

Kalbar Homestead

Master Plan Landscape Key

<p>A MAIN ENTRY & SECOND ENTRY Feature plantings, post and rail fencing and rural driveway arrival landscape treatments</p> <p>B FEATURE FIG TREE Existing large fig tree to be protected and retained as a feature focal point on the main entry driveway.</p> <p>C EXISTING TREES To be protected and retained. Refer to Vegetation Management Plan.</p> <p>D THE CENTRAL GREEN Central community events and performance space with stage and shelter structure, arbor, furnishings and gardens</p> <p>E "COMMUNITY LEISURE HUB" Recreation, tennis, bowls, common gardens and swimming pool</p>	<p>E LOOKOUT POINT</p> <p>PATH NODAL TREATMENTS & MEETING POINT Seats, signage and feature tree plantings for legibility and wayfinding</p> <p>EXISTING WATER COURSE Informal area consisting primarily of low grassland understorey and random sparse local native tree plantings</p> <p>CREEK CHANNEL ENHANCEMENTS Enhancement works will include stabilisation and lining of water course channels with rock work, stone, rushes and reed plantings for habitat, water quality improvement and visual amenity.</p>	<p>LANDSCAPE GENERAL & COMMON SPACE Informal areas consisting primarily of low grassland understorey and random sparse local native tree plantings</p> <p>LANDSCAPE TO BUILDING SURROUNDS Planting and turf grass areas around living units providing resident amenity. It consists of predominantly local native species. These areas will provide colour and texture. Low key fencing and hedges will ensure promotion of rural character values, yet ensure appropriate definition and separation from common landscape open spaces.</p> <p>LANDSCAPE BUFFER Using local native species, arranged in appropriate stratum & communities and incorporating bushfire bushfire setback typically min. 10m to buildings along eastern and 15m along northern boundary.</p> <p>TREES Scattered</p> <p>WALKING & FITNESS TRAIL Informal shared paths for active & passive recreation, key nodes & meeting points - a series of decks, boardwalks & seating areas incorporating local artworks & interpretative elements</p>	<p>RIPARIAN BANK VEGETATION Linear treatments of dense native groundcover and shrub plantings to maximise natural ground water and surface flow re-charge, filter and improve storm water, stabilise embankments, provide habitat and amenity.</p> <p>RIPARIAN CANOPY Revegetation of watercourse zones using local native tree species, planted in naturalistic groupings. These trees will provide shade to the water courses and water bodies to temper heat and improve water health. They will also provide further bank stabilisation, corridor connections and biodiverse habitat linkages, as well as enhanced landscape visual amenity.</p> <p>Q200 FLOOD LINE</p>
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SCALE 1:5000 (A1)
0 20 40 100

Indicative Landscape Concept Master Plan
Kalbar Homestead

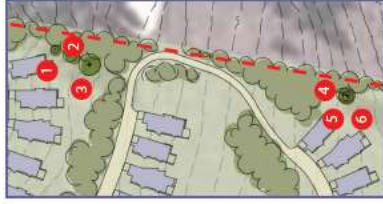


Kalbar Homestead

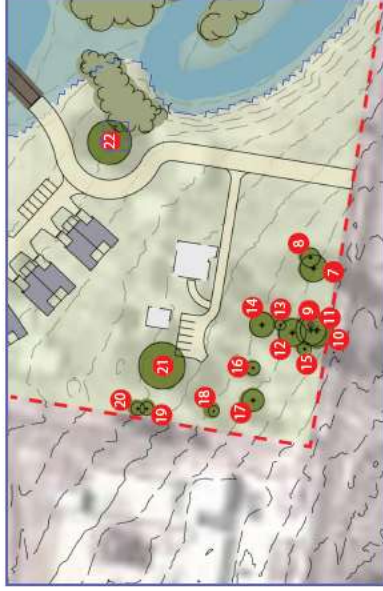
Vegetation Management Plan

The concept of Kalbar Homestead follows the goal to retain valuable landscape features. Therefore, existing tree species will be protected and incorporated into the design of Kalbar Homestead.

Below indicates the location and details of existing onsite vegetation to be retained and should be read in conjunction with "Tree Protection Management Plan" prepared by Treescience.



Detail Plan 1 North East



Detail Plan 2 South West

Tag#	Tree Species	Age	Height	Crown	DBH	Health	Structure	Ecological	Retention	Generation	Novelty	Tree	Comments
1	Shorea verticillata	Juvenile to early/mature	6	4	300	Fair	Fair	None	None	Other	Unknown	Shorea	Species rarity. Co-located with
2	Shorea verticillata	Full to late mature	11	7	300	Fair	Fair	None	None	Other	Unknown	Shorea	Surrounding vegetation covered with wire
3	Shorea verticillata	Full to late mature	11	7	300	Fair	Fair	None	None	Other	Unknown	Shorea	Typical form for species
4	Shorea verticillata	Juvenile to early/mature	11	7	300	Fair	Fair	None	None	Other	Unknown	Shorea	Good size tree
5	Commersonia bartramia	Juvenile to early/mature	11	7	300	Fair	Fair	None	None	Other	Unknown	Shorea	Good size tree
6	Commersonia bartramia	Full to late mature	11	7	300	Fair	Fair	None	None	Other	Unknown	Shorea	Good size tree
7	Commersonia bartramia	Full to late mature	25	15	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
8	Commersonia bartramia	Full to late mature	25	15	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
9	Commersonia bartramia	Juvenile to early/mature	5	2	100	Fair	Fair	None	None	Other	Unknown	Shorea	Typical form for species
10	Commersonia bartramia	Juvenile to early/mature	5	2	100	Fair	Fair	None	None	Other	Unknown	Shorea	Typical form for species
11	Commersonia bartramia	Juvenile to early/mature	5	2	100	Fair	Fair	None	None	Other	Unknown	Shorea	Typical form for species
12	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
13	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
14	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
15	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
16	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
17	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
18	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
19	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
20	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
21	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road
22	Commersonia bartramia	Full to late mature	25	12	600	Good	Good	None	None	Other	Unknown	Shorea	Established adjacent to road

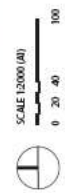
* Buildings are indicative only.

Kalbar Homestead



Key	FOOTPRINT AREA (Ha) APPROX.	% TOTAL SITE AREA (Ha) APPROX.
<ul style="list-style-type: none"> "HOMESTEAD COMMUNITY BUILDING" - RECEPTION - GENERAL PURPOSE MEETING & CRAFTS ETC - DINING - CONSULTING ROOM(S) - SERVICE/STAFF AREA 	0.10 Ha	0.25 %
<ul style="list-style-type: none"> RESIDENTIAL AGED CARE (RAC) (60 UNITS) - POTENTIAL FUTURE BUILDING 	0.49 Ha	1.23 %
<ul style="list-style-type: none"> SUPPORTED LIVING UNITS (SLU) (38 UNITS) 	0.30 Ha	0.75 %
<ul style="list-style-type: none"> INDEPENDANT LIVING UNITS (ILU) (70 UNITS, 35 BUILD, 35 INHALL INCLUDE) - ATTACHED DUPLEX - INCLUDING STAFF/SHORT TERM ACCOMMODATION 	0.76 Ha	1.90 %
<ul style="list-style-type: none"> INDEPENDANT LIVING UNITS (ILU) (110 UNITS) - DETACHED HILLSIDE UNITS - INCLUDING STAFF/SHORT TERM ACCOMMODATION 	2.05 Ha	5.13 %
<ul style="list-style-type: none"> VEHICLE ACCESS RESERVES / CAR PARK 	2.56 Ha	6.40 %
TOTAL BUILT FORM SITE COVER		
	6.26 Ha	15.66 %
<ul style="list-style-type: none"> "COMMUNITY LEISURE HUB" - FACILITIES INCLUDE: RECREATION AREAS, TENNIS, BOWLING GREEN, SWIMMING POOL, GARDEN, PAVILLION & SHADE STRUCTURES 	0.35 Ha	0.87 %
<ul style="list-style-type: none"> "THE CENTRAL GREEN" - EVENT STAGE AND SHELTER STRUCTURE - AMPITHEATRE AND FORMAL GARDEN AREAS 	0.40 Ha	1.00 %
<ul style="list-style-type: none"> GENERAL OPEN SPACE - OPEN SPACE AND BUILDING SETTINGS ARE ENHANCED TO RURAL LANDSCAPE 	22.39 Ha	55.97 %
<ul style="list-style-type: none"> WATERCOURSE CORRIDOR (LANDSCAPE AREA BELOW Q200 FLOOD LINE) - INCORPORATING STORMWATER QUALITY & WATERCOURSE REGENERATION/IMPROVING TO ENHANCE BIODIVERSITY 	10.60 Ha	26.5 %
TOTAL OPEN SPACE		
	33.74 Ha	84.34 %
<ul style="list-style-type: none"> BUSH FIRE SETBACK LINE - 15m NORTH SIDE - 10m EAST SIDE 		
TOTAL SITE AREA		
	40 Ha	100 %

NOTE: VALUES/AREAS ARE INDICATIVE ONLY & ARE BASED ON CONCEPT DOWNS & SHOULD NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN TO INFORM STRATEGY AND APPROACH.



Density / Land Budget Plan

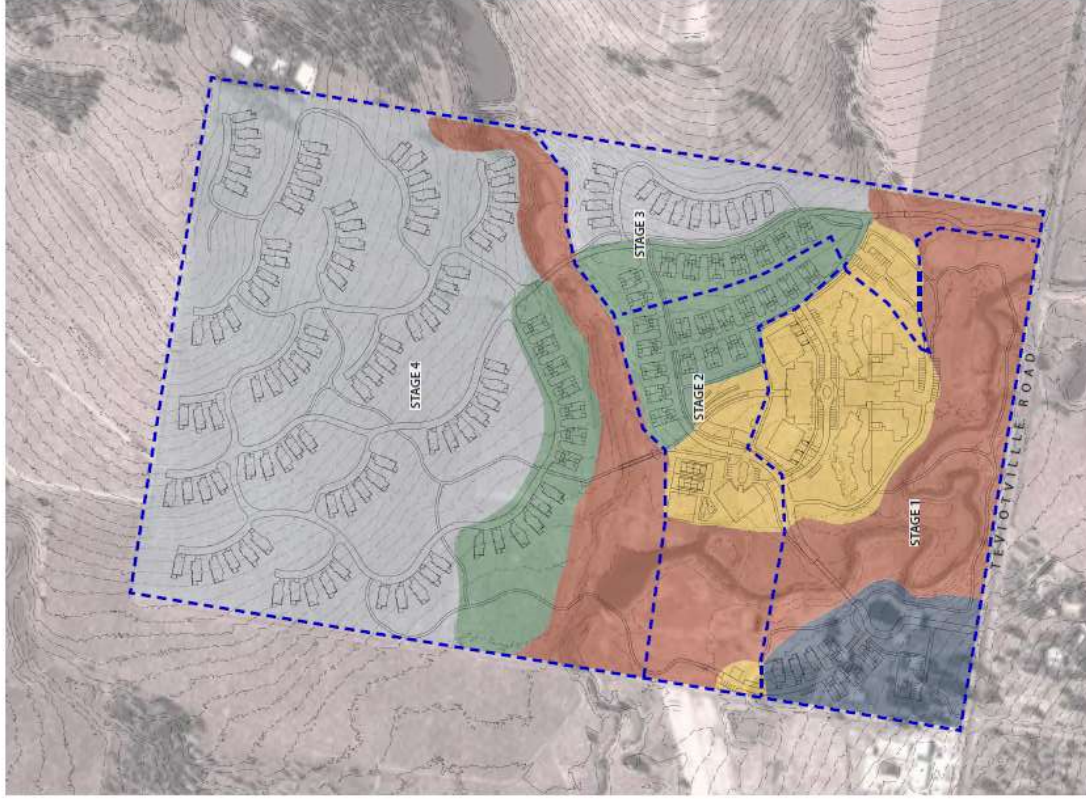
Kalbar Homestead

Kalbar Homestead

Precinct and Indicative Staging Plan

Five distinctive types of precincts (A, B, C, D and E) have been characterised for the Kalbar Homestead Preliminary Approval Area. They vary according to their planning requirements and reflect the preferred development future pattern.

Sequential development of the Preliminary Approval Area is foreseen in order generally from the Teviotville Road frontage of the site to the rear hillside area. It has been divided into four stages, however this may vary according to the planning development.



Key

PRECINCT A
Hillside Living Precinct
Independent retirement living
(detached hillside units)

PRECINCT B
Central Living Precinct
Independent retirement living
(attached duplex townhouses)

PRECINCT C
Community Hub Precinct
Recreational, leisure and community facilities
Meeting point and community area
Supported living units
Residential aged care and reception

PRECINCT D
Riparian Precinct
Riparian corridor

PRECINCT E
Arrival Precinct
Entry
Site management
Caretakers accommodation
Display dwellings
Staff/short term accommodation

Stage boundary

* Buildings are indicative only.

