

RETIRE AUSTRALIA - SENIORS LIVING DEVELOPMENT

40 COPE STREET, LANE COVE

ARCHITECTURAL DRAWINGS - SITE COMPATIBILITY CERTIFICATE

DRAWING SCHEDULE

SCC-000	COVER SHEET
SCC-010	SITE PLAN
SCC-020	AREAS - GFA - LANE COVE LEP
SCC-100	FLOOR PLAN - GROUND LEVEL
SCC-101	FLOOR PLAN - UPPER GROUND LEVEL
SCC-102	FLOOR PLAN - FIRST LEVEL
SCC-103	FLOOR PLAN - 2ND, 3RD AND 4TH LEVEL
SCC-104	FLOOR PLAN - 5TH AND 6TH LEVEL
SCC-105	FLOOR PLAN - 7TH LEVEL
SCC-106	FLOOR PLAN - ROOF LEVEL
SCC-110	ELEVATIONS - NORTH AND EAST
SCC-111	ELEVATIONS - SOUTH AND WEST
SCC-120	LOCATION PLAN / LOCAL FACILITIES
SCC-121	COMPLIANCE VERIFICATION SEPP SENIORS CLAUSE 26
SCC-122	DIMENSION/TOPOGRAPHY
SCC-123	VEGETATION/CLIMATES
SCC-124	ACCESS/VIEW
SCC-125	HERITAGE/PRIVACY
SCC-126	SOLAR ACCESS
SCC-127	SERVICES
SCC-128	STREET FRONTAGE FEATURES

ABBREVIATION KEY

BAL	Balustrade
BAL-G	Balustrade Glass
BCA	Building Code of Australia
BO-T	Bollard - Traffic
x BR APT	No. Bedroom Apartment
BY	Bicycle
CONC	Concrete
ENS	Ensuite
EX	Existing
FEN	Fence
FH	Fire Hydrant
FL	Floor Level (Finished)
FSR	Floor Space Ratio
GC	Garbage Chute
GFA	Gross Floor Area
HR	Handrail
LDRY	Laundry
MC	Motorcycle Space
RL	Reduced Level
SC	Storage Cage
SC-O	Storage Cage - Overhead
SKL	Skylight
SWP	Stormwater Pit
Txx	Tree number (refer to Arborist Report)
TOW	Top of Wall
W-H	Highlight Window

BASIX REQUIREMENTS



AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	07/12/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 19/03/2019 8:17:05 PM C:\REVIT_LOCAL\2017048-JT-AR-SHT_18_CARE ADDED_akowalczyk.rvt

CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

COVER SHEET

DATE	SCALE @ A1	DRAWN
12/07/18	As indicated	BP
PROJECT NUMBER	DISC: DRAWING NUMBER	ISSUE
2017048	A SCC-000	P3

PROJECT

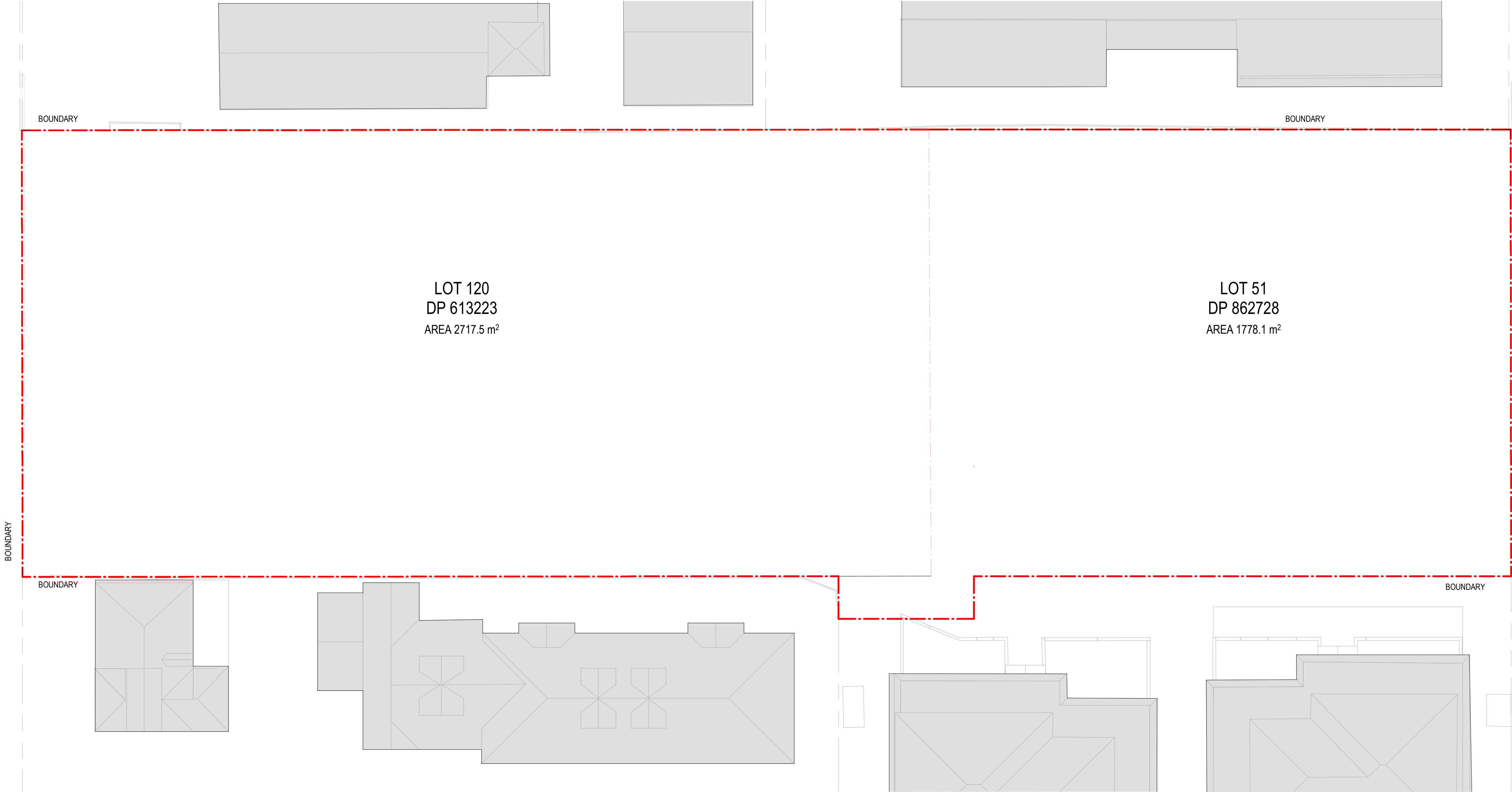
40 COPE ST
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2725 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 Ian Brodie (4275)

JACKSON TEECE



BURNS BAY ROAD



LOT 120 & LOT 51 FSR CALCULATION		SITE AREA 4,496 sqm
AREA (BASED ON SURVEY)	FSR	ALLOWABLE GFA
LOT 120 - ZONE S3 (2717.5 m ²)	1.7	4619.75 m ²
LOT 51 - ZONE J (1778.1 m ²)	0.8	1422.48 m ²
TOTAL		6042.23 m ²
VERTICAL VILLAGE BONUS (VVB) 0.5 TIMES 6042.23 m ²		3021.11 m ²
MAX ALLOWABLE GFA GRAND TOTAL FSR + VVB = 6042.23 m ² + 3021.11 m ²		9063.3 m ²

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	JAK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: **Checker** APPROVED BY: **Approver** SIGNATURE: _____

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

FSR CALCULATION

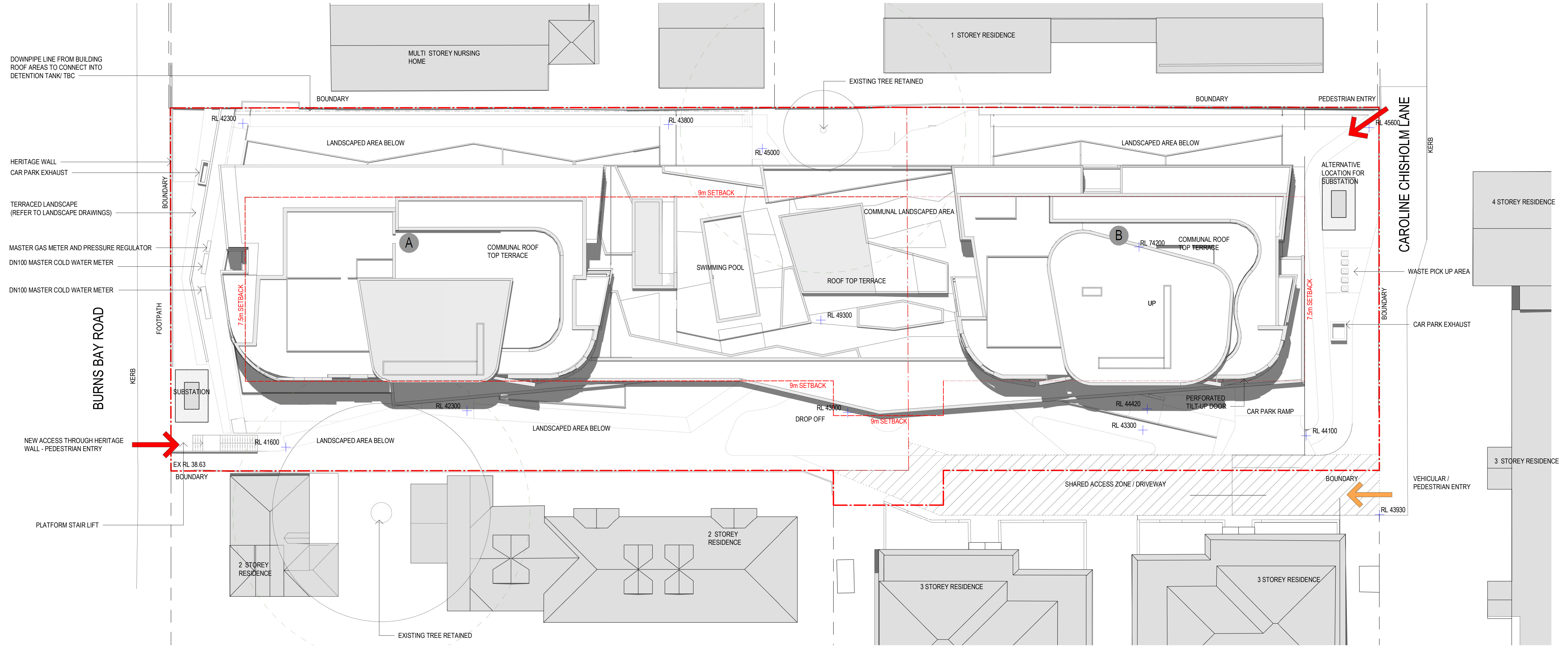
DATE 03/20/19	SCALE @ A1 1 : 200	DRAWN Author
PROJECT NUMBER 2017048	DISC. DRAWING NUMBER A SCC-010	ISSUE P1

PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	07/12/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 20/03/2019 6:30:25 PM C:\REVIT_LOCAL\2017048-JT-AR-SHT_18_CARE ADDED_akowalczyk.rvt



CLIENT
RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

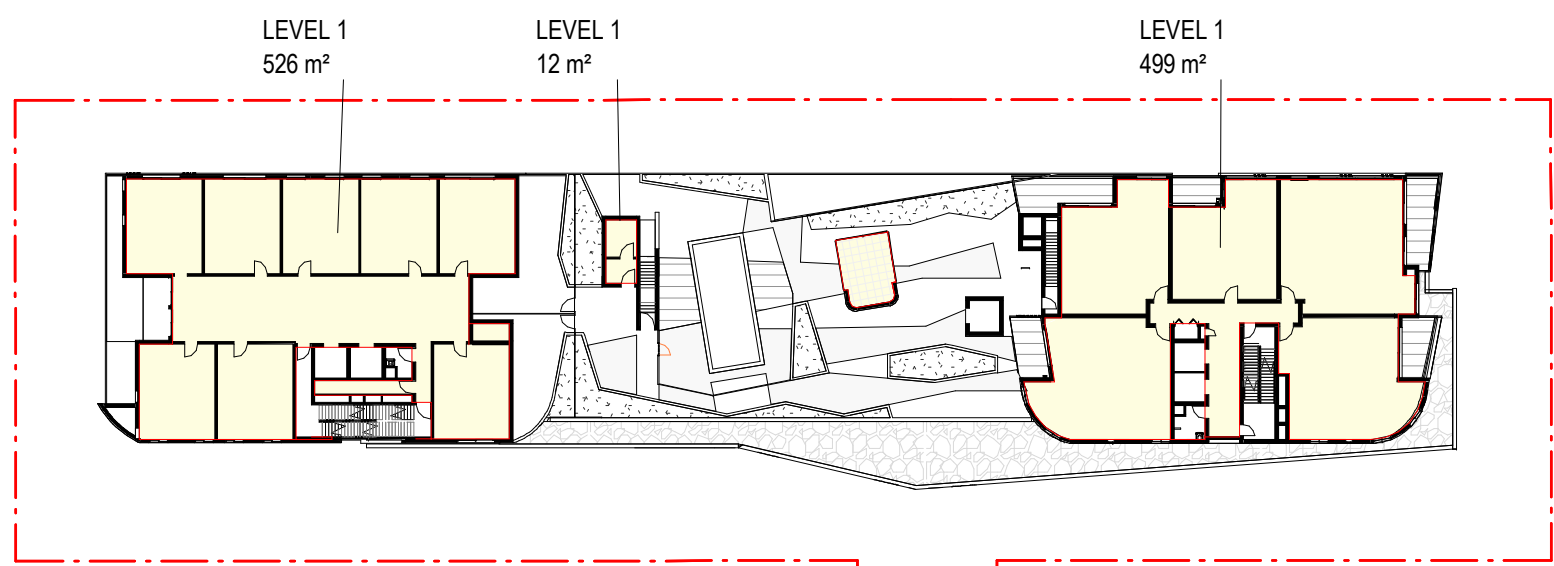
SITE PLAN

DATE 12/06/18
PROJECT NUMBER 2017048
SCALE @ A1 1 : 200
DISC. DRAWING NUMBER A SCC-011
DRAWN BP
ISSUE P3

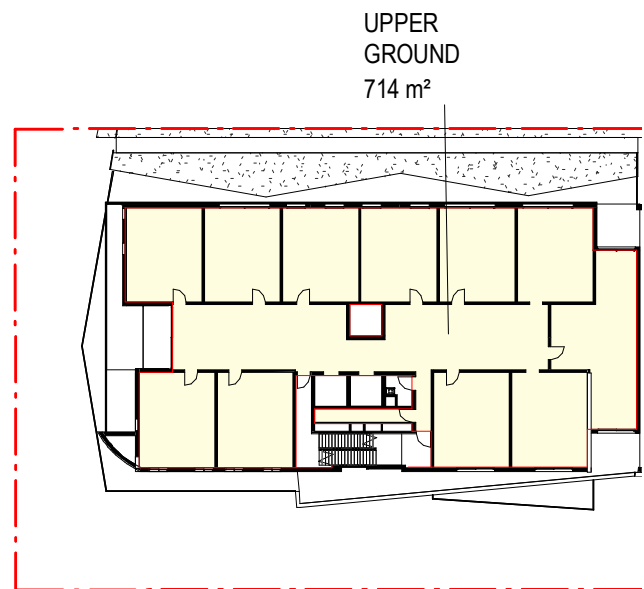
PROJECT
40 COPE ST
LANE COVE

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 Ian Brodie (4275)

