



DRAFT CONCEPT

Tamworth Seniors Housing

Feasibility study for a Seniors Living Development in Tamworth

REVISION C



SITE

47 Darrell Road Calala
NSW

CLIENT

Advanced Planning C/O Perception Planning

DATE

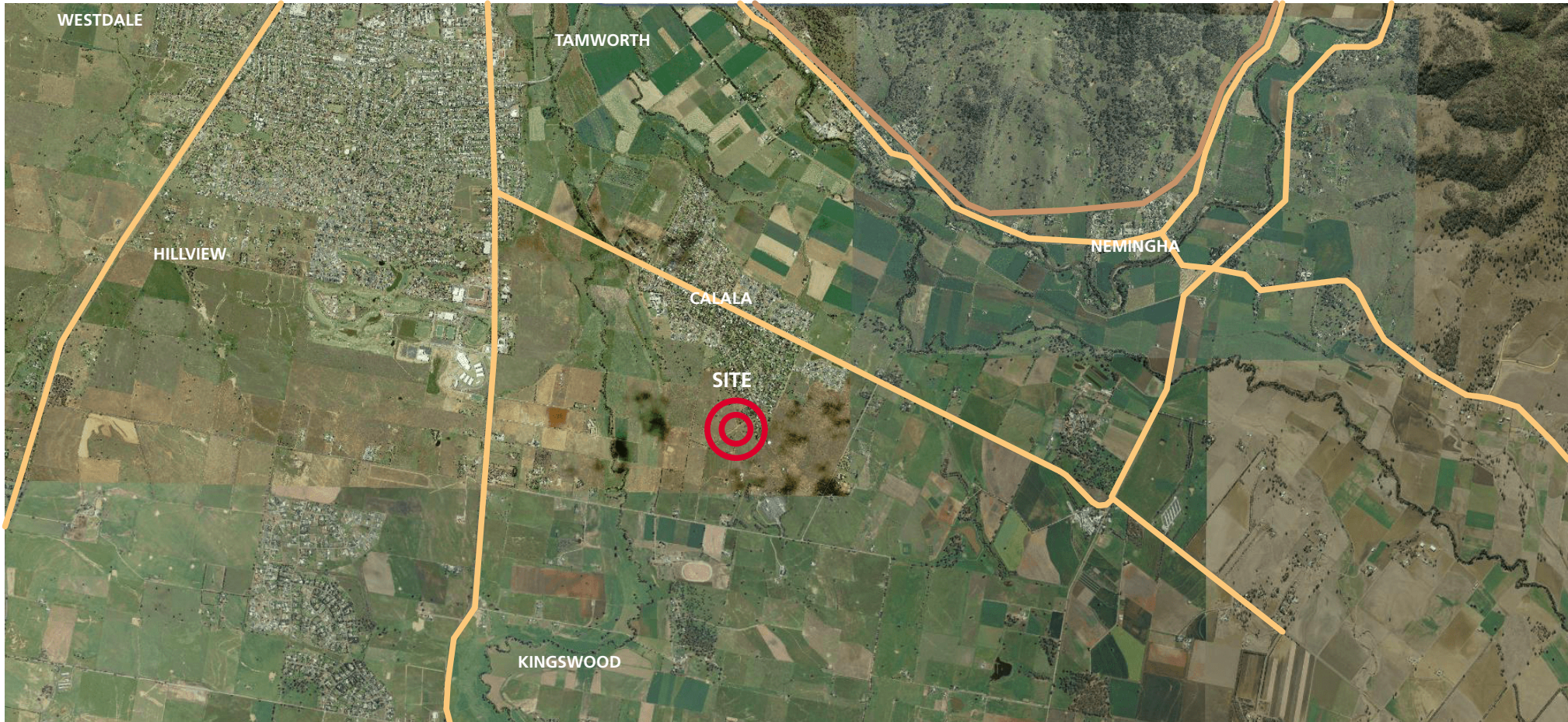
22.03.18

PROJECT NO.

