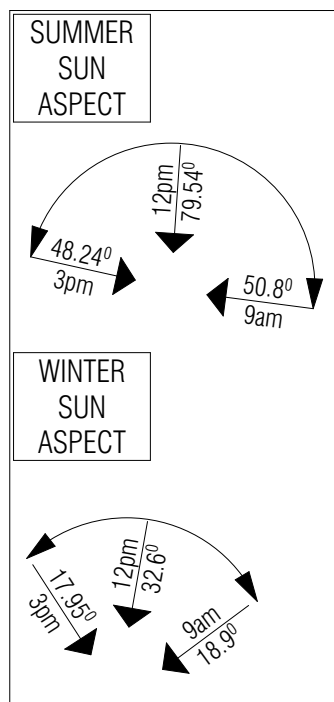
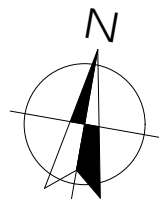


SECTION X - X
SCALE 1 : 100

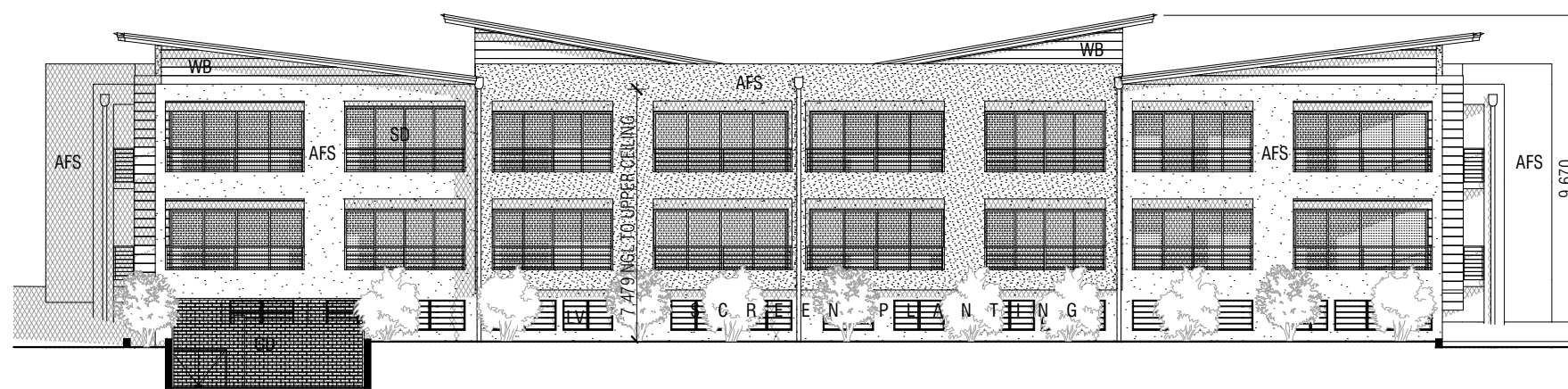
EXTERNAL FINISHES LEGEND	
AD	- SOLID CORE ACCESS DOOR
AW	- ALUMINIUM FRAMED WINDOWS
AFS	- AFS WALL SYSTEM
CB	- COLORBOND 'CUSTOM ORB ROOF SHEETING
CG	- COLORBOND FASCIA & QUAD GUTTERING
DP	- PVC DOWNPIPES
SD	- ALUMINIUM FRAMED SLIDING DOORS
GD	- GARAGE ROLLER DOORS
BP	- AFS PIER
RF	- RENDERED FOAM WALL CLADDING
TD	- GLAZED TIMBER FRAMED FRONT DOOR
WB	- SCYON 'STRIA' WEATHERBOARD CLADDING
TP	- 125sq. TIMBER POST
RW	- CONC. BLOCK RETAINING WALL
LV	- ALUM. LOUVRED VENT

DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT

© COPYRIGHT BLACKDRAFT A3



Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259
www.nathers.gov.au

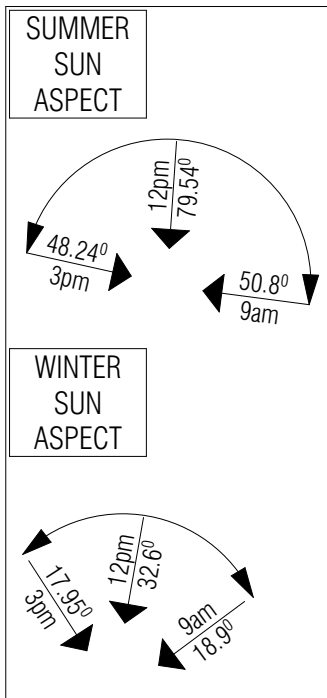
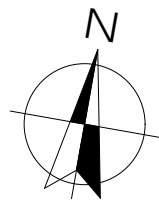


SOUTH ELEVATION

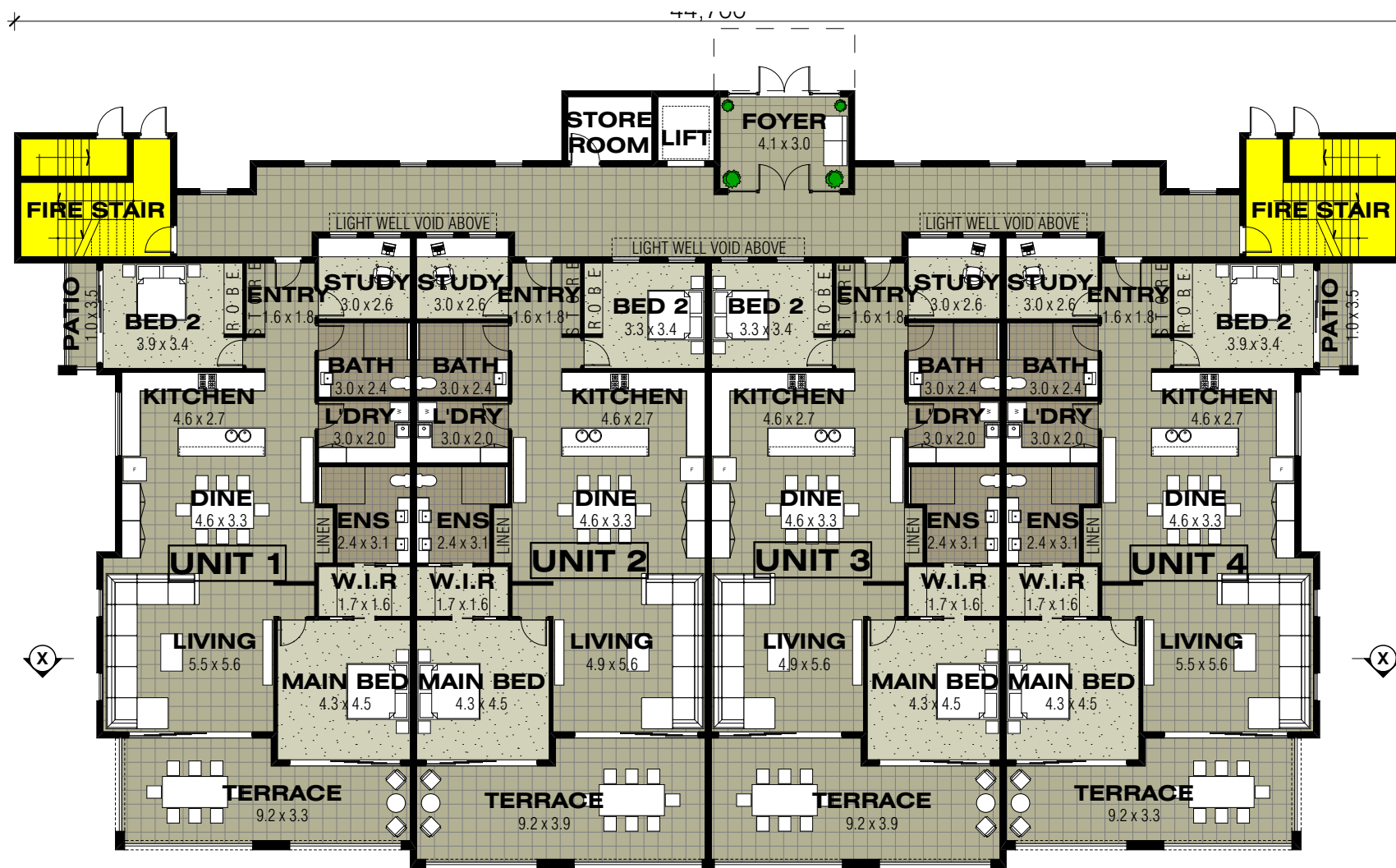
SCALE 1 : 200

EXTERNAL FINISHES LEGEND

AD - SOLID CORE ACCESS DOOR
AW - ALUMINIUM FRAMED WINDOWS
SD - ALUMINIUM FRAMED SLIDING DOORS
AFS - AFS WALL SYSTEM
RPB - RENDERED & PAINTED BLOCKWORK
CC - CONCRETE COLUMNS
PS - PRIVACY SCREEN
CB - COLORBOND 'CUSTOM ORB' ROOF SHEETING
CG - COLORBOND FASCIA & QUAD GUTTERING
DP - PVC DOWNPIPES
FD - GLAZED ALUMINIUM FRAMED FRENCH DOORS
GD - SECURITY GRILL ROLLER DOOR
MP - 200sq. MERBAU TIMBER POSTS
RF - RENDERED FOAM WALL CLADDING
TD - SOLID CORE TIMBER FRONT DOOR
WB - SCYON 'STRIA' WEATHERBOARD CLADDING
LV - LOUVRED VENTILATION PANEL



25,050



LEVEL 1
SCALE 1 : 200



Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 27 February 2020

Dwelling Address:
135 Johns Road
Wadalba, NSW
2259

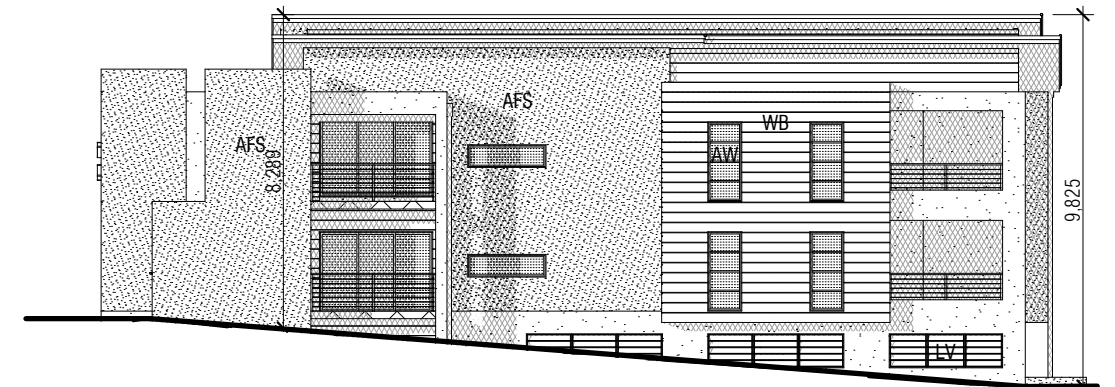


EXTERNAL FINISHES LEGEND

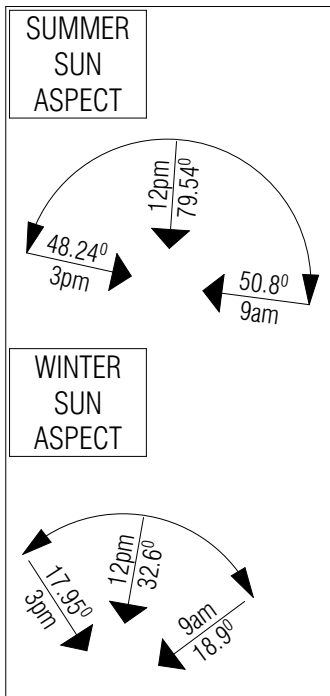
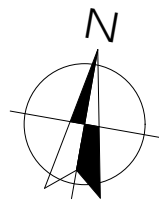
- AD - SOLID CORE ACCESS DOOR
- AW - ALUMINIUM FRAMED WINDOWS
- SD - ALUMINIUM FRAMED SLIDING DOORS
- AFS - AFS WALL SYSTEM
- RPB - RENDERED & PAINTED BLOCKWORK
- CC - CONCRETE COLUMNS
- PS - PRIVACY SCREEN
- CB - COLORBOND 'CUSTOM ORB ROOF SHEETING
- CG - COLORBOND FASCIA & QUAD GUTTERING
- DP - PVC DOWNPIPES
- FD - GLAZED ALUMINIUM FRAMED FRENCH DOORS
- GD - SECURITY GRILL ROLLER DOOR
- MP - 200sq. MERBAU TIMBER POSTS
- RF - RENDERED FOAM WALL CLADDING
- TD - SOLID CORE TIMBER FRONT DOOR
- WB - SCYON 'STRIA' WEATHERBOARD CLADDING
- LV - LOUVRED VENTILATION PANEL



