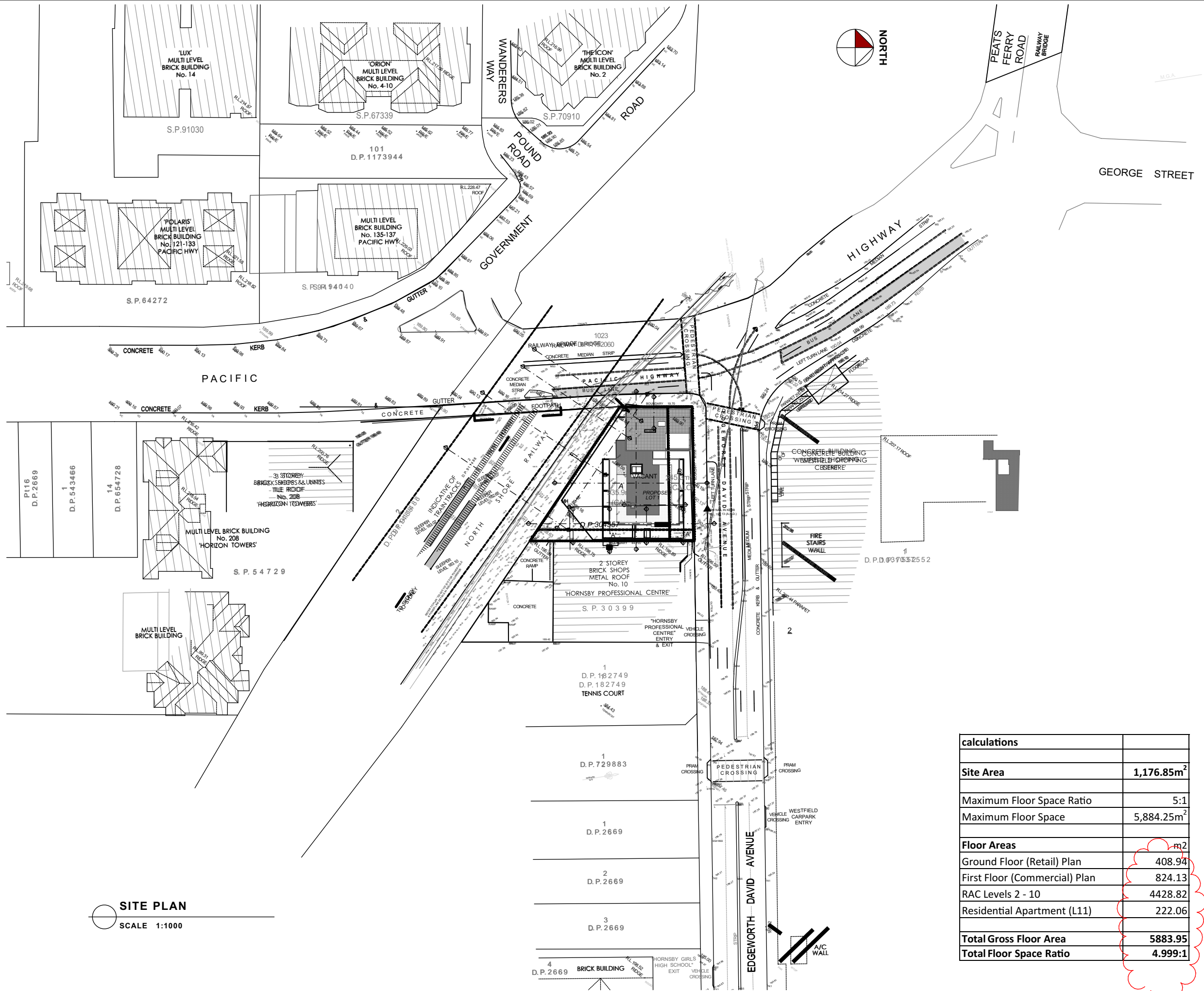




LEGEND

NOTES

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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 Allison 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

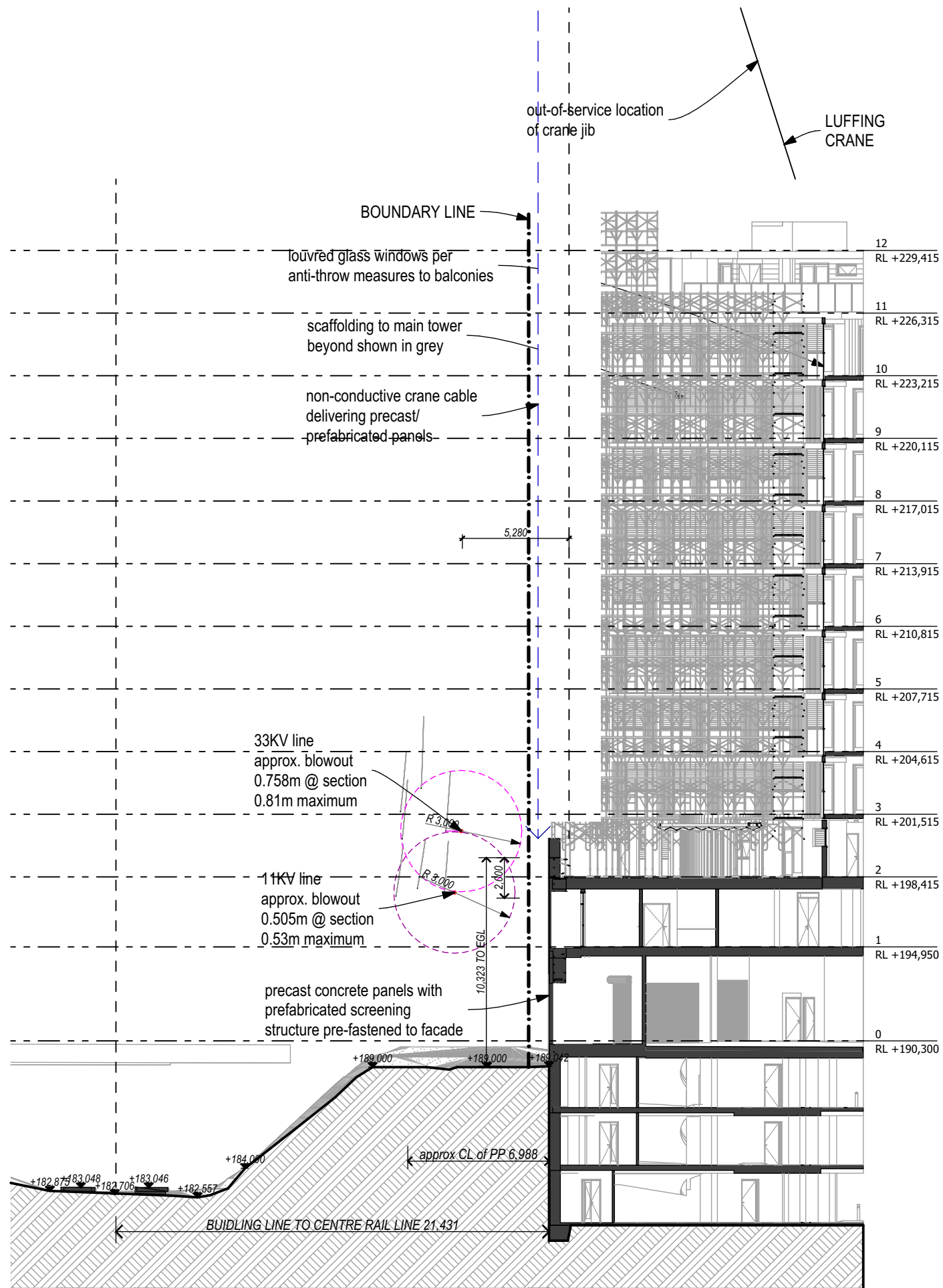
DRAWN BY **AJC** **DA - 01R**

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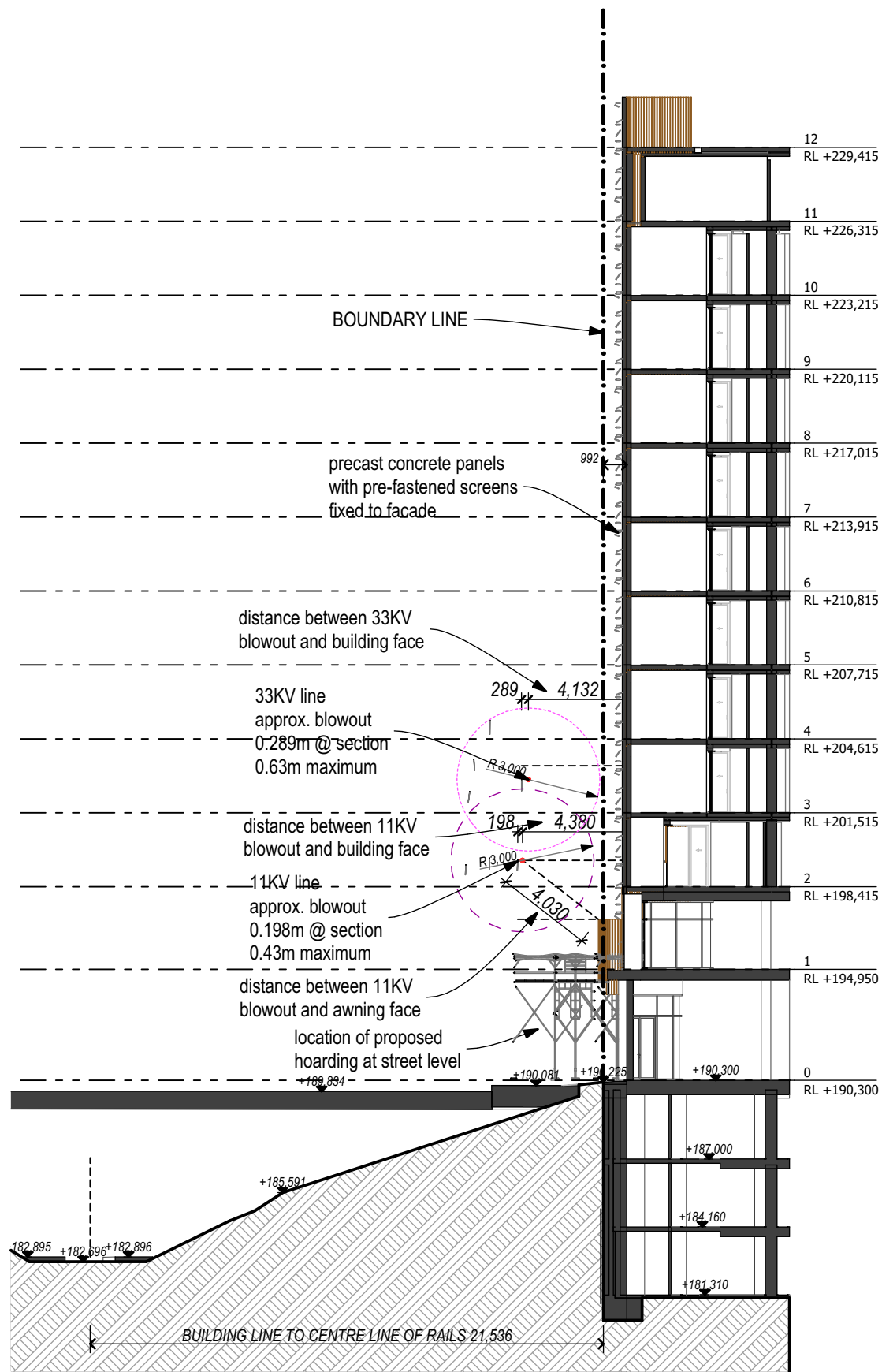
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022

calculations	
Site Area	1,176.85m ²
Maximum Floor Space Ratio	5:1
Maximum Floor Space	5,884.25m ²
Floor Areas	m ²
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



DETAIL SECTION PL1 - OPTION A
SCALE 1:250



DETAIL SECTION PL2 - OPTION A
SCALE 1:250

LEGEND

NOTES

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L	Development Application Submission	15.04.20	AJC
M	Consultant Issue - parking details incl.	20.08.20	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 Allison 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 A - CRANE/PRECAST
PANELS**

NOT FOR CONSTRUCTION

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

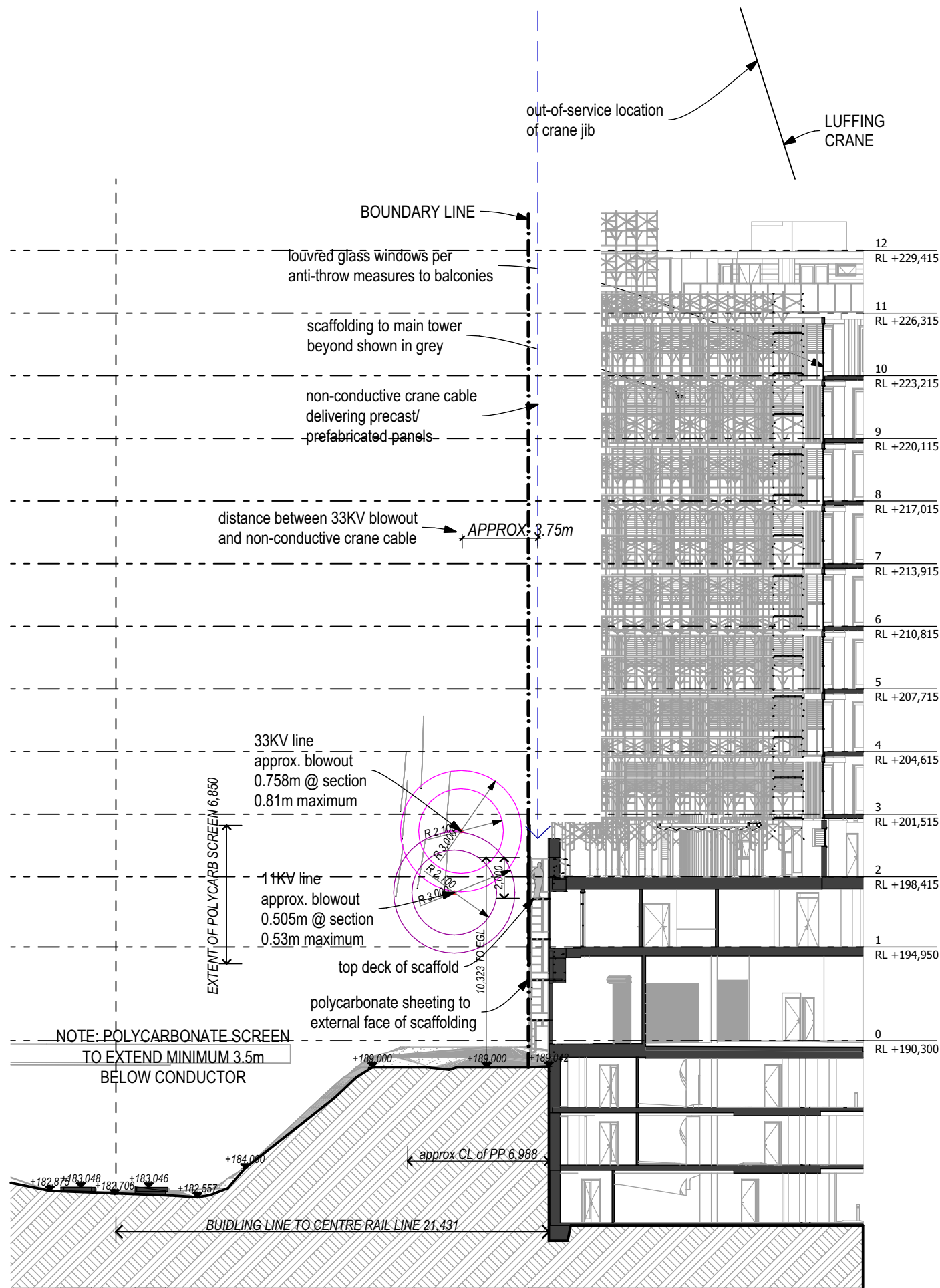
SCALES **as shown** No. IN SET **42 of 47**

DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 42R**

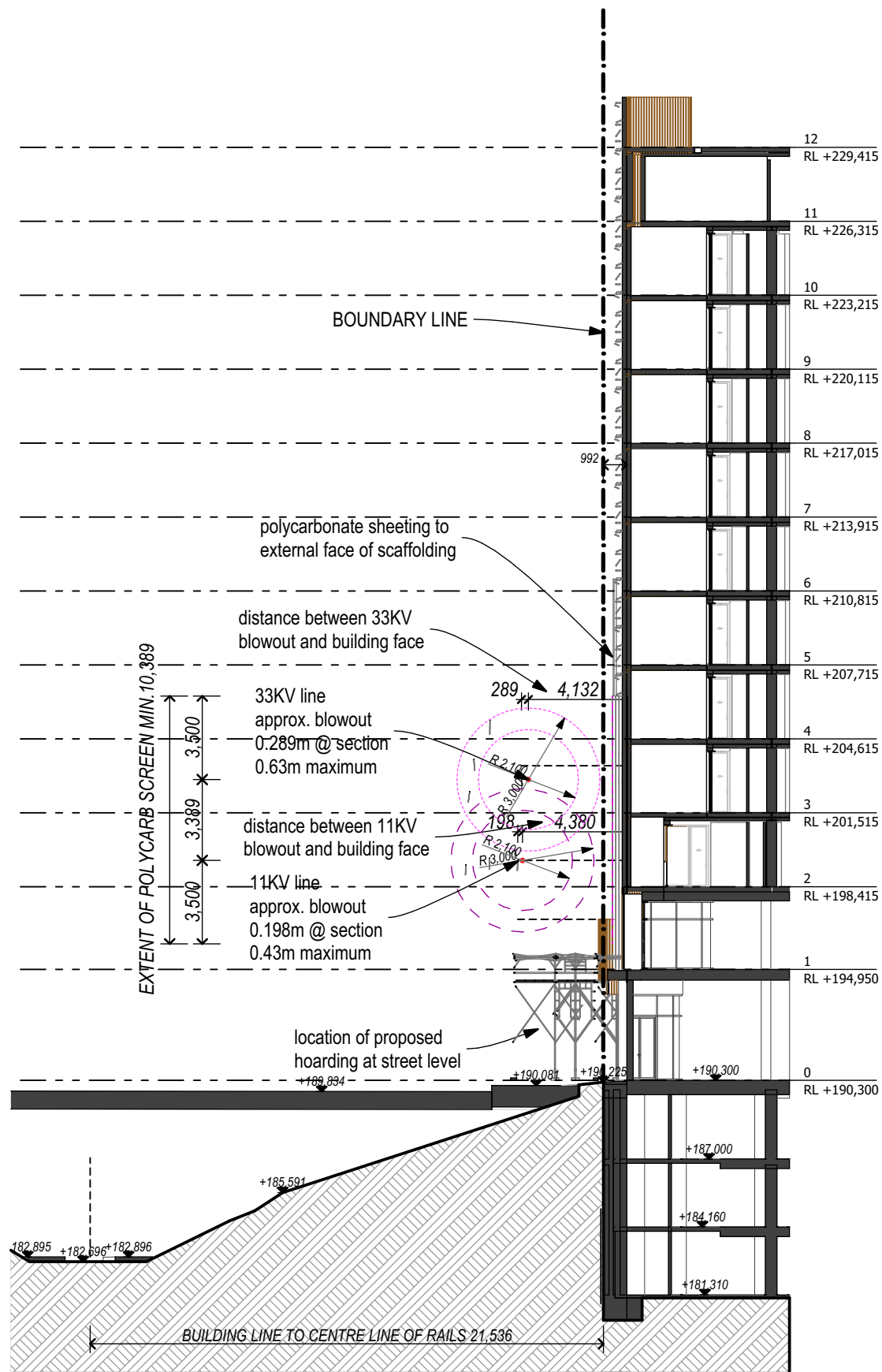
SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



DETAIL SECTION PL1 - OPTION B

SCALE 1:250



DETAIL SECTION PL2 - OPTION B

SCALE 1:250

LEGEND

NOTES

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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 :

**BLOWOUT SECTIONS -
OPTION B - SCAFFOLDING**

NOT FOR CONSTRUCTION

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

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

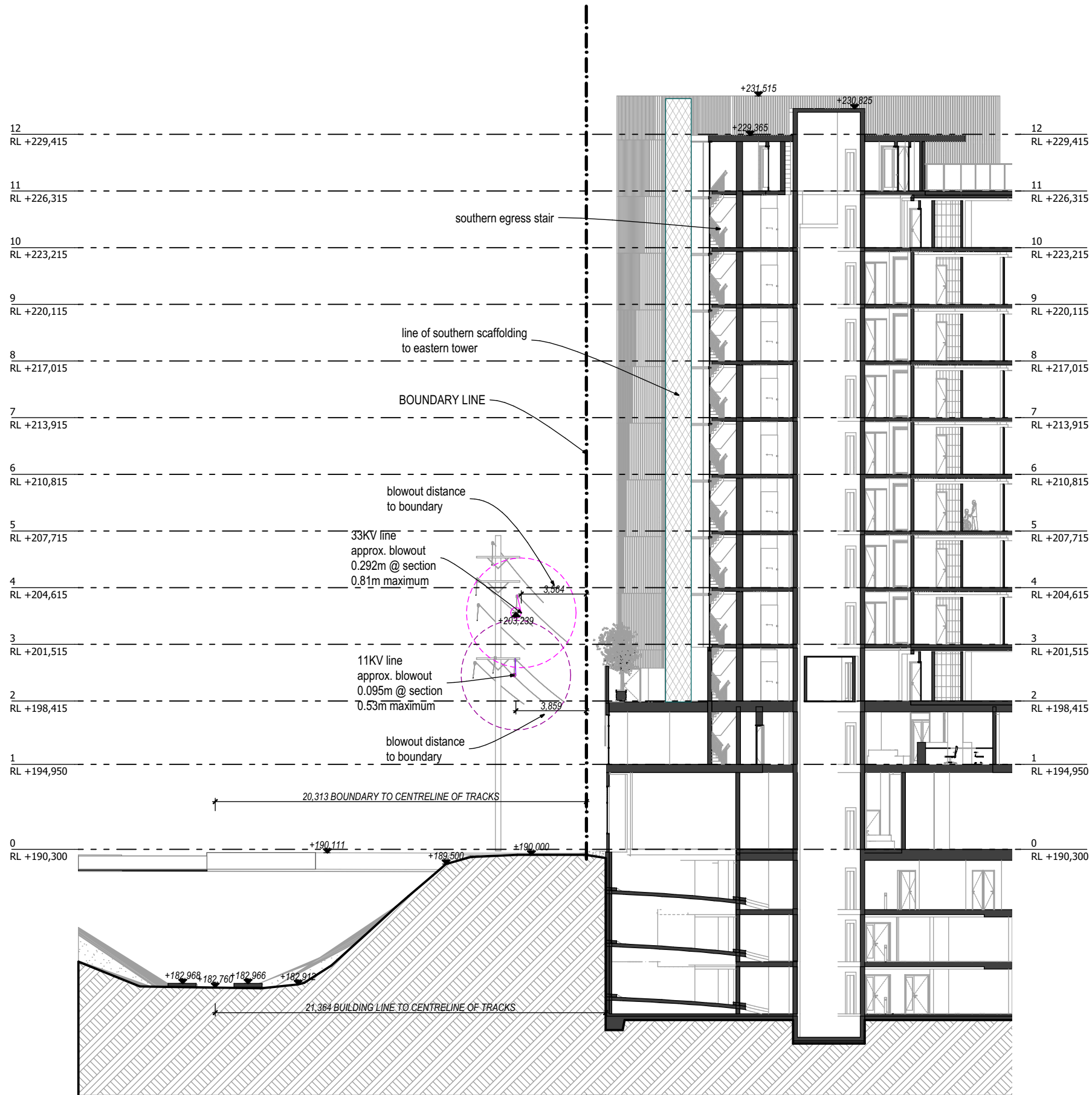
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 43R**

SCALE 1:200 @ A3
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



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**

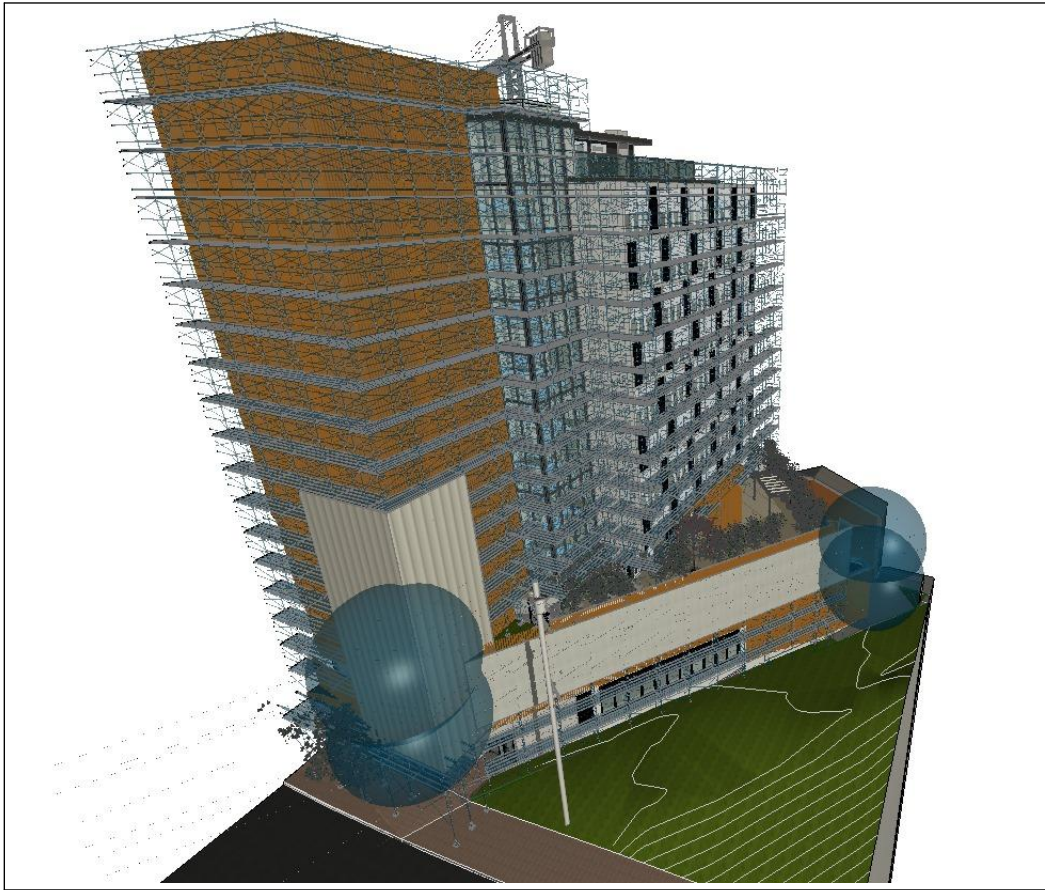
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 45R**

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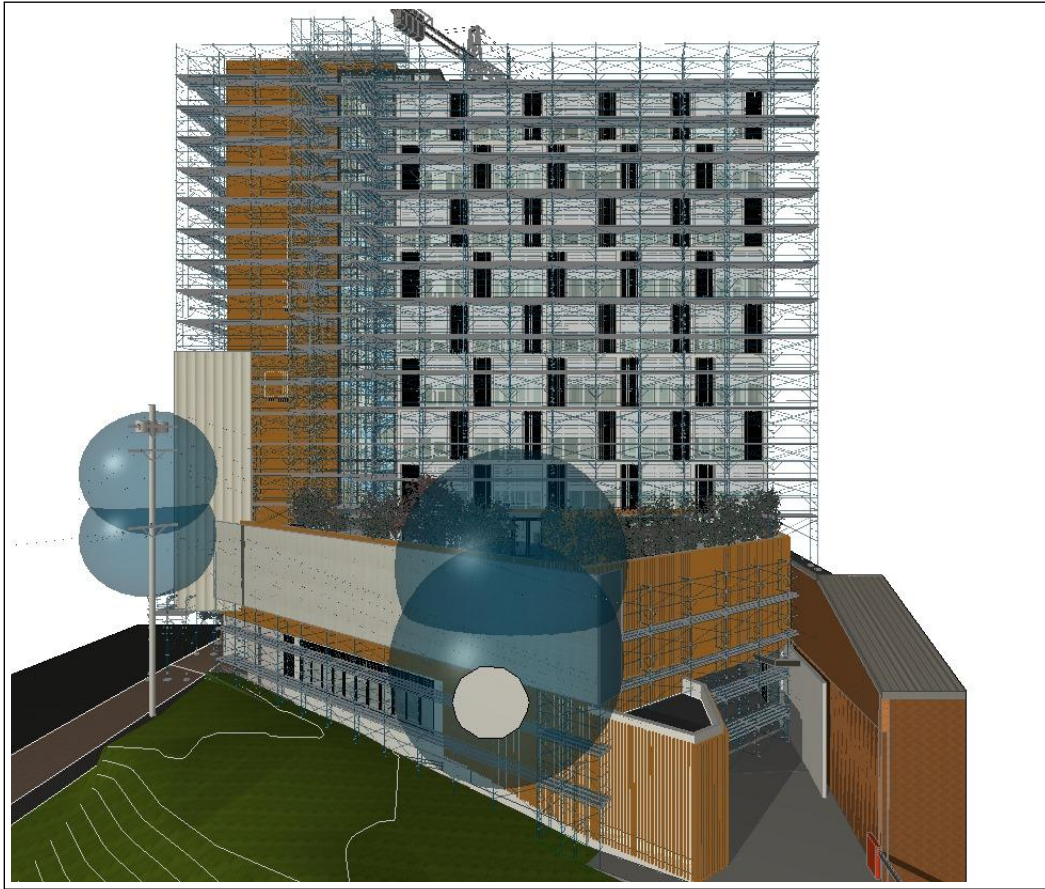
Print Date: 14/02/2022



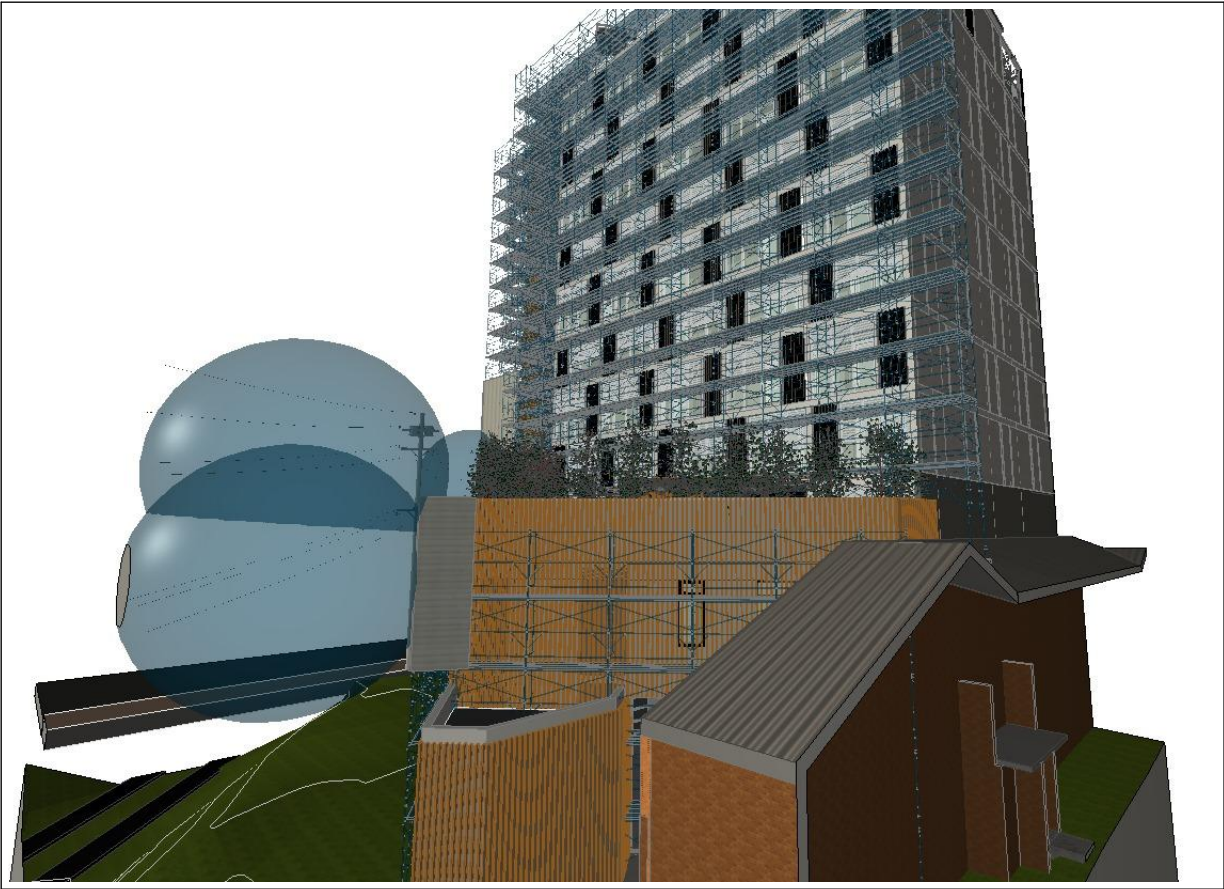
Hornsby RAC SW high View Scaffolding



Hornsby RAC SW View Scaffolding



Hornsby RAC Sth View Scaffolding



Hornsby RAC SE View Scaffolding

LEGEND

NOTES
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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**

