
ATTACHMENT 3

Attachment 3: Conceptual site and floor plans of development

PROPOSED ALTERATIONS AND ADDITIONS TO
ST. CATHERINES VILLAS, GRAFTON
SOUTHERN CROSS CARE (NSW & ACT) LIMITED

126 NORTH STREET, GRAFTON NSW

DEVELOPMENT APPLICATION SET

DRAWING SCHEDULE

Drawing Number	Drawing Name
AR.DA.0000	COVER SHEET AND DRAWING SCHEDULE
AR.DA.1001	EXISTING SITE PLAN
AR.DA.1002	EXISTING GROUND FLOOR PLAN
AR.DA.1003	SITE ANALYSIS PLAN
AR.DA.1011	DEMOLITION SITE PLAN
AR.DA.1021	PROPOSED SITE PLAN
AR.DA.2001	PROPOSED GROUND FLOOR
AR.DA.2002	PROPOSED ROOF PLAN
AR.DA.3001	PROPOSED ELEVATIONS
AR.DA.3011	PROPOSED SECTIONS
AR.DA.7001	SHADOW DIAGRAMS - JUNE 21 9AM, 12PM AND 3PM
AR.DA.7101	PERSPECTIVES
AR.DA.7201	MATERIALS AND FINISHES

GROSS FLOOR AREA SCHEDULE

Name	Area
Existing	3743 m ²
Total Existing GFA	3743 m ²
Existing	2601 m ²
New	2832 m ²
Total Proposed GFA	5433 m ²
Total FSR	0.28:1

LANDSCAPE SITE AREAS

Site Area	18000.8 m ²
Landscaped Area	9915.0 m ²

SEPP HOUSING FOR SENIORS
LANDSCAPED AREAS

Landscaped Area	Number of Beds	Total Area per Bed
9915.0 m ²	83	119.5 m ²

TOTAL CAR PARKING

Existing	5
Proposed	23
Total:	28



CONTEXT PLAN
1:1000

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Rev	Date	Description	Checked	Auth.
A	22.01.19	DA Issue	MM	DE

Legend / Abbreviations	
AL	Aluminium
AW	Aluminium window
BAL	Balustrade
BK/B	Brickwork - bagged
BK/F	Brickwork - face
BL/F	Blockwork - face
COS	Confirm on site
DP	Downpipe
(E)	Existing
EBD	Electrical distribution board
FHR	Fire hose reel
FIP	Fire indicator panel
G	Glass
GD	Glazed door
GL	Glazed louvres
G/OB	Glass obscured
MRS	Metal roof sheeting
MSF	Metal screen fixed
MVS	Metal wall sheeting
(N)	New
PC	Prefinished cladding
RC	Reinforced concrete
TB	Timber batten
TBC	To be confirmed
TDK	Timber decking
TJF	Tile floor
TME	To match existing
TYP	Typical

Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
180142	1:1000	A1

NSW Nominated Architects:
Robert Denton Reg. No. 5782
Alex Kibble Reg. No. 6015
Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project
ST. CATHERINES VILLAS,
GRAFTON

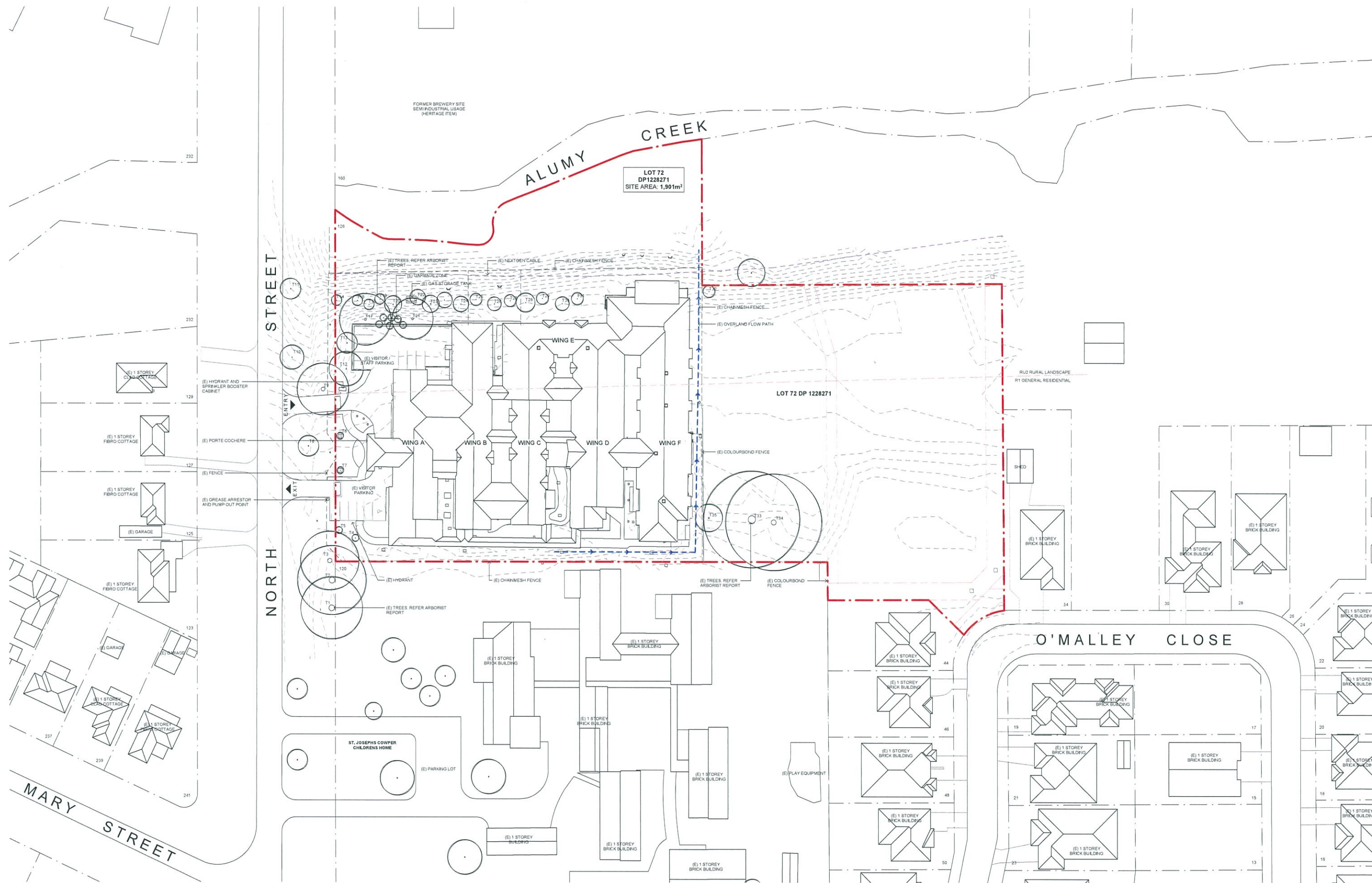
Drawing Title
COVER SHEET AND DRAWING
SCHEDULE

