



P R E F E R R E D   P R O J E C T   R E P O R T   -   F O R   A P P R O V A L

## montefiore aged care facility

Sir Moses Montefiore Jewish Home  
100 - 120 King Street & 30 - 36 Dangar Street, Randwick

**MAY 2016**

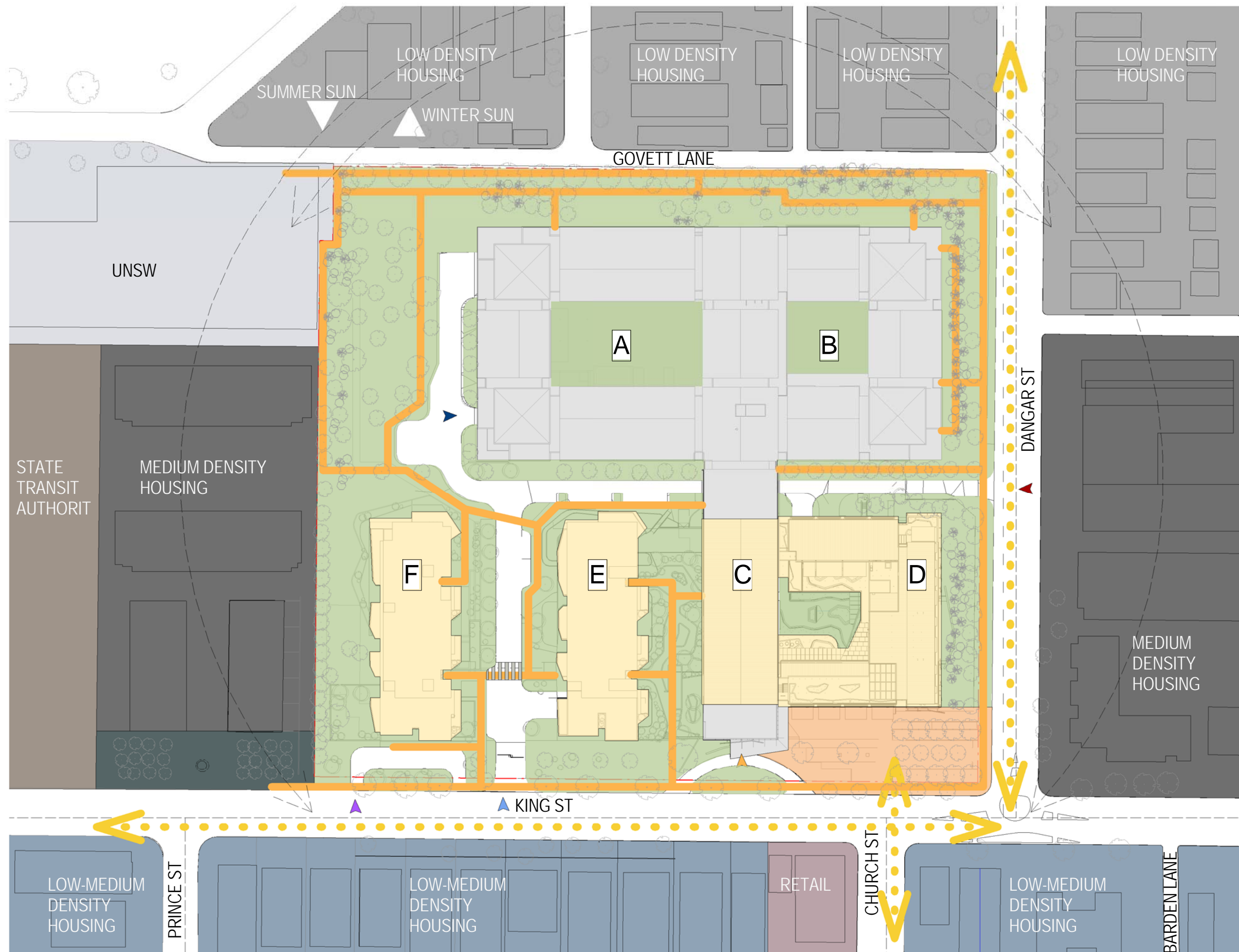
**JACKSON TEECE**  
Urban Design. Architecture. Interior Design



PREFERRED PROJECT REPORT

TABLE OF CONTENTS FOR APPROVAL

Sheet Number	Sheet Name	Current Revision
MA1.01	SITE PLAN	1
MA1.02	RL HEIGHT DIAGRAM	1
MA1.03	CONSTRUCTION STAGING PLAN	1
MA2.01	BASEMENT LEVEL 2 CARPARK	1
MA2.02	BASEMENT LEVEL 1 CARPARK	1
MA2.03	LOWER GROUND LEVEL FLOOR PLAN	1
MA2.04	GROUND LEVEL FLOOR PLAN	1
MA2.05	LEVEL 1 FLOOR PLAN	1
MA2.06	LEVEL 2 FLOOR PLAN	1
MA2.07	LEVEL 3 FLOOR PLAN	1
MA2.08	LEVEL 4 FLOOR PLAN	1
MA2.09	LEVEL 5 FLOOR PLAN	1
MA2.10	ENVELOPE ELEVATION	1
MA3.02	SITE SETBACKS	1
MA3.03	SITE SETBACKS	1
MA3.04	DETAILED SECTIONS	1
MA3.05	SITE SECTIONS 1	1
MA3.06	SITE SECTIONS 2	1

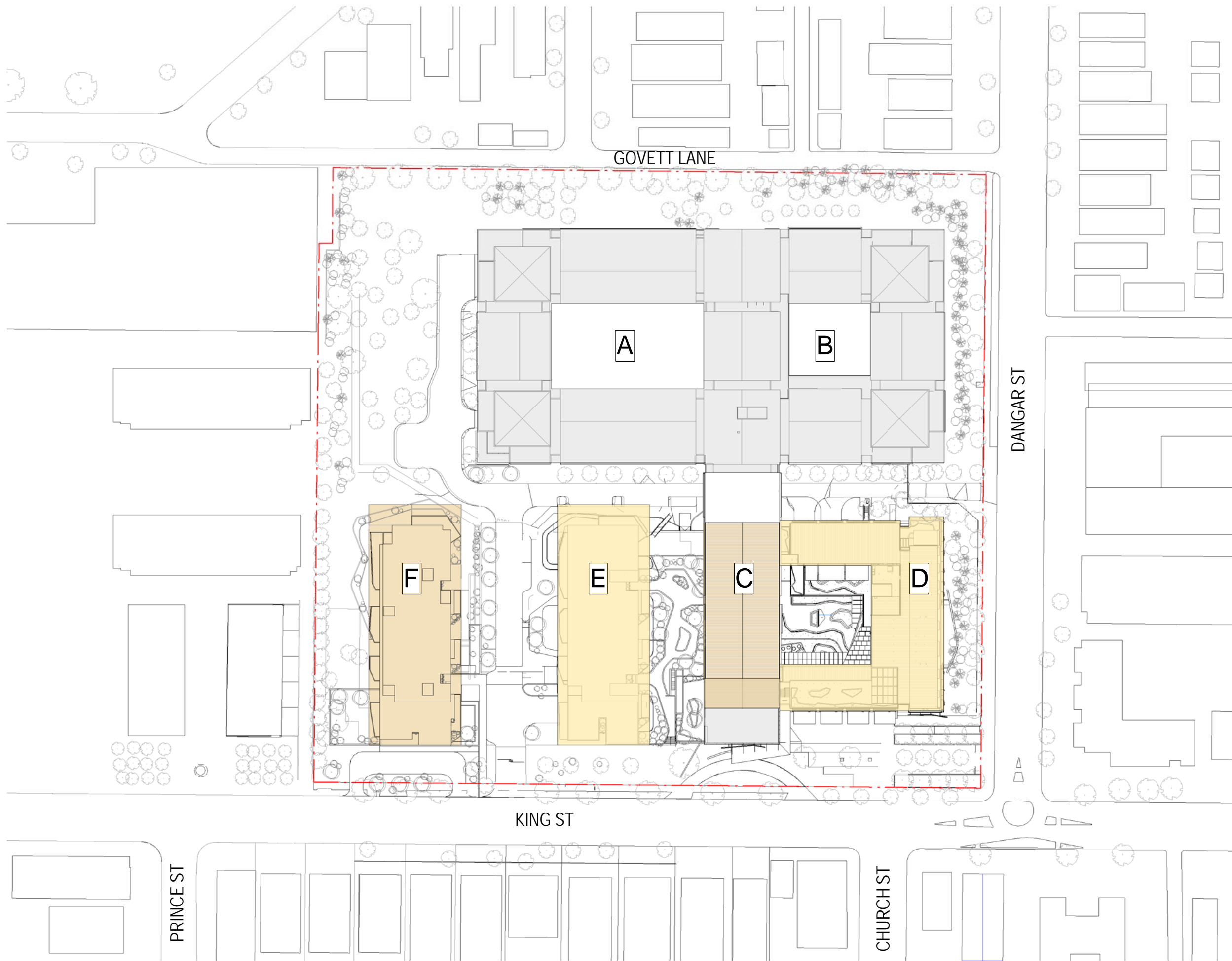


- Legend:**
- Existing Aged Care Facility
  - Proposed Aged Care Facility
  - Low Density Housing
  - Low-Medium Density Housing
  - Medium Density Housing
  - Private Open Space
  - Public Open Space
  - State Transit Authority
  - UNSW
  - Retail
  - Pedestrian Paths
  - Heritage Item
  - On-Street Cyclepath
  - Vehicle Entrance
  - Service Entrance
  - Childcare Entrance
  - Self Care Apartment Entrance
  - Wellness Centre Entrance
  - Neighbourhood Roads
  - View Corridors
  - A Buildings