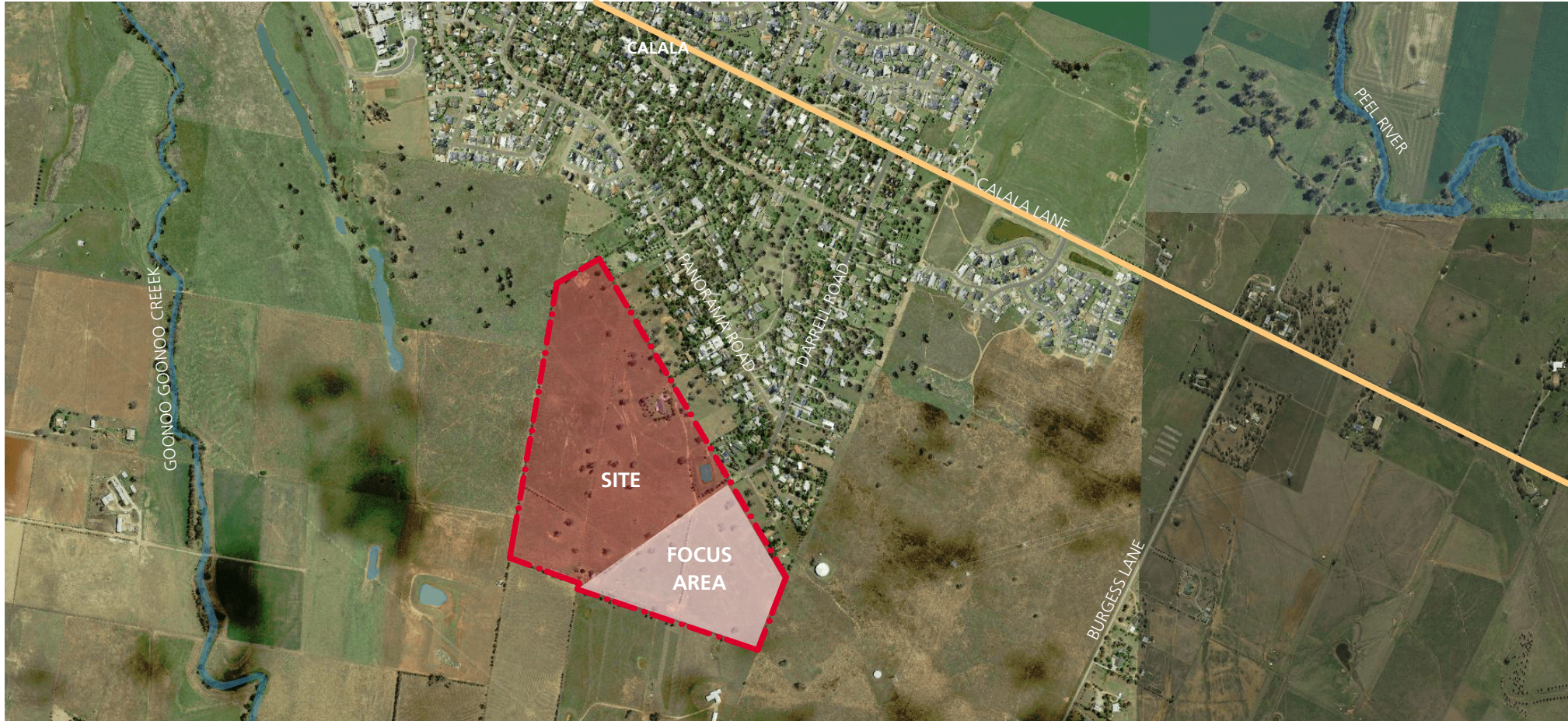
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S H A C

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REGIONAL CONTEXT



LOCAL CONTEXT

DRAFT CONCEPT

1. Dimensions are in millimeters unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

No	Drn	Chk	Date	Content
A	JM	MT	19.01.18	Draft Issue
B	JM	MT	06.02.18	Client Issue
C	JM	MT	22.03.18	Client Issue

KEY POINTS

SITE ADDRESS:	47 DARRELL ROAD, CALALA NSW 2340
LOT / DP NUMBERS:	LOT 1, DP220319
SITE AREA:	TOTAL SITE APPROX: 33.35ha FOCUS SITE: 9.4ha
ZONING:	RU4 - PRIMARY PRODUCTION SMALL LOTS
COUNCIL:	TAMWORTH REGIONAL COUNCIL

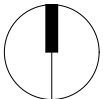
LEGEND

-  - RAILWAY LINE
-  - RAILWAY LINE
-  - WATERCOURSE

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RevC 22.03.18

Location Plan
Tamworth Seniors Housing
47 Darrell Road Calala

NTS
@A3



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Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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VIEW OF SITE FROM SOUTH TO WEST