Drawing No.
AR.DA.0000

Revision
A

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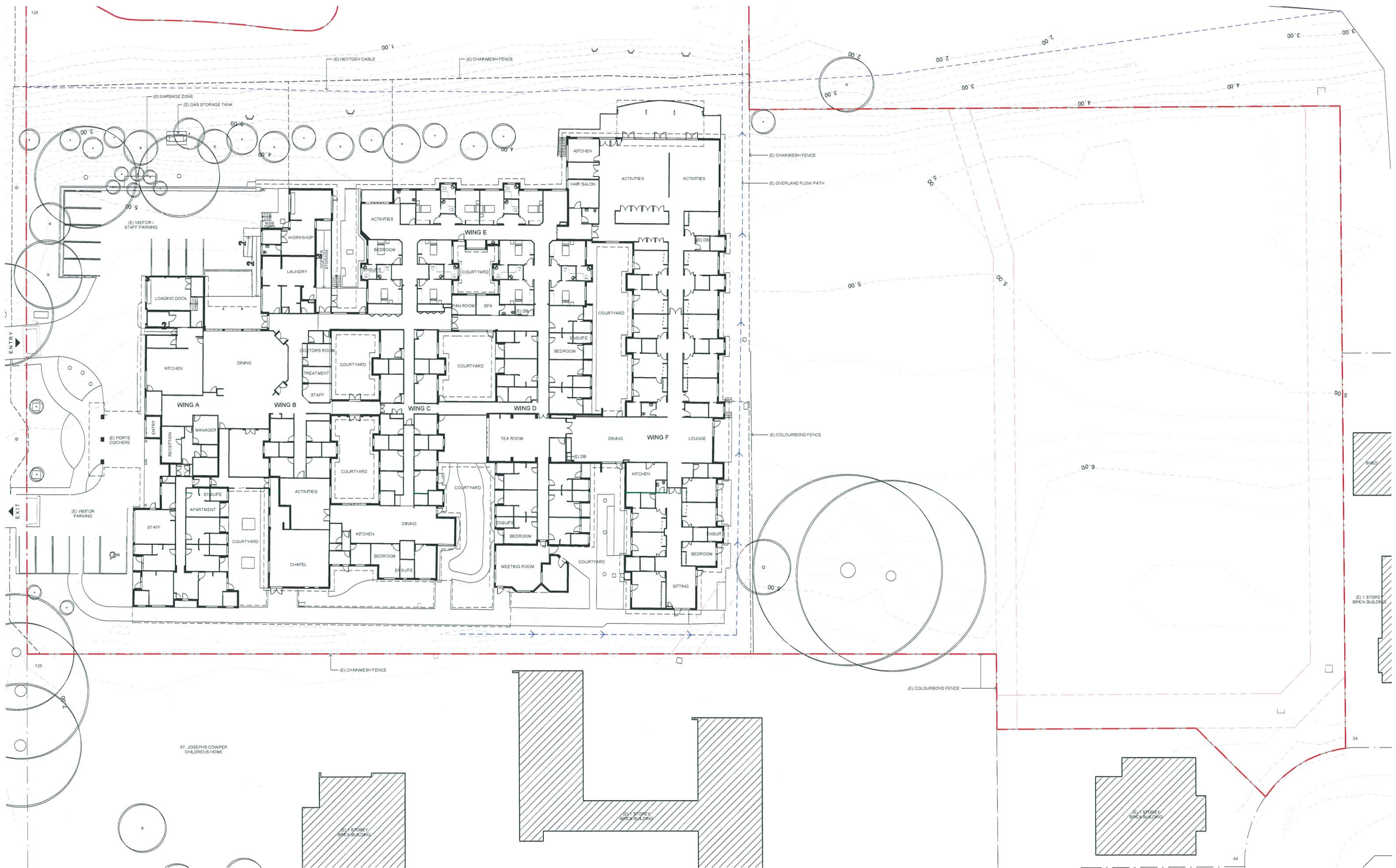
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A	22.01.19	DA Issue	MM	DE

Legend / Abbreviations
--- SITE BOUNDARY
--- EASEMENT

Proj. Dir MM	Proj. Arch DE	Drawn TS
Job No. 180142	Scale 1 : 500	Sheet A1
NSW Nominated Architects: Robert Denton Reg. No. 5782 Alex Kibble Reg. No. 6015 Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies		

Project
ST. CATHERINES VILLAS, GRAFTON
Drawing Title
EXISTING SITE PLAN
Drawing No.
AR.DA.1001
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A

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MSF	Metal screen fixed
MWS	Metal wall sheeting
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TB	Timber batten
TBC	To be confirmed
TDK	Timber decking
TL/F	Tile floor
TME	To match existing
TYP	Typical

Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
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NSW Nominated Architects:		
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Alex Kibble	Reg. No. 6015	
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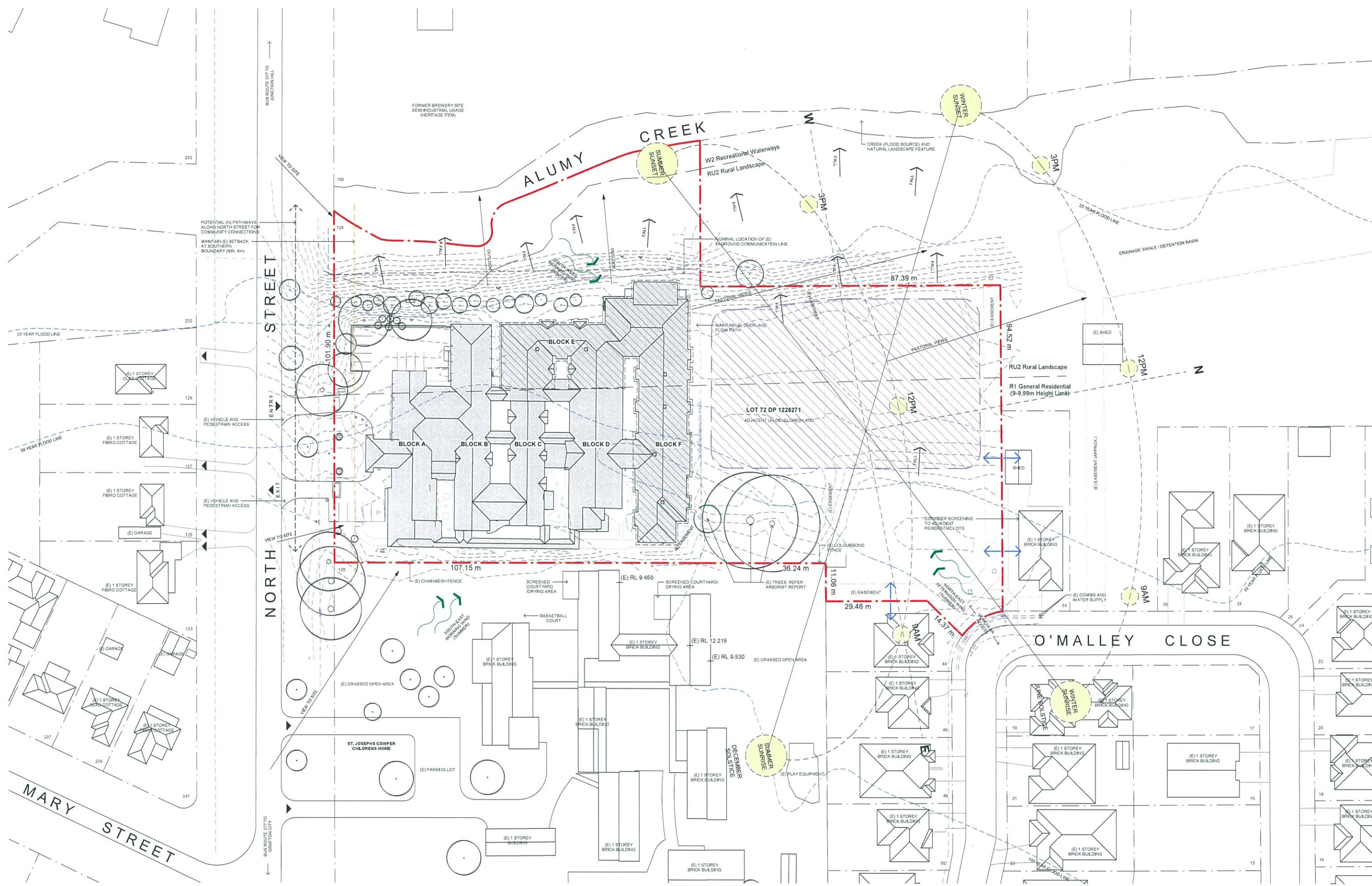
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ST. CATHERINES VILLAS, GRAFTON