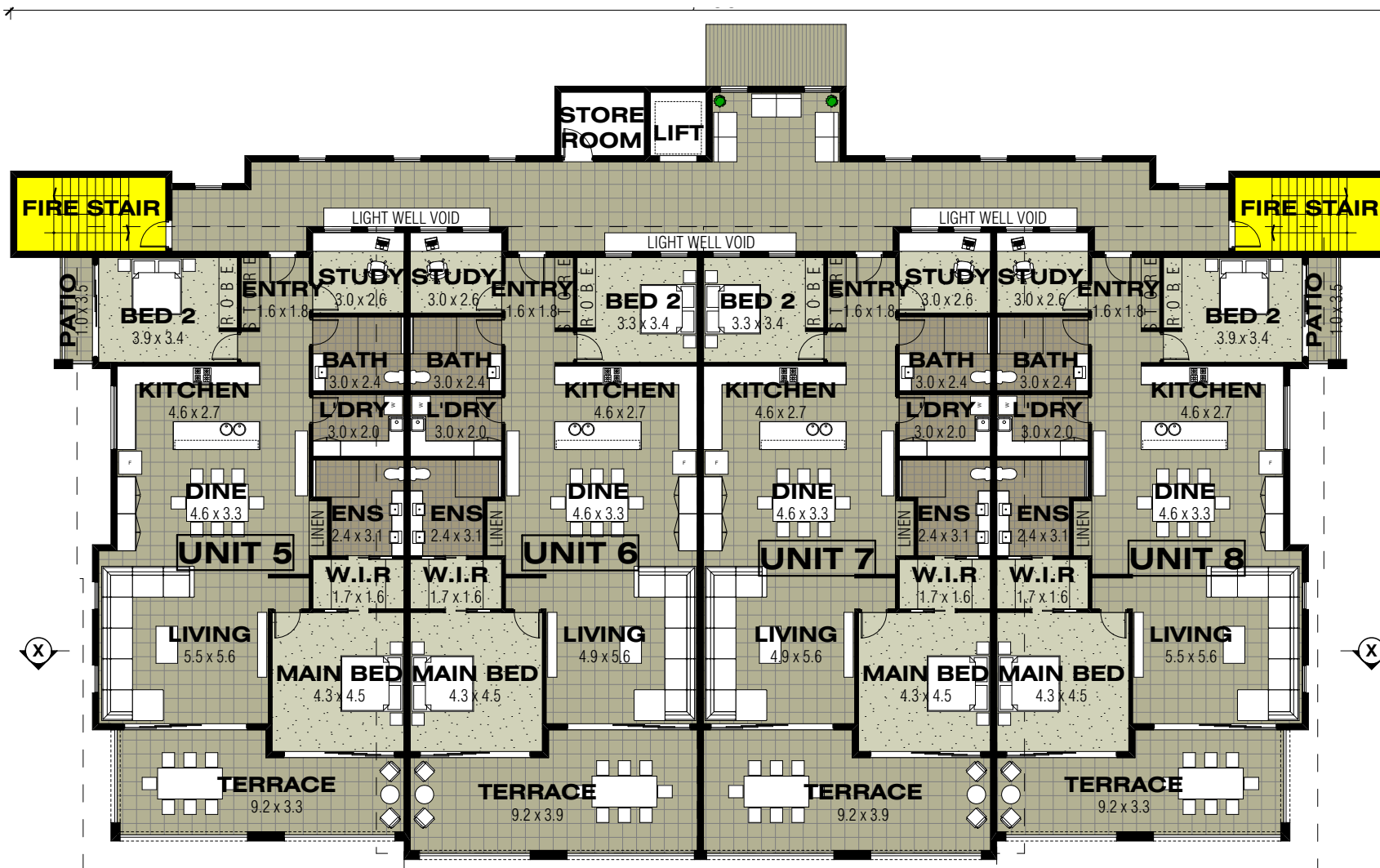
NORTH ELEVATION
SCALE 1 : 200



WEST/EAST TYP. ELEVATION
SCALE 1 : 200

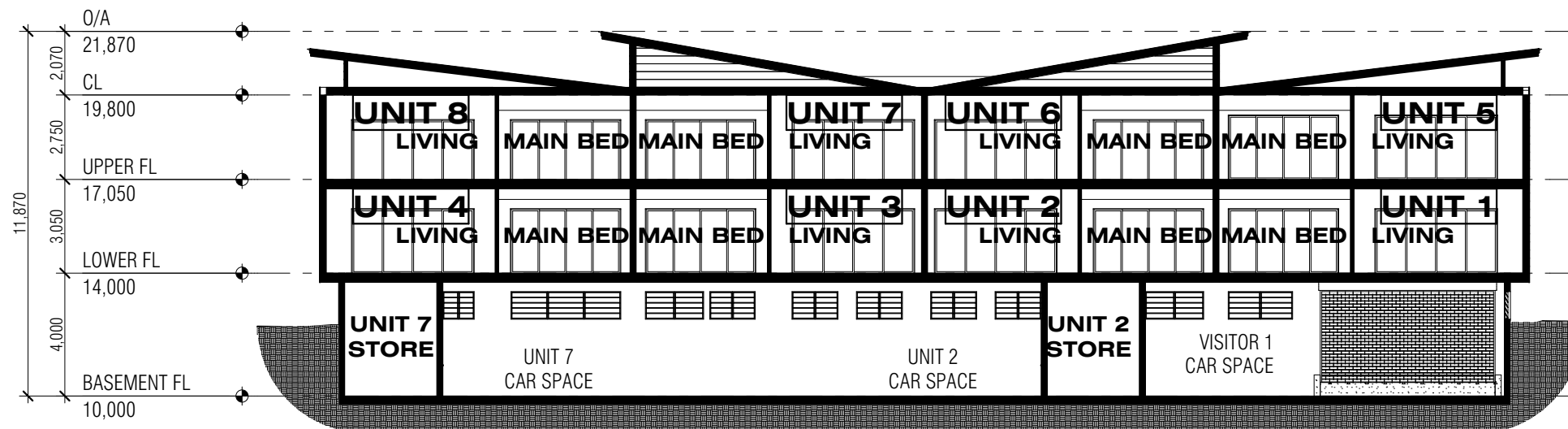


25,050



LEVEL 2

SCALE 1 : 200



SECTION X - X

SCALE 1 : 200



Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 27 February 2020

Dwelling Address:
135 Johns Road
Wadalba, NSW
2259

www.nathers.gov.au



PROJECT

JOHNS ROAD RETIREMENT VILLAGE

LOCATION

**135 JOHNS ROAD
WADALBA**

CLIENT

TOCAE GROUP

DRAWING

MULTI RES. LEVEL 2

DRAWN

MLB

SCALE

AS SHOWN

DA

26/02/20

ISSUED FOR COUNCIL SUBMISSION

ISSUE

DATE

26 / 02 / 20

ISSUE

DA

DWG No.

027

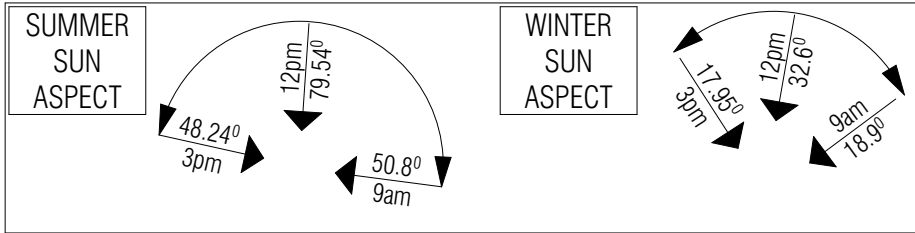
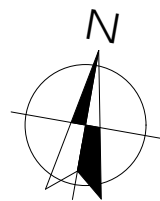
SHEET

027 / 48

JOB No.

TOC1901

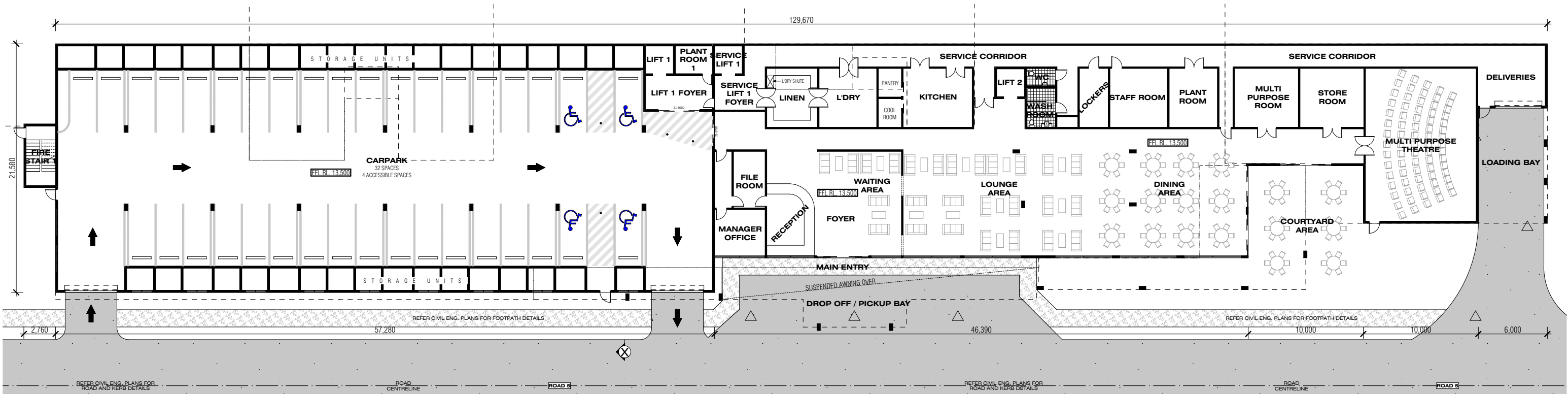
© COPYRIGHT BLACKDRAFT A3



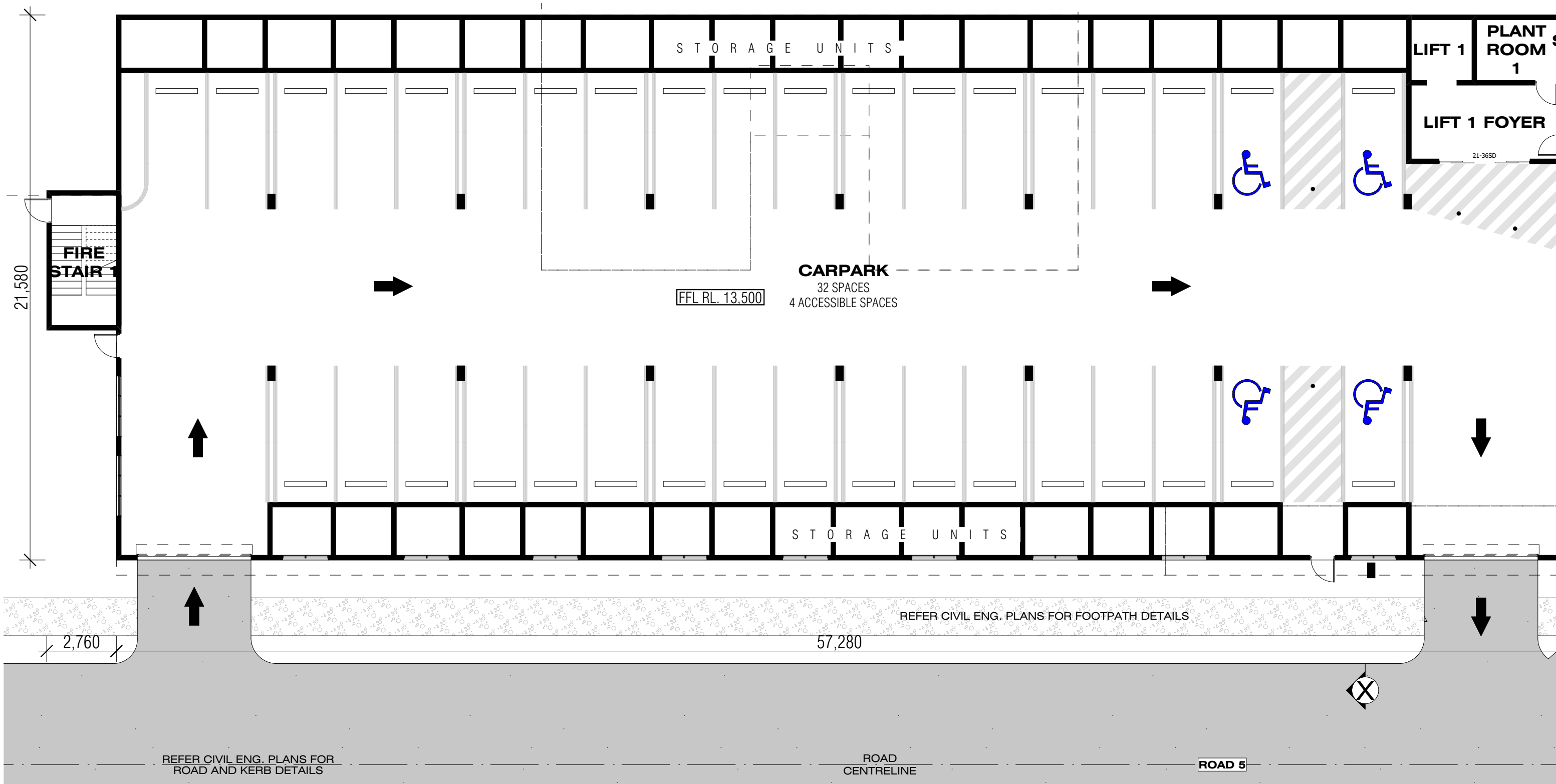
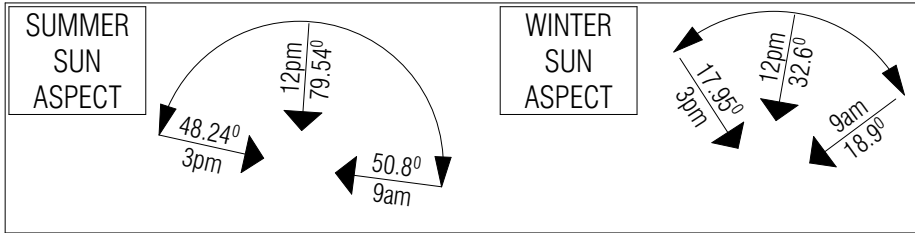
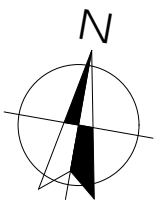
AREAS			
LEVEL 1		LEVEL 2	
CARPARK	1236 m ²	UNITS TYP.	53.1 m ²
COMMUNAL AREAS	688 m ²	UNIT TERRACE TYP.	15.1 m ²
STAFF ONLY	379 m ²	COMMUNAL AREAS	783.3 m ²
LEVEL 1 TOTAL	2303 m ²	LEVEL 2 TOTAL	3650.4 m ²

CARPARKING	
TOTAL NON ACCESSIBLE	32
TOTAL ACCESSIBLE	4

UNITS	
LEVEL 2	44
LEVEL 3	41
TOTAL	85



LEVEL 1 FLOOR PLAN
SCALE 1:350



PART LEVEL 1 PLAN

SCALE 1:150

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT

JOHNS ROAD RETIREMENT VILLAGE

LOCATION

**135 JOHNS ROAD
WADALBA**

CLIENT

TOCAE

DRAWING

LEVEL 1 PLAN 1

DRAWN

MLB

SCALE

AS SHOWN

DATE

26 / 02 / 20

ISSUE

DA

DWG No.

029

SHEET

029 / 48

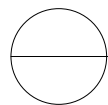
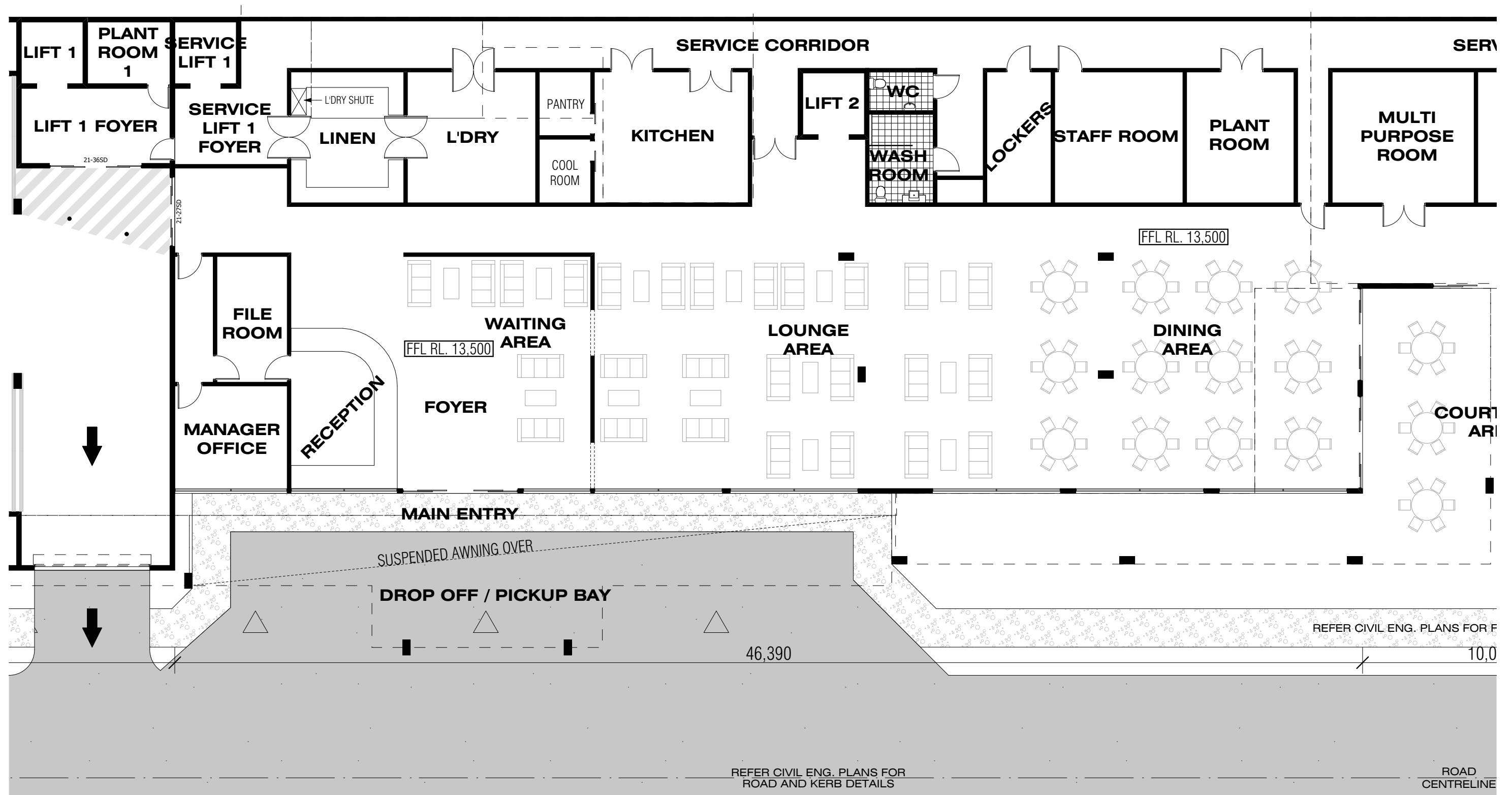
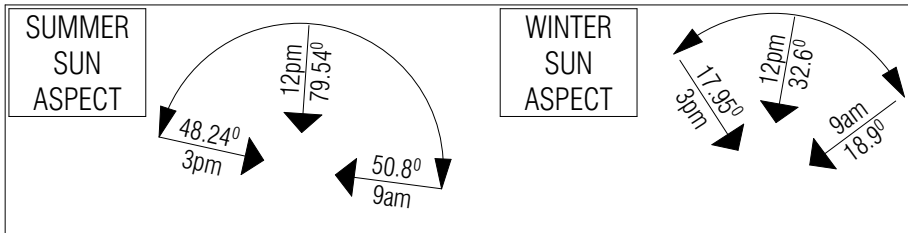
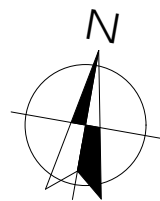
JOB No.

