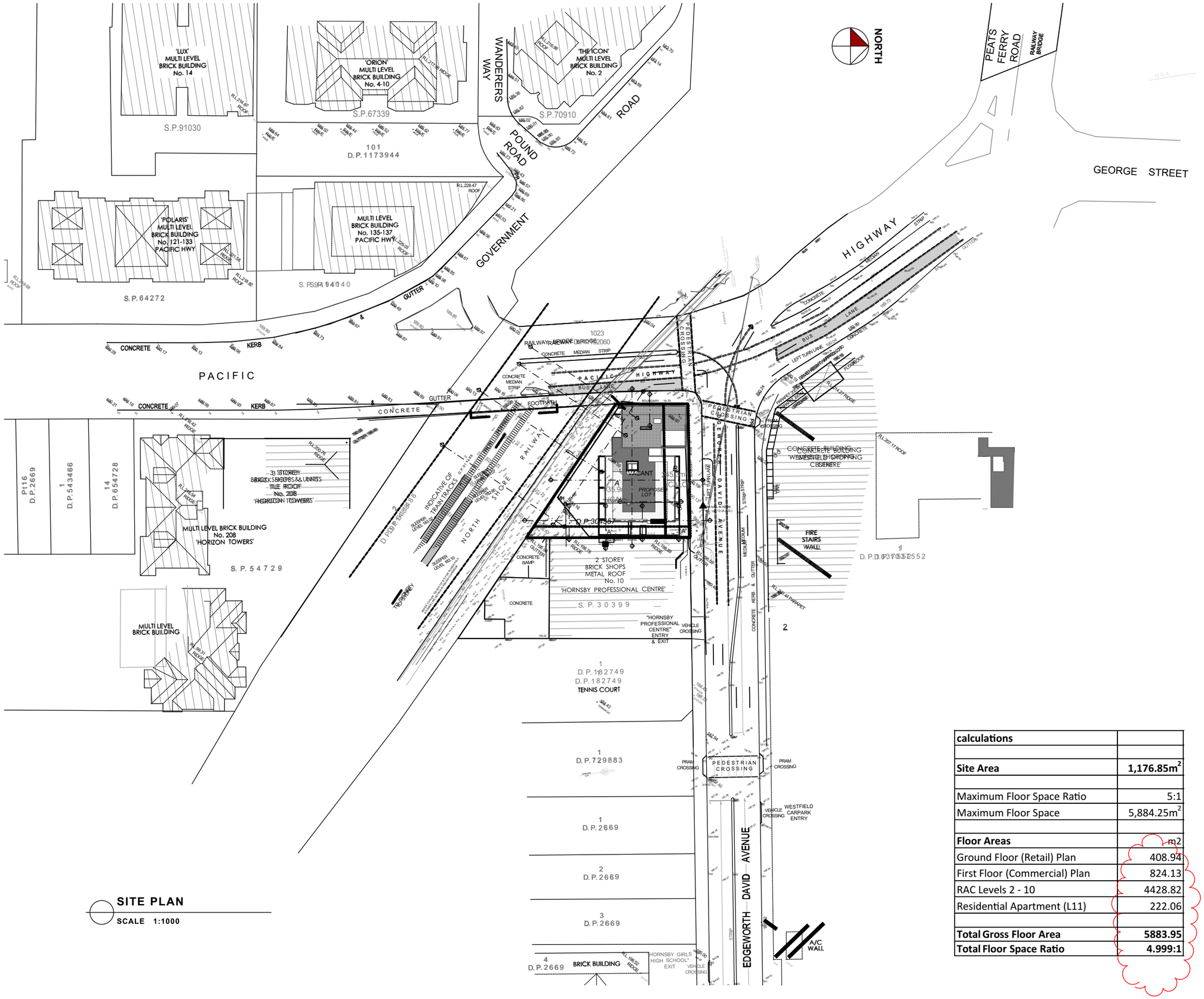

SITE PLAN
SCALE 1:1000

calculations	
Site Area	**1,176.85m²**
Maximum Floor Space Ratio	5:1
Maximum Floor Space	5,884.25m²
Floor Areas	m2
Ground Floor (Retail) Plan	408.94
First Floor (Commercial) Plan	824.13
RAC Levels 2 - 10	4428.82
Residential Apartment (L11)	222.06
Total Gross Floor Area	**5883.95**
Total Floor Space Ratio	**4.999:1**

LEGEND

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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AMENDMENTS

REV	AMENDMENT	DATE	BY
L	Development Application Submission	15.04.20	AJC
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Q	Refuse Areas amended	21.07.21	AJC
R	Screens amended to tower & awnings. Info included for Powerline blowouts	07.02.22	AJC

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY,
HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SITE LOCATION PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-17-458

SCALES as shown | No. IN SET 1 of 47

DATE 07.02.22 | SHEET NUMBER DA - 01R

DRAWN BY AJC

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

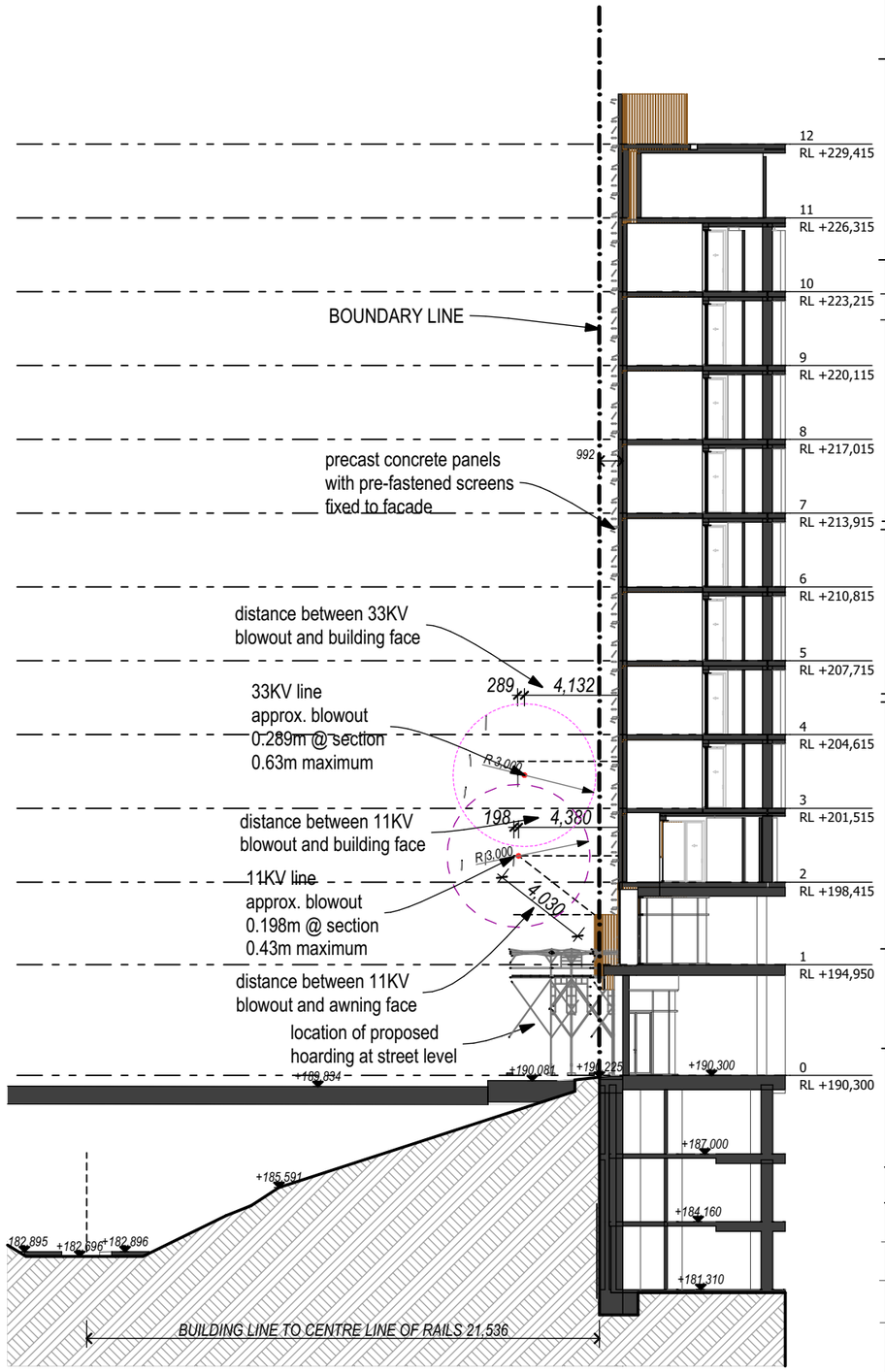
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL

DETAIL SECTION PL1 - OPTION A

SCALE 1:250



DETAIL SECTION PL2 - OPTION A

SCALE 1:250

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
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Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

BLOWOUT SECTIONS - OPTION A - CRANE/PRECAST PANELS

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES: as shown	No. IN SET: 42 of 47
DATE: 07.02.22	SHEET NUMBER: DA - 42R
DRAWN BY: AJC	

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

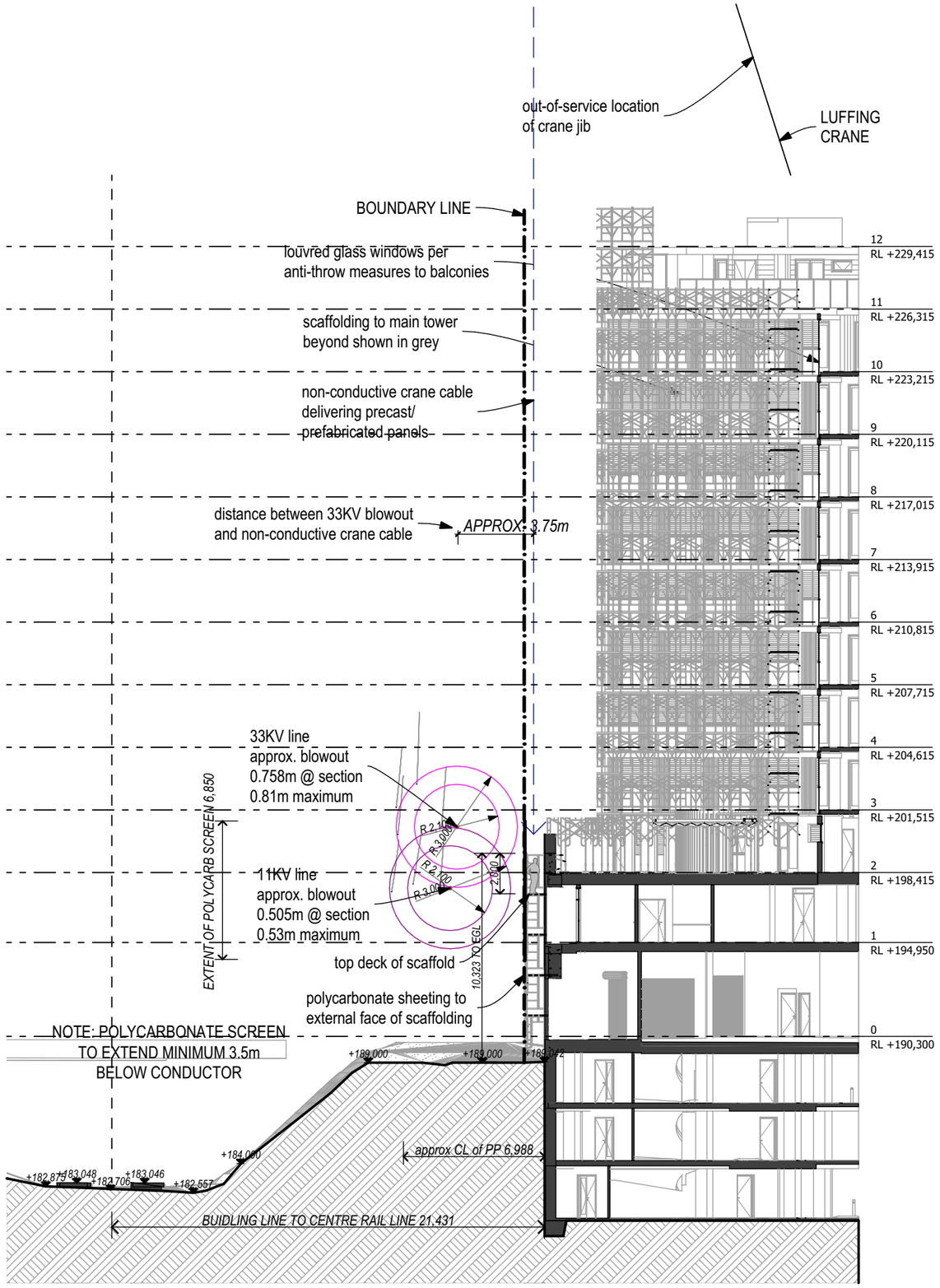
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

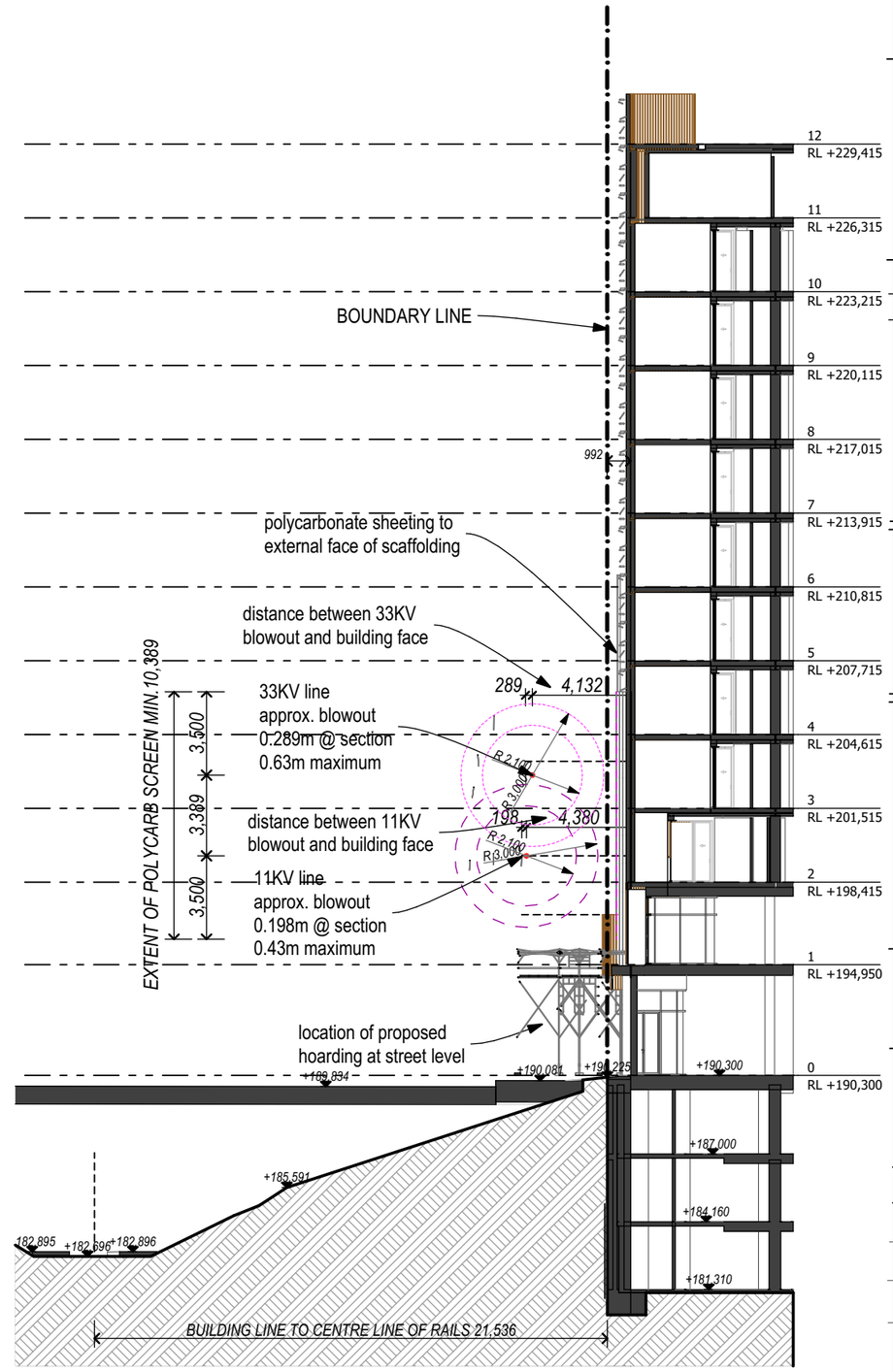
200

300mm ON ORIGINAL



DETAIL SECTION PL1 - OPTION B

SCALE 1:250



DETAIL SECTION PL2 - OPTION B

SCALE 1:250

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

BLOWOUT SECTIONS - OPTION B - SCAFFOLDING

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-17-458**

SCALES **as shown** | No. IN SET **43 of 47**

DATE **07.02.22** | SHEET NUMBER **DA - 43R**

DRAWN BY **AJC**

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

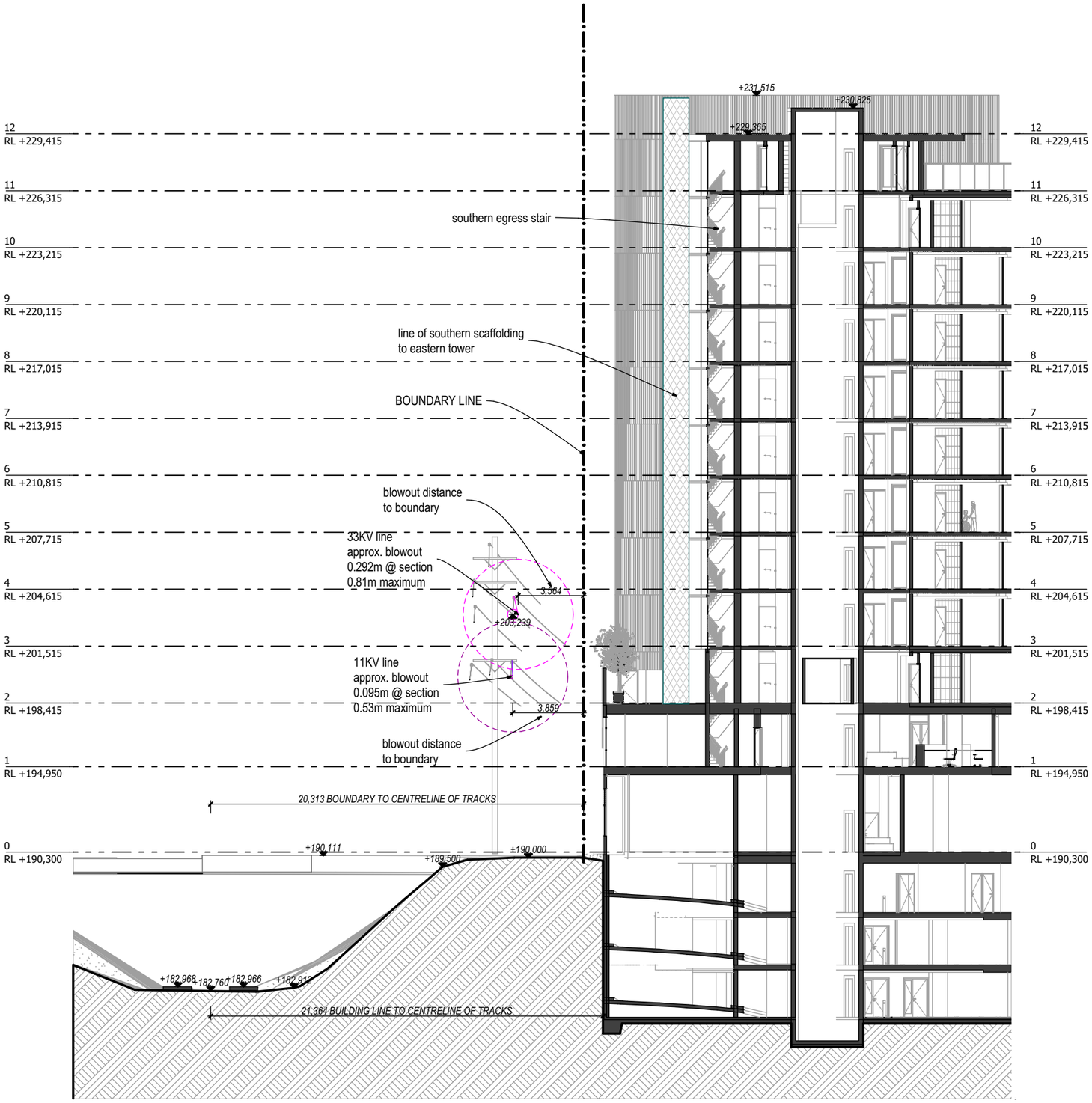
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL



DETAIL SECTION PL3

SCALE 1:250

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

BLOWOUT/CRANE SECTION THROUGH LIFT SHAFT

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 45 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 45R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

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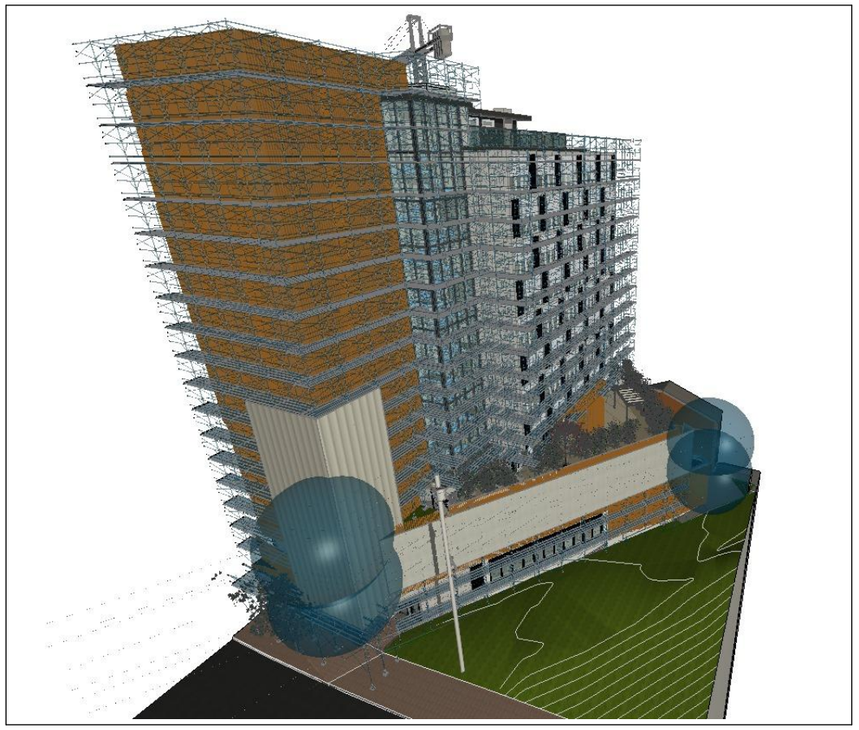
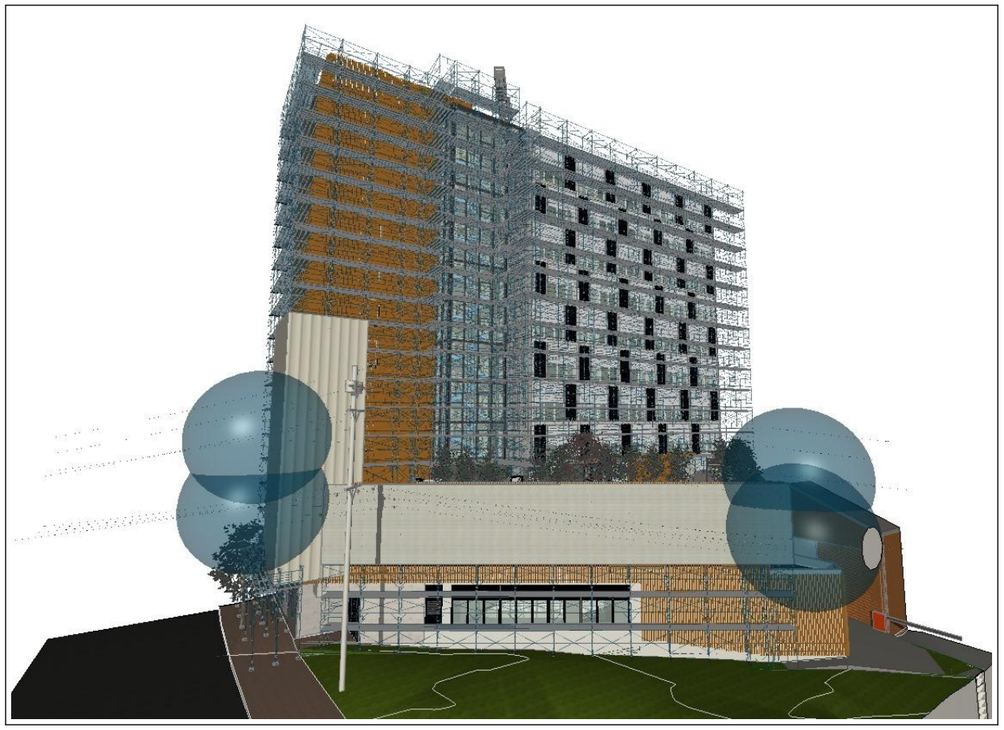
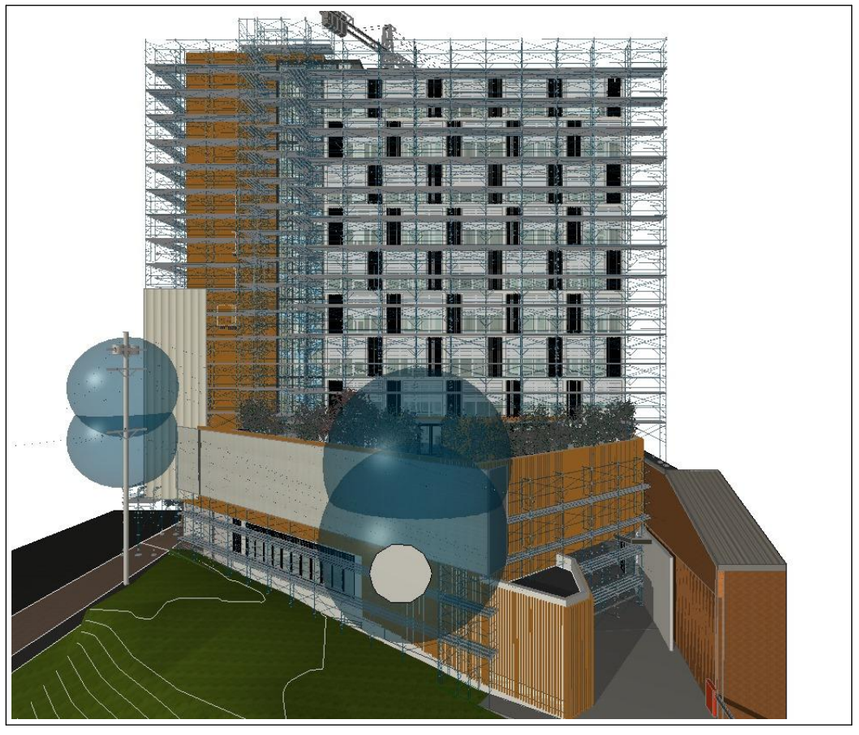
300mm ON ORIGINAL



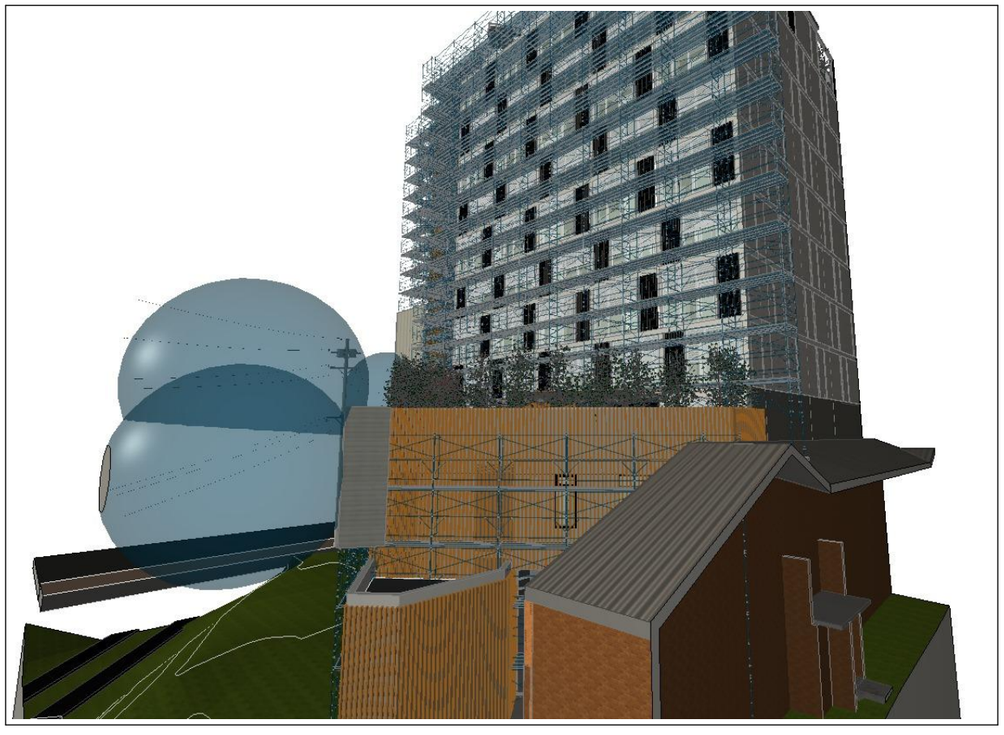
Hornsby RAC SW high View Scaffolding



Hornsby RAC SW View Scaffolding



Hornsby RAC Sth View Scaffolding



Hornsby RAC SE View Scaffolding

LEGEND

NOTES

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AMENDMENTS

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

BLOWOUT & SCAFFOLD - 3D VIEWS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-17-458**

SCALES **as shown** | No. IN SET **46 of 47**

DATE **07.02.22** | SHEET NUMBER **DA - 46R**

DRAWN BY **AJC**

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

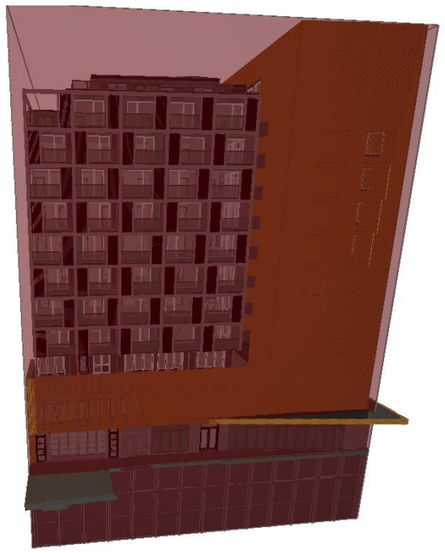
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

