



Project Number	Sheet Number	Sheet Name
21031	DA0001	COVER SHEET
21031	DA0101	SURVEY PLAN
21031	DA0102	SITE ANALYSIS
21031	DA0103	EXISTING SITE PLAN
21031	DA0104	DESIGN RESPONSE
21031	DA0105	SITE PLAN COMPARISON TO PREVIOUS SCHEME
21031	DA0201	STAGING & DEMOLITION PLAN
21031	DA0800	OVERALL LOWER GROUND FLOOR PLAN
21031	DA0801	OVERALL GROUND FLOOR PLAN
21031	DA0802	OVERALL FIRST FLOOR PLAN
21031	DA0803	OVERALL ROOF PLAN
21031	DA2001	STREET ELEVATIONS
21031	DA5001	BUILDING C NEW ENTRY
21031	DA5002	BUILDING C MAIN ENTRY
21031	DA5003	BUILDING B TEMP MAIN ENTRY
21031	DA5004	BUILDING B STREET VIEW
21031	DA7000	SHADOW STUDIES
21031	DA9001	EXTERNAL FINISHES
21031A	DA1001	GROUND FLOOR PLAN
21031A	DA2001	ELEVATION
21031B	DA1000	LOWER GROUND FLOOR PLAN
21031B	DA1001	GROUND FLOOR PLAN
21031B	DA1002	FIRST FLOOR PLAN
21031B	DA2001	ELEVATIONS AND SECTION
21031C	DA1001	GROUND FLOOR PLAN
21031C	DA1002	FIRST FLOOR PLAN
21031C	DA2001	ELEVATIONS AND SECTIONS
21031D	DA1001	GROUND FLOOR PLAN
21031D	DA1002	FIRST FLOOR PLAN
21031D	DA2001	ELEVATIONS AND SECTION

DEVELOPMENT SUMMARY		
	AREA (M2)	% OF SITE
SITE AREA	22298	100%
BUILDING FOOTPRINT	6643	30%
TANDERRA	1550	
BUILDING A	928	
BUILDING B PAD - EXISTING SERVICES BUILDING AND PAVEMENT	755	
BUILDING B PAD - NEW BUILT	1050	
BUILDING C PAD	1165	
BUILDING D PAD	1195	
DRIVEWAY/ CARPARK AND PATH	4192	19%
BUILDING A DRIVEWAY CARPARK	604	
BUILDING B/C DRIVEWAY CARPARK	921	
PATH TO BUILDING B	43	
BUILDING D DRIVEWAY CARPARK	378	
PATH TO BUILDING C	117	
EXISTING DRIVEWAY TO TANDERRA	2129	
AREA AVAILABLE FOR PERMEABLE SURFACES	11463	51%
	AREA (M2)	
BUILDING GFA	10441	
TANDERRA	1550	
BUILDING A	2211	
BUILDING B	3072	
BUILDING C	1710	
BUILDING D	1898	
CARPARK		
	NO.	
EXISTING	56	
TANDERRA	32	
BUILDING A	16	
COOINDA RACF	8	
AT COMPLETION	58	
TANDERRA	32	
BUILDING A	0	
BUILDING B (STAGE 1)	12	
BUILDING D (STAGE 3)	14	
ACCOMODATION BREAKDOWN		
	NO. OF BEDROOMS	
EXISTING	126	
TANDERRA	46	
BUILDING A	36	
COATES HOUSE	21	
MADDEN	12	
GILLARD	11	
AT COMPLETION	178	
TANDERRA	46	
BUILDING A	36	
BUILDING B	44	
BUILDING C	20	
BUILDING D	32	

Respect Care Lithgow Master Plan



smith+tracey architects

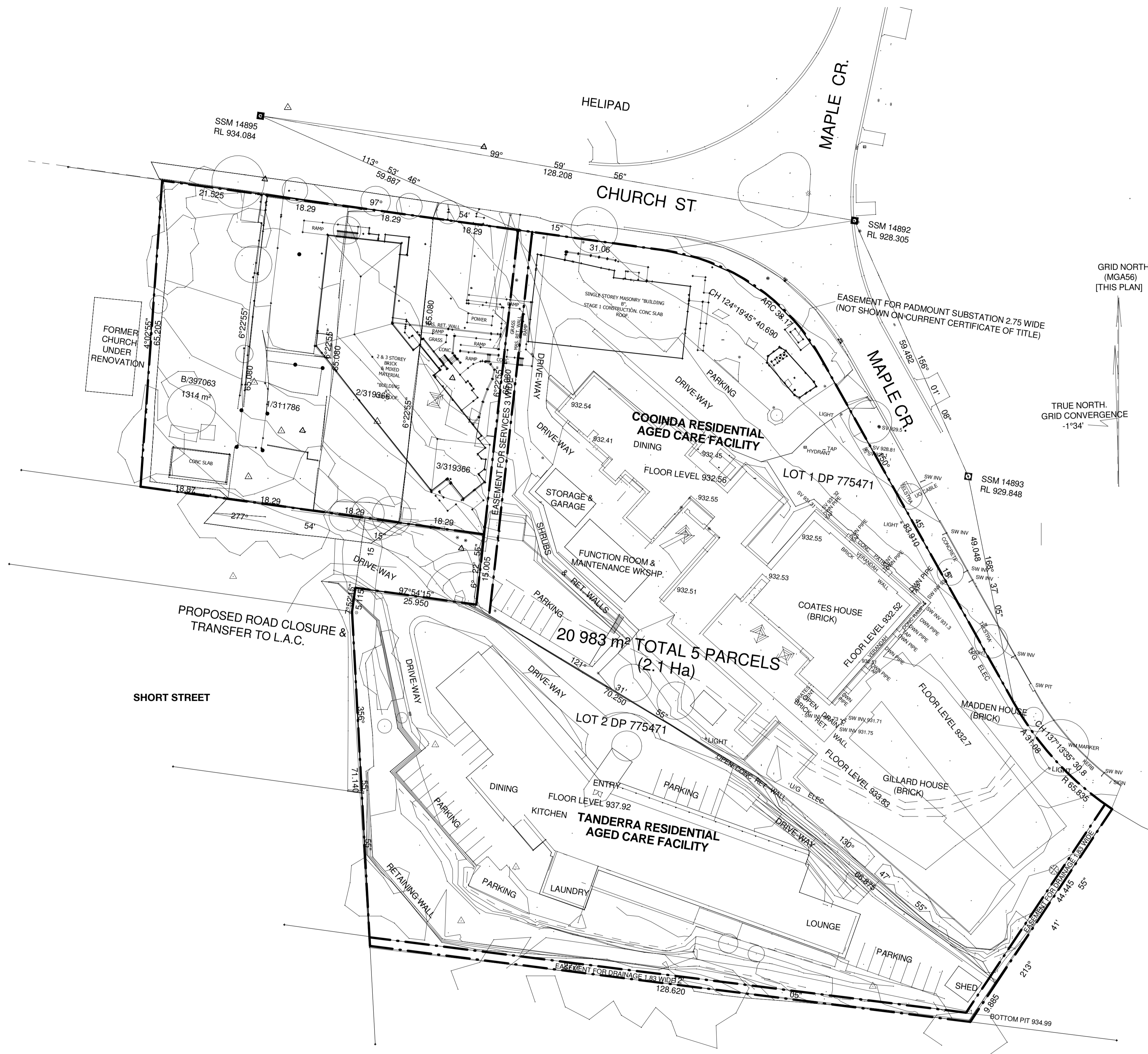
CLIENT :
Respect Aged Care

ADDRESS :
38 Maple Crescent, Lithgow
NSW 2790

JOB NUMBER: 21031 DATE: 04.12.2023

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Town Planning
Application



No.	Date	Desc

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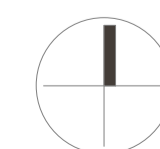
PROJECT :
**Respect Care Lithgow
Master Plan**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
SURVEY PLAN

SCALE :
@A3 1 : 500 @A1

JOB NUMBER: 21031
DATE: 01.11.2023



DRAWING NUMBER:
DA0101

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**Town Planning
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LOCATION PLAN



VIEW 01 - BRIDGE STREET AND CHURCH STREET CORNER



VIEW 01 - NO 6 CHURCH STREET



VIEW 01 - NO 4 CHURCH STREET



VIEW 01 - NO 2 CHURCH STREET



VIEW 01 - PARK



VIEW 02 - CHURCH STREET AND MAPLE CRES INTERSECTION



VIEW 03 - NO 41 MAPLE



VIEW 03 - NO 37 39 MAPLE CRES



VIEW 03 - NO 35 37 MAPLE CRES



VIEW 03 - NO 31 33 MAPLE CRES



SITE ANALYSIS



VIEW 11



VIEW 12



VIEW 13



VIEW 14



VIEW 15



VIEW 16

SUN PATH

- SUN PATH
- ACCESS POINT
- HOSPITAL/ MEDICAL CENTRE
- PUBLIC TRANSPORT
- RECREATIONAL / COMMUNITY CENTRE
- RETAIL STRIP/ SHOPPING CENTRE
- SITE FALL DIRECTION
- VIEW OPPORTUNITY
- STORMWATER OVERLAND PATH

VIEW POSITION REFERENCE

- TO FROM
- EXISTING TREE - TO BE RETAINED
- EXISTING TREE - TO BE REMOVED
- NEW TREE

LEGEND

- 01** BUILDING A - 3 STOREY RACF, LIGHTWEIGHT CLADDING AND BRICK
- 02** SERVICES BUILDING - SINGLE STORY CONCRETE AND BRICK
- 03** CODINDA RACF - SINGLE STOREY BRICK
- 04** ANCILLARY BUILDING (WORKSHOP AND MAINTENANCE) - SINGLE STOREY
- 05** COATES BUILDING - SINGLE STOREY BRICK
- 06** MADDEN HOUSE - SINGLE STOREY BRICK
- 07** GILLARD HOUSE - SINGLE STOREY BRICK
- 08** TANDERRA RACF - SINGLE STOREY BRICK
- 09** FORMER CHURCH USED AS RESIDENCE
- 10** TAFE NSW - LITHGOW
- 11** ONE TO TWO STOREYS RESIDENTIAL BUILDINGS

No.	Date	Desc

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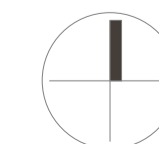


PROJECT :
Respect Care Lithgow Master Plan

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
SITE ANALYSIS

SCALE :
NTS @A3 NTS @A1
JOB NUMBER: 21031 DATE: 01.11.2023



DRAWING NUMBER:
DA0102

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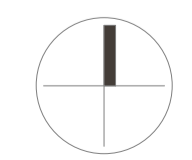
Town Planning Application



- LEGEND**
- 01 EXSTG BUILDING A TO BE RETAINED
 - 02 EXISTING SERVICES BUILDING TO BE RETAINED
 - 03 COOINDA RACF TO BE DEMOLISHED
 - 04 EXISTING STORAGE, GARAGE, FUNCTION ROOM AND MAINTENANCE WORKSHOP TO BE DEMOLISHED
 - 05 COATES HOUSE TO BE DEMOLISHED
 - 06 MADDEN HOUSE TO BE DEMOLISHED
 - 07 GILLARD HOUSE TO BE DEMOLISHED
 - 08 TANDERRA RACF TO BE RETAINED
 - 09 EXISTING CROSSOVER TO BE RELOCATED
 - 10 EXISTING DRIVEWAY TO BE ALTERED TO ACCOMMODATE FUTURE BUILDINGS
 - 11 EXISTING CARPARK, 8 SPACES, TO BE AMENDED TO 5 SPACES TO ACCOMMODATE FUTURE BUILDINGS
 - 12 INTERNAL AND EXTERNAL CAR SPACES TO BE REMOVED. SPACE TO BE UTILISED AS KITCHEN/LAUNDRY/ ADMIN IN BUILDING A AND WASTE AREA
 - 13 7 CAR SPACES IN EXISTING TO BE RETAINED.
 - 14 13 CAR SPACES IN EXISTING TO BE RETAINED
 - 15 5 CAR SPACES IN EXISTING TO BE RETAINED
 - 16 7 CAR SPACES IN EXISTING TO BE RETAINED

- EXISTING TREE - TO BE RETAINED
- EXISTING TREE - TO BE REMOVED
- NEW TREE (REFER TO LANDSCAPE ARCHITECT)
- EXISTING BUILDING/ STRUCTURE TO BE RETAINED
- EXISTING BUILDING/ STRUCTURE TO BE DEMOLISHED
- EXISTING RETAINING WALLS/ SLEEPERS TO BE

No.	Date	Desc



VIEWS
LIVING SPACES ARE PROPOSED AT THE TOP LEVEL TO CAPTURE OUTSTANDING VIEWS TO THE VALLEY AND FACILITATE OUTDOOR ENTERTAINMENT

NEW TEMPORARY ENTRY
THE EXISTING SERVICE BUILDING IS WELL INTEGRATED WITHIN THE OVERALL DESIGN. ARCHITECTURAL FEATURES ARE PROPOSED TO CREATE AN APPEALING DESIGN OUTCOME AND IDENTIFY THE MAIN ENTRY AREA.

LANDSCAPING
SOFT LANDSCAPING IS PROPOSED IN THE CARPARKING AREA TO REDUCE HARD SURFACES AND SOFTEN BUILT FORM

NEW CROSS OVER
NEW ENTRY ACCESS IS PROPOSED TO REDUCE ROAD GRADIENT AND FACILITATE PEDESTRIAN ACCESS

MAIN ENTRY STAGE 2
THE ARCHITECTURAL COMPOSITION IS ARTICULATED AND EMBELLISHED TO HIGHLIGHT THE MAIN ENTRY. A PROTRUDING CANOPY IS ALSO PROPOSED TO PROVIDE SHELTER AND IDENTIFY THE ARRIVAL POINT.

STREET ACTIVATION
A CAFE WITH AN EXTERNAL TERRACE IS LOCATED NEAR THE ENTRY TO ACTIVATE THE PEDESTRIAN ENTRY EXPERIENCE

MAXIMIZE SET BACK
GENEROUS STREET SETBACK ARE PROPOSED TO INCREASE LANDSCAPING OPPORTUNITY AND REDUCE BUILDING MASSING AT THE INTERFACE WITH THE EXISTING RESIDENTIAL DWELLING






BUILDING SEPARATION
PEDESTRIAN LINKS CONNECTING EACH BUILDING ARE TREATED DIFFERENTLY TO FURTHER ARTICULATE THE ARCHITECTURAL COMPOSITION AND SEPARATE BUILDING FORMS

NORTH ORIENTATION
LIVING SPACES AND EXTERNAL TERRACES ARE PLANNED TO MAXIMIZE NORTHERN ASPECT AND FACILITATE OUTWARDS VIEWS

LANDSCAPING
SOFT LANDSCAPING IS PROPOSED IN THE CARPARKING AREA TO REDUCE HARD SURFACES AND SOFTEN BUILT FORM

LEGEND

- 01** RETAIN EXISTING BUILDING, CONVERT EXISTING INTERNAL CARPARK TO LAUNDRY/KITCHEN/OFFICE FACILITY; EXTERNAL SPACE TO BE USED AS WASTE AREA/ BIN ENCLOSURE AND TRUCK COLLECTION
- 02** 2 STOREY EXTENSION TO EXISTING SERVICES BUILDING
- 03** NEW PEDESTRIAN ACCESS TO ENTRY
- 04** NEW CROSSOVER AND DRIVEWAY
- 05** EXISTING CARPARK - 8 CAR SPACES TO 5 CAR SPACE
- 06** SECONDARY PEDESTRIAN ENTRY TO BUILDING B
- 07** NEW CARPARK AREA PROVIDING 7 NEW PARKING SPACES, INCLUDING 2 ACCESSIBLE SPACES
- 08** ENTRY / ARRIVAL PORTE-COCHERE
- 09** NEW BUILDING C (ADMIN, LIFESTYLE AND RESIDENTIAL WING)
- 10** NEW BUILDING D (RESIDENTIAL WING)
- 11** PROPOSED CARPARK INCLUDING 14 NEW PARKING SPACES
- 12** RETAIN EXISTING CAR PARKING 7 SPACE IN TOTAL