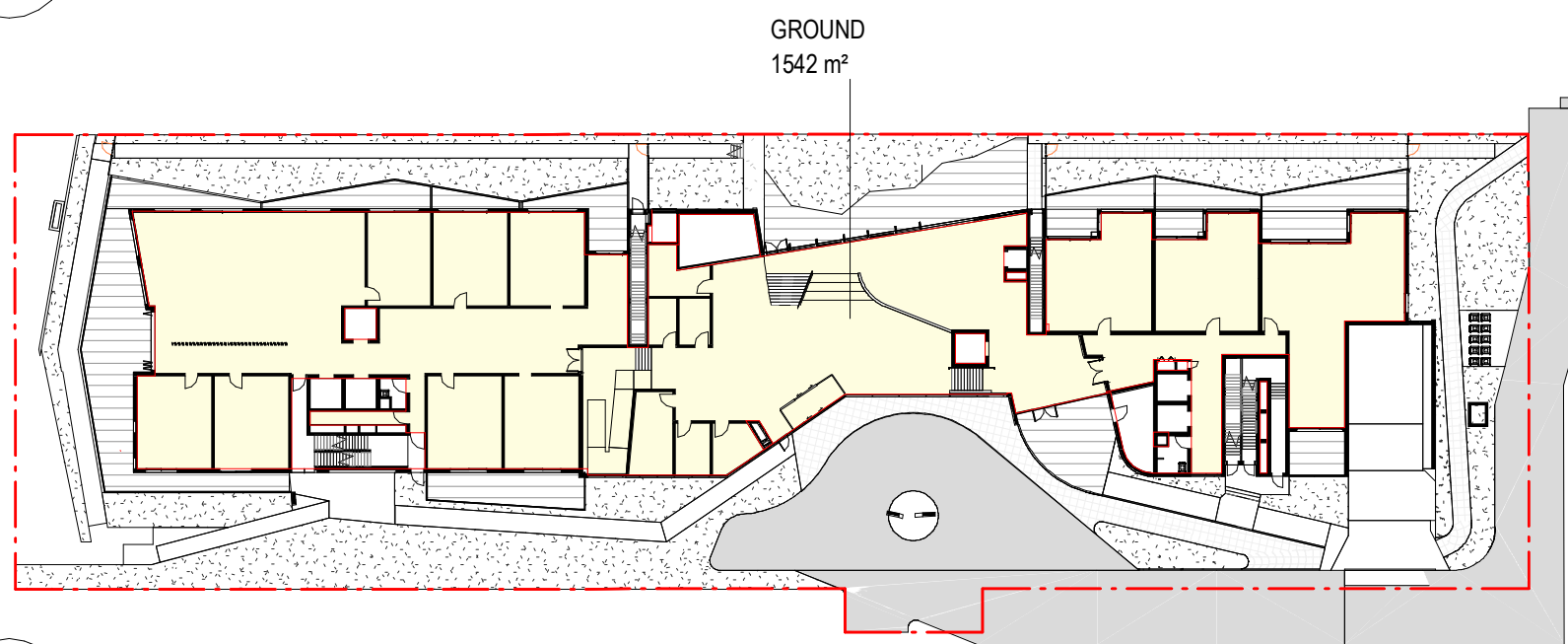
JACKSON TEECE



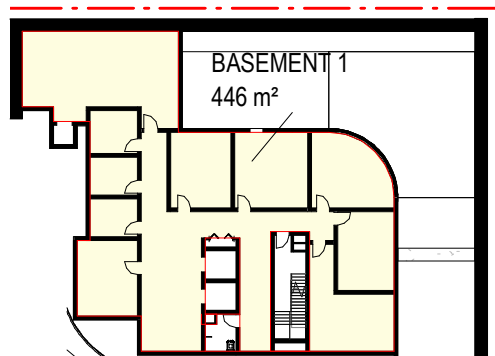
4 B-LEVEL 1



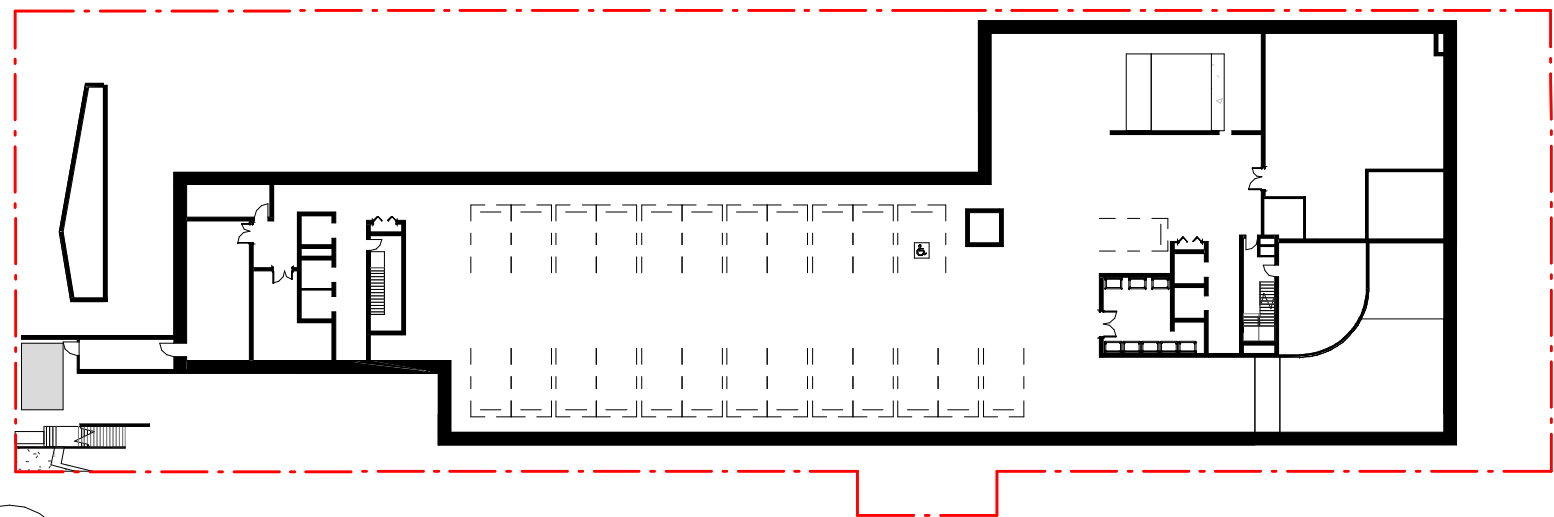
2 UPPER GROUND FLOOR



3 GROUND FLOOR



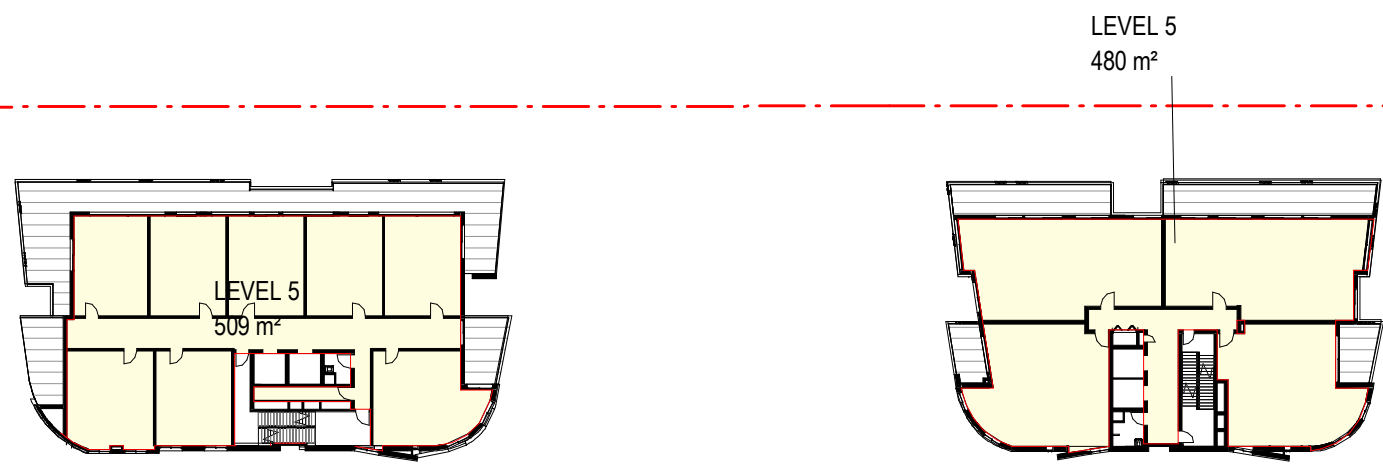
1 LEVEL BASEMENT 1



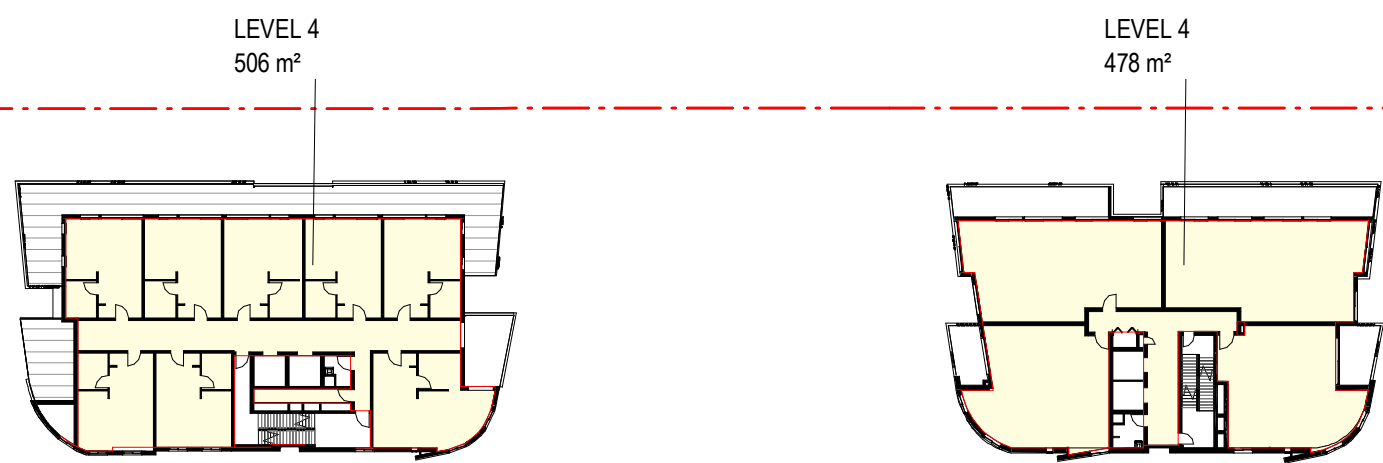
10 GBA BASEMENT 2



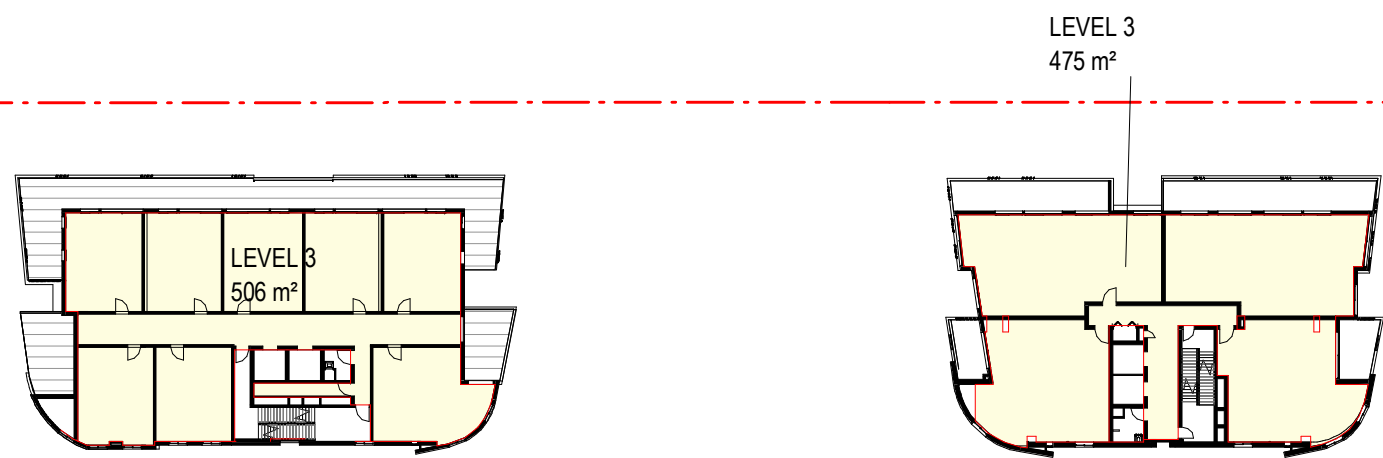
9 B-LEVEL 6



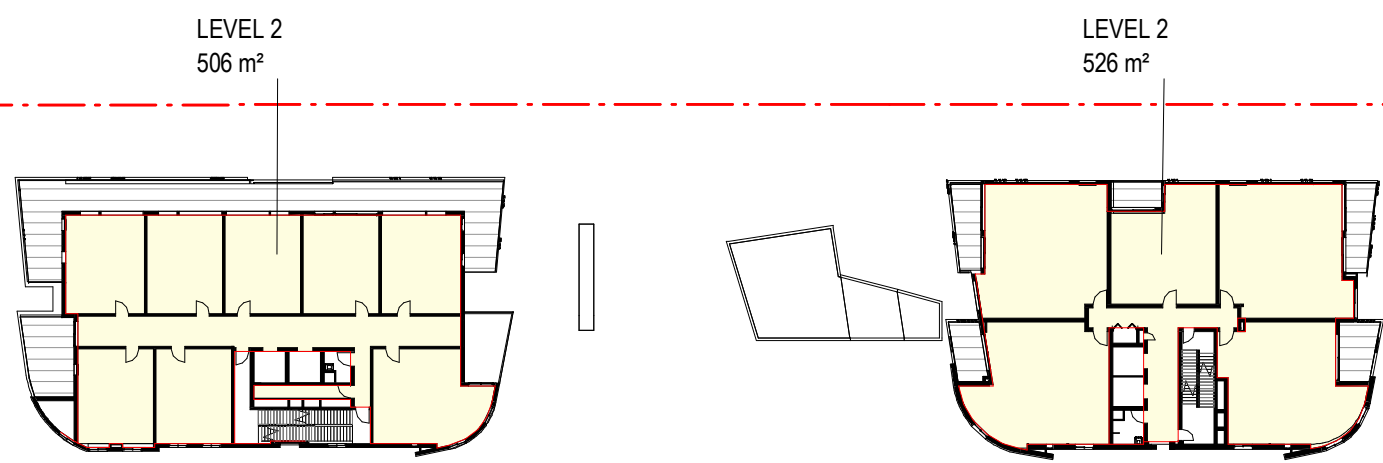
8 B-LEVEL 5



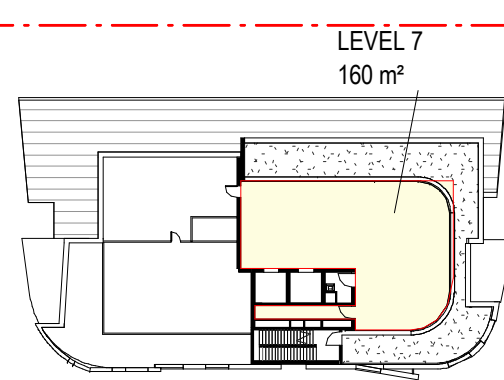
7 B-LEVEL 4



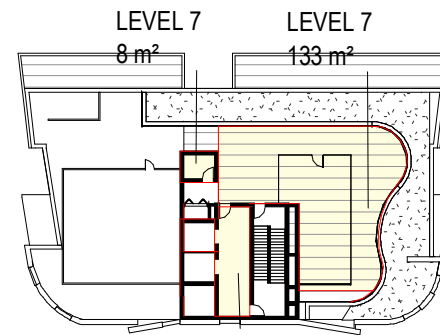
6 B-LEVEL 3



5 B-LEVEL 2



12 B-LEVEL 7

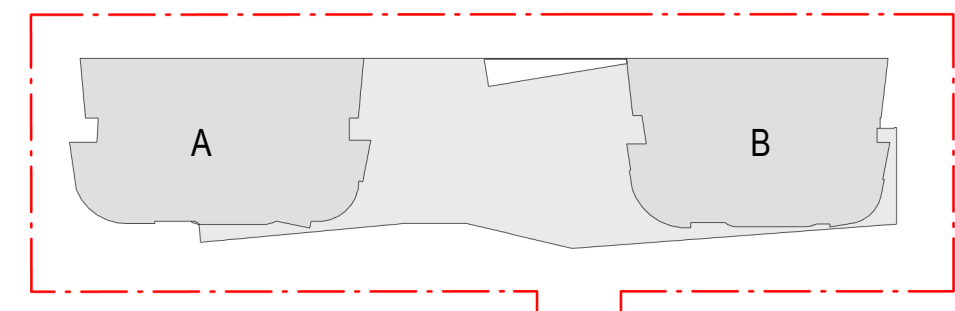


LEVEL 7
23 m²

PROPOSED GFA CALC. ACCORDING TO LANE COVE LEP	
NAME	GFA
LEVEL 1	1060 m²
LEVEL 2	1032 m²
LEVEL 3	981 m²
LEVEL 4	985 m²
LEVEL 5	989 m²
LEVEL 6	989 m²
LEVEL 7	324 m²
UPPER GROUND	714 m²
BASEMENT 1	446 m²
GROUND	1542 m²
GRAND TOTAL	9063 m²

TOTAL UNITS

BUILDING A	64 CARE SUITES	TOTAL
BUILDING B	29 UNITS	93



11 KEY PLAN

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	JAK	19/03/19

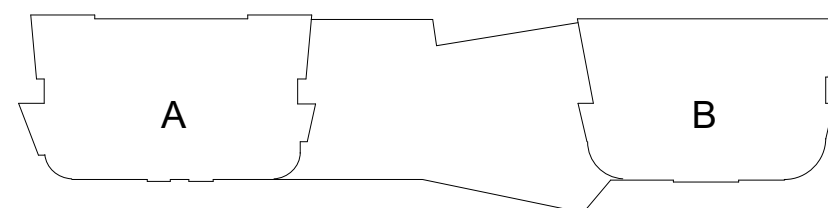
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: Checker
APPROVED BY: Approver
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

KEY PLAN



CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

AREAS - GFA - LANE COVE LEP