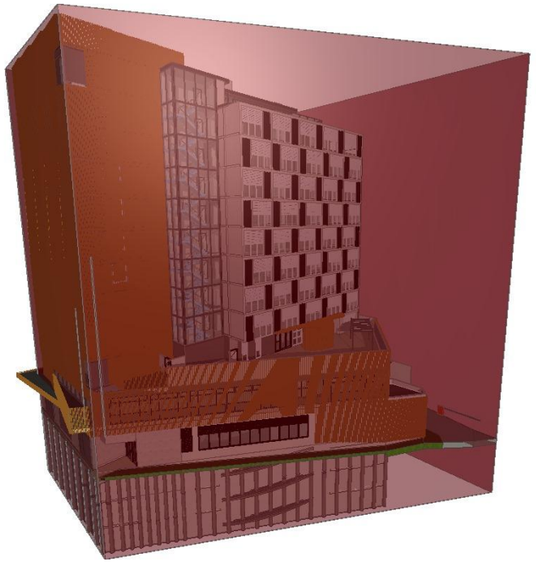
200

300mm ON ORIGINAL

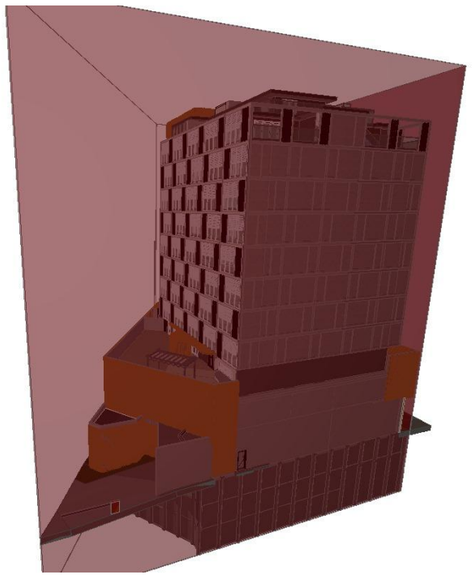


NORTHERN BOUNDARY VIEW

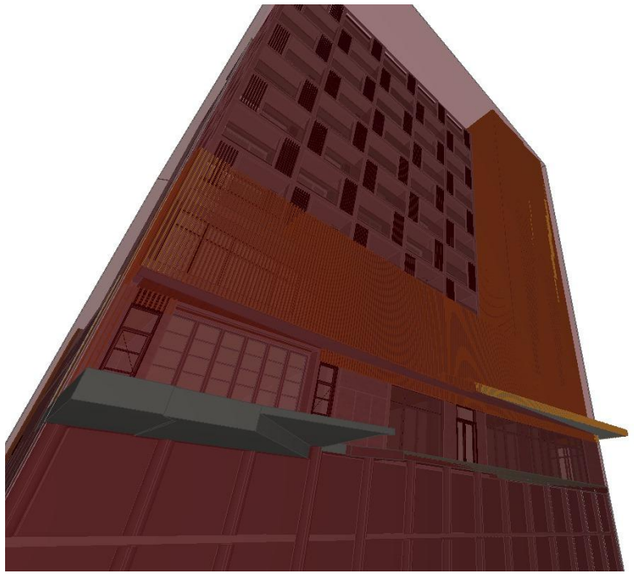
WESTERN BOUNDARY VIEW



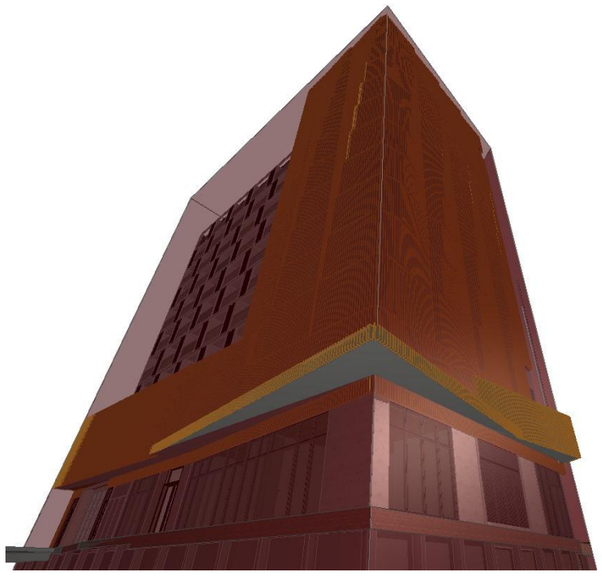
SOUTHERN BOUNDARY VIEW



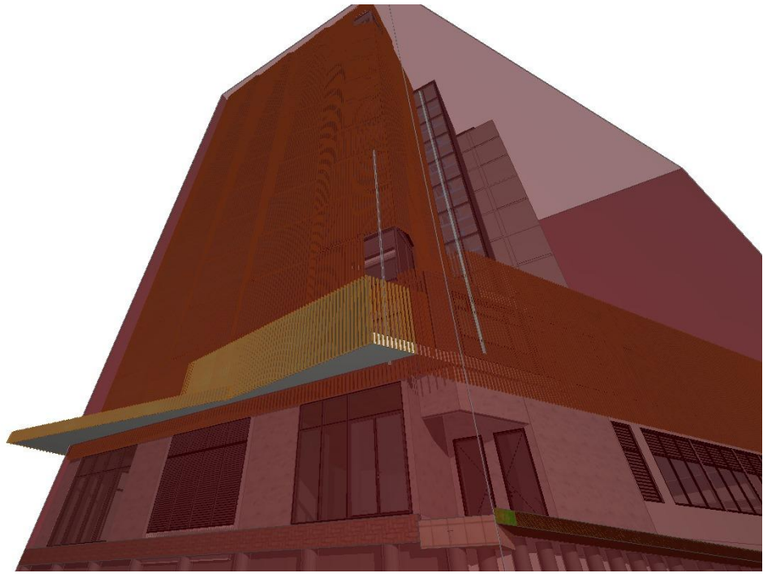
EASTERN BOUNDARY VIEW



STREET VIEW NORTH



STREET VIEW CORNER



STREET VIEW EAST

NOTE: **BOUNDARY ENCROACHMENTS LIMITED TO ROOF AWNINGS AT STREET LEVEL PARTICULARLY PACIFIC HIGHWAY FACADE AND WESTERN END OF EDGEWORTH DAVID AVENUE**

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

3D VIEWS - BOUNDARY ENCROACHMENTS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-17-458**

SCALES **as shown** | No. IN SET **47 of 47**

DATE **07.02.22** | SHEET NUMBER

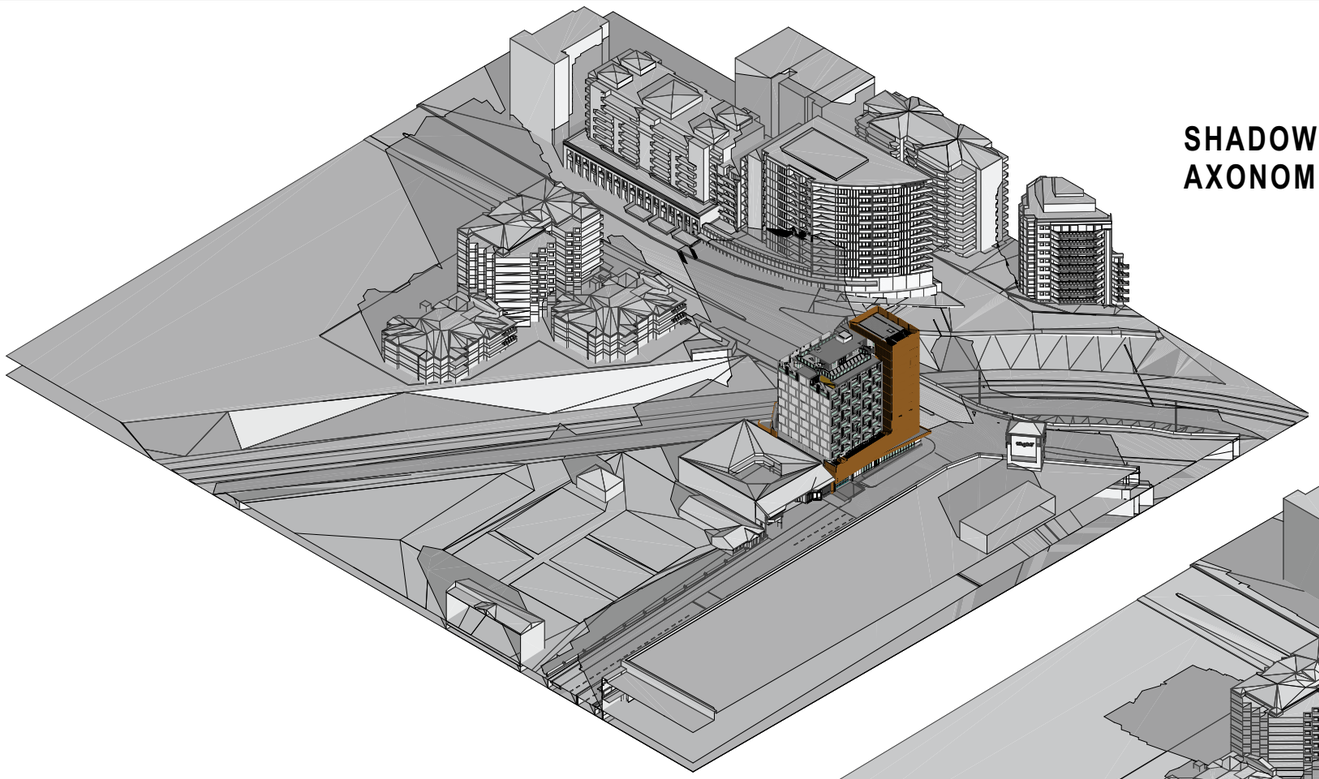
DRAWN BY **AJC** | **DA - 47R**

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

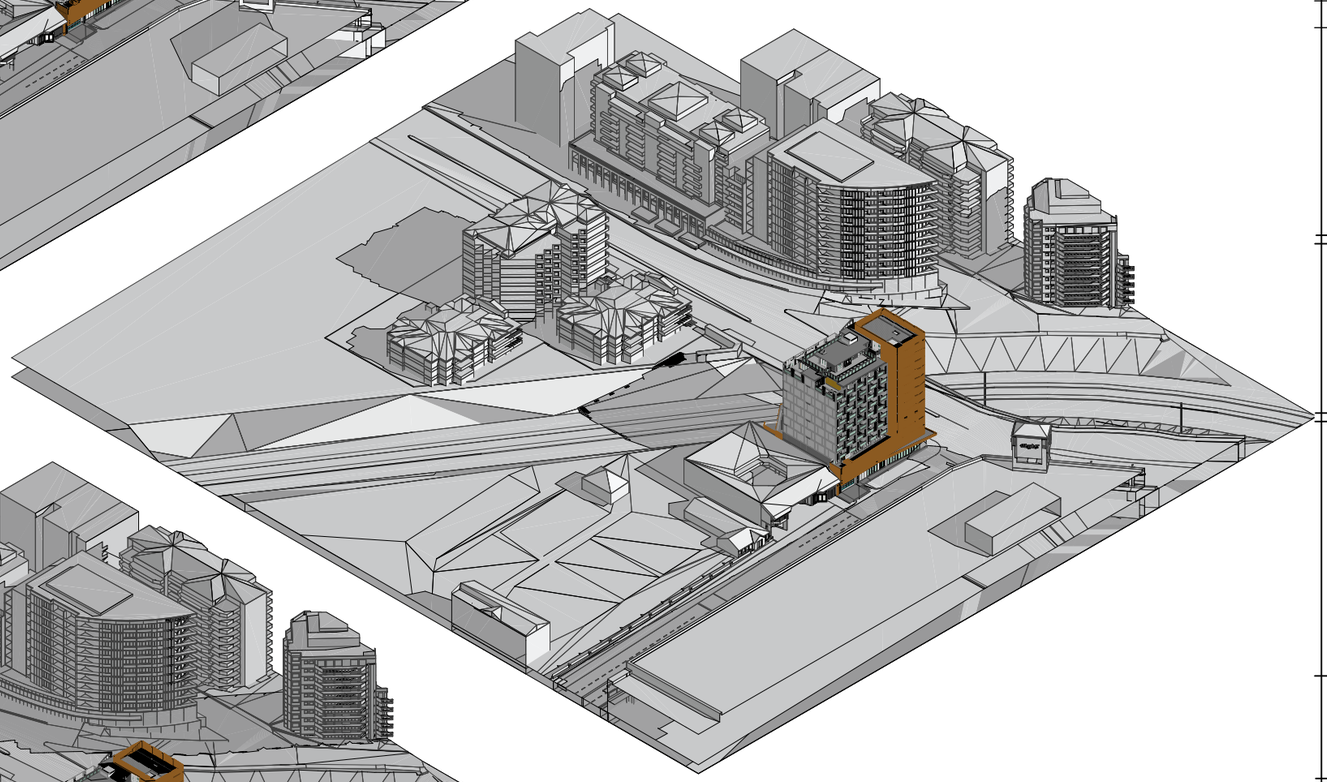
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

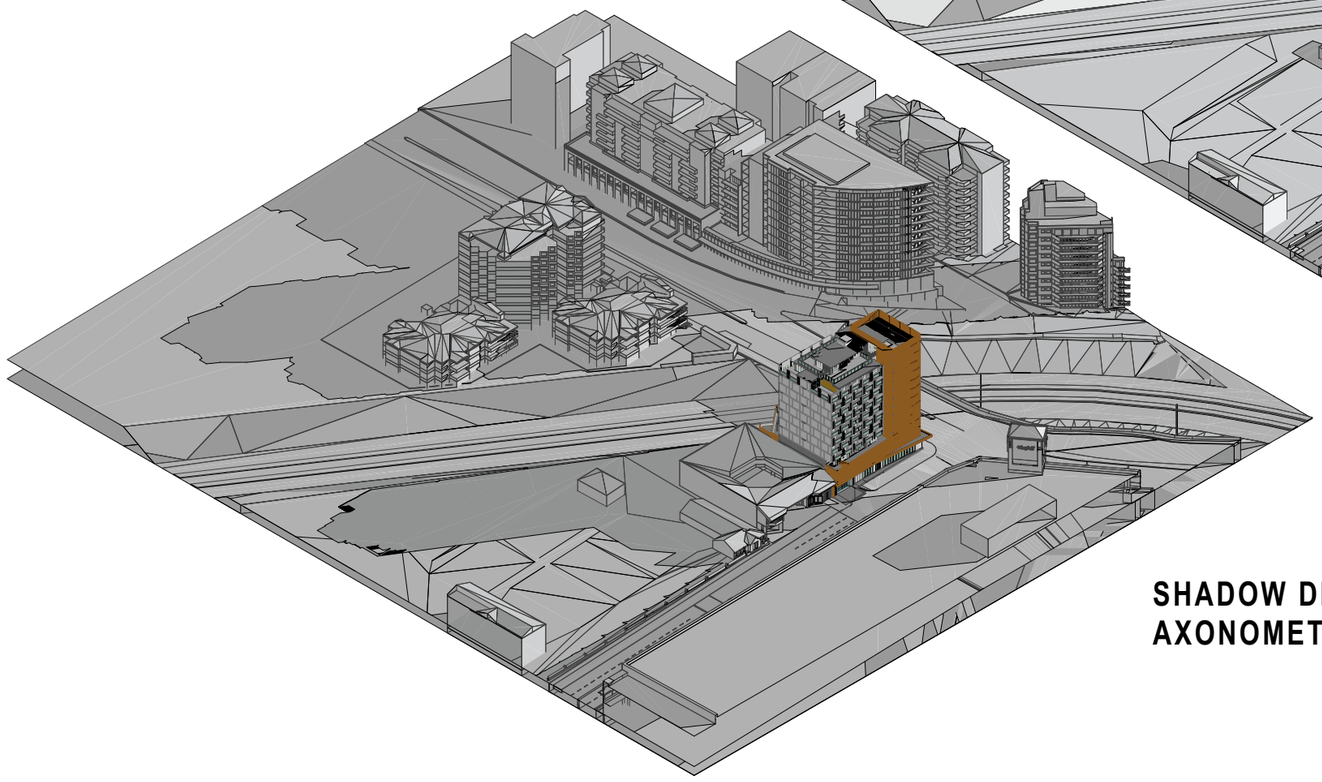
A3 0 10 20 30 40 50 60 70 80 90 100
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL



SHADOW DIAGRAM JUNE 21ST - 9AM
AXONOMETRIC



SHADOW DIAGRAM JUNE 21ST - 12PM
AXONOMETRIC



SHADOW DIAGRAM JUNE 21ST - 3PM
AXONOMETRIC

LEGEND

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Lot A DP 304557,
Lot B DP 304557

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DRAWING :

SHADOW DIAGRAMS AXONOMETRIC - JUNE 21ST

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 30 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 30R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

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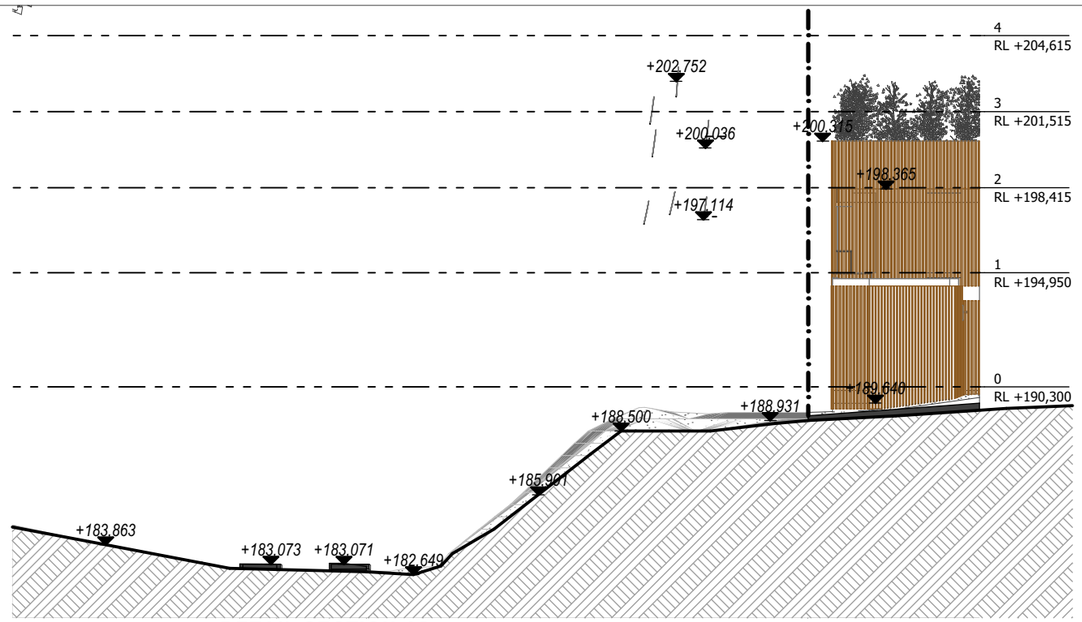
ALL DIMENSIONS TO BE CHECKED ON SITE

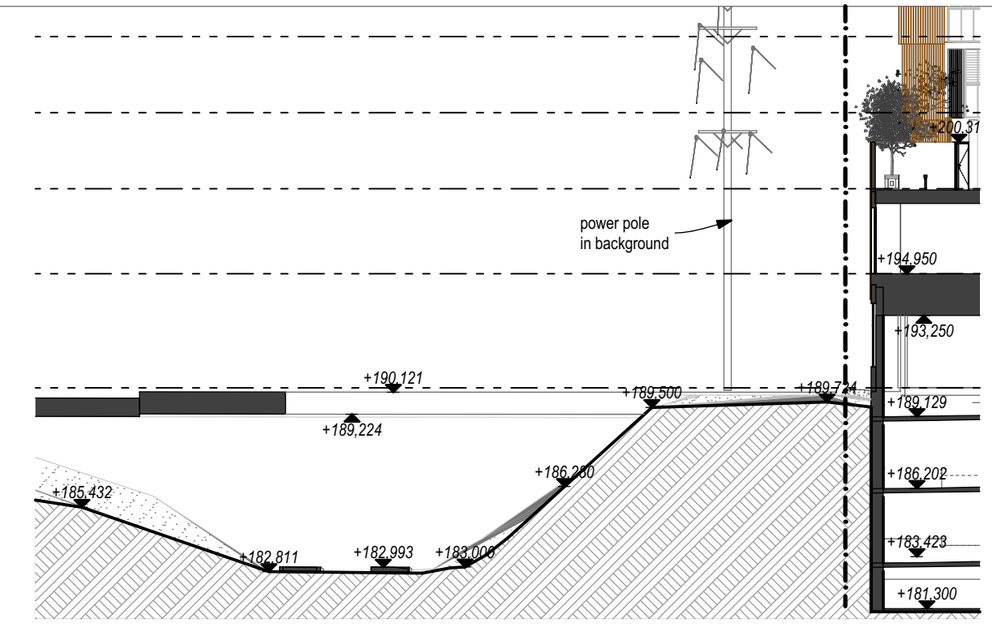
200

300mm ON ORIGINAL



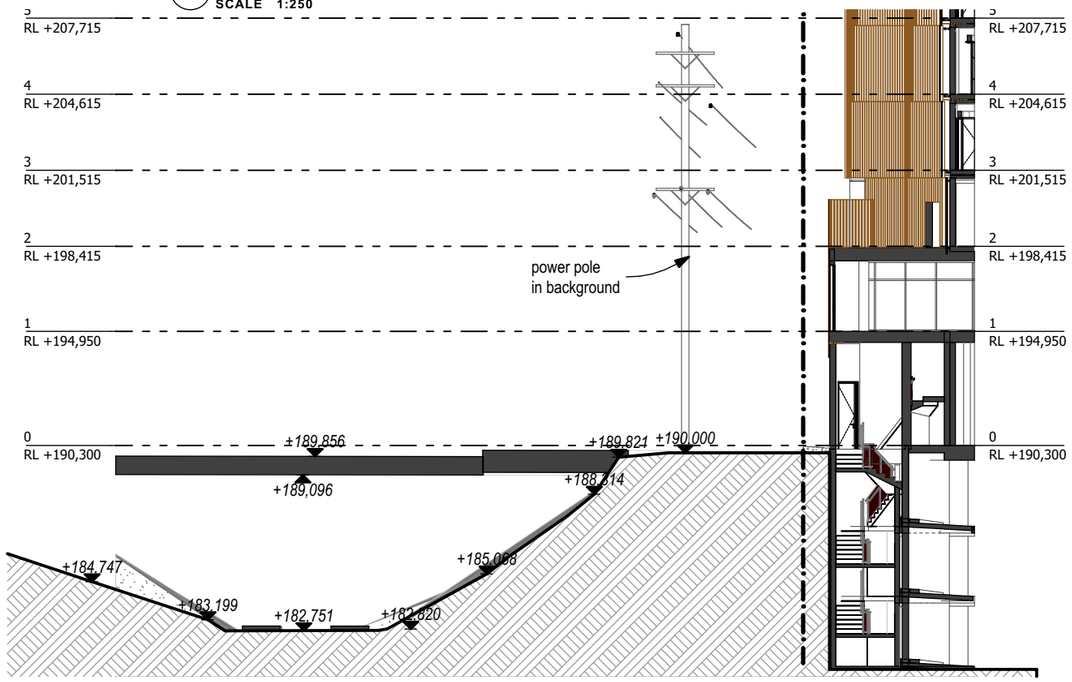
DETAIL SECTION 05

SCALE 1:250



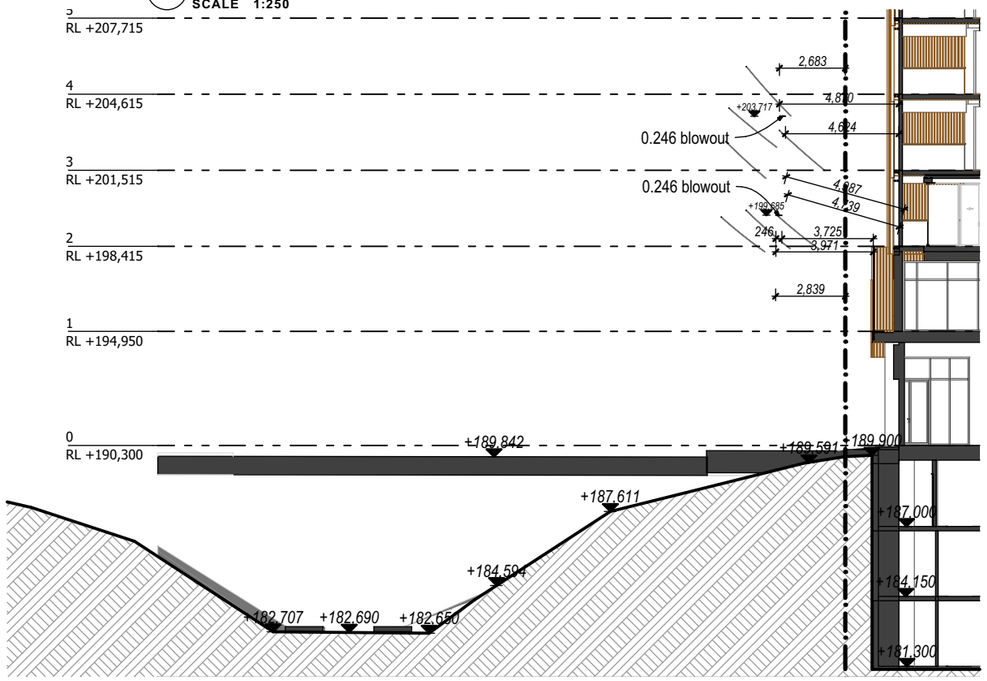
DETAIL SECTION 06

SCALE 1:250



DETAIL SECTION 07

SCALE 1:250



DETAIL SECTION 08

SCALE 1:250

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

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ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING

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AMENDMENTS

REV	AMENDMENT	DATE	BY	CHD
K	Development Application Submission	03.03.20	AJC	
L	Development Application Submission	15.04.20	AJC	
M	Consultant Issue - parking details incl.	20.08.20	AJC	
N	DA Submission Minor Amendments - Internal changes to utility rooms; loading dock; garbage rooms; and substation. Floor level amend to driveway ramp.	17.12.20	AJC	
P	DA Submission Minor Amendments - Relocation of Substation & Hydrant Booster. Mech. Ducting redesign. Minor amends to basement levels & G,1,2,11	20.06.21	AJC	
Q	Refuse Areas amended	21.07.21	AJC	

NORTH

PROJECT :
RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

DRAWING :
DETAIL SECTIONS - RAILWAY & POWER LINES

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-17-458**

SCALES **as shown**

No. IN SET **38 of 39**

DATE **07.02.22**

SHEET NUMBER **DA - 38R**

DRAWN BY **AJC**

Print Date: 14/02/2022

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE 0 2.0 4.0 6.0 8.0 10.0

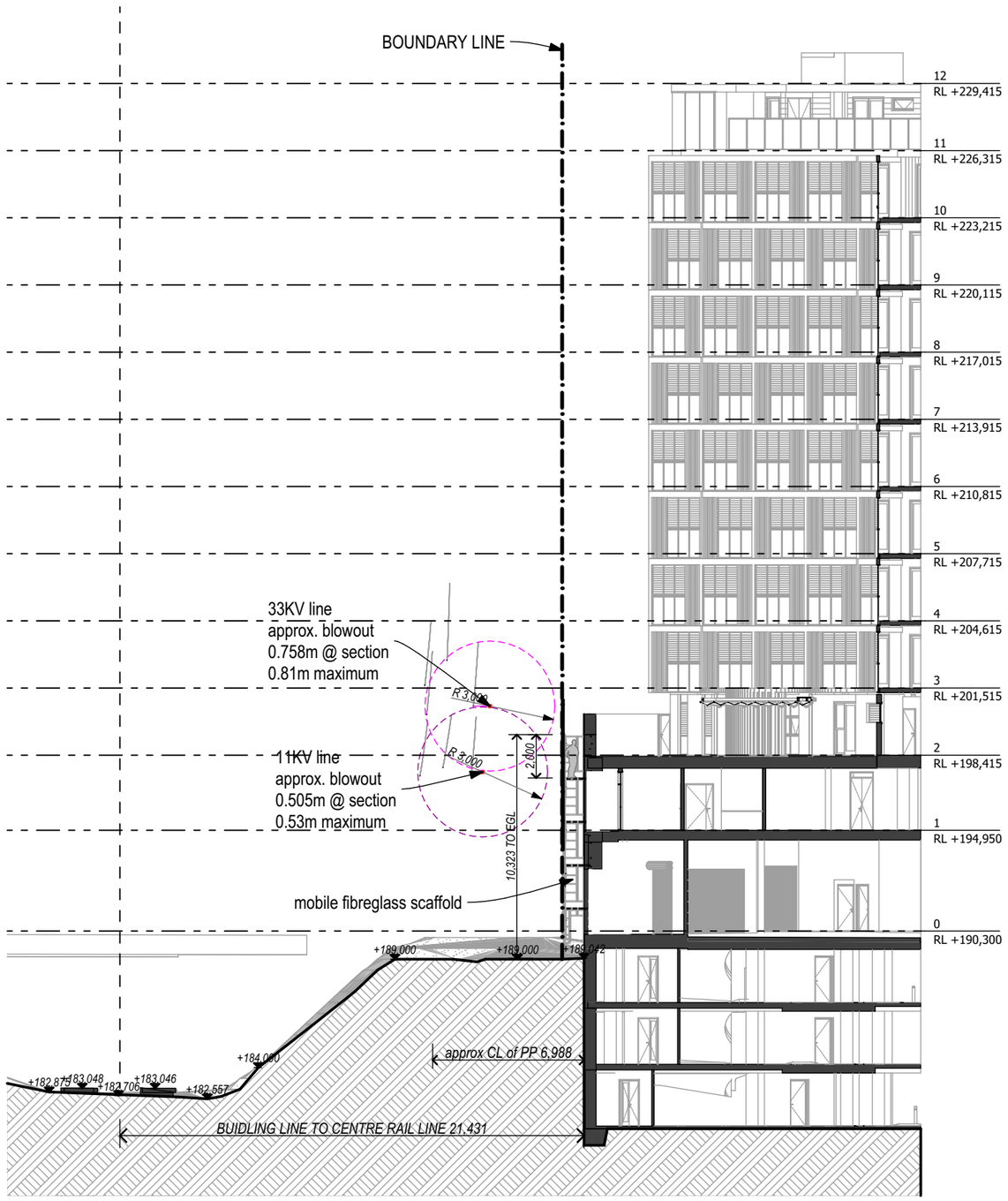
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

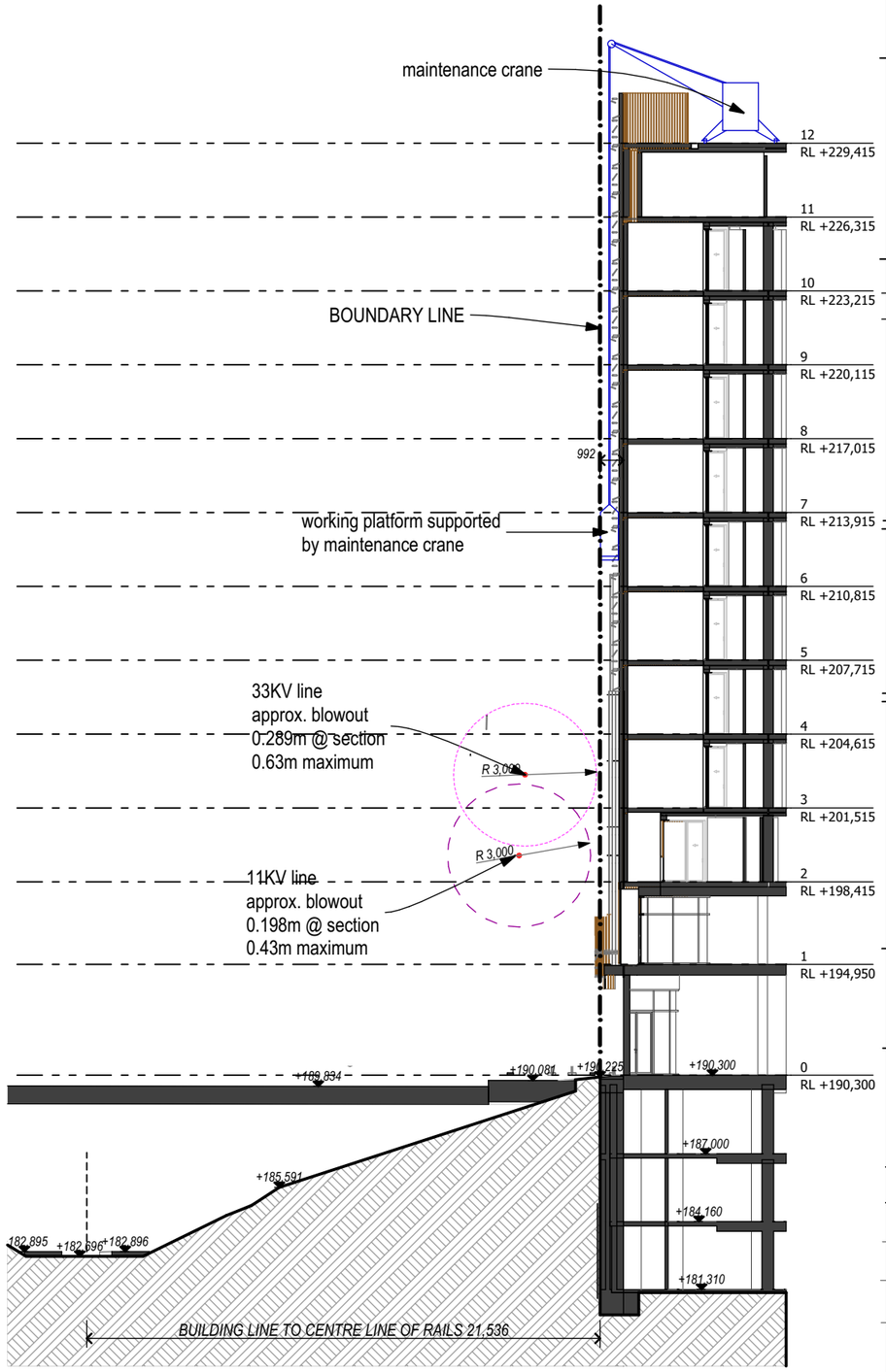
200

300mm ON ORIGINAL



DETAIL SECTION PL1 - OPTION C

SCALE 1:250



DETAIL SECTION PL2 - OPTION C

SCALE 1:250

LEGEND

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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REV	AMENDMENT	DATE	BY
L	Development Application Submission	15.04.20	AJC
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Q	Refuse Areas amended	21.07.21	AJC
R	Screens amended to tower & awnings. Info included for Powerline blowouts	16.09.21 07.02.22	AJC AJC

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

BLOWOUT SECTIONS - OPTION C - MAINTENANCE

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 44 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 44R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL

R2100 clear radius required from blowout point @ 11kv to work performed with scaffold and non-conductive protection panels (refer Option B)

Location of maximum blowout (430mm) for 11kv line beyond

11kv line.