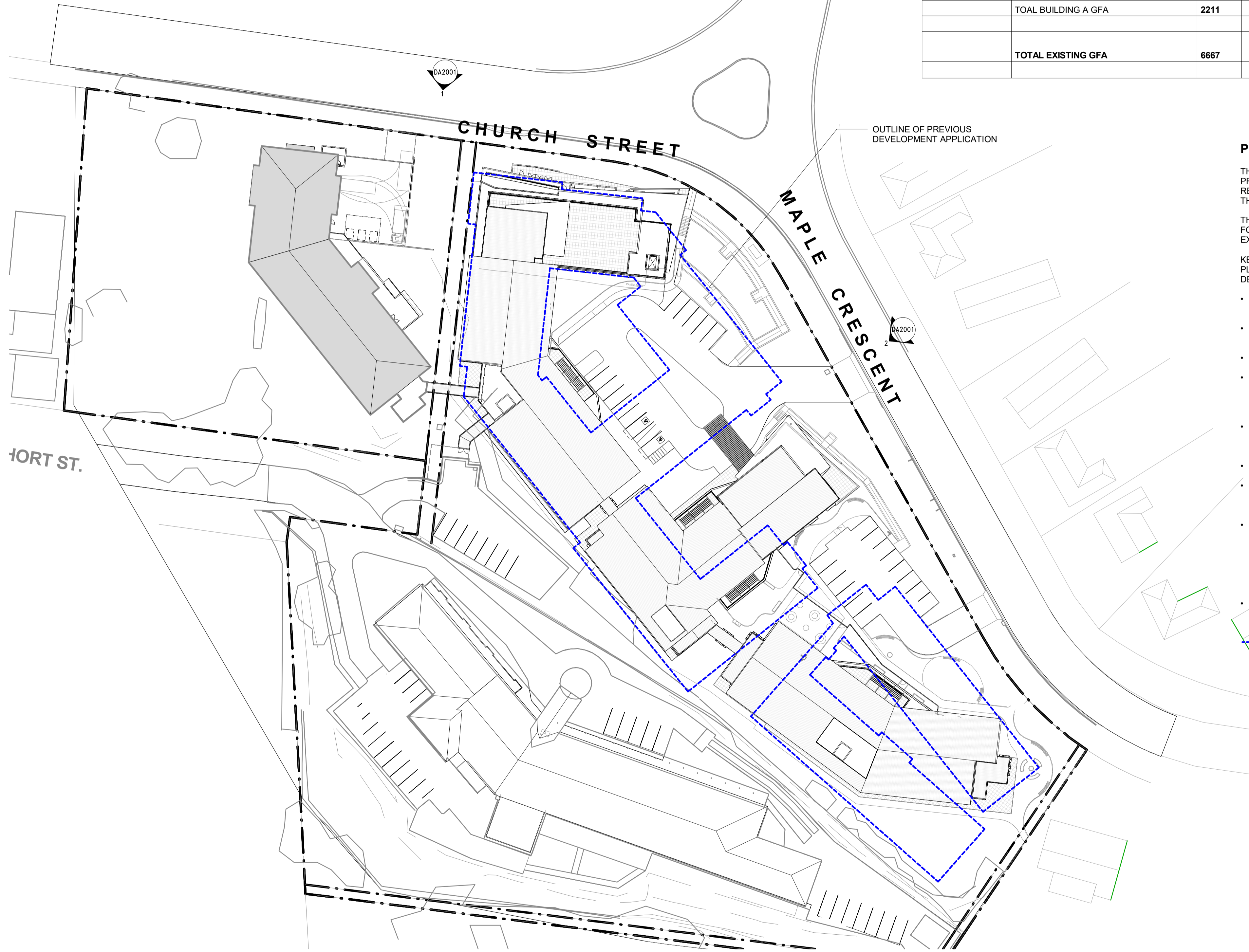
-  EXISTING TREE - TO BE RETAINED
-  EXISTING TREE - TO BE REMOVED
-  NEW TREE (REFER TO LANDSCAPE ARCHITECTURE)
-  EXISTING BUILDING/ STRUCTURE TO BE RETAINED
-  EXISTING BUILDING/ STRUCTURE TO BE DEMOLISHED

NOTE:
ALL EXTERNAL AREAS ALONG PATHWAYS, GARDEN AREAS AND CARPARKS WILL BE PROVIDED WITH EXTERNAL LIGHTING AND A CAMERA SYSTEM; IMPLEMENTED ALONG THE PERIMETER OF THE FACILITY.

No.	Date	Desc



EXISTING GFA (AS BUILT ON SITE)	AREA (m2)	PREVIOUS SCHEME	AREA (m2)	PROPOSED	AREA (m2)
MADDEN + GILLARD	1140	MADDEN + GILLARD	1140	MADDEN + GILLARD (TO BE DEMOLISHED)	
COATES	1550	COATES (TO BE DEMOLISHED)		COATES (TO BE DEMOLISHED)	
COOINDA FUNCTION ROOM	140	COOINDA FUNCTION ROOM (TO BE DEMOLISHED)		COOINDA FUNCTION ROOM (TO BE DEMOLISHED)	
COOINDA STORAGE + GARAGE	76	COOINDA STORAGE + GARAGE (TO BE DEMOLISHED)		COOINDA STORAGE + GARAGE (TO BE DEMOLISHED)	
TANDERRA	1550	TANDERRA	1550	TANDERRA	1550
BLDG A		COMPLETION OF ALL BUILDINGS		BLDG A BLDG B BLDG C BLDG D	
LOWER GROUND			789	LOWER GROUND	615
GROUND	355		3150	GROUND	355 1432 813 949 3549
FIRST	928		4069	FIRST	928 1025 897 949 3799
SECOND	928		1374	SECOND	928
TOAL BUILDING A GFA	2211				2211 3072 1710 1898
TOTAL EXISTING GFA	6667	PREVIOUS SCHEME TOTAL GFA AT COMPLETION OF ALL BUILDINGS	12072	PROPOSED GFA AT COMPLETION OF ALL BUILDINGS	10441



PROPOSED DEVELOPMENT KEY ASPECTS

THE PROPOSED DEVELOPMENT COMPARED TO THE PREVIOUS APPROVED SCHEME PROVIDES A REDUCTION IN NUMBER OF BEDS FROM 144 TO 116 THEREFORE MORE FINANCIALLY VIABLE

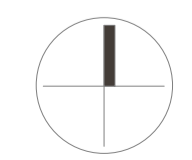
THE PROPOSED DEVELOPMENT IS PLANNED TO ALLOW FOR MULTIPLE STAGES REDUCING THE FINANCIAL EXPOSURE.

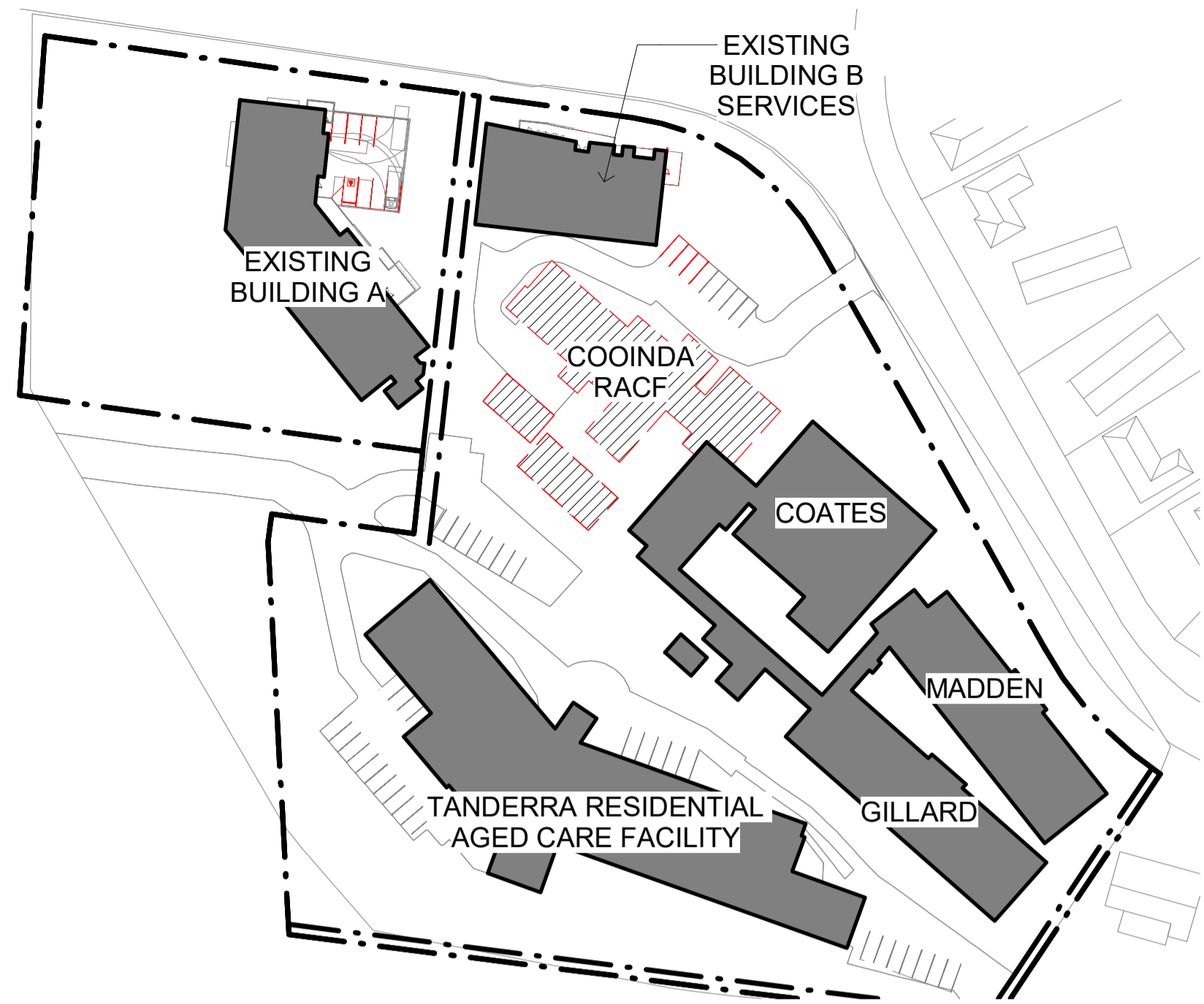
KEY DESIGN ASPECT HAVE BEEN CONSIDER IN THE PLANNING OF THE AGED CARE FACILITY AS PER THE DESCRIPTION BELOW :

- OUTSPREAD THE BUILDING FOOTPRINT TO INCREASE LANDSCAPING OPPORTUNITIES
- ARTICULATE THE ARCHITECTURAL COMPOSITION
- REDUCE BUILDING MASSING
- PROVIDE A COHESIVE ARCHITECTURAL LANGUAGE INCLUDING THE USE OF FACE BRICKWORK WHICH INTEGRATES WITH THE SURROUNDING CHARACTER OF THE AREA
- PROVIDE A GRADUAL TRANSITION IN SCALE AND SETBACKS TO RESPECT THE LOWER SCALE OF THE AREA
- EMPHASIZE THE MAIN BUILDING ENTRANCE
- CREATE INTEREST WITH THE INTRODUCTION OF VEGETATION WITHIN THE BUILDING FORM AT THE UPPER LEVEL
- THE PROPOSAL MAKES USE OF A WIDE RANGE OF BUILDING MATERIALS INCLUDING RENDER, BRICK AND METAL CLADDING AND INCORPORATES A NUMBER OF BUILDING BREAKS AND TERRACES, WHICH WHEN COMBINED PROVIDE A VISUALLY INTERESTING AND APPEALING BUILDING
- CAR PARKING IS WELL INTEGRATED WITHIN THE PROPOSE LANDSCAPED AREA

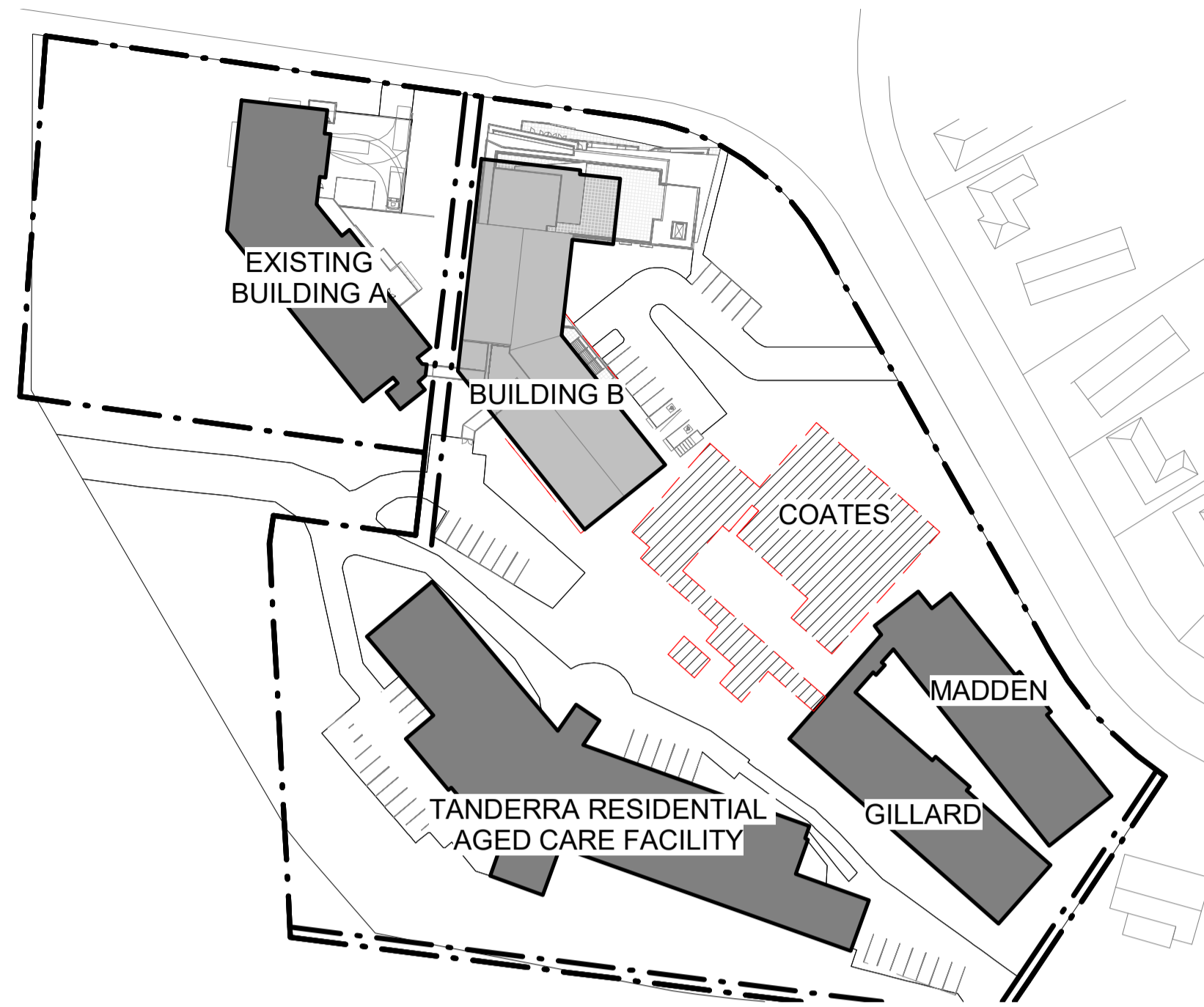
--- OUTLINE OF PREVIOUS DEVELOPMENT APPLICATION