TOC1901

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION

ISSUE DATE AMENDMENT

© COPYRIGHT BLACKDRAFT A3



PART LEVEL 1 PLAN

SCALE 1:150

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT
LOCATION

JOHNS ROAD RETIREMENT VILLAGE

**135 JOHNS ROAD
WADALBA**

CLIENT

TOCAE

DRAWING

LEVEL 1 PLAN 2

DRAWN

MLB

SCALE

AS SHOWN

DA

ISSUE

DATE

26 / 02 / 20

ISSUE

DA

ISSUED FOR COUNCIL SUBMISSION

AMENDMENT

DWG No.

030

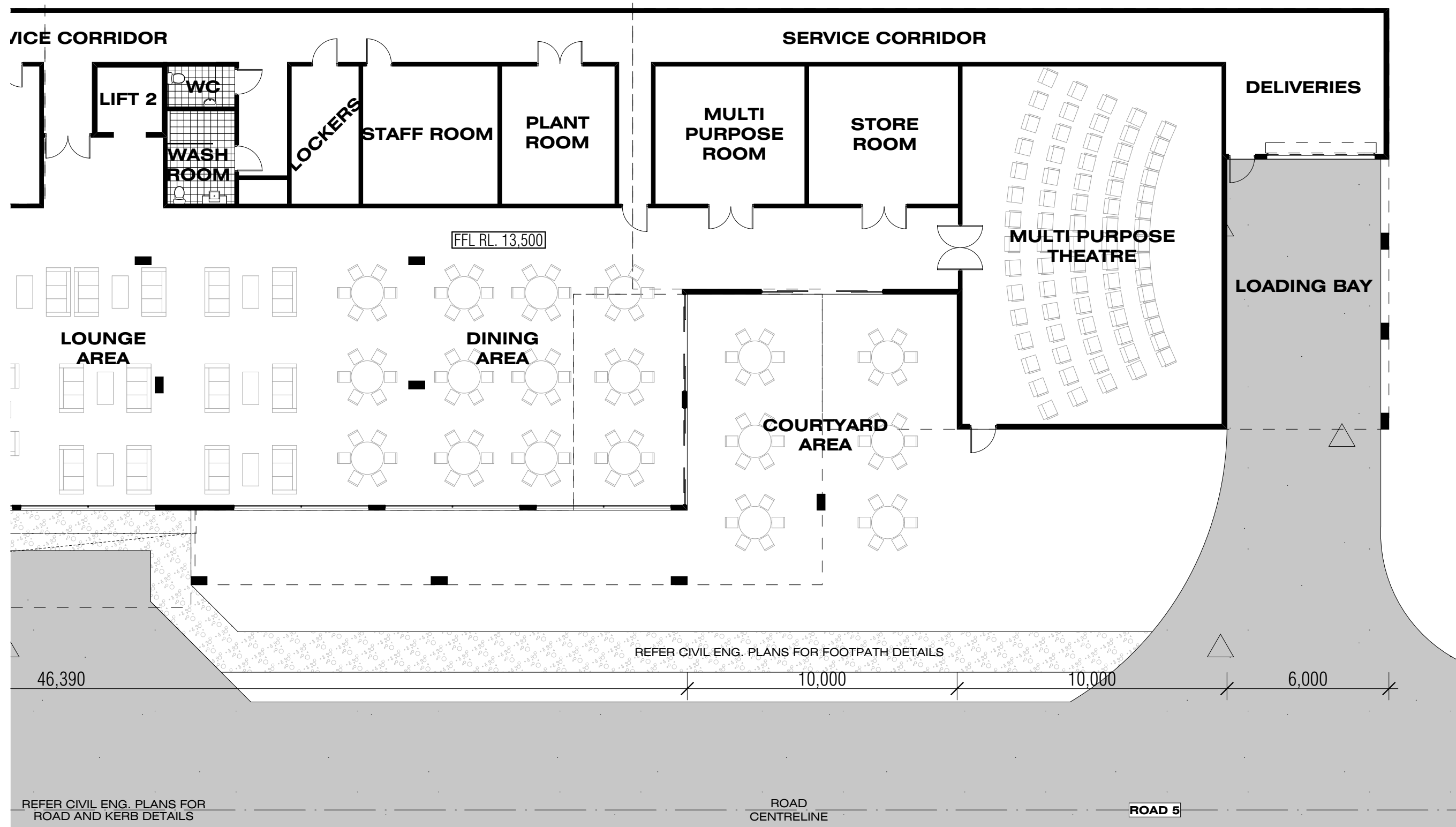
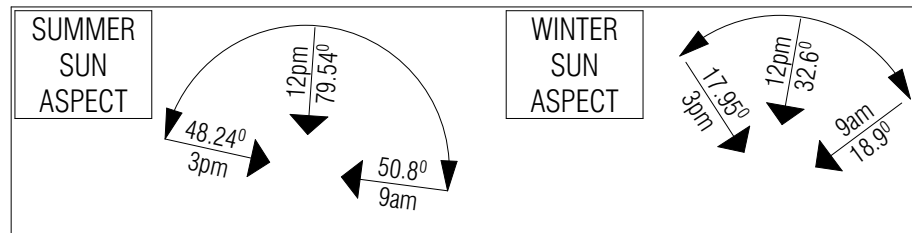
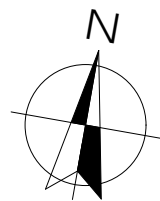
SHEET

030 / 48

JOB No.

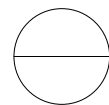
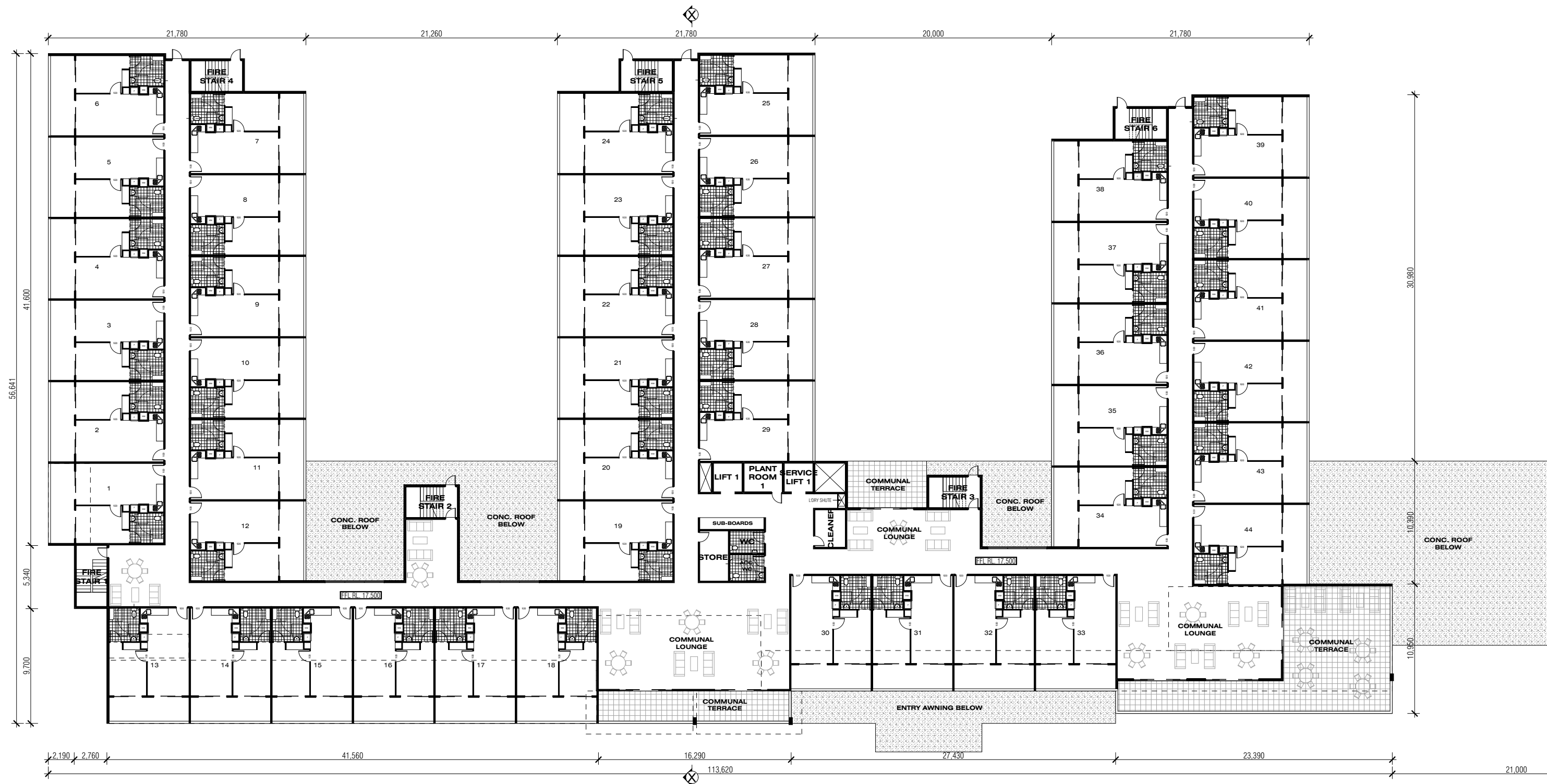
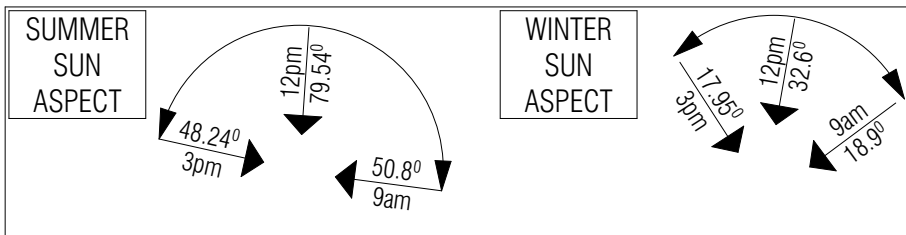
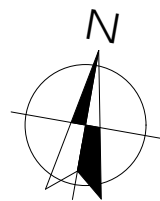
TOC1901

© COPYRIGHT BLACKDRAFT A3



PART LEVEL 1 PLAN

SCALE 1:150



LEVEL 2 FLOOR PLAN

SCALE 1:350

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT
LOCATION

JOHNS ROAD RETIREMENT VILLAGE

**135 JOHNS ROAD
WADALBA**

CLIENT

DRAWING

TOCAE
**LEVEL 2 FLOOR
PLAN**

DRAWN

SCALE

MLB
AS SHOWN

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION

ISSUE

26 / 02 / 20
DA

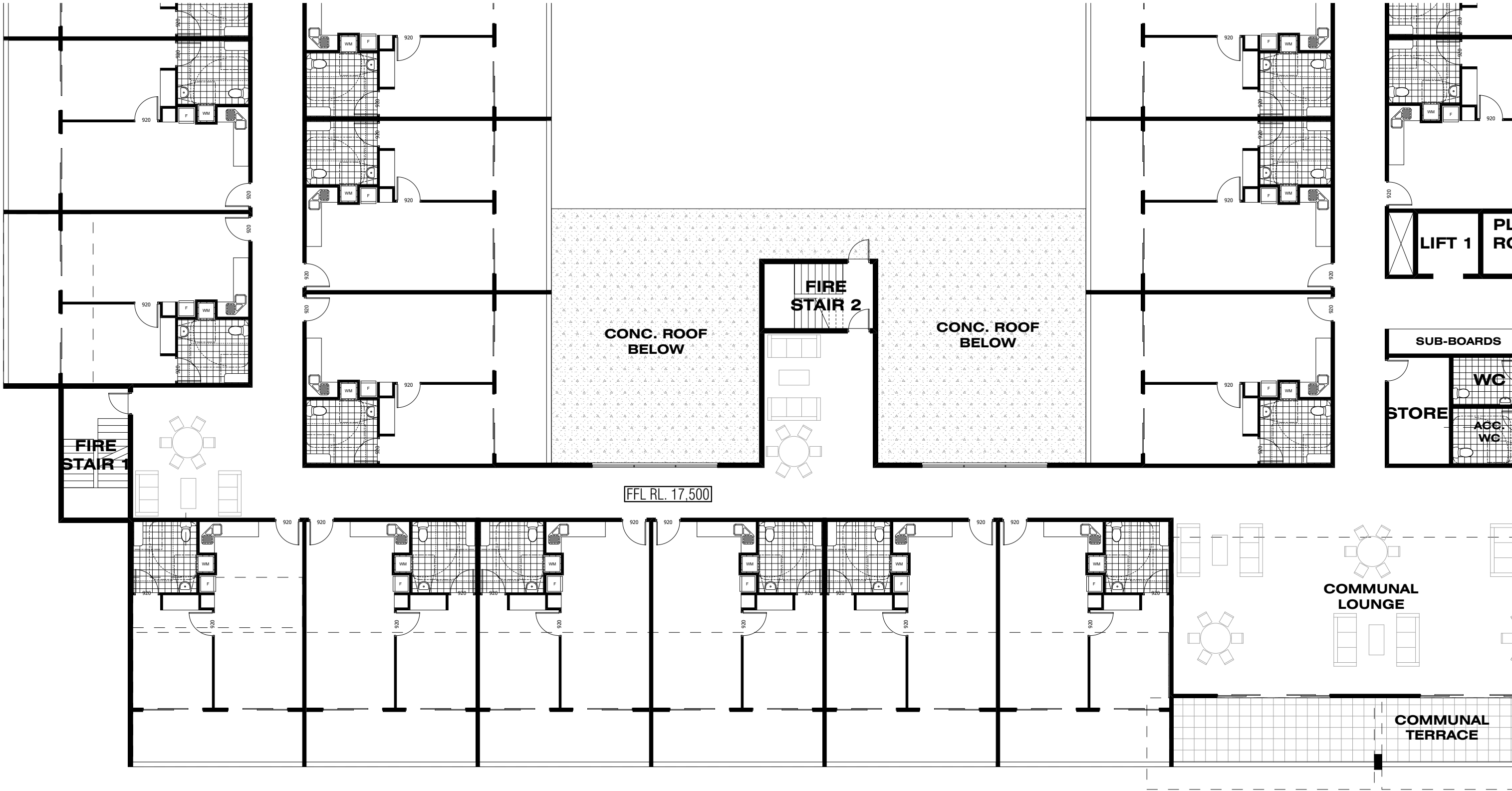
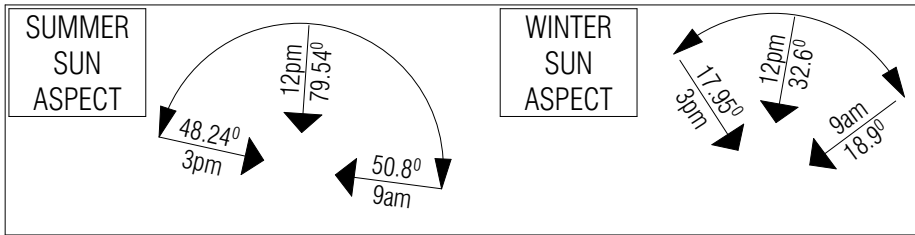
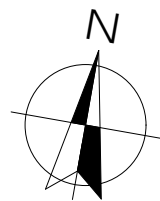
DWG No.