Drawing Title
EXISTING GROUND FLOOR PLAN

Drawing No.
AR.DA.1002

Revision
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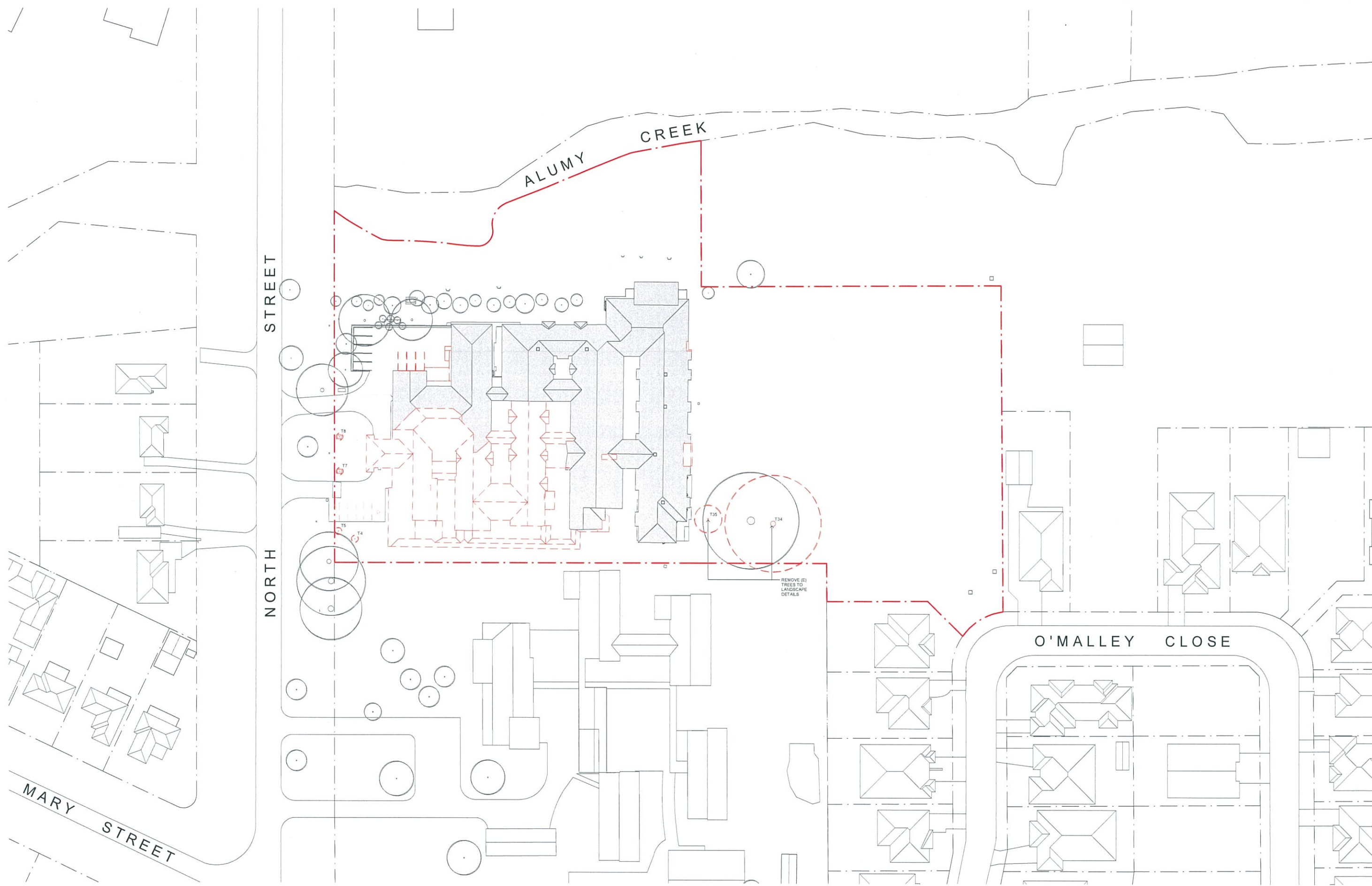
Rev	Date	Description	Checked	Auth.
A	22.01.19	DA Issue	MM	DE

Legend / Abbreviations	
---	SITE BOUNDARY
---	DCP SETBACK
---	COMMUNICATION
---	ELECTRICAL
---	SEWER
---	WATER
---	FLOOD LINE
---	GENERAL HERITAGE
---	R1 GENERAL RESIDENTIAL
---	RU2 RURAL LANDSCAPE
---	W2 RECREATIONAL WATERWAYS
---	MANTARI APPROPRIATE SEPARATION

Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
180142	As indicated	A1
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10	20	30
40	50	

Project	ST. CATHERINES VILLAS, GRAFTON
Drawing Title	SITE ANALYSIS PLAN
Drawing No.	AR.DA.1003
Revision	A

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GL	Glazed louvers
GLOB	Glass obscured
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TBC	To be confirmed
TDK	Timber decking
TLF	Tile floor
TME	To match existing
TYP	Typical

Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
180142	1 : 500	A1

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Project
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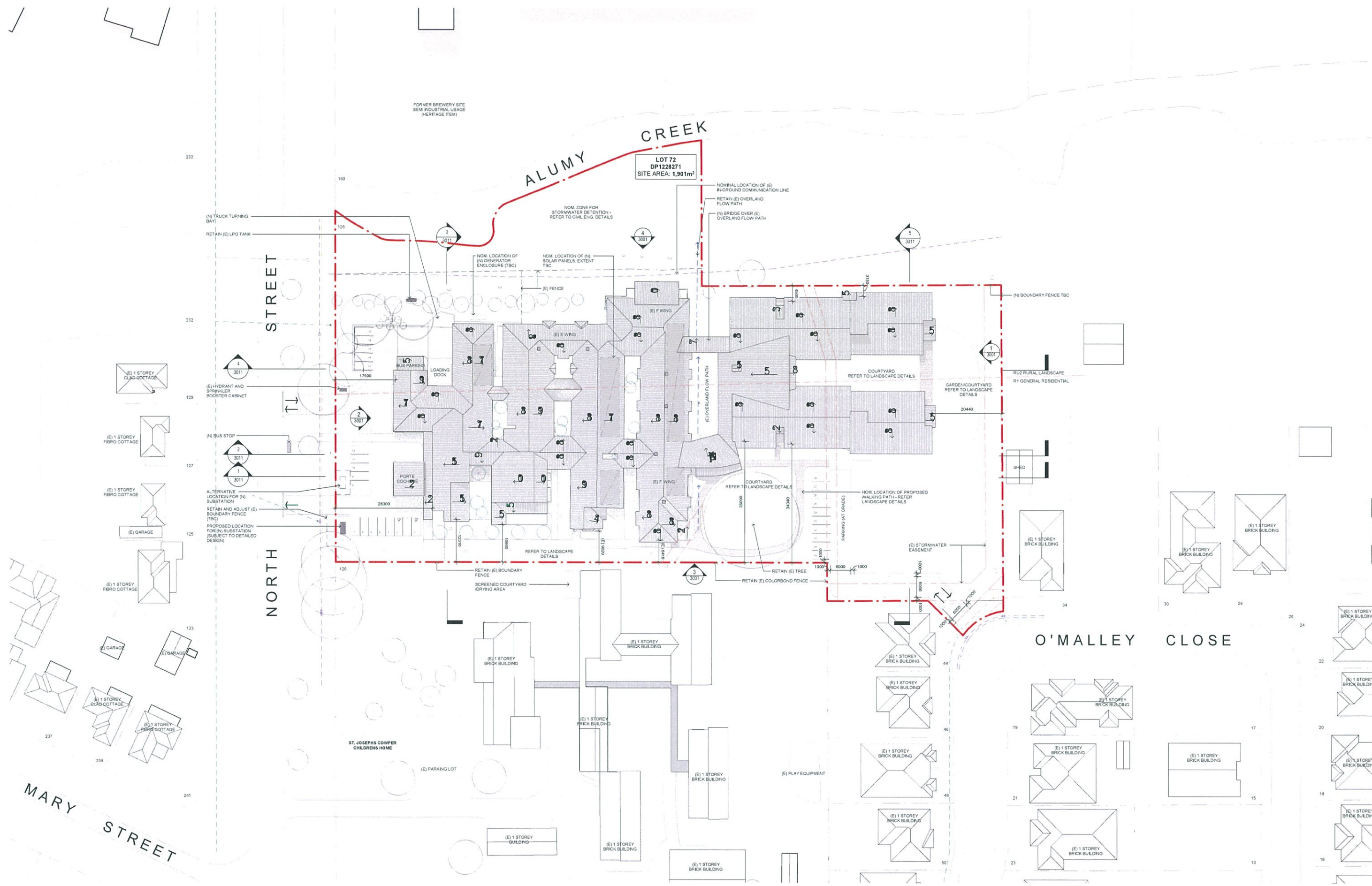
Drawing Title
DEMOLITION SITE PLAN

Drawing No.
AR.DA.1011

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- Legend / Abbreviations
- SITE BOUNDARY
 - EASEMENT
 - TREE PROTECTION ZONE
 - STRUCTURAL ROOT ZONE
 - EXISTING TREE
 - ⊗ PROPOSED TREE
 - ▨ EXISTING BUILDING

Proj. Dir MM	Proj. Arch DE	Drawn TS
Job No. 180142	Scale 1 : 500	Sheet A1

NSW Nominated Architects:

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10 20 30 40 50

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ST. CATHERINES VILLAS,
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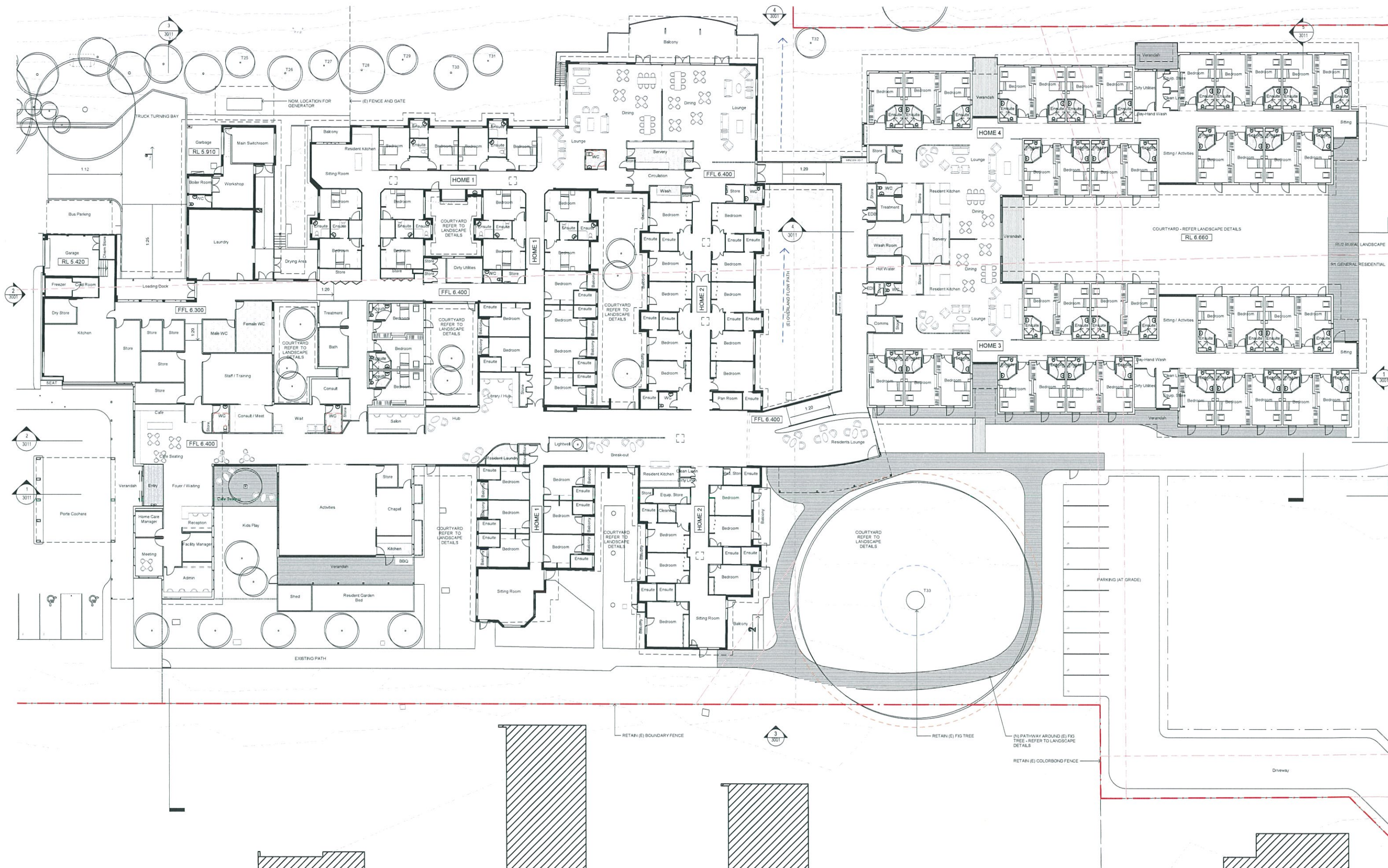
Drawing Title
PROPOSED SITE PLAN