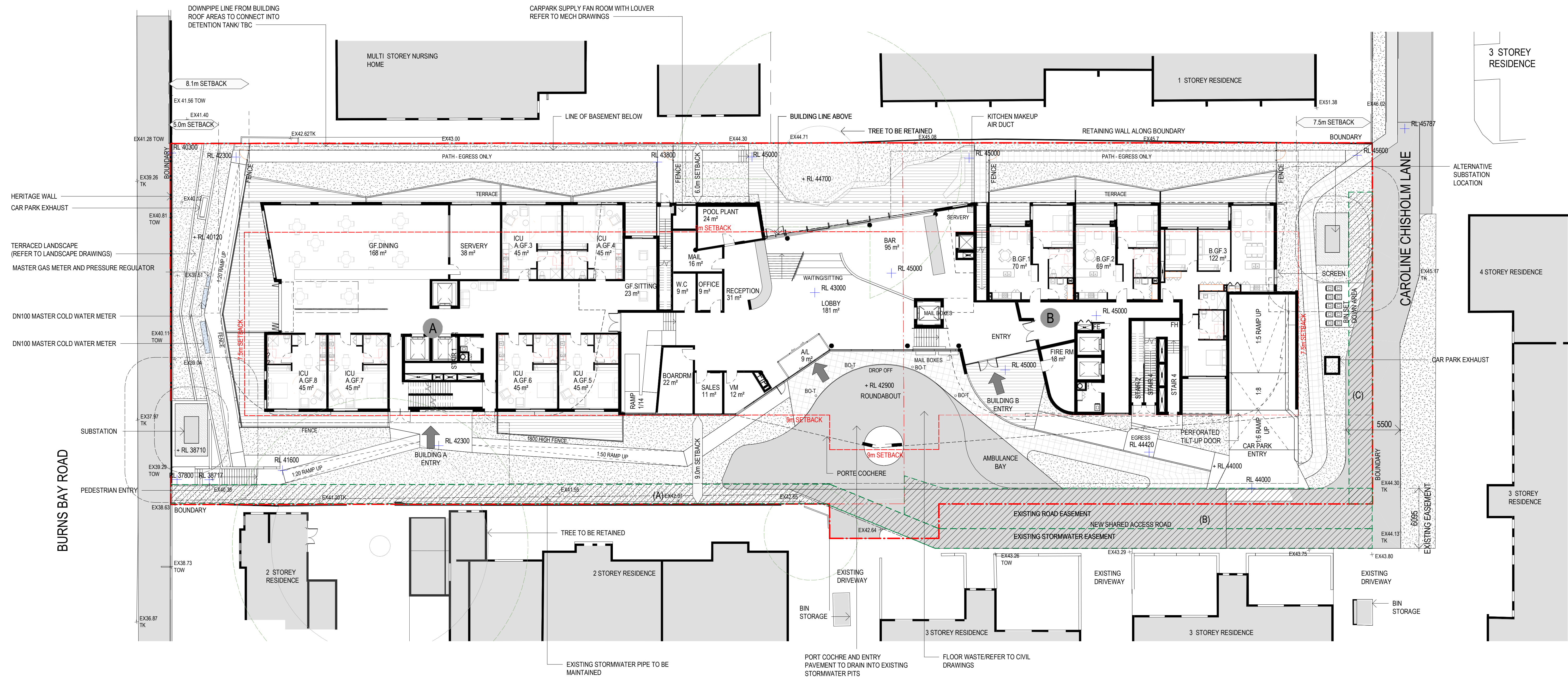
DATE	SCALE @ A1	DRAWN
03/19/19	As indicated	Author
PROJECT NUMBER	DISC. DRAWING NUMBER	ISSUE
2017048	A SCC-020	P1

PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	10/12/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC APPROVED BY: GA SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



CLIENT
RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

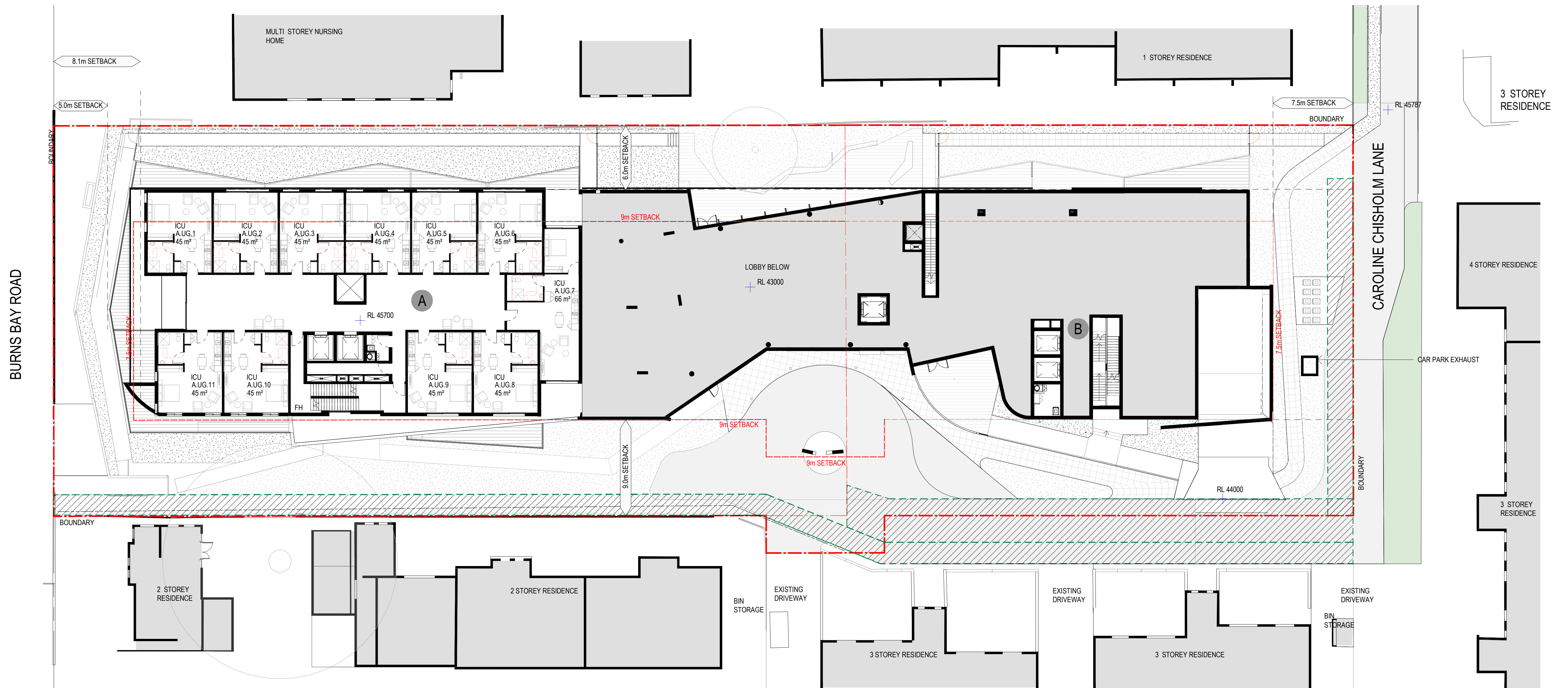
FLOOR PLAN - GROUND LEVEL

DATE 12/06/18 SCALE @ A1 1:200 DRAWN BP
PROJECT NUMBER 2017048 DISC. DRAWING NUMBER A SCC-100 ISSUE P3

PROJECT
40 COPE ST
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9590 2722 F 61 2 9590 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE



AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	AK	13/03/19
P2	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: Checker
APPROVED BY: Approver
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 20/03/2019 6:35:41 PM C:\REVIT_LOCAL\2017048-JT-AR-SHT_18_CARE ADDED_akowalczyk.rvt



CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - UPPER GROUND LEVEL

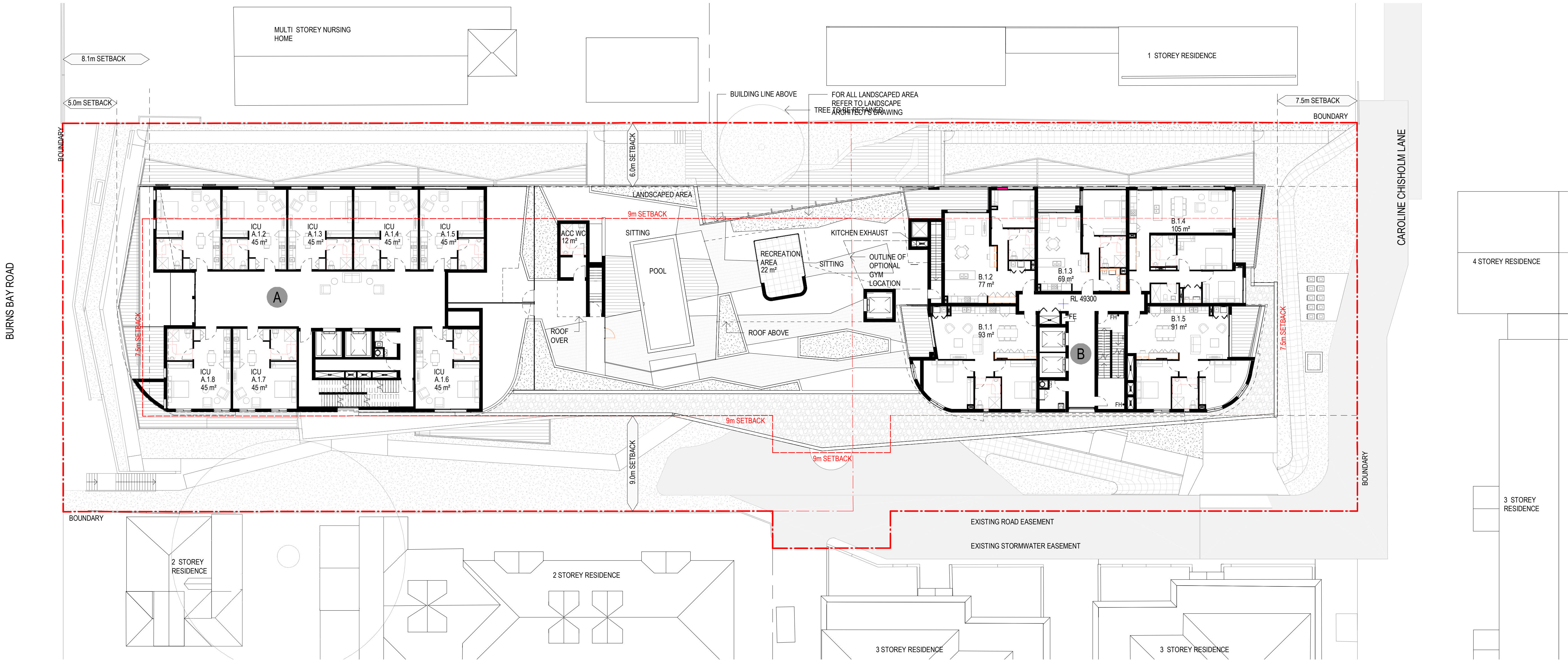
DATE: 02/25/19
PROJECT NUMBER: 2017048
DISC: A
DRAWING NUMBER: SCC-101
ISSUE: P2
SCALE @ A1: 1 : 200
DRAWN: Author
ISSUE: P2

PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	AK	13/03/19
P2	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC APPROVED BY: GA SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 6:30:56 PM C:\Users\tporahrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bporahrab.rvt

CLIENT
RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN -FIRST LEVEL

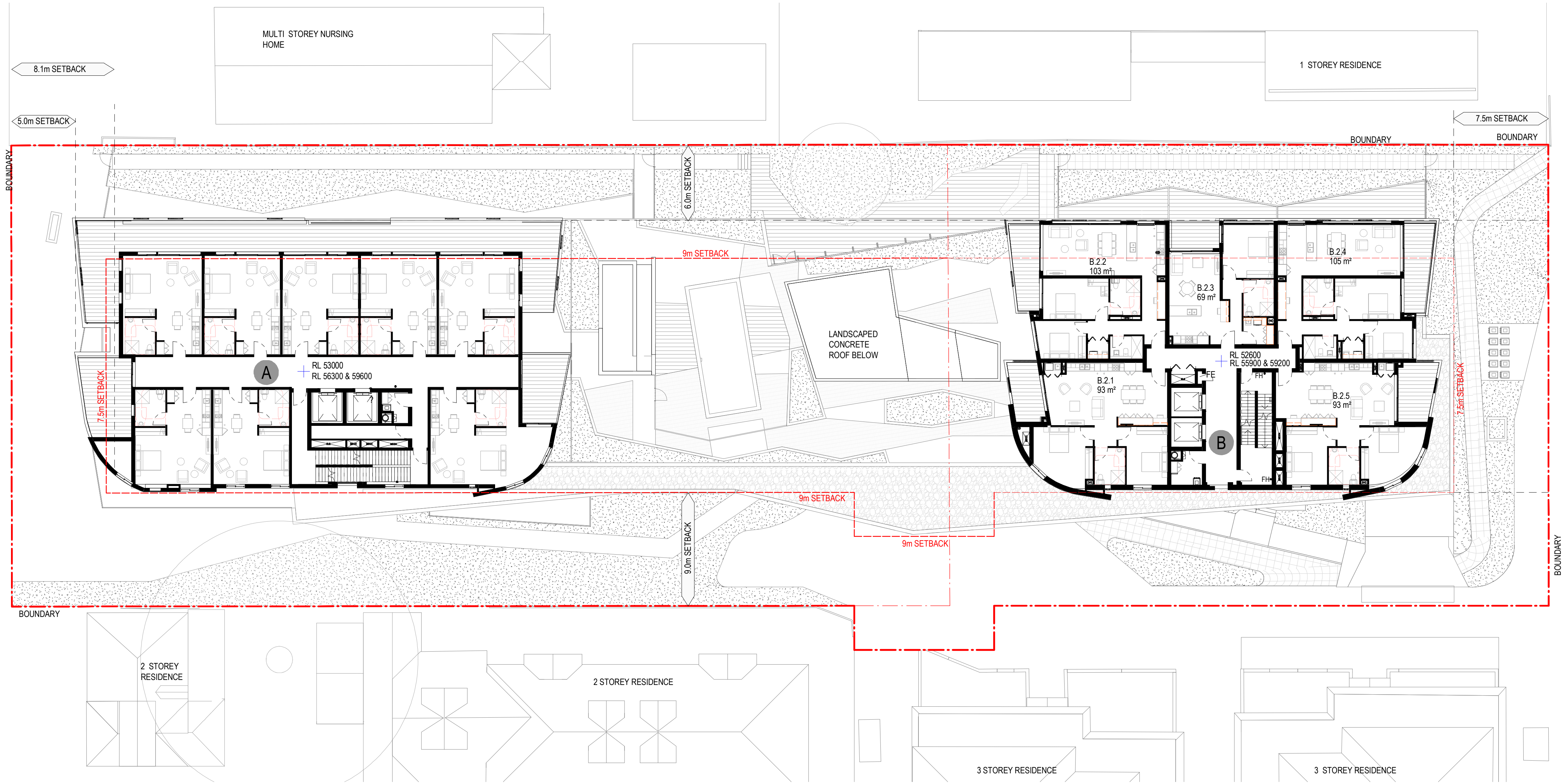
DATE 02/25/19 SCALE @ A1 1 : 200 DRAWN BP
PROJECT NUMBER 2017048 DISC. A DRAWING NUMBER SCC-102 ISSUE P2

PROJECT
40 COPE ST
LANE COVE

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 Ian Brodie (4273)

JACKSON TEECE





AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	AK	15/03/19
P2	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 7:01:50 PM C:\Users\tporahrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bporahrab.rvt



CLIENT
RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

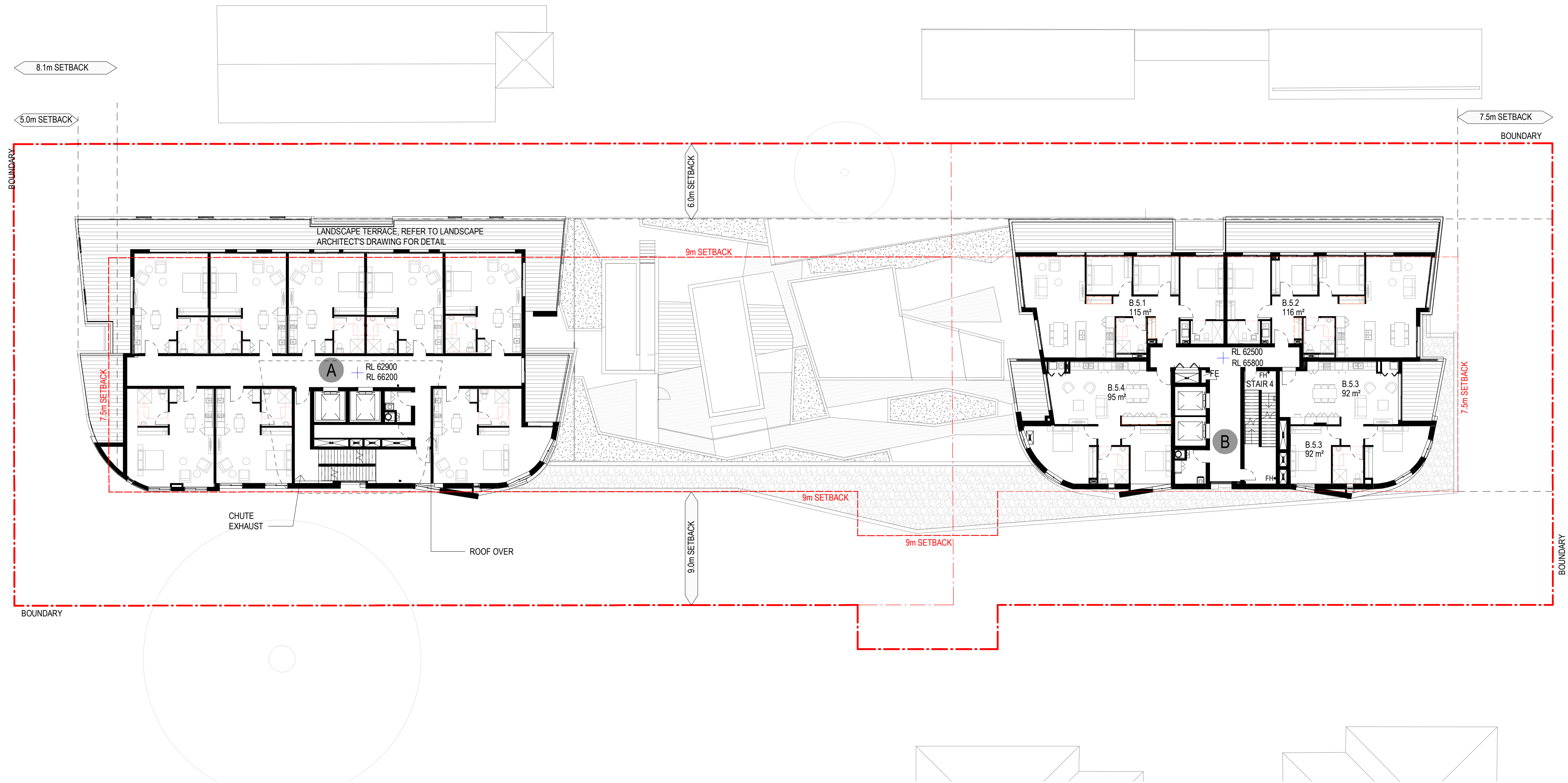
FLOOR PLAN - 2ND, 3RD AND 4TH LEVEL

DATE 02/25/19
PROJECT NUMBER 2017048
DISC. A
DRAWING NUMBER SCC-103
SCALE @ A1 1 : 200
ISSUE BP
P2

PROJECT
40 COPE ST
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road
Wahsh 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 Ian Brodie (4275)

JACKSON TEECE



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	AK	11/03/19
P2	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 7:06:51 PM C:\Users\tporahrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bporahrab.rvt

CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - 5TH AND 6TH LEVEL

DATE	SCALE @ A1	DRAWN
02/25/19	1 : 200	BP
PROJECT NUMBER	DISC. DRAWING NUMBER	ISSUE
2017048	A SCC-104	P2

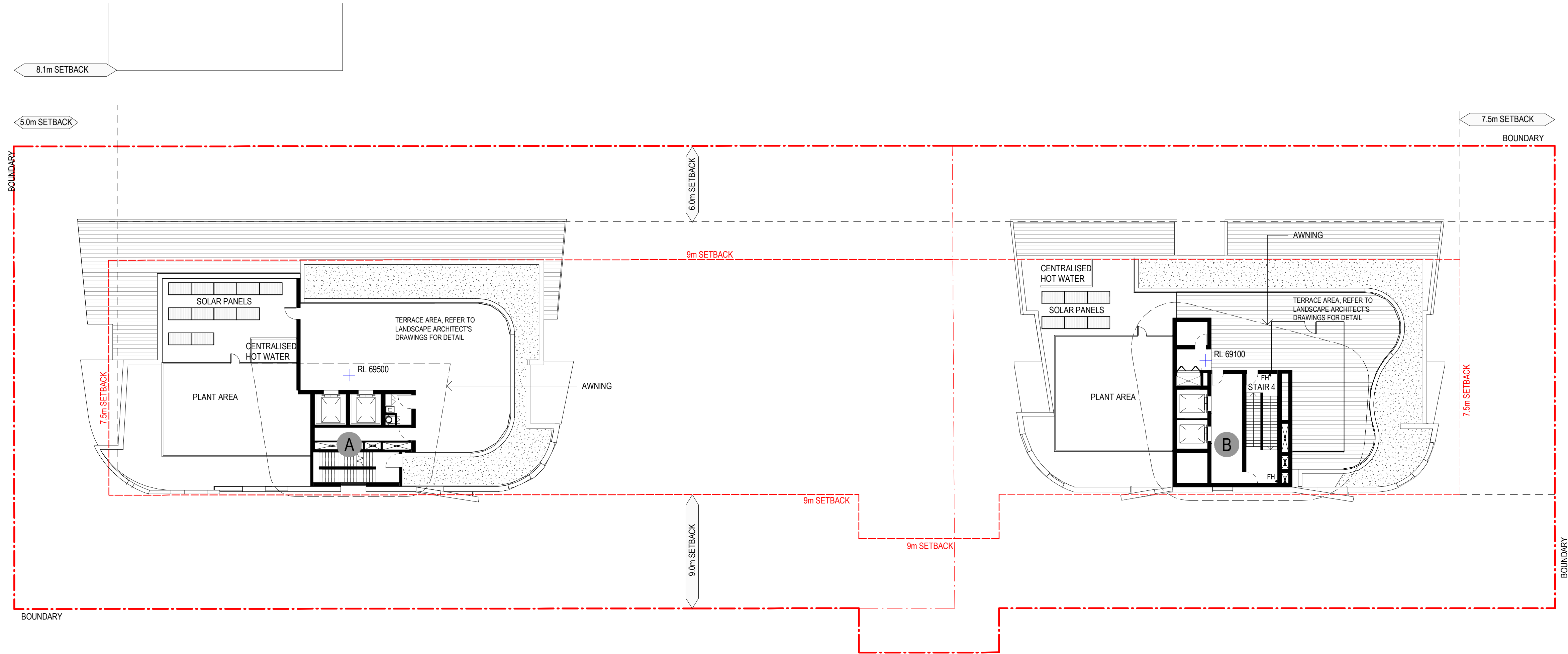
PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE





AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	AK	15/03/19
P2	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 6:31:05 PM C:\Users\tporahrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bporahrab.rvt

CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - 7TH LEVEL

DATE	SCALE @ A1	DRAWN
02/25/19	1 : 200	BP
PROJECT NUMBER	DISC.	DRAWING NUMBER
2017048	A	SCC-105
ISSUE		
P2		

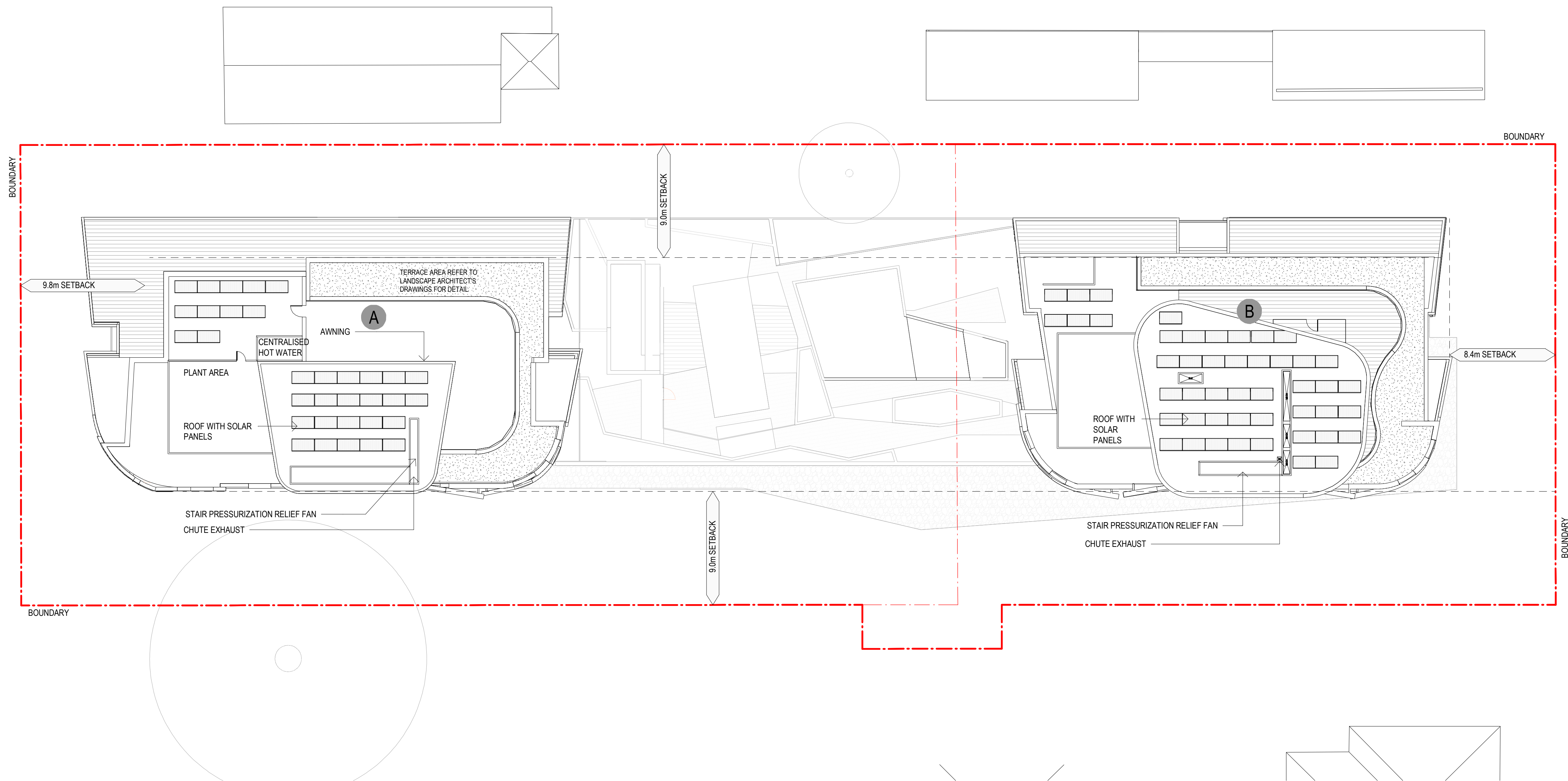
PROJECT

40 COPE ST
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road
Wahsh 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 Ian Brodie (4275)

JACKSON TEECE





AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	AK	15/03/19
P2	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 6:31:09 PM C:\Users\tporahrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bporahrab.rvt

CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - ROOF LEVEL

DATE	SCALE @ A1	DRAWN
02/25/19	1 : 200	BP
PROJECT NUMBER	DISC.	DRAWING NUMBER
2017048	A	SCC-106
ISSUE	P2	

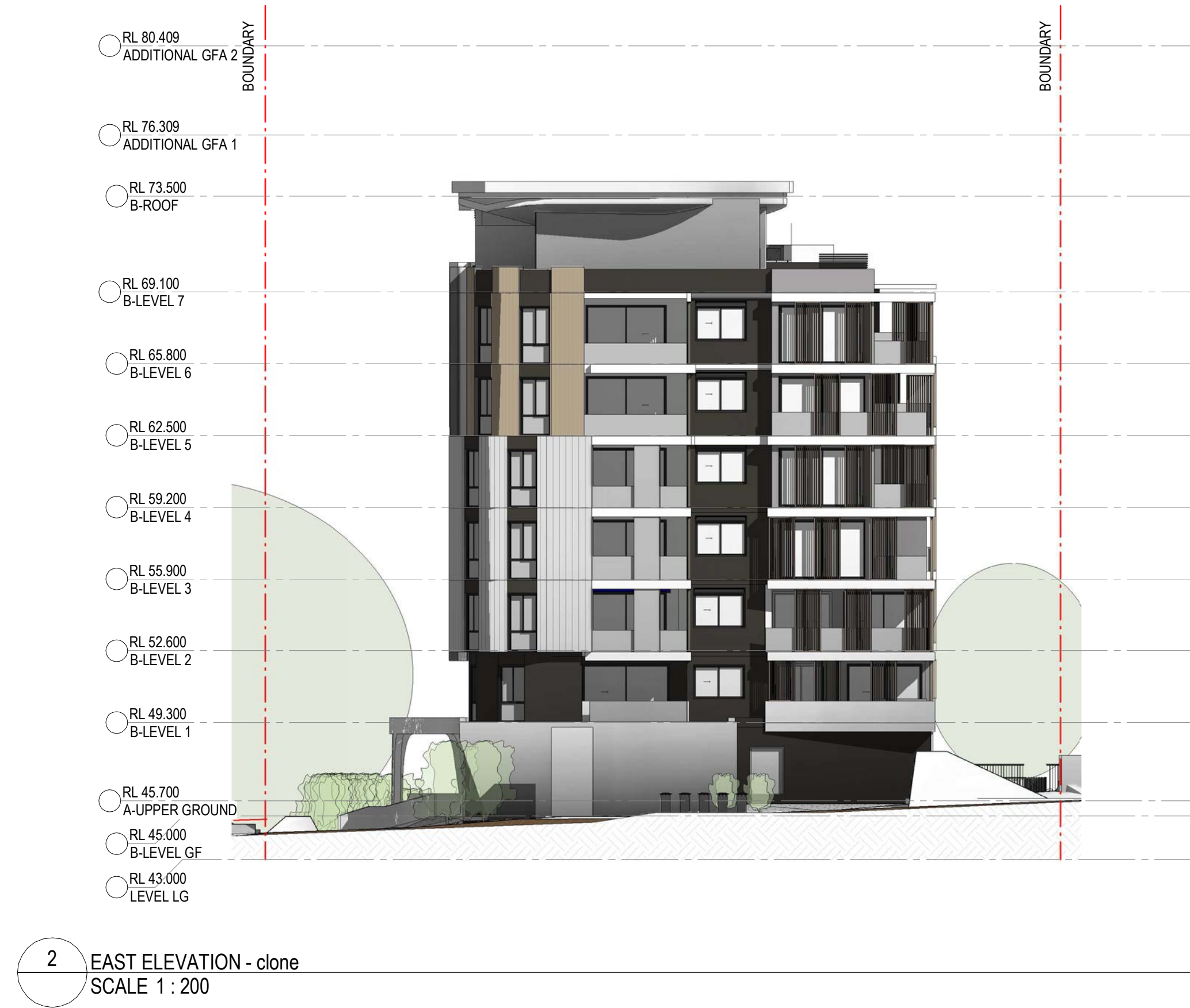
PROJECT

40 COPE ST
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road
Wahsh 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 Ian Brodie (4275)

JACKSON TEECE





CONCEPT ONLY

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	AK	13/03/19
P2	FOR INFORMATION	AK	19/03/19

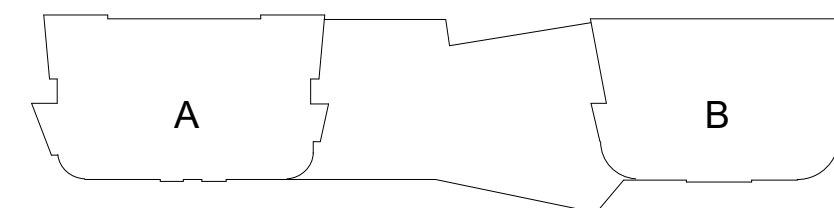
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

KEY PLAN



CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

ELEVATIONS - NORTH AND EAST

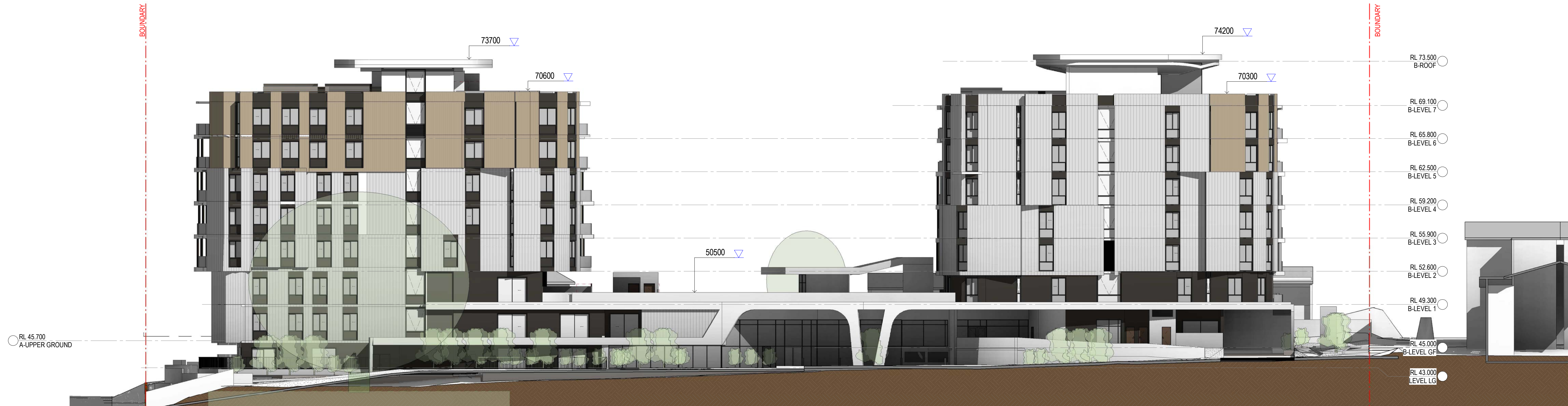
DATE	SCALE @ A1	DRAWN
03/11/19	1 : 200	PL/MN
PROJECT NUMBER	DISC.	DRAWING NUMBER
2017048	A	SCC-110
ISSUE	P2	

PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE



1 SOUTH ELEVATION - clone
SCALE 1 : 200



2 ELEVATION - WEST
SCALE 1 : 200

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	FOR INFORMATION	AK	13/03/19
P2	FOR INFORMATION	AK	19/03/19

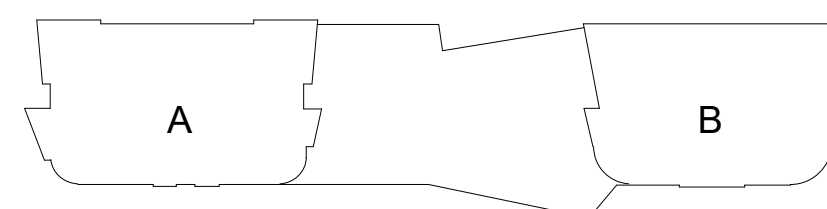
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

KEY PLAN



CONCEPT ONLY



CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

ELEVATIONS - SOUTH AND WEST

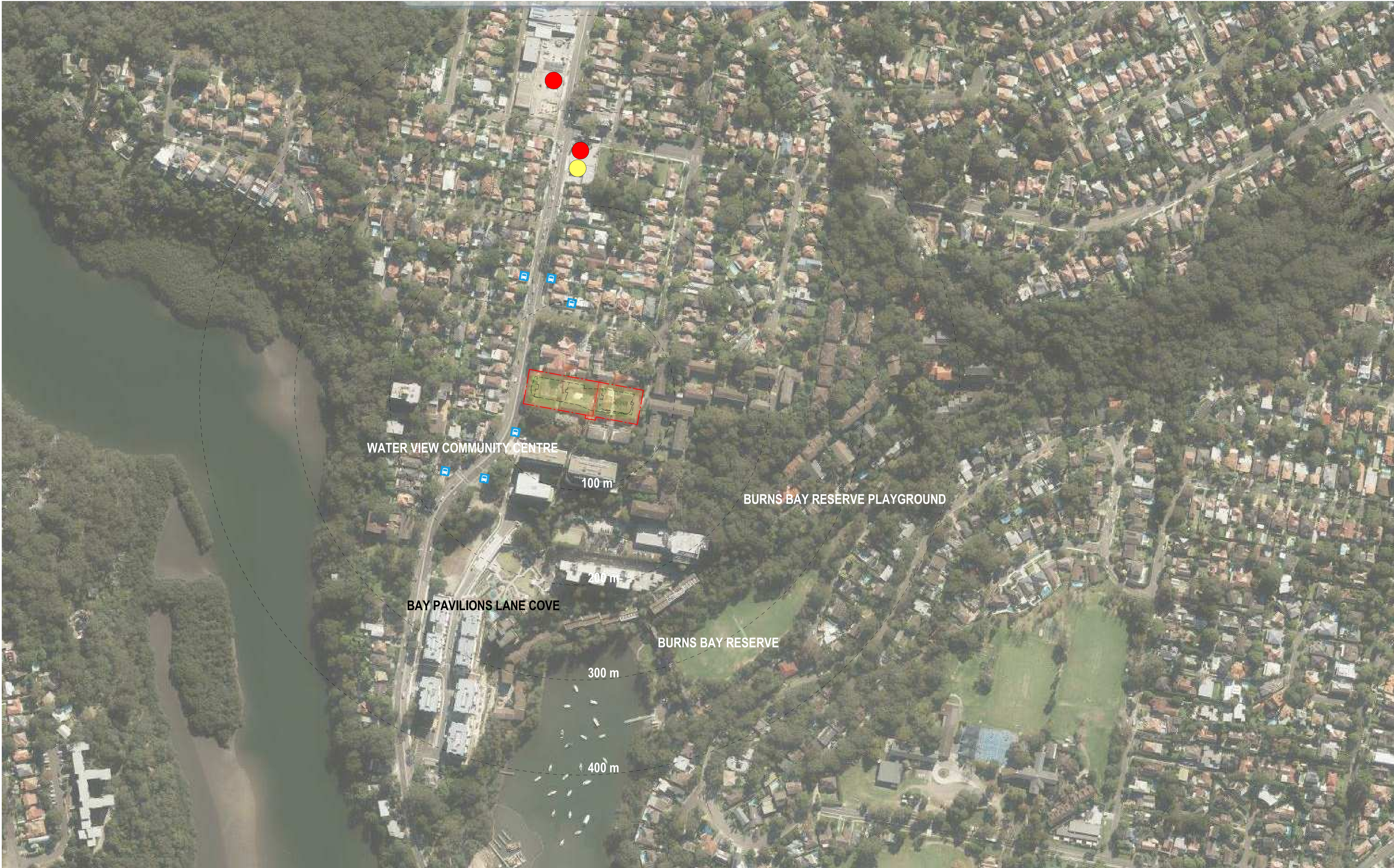
DATE	SCALE @ A1	DRAWN
03/11/19	1 : 200	PL/MN
PROJECT NUMBER	DISC. DRAWING NUMBER	ISSUE
2017048	A SCC-111	P2

PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	07/12/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 7:21:05 PM C:\Users\bpohrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bpohrab.rvt



CLIENT
RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

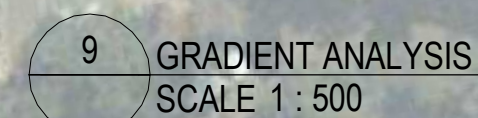
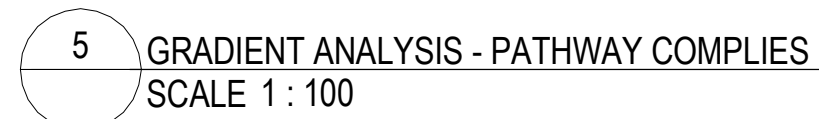
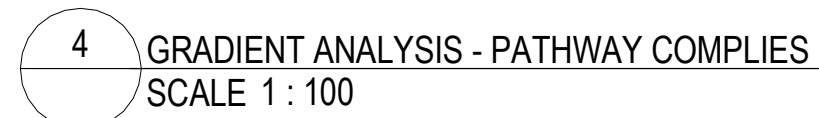
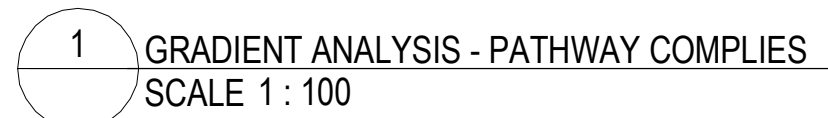
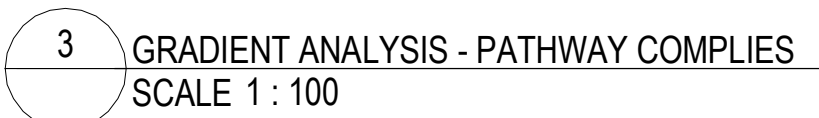
LOCATION PLAN / LOCAL FACILITIES

DATE	SCALE @ A1	DRAWN
12/06/18	As indicated	BP
PROJECT NUMBER	DISC. DRAWING NUMBER	ISSUE
2017048	A SCC-120	P3

PROJECT
40 COPE ST
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9590 2722 F 61 2 9590 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE



Date generated: 3/19/2019 6:34:40 PM C:\Users\bporahrab\Documents\2017048-JT-AR-SHT 18 CARE ADDED bporahrab.rvt

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

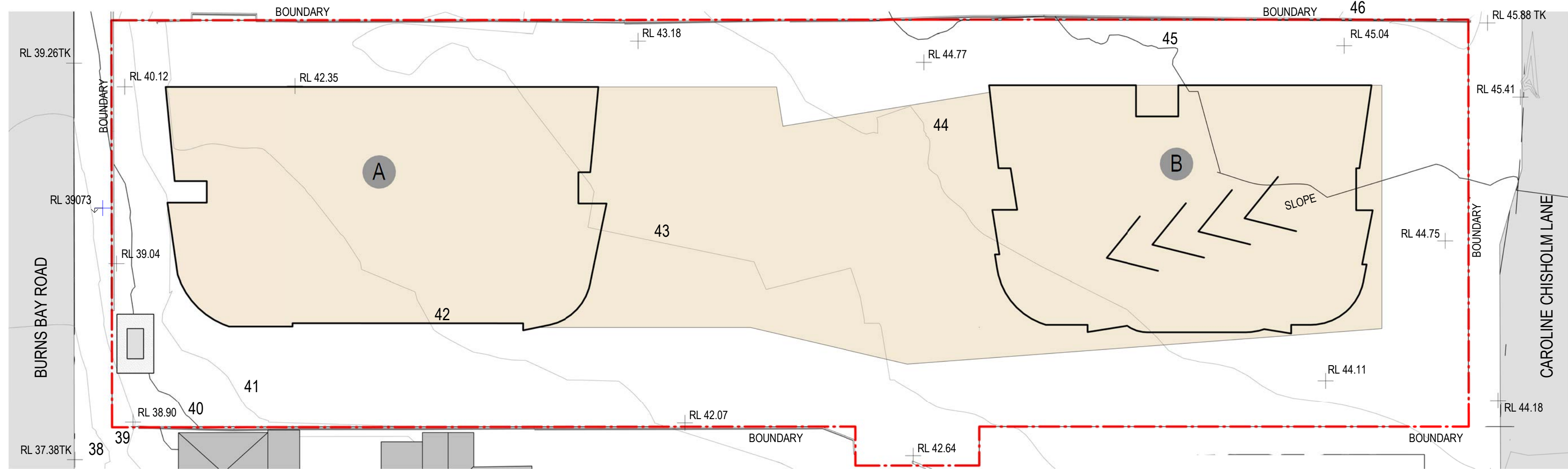


Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE



1 DIMENSIONS AND SETBACKS



2 TOPOGRAPHY

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	10/12/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC APPROVED BY: GA SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 6:34:43 PM C:\Users\bp\rahb\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bp\rahb.rvt

CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

DIMENSION/TOPOGRAPHY

DATE	SCALE @ A1	DRAWN
11/19/18	1 : 300	BP
PROJECT NUMBER	DISC.	DRAWING NUMBER
2017048	A	SCC-122
ISSUE	ISSUE	ISSUE
P3	P3	P3

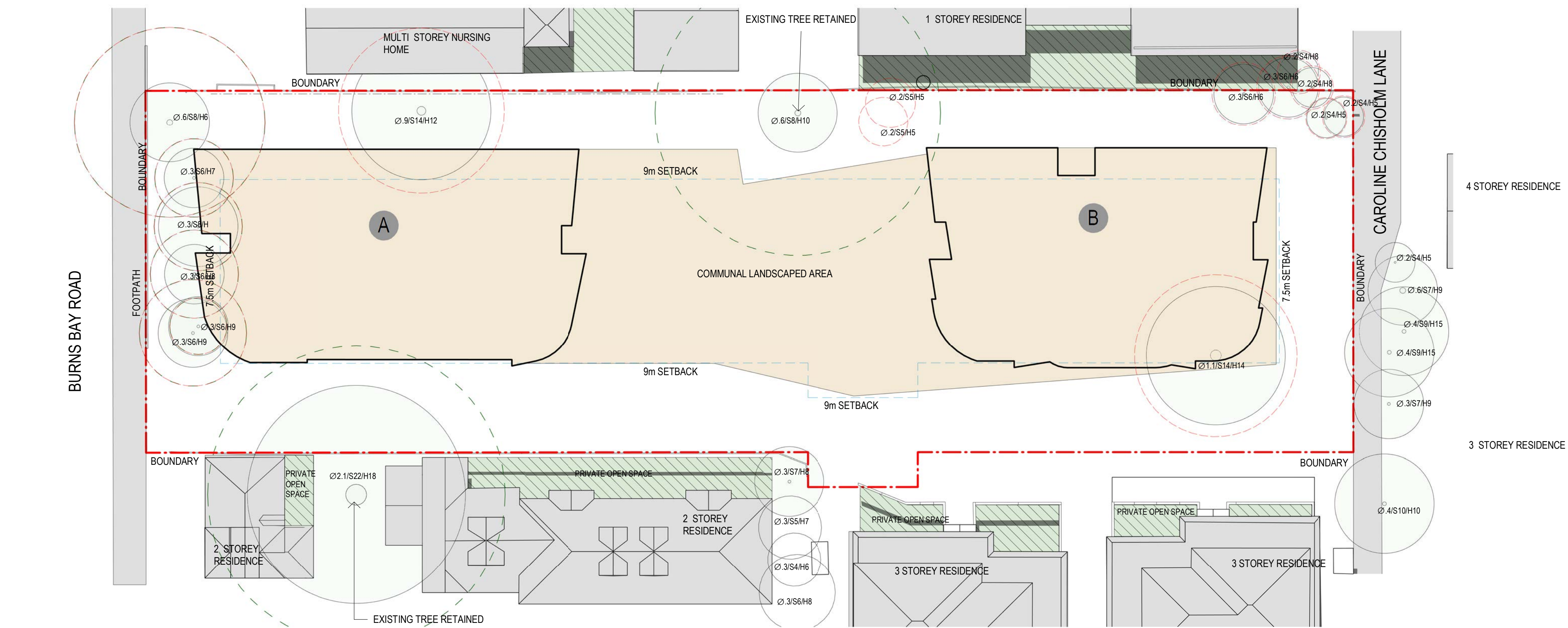
PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

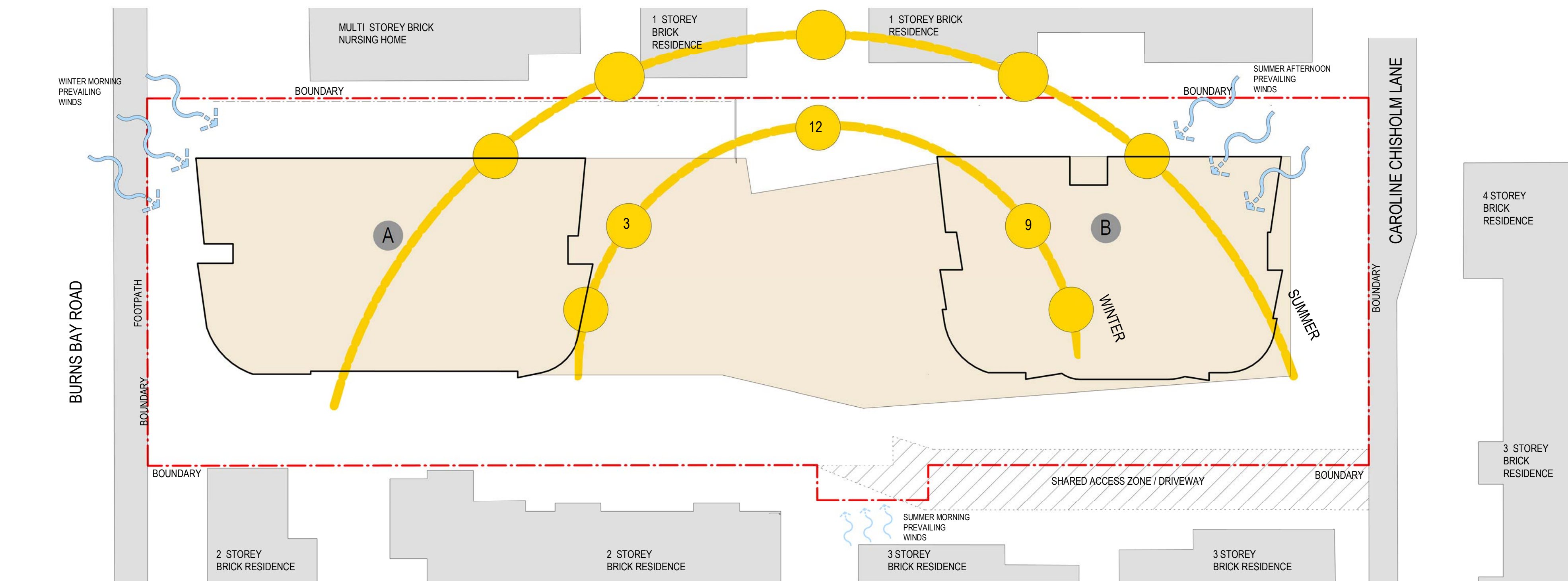
JACKSON TEECE





- LEGEND
- EXISTING TREES TO BE DEMOLISHED
 - EXISTING TREES TO RETAIN
 - TREE PROTECTED ZONE
 - SETBACK

1 EXISTING VEGETATION



2 MICRO CLIMATES

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	AK	10/12/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: Checker
APPROVED BY: Approver
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 6:34:46 PM C:\Users\tporahrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bporahrab.rvt

CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

VEGETATION/CLIMATES

DATE 11/20/18
PROJECT NUMBER 2017048
SCALE @ A1 As indicated
DISC. A
DRAWN Author
ISSUE P3