0 20 50m  
Scale 1:1000 @ A3



0 20 50m  
Scale 1:1000 @ A3



**Legend:**

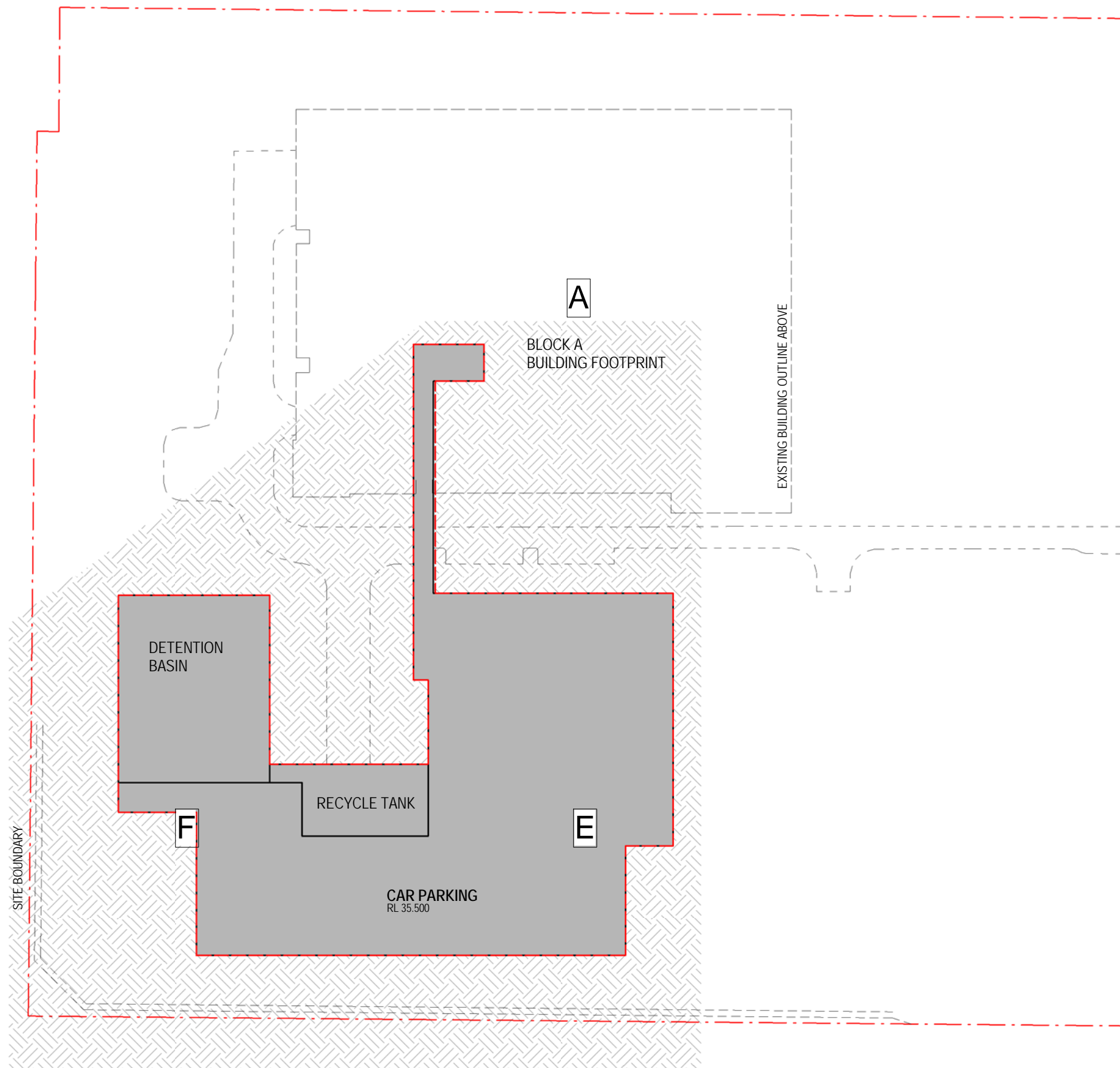
- Stage 1
- Stage 2
- Existing Aged Care Facility

0 20 50m  
Scale 1:1000 @ A3

CONSTRUCTION STAGING PLAN

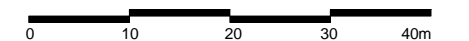
MA1.03Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)





**Legend:**

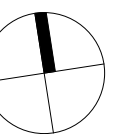
- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare
- Childcare
- Retail / Commercial
- Foyer / Administration
- Staff Facilities
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care  
Re-use of Existing Building
- Residential Health / Wellbeing  
Re-use of Existing Building
- Adult Daycare / Childcare  
Re-use of Existing Building
- Building floor space envelope sought for approval

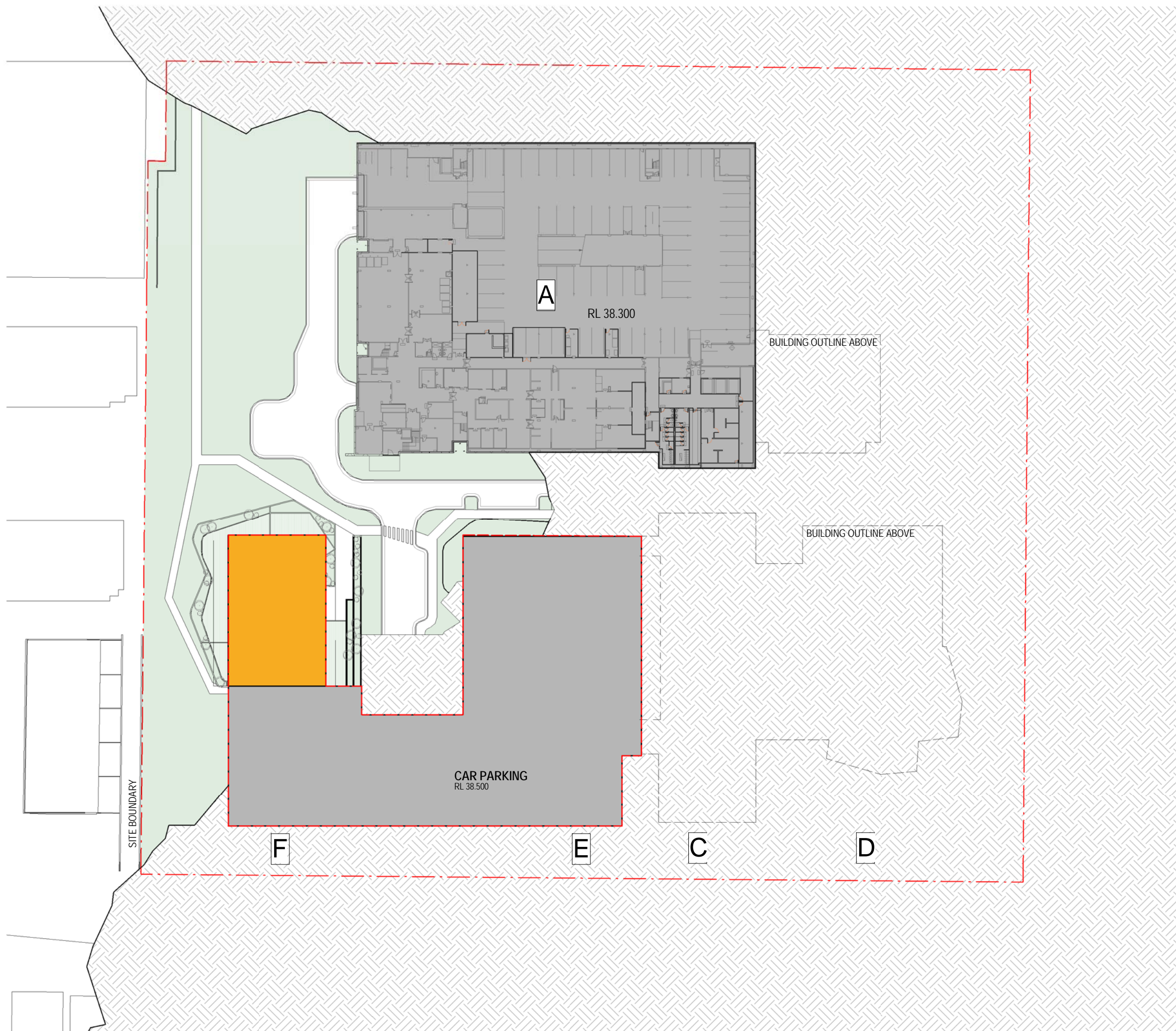


Scale 1:750 @ A3

BASEMENT LEVEL 2 CARPARK

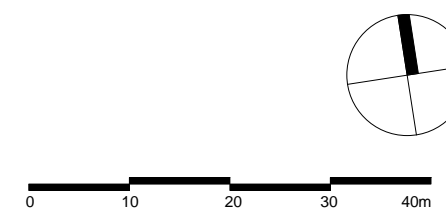
MA2.01 Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)