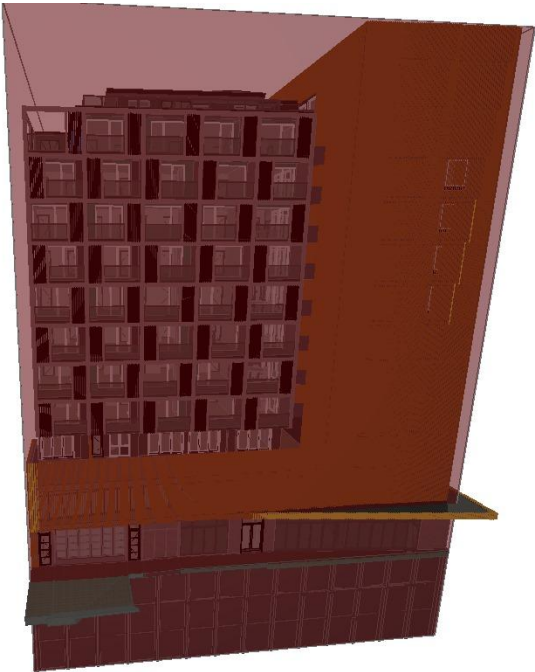
SCALES **as shown** No. IN SET **46 of 47**

DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 46R**

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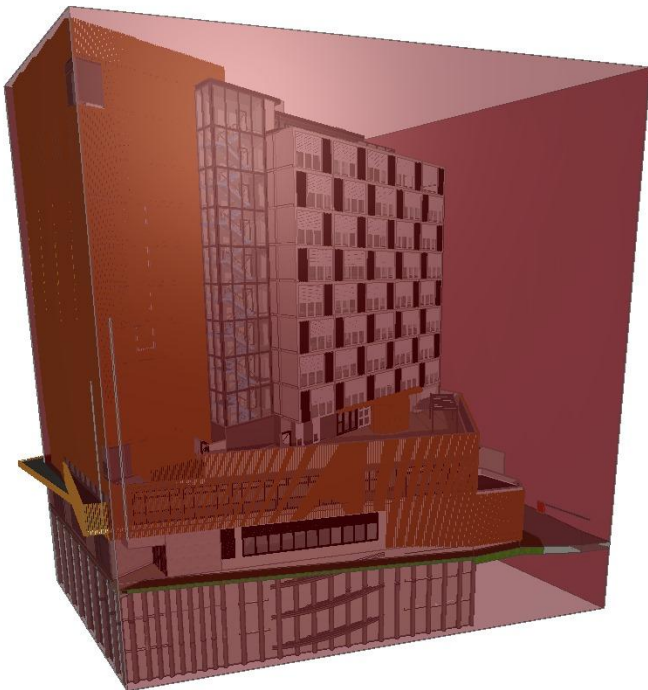
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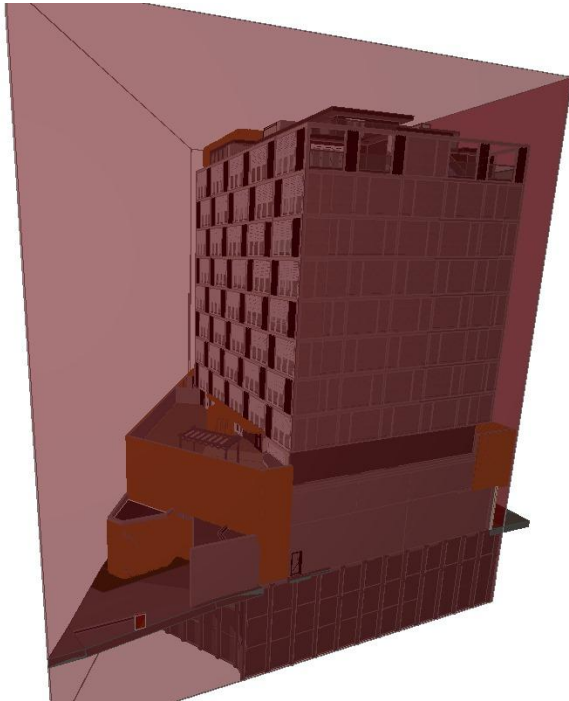
NORTHERN BOUNDARY VIEW



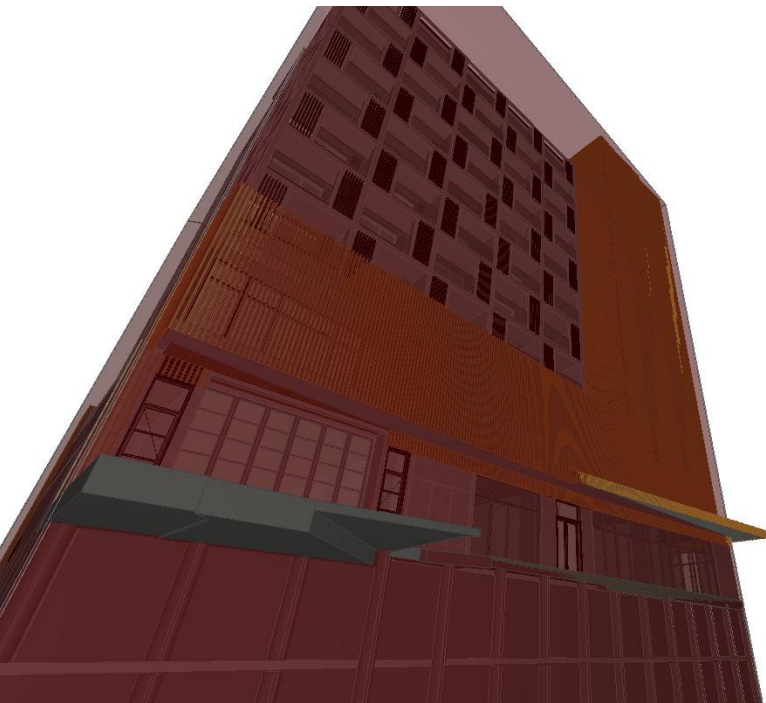
WESTERN BOUNDARY VIEW



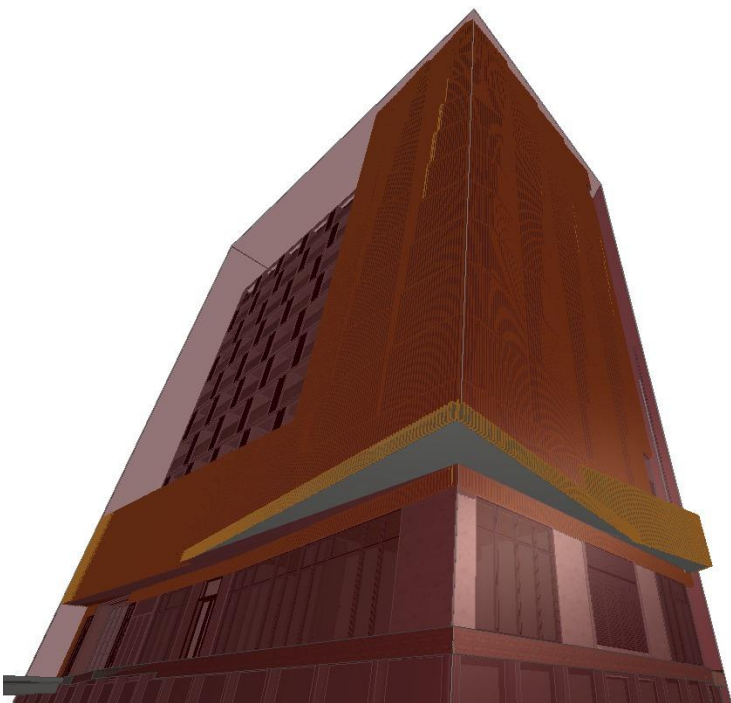
SOUTHERN BOUNDARY VIEW



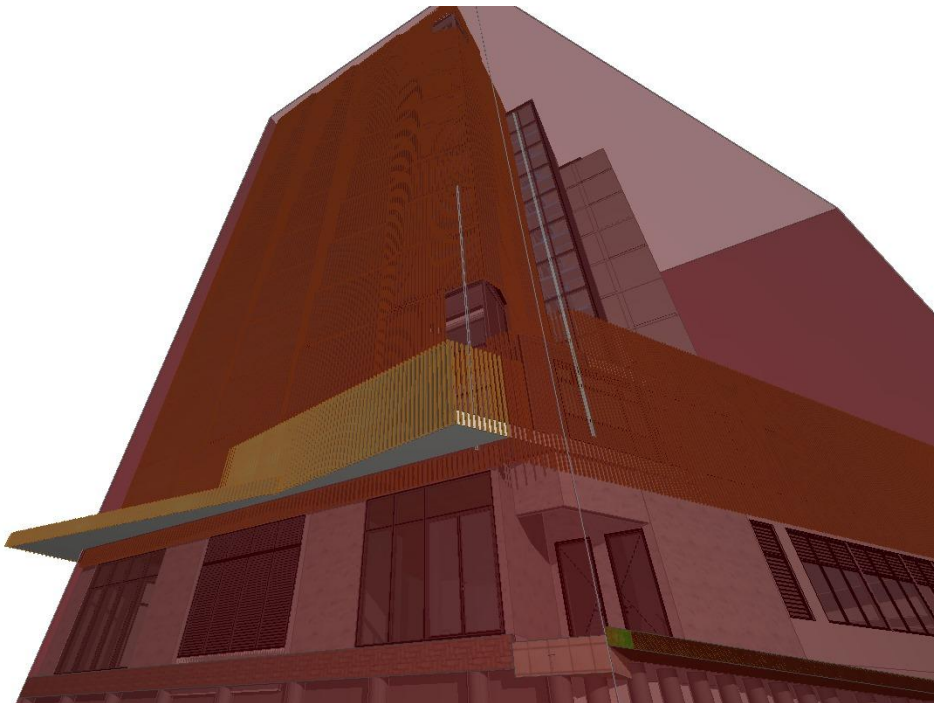
EASTERN BOUNDARY VIEW



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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AMENDMENTS

REV	AMENDMENT	DATE	BY
L	Development Application Submission	15.04.20	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 :

**3D VIEWS - BOUNDARY
ENCROACHMENTS**

NOT FOR CONSTRUCTION

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

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

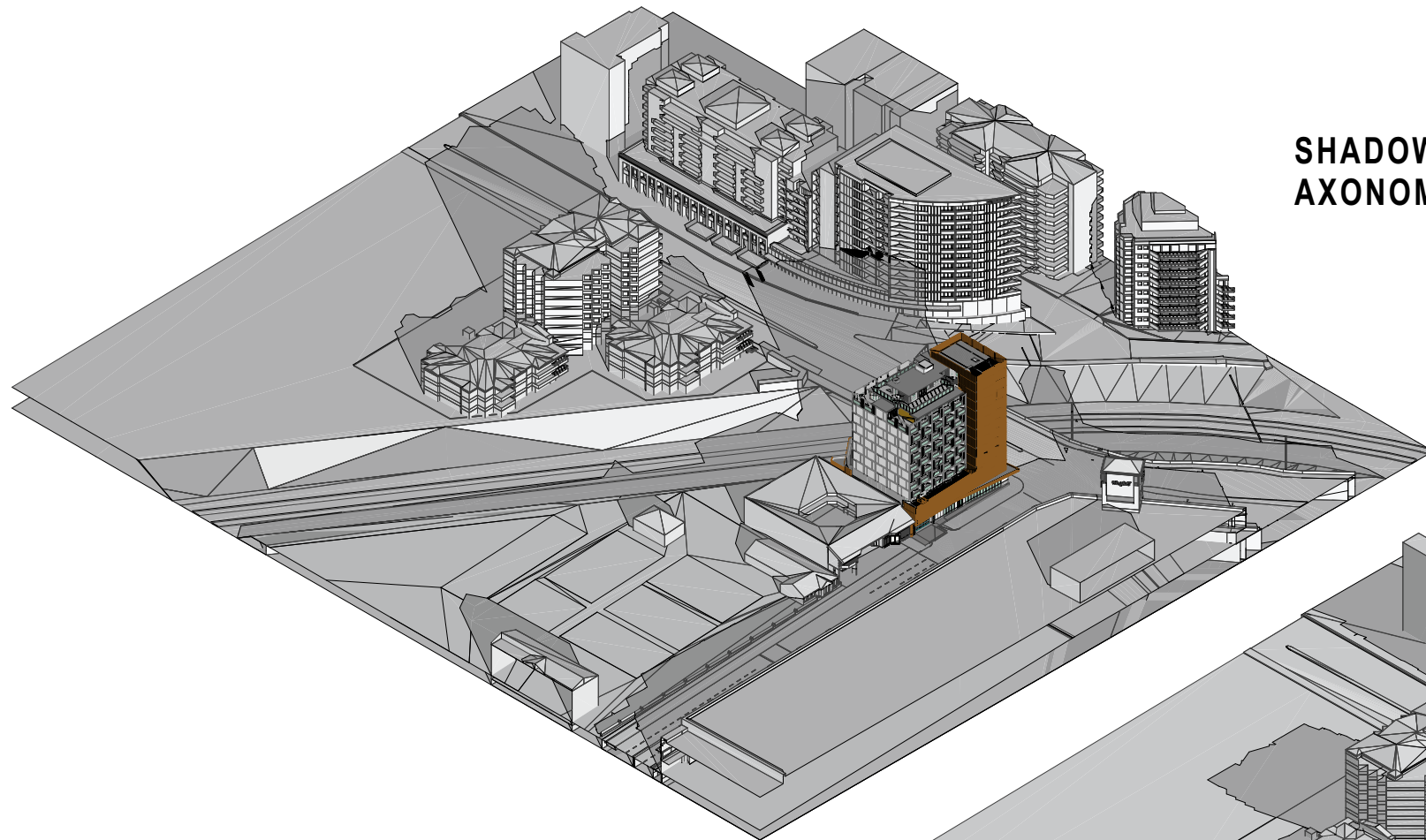
DATE **07.02.22** SHEET
NUMBER

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

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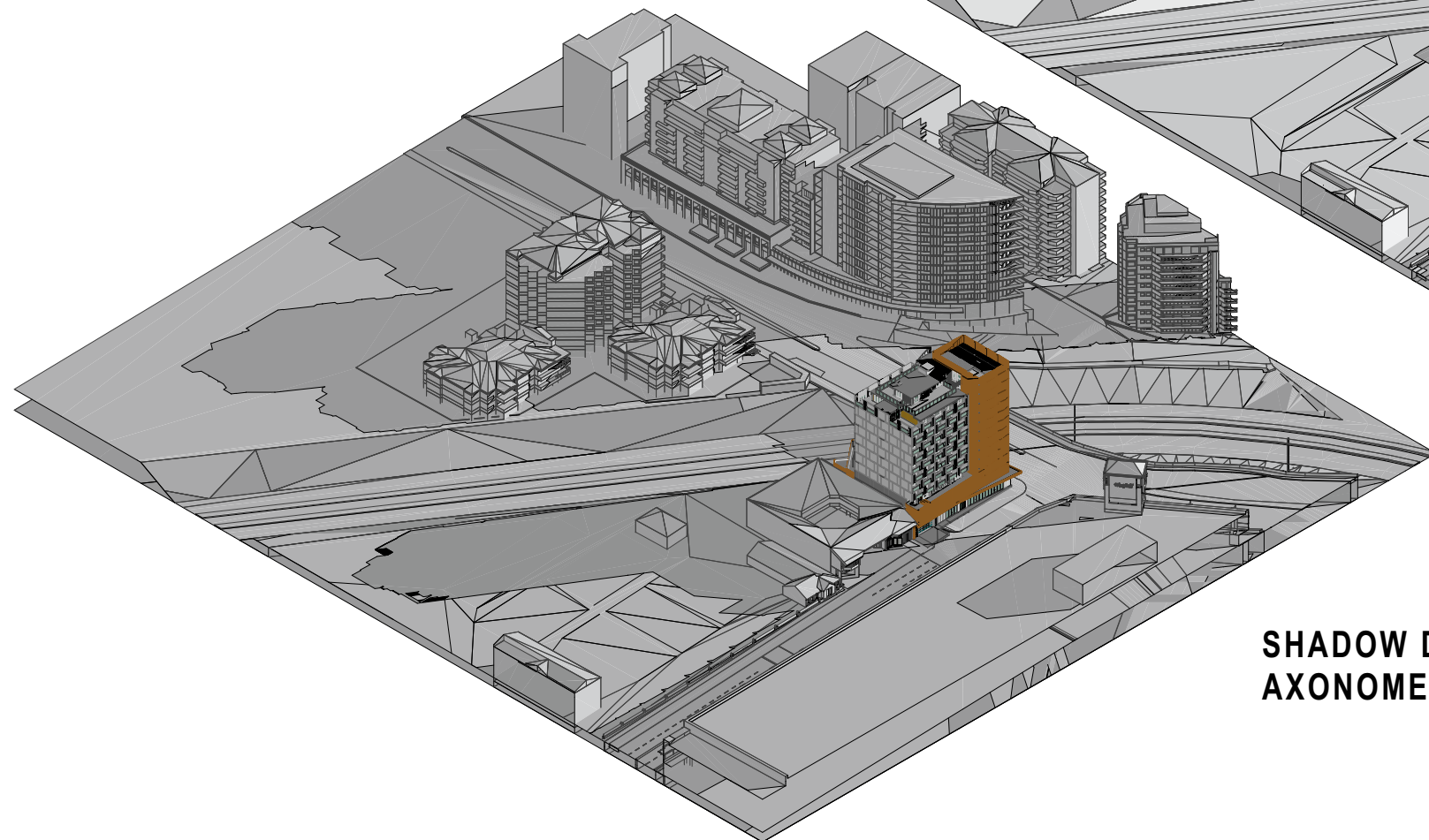
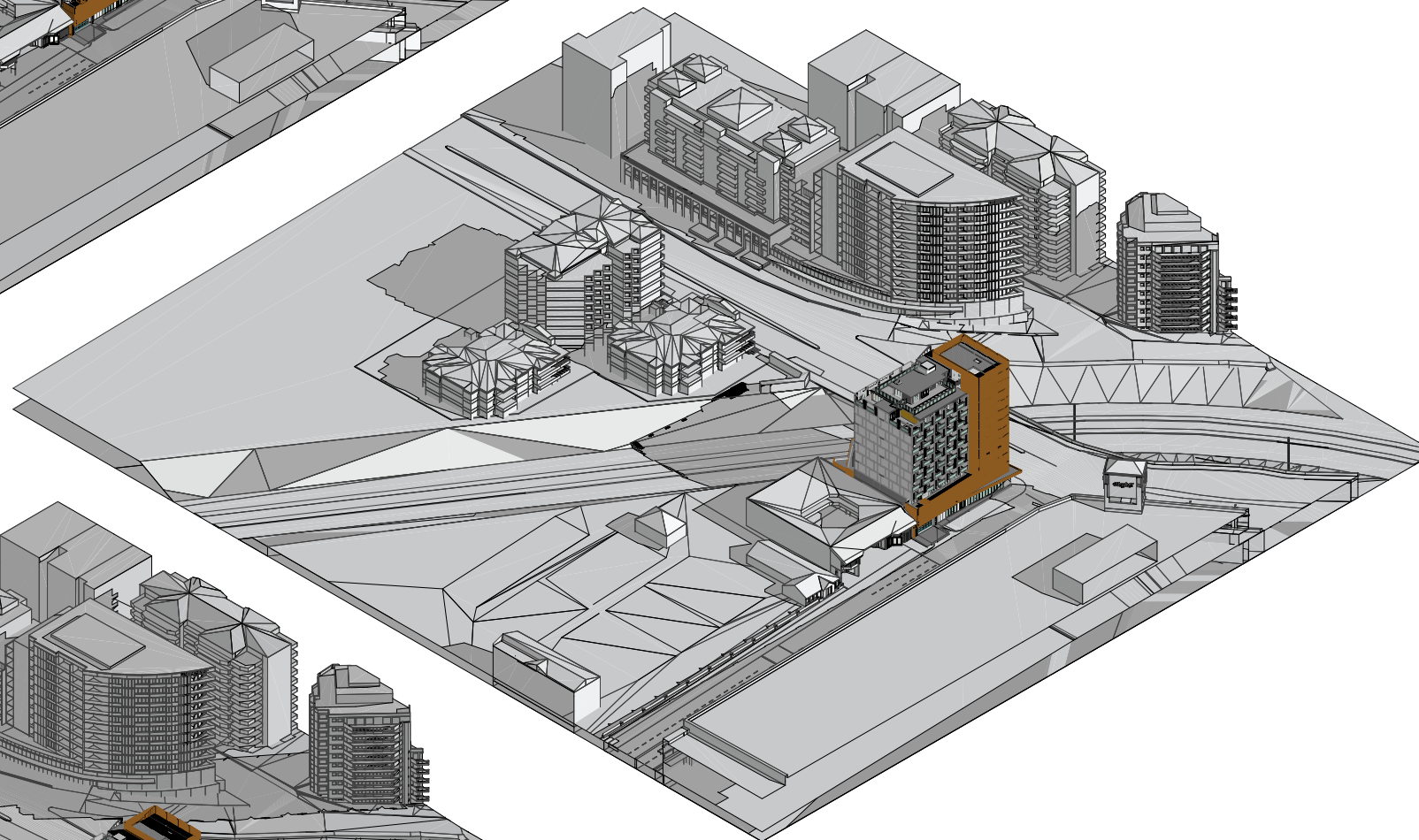
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



SHADOW DIAGRAM JUNE 21ST - 9AM
AXONOMETRIC

SHADOW DIAGRAM JUNE 21ST - 12PM
AXONOMETRIC



SHADOW DIAGRAM JUNE 21ST - 3PM
AXONOMETRIC

LEGEND

NOTES

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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
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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
AXONOMETRIC - JUNE 21ST**

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **30 of 47**

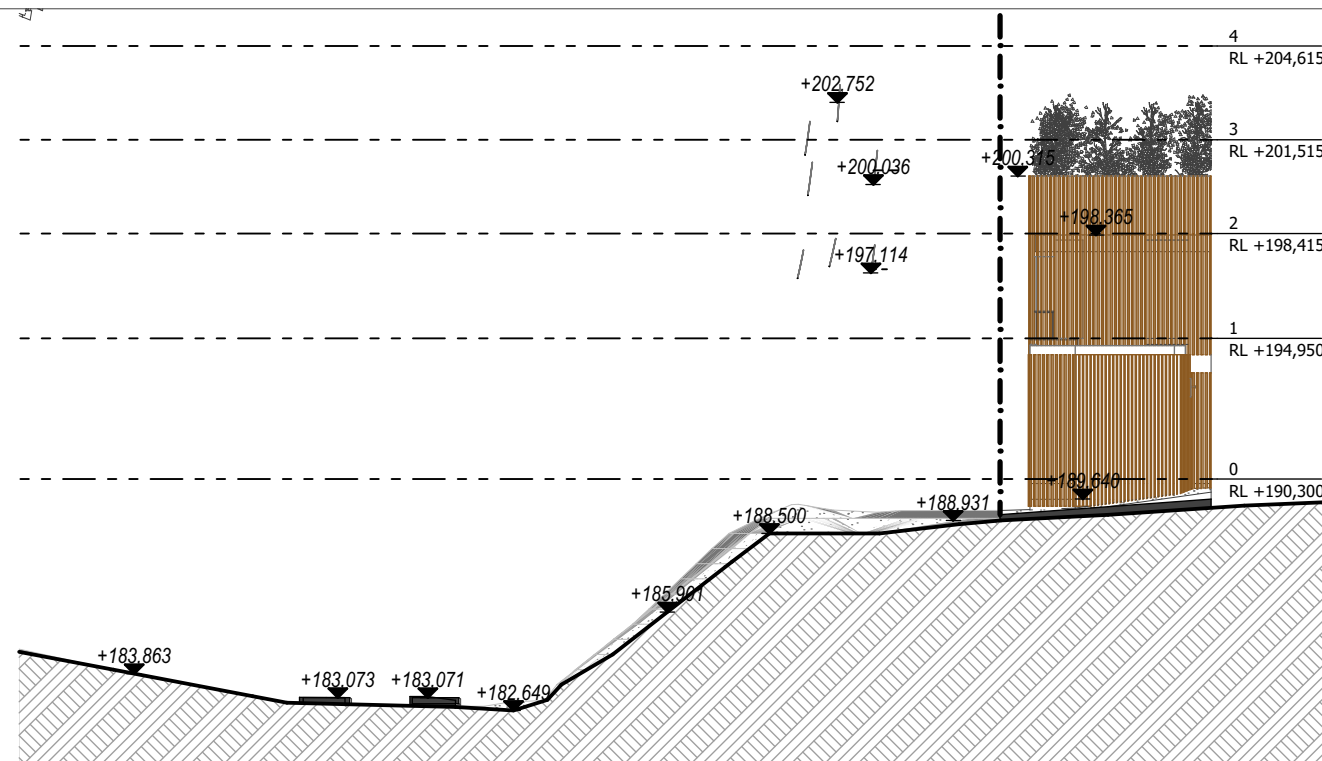
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 30R**

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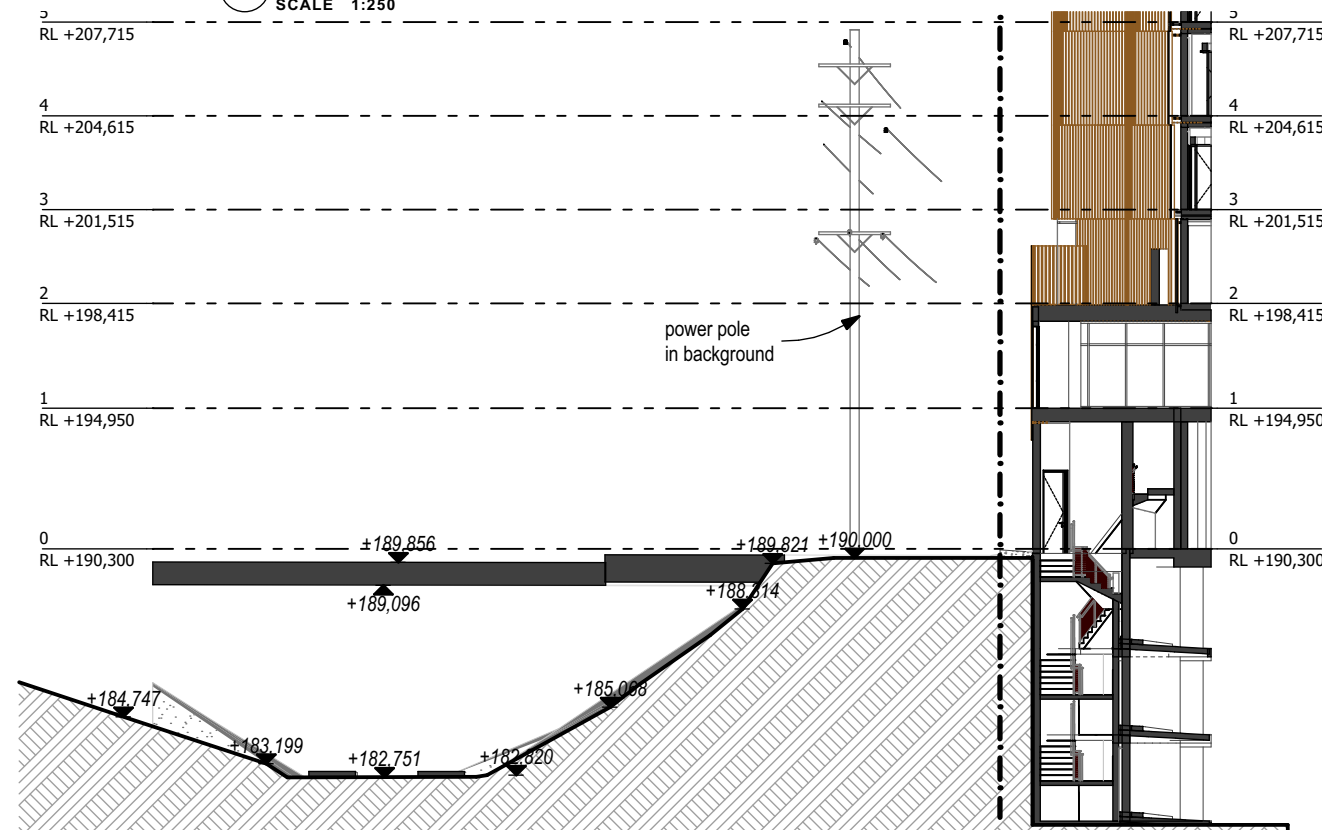
Print Date: 14/02/2022