No.	Date	Desc

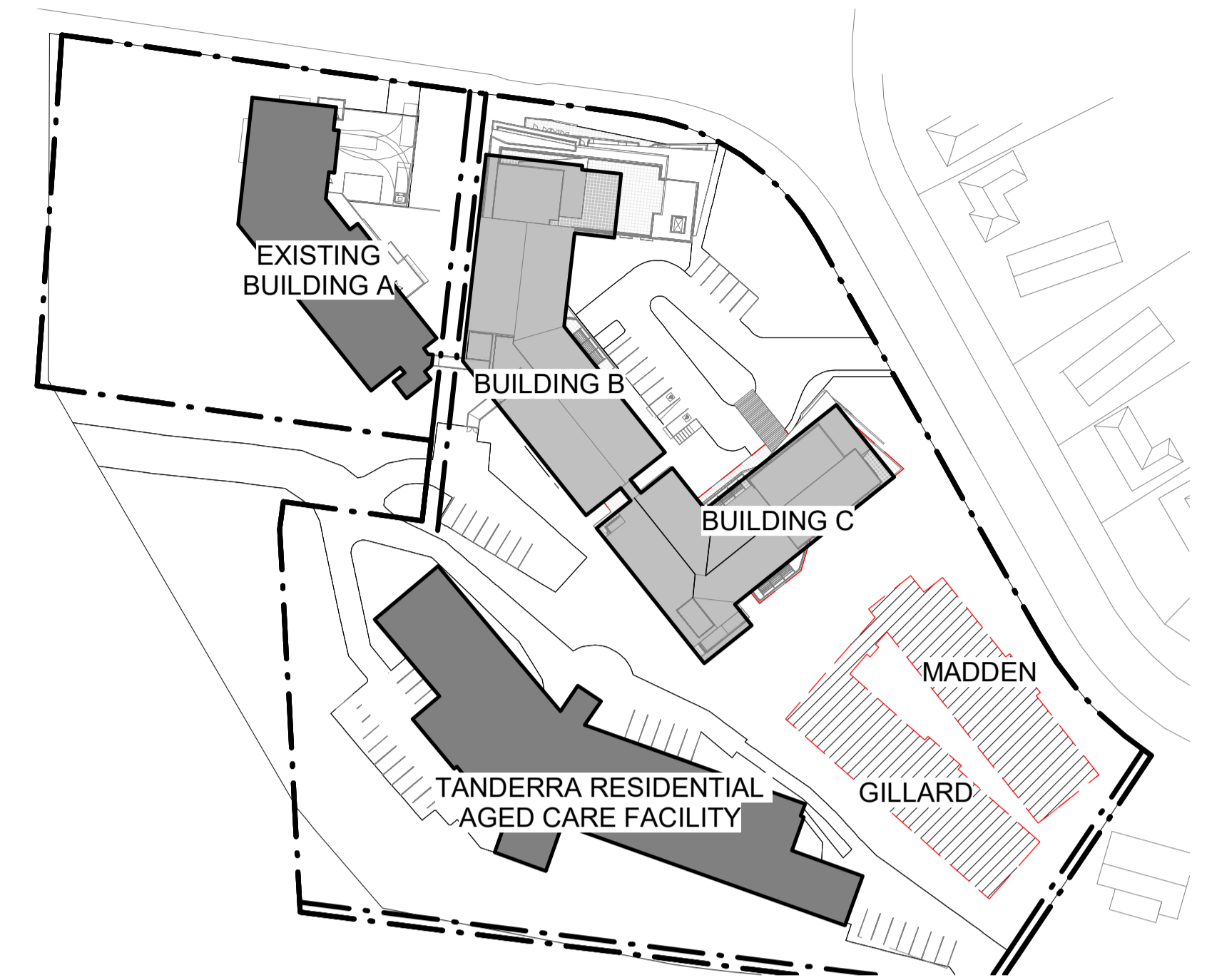




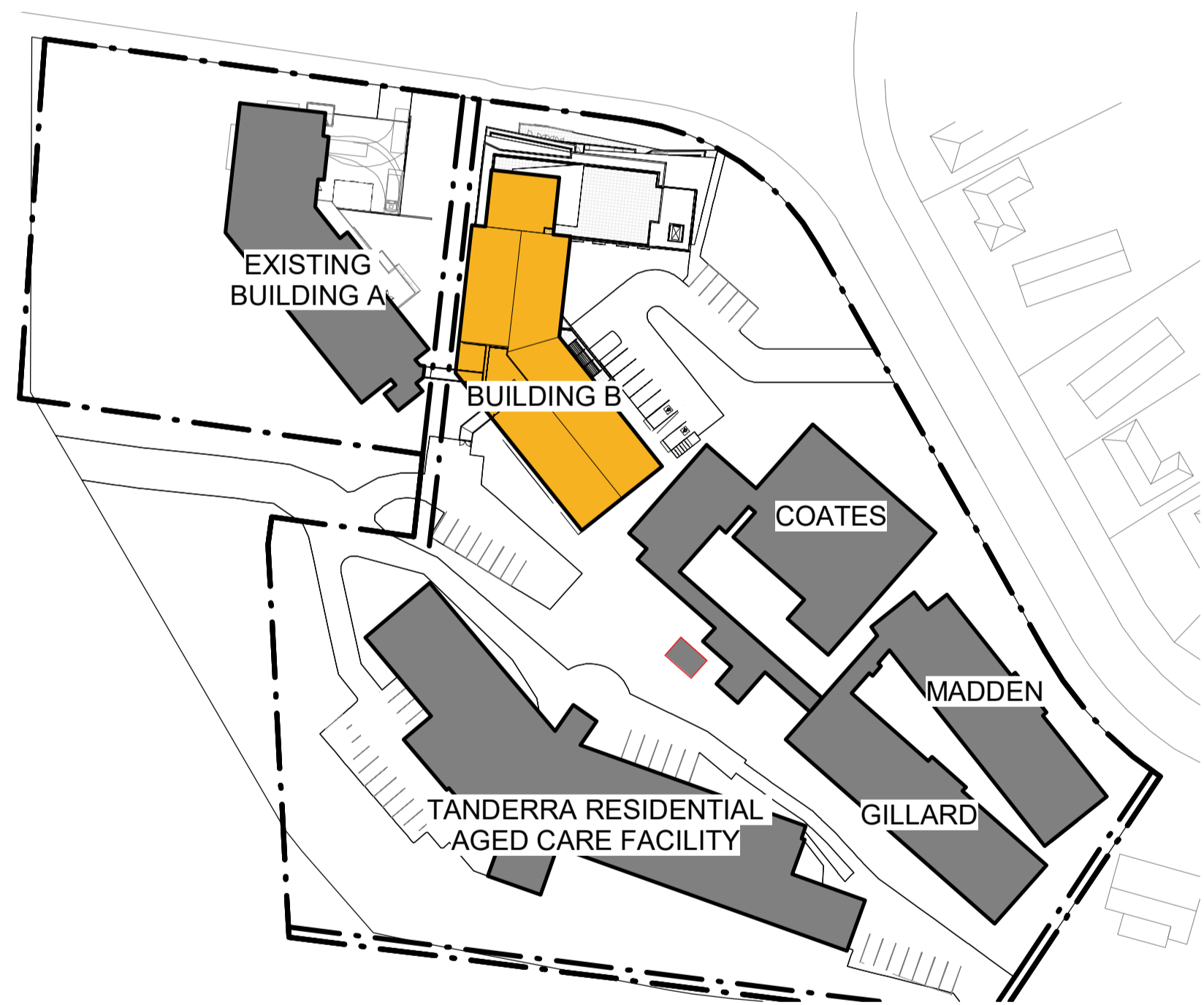
STAGING PLAN - STAGE 1 DEMO
 CAR
 EXISTING: 56
 REMOVED: 19 (FOR FOOTPATH, KITCHEN/ LAUNDRY/ ADMIN AND WASTE MANAGEMENT)
 TOTAL: 37



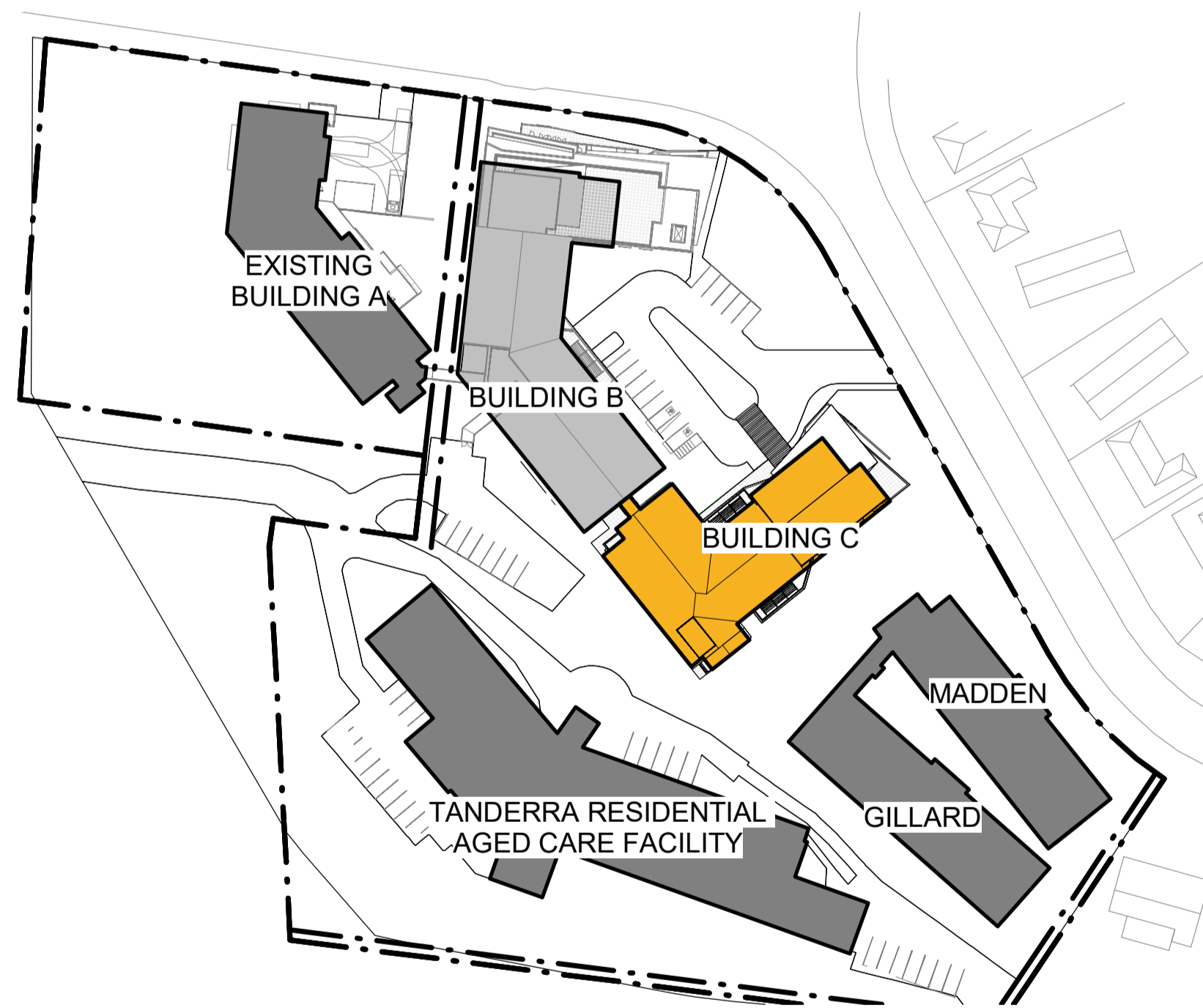
STAGING PLAN - STAGE 2 DEMO
 CAR
 TOTAL: 44
 BIKE
 TOTAL: 6



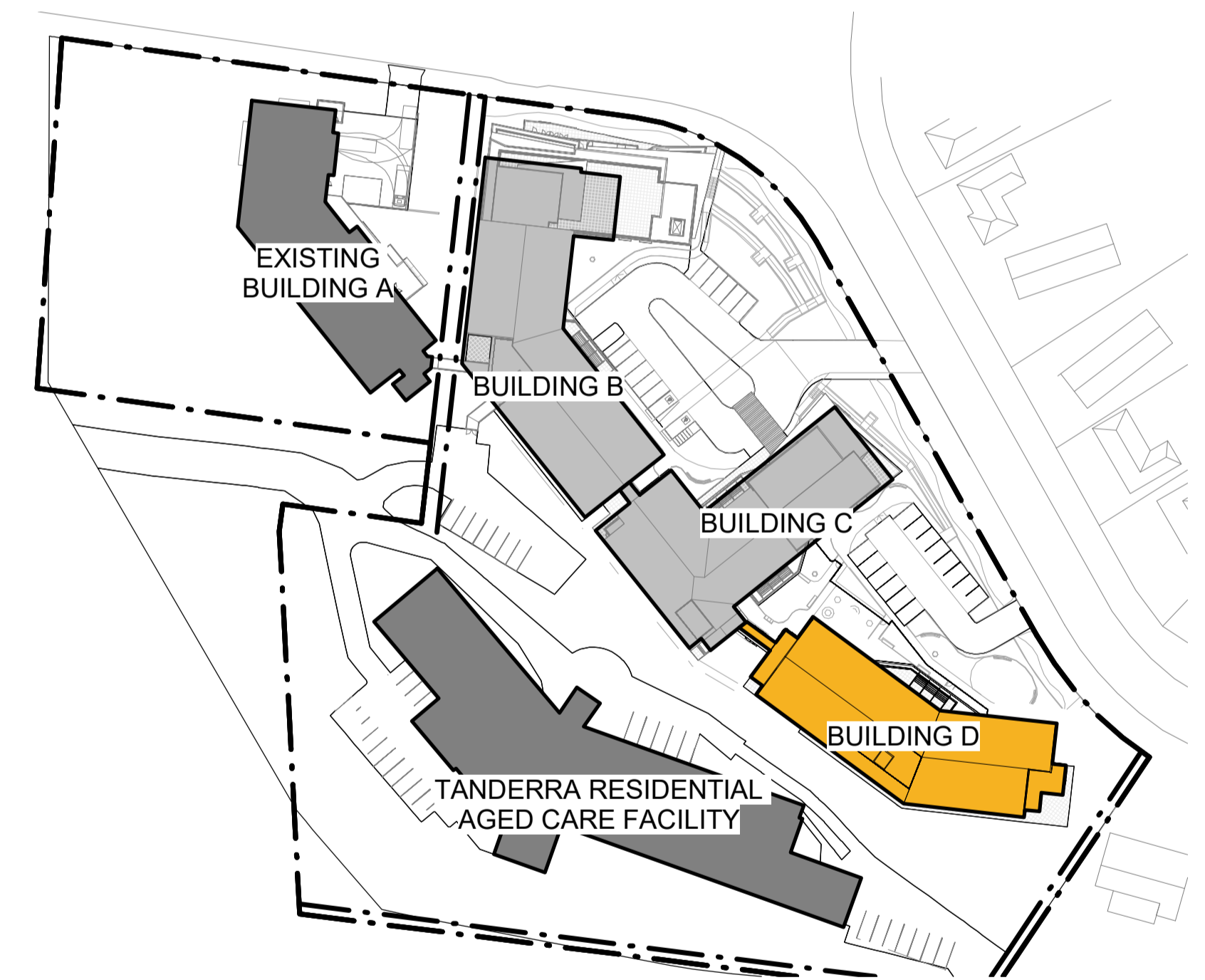
STAGING PLAN - STAGE 3 DEMO
 CAR
 TOTAL: 44
 BIKE
 TOTAL: 6



STAGING PLAN - STAGE 1 PROPOSED
 CAR
 EXISTING: 37
 NEW: 7 (INCLUDE 2No ACCESSIBLE SPACES)
 TOTAL: 44
 BIKE
 NEW: 6
 TOTAL: 6



STAGING PLAN - STAGE 2 PROPOSED
 CAR
 TOTAL: 44
 BIKE
 TOTAL: 6



STAGING PLAN - STAGE 3 PROPOSED
 CAR
 EXISTING: 44
 NEW: 14
 TOTAL: 58
 BIKE
 TOTAL: 6

No.	Date	Desc

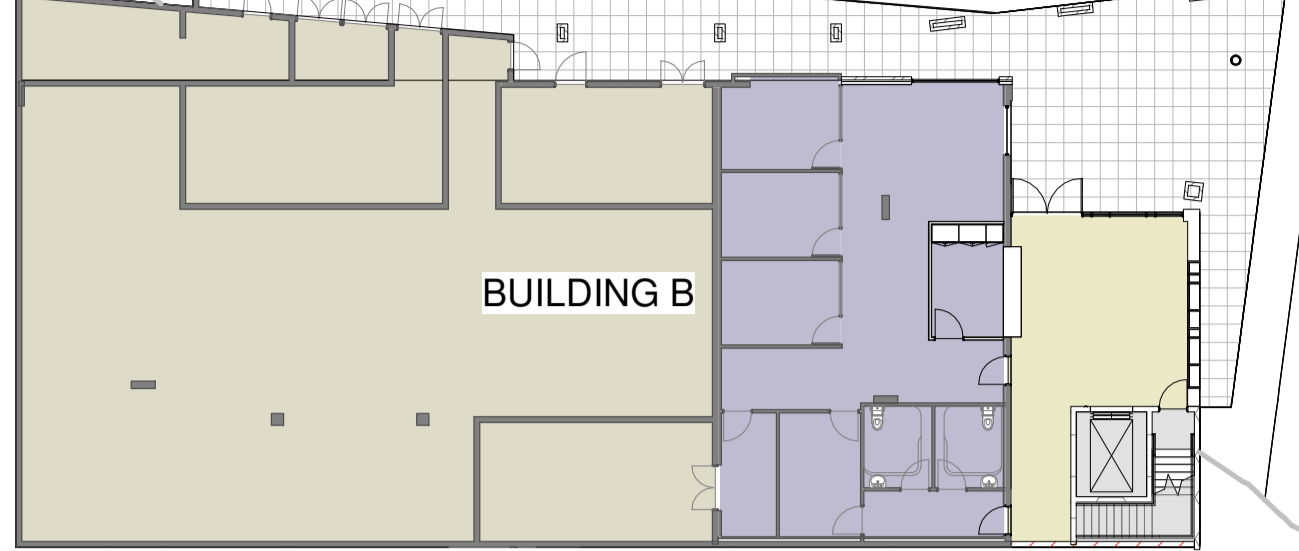


CHURCH STREET

SITE BOUNDARY
97° 54' 15" 107.45 m

EXISTING SERVICES

EX SERV



BUILDING B

SITE BOUNDARY
52° 51' 08" ARC 42.173 m RAD 45.72 m

MAPLE CRESCENT

SITE BOUNDARY
150° 46' 15" 28.9 m

SITE BOUNDARY
27° 02' 55" ARC 31.079 m RAD 65.84 m

	BLDG A			BLDG B			BLDG C			BLDG D			Overall		
	No of Beds	Area	Area/Bed	No of Beds	Area	Area/Bed	No of Beds	Area	Area/Bed	No of Bed	Area	Area/Bed	No of Bed	Overall Area	Average Area / Bed
Lower Ground					562.5									562.5	
Admin					107.43										
Bed Area															
Circulation					60.59										
Lifestyle															
Living/Dining															
Sitting															
Sevices/ Store					394.48										