- STAGE 1**
Main entry
Display dwellings
Staff accommodation
Site management
Residential aged care
Supported living units
Reception
- STAGE 2**
Homestead community building
Leisure activities
The Central Green
Attached duplex townhouses
- STAGE 3**
Detached living units and duplexes
Secondary entry
- STAGE 4**
Detached hillside units
Revegetation
Creek works
Pathways



SCALE 1:2000 (A1)

Precinct and Indicative Staging Plan

Kalbar Homestead

PROJ. ORG. NO 0713-0506-00

REV 02 SHWN JH CHD RG DATE 24.06.2015

Tract

Access and Circulation Plan

The access typologies will provide a logical and legible hierarchy of low key access driveways for circulation throughout the facility.

These access ways will have an informal rural character and landscape theme.

Access ways will be minimal width yet designed for practicality and ease of circulation throughout.

Flush edges with grass and stone lined swales alongside will ensure positive drainage treatments.

Shared paths will be established across the site to ensure that pedestrian movements are logical yet safe.

Generous shady shared pathways and the extension of the existing bushland theme are a consistent landscape theme and connecting element along all circulation access paths.

Additionally wayfinding and interpretive signage will be incorporated in the design guiding users and adding richness to the experience throughout.

PRIMARY ACCESS

7m width

SECONDARY ACCESS

5.5m width

LOCAL ACCESS LOOP

6m width

LOCAL ACCESS DRIVEWAY

3.5m width with widenings provided at regular intervals for easy passing

SHARED PATH CONNECTION

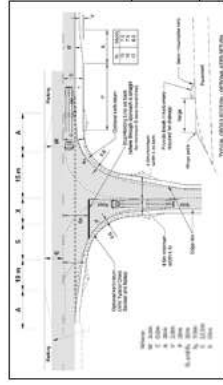
2.5m width for buggies, bikes and pedestrians

VEHICLE BRIDGE

4.5m width

SHARED PATH BOARDWALK

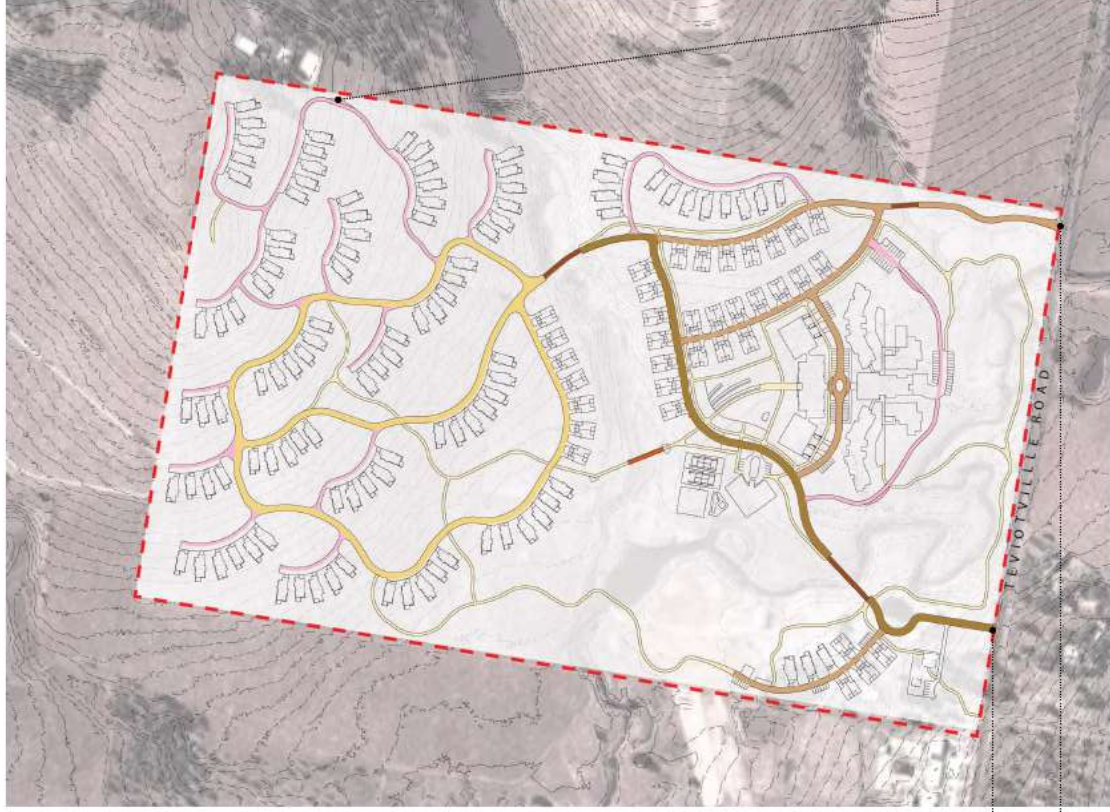
2.5m width



INTERSECTION DESIGN REQUIREMENTS

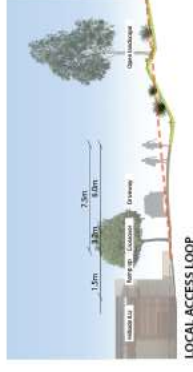
SCALE 1:2000 (A0)

0 20 40 100



Kalbar Homestead

Typical sections of access and landscape treatment
(scale 1:150 @ A1)



LOCAL ACCESS DRIVEWAY

Linking roads is for emergency purposes only. Appropriate signage is to be installed, and typical construction is likely to provide a slightly narrowed pavement section using grass pavers or similar, with the intention that it is clear to residents that vehicular traffic to this part of the road network is discouraged. Typical sections to be provided during relevant operational works application.

* Symbols as indicate only.

Access and Circulation Plan

Kalbar Homestead

PROJ.DWG NO 0713-0506-00

REV 02 DWN JH CHK PG DATE 09/07/2015

tract

Project Description

The site is located on the edge of Kalbar Township within the town's urban footprint and consists of south facing, gently sloping open grassland, flat meadowland, ponds and wetland. A home site (and associated farm out buildings) with mature trees is located on the south western corner of the site. The ponds and wetland areas of the site are severely degraded and is bare of native vegetation.

The creek line in particular and common open spaces will be revegetated using species endemic to the area and in particular linking with the adjoining remnant bushland at the top north-eastern part of the site. Careful consideration is required to ensure appropriate low maintenance outcomes are achieved for large areas of open spaces. Vegetation is to be planted to screen buildings from views of neighbouring farms and to provide a sense of enclosure. A master planned residential aged care lifestyle country village is proposed. The project aims to develop a superior master planned residential village of high quality Architecture. Principles of Ecologically Sustainable Development are incorporated.

The character of the built form is designed to sit comfortably within the rural setting of the location. The central community building is designed as a traditional 'homestead' as a centerpiece, giving the name for the development. A contemporary 'rural' aesthetic is used for the balance of the buildings, incorporating the materials, massing and scale of rural built form.

Some design elements are outlined here:

- Traditional timber buildings
- Simple wall forms
- Natural finishes that will weather softly
- Rural road construction
- Lightweight construction sitting lightly on the land
- Living areas with verandahs that look out over water and to views
- North facing living areas
- Rain tanks

Sustainable Goals

Designing a more sustainable development will help to achieve social, environmental and economic benefits for the residents and the broader community. This is a triple bottom line approach the aim being to improve all aspects of sustainability in the projects design.

The three fundamental aspects of the TBN approach are broken down into a series of more clearly defined goals of which there are 13 in total. Each individual criterion is related back to these Sustainability Goals that the criterion helps to achieve.

Revision	Revision Description	Revision Date
A	DA Issue	03.03.15
B	General Amendments	02.11.15

Element	Goals
Social Sustainability	The design of a home for social sustainability needs to address, but is not limited to, the quality of life, safety, security and universal design in which address social aspects of the broader community.
Human Comfort and Health	The home provides an internal environment that is thermally comfortable while at the same time minimises the presence of toxic chemicals within the home.
Safety	The likelihood of injuries occurring is reduced around the home for people of all ages is reduced. The design minimises the possibility of accidental falls, burns and poisoning.
Security	The home uses designs, fixtures and fittings to reduce crime and protect the home from malicious intruders. It enables informal surveillance of the street.
Universal design	The home is versatile and comfortable for people with varying physical abilities and at different stages of their lives. It is easy to move around the home, and the operation of fittings and fixtures caters for people with varying abilities.
Community Building	The home contributes to an improved community whereby by accommodating existing plans, allowing for flexibility in accommodating the neighbour's hold of view, and contributing to safety.
Environmental Sustainability	The design of a home for environmental sustainability needs to address, but is not limited to, energy, water, waste and landscaping.
Energy	The design of the home minimises the use of passive energy and minimises the need for non-renewable energy. The home includes passive solar design features such as home orientation, ventilation, insulation and shading to ensure higher energy efficiency and help the environment, with less carbon emissions.
Water	The design of the home and outdoor areas, and its fixtures and fittings, saves water.
Materials and Waste	The design of the home considers the efficient use of building materials. It takes future needs into consideration so that it minimises the requirements for modifications and consequent material wastage.
Site aspect and biodiversity	The siting of the home and the landscaping considers the natural features of the site, including topography, the local climate, local flora and fauna, and natural and cultural features. Existing vegetation, including trees, is retained and enhanced and the waterways and site soils rehabilitated. The landscaping requires minimum maintenance and water, inhibits soil erosion, and minimises storm water contamination.
Economic Sustainability	The design of a home for economic sustainability needs to address, but is not limited to, initial construction, ongoing maintenance and running, and future modification costs.
Initial construction	The design of the home considers the impact of the building materials on the initial construction cost. The design considers standard sized products and the use of recycled and readily available building materials.
Ongoing maintenance and running	Selection of building materials considers the long-term maintenance and running costs. The design includes durable and low maintenance materials.
Future modification	The design minimises the need for future modifications to cater for the occupants' changing mobility requirements.
Community Costs	The design of the home works with the design of the wider community to minimise the costs to the broader community, including for example utility costs and transport costs.



TVS architects

Architectural Statement & Brief Summary
5431.35.00.01 B

KALBAR HOMESTEAD - Kalbar
1142 RP20983 - 163 Tennotville Rd, Kalbar

BILGH TANNER
CONSULTING ENGINEERS



SEADDEV PTY LTD
ARCHITECTS

REVISIONS

Revision	Revision Description	Revision Date
A	DK Issue	03.03.15

Revision	Revision Description	Revision Date
A	DK Issue	03.03.15

EXTERIOR MATERIALS & FINISHES

BASE COLOURS



STAINLINE™ Forest Green
By Dulux Colour Systems Painting Care

W.A.T.® Forest Green (Water based) MOVER - 1 hour touch up
Sustainable for walls (not for exterior) 2L 100ml - 1000ml

SECONDARY COLOURS



TRUSCENDI
Paints & Coatings



DECKS & SCREENS



WOODS™ REVERED™ FINE
DARK OAK (100% FSC)
www.woods.com.au

WOODS™ REVERED™ FINE
DARK OAK (100% FSC)
www.woods.com.au

WINDOWS/DOORS



DUKOR™ (Dulux Colour Systems)
www.dukor.com.au

DUKOR™ (Dulux Colour Systems)
www.dukor.com.au

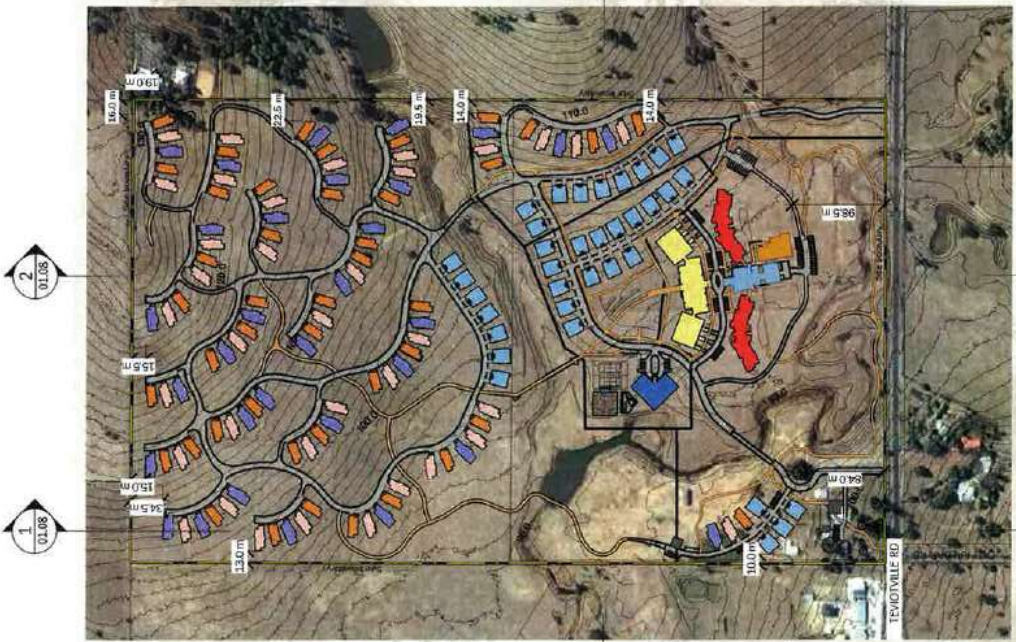
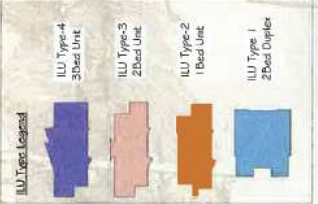