Location of maximum blowout at building (198mm) for 11kv line.

R3000 clear radius required from blowout point @ 11kv to work performed without scaffold (Option A) & post-construction Maintenance work (Option C)

RAILWAY

NORTH SHORE

Site Area: 1,176.85 m²

FFL 229.415

BOUNDARY 19.70

BOUNDARY 43.955

BOUNDARY 36.555

BOUNDARY 44.755

R2100 clear radius required from blowout point @ 11kv to work performed with scaffold and non-conductive protection panels (refer Option B)

R3000 clear radius required from blowout point @ 11kv to work performed without scaffold (Option A) & post-construction Maintenance work (Option C)

11kv line.

Location of maximum blowout (530mm) for 11kv line.

Location of maximum blowout at building (758mm) for 11kv line.

CL OF TRP APPROX. 5.982

MH

STATION 2

STATION 3

STATION 4

STATION 6

LP

PP

SS

HYD

TL

TC

EPIL

189°

57°

30°

98°

45°

12'

08'

30"

03'

00"

SITE PLAN - 11 KV BLOWOUT

SCALE 1:200

LEGEND

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :
RESIDENTIAL AGED CARE FACILITY
at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

DRAWING :
DETAIL PLAN - BLOWOUT 11KV LINE

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 41 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 41R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

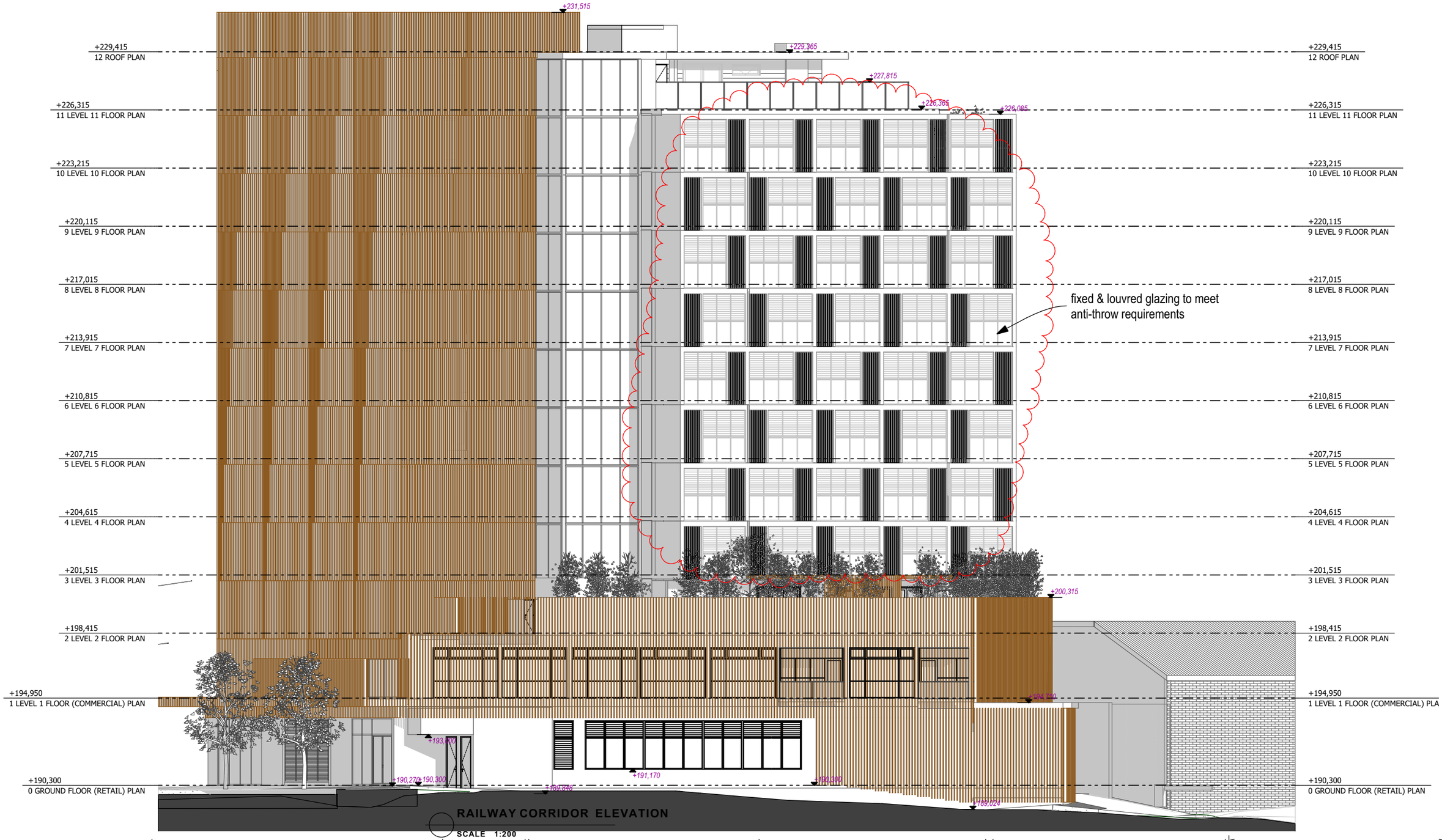
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL



RAILWAY CORRIDOR ELEVATION

SCALE 1:200

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

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MASONRY IN BUILDING

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AMENDMENTS

REV	AMENDMENT	DATE	BY	CHD
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Q	Refuse Areas amended	21.07.21	AJC	

NORTH

PROJECT :
RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

DRAWING :
RAILWAY CORRIDOR ELEVATION

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-17-458

SCALES as shown

No. IN SET 32 of 39

DATE 07.02.22

SHEET NUMBER DA - 32R

DRAWN BY AJC

Print Date: 14/02/2022

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SCALE 0 2.0 4.0 6.0 8.0 10.0

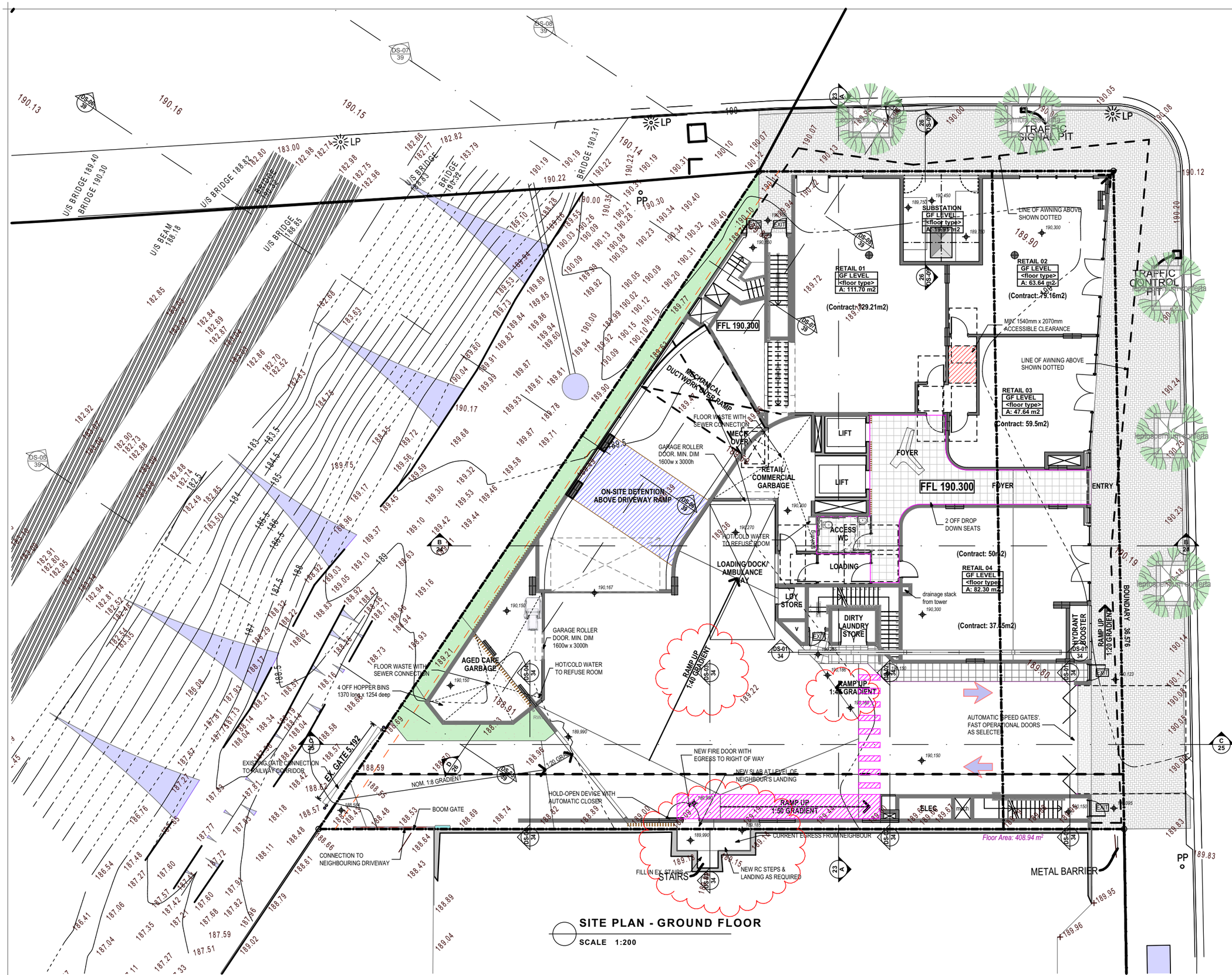
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL



LEGEND

NOTES

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

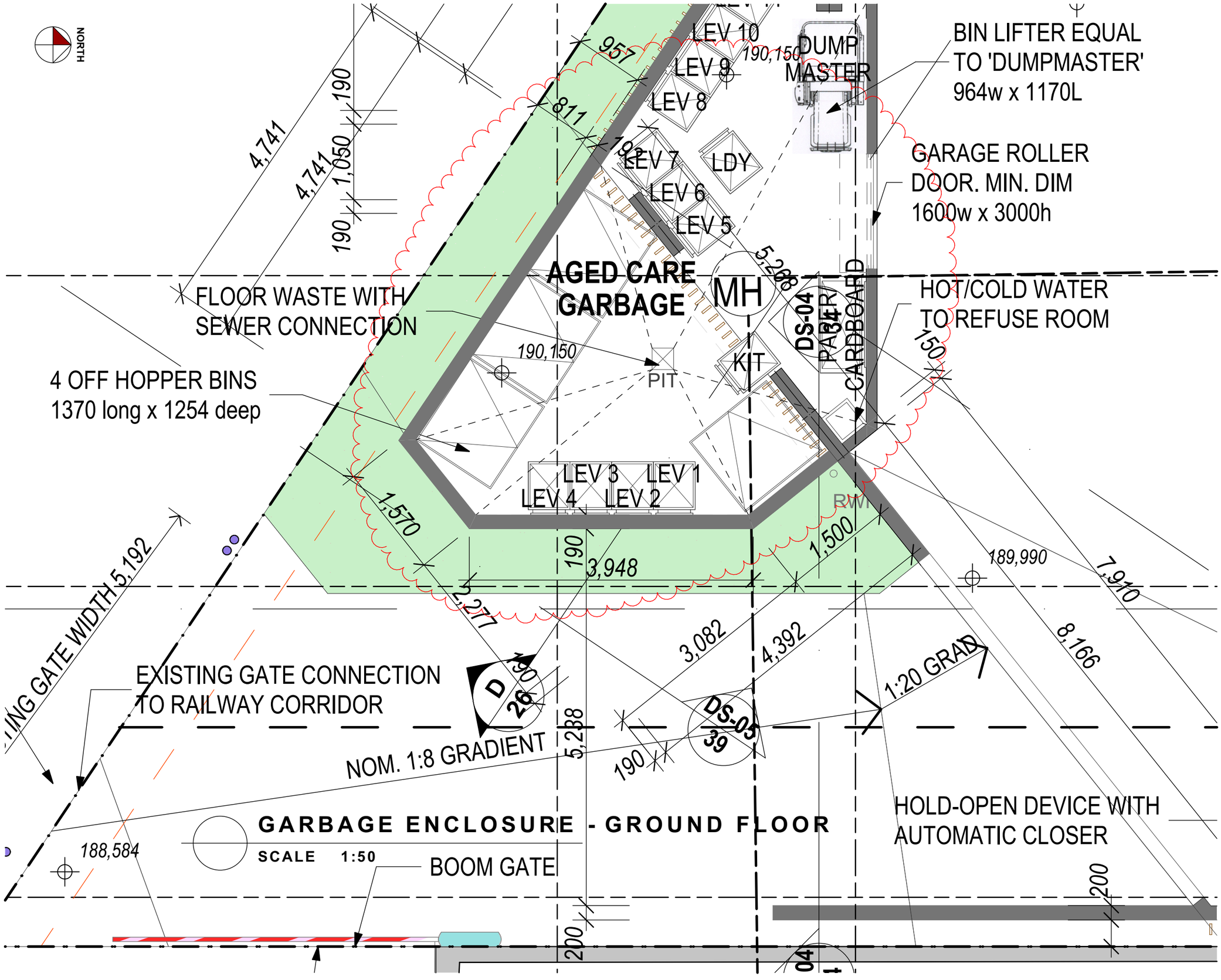
DETAIL PLAN - ACCESS EASEMENT

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 37 of 47
DATE 07.02.22	SHEET NUMBER DA - 37R
DRAWN BY AJC	

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL



LEGEND

NOTES

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ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :
RESIDENTIAL AGED CARE FACILITY
at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

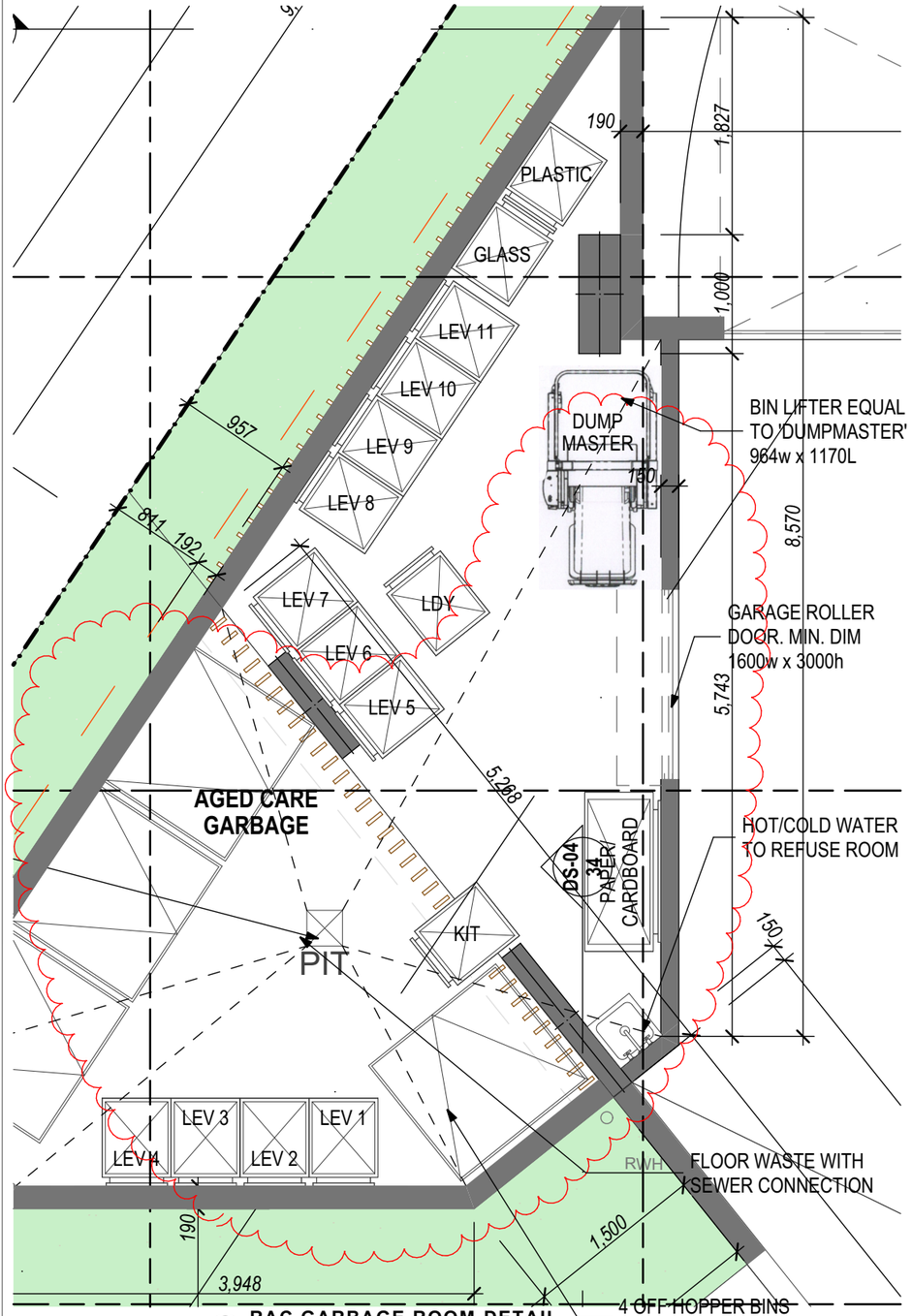
DRAWING :
GARBAGE ENCLOSURE

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 39 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 39R

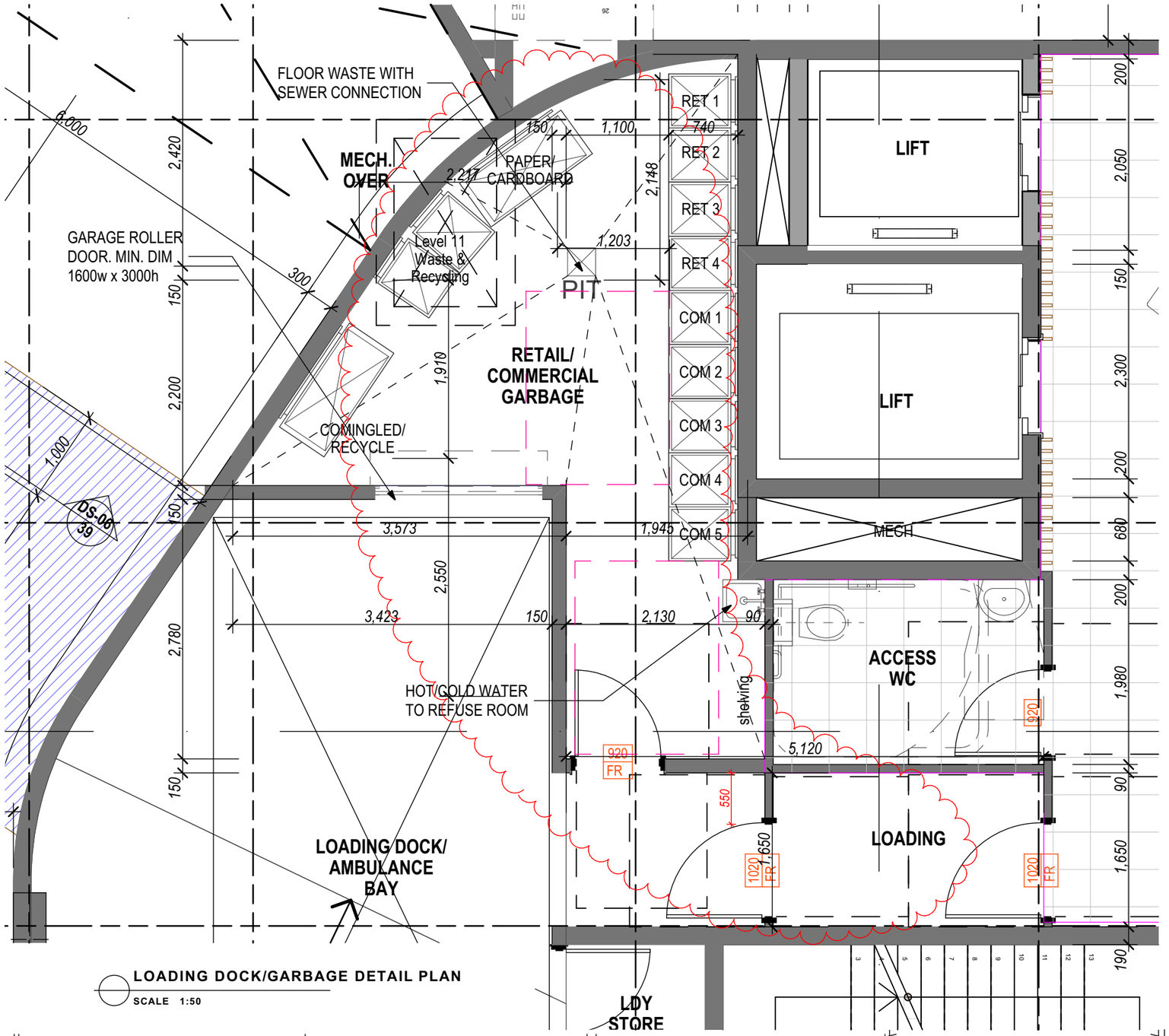
SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL



RAC GARBAGE ROOM DETAIL

SCALE 1:50



LOADING DOCK/GARBAGE DETAIL PLAN

SCALE 1:50

NOTES

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Q	Refuse Areas amended	21.07.21	AJC	

NORTH

PROJECT :
RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

DRAWING :
DETAIL PLANS - LOADING DOCK

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-17-458

SCALES as shown

No. IN SET 34 of 39

DATE 07.02.22

SHEET NUMBER DA - 34R

DRAWN BY AJC

Print Date: 14/02/2022

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE 1:50 @ A3
0 0.5 1.0 1.5 2.0 2.5

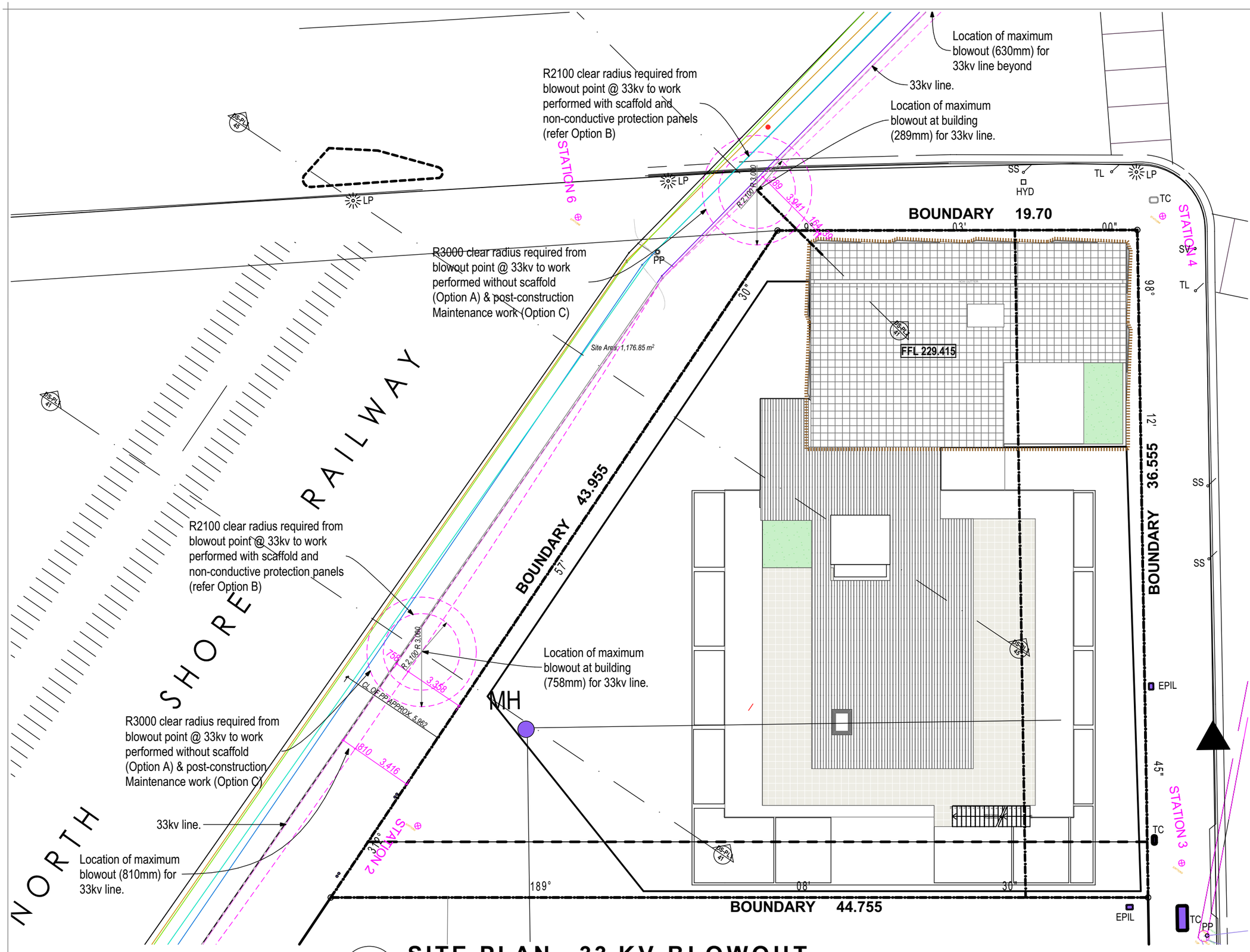
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL



SITE PLAN - 33 KV BLOWOUT

SCALE 1:200

LEGEND

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :
RESIDENTIAL AGED CARE FACILITY
at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

DRAWING :
DETAIL PLAN - BLOWOUT 33KV LINE

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 40 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 40R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