032

SHEET

032 / 48
JOB No.
TOC1901

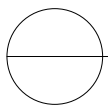
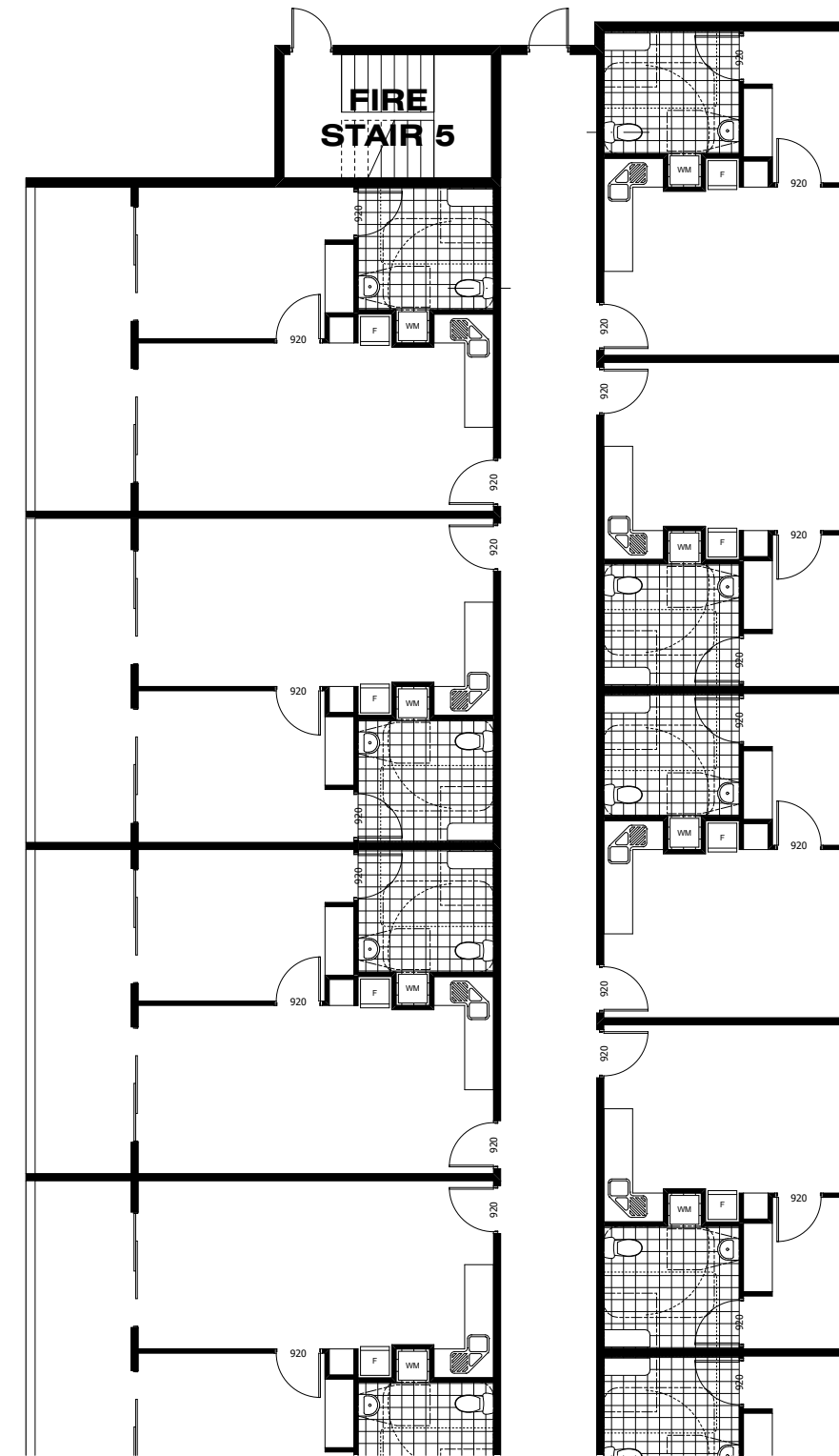
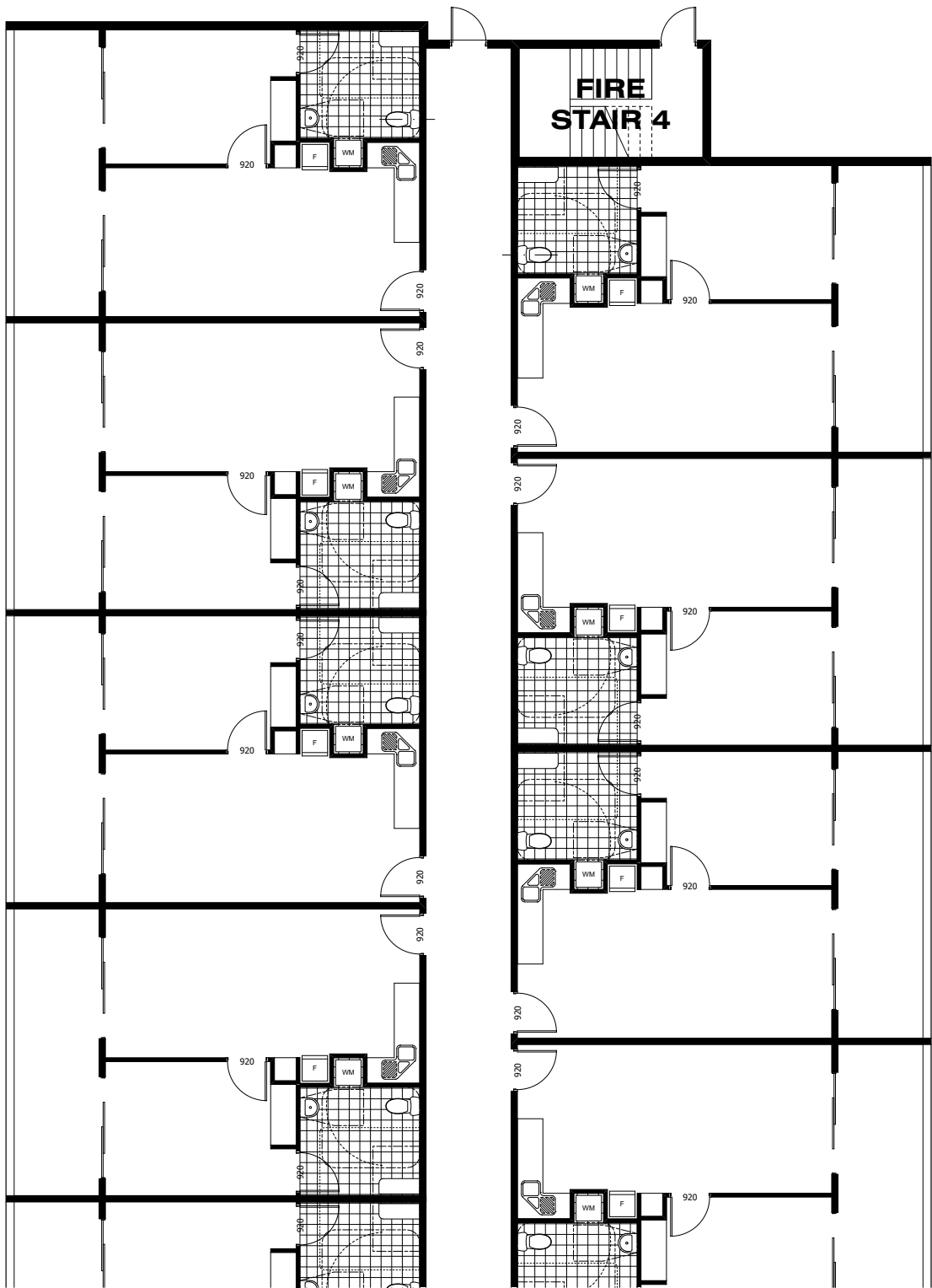
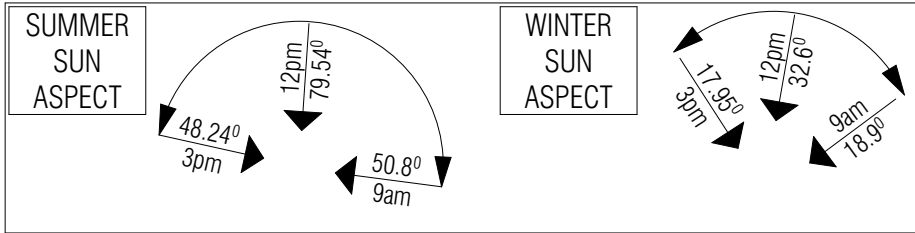
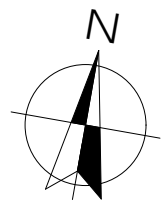
© COPYRIGHT BLACKDRAFT A3



PART LEVEL 2 PLAN

SCALE 1:150

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT
© COPYRIGHT BLACKDRAFT A3



PART LEVEL 2 PLAN

SCALE 1:150

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT
JOHNS ROAD RETIREMENT VILLAGE
LOCATION
**135 JOHNS ROAD
WADALBA**

CLIENT
TOCAE
DRAWING
LEVEL 2 PLAN 2

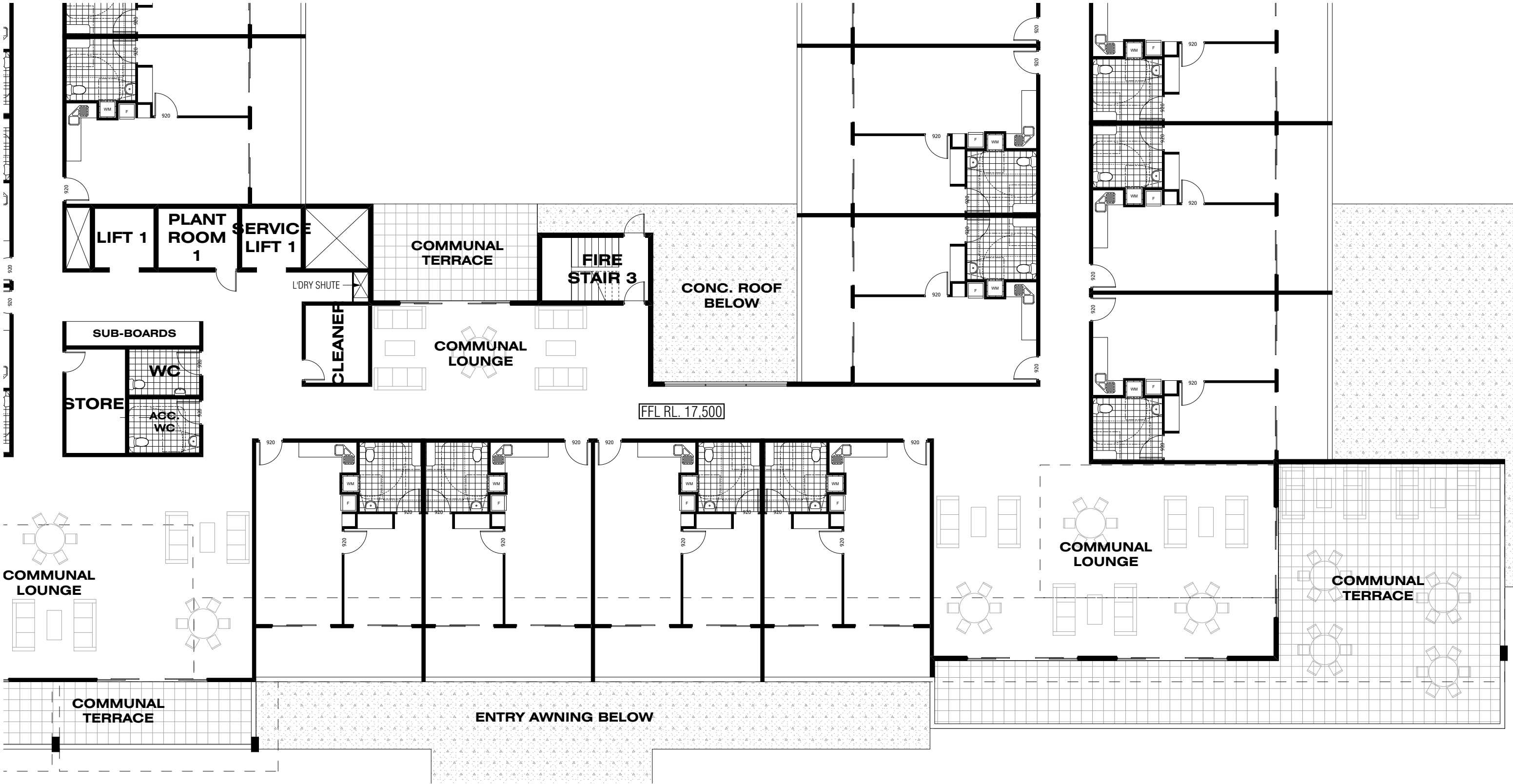
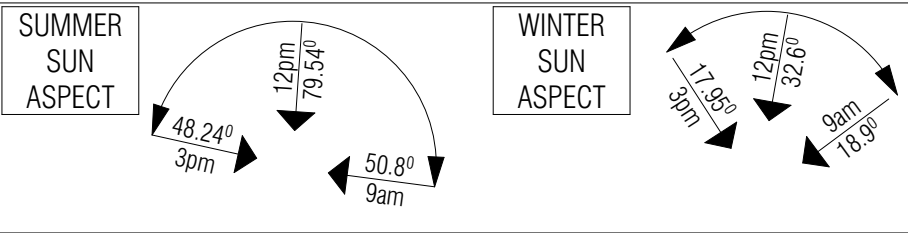
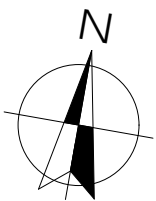
DRAWN
MLB
SCALE
AS SHOWN

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT
DATE
26 / 02 / 20
ISSUE
DA

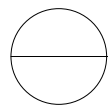
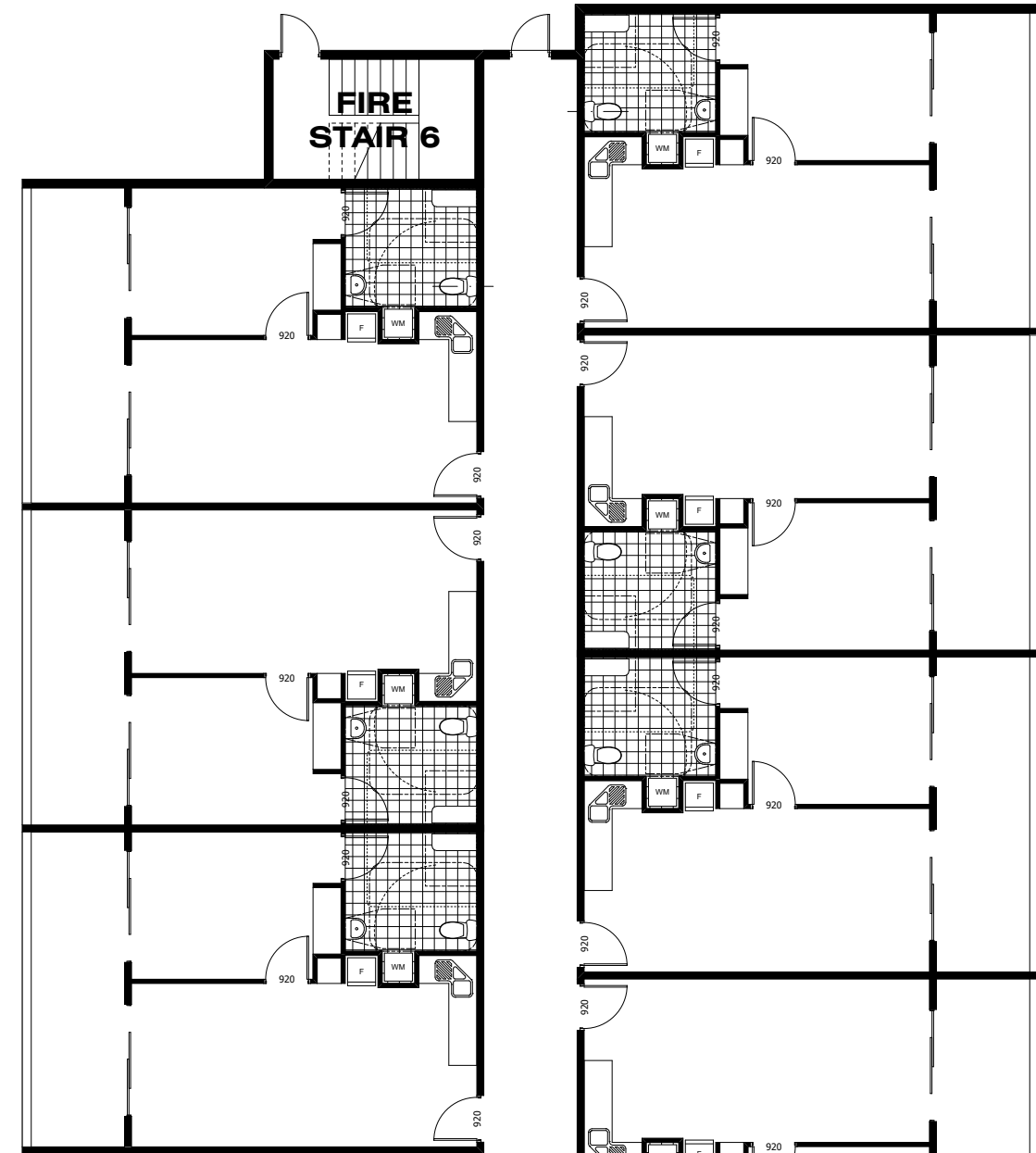
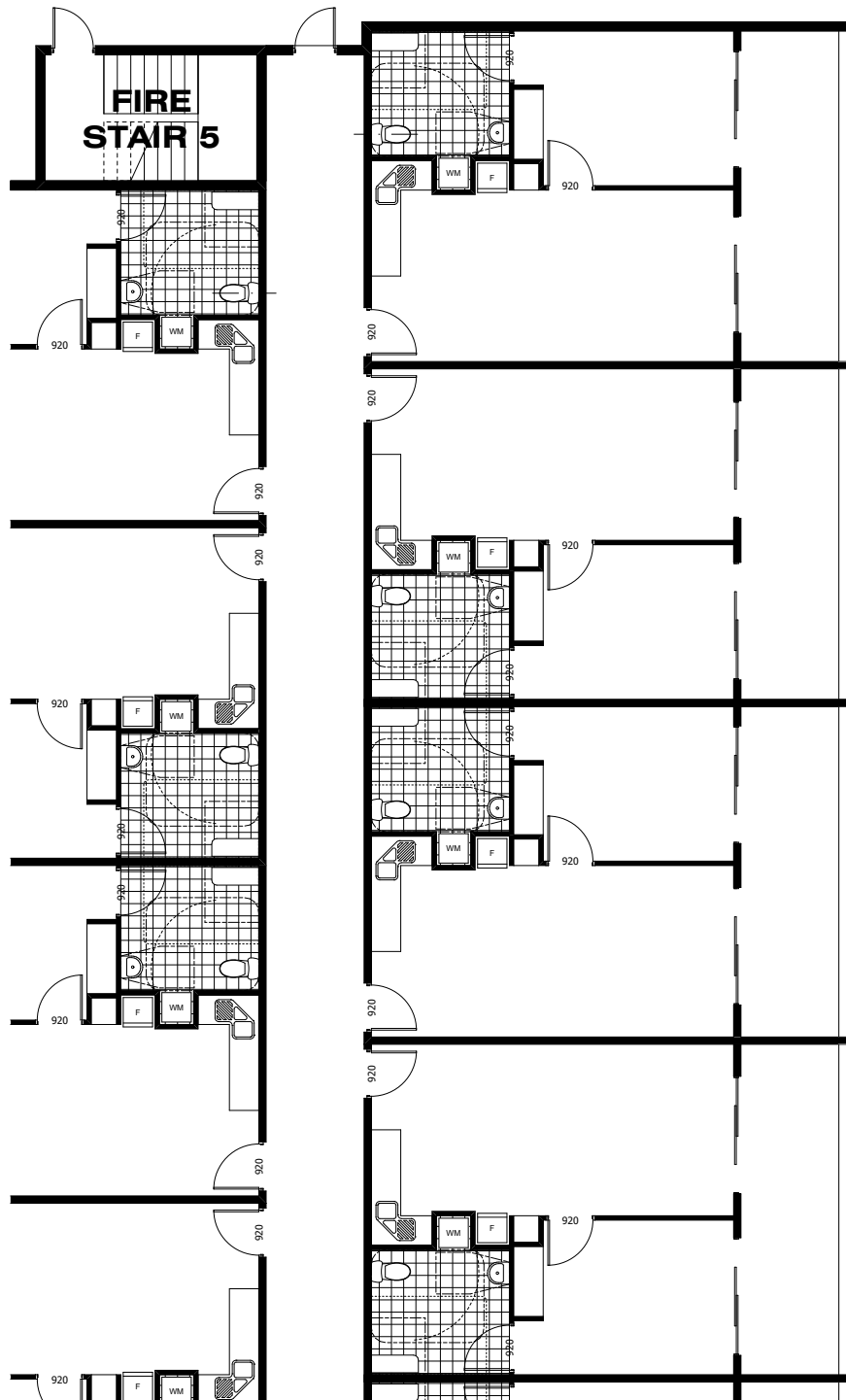
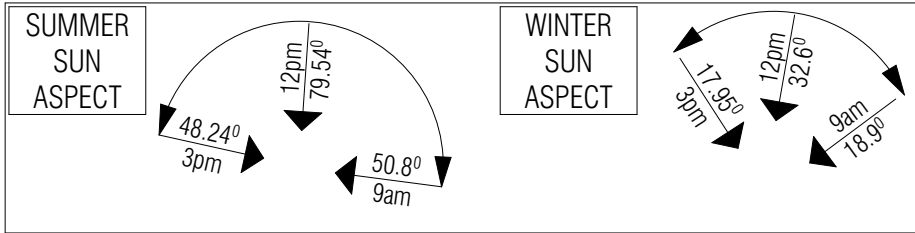
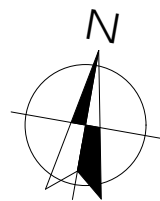
DWG No.
034