KALBAR HOMESTEAD - Kalbar
L142 RP20993 - 163 Tevetville Rd, Kalbar

Materials and Finishes
5431.35.00.02 A



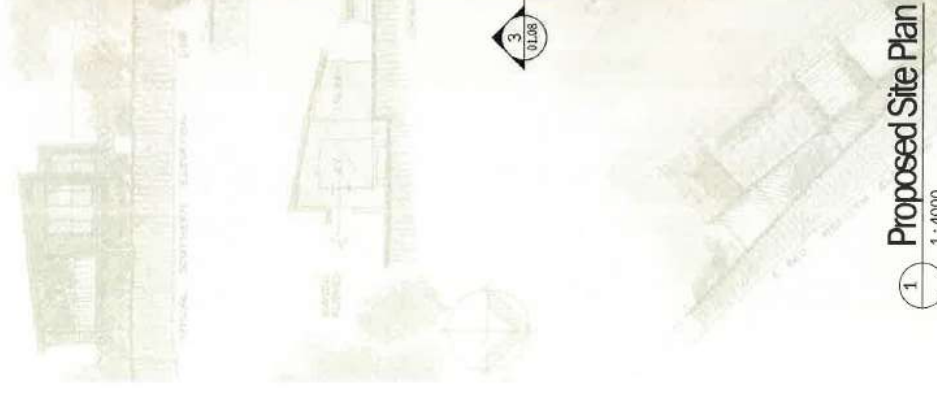
Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.15
B	DA Issue	03.03.15



Proposed Site Plan
5431_35.01.02_B



1
0.1:08



Proposed Site Plan
1:4000

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CONSULTING ENGINEERS



KALBAR HOMESTEAD - Kalbar
L142 RP20963 - 163 Tenonville Rd, Kalbar

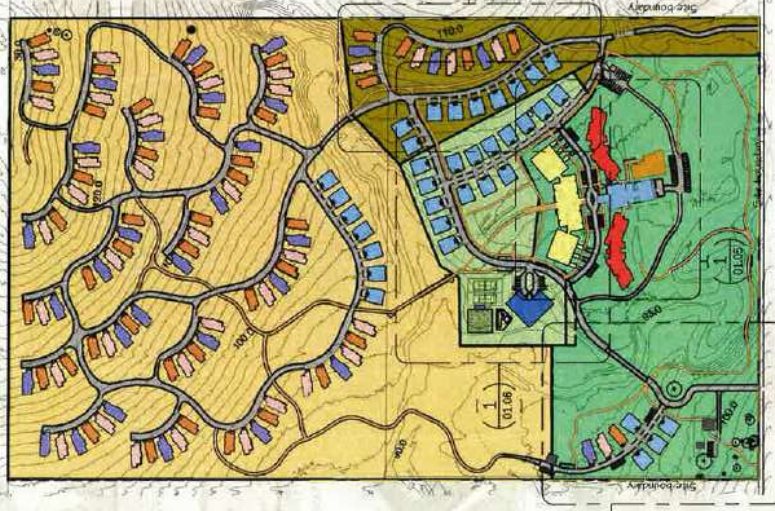
Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.15
B	DA Issue	03.03.15

LEGEND

	STAGE 1
	STAGE 2
	STAGE 3
	STAGE 4

LUU Types Legend

	LUU Type-4 3Bed Unit
	LUU Type-3 2Bed Unit
	LUU Type-2 1Bed Unit
	LUU Type-1 2bed Duplex



3 Staging Plan
1:4000

GRAPHIC SCALE
0 80 160 240
Norm

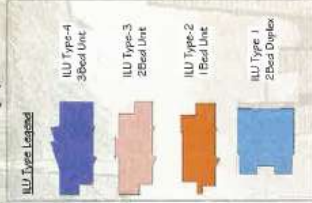


KALBAR HOMESTEAD - Kalbar
L142 RP20563 - 163 Teviotville Rd, Kalbar

Staging plan
5431.35.01.03 B
TNS architects

Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.15
B	DA Issue	03.03.15
C	DA Amendment	02.07.15

Note - Vegetation not shown for clarity of drawing
 Note - V - Visitor Parking bay



Stage 1 continue on drawing O1.05

Stage 1
 01.05 1:1000



BUGH TANNER
 CONSULTING ENGINEERS

KALBAR HOMESTEAD - Kalbar
 L162 RP20983 - 163 Tevotville Rd, Kalbar



TVS
 architects
 Stage 1 - Site Plan
 5431.35.01.04 C

Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.15
B	DA Issue	03.03.15
C	DA Amendment	02.07.15

Note - Vegetation Not shown for clarity of drawing
 Note - V - Visitor Parking Key



Stage 1 continue on drawing 01.04

1 Stage 1
 0.03 1:1000



KALBAR HOMESTEAD - Kalbar
 U142 RP20983 - 163 Tenonville Rd, Kalbar

Stage 1 - Site Plan
 5431.35.01.05 C
TVS
 architects



Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



2.0 RAC - Residential Aged Care



KALBAR HOMESTEAD - Residential Aged Care
 TERTIOTVILLE ROAD, KALBAR

RESIDENTIAL AGED CARE
 5431.35.02.00 A



Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.2015
B	DA Issue	03.03.2015

Area Schedule - Service &...		
Name	Area	
External	238 m ²	
Internal	856 m ²	
	1094 m ²	



SEADIEV PTY LTD
 10/100 WILSON ROAD, WILSON
 SEADIEV PTY LTD
 10/100 WILSON ROAD, WILSON

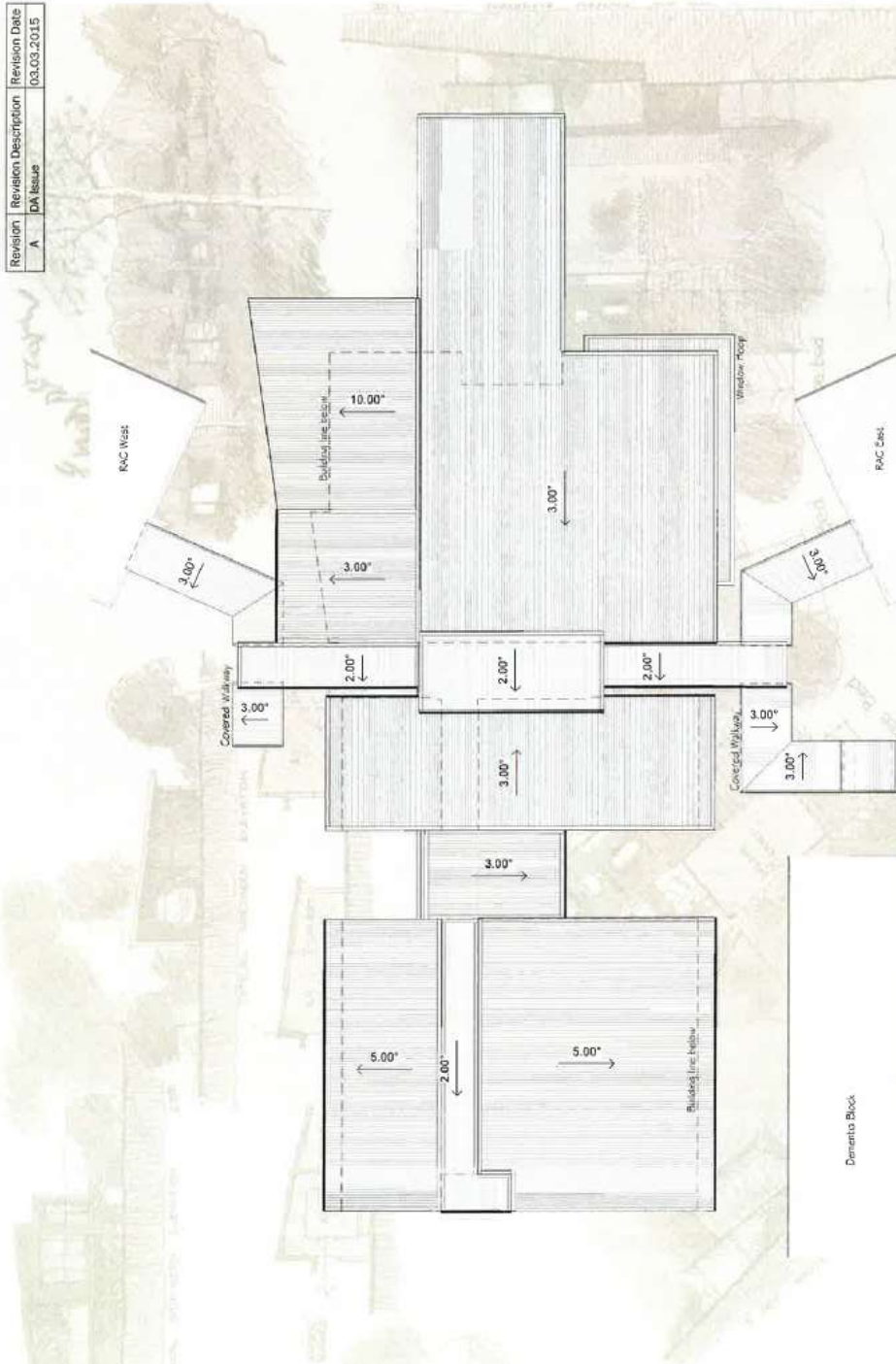
BILGH TANNER
 CONSULTING ENGINEERS
 CONSULTING ENGINEERS

KALBAR HOMESTEAD - Residential Aged Care
 TEVOTVILLE ROAD, KALBAR

Floor Plan - RAC Central Facilities 1.200
 543.1.35.02.01 B

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 architects

Revision	Revision Description	Revision Date
A	PA Issue	03.03.2015



GRAPHIC SCALE
0 4 8 12

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Roof Plan - RAC Central Facilities 1:200
5431.35.02.02 A

KALBAR HOMESTEAD - Residential Aged Care
TEVOTVILLE ROAD, KALBAR

BLIGH TANNER
CONSULTING ENGINEERS

SEADAY CITY LTD
MANAGING DEVELOPER

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



3
02.01
North Elevation - Central Facilities
1:200



4
02.01
South Elevation - Central Facilities
1:200



2
02.01
East Elevation - Central Facilities
1:200

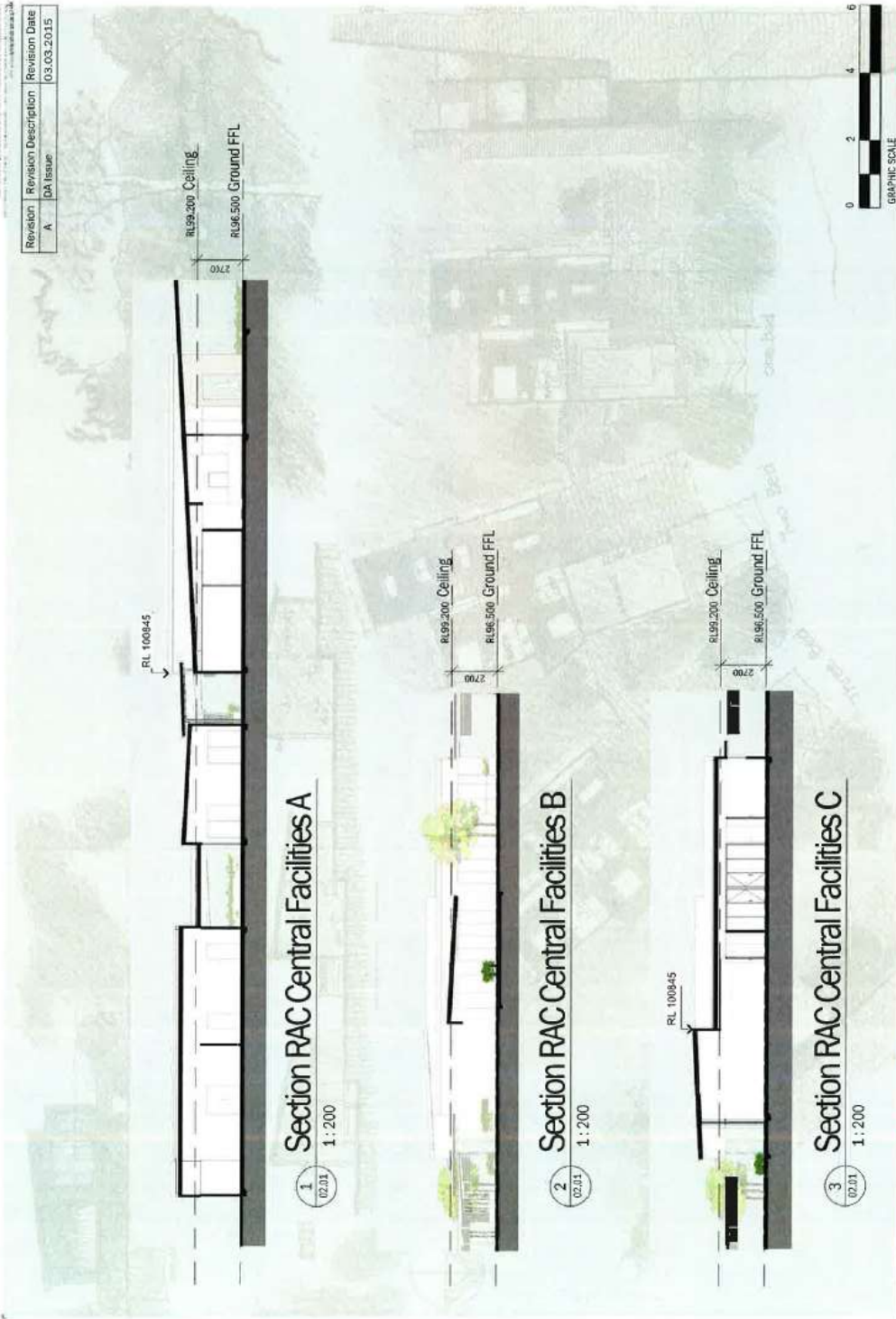


1
02.01
West Elevation - Central Facilities
1:200



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 CONSULTING PARTNERS
 KALBAR HOMESTEAD - Residential Aged Care
 TEVIOTVILLE ROAD, KALBAR
 Elevations - RAC Central Facilities
 543 | 35.02.03 | A
 TWS
 architects