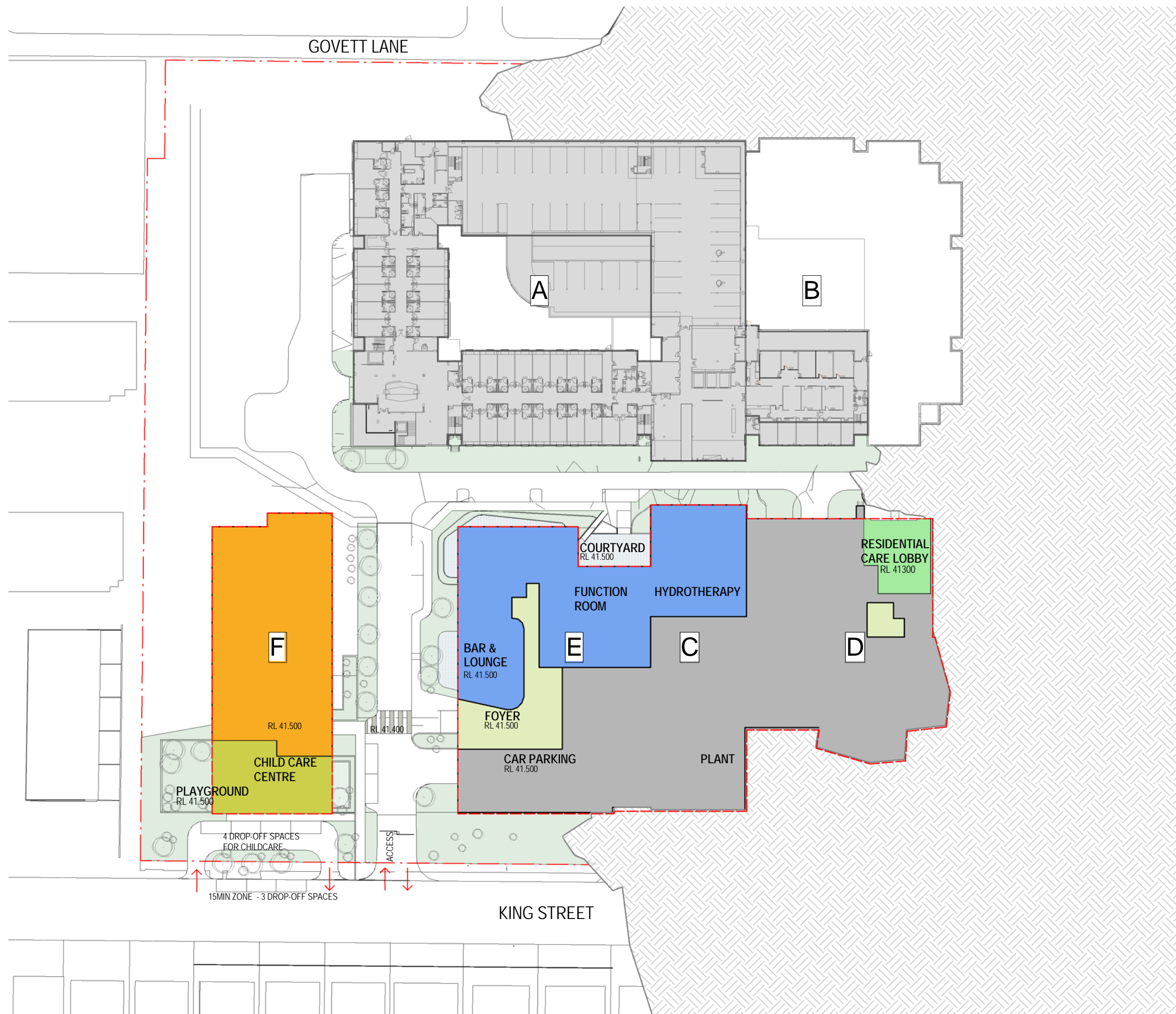


**Legend:**

- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare
- Childcare
- Retail / Commercial
- Foyer / Administration
- Staff Facilities
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care  
Re-use of Existing Building
- Residential Health / Wellbeing  
Re-use of Existing Building
- Adult Daycare / Childcare  
Re-use of Existing Building
- Building floor space envelope sought for approval

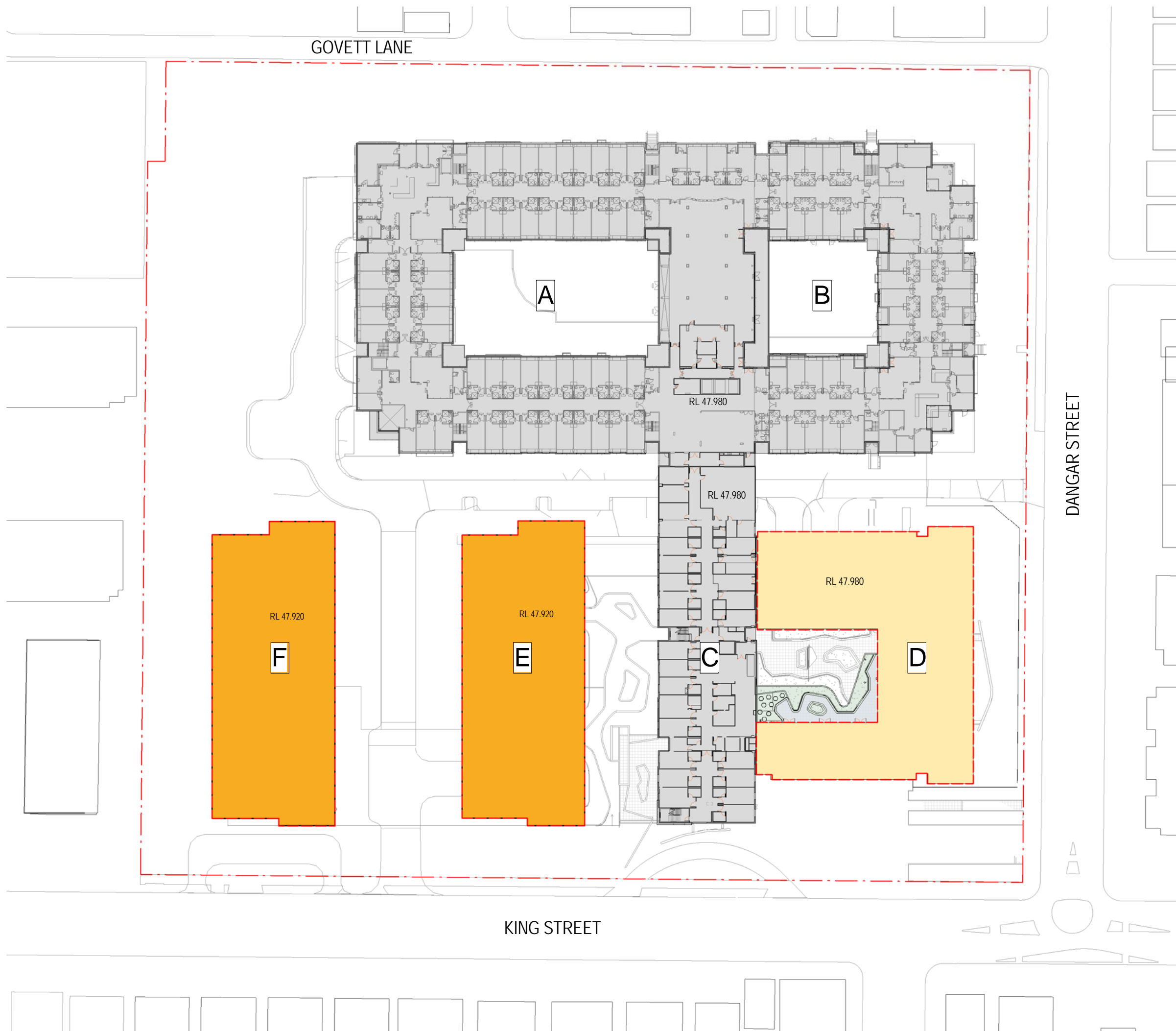






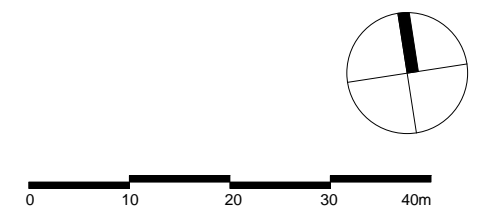






**Legend:**

- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare
- Childcare
- Retail / Commercial
- Foyer / Administration
- Staff Facilities
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care Re-use of Existing Building
- Residential Health / Wellbeing Re-use of Existing Building
- Adult Daycare / Childcare Re-use of Existing Building
- Building floor space envelope sought for approval

