

a - TPlan Lodge

north (typical)



3D Johnston + Clark St cnr

1

CASINO Town Plan - Drawing Register

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TPL 9-04	a	SITE AREA Plan - Landscape	20Dec23



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a	20Dec23	TPlan Lodge	

PROJECT
CHIFF/Core+Cluster

1 2 3 4 5
Refer drawings for scale. Original is A3 size. This marker is 10cm at full scale

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Momentum Collective
cnr Johnston St + Clark St CASINO

PROJECT NO.
0197:001-B

SHEET NAME
DWG REGISTER + 3D
TPL 0-01
DRAWING NO.

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north (typical)



1 JOHNSTON ST 3d
TPL 0-02



2 CNR JOHNSTON+CLARK 3d
TPL 0-02



3 CLARK ST 3d
TPL 0-02



4 NW 3D (Rear Boundary - Fenced)
TPL 0-02

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2 C+C Driveway Entry



1b Landscape Entry



1a Shop Top from Driveway

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1 2 3 4 5
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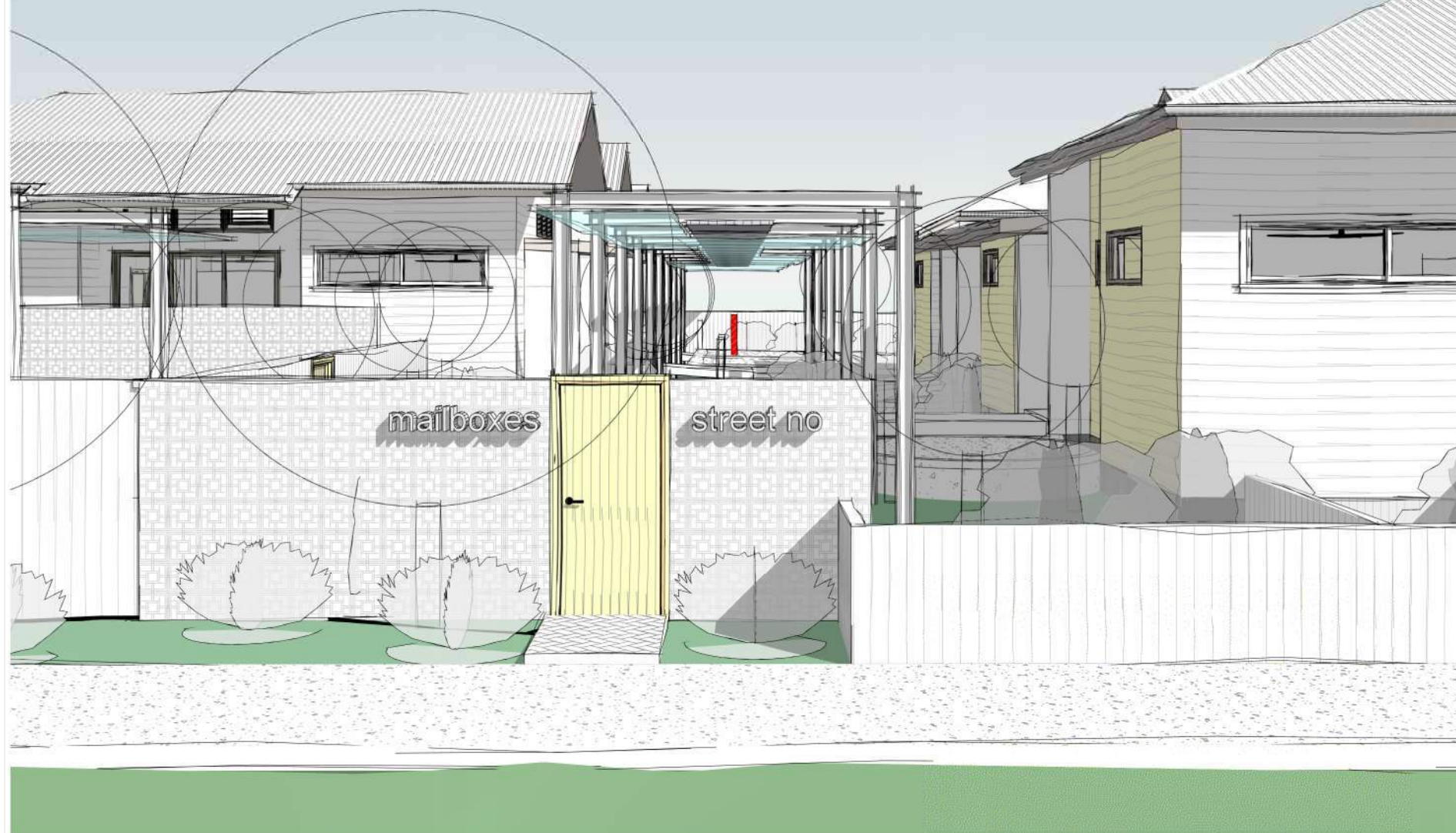
PROJECT NO.
0197:001-B

SHEET NAME
**3D Views Detail -
Core + Cluster**

TPL 0-03
DRAWING NO.

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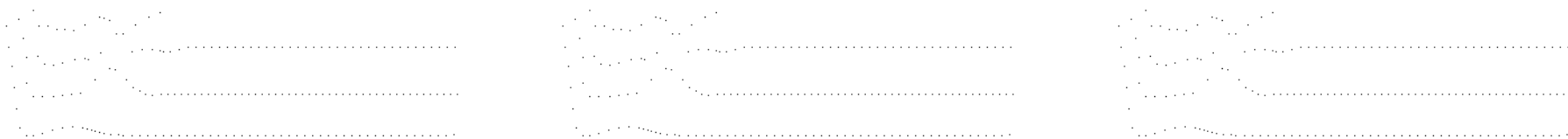
1 3D - Johnston St Res Entry
TPL 0-04



2 3D Clark St Dwy Entry
TPL 0-04



3 3D - Clark St Entry
TPL 0-04



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1 Play Area between Courts



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rev no	date	Description
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a - TPLan Lodge



EASTERN ELEVATION OF CLARK ST
Adjacent to Site



SOUTHERN ELEVATION OF SITE
From Johnston St



Mixture of exist screen fences to exist houses and no fences at all.

EASTERN ELEVATION OF CLARK ST
Adjacent to Site



1 Locality Plan
1 : 1000



CLARK ST STREETSCAPE
Opposite Site (approx)



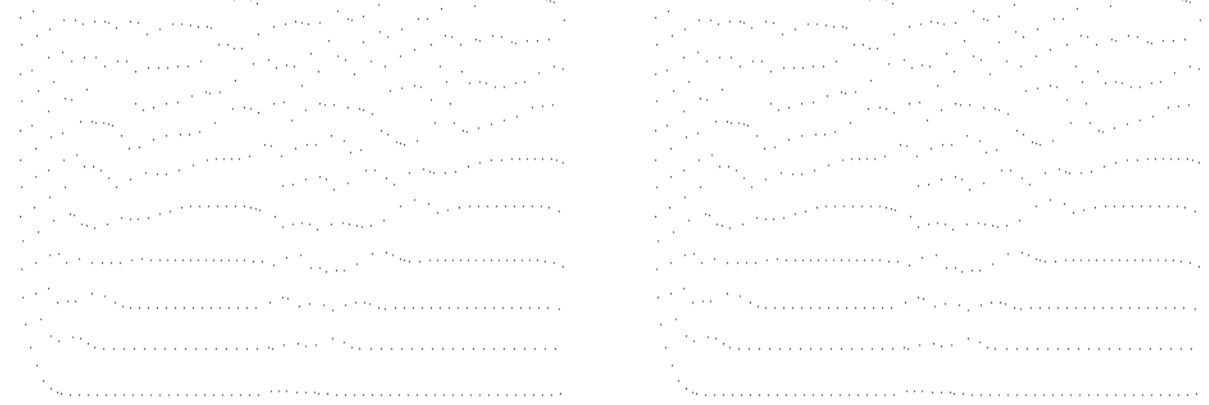
EASTERN ELEVATION OF SITE
From Clark St + Johnston St Intersection



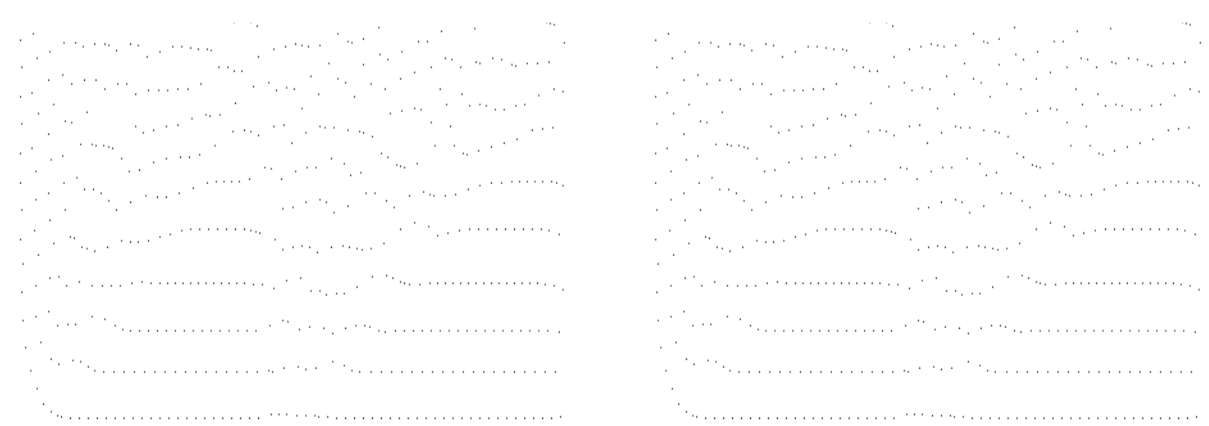
JOHNSTON ST OPPOSITE SITE
Discovery Park and Sporting Fields



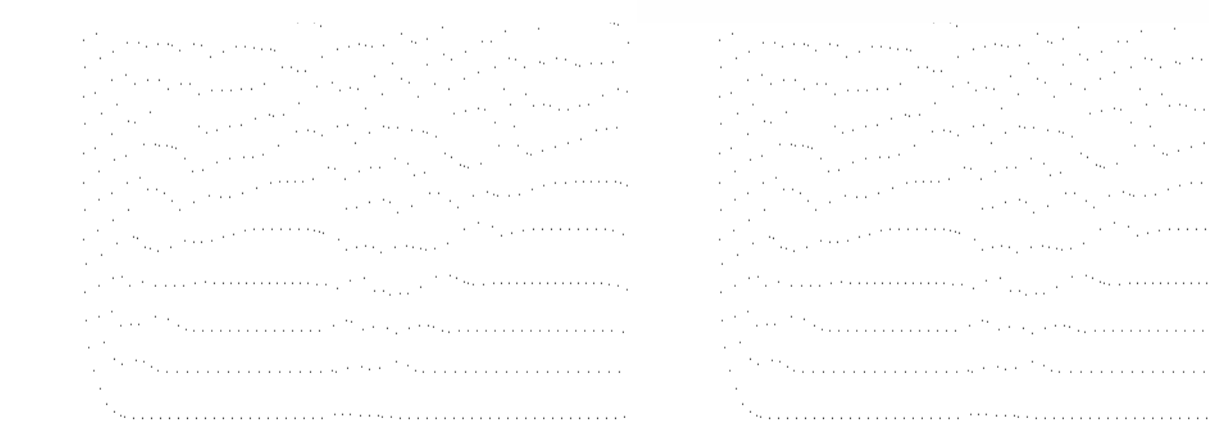
JOHNSTON ST OPPOSITE SITE
From Clark St + Johnston St Intersection



ELEVATION OF SERVICE STATION
Adjacent to Site



ELEVATION OF SIDE OF SITE (NORTH SIDE)
Exist Houses Adjacent to Site



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0197-001-B
TPL 1-00
Site Context - Photos (A1)

Revision Schedule		
Description	No	Date
TPLAN prep	4Dec	IP1 4Dec23
TPlan update	P2	11Dec23
TPlan Lodge	A	20Dec23

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1 Site Context Plan
1 : 500

a - TPLan Lodge

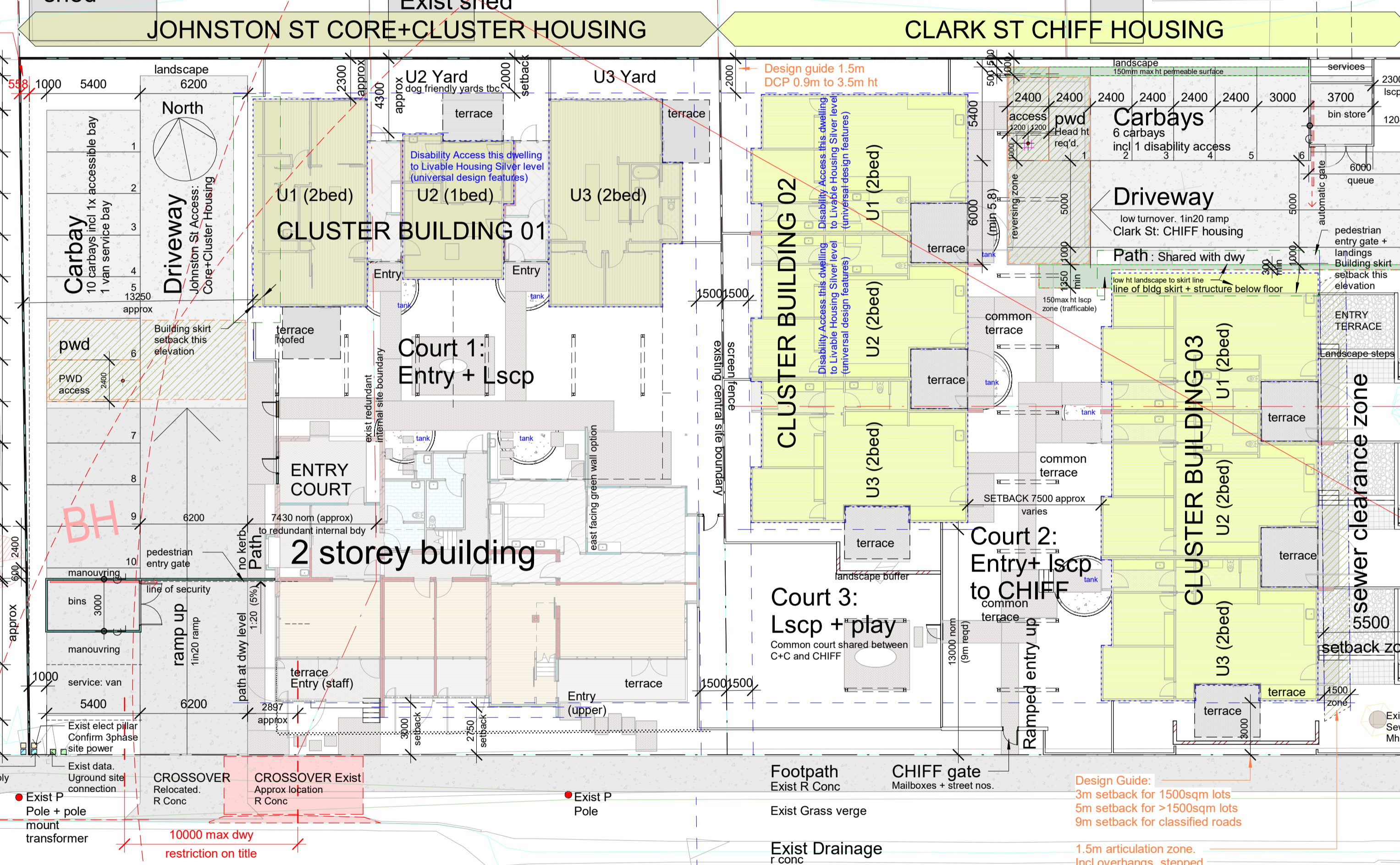


Existing Commercial Tenancies

Existing Service Station

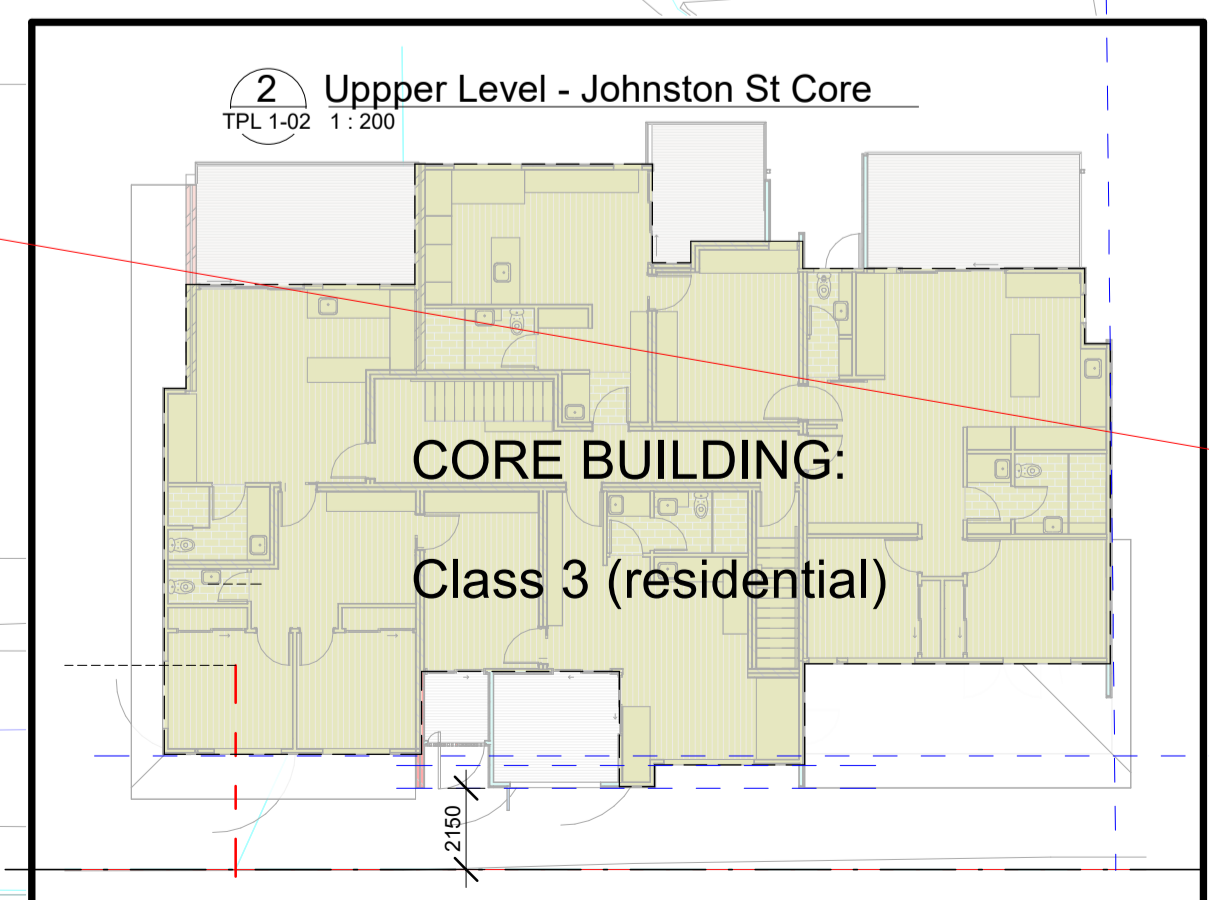


DCP Contains front setback controls: Sewer clearance zone 5.5m (exceeds adjoining average and 3.5m design guide)