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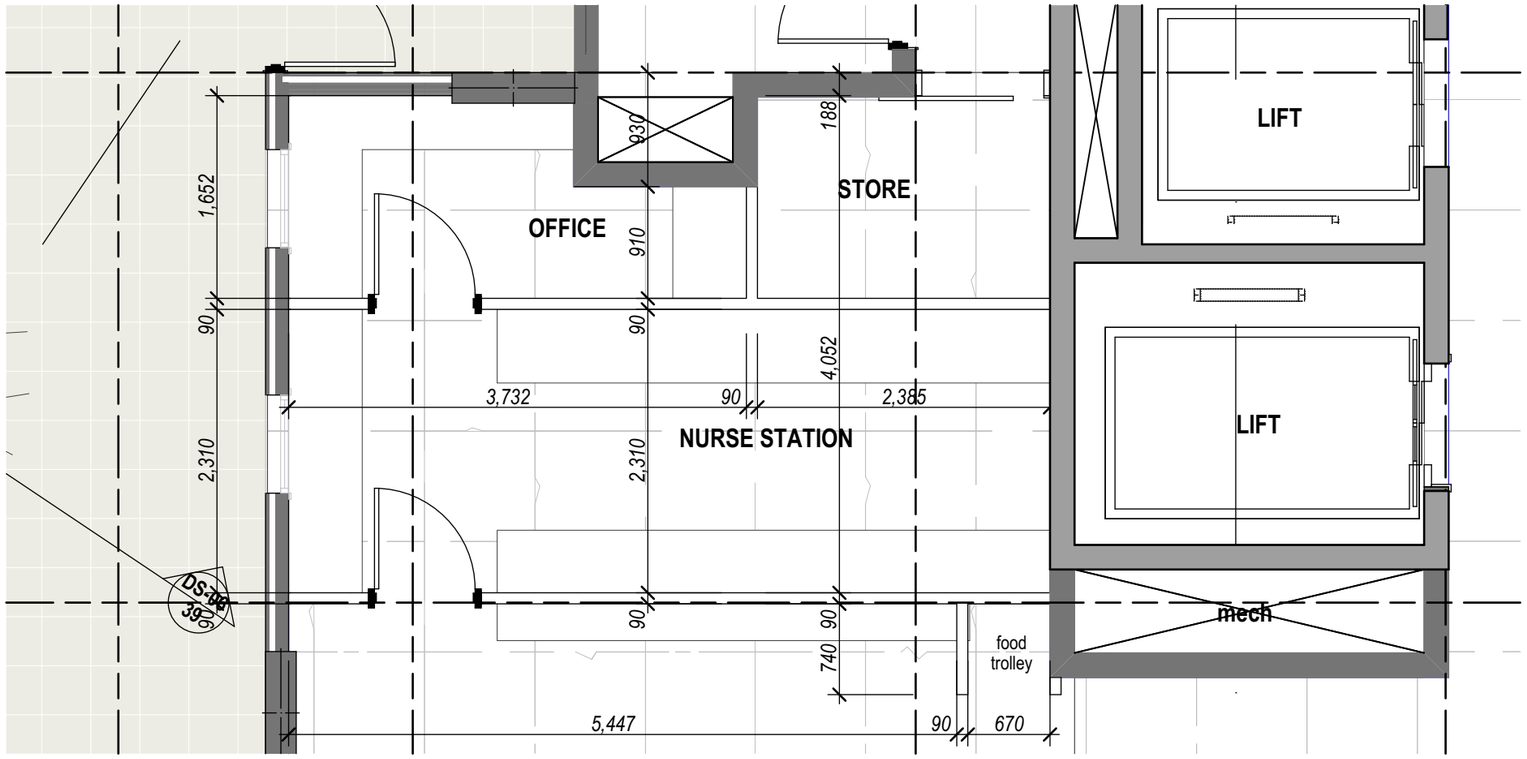
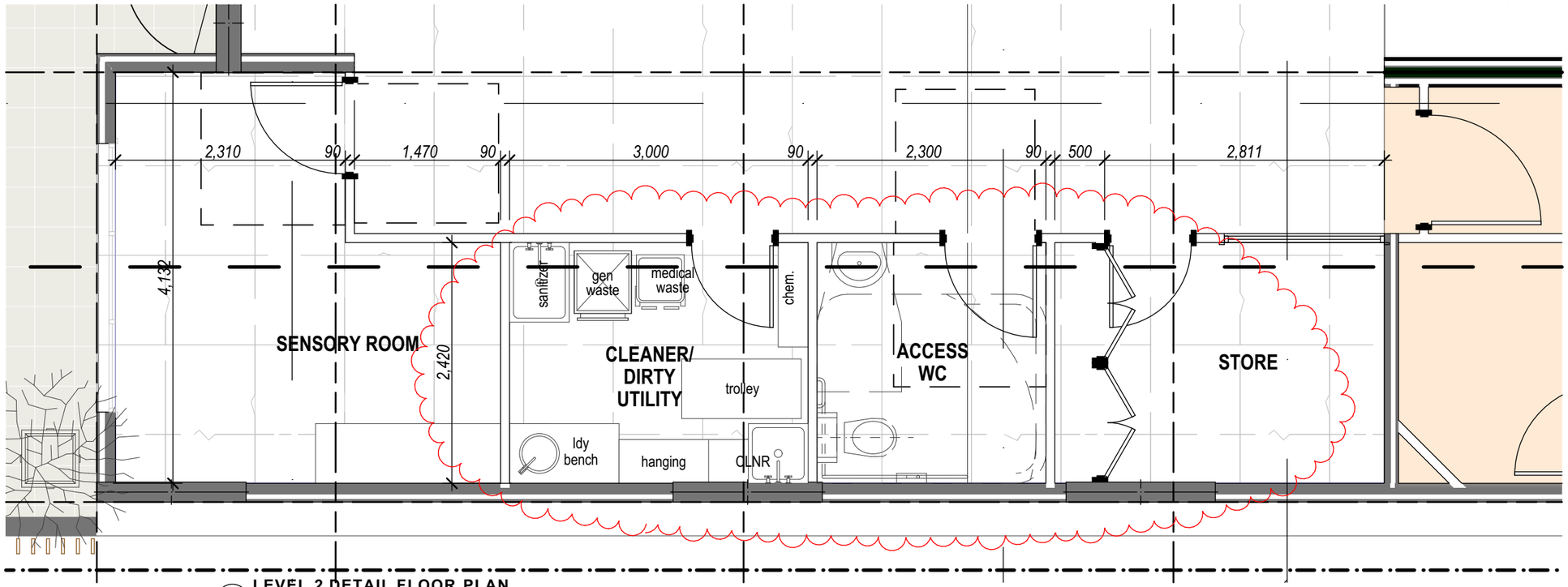
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL



LEVEL 2 NURSE STATION PLAN

SCALE 1:50



LEVEL 2 DETAIL FLOOR PLAN

SCALE 1:50

LEGEND

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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AMENDMENTS

REV	AMENDMENT	DATE	BY
L	Development Application Submission	15.04.20	AJC
M	Consultant Issue - parking details incl.	20.08.20	AJC
N	DA Submission Minor Amendments - Internal changes to utility rooms; loading dock; garbage rooms; and substation. Floor level amend to driveway ramp.	17.12.20	AJC
P	DA Submission Minor Amendments - Relocation of Substation & Hydrant Booster. Mech. Ducting redesign. Minor amends to basement levels & G,1,2,11	20.06.21	AJC
Q	Refuse Areas amended	21.07.21	AJC
R	Screens amended to tower & awnings. Info included for Powerline blowouts	16.09.21 07.02.22	AJC AJC

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

DETAIL PLANS - UTILITY ROOMS LEVEL 2

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 35 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 35R

SCALE 1:50 @ A3
0 0.5 1.0 1.5 2.0 2.5

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

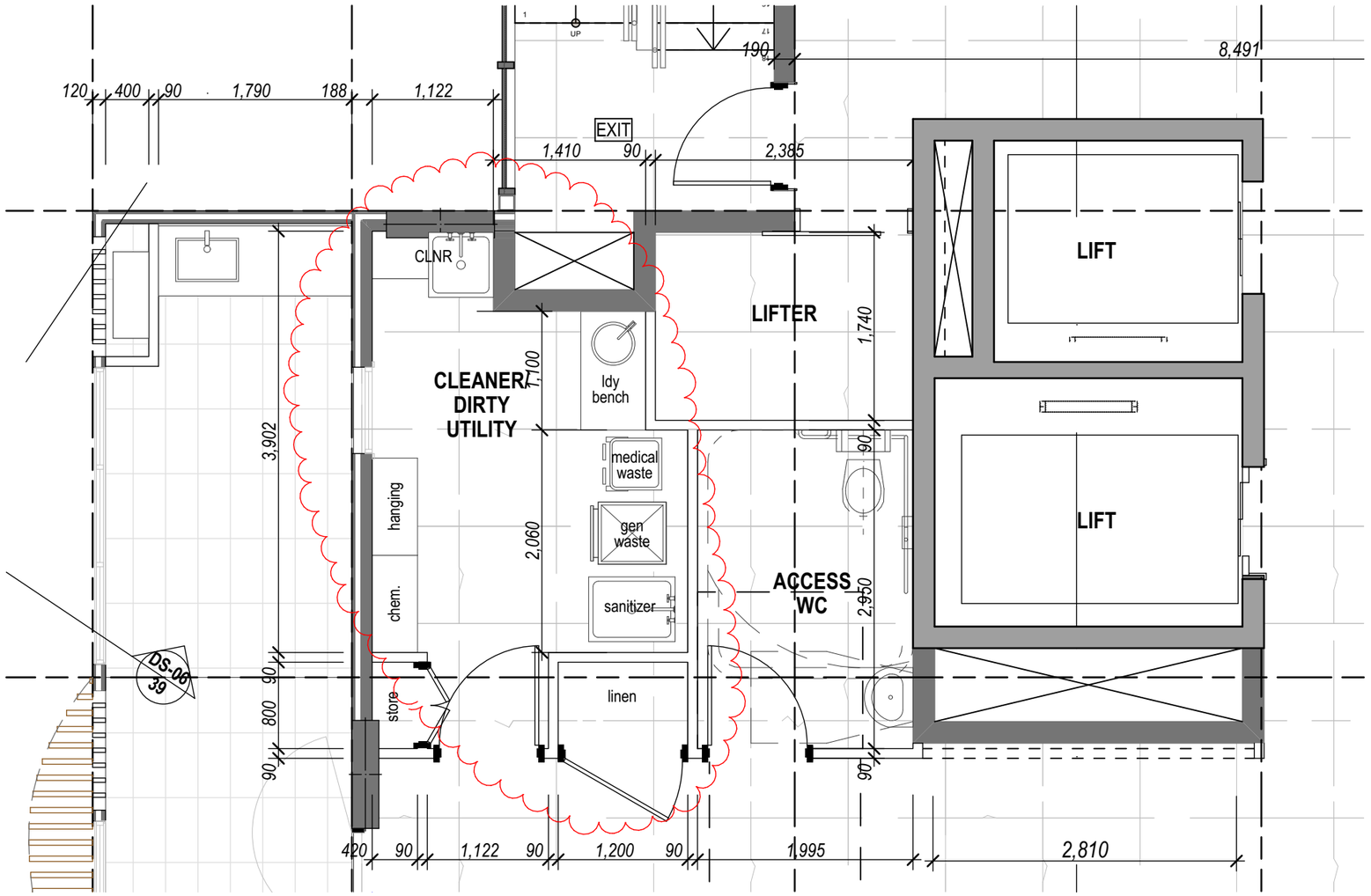
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

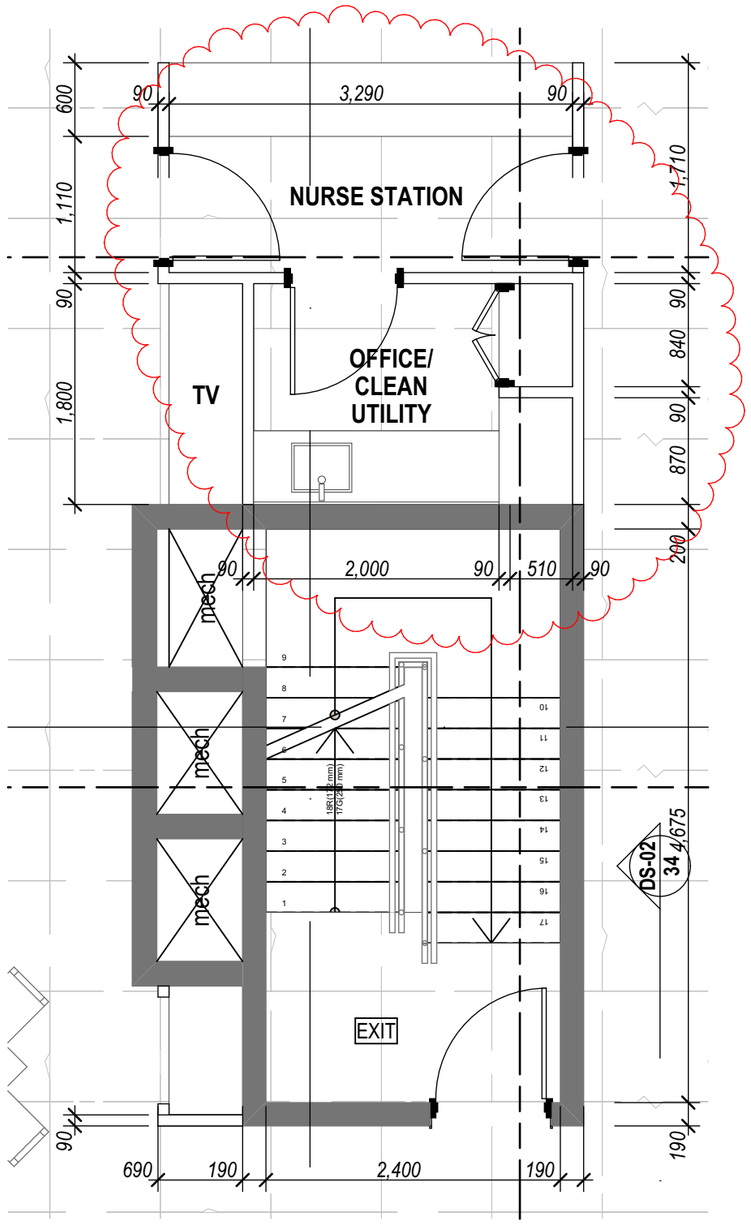
200

300mm ON ORIGINAL



LEVEL 3-10 DIRTY UTILITY PLAN

SCALE 1:50



LEVEL 3-10 CLEAN UTILITY PLAN

SCALE 1:50

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

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NATIONAL TIMBER FRAMING CODE
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MASONRY IN BUILDING

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REV	AMENDMENT	DATE	BY	CHD
K	Development Application Submission	03.03.20	AJC	
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P	DA Submission Minor Amendments - Relocation of Substation & Hydrant Booster. Mech. Ducting redesign. Minor amends to basement levels & G,1,2,11	20.06.21	AJC	
Q	Refuse Areas amended	21.07.21	AJC	

NORTH

PROJECT :
RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

DRAWING :
DETAIL PLANS - UTILITY ROOMS LEVELS 3-9

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-17-458

SCALES as shown | No. IN SET 36 of 39

DATE 07.02.22 | SHEET NUMBER DA - 36R

DRAWN BY AJC

Print Date: 14/02/2022

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE 1:50 @ A3
0 0.5 1.0 1.5 2.0 2.5

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

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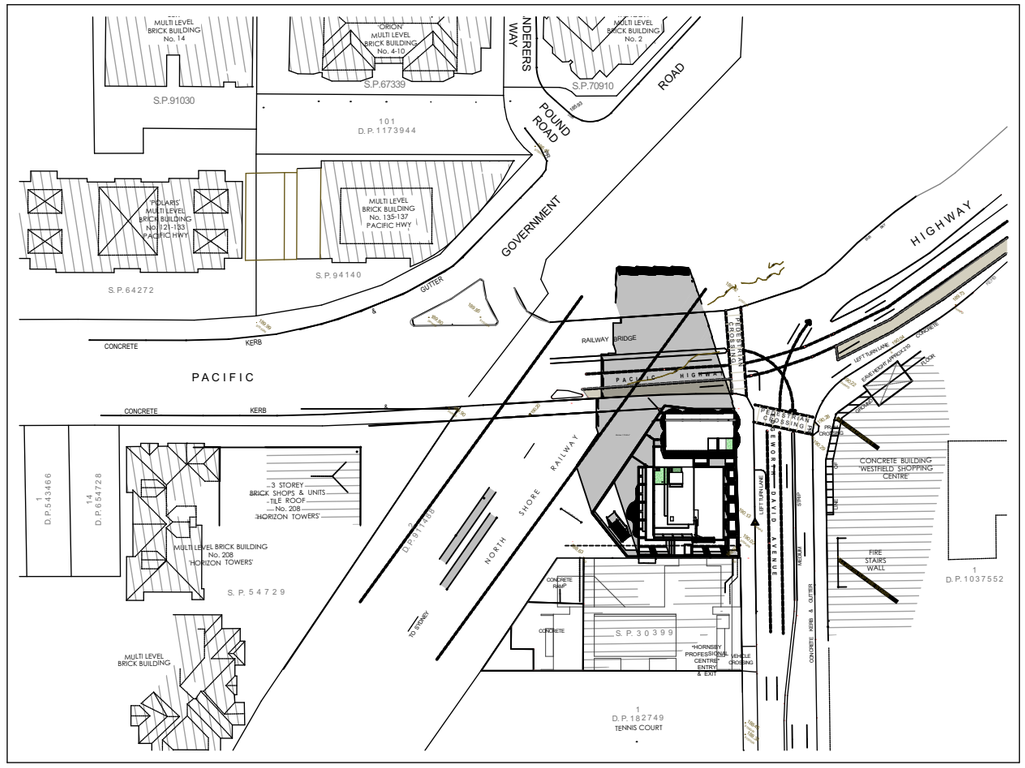
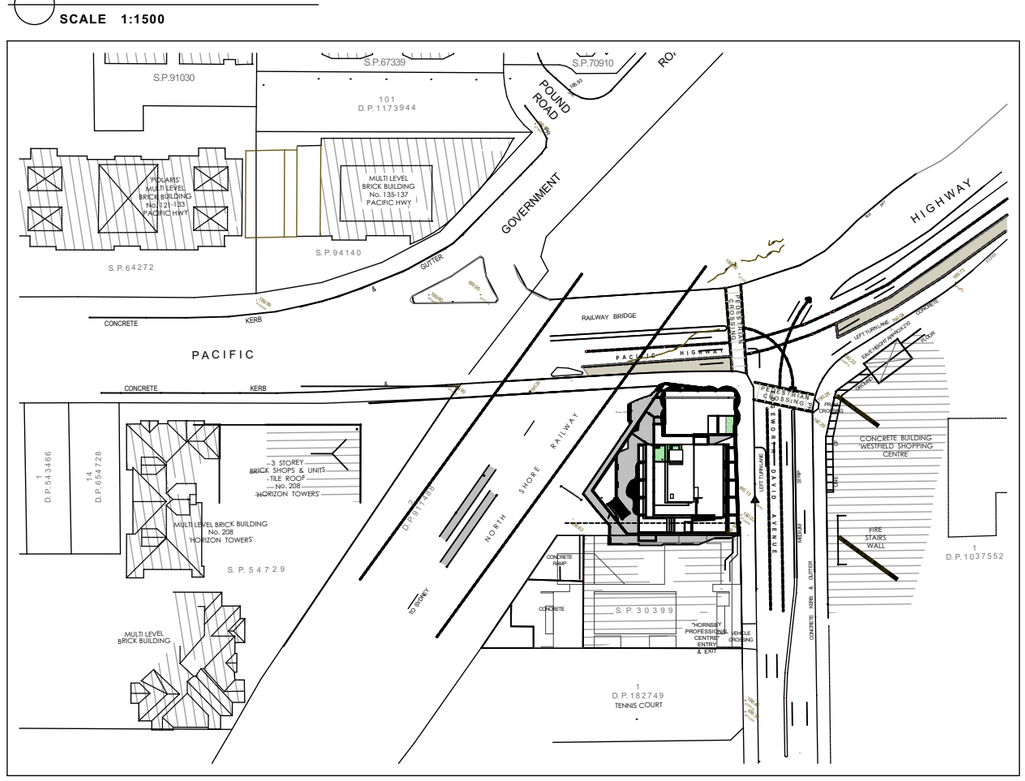
300mm ON ORIGINAL



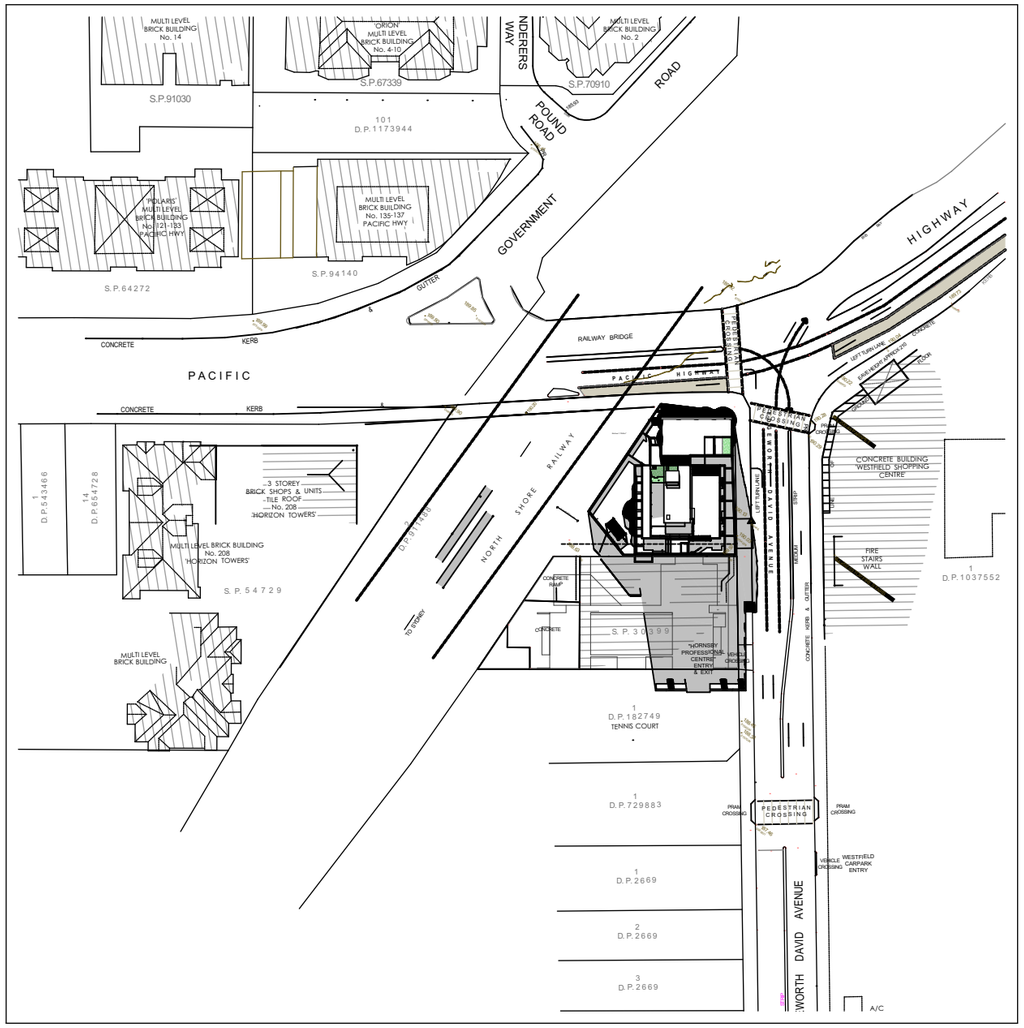
SHADOW DIAGRAM - DEC 21ST 9AM

SCALE 1:1500



SHADOW DIAGRAM - DEC 21ST 12PM

SCALE 1:1500



SHADOW DIAGRAM - DEC 21ST 3PM

SCALE 1:1500

LEGEND

NOTES

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SHADOW DIAGRAMS - DECEMBER 21ST

NOT FOR CONSTRUCTION

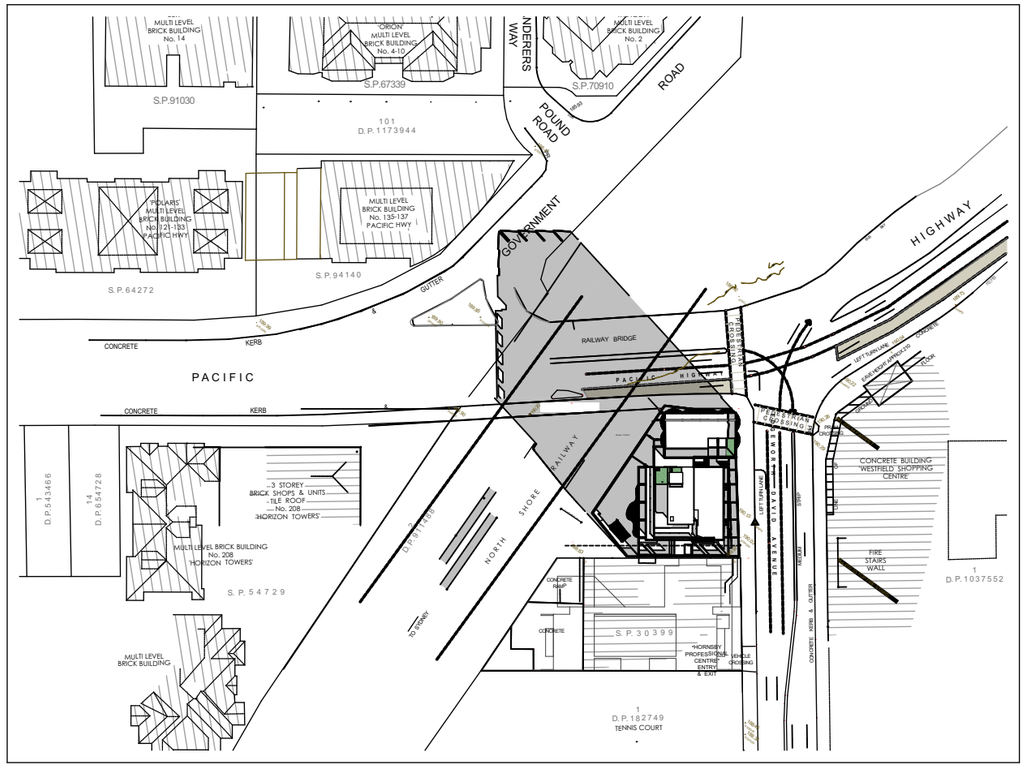
CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 29 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 29R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

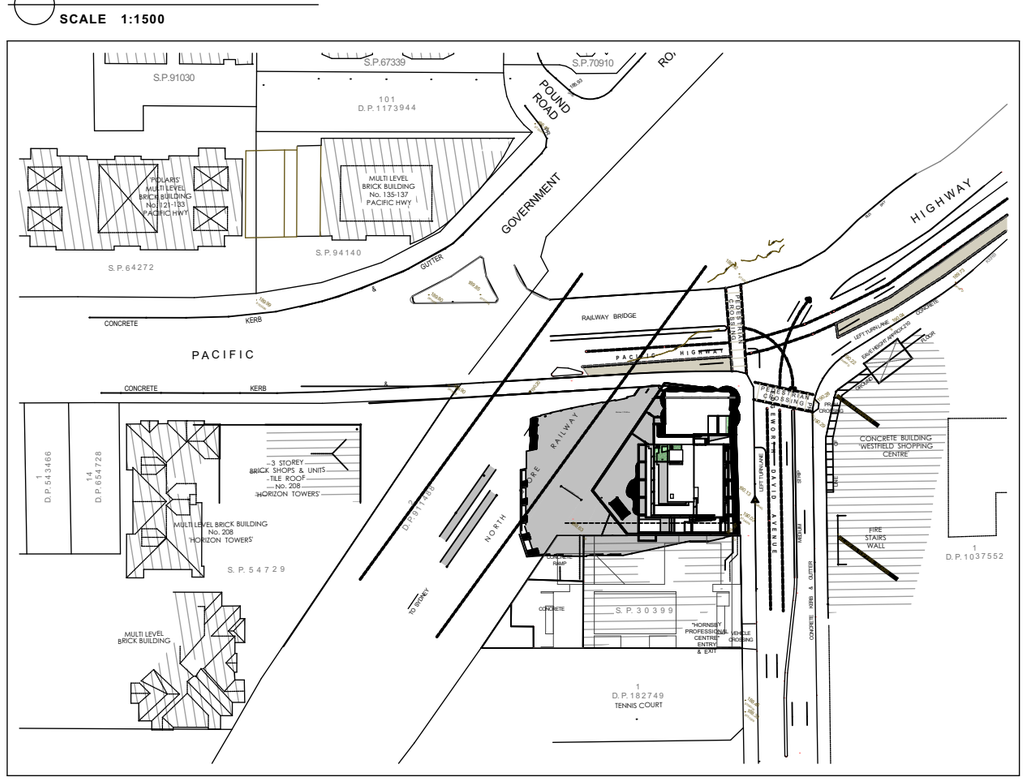
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL



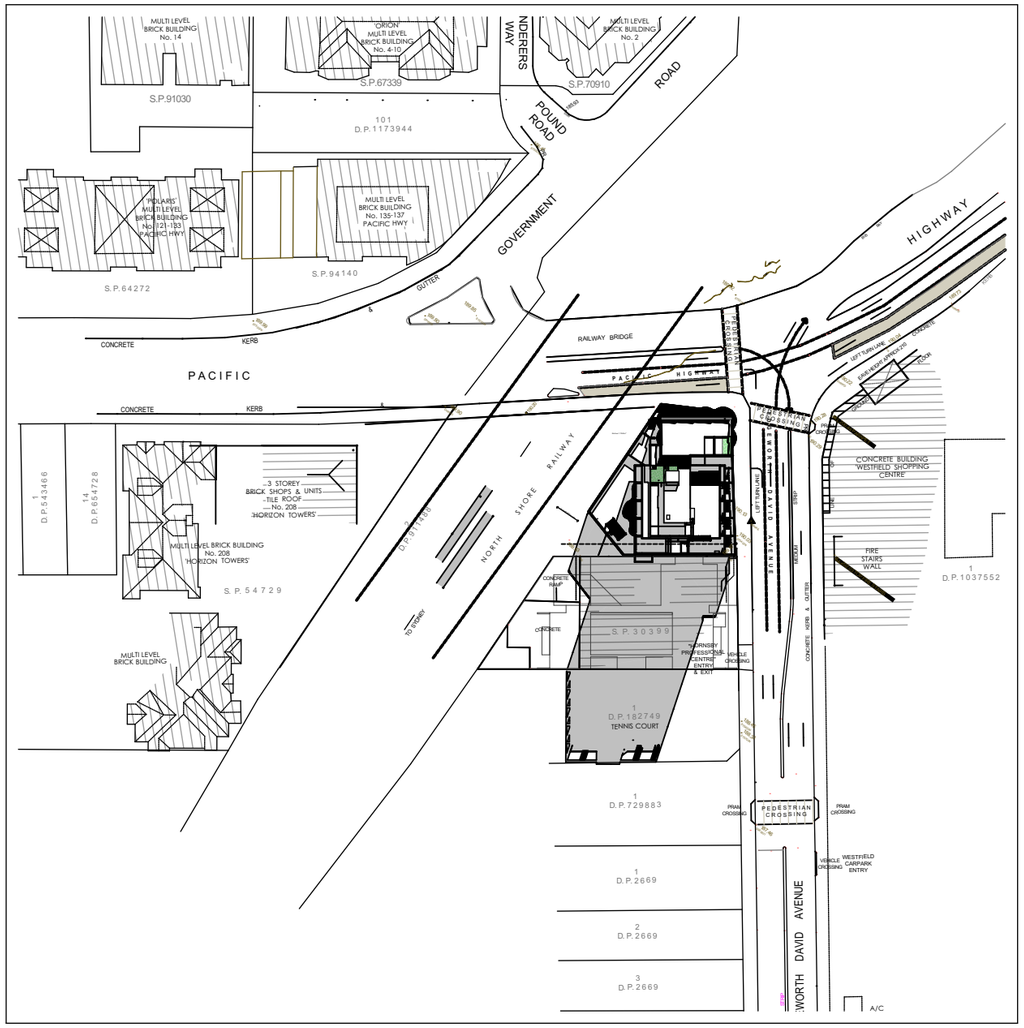
SHADOW DIAGRAM - MAR/SEP 21ST 9AM

SCALE 1:1500



SHADOW DIAGRAM - MAR/SEP 21ST 12PM

SCALE 1:1500



SHADOW DIAGRAM - MAR/SEP 21ST 3PM

SCALE 1:1500

LEGEND

NOTES

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R	Screens amended to tower & awnings. Info included for Powerline blowouts	16.09.21 07.02.22	AJC AJC

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SHADOW DIAGRAMS - MARCH/SEPTEMBER 21ST

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 28 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 28R

SCALE 1:200 @ A3
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL

SUN EYE MODEL - 9AM JUNE 21ST

SUN EYE MODEL - 10AM JUNE 21ST

SUN EYE MODEL - 11AM JUNE 21ST

SUN EYE MODEL - 12PM JUNE 21ST

SUN EYE MODEL - 1PM JUNE 21ST

SUN EYE MODEL - 2PM JUNE 21ST

SUN EYE MODEL - 3PM JUNE 21ST

NOTES

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ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING

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AMENDMENTS

REV	AMENDMENT	DATE	BY	CHD
K	Development Application Submission	03.03.20	AJC	
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Q	Refuse Areas amended	21.07.21	AJC	