DETAIL SECTION 05



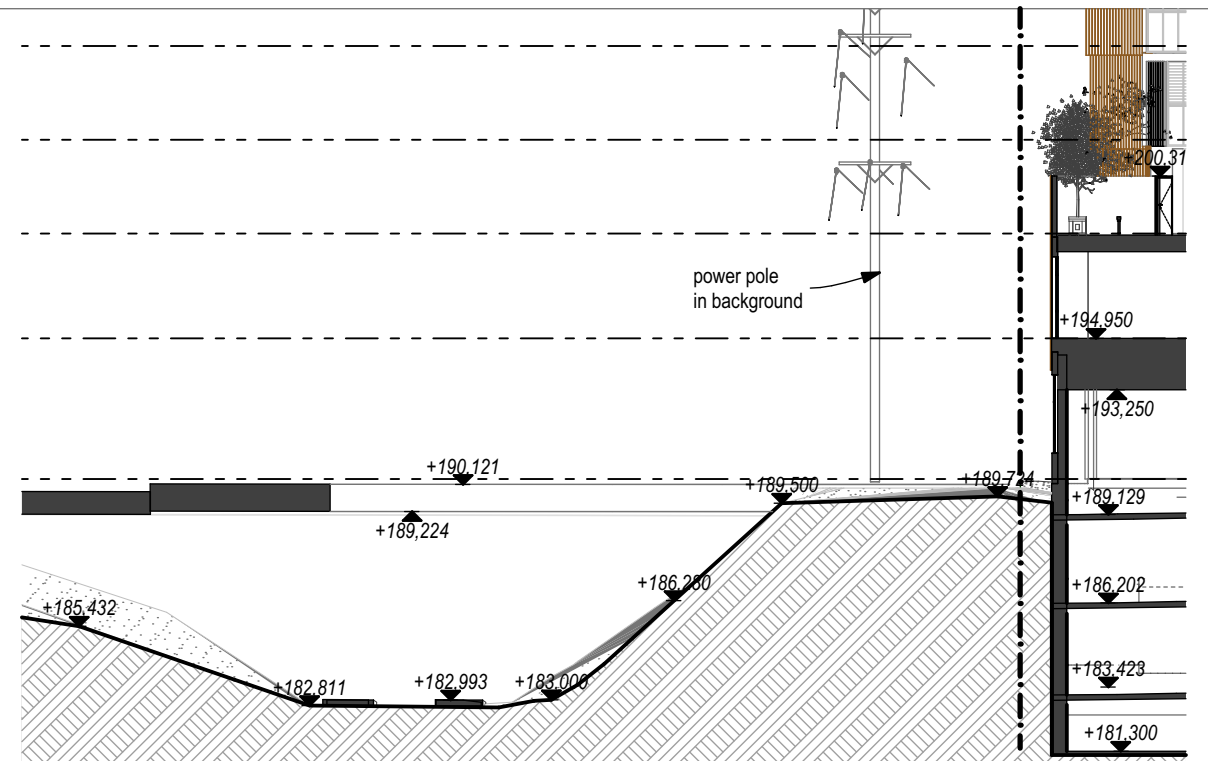
SCALE 1:250



DETAIL SECTION 07



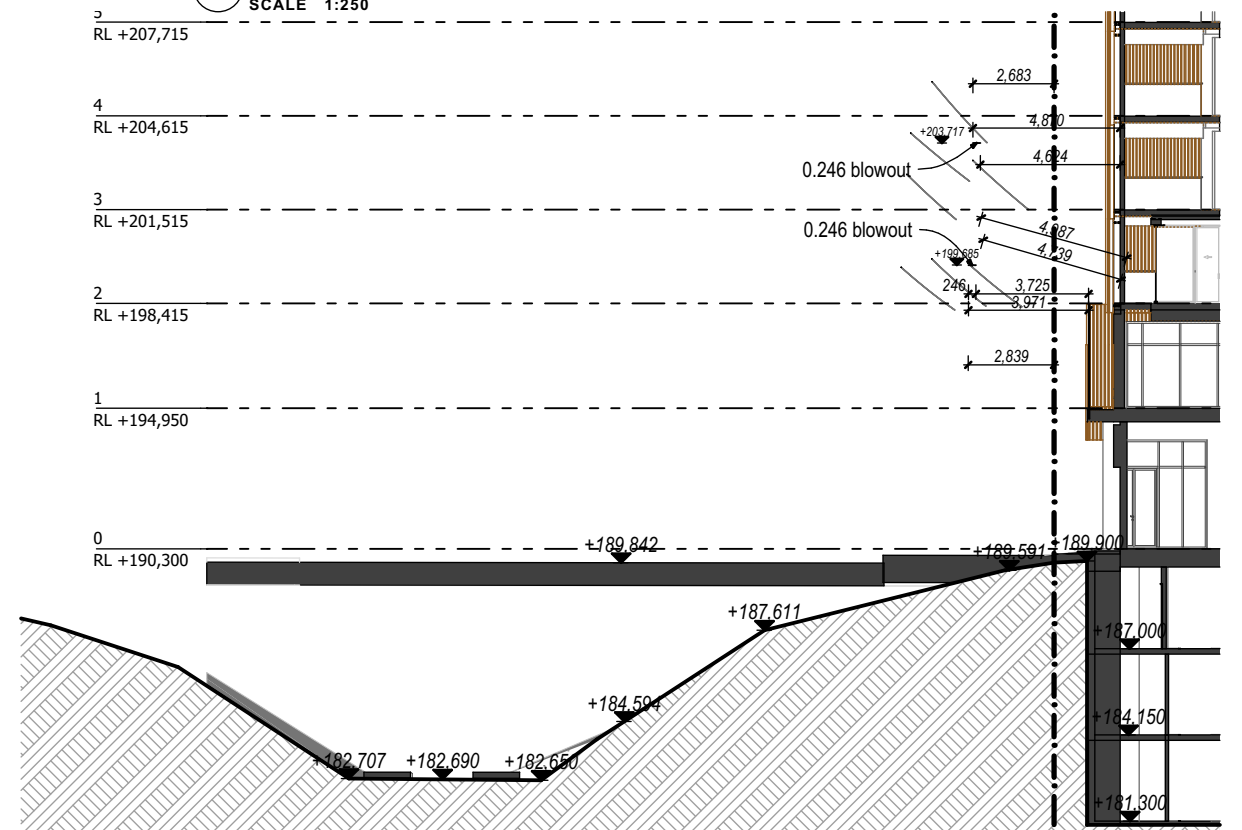
SCALE 1:250



DETAIL SECTION 06



SCALE 1:250



DETAIL SECTION 08



SCALE 1:250

NOTES

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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	
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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 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

DRAWN BY **AJC** **DA - 38R**

Print Date: 14/02/2022

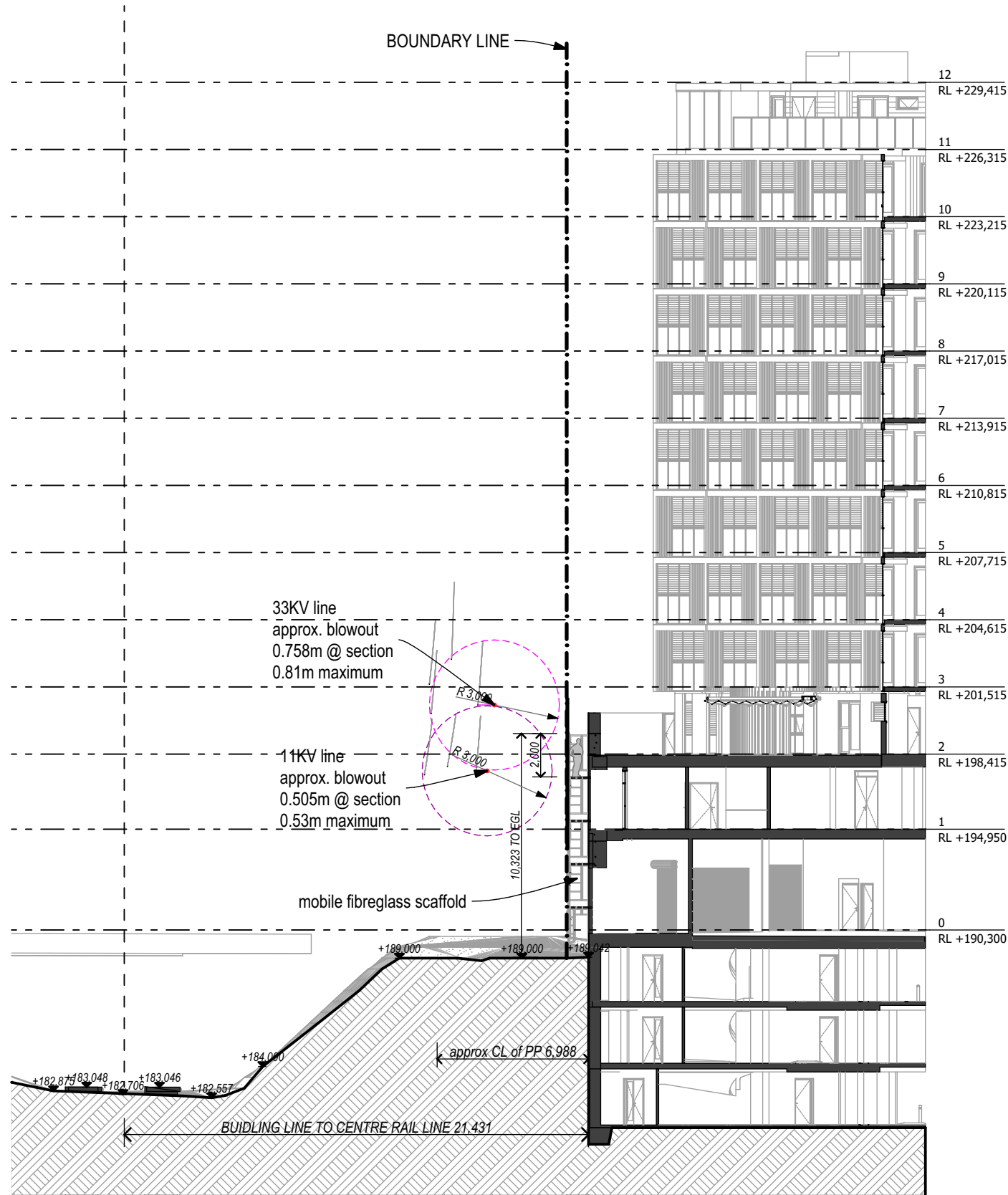
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architects

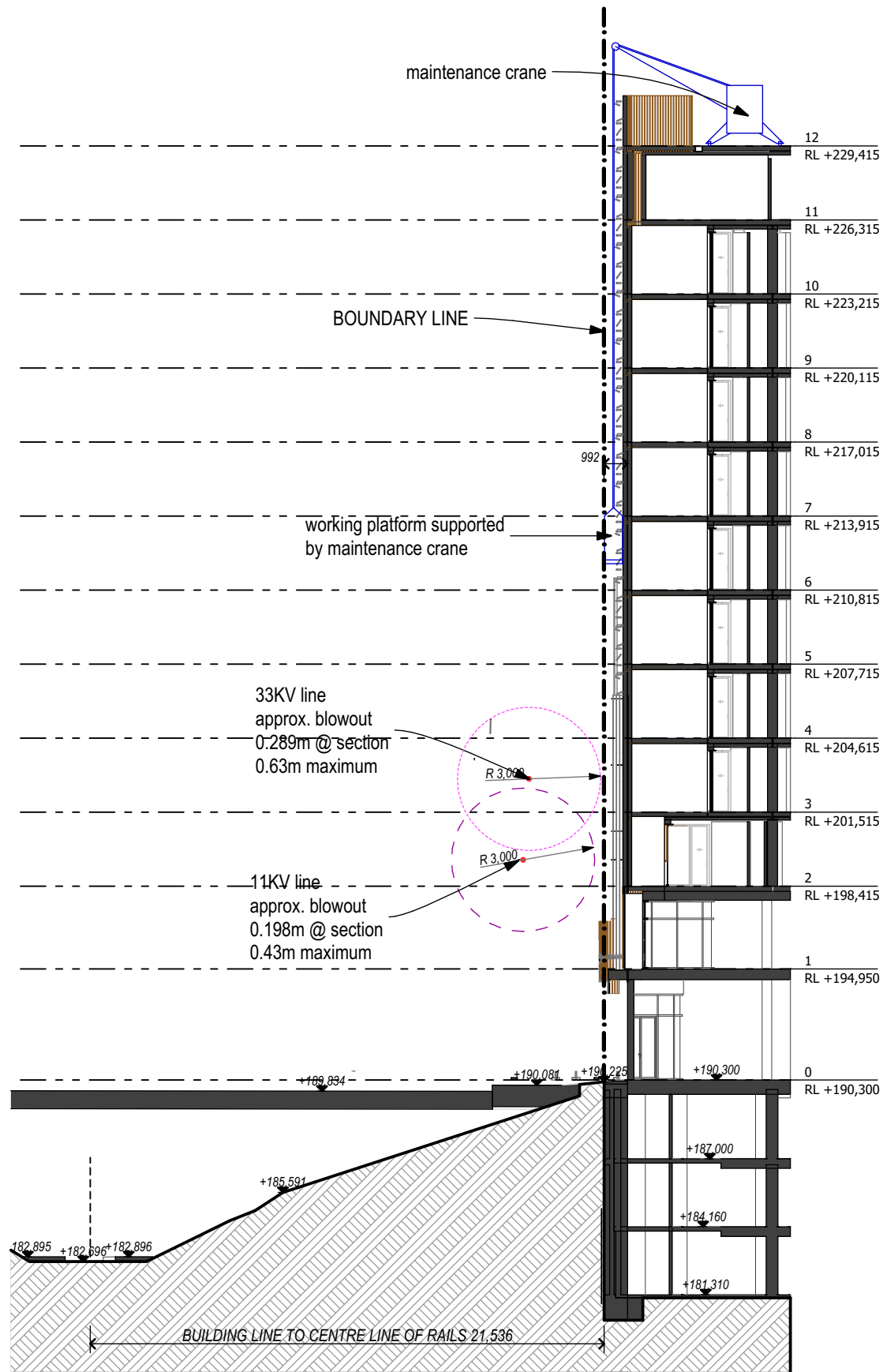
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PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE 0 2.0 4.0 6.0 8.0 10.0

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DEVELOPMENT APPLICATION



DETAIL SECTION PL1 - OPTION C
SCALE 1:250



DETAIL SECTION PL2 - OPTION C
SCALE 1:250

LEGEND

NOTES

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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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PO BOX 2072 ■ BOWRAL ■ NSW 2576
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 :

**BLOWOUT SECTIONS -
OPTION C - MAINTENANCE**

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **44 of 47**

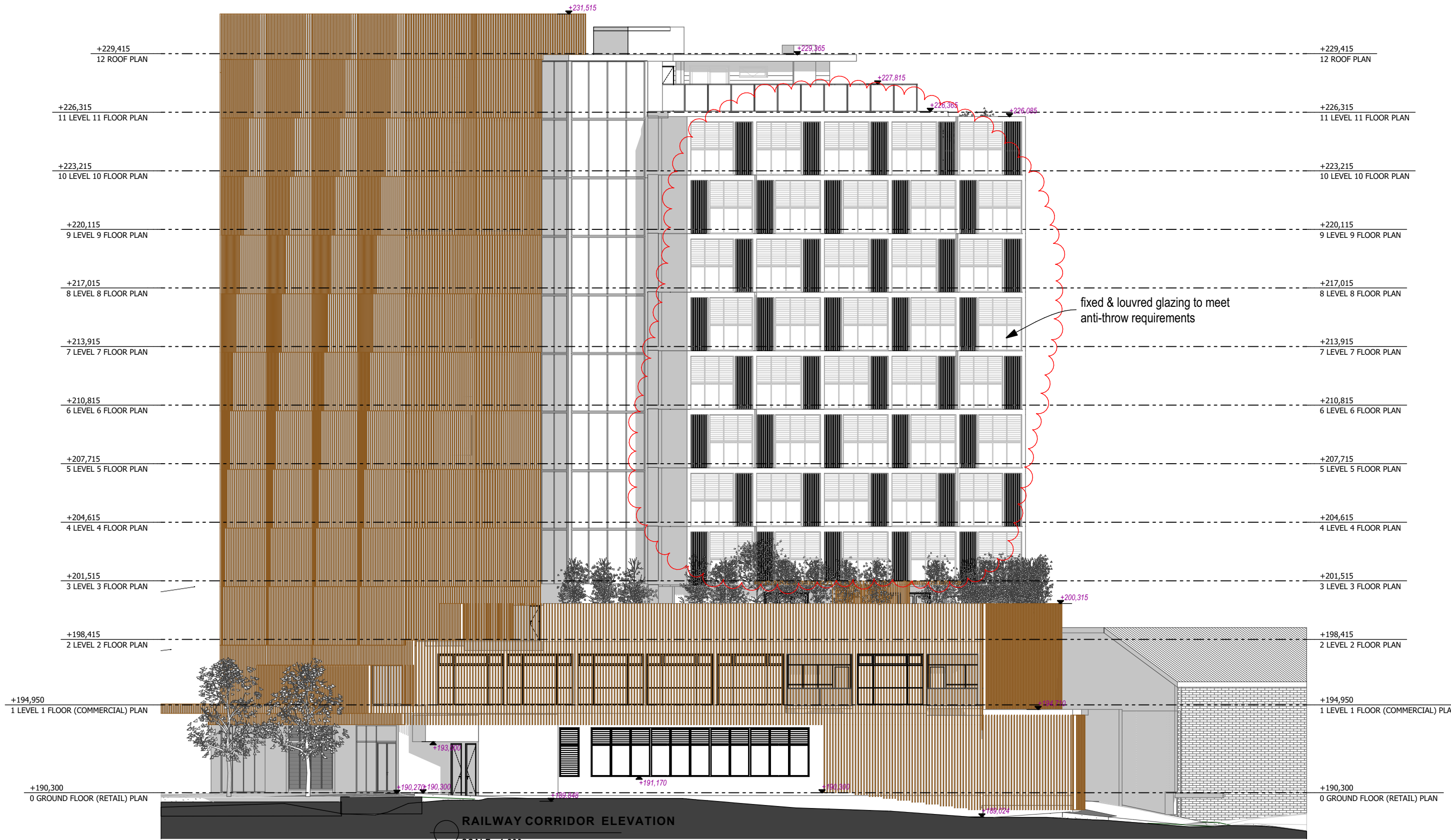
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 44R**

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



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	
L	Development Application Submission	15.04.20	AJC	
M	Consultant Issue - parking details incl.	20.08.20	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 :
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

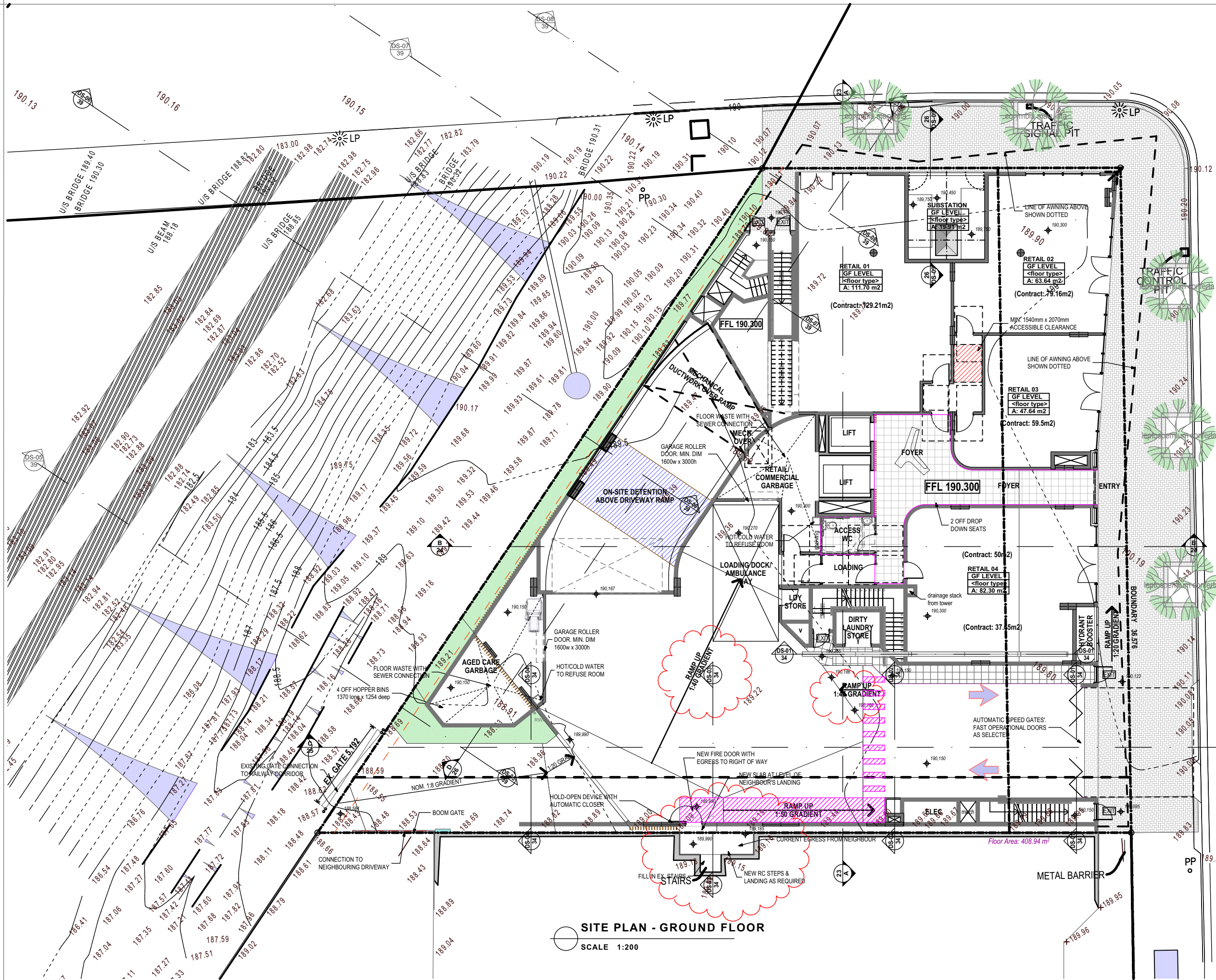
DRAWN BY AJC DA - 32R

Print Date: 14/02/2022

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SCALE 0 2.0 4.0 6.0 8.0 10.0
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DEVELOPMENT APPLICATION



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	16.09.21 07.02.22	AJC AJC

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Andrew Coble Architects Registration 6922 Allison 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

DRAWN BY **AJC** **DA - 37R**

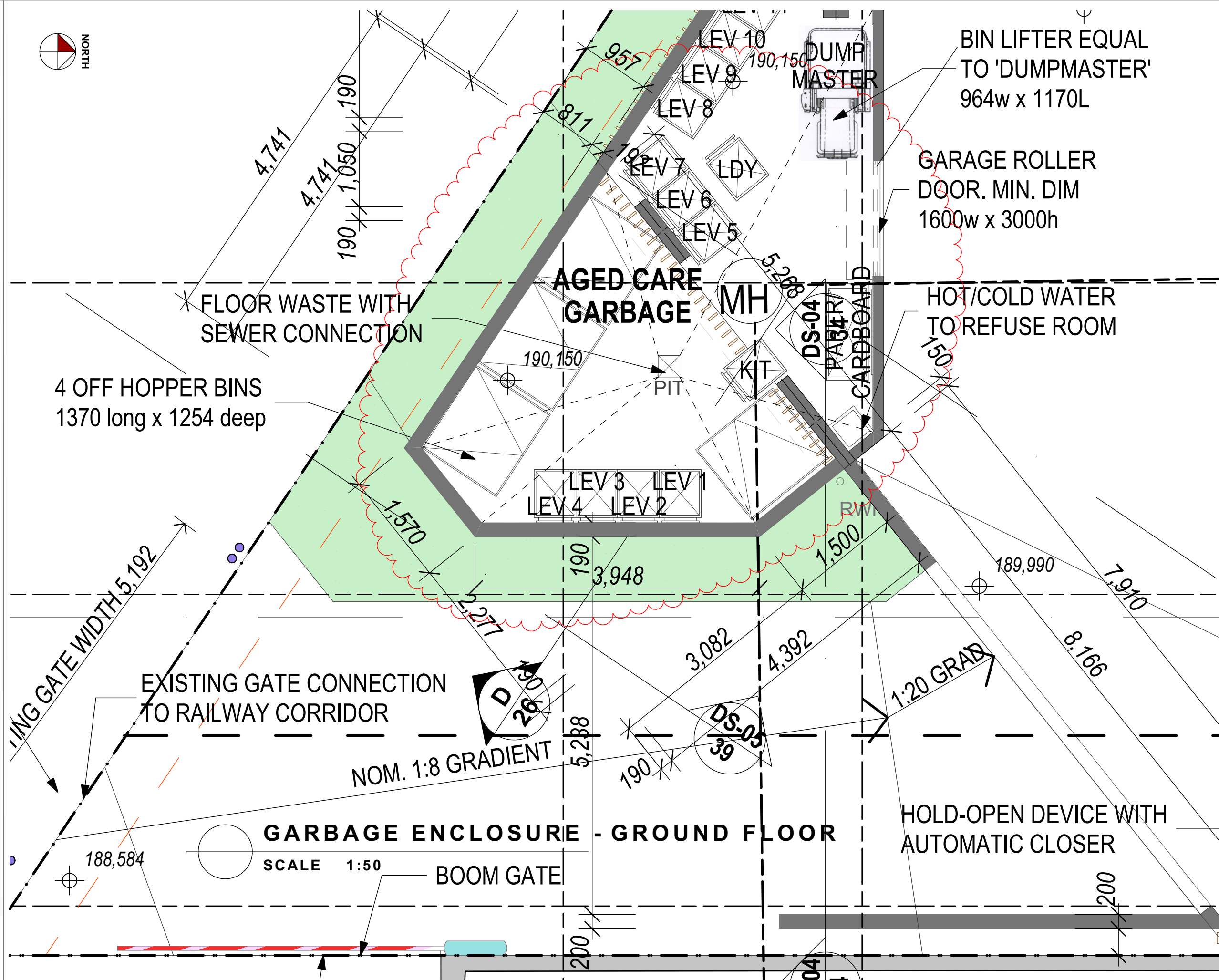
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

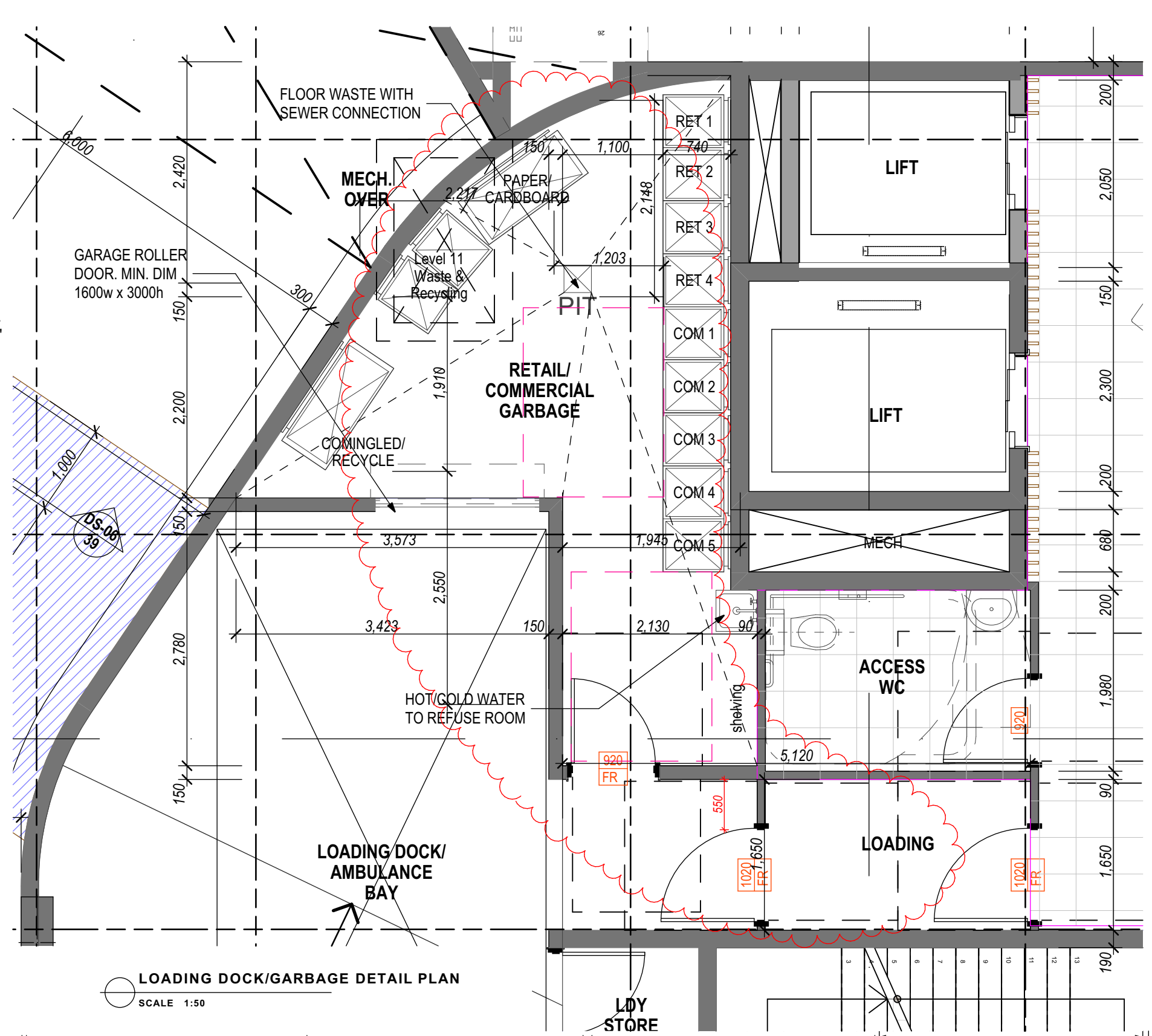
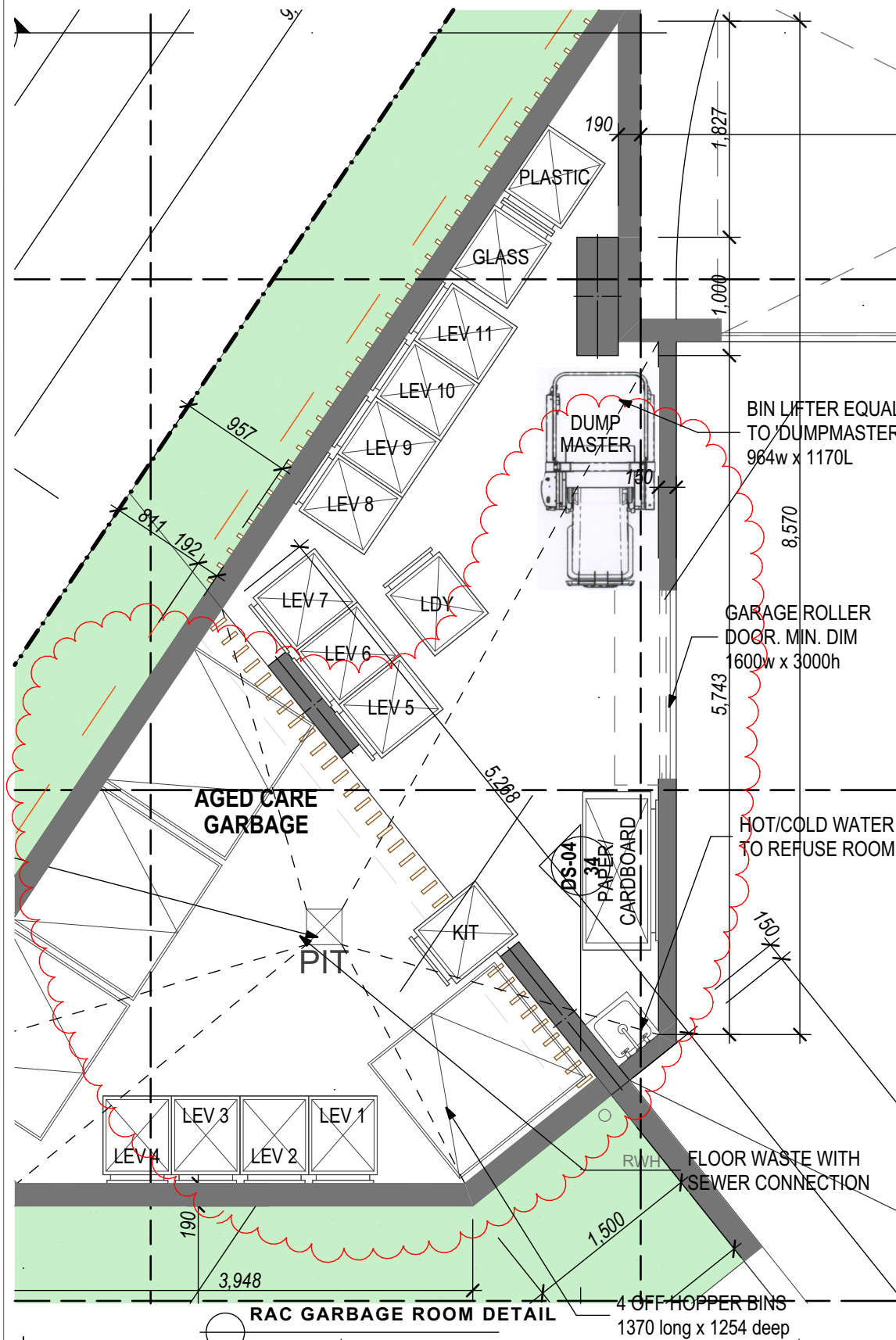
Print Date: 14/02/2022