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



Section RAC Central Facilities A
1:200

Section RAC Central Facilities B
1:200

Section RAC Central Facilities C
1:200



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Architects & Engineers

KALBAR HOMESTEAD - Residential Aged Care
TEVIOTVILLE ROAD, KALBAR

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CONSULTING ENGINEERS

TVS
architects

Sections - RAC Central Facilities
5431_35.02.04_A

Area Schedule - RACA	
Name	Area
External	55 m ²
Internal	1083 m ²
	1138 m ²

Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.2015
B	DA Issue	03.03.2015



Ground Floor Plan - RAC West Block

1:200



GRAPHIC SCALE

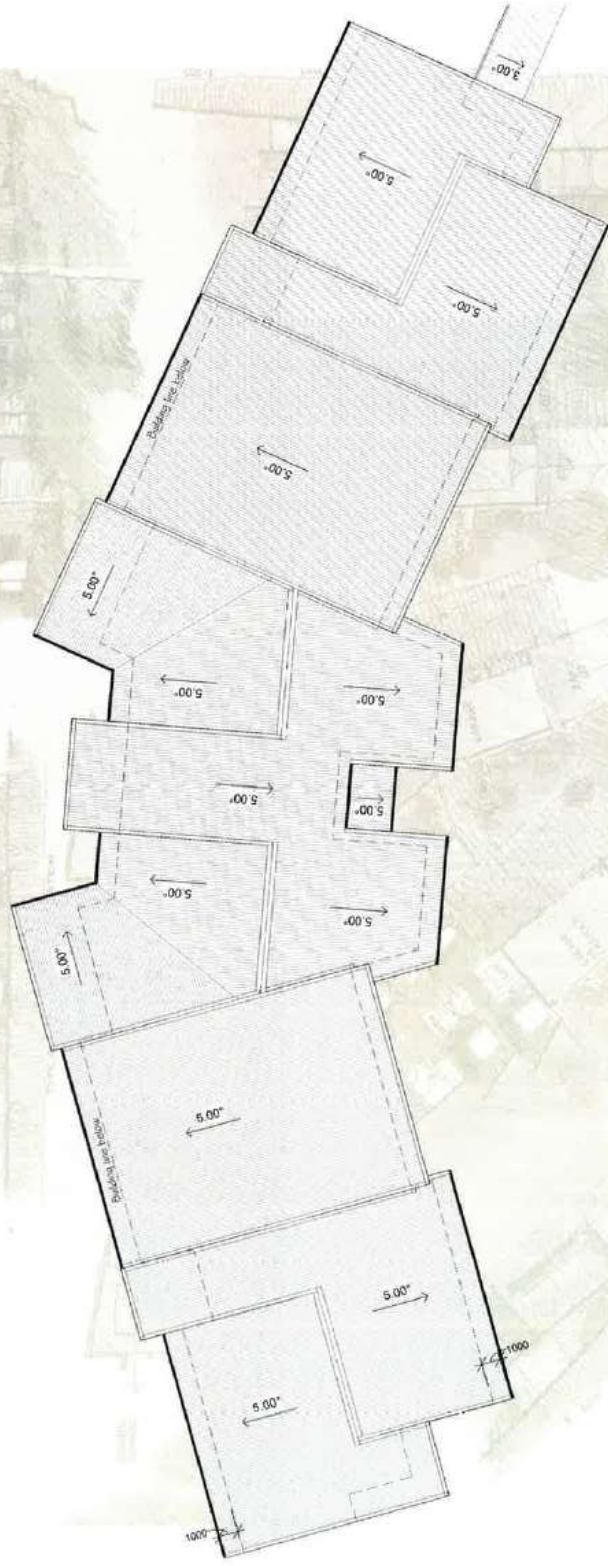


Floor Plan - RAC West Block
543 | 35.02.06 | 0 architects

KALBAR HOMESTEAD - Residential Aged Care
TEVIOTVILLE ROAD, KALBAR.



Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



1 Roof Plan - RAC West Block
1:200



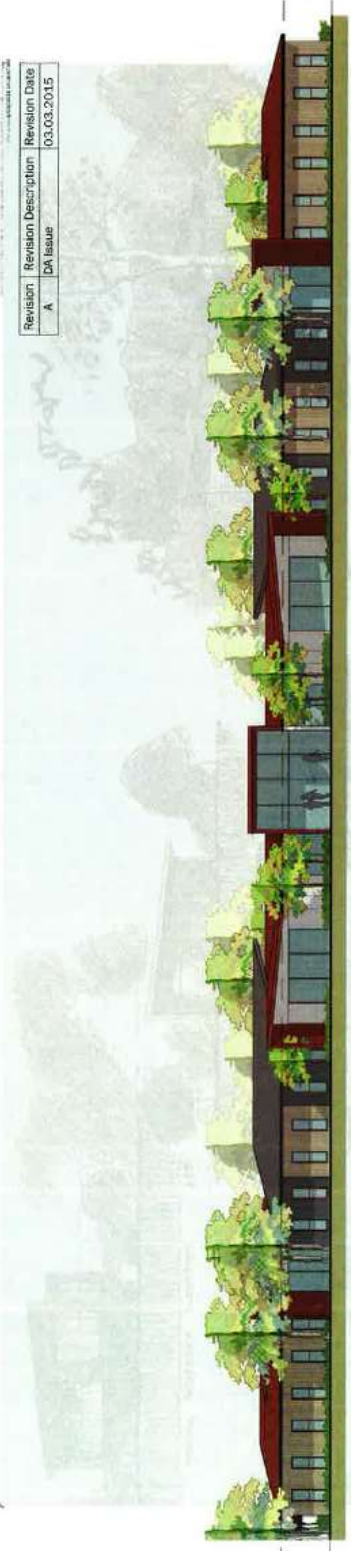
Roof Plan - RAC West Block
5431.35.02.07 A
TVS
architects