SHEET
034 / 48
JOB No.
TOC1901

© COPYRIGHT BLACKDRAFT A3



 **PART LEVEL 2 PLAN**
SCALE 1:150



PART LEVEL 2 PLAN

SCALE 1:150

PROJECT
LOCATION

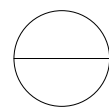
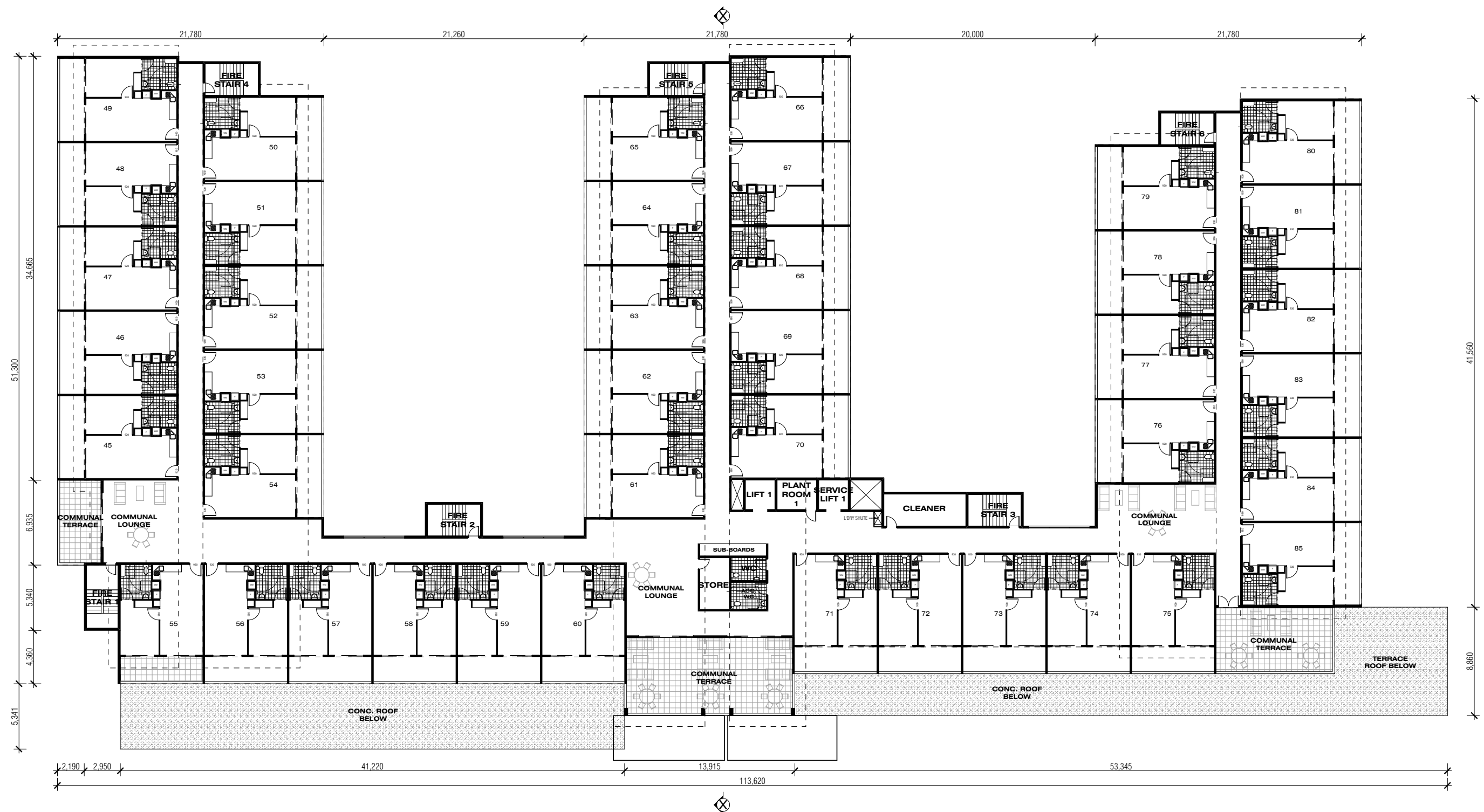
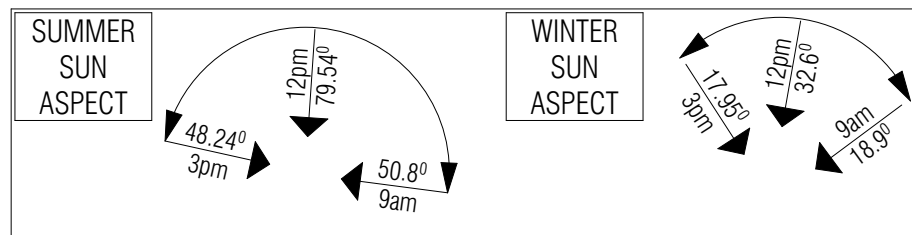
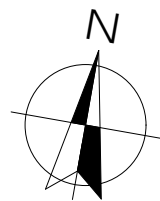
CLIENT
DRAWING

DRAWN
SCALE

DATE
ISSUE

DWG No.

SHEET
JOB No.



LEVEL 3 FLOOR PLAN

SCALE 1:350

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT

© COPYRIGHT BLACKDRAFT A3

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT
LOCATION

JOHNS ROAD RETIREMENT VILLAGE

**135 JOHNS ROAD
WADALBA**

CLIENT

DRAWING

TOCAE
LEVEL 3 FLOOR
PLAN

DRAWN

SCALE

MLB
AS SHOWN

DATE

ISSUE

26 / 02 / 20
DA

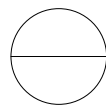
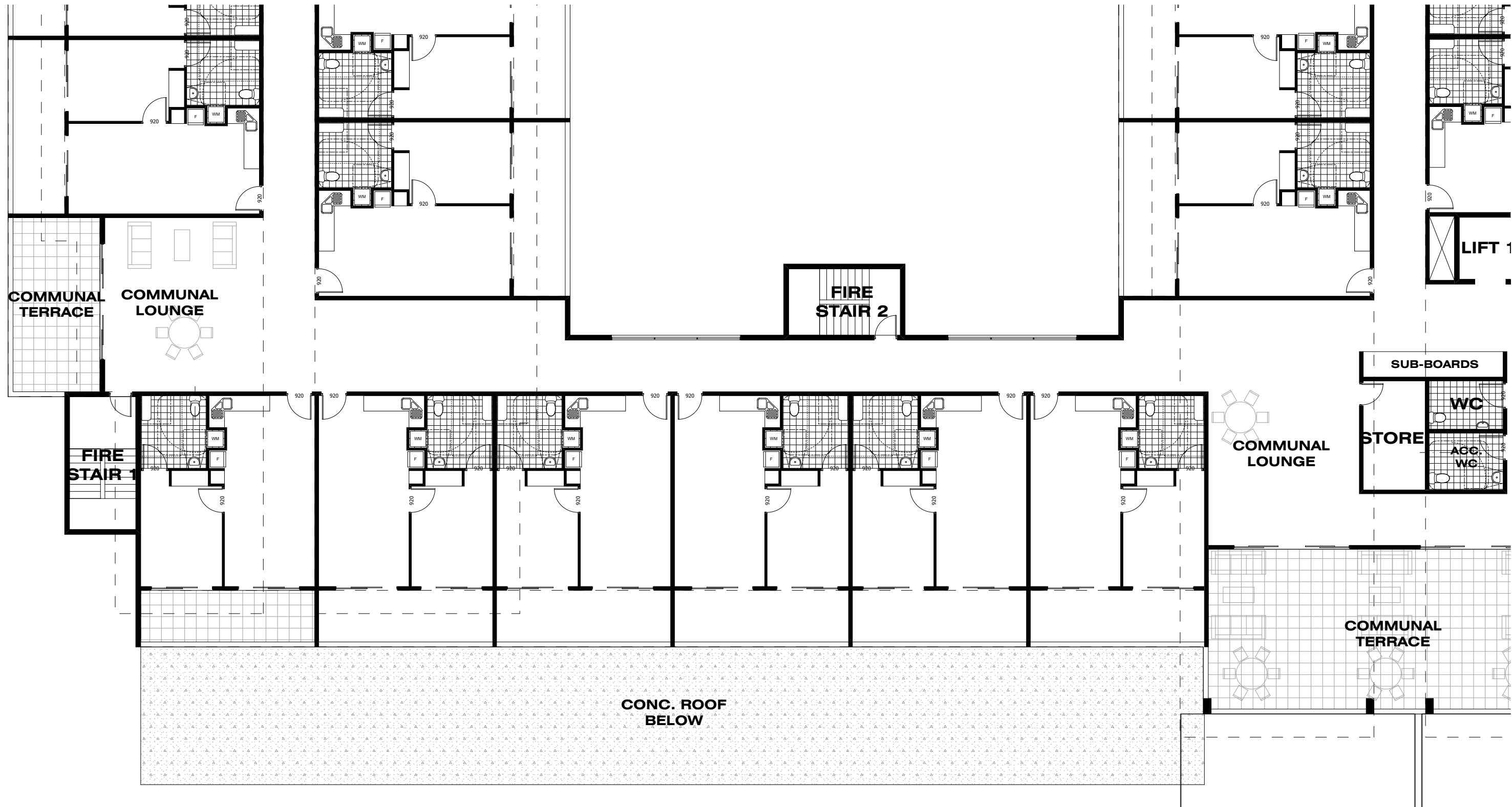
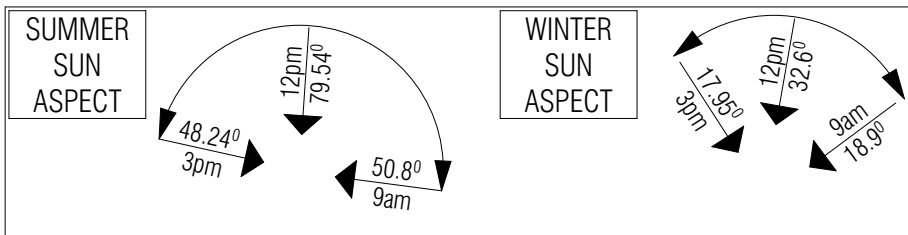
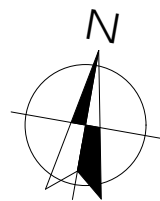
DWG No.

037

SHEET

JOB No.