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

300mm ON ORIGINAL



LEGEND			
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AMENDMENTS			
REV	AMENDMENT	DATE	BY
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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
1 EAST STREET ■ MOSS VALE ■ NSW 2577 PO BOX 2072 ■ BOWRAL ■ NSW 2576 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 : 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 THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION			



NOTES

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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	
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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 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

DRAWN BY **AJC** **DA - 34R**

Print Date: 14/02/2022

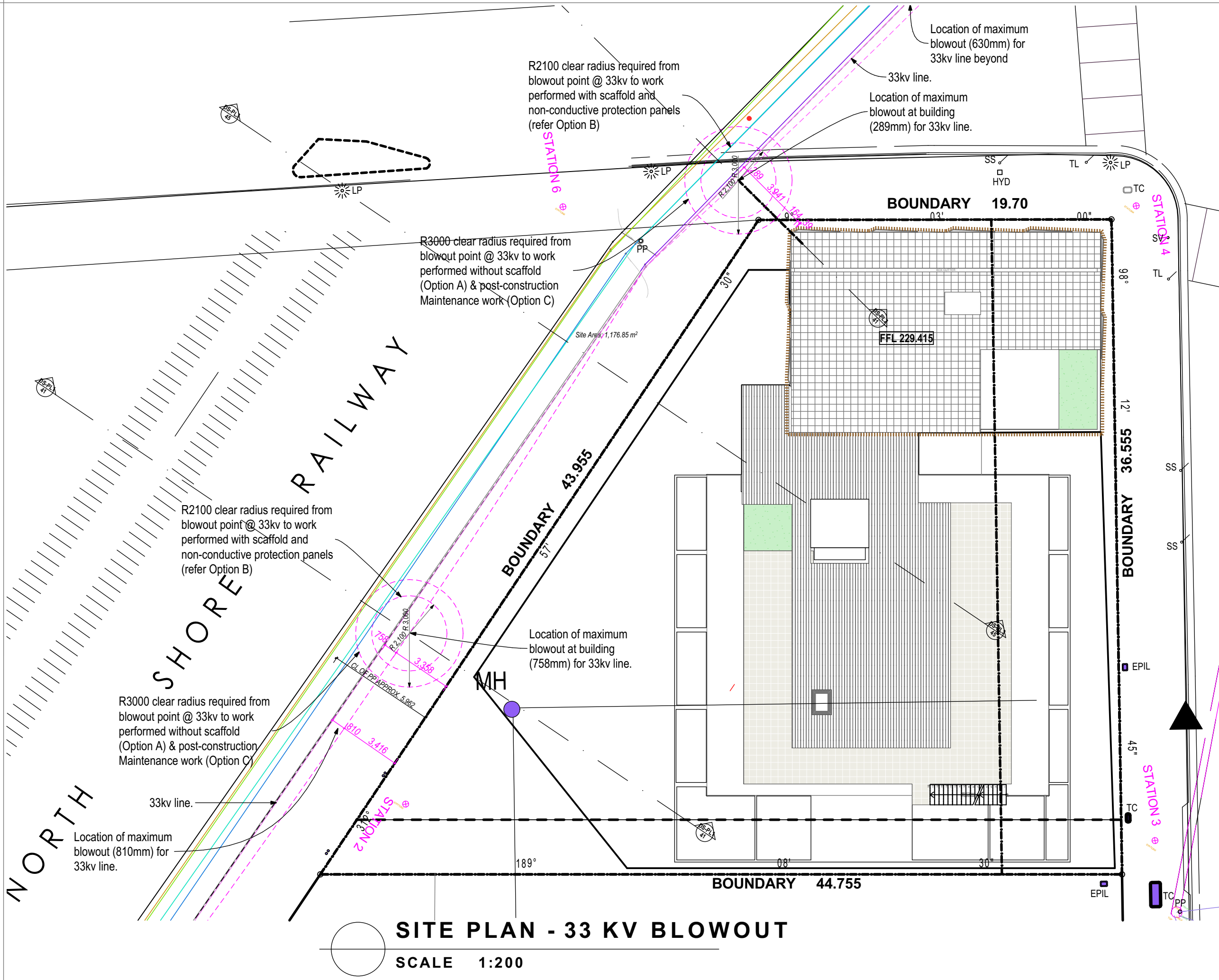
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SCALE 1:50 @ A3
0 0.5 1.0 1.5 2.0 2.5
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

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

300mm ON ORIGINAL



LEGEND

NOTES
ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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AMENDMENTS

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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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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

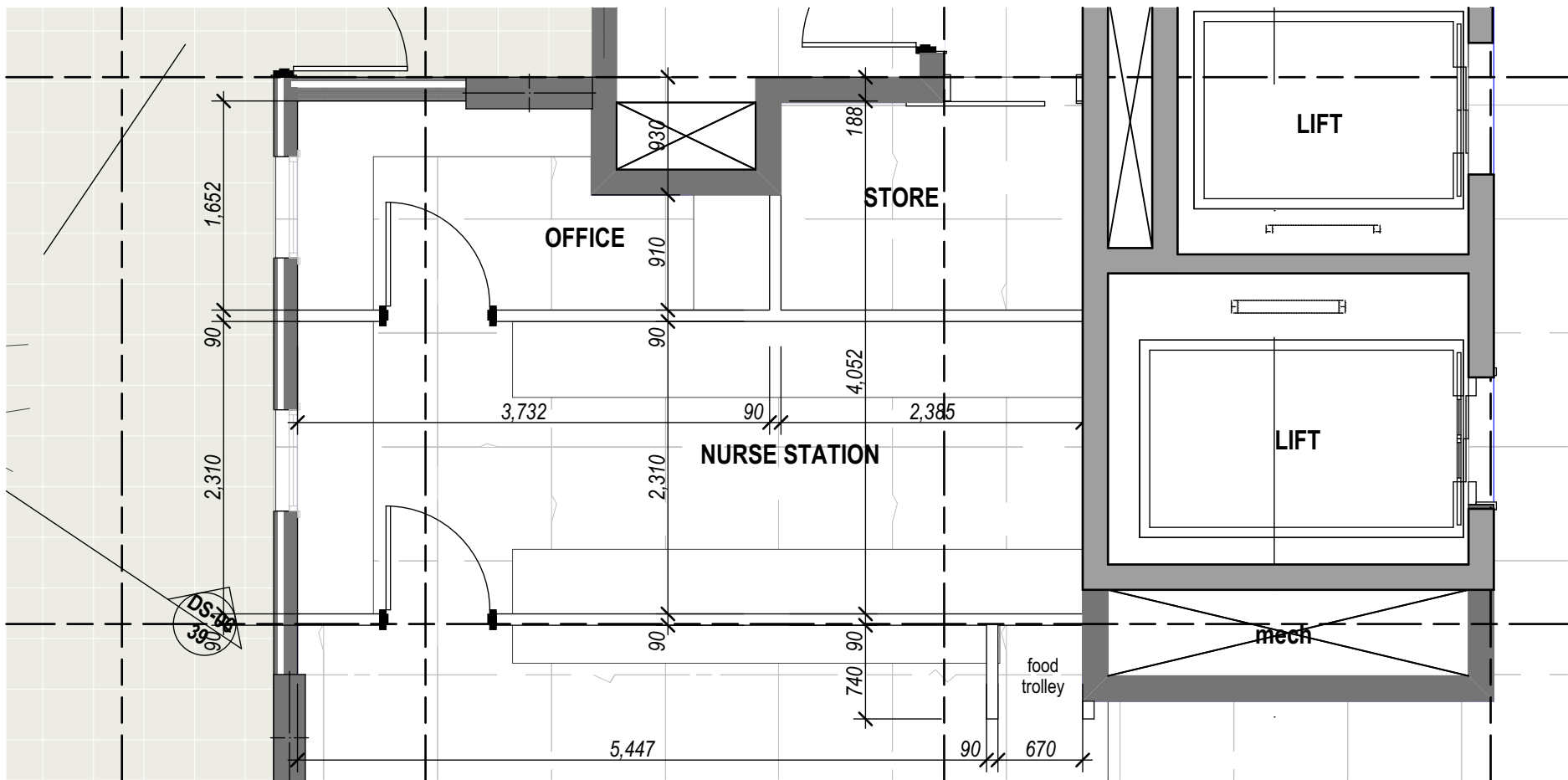
CSA JOB NO. : **610-17-458**

SCALES **as shown** No. IN SET **40 of 47**

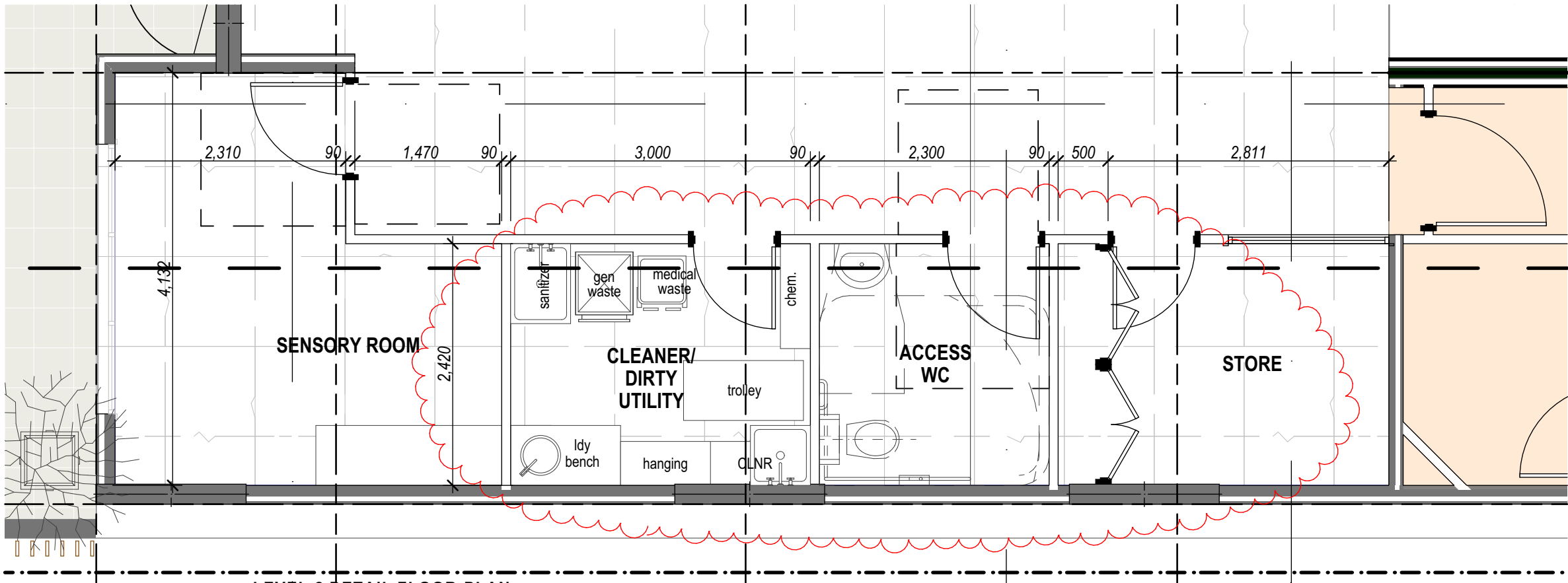
DATE **07.02.22** SHEET NUMBER

DRAWN BY **AJC** **DA - 40R**

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



LEVEL 2 NURSE STATION PLAN
SCALE 1:50



LEVEL 2 DETAIL FLOOR PLAN
SCALE 1:50

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 PLANS - UTILITY
ROOMS LEVEL 2**

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **35 of 47**

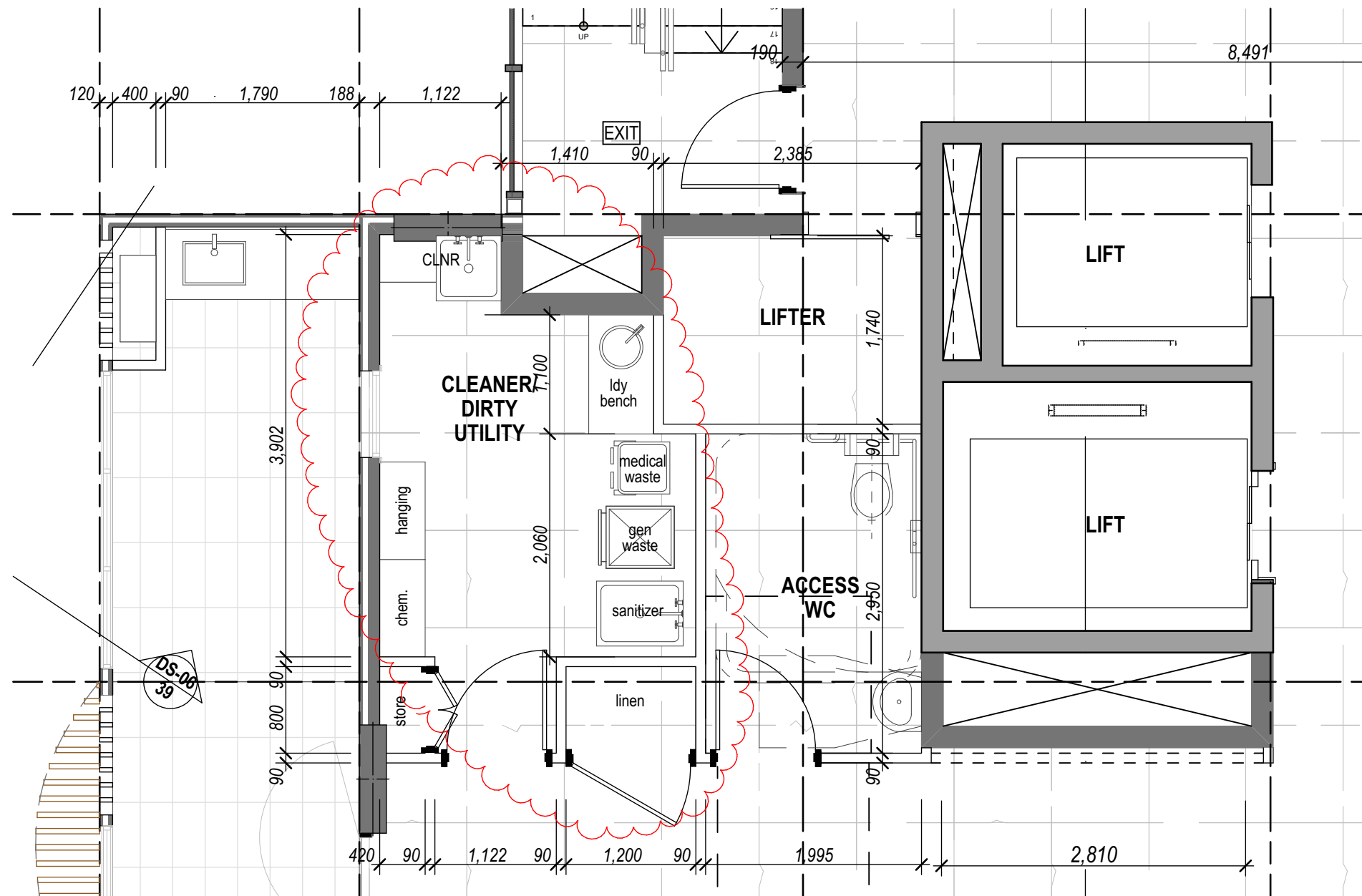
DATE **07.02.22** SHEET
NUMBER

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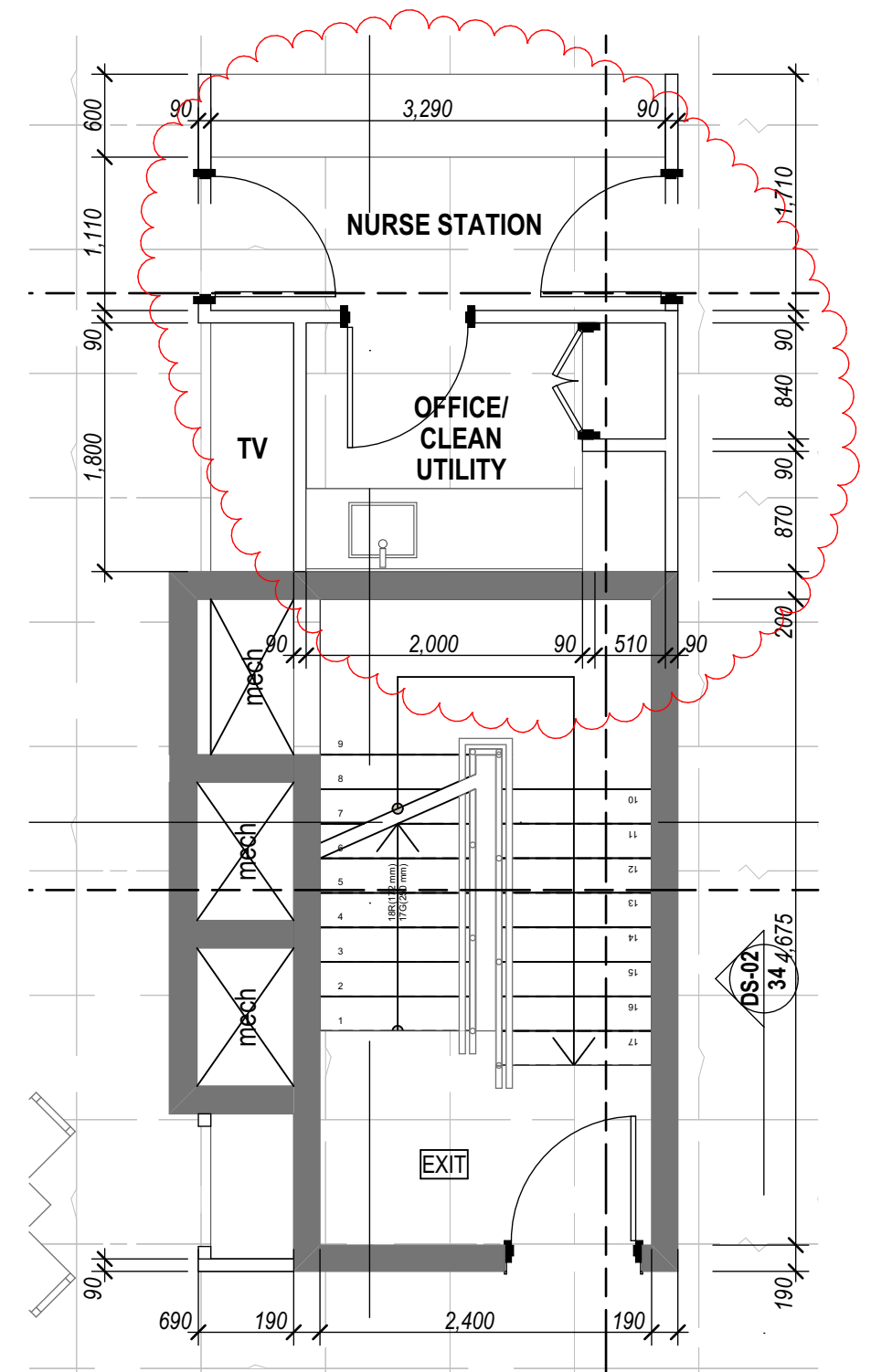
SCALE 1:50 @ A3
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



LEVEL 3-10 DIRTY UTILITY PLAN
SCALE 1:50



LEVEL 3-10 CLEAN UTILITY PLAN
SCALE 1:50

NOTES

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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 :

**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

DRAWN BY **AJC** **DA - 36R**

Print Date: 14/02/2022

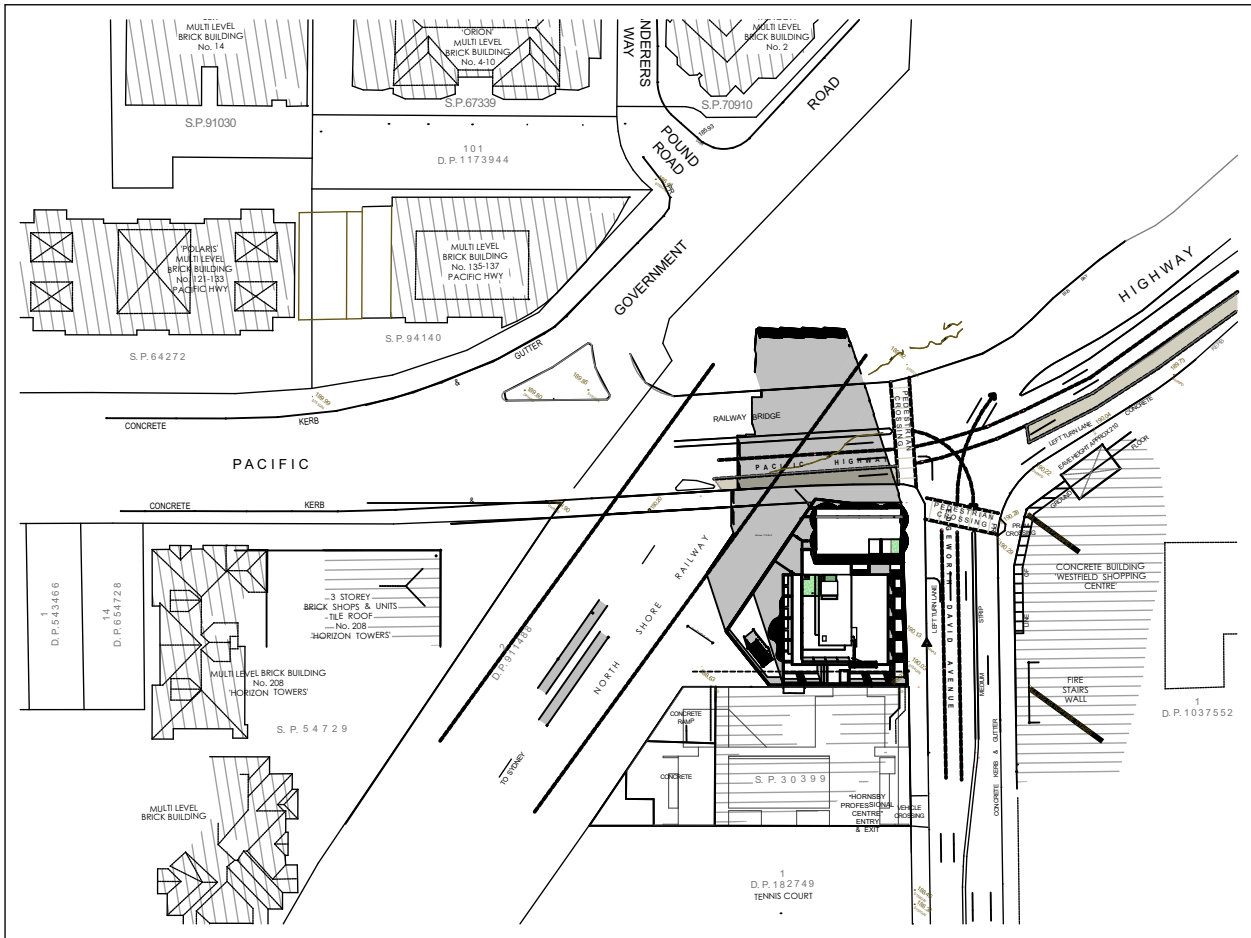
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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

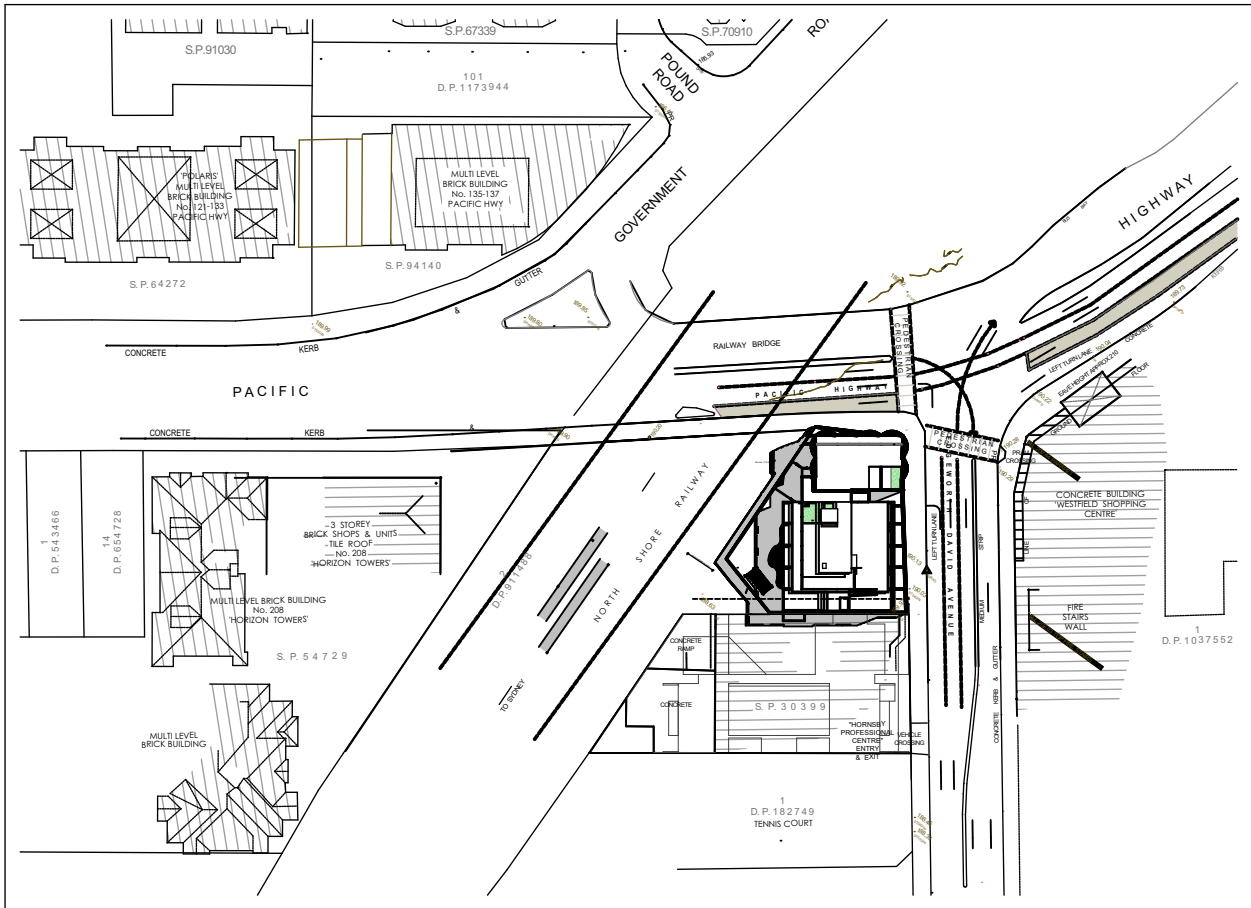
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

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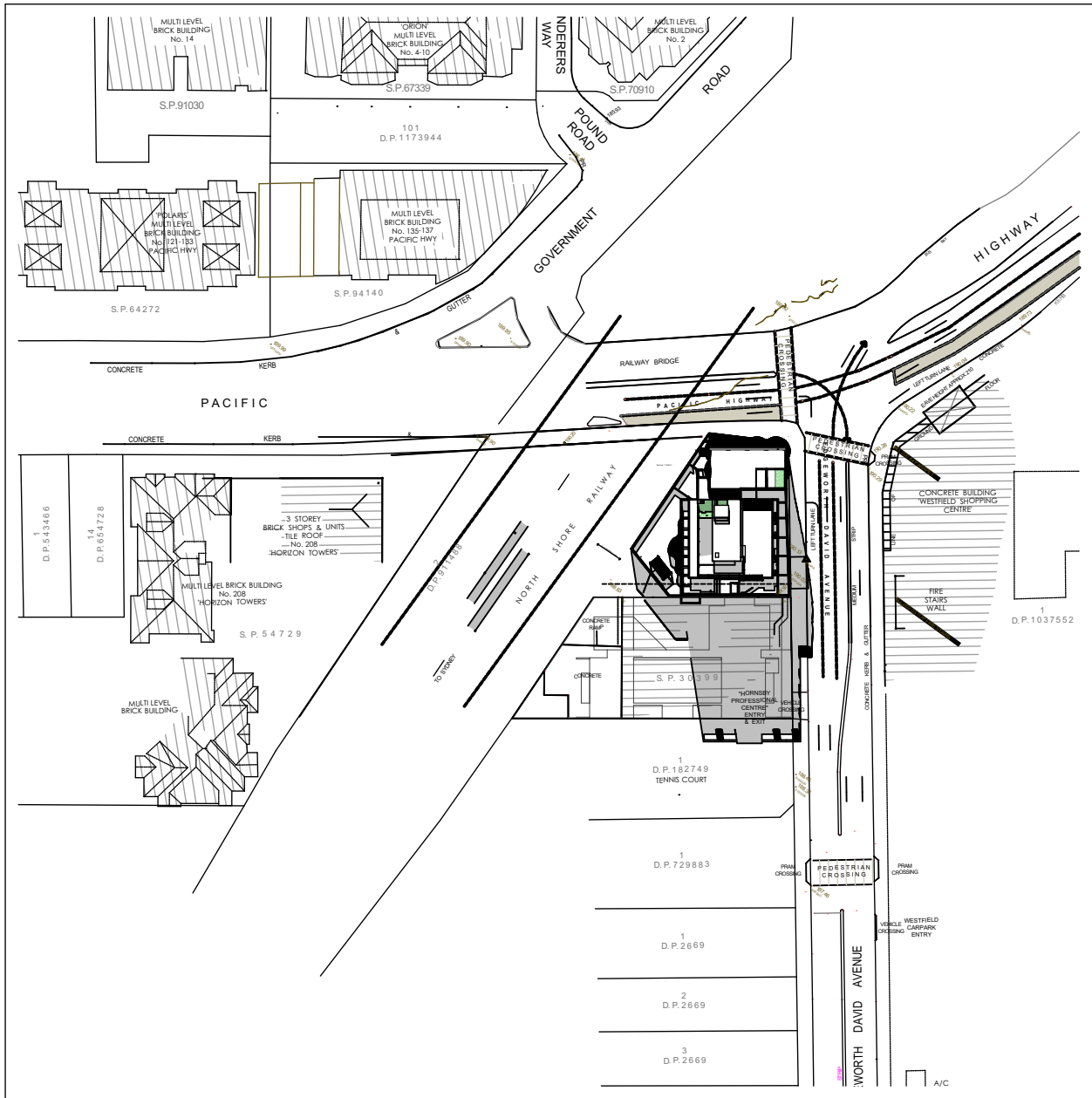
300mm ON ORIGINAL



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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		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 :