- ADMIN
- BED
- BED ENS
- CIRCULATION
- EX SERVICES
- LIFESTYLE
- PUBLIC - CIRCULATION
- PUBLIC - LIVING/DINING
- PUBLIC - SITTING
- SERVICES
- ST

No.	Date	Desc

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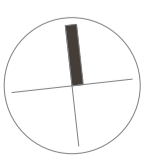


PROJECT :
Respect Care Lithgow Master Plan

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
OVERALL LOWER GROUND FLOOR PLAN

SCALE :
@A3 1 : 250 @A1
JOB NUMBER: 21031 DATE: 01.11.2023



DRAWING NUMBER:
DA0800

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Town Planning Application

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Document Set ID: 2222549
Version: 1, Version Date: 23/01/2024



	BLDG A			BLDG B			BLDG C			BLDG D			Overall		
	No of Beds	Area	Area/Bed	No of Beds	Area	Area/Bed	No of Beds	Area	Area/Bed	No of Bed	Area	Area/Bed	No of Bed	Overall Area	Average Area / Bed
Ground		304.66		28	1285.97		4	751.52		16	861.14		44	3203.29	
Admin		17.53						132.55							
Bed Area					694.06	24.79		93.99	23.50		400.78	25.05			
Circulation		79.87			217.26			210.54			201.25				
Lifestyle								177.14							
Living/Dining					114.33	4.08					125.54	7.85			
Sitting					46.13	1.65					33.75	2.11			
Services/ Store		207.26			214.19			137.30			99.82				

CHURCH STREET

MAPLE CRESCENT

	BLDG A			BLDG B			BLDG C			BLDG D			Overall		
	No of Beds	Area	Area/Bed	No of Beds	Area	Area/Bed	No of Beds	Area	Area/Bed	No of Bed	Area	Area/Bed	No of Bed	Overall Area	Average Area / Bed
First	18	880.22		16	911.30		16	796.85		16	832.58		66	3420.95	
Admin		11.94													
Bed Area		494.43	27.47		403.92	25.25		396.28	24.77		400.78	25.05			
Circulation		125.93			189.99			165.39			172.69				
Lifestyle					122.23										
Living/Dining		111.02	3.08		93.37	5.84		114.61	7.16		125.54	7.85			
Sitting		62.75	1.74		14.71	0.92		31.16	1.95		33.75	2.11			
Sevices/ Store		74.15			87.08			89.41			99.82				



- ADMIN
- BED
- BED ENS
- CIRCULATION
- EX SERVICES
- LIFESTYLE
- PUBLIC - CIRCULATION
- PUBLIC - LIVING/DINING
- PUBLIC - SITTING
- SERVICES
- ST

No.	Date	Desc

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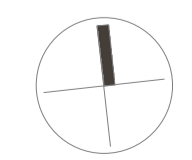


PROJECT :
Respect Care Lithgow Master Plan

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
OVERALL FIRST FLOOR PLAN

SCALE :
@A3 1 : 250 @A1
JOB NUMBER: 21031 DATE: 04.12.2023



DRAWING NUMBER:
DA0802

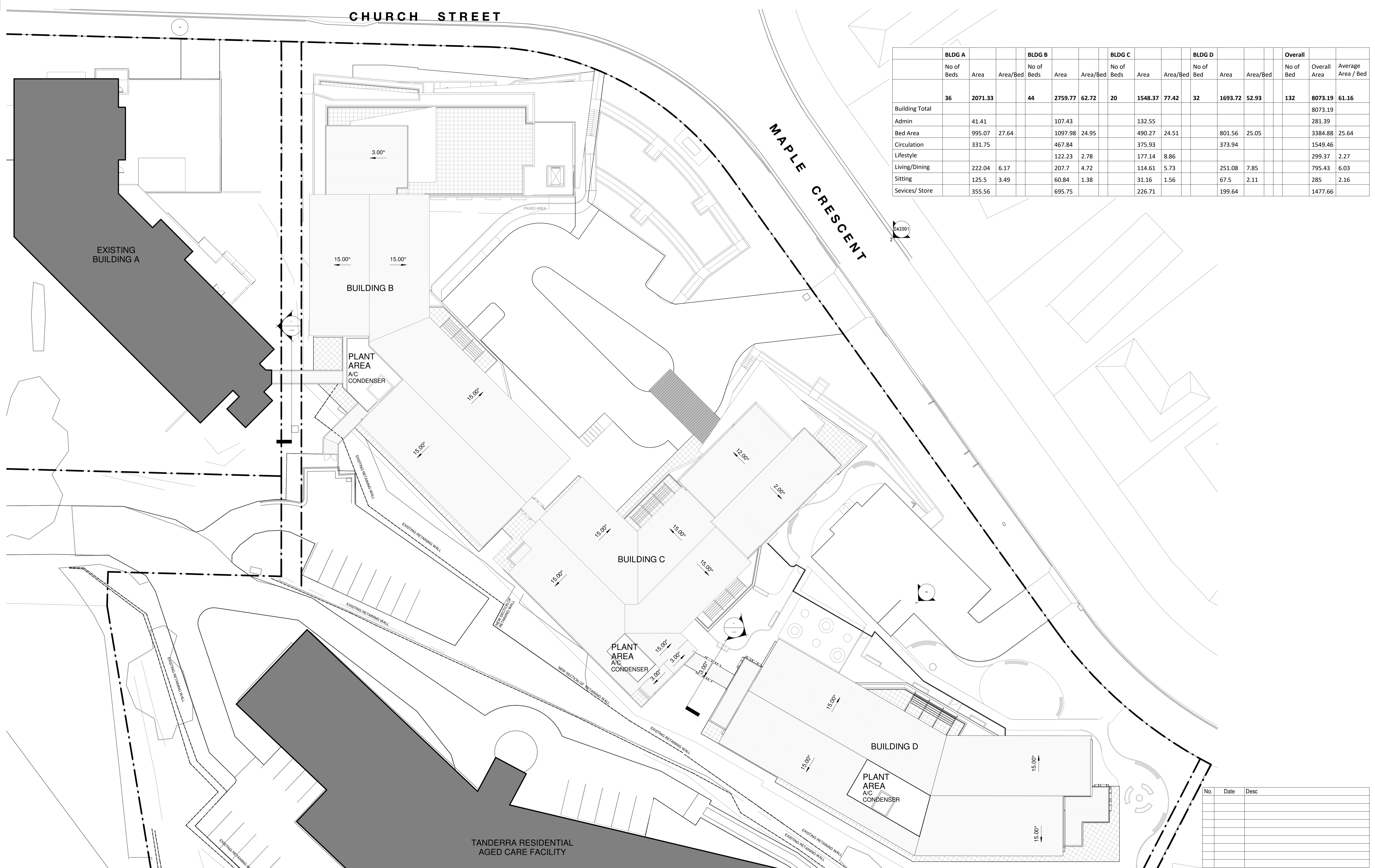
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Town Planning Application

CHURCH STREET

MAPLE CRESCENT

	BLDG A			BLDG B			BLDG C			BLDG D			Overall		
	No of Beds	Area	Area/Bed	No of Beds	Area	Area/Bed	No of Beds	Area	Area/Bed	No of Bed	Area	Area/Bed	No of Bed	Overall Area	Average Area / Bed
	36	2071.33		44	2759.77	62.72	20	1548.37	77.42	32	1693.72	52.93	132	8073.19	61.16
Building Total														8073.19	
Admin	41.41			107.43			132.55							281.39	
Bed Area	995.07	27.64		1097.98	24.95		490.27	24.51		801.56	25.05			3384.88	25.64
Circulation	331.75			467.84			375.93			373.94				1549.46	
Lifestyle				122.23	2.78		177.14	8.86						299.37	2.27
Living/Dining	222.04	6.17		207.7	4.72		114.61	5.73		251.08	7.85			795.43	6.03
Sitting	125.5	3.49		60.84	1.38		31.16	1.56		67.5	2.11			285	2.16
Sevices/ Store	355.56			695.75			226.71			199.64				1477.66	



No.	Date	Desc

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PROJECT :
**Respect Care Lithgow
Master Plan**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
OVERALL ROOF PLAN

SCALE :
@A3 1 : 250 @A1
JOB NUMBER: 21031 DATE: 01.11.2023



DRAWING NUMBER:
DA0803

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**Town Planning
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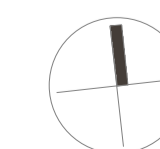


PROJECT :
**Respect Care Lithgow
 Building A**

ADDRESS:
 38 Maple Crescent, Lithgow NSW 2790

DRAWING :
GROUND FLOOR PLAN

SCALE :
 1:400 @A3 1:200 @A1
 JOB NUMBER: DATE:
 21031A 04.12.2023



DRAWING NUMBER:
DA1001

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**Town Planning
 Application**



ELEVATION - EAST

SCALE: 1 : 200

No.	Date	Desc

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PROJECT :
Respect Care Lithgow Building A

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
ELEVATION

SCALE :
1:400 @A3 1:200 @A1
JOB NUMBER: 21031A DATE: 04.12.2023

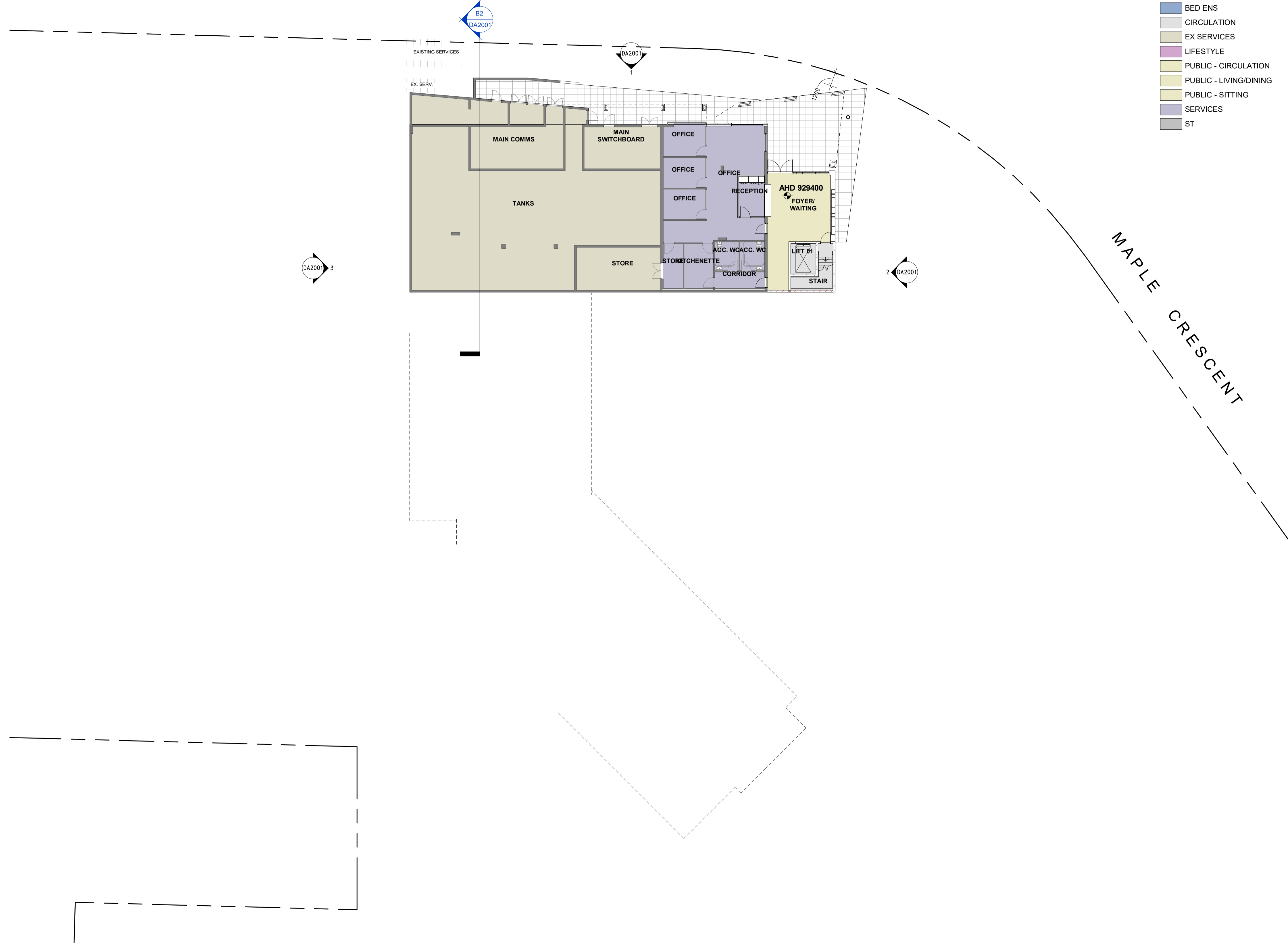
DRAWING NUMBER:
DA2001

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Town Planning Application

CHURCH STREET

- ADMIN
- BED
- BED ENS
- CIRCULATION
- EX SERVICES
- LIFESTYLE
- PUBLIC - CIRCULATION
- PUBLIC - LIVING/DINING
- PUBLIC - SITTING
- SERVICES
- ST



DA2001 3

2 DA2001

No.	Date	Desc

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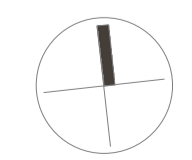


PROJECT :
**Respect Care Lithgow
Building B**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
**LOWER GROUND FLOOR
PLAN**

SCALE :
1:400 @A3 1:200 @A1
JOB NUMBER: DATE:
21031B 04.12.2023

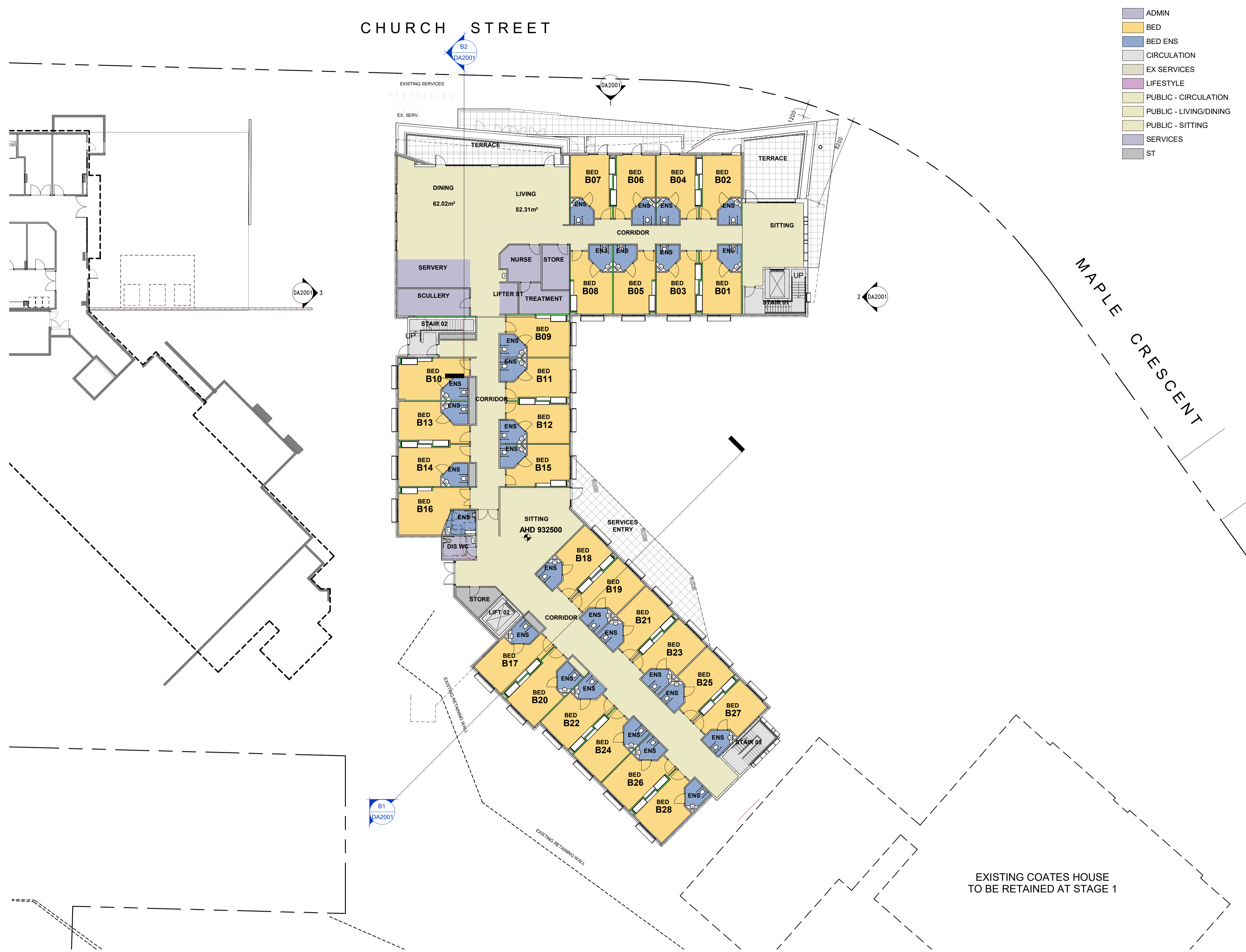


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**Town Planning
Application**