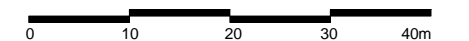






**Legend:**

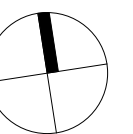
- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare
- Childcare
- Retail / Commercial
- Foyer / Administration
- Staff Facilities
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care Re-use of Existing Building
- Residential Health / Wellbeing Re-use of Existing Building
- Adult Daycare / Childcare Re-use of Existing Building
- Building floor space envelope sought for approval



Scale 1:750 @ A3

LEVEL 2 FLOOR PLAN

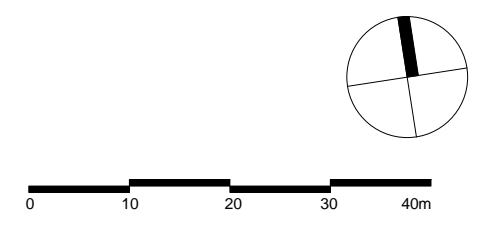
MA2.06Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)



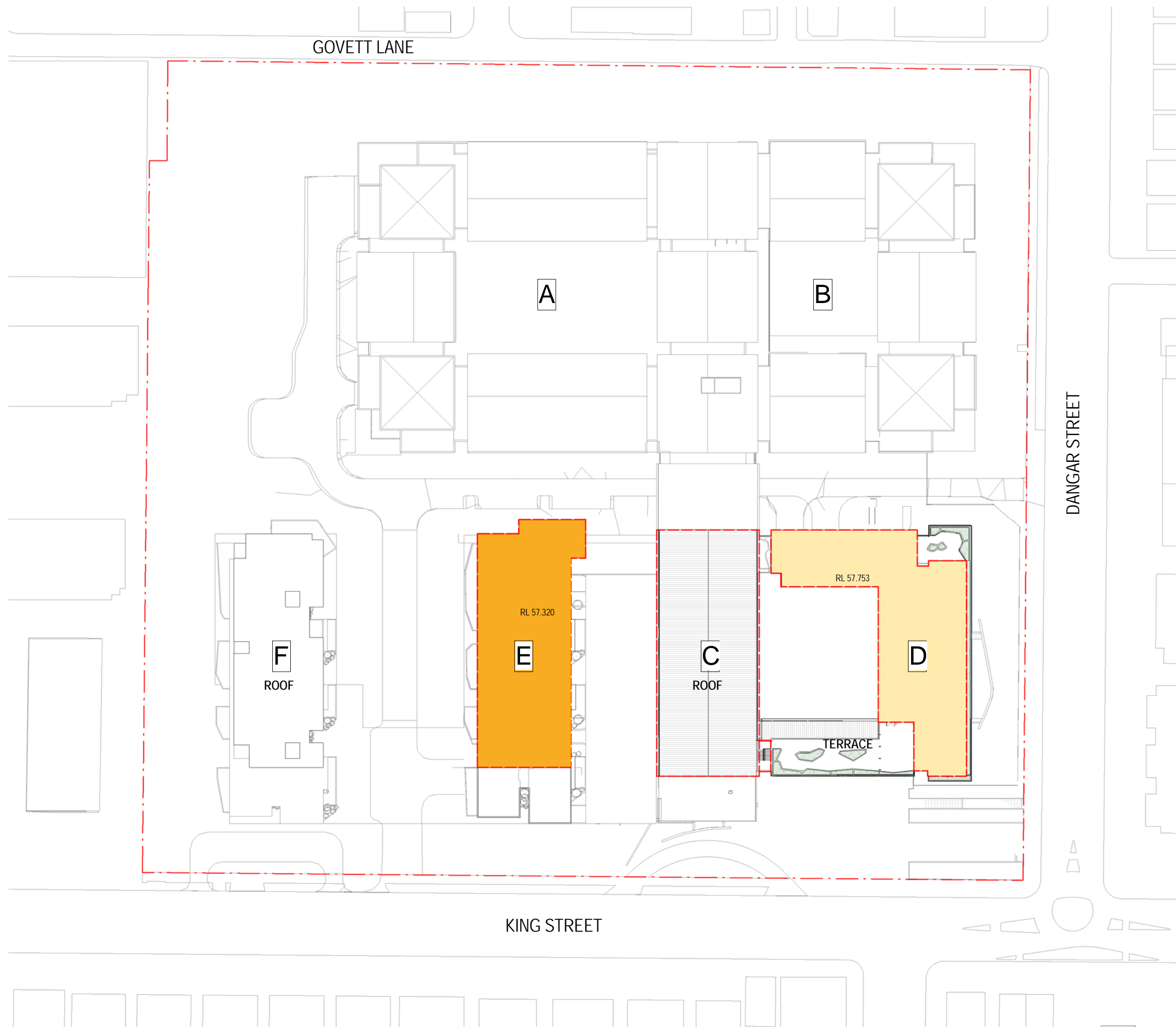


**Legend:**

- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare
- Childcare
- Retail / Commercial
- Foyer / Administration
- Staff Facilities
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care  
Re-use of Existing Building
- Residential Health / Wellbeing  
Re-use of Existing Building
- Adult Daycare / Childcare  
Re-use of Existing Building
- Building floor space envelope sought for approval

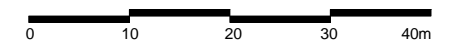






**Legend:**

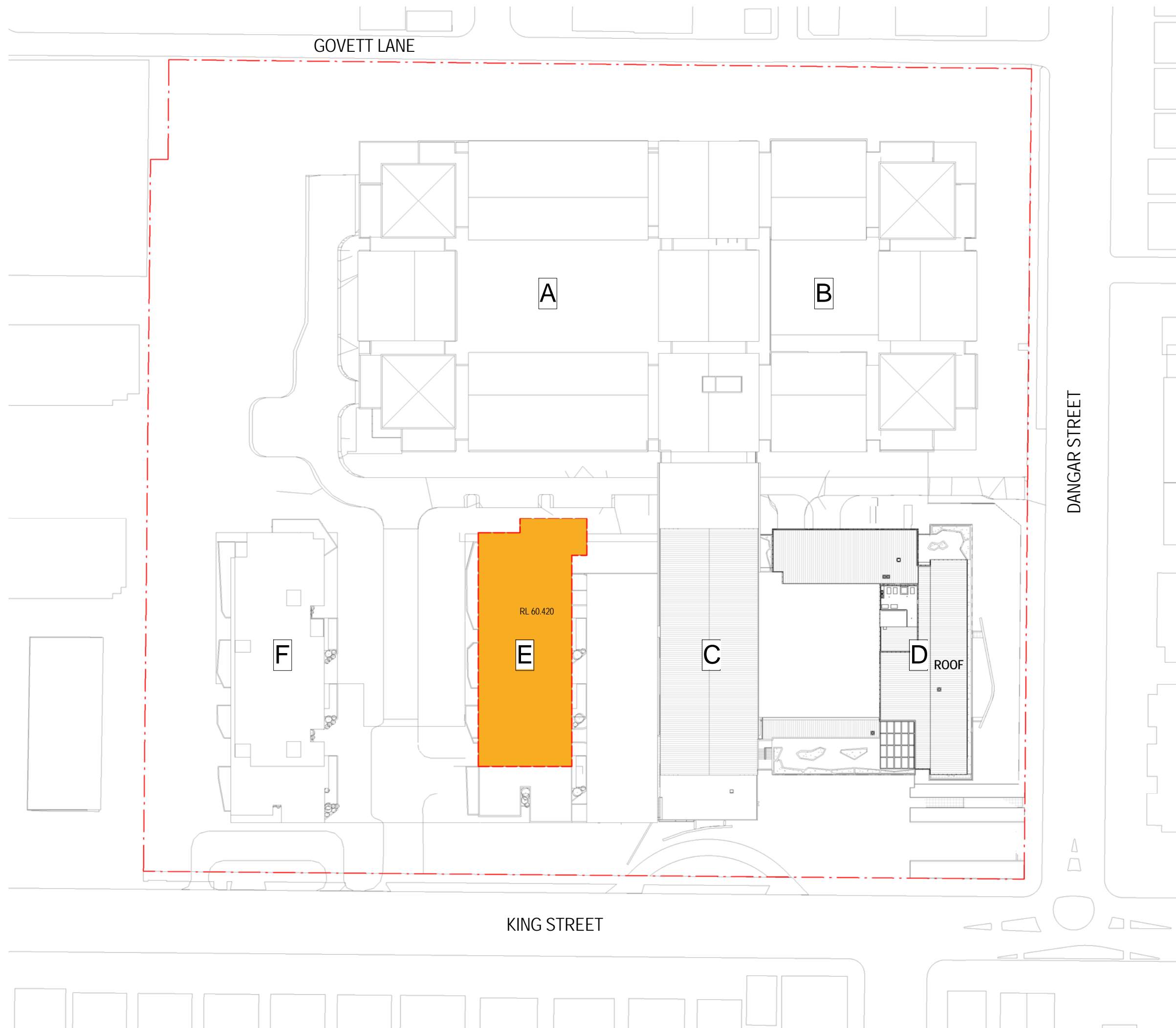
- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare
- Childcare
- Retail / Commercial
- Foyer / Administration
- Staff Facilities
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care Re-use of Existing Building
- Residential Health / Wellbeing Re-use of Existing Building
- Adult Daycare / Childcare Re-use of Existing Building
- Building floor space envelope sought for approval