KALBAR HOMESTEAD - Residential Aged Care
TEVIOTVILLE ROAD, KALBAR

SEADREV CITY LTD
ARCHITECTS AND PLANNERS

BLIGH TANNER
CONSULTING ENGINEERS

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



1
02.01
North Elevation - RAC West Block
1:200



2
02.06
South Elevation - RAC West Block
1:200



GRAPHIC SCALE
Elevations - RAC West Block
5431.35.02.08 A
TVS
architects

KALBAR HOMESTEAD - Residential Aged Care
TEVIOTVILLE ROAD, KALBAR

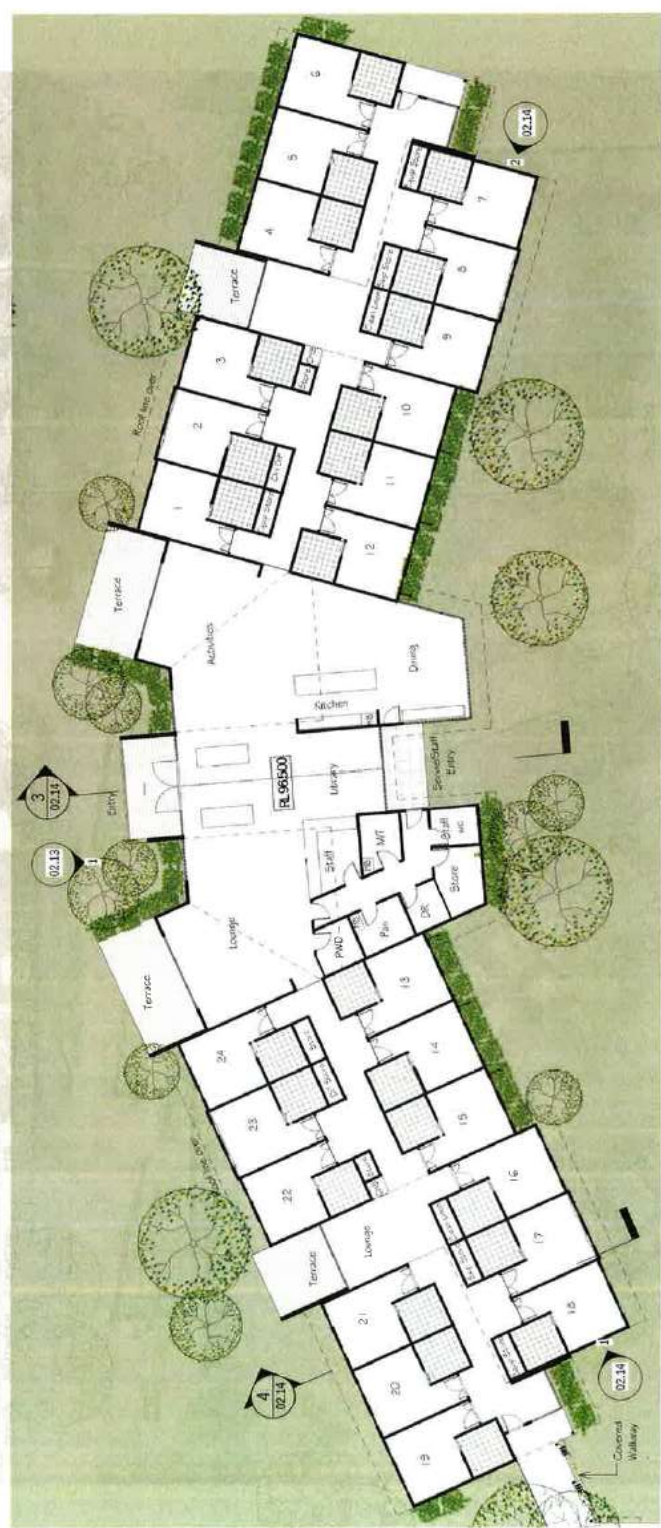
BILGH TANNER
CONSULTING ENGINEER



SEADEN PTY LTD
ARCHITECTS

Area Schedule - RAC B	
Name	Area
External	55 m ²
Internal	1083 m ²
	1138 m ²

Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.2015
B	DA Issue	03.03.2015



Ground Floor Plan - RAC East Block

1:200

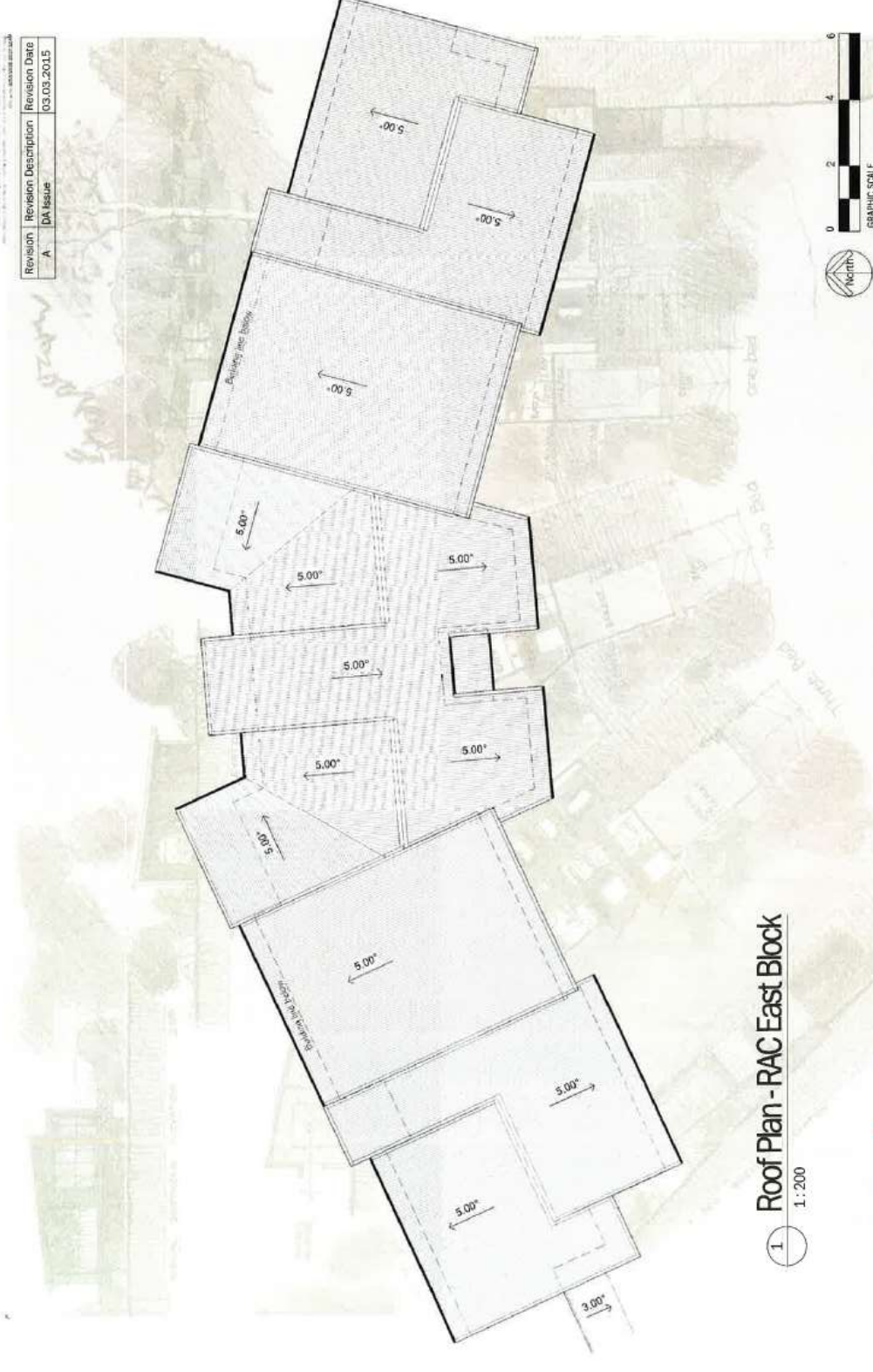


KALBAR HOMESTEAD - Residential Agec Care
TEVIOTVILLE ROAD, KALBAR



Floor Plan - RAC East Block
543 I.35.02.1 B
TVS architects

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



1 Roof Plan - RAC East Block

1:200



TVS
architects
5431_35.02.12_A

KALBAR HOMESTEAD - Residential Aged Care
TEVOTVILLE ROAD, KALBAR

SEADDEV PTY LTD
ARCHITECTS

BLIGH TANNER
CONSULTING ENGINEERS

1. All drawings are to be read in conjunction with the contract documents.
 2. The architect's office shall be responsible for the coordination of all drawings.
 3. The architect's office shall be responsible for the coordination of all drawings.
 4. The architect's office shall be responsible for the coordination of all drawings.
 5. The architect's office shall be responsible for the coordination of all drawings.
 6. The architect's office shall be responsible for the coordination of all drawings.
 7. The architect's office shall be responsible for the coordination of all drawings.
 8. The architect's office shall be responsible for the coordination of all drawings.
 9. The architect's office shall be responsible for the coordination of all drawings.
 10. The architect's office shall be responsible for the coordination of all drawings.

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



1 North Elevation - RAC East Block

1:200

02.01



2 South Elevation - RAC East Block

1:200

02.01



GRAPHIC SCALE

Elevations - RAC East Block
 5431_35.02.13 A
TVS architects

KALBAR HOMESTEAD - Residential Aged Care
 TENICOTVILLE ROAD, KALBAR

BUGH TANNER
 CONSULTING ENGINEERS



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 ARCHITECTS

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015

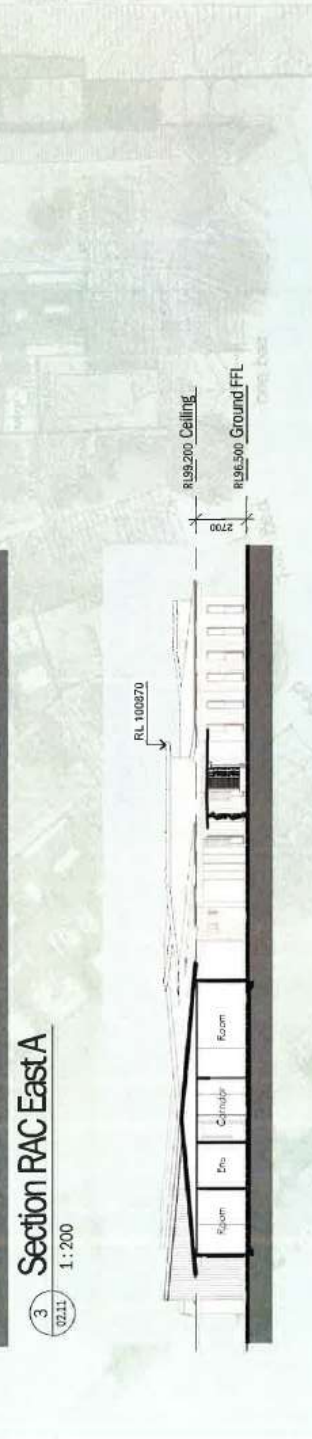


1
02.11
1:200
West Elevation - RAC East Block

2
02.11
1:200
East Elevation - RAC East block



3
02.11
1:200
Section RAC East A



4
02.11
1:200
Section RAC East B



Elevation # Sections - RAC East Block
5431_35.02.14_A
architects

KALBAR, HOMESTEAD - Residential Aged Care
TEVOTVILLE ROAD, KALBAR

SEADEN PTY LTD
BLIGH TANNER
CREATING MOMENTS

Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.2015
B	DA Issue	03.03.2015

Area Schedule - Dementi...	
Name	Area
External	28 m²
Internal	620 m²
	646 m²



Ground Floor Plan - Dementia Block

1:200

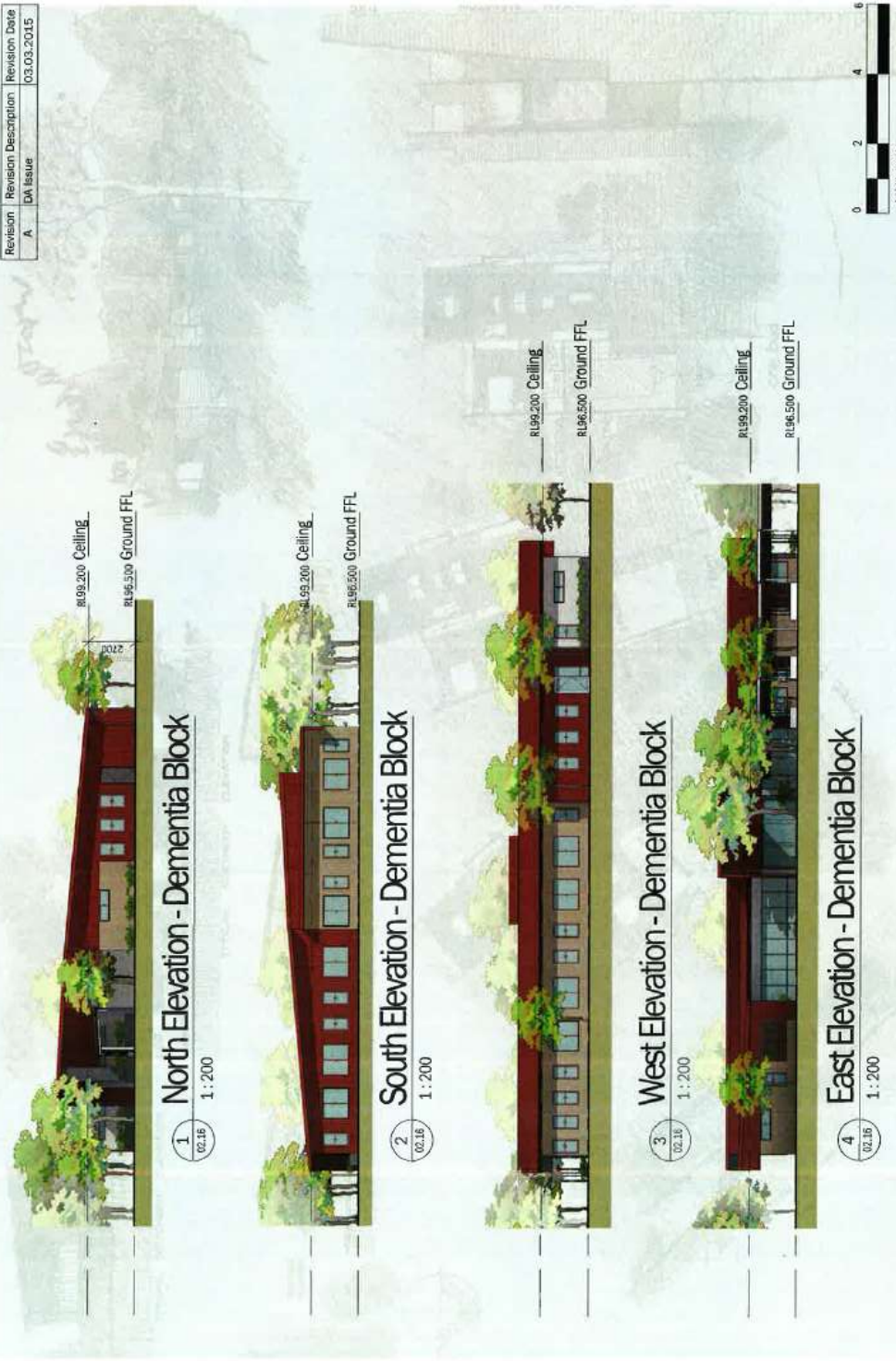


GRAPHIC SCALE
TVS
 Floor Plan - Dementia Block
 5431.35.02.16 B
 architects

KALBAR HOMESTEAD - Residential Aged Care
 TEVIOTVILLE ROAD, KALBAR



Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015

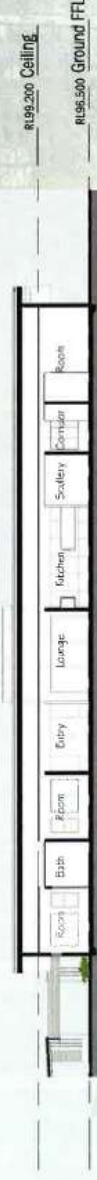


Elevations - Dementia Block
5431.35.02.16 A
TVS
architects

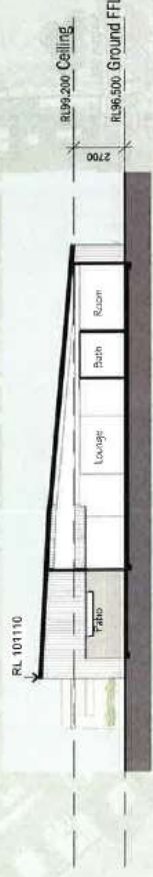
KALBAR HOMESTEAD - Residential Aged Care
TEWOTVILLE ROAD, KALBAR



Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



Section A - Dementia Block
1
02.15 1:200



Section B - Dementia Block
2
02.15 1:200



Sections - Dementia Block
5431_35-02.19 A
TVS
architects

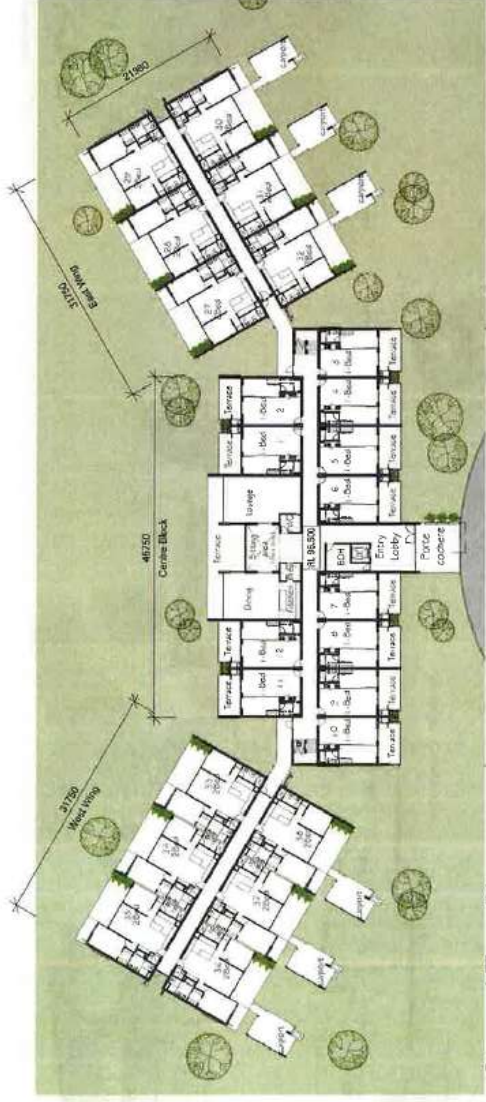
KALBAR HOMESTEAD - Residential Aged Care
TEVIOTVILLE ROAD, KALBAR