**SHADOW DIAGRAMS -
DECEMBER 21ST**

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **29 of 47**

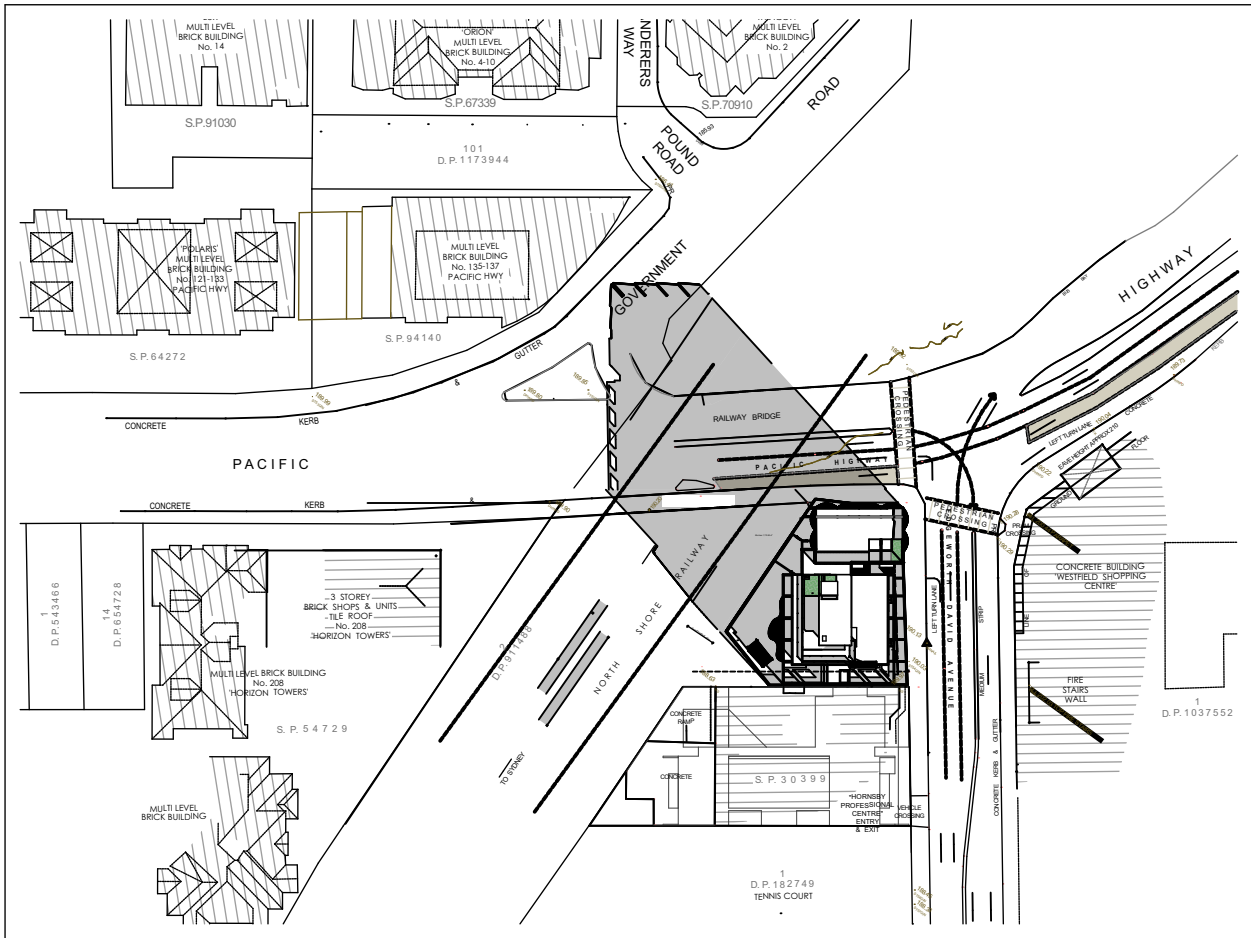
DATE **07.02.22** SHEET NUMBER

DRAWN BY **AJC** **DA - 29R**

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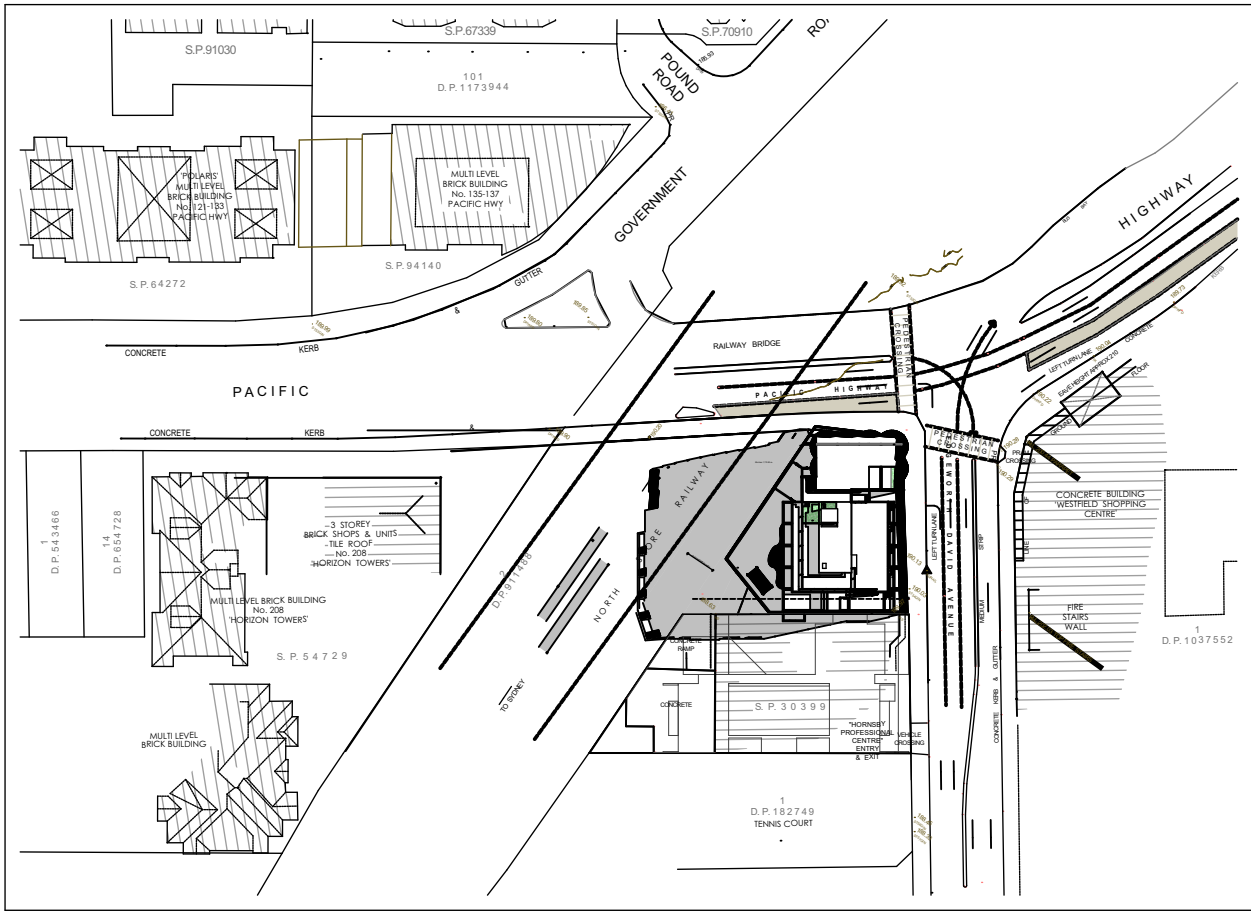
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print Date: 14/02/2022



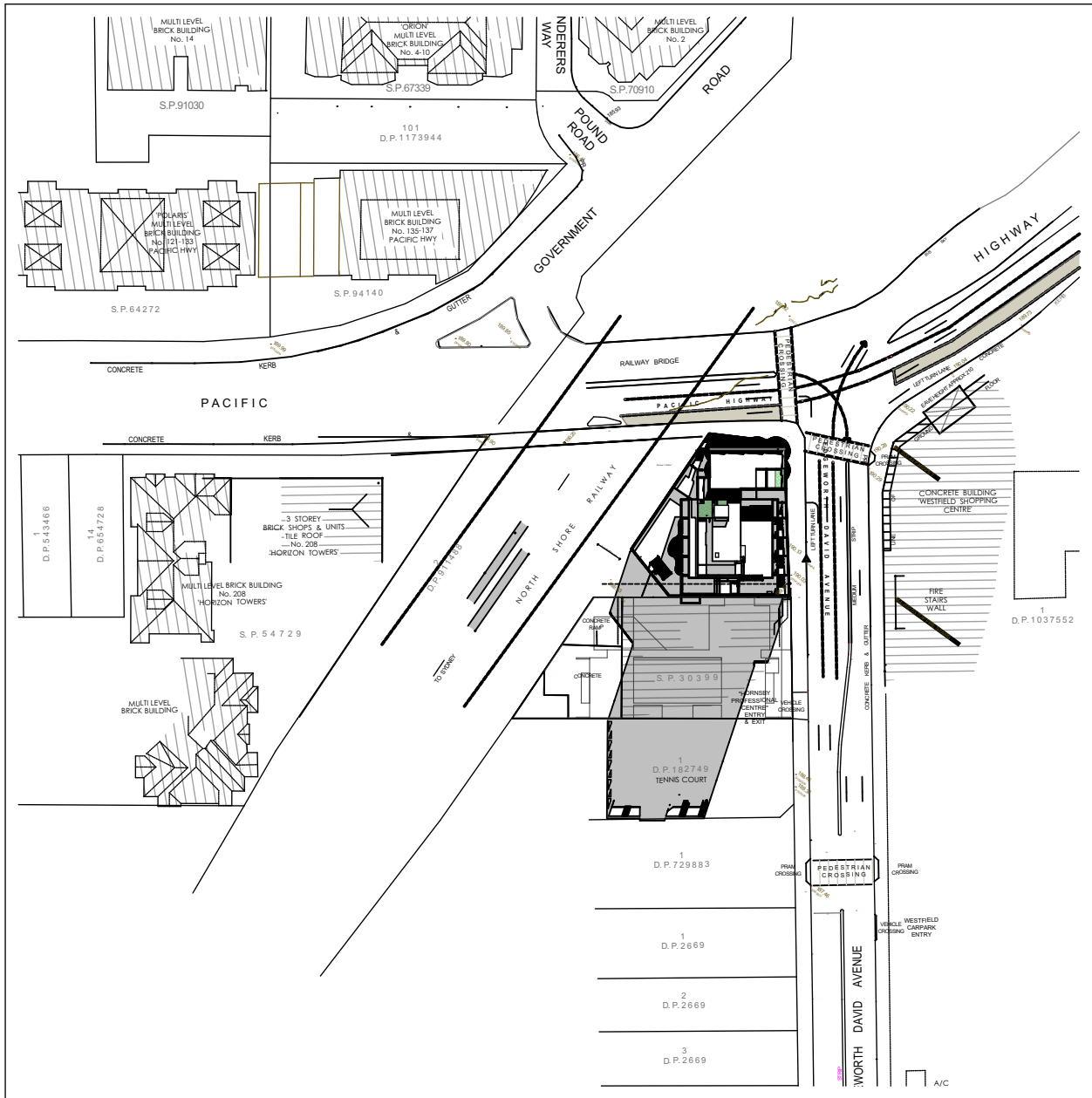
SHADOW DIAGRAM - MAR/SEP 21ST 9AM

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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Andrew Coble Architects Registration 6922 Allison 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 -
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
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print Date: 14/02/2022



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

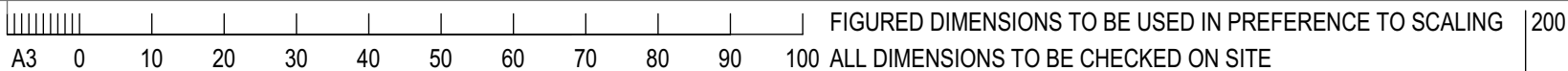


SUN EYE MODEL - 3PM JUNE 21ST

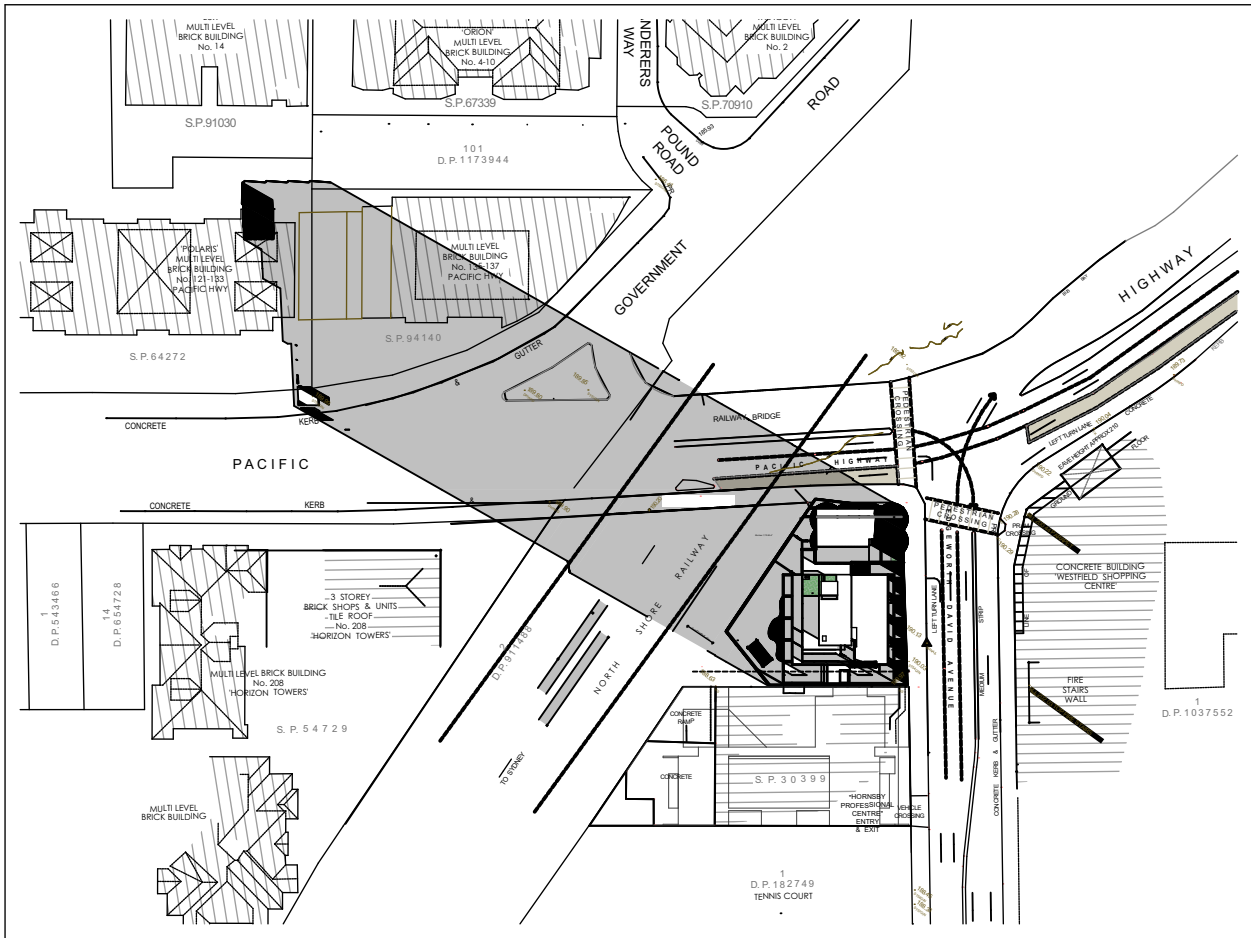
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	REV	AMENDMENT	DATE	BY	CHD				CSA JOB NO. : 610-17-458		
	K	Development Application Submission	03.03.20	AJC					SCALES as shown	No. IN SET 31 of 39	
	L	Development Application Submission	15.04.20	AJC					DATE 07.02.22	SHEET NUMBER	
	M	Consultant Issue - parking details incl.	20.08.20	AJC					DRAWN BY AJC	DA - 31R	
	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					Print Date: 14/02/2022		
	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							



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	REV	AMENDMENT	DATE	BY	CHD				CSA JOB NO. : 610-17-458						
	K	Development Application Submission	03.03.20	AJC					SCALES	as shown		No. IN SET	33 of 39		
	L	Development Application Submission	15.04.20	AJC					DATE	07.02.22		SHEET NUMBER	DA - 33R		
	M	Consultant Issue - parking details incl.	20.08.20	AJC					DRAWN BY	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	SCALE	02.04.68.10.0
	Q	Refuse Areas amended	21.07.21	AJC									Print Date: 14/02/2022		

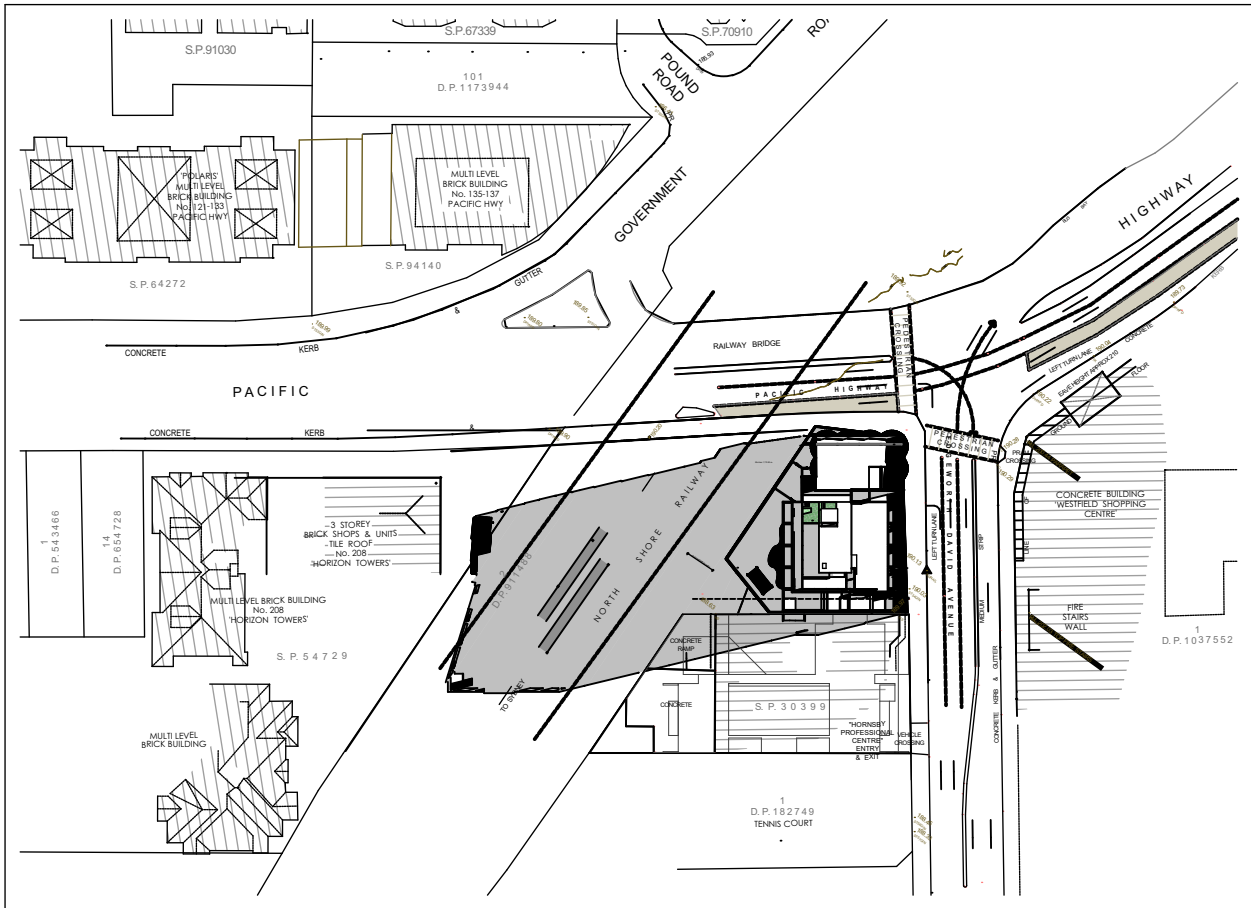


300mm ON ORIGINAL



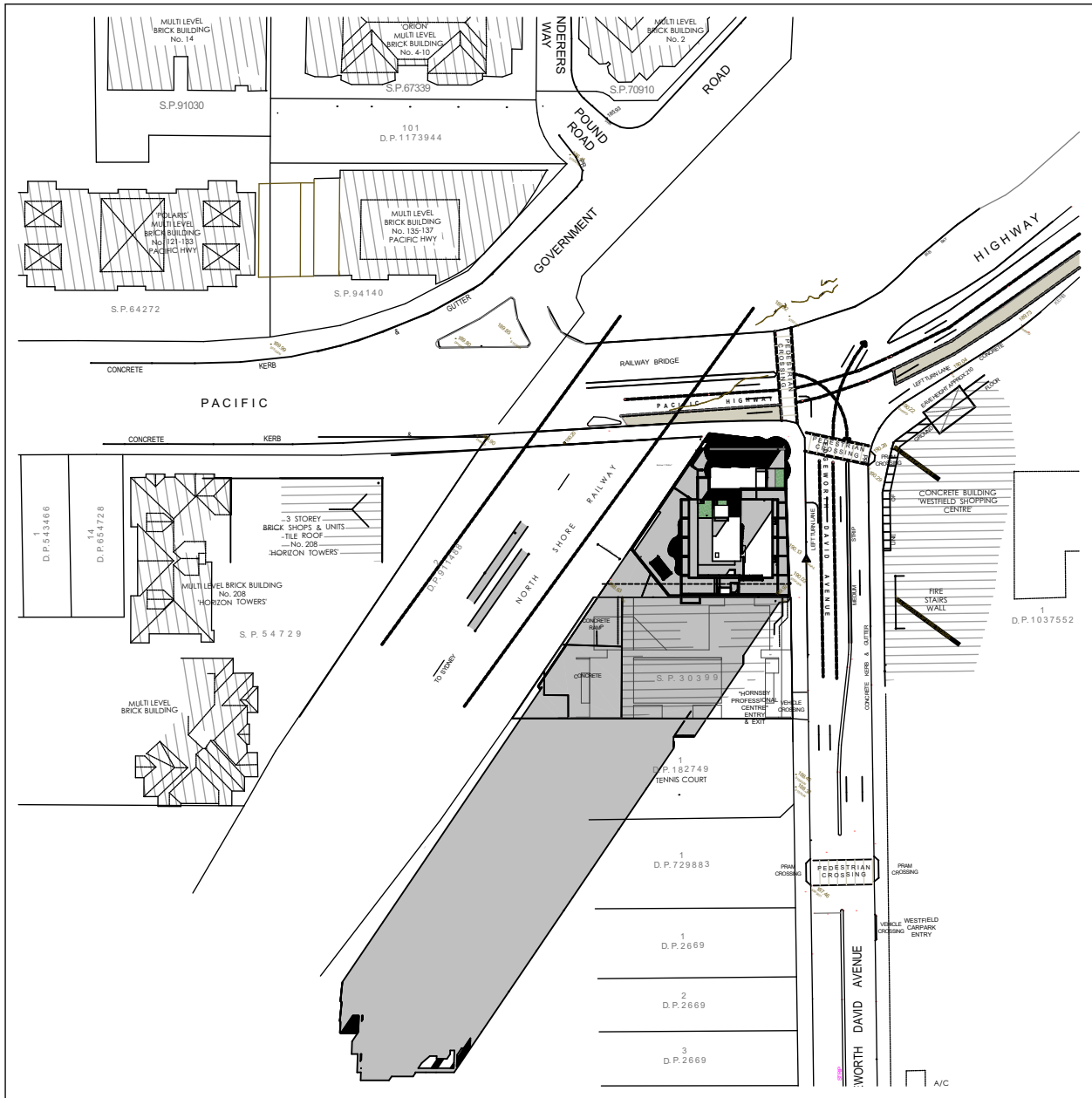
SHADOW DIAGRAM - JUNE 21ST 9AM

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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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 :

**SHADOW DIAGRAMS -
JUNE 21ST**

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **27 of 47**

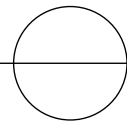
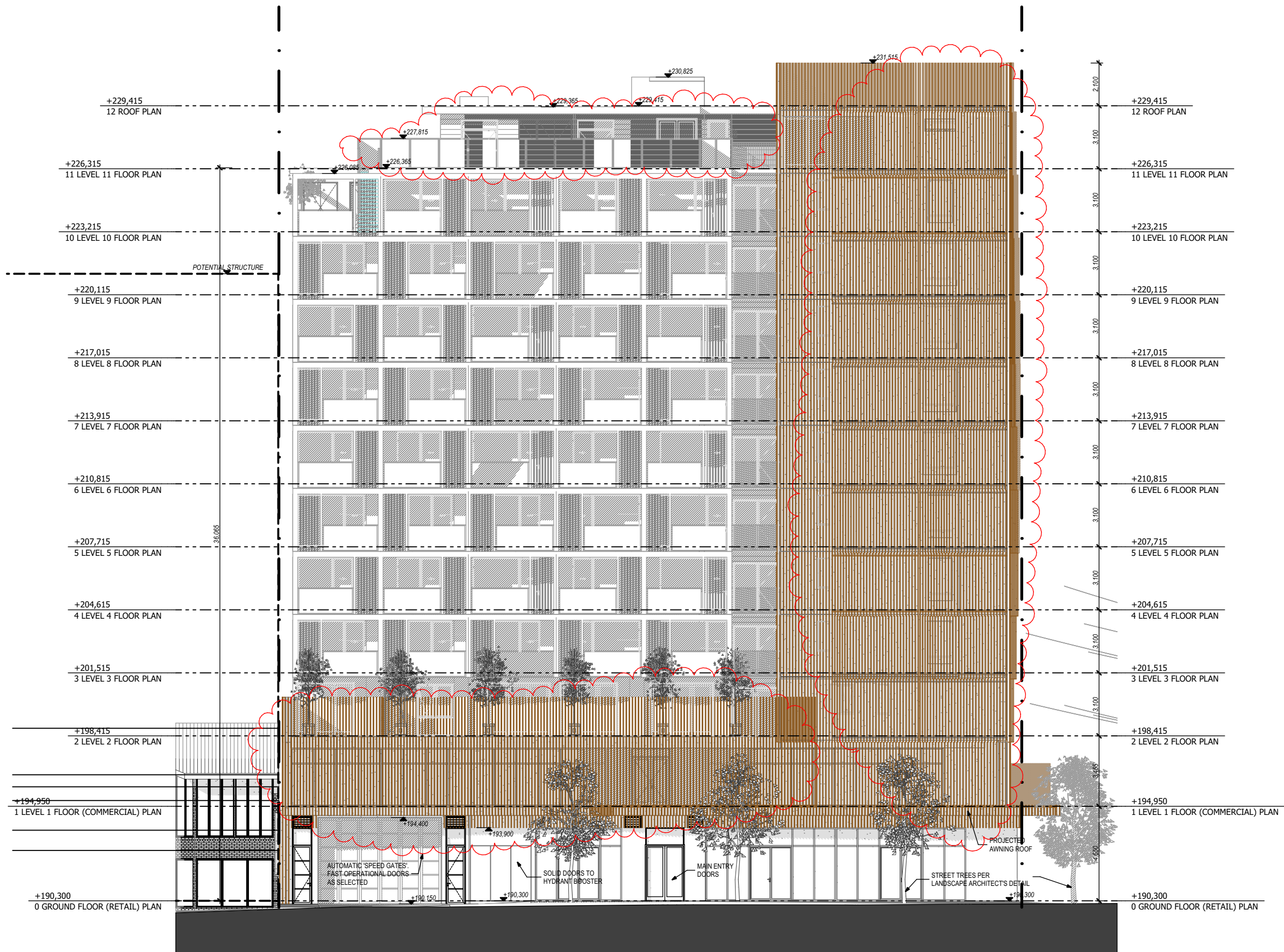
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 27R**

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

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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



NORTH ELEVATION
SCALE 1:200

LEGEND

NOTES

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AMENDMENTS

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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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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 :

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**

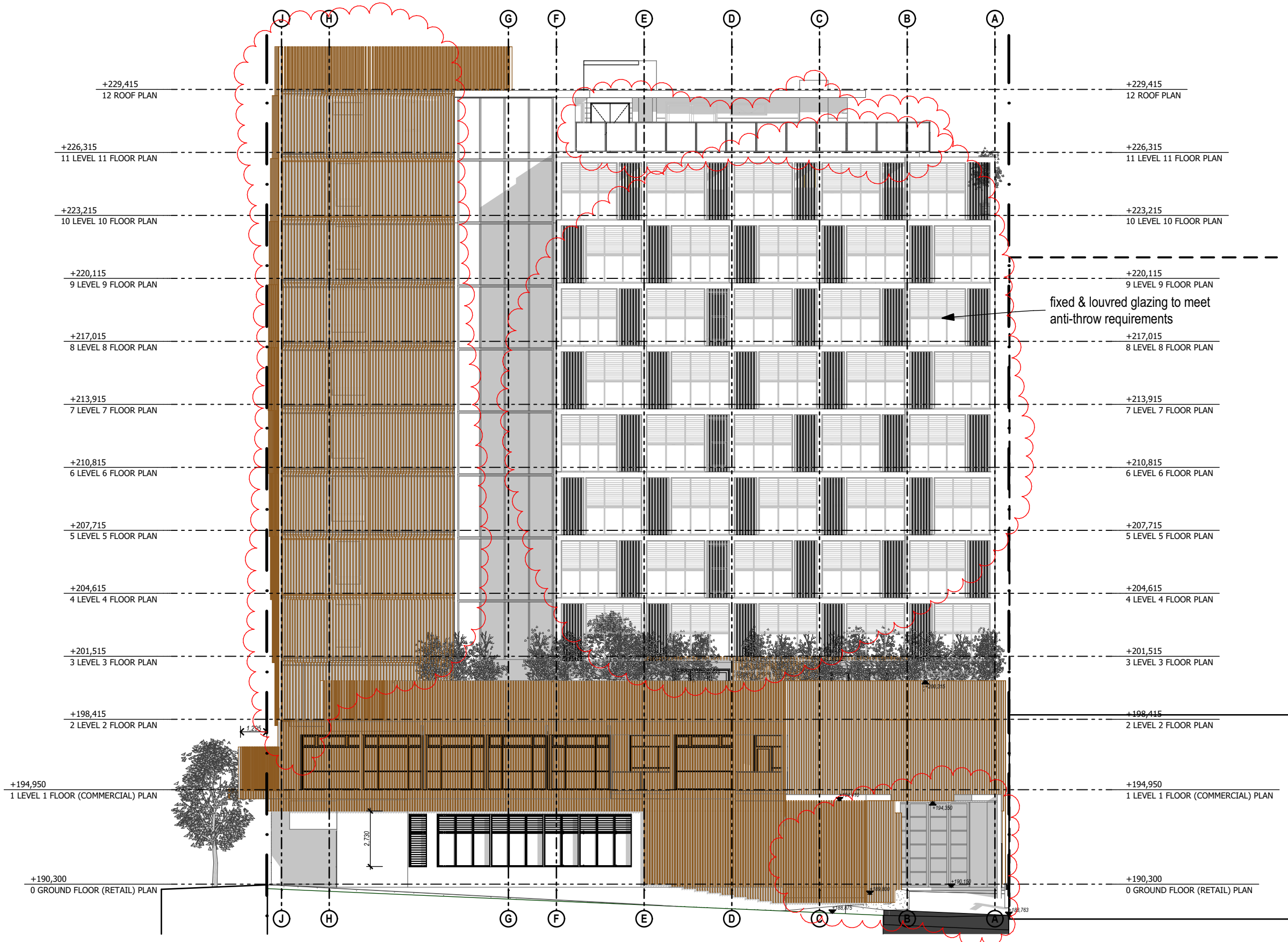
SCALE 1:200 @ A3
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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

300mm ON ORIGINAL



SOUTH ELEVATION
SCALE 1:200

LEGEND

NOTES
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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