VIEW OF SITE FROM WEST TO NORTH

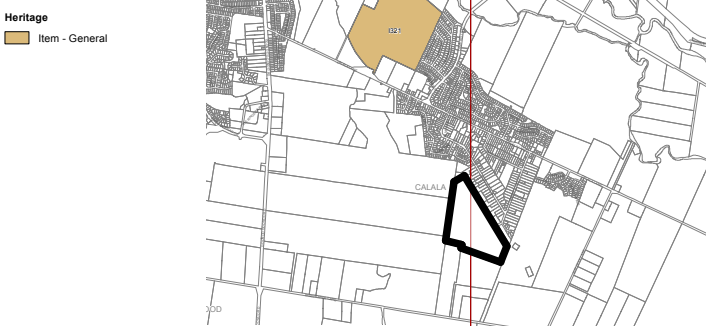
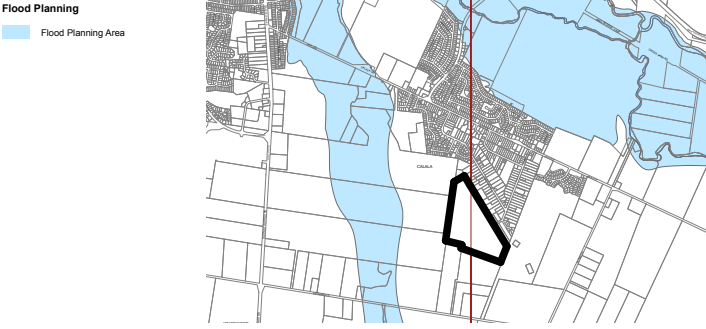
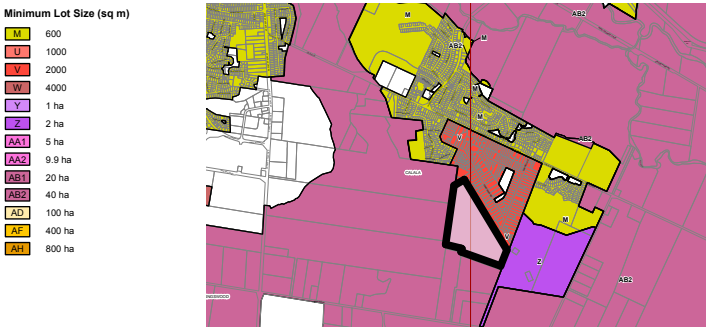
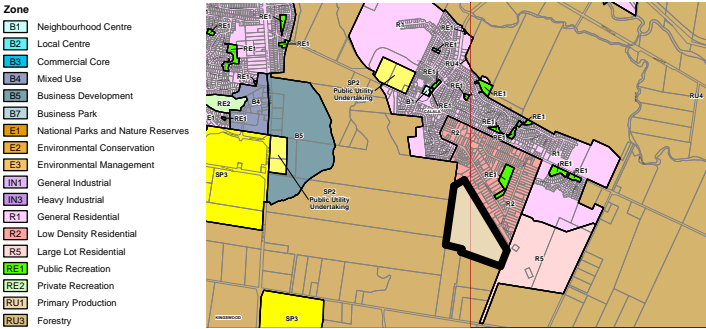
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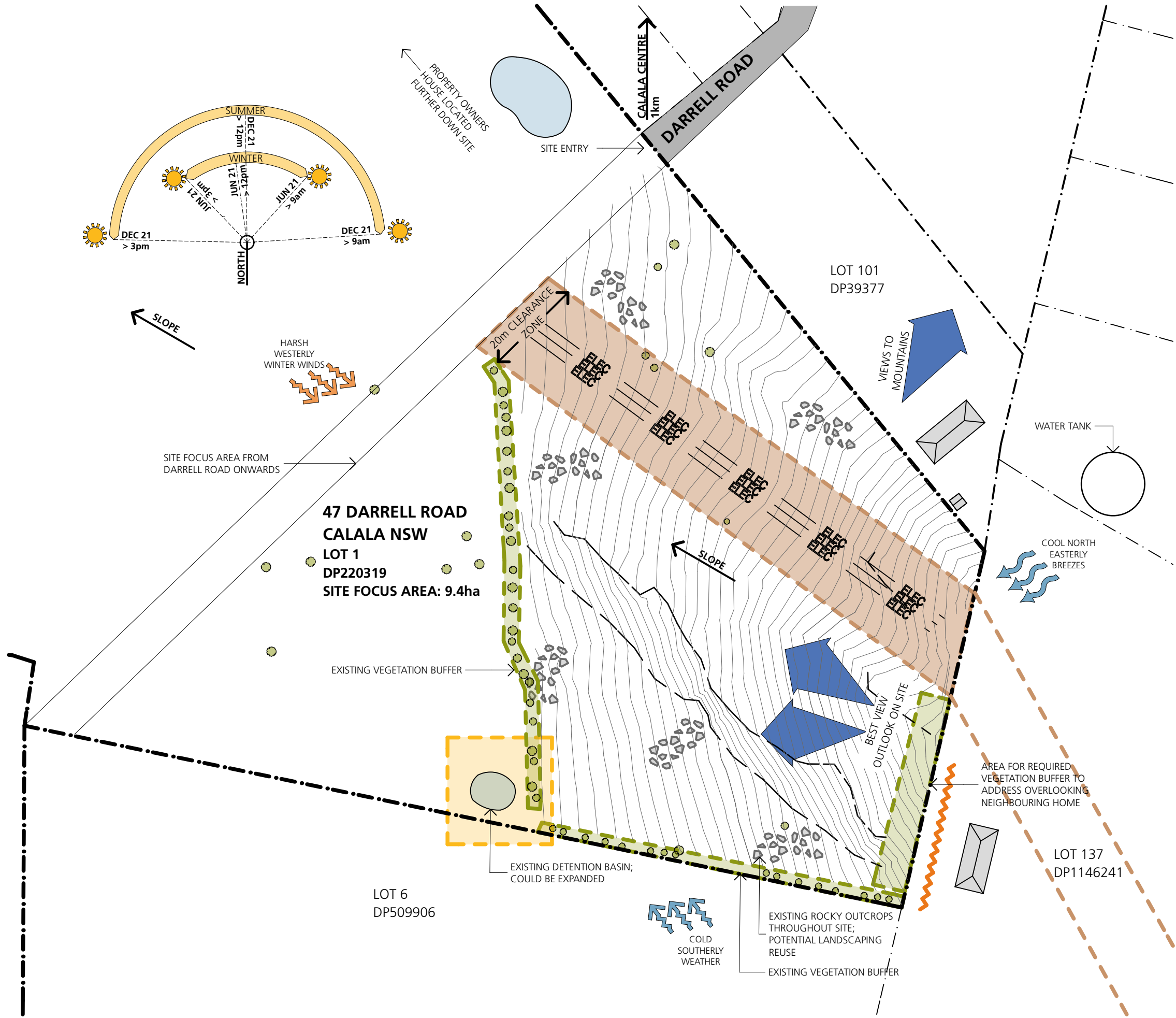
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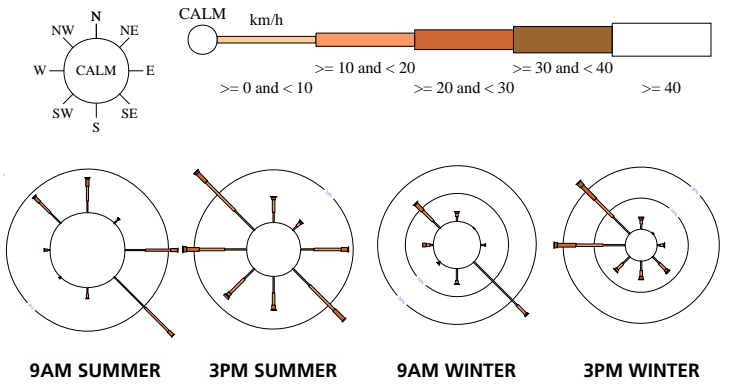
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LEGEND