037 / 48
TOC1901



PART LEVEL 3 PLAN

SCALE 1:150

PROJECT
LOCATION

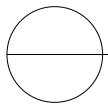
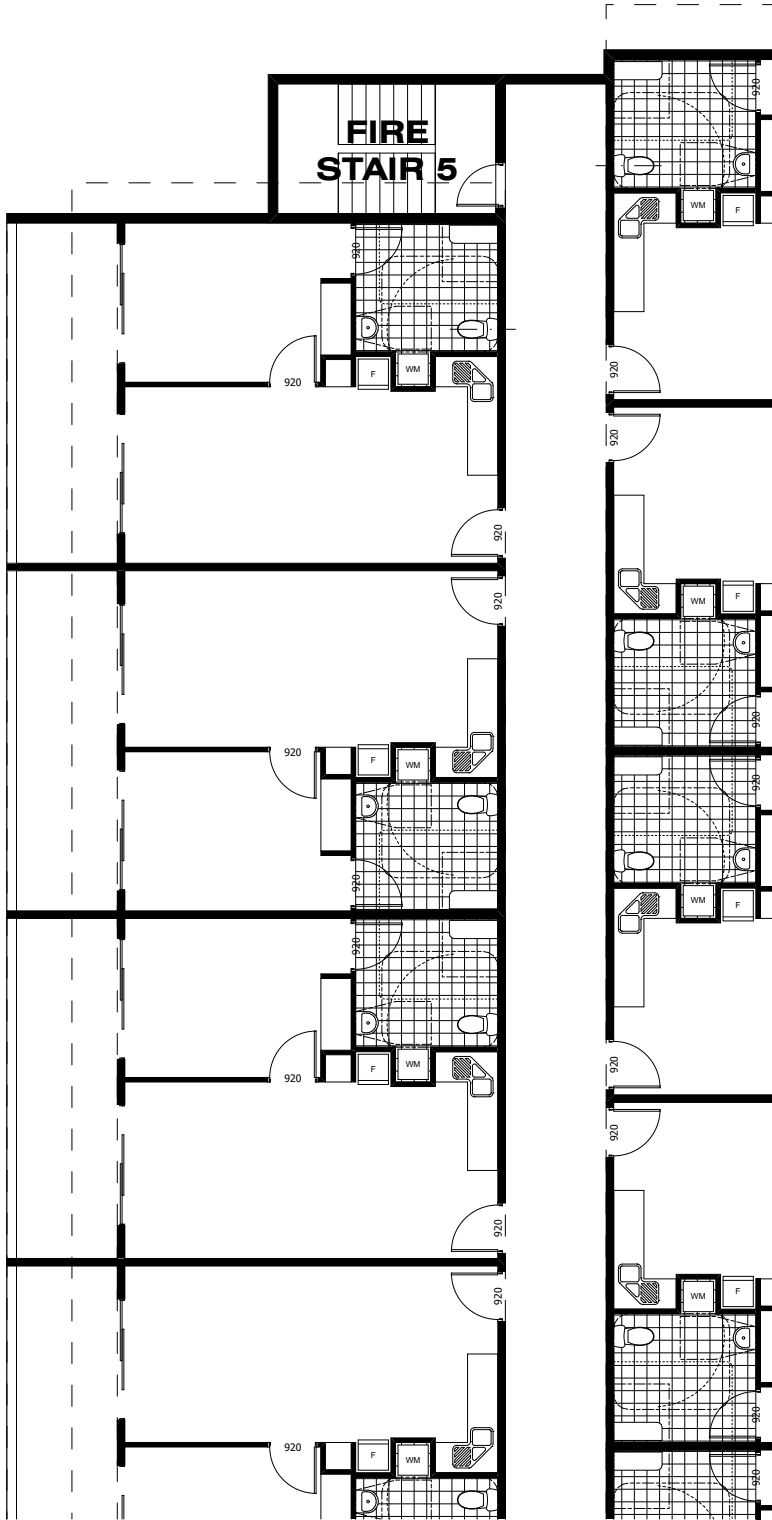
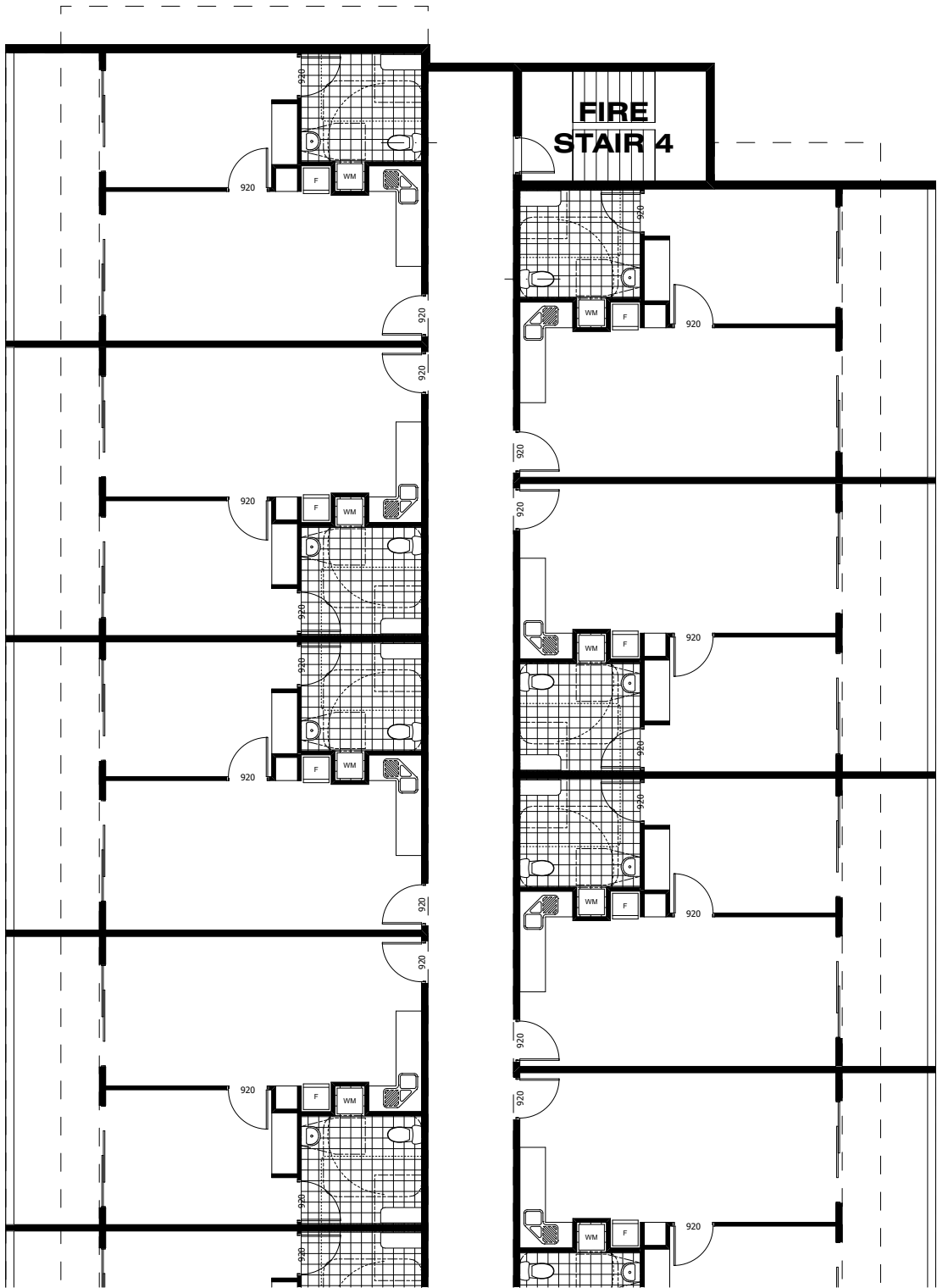
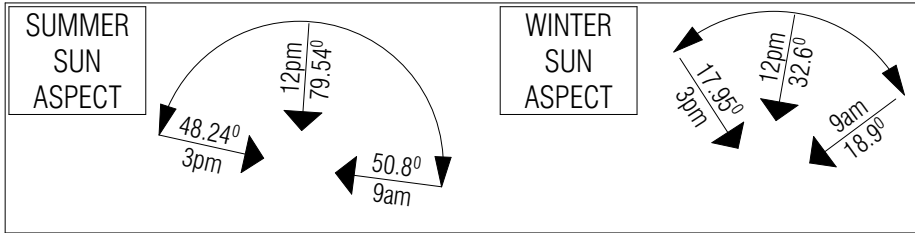
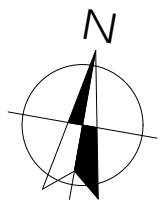
CLIENT
DRAWING

DRAWN
SCALE

DATE
ISSUE

DWG No.

SHEET
JOB No.



PART LEVEL 3 PLAN

SCALE 1:150

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT

JOHNS ROAD RETIREMENT VILLAGE

LOCATION

**135 JOHNS ROAD
WADALBA**

CLIENT

TOCAE

DRAWING

LEVEL 3 PLAN 2

DRAWN

MLB

SCALE

AS SHOWN

DATE

26 / 02 / 20

ISSUE

DA

DWG No.

039

SHEET

039 / 48

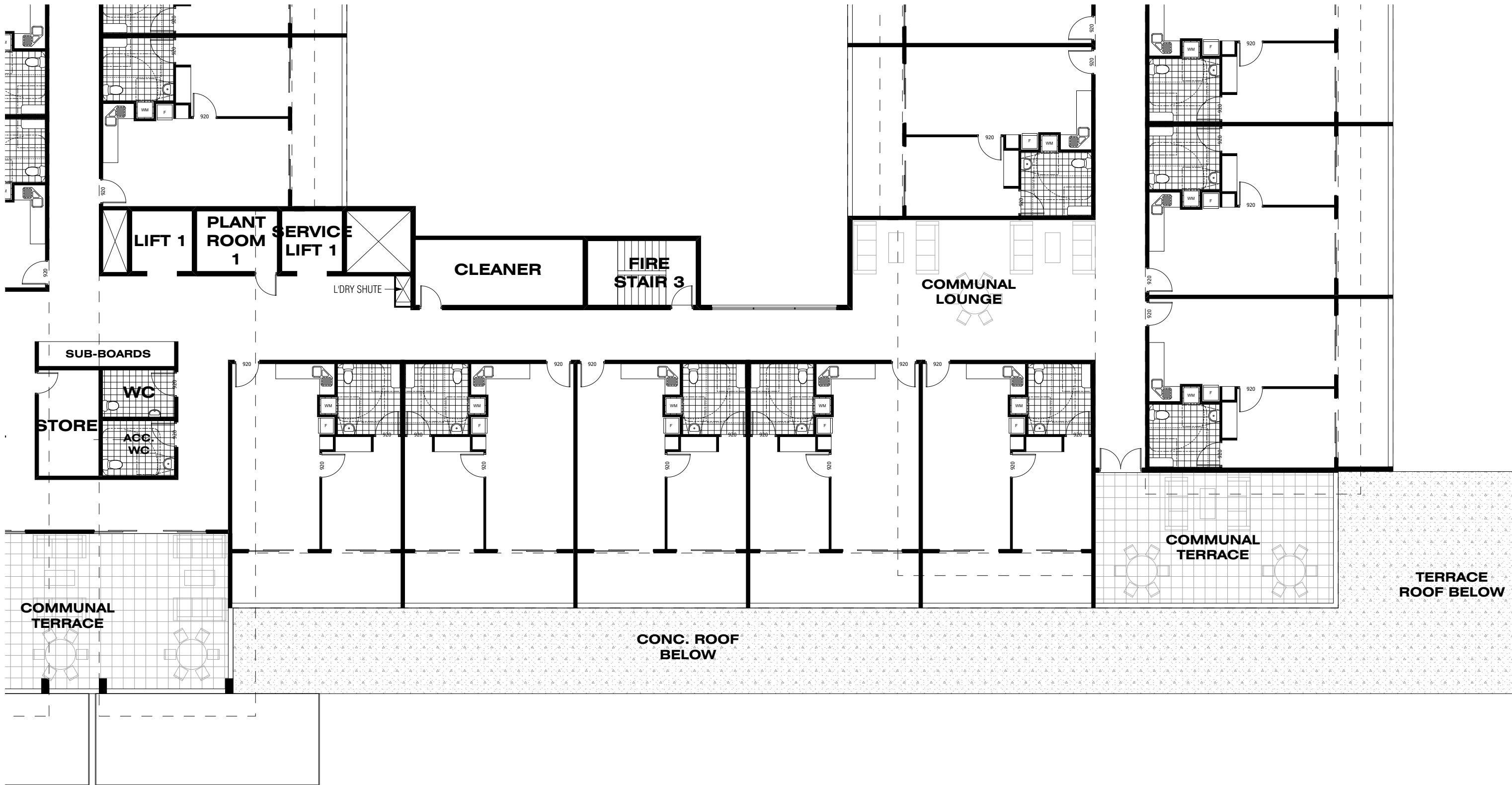
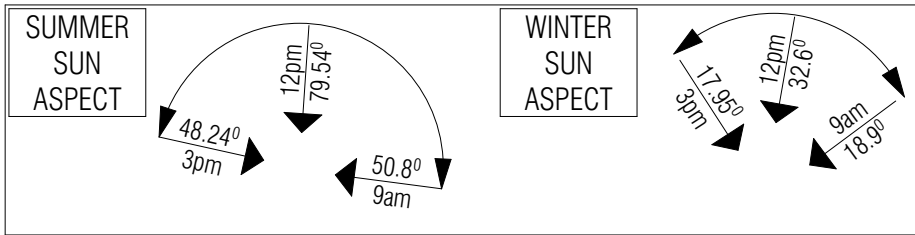
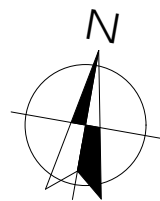
JOB No.

TOC1901

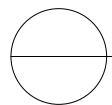
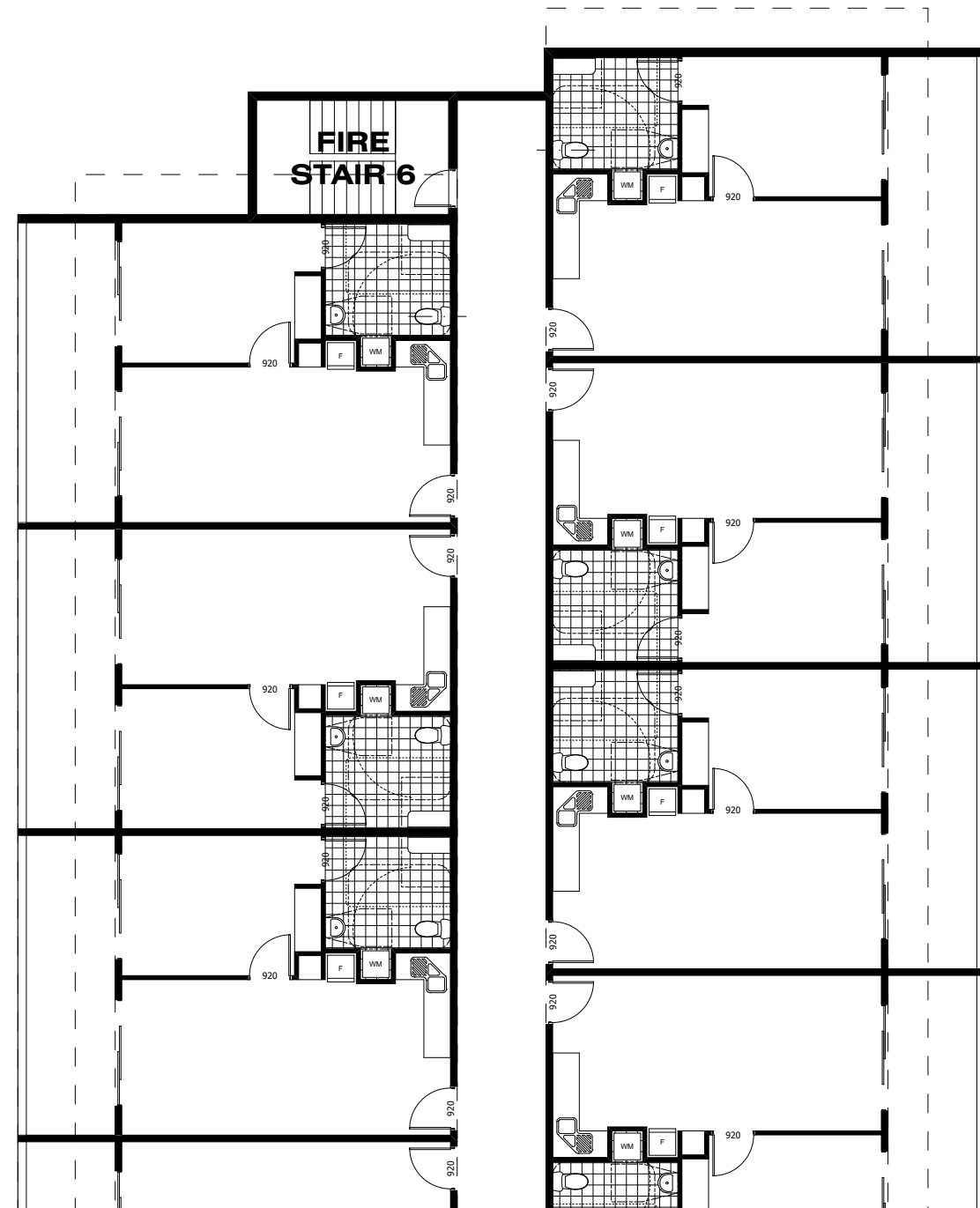
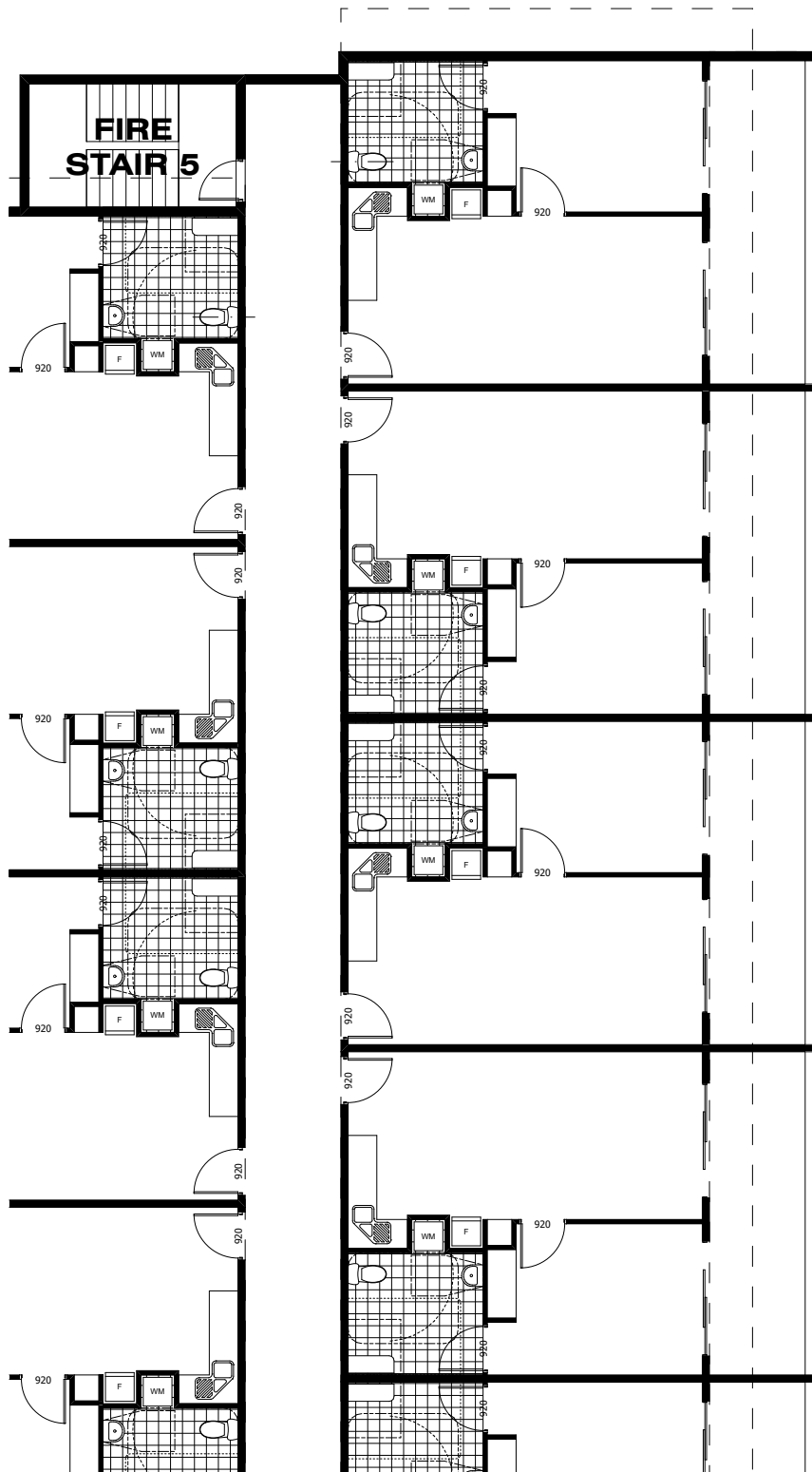
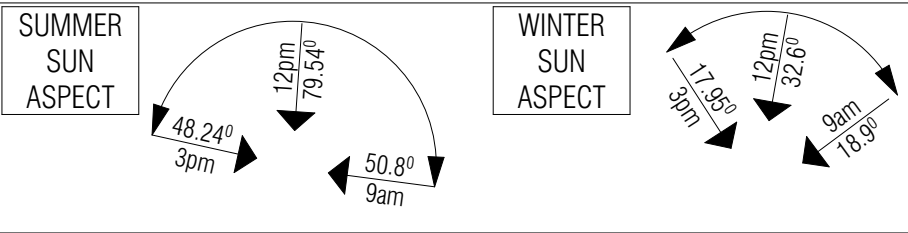
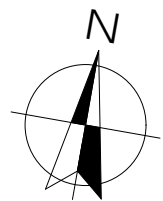
DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION

ISSUE DATE AMENDMENT

© COPYRIGHT BLACKDRAFT A3



 **PART LEVEL 3 PLAN**
SCALE 1:150



PART LEVEL 3 PLAN

SCALE 1:150

PROJECT
LOCATION

JOHNS ROAD RETIREMENT VILLAGE

**135 JOHNS ROAD
WADALBA**

CLIENT

TOCAE

DRAWING

LEVEL 3 PLAN 4

DRAWN

MLB

SCALE

AS SHOWN

DATE

26 / 02 / 20

ISSUE

DA

DWG No.

041

SHEET

041 / 48

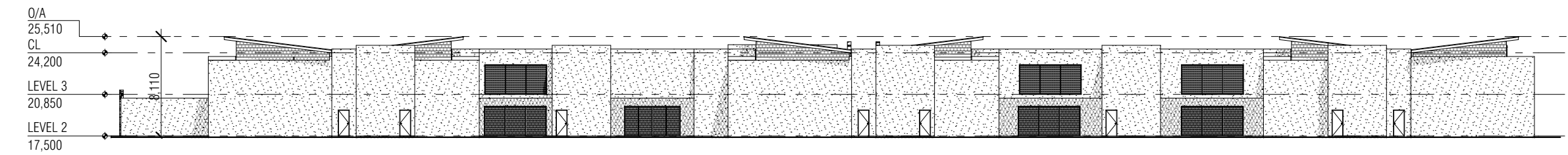
JOB No.

TOC1901

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT

© COPYRIGHT BLACKDRAFT A3

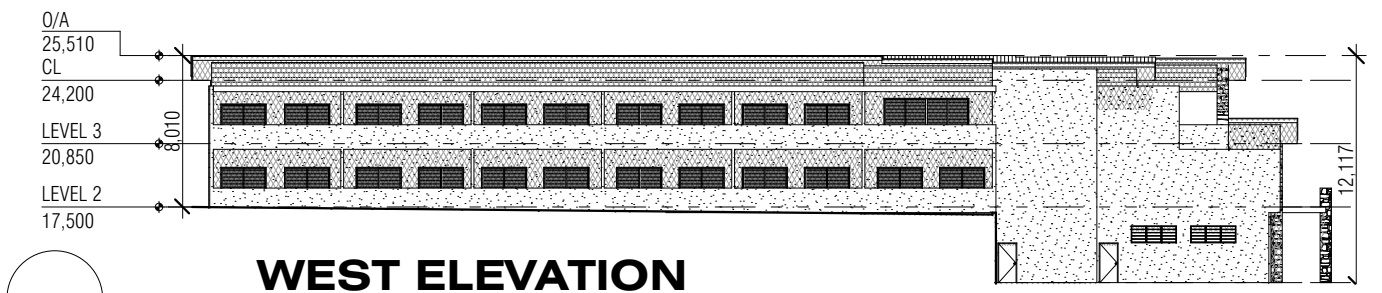
SCALE 1 : 100



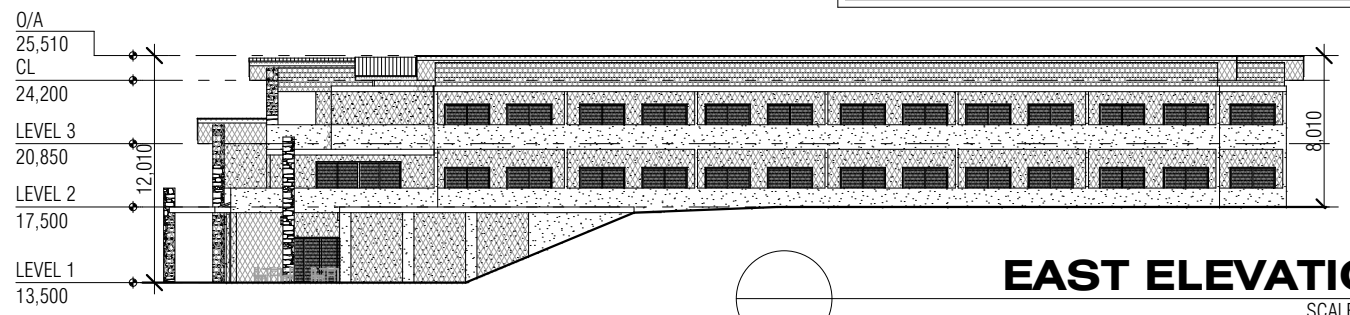
NORTH ELEVATION
SCALE 1 : 400

NOTE: SHADOWS DO NOT REPRESENT ACTUAL
SUN POSITION, THEY ARE COSMETIC ONLY.

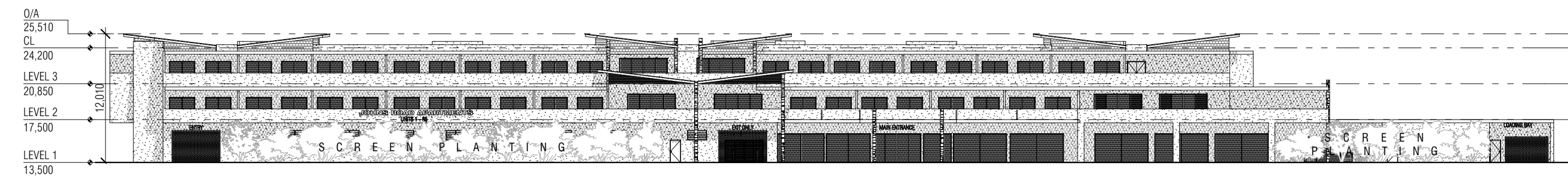
MATERIAL & FINISHES	
EXTERNAL	
WALLS	RENDERED & PAINTED AFS WALL SYSTEM
WALL FEATURE SECTIONS	SCYON WEATHERBOARD CLADDING
COLUMNS	PAINTED AFS & STONE VENEER AFS
SHADE DEVICES	CONC. WINDOW HOODS & ALUM. BATTEN SCREENS
ROOFS	COLORBOND 'CUSTOM ORB' SHEETING, FASCIA & GUTTERING
WINDOWS	ALUM. FRAMED
DOORS	PAINTED SOLID CORE
GARAGE DOOR	METAL SECURITY GRILL



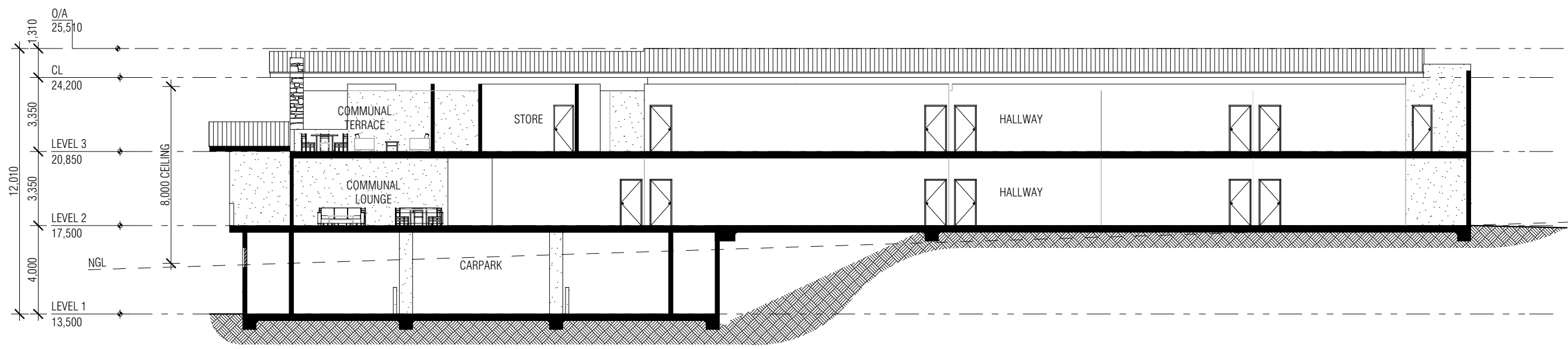
WEST ELEVATION
SCALE 1 : 400



EAST ELEVATION
SCALE 1 : 400



SOUTH ELEVATION
SCALE 1 : 400



SECTION X - X
SCALE 1 : 400

DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT
JOHNS ROAD RETIREMENT VILLAGE
LOCATION
**135 JOHNS ROAD
WADALBA**

CLIENT
TOCAE
DRAWING
**ELEVATIONS &
SECTION**

DRAWN
MLB
SCALE
AS SHOWN

DATE
26 / 02 / 20
ISSUE
DA

DWG No.
043

SHEET
043 / 48
JOB No.
TOC1901

LOT 13 - UNIT 25/50
UP / DOWN

LOT 12 - UNIT 15/16
UP / DOWN



Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259
www.nathers.gov.au



COMMUNITY CENTRE
AND INDOOR POOL

ROAD 3

FOOTPATH

ROAD 2

FOOTPATH

LOT 34 - UNIT 82/67
UP / DOWN

LOT 26 - UNIT 51/66
UP / DOWN

LOT 13 - UNIT 25/50
UP / DOWN

ROAD 6

FOOTPATH

ROAD 5

FOOTPATH

LOT 42 - UNIT 83-90
MULTI RES. 8 UNIT

ROAD 8

FOOTPATH

ROAD 7

FOOTPATH

LOT 34 - UNIT 82/67
UP / DOWN

ROAD 6

FOOTPATH

ROAD 1 EAST STREETSCAPE

SCALE 1 : 250

LOT 42 - UNIT 83-90
MULTI RES. 8 UNIT

LOT 43 - UNIT 91-98
MULTI RES. 8 UNIT

ROAD 1

FOOTPATH

TYP. PART ROAD 7 NORTH STREETSCAPE

SCALE 1 : 300

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT **JOHNS ROAD RETIREMENT VILLAGE**
LOCATION **135 JOHNS ROAD WADALBA**

CLIENT **TOCAE GROUP**
DRAWN **STREETSCAPE 1**

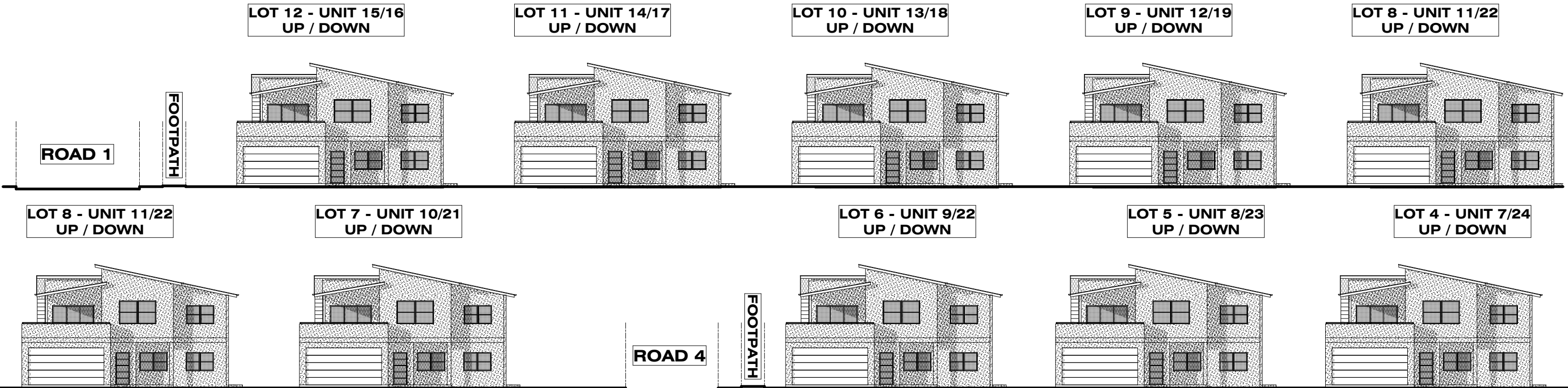
DRAWN **MLB**
SCALE **AS SHOWN**

DA 26/02/20 ISSUED FOR COUNCIL SUBMISSION
ISSUE DATE AMENDMENT
DATE **26 / 02 / 20**
ISSUE **DA**

DWG No. **044**

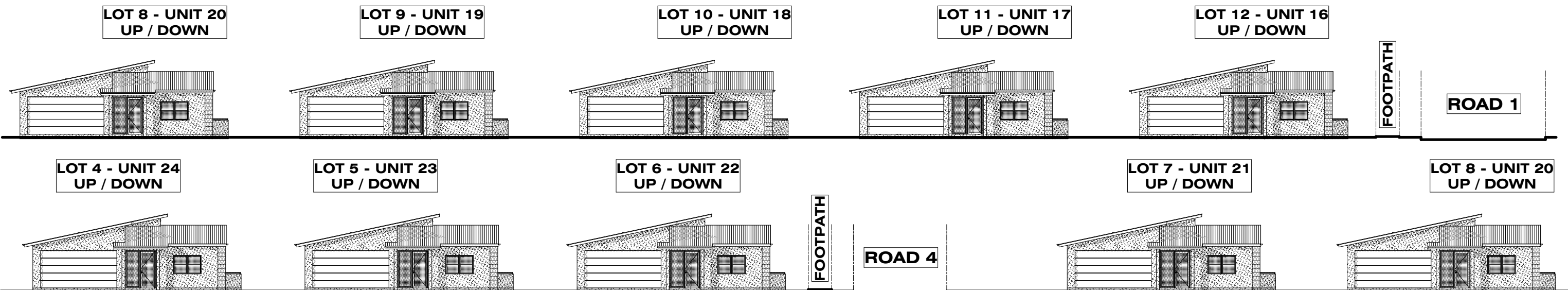
SHEET **044 / 48**
JOB No. **TOC1901**

© COPYRIGHT BLACKDRAFT A3



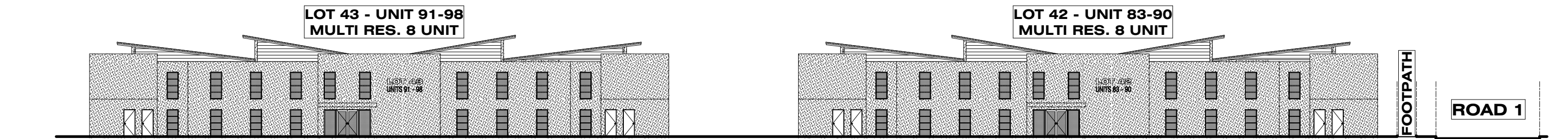
ROAD 2 NORTH STREETSCAPE

TYP. ROADS 3/4/5/6 NORTH SCALE 1 : 250



ROAD 3 SOUTH STREETSCAPE

TYP. ROADS 5/6/7 SOUTH SCALE 1 : 250

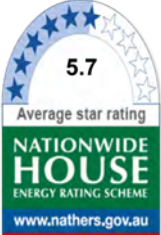


TYP. PART ROAD 8 SOUTH STREETSCAPE

SCALE 1 : 300

BLACKDRAFT
architectural design
blackdraft333@gmail.com
mob 0449 75 88 66 abn 53 392 045 355