Drawing No.
AR.DA.1021

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Legend / Abbreviations

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AW	Aluminium window	GLOB	Glass obscured
BAL	Balustrade	MRS	Metal roof sheeting
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COS	Confirm on site	PC	Prefinished cladding
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GD	Glazed door	TYP	Typical

Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
180142	1 : 200	A1

NSW Nominated Architects:

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Alex Kibble Reg. No. 6015

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Project
ST. CATHERINES VILLAS,
GRAFTON

Drawing Title
PROPOSED GROUND FLOOR

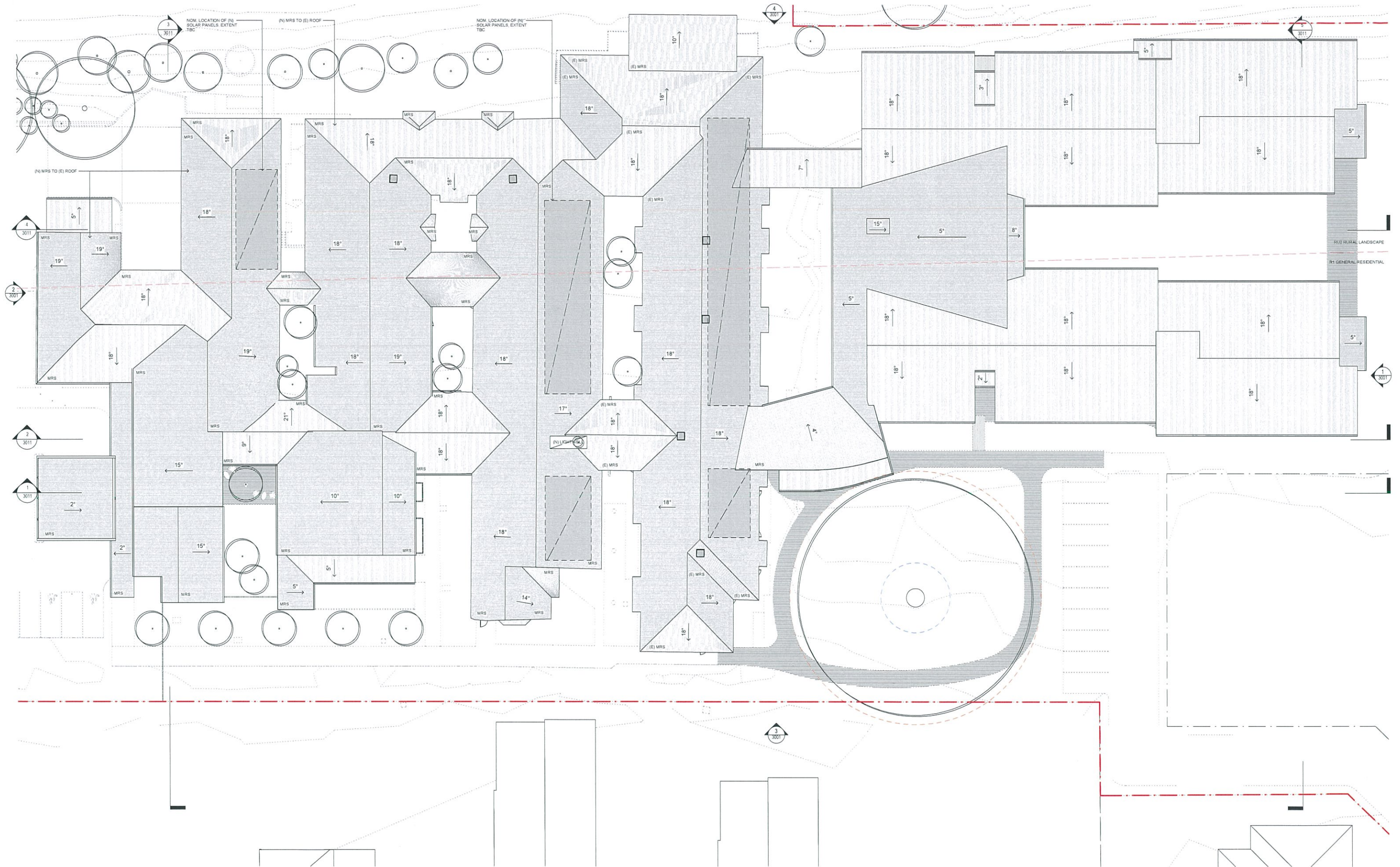
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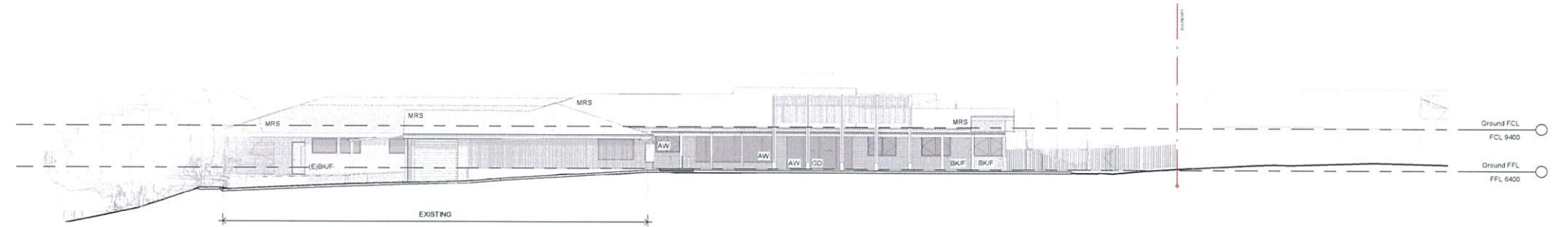
Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
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Alex Kibble	Reg. No. 6015	
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10	20	30
40	50	

Project
ST. CATHERINES VILLAS, GRAFTON
Drawing Title
PROPOSED ROOF PLAN
Drawing No.
AR.DA.2002
Revision
A

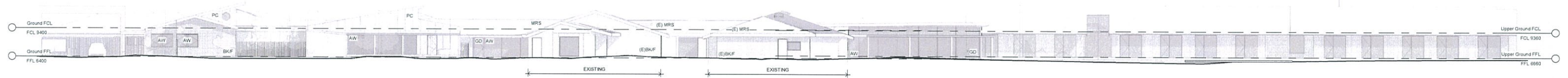
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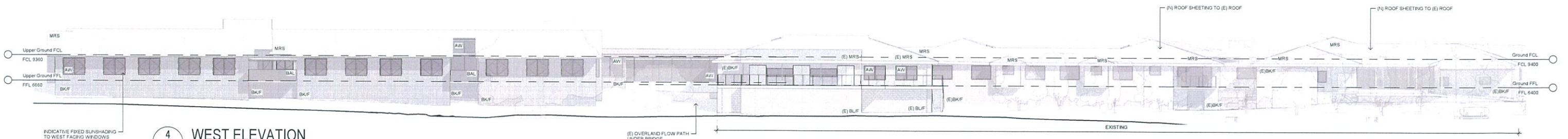
1 NORTH ELEVATION
1:200