- WATERCOURSE
- ROADS
- CLEARANCE AREA AROUND OVERHEAD POWERLINES
- VEGETATION BUFFER
- POTENTIAL PRIVACY ISSUE
- TOP AND TOE OF BANKS
- ELEC

- OVERHEAD ELECTRICITY
- EXISTING DETENTION BASIN

WEATHER AND CLIMATE



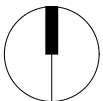
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Site Analysis Plan

Tamworth Seniors Housing
47 Darrell Road Calala

NTS
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Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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Project Yield

- 20 x Independent Living Units
- 30 x 2 Bedroom Homes w/ 1 car space
- 19 x 3 Bedroom Homes w/ 1 or 2 car spaces

Key Areas

- A

The cafe and medical centre located near the entrance to the site offers good visibility and way finding; the building will house the key facilities for the independent living units adjacent
- B

20 x 1 bedroom independent living units; terraced into 2 buildings to effectively utilise the slope of the site. Units to be approximately 60m2 each plus private decks.
- C

Northern boundary precinct incorporates 6 x 2 bedroom houses stepping down the contours . Courtyard planning preferred for northern sun exposure and ease of livability.
- D

Overhead powerlines; energy provider to confirm 20m setback either side of powerlines. Landscaping within this area subject to requirements. Proposed shared community landscape zone subject to energy providers requirements.
- E

Centralised housing terraced down the slope of the site; Courtyard style planning would allow northern sun and controlled views to the west. Roof height important to not block view for houses above.
- F

Southern boundary housing precinct; 8 homes
- G

Shared pool and Tennis Court amenities. Planning avoids sloped bank area of site that may contain pipe asset; subject to further investigation with authorities.
- H

Caravan parking and storage area for residents, screened by landscaping from housing.