CHURCH STREET

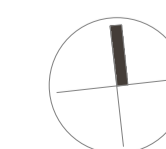


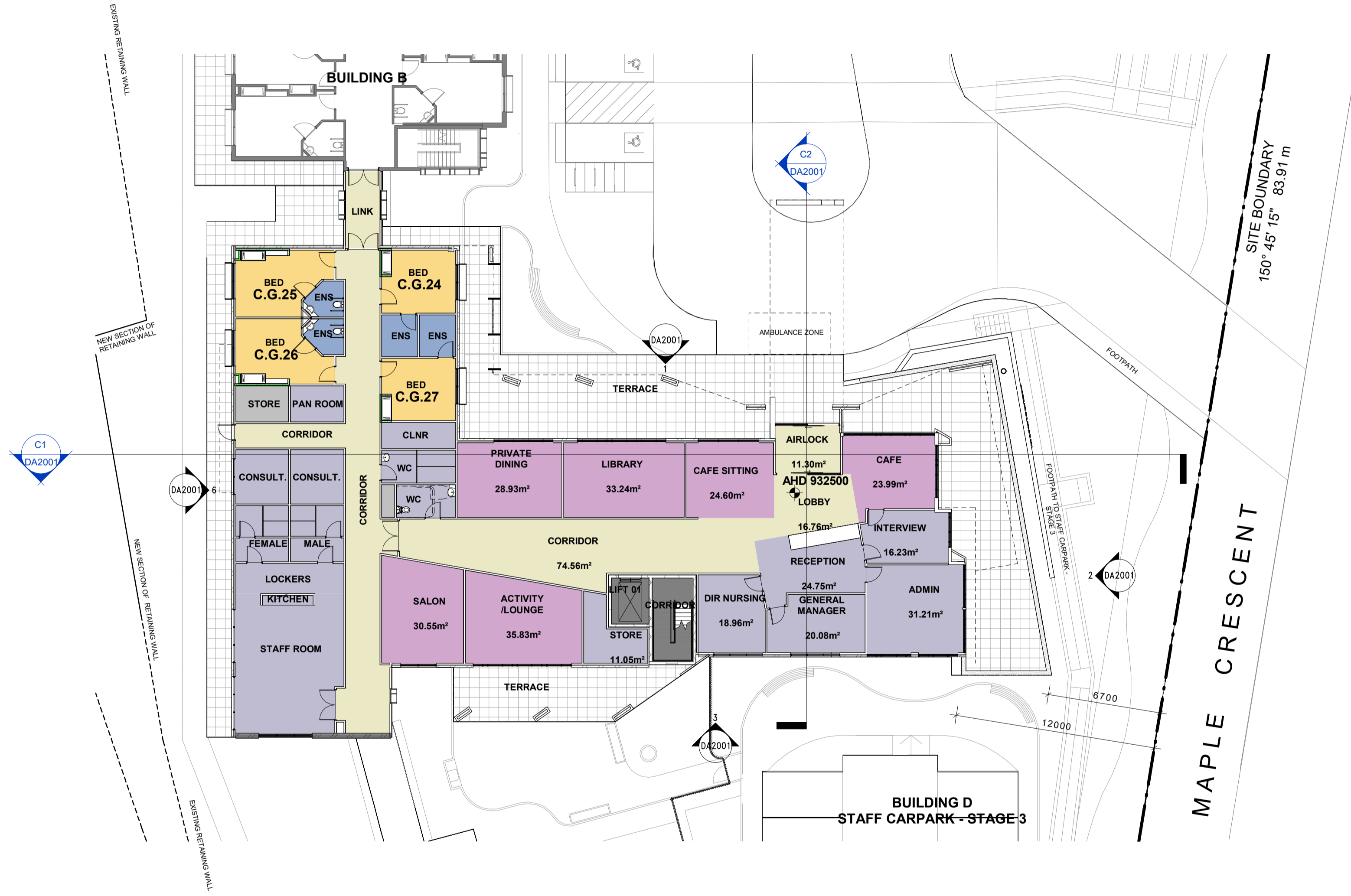
- ADMIN
- BED
- BED ENS
- CIRCULATION
- EX SERVICES
- LIFESTYLE
- PUBLIC - CIRCULATION
- PUBLIC - LIVING/DINING
- PUBLIC - SITTING
- SERVICES
- ST

	BLDG B		
	No of Beds	Area	Area/Bed
	44	2759.77	62.72
Admin		107.43	
Bed Area		1097.98	24.95
Circulation		467.84	
Lifestyle		122.23	2.78
Living/Dining		207.7	4.72
Sitting		60.84	1.38
Services/Store		695.75	

EXISTING COATES HOUSE TO BE RETAINED AT STAGE 1

No.	Date	Desc





- ADMIN
- BED
- BED ENS
- CIRCULATION
- EX SERVICES
- LIFESTYLE
- PUBLIC - CIRCULATION
- PUBLIC - LIVING/DINING
- PUBLIC - SITTING
- SERVICES
- ST

	BLDG C		
	No of Beds	Area	Area/Bed
	20	1548.37	77.42
Admin		132.55	
Bed Area		490.27	24.51
Circulation		375.93	
Lifestyle		177.14	8.86
Living/Dining		114.61	5.73
Sitting		31.16	1.56
Services/Store		226.71	

No.	Date	Desc

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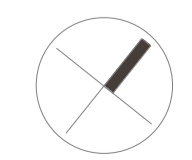


PROJECT :
Respect Care Lithgow Building C

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
GROUND FLOOR PLAN

SCALE :
1:400 @A3 1:200 @A1
JOB NUMBER: 21031C DATE: 01.11.2023



DRAWING NUMBER:
DA1001

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Town Planning Application



No.	Date	Desc

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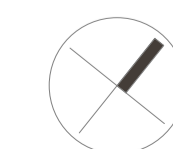


PROJECT :
**Respect Care Lithgow
 Building C**

ADDRESS:
 38 Maple Crescent, Lithgow NSW 2790

DRAWING :
FIRST FLOOR PLAN

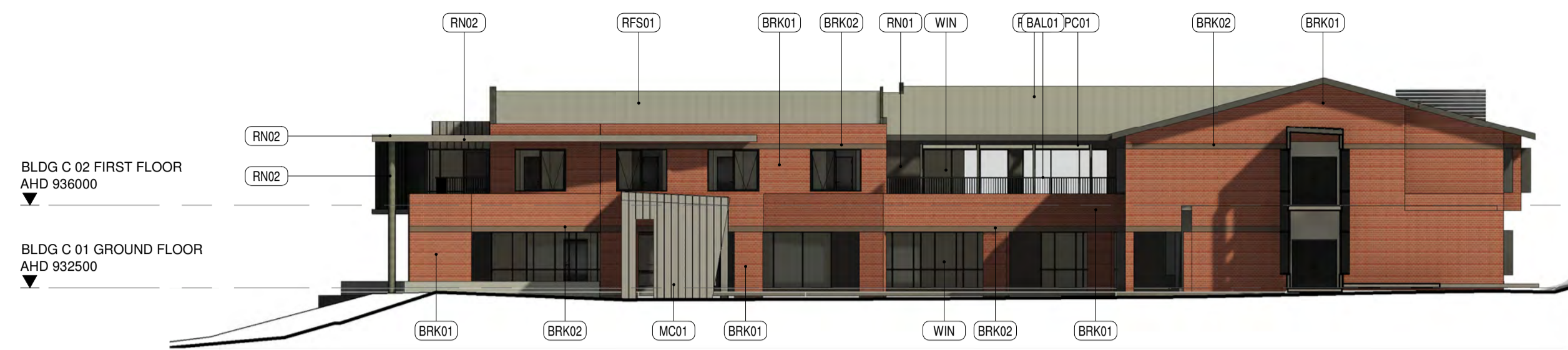
SCALE :
 1:400 @A3 1:200 @A1
 JOB NUMBER: 21031C DATE: 01.11.2023



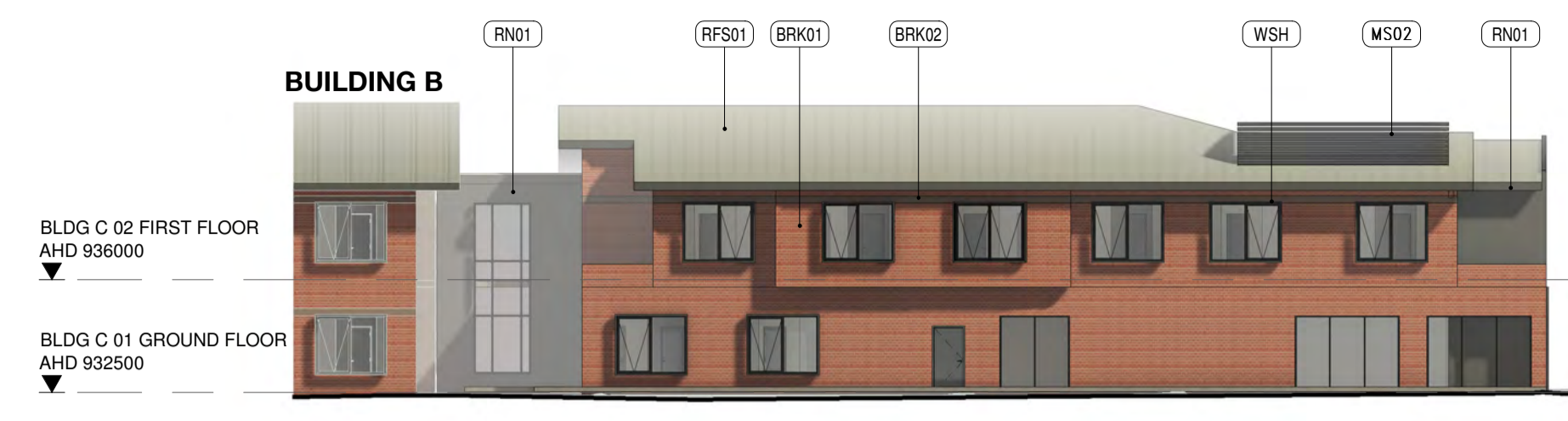
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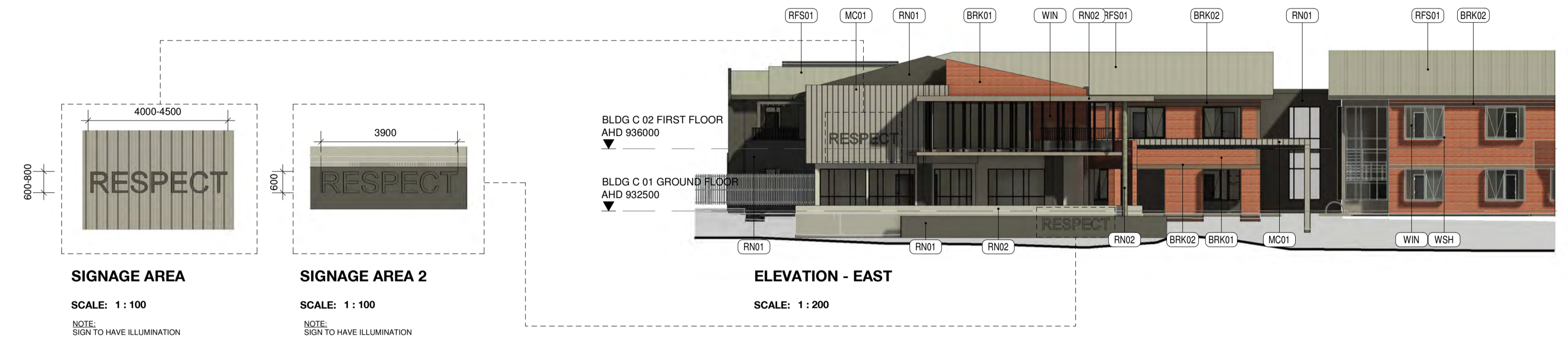
**Town Planning
 Application**



ELEVATION - NORTH
SCALE: 1:200



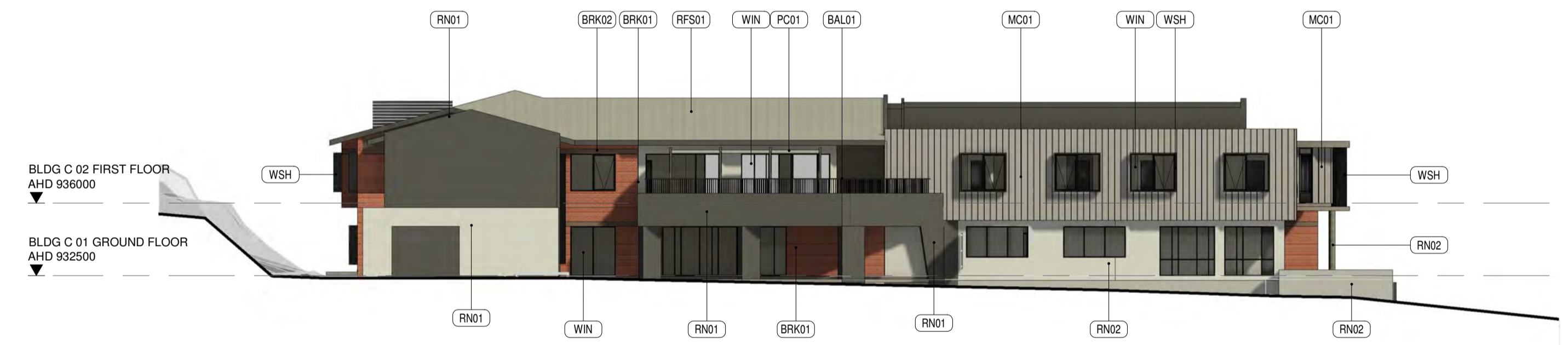
ELEVATION - WEST
SCALE: 1:200



SIGNAGE AREA
SCALE: 1:100
NOTE: SIGN TO HAVE ILLUMINATION

SIGNAGE AREA 2
SCALE: 1:100
NOTE: SIGN TO HAVE ILLUMINATION

ELEVATION - EAST
SCALE: 1:200



ELEVATION - SOUTH
SCALE: 1:200

EXTERNAL MATERIALS	
CODE	DESCRIPTION
BAL01	BALUSTRADE 1
BRK01	FACE BRICK 1 STRETCHER BOND
BRK02	FACE BRICK 2 SOLDIER BOND
MC01	METAL CLADDING 1
PC01	POWDERCOAT FINISH TO STEEL MEMBER 1
RFS01	COLORBOND ROOF SHEETING
RN01	RENDER TEXTURE FINISH 1
RN02	RENDER TEXTURE FINISH 2
WIN	POWDERCOATED ALUMINIUM WINDOWS
WSH	ALUMINIUM WINDOW SHROUD

No.	Date	Desc



SECTION C1
SCALE: 1:200



SECTION C2
SCALE: 1:200

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PROJECT :
Respect Care Lithgow Building C