Clark Street

Johnston Street



1 SITE PLAN A1

1 : 200 @ A1 size. A3 is 50% (1:400)



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CASINO
0197-001-B
TPL 1-02
Site Plan A1
22Dec23 remove ahead power lines

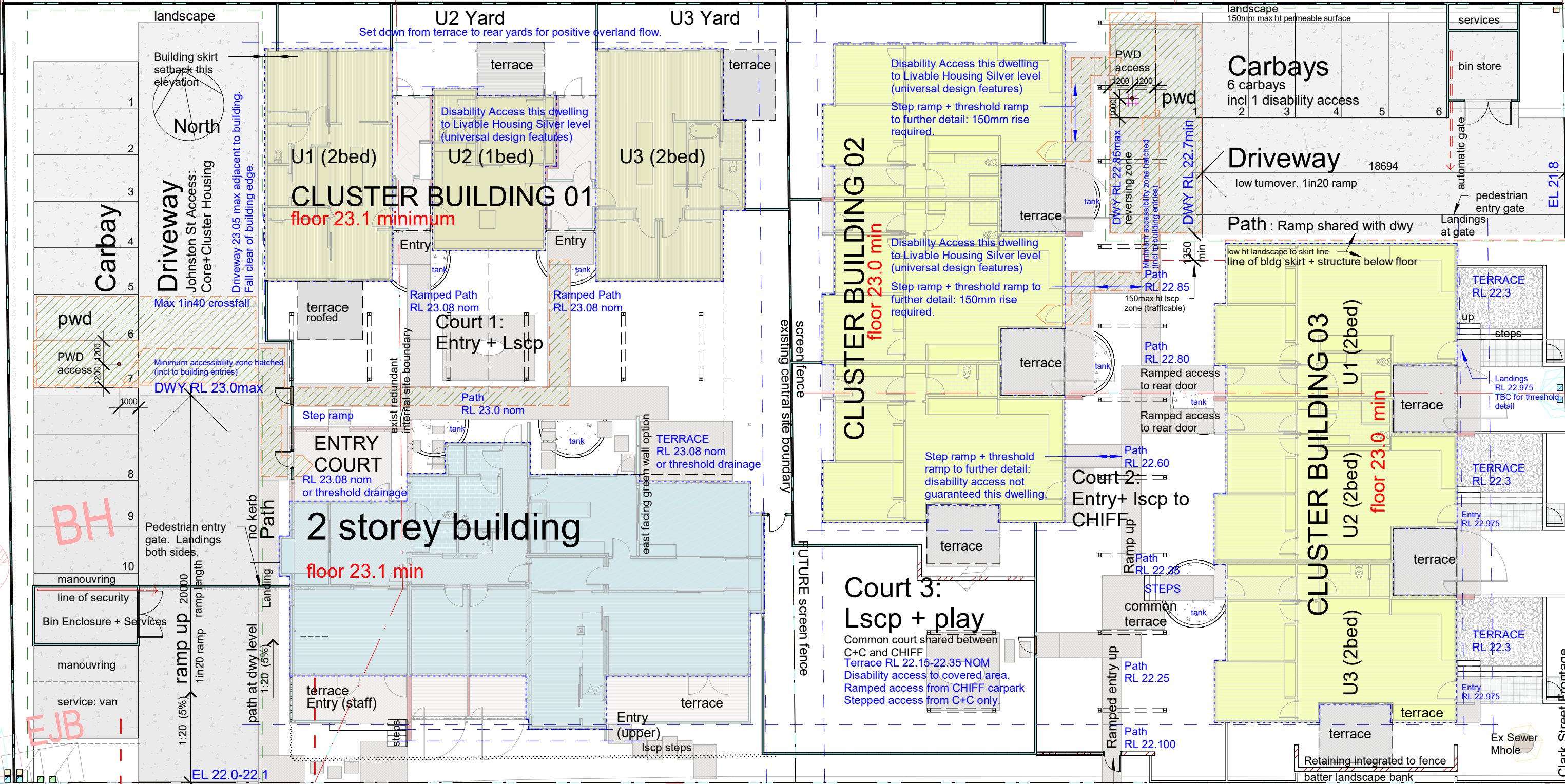
Revision Schedule			
Description	No	Date	
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TPlan update	P2	11Dec23	
TPlan Lodge	A	20Dec23	

a - TPlan Lodge

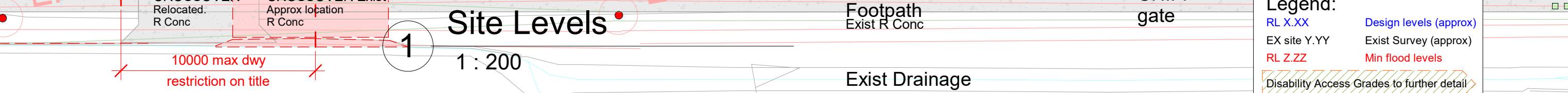
JOHNSTON ST CORE+CLUSTER HOUSING

CLARK ST CHIFF HOUSING

north (typical)



Site Levels



Legend:

- RL X.XX Design levels (approx)
- EX site Y.YY Exist Survey (approx)
- RL Z.ZZ Min flood levels
- Disability Access Grades to further detail

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PROJECT
 CHIFF/Core+Cluster

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 cnr Johnston St + Clark St CASINO

SHEET NAME
 Site Plan - Levels

SCALE
 1 : 200
 10cm

Refer drawings for scale. Original is A3 size. This marker is 10cm at full scale

PROJECT NO.
 0197:001-B

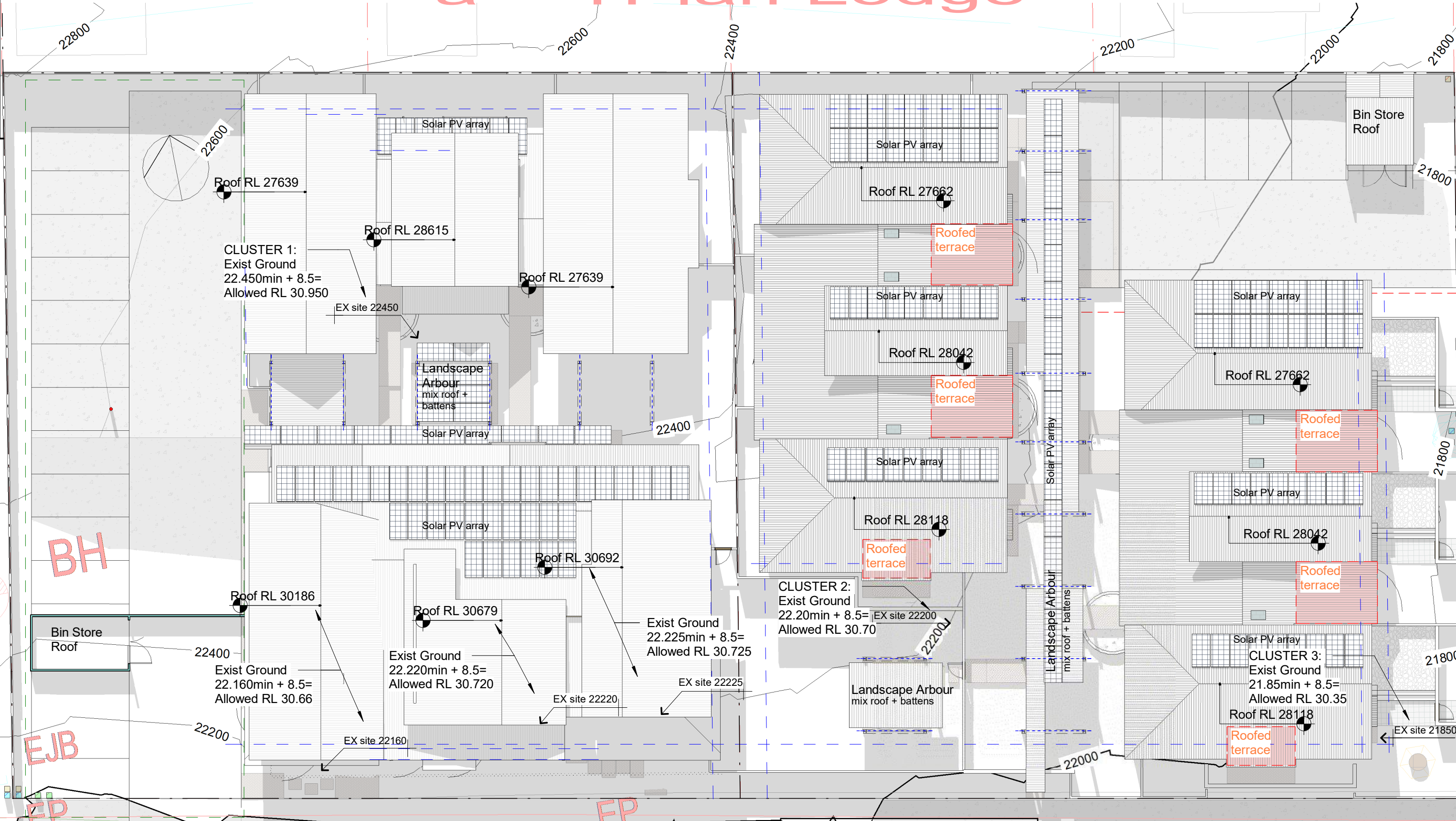
Dwg Revision
 a

TPL 1-03
 DRAWING NO.

ISSUE

a - TPlan Lodge

north (typical)



BH

EJB

EP

EP

Exist pole mount transformer to exist power pole

1 Site Roof Plan
1 : 200

HEIGHT SHOWN:
Existing heights shown to site are based on detail survey information from surveyor. Maximum roof heights shown are nominal, based on spot levels at locations indicated.

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a	20Dec23		TPlan Lodge

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SHEET NAME
Site Plan - Roof

SCALE
1 : 200
10cm

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a

TPL 1-04
DRAWING NO.

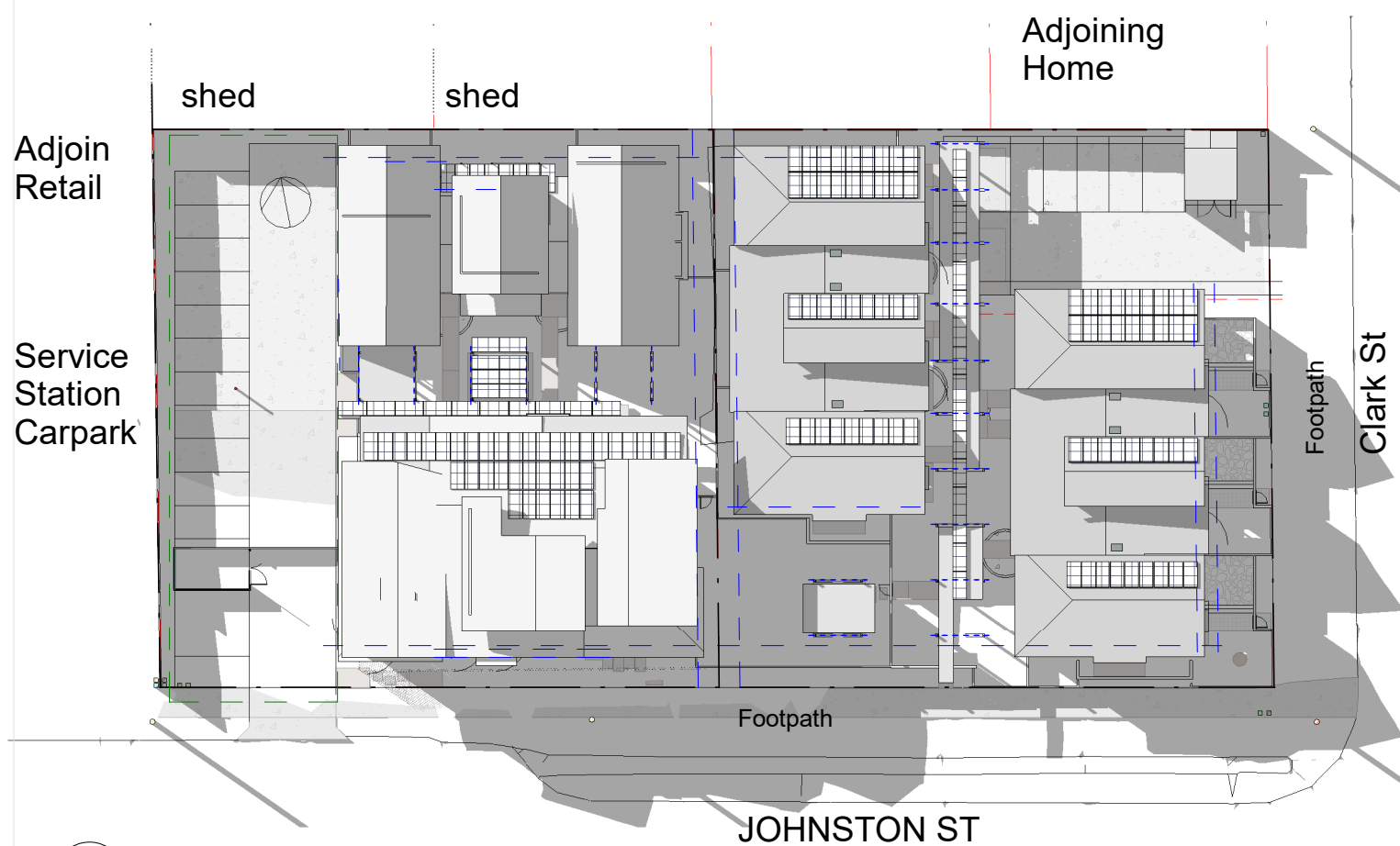
ISSUE

a - TPlan Lodge

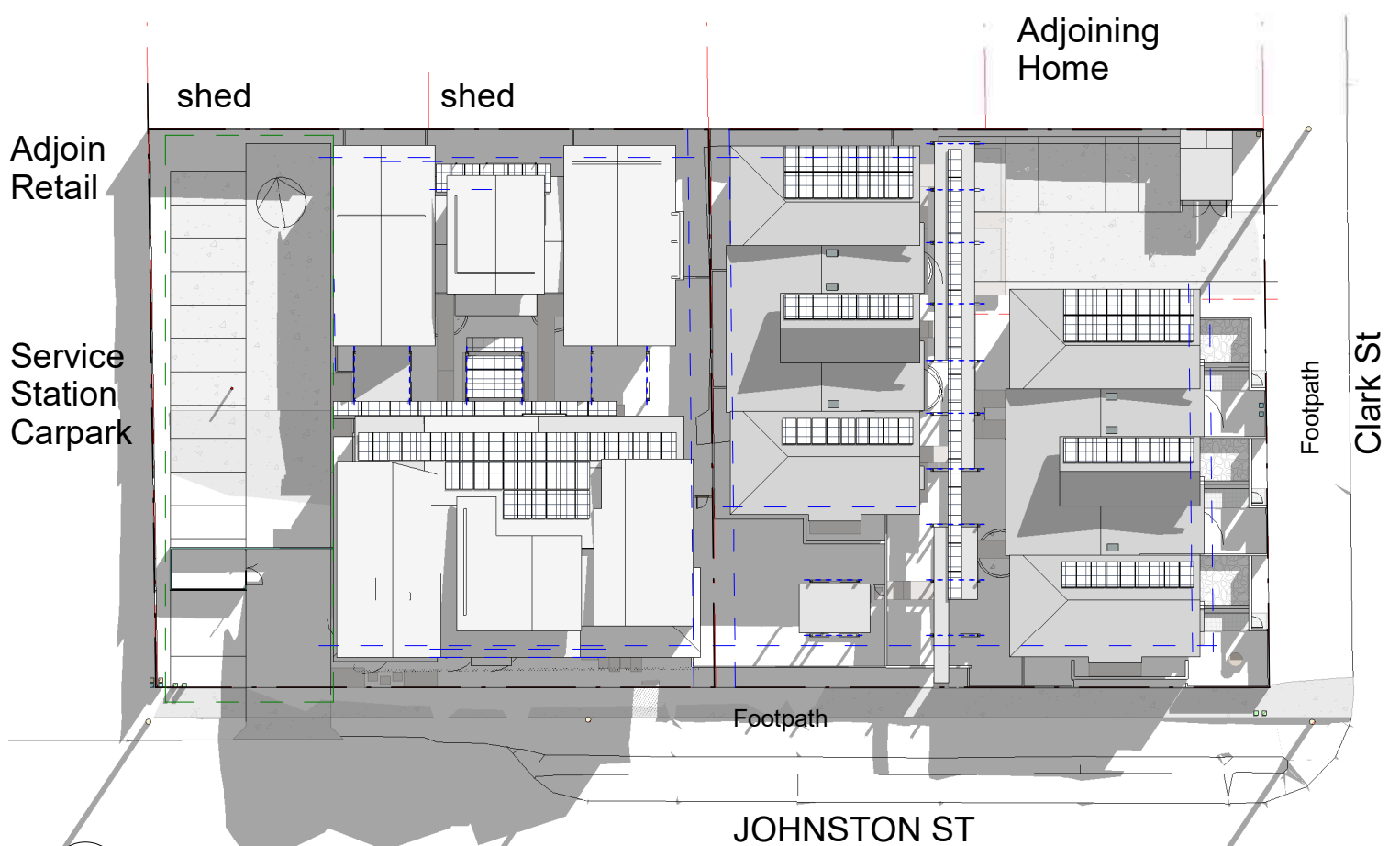
north (typical)



1 Shadows 12pm Winter Solstice
TPL 1-05 1:500



2 Shadows 3pm Winter Solstice
TPL 1-05 1:500



3 Shadows 9am Winter Solstice
TPL 1-05 1:500



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SCALE 1:500
10cm

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SHEET NAME
**Site - Shadow
Diagrams (Winter)**
TPL 1-05
DRAWING NO.