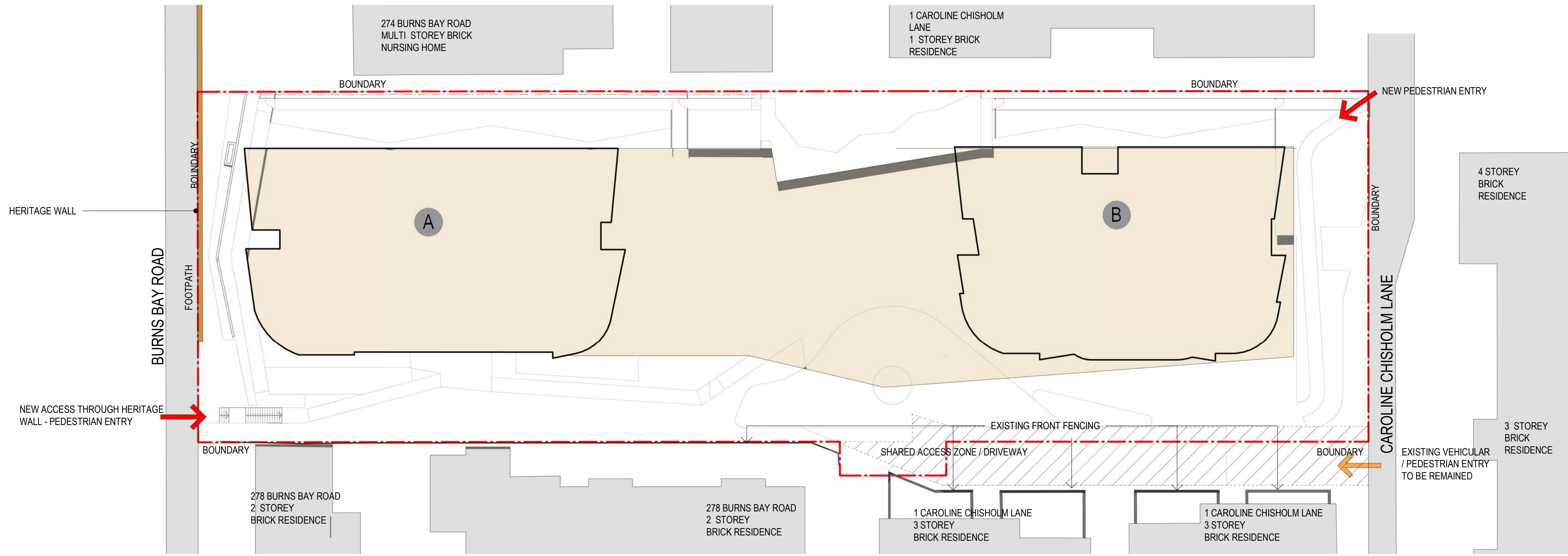
PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

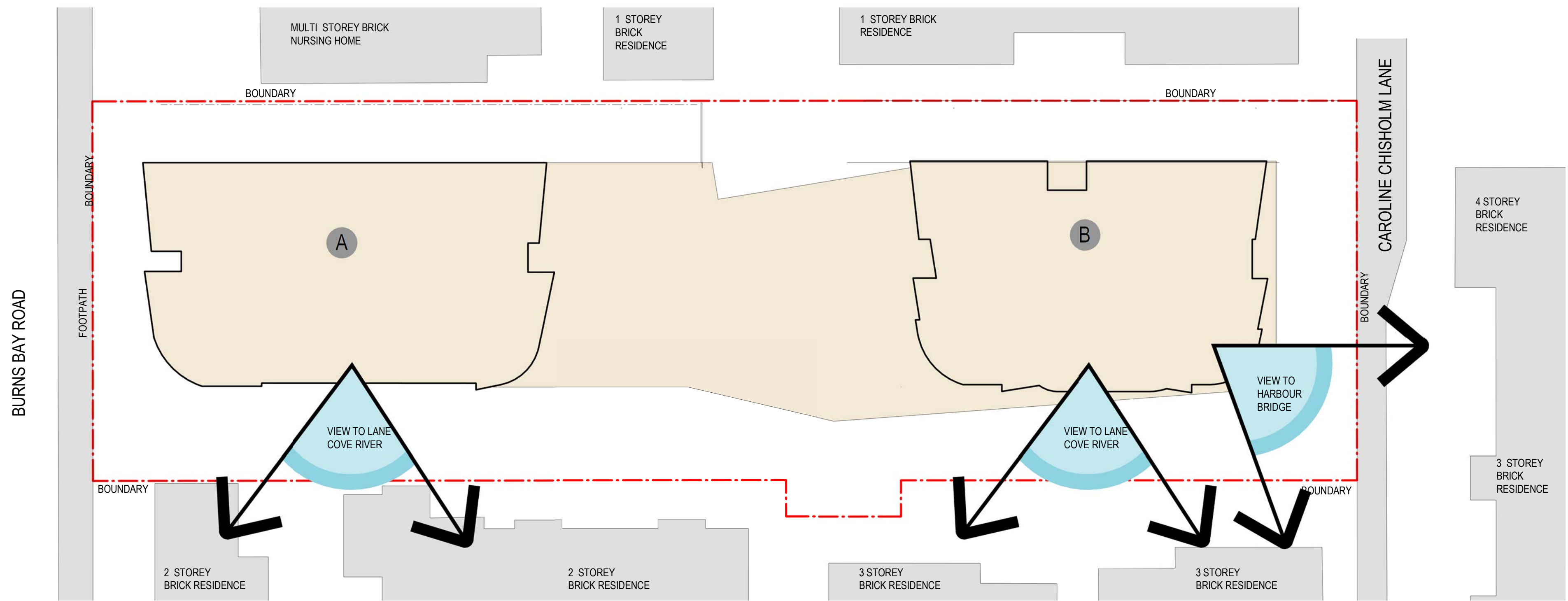
JACKSON TEECE





- LEGEND
- PEDESTRIAN ACCESS
 - VEHICULAR ACCESS
 - HERITAGE WALL
 - FENCES

1 ACCESS



2 VIEWS FROM THE SITE

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	07/02/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC
APPROVED BY: GA
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 6:34:48 PM C:\Users\tporahrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bporahrab.rvt

CLIENT
RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

ACCESS/VIEW

DATE 07/02/18
PROJECT NUMBER 2017048
SCALE @ A1 As indicated
DISC. A
DRAWN BP
ISSUE SCC-124 P3

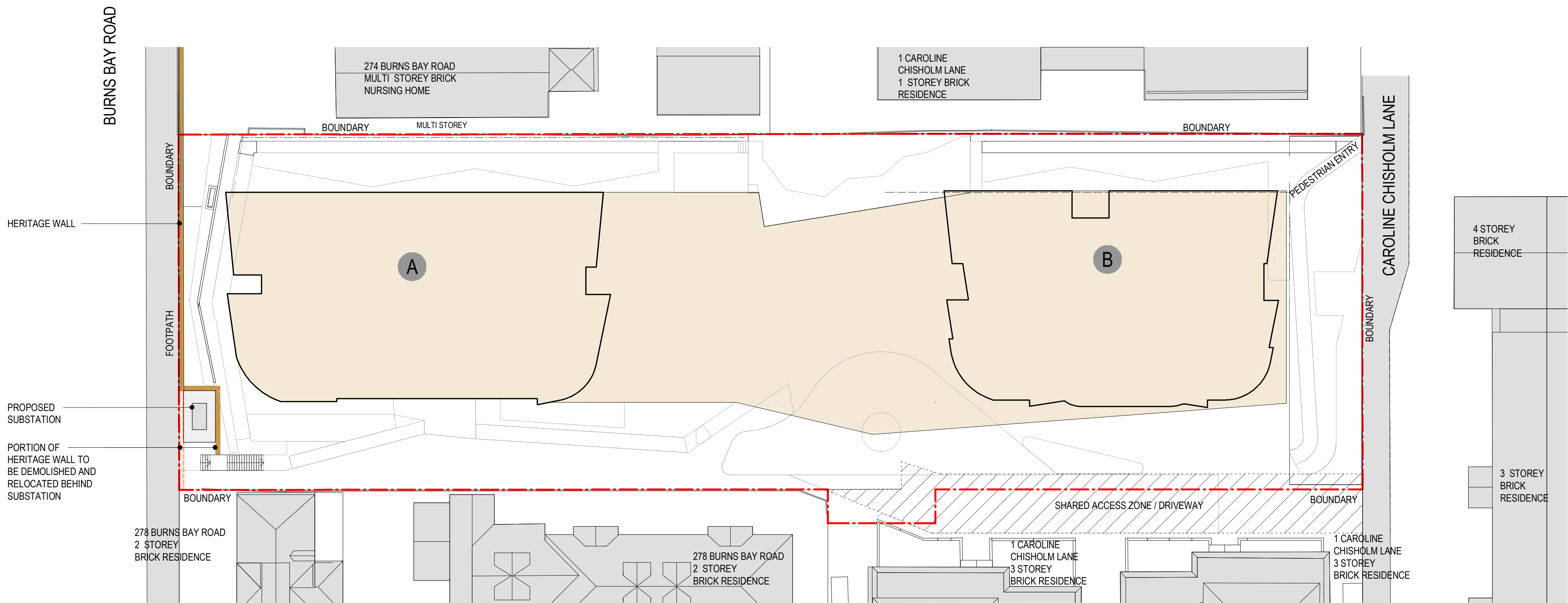
PROJECT

40 COPE ST
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road
Wailsh 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 Ian Brodie (4275)

JACKSON TEECE

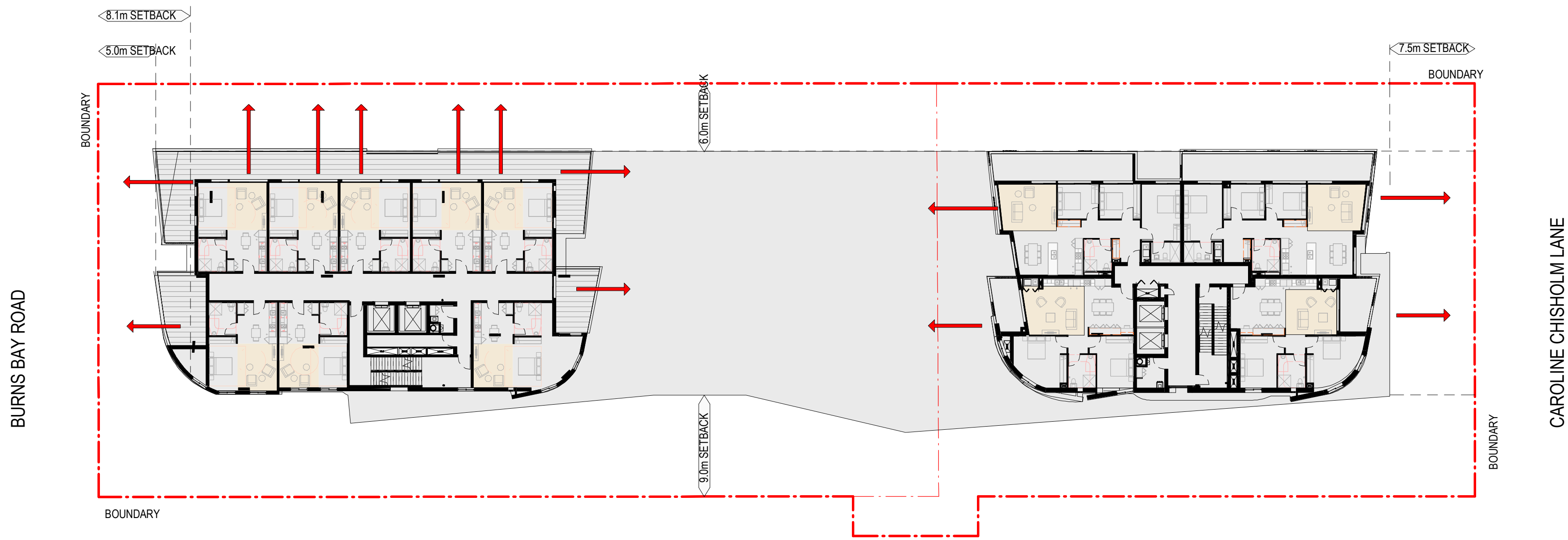




1 HERITAGE FEATURES



HERITAGE WALL PHOTOS



MAIN PROSPECT

2 PRIVACY

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	07/02/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: Checker
APPROVED BY: Approver
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PLANNER
TIM SHELLEY PLANNING
ADDRESS
T: (02) 9000 0000 F: (02) 9000 0000 E: example@companyname.com.au
URBAN DESIGNER
URBANAC
ADDRESS
T: (02) 9000 0000 F: (02) 9000 0000 E: example@companyname.com.au
TRAFFIC CONSULTANT
CBRK Pty Ltd
ADDRESS
T: (02) 9000 0000 F: (02) 9000 0000 E: example@companyname.com.au

LANDSCAPE ARCHITECT
WEBBER DESIGN
ADDRESS
T: (02) 9000 0000 F: (02) 9000 0000 E: example@companyname.com.au
STRUCTURAL CONSULTANT
WEBBER DESIGN
ADDRESS
T: (02) 9000 0000 F: (02) 9000 0000 E: example@companyname.com.au
BUILDING SERVICES / CIVIL CONSULTANT
NORTHROP
ADDRESS
T: (02) 9000 0000 F: (02) 9000 0000 E: example@companyname.com.au

CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

HERITAGE/ PRIVACY

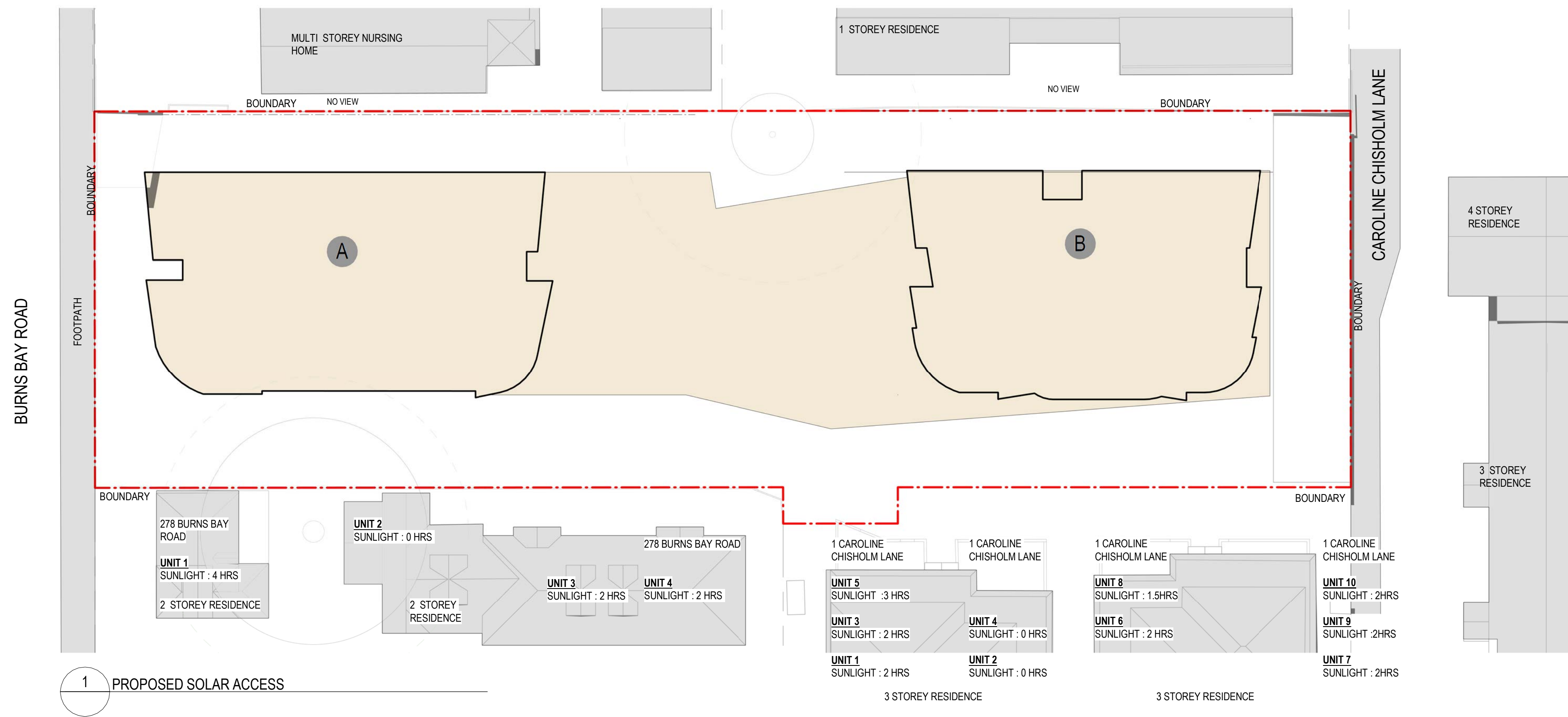
DATE 07/02/18
PROJECT NUMBER 2017048
SCALE @ A1 1 : 300
DISC. A
DRAWN BP
ISSUE P3