Scale 1:750 @ A3

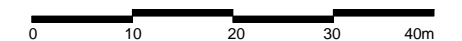
LEVEL 4 FLOOR PLAN

MA2.08Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)



**Legend:**

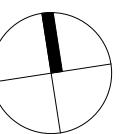
- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare
- Childcare
- Retail / Commercial
- Foyer / Administration
- Staff Facilities
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care Re-use of Existing Building
- Residential Health / Wellbeing Re-use of Existing Building
- Adult Daycare / Childcare Re-use of Existing Building
- Building floor space envelope sought for approval



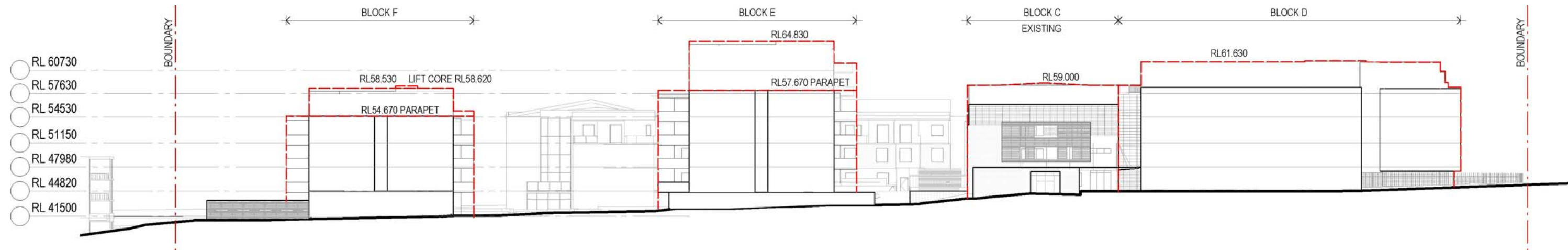
Scale 1:750 @ A3

LEVEL 5 FLOOR PLAN

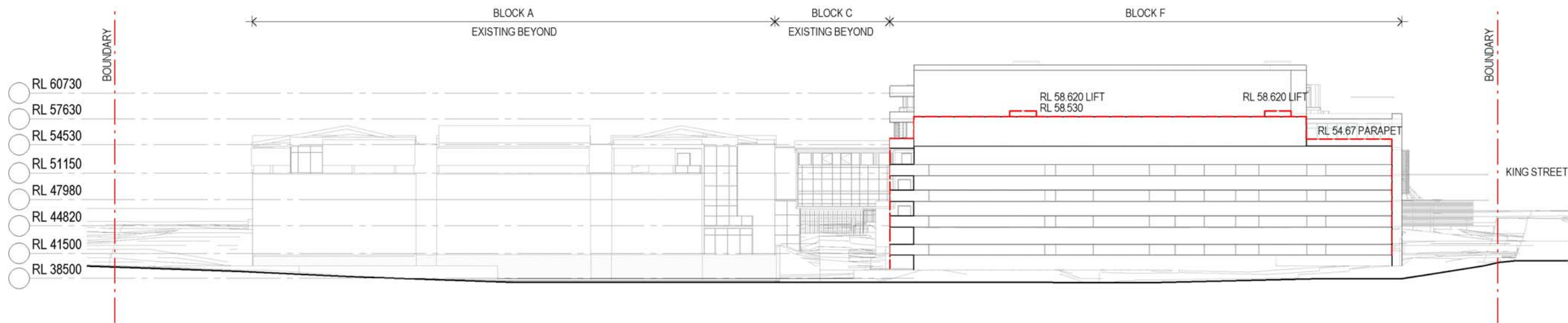
MA2.09Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)