ISSUE

a - TPLan Lodge



1 LANDSCAPE CONCEPT

1 : 100 @ A1 size. A3 is 50% (1:200)

Detailed landscape design by others to follow. Concept indicative of landscape area available and deep planting areas required. Comply with

- RSC DCP Design requirements for Landscape AND
- Low Rise Housing Diversity Design Guide

Including 50% min quantity of trees, shrubs and bushes to be native through the design.

Design guide: 1500mm min landscaped setback to 2.1m max ht screen fences to classified road.

Deep Soil Zone. 15% min = 243sqm approx. 280sqm nom shown = 17%

Final extent and location with detail landscape design

Design guide: 600mm min landscaped retaining setback

Johnston St footpath

Johnston St

Revision Schedule		
Description	No	Date
TPLAN prep 4Dec	P1	4Dec23
TPlan update	P2	11Dec23
TPlan Lodge	A	20Dec23

a - TPlan Lodge



1 Landscape Concept

1 : 100
 Detailed landscape design by others to follow.
 Comply with
 • RSC DCP Design requirements for Landscape AND
 • Low Rise Housing Diversity Design Guide
 Including 50% min quantity of trees, shrubs and bushes to be native through the design.

Design guide: 1500mm min landscaped setback to 2.1m max ht screen fences to classified road.

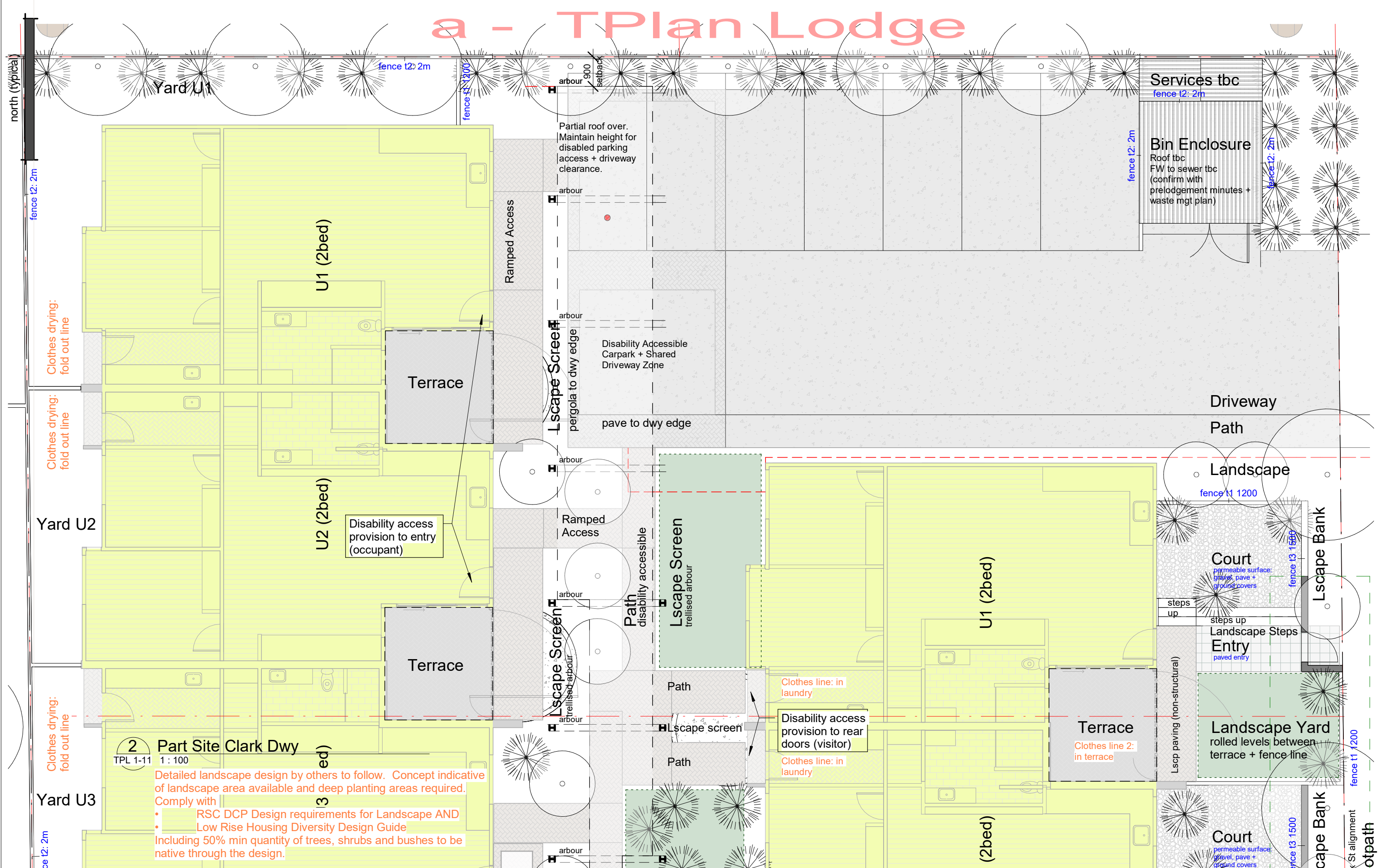
Design guide: 600mm min landscaped retaining setback

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 cnr Johnston St + Clark St
 CASINO
 0197 0018
TPL 1-10A
 Landscape (Colour)

Revision Schedule			
Description	No	Date	
TPLAN prep 4Dec	P1	4Dec23	
TPlan update	P2	11Dec23	
TPlan Lodge	A	20Dec23	

Johnston St

a - TPlan Lodge



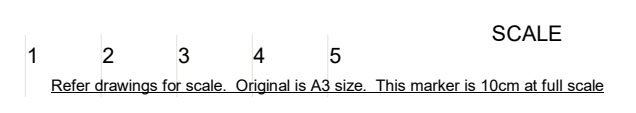
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CHIFF/Core+Cluster



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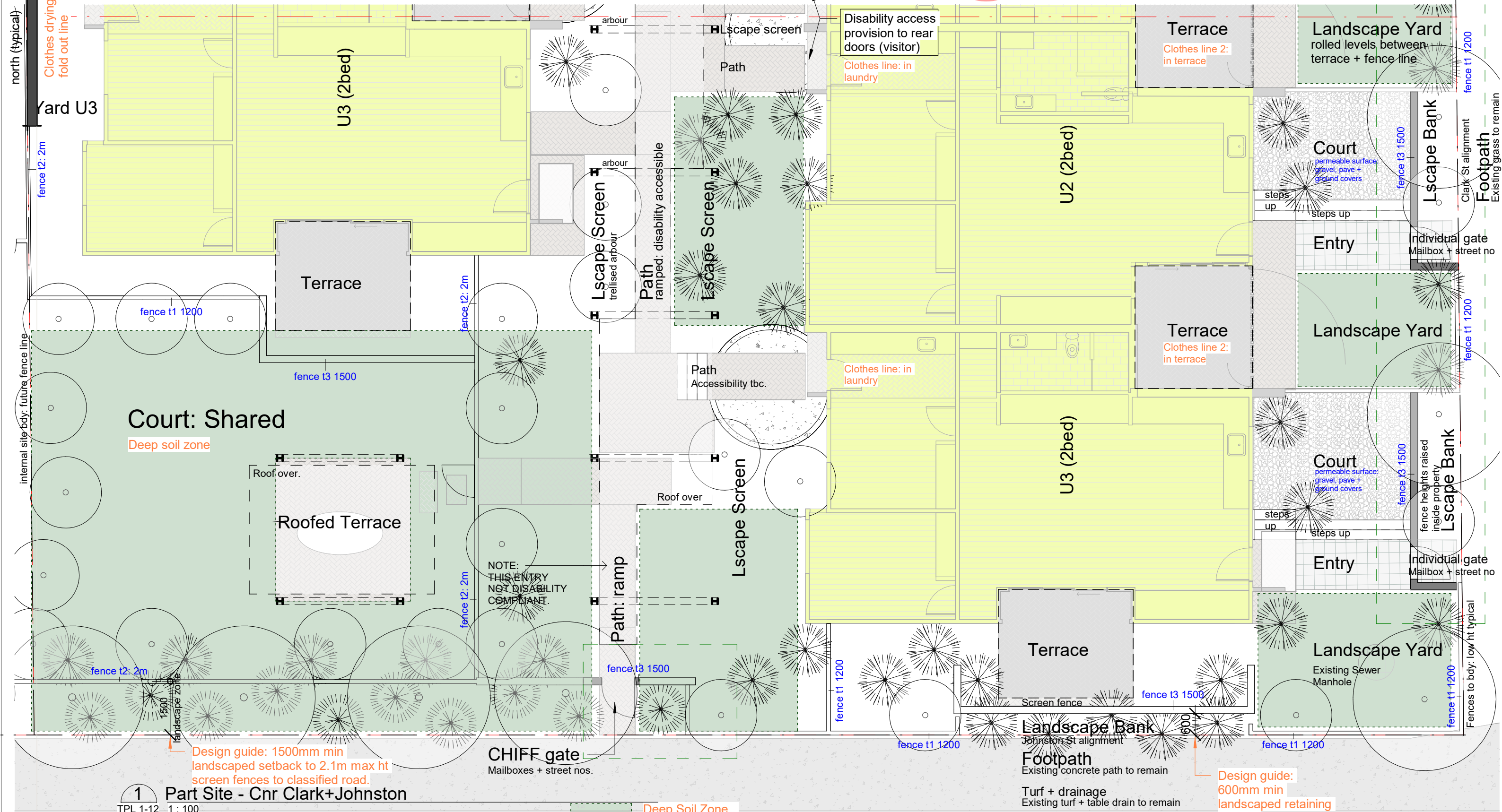
Dwg Revision
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SHEET NAME
**Lscp Part - Clark St
 Dwy Frontage**

TPL 1-11
 DRAWING NO.

ISSUE

a - TPlan Lodge



1 Part Site - Cnr Clark+Johnston
TPL 1-12 1 : 100

Detailed landscape design by others to follow. Concept indicative of landscape area available and deep planting areas required. Comply with

- RSC DCP Design requirements for Landscape AND
- Low Rise Housing Diversity Design Guide

Including 50% min quantity of trees, shrubs and bushes to be native through the design.

Deep Soil Zone.
15% min = 243sqm approx.
280sqm nom shown = 17%

Final extent and location with detail landscape design

Johnston St footpath

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PROJECT
CHIFF/Core+Cluster

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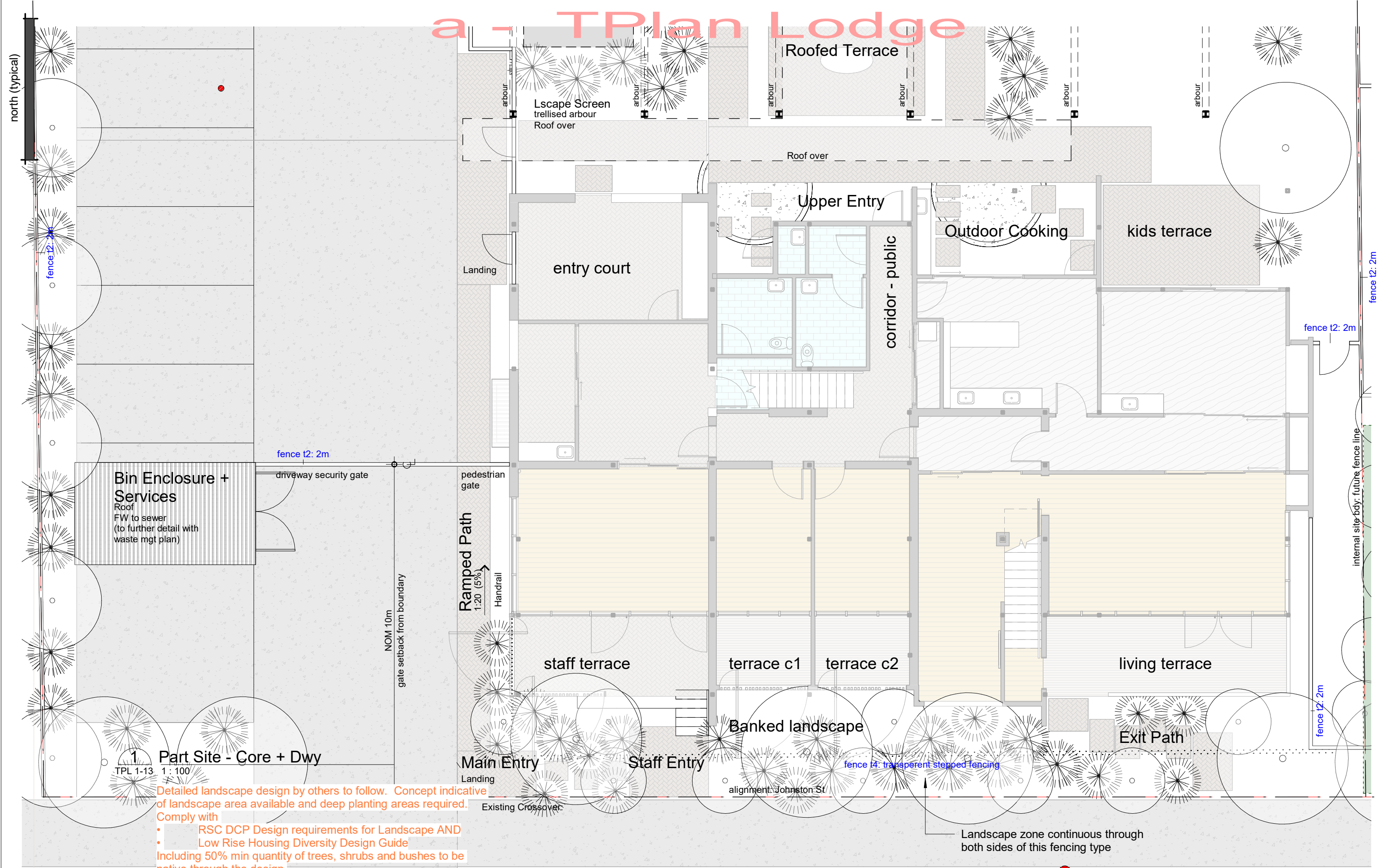
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SHEET NAME
Lscp Part - Cnr Clark + Johnston
TPL 1-12
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1 Part Site - Gore + Dwy
TPL 1-13 1:100

Detailed landscape design by others to follow. Concept indicative of landscape area available and deep planting areas required. Comply with

- RSC DCP Design requirements for Landscape AND
- Low Rise Housing Diversity Design Guide

Including 50% min quantity of trees, shrubs and bushes to be native through the design.

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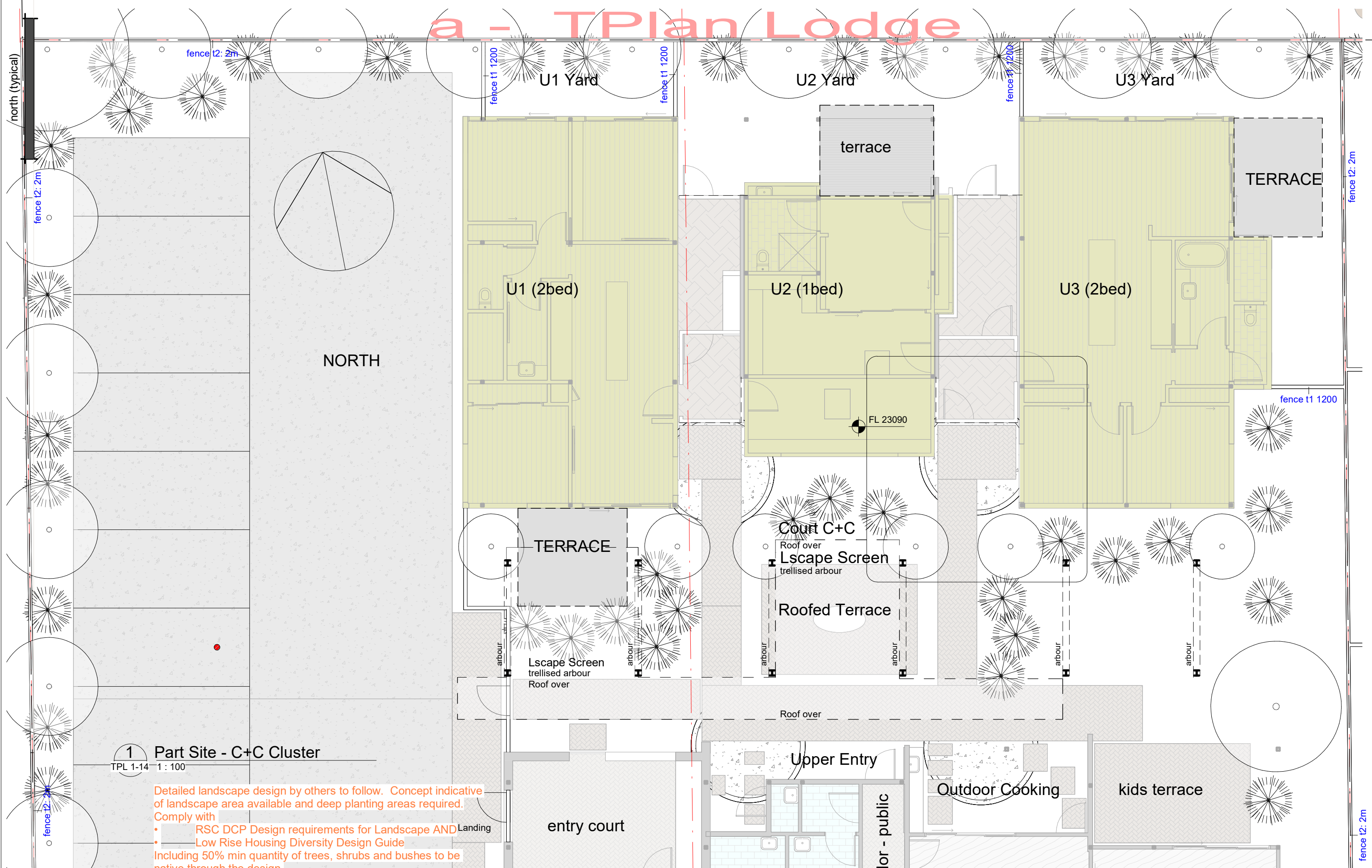
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SHEET NAME
Lscp Part -
Johnston Dwy

TPL 1-13
DRAWING NO.