NORTH

PROJECT :
RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

DRAWING :
SUN-EYE DIAGRAMS - JUNE 21ST

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-17-458**

SCALES **as shown** | No. IN SET **31 of 39**

DATE **07.02.22** | SHEET NUMBER **DA - 31R**

DRAWN BY **AJC**

Print Date: 14/02/2022

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE 0 2.0 4.0 6.0 8.0 10.0

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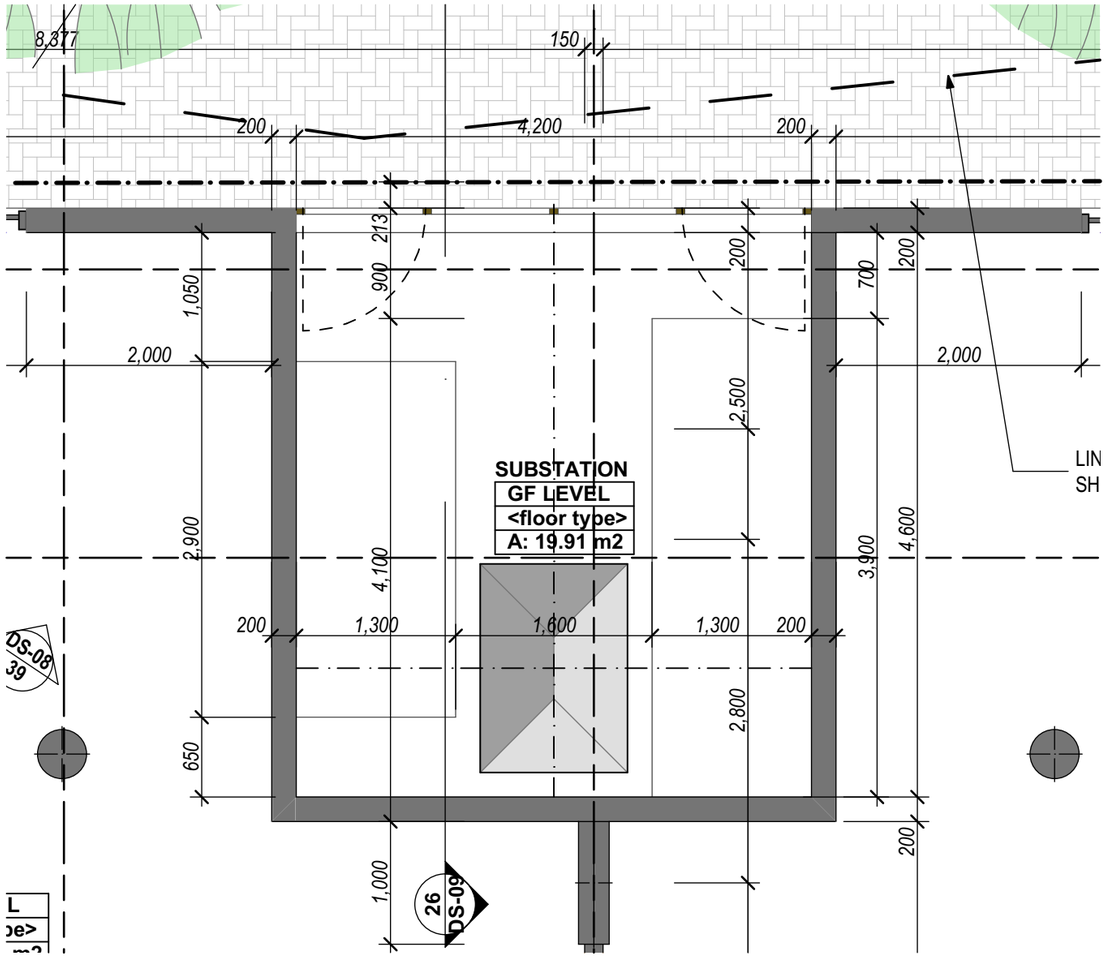
A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

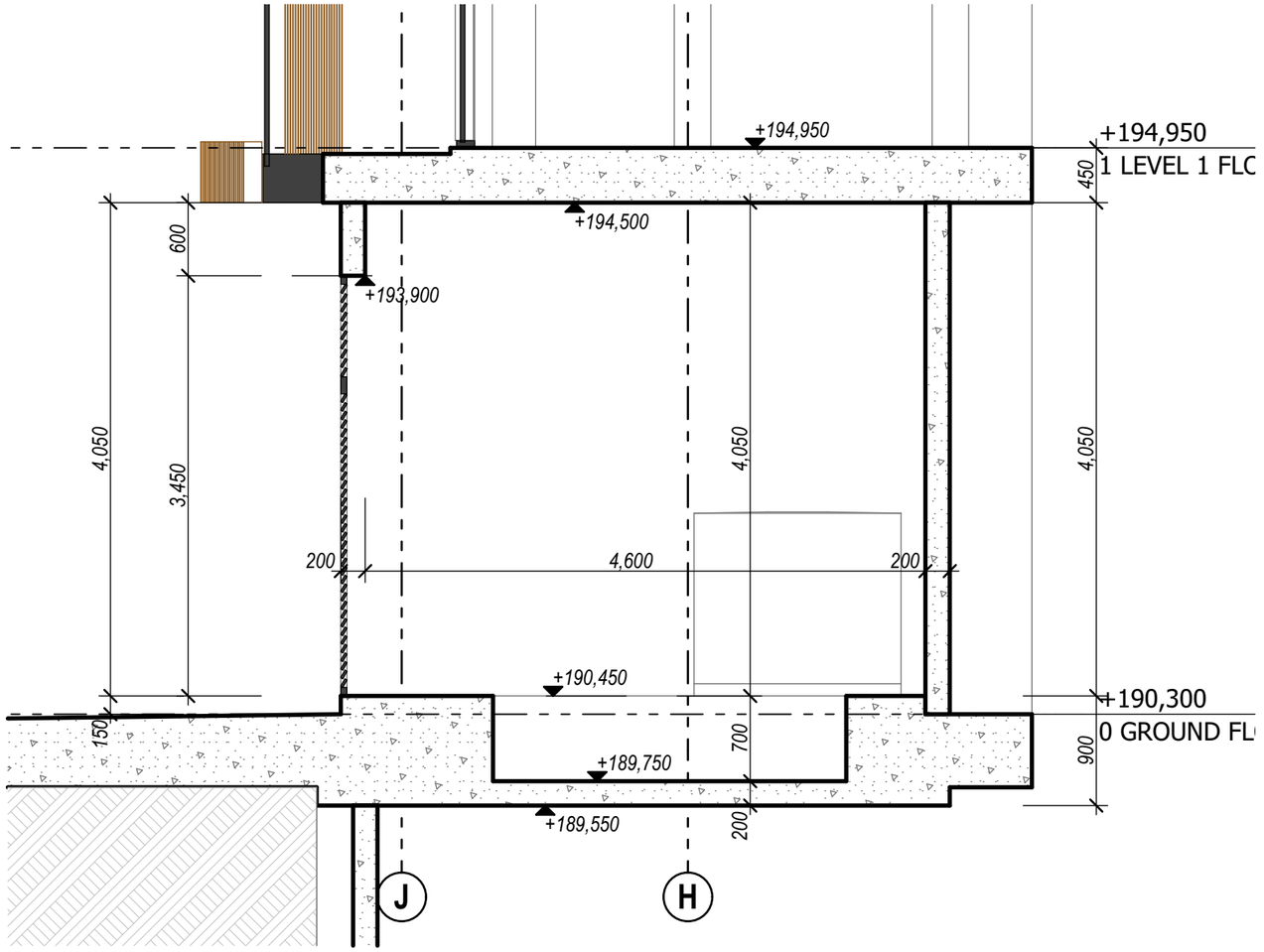
200

300mm ON ORIGINAL



SUBSTATION FLOOR PLAN

SCALE 1:50



DETAIL SECTION 09

SCALE 1:50

NOTES

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Q	Refuse Areas amended	21.07.21	AJC	

NORTH

PROJECT :
RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :
TBG Senior Living Services PTY LTD

DRAWING :
SUBSTATION DETAILS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-17-458**

SCALES **as shown**

No. IN SET **33 of 39**

DATE **07.02.22**

SHEET NUMBER **DA - 33R**

DRAWN BY **AJC**

Print Date: 14/02/2022

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SCALE 0 2.0 4.0 6.0 8.0 10.0

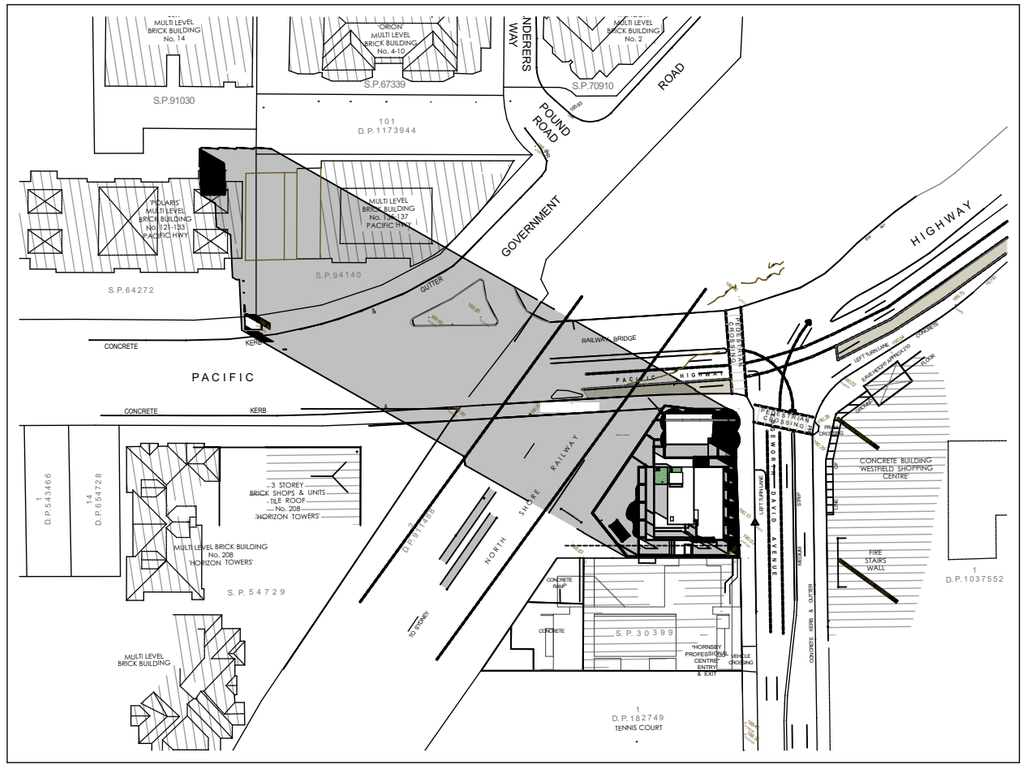
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

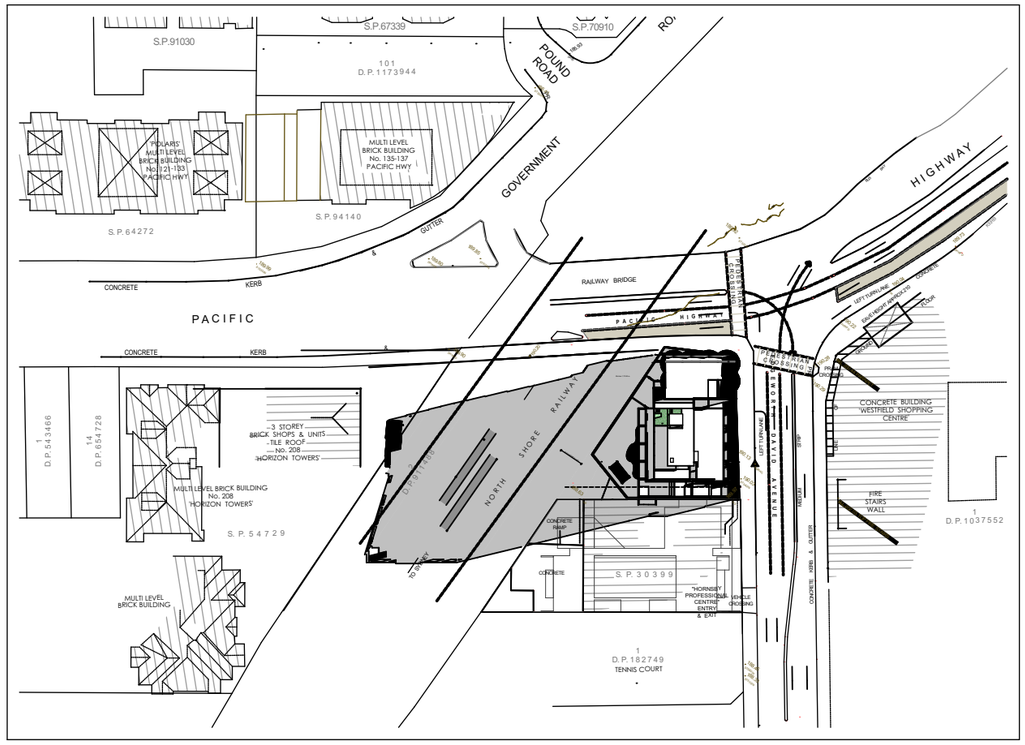
200

300mm ON ORIGINAL



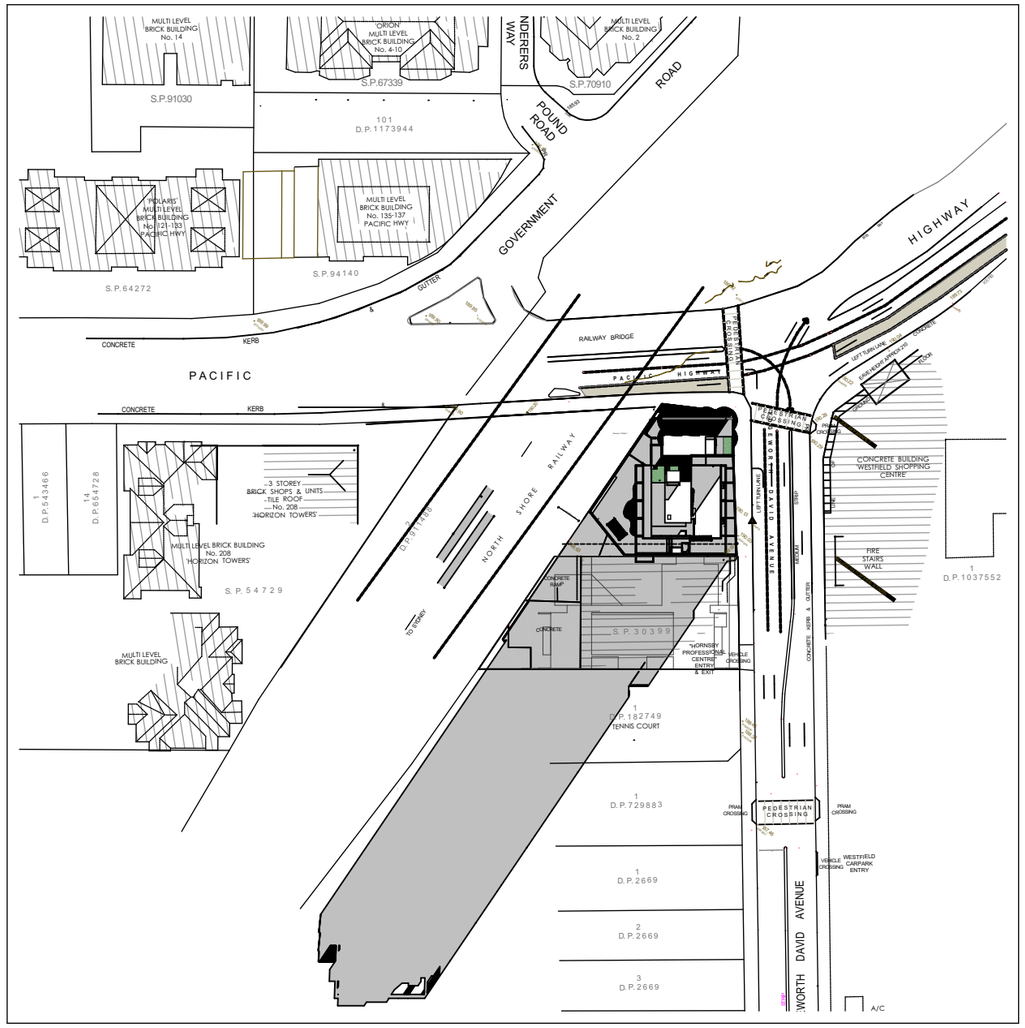
SHADOW DIAGRAM - JUNE 21ST 9AM

SCALE 1:1500



SHADOW DIAGRAM - JUNE 21ST 12PM

SCALE 1:1500



SHADOW DIAGRAM - JUNE 21ST 3PM

SCALE 1:1500

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SHADOW DIAGRAMS - JUNE 21ST

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 27 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 27R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

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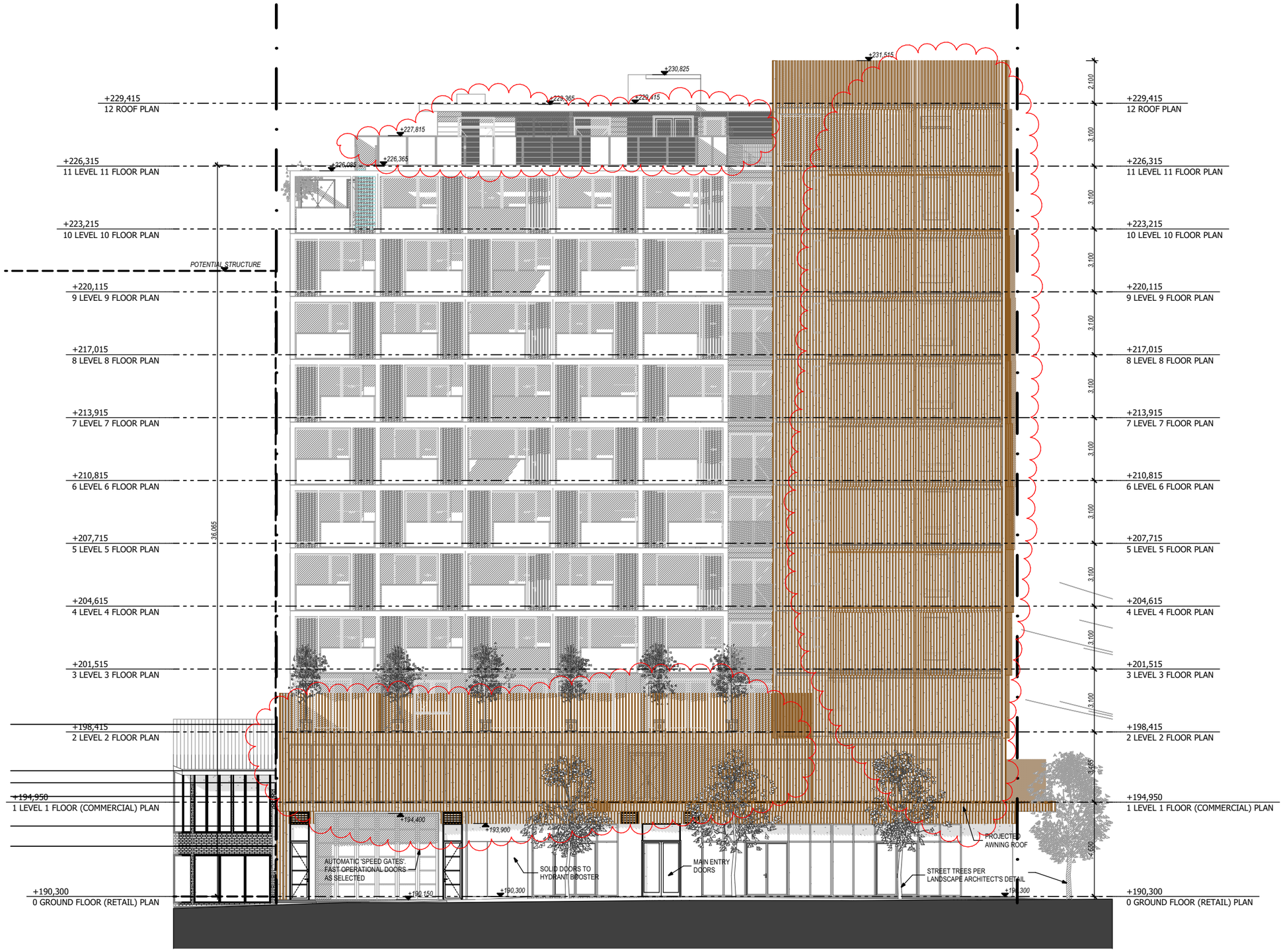
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL



NORTH ELEVATION

SCALE 1:200

LEGEND

NOTES

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Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

NORTH ELEVATION

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 19 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 19R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
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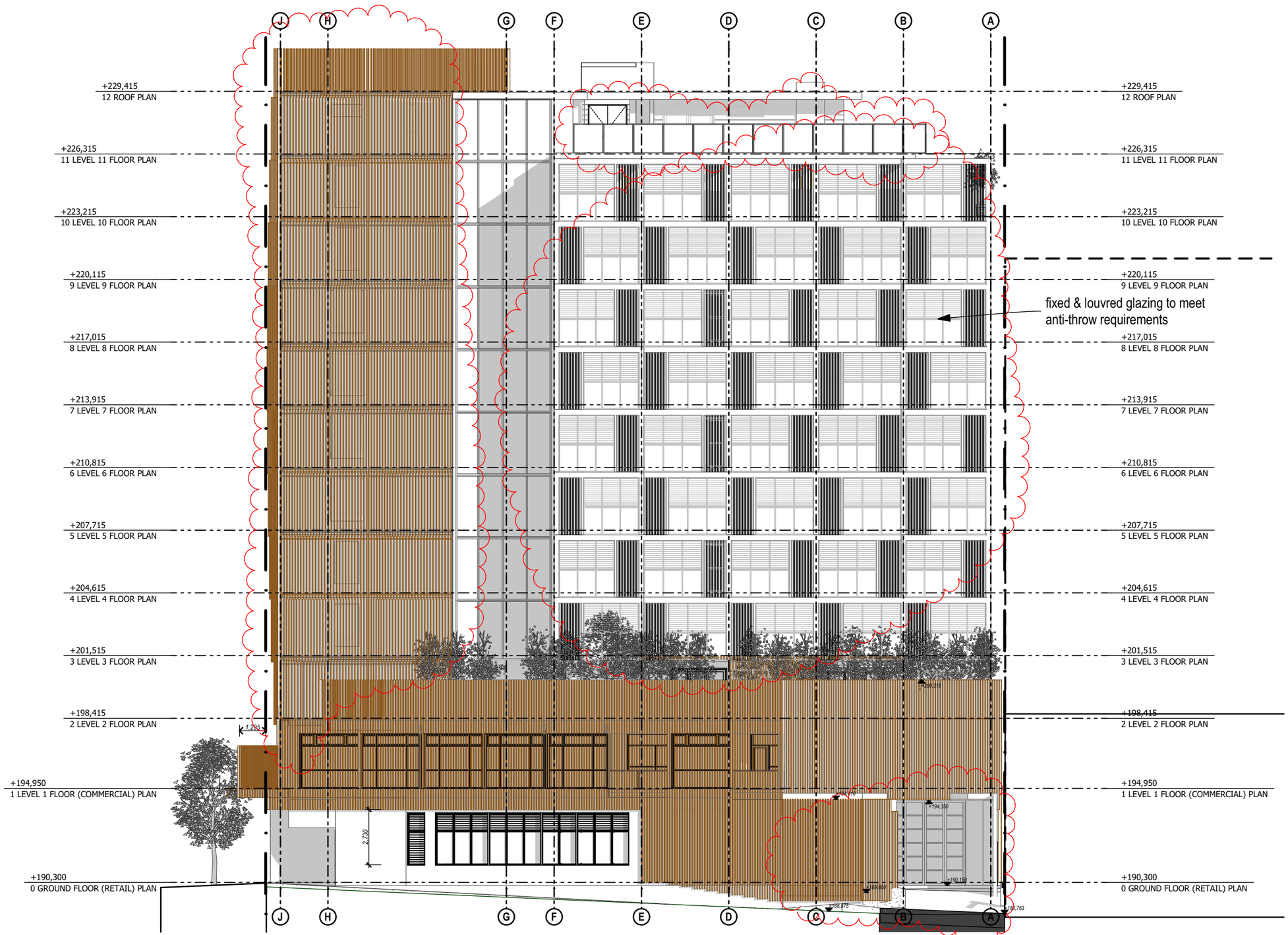
300mm ON ORIGINAL



SOUTH ELEVATION

SCALE 1:200

LEGEND

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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AMENDMENTS

REV	AMENDMENT	DATE	BY
L	Development Application Submission	15.04.20	AJC
M	Consultant Issue - parking details incl.	20.08.20	AJC
N	DA Submission Minor Amendments - Internal changes to utility rooms; loading dock; garbage rooms; and substation. Floor level amend to driveway ramp.	17.12.20	AJC
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Q	Refuse Areas amended	21.07.21	AJC
R	Screens amended to tower & awnings. Info included for Powerline blowouts	16.09.21 07.02.22	AJC AJC

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Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SOUTH ELEVATION

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 20 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 20R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
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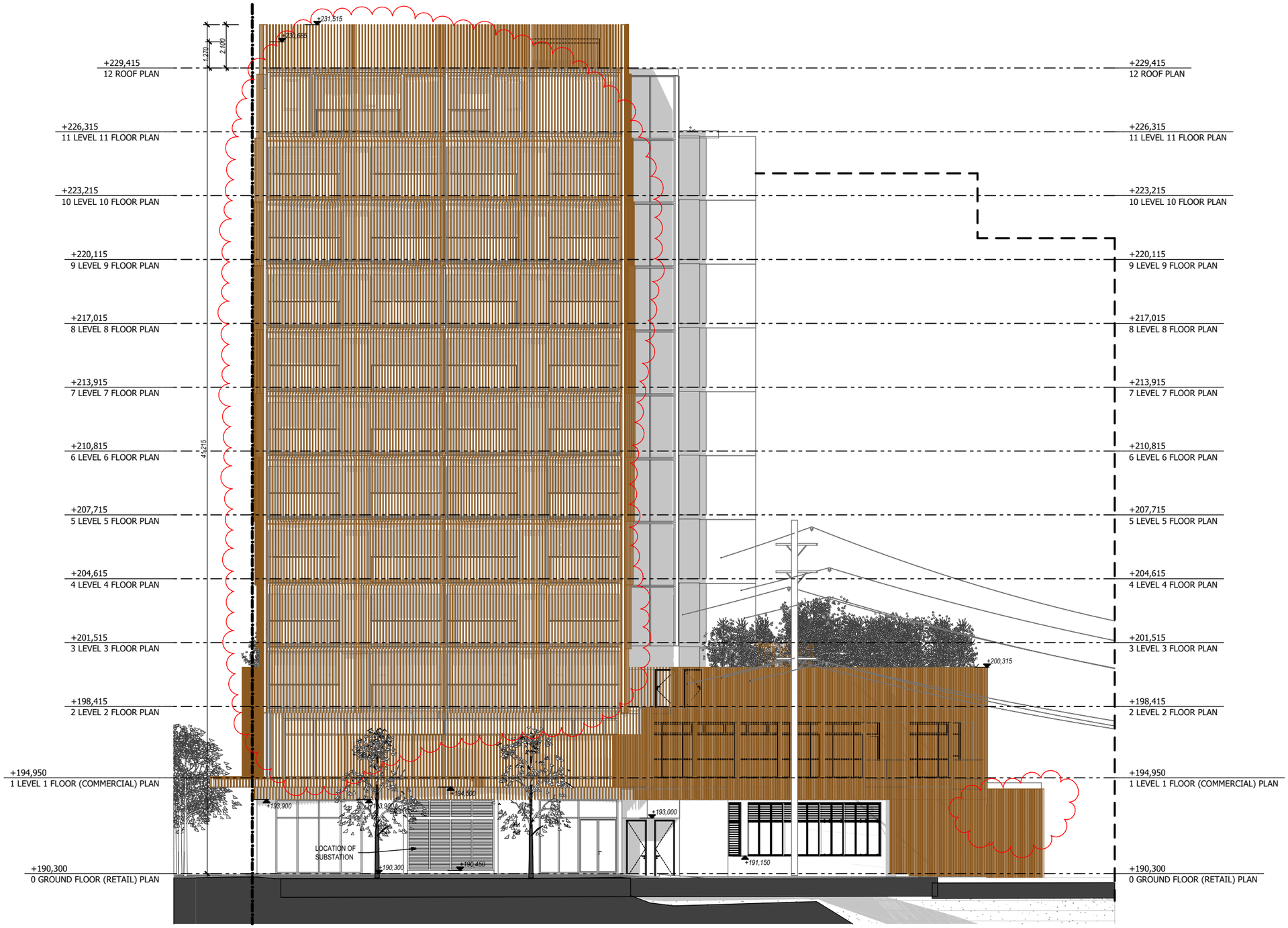
300mm ON ORIGINAL



WEST ELEVATION

SCALE 1:200

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

WEST ELEVATION

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 22 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 22R

SCALE 1:200 @ A3
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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ALL DIMENSIONS TO BE CHECKED ON SITE

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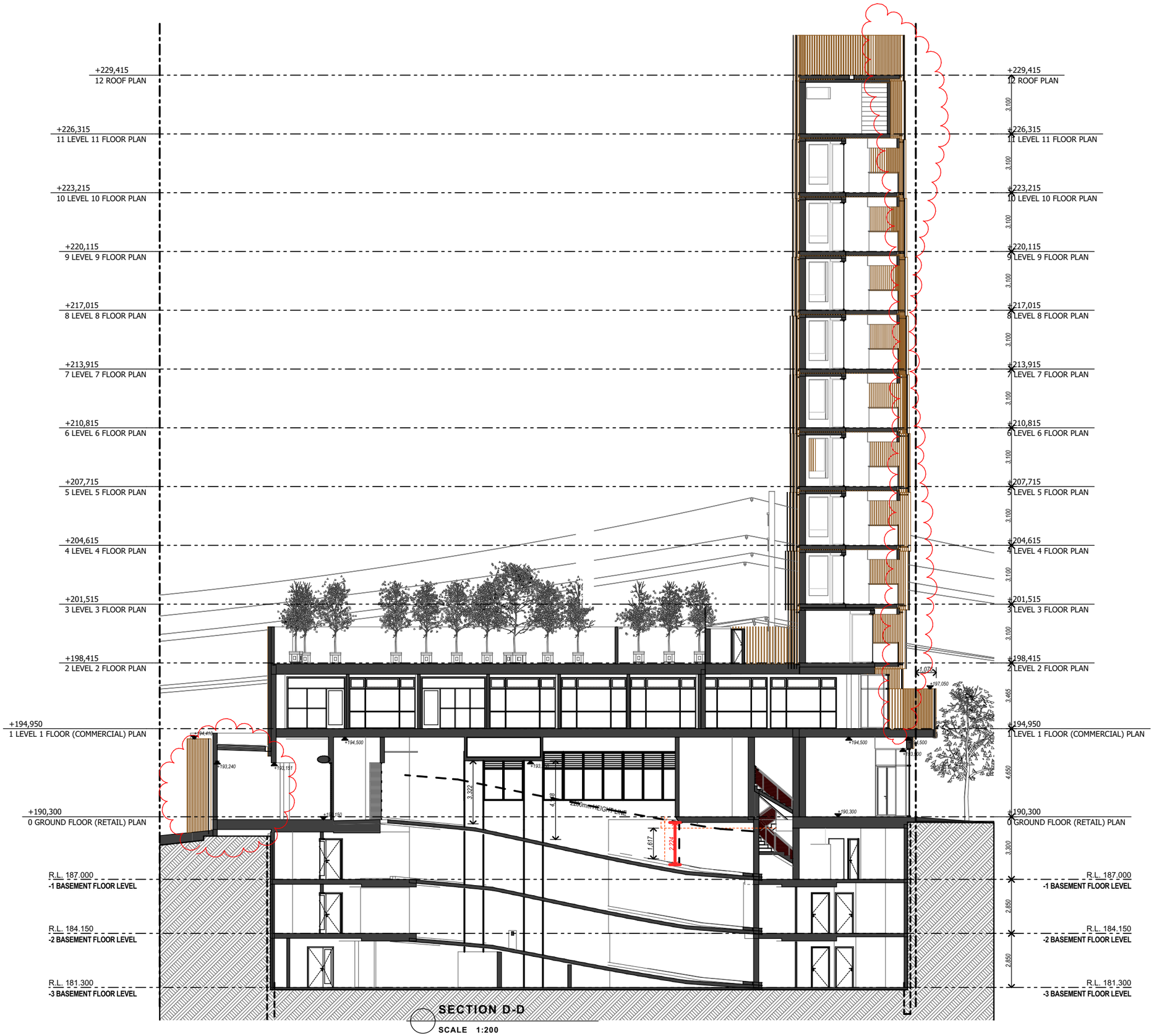