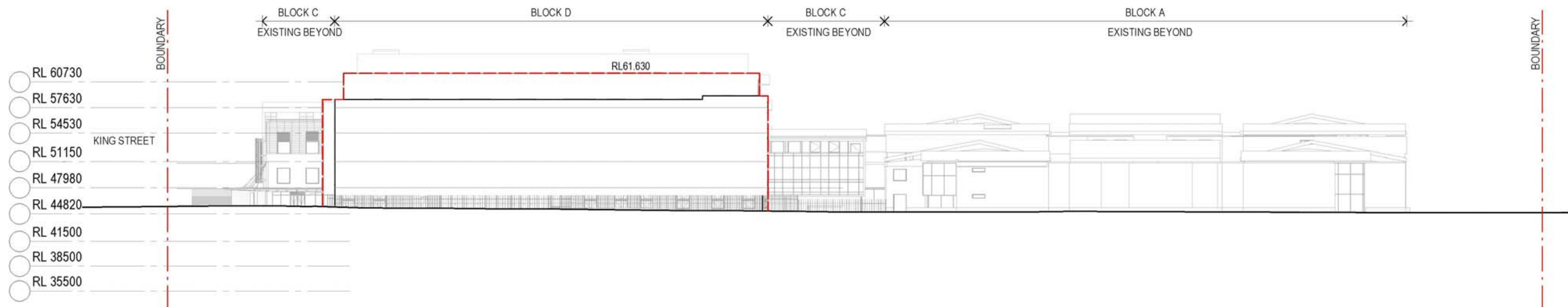




KING STREET ELEVATION



WEST ELEVATION



DANGAR STREET ELEVATION



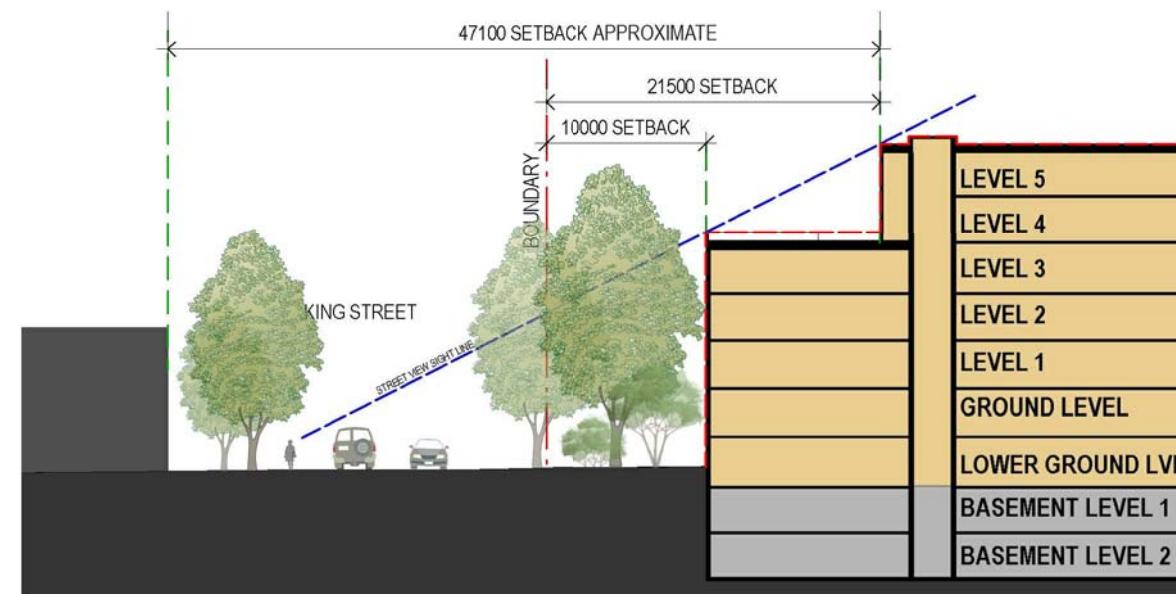
Scale 1:750 @ A3

ENVELOPE ELEVATION

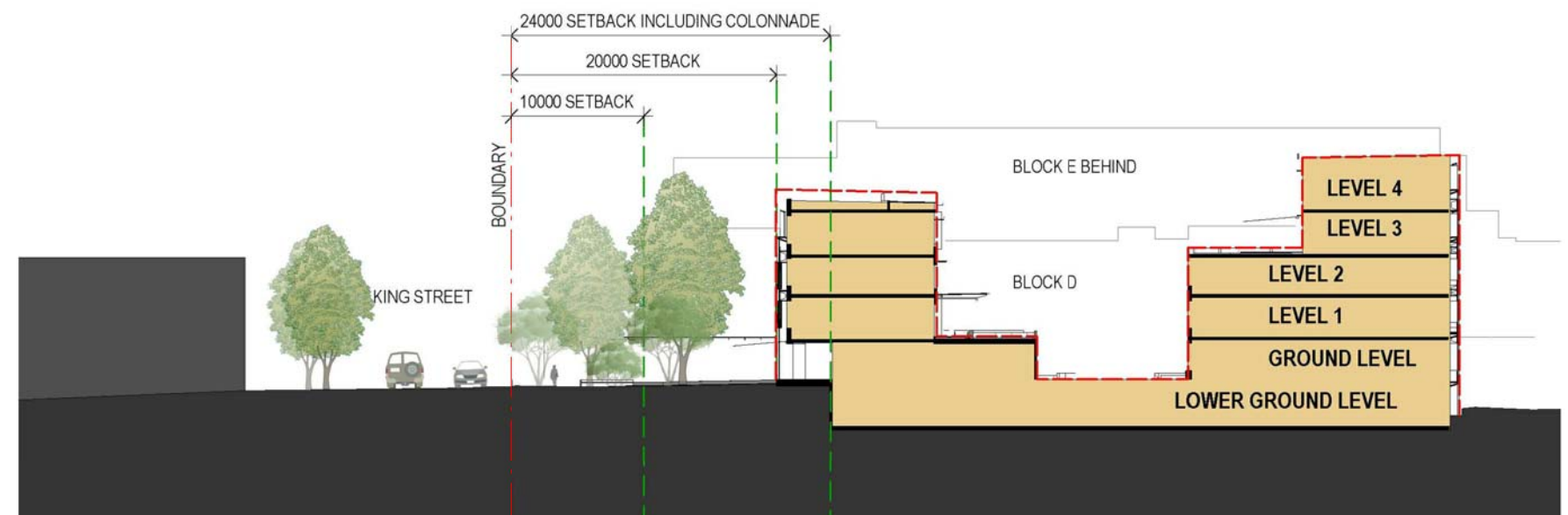
MA2.10Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)



SECTION KEY PLAN



SECTION 1

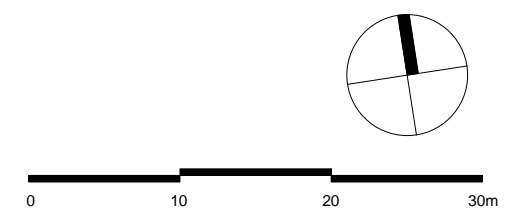


SECTION 2

\* NOTE: TREES SHOWN AS PER LANDSCAPE PLANS WHEN FULLY MATURE

**Legend:**

- Proposed Residential Aged Care
- Existing Residential Aged Care
- Proposed Envelope

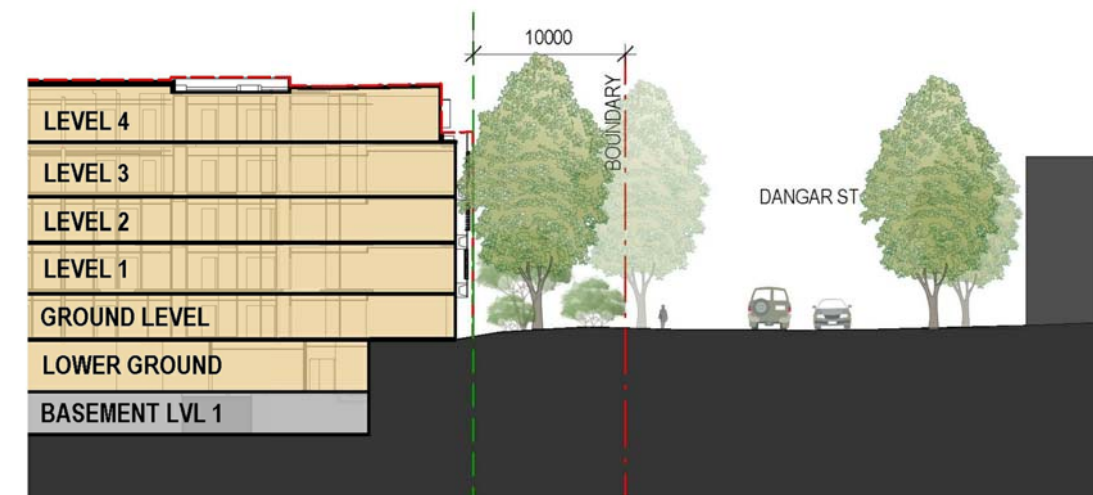
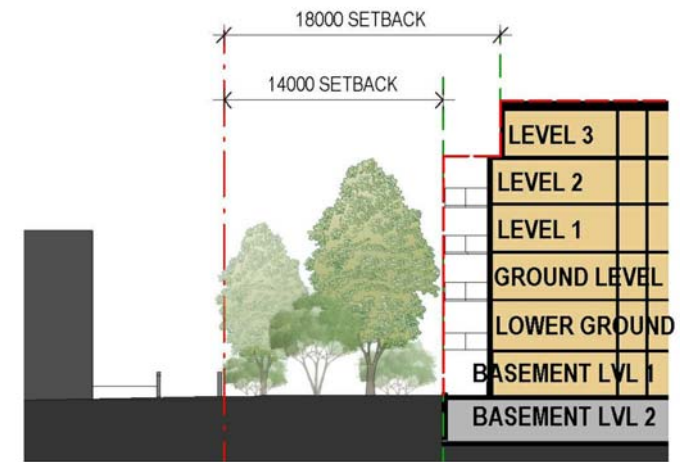


Scale 1:500 @ A3

SITE SETBACKS

MA3.02Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)





\* NOTE: TREES SHOWN AS PER LANDSCAPE PLANS WHEN FULLY MATURE

**Legend:**

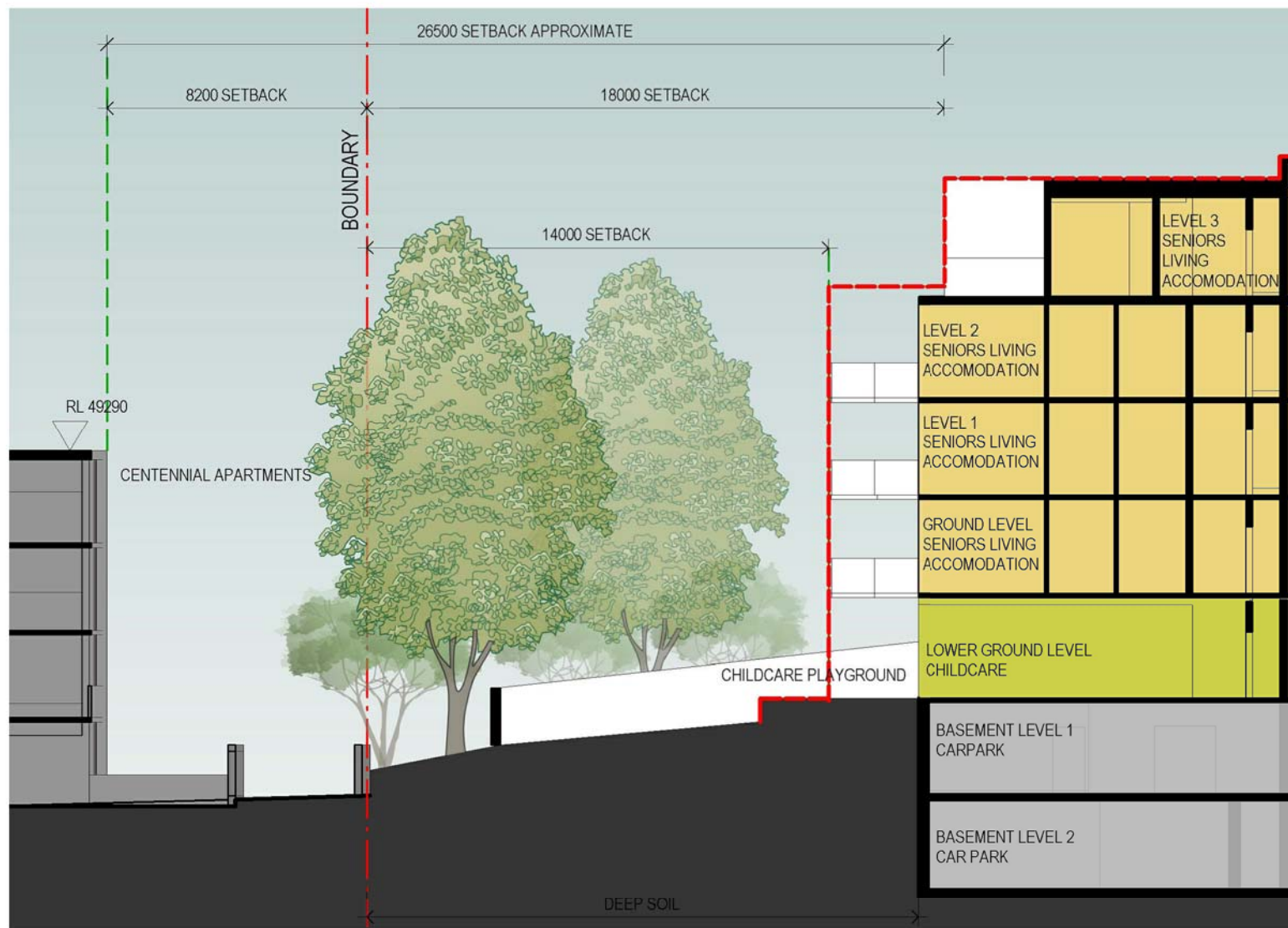
- Proposed Residential Aged Care
- Existing Residential Aged Care
- Proposed Envelope