ISSUE

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1 Part Site - C+C Cluster
TPL 1-14 1:100

Detailed landscape design by others to follow. Concept indicative of landscape area available and deep planting areas required. Comply with

- RSC DCP Design requirements for Landscape AND Landing
- Low Rise Housing Diversity Design Guide

Including 50% min quantity of trees, shrubs and bushes to be native through the design.

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a	20Dec23	TPlan Lodge	

PROJECT
CHIFF/Core+Cluster

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cnr Johnston St + Clark St CASINO

SHEET NAME
Lscp Part - Rear
NW
TPL 1-14
DRAWING NO.

SCALE
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10cm

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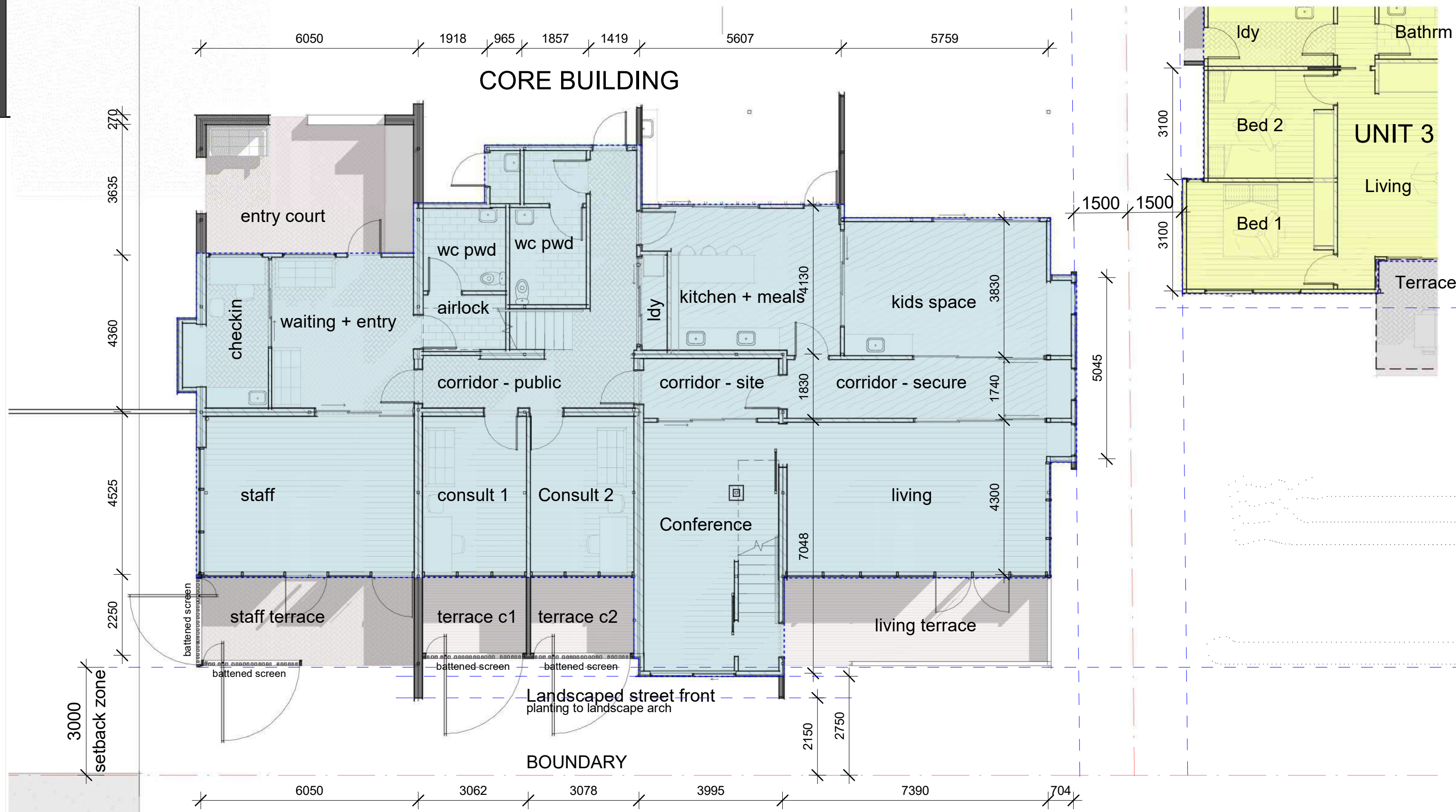
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north (typical)



1 Ground Floor Level - Core
1 : 100



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PROJECT
CHIFF/Core+Cluster

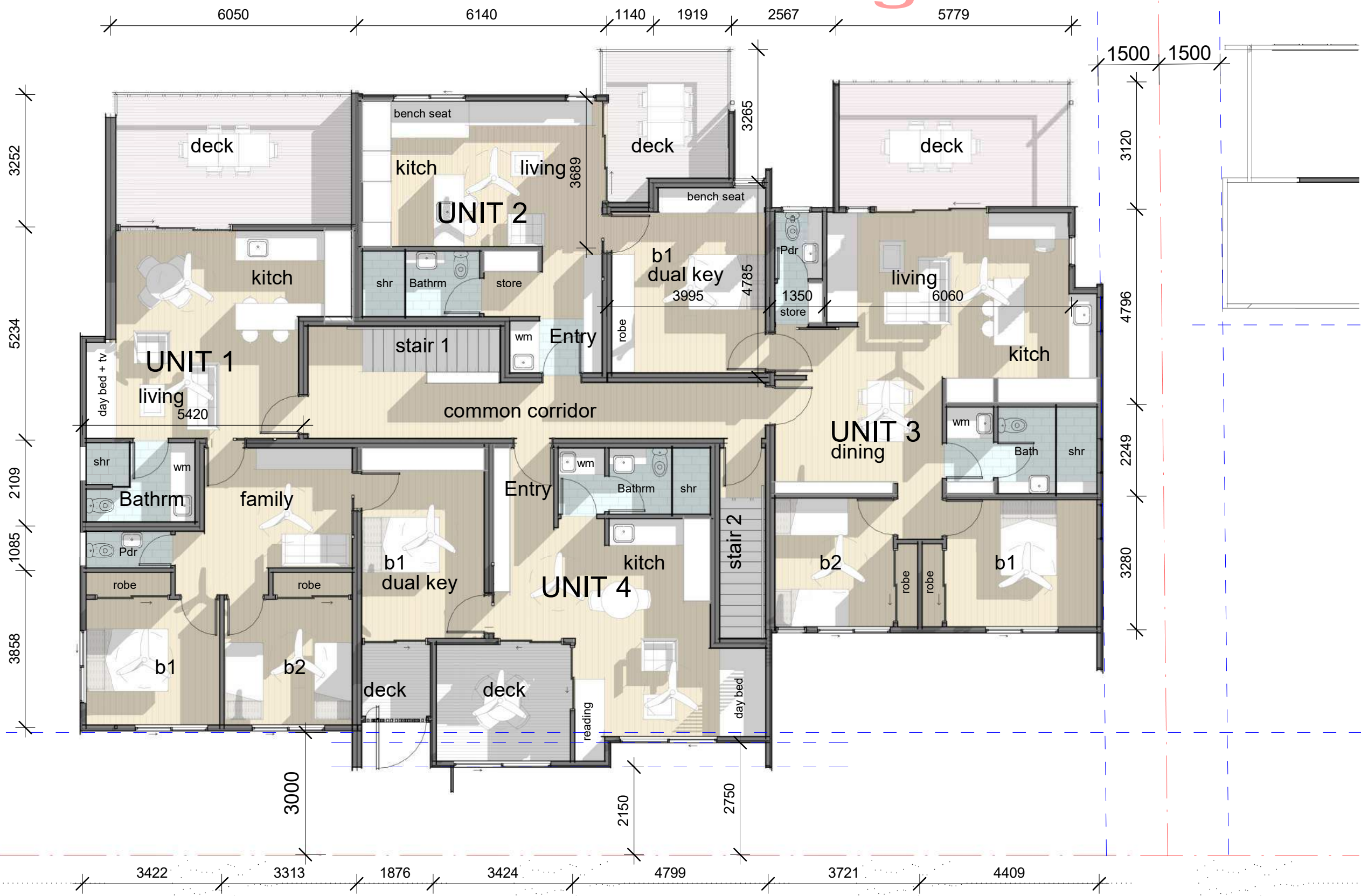
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SHEET NAME
**Building Plans -
CORE GROUND**
TPL 2-01
DRAWING NO.

ISSUE

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1 Upper Floor Level
1 : 100



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REV SCHEDULE . printed 21/12/2023 8:47:46 AM

rev no	date	Description
P1	4Dec23	TPLAN prep 4Dec
P2	11Dec23	TPlan update
a	20Dec23	TPlan Lodge

PROJECT
CHIFF/Core+Cluster

1 2 3 4 5
Refer drawings for scale. Original is A3 size. This marker is 10cm at full scale

SCALE 1 : 100
10cm

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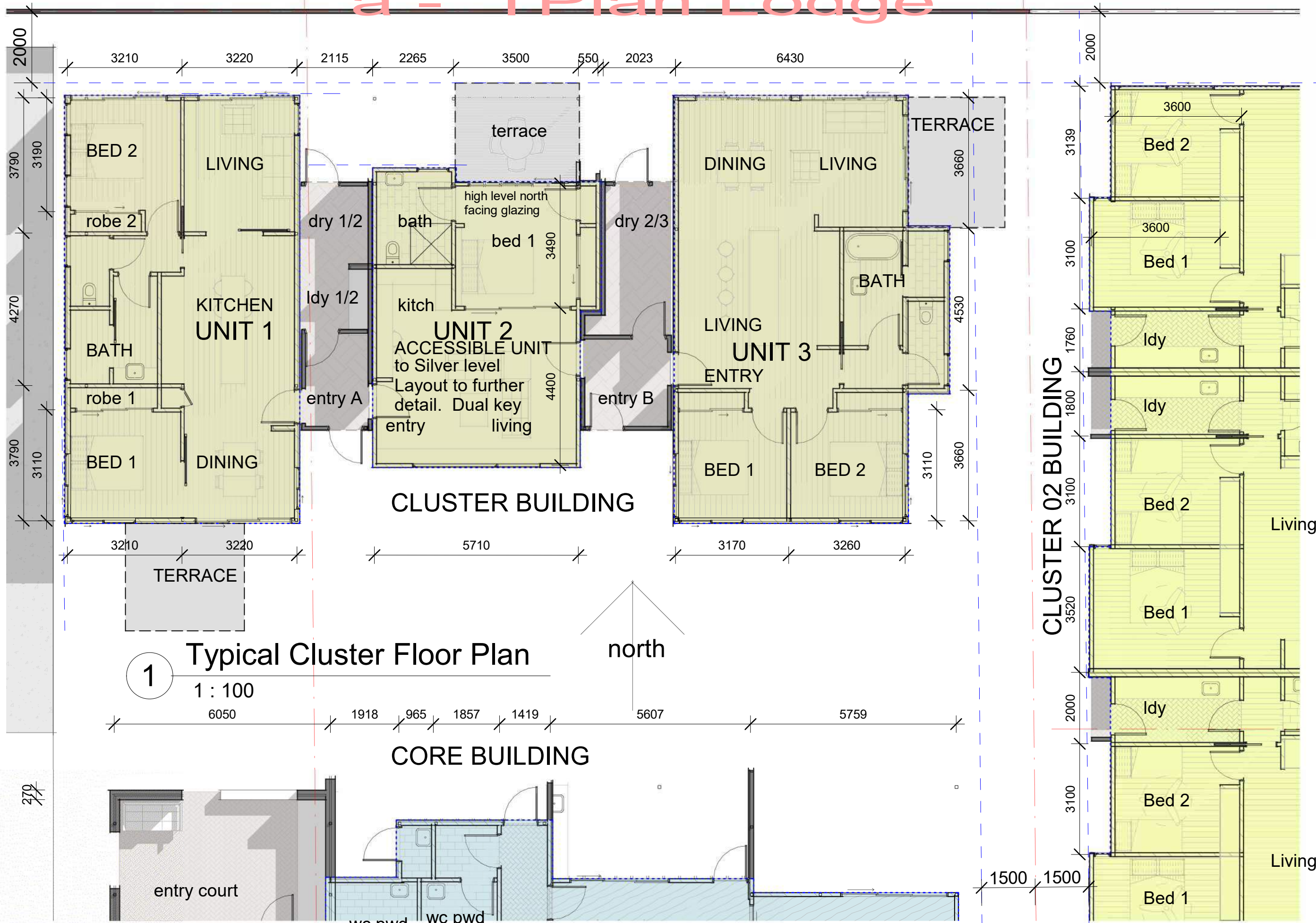
PROJECT NO.
0197:001-B

SHEET NAME
**Building Plans -
CORE UPPER
TPL 2-02**
DRAWING NO.

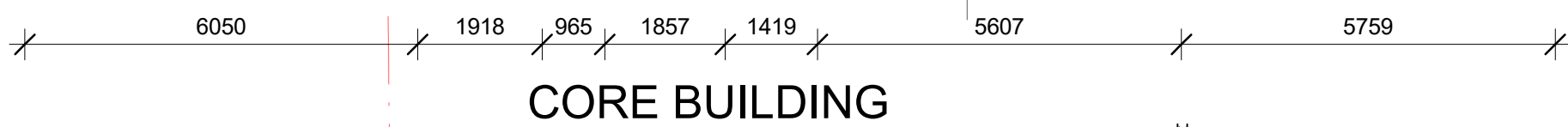
ISSUE

a - TPlan Lodge

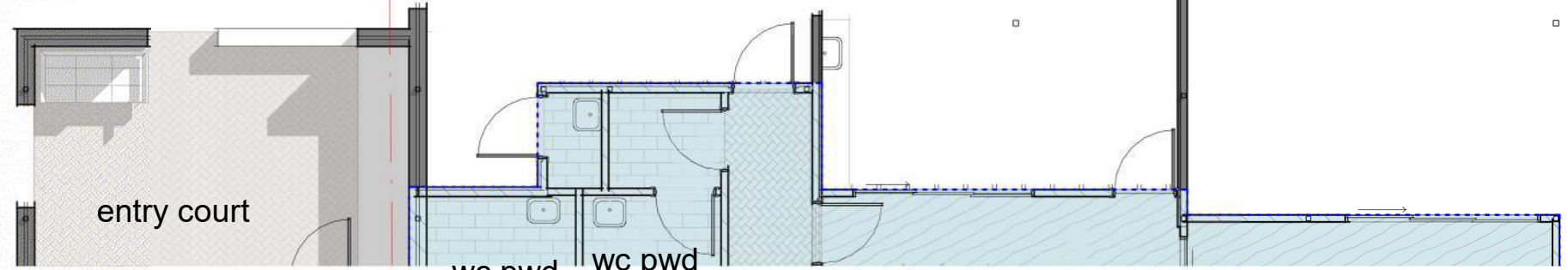
north (typical)