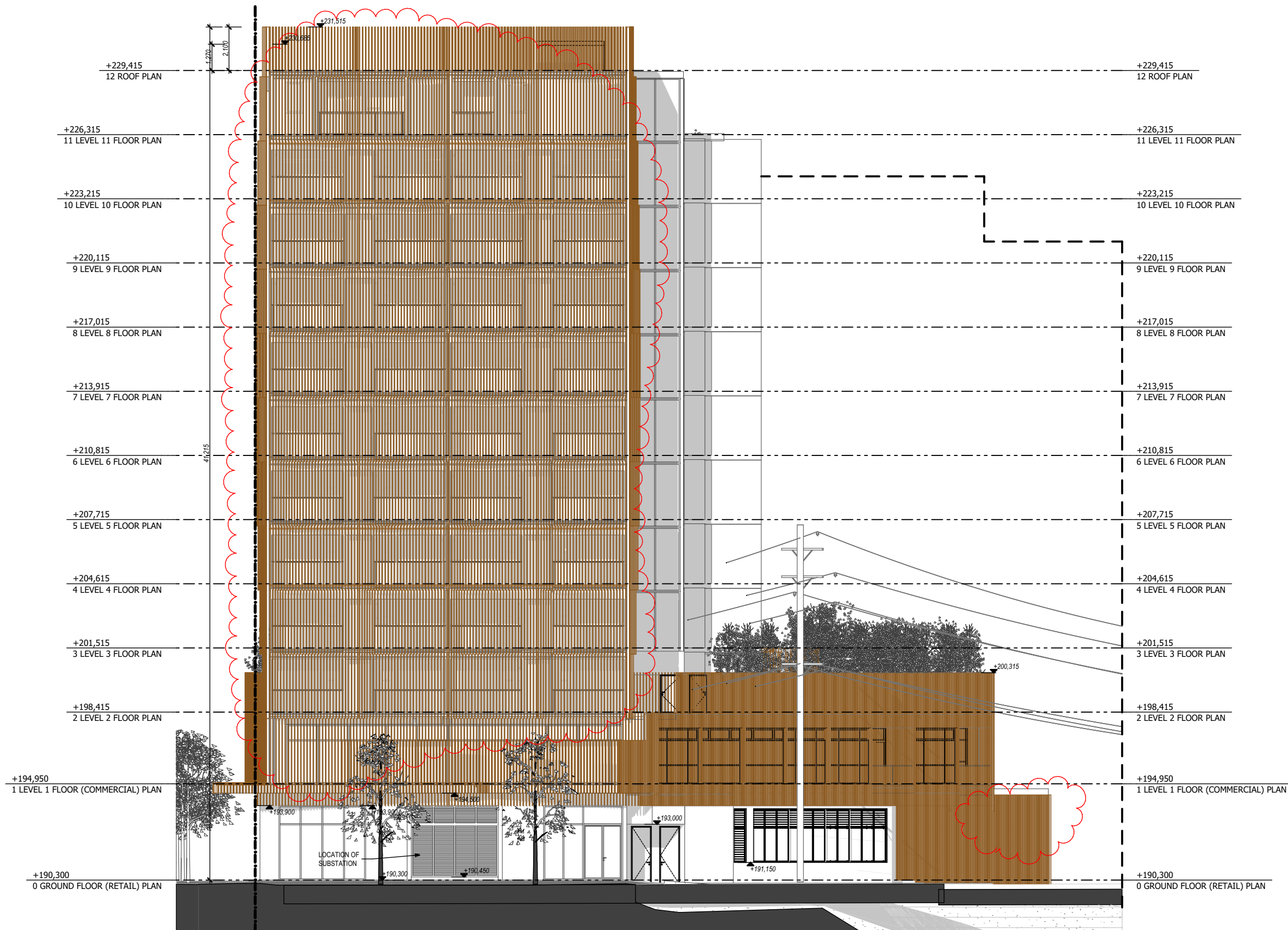
DRAWING :
SOUTH ELEVATION

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



WEST ELEVATION
SCALE 1:200

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 :

WEST ELEVATION

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **22 of 47**

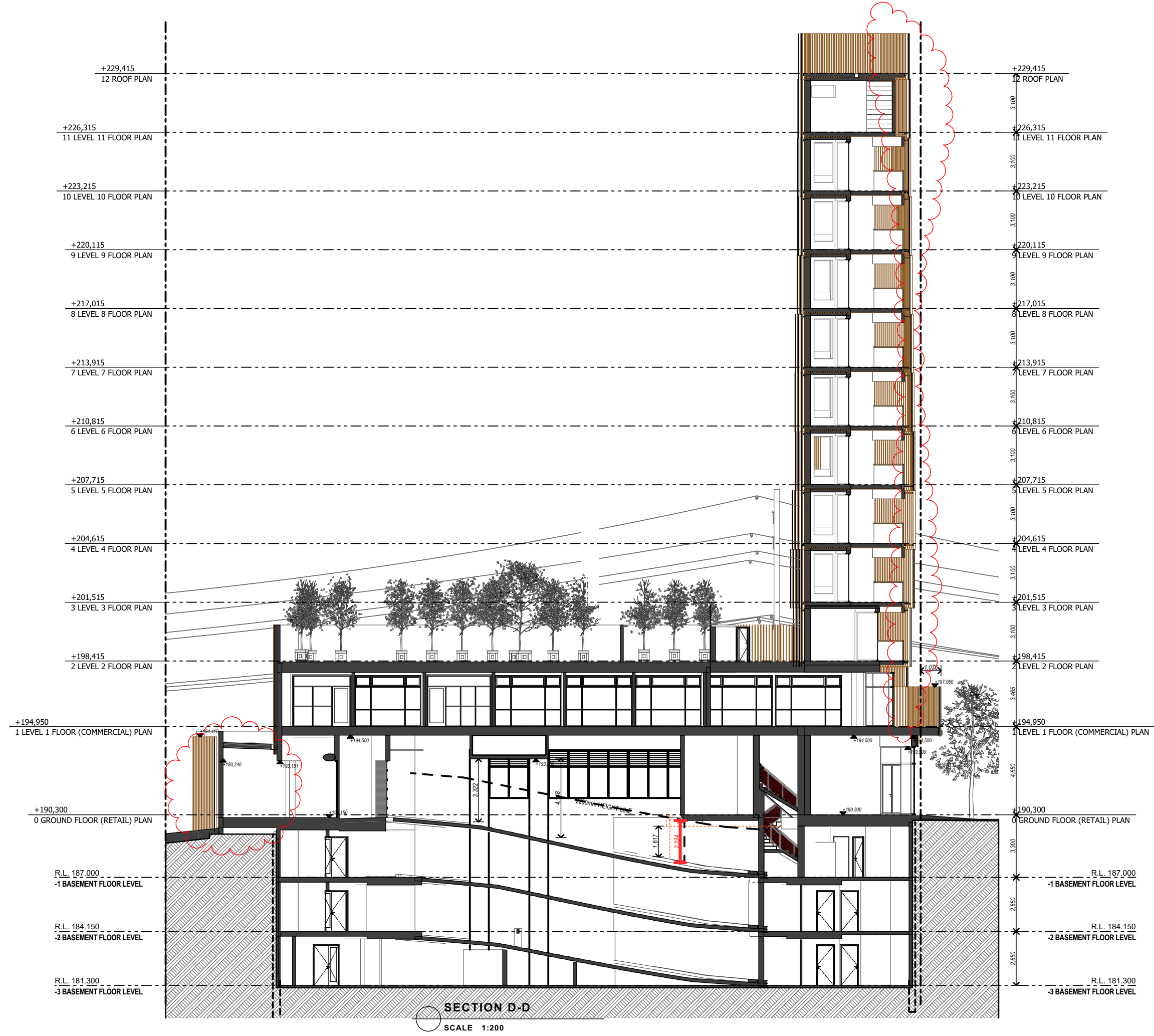
DATE **07.02.22** SHEET NUMBER

DRAWN BY **AJC** **DA - 22R**

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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



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**

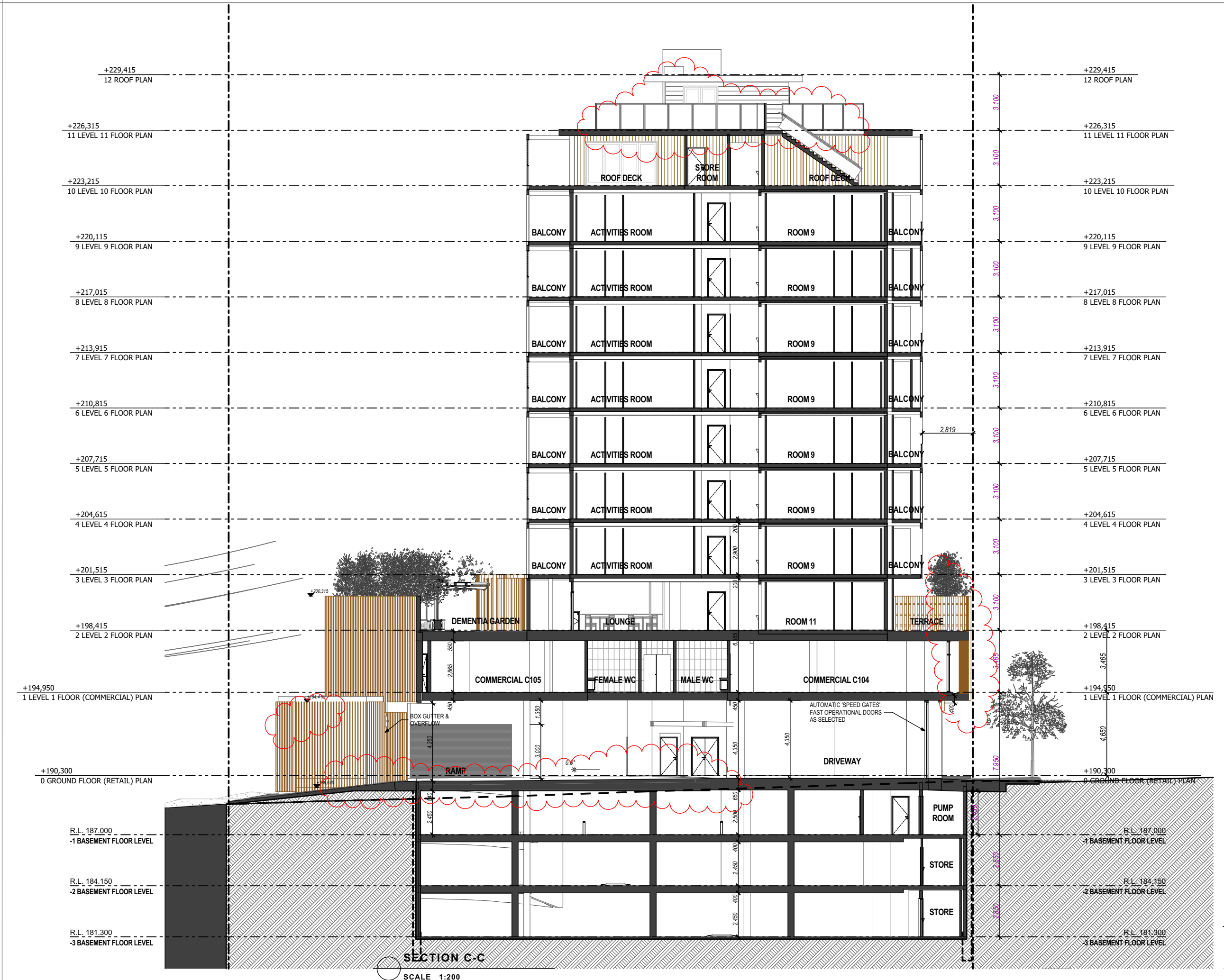
DRAWING :
SECTION D-D

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



LEGEND

NOTES

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PO BOX 2072 ■ BOWRAL ■ NSW 2576
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 :

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

DRAWN BY **AJC** **DA - 25R**

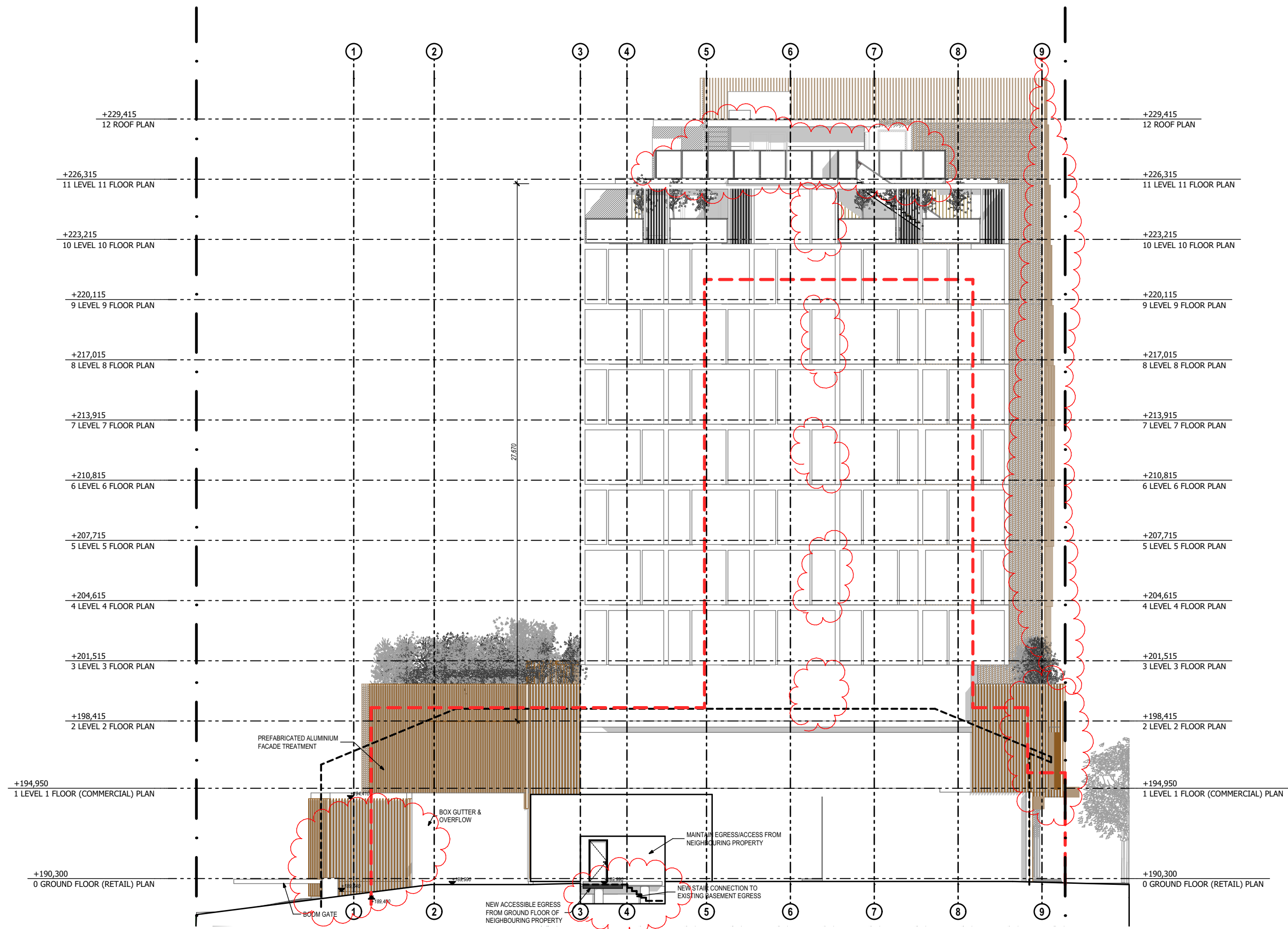
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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

300mm ON ORIGINAL



EAST ELEVATION
SCALE 1:200

LEGEND

NOTES
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PO BOX 2072 ■ BOWRAL ■ NSW 2576
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

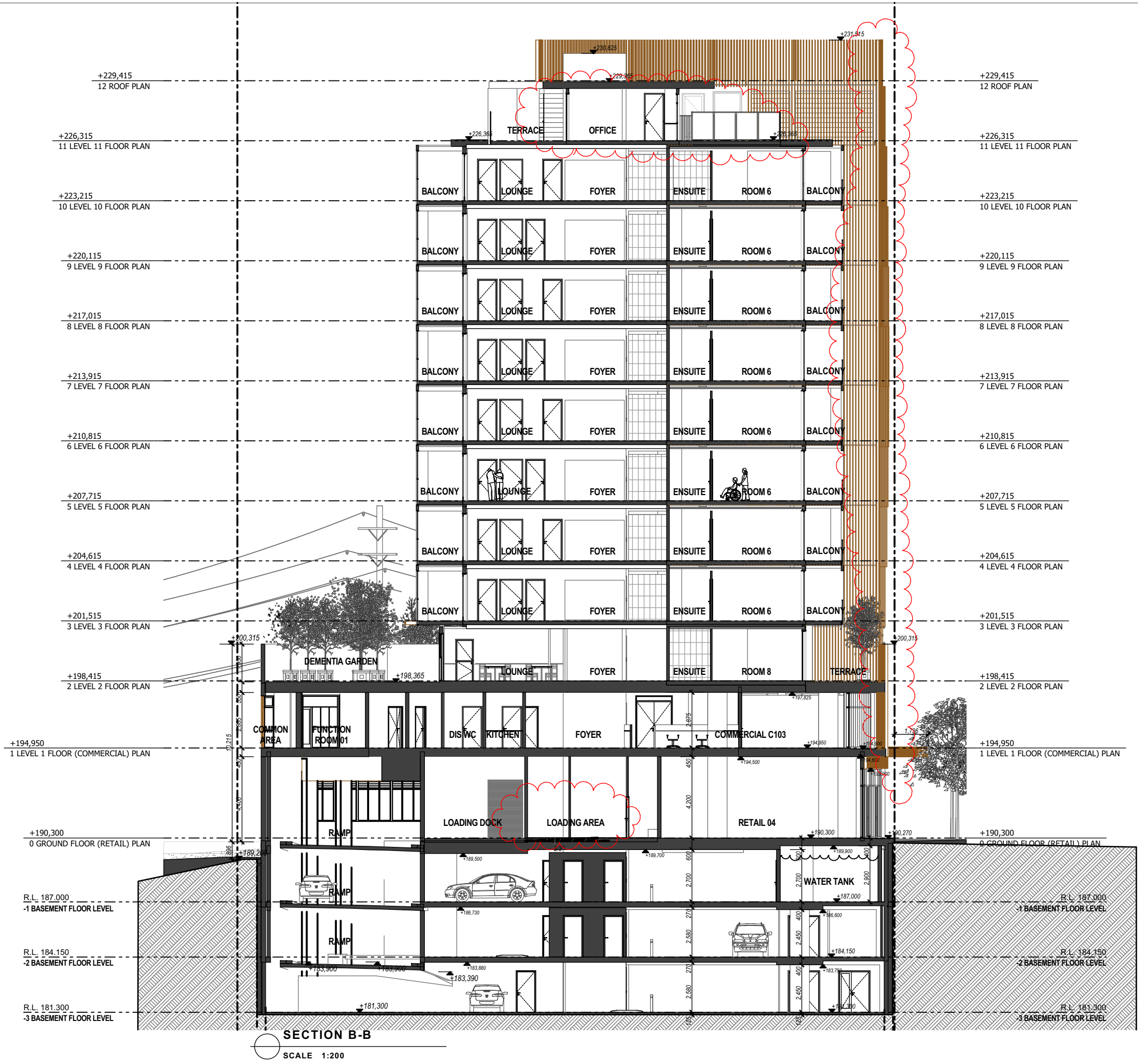
DRAWING :
EAST ELEVATION

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



LEGEND

NOTES
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PO BOX 2072 ■ BOWRAL ■ NSW 2576
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

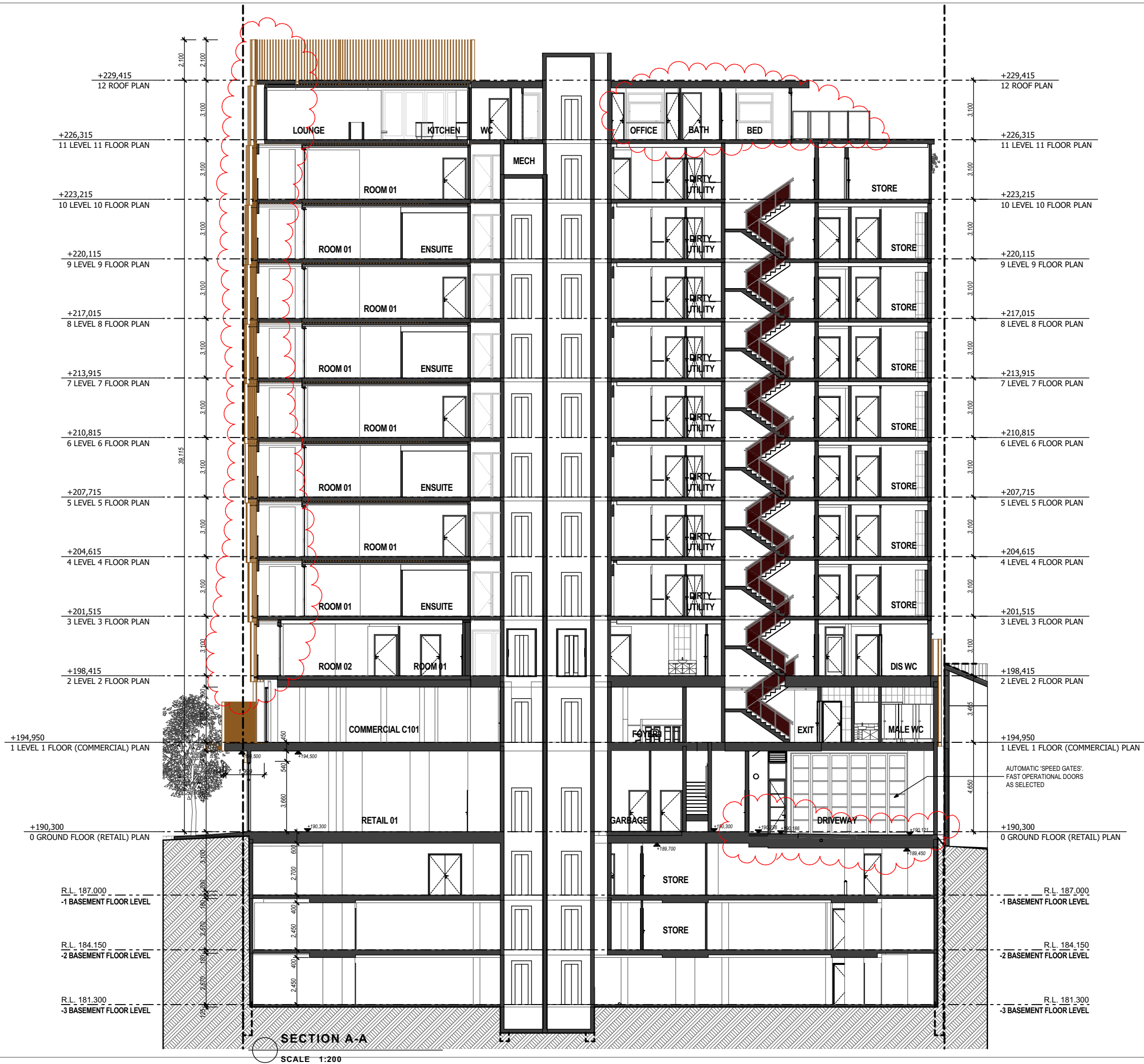
DRAWING :
SECTION B-B

NOT FOR CONSTRUCTION

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

SCALES	as shown	No. IN SET	24 of 47
DATE	07.02.22	SHEET NUMBER	
DRAWN BY	AJC		DA - 24R

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



LEGEND

NOTES

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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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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 Allison 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 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

DRAWN BY **AJC** **DA - 23R**

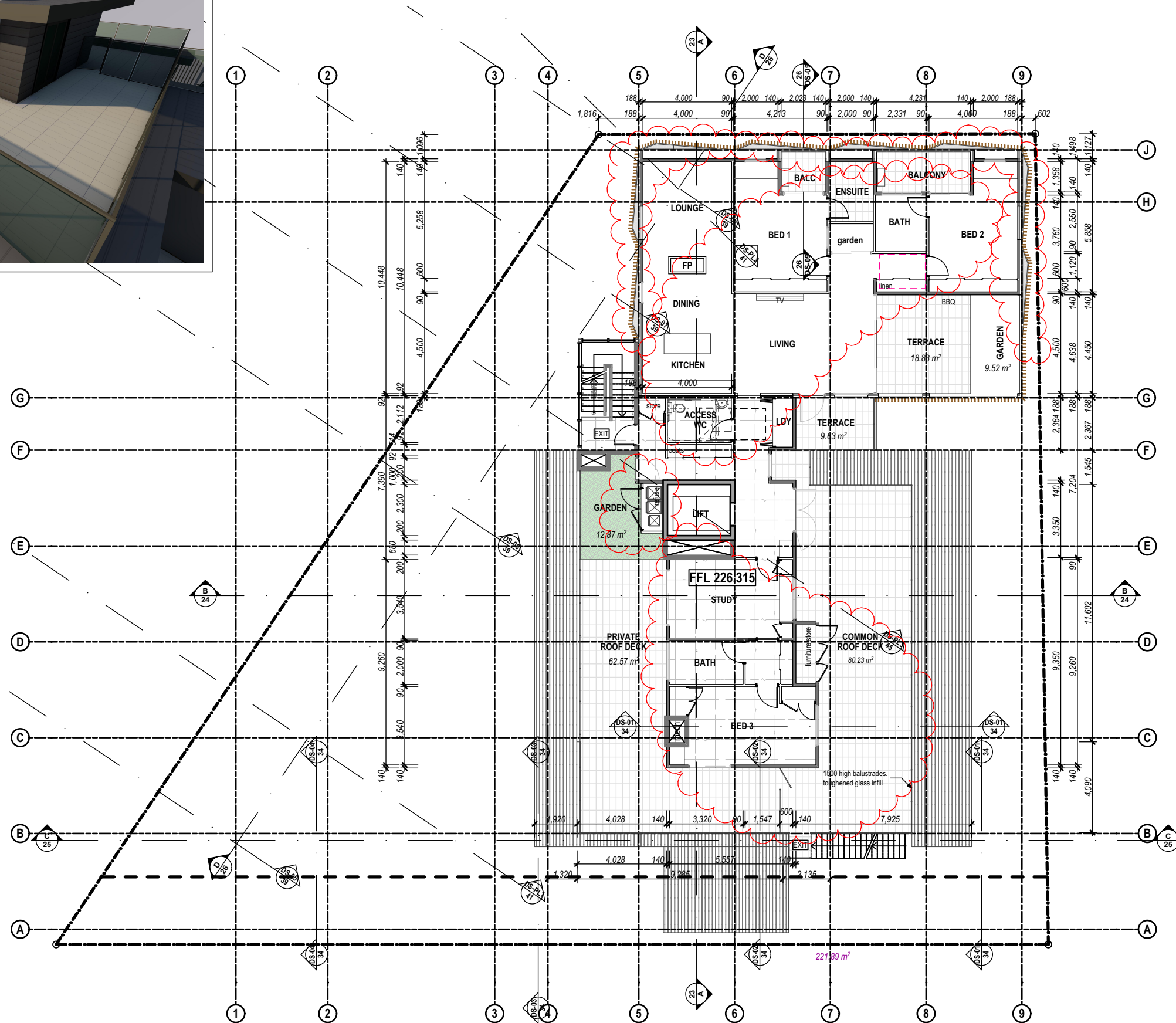
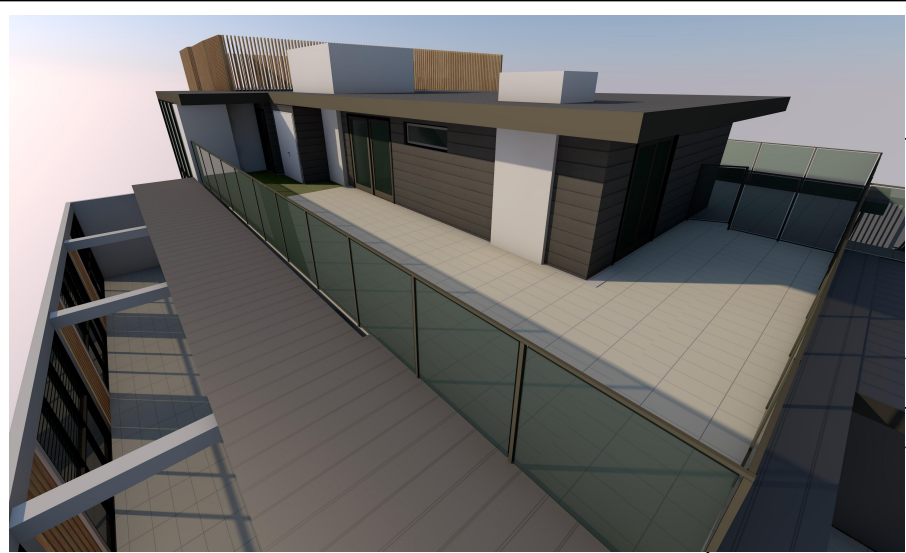
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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

300mm ON ORIGINAL



LEVEL 11 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 :

**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**

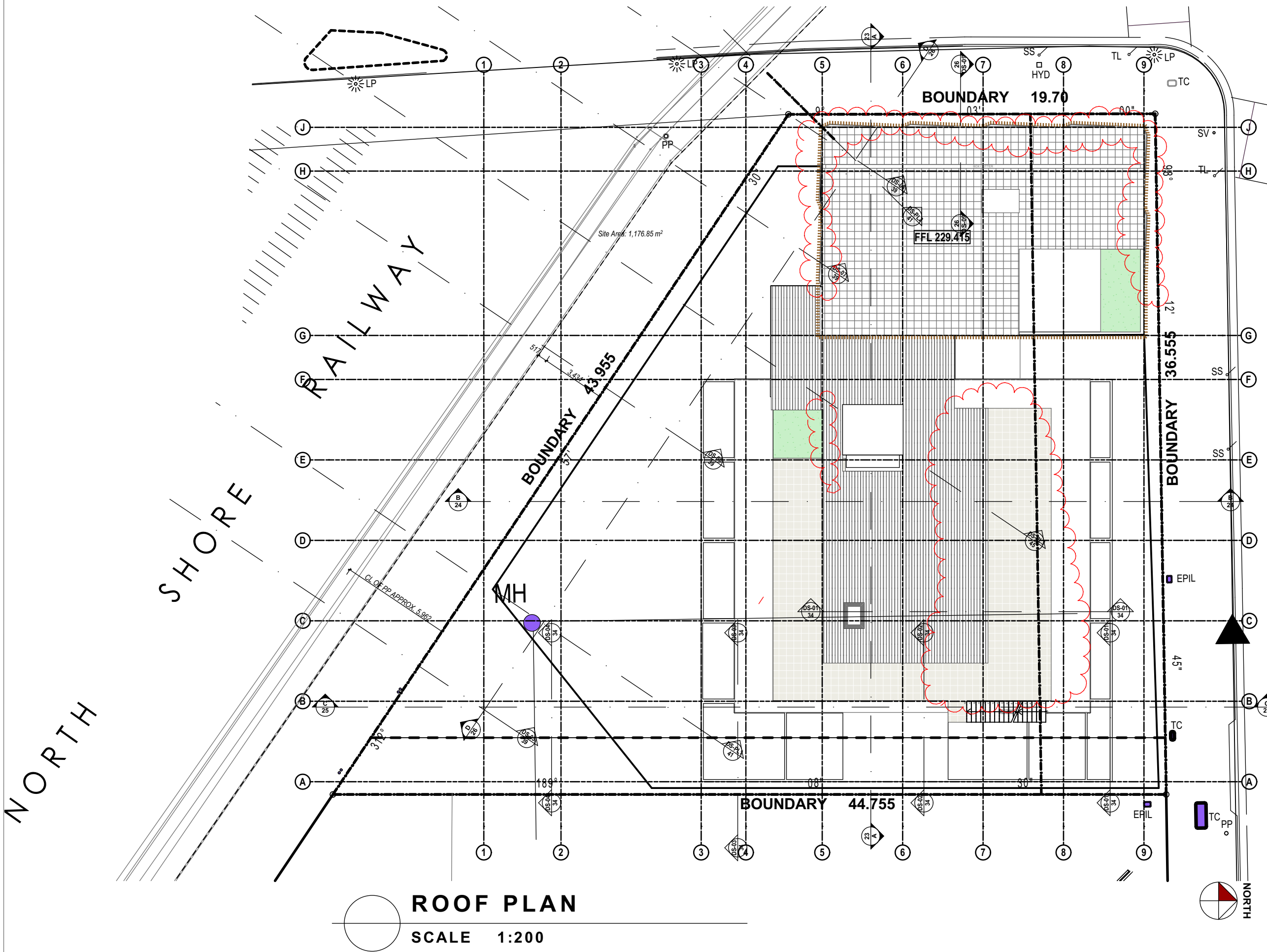
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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

300mm ON ORIGINAL



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 :

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

DRAWN BY **AJC** **DA - 15R**

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

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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



BASEMENT PLAN 01

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 :