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SECTION D-D

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 26 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 26R

SCALE 1:200 @ A3
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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ALL DIMENSIONS TO BE CHECKED ON SITE

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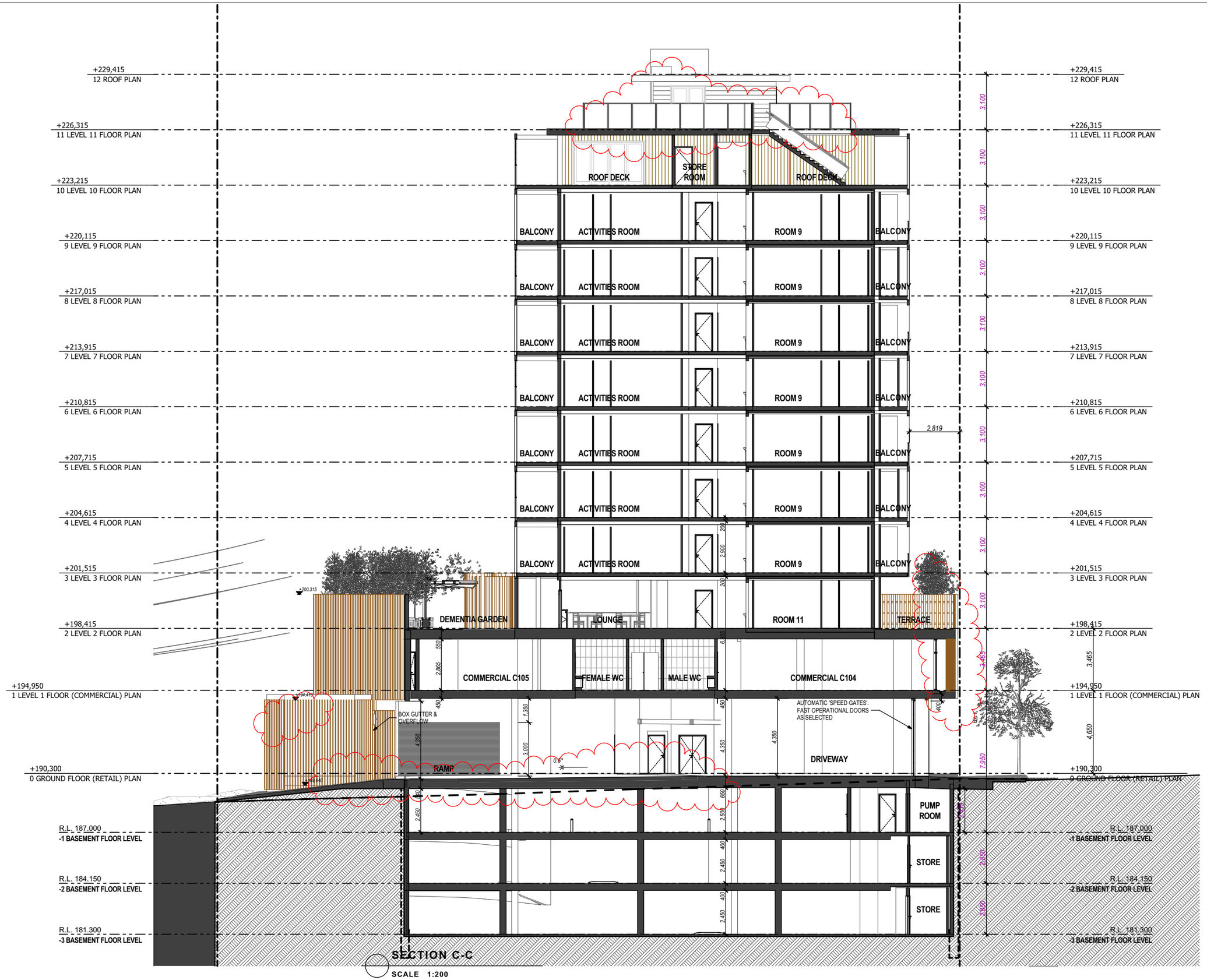

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SECTION C-C

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 25 of 47
DATE 07.02.22	SHEET NUMBER DA - 25R
DRAWN BY AJC	

SCALE 1:200 @ A3
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

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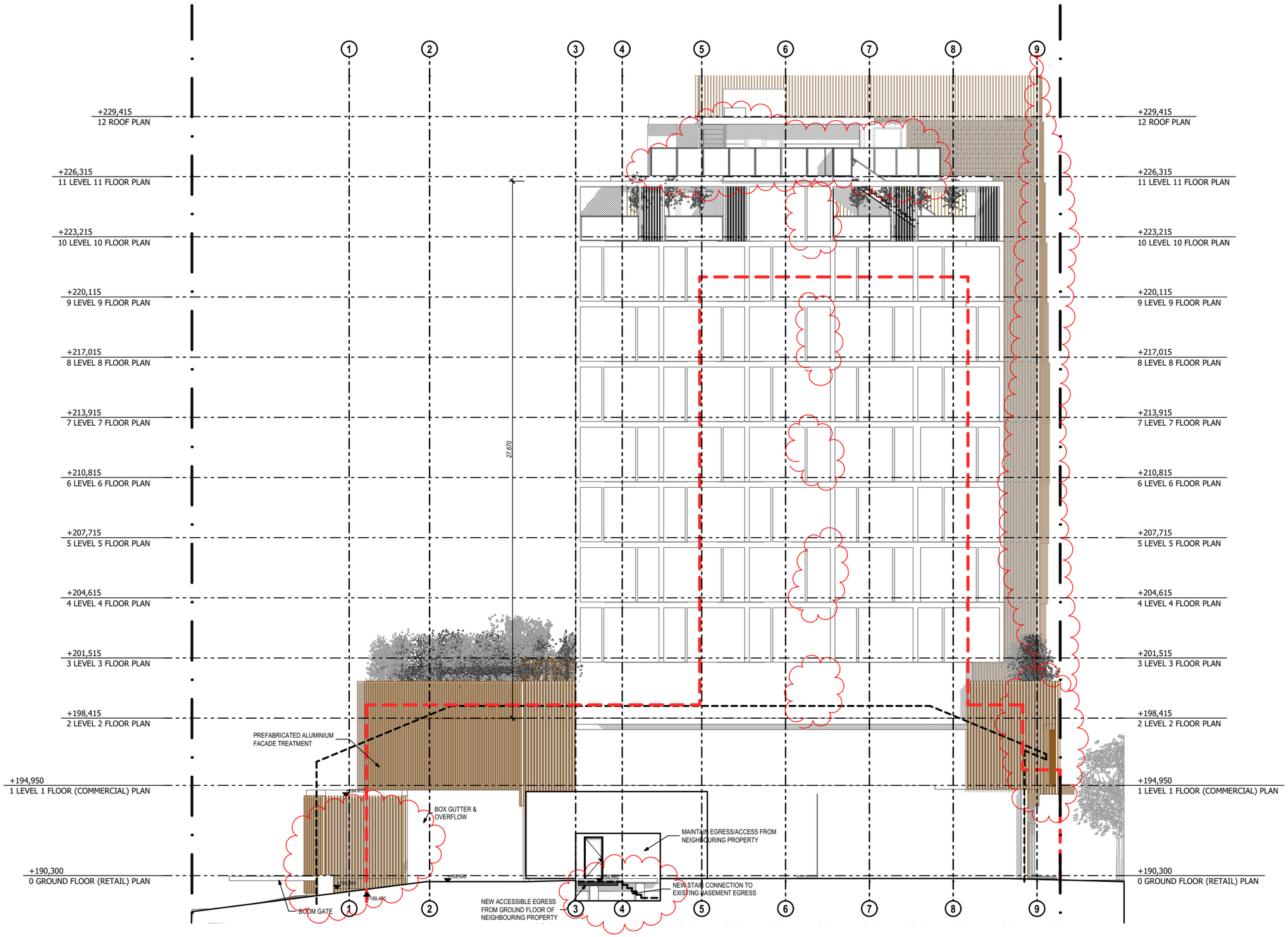

EAST ELEVATION

SCALE 1:200

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

EAST ELEVATION

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 21 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 21R

SCALE 1:200 @ A3
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

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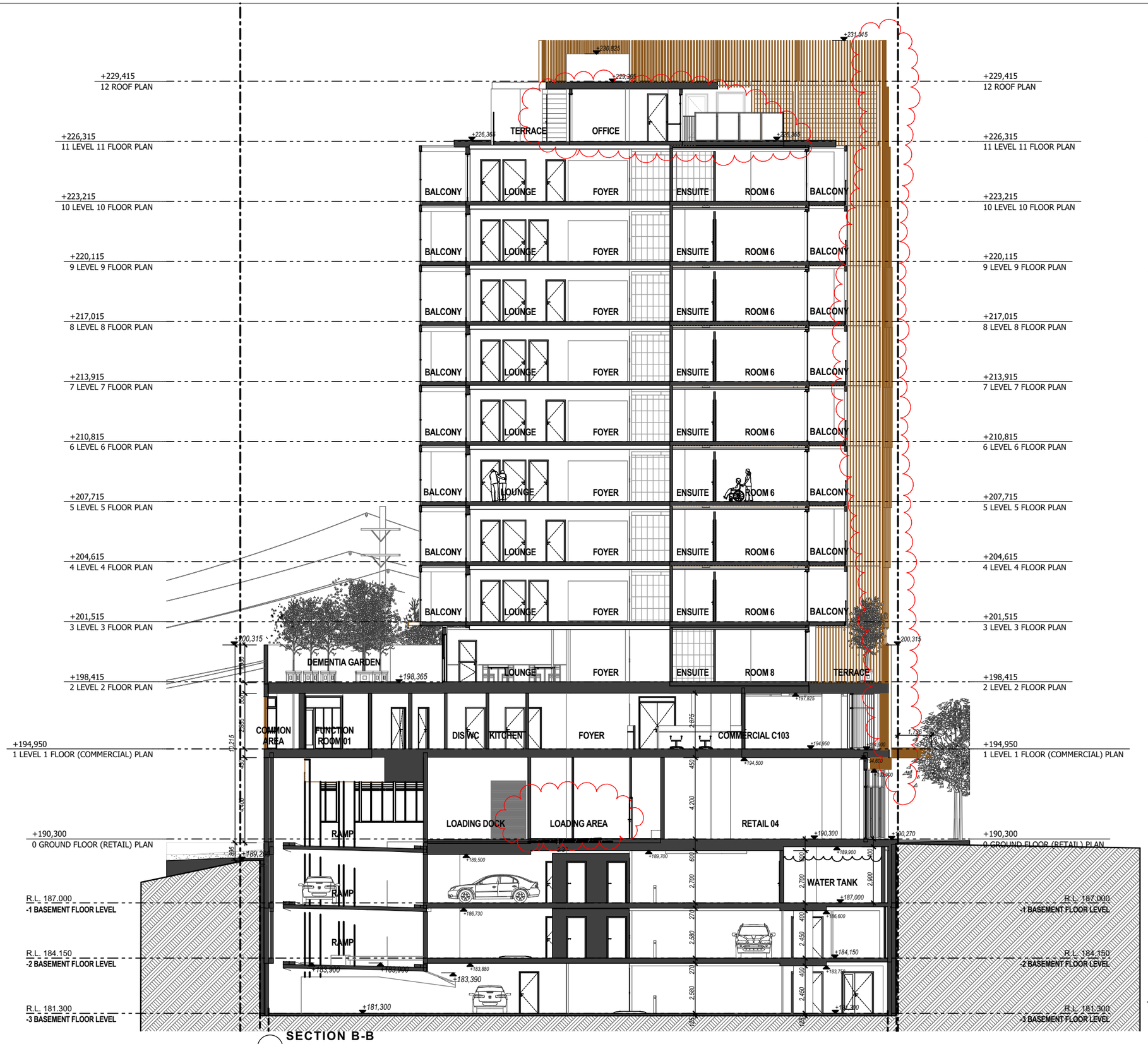

LEGEND

NOTES

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SECTION B-B

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 24 of 47
DATE 07.02.22	SHEET NUMBER DA - 24R
DRAWN BY AJC	

SCALE 1:200 @ A3
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

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ALL DIMENSIONS TO BE CHECKED ON SITE
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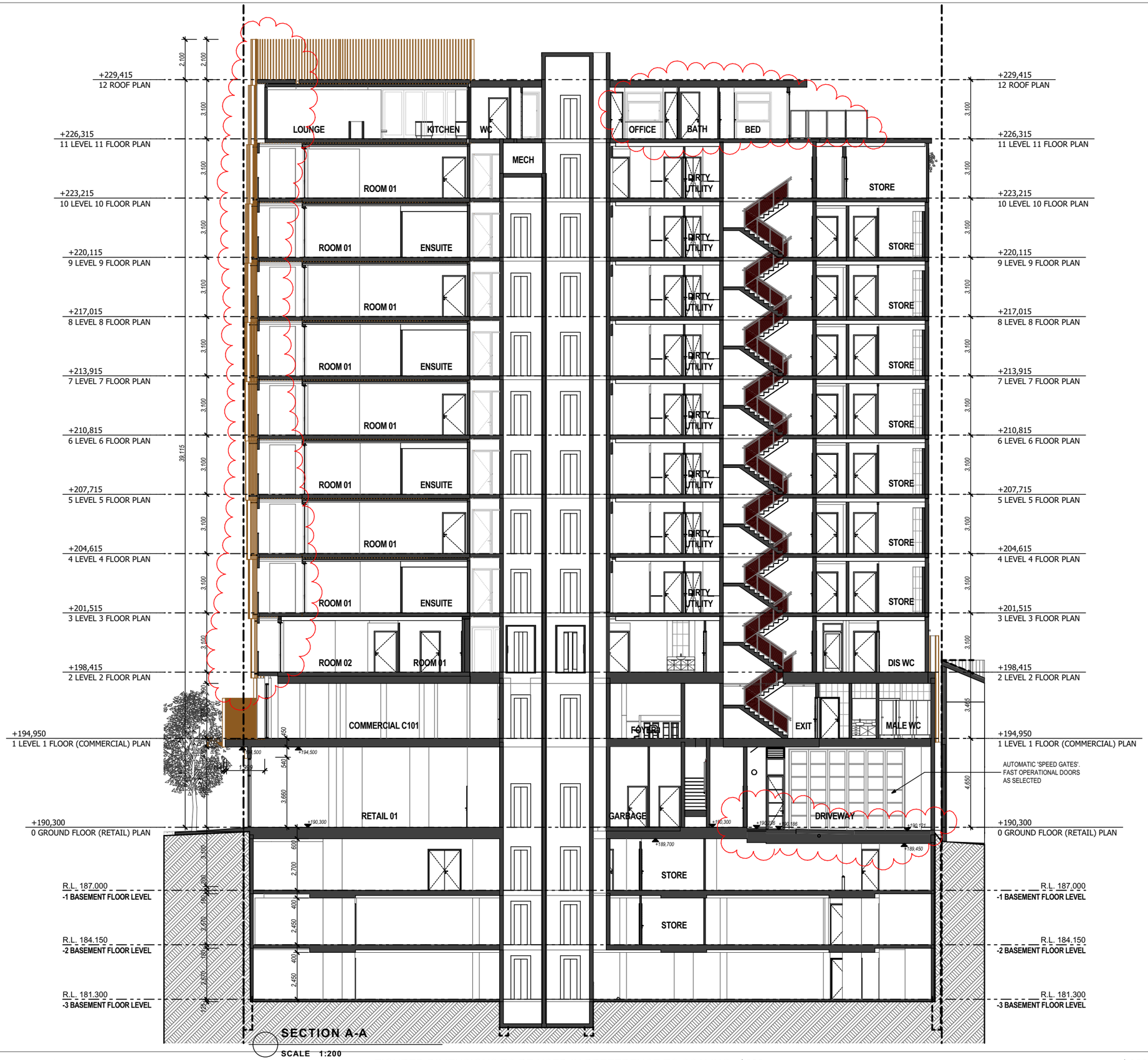

LEGEND

NOTES

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at
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Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SECTION A-A

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 23 of 47
DATE 07.02.22	SHEET NUMBER DA - 23R
DRAWN BY AJC	

SCALE 1:200 @ A3
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

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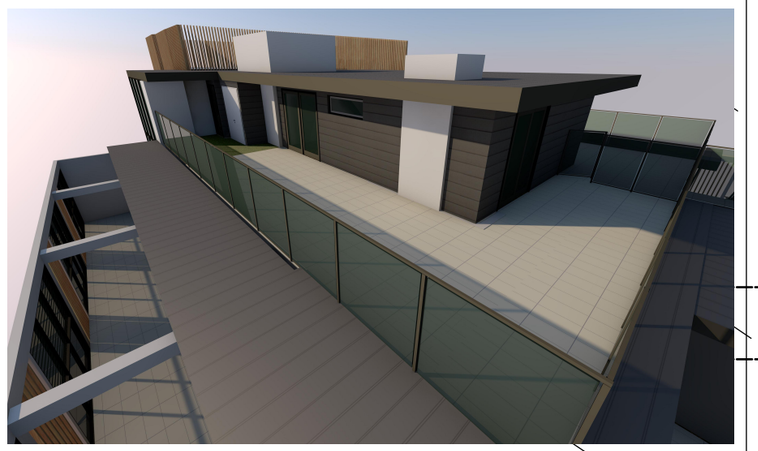

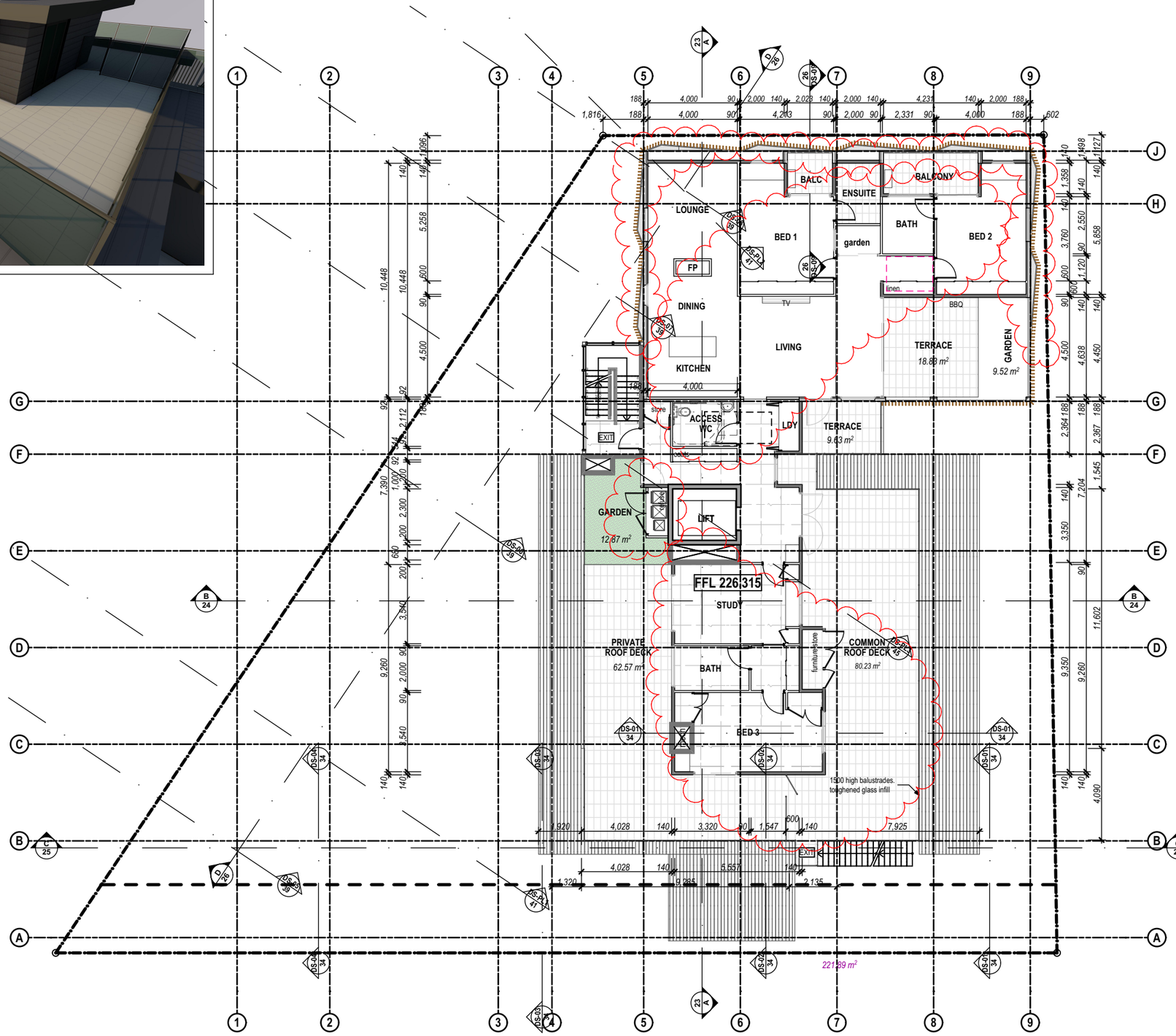

LEVEL 11 FLOOR PLAN

SCALE 1:200

NORTH

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

ELEVENTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 14 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 14R

SCALE 1:200 @ A3
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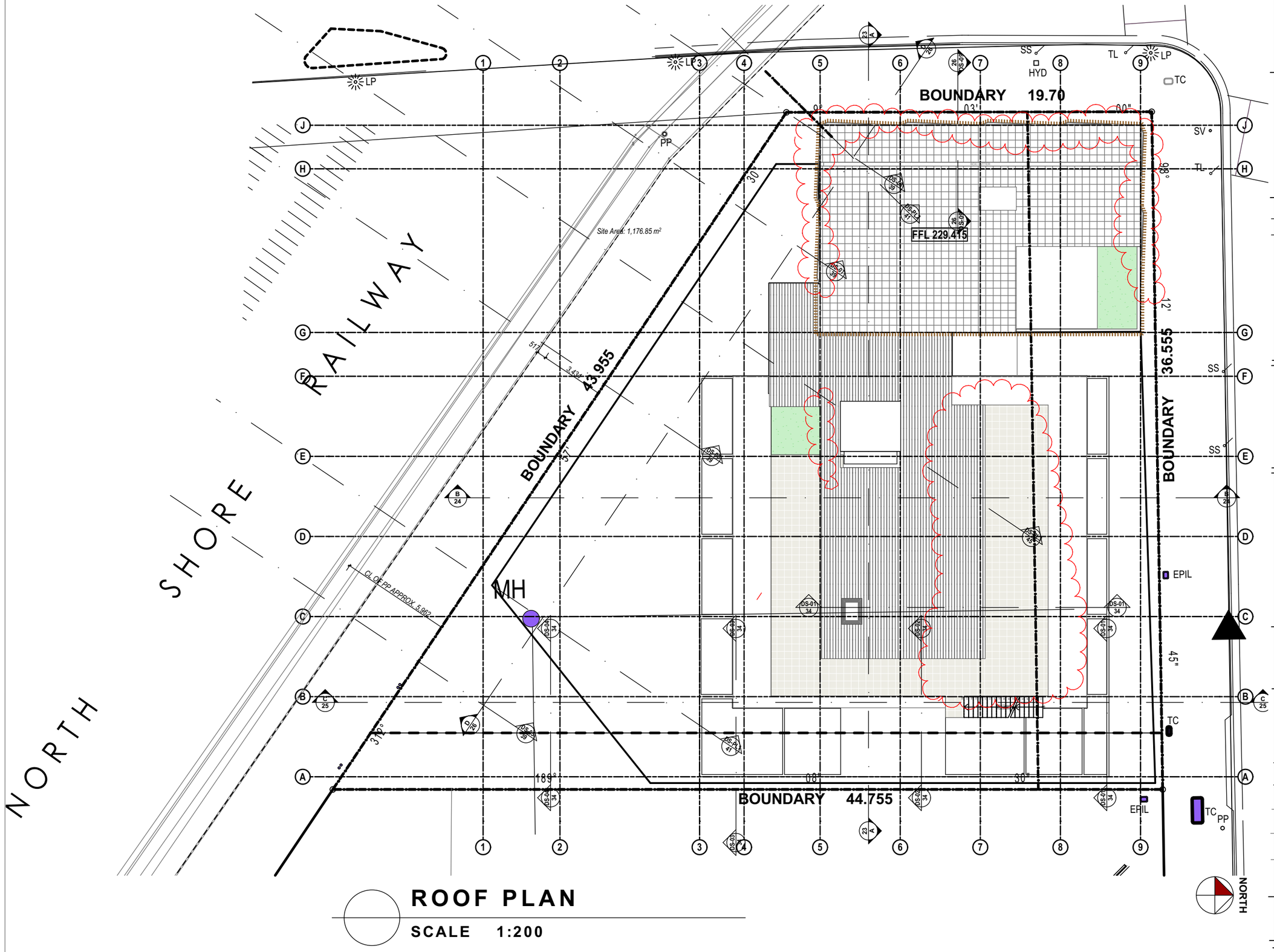

ROOF PLAN

SCALE 1:200

LEGEND

NOTES

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Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

ROOF PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 15 of 47
DATE 07.02.22	SHEET NUMBER DA - 15R
DRAWN BY AJC	

SCALE 1:200 @ A3
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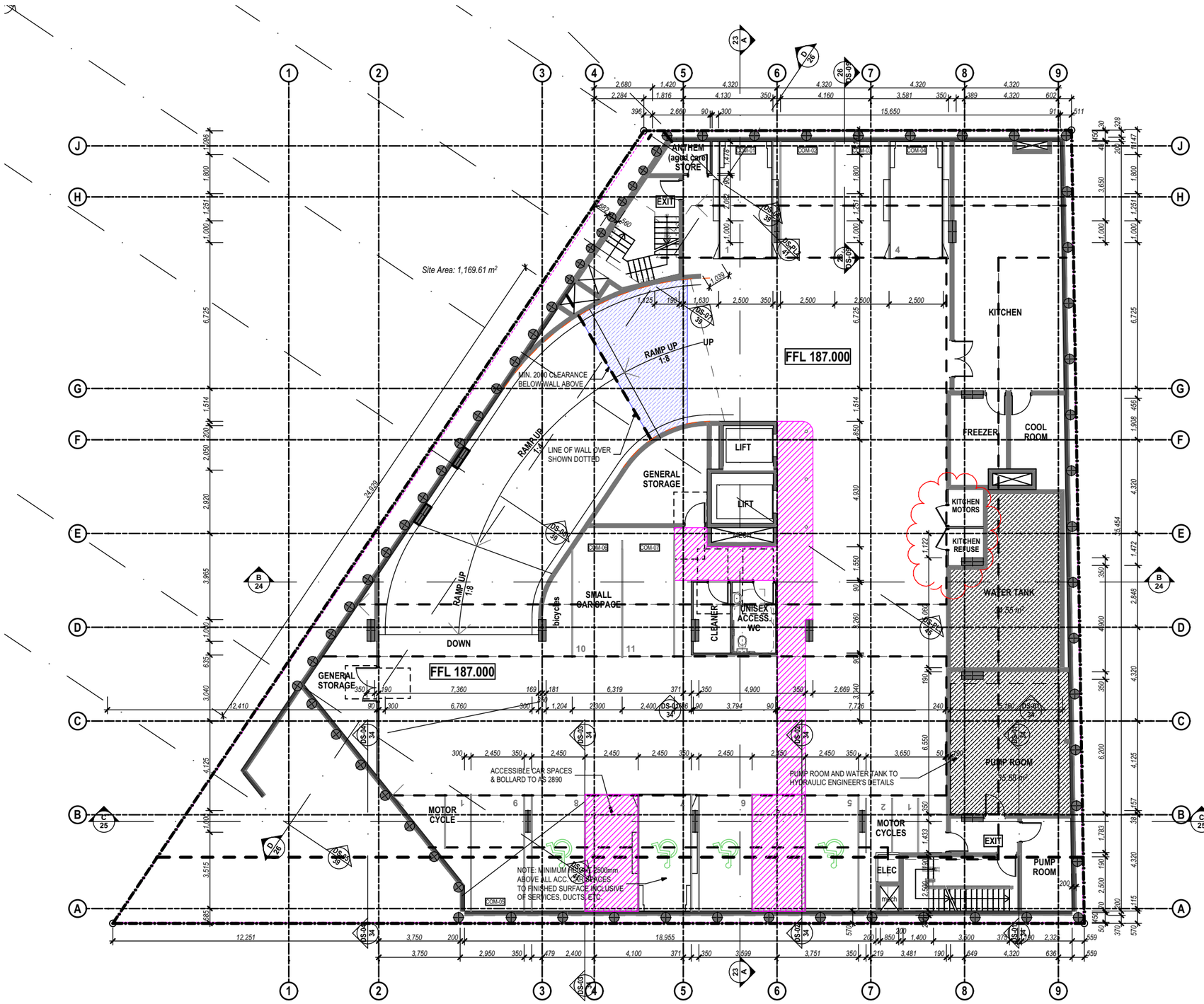

BASEMENT PLAN 01

SCALE 1:200

LEGEND

NOTES

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Q	Refuse Areas amended	21.07.21	AJC
R	Screens amended to tower & awnings. Info included for Powerline blowouts	07.02.22	AJC

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

BASEMENT FLOOR 01

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 16 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 16R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
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Print Date: 14/02/2022

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
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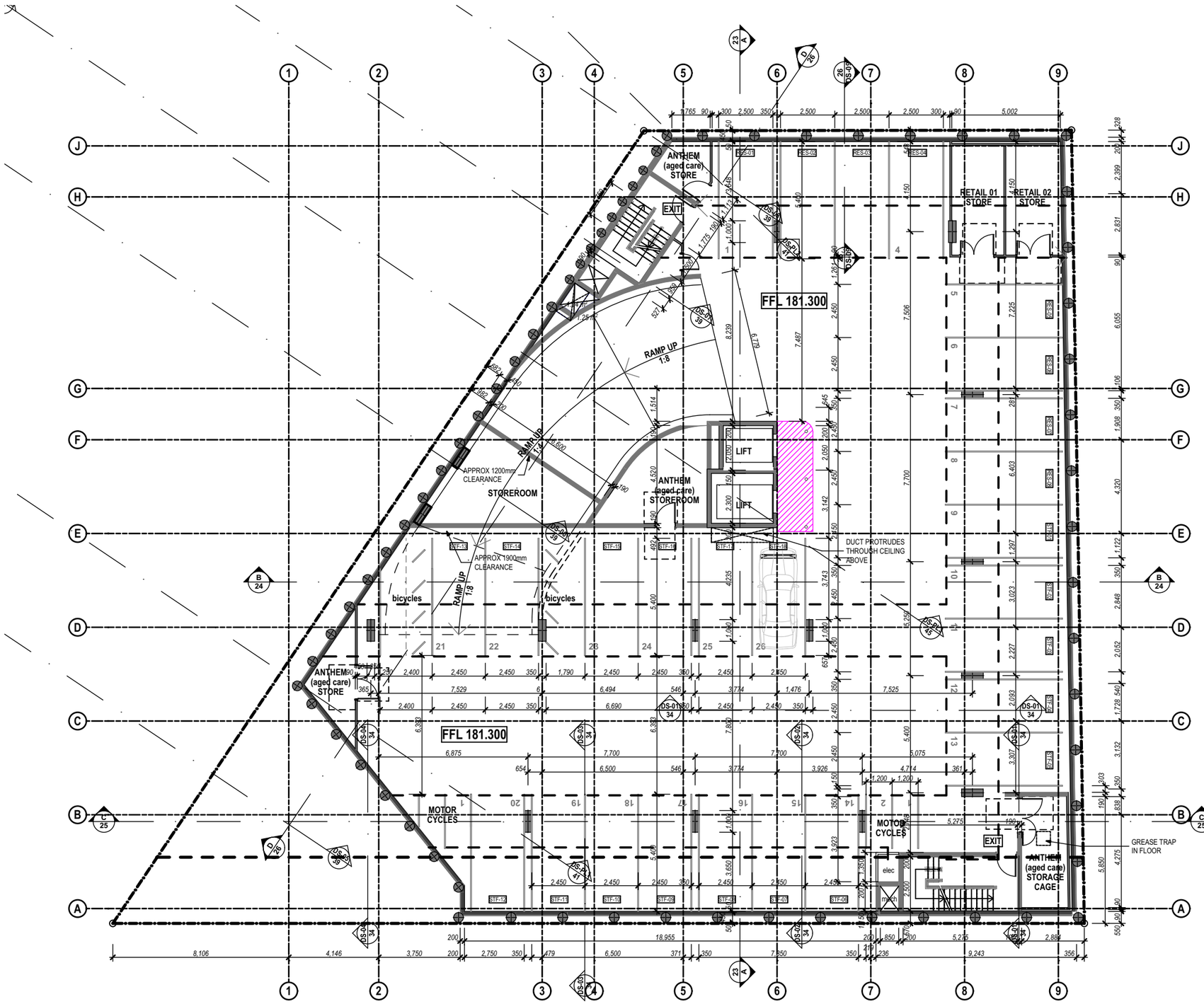