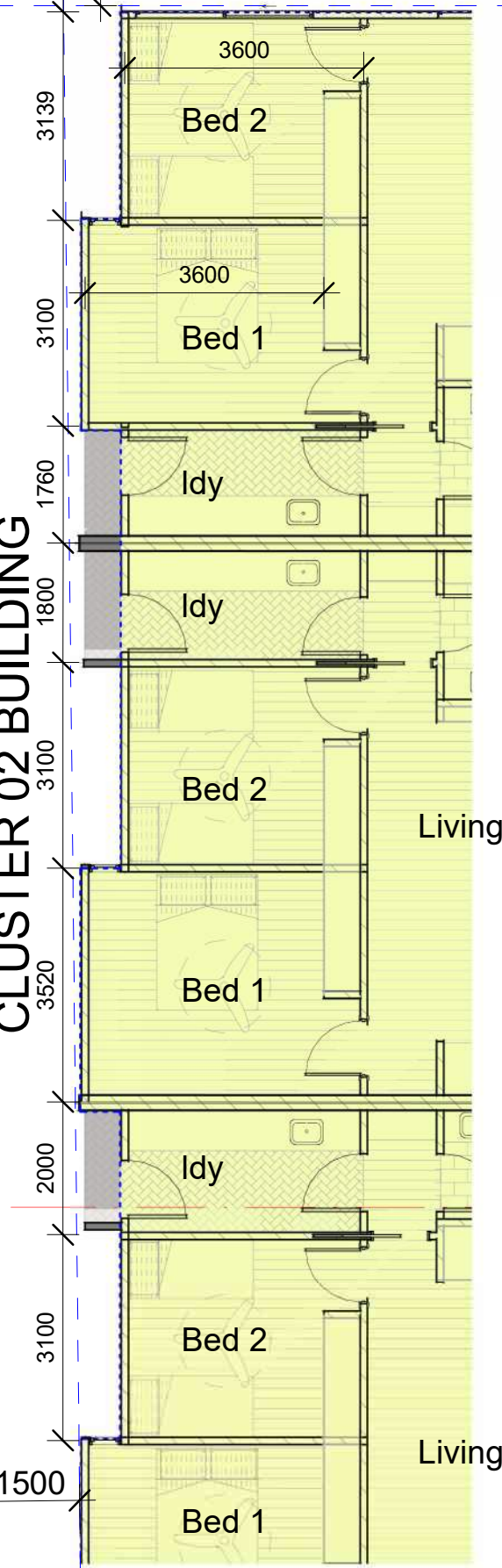
1 Typical Cluster Floor Plan
1 : 100



CORE BUILDING



CLUSTER 02 BUILDING



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PROJECT
CHIFF/Core+Cluster

kitchen + meals kids space
SCALE 1 : 100
10cm

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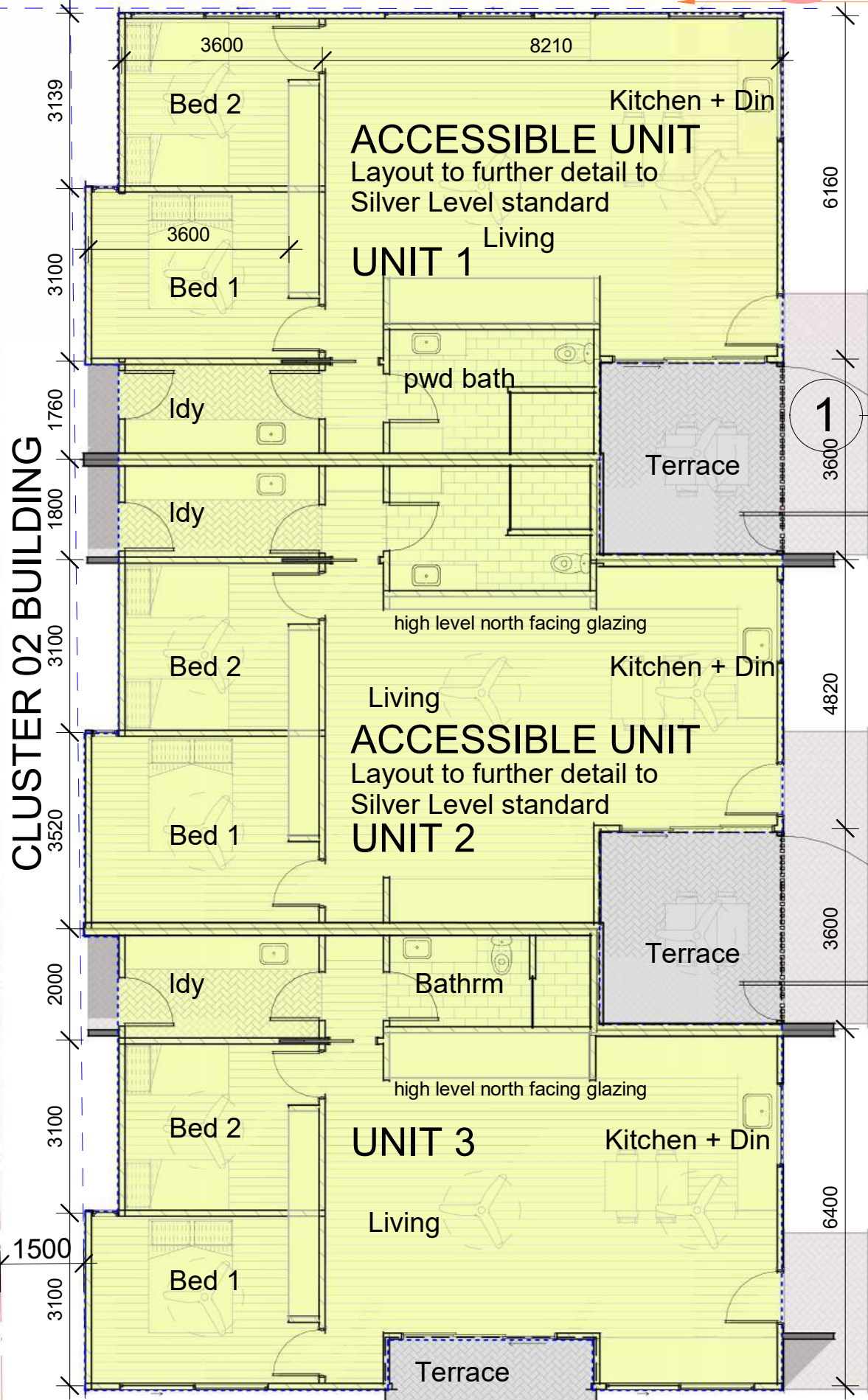
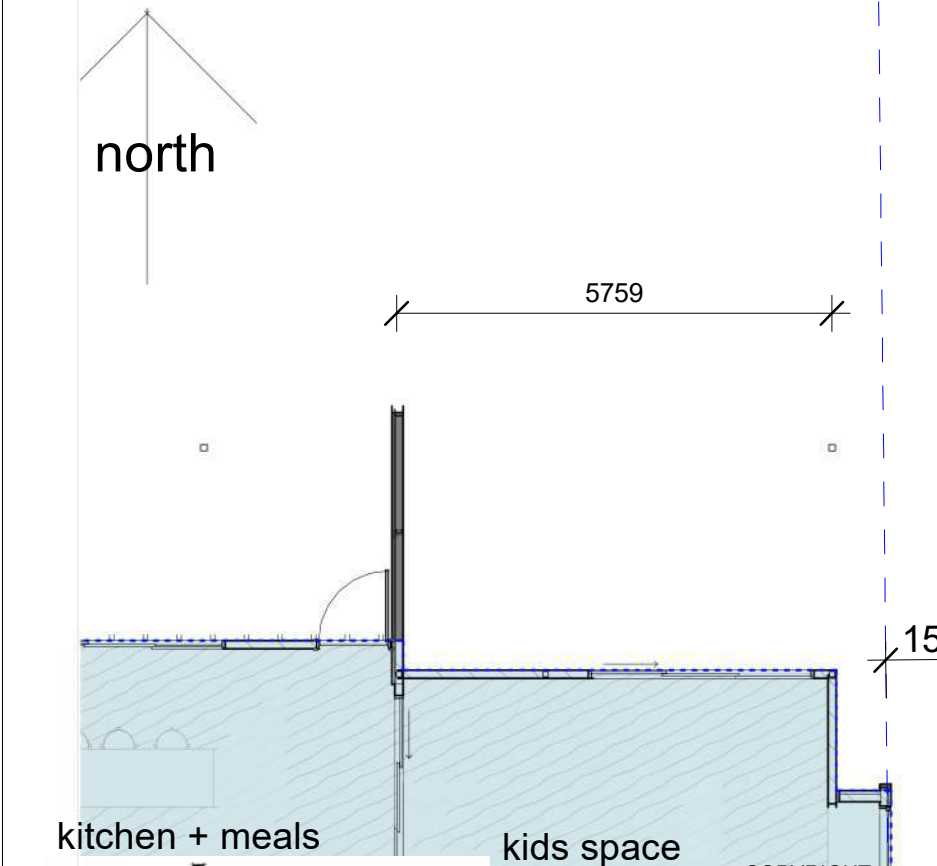
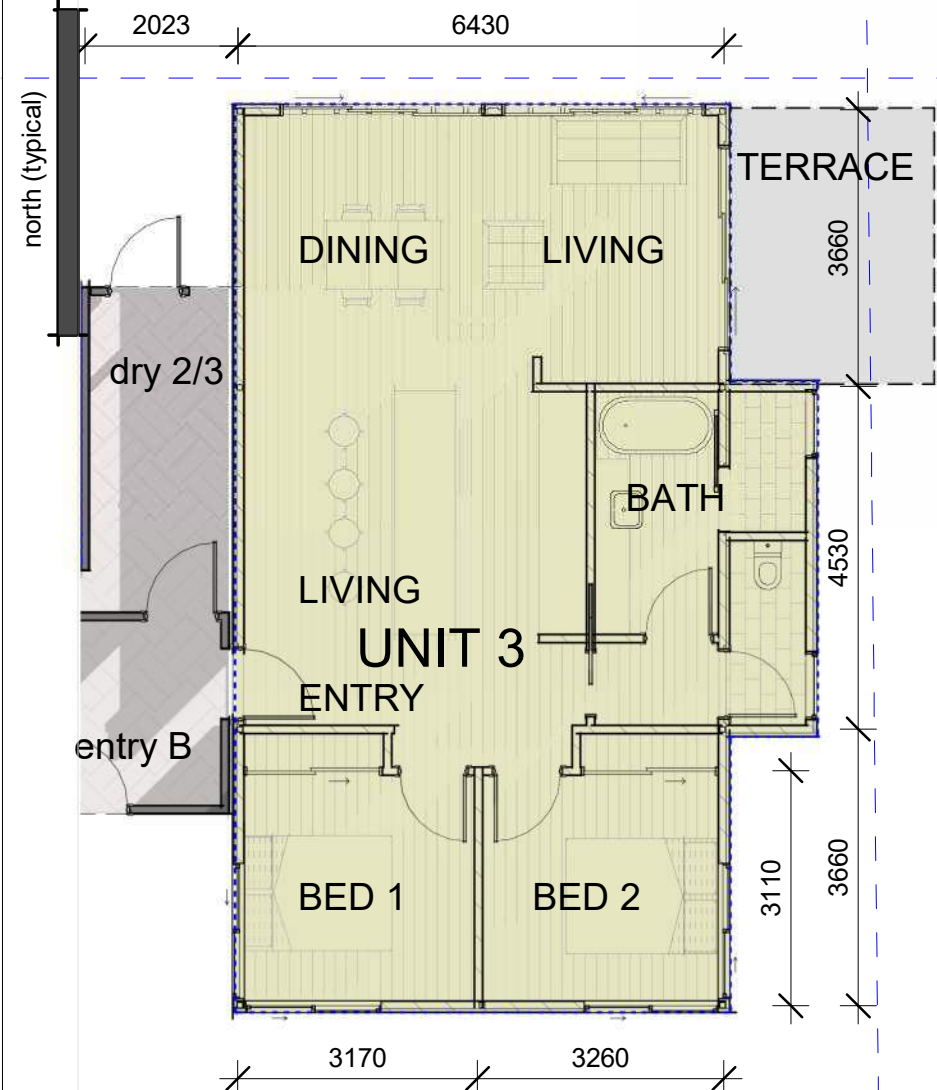
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PROJECT NO.
0197:001-B

SHEET NAME
**CLUSTER 01
(Core+Cluster)**
TPL 2-11
DRAWING NO.

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a - TPlan Lodge



Screens to be co-ordinated with screen fencing: Top of screen to be 1.5m from floor to be confirmed on site for final window design where sill <1.5m ht

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a	20Dec23		TPlan Lodge

PROJECT
CHIFF/Core+Cluster

SCALE
 1 2 3 4 5
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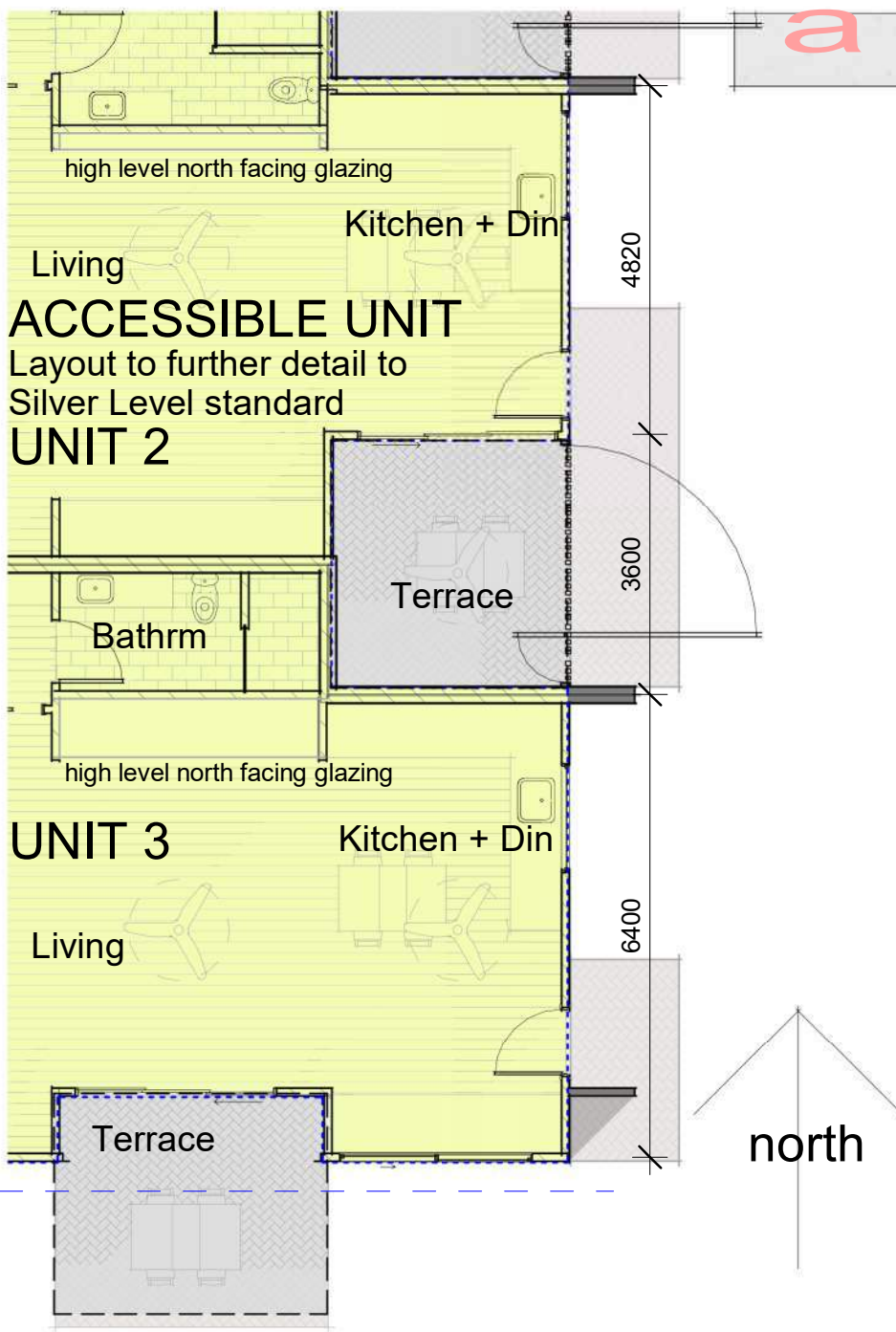
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PROJECT NO.
 0197:001-B

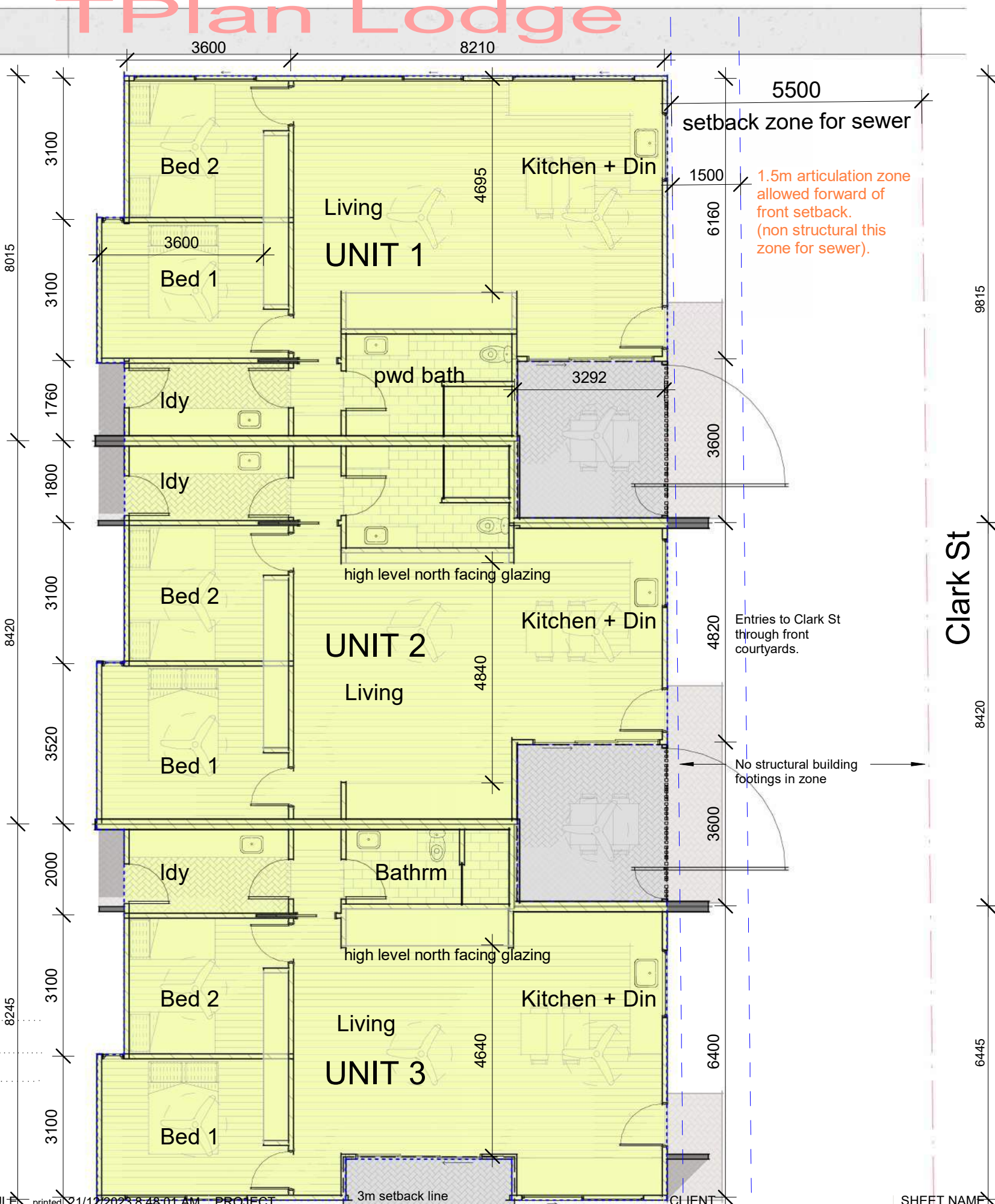
SHEET NAME
CLUSTER 02 (CHIFF)
TPL 2-21
 DRAWING NO.