2 SOUTH ELEVATION
1:200



3 EAST ELEVATION
1:200



4 WEST ELEVATION
1:200

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Rev Date Description
A 22.01.19 DA Issue

Checked Auth.
MM DE

Legend / Abbreviations

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AW	Aluminium window	GLOB	Glass obscured
BAL	Balustrade	MRS	Metal roof sheeting
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Proj. Dir
MM

Proj. Arch
DE

Drawn
TS

Job No.
180142

Scale
1:200

Sheet
A1

NSW Nominated Architects:

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Alex Kibble Reg. No. 5015

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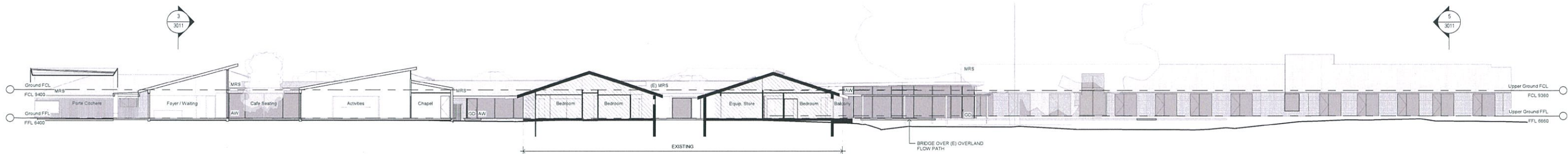
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PROPOSED ELEVATIONS

Drawing No.
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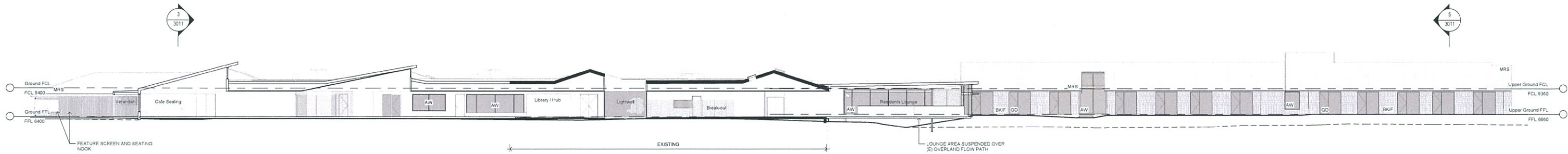
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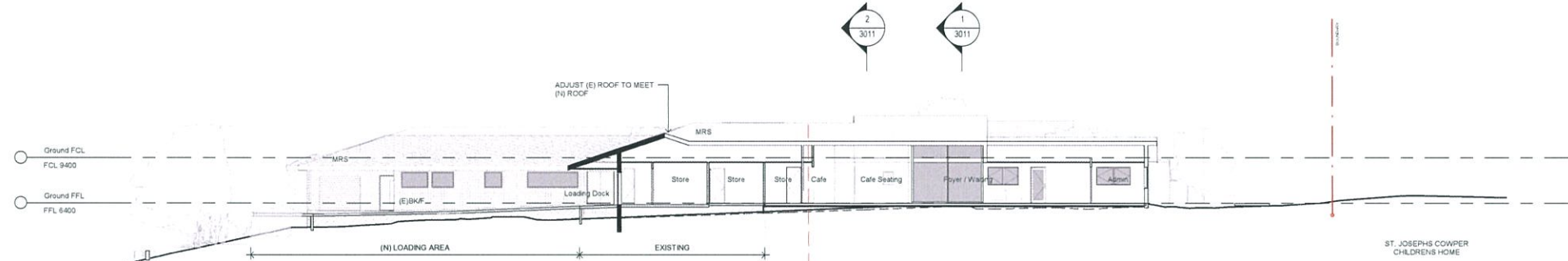




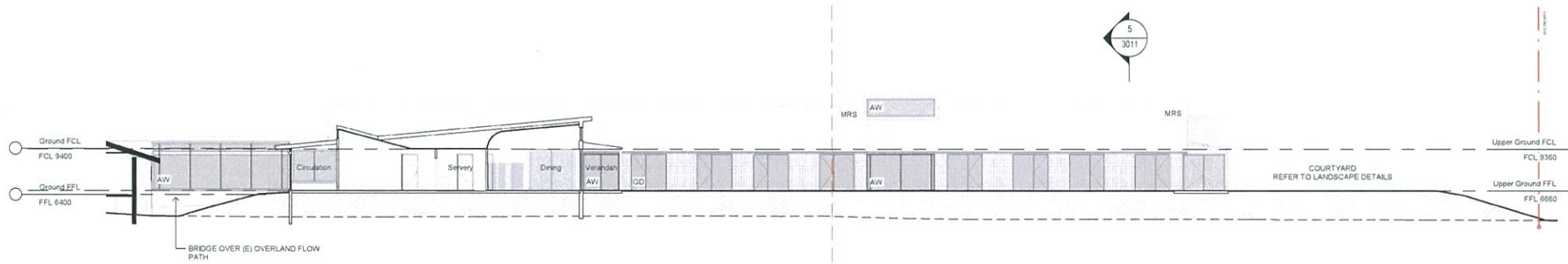
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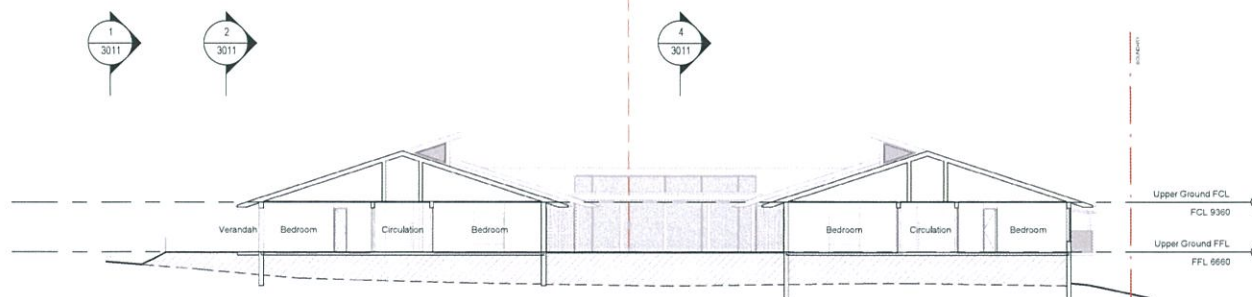
2 SECTION 2
1 : 200



3 SECTION 3
1 : 200



4 SECTION 4
1 : 200



5 SECTION 5
1 : 200

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Rev Date Description Checked Auth.
A 22.01.19 DA Issue MM DE

Legend / Abbreviations

AL	Aluminium	GL	Glazed louvers
AW	Aluminium window	G/OB	Glass obscured
BAL	Balustrade	MRS	Metal roof sheeting
BK/B	Brickwork - bagged	MSF	Metal screen fixed
BK/F	Brickwork - face	MWS	Metal wall sheeting
BLUF	Blockwork - face	(N)	New
CCS	Confirm on site	PC	Prefinished cladding
CD	Downpipe	RC	Reinforced concrete
(E)	Existing	TB	Timber batten
EBD	Electrical distribution board	TBC	To be confirmed
FHR	Fire hose reel	TDK	Timber decking
FIP	Fire indicator panel	TUF	Tile floor
G	Glass	TME	To match existing
GD	Glazed door	TYP	Typical

Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
180142	1 : 200	A1

NSW Nominated Architects:

Robert Denton Reg. No. 5782
Alex Kibble Reg. No. 6015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50

Project
ST. CATHERINES VILLAS,
GRAFTON

Drawing Title
PROPOSED SECTIONS

Drawing No.
AR.DA.3011

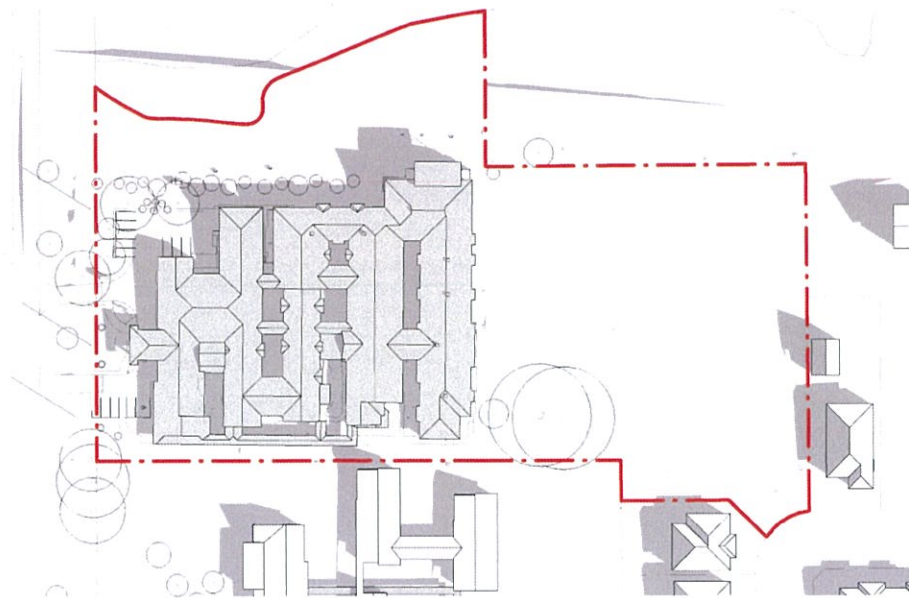
Revision
A

Tanner Kibble Denton Architects Pty Ltd

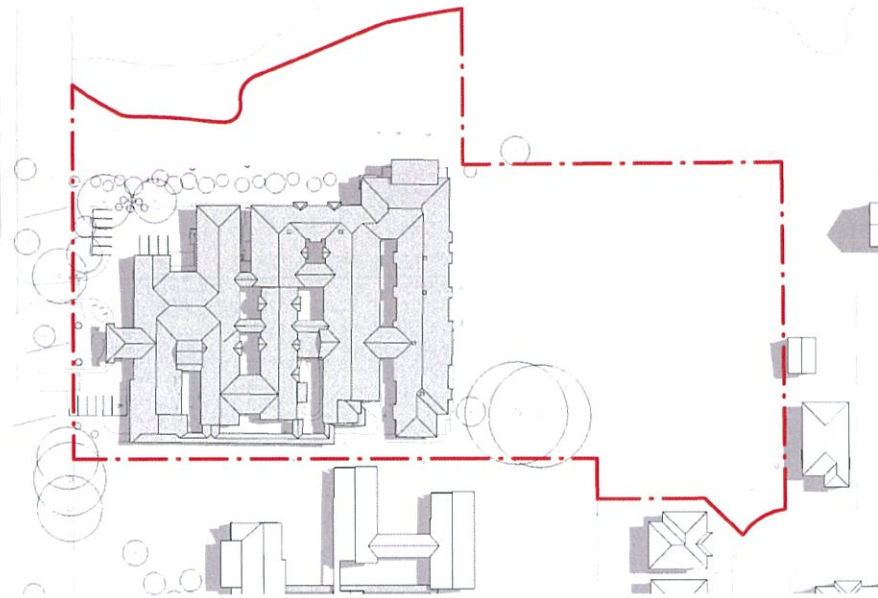
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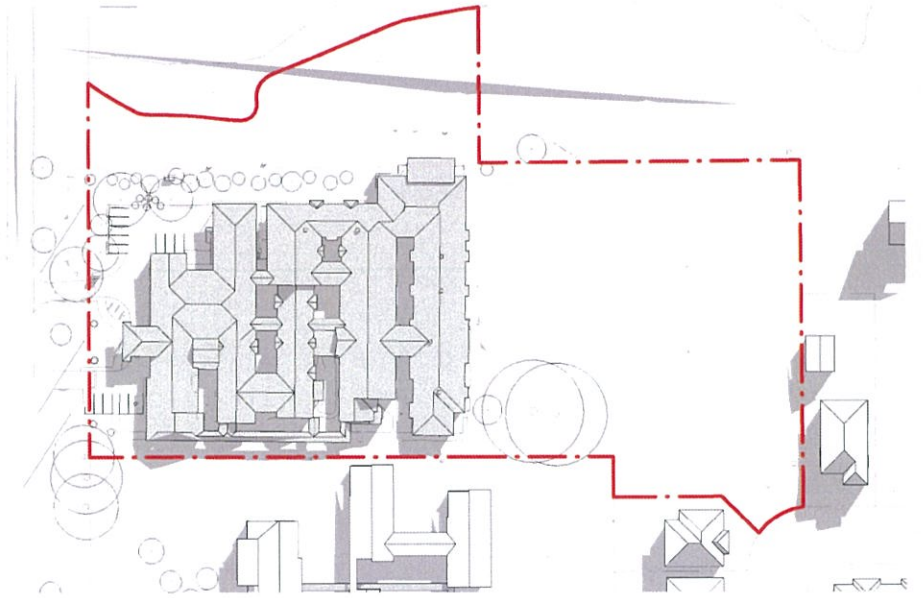
TKD Architects
Tanner Kibble Denton