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**

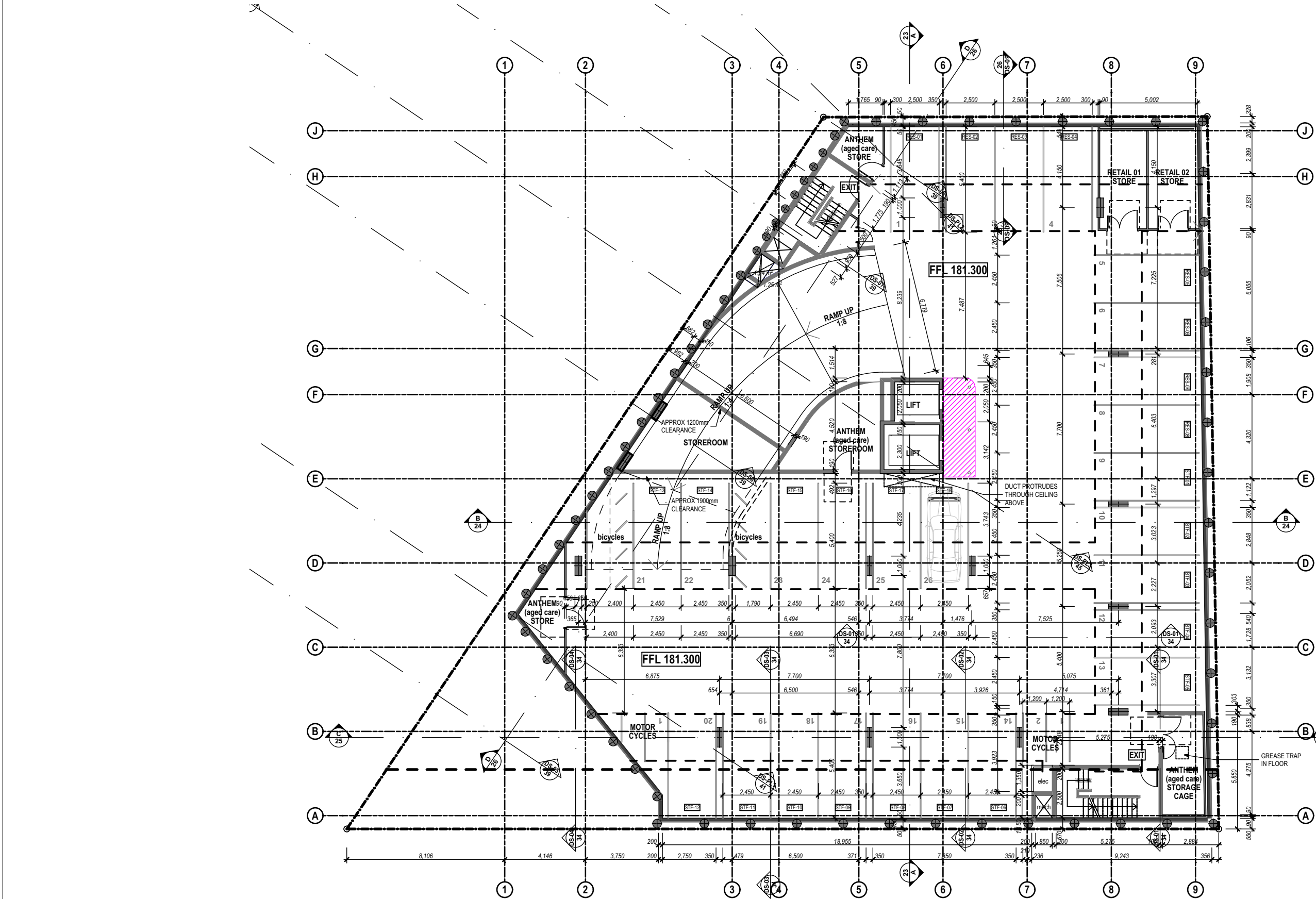
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Print Date: 14/02/2022

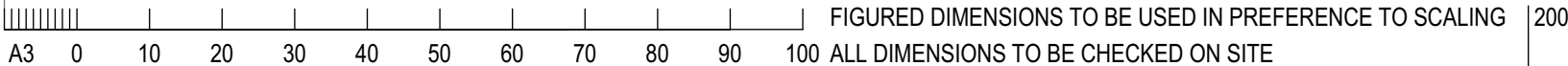
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 200
A3 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



BASEMENT PLAN 03

SCALE 1:200



300mm ON ORIGINAL

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 :

BASEMENT FLOOR 03

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **18 of 47**

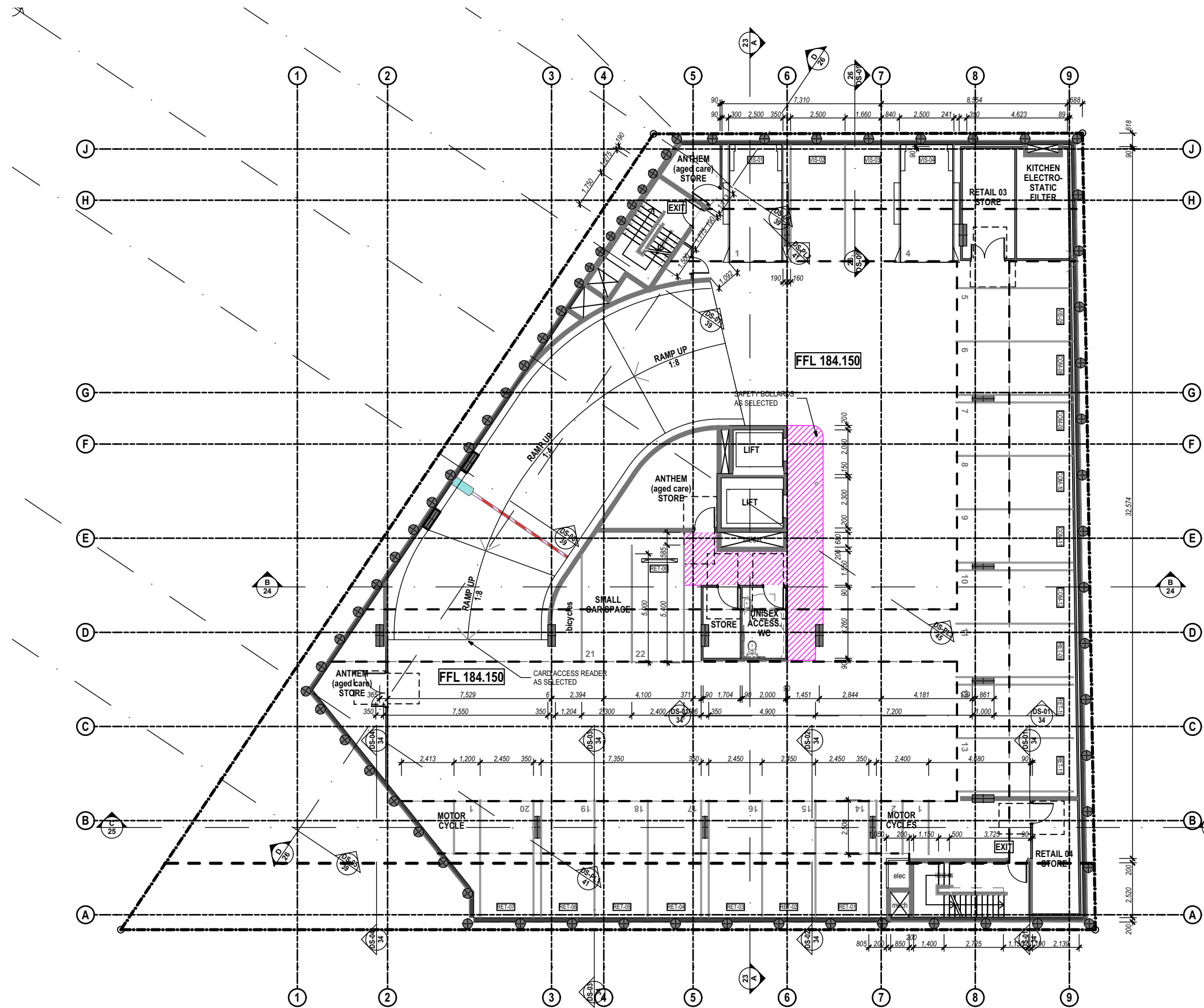
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 18R**

SCALE 1:200 @ A3
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



BASEMENT PLAN 02

SCALE 1:200

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

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 :

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**

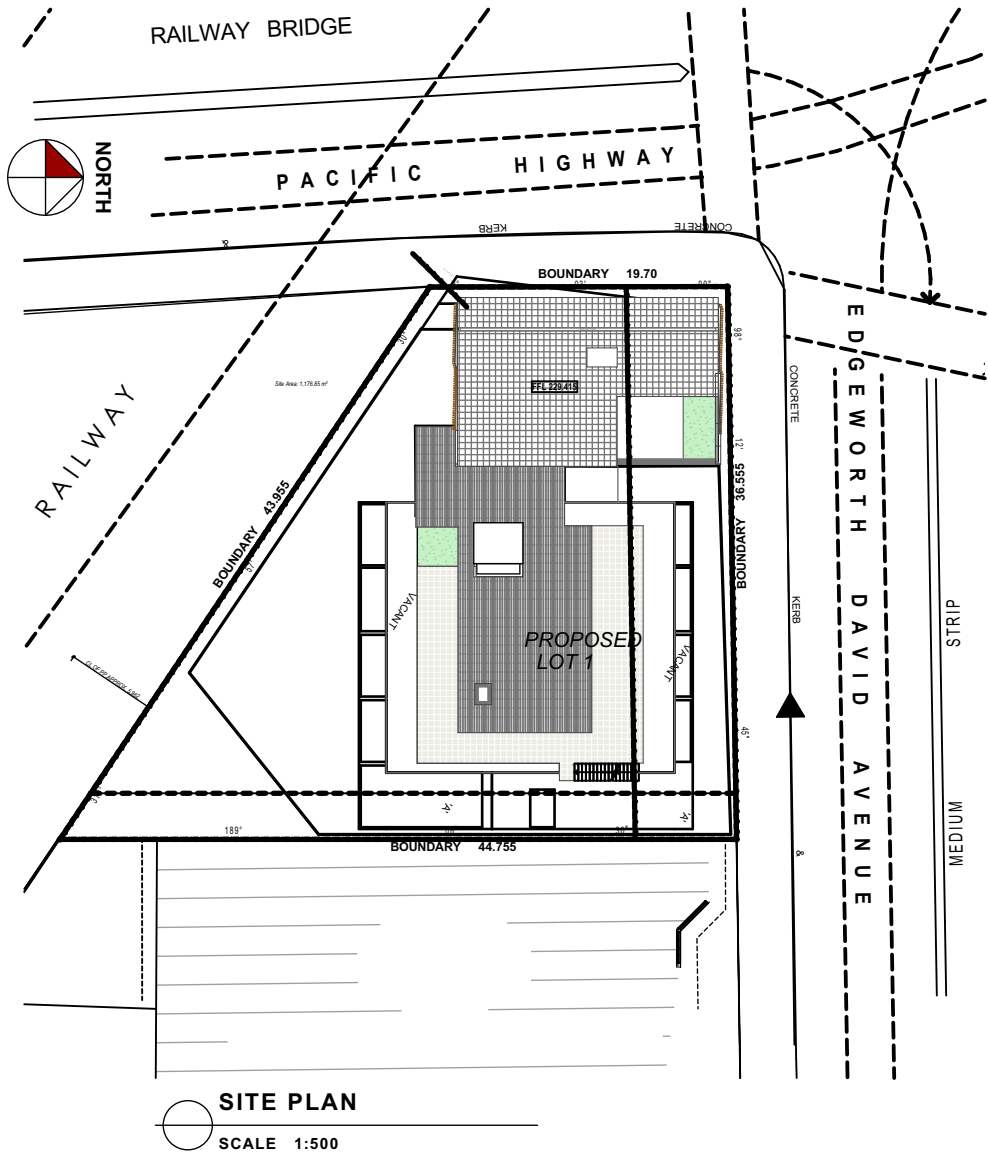
SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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 m ²	83 Total



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

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 :
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

DRAWN BY **AJC** **DA - 00R**

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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION
Print Date: 14/02/2022



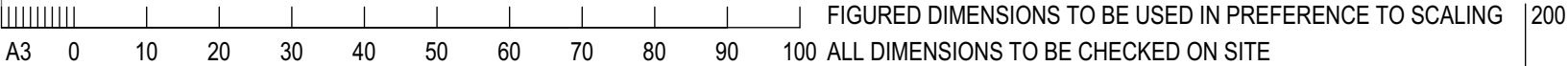
NORTH EASTERN VIEW



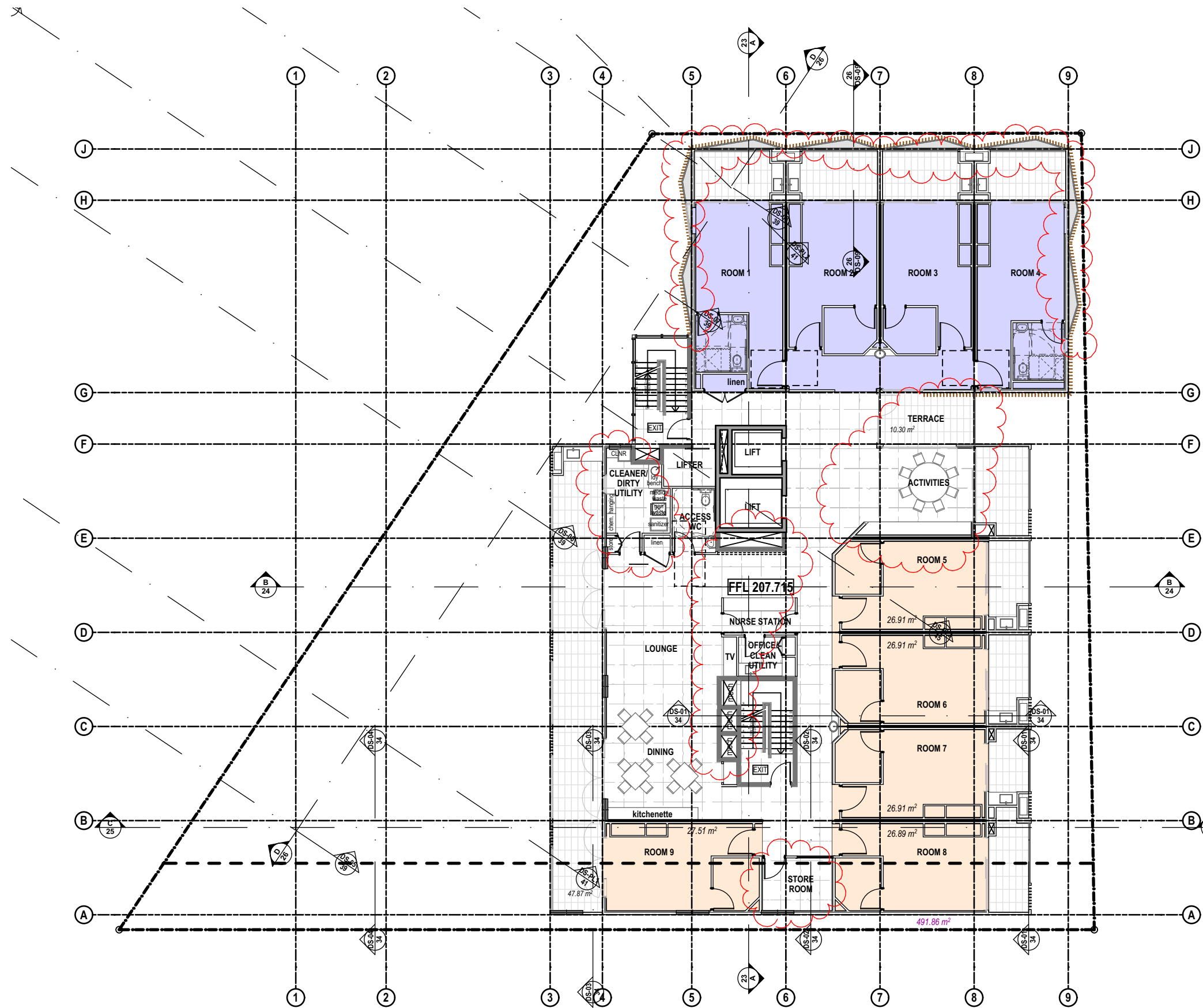
NORTH WESTERN VIEW



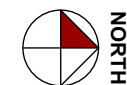
SOUTH WESTERN VIEW



300mm ON ORIGINAL



LEVEL 5 FLOOR PLAN
SCALE 1:200



LEGEND

NOTES

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RESIDENTIAL AGED CARE FACILITY

at
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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**

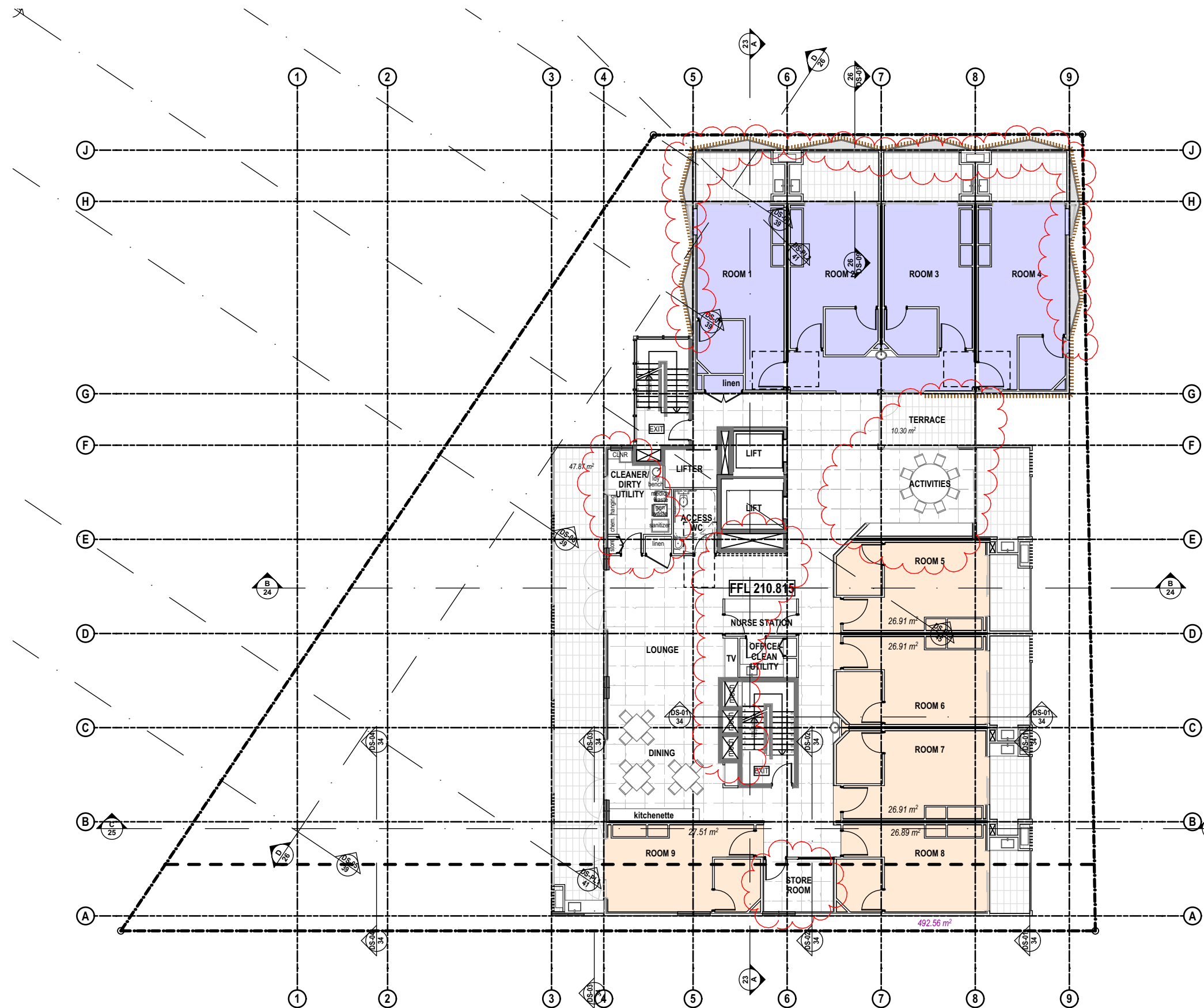
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 08R**

SCALE 1:200 @ A3
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



LEVEL 6 FLOOR PLAN

SCALE 1:200

LEGEND

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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 :

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**

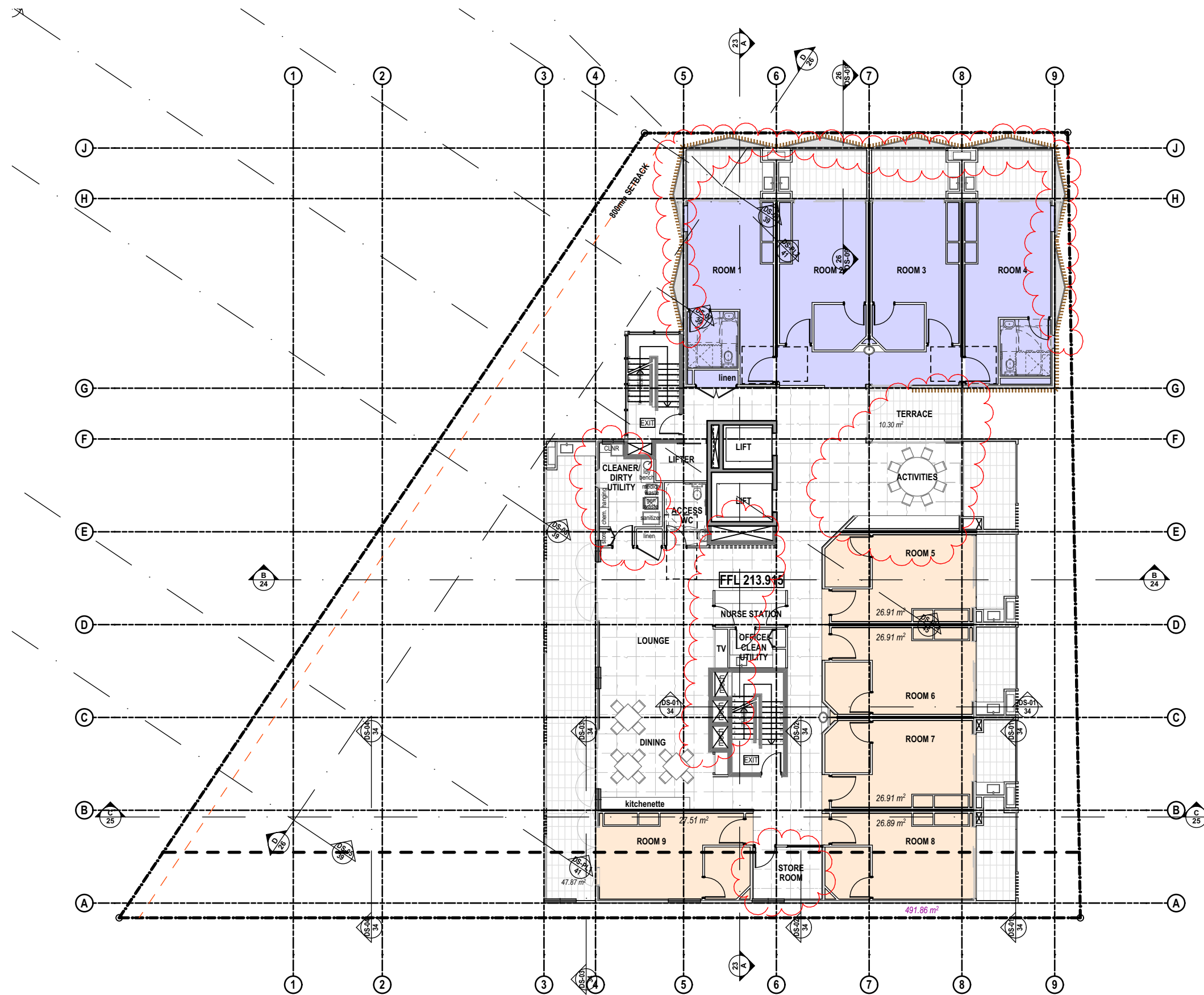
SCALE 1:200 @ A3
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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

300mm ON ORIGINAL



LEVEL 7 FLOOR PLAN

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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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 :

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

DRAWN BY **AJC** **DA - 10R**

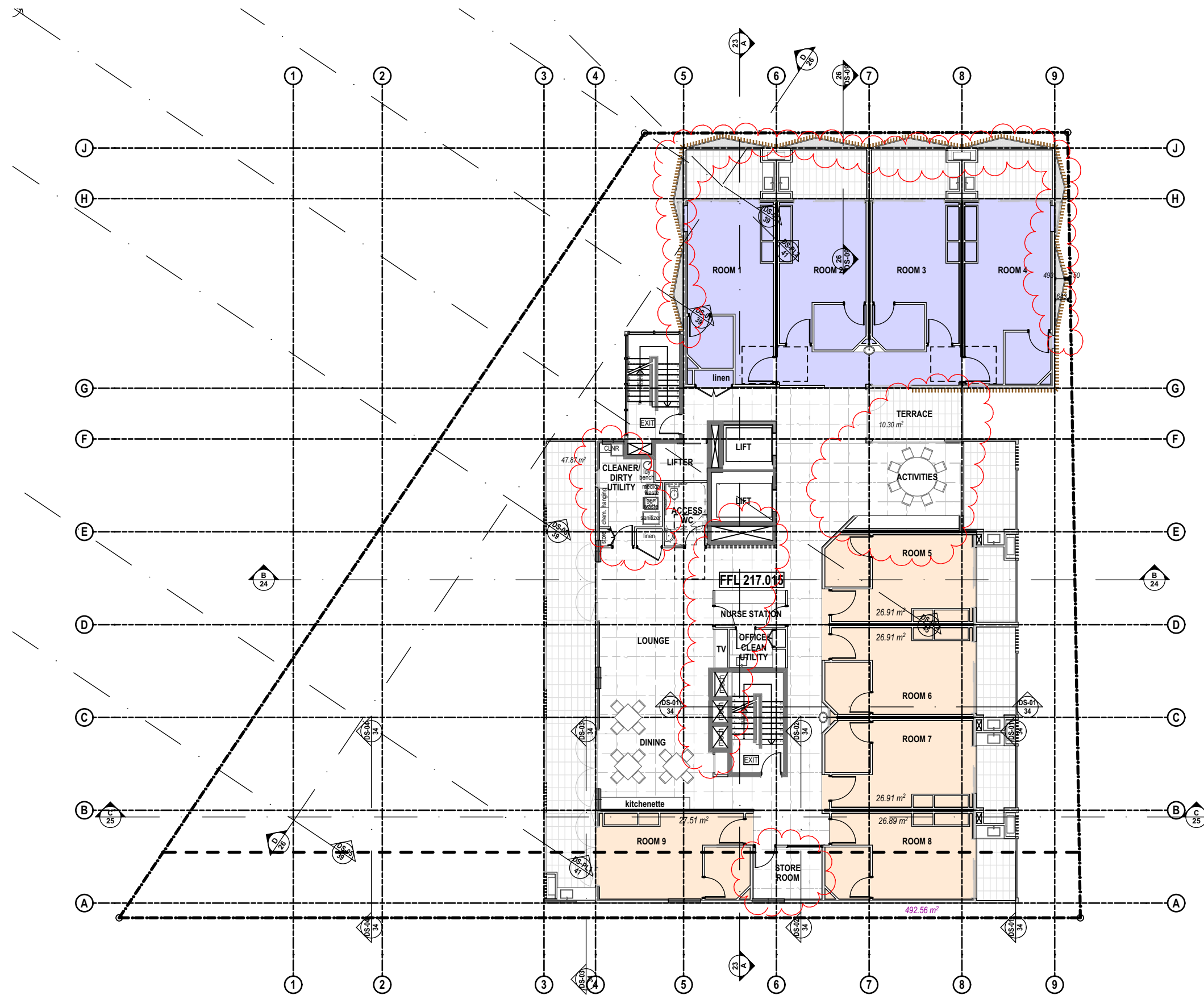
SCALE 1:200 @ A3
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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

300mm ON ORIGINAL



LEVEL 8 FLOOR PLAN

SCALE 1:200

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

300mm ON ORIGINAL

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 :

EIGHTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **11 of 47**

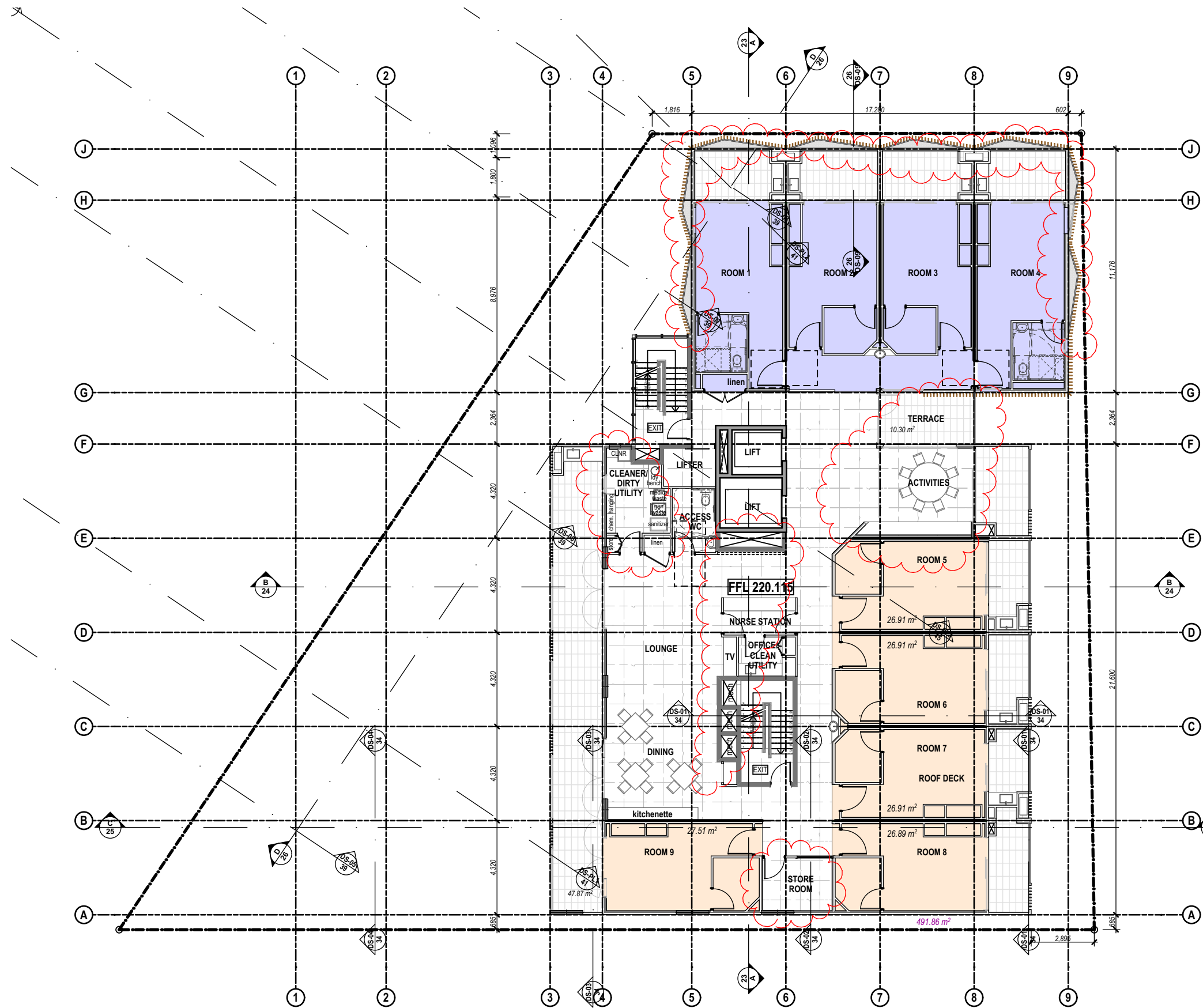
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 11R**