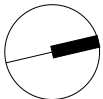
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Site Plan Concept 4

Tamworth Seniors Housing
47 Darrell Road Calala

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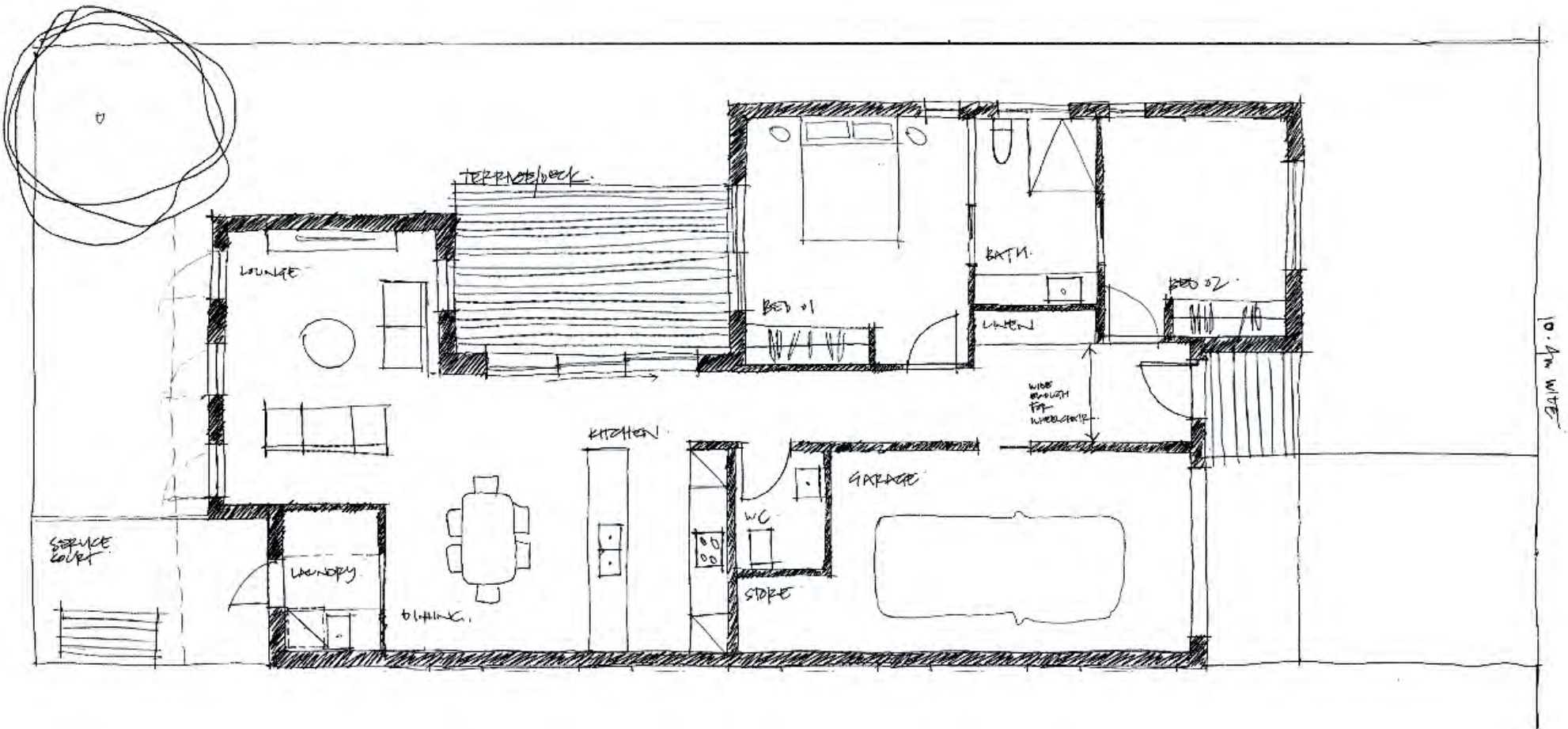
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