a - TPlan Lodge

north (typical)



CLUSTER 03



1 Ground Floor - Cluster 03
1 : 100

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a	20Dec23	TPlan Lodge

CHIFF/Core+Cluster

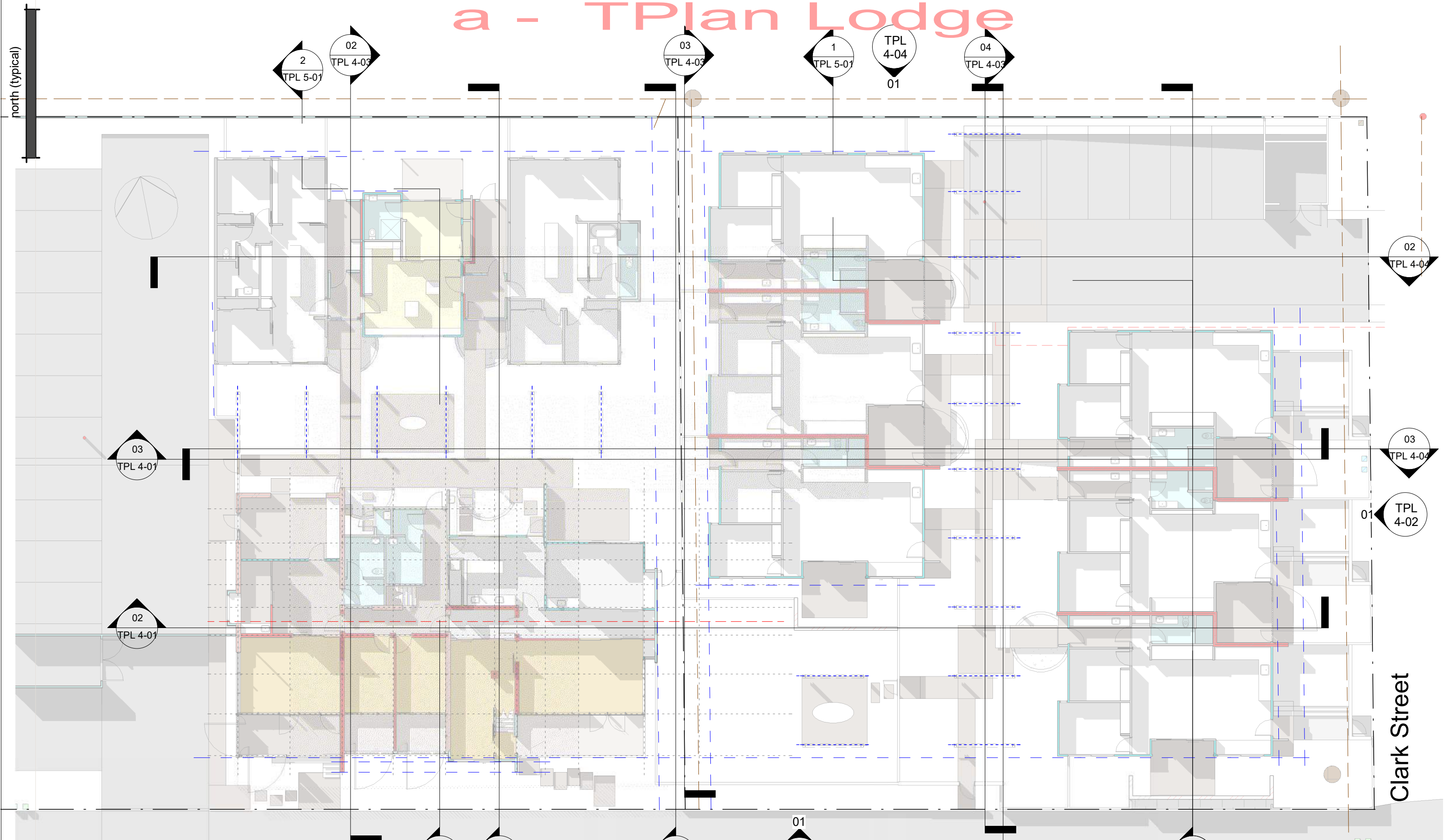
SCALE 1 : 100
10cm
Refer drawings for scale. Original is A3 size. This marker is 10cm at full scale

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SHEET NAME
CLUSTER 03 (CHIFF) Clark St
TPL 2-22
DRAWING NO.

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KEY PLAN - Elev + Sections

1

1 : 200

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SCALE
1 : 200
10cm

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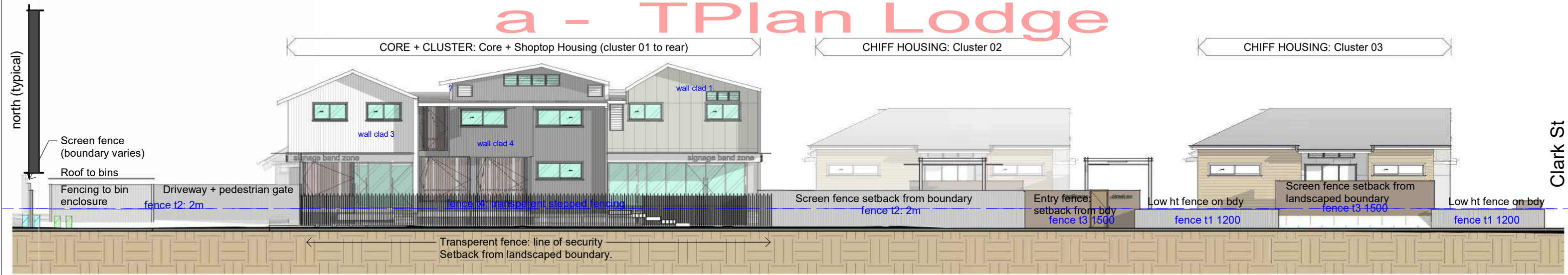
PROJECT NO.
0197:001-B

SHEET NAME
KEY Elev+Sect

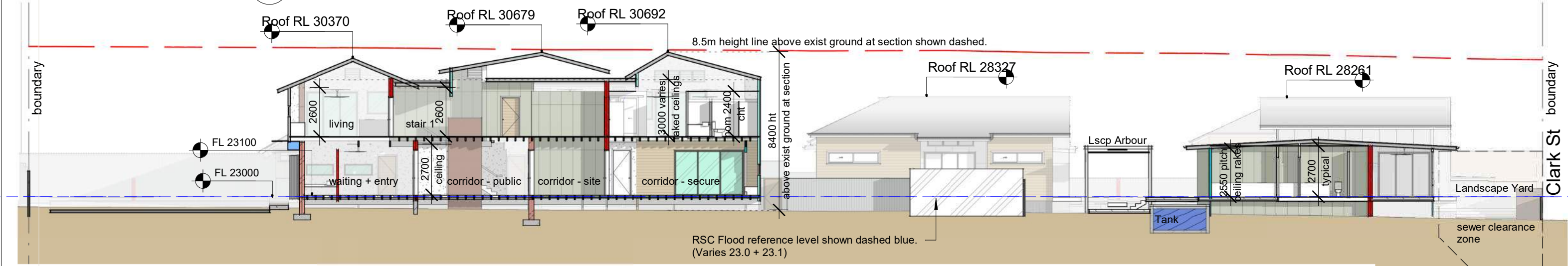
TPL 4-00
DRAWING NO.

ISSUE

a - TPlan Lodge



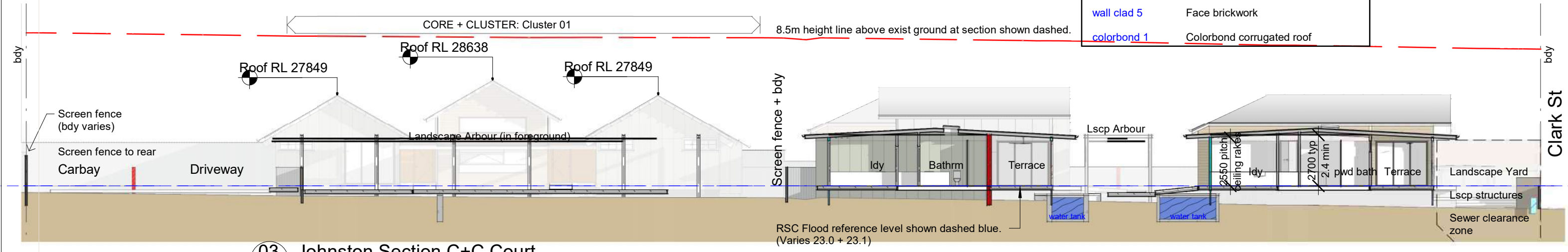
01 Johnston St (South)
TPL 4-01 1:200



02 Johnston - Section ShopTop
TPL 4-01 1:200

EXTERNAL FINISHES LEGEND

- wall clad 1 Painted cladding: FC sheet
- wall clad 2 Painted: FC primline weatherboards
- wall clad 3 Painted: FC axon. vertical groove
- wall clad 4 Colorbond corrugated cladding
- wall clad 5 Face brickwork
- colorbond 1 Colorbond corrugated roof



03 Johnston Section C+C Court
TPL 4-01 1:200



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PROJECT
CHIFF/Core+Cluster

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SHEET NAME
Site Elev South - JOHNSTON ST
TPL 4-01
DRAWING NO.

a - TPlan Lodge

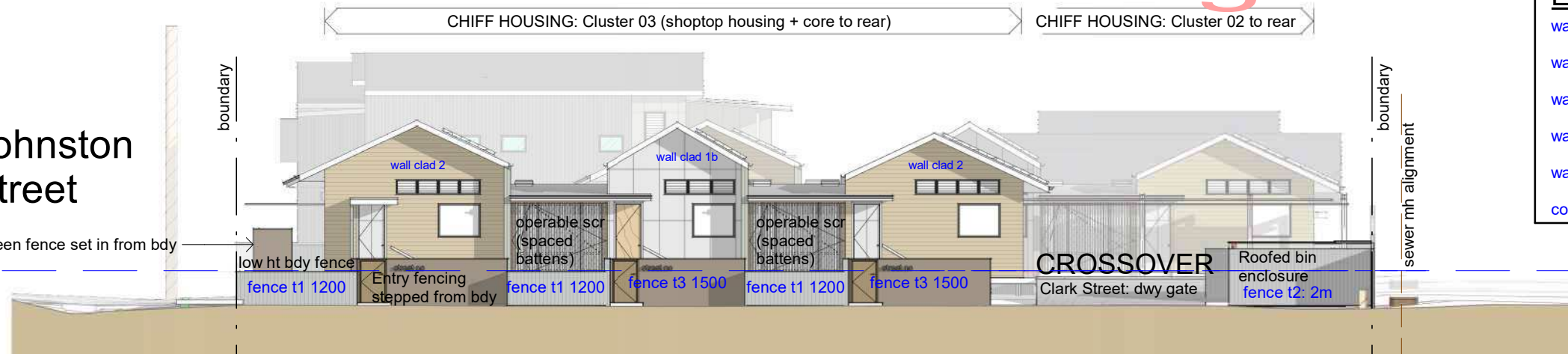
EXTERNAL FINISHES LEGEND

wall clad 1	Painted cladding: FC sheet
wall clad 2	Painted: FC primline weatherboards
wall clad 3	Painted: FC axon. vertical groove
wall clad 4	Colorbond corrugated cladding
wall clad 5	Face brickwork
colorbond 1	Colorbond corrugated roof

north (typical)

Johnston Street

Screen fence set in from bdy

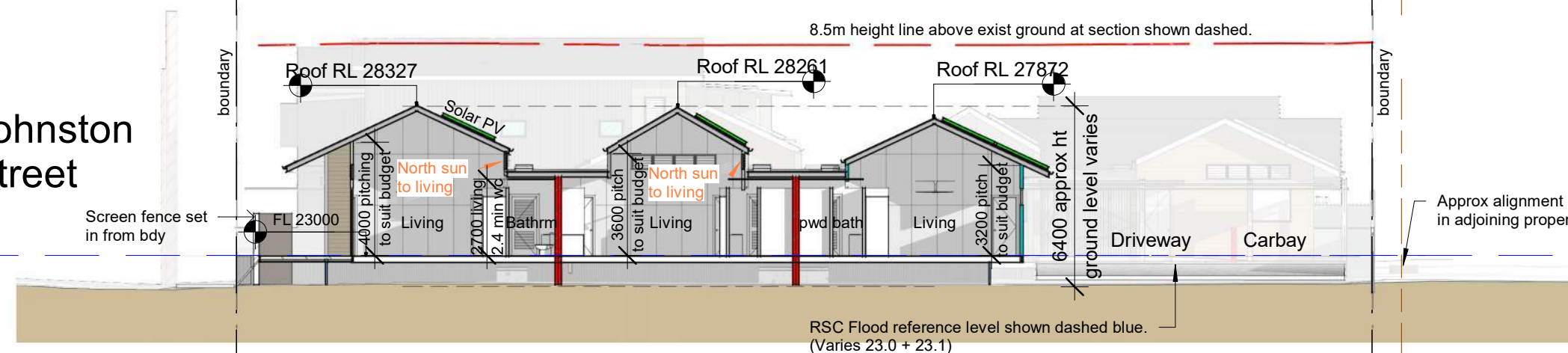


01 Clark St Frontage (East)

TPL 4-02 1:200

Johnston Street

Screen fence set in from bdy



02 Clark Section CHIFF homes

TPL 4-02 1:200

Johnston Street



03 Clark Section CHIFF Court

TPL 4-02 1:200



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PROJECT NO.
0197:001-B

SHEET NAME
Site Elevation East CLARK ST

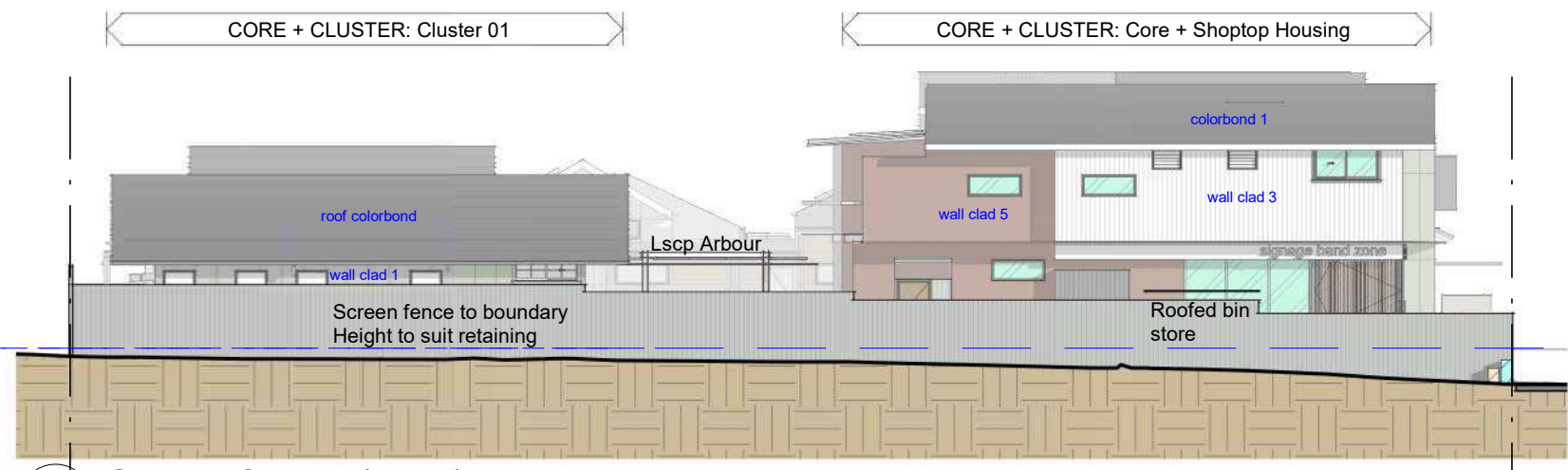
TPL 4-02
DRAWING NO.