BASEMENT PLAN 03

SCALE 1:200

NORTH

LEGEND

NOTES

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PROJECT :

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at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

BASEMENT FLOOR 03

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 18 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 18R

SCALE 1:200 @ A3
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Print Date: 14/02/2022

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

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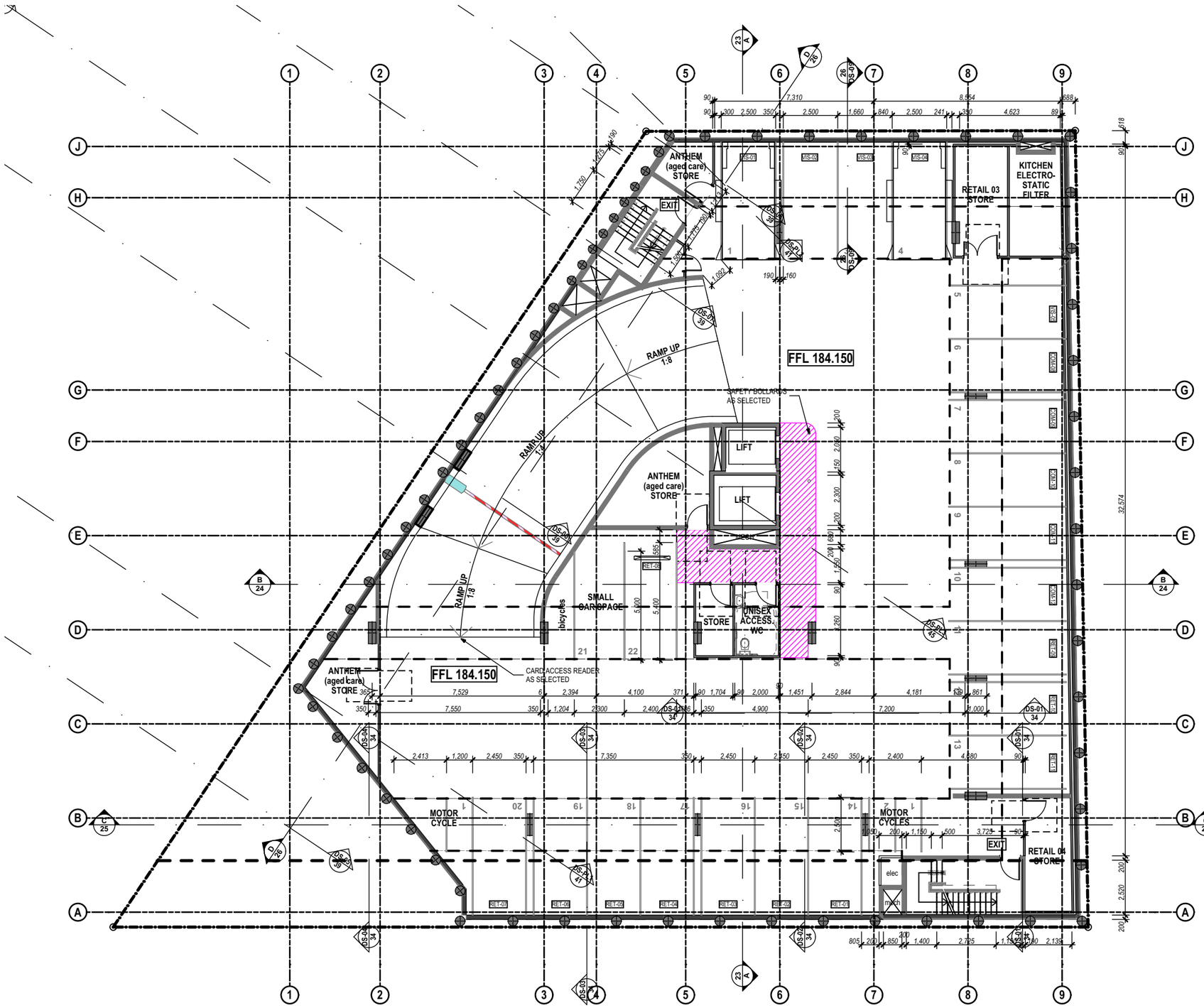

BASEMENT PLAN 02

SCALE 1:200

LEGEND

NOTES

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Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

BASEMENT FLOOR 02

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 17 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 17R

SCALE 1:200 @ A3
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Print Date: 14/02/2022

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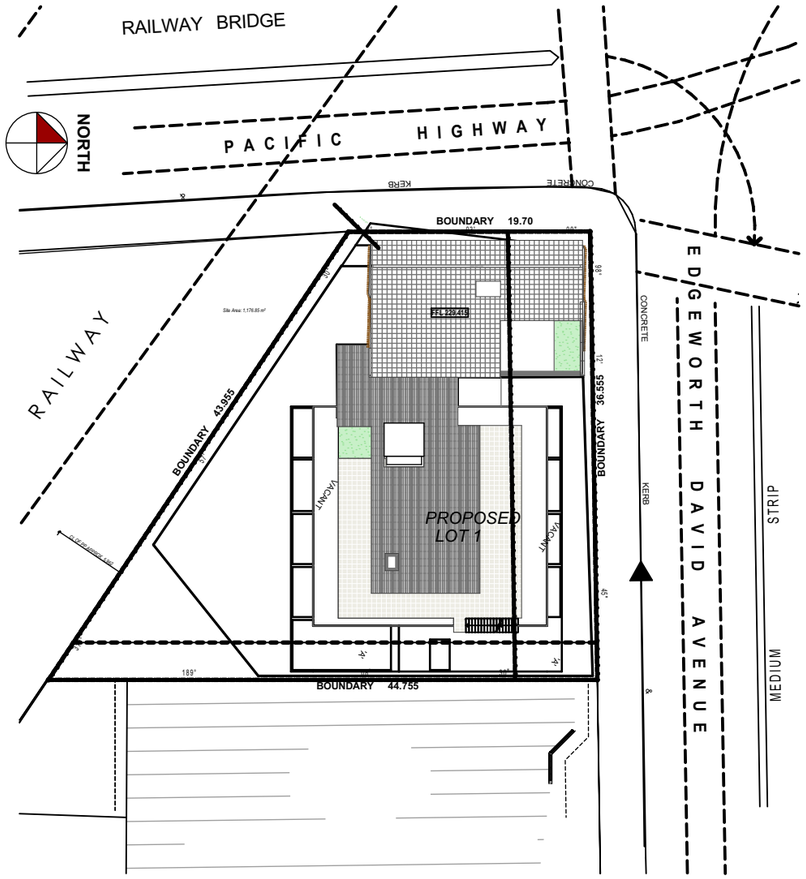
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL

AREAS	
SITE AREA	1176.85
FSR @ 5:1	5884.25

FLOOR AREAS		
Home Story	**Area**	**No. of Beds**
GROUND FLOOR (RETAIL) PLAN	408.94	0
LEVEL 1 FLOOR (COMMERCIAL) PLAN	824.13	2
LEVEL 2 FLOOR PLAN	546.02	10
LEVEL 3 FLOOR PLAN	491.86	9
LEVEL 4 FLOOR PLAN	492.56	9
LEVEL 5 FLOOR PLAN	491.86	9
LEVEL 6 FLOOR PLAN	492.56	9
LEVEL 7 FLOOR PLAN	491.86	9
LEVEL 8 FLOOR PLAN	492.56	9
LEVEL 9 FLOOR PLAN	491.86	9
LEVEL 10 FLOOR PLAN	437.68	8
LEVEL 11 FLOOR PLAN	221.89	N/A
TOTAL GROSS FLOOR AREA	5,883.78 m²	**83 Total**



SITE PLAN
SCALE 1:500

DRAWING SCHEDULE			
Status	**No.**	**Rev**	**Drawing Name**
DA	01	R	SITE LOCATION PLAN
DA	02	R	SITE PLAN
DA	03	R	GROUND FLOOR PLAN - RETAIL
DA	04	R	FIRST FLOOR PLAN - COMMERCIAL
DA	05	R	SECOND FLOOR PLAN - DEMENTIA
DA	06	R	THIRD FLOOR PLAN - RAC MAIN
DA	07	R	FOURTH FLOOR PLAN - RAC
DA	08	R	FIFTH FLOOR PLAN - RAC
DA	09	R	SIXTH FLOOR PLAN - RAC
DA	10	R	SEVENTH FLOOR PLAN - RAC
DA	11	R	EIGHTH FLOOR PLAN - RAC
DA	12	R	NINTH FLOOR PLAN - RAC
DA	13	R	TENTH FLOOR PLAN - RAC
DA	14	R	ELEVENTH FLOOR PLAN - RAC
DA	15	R	ROOF PLAN
DA	16	R	BASEMENT FLOOR 01
DA	17	R	BASEMENT FLOOR 02
DA	18	R	BASEMENT FLOOR 03
DA	19	R	NORTH ELEVATION
DA	20	R	SOUTH ELEVATION
DA	21	R	EAST ELEVATION
DA	22	R	WEST ELEVATION
DA	23	R	SECTION A-A
DA	24	R	SECTION B-B
DA	25	R	SECTION C-C
DA	26	R	SECTION D-D
DA	27	R	SHADOW DIAGRAMS - JUNE 21ST
DA	28	R	SHADOW DIAGRAMS - MARCH/SEPTEMBER 21ST
DA	29	R	SHADOW DIAGRAMS - DECEMBER 21ST
DA	30	R	SHADOW DIAGRAMS AXONOMETRIC - JUNE 21ST
DA	31	R	SUN-EYE DIAGRAMS - JUNE 21ST
DA	32	R	RAILWAY CORRIDOR ELEVATION
DA	33	R	SUBSTATION DETAILS
DA	34	R	DETAIL PLANS - LOADING DOCK
DA	35	R	DETAIL PLANS - UTILITY ROOMS LEVEL 2
DA	36	R	DETAIL PLANS - UTILITY ROOMS LEVELS 3-9
DA	37	R	DETAIL PLAN - ACCESS EASEMENT
DA	38	R	DETAIL SECTIONS - RAILWAY & POWER LINES
DA	39	R	GARBAGE ENCLOSURE
DA	40	R	DETAIL PLAN - BLOWOUT 33KV LINE
DA	41	R	DETAIL PLAN - BLOWOUT 11KV LINE
DA	42	R	BLOWOUT SECTIONS - OPTION A - CRANE/PRECAST PANELS
DA	43	R	BLOWOUT SECTIONS - OPTION B - SCAFFOLDING
DA	44	R	BLOWOUT SECTIONS - OPTION C - MAINTENANCE
DA	45	R	BLOWOUT/CRANE SECTION THROUGH LIFT SHAFT
DA	46	R	BLOWOUT & SCAFFOLD - 3D VIEWS
DA	47	R	3D VIEWS - BOUNDARY ENCROACHMENTS

NORTH EASTERN VIEW

NORTH WESTERN VIEW

SOUTH WESTERN VIEW

LEGEND

NOTES

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

TITLE SHEET

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-17-458**

SCALES **as shown** | No. IN SET **0 of 47**

DATE **07.02.22** | SHEET NUMBER **DA - 00R**

DRAWN BY **AJC**

SCALE 1:200 @ A3
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Print Date: 14/02/2022

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
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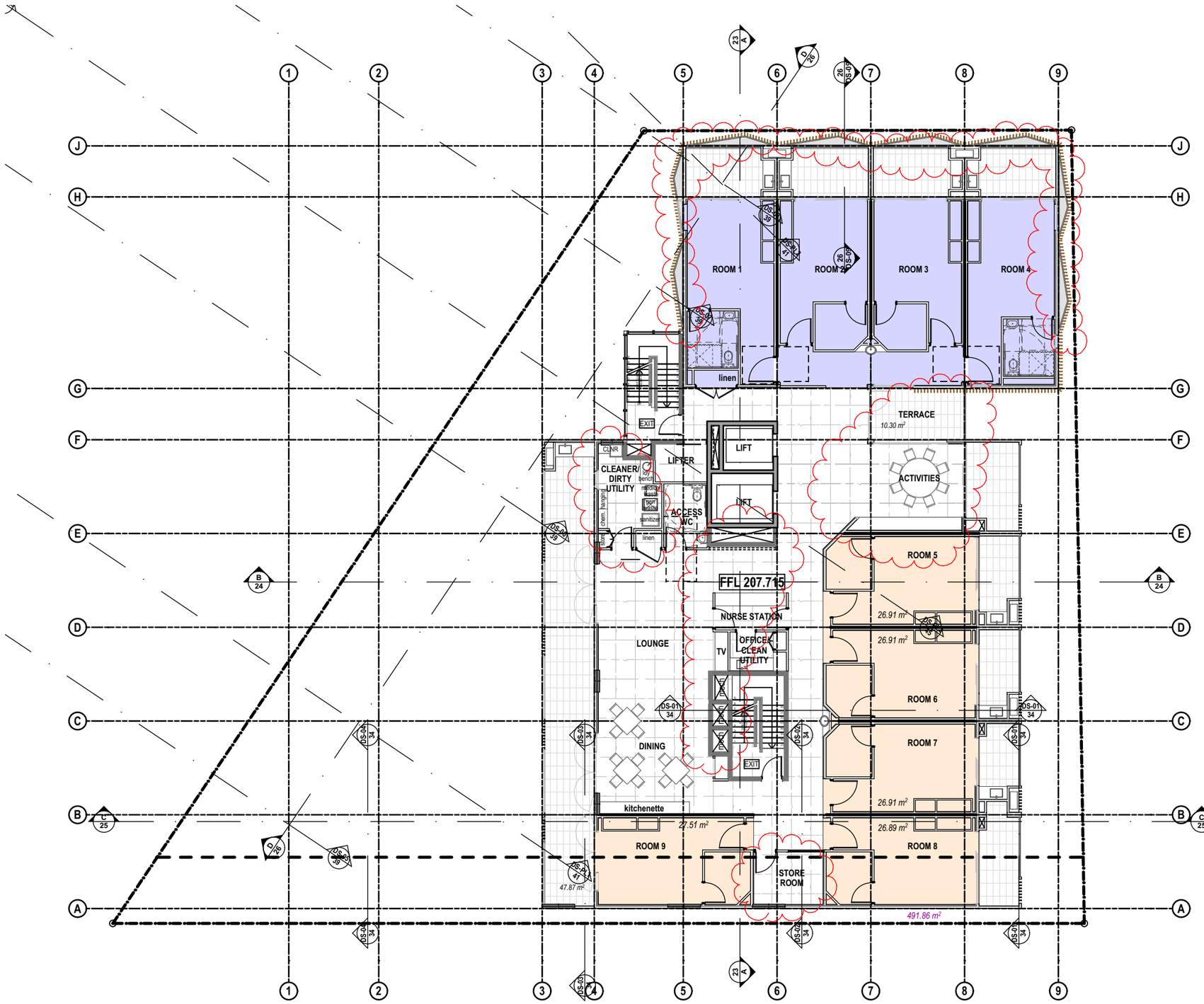
300mm ON ORIGINAL



LEVEL 5 FLOOR PLAN

SCALE 1:200

NORTH

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

FIFTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES: as shown	No. IN SET: 8 of 47
DATE: 07.02.22	SHEET NUMBER: DA - 08R
DRAWN BY: AJC	

SCALE 1:200 @ A3
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Print Date: 14/02/2022

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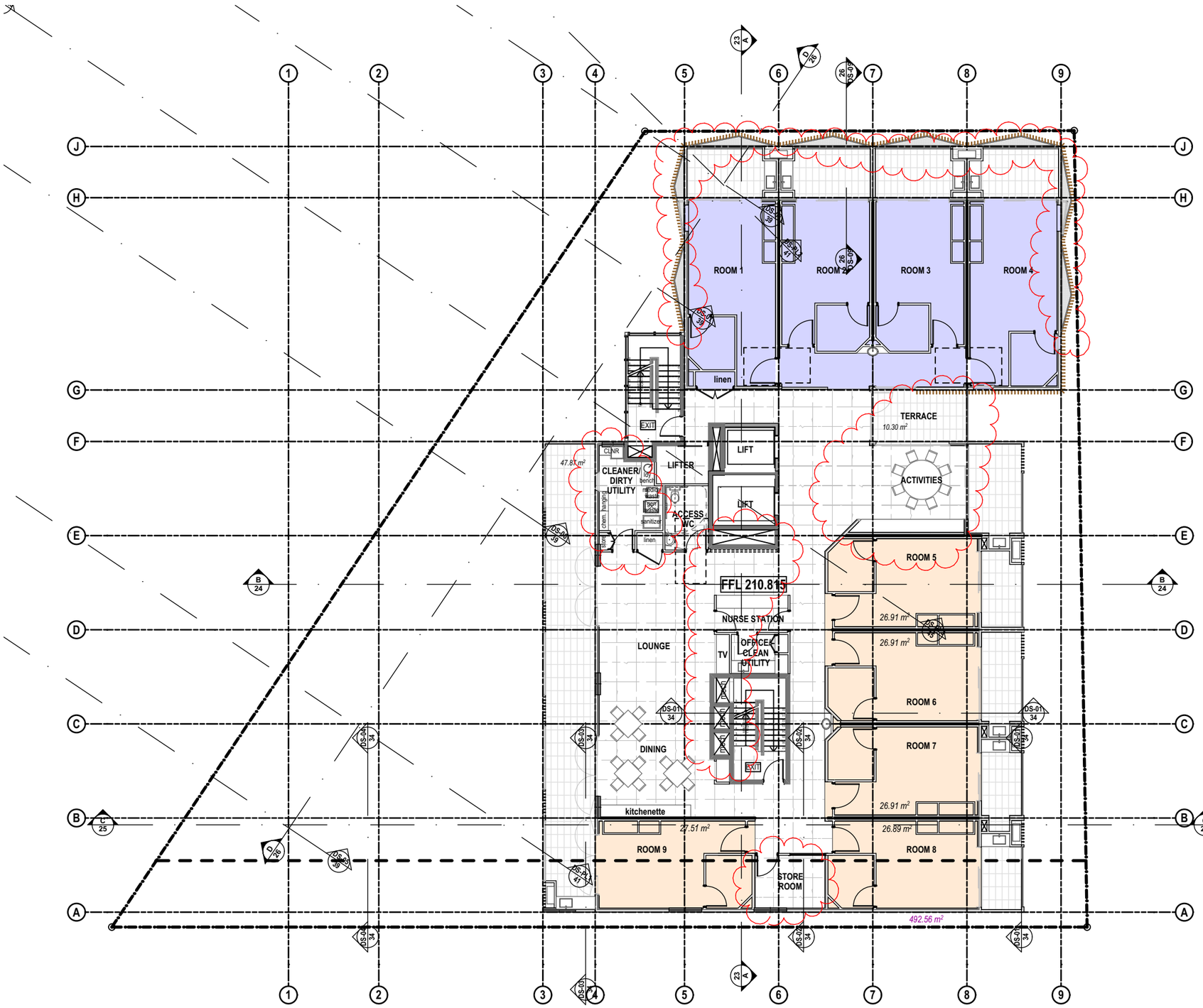

LEVEL 6 FLOOR PLAN

SCALE 1:200

NORTH

LEGEND

NOTES

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Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SIXTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES: as shown	No. IN SET: 9 of 47
DATE: 07.02.22	SHEET NUMBER
DRAWN BY: AJC	DA - 09R

SCALE 1:200 @ A3
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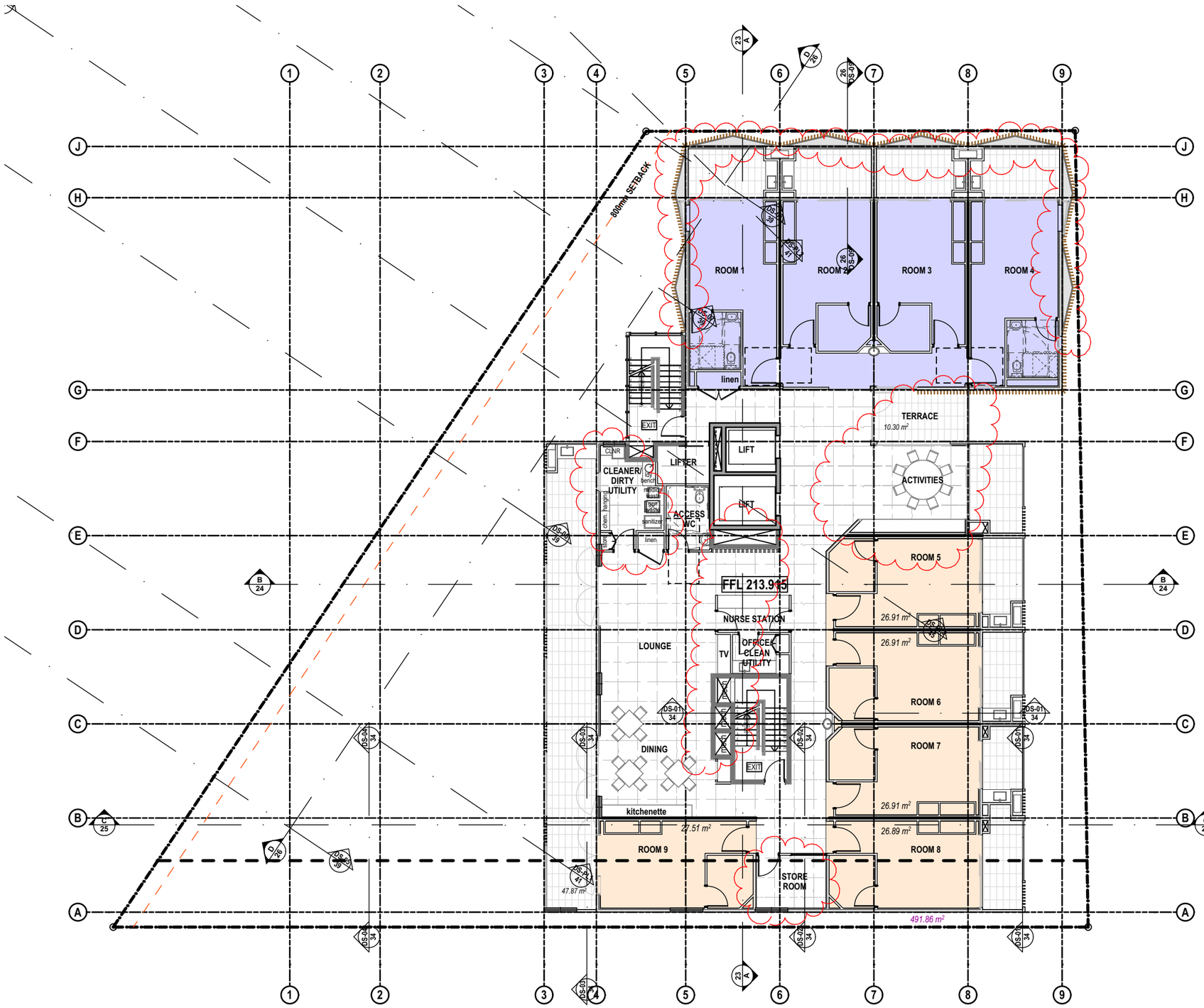

LEVEL 7 FLOOR PLAN

SCALE 1:200

LEGEND

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Lot B DP 304557

CLIENT :

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DRAWING :

SEVENTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES: as shown	No. IN SET: 10 of 47
DATE: 07.02.22	SHEET NUMBER: DA - 10R
DRAWN BY: AJC	

SCALE 1:200 @ A3
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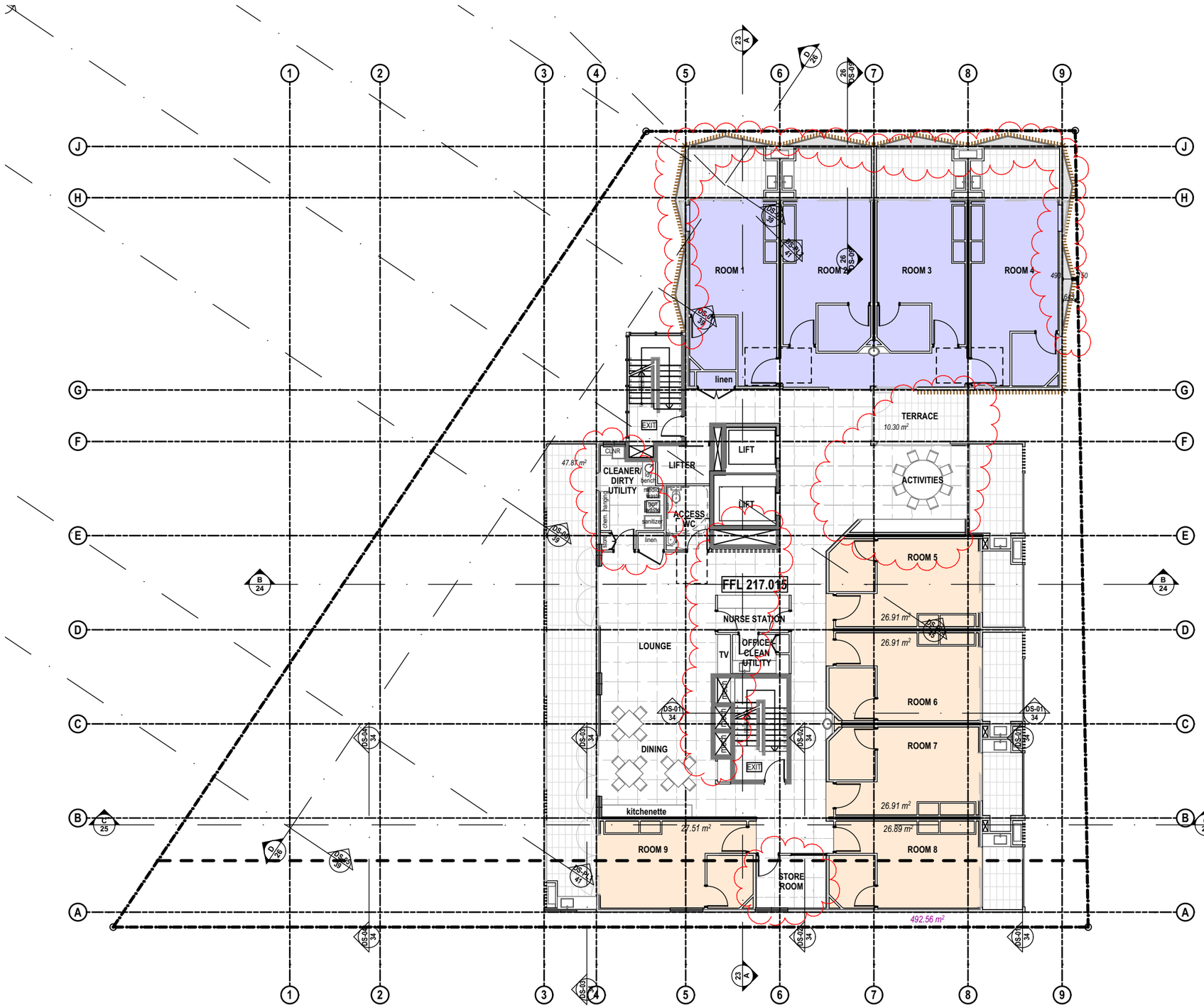

LEVEL 8 FLOOR PLAN

SCALE 1:200

LEGEND

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Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

EIGHTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES: as shown	No. IN SET: 11 of 47
DATE: 07.02.22	SHEET NUMBER
DRAWN BY: AJC	DA - 11R

SCALE 1:200 @ A3
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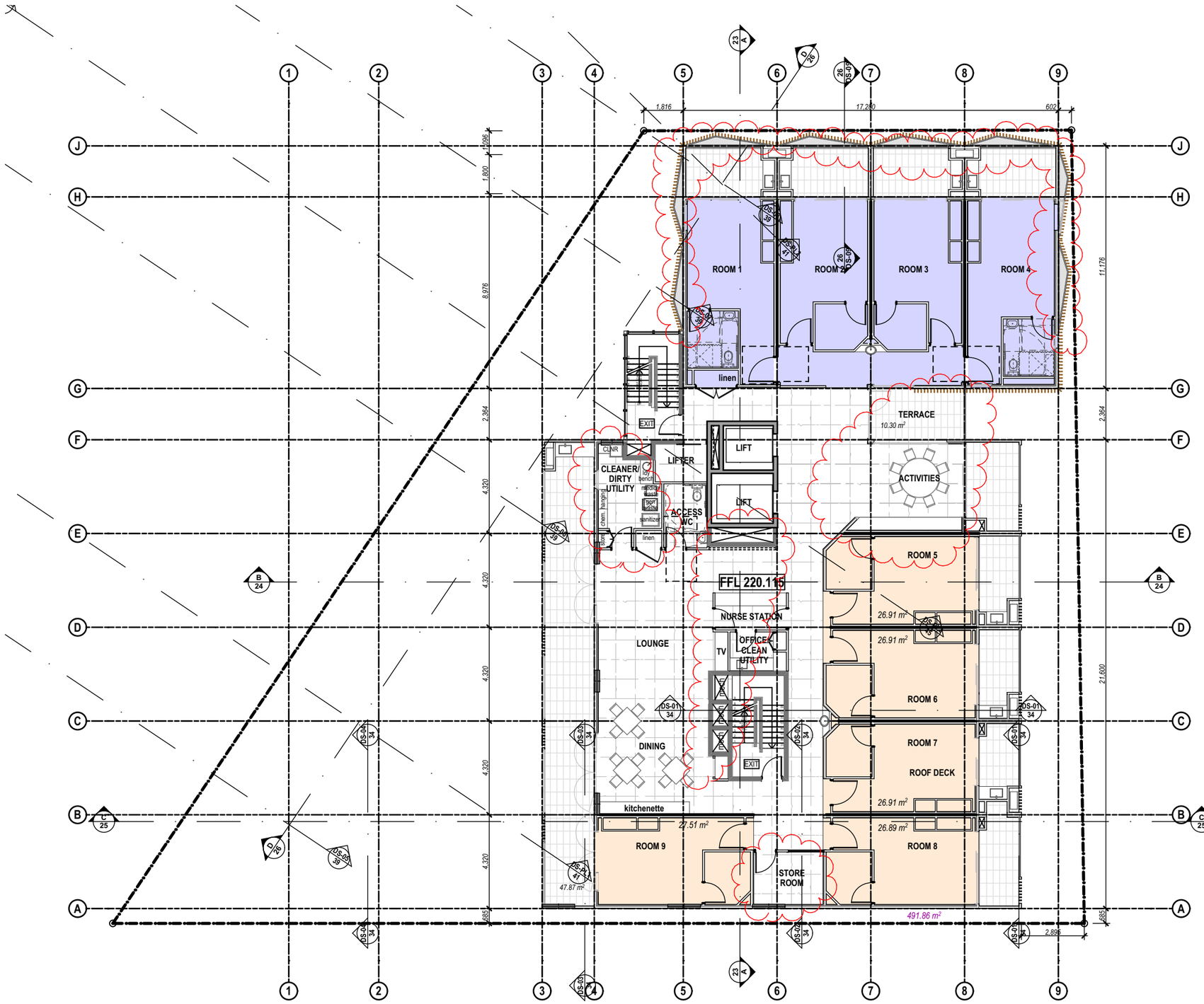
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL



LEVEL 9 FLOOR PLAN

SCALE 1:200

NORTH

LEGEND

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.