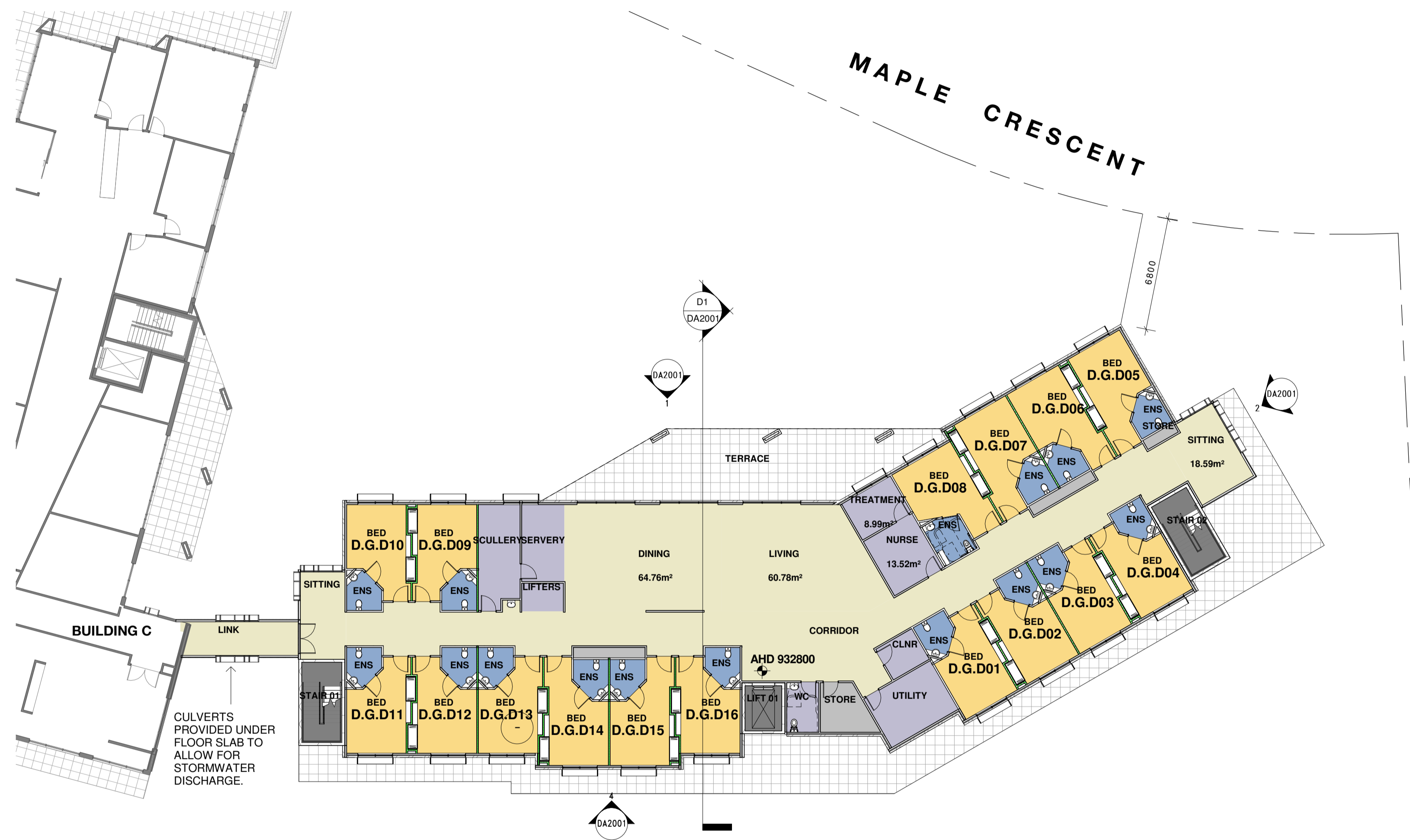
ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
ELEVATIONS AND SECTIONS
SCALE :
1:400 @A3 1:200 @A1
JOB NUMBER: 21031C DATE: 01.11.2023

DRAWING NUMBER:
DA2001

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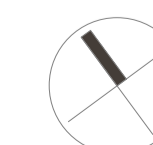
Town Planning Application

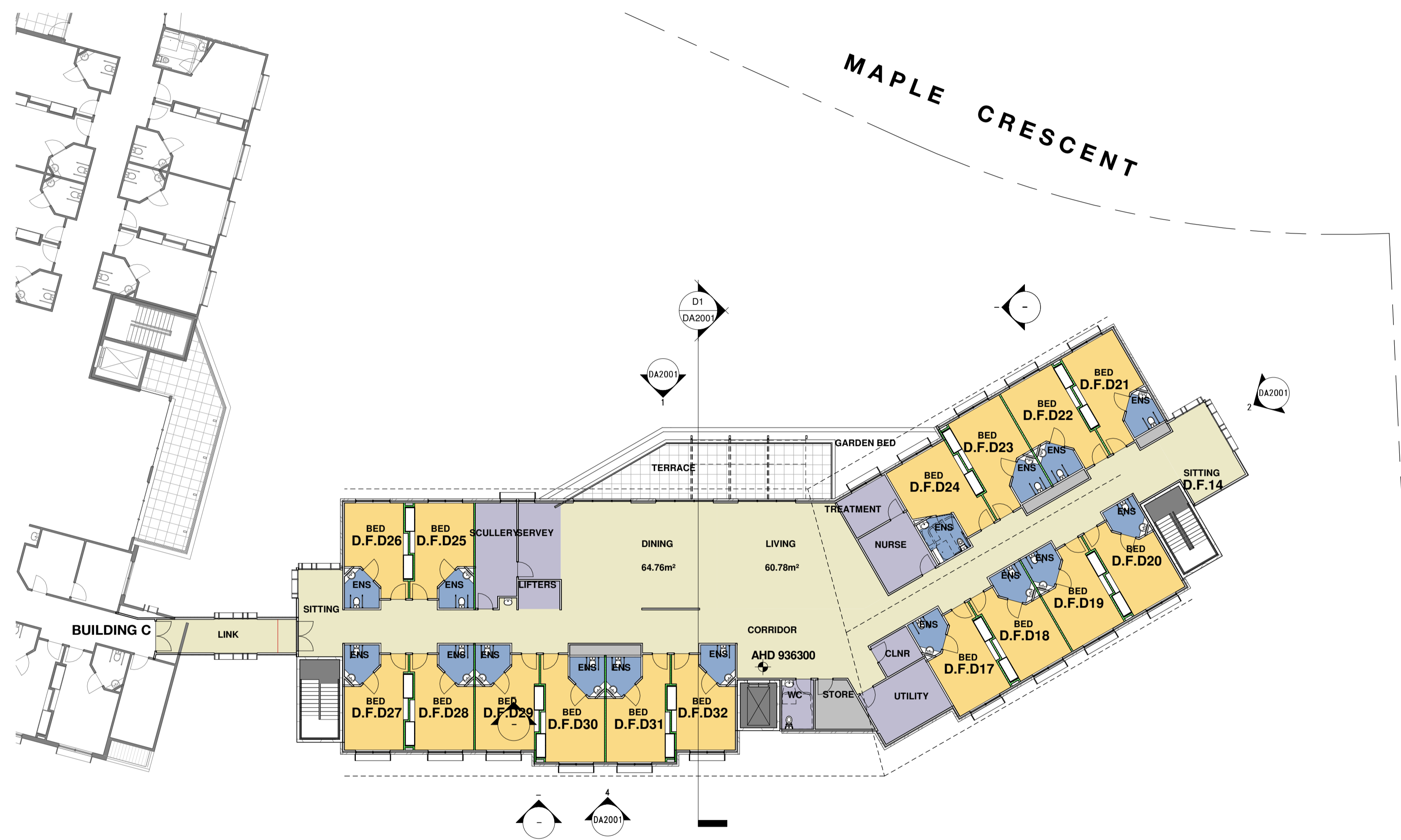


- ADMIN
- BED
- BED ENS
- CIRCULATION
- EX SERVICES
- LIFESTYLE
- PUBLIC - CIRCULATION
- PUBLIC - LIVING/DINING
- PUBLIC - SITTING
- SERVICES
- ST

	BLDG D		
	No of Bed	Area	Area/Bed
	32	1693.72	52.93
Admin			
Bed Area		801.56	25.05
Circulation		373.94	
Lifestyle			
Living/Dining		251.08	7.85
Sitting		67.50	2.11
Sevices/ Store		199.64	

No.	Date	Desc





- ADMIN
- BED
- BED ENS
- CIRCULATION
- EX SERVICES
- LIFESTYLE
- PUBLIC - CIRCULATION
- PUBLIC - LIVING/DINING
- PUBLIC - SITTING
- SERVICES
- ST

No.	Date	Desc

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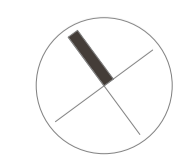


PROJECT :
**Respect Care Lithgow
Building D**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
FIRST FLOOR PLAN

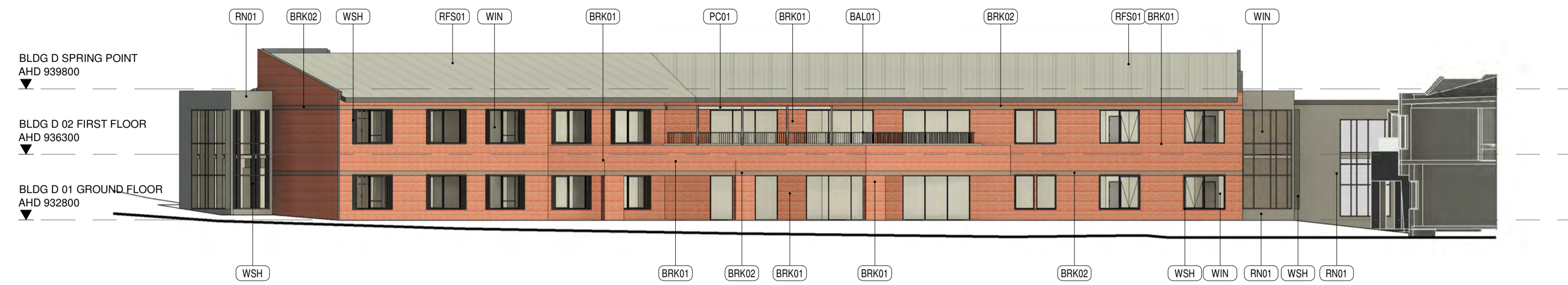
SCALE :
1:400 @A3 1:200 @A1
JOB NUMBER: 21031D DATE: 01.11.2023



DRAWING NUMBER:
DA1002

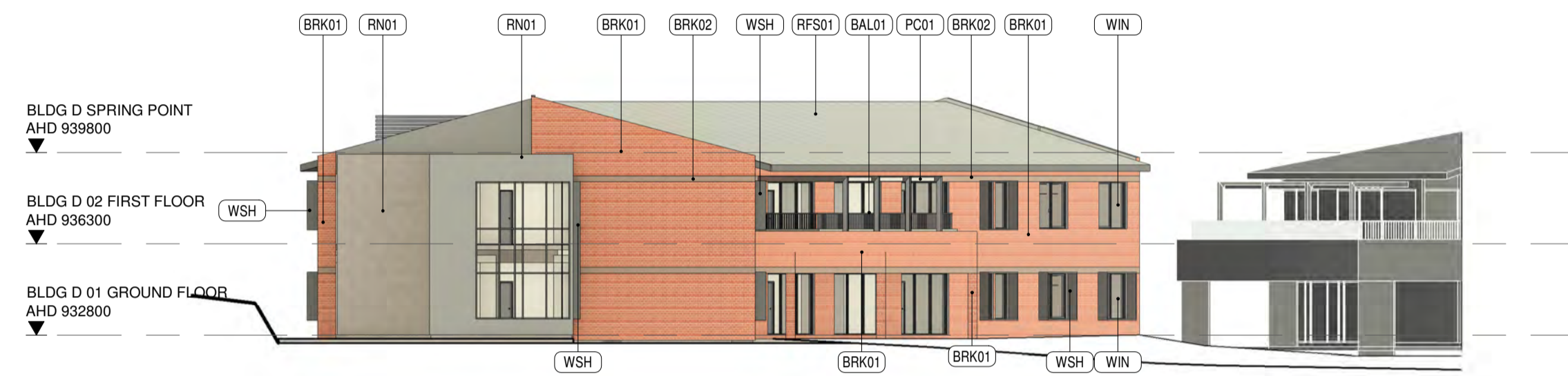
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**Town Planning
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ELEVATION - EAST

SCALE: 1:200



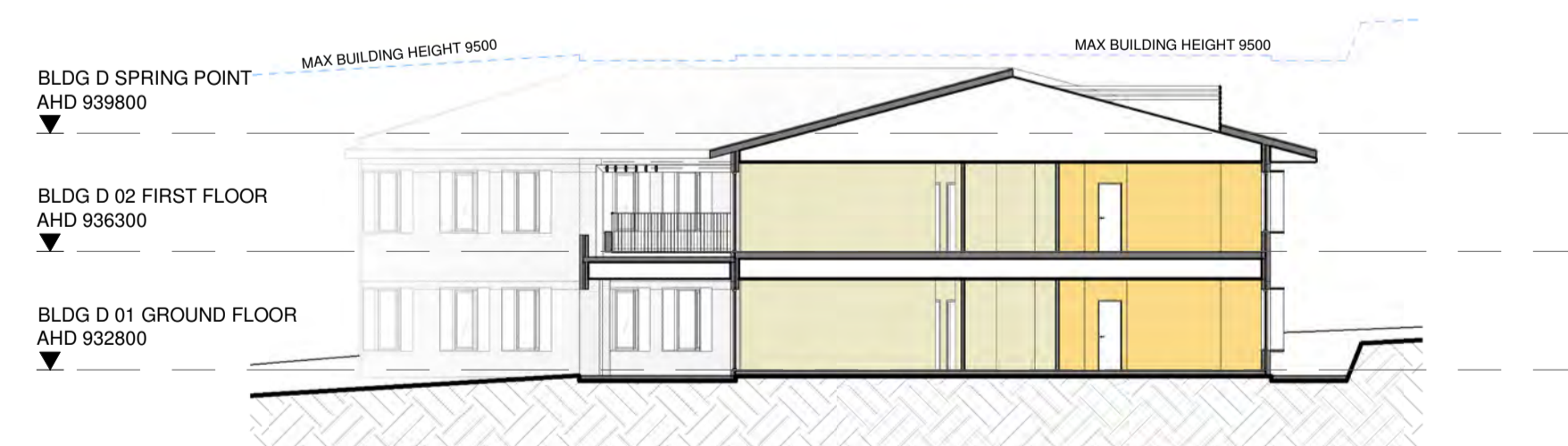
ELEVATION - SOUTH

SCALE: 1:200



ELEVATION - WEST

SCALE: 1:200



SECTION D1

SCALE: 1:200

EXTERNAL MATERIALS	
CODE	DESCRIPTION
BAL01	BALUSTRADE 1
BRK01	FACE BRICK 1 STRETCHER BOND
BRK02	FACE BRICK 2 SOLDIER BOND
PC01	POWDERCOAT FINISH TO STEEL MEMBER 1
RFS01	COLORBOND ROOF SHEETING
RND1	RENDER TEXTURE FINISH 1
WIN	POWDERCOATED ALUMINIUM WINDOWS
WSH	ALUMINIUM WINDOW SHROUD

No.	Date	Desc

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PROJECT :
**Respect Care Lithgow
Building D**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

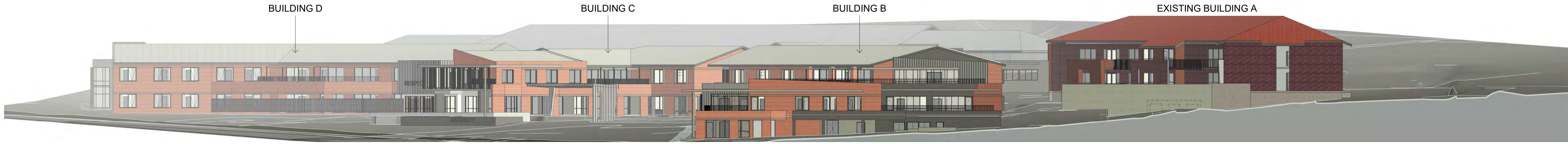
DRAWING :
**ELEVATIONS AND
SECTION**

SCALE :
1:400 @A3 1:200 @A1
JOB NUMBER: 21031D DATE: 01.11.2023

DRAWING NUMBER:
DA2001

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STREET ELEVATION - CHURCH STREET

SCALE: 1 : 250



STREET ELEVATION - MAPEL CRESCENT

SCALE: 1 : 250

No.	Date	Desc

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PROJECT :
**Respect Care Lithgow
Master Plan**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
STREET ELEVATIONS

SCALE :
@A3 1 : 250 @A1

JOB NUMBER: 21031 DATE: 04.12.2023

DRAWING NUMBER:
DA2001

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**Town Planning
Application**



No.	Date	Desc

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PROJECT :
**Respect Care Lithgow
Master Plan**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
BUILDING C NEW ENTRY

SCALE :
@A3 @A1
JOB NUMBER: 21031 DATE: 01.11.2023

DRAWING NUMBER:
DA5001

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**+ Town Planning
Application**



No.	Date	Desc

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PROJECT :
**Respect Care Lithgow
Master Plan**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
BUILDING C MAIN ENTRY

SCALE :
@A3 @A1

JOB NUMBER: 21031 DATE: 01.11.2023

DRAWING NUMBER:
DA5002

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**Town Planning
Application**



No.	Date	Desc

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PROJECT :
**Respect Care Lithgow
Master Plan**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
**BUILDING B TEMP MAIN
ENTRY**