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a - TPlan Lodge

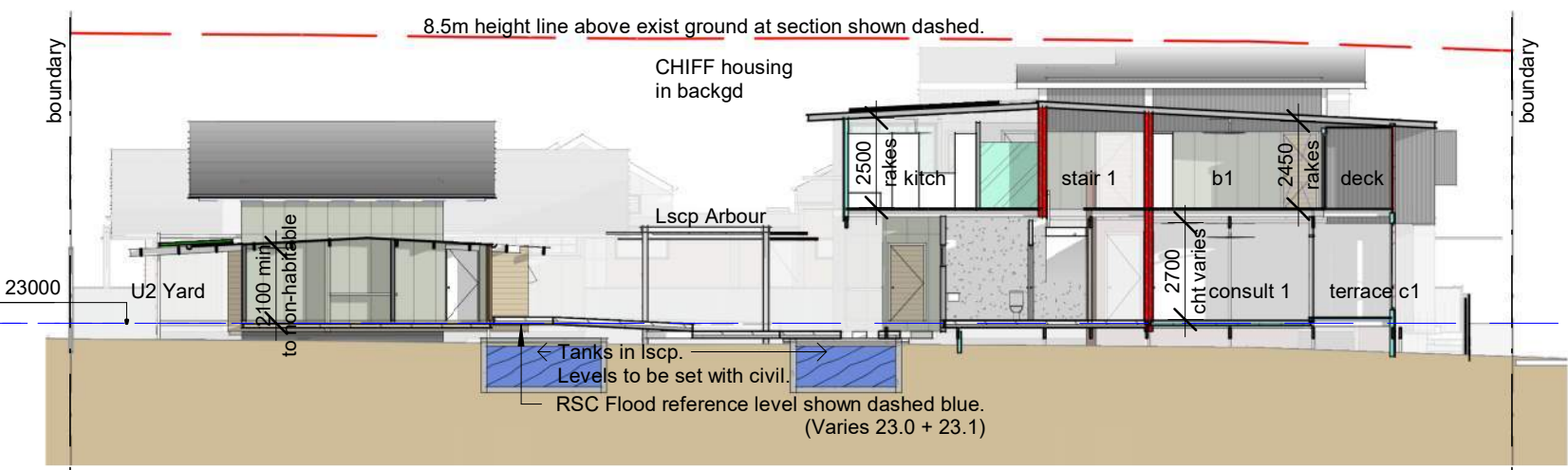
EXTERNAL FINISHES LEGEND	
wall clad 1	Painted cladding: FC sheet
wall clad 2	Painted: FC primline weatherboards
wall clad 3	Painted: FC axon. vertical groove
wall clad 4	Colorbond corrugated cladding
wall clad 5	Face brickwork
colorbond 1	Colorbond corrugated roof

north (typical)



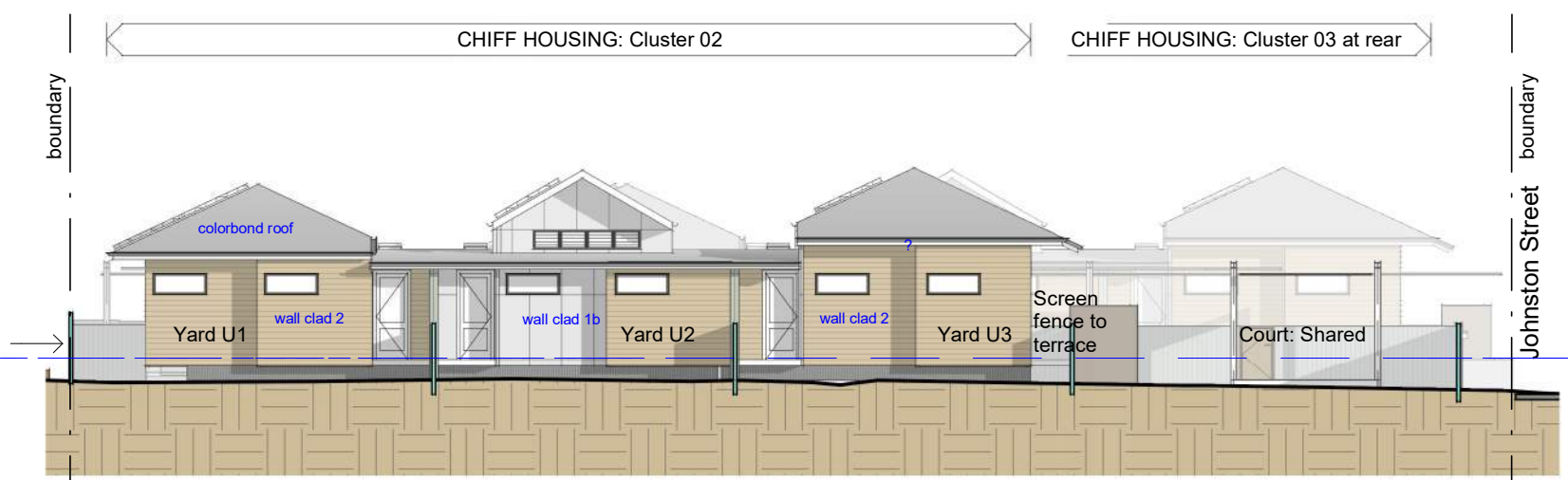
01 Service Station (West)
TPL 4-03 1: 200

Johnston Street



02 West Section Core+Cluster
TPL 4-03 1: 200

Johnston Street



03 West CHIFF Cluster 02
TPL 4-03 1: 200



04 West CHIFF Cluster 03
TPL 4-03 1: 200



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PROJECT
CHIFF/Core+Cluster

SCALE As indicated
10cm
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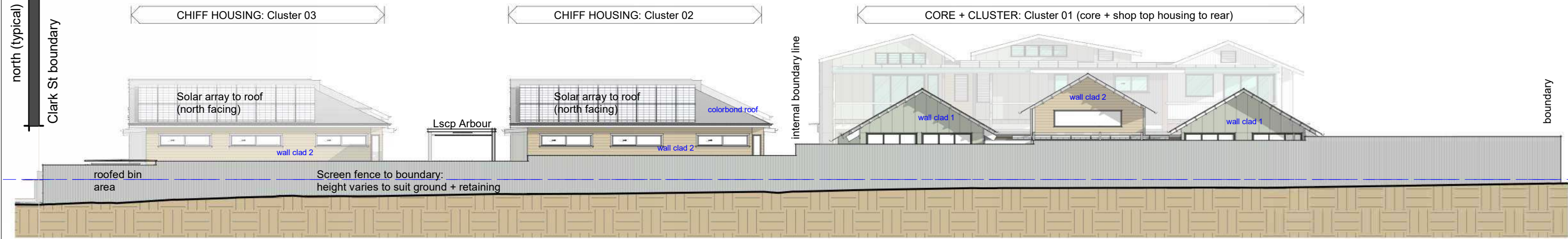
PROJECT NO.
0197:001-B

Dwg Revision
a

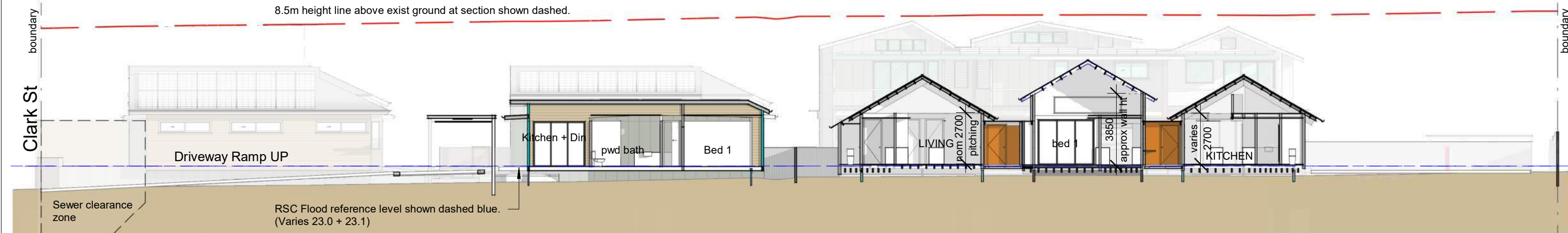
SHEET NAME
Site Elevation East
SERVICE STN
TPL 4-03
DRAWING NO.

ISSUE

a - TPlan Lodge



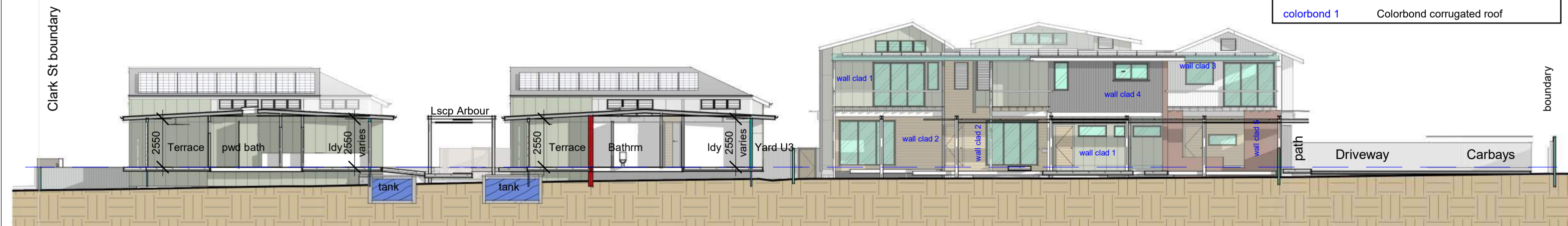
01 Side Boundary (North Elev)
TPL 4-04 1 : 200



02 North Section
TPL 4-04 1 : 200

EXTERNAL FINISHES LEGEND

wall clad 1	Painted cladding: FC sheet
wall clad 2	Painted: FC primline weatherboards
wall clad 3	Painted: FC axon. vertical groove
wall clad 4	Colorbond corrugated cladding
wall clad 5	Face brickwork
colorbond 1	Colorbond corrugated roof



03 North Sect - ShopTop Elev
TPL 4-04 1 : 200

rev no	date	Description
P1	4Dec23	TPLAN prep 4Dec
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a	20Dec23	TPlan Lodge

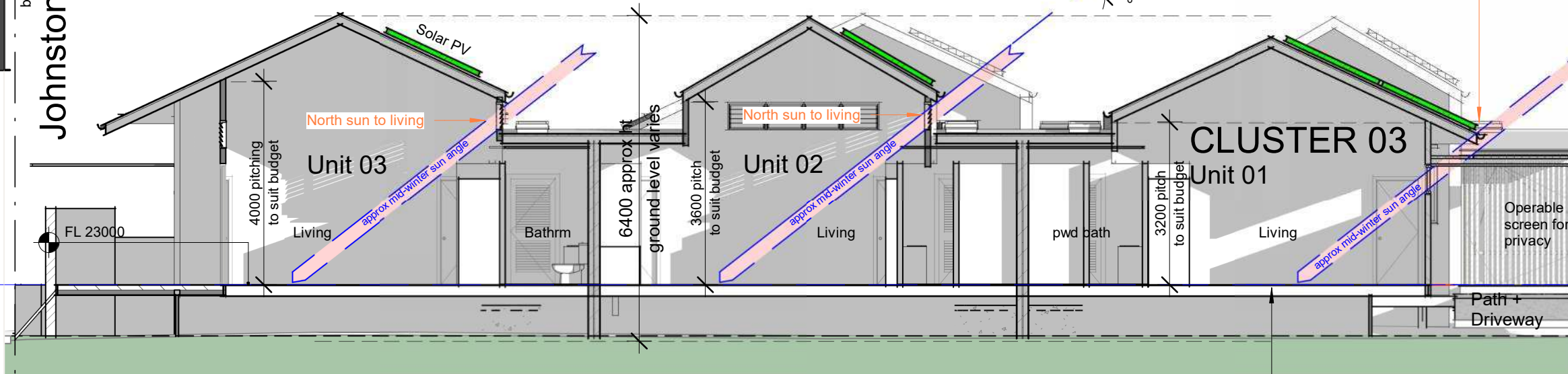
a - TPlan Lodge

north (typical)

Johnston St boundary

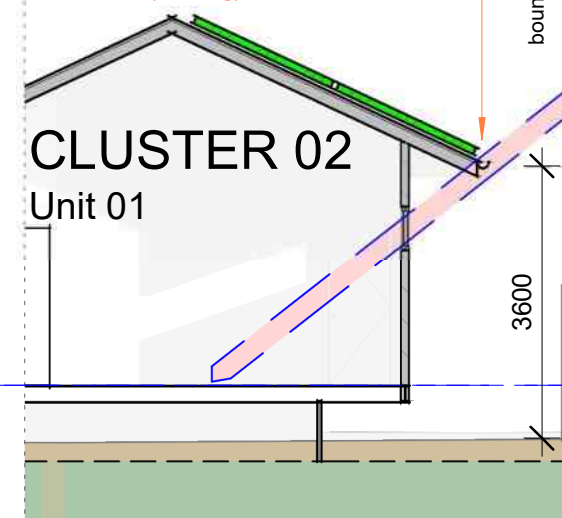
NORTH

8.5m height line above exist ground at section shown dashed.



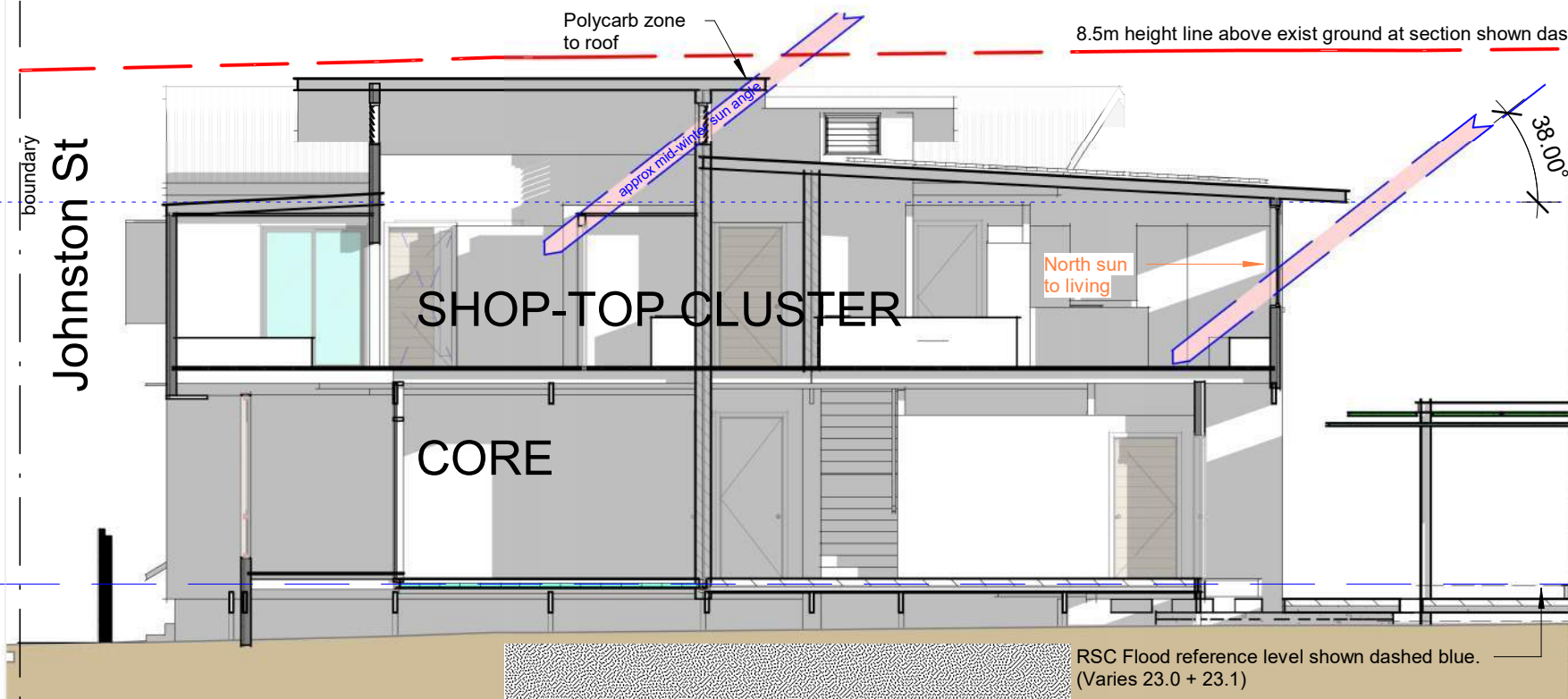
No fascia, no framing this ohang.
(Direct fix gutter to roof sheet to reduce shadow)
Note
• window size may increased pending basix results.
• all dwellings have 3hrs uninterrupted eastern (morning) sun

step in section: refer key plan



1 Northern Solar Access - CHIFF Homes
TPL 5-01 1:100

RSC Flood reference level shown dashed blue.
(Varies 23.0 + 23.1)

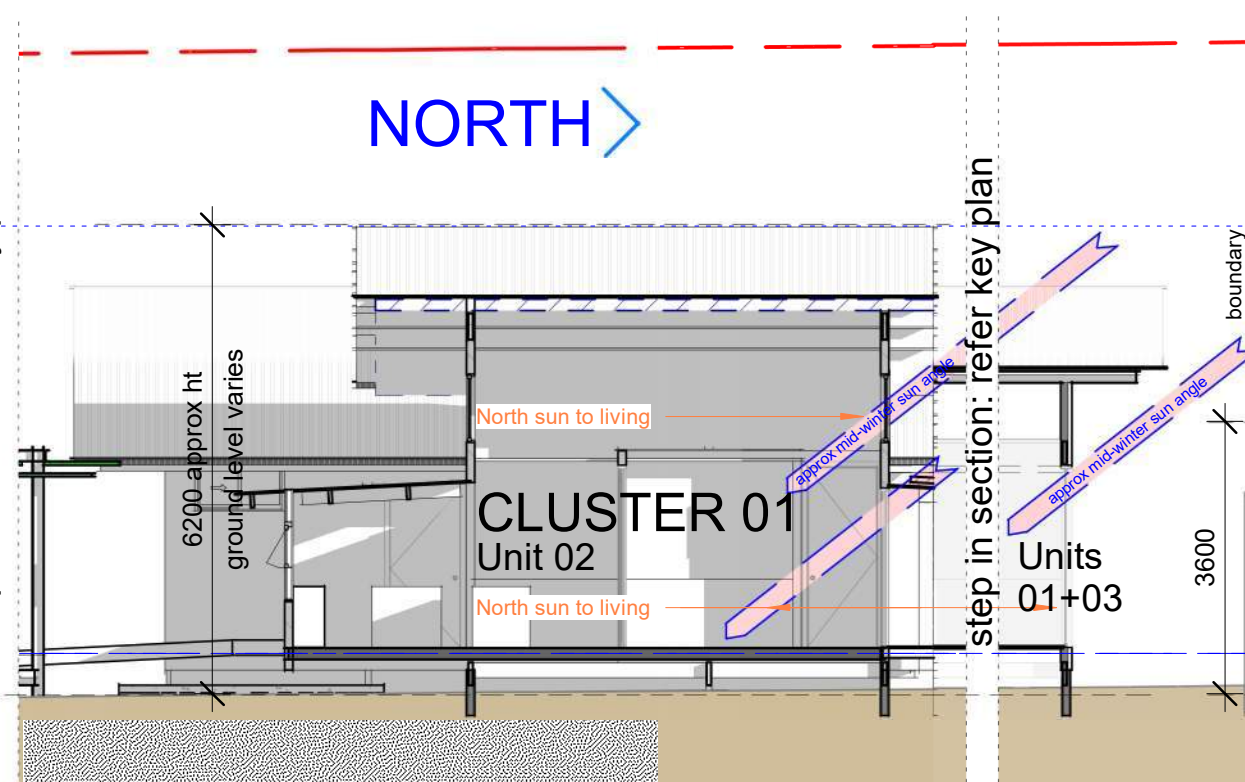


Johnston St boundary

NORTH

8.5m height line above exist ground at section shown dashed.