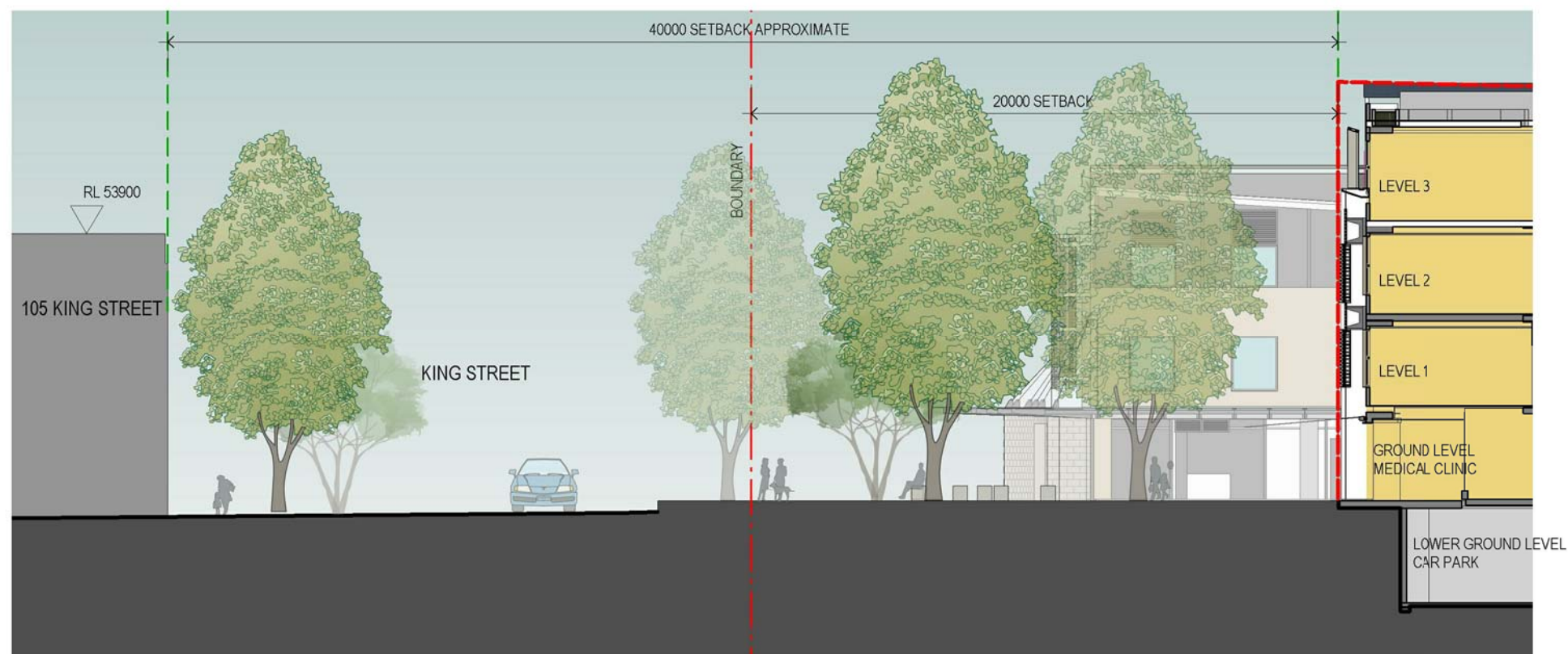
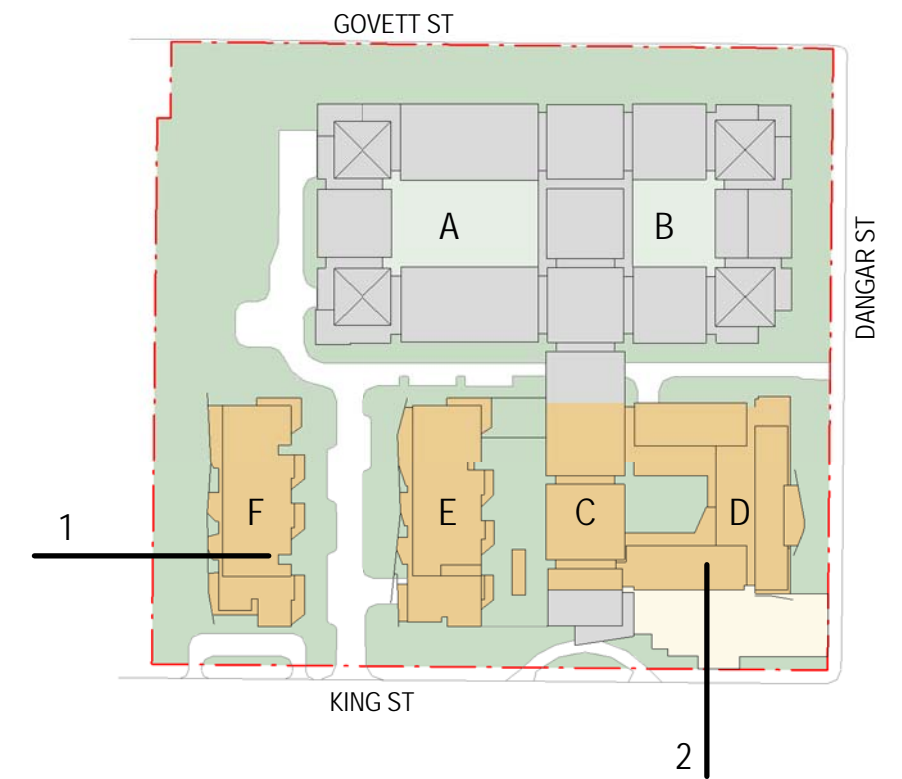
Scale 1:500 @ A3

SITE SETBACKS

MA3.03Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)