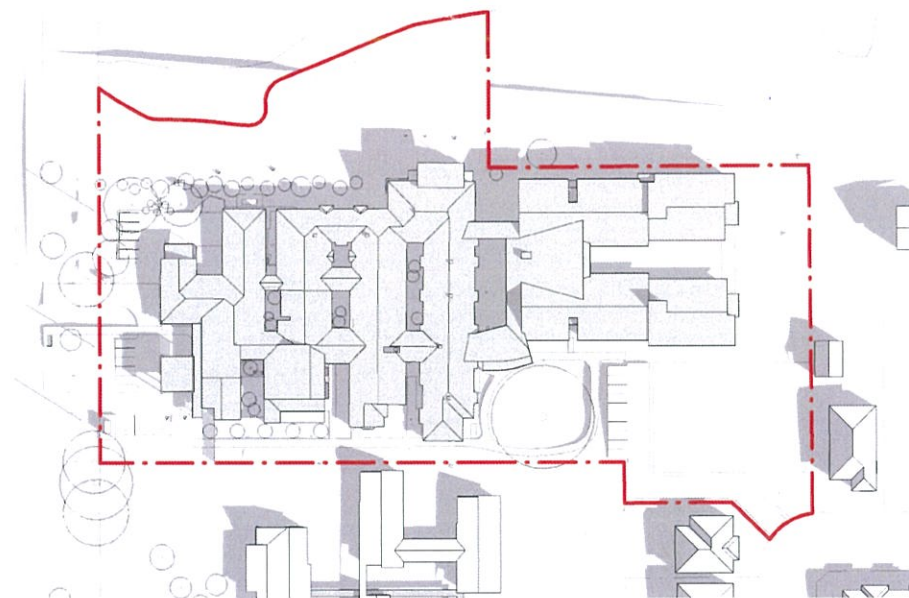
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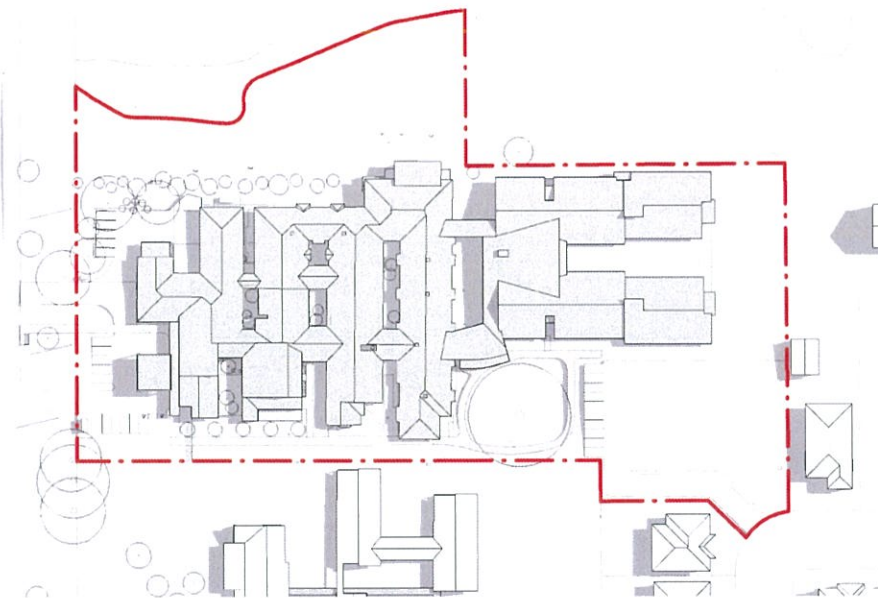
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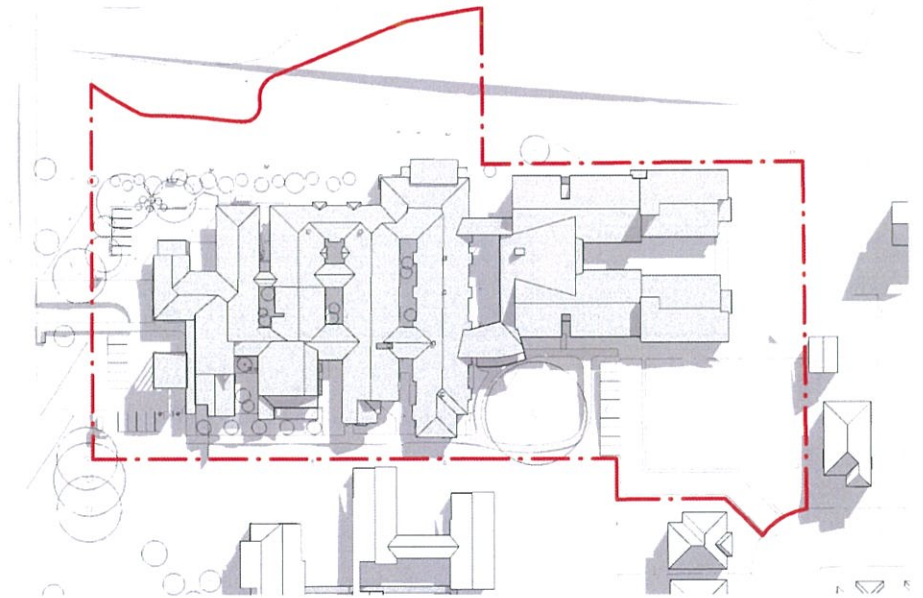
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2 PROPOSED 21 JUNE - 9AM
1:1000



4 PROPOSED 21 JUNE - 12PM
1:1000



6 PROPOSED 21 JUNE - 3PM
1:1000

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Rev	Date	Description	Checked	Auth.	Legend / Abbreviations
A	22.01.19	DA Issue	MM	DE	

Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
180142	1:1000	A1

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Alex Kiddle
Reg. No. 5782
Reg. No. 6015

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10 20 30 40 50

Project
ST. CATHERINES VILLAS,
GRAFTON

Drawing Title
SHADOW DIAGRAMS - JUNE 21
9AM, 12PM AND 3PM

Drawing No.

AR.DA.7001

Revision

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1 View of Entry from South-East
1:1



2 View of New Wing from North-East
1:1

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Legend / Abbreviations

Proj. Dir	Proj. Arch	Drawn
MM	DE	TS
Job No.	Scale	Sheet
180142	As indicated	A1

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Alex Kibble
Reg. No. 5782
Reg. No. 6015

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10 20 30 40 50

Project
ST. CATHERINES VILLAS,
GRAFTON

Drawing Title
PERSPECTIVES

Drawing No.
AR.DA.7101

Revision
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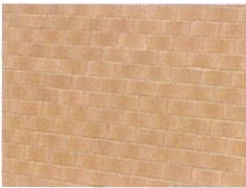
EXISTING MATERIALS AND FINISHES



(E) MRS
EXISTING ROOF SHEETING



(E) BK/F
EXISTING BRICK - E WING



(E) BK/F
EXISTING BRICK - F WING

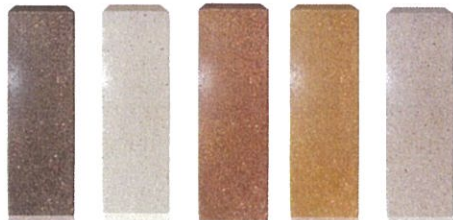


(E) BL/F
EXISTING BLUESTONE - F WING

PROPOSED MATERIALS AND FINISHES



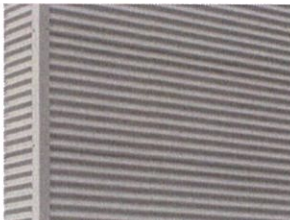
MRS
METAL ROOF SHEETING - TO MATCH EXISTING F WING



BK/F
BRICKWORK FACE



BK/B
BRICKWORK BAGGED



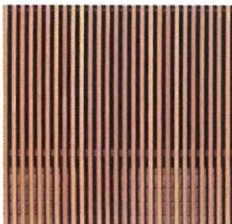
MWS
METAL WALL SHEETING



PC
PREFINISHED CLADDING



TB
TIMBER BATTEN SCREEDS



CLEAR FINISH



PAINTED FINISH



MSF
METAL SCREENING FIXED



AW
ALUMINIUM FRAMED WINDOWS & DOORS



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Alex Kibble Reg. No. 6015

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10 20 30 40 50

Project
ST. CATHERINES VILLAS,
GRAFTON

Drawing Title
MATERIALS AND FINISHES

Drawing No.
AR.DA.7201

Revision
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