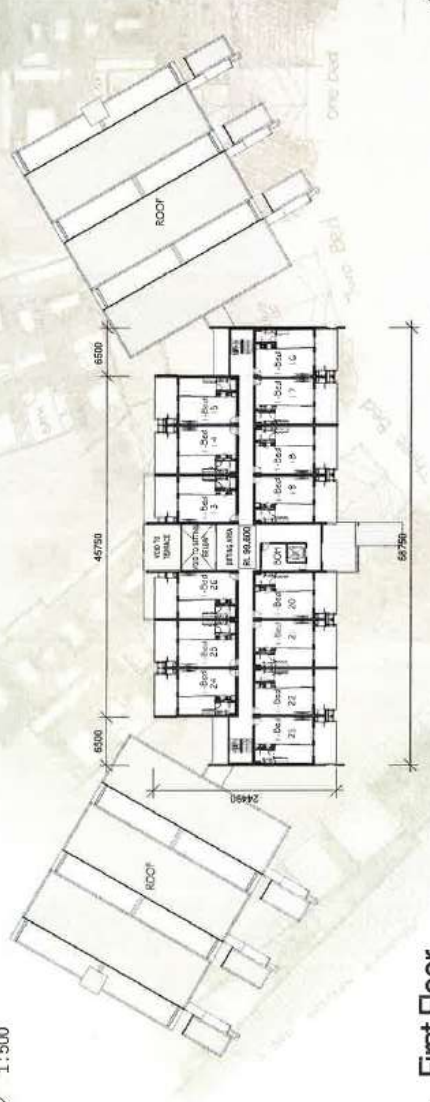
Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.2015
B	Comments added & floor plan revised	02.02.2015
C	DA Issue	03.03.2015

Area Schedule - Ground...	
Name	Area
External	445 m ²
Internal	2151 m ²
	2596 m ²

Area Schedule - Level 1	
Name	Area
External	2306 m ²
Internal	894 m ²
	1124 m ²



1
03.10.4
Ground Floor Plan
1:500



2
03.10.4
First Floor
1:500

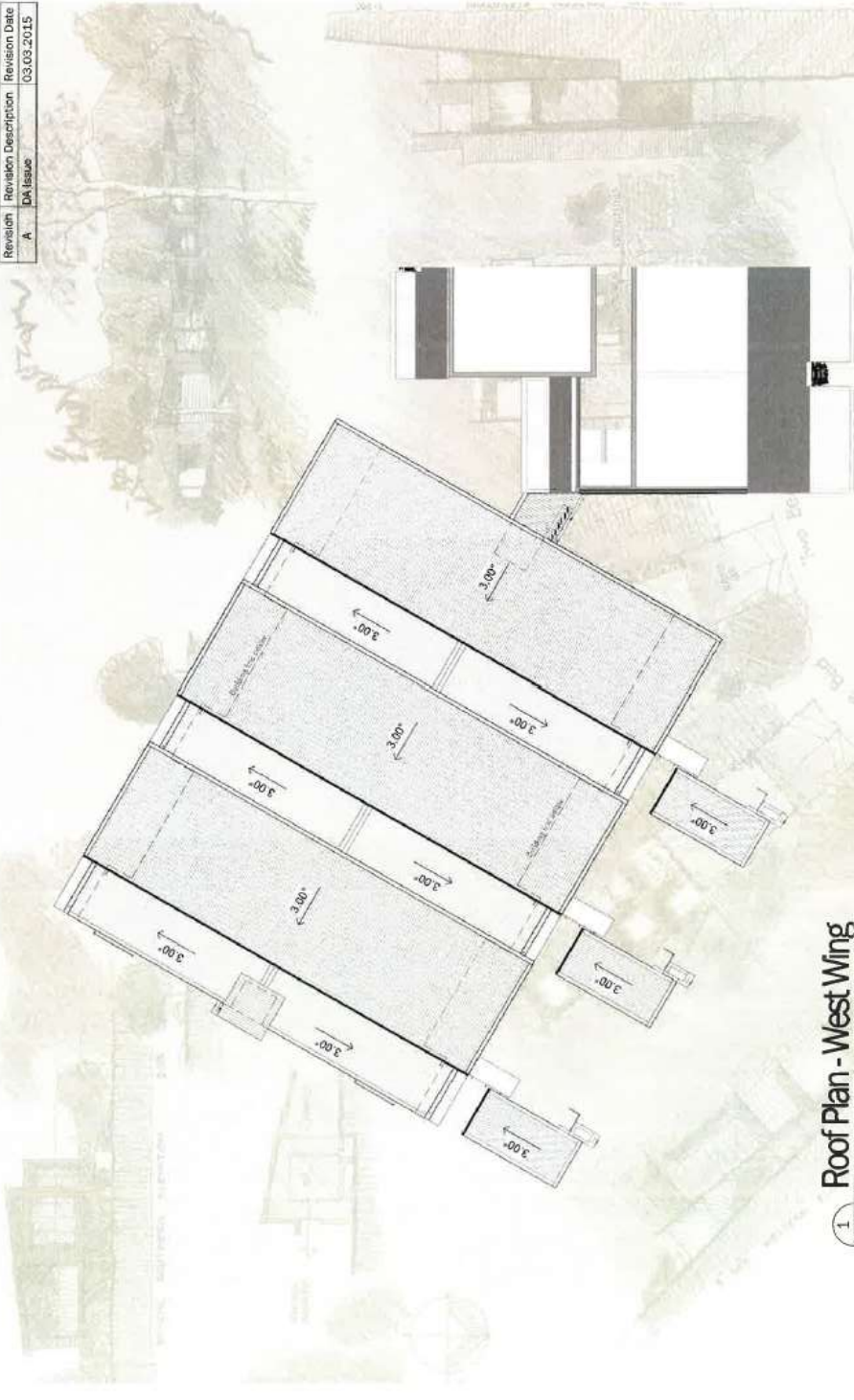


GRAPHIC SCALE
5/10 Floor Plan
TVS architects
543 1.35.03.01 C

KALBAR HOMESTEAD - KALBAR HOMESTEAD - 9/10
TEVOTVILLE ROAD, KALBAR

SEADIEV PTY LTD
BLIGH TANNER CONSULTING ENGINEERS

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



GRAPHIC SCALE
0 4 8 12

TVS
architects

Roof Plan - West Wing
543.1.35.03.03 A

KALBAR HOMESTEAD - KALBAR HOMESTEAD - 5LU
TEVIOTVILLE ROAD, KALBAR

BLIGH TANNER
CONSULTING ENGINEERS

SEADJEV PTY LTD
CONSTRUCTION MANAGEMENT

1 Roof Plan - West Wing
03.10 1:200

1. The drawings are to be used for the purpose of the project described in the contract documents.
 2. The drawings are not to be used for any other purpose without the written consent of the architect.
 3. The drawings are not to be used for any other project without the written consent of the architect.
 4. The drawings are not to be used for any other project without the written consent of the architect.
 5. The drawings are not to be used for any other project without the written consent of the architect.
 6. The drawings are not to be used for any other project without the written consent of the architect.
 7. The drawings are not to be used for any other project without the written consent of the architect.
 8. The drawings are not to be used for any other project without the written consent of the architect.
 9. The drawings are not to be used for any other project without the written consent of the architect.
 10. The drawings are not to be used for any other project without the written consent of the architect.

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



TVS
 architects
 Elevations - West Wing
 543 I .35.03.04 A

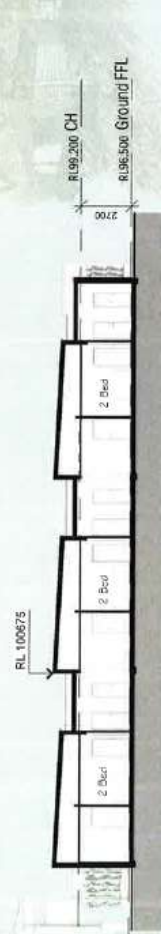
KALBAR HOMESTEAD - KALBAR HOMESTEAD - SILU
 TEVIDVILLE ROAD, KALBAR

BUGH TANNER
 CONSULTING ENGINEERS

SEADEN PTY LTD
 ARCHITECTS

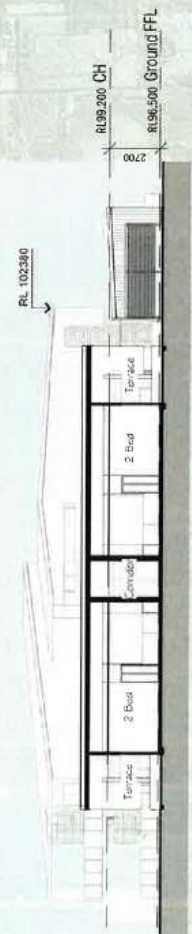
1. All dimensions are in millimeters unless otherwise stated.
 2. All levels are in meters above sea level unless otherwise stated.
 3. All materials are to be as specified in the Bill of Materials.
 4. All work is to be in accordance with the relevant Australian Standards.
 5. All work is to be in accordance with the relevant local council requirements.
 6. All work is to be in accordance with the relevant state and federal government requirements.
 7. All work is to be in accordance with the relevant industry best practice.
 8. All work is to be in accordance with the relevant professional standards.
 9. All work is to be in accordance with the relevant safety requirements.
 10. All work is to be in accordance with the relevant environmental requirements.
 11. All work is to be in accordance with the relevant social requirements.
 12. All work is to be in accordance with the relevant cultural requirements.
 13. All work is to be in accordance with the relevant heritage requirements.
 14. All work is to be in accordance with the relevant accessibility requirements.
 15. All work is to be in accordance with the relevant sustainability requirements.
 16. All work is to be in accordance with the relevant quality requirements.
 17. All work is to be in accordance with the relevant risk management requirements.
 18. All work is to be in accordance with the relevant stakeholder requirements.
 19. All work is to be in accordance with the relevant communication requirements.
 20. All work is to be in accordance with the relevant project management requirements.
 21. All work is to be in accordance with the relevant financial requirements.
 22. All work is to be in accordance with the relevant legal requirements.
 23. All work is to be in accordance with the relevant ethical requirements.
 24. All work is to be in accordance with the relevant moral requirements.
 25. All work is to be in accordance with the relevant spiritual requirements.
 26. All work is to be in accordance with the relevant intellectual requirements.
 27. All work is to be in accordance with the relevant emotional requirements.
 28. All work is to be in accordance with the relevant physical requirements.
 29. All work is to be in accordance with the relevant social requirements.
 30. All work is to be in accordance with the relevant cultural requirements.

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



1 SLA - West Wing - Section A

03.02 1:200



2 SLA - West Wing - Section B

03.02 1:200



KALBAR HOMESTEAD - KALBAR HOMESTEAD - 9/11
 TEVIOTVILLE ROAD, KALBAR
TVS
 Sections - West Wing
 543 1.35.03.05 A
 architects

BLIGH TANNER
 CONSULTING ENGINEERS

SEADEN PTY LTD
 CONSULTING ENGINEERS

1. All drawings shall be in accordance with the current edition of the Australian Standards.
 2. All drawings shall be in accordance with the current edition of the Australian Standards.
 3. All drawings shall be in accordance with the current edition of the Australian Standards.
 4. All drawings shall be in accordance with the current edition of the Australian Standards.
 5. All drawings shall be in accordance with the current edition of the Australian Standards.
 6. All drawings shall be in accordance with the current edition of the Australian Standards.
 7. All drawings shall be in accordance with the current edition of the Australian Standards.
 8. All drawings shall be in accordance with the current edition of the Australian Standards.
 9. All drawings shall be in accordance with the current edition of the Australian Standards.
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Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