PROJECT

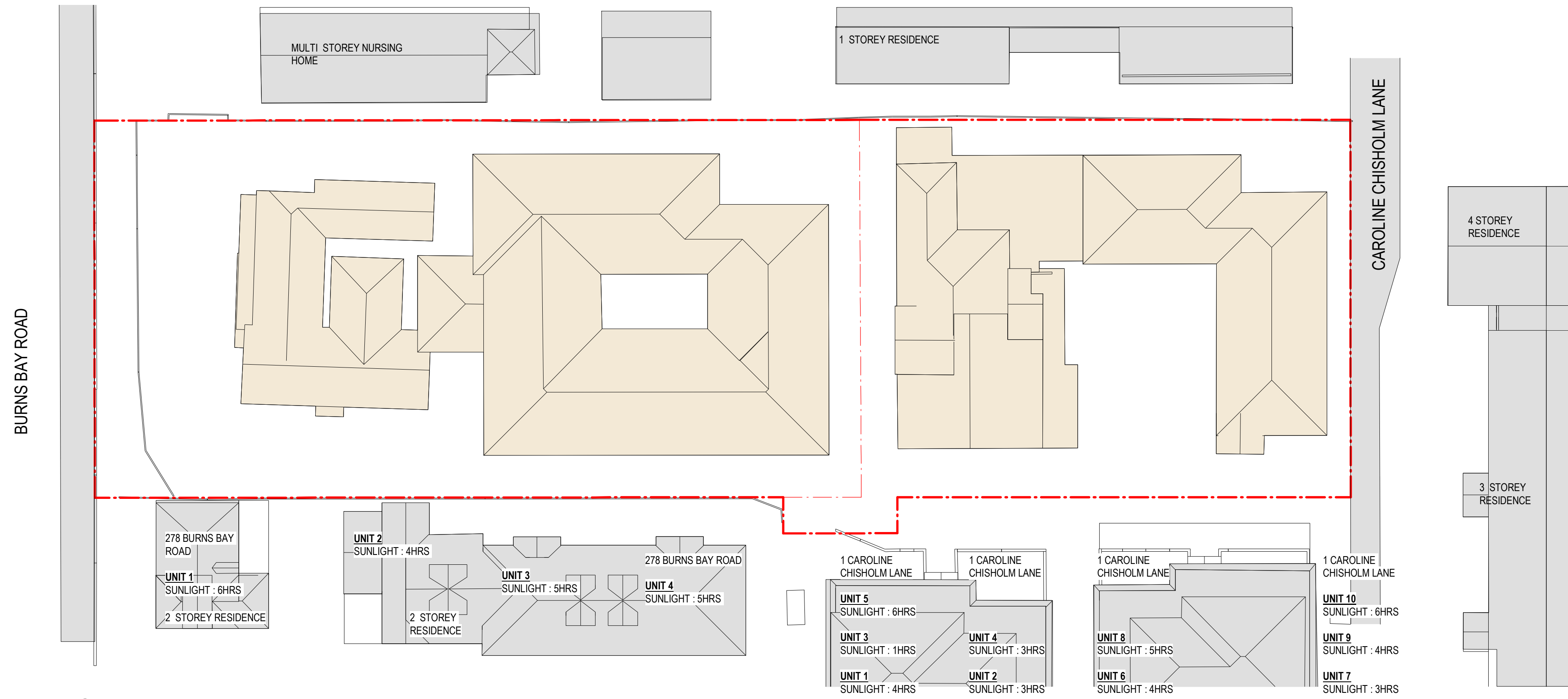
40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE



1 PROPOSED SOLAR ACCESS



3 EXISTING SOLAR ACCESS

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	07/02/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: Checker
APPROVED BY: Approver
SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

SOLAR ACCESS

DATE	SCALE @ A1	DRAWN
07/02/18	1 : 300	Author
PROJECT NUMBER	DISC.	DRAWING NUMBER
2017048	A	SCC-126
ISSUE	P3	

PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE



TEL
TEL

SITE BOUNDARY LINES

---	..JT - SITE - BOUNDARY
---	..JT - SITE - ADJ. BOUNDARY
---	..JT - SITE - SETBACK
---	..JT - SITE - NGL
---	..JT - SITE - NGL 9.5
---	..JT - SURVEY - TELECOMMS
---	..JT - SURVEY - STORMWATER
---	..JT - SURVEY - GAS
---	..JT - SURVEY - ELECTRICAL
---	..JT - SURVEY - SEWER
---	..JT - SURVEY - ELECTRICAL
---	..JT - SURVEY - WATER MAIN

DRAIN

TEL

TEL

DRAIN

DOWNPIPE LINE FROM BUILDING ROOF AREAS TO
CONNECT INTO DETENTION TANK/ TBC

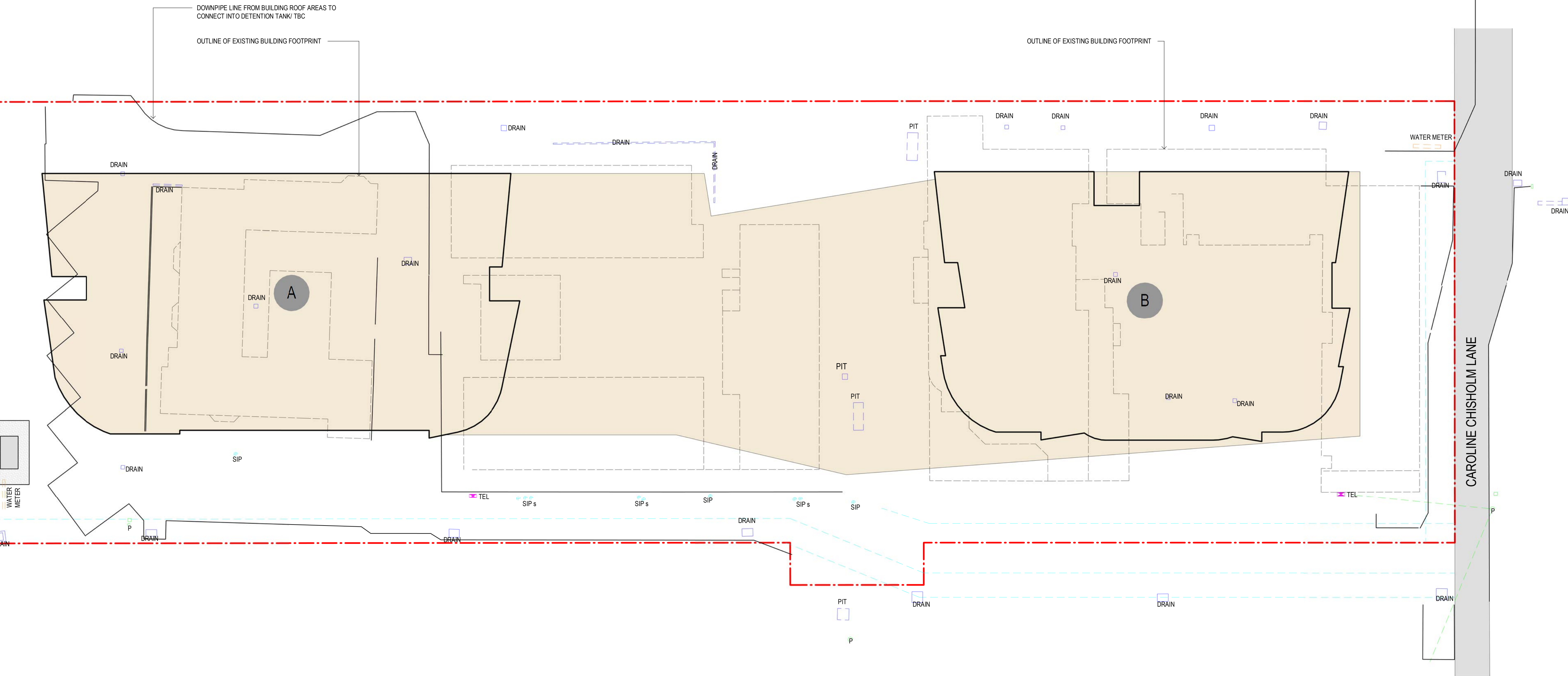
OUTLINE OF EXISTING BUILDING FOOTPRINT

OUTLINE OF EXISTING BUILDING FOOTPRINT

BURNS BAY ROAD

CAROLINE CHISHOLM LANE

PROPOSED SUBSTATION
SHOWN



AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	07/12/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC APPROVED BY: GA SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



Date generated: 3/19/2019 6:35:03 PM C:\Users\tporahrab\Documents\2017048-JT-AR-SHT_18_CARE ADDED_bporahrab.rvt

CLIENT

RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

SERVICES

DATE	SCALE @ A1	DRAWN
12/06/18	As indicated	BP
PROJECT NUMBER	DISC.	DRAWING NUMBER
2017048	A	SCC-127
ISSUE	ISSUE	ISSUE
		P3

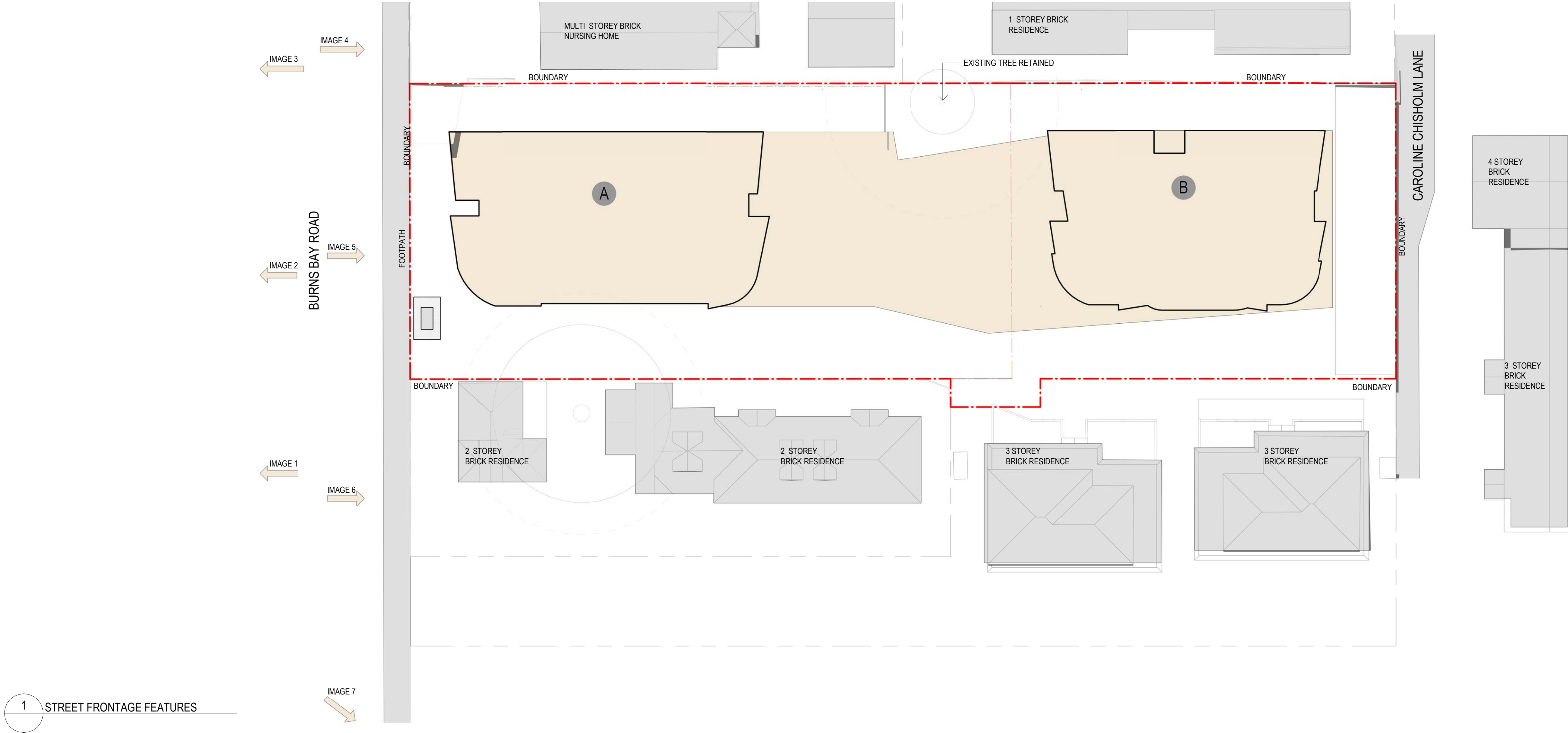
PROJECT

40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE





1 STREET FRONTAGE FEATURES



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 5



IMAGE 7

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
P1	DRAFT	BP	10/12/18
P2	FOR INFORMATION	AK	11/03/19
P3	FOR INFORMATION	AK	19/03/19

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

PRELIMINARY

CHECKED BY: SC APPROVED BY: GA SIGNATURE:

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



CLIENT
RETIRE AUSTRALIA
167 Central Coast Highway, Erina NSW 2250

STREET FRONTAGE FEATURES

DATE	SCALE @ A1	DRAWN
12/07/18	1 : 300	BP
PROJECT NUMBER	DISC.	DRAWING NUMBER
2017048	A	SCC-128
ISSUE		
P3		

PROJECT
40 COPE ST
LANE COVE

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 Ian Brodie (4275)

JACKSON TEECE