SECTION 1



SECTION 2

\* NOTE: TREES SHOWN AS PER LANDSCAPE PLANS WHEN FULLY MATURE

**Legend:**

— Proposed scheme envelope

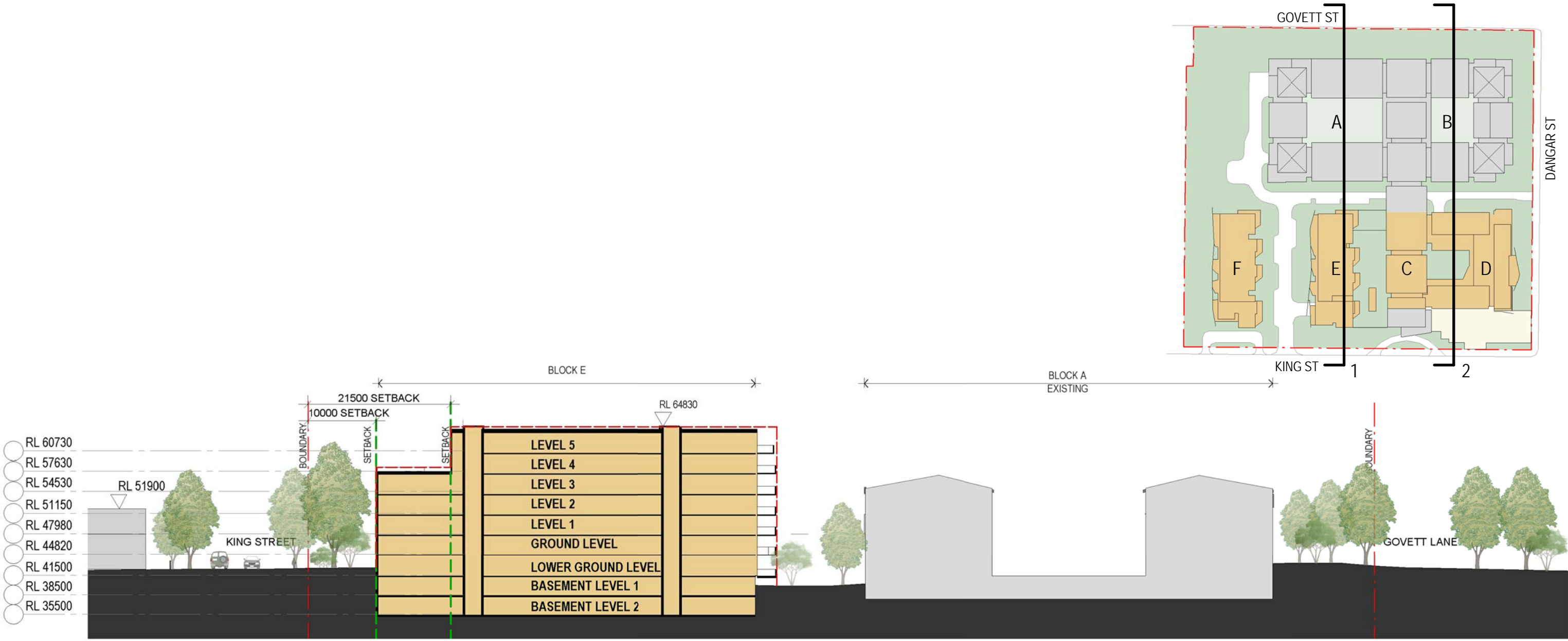
0 2 4 6m

Scale 1:200 @ A3

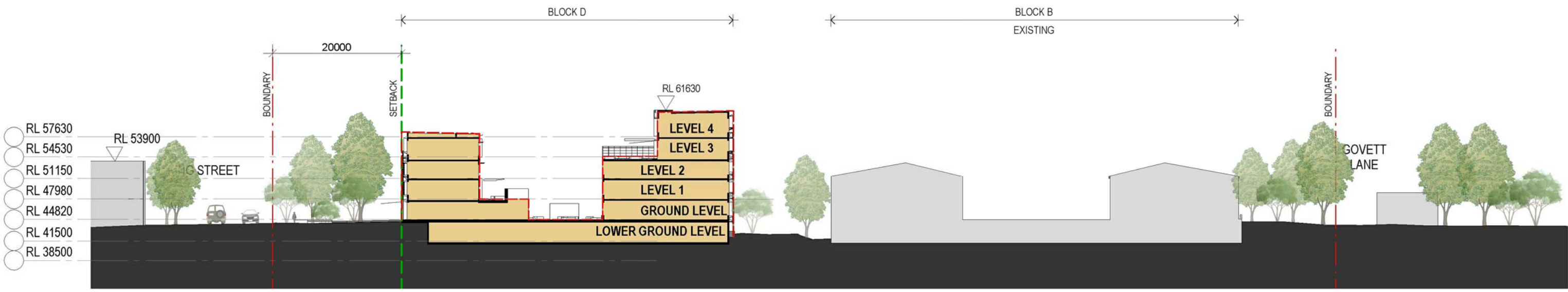
DETAILED SECTIONS

MA3.04Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)





SECTION 1



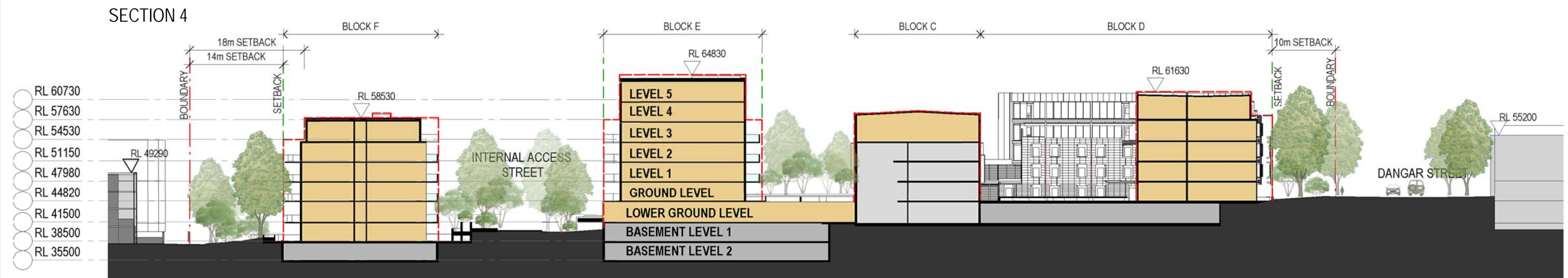
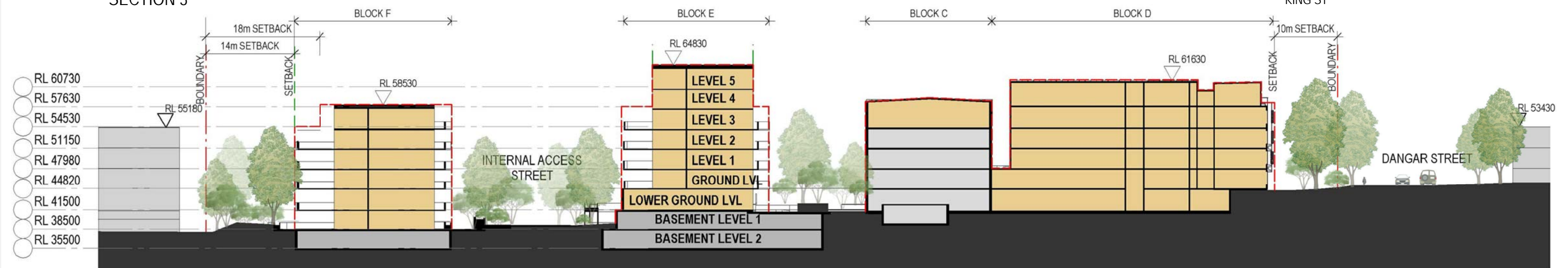
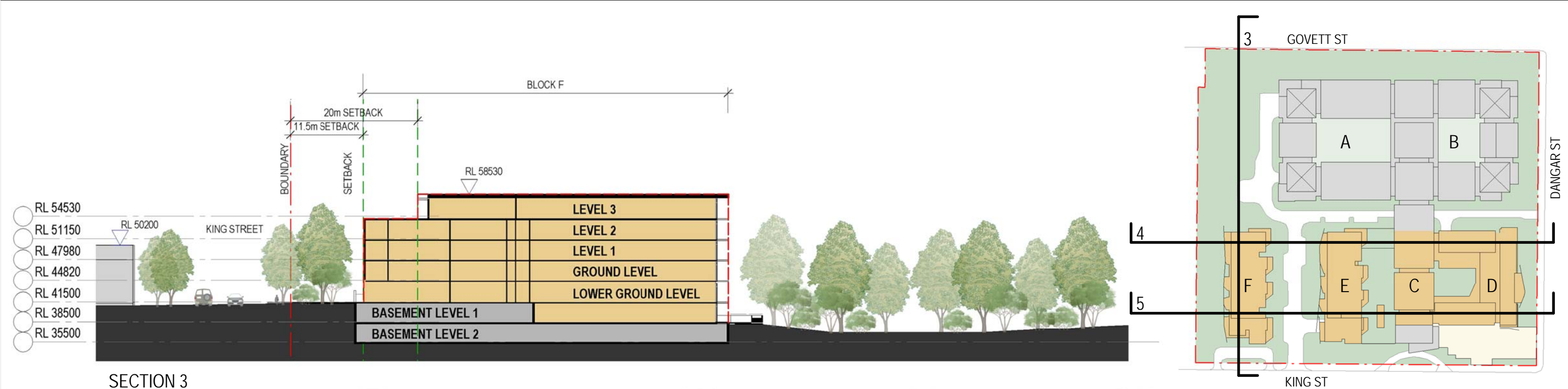
SECTION 2

\* NOTE: TREES SHOWN AS PER LANDSCAPE PLANS WHEN FULLY MATURE

- Legend:**
- Proposed Residential Aged Care
  - Existing Residential Aged Care
  - Proposed Envelope







\* NOTE: TREES SHOWN AS PER LANDSCAPE PLANS WHEN FULLY MATURE

**Legend:**

- Proposed Residential Aged Care
- Existing Residential Aged Care
- Proposed Envelope

0 10 20 30m

Scale 1:600 @ A3

SITE SECTIONS 2

MA3.06Rev.1 **JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)