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AMENDMENTS

REV	AMENDMENT	DATE	BY
L	Development Application Submission	15.04.20	AJC
M	Consultant Issue - parking details incl.	20.08.20	AJC
N	DA Submission Minor Amendments - Internal changes to utility rooms; loading dock; garbage rooms; and substation. Floor level amend to driveway ramp.	17.12.20	AJC
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Q	Refuse Areas amended	21.07.21	AJC
R	Screens amended to tower & awnings. Info included for Powerline blowouts	16.09.21 07.02.22	AJC AJC

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

NINTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES: as shown	No. IN SET: 12 of 47
DATE: 07.02.22	SHEET NUMBER: DA - 12R
DRAWN BY: AJC	

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

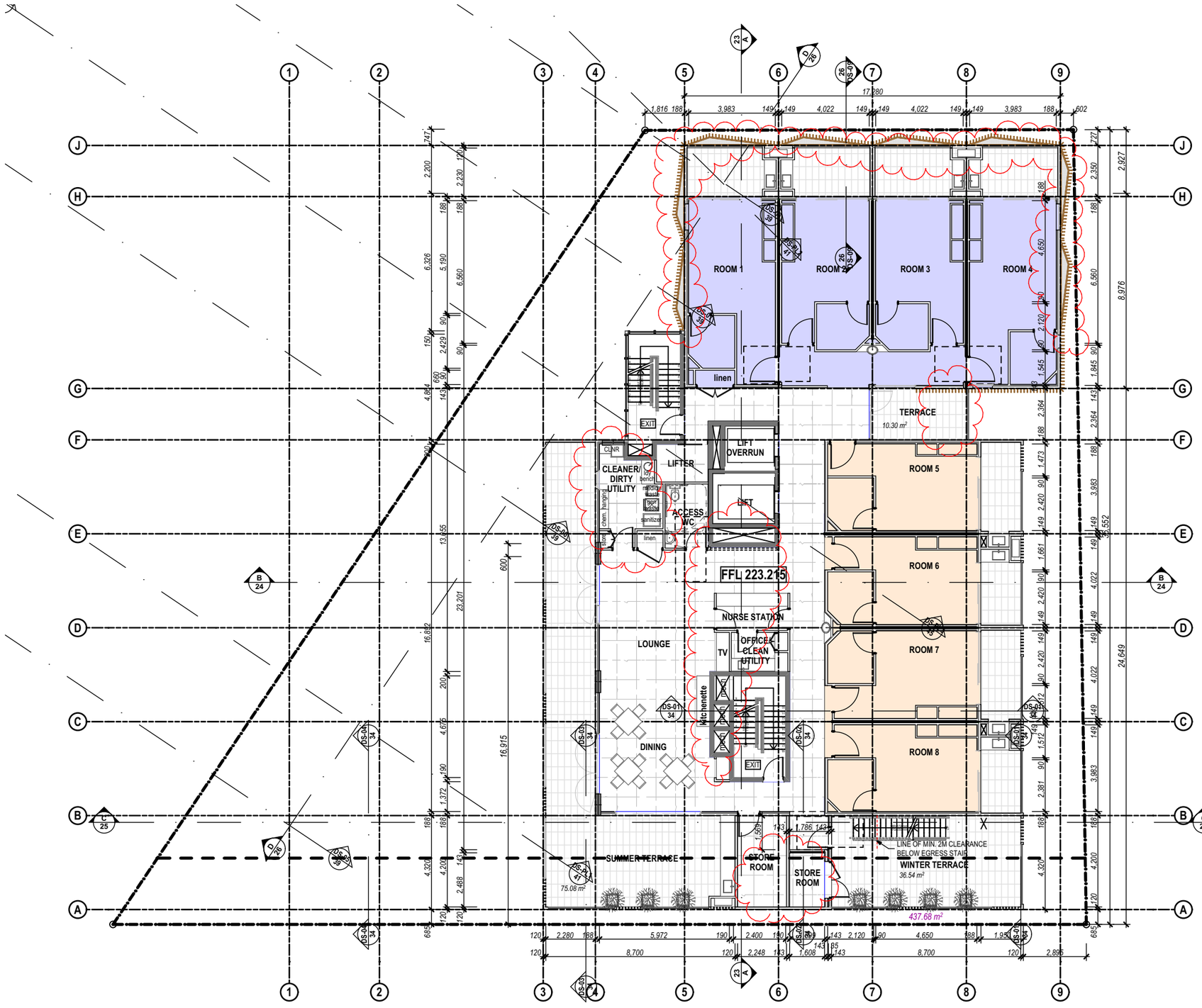
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL



LEVEL 10 FLOOR PLAN

SCALE 1:200

NORTH

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

TENTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 13 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 13R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

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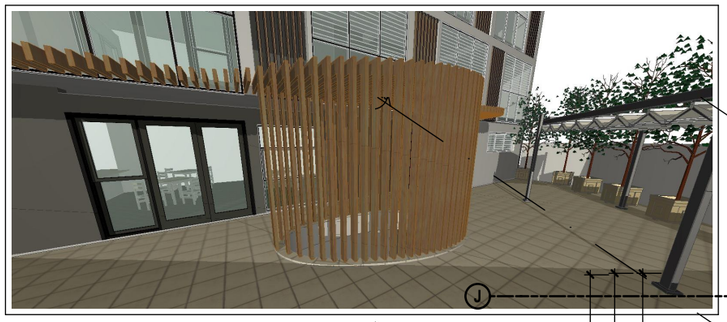
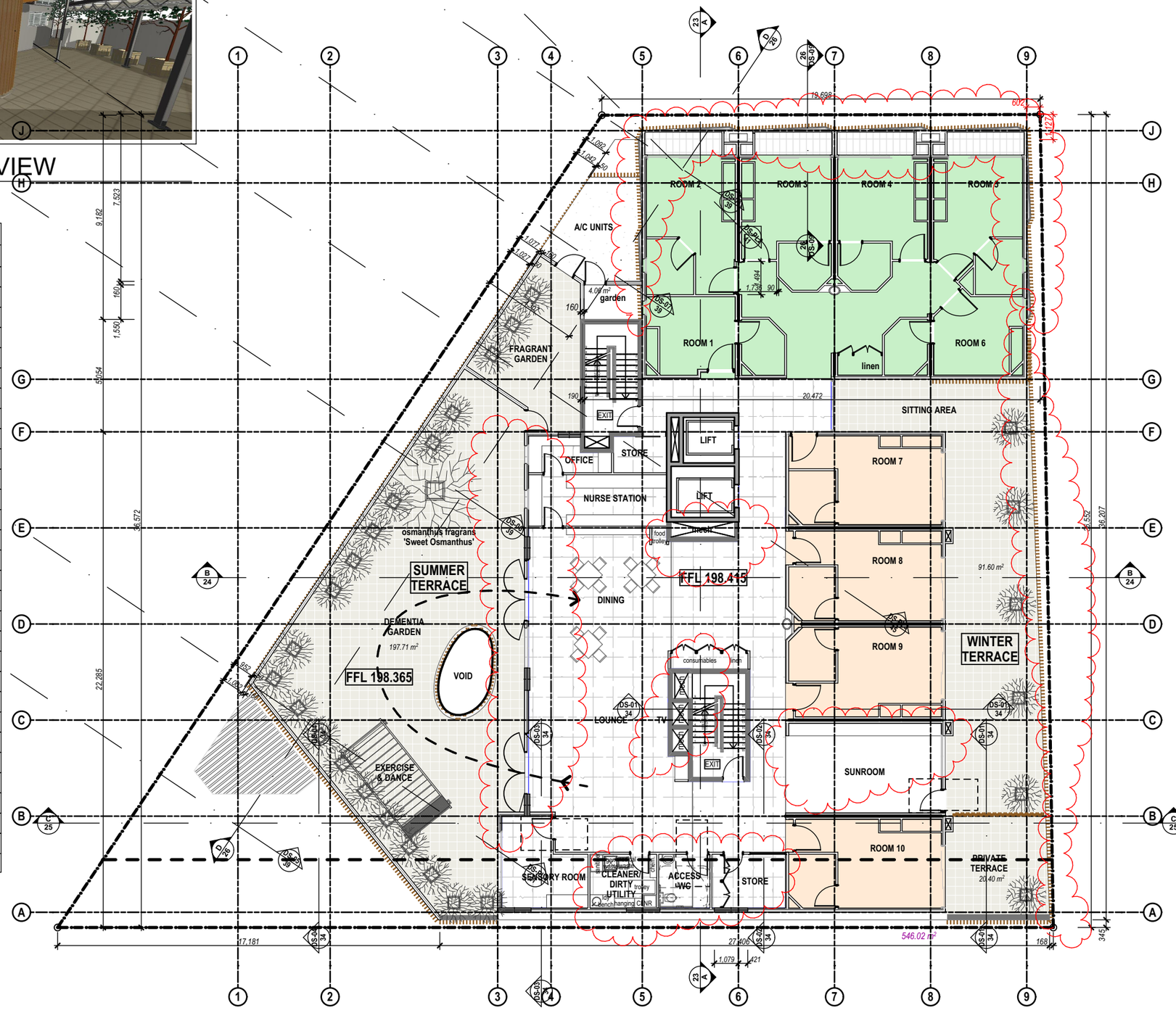
300mm ON ORIGINAL



VOID SCREEN VIEW

LANDSCAPE AREAS - COMMON		
Floor	**Landscape Space**	**Area**
01	Courtyard	21.45
02	Dementia Garden	197.71
02	Roof Garden	4.06
02	Sitting Area	91.60
03	Activities Balcony	9.44
03	Balcony	10.30
03	Lounge Balcony	47.87
04	Activities Balcony	10.65
04	Balcony	10.30
04	Lounge Balcony	47.87
05	Activities Balcony	9.40
05	Balcony	10.30
05	Lounge Balcony	47.87
06	Activities Balcony	10.65
06	Balcony	10.30
06	Lounge Balcony	47.87
07	Activities Balcony	9.40
07	Balcony	10.30
07	Lounge Balcony	47.87
08	Activities Balcony	10.65
08	Balcony	10.30
08	Lounge Balcony	47.87
09	Activities Balcony	9.40
09	Balcony	10.30
09	Lounge Balcony	47.87
10	Balcony	10.30
10	Roof Garden	36.54
10	Roof Garden	75.08
11	Rooftop Terrace	80.23
		993.75 m²



LEVEL 2 FLOOR PLAN

SCALE 1:200

NORTH

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SECOND FLOOR PLAN - DEMENTIA

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 5 of 47
DATE 07.02.22	SHEET NUMBER DA - 05R
DRAWN BY AJC	

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

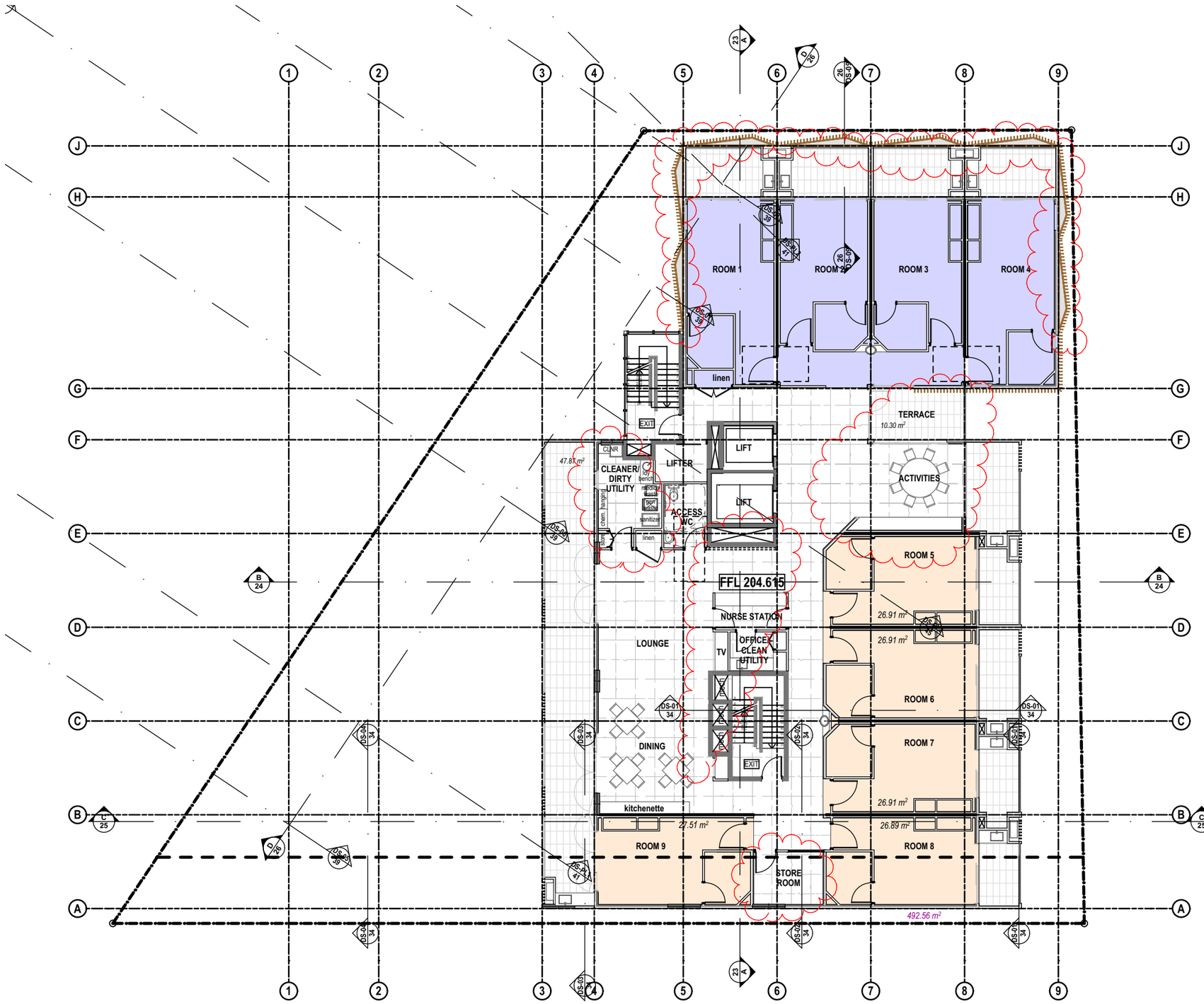
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL



LEVEL 4 FLOOR PLAN

SCALE 1:200

NORTH

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

FOURTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

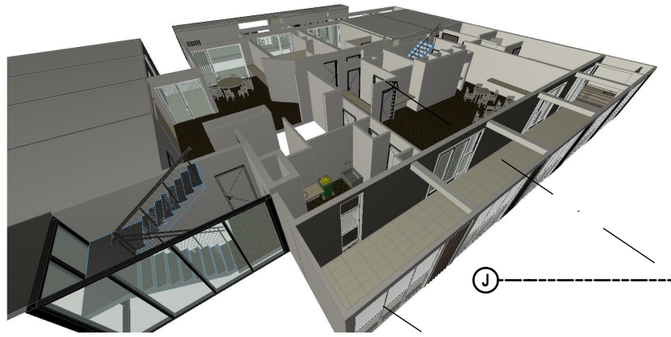
CSA JOB NO. :	610-17-458
SCALES: as shown	No. IN SET: 7 of 47
DATE: 07.02.22	SHEET NUMBER: DA - 07R
DRAWN BY: AJC	

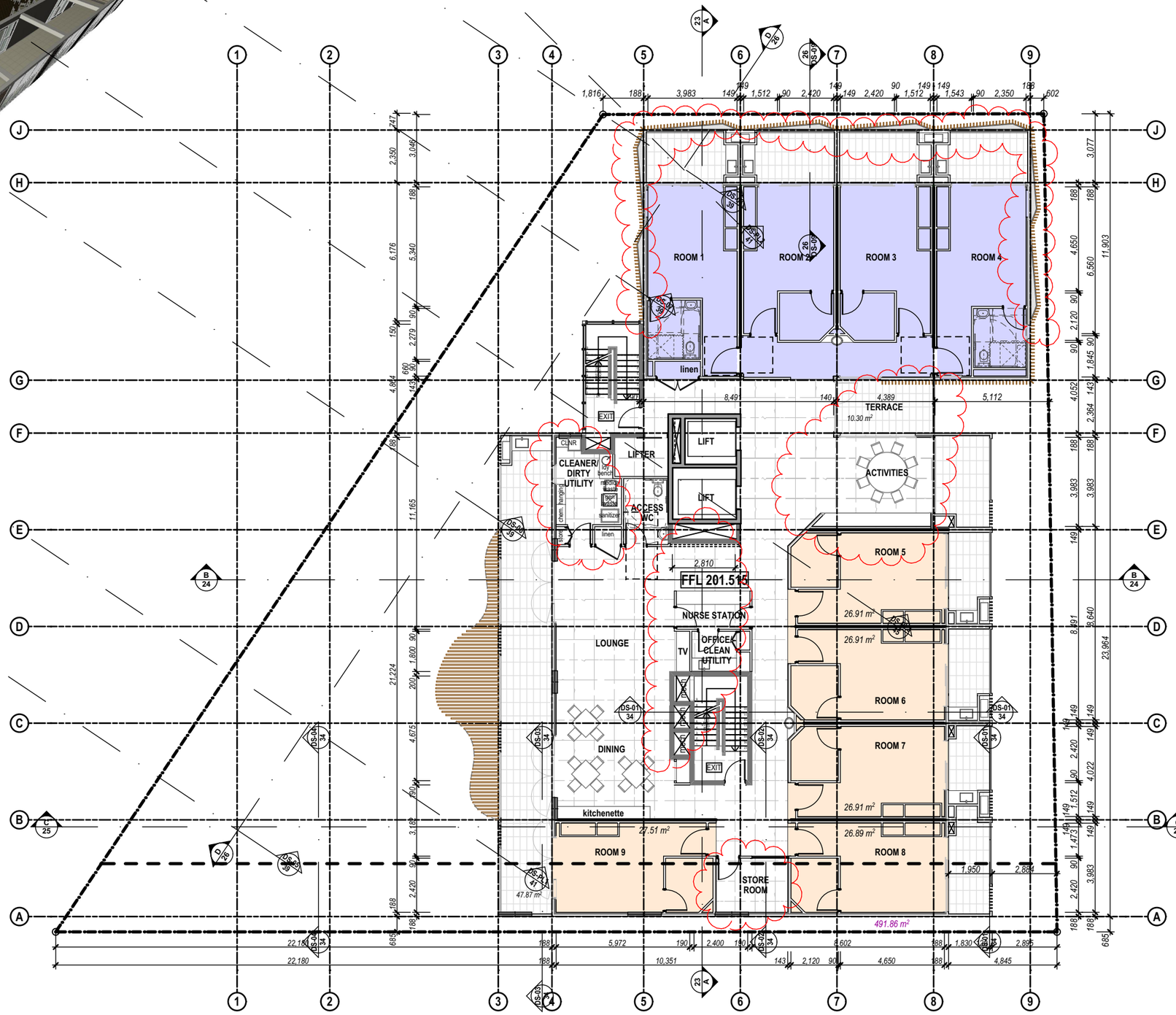
SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL





LEVEL 3 FLOOR PLAN

SCALE 1:200

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

THIRD FLOOR PLAN - RAC MAIN

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 6 of 47
DATE 07.02.22	SHEET NUMBER
DRAWN BY AJC	DA - 06R

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

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Print Date: 14/02/2022

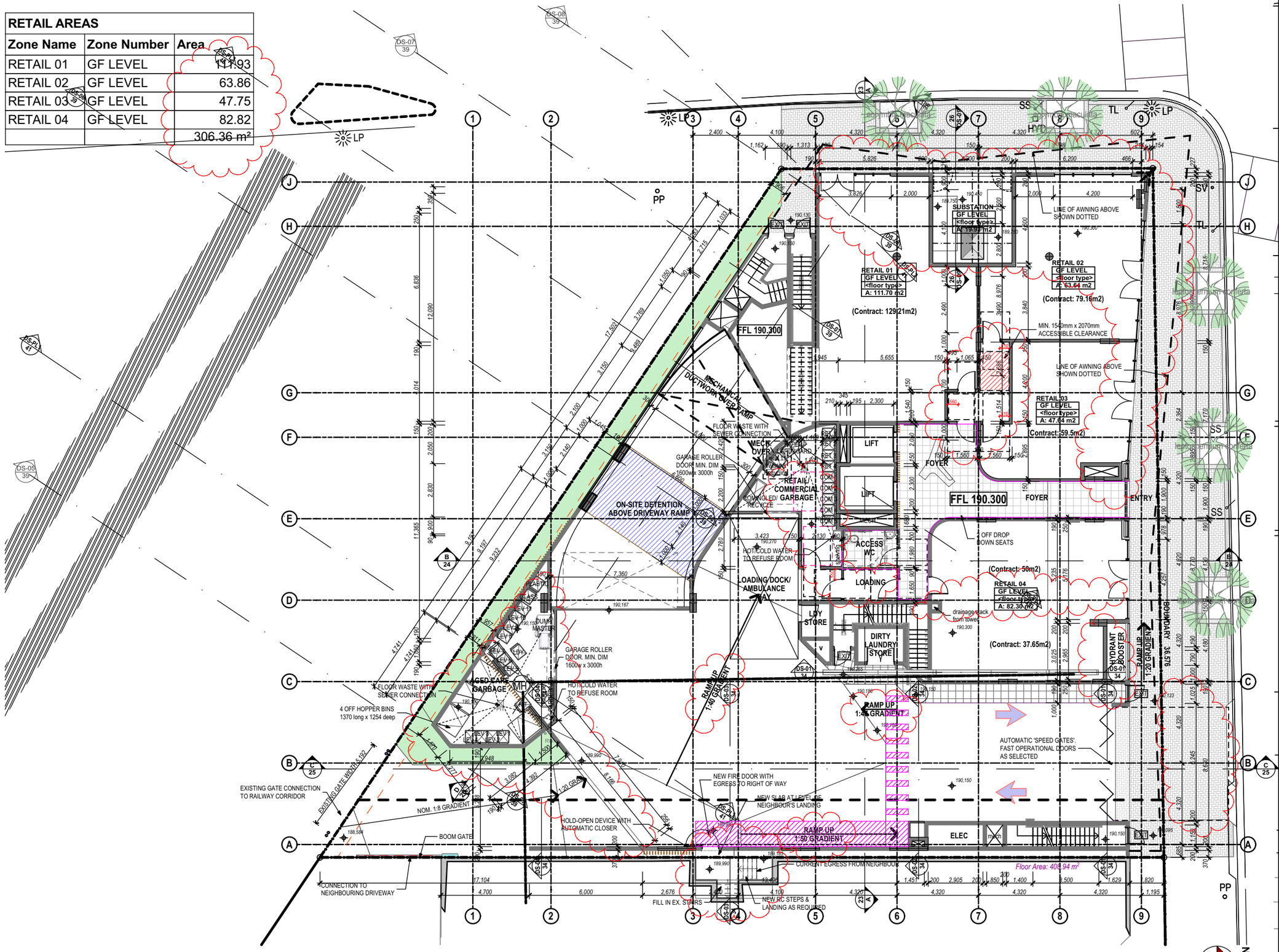
A3 0 10 20 30 40 50 60 70 80 90 100

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

200

300mm ON ORIGINAL

RETAIL AREAS		
Zone Name	**Zone Number**	**Area**
RETAIL 01	GF LEVEL	111.93
RETAIL 02	GF LEVEL	63.86
RETAIL 03	GF LEVEL	47.75
RETAIL 04	GF LEVEL	82.82
		306.36 m²



GROUND FLOOR (RETAIL) PLAN

SCALE 1:200

LEGEND

NOTES

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RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

GROUND FLOOR PLAN - RETAIL

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-17-458**

SCALES **as shown** | No. IN SET **3 of 47**

DATE **07.02.22** | SHEET NUMBER **DA - 03R**

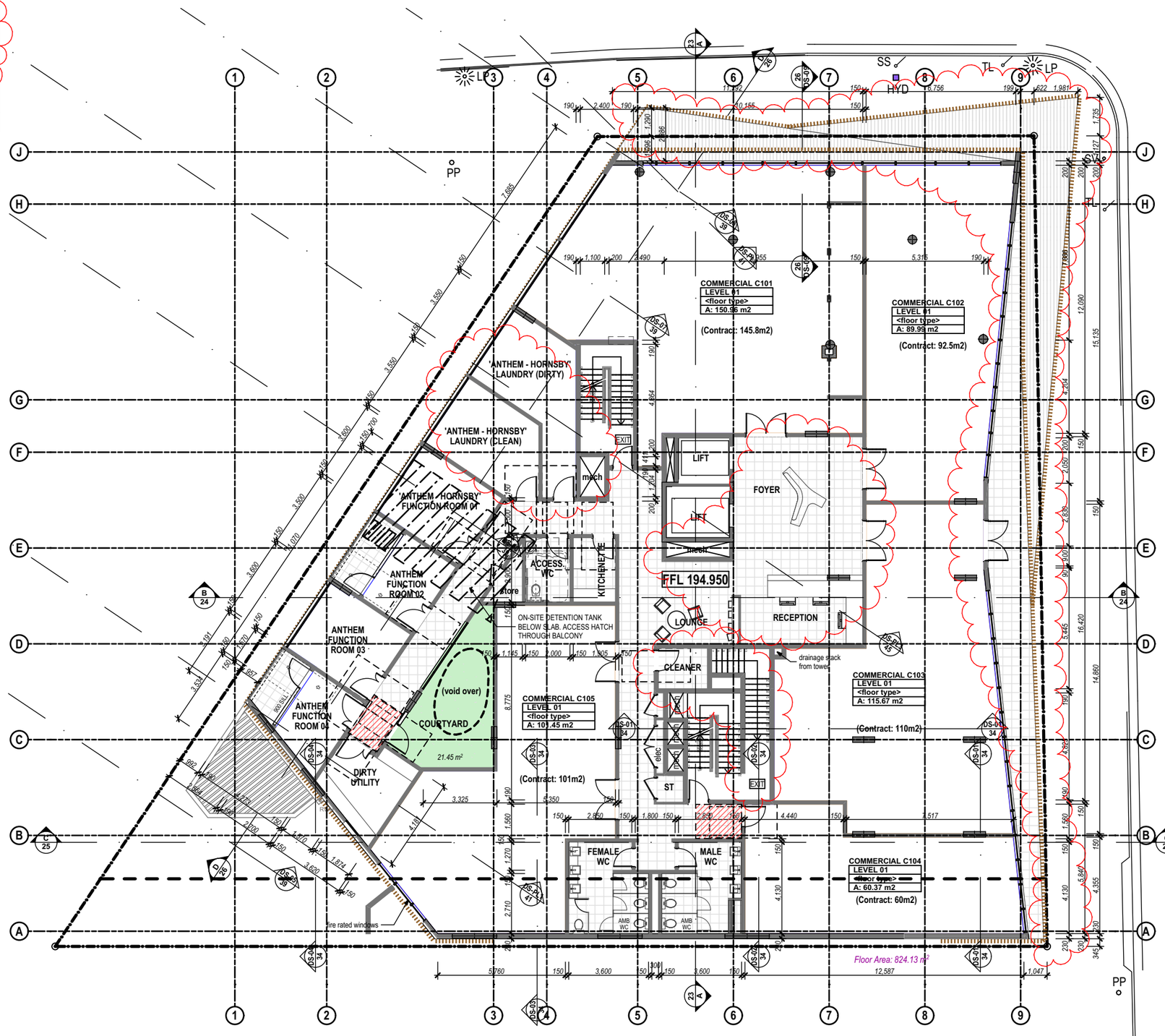
DRAWN BY **AJC**

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL

COMMERCIAL AREAS		
Zone Name	**Level**	**Area**
COMMERCIAL C101	LEVEL 01	151.52
COMMERCIAL C102	LEVEL 01	90.65
COMMERCIAL C103	LEVEL 01	116.62
COMMERCIAL C104	LEVEL 01	60.37
COMMERCIAL C105	LEVEL 01	101.45
		520.61 m²



LEVEL 1 FLOOR (COMMERCIAL) PLAN

SCALE 1:200

LEGEND

NOTES

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PROJECT :

RESIDENTIAL AGED CARE FACILITY

at
228 - 234 PACIFIC HIGHWAY, HORNSBY NSW 2077
Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

FIRST FLOOR PLAN - COMMERCIAL

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES as shown	No. IN SET 4 of 47
DATE 07.02.22	SHEET NUMBER DA - 04R
DRAWN BY AJC	

SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION
Print Date: 14/02/2022

A3 0 10 20 30 40 50 60 70 80 90 100
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE
200
300mm ON ORIGINAL

NORTH

RAILWAY BRIDGE

RAILWAY BRIDGE

D.P.1152060

CONCRETE MEDIAN STRIP

CONCRETE MEDIAN STRIP

P A C I F I C H I G H W A Y

B U S L A N E

F O O T P A T H

STATION 6

STATION 4

PEDESTRIAN CROSSING

PEDESTRIAN CROSSING

BOUNDARY 19.70

BOUNDARY 36.555

BOUNDARY 43.955

BOUNDARY 44.755

FFL 229.415

VACANT

A 935.9m²

B 245.3m² (CALC)

PROPOSED LOT 1

D.P.304557

2 STOREY BRICK SHOPS METAL ROOF No. 10

CONCRETE RAMP

RAMP

RAMP

SLEEPER LEVEL 182.65

SLEEPER LEVEL 183.07

NORTH SHORE

RAILWAY

HORNSBY

FROM

D.P. 911488

DAVID AVENUE

LEFT TURN LANE

MEDIUM STRIP

MEDIUM STRIP

GUTTER

GUTTER

BM NAIL IN KERB R.L.190.13 (A.H.D.)

SITE PLAN

SCALE 1:250

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

A3 0 10 20 30 40 50 60 70 80 90 100

200

300mm ON ORIGINAL

LEGEND

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Lot A DP 304557,
Lot B DP 304557

CLIENT :

TBG Senior Living Services PTY LTD

DRAWING :

SITE PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. :	610-17-458
SCALES: as shown	No. IN SET: 2 of 47
DATE: 07.02.22	SHEET NUMBER: DA - 02R
DRAWN BY: AJC	

SCALE 1:250 @ A3

0 2.5 5.0 7.5 10.0 12.5

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print Date: 14/02/2022