PROJECT **JOHNS ROAD RETIREMENT VILLAGE**
LOCATION **135 JOHNS ROAD WADALBA**



Certificate no.: 0004629540
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDV/13/1491
Certificate date: 27 February 2020
Dwelling Address: 135 Johns Road Wadalba, NSW 2259
www.nathers.gov.au



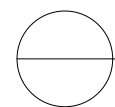
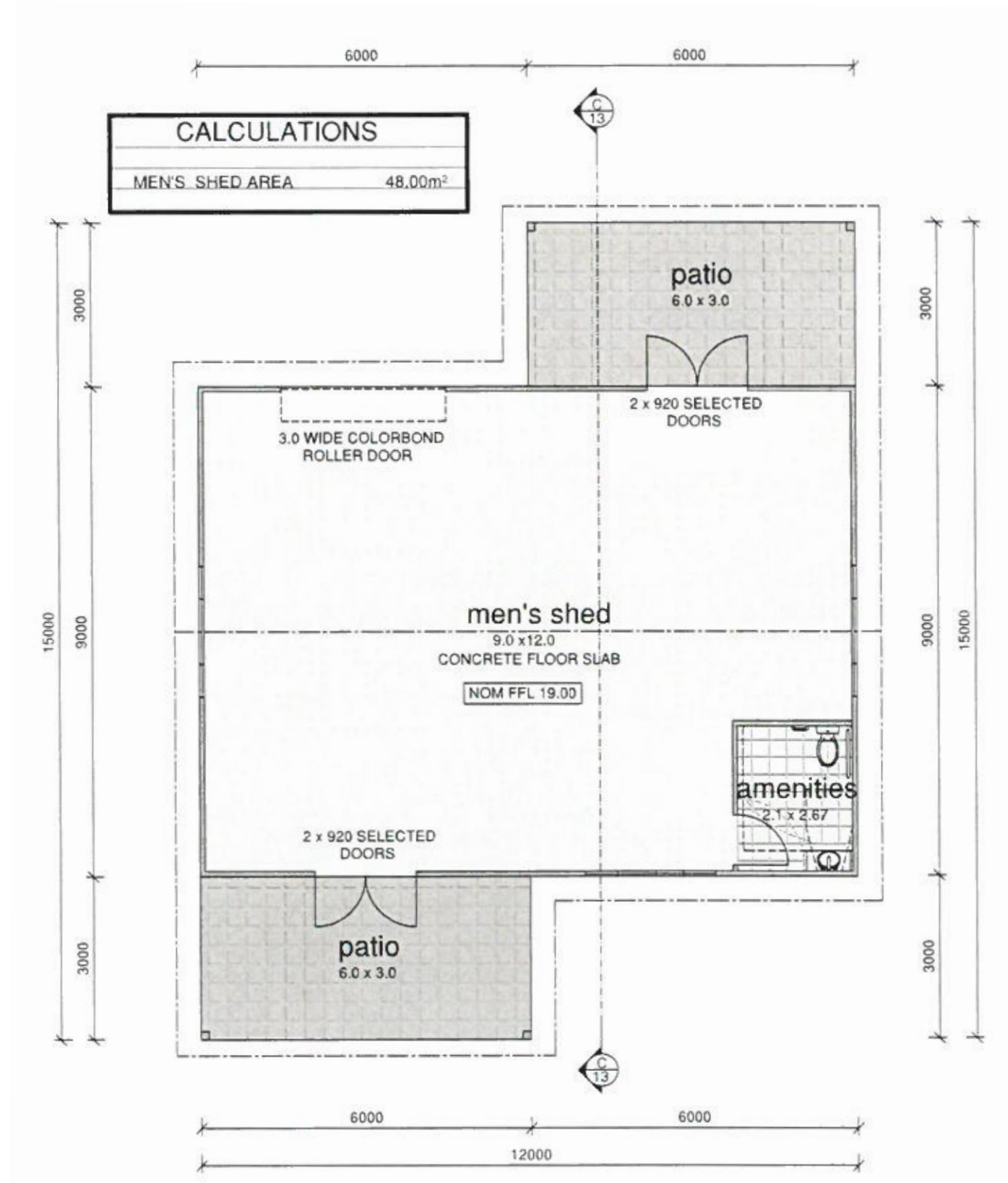
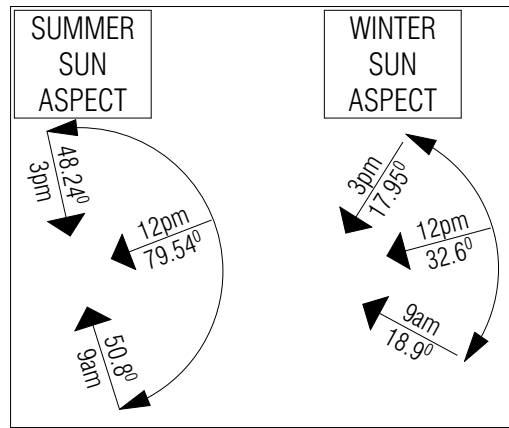
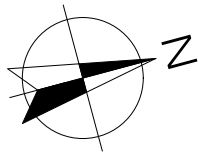
DRAWN **MLB**
SCALE **AS SHOWN**

DATE **26 / 02 / 20**
ISSUE **DA**

DWG No. **045**

SHEET **045 / 48**
JOB No. **TOC1901**

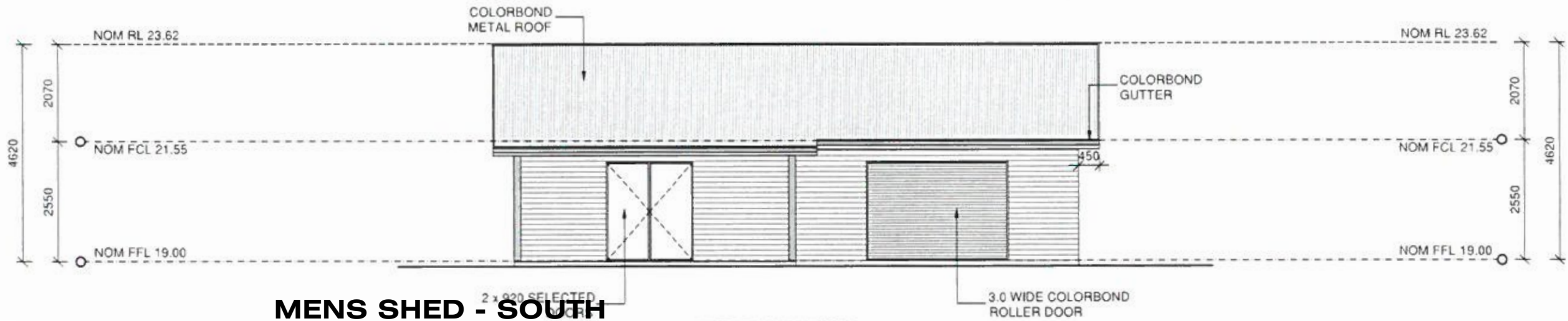
© COPYRIGHT BLACKDRAFT A3



MENS SHED - FLOOR PLAN

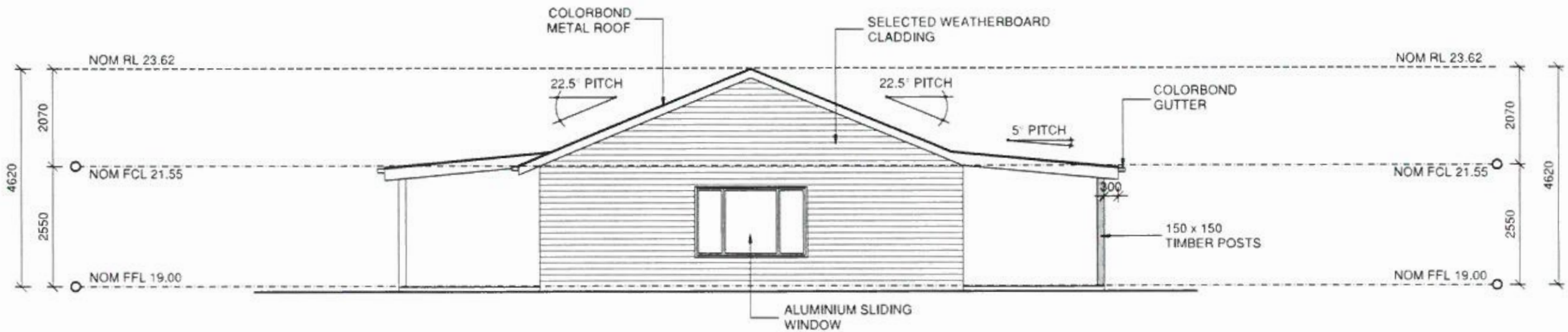
SCALE 1 : 100

DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 043 353		
PROJECT	JOHNS ROAD RETIREMENT VILLAGE	
LOCATION	135 JOHNS ROAD WADALBA	
CLIENT	TOCAE GROUP	
DRAWING	MENS SHED PLAN	
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	046	
SHEET	046 / 48	JOB No. TOC 1901



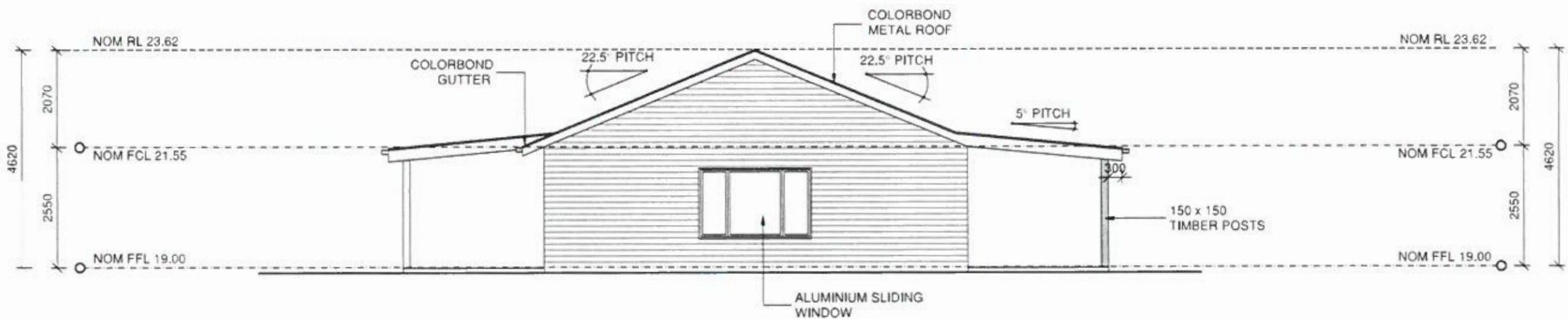
MENS SHED - SOUTH ELEVATION

SCALE 1 : 100



MENS SHED - EAST ELEVATION

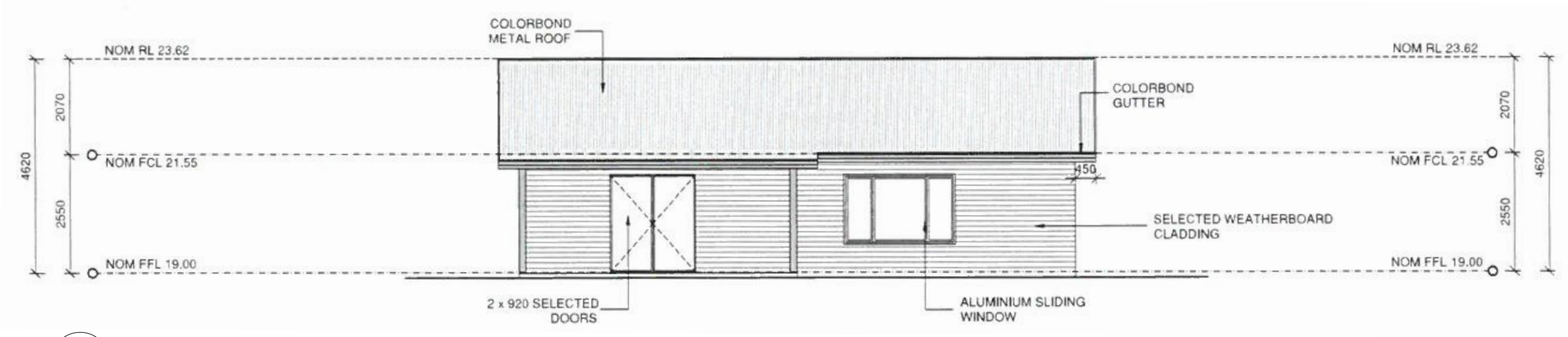
SCALE 1 : 100



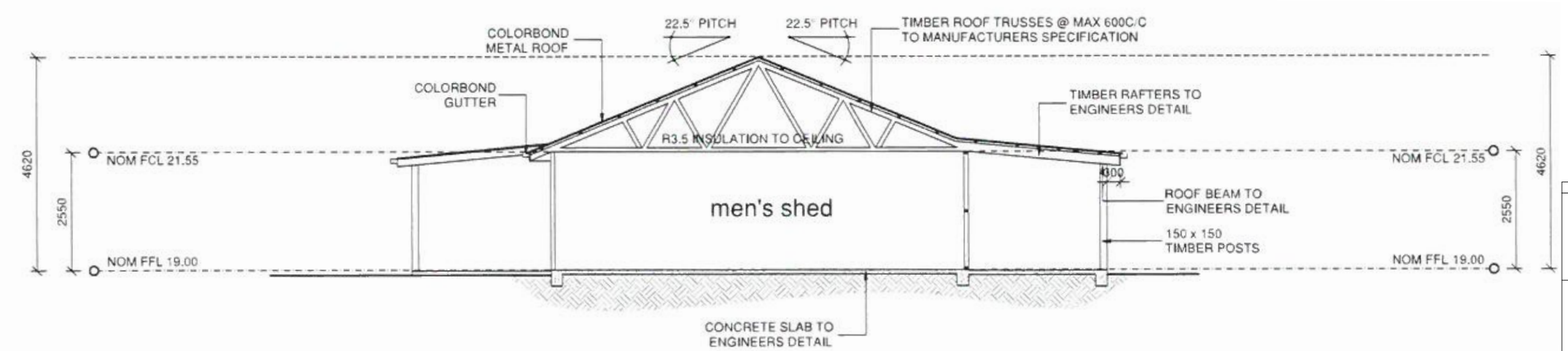
MENS SHED - WEST ELEVATION

SCALE 1 : 100

DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT	JOHNS ROAD RETIREMENT VILLAGE	
LOCATION	135 JOHNS ROAD WADALBA	
CLIENT	TOCAE GROUP	
DRAWING	MENS SHED ELEVATIONS	
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	047	
SHEET	047 / 48	JOB No. TOC 1901



 **MENS SHED - EAST ELEVATION**
SCALE 1:100



 **MENS SHED - SECTION**
SCALE 1:100

DA	26/02/20	ISSUED FOR COUNCIL SUBMISSION
ISSUE	DATE	AMENDMENT
BLACKDRAFT architectural design blackdraft333@gmail.com mob 0449 758 866 abn 53 392 045 355		
PROJECT	JOHNS ROAD RETIREMENT VILLAGE	
LOCATION	135 JOHNS ROAD WADALBA	
CLIENT	TOCAE GROUP	
DRAWING	MENS SHED ELEV & SECTION	
SCALE	AS SHOWN	DRAWN MLB
DATE	26 / 02 / 20	ISSUE DA
DWG No.	048	
SHEET	048 / 48	JOB No. TOC 1901