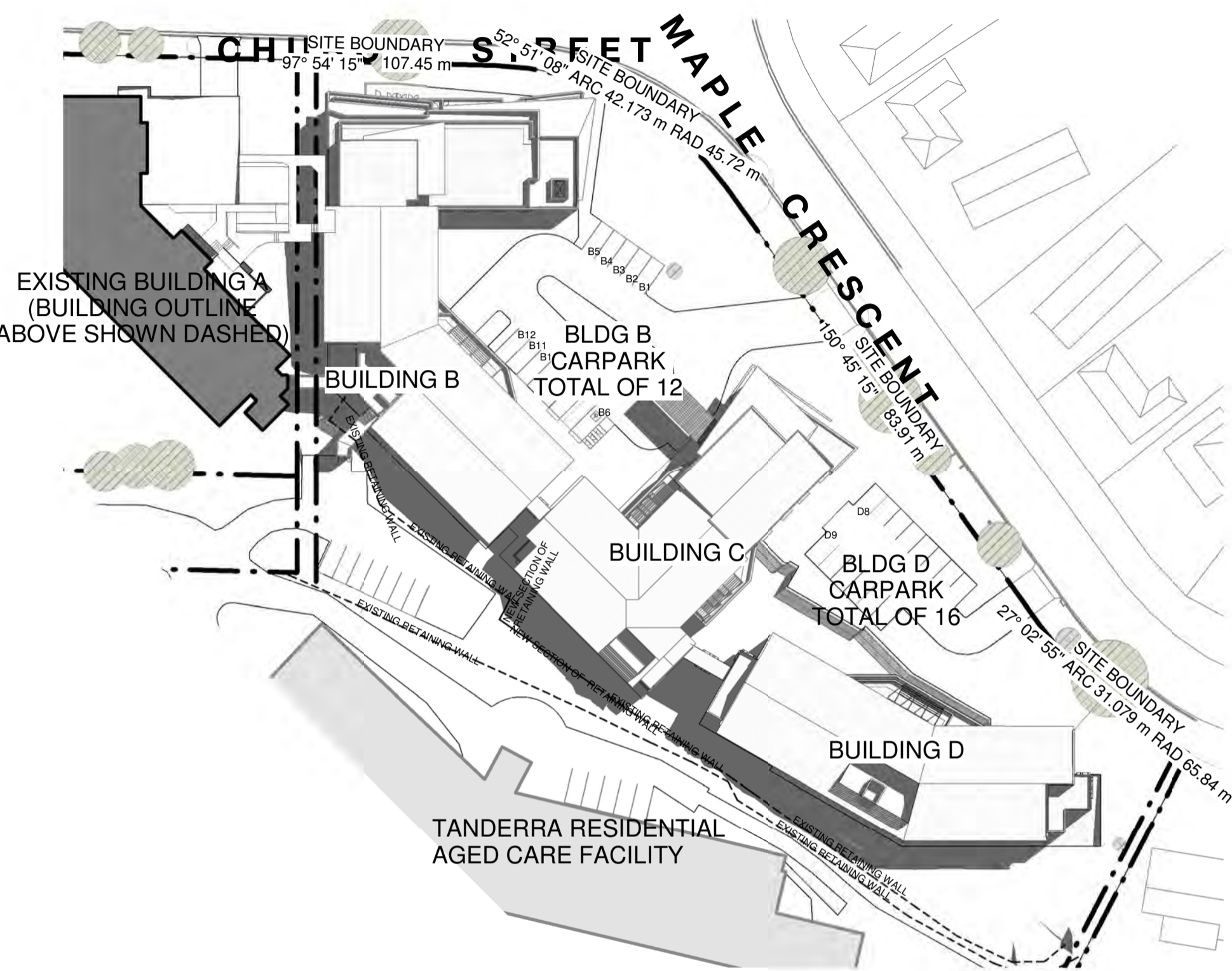
SCALE :
@A3 @A1

JOB NUMBER: 21031 DATE: 01.11.2023

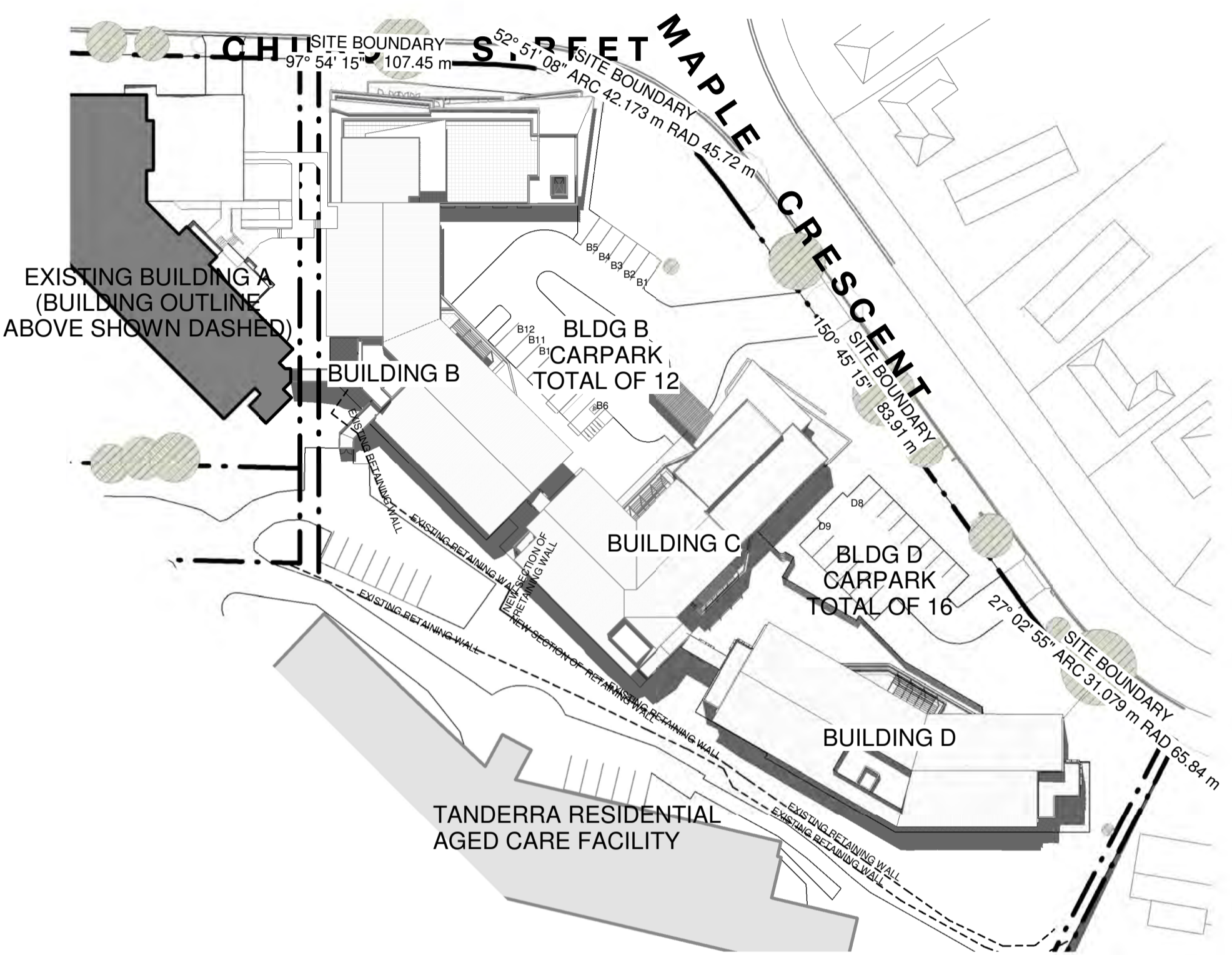
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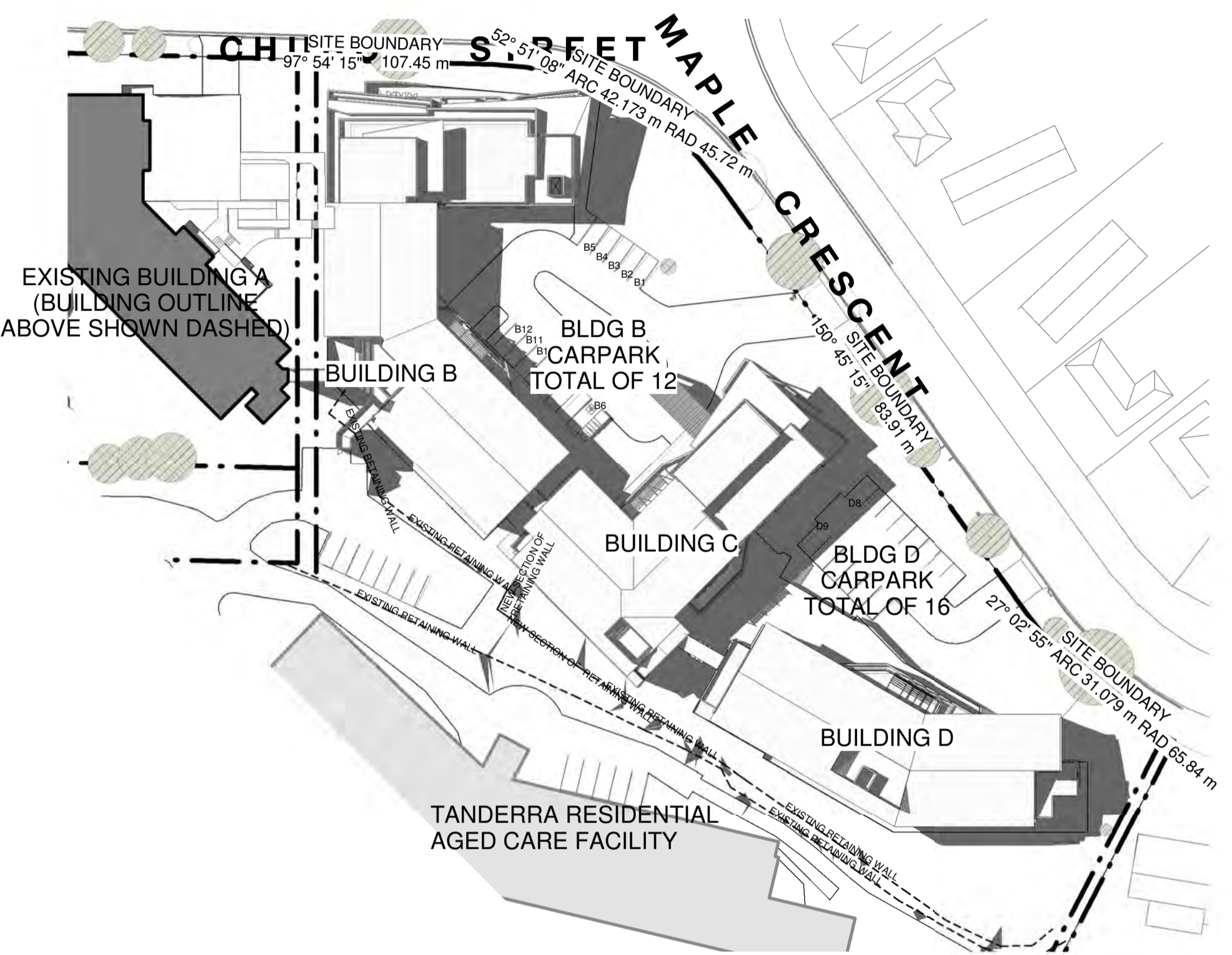
**Town Planning
Application**



SEPTEMBER 22 - 9AM



SEPTEMBER 22 - 12PM



SEPTEMBER 22 - 3PM

No.	Date	Desc

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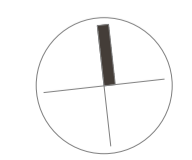


PROJECT :
**Respect Care Lithgow
Master Plan**

ADDRESS:
38 Maple Crescent, Lithgow NSW 2790

DRAWING :
SHADOW STUDIES

SCALE :
@A3 1 : 750 @A1
JOB NUMBER: 21031
DATE: 01.11.2023

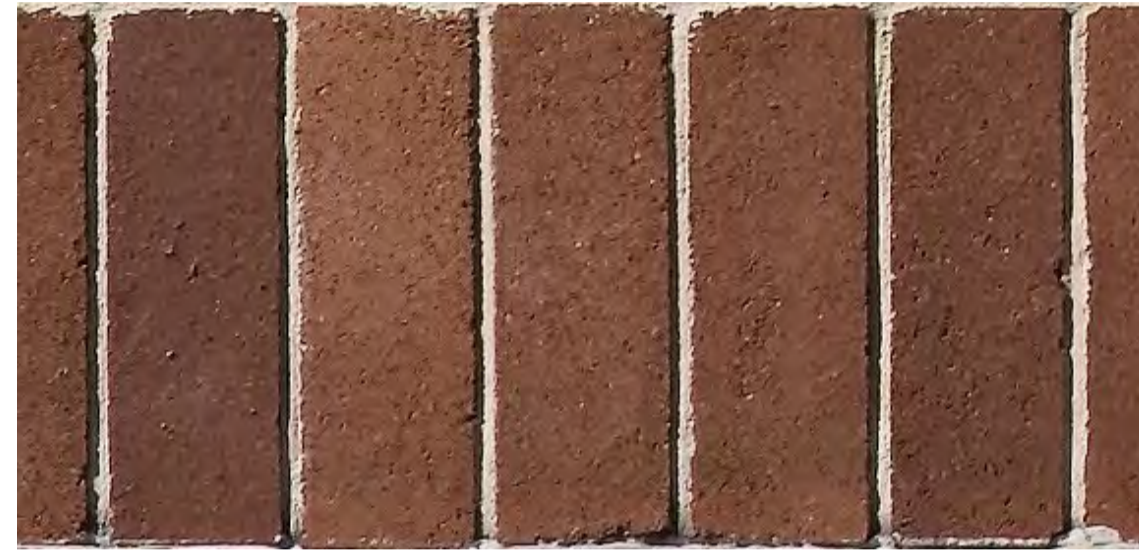


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**Town Planning
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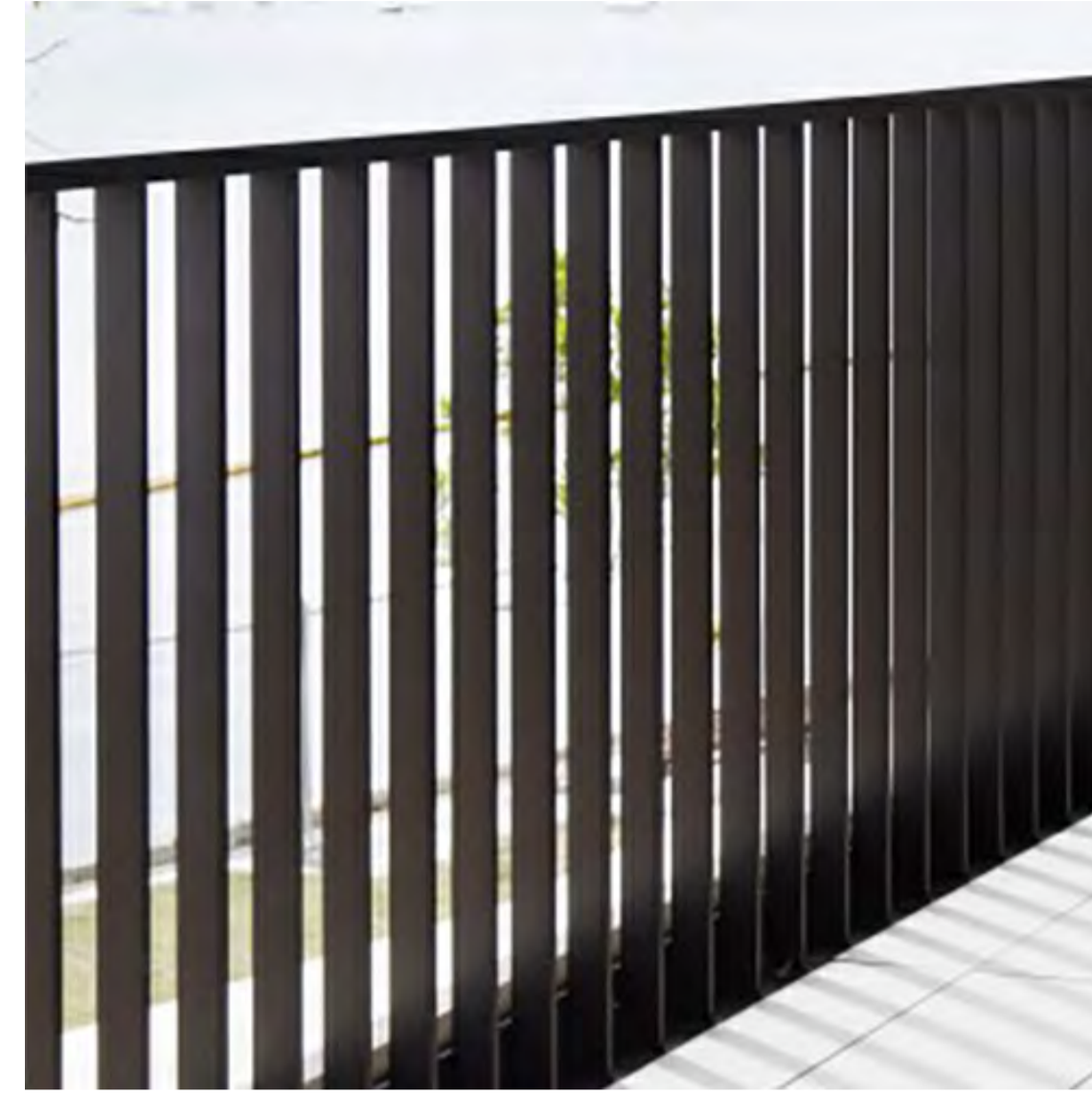
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Version: 1, Version Date: 23/01/2024