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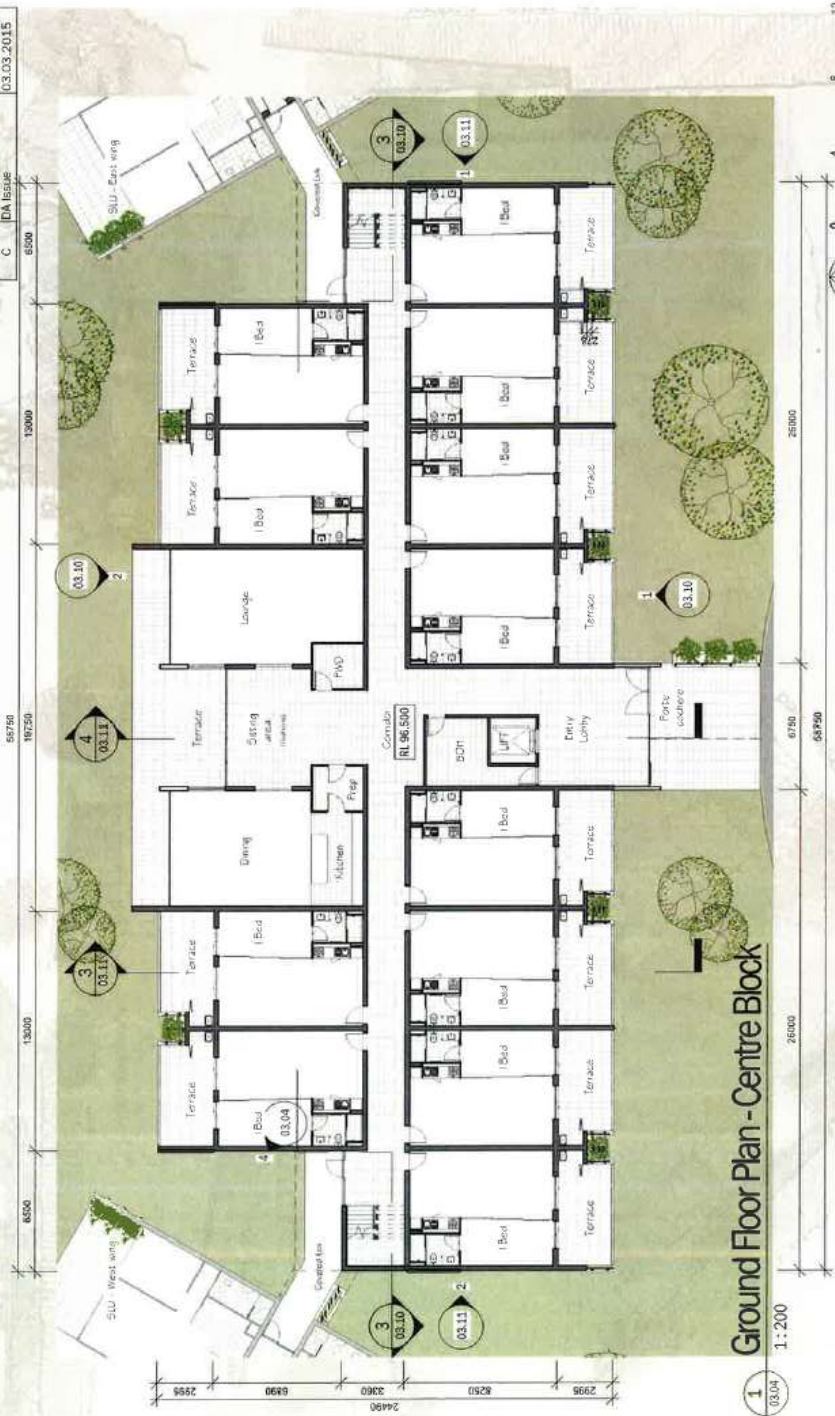
Perspectives - West Wing
 543 / 35.03.06 A

KALBAR HOMESTEAD - KALBAR HOMESTEAD - SILU
 TENNOTVILLE ROAD, KALBAR

BLIGH TANNER
 CONSULTING ENGINEERS

SEADBY PTY LTD
 CONSULTING ENGINEERS

Revision	Revision Description	Revision Date
A	Preliminary Issue	20.11.2015
B	Carport added & floor plan revised	02.02.2015
C	DA Issue	03.03.2015



Ground Floor Plan - Centre Block
1:200

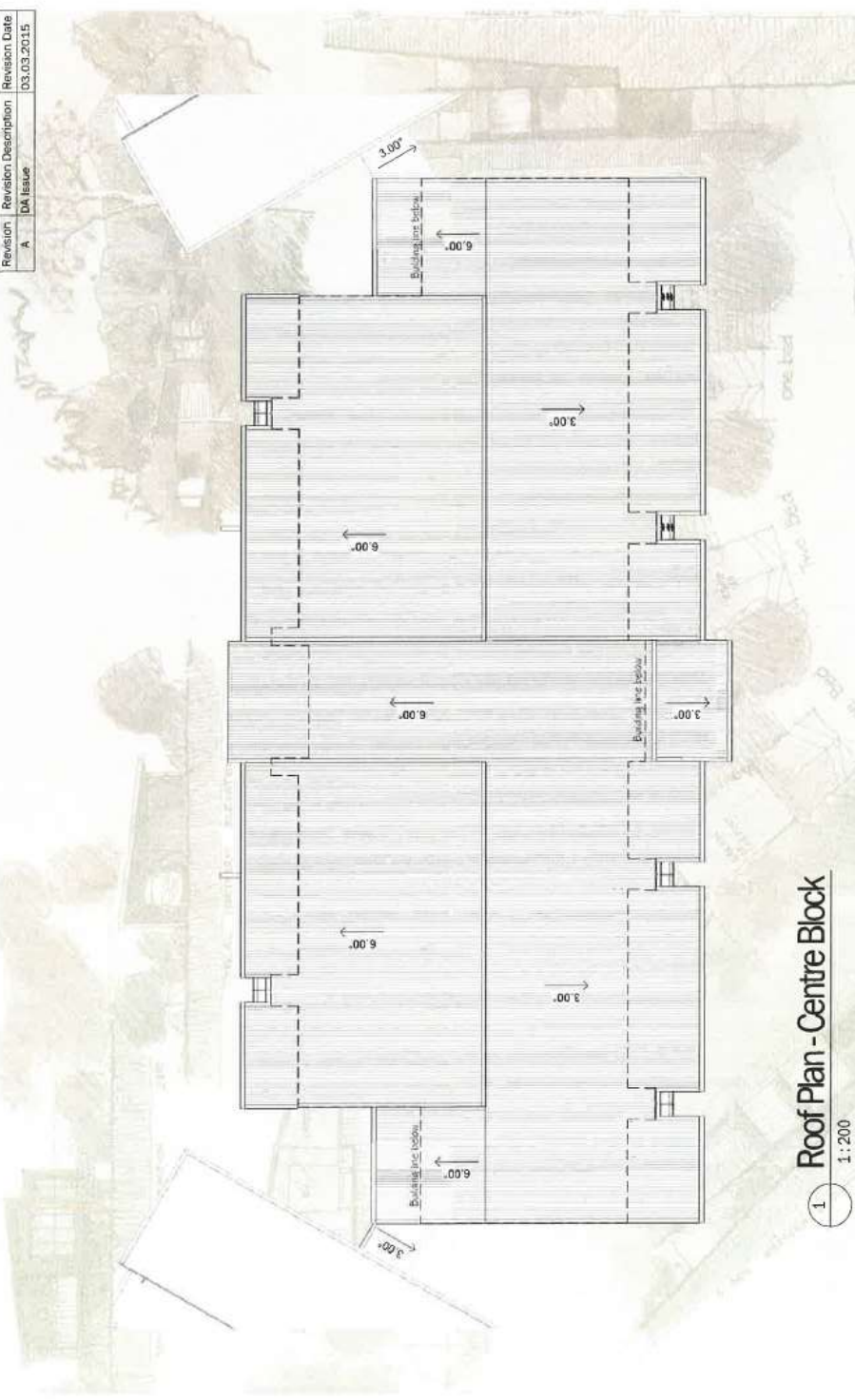
TVS ARCHITECTS
5431.35.03.07 C
Ground Floor Plan - Centre Block

KALBAR HOMESTEAD - KALBAR HOMESTEAD - SILU
TENNOTVILLE ROAD, KALBAR

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CONSULTING ENGINEERS

SLADEY PLY LTD
CONCRETE CONTRACTORS

Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



1 Roof Plan - Centre Block

1:200



GRAPHIC SCALE
 0 4 8 12
 North

KALBAR HOMESTEAD - KALBAR HOMESTEAD - S/U
 TEVOTVILLE ROAD, KALBAR

BILGH TANNER
 CREATIVE FRONTIER

SEADIEV PTY LTD
 ARCHITECTS

TVS
 architects

Roof Plan - Centre Block
 5431.35.03.09 - A

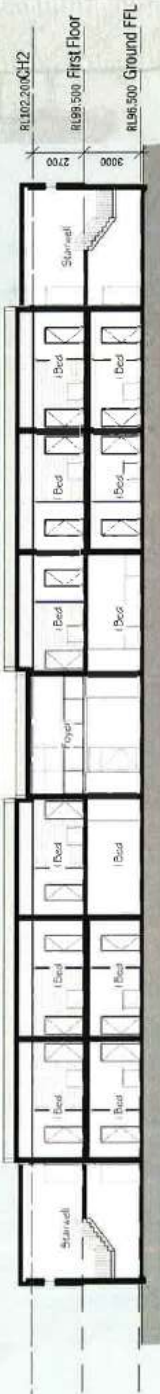
Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



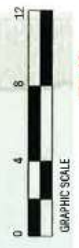
1 SLA Bldg - South Elevation
03.07 1:200



2 SLA Bldg - North Elevation
03.07 1:200



3 SLA Bldg - Section A
03.07 1:200



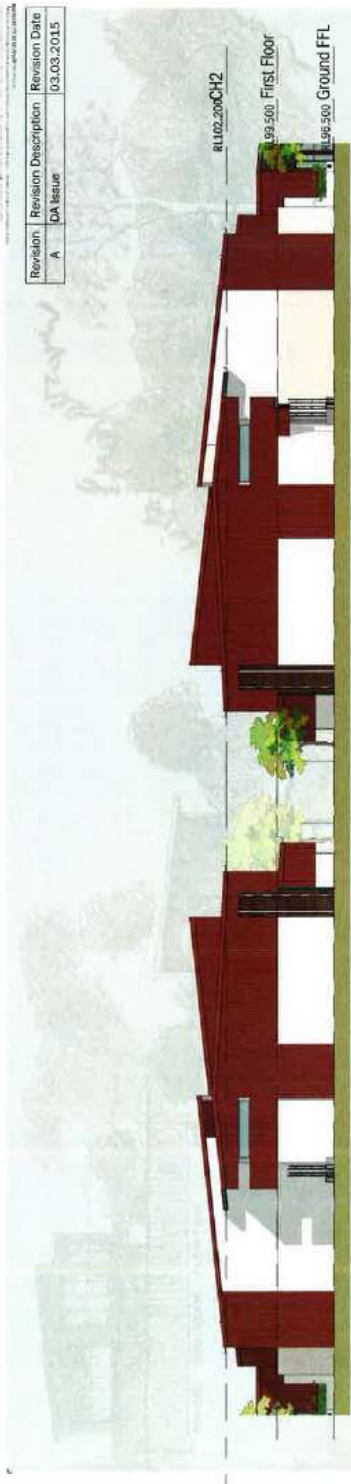
GRAPHIC SCALE
Elevations & Sections - Centre Block
5431.35.03.10 A
TVS
architects

KALBAR HOMESTEAD - KALBAR HOMESTEAD - SLU
TEVIOTVILLE ROAD, KALBAR

BUGH TANNER
CONSULTING ENGINEER

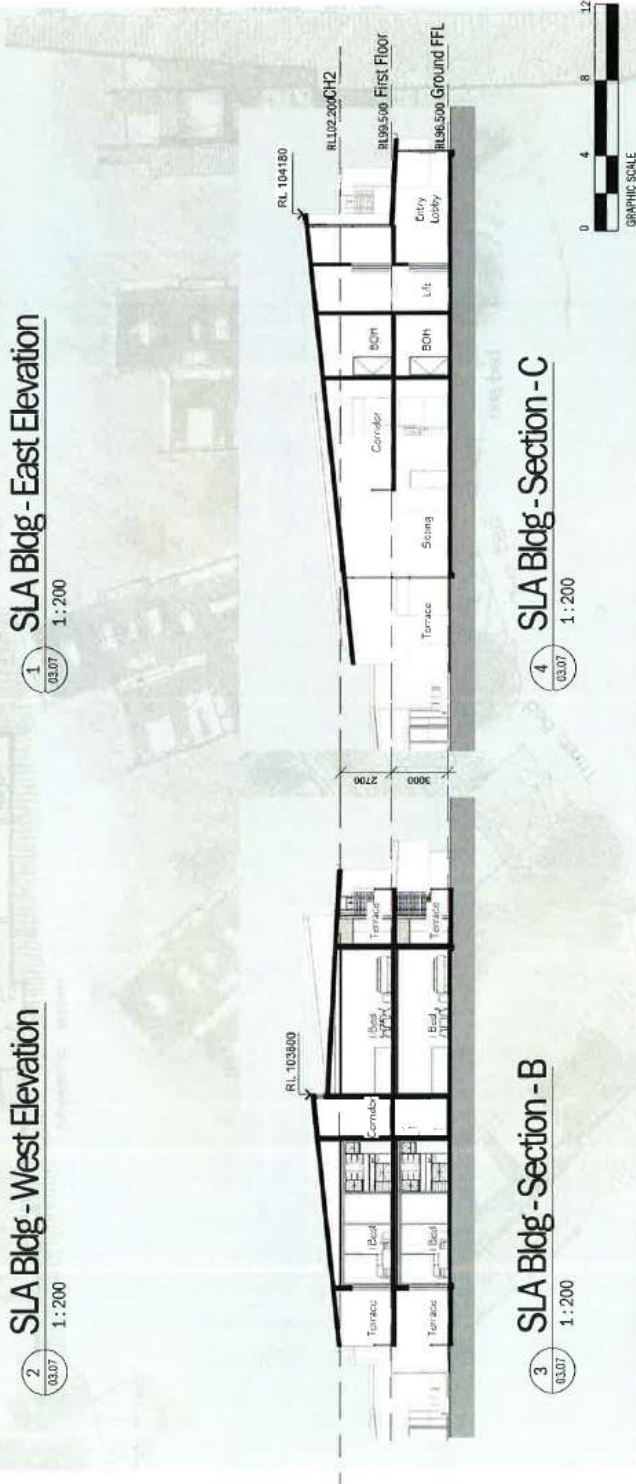
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CONSULTING ENGINEER