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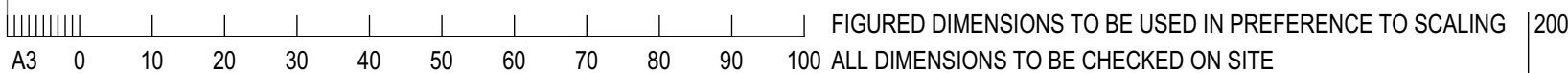
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



LEVEL 9 FLOOR PLAN

SCALE 1:200



300mm ON ORIGINAL

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 :

NINTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **12 of 47**

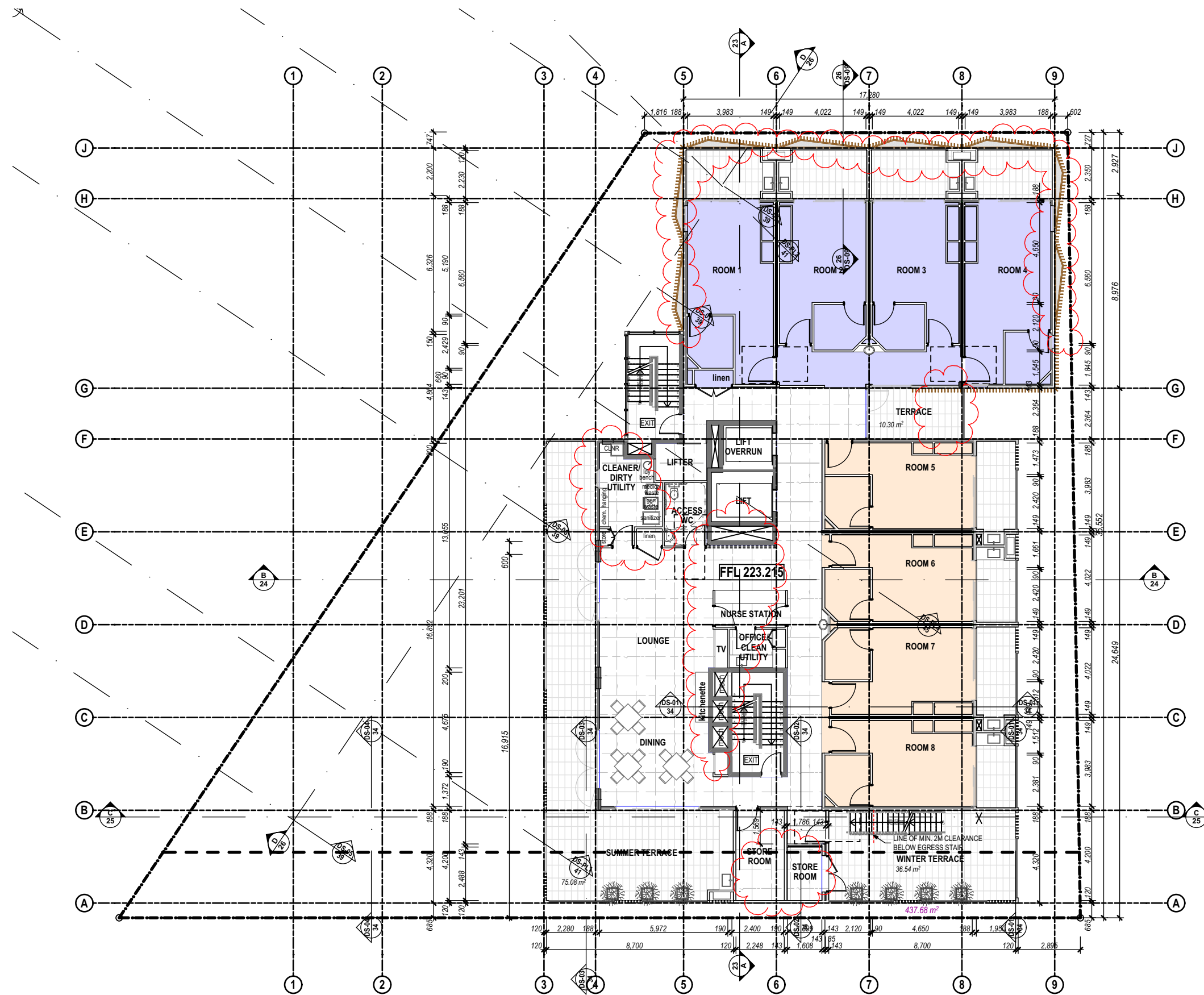
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 12R**

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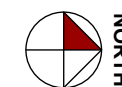
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Print Date: 14/02/2022



LEVEL 10 FLOOR PLAN

SCALE 1:200



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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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 :

TENTH FLOOR PLAN - RAC

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **13 of 47**

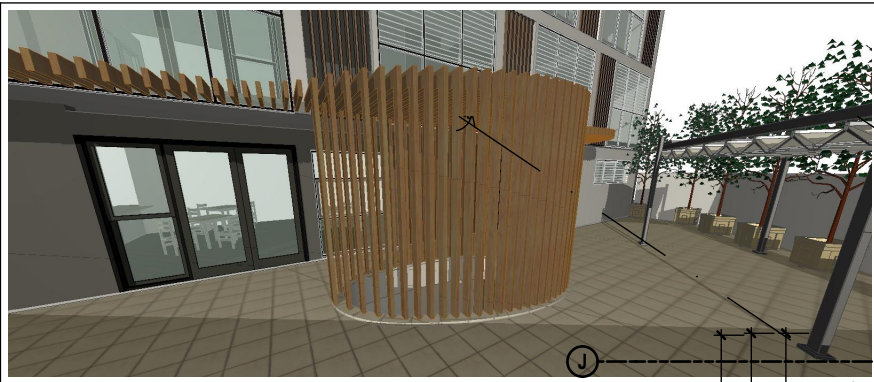
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 13R**

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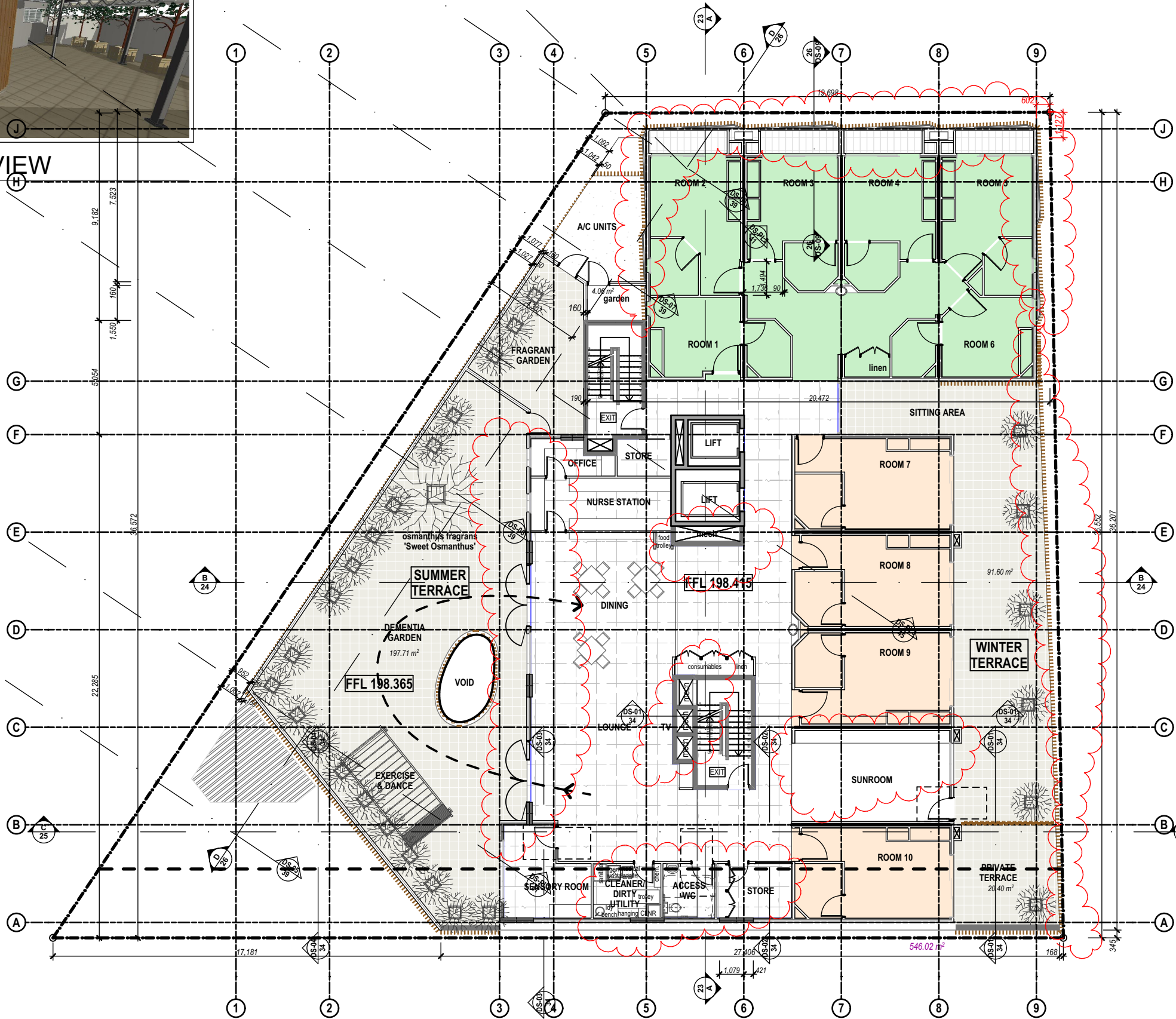
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Print Date: 14/02/2022



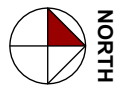
VOID SCREEN VIEW

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 m ²



LEVEL 2 FLOOR PLAN

SCALE 1:200



LEGEND

NOTES

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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 :

**SECOND FLOOR PLAN -
DEMENTIA**

NOT FOR CONSTRUCTION

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

SCALES **as shown** No. IN SET **5 of 47**

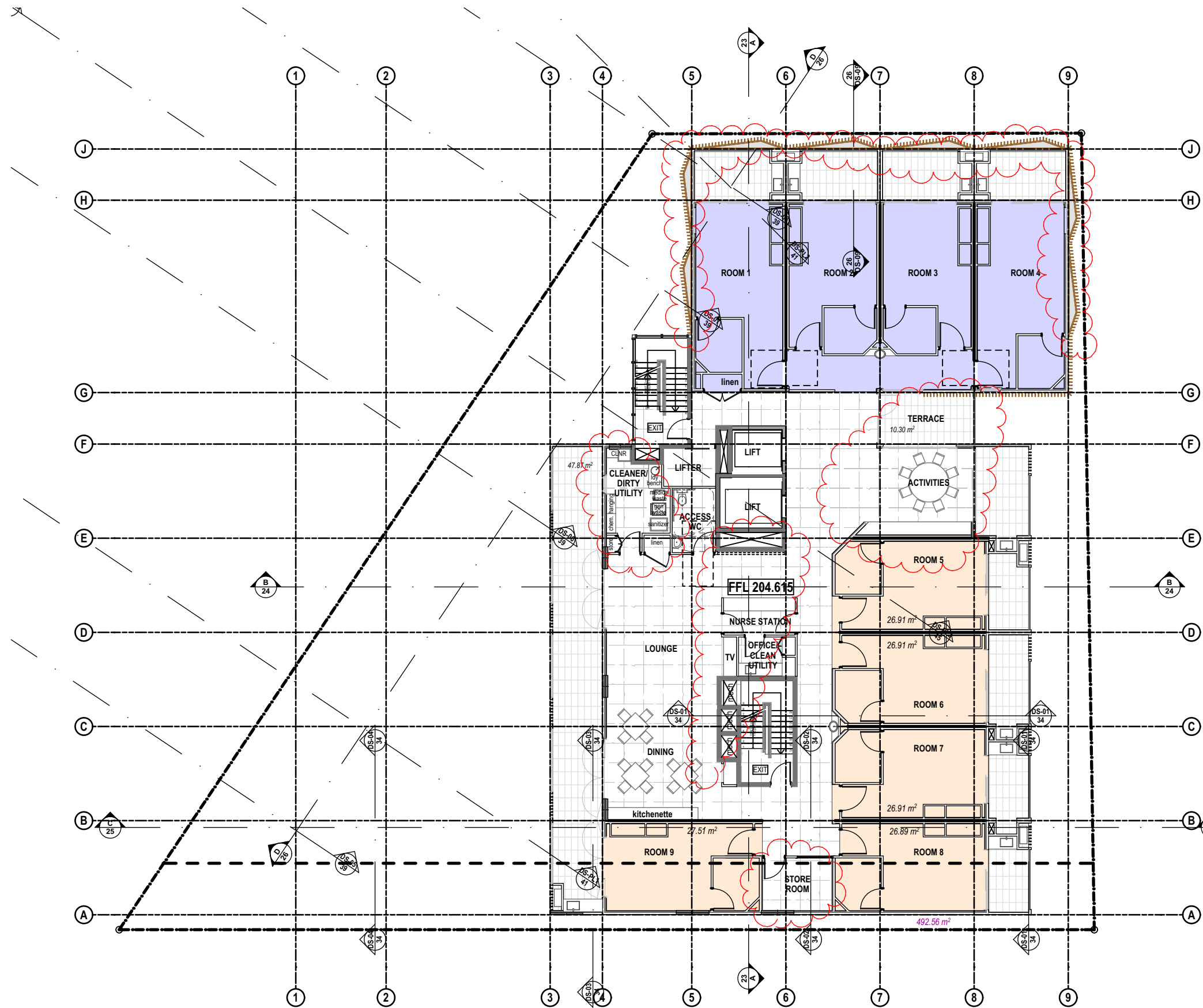
DATE **07.02.22** SHEET
NUMBER

DRAWN BY **AJC** **DA - 05R**

SCALE 1:200 @ A3
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DEVELOPMENT APPLICATION

Print Date: 14/02/2022



LEVEL 4 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 :

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

DRAWN BY **AJC** **DA - 07R**

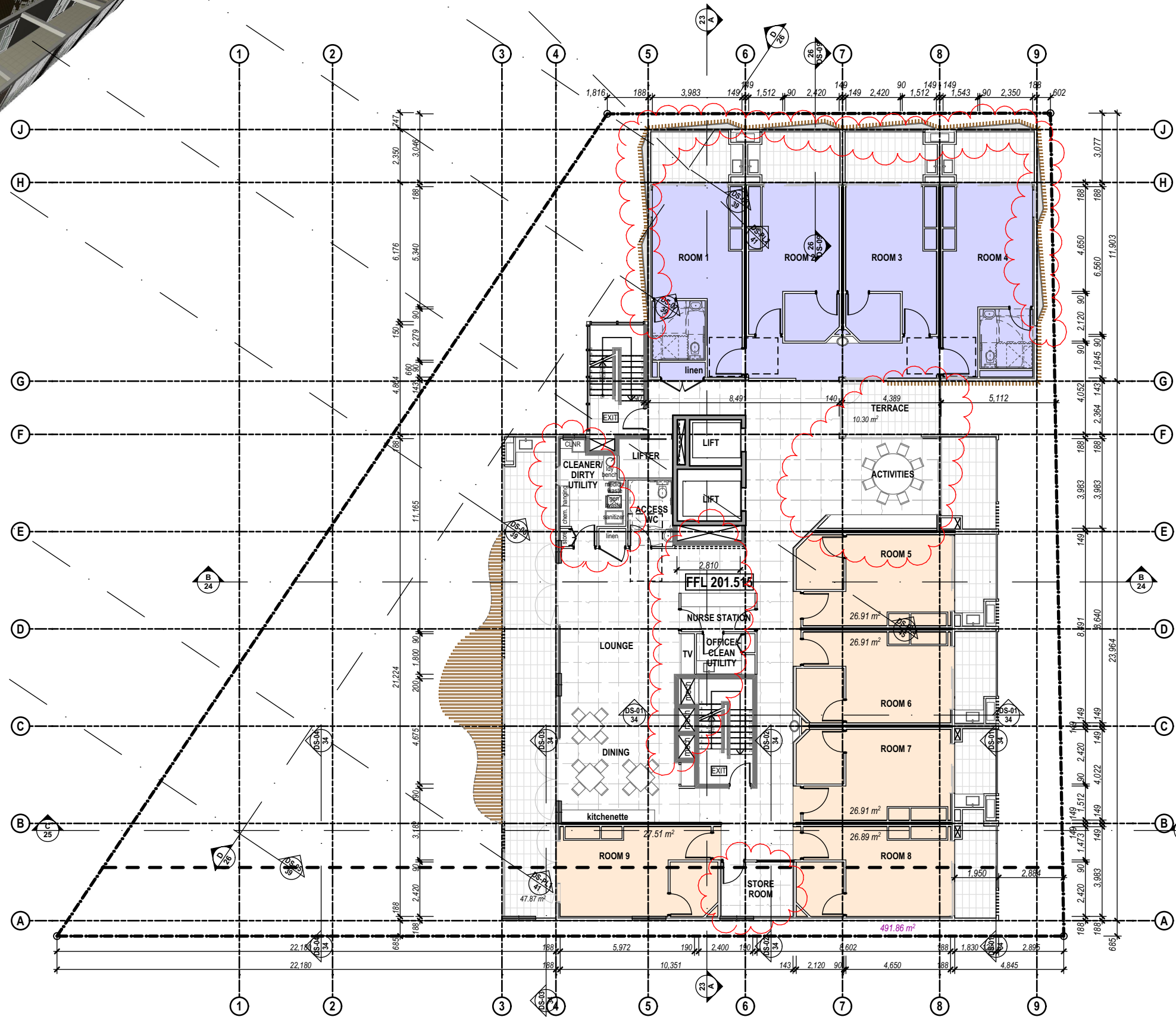
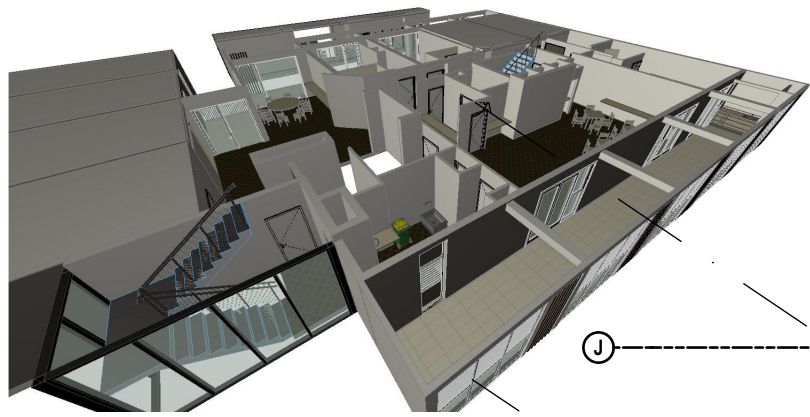
SCALE 1:200 @ A3
0 2.0 4.0 6.0 8.0 10.0

THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print Date: 14/02/2022

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

300mm ON ORIGINAL



LEVEL 3 FLOOR 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 :

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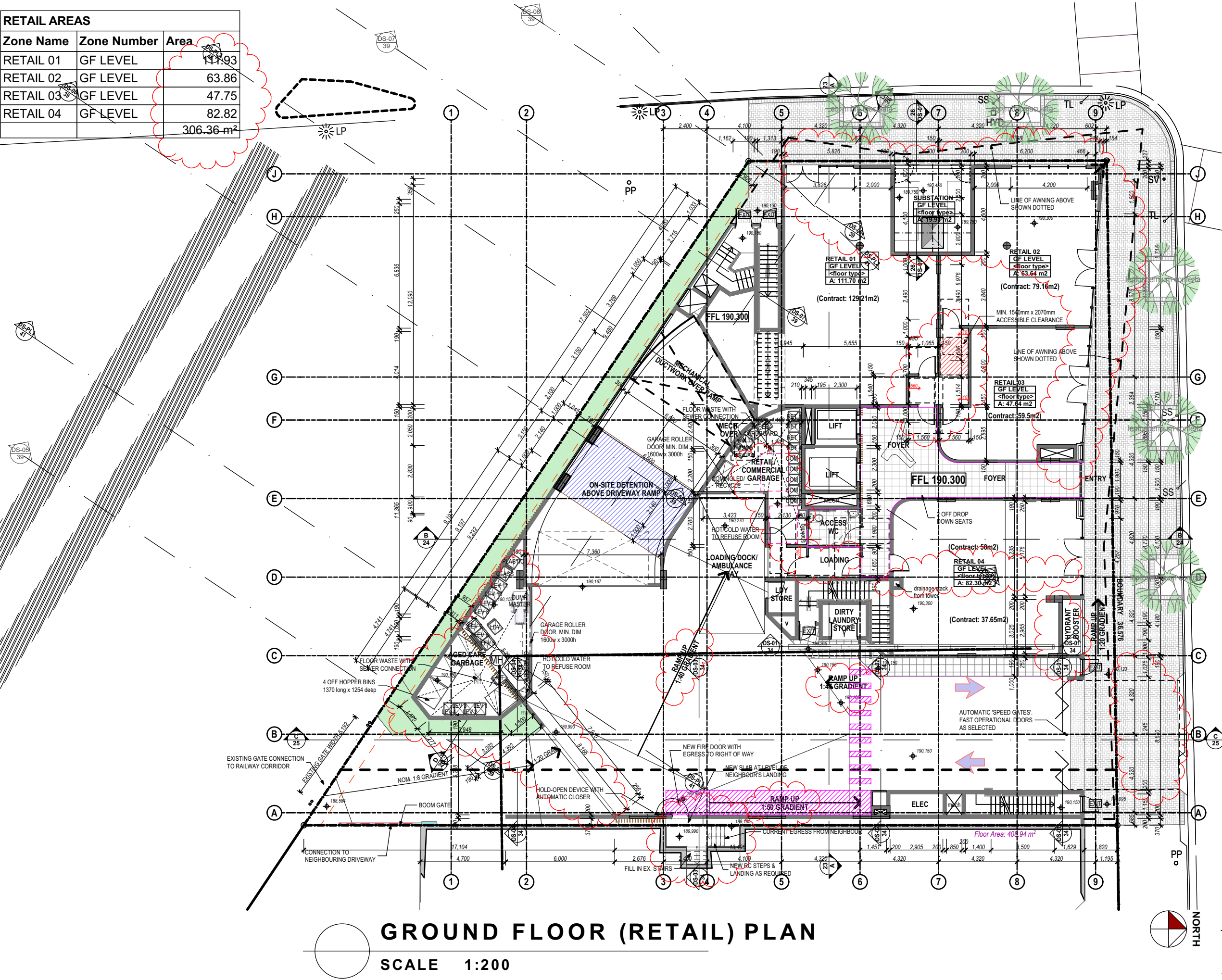
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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 200
A3 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

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 m ²



GROUND FLOOR (RETAIL) PLAN

SCALE 1:200

LEGEND

NOTES

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at
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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

DRAWN BY **AJC** **DA - 03R**

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

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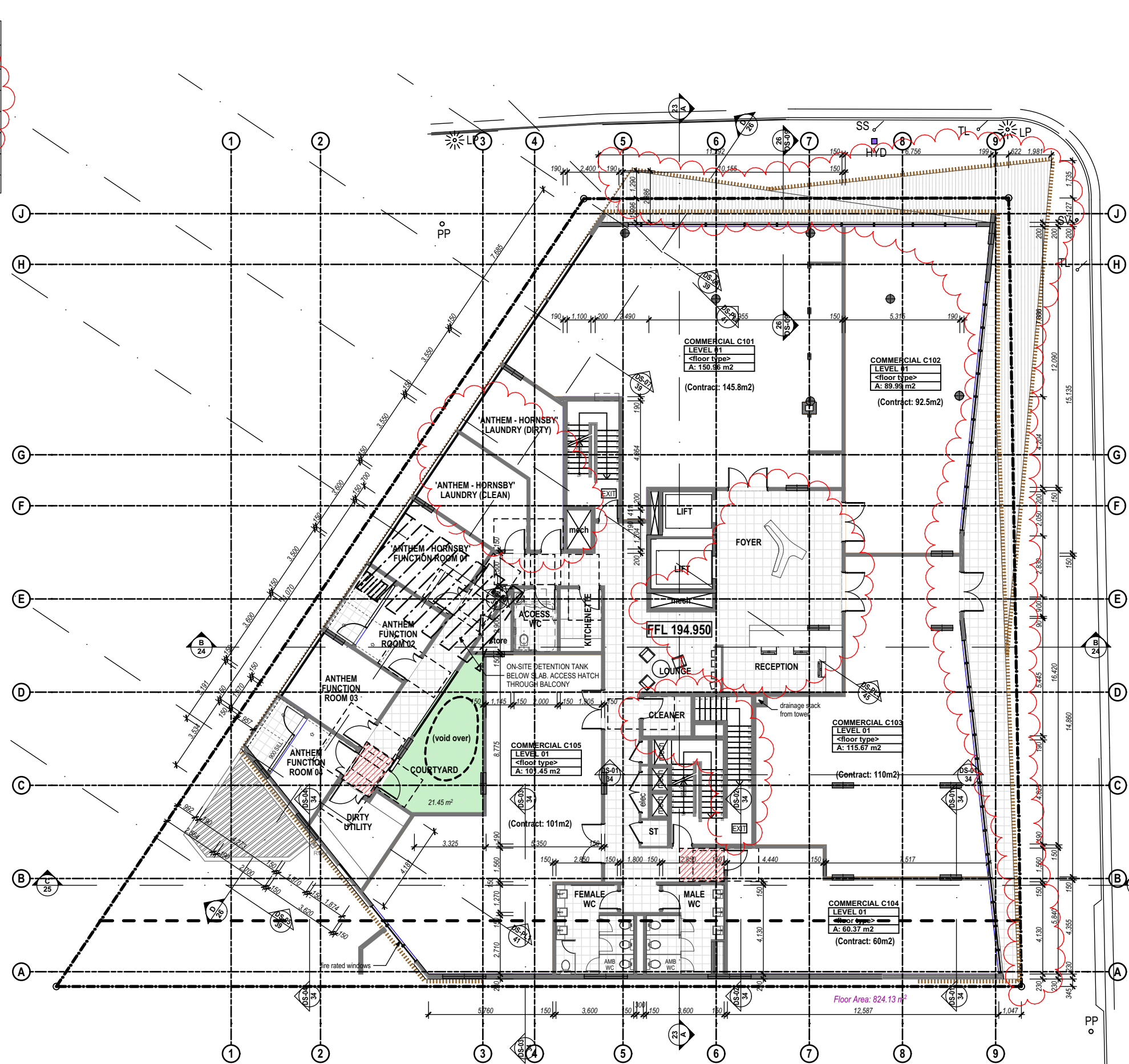
Print Date: 14/02/2022

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 200

ALL DIMENSIONS TO BE CHECKED ON SITE

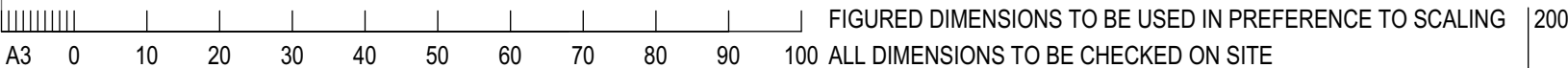
300mm ON ORIGINAL

COMMERCIAL AREAS		
Zone Name	Level	Area
COMMERCIAL C101	LEVEL 01	151.52
COMMERCIAL C102	LEVEL 01	90.85
COMMERCIAL C103	LEVEL 01	116.62
COMMERCIAL C104	LEVEL 01	60.37
COMMERCIAL C105	LEVEL 01	101.45
		520.61 m ²



LEVEL 1 FLOOR (COMMERCIAL) PLAN

SCALE 1:200



LEGEND

NOTES

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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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PO BOX 2072 ■ BOWRAL ■ NSW 2576
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 :

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

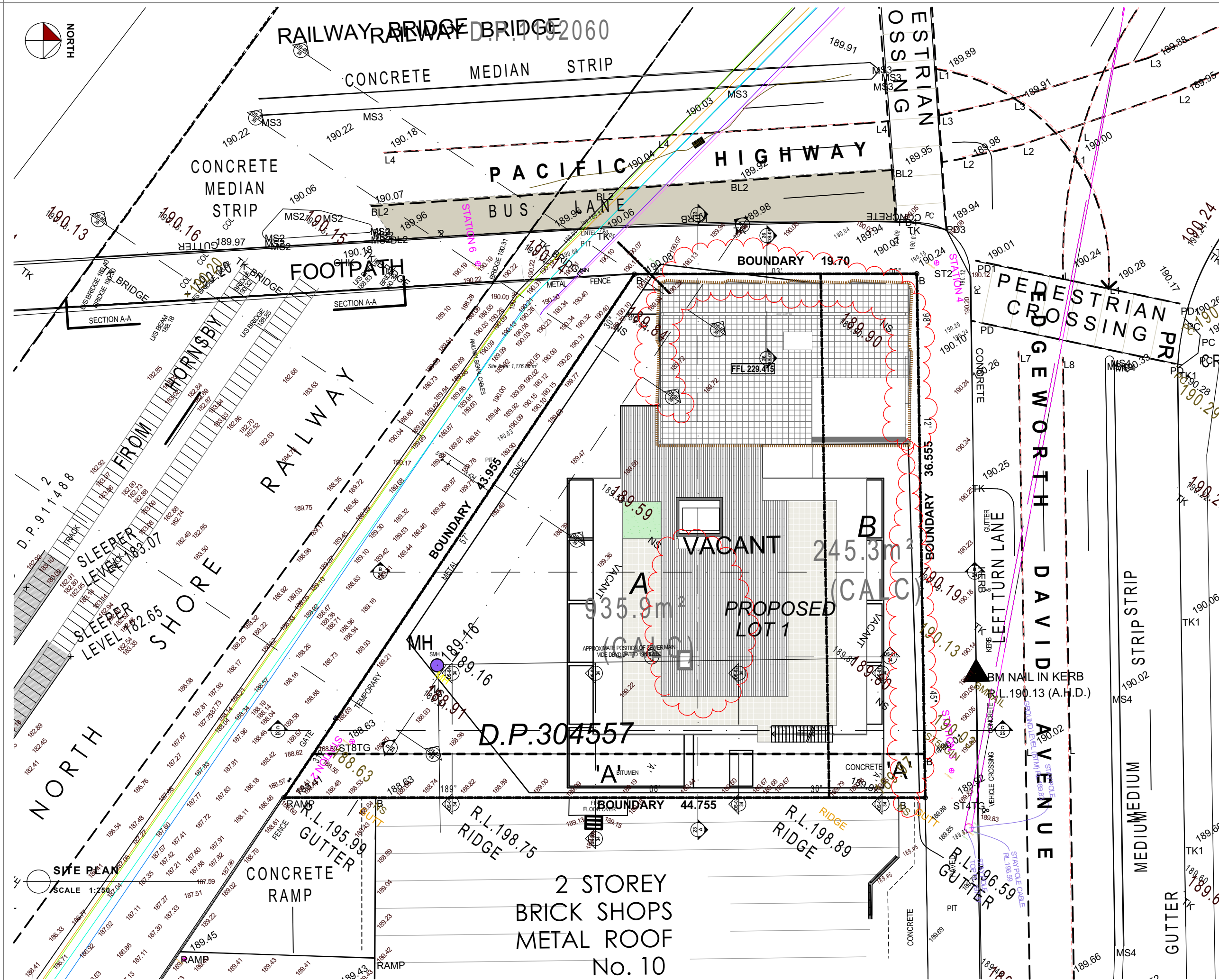
DRAWN BY AJC DA - 04R

SCALE 1:200 @ A3

THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print Date: 14/02/2022

300mm ON ORIGINAL



LEGEND

NOTES
ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING.
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are to be used.
Any discrepancy in the document is to be referred to the
company for clarification before proceeding with any work.

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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 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	
DRAWN BY	AJC		DA - 02R

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