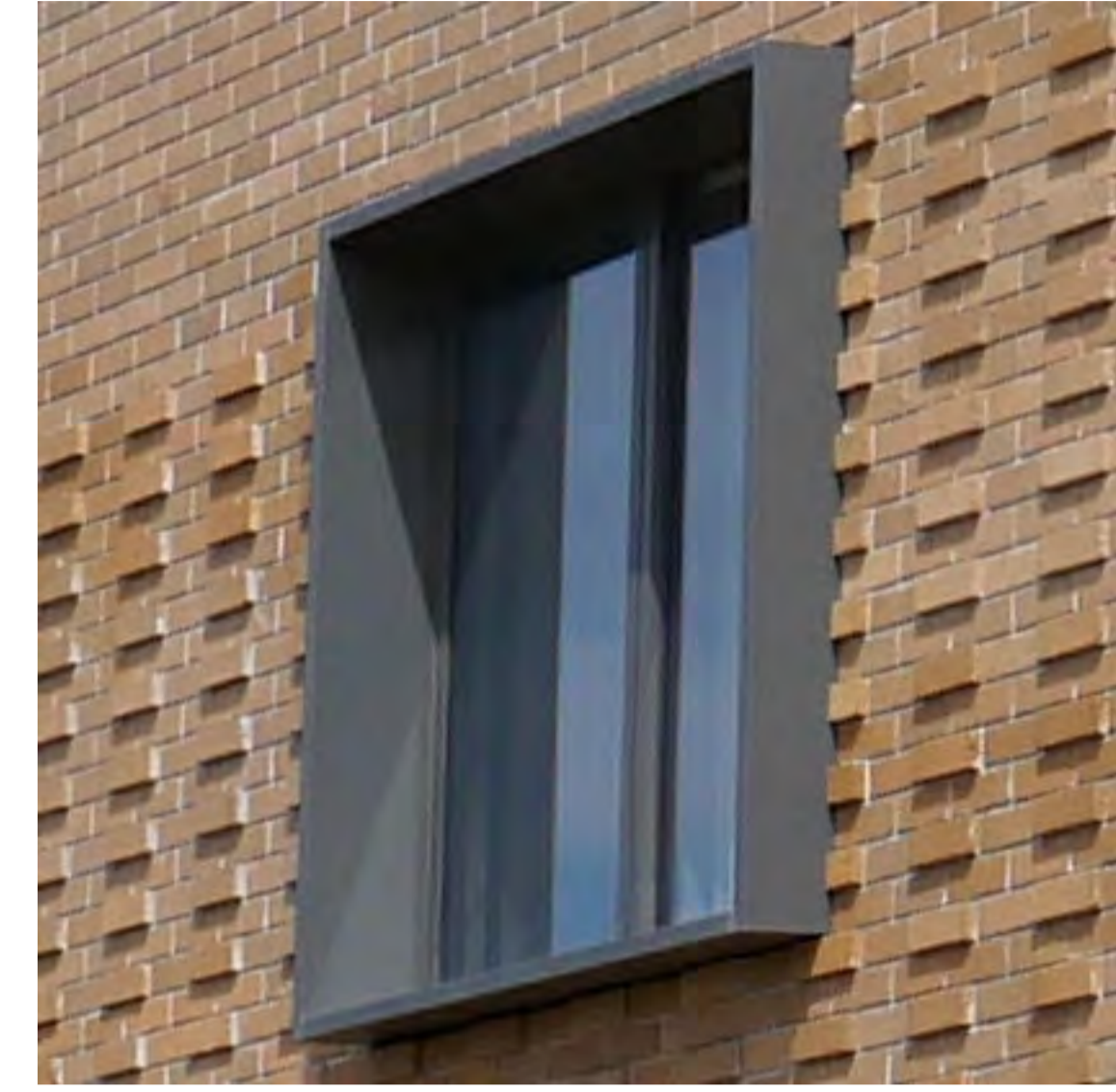
BRK02 - FACE BRICK SOLDIER BOND



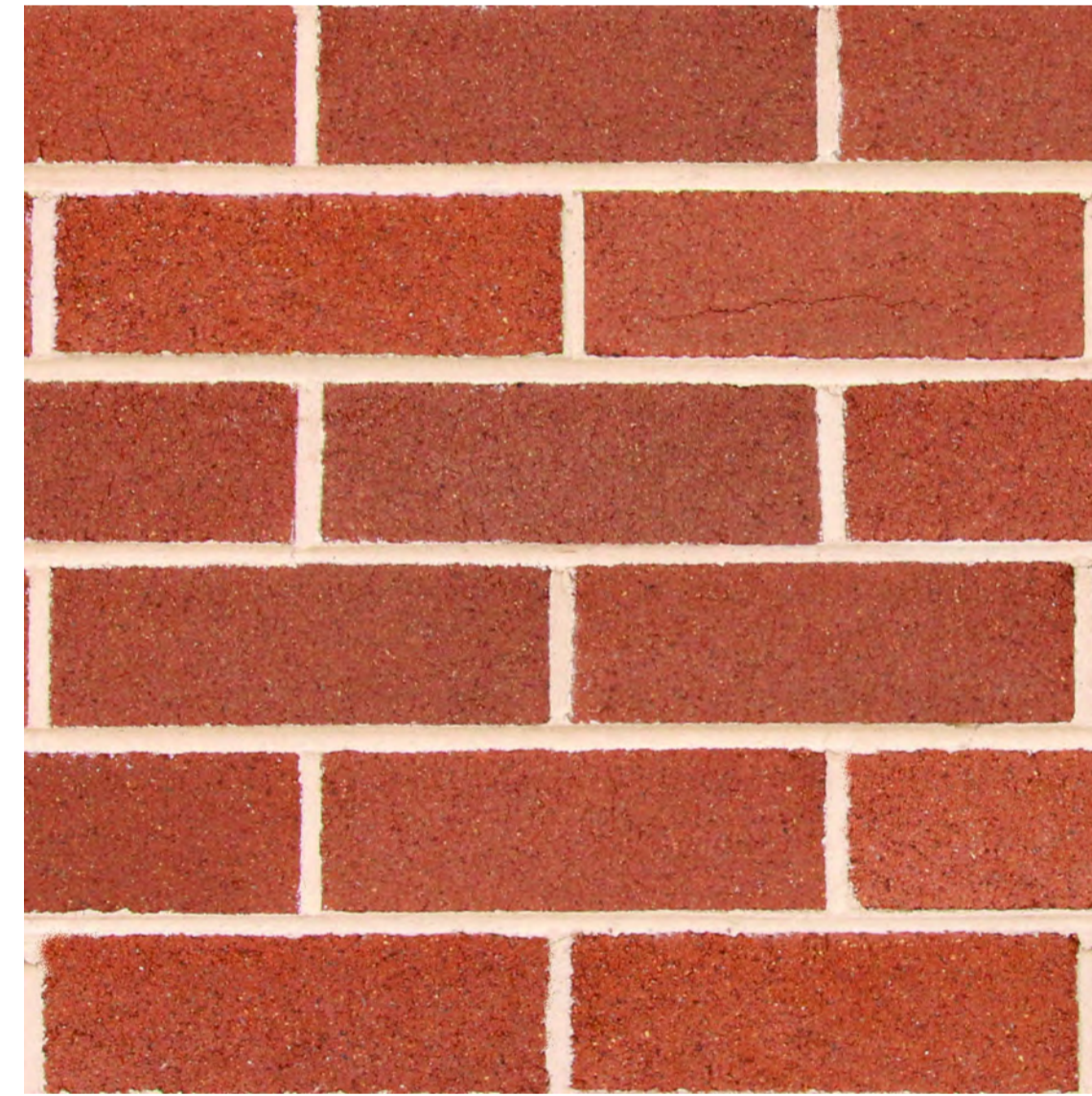
RSF01 - COLORBOND ROOF SHEETING 01 , LIGHT GREY



BAL01 - BALUSTRADE TYPE 01 , CHARCOAL
MS02 - METAL HORIZONTAL SCREEN , CHARCOAL



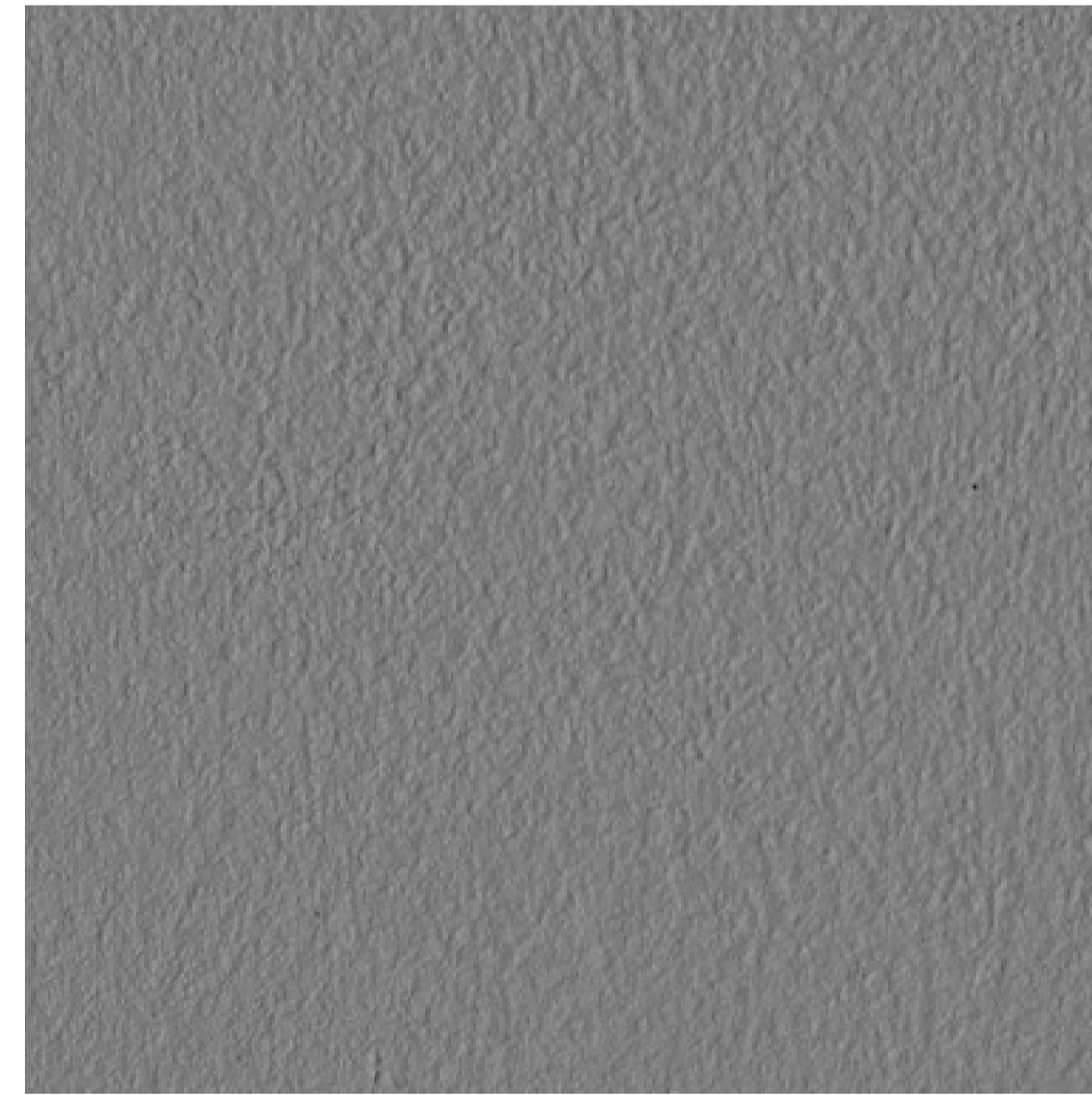
WIN - POWDERCOATED ALUMINIUM WINDOW FRAME, CHARCOAL
WSH - POWDERCOATED ALUMINIUM WINDOW SHROUD, CHARCOAL
PC01 - POWDERCOAT FINISH TO STEEL MEMBER, CHARCOAL



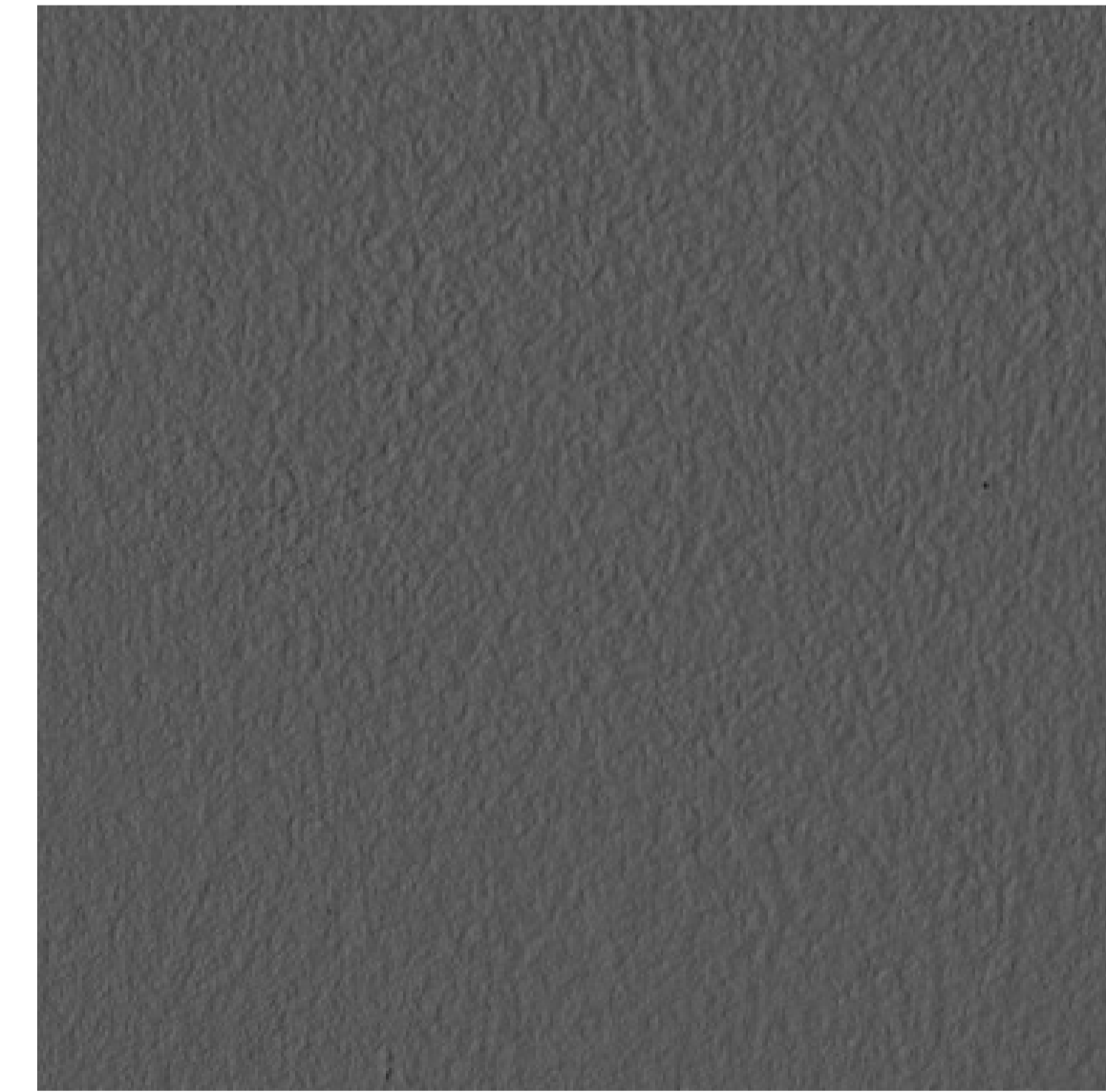
BRK01 - FACE BRICK STRECHER BOND



MC01 - METAL CLADDING 01 , MID GREY



RN01 - RENDER FINISH 01 , LIGHT GREY



RN02 - RENDER FINISH 02 , MID GREY

No.	Date	Desc