step in section: refer key plan



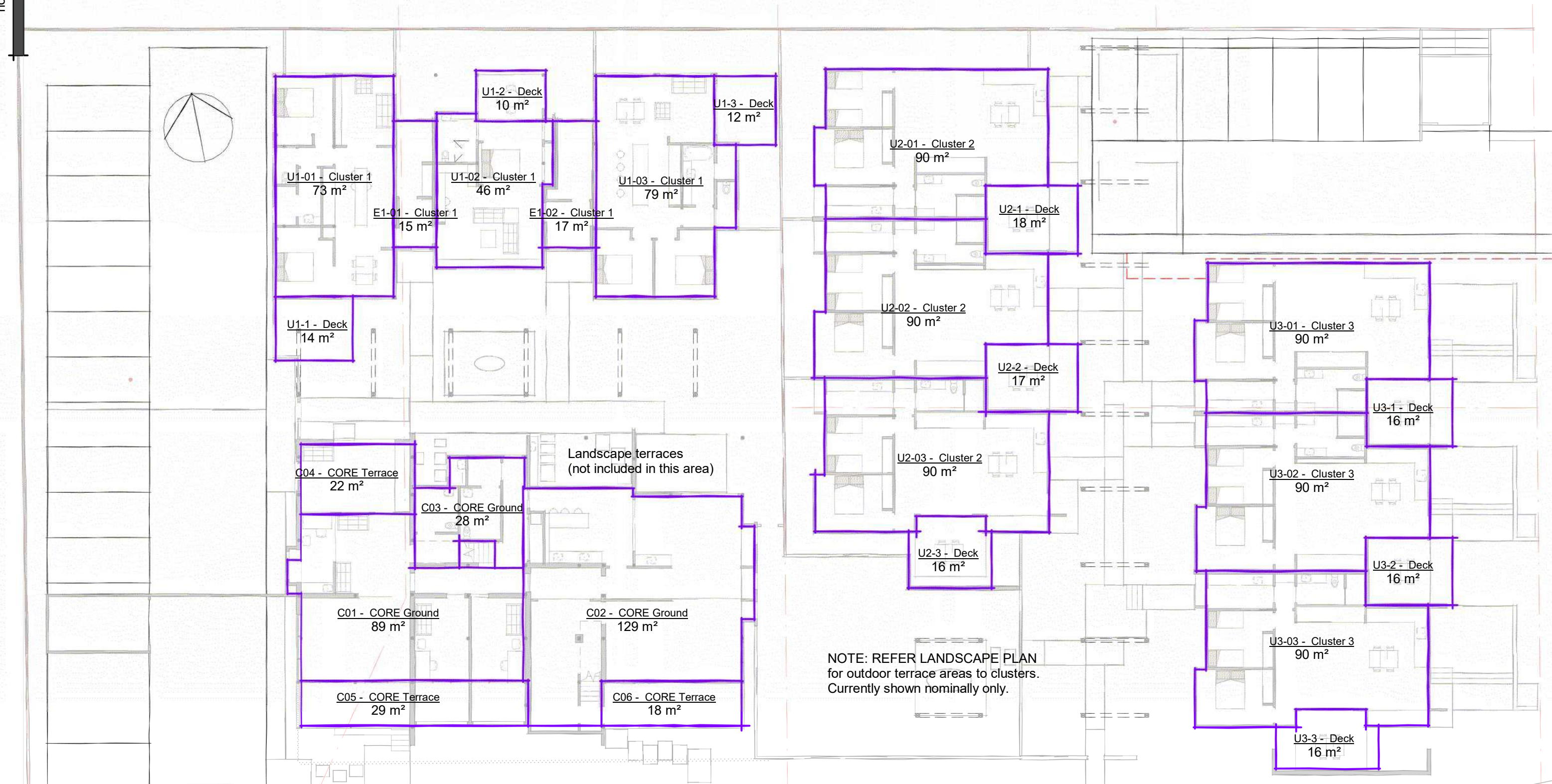
2 Northern Solar Access - Core + Cluster Homes
TPL 5-01 1:100

RSC Flood reference level shown dashed blue.
(Varies 23.0 + 23.1)

rev no	date	Description
P2	11Dec23	TPlan update
a	20Dec23	TPlan Lodge

a - TPlan Lodge

north (typical)



1 Site Cover (Ext Wall Line)

1 : 200



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PROJECT
CHIFF/Core+Cluster

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SCALE 1 : 200
10cm

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0197:001-B

SHEET NAME
SITE AREA Plan - GROUND

TPL 9-01
DRAWING NO.

ISSUE

a - TPlan Lodge

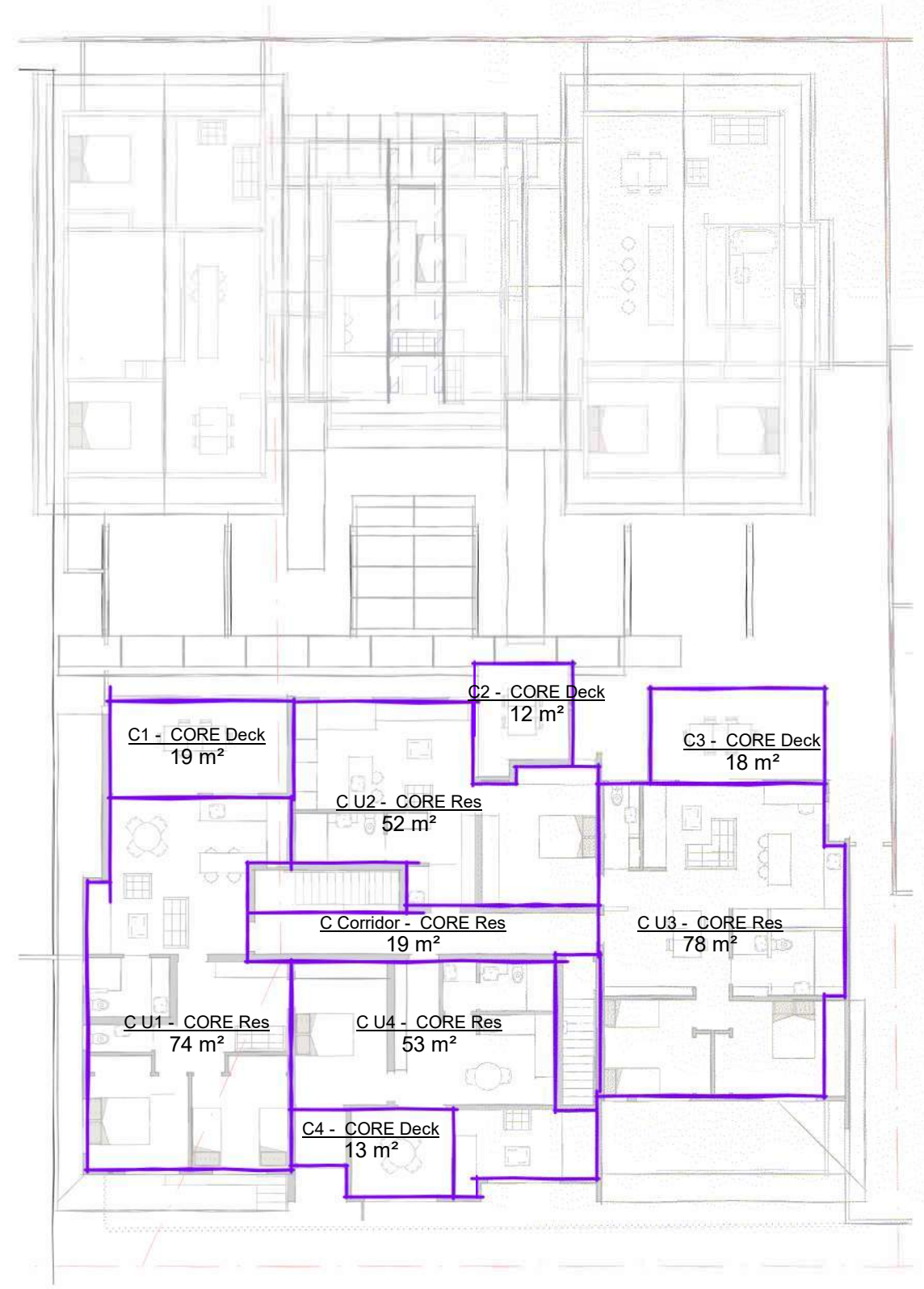
north (typical)

Area Schedule (Gross Building)

Level	No	Name	Area Type	Area
Ground Floor	U1-01	Cluster 1	Gross Building Area	73 m ²
Ground Floor	U1-02	Cluster 1	Gross Building Area	46 m ²
Ground Floor	U1-03	Cluster 1	Gross Building Area	79 m ²
Cluster 1				198 m ²
Ground Floor	U2-01	Cluster 2	Gross Building Area	90 m ²
Ground Floor	U2-02	Cluster 2	Gross Building Area	90 m ²
Ground Floor	U2-03	Cluster 2	Gross Building Area	90 m ²
Cluster 2				269 m ²
Ground Floor	U3-01	Cluster 3	Gross Building Area	90 m ²
Ground Floor	U3-02	Cluster 3	Gross Building Area	90 m ²
Ground Floor	U3-03	Cluster 3	Gross Building Area	90 m ²
Cluster 3				270 m ²
Ground Floor	C01	CORE Ground	Gross Building Area	89 m ²
Ground Floor	C02	CORE Ground	Gross Building Area	129 m ²
Ground Floor	C03	CORE Ground	Gross Building Area	28 m ²
CORE Ground				245 m ²
Upper Floor	C Corridor	CORE Res	Gross Building Area	19 m ²
Upper Floor	C U1	CORE Res	Gross Building Area	74 m ²
Upper Floor	C U2	CORE Res	Gross Building Area	52 m ²
Upper Floor	C U3	CORE Res	Gross Building Area	78 m ²
Upper Floor	C U4	CORE Res	Gross Building Area	53 m ²
CORE Res				277 m ²
Gross Building Area				1260 m ²

Area Schedule (Gross Building)

Level	No	Name	Area Type	Area
Ground Floor	E1-01	Cluster 1	Exterior Area	15 m ²
Ground Floor	E1-02	Cluster 1	Exterior Area	17 m ²
Cluster 1				33 m ²
Upper Floor	C1	CORE Deck	Exterior Area	19 m ²
Upper Floor	C2	CORE Deck	Exterior Area	12 m ²
Upper Floor	C3	CORE Deck	Exterior Area	18 m ²
Upper Floor	C4	CORE Deck	Exterior Area	13 m ²
CORE Deck				62 m ²
Ground Floor	C04	CORE Terrace	Exterior Area	22 m ²
Ground Floor	C05	CORE Terrace	Exterior Area	29 m ²
Ground Floor	C06	CORE Terrace	Exterior Area	18 m ²
CORE Terrace				69 m ²
Ground Floor	U1-1	Deck	Exterior Area	14 m ²
Ground Floor	U1-2	Deck	Exterior Area	10 m ²
Ground Floor	U1-3	Deck	Exterior Area	12 m ²
Ground Floor	U2-1	Deck	Exterior Area	18 m ²
Ground Floor	U2-2	Deck	Exterior Area	17 m ²
Ground Floor	U2-3	Deck	Exterior Area	16 m ²
Ground Floor	U3-1	Deck	Exterior Area	16 m ²
Ground Floor	U3-2	Deck	Exterior Area	16 m ²
Ground Floor	U3-3	Deck	Exterior Area	16 m ²
Deck				135 m ²
Exterior Area				300 m ²



2 Upper Floor
1 : 200



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SCALE 1 : 200
10cm

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SHEET NAME
SITE AREA Plan -
UPPER
TPL 9-02
DRAWING NO.

ISSUE

a - TPlan Lodge

north (typical)



02 - Cluster 01 Roof Area
344 m²

03 - Cluster 02 Roof Area
363 m²

04 - Cluster 03 Roof Area
363 m²

01 - Core Roof Area
429 m²

Area Schedule (Roof Area Only)

Number	Name	Area
01	Core Roof Area	429 m ²
02	Cluster 01 Roof Area	344 m ²
03	Cluster 02 Roof Area	363 m ²
04	Cluster 03 Roof Area	363 m ²
Grand total		1501 m ²

1 Roof Area Plan
1 : 200

NOTE TERRACES BEING FINALISED.
 Roofed terraces to each dwelling included nominally (location being finalised)
 External common shade structures not yet included in roof area calculations. Spill to landscape.



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PROJECT
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SCALE 1 : 200
10cm

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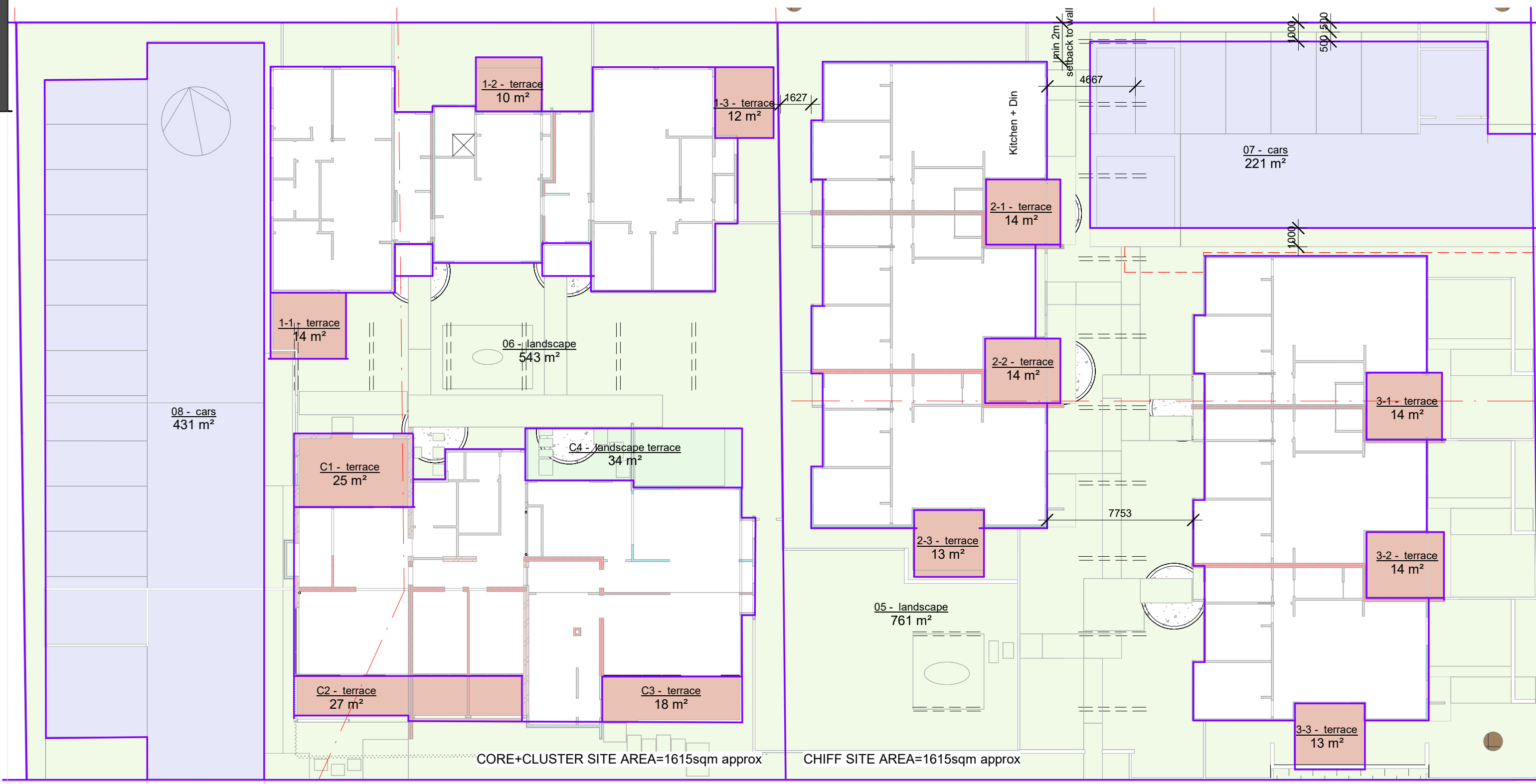
PROJECT NO.
0197:001-B

Dwg Revision
a

SHEET NAME
SITE AREA Plan - ROOF AREAS
TPL 9-03
DRAWING NO.

a - TPlan Lodge

north (typical)



CORE+CLUSTER SITE AREA=1615sqm approx

CHIFF SITE AREA=1615sqm approx

SITE AREA FROM TITLE: 3230.1ssqm.

Landscape Area = 543 + 761 = 1281sqm approx
 Landscape Area = 1304/3230.1 = 40% approx
 Includes common paved areas in landscape.

(excluding landscape terrace, private terraces and driveways).

1 LANDSCAPE areas

1 : 200

Refer Landscape Site Plan for Deep Soil Planting Areas



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 Peter McArdle & Teresa Wuerschling
 ptmaARCHITECTURE acknowledges the
 traditional custodians, the Galibal people of
 the Bundjalung Nation & recognise their
 continuing connection to land, water &
 community.
 We pay our respect to elders past, present
 & emerging & extend that respect to all
 Aboriginal & Torres Strait Islander People.

REV SCHEDULE printed 21/12/2023 8:49:18 AM PROJECT

rev no	date	Description
P1	4Dec23	TPLAN prep 4Dec
P2	11Dec23	TPlan update
a	20Dec23	TPlan Lodge

CHIFF/Core+Cluster

1 2 3 4 5
 Refer drawings for scale. Original is A3 size. This marker is 10cm at full scale

SCALE 1 : 200
 10cm

CLIENT
 Momentum Collective
 cnr Johnston St + Clark St CASINO

PROJECT NO.
 0197:001-B

Dwg Revision
 a

SHEET NAME
 SITE AREA Plan -
 Landscape
 TPL 9-04
 DRAWING NO.

ISSUE