Revision	Description	Revision Date
A	DA Issue	03.03.2015






2
03.07
1:200
SLA Bldg - West Elevation

1
03.07
1:200
SLA Bldg - East Elevation



3
03.07
1:200
SLA Bldg - Section - B

4
03.07
1:200
SLA Bldg - Section - C

KALBAR, HOMESTEAD - KALBAR, HOMESTEAD - SLU
 TEVIOTVILLE ROAD, KALBAR
 Elevations & Sections - Centre Block
 543 | 35.03.11 A

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Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



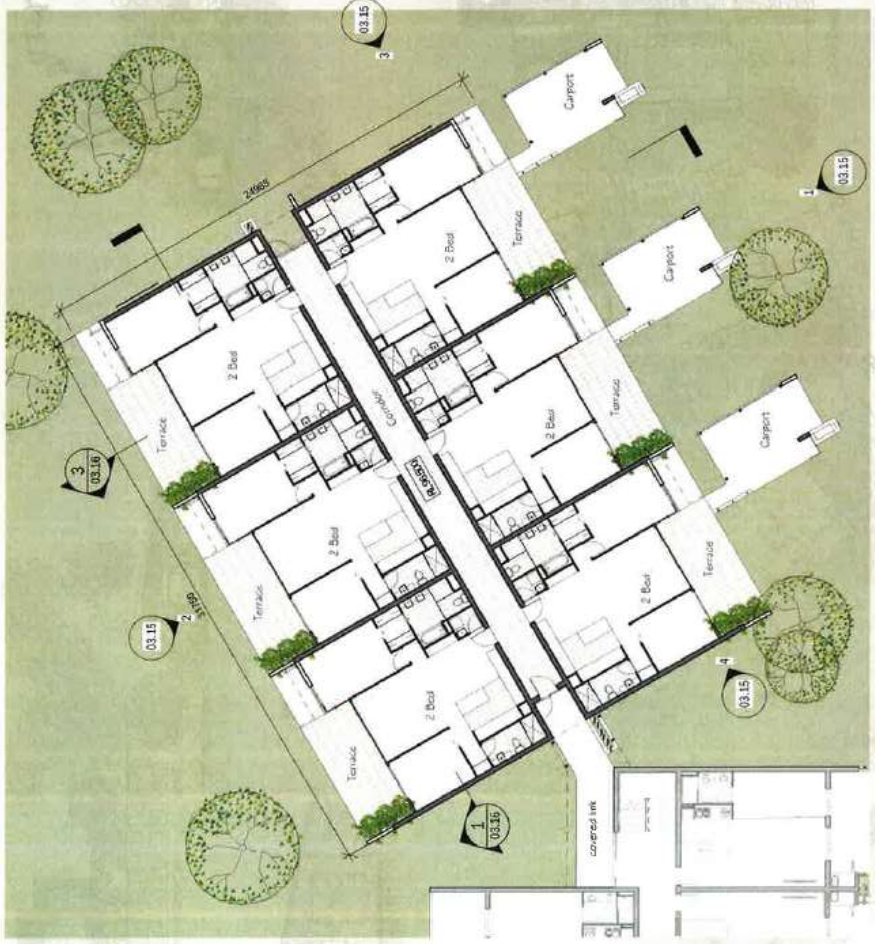
TVS
 Architects

Perspectives - Centre Block
 543135.03.12 A

BLIGH TANNER
 ARCHITECTS

SEADJEV PPT LTD
 ARCHITECTS

KALBAR HOMESTEAD - KALBAR HOMESTEAD - SILU
 TELLOVILLE ROAD, KALBAR



Revision	Revision Description	Revision Date
A	Preliminary Issue	20.01.2015
B	Carport added & floor plan revised	02.02.2015
C	DA Issue	03.03.2015

Ground Floor Plan - East Wing

1:200

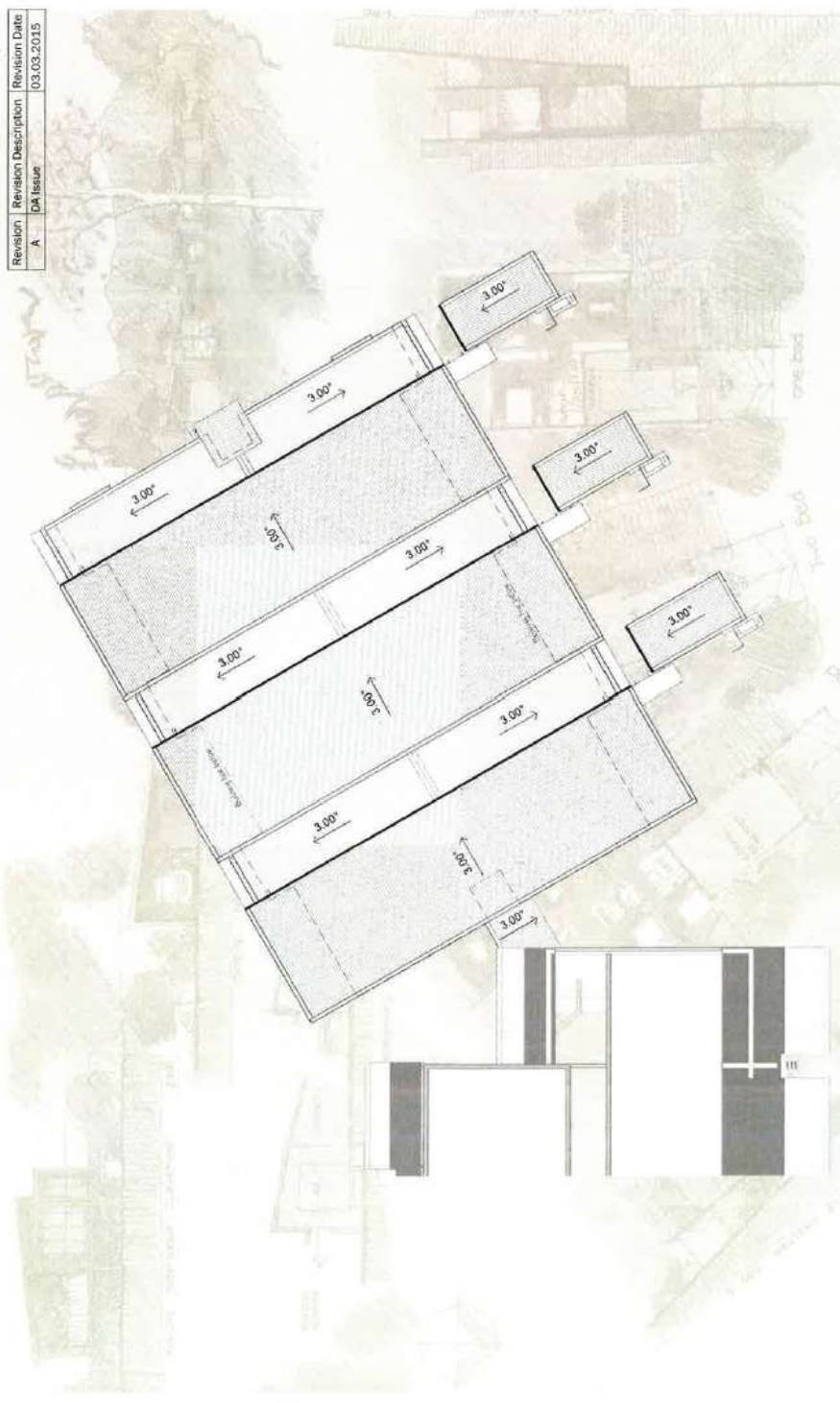


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TEWOTVILLE ROAD, KALBAR

Ground Floor Plan - East Wing
5431.35.03.13 C



Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



Roof Plan - East Wing

1
03.10
1:200



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ARCHITECTS

KALBAR HOMESTEAD - KALBAR HOMESTEAD - 5LU
TEWOTVILLE ROAD, KALBAR.

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COLLECTIVE ENGINEERS

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5431_35.03.14_A

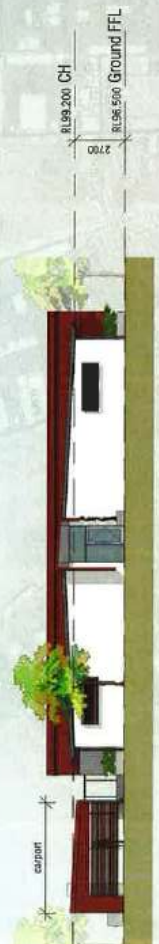
Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



1 SLA - East Wing - South Elev.
03.13 1:200



2 SLA - East Wing - North Elev.
03.13 1:200



3 SLA - East Wing - East Elev.
03.13 1:200



4 SLA - East Wing - West Elev.
03.13 1:200



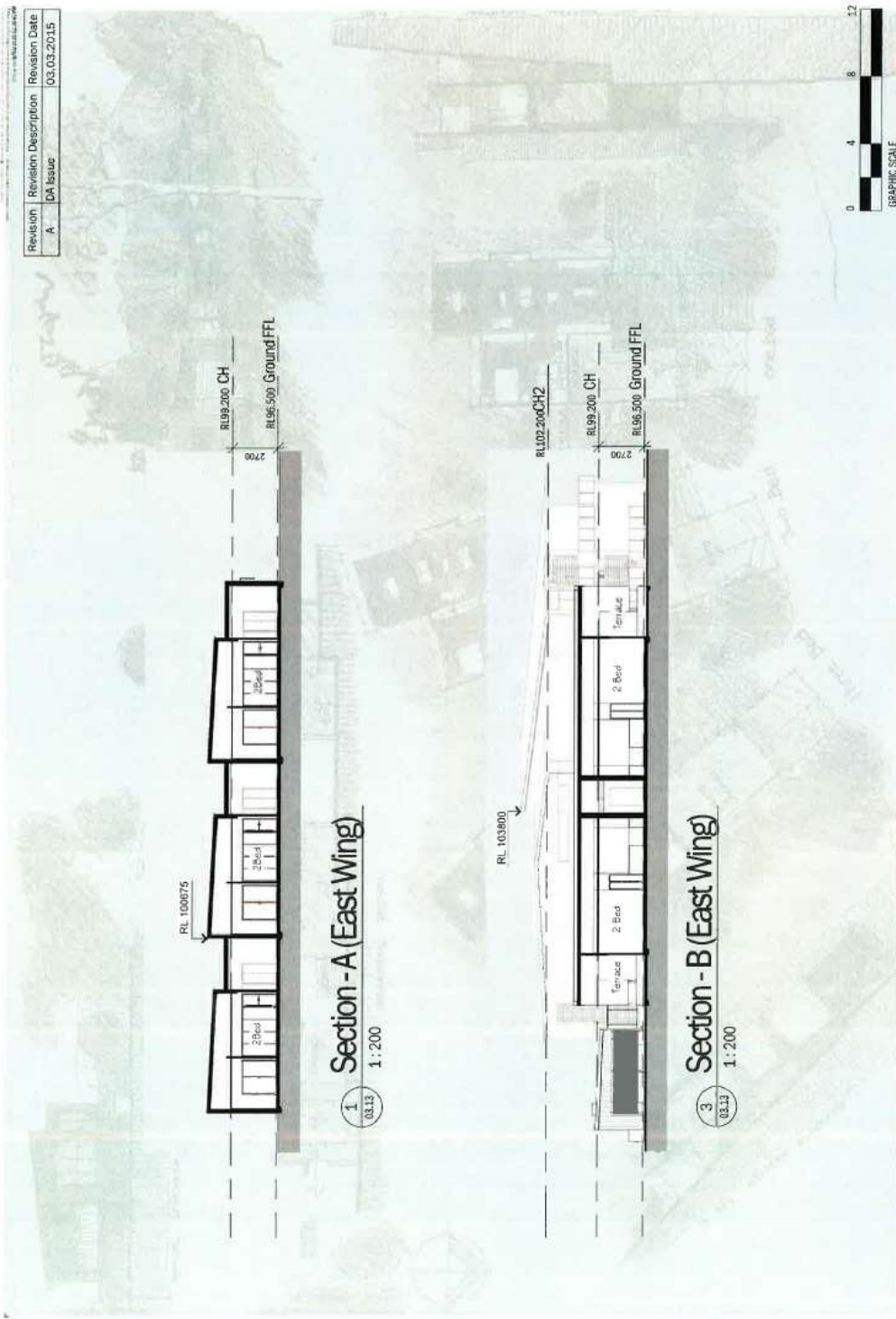
Elevations - East Wing
543 | 35.03.15 A
architects

KALBAR HOMESTEAD - KALBAR HOMESTEAD - 5LU
TEWOTVILLE ROAD, KALBAR

BLIGH TANNER
CREATING EXPERIENCES

SEADY PVT LTD
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Revision	Revision Description	Revision Date
A	DA Issue	03.03.2015



Section - A (East Wing)
1:200

Section - B (East Wing)
1:200



TVS architects

Sections - East Wing
5431_35_03.16_A

KALBAR HOMESTEAD - KALBAR HOMESTEAD - 5/11
TENIOTVILLE ROAD, KALBAR.

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ARCHITECTS

SEADEN PTY LTD
ARCHITECTS

Revision	Revision Description	Revision Date
A	DK Issue	03.03.2015



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 TIVOLI VILLAGE ROAD, KALBAR

Perspectives - East Wing
 5431_35.03.17_A
TVS
 architects